DOMBROWSKI, COLIN, 11/12/2026 5:31 PM

FLYING HORSE NORTH FILING NO. 9
CONSTRUCTION DRAWINGS

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION: FLYING HORSE NORTH FILING NO. 9

TWO PARCELS OF LAND BEING TRACT K AS PLATTED IN FLYING HORSE NORTH FILING NO.1, RECORDED UNDER RECEPTION NUMBER 218714238 AND TRACT A, AS PLATTED IN FLYING HORSE NORTH FILING NO. 3, RECORDED UNDER RECEPTION NUMBER 224715365 TOGETHER WITH A PORTION OF THE EAST HALF OF SECTION 36, ALL WITHIN SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE COURSE ON THE WESTERLY RIGHT-OF-WAY LINE OF ALLEN RANCH ROAD AS PLATTED IN FLYING HORSE SUBDIVISION FILING NO. 3, RECORDED UNDER RECEPTION NUMBER 224715365 WHICH BEARS N33°45'53"W A DISTANCE OF 496.37 FEET, BEING MONUMENTED ON EACH END BY A NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GRADE.

PARCEL 1

COMMENCING AT THE NORTHWEST CORNER OF ALLAN RANCH ROAD AS PLATTED IN FLYING HORSE SUBDIVISION FILING NO. 3 RECORDED UNDER RECEPTION NUMBER 224715365, SAID POINT BEING A POINT ON CURVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 3 THE FOLLOWING EIGHTEEN (18) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N78°14'42"E 178, HAVING A DELTA OF 22°00'35", A RADIUS OF 530.00 FEET A DISTANCE OF 203.60 FEET TO A POINT OF TANGENT:
2. S33°45'53"E A DISTANCE OF 496.37 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°57'06", A RADIUS OF 470.00 FEET A DISTANCE OF 270.30 FEET TO A POINT OF TANGENT;
4. S00°48'47"E A DISTANCE OF 209.02 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°16'06", A RADIUS OF 187.00 FEET, DISTANCE OF 36.78 FEET TO A POINT OF REVERSE CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°16'06", A RADIUS OF 228.00 FEET A DISTANCE OF 44.84 FEET TO A POINT OF TANGENT;
7. S00°48'47"E A DISTANCE OF 10.02 FEET TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°16'06", A RADIUS OF 228.00 FEE A DISTANCE OF 44.84 FEET TO A POINT OF REVERSE CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°16'06", A RADIUS OF 187.00 FEET A DISTANCE OF 36.78 FEET TO A POINT OF TANGENT;
10. S00°48'47"E A DISTANCE OF 402.27 FEET TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°54'41", A RADIUS OF 470.00 FEET A DISTANCE OF 146.93 FEET TO A POINT OF TANGENT;
12. S17°05'54"W A DISTANCE OF 216.15 FEET TO A POINT OF CURVE:
13. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 12°33'58", A RADIUS OF 530.00 FEET A DISTANCE OF 116.24 FEET TO A POINT OF TANGENT;
14. S04°31'56"W A DISTANCE OF 244.95 FEET TO A POINT OF CURVE;
15. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°59'00", A RADIUS OF 470.00 FEET A DISTANCE OF 147.52 FEET TO A POINT OF TANGENT;
16. S22°30'56"W A DISTANCE OF 152.89 FEET TO A POINT OF CURVE,
17. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 02°22'21", A RADIUS OF 470.00 FEET A DISTANCE OF 19.46 FEET TO A POINT OF CURVE;
18. N35°14'00"W A DISTANCE OF 310.03 FEET TO A POINT ON CURVE SAID POINT BEING ON THE BOUNDARY LINE OF TRACT K AS PLATTED IN FLYING HORSE NORTH FILING NO.1, RECORDED UNDER RECEPTION NUMBER 218714238;

THENCE ON THE BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 1 AND THE BOUNDARY LINE OF SAID FLYING HORSE NO. 3 THE FOLLOWING NINE (9) COURSES;

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N31°11'57"W HAVING A DELTA OF 111°46'10", A RADIUS OF 60.00 FEET A DISTANCE OF 117.04 FEET TO A POINT OF TANGENT;
2. N09°25'47"W A DISTANCE OF 25.35 FEET;
3. N59°17'05"W A DISTANCE OF 59.71 FEET TO A POINT ON CURVE:
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N28°17'40"W HAVING A DELTA OF 122°48'28", A RADIUS OF 180.00 FEET A DISTANCE OF 385.81 FEET TO A POINT OF TANGENT;
5. N04°30'48"E A DISTANCE OF 138.74 FEET;
6. N01°27'54"E A DISTANCE OF 421.65 FEET;
7. S87°34'56"W A DISTANCE OF 570.22 FEET TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 42°44'34", A RADIUS OF 260.00 FEET, A DISTANCE OF 193.96 FEET TO A POINT OF TANGENT;
9. N49°40'30"W A DISTANCE OF 445.19 FEET;

THENCE CONTINUING ON THE BOUNDARY LINE OF SAID TRACT K, FLYING HORSE FILING NO. 1 THE FOLLOWING THIRTY-THREE (33) COURSES:

1. N49°40'30"W A DISTANCE OF 288.08 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 163°19'20", A RADIUS OF 58.50 FEET A DISTANCE OF 166.75 FEET TO A POINT OF TANGENT;
3. S66°21'10"E A DISTANCE OF 25.24 FEET;
4. N53°16'55"E A DISTANCE OF 188.28 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S80°50'28"E, HAVING A DELTA OF 49°29'14", A RADIUS OF 180.00 FEET A DISTANCE OF 155.47 FEET TO A POINT ON CURVE:
6. N61°46'07"E A DISTANCE OF 419.88 FEET;
7. N51°49'23"E A DISTANCE OF 296.85 FEET;
8. N11°06'02"W A DISTANCE OF 58.98 FEET;
9. N50°19'12"W A DISTANCE OF 241.52 FEET;
10. N62°20'16"W A DISTANCE OF 573.68 FEET;
11. N70°09'50"W A DISTANCE OF 655.62 FEET;
12. S58°50'57"W A DISTANCE OF 47.20 FEET TO A POINT ON CURVE;
13. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S85°12'15", HAVING A DELTA OF 23°01'06", A RADIUS OF 180.00 FEET A DISTANCE OF 7.31 FEET TO A POINT OF TANGENT;
14. S18°13'21"W A DISTANCE OF 365.66 FEET;
15. S63°56'38"W A DISTANCE OF 785.12 FEET;
16. S18°15'16"W A DISTANCE OF 66.33 FEET;
17. N63°43'53"W A DISTANCE OF 29.74 FEET TO A POINT OF CURVE;
18. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°27'45", A RADIUS OF 270.00 FEET A DISTANCE OF 152.98 FEET TO A POINT ON CURVE;
19. N18°04'32"E A DISTANCE OF 58.27 FEET;
20. N48°05'15"E A DISTANCE OF 741.69 FEET;
21. N18°13'21"E A DISTANCE OF 211.23 FEET TO A POINT OF CURVE;
22. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 101°15'34", A RADIUS OF 182.00 FEET A DISTANCE OF 321.65 FEET TO A POINT ON CURVE;
23. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S64°45'53"E, HAVING A DELTA OF 68°05'03" A RADIUS OF 60.00 FEET A DISTANCE OF 71.30 FEET TO A POINT OF TANGENT;
24. S86°40'50"E A DISTANCE OF 845.25 FEET;
25. S61°03'19"E A DISTANCE OF 569.56 FEET;
26. N35°29'34"E A DISTANCE OF 104.81 FEET;
27. N61°52'34"E A DISTANCE OF 50.72 FEET TO A POINT OF CURVE:
28. ON THE ARC OF A CURVE TO THE RIGHT HAVING A 49°38'04", A RADIUS OF 133.52 FEET A DISTANCE OF 115.66 FEET TO A POINT ON CURVE;
29. N04°10'00"E A DISTANCE OF 138.64 FEET;
30. N85°57'45"E A DISTANCE OF 621.99 FEET;
31. S03°38'37"E A DISTANCE OF 182.33 FEET TO A POINT O CURVE;
32. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 22°42'11", A RADIUS OF 970.00 FEET A DISTANCE OF 384.35 FEET TO A POINT OF REVERSE CURVE;
33. ON THE ARC OF CURVE TO THE LEFT HAVING A DELTA OF 30°48'52", A RADIUS OF 530.00 FEET A DISTANCE OF 285.04 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,968,511 SQUARE FEET OR 91.104 ACRES.

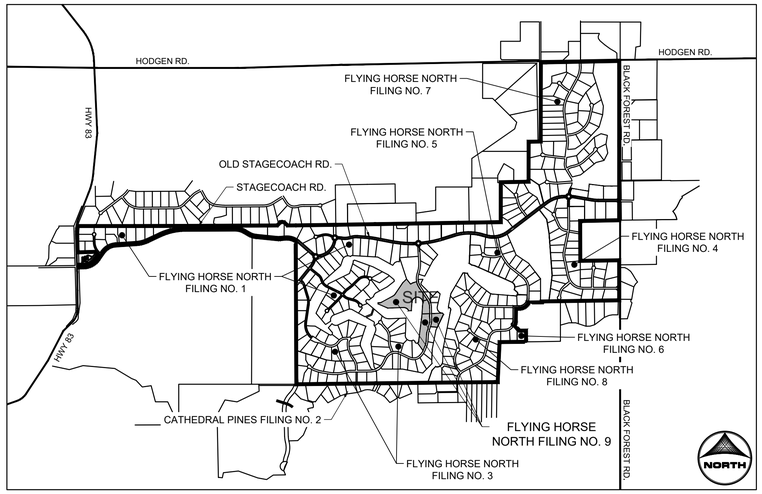
TOGETHER WITH

PARCEL 2

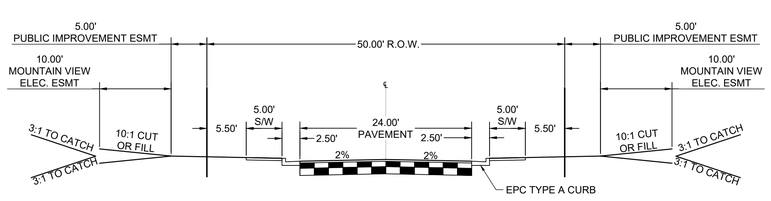
TRACT A, AS PLATTED IN FLYING HORSE NORTH FILING NO. 3, RECORDED UNDER RECEPTION NUMBER 224715365.

CONTAINING A CALCULATED AREA OF 376,526 SQUARE FEET OR 8.644 ACRES.

TOTAL CALCULATED AREA OF 4,345,037 SQUARE FEET OR 99.748 ACRES.



VICINITY MAP
NOT TO SCALE



TYPICAL URBAN LOCAL CROSS SECTION
DESIGN SPEED: 30 MPH | POSTED SPEED: 30 MPH
SCALE: 1"=10'
(ROADS USING THIS SECTION: ACE WAY)
*DIMENSIONS MAY VARY FOR EXPANDED DITCH SECTIONS AS CALLED OUT OUT ON PLANS

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 160
COLORADO SPRINGS, CO 80920
TELE: (719) 300-4140
ATTN: RICHIE LYON, P.E.
EMAIL: RICHIE.LYON@HRGREEN.COM

CIVIL ENGINEER
HR GREEN
1975 RESEARCH PKWY SUITE 160
COLORADO SPRINGS, CO 80920
TELE: (719) 300-4140
ATTN: RICHIE LYON, P.E.
EMAIL: RICHIE.LYON@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: JTESSIN@EJSURVEYING.COM

UTILITY CONTACTS

ELECTRIC
MOUNTAIN VIEW ELECTRIC ASSOCIATION
P O BOX 1600
LIMON, CO 80831
TELE: (719) 392-3491
ATTN: LES ULFERS

NATURAL GAS
BLACK HILLS ENERGY
37 WIDEFIELD BLVD
WIDEFIELD, CO 80911
TELE: (719) 332-5856
ATTN: GEORGE M. PETERSON

FIRE
BLACK FOREST FIRE PROTECTION DISTRICT
11455 TEACHOUT ROAD
COLORADO SPRINGS, CO 80908
TELE: (719) 495-4300

SHEET INDEX

1 - COVER
2 - LEGEND & NOTES
3 - OVERALL SITE PLAN
4 - SIGNAGE & STRIPING PLAN
5 - ACE WAY PLAN & PROFILE
6 - DETAILED GRADING PLAN
7 - STORM PLAN & PROFILE
8 - PCM MODIFICATIONS
9 - DETAILS

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/ OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/ OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

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

JOSHUA J. PALMER, P.E. — DATE
COUNTY ENGINEER

DESIGN ENGINEER'S STATEMENT

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

RICHARD D. LYON, COLORADO P.E. NO. 53921 — 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, PRI #2 LLC. — DATE
VICE PRESIDENT

PCD FILE NO.: SF2625

DRAWN BY: CMD JOB DATE: 11/12/2026
APPROVED: RDL JOB NUMBER: 2502599
CAD DATE: 11/12/2026
CAD FILE: J:\2025\2502599\CAD\Dwgs\C\F9 Final Plat\Cover

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 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH FILING NO. 9
PRI #2, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DRAWINGS
COVER

SHEET CV

1

HR GREEN Xrefs: xgl-1-dn01-2599.29b; rdwy_typicals; Riprap_Detail

DOMBROWSKI, COLIN, 11/12/2026 5:31 PM

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 VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY EPC.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

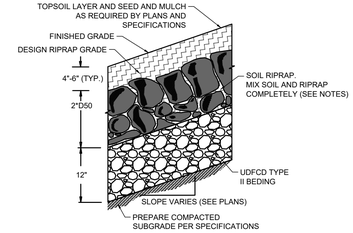
GENERAL CONSTRUCTION NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C
7. ALL INTERSECTION ACCESSES ARE TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLE AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
8. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENTS DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
9. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180n OR EQUAL MAY BE SUBSTITUTED WHERE TYPE I RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
10. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH METRO DISTRICT CONSULTING ENGINEER APPROVAL.
11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILT OF ALL STORM SEWER AND CISTERN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES, AND LOCATIONS OF APPURTENANCES.
12. DRAINAGE EASEMENTS ARE PLATTED THROUGHOUT THE FILING AND ARE NO-BUILD AREAS. ALL OTHER AREAS THAT FALL WITHIN IDENTIFIED GEOLOGIC HAZARD AREAS (SEASONAL STORMWATER POOLING, STANDING WATER CONDITIONS) MAY BE MITIGATED ON A PER LOT BASIS WITH EARTHWORK AND FINE GRADING CONSTRUCTION. NO DISTURBANCE FOR EARTHWORK OR GRADING SHALL TAKE PLACE WITHIN THE DESIGNATED DRAINAGE EASEMENTS AND ANY SITE AND FUTURE LOT DISTURBANCE THAT ALTERS THE EXISTING TOPOGRAPHY SHALL DRAIN TO THE DRAINAGE EASEMENTS ON SITE.

SEE SHEET 4 FOR SIGNAGE AND STRIPING PLAN WITH STANDARD NOTES.

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



SOIL RIPRAP EMBANKMENT PROTECTION WITH BEDDING TYP. SECTION

N.T.S

RIPRAP NOTES.

1. SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
2. MIX UNIFORMLY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
3. PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE.
4. CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.
5. ROCK SHALL BE HARD, DURABLE, ANGULAR IN SHAPE, AND FREE FROM CRACKS, OVERBURDEN, SHALE, AND ORGANIC MATTER.
6. NEITHER BREADTH NOR THICKNESS OF A SINGLE STONE SHOULD BE LESS THAN ONE-THIRD ITS LENGTH, AND ROUNDED STONE SHOULD BE AVOIDED.
7. THE ROCK SHOULD SUSTAIN A LOSS OF NOT MORE THAN 40% AFTER 500 REVOLUTIONS IN AN ABRASION TEST (LOS ANGELES MACHINEASTM C-535-89) AND SHOULD SUSTAIN A LOSS OF NOT MORE THAN 10% AFTER 12 CYCLES OF FREEZING AND THAWING (AASHTO TEST 103 FOR LEDGE ROCK PROCEDURE A).
8. ROCK HAVING A MINIMUM SPECIFIC GRAVITY OF 2.65 IS PREFERRED; HOWEVER, IN NO CASE SHOULD ROCK HAVE A SPECIFIC GRAVITY LESS THAN 2.50.

TYPE L RIPRAP

INTERMEDIATE ROCK DIMENSION (IN .)	PERCENT PASSING (%)
15	70-100
12	50-70
9	35-50
3	2-10

*TYPE L RIPRAP D50=9"
D50=MEAN PARTICLE SIZE
(INTERMEDIATE DIMENSION) BY WEIGHT

TYPE H RIPRAP

INTERMEDIATE ROCK DIMENSION (IN .)	PERCENT PASSING (%)
30	70-100
24	50-70
18	35-50
6	2-10

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

TYPE VL RIPRAP

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

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

TYPE M RIPRAP

INTERMEDIATE ROCK DIMENSION (IN .)	PERCENT PASSING (%)
21	70-100
18	50-70
12	35-50
4	2-10

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

LEGEND

	EXISTING	PROPOSED
MATCH LINE		
FILING LINE		
SECTION LINE		
PROPERTY LINE		
P.I.E. LINE		
MVEA ESMT. LINE		
RIGHT OF WAY		
CENTERLINE		
CHAIN LINK FENCE		
WOODEN FENCE		
ROD IRON FENCE		
STORM DRAIN		
SWALE		
TRAIL		
EDGE OF ROAD		
INDEX CONTOUR		
INTER. CONTOUR		
100-YR FLOODPLAIN		
FLOODWAY		
GEOHAZARD DELINEATION		
FHN F9 TRACT A		
FHN F9 TRACT B		

STORM SEWER

	EXISTING	PROPOSED
MANHOLE		
STORM INLET		
FLARED END SECTION		
RIPRAP		

PCD FILE NO.: SF2625

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

FLYING HORSE NORTH FILING NO. 9
PRI #2, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DRAWINGS
LEGEND & NOTES

SHEET CV

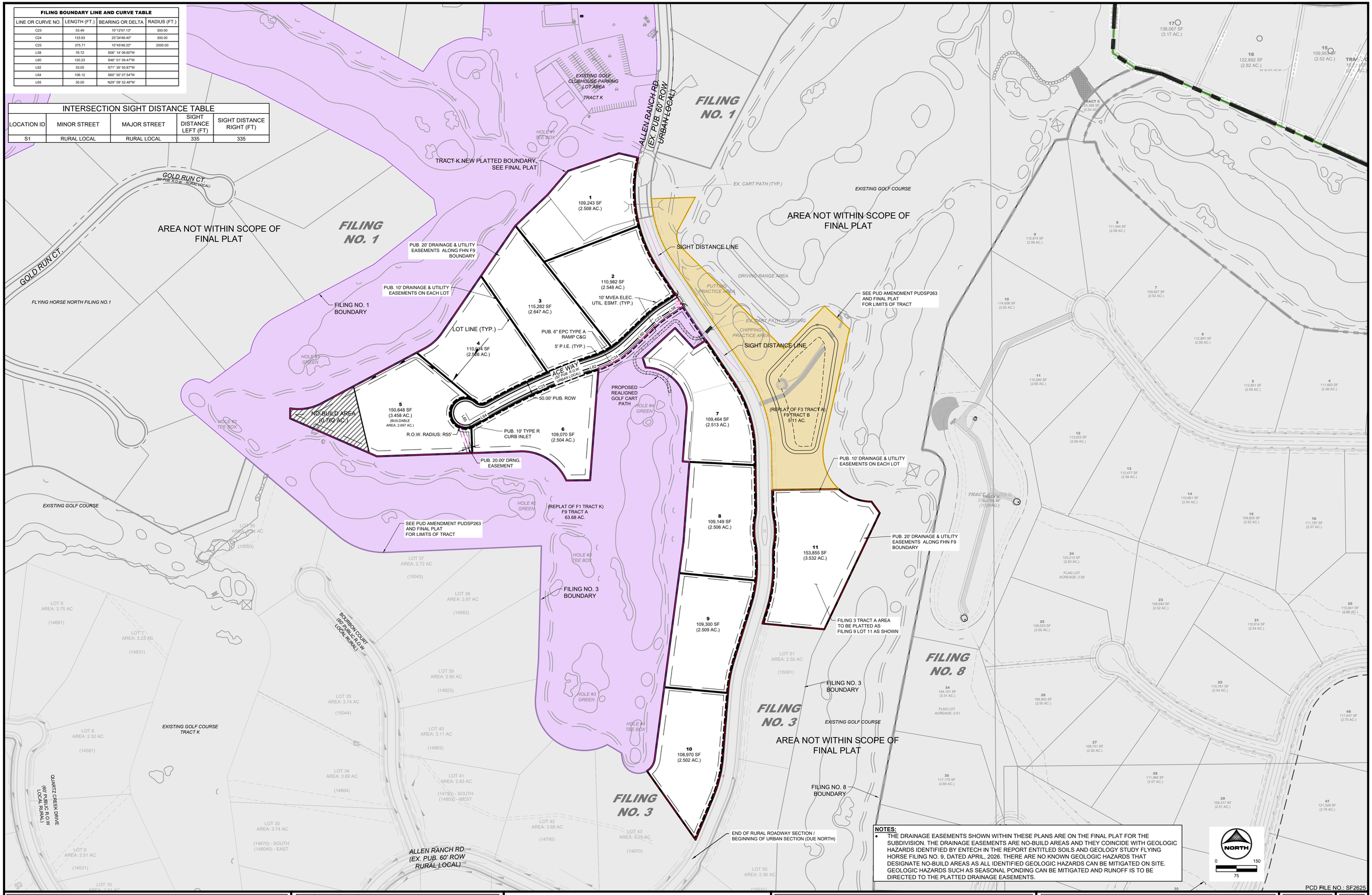
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HR GREEN Xrefs: xgl-i-dn01-2599:290; rdwy_typicalfc; Riprap_Detail

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FILING BOUNDARY LINE AND CURVE TABLE			
LINE OR CURVE NO.	LENGTH (FT.)	BEARING OR DELTA	RADIUS (FT.)
C23	53.49	10°12'57.13"	300.00
C24	133.93	25°34'46.40"	300.00
C25	375.71	10°45'48.33"	2000.00
L58	76.72	S56° 14' 06.60"W	
L60	120.23	S46° 01' 09.47"W	
L62	33.05	S71° 35' 55.87"W	
L64	106.12	S60° 50' 07.54"W	
L65	30.00	N29° 09' 52.46"W	

INTERSECTION SIGHT DISTANCE TABLE				
LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE LEFT (FT)	SIGHT DISTANCE RIGHT (FT)
S1	RURAL LOCAL	RURAL LOCAL	335	335



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. 9, DATED APRIL, 2026. 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.

PCD FILE NO.: SF2625

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COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

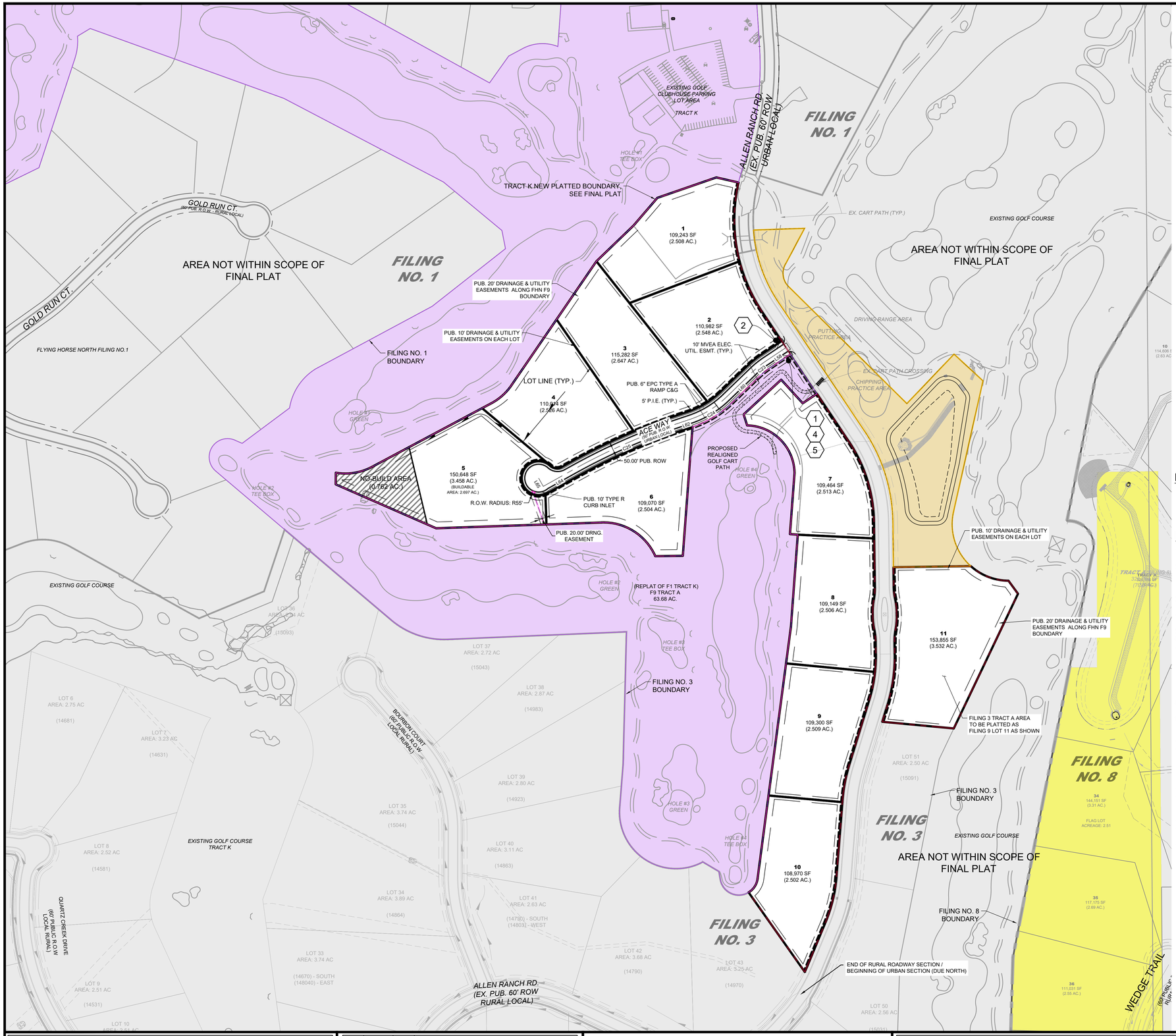
FLYING HORSE NORTH FILING NO. 9
PRI #2, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DRAWINGS
OVERALL SITE PLAN

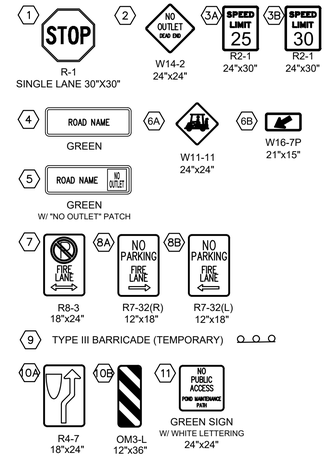
SHEET OSP 3

HR GREEN Xrefs: xv-dtgn-1030; xv-row-1030; xv-utils-1030; xv-aerial-NM-1030; OVERALL_KEY_MAP; xc-row-030 202; xc-dtgn-030 202; XC-ROW-F9; xc-dtgn-250; xc-row-030 250; xc-row-030 270; xc-dtgn-270; XC-DSGN-F9; xgl-1-dh01-2599 280

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SIGNAGE LEGEND:



CONSTRUCTION NOTES:

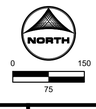
1. WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS USE EL PASO COUNTY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
2. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION.
3. PAVEMENT MARKING IS THERMOPLASTIC WITH COLOR DESIGNATED IN KEY NOTES.
4. ALL LETTERS, ARROWS AND SYMBOLS SHALL BE IN ACCORDANCE WITH "THE STANDARD ALPHABETS FOR HIGHWAY SIGNS AND PAVEMENT MARKINGS" ADOPTED BY THE FEDERAL HIGHWAY ADMINISTRATION.

LIGHT POLE NOTES:

1. LIGHT POLE LOCATIONS WITHIN LOCAL URBAN ROADWAY AREAS ARE PER CRITERIA IN THE ECM 4.3.5.D.2 AND TABLE 2-5. WHERE REQUIRED POLE LOCATIONS BY CODE ARE 5.0 FEET MINIMUM FROM EDGE OF ASPHALT AND WITHIN RIGHT-OF-WAY.
2. PROPOSED LIGHT POLE LOCATIONS WITHIN THE LOCAL RURAL ROADWAY AREAS ARE 20' FROM EOA.

EL PASO COUNTY SIGNAGE & STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW).
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 12" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE FHWA STANDARD HIGHWAY SIGNS: 2004 EDITION WITH 2012 SUPPLEMENT. SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.125" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. STOP BARS SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG. CROSSWALKS SHALL BE INLAID IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
12. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
13. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 18 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
14. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614-1 OR MUTCD FIGURE 2A-2.
15. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW - INSPECTIONS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
16. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DPW PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



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1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

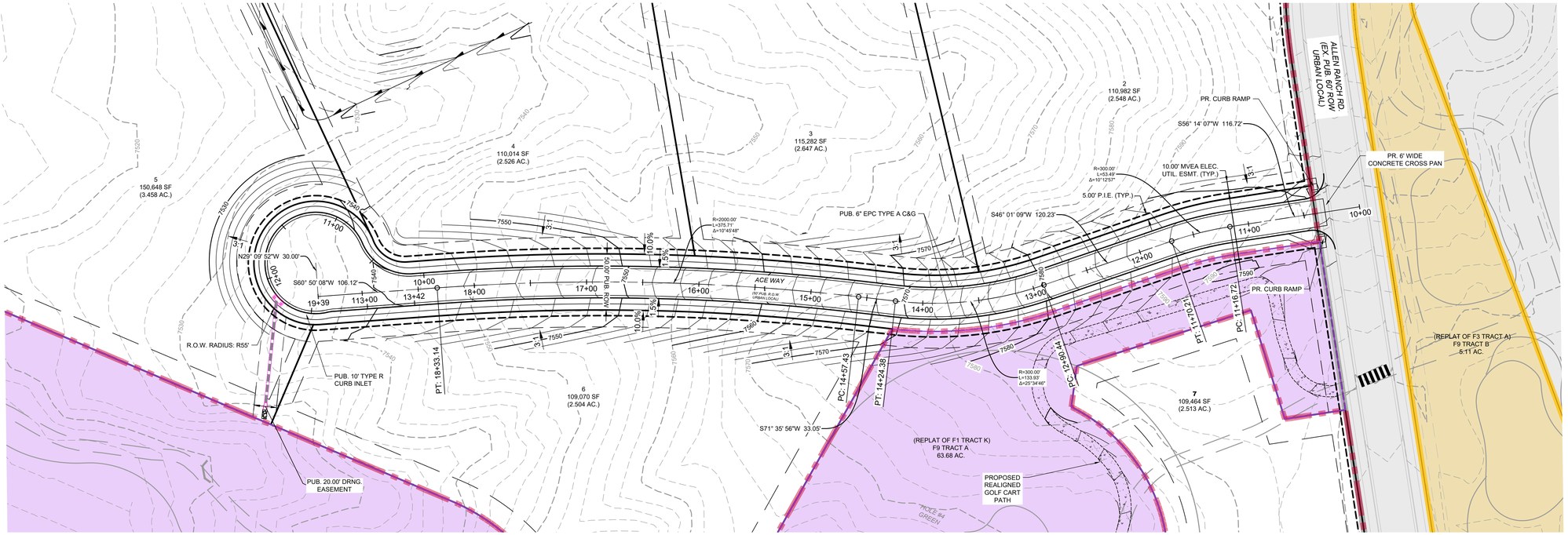
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PRI #2, LLC.
EL PASO COUNTY, CO

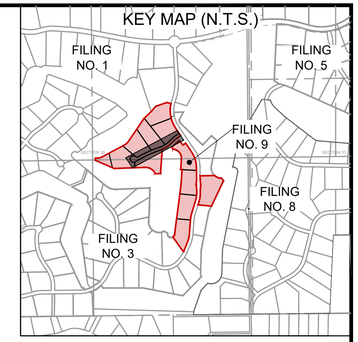
CONSTRUCTION DRAWINGS
SIGNAGE & STRIPING PLAN

SHEET S&S 4

HR GREEN Xrefs: xv-dtsgn-1030; xv-row-1030; xv-utils-1030; xv-aerial-NM-1030; xc-row-030.202; xc-dtsgn-030.202; XC-ROW-F9; xc-dtsgn-250; xc-row-030.250; xc-row-030.270; xc-dtsgn-270; XC-DSGN-F9; xgl-1-dtl01-2599.290

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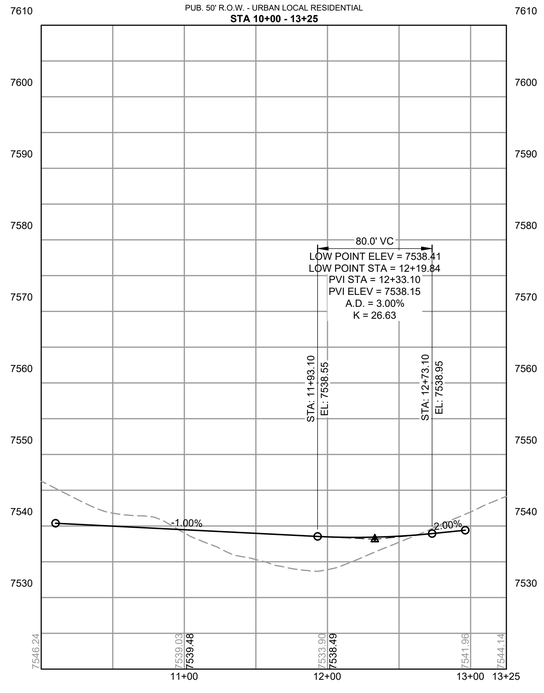
LINEWORK LEGEND

- MATCH LINE
- FILING NO. 9 DELINEATION
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- EX SWALE
- PR SWALE
- PR ACCESS TRAIL
- PR REGIONAL TRAIL
- PR CURB & GUTTER
- EX CURB & GUTTER
- PR SIDEWALK
- PR CONCRETE
- PR RIP-RAP
- PR POND RIM
- PR INDEX CONTOUR
- EX INDEX CONTOUR
- PR INTER. CONTOUR
- EX INTER. CONTOUR
- PR OVERFLOW PATH
- PR SIGHT DISTANCE
- POTENTIAL GEOLOGICAL HAZARD
- PR TRACT A
- PR TRACT B
- NOT WITHIN SCOPE OF FILING NO. 9

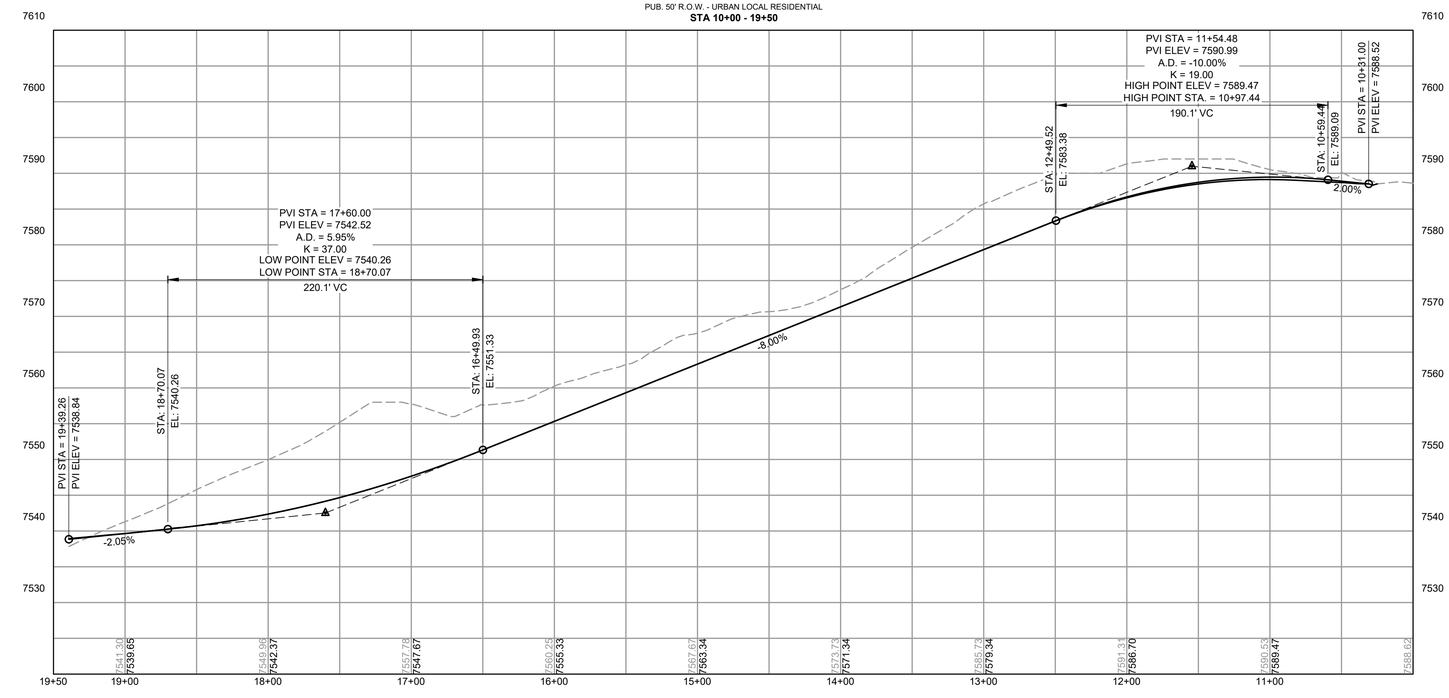
NORTH

0 50 25

ACE WAY CUL-DE-SAC
EDGE OF PAVEMENT PROFILE
PUB. 50' R.O.W. - URBAN LOCAL RESIDENTIAL
STA 10+00 - 13+25



ACE WAY
PUB. 50' R.O.W. - URBAN LOCAL RESIDENTIAL
STA 10+00 - 19+50



PROFILE LEGEND
- EXISTING GROUND AT ROAD CENTERLINE
- PROPOSED GRADE AT ROAD CENTERLINE

0 50 HORIZONTAL
0 10 VERTICAL

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

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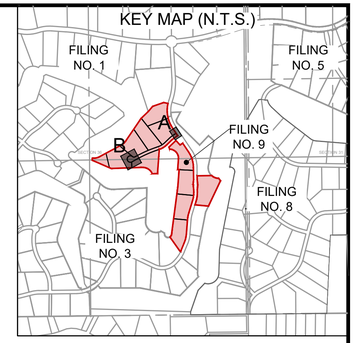
CONSTRUCTION DRAWINGS
ACE WAY PLAN & PROFILE

SHEET P&P 5

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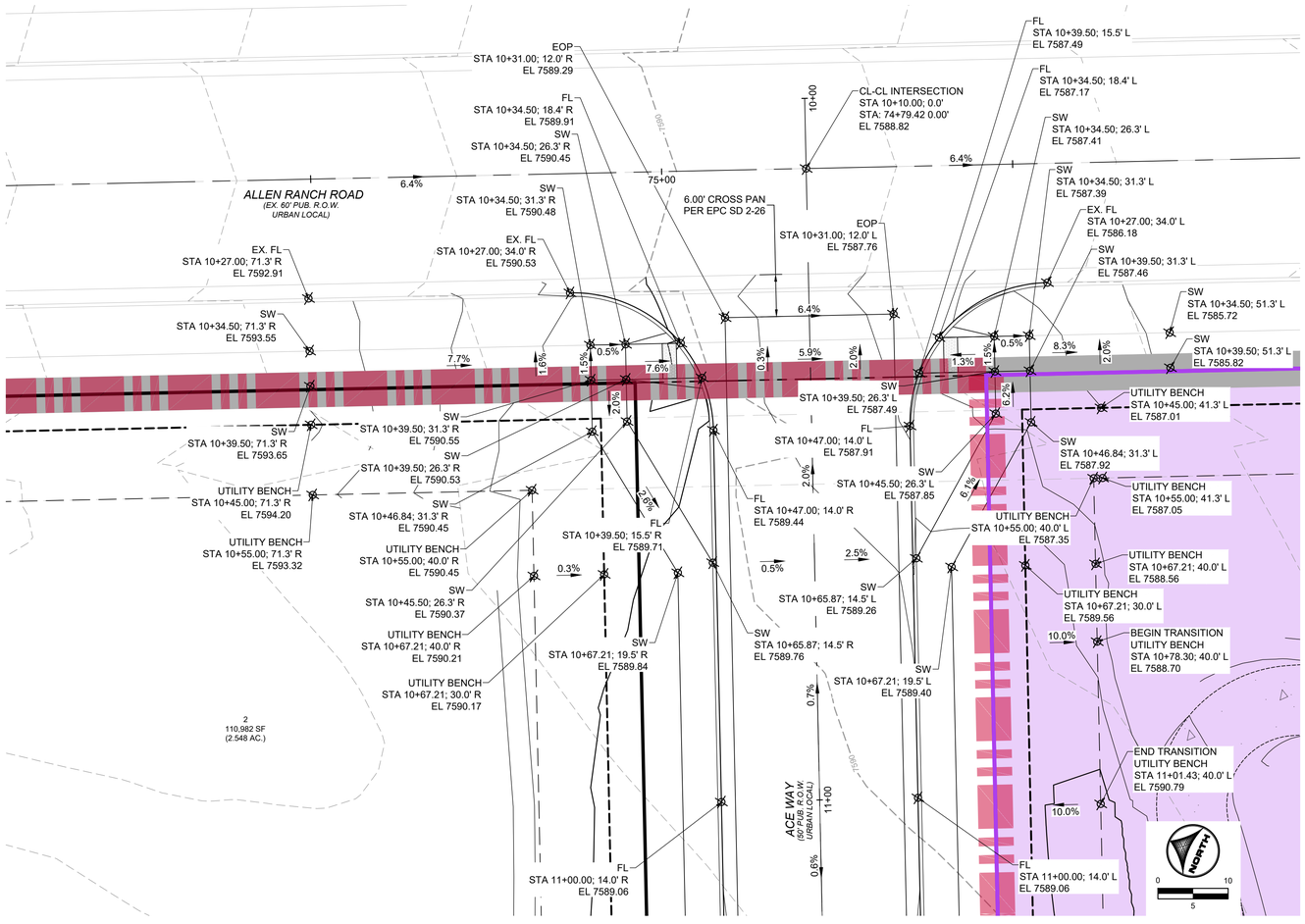
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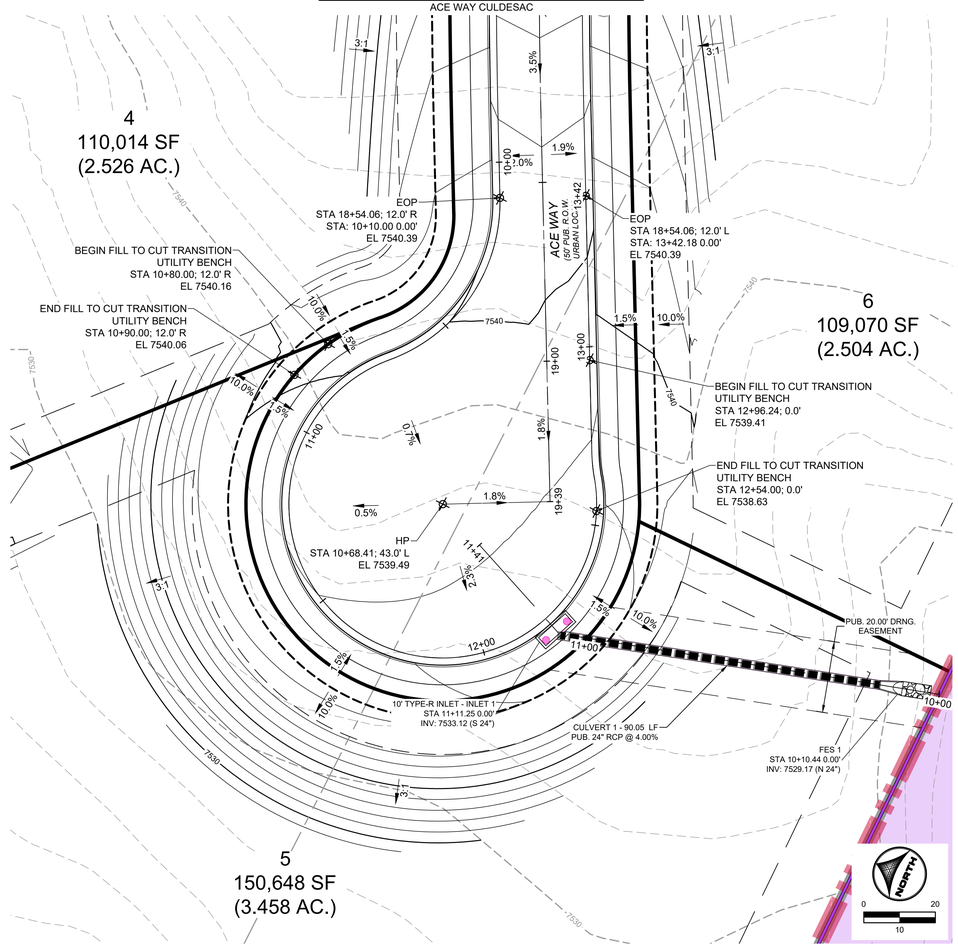
ROADWAY INTERSECTION DETAIL - A

ACE WAY & ALLEN RANCH RD



ROADWAY CULDESAC DETAIL - B

ACE WAY CULDESAC



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1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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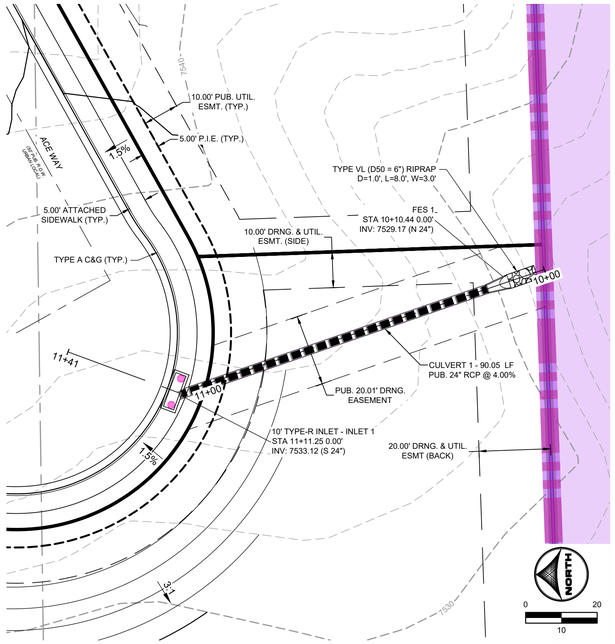
CONSTRUCTION DRAWINGS

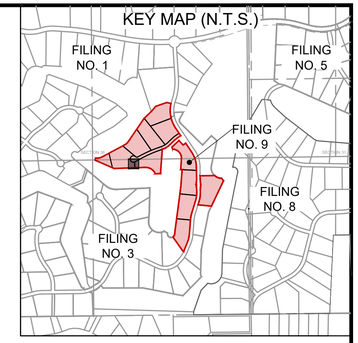
DETAILED GRADING PLAN

SHEET
P&P

6

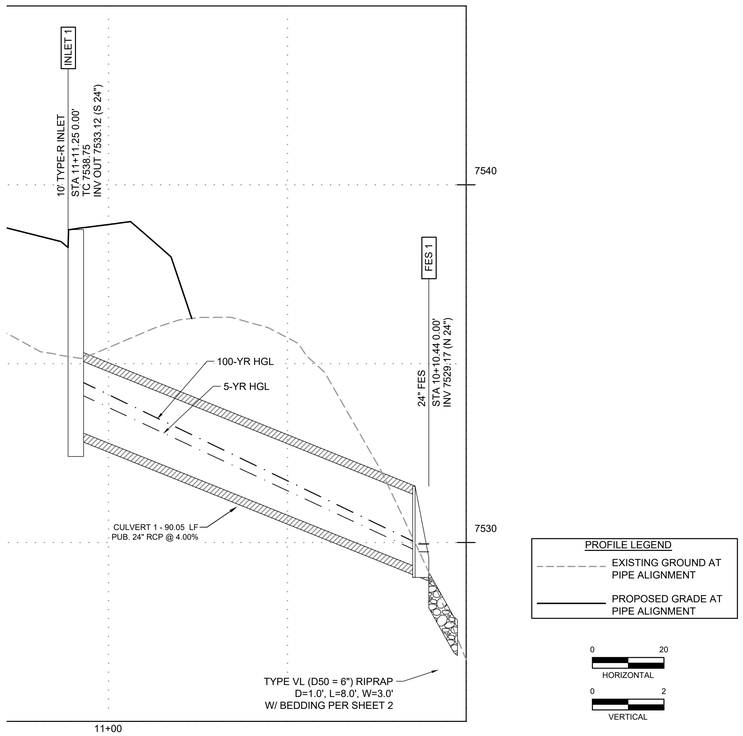
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CULVERT 1

PUB. STORM CULVERT PIPE CROSSING WITHIN DRAINAGE EASEMENT



PROFILE LEGEND

- EXISTING GROUND AT PIPE ALIGNMENT
- PROPOSED GRADE AT PIPE ALIGNMENT

0 20 HORIZONTAL

0 2 VERTICAL

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1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
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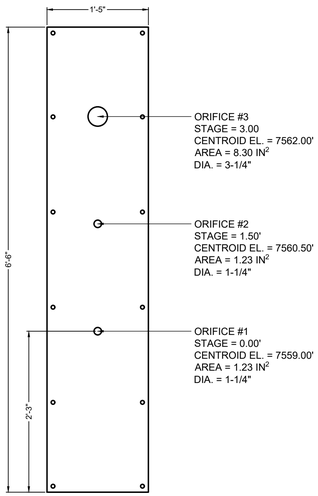
FLYING HORSE NORTH FILING NO. 9
PRI #2, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE

SHEET P&P 7

HR GREEN Xrefs: xv-dsgn-1030; xv-row-1030; xv-utli-1030; xv-aerial-NM-1030; xc-row-030.202; xc-dsgn-030.202; XC-ROW-F9; xc-dsgn-250; xc-row-030.250; xc-row-030.270; xc-dsgn-270; XC-DSGN-F9; xgi-1-dh01-2599.290; FILING_NO_9_KEYMAP

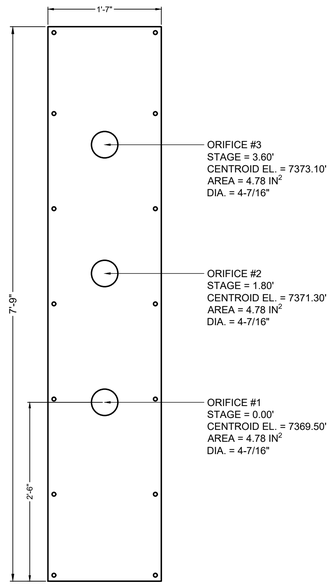
DOMBROWSKI, COLIN, 11/12/2026 5:35 PM



FILING NO. 3 – POND A

ORIFICE PLATE DETAIL

SCALE: 1" = 1'



FILING NO. 1 – POND 8

ORIFICE PLATE DETAIL

SCALE: 1" = 1'



VICINITY MAP

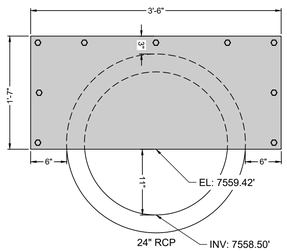
NOT TO SCALE

ORIFICE PLATE NOTES:

1. PLATE TO BE ¾" THICK GALVANIZED STEEL.
2. BOLT PLATE TO CONCRETE 16" O.C. MAX.
3. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE. GASKET SHALL BE MADE OF 1/4-INCH THICK, 60 DUROMETER EPDM RUBBER IN A CONTINUOUS SHEET THE SIZE OF THE ORIFICE PLATE. THE SHEET SHALL BE PLACED BETWEEN THE ORIFICE PLATE AND CONCRETE WALL, WITH THE WIDTH OF THE OVERLAP BETWEEN THE PLATE AND THE CONCRETE. OPENINGS SHALL BE CUT INTO THE SHEET CORRESPONDING TO THE PLATE BOLT HOLES AND THE CONCRETE WALL OPENING, CUTS MADE EITHER BY THE CONTRACTOR IN THE FIELD OR BY THE MANUFACTURER. (OR EQUIVALENT GASKET APPROVED BY EPC)
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ORIFICE PLATE FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

RESTRICTOR PLATE NOTES:

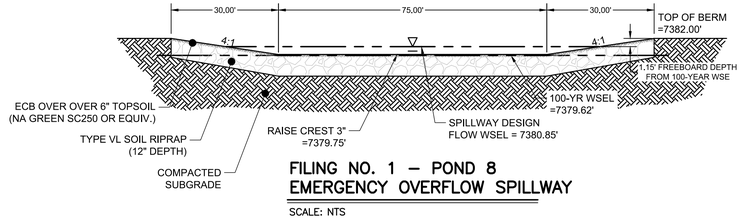
1. PLATE TO BE ⅜" THICK GALVANIZED STEEL.
2. BOLT PLATE TO CONCRETE @ 12" O.C. MAX.
3. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN PLATE AND CONCRETE.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR RESTRICTOR PLATE FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.



FILING NO. 3 – POND A

RESTRICTOR PLATE DETAIL

SCALE: 1" = 1'



FILING NO. 1 – POND 8 EMERGENCY OVERFLOW SPILLWAY

SCALE: NTS

PCD FILE NO.: SF2625

DRAWN BY: CMD JOB DATE: 11/12/2026
APPROVED: RDL JOB NUMBER: 2502599
CAD DATE: 11/12/2026
CAD FILE: J:\2025\2502599\CAD\Dwgs\C\F9 Final Plat\PCM Modifications

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 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

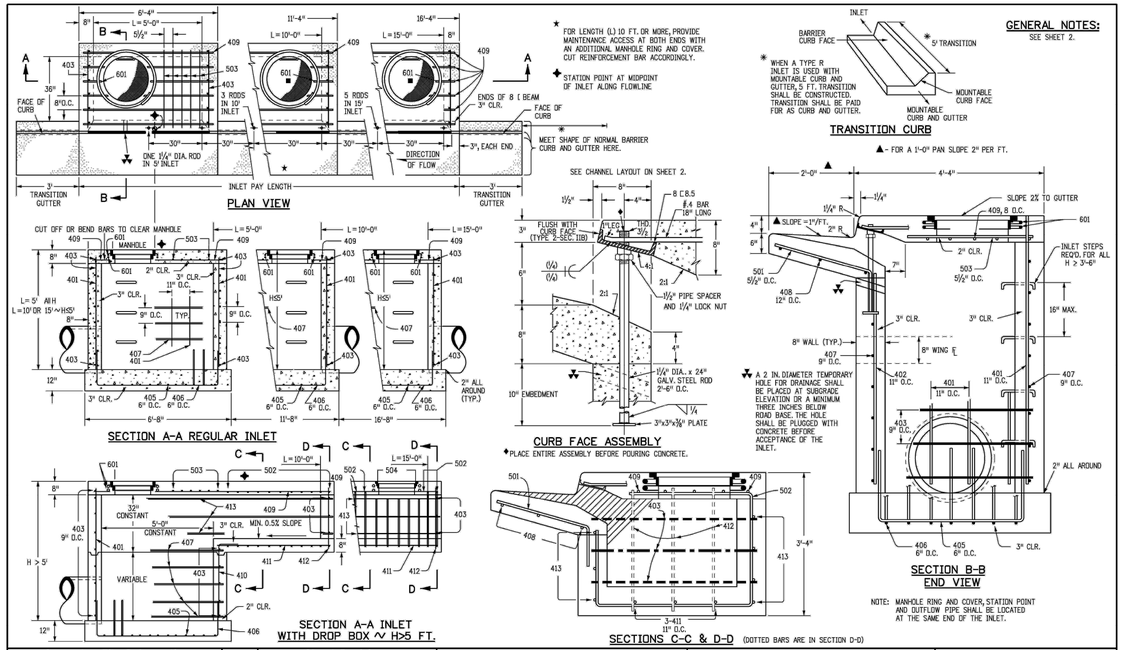
FLYING HORSE NORTH FILING NO. 9
PRI #2, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DRAWINGS
PCM MODIFICATIONS

SHEET
PCM
8

HR GREEN Xrefs: xv-dsgn-1030; xv-row-1030; xv-ulti-1030; xv-aerial-NM-1030; xc-row-030.202; xc-dsgn-030.202; XC-ROW-F9; xc-dsgn-250; xc-row-030.250; xc-row-030.270; xc-dsgn-270; XC-DSGN-F9; xg-1-dh01-2599.290

DOMBROWSKI, COLIN, 11/12/2026 5:35 PM



GENERAL NOTES: SEE SHEET 2.

Computer File Information		Sheet Revisions	
Creation Date: 07/31/19		Date:	Comments
Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

CURB INLET TYPE R

STANDARD PLAN NO. M-604-12
Standard Sheet No. 1 of 2
Project Sheet Number:

Issued by the Project Development Branch: July 31, 2019

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS L = 5 FT. NO. REQ'D.	ALL INLETS L = 5 FT. LENGTH	INLETS: H ≤ 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 10 FT. LENGTH	INLETS: H ≤ 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 15 FT. LENGTH	INLETS: H > 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 10 FT. LENGTH	INLETS: H > 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 15 FT. LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3	*	3	*
411	4	11"	II							3	5'-2"	3	10'-2"
412	4	11"	II							3	2'-9"	3	7'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	5½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	11'-5"	17	11'-5"
503	5	5½"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5½"	IX									5	8'-4"
601	6	7½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■C8.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"
				2 BARS, 1 RODS	—	4 BARS, 3 RODS	—	8 BARS, 5 RODS	—	4 BARS, 3 RODS	—	8 BARS, 5 RODS	—

* VARIABLE REFER TO TABLE TWO.
■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).

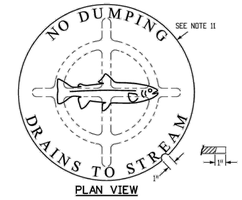
REGULAR INLETS | DROP BOX INLETS

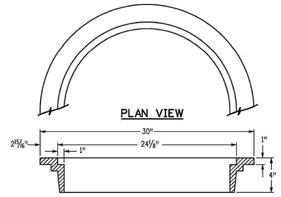
TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

"H"	LENGTH 401	LENGTH 402	LENGTH 410	NO. REQ'D. REGULAR 403	NO. REQ'D. REGULAR 407	NO. REQ'D. DROP BOX 403	NO. REQ'D. DROP BOX 407	L = 5 FT. CONC. CU. YDS.	L = 5 FT. STEEL LBS.	L = 10 FT. CONC. CU. YDS.	L = 10 FT. STEEL LBS.	L = 15 FT. CONC. CU. YDS.	L = 15 FT. STEEL LBS.
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

NOTES: FOR L = 5 FT., L = 10 FT., AND L = 15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

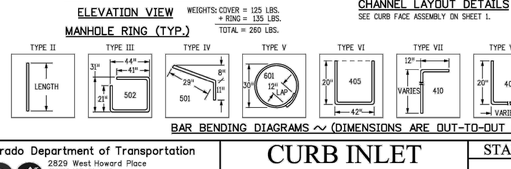
TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

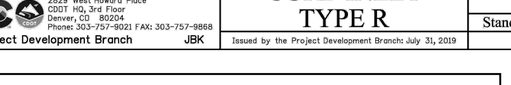


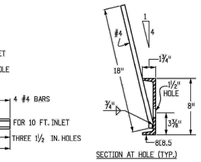


GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 INCHES THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾" OF A INCH CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.







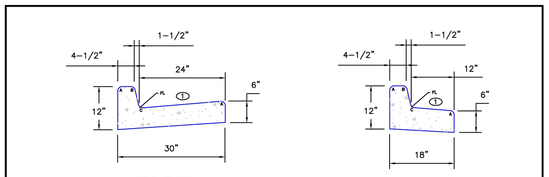
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Designer Initials: JBK	(R-X)		
Last Modification Date: 07/31/19	(R-X)		
Detailer Initials: LTA	(R-X)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)		

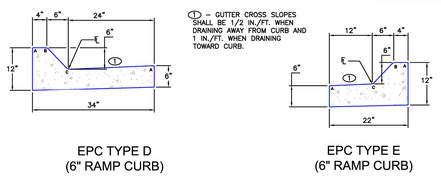
Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

CURB INLET TYPE R

STANDARD PLAN NO. M-604-12
Standard Sheet No. 2 of 2
Project Sheet Number:

Issued by the Project Development Branch: July 31, 2019



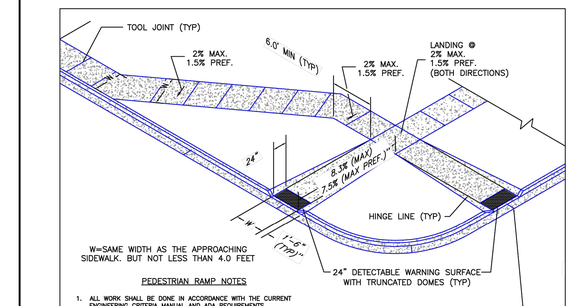


① – GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.

NOTE: SIDEWALK/CURB & GUTTER SHALL NOT BE POURED MONOLITHICALLY

SCALE: NOT TO SCALE

6/23/20	Typical Curb and Gutter Details	
DATE APPROVED:	Standard Drawing	
Joshua J. Palmer	REVISION DATE: 7/18/23	FILE NAME: SD_2-20
DEPARTMENT OF PUBLIC WORKS		



PEDESTRIAN RAMP NOTES

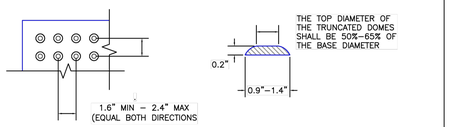
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

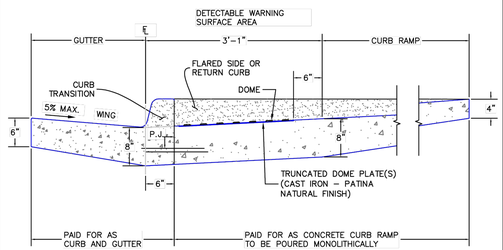
GENERAL NOTES

1. WHERE THE 1'-6" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

6/23/20	Pedestrian Curb Ramp Detail	
DATE APPROVED:	Standard Drawing	
Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-41
DEPARTMENT OF PUBLIC WORKS		

TRUNCATED DOME DETAILS

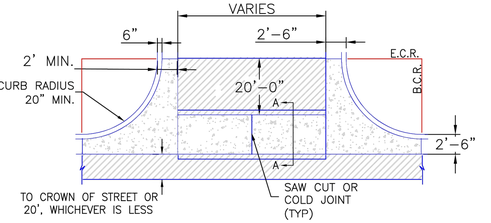




P.J.= PERMISSABLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

SIDE CROSS SECTION VIEW OF DETECTABLE WARNING SURFACE, CURB AND GUTTER

6/23/20	Detectable Warning Surface Details	
DATE APPROVED:	Standard Drawing	
Jennifer E. Irvine	REVISION DATE: 6/23/20	FILE NAME: SD_2-42
DEPARTMENT OF PUBLIC WORKS		



NOTES

1. W – WIDTH SHALL BE 6' FOR LOCAL, 8' FOR COLLECTORS, AND 10' FOR ARTERIAL ROADS.
2. T – SQUARED–OFF RETURN TO BE POURED MONOLITHICALLY, 8" PCC FOR LOCAL ROADS, 9" FOR COLLECTORS WITH 6x6 – 4.4 W.W.F. OR #4 REINFORCING BAR @ 18" EACH WAY.
3. ▨ = 3" MINIMUM ASPHALT DEPTH (2 LIFTS).
4. DESIGN TO SPECIFY ELEVATIONS AT PI AND PCR.

SCALE: NOT TO SCALE

8/11/11	Typical Cross Pan Layout Detail	
DATE APPROVED:	Standard Drawing	
André P. Brackin	REVISION DATE: 12/8/15	FILE NAME: SD_2-26
DEPARTMENT OF TRANSPORTATION		

PCD FILE NO.: SF2625

DRAWN BY: CMD	JOB DATE: 11/9/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 2502599	0 1"
CAD DATE: 11/12/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2025\2502599\CAD\Dwgs\C\F9 Final Plat\Details		

NO.	DATE	BY	REVISION DESCRIPTION

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

FLYING HORSE NORTH FILING NO. 9
PRI #2, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DRAWINGS
DETAILS

SHEET DT 9

P:\ECM\July_2022_Edits\SD_2-20.dwg, Layout1, 7/27/2023 10:37:45 AM, dohnorton, Supersedes All Previously Dated Sets
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