LYON, RICHIE, 10/6/2026 11:15 AM

FLYING HORSE NORTH FILING NO. 3
CONSTRUCTION DOCUMENTS

A TRACT OF LAND BEING A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., AND A PORTION OF THE NORTHWEST QUARTER 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

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF SIXTH PRINCIPAL MERIDIAN, THE 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 SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING; THENCE N00°14'34"W, ON THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 1,120.17 FEET TO THE SOUTHWESTERLY CORNER OF SAID FLYING HORSE NORTH FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 218714238;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING NINE (9) COURSES:

1. S72°33'10"E A DISTANCE OF 134.21 FEET;
2. N40°01'04"E A DISTANCE OF 569.80 FEET;
3. N38°52'02"E A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N38°52'02"E, HAVING A DELTA OF 48°03'23", A RADIUS OF 520.00 FEET, A DISTANCE OF 436.14 FEET TO A POINT ON CURVE;
5. N86°55'25"E A DISTANCE OF 49.85 FEET TO A POINT ON CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N28°22'34"E, HAVING A DELTA OF 26°35'09", A RADIUS OF 60.00 FEET, A DISTANCE OF 27.84 FEET TO A POINT OF TANGENT;
7. S88°12'35"E A DISTANCE OF 210.24 FEET;
8. S59°10'55"E A DISTANCE OF 565.00 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 82°31'23", A RADIUS OF 60.00 FEET, A DISTANCE OF 86.42 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY BOUNDARY OF FLYING HORSE NORTH FILING NO. 2 RECORDED UNDER RECEPTION NO. 222715009;

THENCE ON THE BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 2 THE FOLLOWING FOUR (4) COURSES:

1. S52°59'28"E A DISTANCE OF 282.69 FEET;
2. N31°14'50"E A DISTANCE OF 8.84 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 37°09'00", A RADIUS OF 231.00 FEET, A DISTANCE OF 149.78 FEET TO A POINT ON CURVE;
4. THENCE N21°50'10"W A DISTANCE OF 407.62 FEET TO A POINT ON CURVE SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1;

THENCE ON THE BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING TWENTY-EIGHT (28) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N20°27'45"W, HAVING A DELTA OF 04°42'48", A RADIUS OF 180.00 FEET, A DISTANCE OF 14.81 FEET TO A POINT OF TANGENT;
2. N64°49'27"E A DISTANCE OF 387.40 FEET;
3. S69°37'09"E A DISTANCE OF 609.64 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S53°58'28"E, HAVING A DELTA OF 17°58'28", A RADIUS OF 182.00 FEET, A DISTANCE OF 57.09 FEET TO A POINT OF TANGENT;
5. S18°03'07"W A DISTANCE OF 513.19 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 42°54'04", A RADIUS OF 180.00 FEET, A DISTANCE OF 134.78 FEET TO A POINT OF TANGENT;
7. S24°50'58"E A DISTANCE OF 794.30 FEET TO A POINT ON CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N64°45'42"E, HAVING A DELTA OF 62°51'48", A RADIUS OF 60.00 FEET, A DISTANCE OF 65.83 FEET TO A POINT ON CURVE;
9. S28°40'51"E A DISTANCE OF 24.35 FEET TO A POINT ON CURVE;
10. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N10°33'41"W, HAVING A DELTA OF 11°46'40", A RADIUS OF 470.00 FEET, A DISTANCE OF 96.61 FEET TO A POINT ON CURVE;
11. N32°14'22"W A DISTANCE OF 83.48 FEET;
12. N07°36'57"W A DISTANCE OF 778.36 FEET;
13. N19°58'12"E A DISTANCE OF 445.86 FEET TO A POINT ON CURVE;
14. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N72°45'28"W, HAVING A DELTA OF 65°10'59", A RADIUS OF 180.00 FEET, A DISTANCE OF 204.78 FEET TO A POINT ON CURVE;
15. N05°55'12"E A DISTANCE OF 73.94 FEET TO A POINT OF CURVE;
16. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 66°48'26", A RADIUS OF 60.00 FEET, A DISTANCE OF 69.96 FEET TO A POINT OF TANGENT;
17. N60°53'14"W A DISTANCE OF 270.58 FEET;
18. N67°30'10"E A DISTANCE OF 203.94 FEET;
19. N18°26'34"E DISTANCE OF 216.03 FEET;
20. S49°40'30"E A DISTANCE OF 407.47 FEET TO A POINT OF CURVE;
21. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 42°44'34", A RADIUS OF 260.00 FEET, A DISTANCE OF 193.96 FEET TO A POINT OF TANGENT;
22. N87°34'56"E A DISTANCE OF 570.22 FEET;
23. S01°27'54"W A DISTANCE OF 421.65 FEET;
24. S04°30'48"W A DISTANCE OF 138.74 FEET TO A POINT OF CURVE;
25. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 122°48'28", A RADIUS OF 180.00 FEET, A DISTANCE OF 385.81 FEET TO A POINT ON CURVE;
26. S59°17'05"E A DISTANCE OF 59.71 FEET;
27. S09°25'47"E A DISTANCE OF 25.35 FEET TO A POINT OF CURVE;
28. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 111°46'10", A RADIUS OF 60.00 FEET, A DISTANCE OF 117.04 FEET TO A POINT ON CURVE;

THENCE S35°14'00"E A DISTANCE OF 310.03 FEET TO A POINT ON CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N65°06'43"W, HAVING A DELTA OF 02°22'21", A RADIUS OF 470.00 FEET A DISTANCE OF 19.46 FEET TO A POINT OF TANGENT; THENCE N22°30'56"E A DISTANCE OF 152.89 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°59'00, A RADIUS OF 470.00 FEET A DISTANCE OF 147.52 FEET TO A POINT OF TANGENT; THENCE N04°31'56"E A DISTANCE OF 244.95 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 12°33'58", A RADIUS OF 530.00 FEET A DISTANCE OF 116.24 FEET TO A POINT OF TANGENT; THENCE N17°05'54"E A DISTANCE OF 216.15 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°54'41", A RADIUS OF 470.00 FEET A DISTANCE OF 146.93 FEET TO A POINT OF TANGENT; THENCE N00°48'47"W A DISTANCE OF 40.27 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°16'06", A RADIUS OF 187.00 FEET A DISTANCE OF 36.78 FEET TO A POINT OF REVERSE CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°16'06", A RADIUS OF 228.00 FEET A DISTANCE OF 44.84 FEET TO A POINT OF TANGENT; THENCE N00°48'47"W A DISTANCE OF 10.02 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°16'06", A RADIUS OF 228.00 FEET, A DISTANCE OF 44.84 FEET TO A POINT OF REVERSE CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°16'06", A RADIUS OF 187.00 FEET A DISTANCE OF 36.78 FEET TO A POINT OF TANGENT; THENCE N00°48'47"W A DISTANCE OF 209.02 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 32°57'06", A RADIUS OF 470.00 FEET A DISTANCE OF 270.30 FEET TO A POINT OF TANGENT; THENCE N33°45'53"W A DISTANCE OF 496.37 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA 22°00'35", A RADIUS OF 530.00 FEET A DISTANCE OF 203.60 FEET TO A POINT ON CURVE SAID POINT BEING THE SOUTHWEST CORNER OF ALLEN RANCH DRIVE AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1; THENCE ON THE BOUNDARY LINE OF SAID FILING HORSE FILING NO. 1, THE FOLLOWING TWENTY-TWO (22) COURSES:

1. N78°14'42"E A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N78°14'42"E, HAVING A DELTA OF 07°44'47", A RADIUS OF 470.00 FEET A DISTANCE OF 63.54 FEET TO A POINT ON CURVE;
3. N88°03'35"E A DISTANCE OF 162.46 FEET;
4. S27°57'38"W A DISTANCE OF 123.86 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S55°48'13"E, HAVING A DELTA OF 79°31'17", A RADIUS OF 60.00 FEET, A DISTANCE OF 83.27 FEET TO A POINT OF TANGENT;
6. S45°19'30"E A DISTANCE OF 529.41 FEET;
7. N43°38'05"E A DISTANCE OF 217.42 FEET;
8. S47°25'19"E A DISTANCE OF 125.23 FEET;
9. S12°39'47"W A DISTANCE OF 431.89 FEET TO A POINT ON CURVE;
10. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S78°44'16"E, HAVING DELTA OF 101°02'05", A RADIUS OF 180.00 FEET, A DISTANCE OF 317.41 FEET TO A POINT ON CURVE;
11. S36°07'10"E A DISTANCE OF 51.40 FEET;
12. S25°28'43"W A DISTANCE OF 583.21 FEET;
13. S11°05'37"W A DISTANCE OF 649.91 FEET;
14. S01°45'55"W A DISTANCE OF 367.28 FEET TO A POINT ON CURVE;
15. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S82°45'19"E, HAVING A DELTA OF 27°10'25", A RADIUS OF 206.15 FEET, A DISTANCE OF 97.77 FEET TO A POINT ON CURVE;
16. S44°23'58"W A DISTANCE OF 446.26 FEET;
17. N78°50'05"W A DISTANCE OF 682.24 FEET;
18. S89°54'56"W A DISTANCE OF 681.31 FEET;
19. N39°18'58"W A DISTANCE OF 58.41 FEET TO A POINT ON CURVE;
20. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N42°37'31"W, HAVING A DELTA OF 24°06'18", A RADIUS OF 530.00 FEET, A DISTANCE OF 222.98 FEET TO A POINT ON CURVE;
21. S63°45'49"E A DISTANCE OF 50.01 FEET;
22. THENCE S02°21'44"E A DISTANCE OF 263.10 FEET;

THENCE CONTINUING S02°21'44"E A DISTANCE OF 120.00 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 36; THENCE S89°20'35"W ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2,674.50 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 170.554 ACRES.

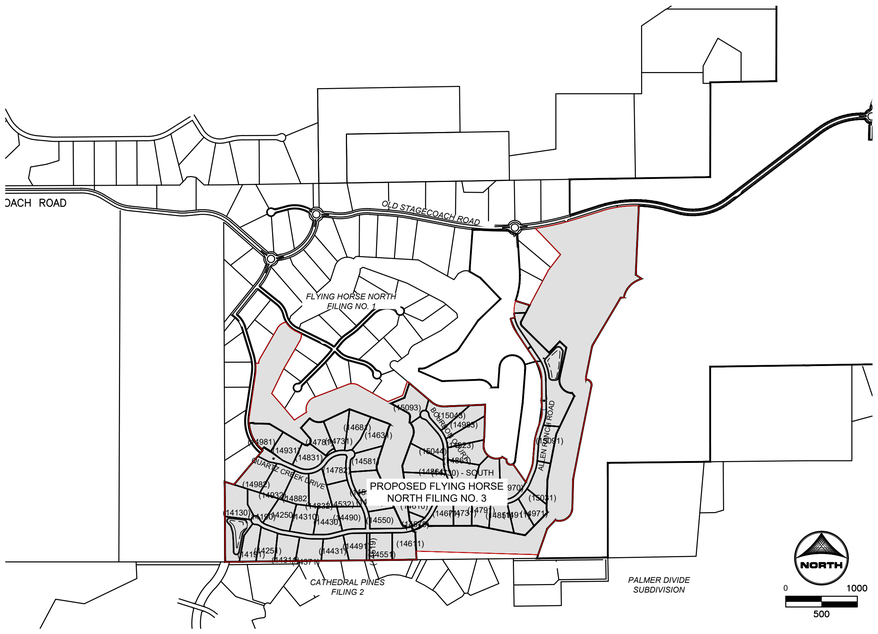
TOGETHER WITH TRACT J AND TRACT L AS PLATTED FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 218714238.

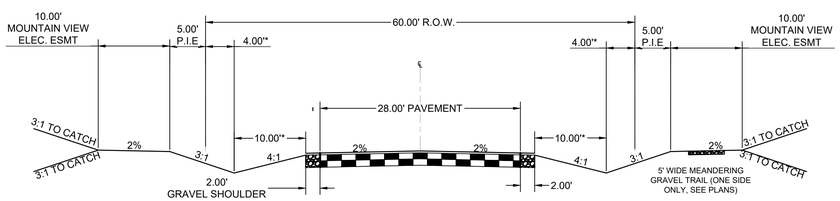
CONTAINING A CALCULATED AREA OF 120.231 ACRES.

TOGETHER WITH LOT 1 AS PLATTED FLYING HORSE NORTH FILING NO. 2, RECORDED UNDER RECEPTION NUMBER 222715009.

CONTAINING A CALCULATED AREA OF 2.898 ACRES.

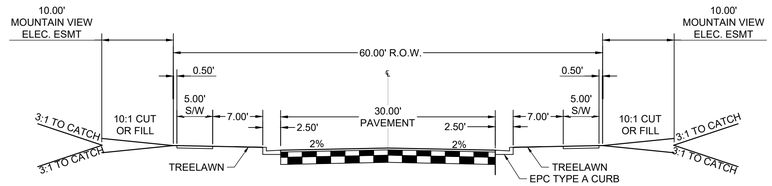
FLYING HORSE FILING 3, CONTAINS A TOTAL CALCULATED AREA OF 293.683 ACRES.





TYPICAL RURAL LOCAL CROSS SECTION

DESIGN SPEED: 30 MPH | POSTED SPEED: 30 MPH
SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD, QUARTZ CREEK DRIVE, WATERHOLE WAY, & BOURBON COURT)
* DIMENSION MAY VARY FOR EXPANDED DITCH SECTION AS CALLED OUT ON PLANS



TYPICAL MODIFIED URBAN RESIDENTIAL LOCAL CROSS SECTION

DESIGN SPEED: 25 MPH | POSTED SPEED: 25 MPH
SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD)

As-Built Document
PE Approval by: Richard D. Lyon
(Stamp Appended on this Plan Sheet)
10/06/2026 11:21:09 AM

COLORADO LICENSED RICHARD D. LYON 53921 PROFESSIONAL ENGINEER

PROJECT CONTACTS:

OWNER/DEVELOPER
PRI #2
6385 CORPORATE DRIVE, STE. 200
COLORADO SPRINGS, CO 80919
ATTN: DREW BALSICK
TELE: (719) 592-9333

APPLICANT
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COLORADO SPRINGS, CO 80921
TELE: (719) 300-4140
ATTN: KEN HUHN, P.E.
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CIVIL ENGINEER
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1975 RESEARCH PKWY SUITE 230
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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: JTESSIN@EJSURVEYING.COM

UTILITY CONTACTS

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

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17 - ALLEN RANCH ROAD & TRACT A
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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 ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

Gilbert LaForce, P.E. — Digitally signed by Gilbert LaForce, P.E. Date: 2024.07.08 14:14:06 -06:00 — 07/08/2024
JOSHUA PALMER P.E. — DATE
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.

Kenneth M. Huhn — 4/12/2024
KENNETH M. HUHN, COLORADO P.E. NO. 54022 — 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.

04/11/2024
DREW BALSICK, PRI #2 LLC. — DATE
VICE PRESIDENT

COLORADO LICENSED KENNETH M. HUHN 54022 04/12/24 PROFESSIONAL ENGINEER

PCD FILE NO.: SF2326

HR GREEN Xrefs: xg1--1--dr01--1030; Vicinity-Map; Cover_contacts; EPC_CD_Notes; EPC_Gen_Construction_Notes; xc--dsgn--030.2026; xc--row--030.2026; rdwy_typicals
EPC_CD_Engr_Approval; EPC_CD_Owner_Approval; legal_description; Legend; Abbreviations; EPC_CD_Notes; EPC_CD_Approval;

DRAWN BY: DLH | JOB DATE: 4/10/2024
APPROVED: KMH | JOB NUMBER: 211030
CAD DATE: 10/6/2026
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Cover_Estates
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: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

COVER & LEGEND
COVER

SHEET CV | 1

LYON, RICHIE, 10/6/2026 11:15 AM

HR GREEN Xrefs: xg1-1-dn01-1030; Vicinity-Map; Cover_contacts; EPC_CD_Approval; EPC_CD_Engr_Approval; EPC_CD_Owner_Approval; legal_description; Legend; Abbreviations; EPC_CD_Notes; EPC_Gen_Construction_Notes; xc-dsgn-030.202; xc-row-030.202; rdwy_typicals

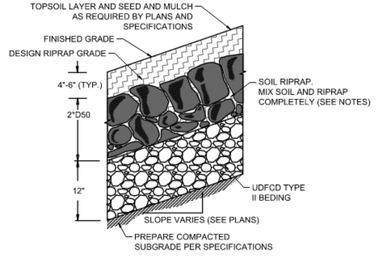
EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

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 KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   D. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
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 ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
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 (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY EPC.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

GENERAL CONSTRUCTION NOTES

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 GRADING CONSTRUCTION. NO DISTURBANCE FOR EARTHWORK OR GRADING SHALL TAKE PLACE WITHIN THE DESIGNATED DRAINAGE EASEMENTS AND ANY SITE AND FUTURE LOT DISTURBANCE THAT ALTERS THE EXISTING TOPOGRAPHY SHALL DRAIN TO THE DRAINAGE EASEMENTS ON SITE.

1



SOIL RIPRAP EMBANKMENT PROTECTION WITH BEDDING TYP. SECTION

N.T.S

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

As-Built Document
PE Approved by: Richard D. Lyon
(Stamp Appended on this Plan Sheet)
10/06/2026 11:22:29 AM

COLORADO LICENSED
RICHARD D. LYON
53921
PROFESSIONAL ENGINEER

ABBREVIATIONS

Δ	DEFLECTION ANGLE
Ø, DIA	DIAMETER
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ABC	ASPHALT BASE COURSE
ABD	ABANDONED
AC	ACRE
ADA	THE AMERICANS WITH DISABILITIES ACT
ASPH	ASPHALT
ASS'Y	ASSEMBLY
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
BFE	BASE FLOOD ELEVATION
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BNDY	BOUNDARY
BOP	BOTTOM OF POND
BW	BOTTOM OF WALL
C&G	CURB AND GUTTER
CA	COARSE AGGREGATE
CATV	CABLE TELEVISION
CB	CHORD BEARING/CATCH BASIN
CFS	CUBIC FEET PER SECOND
CIP	CAST IRON PIPE
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
COMP	COMPOSITE
CONC	CONCRETE
CONST	CONSTRUCT OR CONSTRUCTION
CSP	CORRUGATED STEEL PIPE
CSU	COLORADO SPRINGS UTILITIES
CT	COURT
CTR	CENTER
CU	COPPER
CY	CUBIC YARD
DBL	DOUBLE
DEG	DEGREE
DET	DETAIL
DEPT	DEPARTMENT
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DOT	DEPARTMENT OF TRANSPORTATION
DWG	DRAWING
E	EAST/EASTING
EL	ELEVATION
ELEC	ELECTRIC
EOG	EDGE OF GUTTER
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EW	ENDWALL
EX	EXISTING
FD	FRENCH DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FLANGE ELEVATION
FES	FLARED END SECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FHWA	FEDERAL HIGHWAY ADMINISTRATION
FL	FLOW LINE
FOC	FIBER OPTICS CABLE
FT	FOOT OR FEET
GB	GRADE BREAK
GAL	GALLON
HDPE	HIGH DENSITY POLYETHYLENE
HC RAMP	HANDICAP RAMP
HW	HEADWALL
INV	INVERT
KM	KILOMETER
L	LENGTH
LF	LINEAR FEET
M	METER
MIN	MINIMUM
MISC	MISCELLANEOUS
MAINT	MAINTENANCE
MAX	MAXIMUM
MH	MANHOLE
MP	MIDPOINT
N	NORTH/NORTHING
NO	NUMBER
OC	ON CENTER
OH	OVERHEAD
PB	PUBLIC
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCR	POINT OF CURB RETURN
PI	POINT OF INTERSECTION
PIE	PUBLIC IMPROVEMENT ESMT
PT	POINT OF TANGENCY
PRC	PROPOSED
PRC	POINT OF REVERSE CURVATURE
PRV	PRESSURE REDUCING VALVE
PVT	PRIVATE
PUAE	PUBLIC UTILITY AND ACCESS ESMT
PUADE	PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT
PVC	POLYVINYL CHLORIDE
R	RADIUS
REC	RECEPTION
RCBC	REINFORCED CONCRETE BOX CULVERT
S	SOUTH
SHT	SHEET
SQ	SQUARE
SW	SPILLWAY
TBC	TOP BACK OF CURB
TC	TRICKLE CHANNEL
TOP	TOP OF POND
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
VERT	VERTICAL
W	WEST
WW	WASTEWATER
WWF	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT
YD	YARD

LEGEND

	EXISTING	PROPOSED
MATCH LINE		
PHASE LINE		
SECTION LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
CHAIN LINK FENCE		
WOODEN FENCE		
ROD IRON FENCE		
GUARDRAIL		
CABLE TV	TV	TV
U.G. ELECTRIC	UE	UE
OVERHEAD ELECTRIC	OE	OE
FIBER OPTIC	FO	FO
GAS MAIN		
SANITARY SEWER	SS	
STORM DRAIN		
TELEPHONE	UT	UT
WATER MAIN	W	W
SWALE		
TRAIL		
CURB & GUTTER		
DRAINAGE BASIN		
INDEX CONTOUR		
INTER. CONTOUR		
100-YR FLOODPLAIN		
FLOODWAY		
EDGE OF WETLANDS		

STORM SEWER

	EXISTING	PROPOSED
MANHOLE		D
STORM INLET		
FLARED END SECTION		
RIPRAP		

SANITARY SEWER

CLEAN OUT	
MANHOLE	S
PLUG	

WATER

FIRE HYDRANT	
FIRE DEPT. CONNECTION	
GATE VALVE	
MANHOLE	W
METER	W
TEE	
REDUCER	

DRY UTILITIES

ELECTRIC METER	E
ELECTRIC PEDESTAL	E
ELECTRICAL CABINET	E
ELECTRIC VAULT	EV
FIBER OPTIC PULL BOX	F
FIBER OPTIC MANHOLE	FO
FIBER OPTIC PEDESTAL	F
FIBER OPTIC SIGN	
FIBER OPTIC VAULT	FV
GAS METER	G
GAS SIGN	
GAS VAULT	GV
TELEPHONE CABINET	T
TELEPHONE MANHOLE	TH
TELEPHONE SIGNAL/MAST	T
TELEPHONE SIGN	
TELEPHONE PEDESTAL	T
TRANSFORMER	
LIGHT POLE	
FIBER OPTIC VAULT	FV

MISCELLANEOUS

SIGN	
BOLLLARD	
ACCESSIBLE PARKING	

CHANNEL LINING STATIONS			
ROADWAY	START STATION	END STATION	LINING
ALLEN RANCH ROAD SOUTH	10+61.25	44+00.61	P300
ALLEN RANCH ROAD SOUTH	44+00.61	51+48.11	TMAX
ALLEN RANCH ROAD SOUTH	51+48.11	52+79.43	P300
ALLEN RANCH ROAD NORTH	11+35.58	52+79.43	P300
QUARTZ CREEK DRIVE SOUTH	10+00	12+53.71	P300
QUARTZ CREEK DRIVE SOUTH	12+53.71	22+03.16	TMAX
QUARTZ CREEK DRIVE SOUTH	22+03.16	34+50	P300
QUARTZ CREEK DRIVE NORTH	10+00	12+53.71	P300
QUARTZ CREEK DRIVE NORTH	12+53.71	22+03.08	TMAX
QUARTZ CREEK DRIVE NORTH	22+03.08	34+50	P300
BOURBON COURT EAST	10+50	15+80.35	P300
BOURBON COURT EAST	15+80.35	18+21.37	TMAX
BOURBON COURT EAST	18+21.37	21+85	P300
BOURBON COURT WEST	10+50	15+80.35	P300
BOURBON COURT WEST	15+80.35	18+21.37	TMAX
BOURBON COURT WEST	18+21.37	21+85	P300

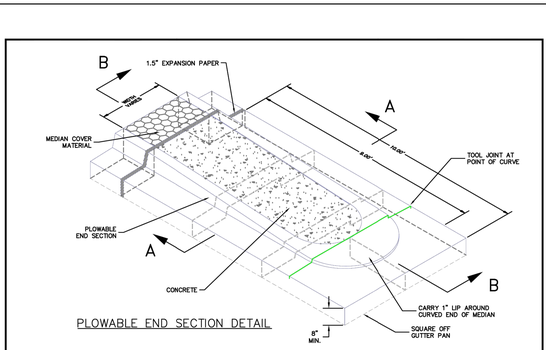
NOTES:
- THE TABLE ABOVE SHOWS A SUMMARY OF THE CHANNEL LINING REQUIREMENTS WITHIN ROADSIDE SWALES. THESE STATION CALLOUTS ARE ALSO PROVIDED ON THE INDIVIDUAL STREET PLAN AND PROFILE SHEETS.
- THE TABLE TO THE RIGHT PROVIDES ALL CHANNEL LINING REQUIREMENTS FOR BOTH EXISTING AND ROADSIDE SWALES. SEE THE FINAL GEC PLANS FOR CHANNEL LOCATION CALLOUTS.

Glenn's V1 comment requested that the note regarding permanent check dams be clarified and relocated from Sheet 2 to the applicable channel plan sheets. This comment has not been addressed.

Please clearly identify on the engineering record drawings the channel reaches where permanent check dams are proposed.

CHANNEL LININGS	
Section	Lining Required
A-A	P300
B-B	P300
C-C	TMAX
D-D	TMAX
E-E	P300
F-F	TMAX
G-G	TMAX
H-H	P300
I-I	P300
J-J	P300
K-K	TMAX
L-L	P300
M-M	P300
N-N	TMAX
O-O	P300
P-P	TMAX
Q-Q	P300
R-R	P300
S-S	P300
T-T	TMAX
U-U	P300
V-V	P300
W-W	P300
X-X	P300
Y-Y	P300
Z-Z	TMAX
AA-AA	P300
BB-BB	TMAX
CC-CC	P300
DD-DD	TMAX
EE-EE	TMAX
FF-FF	TMAX
GG-GG	TMAX

NOTE: SEE FINAL GEC PLANS FOR ALL CHANNEL LINING LOCATIONS



NOTES:
1. MEDIAN NOSE CONCRETE AND CURB & GUTTER SHALL BE PLACED MONOLITHIC WITH NON-COLORED CONCRETE REINFORCED #4 REBAR AT 18" E.W.
2. MEDIANS GREATER THAN 10' WIDE (BOC TO BOC) DO NOT REQUIRE MEDIAN NOSE.

SCALE: NOT TO SCALE

1/12/16 DATE APPROVED: André P. Brackin DEPARTMENT OF TRANSPORTATION	Plowable Median Nose Detail Standard Drawing	EL PASO COUNTY COLORADO DEPARTMENT OF TRANSPORTATION
	REVISION DATE: 1/12/16	FILE NAME: SD_2-22

COLORADO LICENSED
RICHARD D. LYON
54022
04/12/24
PROFESSIONAL ENGINEER

PCD FILE NO.: SF2326

DRAWN BY: DLH	JOB DATE: 4/10/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
APPROVED: KMH	JOB NUMBER: 211030		
CAD DATE: 10/6/2026			
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Cover_Estates			

NO.	DATE	BY	REVISION DESCRIPTION
1	10/6/2026	RDL	SOIL RIP-RAP DETAIL

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

COVER & LEGEND
LEGEND

SHEET LG

2

LYON, RICHIE, 10/6/2026 11:15 AM

INTERSECTION SIGHT DISTANCE TABLE				
	ROADWAY CLASSIFICATION			
LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE (FT) 1	SIGHT DISTANCE (FT) 2
S1	RURAL LOCAL	RURAL LOCAL	288	253
S2	RURAL LOCAL	RURAL LOCAL	335	335
S3	RURAL LOCAL	RURAL LOCAL	200	200
S4	ACCESS	RURAL LOCAL	335	335

SHORTWALL DR
LONGWALL DR
GOLD RUN CT
QUARTZ CREEK DR
FLYING HORSE NORTH FILING NO.1
EXISTING GOLF COURSE
UNDEVELOPED AREA
EX ASPHALT PAVED ROADWAY
ALLEN RANCH RD (EX. DUB. 60' ROW URBAN LOCAL)
BEGINNING OF PUBLIC ROADWAY IMPROVEMENTS
EX. 35.00' TRACT A PART OF FLYING HORSE GOLF COURSE - TO BE REPLATTED AS A PART OF FILING NO. 3
EX PARCEL LINE
PR 100.00' DRAINAGE ESMT
PROPOSED DETENTION POND A
TRACT A AREA: #### AC
FUTURE FLATS AREA: ########
ALLEN RANCH ROAD (60' PUBLIC R.O.W LOCAL RURAL) MODIFIED URBAN RESIDENTIAL LOCAL ROADWAY
FAUX GATEHOUSE MEDIAN
LOT 36 AREA: 2.94/AC (15093)
LOT 37 AREA: 2.72 AC (15043)
LOT 38 AREA: 2.87 AC (14983)
LOT 39 AREA: 2.80 AC (14923)
LOT 40 AREA: 3.11 AC (14863)
LOT 41 AREA: 2.63 AC (14730) - SOUTH (14803) - WEST
LOT 42 AREA: 3.68 AC (14790)
LOT 43 AREA: 3.28 AC (14970)
LOT 51 AREA: 2.50 AC (15091)
LOT 50 AREA: 2.56 AC (15031)
LOT 49 AREA: 2.51 AC (14971)
LOT 48 AREA: 2.54 AC (14911)
LOT 47 AREA: 2.55 AC (14851)
LOT 46 AREA: 2.53 AC (14791)
LOT 45 AREA: 3.05 AC (14731)
LOT 44 AREA: 2.78 AC (14671)
LOT 35 AREA: 3.74 AC (15044)
LOT 34 AREA: 3.89 AC (14864)
LOT 33 AREA: 3.74 AC
LOT 32 AREA: 2.54 AC (14610)
LOT 31 AREA: 3.57 (14982)
LOT 30 AREA: 3.09 (14932)
LOT 29 AREA: 3.00 (14882)
LOT 28 AREA: 2.96 AC (14832)
LOT 27 AREA: 2.51 AC (14782)
LOT 26 AREA: 2.67 (14532)
LOT 25 AREA: 2.56 AC (14490)
LOT 24 AREA: 2.90 AC (14430)
LOT 23 AREA: 2.87 AC (14310)
LOT 22 AREA: 3.01 AC (14250)
LOT 21 AREA: 2.65 AC (14190)
LOT 20 AREA: 3.55 AC (14130)
LOT 19 AREA: 2.50 AC (14191)
LOT 18 AREA: 2.50 AC (14251)
LOT 17 AREA: 2.50 AC (14311)
LOT 16 AREA: 2.50 AC (14371)
LOT 15 AREA: 2.50 AC (14491)
LOT 14 AREA: 2.50 AC (14551)
LOT 13 AREA: 2.77 AC (14611)
LOT 12 AREA: 2.93 (14611)
LOT 11 AREA: 2.58 AC (14550)
LOT 10 AREA: 2.51 AC (14481)
LOT 9 AREA: 2.51 AC (14531)
LOT 8 AREA: 2.52 AC (14581)
LOT 7 AREA: 3.23 AC (14631)
LOT 8 AREA: 2.75 AC
LOT 5 AREA: 2.90 AC (14731)
LOT 4 AREA: 3.01 (14781)
LOT 3 AREA: 2.51 (14831)
LOT 2 AREA: 2.57 (14931)
FILING 3 LOT 1 AREA: 2.77 AC (14981)
TRACT D AREA: 0.52 AC (14578)
TRACT B AREA: 3.90 AC
PROPOSED DETENTION POND B
TRACT C AREA: #### AC
EX. FIL. NO. 2 BOUNDARY TO BE REPLATTED
"FLYING HORSE NORTH FILING NO. 1" REC. NO. 222715009 REPLATTED TO BE APART OF F.H.N. FILING NO. 3
EXISTING FIL. NO. 1 POND 8
PR 10.00' DRAINAGE ESMT
PR 13.00' DRAINAGE ESMT
PR SIGHT DISTANCE EASEMENT
PR 28.00' DRAINAGE ESMT
PR 60.00' DRAINAGE ESMT
PR 18.00' DRAINAGE ESMT
PR 50.00' DRAINAGE ESMT
PR 5.00' WIDE REGIONAL TRAIL CONNECTION
PR 30.00' DRAINAGE ESMT
PR 20.00' DRAINAGE ESMT
5' GRAVEL TRAIL ON ONE SIDE OF EACH ROADWAY (TYP.)
GRAVEL TRAIL STREET CROSSING W/ CULVERT (TYP.)
EX. GOLF COURSE TRACT BOUNDARY TO BE REPLATTED
30.00' WIDE ACCESS ESMT W/ 10.00' WIDE PR REGIONAL TRAIL
PR. PVT. FENCE
PR. PVT. 30,000 GAL. BURIED CISTERN FOR FIRE PROTECTION ACCESS
40'x20' EMERGENCY ACCESS AND FIRE CISTERN ESMT
BOURBON COURT (60' PUBLIC R.O.W LOCAL RURAL)
QUARTZ CREEK DRIVE (60' PUBLIC R.O.W LOCAL RURAL)
ALLEN RANCH ROAD (60' PUBLIC R.O.W LOCAL RURAL)
EAST R.O.W. LINE FOR FUT. MILAN RD.
EX PARCEL LINE/ FILING BOUNDARY
ROADWAY TYP. SECTION TRANSITION FROM MODIFIED URBAN LOCAL TO LOCAL RURAL ROADWAY
S1
S2
S3
S4

As-Built Document
PE Approval by: Richard D Lyon
(Stamp Appended on this Plan Sheet)
10/06/2026 11:22:30 AM

COLORADO LICENSED RICHARD D. LYON 53921 PROFESSIONAL ENGINEER

NOTES:

- THE DRAINAGE EASEMENTS SHOWN WITHIN THESE PLANS ARE ON THE FINAL PLAT FOR THE SUBDIVISION. THE DRAINAGE EASEMENTS ARE NO-BUILD AREAS AND THEY COINCIDE WITH GEOLOGIC HAZARDS IDENTIFIED BY ENTECH IN THE REPORT ENTITLED SOILS AND GEOLOGY STUDY FLYING HORSE FILING NO. 3, DATED AUGUST 23, 2023. THERE ARE NO KNOWN GEOLOGIC HAZARDS THAT DESIGNATE NO-BUILD AREAS AS ALL IDENTIFIED GEOLOGIC HAZARDS CAN BE MITIGATED ON SITE. GEOLOGIC HAZARDS SUCH AS SEASONAL PONDING CAN BE MITIGATED AND RUNOFF IS TO BE DIRECTED TO THE PLATTED DRAINAGE EASEMENTS.
- THERE ARE A TOTAL OF THREE FAUX GATE STRUCTURES THAT ARE SITED WITHIN THE THREE RAISED MEDIANS WITHIN THE FILING. FAUX GATE STRUCTURES ARE PERMITTED IN THESE AREAS WITH A LICENSE AGREEMENT WITH EL PASO COUNTY. THESE CONSTRUCTION DRAWINGS DO NOT INCLUDE DESIGN DRAWINGS OF THESE STRUCTURES AND THE STRUCTURES ARE TO BE REVIEWED AND APPROVED THROUGH A SEPARATE SET OF PLANS. THE LICENSE AGREEMENT IS TO SET FORTH DESIGN PARAMETERS AND CONDITIONS FOR THE ALLOWABLE PERMANENT STRUCTURES. THESE CONSTRUCTION DRAWINGS ONLY PERMIT THE EVENTUAL SITING OF THESE STRUCTURES, NOT THE ACTUAL DESIGN.

COLORADO LICENSED KENNETH M. BUDDIE 54022 PROFESSIONAL ENGINEER 04/12/24

NORTH
0 100 200

EVENT: FFV_SP4

HR GREEN Xrefs: xc-row-030.202; xc-dsgn-030.202; xg-1-dh01-1030; xv-dsgn-1030; xv-row-1030; xv-utli-1030

DRAWN BY: AXB	JOB DATE: 8/21/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
APPROVED: KMH	JOB NUMBER: 211030		
CAD DATE: 10/6/2026			
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Site_Plan			

NO.	DATE	BY	REVISION DESCRIPTION

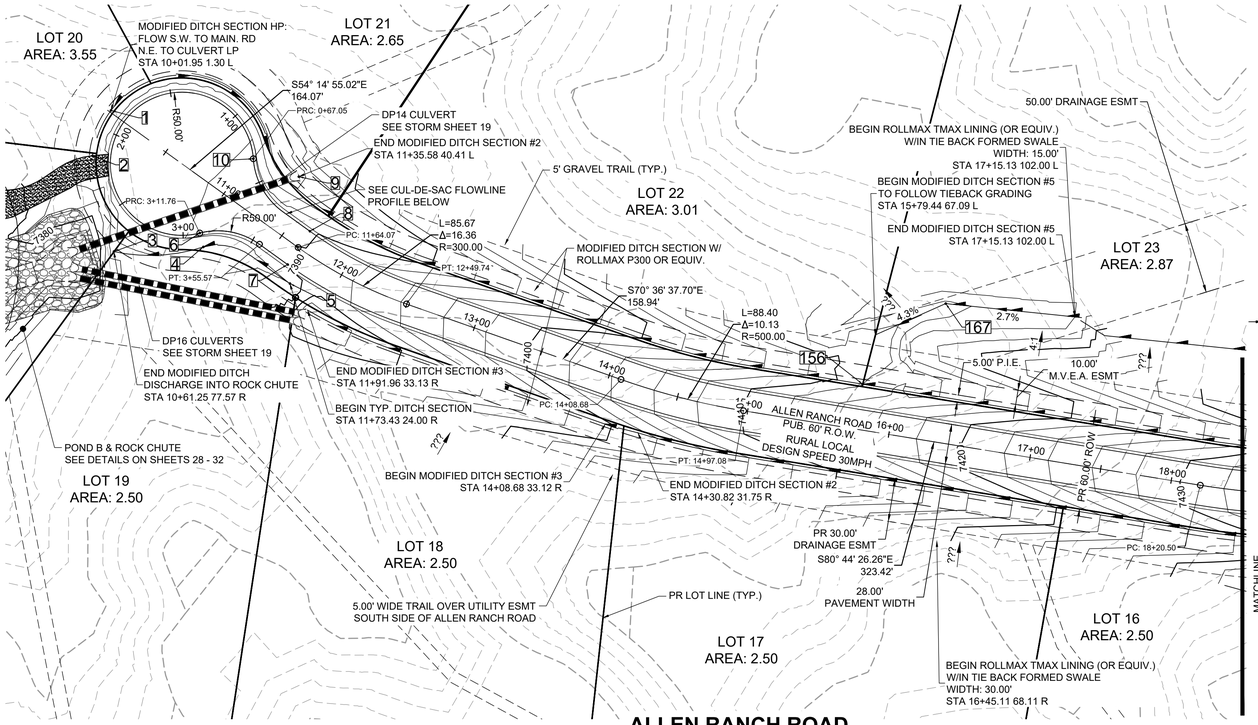
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
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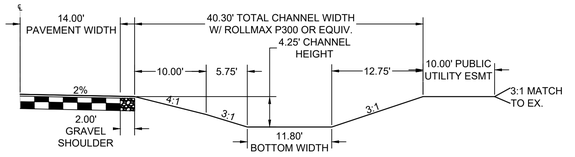
FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
OVERALL SITE PLAN

SHEET SP 3

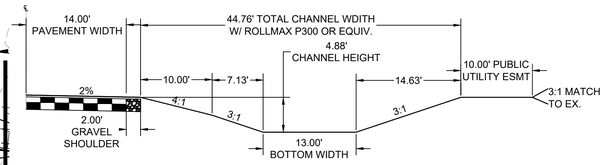
LYON, RICHIE, 10/6/2026 11:15 AM





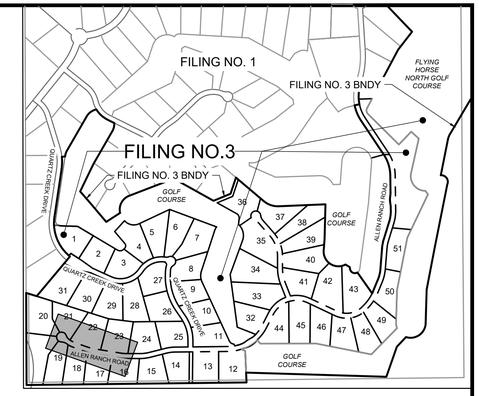
MODIFIED ROADSIDE DITCH SECTION #2: LOTS 16-17 & 22-23

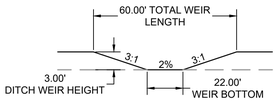
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(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD AS CALLED OUT IN PLANS)



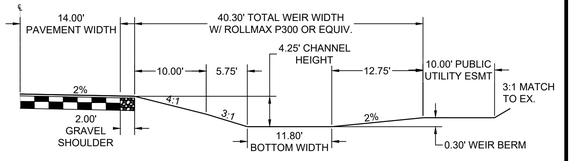
MODIFIED ROADSIDE DITCH SECTION #3: LOTS 18

SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD AS CALLED OUT IN PLANS)





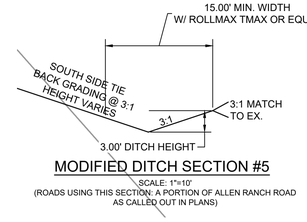
WEIR FRONT FACING SECTION VIEW
FOR DITCH OUTFALL LOCATIONS



MODIFIED ROADSIDE DITCH WEIR

SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD IN FRONT OF LOTS 22-23)

POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
1	HIGH PT	Allen Ranch Road	STA 10+01.95	1.3' L	7384.33
2	END FL TRANSITION	Allen Ranch Road	STA 10+10.03	32.0' R	7383.99
3	END FL TRANSITION	Allen Ranch Road	STA 10+61.25	77.6' R	7385.38
4	BEGIN FL TRANSITION	Allen Ranch Road	STA 11+10.10	38.4' R	7386.65
5	SWALE FL	Allen Ranch Road	STA 11+73.43	24.0' R	7388.02
6	PRC	Allen Ranch Road Cul-de-Sac	STA 3+11.76	0.0'	7388.09
7	PCR	Allen Ranch Road	STA 11+65.00	14.0' R	7388.77
8	PCR	Allen Ranch Road	STA 11+64.07	14.0' L	7388.81
9	LOW PT	Allen Ranch Road	STA 11+35.58	40.4' L	7381.50
10	PRC	Allen Ranch Road Cul-de-Sac	STA 0+67.05	0.0'	7388.12
156	WEIR CNTR/SEE DT	Allen Ranch Road	STA 15+76.38	31.7' L	7411.99
167	SWALE FL	Allen Ranch Road	STA 16+24.48	96.7' L	7413.50



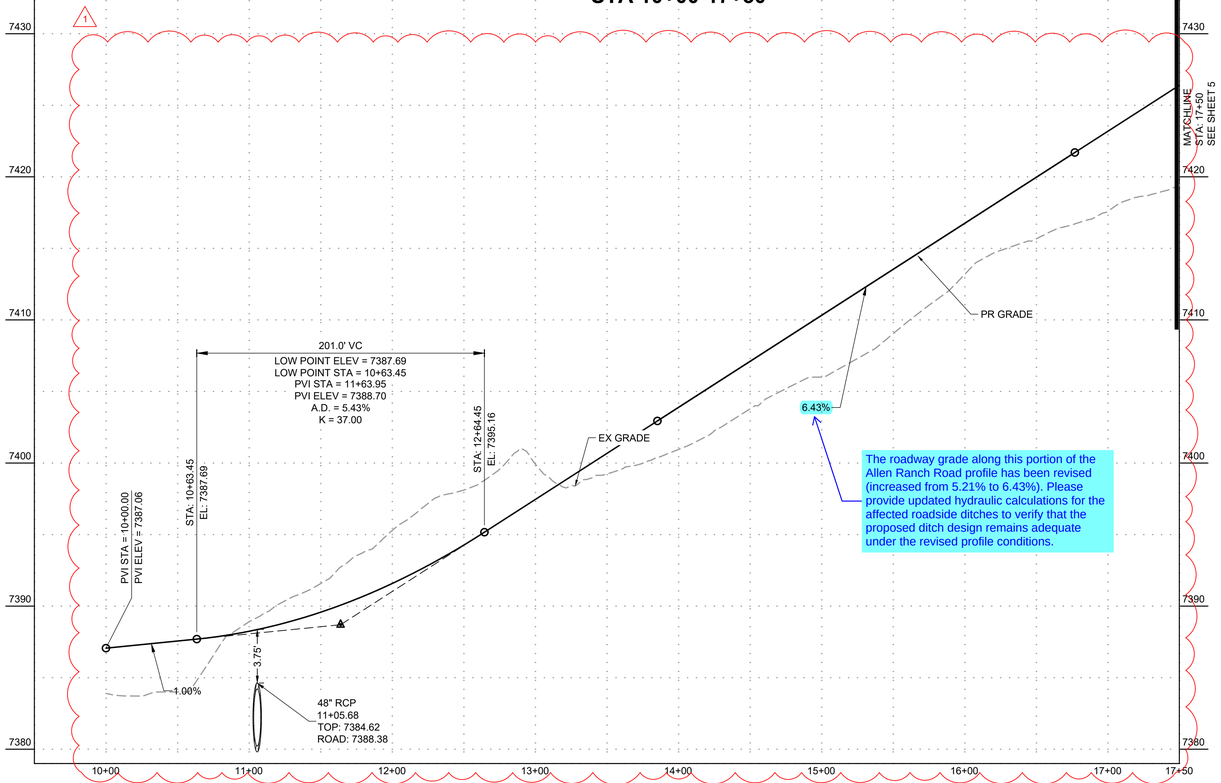
MODIFIED DITCH SECTION #5

SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD AS CALLED OUT IN PLANS)

ALLEN RANCH ROAD

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

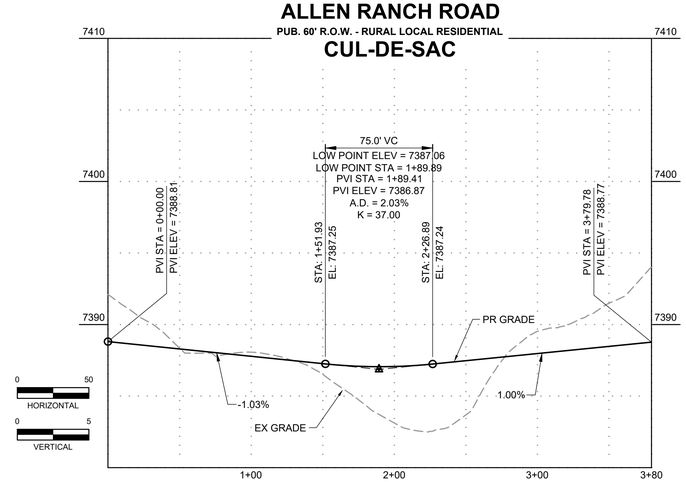
STA 10+00-17+50



ALLEN RANCH ROAD

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

CUL-DE-SAC



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PE Approval by: Richard D Lyon
(Stamp Appended on this Plan Sheet)
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COLORADO LICENSED
RICHARD D. LYON
53921
PROFESSIONAL ENGINEER

COLORADO LICENSED
KENNETH M. BIRKLES
54022
04/12/24
PROFESSIONAL ENGINEER

PCD FILE NO.: SF2326

DRAWN BY: DLH JOB DATE: 10/6/2026
APPROVED: KMH JOB NUMBER: 211030
CAD DATE: 10/6/2026
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Street_PNP
BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION
1	10/1/2025	RDL	AS-BUILT 10/6/2026 (PROFILE & SOIL RIP-RAP)

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

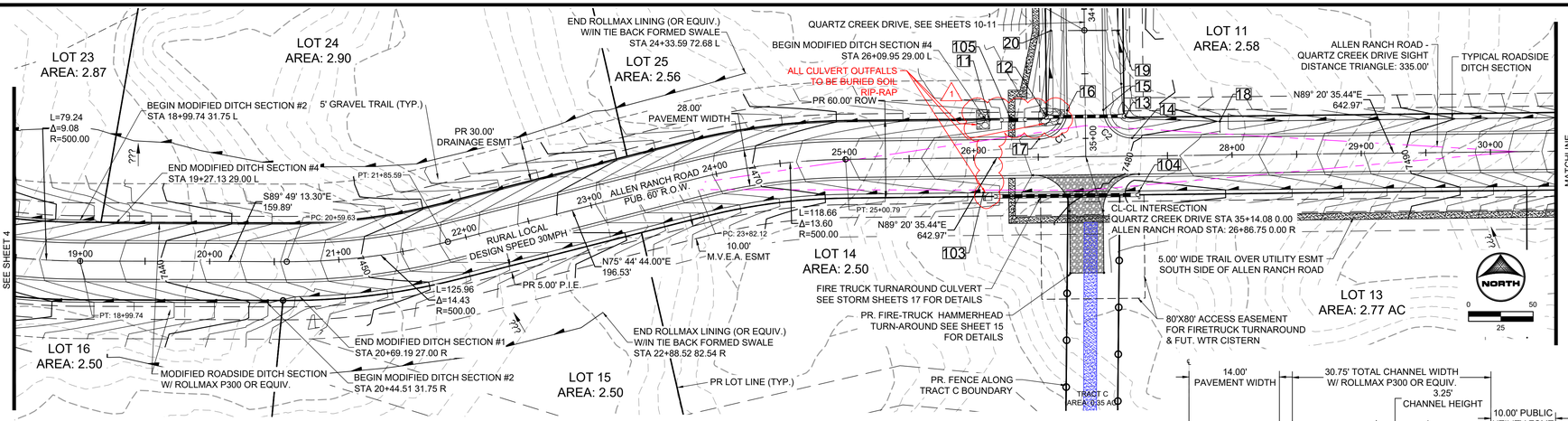
FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

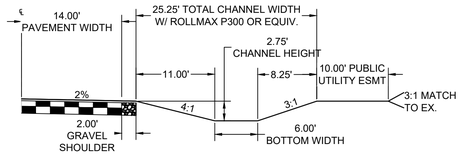
STREET PLAN & PROFILE
ALLEN RANCH ROAD

SHEET ST 4

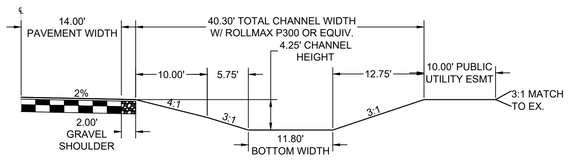
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LYON, RICHIE, 10/6/2026, 11:16 AM

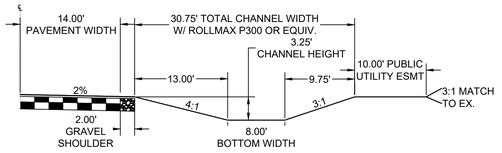




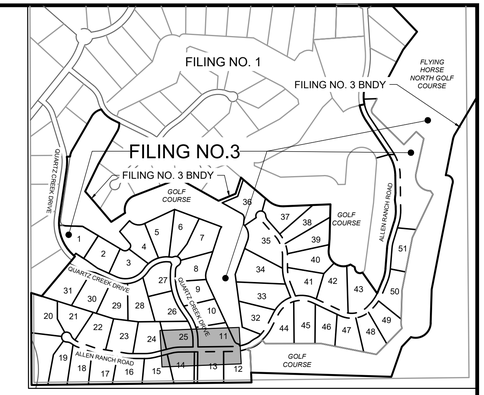
MODIFIED ROADSIDE DITCH SECTION #1: LOTS 12-15



MODIFIED ROADSIDE DITCH SECTION #2: LOTS 16-17 & 22-23

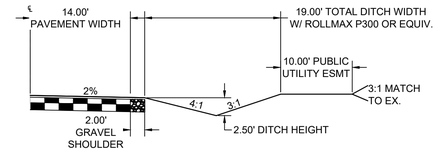


MODIFIED ROADSIDE DITCH SECTION #4: LOTS 24-25



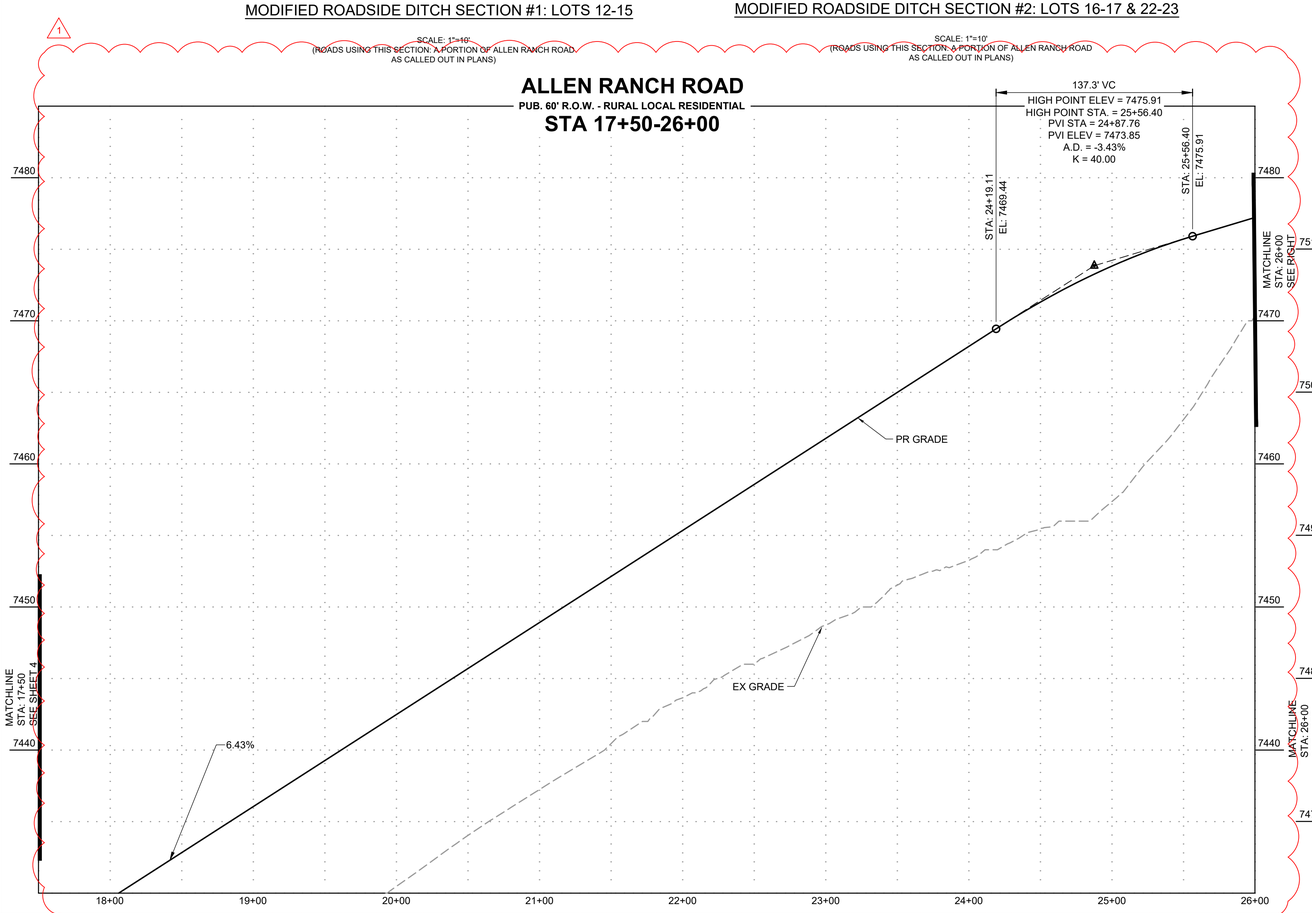
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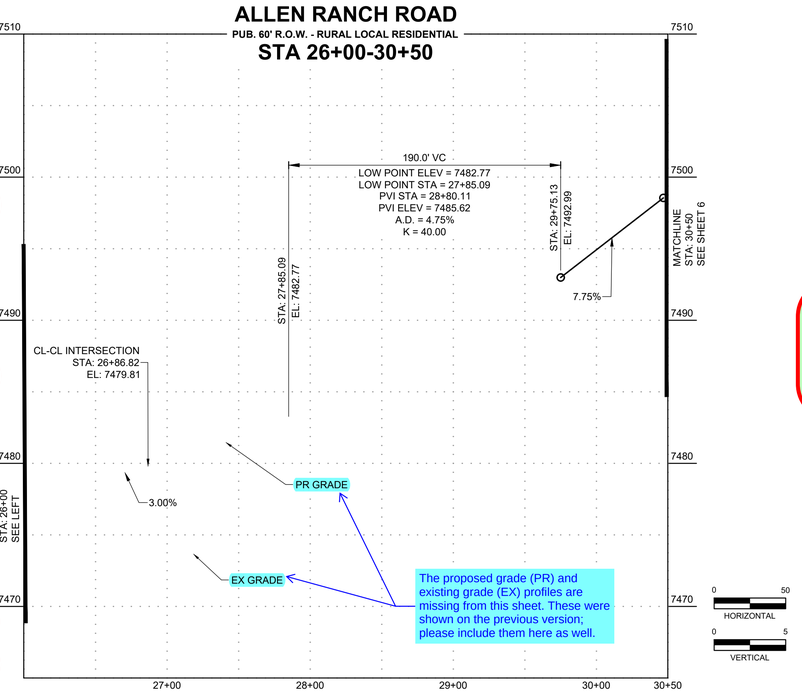
POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
11	END FL TRANSITION	Allen Ranch Road	STA 26+12.67	29.0' L	7474.07
12	SWALE FL	Quartz Creek Drive	STA 34+82.20	30.3' R	7474.51
13	SWALE FL	Quartz Creek Drive	STA 34+83.03	31.1' L	7474.79
14	PCR	Allen Ranch Road	STA 27+22.75	14.0' L	7479.70
15	PCR	Allen Ranch Road	STA 27+00.75	36.0' L	7479.17
16	PCR	Allen Ranch Road	STA 26+72.75	36.0' L	7479.17
17	PCR	Allen Ranch Road	STA 26+50.75	14.0' L	7478.46
18	BEGIN FL TRANSITION	Allen Ranch Road	STA 27+90.81	26.0' L	7480.15
19	END FL TRANSITION	Quartz Creek Drive	STA 34+16.90	26.0' L	7475.70
20	BEGIN FL TRANSITION	Quartz Creek Drive	STA 34+16.34	26.0' R	7475.70
103	BEGIN FL TRANSITION	Allen Ranch Road	STA 26+07.20	27.0' R	7474.37
104	END FL TRANSITION	Allen Ranch Road	STA 27+27.88	27.0' R	7477.98
105	TRAIL CROSSING	Allen Ranch Road	STA 26+29.42	29.1' L	7477.78



TYPICAL ROADSIDE DITCH SECTION

SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD, QUARTZ CREEK DRIVE, BOURBON COURT)





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PE Approval by: Richard D. Lyon
(Stamp Appended on this Plan Sheet)
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COLORADO LICENSED
RICHARD D. LYON
53921
PROFESSIONAL ENGINEER

COLORADO LICENSED
KENNETH M. RUDKIN
54022
04/12/24
PROFESSIONAL ENGINEER

PCD FILE NO.: SF2326

DRAWN BY: DLH	JOB DATE: 10/6/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: KMH	JOB NUMBER: 211030	0 1"	
CAD DATE: 10/6/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Street_PNP			

NO.	DATE	BY	REVISION DESCRIPTION
1	10/1/2025	RDL	AS-BUILT 10/6/2026 (PROFILE & SOIL RIP-RAP)

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

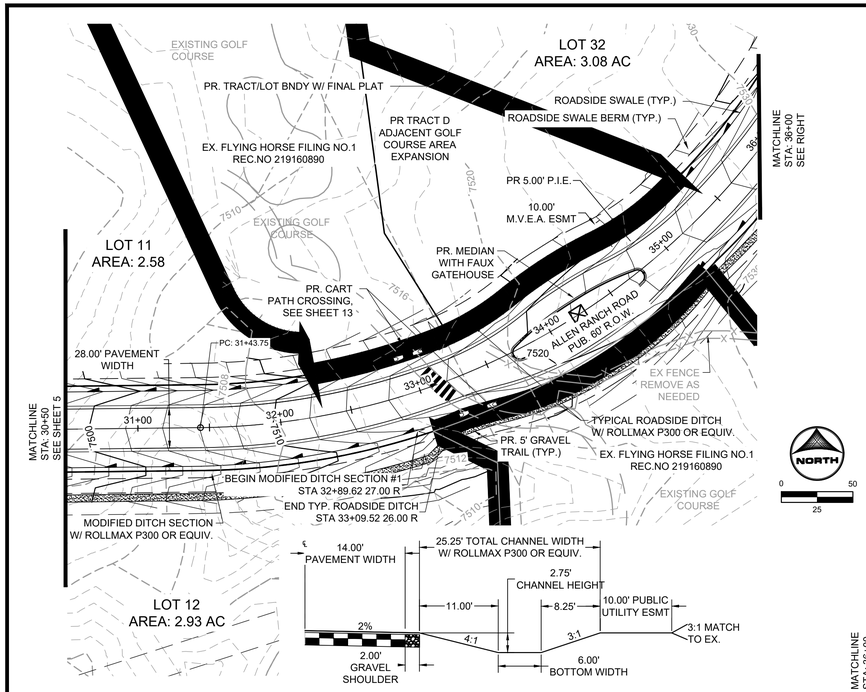
FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILE
ALLEN RANCH ROAD

SHEET ST 5

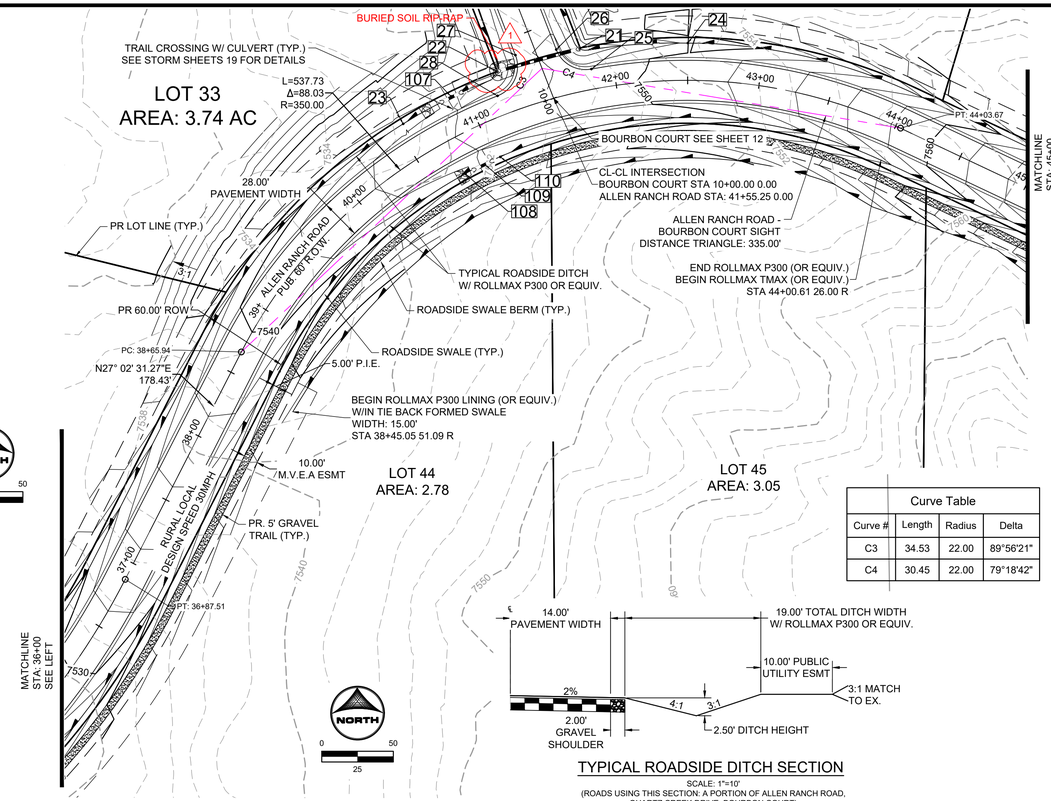
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LYON, RICHIE, 10/6/2026 11:17 AM



MODIFIED ROADSIDE DITCH SECTION #1: LOTS 12-15

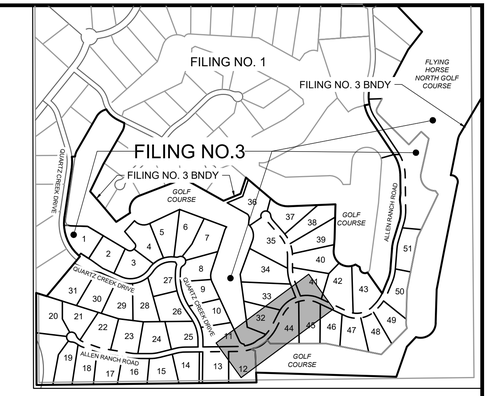
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(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD AS CALLED OUT IN PLANS)



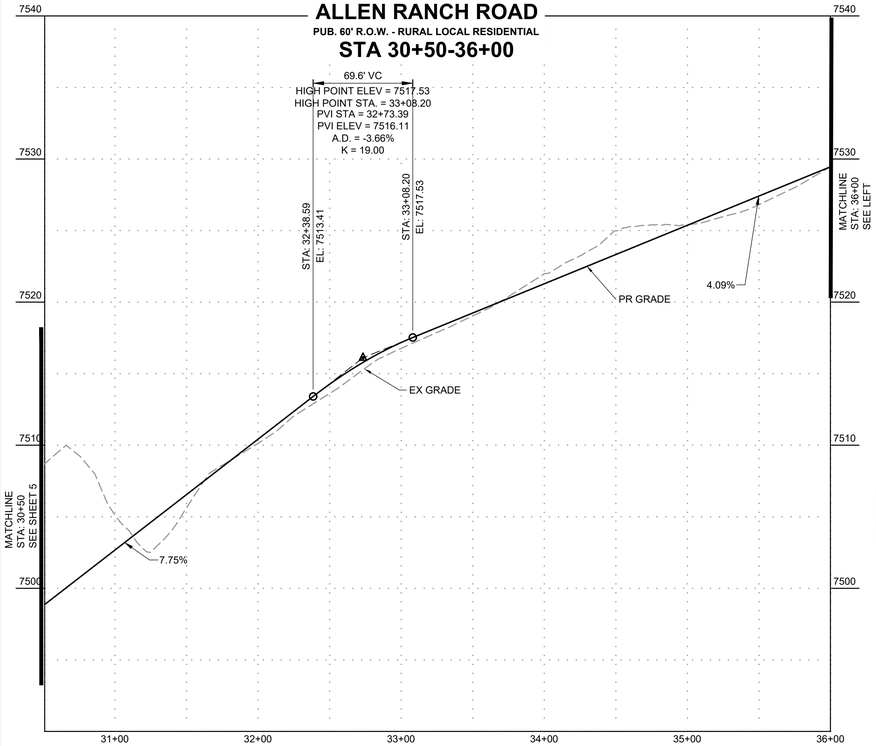
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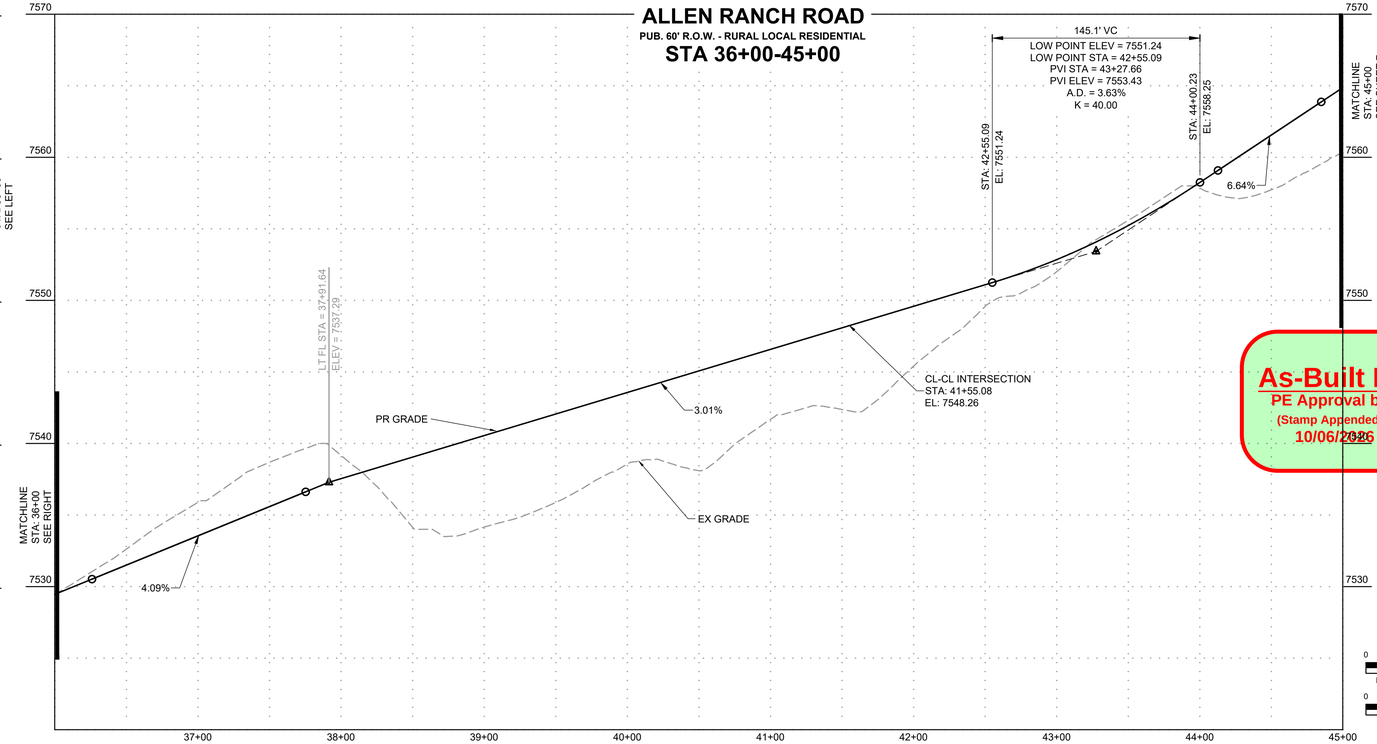
TYPICAL ROADSIDE DITCH SECTION

SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD, QUARTZ CREEK DRIVE, BOURBON COURT)



POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
21	SWALE FL	Bourbon Court	STA 10+25.69	29.5' R	7544.44
22	SWALE FL	Bourbon Court	STA 10+31.81	30.0' L	7543.74
23	END FL TRANSITION	Allen Ranch Road	STA 40+55.08	26.0' L	7542.43
24	BEGIN FL TRANSITION	Allen Ranch Road	STA 42+50.06	26.0' L	7548.29
25	PCR	Allen Ranch Road	STA 41+84.89	14.0' L	7548.86
26	PCR	Allen Ranch Road	STA 41+65.10	32.5' L	7548.38
27	PCR	Allen Ranch Road	STA 41+39.16	36.6' L	7547.73
28	PCR	Allen Ranch Road	STA 41+19.23	14.0' L	7546.88
107	TRAIL CROSSING	Allen Ranch Road	STA 40+90.97	26.7' L	7546.24
108	END FL TRANSITION	Allen Ranch Road	STA 40+75.17	26.2' R	7543.10
109	TRAIL CROSSING	Allen Ranch Road	STA 40+91.47	26.5' R	7546.26
110	BEGIN FL TRANSITION	Allen Ranch Road	STA 41+04.46	26.2' R	7543.95





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COLORADO LICENSED RICHARD D. LYON 53921 PROFESSIONAL ENGINEER

COLORADO LICENSED KENNETH M. BIRDEN 54022 04/12/24 PROFESSIONAL ENGINEER

0 HORIZONTAL
0 VERTICAL

PCD FILE NO.: SF2326

HR GREEN Xrefs: xc-dsgn-030.202; xc-row-030.202; xgr-1-dh01-1030; xv-row-1030; xv-dsgn-1030; key_map; modified_ditch_sections

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APPROVED: KMH	JOB NUMBER: 211030		
CAD DATE: 10/6/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Street_PNP			

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1	10/1/2025	RDL	AS-BUILT 10/6/2026 (PROFILE & SOIL RIP-RAP)

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

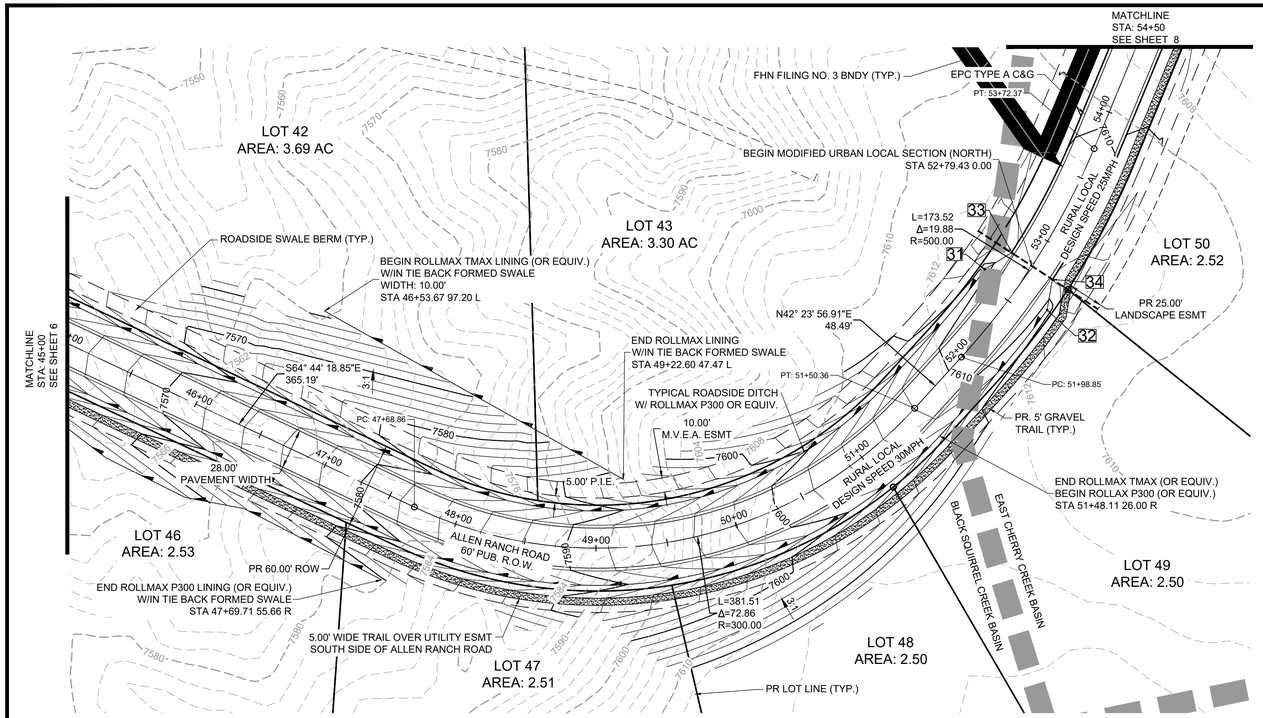
FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

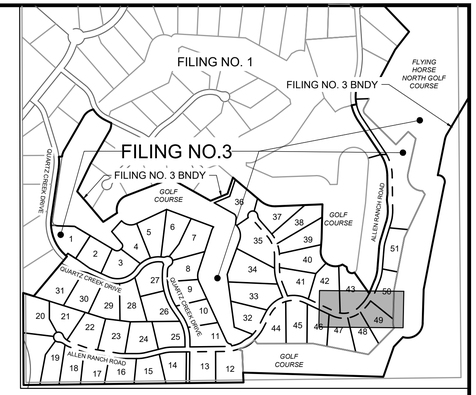
STREET PLAN & PROFILE
ALLEN RANCH ROAD

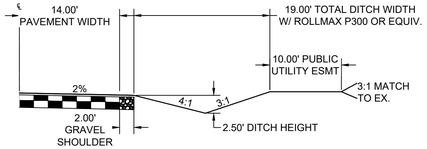
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6

LYON, RICHIE, 10/6/2026 11:17 AM





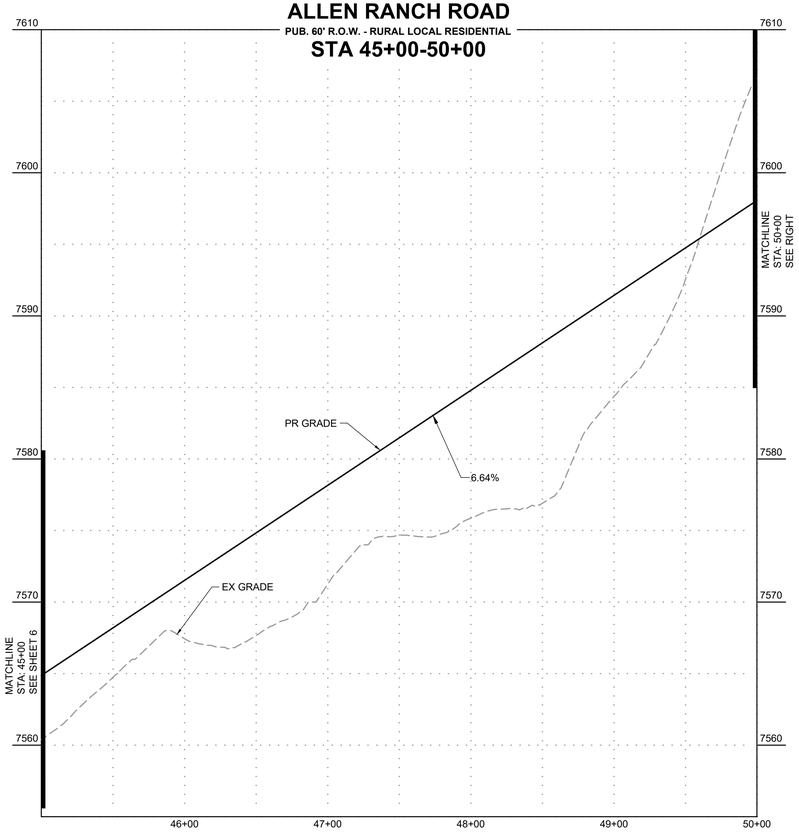


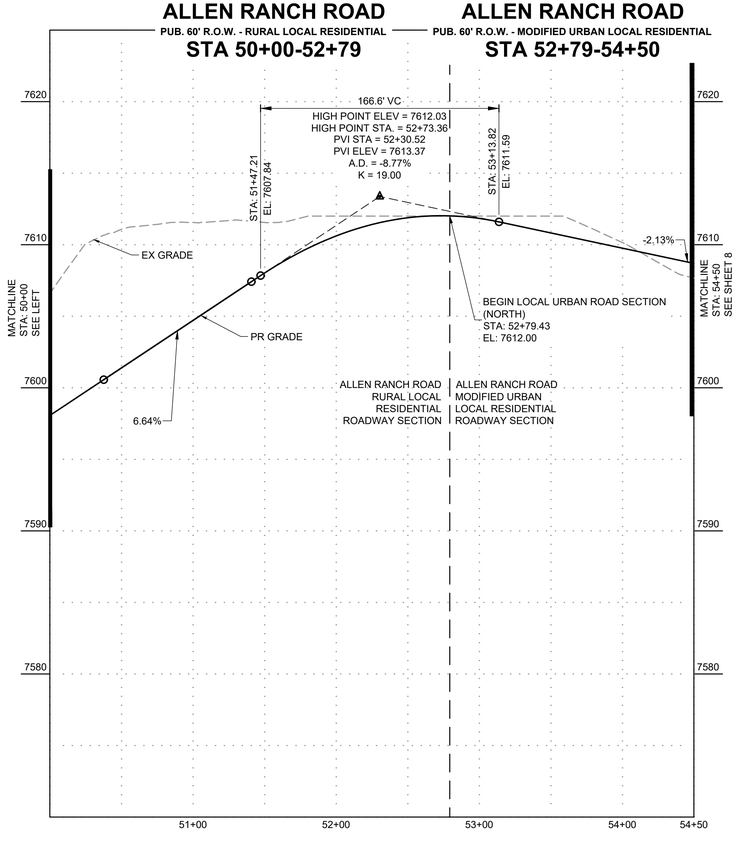
TYPICAL ROADSIDE DITCH SECTION

SCALE: 1"=10'

(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD, QUARTZ CREEK DRIVE, BOURBON COURT)









POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
31	BEGIN FL TRANSITION	Allen Ranch Road	STA 52+58.33	26.0' L	7609.17
32	BEGIN FL TRANSITION	Allen Ranch Road	STA 52+60.42	26.0' R	7609.23
33	END FL TRANSITION/ BEGIN TYPE A C&G	Allen Ranch Road	STA 52+79.71	17.0' L	7611.55
34	END FL TRANSITION/ BEGIN TYPE A C&G	Allen Ranch Road	STA 52+79.43	17.0' R	7611.55

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PE Approval by: Richard D. Lyon
(Stamp Appended on this Plan Sheet)
10/06/2026 11:22:33 AM

COLORADO LICENSED
RICHARD D. LYON
53921
PROFESSIONAL ENGINEER

COLORADO LICENSED
KENNETH M. BRIDGES
54022
04/12/24
PROFESSIONAL ENGINEER

PCD FILE NO.: SF2326

DRAWN BY: DLH JOB DATE: 10/6/2026
APPROVED: KMH JOB NUMBER: 211030
CAD DATE: 10/6/2026
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IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

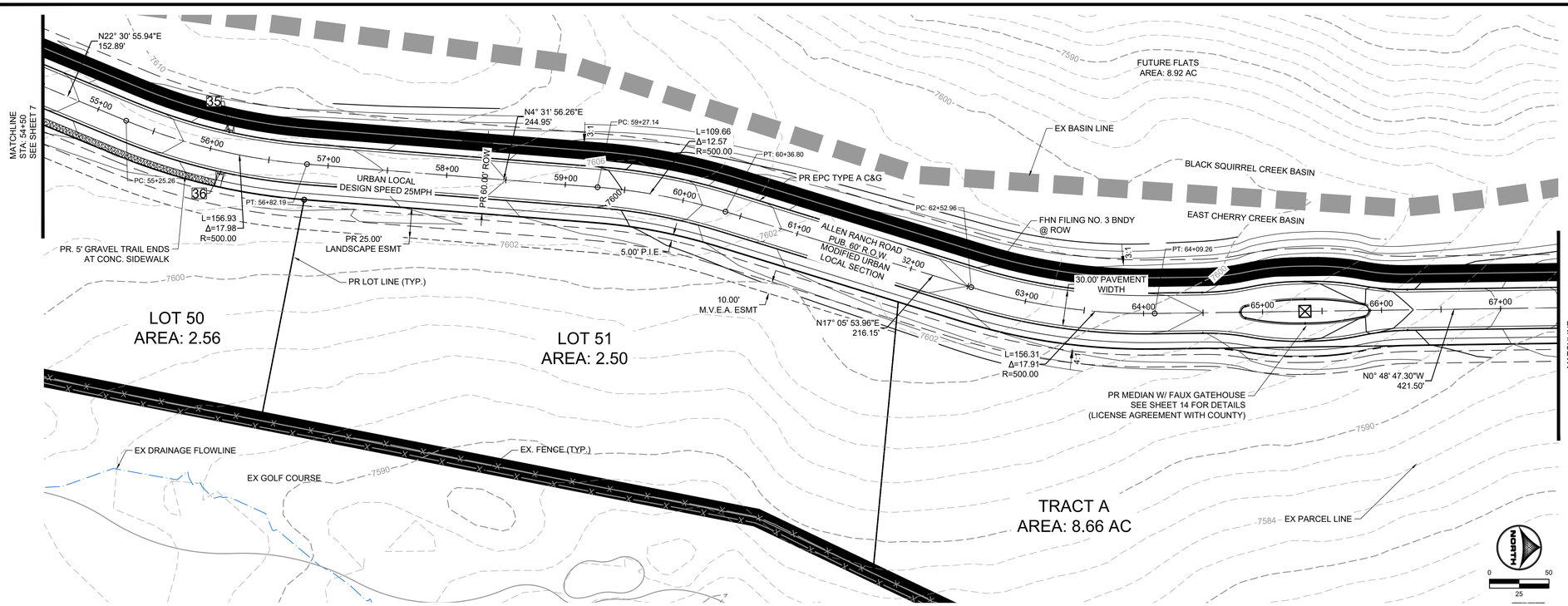
FLYING HORSE NORTH FILING 3
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EL PASO COUNTY, CO

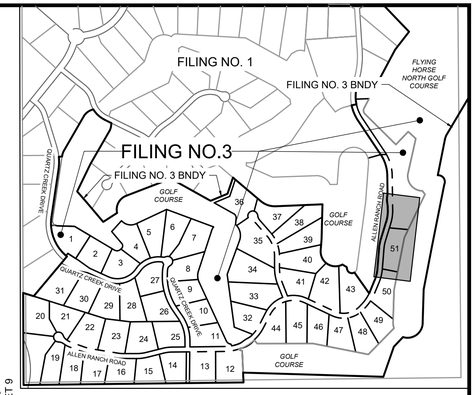
STREET PLAN & PROFILE
ALLEN RANCH ROAD

SHEET ST 7

HR GREEN Xrefs: xc-dsgn-030.202; xc-row-030.202; xgt-1-dh01-1030, xv-row-1030; xv-dsgn-1030; key_map; modified_ditch_sections

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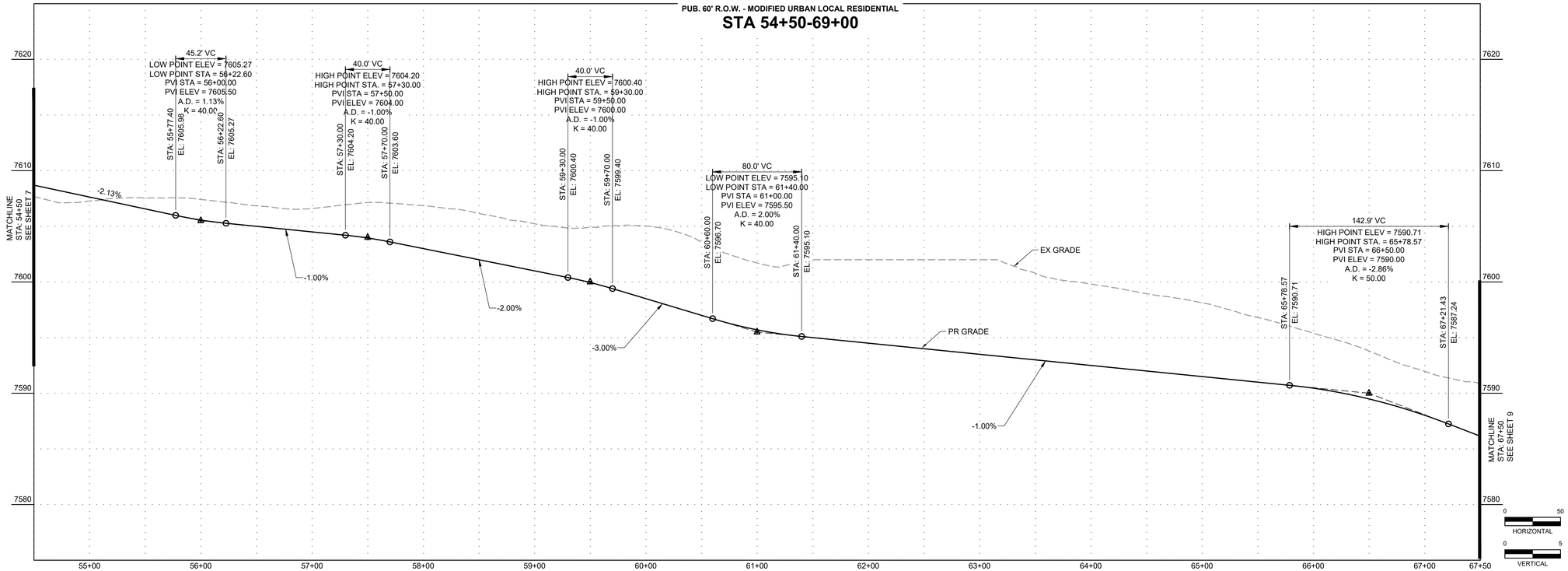


POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
35	HC RAMP MP	Allen Ranch Road	STA 56+12.42	17.0' L	7604.92
36	HC RAMP MP	Allen Ranch Road	STA 56+12.61	17.0' R	7604.95

ALLEN RANCH ROAD

PUB. 60' R.O.W. - MODIFIED URBAN LOCAL RESIDENTIAL

STA 54+50-69+00



As-Built Document
PE Approval by: Richard D. Lyon
(Stamp Appended on this Plan Sheet)
10/06/2026 11:22:34 AM

COLORADO LICENSED
RICHARD D. LYON
53921
PROFESSIONAL ENGINEER

COLORADO LICENSED
KENNETH M. KMH
54022
04/12/24
PROFESSIONAL ENGINEER

PCD FILE NO.: SF2326

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APPROVED: KMH	JOB NUMBER: 211030	IF NOT ONE INCH ADJUST SCALE ACCORDINGLY.	
CAD DATE: 10/6/2026			
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NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

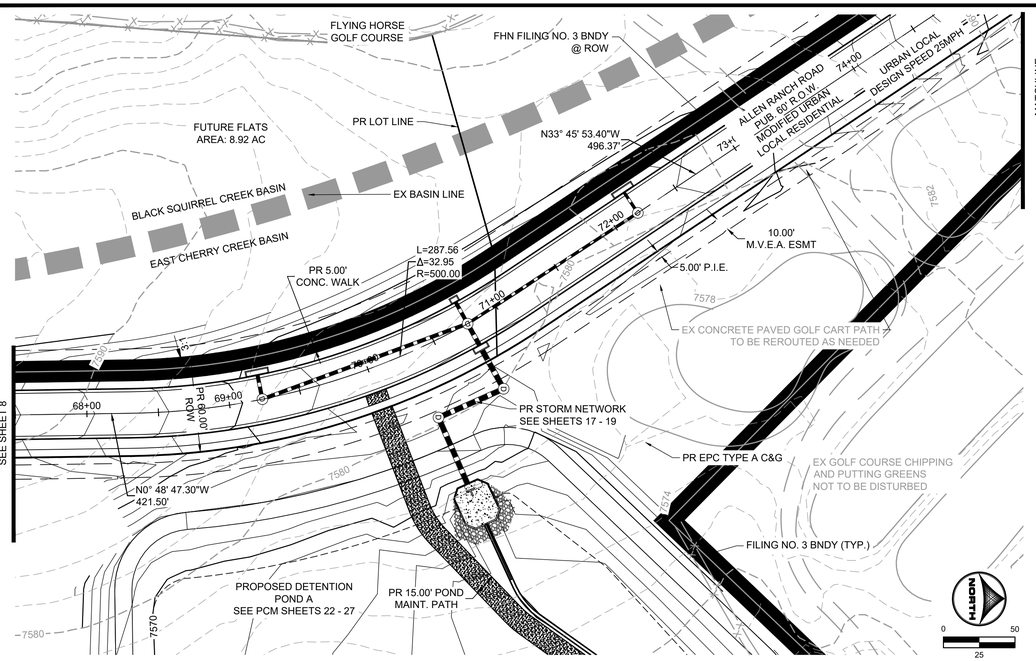
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PRI #2, LLC.
EL PASO COUNTY, CO

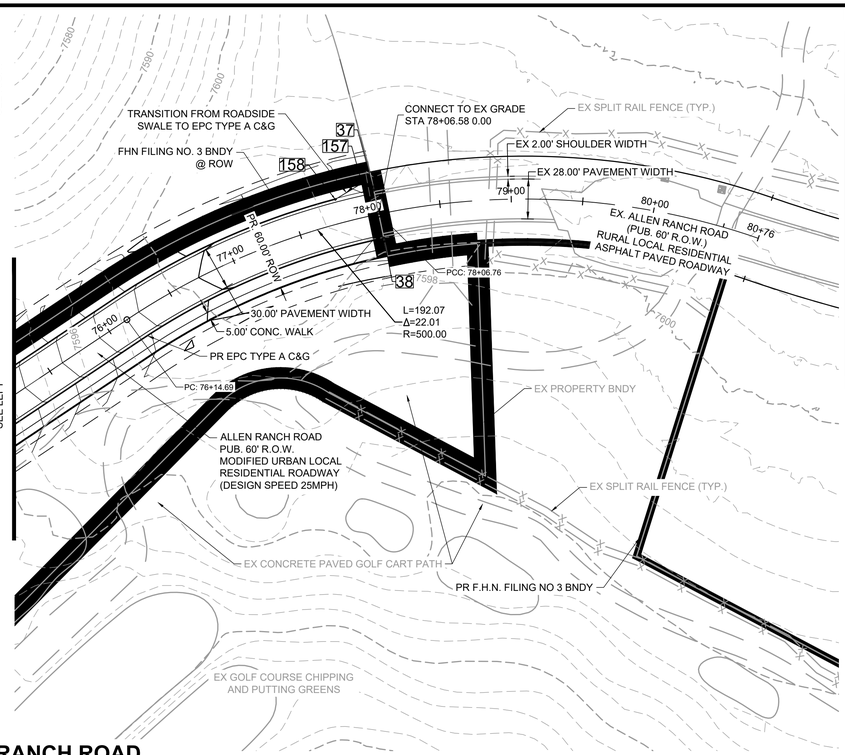
STREET PLAN & PROFILE
ALLEN RANCH ROAD

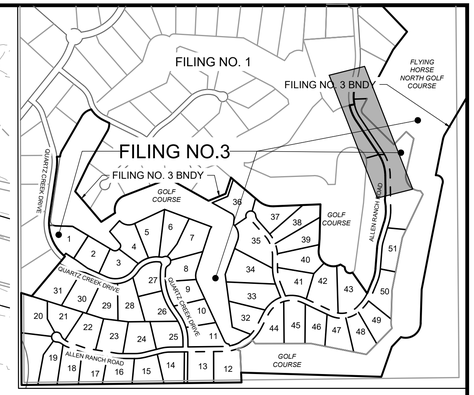
SHEET ST 8

HR GREEN Xrefs: xc-dsgn-030:202; xgl-1-dh01-1030; xv-row-1030; xv-dsgn-1030; key_map; modified_dtch_sections

LYON, RICHIE, 10/6/2026 11:18 AM





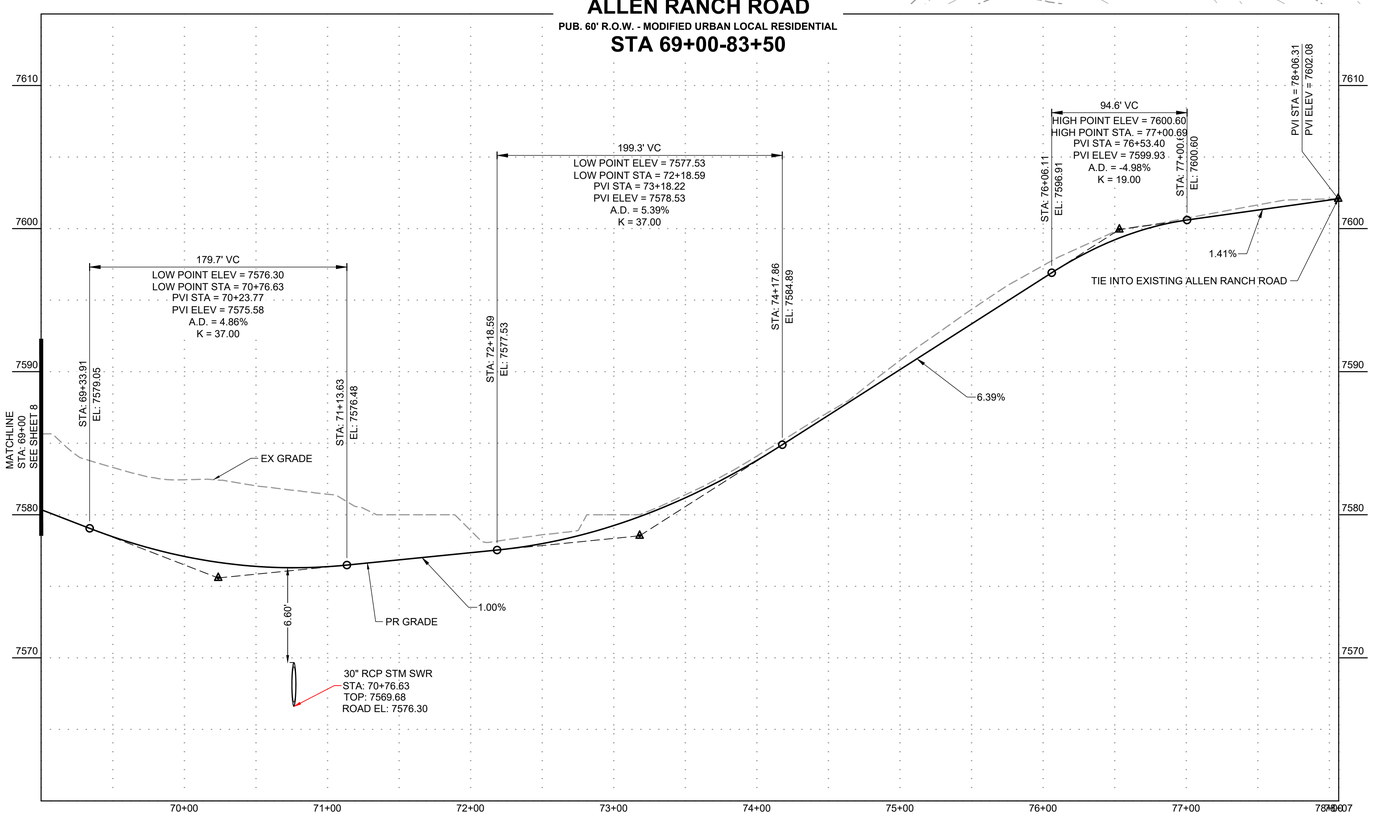


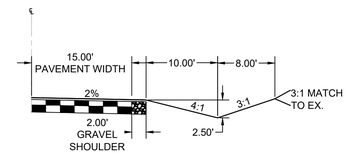
POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
37	MATCH EX ±	Allen Ranch Road	STA 78+06.76	17.0' L	7601.96
38	MATCH EX ±	Allen Ranch Road	STA 78+06.76	17.0' R	7601.95
157	END FL TRANSITION	Allen Ranch Road	STA 78+00.00	23.6' L	7602.15
158	END TYPE A C&G	Allen Ranch Road	STA 77+80.00	17.0' L	7601.25

ALLEN RANCH ROAD

PUB. 60' R.O.W. - MODIFIED URBAN LOCAL RESIDENTIAL

STA 69+00-83+50

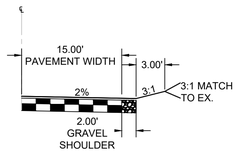




BEGIN TRANSITION RURAL LOCAL - URBAN LOCAL

SCALE: 1"=10'

(ROADS USING THIS SECTION: CONNECTION OF EXISTING RURAL LOCAL ALLEN RANCH ROAD TO PROPOSED URBAN LOCAL ALLEN RANCH ROAD STA: 78+00.00)



END TRANSITION RURAL LOCAL - URBAN LOCAL

SCALE: 1"=10'

(ROADS USING THIS SECTION: CONNECTION OF EXISTING RURAL LOCAL ALLEN RANCH ROAD TO PROPOSED URBAN LOCAL ALLEN RANCH ROAD STA: 77+80.00)

As-Built Document
PE Approval by: Richard D. Lyon
(Stamp Appended on this Plan Sheet)
10/06/2026 11:22:35 AM

COLORADO LICENSED RICHARD D. LYON 53921 PROFESSIONAL ENGINEER

HORIZONTAL 0 50
VERTICAL 0 5

COLORADO LICENSED KENNETH M. RUDOLPH 54022 04/12/24 PROFESSIONAL ENGINEER

PCD FILE NO.: SF2326

DRAWN BY: DLH	JOB DATE: 10/6/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: KMH	JOB NUMBER: 211030	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 10/6/2026			
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Street_PNP			

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

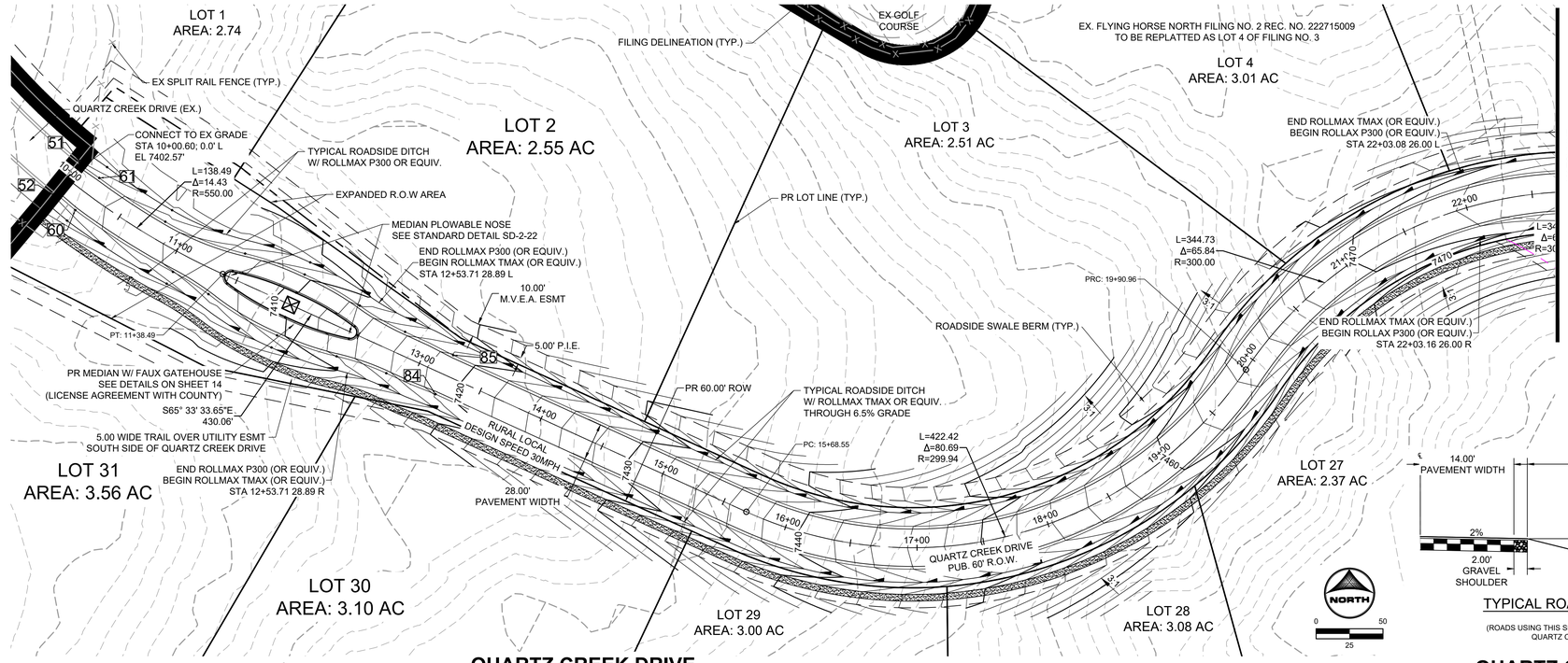
FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

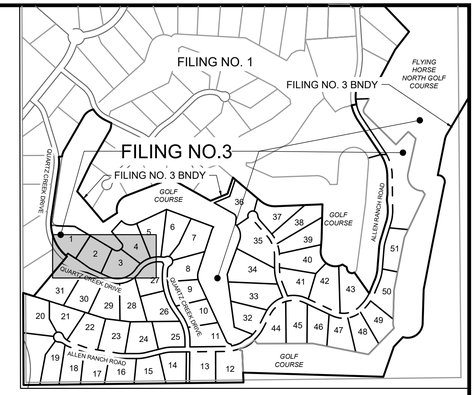
STREET PLAN & PROFILE
ALLEN RANCH ROAD

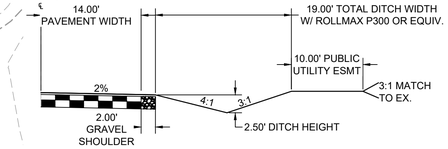
SHEET ST 9

HR GREEN Xrefs: xc-dsgn-030,202; xc-row-030,202; xgt-1-dft01-1030, xv-row-1030, xv-dsgn-1030; key_map; modified_ditch_sections

LYON, RICHIE, 10/6/2026 11:18 AM







TYPICAL ROADSIDE DITCH SECTION

SCALE: 1"=10'

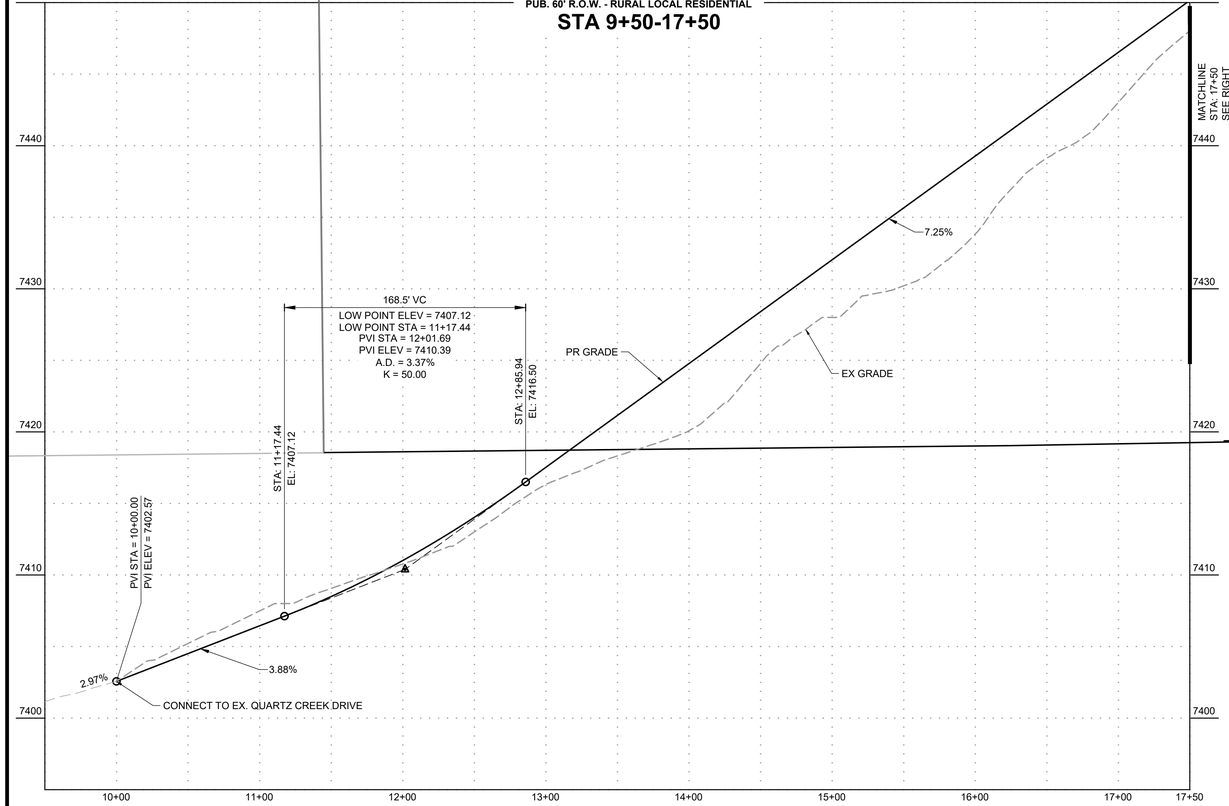
(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD, QUARTZ CREEK DRIVE, BOURBON COURT)

POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
51	MATCH EX ±	Quartz Creek Drive	STA 10+00.30	16.0' L	7402.03
52	MATCH EX ±	Quartz Creek Drive	STA 10+00.89	16.0' R	7402.05
60	BEGIN MODIFIED	Quartz Creek Drive	STA 10+20.58	15.0' R	7403.06
61	BEGIN MODIFIED	Quartz Creek Drive	STA 10+20.58	15.0' L	7403.06
84	END MODIFIED	Quartz Creek Drive	STA 13+20.47	16.0' R	7418.68
85	END MODIFIED	Quartz Creek Drive	STA 13+20.47	16.0' L	7418.68

QUARTZ CREEK DRIVE

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

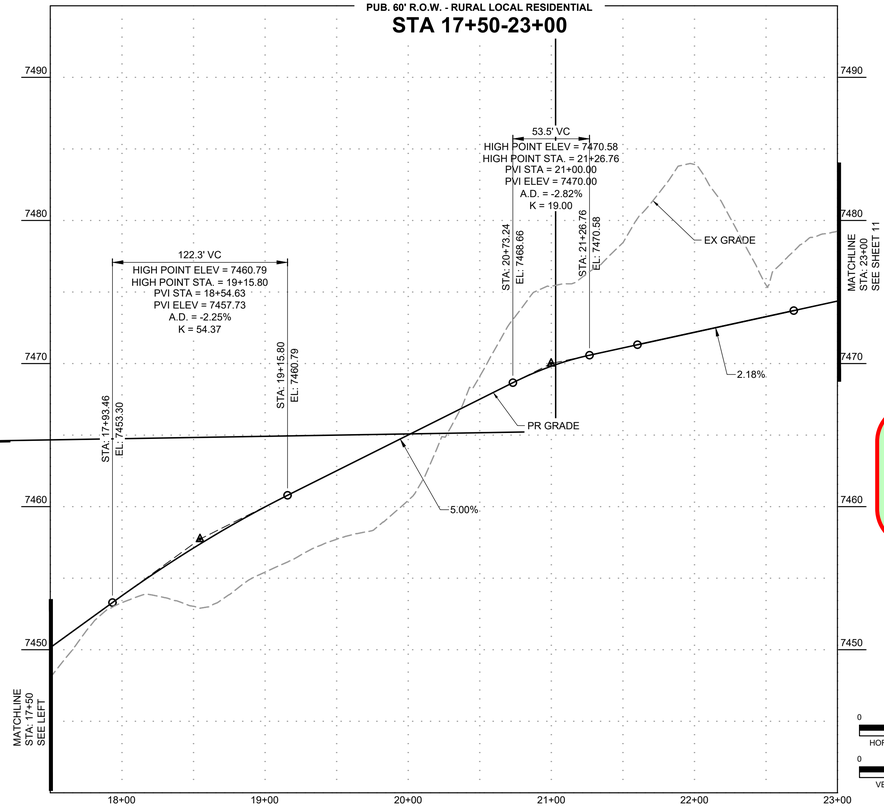
STA 9+50-17+50



QUARTZ CREEK DRIVE

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

STA 17+50-23+00



0 50 HORIZONTAL

0 5 VERTICAL

As-Built Document

PE Approval by: Richard D. Lyon

(Stamp Appended on this Plan Sheet)

10/06/2026 11:22:35 AM

COLORADO LICENSED RICHARD D. LYON 53921 PROFESSIONAL ENGINEER

COLORADO LICENSED KENNETH M. KMH 54022 04/12/24 PROFESSIONAL ENGINEER

PCD FILE NO.: SF2326

DRAWN BY: AXB	JOB DATE: 10/6/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: KMH	JOB NUMBER: 211030	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 10/6/2026			
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Street_PNP			

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILE
QUARTZ CREEK DRIVE

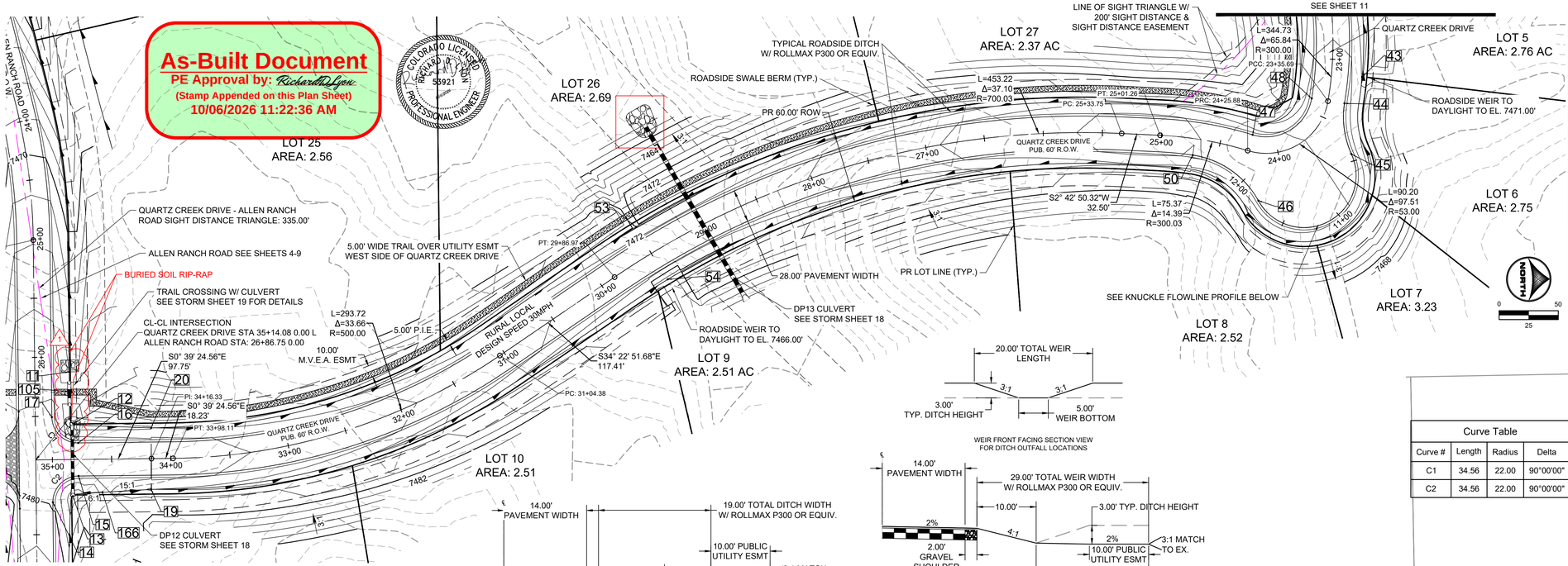
SHEET ST 10

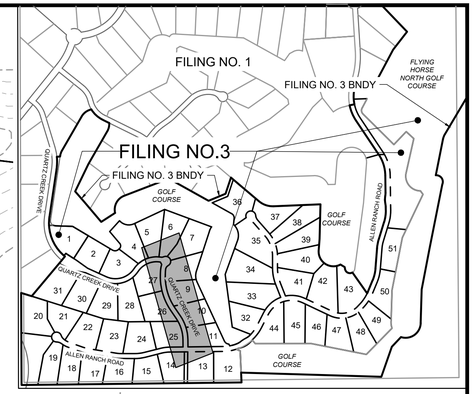
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LYON, RICHIE, 10/6/2026 11:19 AM

As-Built Document
PE Approval by: Richard D Lyon
(Stamp Appended on this Plan Sheet)
10/06/2026 11:22:36 AM

COLORADO LICENSED
RICHARD D. LYON
55921
PROFESSIONAL ENGINEER





Curve Table			
Curve #	Length	Radius	Delta
C1	34.56	22.00	90°00'00"
C2	34.56	22.00	90°00'00"

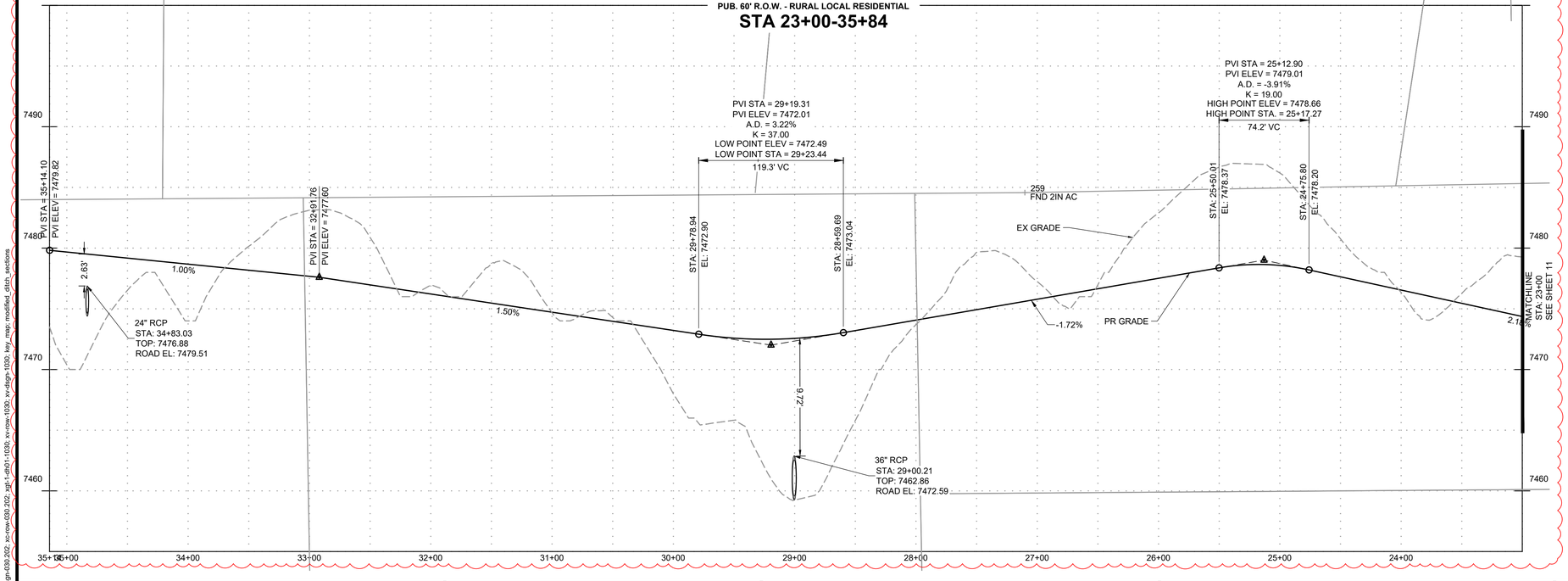
POINT TABLE

No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
11	END FL TRANSITION	Allen Ranch Road	STA 26+12.67	29.0' L	7474.07
12	SWALE FL	Allen Ranch Road	STA 34+82.20	30.3' R	7474.51
13	SWALE FL	Quartz Creek Drive	STA 34+83.03	31.1' L	7474.79
14	PCR	Allen Ranch Road	STA 27+22.75	14.0' L	7479.70
15	PCR	Allen Ranch Road	STA 27+00.75	36.0' L	7479.17
16	PCR	Allen Ranch Road	STA 26+72.75	36.0' L	7479.17
17	PCR	Quartz Creek Drive	STA 26+50.75	14.0' L	7478.46
19	END FL TRANSITION	Quartz Creek Drive	STA 34+16.90	26.0' L	7475.70
20	BEGIN FL TRANSITION	Quartz Creek Drive	STA 34+16.34	26.0' R	7475.70
43	WEIR CNTR/SEE DT	Quartz Creek Drive	STA 23+12.68	26.0' L	7471.85
44	PCR	Quartz Creek Drive	STA 23+35.26	14.0' L	7474.85
45	PRC	Quartz Creek Drive	STA 23+60.71	36.8' L	7475.45
46	PRC	Quartz Creek Drive	STA 24+13.80	40.2' L	7477.17
47	PCR	Quartz Creek Drive	STA 24+25.88	14.0' R	7476.83
48	PCR	Quartz Creek Drive	STA 23+35.69	14.0' R	7474.86
50	PCR	Quartz Creek Drive	STA 24+71.46	14.0' L	7477.83
53	WEIR CNTR/SEE DT	Quartz Creek Drive	STA 29+49.46	26.0' R	7469.77
54	WEIR CNTR/SEE DT	Quartz Creek Drive	STA 29+49.46	26.0' L	7466.97
105	TRAIL CROSSING	Allen Ranch Road	STA 26+29.42	29.1' L	7477.78
166	HIGH PT	Quartz Creek Drive	STA 34+58.08	28.0' L	7478.50

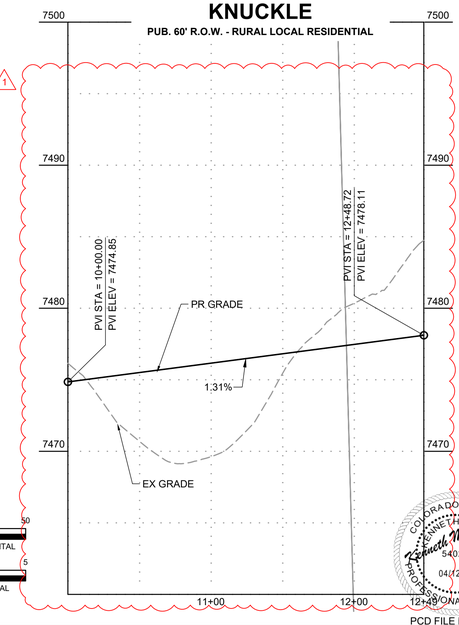
TYPICAL ROADSIDE DITCH SECTION
SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD, QUARTZ CREEK DRIVE, BOURBON COURT)

MODIFIED ROADSIDE DITCH WEIR
SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD & WATERHOLE WAY AS CALLED OUT IN PLANS)

QUARTZ CREEK DRIVE
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL
STA 23+00-35+84



QUARTZ CREEK DRIVE KNUCKLE
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL



COLORADO LICENSED
KENNETH M. BRUNK
54022
04/12/24
PROFESSIONAL ENGINEER

PCD FILE NO.: SF2326

DRAWN BY:	DLH	JOB DATE:	10/6/2026
APPROVED:	KMH	JOB NUMBER:	211030
CAD DATE:	10/6/2026		
CAD FILE:	J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Street_PNP		

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

NO.	DATE	BY	REVISION DESCRIPTION
1	10/1/2026	RDL	AS-BUILT 10/6/2026 (PROFILE & SOIL RIP-RAP)

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

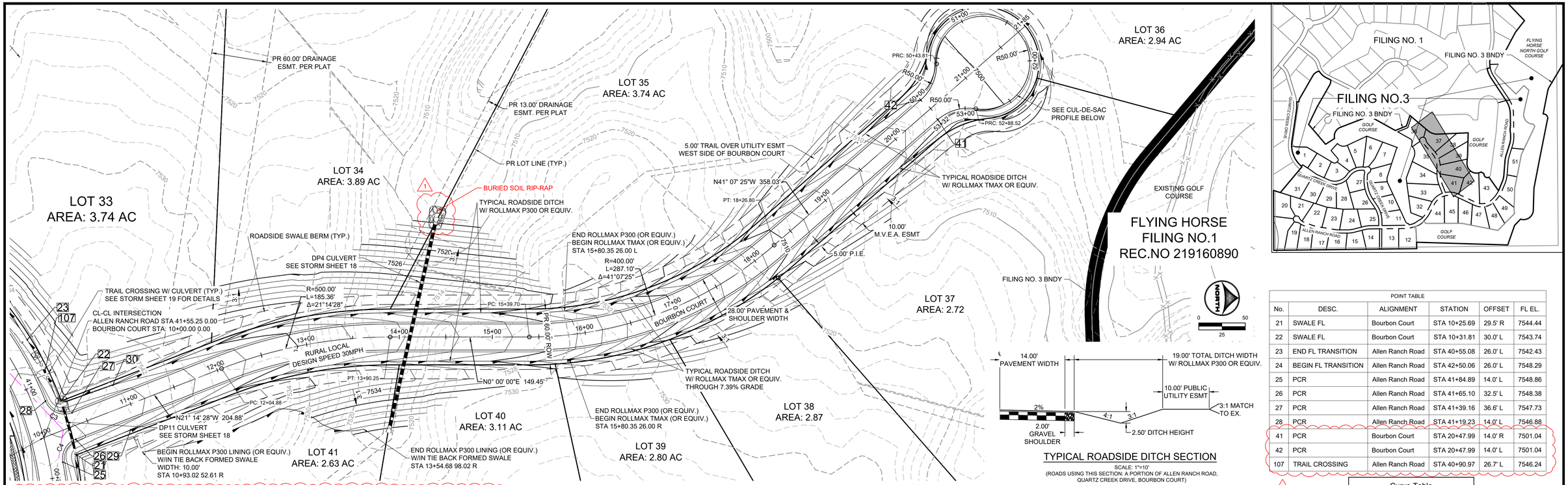
FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILE
QUARTZ CREEK DRIVE

SHEET ST 11

HR GREEN Xrefs: xc-dsgn-030 202; xc-cow-030 202; xg-1-dtl01-1030; xv-cow-1030; xv-dsgn-1030; key_map; modified_ditch_sections

LYON, RICHIE, 10/6/2026 11:19 AM



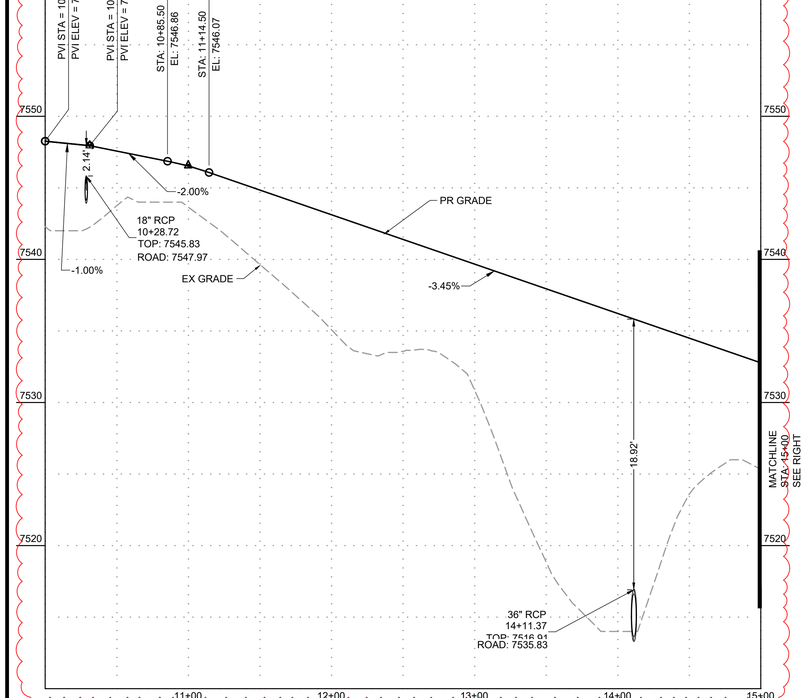
TYPICAL ROADSIDE DITCH SECTION

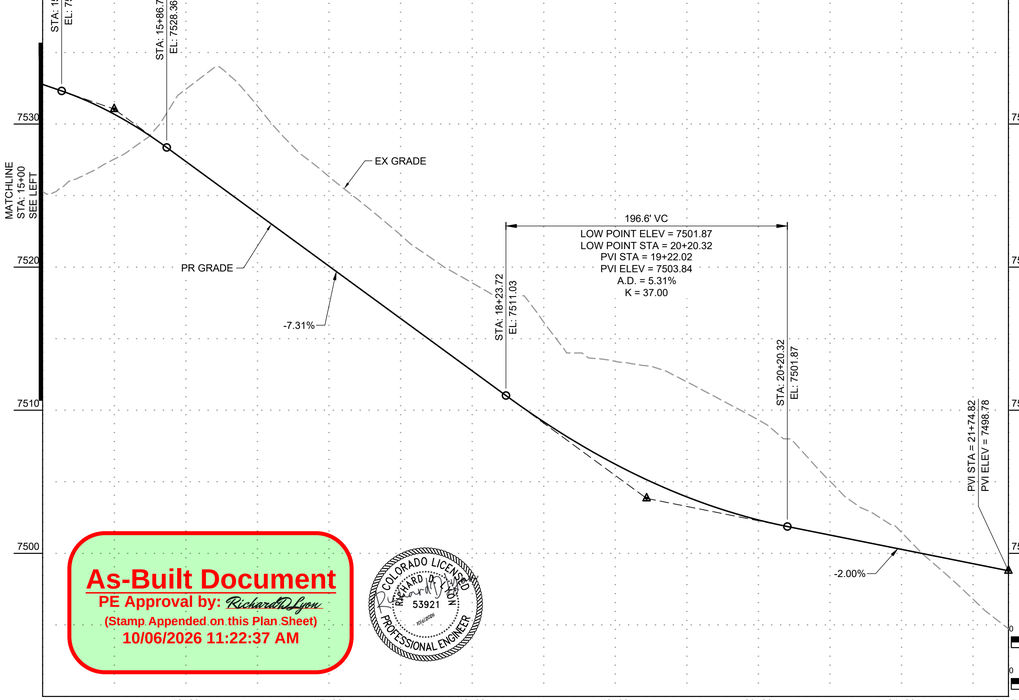
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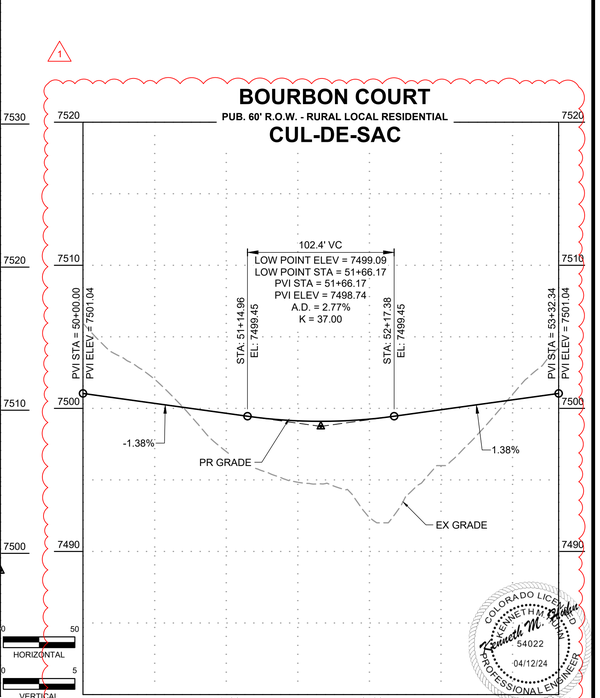
(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD, QUARTZ CREEK DRIVE, BOURBON COURT)

POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
21	SWALE FL	Bourbon Court	STA 10+25.69	29.5' R	7544.44
22	SWALE FL	Bourbon Court	STA 10+31.81	30.0' L	7543.74
23	END FL TRANSITION	Allen Ranch Road	STA 40+55.08	26.0' L	7542.43
24	BEGIN FL TRANSITION	Allen Ranch Road	STA 42+50.06	26.0' L	7548.29
25	PCR	Allen Ranch Road	STA 41+84.89	14.0' L	7548.86
26	PCR	Allen Ranch Road	STA 41+65.10	32.5' L	7548.38
27	PCR	Allen Ranch Road	STA 41+39.16	36.6' L	7547.73
28	PCR	Allen Ranch Road	STA 41+19.23	14.0' L	7546.88
41	PCR	Bourbon Court	STA 20+47.99	14.0' R	7501.04
42	PCR	Bourbon Court	STA 20+47.99	14.0' L	7501.04
107	TRAIL CROSSING	Allen Ranch Road	STA 40+90.97	26.7' L	7546.24

Curve Table			
Curve #	Length	Radius	Delta
C3	34.53	22.00	89°56'21"
C4	30.45	22.00	79°18'42"







As-Built Document
PE Approval by: Richard D. Lyon
(Stamp Appended on this Plan Sheet)
10/06/2026 11:22:37 AM

COLORADO LICENSED RICHARD D. LYON 53921 PROFESSIONAL ENGINEER

COLORADO LICENSED KENNETH M. BOLEN 54022 04/12/24 PROFESSIONAL ENGINEER

PCD FILE NO.: SF2326

DRAWN BY:	DLH
APPROVED:	KMH
CAD DATE:	10/6/2026
CAD FILE:	J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Street_PNP
JOB DATE:	10/6/2026
JOB NUMBER:	211030

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

NO.	DATE	BY	REVISION DESCRIPTION
1	10/1/2025	RDL	AS-BUILT 10/6/2026 (PROFILE & SOIL RIP-RAP)

HRGreen

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1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

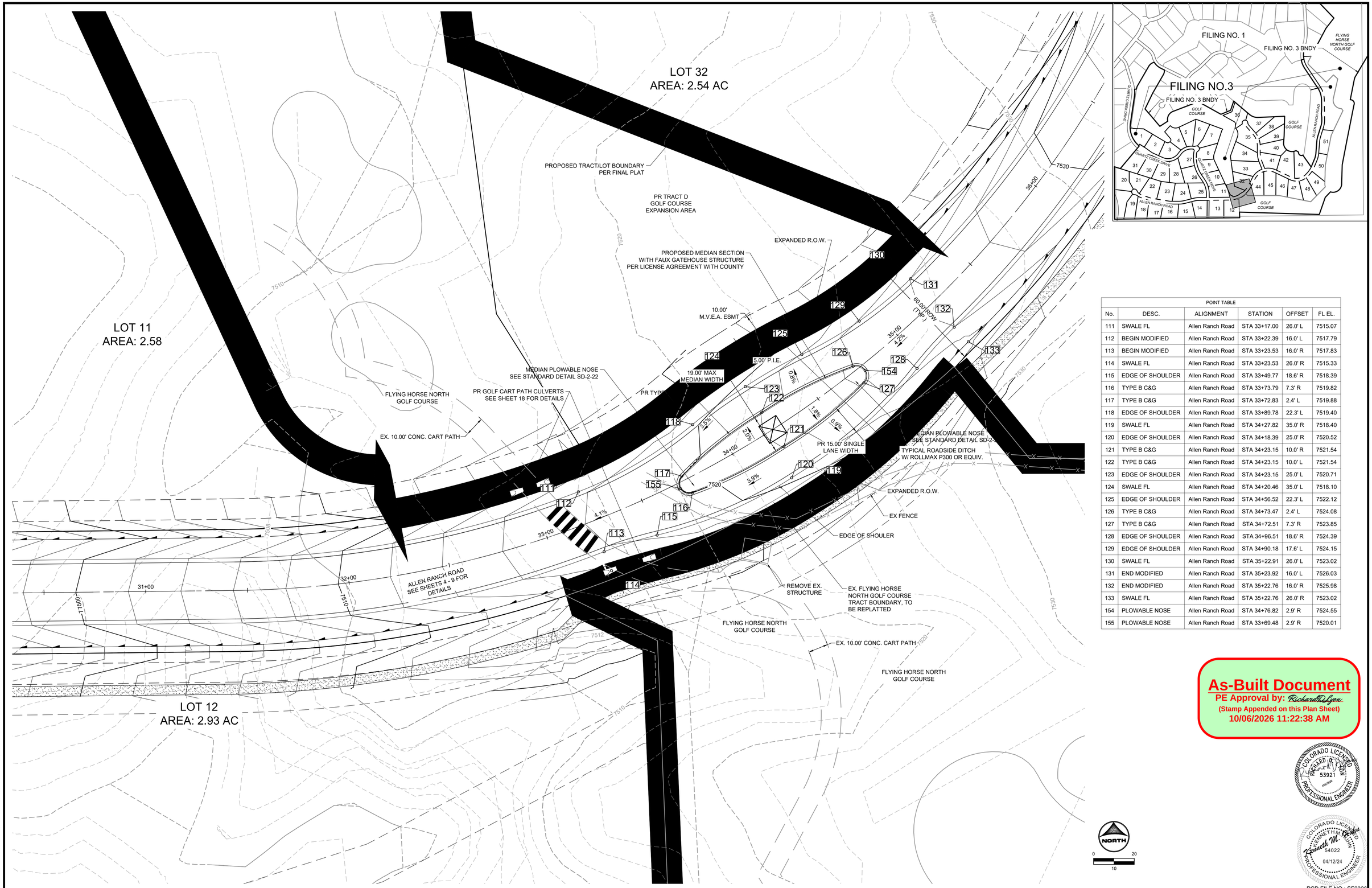
FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILE
BOURBON COURT

SHEET ST 12

HR GREEN Xrefs: xc-dsgn-030.202; xc-row-030.202; xg-1-dh01-1030; xv-row-1030; xv-dsgn-1030; key_map; modified_ditch_sections

LYON, RICHIE, 10/6/2026 11:19 AM



POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
111	SWALE FL	Allen Ranch Road	STA 33+17.00	26.0' L	7515.07
112	BEGIN MODIFIED	Allen Ranch Road	STA 33+22.39	16.0' L	7517.79
113	BEGIN MODIFIED	Allen Ranch Road	STA 33+23.53	16.0' R	7517.83
114	SWALE FL	Allen Ranch Road	STA 33+23.53	26.0' R	7515.33
115	EDGE OF SHOULDER	Allen Ranch Road	STA 33+49.77	18.6' R	7518.39
116	TYPE B C&G	Allen Ranch Road	STA 33+73.79	7.3' R	7519.82
117	TYPE B C&G	Allen Ranch Road	STA 33+72.83	2.4' L	7519.88
118	EDGE OF SHOULDER	Allen Ranch Road	STA 33+89.78	22.3' L	7519.40
119	SWALE FL	Allen Ranch Road	STA 34+27.82	35.0' R	7518.40
120	EDGE OF SHOULDER	Allen Ranch Road	STA 34+18.39	25.0' R	7520.52
121	TYPE B C&G	Allen Ranch Road	STA 34+23.15	10.0' R	7521.54
122	TYPE B C&G	Allen Ranch Road	STA 34+23.15	10.0' L	7521.54
123	EDGE OF SHOULDER	Allen Ranch Road	STA 34+23.15	25.0' L	7520.71
124	SWALE FL	Allen Ranch Road	STA 34+20.46	35.0' L	7518.10
125	EDGE OF SHOULDER	Allen Ranch Road	STA 34+56.52	22.3' L	7522.12
126	TYPE B C&G	Allen Ranch Road	STA 34+73.47	2.4' L	7524.08
127	TYPE B C&G	Allen Ranch Road	STA 34+72.51	7.3' R	7523.85
128	EDGE OF SHOULDER	Allen Ranch Road	STA 34+96.51	18.6' R	7524.39
129	EDGE OF SHOULDER	Allen Ranch Road	STA 34+90.18	17.6' L	7524.15
130	SWALE FL	Allen Ranch Road	STA 35+22.91	26.0' L	7523.02
131	END MODIFIED	Allen Ranch Road	STA 35+23.92	16.0' L	7526.03
132	END MODIFIED	Allen Ranch Road	STA 35+22.76	16.0' R	7525.98
133	SWALE FL	Allen Ranch Road	STA 35+22.76	26.0' R	7523.02
154	PLOWABLE NOSE	Allen Ranch Road	STA 34+76.82	2.9' R	7524.55
155	PLOWABLE NOSE	Allen Ranch Road	STA 33+69.48	2.9' R	7520.01

As-Built Document
PE Approval by: Richard M. Lyon
(Stamp Appended on this Plan Sheet)
10/06/2026 11:22:38 AM

COLORADO LICENSED
RICHARD M. LYON
53921
PROFESSIONAL ENGINEER

COLORADO LICENSED
KENNETH M. BROWN
54022
04/12/24
PROFESSIONAL ENGINEER

NORTH
0 20
10

PCD FILE NO.: SF2326

DRAWN BY: AXB	JOB DATE: 10/6/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: KMH	JOB NUMBER: 211030	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 10/6/2026			
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NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
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1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

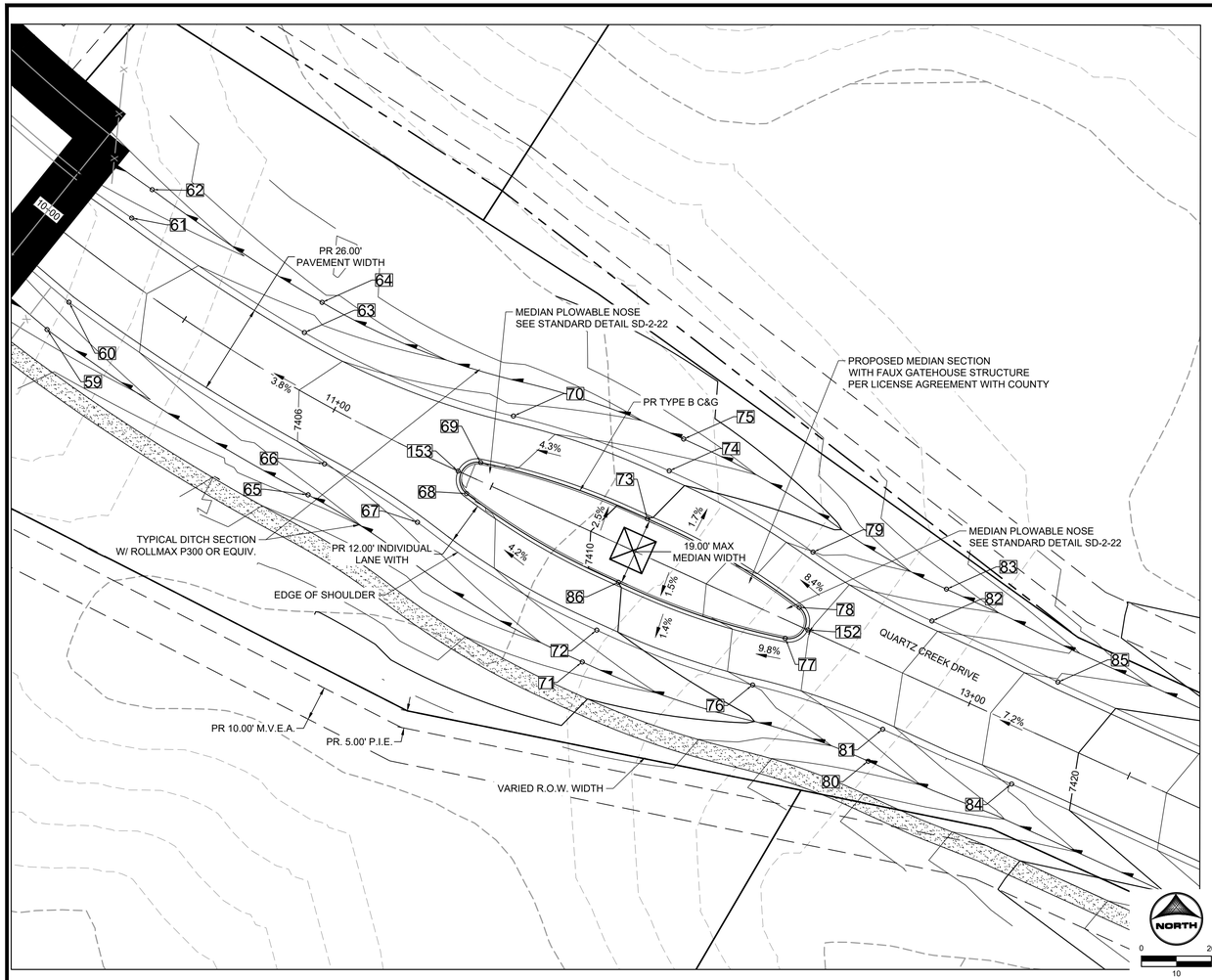
FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILE
ALLEN RANCH ROAD CART PATH CROSSING

SHEET ST 13

HR GREEN Xrefs: xc-dsgn-030.202; xc-row-030.202; xgl-1-dt01-1030; xv-row-1030; xv-dsgn-1030; key_map; modified_ditch_sections

LYON, RICHIE, 10/6/2026 11:20 AM



PLAN VIEW LEFT
QUARTZ CREEK DRIVE MEDIAN

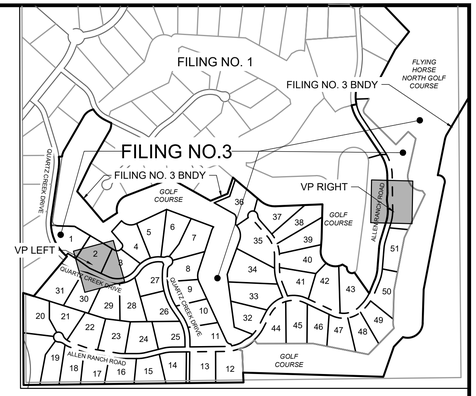
POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
59	SWALE FL	Quartz Creek Drive	STA 10+20.26	25.0' R	7400.84
60	BEGIN MODIFIED	Quartz Creek Drive	STA 10+20.58	15.0' R	7403.06
61	BEGIN MODIFIED	Quartz Creek Drive	STA 10+20.58	15.0' L	7403.06
62	SWALE FL	Quartz Creek Drive	STA 10+20.40	25.0' L	7400.85
63	EDGE OF SHOULDER	Quartz Creek Drive	STA 10+81.47	15.0' L	7405.43
64	SWALE FL	Quartz Creek Drive	STA 10+81.47	25.0' L	7403.22
65	SWALE FL	Quartz Creek Drive	STA 11+04.79	25.0' R	7403.37
66	EDGE OF SHOULDER	Quartz Creek Drive	STA 11+04.79	15.0' R	7405.87
67	EDGE OF SHOULDER	Quartz Creek Drive	STA 11+35.09	18.1' R	7407.01
68	TYPE B C&G	Quartz Creek Drive	STA 11+44.36	4.9' R	7407.58
69	TYPE B C&G	Quartz Creek Drive	STA 11+44.36	4.9' L	7407.58
70	EDGE OF SHOULDER	Quartz Creek Drive	STA 11+47.37	20.9' L	7406.93
71	SWALE FL	Quartz Creek Drive	STA 11+94.37	35.0' R	7406.69
72	EDGE OF SHOULDER	Quartz Creek Drive	STA 11+94.37	25.0' R	7409.19
74	EDGE OF SHOULDER	Quartz Creek Drive	STA 11+94.37	25.0' L	7409.19

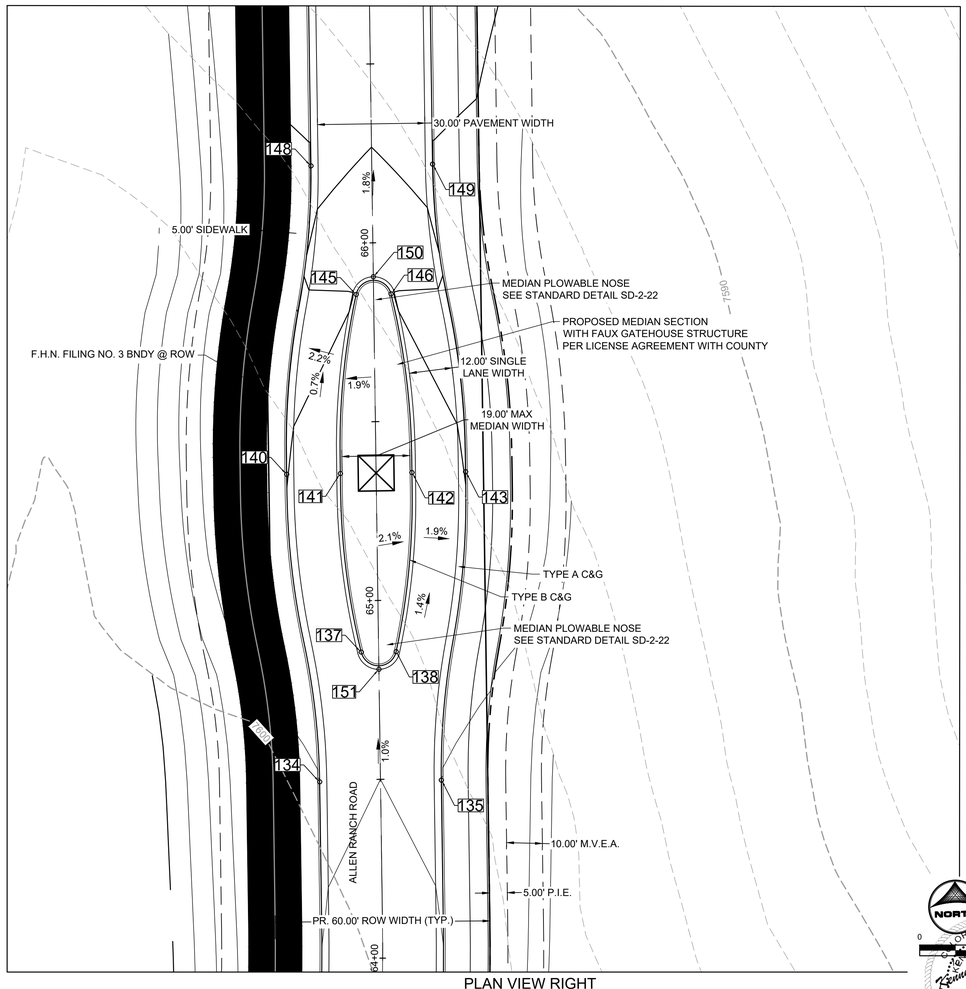
POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
75	SWALE FL	Quartz Creek Drive	STA 11+94.37	35.0' L	7406.69
76	EDGE OF SHOULDER	Quartz Creek Drive	STA 12+41.39	20.9' R	7412.03
77	TYPE B C&G	Quartz Creek Drive	STA 12+44.36	4.9' R	7412.58
78	TYPE B C&G	Quartz Creek Drive	STA 12+44.36	4.9' L	7412.58
79	EDGE OF SHOULDER	Quartz Creek Drive	STA 12+41.39	20.9' L	7412.03
80	SWALE FL	Quartz Creek Drive	STA 12+80.47	27.0' R	7412.81
81	EDGE OF SHOULDER	Quartz Creek Drive	STA 12+80.47	17.0' R	7415.31
82	EDGE OF SHOULDER	Quartz Creek Drive	STA 12+80.47	17.0' L	7415.31
83	SWALE FL	Quartz Creek Drive	STA 12+80.47	27.0' L	7412.81
84	END MODIFIED	Quartz Creek Drive	STA 13+20.47	16.0' R	7418.68
85	END MODIFIED	Quartz Creek Drive	STA 13+20.47	16.0' L	7418.68
86	TYPE B C&G	Quartz Creek Drive	STA 11+94.36	10.0' R	7410.01
152	PLOWABLE NOSE	Quartz Creek Drive	STA 12+49.23	0.0'	7413.97
153	PLOWABLE NOSE	Quartz Creek Drive	STA 11+39.49	0.0'	7407.97

POINT TABLE
QUARTZ CREEK DRIVE
MEDIAN AND MONUMENT

POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
134	BEGIN FL TRANSITION	Allen Ranch Road	STA 64+49.53	17.0' L	7591.54
135	BEGIN FL TRANSITION	Allen Ranch Road	STA 64+49.53	17.0' R	7591.54
137	TYPE B C&G	Allen Ranch Road	STA 64+85.63	4.9' L	7591.24
138	TYPE B C&G	Allen Ranch Road	STA 64+85.63	4.9' R	7591.24
140	TYPE A C&G	Allen Ranch Road	STA 65+35.64	25.0' L	7589.96
141	TYPE B C&G	Allen Ranch Road	STA 65+35.62	10.0' L	7590.45
142	TYPE B C&G	Allen Ranch Road	STA 65+35.64	10.0' R	7590.45
143	TYPE A C&G	Allen Ranch Road	STA 65+35.64	25.0' R	7589.96
145	TYPE B C&G	Allen Ranch Road	STA 65+85.62	4.9' L	7590.31
146	TYPE B C&G	Allen Ranch Road	STA 65+85.62	4.9' R	7590.31
148	END TYPE A C&G	Allen Ranch Road	STA 66+21.74	17.0' L	7589.63
149	END TYPE A C&G	Allen Ranch Road	STA 66+21.74	17.0' R	7589.63
150	PLOWABLE NOSE	Allen Ranch Road	STA 65+90.50	0.0'	7590.64
151	PLOWABLE NOSE	Allen Ranch Road	STA 64+80.75	0.0'	7591.62

POINT TABLE
ALLEN RANCH ROAD
MEDIAN AND MONUMENT





PLAN VIEW RIGHT
ALLEN RANCH ROAD MEDIAN

As-Built Document
PE Approval by: Richard D. Lyon
(Stamp Appended on this Plan Sheet)
10/06/2026 11:22:38 AM

COLORADO LICENSED
RICHARD D. LYON
53921
PROFESSIONAL ENGINEER

COLORADO LICENSED
Kenneth M. Bilden
54022
04/12/24
PROFESSIONAL ENGINEER

PCD FILE NO.: SF2326

HR GREEN Xrefs: xc-dsgn-030 202; xc-row-030 202; xgt-1-dh01-1030; xv-row-1030; xv-dsgn-1030; key_map; modified_ditch_sections

DRAWN BY: DLH JOB DATE: 10/6/2026
APPROVED: KMH JOB NUMBER: 211030
CAD DATE: 10/6/2026
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Street_PNP

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

NO.	DATE	BY	REVISION DESCRIPTION

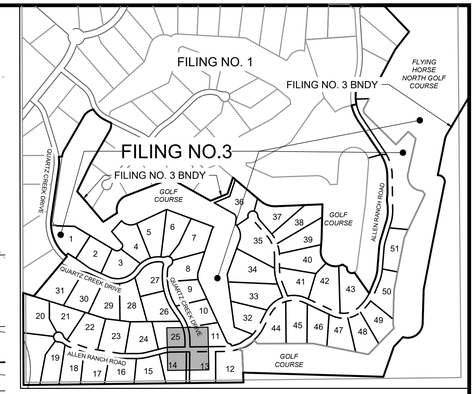
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILE
MEDIANS

SHEET ST 14

LYON, RICHIE, 10/6/2026 11:20 AM



QUARTZ CREEK DRIVE
PUB. 60' R.O.W.
RURAL LOCAL
DESIGN SPEED 30 MPH

TRAIL CROSSING #1 CULVERT
SEE SHEET 20 FOR DETAILS

CULVERT-DP12
SEE SHEET 18 FOR DETAILS

BURIED SOIL RIP-RAP

PR. 2.00' SHOULDER

PR. 28.00' PAVEMENT WIDTH (TYP.)

ALLEN RANCH ROAD
PUB. 60' R.O.W.
RURAL LOCAL
DESIGN SPEED 30 MPH

EDGE OF PAVEMENT
EDGE OF SHOULDER

PVT. 98.04 LF STM
19"X29" RCP AT 3.02%
SEE SHEET 20 FOR DETAILS

MODIFIED ROADSIDE DITCH #1
SEE SHEET 5 FOR DETAILS

PR. 30.00' DRAINAGE ESMT

0.74 C.Y. TYPE VL
RIPRAP OUTLET
PROTECTION

5.00' P.I.E.

10.00' M.V.E.A. ESMT

PR. 5.00' TRAIL OVER UTILITY ESMT
SOUTH SIDE OF ALLEN RANCH ROAD

CISTERN STAND PIPE
CONNECTION FOR FIRE
PROTECTION DISTRICT
ACCESS AND USE

PVT. 30,000 GAL. CISTERN
OWNED & MAINTAINED BY FHN HOA

PR. 80'X80' EMERGENCY ACCESS EASEMENT
FOR FIRE-TRUCK ACCESS AND TURN-AROUND
WITH SITED 30,000 GAL. FIRE CISTERN

PR. REGIONAL ACCESS TRAIL

PR FENCE ALONG TRACT C BOUNDARY

LOT 14 AREA: 2.50 AC.

LOT 13 AREA: 2.77 AC.

TRACT C
AREA: 0.35 AC.

INTERSECTION SIGHT DISTANCE TABLE				
	ROADWAY CLASSIFICATION			
LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE (FT) 1	SIGHT DISTANCE (FT) 2
S2	RURAL LOCAL	RURAL LOCAL	335	335
S4	ACCESS	RURAL LOCAL	335	335

POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
103	BEGIN FL TRANSITION	Allen Ranch Road	STA 26+07.20	27.0' R	7474.37
104	END FL TRANSITION	Allen Ranch Road	STA 27+27.88	27.0' R	7477.98
160	BEGIN MODIFIED	Allen Ranch Road	STA 26+45.75	14.0' R	7478.03
161	E.O.P.	Allen Ranch Road	STA 26+73.75	42.0' R	7480.23
162	E.O.P.	Allen Ranch Road	STA 26+73.75	90.0' R	7480.43
163	E.O.P.	Allen Ranch Road	STA 26+99.75	90.0' R	7480.53
164	E.O.P.	Allen Ranch Road	STA 26+99.75	42.0' R	7480.73
165	END MODIFIED	Allen Ranch Road	STA 27+27.75	14.0' R	7480.77

As-Built Document
PE Approval by: Richard D. Lyon
(Stamp Appended on this Plan Sheet)
10/06/2026 11:22:39 AM

COLORADO LICENSED
RICHARD D. LYON
53921
PROFESSIONAL ENGINEER

COLORADO LICENSED
KENNETH M. BOLTON
54022
04/12/24
PROFESSIONAL ENGINEER

NORTH
0 10
5

PCD FILE NO.: SF2326

DRAWN BY:	AXB	JOB DATE:	10/6/2026
APPROVED:	KMH	JOB NUMBER:	211030
CAD DATE:	10/6/2026		
CAD FILE:	J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Street_PNP		

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

NO.	DATE	BY	REVISION DESCRIPTION
1	10/1/2025	RDL	AS-BUILT 10/6/2026 (PROFILE & SOIL RIP-RAP)

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILE
FIRE-TRUCK TURN-AROUND

SHEET ST 15

HR GREEN Xrefs: xc-dsgn-030 202; xc-cow-030 202; xgt-1-dh01-1030; xv-row-1030; xv-dsgn-1030; key_map; modified_ditch_sections

LYON, RICHIE, 10/6/2026 11:20 AM

As-Built Document
PE Approval by: Richard D Lyon
(Stamp Appended on this Plan Sheet)
10/06/2026 11:22:40 AM

COLORADO LICENSED
RICHARD D. LYON
53921
PROFESSIONAL ENGINEER

SHORTWALL DR.
LONGWALL DR.
GOLD RUN CT.
QUARTZ CREEK DR.
QUARTZ CREEK DRIVE
ALLEN RANCH ROAD
BOURBON COURT

FLYING HORSE NORTH FILING NO.1

EXISTING GOLF COURSE
EXISTING FIL. NO. 1 POND 8
UNDEVELOPED AREA

EX ASPHALT PAVED ROADWAY
ALLEN RANCH RD (60' R.O.W. RURAL LOCAL ROADWAY)
BEGINNING OF ROADWAY IMPROVEMENTS
PR. CROSSING STRIPING 2'x10' STRIPES W/ 3.0' GAP
SIGHT DISTANCE TO GOLF CART CROSSING = 521'
SIGHT DISTANCE TO GOLF CART CROSSING = 458'
PROPOSED DETENTION POND A
LIGHT POLE LOCATION WITHIN LOCAL URBAN ROADWAY, SEE NOTES
RAISED MEDIAN WITH ORNAMENTAL LANDSCAPING AND FAUX GATE STRUCTURE PER LICENSE AGREEMENT WITH COUNTY
(60' PUBLIC R.O.W LOCAL RURAL) POSTED SPEED: 30 MPH
(60' PUBLIC R.O.W MODIFIED LOCAL URBAN) POSTED SPEED: 25MPH
LIGHT POLE LOCATION WITHIN LOCAL RURAL ROADWAY, SEE NOTES
SIGHT DISTANCE TO GOLF CART CROSSING = 340'
RAISED MEDIAN WITH ORNAMENTAL LANDSCAPING AND FAUX GATE STRUCTURE PER LICENSE AGREEMENT WITH COUNTY
EX. CART PATH TO BE RECONSTRUCTED
PR. CROSSING STRIPING - 2'x10' STRIPES W/ 2.7' GAP
SIGHT DISTANCE TO GOLF CART CROSSING = 1009'
PROPOSED DETENTION POND B

LOT 36 AREA: 2.94/AC (15093)
LOT 37 AREA: 2.72 AC (15043)
LOT 38 AREA: 2.87 AC (14983)
LOT 39 AREA: 2.80 AC (14923)
LOT 40 AREA: 3.11 AC (14863)
LOT 41 AREA: 2.63 AC (14730) - SOUTH (14803) - WEST
LOT 42 AREA: 3.68 AC (14790)
LOT 43 AREA: 3.28 AC (14970)
LOT 51 AREA: 2.50 AC (15091)
LOT 50 AREA: 2.56 (15031)
LOT 49 AREA: 2.51 AC (14971)
LOT 48 AREA: 2.54 AC (14911)
LOT 47 AREA: 2.55 AC (14851)
LOT 46 AREA: 2.53 AC (14791)
LOT 45 AREA: 3.05 AC (14731)
LOT 44 AREA: 2.78 AC (14671)
LOT 35 AREA: 3.74 AC (15044)
LOT 34 AREA: 3.89 AC (14864)
LOT 33 AREA: 3.74 AC (14670) - SOUTH (14804O) - EAST
LOT 32 AREA: 2.54 AC (14610)
TRACT D AREA: 0.52 AC (14578)
LOT 12 AREA: 2.93 (14611)
LOT 13 AREA: 2.77 AC (14551)
TRACT C AREA: #### AC
LOT 14 AREA: 2.50 AC (14491)
LOT 15 AREA: 2.50 AC (14431)
LOT 16 AREA: 2.50 AC (14371)
LOT 17 AREA: 2.50 AC (14311)
LOT 18 AREA: 2.50 AC (14251)
LOT 19 AREA: 2.50 AC (14191)
LOT 20 AREA: 3.55 AC (14130)
LOT 21 AREA: 2.65 AC (14190)
LOT 22 AREA: 3.01 AC (14250)
LOT 23 AREA: 2.87 AC (14310)
LOT 24 AREA: 2.90 AC (14430)
LOT 25 AREA: 2.56 AC (14490)
LOT 26 AREA: 2.67 (14532)
LOT 28 AREA: 2.96 AC (14832)
LOT 29 AREA: 3.00 (14882)
LOT 30 AREA: 3.09 (14932)
LOT 31 AREA: 3.57 (14982)
LOT 27 AREA: 2.51 AC (14782)
LOT 4 AREA: 3.01 (14781)
LOT 5 AREA: 2.90 AC (14731)
LOT 6 AREA: 2.75 AC (14681)
LOT 7 AREA: 3.23 AC (14631)
LOT 8 AREA: 2.52 AC (14581)
LOT 9 AREA: 2.51 AC (14531)
LOT 10 AREA: 2.51 AC (14481)
LOT 11 AREA: 2.58 AC (14550)
LOT 8 AREA: 2.75 AC (14681)
LOT 2 AREA: 2.57 (14931)
LOT 3 AREA: 2.51 (14831)
FILING 3 LOT 1 AREA: 2.77 AC (14981)
TRACT B AREA: 3.90 AC

FLYING HORSE NORTH FILING NO. 2 REC. NO. 222715009 TO BE REPLATTED W/IN FILING 3

SIGNAGE LEGEND:

1 — STOP — R-1 — SINGLE LANE 30"X30"
2 — NO OUTLET ROAD END — K2-0540 — 24"x24"
3A — SPEED LIMIT 25 — R2-1 — 24"x30"
3B — SPEED LIMIT 30 — R2-1 — 24"x30"
4 — ROAD NAME — GREEN
5 — ROAD NAME / NO OUTLET — GREEN W/ "NO OUTLET" PATCH
6A — W11-11 — 24"x24"
6B — W16-7P — 21"x15"
7 — FIRE LANE — R8-3 — 18"x24"
8A — NO PARKING FIRE LANE — R7-32(R) — 18"x24"
8B — NO PARKING FIRE LANE — R7-32(L) — 18"x24"
9 — TYPE III BARRICADE (TEMPORARY)
10A — R4-7 — 18"x24"
10B — OM3-L — 18"x24"
11 — NO PUBLIC ACCESS FORD MAINTENANCE PATH — GREEN SIGN W/ WHITE LETTERING — 24"x24"

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.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.

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 MATERIALLY DAMAGE THE PAVEMENT. THE 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. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW).
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 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 STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" 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 NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE FHWA STANDARD HIGHWAY SIGNS: 2004 EDITION WITH 2012 SUPPLEMENT. SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.125" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG. CROSSWALKS SHALL BE INLAID IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
12. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
13. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 18 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
14. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614-1 OR MUTCD FIGURE 2A-2.
15. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW - INSPECTIONS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
16. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DPW PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

Accepted for File
By: Daniel Torres, P.E.
Engineering Manager
Date: 09/17/2026 5:49:29 PM
El Paso County Department of Public Works
Development Services

NORTH
0 200
100

COLORADO LICENSED
KENNETH M. BRINK
54022
04/12/24
PROFESSIONAL ENGINEER

PCD FILE NO.: SF2326

DRAWN BY: AXB	JOB DATE: 8/28/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
APPROVED: KMH	JOB NUMBER: 211030	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD DATE: 10/6/2026		
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Striping and Signage		

NO.	DATE	BY	REVISION DESCRIPTION
1	09/02/26	CMD	CART CROSSING SIGNAGE & STRIPING REVISION

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

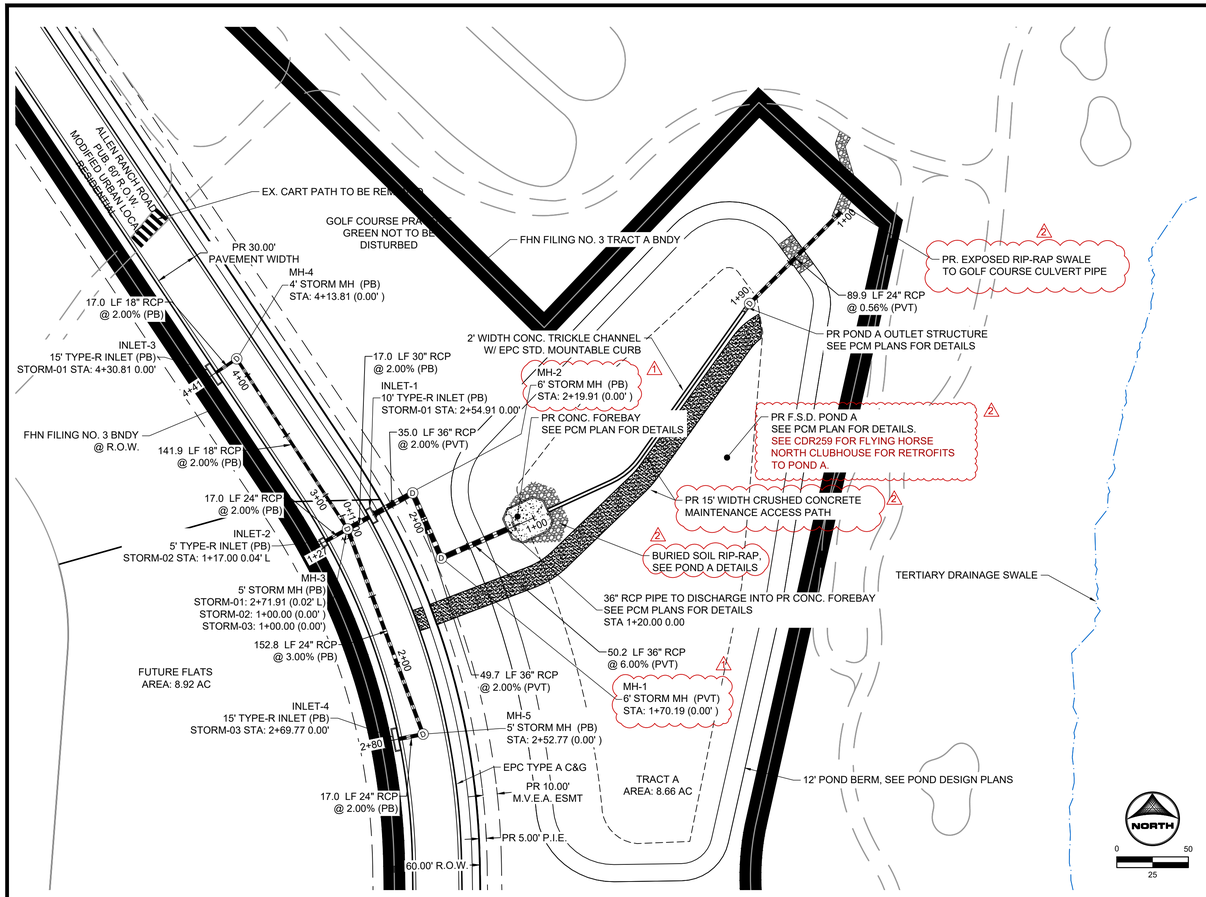
FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

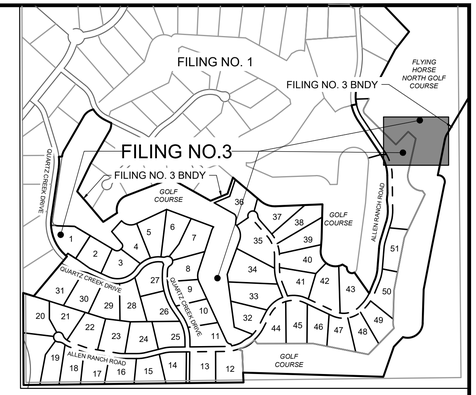
CONSTRUCTION DOCUMENTS
STRIPING & SIGNAGE

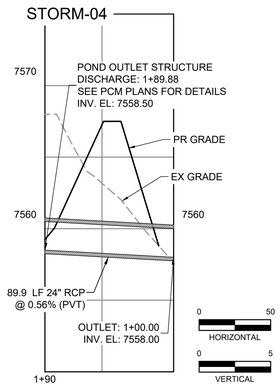
SHEET ST 16

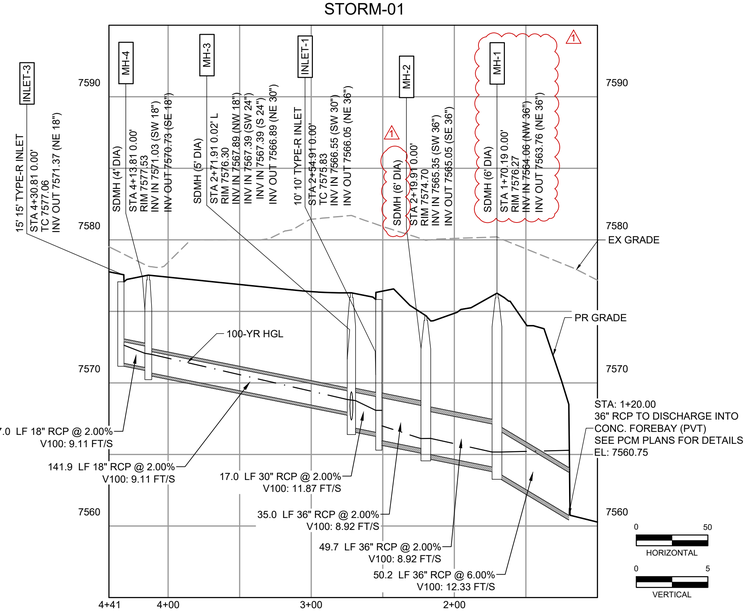
HR GREEN Xrefs: xc-row-030.202; xc-dsgn-030.202; xgl-t-dt01-1030; xv-dsgn-1030; xv-row-1030; xv-utils-1030; EPC_Signing&Striping_Notes; signage_legend

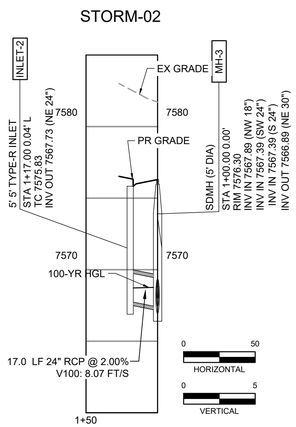
LYON, RICHIE, 10/6/2026 2:50 PM

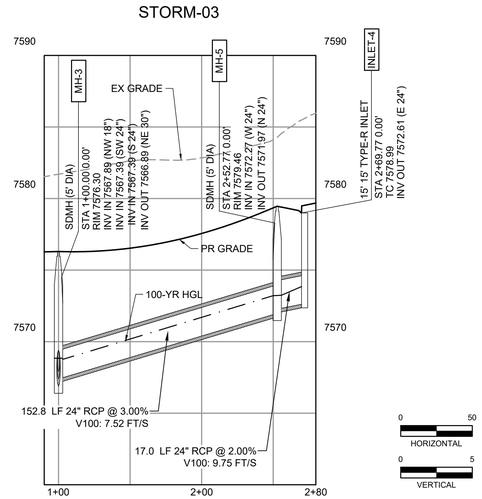












As-Built Document
PE Approval by: Richard D. Lyon
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10/06/2026 2:52:01 PM

COLORADO LICENSED
RICHARD D. LYON
53921
PROFESSIONAL ENGINEER

COLORADO LICENSED
KENNETH M. RITCHIE
54022
04/12/24
PROFESSIONAL ENGINEER

PCD FILE NO.: SF2326

DRAWN BY: DLH	JOB DATE: CONSTRUCTION DOCUMENTS	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: KMH	JOB NUMBER: 211030	0 1"	
CAD DATE: 10/6/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
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NO.	DATE	BY	REVISION DESCRIPTION
1	05/20/24	RDL	STORM MH SIZES AND LABELS
2	10/06/26	RDL	AS-BUILTS OCT. 6, 2026

HRGreen

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

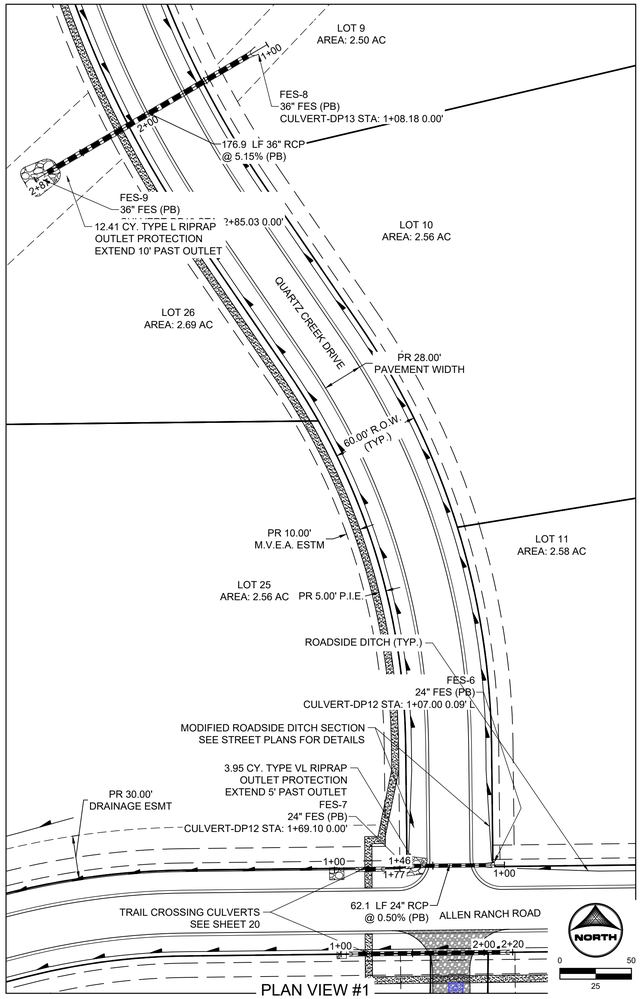
FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

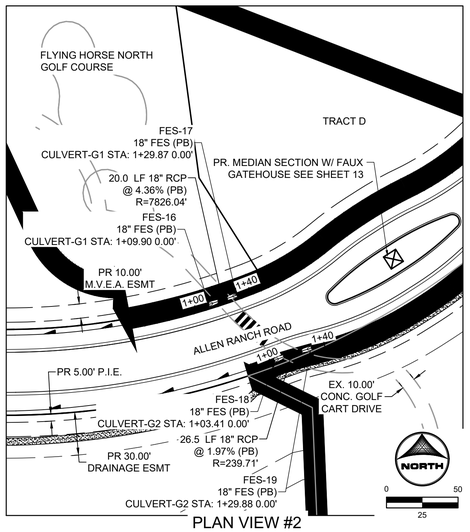
STORM SEWER PLAN & PROFILES
ALLEN RANCH ROAD & TRACT A

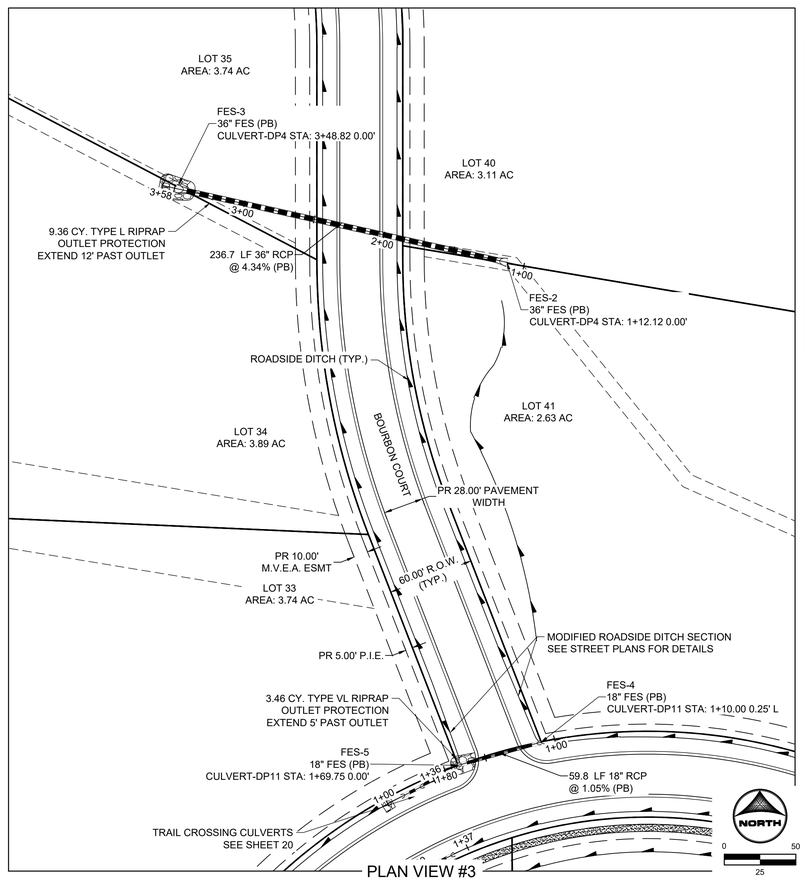
SHEET STM 17

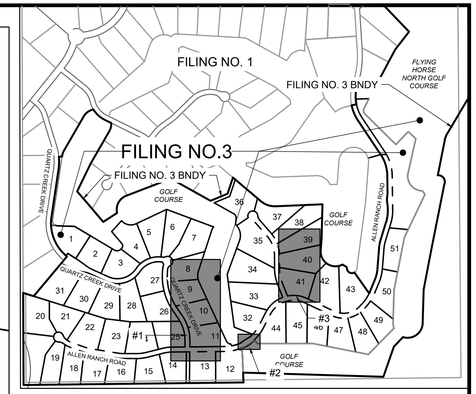
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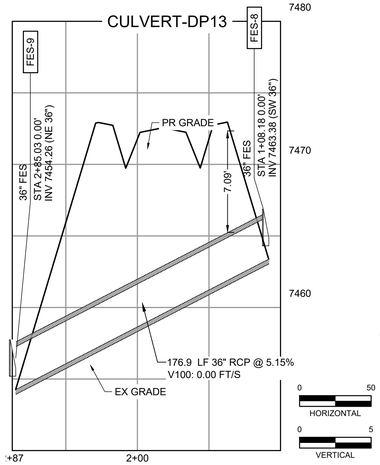
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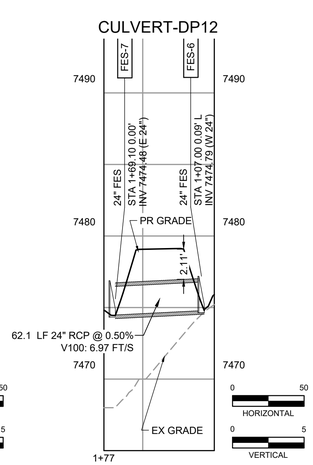


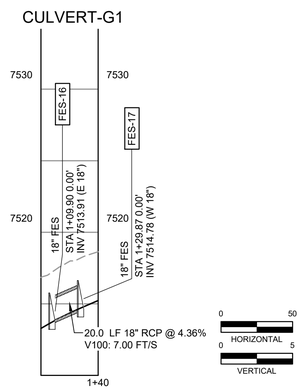


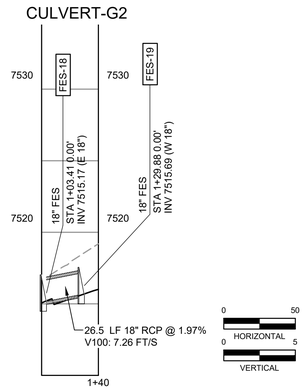


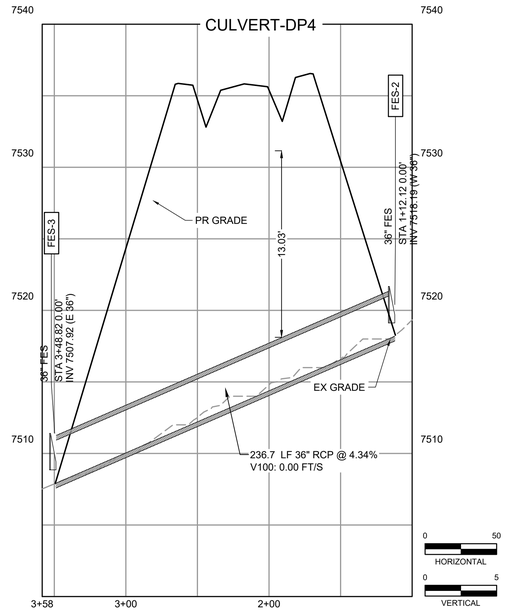


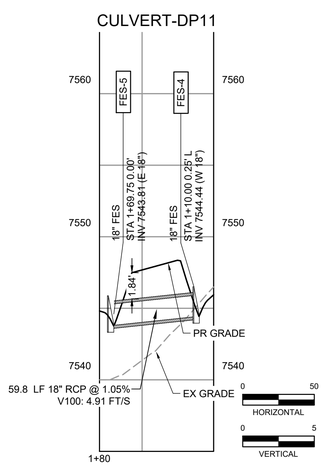












COLORADO LICENSED
RICHARD D. LYON
53921
REGISTERED
PROFESSIONAL ENGINEER

COLORADO LICENSED
KENNETH M. KAHN
54022
04/12/24
PROFESSIONAL ENGINEER

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PCD FILE NO.: SF2326

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APPROVED:	KMH	JOB NUMBER:	211030
CAD DATE:	10/6/2026		
CAD FILE:	J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Storm_PNP		

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

NO.	DATE	BY	REVISION DESCRIPTION

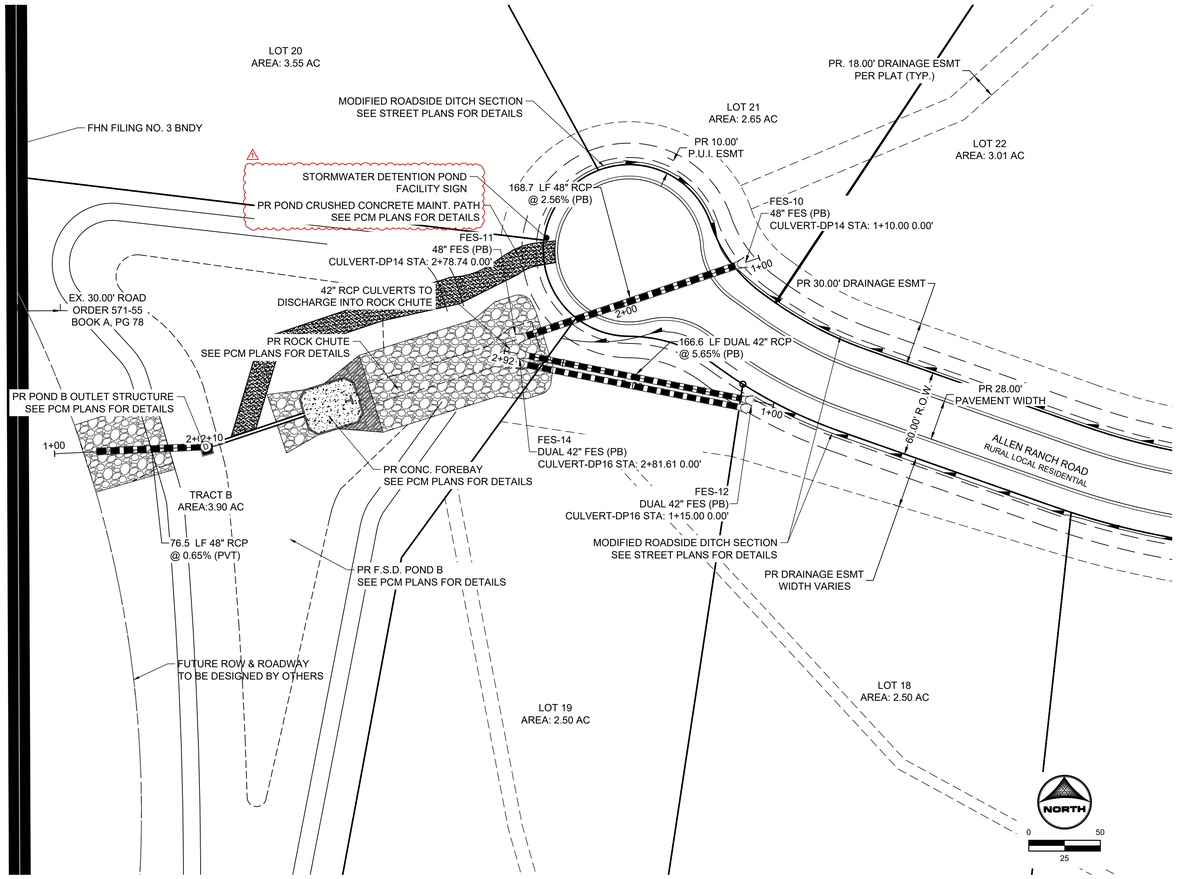
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

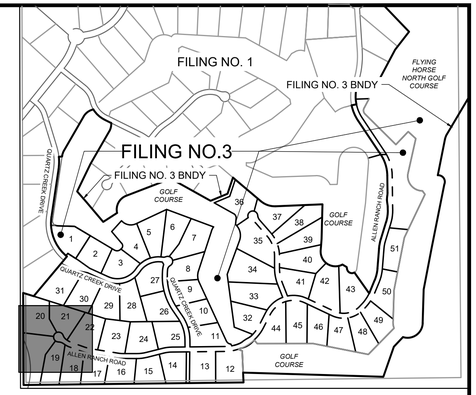
FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

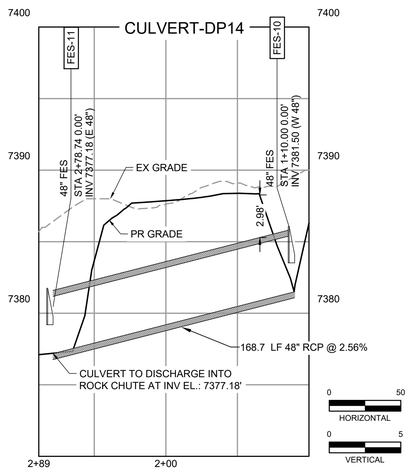
STORM SEWER PLAN & PROFILES
CULVERTS PIPES

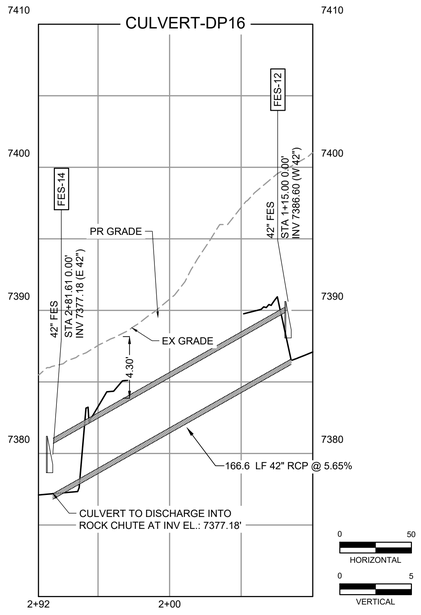
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STM
18

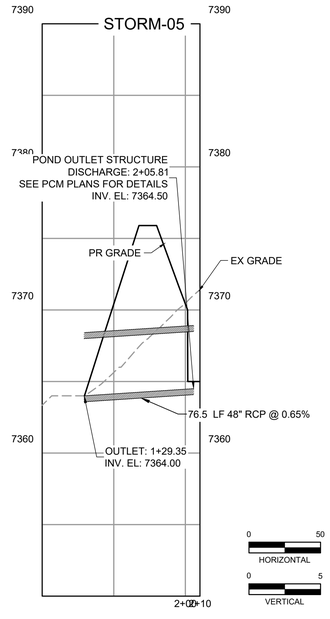
LYON, RICHIE, 10/6/2026 2:50 PM











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COLORADO LICENSED
RICHARD D. LYON
53921
PROFESSIONAL ENGINEER

COLORADO LICENSED
KENNETH M. RICHTER
54022
04/12/24
PROFESSIONAL ENGINEER

PCD FILE NO.: SF2326

DRAWN BY:	DLH
APPROVED:	KMH
CAD DATE:	10/6/2026
CAD FILE:	J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Storm_PNP
JOB DATE:	CONSTRUCTION DOCUMENTS
JOB NUMBER:	211030

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NO.	DATE	BY	REVISION DESCRIPTION
1	10/06/26	RDL	AS-BUILTS OCT. 6, 2026

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

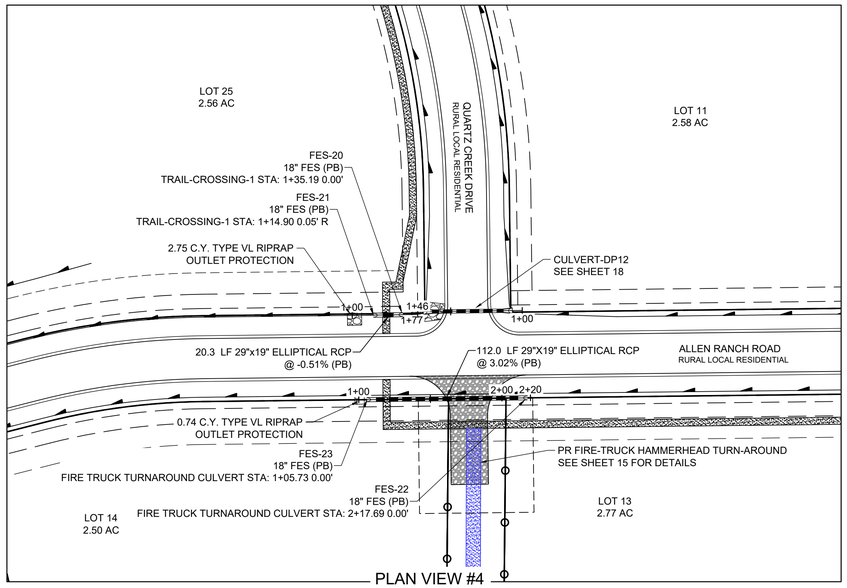
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PRI #2, LLC.
EL PASO COUNTY, CO

STORM SEWER PLAN & PROFILES
ALLEN RANCH ROAD & TRACT B

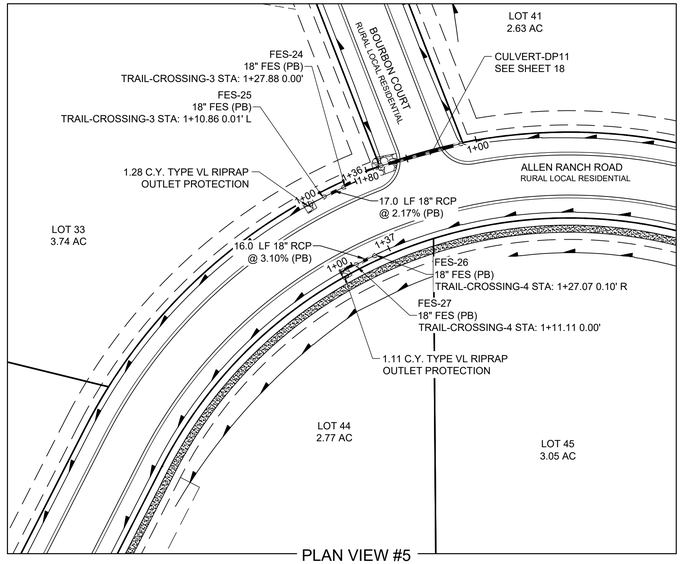
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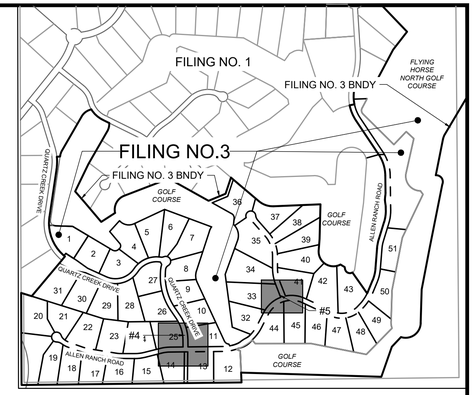
LYON, RICHIE, 10/6/2026 2:51 PM



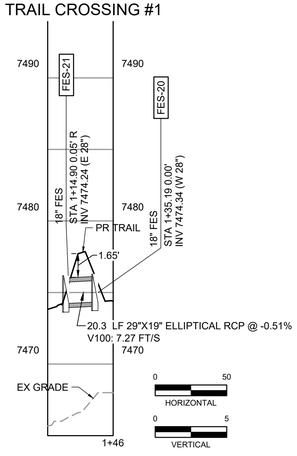
PLAN VIEW #4



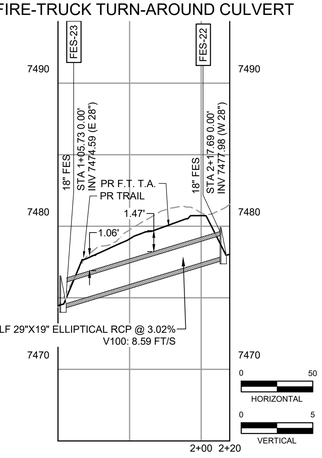
PLAN VIEW #5



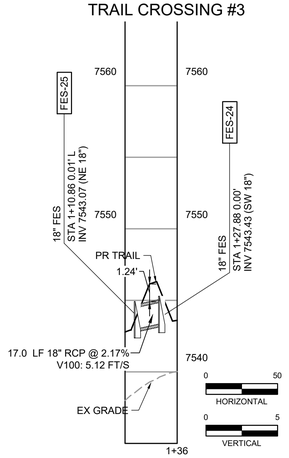
TRAIL CROSSING #1



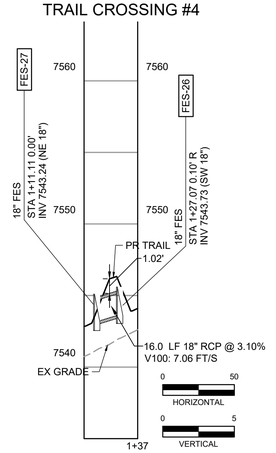
FIRE-TRUCK TURN-AROUND CULVERT



TRAIL CROSSING #3



TRAIL CROSSING #4



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COLORADO LICENSED
RICHARD D. LYON
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PROFESSIONAL ENGINEER

COLORADO LICENSED
KENNETH M. BLAKE
54022
04/12/24
PROFESSIONAL ENGINEER

PCD FILE NO.: SF2326

DRAWN BY:	DLH	JOB DATE:	CONSTRUCTION DOCUMENTS
APPROVED:	KMH	JOB NUMBER:	211030
CAD DATE:	10/6/2026		
CAD FILE:	J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Storm_PNP		

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NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

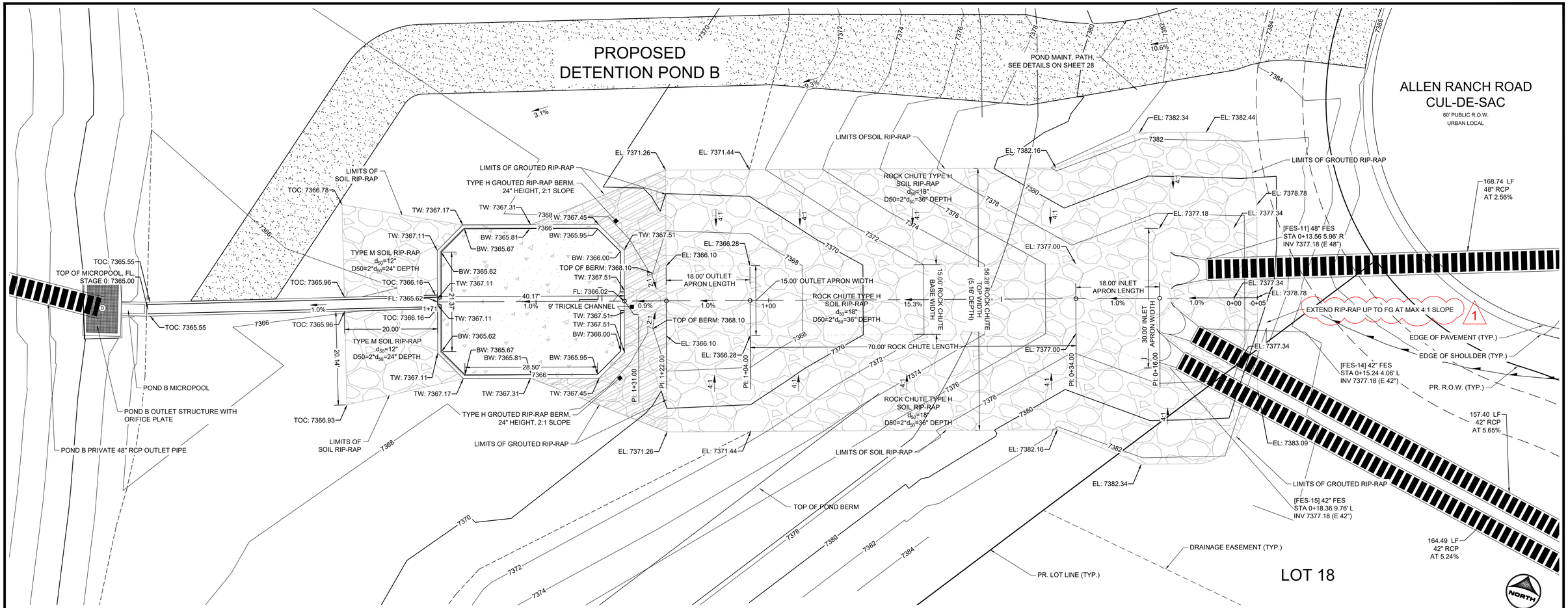
FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

STORM SEWER PLAN & PROFILES
TRAIL CROSSING & F.T. T.A.

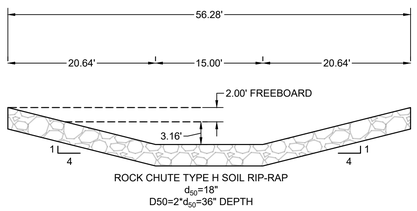
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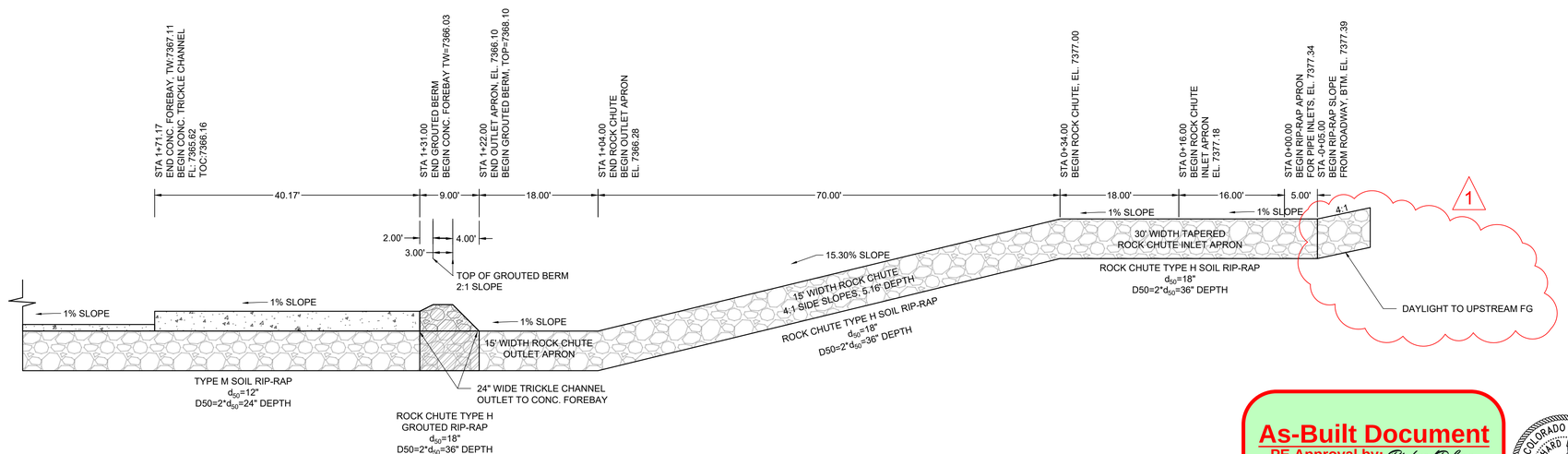
LYON, RICHIE, 10/6/2026 2:22 PM



15' WIDTH ROCK CHUTE PLAN
(SCALE: 1"=10')



15' WIDTH ROCK CHUTE SECTION
(SCALE: 1"=10')



15' WIDTH ROCK CHUTE PROFILE
(SCALE: 1"=10')

As-Built Document
PE Approval by: Richard D. Lyon
(Stamp Appended on this Plan Sheet)
10/06/2026 2:28:06 PM

COLORADO LICENSED RICHARD D. LYON 53921 PROFESSIONAL ENGINEER

COLORADO LICENSED KENNETH M. BLAKE JOHN 54022 04/12/24 PROFESSIONAL ENGINEER

PCD FILE NO.: SF2326

DRAWN BY:	AXB	JOB DATE:	11/16/2023
APPROVED:	KMH	JOB NUMBER:	211030
CAD DATE:	10/6/2026		
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BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
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NO.	DATE	BY	REVISION DESCRIPTION
1	08/06/24	RDL	FOREBAY REVISION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

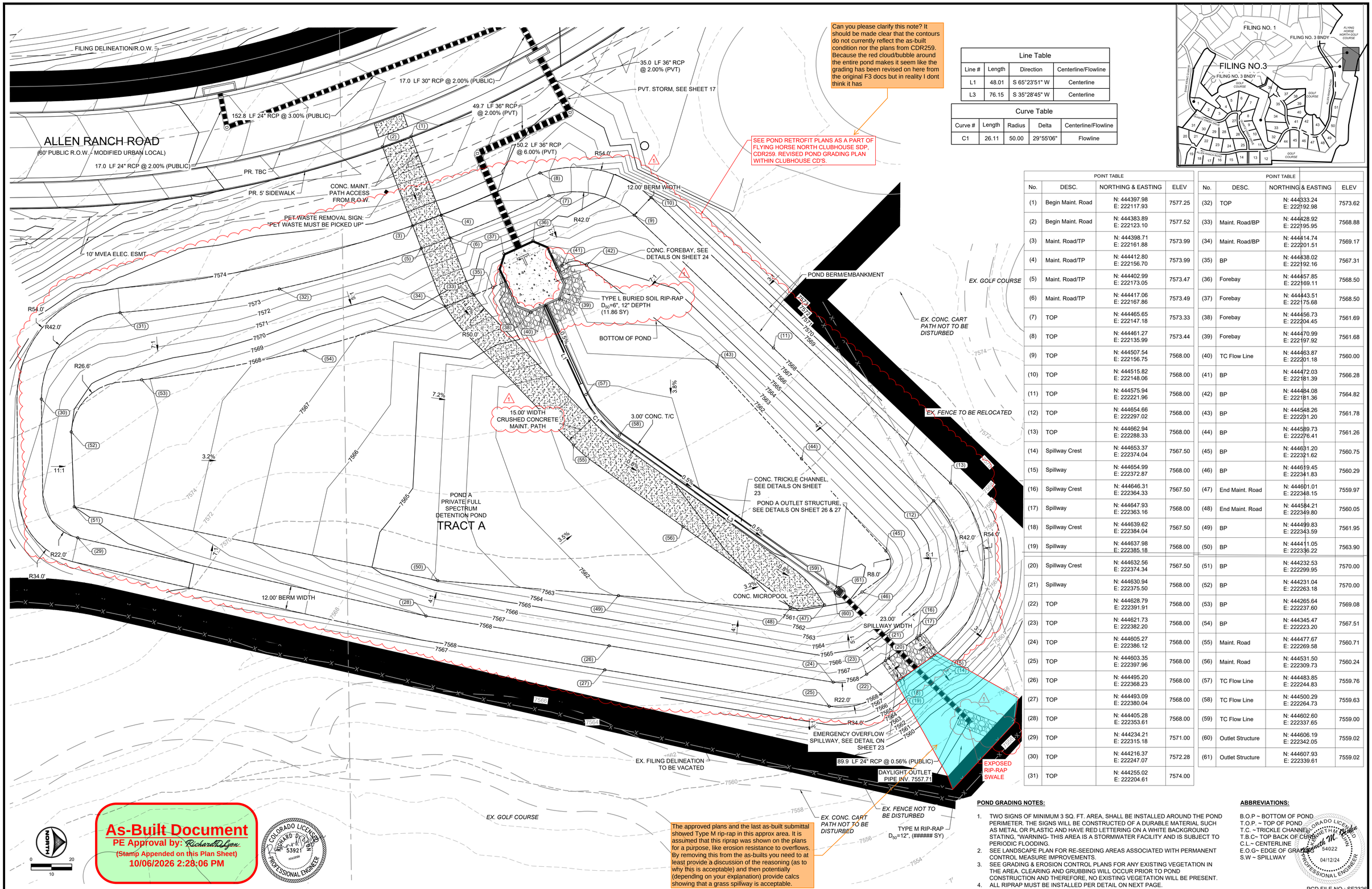
CONSTRUCTION DOCUMENTS
ROCK CHUTE PLAN AND PROFILE

SHEET STM 21

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LYON, RICHIE, 10/6/2026 2:22 PM

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COLORADO LICENSED
RICHARD D. LYON
53921
PROFESSIONAL ENGINEER

Line Table			
Line #	Length	Direction	Centerline/Flowline
L1	48.01	S 65°23'51" W	Centerline
L3	76.15	S 35°28'45" W	Centerline

Curve Table				
Curve #	Length	Radius	Delta	Centerline/Flowline
C1	26.11	50.00	29°55'06"	Flowline

POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV
(1)	Begin Maint. Road	N: 444397.98 E: 222117.93	7577.25
(2)	Begin Maint. Road	N: 444383.89 E: 222123.10	7577.52
(3)	Maint. Road/TP	N: 444398.71 E: 222161.88	7573.99
(4)	Maint. Road/TP	N: 444412.80 E: 222156.70	7573.99
(5)	Maint. Road/TP	N: 444402.99 E: 222173.05	7573.47
(6)	Maint. Road/TP	N: 444417.06 E: 222167.86	7573.49
(7)	TOP	N: 444465.65 E: 222147.18	7573.33
(8)	TOP	N: 444461.27 E: 222135.99	7573.44
(9)	TOP	N: 444507.54 E: 222156.75	7568.00
(10)	TOP	N: 444515.82 E: 222148.06	7568.00
(11)	TOP	N: 444575.94 E: 222221.96	7568.00
(12)	TOP	N: 444654.66 E: 222297.02	7568.00
(13)	TOP	N: 444662.94 E: 222288.33	7568.00
(14)	Spillway Crest	N: 444653.37 E: 222374.04	7567.50
(15)	Spillway	N: 444654.99 E: 222372.87	7568.00
(16)	Spillway Crest	N: 444646.31 E: 222364.33	7567.50
(17)	Spillway	N: 444647.93 E: 222363.16	7568.00
(18)	Spillway Crest	N: 444639.62 E: 222384.04	7567.50
(19)	Spillway	N: 444637.98 E: 222385.18	7568.00
(20)	Spillway Crest	N: 444632.56 E: 222374.34	7567.50
(21)	Spillway	N: 444630.94 E: 222375.50	7568.00
(22)	TOP	N: 444628.79 E: 222391.91	7568.00
(23)	TOP	N: 444621.73 E: 222382.20	7568.00
(24)	TOP	N: 444605.27 E: 222386.12	7568.00
(25)	TOP	N: 444603.35 E: 222397.96	7568.00
(26)	TOP	N: 444495.20 E: 222368.23	7568.00
(27)	TOP	N: 444493.09 E: 222380.04	7568.00
(28)	TOP	N: 444405.28 E: 222353.61	7568.00
(29)	TOP	N: 444234.21 E: 222315.18	7571.00
(30)	TOP	N: 444216.37 E: 222247.07	7572.28
(31)	TOP	N: 444255.02 E: 222204.61	7574.00

POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV
(32)	TOP	N: 444333.24 E: 222192.98	7573.62
(33)	Maint. Road/BP	N: 444428.92 E: 222195.95	7568.88
(34)	Maint. Road/BP	N: 444414.74 E: 222201.51	7569.17
(35)	BP	N: 444438.02 E: 222192.16	7567.31
(36)	Forebay	N: 444457.85 E: 222169.11	7568.50
(37)	Forebay	N: 444443.51 E: 222175.68	7568.50
(38)	Forebay	N: 444456.73 E: 222204.45	7561.69
(39)	Forebay	N: 444470.99 E: 222197.92	7561.68
(40)	TC Flow Line	N: 444463.87 E: 222201.18	7560.00
(41)	BP	N: 444472.03 E: 222181.39	7566.28
(42)	BP	N: 444484.08 E: 222181.36	7564.82
(43)	BP	N: 444548.26 E: 222231.20	7561.78
(44)	BP	N: 444589.73 E: 222276.41	7561.26
(45)	BP	N: 444631.20 E: 222321.62	7560.75
(46)	BP	N: 444619.45 E: 222341.83	7560.29
(47)	End Maint. Road	N: 444601.01 E: 222348.15	7559.97
(48)	End Maint. Road	N: 444584.21 E: 222349.80	7560.05
(49)	BP	N: 444499.83 E: 222343.59	7561.95
(50)	BP	N: 444411.05 E: 222336.22	7563.90
(51)	BP	N: 444232.53 E: 222299.95	7570.00
(52)	BP	N: 444231.04 E: 222263.18	7570.00
(53)	BP	N: 444265.64 E: 222237.60	7569.08
(54)	BP	N: 444345.47 E: 222223.20	7567.51
(55)	Maint. Road	N: 444477.67 E: 222269.58	7560.71
(56)	Maint. Road	N: 444531.50 E: 222309.73	7560.24
(57)	TC Flow Line	N: 444483.85 E: 222244.83	7559.76
(58)	TC Flow Line	N: 444500.29 E: 222264.73	7559.63
(59)	TC Flow Line	N: 444602.60 E: 222337.65	7559.00
(60)	Outlet Structure	N: 444606.19 E: 222342.05	7559.02
(61)	Outlet Structure	N: 444607.93 E: 222339.61	7559.02

POND GRADING NOTES:

1. TWO SIGNS OF MINIMUM 3 SQ. FT. AREA, SHALL BE INSTALLED AROUND THE POND PERIMETER. THE SIGNS WILL BE CONSTRUCTED OF A DURABLE MATERIAL SUCH AS METAL OR PLASTIC AND HAVE RED LETTERING ON A WHITE BACKGROUND STATING, "WARNING- THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING."
2. SEE LANDSCAPE PLAN FOR RE-SEEDING AREAS ASSOCIATED WITH PERMANENT CONTROL MEASURE IMPROVEMENTS.
3. SEE GRADING & EROSION CONTROL PLANS FOR ANY EXISTING VEGETATION IN THE AREA. CLEARING AND GRUBBING WILL OCCUR PRIOR TO POND CONSTRUCTION AND THEREFORE, NO EXISTING VEGETATION WILL BE PRESENT.
4. ALL RIPRAP MUST BE INSTALLED PER DETAIL ON NEXT PAGE.

ABBREVIATIONS:

B.O.P ~ BOTTOM OF POND
T.O.P. ~ TOP OF POND
T.C. ~TRICKLE CHANNEL
T.B.C~ TOP BACK OF CURB
C.L ~ CENTERLINE
E.O.G~ EDGE OF GRAVEL
S.W ~ SPILLWAY

COLORADO LICENSED
KENNETH M. BLEDSOE
54022
PROFESSIONAL ENGINEER
04/12/24

PCD FILE NO.: SF2326

DRAWN BY:	DLH	JOB DATE:	10/6/26
APPROVED:	RDL	JOB NUMBER:	211030
CAD DATE:	10/6/2026		
CAD FILE:	J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Pond_A_Grading		

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
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NO.	DATE	BY	REVISION DESCRIPTION
1	10/6/2026	RDL	AS-BUILTS OCT. 6, 2026

HRGreen
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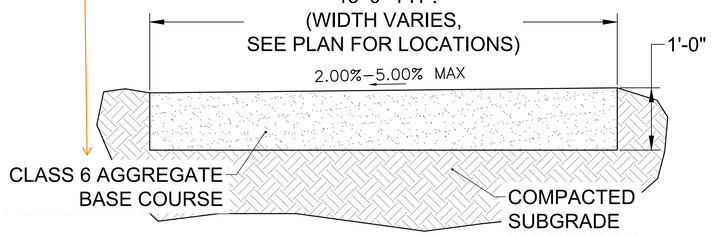
FLYING HORSE NORTH FILING 3
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EL PASO COUNTY, CO

DRAINAGE DETAILS
POND A GRADING PLAN

SHEET PND 22

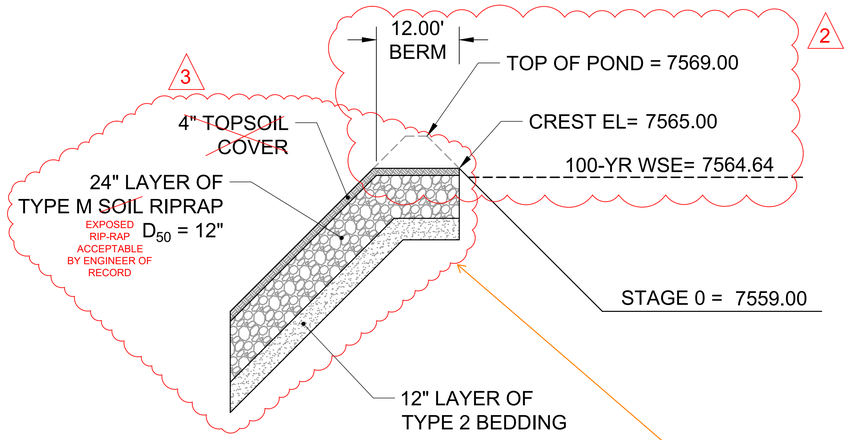
LYON, RICHIE, 10/6/2026 2:22 PM

Class 6 base course or crushed concrete? You made the crushed concrete redline for Pond B on page 29 below.



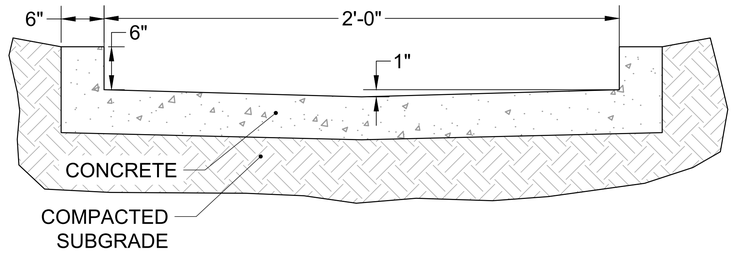
TYPICAL SECTION – MAINTENANCE ROAD

SCALE: NTS



PROFILE VIEW – EMERGENCY OVERFLOW SPILLWAY

SCALE: NTS



TYPICAL DETAIL – 2.0' TRICKLE CHANNEL

SCALE: NTS

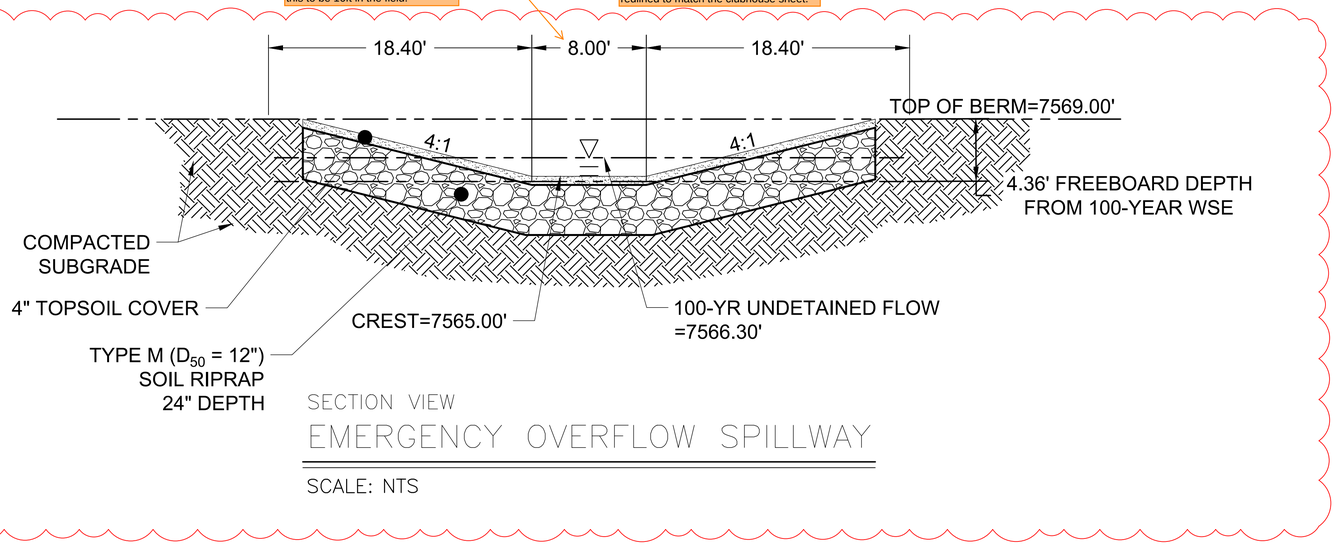
This redlined detail, the original clubhouse detail, and the original clubhouse calcs all show this as 8ft. But the as-built calcs that you submitted with the pond cert letter for this pond show this dim as 16ft. Revise to remove discrepancy.

Per SW punchlist item provided with the last review, we measured this to be 16ft in the field.

Why have that sheet when you already redlined everything accordingly on these Filing 3 sheets? Having the clubhouse sheets would only make sense if you were crossing out these details (like you did with the forebay notch detail on the next sheet) and referring to the attached clubhouse sheets for the redlines. But the details on this sheet have been redlined to match the clubhouse sheet.

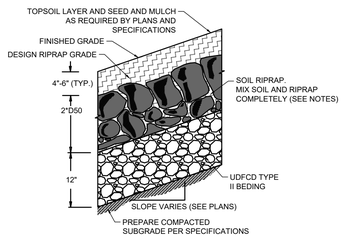
TRICKLE CHANNEL DESIGN NOTE:
MAXIMUM DEPTH OF FLOW: 6"
DEPTH OF FLOW DURING PEAK INFLOW: 2.4"

SEE INSERTED SHEET FROM CDR259 FLYING HORSE NORTH CLUBHOUSE CONSTRUCTION DRAWINGS FOR REVISED EMERGENCY OVERFLOW SPILLWAY.



SECTION VIEW EMERGENCY OVERFLOW SPILLWAY

SCALE: NTS



SOIL RIPRAP EMBANKMENT PROTECTION WITH BEDDING TYP. SECTION

N.T.S

RIPRAP NOTES.

1. SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
2. MIX UNIFORMLY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
3. PLACE STONE–SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE.
4. CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.
5. ROCK SHALL BE HARD, DURABLE, ANGULAR IN SHAPE, AND FREE FROM CRACKS, OVERBURDEN, SHALE, AND ORGANIC MATTER.
6. NEITHER BREADTH NOR THICKNESS OF A SINGLE STONE SHOULD BE LESS THAN ONE–THIRD ITS LENGTH, AND ROUNDED STONE SHOULD BE AVOIDED.
7. THE ROCK SHOULD SUSTAIN A LOSS OF NOT MORE THAN 40% AFTER 500 REVOLUTIONS IN AN ABRASION TEST (LOS ANGELES MACHINEASTM C–535–69) AND SHOULD SUSTAIN A LOSS OF NOT MORE THAN 10% AFTER 12 CYCLES OF FREEZING AND THAWING (AASHTO TEST 103 FOR LEDGE ROCK PROCEDURE A).
8. ROCK HAVING A MINIMUM SPECIFIC GRAVITY OF 2.65 IS PREFERRED; HOWEVER, IN NO CASE SHOULD ROCK HAVE A SPECIFIC GRAVITY LESS THAN 2.50.

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 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

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

As-Built Document
PE Approval by: Richard D. Lyon
(Stamp Appended on this Plan Sheet)
10/06/2026 2:28:06 PM

COLORADO LICENSED RICHARD D. LYON 53921 PROFESSIONAL ENGINEER

COLORADO LICENSED KENNETH M. RITCHIE 54022 04/12/24 PROFESSIONAL ENGINEER

PCD FILE NO.: SF2326

DRAWN BY: DLH | JOB DATE: 10/6/26
APPROVED: RDL | JOB NUMBER: 211030
CAD DATE: 10/6/2026
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Pond_A_Grading

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NO.	DATE	BY	REVISION DESCRIPTION
1	08/06/24	RDL	SPILLWAY REVISIONS FOR DWR
2	05/28/25	CMD	SPILLWAY & WSEL MODIFICATIONS FOR CLUBHOUSE DEVELOPMENT RETROFIT
3	10/06/26	RDL	AS-BUILTS OCT. 6, 2026

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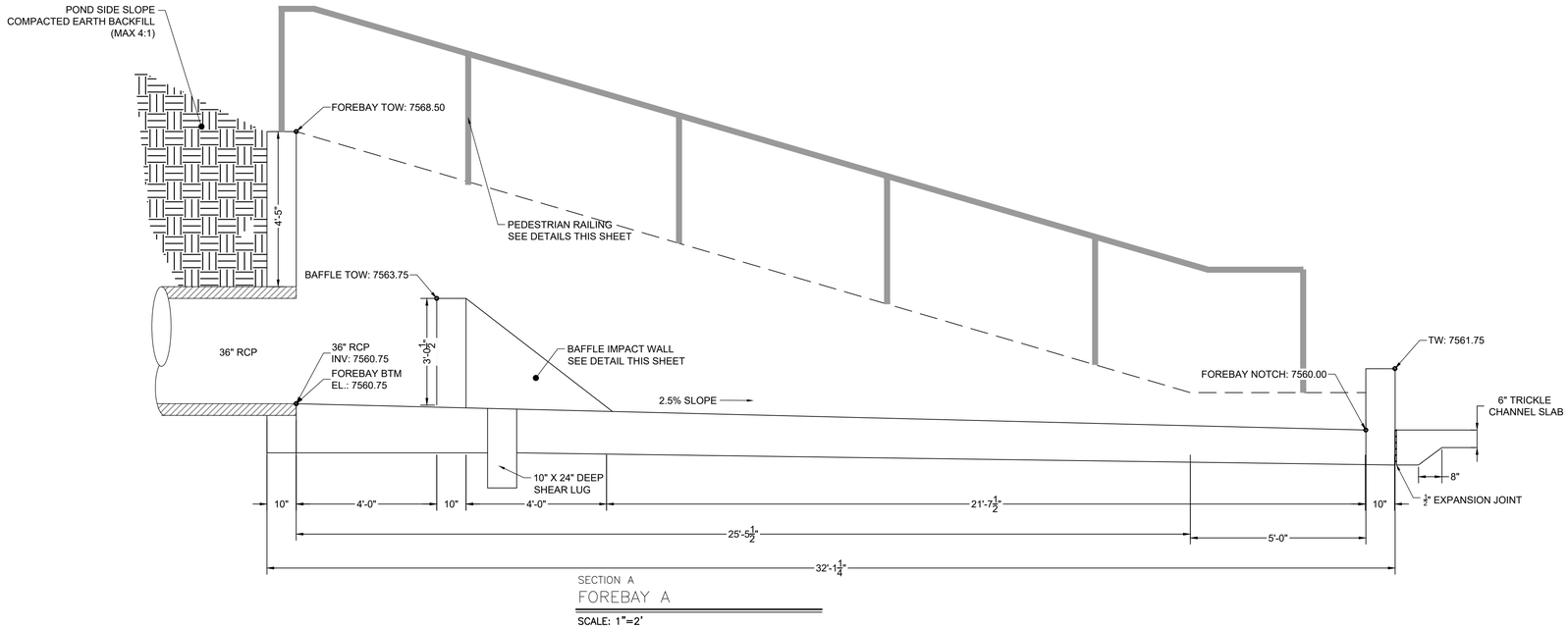
FLYING HORSE NORTH FILING 3
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EL PASO COUNTY, CO

DRAINAGE DETAILS
POND A DETAILS

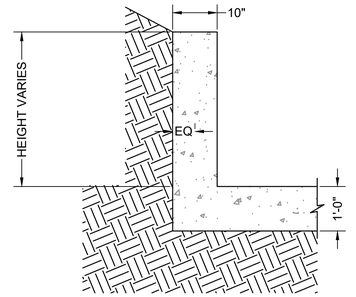
SHEET PND 23

HR GREEN Xrefs: xc-dsgn-030.202; xc-row-030.202; xv-dsgn-1030; xv-row-1030; xv-utli-1030; xgr1-dh01-1030; key_map; Maintenance_Road; Riprap_Detail; Spillway_Profile; Spillway_Section; 2.0_Trickle_Channel; pond_grading_notes; Spillway_POND_A

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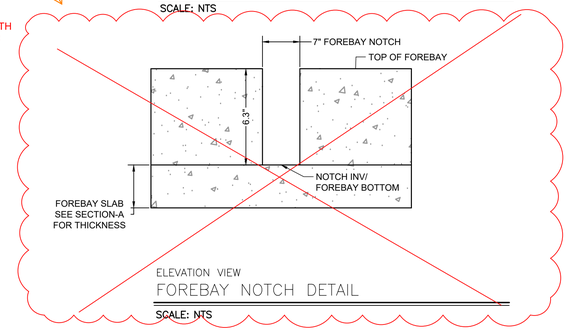
SECTION A
FOREBAY A
SCALE: 1"=2'



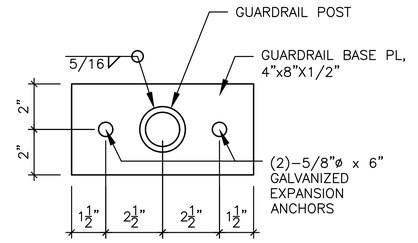
ELEVATION VIEW
FOREBAY WINGWALL REINFORCEMENT DETAIL
SCALE: NTS

Per my comment on the previous sheet just redline this detail on this sheet so you dont have to reference or include the clubhouse sheet. For this detail, only two dimensions need to be redlined, so it will be quick/easy.

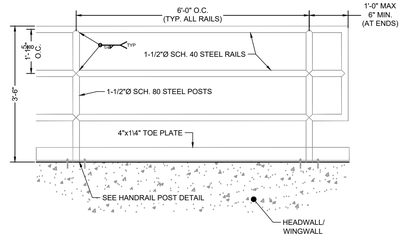
SEE INSERTED SHEET FROM CDR259 FLYING HORSE NORTH CLUBHOUSE CONSTRUCTION DRAWINGS FOR REVISED FOREBAY NOTCH DETAIL



ELEVATION VIEW
FOREBAY NOTCH DETAIL
SCALE: NTS



ELEVATION VIEW
HANDRAIL POST DETAIL
SCALE: NTS



ELEVATION VIEW
PEDESTRIAN RAILING DETAIL
SCALE: 3/4" = 1'

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COLORADO LICENSED
RICHARD D. LYON
53921
PROFESSIONAL ENGINEER

FOREBAY NOTES:

1. SEE SHEET 65 FOR STRUCTURAL NOTES AND DETAILS.
2. PEDESTRIAN RAILING IS NOT SHOWN IN PLAN VIEW DETAILS, SEE SECTION A FOR RAILING LOCATION.

COLORADO LICENSED
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PCD FILE NO.: SF2326

DRAWN BY:	AXB	JOB DATE:	4/11/2024
APPROVED:	CPM	JOB NUMBER:	211030
CAD DATE:	10/6/2026		
CAD FILE:	J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Forebay_Details		

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1	10/06/26	RDL	AS-BUILTS OCT. 6, 2026

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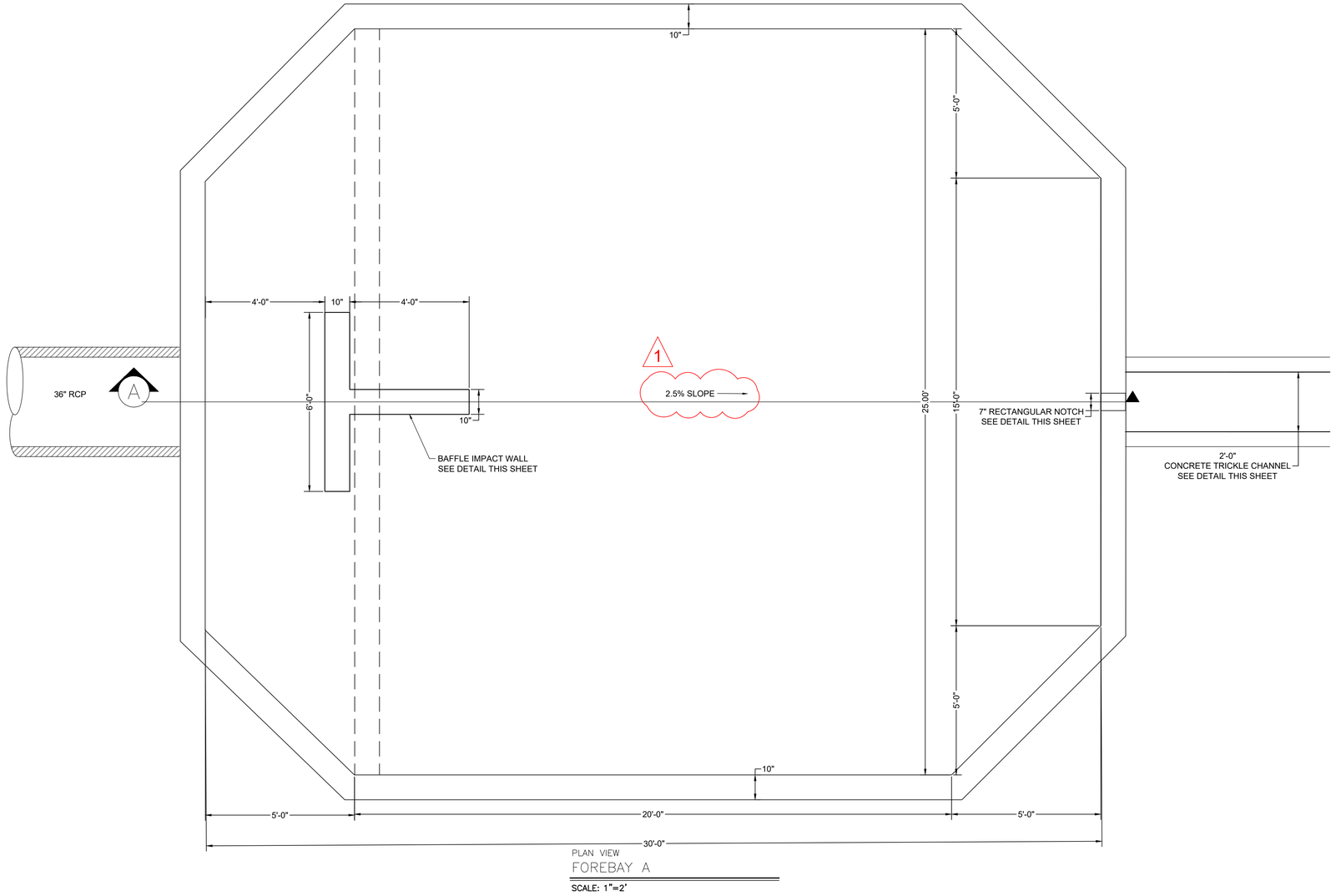
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CONSTRUCTION DOCUMENTS
POND A FOREBAY DETAILS

SHEET PND 24

HR GREEN Xrefs: forebay_notes: xgr1-dh01-1030; forebay_notch_A; forebay_notch_B

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PLAN VIEW

FOREBAY A

SCALE: 1"=2'

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PROFESSIONAL ENGINEER

FOREBAY NOTES:

1. SEE SHEET 65 FOR STRUCTURAL NOTES AND DETAILS.
2. PEDESTRIAN RAILING IS NOT SHOWN IN PLAN VIEW DETAILS, SEE SECTION A FOR RAILING LOCATION.

PCD FILE NO.: SF2326

DRAWN BY:	AXB
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CAD FILE:	J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Forebay_Details

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1	08/06/24	RDL	FOREBAY REVISION

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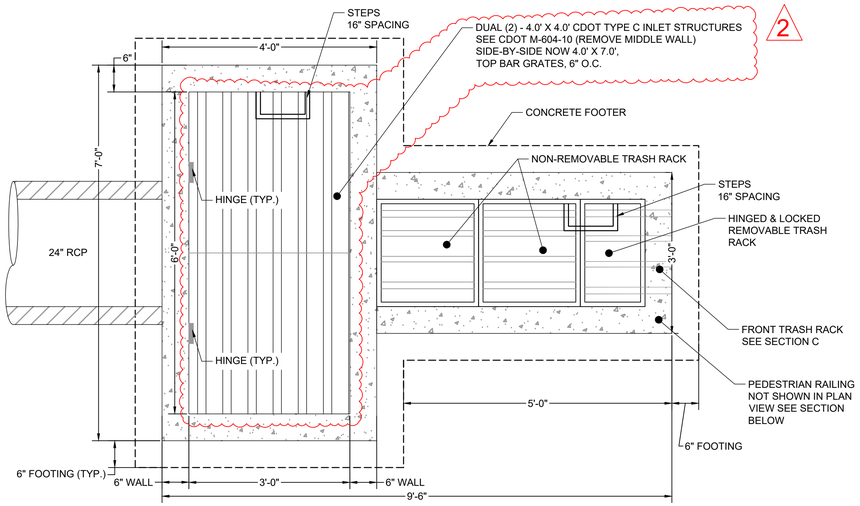
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CONSTRUCTION DOCUMENTS
POND A FOREBAY DETAILS 2

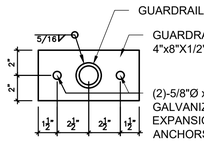
SHEET PND 25

HR GREEN Xrefs: forebay_notes; xgl-1-dh01-1030; forebay_notch_A; forebay_notch_B

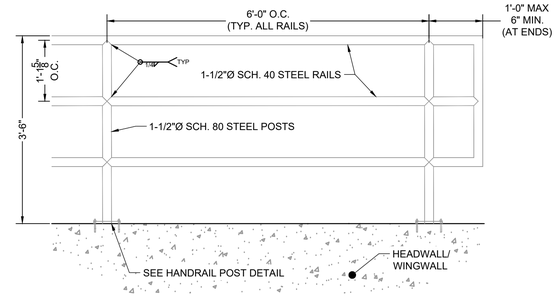
LYON, RICHIE, 10/6/2026 2:22 PM



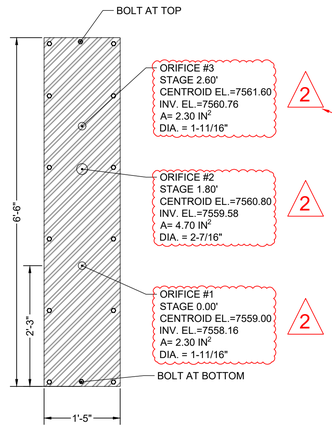
PLAN VIEW
POND OUTLET STRUCTURE PLAN
SCALE: 3/4" = 1'



ELEVATION VIEW
HANDRAIL POST DETAIL
SCALE: NTS



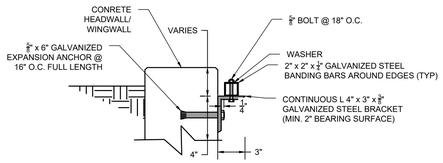
ELEVATION VIEW
PEDESTRIAN RAILING DETAIL
SCALE: 3/4" = 1'



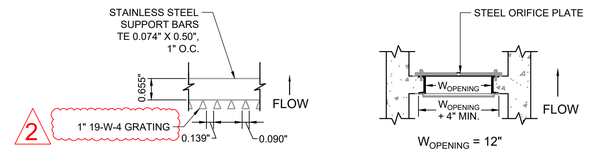
ELEVATION VIEW
ORIFICE PLATE DETAIL
SCALE: 3/4" = 1'

REVISION CLOUD CHANGES SHOWN ARE PER THE APPROVED AND CONSTRUCTED CDR259 FLYING HORSE NORTH CLUBHOUSE CONSTRUCTION DRAWINGS (12/03/2025)

this note is fine to keep since you arent referencing the attached clubhouse sheets (which I have asked to be removed)



DETAIL VIEW
TRASH RACK CONNECTION TO WALLS
SCALE: NTS

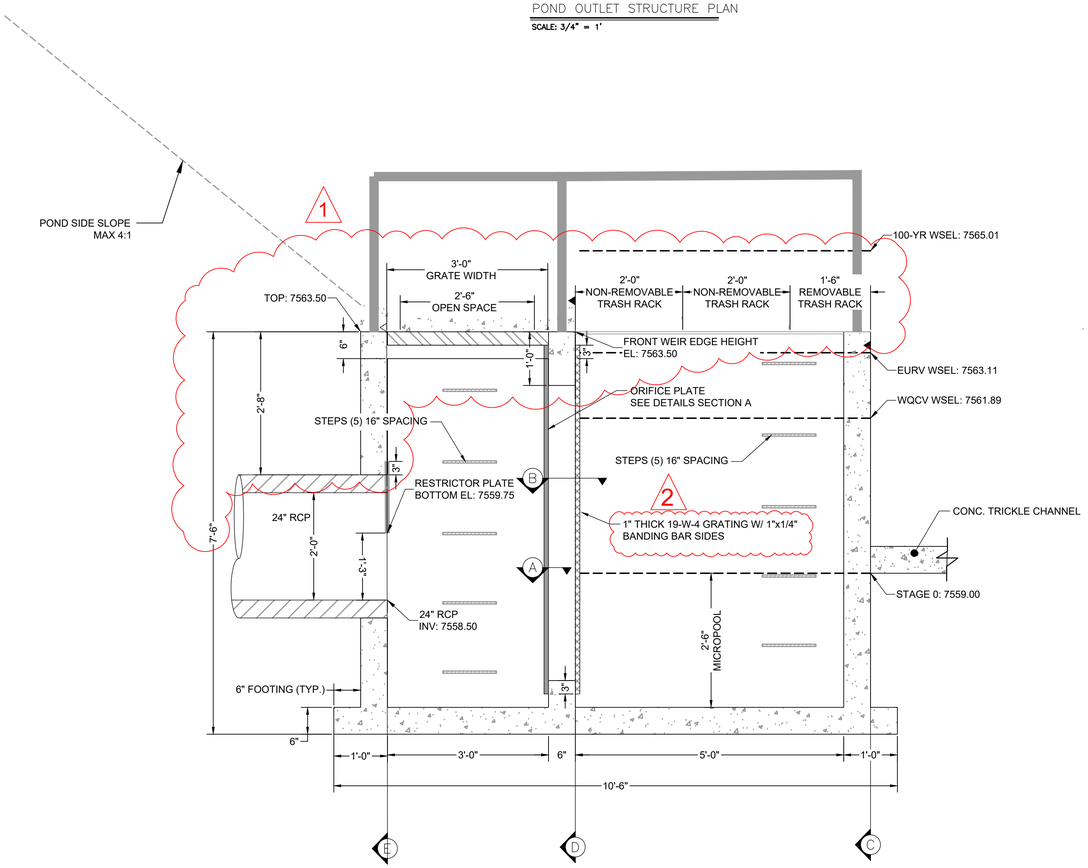


R VALUE = (NET OPEN AREA)/(GROSS RACK AREA) = 0.60

PLAN VIEW
A TRASH SCREEN DETAIL
SCALE: 3/4" = 1'

PLAN VIEW
B TRASH SCREEN AND PLATE DETAIL
SCALE: 3/4" = 1'

*REINFORCEMENT DESIGN WILL BE PROVIDED PRIOR TO APPROVAL BY CITY OF COLORADO SPRINGS



ELEVATION VIEW
POND OUTLET STRUCTURE PROFILE
SCALE: 3/4" = 1'

WARNING
THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING

POND WARNING SIGN
SCALE: NTS
MINIMUM SIGN AREA = 3 FT²
SIGNS SHALL BE FABRICATED OF DURABLE MATERIALS, SUCH AS METAL OR PLASTIC, USING RED LETTERING ON A WHITE BACKGROUND

TWO SIGNS, EACH WITH A MINIMUM AREA OF 3 SQUARE FEET, SHALL BE PROVIDED AROUND THE PERIMETER OF ALL DETENTION FACILITIES. THE SIGNS SHALL BE FABRICATED OF DURABLE MATERIALS , SUCH AS METAL OR PLASTIC, USING RED LETTERING ON A WHITE BACKGROUND WITH THE ABOVE MESSAGE

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PCD FILE NO.: SF2326

DRAWN BY:	DLH	JOB DATE:	10/6/2026
APPROVED:	RDL	JOB NUMBER:	211030
CAD DATE:	10/6/2026		
CAD FILE:	J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Outlet_Structure_Details		

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NO.	DATE	BY	REVISION DESCRIPTION
1	08/06/24	RDL	OUTLET STRUCTURE REDESIGN
2	05/28/25	CMD	SPILLWAY & WSEL MODIFICATIONS FOR CLUBHOUSE DEVELOPMENT RETROFIT

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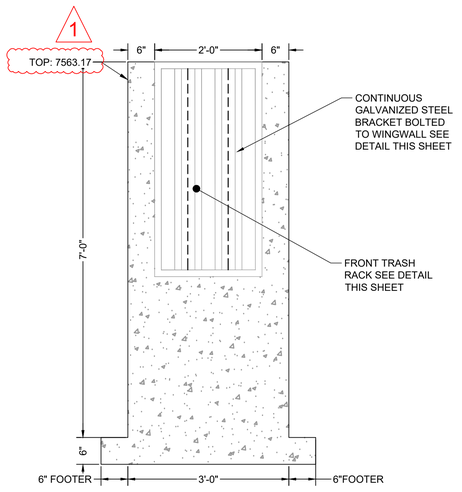
FLYING HORSE NORTH FILING 3
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CONSTRUCTION DOCUMENTS
POND A OUTLET STRUCTURE DETAILS

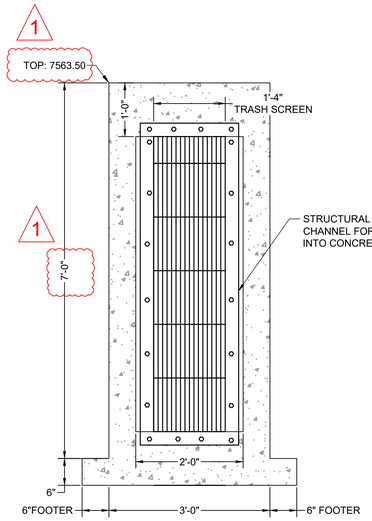
SHEET PND 26

HR GREEN Xrefs: xg-1-dh01-1030

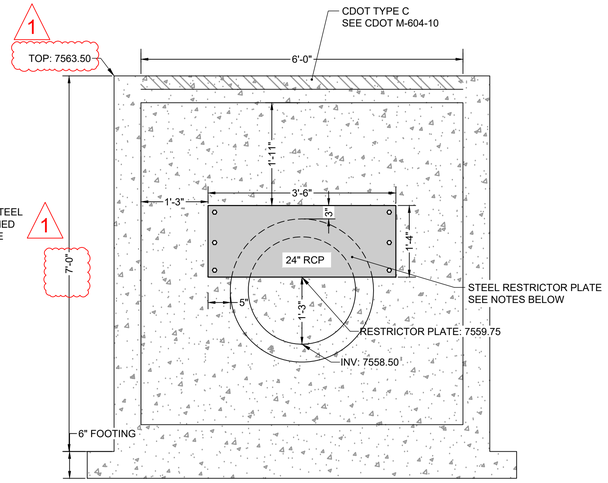
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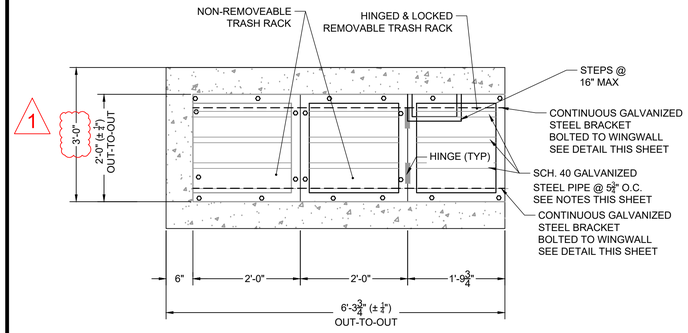
ELEVATION VIEW
C FRONT FACE
SCALE: 3/4" = 1'



ELEVATION VIEW
D TRASH SCREEN
SCALE: 3/4" = 1'



ELEVATION VIEW
E REAR FACE
SCALE: 3/4" = 1'



PLAN VIEW
TRASH RACK DETAIL
SCALE: N.T.S

ORIFICE PLATE NOTES:

1. PLATE TO BE ¾" THICK GALVANIZED STEEL..
2. BOLT PLATE TO CONCRETE 16" O.C. MAX.
3. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE

TRASH SCREEN NOTES:

1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
4. TRASH SCREEN SHALL BE CONSTRUCTED OF 1" THICK 19-W-4 GRATING WITH 1"x1/4" BANDING BAR ON EACH SIDE AND GALVANIZED. MANUFACTURED WITH EXTERIOR BARS IN THE VERTICAL ORIENTATION, OR APPROVED EQUIVALENT AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTAIN FRAME.
5. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

TRASH RACK NOTES:

1. TRASH RACKS SHALL BE 1 ¼" SCH. 40 STEEL PIPE, GALVANIZED, @ 6" CENTERS. SUPPORT BARS SHALL BE ¾" x 2" STEEL RECTANGULAR BARS, GALVANIZED, @ 36". ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE.
2. REMOVABLE TRASH RACK SECTIONS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
3. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
4. STRUCTURAL STEEL FOR GRATES, ORIFICE PLATES, AND BARS SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

RESTRICTOR PLATE NOTES:

1. ¾" THICK RESTRICTOR PLATE, GALVANIZED STEEL.
2. BOLT PLATE TO CONCRETE @ 12" O.C. MAX
3. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN PLATE AND CONCRETE

As-Built Document
PE Approval by: Richard D. Lyon
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COLORADO LICENSED — RICHARD D. LYON — 53921 — PROFESSIONAL ENGINEER

COLORADO LICENSED — KENNETH M. BEAUDOIN — 54022 — 04/12/24 — PROFESSIONAL ENGINEER

PCD FILE NO.: SF2326

DRAWN BY:	DLH	JOB DATE:	10/6/2026
APPROVED:	RDL	JOB NUMBER:	211030
CAD DATE:	10/6/2026		
CAD FILE:	J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Outlet_Structure_Details		

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

NO.	DATE	BY	REVISION DESCRIPTION
1	08/06/24	RDL	OUTLET STRUCTURE REDESIGN

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

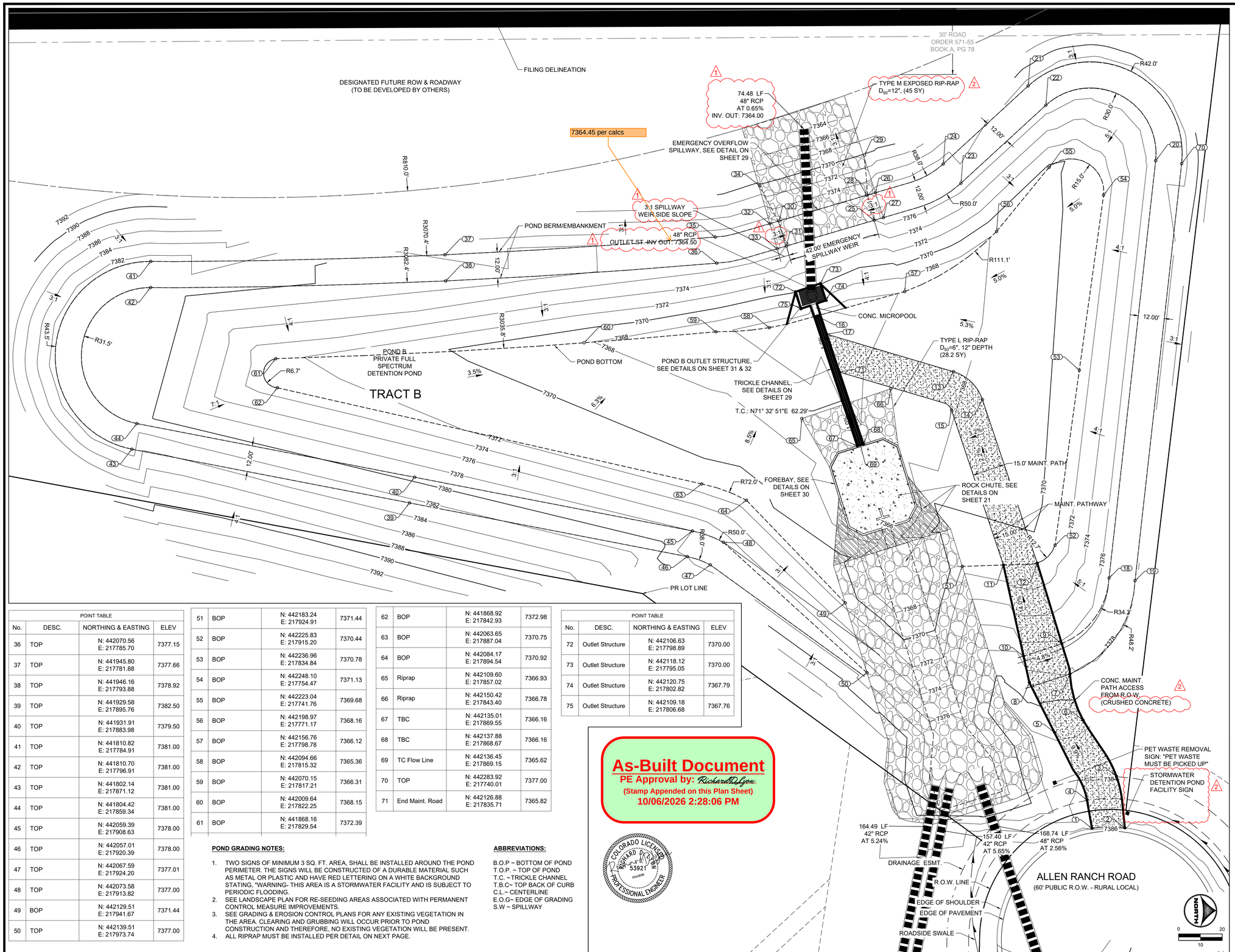
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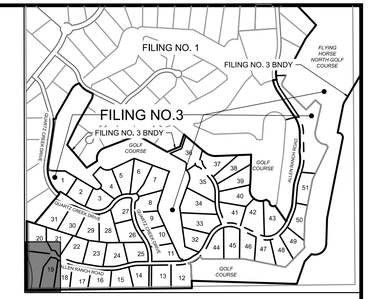
CONSTRUCTION DOCUMENTS
POND A OUTLET STRUCTURE DETAILS 2

SHEET PND 27

HR GREEN Xrefs: xgl-1-dh01-1030

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POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV
Structure - (128)	Outlet Structure	N: 16.38 E: 18.15	???
1	Begin Maint. Road	N: 442242.79 E: 218045.12	7385.56
2	Begin Maint. Road	N: 442257.84 E: 218044.87	7385.68
3	Maint. Road	N: 442253.96 E: 218021.19	7383.90
4	Maint. Road	N: 442240.44 E: 218032.04	7384.67
5	Maint. Road	N: 442225.62 E: 218001.14	7381.60
6	Maint. Road	N: 442238.70 E: 217995.51	7381.40
7	Maint. Road/TP	N: 442232.64 E: 217974.26	7378.30
8	Maint. Road/TP	N: 442214.04 E: 217978.23	7378.88
9	Maint. Road/TP	N: 442228.90 E: 217960.32	7376.18
10	Maint. Road/TP	N: 442211.35 E: 217966.05	7377.01
11	Maint. Road/BP	N: 442202.11 E: 217924.26	7370.59
12	Maint. Road/BP	N: 442217.66 E: 217923.38	7370.39
13	Maint. Road	N: 442179.20 E: 217835.53	7367.75
14	Maint. Road	N: 442192.49 E: 217848.35	7368.40
15	Maint. Road	N: 442178.27 E: 217853.12	7367.91
16	TC Flow Line	N: 442116.74 E: 217810.06	7365.00
17	End Maint. Road	N: 442121.09 E: 217818.36	7365.63
18	TOP	N: 442250.61 E: 217930.19	7377.00
19	TOP	N: 442262.54 E: 217931.45	7377.00
20	TOP	N: 442272.00 E: 217738.68	7377.00
21	TOP	N: 442213.46 E: 217704.40	7377.00
22	TOP	N: 442221.58 E: 217713.24	7377.00
23	TOP	N: 442182.61 E: 217749.02	7377.00
24	TOP	N: 442174.49 E: 217740.19	7377.00
25	Spillway Crest	N: 442142.81 E: 217766.05	7375.90
26	Spillway	N: 442143.37 E: 217753.38	7376.92
27	Spillway	N: 442147.03 E: 217764.81	7377.00
28	Spillway Crest	N: 442139.44 E: 217754.54	7375.90
29	Riprap	N: 442138.35 E: 217736.10	7370.17
30	Spillway Crest	N: 442099.13 E: 217766.35	7375.90
31	Spillway Crest	N: 442102.51 E: 217777.86	7375.90
32	Spillway	N: 442094.92 E: 217767.56	7377.00
33	Spillway	N: 442098.28 E: 217779.14	7372.00
34	Riprap	N: 442098.23 E: 217750.25	7370.44
35	TOP	N: 442069.80 E: 217773.72	7377.15

POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV
36	TOP	N: 442070.56 E: 217785.70	7377.15
37	TOP	N: 441945.80 E: 217781.88	7377.66
38	TOP	N: 441946.16 E: 217793.88	7378.92
39	TOP	N: 441929.58 E: 217895.76	7382.50
40	TOP	N: 441931.91 E: 217883.98	7379.50
41	TOP	N: 441810.82 E: 217784.91	7381.00
42	TOP	N: 441810.70 E: 217796.91	7381.00
43	TOP	N: 441802.14 E: 217871.12	7381.00
44	TOP	N: 441804.42 E: 217859.34	7381.00
45	TOP	N: 442059.39 E: 217908.63	7378.00
46	TOP	N: 442057.01 E: 217920.39	7378.00
47	TOP	N: 442067.59 E: 217924.20	7377.01
48	TOP	N: 442073.58 E: 217913.82	7377.00
49	BOP	N: 442129.51 E: 217941.67	7371.44
50	TOP	N: 442139.51 E: 217973.74	7377.00

51	BOP	N: 442183.24 E: 217924.91	7371.44
52	BOP	N: 442225.83 E: 217915.20	7370.44
53	BOP	N: 442236.96 E: 217834.84	7370.78
54	BOP	N: 442248.10 E: 217754.47	7371.13
55	BOP	N: 442223.04 E: 217741.76	7369.68
56	BOP	N: 442198.97 E: 217771.17	7368.16
57	BOP	N: 442156.76 E: 217798.78	7366.12
58	BOP	N: 442094.66 E: 217815.32	7365.36
59	BOP	N: 442070.15 E: 217817.21	7366.31
60	BOP	N: 442009.64 E: 217822.25	7368.15
61	BOP	N: 441868.16 E: 217829.54	7372.39

62	BOP	N: 441868.92 E: 217842.93	7372.98
63	BOP	N: 442063.65 E: 217887.04	7370.75
64	BOP	N: 442084.17 E: 217894.54	7370.92
65	Riprap	N: 442109.60 E: 217857.02	7366.93
66	Riprap	N: 442150.42 E: 217843.40	7366.78
67	TBC	N: 442135.01 E: 217869.55	7366.16
68	TBC	N: 442137.88 E: 217868.67	7366.16
69	TC Flow Line	N: 442136.45 E: 217869.15	7365.62
70	TOP	N: 442283.92 E: 217740.01	7377.00
71	End Maint. Road	N: 442126.88 E: 217835.71	7365.82

POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV
72	Outlet Structure	N: 442106.63 E: 217798.89	7370.00
73	Outlet Structure	N: 442118.12 E: 217795.05	7370.00
74	Outlet Structure	N: 442120.75 E: 217802.82	7367.79
75	Outlet Structure	N: 442109.18 E: 217806.68	7367.76

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COLORADO LICENSED
RICHARD D. LYON
53921
PROFESSIONAL ENGINEER

POND GRADING NOTES:

1. TWO SIGNS OF MINIMUM 3 SQ. FT. AREA, SHALL BE INSTALLED AROUND THE POND PERIMETER. THE SIGNS WILL BE CONSTRUCTED OF A DURABLE MATERIAL SUCH AS METAL OR PLASTIC AND HAVE RED LETTERING ON A WHITE BACKGROUND STATING, "WARNING- THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING.
2. SEE LANDSCAPE PLAN FOR RE-SEEDING AREAS ASSOCIATED WITH PERMANENT CONTROL MEASURE IMPROVEMENTS.
3. SEE GRADING & EROSION CONTROL PLANS FOR ANY EXISTING VEGETATION IN THE AREA. CLEARING AND GRUBBING WILL OCCUR PRIOR TO POND CONSTRUCTION AND THEREFORE, NO EXISTING VEGETATION WILL BE PRESENT.
4. ALL RIPRAP MUST BE INSTALLED PER DETAIL ON NEXT PAGE.

ABBREVIATIONS:

B.O.P ~ BOTTOM OF POND
T.O.P. ~ TOP OF POND
T.C. ~TRICKLE CHANNEL
T.B.C~ TOP BACK OF CURB
C.L.~ CENTERLINE
E.O.G~ EDGE OF GRADING
S.W ~ SPILLWAY

NORTH
0 20
10

PCD FILE NO.: SF2326

DRAWN BY:	DLH	JOB DATE:	10/6/26
APPROVED:	RDL	JOB NUMBER:	211030
CAD DATE:	10/6/2026		
CAD FILE:	J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Pond_B_Grading		

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

NO.	DATE	BY	REVISION DESCRIPTION
1	08/06/24	RDL	SPILLWAY REVISIONS FOR DNR
2	10/06/26	RDL	AS-BUILTS OCT. 6, 2026

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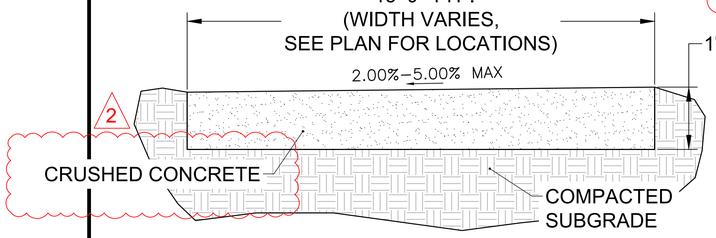
DRAINAGE DETAILS
POND B GRADING PLAN

SHEET
PND
28

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KENNETH M. GRUBE
54022
04/12/2024
PROFESSIONAL ENGINEER

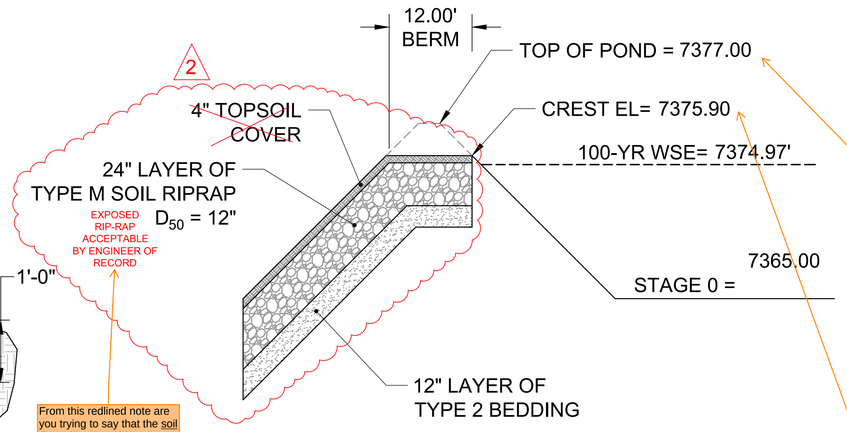
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TYPICAL SECTION – MAINTENANCE ROAD

SCALE: NTS

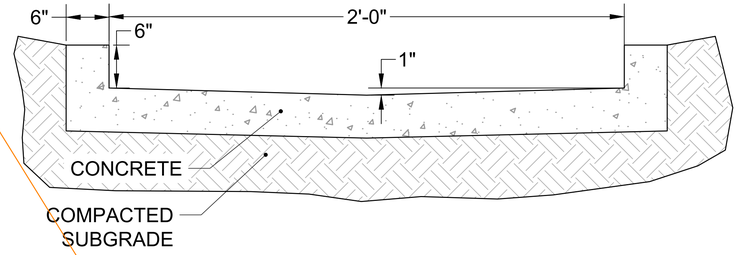


From this redlined note are you trying to say that the soil riprap is acceptable to not have the 4" of topsoil cover that you have crossed off (if so, add the word "soil")? Or are your trying to say that the soil riprap was actually installed as plain riprap (if so, cross of the word "soil" from the original black text).

PROFILE VIEW – EMERGENCY OVERFLOW SPILLWAY

SCALE: NTS

elevations in these two details are off by 200ft

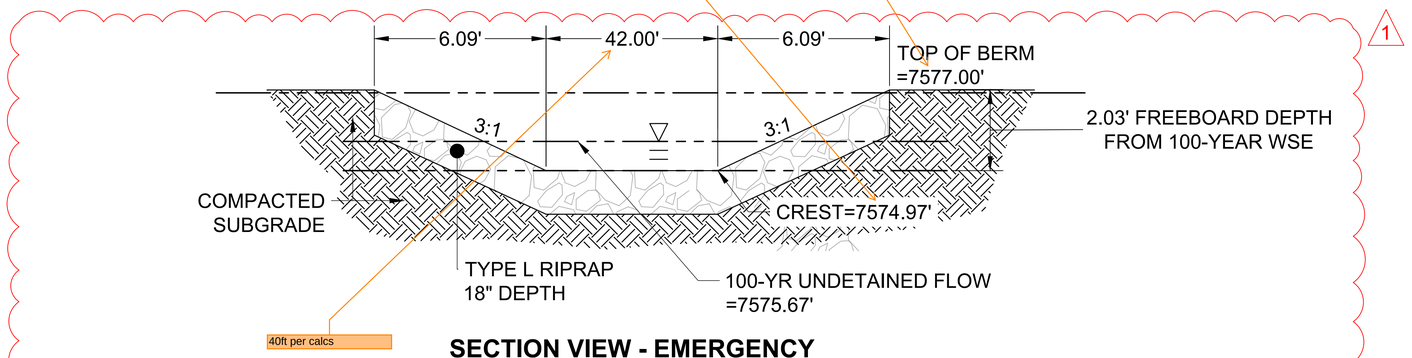


TYPICAL DETAIL – 2.0' TRICKLE CHANNEL

SCALE: NTS

TRICKLE CHANNEL DESIGN NOTES:
MAXIMUM FLOW DEPTH: 6"
DEPTH OF FLOW DURING PEAK INFLOW: 5.76"

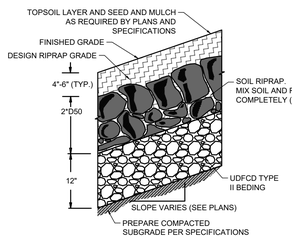
7375.90 per calcs



40ft per calcs

SECTION VIEW - EMERGENCY OVERFLOW SPILLWAY

SCALE: NTS



SOIL RIPRAP EMBANKMENT PROTECTION WITH BEDDING TYP. SECTION

N.T.S

RIPRAP NOTES.

1. SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
2. MIX UNIFORMLY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
3. PLACE STONE–SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE.
4. CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.
5. ROCK SHALL BE HARD, DURABLE, ANGULAR IN SHAPE, AND FREE FROM CRACKS, OVERBURDEN, SHALE, AND ORGANIC MATTER.
6. NEITHER BREADTH NOR THICKNESS OF A SINGLE STONE SHOULD BE LESS THAN ONE–THIRD ITS LENGTH, AND ROUNDED STONE SHOULD BE AVOIDED.
7. THE ROCK SHOULD SUSTAIN A LOSS OF NOT MORE THAN 40% AFTER 500 REVOLUTIONS IN AN ABRASION TEST (LOS ANGELES MACHINEASTM C–535–69) AND SHOULD SUSTAIN A LOSS OF NOT MORE THAN 10% AFTER 12 CYCLES OF FREEZING AND THAWING (AASHTO TEST 103 FOR LEDGE ROCK PROCEDURE A).
8. ROCK HAVING A MINIMUM SPECIFIC GRAVITY OF 2.65 IS PREFERRED; HOWEVER, IN NO CASE SHOULD ROCK HAVE A SPECIFIC GRAVITY LESS THAN 2.50.

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 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

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

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COLORADO LICENSED RICHARD D. LYON 53921 PROFESSIONAL ENGINEER

COLORADO LICENSED KENNETH M. RITCHIE 54022 04/12/24 PROFESSIONAL ENGINEER

PCD FILE NO.: SF2326

DRAWN BY: DLH JOB DATE: 10/6/26
APPROVED: RDL JOB NUMBER: 211030
CAD DATE: 10/6/2026
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Pond_B_Grading

BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"
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NO.	DATE	BY	REVISION DESCRIPTION
1	08/06/24	RDL	SPILLWAY REVISIONS FOR DNR
2	10/06/26	RDL	AS-BUILT OCT. 6, 2026

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1975 RESEARCH PARKWAY SUITE 230
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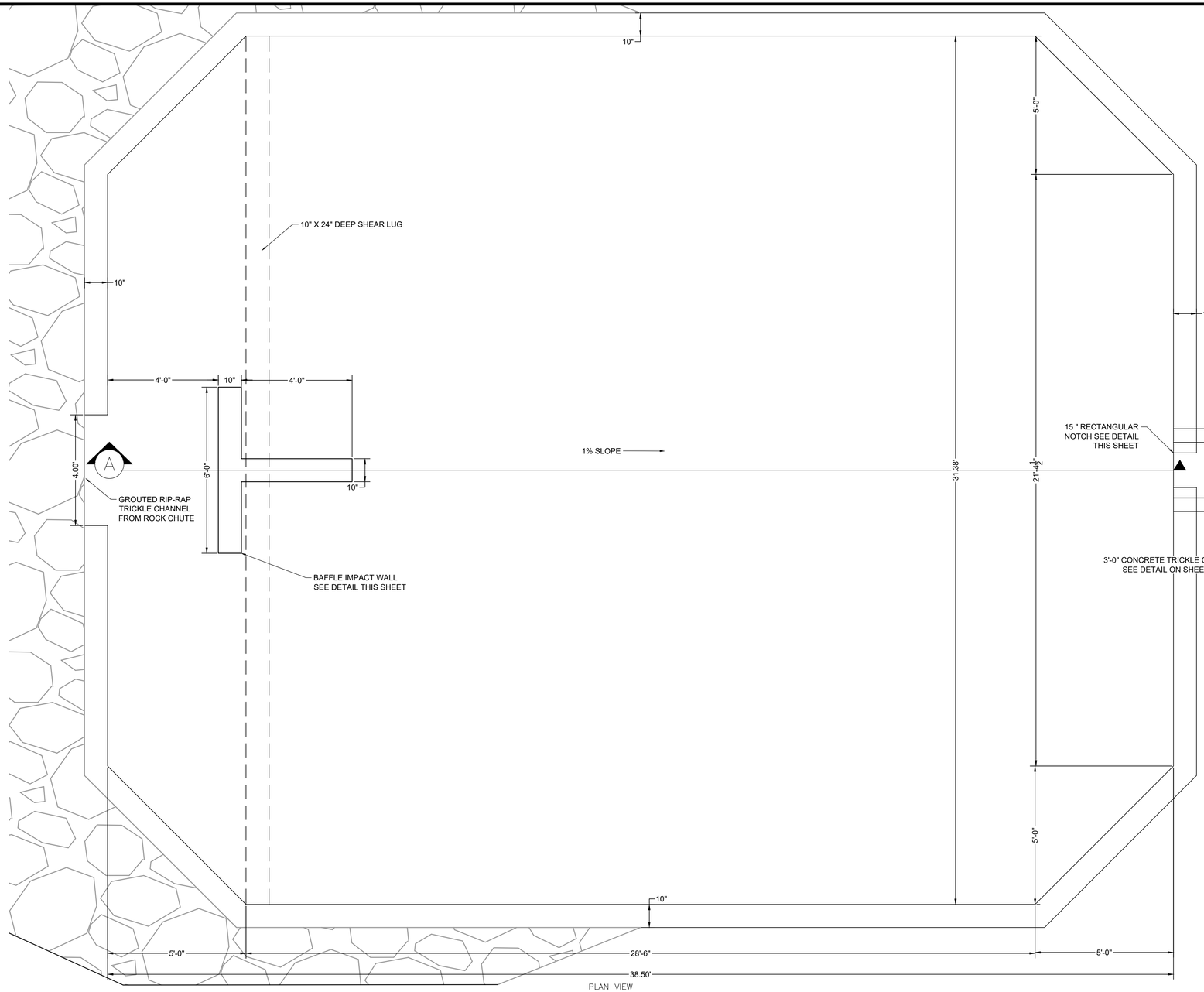
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DRAINAGE DETAILS
POND B DETAILS

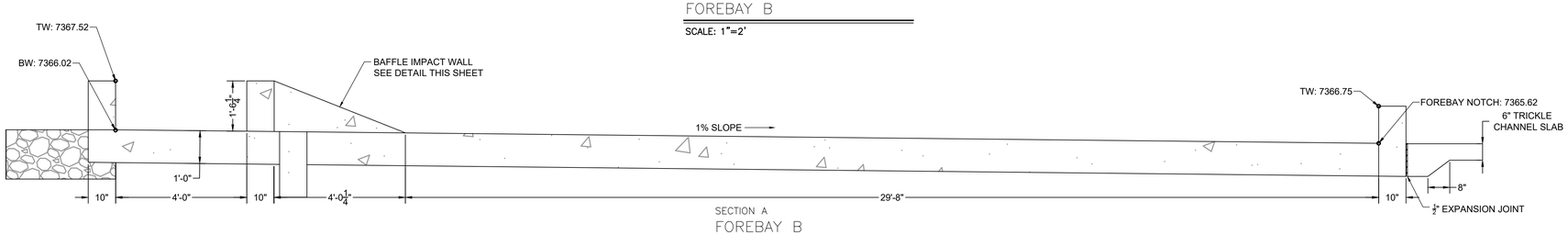
SHEET PND 29

HR GREEN Xrefs: xc-dsgn-030.202; xc-row-030.202; xc-utl-030.202; xv-dsgn-1030; xv-row-1030; xv-utl-1030; key_map; Maintenance_Road; Riprap_Detail; Spillway_Profile; Spillway_Section; 2.0_Trickle_Channel; pond_grading_notes; Spillway_POND_B

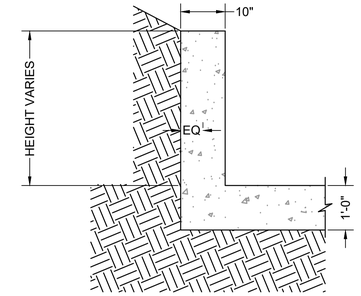
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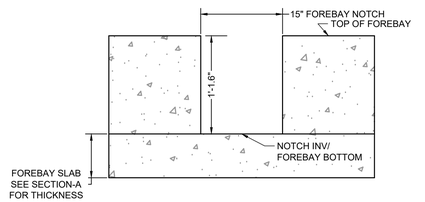
PLAN VIEW
FOREBAY B
SCALE: 1"=2'



SECTION A
FOREBAY B
SCALE: 1"=2'



ELEVATION VIEW
FOREBAY WINGWALL REINFORCEMENT DETAIL
SCALE: NTS



ELEVATION VIEW
FOREBAY NOTCH DETAIL
SCALE: NTS

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FOREBAY NOTES:

1. SEE SHEET 65 FOR STRUCTURAL NOTES AND DETAILS.
2. PEDESTRIAN RAILING IS NOT SHOWN IN PLAN VIEW DETAILS, SEE SECTION A FOR RAILING LOCATION.

COLORADO LICENSED — RICHARD D. LYON — 53921 — PROFESSIONAL ENGINEER

COLORADO LICENSED — KENNETH M. BEHRENS JOHN — 54022 — 04/12/24 — PROFESSIONAL ENGINEER

PCD FILE NO.: SF2326

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CAD DATE: 10/6/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
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1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

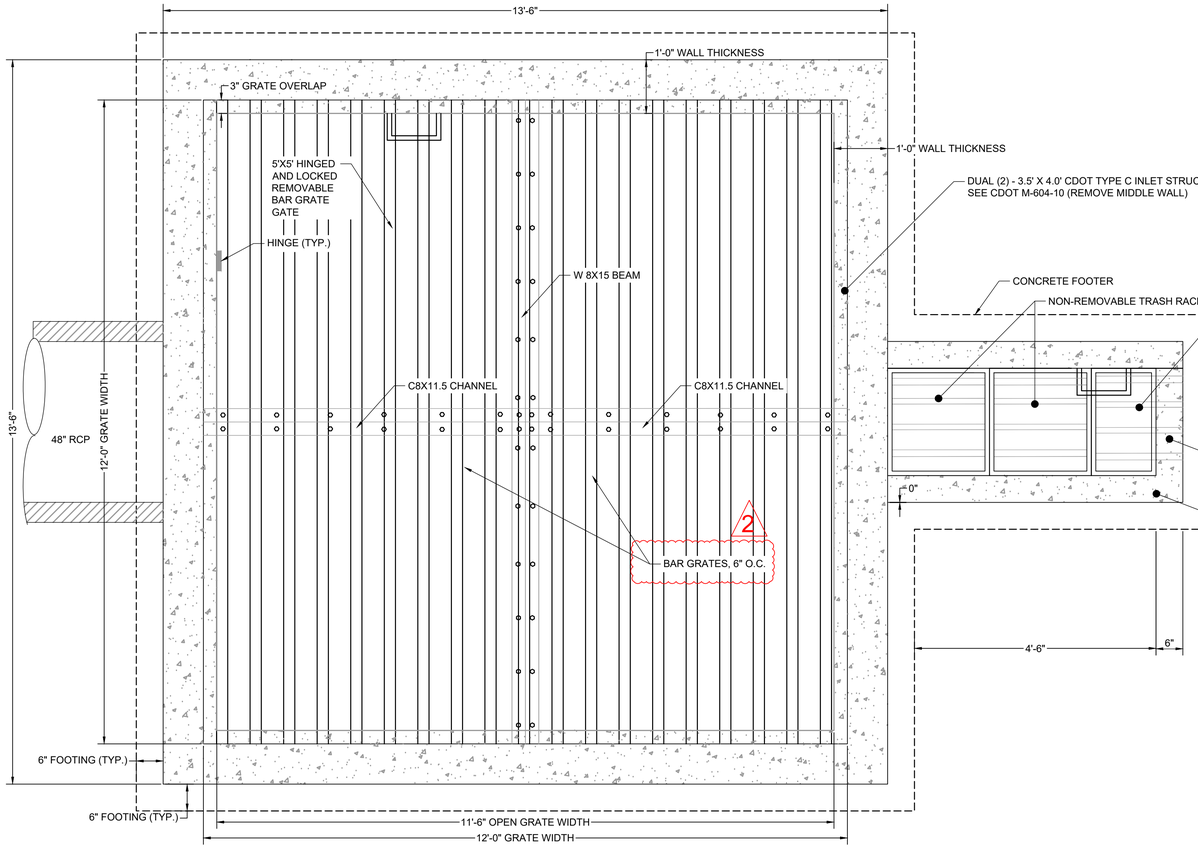
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CONSTRUCTION DOCUMENTS
POND B FOREBAY DETAILS

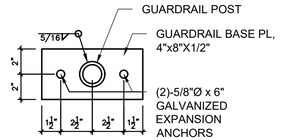
SHEET PND 30

HR GREEN Xrefs: forebay_notes; xgb-1-dh01-1030; forebay_notch_A; forebay_notch_B

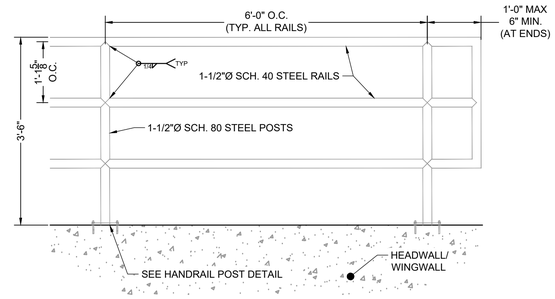
LYON, RICHIE, 10/6/2026 2:23 PM



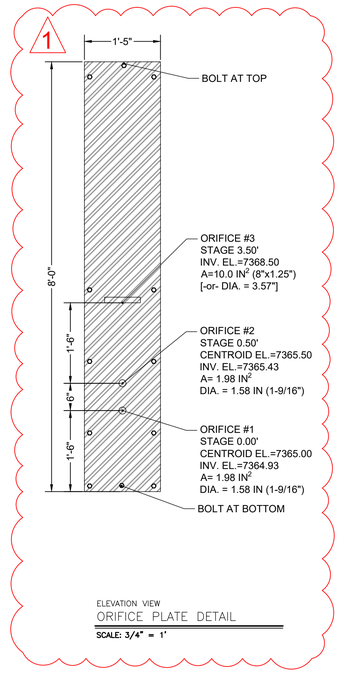
PLAN VIEW
POND OUTLET STRUCTURE PLAN
SCALE: 3/4" = 1'



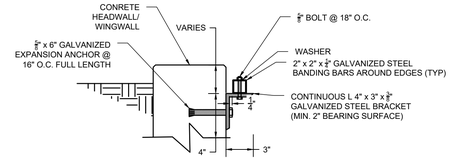
ELEVATION VIEW
HANDRAIL POST DETAIL
SCALE: NTS



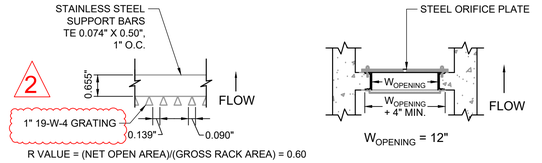
ELEVATION VIEW
PEDESTRIAN RAILING DETAIL
SCALE: 3/4" = 1'



ELEVATION VIEW
ORIFICE PLATE DETAIL
SCALE: 3/4" = 1'



DETAIL VIEW
TRASH RACK CONNECTION TO WALLS
SCALE: NTS



R VALUE = (NET OPEN AREA)/(GROSS RACK AREA) = 0.60

A PLAN VIEW
TRASH SCREEN DETAIL
SCALE: 3/4" = 1'

B PLAN VIEW
TRASH SCREEN AND PLATE DETAIL
SCALE: 3/4" = 1'

*REINFORCEMENT DESIGN WILL BE PROVIDED PRIOR TO APPROVAL BY CITY OF COLORADO SPRINGS
*REINFORCEMENT DESIGN WILL BE PROVIDED PRIOR TO APPROVAL BY CITY OF COLORADO SPRINGS

WARNING
THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING

POND WARNING SIGN
SCALE: NTS
MINIMUM SIGN AREA = 3 FT²
SIGNS SHALL BE FABRICATED OF DURABLE MATERIALS, SUCH AS METAL OR PLASTIC, USING RED LETTERING ON A WHITE BACKGROUND

TWO SIGNS, EACH WITH A MINIMUM AREA OF 3 SQUARE FEET, SHALL BE PROVIDED AROUND THE PERIMETER OF ALL DETENTION FACILITIES. THE SIGNS SHALL BE FABRICATED OF DURABLE MATERIALS , SUCH AS METAL OR PLASTIC, USING RED LETTERING ON A WHITE BACKGROUND WITH THE ABOVE MESSAGE

As-Built Document
PE Approval by: Richard D. Lyon
(Stamp Appended on this Plan Sheet)
10/06/2026 2:28:06 PM

COLORADO LICENSED RICHARD D. LYON 53921 PROFESSIONAL ENGINEER

COLORADO LICENSED KENNETH M. BLAKE 54022 04/12/24 PROFESSIONAL ENGINEER

PCD FILE NO.: SF2326

DRAWN BY:	DLH	JOB DATE:	10/6/2026
APPROVED:	RDL	JOB NUMBER:	211030
CAD DATE:	10/6/2026		
CAD FILE:	J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Outlet_Structure_Details		

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

NO.	DATE	BY	REVISION DESCRIPTION
1	08/07/24	RDL	OUTLET STRUCTURE & PLATE REVISIONS
2	10/06/26	RDL	AS-BUILTS OCT. 6, 2026

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

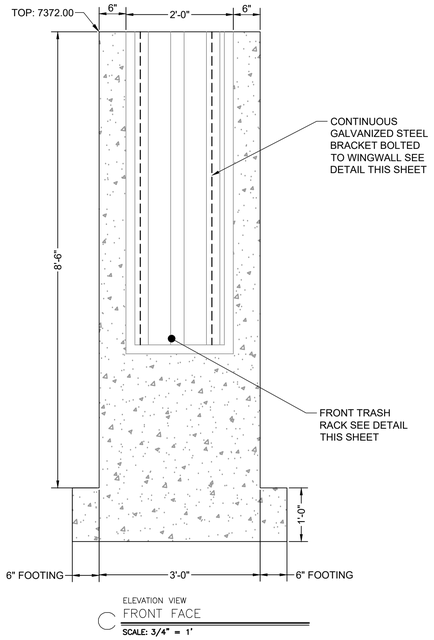
FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
POND B OUTLET STRUCTURE DETAILS

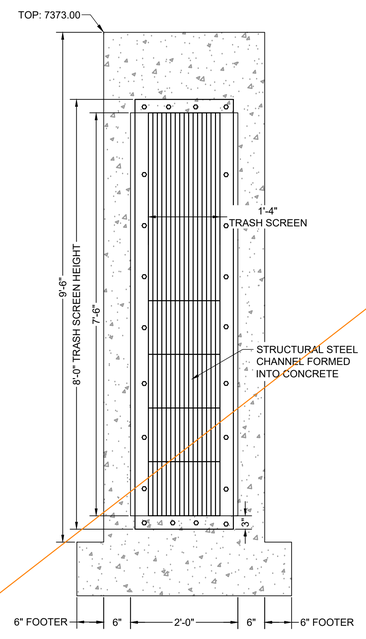
SHEET PND 31

HR GREEN X-refs: xgr-1-d101-1030

LYON, RICHIE, 10/6/2026 2:23 PM

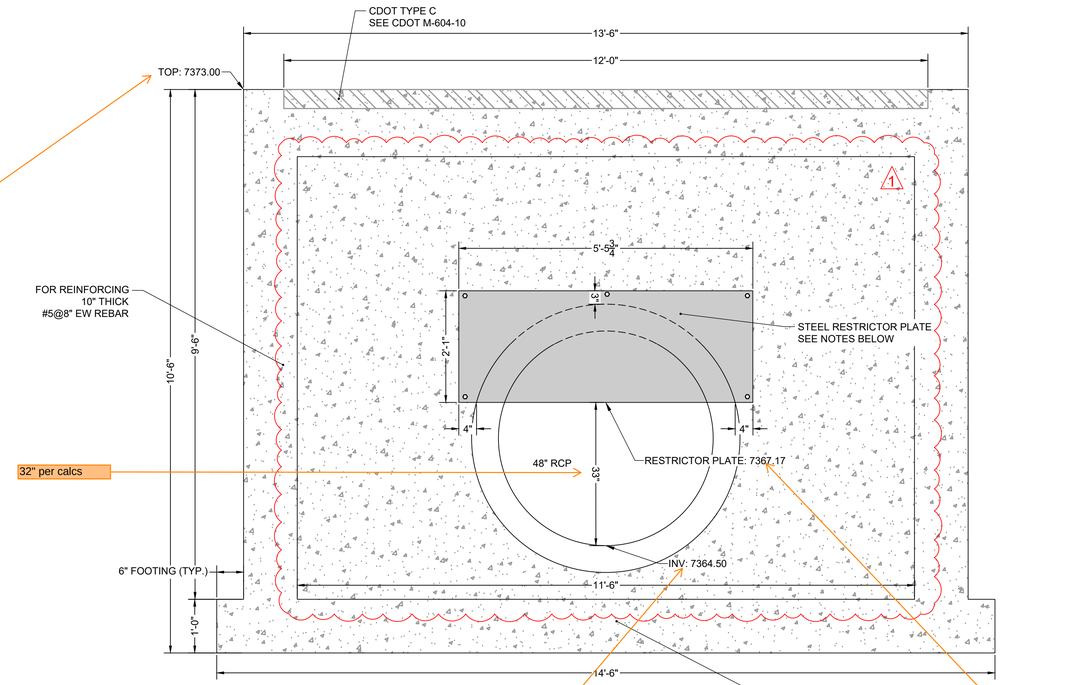


ELEVATION VIEW
C FRONT FACE
SCALE: 3/4" = 1'



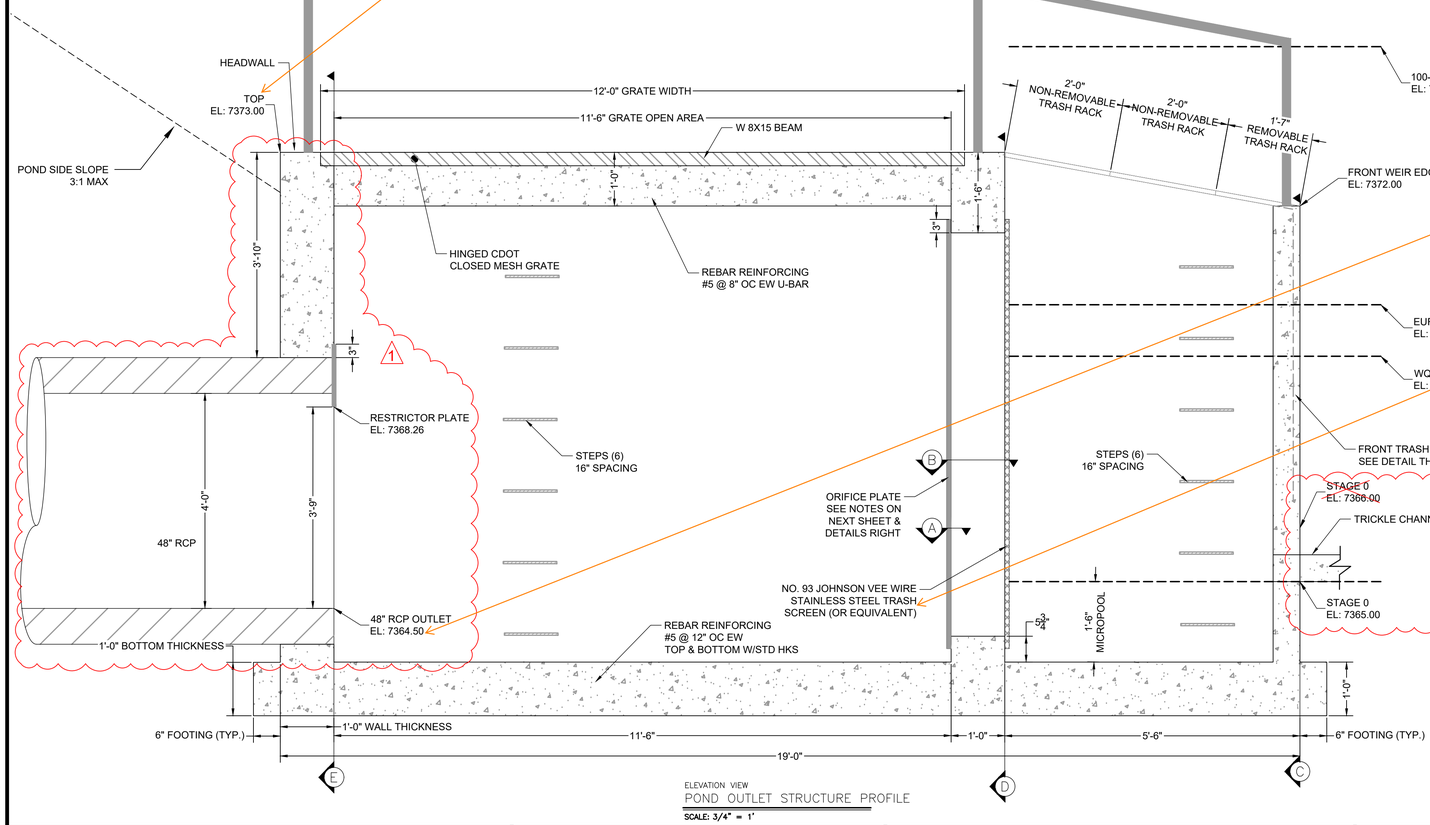
ELEVATION VIEW
D TRASH SCREEN
SCALE: 3/4" = 1'

7373.16 per calcs (8.16ft above Stage = 0ft)



ELEVATION VIEW
E REAR FACE
SCALE: 3/4" = 1'

7367.12 per calcs



ELEVATION VIEW
POND OUTLET STRUCTURE PROFILE
SCALE: 3/4" = 1'

7364.45 per calcs

Unresolved comment: these dont match

ORIFICE PLATE NOTES:

1. PLATE TO BE 3/4" THICK GALVANIZED STEEL.
2. BOLT PLATE TO CONCRETE 16" O.C. MAX.
3. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE

TRASH SCREEN NOTES:

1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
4. TRASH SCREEN SHALL BE CONSTRUCTED OF 1" THICK 19-W-4 GRATING WITH 1"x1/4" BANDING BAR ON EACH SIDE AND GALVANIZED, MANUFACTURED WITH EXTERIOR BARS IN THE VERTICAL ORIENTATION, OR APPROVED EQUIVALENT AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTAIN FRAME.
5. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

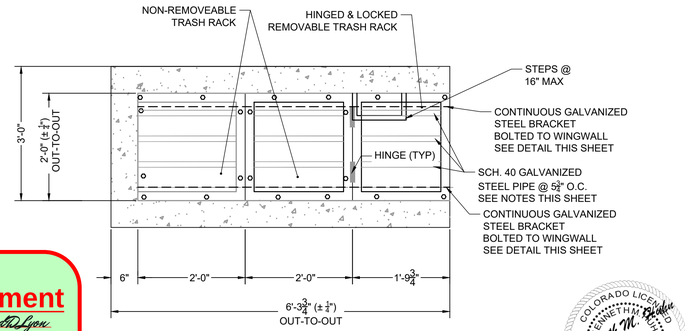
2

TRASH RACK NOTES:

1. TRASH RACKS SHALL BE 1-1/2" SCH. 40 STEEL PIPE, GALVANIZED, @ 6" CENTERS. SUPPORT BARS SHALL BE 2" x 2" STEEL RECTANGULAR BARS, GALVANIZED, @ 36". ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE.
2. REMOVABLE TRASH RACK SECTIONS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
3. STEEL TRASH RACKS SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
4. STRUCTURAL STEEL FOR GRATES, ORIFICE PLATES, AND BARS SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

RESTRICTOR PLATE NOTES:

1. 3/4" THICK RESTRICTOR PLATE, GALVANIZED STEEL.
2. BOLT PLATE TO CONCRETE @ 12" O.C. MAX
3. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN PLATE AND CONCRETE



PLAN VIEW
TRASH RACK DETAIL
SCALE: N.T.S

COLORADO LICENSED RICHARD D. LYON 53921 PROFESSIONAL ENGINEER

COLORADO LICENSED KENNETH M. GRUBER 54022 04/12/24 PROFESSIONAL ENGINEER

As-Built Document
PE Approval by: Richard D Lyon
(Stamp Appended on this Plan Sheet)
10/06/2026 2:28:06 PM

PCD FILE NO.: SF2326

DRAWN BY: DLH JOB DATE: 10/6/2026
APPROVED: RDL JOB NUMBER: 211030
CAD DATE: 10/6/2026
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Estates_CDs\Outlet_Structure_Details

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

NO.	DATE	BY	REVISION DESCRIPTION
1	08/07/24	RDL	OUTLET STRUCTURE & PLATE REVISIONS
2	10/06/26	RDL	AS-BUILTS OCT. 6, 2026

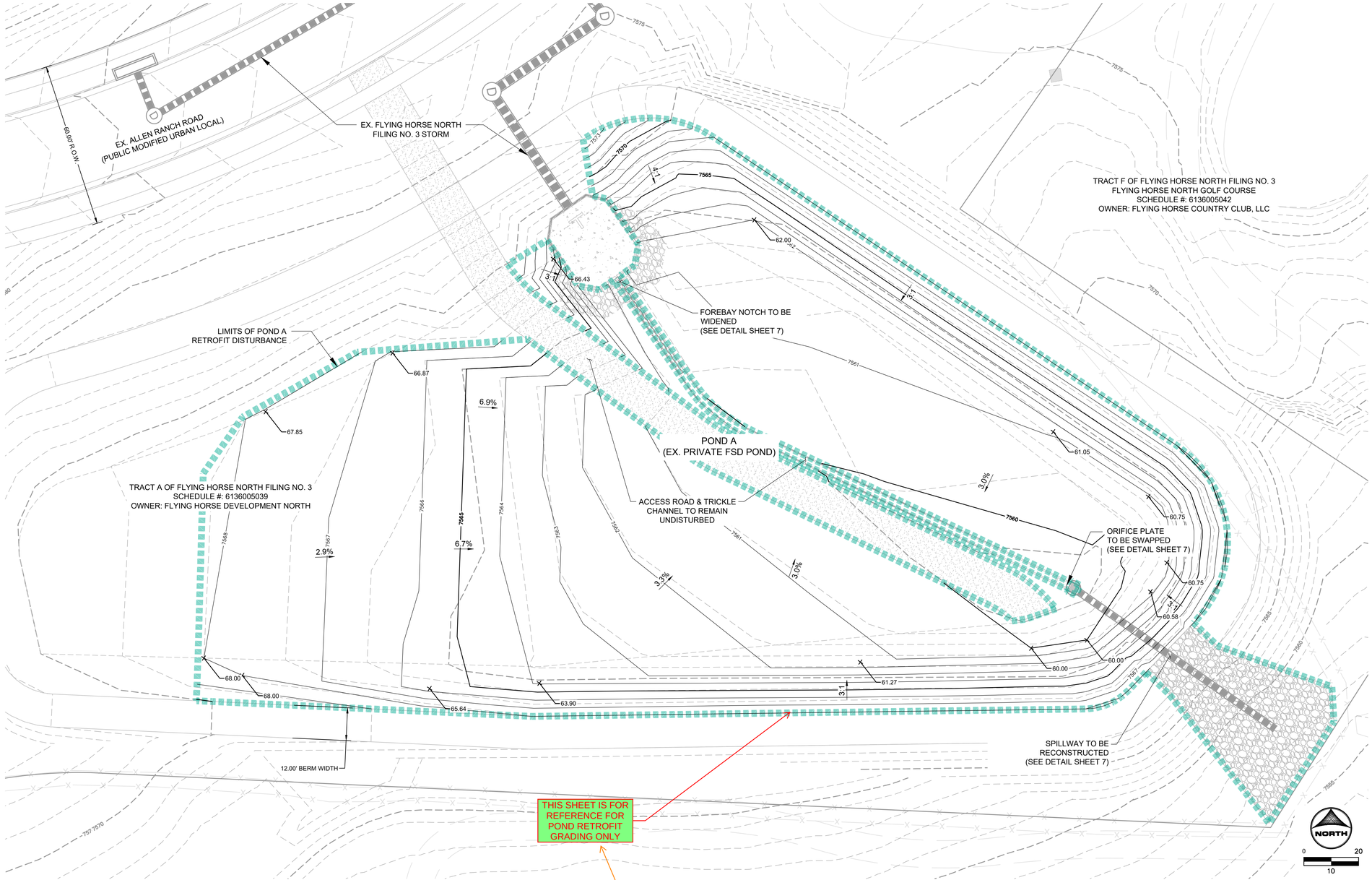
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

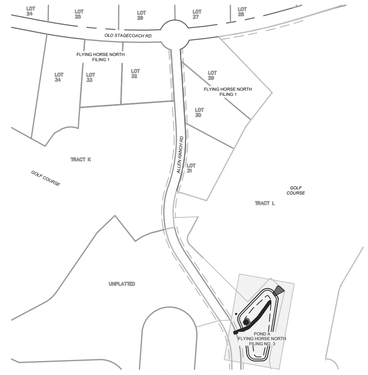
FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
POND B OUTLET STRUCTURE DETAILS 2

SHEET PND 32

HR GREEN Xrefs: xg-1-dh01-1030





SHEET KEY
NOT TO SCALE

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
FENCE	X X	
OVERHEAD ELECTRIC	OHE	OE
WATER MAIN	W	W
STORM SEWER		
INDEX CONTOUR		
INTER. CONTOUR		
LIMITS OF DISTURBANCE		
RIP RAP		
GATE VALVE		
HYDRANT		
WELL		

THIS SHEET IS FOR REFERENCE FOR POND RETROFIT GRADING ONLY

Thanks for providing this, it is helpful.

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(Stamp Appended on this Plan Sheet)
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COLORADO LICENSED
RICHARD D LYON
53921
PROFESSIONAL ENGINEER

PCD FILE #: CDR259

DRAWN BY:	CVW	JOB DATE:	9/15/2025
APPROVED:	RDL	JOB NUMBER:	2403816
CAD DATE:	11/17/2025		
CAD FILE:	J:\2024\2403816\CAD\Dwgs\C\CDs\Public Improvements\PCM		

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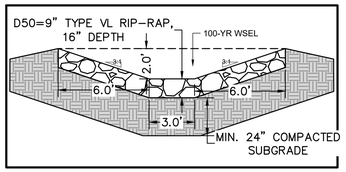
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

THE CLUBHOUSE AT FLYING HORSE NORTH
FLYING HORSE COUNTRY CLUB, LLC.
COLORADO SPRINGS, COLORADO

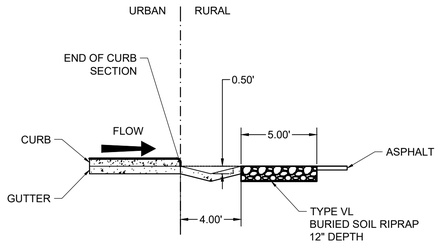
PUBLIC IMPROVEMENTS CONSTRUCTION DRAWINGS
PCM PLAN

SHEET PCM 6

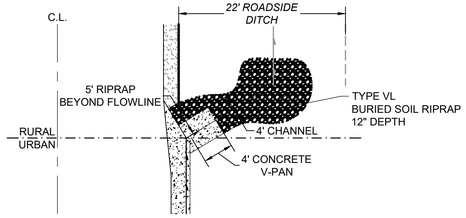
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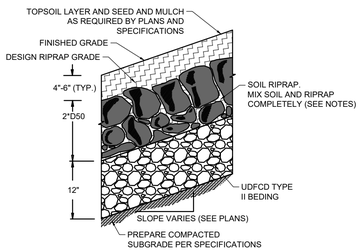
RIP-RAP RUNDOWN DETAIL
(N.T.S.)
SEE PLANS FOR LOCATION



URBAN TO RURAL TRANSITION
SECTION VIEW
(N.T.S.)
SEE PLANS FOR LOCATIONS



URBAN TO RURAL TRANSITION
PLAN VIEW
(N.T.S.)
SEE PLANS FOR LOCATIONS



SOIL RIPRAP EMBANKMENT PROTECTION
WITH BEDDING TYP. SECTION
N.T.S

RIPRAP NOTES.

1. SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
2. MIX UNIFORMLY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
3. PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE.
4. CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.
5. ROCK SHALL BE HARD, DURABLE, ANGULAR IN SHAPE, AND FREE FROM CRACKS, OVERBURDEN, SHALE, AND ORGANIC MATTER.
6. NEITHER BREADTH NOR THICKNESS OF A SINGLE STONE SHOULD BE LESS THAN ONE-THIRD ITS LENGTH, AND ROUNDED STONE SHOULD BE AVOIDED.
7. THE ROCK SHOULD SUSTAIN A LOSS OF NOT MORE THAN 40% AFTER 500 REVOLUTIONS IN AN ABRASION TEST (LOS ANGELES MACHINEASTM C-535-69) AND SHOULD SUSTAIN A LOSS OF NOT MORE THAN 10% AFTER 12 CYCLES OF FREEZING AND THAWING (AASHTO TEST 103 FOR LEDGE ROCK PROCEDURE A).
8. ROCK HAVING A MINIMUM SPECIFIC GRAVITY OF 2.65 IS PREFERRED; HOWEVER, IN NO CASE SHOULD ROCK HAVE A SPECIFIC GRAVITY LESS THAN 2.50.

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 VL RIPRAP

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

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

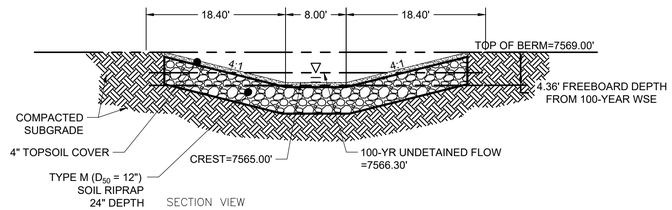


R1-1 STOP SIGN DETAIL
(N.T.S.)



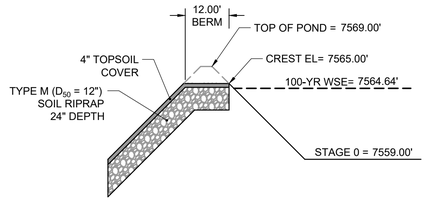
W11-11 CART CROSSING
SIGN DETAIL
(N.T.S.)

FLYING HORSE NORTH FILING NO. 3 POND A MODIFICATIONS

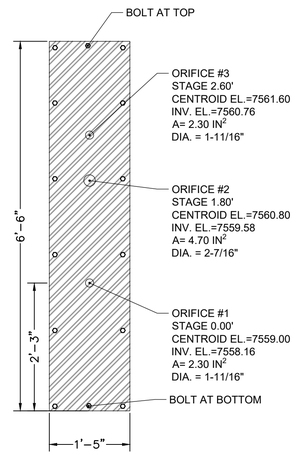


SECTION VIEW
EMERGENCY OVERFLOW SPILLWAY
SCALE: NTS

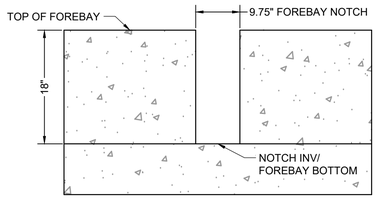
Please just remove this sheet and any reference to it on other sheets. On the other related sheets, you already made redlines to match everything on this page so it is confusing and unnecessary to have both.



PROFILE VIEW -
EMERGENCY OVERFLOW SPILLWAY
SCALE: NTS



ELEVATION VIEW
ORIFICE PLATE DETAIL
SCALE: 3/4" = 1'



FOREBAY A NOTCH DETAIL
SCALE: NTS

As-Built Document
PE Approval by: Richard D Lyon
(Stamp Appended on this Plan Sheet)
10/06/2026 2:28:06 PM

COLORADO LICENSED
RICHARD D LYON
53921
PROFESSIONAL ENGINEER

PCD FILE #: CDR259

HR GREEN Xrefs: Riprap Details; xgt-1-dh01; Spillway_POND_A; Spillway_Profile; foreboy_notch_modification_Pond A

DRAWN BY: CVW	JOB DATE: 11/13/2025	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: RDL	JOB NUMBER: 2403816	0 1"	
CAD DATE: 11/17/2025		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2024\2403816\CAD\Dwgs\C\CDs\Public Improvements\Details			

NO.	DATE	BY	REVISION DESCRIPTION

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

THE CLUBHOUSE AT FLYING HORSE NORTH
FLYING HORSE COUNTRY CLUB, LLC.
COLORADO SPRINGS, COLORADO

PUBLIC IMPROVEMENTS CONSTRUCTION DRAWINGS
DETAILS

SHEET DT 7