

PARCEL A:

A PART OF LAND BEING A PORTION OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (S1/2 NE1/4) OF SECTION 1,
TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SITUATE IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1 S1/2 NE1/4 (A BEARING IN THIS DESCRIPTION ON RELATIVE TO
THE NORTH LINE OF SAID SECTION 1, WHICH BEARS SOUTH 89 DEGREES 52 MINUTES 26 SECONDS WEST ALONG SAID NORTH 00
DEGREES 00 MINUTES 06 SECONDS WEST FROM SAID S1/2 NE1/4 EAST LINE, 621.14 FEET TO A POINT ON THE NORTH LINE OF THE
SOUTH 40 FEET OF THE NORTH ONE-HALF OF SAID S1/2 NE1/4; THENCE NORTH 89 DEGREES 52 MINUTES 03 SECONDS WEST ALONG SAID
NORTH LINE, 360.22 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE NORTH 89 DEGREES 52
MINUTES 03 SECONDS WEST ALONG SAID NORTH LINE, 300 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 26 SECONDS EAST, 300.00
FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 03 SECONDS EAST, 300.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 26 SECONDS
WEST, 300.00 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (S1/2 NE1/4) OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SITUATE IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER OF SAID SECTION 1'S S1/2 NE1/4 (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE EAST LINE OF SAID S1/2 NE1/4, WHICH BEARS S 00 DEGREES 00 MINUTES 00 SECONDS W ASSUMED); THENCE S 00 DEGREES 00 MINUTES 00 SECONDS W ALONG SAID S1/2 NE1/4'S EAST LINE, 621.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH FORTY (40) ACRES OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (S1/2 NE1/4) OF SAID SECTION 1, BEARING S 89 DEGREES 58 MINUTES 00 SECONDS E, 689.88 FEET TO A POINT ON THE NORTH LINE OF SAID S1/2 NE1/4, BEARING S 00 DEGREES 02 MINUTES 28 SECONDS E, 620.73 FEET TO A POINT ON THE NORTH LINE OF SAID S1/2 NE1/4; THENCE S 89 DEGREES 58 MINUTES 10 SECONDS E ALONG SAID S1/2 NE1/4'S NORTH LINE, 659.89 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED SEPTEMBER 01, 2010 AT RECEPTION NO. 210085395 AND EXCEPTING THEREFROM THOSE PORTIONS CONVEYED BY SPECIAL WARRANTY DEEDS RECORDED APRIL 15, 2011 AT RECEPTION NO. 211037676 AND RECORDED APRIL 15, 2011 AT RECEPTION NO. 211037677, COUNTY OF EL PASO, STATE OF COLORADO.

BENCHMARK:

ORIGINATING BENCH MARK:
LEICA SMARTNET NETWORK RTK METHOD
STATION NAME: FNT1 FOUNTAIN, COLORADO. TRCM ID: 2798 ANTENNA: LEIAR10 RECEIVER: LEICA GR30.
GEOID2018 WAS UTILIZED TO DETERMINE THE GEOID SEPARATION.
ELLIPSOID ELEVATION = 5520.03 (NAVD88)

LOCAL BENCH MARK: FOUND 2-1/2" ALUMINUM CAP ALONG THE EAST FENCE LINE OF PARCEL B.
ELEVATION = 6945.48 (NAVD88).

BASIS OF BEARING:

BASIS OF BEARING IS THE EAST LINE OF THE PROPERTY, ASSUMED TO BEAR SOUTH 0 DEGREES 30 MINUTES 14 SECONDS WEST

FLOODPLAIN NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0553G' EFFECTIVE DATE DECEMBER 7, 2018.

GEOHAZARD NOTE:

PER THE AFFORMENTIONED GEOTECHNICAL REPORT BY ENTECH, NO GEOHAZARDS ARE IDENTIFIED ON THIS SITE

PROJECT INFO:

TOTAL DISTURBANCE AREA = 5.62 AC

RECEIVING WATERS: BLACK SQUIRREL CREEK, EAST CHERRY CREEK

ANTICIPATED START OF CONSTRUCTION: FALL 2027

ANTICIPATED END OF LAND DISTURBANCE: SUMMER 2028

ANTICIPATED FINAL STABILIZATION: FALL 2028

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 FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - B. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - D. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - 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 PCD.
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 DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, 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.
16. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND THE WOODMEN HILLS METROPOLITAN DISTRICT.

**A PORTION OF SECTION 01 (SE 1/4 OF NE 1/4) AND A PORTION OF LOT 1 SECTION 01, TOWNSHIP 13 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO**



VICINITY MAP

SCALE: 1-1/2" = 1000'

SHEET INDEX:

- 1 - COVER
- 2 - PUBLIC ROADWAY IMPROVEMENTS
- 3 - PUBLIC R.O.W. DETAILED GRADING
- 4 - SIGNAGE AND STRIPING PLAN
- 5 - STORM PLAN AND PROFILES
- 6 - PCM PLAN
- 7 - POND INFRASTRUCTURE DETAILS
- 8 - OUTLET STRUCTURE DETAILS

LEGEND

	EXISTING	PROPOSED			
PROPERTY LINE	---	---			
EASEMENT LINE	---	---			
RIGHT OF WAY	---	---			
CENTERLINE	---	---			
ADA PATH	---	---			
BARBED WIRE FENCE	---	---			
WOODEN FENCE	---	---			
GUARD RAIL	---	---			
U.G. ELECTRIC	---	---			
OVERHEAD ELECTRIC	---	---			
FIBER OPTIC	---	---			
GAS MAIN	---	---			
SANITARY SEWER	---	---			
STORM DRAIN	---	---			
WATER MAIN	---	---			
SWALE	---	---			
TRAIL	---	---			
CURB & GUTTER	---	---			
INDEX CONTOUR	---	---			
INTER. CONTOUR	---	---			
100-YR FLOODPLAIN	---	---			
FLOODWAY	---	---			
			STORM SEWER	EXISTING	PROPOSED
			MANHOLE	①	①
			STORM INLET	②	②
			FLARED END SECTION		
			RIPRAP		
			SANITARY SEWER		
			CLEAN OUT	③	③
			MANHOLE	④	④
			PLUG	⑤	⑤
			WATER		
			FIRE HYDRANT	⑥	⑥
			FIRE DEPT. CONNECTION	⑦	⑦
			GATE VALVE	⑧	⑧
			MANHOLE	⑨	⑨
			METER	⑩	⑩
			TEE	⑪	⑪
			REDUCER	⑫	⑫
			DRY UTILITIES		
			ELECTRIC METER	⑬	⑬
			ELECTRIC PEDESTAL	⑭	⑭
			ELECTRICAL CABINET	⑮	⑮
			ELECTRIC VAULT	⑯	⑯
			FIBER OPTIC PULL BOX	⑰	⑰
			FIBER OPTIC MANHOLE	⑱	⑱
			FIBER OPTIC PEDESTAL	⑲	⑲
			FIBER OPTIC SIGN	⑳	㉑
			FIBER OPTIC VAULT	㉒	㉒
			GAS METER	㉓	㉓
			GAS SIGN	㉔	㉔
			GAS VAULT	㉕	㉕
			TRANSFORMER	㉖	㉖
			LIGHT POLE	㉗	㉗
			FIBER OPTIC VAULT	㉘	㉘
			MISCELLANEOUS		
			SIGN	㉙	㉙
			BOLLARD	㉚	㉚
			ACCESSIBLE PARKING	㉛	㉛

PCD FILE NO.: SF268

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CAD DATE: 7/17/2026 IF NOT ONE INCH,
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NO.	DATE	BY	REVISION DESCRIPTION



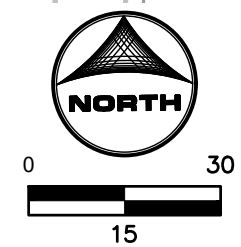
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

CHURCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DRAWINGS
COVER

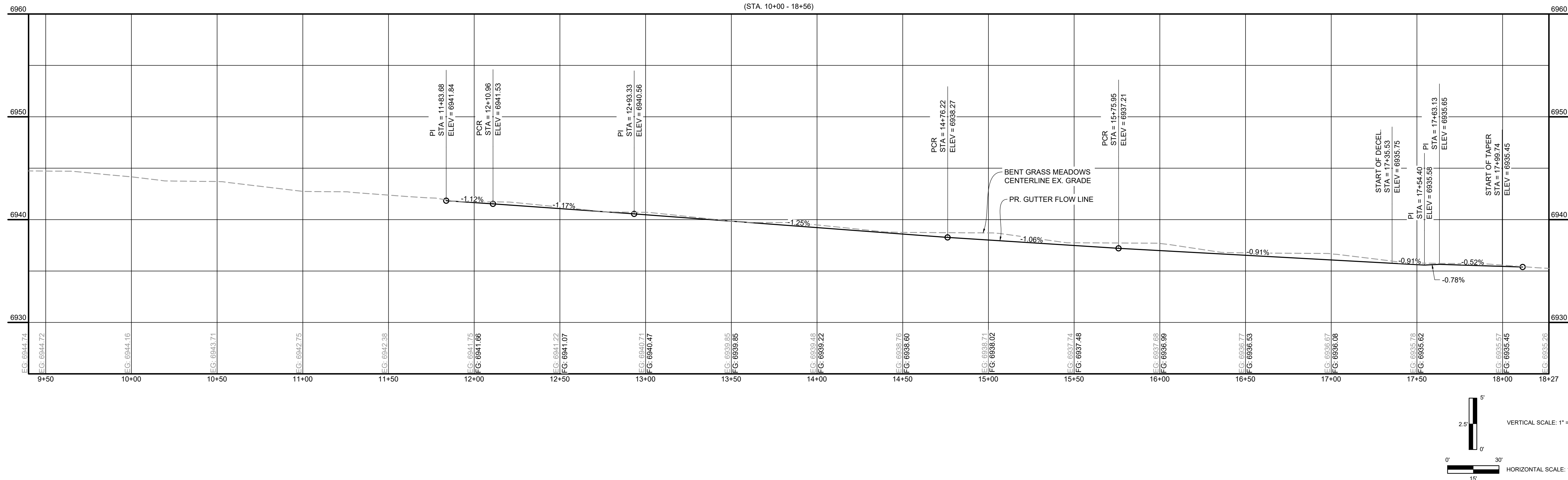
SHEET
CV

1



BENT GRASS MEADOWS DRIVE PROFILE

MINOR COLLECTOR - DESIGN SPEED = 40 MPH, POSTED SPEED = 35 MPH
(STA. 10+00 - 18+56)



PCD FILE NO.: SF265

DRAWN BY: ARO JOB DATE: 8/4/2026 BAR IS ONE INCH ON
APPROVED: RDL JOB NUMBER: 2403591 OFFICIAL DRAWINGS.
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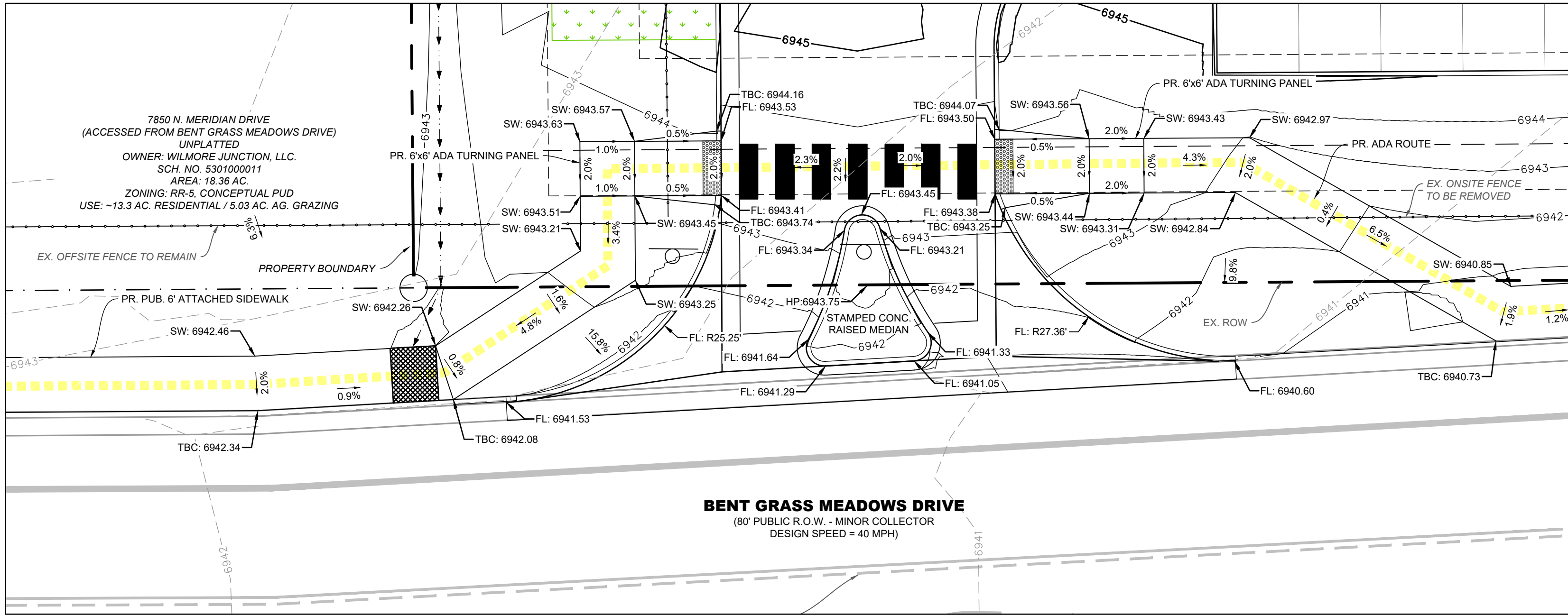
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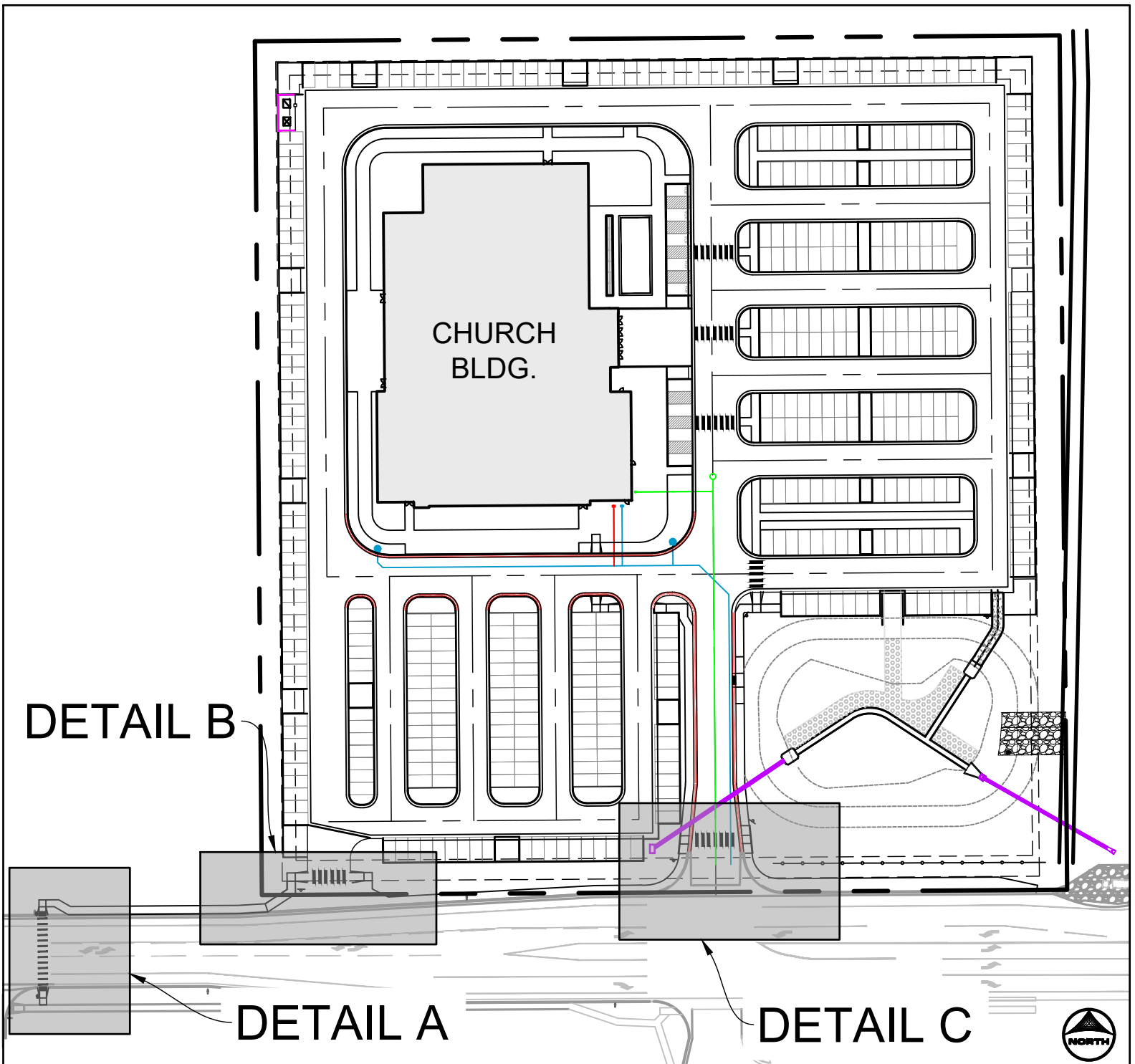
CONSTRUCTION DRAWINGS
PUBLIC ROADWAY IMPROVEMENTS

SHEET RD	2
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DETAIL B - PUBLIC/PRIVATE SIDEWALK AND ADA ROUTE



DETAIL B

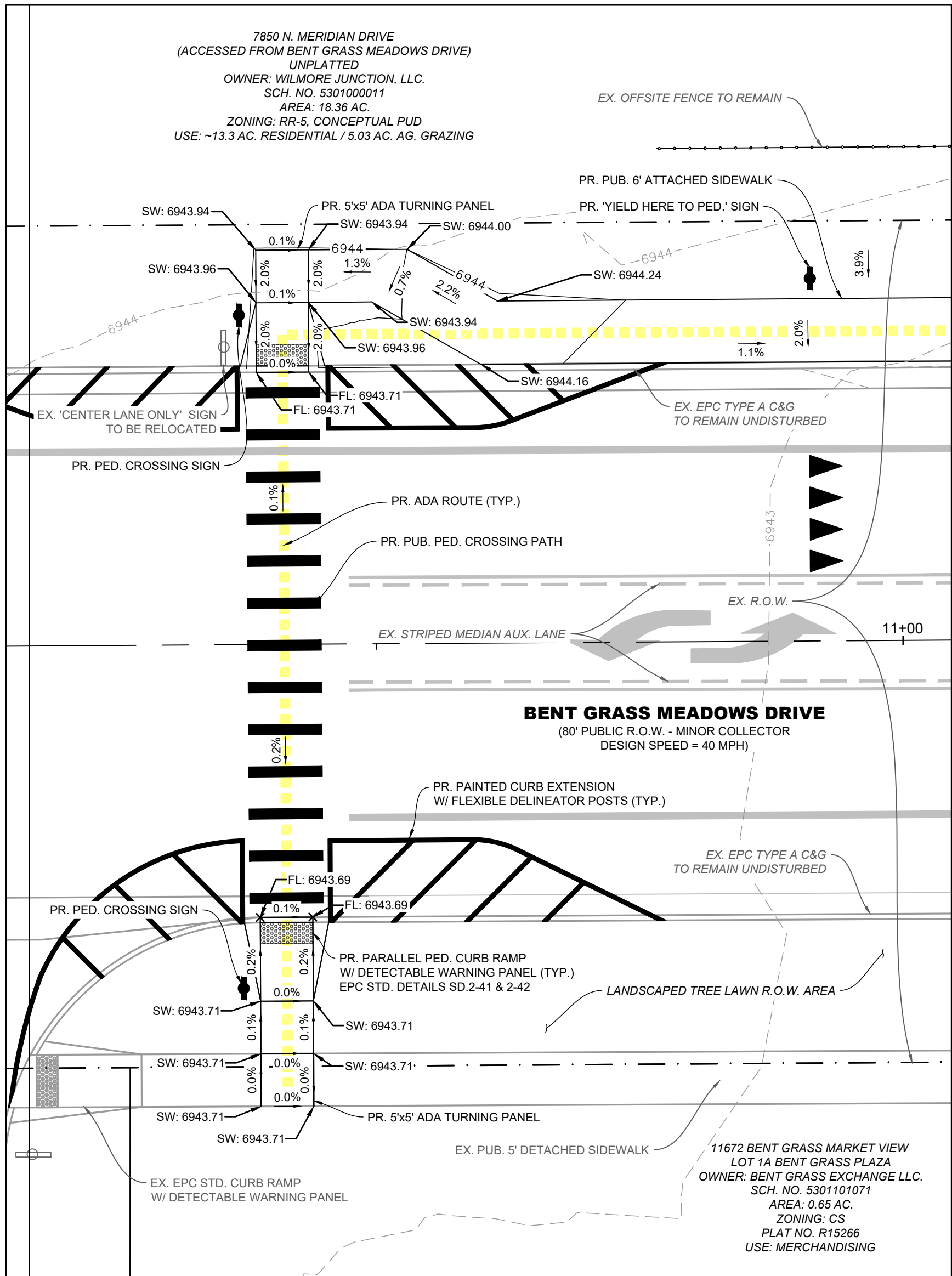


DETAIL A

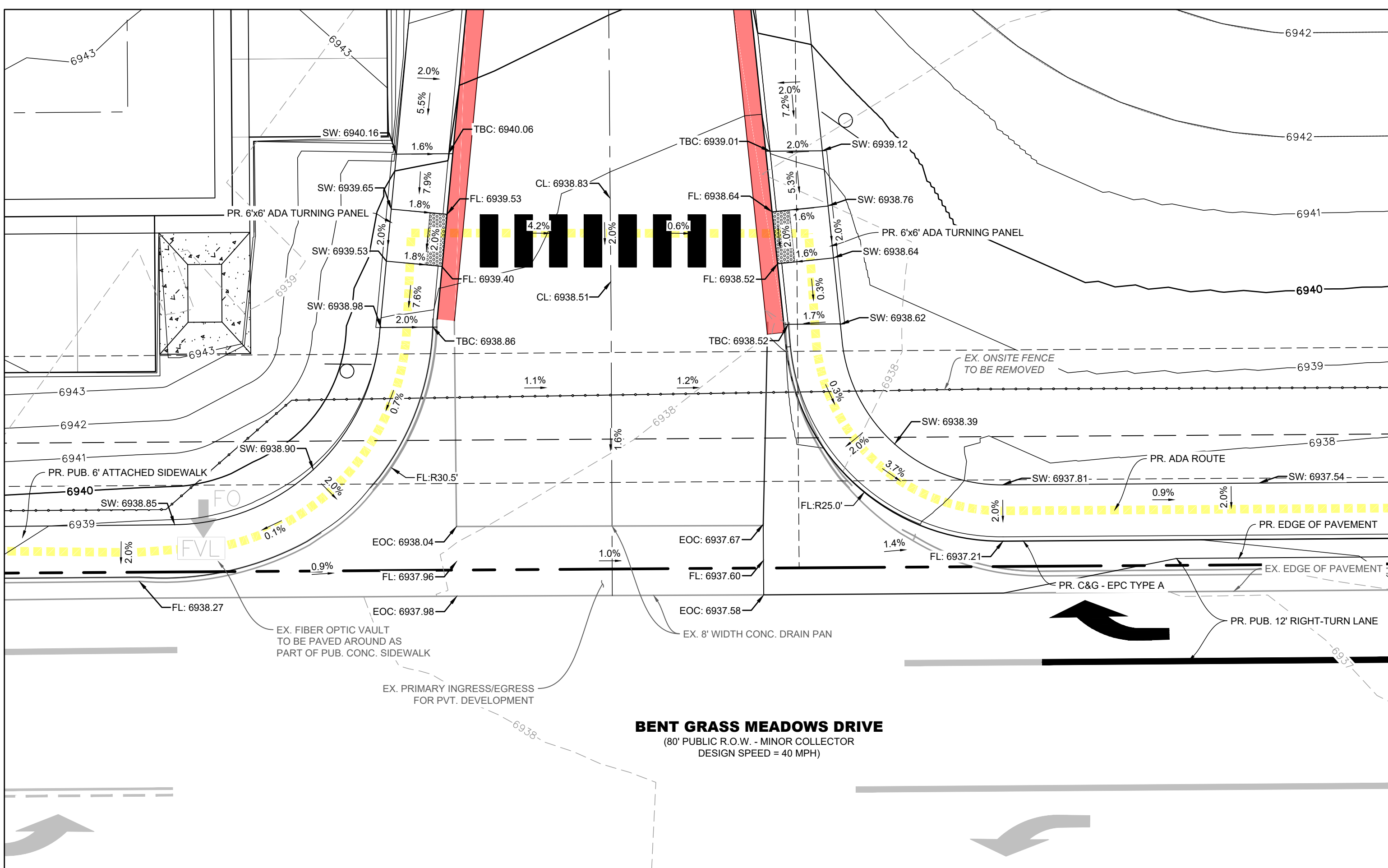
DETAIL C

KEY MAP
SCALE: 1"=250'

DETAIL A - PUBLIC SIDEWALK AND ADA ROUTE



DETAIL C - PUBLIC/PRIVATE SIDEWALK AND ADA ROUTE



ADA DESIGN STANDARD NOTES

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

ABBREVIATIONS

ADA	THE AMERICANS WITH DISABILITIES ACT
AUX	AUXILIARY
C&G	CURB AND GUTTER
CL	CENTERLINE
CONC	CONCRETE
EOC	EDGE OF CONCRETE
EPC	EL PASO COUNTY
EX	EXISTING
FL	FLOW LINE
PED	PEDESTRIAN
PR	PROPOSED
PUB	PUBLIC
PVT	PRIVATE
ROW	RIGHT OF WAY
RRFB	RECTANGULAR RAPID FLASHING BEACON
SW	SIDEWALK
TBC	TOP OF BACK OF CURB

DRAWN BY: ARO JOB DATE: 8/4/2026 BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL JOB NUMBER: 2403591 0"=1"
CAD DATE: 8/5/2026 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2024\2403591\CAD\DWG\IC\CD's\Public Roadway Detailed Grading

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

CHURCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DRAWINGS
PUBLIC ROADWAY IMPROVEMENTS

SHEET
RD
3



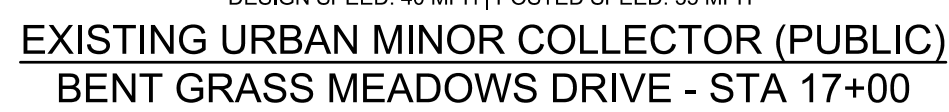
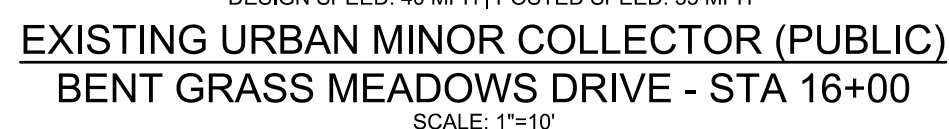
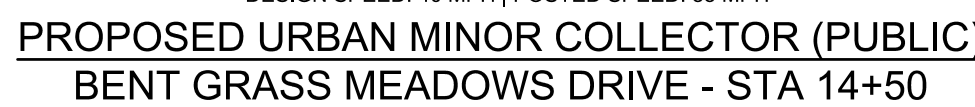
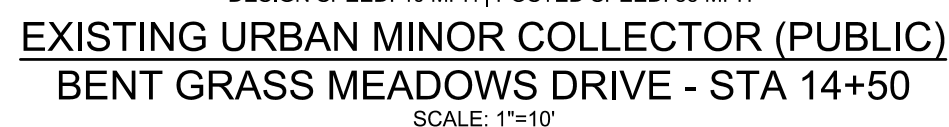
1. ALL STRIPING AND SIGNAGE TO REMAIN UNLESS CALLED OUT OTHERWISE ON THIS PLAN.

1. LIGHT POLE LOCATIONS WITHIN URBAN COLLECTOR ROADWAY AREAS ARE PER CRITERIA II OF 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 URBAN COLLECTOR ROADWAY AREAS ARE 30' FROM EOA.

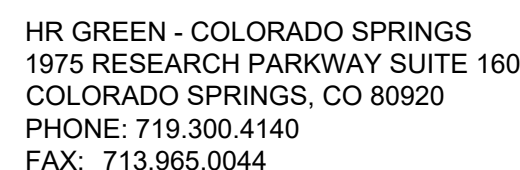
1. WHERE CONSTRUCTION DETAILS AND SPECIFICATIONS ARE NOTED ON THESE PLANS USE EL PASO COUNTY STANDARD SPECIFICATIONS FOR DESIGN AND CONSTRUCTION.
2. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST 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.

1. ALL SIGNS AND PAVEMENTS 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. EXISTING 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 PREPARATION FORM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
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. ALL REMOVED SIGNS SHALL HAVE SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING "4" UPPER-LOWER CASE LETTERING ON "B" 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 200 OF THE 2012 MUTCD. ALL SIGNS SHALL BE IN ACCORDANCE WITH 2012 SUPPLEMENT SIGNAL POST MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS.
7. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE "X" SHEETING REQUIREMENTS.
8. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75X1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE MUTCD STANDARD S-614-18 REGARDING USE OF THE P2 TUBULAR STEEL POST SUBBASE DESIGN.
9. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH MUTCD STANDARD S-614-18.
10. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. STOP BARS SHALL BE 24" IN WIDTH WITH 1/2" HIGH LINES. ALL LINES SHALL BE 1/2" WIDE. CROSSWALK MARKINGS SHALL BE IN-LAID IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
11. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
12. ALL LONGITUDINAL LINES SHALL BE 1/2" WIDE WITH A MINIMUM 10 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.
13. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614-1 OR MUTCD STANDARD S-614-2.
14. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW - INSPECTIONS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
15. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS AND SAFETY PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AND EXISTING EL PASO COUNTY ROADWAY.

R-1 GLE LANE 30"x30"	R2-1 24"x30"
R3-2 24"x24"	R3-7R 30"x30"
R4-7 12"x18"	PRIVATE POND SIGN GREEN W/ WHITE LETTERING 24"x24"
R3-9b 24"x30"	W11-2 30"x30"
W16-7P 12"x24"	W16-7PL 12"x24"
	R1-5L 18"x18"

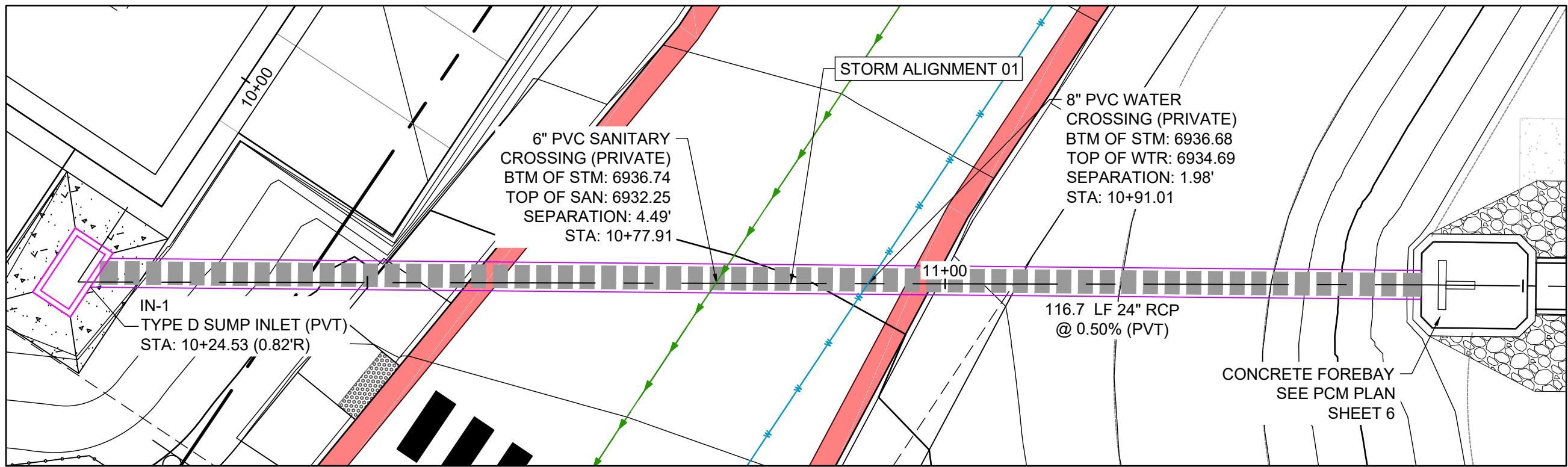


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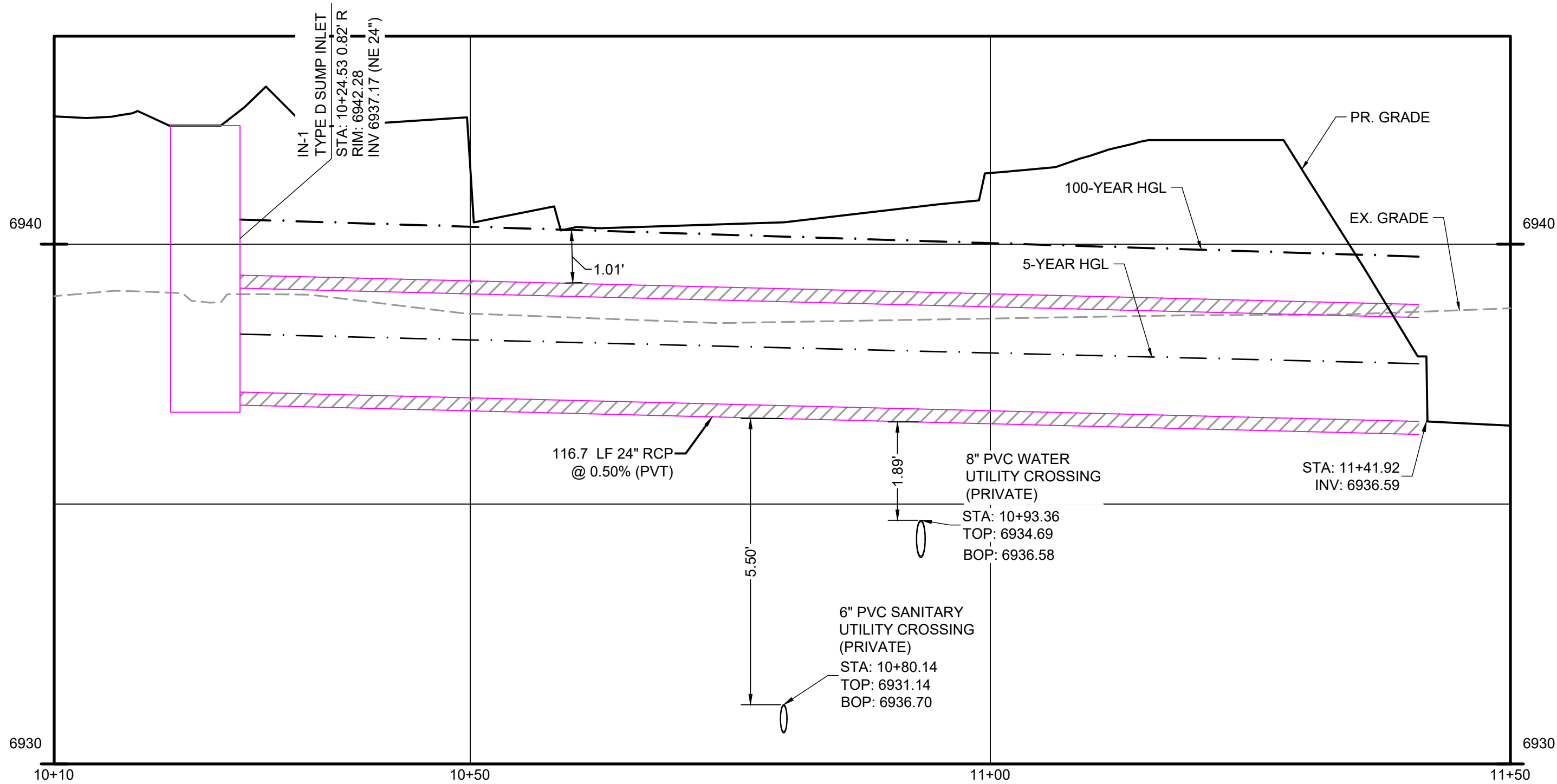


CONSTRUCTION DRAWINGS
SIGNAGE AND STRIPING PLAN

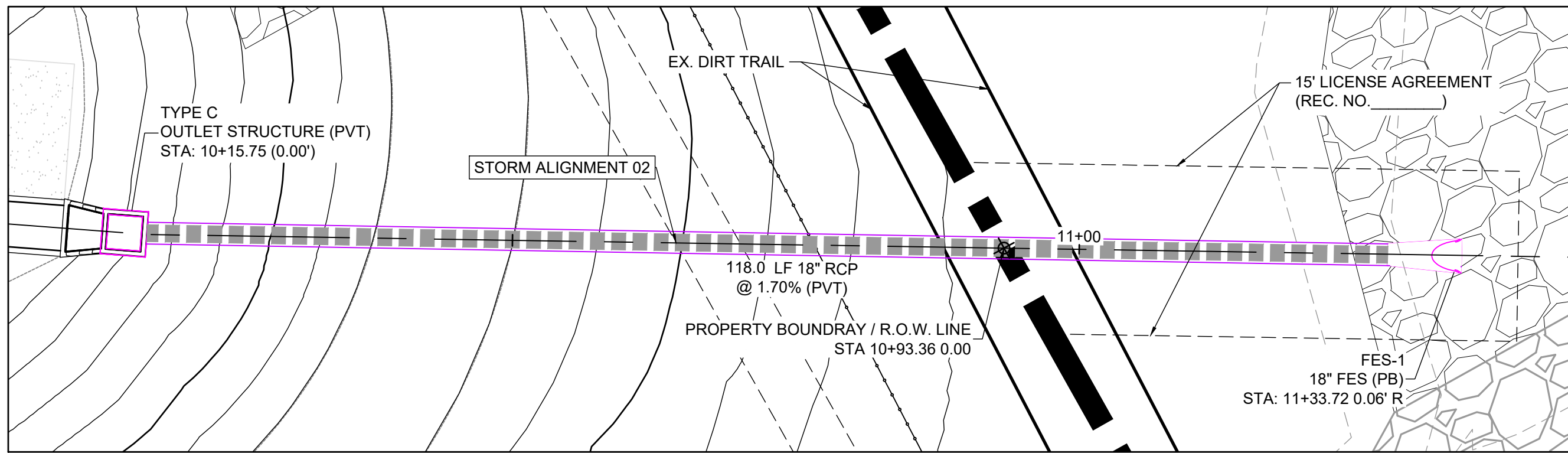
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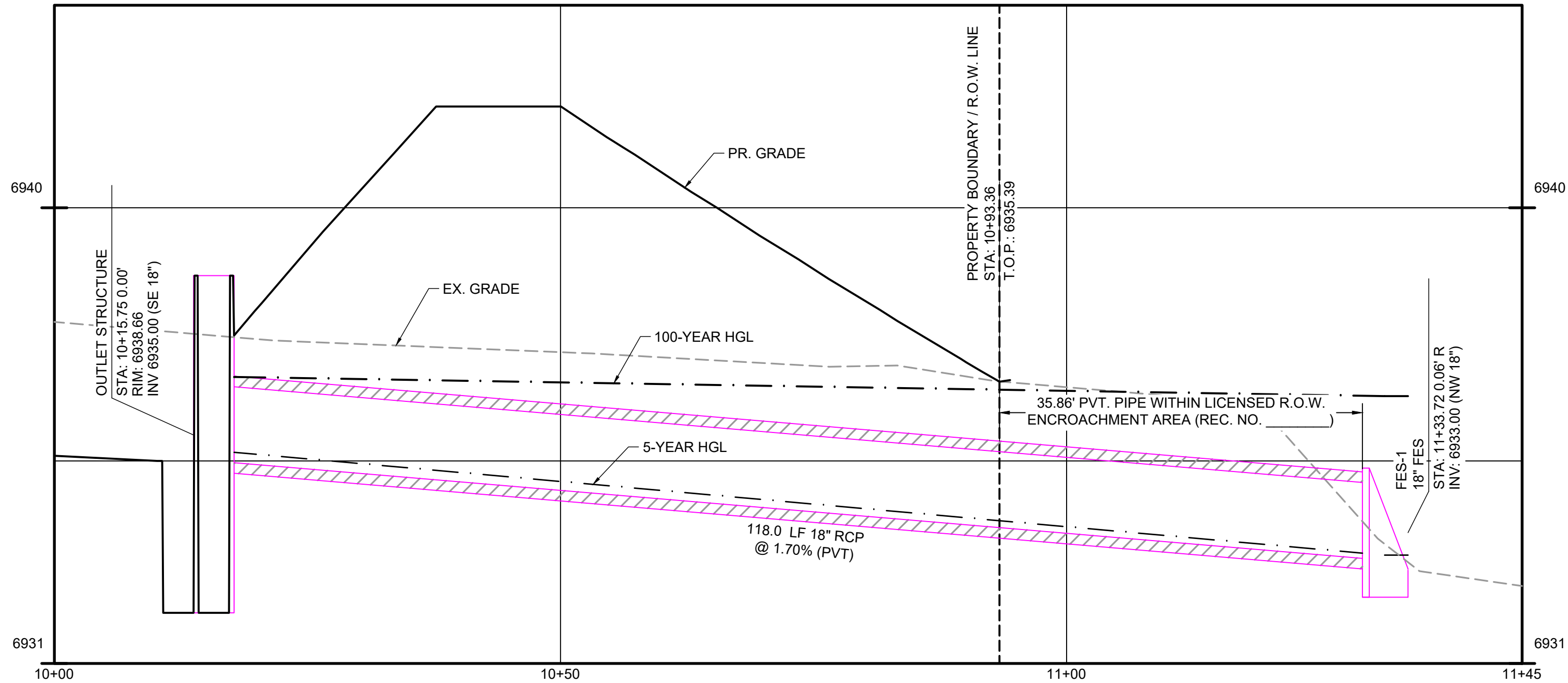
STORM ALIGNMENT 01 PLAN



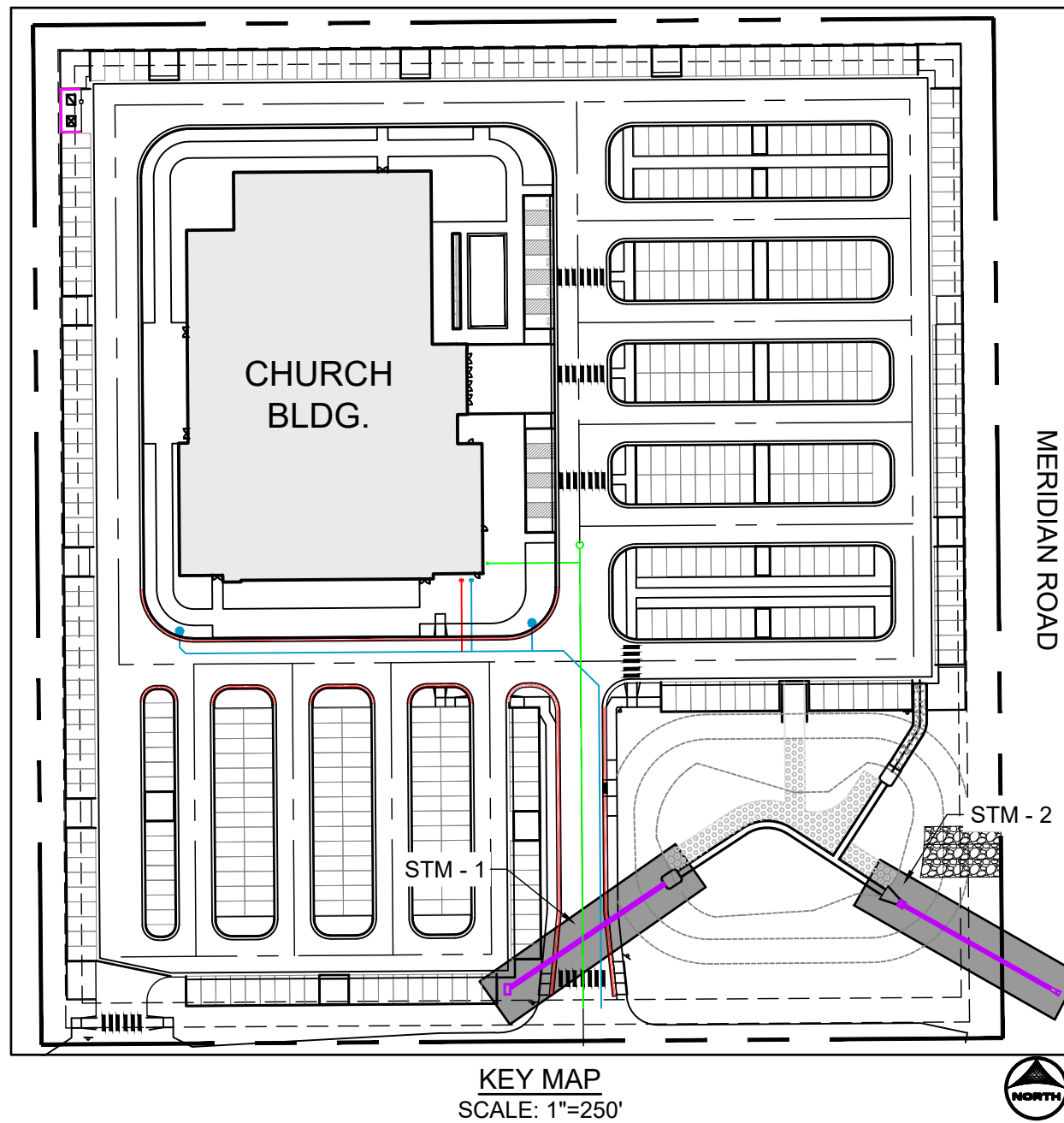
STORM ALIGNMENT 01 PROFILE



STORM ALIGNMENT 02 PLAN



STORM ALIGNMENT 02 PROFILE



KEY MAP
SCALE: 1"=250'

DRAWN BY: RDL	JOB DATE: 7/8/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 2403591	0" = 1"
CAD DATE: 7/24/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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NO.	DATE	BY	REVISION DESCRIPTION

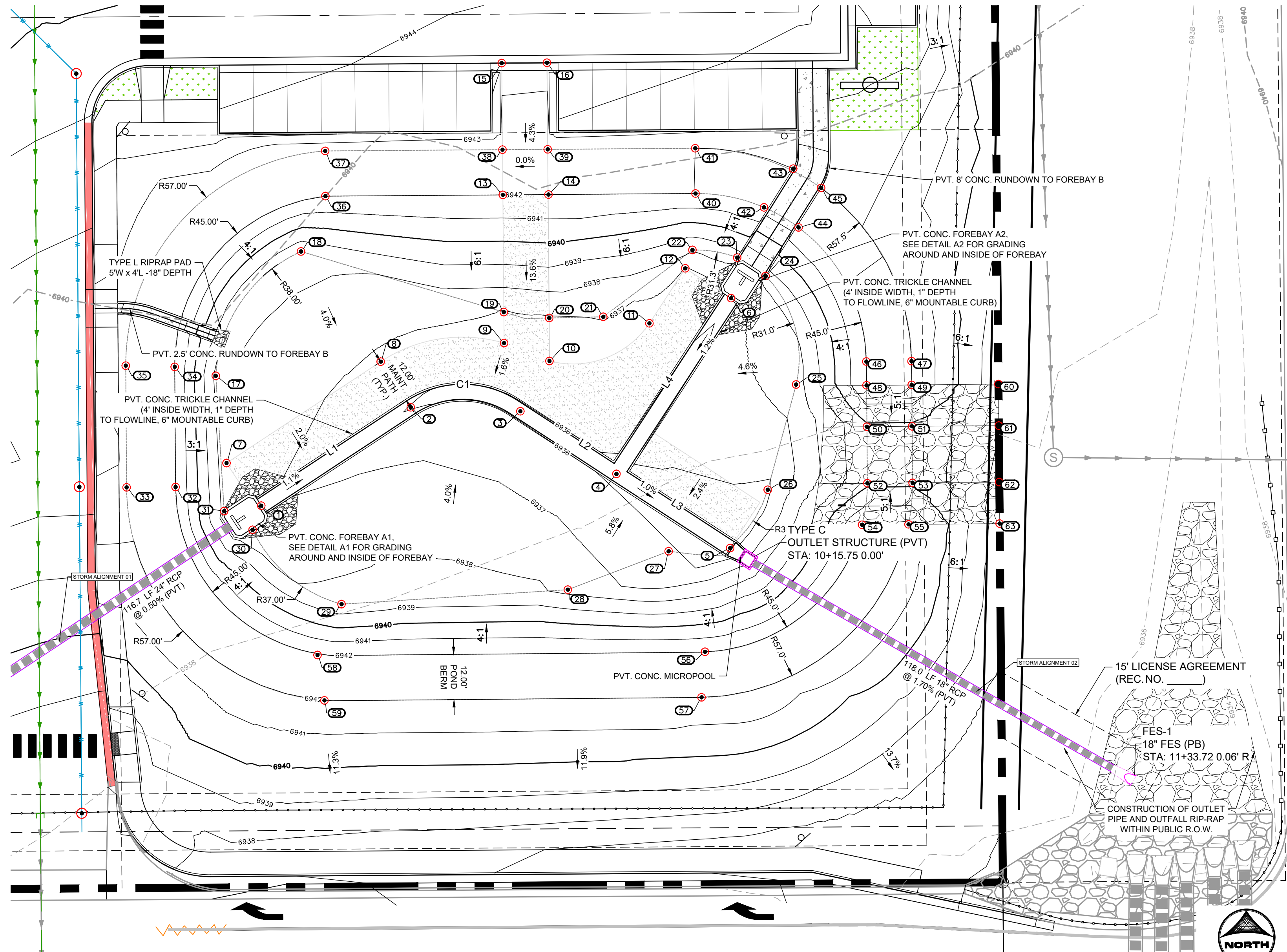


HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

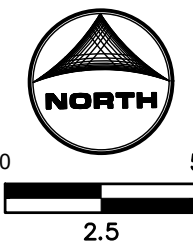
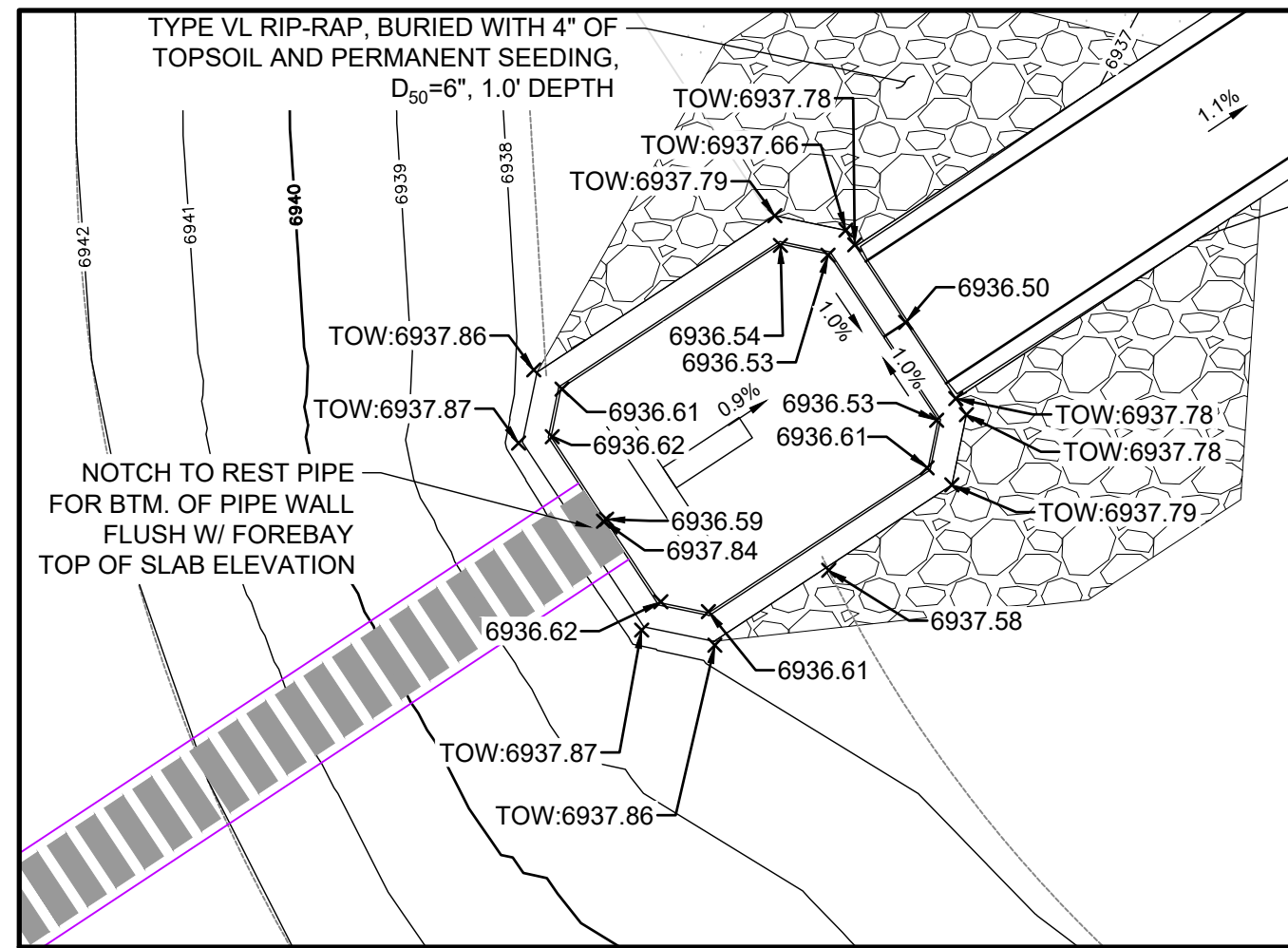
CHURCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DRAWINGS
STORM PLAN AND PROFILES

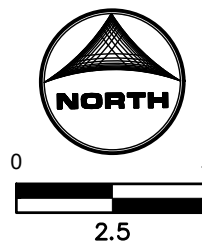
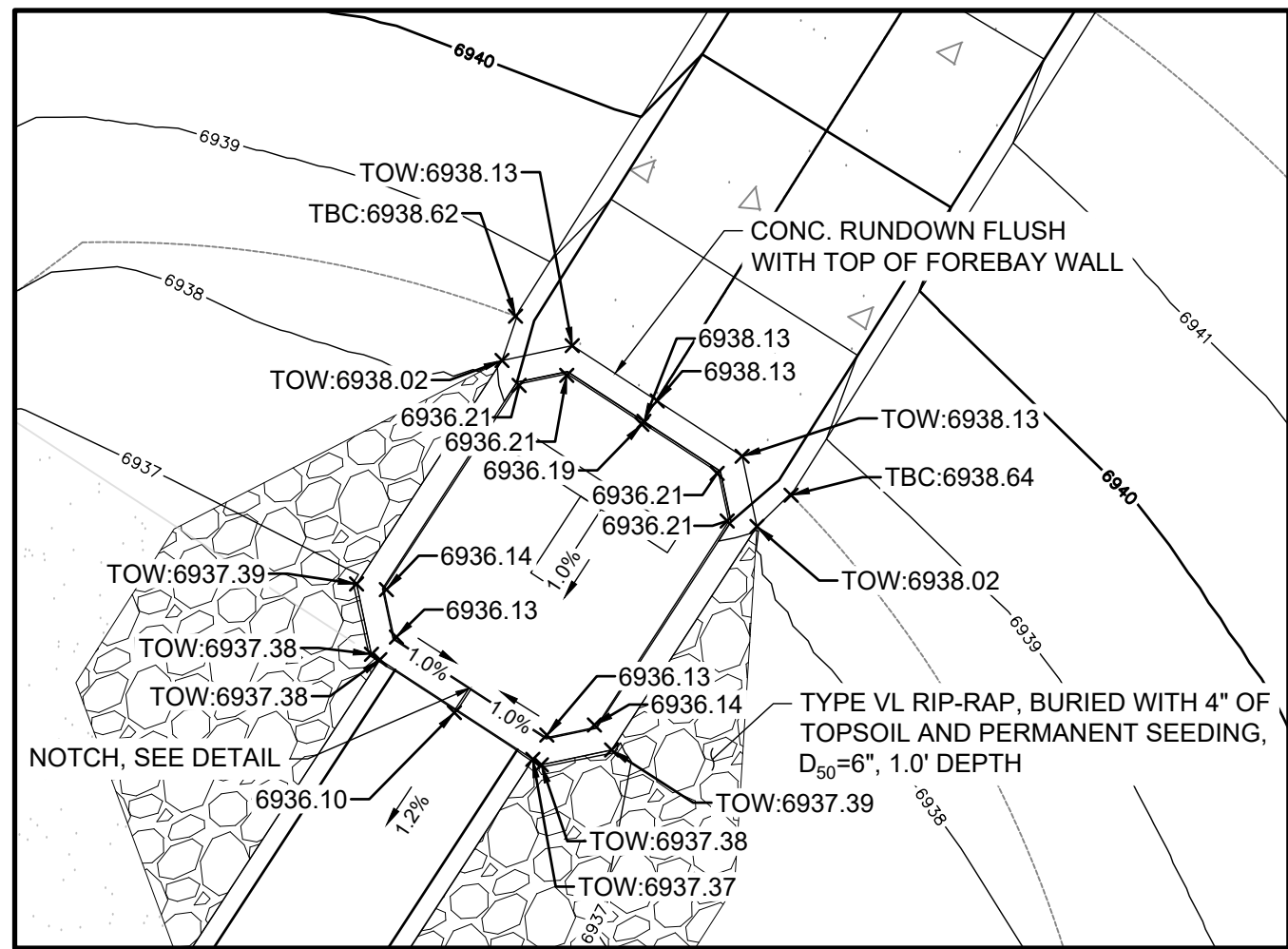
SHEET
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DETAIL A1 (FOREBAY A1)



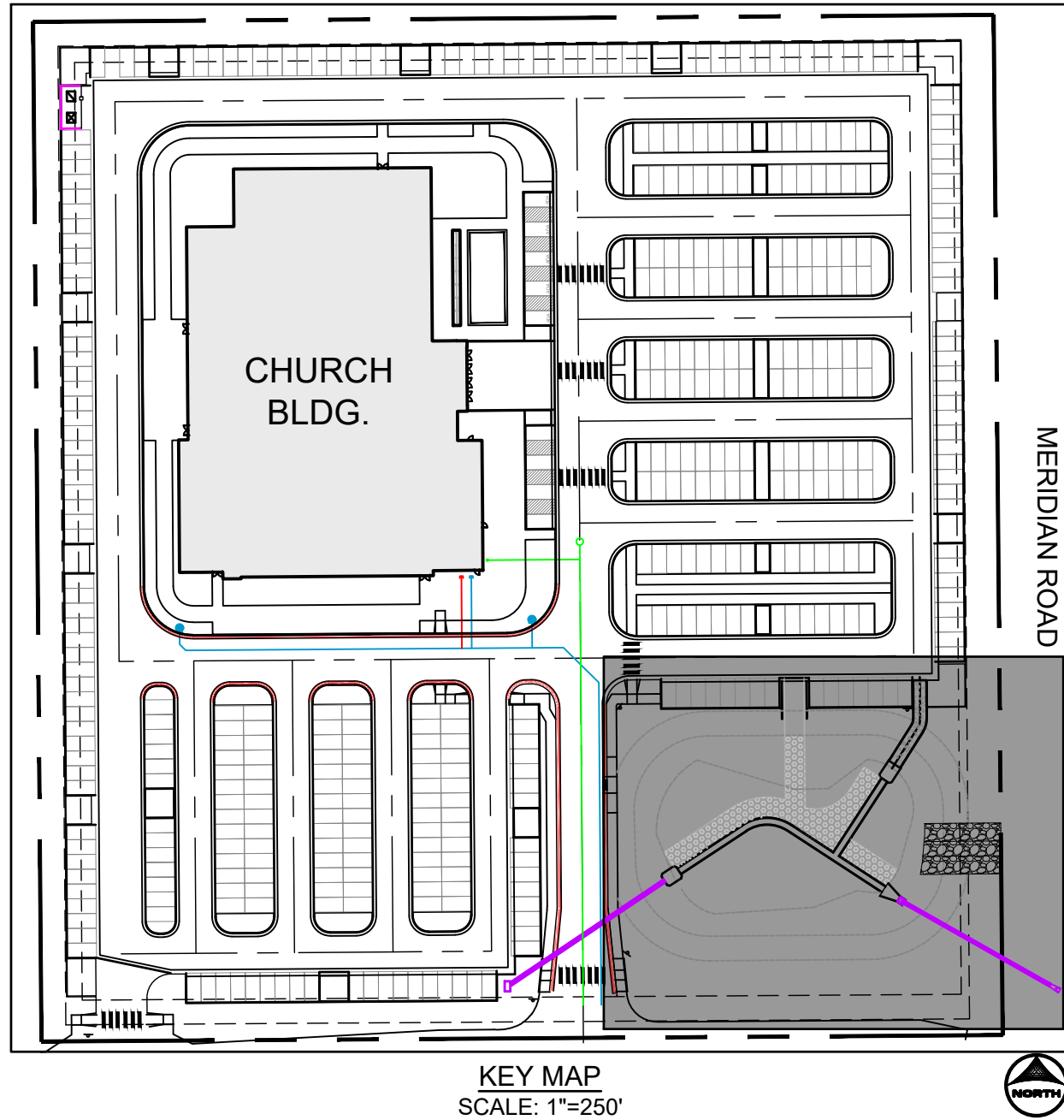
DETAIL A2 (FOREBAY A2)



TRICKLE CHANNEL SEGMENT TABLE					
LINE/CURVE NO.	LENGTH (FT)	DIRECTION/DELTA	RADIUS (FT)	START N/E	END N/E
C1	29.00	66.45	25.00	N: 14080028.58 E: 3253492.89	N: 1408028.64 E: 3253520.29
L1	47.49	N56°39'33.39"E		N: 1408002.48 E: 3253453.21	N: 1408028.58 E: 3253492.89
L2	32.46	S56°53'13.65"E		N: 1408028.64 E: 3253520.29	N: 1408010.91 E: 3253547.47
L3	36.02	S56°53'13.65"E		N: 1408010.91 E: 3253547.47	N: 1407991.23 E: 3253577.64
L4	55.67	N33°06'46.35"E		N: 1408010.91 E: 3253547.47	N: 1408057.54 E: 3253577.88

POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV.
1	TC FL	N: 1408002.48 E: 3253453.21	6936.50
2	TC FL	N: 1408028.58 E: 3253492.89	6935.97
3	TC FL	N: 1408027.53 E: 3253521.98	6935.66
4	TC FL	N: 1408010.91 E: 3253547.47	6935.36
5	TC FL	N: 1407991.23 E: 3253577.64	6935.00
6	TC FL	N: 1408057.54 E: 3253577.88	6936.10
7	MAINT PATH	N: 1408013.77 E: 3253444.00	6937.37
8	MAINT PATH	N: 1408040.70 E: 3253484.92	6936.80
9	MAINT PATH	N: 1408045.63 E: 3253517.64	6936.54
10	MAINT PATH	N: 1408040.85 E: 3253529.79	6936.45
11	MAINT PATH	N: 1408050.87 E: 3253556.22	6936.71
12	MAINT PATH	N: 1408065.46 E: 3253565.74	6936.92
13	MAINT PATH	N: 1408084.95 E: 3253517.33	6942.00
14	MAINT PATH	N: 1408085.03 E: 3253529.43	6942.00
15	MAINT PATH	N: 1408119.91 E: 3253517.03	6943.60
16	MAINT PATH	N: 1408120.01 E: 3253529.03	6943.48
17	BTM POND	N: 1408036.95 E: 3253441.15	6937.77
18	BTM POND	N: 1408069.93 E: 3253463.77	6938.26
19	BTM POND	N: 1408053.84 E: 3253517.59	6936.93
20	BTM POND	N: 1408052.28 E: 3253529.63	6936.91
21	BTM POND	N: 1408052.59 E: 3253543.98	6937.04
22	BTM POND	N: 1408070.33 E: 3253567.64	6938.11
23	BTM POND	N: 1408068.31 E: 3253579.50	6938.62
24	BTM POND	N: 1408063.41 E: 3253587.05	6938.64
25	BTM POND	N: 1408034.62 E: 3253595.16	6937.55
26	BTM POND	N: 1408006.70 E: 3253587.62	6935.82
27	BTM POND	N: 1407990.39 E: 3253561.33	6936.09
28	BTM POND	N: 1407980.20 E: 3253534.58	6937.69
29	BTM POND	N: 1407976.34 E: 3253474.52	6938.29
30	BTM POND	N: 1407996.06 E: 3253450.92	6937.83
31	BTM POND	N: 1408001.03 E: 3253443.36	6937.86
32	TOP POND	N: 1408007.43 E: 3253430.48	6942.00
33	TOP POND	N: 1408007.34 E: 3253417.48	6942.00
34	TOP POND	N: 1408039.31 E: 3253430.25	6942.00
35	TOP POND	N: 1408039.63 E: 3253417.24	6942.00

POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV.
36	TOP POND	N: 1408084.60 E: 3253470.24	6942.00
37	TOP POND	N: 1408096.60 E: 3253470.16	6942.00
38	TOP POND	N: 1408096.95 E: 3253517.23	6942.00
39	TOP POND	N: 1408097.03 E: 3253529.23	6942.00
40	TOP POND	N: 1408085.32 E: 3253568.46	6942.00
41	TOP POND	N: 1408097.32 E: 3253568.37	6942.00
42	TOP POND	N: 1408081.63 E: 3253586.63	6941.88
43	TOP POND	N: 1408091.90 E: 3253594.37	6942.00
44	TOP POND	N: 1408076.31 E: 3253595.80	6941.88
45	TOP POND	N: 1408086.79 E: 3253601.79	6942.00
46	TOP POND	N: 1408040.72 E: 3253613.79	6942.00
47	TOP POND	N: 1408040.83 E: 3253625.79	6942.00
48	TOP SPILL	N: 1408034.42 E: 3253613.84	6942.00
49	TOP SPILL	N: 1408034.53 E: 3253625.84	6942.00
50	CREST	N: 1408023.42 E: 3253613.94	6939.80
51	CREST	N: 1408023.53 E: 3253625.94	6939.80
52	CREST	N: 1408008.42 E: 3253614.07	6939.80
53	CREST	N: 1408008.53 E: 3253626.07	6939.80
54	TOP SPILL	N: 1407997.41 E: 3253612.66	6942.00
55	TOP SPILL	N: 1407997.52 E: 3253624.98	6942.00
56	TOP POND	N: 1407963.71 E: 3253570.97	6942.00
57	TOP POND	N: 1407951.63 E: 3253570.06	6942.00
58	TOP POND	N: 1407962.85 E: 3253468.14	6942.00
59	TOP POND	N: 1407950.81 E: 3253469.98	6941.99
60	TOP SPILL	N: 1408034.73 E: 3253648.84	6938.28
61	CREST	N: 1408023.73 E: 3253648.94	6938.06
62	CREST	N: 1408008.73 E: 3253649.07	6937.68
63	TOP SPILL	N: 1407997.73 E: 3253649.17	6937.43

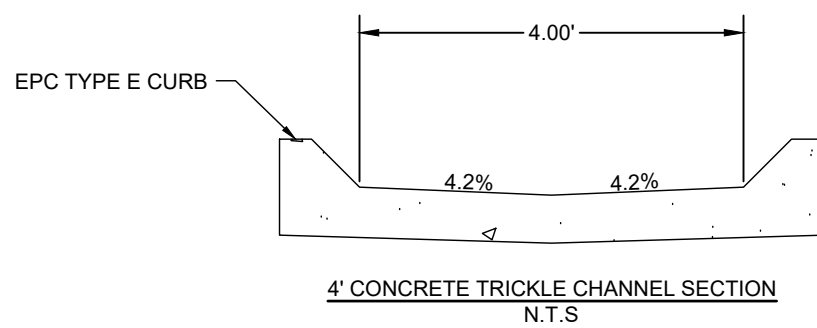
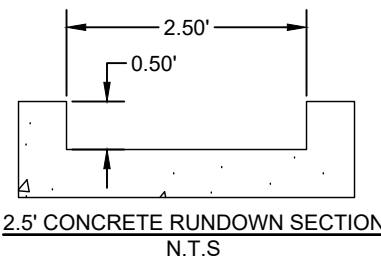
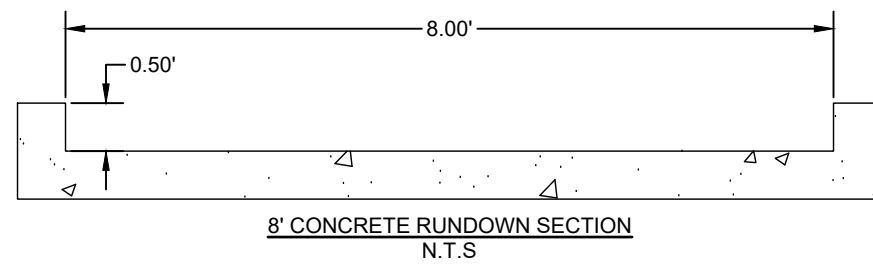


POND GRADING NOTES:

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

ABBREVIATIONS:

TOW ~ TOP OF WALL
BTM POND ~ BOTTOM OF POND
FL ~ FLOWLINE
TC ~ TRICKLE CHANNEL
TOP POND ~ TOP OF POND / BERM ELEVATION
SPILL ~ SPILLWAY
MAINT. ~ MAINTENANCE



DRAWN BY: RDL JOB DATE: 7/23/2026
APPROVED: RDL JOB NUMBER: 2403591
CAD DATE: 7/24/2026
CAD FILE: J:\2024\2403591\CAD\DWG\ICD\ICD\PCM Plans

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

NO.	DATE	BY	REVISION DESCRIPTION



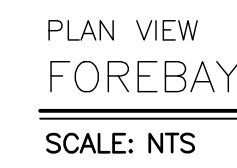
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 719.965.0044

CHURCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DRAWINGS
PCM PLAN

SHEET
PCM

6

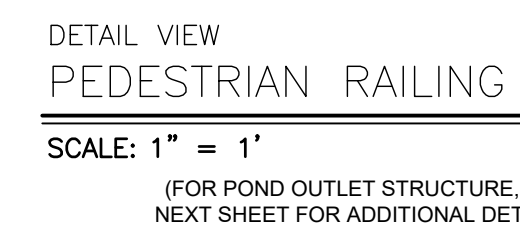
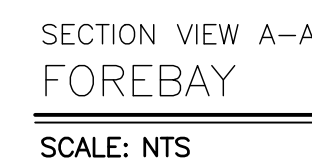


Minimum Sign Area: 3 sqft

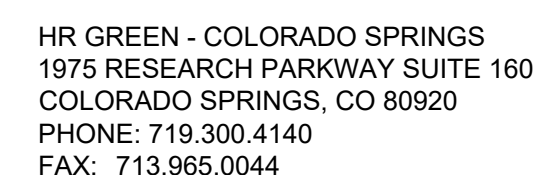
POND WARNING SIGN

DETAIL

SCALE: N.T.S.



NO.	DATE	BY	REVISION DESCRIPTION



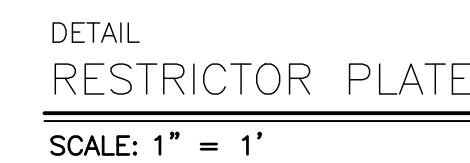
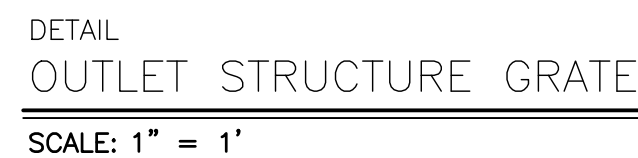
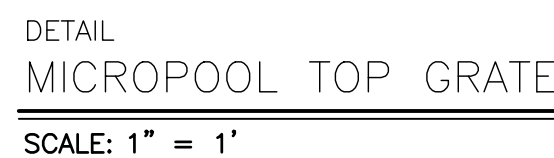
CONSTRUCTION DRAWINGS

POND INFRASTRUCTURE DETAILS

PCD FILE NO.: SF268

SHEET
PCM

7



1. TRASH SCREEN SHALL BE CONSTRUCTED OF 1" THICK 19-W-4 GRATING WITH 1"x1/4" BANDING BAR ON EACH SIDE AND GALVANIZED, MANUFACTURED WITH EXTERIOR BARS IN THE VERTICAL ORIENTATION, OR APPROVED EQUIVALENT AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. TRASH SCREEN 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).
3. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR TRASH SCREEN FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

1. PLATE TO BE $\frac{3}{8}$ " THICK GALVANIZED STEEL.
2. BOLT PLATE TO CONCRETE 16" O.C. MAX.
3. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE. THE GASKET SHALL BE MADE OF $\frac{1}{4}$ INCH THICK, 60 DUROMETER EPDM RUBBER IN A CONTINUOUS SHEET THE SIZE OF THE ORIFICE PLATE, OR EQUIVALENT GASKET APPROVED BY EPC. NOTE THAT CAULK IS NOT AN APPROVED EQUIVALENT AND WILL NOT BE ACCEPTED BY EPC. THE SHEET SHALL BE PLACED BETWEEN THE ORIFICE PLATE AND THE CONCRETE, 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.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ORIFICE PLATE FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

1. TRASH RACKS AND SAFETY GRATES SHALL BE 1-1/2" SCH. 40 STEEL PIPE, @ 6" CENTERS BOUNDED BY 3"x3"x1/4" ANGLE IRON. ALL GRATES SHALL BE MOUNTED USING ZINC PLATED STEEL HARDWARE.
2. REMOVABLE GRATE SECTIONS SHALL BE MOUNTED USING ZINC PLATED STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
3. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
4. STRUCTURAL STEEL FOR GRATES SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

1. $\frac{3}{8}$ " THICK RESTRICTOR PLATE, GALVANIZED STEEL.
2. BOLT PLATE TO CONCRETE @ 12" O.C. MAX.
3. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN PLATE AND CONCRETE. THE GASKET SHALL BE MADE OF $\frac{1}{4}$ " INCH THICK, 60 DUROMETER EPDM RUBBER IN A CONTINUOUS SHEET THE SIZE OF THE ORIFICE PLATE. OR EQUIVALENT GASKET APPROVED BY EPC. NOTE THAT CAULK IS NOT AN APPROVED EQUIVALENT AND WILL NOT BE ACCEPTED BY EPC. THE SHEET SHALL BE PLACED BETWEEN THE ORIFICE PLATE AND THE 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.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR RESTRICTOR PLATE FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

NO.	DATE	BY	REVISION DESCRIPTION

