

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.



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°14'34"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:

- 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;
- S88°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°49'27"E A DISTANCE OF 387.40 FEET;
- S69°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;
- N07°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;
- N07°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 N33°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.

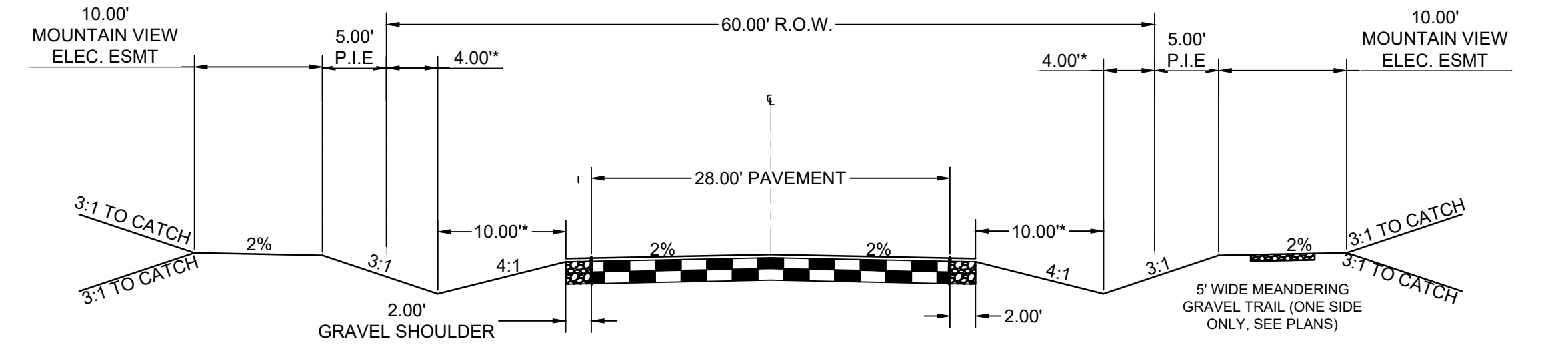
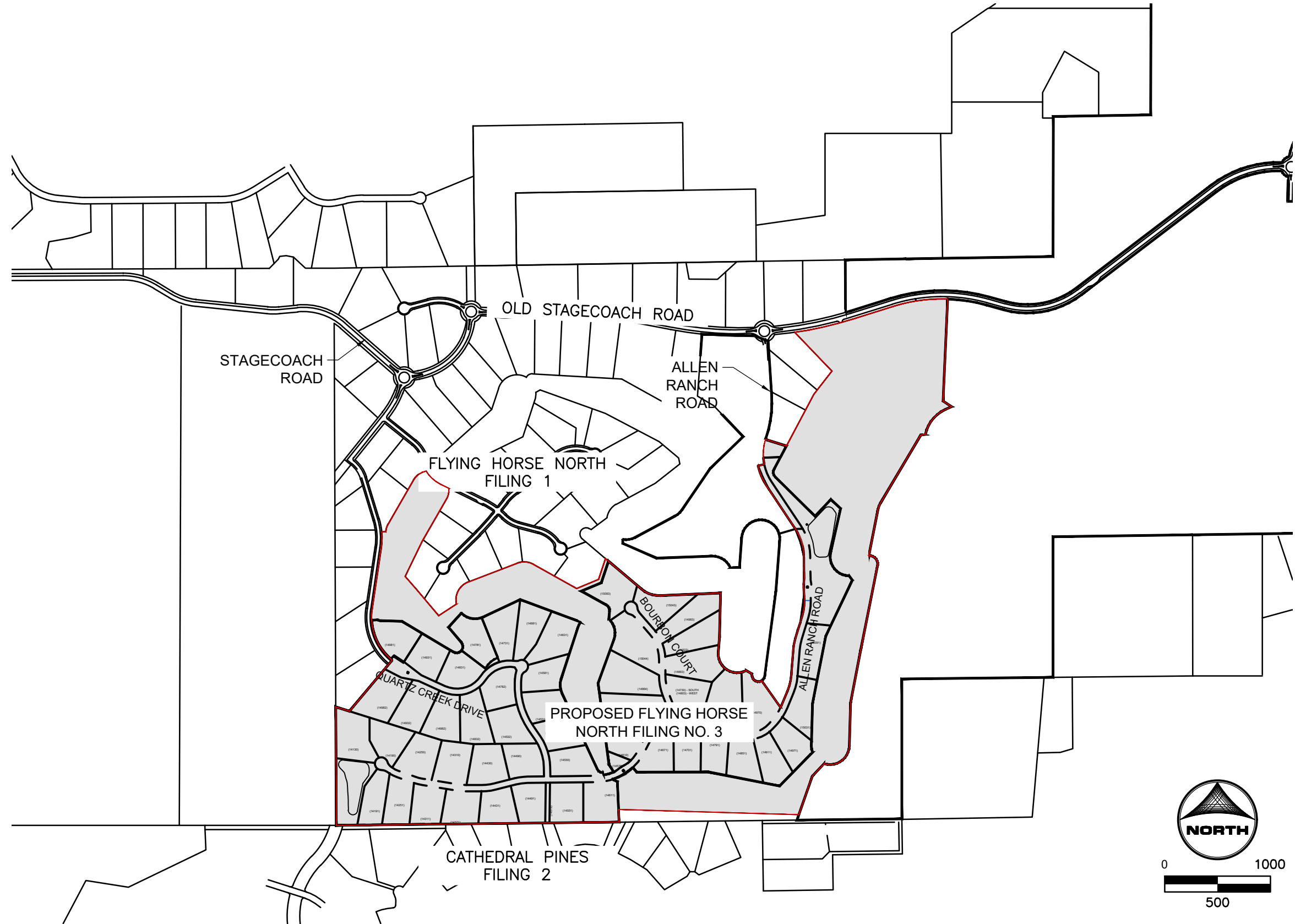
CONTAINING A CALCULATED AREA OF 120.231 ACRES.

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.

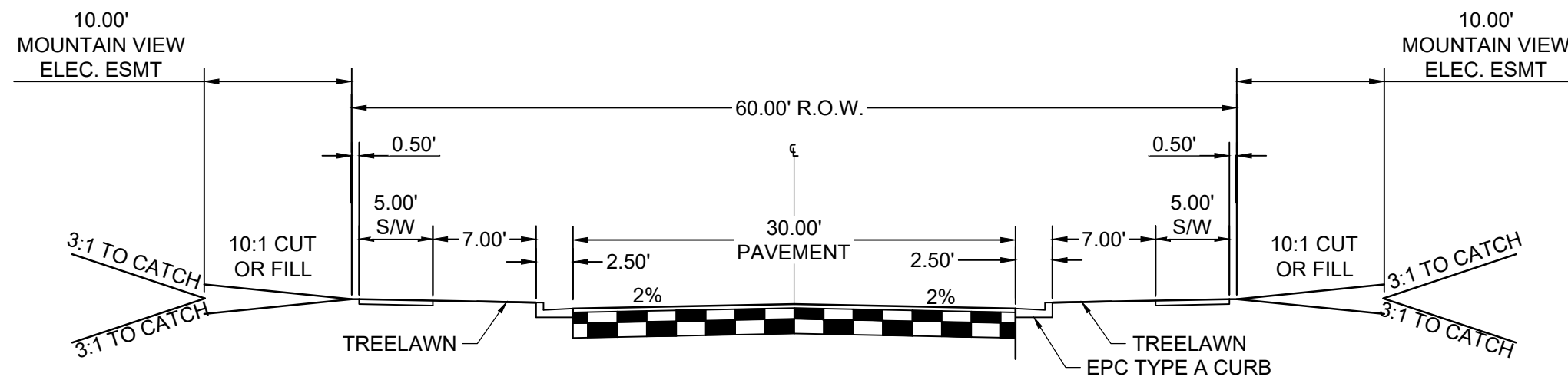
A TRACT OF LAND BEING A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



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)

PROJECT CONTACTS:

OWNER/DEVELOPER

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

APPLICANT

HR GREEN
1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS, CO 80921
TELE: (719) 300-4140
ATTN: KEN HUHN, P.E.
EMAIL: KHUHN@HRGREEN.COM

CIVIL ENGINEER

HR GREEN
1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS, CO 80921
TELE: (719) 300-4140
ATTN: KEN HUHN, P.E.
EMAIL: KHUHN@HRGREEN.COM

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: JTSSIN@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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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 EGM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

Gilbert LaForce, P.E. 07/08/2024

JOSHUA PALMER P.E. COUNTY ENGINEER DATE

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.

Drew Balsick 04/11/2024

DREW BALSICK, PRI #2 LLC. DATE
VICE PRESIDENT



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\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

PCD FILE NO.: SF2326

HR GREEN Xref: xg1-1-dh01-1030; Cover_Map; Cover_contacts: EPC_CD_Approval; EPC_CD_Eng_Approval; EPC_CD_Owner_Approval; EPC_CD_Notes; EPC_Sen_Construction_Notes; xc-degn-030.202; xc-row-030.202; rdwy_lycals

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 DEVELOPERS' 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 EUGITIVE 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 ACCESSSES 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.

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 BEARINGS/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
SO	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
WEST	WEST
WW	WASTEWATER
WWF	WELDED WIRE FABRIC
W/	WITH
W/O	WITHOUT
YD	YARD

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

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

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.

CHANNEL LINING	
Section	Lining
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

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	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	
STORM INLET	
FLARED END SECTION	
RIPRAP	

SANITARY SEWER

CLEAN OUT
MANHOLE
PLUG

WATER

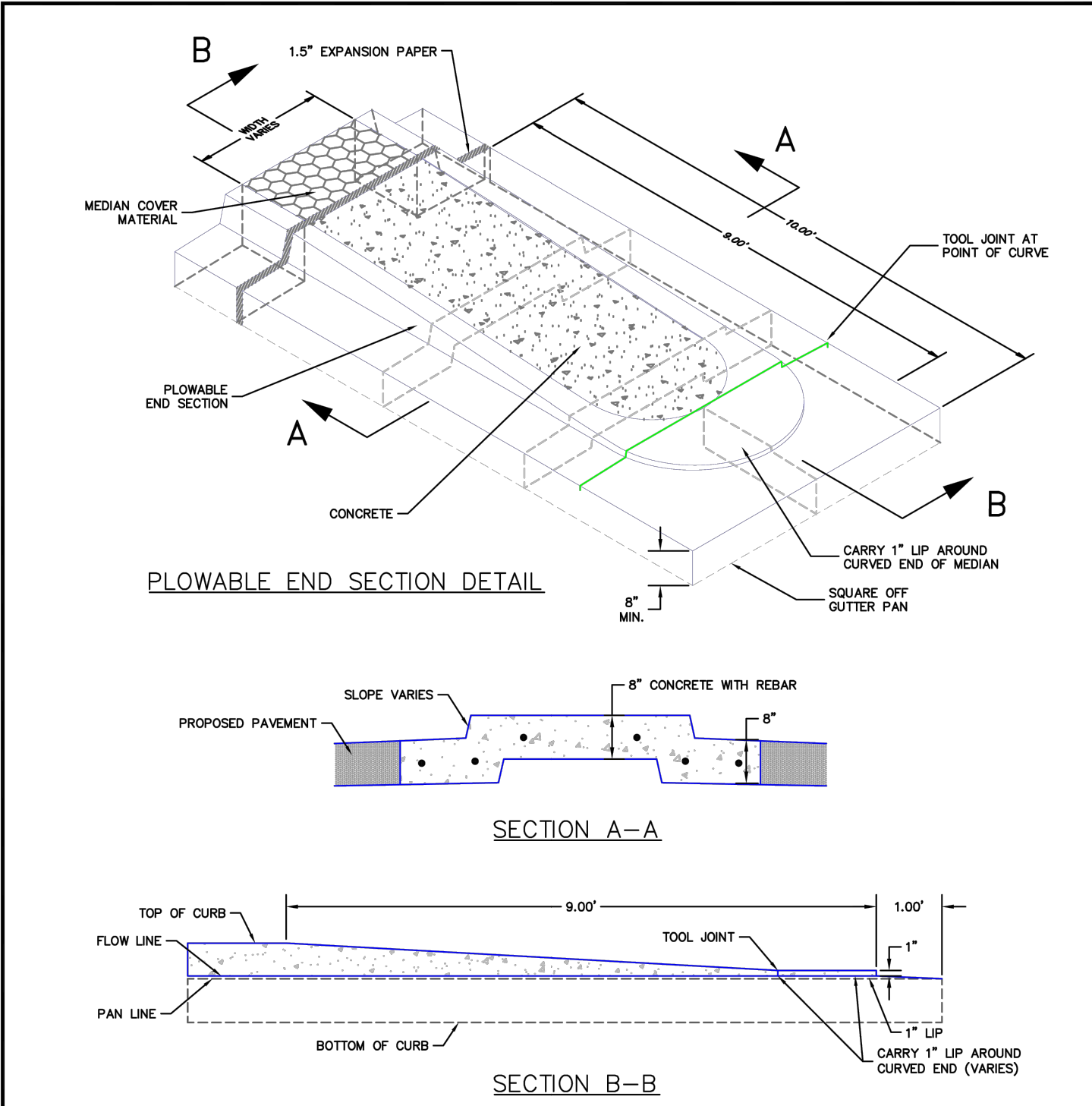
FIRE HYDRANT
FIRE DEPT. CONNECTION
GATE VALVE
MANHOLE
METER
TEE
REDUCER

DRY UTILITIES

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/MAST
TELEPHONE SIGN
TELEPHONE PEDESTAL
TRANSFORMER
LIGHT POLE
FIBER OPTIC VAULT

MISCELLANEOUS

SIGN
BOLLARD
ACCESSIBLE PARKING



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

SCALE: NOT TO SCALE

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



DRAWN BY: DLH	JOB DATE: 4/10/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 211030	0
CAD DATE: 4/11/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\Draws\C\Estates_CDs\Cover_Estates		

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
LEGEND

SHEET
LG

2

PCD FILE NO.: SF2326

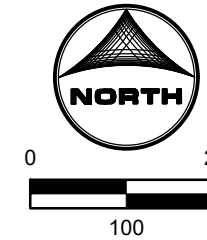
INTERSECTION SIGHT DISTANCE TABLE				
ROADWAY CLASSIFICATION				
LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE (FT) 1	SIGHT DISTANCE (FT) 2
S1	RURAL LOCAL	RURAL LOCAL	288	253
S2	RURAL LOCAL	RURAL LOCAL	335	335
S3	RURAL LOCAL	RURAL LOCAL	200	200
S4	ACCESS	RURAL LOCAL	335	335

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\ESTATES_CD\Site_Plan

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

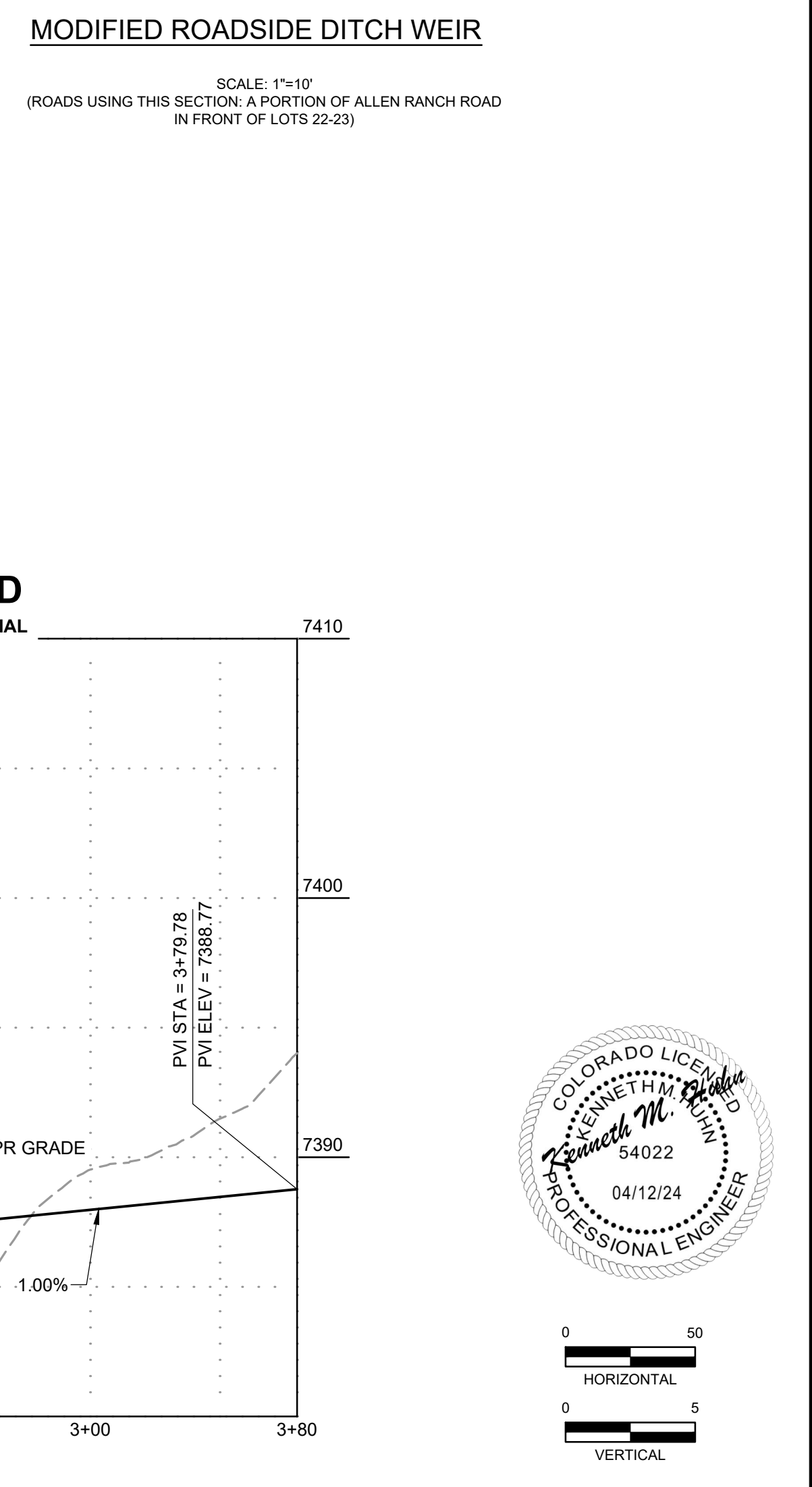
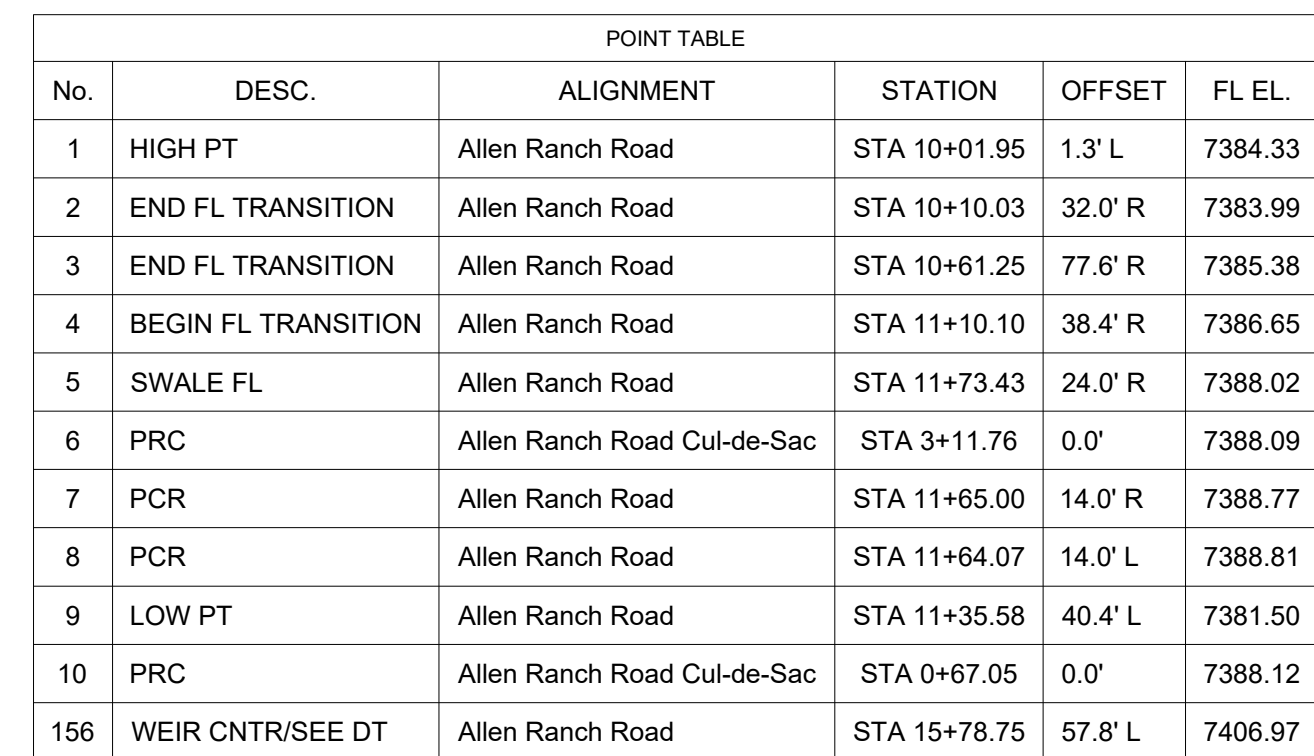
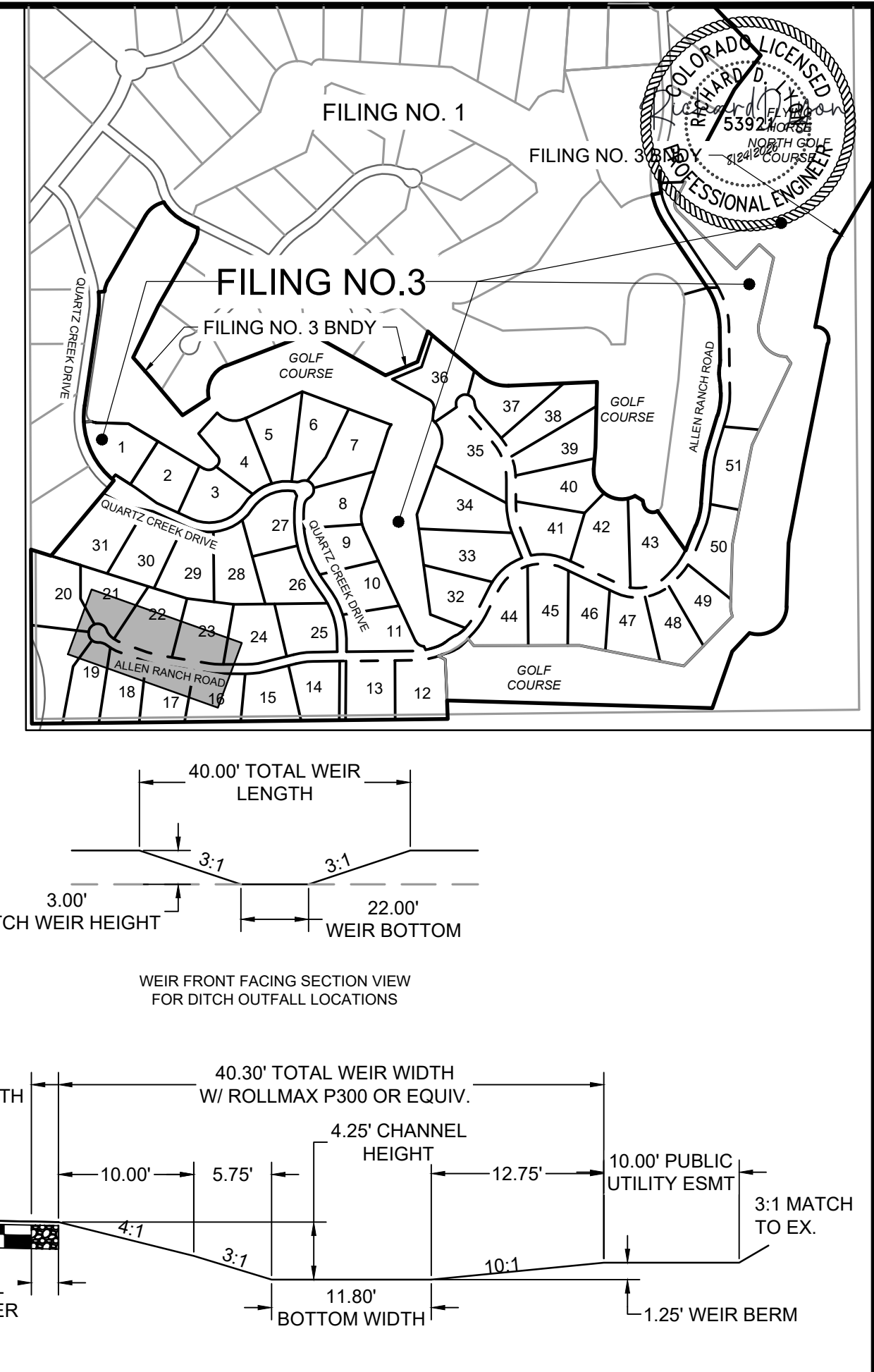
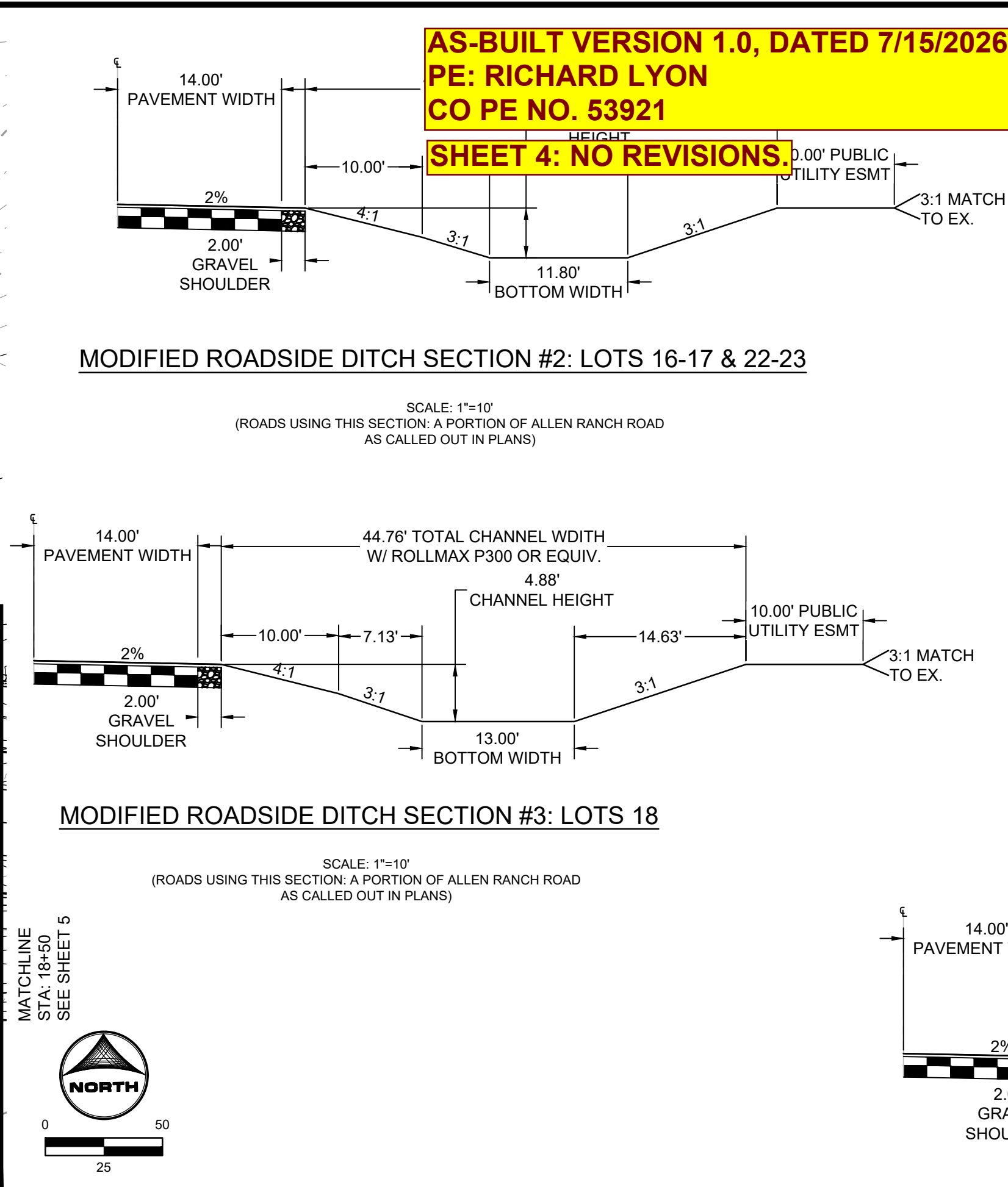
NO.	DATE	BY	REVISION DESCRIPTION

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

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

CONSTRUCTION DOCUMENTS
OVERALL SITE PLAN

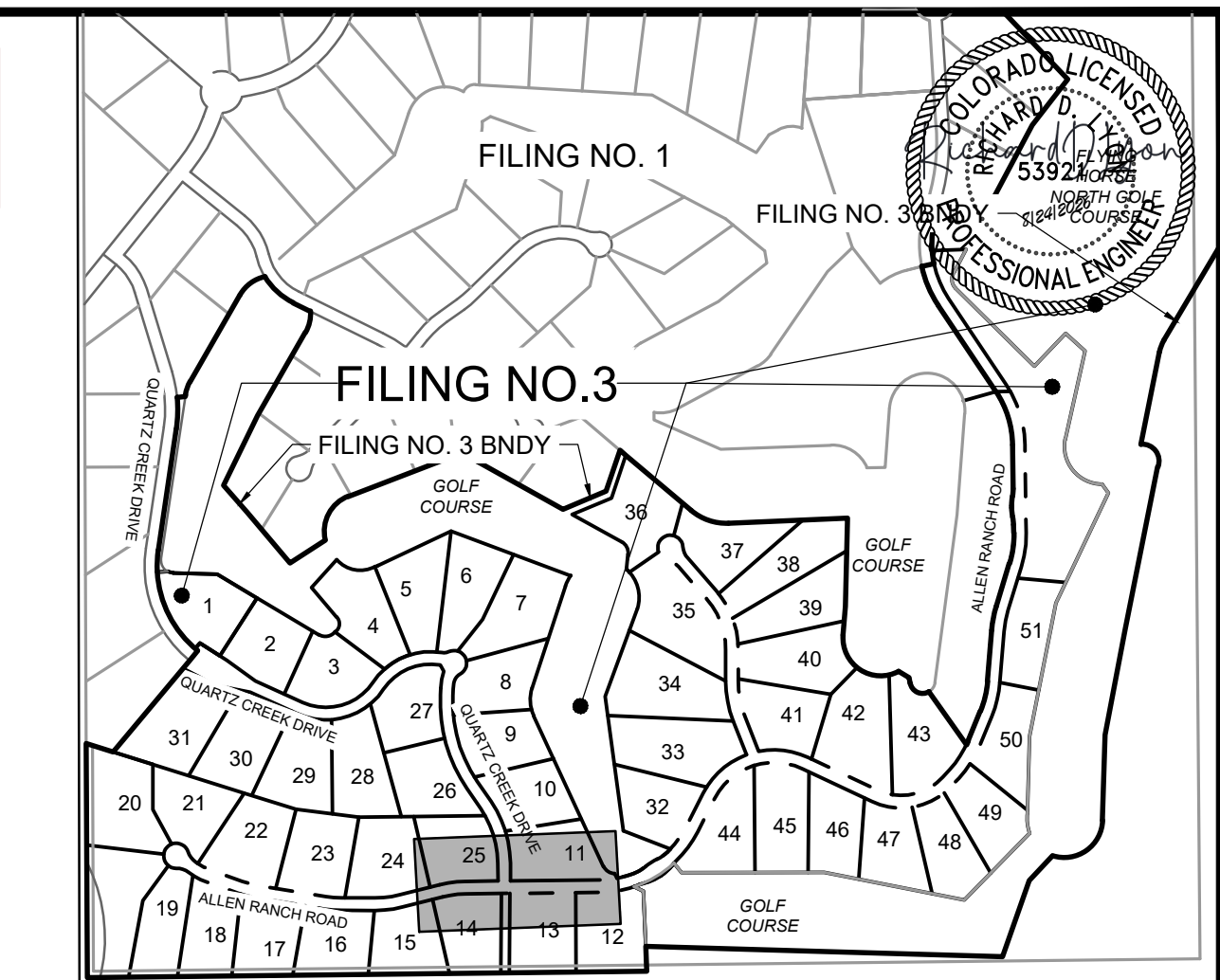
SHEET
SP
3



NO.	DATE	BY	REVISION DESCRIPTION

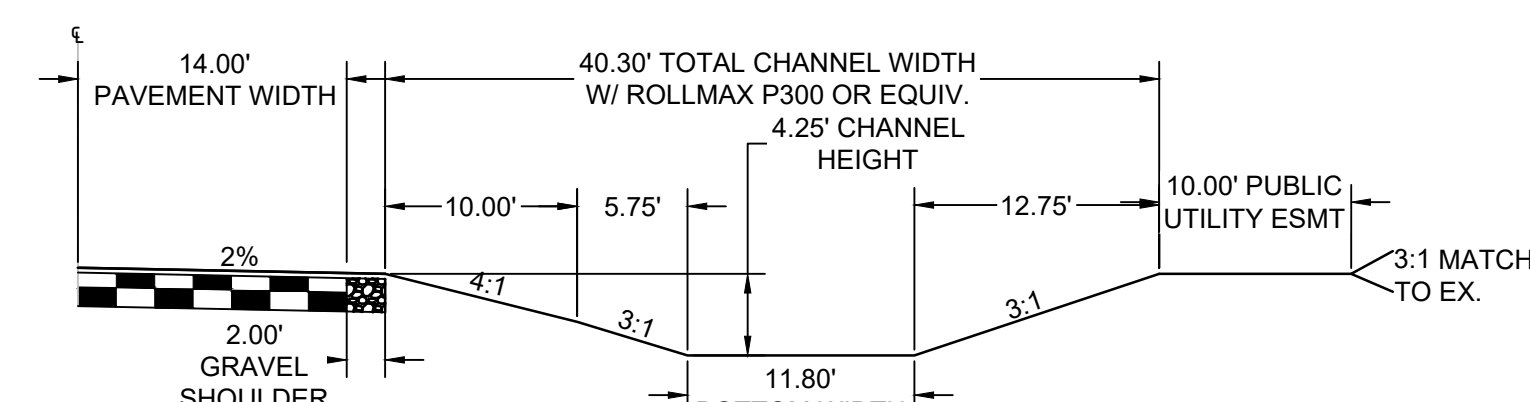
FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

SHEET
ST 4



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+00.20	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



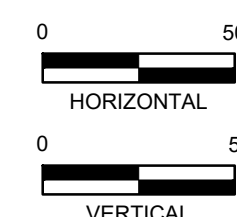
MODIFIED ROADSIDE DITCH SECTION #2: LOTS 16-17 & 22-23

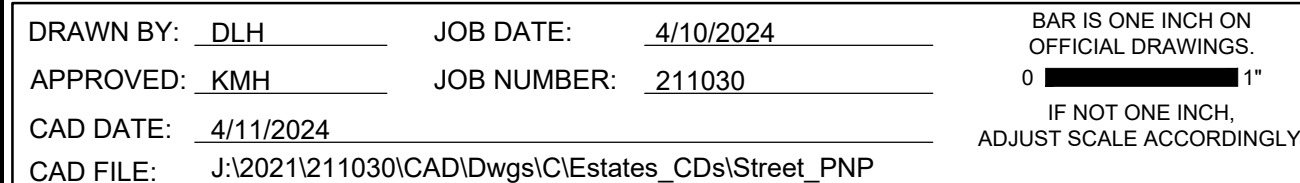
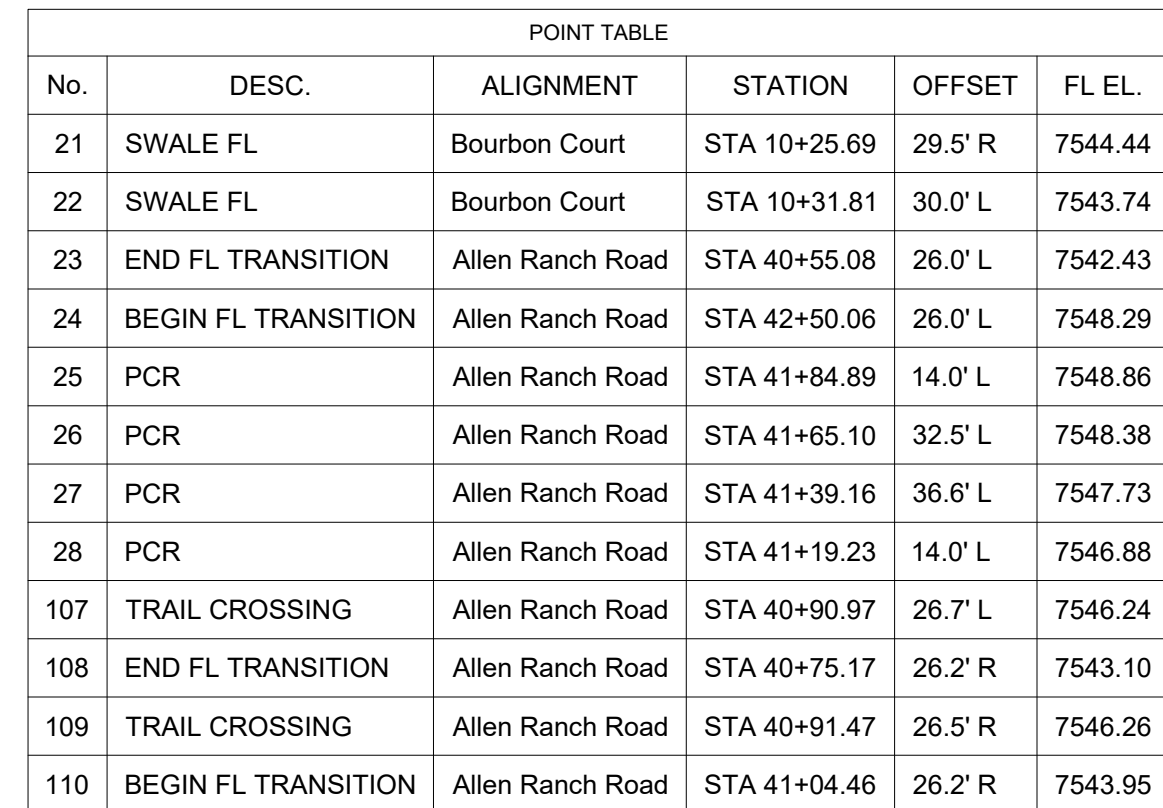
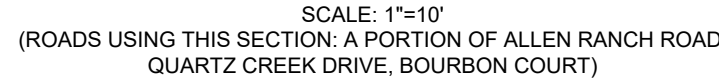
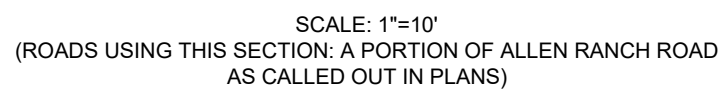


MODIFIED ROADSIDE DITCH SECTION #4: LOTS 24-25

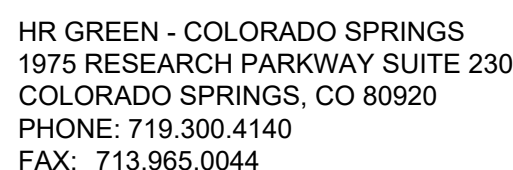


SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD
QUARTZ CREEK DRIVE, BOURBON COURT)





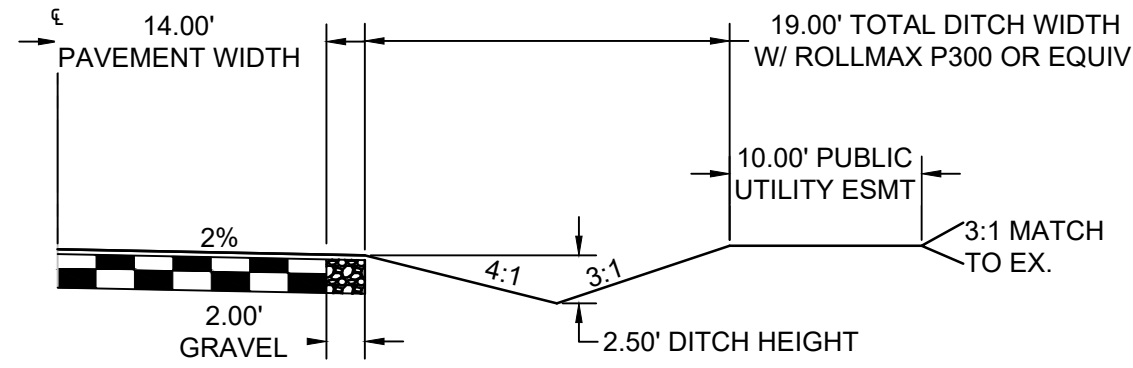
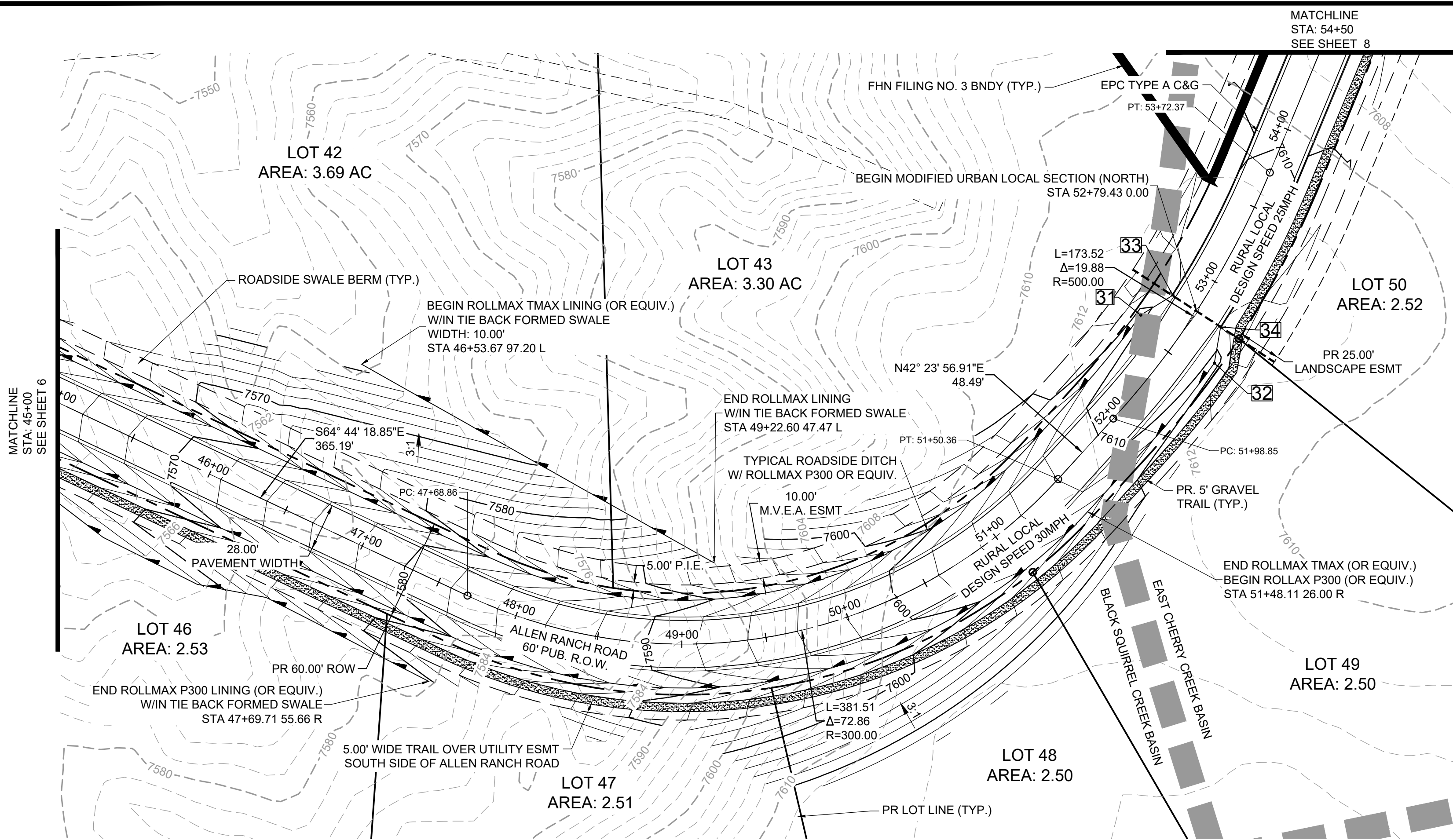
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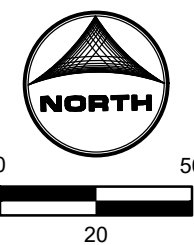
STREET PLAN & PROFILE
ALLEN RANCH ROAD

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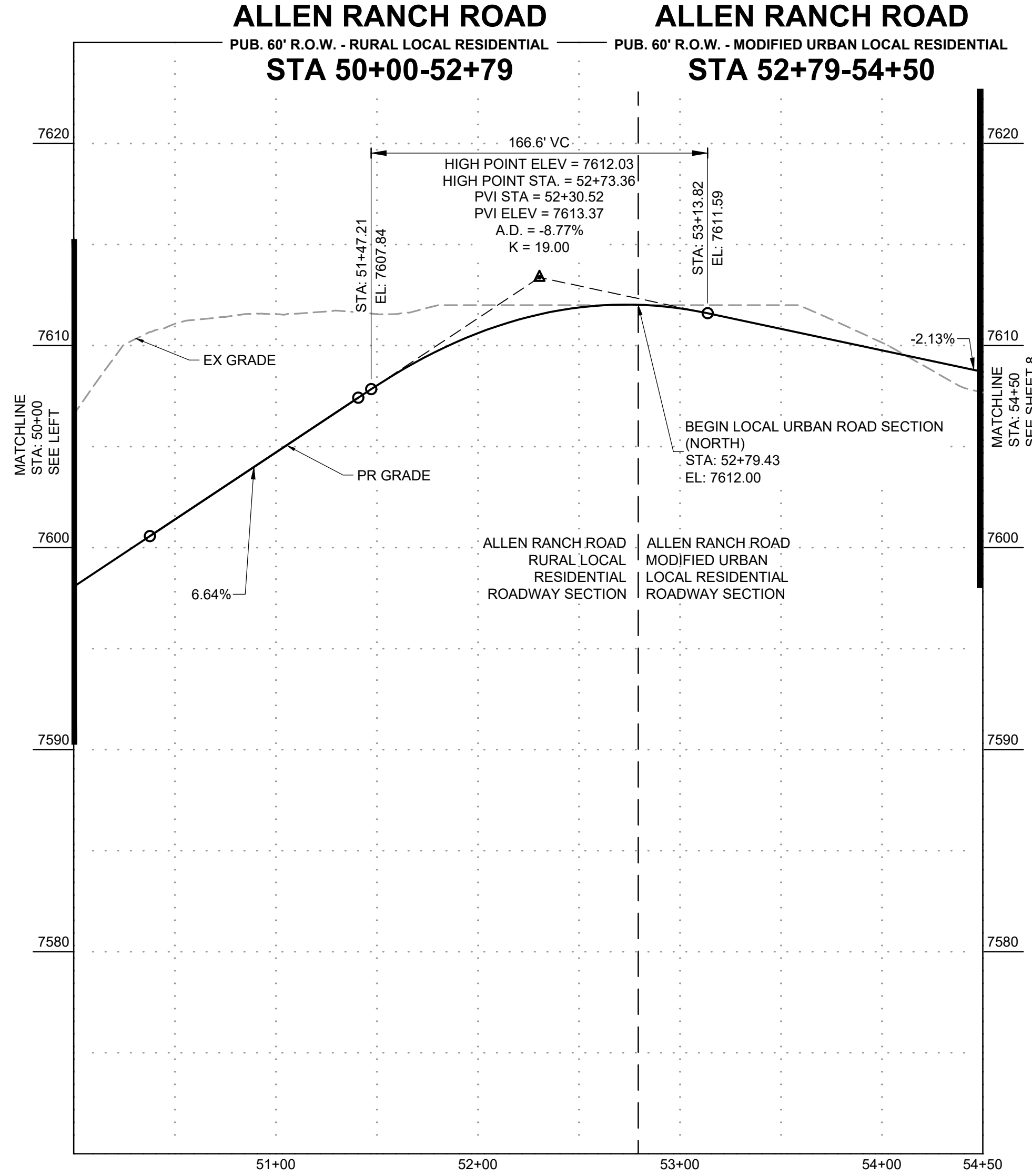
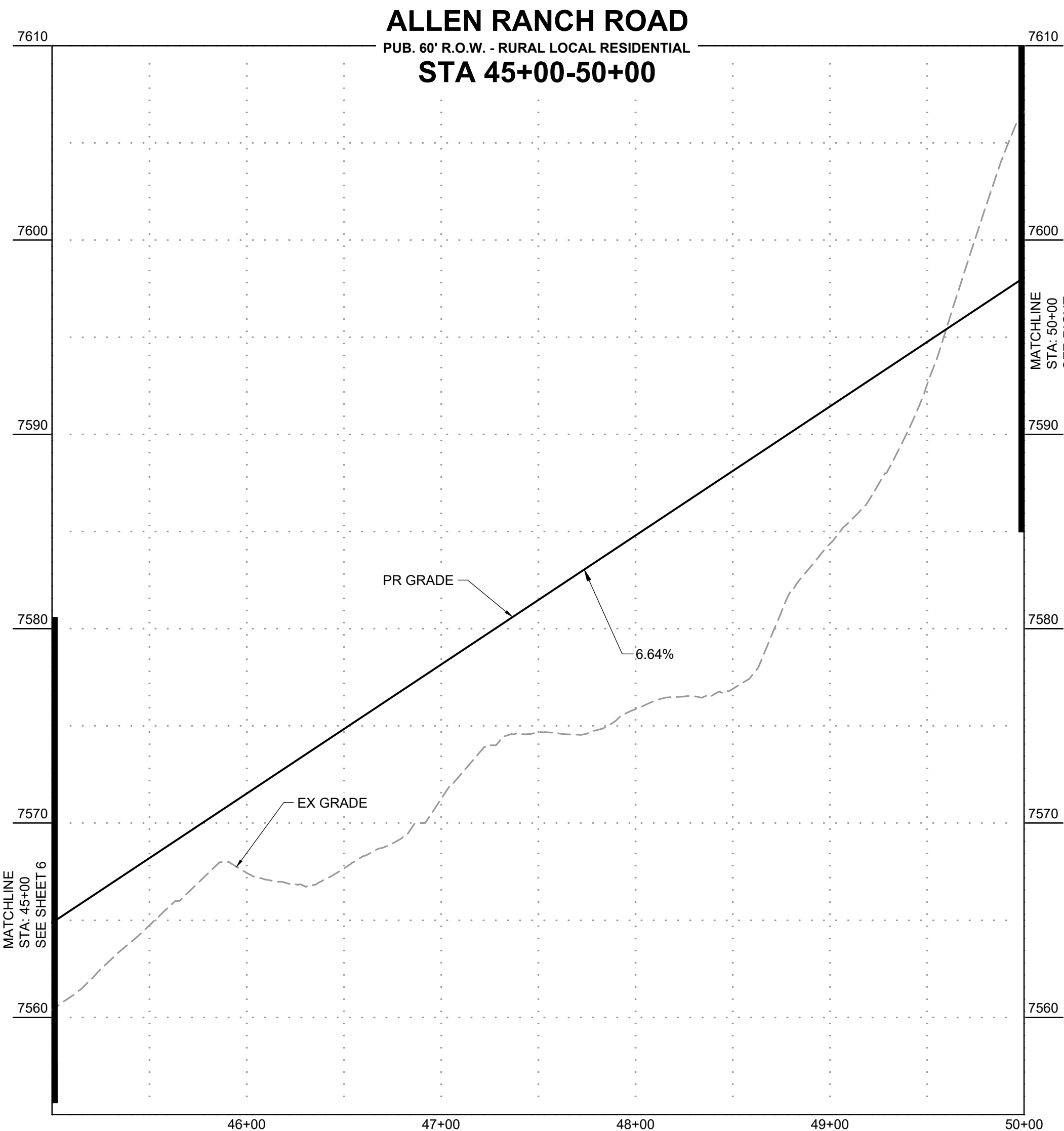
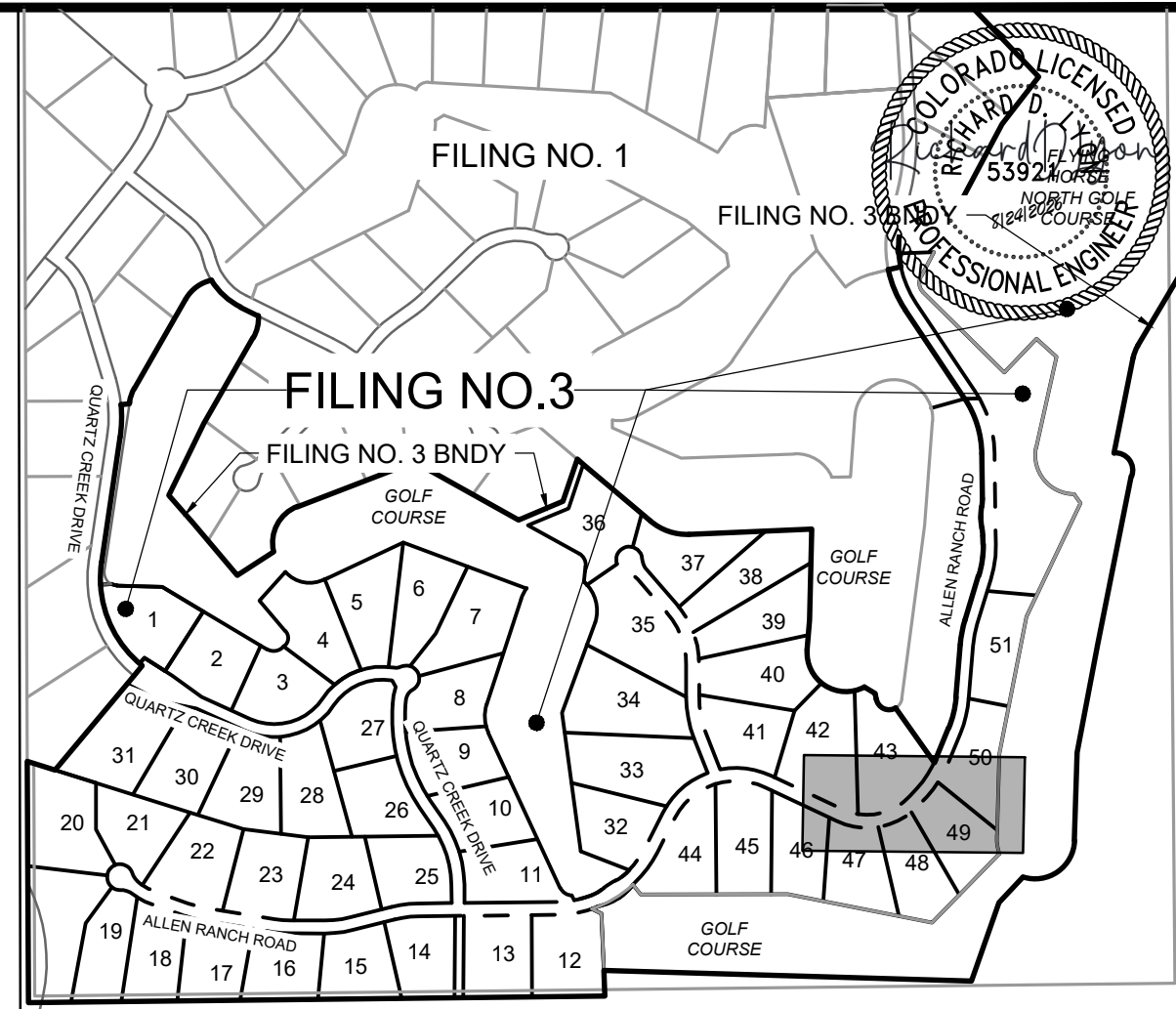
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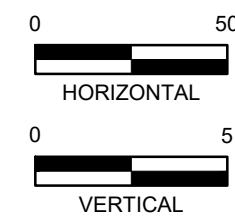
TYPICAL ROADSIDE DITCH SECTION
SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD,
QUARTZ CREEK DRIVE, BOURBON COURT)



AS-BUILT VERSION 1.0, DATED 7/15/2026
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\DWG\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
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FAX: 713.965.0044

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

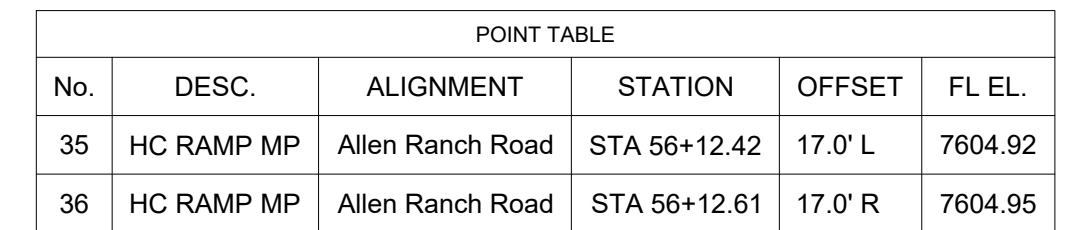
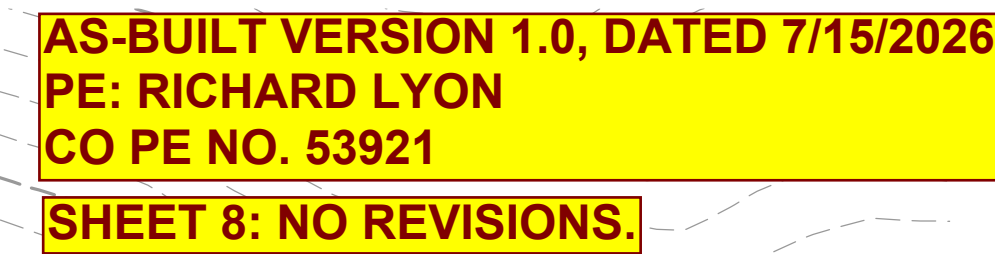
STREET PLAN & PROFILE
ALLEN RANCH ROAD

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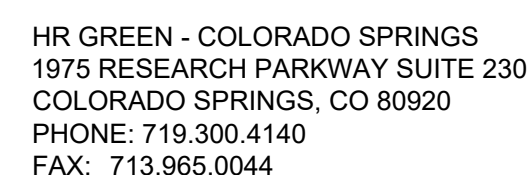


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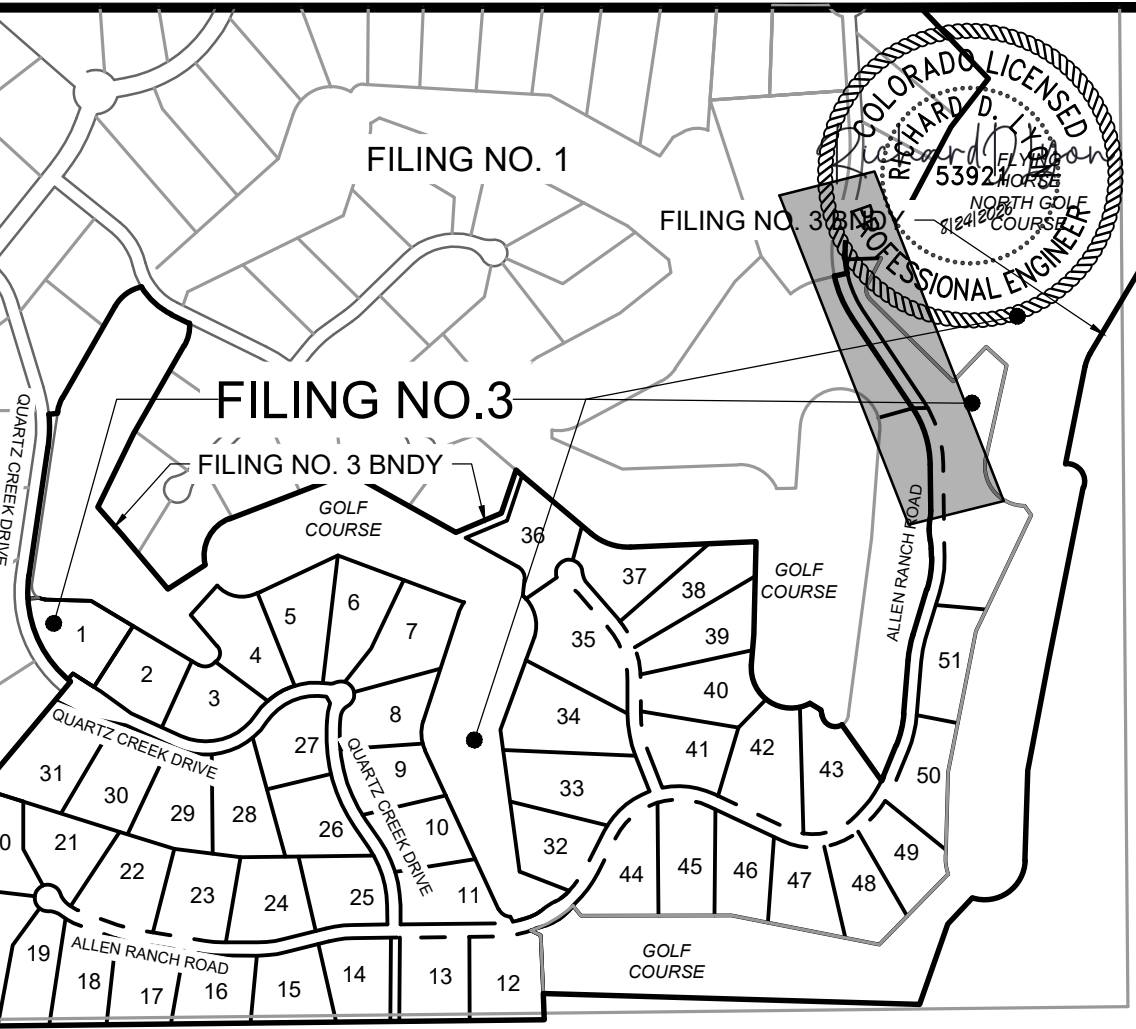


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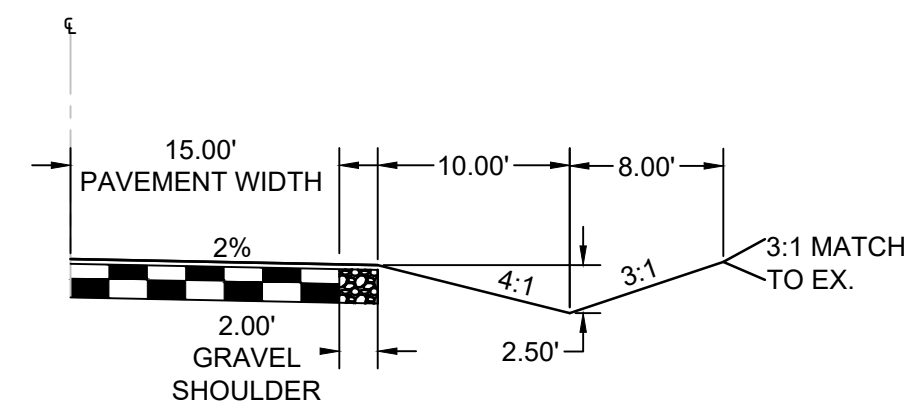
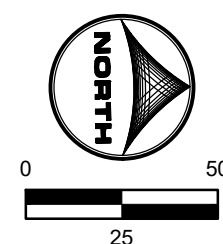
NO.	DATE	BY	REVISION DESCRIPTION



SHEET
ST 8

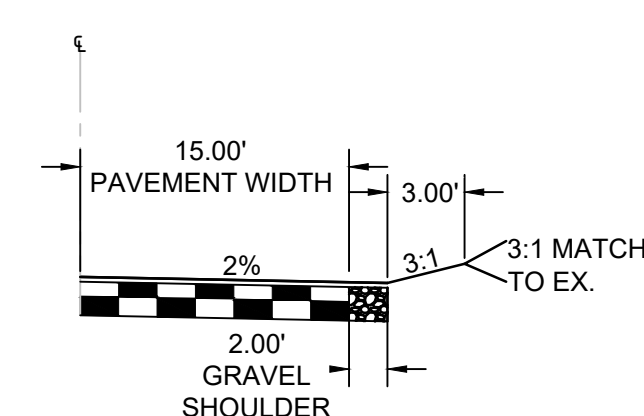


POINT TABLE					
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37	MATCH EX ±	Allen Ranch Road	STA 78+06.76	17.0' L	7602.00
38	MATCH EX ±	Allen Ranch Road	STA 78+06.76	17.0' R	7601.95
157	END FL TRANSITION	Allen Ranch Road	STA 78+00.00	23.6' L	7601.79
158	END TYPE A C&G	Allen Ranch Road	STA 77+80.00	17.0' L	7601.37



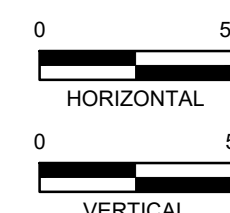
BEGIN TRANSITION RURAL LOCAL - URBAN LOCAL

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)



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\Street PNP

BAR IS ONE INCH ON
OFFICIAL DRAWINGS.
0 1"
IF NOT ONE INCH,
JUST 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

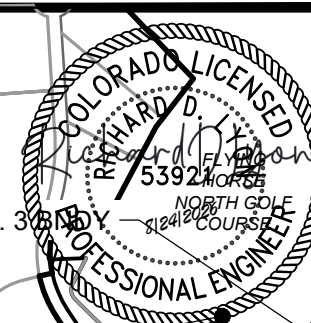
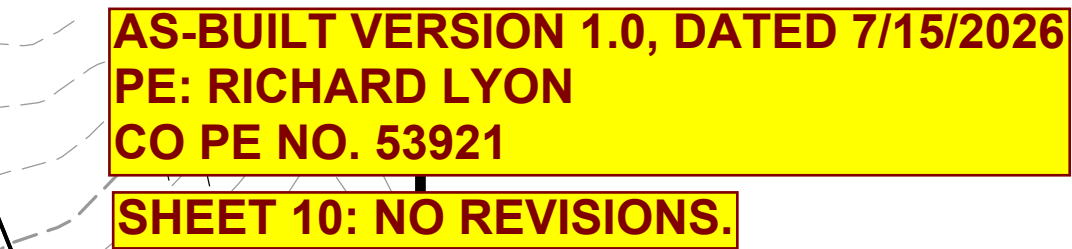
FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILE

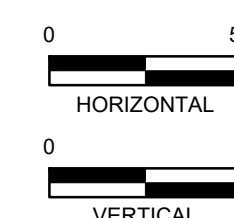
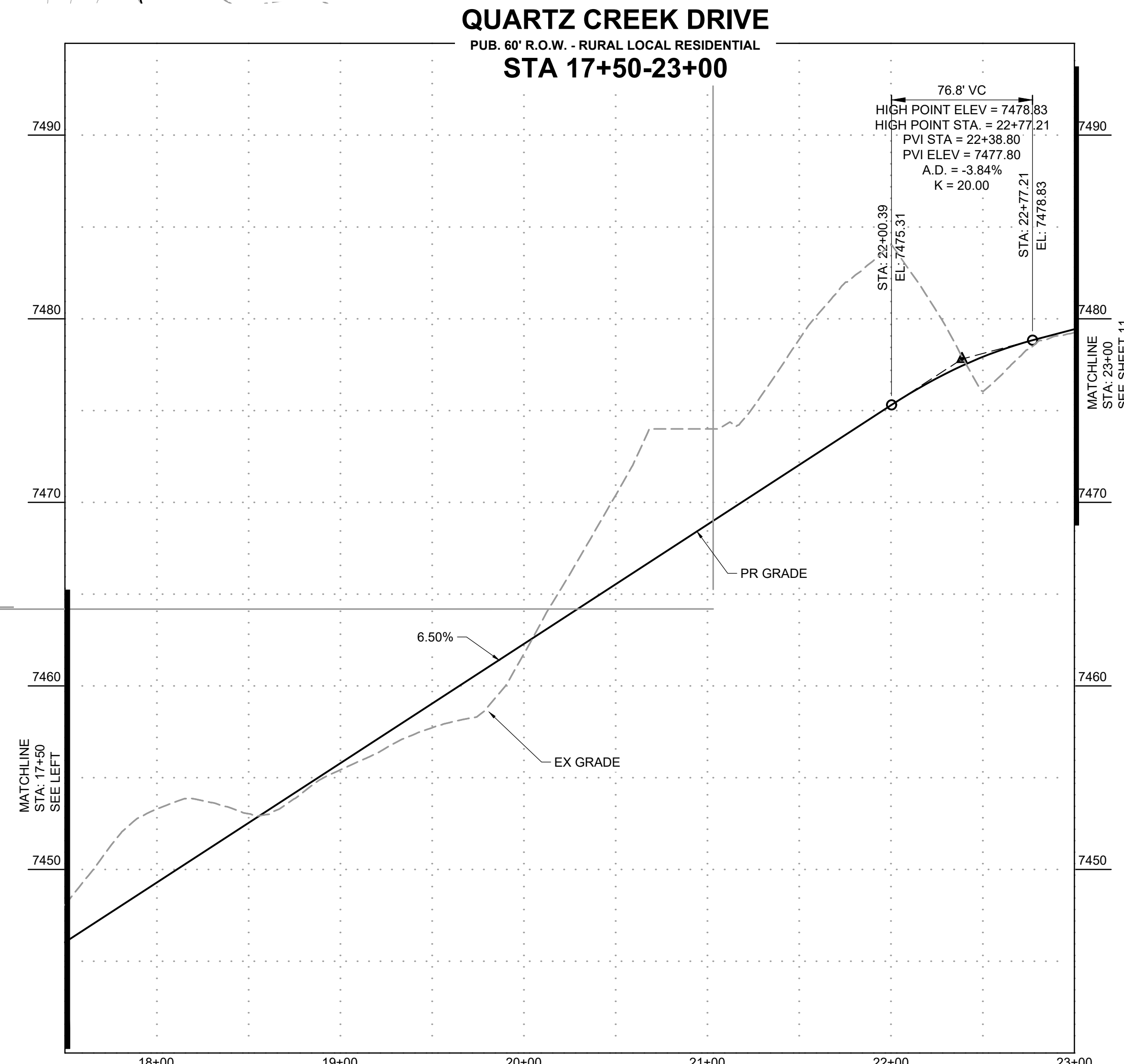
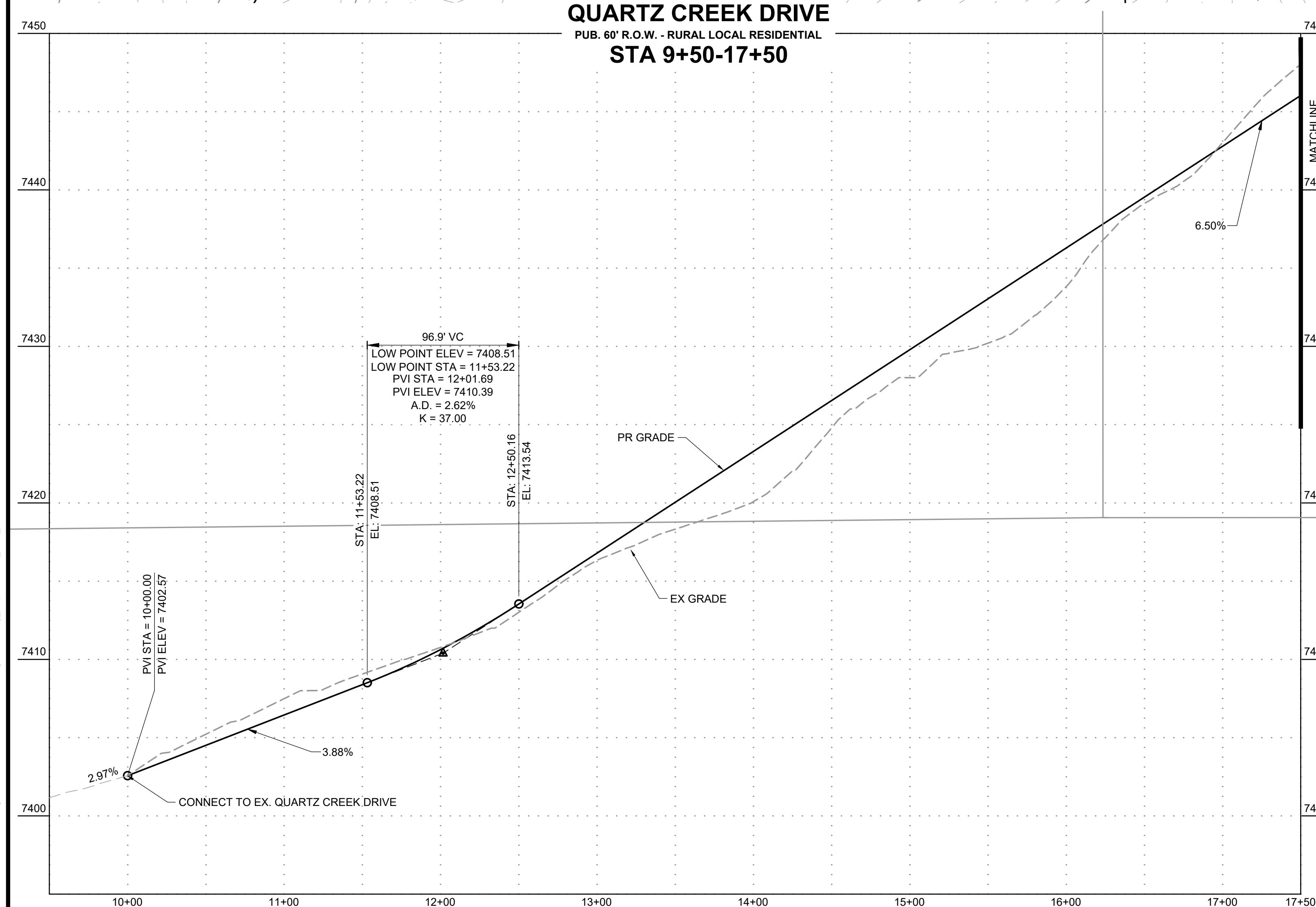
ALLEN RANCH ROAD

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

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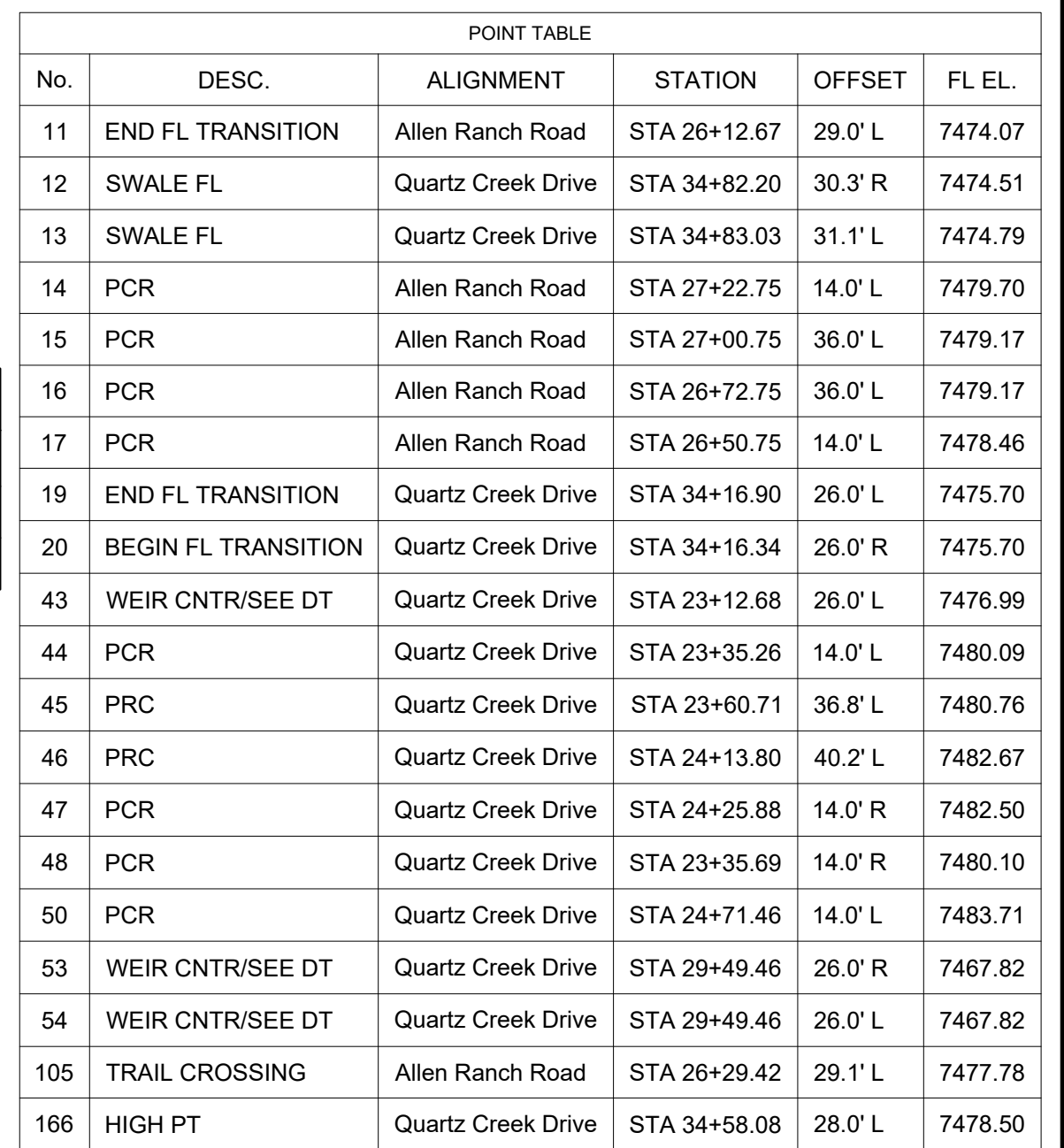
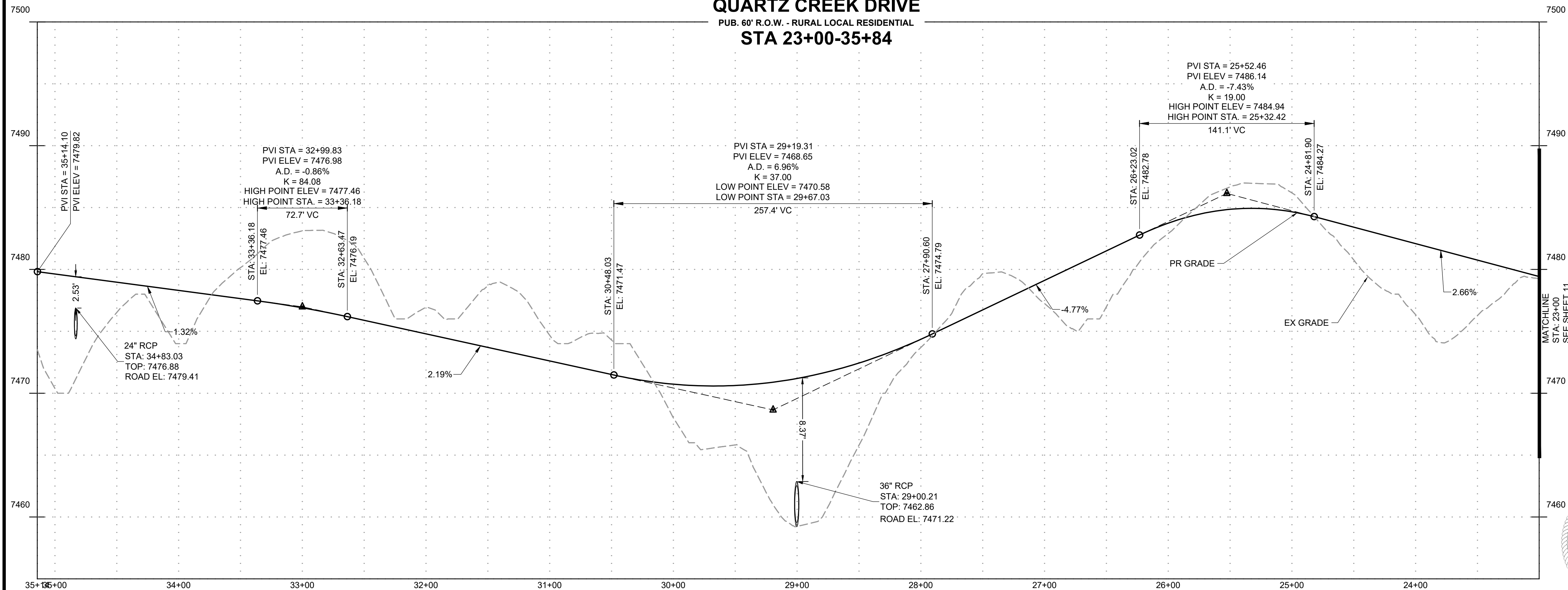
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

STREET PLAN & PROFILE
QUARTZ CREEK DRIVE

SHEET
ST

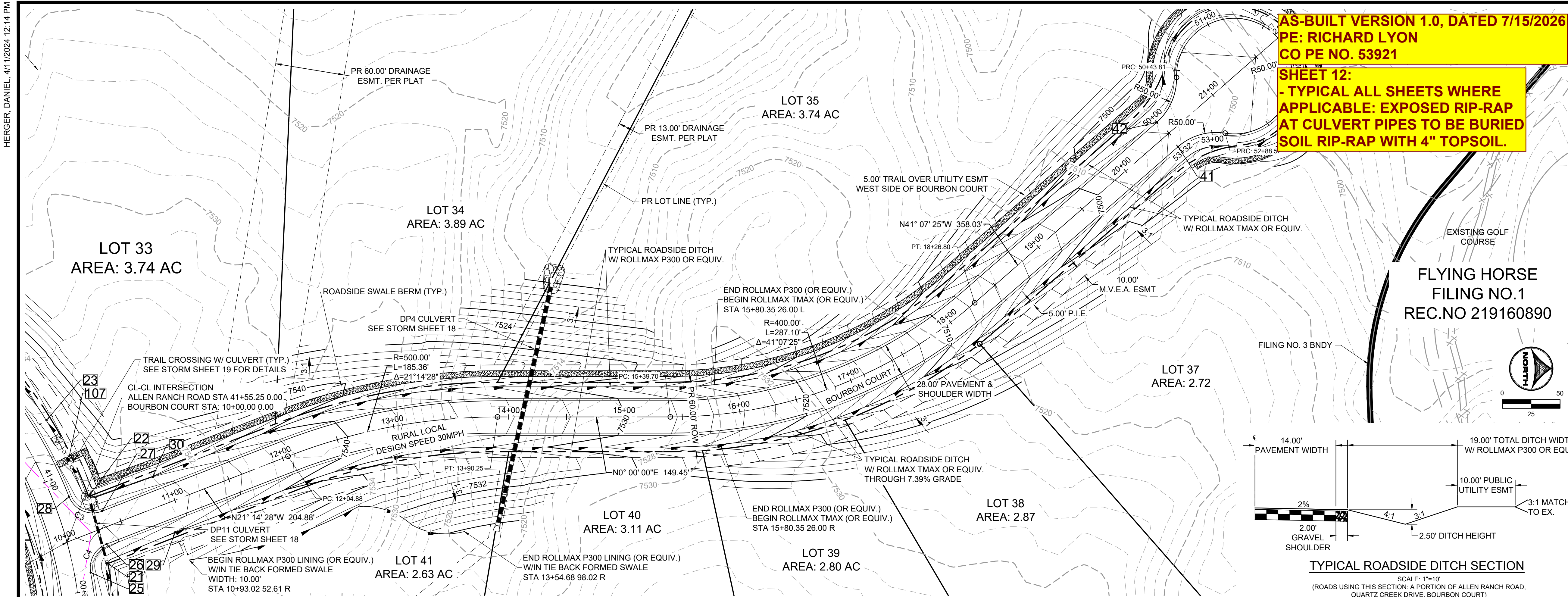
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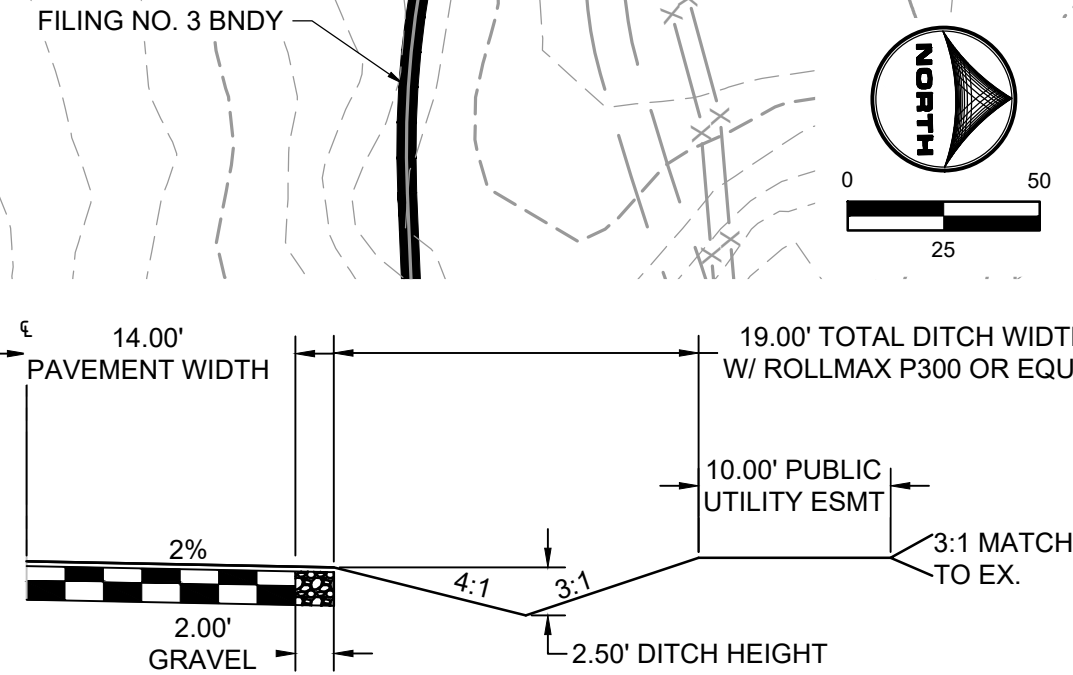
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 719.965.0044

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

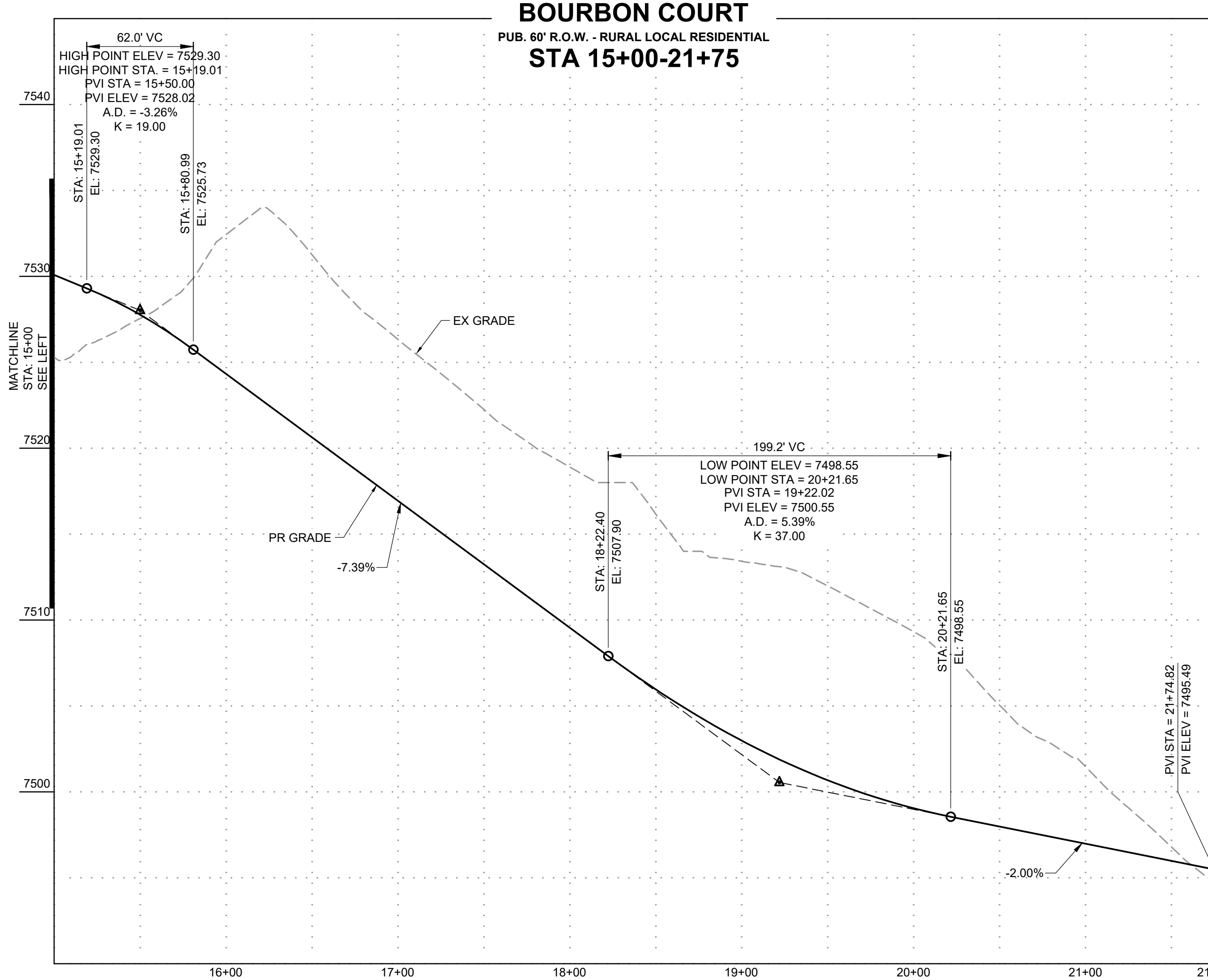
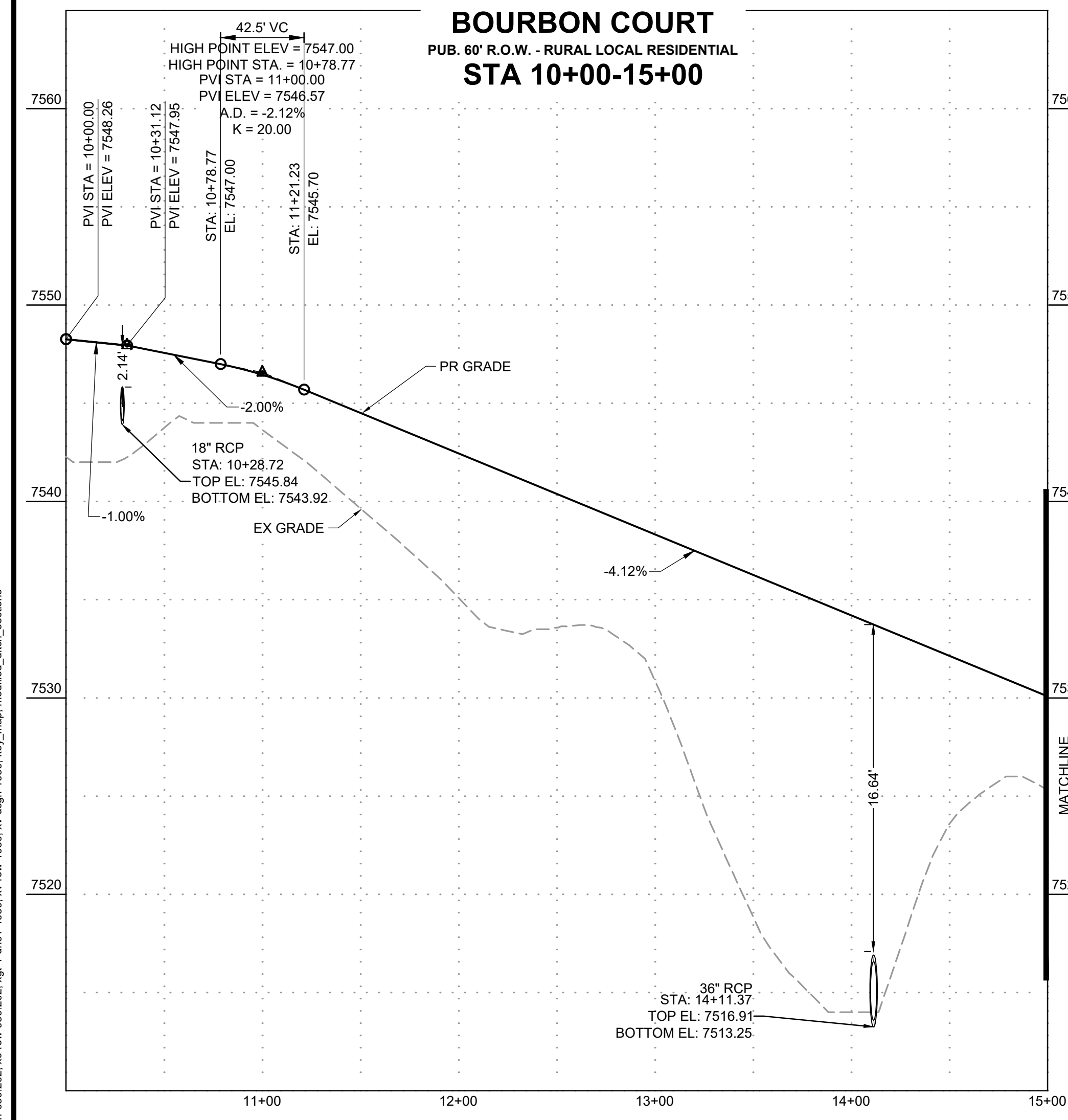
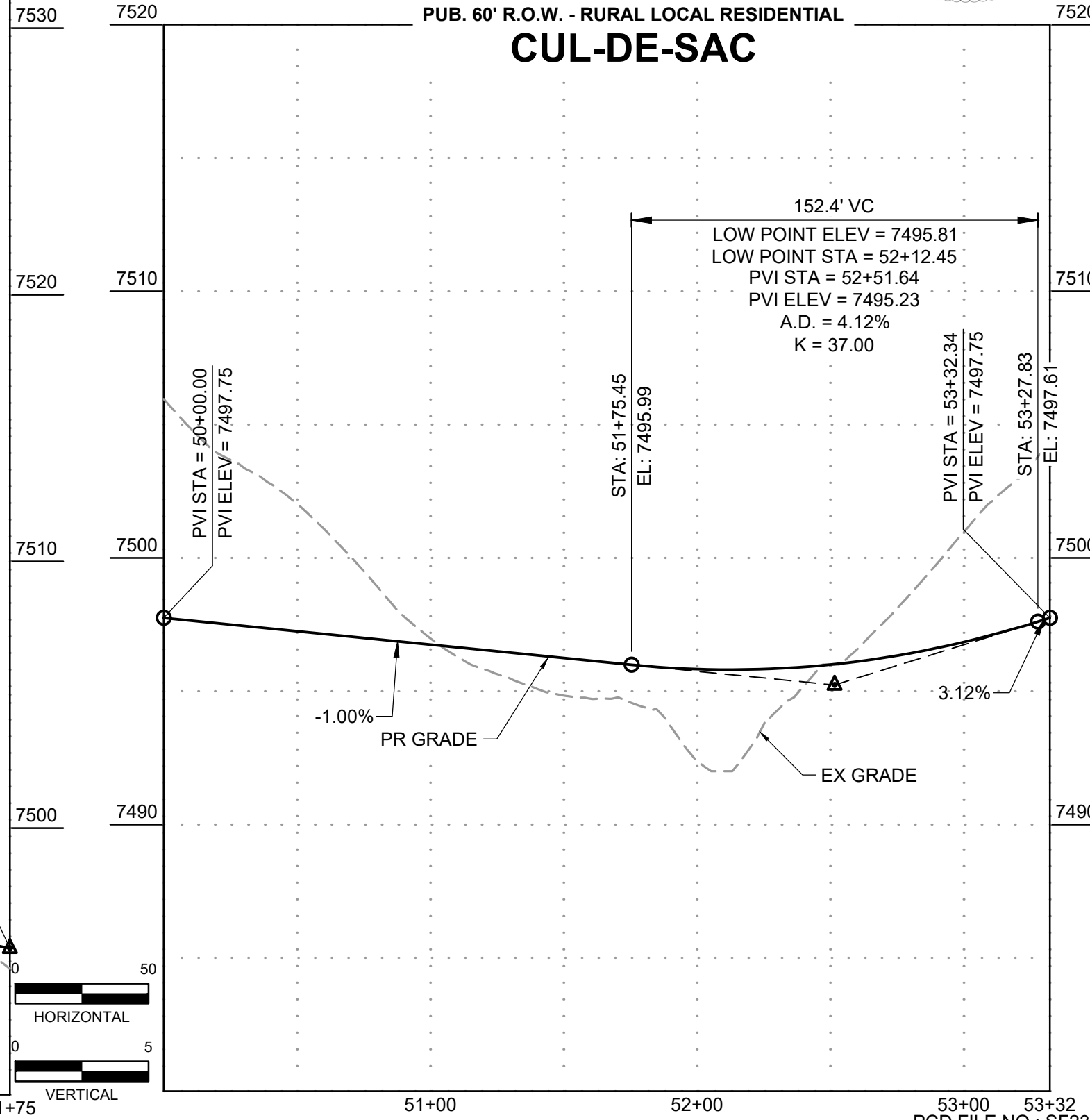
SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD,
QUARTZ CREEK DRIVE, BOURBON COURT)

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
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



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CAD DATE: 4/11/2024
CAD FILE: J:\2021\211030\CAD\DWG\ESTATES_CDs\Street_PNP

NO.	DATE	BY	REVISION DESCRIPTION

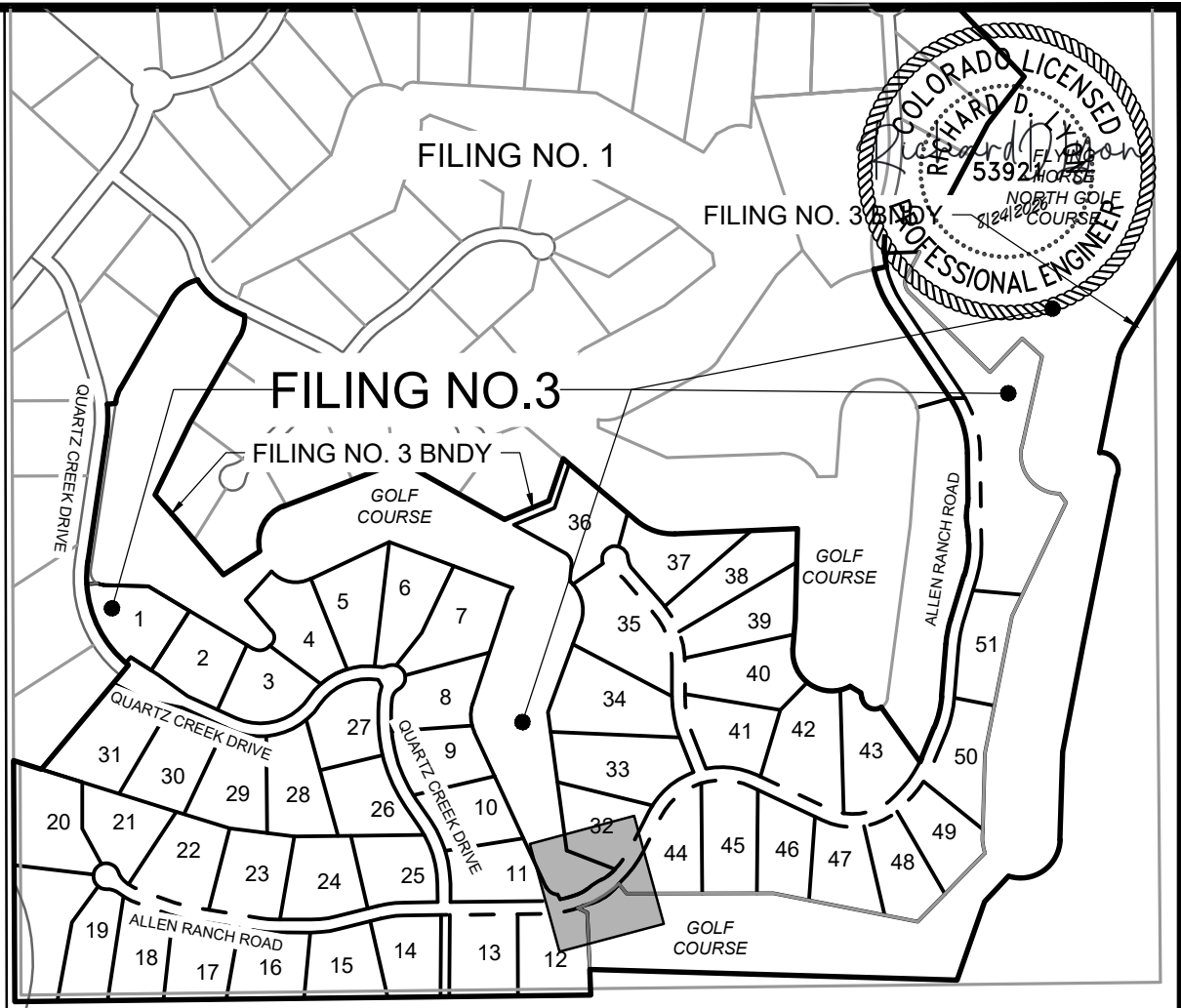
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

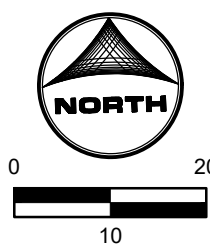
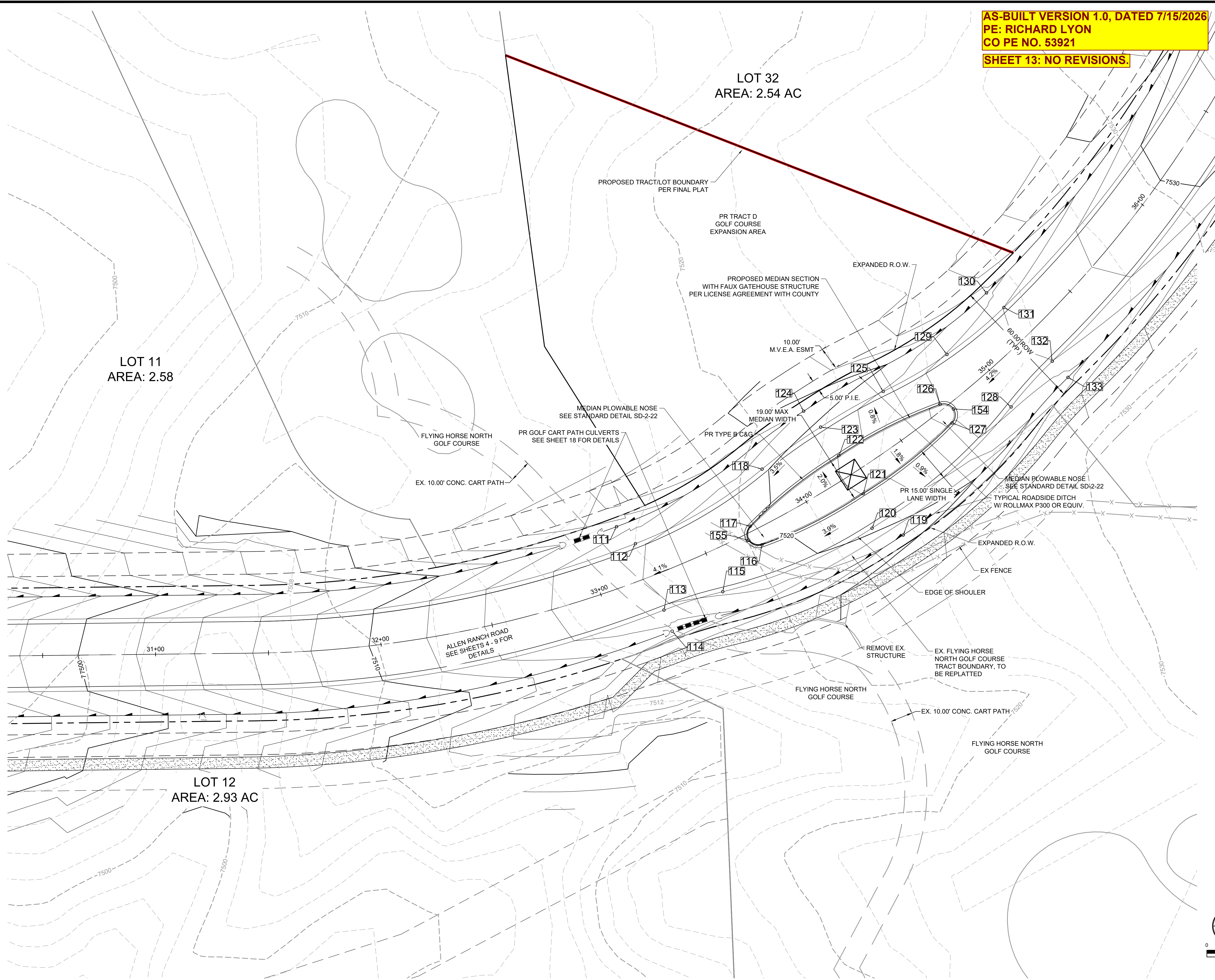
STREET PLAN & PROFILE
BOURBON COURT

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

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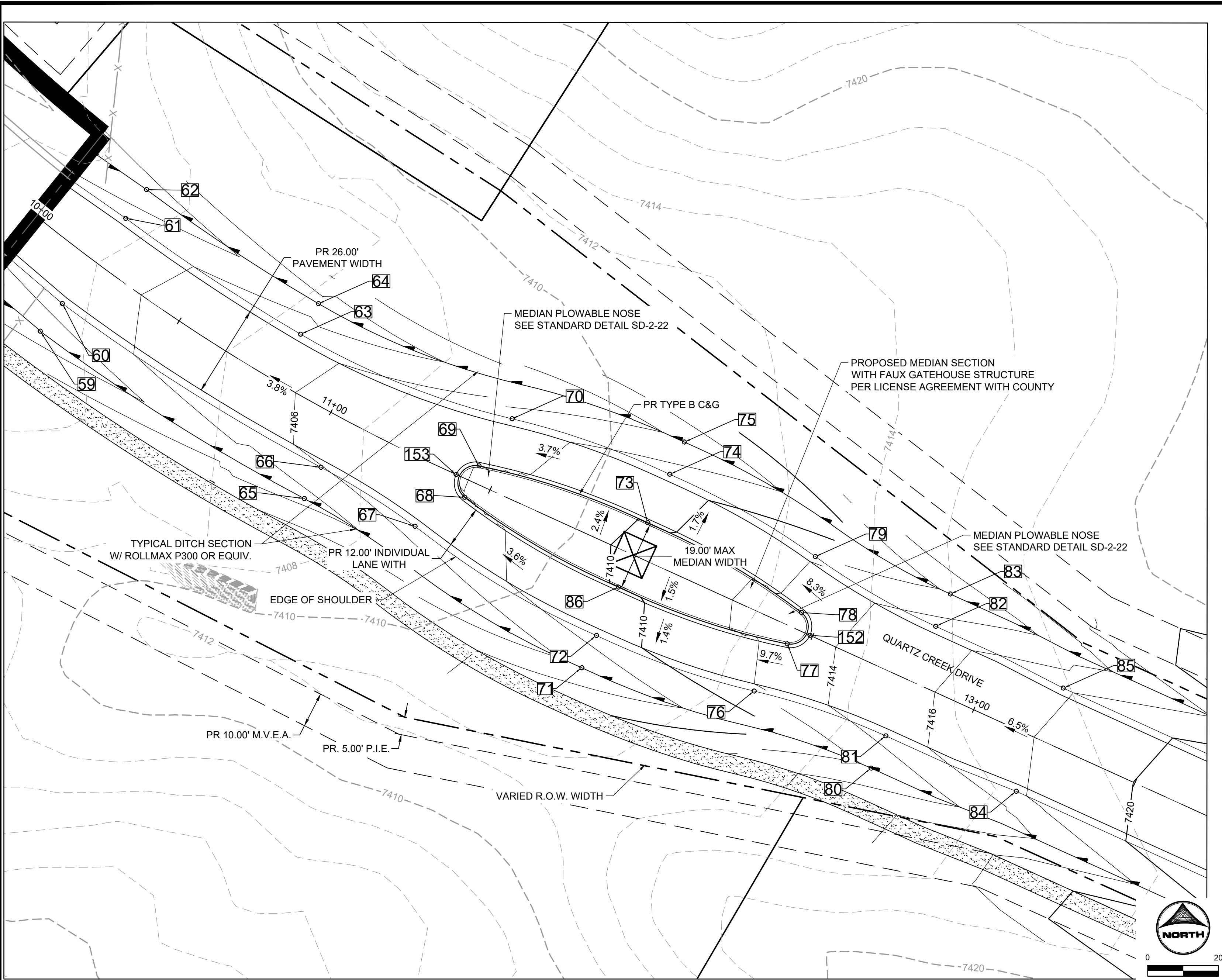
NO.	DATE	BY	REVISION DESCRIPTION

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
ALLEN RANCH ROAD CART PATH CROSSING

SHEET
ST
13



PLAN VIEW LEFT
QUARTZ CREEK DRIVE MEDIAN

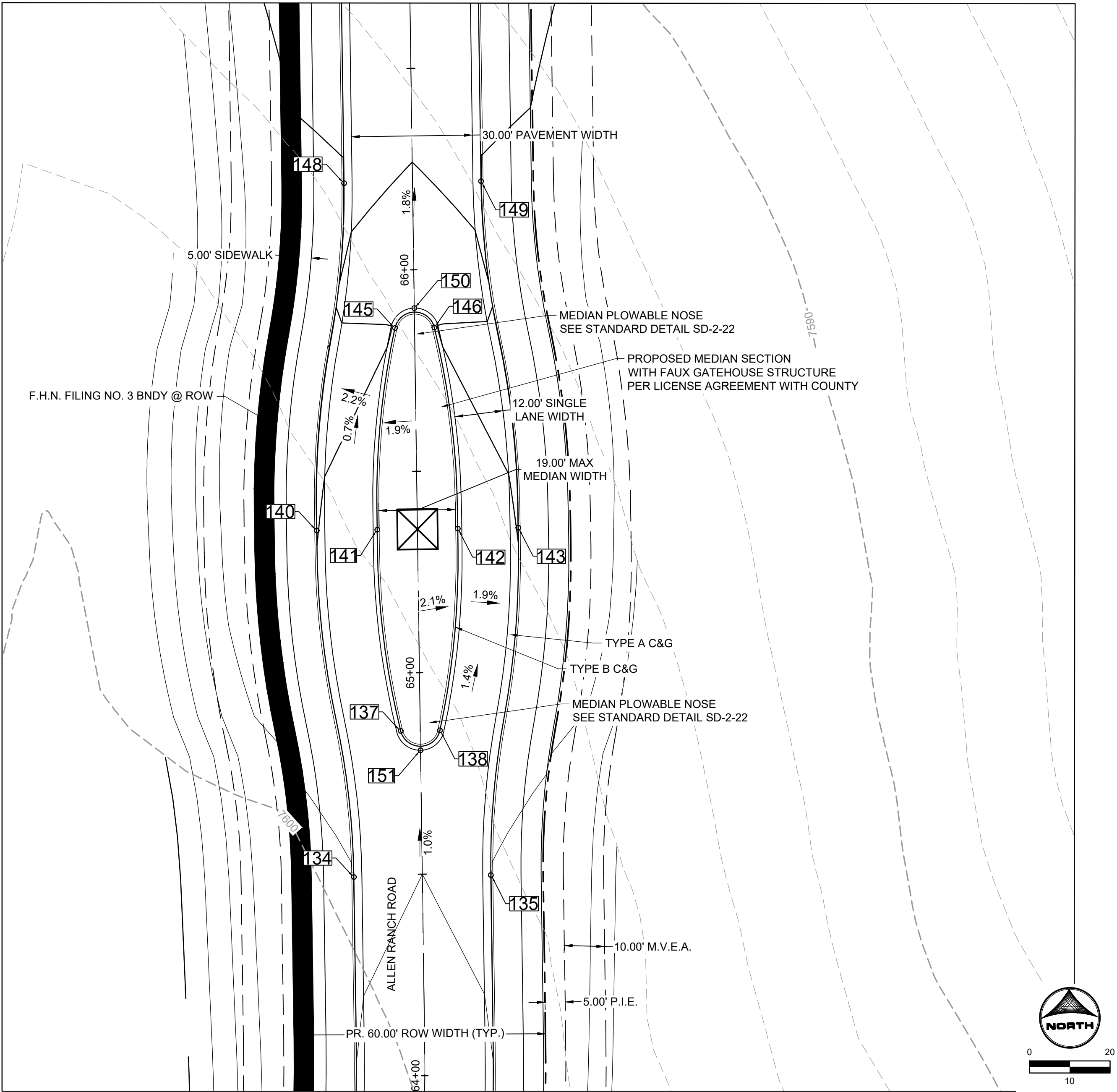
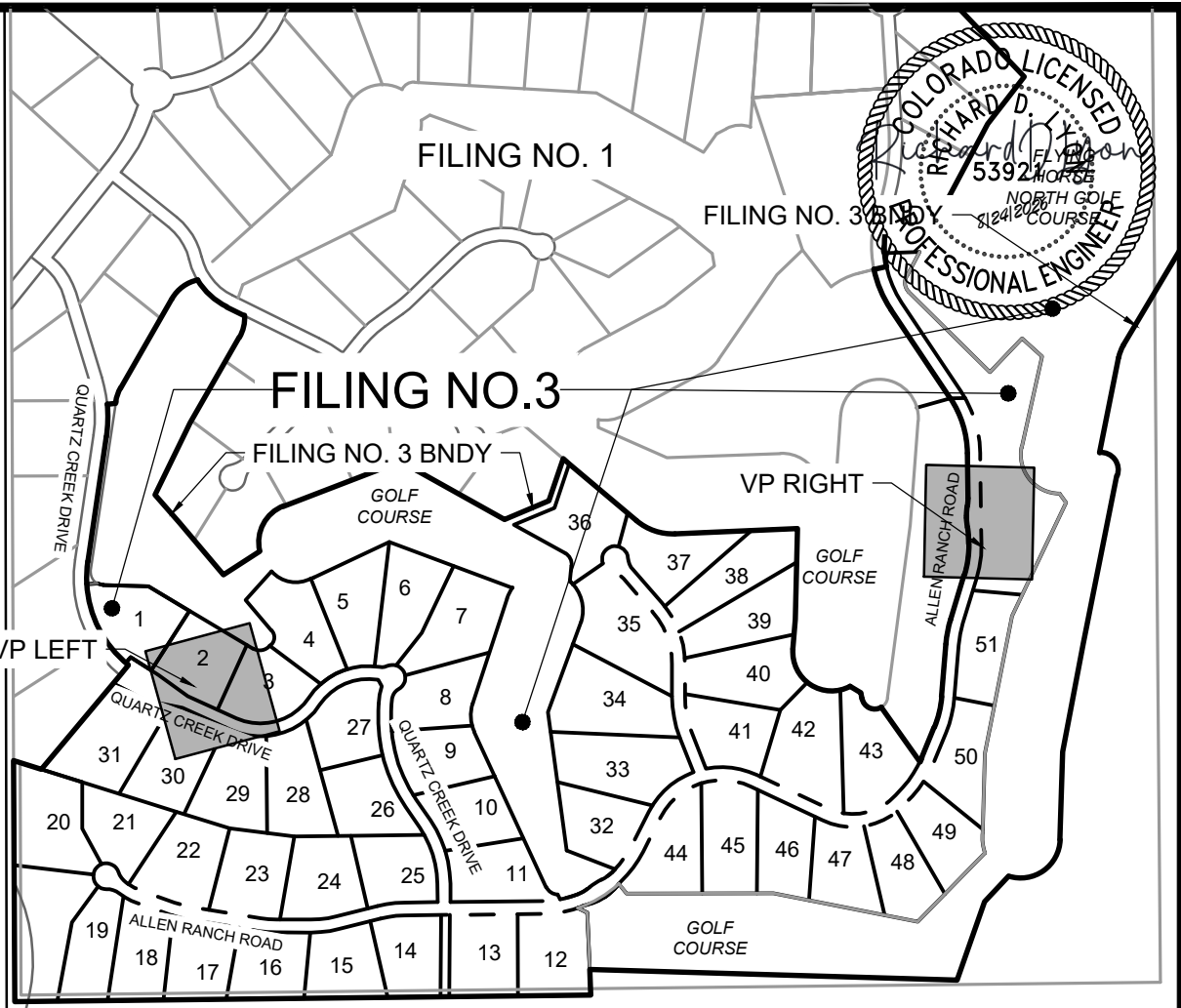
POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
59	SWALE FL	Quartz Creek Drive	STA 10+20.26	25.0' R	7400.84
60	BEGIN MODIFIED	Quartz Creek Drive	STA 10+20.58	15.0' R	7403.06
61	BEGIN MODIFIED	Quartz Creek Drive	STA 10+20.58	15.0' L	7403.06
62	SWALE FL	Quartz Creek Drive	STA 10+20.40	25.0' 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

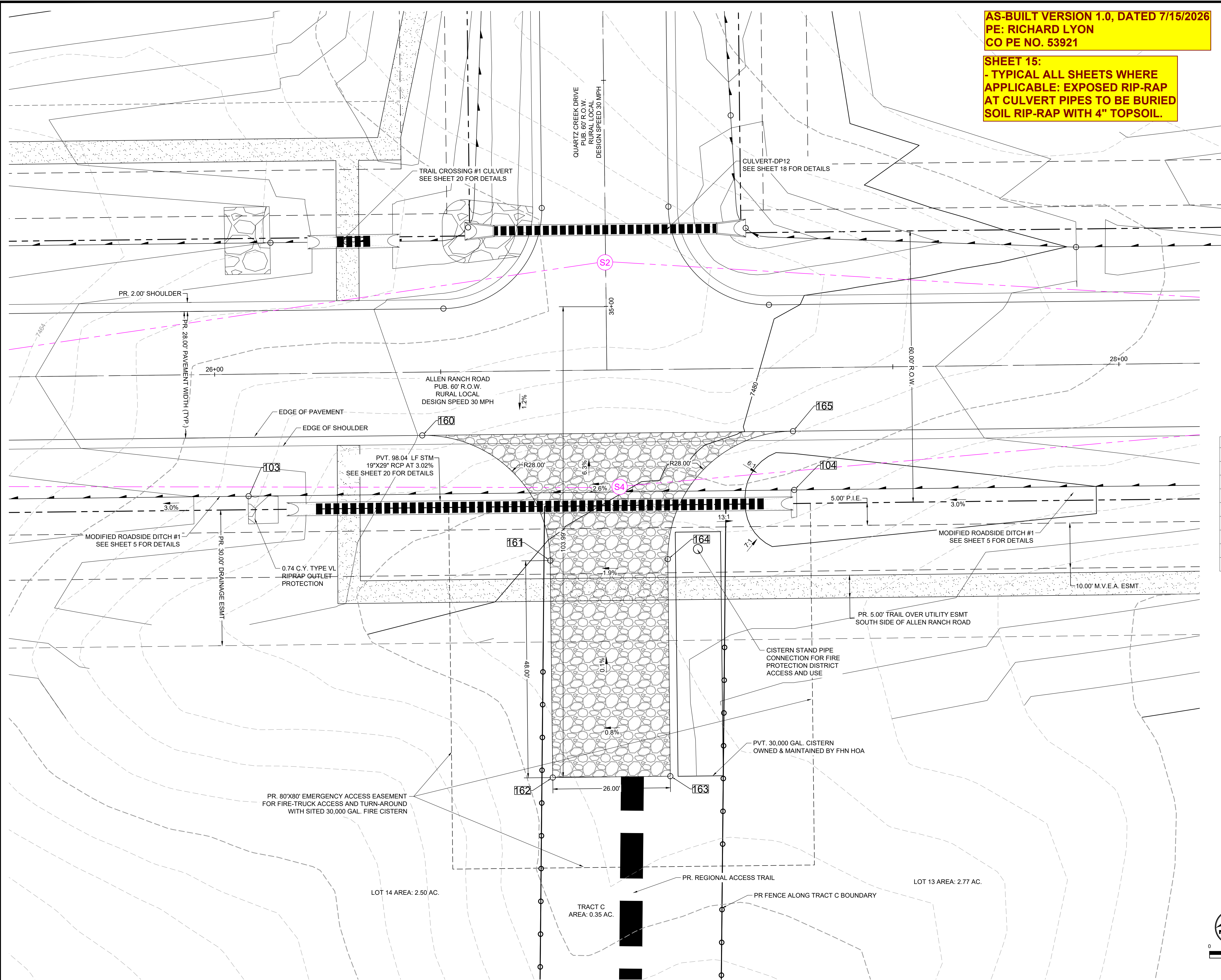


PLAN VIEW RIGHT
ALLEN RANCH ROAD MEDIAN



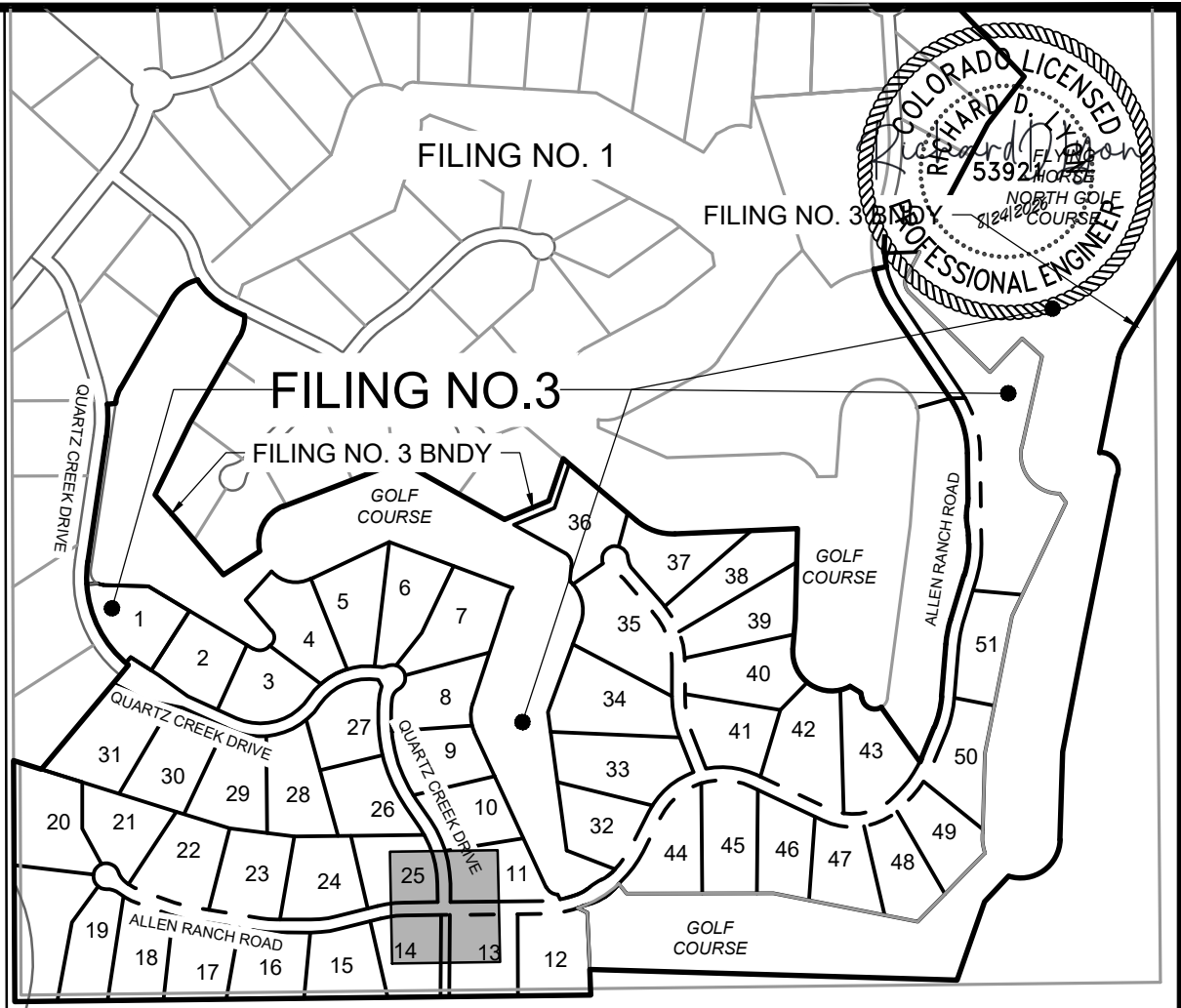
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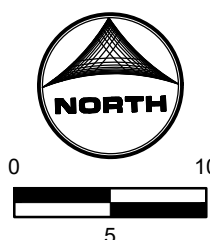
AS-BUILT VERSION 1.0, DATED 7/15/2026
PE: RICHARD LYON
CO PE NO. 53921

SHEET 15:
- TYPICAL ALL SHEETS WHERE
APPLICABLE: EXPOSED RIP-RAP
AT CULVERT PIPES TO BE BURIED
SOIL RIP-RAP WITH 4" TOPSOIL.



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



PCD FILE NO.: SF2326

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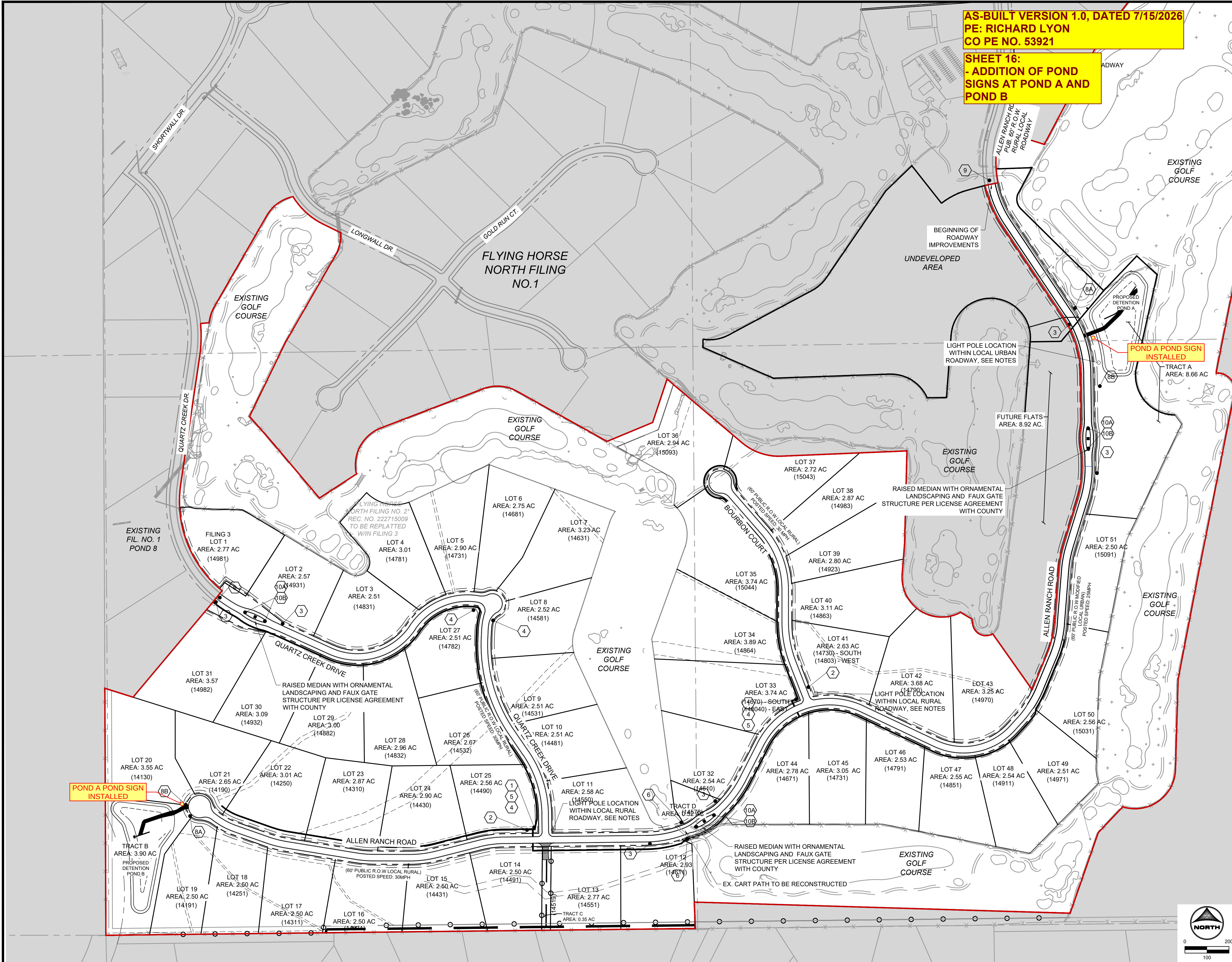


HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

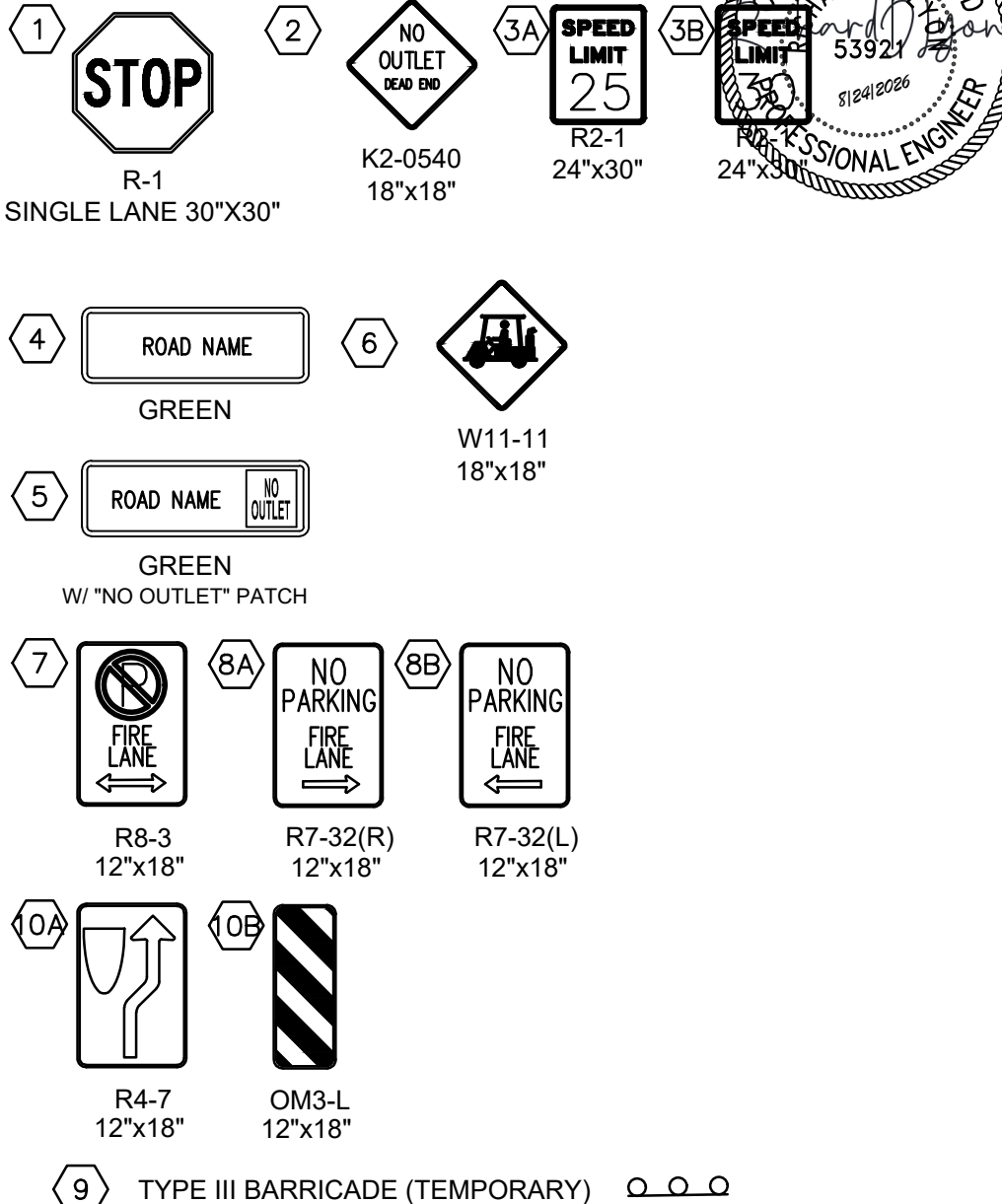
FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILE
FIRE-TRUCK TURN-AROUND

SHEET
ST
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.

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 NO 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" 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

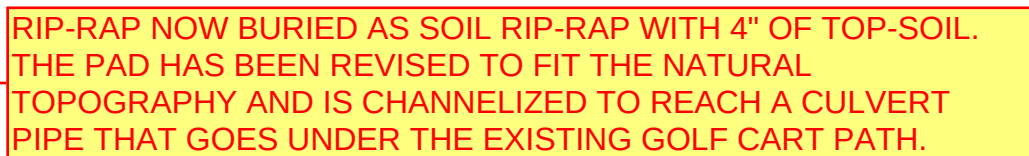
NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 719.965.0044

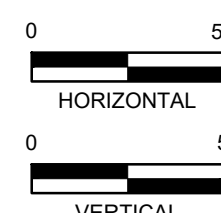
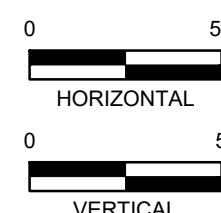
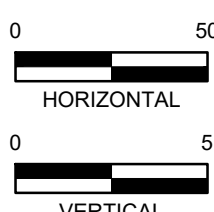
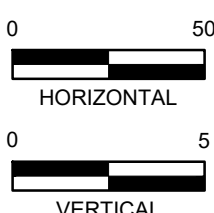
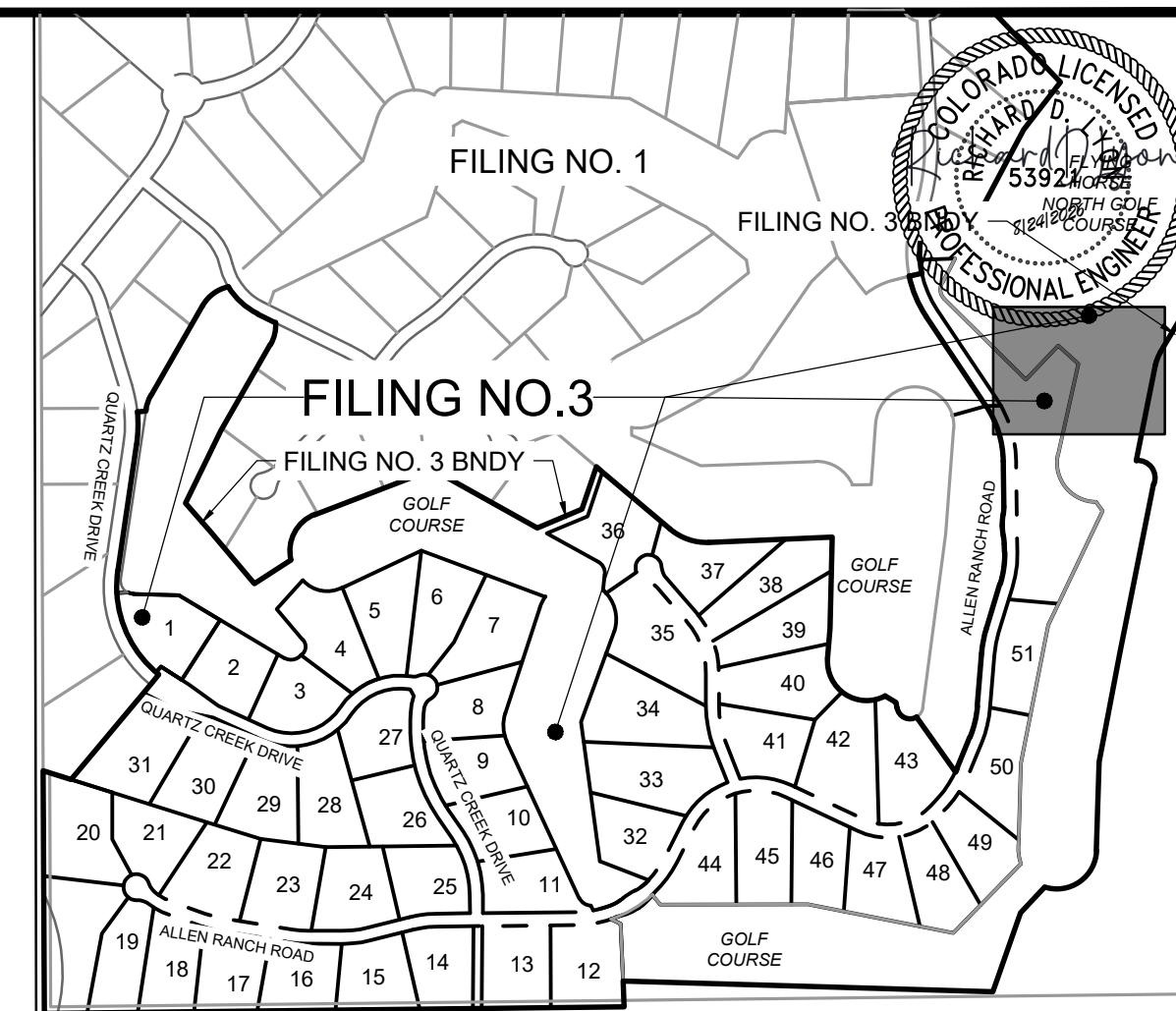
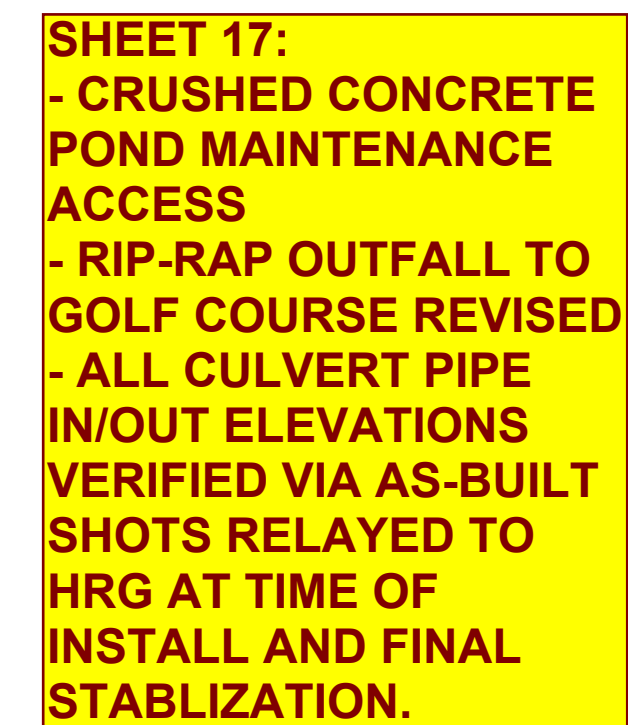
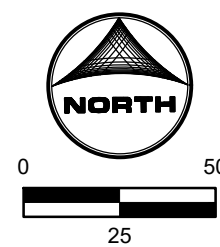
FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
STRIPING & SIGNAGE

SHEET
ST
16



AS-BUILT: PAVEMENT SECTION IS CRUSHED CONCRETE.
SPECIFICATION OF CRUSHED CONCRETE ALLOWED BY EL PASO
COUNTY STORMWATER ENGINEERING.



PCD FILE NO.: SF2326

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

NO.	DATE	BY	REVISION DESCRIPTION



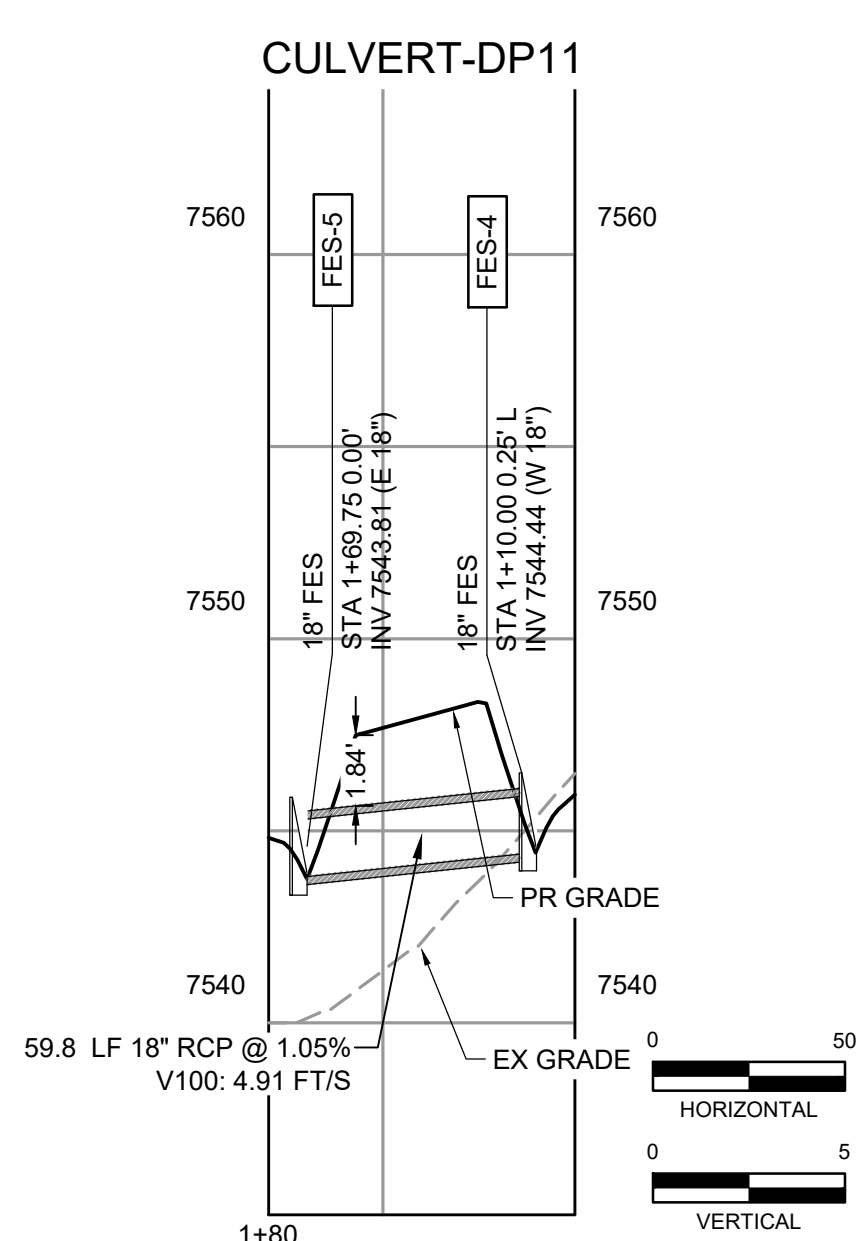
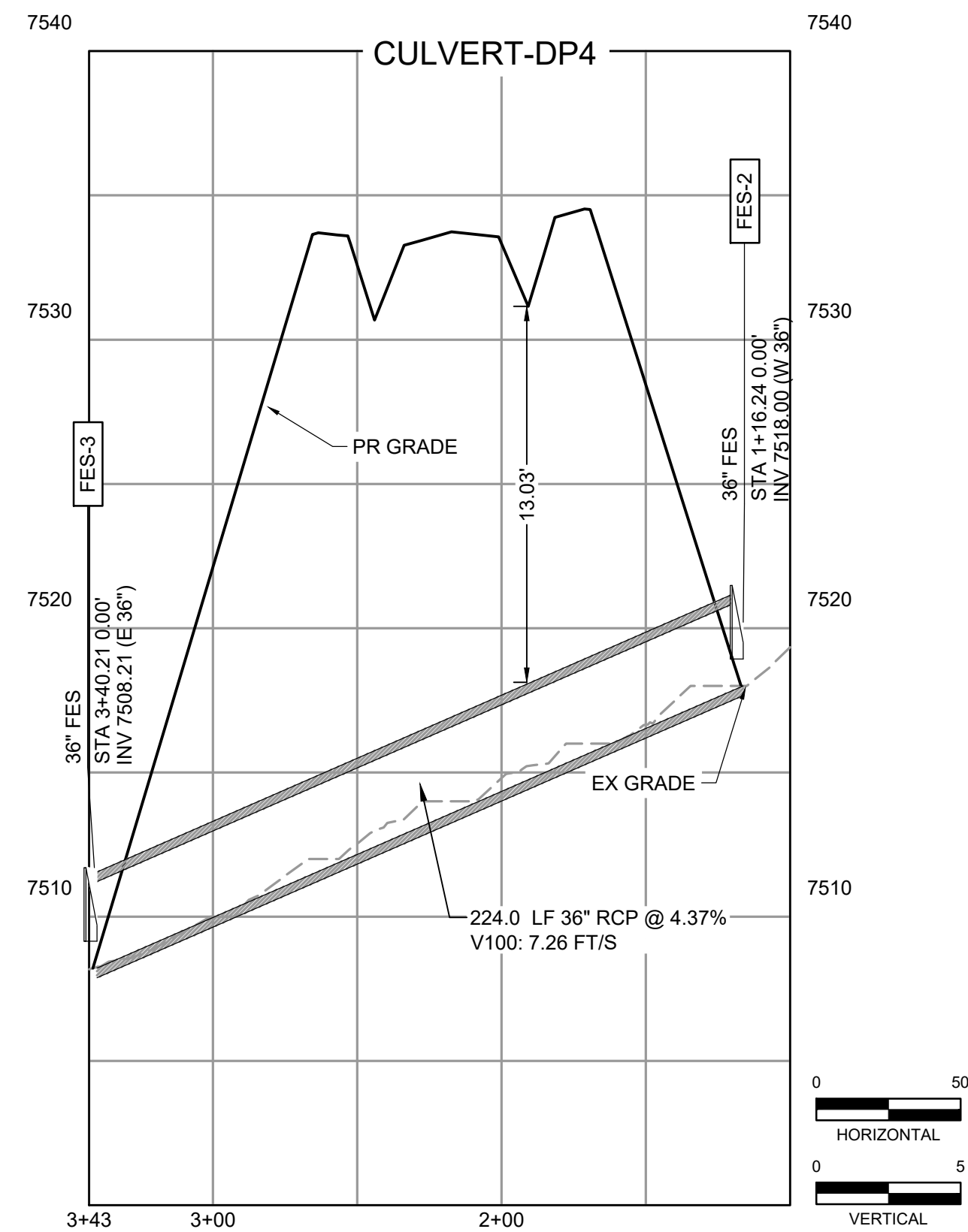
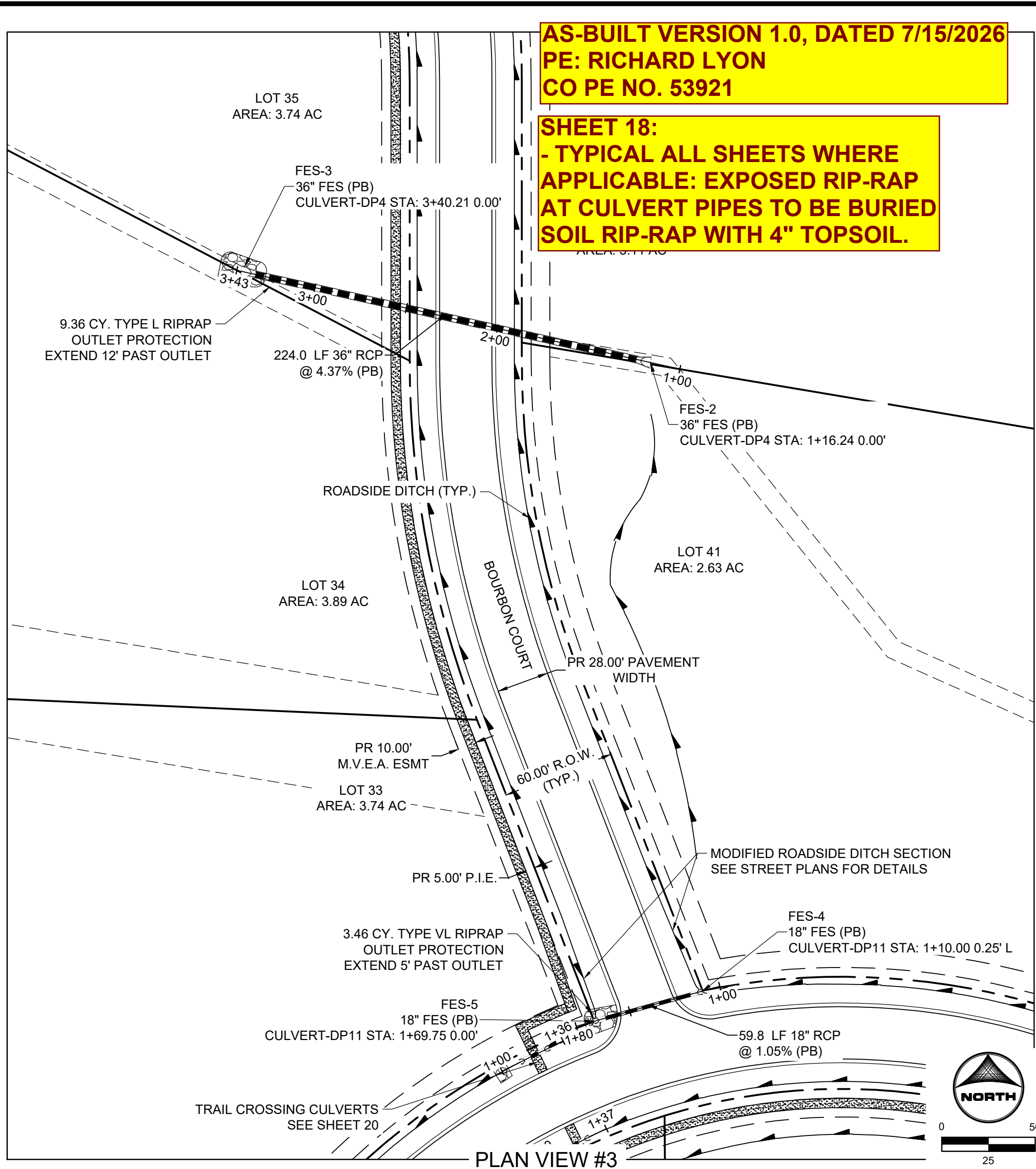
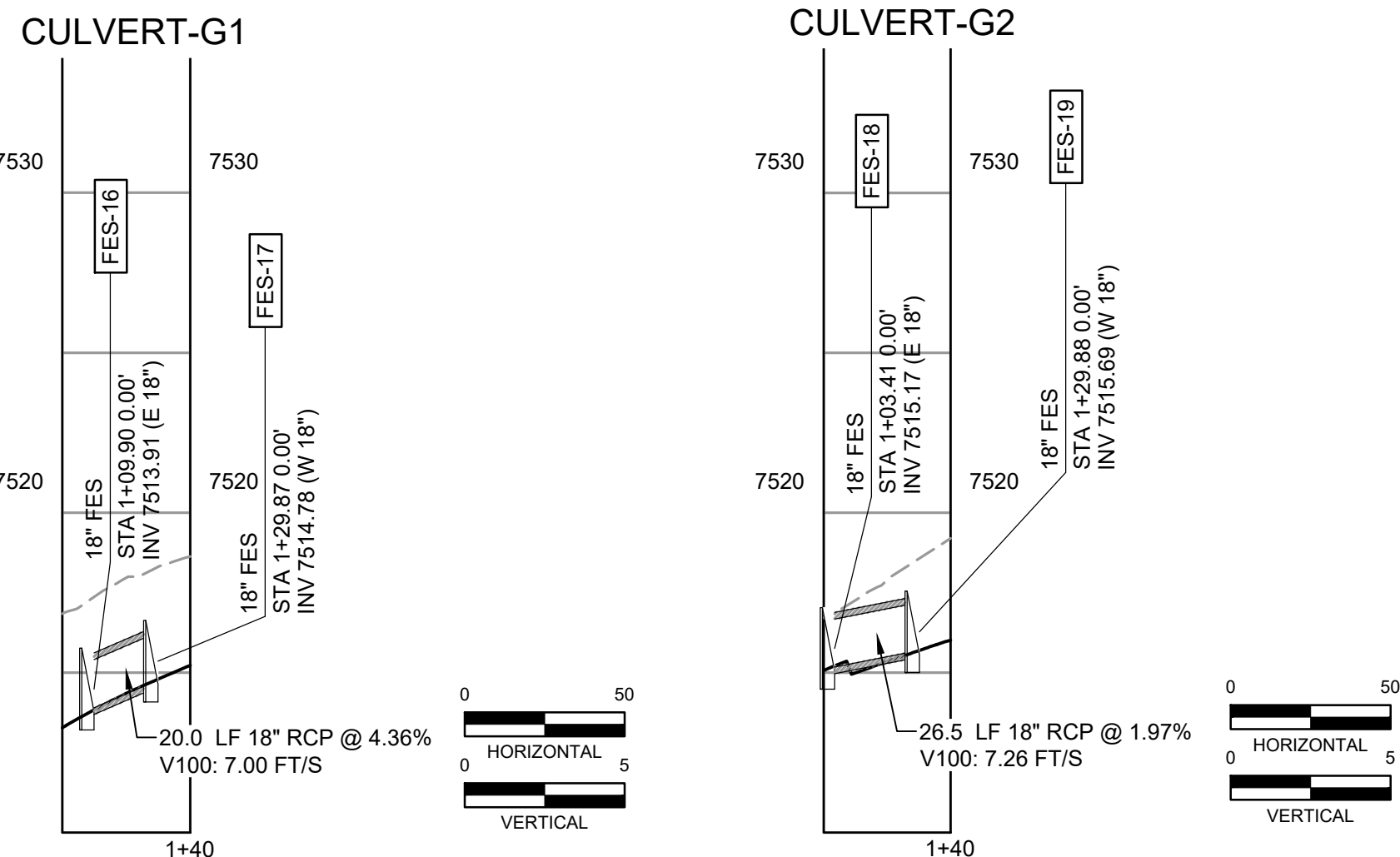
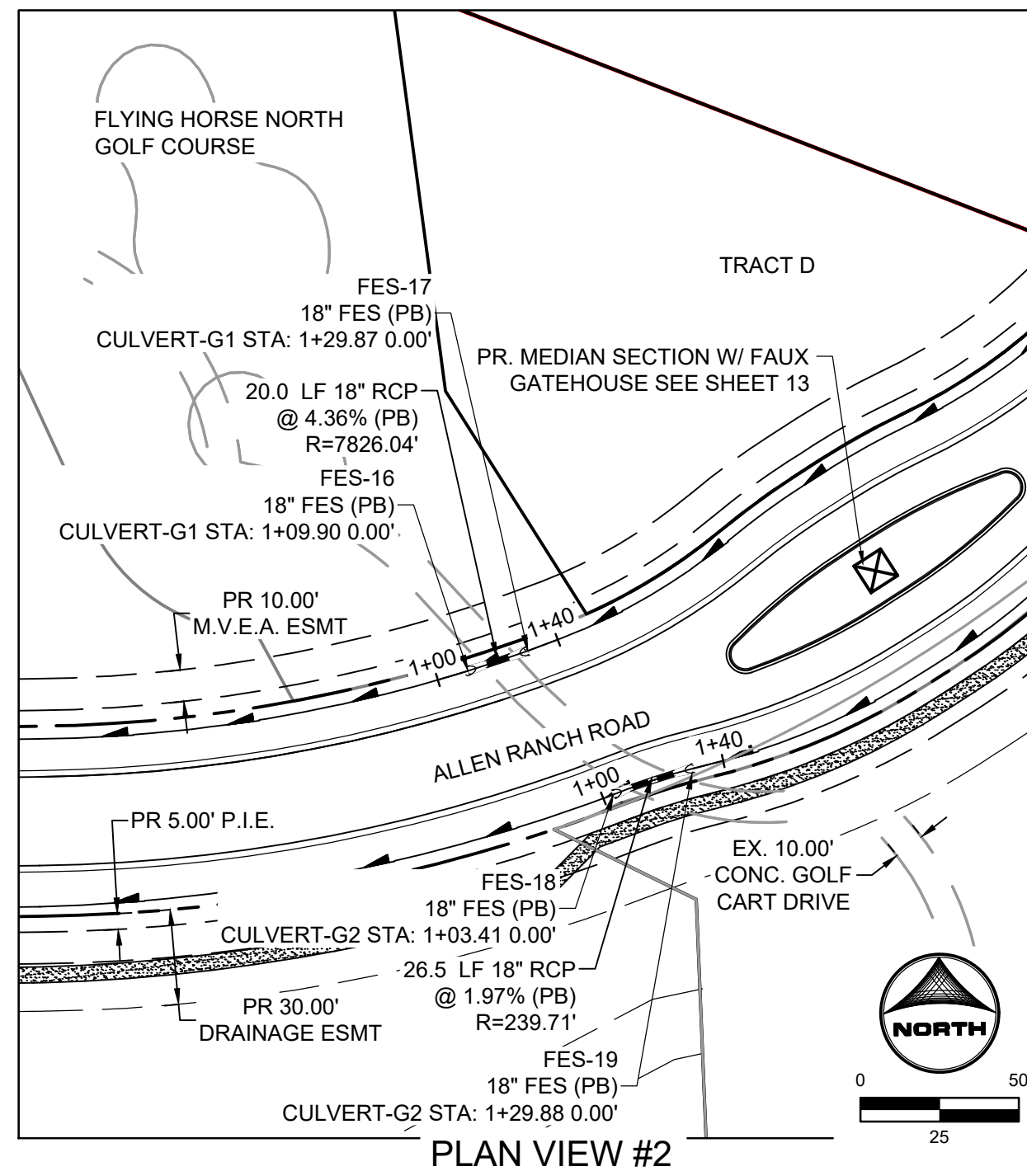
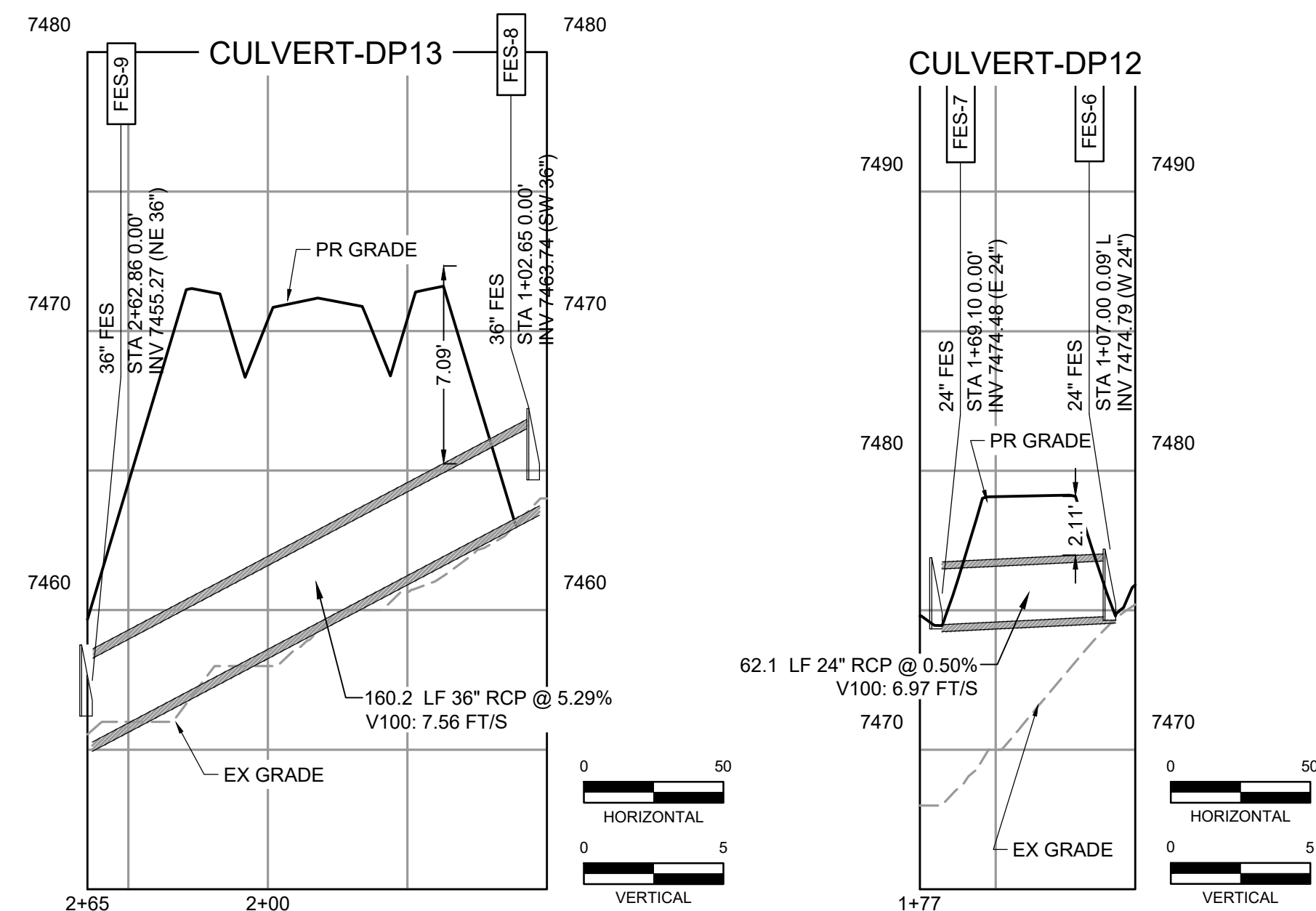
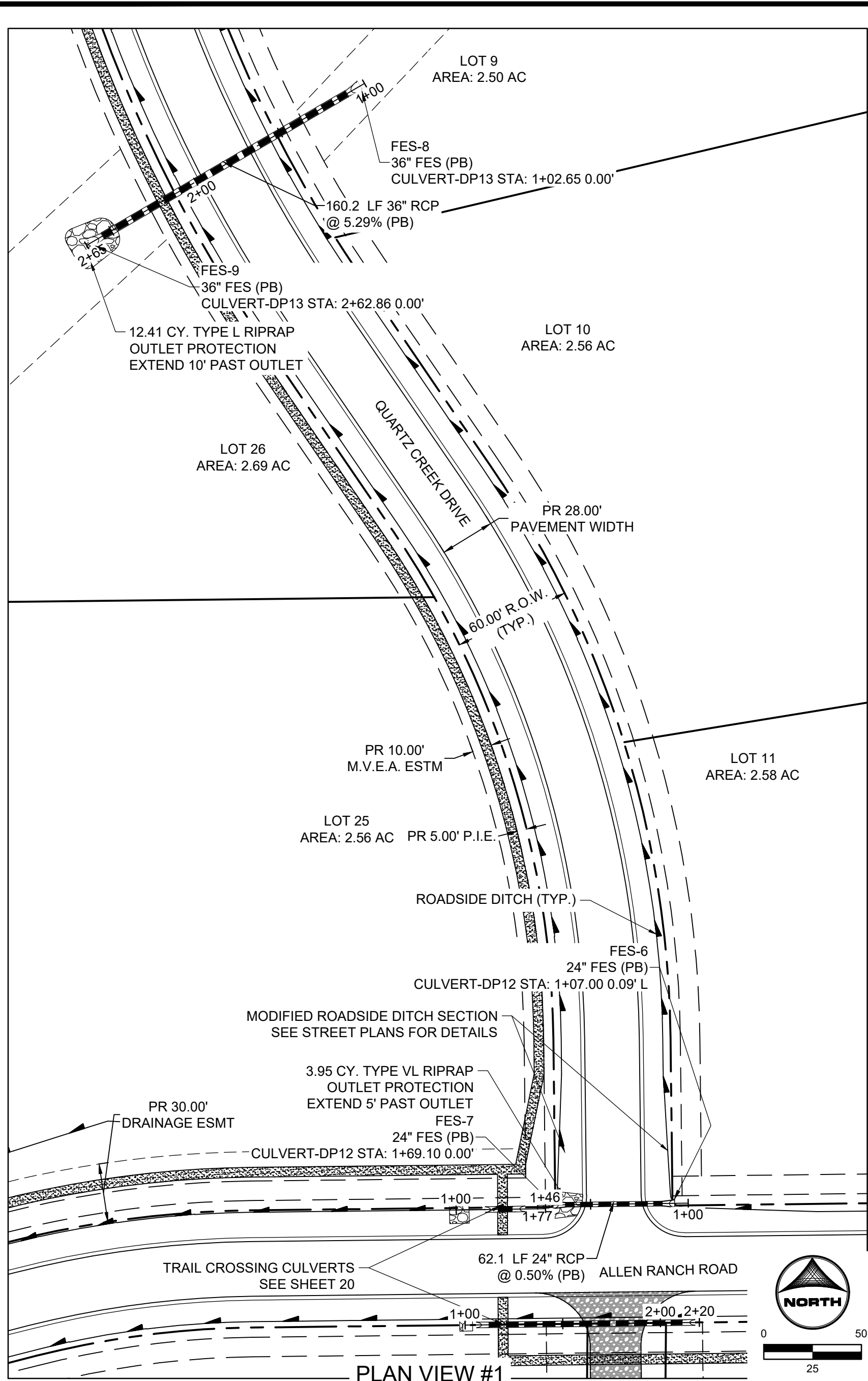
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

STORM SEWER PLAN & PROFILES
ALLEN RANCH ROAD & TRACT A

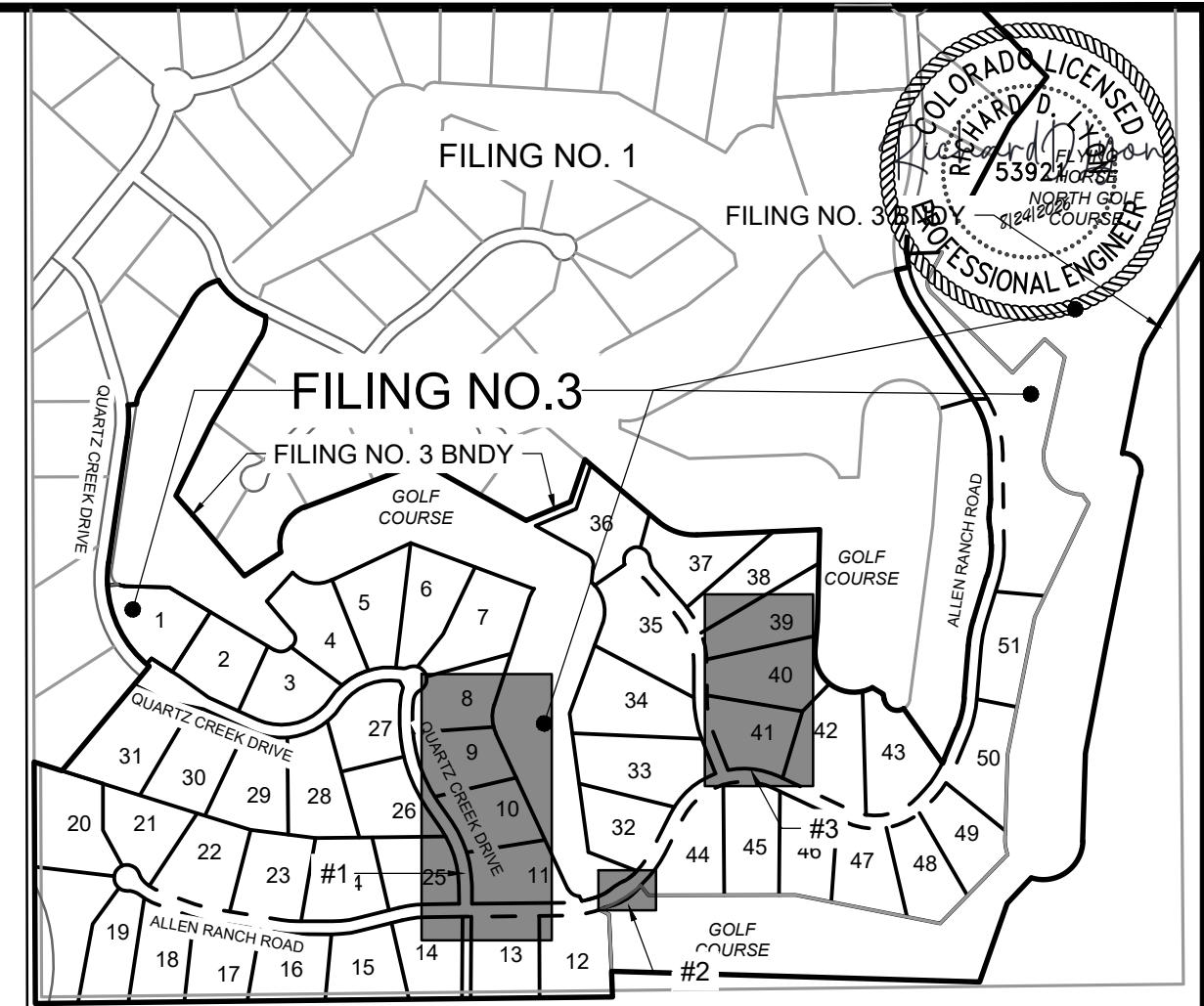
SHEET
STM

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.



DRAWN BY: DLH JOB DATE: CONSTRUCTION DOCUMENT JOB NO. 211030
APPROVED: KMH JOB NUMBER: 211030
CAD DATE: 4/11/2024
CAD FILE: J:\2021\211030\CAD\DWG\ESTATES_CDs\Storm_PNP

NO.	DATE	BY	REVISION DESCRIPTION

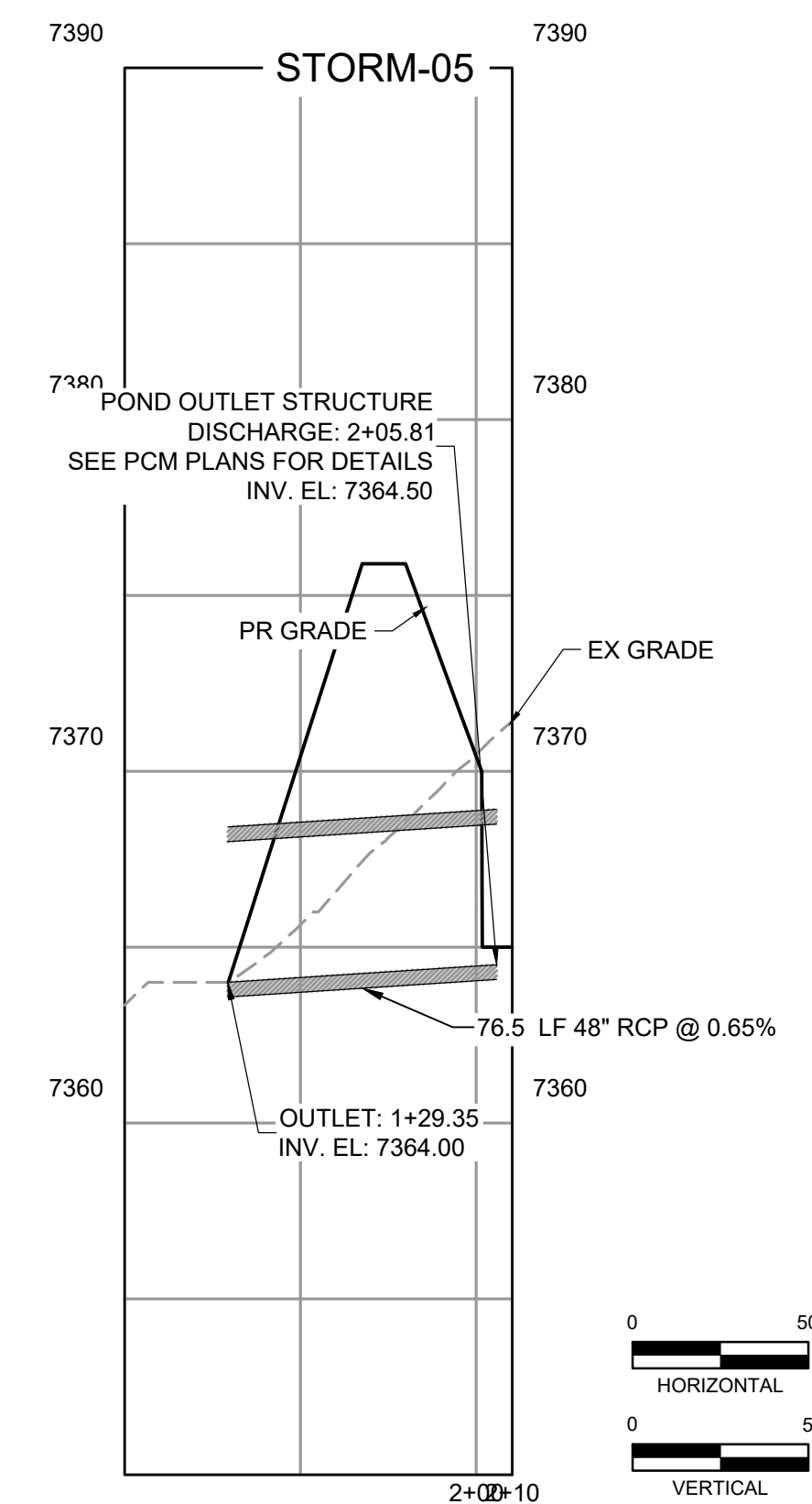
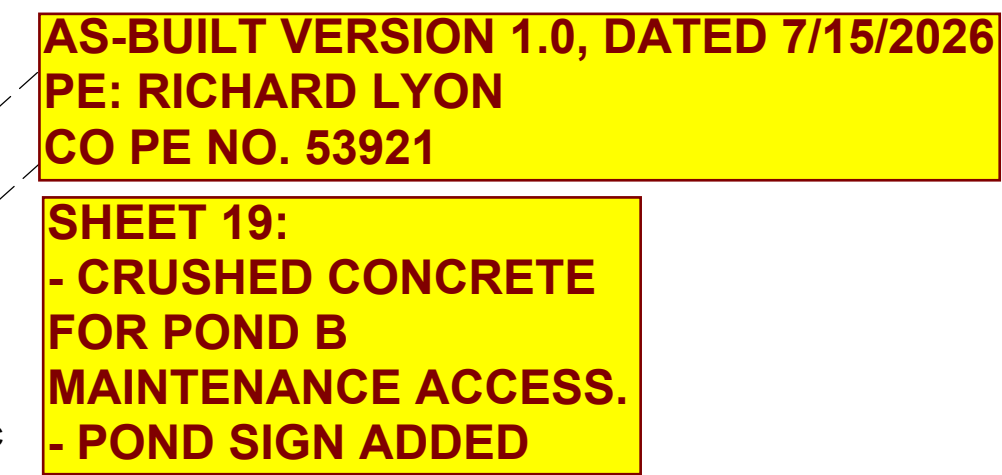
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 719.965.0044

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

STORM SEWER PLAN & PROFILES
CULVERTS PIPES

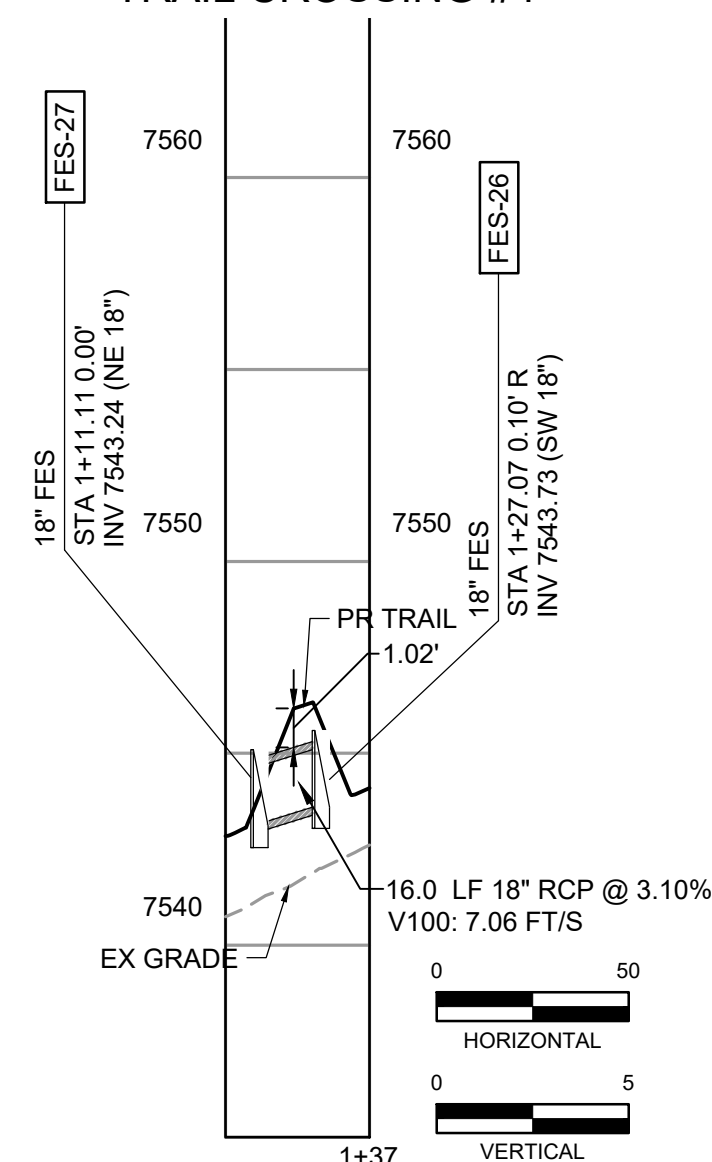
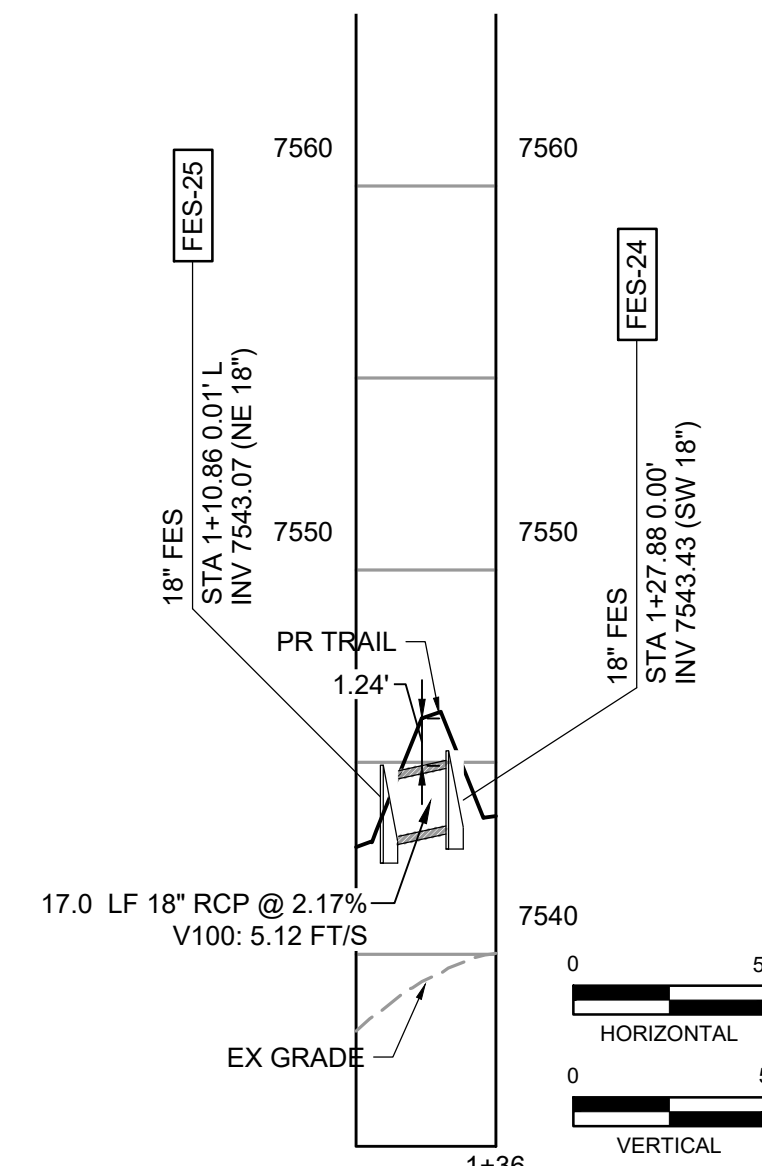
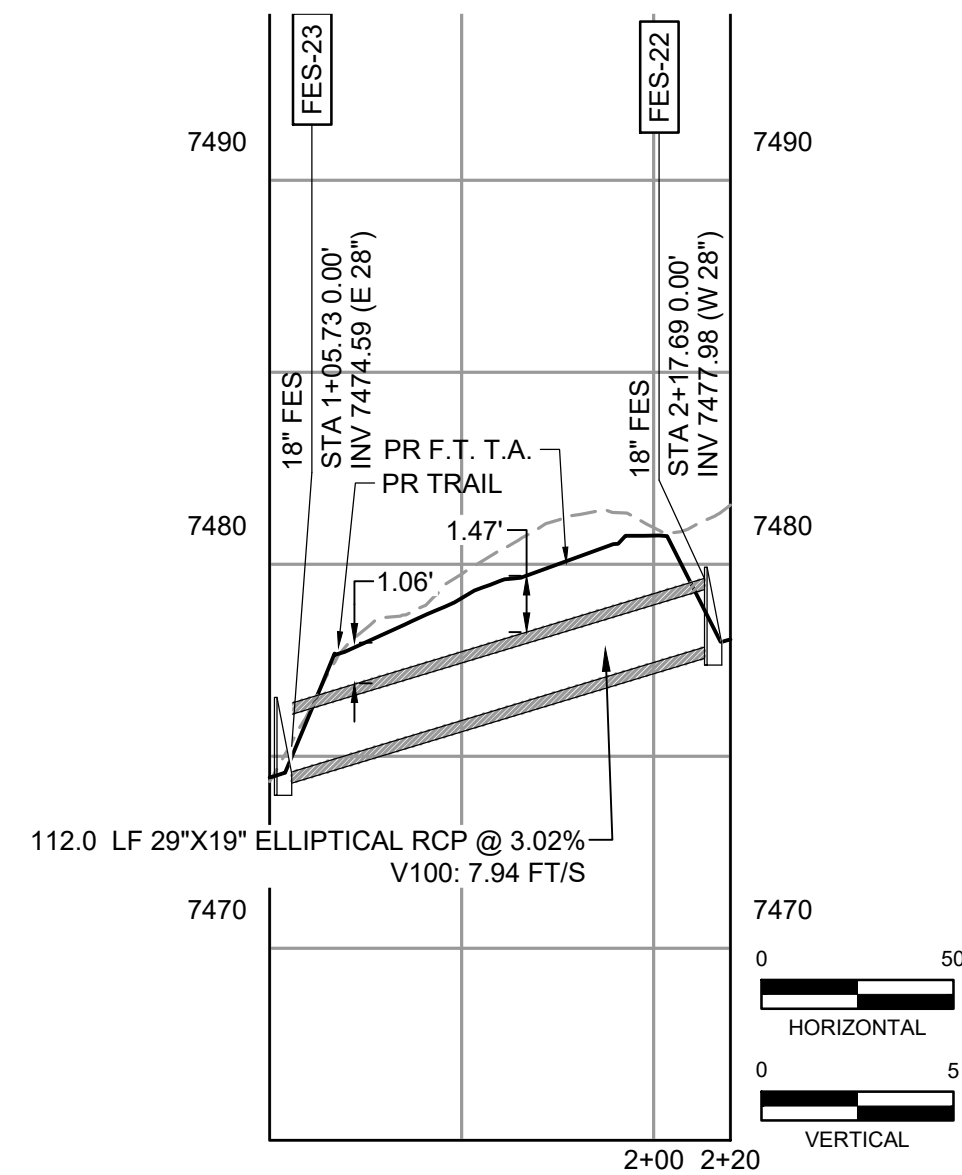
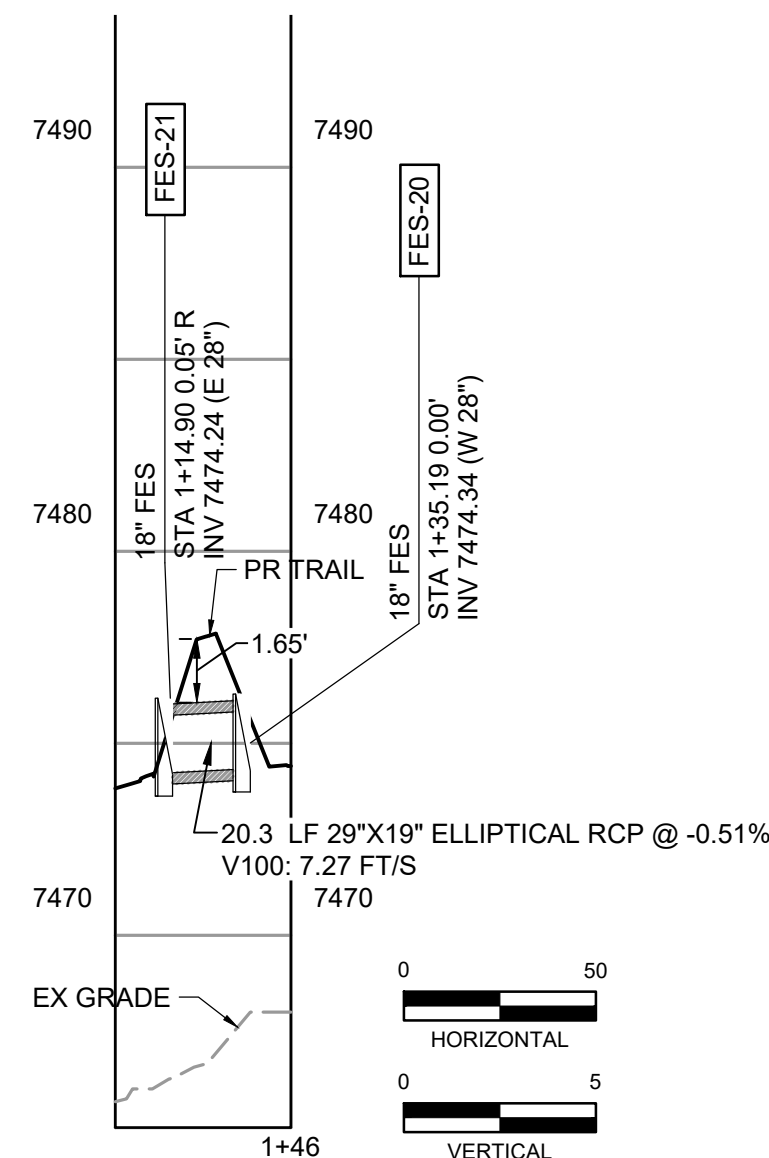
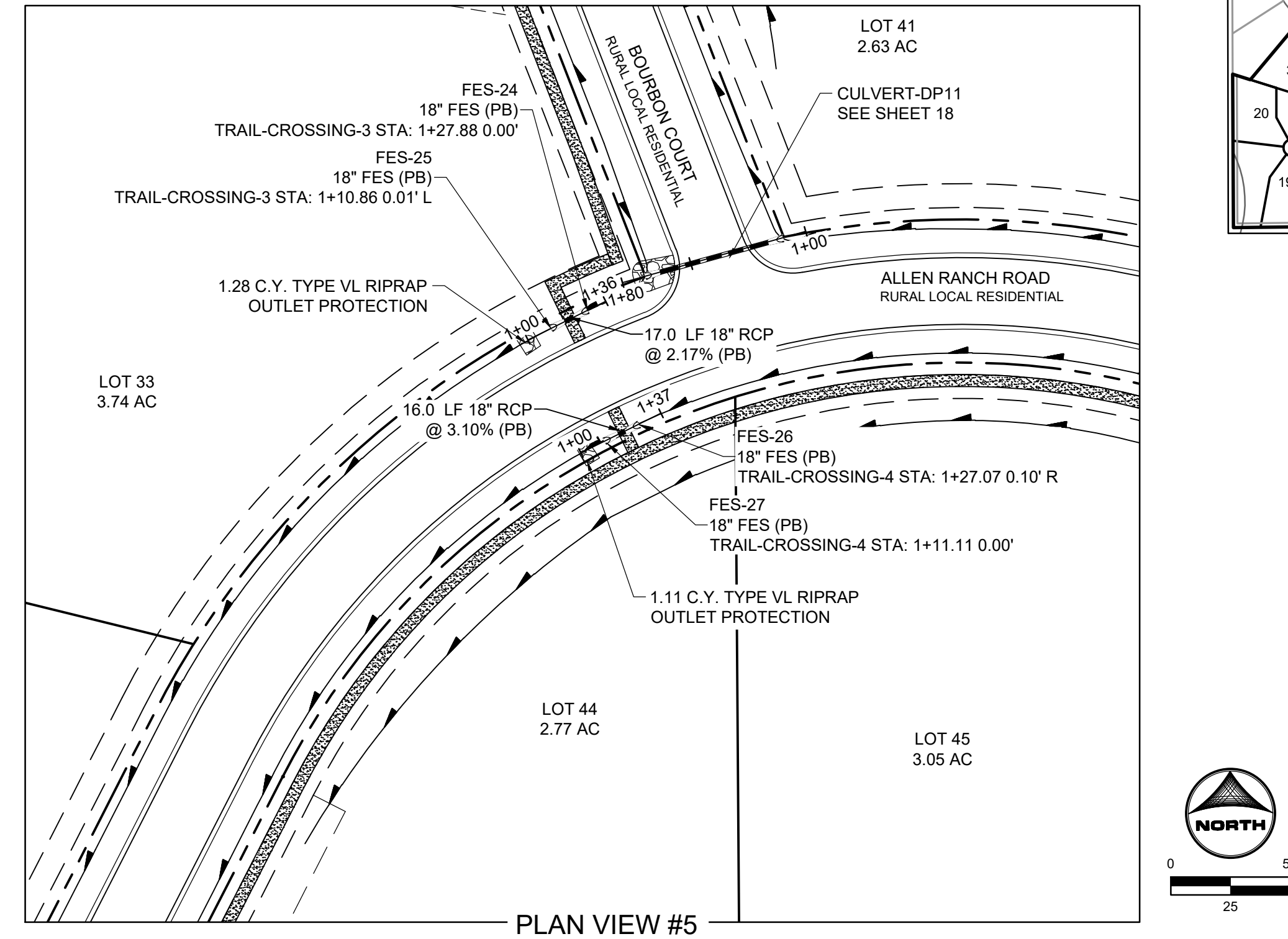
COLORADO LICENSED
PROFESSIONAL ENGINEER
RICHARD LYON
54022
04/12/24

SHEET
STM
18

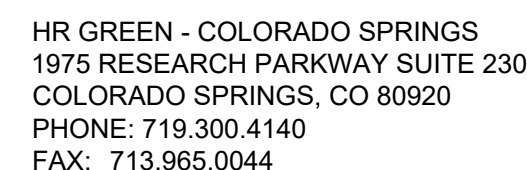


SHEET
STM 19

SHEET 20:
- TYPICAL ALL SHEETS WHERE
APPLICABLE: EXPOSED RIP-RAP
AT CULVERT PIPES TO BE BURIED
SOIL RIP-RAP WITH 4" TOPSOIL.

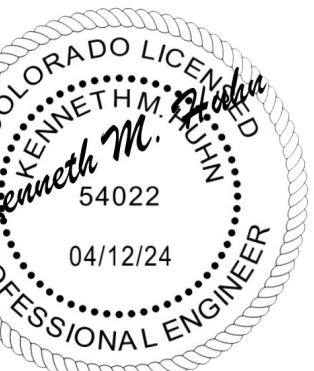


NO.	DATE	BY	REVISION DESCRIPTION



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

CD FILE NO.: SF2326



PCD FILE NO.: SF2326

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



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

AS-BUILT VERSION 1.0, DATED 7/15/2026

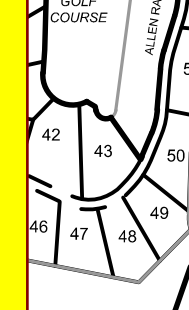
PE: CONRARD LYON

CO PE NO. 53921



SHEET 22:

- CRUSHED CONCRETE FOR POND
- MAINTENANCE ACCESS
- EMERGENCY SPILLWAY
- ADJUSTMENTS PER DWR
- COMMENTS AND REQUESTS FOR
- FREEBOARD.
- EMERGENCY SPILLWAY
- EXPOSED RIP-RAP ALLOWED BY
- E.O.R.
- SEE DETAILS SHEET FOR
- MICROPOOL RETROFITS FOR
- ADDITION OF LADDER STEPS, BAR
- GRATE NOTES, ORIFICE PLATE
- REVISIONS, AND GASKET
- INSTALLATION.
- POND A HAS BEEN REGRADED
- TO MATCH RETROFIT
- REQUIREMENTS FOR FUTURE
- CLUBHOUSE DEVELOPMENT THAT
- DRAINS TO THIS FACILITY.
- (CDR259)



AREA	EASTING	ELEV
333.24		
92.98		7573.62
428.92		
95.95		7568.88
114.74		
201.51		7569.17
438.02		
92.16		7567.32
57.85		
69.11		7568.50
443.51		
75.68		7568.50

		POINT TABLE			NORTHING		EASTING		ELEV
No.	DESC.		NORTHING						
(1)	Begin Maint. Road	N: 44465.65 E: 222147.18	7573.33		(38)	Forebay	N: 444456.73 E: 222204.45	7561.76	
(2)	Begin Maint. Road	N: 444661.27 E: 222135.99	7573.44		(39)	Forebay	N: 444470.99 E: 222197.92	7561.74	
(3)	Maint. Road/TP	N: 444507.54 E: 222156.75	7568.00		(40)	TC Flow Line	N: 444463.87 E: 222201.18	7560.00	
(4)	Maint. Road/TP	N: 444515.82 E: 222148.06	7568.00		(41)	BP	N: 444472.03 E: 222181.39	7566.28	
(5)	Maint. Road/TP	N: 444575.94 E: 222221.96	7568.00		(42)	BP	N: 444484.08 E: 222181.36	7564.82	
(6)	Maint. Road/TP	N: 444654.66 E: 222297.02	7568.00		(43)	BP	N: 444548.26 E: 222231.20	7561.78	
(7)	TOP	N: 444662.94 E: 222288.33	7568.00		(44)	BP	N: 444589.73 E: 222276.41	7561.26	
(8)	Spillway Crest	N: 444653.37 E: 222374.04	7567.50		(45)	BP	N: 444631.20 E: 222321.62	7560.75	
(9)	Spillway	N: 444654.99 E: 222372.87	7568.00		(46)	BP	N: 444619.45 E: 222341.83	7560.29	
(10)	Spillway Crest	N: 444646.31 E: 222364.33	7567.50		(47)	End Maint. Road	N: 444801.01 E: 222348.15	7559.97	
(11)	Spillway	N: 444647.93 E: 222363.16	7568.00		(48)	End Maint. Road	N: 444584.21 E: 222348.80	7560.05	
(12)	Spillway Crest	N: 444639.62 E: 222384.04	7567.50		(49)	BP	N: 444499.83 E: 222343.59	7561.95	
(13)	Spillway	N: 444637.98 E: 222385.18	7568.00		(50)	BP	N: 444411.05 E: 222336.22	7563.90	
(14)	Spillway Crest	N: 444632.56 E: 222374.34	7567.50		(51)	BP	N: 444232.53 E: 222299.95	7570.00	
(15)	Spillway	N: 444630.94 E: 222375.50	7568.00		(52)	BP	N: 444231.04 E: 222263.18	7570.00	
(16)	TOP	N: 444628.79 E: 222391.91	7568.00		(53)	BP	N: 444265.64 E: 222237.60	7569.08	
(17)	TOP	N: 444621.73 E: 222382.20	7568.00		(54)	BP	N: 444345.47 E: 222223.20	7567.51	
(18)	TOP	N: 444605.27 E: 222386.12	7568.00		(55)	Maint. Road	N: 444477.67 E: 222269.58	7560.71	
(19)	TOP	N: 444603.35 E: 222397.96	7568.00		(56)	Maint. Road	N: 444531.50 E: 222309.73	7560.24	
(20)	TOP	N: 444495.20 E: 222368.23	7568.00		(57)	TC Flow Line	N: 444483.85 E: 222244.83	7559.76	
(21)	TOP	N: 444493.09 E: 222380.04	7568.00		(58)	TC Flow Line	N: 444500.29 E: 222264.73	7559.63	
(22)	TOP	N: 444405.28 E: 222353.61	7568.00		(59)	TC Flow Line	N: 444602.60 E: 222337.65	7559.00	
(23)	TOP	N: 444234.21 E: 222315.18	7571.00		(60)	Outlet Structure	N: 444606.19 E: 222342.05	7559.02	
(24)	TOP	N: 444216.37 E: 222247.07	7572.28		(61)	Outlet Structure	N: 444607.93 E: 222339.61	7559.02	
(25)	TOP	N: 444255.02 E: 222204.61	7574.00						

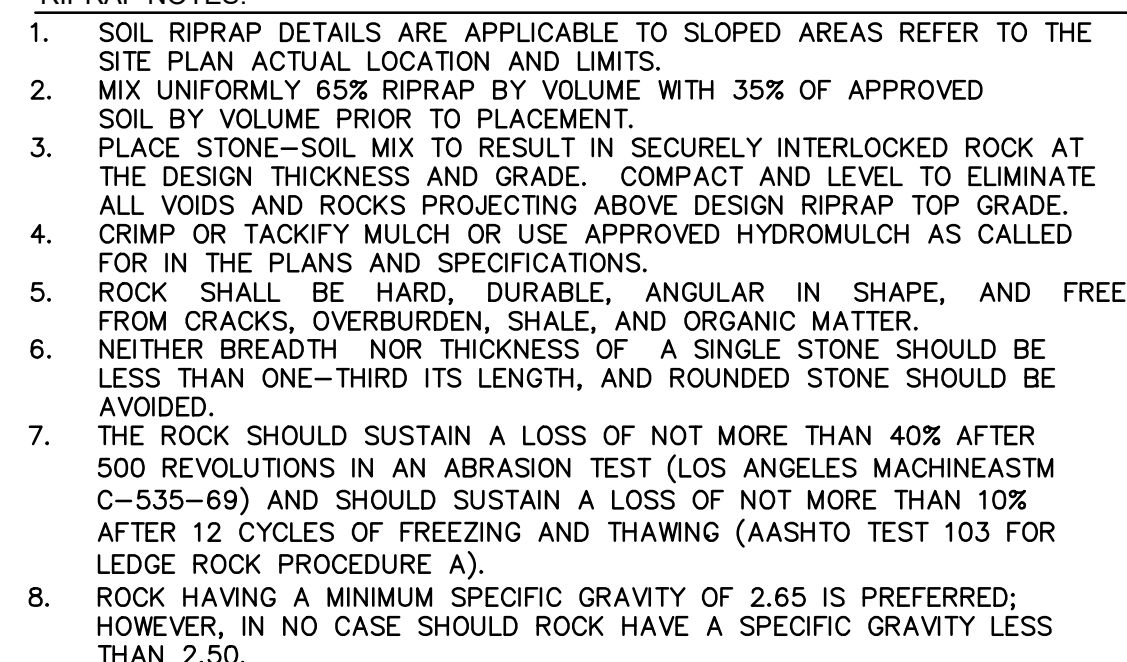
<u>POND GRADING NOTES:</u>	<u>ABBREVIATIONS:</u>
1. TWO SIGNS OF MINIMUM 3 SQ. FT. AREA, SHALL BE INSTALLED AROUND THE POND PERIMETER. THE SIGNS WILL BE CONSTRUCTED OF A DURABLE MATERIAL SUCH AS METAL OR PLASTIC AND HAVE RED LETTERING ON A WHITE BACKGROUND STATING, "WARNING- THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING.	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
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.	



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



SCALE: NTS

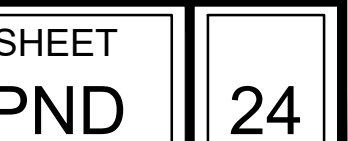


*TYPE L RIPRAP D50=12"
D50=MEAN PARTICLE SIZE
(INTERMEDIATE DIMENSION) BY WEIGHT

23

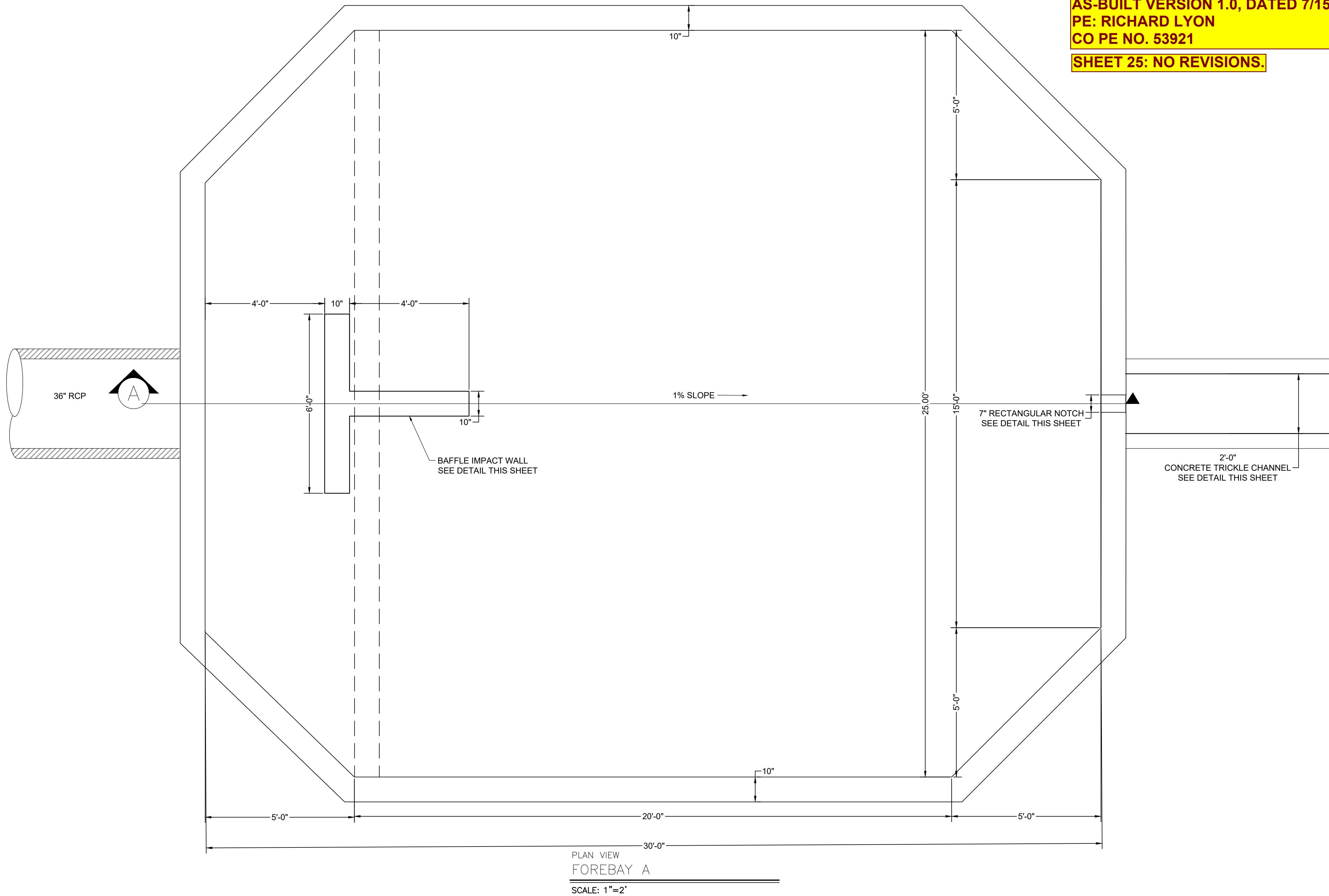


CD FILE NO.: SF2326





AS-BUILT VERSION 1.0, DATED 7/15/2026
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.



PCD FILE NO.: SF2326

DRAWN BY: AXB	JOB DATE: 4/3/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: CPM	JOB NUMBER: 211030	0 1"
CAD DATE: 4/11/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\Drawings\CDs\Forebay_Details		

NO.	DATE	BY	REVISION DESCRIPTION



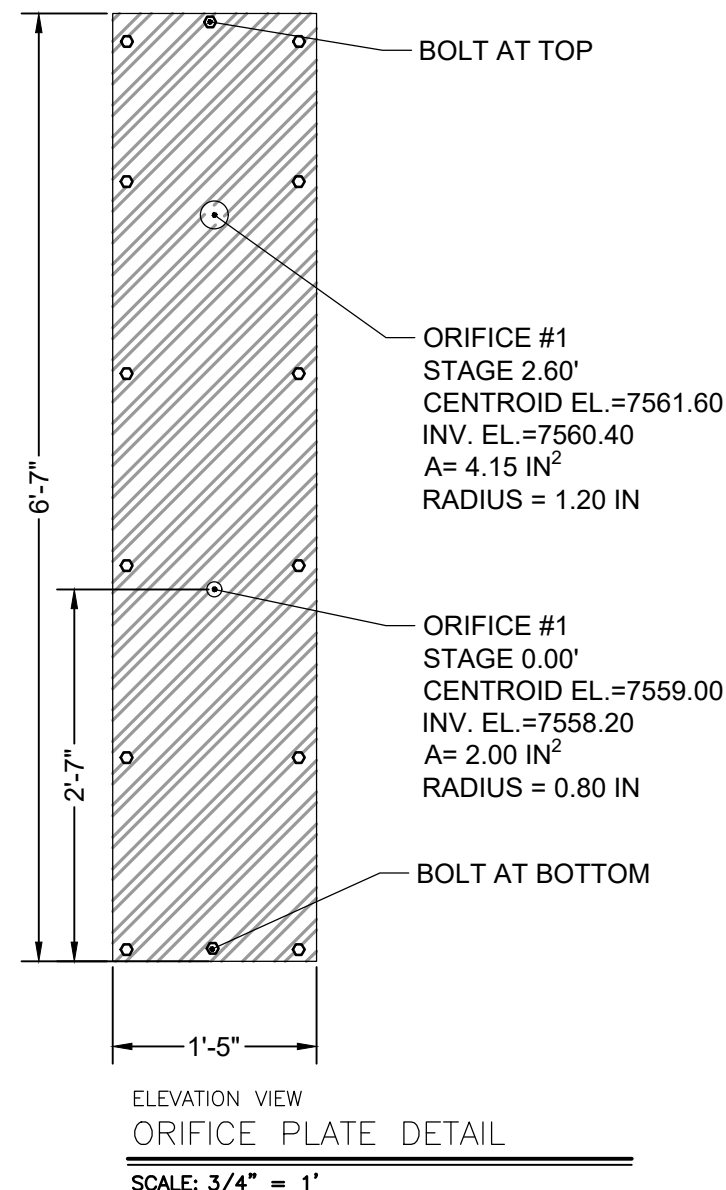
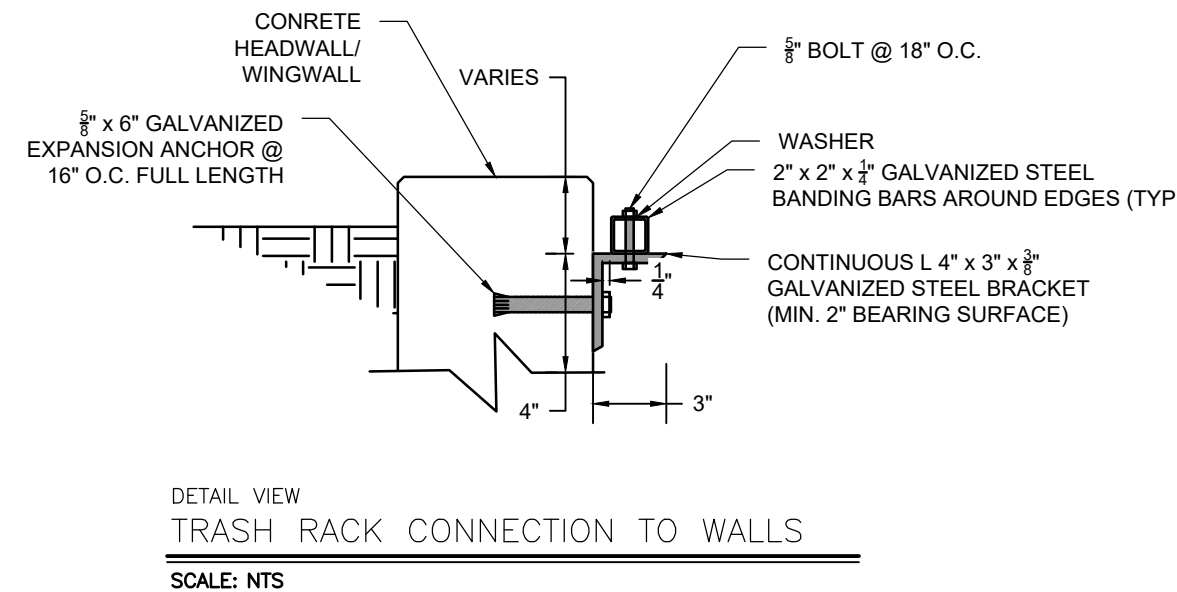
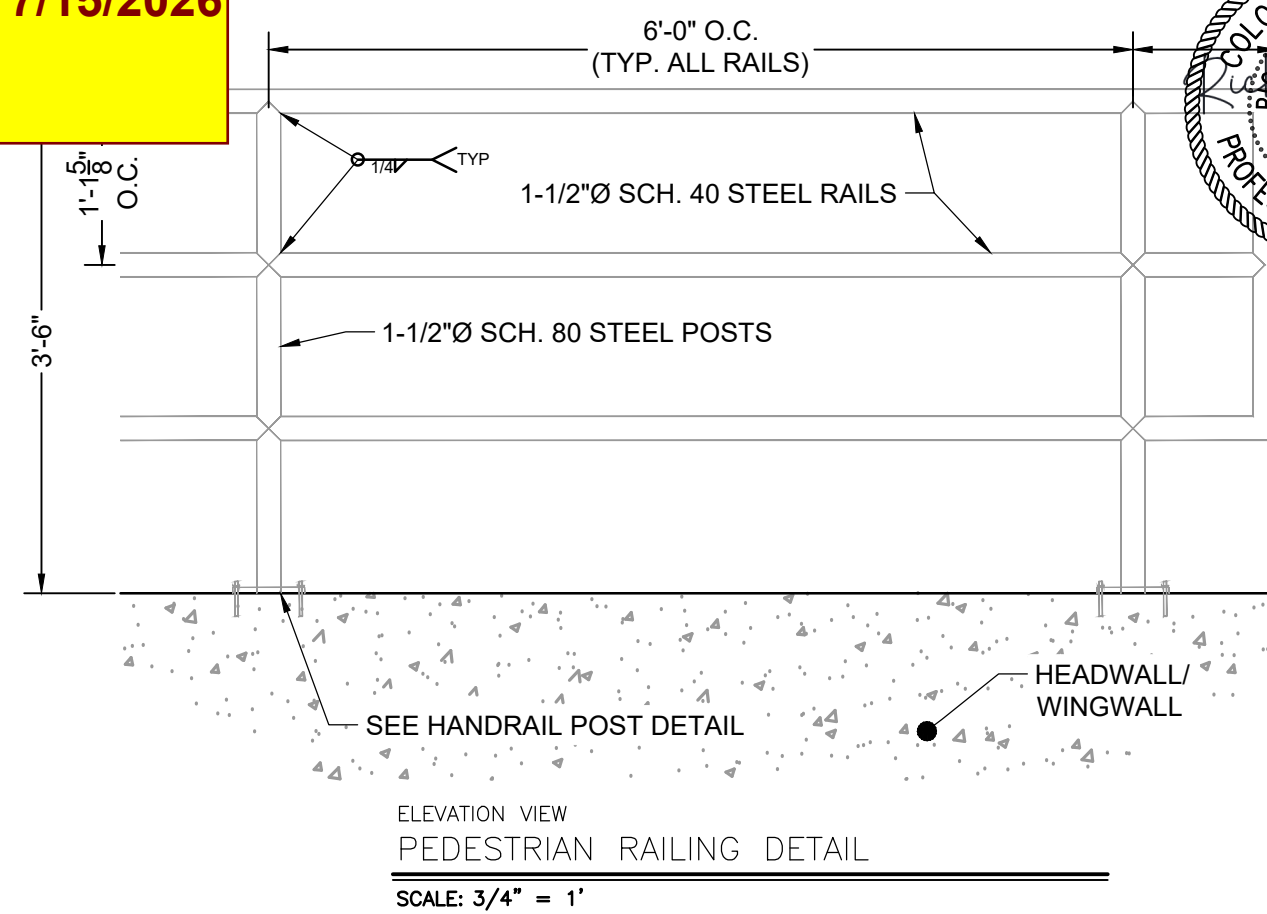
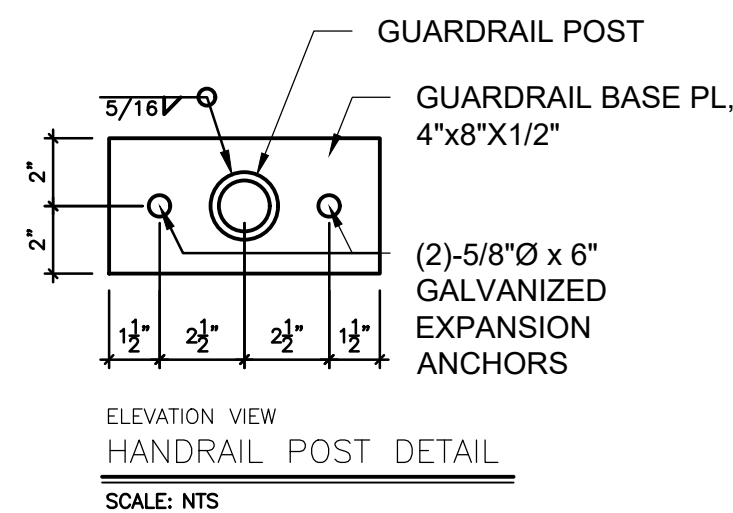
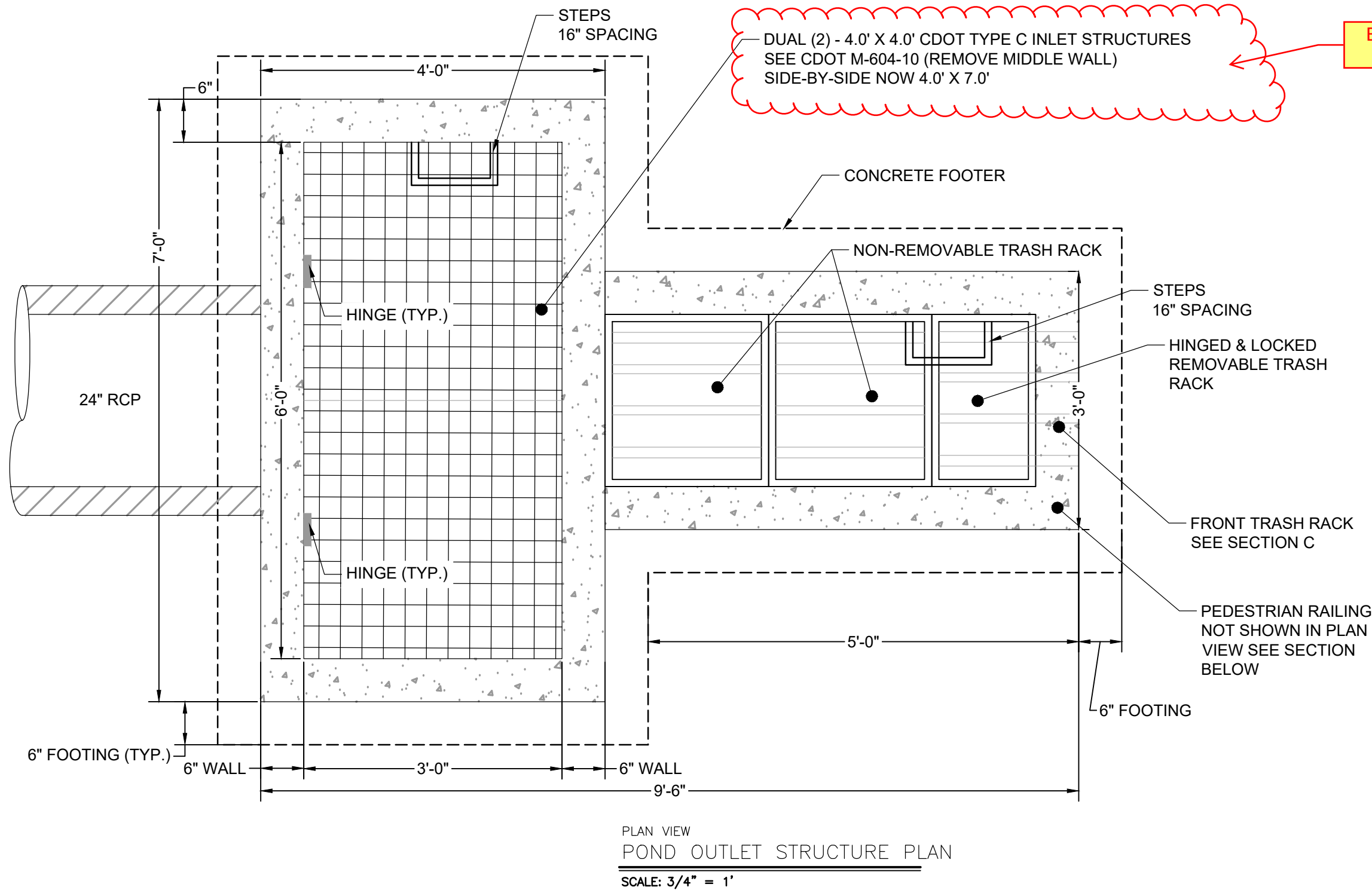
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

CONSTRUCTION DOCUMENTS
POND A FOREBAY DETAILS 2

SHEET
PND

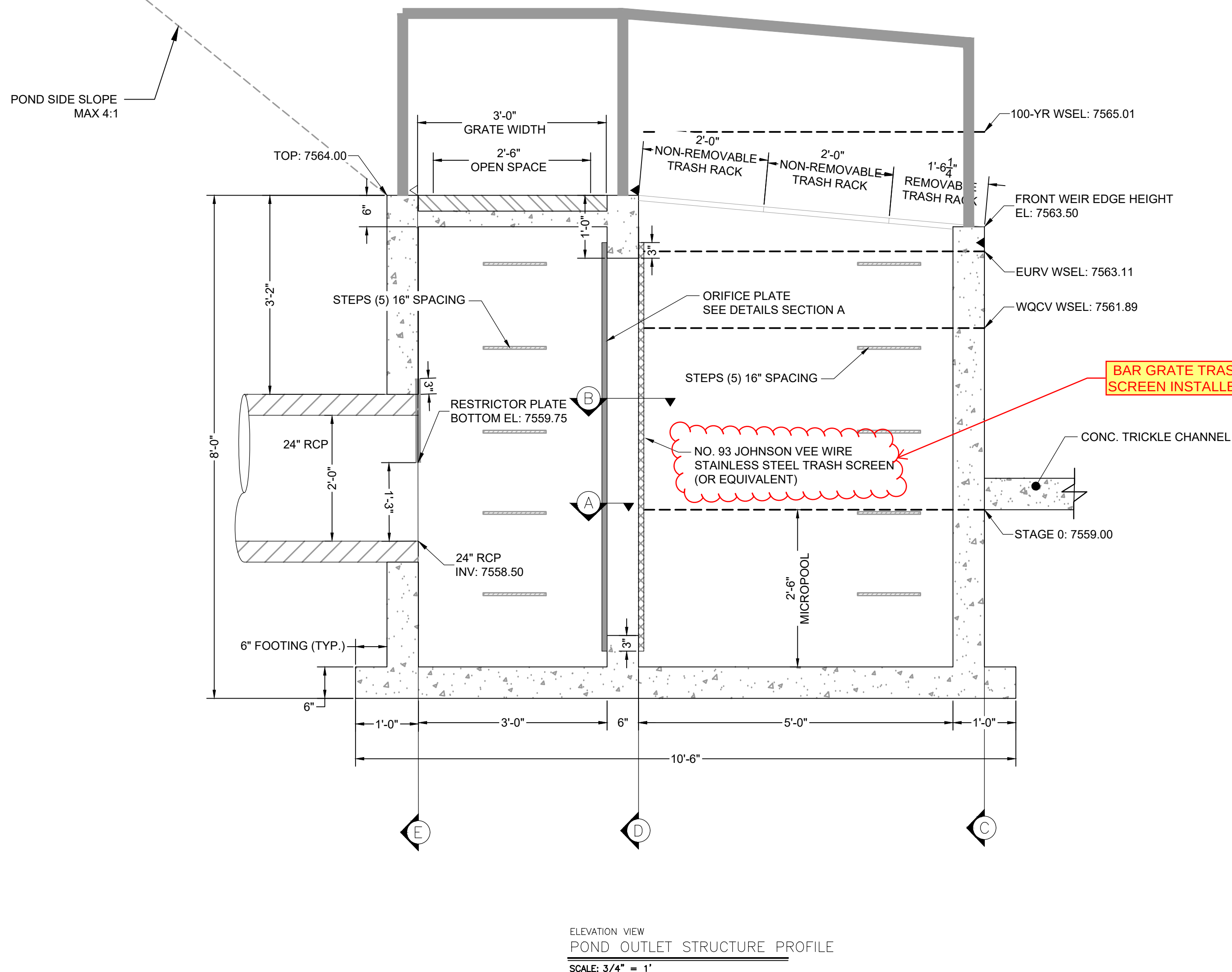
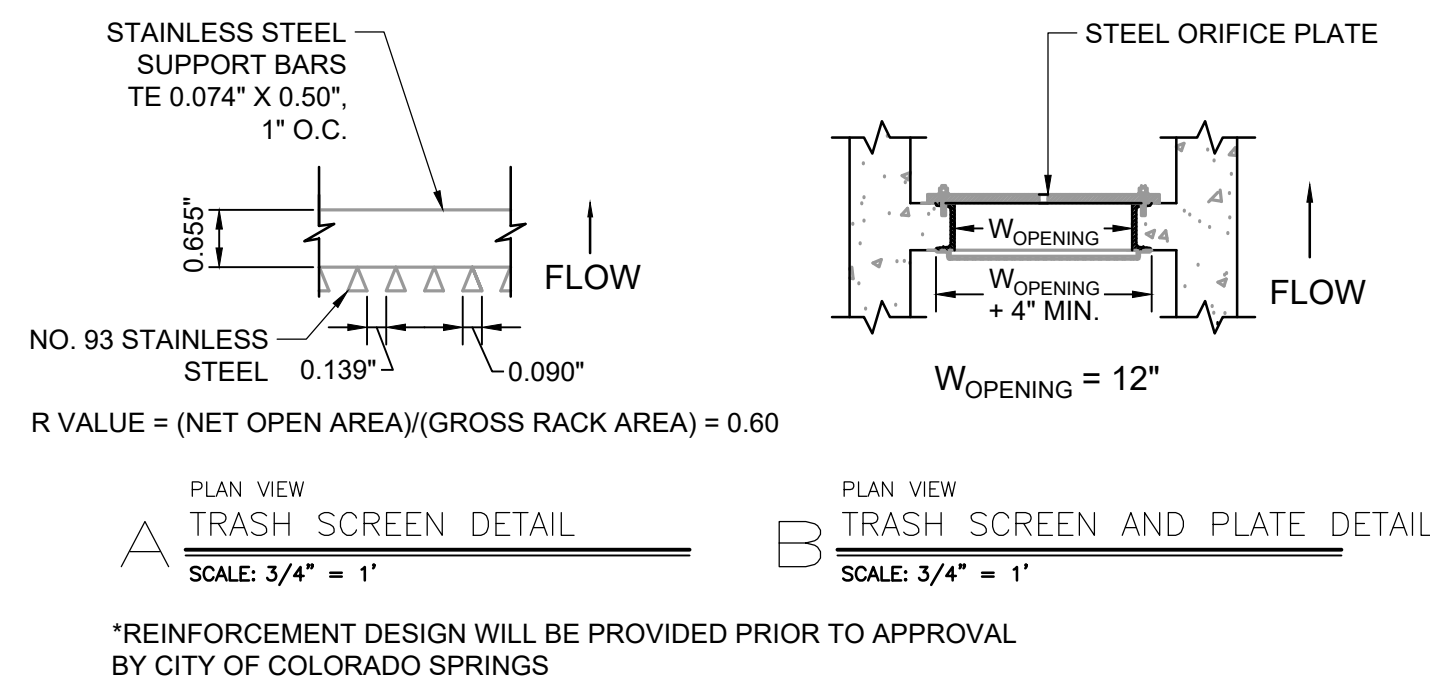
25



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

SHEET 26:
- RETROFIT CHANGES FROM CDR259 FOR FUTURE CLUBHOUSE DEVELOPMENT. SEE MODIFICATIONS COPIED IN THE IMAGE.
- SILT REMOVED FROM MICROPOOL
- LADDER STEPS INSTALLED IN MICRPOOL STRUCTURE
- EMERGENCY SPILLWAY DIMENSIONS AND SIZING VERIFIED
- EMERGENCY SPILLWAY SOIL RIP-RAP VERIFIED IN PLACE
- POND SIGN INSTALLED AT SITE
- ORIFICE PLATE VERIFIED
- WATER-TIGHT GASKETS INSTALLED ON PLATE
- AS-BUILT BAR GRATE TRASH SCREEN AND RACKS

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



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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APPROVED: RDL JOB NUMBER: 211030
CAD DATE: 4/11/2024
CAD FILE: J:\2021\211030\CAD\DWG\ESTATES_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
PRI #2, LLC.
EL PASO COUNTY, CO

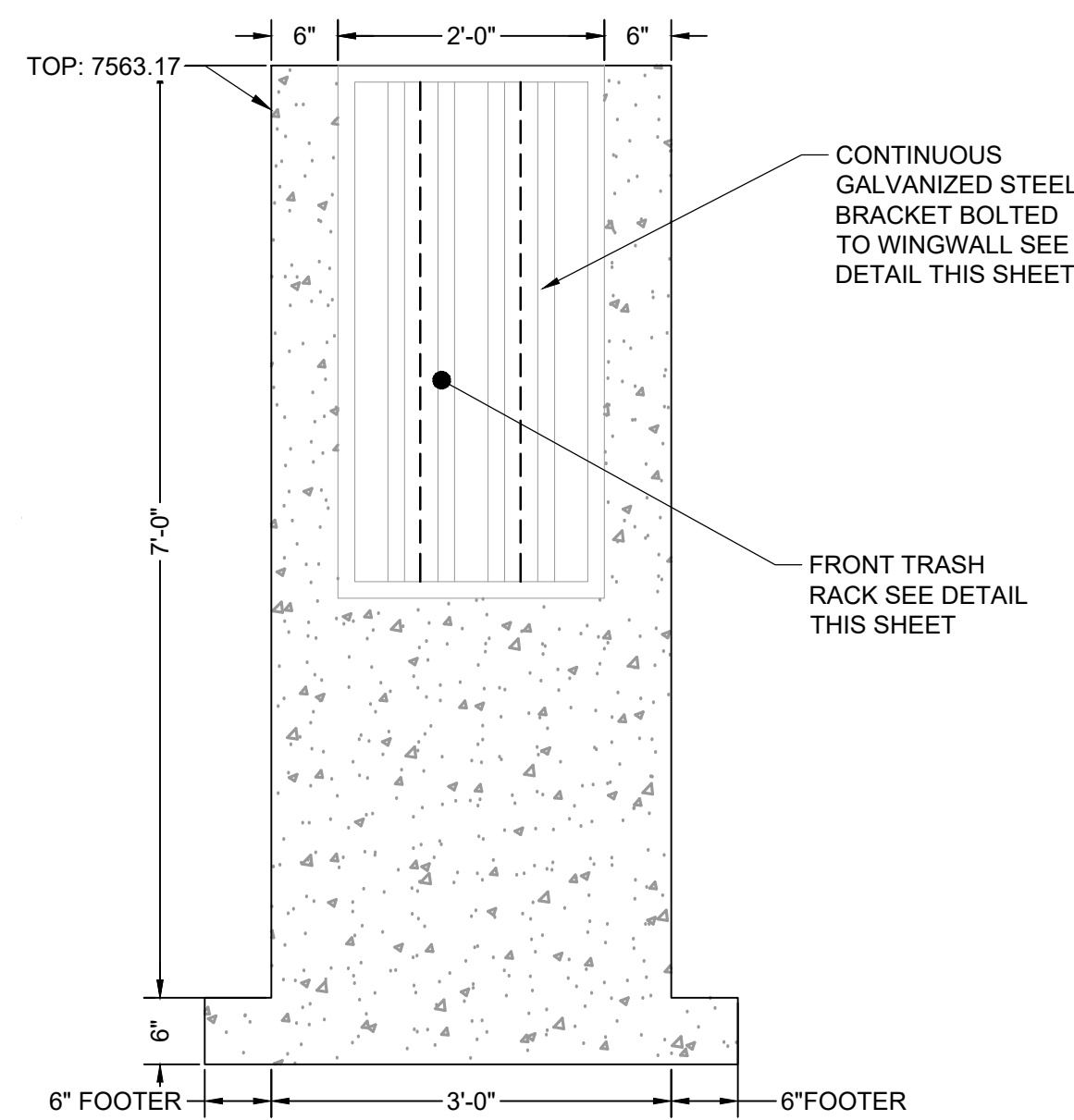
CONSTRUCTION DOCUMENTS
POND A OUTLET STRUCTURE DETAILS

SHEET
PND

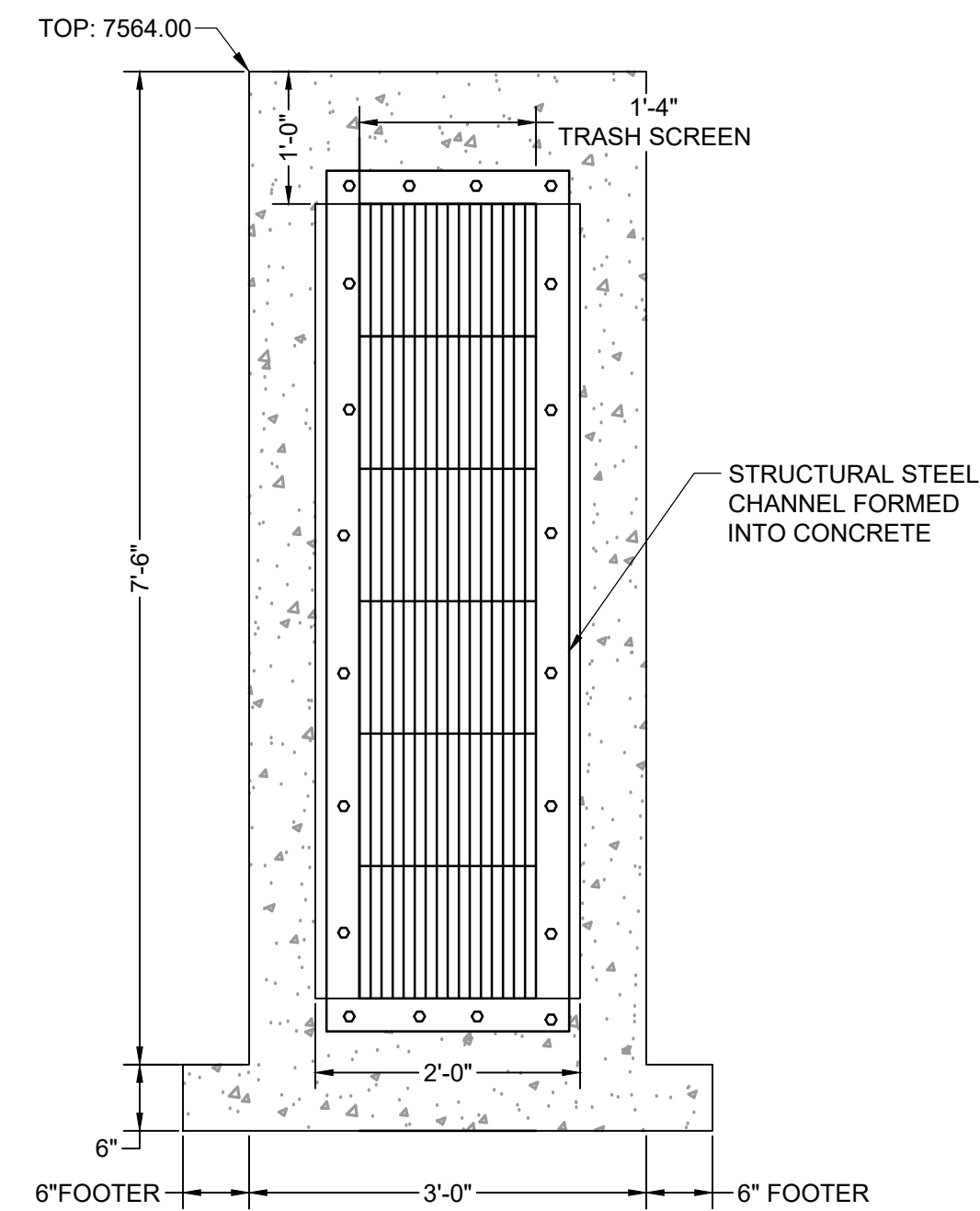
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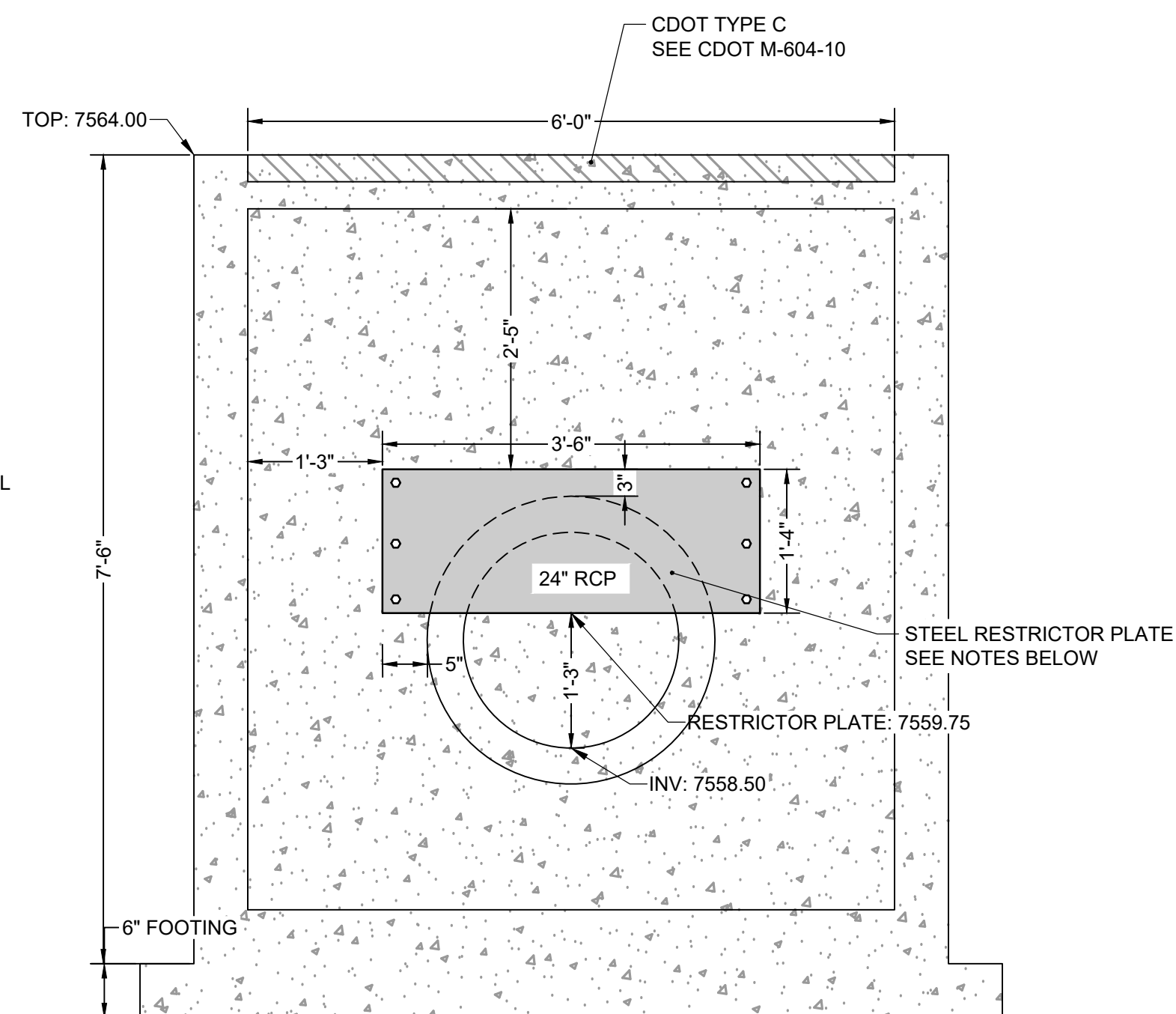
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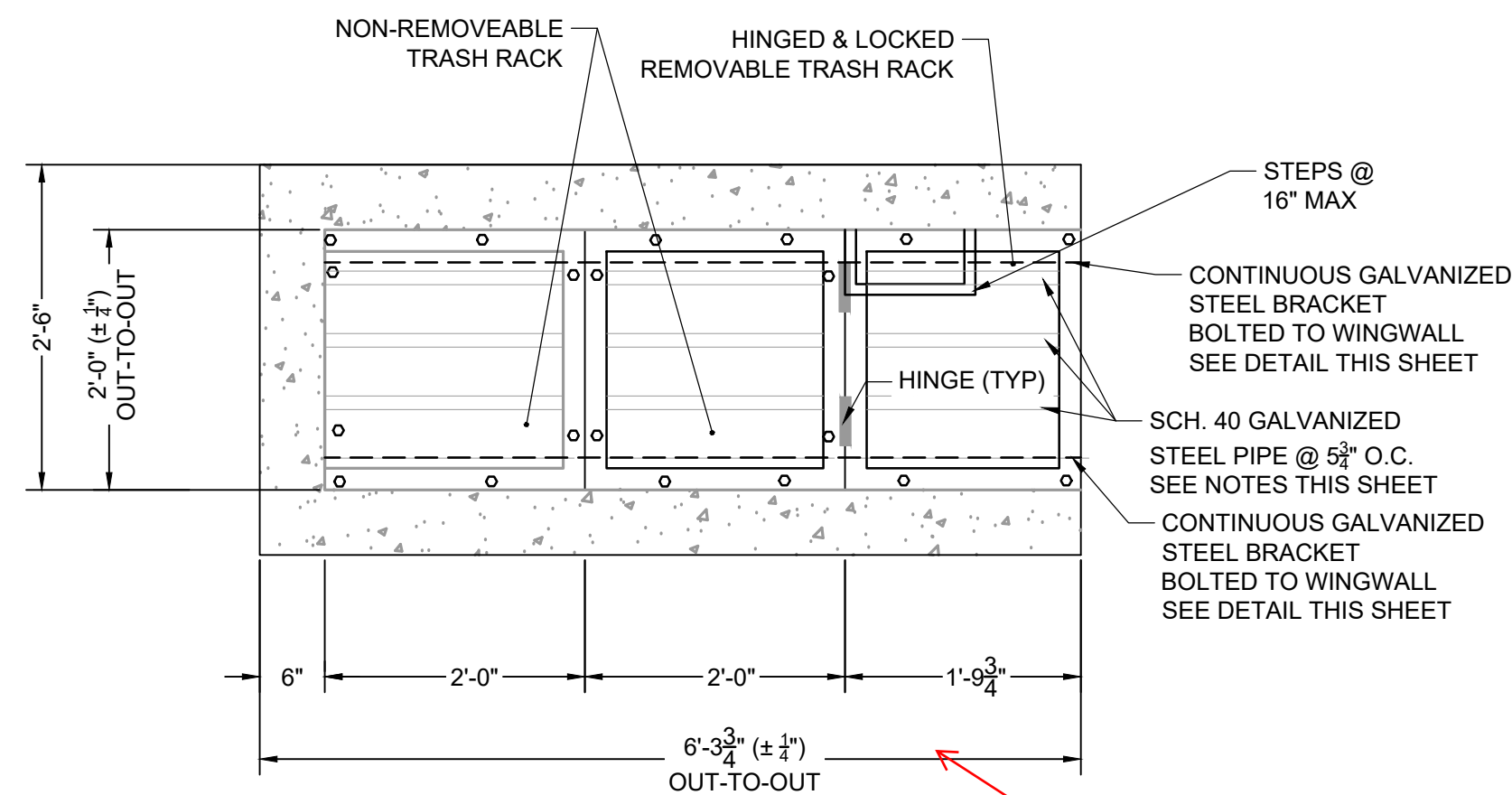
ELEVATION VIEW
C FRONT FACE
SCALE: 3/4" = 1'



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:

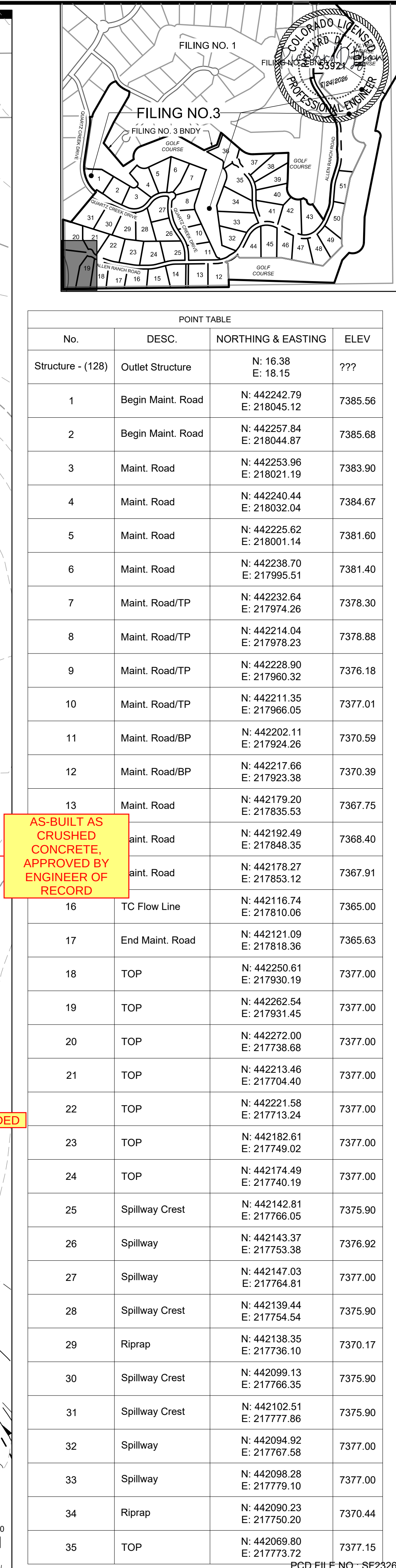
1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. BAR GATE TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE.
3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED 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.



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

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

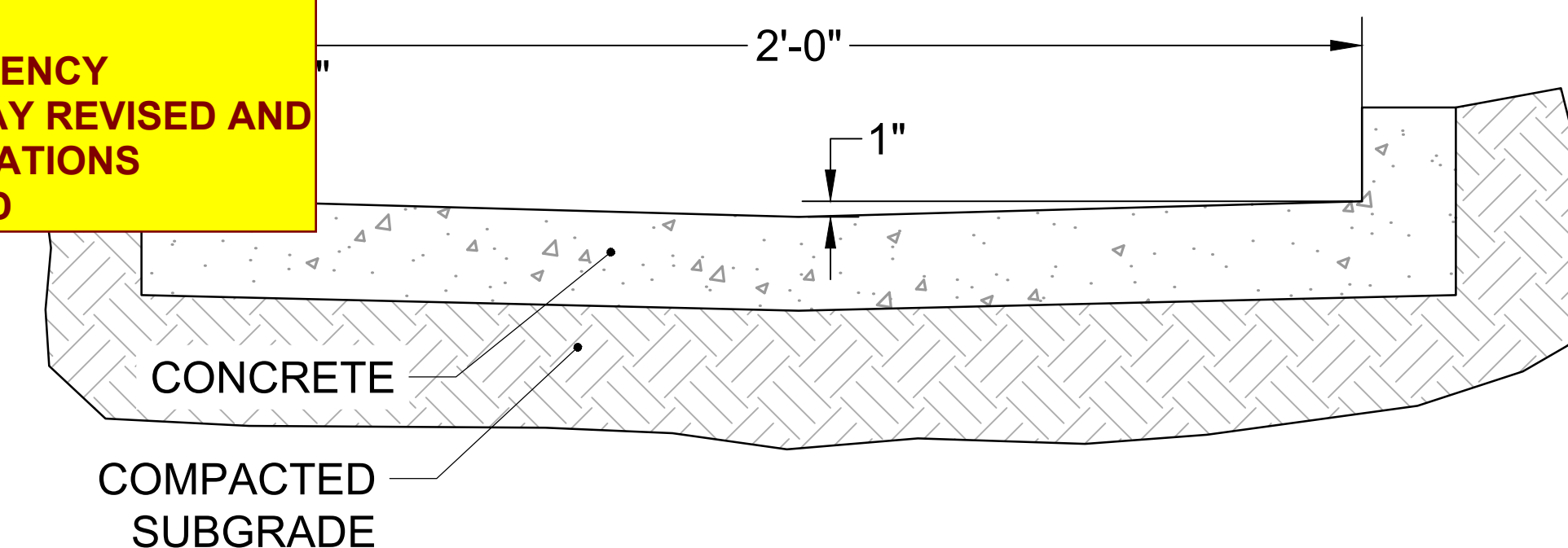


SHEET PND	28
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SHEET
PND 29

SHEET 29:
- SOIL RIP-RAP VERIFIED
- TOPSOIL IN SECTION
VIEW REMOVED
- CRUSHED CONCRETE
POND MAINTENANCE
ACCESS
- EMERGENCY
SPILLWAY REVISED AND
CALCULATIONS
VERIFIED

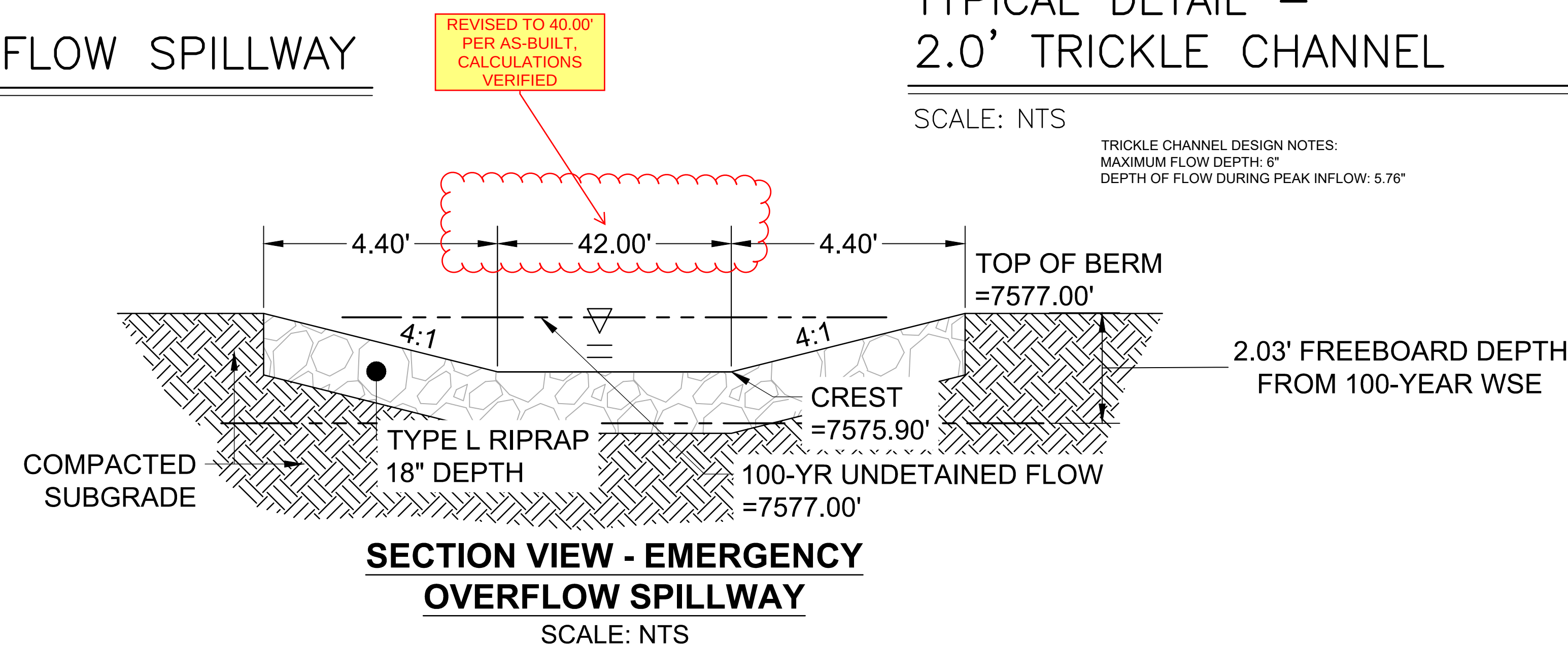


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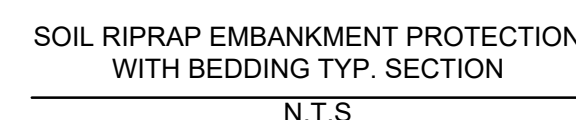
SCALE: NTS

SCALE: NTS

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



SCALE: NTS



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 10" 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, NON-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 D50=9".
D50=MEAN PARTICLE SIZE
(INTERMEDIATE DIMENSION) BY WEIGHT

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

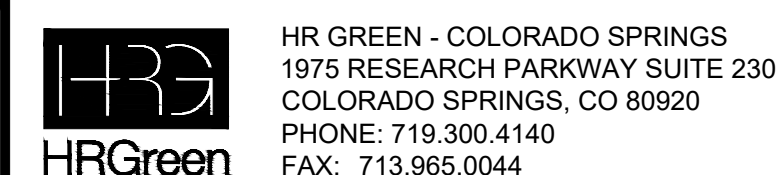
*TYPE L RIPRAP D50=12"
D50=MEAN PARTICLE SIZE
(INTERMEDIATE DIMENSION) BY WEIGHT

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

DRAWN BY: DLH JOB DATE: 4/11/24
APPROVED: RDL JOB NUMBER: 211030
CAD DATE: 4/11/2024
CAD FILE: J:\2021\211030\CAD\DWG\CI\Estates_CDs\Pond_B_Grading

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

NO.	DATE	BY	REVISION DESCRIPTION



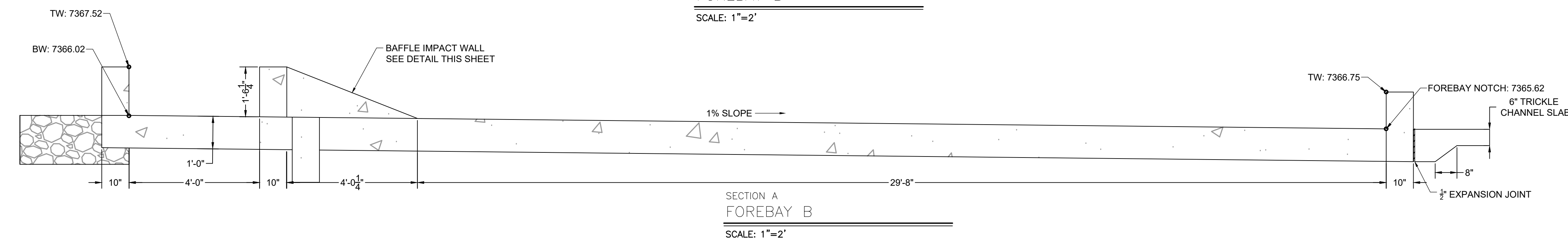
FLYING HORSE NORTH FILING 3
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DRAINAGE DETAILS

POND B DETAILS

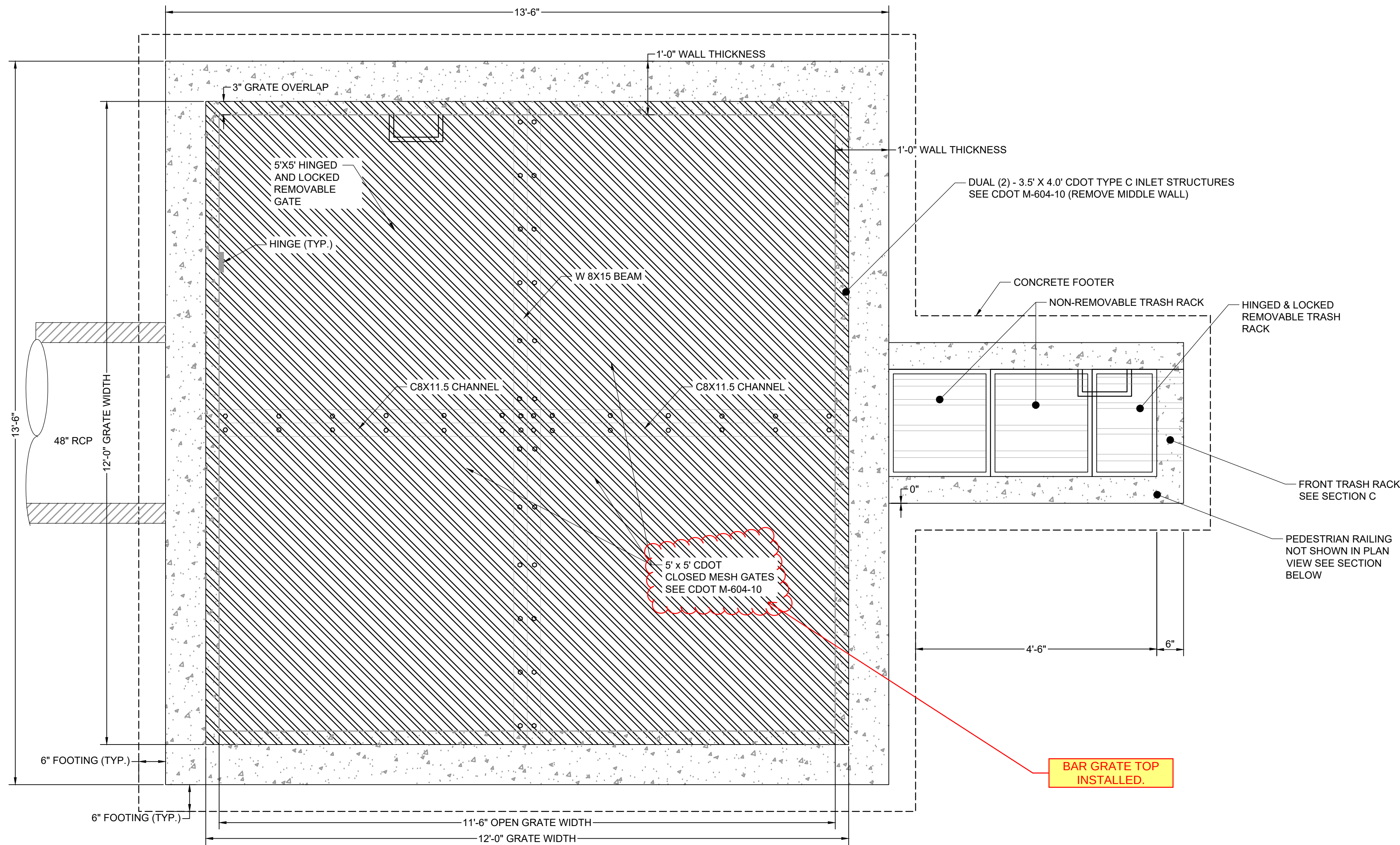


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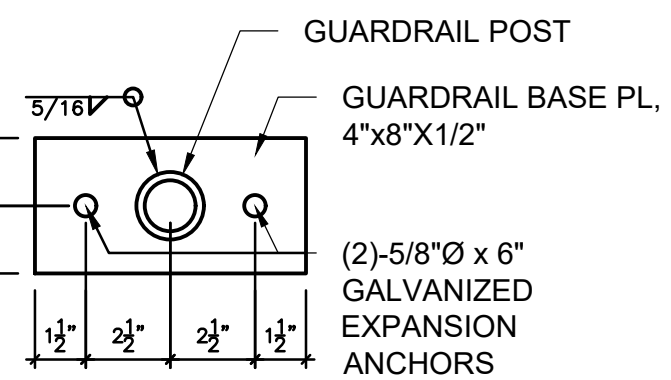


SHEET PND	30
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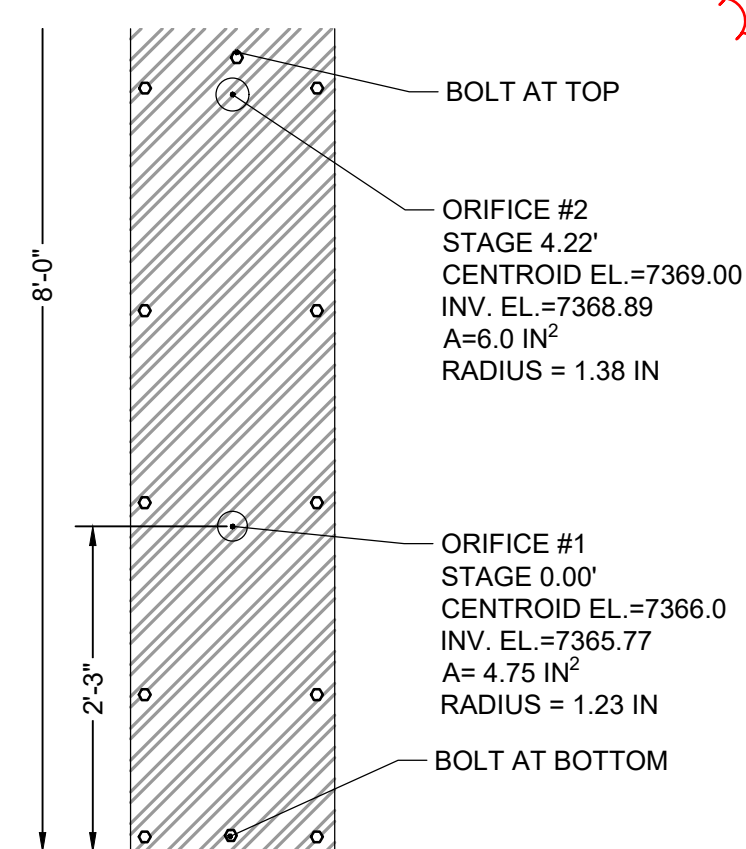
AS-BUILT VERSION 1.0, DATED 7/15/2026
PE: RICHARD LYON
CO PE NO. 53921



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



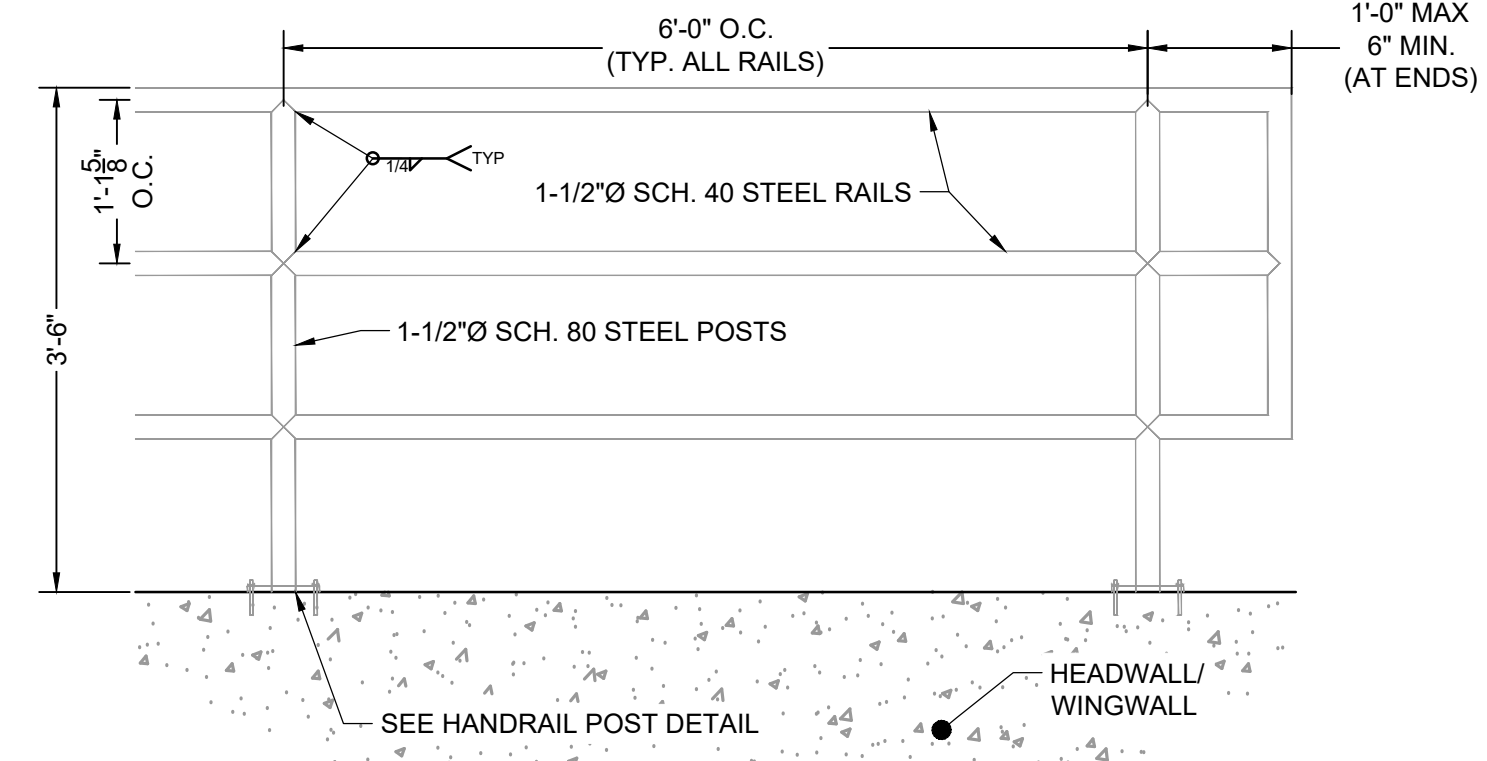
ELEVATION VIEW
 HANDRAIL POST DETAIL
 SCALE: NTS



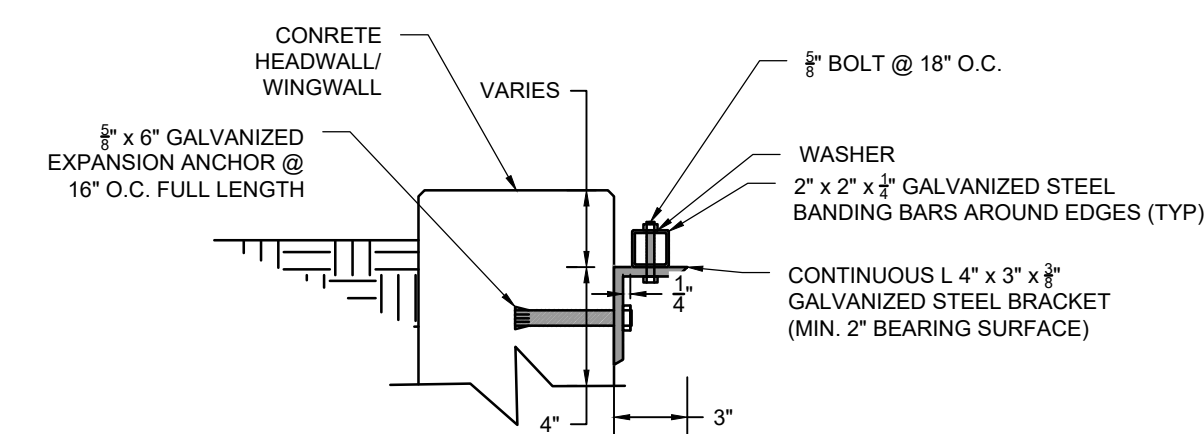
ELEVATION VIEW
 ORIFICE PLATE DETAIL
 SCALE: 3/4" = 1'

ORIFICE PLATE WAS REVISED PER AS-BUILT DATED SEPTEMBER 24, 2024. REVISED PLATE CALLS FOR:

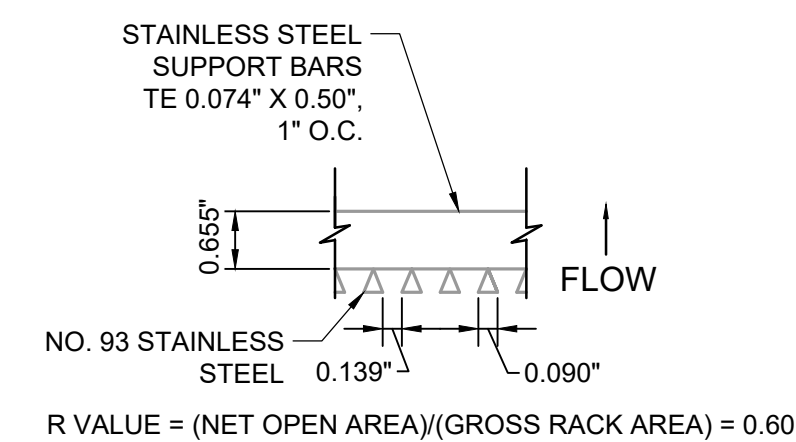
ORIFICE #1: STAGE 0 ORIFICE OF 1.98 SQ. INCHES (13/16" RADIUS)
ORIFICE #2: STAGE OF CENTROID @ 0.50 FT. FROM STAGE ZERO, SIZE OF 1.98 SQ. INCHES (13/16" RADIUS)
ORIFICE #3: STAGE OF 3.5 FT. FROM STAGE ZERO, SIZE OF 10 SQ. INCHES OR RECTANGULAR SLOT OF 6" WIDTH BY 1.67" HEIGHT.



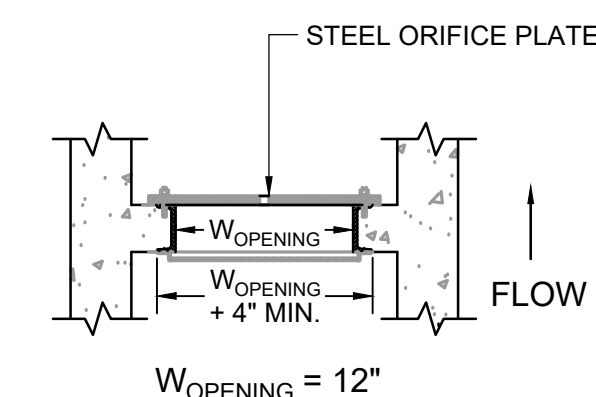
ELEVATION VIEW
 PEDESTRIAN RAILING DETAIL
 SCALE: 3/4" = 1'



DETAIL VIEW
 TRASH RACK CONNECTION TO WALLS
 SCALE: NTS



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

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



PCD FILE NO.: SF2326

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



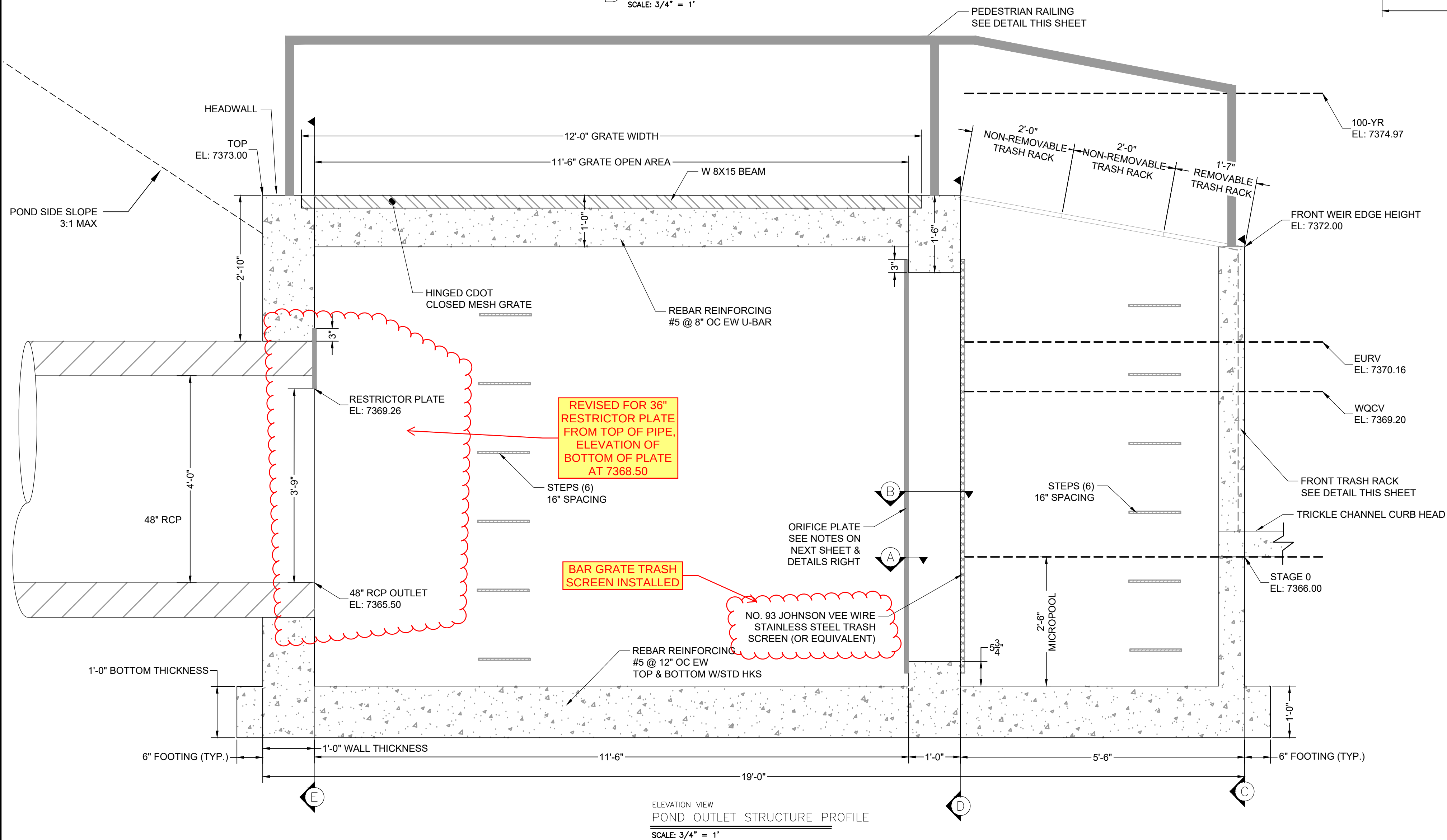
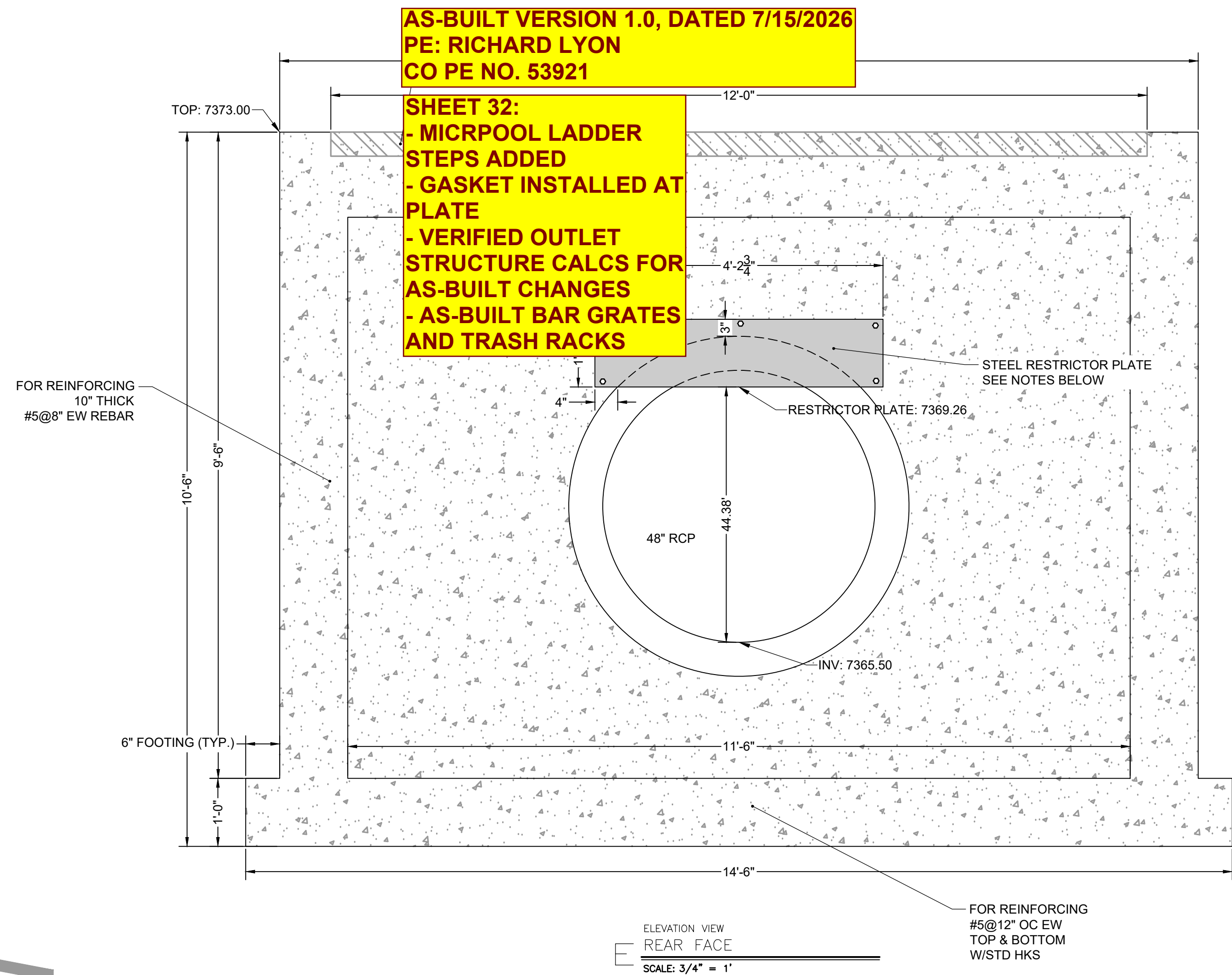
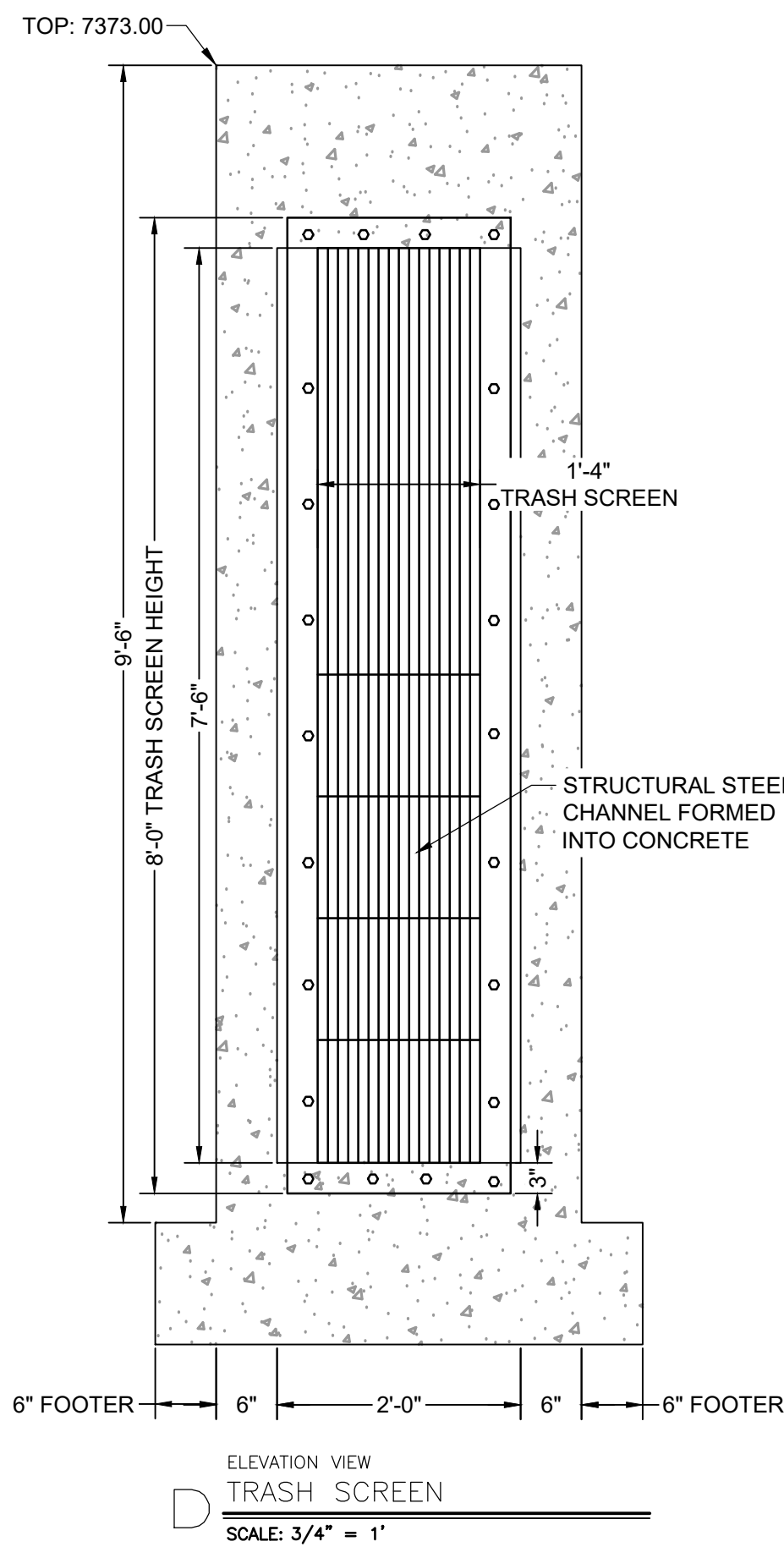
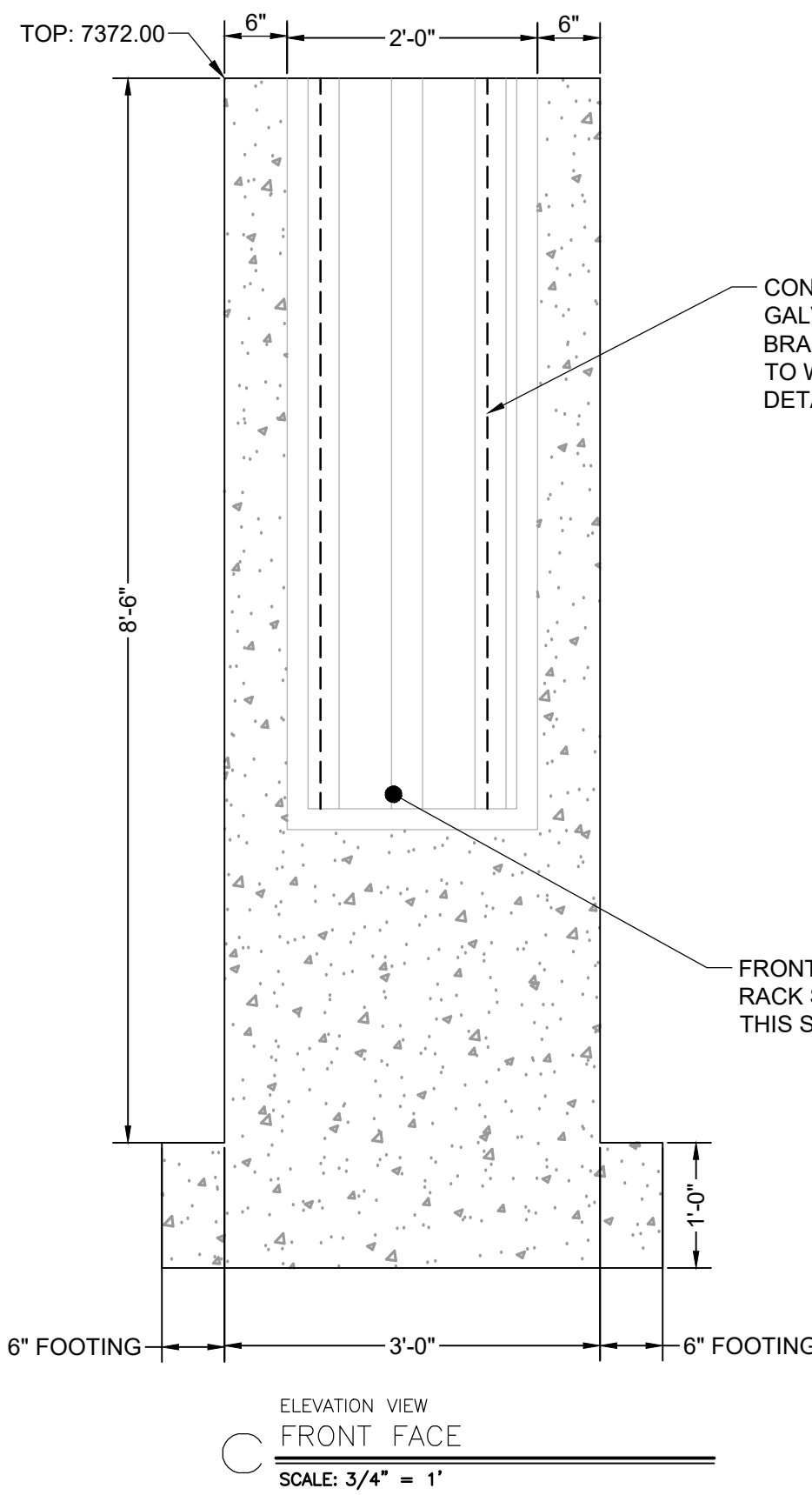
HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

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

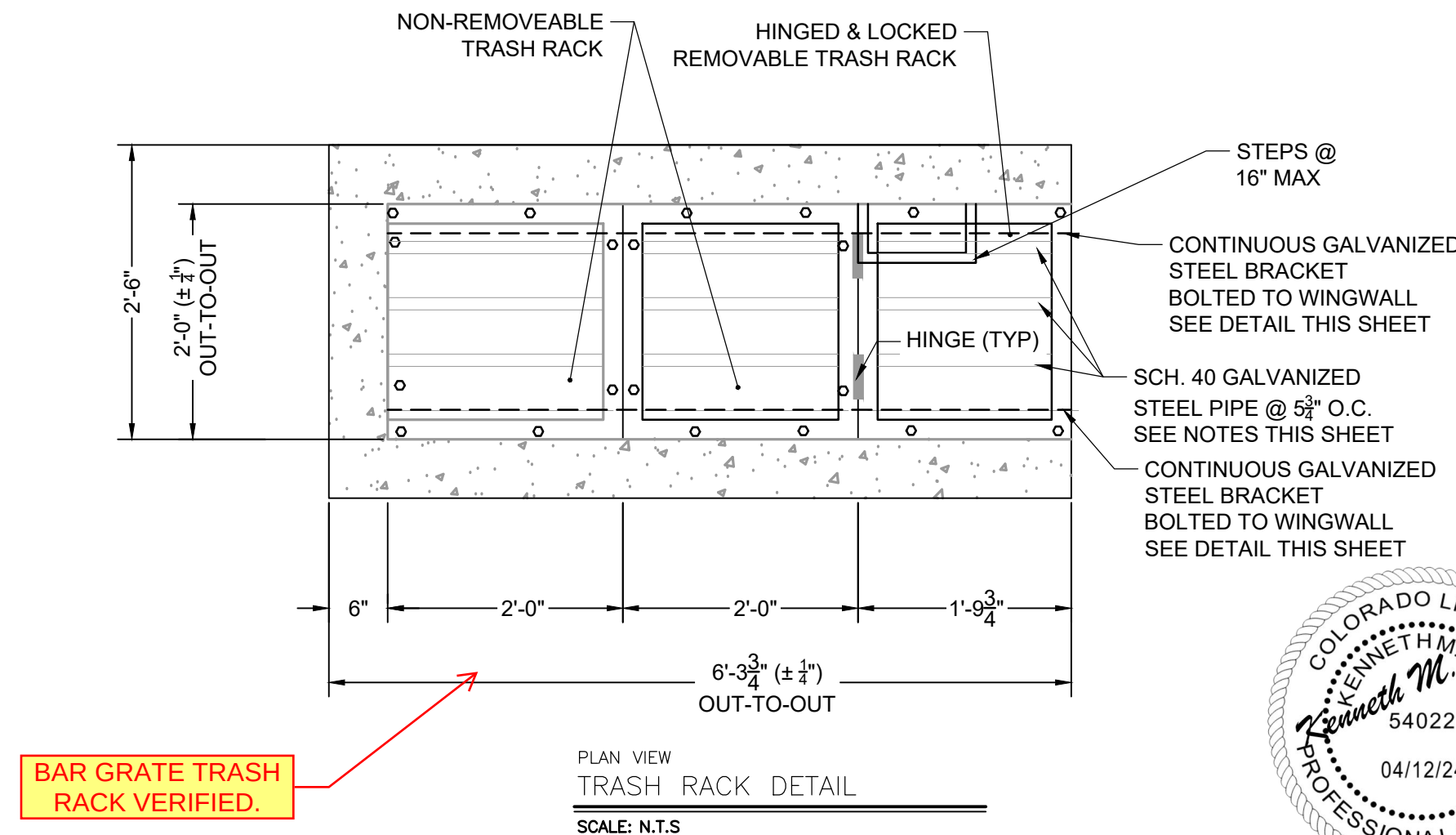
CONSTRUCTION DOCUMENTS
 POND B OUTLET STRUCTURE DETAILS

SHEET
 PND

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- ORIFICE PLATE NOTES:**
1. PLATE TO BE 2" THICK GALVANIZED STEEL.
 2. BOLT PLATE TO CONCRETE @ 12" 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 1/2" 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 712.09.
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- 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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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
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PHONE: 719.300.4140
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PRI #2, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
POND B OUTLET STRUCTURE DETAILS 2

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