

FLYING HORSE NORTH FILING NO. 3
CONSTRUCTION DOCUMENTS

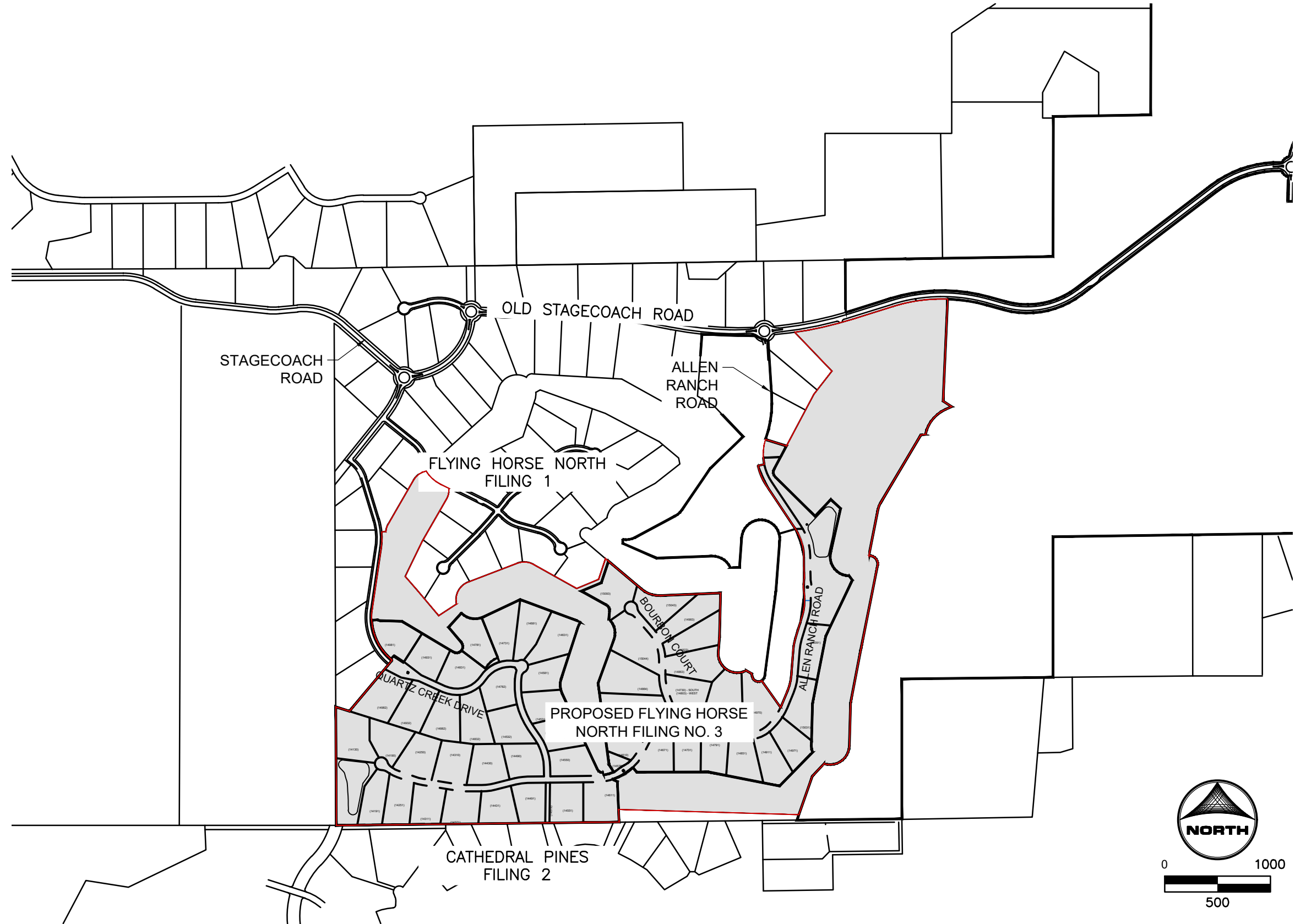
AS-BUILT VERSION 1.0, DATED 7/15/2026
PE: RICHARD LYON
CO PE NO. 53921

SHEET 1: NO REVISIONS.



Per ECM 5.10.6, label each sheet as "As-Built" or "Engineer Record Drawings" with EOR stamp and signature.

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 THE 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°14'00"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 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;

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

- S72°33'10"E A DISTANCE OF 134.21 FEET;
- N40°01'04"E A DISTANCE OF 569.80 FEET;
- N38°52'02"E A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
- 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;
- N86°55'25"E A DISTANCE OF 48.85 FEET TO A POINT ON CURVE;
- 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;
- S89°12'35"E A DISTANCE OF 210.24 FEET;
- S59°10'59"E A DISTANCE OF 565.00 FEET TO A POINT OF CURVE;
- 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:

- S52°59'28"E A DISTANCE OF 282.69 FEET;
- N31°14'50"E A DISTANCE OF 8.64 FEET TO A POINT OF CURVE;
- 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;
- 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:

- 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;
- N64°40'27"E A DISTANCE OF 387.40 FEET;
- S89°37'09"E A DISTANCE OF 609.64 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S53°58'28"E, HAVING A DELTA OF 17°58'25", A RADIUS OF 182.00 FEET, A DISTANCE OF 57.09 FEET TO A POINT OF TANGENT;
- S18°03'07"W A DISTANCE OF 513.19 FEET TO A POINT OF CURVE;
- 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;
- S24°58'58"E A DISTANCE OF 194.30 FEET TO A POINT ON CURVE;
- 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;
- S29°40'51"E A DISTANCE OF 24.35 FEET TO A POINT ON CURVE;
- 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;
- N32°14'22"W A DISTANCE OF 83.48 FEET;
- N07°36'57"W A DISTANCE OF 778.36 FEET;
- N19°59'12"E A DISTANCE OF 445.96 FEET TO A POINT ON CURVE;
- 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;
- N05°55'12"E A DISTANCE OF 73.94 FEET TO A POINT OF CURVE;
- 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;
- N80°53'14"W A DISTANCE OF 270.58 FEET;
- N87°30'10"E A DISTANCE OF 203.94 FEET;
- N18°26'34"E A DISTANCE OF 216.03 FEET;
- S49°40'30"E A DISTANCE OF 407.47 FEET TO A POINT OF CURVE;
- 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;
- N87°34'56"E A DISTANCE OF 870.22 FEET;
- S01°27'54"W A DISTANCE OF 421.65 FEET;
- S04°30'48"W A DISTANCE OF 138.74 FEET TO A POINT OF CURVE;
- 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;
- S59°17'05"E A DISTANCE OF 59.71 FEET;
- S09°25'47"E A DISTANCE OF 25.35 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°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 146.83 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 N31°45'53"W A DISTANCE OF 498.37 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 FLYING HORSE FILING NO. 1, THE FOLLOWING TWENTY-TWO (22) COURSES:

- N78°14'42"E A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
- 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;
- N88°03'35"E A DISTANCE OF 162.46 FEET;
- S27°57'38"W A DISTANCE OF 123.86 FEET TO A POINT ON CURVE;
- 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;
- S45°19'30"E A DISTANCE OF 529.41 FEET;
- N43°38'05"E A DISTANCE OF 217.42 FEET;
- S47°25'19"E A DISTANCE OF 125.23 FEET;
- S12°39'47"W A DISTANCE OF 431.89 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S78°44'16"E, HAVING A DELTA OF 101°02'05", A RADIUS OF 180.00 FEET, A DISTANCE OF 317.41 FEET TO A POINT ON CURVE;
- S36°07'10"E A DISTANCE OF 51.40 FEET;
- S25°28'43"W A DISTANCE OF 583.21 FEET;
- S11°05'37"W A DISTANCE OF 649.91 FEET;
- S01°45'55"W A DISTANCE OF 367.28 FEET TO A POINT ON CURVE;
- 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;
- S44°23'58"W A DISTANCE OF 446.26 FEET;
- N78°50'05"W A DISTANCE OF 682.24 FEET;
- S89°54'56"W A DISTANCE OF 681.31 FEET;
- N39°18'58"W A DISTANCE OF 58.41 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N42°37'31"W, HAVING A DELTA OF 24°08'18", A RADIUS OF 530.00 FEET, A DISTANCE OF 222.98 FEET TO A POINT ON CURVE;
- S63°45'49"E A DISTANCE OF 50.01 FEET;
- 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.

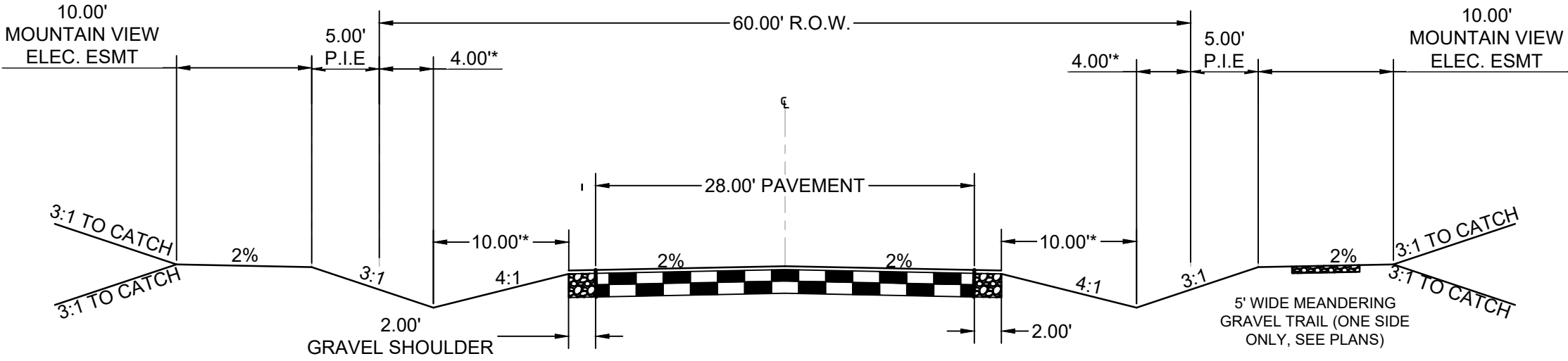
TOGETHER WITH TRACT J AND TRACT L AS PLATTED FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 218714238.

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.

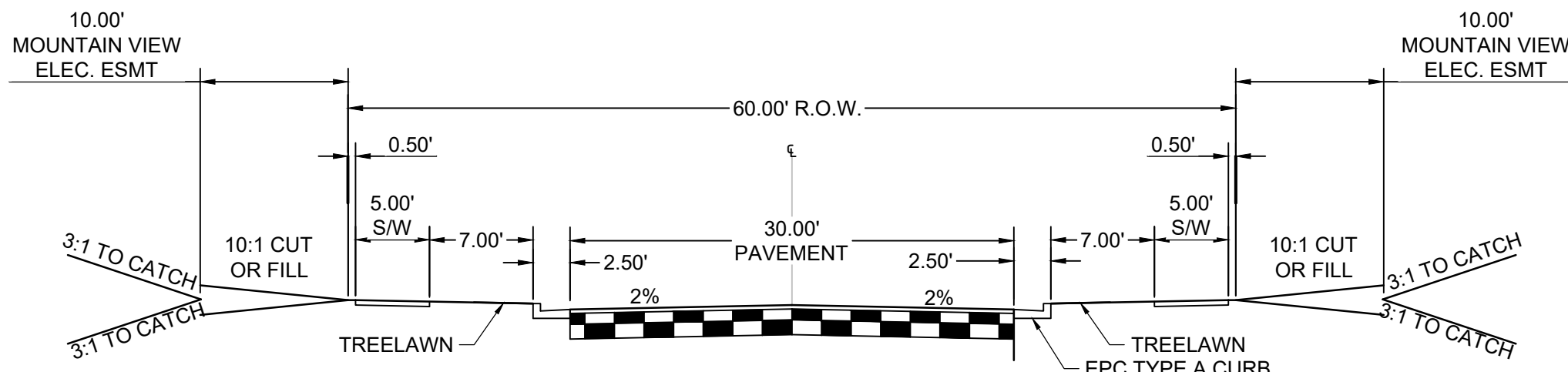
FLYING HORSE FILING 3, CONTAINS A TOTAL CALCULATED AREA OF 293.683 ACRES.



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)

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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- 13 - ALLEN RANCH ROAD CART PATH CROSSING
- 14 - MEDIANS
- 15 - FIRE-TRUCK TURN-AROUND
- 16 - STRIPING & SIGNAGE
- 17 - ALLEN RANCH ROAD & TRACT A
- 18 - CULVERTS PIPES
- 19 - ALLEN RANCH ROAD & TRACT B
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- 21 - ROCK CHUTE PLAN AND PROFILE
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- 32 - POND B OUTLET STRUCTURE DETAILS 2

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 MENDEED.

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. 07/08/2024

JOSHUA PALMER P.E.
COUNTY ENGINEER

DESIGN ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING, AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

Kenneth M. Hurn
KENNETH M. HURN, COLORADO P.E. NO. 54022 04/12/2024

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

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



PCD FILE NO.: SF2326

DRAWN BY: DLH JOB DATE: 4/10/2024
APPROVED: KMH JOB NUMBER: 211030
CAD DATE: 4/11/2024
CAD FILE: J:\2021\211030\CAD\Draws\C\Estates_CDs\Cover_Estates

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
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

COVER & LEGEND
COVER

SHEET
CV
1

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. THE CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - B. COLORADO 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 EROSION, STORM DRAINAGE, AND EROSION CONTROL, SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITTEN FORM. 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 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 CONTRACTOR 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.

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 CM 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 16" 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 160s 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 RESTRICTION, 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.

Ø, DIA	DEFLECTION ANGLE
AASHTO	DIAMETER
ABC	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ABD	ASPHALT BASE COURSE
AC	ABANDONED
ADA	ACRE
ASPH	THE AMERICANS WITH DISABILITIES ACT
ASSY	ASPHALT
ASTM	ASSEMBLY
BFE	AMERICAN SOCIETY FOR TESTING MATERIALS
BLDG	BASE FLOOD ELEVATION
BLVD	BUILDING
BNDY	BOULEVARD
BOP	BM
BW	BENCH MARK
C&G	BOUNDARY
CA	BOTTOM OF POND
CATV	BOTTOM OF WALL
CB	CURB AND GUTTER
CFS	CHORD BEARING/CATCH BASIN
CIP	CUBIC FEET PER SECOND
CL	CAST IRON PIPE
CMP	CENTER LINE
COMP	CORRUGATED METAL PIPE
CONC	COMPOSITE
CONST	CONCRETE
CSP	CONSTRUCT OR CONSTRUCTION
CSU	CORRUGATED STEEL PIPE
CT	COLORADO SPRINGS UTILITIES
CTR	COURT
CU	CENTER
CY	COPPER
DBL	CUBIC YARD
DEG	DOUBLE
DET	DEGREE
DEPT	DETAIL
DIM	DEPARTMENT
DIP	DIMENSION
DOT	DUCTILE IRON PIPE
DWG	DEPARTMENT OF TRANSPORTATION
E	DRAWING
EL	EAST/EASTING
ELEC	ELEVATION
EOG	ELECTRIC
ESMT	EDGE OF GUTTER
EW	EDGE OF PAVEMENT
EX	EASEMENT
FD	ENDWALL
FDC	EXISTING
FES	FRENCH DRAIN
FF	FIRE DEPARTMENT CONNECTION
FG	FLANGE ELEVATION
FH	FLARED END SECTION
FHWA	FINISHED FLOOR
FL	FINISHED GRADE
	FIRE HYDRANT
	FEDERAL HIGHWAY ADMINISTRATION
	FLOW LINE

	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		
U.G. ELECTRIC		
OVERHEAD ELECTRIC		
FIBER OPTIC		
GAS MAIN		
SANITARY SEWER		
STORM DRAIN		
TELEPHONE		
WATER MAIN		
SWALE		
TRAIL		
CURB & GUTTER		
DRAINAGE BASIN		
INDEX CONTOUR		
INTER. CONTOUR		
100-YR FLOODPLAIN		
FLOODWAY		
EDGE OF WETLANDS		

	EXISTING	PROPOSED
MANHOLE		
STORM INLET		
FLARED END SECTION		
RIPRAP		
SANITARY SEWER		
CLEAN OUT		
MANHOLE		
PLUG		
WATER		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
GATE VALVE		
MANHOLE		
METER		
TEE		
REDUCER		

ELECTRIC METER
ELECTRIC PEDESTAL
ELECTRICAL CABINET
ELECTRIC VAULT
FIBER OPTIC PULL BOX
FIBER OPTIC MANHOLE
FIBER OPTIC PEDESTAL
FIBER OPTIC SIGN
FIBER OPTIC VAULT
GAS METER
GAS SIGN
GAS VAULT
TELEPHONE CABINET
TELEPHONE MANHOLE
TELEPHONE SIGNAL/MASTER
TELEPHONE SIGN
TELEPHONE PEDESTAL
TRANSFORMER
LIGHT POLE
FIBER OPTIC VAULT

FIBER OPTICS CABLE
 FOOT OR FEET
 GRADE BREAK
 GALLON
 HIGH DENSITY POLYETHYLENE
 HANDICAP RAMP
 HEADWALL
 INVERT
 KILOMETER
 LENGTH
 LINEAR FEET
 METER
 MINIMUM
 MISCELLANEOUS
 MAINTENANCE
 MAXIMUM
 MANHOLE
 MIDPOINT
 NORTH/NORTHING
 NUMBER
 ON CENTER
 OVERHEAD
 PUBLIC
 POINT OF CURVATURE
 POINT OF COMPOUND CURVATURE
 POINT OF CURB RETURN
 POINT OF INTERSECTION
 PUBLIC IMPROVEMENT ESMT
 POINT OF TANGENCY
 PROPOSED
 POINT OF REVERSE CURVATURE
 PRESSURE REDUCING VALVE
 PRIVATE
 PUBLIC UTILITY AND ACCESS ESMT
 PUBLIC UTILITY, ACCESS AND DRAINAGE ESMT
 POLYVINYL CHLORIDE
 RADIUS
 RECEPTION
 REINFORCED CONCRETE BOX CULVERT
 SOUTH
 SHEET
 SQUARE
 SPLITWAY
 TOP BACK OF CURB
 TRICKLE CHANNEL
 TOP OF POND
 TOP OF WALL
 TYPICAL
 UNDERGROUND
 VERTICAL
 WEST
 WASTEWATER
 WELDED WIRE FABRIC
 WITH
 WITHOUT
 YARD

SHEET 2:
- CHANNEL CONSTRUCTION TO
HAVE PERMANENT CHECK DAMS
PER DISCUSSION WITH COUNTY
STORMWATER ENGINEERING.

♿

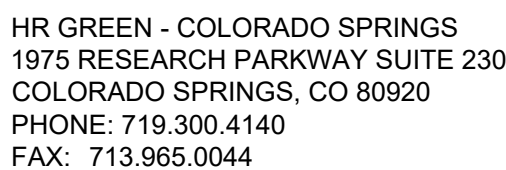
- THE TABLE ABOVE SHOWS A SUMMARY OF THE CHANNEL LINING REQUIREMENTS WITHIN ROADSIDE SWALES. THESE STATION CALLOUTS ARE ALSO PROVIDED ON THE INDIVIDUAL STREET PLAN AND PROFILE SHEETS.
- THE TABLE TO THE RIGHT PROVIDES ALL CHANNEL LINING REQUIREMENTS FOR BOTH EXISTING AND ROADSIDE SWALES. SEE THE FINAL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

- 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.

NOTE: SEE FINAL GEC
PLANS FOR ALL CHANNEL
LINING LOCATIONS



NO.	DATE	BY	REVISION DESCRIPTION



COVER & LEGEND

LEGEND

SHEET
LG

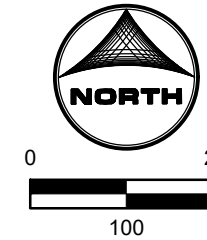
INTERSECTION SIGHT DISTANCE TABLE				
ROADWAY CLASSIFICATION				
LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE (FT) 1	SIGHT DISTANCE (FT) 2
S1	RURAL LOCAL	RURAL LOCAL	288	253
S2	RURAL LOCAL	RURAL LOCAL	335	335
S3	RURAL LOCAL	RURAL LOCAL	200	200
S4	ACCESS	RURAL LOCAL	335	335

AS-BUILT VERSION 1.0, DATED 7/15/2026
PE: RICHARD LYON
CO PE NO. 53921
SHEET 3: NO REVISIONS.



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.



DRAWN BY: AXB JOB DATE: 4/11/2024
APPROVED: KMH JOB NUMBER: 211030
CAD DATE: 4/11/2024
CAD FILE: J:\2021\211030\CAD\DWG\CD\Site_Plan

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0" = 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

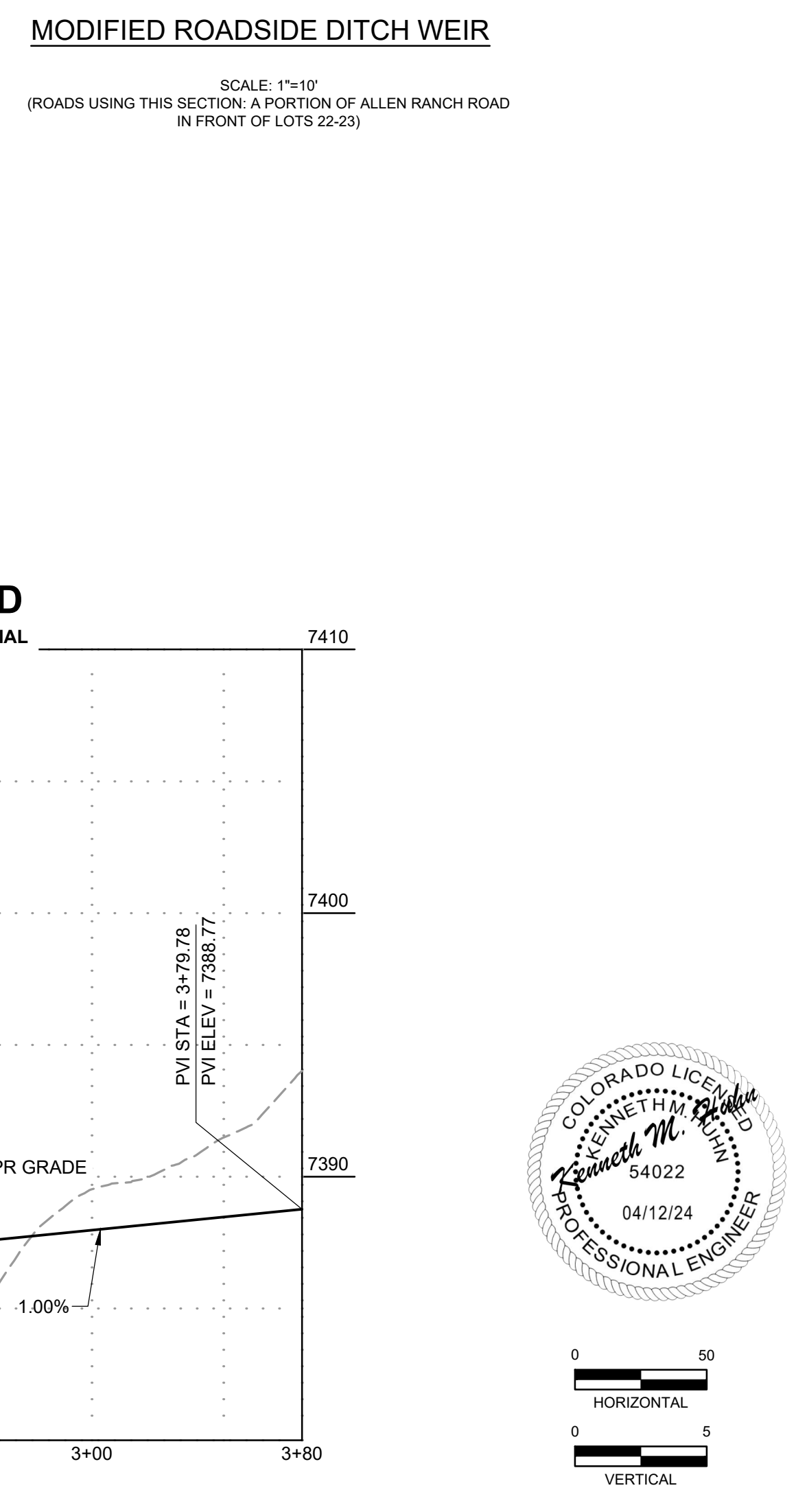
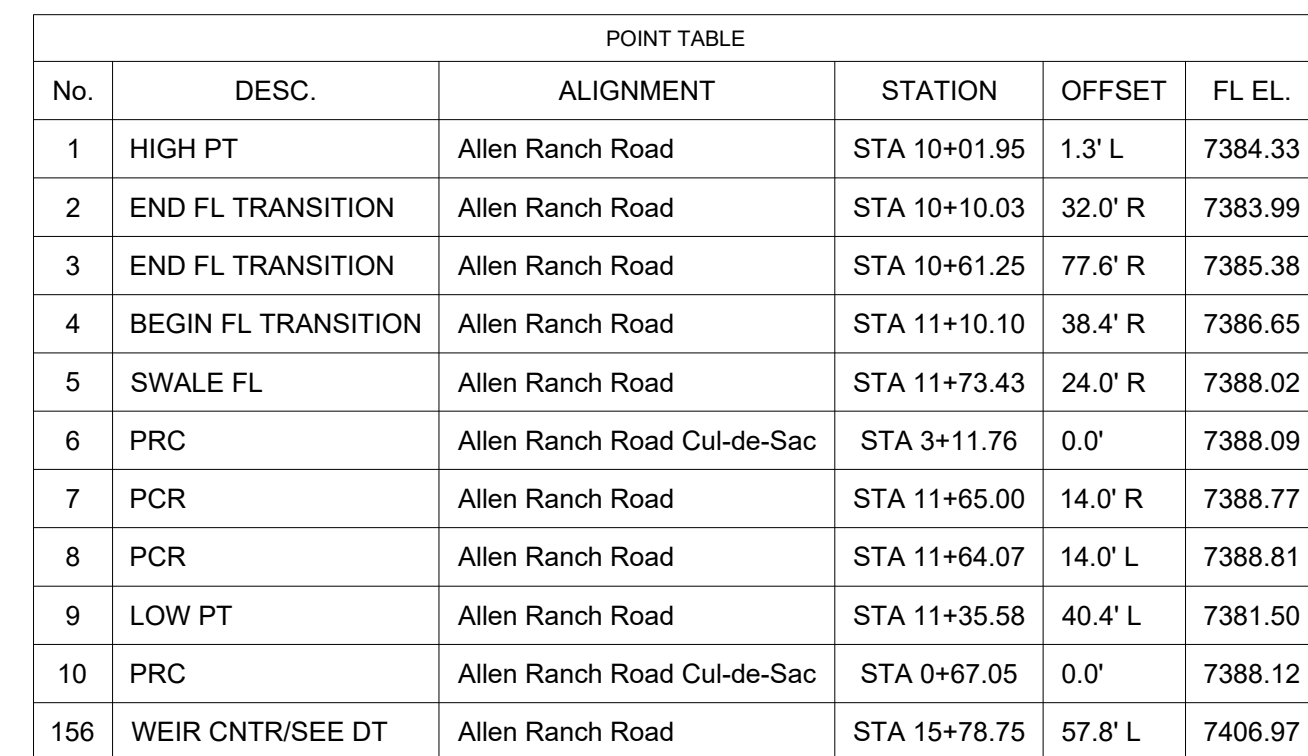
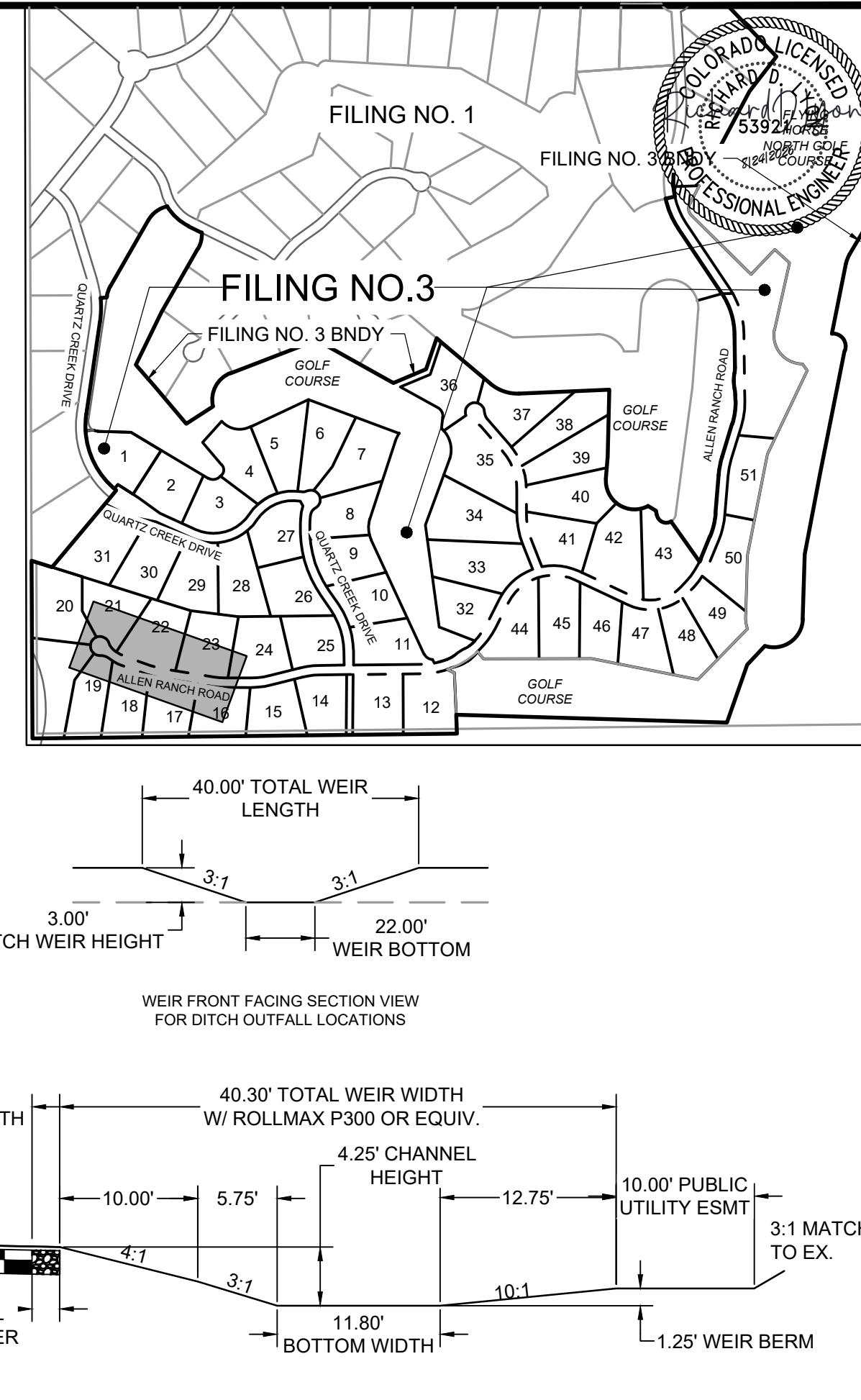
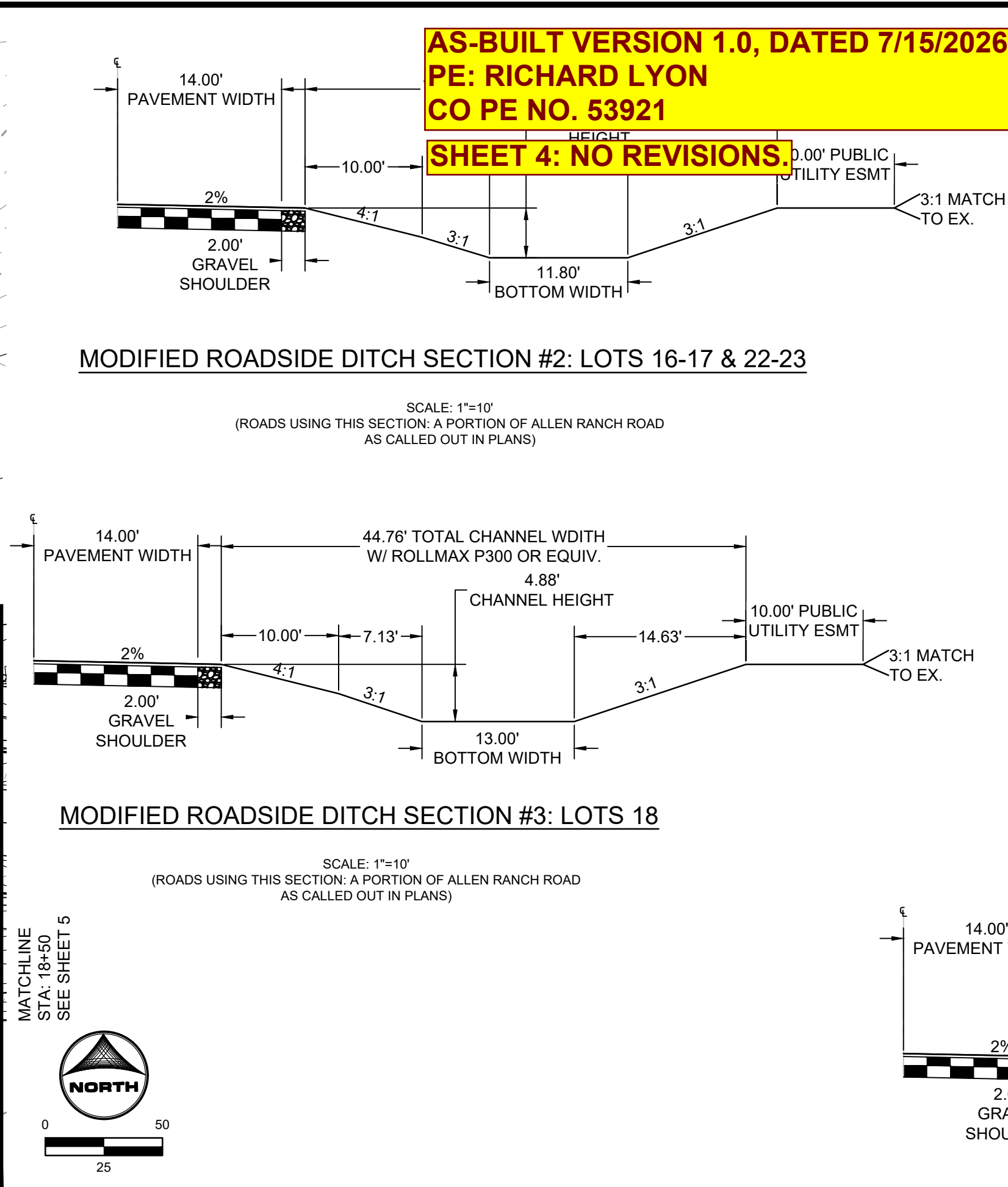
NO.	DATE	BY	REVISION DESCRIPTION

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

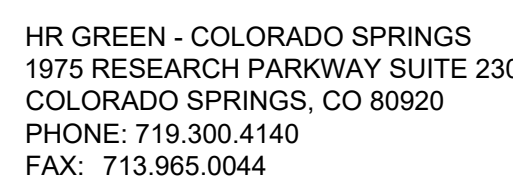
FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
OVERALL SITE PLAN

SHEET
SP
3

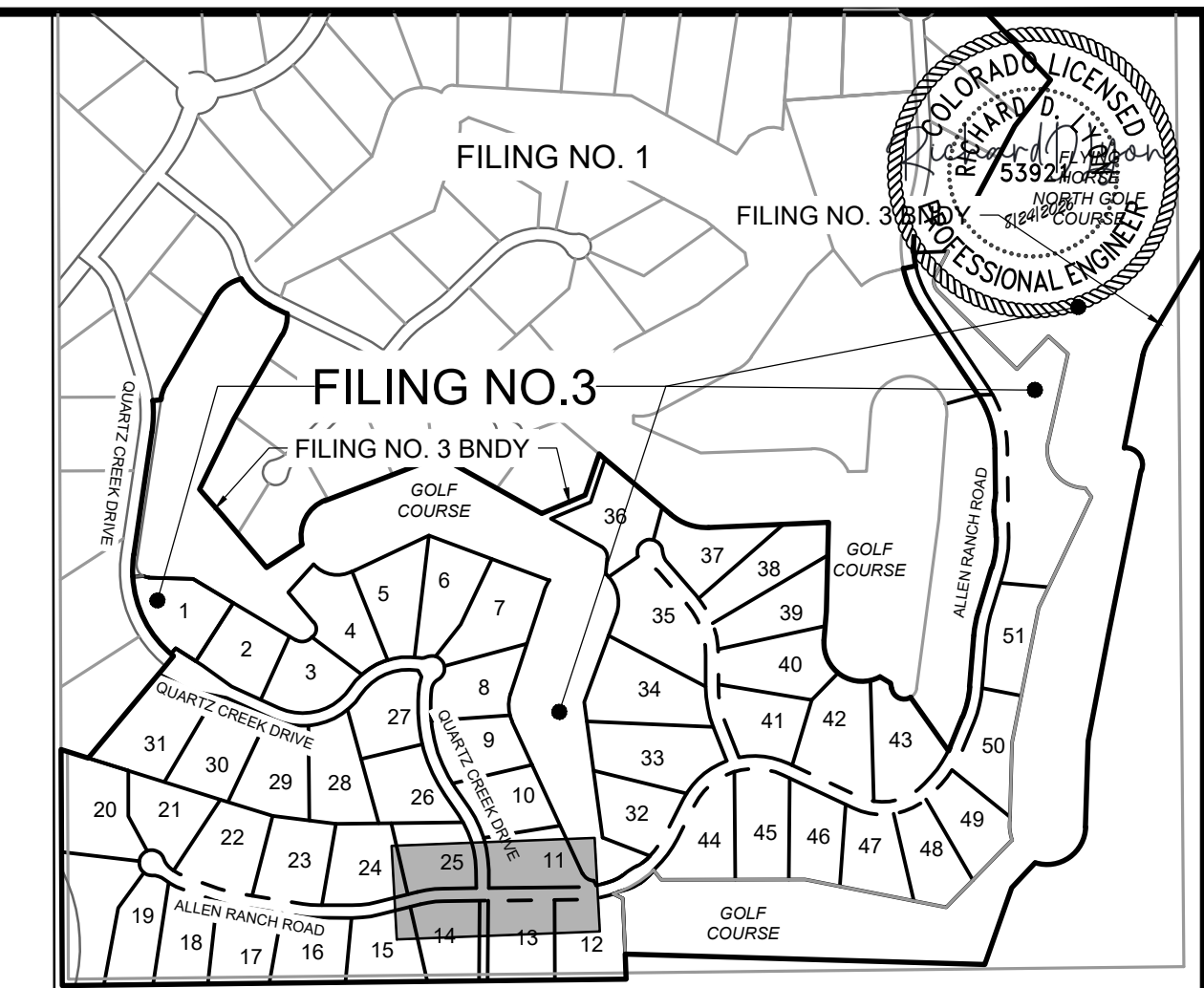


NO.	DATE	BY	REVISION DESCRIPTION



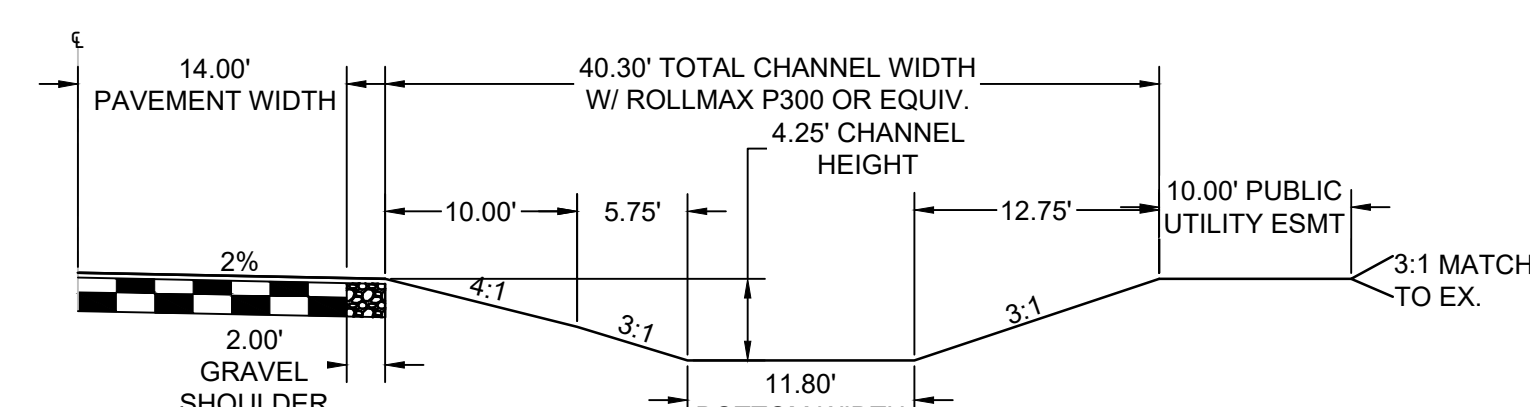
STREET PLAN & PROFILE
ALLEN RANCH ROAD

SHEET ST	4
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Curve Table			
Curve #	Length	Radius	Delta
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	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



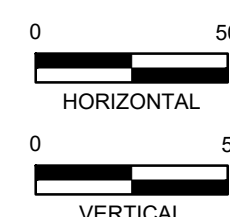
MODIFIED ROADSIDE DITCH SECTION #2: LOTS 16-17 & 22-23

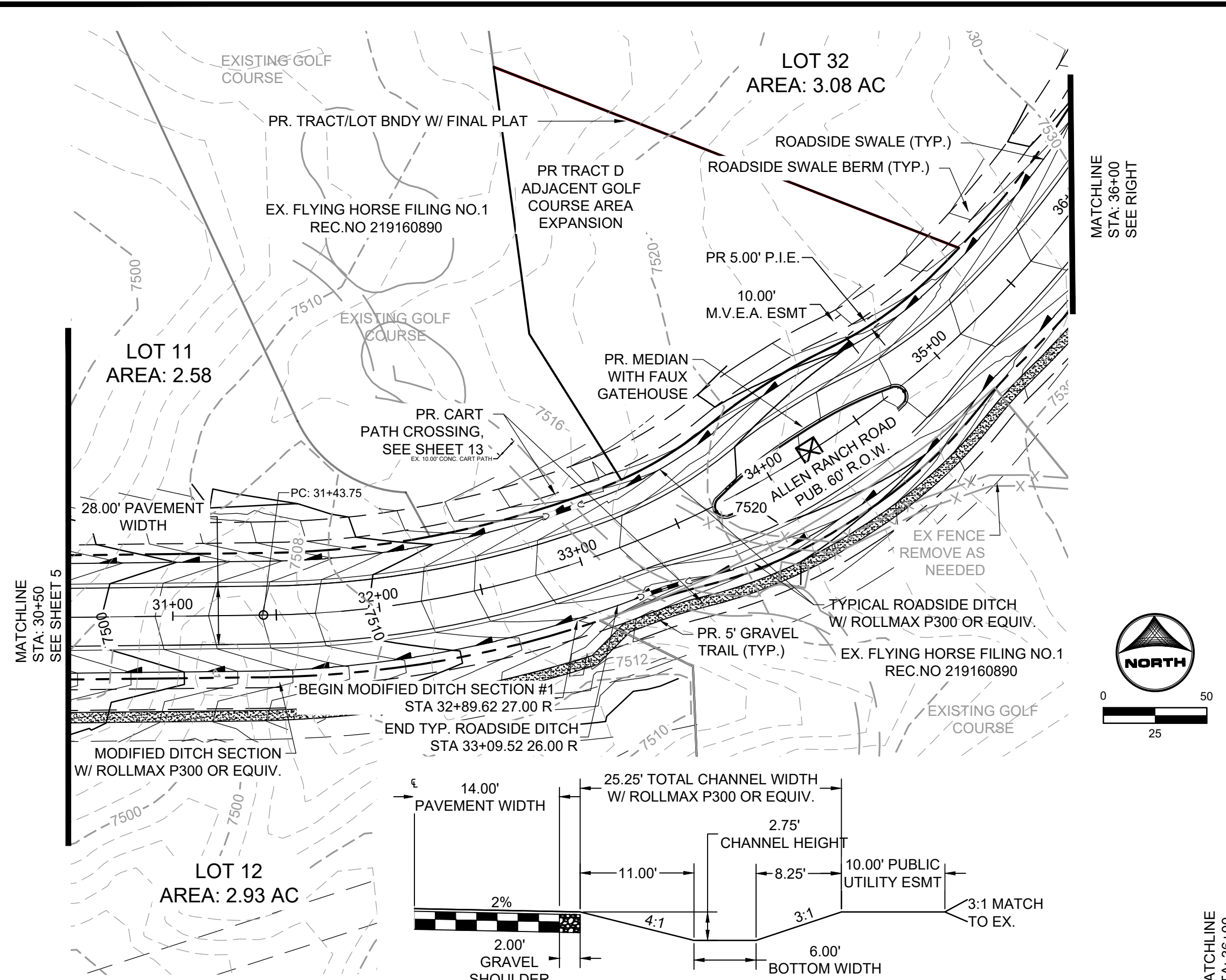


MODIFIED ROADSIDE DITCH SECTION #4: LOTS 24-25



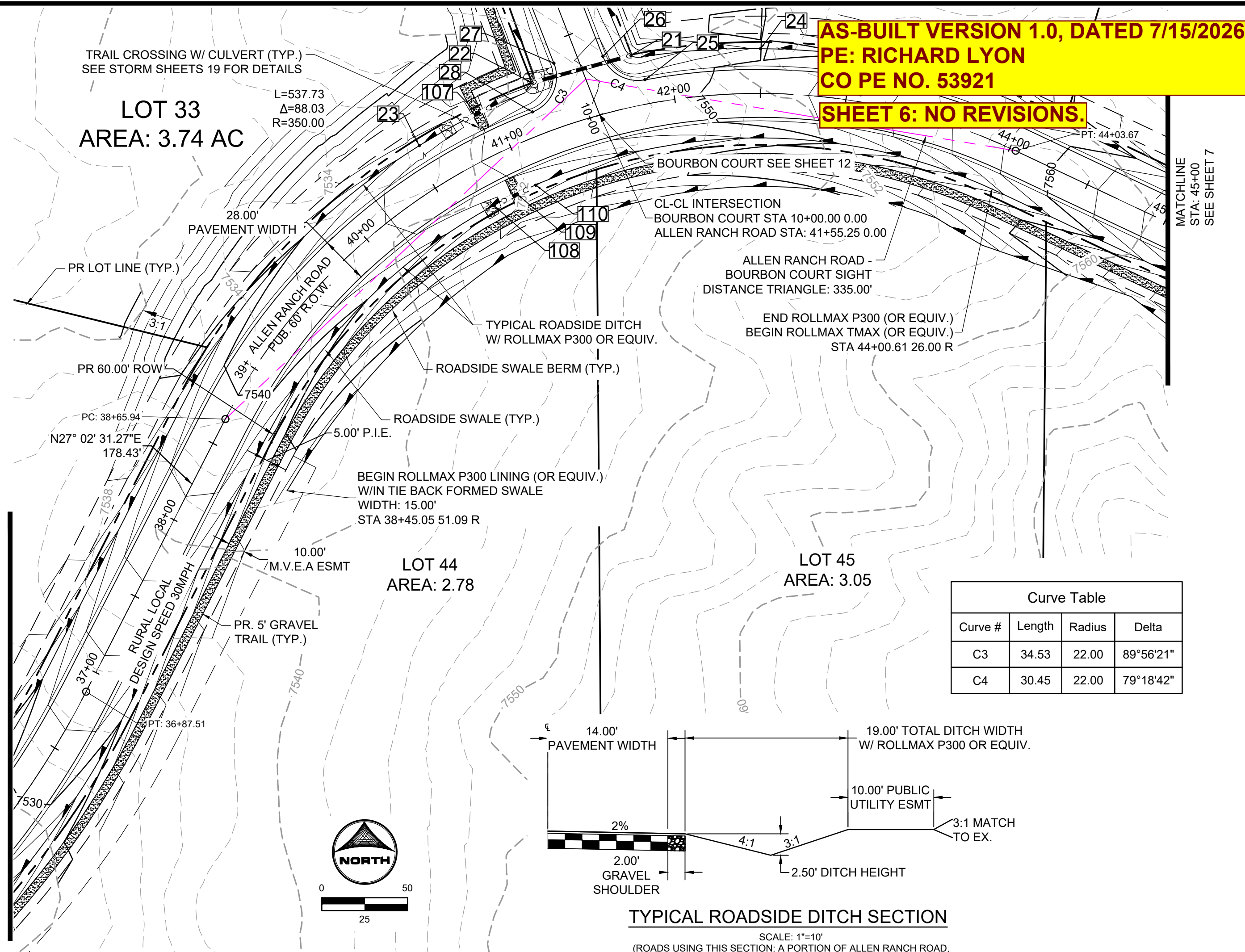
SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD
QUARTZ CREEK DRIVE, BOURBON COURT)





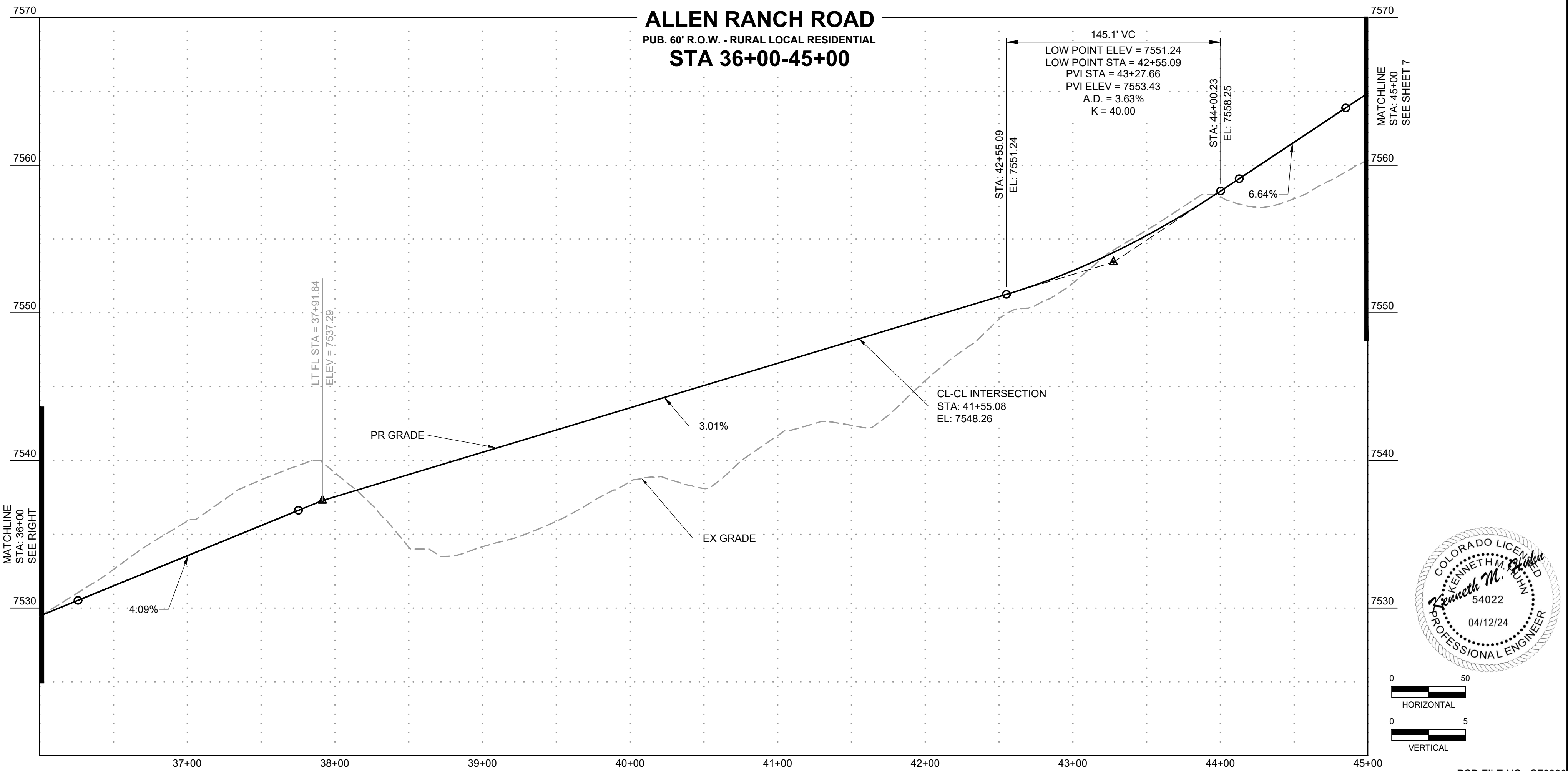
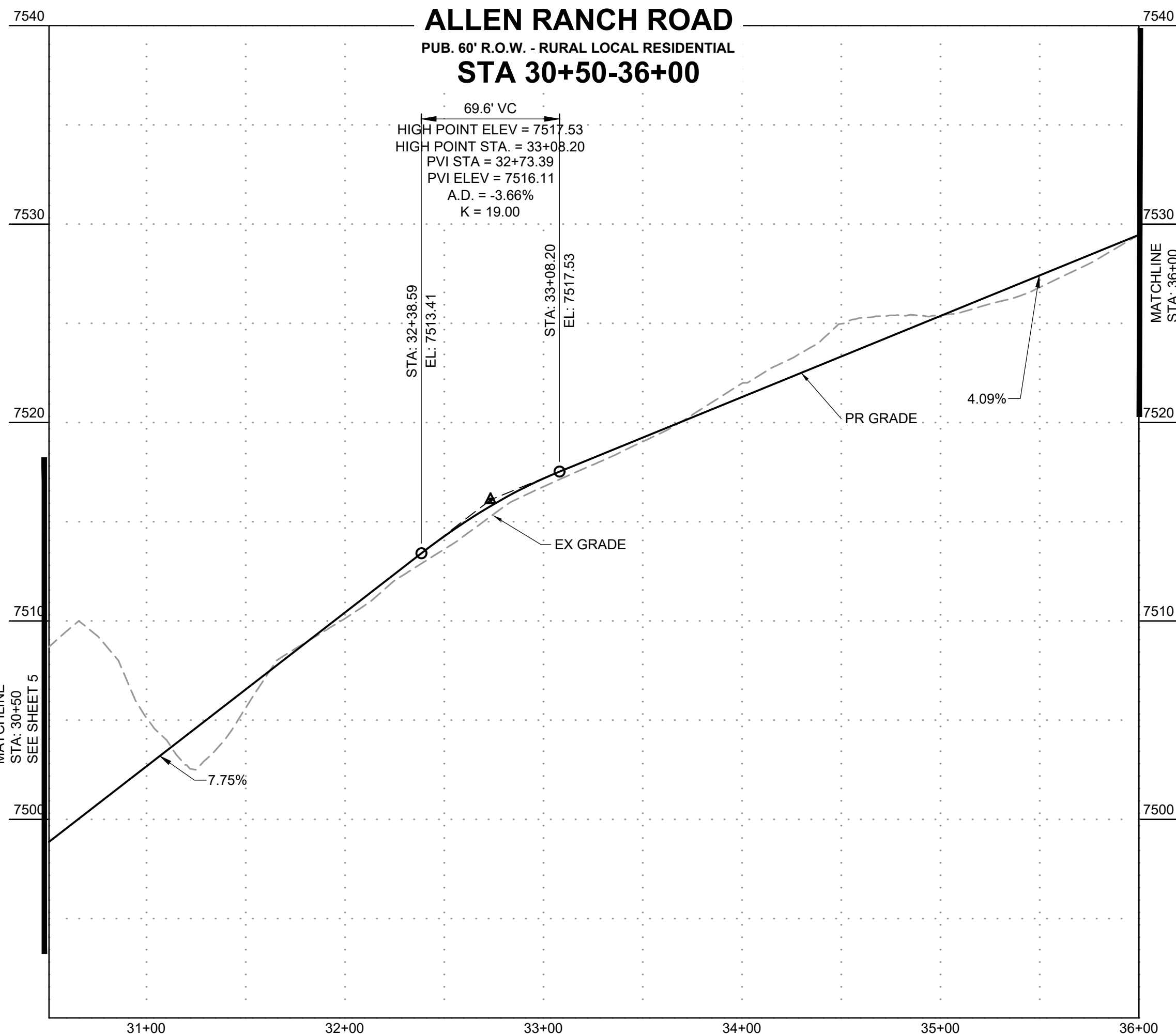
MODIFIED ROADSIDE DITCH SECTION #1: LOTS 12-15

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



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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APPROVED: KMH JOB NUMBER: 211030
CAD DATE: 4/11/2024
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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
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PHONE: 719.300.4140
FAX: 713.965.0044

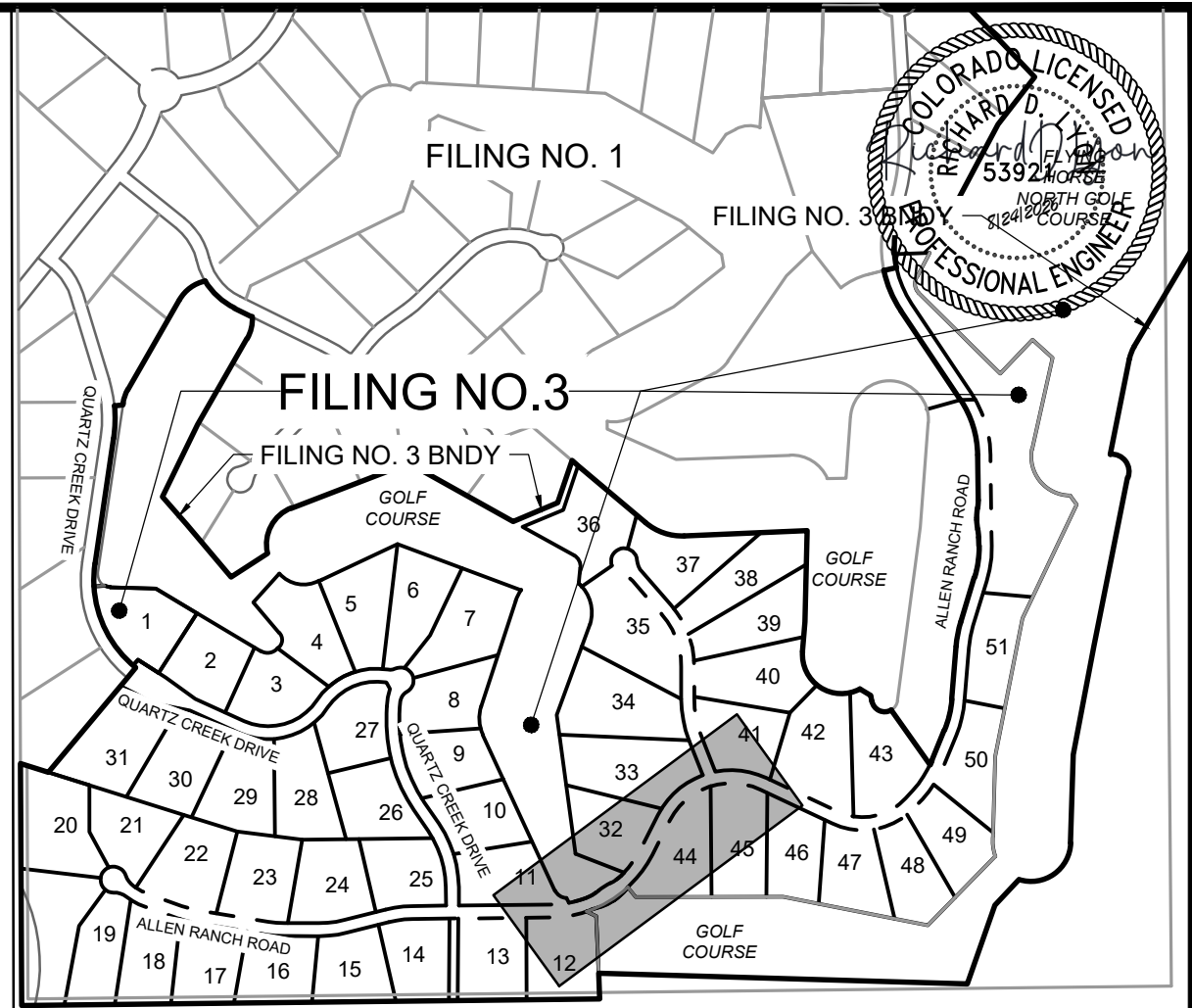
FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILE
ALLEN RANCH ROAD

SHEET
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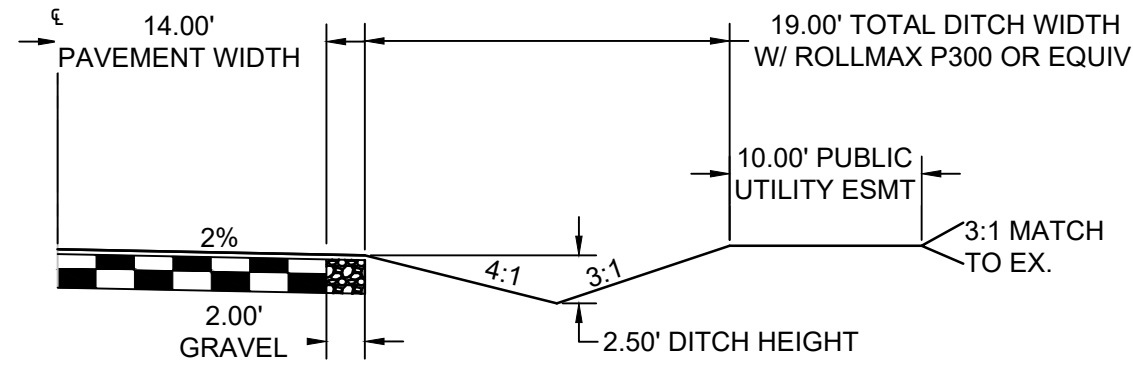
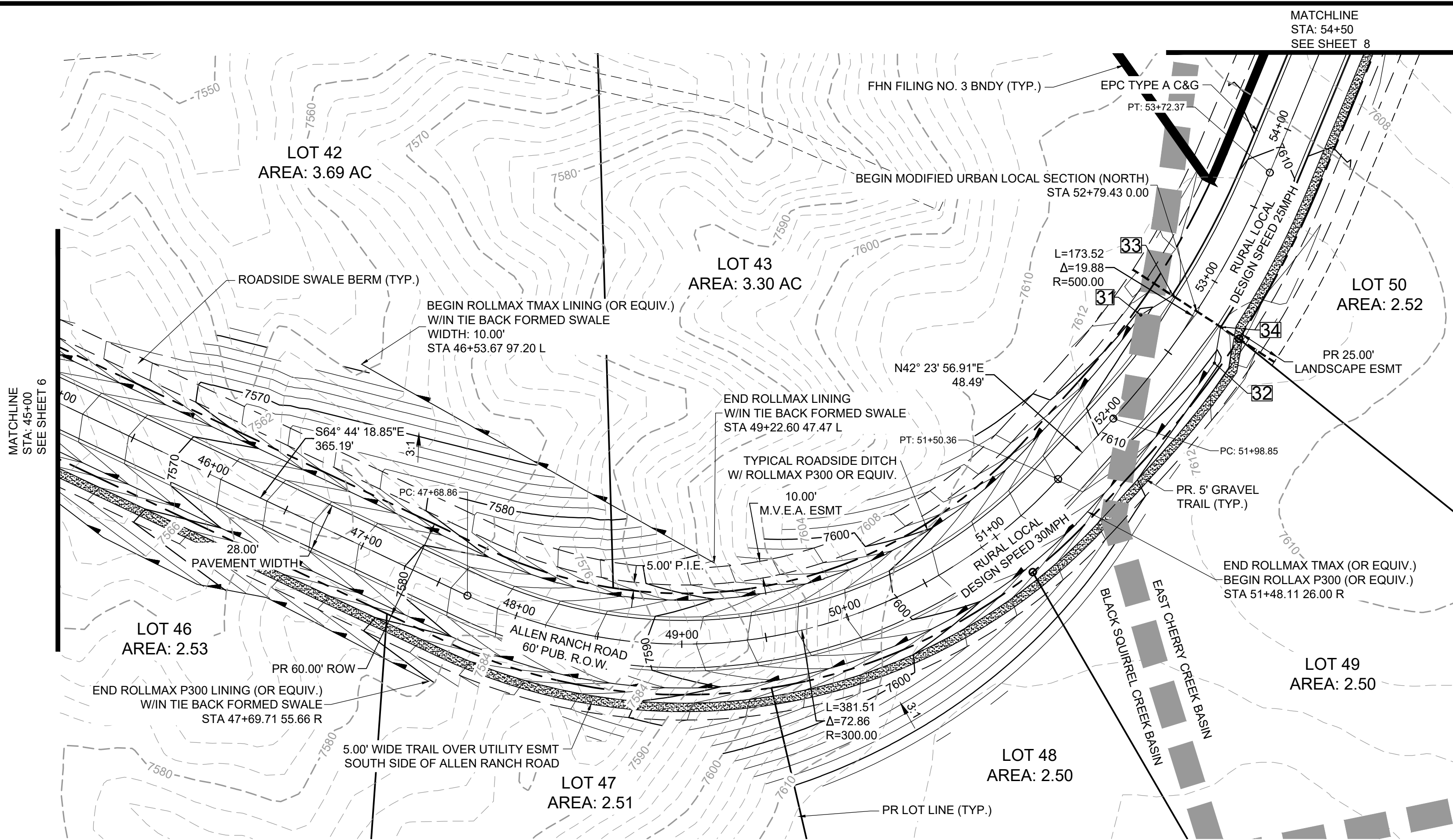
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AS-BUILT VERSION 1.0, DATED 7/15/2026
PE: RICHARD LYON
CO PE NO. 53921
SHEET 6: NO REVISIONS.

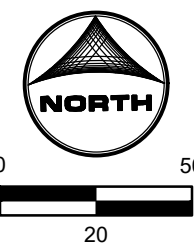


POINT TABLE				
No.	DESC.	ALIGNMENT	STATION	OFFSET
21	SWALE FL	Bourbon Court	STA 10+25.69	29.5' R
22	SWALE FL	Bourbon Court	STA 10+31.81	30.0' L
23	END FL TRANSITION	Allen Ranch Road	STA 40+55.08	26.0' L
24	BEGIN FL TRANSITION	Allen Ranch Road	STA 42+50.06	26.0' L
25	PCR	Allen Ranch Road	STA 41+84.89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

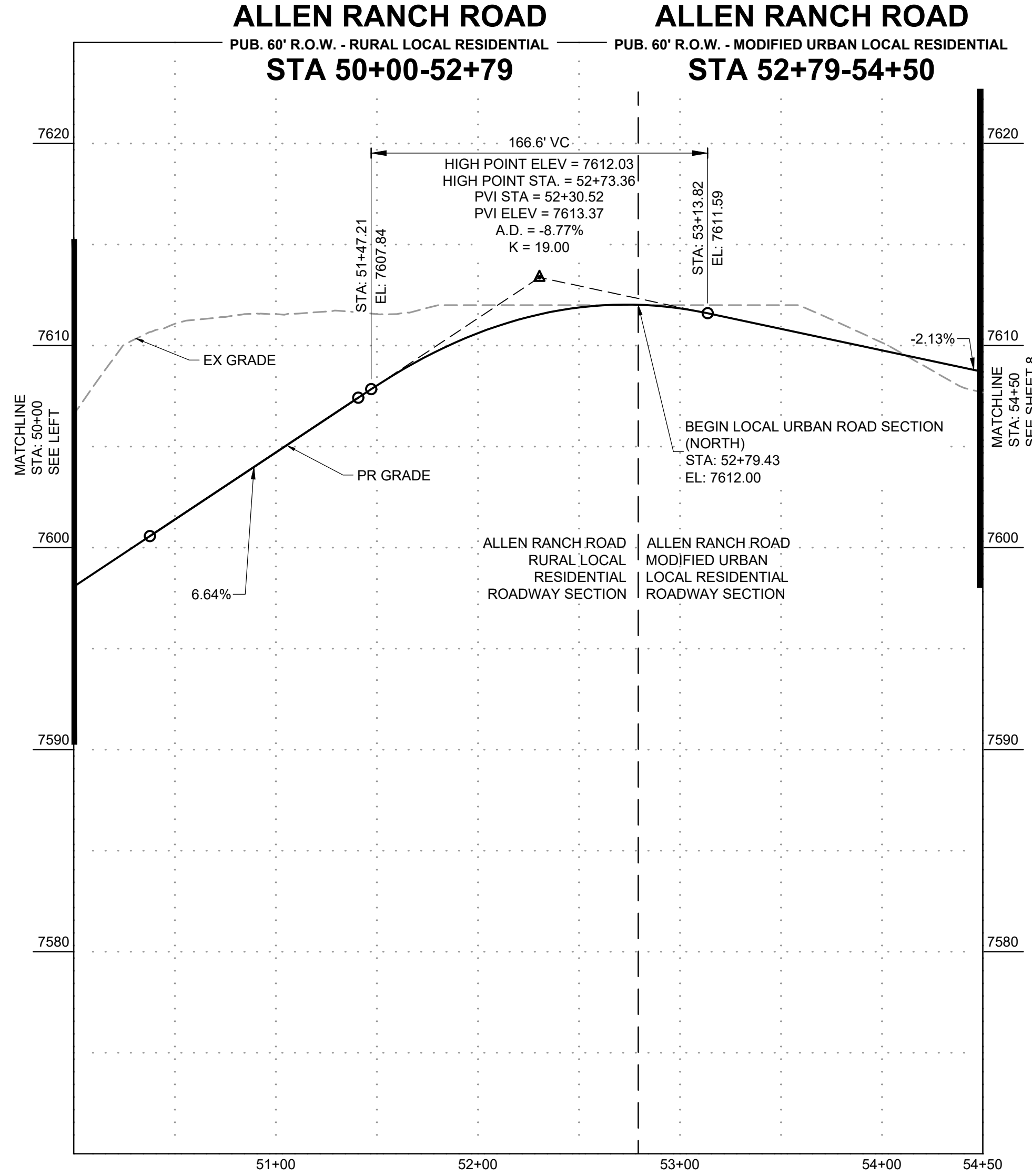
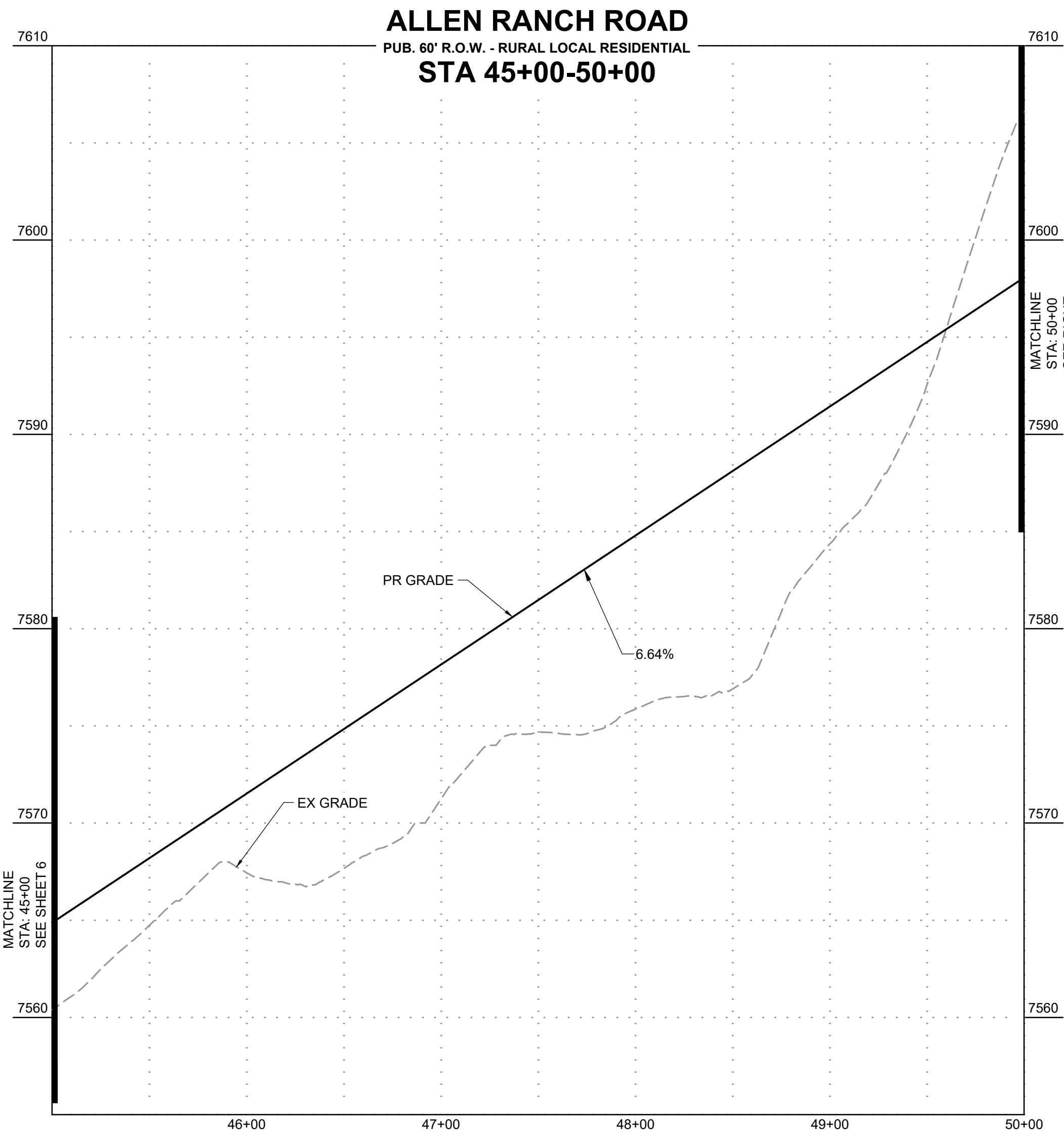
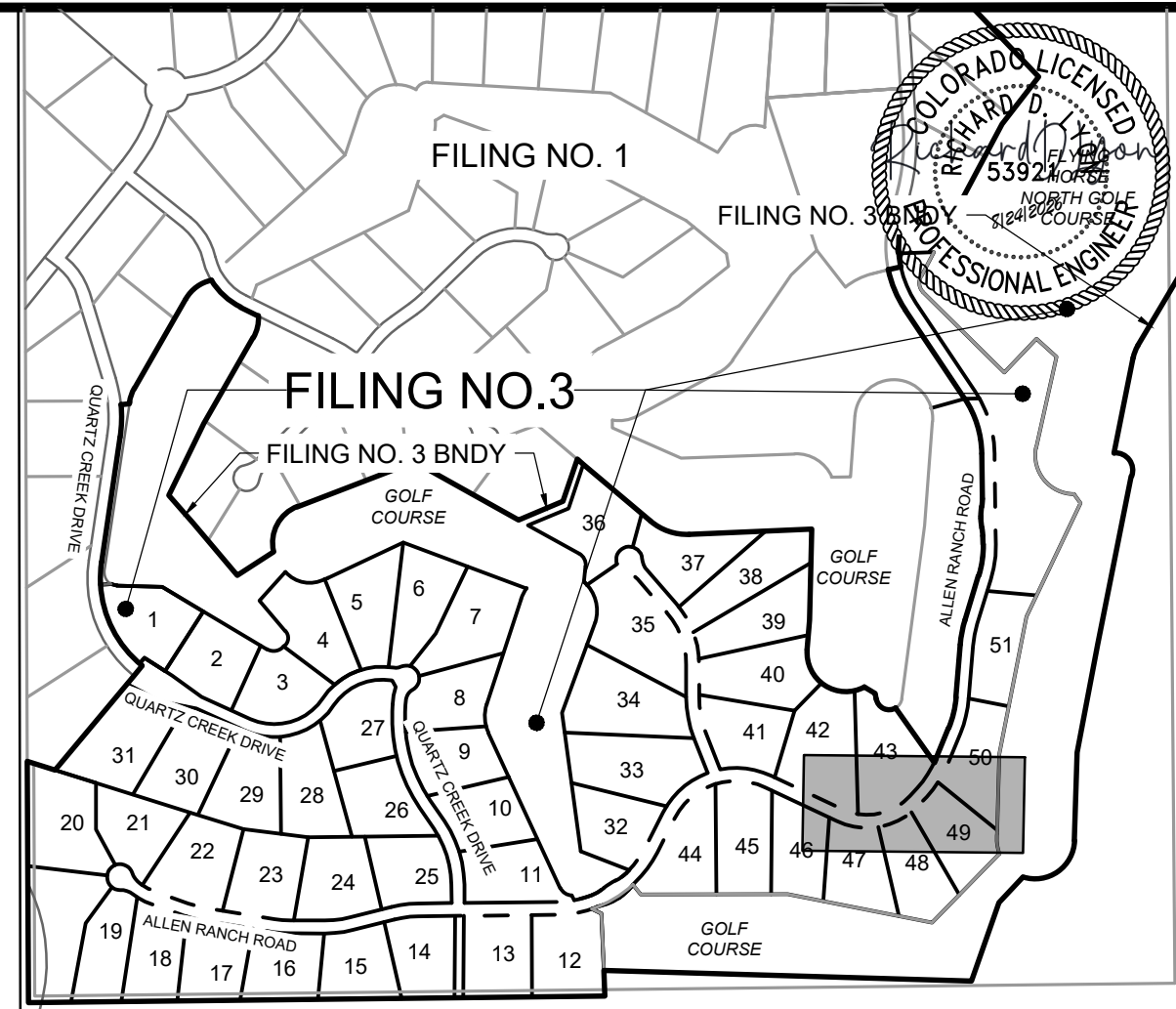




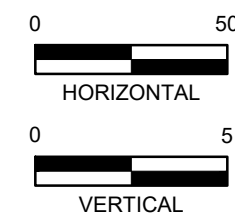
TYPICAL ROADSIDE DITCH SECTION
SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD,
QUARTZ CREEK DRIVE, BOURBON COURT)



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PE: RICHARD LYON
CO PE NO. 53921
SHEET 7: NO REVISIONS.



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



DRAWN BY: DLH JOB DATE: 4/10/2024
APPROVED: KMH JOB NUMBER: 211030
CAD DATE: 4/11/2024
CAD FILE: J:\2021\211030\CAD\Drawings\CDs\Street_PNP

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0 1"
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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

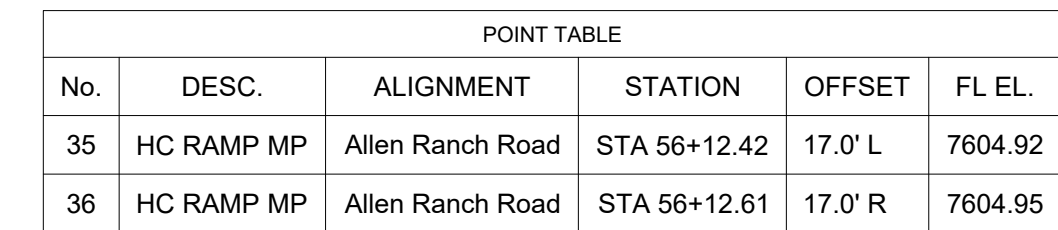
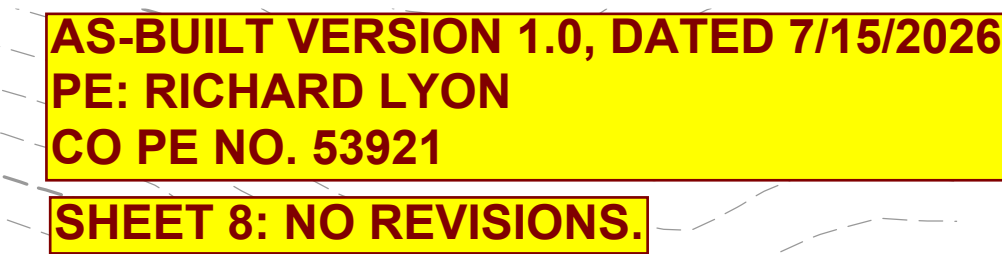
STREET PLAN & PROFILE
ALLEN RANCH ROAD

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7



PCD FILE NO.: SF2326



PCD FILE NO.: SF2326

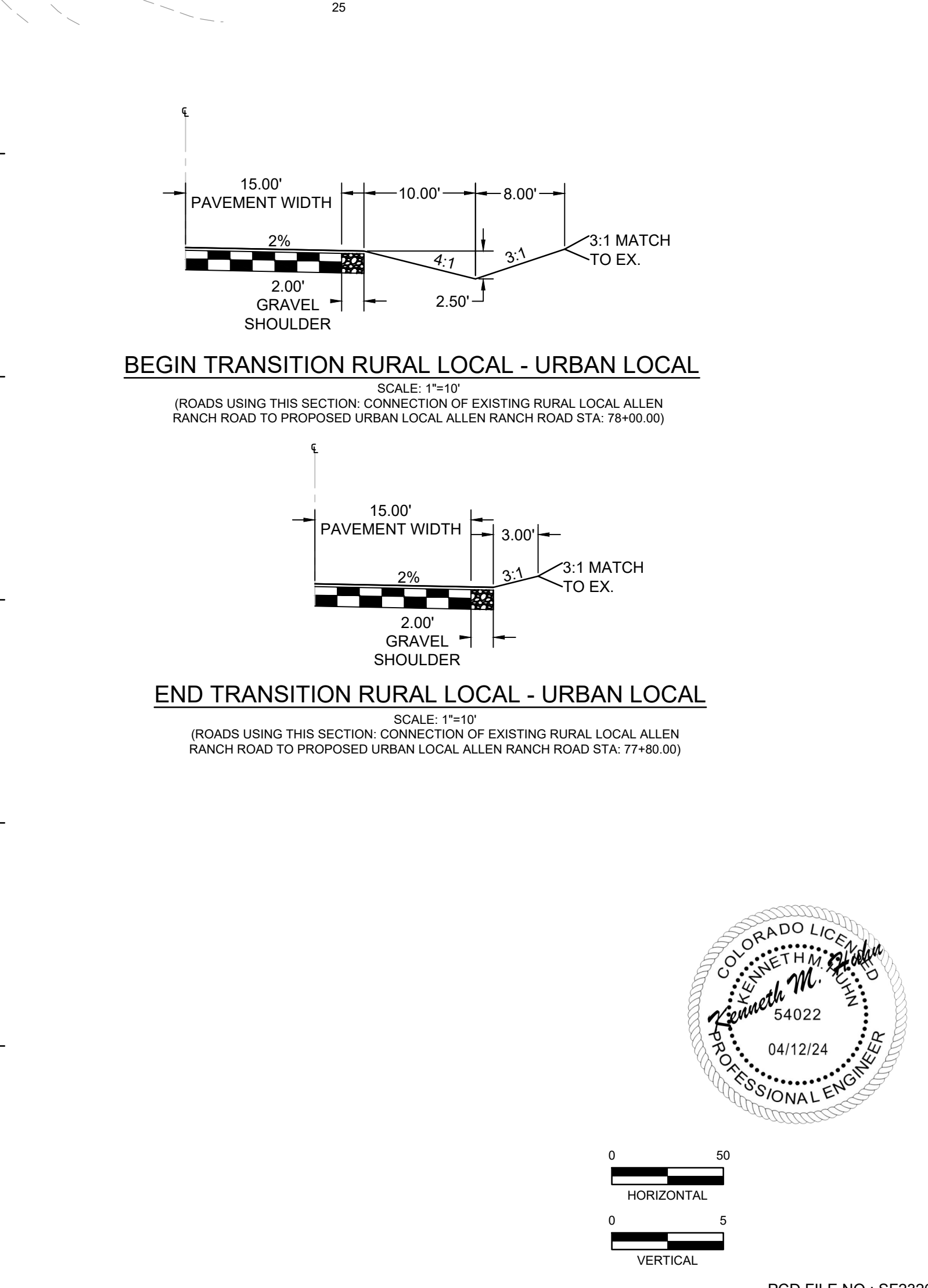
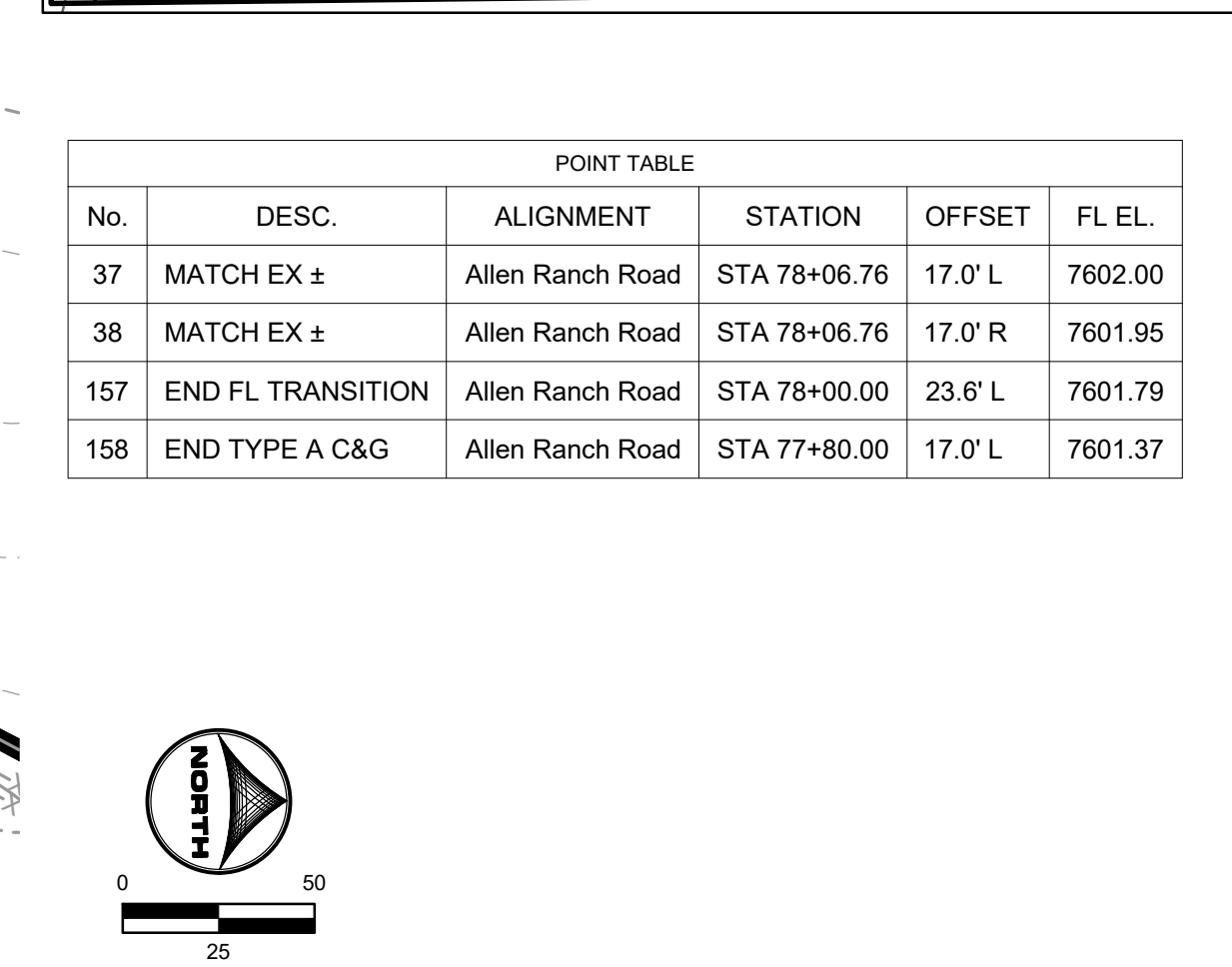
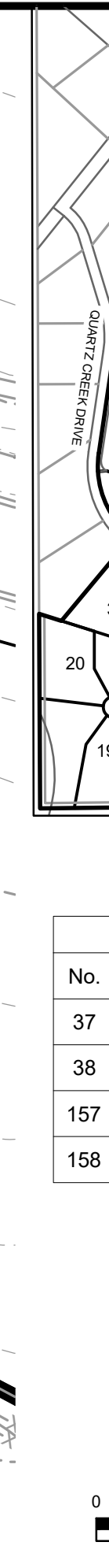
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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
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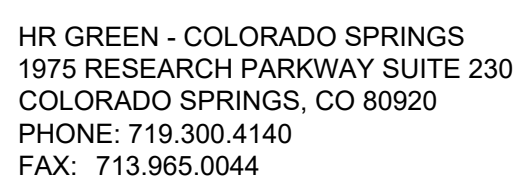
STREET PLAN & PROFILE

ALLEN RANCH ROAD

SHEET
ST 8

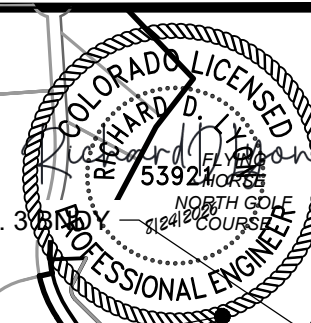
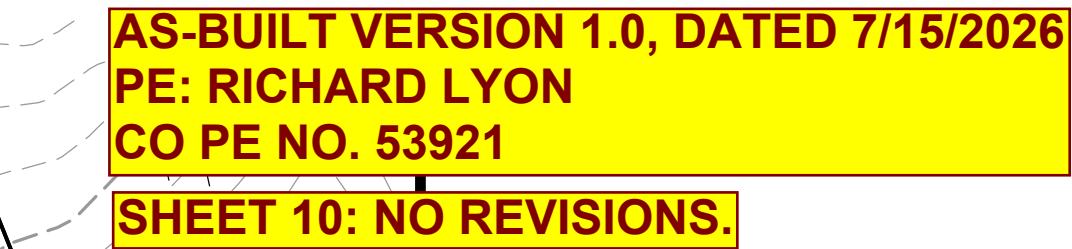


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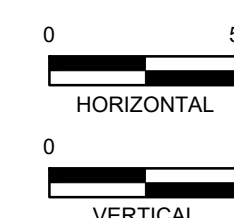
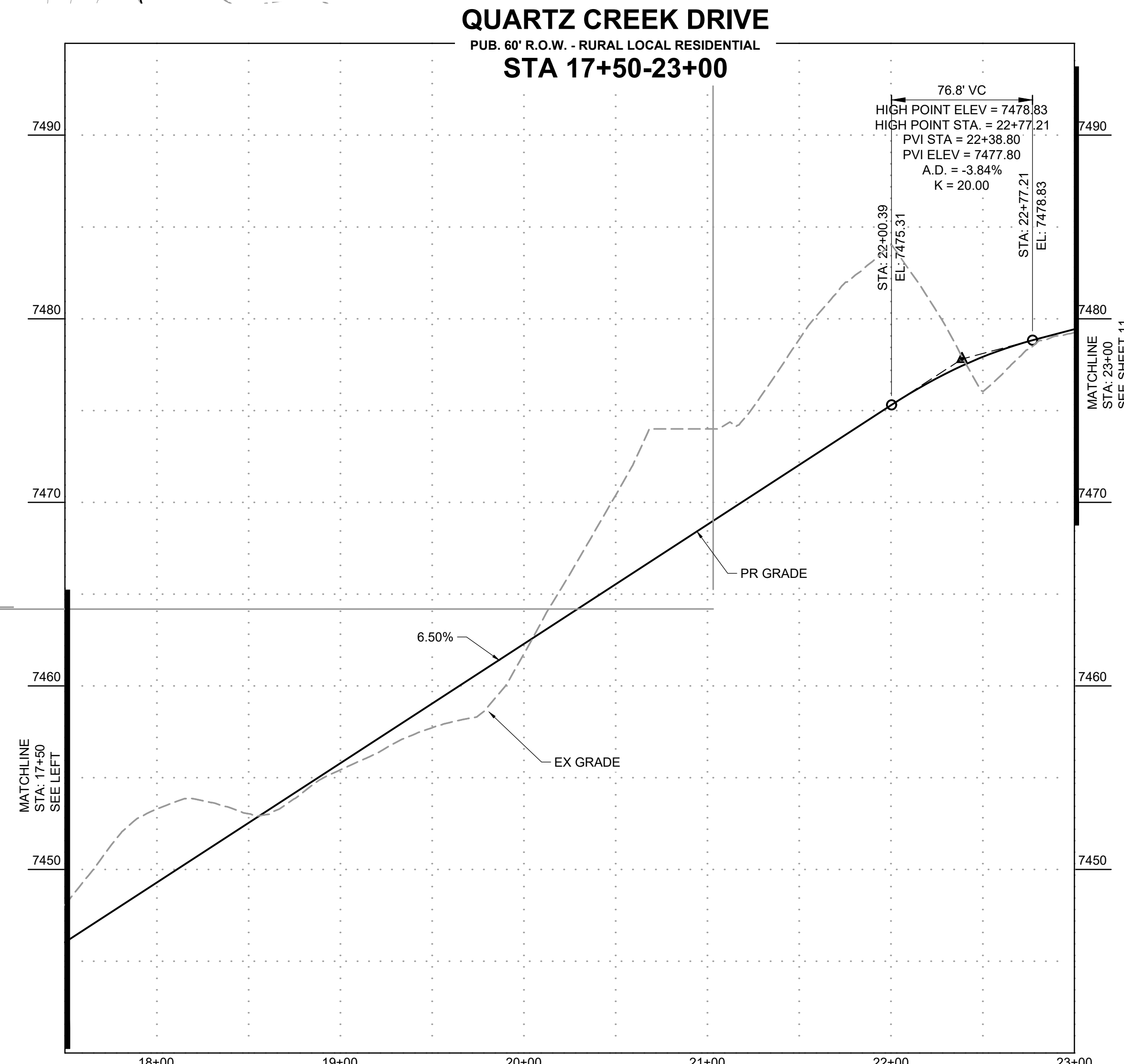
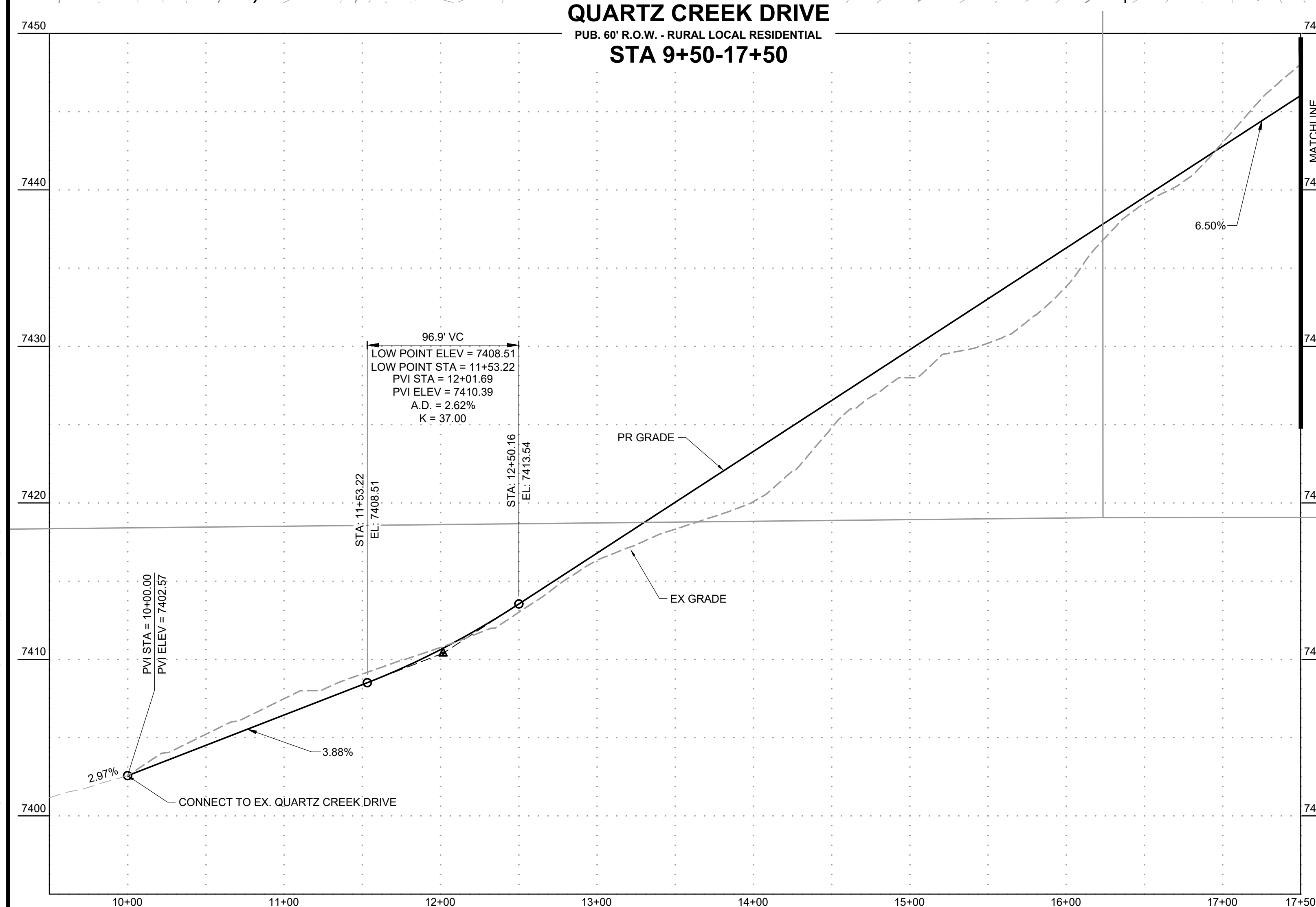


STREET PLAN & PROFILE
ALLEN RANCH ROAD

SHEET
ST 9



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	7417.79
85	END MODIFIED	Quartz Creek Drive	STA 13+20.47	16.0' L	7417.79



PCD FILE NO.: SF2326

DRAWN BY: AXB JOB DATE: 4/10/2024
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 4/11/2024
 CAD FILE: J:\2021\211030\CAD\dwg\C\Estates CDs\Street PNP

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 0  1"
 IF NOT ONE INCH,
 ADJUST SCALE ACCORDINGLY

NO.	DATE	BY	REVISION DESCRIPTION



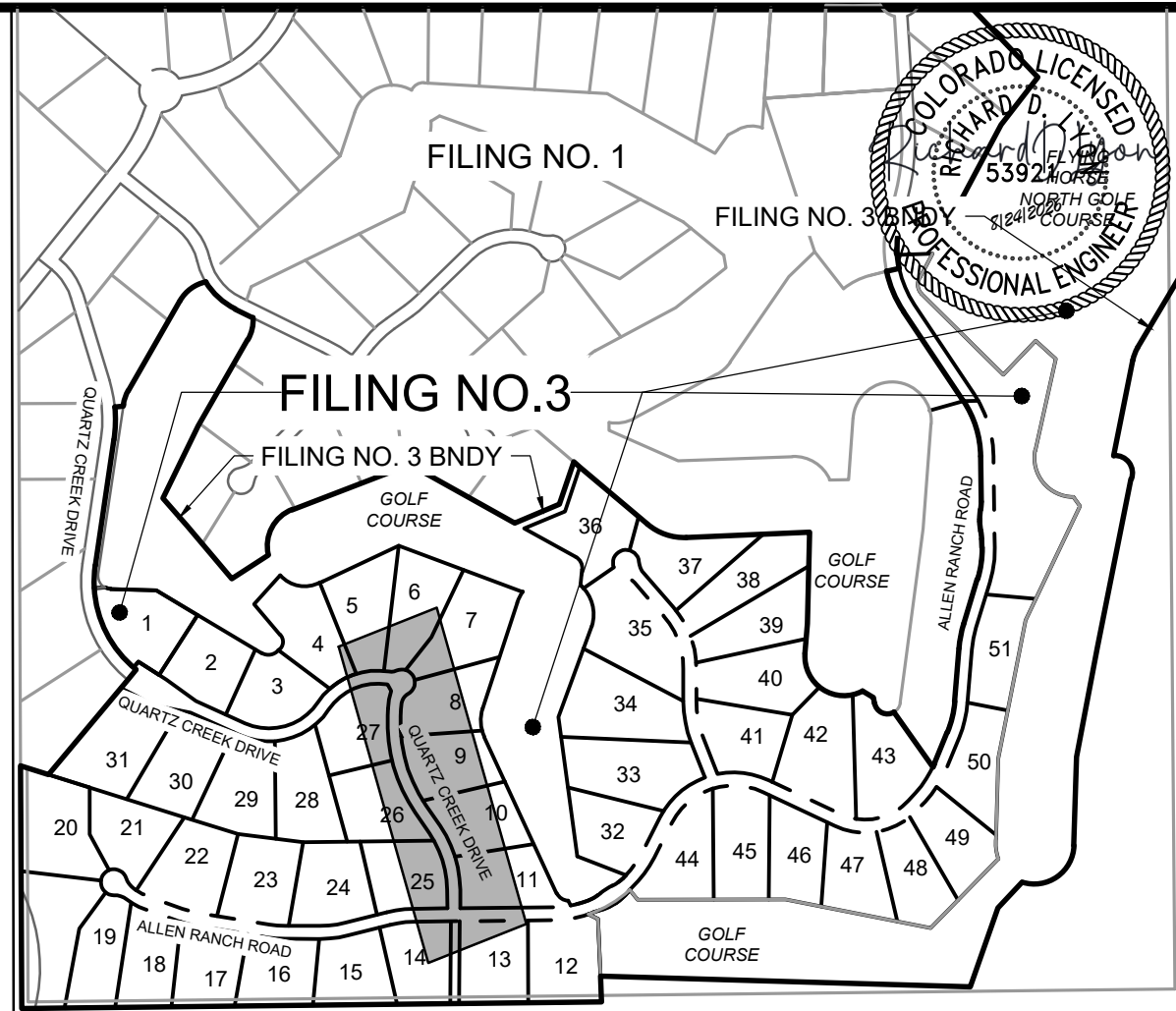
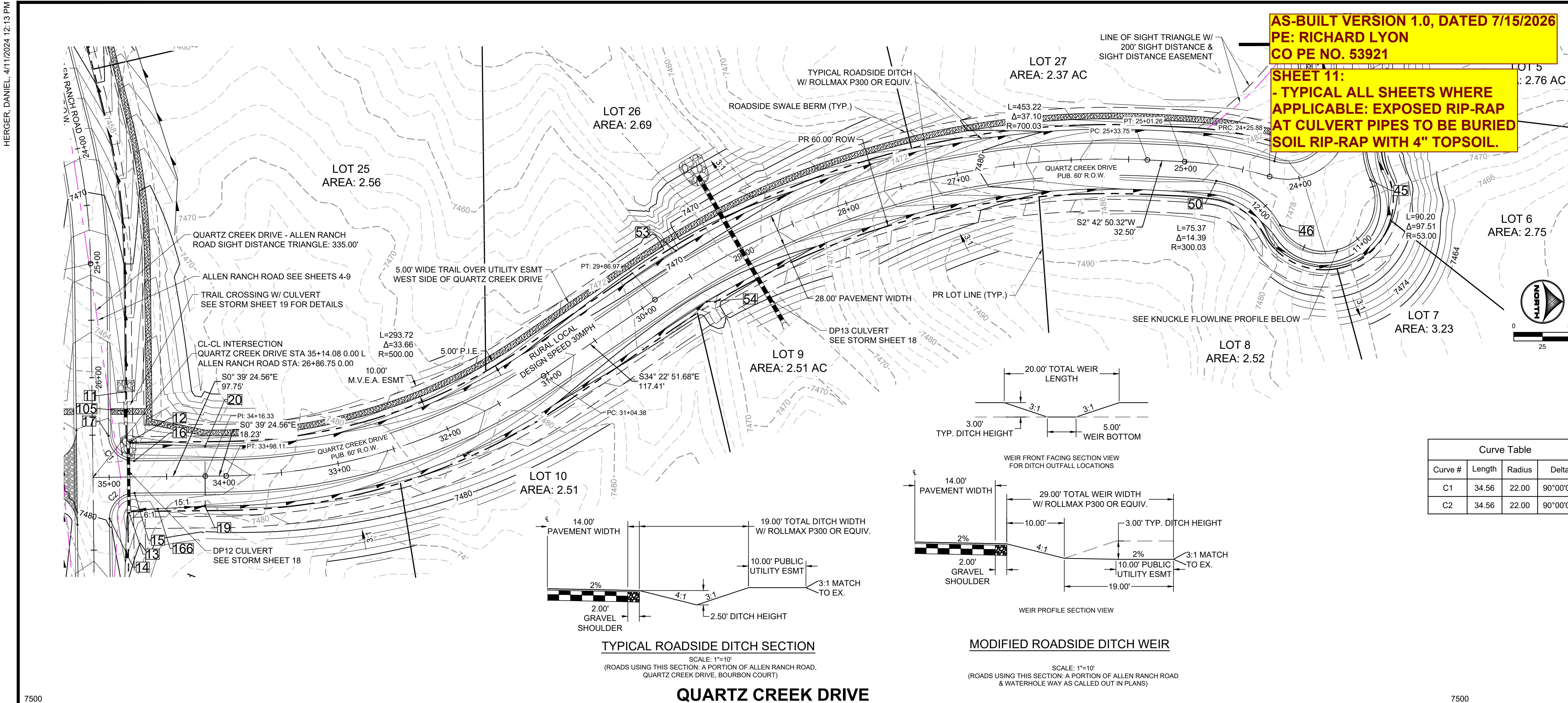
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

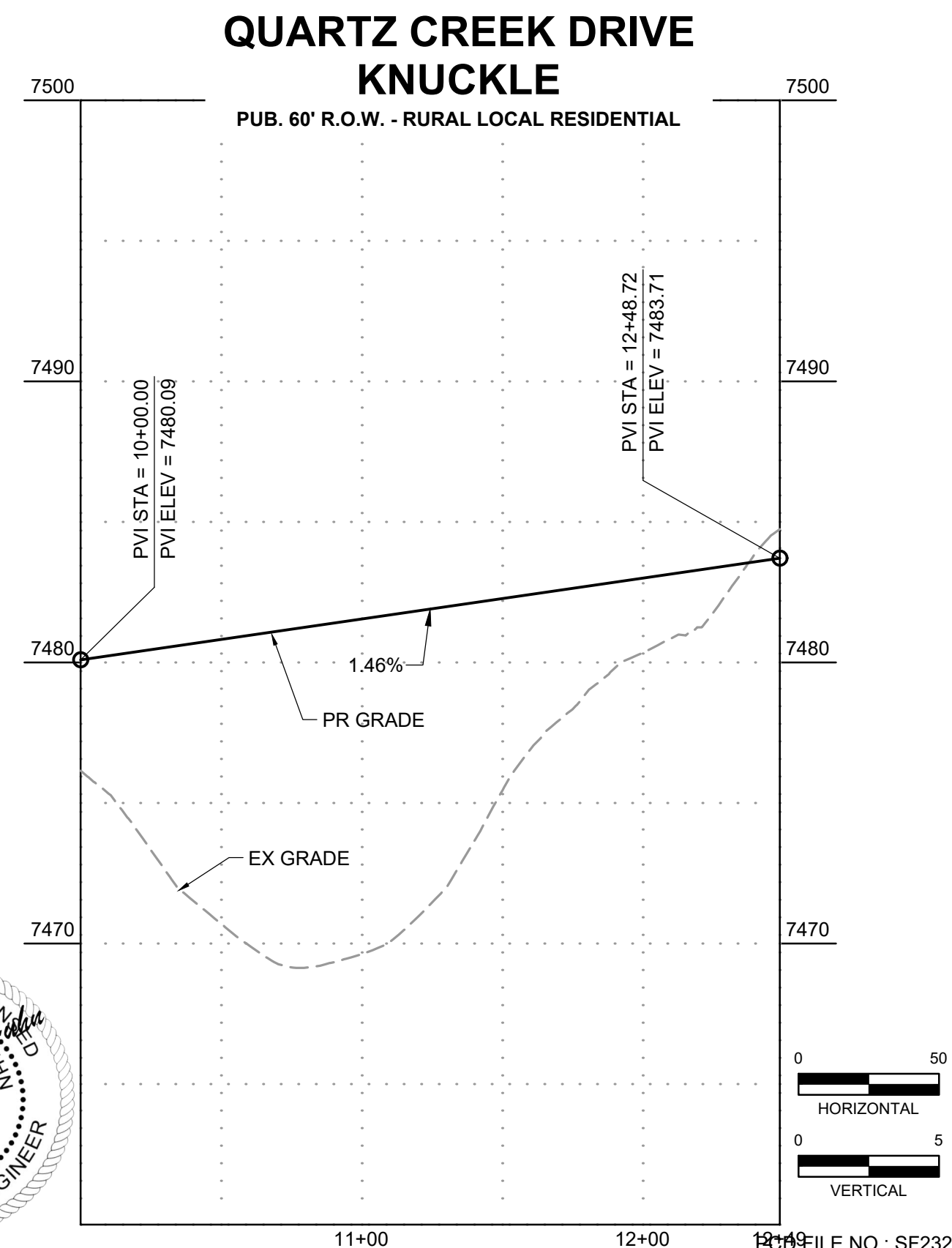
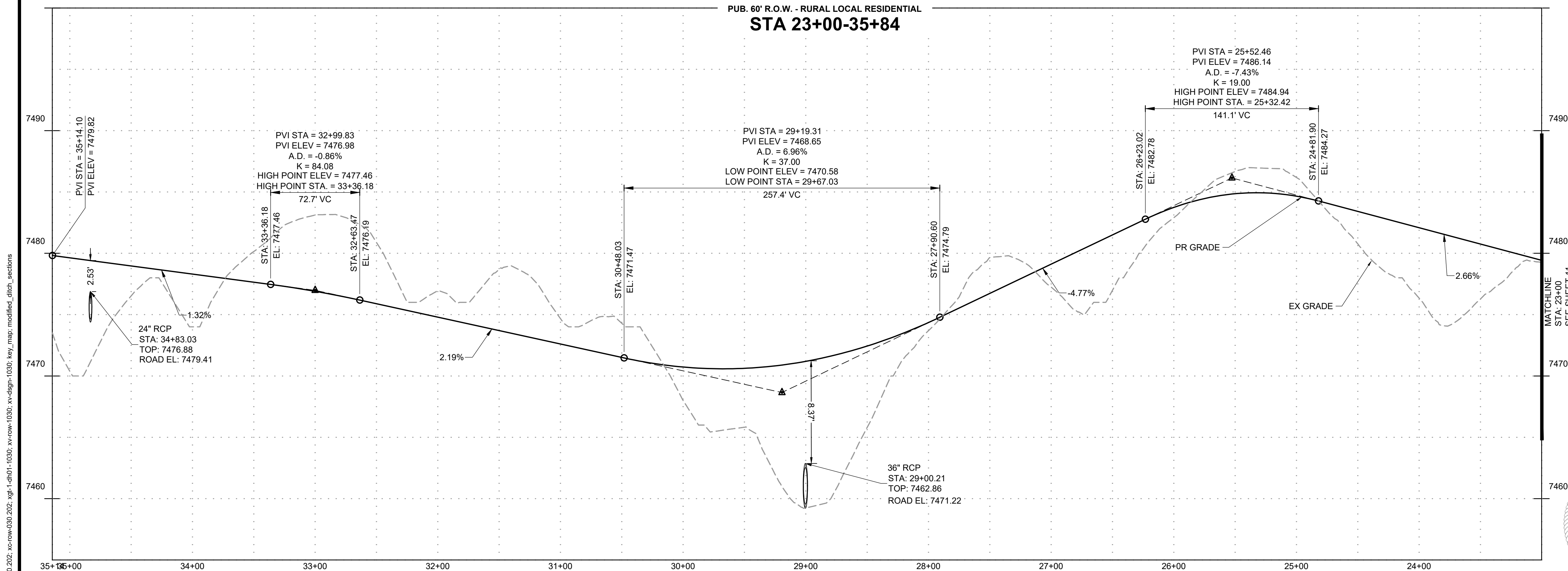
STREET PLAN & PROFILE
QUARTZ CREEK DRIVE

SHEET
ST

10



POINT TABLE				
No.	DESC.	ALIGNMENT	STATION	FL EL.
11	END FL TRANSITION	Allen Ranch Road	STA 26+12.67	7474.07
12	SWALE FL	Quartz Creek Drive	STA 34+82.20	7474.51
13	SWALE FL	Quartz Creek Drive	STA 34+83.03	7474.79
14	PCR	Allen Ranch Road	STA 27+22.75	7479.70
15	PCR	Allen Ranch Road	STA 27+00.75	7479.17
16	PCR	Allen Ranch Road	STA 26+72.75	7479.17
17	PCR	Allen Ranch Road	STA 26+50.75	7478.46
19	END FL TRANSITION	Quartz Creek Drive	STA 34+16.90	7475.70
20	BEGIN FL TRANSITION	Quartz Creek Drive	STA 34+16.34	7475.70
43	WEIR CNTR/SEE DT	Quartz Creek Drive	STA 23+12.68	7476.99
44	PCR	Quartz Creek Drive	STA 23+35.26	7480.09
45	PCR	Quartz Creek Drive	STA 23+60.71	7480.76
46	PCR	Quartz Creek Drive	STA 24+13.80	7482.67
47	PCR	Quartz Creek Drive	STA 24+25.88	7482.50
48	PCR	Quartz Creek Drive	STA 23+35.69	7480.10
50	PCR	Quartz Creek Drive	STA 24+71.46	7483.71
53	WEIR CNTR/SEE DT	Quartz Creek Drive	STA 29+49.46	7467.82
54	WEIR CNTR/SEE DT	Quartz Creek Drive	STA 29+49.46	7467.82
105	TRAIL CROSSING	Allen Ranch Road	STA 26+29.42	7477.78
166	HIGH PT	Quartz Creek Drive	STA 34+58.08	7478.50



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0 1"
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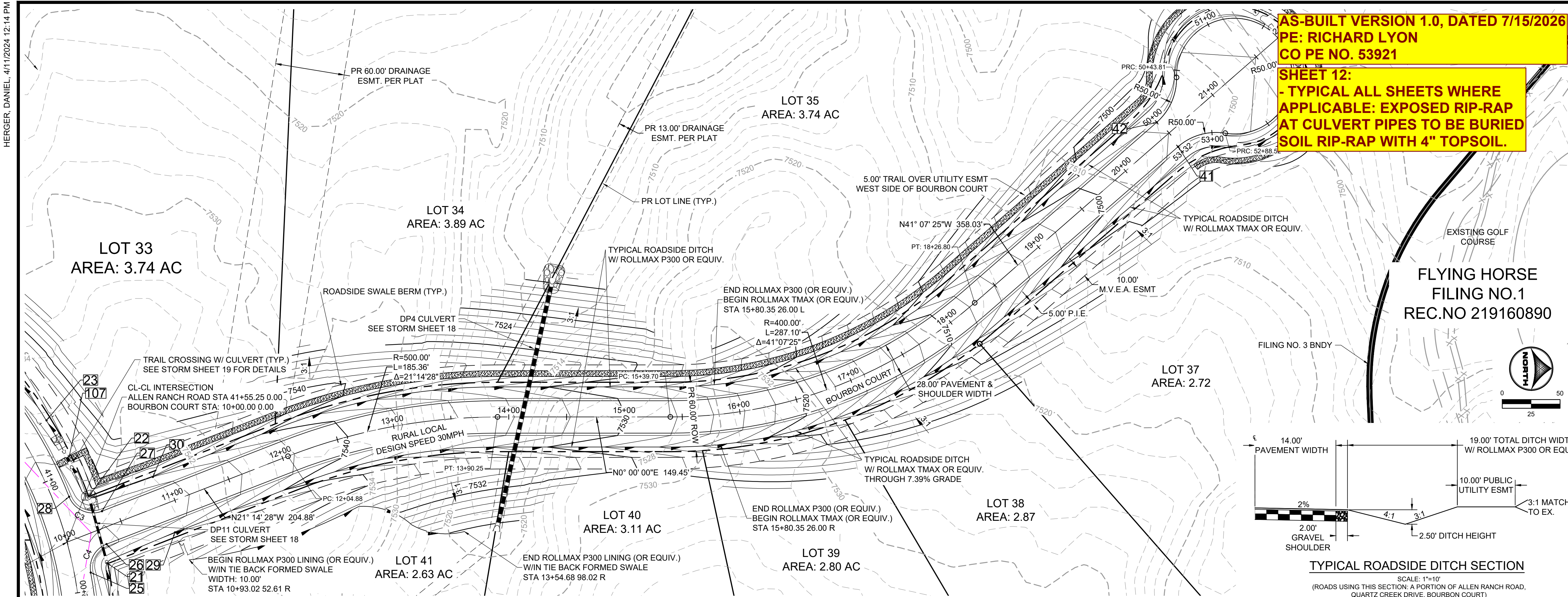
NO.	DATE	BY	REVISION DESCRIPTION

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

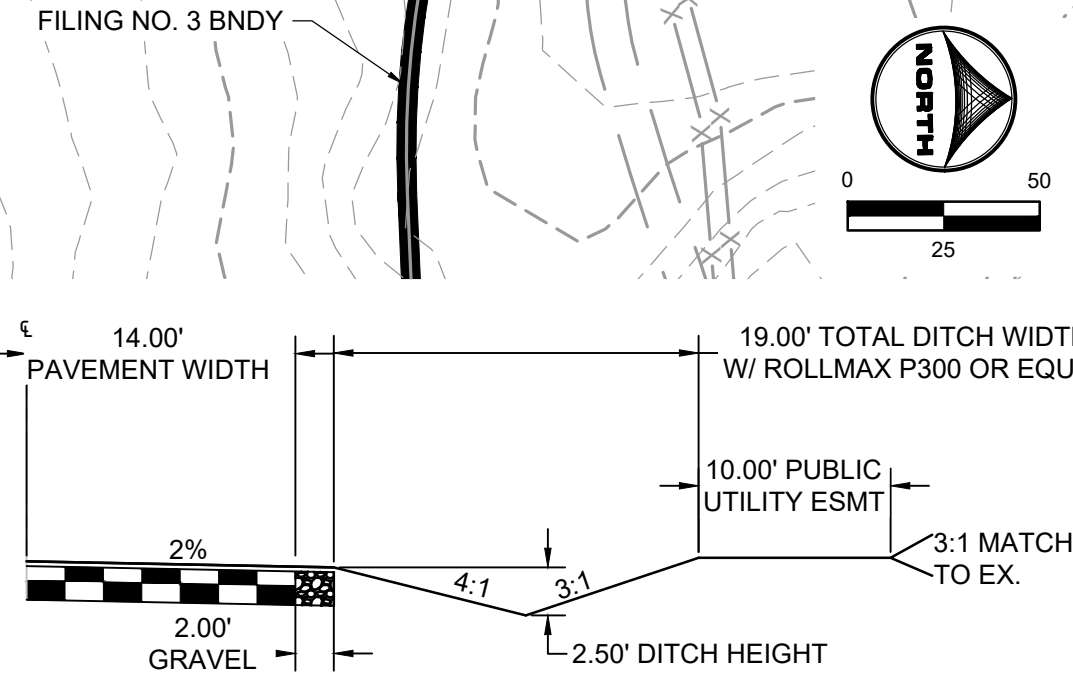
STREET PLAN & PROFILE
QUARTZ CREEK DRIVE

SHEET
ST
11



AS-BUILT VERSION 1.0, DATED 7/15/2026
PE: RICHARD LYON
CO PE NO. 53921
SHEET 12:
- TYPICAL ALL SHEETS WHERE
APPLICABLE: EXPOSED RIP-RAP
AT CULVERT PIPES TO BE BURIED
SOIL RIP-RAP WITH 4" TOPSOIL.

FLYING HORSE
FILING NO.1
REC.NO 219160890



TYPICAL ROADSIDE DITCH SECTION

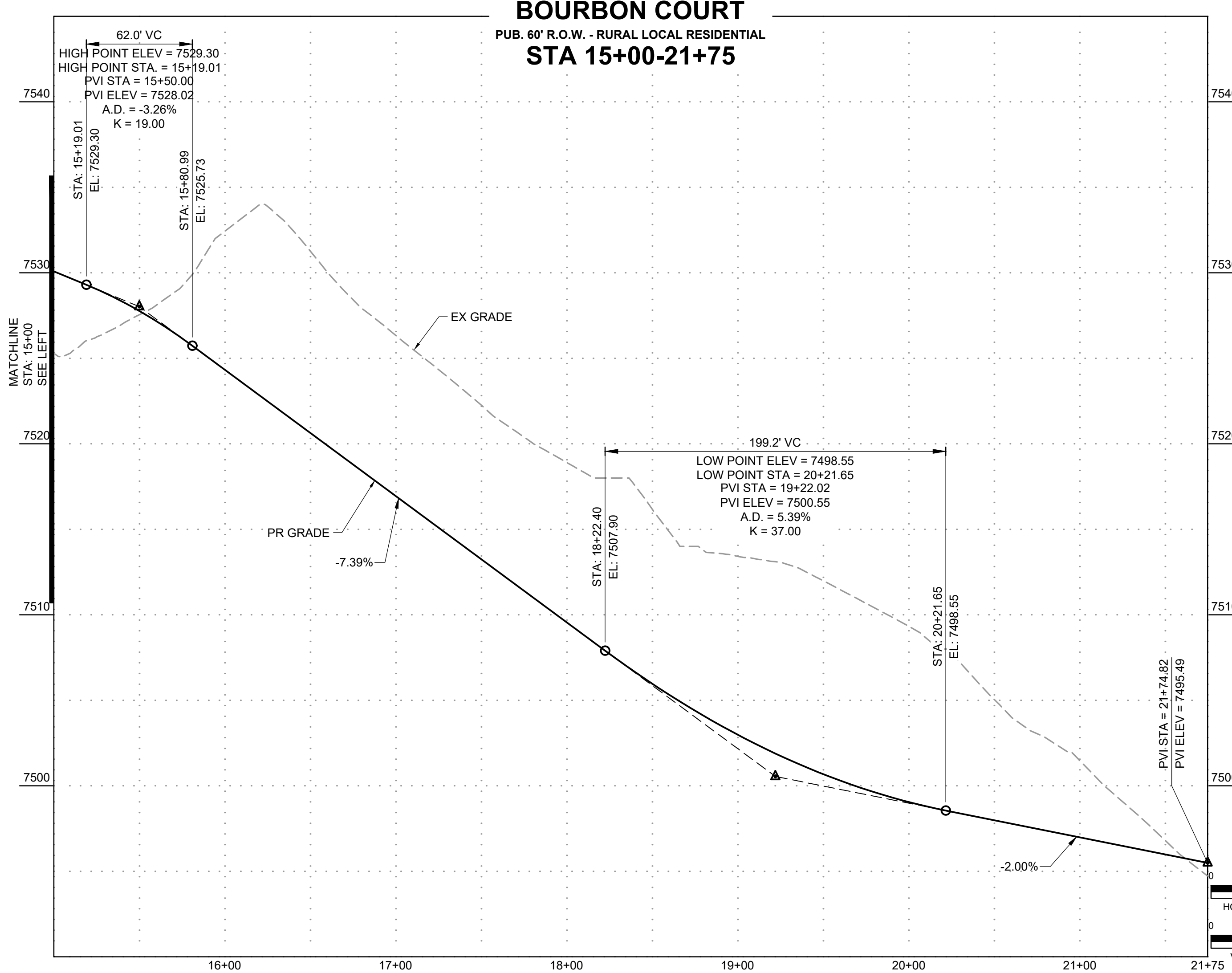
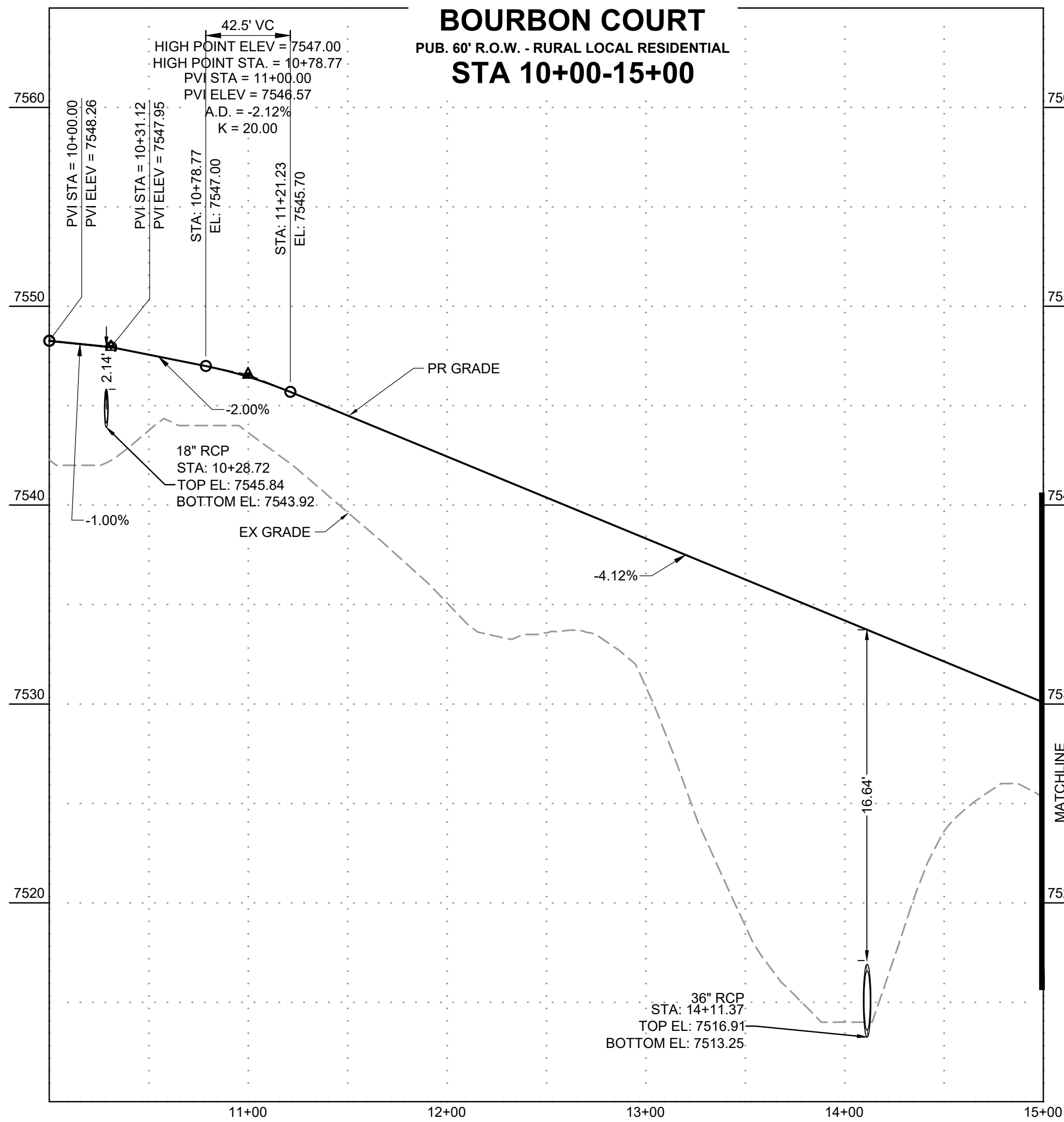
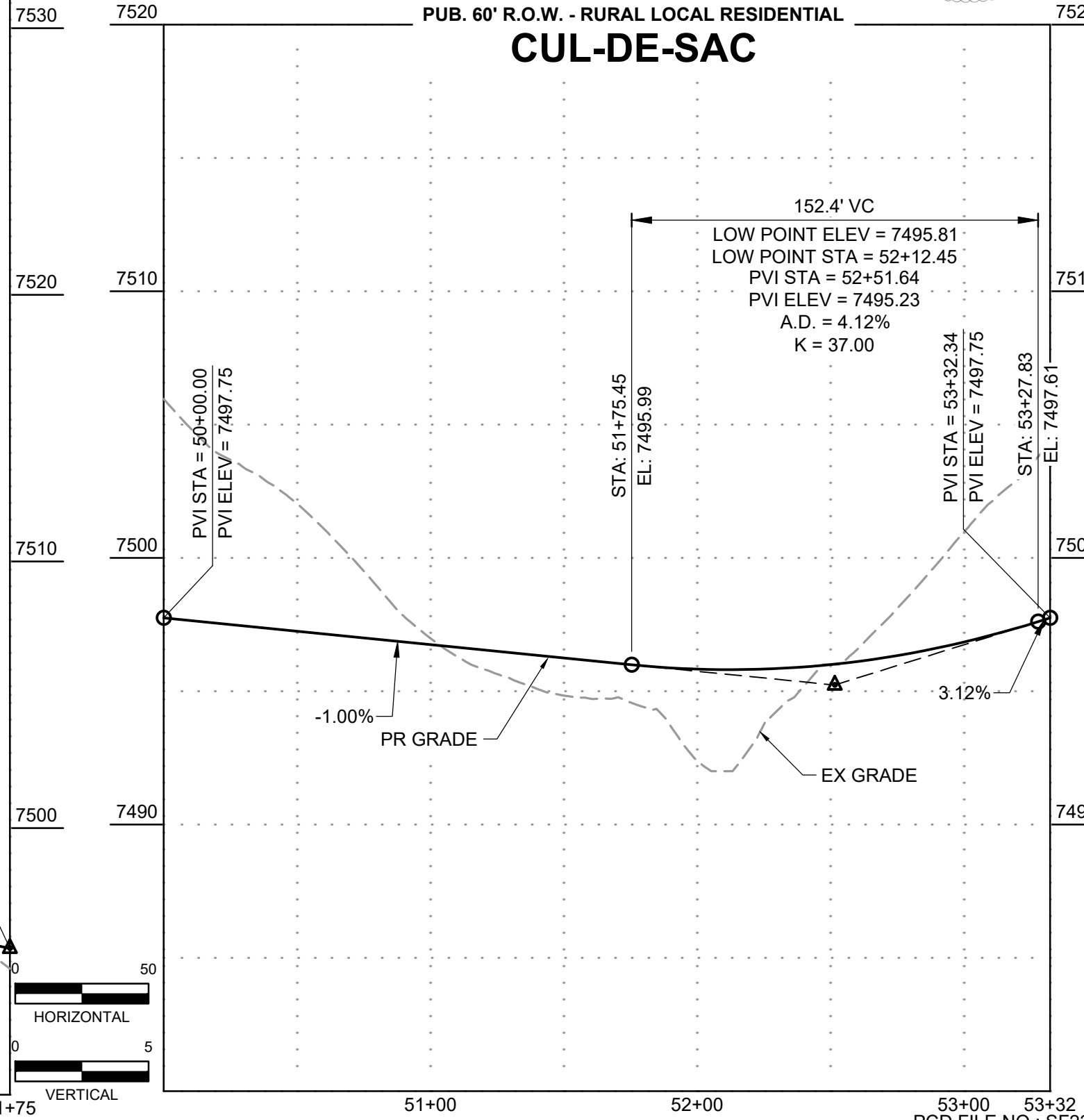
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(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD,
QUARTZ CREEK DRIVE, BOURBON COURT)

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	7497.75
42	PCR	Bourbon Court	STA 20+47.99	14.0' L	7497.75
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"



BOURBON COURT
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL
CUL-DE-SAC



DRAWN BY: DLH JOB DATE: 4/10/2024
APPROVED: KMH JOB NUMBER: 211030
CAD DATE: 4/11/2024
CAD FILE: J:\2021\211030\CAD\DWG\ESTATES_CDs\Street_PNP

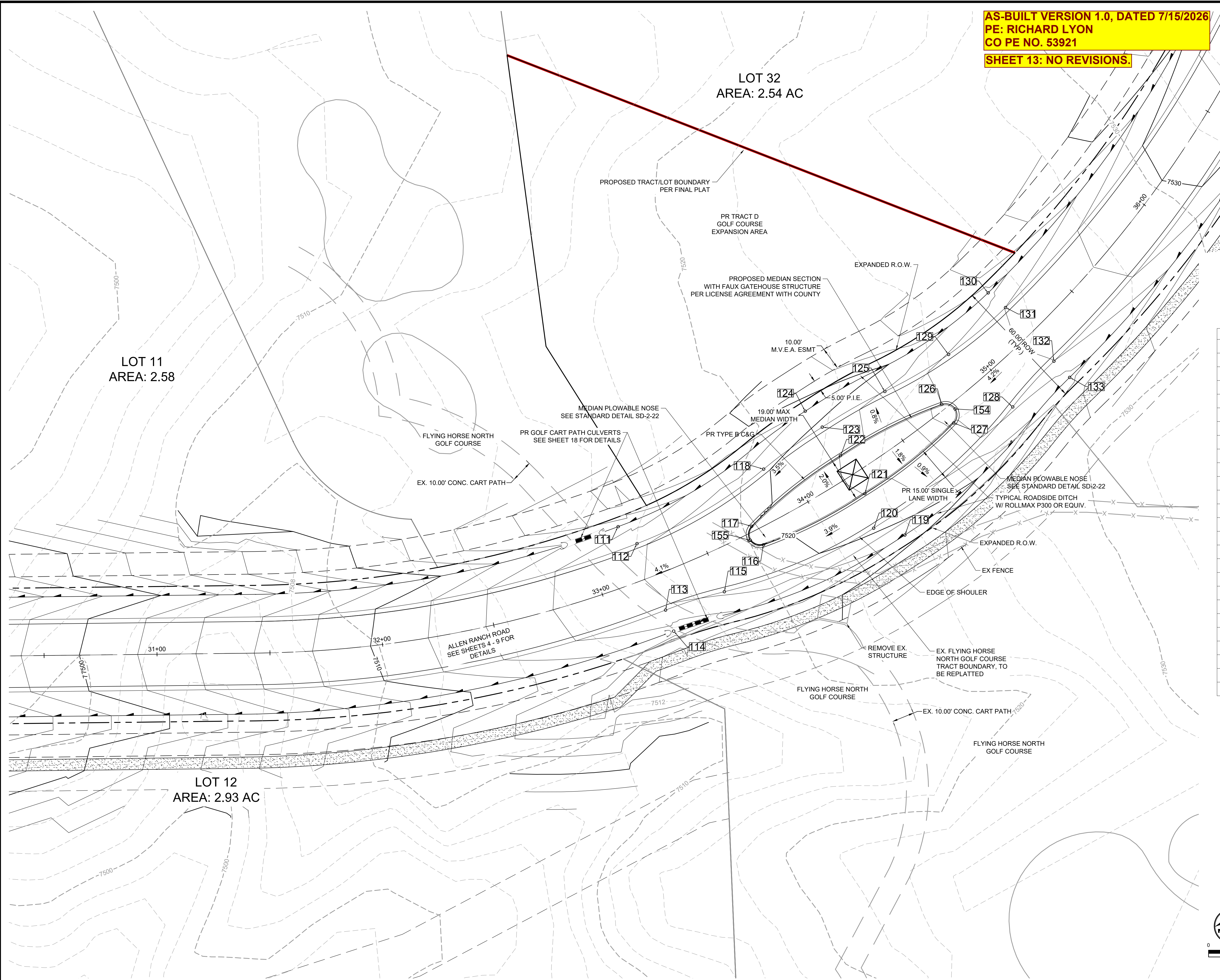
NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
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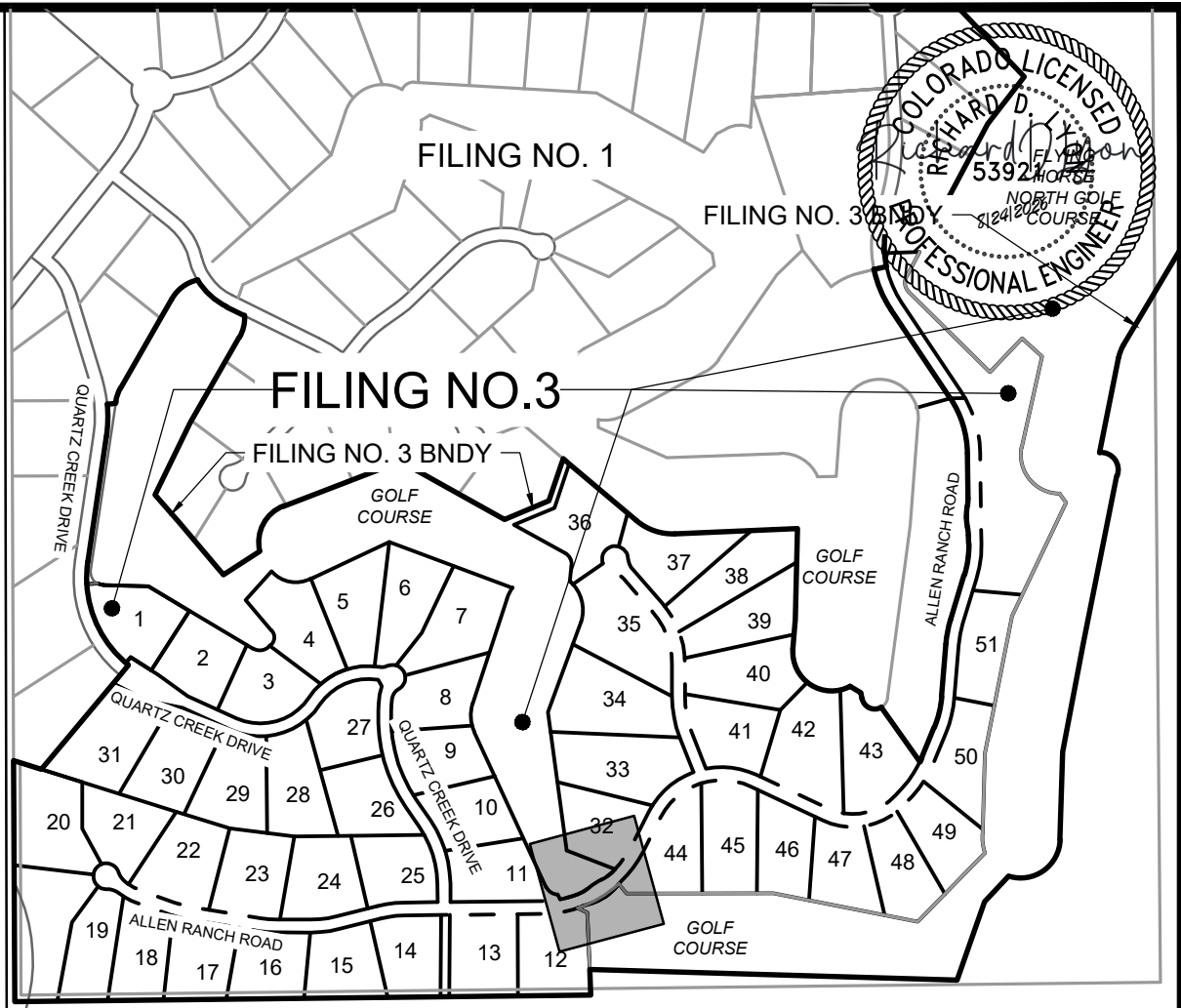
FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILE
BOURBON COURT

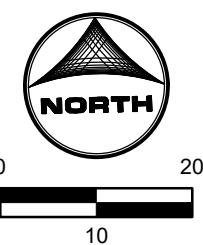
SHEET
ST 12



AS-BUILT VERSION 1.0, DATED 7/15/2026
PE: RICHARD LYON
CO PE NO. 53921
SHEET 13: NO REVISIONS.



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



PCD FILE NO.: SF2326

DRAWN BY: AXB JOB DATE: 4/10/2024
APPROVED: KMH JOB NUMBER: 211030
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CAD FILE: J:\2021\211030\CAD\Drawings\CDs\Street_PNP

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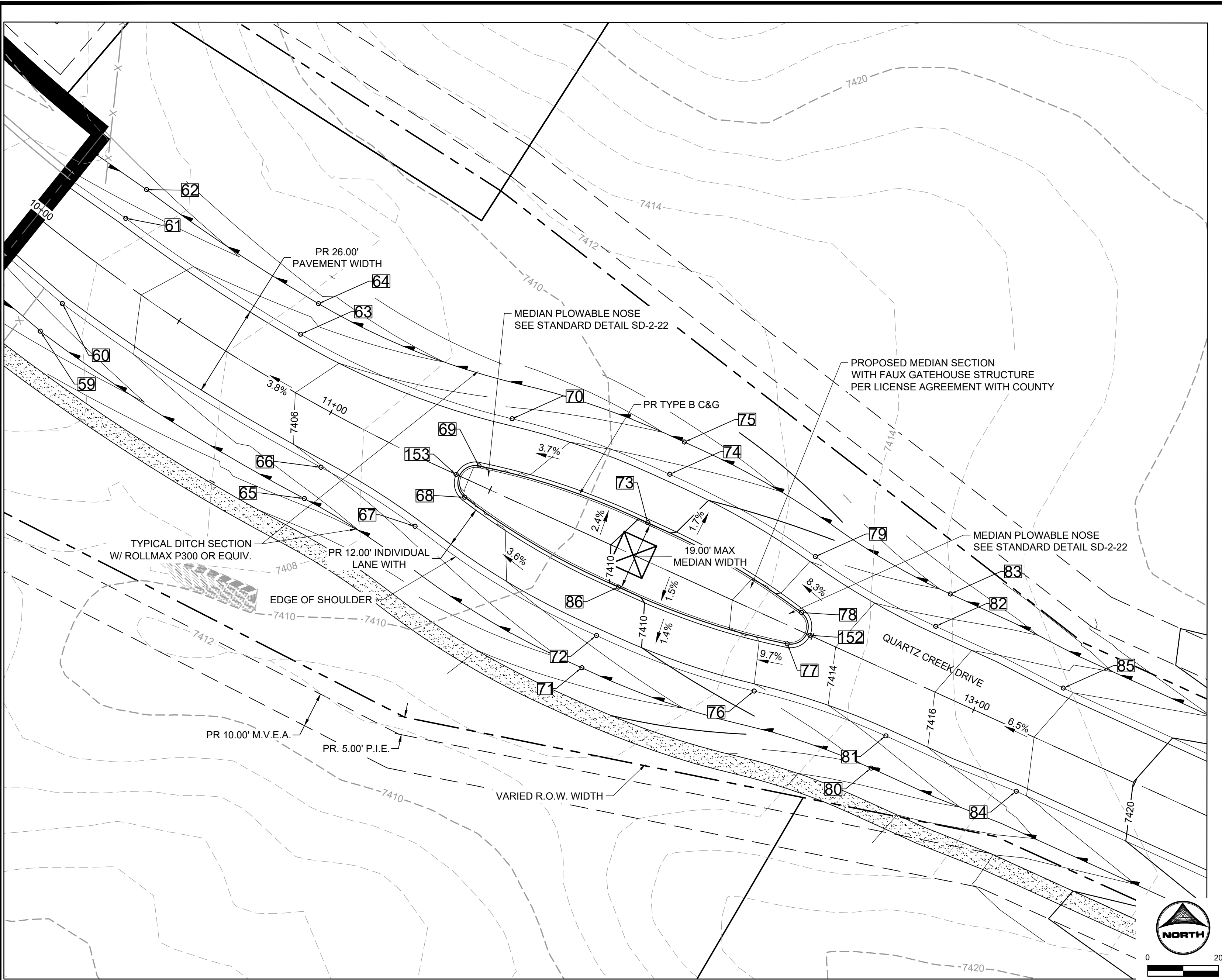


HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

STREET PLAN & PROFILE
ALLEN RANCH ROAD CART PATH CROSSING

SHEET
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13



PLAN VIEW LEFT
QUARTZ CREEK DRIVE MEDIAN

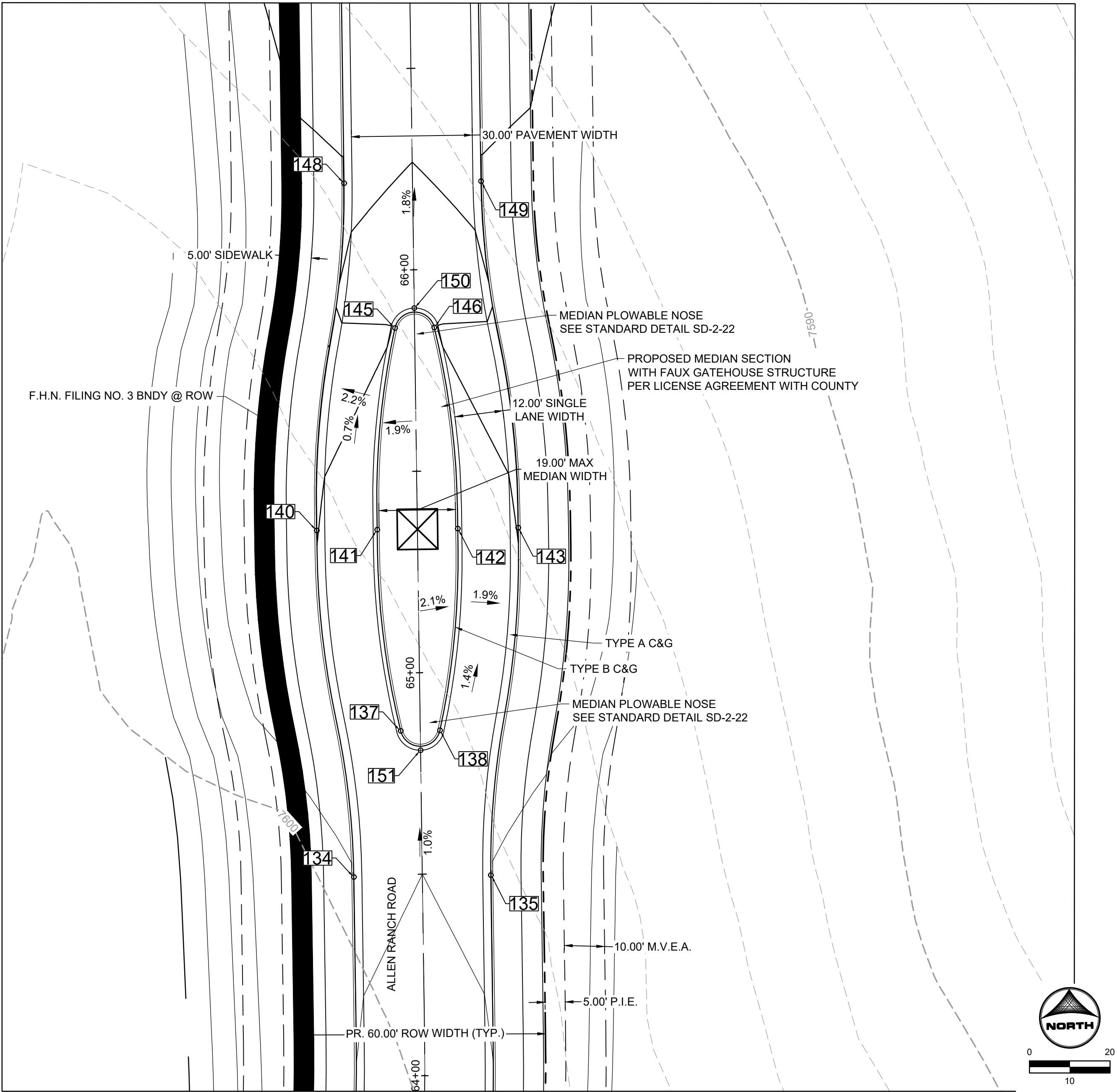
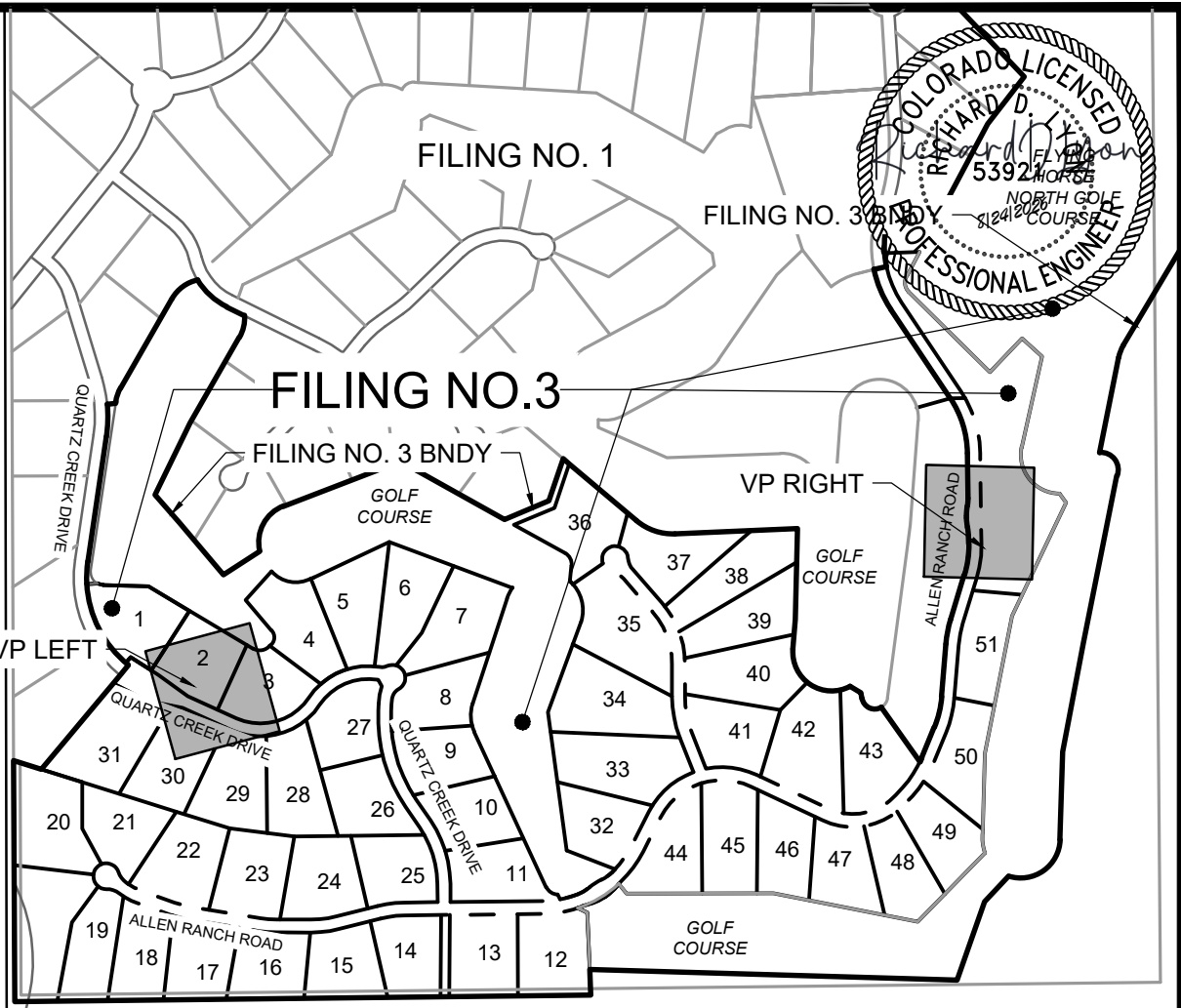
POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
59	SWALE FL	Quartz Creek Drive	STA 10+20.26	25.0' R	7400.84
60	BEGIN MODIFIED	Quartz Creek Drive	STA 10+20.58	15.0' R	7403.06
61	BEGIN MODIFIED	Quartz Creek Drive	STA 10+20.58	15.0' L	7403.06
62	SWALE FL	Quartz Creek Drive	STA 10+20.40	25.0' 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	7406.98
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	7406.84
71	SWALE FL	Quartz Creek Drive	STA 11+94.37	35.0' R	7406.32
72	EDGE OF SHOULDER	Quartz Creek Drive	STA 11+94.37	25.0' R	7408.82
74	EDGE OF SHOULDER	Quartz Creek Drive	STA 11+94.37	25.0' L	7408.82

POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
75	SWALE FL	Quartz Creek Drive	STA 11+94.37	35.0' L	7406.32
76	EDGE OF SHOULDER	Quartz Creek Drive	STA 12+41.39	20.9' R	7411.54
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	7411.54
80	SWALE FL	Quartz Creek Drive	STA 12+80.47	27.0' R	7412.21
81	EDGE OF SHOULDER	Quartz Creek Drive	STA 12+80.47	17.0' R	7414.71
82	EDGE OF SHOULDER	Quartz Creek Drive	STA 12+80.47	17.0' L	7414.71
83	SWALE FL	Quartz Creek Drive	STA 12+80.47	27.0' L	7412.21
84	END MODIFIED	Quartz Creek Drive	STA 13+20.47	16.0' R	7417.79
85	END MODIFIED	Quartz Creek Drive	STA 13+20.47	16.0' L	7417.79
86	TYPE B C&G	Quartz Creek Drive	STA 11+94.36	10.0' R	7409.65
152	PLOWABLE NOSE	Quartz Creek Drive	STA 12+49.23	0.0'	7413.35
153	PLOWABLE NOSE	Quartz Creek Drive	STA 11+39.49	0.0'	7407.97

POINT TABLE
QUARTZ CREEK DRIVE
MEDIAN AND MONUMENT

AS-BUILT VERSION 1.0, DATED 7/15/2026					
PE: RICHARD LYON					
CO PE NO. 53921					
SHEET 14: NO REVISIONS.					
No.	DESC.				
134	BEGIN FL TRANSITION	A			1.54
135	BEGIN FL TRANSITION	A			
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



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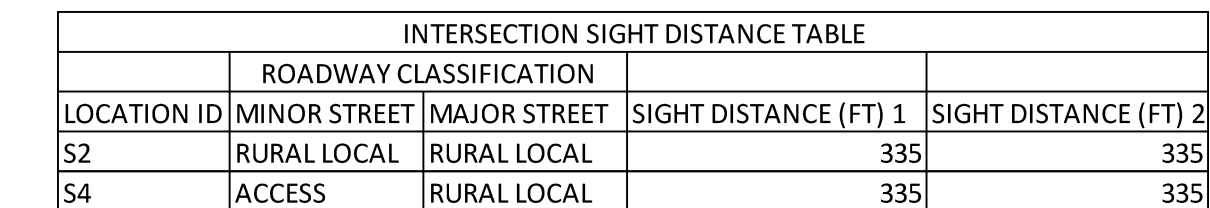
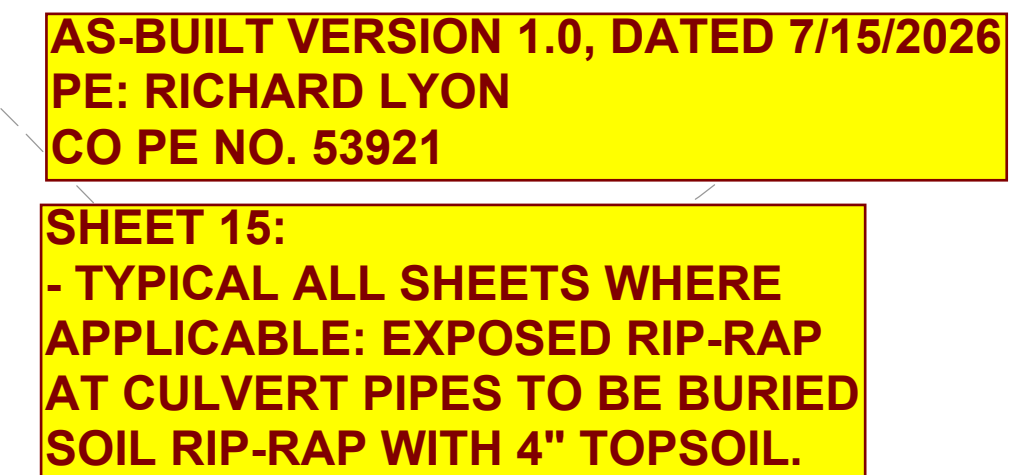
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

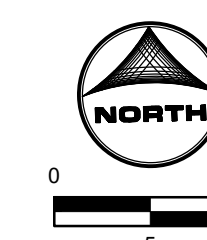
STREET PLAN & PROFILE
MEDIANS

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14



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



PCD FILE NO.: SF2326

NO.	DATE	BY	REVISION DESCRIPTION



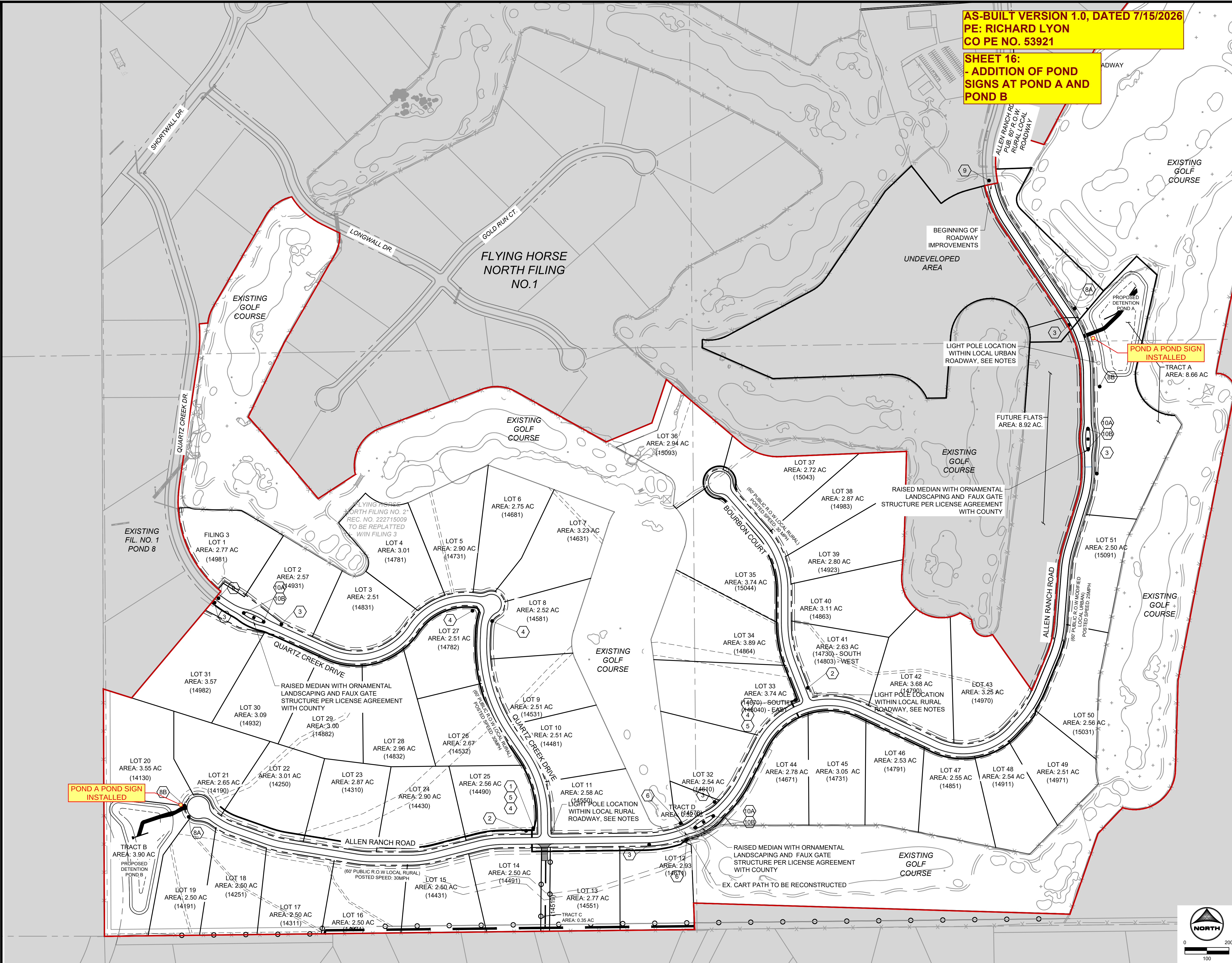
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

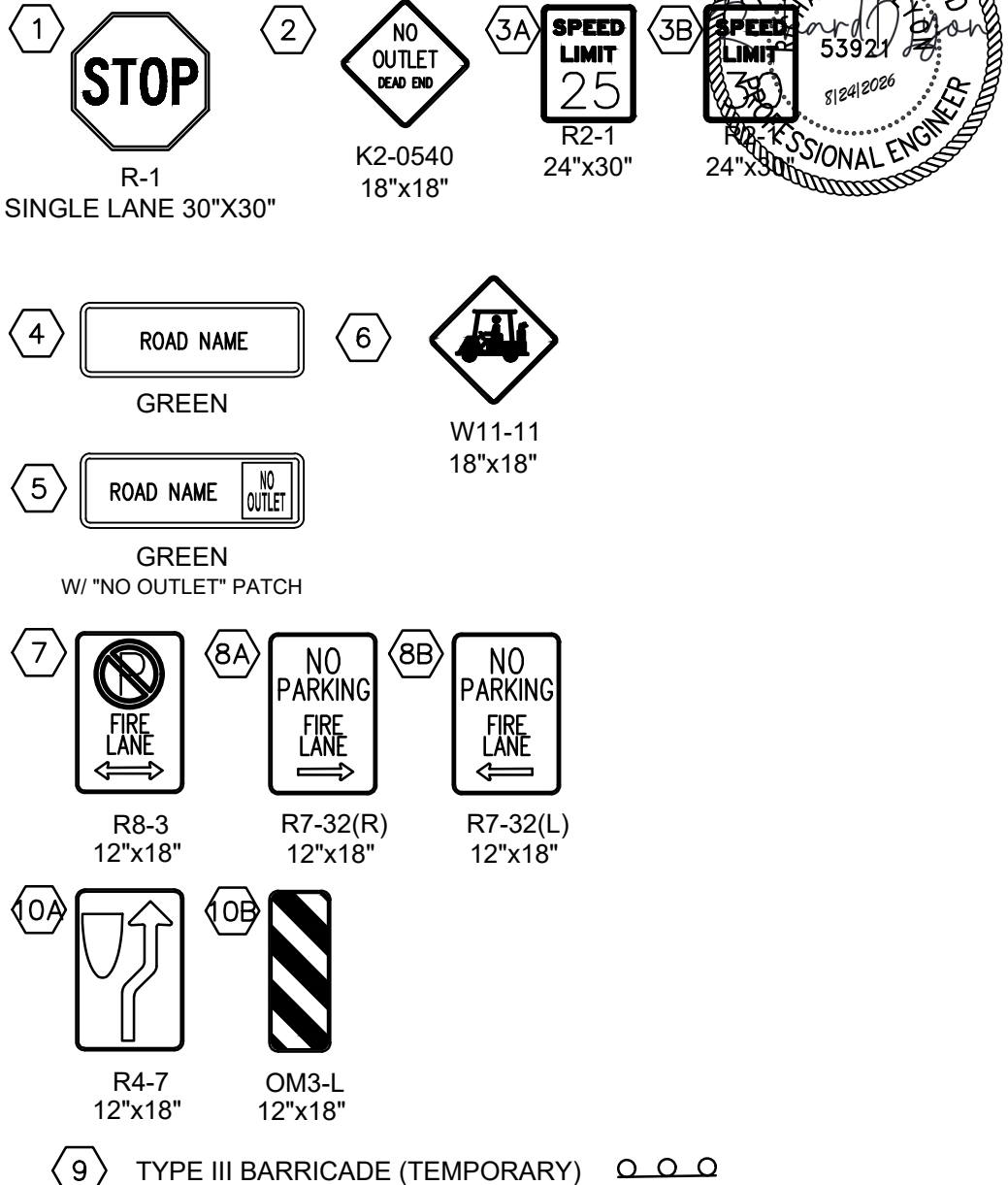
STREET PLAN & PROFILE FIRE-TRUCK TURN-AROUND

SHEET
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15



SIGNAGE LEGEND:



CONSTRUCTION NOTES:

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

Please replace this sheet with the revised Striping and Signage Plan (approved on 09/17/2026), which reflects the updated cart-crossing signage and striping.

LIGHT POLE NOTES:

- 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.
- PROPOSED LIGHT POLE LOCATIONS WITHIN THE LOCAL RURAL ROADWAY AREAS ARE 20' FROM EOA.

EL PASO COUNTY SIGNAGE & STRIPING NOTES:

- ALL SIGNS AND PAVEMENTS MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- 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.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
- 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.
- STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
- ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
- 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. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD STANDARD HIGHWAY SIGNS.
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
- ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75"x1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-R REGARDING USE OF THE P2 TUBULAR STEEL POST SURBASE DESIGN.
- ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
- ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 1/2" MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 12" WIDE AND 8" LONG PER CDOT S-627-1.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15 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.
- THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719.520.8819) PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
- THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AND EXISTING EL PASO COUNTY ROADWAY.



DRAWN BY: AXB JOB DATE: 4/2/2024
APPROVED: KMH JOB NUMBER: 211030
CAD DATE: 4/11/2024
CAD FILE: J:\2021\211030\CAD\DWG\ESTATES_CD\Striping and Signage

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0" = 100' IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

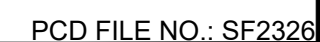
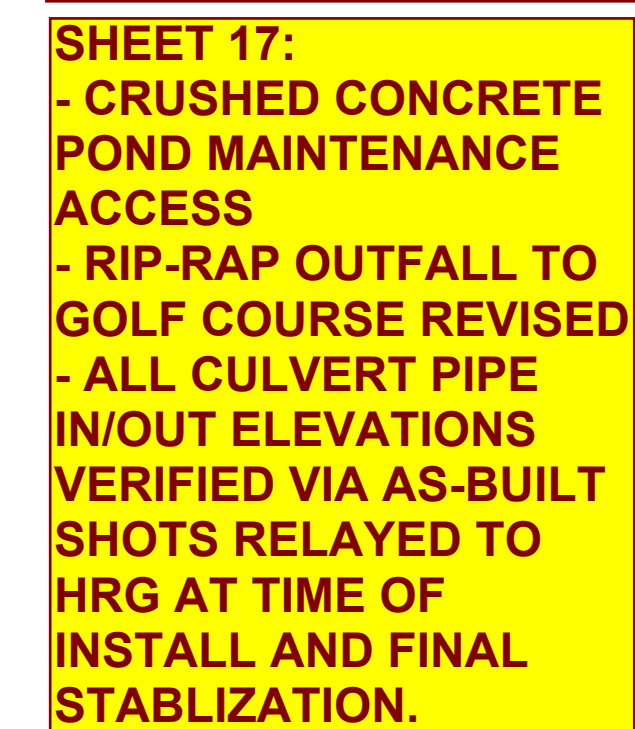
NO.	DATE	BY	REVISION DESCRIPTION

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COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 719.965.0044

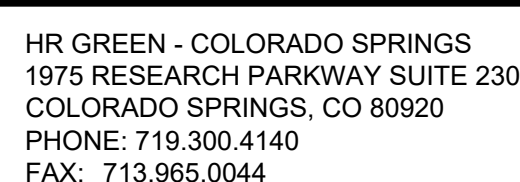
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CONSTRUCTION DOCUMENTS
STRIPING & SIGNAGE

SHEET
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16

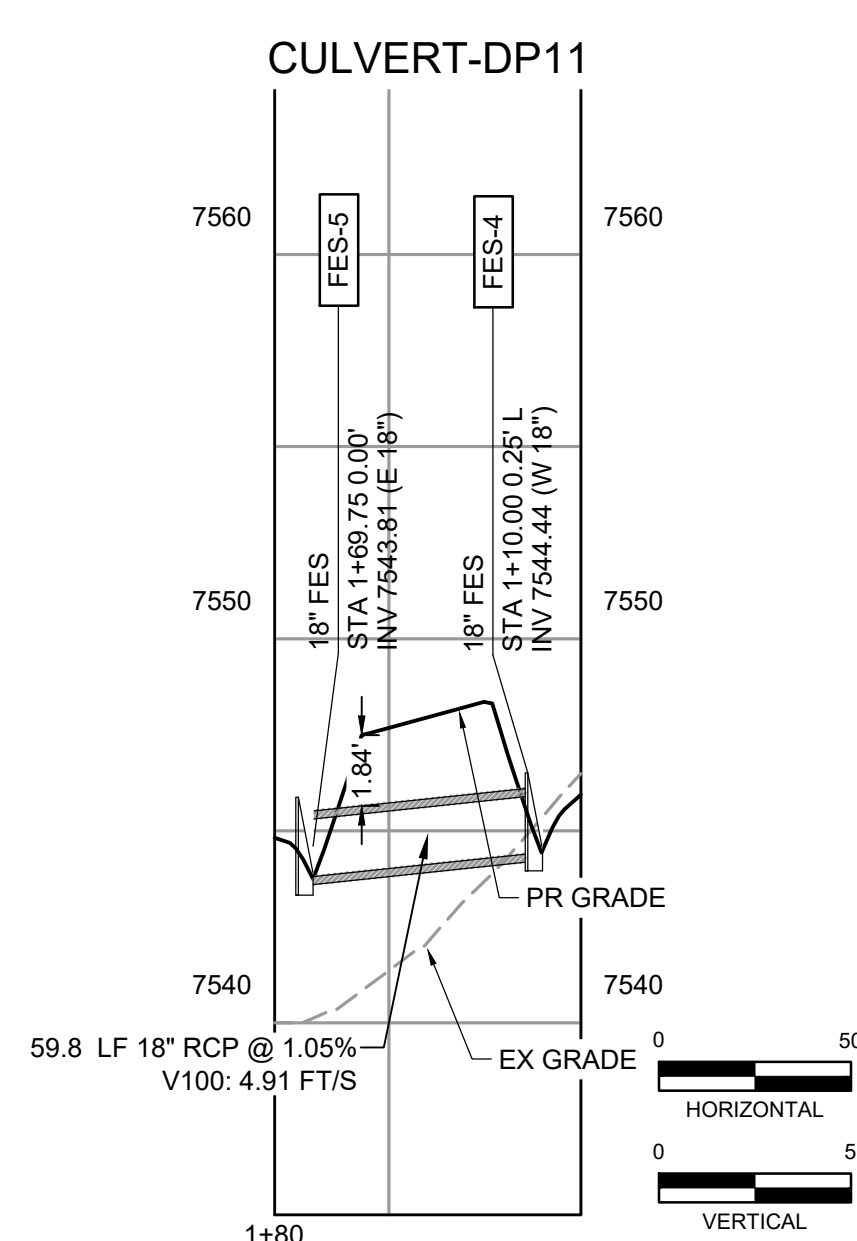
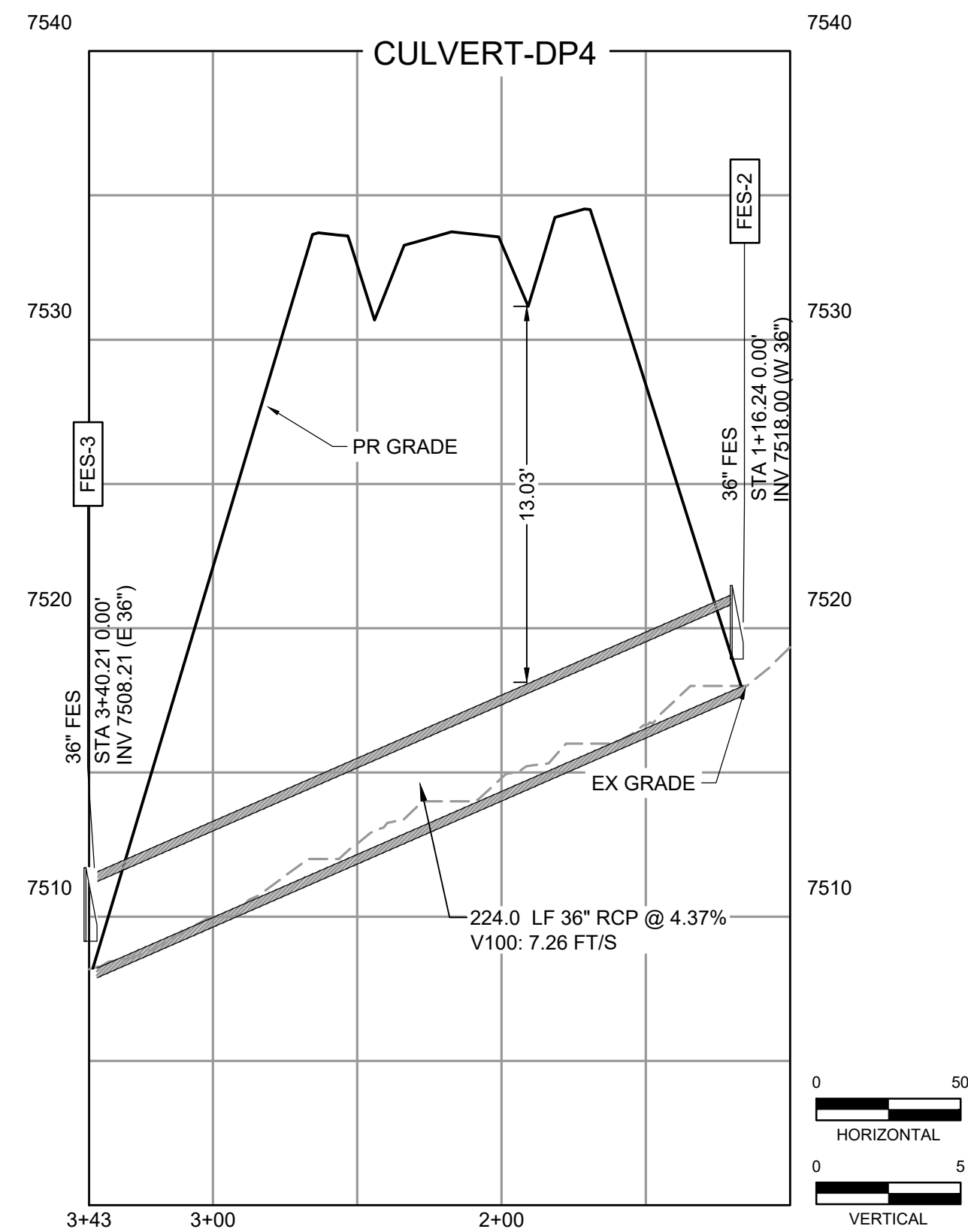
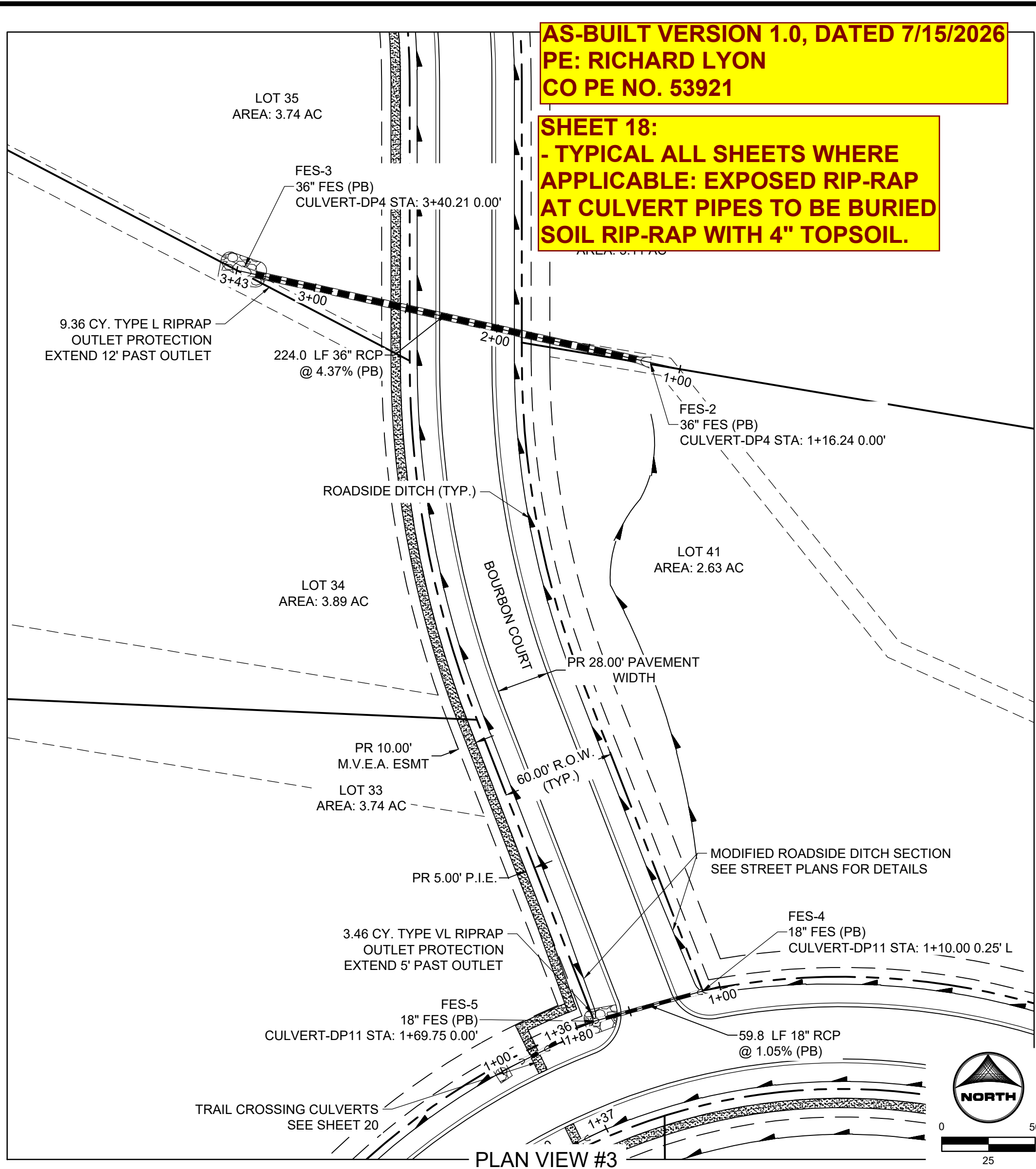
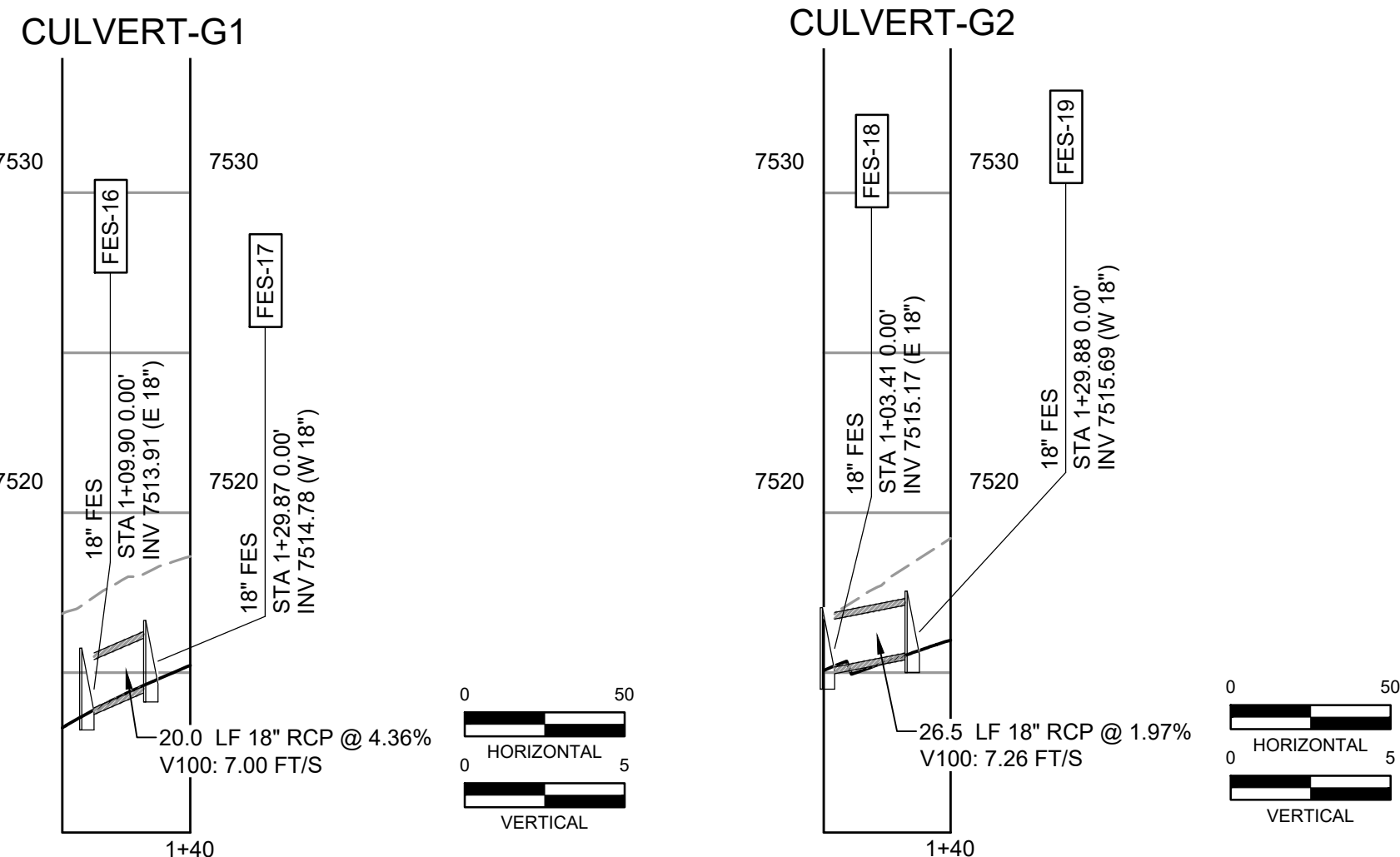
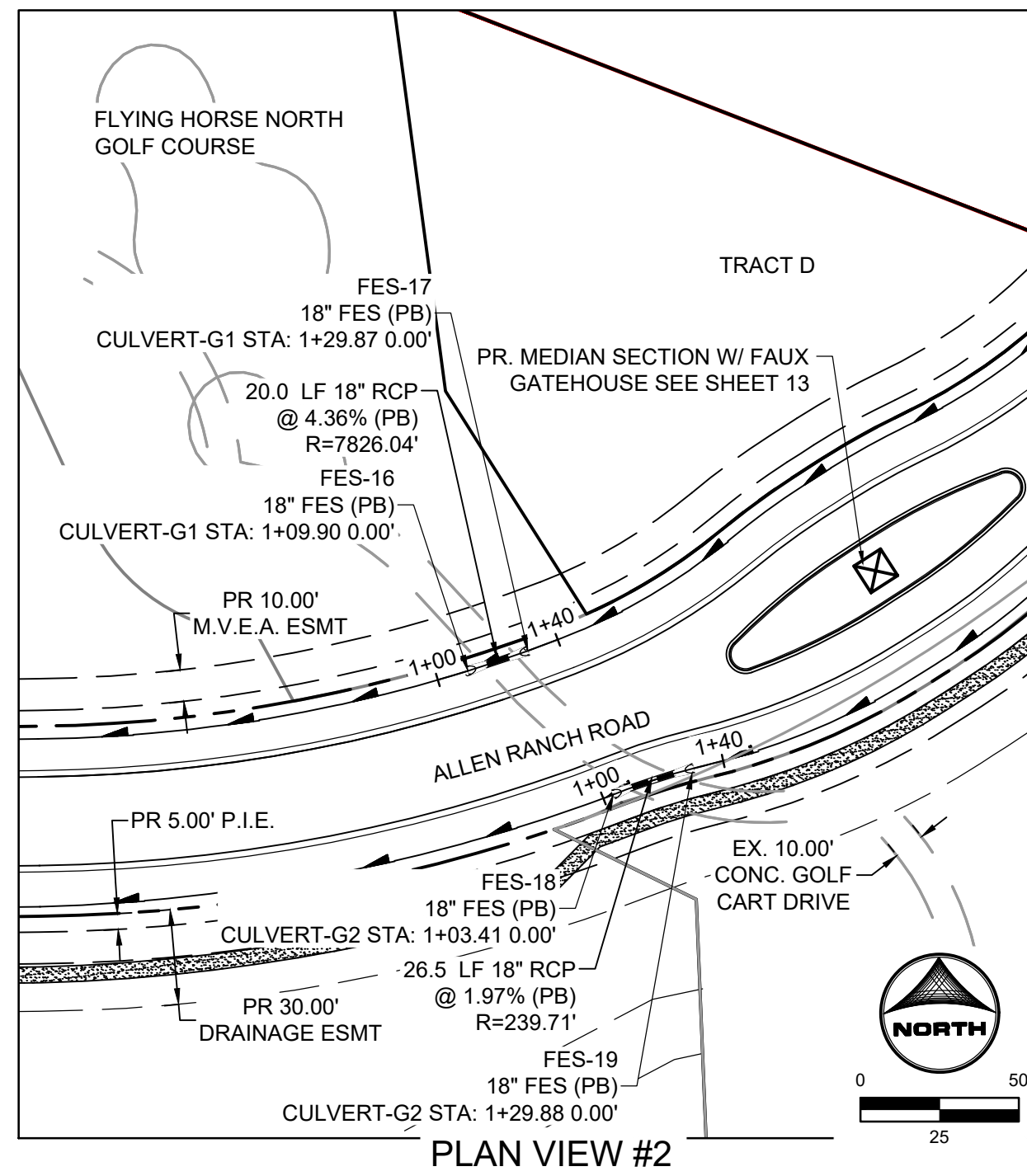
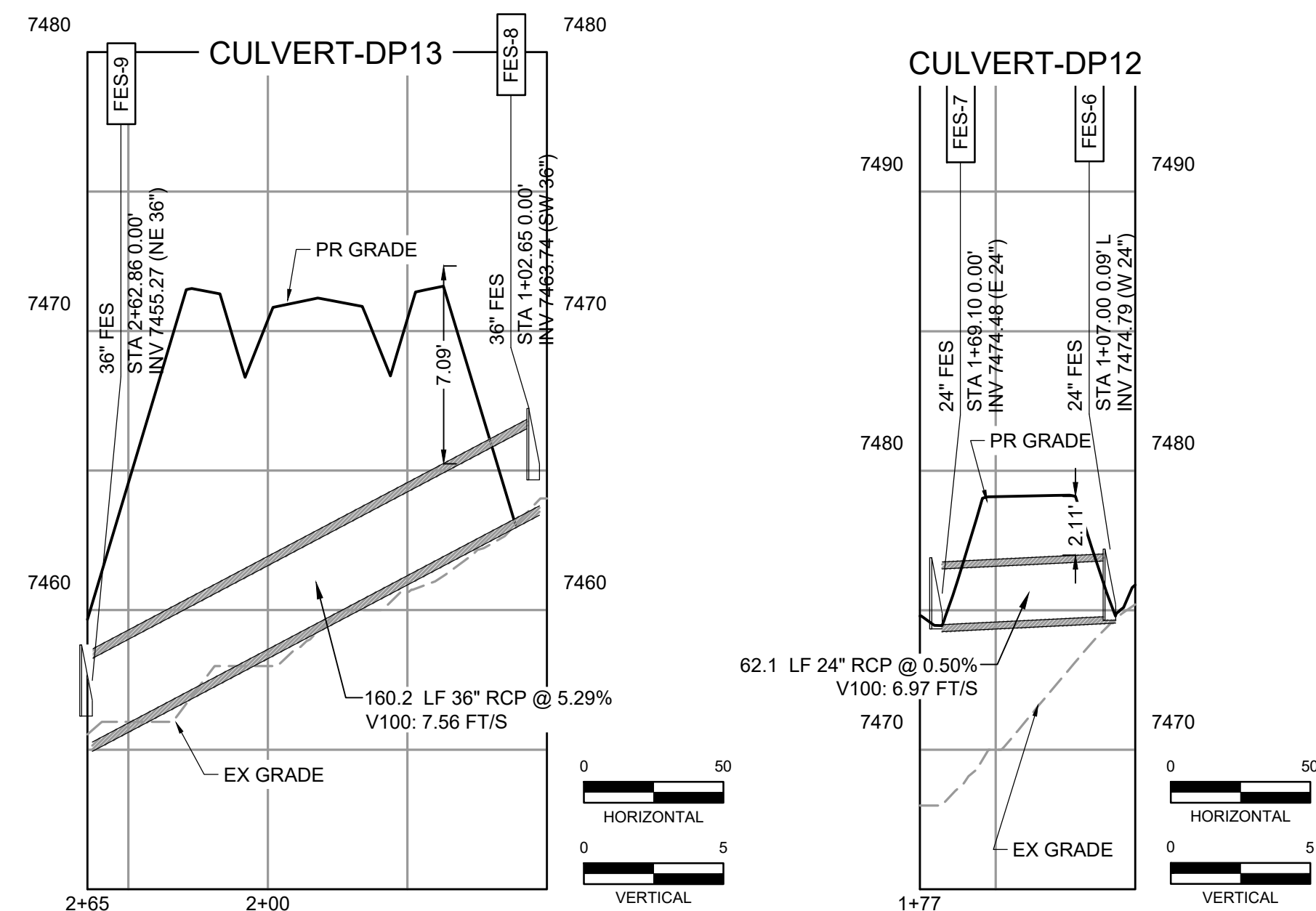
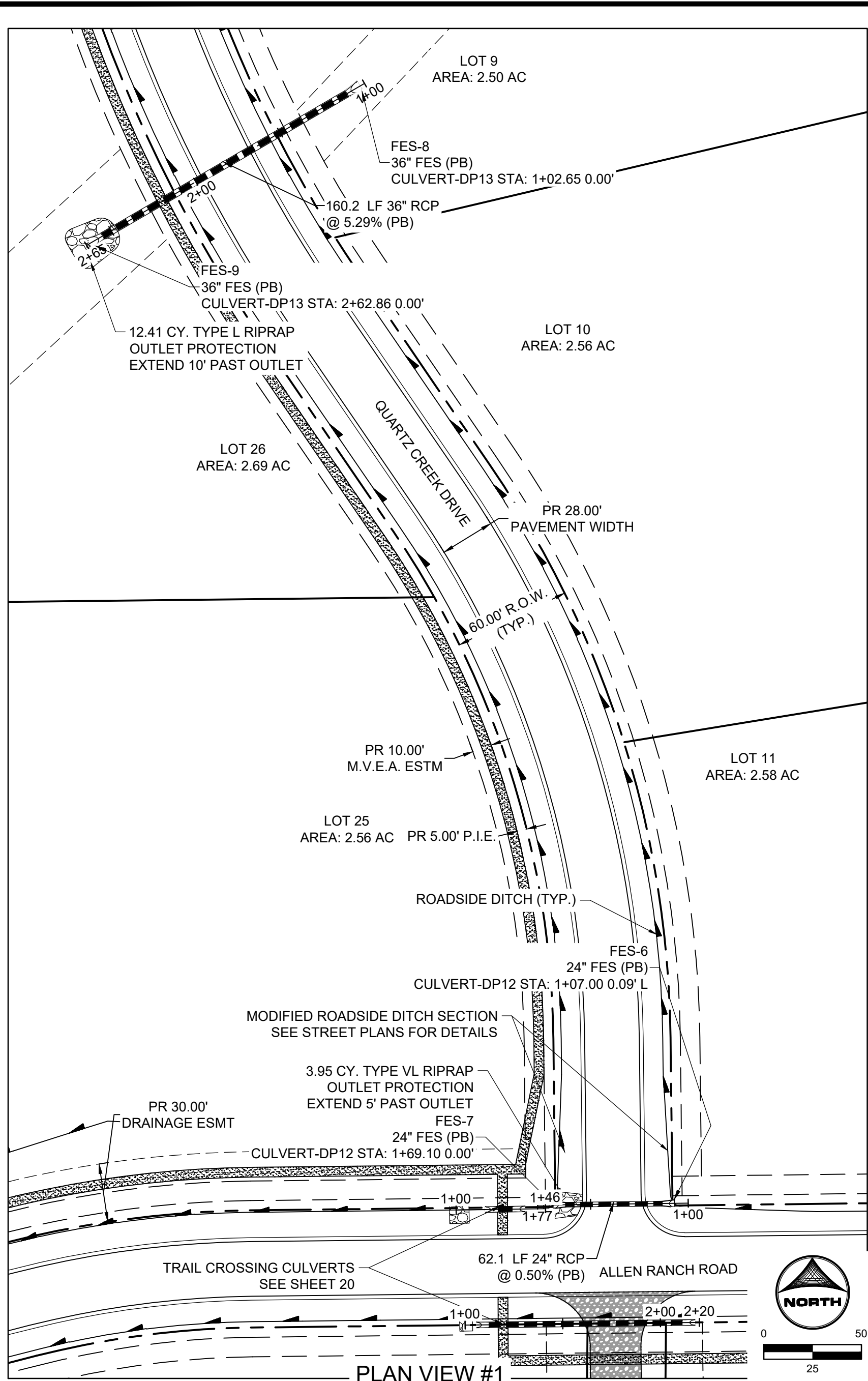


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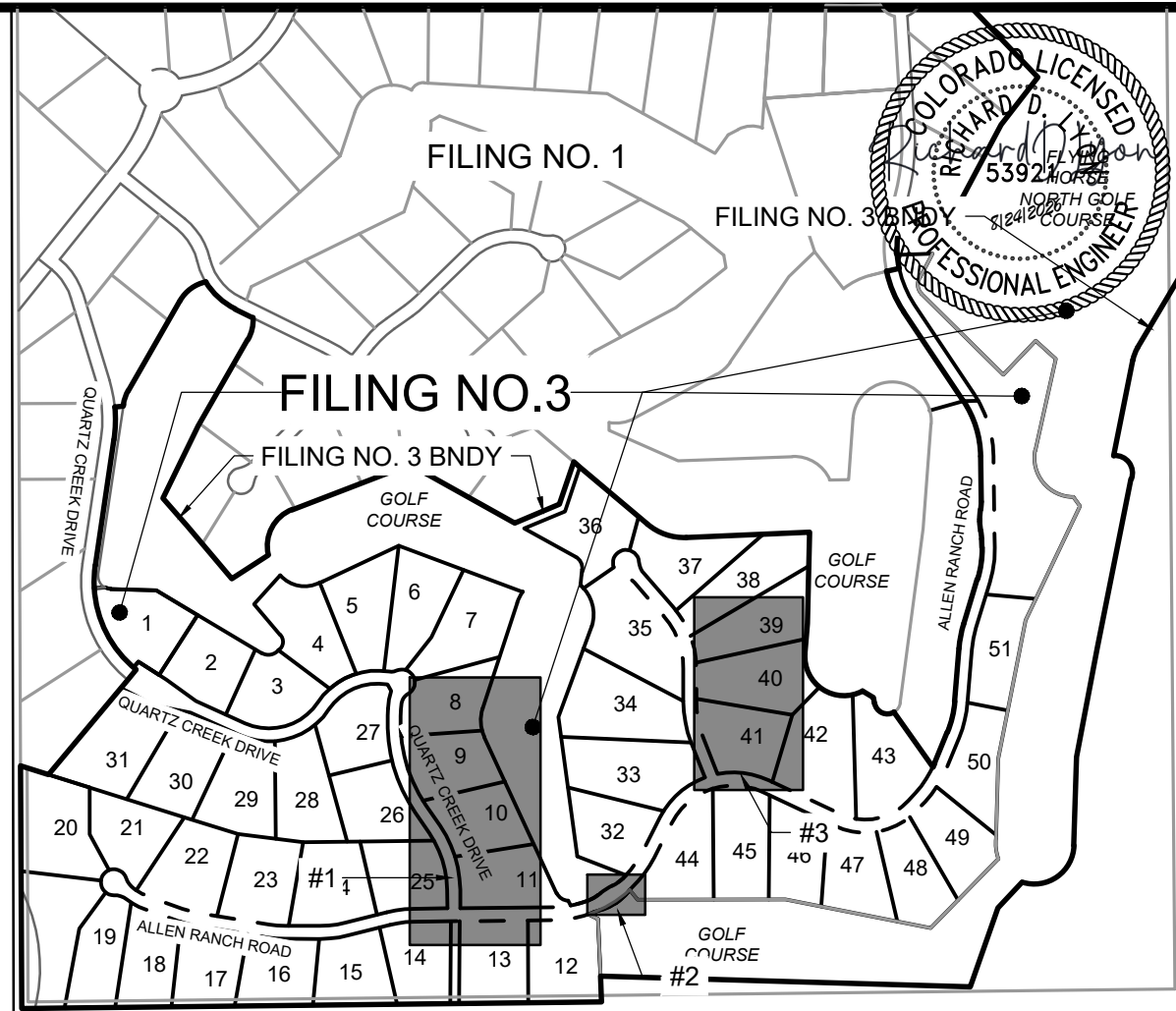
STORM SEWER PLAN & PROFILES
ALLEN RANCH ROAD & TRACT A

17



AS-BUILT VERSION 1.0, DATED 7/15/2026
PE: RICHARD LYON
CO PE NO. 53921

SHEET 18:
- TYPICAL ALL SHEETS WHERE
APPLICABLE: EXPOSED RIP-RAP
AT CULVERT PIPES TO BE BURIED
SOIL RIP-RAP WITH 4" TOPSOIL.



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

DRAWN BY: DLH JOB DATE: CONSTRUCTION DOCUMENT JOB NUMBER: 211030
APPROVED: KMH
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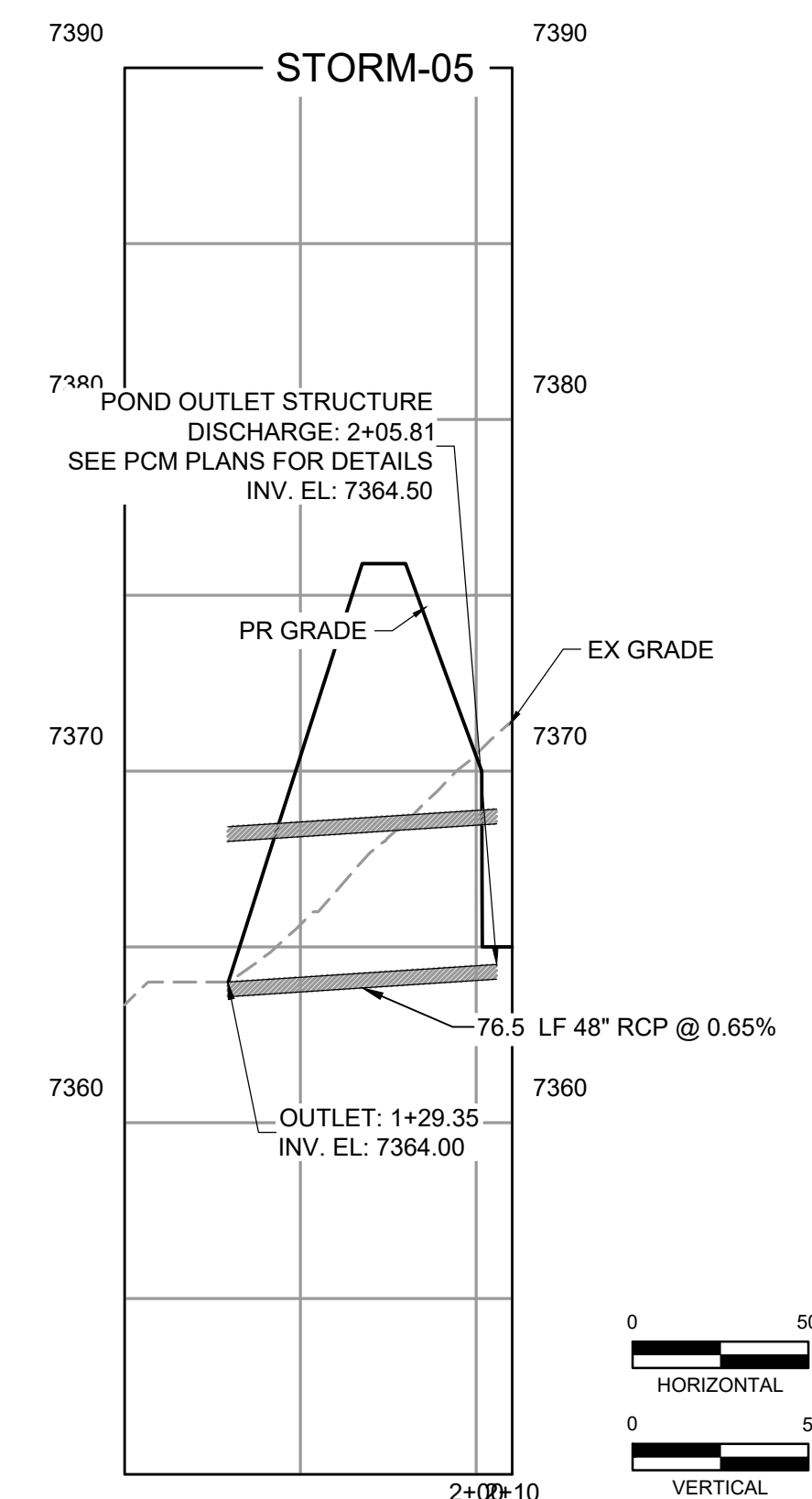
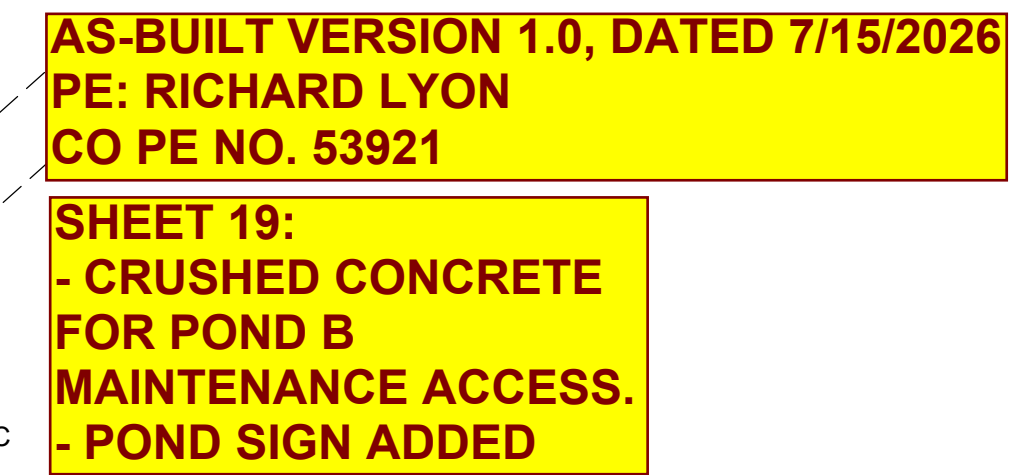
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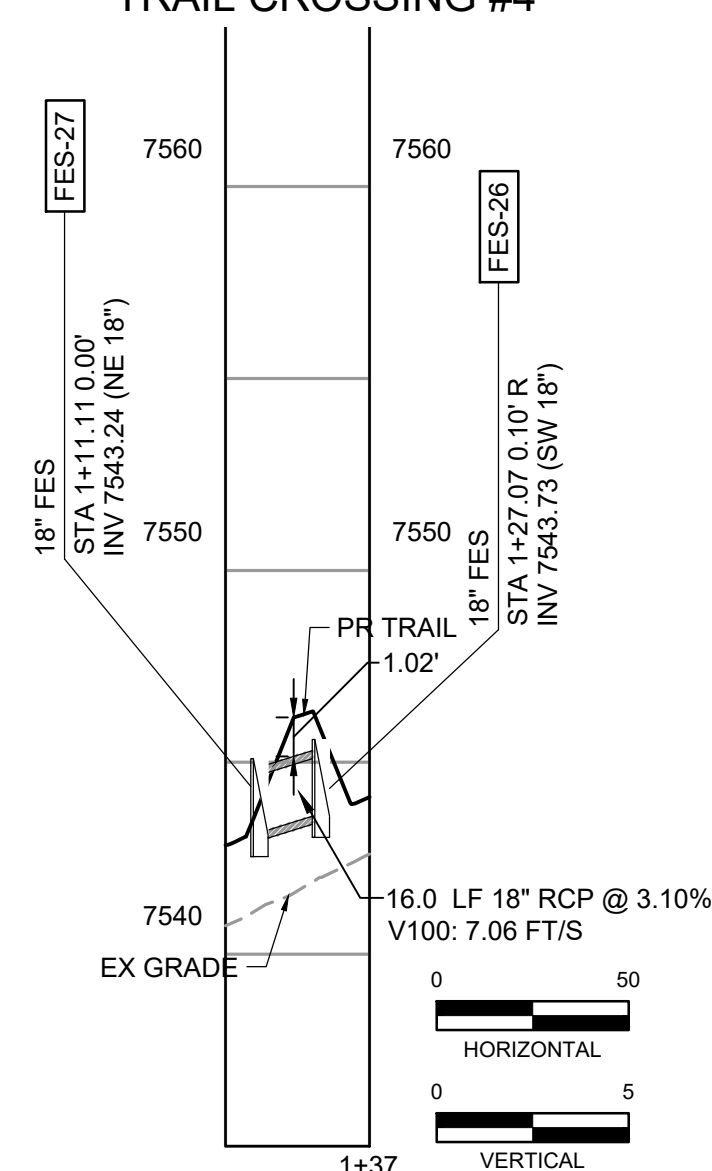
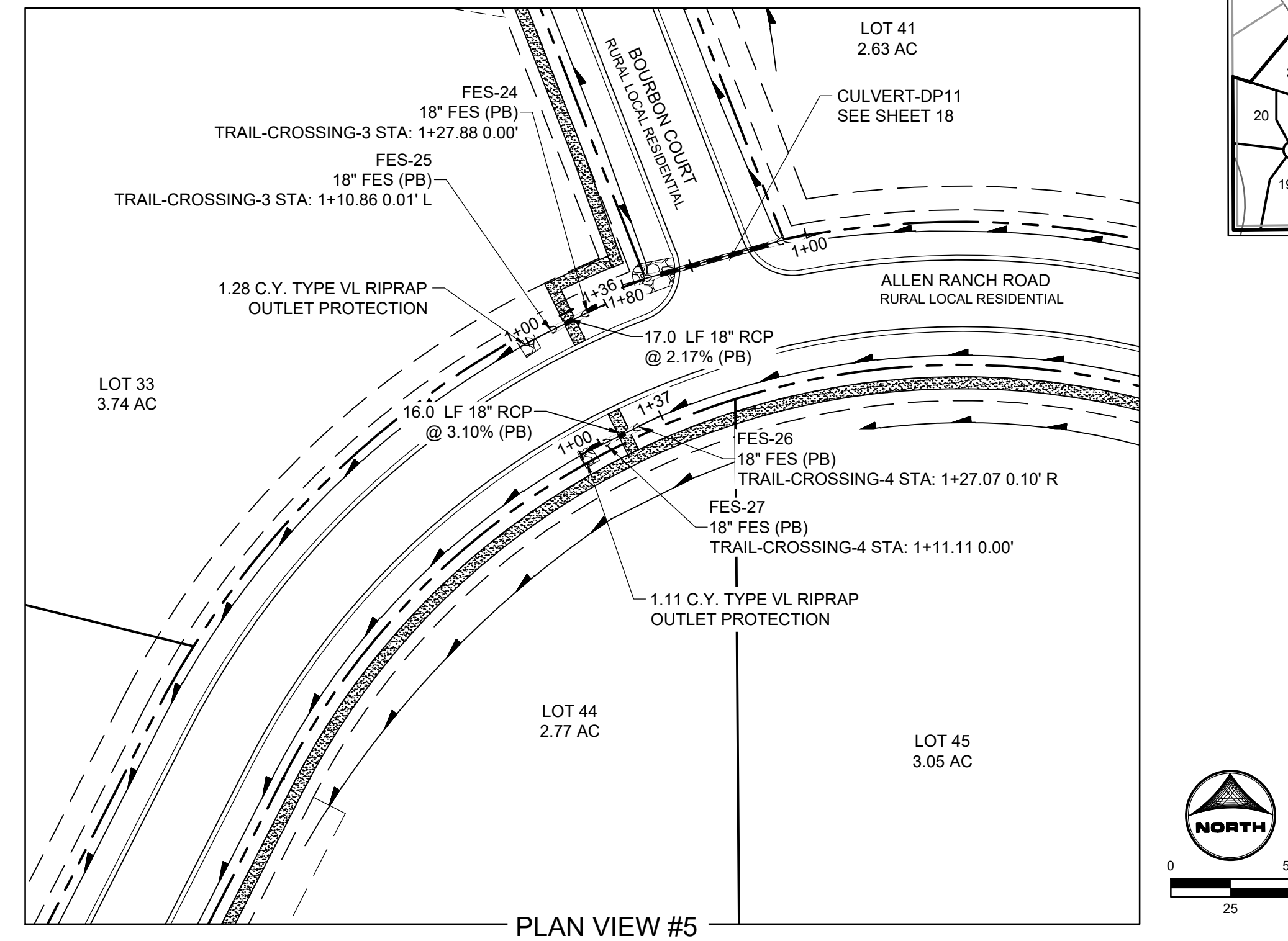
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STORM SEWER PLAN & PROFILES
CULVERTS PIPES

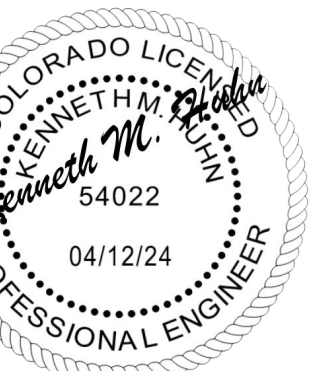
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STM
18



SHEET
STM 19



SHEET STM	20
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PCD FILE NO.: SF232

AS-BUILT VERSION 1.0, DATED 7/15/2026
PE: RICHARD LYON
CO PE NO. 53921

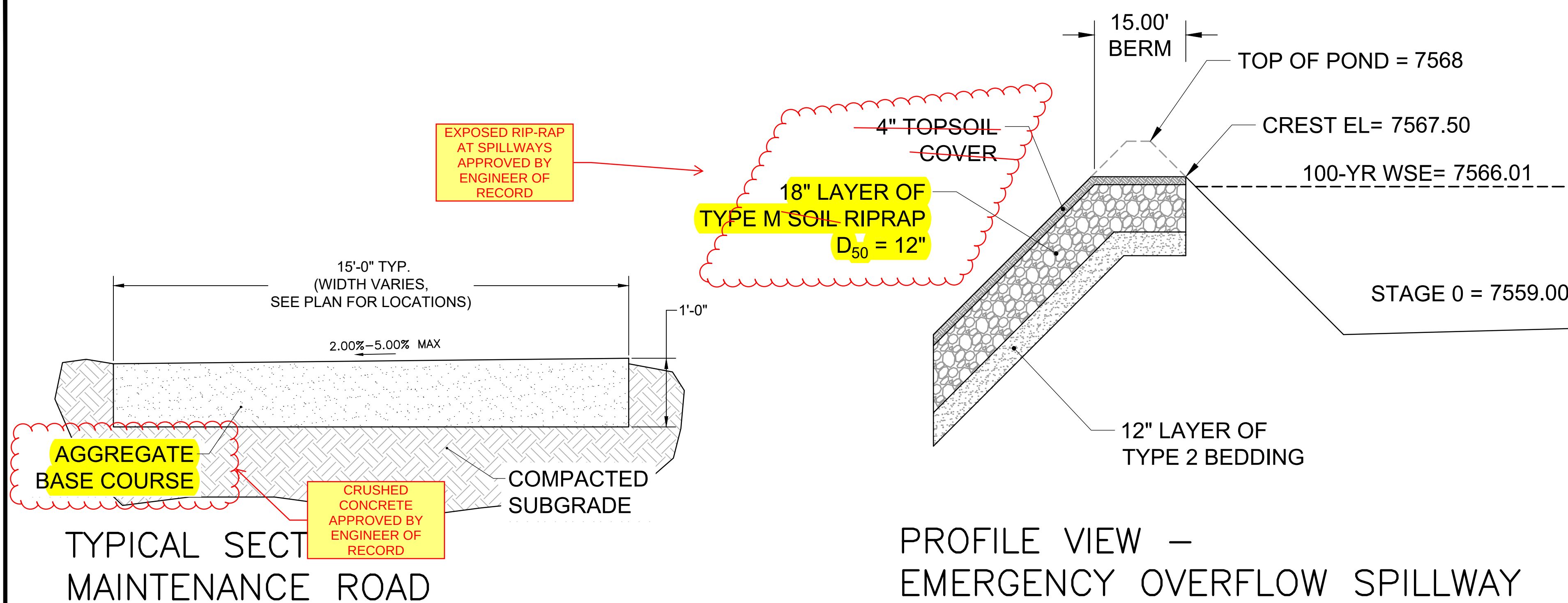
SHEET 21:

- CRUSHED CONCRETE FOR POND B MAINTENANCE ACCESS
- MICROPOOL ADJUSTMENT PER FIELD CONDITIONS

AS-BUILT CALCS PROVIDED.

21

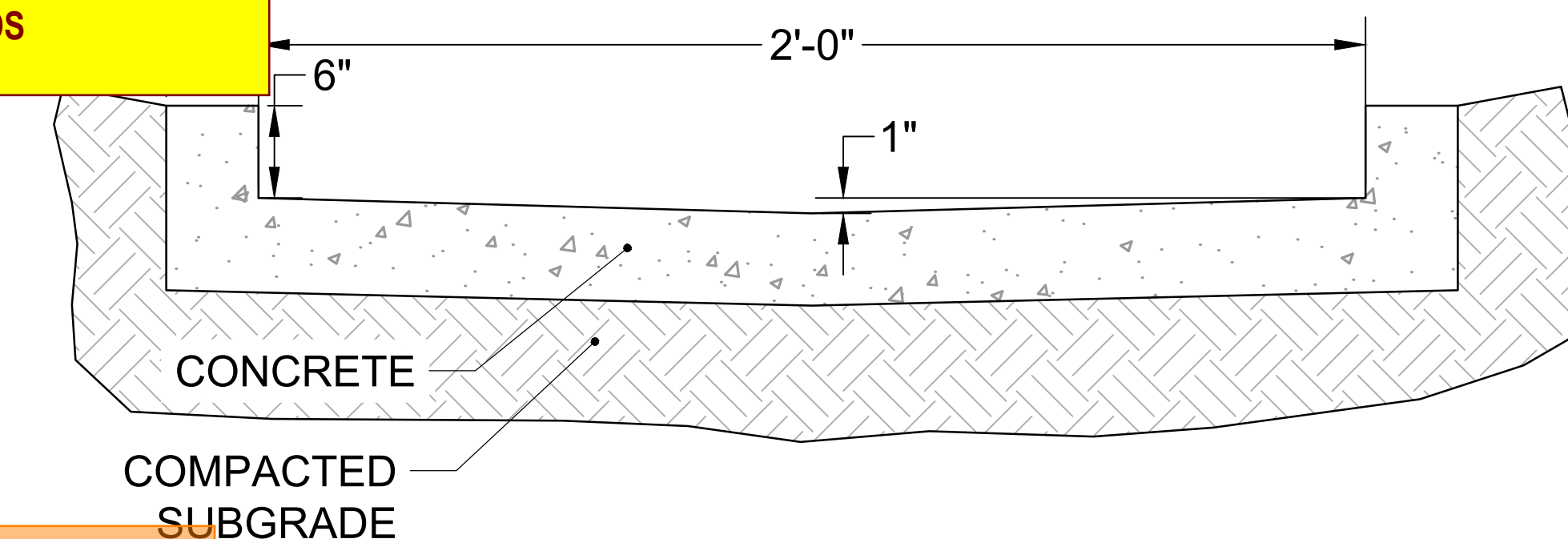




SCALE: NTS

AS-BUILT VERSION 1.0, DATED 7/15/2026
PE: RICHARD LYON
CO PE NO. 53921

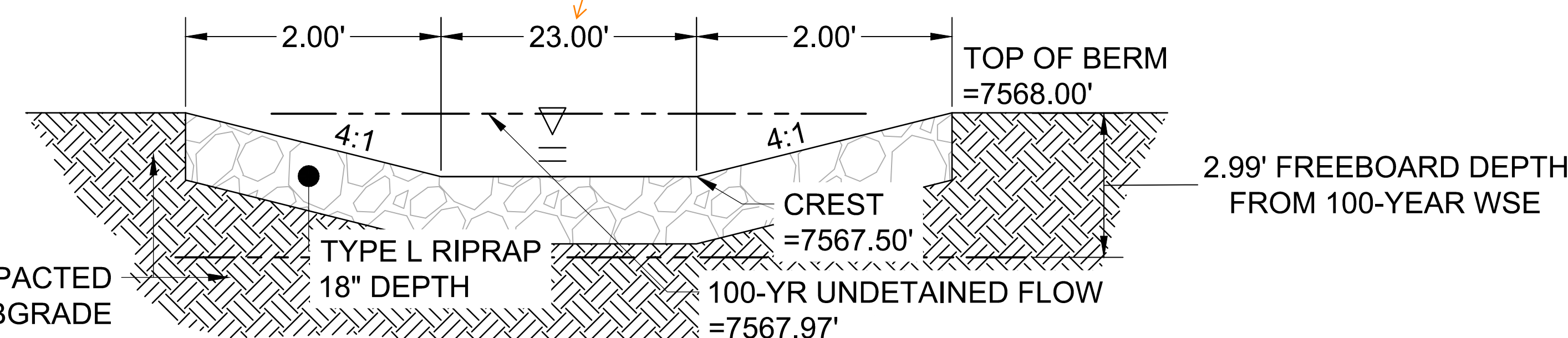
**SHEET 23:
- SECTION VIEW
REMOVAL OF 4" OF
TOPSOIL, EXPOSED
RIP-RAP ALLOWED BY
E.O.R. FOR SPILLWAYS
AT PONDS**



TYPICAL DETAIL –
2.0' TRICKLE CHANNEL

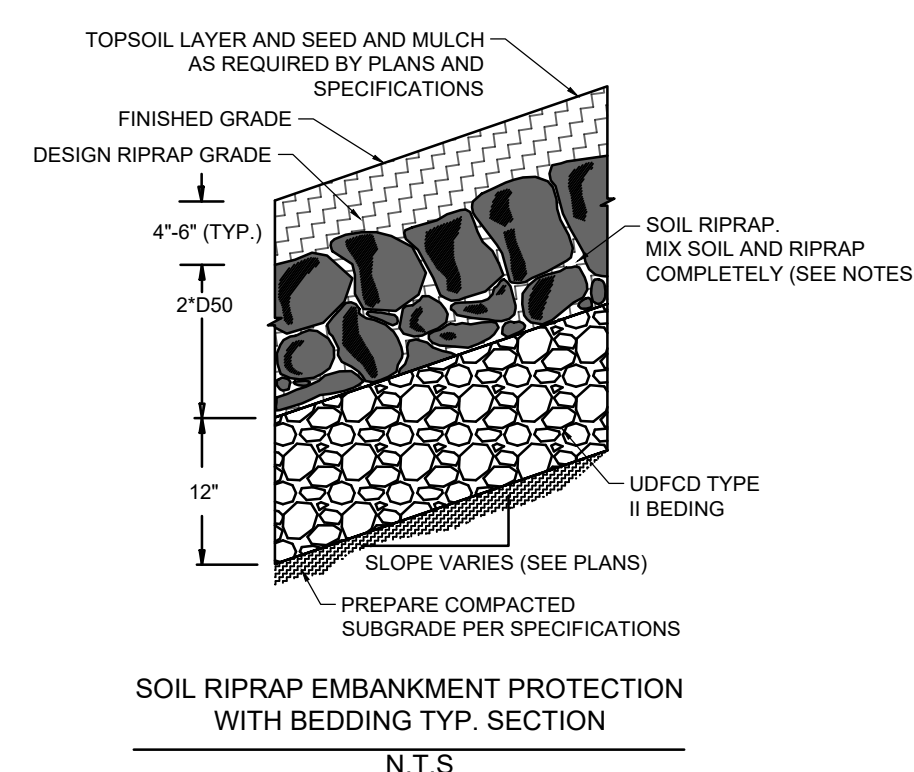
SCALE: NTS

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



SECTION VIEW - EMERGENCY OVERFLOW SPILLWAY

SCALE: NTS



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. PLANT STONE-50% 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 SHAPE SHALL BE HARD, 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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BAR IS ONE INCH ON
OFFICIAL DRAWINGS.
0  1"
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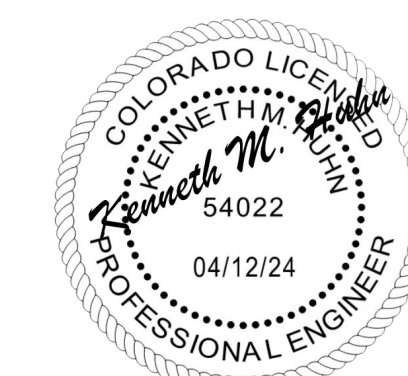
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DRAINAGE DETAILS

POND A DETAILS

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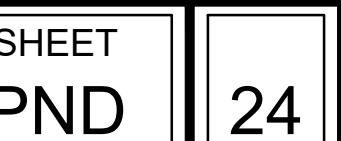
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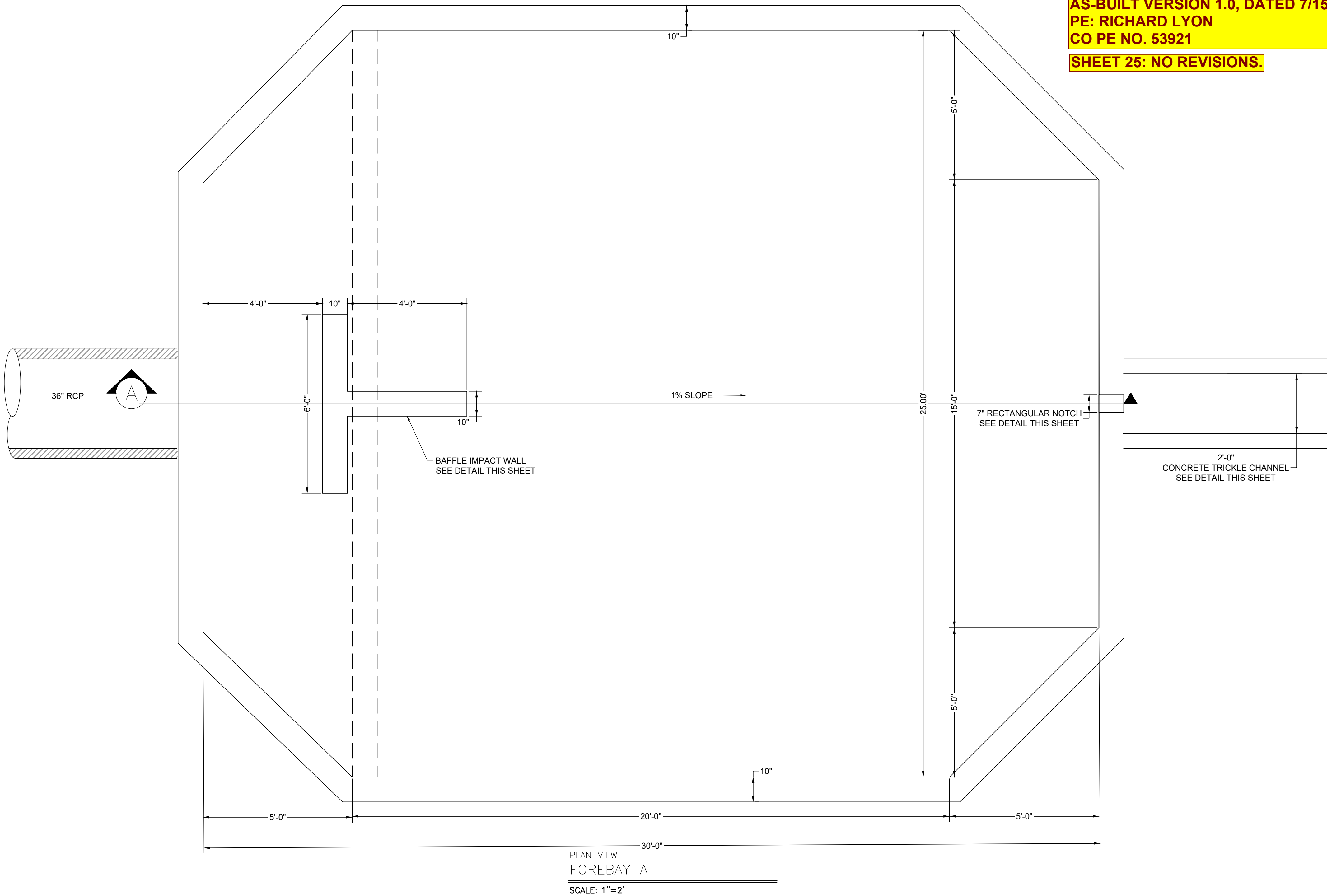


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PE: RICHARD LYON
CO PE NO. 53921
SHEET 25: NO REVISIONS.



PLAN VIEW
FOREBAY A
SCALE: 1"=2'

FOREBAY NOTES:

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



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APPROVED: CPM	JOB NUMBER: 211030	0 1"
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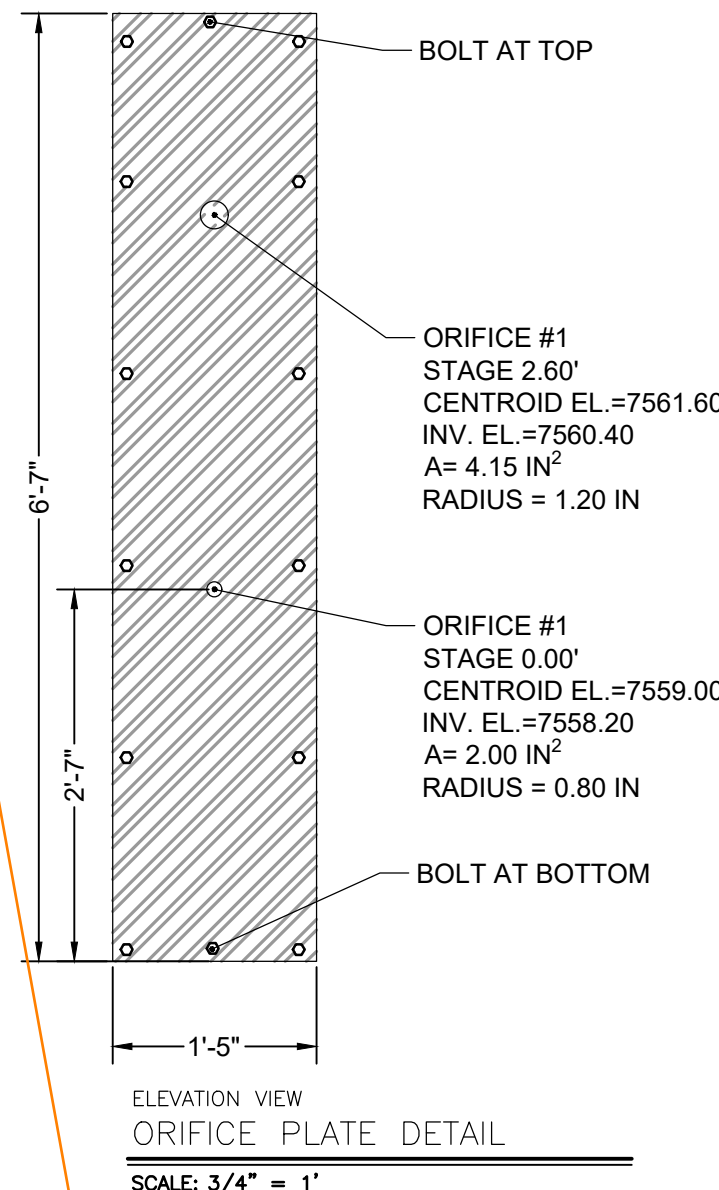
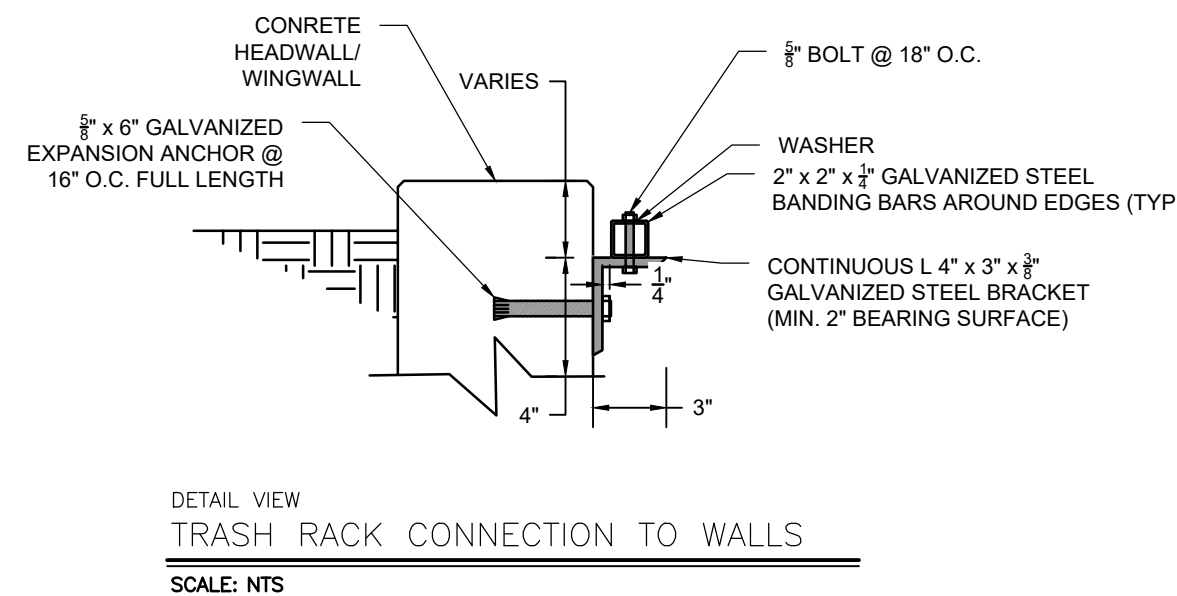
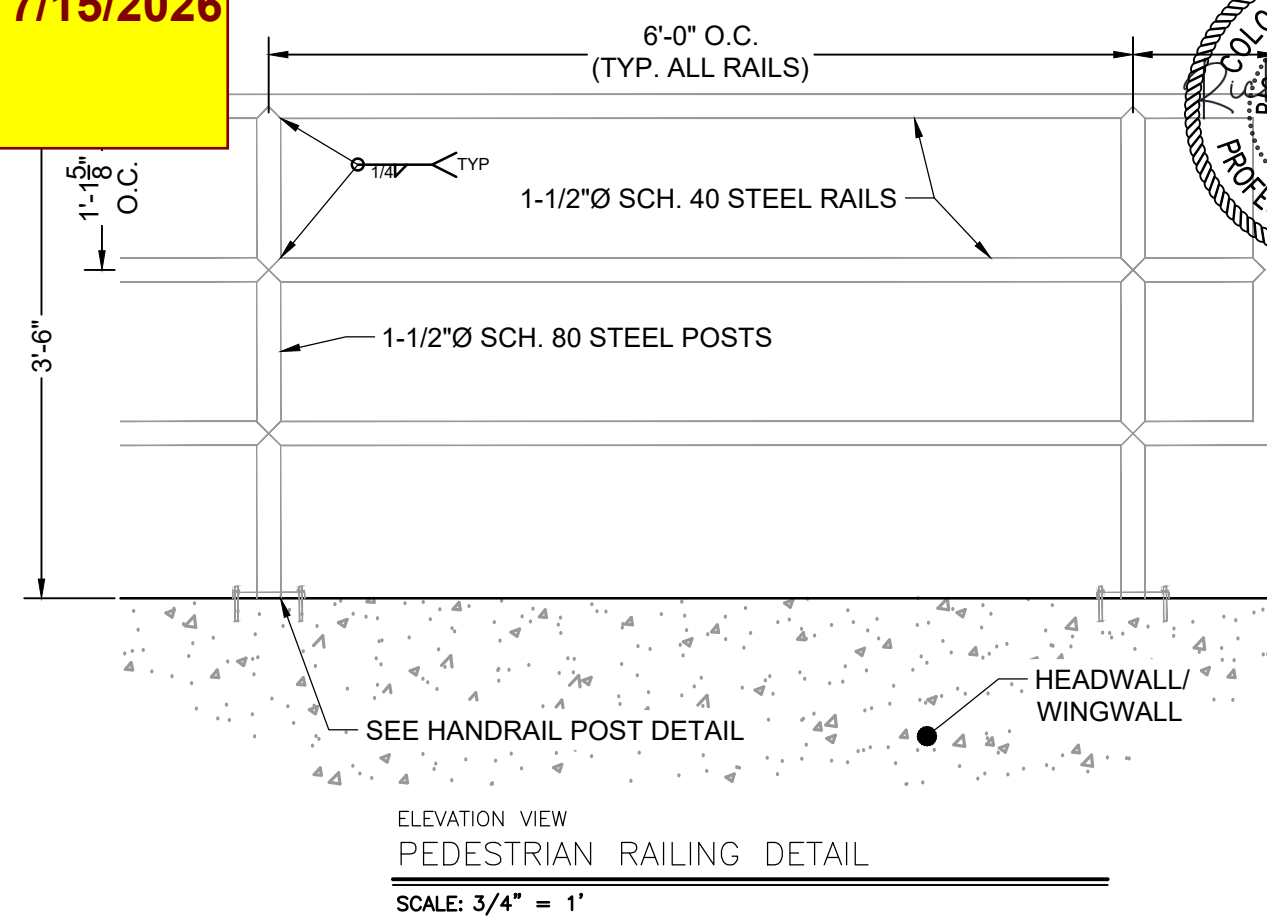
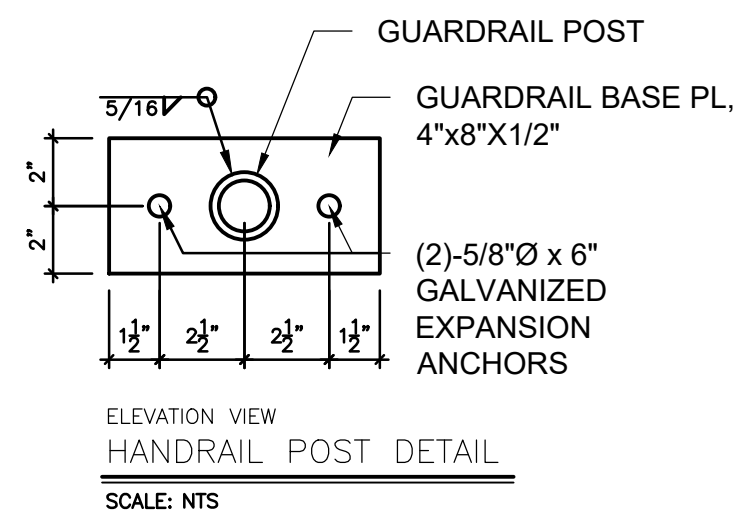
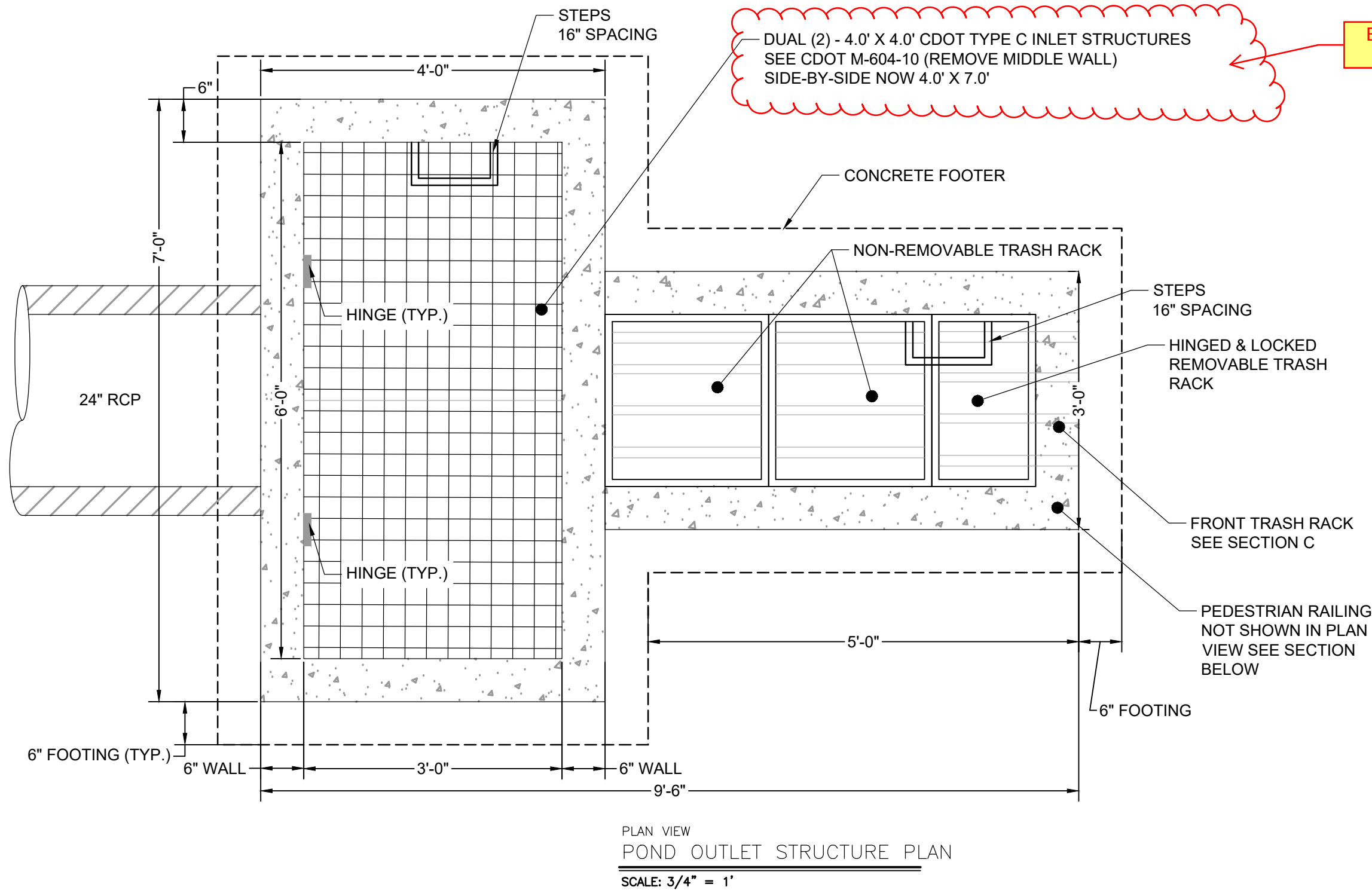
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CONSTRUCTION DOCUMENTS
POND A FOREBAY DETAILS 2

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25



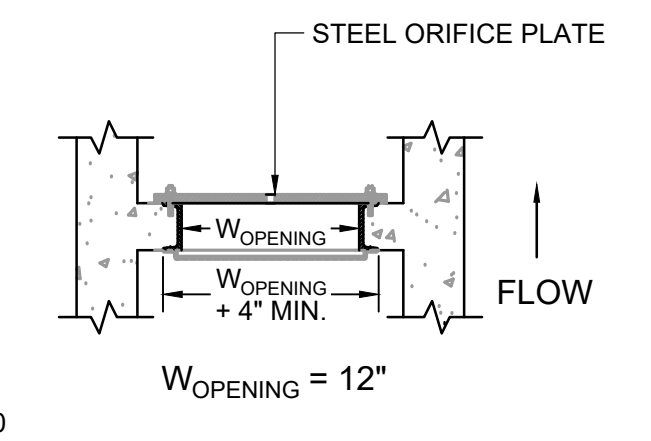
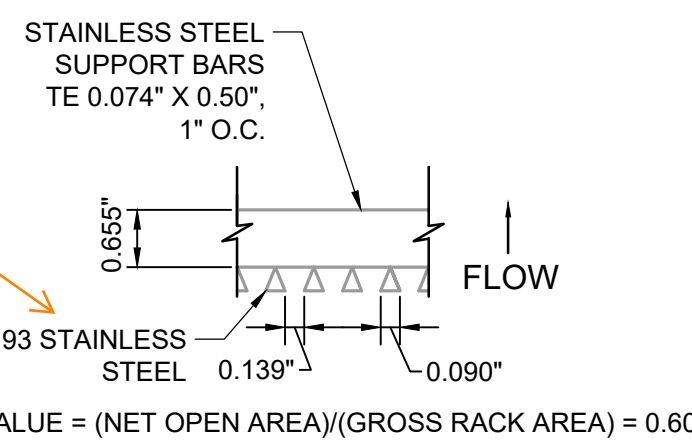
make as-built comment here too about the use of a bar grate

SEE CDR259 FOR UPDATES TO ALL POND A INFRASTRUCTURE, GRADING, SPILLWAY, ETC.

Has the work with CDR259 already taken place? If so, can you just show that as-built condition on here (but still notate that it was done per CDR259). I think it'd be cleaner to have a single set of as-builts for this pond instead of piecemealed across two projects.

But if the CDR259 work hasn't been done yet, we obviously will have to piecemeal it. In that case, you'll need to just as-built the current condition, in case the CDR259 work is never done.

NOW INSTALLED PER AS-BUILT ON SIGNAGE AND STRIPING PLAN.



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

what is going on over here with this? Add a new sheet if you need more space with as-built redlines.

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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CONSTRUCTION DOCUMENTS
POND A OUTLET STRUCTURE DETAILS

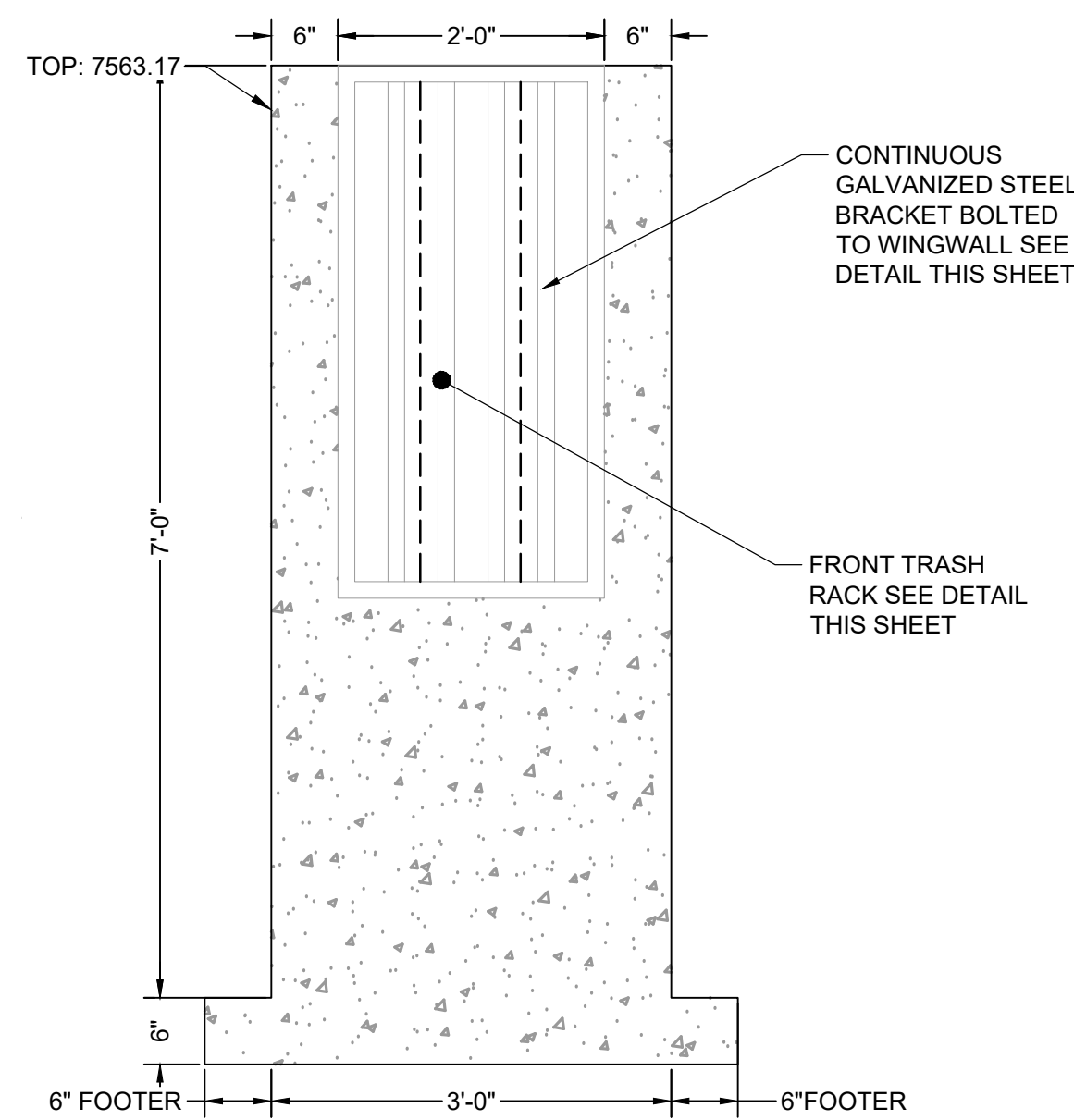
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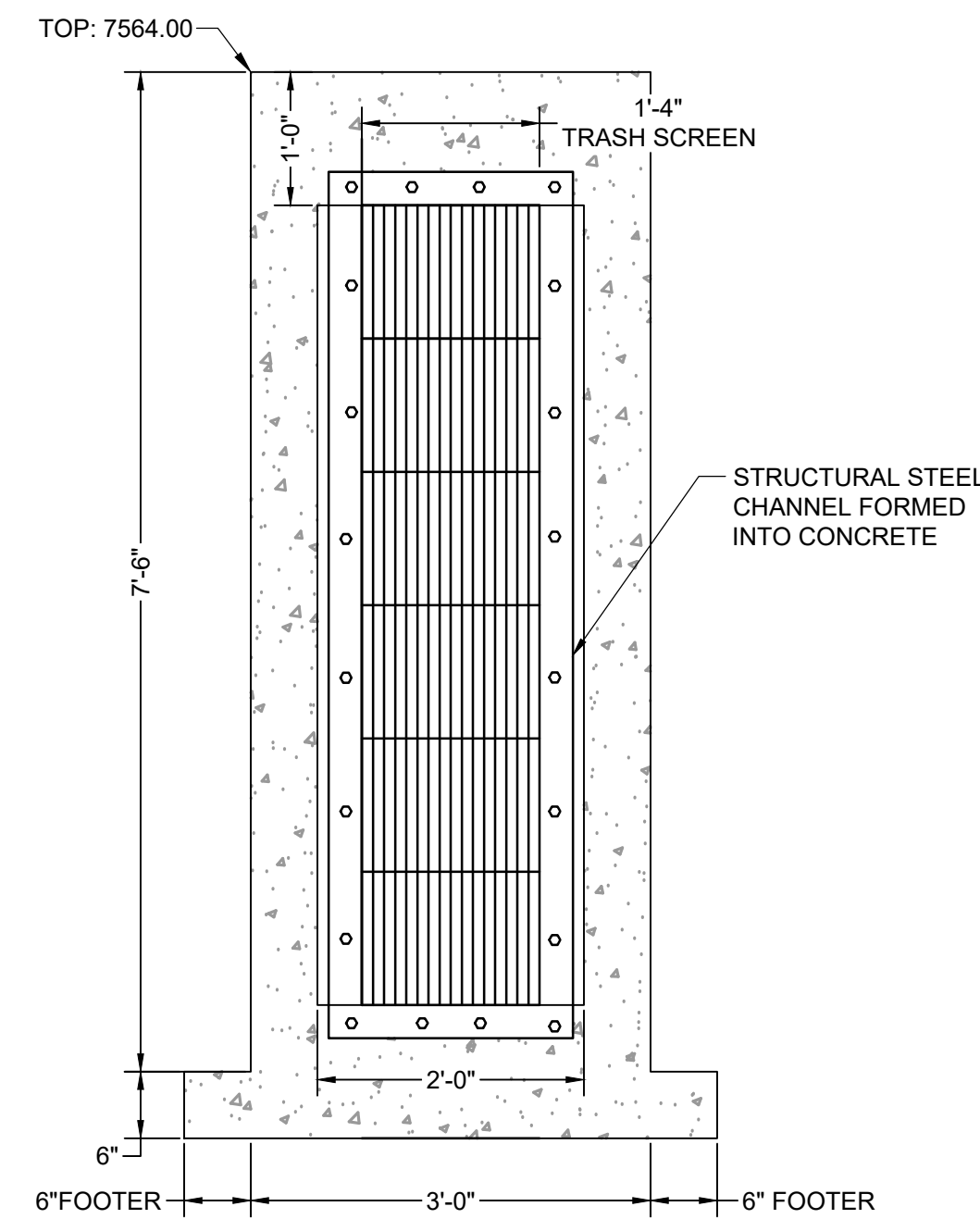
PE: RICHARD LYON

CO PE NO. 53921

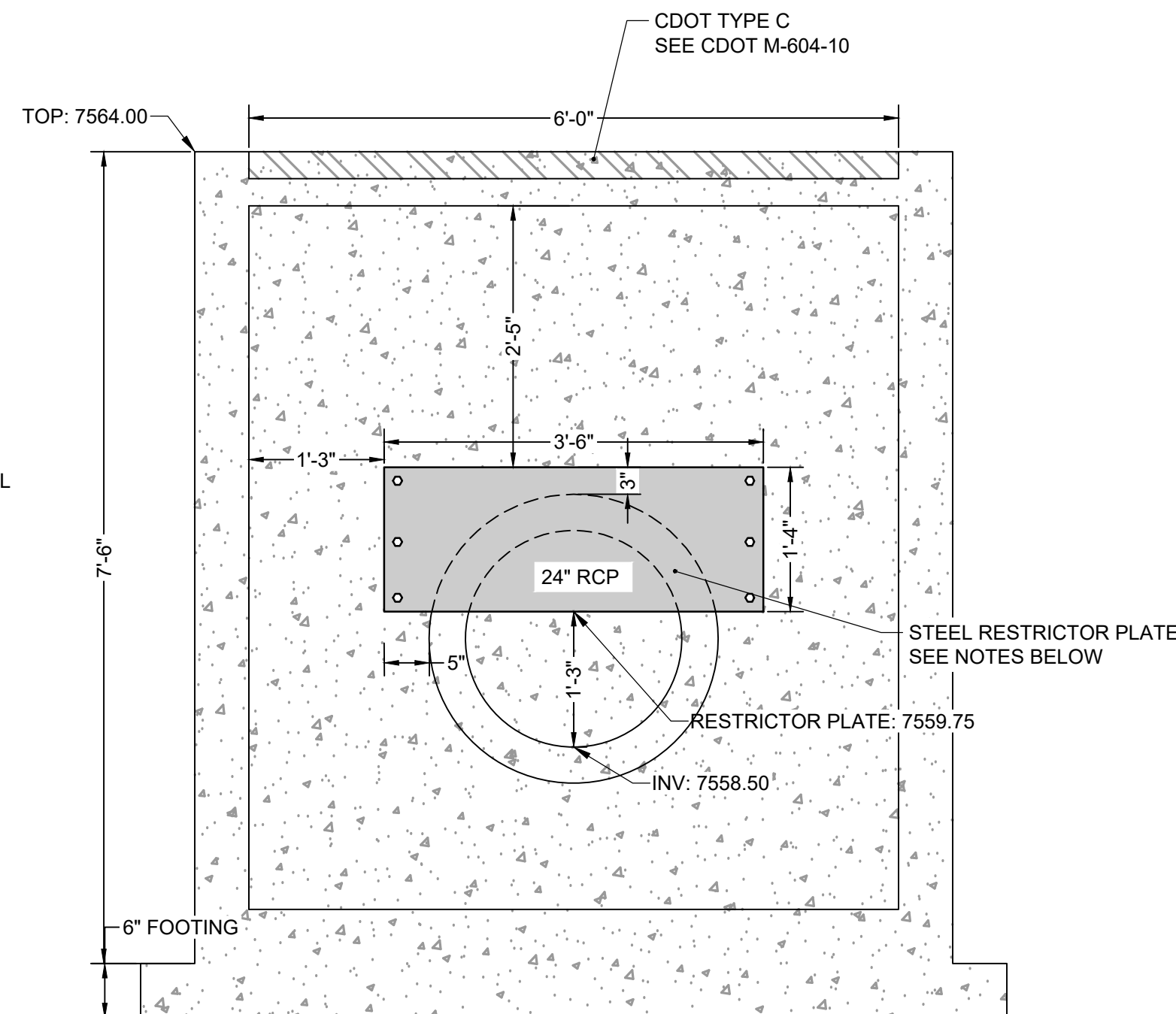
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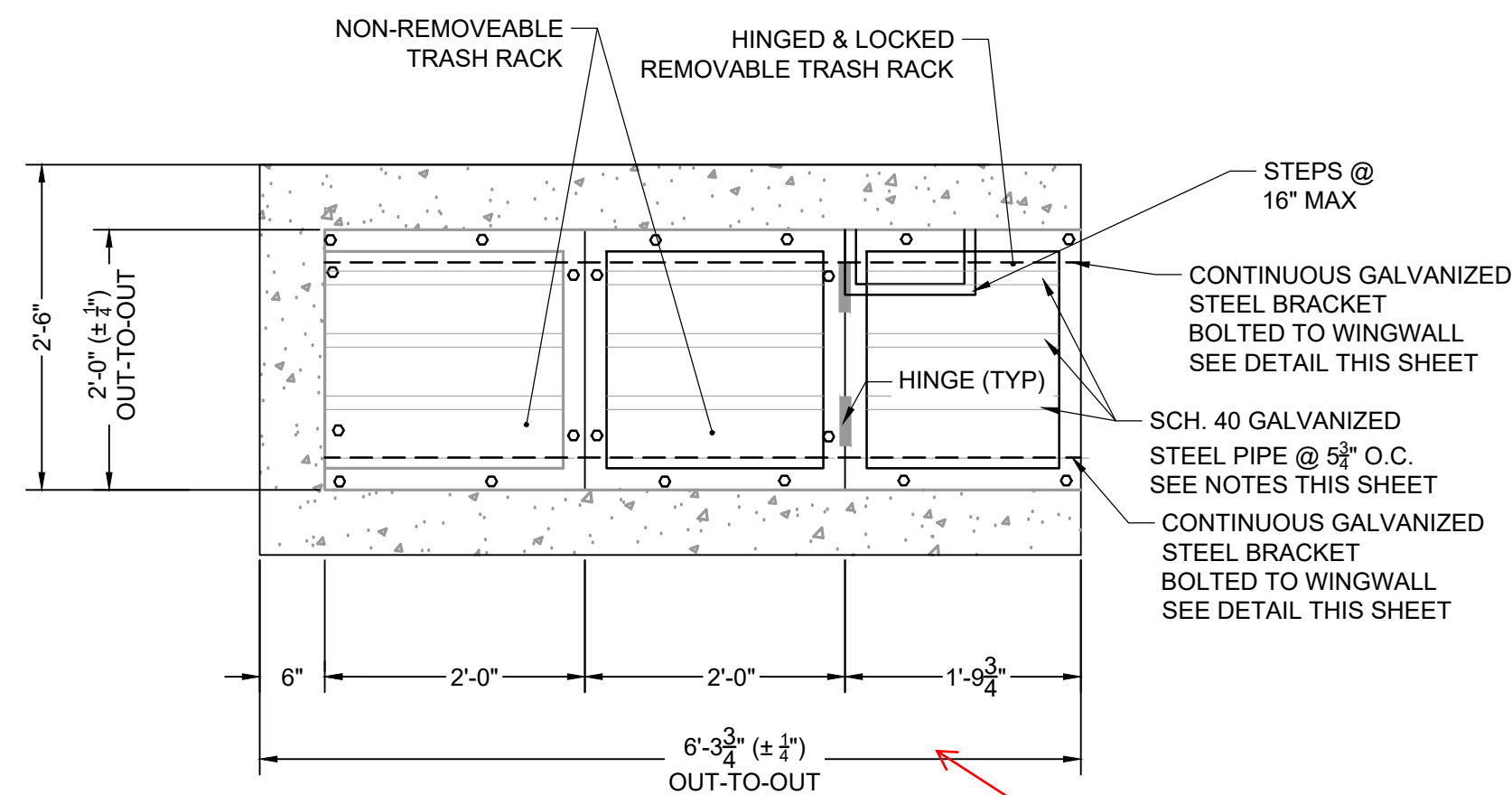
ELEVATION VIEW
C FRONT FACE
SCALE: 3/4" = 1'



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



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



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

BAR GRATE TRASH
RACK VERIFIED.

ORIFICE PLATE NOTES:

1. PLATE TO BE $\frac{3}{8}$ " 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 MOUNTED 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. 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 $\frac{1}{2}$ " SCH. 40 STEEL PIPE, GALVANIZED, @ 6" CENTERS. SUPPORT BARS SHALL BE $\frac{1}{2}$ " 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. $\frac{3}{8}$ " THICK RESTRICTOR PLATE, GALVANIZED STEEL.
2. BOLT PLATE TO CONCRETE @ 12" O.C. MAX.
3. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN PLATE AND CONCRETE.

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CAD DATE: 4/11/2024
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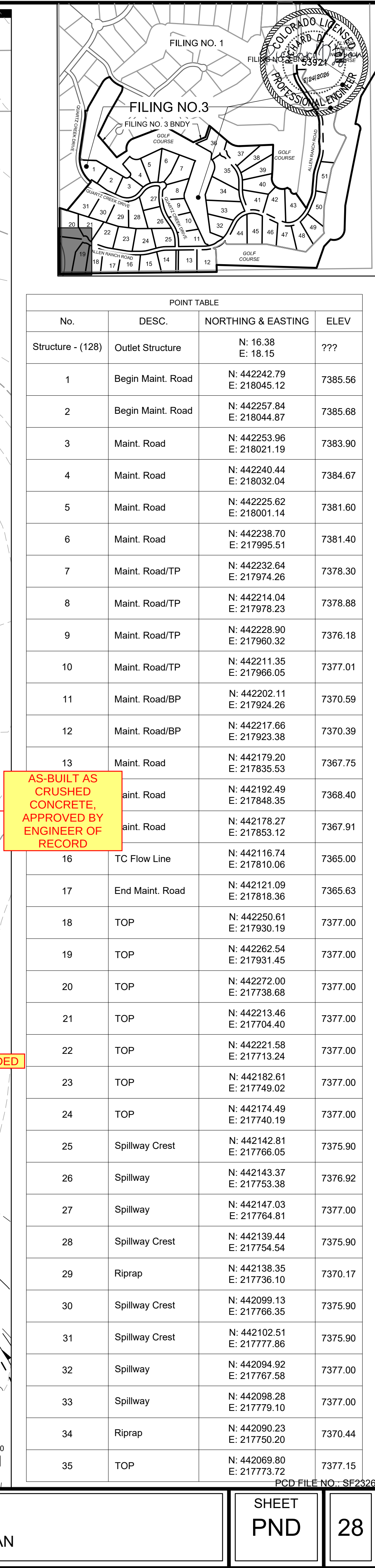
CONSTRUCTION DOCUMENTS
POND A OUTLET STRUCTURE DETAILS 2

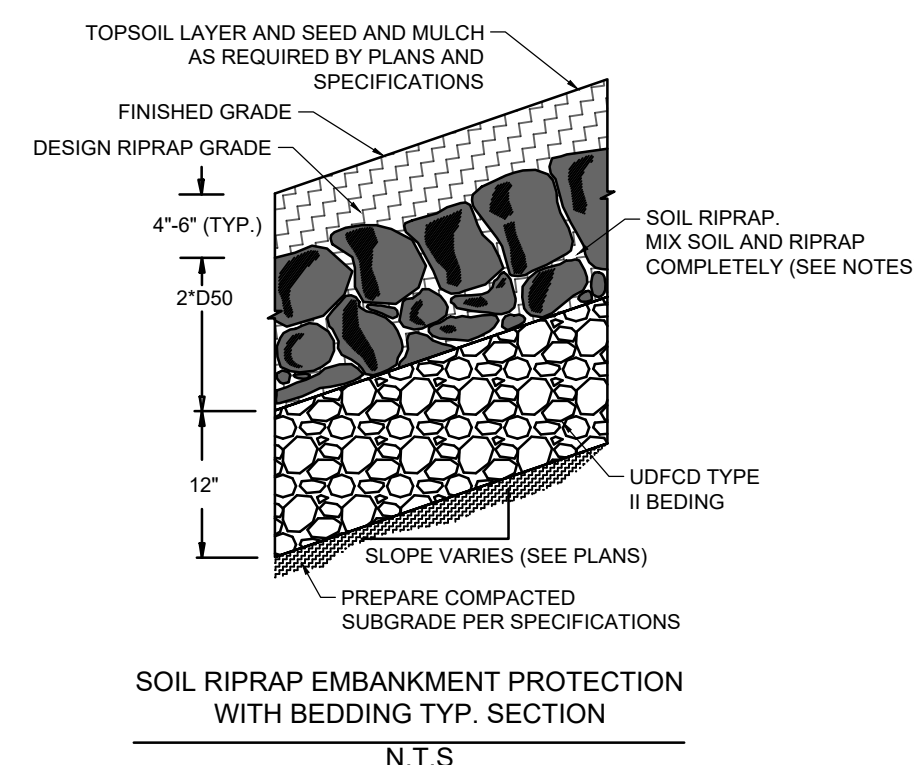
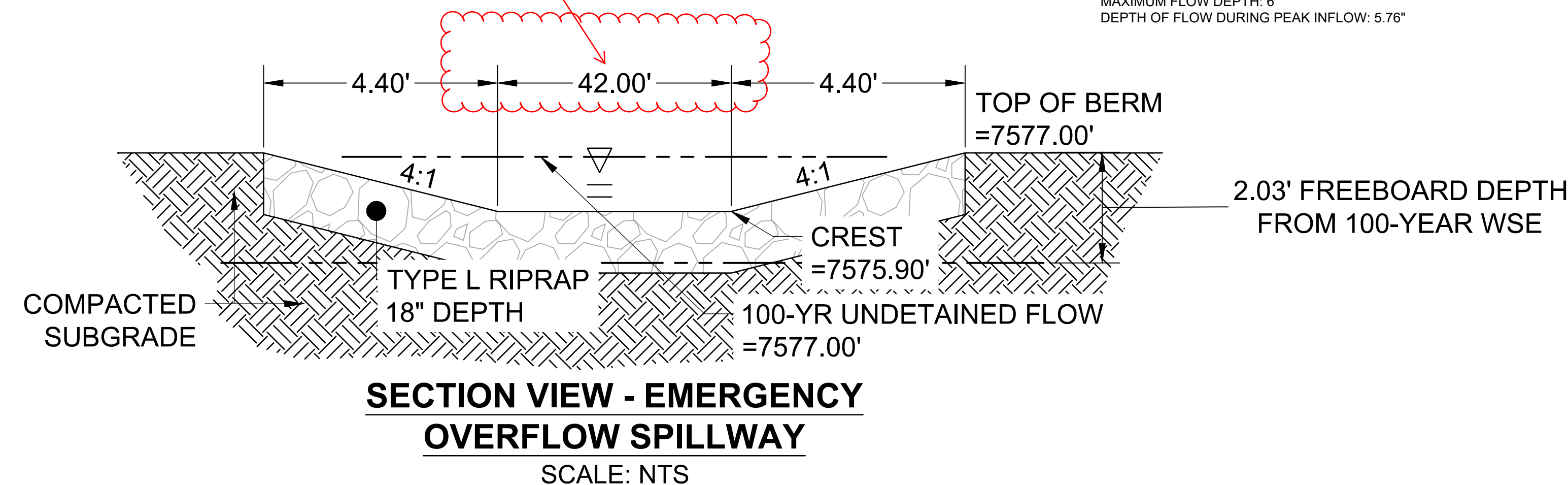
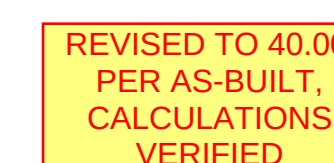
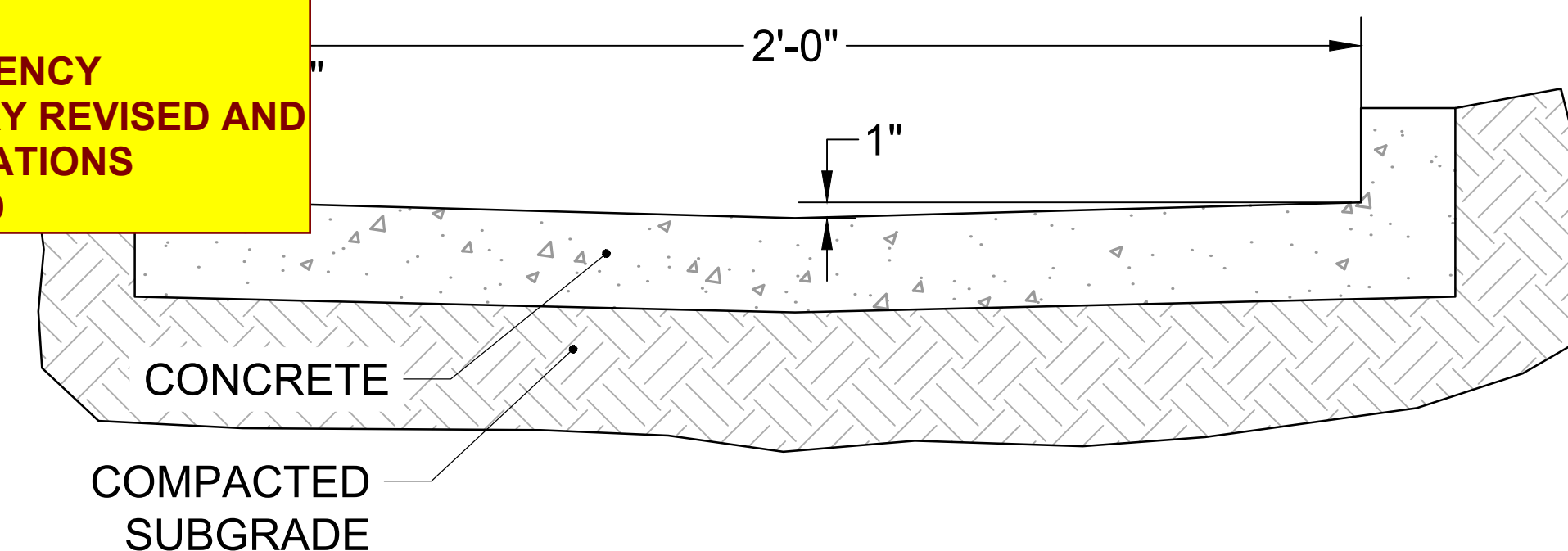
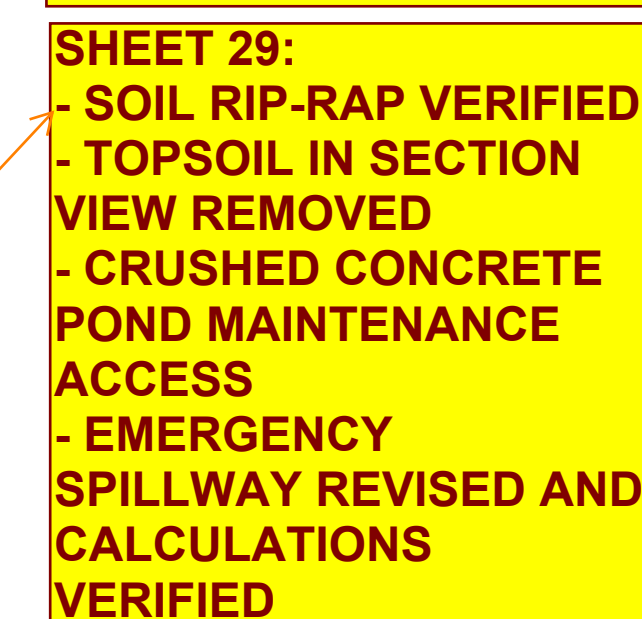
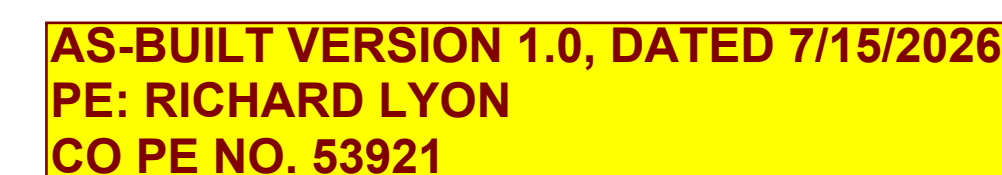
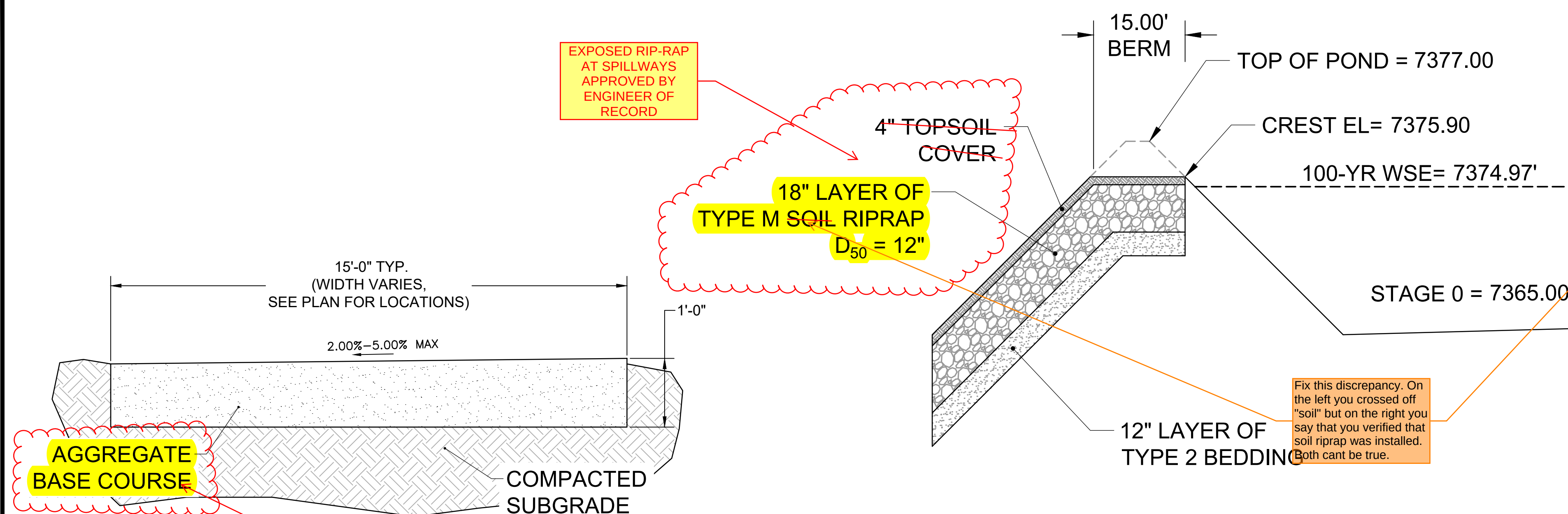
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PCD FILE NO.: SF2326





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

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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OFFICIAL DRAWINGS.
APPROVED: RDL JOB NUMBER: 211030 0 [REDACTED] 1"
IF NOT ONE INCH,
CAD DATE: 4/11/2024 ADJUST SCALE ACCORDINGLY
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COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 719.965.0044

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

DRAINAGE DETAILS

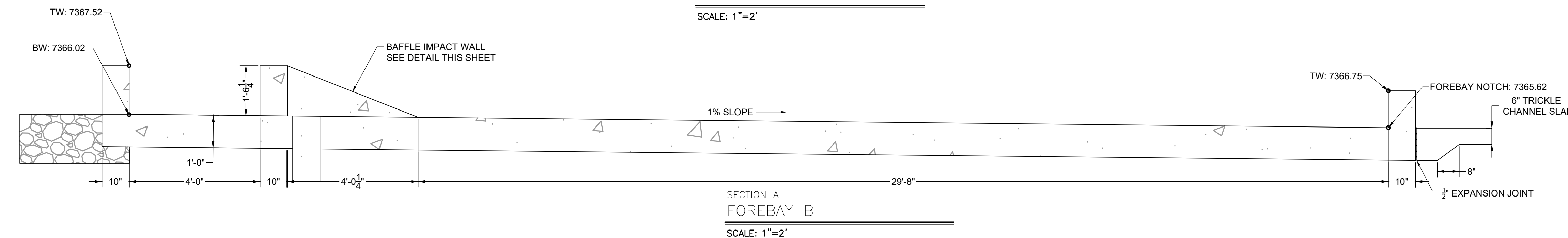
POND B DETAILS

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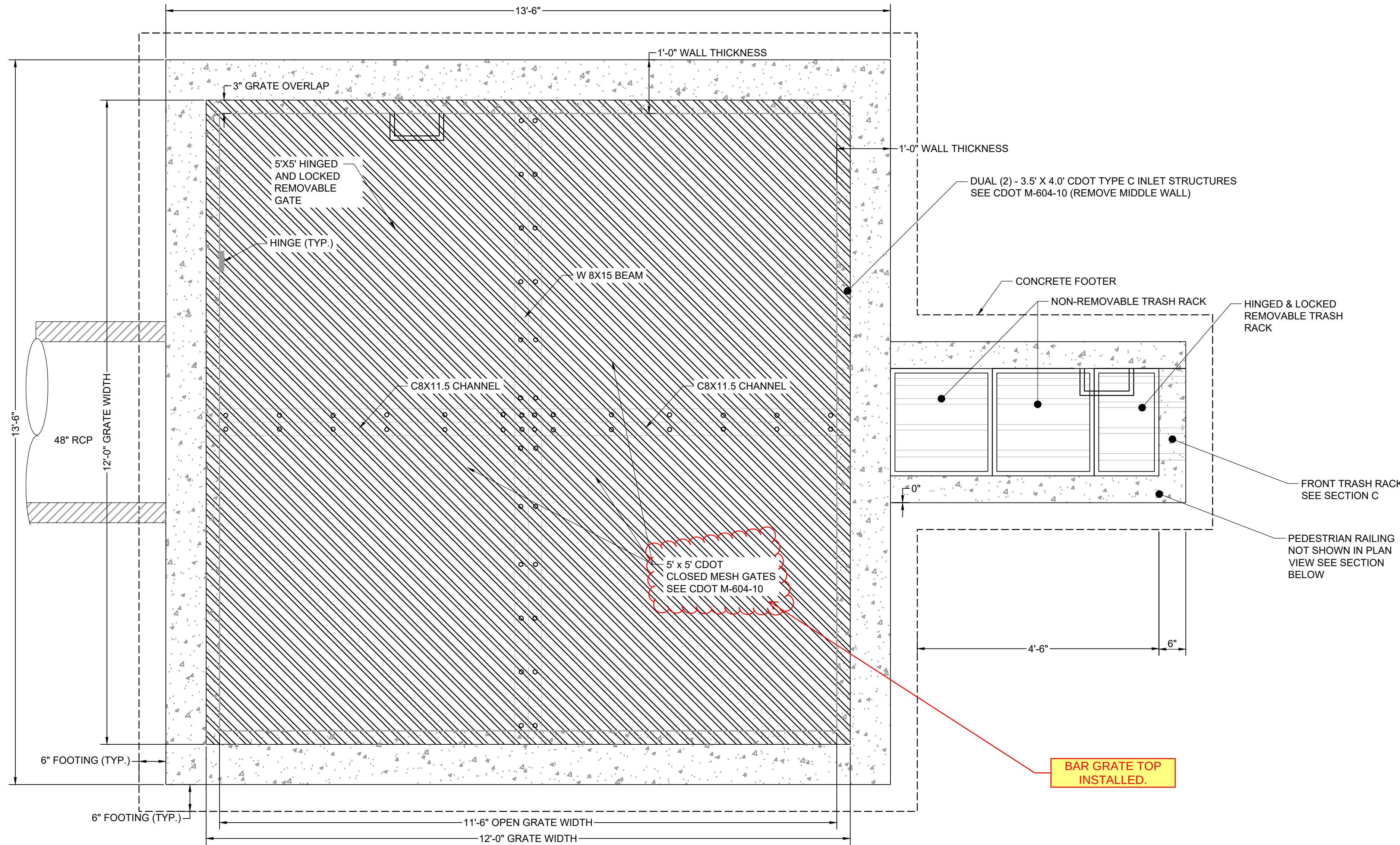
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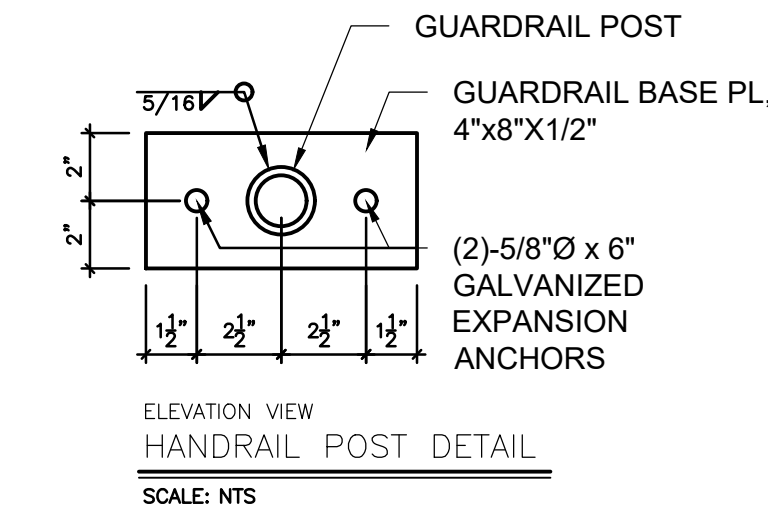
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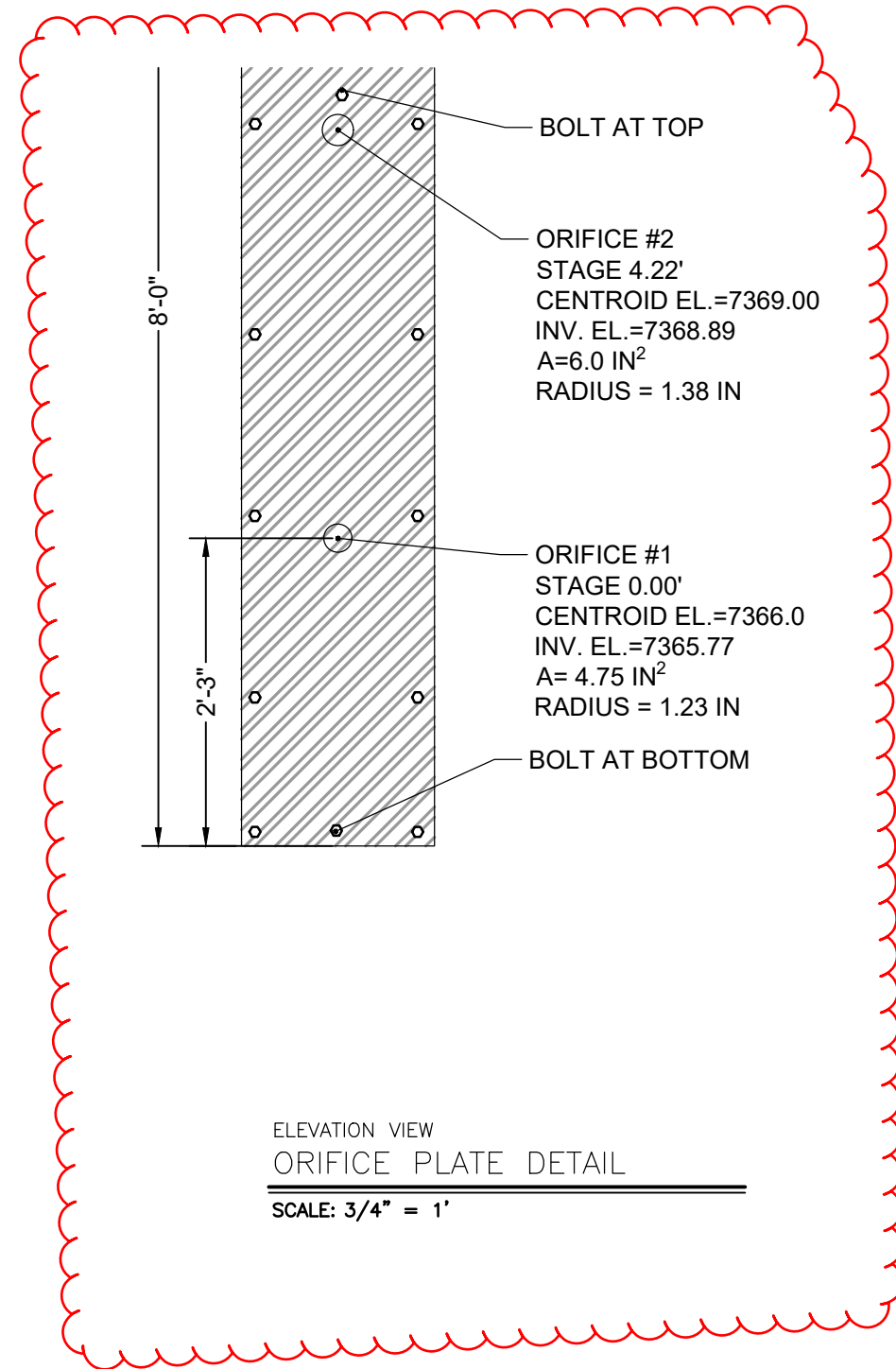
AS-BUILT VERSION 1.0, DATED 7/15/2026
PE: RICHARD LYON
CO PE NO. 53921



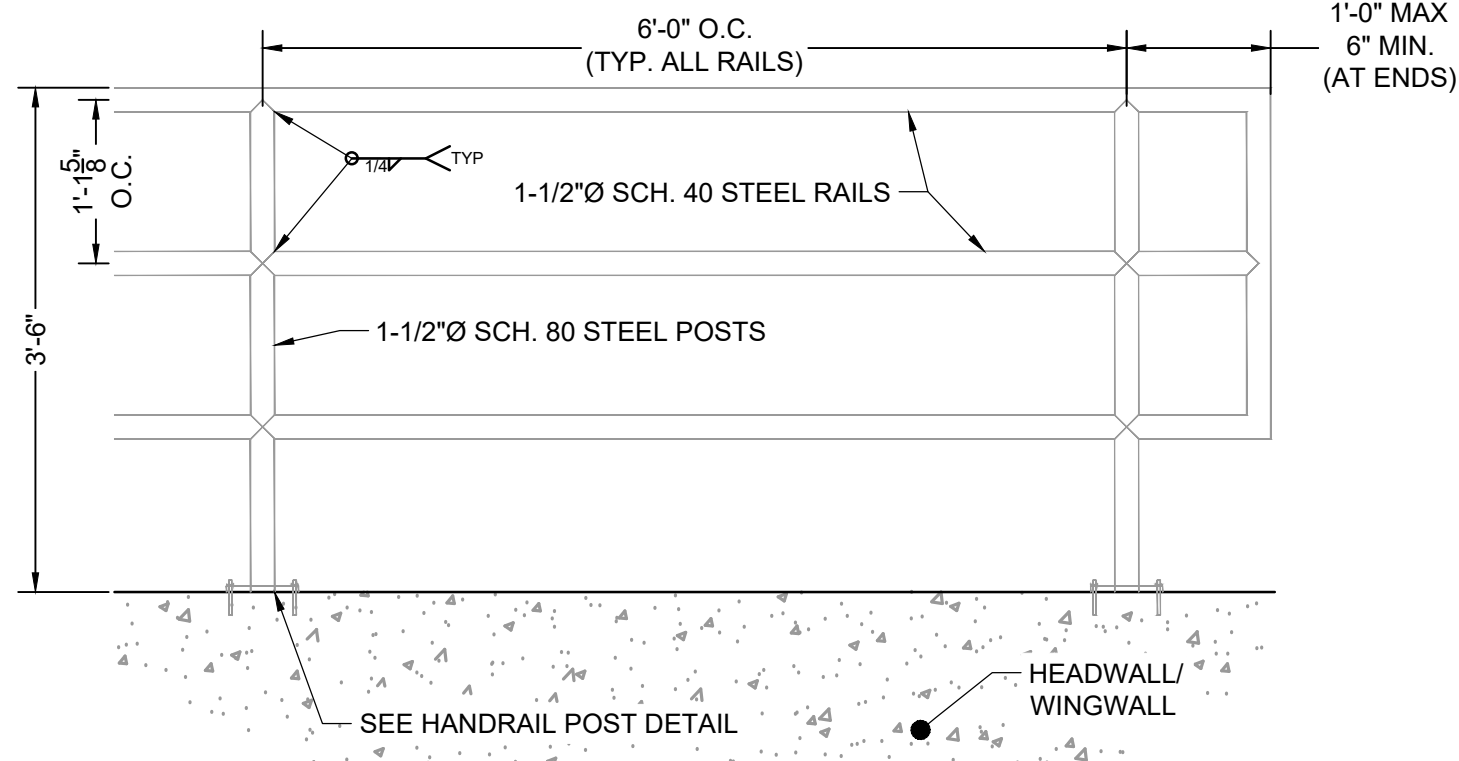
PLAN VIEW
POND OUTLET STRUCTURE PLAN
SCALE: 3/4" = 1'



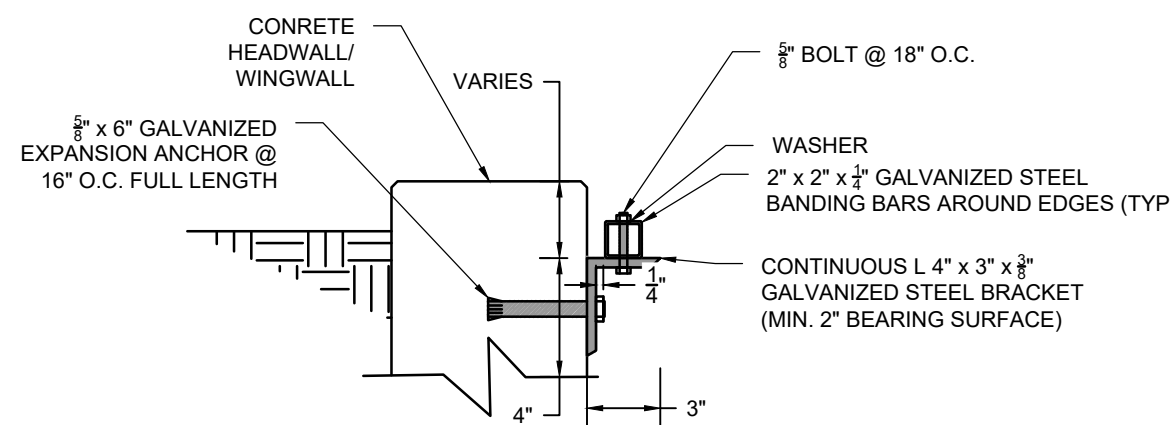
ELEVATION VIEW
HANDRAIL POST DETAIL
SCALE: NTS



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

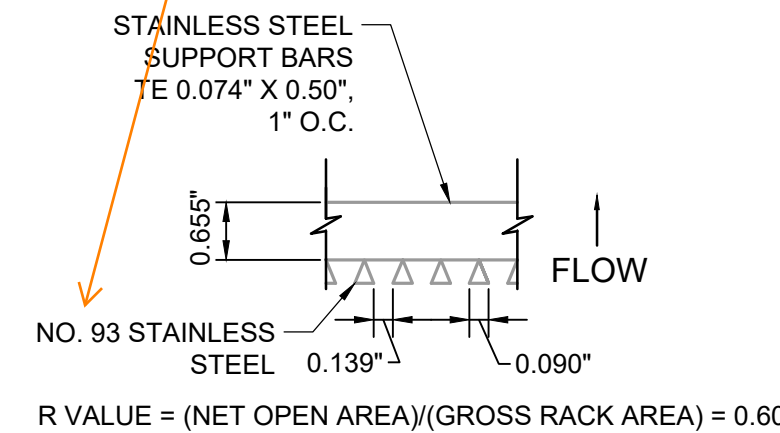


ELEVATION VIEW
PEDESTRIAN RAILING DETAIL
SCALE: 3/4" = 1'

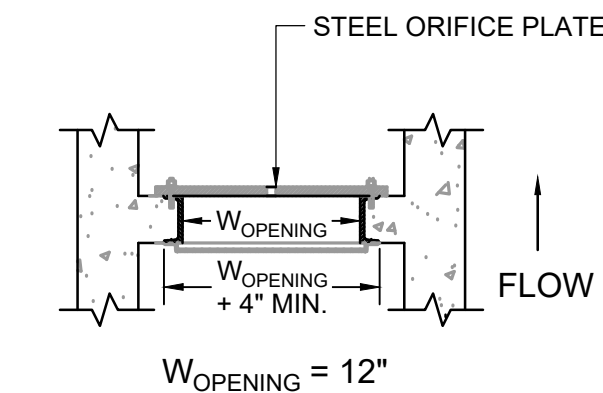


DETAIL VIEW
TRASH RACK CONNECTION TO WALLS
SCALE: NTS

make as-built comment
here too about the use
of a bar grate



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



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

ORIFICE PLATE WAS REVISED PER AS-BUILT DATED SEPTEMBER 24, 2024.
REVISED PLATE CALLS FOR:
ORIFICE #1: STAGE 0 ORIFICE OF 1.98 SQ. INCHES (13/16" RADIUS)
ORIFICE #2: STAGE OF CENTROID @ 0.50 FT. FROM STAGE ZERO, SIZE OF 1.98 SQ. INCHES (13/16" RADIUS)
ORIFICE #3: STAGE OF 3.5 FT. FROM STAGE ZERO, SIZE OF 10 SQ. INCHES OR RECTANGULAR SLOT OF 6" WIDTH BY 1.67" HEIGHT.

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



DRAWN BY: DLH JOB DATE: 2/29/2024
APPROVED: RDL JOB NUMBER: 211030
CAD DATE: 4/11/2024
CAD FILE: J:\2021\211030\CAD\Drawings\CDs\Outlet_Structure_Details

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

NO.	DATE	BY	REVISION DESCRIPTION



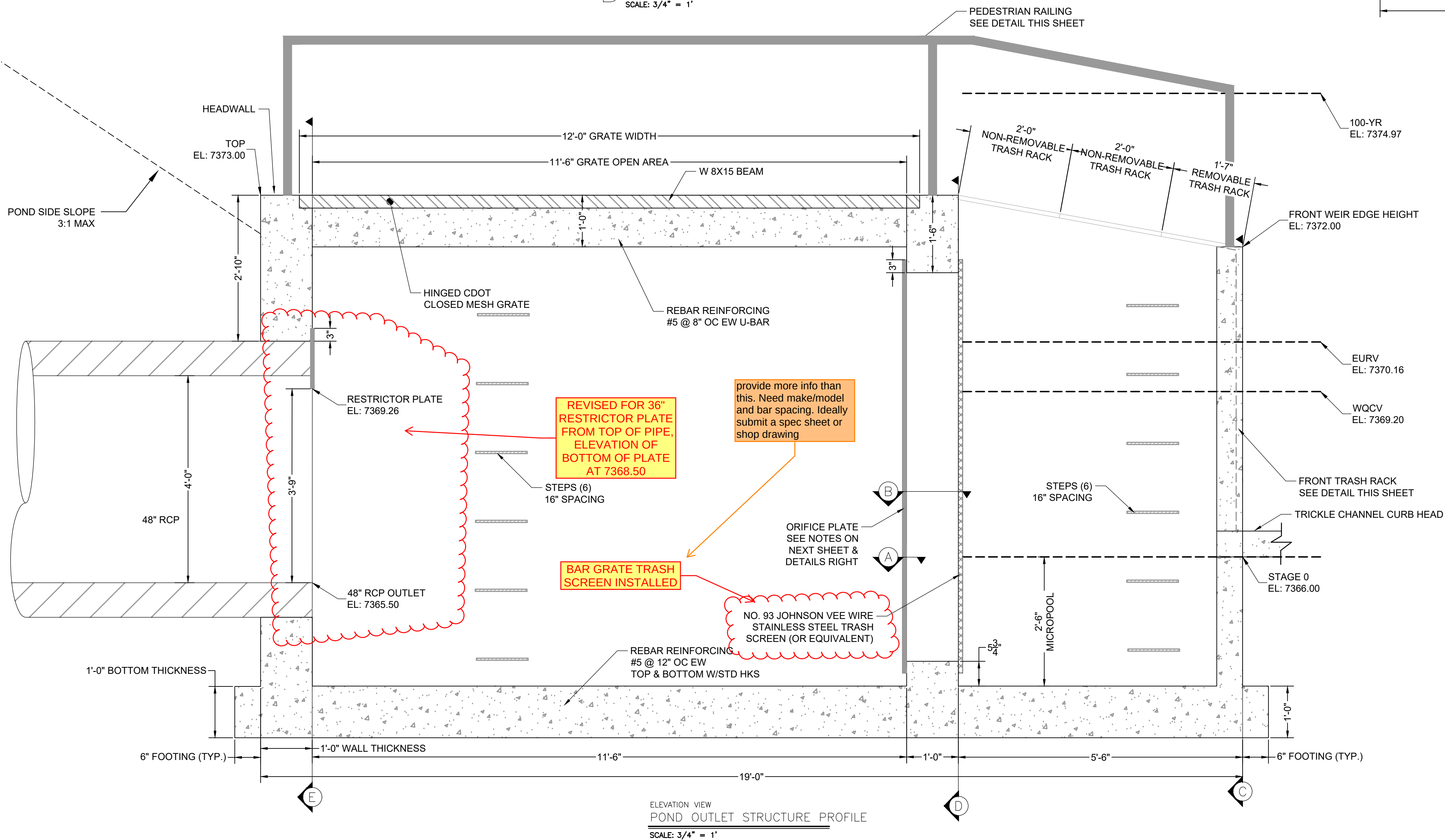
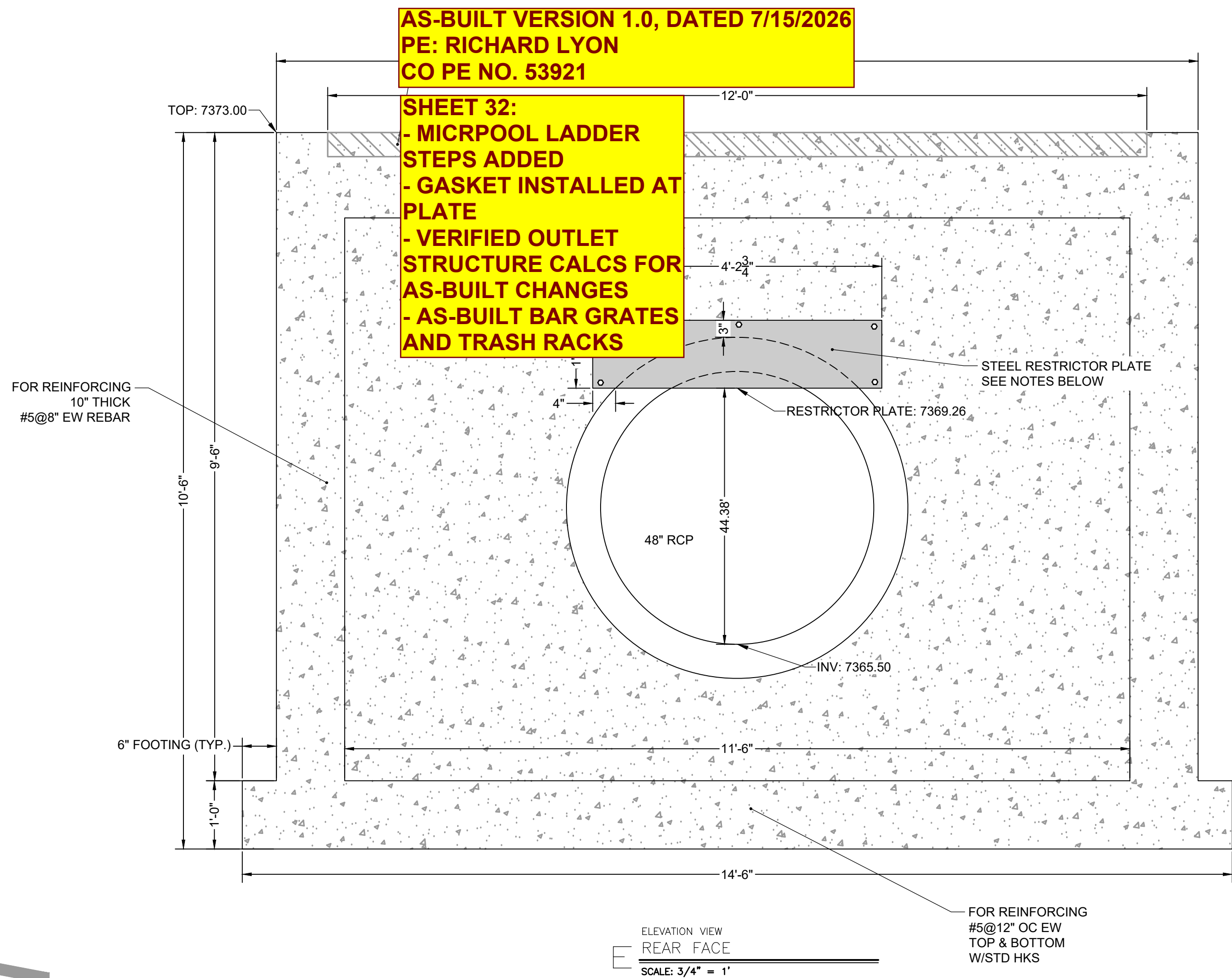
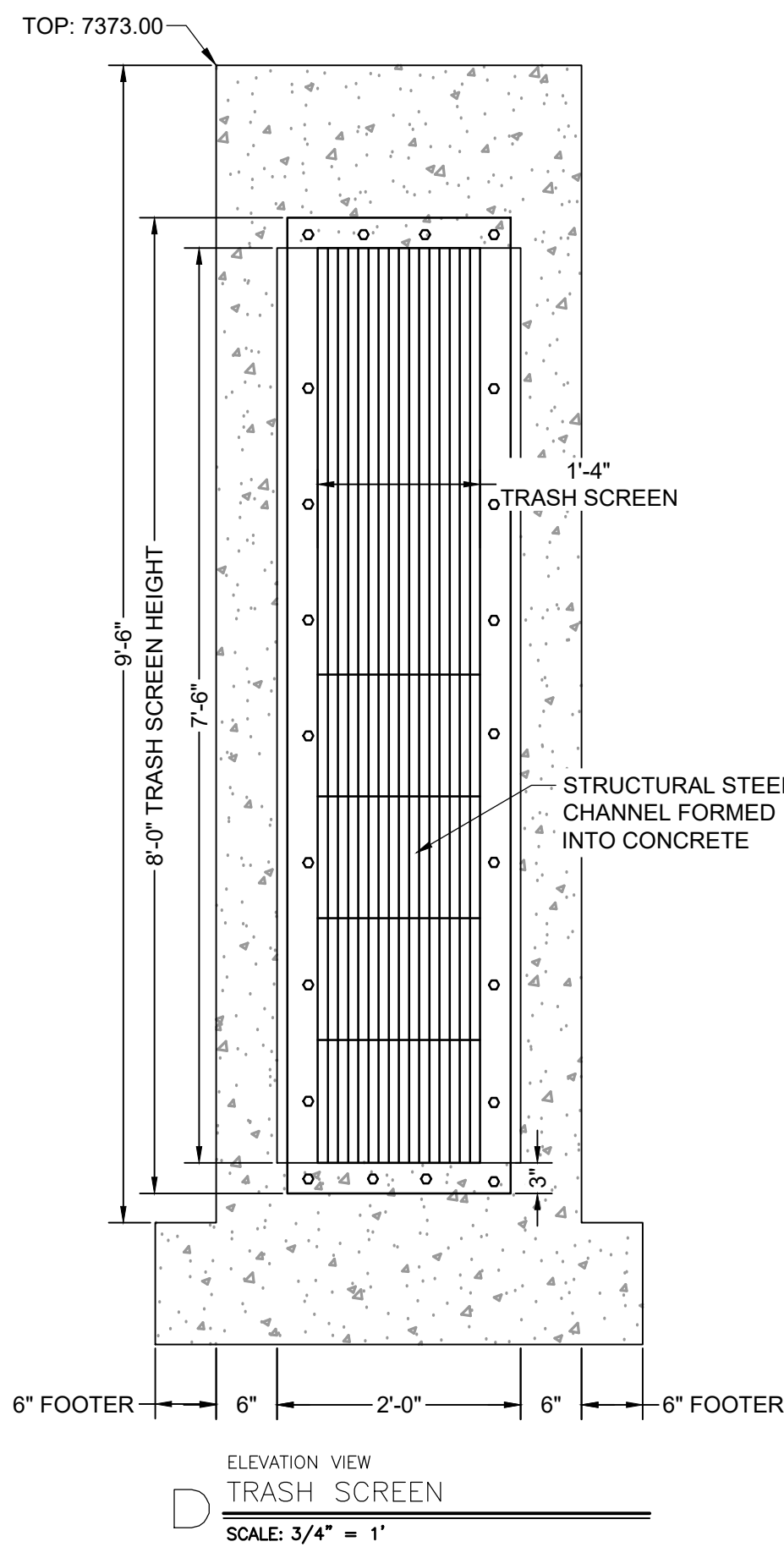
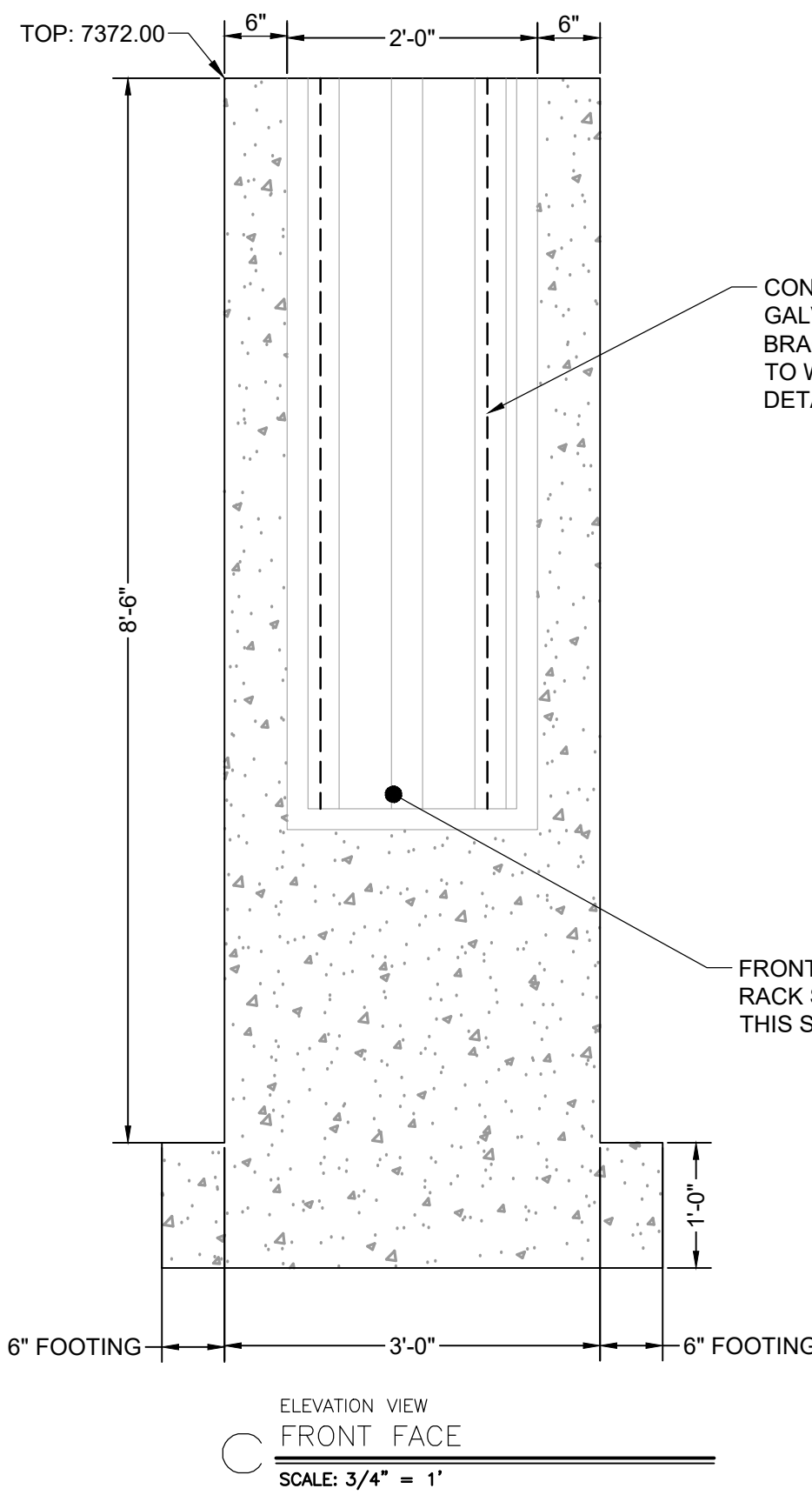
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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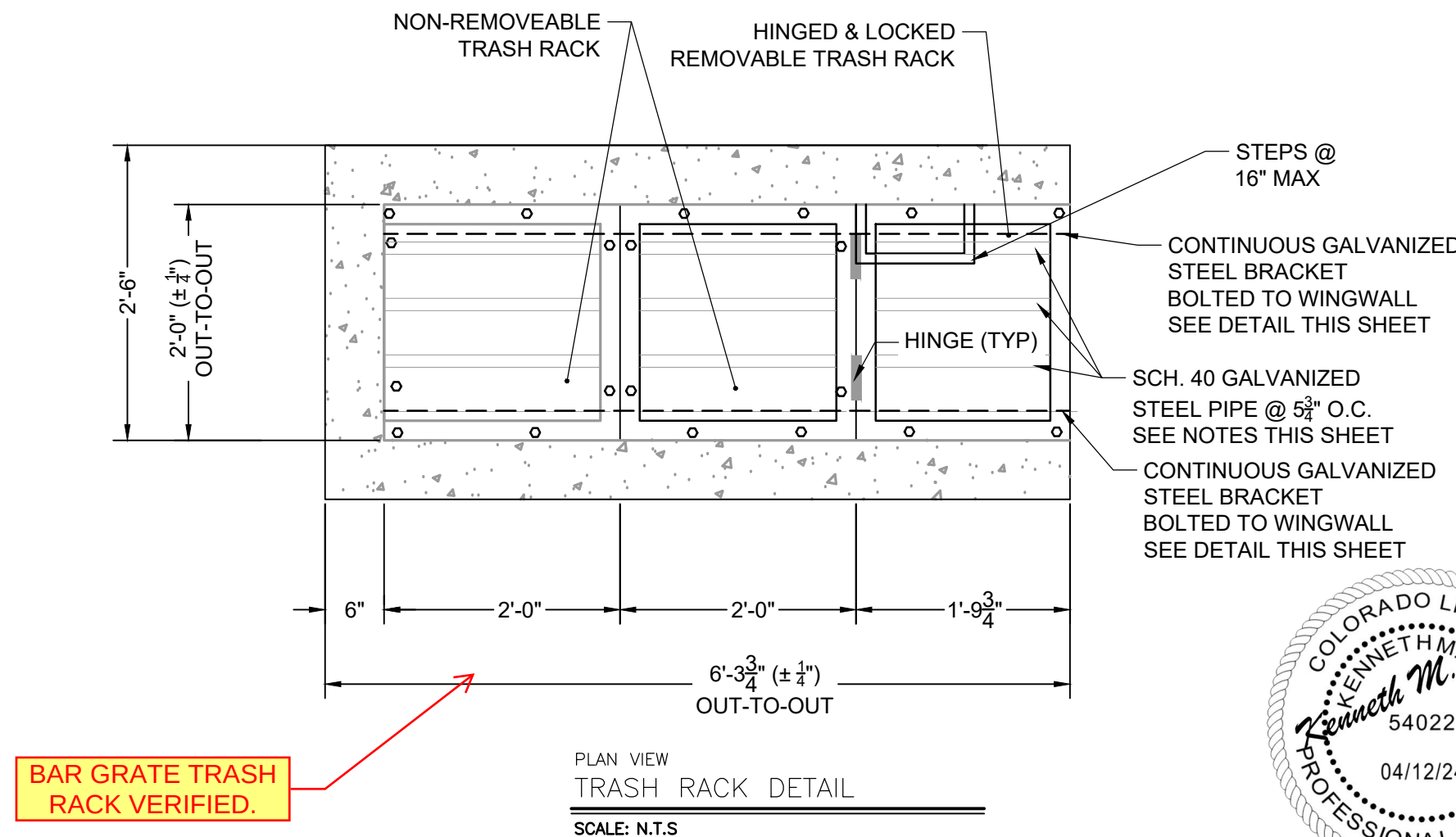
CONSTRUCTION DOCUMENTS
POND B OUTLET STRUCTURE DETAILS

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- ORIFICE PLATE NOTES:**
1. PLATE TO BE 2" THICK GALVANIZED STEEL.
 2. BOLT PLATE TO CONCRETE 1/2" 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. 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" SCH. 40 STEEL PIPE, GALVANIZED, @ 8" 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 712.09.
 5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.
- RESTRICTOR PLATE NOTES:**
1. 2" THICK RESTRICTOR PLATE, GALVANIZED STEEL.
 2. BOLT PLATE TO CONCRETE @ 12" O.C. MAX.
 3. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN PLATE AND CONCRETE.



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CONSTRUCTION DOCUMENTS
POND B OUTLET STRUCTURE DETAILS 2

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