

HERGER, DANIEL_3/4/2024 5:26 PM
EPC_CD_Notes; EPC_Sem_Construction_Notes; xc--egm--030,202; xc--row--030,202; rdwy_lytloads
Abbreviations; EPC_CD_Notes; EPC_Sem_Construction_Notes; xc--egm--030,202; xc--row--030,202; rdwy_lytloads
Legend; EPC_CD_Notes; EPC_Sem_Construction_Notes; xc--egm--030,202; xc--row--030,202; rdwy_lytloads
Cover; EPC_CD_Notes; EPC_Sem_Construction_Notes; xc--egm--030,202; xc--row--030,202; rdwy_lytloads
Map; EPC_CD_Notes; EPC_Sem_Construction_Notes; xc--egm--030,202; xc--row--030,202; rdwy_lytloads
Contacts; EPC_CD_Notes; EPC_Sem_Construction_Notes; xc--egm--030,202; xc--row--030,202; rdwy_lytloads
Xrefs; EPC_CD_Notes; EPC_Sem_Construction_Notes; xc--egm--030,202; xc--row--030,202; rdwy_lytloads

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

- 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.
- 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).
- 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:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION D. CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- 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.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 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.
- 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.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY EPC.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER EGM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- 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.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- 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.

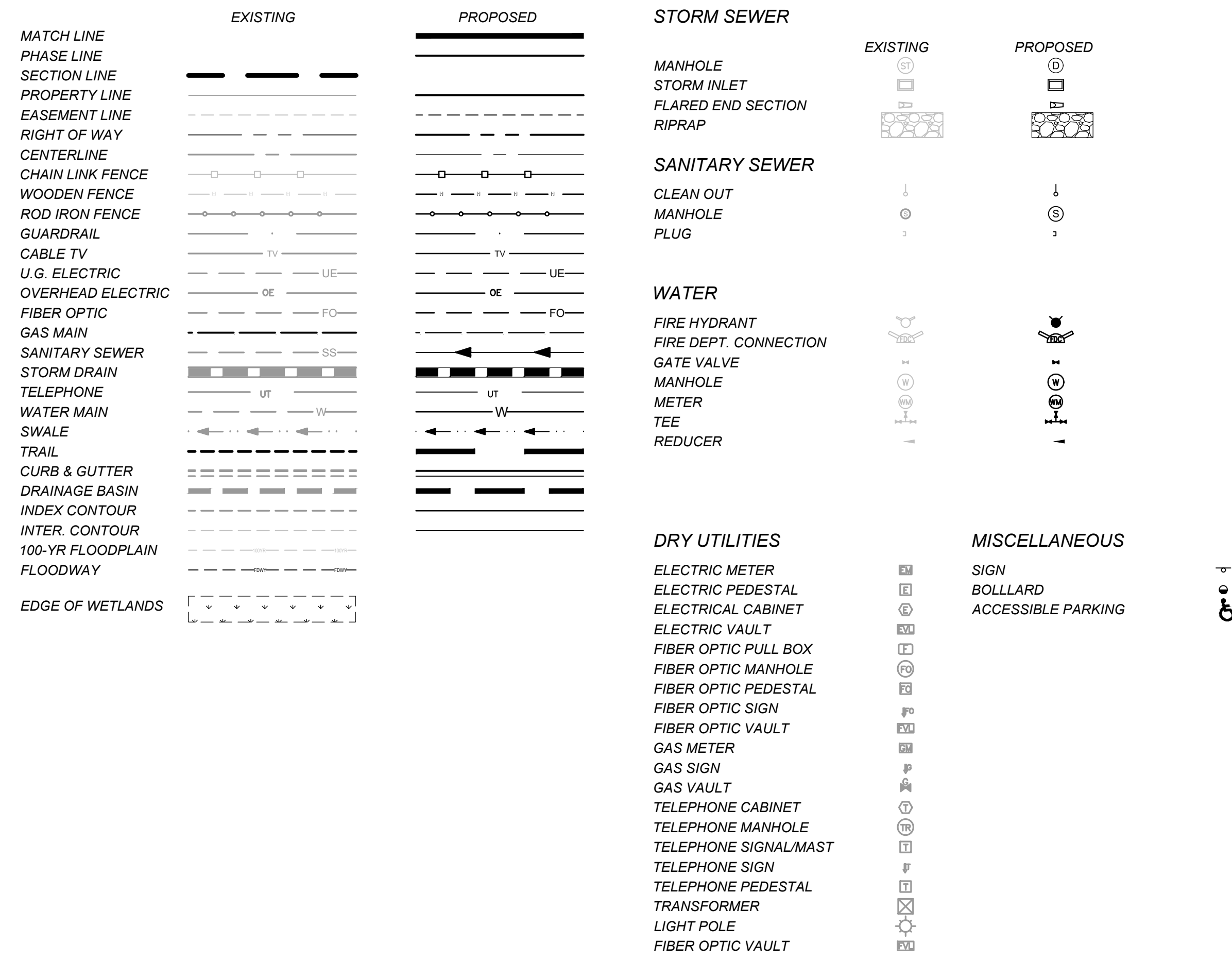
GENERAL CONSTRUCTION NOTES

- 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.
- 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.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- 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.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC EGM APPENDIX K - 1.2C
- 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.
- 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.
- 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.
- 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.
- 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.

ABBREVIATIONS

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

LEGEND



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APPROVED: KMH	JOB NUMBER: 211030	0" = 1"
CAD DATE: 3/4/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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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
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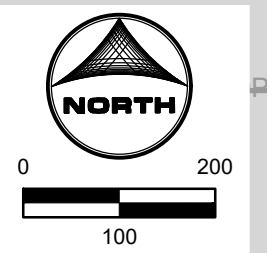
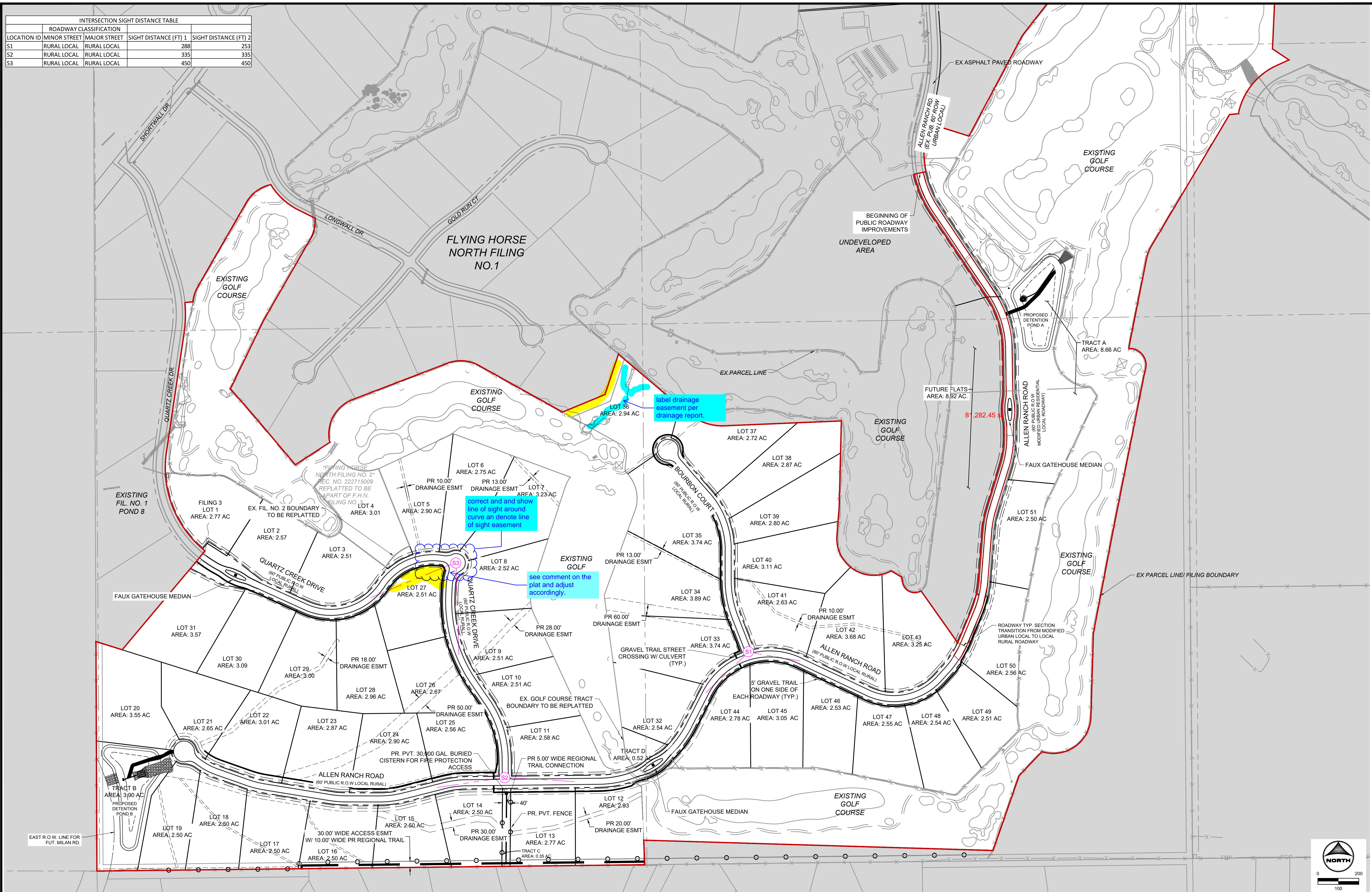
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COVER & LEGEND LEGEND

SHEET LG 2

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INTERSECTION SIGHT DISTANCE TABLE				
ROADWAY CLASSIFICATION		SIGHT DISTANCE (FT)		
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	450	450



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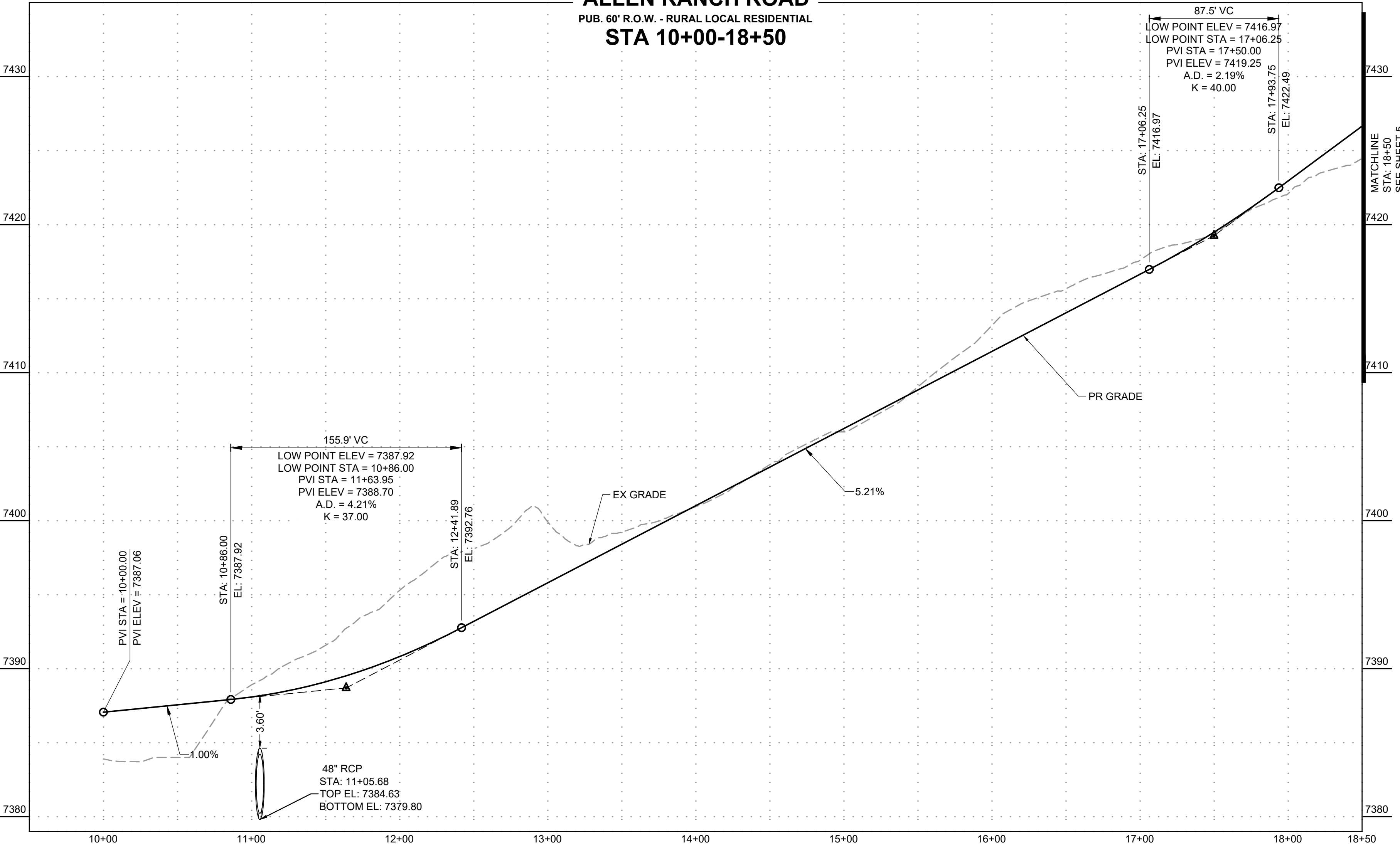
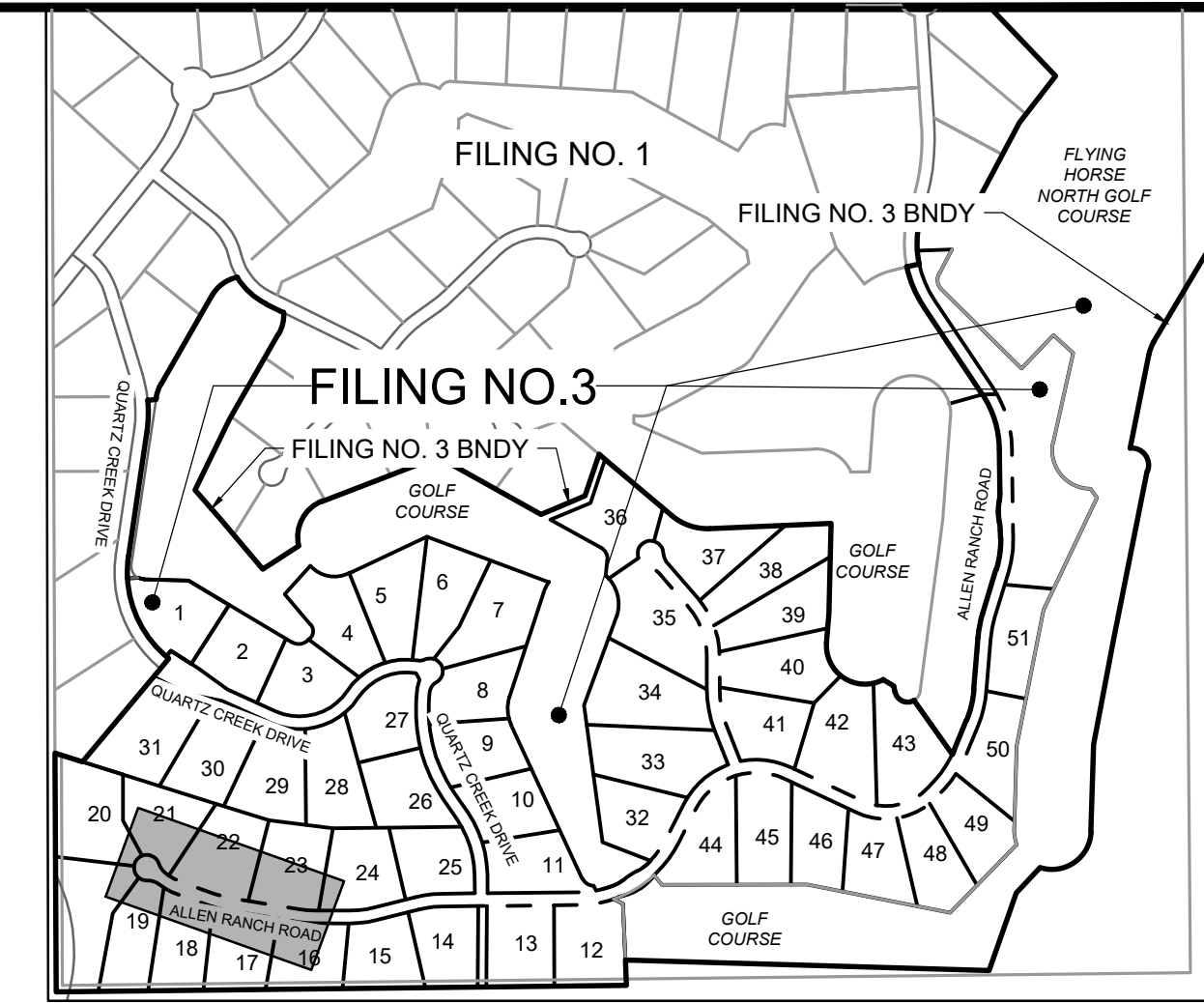
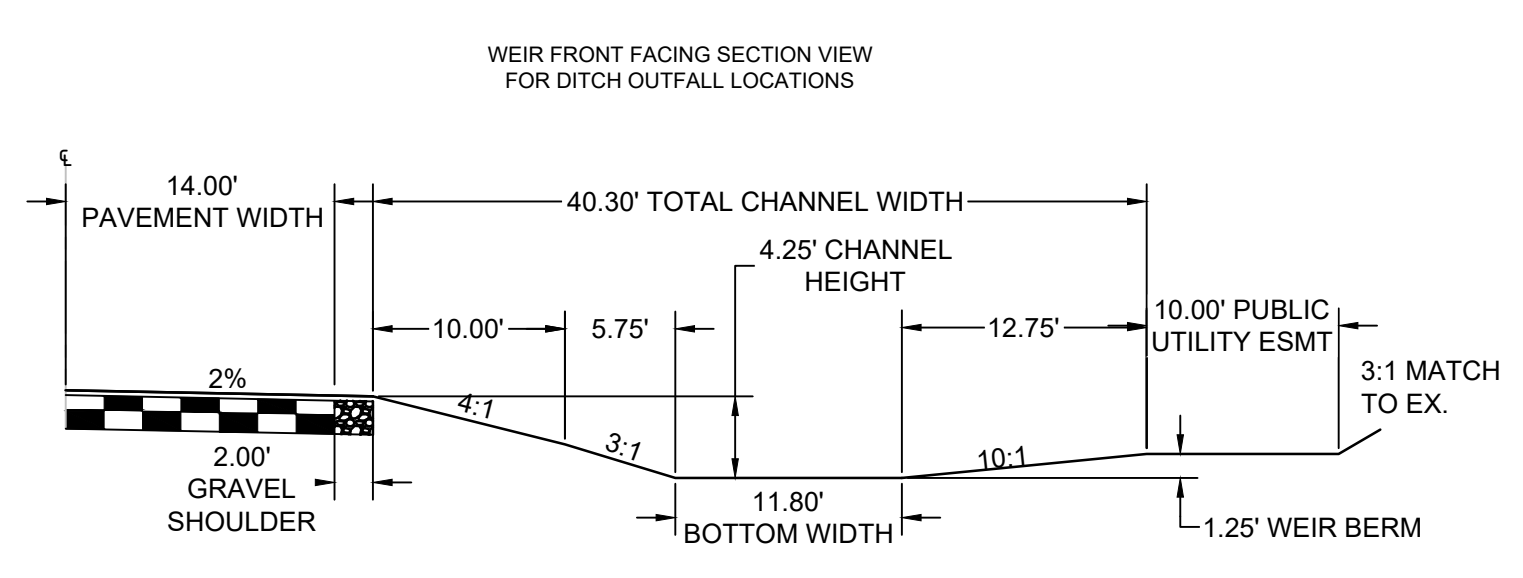
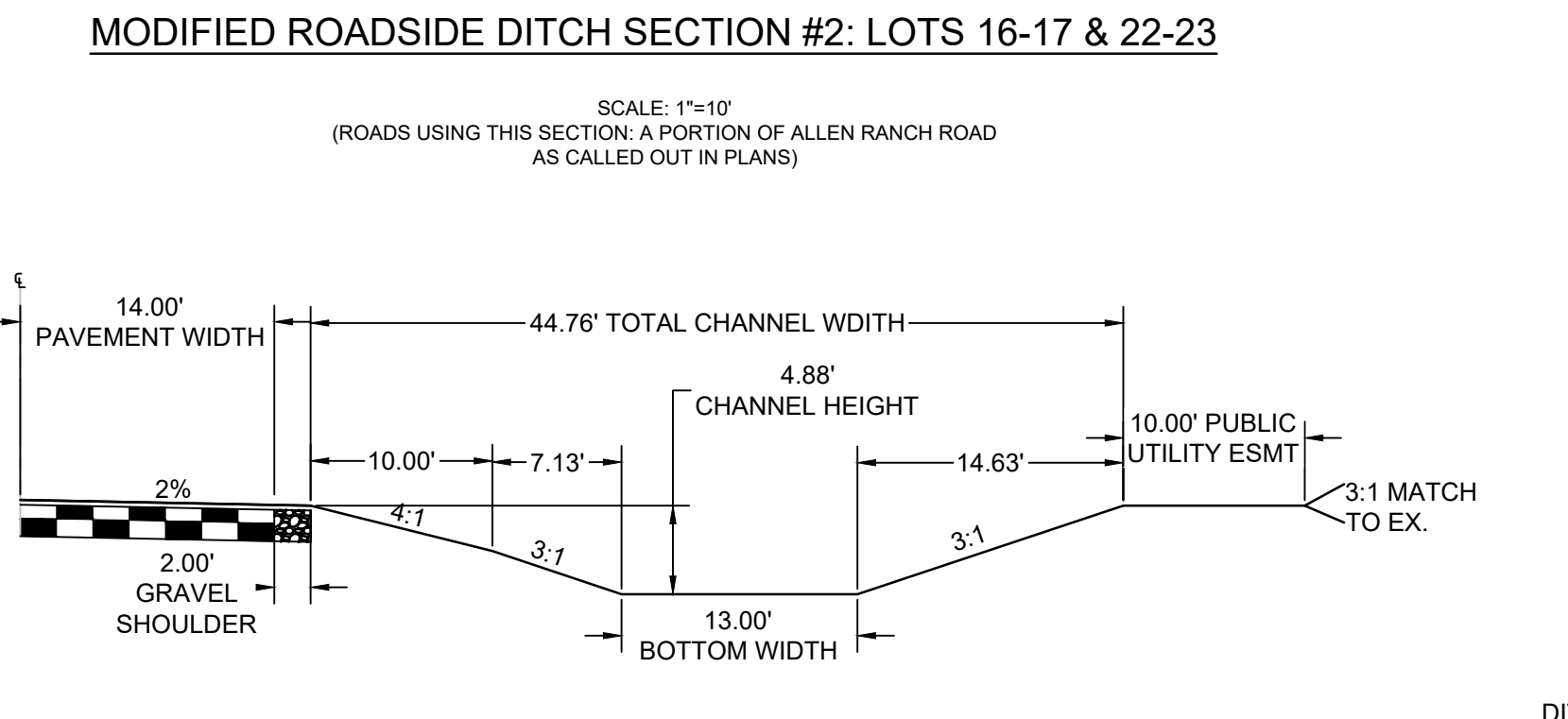
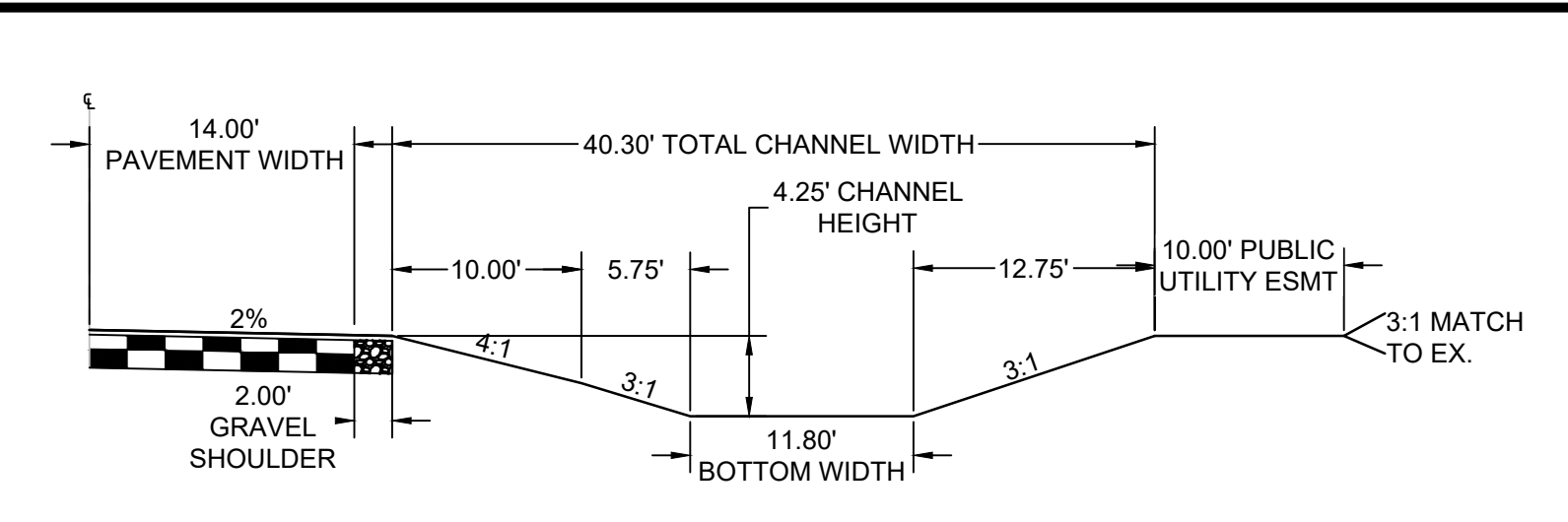
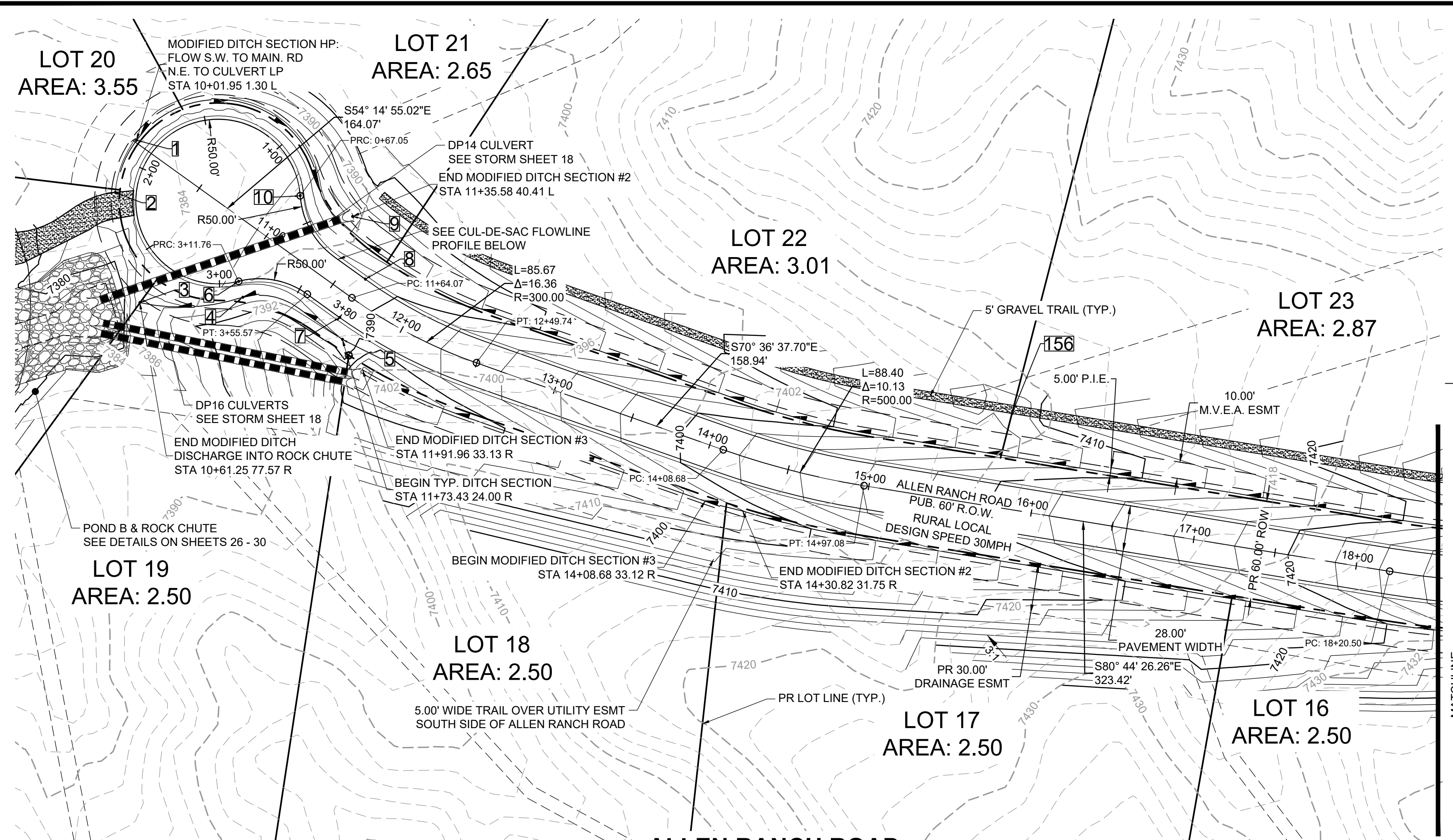
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 PRI #2, LLC.**
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 OVERALL SITE PLAN

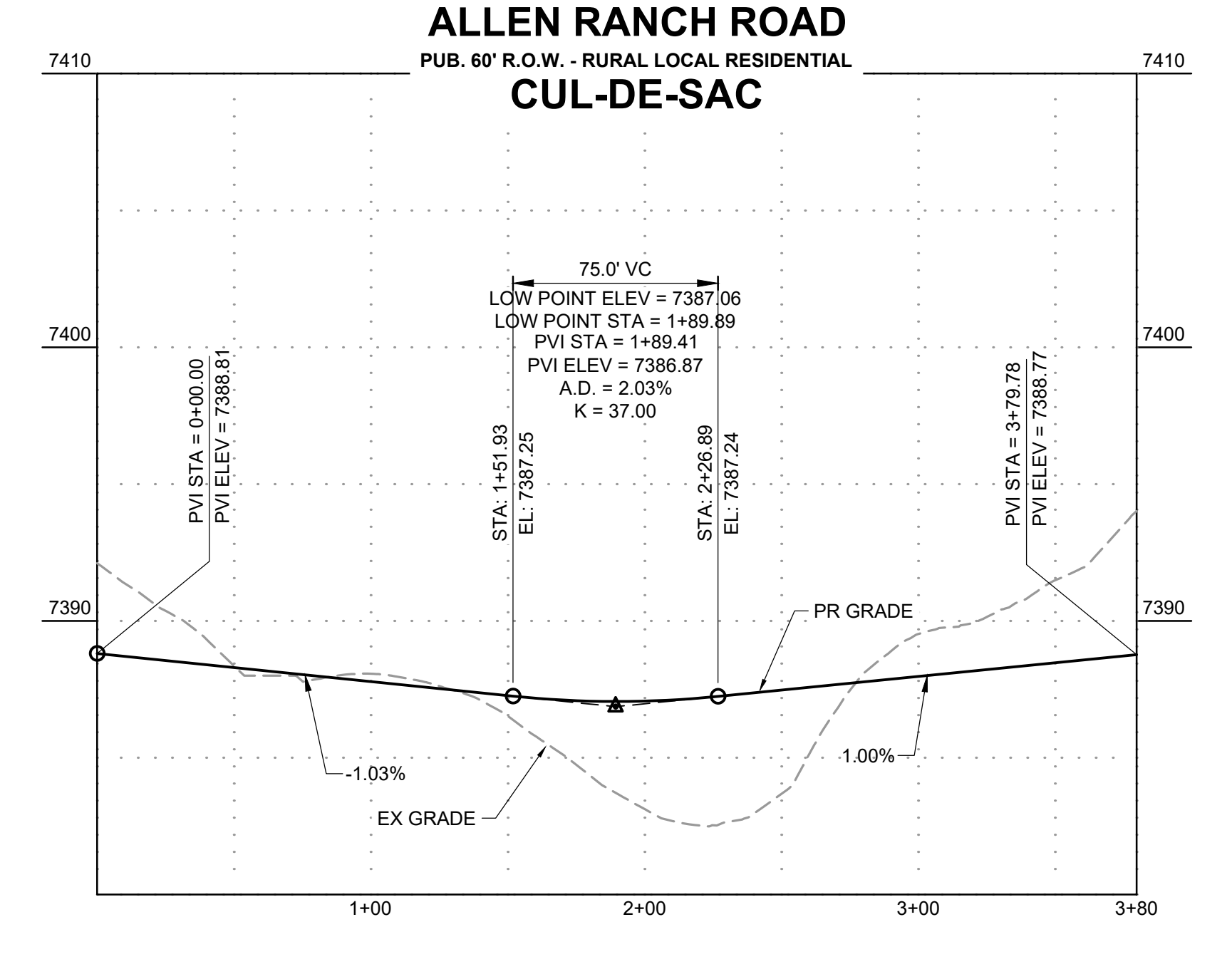
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HR GREEN Xrefs: xc-cow-030.202; xc-dgn-030.202; xg-1-dm-1-030; xv-dgn-1030; xv-cw-1030; xv-ull-1030

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POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
1	HIGH PT	Allen Ranch Road	STA 10+10.95	1.3' L	7384.33
2	END FL TRANSITION	Allen Ranch Road	STA 10+10.03	32.0' R	7383.99
3	END FL TRANSITION	Allen Ranch Road	STA 10+61.25	77.6' R	7385.38
4	BEGIN FL TRANSITION	Allen Ranch Road	STA 11+10.10	38.4' R	7386.65
5	SWALE FL	Allen Ranch Road	STA 11+73.43	24.0' R	7388.02
6	PRC	Allen Ranch Road Cul-de-Sac	STA 3+11.76	0.0'	7388.09
7	PCR	Allen Ranch Road	STA 11+65.00	14.0' R	7388.77
8	PCR	Allen Ranch Road	STA 11+64.07	14.0' L	7388.81
9	LOW PT	Allen Ranch Road	STA 11+35.58	40.4' L	7381.50
10	PRC	Allen Ranch Road Cul-de-Sac	STA 0+67.05	0.0'	7388.12
156	WEIR CNTR/SEE DT	Allen Ranch Road	STA 15+78.75	57.8' L	7406.97



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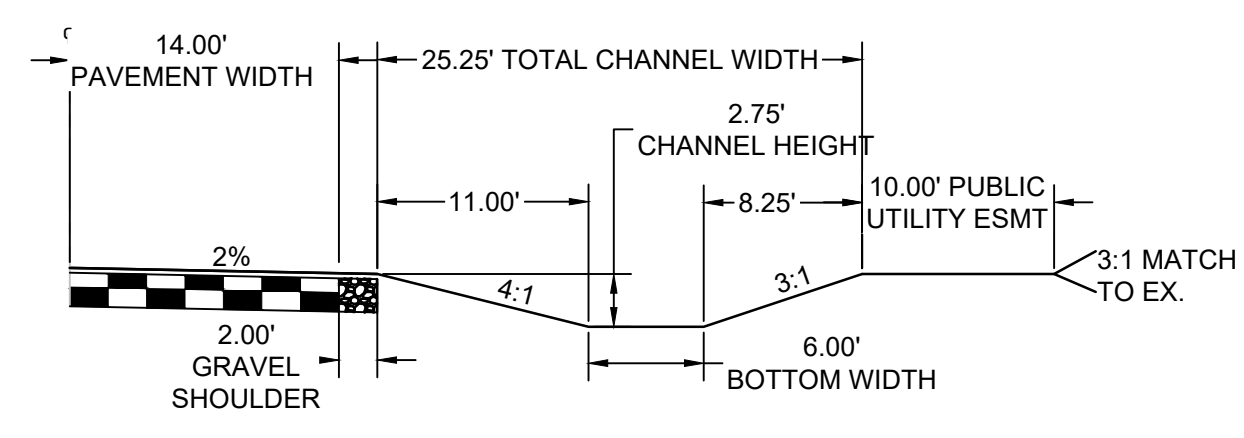
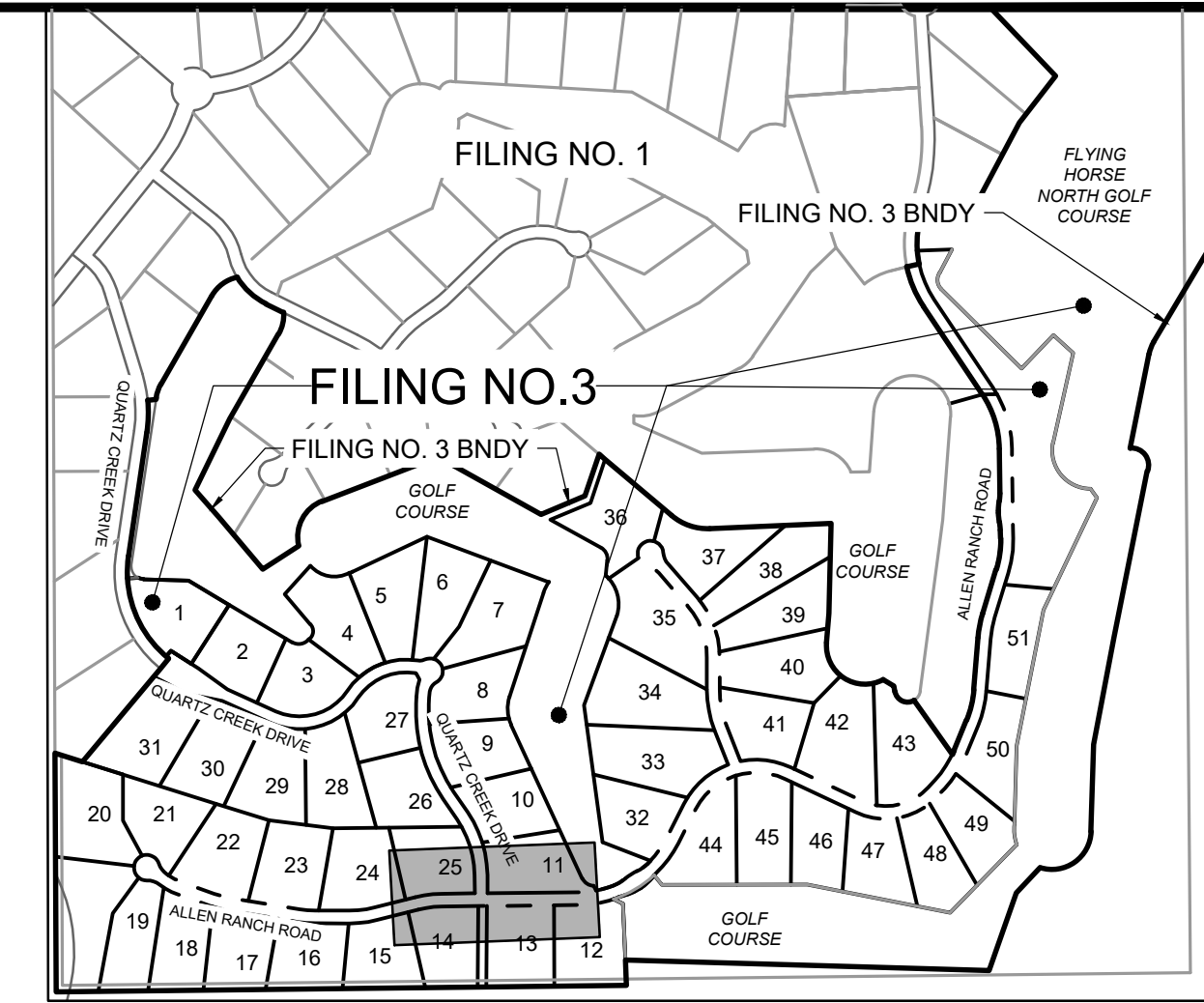
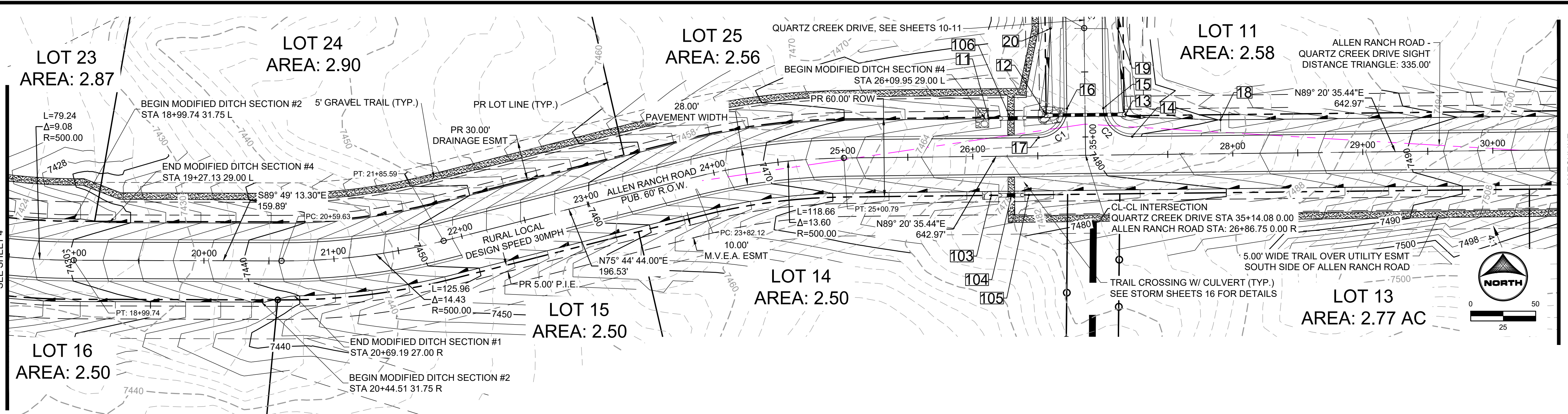
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HRGreen
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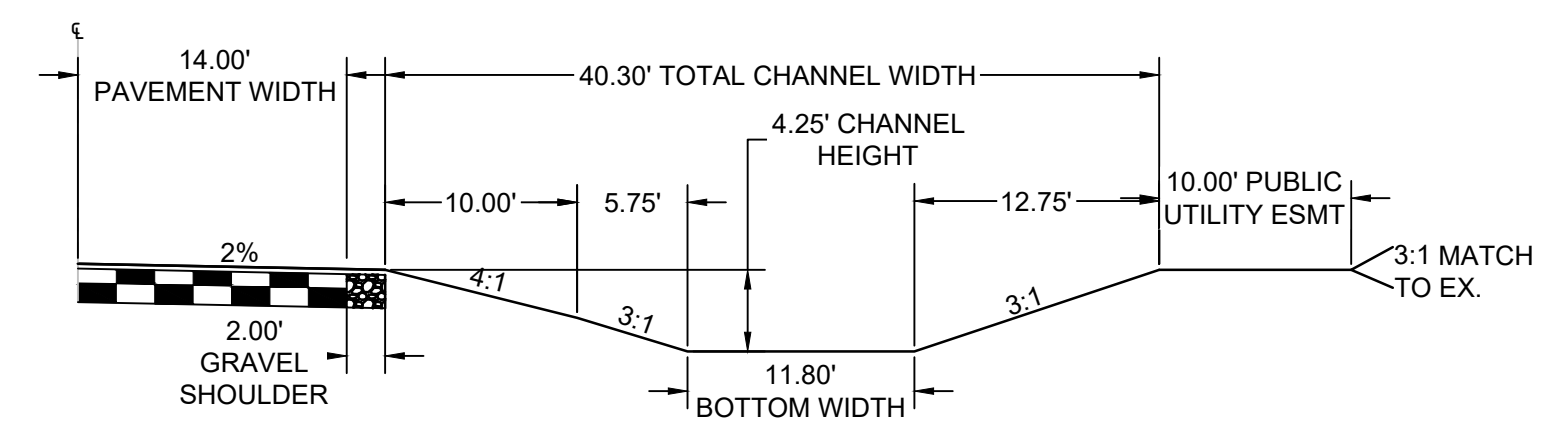
STREET PLAN & PROFILE
 ALLEN RANCH ROAD

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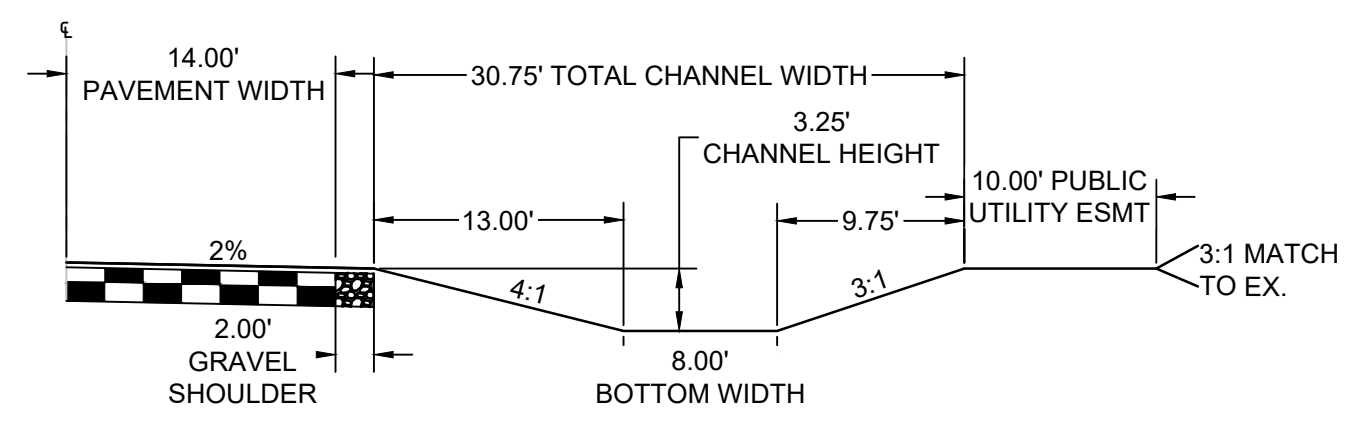
MODIFIED ROADSIDE DITCH SECTION #1: LOTS 12-15

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



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

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

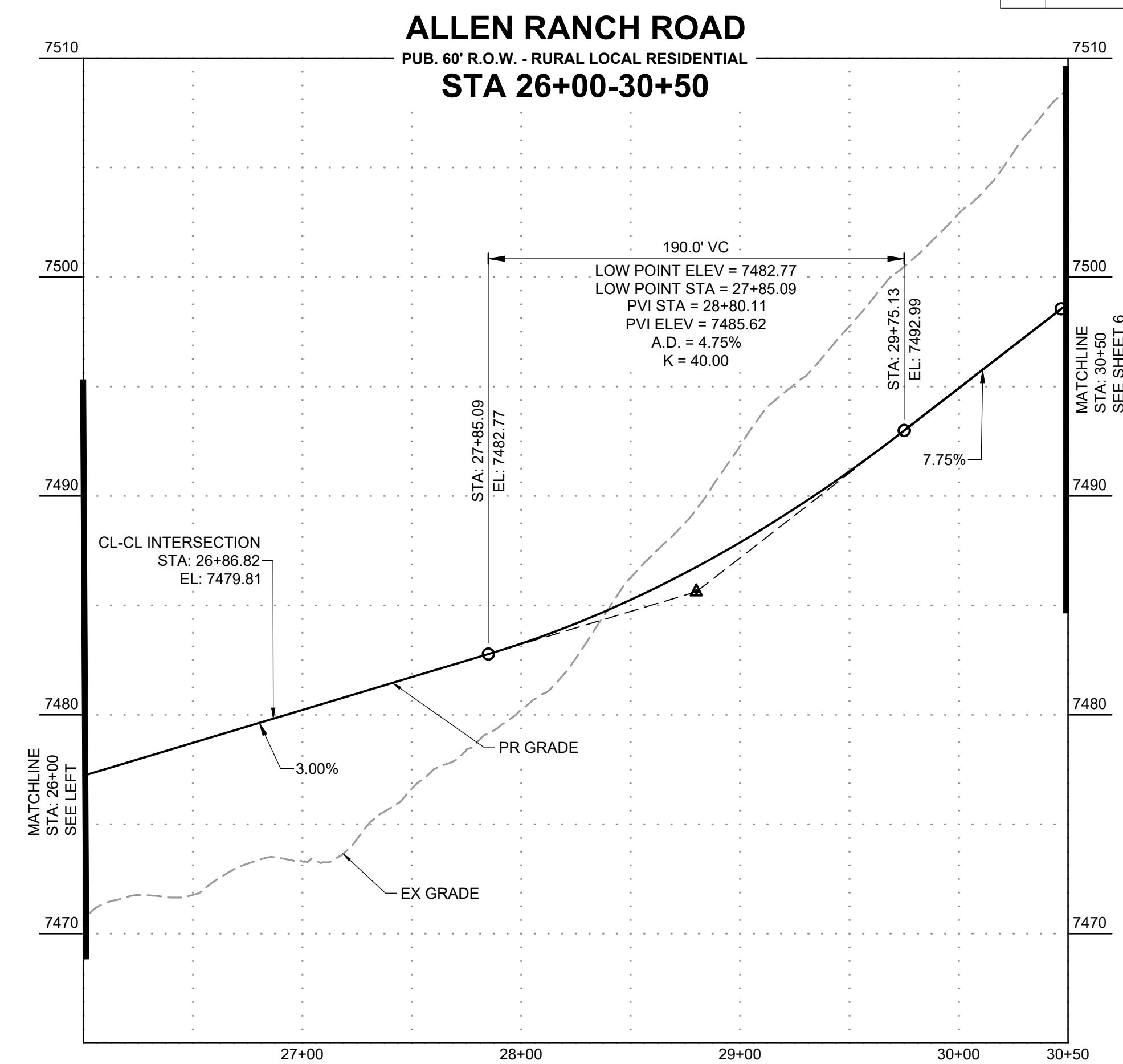
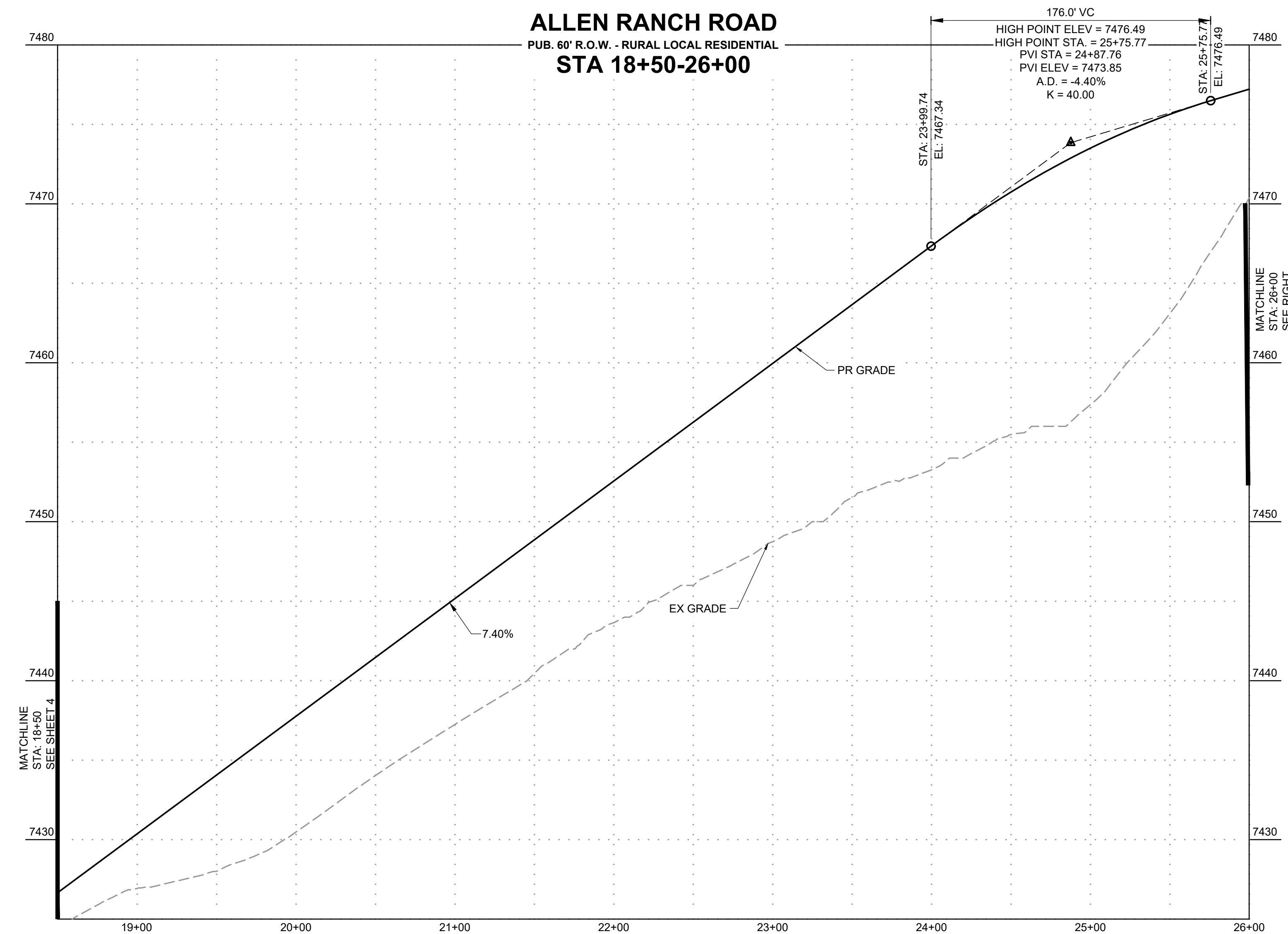


MODIFIED ROADSIDE DITCH SECTION #4: LOTS 24-25

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

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

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	7480.13
19	END FL TRANSITION	Quartz Creek Drive	STA 34+16.90	26.0' L	7476.02
20	BEGIN FL TRANSITION	Quartz Creek Drive	STA 34+16.34	26.0' R	7476.02
103	END FL TRANSITION	Allen Ranch Road	STA 26+13.83	30.1' R	7474.56
104	TRAIL CROSSING	Allen Ranch Road	STA 26+29.42	30.0' R	7477.89
105	BEGIN FL TRANSITION	Allen Ranch Road	STA 26+42.79	30.1' R	7475.45
106	TRAIL CROSSING	Allen Ranch Road	STA 26+29.42	29.1' L	7477.78



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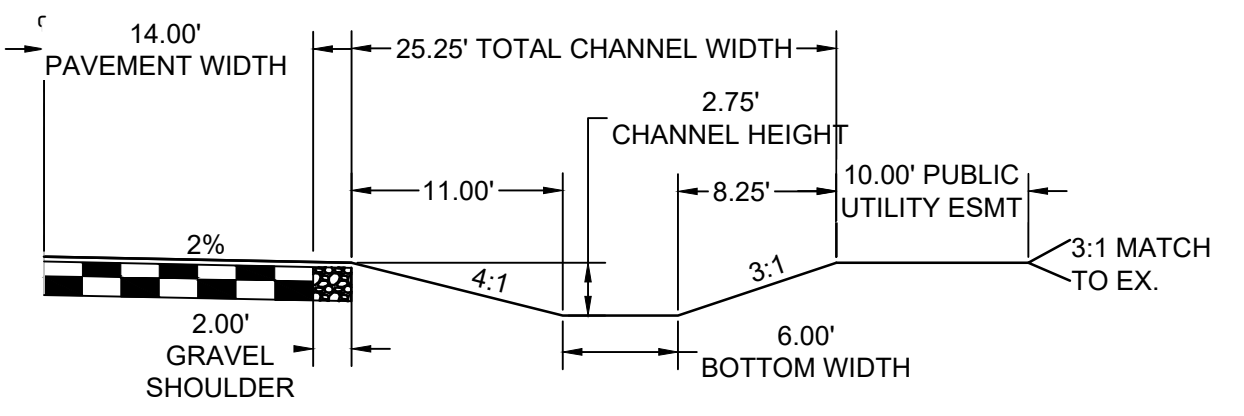
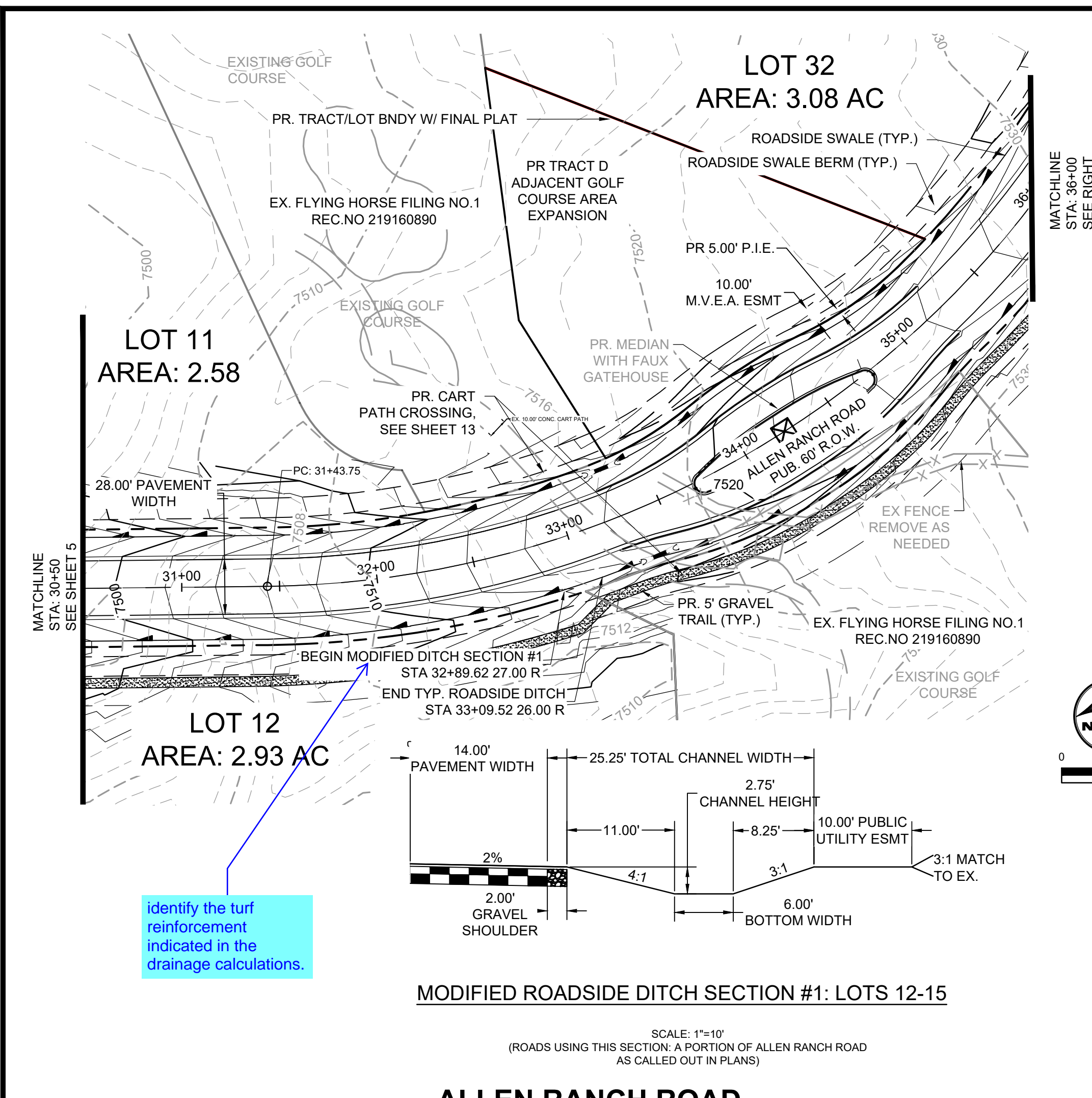
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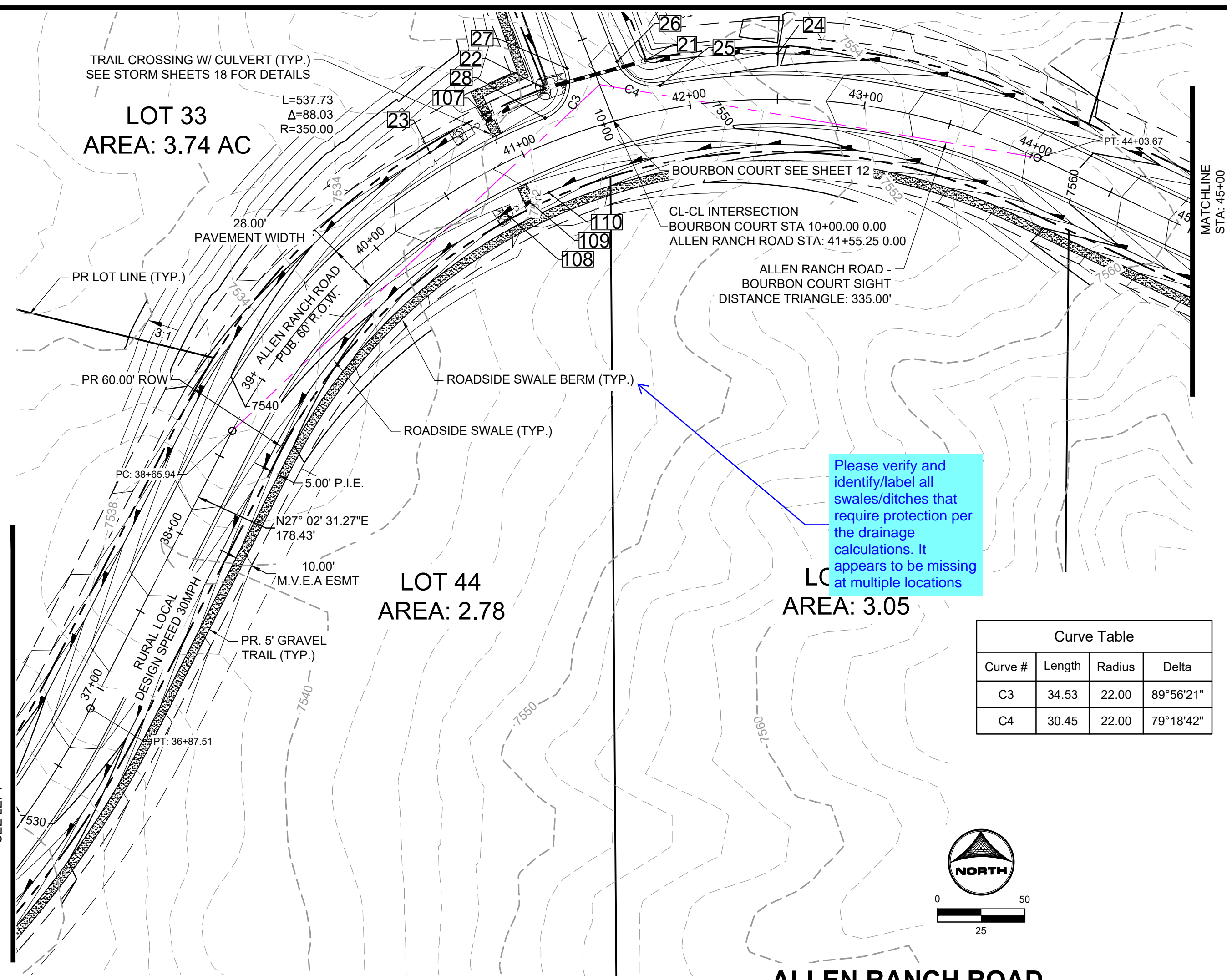
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 EL PASO COUNTY, CO

STREET PLAN & PROFILE
ALLEN RANCH ROAD

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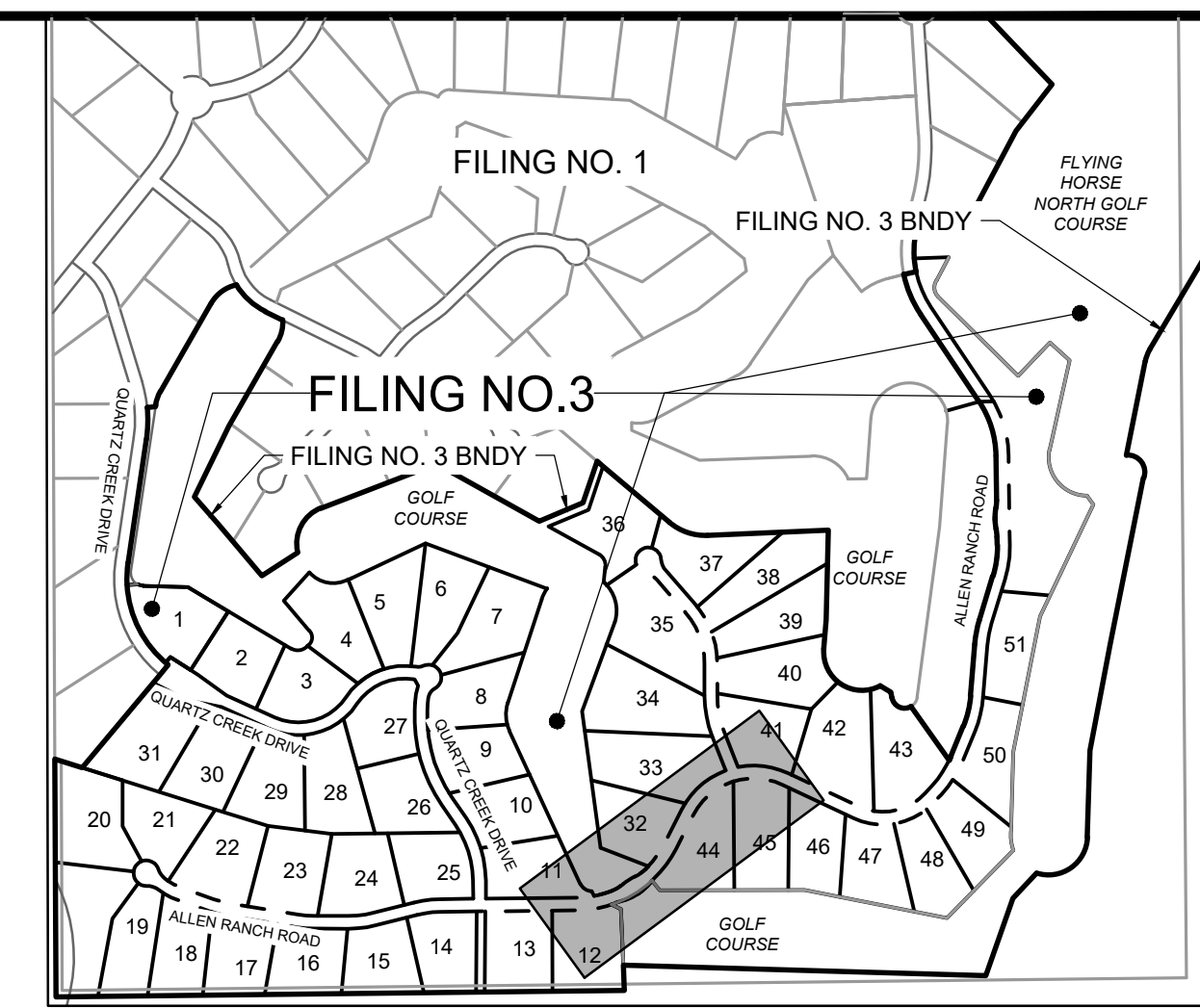


MODIFIED ROADSIDE DITCH SECTION #1: LOTS 12-15
 SCALE: 1"=10'
 (ROADS USING THIS SECTION: A PORTION OF ALLEN RANCH ROAD AS CALLED OUT IN PLANS)

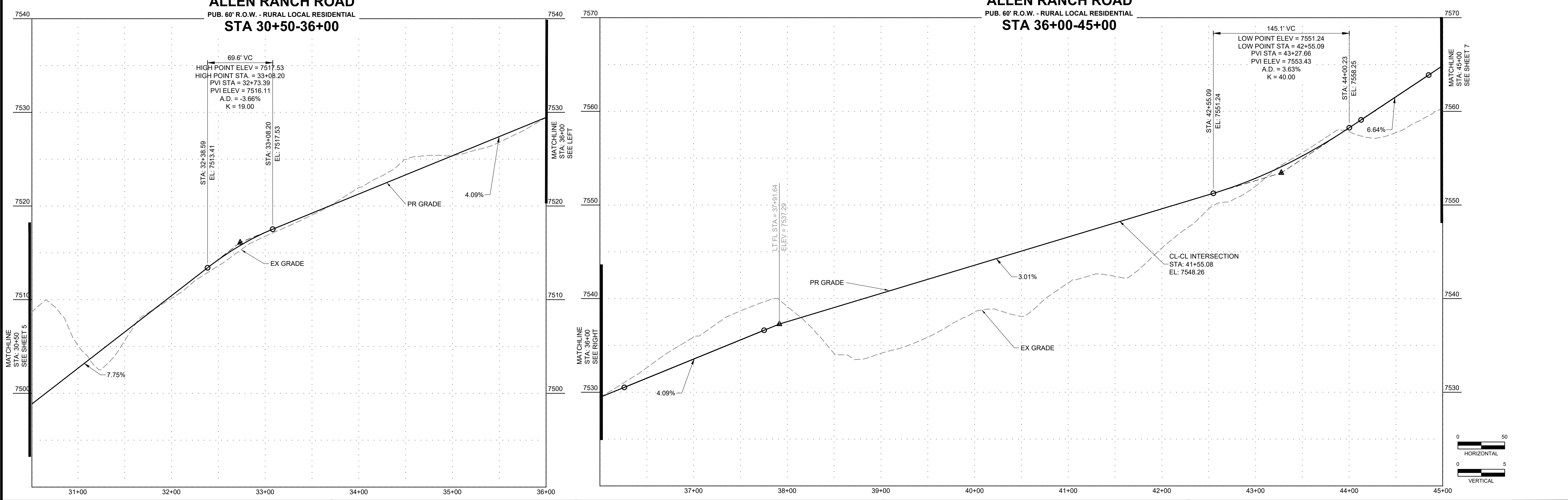


Please verify and identify/label all swales/ditches that require protection per the drainage calculations. It appears to be missing at multiple locations

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



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	7548.28
25	PCR	Allen Ranch Road	STA 41+84.89	14.0' L	7548.86
26	PCR	Allen Ranch Road	STA 41+65.10	32.5' L	7548.38
27	PCR	Allen Ranch Road	STA 41+39.16	36.6' L	7547.73
28	PCR	Allen Ranch Road	STA 41+19.23	14.0' L	7546.88
107	TRAIL CROSSING	Allen Ranch Road	STA 40+90.97	26.7' L	7546.24
108	END FL TRANSITION	Allen Ranch Road	STA 40+75.17	26.2' R	7543.10
109	TRAIL CROSSING	Allen Ranch Road	STA 40+91.47	26.5' R	7546.26
110	BEGIN FL TRANSITION	Allen Ranch Road	STA 41+04.46	26.2' R	7543.95



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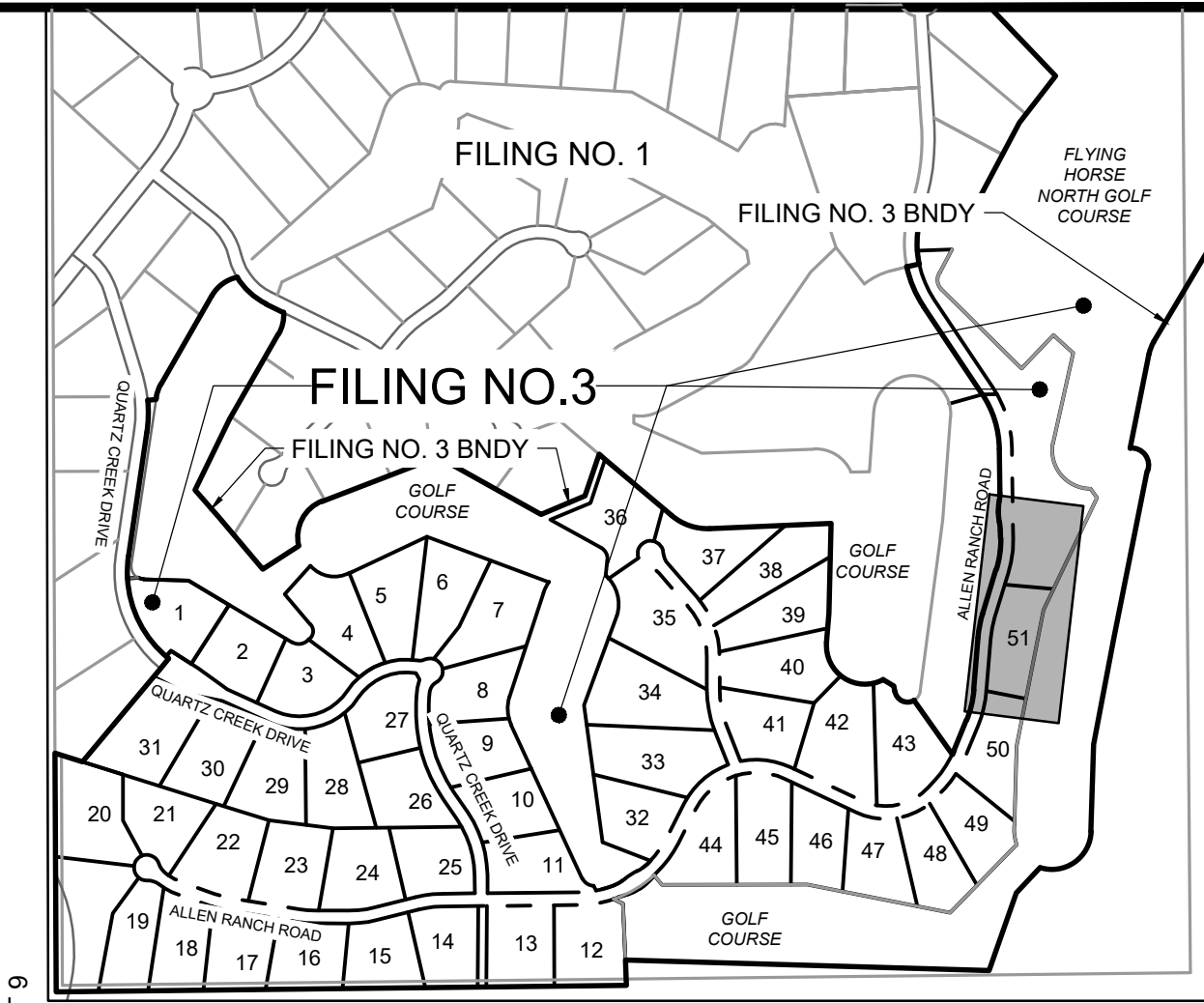
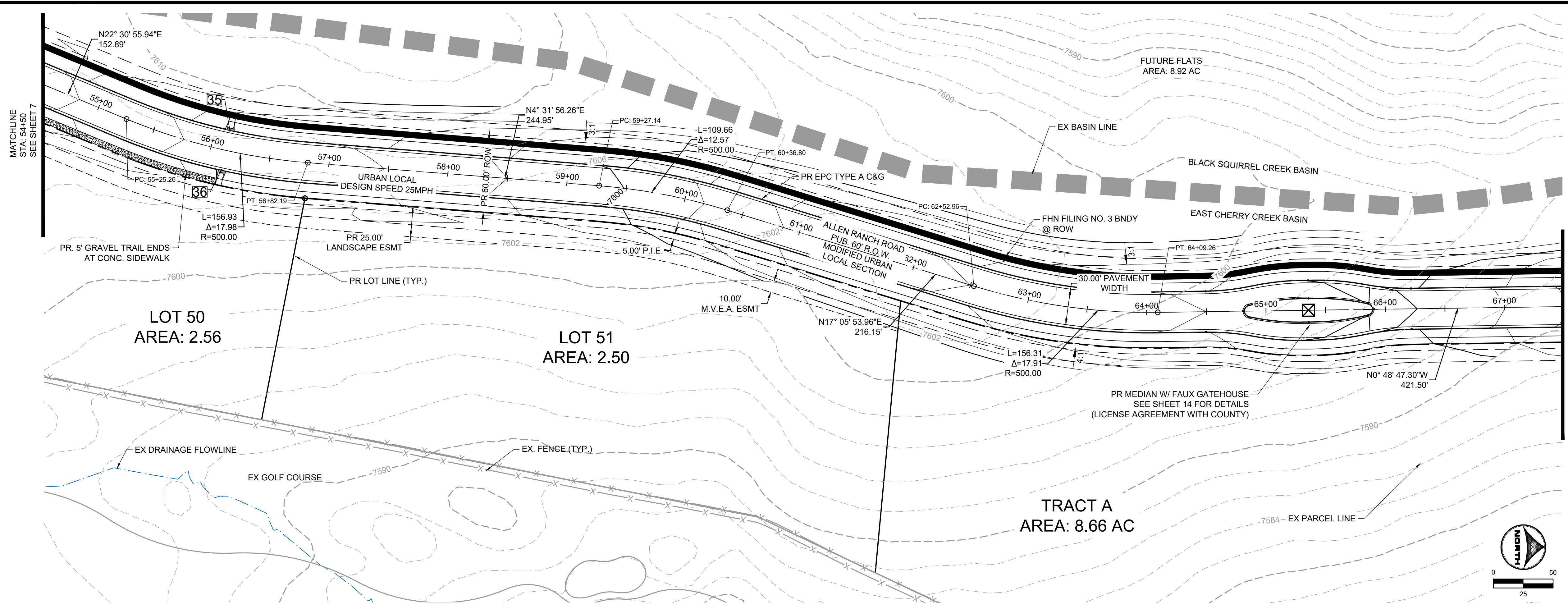
NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 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

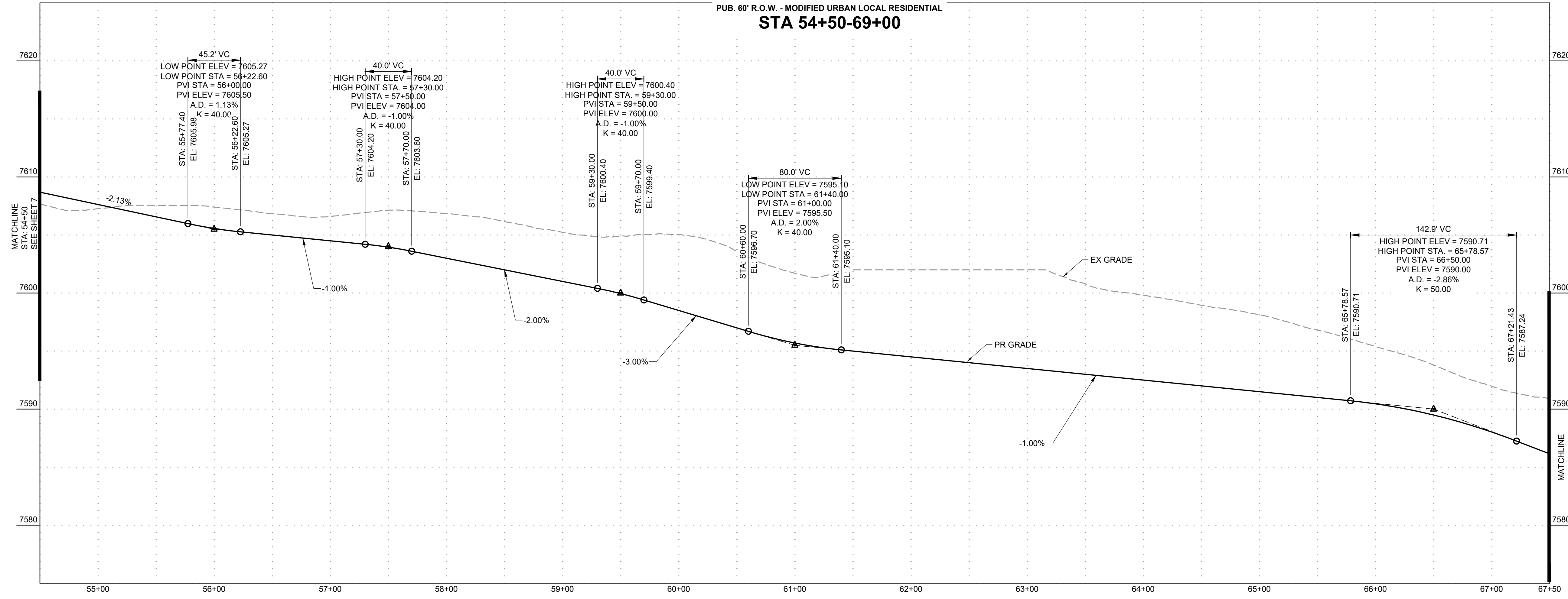
STREET PLAN & PROFILE
ALLEN RANCH ROAD

SHEET
ST
6



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

ALLEN RANCH ROAD
 PUB. 60' R.O.W. - MODIFIED URBAN LOCAL RESIDENTIAL
 STA 54+50-69+00



DRAWN BY: DLH	JOB DATE: 2/29/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 211030	0" = 1"
CAD DATE: 3/4/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\DWG\C\Estates_CDs\Street_PNP		

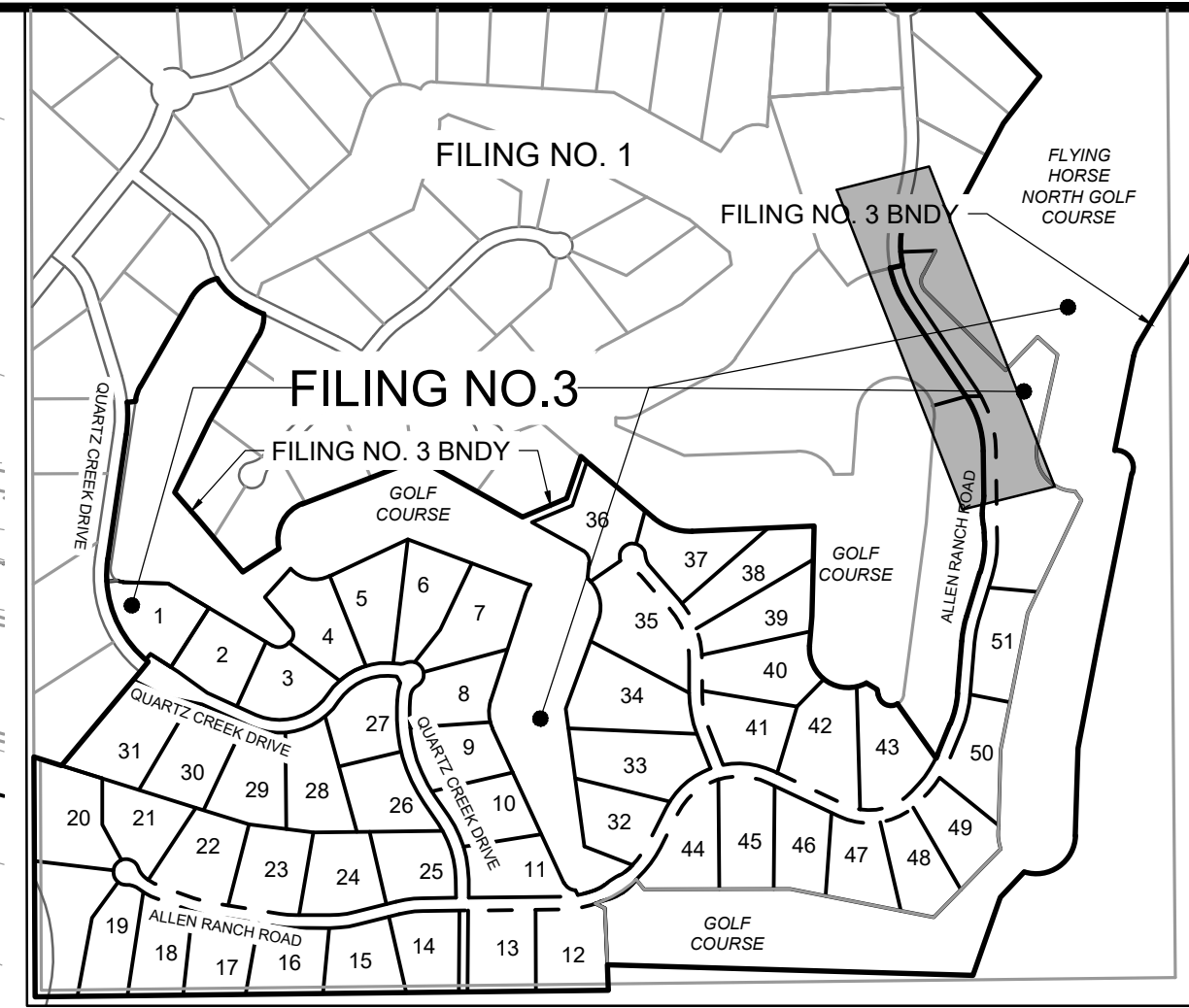
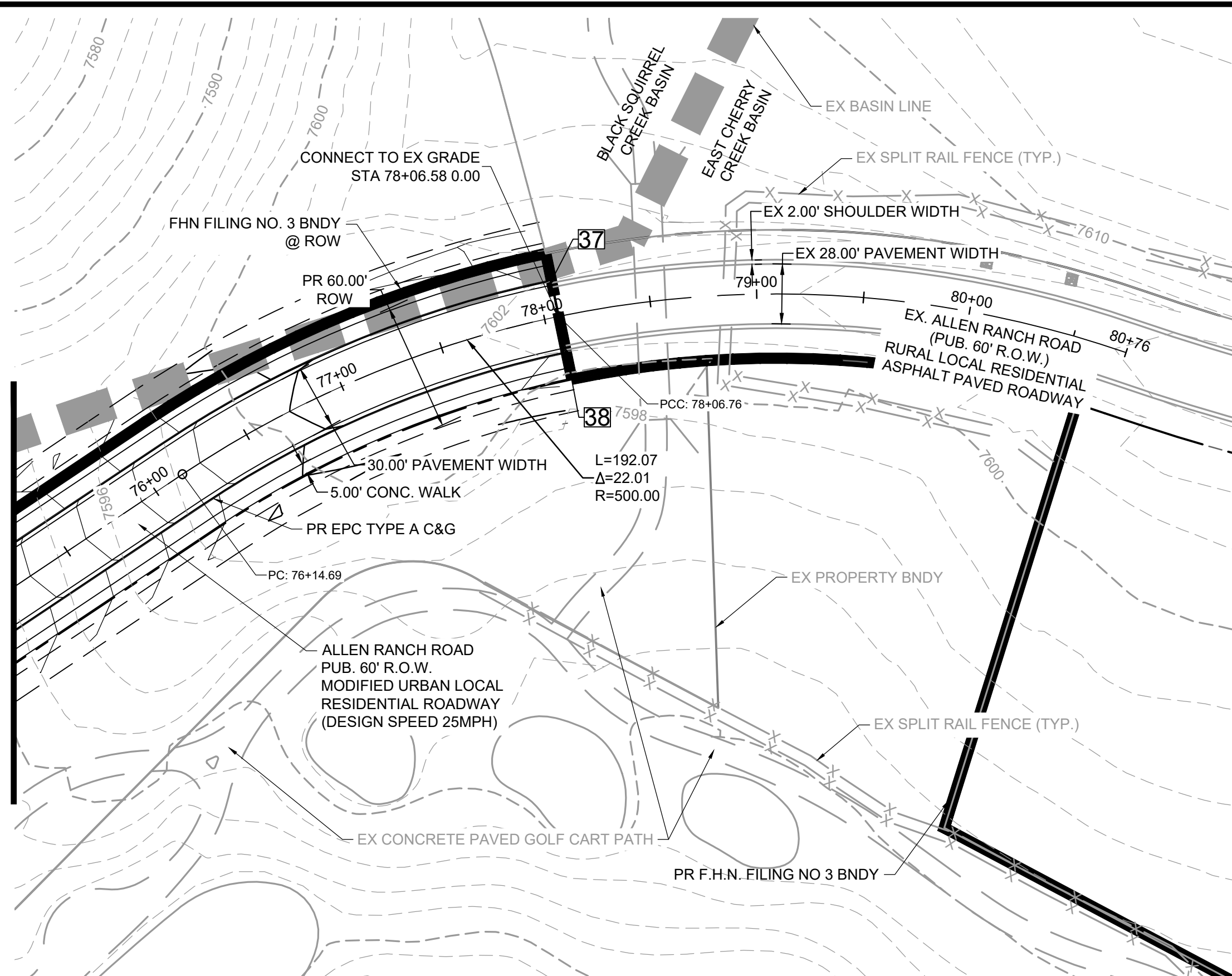
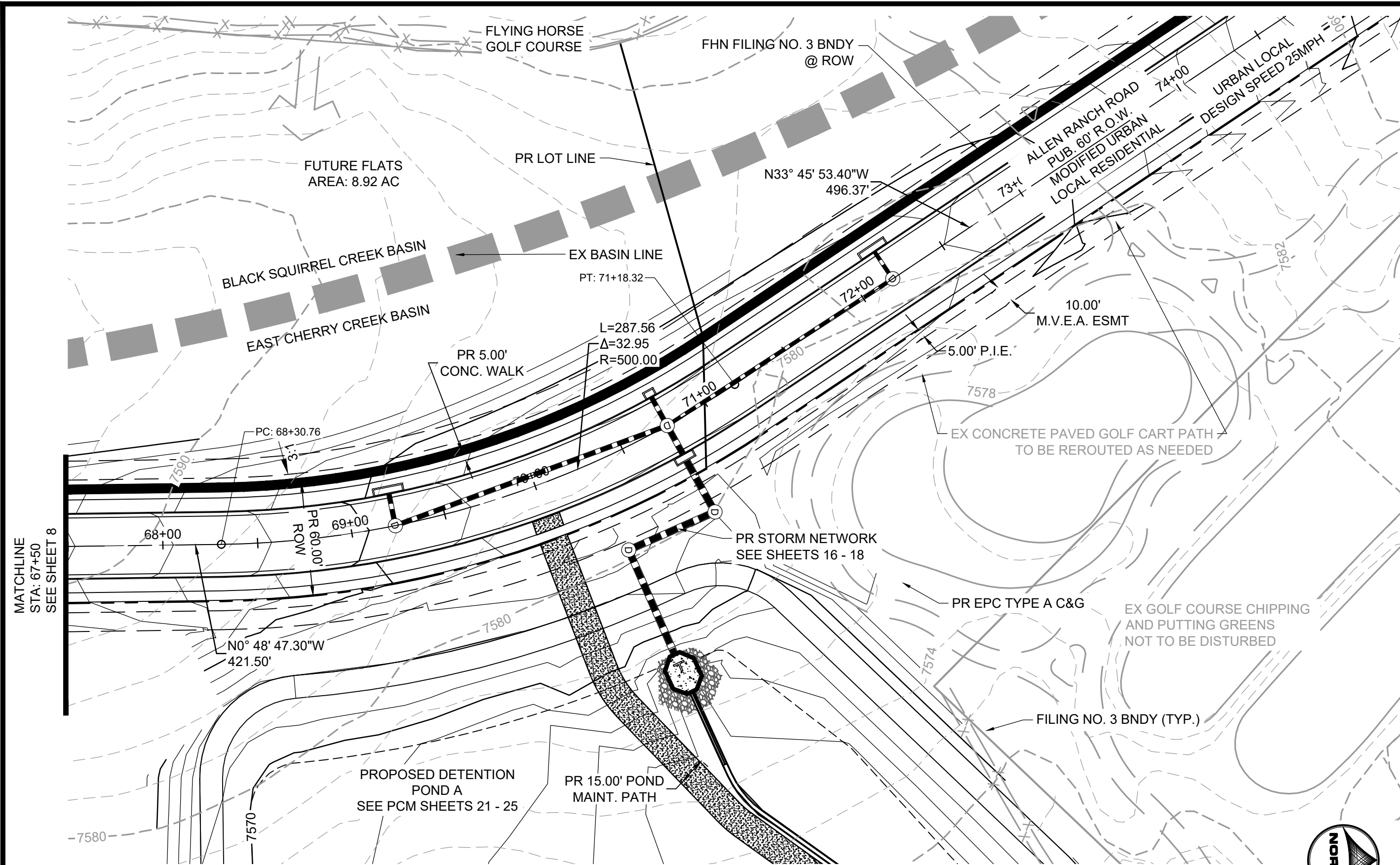
NO.	DATE	BY	REVISION DESCRIPTION

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

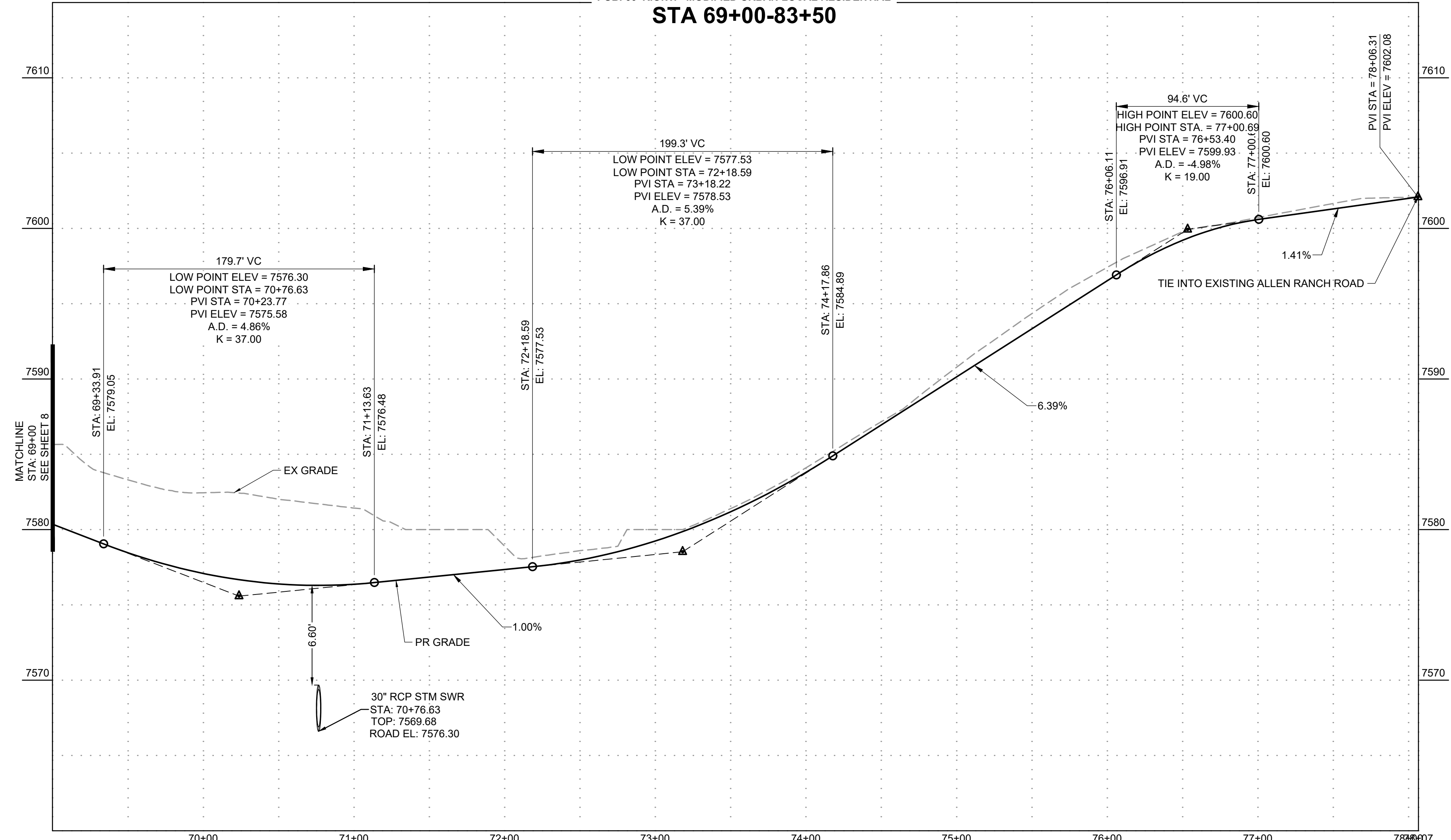
STREET PLAN & PROFILE
ALLEN RANCH ROAD

SHEET
ST
8



POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
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

ALLEN RANCH ROAD
 PUB. 60' R.O.W. - MODIFIED URBAN LOCAL RESIDENTIAL
STA 69+00-83+50



DRAWN BY: DLH JOB DATE: 2/29/2024
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 3/4/2024
 CAD FILE: J:\2021\211030\CAD\DWG\C\Estates_CDs\Street_PNP

NO.	DATE	BY	REVISION DESCRIPTION

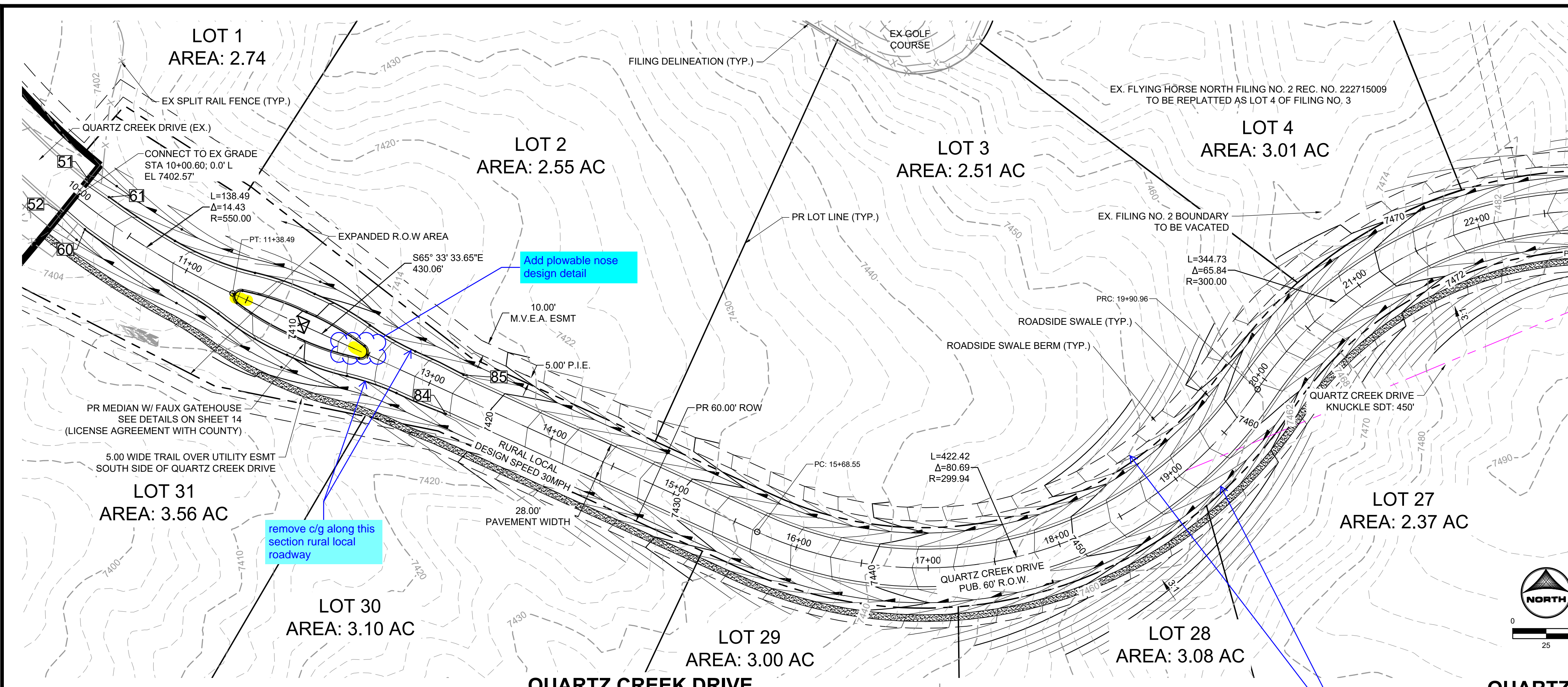
HRGreen
 HR GREEN - COLORADO SPRINGS
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FLYING HORSE NORTH FILING 3
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 EL PASO COUNTY, CO

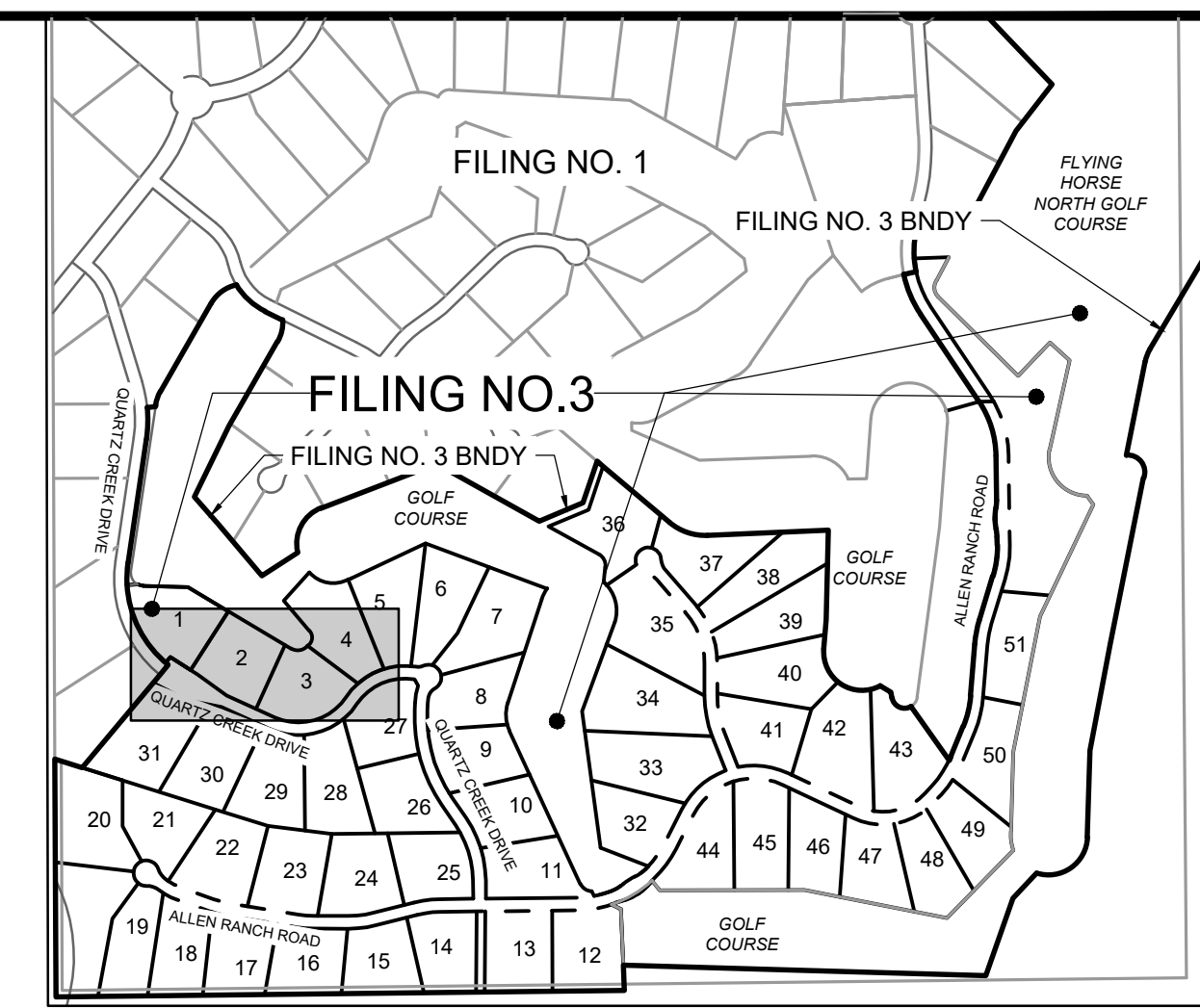
STREET PLAN & PROFILE
ALLEN RANCH ROAD

SHEET
ST
9

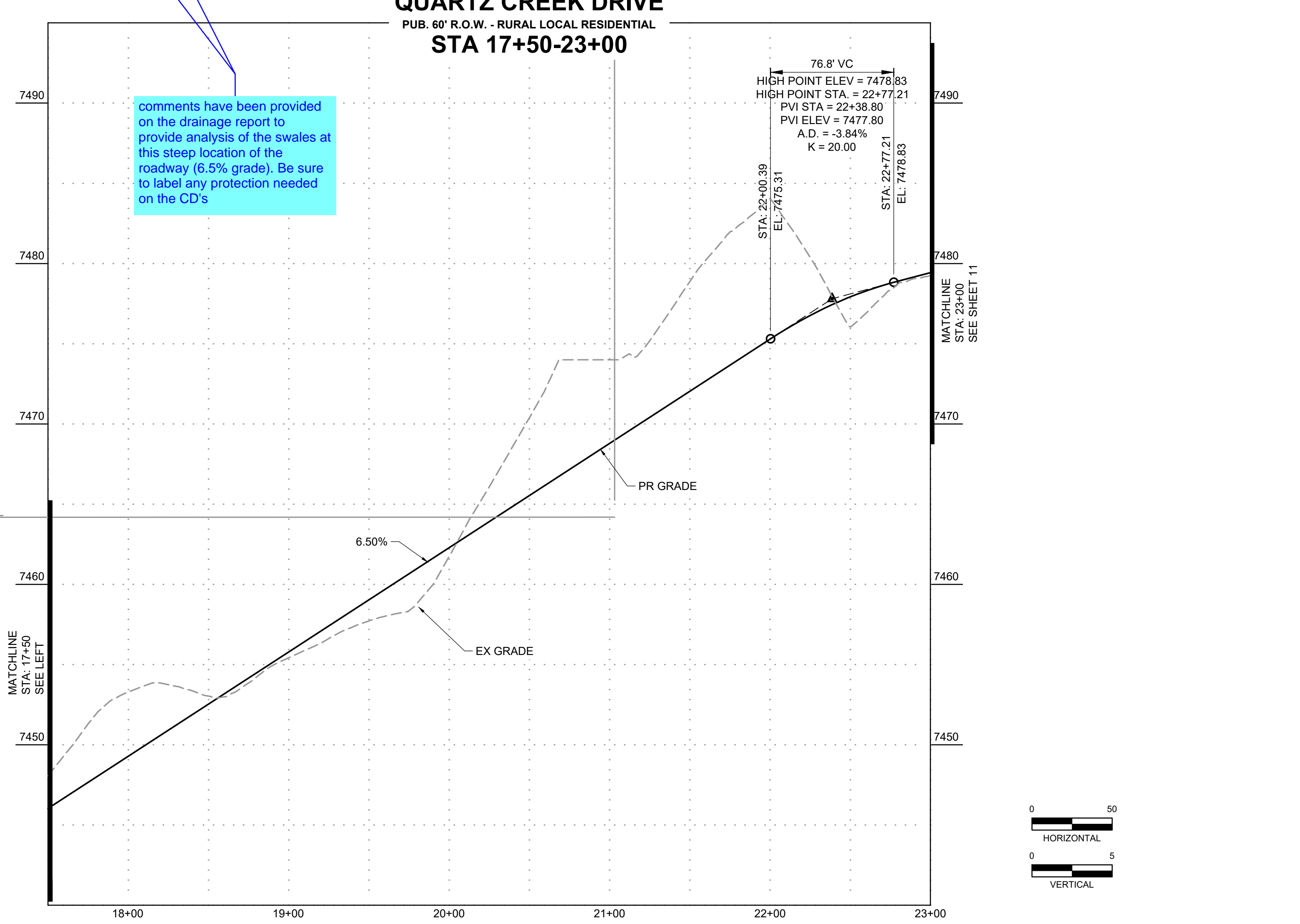
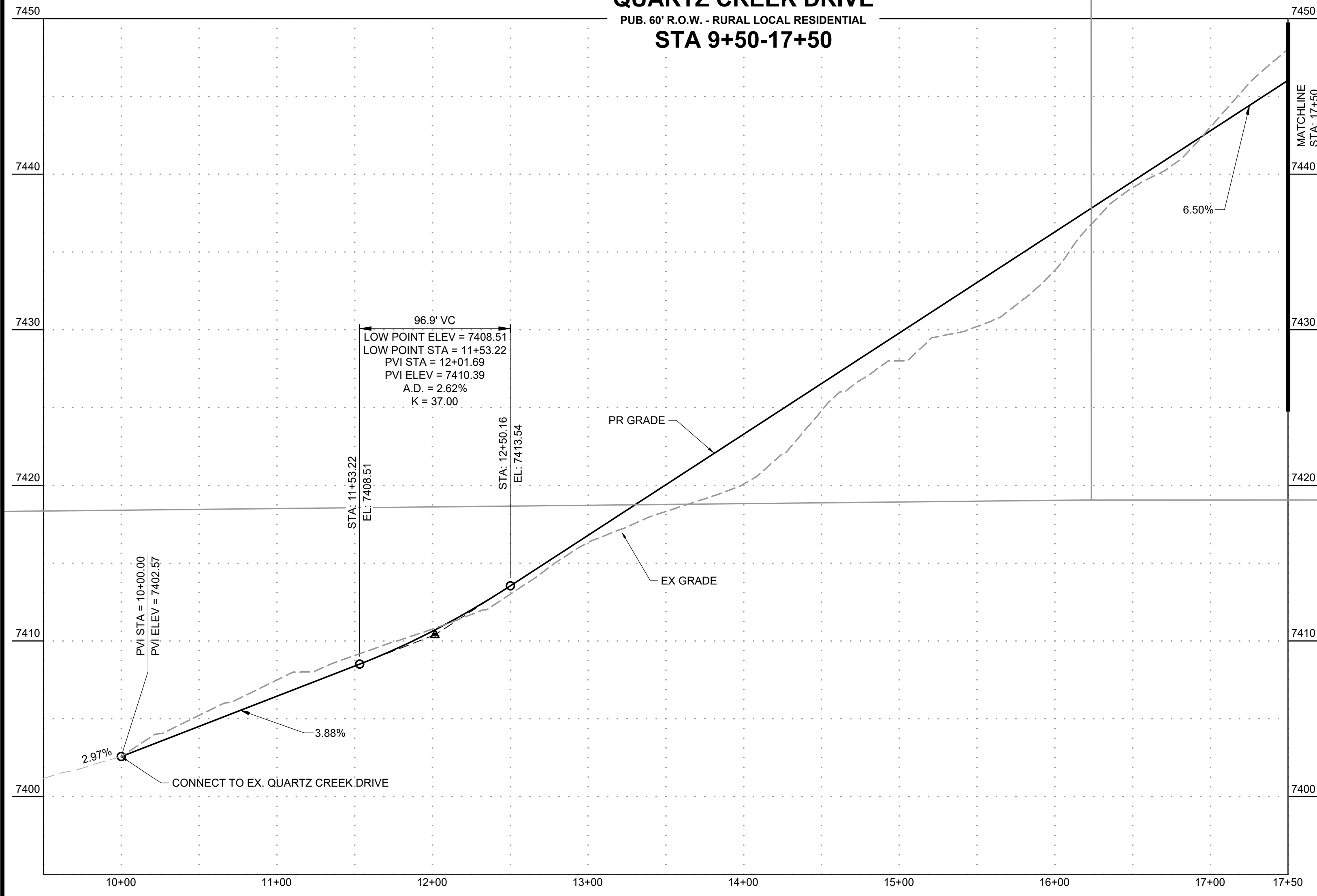
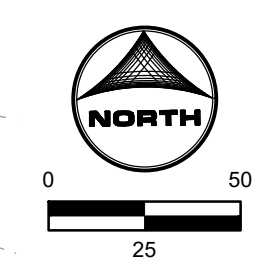
HERGER, DANIEL, 3/4/2024 5:28 PM



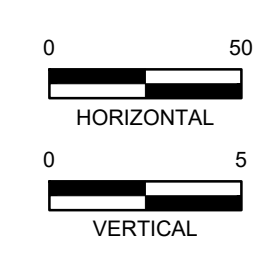
MATCHLINE STA 23+00 SEE SHEET 11



POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
51	MATCH EX ±	Quartz Creek Drive	STA 10+00.30	16.0' L	7402.53
52	MATCH EX ±	Quartz Creek Drive	STA 10+00.89	16.0' R	7402.55
60	BEGIN TYPE A C&G	Quartz Creek Drive	STA 10+20.58	15.0' R	7402.95
61	BEGIN TYPE A C&G	Quartz Creek Drive	STA 10+20.58	15.0' L	7402.94
84	END TYPE A C&G	Quartz Creek Drive	STA 13+20.47	16.0' R	7417.67
85	END TYPE A C&G	Quartz Creek Drive	STA 13+20.47	16.0' L	7417.67



comments have been provided on the drainage report to provide analysis of the swales at this steep location of the roadway (6.5% grade). Be sure to label any protection needed on the CD's



DRAWN BY: AXB JOB DATE: 2/29/2024
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 3/4/2024
 CAD FILE: J:\2021\211030\CAD\DWG\C\Estates_CDs\Street_PNP

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

NO.	DATE	BY	REVISION DESCRIPTION

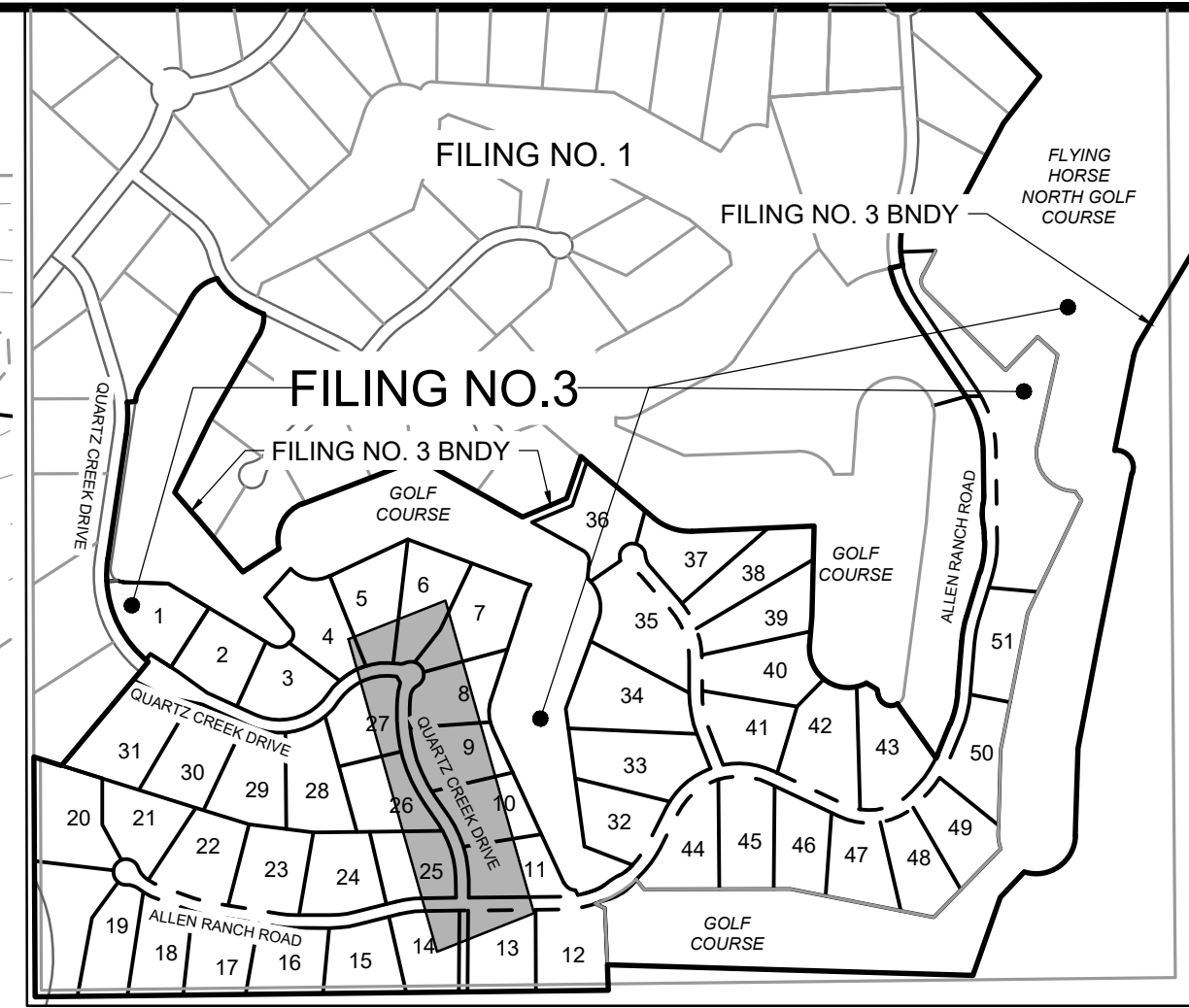
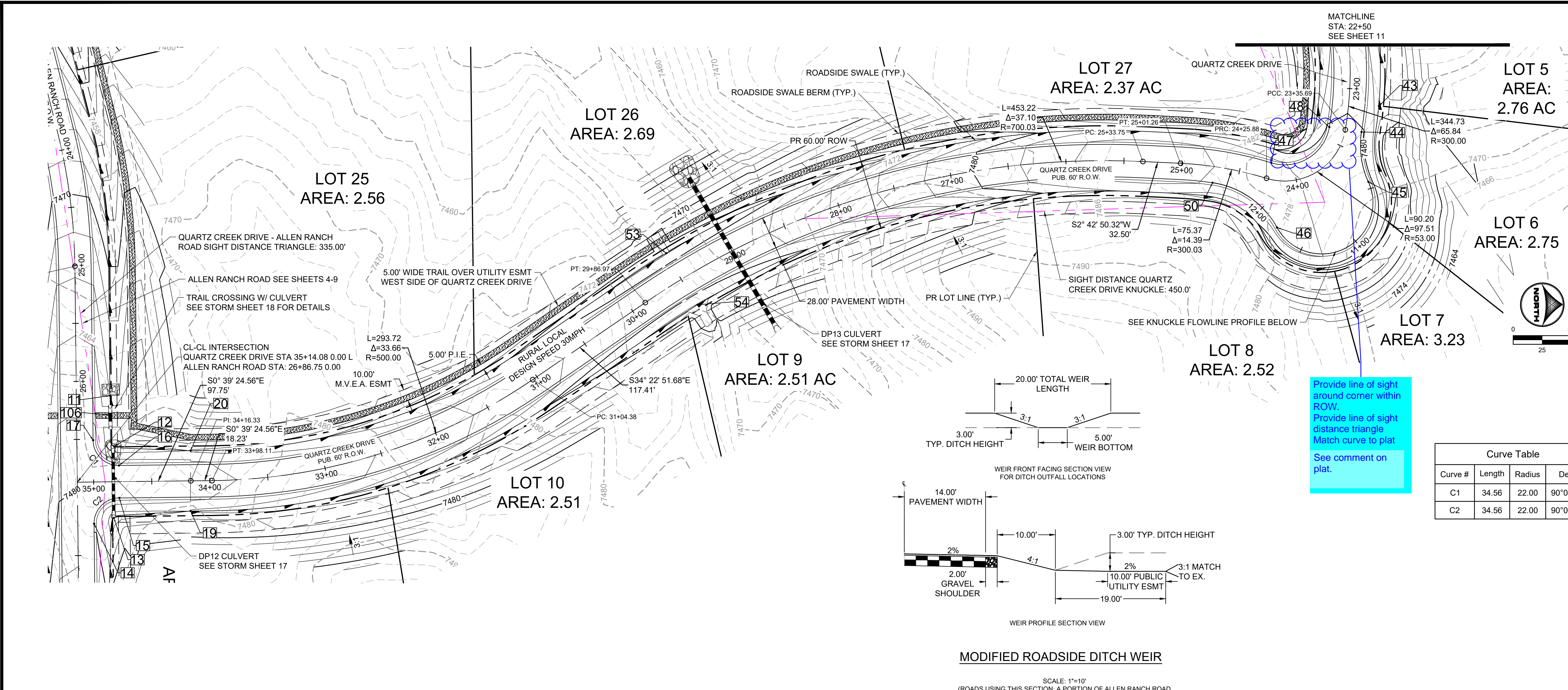
HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

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

STREET PLAN & PROFILE
 QUARTZ CREEK DRIVE

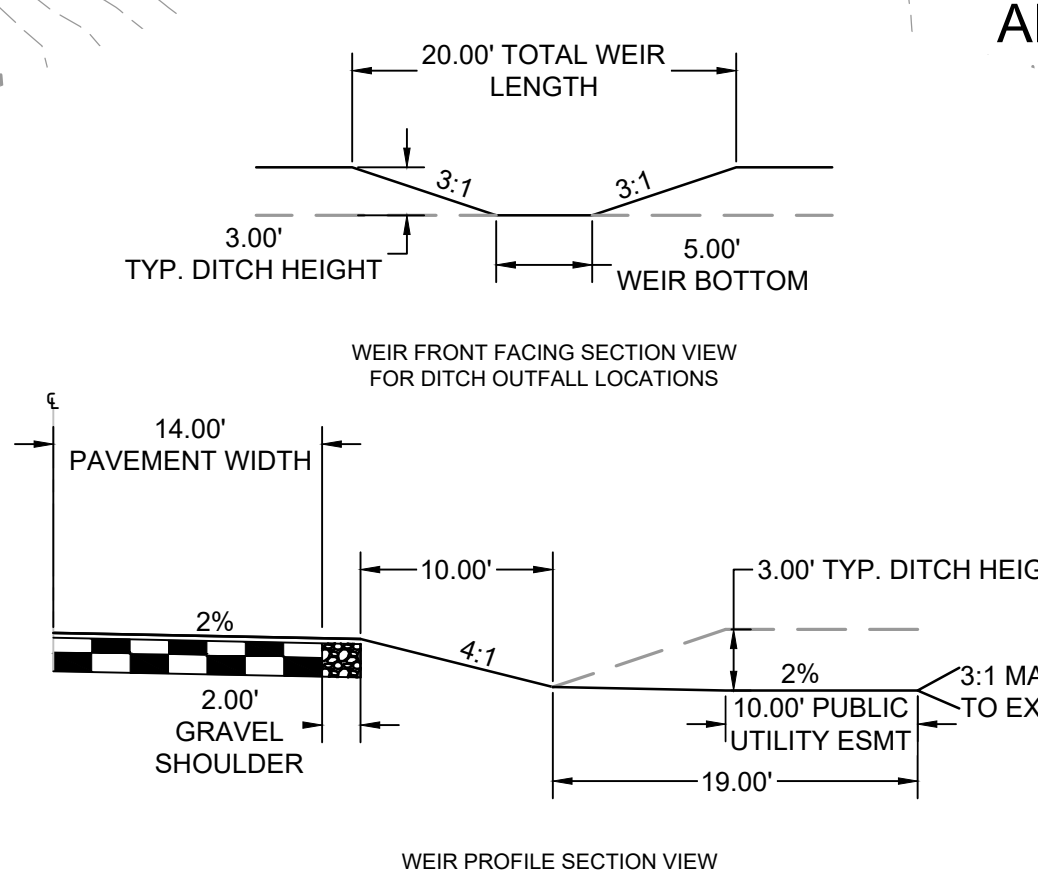
SHEET
 ST 10

HR GREEN Xrefs: xc-dgn-030, 2022, xc-row-030, 2022, xg-1-dn-1, 0330, xc-row-030, 2022, xv-dgn-1-030, key_map, modified, ditch_sections

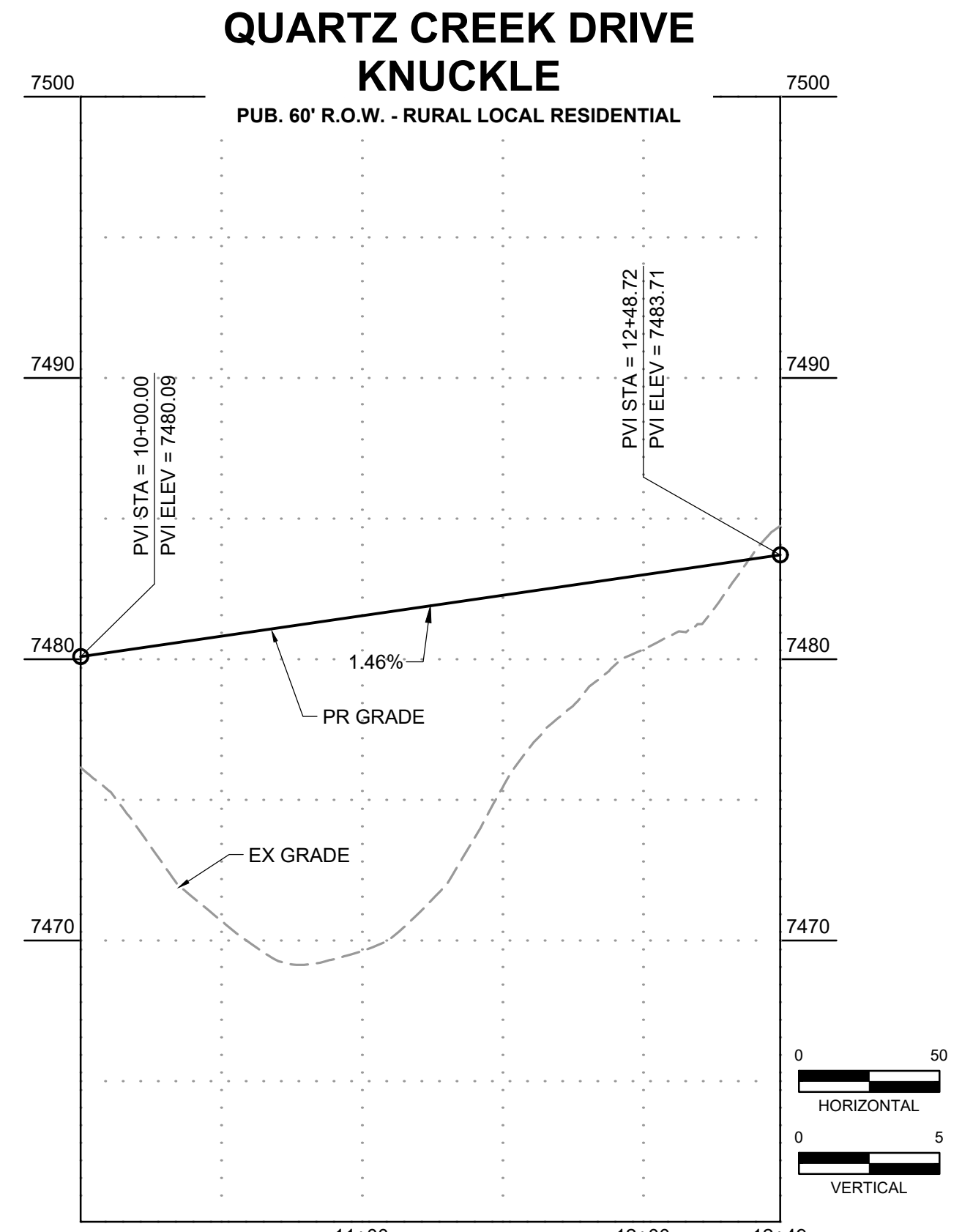
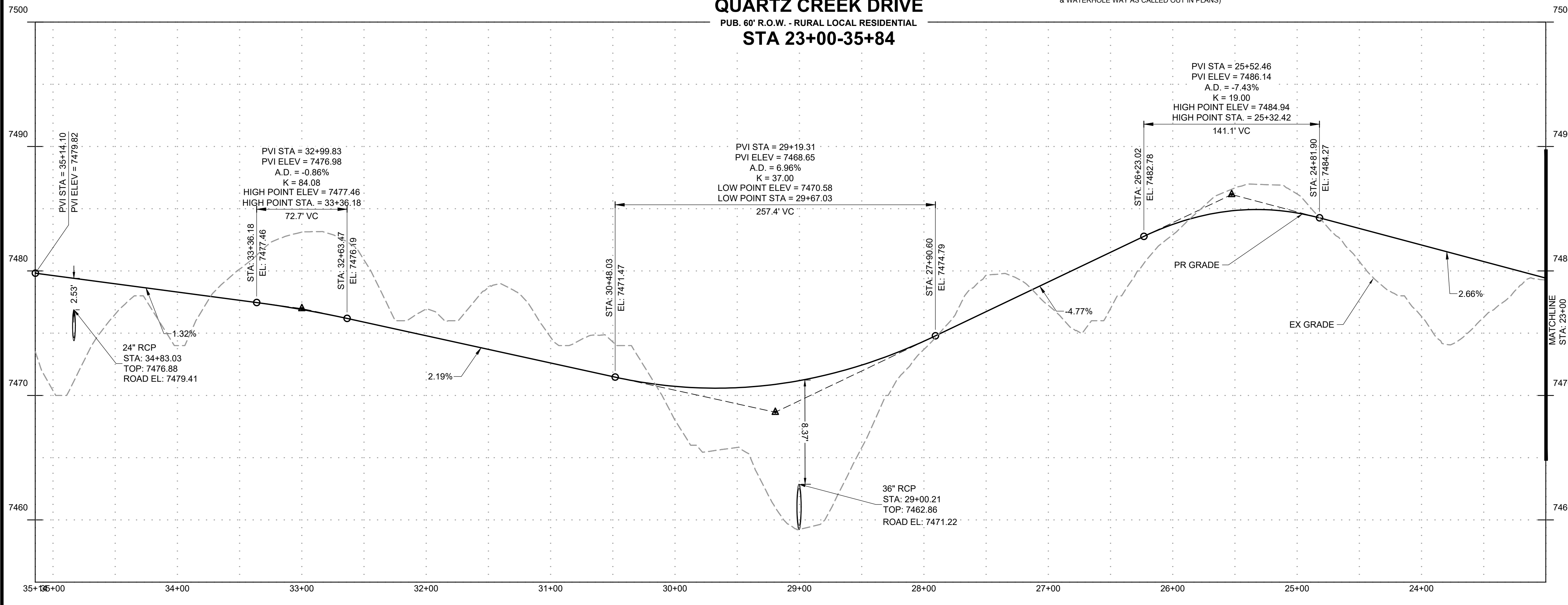


POINT TABLE

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
19	END FL TRANSITION	Quartz Creek Drive	STA 34+16.90	26.0' L	7476.02
20	BEGIN FL TRANSITION	Quartz Creek Drive	STA 34+16.34	26.0' R	7476.02
43	WEIR CNTR/SEE DT	Quartz Creek Drive	STA 23+12.68	26.0' L	7476.99
44	PCR	Quartz Creek Drive	STA 23+35.26	14.0' L	7480.09
45	PRC	Quartz Creek Drive	STA 23+60.71	36.8' L	7480.76
46	PRC	Quartz Creek Drive	STA 24+13.80	40.2' L	7482.67
47	PCR	Quartz Creek Drive	STA 24+25.88	14.0' R	7482.50
48	PCR	Quartz Creek Drive	STA 23+35.69	14.0' R	7480.10
50	PCR	Quartz Creek Drive	STA 24+71.46	14.0' L	7483.71
53	WEIR CNTR/SEE DT	Quartz Creek Drive	STA 29+49.46	26.0' R	7467.82
54	WEIR CNTR/SEE DT	Quartz Creek Drive	STA 29+49.46	26.0' L	7467.82
106	TRAIL CROSSING	Allen Ranch Road	STA 26+29.42	29.1' L	7477.78



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



DRAWN BY: DLH JOB DATE: 2/29/2024
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 3/4/2024
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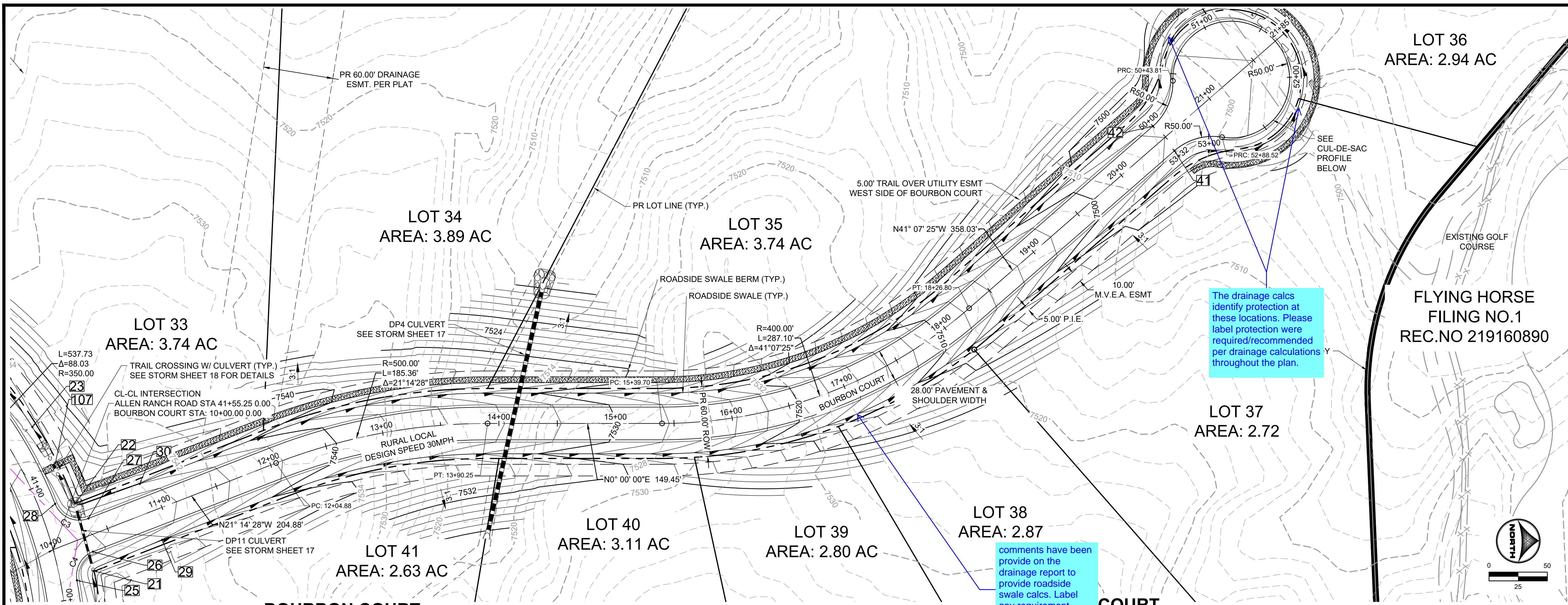
NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
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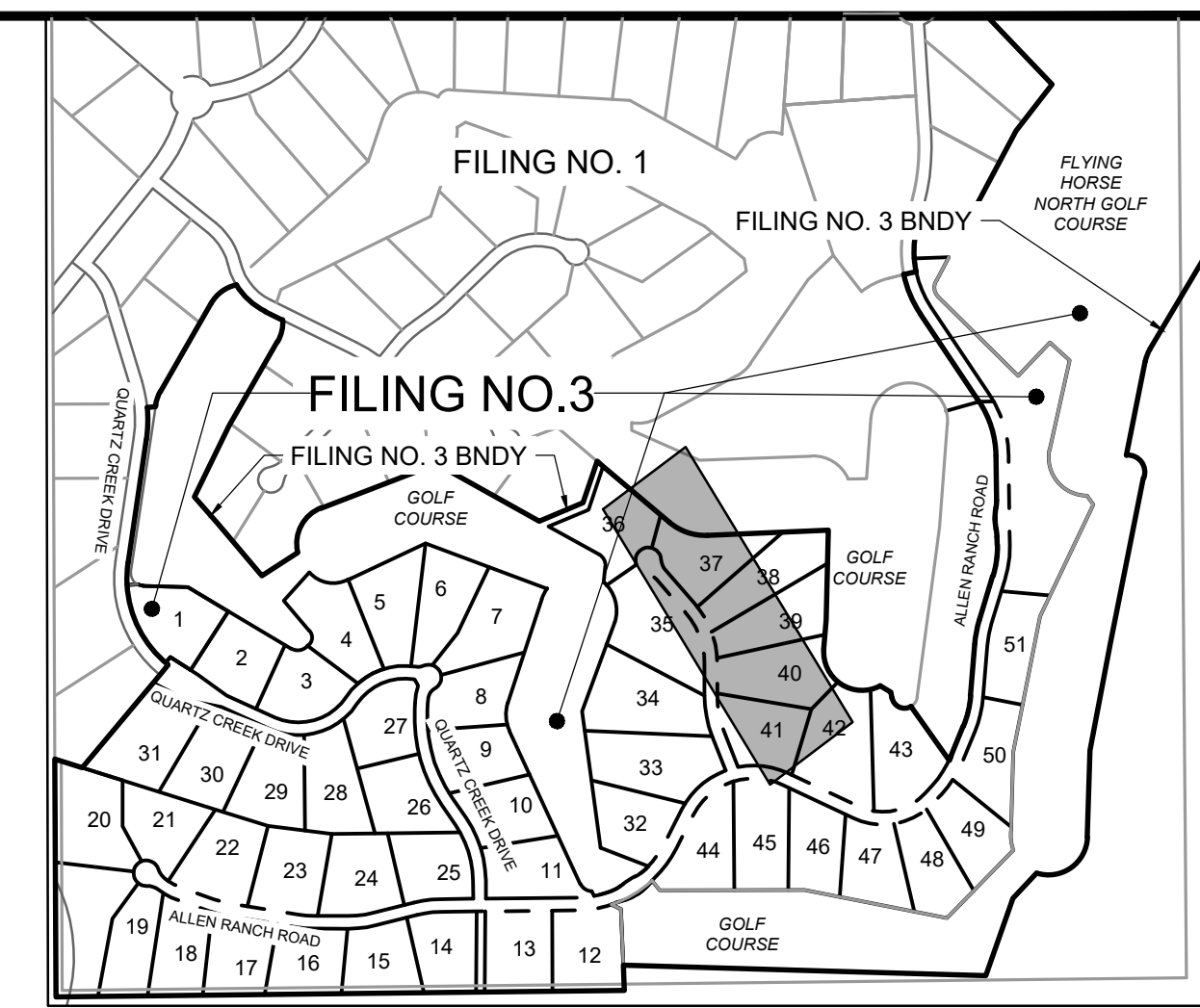
STREET PLAN & PROFILE
QUARTZ CREEK DRIVE

SHEET
ST 11



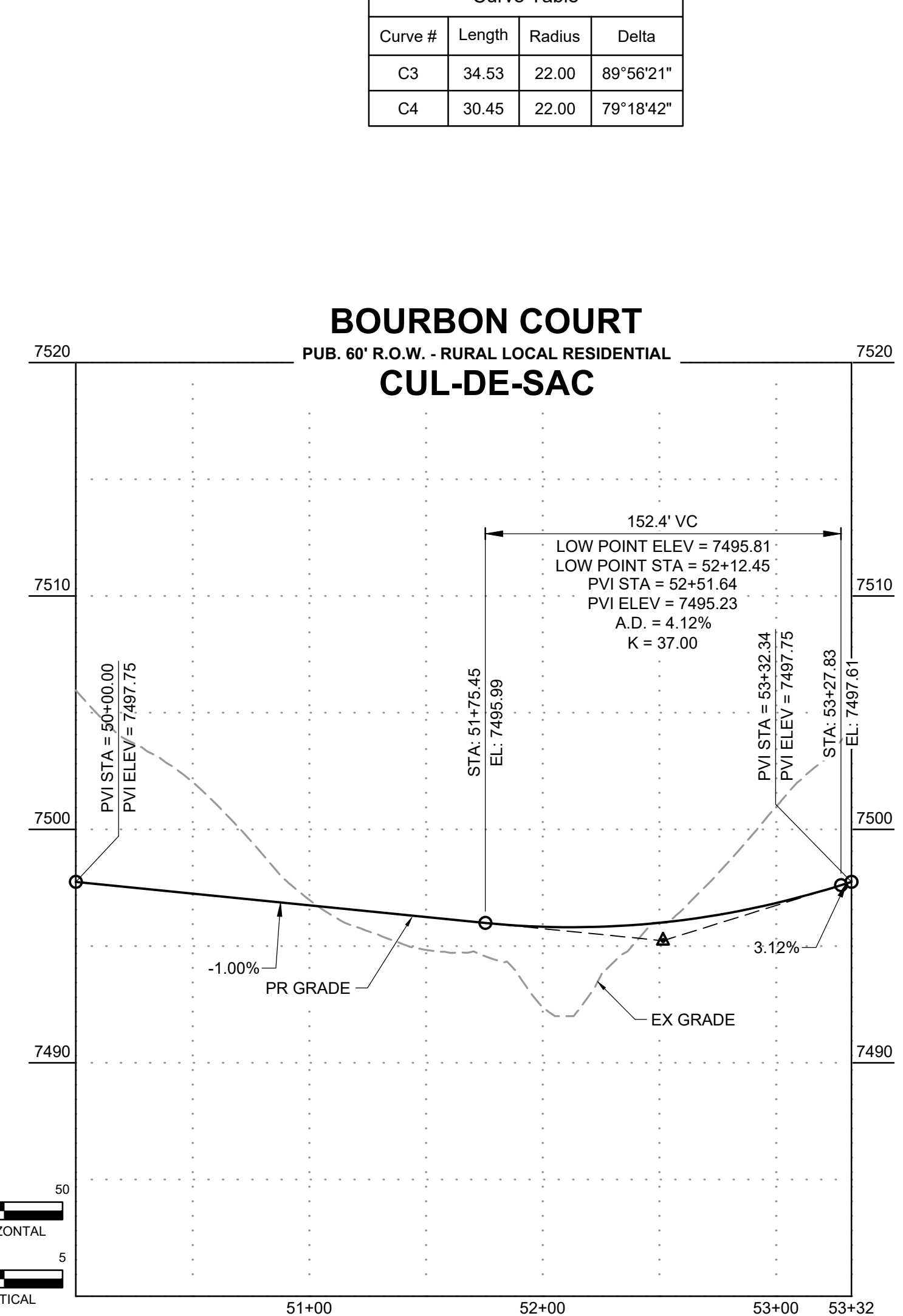
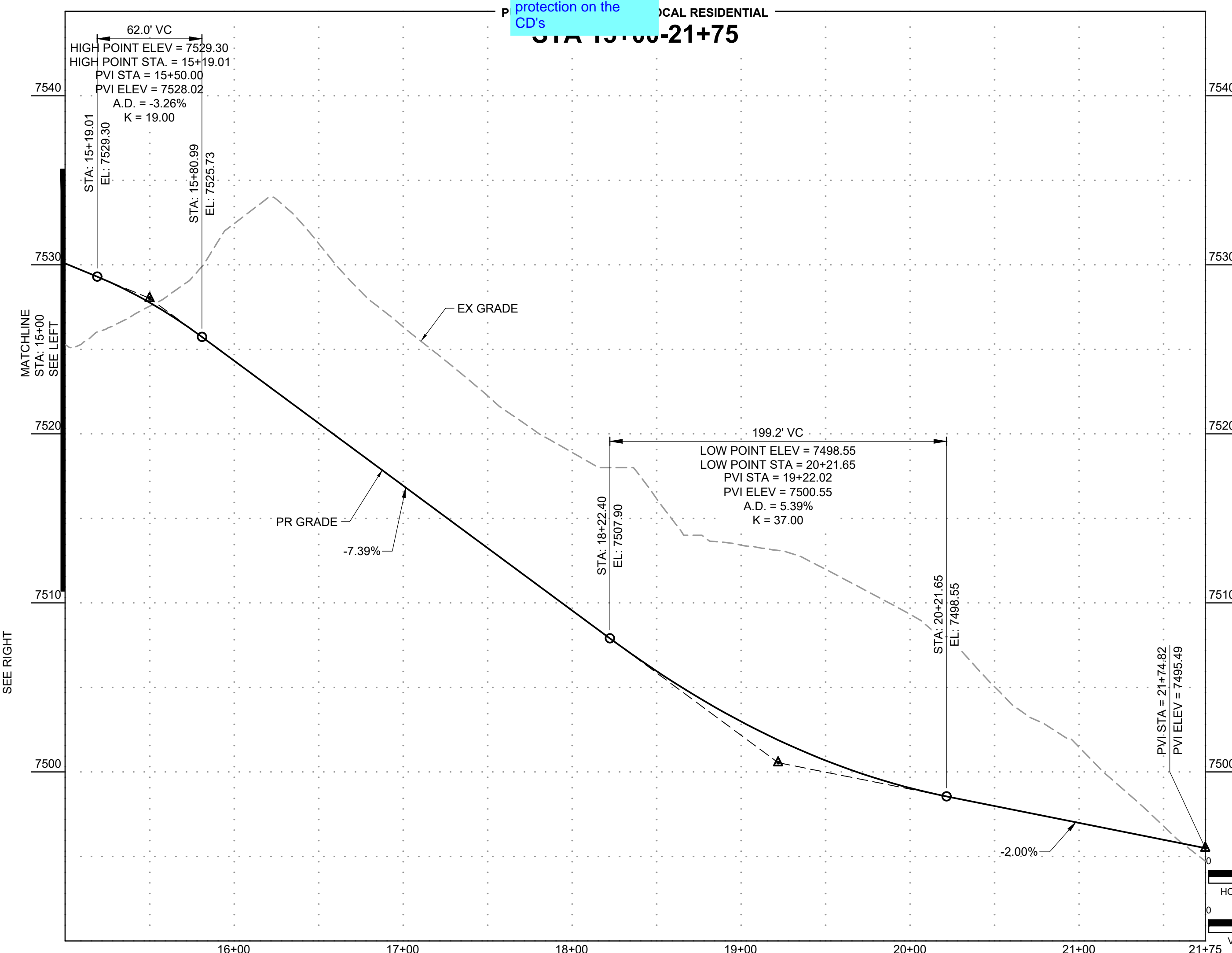
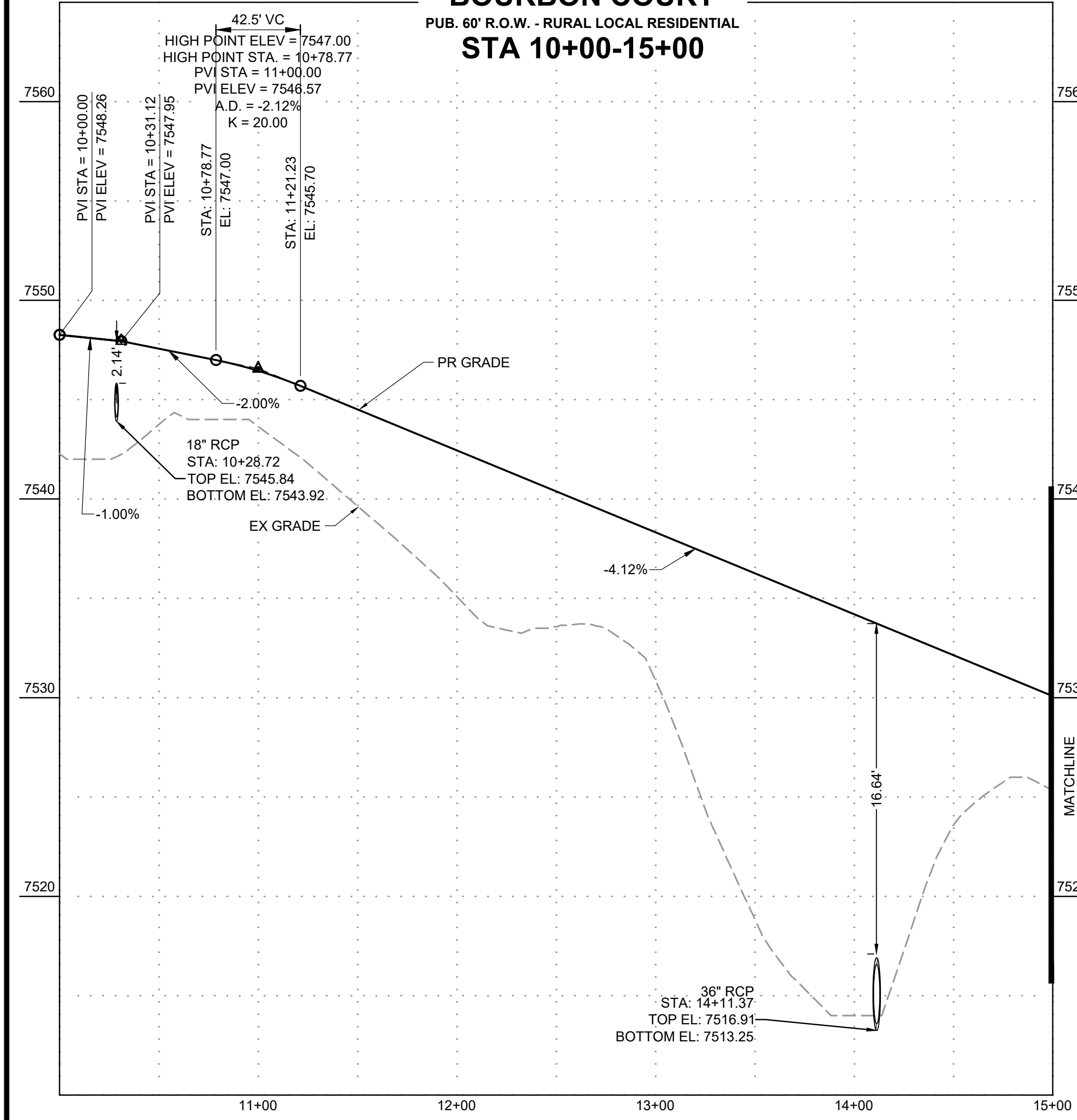
The drainage calcs identify protection at these locations. Please label protection were required/recommended per drainage calculations throughout the plan.

comments have been provide on the drainage report to provide roadside swale calcs. Label any requirement protection on the CD's

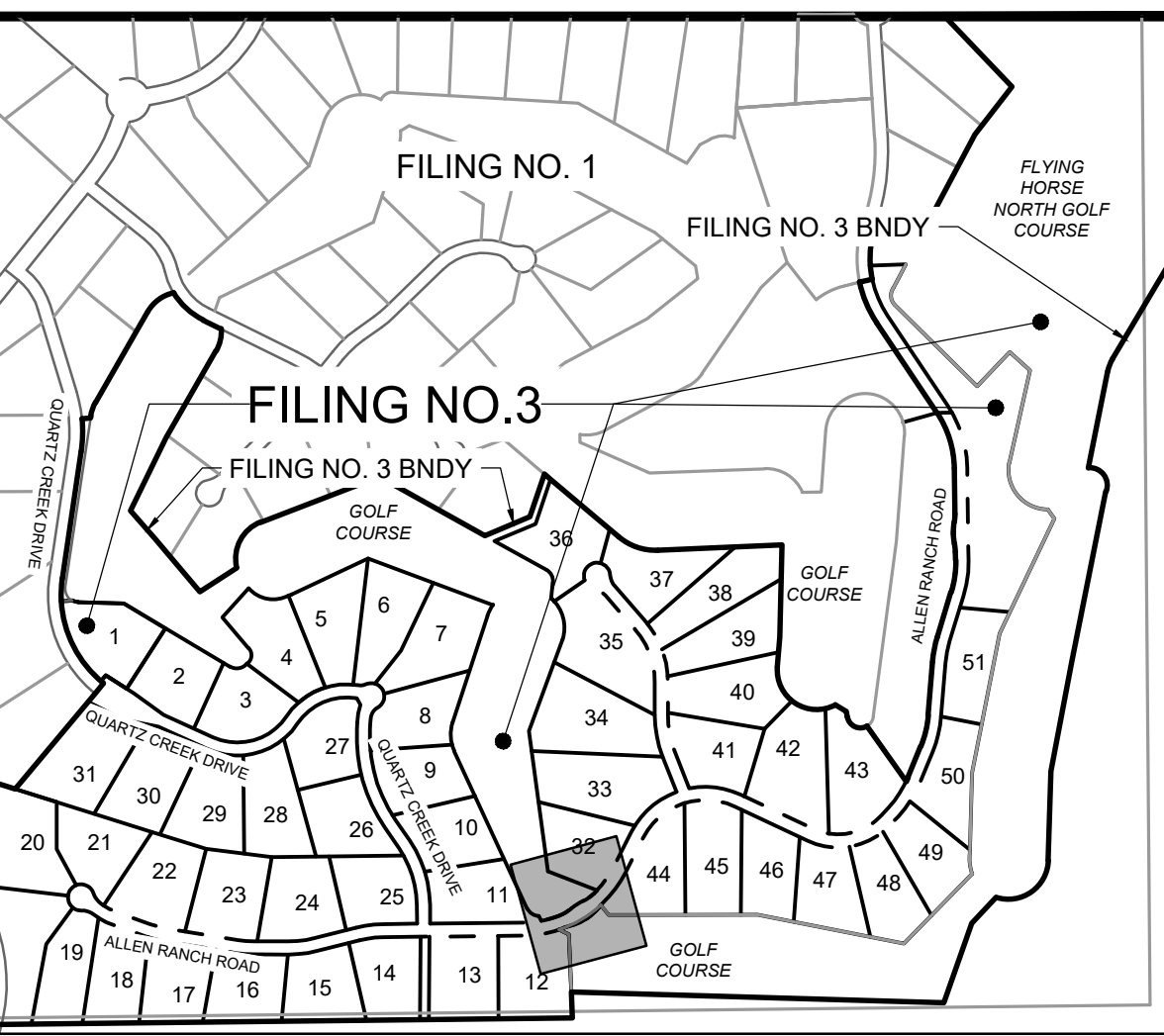
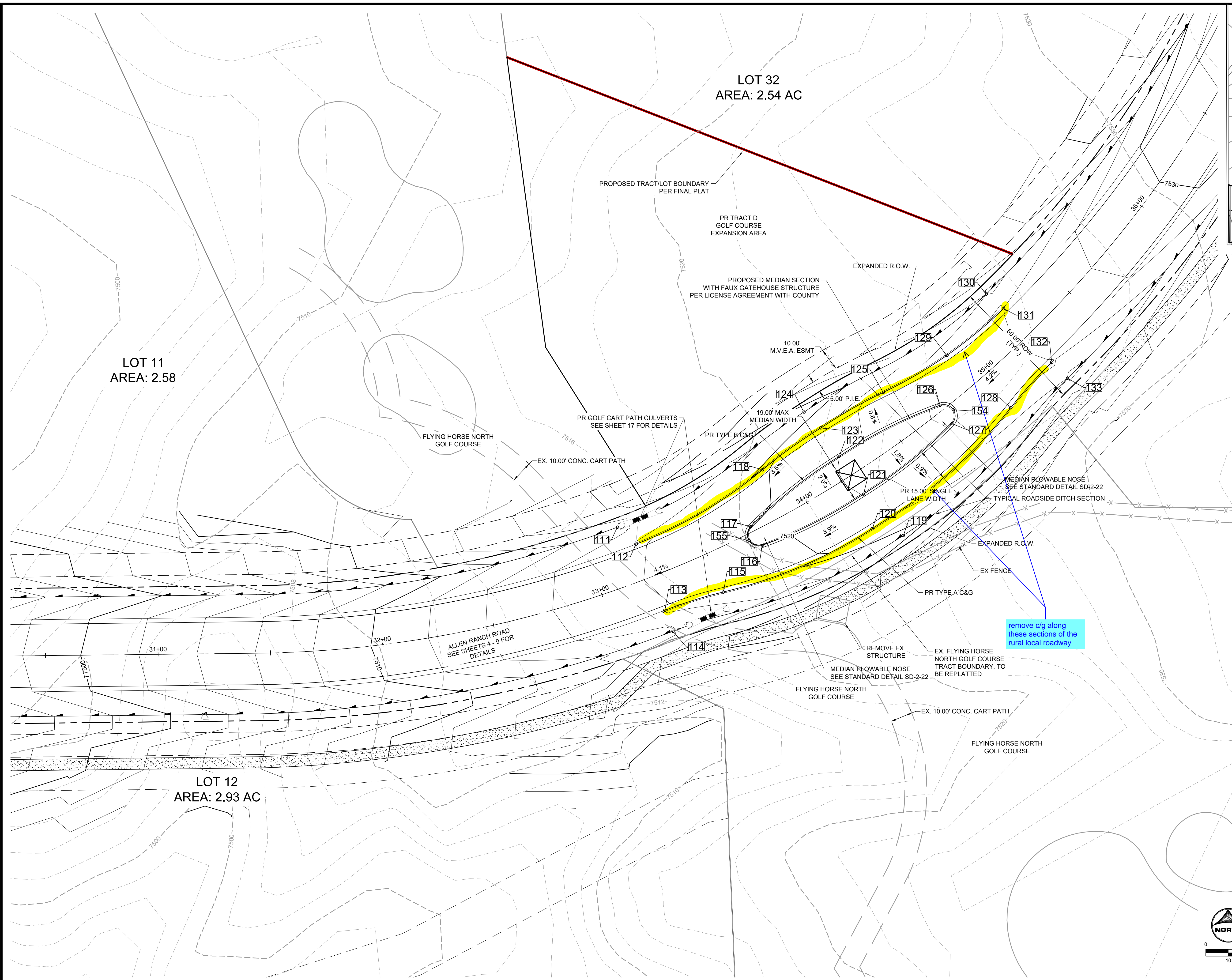


POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
21	SWALE FL	Bourbon Court	STA 10+25.69	29.5' R	7544.44
22	SWALE FL	Bourbon Court	STA 10+31.81	30.0' L	7543.74
23	END FL TRANSITION	Allen Ranch Road	STA 40+55.08	26.0' L	7542.43
24	BEGIN FL TRANSITION	Allen Ranch Road	STA 42+50.06	26.0' L	7548.28
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

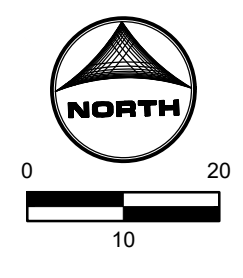
Curve Table			
Curve #	Length	Radius	Delta
C3	34.53	22.00	89°56'21"
C4	30.45	22.00	79°18'42"



NO.	DATE	BY	REVISION DESCRIPTION



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 TYPE A C&G	Allen Ranch Road	STA 33+22.39	16.0' L	7517.79
113	BEGIN TYPE A C&G	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	TYPE A C&G	Allen Ranch Road	STA 33+49.77	18.6' R	7518.78
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	TYPE A C&G	Allen Ranch Road	STA 33+89.78	22.3' L	7519.78
119	SWALE FL	Allen Ranch Road	STA 34+27.82	35.0' R	7519.36
120	TYPE A C&G	Allen Ranch Road	STA 34+18.39	25.0' R	7520.85
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	TYPE A C&G	Allen Ranch Road	STA 34+23.15	25.0' L	7521.05
124	SWALE FL	Allen Ranch Road	STA 34+20.46	35.0' L	7519.06
125	TYPE A C&G	Allen Ranch Road	STA 34+56.52	22.3' L	7522.61
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	TYPE A C&G	Allen Ranch Road	STA 34+96.51	18.6' R	7524.86
129	TYPE A C&G	Allen Ranch Road	STA 34+90.18	17.6' L	7524.52
130	SWALE FL	Allen Ranch Road	STA 35+22.91	26.0' L	7523.84
131	END TYPE A C&G	Allen Ranch Road	STA 35+23.92	16.0' L	7526.03
132	END TYPE A C&G	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	7523.48
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



DRAWN BY: AXB JOB DATE: 2/29/2024 BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 APPROVED: KMH JOB NUMBER: 211030 0" = 10' IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
 CAD DATE: 3/4/2024
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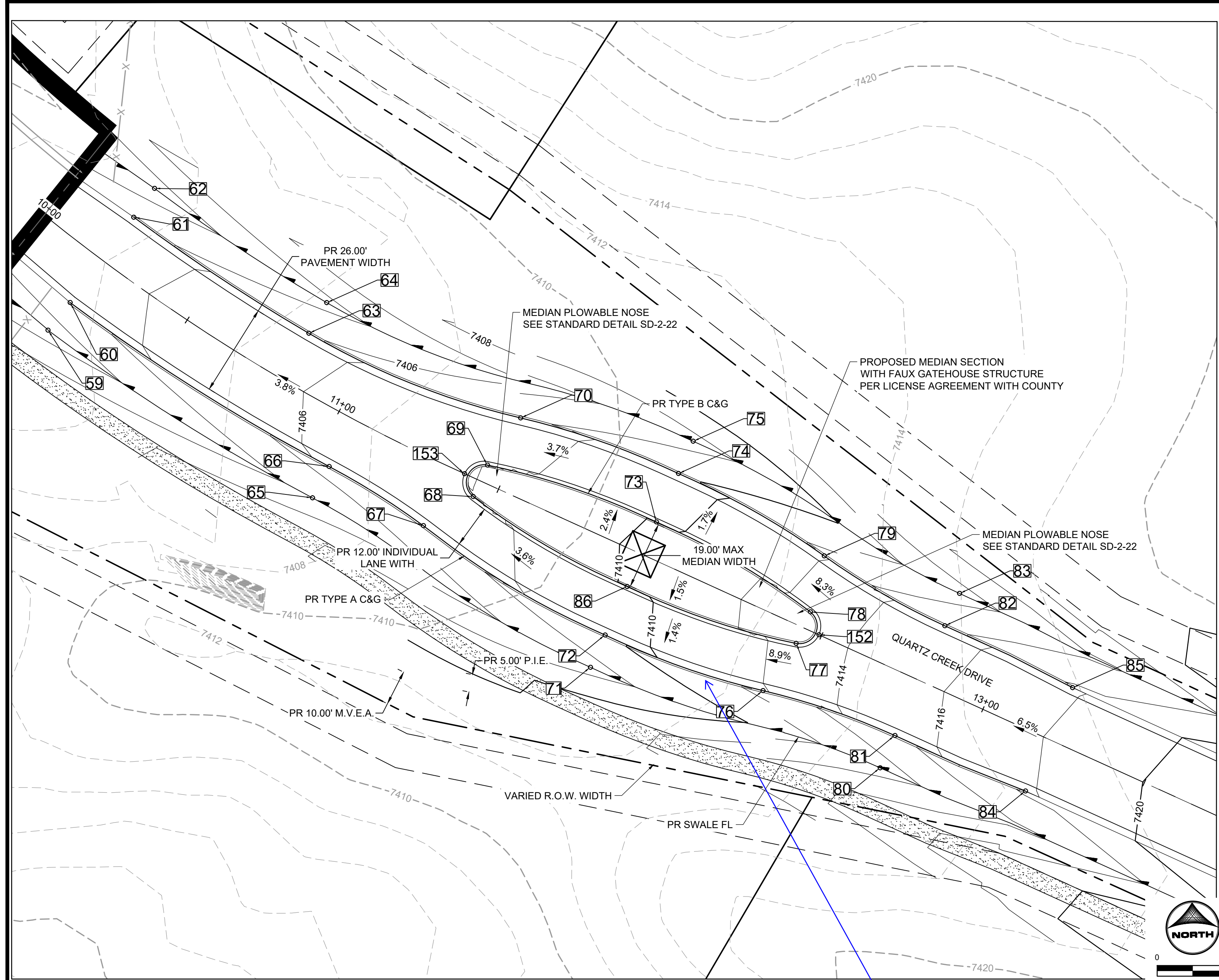
NO.	DATE	BY	REVISION DESCRIPTION

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

**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

see previous
comment regarding
c/g



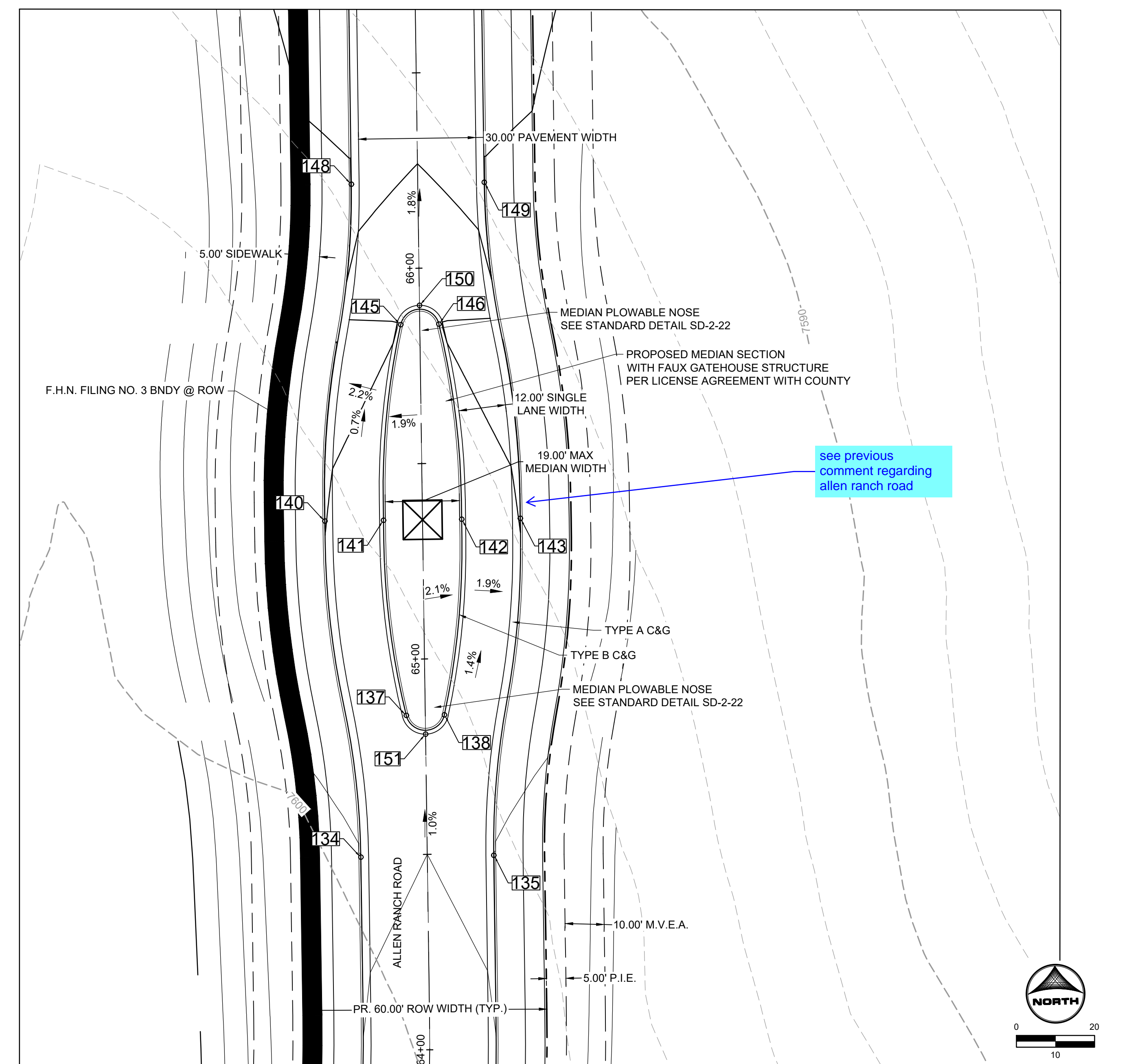
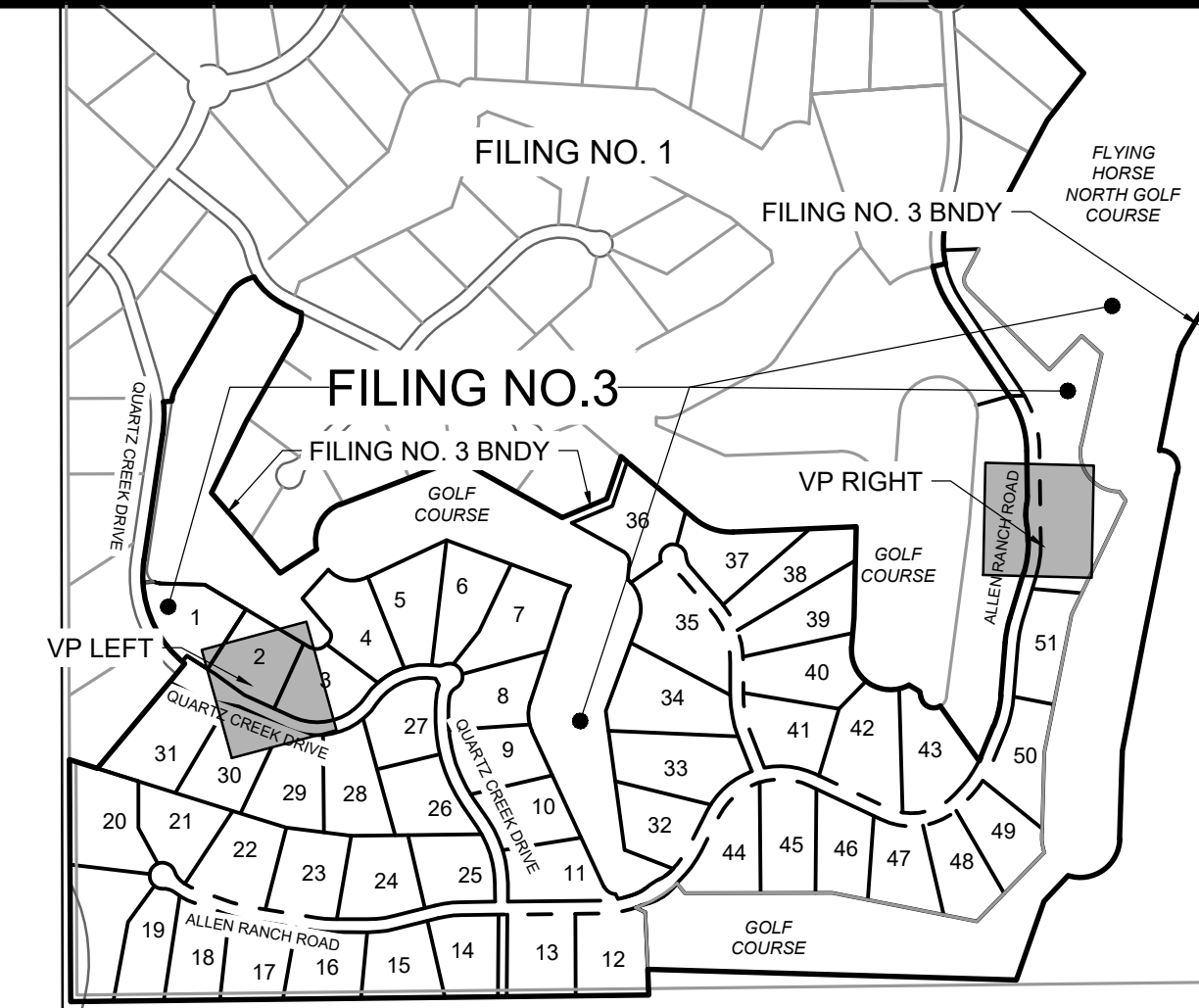
No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
59	SWALE FL	Quartz Creek Drive	STA 10+20.26	25.0' R	7401.05
60	BEGIN TYPE A C&G	Quartz Creek Drive	STA 10+20.58	15.0' R	7402.95
61	BEGIN TYPE A C&G	Quartz Creek Drive	STA 10+20.58	15.0' L	7402.94
62	SWALE FL	Quartz Creek Drive	STA 10+20.40	25.0' L	7401.06
63	BEGIN FL TRANSITION	Quartz Creek Drive	STA 10+81.47	15.0' L	7405.30
64	SWALE FL	Quartz Creek Drive	STA 10+81.47	25.0' L	7403.43
65	SWALE FL	Quartz Creek Drive	STA 11+04.79	25.0' R	7404.33
66	BEGIN FL TRANSITION	Quartz Creek Drive	STA 11+04.79	15.0' R	7406.21
67	TYPE A C&G	Quartz Creek Drive	STA 11+35.09	18.1' R	7407.48
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	TYPE A C&G	Quartz Creek Drive	STA 11+47.37	20.9' L	7407.25
71	SWALE FL	Quartz Creek Drive	STA 11+94.37	35.0' R	7407.28
72	TYPE A C&G	Quartz Creek Drive	STA 11+94.37	25.0' R	7409.16
74	TYPE A C&G	Quartz Creek Drive	STA 11+94.37	25.0' L	7409.16

POINT TABLE
QUARTZ CREEK DRIVE
MEDIAN AND MONUMENT

No.	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.
75	SWALE FL	Quartz Creek Drive	STA 11+94.37	35.0' L	7407.28
76	TYPE A C&G	Quartz Creek Drive	STA 12+41.39	20.9' R	7411.95
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	TYPE A C&G	Quartz Creek Drive	STA 12+41.39	20.9' L	7411.95
80	SWALE FL	Quartz Creek Drive	STA 12+80.47	27.0' R	7413.17
81	END FL TRANSITION	Quartz Creek Drive	STA 12+80.47	17.0' R	7415.05
82	END FL TRANSITION	Quartz Creek Drive	STA 12+80.47	17.0' L	7415.05
83	SWALE FL	Quartz Creek Drive	STA 12+80.47	27.0' L	7413.17
84	END TYPE A C&G	Quartz Creek Drive	STA 13+20.47	16.0' R	7417.67
85	END TYPE A C&G	Quartz Creek Drive	STA 13+20.47	16.0' L	7417.67
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

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

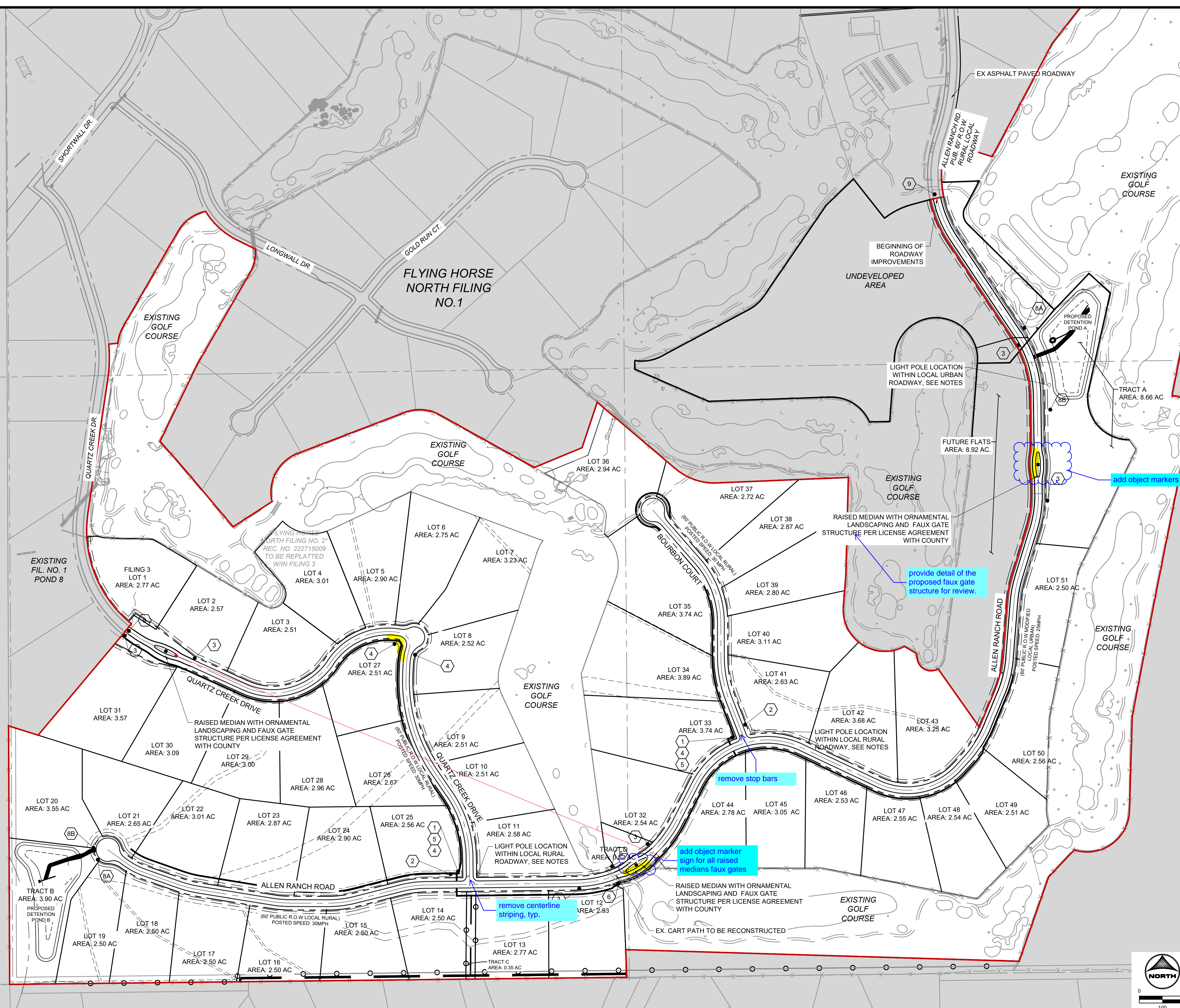
POINT TABLE
ALLEN RANCH ROAD
MEDIAN AND MONUMENT



PLAN VIEW RIGHT
ALLEN RANCH ROAD MEDIAN

see previous
comment regarding
allen ranch road





SIGNAGE LEGEND:

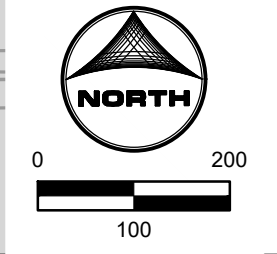
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2		K2-0540	18"x18"
3A		R2-1	24"x30"
3B		R2-1	24"x30"
4		GREEN	
5		GREEN	W/ NO OUTLET PATCH
6		W11-11	18"x18"
7		R8-3	12"x18"
8A		R7-32(R)	12"x18"
8B		R7-32(L)	12"x18"
9		TYPE III BARRICADE (TEMPORARY)	

see comment regarding urban section of allen ranch road and revise accordingly the speed limit signs

- ### 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.
 - STREET NAME SIGNS ARE 7" BLANK AND 4" FONT IF SPEED LIMIT IS 25 MPH, AND ARE 9" BLANK AND 6" FONT IF SPEED LIMIT IS 30 MPH AND ABOVE.

- ### 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 CASE LETTERING ON 12" 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 REGARDING USE OF THE 1 1/2" TUBULAR STEEL POST SUBBASE 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 PRE-FORMED 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 1/2" 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 (719.520.6819) 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: 11/20/2023
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 3/4/2024
 CAD FILE: J:\2021\211030\CADD\dwgs\CIEstates_CDs\Striping and Signage

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

NO.	DATE	BY	REVISION DESCRIPTION

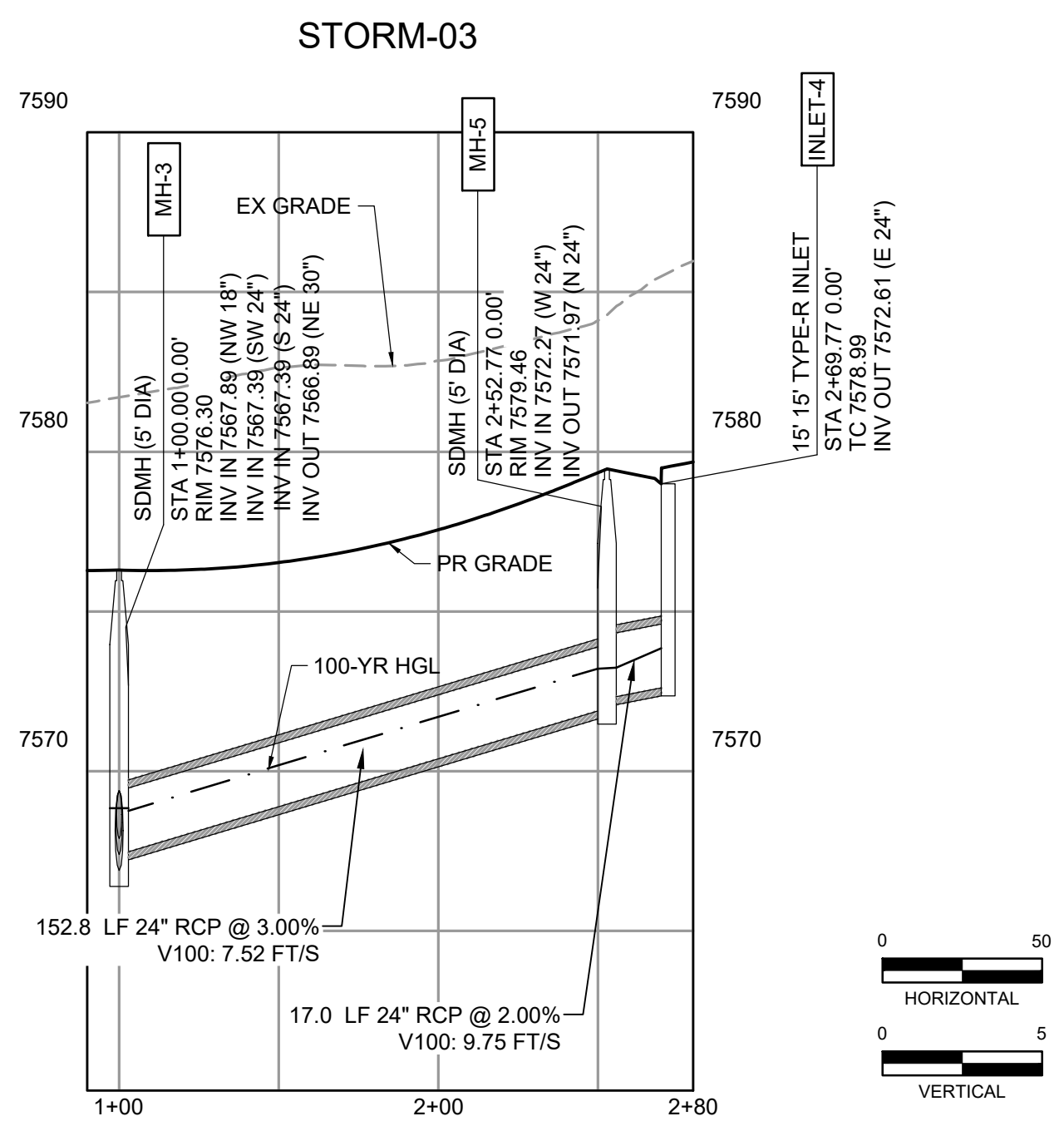
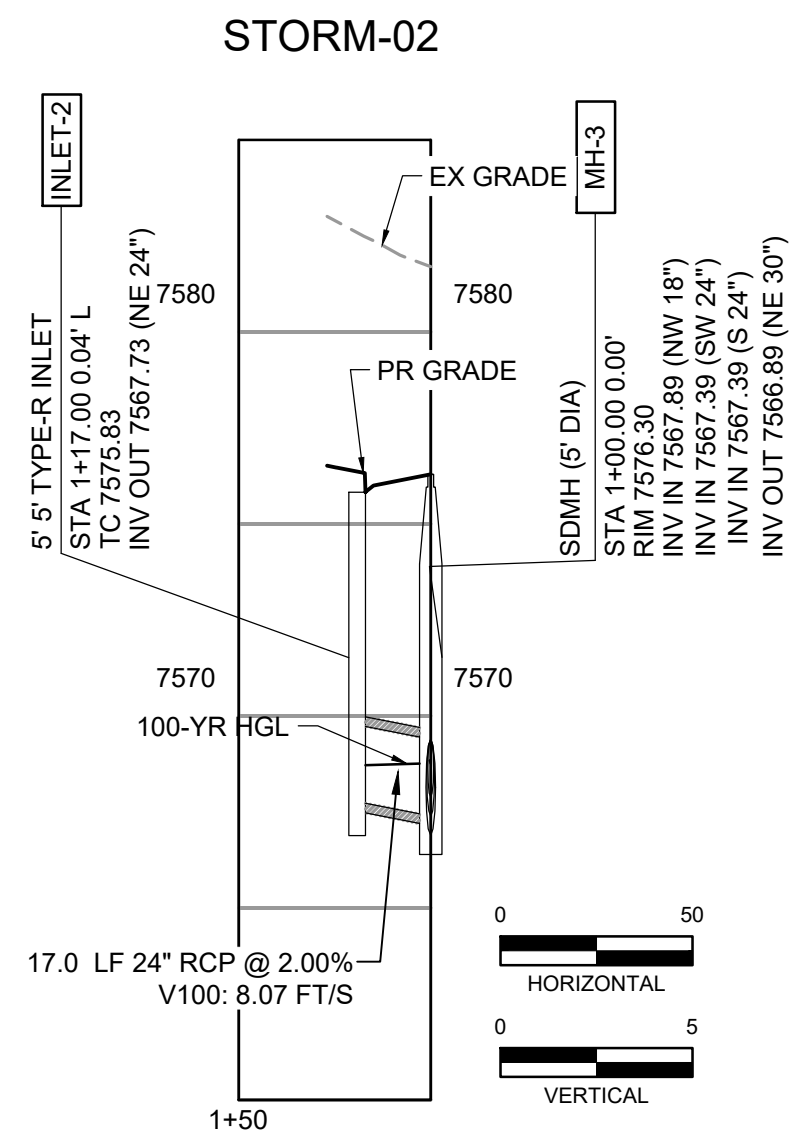
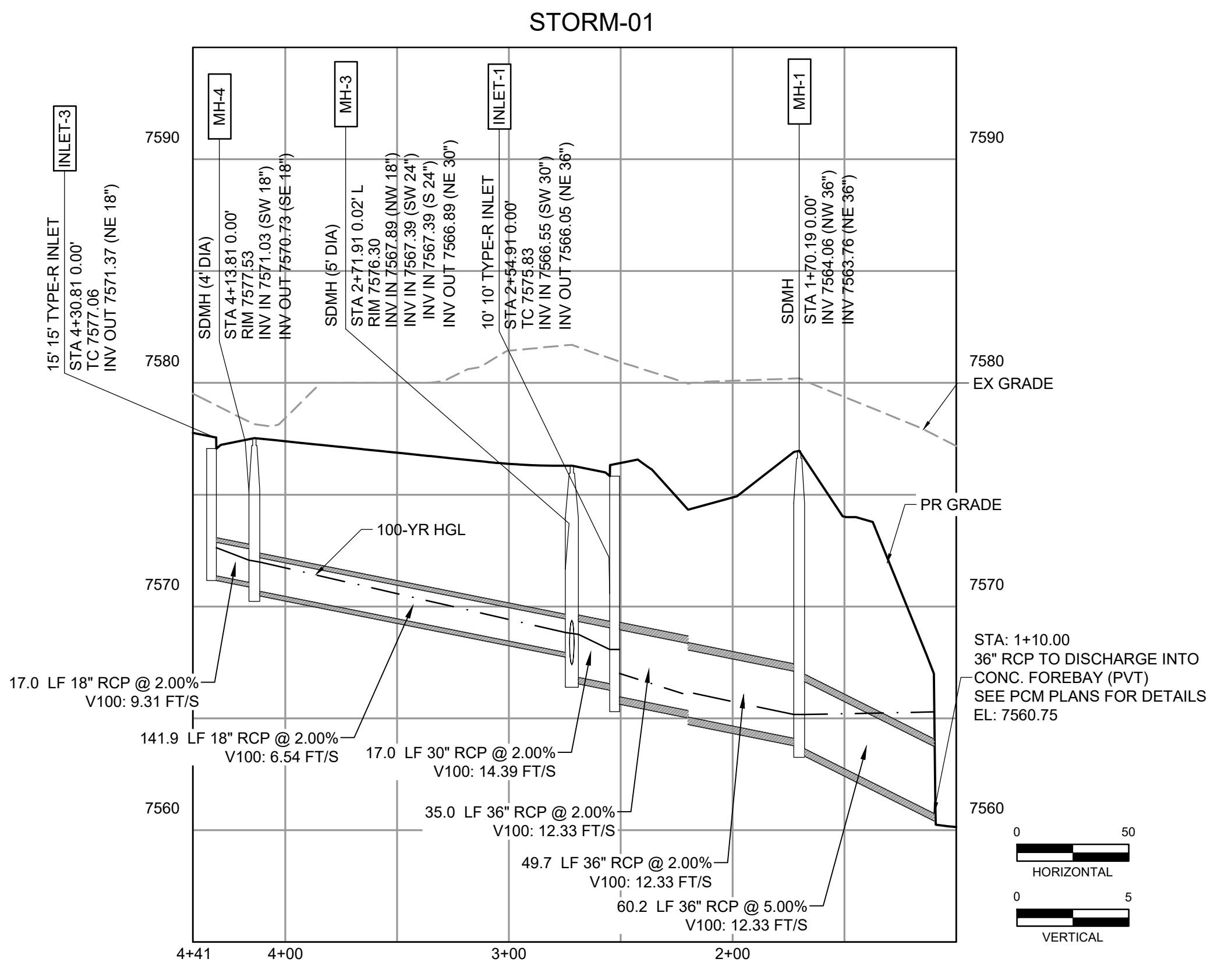
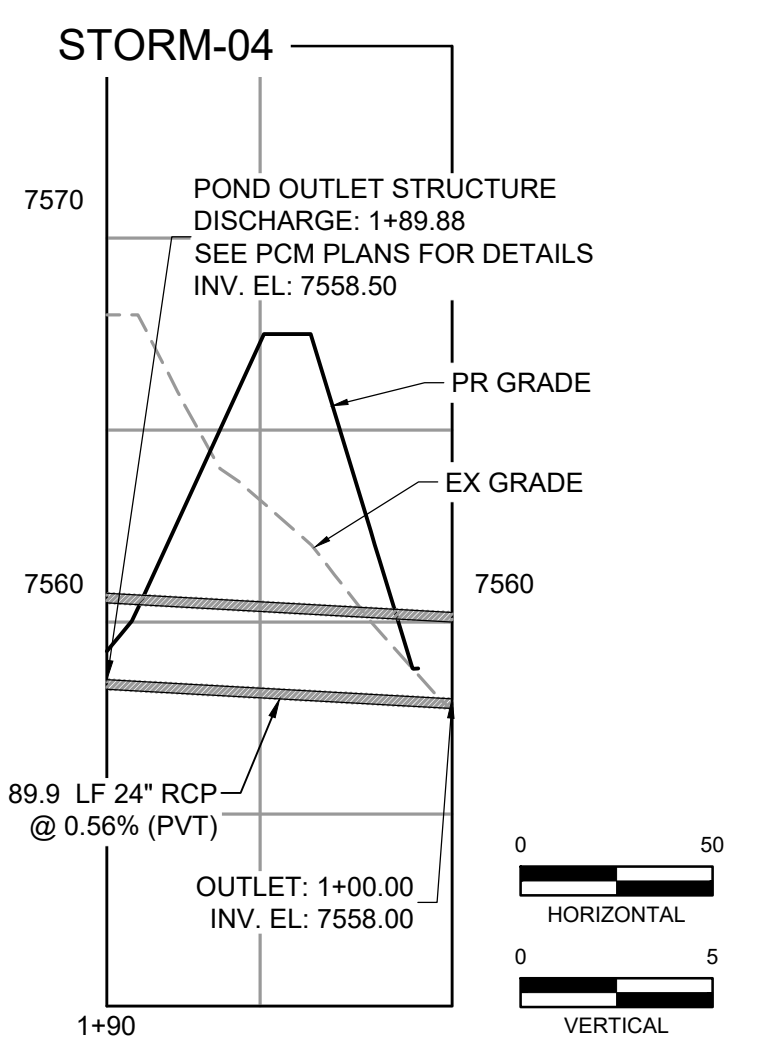
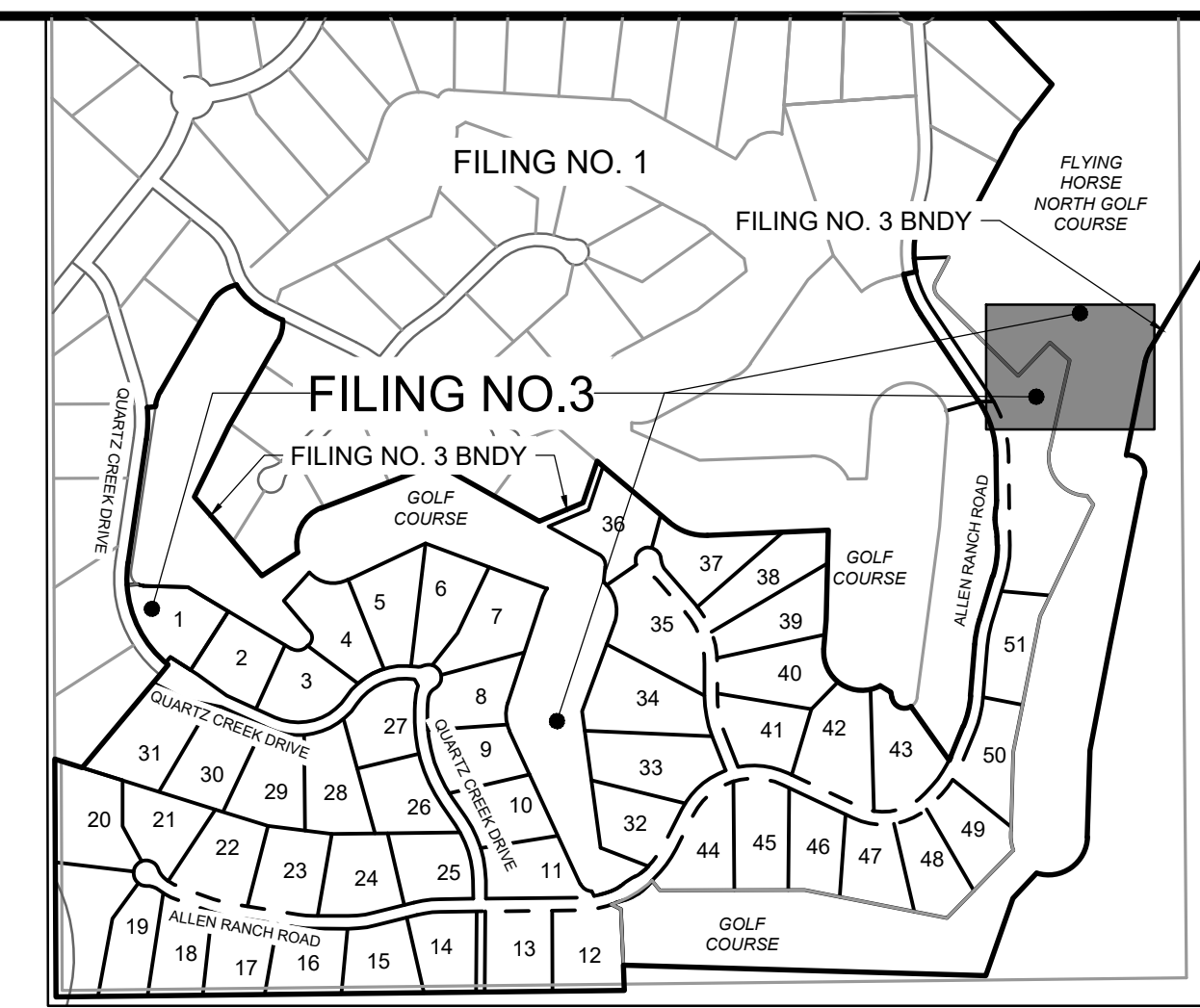
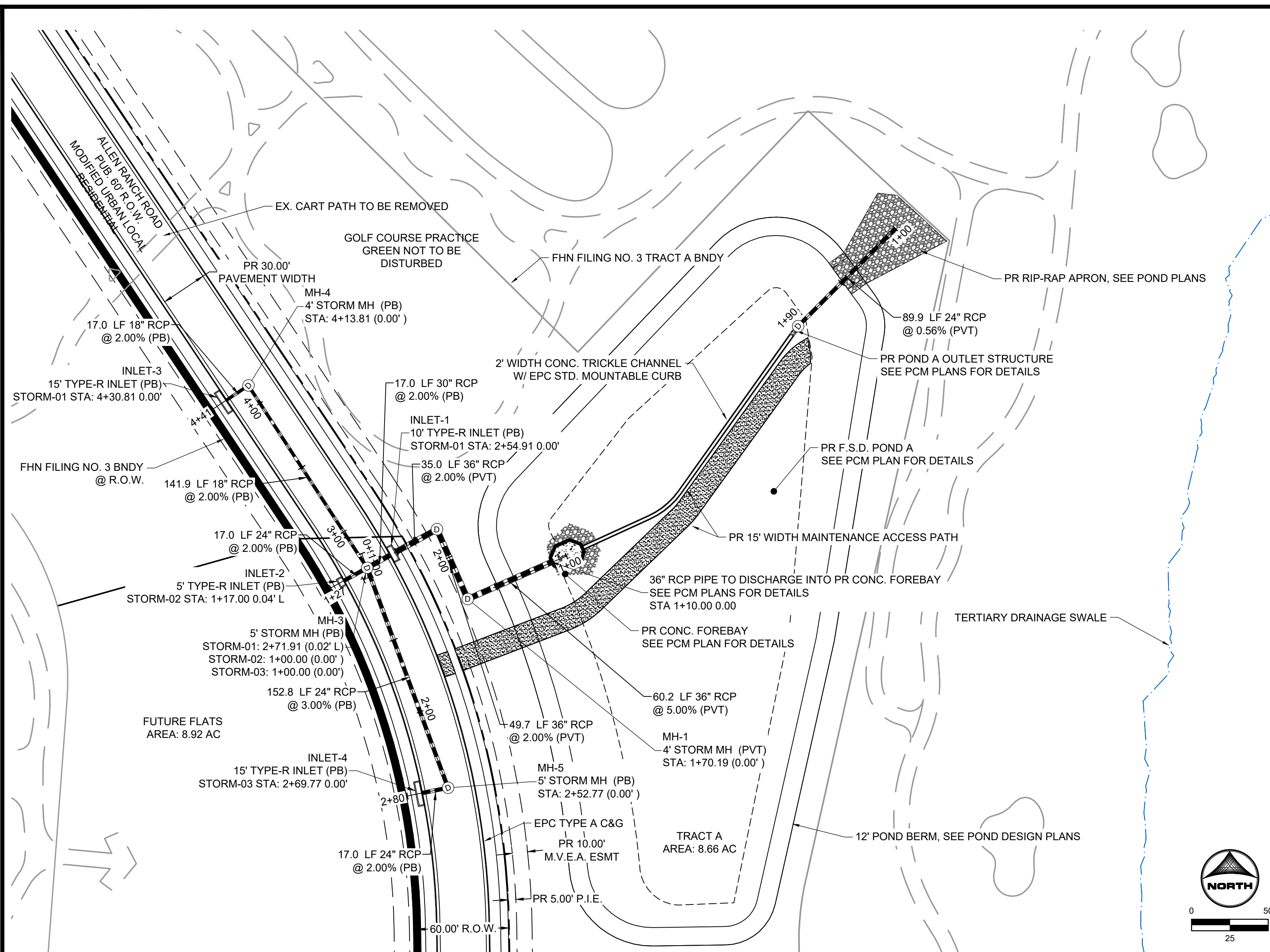
HRGreen

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

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

CONSTRUCTION DOCUMENTS
 STRIPING & SIGNAGE

SHEET
ST
15



DRAWN BY: DLH JOB DATE: 3/4/2024 CONSTRUCTION DOCUMENT
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 3/4/2024
 CAD FILE: J:\2021\211030\CAD\DWG\C\Estates_CDs\Storm_PNP

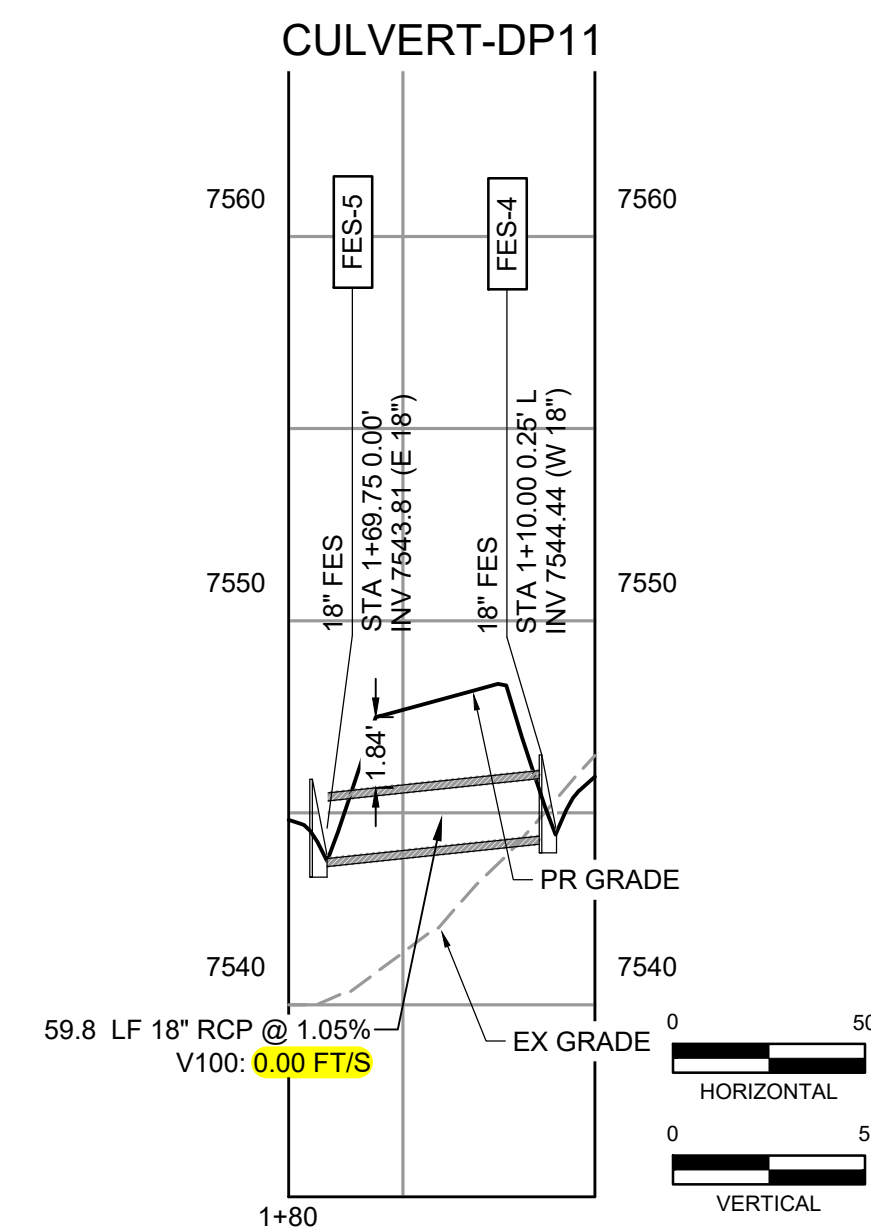
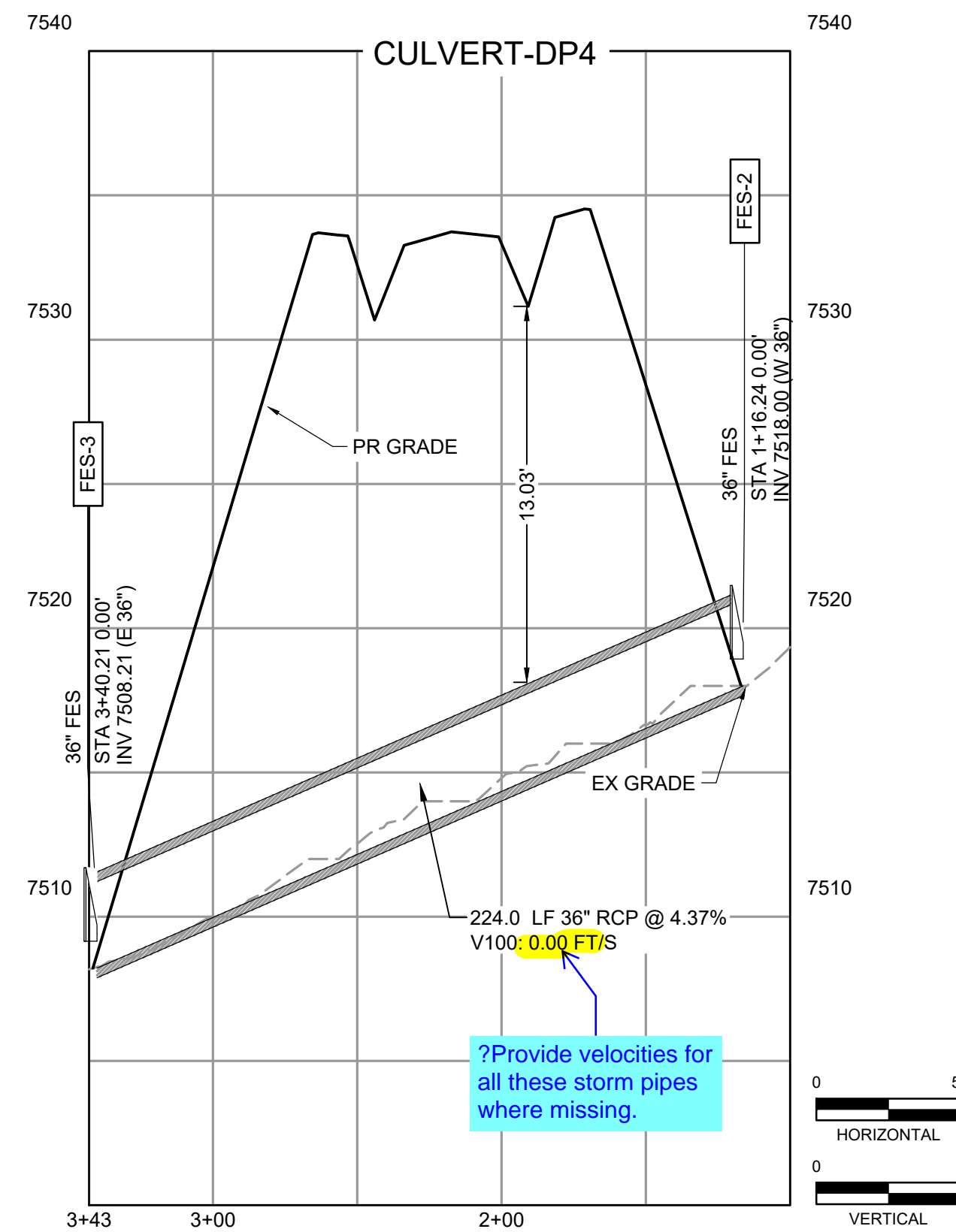
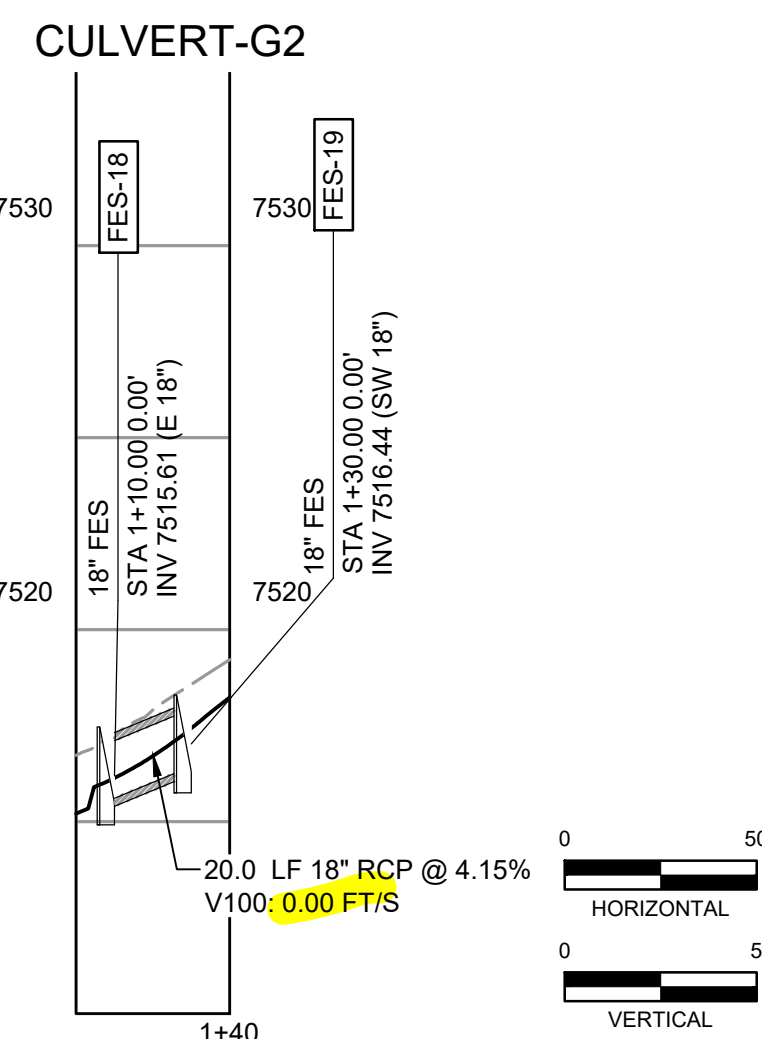
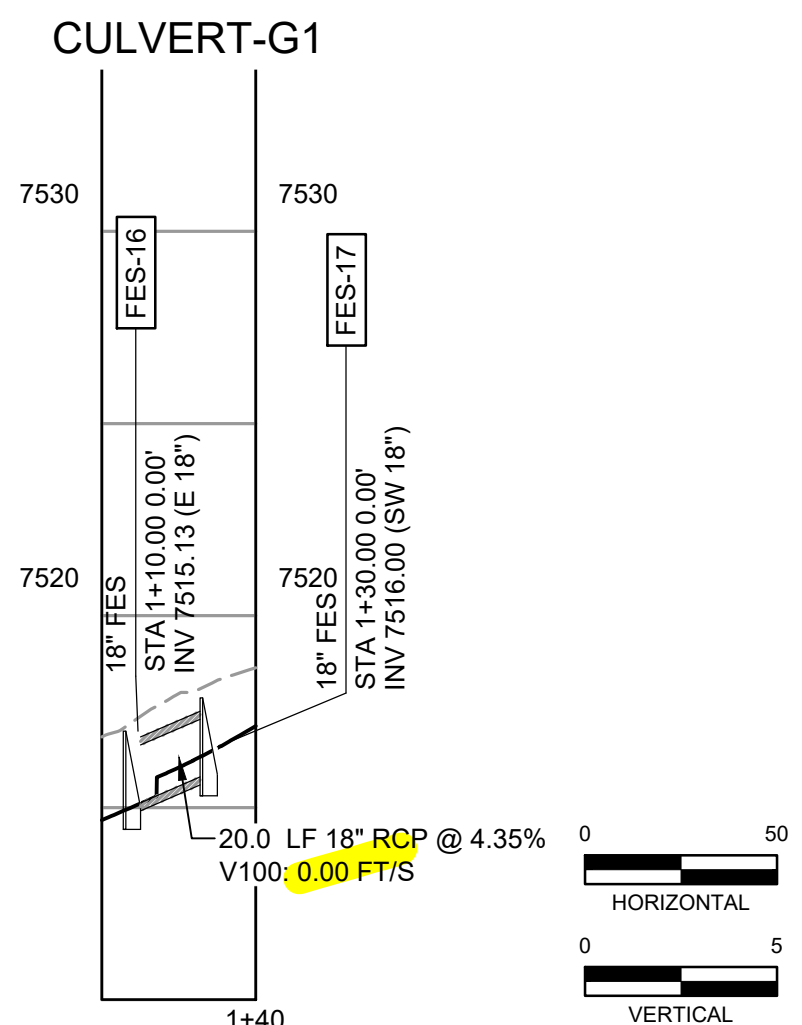
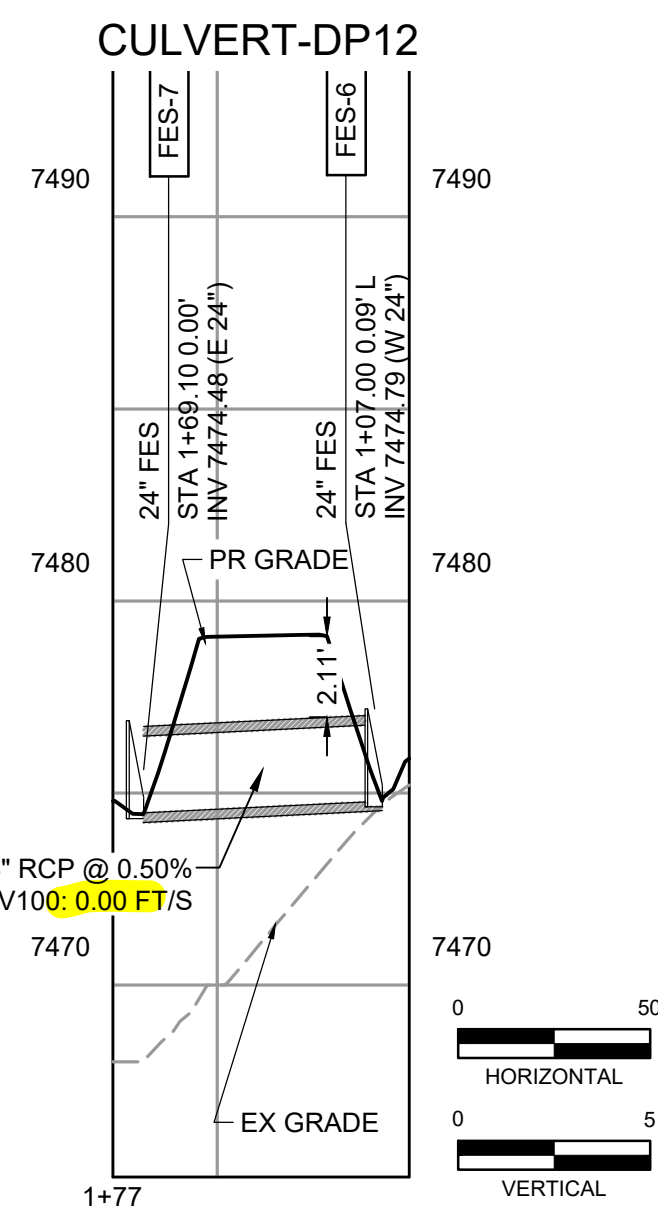
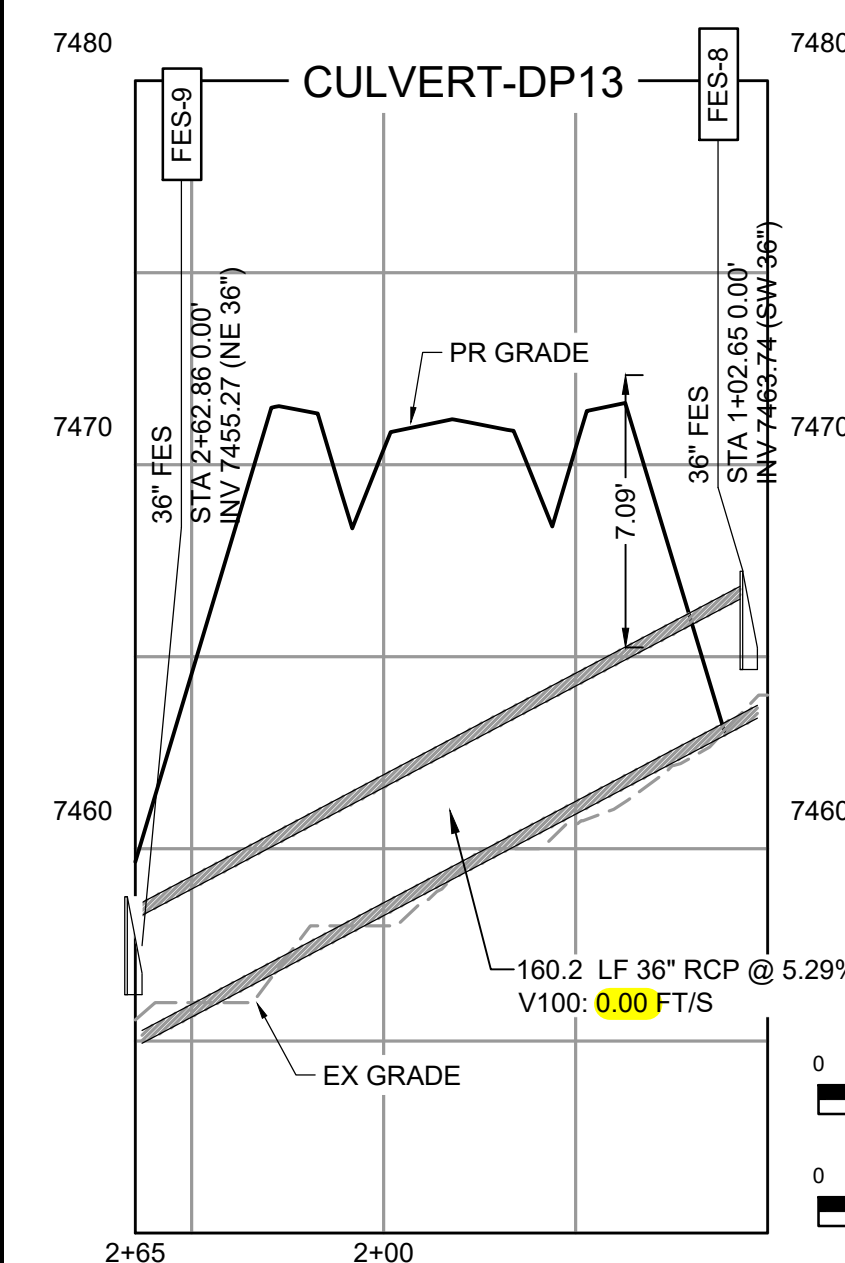
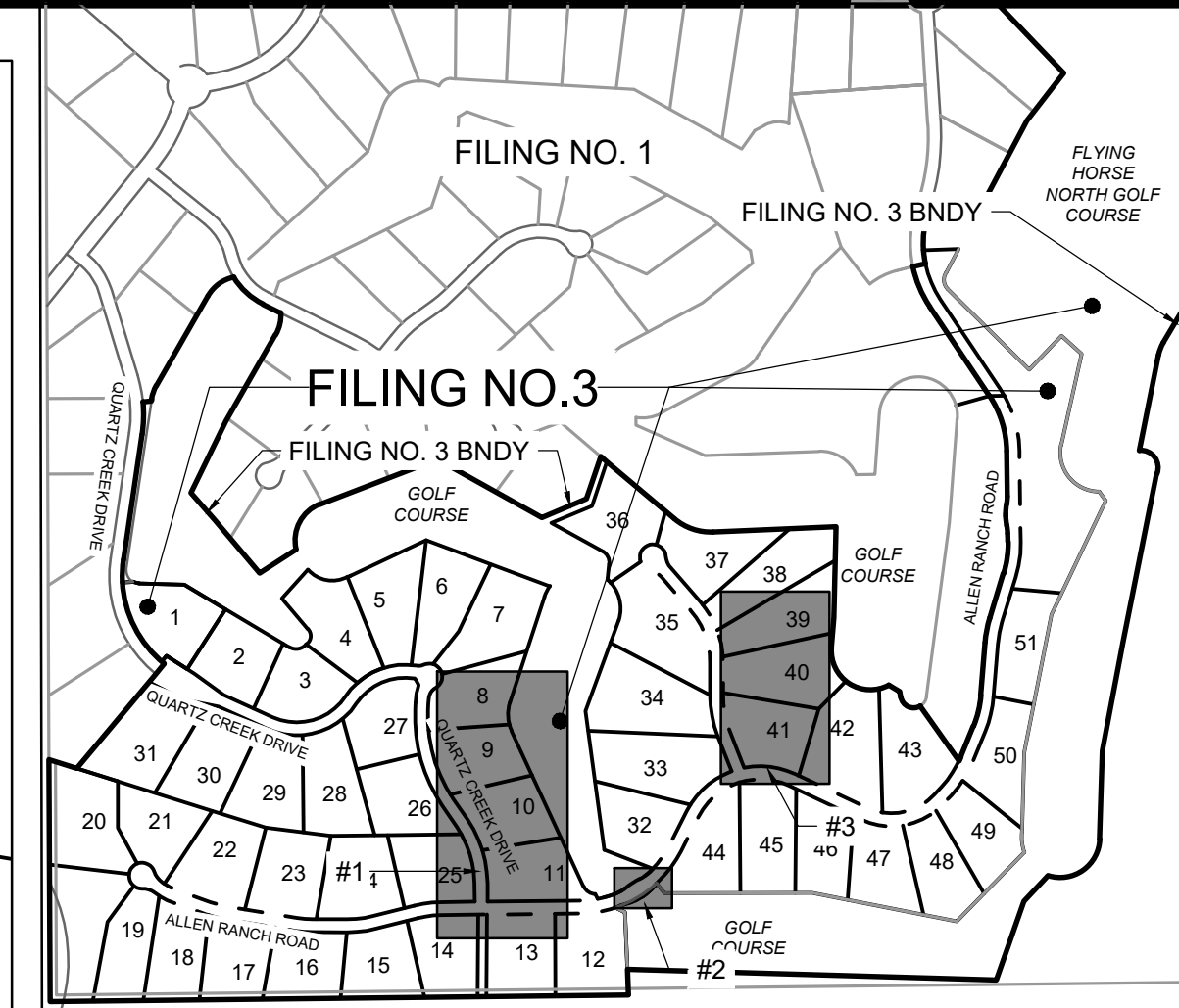
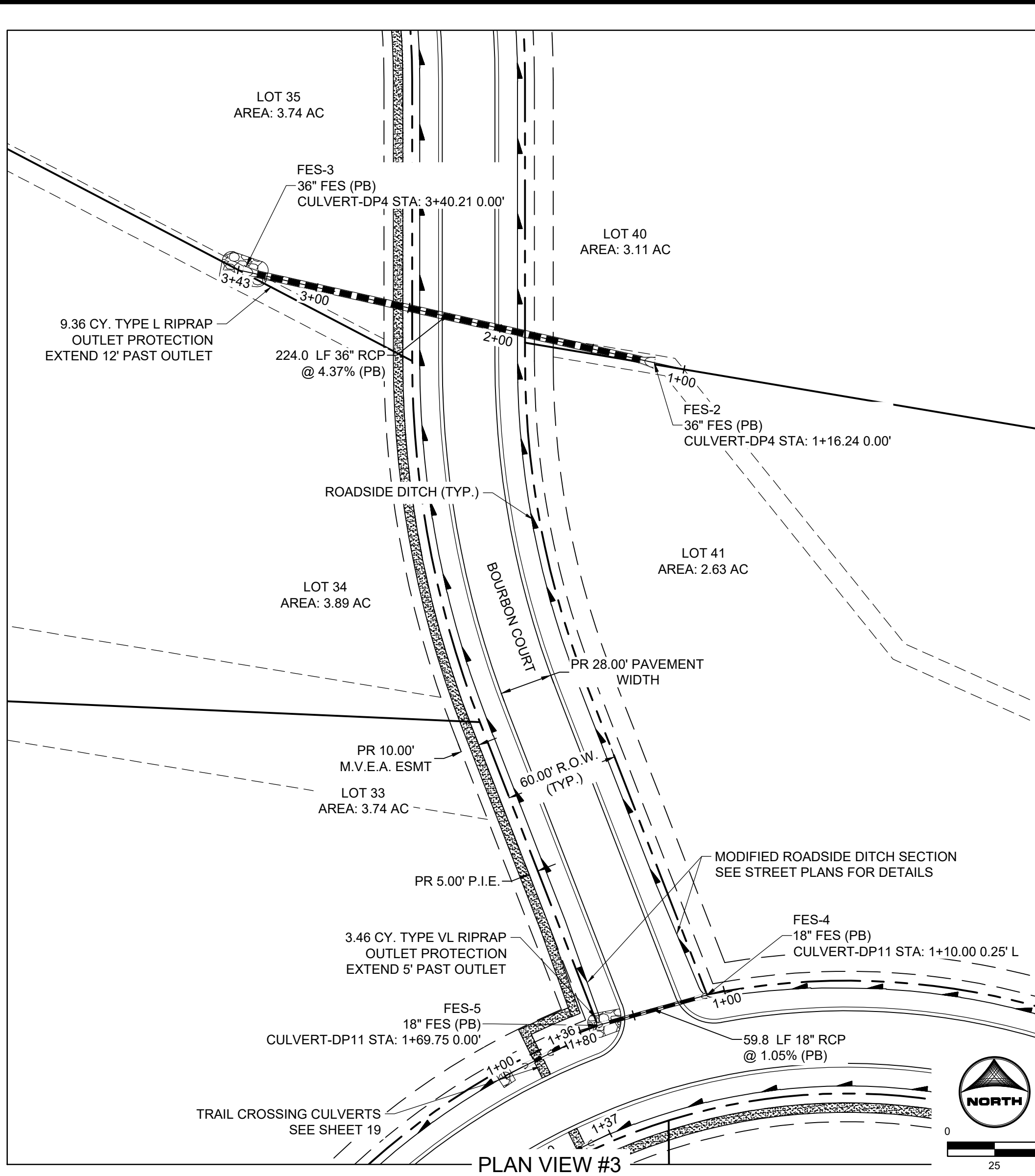
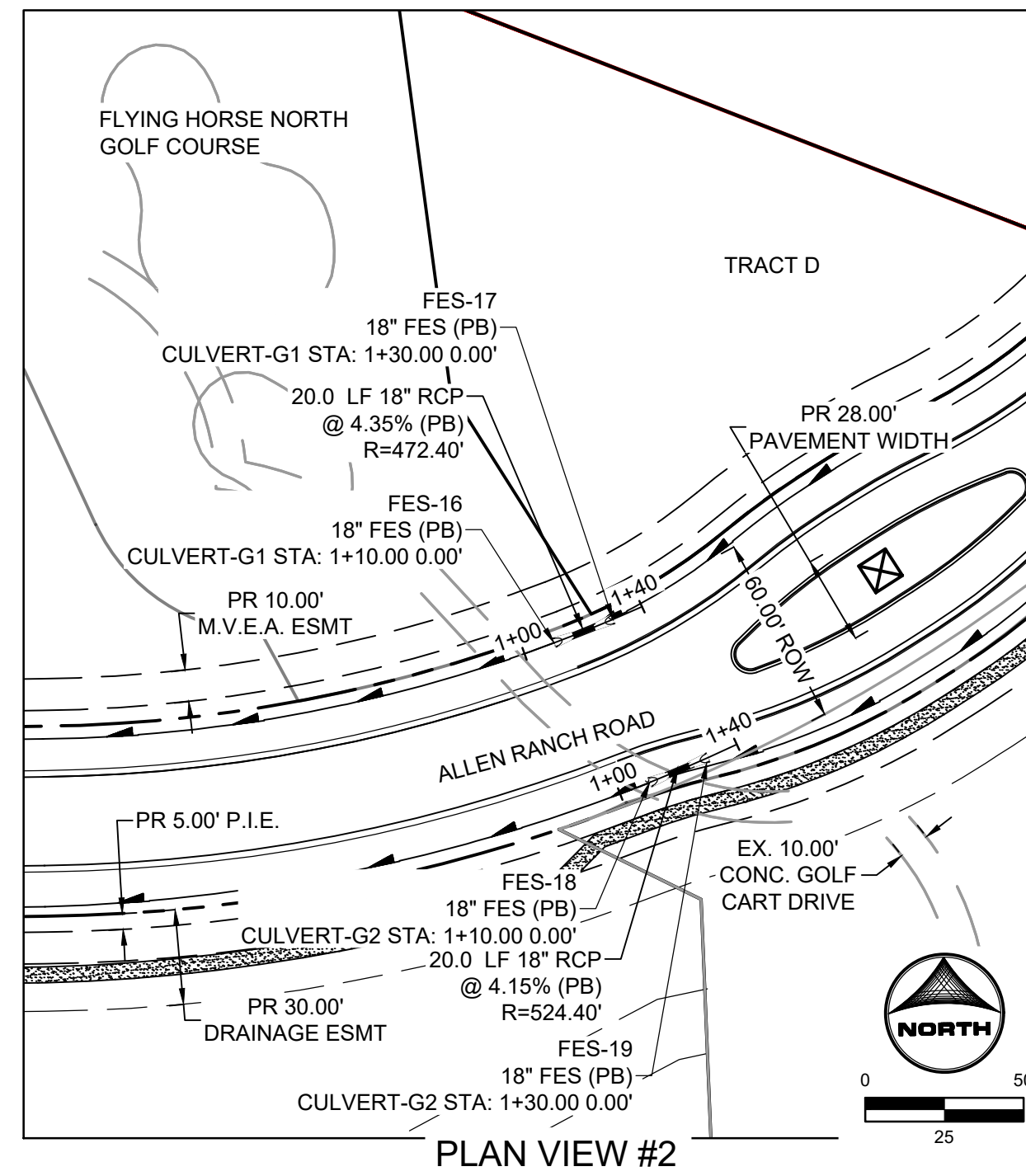
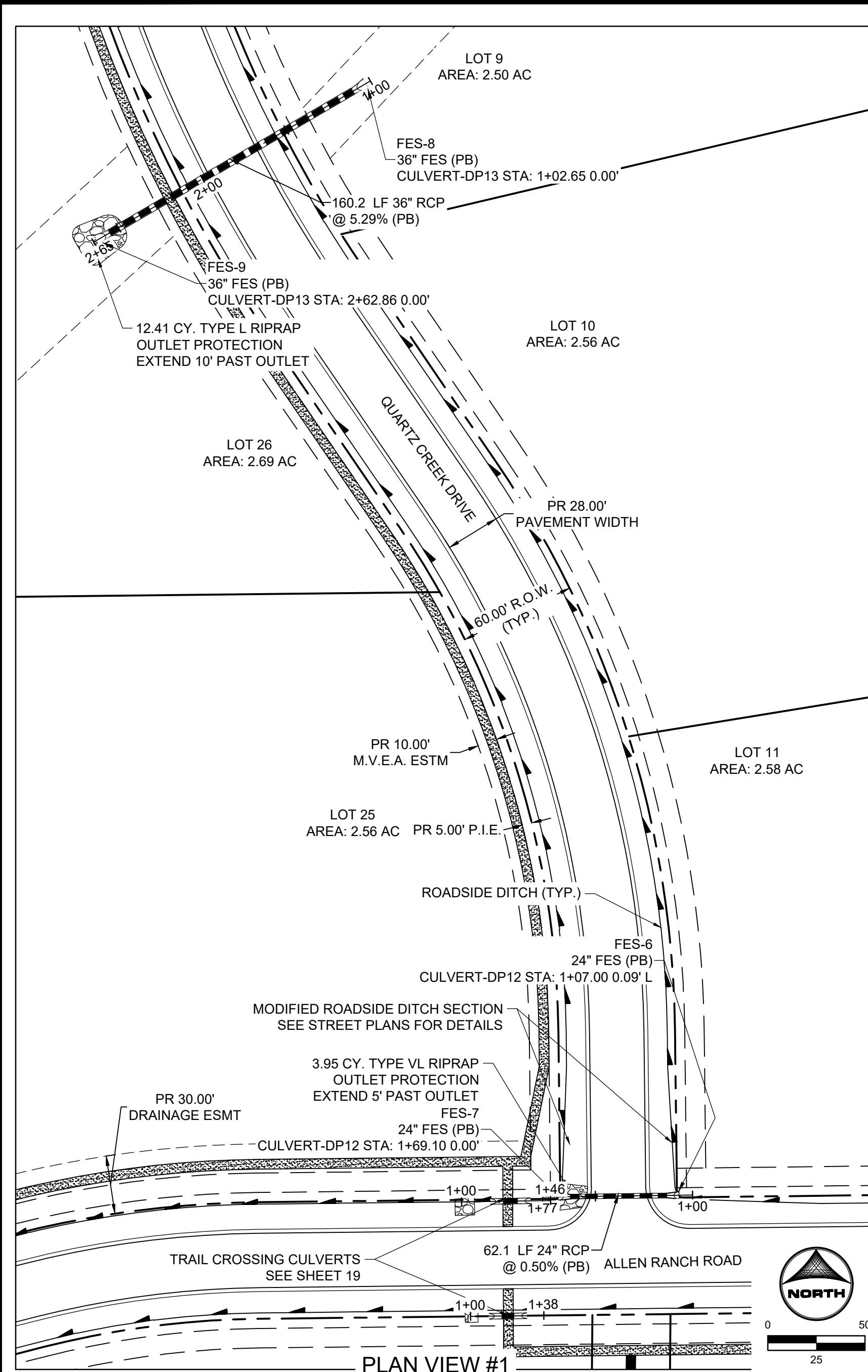
NO.	DATE	BY	REVISION DESCRIPTION

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

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

STORM SEWER PLAN & PROFILES
 ALLEN RANCH ROAD & TRACT A

**SHEET
 STM 16**



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 APPROVED: KMH JOB NUMBER: 211030 OFFICIAL DRAWINGS, 1"
 CAD DATE: 3/4/2024 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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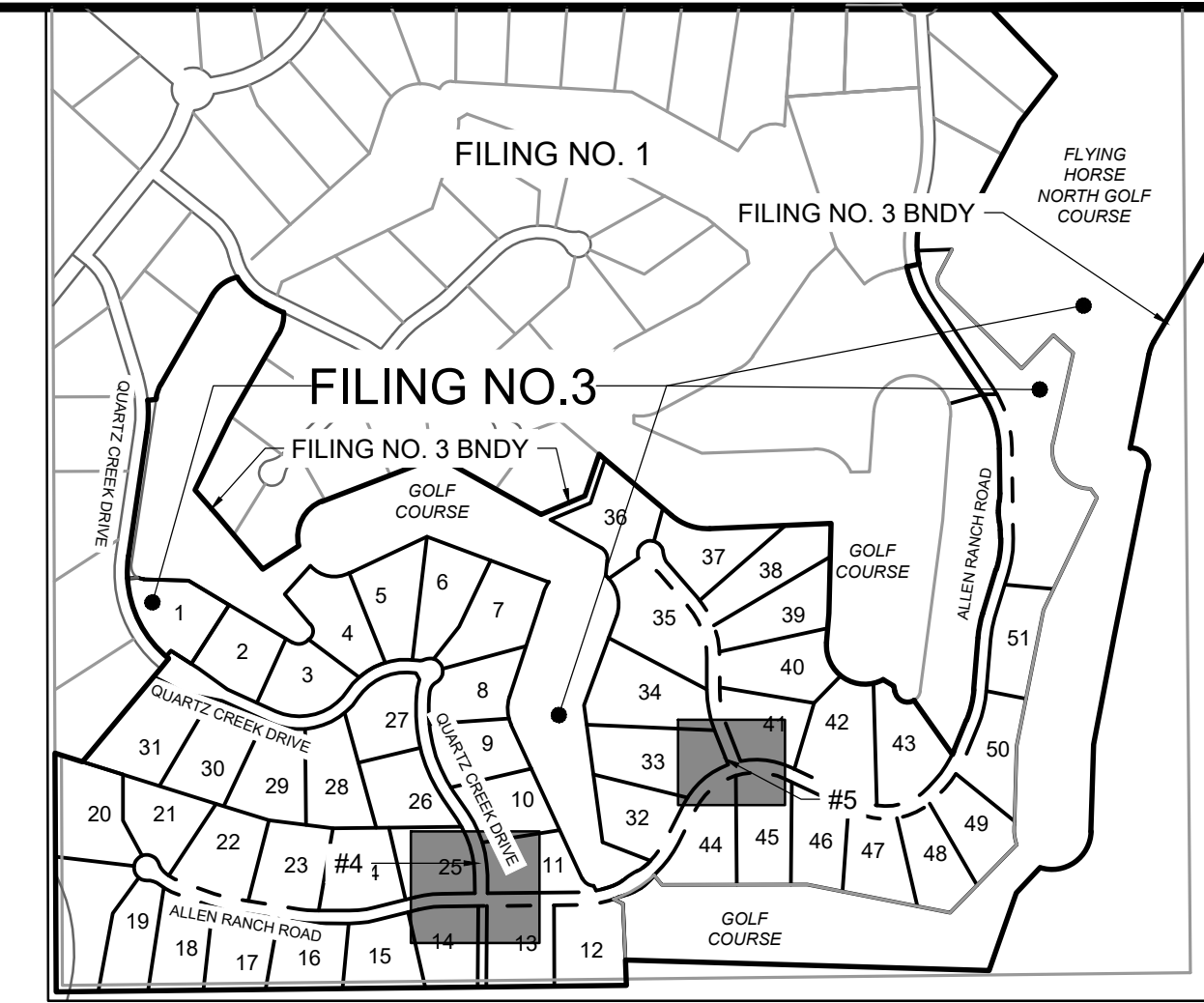
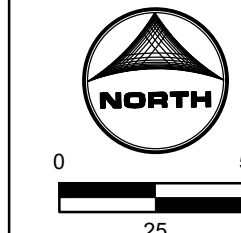
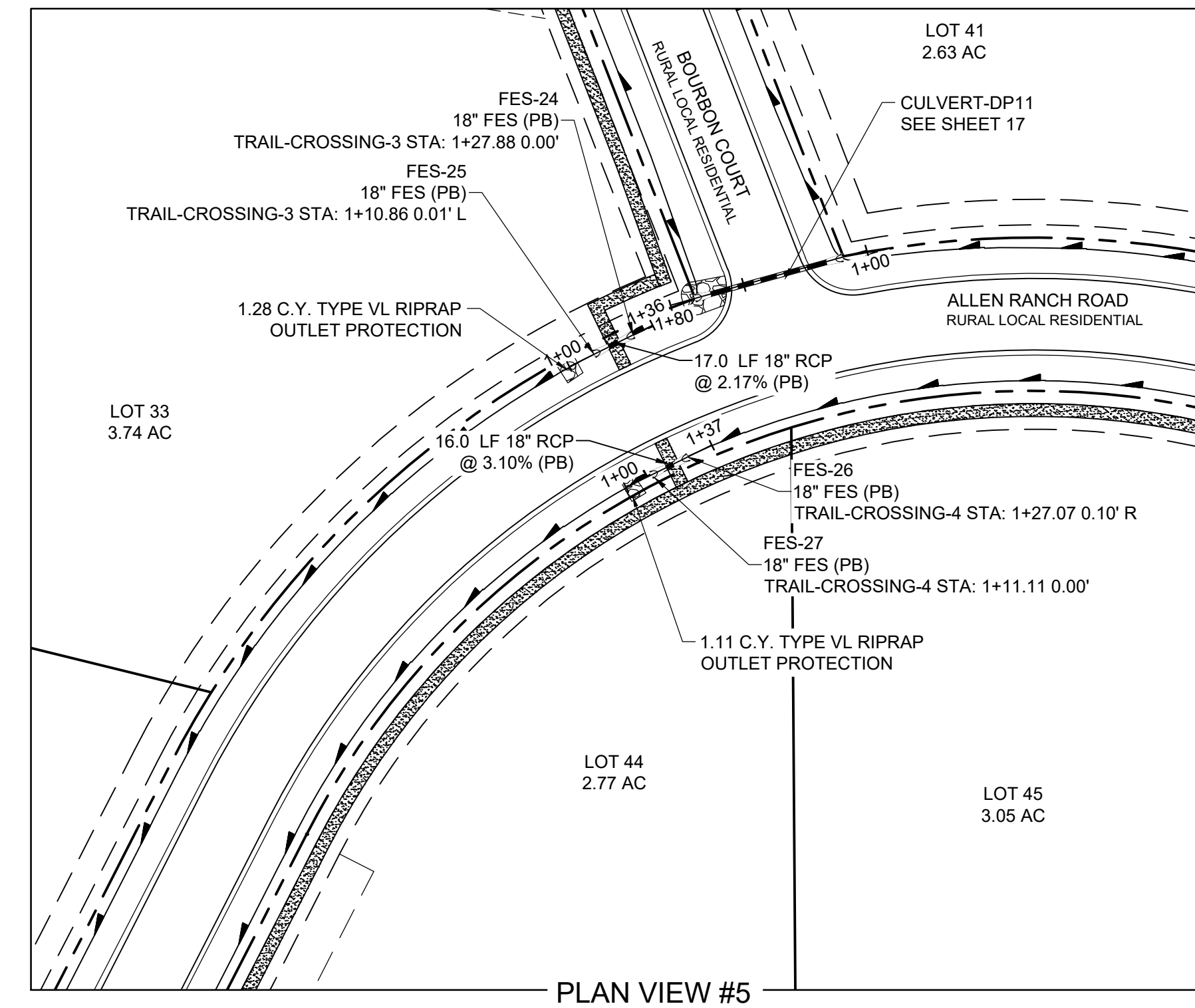
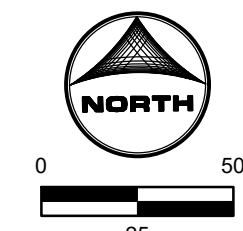
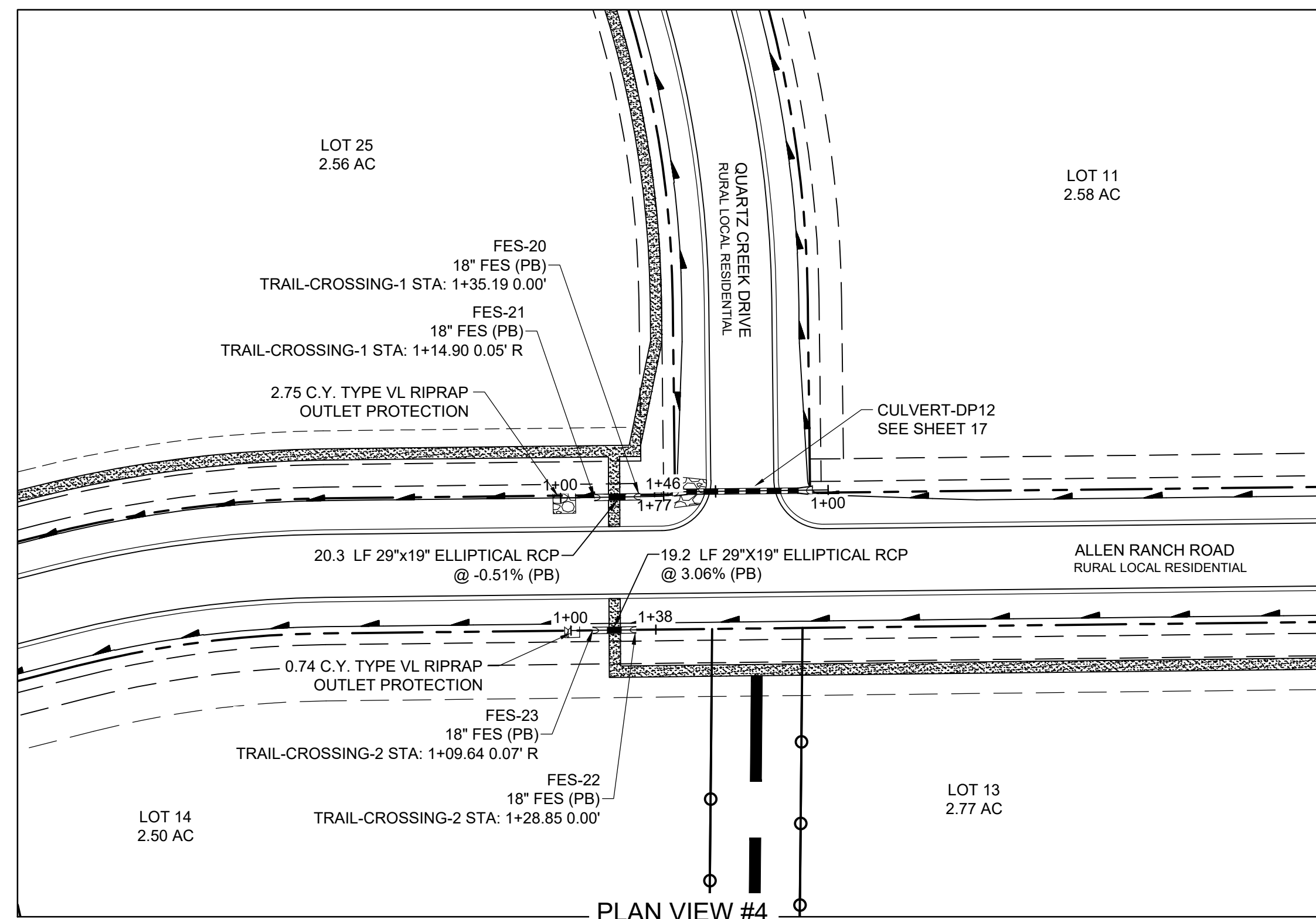


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 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 719.965.0044

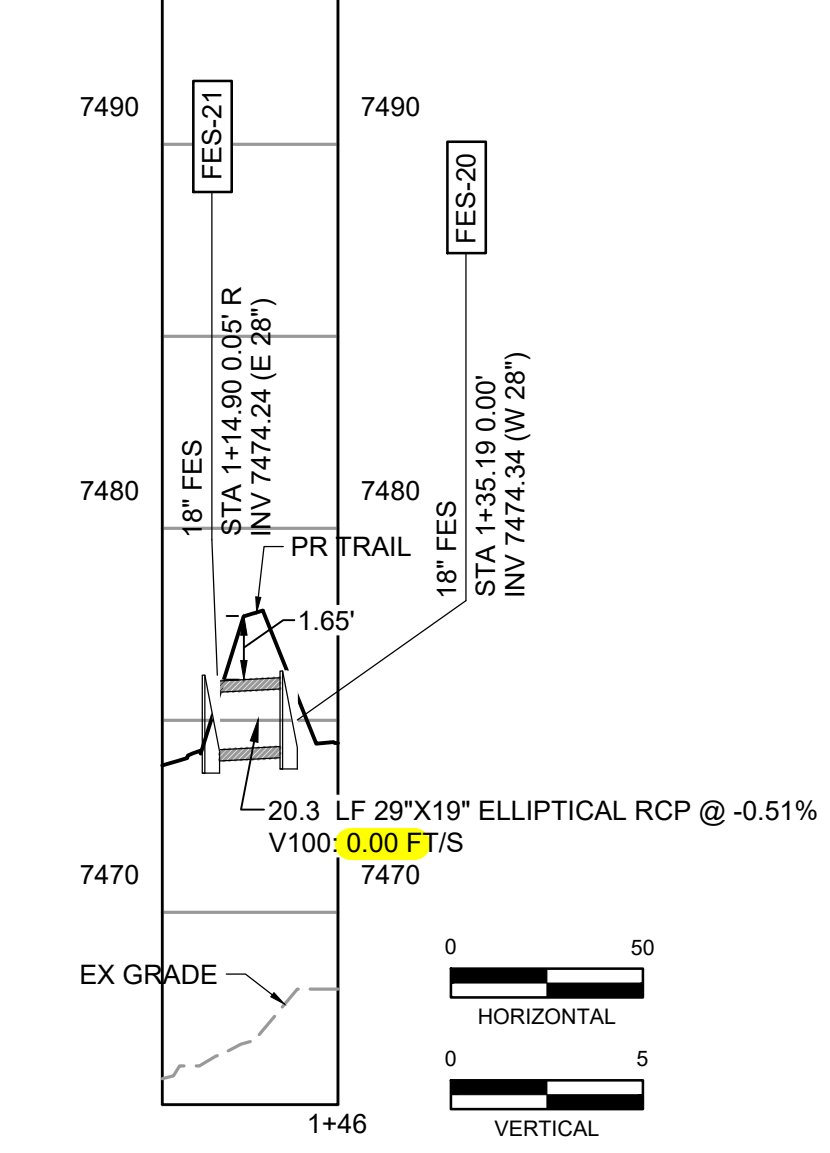
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 PRI #2, LLC.
 EL PASO COUNTY, CO

STORM SEWER PLAN & PROFILES
 CULVERT PIPES

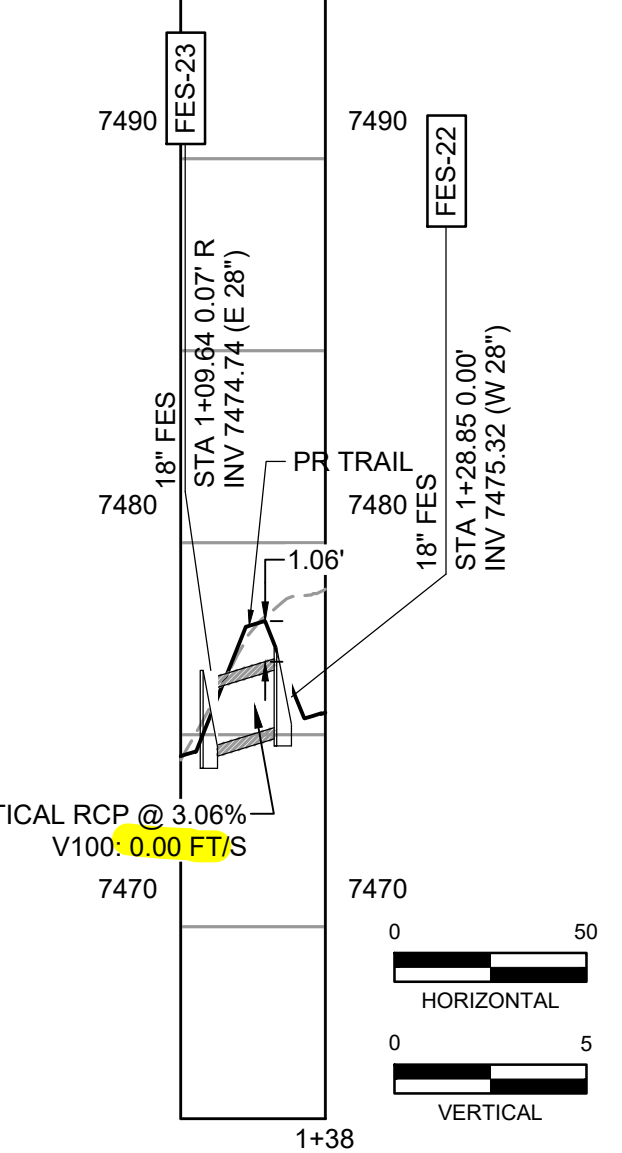
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 STM
 17



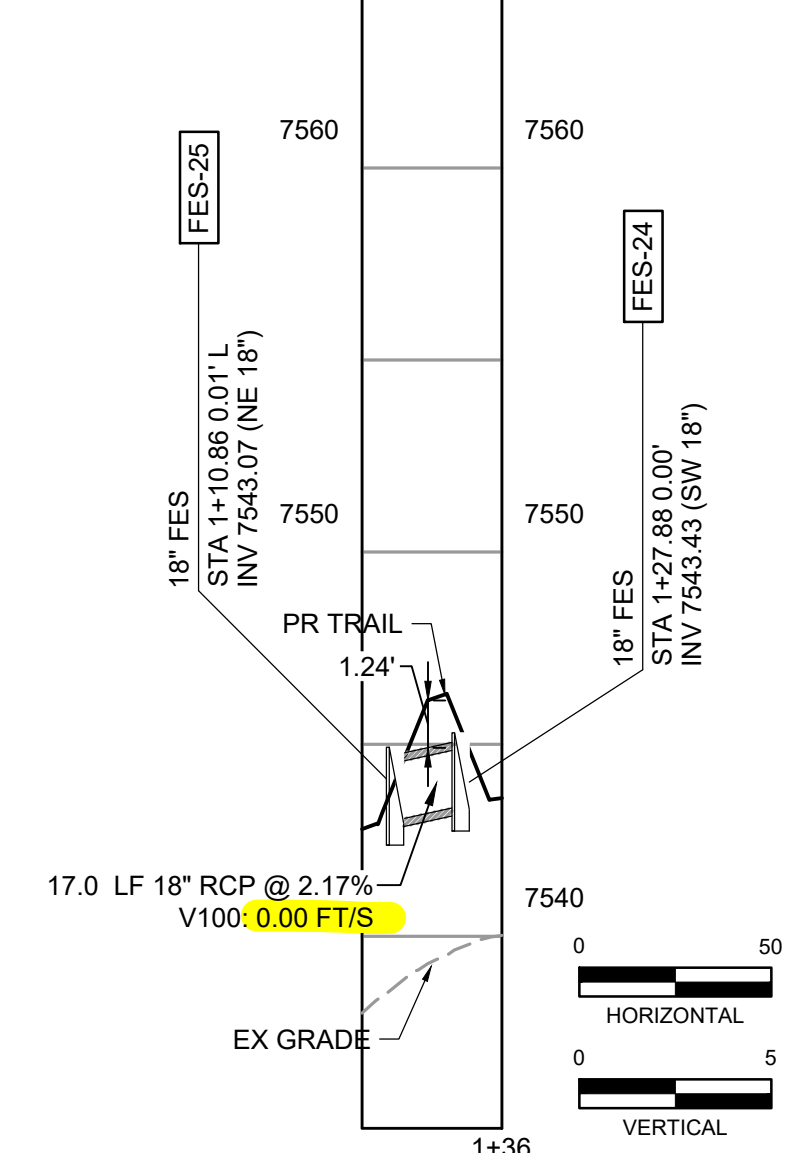
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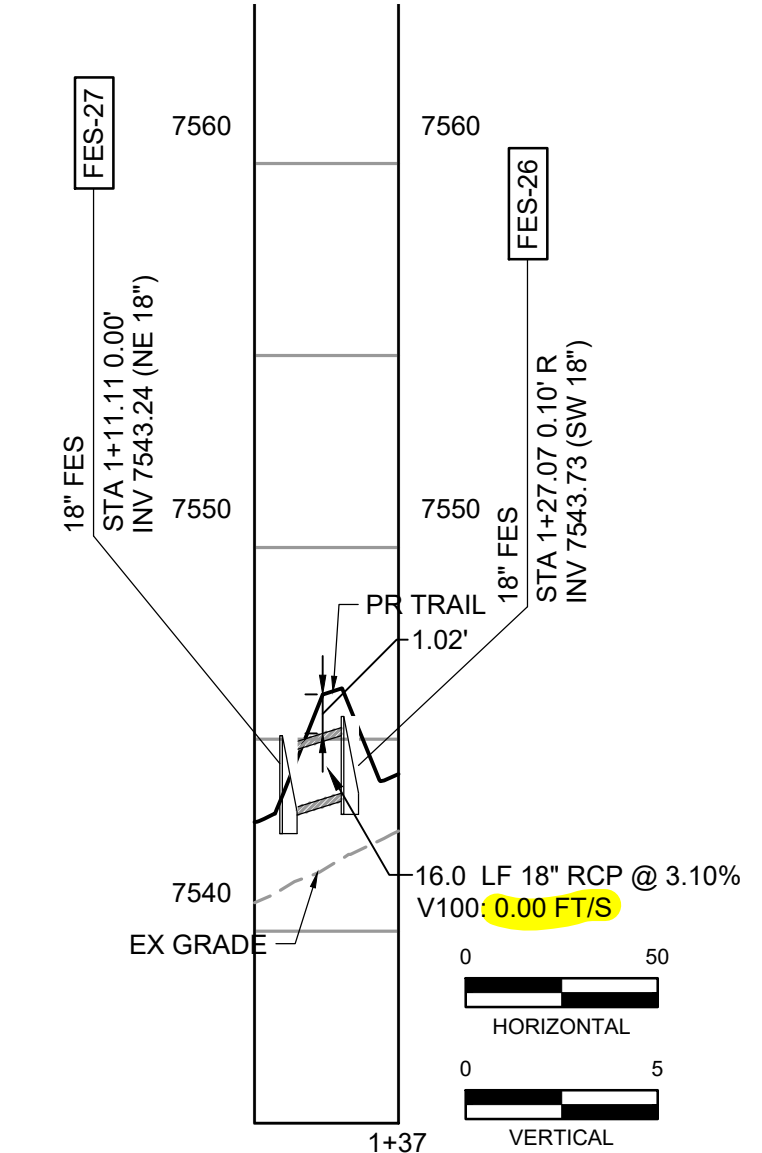
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TRAIL CROSSING #4



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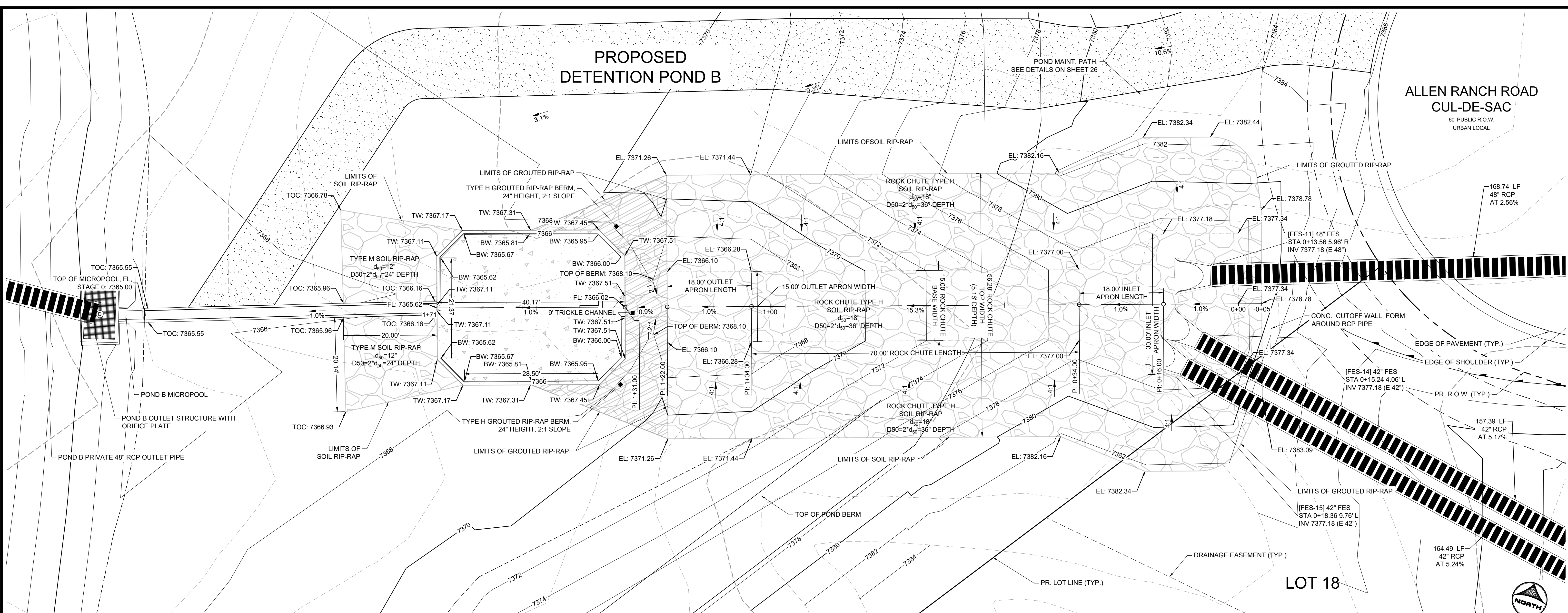
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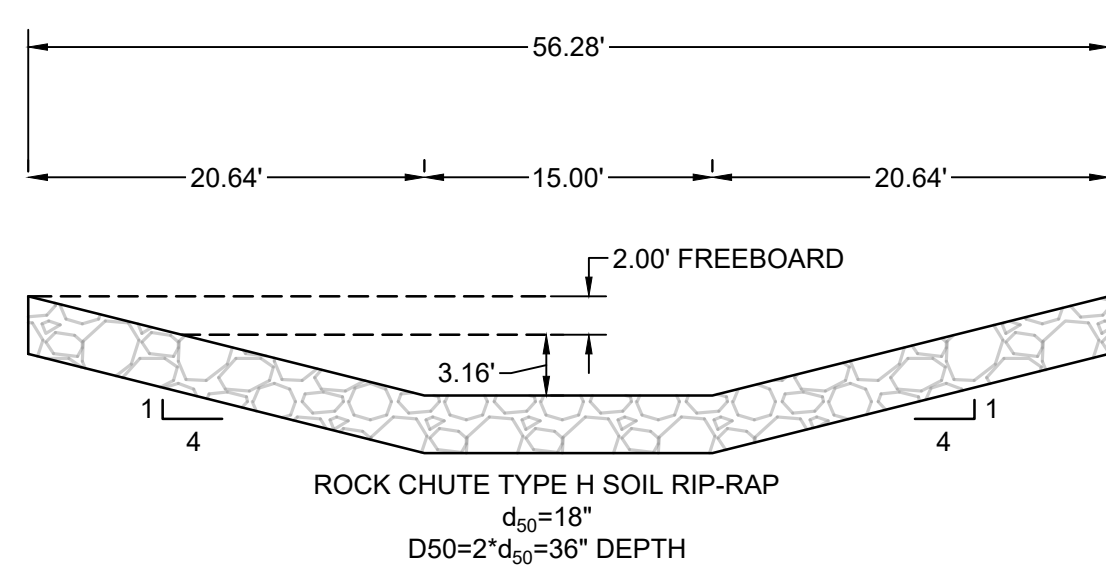
STORM SEWER PLAN & PROFILES
 TRAIL CROSSING CULVERTS

PROPOSED DETENTION POND B

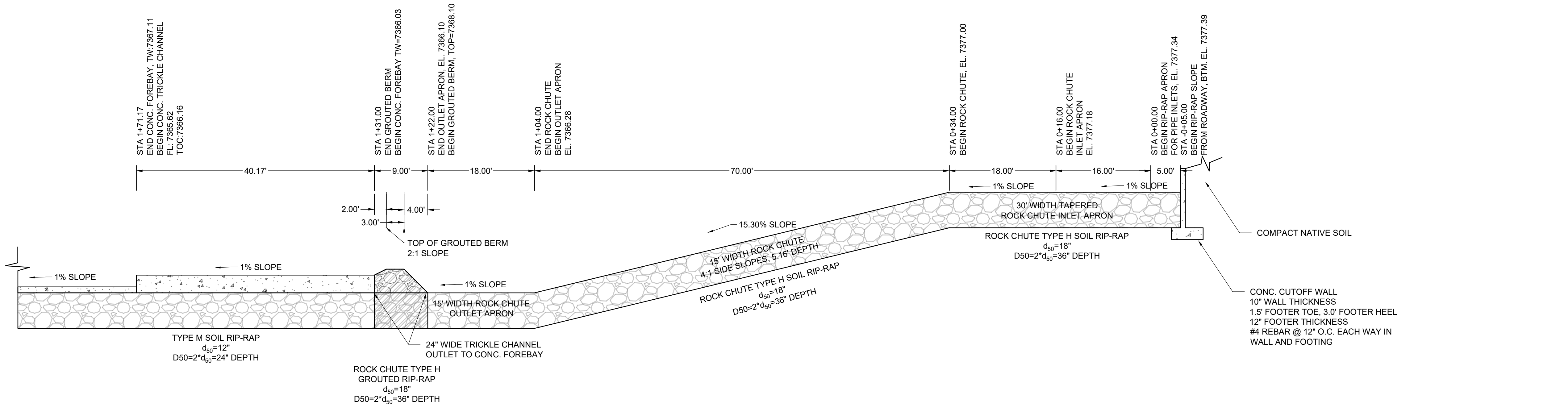
ALLEN RANCH ROAD
CUL-DE-SAC
60' PUBLIC R.O.W.
URBAN LOCAL



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



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



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

DRAWN BY: AXB JOB DATE: 11/16/2023
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 3/4/2024
 CAD FILE: J:\2021\211030\CAD\DWG\C\Estates_CDs\Rock Chute Detail

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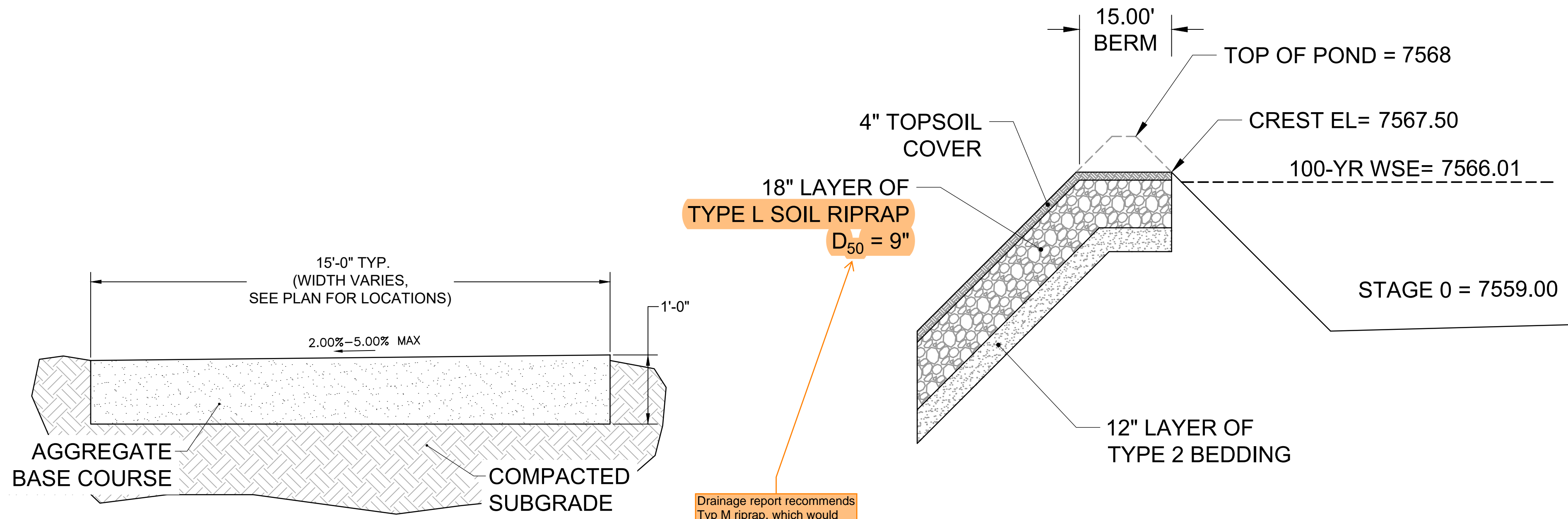
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 COLORADO SPRINGS, CO 80920
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FLYING HORSE NORTH FILING 3
 PRI #2, LLC.
 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 ROCK CHUTE PLAN AND PROFILE

SHEET
STM
 20

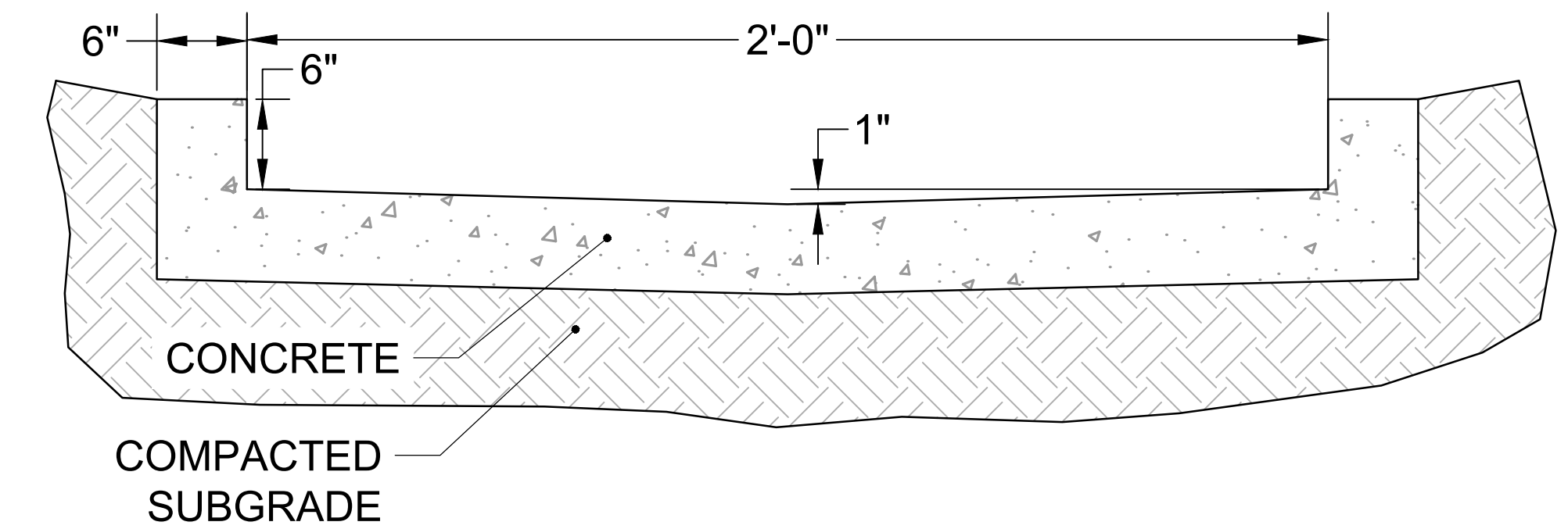


TYPICAL SECTION - MAINTENANCE ROAD

SCALE: NTS

PROFILE VIEW - EMERGENCY OVERFLOW SPILLWAY

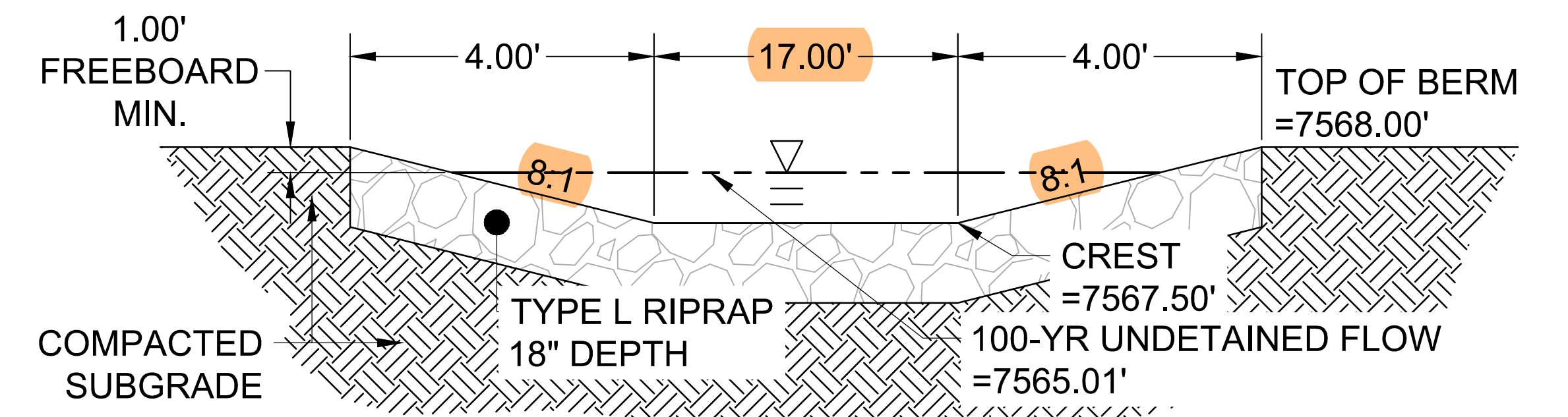
SCALE: NTS



TYPICAL DETAIL - 2.0' TRICKLE CHANNEL

SCALE: NTS

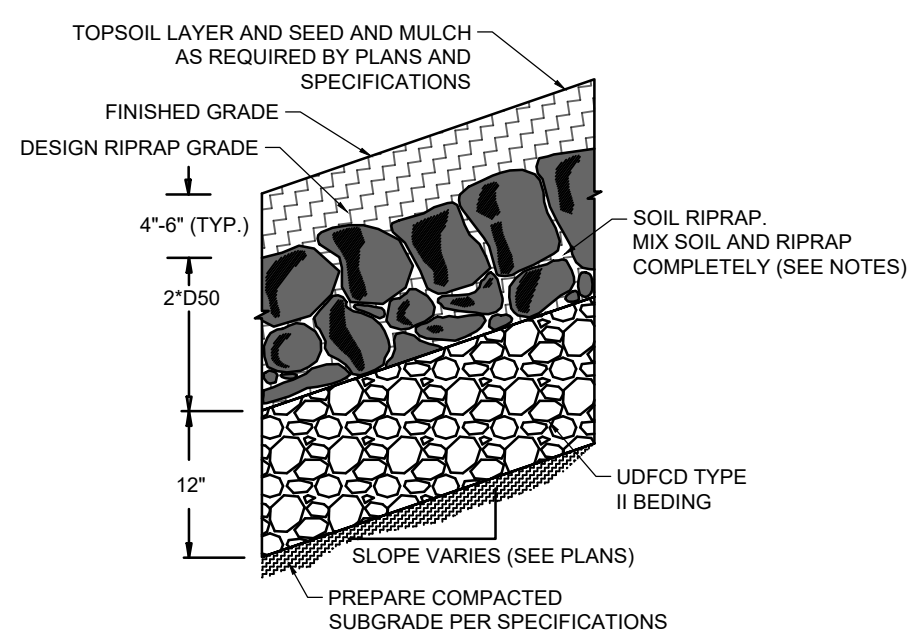
TRICKLE CHANNEL DESIGN NOTE:
MAXIMUM DEPTH OF FLOW: 6"
DEPTH OF FLOW DURING PEAK INFLOW: 2.4"



SECTION VIEW - EMERGENCY OVERFLOW SPILLWAY

SCALE: NTS

These values do not match the values in the DR pond spreadsheet. Verify and update so both match



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

- RIPRAP NOTES**
- SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
 - MIX UNIFORMLY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
 - PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE. CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.
 - ROCK SHALL BE HARD, DURABLE, ANGULAR IN SHAPE, AND FREE FROM CRACKS, OVERBURDEN, SHALE, AND ORGANIC MATTER.
 - NEITHER BREADTH NOR THICKNESS OF A SINGLE STONE SHOULD BE LESS THAN ONE-THIRD ITS LENGTH, AND ROUNDED STONE SHOULD BE AVOIDED.
 - 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).
 - 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.
 - SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.

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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APPROVED: RDL	JOB NUMBER: 211030	0
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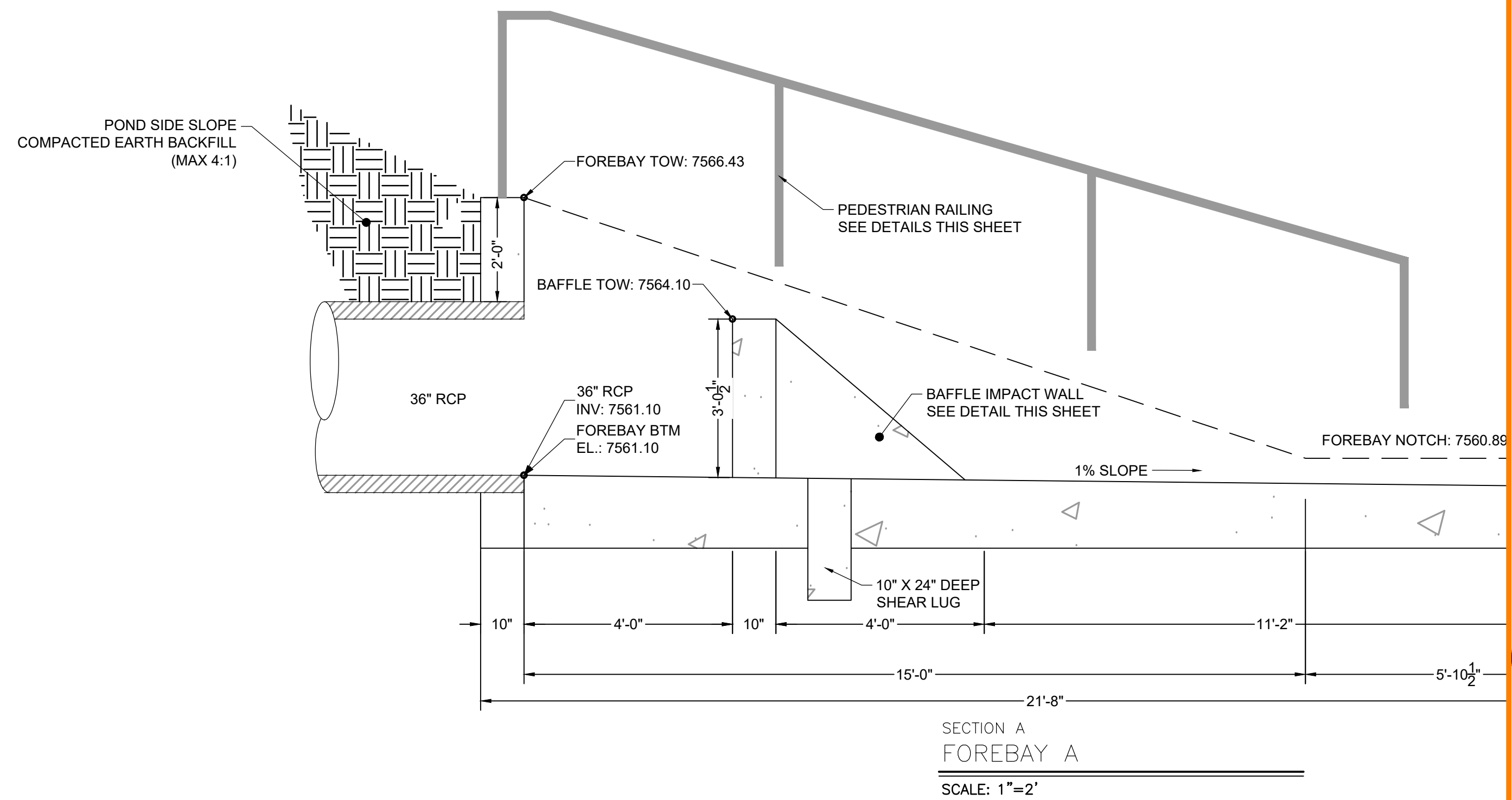
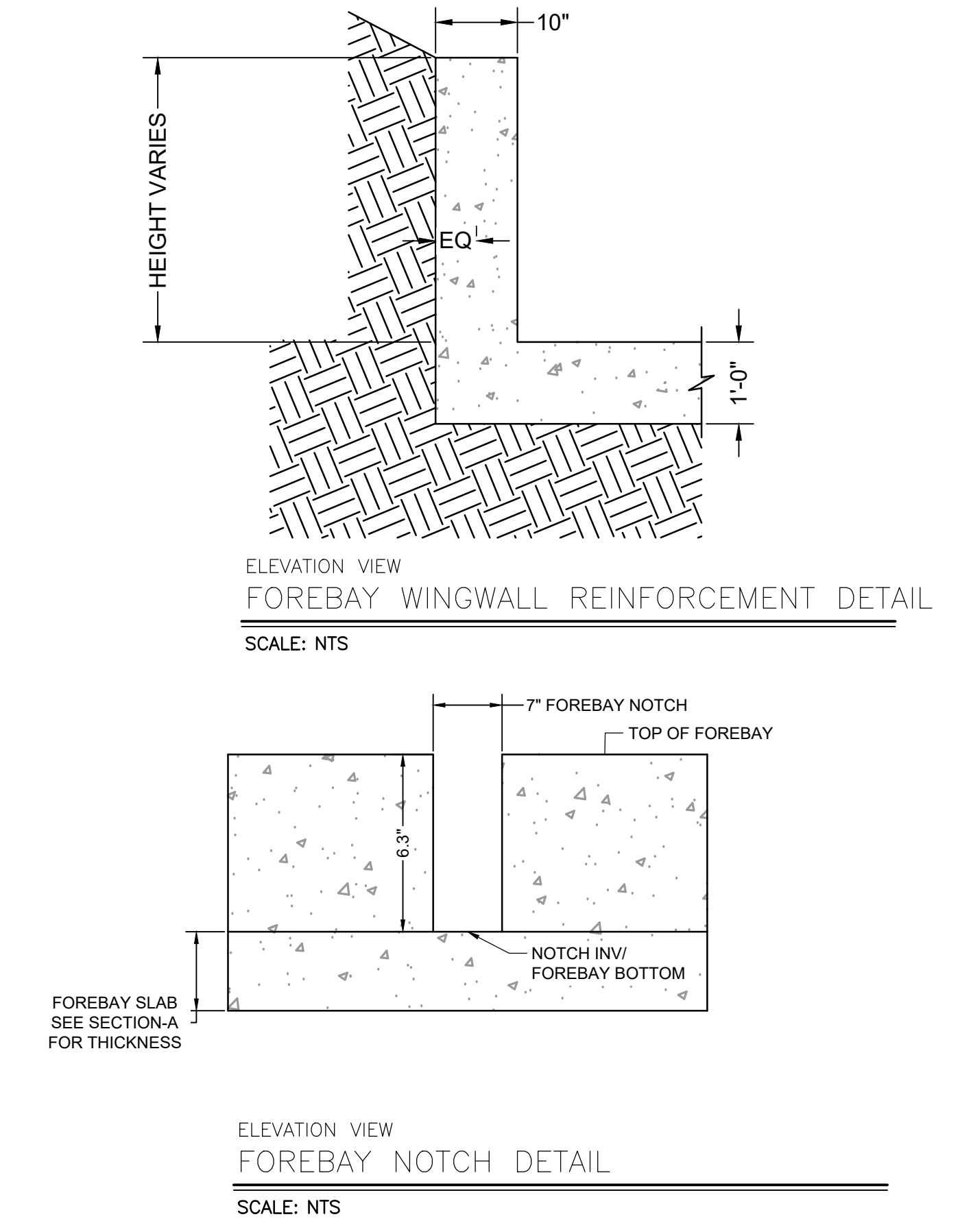
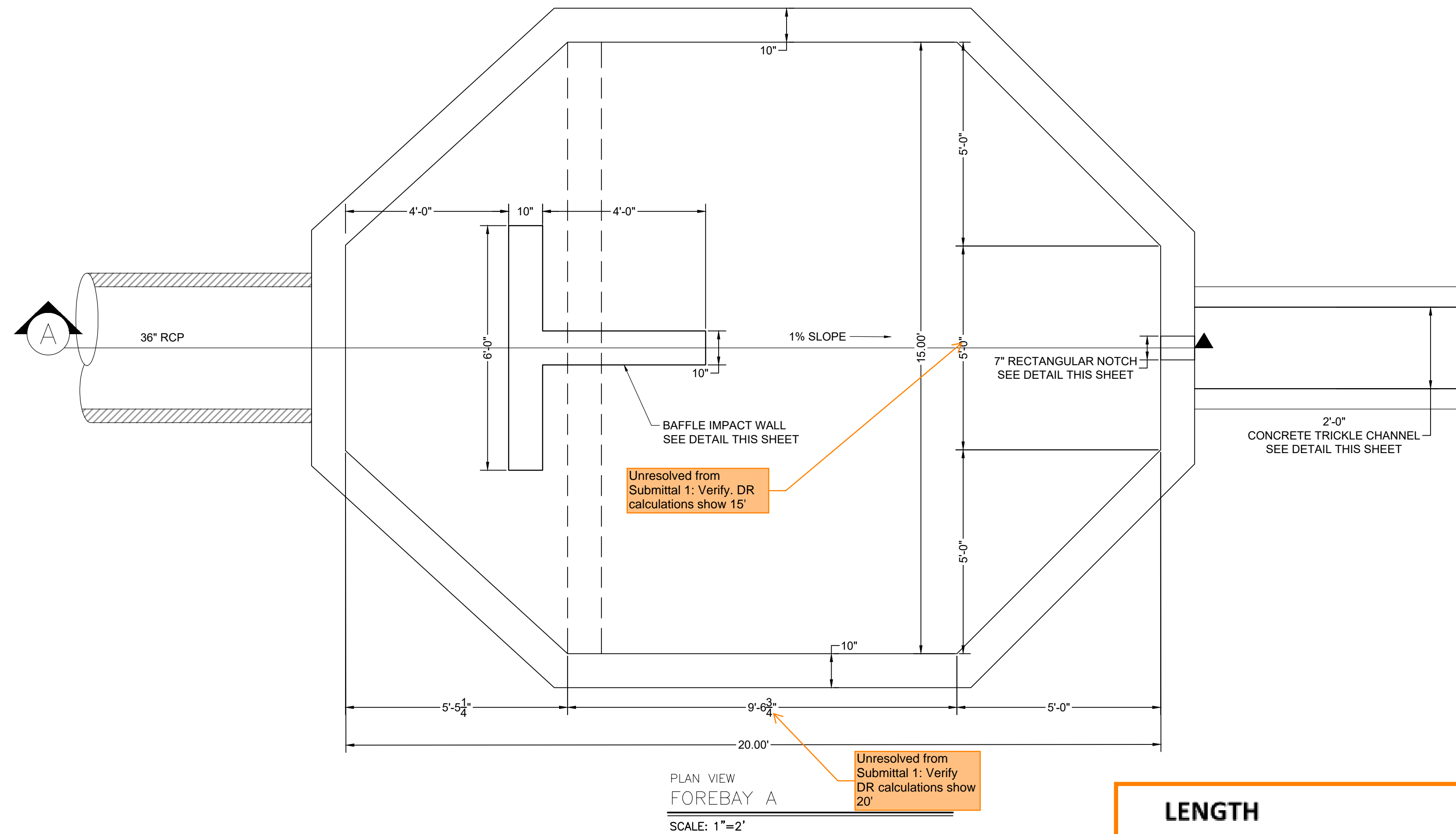
NO.	DATE	BY	REVISION DESCRIPTION

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

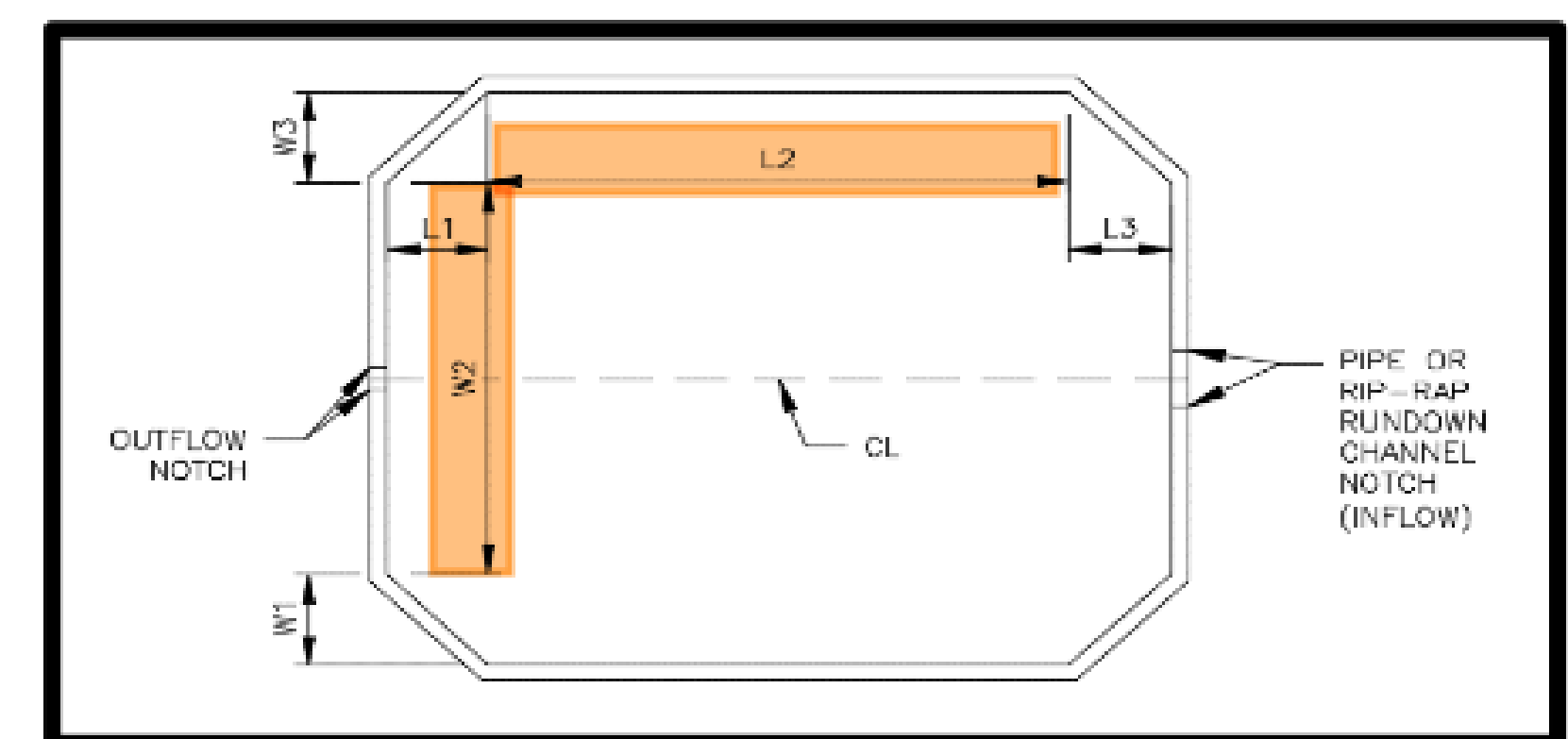
FLYING HORSE NORTH FILING 3
PRI #2, LLC.
EL PASO COUNTY, CO

DRAINAGE DETAILS
POND A DETAILS

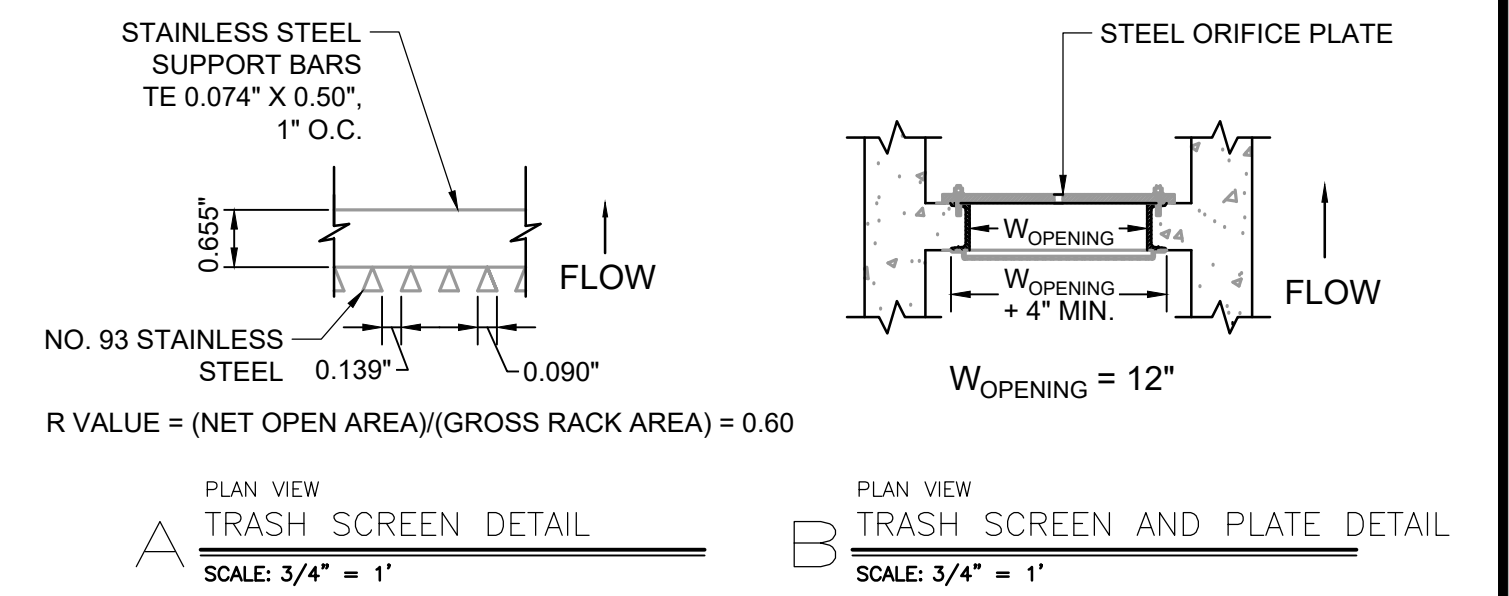
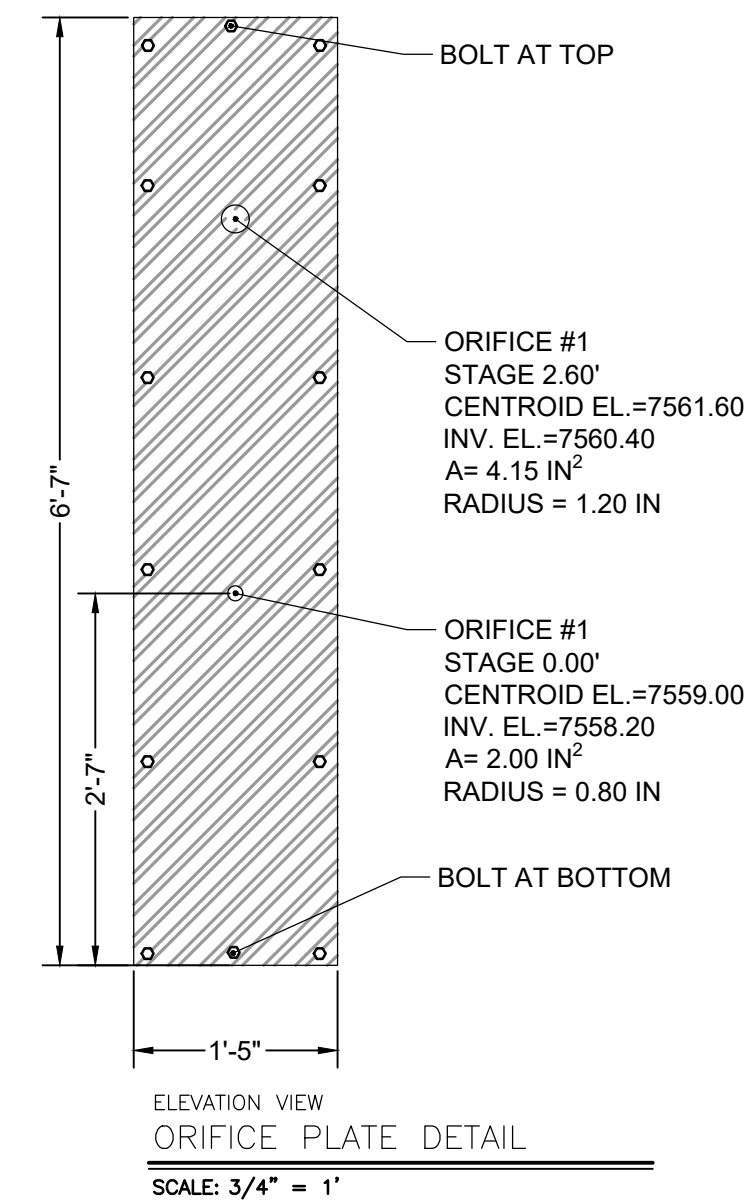
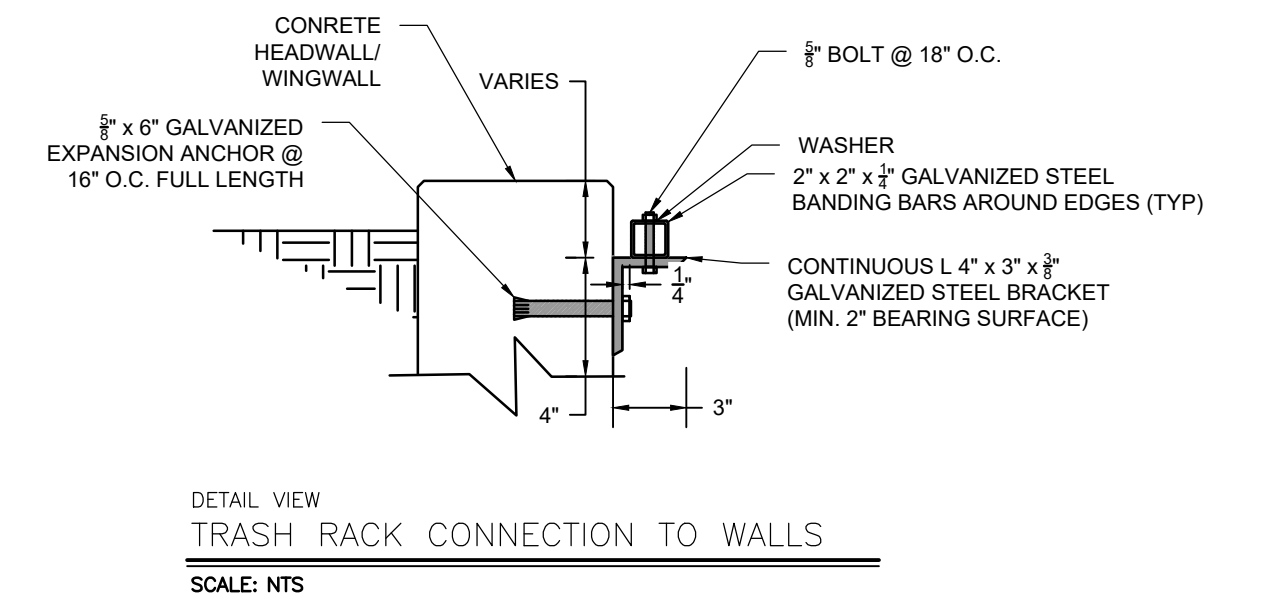
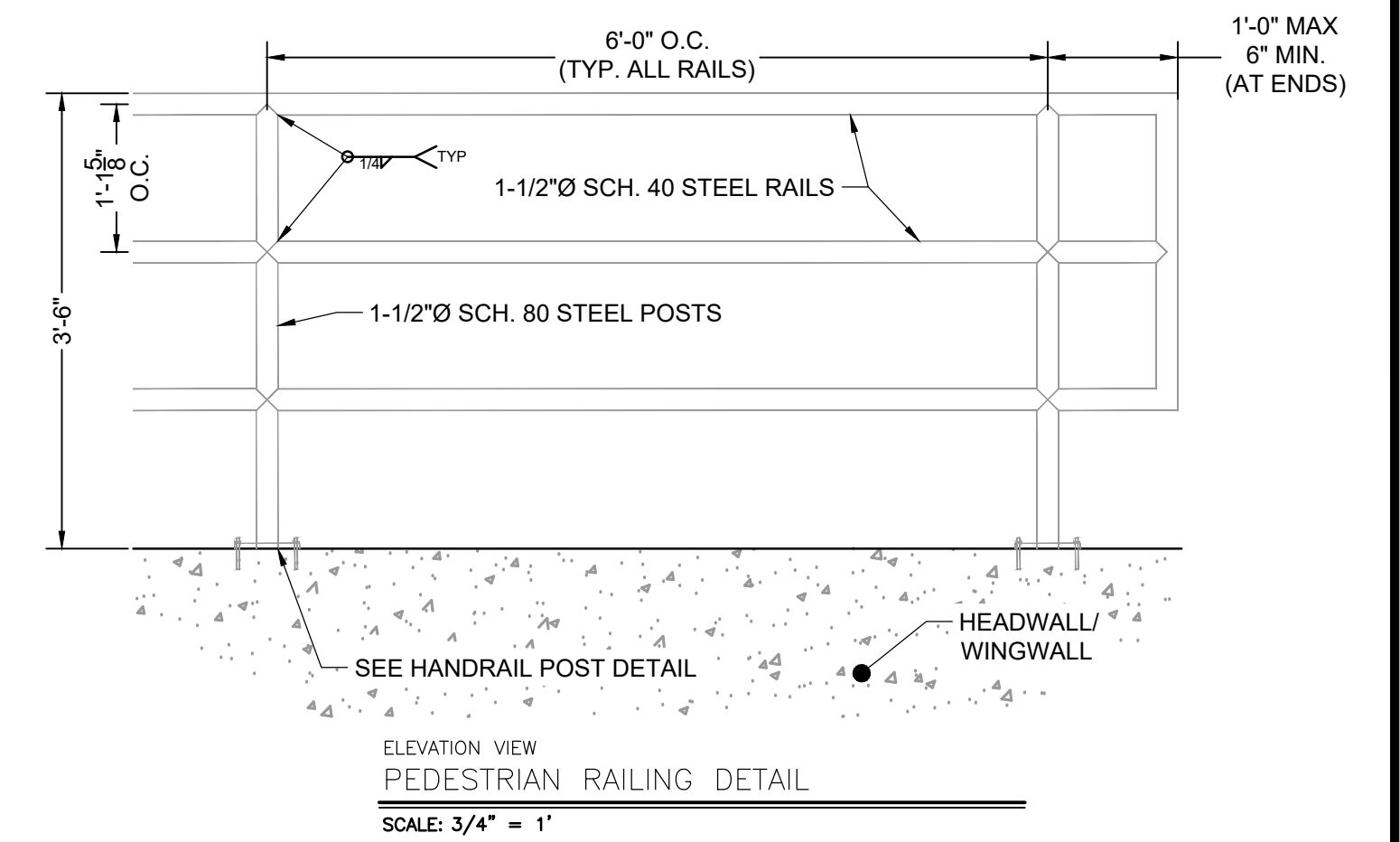
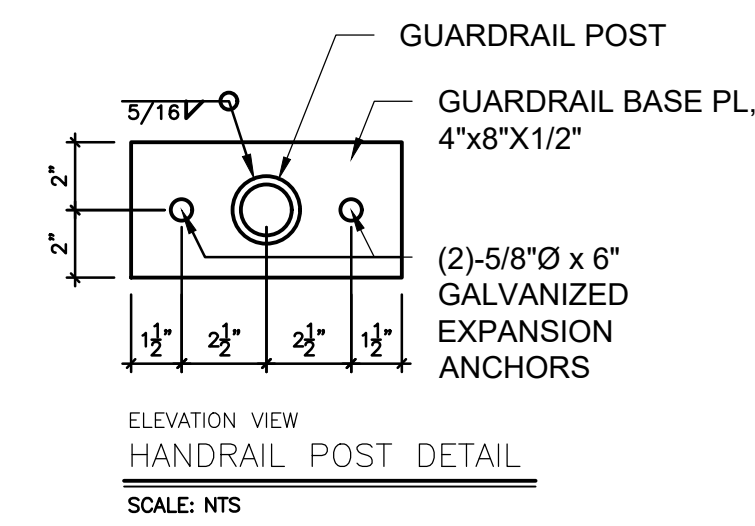
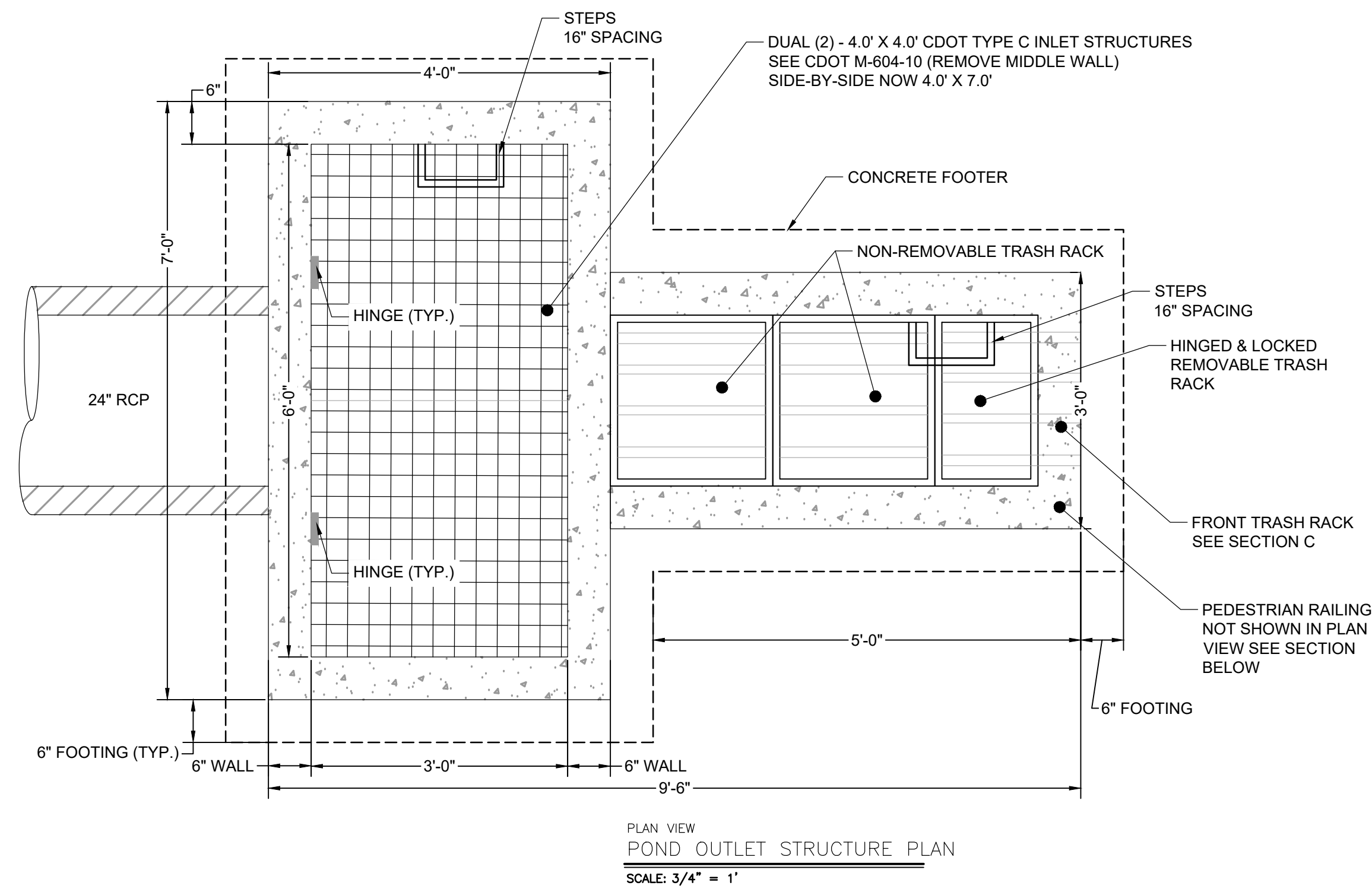
SHEET
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22



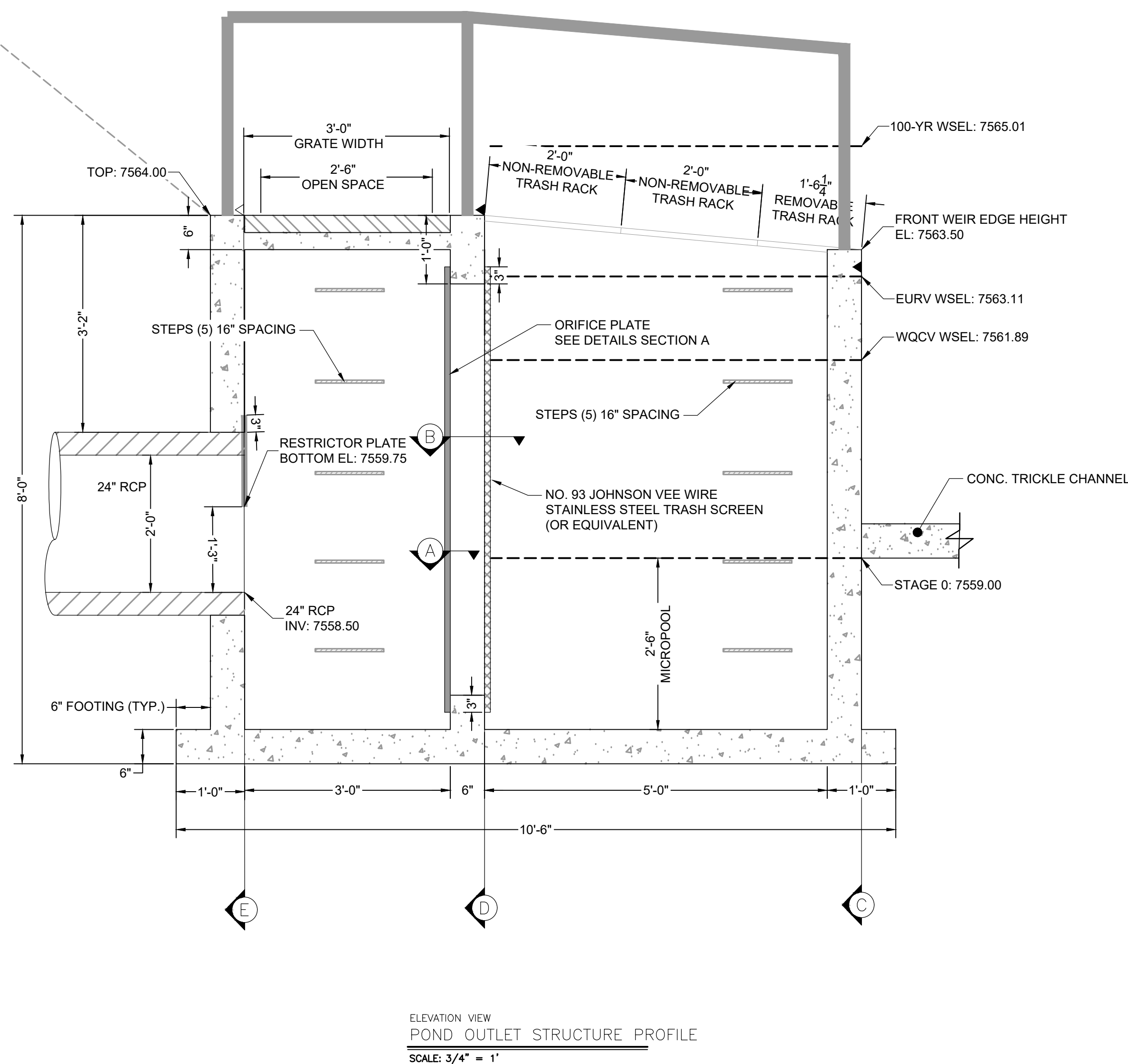
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L1	5 FT		5.83 FT
L2	20.000 FT		20.833 FT
L3	5 FT		5.83 FT
INNER L	30.000 FT	OUTER TOTAL L	31.666 FT
WIDTH			
W1	5 FT		5.83 FT
W2	15 FT (75% of L2)		15.83 FT
W3	5 FT		5.83 FT
INNER W	25.000 FT	OUTER TOTAL W	26.666 FT
BAFFLE AREA	(6'x0.83' + 4'x0.83')		8.33 SF
	50		
	300		
	8.33		
	341.67 SQ FT		
	1.5 FT		



NO.	DATE	BY	REVISION DESCRIPTION



POND SIDE SLOPE
MAX 4:1



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

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

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

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NO.	DATE	BY	REVISION DESCRIPTION

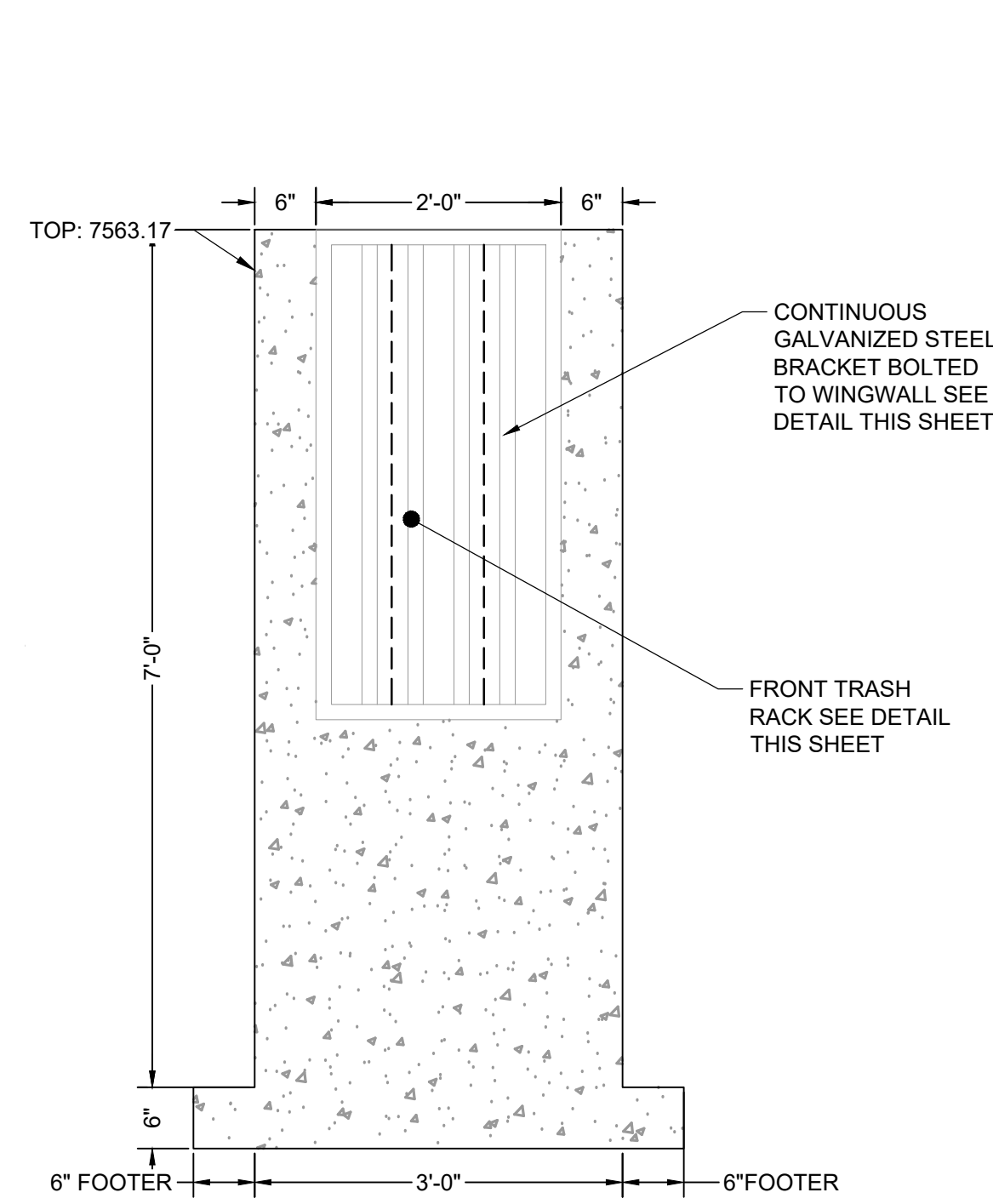


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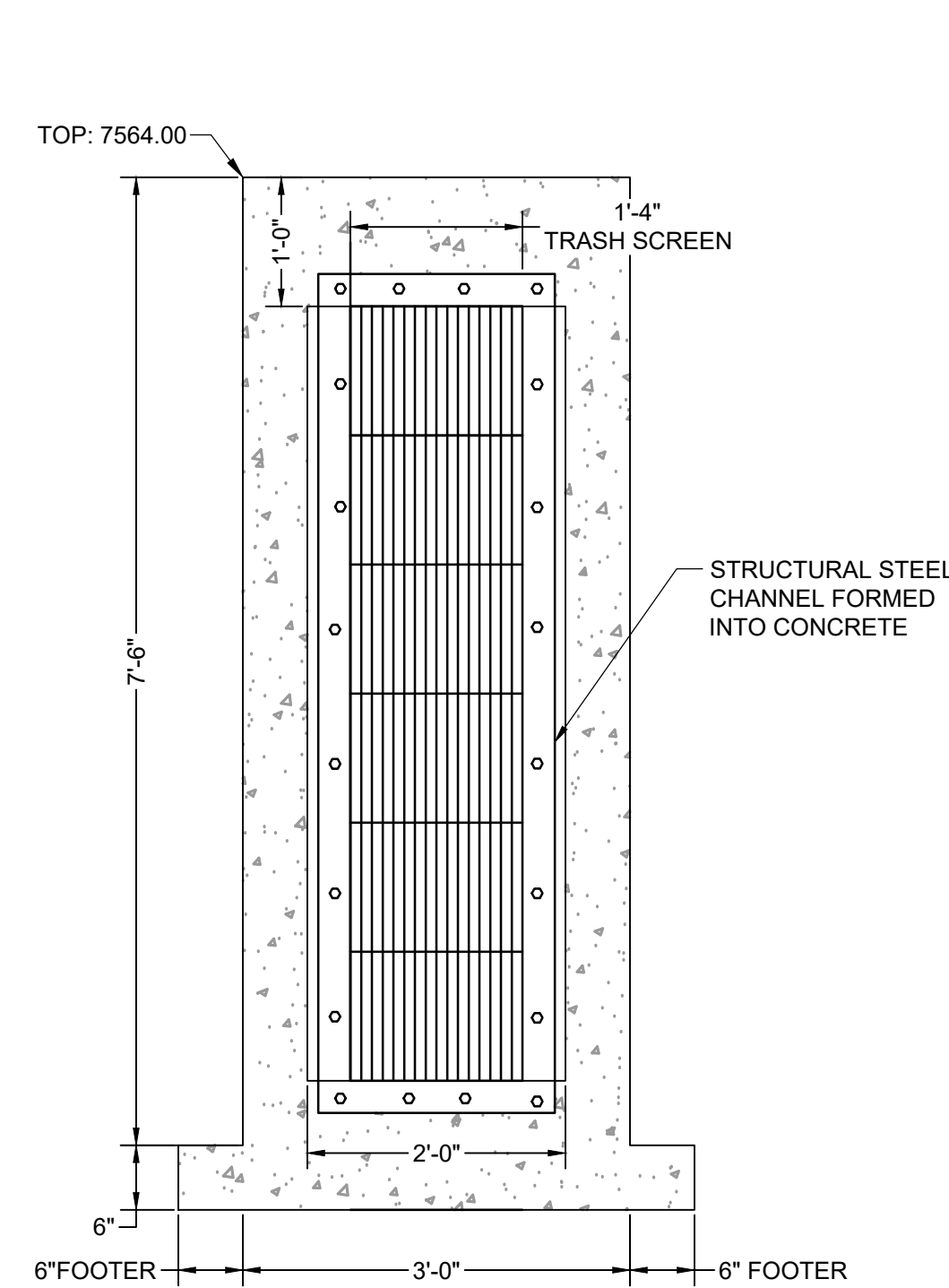
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CONSTRUCTION DOCUMENTS
POND A OUTLET STRUCTURE DETAILS

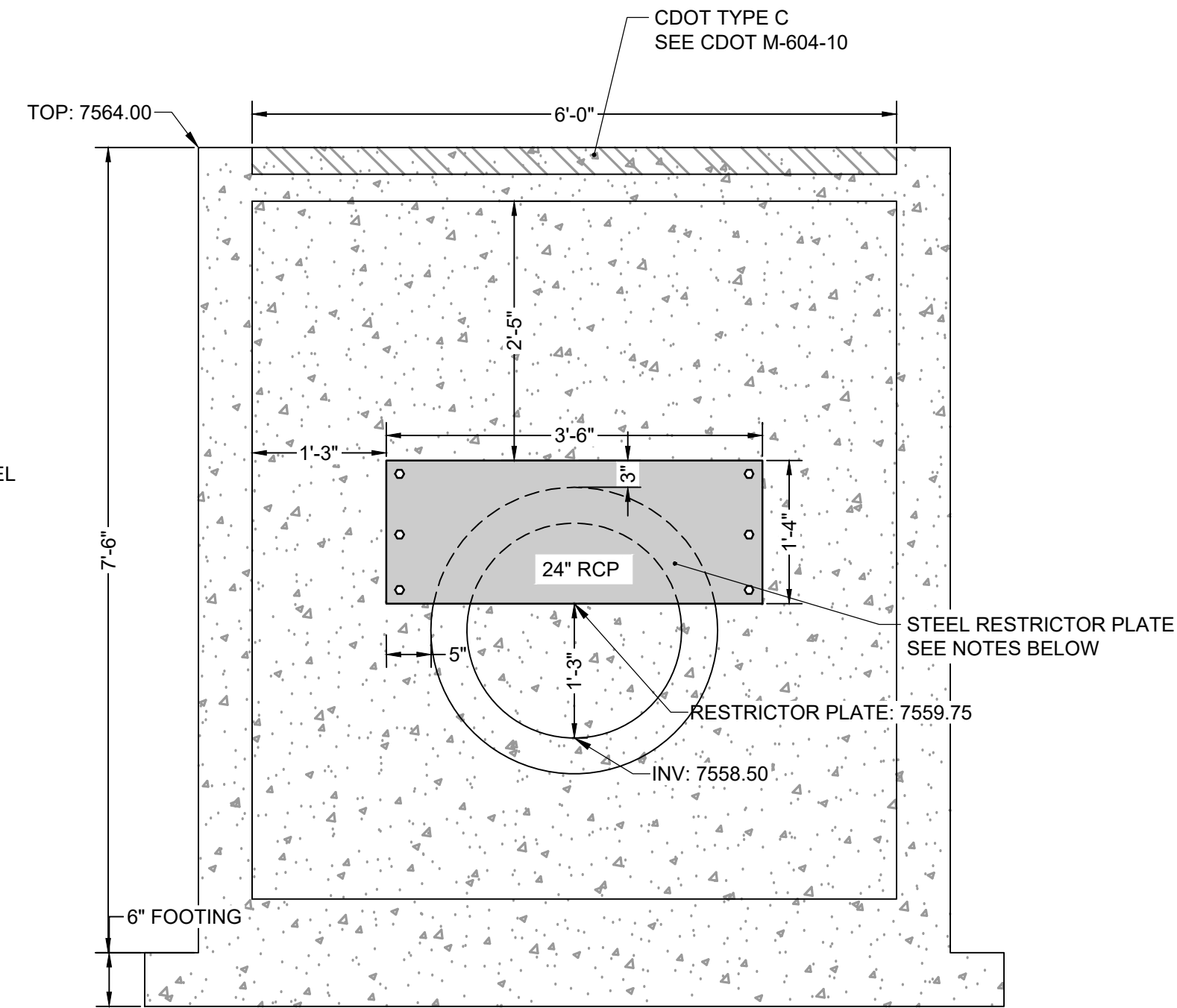
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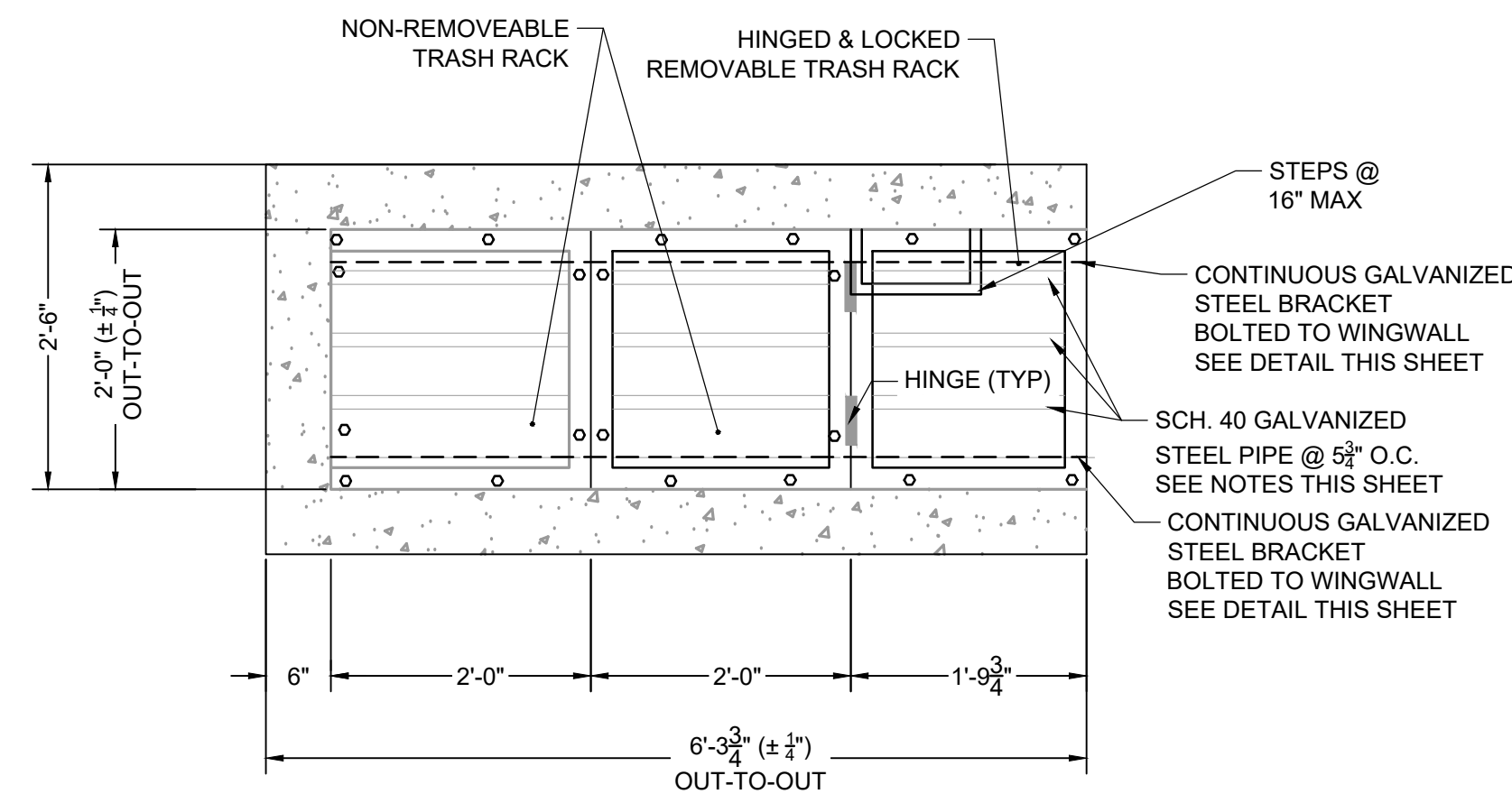
ELEVATION VIEW
FRONT FACE
SCALE: 3/4" = 1'



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



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



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

ORIFICE PLATE NOTES:

1. PLATE TO BE 3/8" 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:

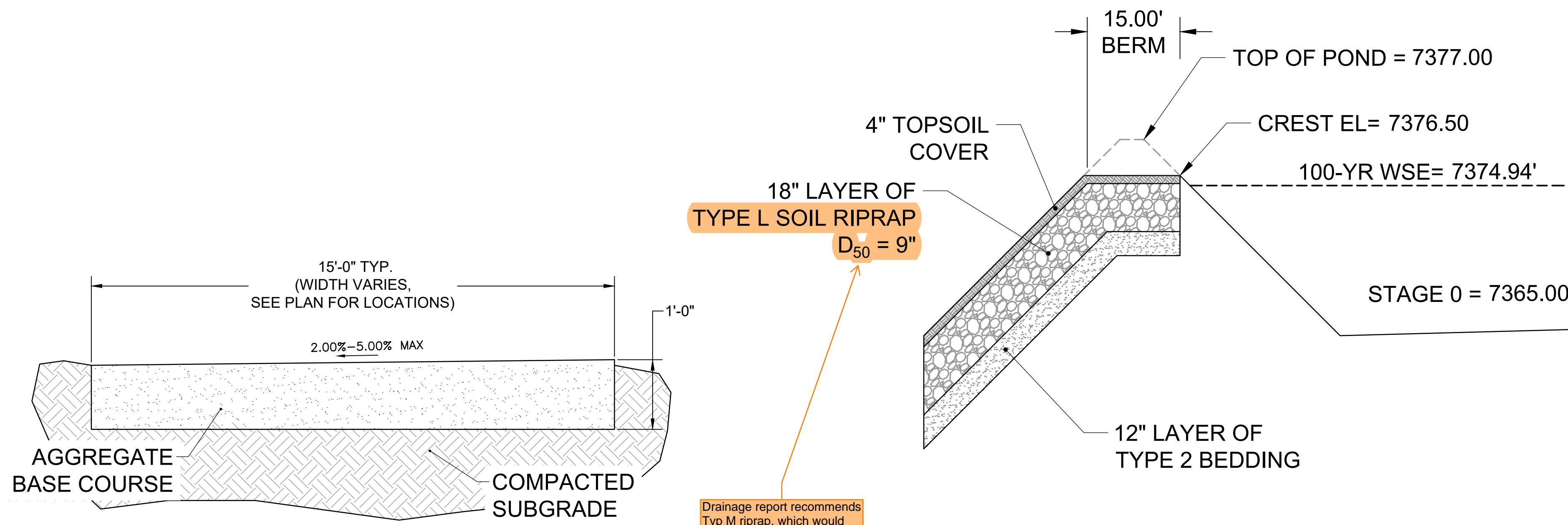
1. TRASH RACKS SHALL BE 1 1/2" SCH. 40 STEEL PIPE, GALVANIZED, @ 6" CENTERS. SUPPORT BARS SHALL BE 1/2" x 2" STEEL RECTANGULAR BARS, GALVANIZED, @ 36". ALL TRASH RACKS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE.
2. REMOVABLE TRASH RACK SECTIONS SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND 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. 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.

NO.	DATE	BY	REVISION DESCRIPTION



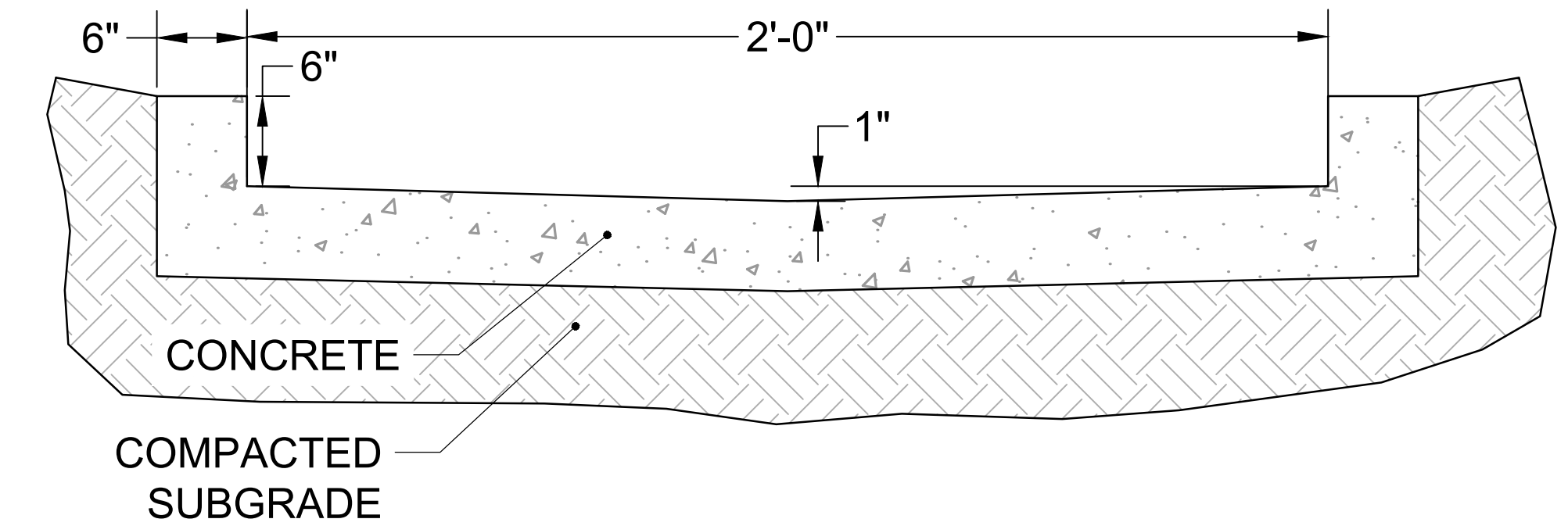


TYPICAL SECTION - MAINTENANCE ROAD

SCALE: NTS

PROFILE VIEW - EMERGENCY OVERFLOW SPILLWAY

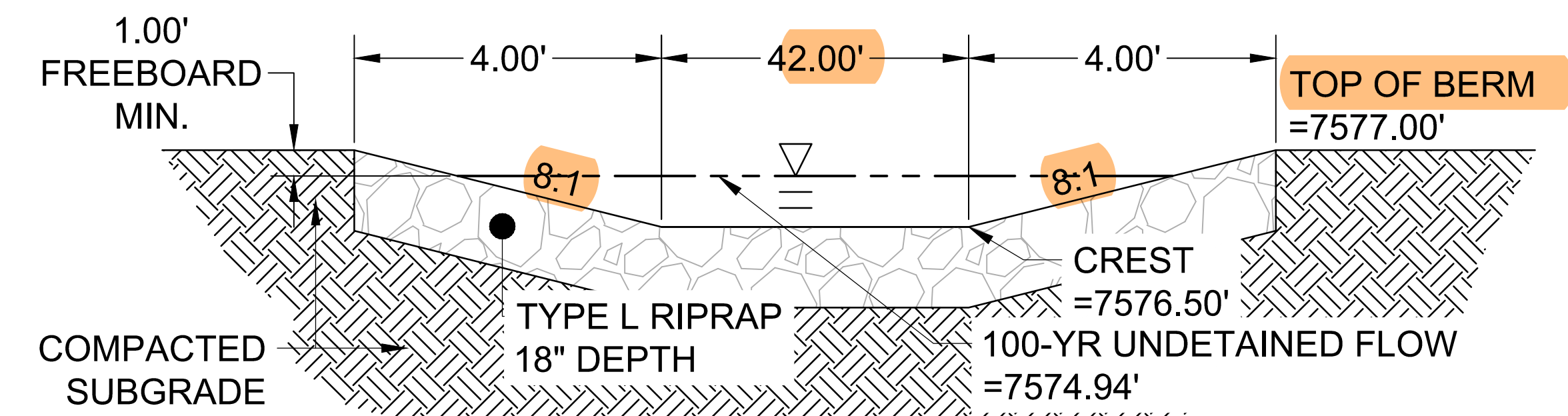
SCALE: NTS



TYPICAL DETAIL - 2.0' TRICKLE CHANNEL

SCALE: NTS

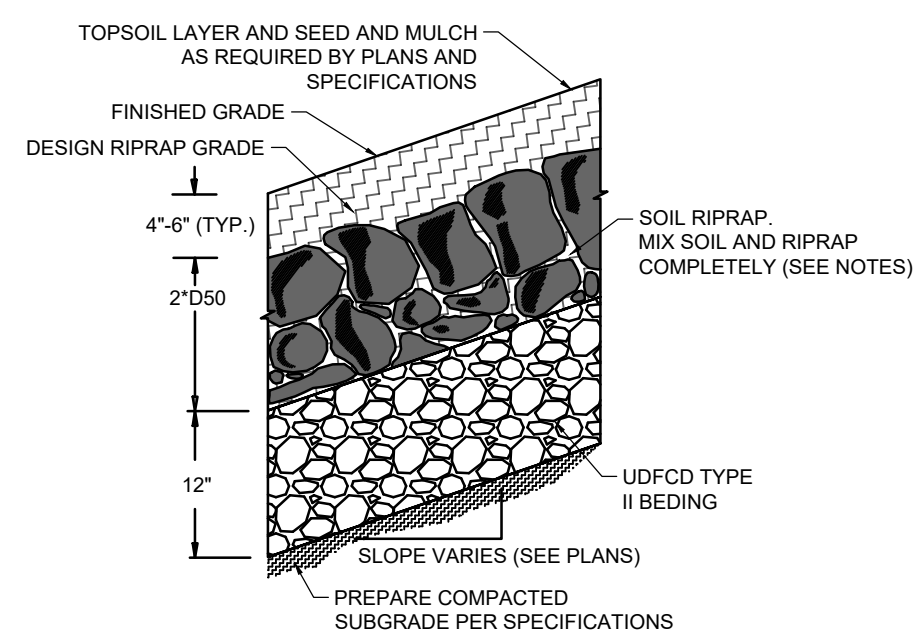
TRICKLE CHANNEL DESIGN NOTES:
MAXIMUM FLOW DEPTH: 6"
DEPTH OF FLOW DURING PEAK INFLOW: 5.76"



SECTION VIEW - EMERGENCY OVERFLOW SPILLWAY

SCALE: NTS

These values do not match the values in the DR pond spreadsheet. Verify and update so both match



SOIL RIPRAP EMBANKMENT PROTECTION WITH BEDDING TYP. SECTION

N.T.S.

RIPRAP NOTES

- SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
- MIX UNIFORMLY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
- PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE. CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- ROCK SHALL BE HARD, DURABLE, ANGULAR IN SHAPE, AND FREE FROM CRACKS, OVERBURDEN, SHALE, AND ORGANIC MATTER.
- NEITHER BREADTH NOR THICKNESS OF A SINGLE STONE SHOULD BE LESS THAN ONE-THIRD ITS LENGTH, AND ROUNDED STONE SHOULD BE AVOIDED.
- 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).
- 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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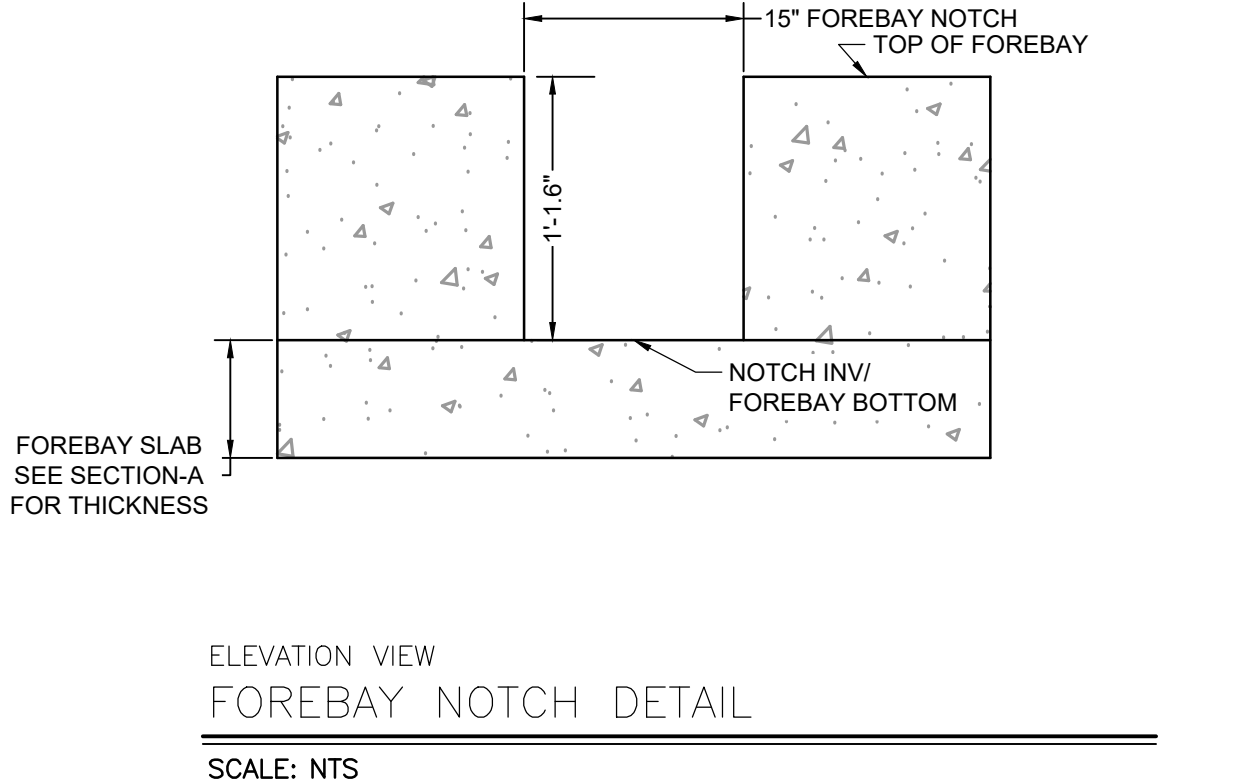
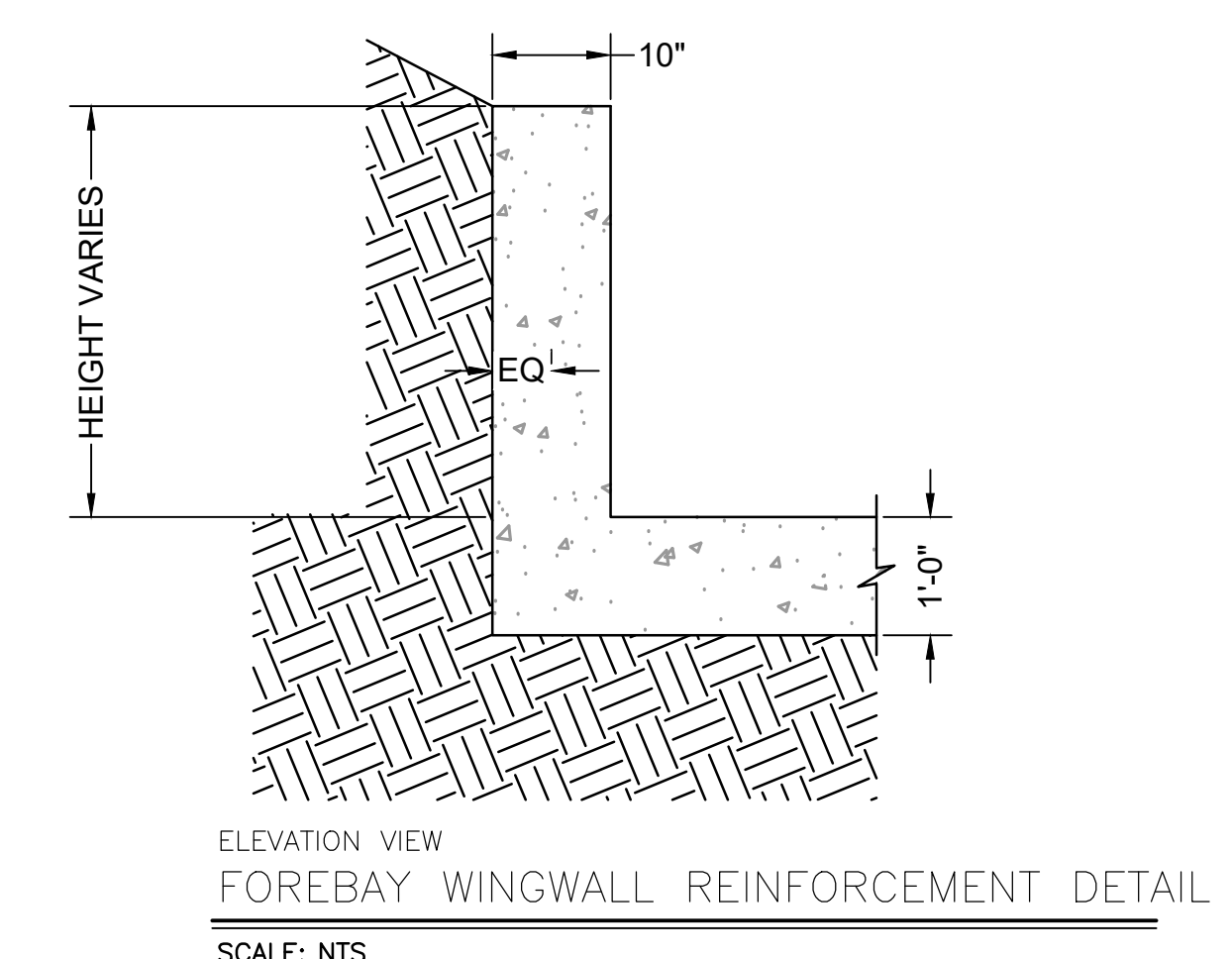
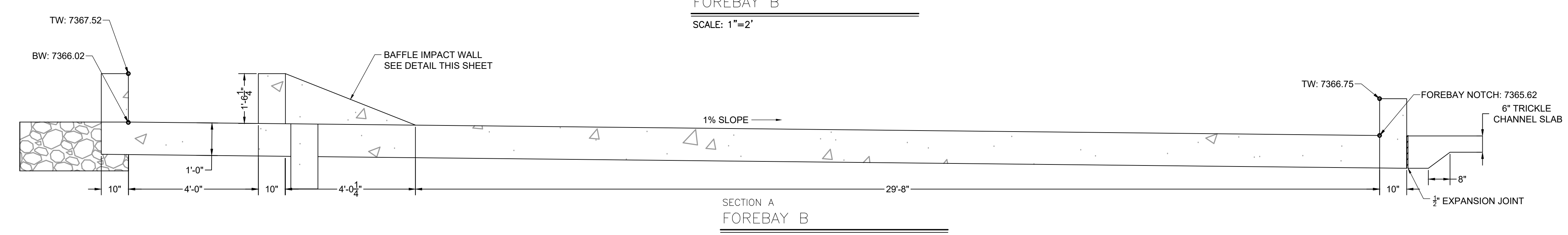
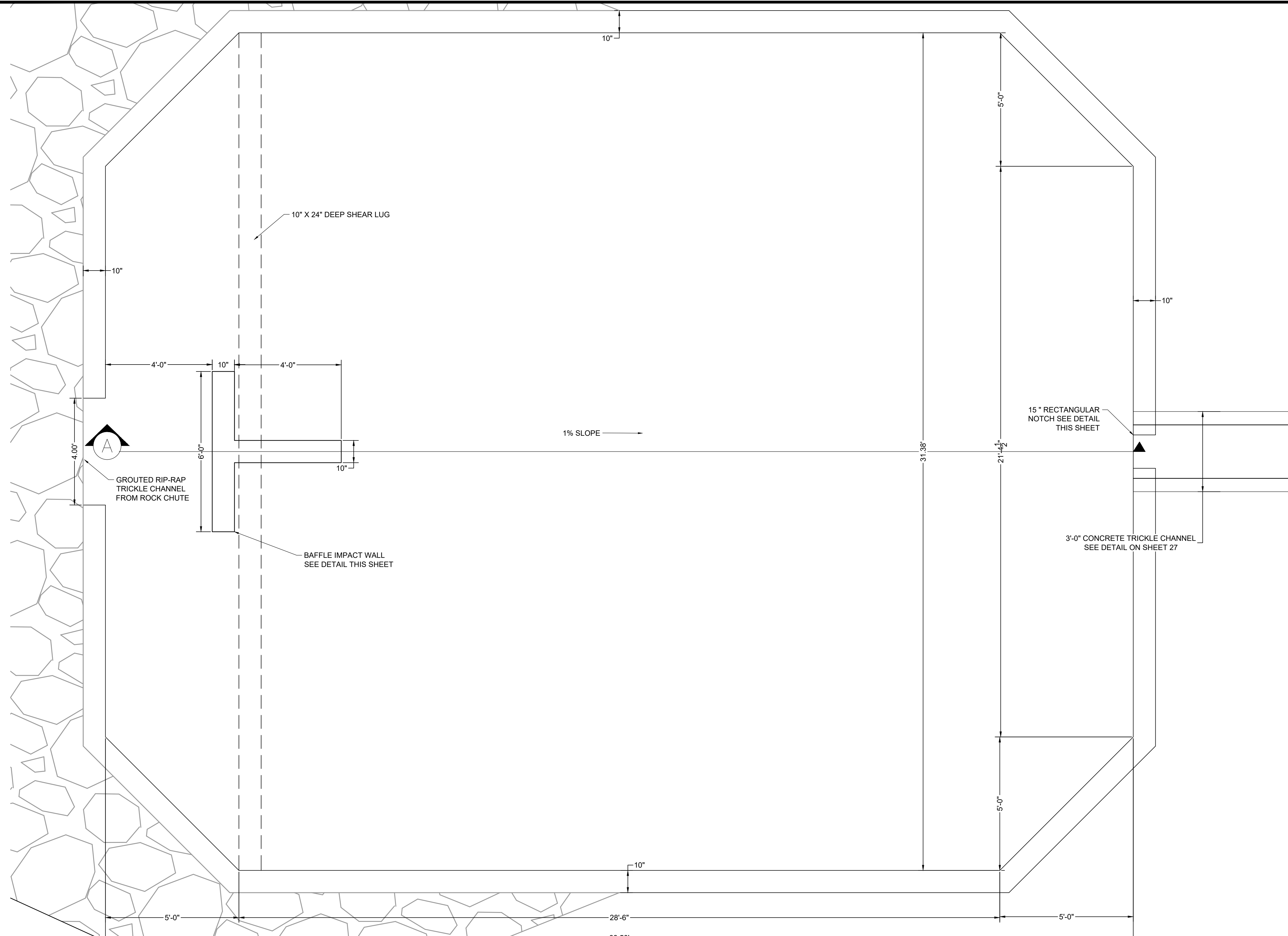
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DRAINAGE DETAILS
POND B DETAILS

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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
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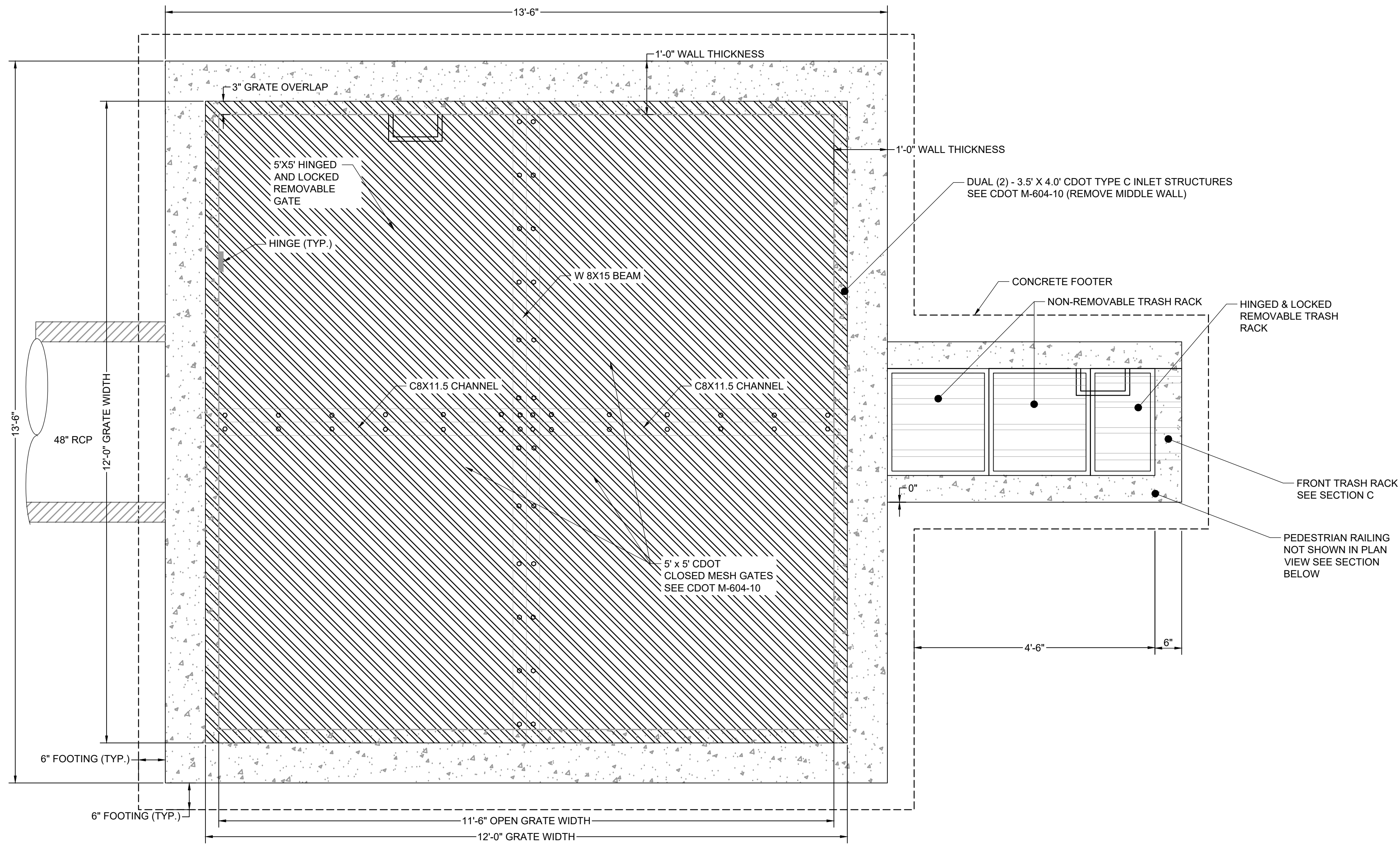
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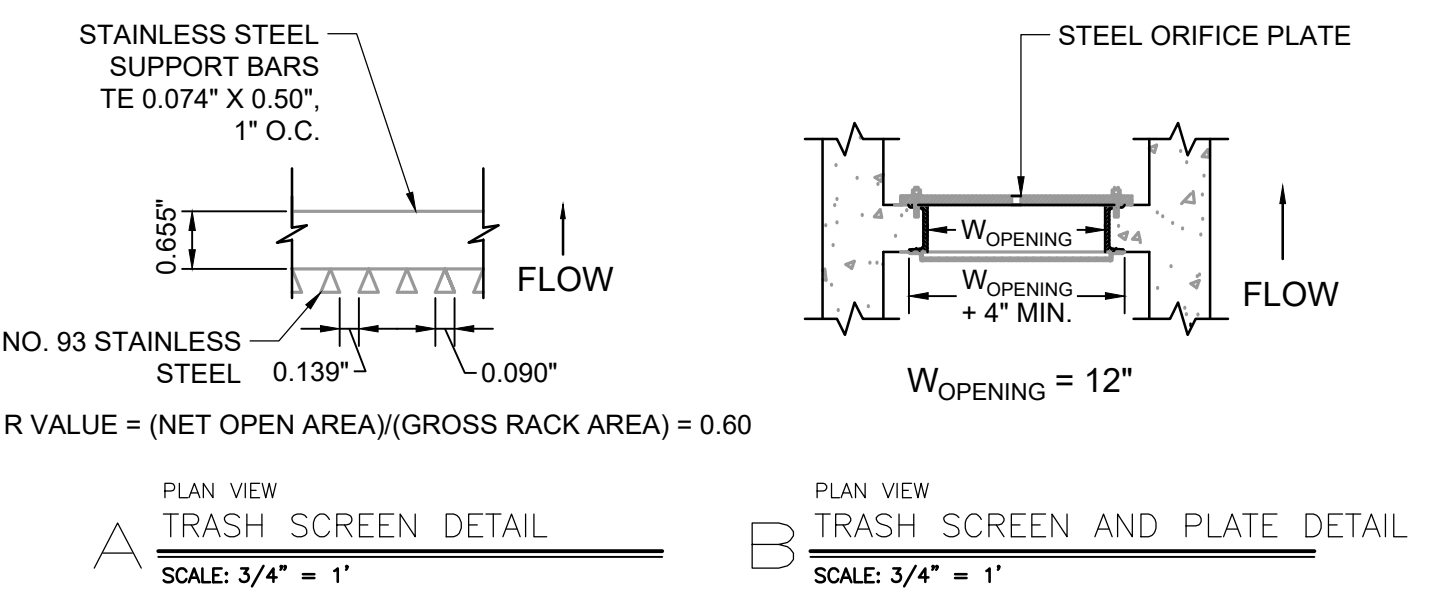
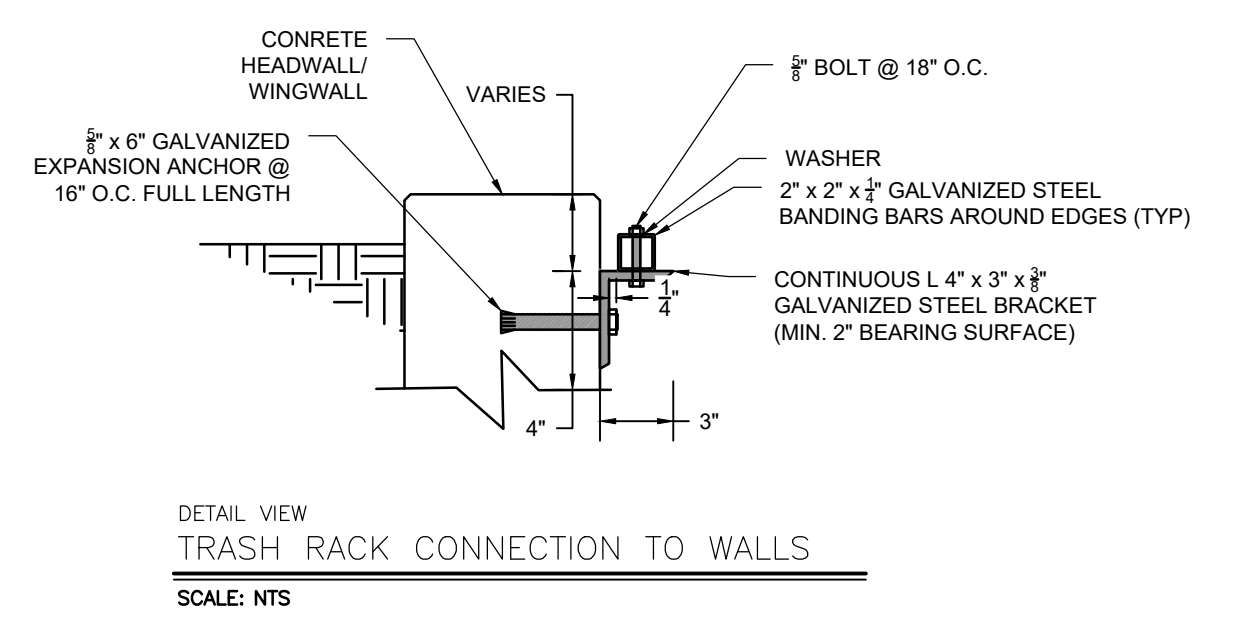
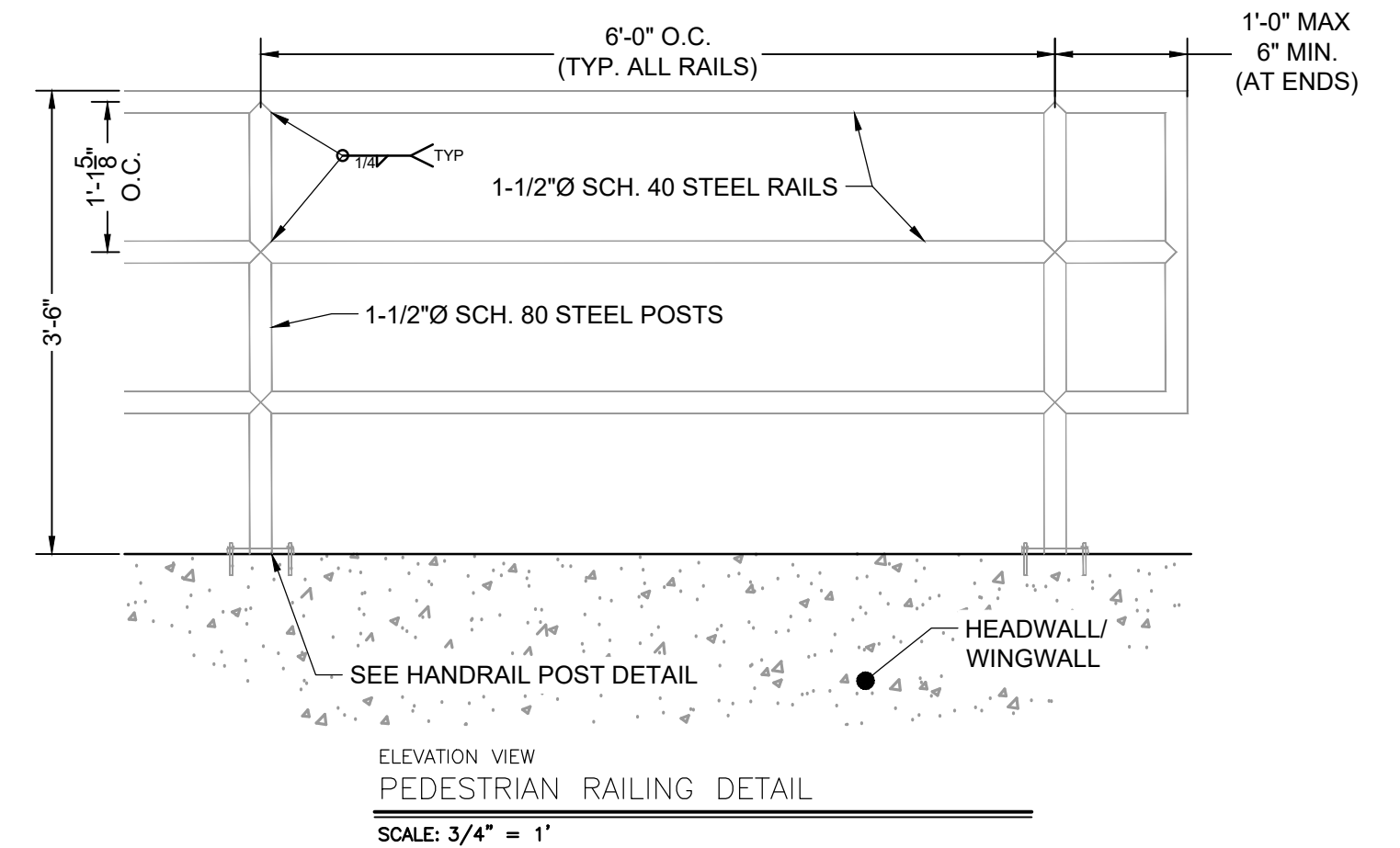
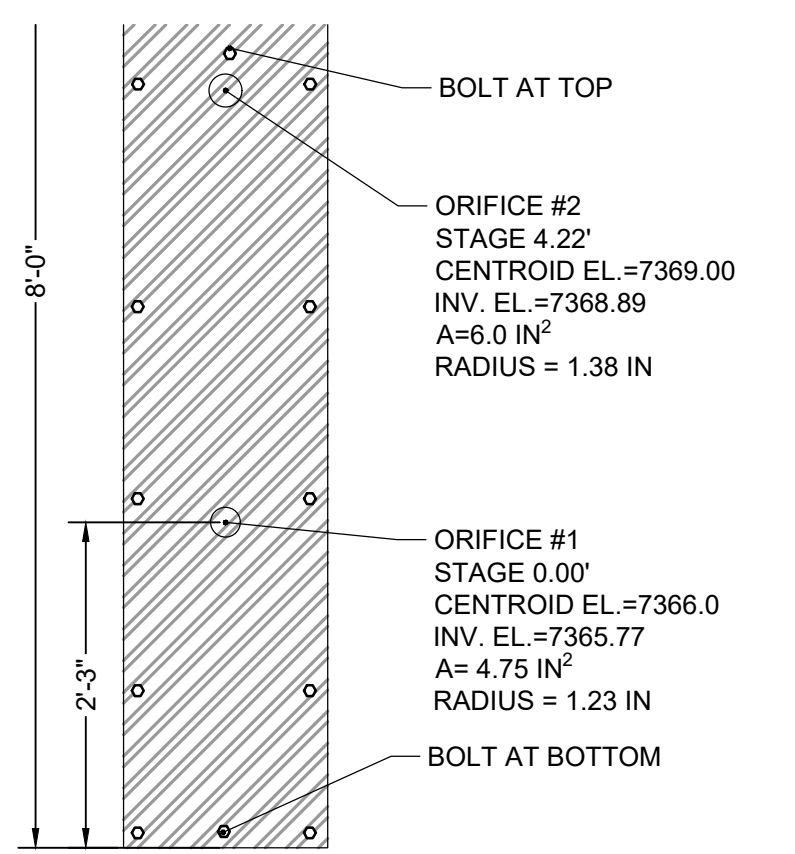
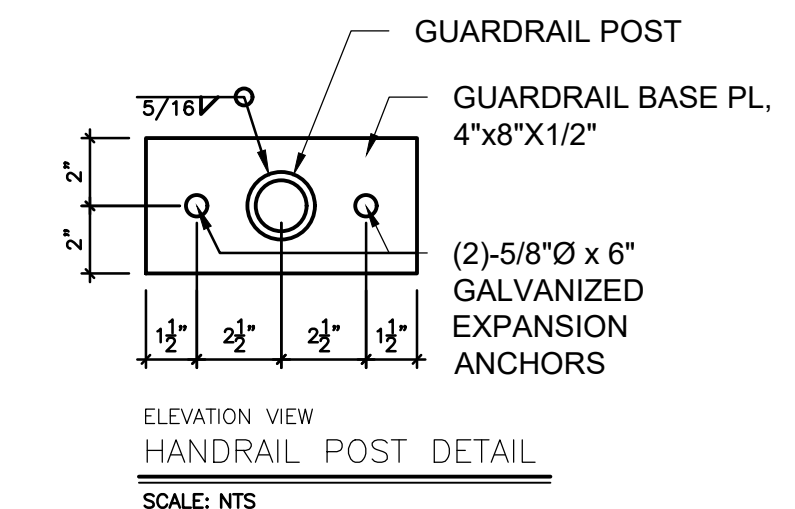
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CONSTRUCTION DOCUMENTS
POND B FOREBAY DETAILS

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PLAN VIEW
 POND OUTLET STRUCTURE PLAN
 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

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CAD DATE: 3/4/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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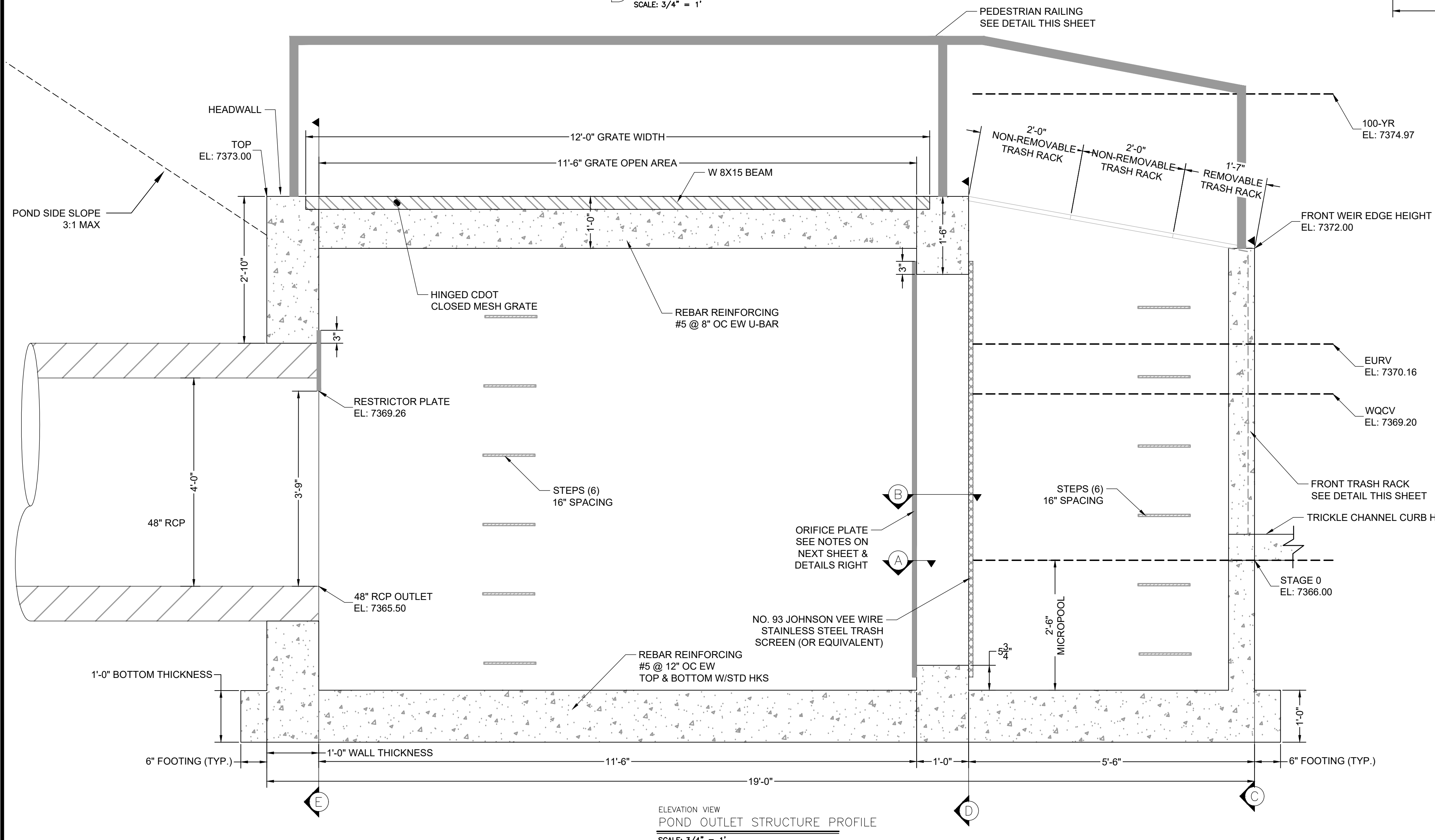
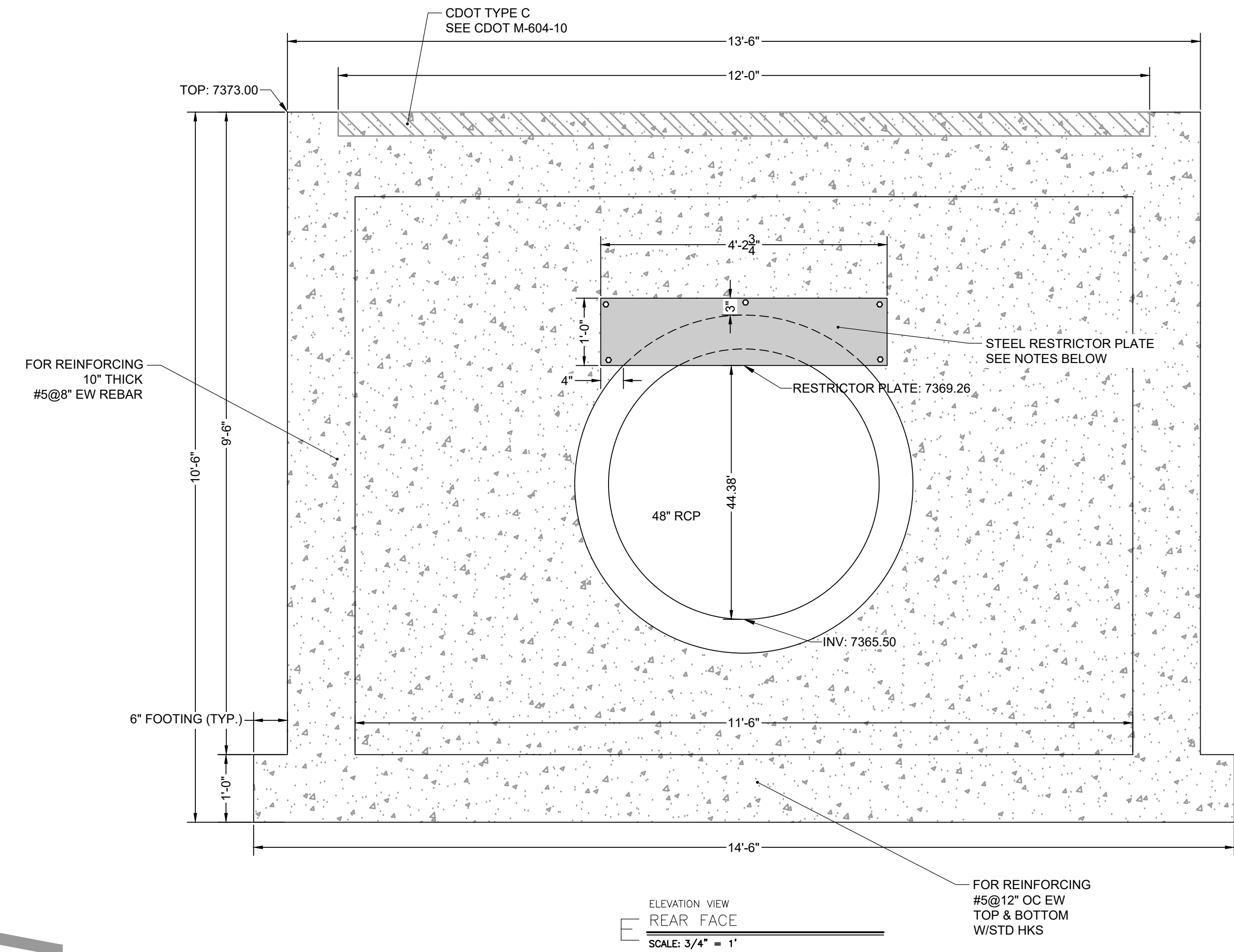
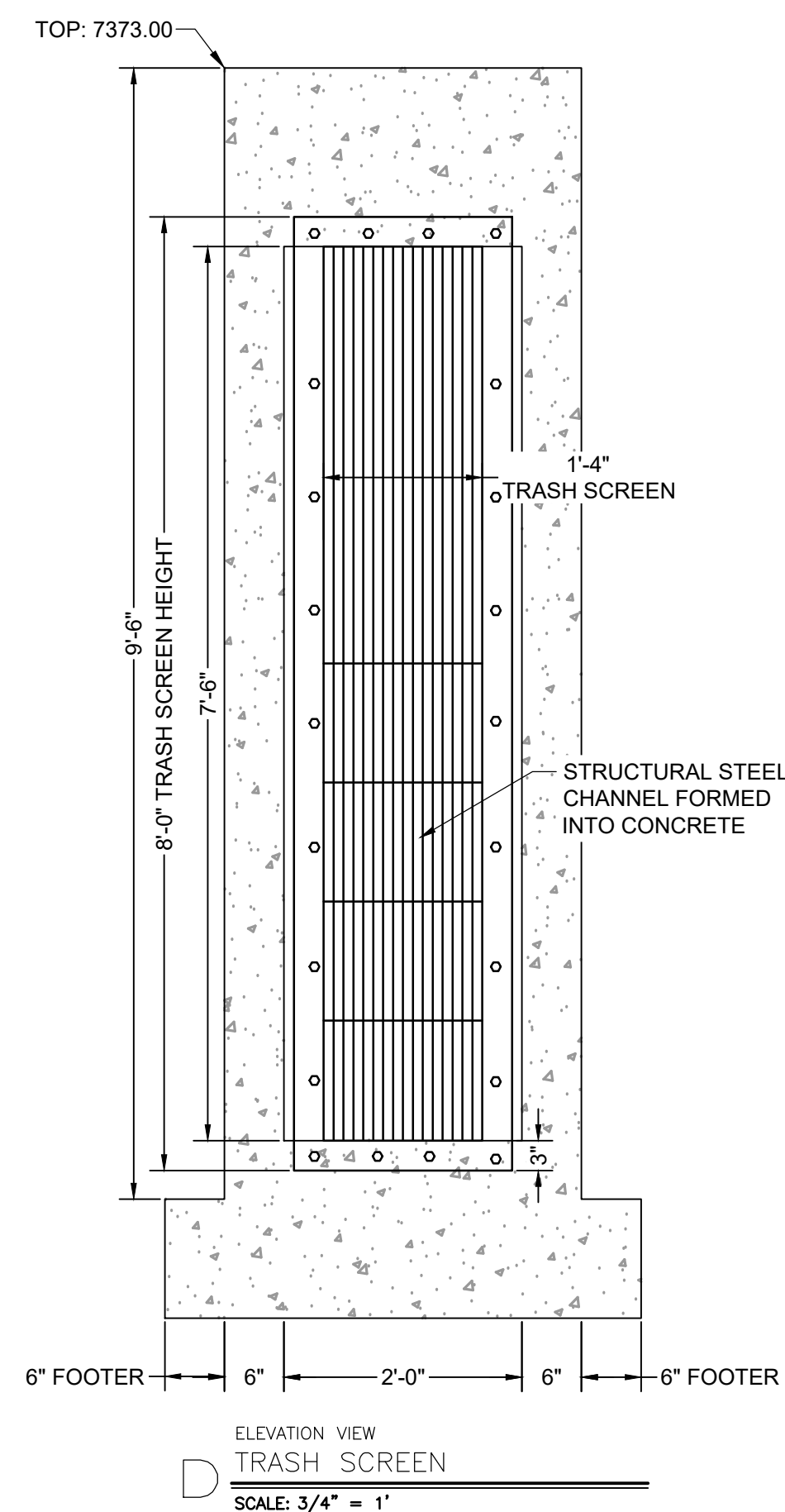
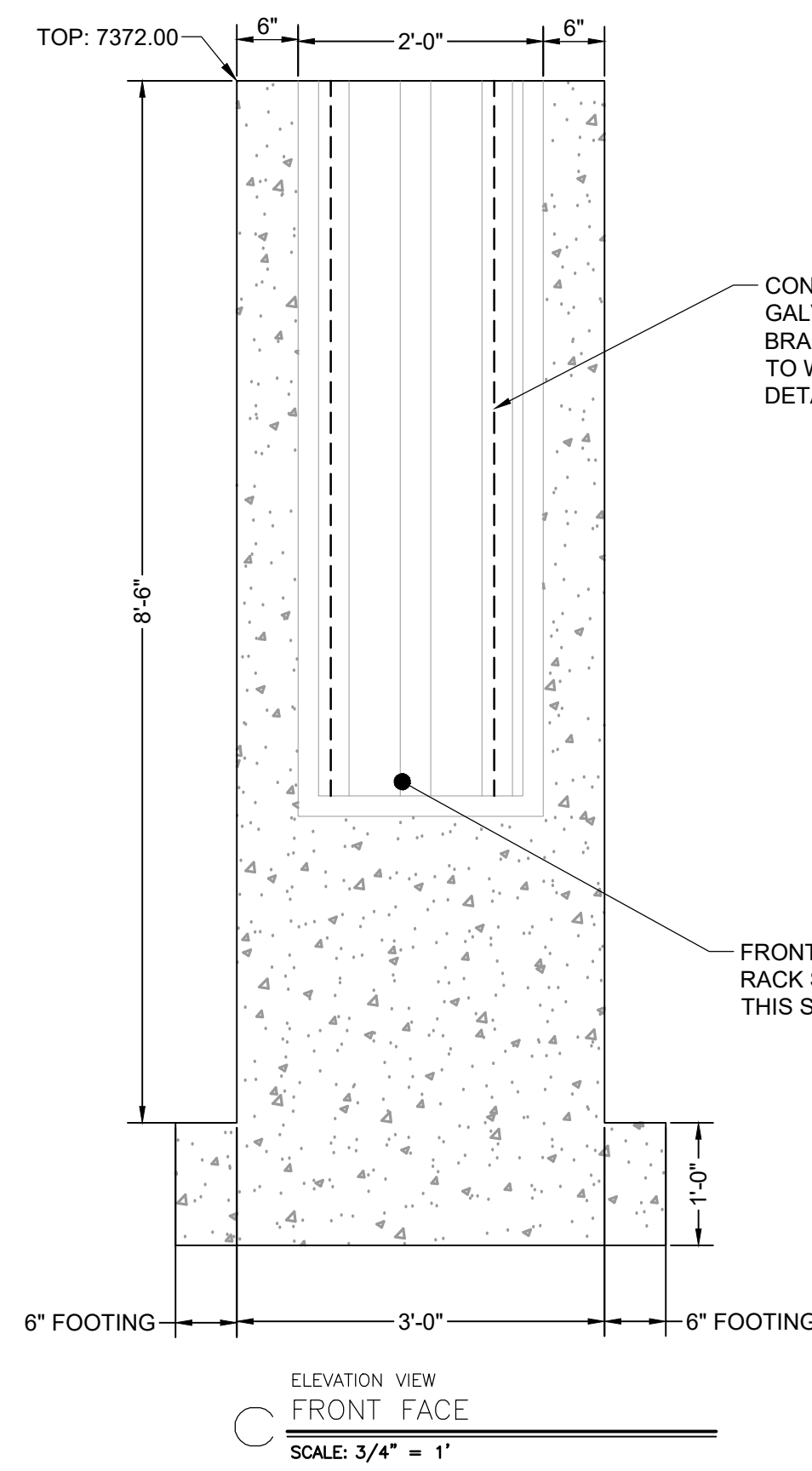
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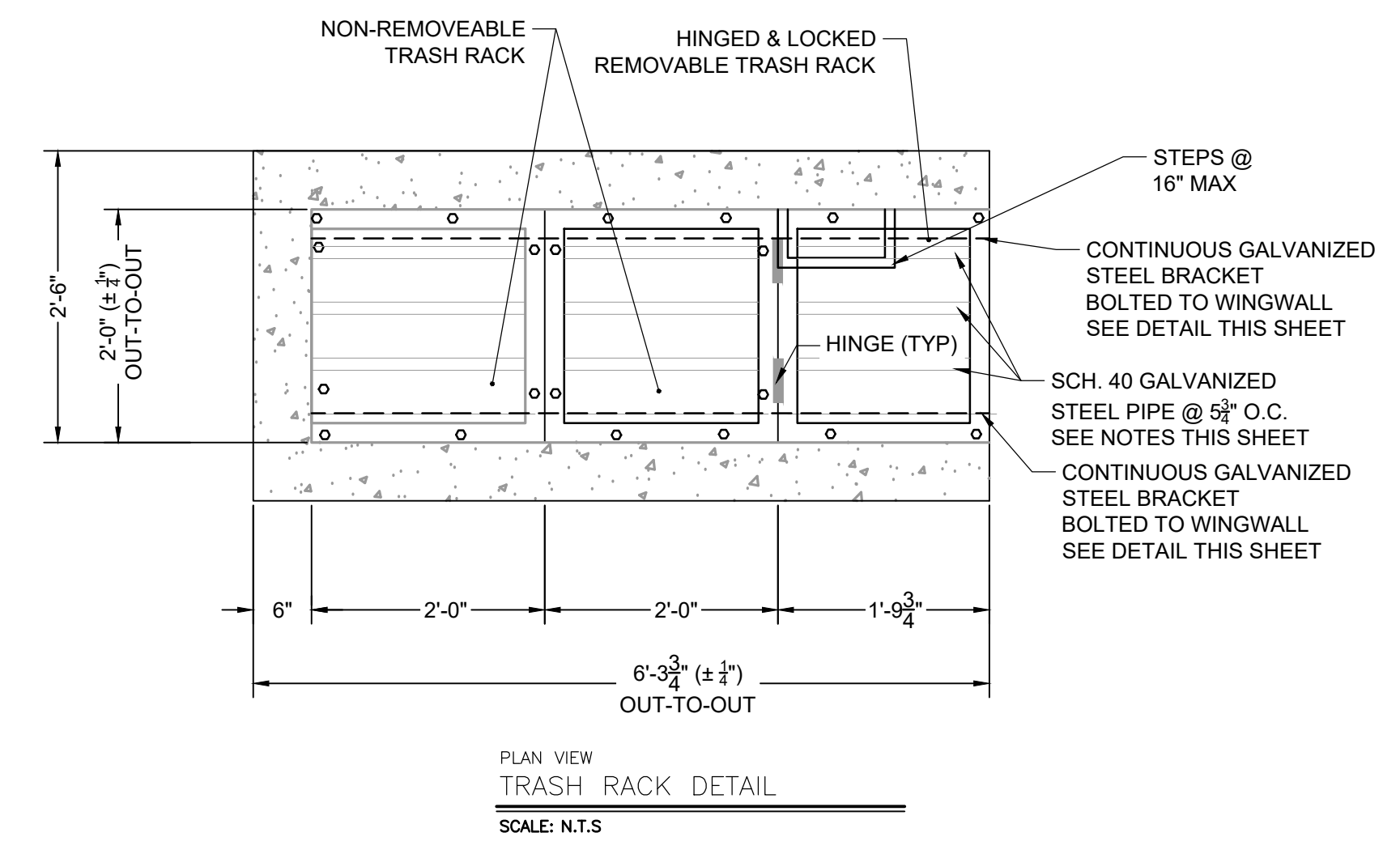
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 EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
 POND B OUTLET STRUCTURE DETAILS

SHEET
 PND
 29



- 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. W/ST. 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, @ 30". 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 BOLT TABLE ACCESS PANELS AS SHOWN ON THIS PLAN.
 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 712.05.
 5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLATES AND GRATING FOR ENGINEERS 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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EL PASO COUNTY, CO

CONSTRUCTION DOCUMENTS
POND B OUTLET STRUCTURE DETAILS 2

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