

BASIS OF BEARINGS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 12, FLYING HORSE NORTH FILING NO. 3, AS RECORDED UNDER RECEPTION NUMBER 224715365, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON SAID BOUNDARY OF SAID FLYING HORSE FILING NO. 3, THE FOLLOWING FIFTEEN (15) COURSES:

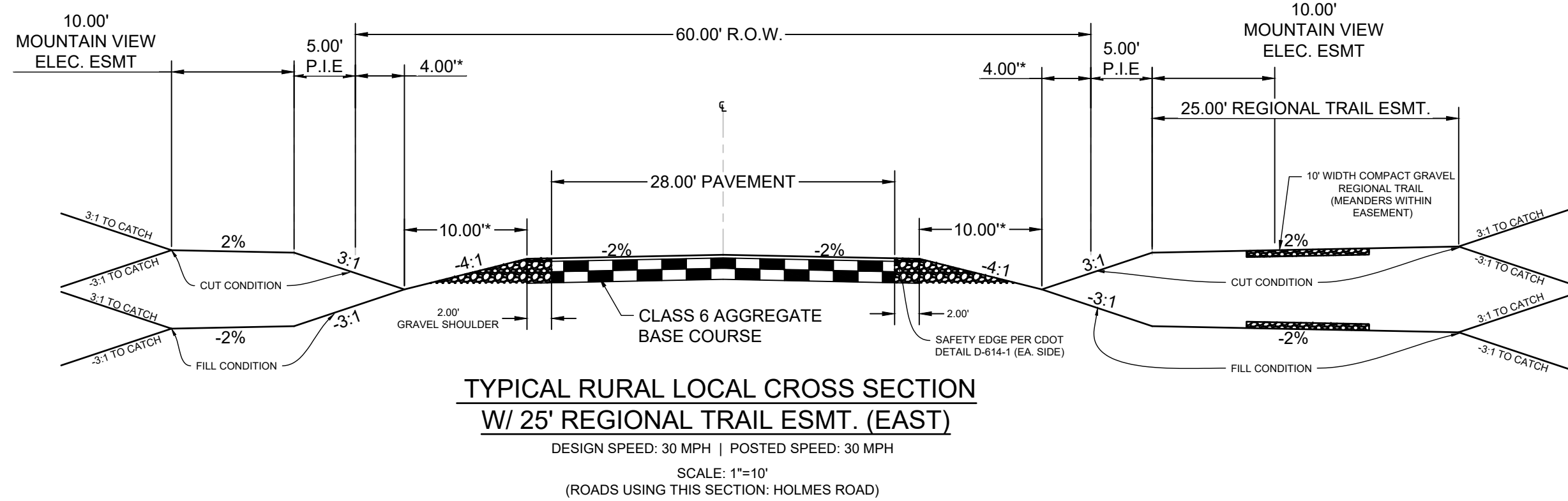
1. N02°21'44"W A DISTANCE OF 120.00 FEET;
2. S88°18'15"E A DISTANCE OF 1705.84 FEET;
3. N19°16'02"E A DISTANCE OF 366.88 FEET;
4. N43°30'36"E A DISTANCE OF 161.72 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N17°38'34"E, HAVING A DELTA OF 105°57'32" A RADIUS OF 183.50 FEET, A DISTANCE OF 339.35 FEET TO A POINT OF TANGENT;
6. N01°41'01"E A DISTANCE OF 409.04 FEET;
7. N10°53'40"E A DISTANCE OF 511.85 FEET;
8. N11°16'18"E A DISTANCE OF 794.70 FEET TO A POINT ON CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N69°45'19"W, HAVING A DELTA OF 113°41'16" A RADIUS OF 80.00 FEET, A DISTANCE OF 158.74 FEET TO A POINT ON CURVE;
10. N11°15'44"E A DISTANCE OF 449.78 FEET TO A POINT ON CURVE;
11. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 19°27'35", A RADIUS OF 180.00 FEET, A DISTANCE OF 61.13 FEET TO A POINT OF TANGENT;
12. N30°43'19"E A DISTANCE OF 748.70 FEET;
13. N43°30'36"E A DISTANCE OF 43.73 FEET TO A POINT ON CURVE;
14. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S78°35'26"E, HAVING A DELTA OF 54°21'11" A RADIUS OF 330.00 FEET, A DISTANCE OF 313.05 FEET TO A POINT OF TANGENT;
15. N65°45'45"E A DISTANCE OF 64.75 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF FLYING HORSE NORTH FILING NO. 5, AS RECORDED UNDER RECEPTION NUMBER 225715504;

1. S65°45'45"W A DISTANCE OF 144.64 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 54°25'41", A RADIUS OF 270.00 FEET A DISTANCE OF 256.49 FEET TO A POINT ON CURVE;
3. N89°19'51"E A DISTANCE OF 44.51 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N78°15'26"E, HAVING A DELTA OF 35°23'13", A RADIUS OF 222.71 FEET, A DISTANCE OF 137.55 FEET TO A POINT OF TANGENT;
5. S47°07'47"E A DISTANCE OF 236.98 FEET.
6. S52°20'15"E A DISTANCE OF 614.62 FEET TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N37°33'23"E, HAVING A DELTA 32°49'43", A RADIUS OF 180.00 FEET, A DISTANCE OF 103.13 FEET TO A POINT OF TANGENT;
8. S85°14'20"E A DISTANCE OF 773.82 FEET TO A POINT ON CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N03°54'09"E, HAVING A DELTA OF 70°52'24", A RADIUS OF 74.72 FEET DISTANCE OF 92.42 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 5;

1. S88°25'47"E A DISTANCE OF 316.03 FEET;
2. S01°31'19"W A DISTANCE OF 104.22 FEET TO A POINT OF CURVE;

CONTAINING A CALCULATED AREA OF 6,944,974 SQUARE FEET OR 159.435 ACRES

Map of Flying Horse North Filings 1 through 6, showing the location of Flying Horse North Filing No. 8 in blue. The map includes labels for various roads (Old Stagecoach Road, Allen Ranch Road, Quarry Creek Drive, Cathedral Pines Filing 2, Palmer Divide Subdivision, Black Forest Road), areas (Unplatted, Open Space Area, Country View Estates, Flying Horse Foundation), and specific locations (Cistern Location, Future Flying Horse North Filing No. 7). A scale bar (0 to 1000 feet) and a north arrow are also present.



SURVEYOR
EDWARD-JAMES SURVEYING, INC.
926 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
TELE: (719) 576-1216
ATTN: JONATHAN W. TESSIN
EMAIL: JTESSIN@EJSURVEYING.C

FIRE
BLACK FOREST FIRE PROTECTION DISTRICT
114455 TEACHOUT ROAD
COLORADO SPRINGS, CO 80908
TELE: (719) 495-4300

- 1 - COVER
- 2 - LEGEND & NOTES
- 3 - OVERALL SITE PLAN
- 4 - SIGNAGE AND STRIPING
- 5 - 7 - SANDBAGGER DRIVE
- 8 - 10 - HOLMES ROAD
- 11 - PAR COURT
- 12 - WEDGE TRAIL
- 13 - INTERSECTION DETAILS
- 14 - 18 - STORM CULVERTS
- 19 - 21 - DRAINAGE SWALES AND OVERLOT GRADING
- 22 - POND J GRADING PLAN
- 23 - POND J DETAILS
- 24 - POND J FOREBAY-A
- 25 - POND J FOREBAY-B
- 26 - POND J OUTLET STRUCTURE
- 28 - POND J OUTLET STRUCTURE DETAILS

JOSHUA J. PALMER, P.E.
COUNTY ENGINEER

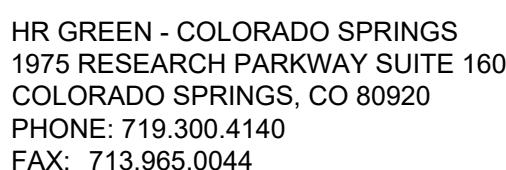
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE REQUIREMENTS OF THE BOARD OF SUPERVISORS FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS. SAID PLANS AND SPECIFICATIONS DO NOT CONFORM WITH APPLICABLE MASTER DESIGNATION 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 MY NEGLIGENCE ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

RICHARD D. LYON, COLORADO P.E. NO. 53921 DATE

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

DREW BALSICK, PRI #2 LLC
VICE PRESIDENT

NO.	DATE	BY	REVISION DESCRIPTION



CONSTRUCTION DRAWINGS
COVER

PCD FILE NO.: SF2531

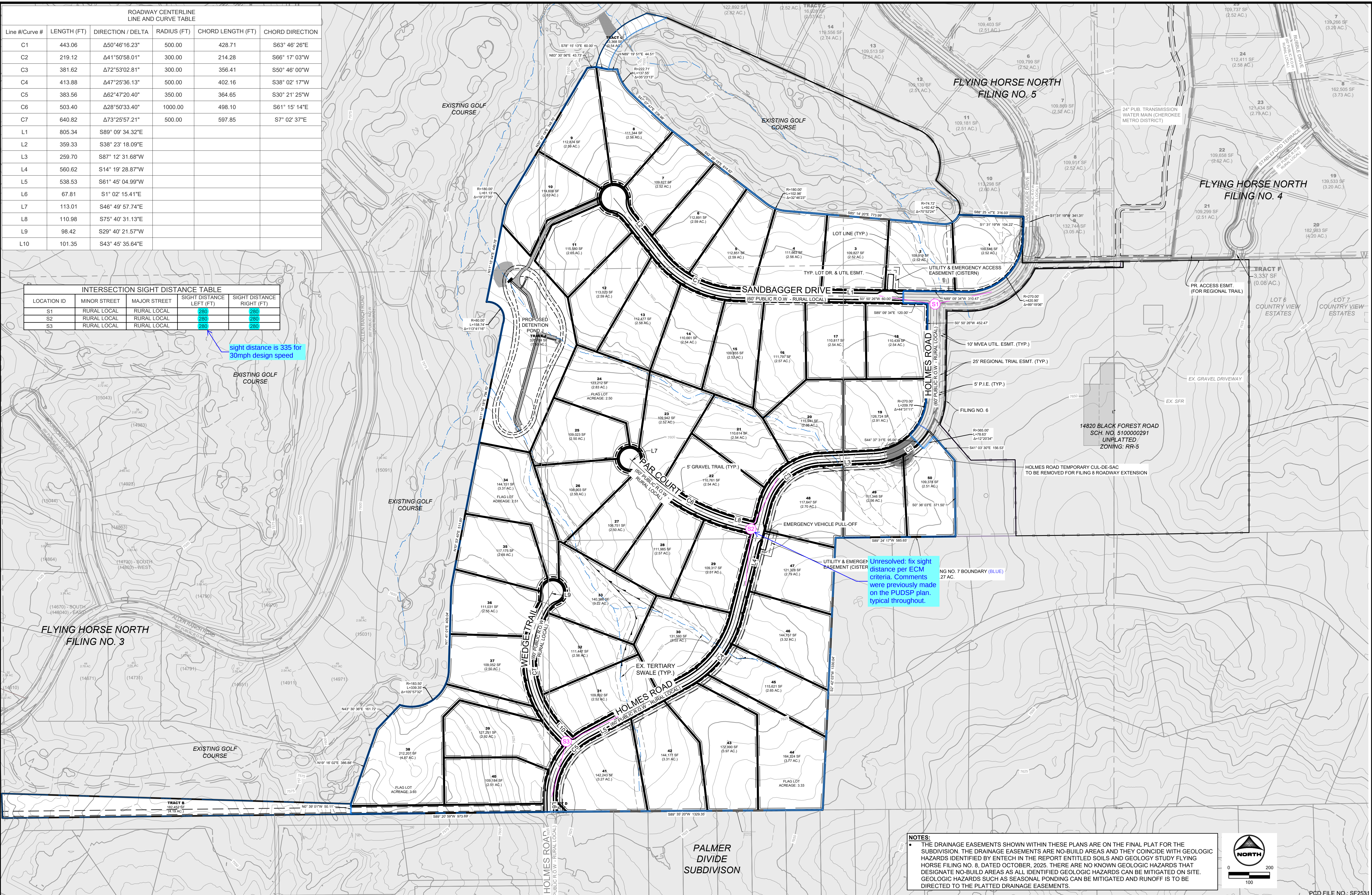
SHEET
CV

1

ROADWAY CENTERLINE LINE AND CURVE TABLE					
Line #/Curve #	LENGTH (FT)	DIRECTION / DELTA	RADIUS (FT)	CHORD LENGTH (FT)	CHORD DIRECTION
C1	443.06	Δ50°46'16.23"	500.00	428.71	S63° 46' 26"E
C2	219.12	Δ41°50'58.01"	300.00	214.28	S66° 17' 03"W
C3	381.62	Δ72°53'02.81"	300.00	356.41	S50° 46' 00"W
C4	413.88	Δ47°25'36.13"	500.00	402.16	S38° 02' 17"W
C5	383.56	Δ62°47'20.40"	350.00	364.65	S30° 21' 25"W
C6	503.40	Δ28°50'33.40"	1000.00	498.10	S61° 15' 14"E
C7	640.82	Δ73°25'57.21"	500.00	597.85	S7° 02' 37"E
L1	805.34	S89° 09' 34.32"E			
L2	359.33	S38° 23' 18.09"E			
L3	259.70	S87° 12' 31.68"W			
L4	560.62	S14° 19' 28.87"W			
L5	538.53	S61° 45' 04.99"W			
L6	67.81	S1° 02' 15.41"E			
L7	113.01	S46° 49' 57.74"E			
L8	110.98	S75° 40' 31.13"E			
L9	98.42	S29° 40' 21.57"W			
L10	101.35	S43° 45' 35.64"E			

INTERSECTION SIGHT DISTANCE TABLE				
LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE LEFT (FT)	SIGHT DISTANCE RIGHT (FT)
S1	RURAL LOCAL	RURAL LOCAL	280	280
S2	RURAL LOCAL	RURAL LOCAL	280	280
S3	RURAL LOCAL	RURAL LOCAL	280	280

sight distance is 335 for 30mph design speed



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. 8, DATED OCTOBER, 2025. 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.: SF2531

DRAWN BY: RDL JOB DATE: 4/2/2026
APPROVED: RDL JOB NUMBER: 211030.270
CAD DATE: 4/6/2026
CAD FILE: J:\2021\211030\CAD\Drawgs\C\Filing No. 8\Site_Plan

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

NO.	DATE	BY	REVISION DESCRIPTION



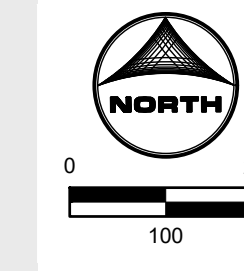
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DRAWINGS
OVERALL SITE PLAN

SHEET
OSP

3



1 **STOP**
R-1
SINGLE LANE 30"X30"

2 **NO OUTLET**
K2-0540
18"X18"

3A **SPEED LIMIT 25**
R2-1
24"X30"

3B **SPEED LIMIT 30**
R2-1
24"X30"

4 **ROAD NAME**
GREEN
W11-11
18"X18"

5 **ROAD NAME** **NO OUTLET**
GREEN
W11-11
18"X18"

6 **TRACTOR**
W11-11
18"X18"

7 **NO PARKING**
R8-3
12"X18"

8A **NO PARKING**
R7-32(R)
12"X18"

8B **NO PARKING**
R7-32(L)
12"X18"

9 **TYPE III BARRICADE (TEMPORARY)** O-O-O

10A **U-TURN**
R4-7
12"X18"

10B **DIAGONAL STRIPES**
OM3-L
12"X18"

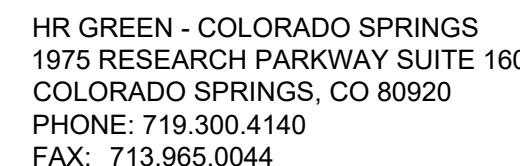
11 **NO PUBLIC ACCESS**
GREEN SIGN
W/ WHITE LETTERING
24"X24"

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 COLORS 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.

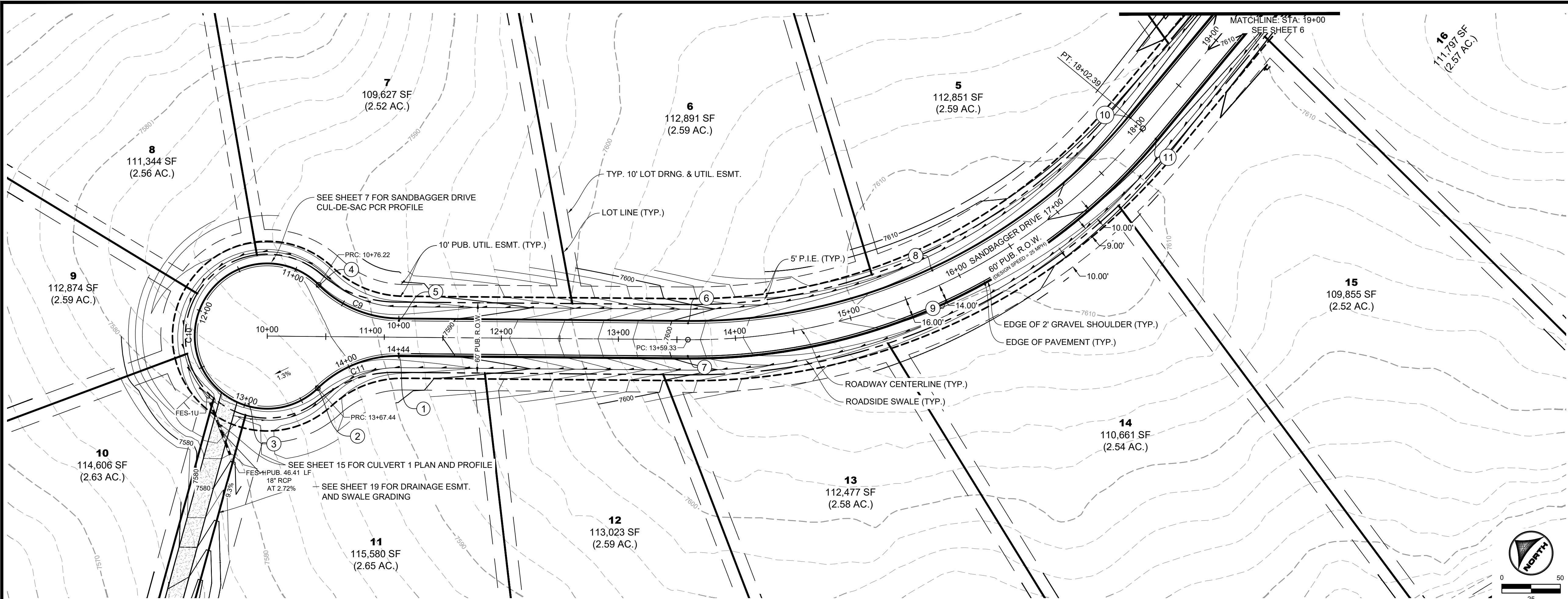
1. LIGHT POLE LOCATIONS WITHIN LOCAL URBAN ROADWAY AREAS ARE PER CRITERIA IN THE ECM 4.3.5.D.2 AND TABLE 2-5. WHERE REQUIRED POLE LOCATIONS BY CODE ARE 5.0 FEET MINIMUM FROM EDGE OF ASPHALT AND WITHIN RIGHT-OF-WAY.
2. PROPOSED LIGHT POLE LOCATIONS WITHIN THE LOCAL RURAL ROADWAY AREAS ARE 20' FROM EOA.

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. 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 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.
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 NECESSARY. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. 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-B REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/TOP 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. 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.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719.520.6819) PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. 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.

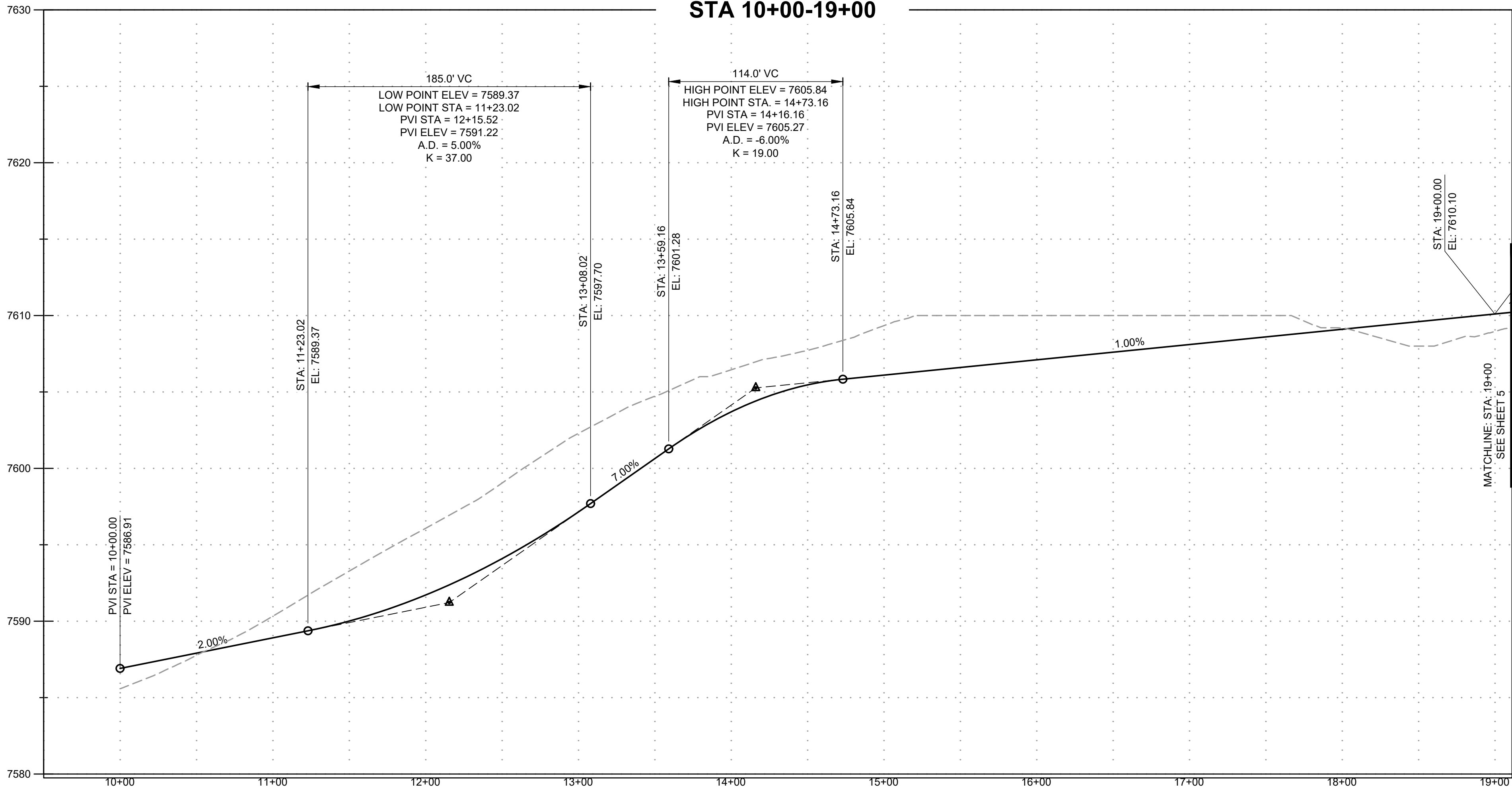
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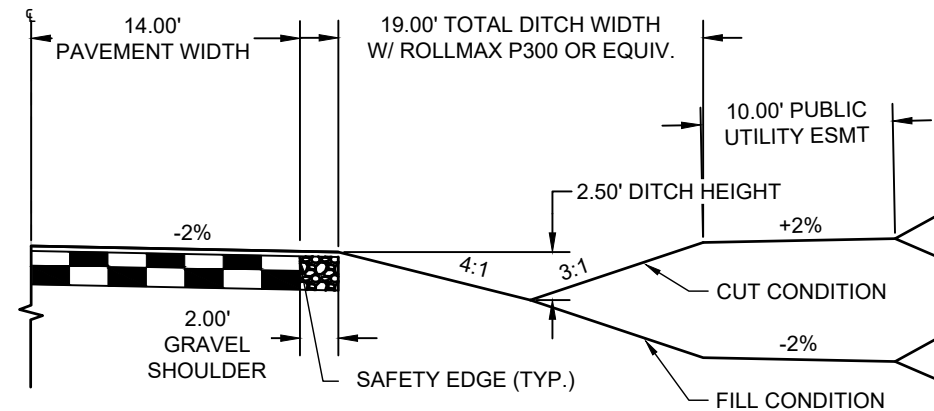
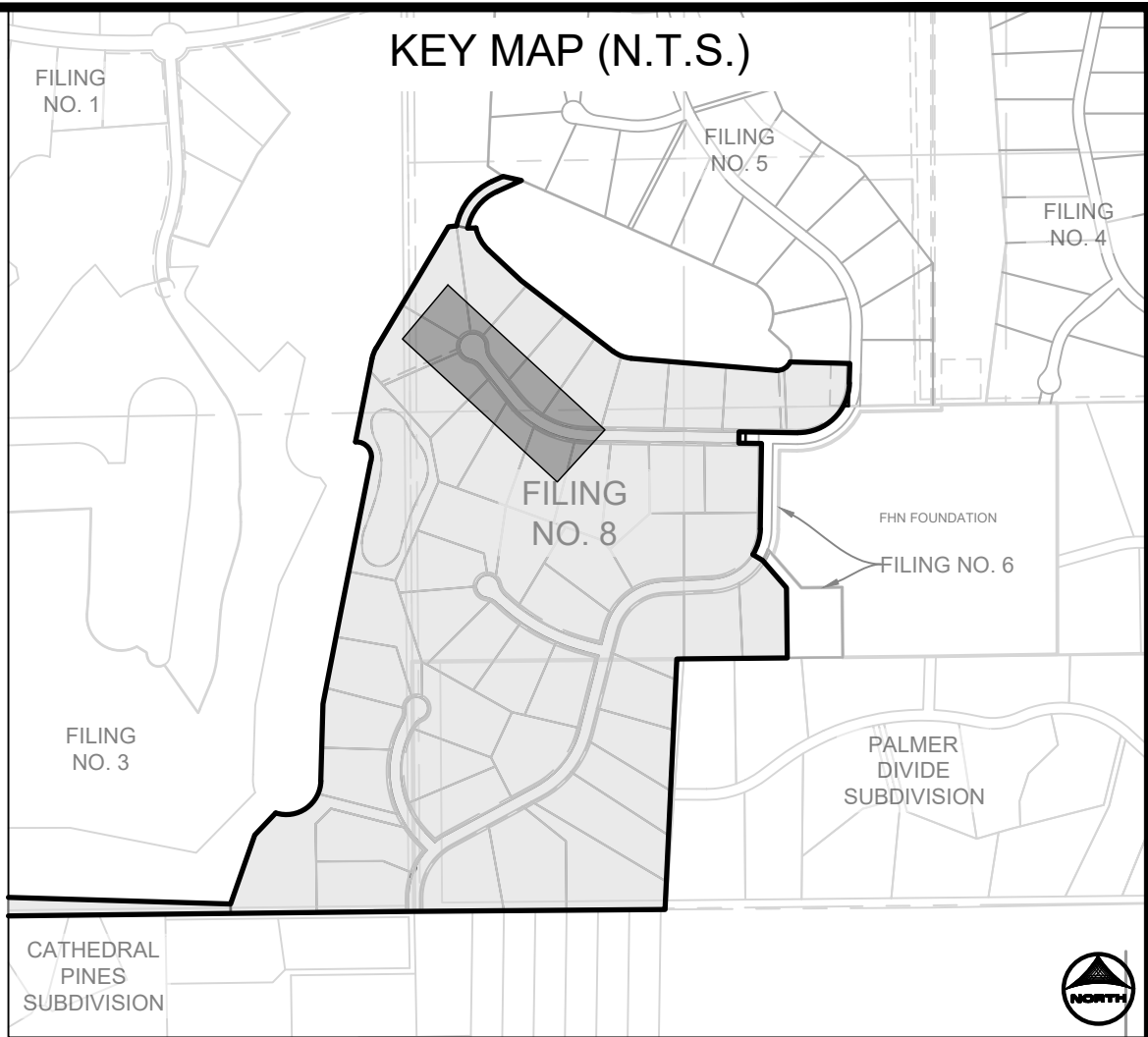
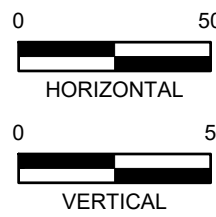
SHEET S&S	4
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SANDBAGGER DRIVE
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL
STA 10+00-19+00



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



RURAL LOCAL ROADWAY DITCH SECTION

SCALE: 1"=10'
(ROADS USING THIS SECTION: SANDBAGGER DRIVE, PAR COURT, WEDGE TRAIL INCLUDING CUL-DE-SACS)

POINT TABLE

No.	DESC.	ALIGNMENT	STATION	OFFSET	FG EL.
1	EOP PCR	SANDBAGGER DRIVE	STA 11+12.27	14.0' R	7588.88
2	EOP PRC	SANDBAGGER DRIVE	STA 10+42.10	42.8' R	7587.24
3	EOP LP	SANDBAGGER DRIVE CDS	STA 13+03.16	2.0' L	7586.56
4	EOP PRC	SANDBAGGER DRIVE	STA 10+42.10	42.7' L	7588.17
5	EOP PCR	SANDBAGGER DRIVE	STA 11+12.27	14.0' L	7588.88
6	PC EOP	SANDBAGGER DRIVE	STA 13+59.33	14.0' L	7601.01
7	PC EOP	SANDBAGGER DRIVE	STA 13+59.33	14.0' R	7601.01
8	EOP MIDPT	SANDBAGGER DRIVE	STA 15+80.86	14.0' L	7606.63
9	EOP MIDPT	SANDBAGGER DRIVE	STA 15+80.86	14.0' R	7606.63
10	EOP PT	SANDBAGGER DRIVE	STA 18+02.39	14.0' L	7608.85
11	EOP PT	SANDBAGGER DRIVE	STA 18+02.39	14.0' R	7608.85

NOTE: ALL STORM INFRASTRUCTURE WITHIN THE PUBLIC RIGHT-OF-WAY IS PUBLIC AND IS OWNED AND MAINTAINED BY EL PASO COUNTY ALL STORM INFRASTRUCTURE OUTSIDE OF THE RIGHT-OF-WAY IS PUBLIC AND IS OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT.

DRAWN BY: CMD JOB DATE: 4/2/2026
APPROVED: RDL JOB NUMBER: 211030.270
CAD DATE: 4/6/2026
CAD FILE: J:\2021\211030\CAD\Draws\C\Filing_No_8\Street_PNP

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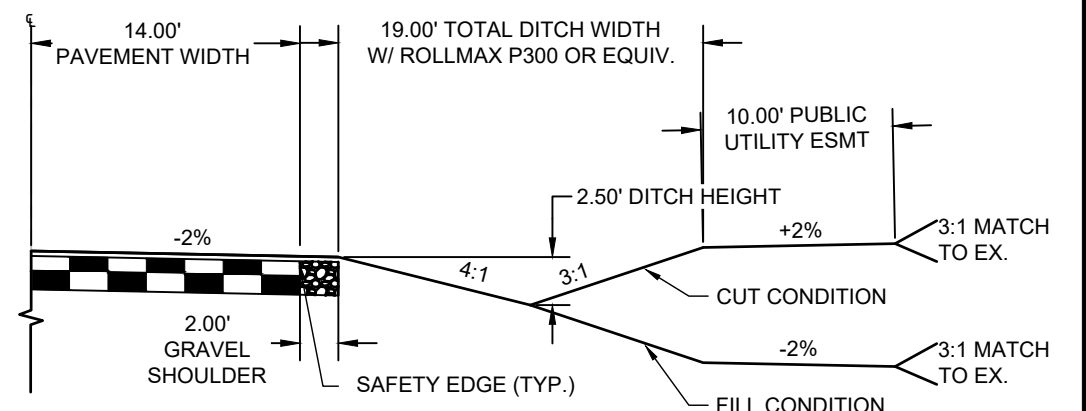
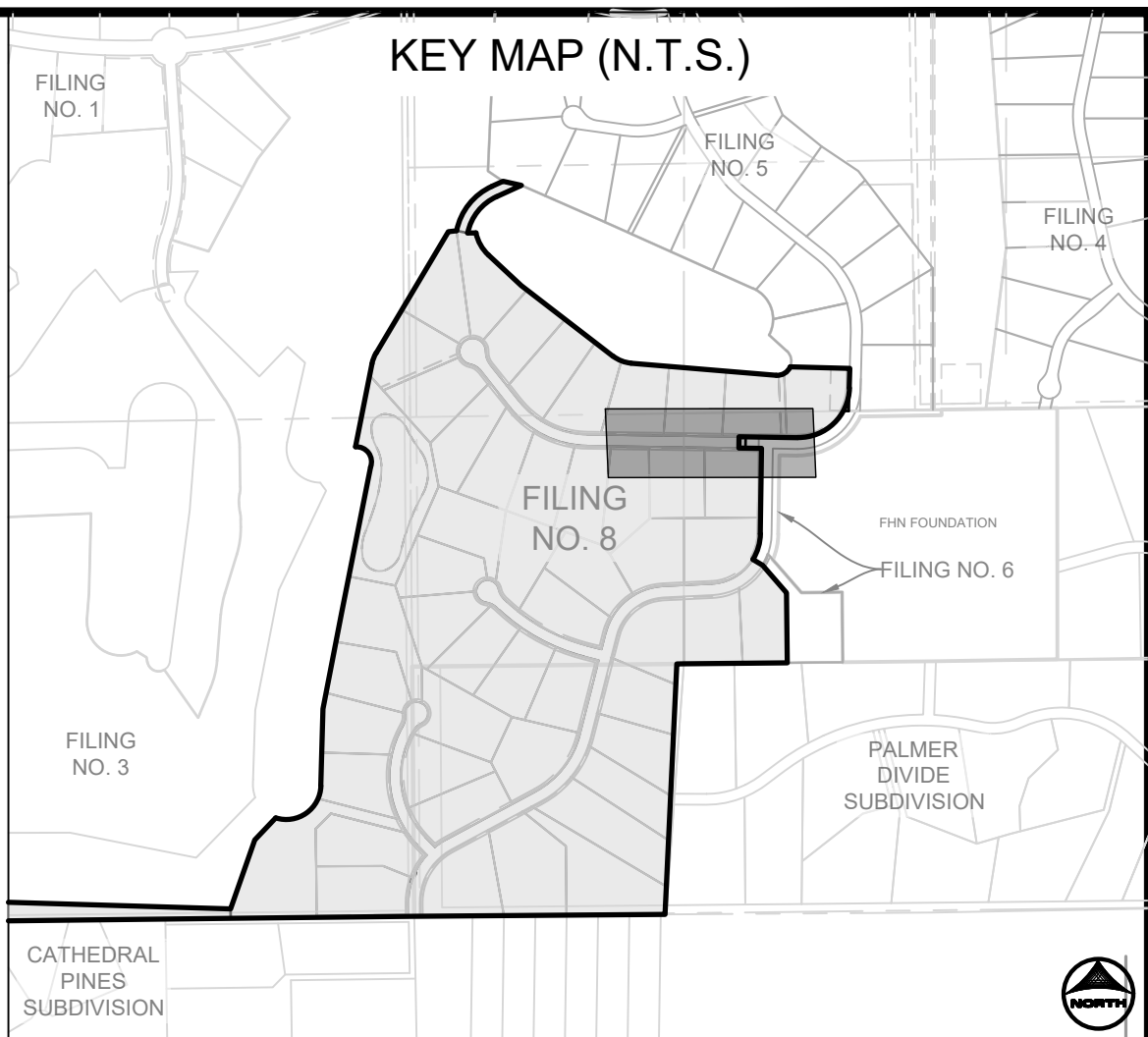
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILES
SANDBAGGER DRIVE

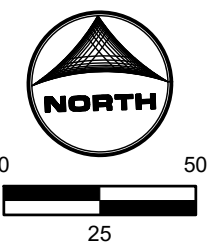
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5



RURAL LOCAL ROADWAY DITCH SECTION

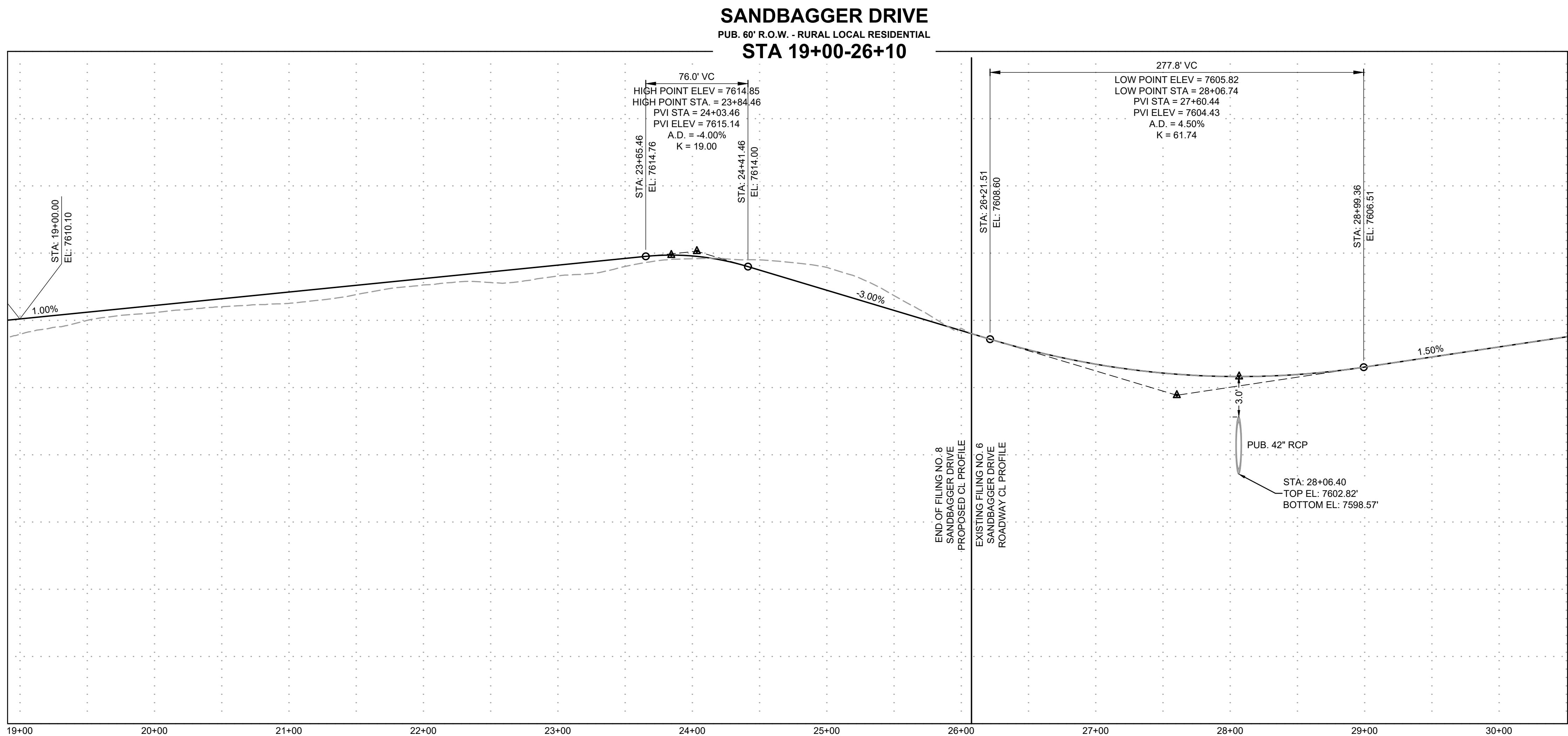
SCALE: 1"=10'
(ROADS USING THIS SECTION: SANDBAGGER DRIVE, PAR COURT, WEDGE TRAIL
INCLUDING CUL-DE-SACS)



POINT TABLE

12	EOP	SANDBAGGER DRIVE	STA 26+07.73	14.0' L	7608.73
13	EOP PCR	SANDBAGGER DRIVE	STA 26+07.73	14.0' R	7608.73

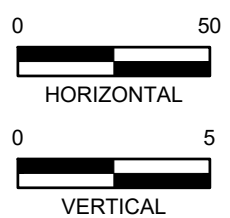
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PROFILE LEGEND

----- EXISTING GROUND AT
ROAD CENTERLINE

————— PROPOSED GRADE AT
ROAD CENTERLINE



DRAWN BY: CMD JOB DATE: 4/2/2026 BAR IS ONE INCH ON
APPROVED: RDL JOB NUMBER: 211030.270 OFFICIAL DRAWINGS.
0  1"
CAD DATE: 4/6/2026 IF NOT ONE INCH,
CAD FILE: J:\2021\211030\CAD\DWGS\C\Clng_No_8\Street_PNP ADJUST SCALE ACCORDINGLY.

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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
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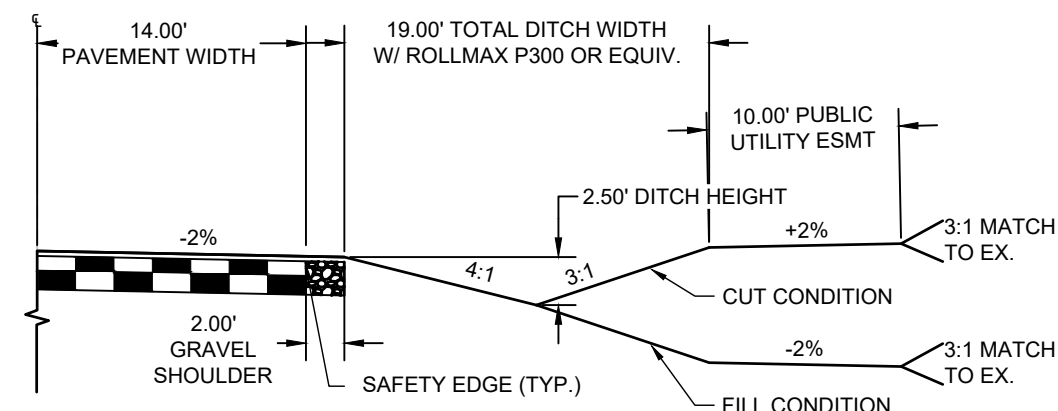
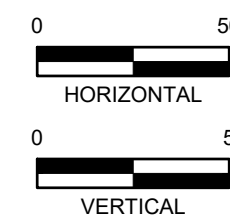
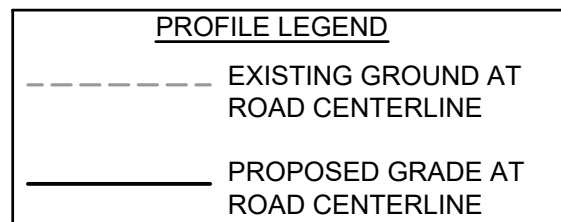
STREET PLAN & PROFILES

SANDBAGGER DRIVE

PCD FILE NO.: SF2531

SHEET
ST

6

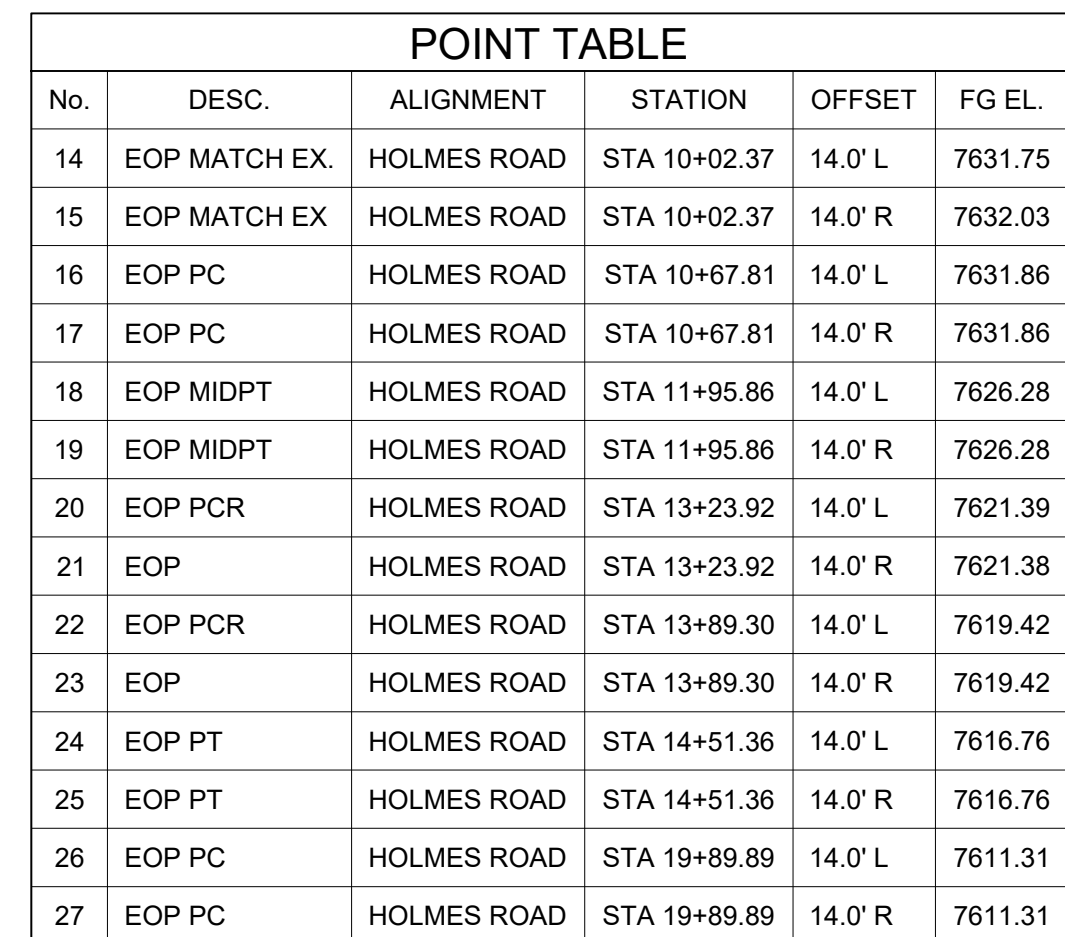
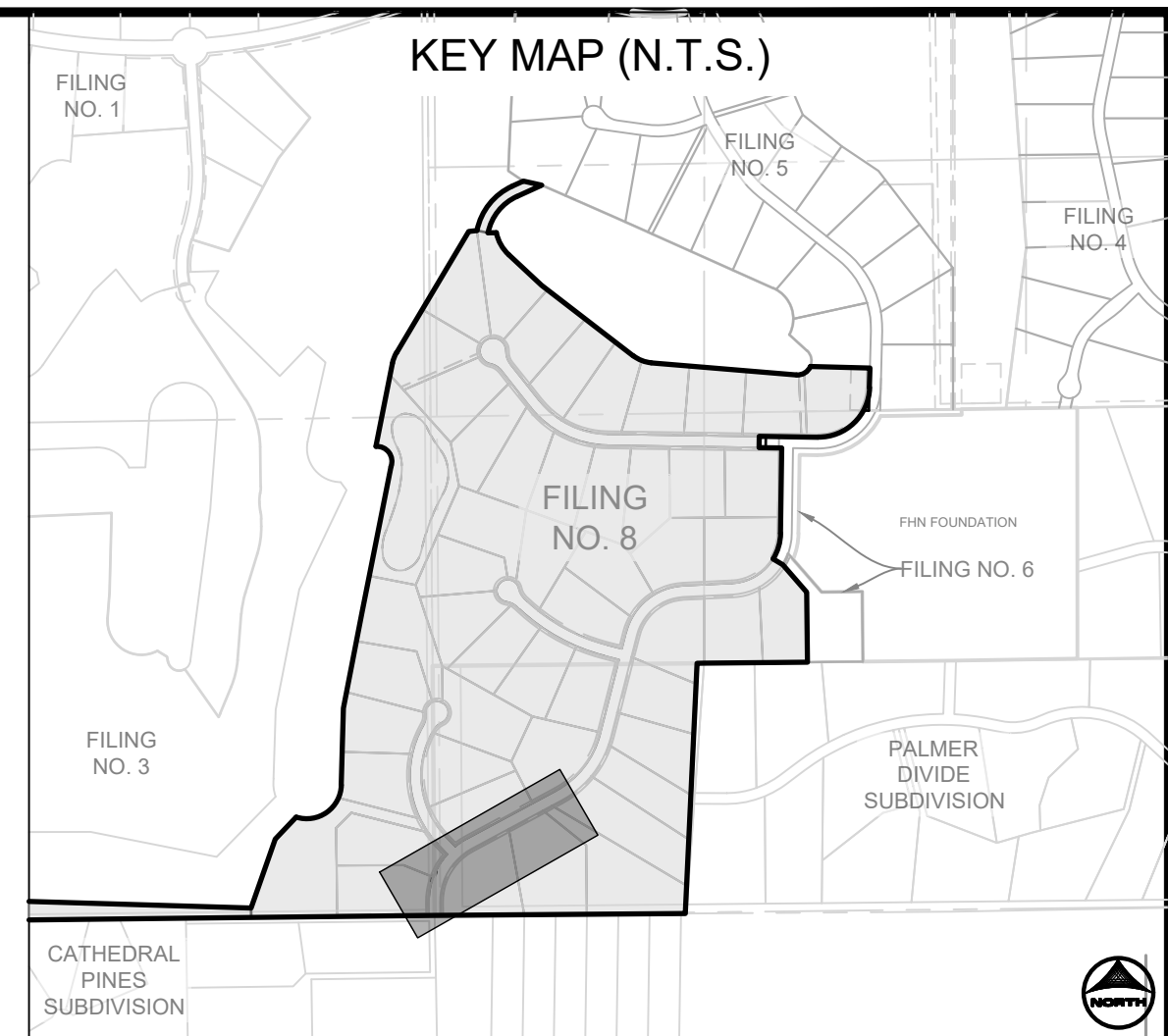


SCALE: 1"=10'
(ROADS USING THIS SECTION: SANDBAGGER DRIVE, PAR COURT, WEDGE TRAIL
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POINT TABLE					
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4	EOP PRC	SANDBAGGER DRIVE	STA 10+42.10	42.7' L	7588.17
5	EOP PCR	SANDBAGGER DRIVE	STA 11+12.27	14.0' L	7588.88

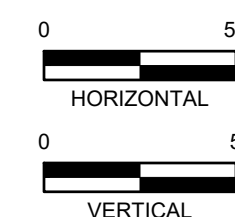
SANDBAGGER DRIVE CDS					
TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
C9	98.00'	76.22'	N16° 06' 27.72"W	N+444646.62, E+223411.15	N+444718.01, E+223390.53
C10	62.00'	291.22'	S51° 36' 41.91"W	N+444718.01, E+223390.53	N+444663.15, E+223321.28
C11	98.00'	76.22'	S60° 40' 08.45"E	N+444663.15, E+223321.28	N+444626.75, E+223386.07

NOTE: ALL STORM INFRASTRUCTURE WITHIN THE PUBLIC RIGHT-OF-WAY IS PUBLIC AND IS OWNED AND MAINTAINED BY EL PASO COUNTY ALL STORM INFRASTRUCTURE OUTSIDE OF THE RIGHT-OF-WAY IS PUBLIC AND IS OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT.

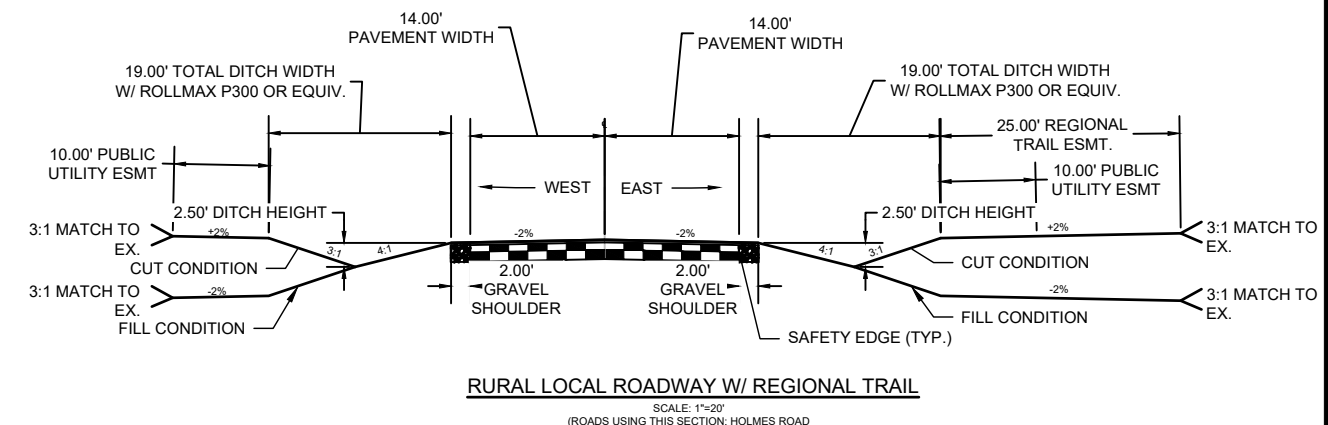
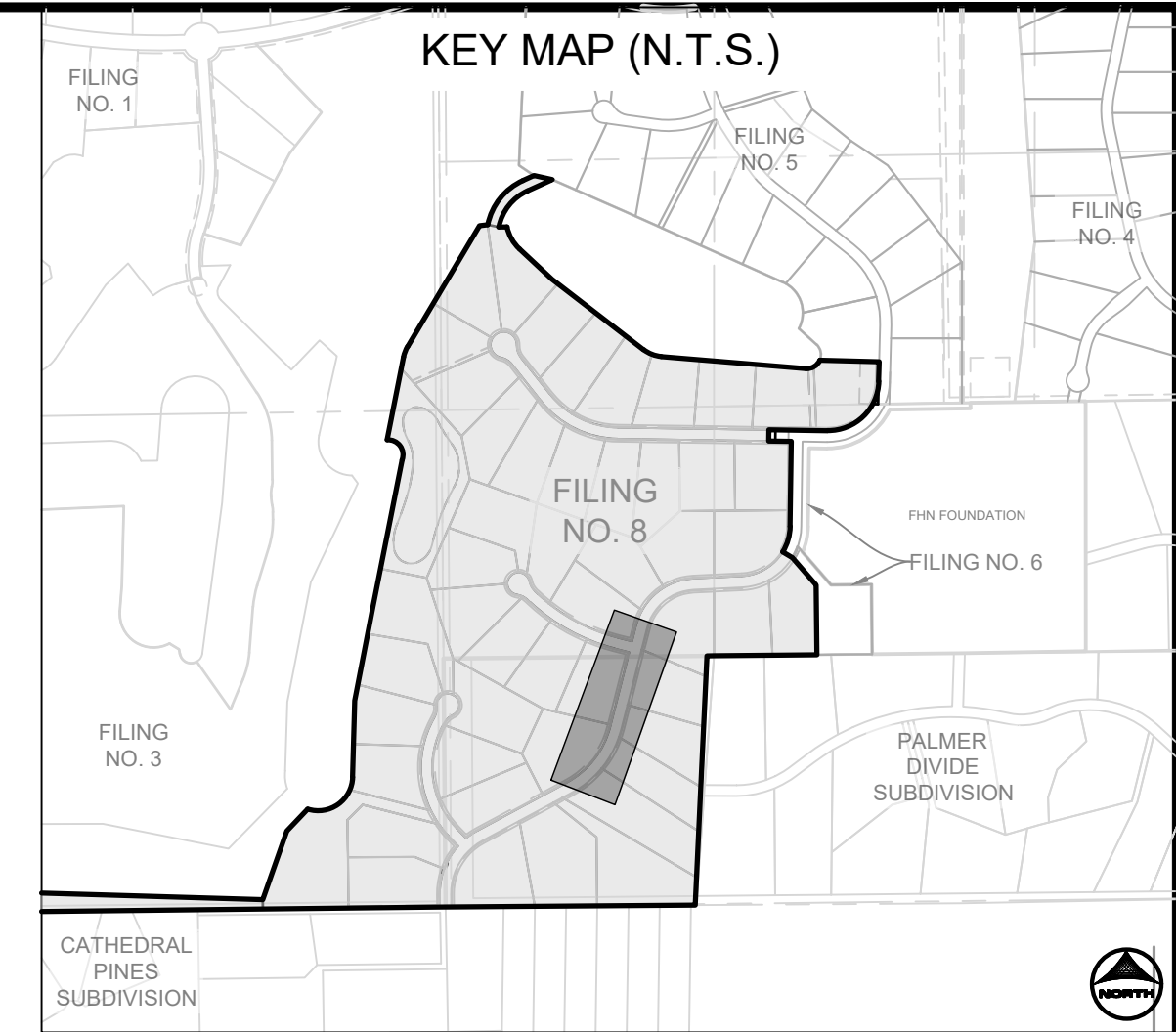
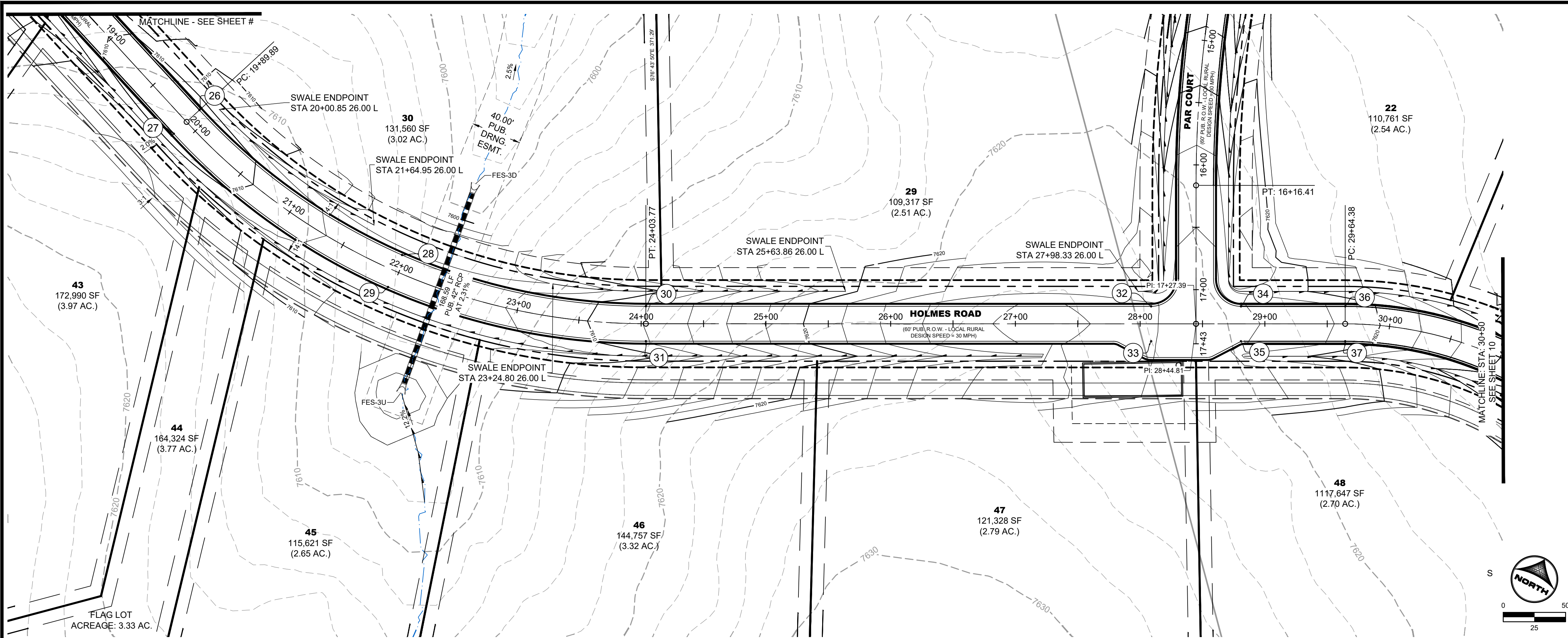


PROFILE LEGEND

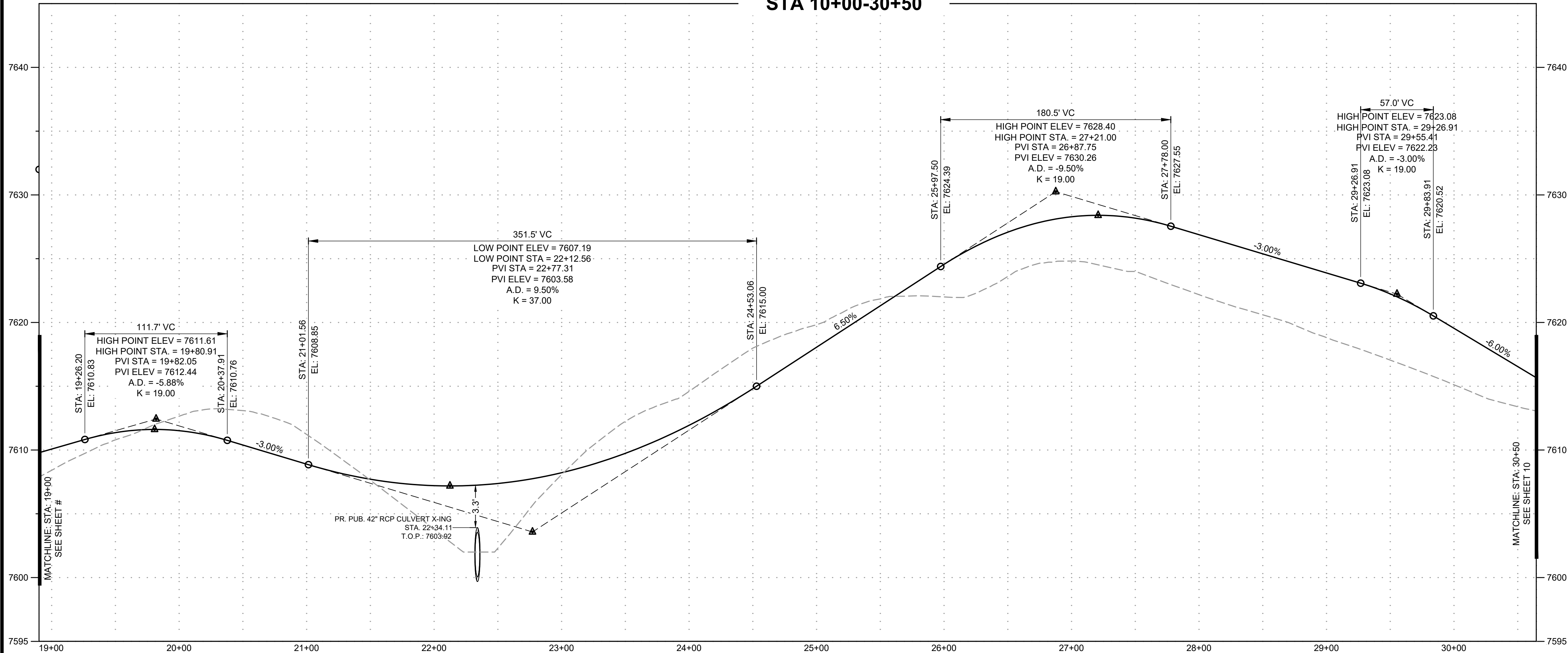
-----	EXISTING GROUND AT ROAD CENTERLINE
—————	PROPOSED GRADE AT ROAD CENTERLINE



DOMBROWSKI, COLIN, 4/6/2026 6:56 AM

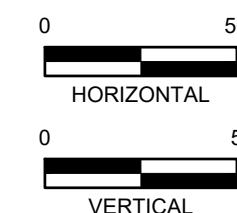


HOLMES ROAD
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL
STA 10+00-30+50



NOTE: ALL STORM INFRASTRUCTURE WITHIN THE PUBLIC RIGHT-OF-WAY IS PUBLIC AND IS OWNED AND MAINTAINED BY EL PASO COUNTY. ALL STORM INFRASTRUCTURE OUTSIDE OF THE RIGHT-OF-WAY IS PUBLIC AND IS OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT.

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



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CAD DATE: 4/6/2026
CAD FILE: J:\2021\211030\CAD\DWG\C\Filing_No_8\Street_PNP_Holmes

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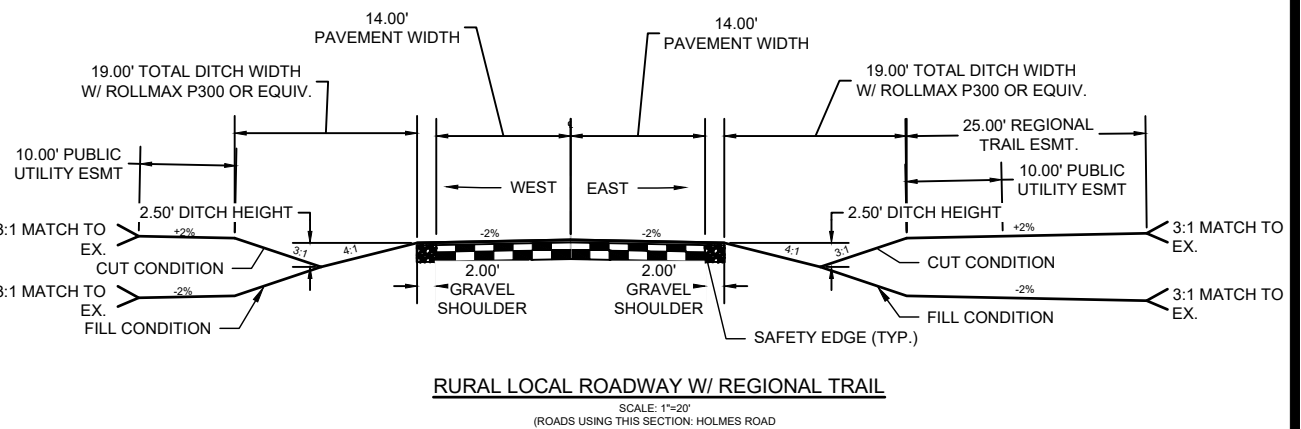
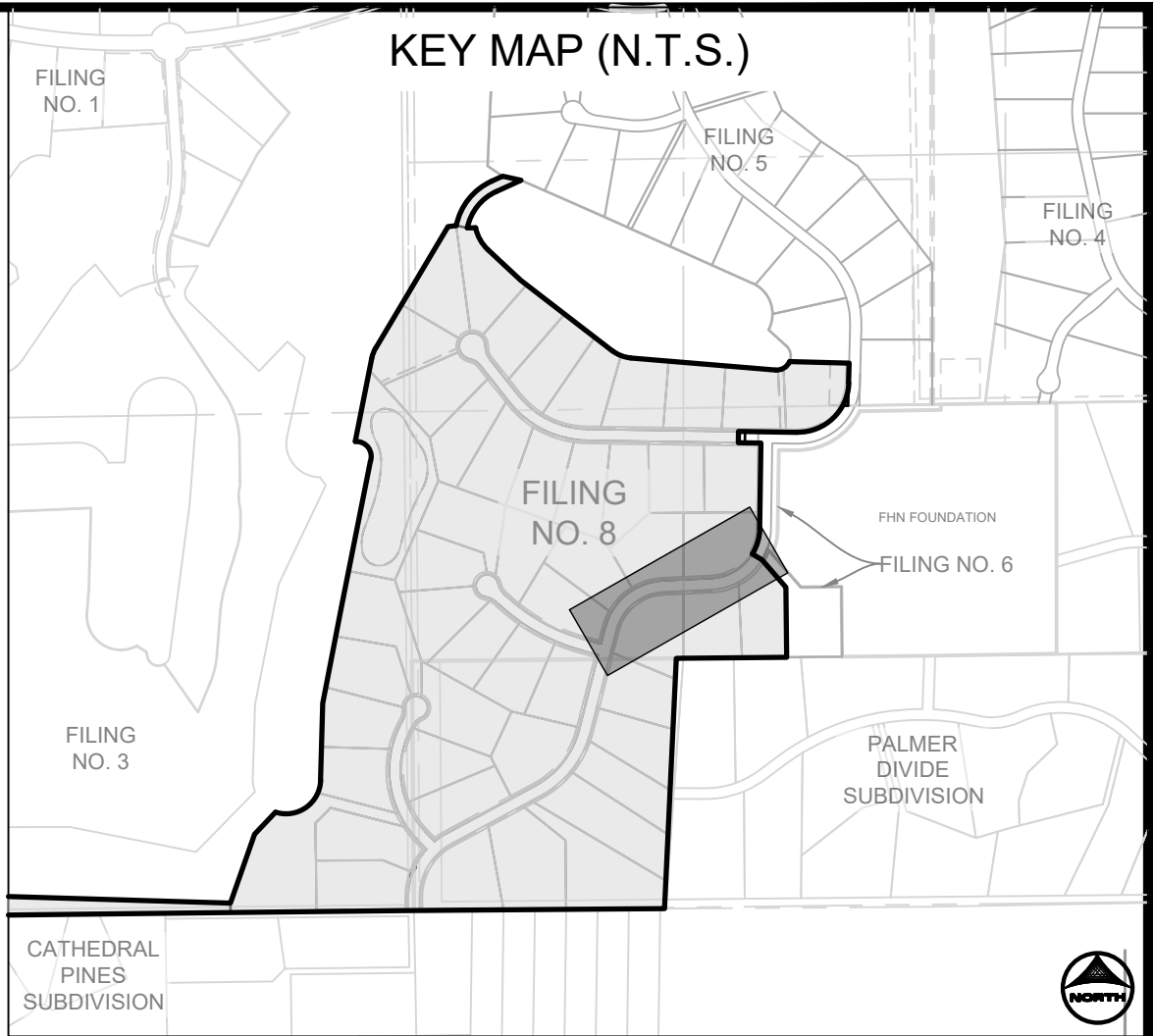
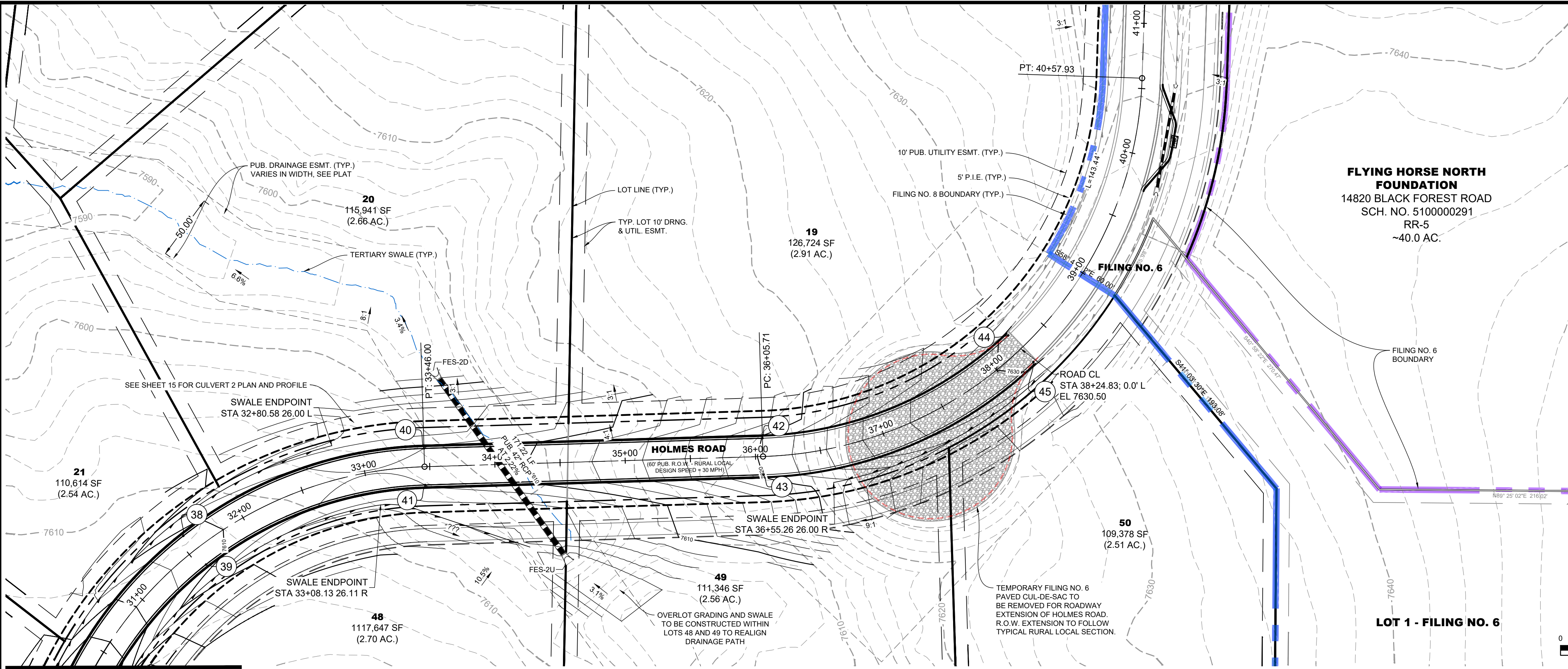
NO.	DATE	BY	REVISION DESCRIPTION

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

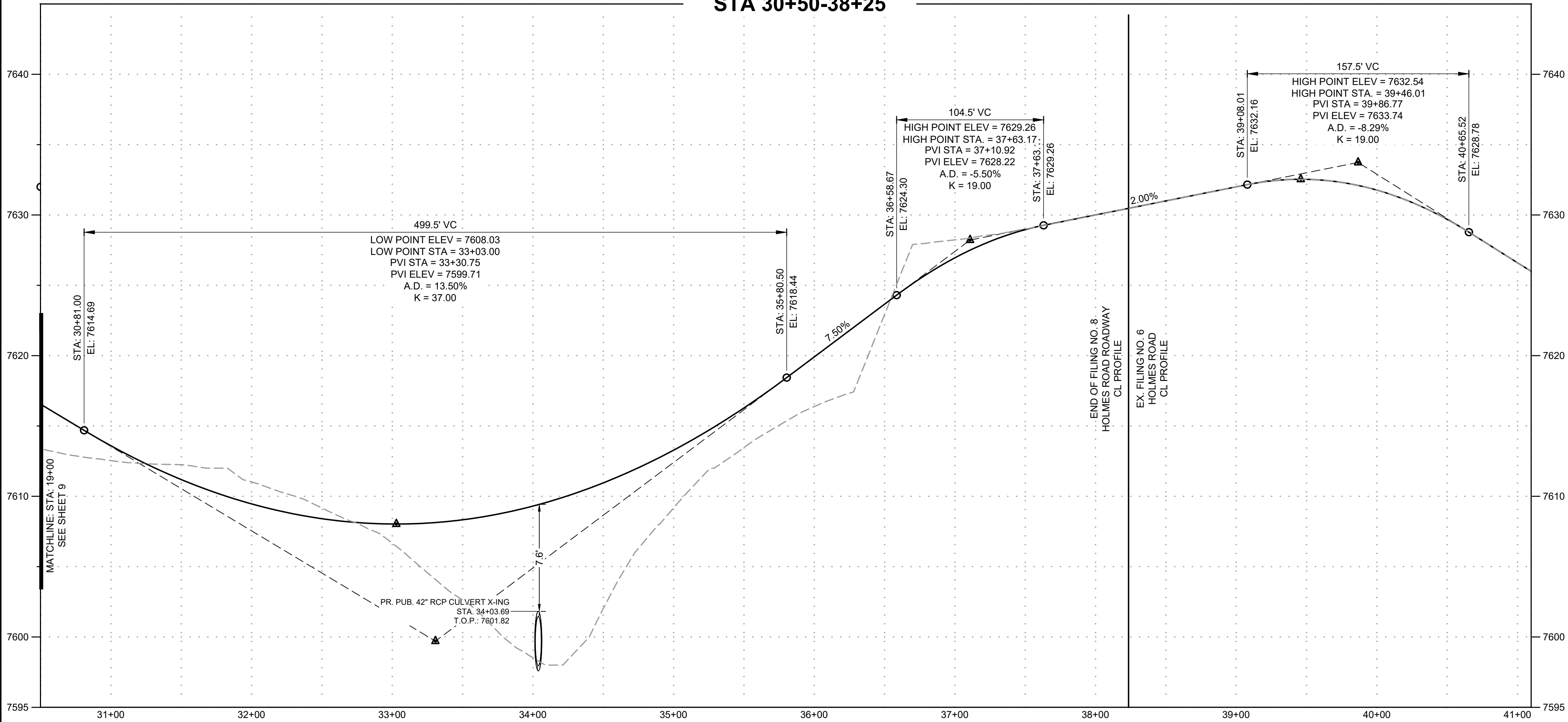
FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILES
HOLMES ROAD

PCD FILE NO.: SF2531
SHEET
ST
9



HOLMES ROAD
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL
STA 30+50-38+25



POINT TABLE					
38	EOP MIDPT	HOLMES ROAD	STA 31+55.19	14.0' L	7610.70
39	EOP MIDPT	HOLMES ROAD	STA 31+55.19	14.0' R	7610.70
40	EOP PT	HOLMES ROAD	STA 33+46.00	14.0' L	7608.00
41	EOP PT	HOLMES ROAD	STA 33+46.00	14.0' R	7608.00
42	EOP PC	HOLMES ROAD	STA 36+05.71	14.0' L	7620.05
43	EOP PC	HOLMES ROAD	STA 36+05.71	14.0' R	7620.05
44	EOP MATCH	HOLMES ROAD	STA 38+24.83	14.0' L	7630.22
45	EOP MATCH	HOLMES ROAD	STA 38+24.81	14.0' R	7630.22

NOTE: ALL STORM INFRASTRUCTURE WITHIN THE PUBLIC RIGHT-OF-WAY IS PUBLIC AND IS OWNED AND MAINTAINED BY EL PASO COUNTY ALL STORM INFRASTRUCTURE OUTSIDE OF THE RIGHT-OF-WAY IS PUBLIC AND IS OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT.

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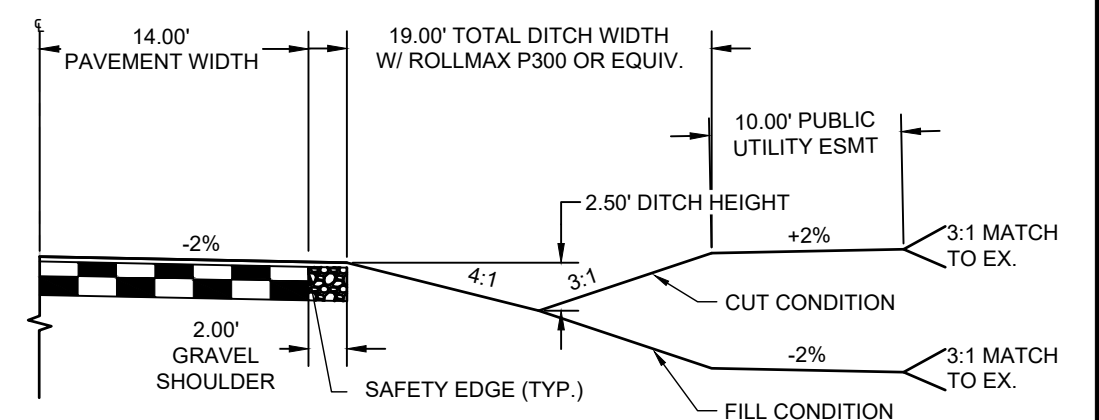
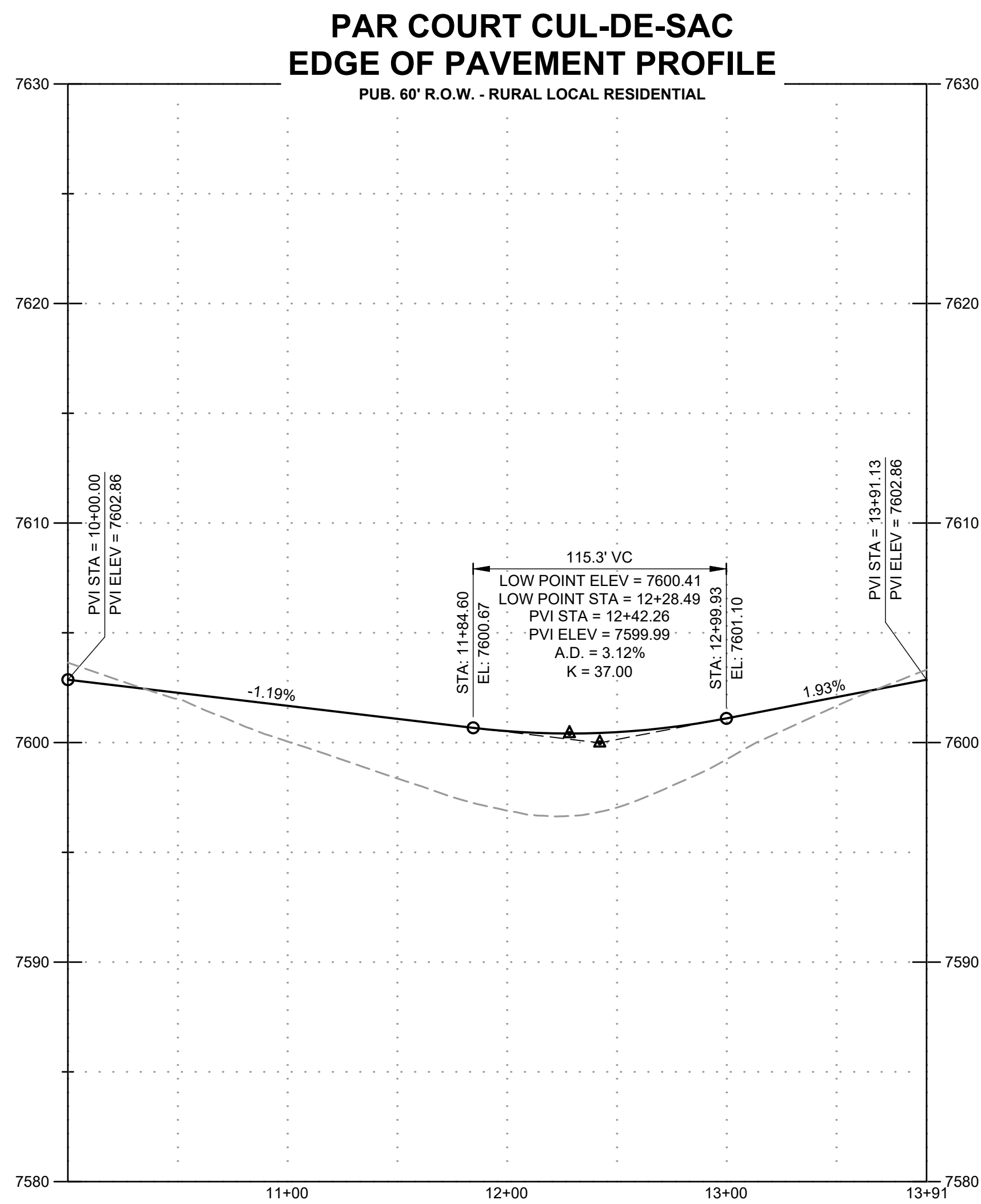
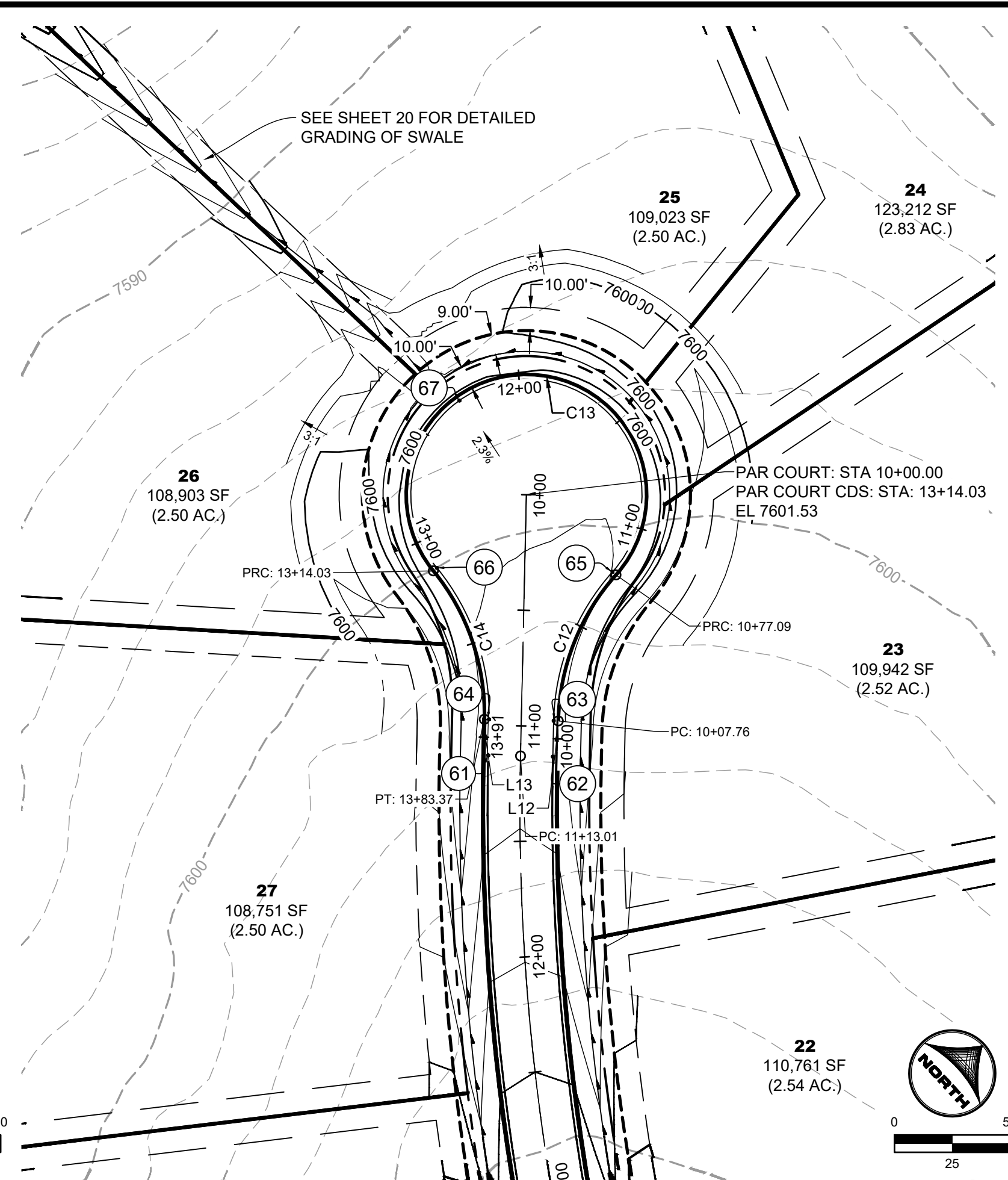
NO.	DATE	BY	REVISION DESCRIPTION

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

FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILES
HOLMES ROAD

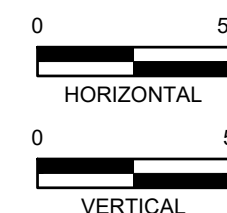
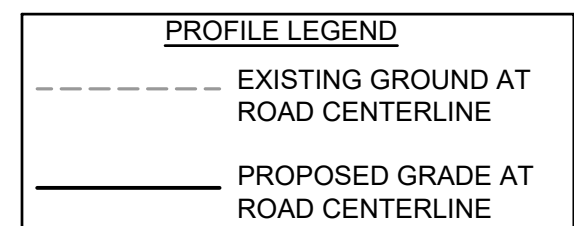
SHEET
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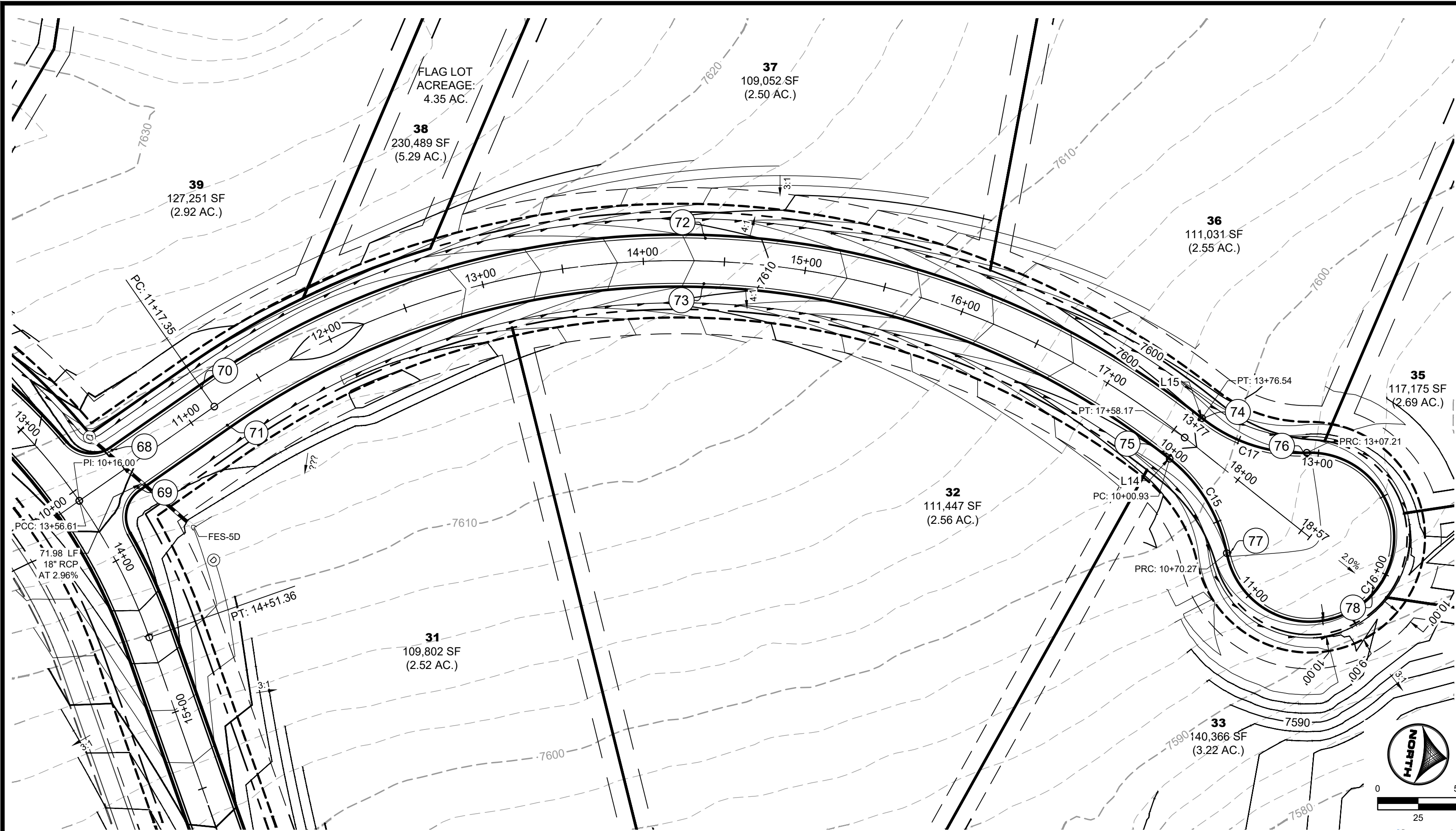
RURAL LOCAL ROADWAY DITCH SECTION
SCALE: 1"=10'
(ROADS USING THIS SECTION: SANDBAGGER DRIVE, PAR COURT, WEDGE TRAIL
INCLUDING CUL-DE-SACS)

POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FG EL.
55	EOP PCR	PAR COURT	STA 16+91.39	14.0' L	7624.55
56	EOP PCR	PAR COURT	STA 16+91.39	14.0' R	7624.55
57	EOP PT	PAR COURT	STA 16+16.41	14.0' L	7622.84
58	EOP PT	PAR COURT	STA 16+16.41	14.0' R	7622.84
59	EOP MIDPT	PAR COURT	STA 13+64.71	14.0' L	7612.53
60	EOP MIDPT	PAR COURT	STA 13+64.71	14.0' R	7612.53
61	EOP PC	PAR COURT	STA 11+13.03	14.0' R	7603.01
62	EOP PC	PAR COURT	STA 11+13.01	14.0' L	7603.01
63	EOP PCR	PAR COURT	STA 10+97.49	14.0' L	7602.81
64	EOP PCR	PAR COURT	STA 10+97.49	14.0' R	7602.76
65	EOP PCR	PAR COURT	STA 10+32.50	38.0' L	7601.99
66	EOP PCR	PAR COURT	STA 10+32.50	38.0' R	7601.99
67	EOP LP	PAR COURT CDS	STA 12+28.90	2.0' L	7600.45

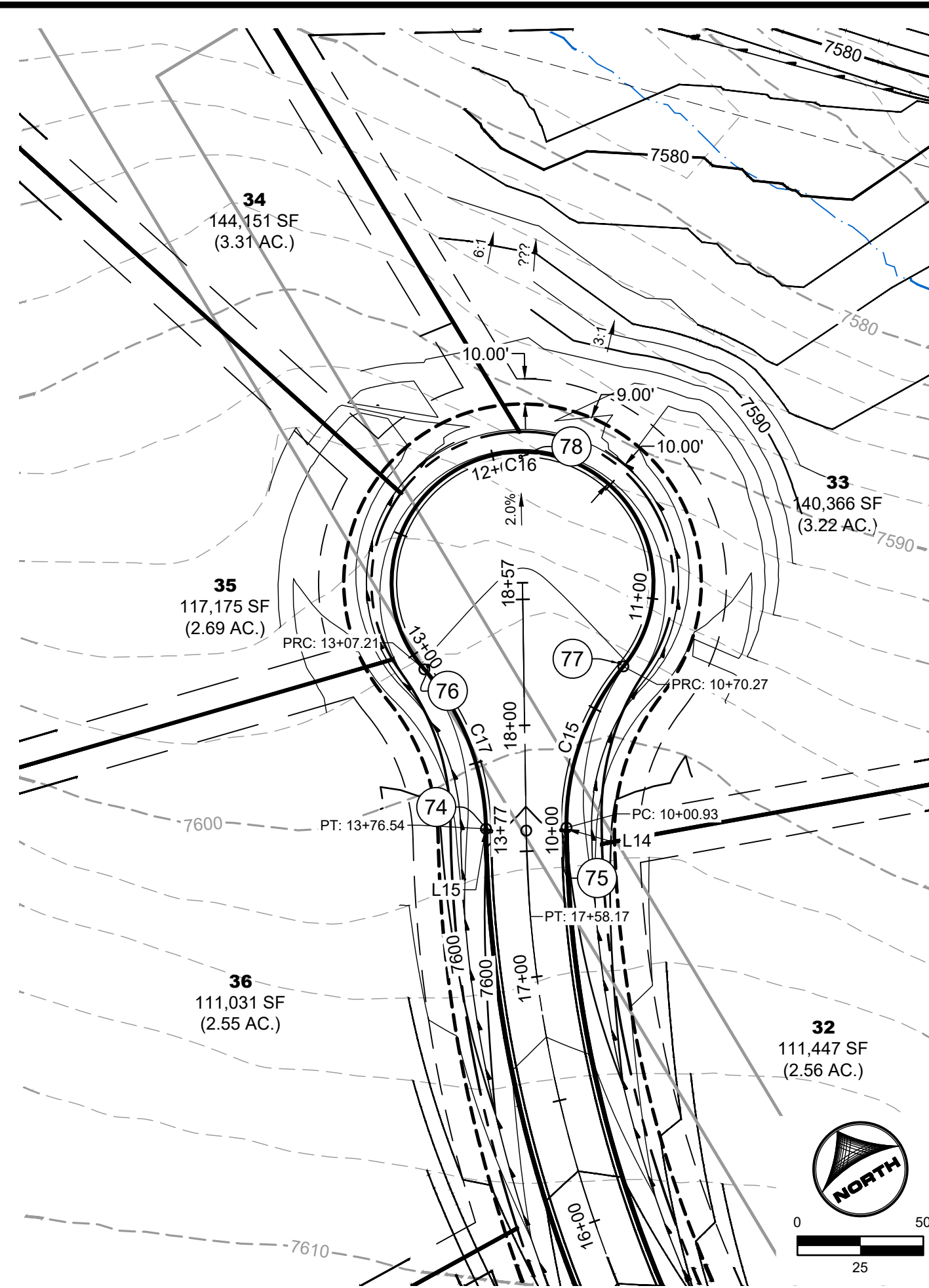
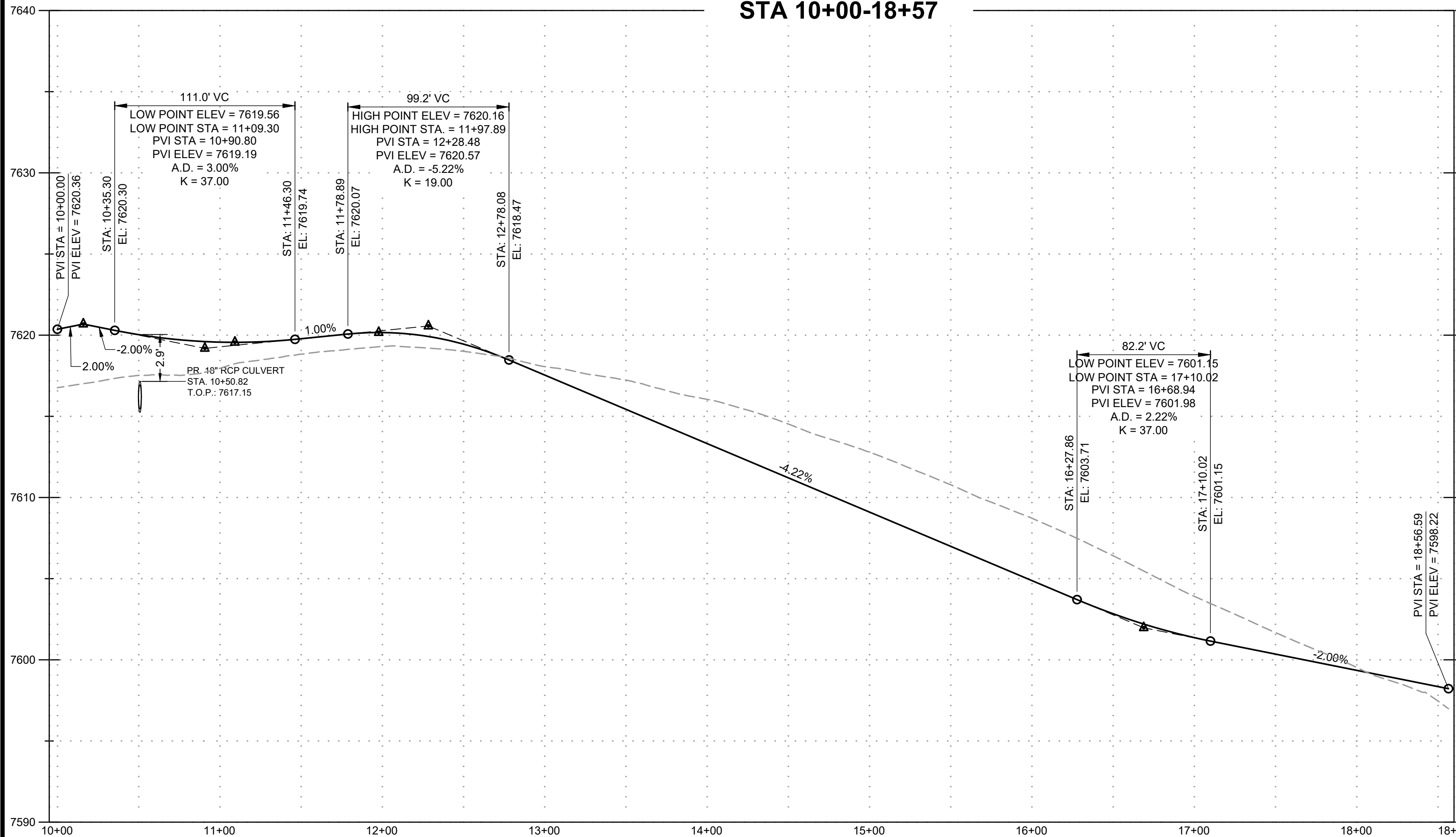
PAR COURT CDS					
TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
L12		7.76'	N46° 49' 53.74"W	N+443391.97, E+223495.40	N+443397.28, E+223489.74
C12	98.00'	69.33'	N26° 33' 55.29"W	N+443397.28, E+223489.74	N+443458.01, E+223459.38
C13	52.00'	236.94'	S43° 10' 02.26"W	N+443458.01, E+223459.38	N+443400.36, E+223405.30
C14	98.00'	69.33'	S67° 06' 02.18"E	N+443400.36, E+223405.30	N+443373.94, E+223467.85
L13		7.76'	S46° 49' 57.74"E	N+443373.94, E+223467.85	N+443368.63, E+223473.51



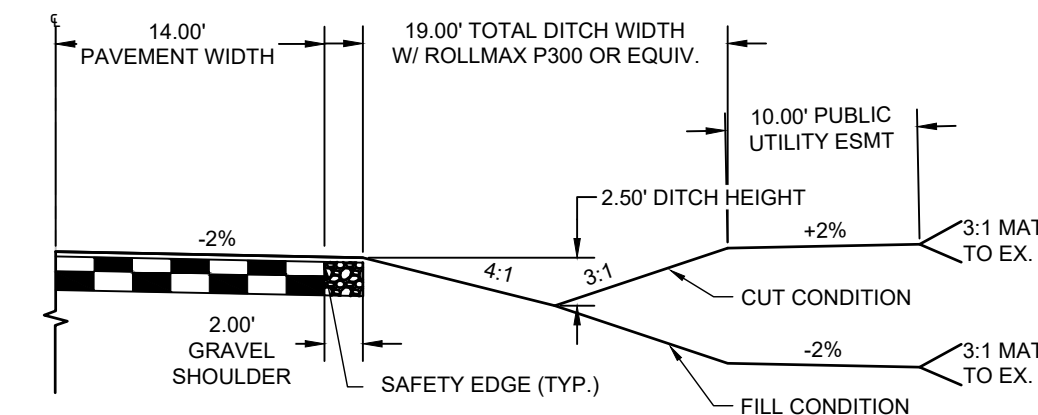
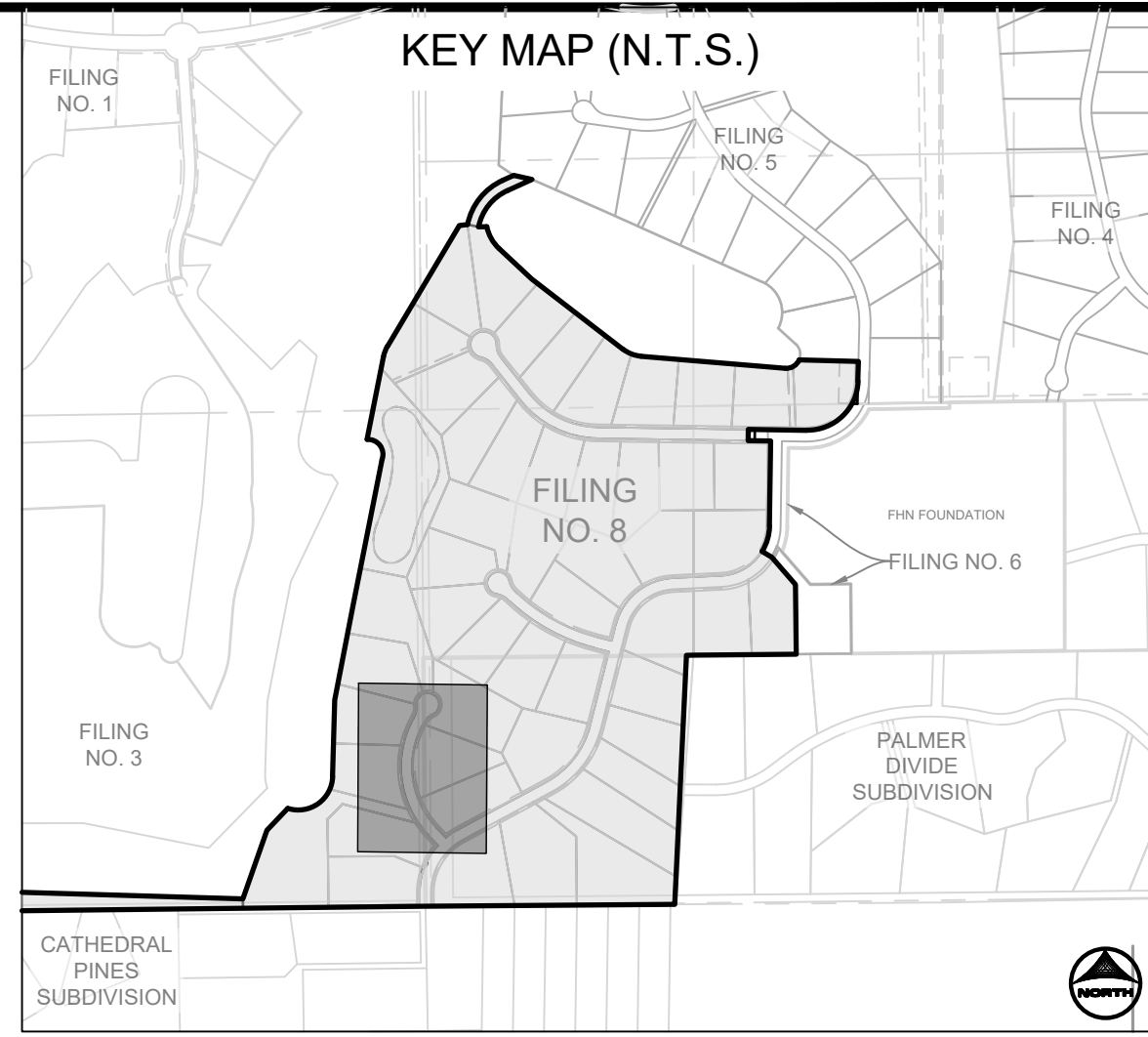
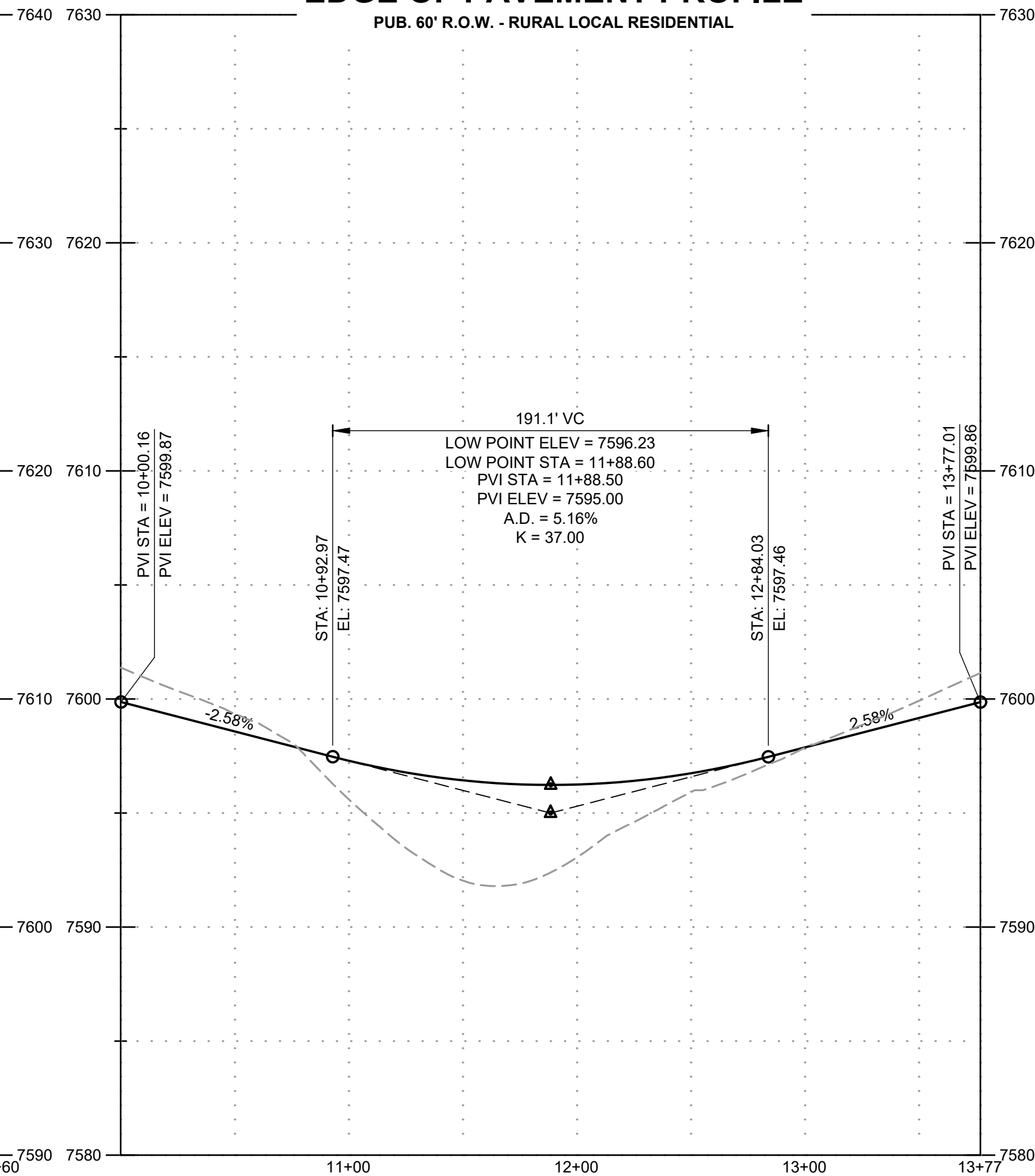
NO.	DATE	BY	REVISION DESCRIPTION



WEDGE TRAIL
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL
STA 10+00-18+57



WEDGE TRAIL CUL-DE-SAC
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL
EDGE OF PAVEMENT PROFILE

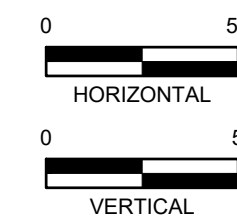
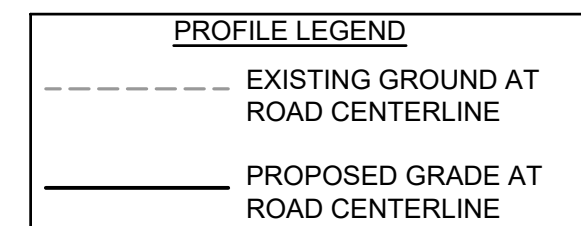


RURAL LOCAL ROADWAY DITCH SECTION
SCALE: 1"=10'
(ROADS USING THIS SECTION: SANDBAGGER DRIVE, PAR COURT, WEDGE TRAIL INCLUDING CUL-DE-SACS)

POINT TABLE					
68	EOP PCR	WEDGE TRAIL	STA 10+50.32	14.0' L	7619.83
69	EOP PCR	WEDGE TRAIL	STA 10+50.32	14.0' R	7619.83
70	EOP PT	PAR COURT	STA 13+50.23	1285.1' R	7619.29
71	EOP PT	PAR COURT	STA 13+53.79	1258.3' R	7619.29
72	EOP MIDPT	PAR COURT	STA 12+24.59	1115.9' R	7611.45
73	EOP MIDPT	PAR COURT	STA 12+34.23	1096.6' R	7611.45
74	EOP PCR	PAR COURT	STA 11+48.42	828.9' R	7599.91
75	EOP PCR	PAR COURT	STA 11+63.47	823.5' R	7599.91
76	EOP PCR	PAR COURT	STA 11+27.72	769.4' R	7598.07
77	EOP PCR	PAR COURT	STA 11+70.00	754.4' R	7598.06
78	EOP LP	PAR COURT	STA 11+39.03	680.7' R	7596.31

WEDGE TRAIL CDS					
TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
L14		0.93'	N29° 40' 21.57"E	N 442712.12, E 222997.11	N 442712.93, E 222997.58
C15	98.00'	69.33'	N49° 56' 26.01"E	N 442712.93, E 222997.58	N 442756.62, E 223049.54
C16	52.00'	236.94'	N60° 19' 38.43"W	N 442756.62, E 223049.54	N 442795.75, E 222980.87
C17	98.00'	69.33'	S9° 24' 17.12"W	N 442795.75, E 222980.87	N 442728.77, E 222969.77
L15		0.47'	S29° 40' 21.57"W	N 442728.77, E 222969.77	N 442728.36, E 222969.54

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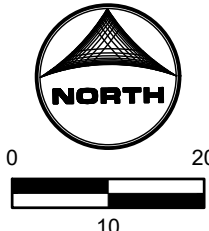
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
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FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

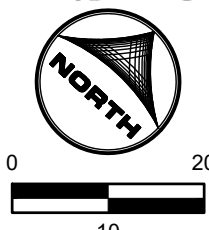
STREET PLAN & PROFILES
WEDGE TRAIL

SHEET
ST
12

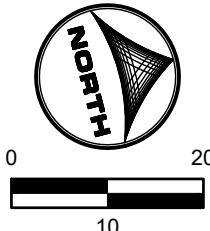
HOLMES ROAD EXTENSION FROM FILING NO. 6



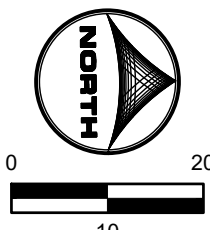
HOLMES ROAD & WEDGE TRAIL



HOLMES ROAD & PAR COURT



PR. HOLMES ROAD & EX. HOLMES ROAD



KEY MAP (N.T.S.)

FILING NO. 1

FILING NO. 3

FILING NO. 5

FILING NO. 6

FILING NO. 8

CATHEDRAL PINES SUBDIVISION

PALMER DIVIDE SUBDIVISION

CITY FOUNDATION

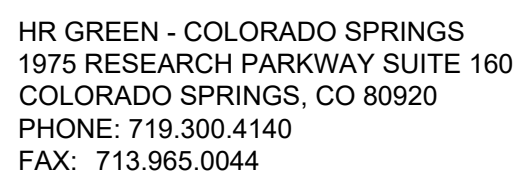
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C

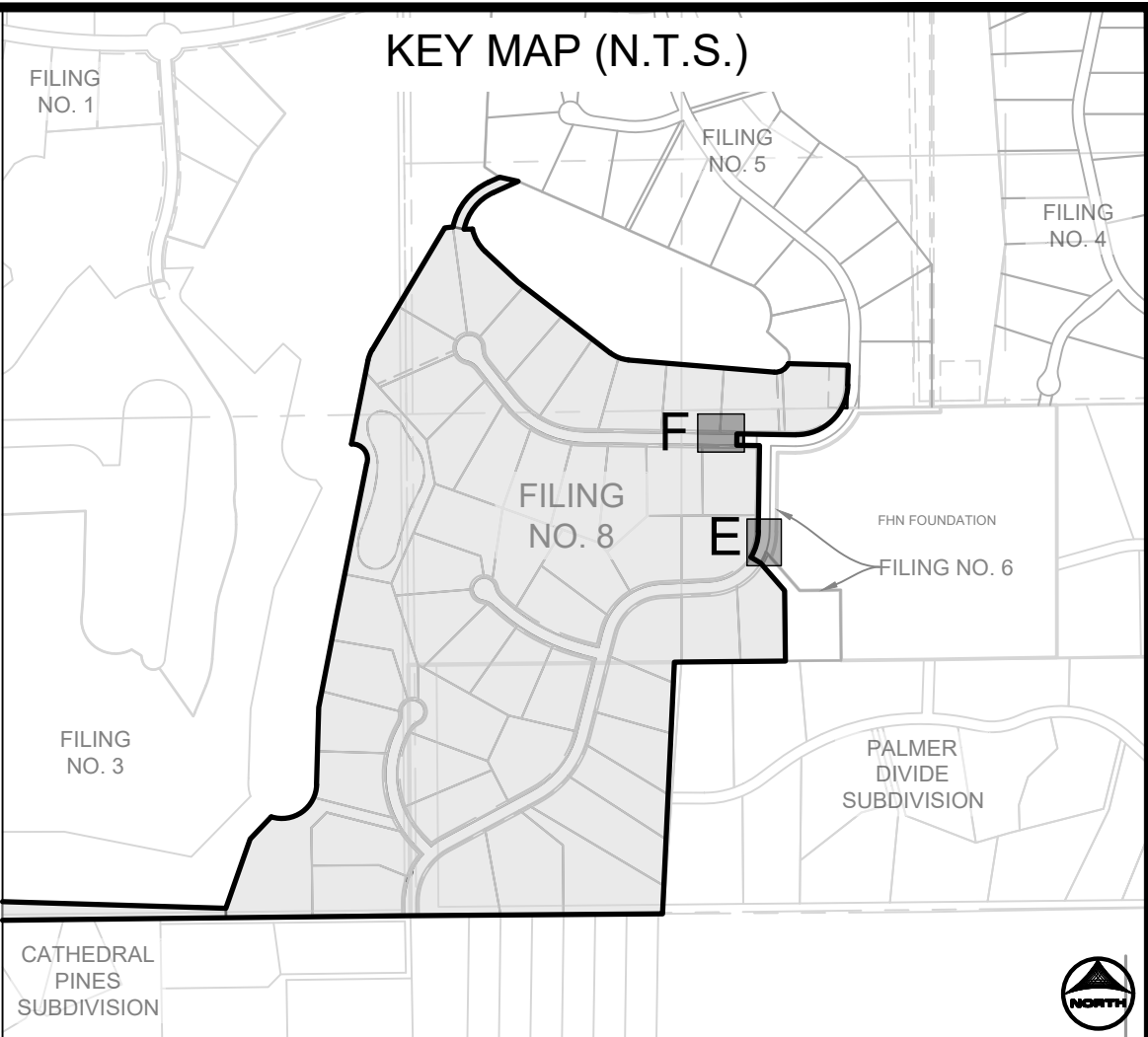
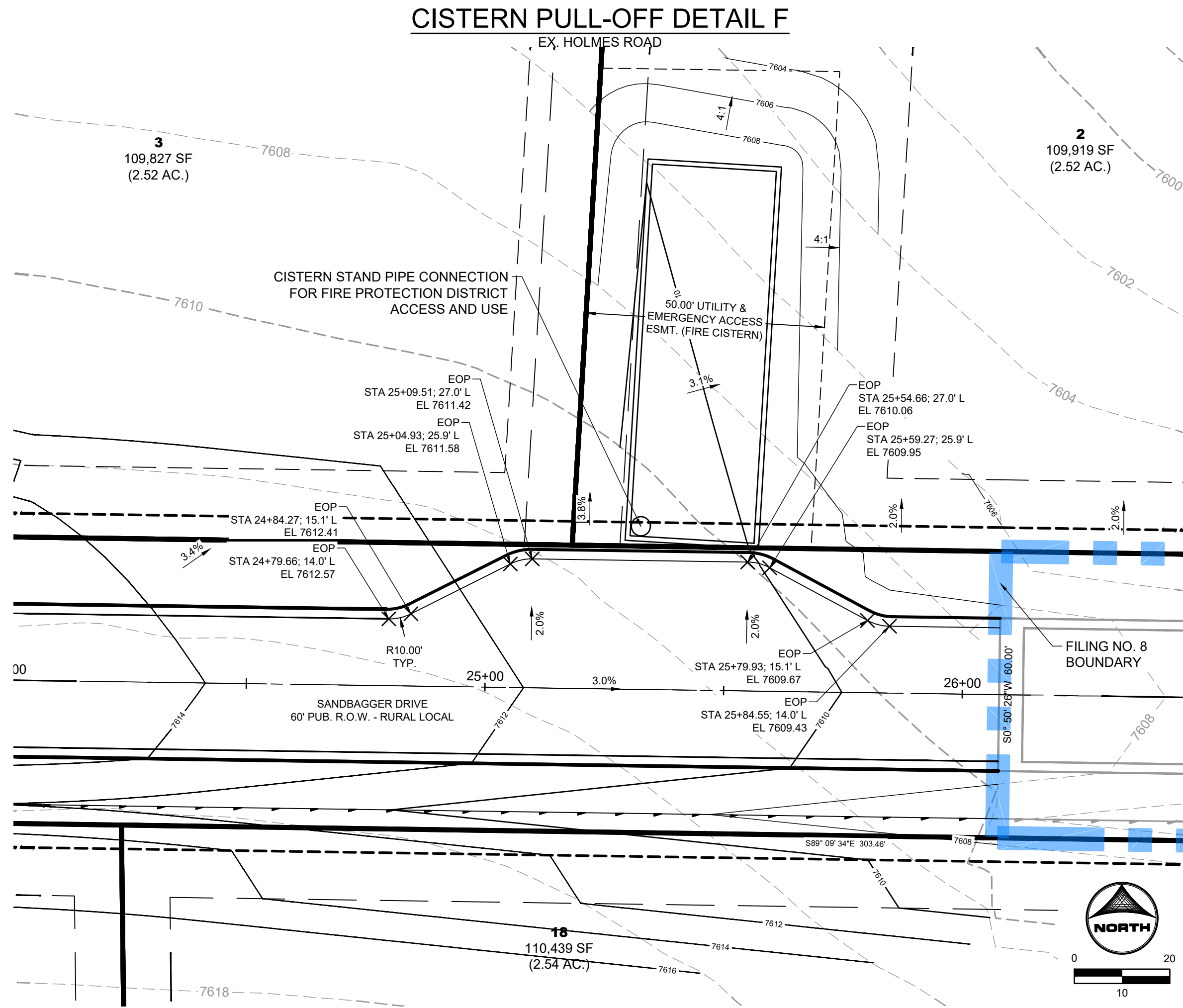
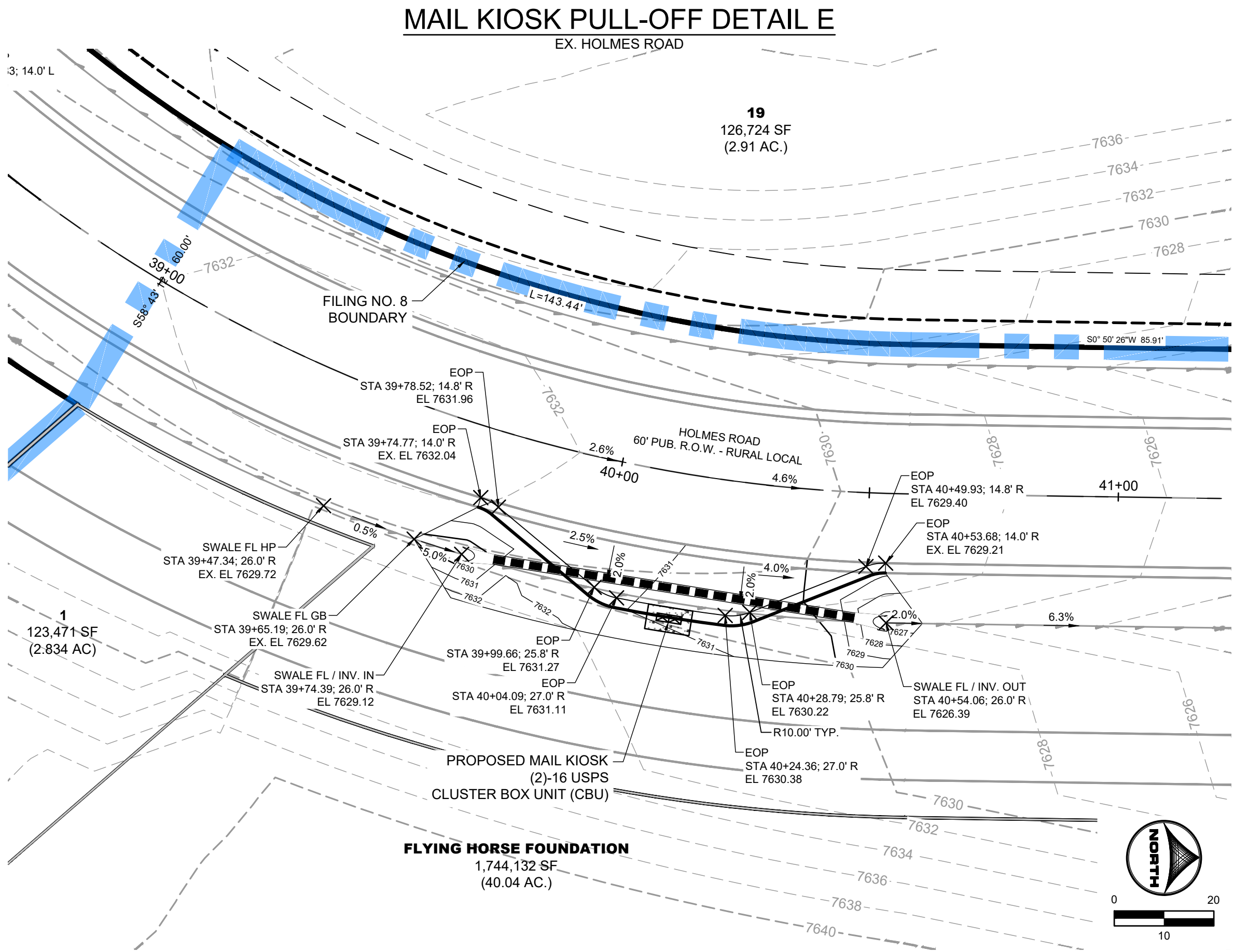
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NO.	DATE	BY	REVISION DESCRIPTION



INTERSECTION DETAILS

13



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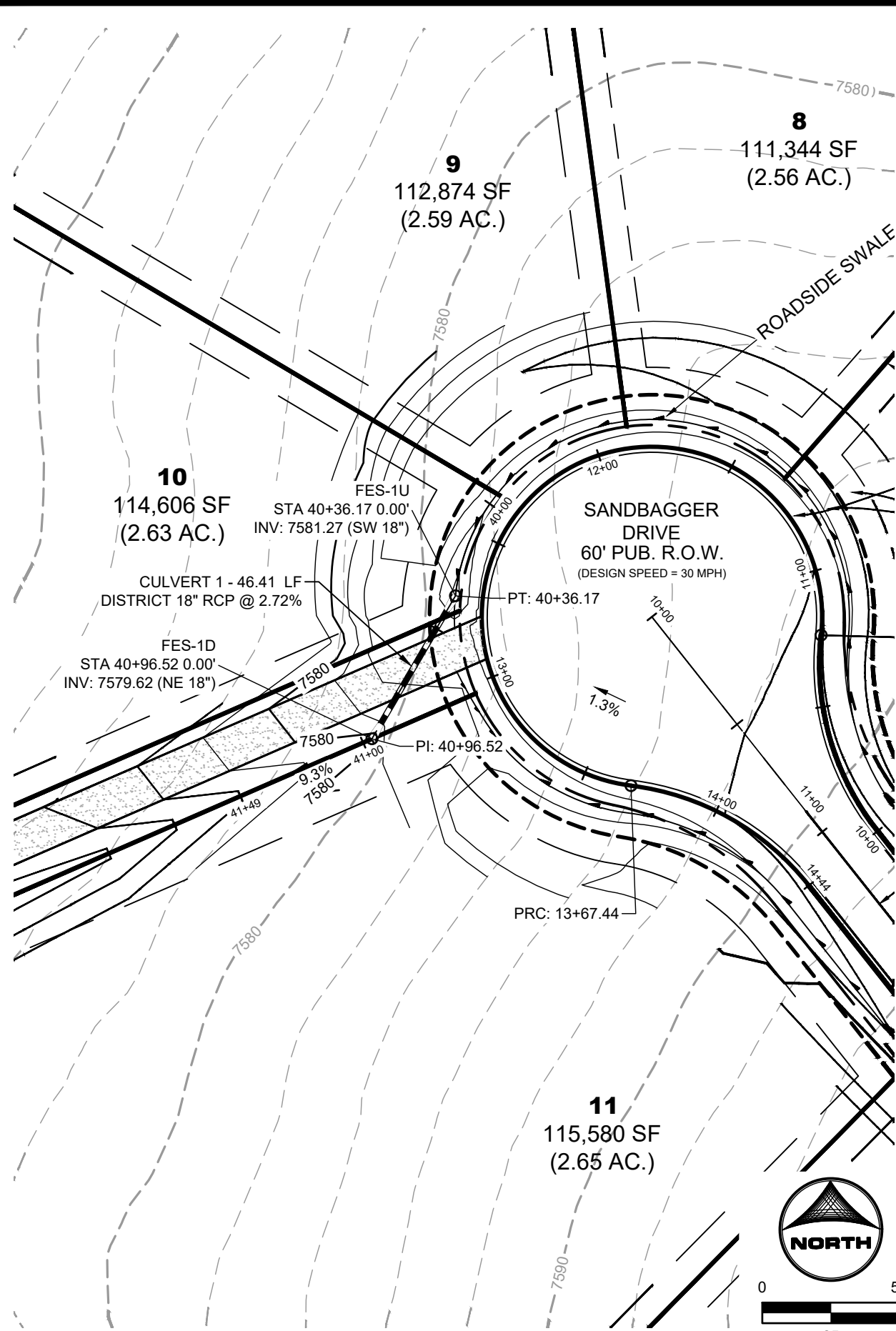
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
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FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

INTERSECTION DETAILS
INTERSECTION DETAILS

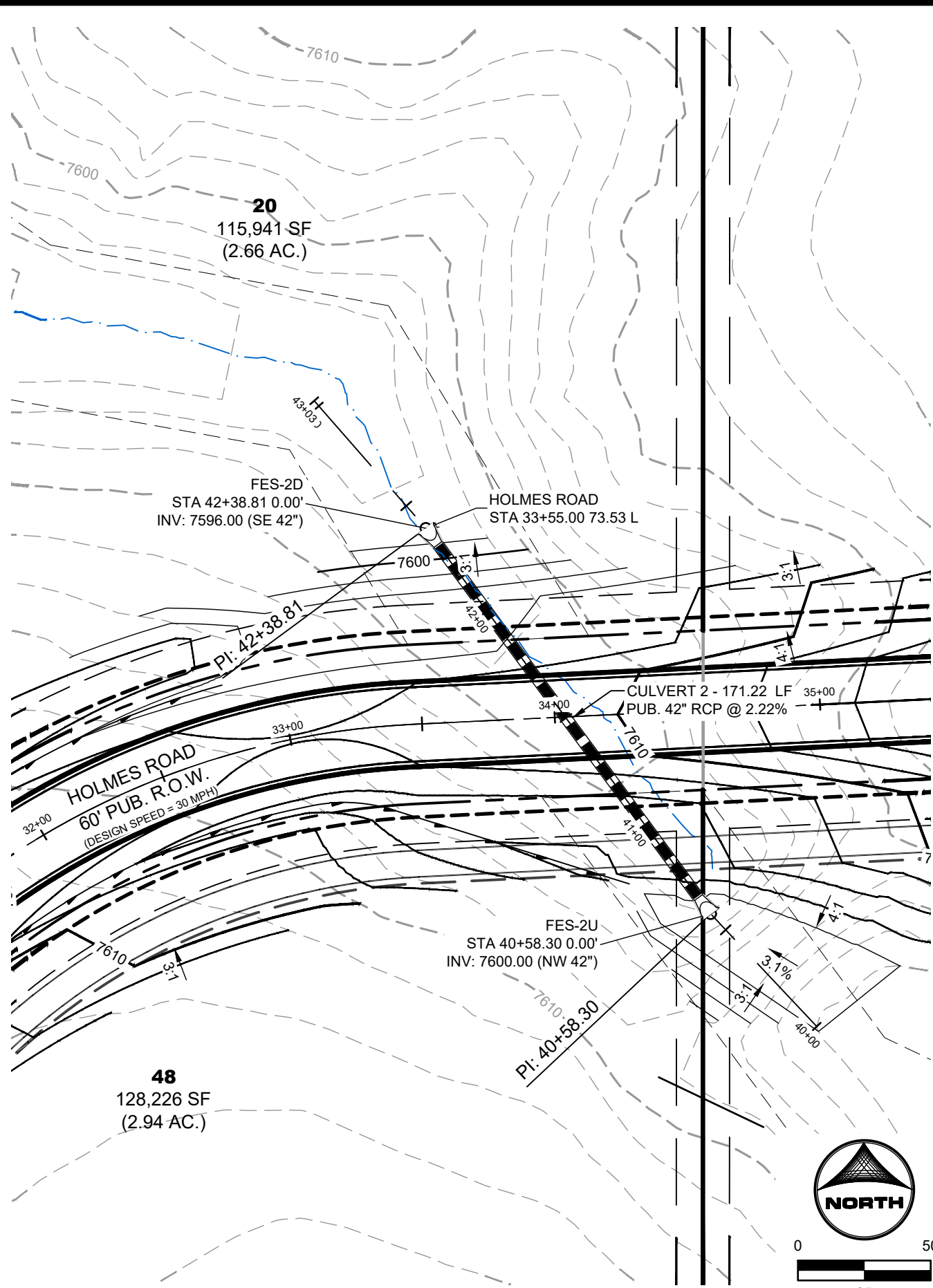
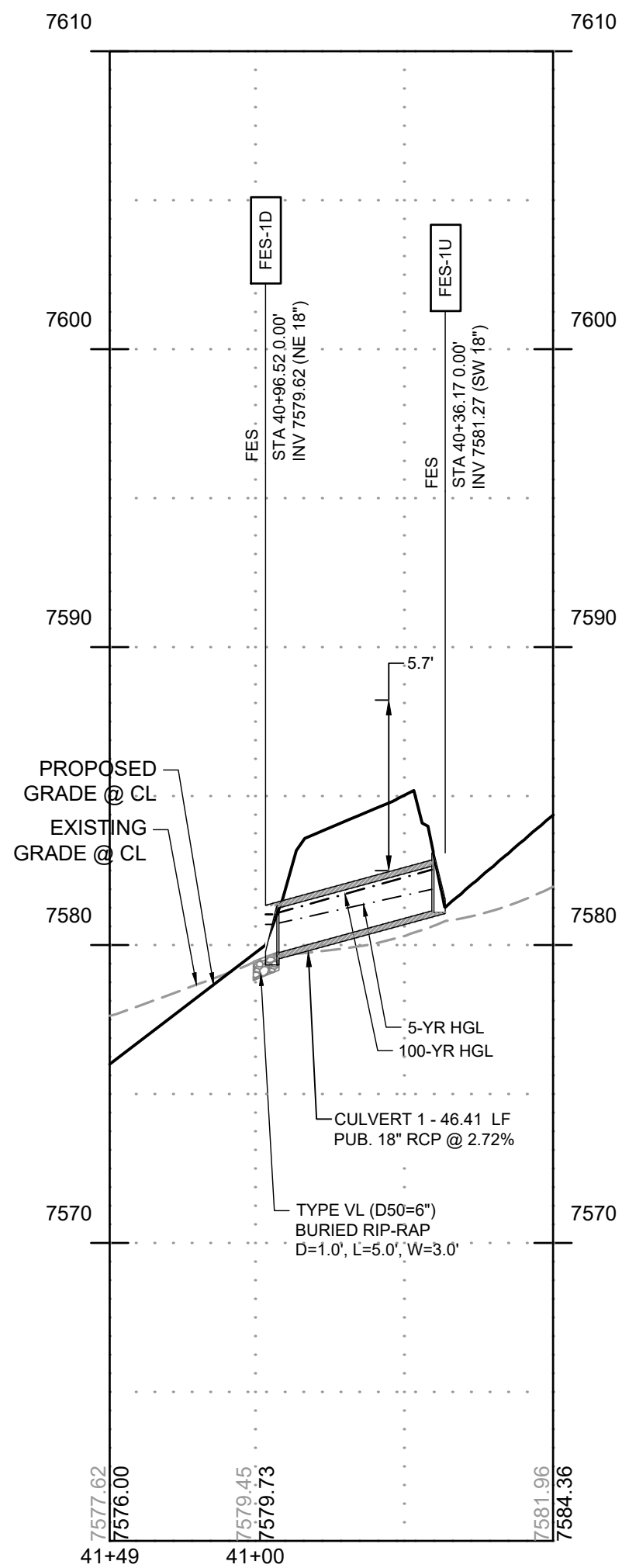
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14



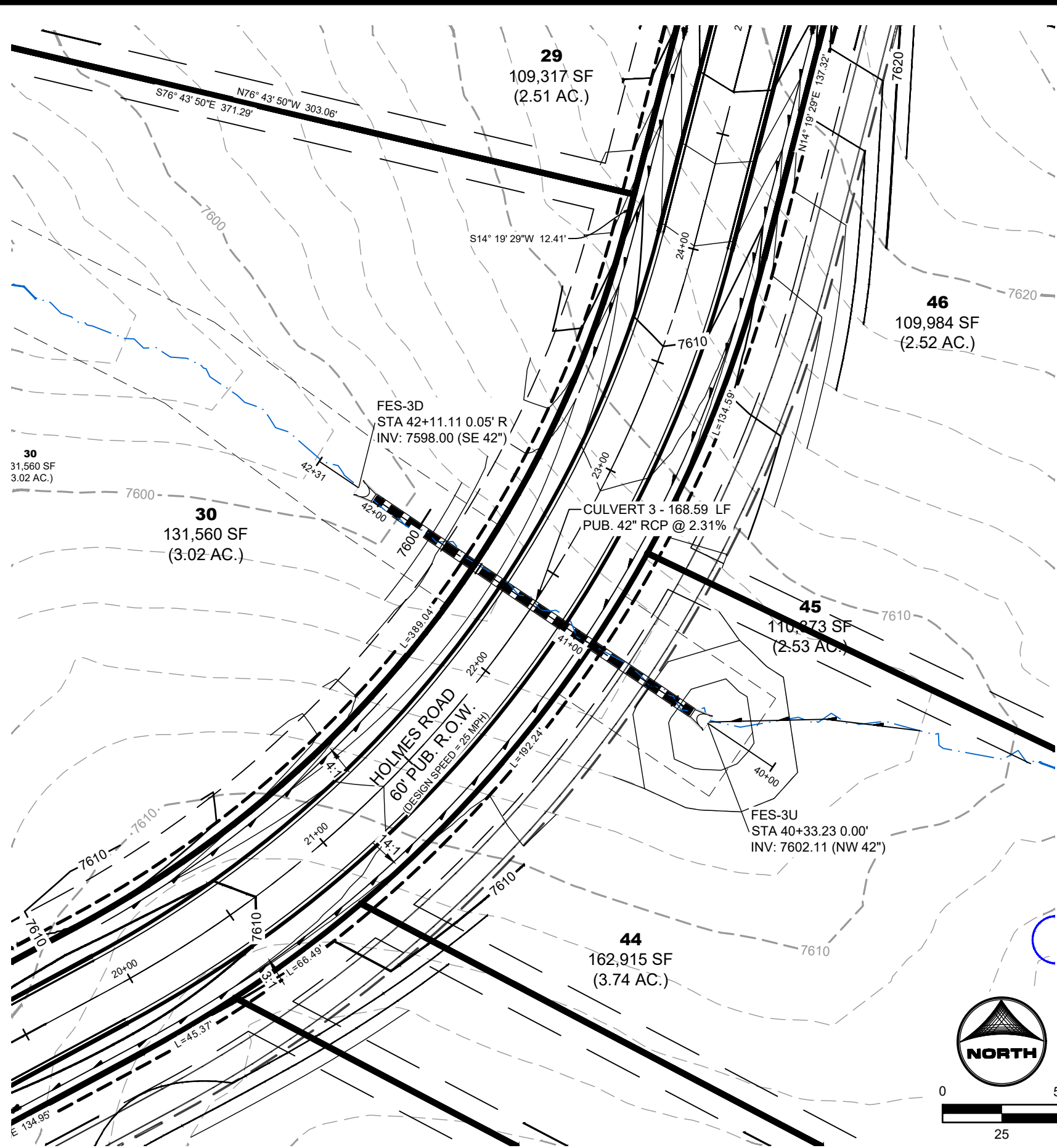
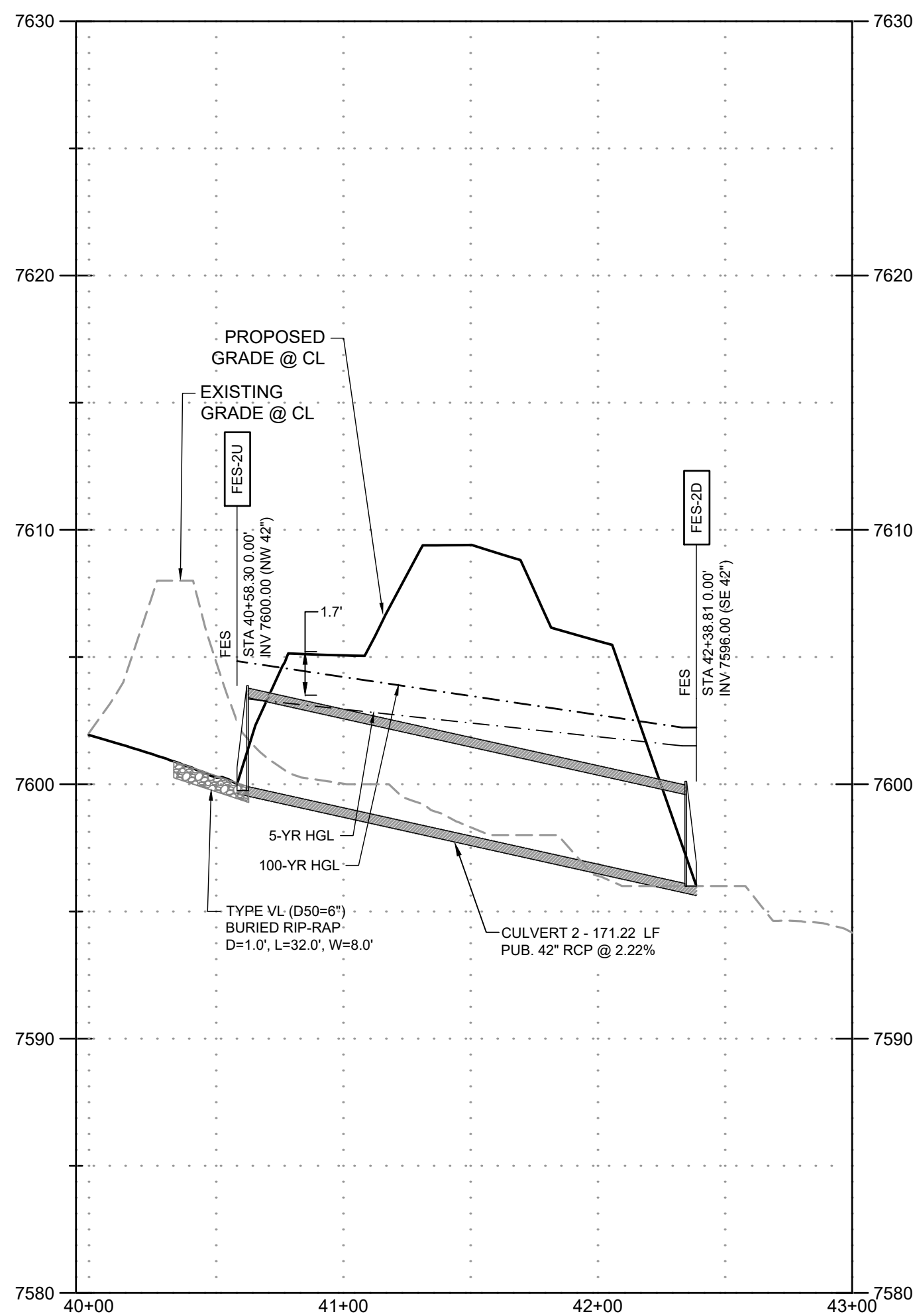
CULVERT 1

DISTRICT STORM CULVERT PIPE UNDER MAINTENANCE
PATH AT SANDBAGGER DRIVE CUL-DE-SAC



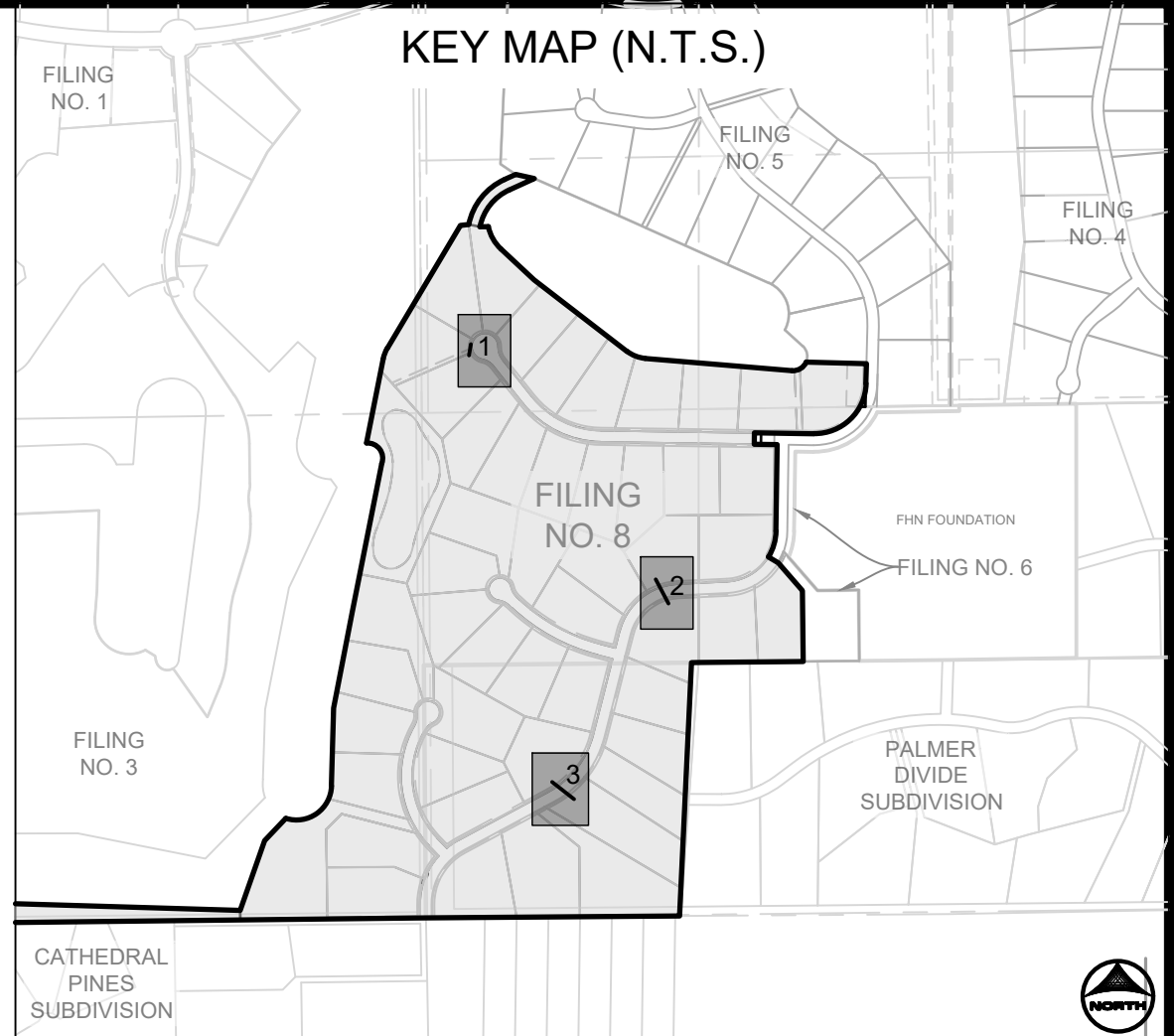
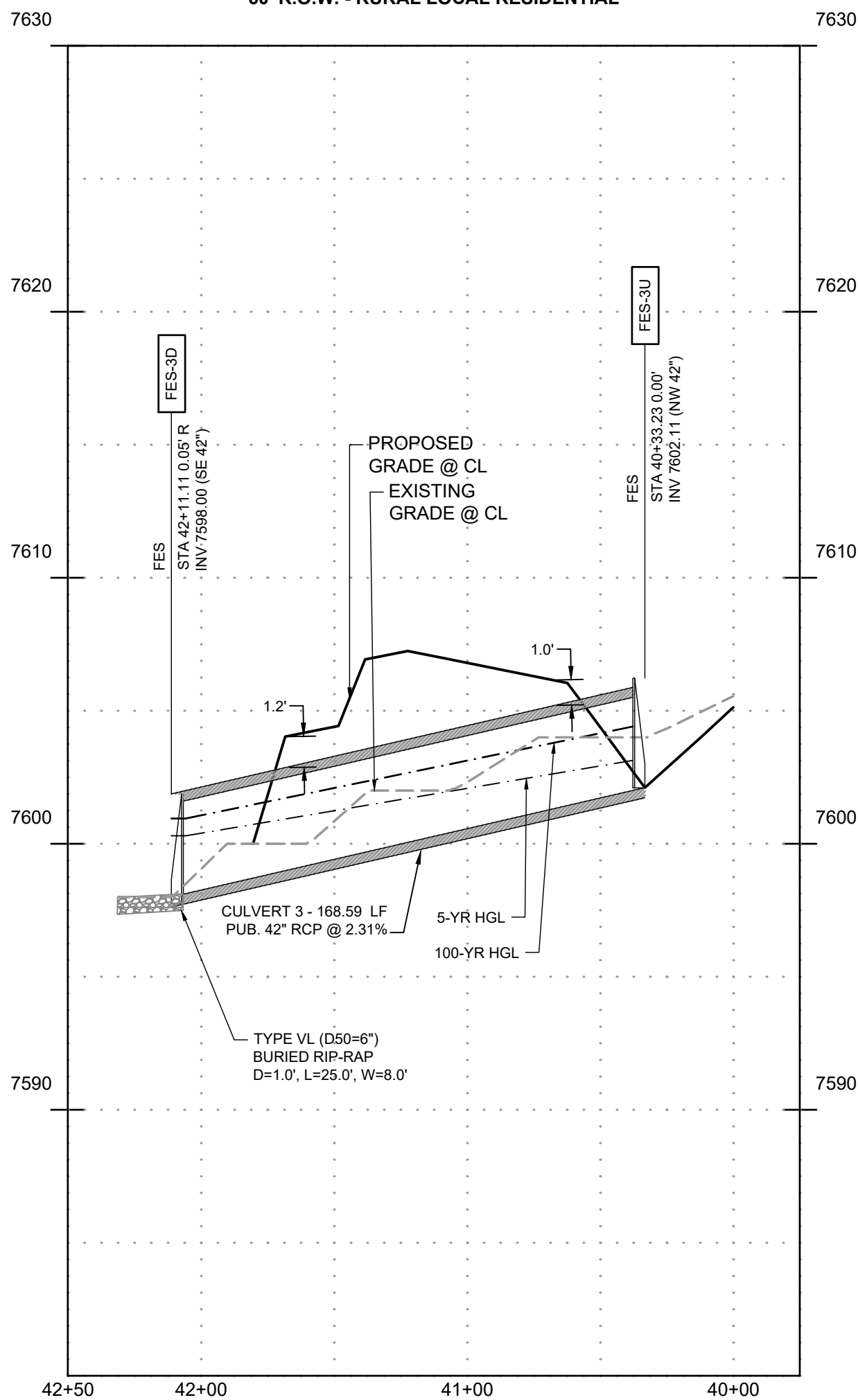
CULVERT 2

PUB. STORM CULVERT PIPE CROSSING
HOLMES ROAD NEAR STA. 33+00
60' R.O.W. - RURAL LOCAL RESIDENTIAL



CULVERT 3

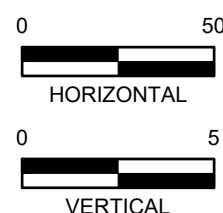
PUB. STORM CULVERT PIPE CROSSING
HOLMES ROAD NEAR STA. 24+50
60' R.O.W. - RURAL LOCAL RESIDENTIAL



NOTES:

- ALL STORM PIPES AND STRUCTURES WITHIN PUBLIC RIGHT-OF-WAY ARE OWNED AND MAINTAINED BY EL PASO COUNTY. ALL STORM PIPES AND STRUCTURES OUTSIDE OF RIGHT-OF-WAY ARE DESIGNATED AS PUBLIC AND ARE OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT. ALL POND INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT.
- TRACT A (POND J) IS OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT FOR ACCESS, DRAINAGE, UTILITIES, AND MAINTENANCE.
- ALL POND INFRASTRUCTURE IS CONSIDERED 'PUBLIC', AS IT IS OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT.

PROFILE LEGEND	
	EXISTING GROUND AT PIPE ALIGNMENT
	PROPOSED GRADE AT PIPE ALIGNMENT



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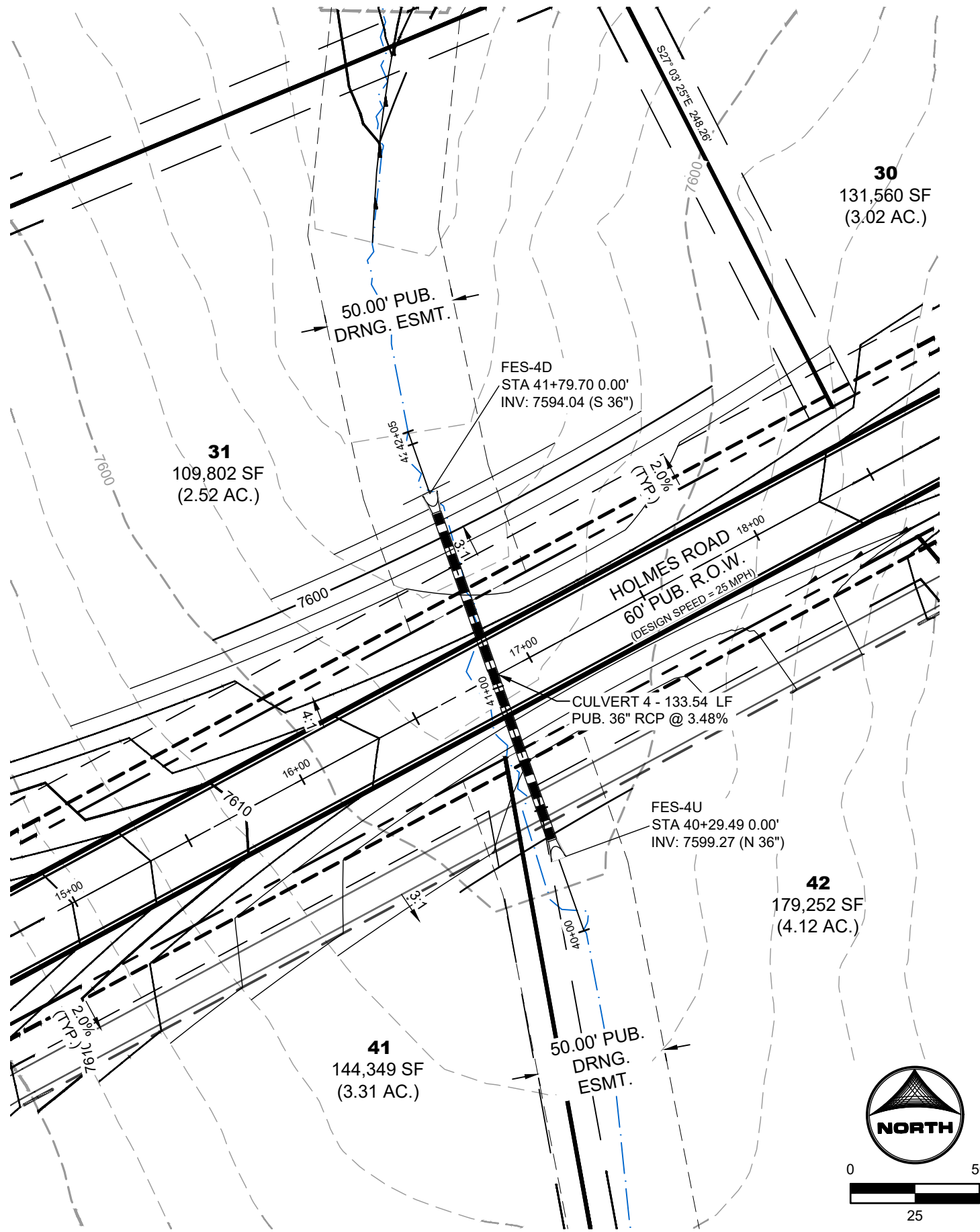
HRGreen
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EL PASO COUNTY, CO

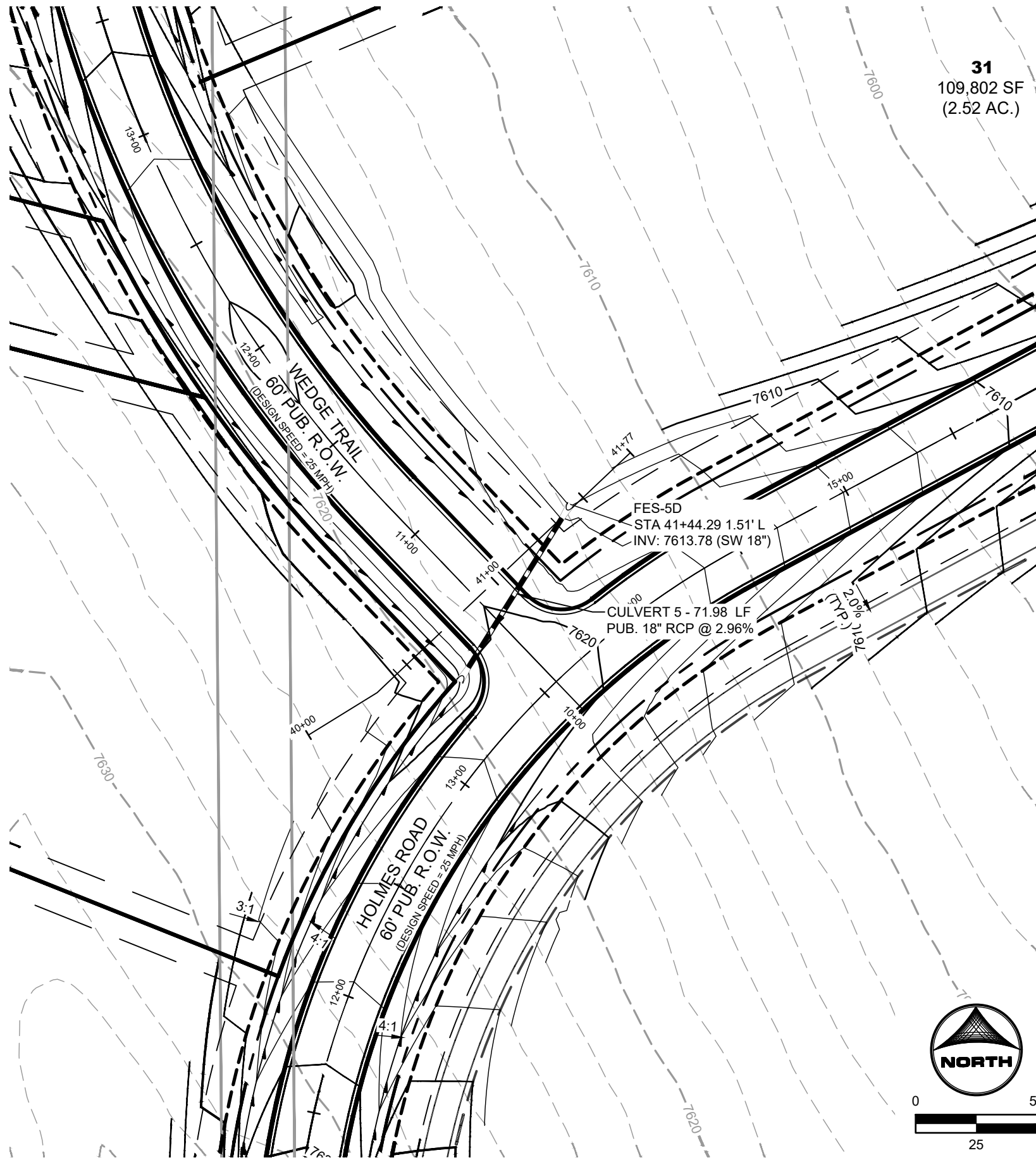
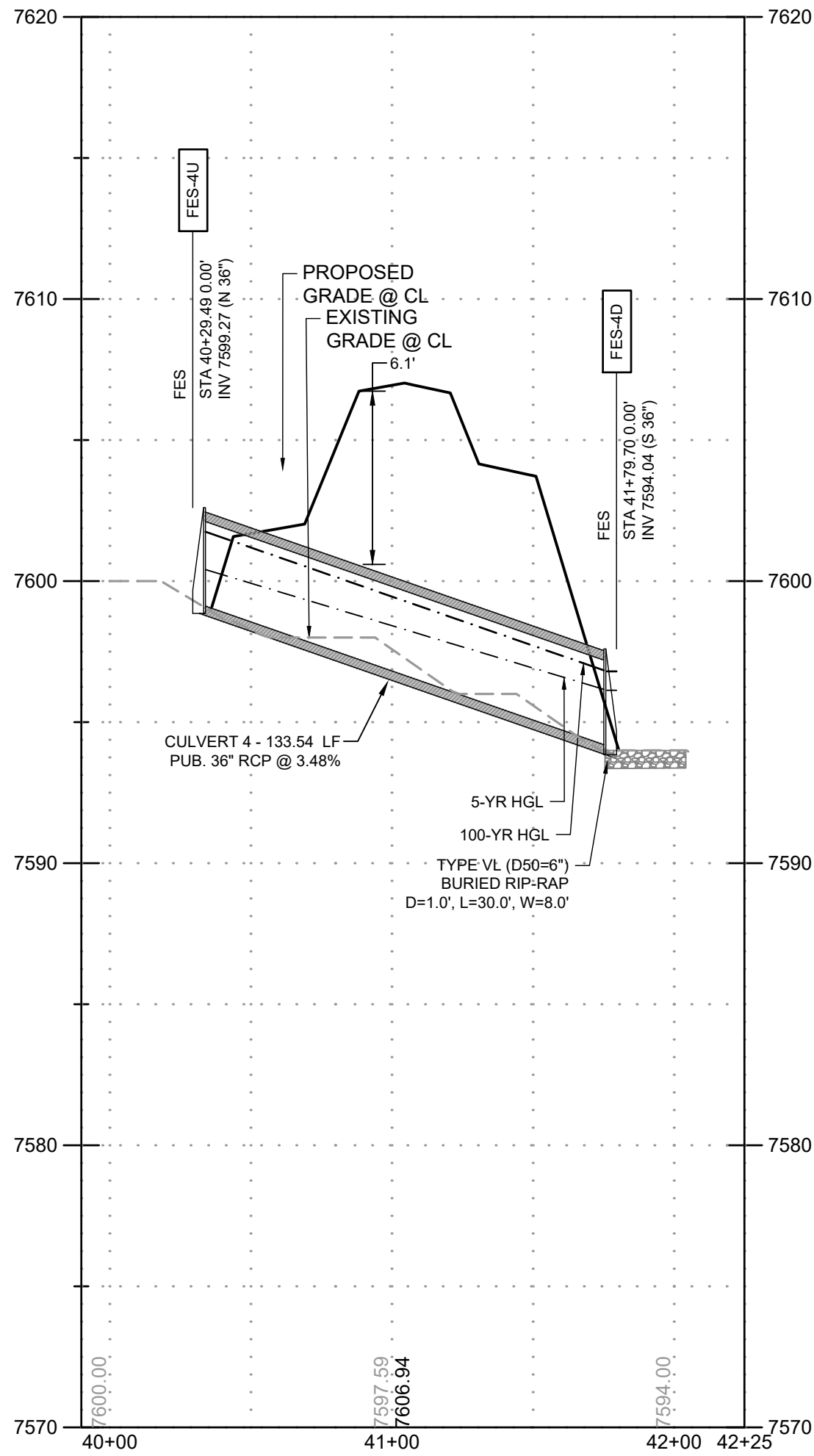
STREET PLAN & PROFILES
STORM CULVERTS

SHEET
STM

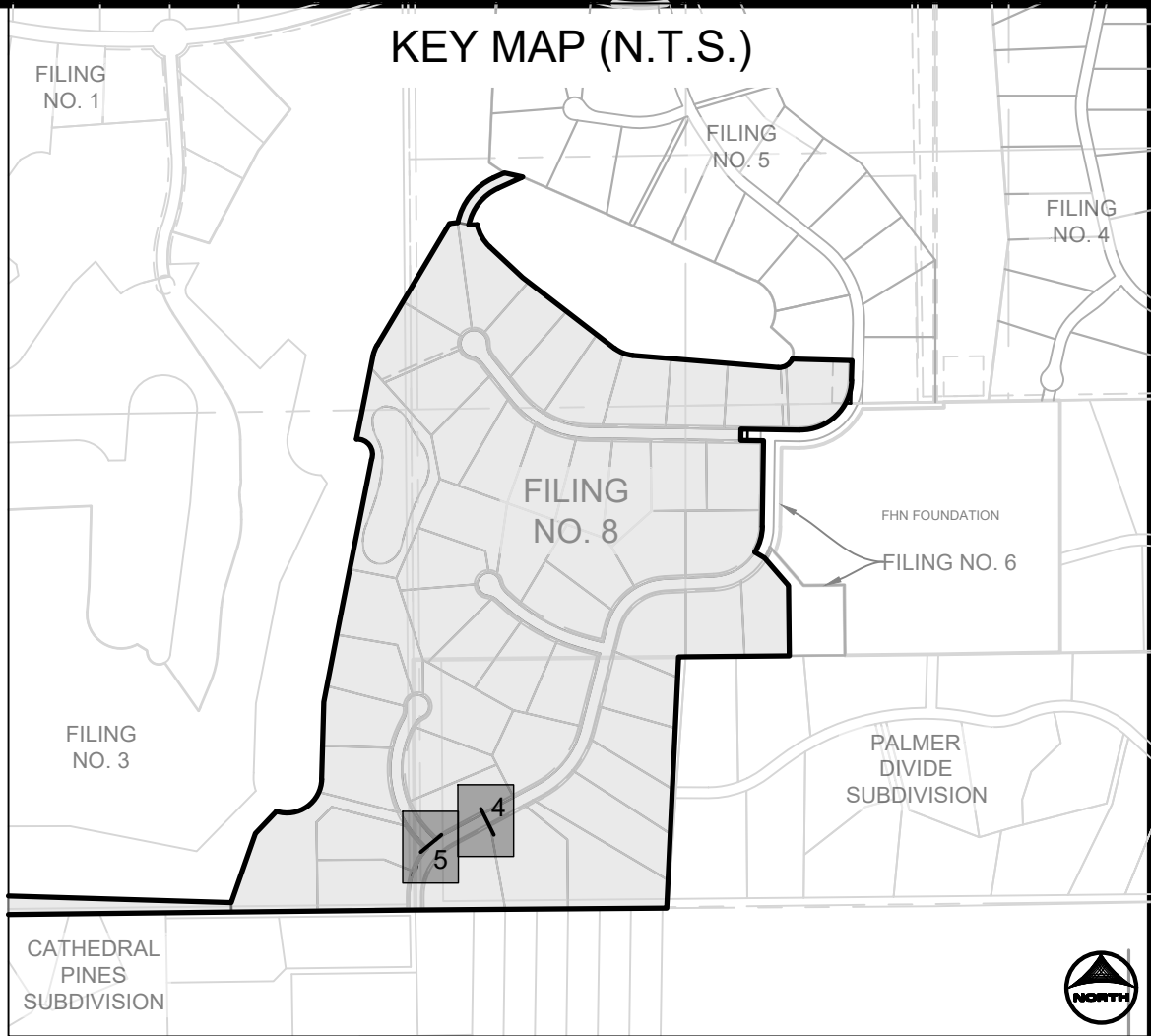
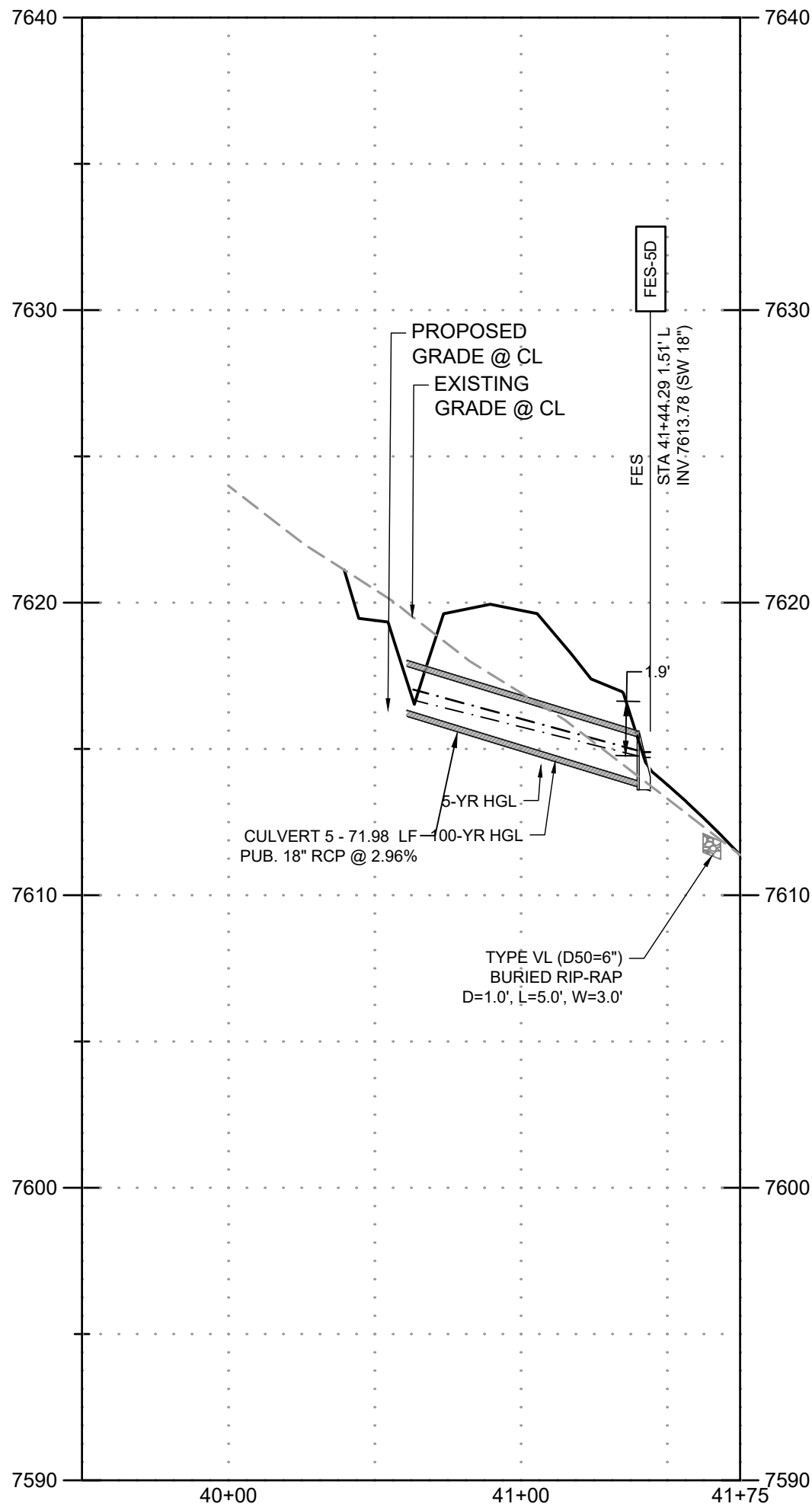
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CULVERT 4
PUB. STORM CULVERT PIPE CROSSING
HOLMES ROAD NEAR STA. 17+00
60' R.O.W. - RURAL LOCAL RESIDENTIAL

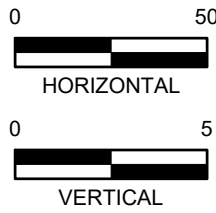


CULVERT 5
PUB. STORM CULVERT PIPE CROSSING
WEDGE TRAIL, ALONG HOLMES ROAD
60' R.O.W. - RURAL LOCAL RESIDENTIAL



- NOTES:
- ALL STORM PIPES AND STRUCTURES WITHIN PUBLIC RIGHT-OF-WAY ARE OWNED AND MAINTAINED BY EL PASO COUNTY. ALL STORM PIPES AND STRUCTURES OUTSIDE OF RIGHT-OF-WAY ARE DESIGNATED AS PUBLIC AND ARE OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT. ALL POND INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT.
 - TRACT A (POND J) IS OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT FOR ACCESS, DRAINAGE, UTILITIES, AND MAINTENANCE.
 - ALL POND INFRASTRUCTURE IS CONSIDERED 'PUBLIC', AS IT IS OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT.

PROFILE LEGEND	
	EXISTING GROUND AT PIPE ALIGNMENT
	PROPOSED GRADE AT PIPE ALIGNMENT



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CAD DATE: 4/6/2026
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_8\Storm PP

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 1"
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NO.	DATE	BY	REVISION DESCRIPTION

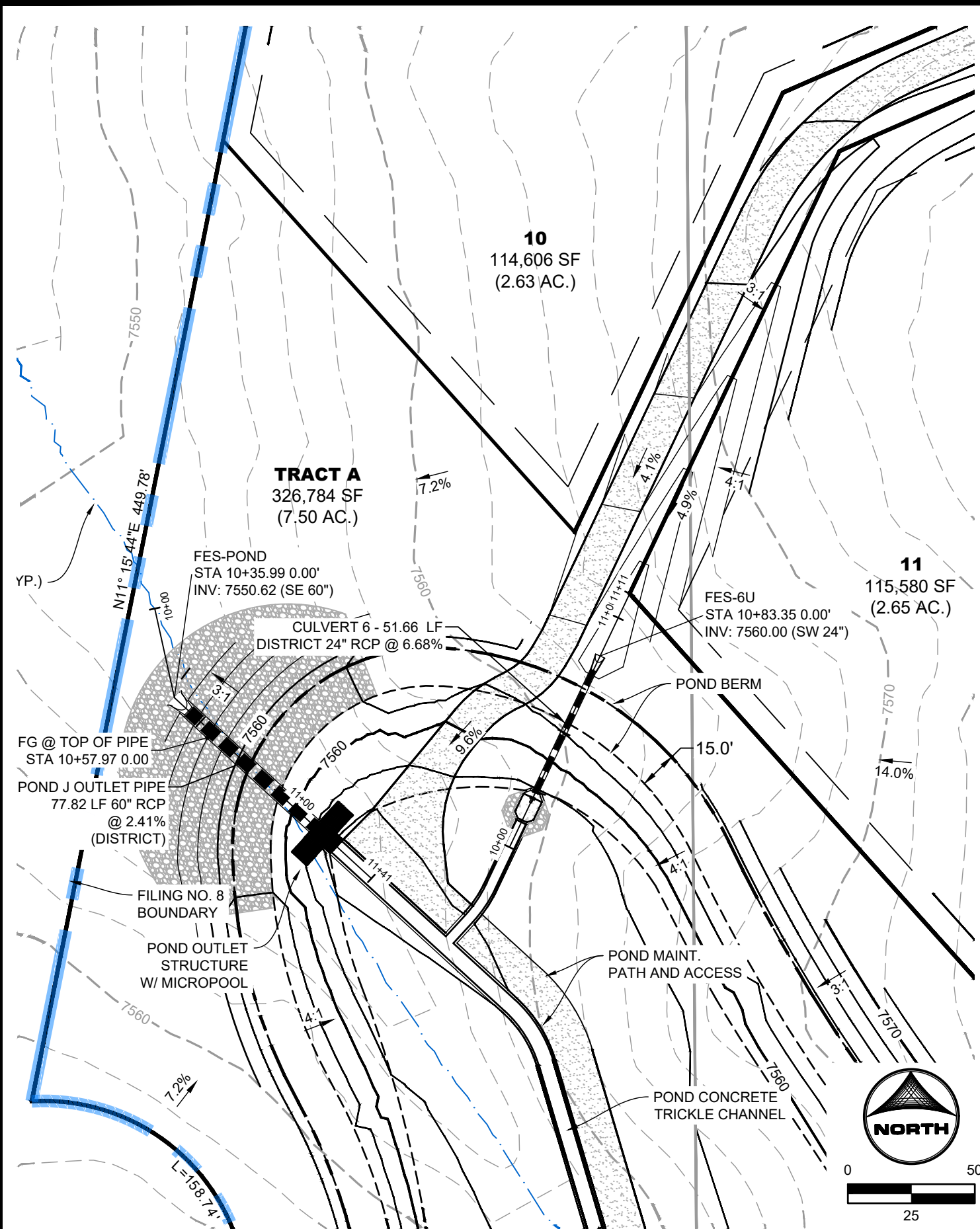
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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EL PASO COUNTY, CO

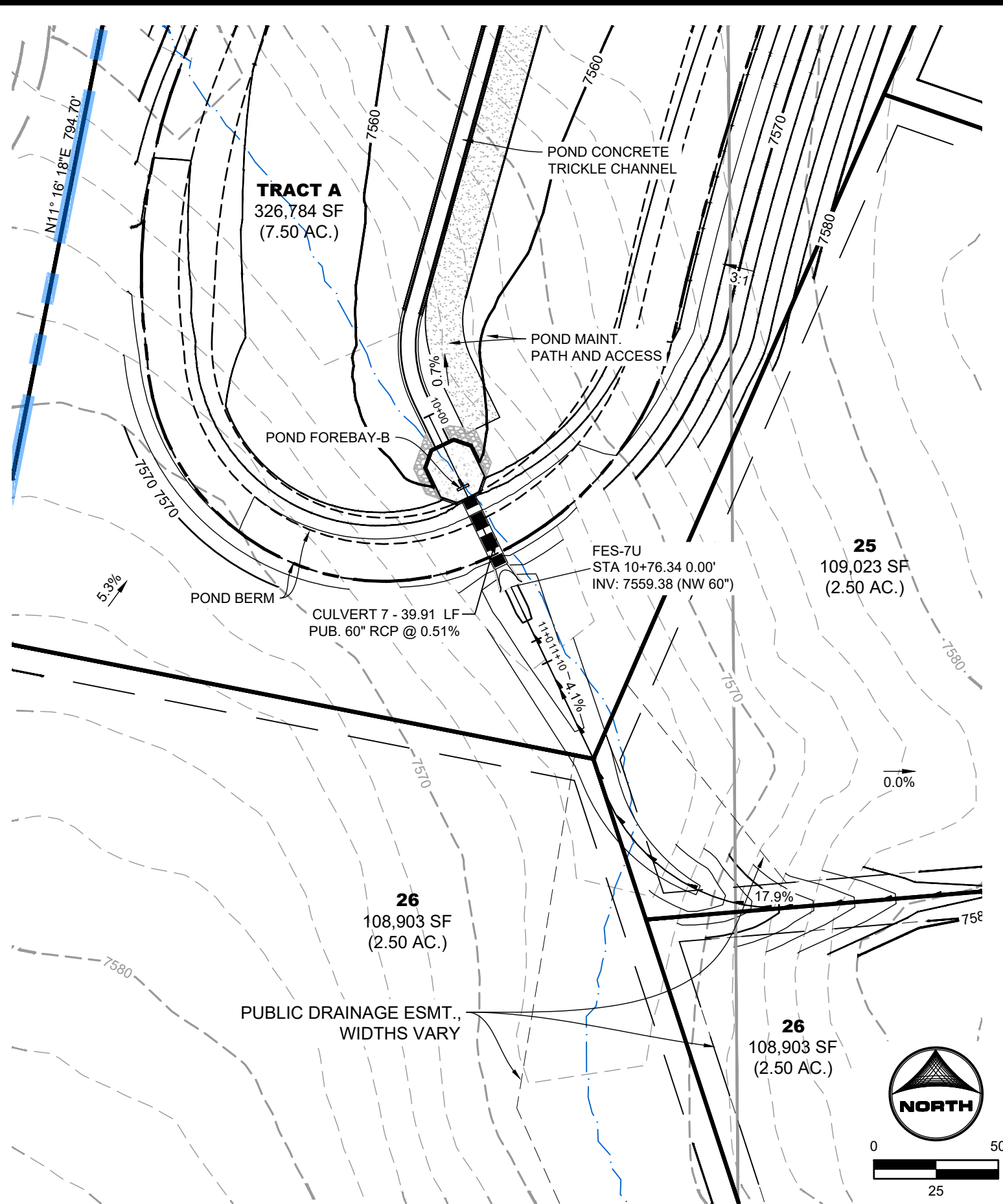
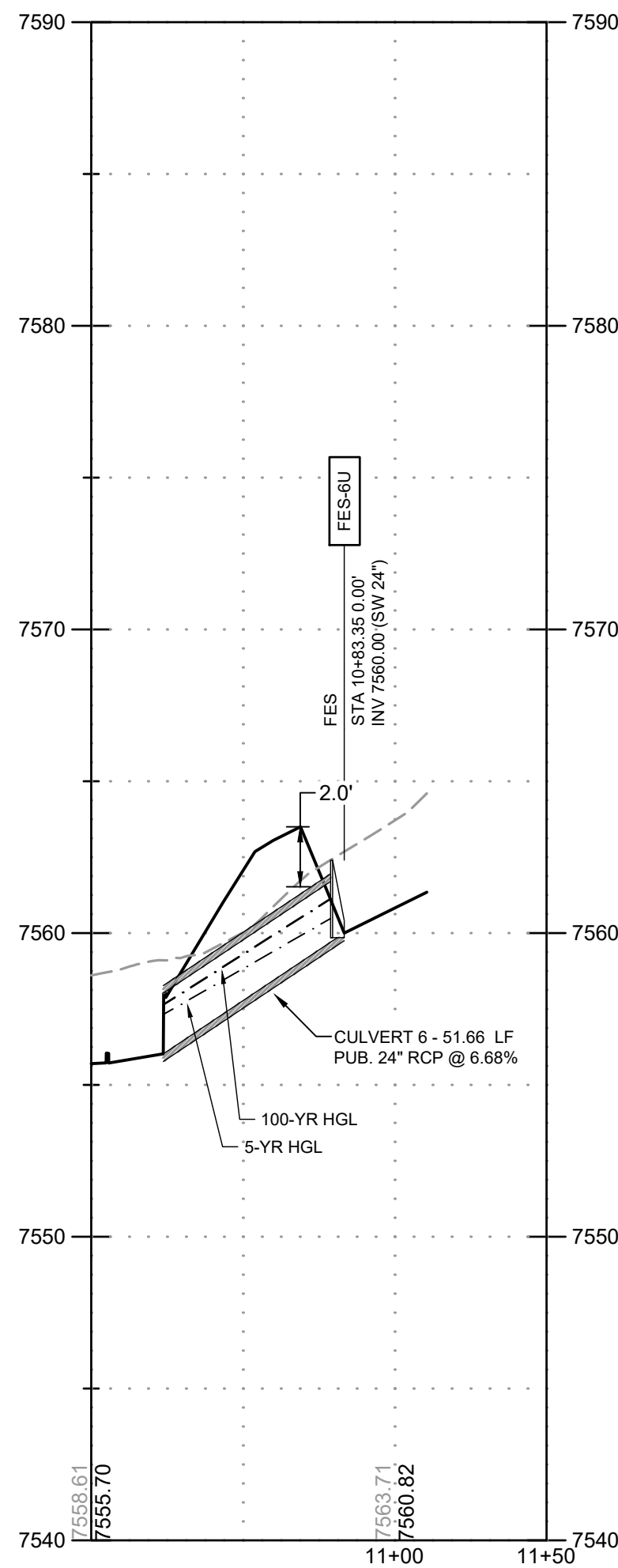
STORM SEWER PLAN & PROFILES
STORM CULVERTS

SHEET
STM

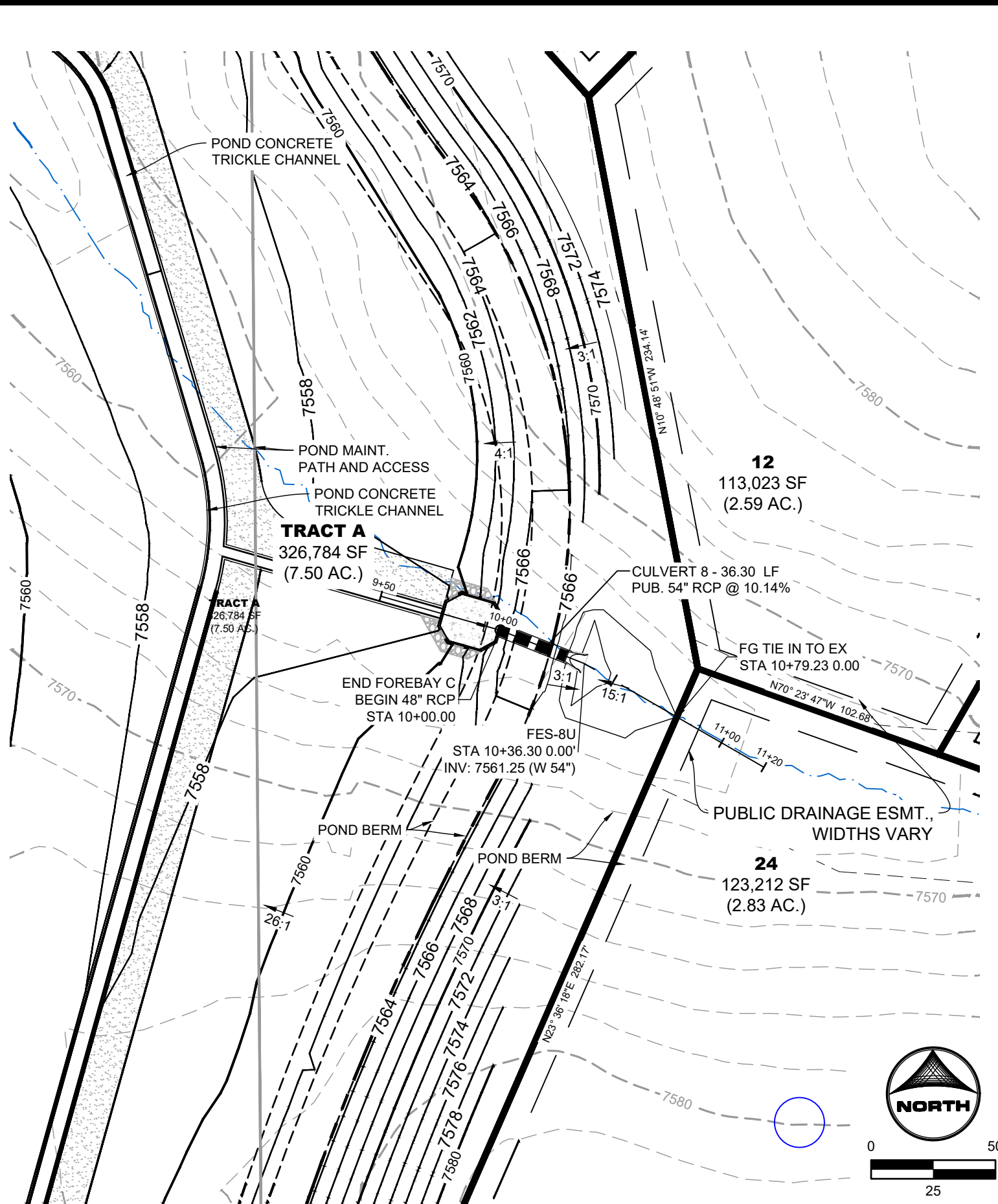
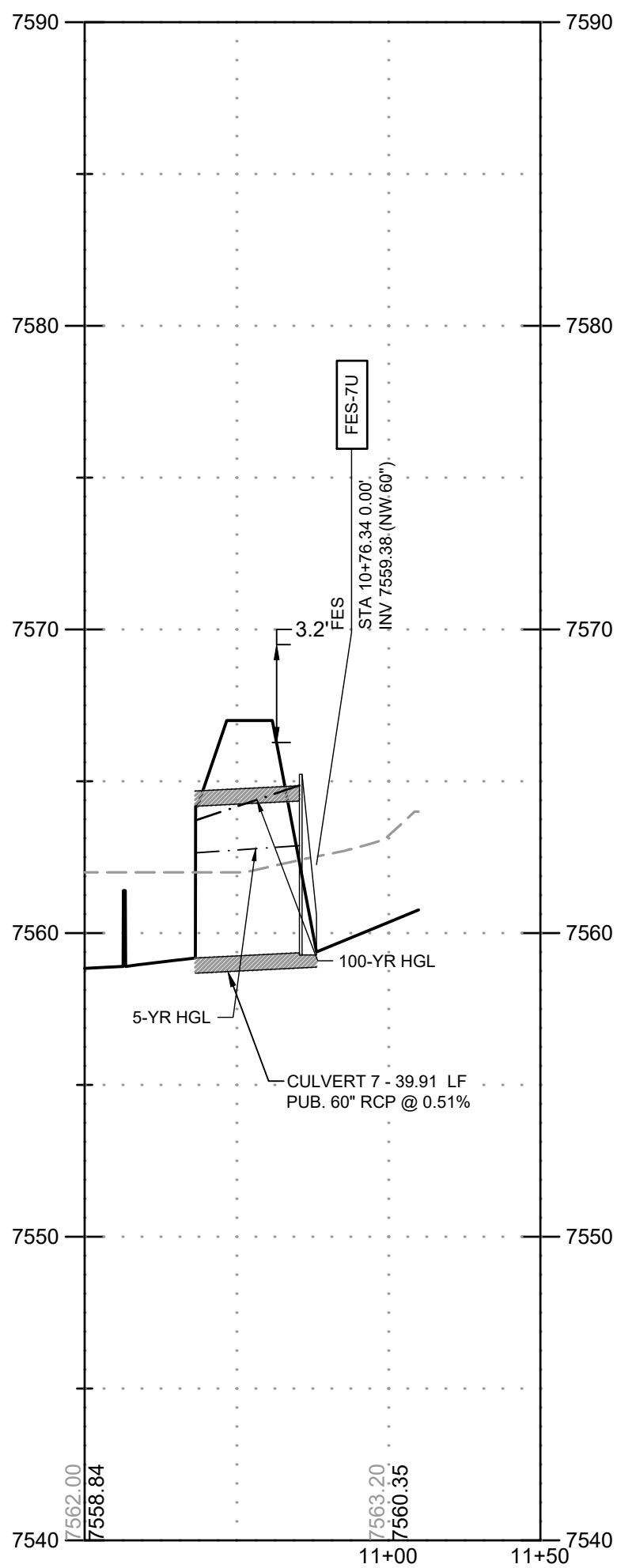
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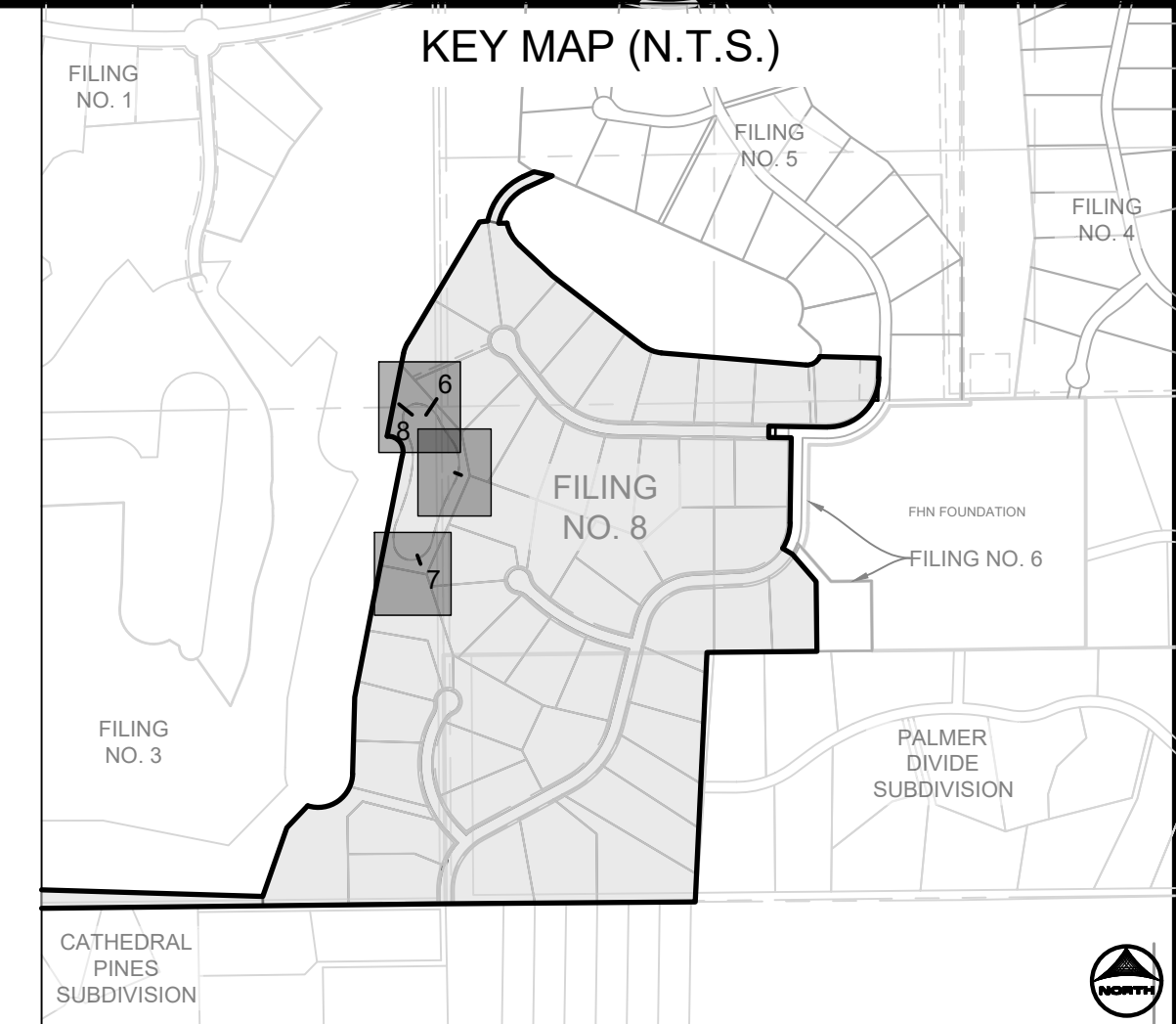
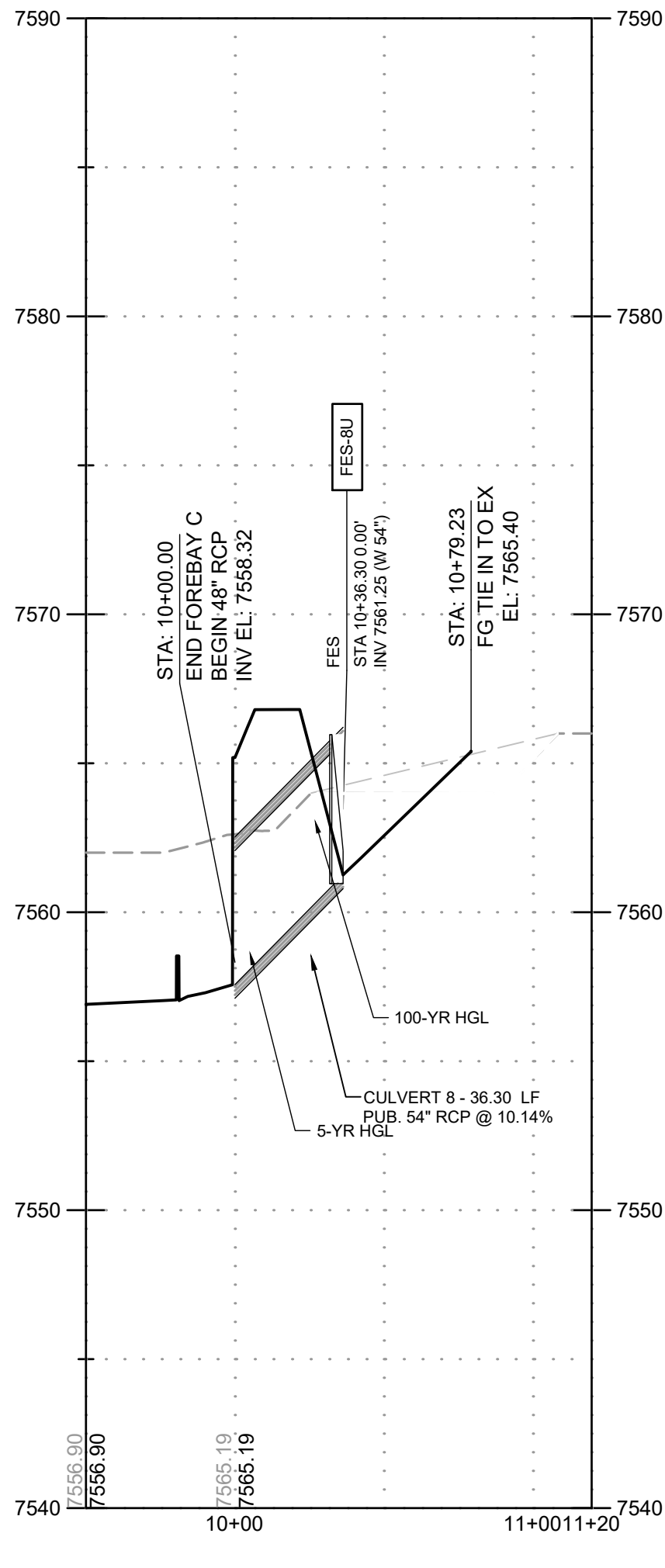
CULVERT 6
PUB. STORM CULVERT INFLOW
PIPE TO POND J (NORTH)



CULVERT 7
PUB. STORM CULVERT INFLOW
PIPE TO POND J (SOUTH)

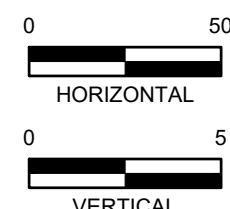


CULVERT 8
PUB. STORM CULVERT INFLOW
PIPE TO POND J (EAST)



- NOTES:
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PROFILE LEGEND	
	EXISTING GROUND AT PIPE ALIGNMENT
	PROPOSED GRADE AT PIPE ALIGNMENT



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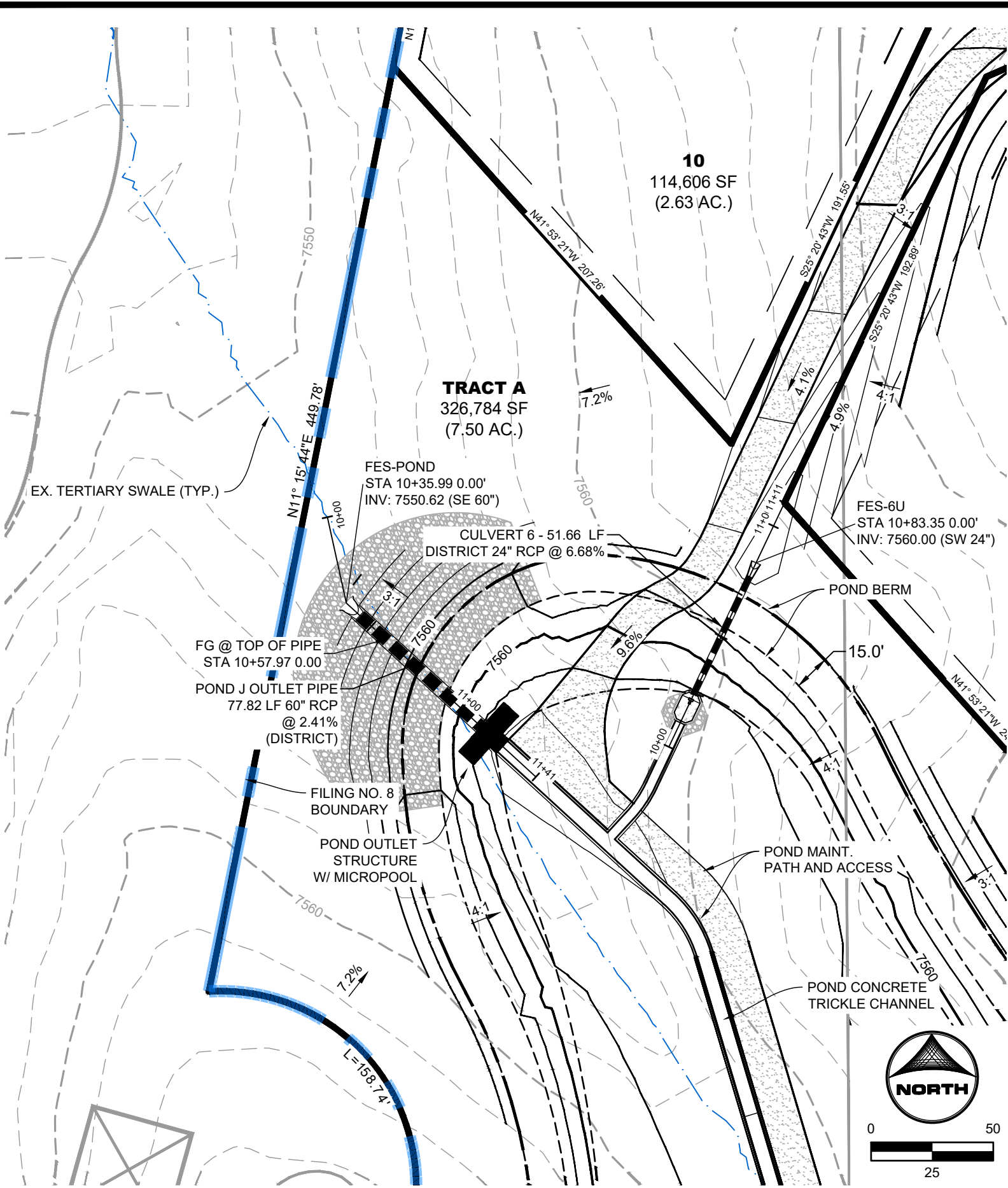
HRGreen
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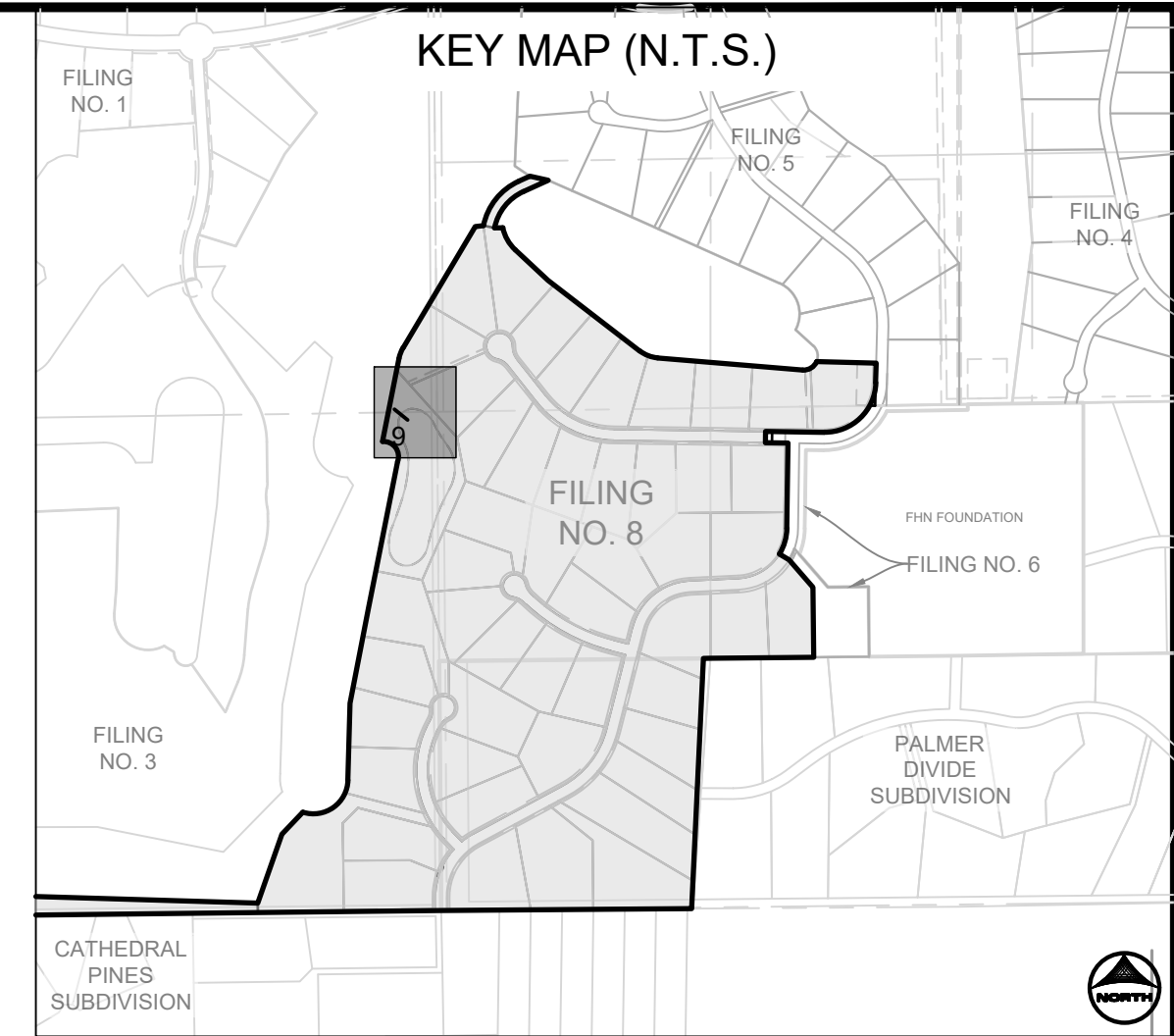
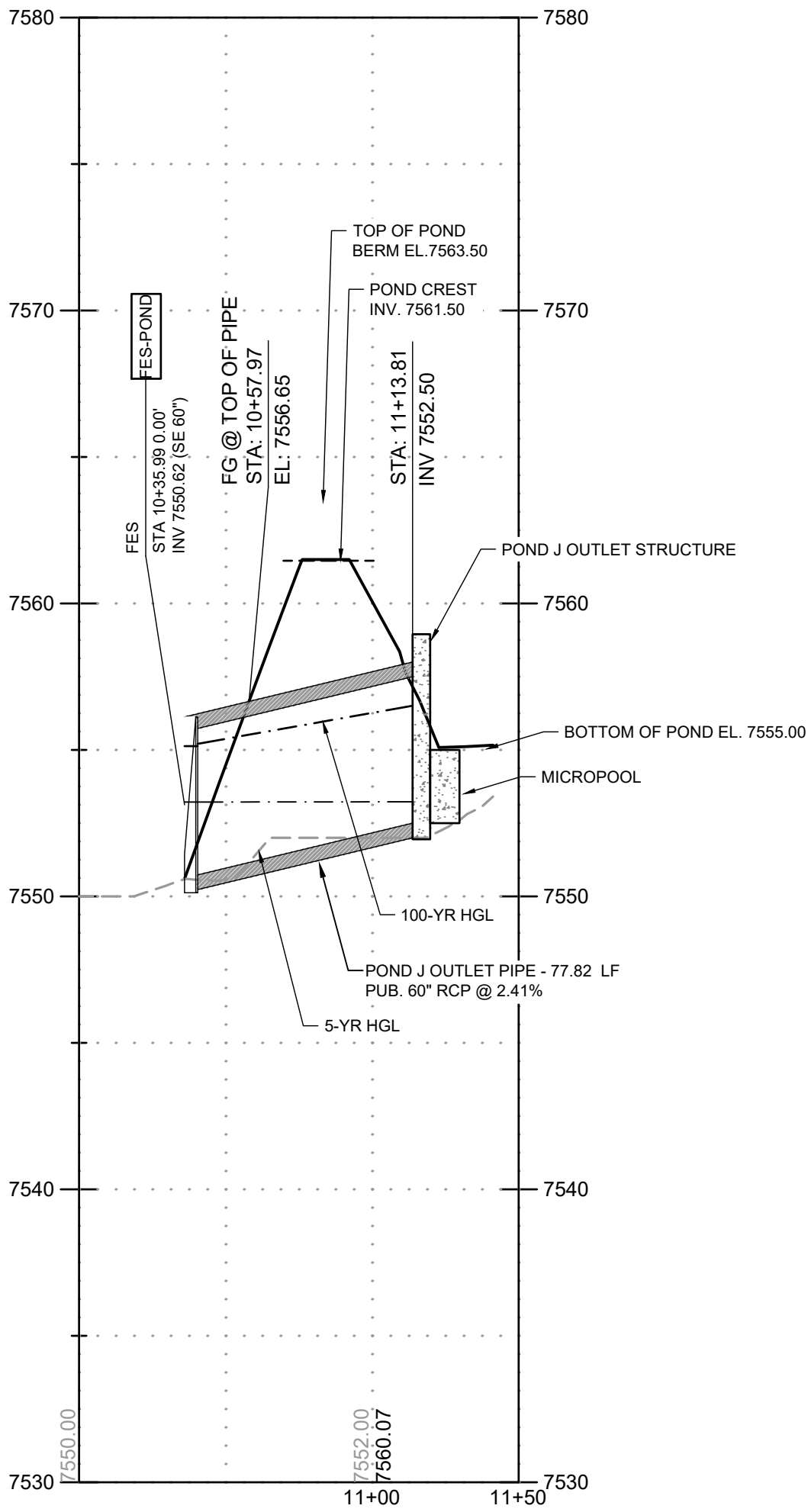
STORM SEWER PLAN & PROFILES
STORM CULVERTS

SHEET
STM

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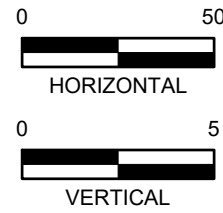


POND J OUTLET PIPE
PUB. STORM OUTFLOW PIPE
FROM POND J OUTLET STRUCTURE



- NOTES:
1. ALL STORM PIPES AND STRUCTURES WITHIN PUBLIC RIGHT-OF-WAY ARE OWNED AND MAINTAINED BY EL PASO COUNTY. ALL STORM PIPES AND STRUCTURES OUTSIDE OF RIGHT-OF-WAY ARE DESIGNATED AS PUBLIC AND ARE OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT. ALL POND INFRASTRUCTURE IS OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT.
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PROFILE LEGEND	
	EXISTING GROUND AT PIPE ALIGNMENT
	PROPOSED GRADE AT PIPE ALIGNMENT



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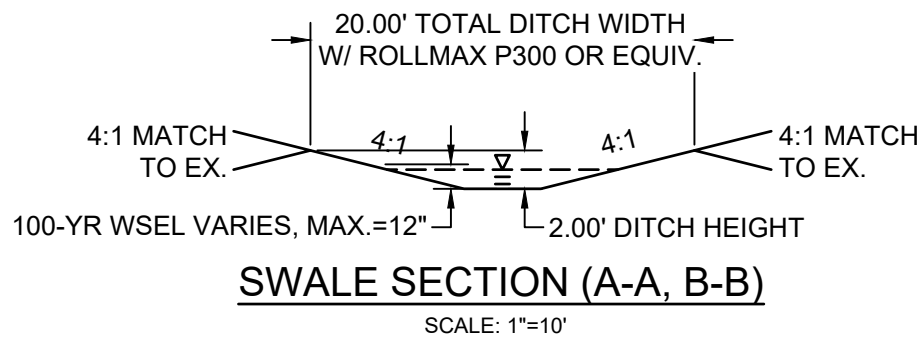
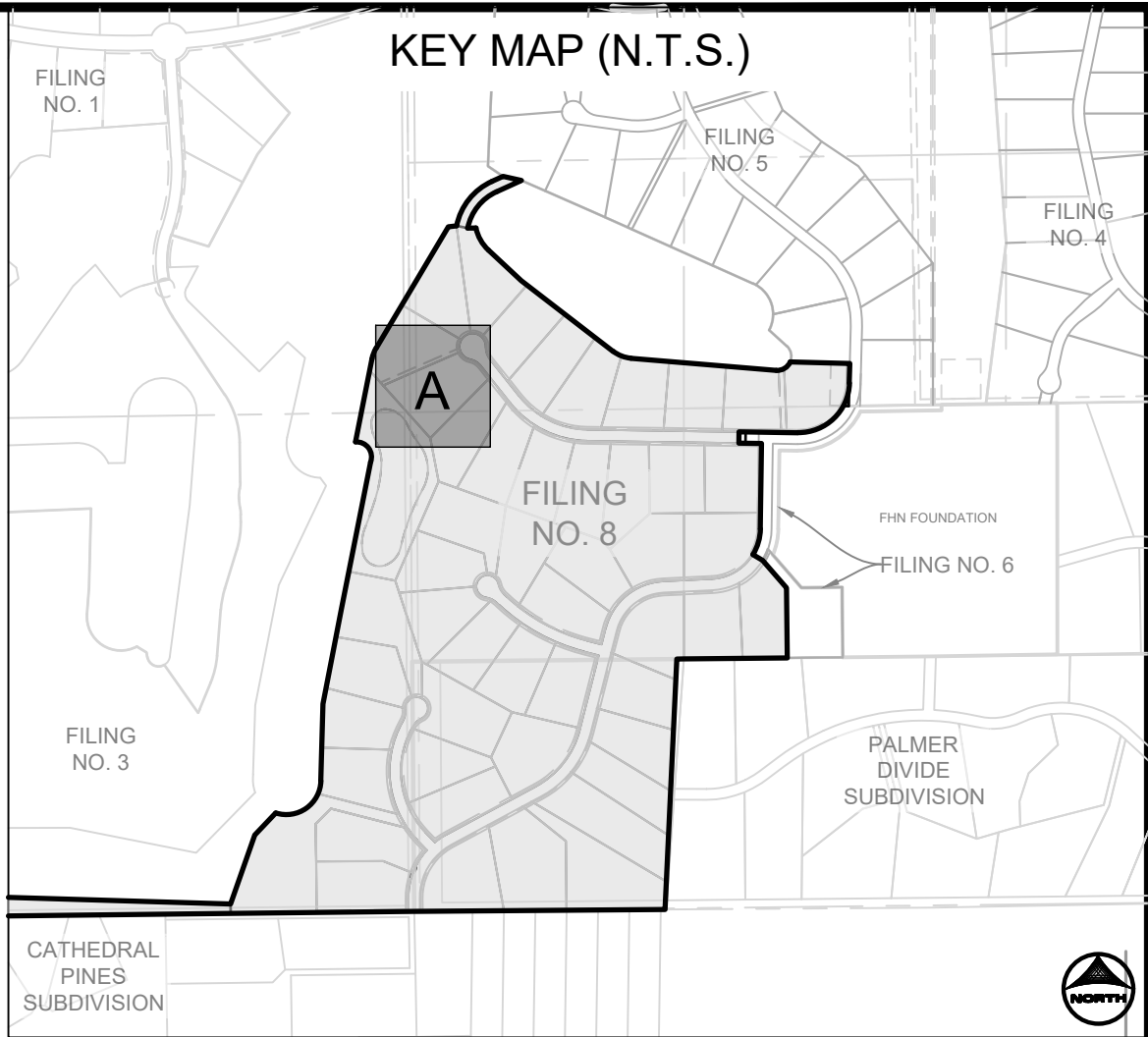
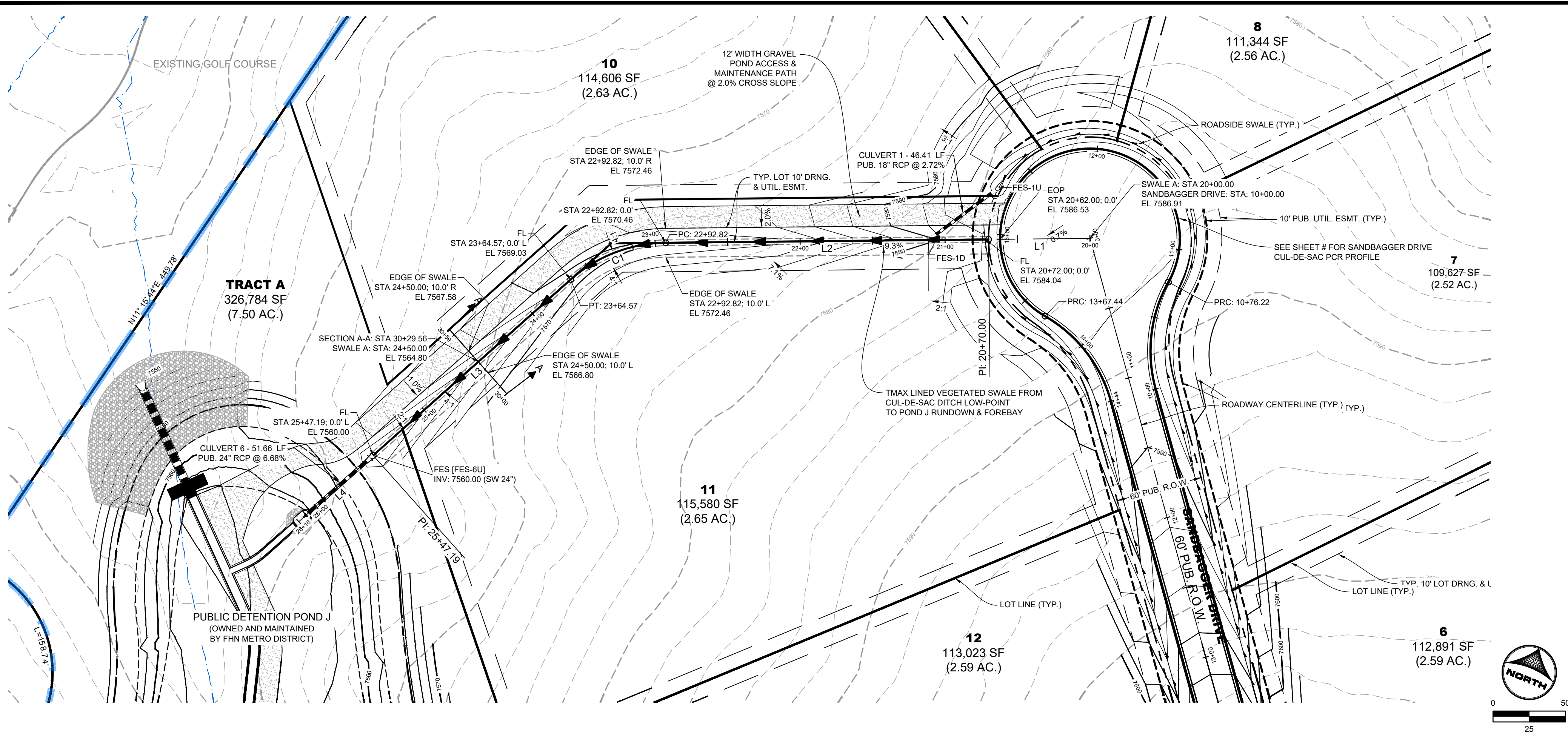
NO.	DATE	BY	REVISION DESCRIPTION



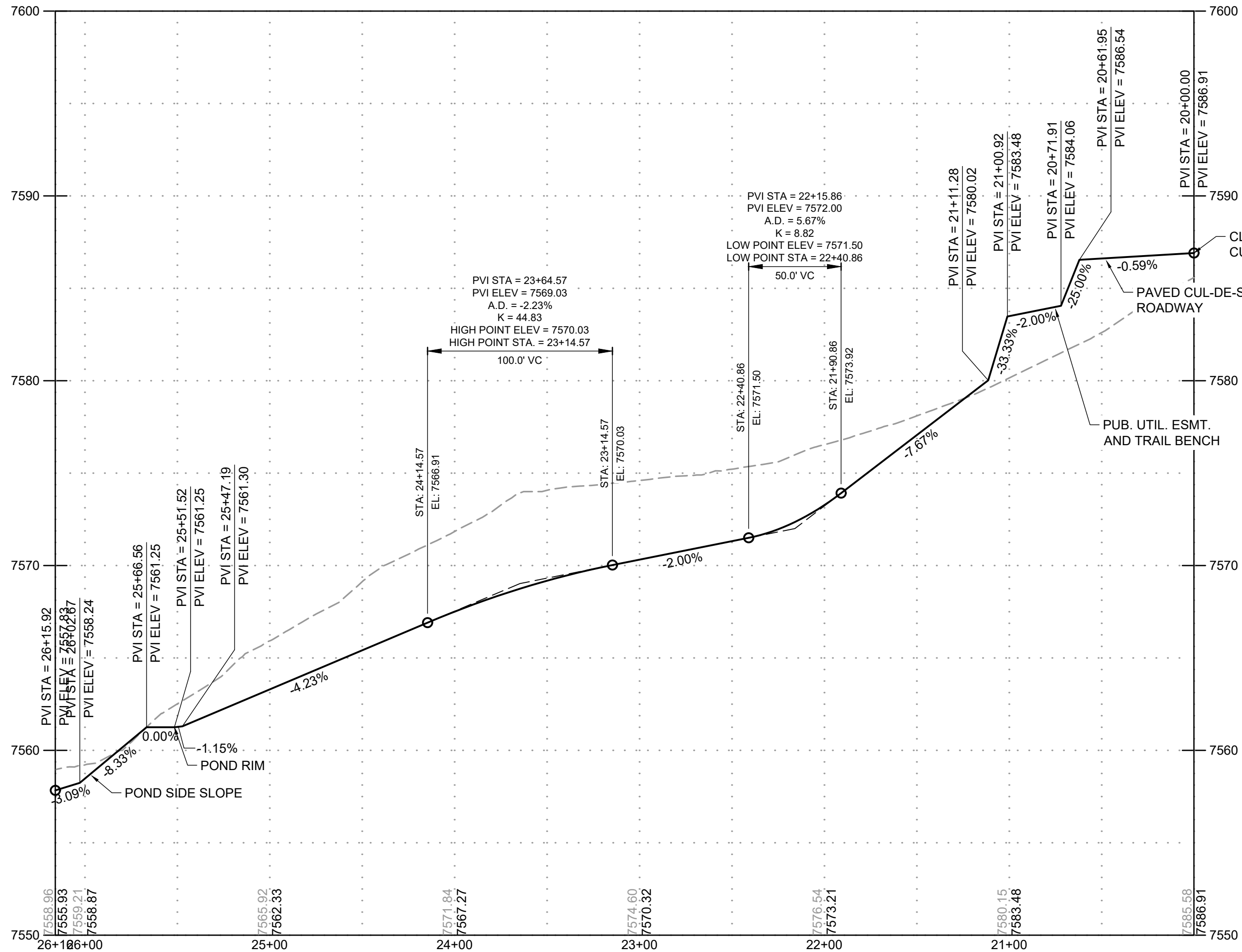
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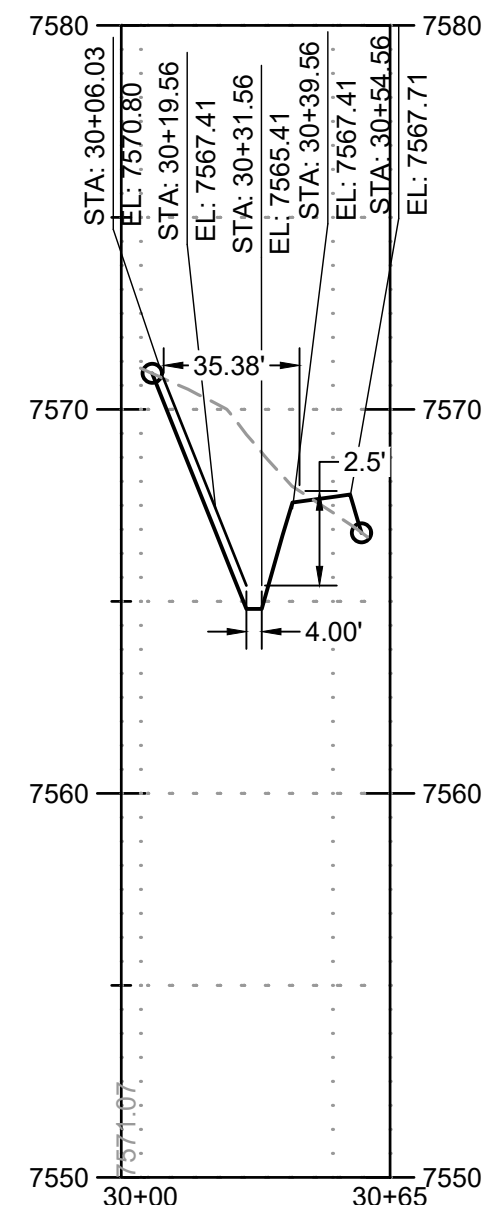
STORM SEWER PLAN & PROFILES
STORM CULVERTS



PROFILE A
DRAINAGE SWALE OUTFALL FROM SANDBAGGER DRIVE
CUL-DE-SAC TO POND J RUNDOWN

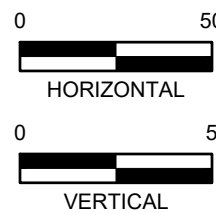


SECTION A-A



SWALE A					
TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
L1		70.00'	S66° 27' 13.87"W	N:444724.68, E:223328.89	N:444696.71, E:223264.72
L2		222.82'	S66° 27' 13.87"W	N:444696.71, E:223264.72	N:444607.70, E:223060.45
C1	100.00'	71.75'	S45° 53' 58.49"W	N:444607.70, E:223060.45	N:444558.83, E:223010.02
L3		182.61'	S25° 20' 43.12"W	N:444558.83, E:223010.02	N:444393.80, E:222931.85
L4		68.74'	S25° 20' 43.12"W	N:444393.80, E:222931.85	N:444331.68, E:222902.42

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



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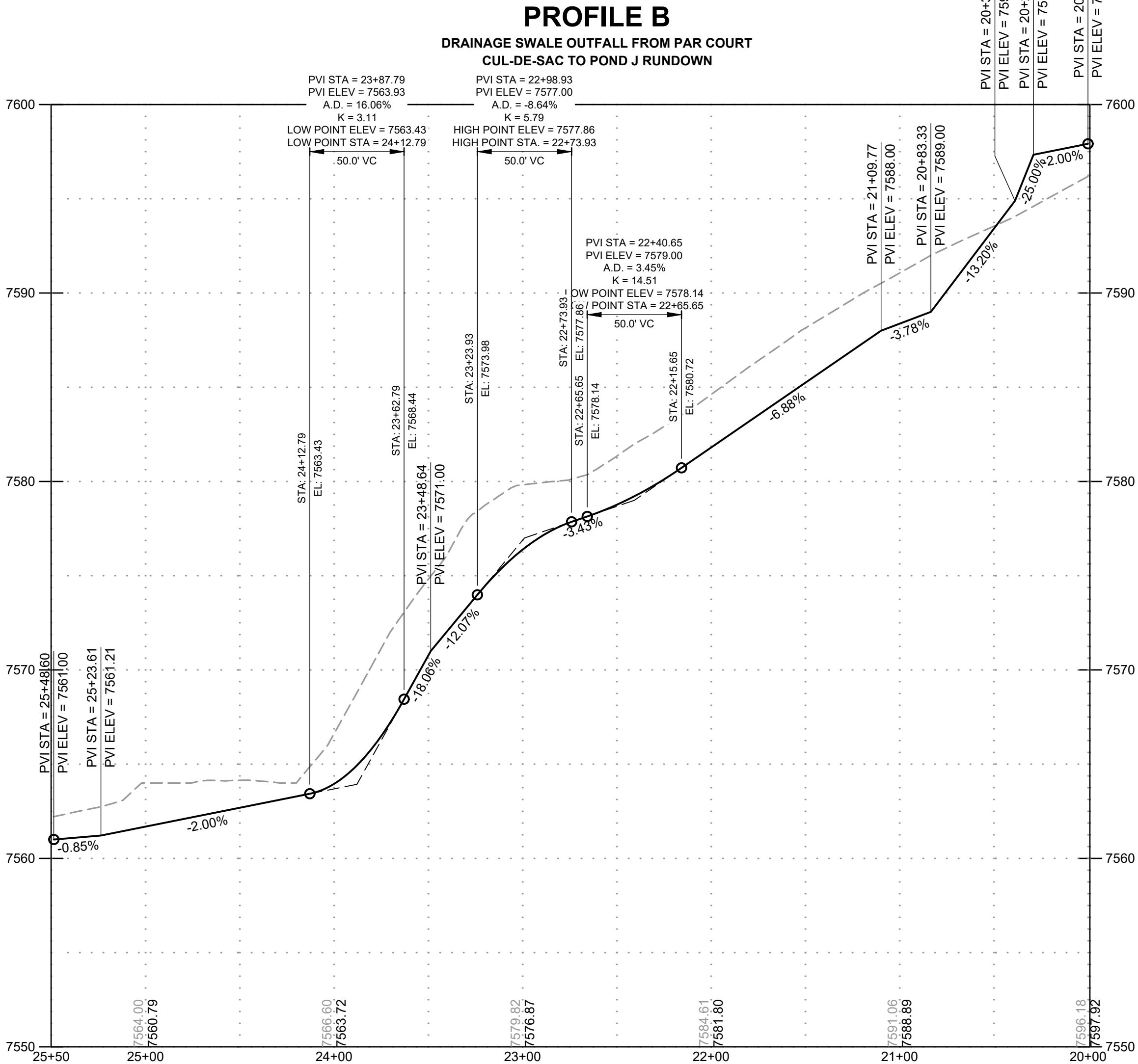
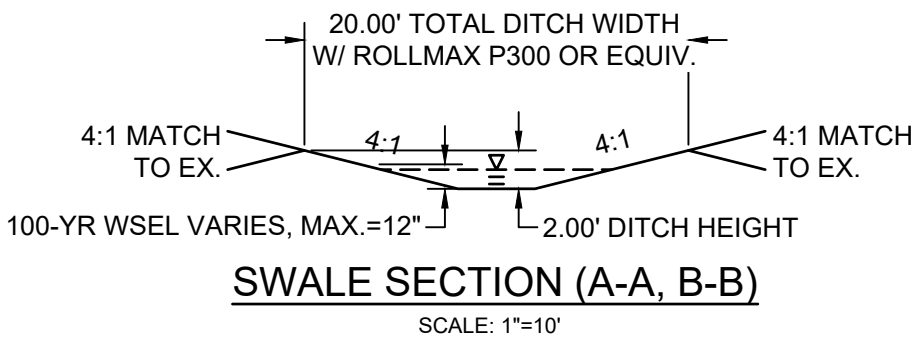
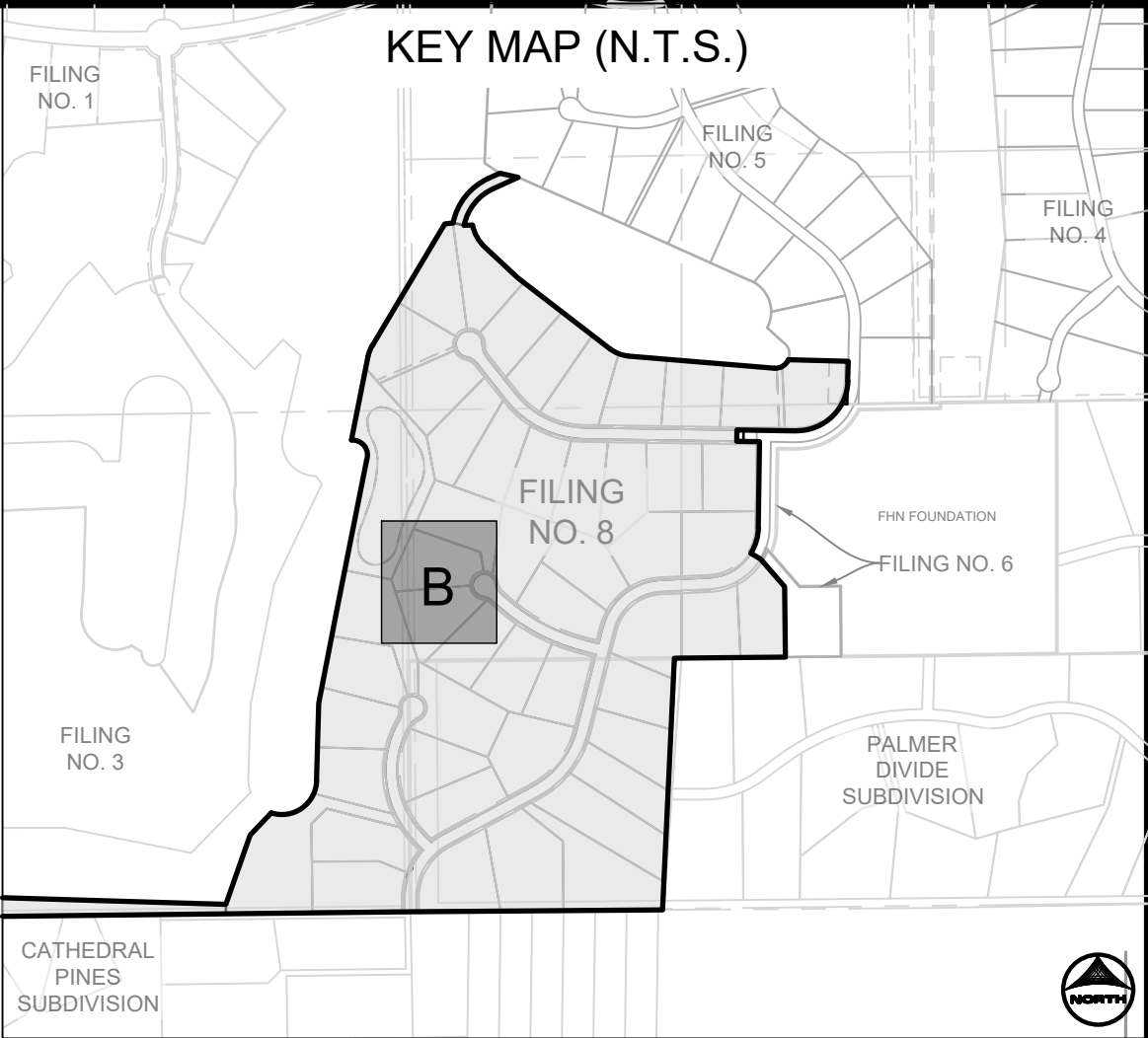
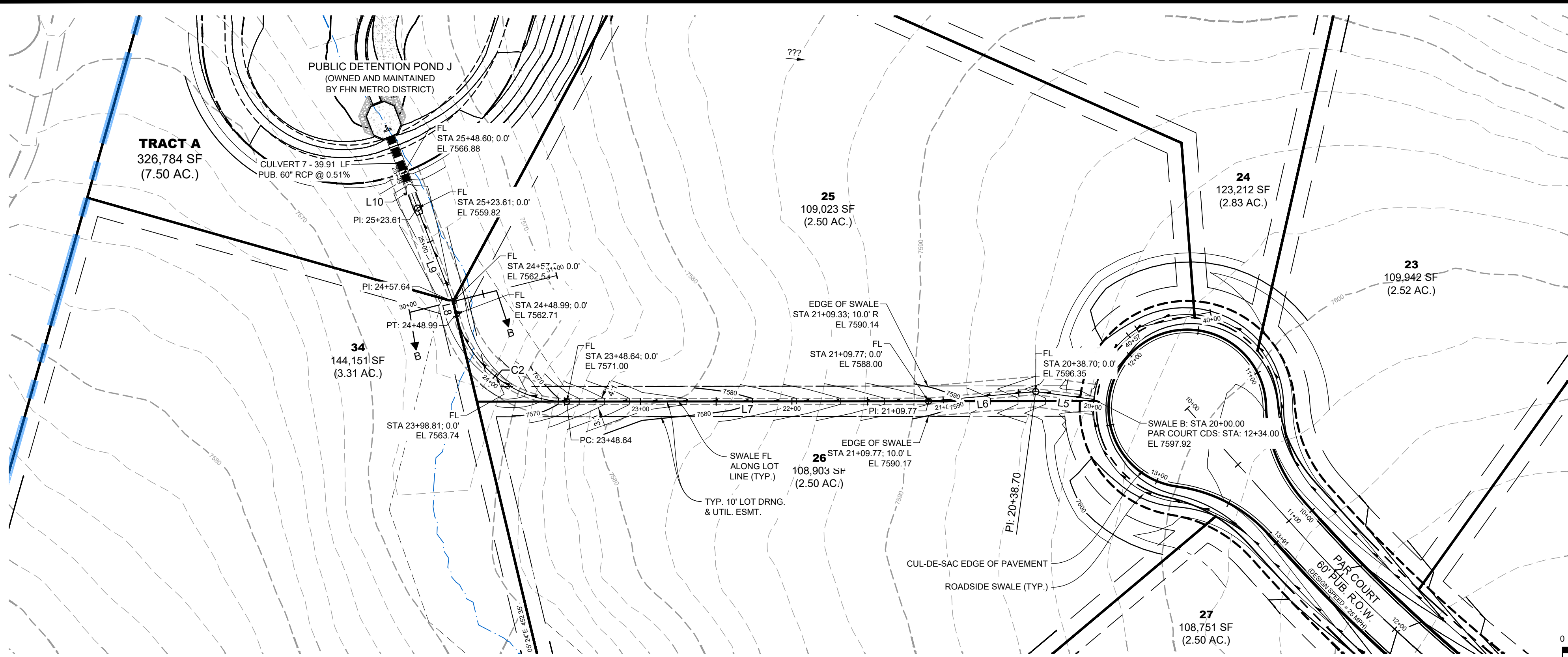
NO.	DATE	BY	REVISION DESCRIPTION

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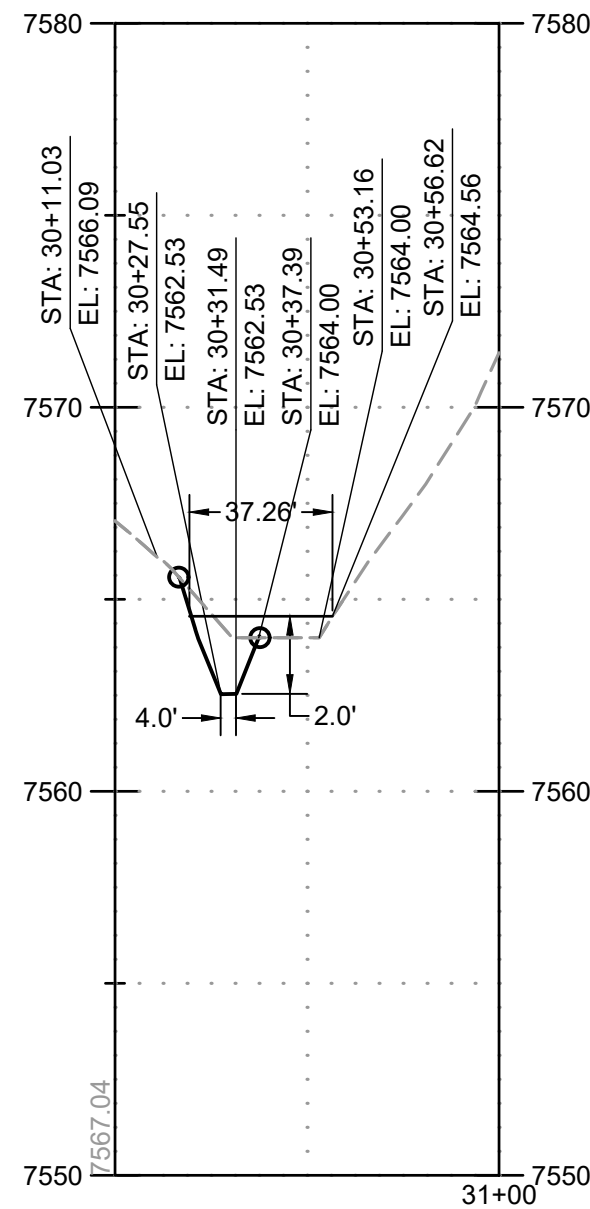
FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILES
DRAINAGE SWALES AND OVERLOT GRADING

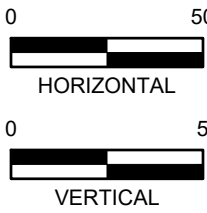
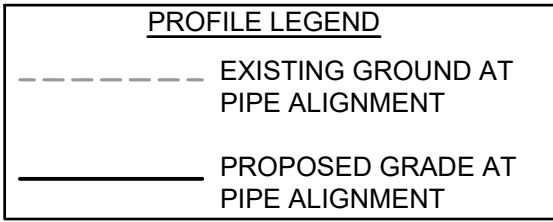
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SECTION B-B



SWALE B					
TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
L5		38.70'	N87° 00' 28.31"W	N:443453.19, E:223345.70	N:443455.21, E:223307.05
L6		71.07'	S80° 11' 19.23"W	N:443455.21, E:223307.05	N:443443.10, E:223237.02
L7		238.86'	S85° 14' 44.55"W	N:443443.10, E:223237.02	N:443423.30, E:222998.97
C2	75.00'	100.35'	N56° 25' 19.48"W	N:443423.30, E:222998.97	N:443474.75, E:222921.46
L8		8.65'	N18° 05' 23.51"W	N:443474.75, E:222921.46	N:443482.98, E:222918.78
L9		65.97'	N25° 35' 37.03"W	N:443482.98, E:222918.78	N:443542.47, E:222890.28
L10		25.00'	N25° 35' 37.03"W	N:443542.47, E:222890.28	N:443565.02, E:222879.48



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PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILES
DRAINAGE SWALES AND OVERLOT GRADING

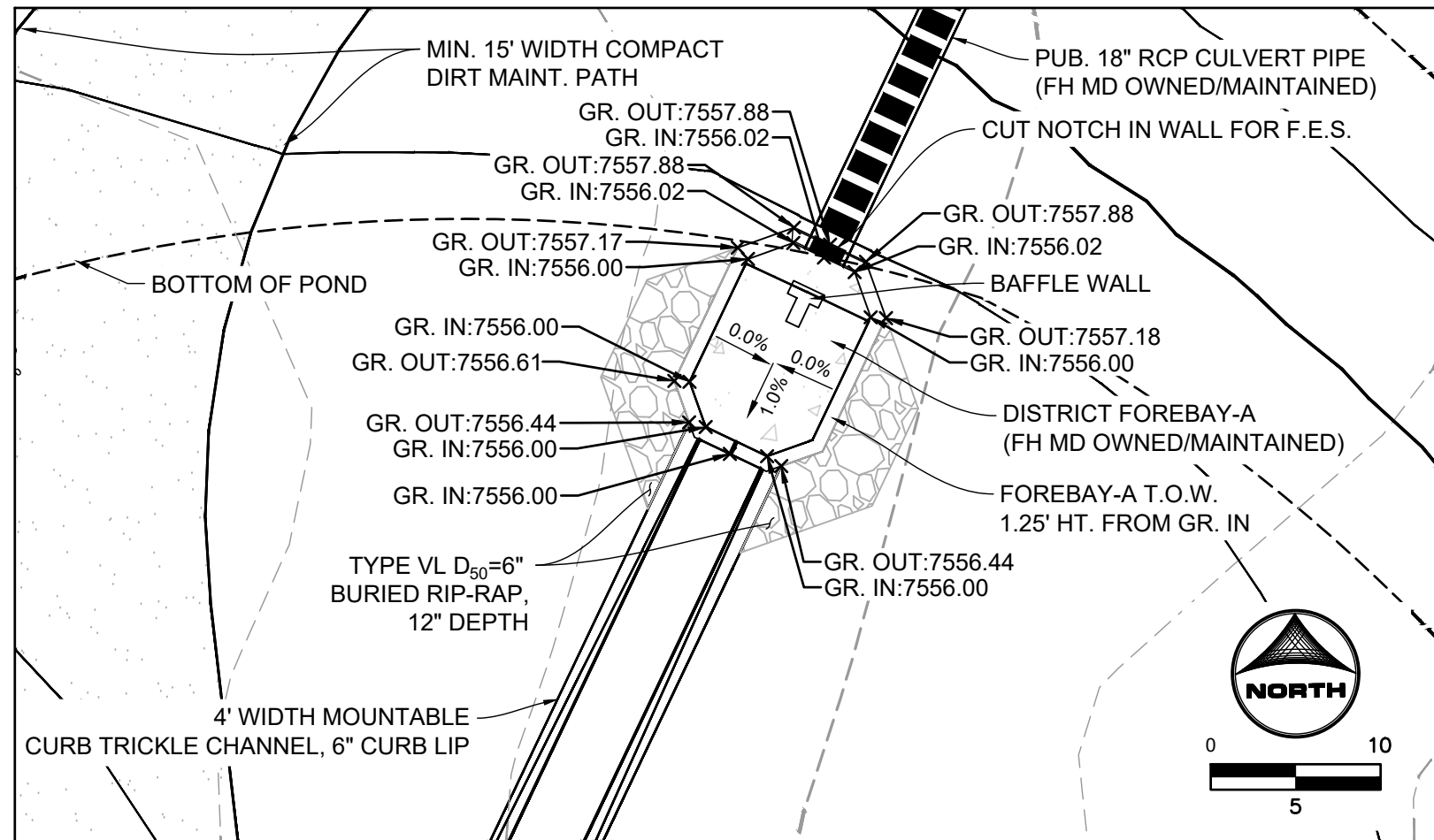
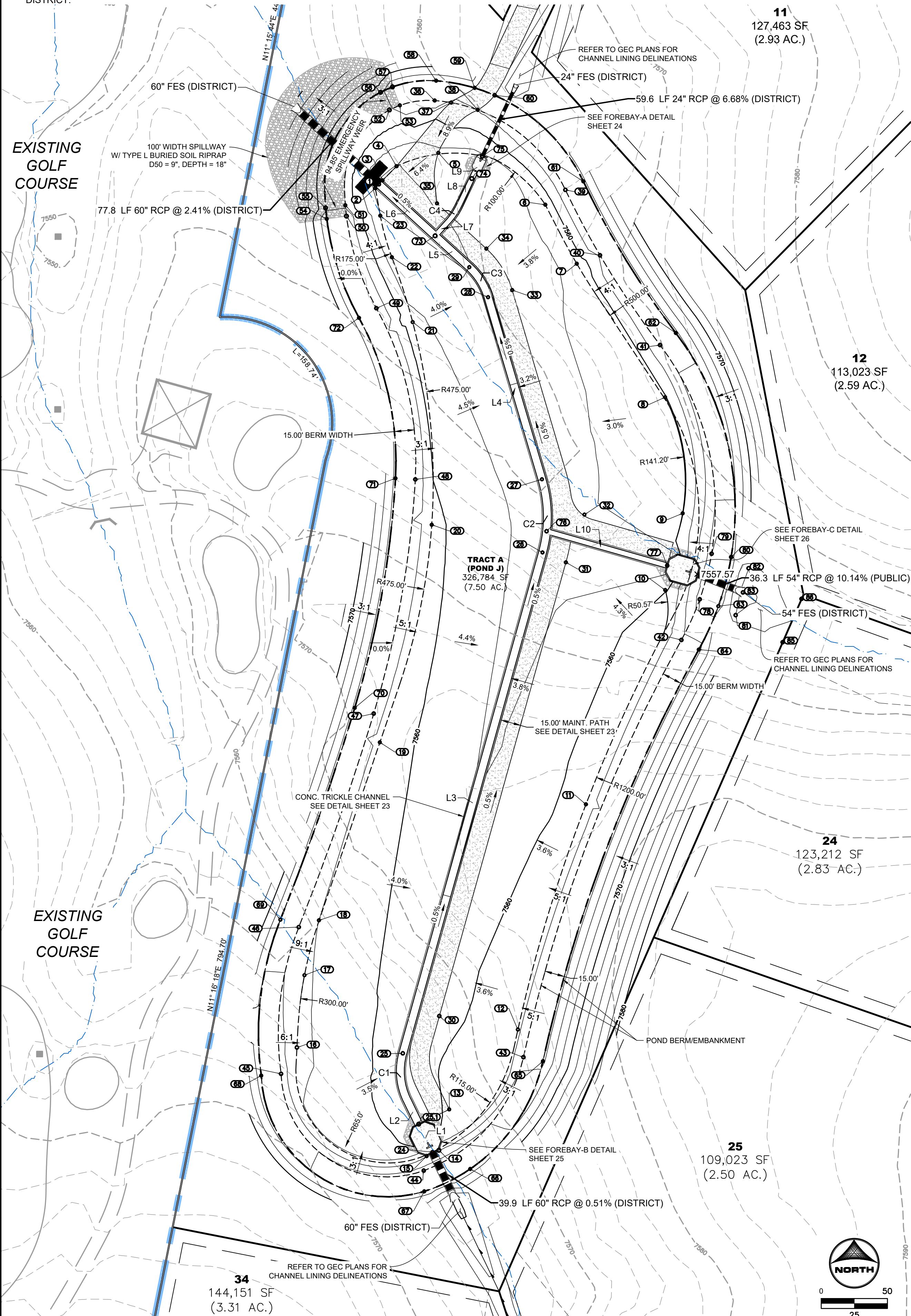
SHEET
DR
20

POND GRADING NOTES:

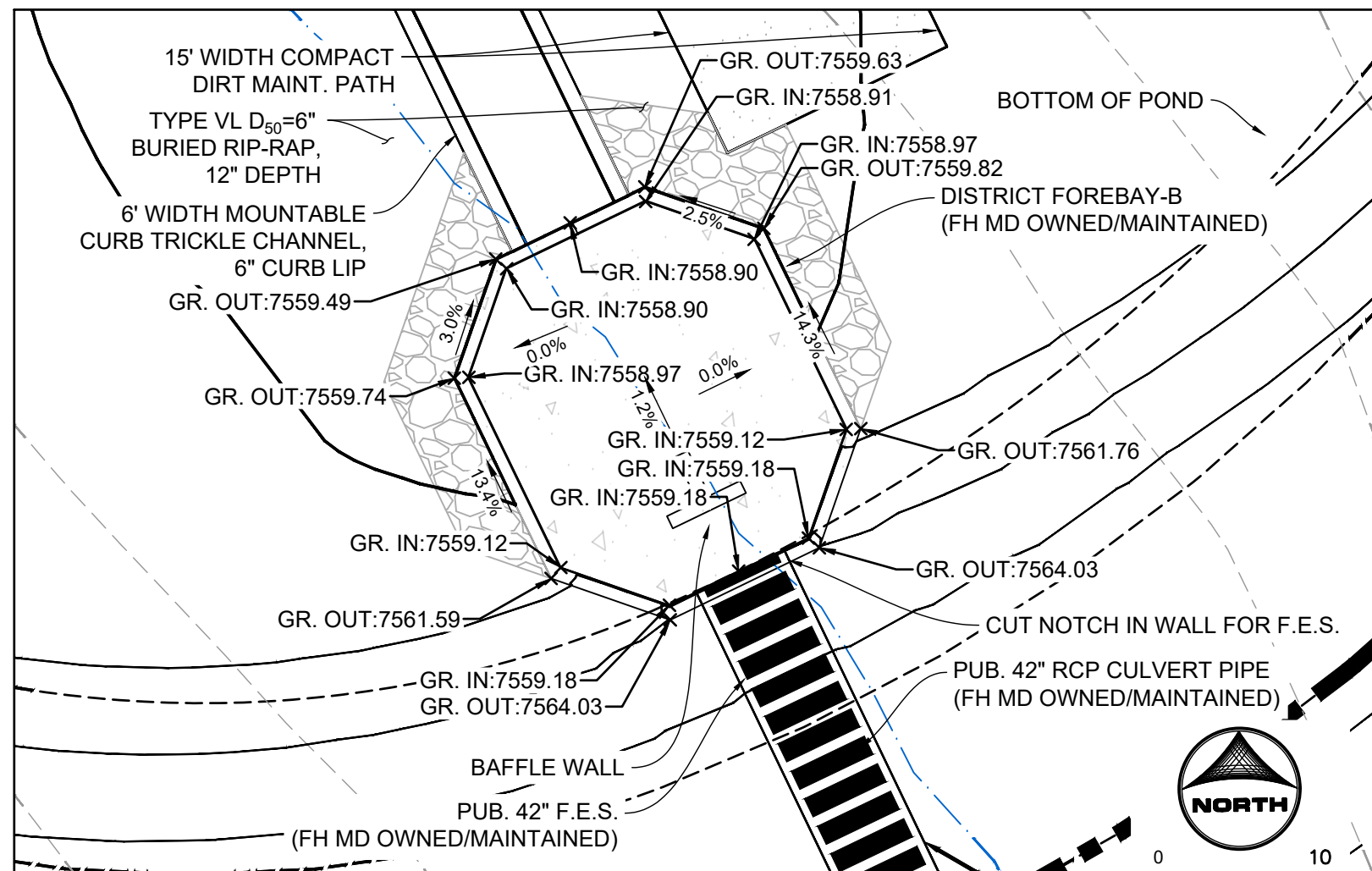
- TWO SIGNS OF MINIMUM 3 SQ. FT. AREA, SHALL BE INSTALLED AROUND THE POND PERIMETER. THE SIGNS WILL BE CONSTRUCTED OF A DURABLE MATERIAL SUCH AS METAL OR PLASTIC AND HAVE RED LETTERING ON A WHITE BACKGROUND STATING, "WARNING- THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING."
- 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 RIPRAP MUST BE INSTALLED PER DETAIL SHOWN ON THIS PLAN.
- ALL POND STORM INFRASTRUCTURE IS CONSIDERED 'PUBLIC' AND OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT.

ABBREVIATIONS:

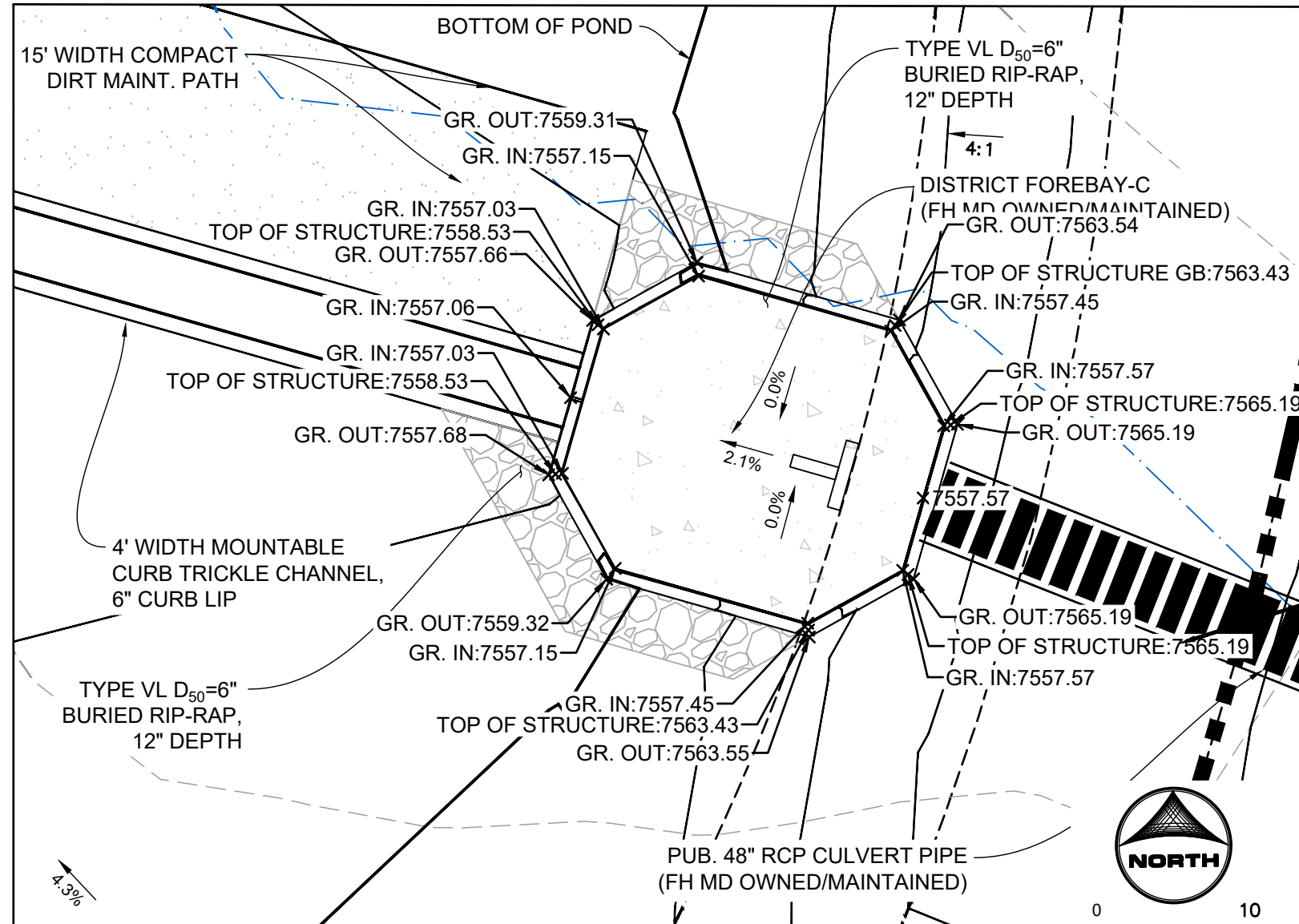
T.O.W. ~ TOP OF WALL
B.O.P. ~ BOTTOM OF POND
T.O.P. ~ TOP OF POND
T.C. ~ TRICKLE CHANNEL
G.B. ~ GRADE BREAK
SPILL ~ SPILLWAY
MAINT. ~ MAINTENANCE



FOREBAY-A DETAILED GRADING

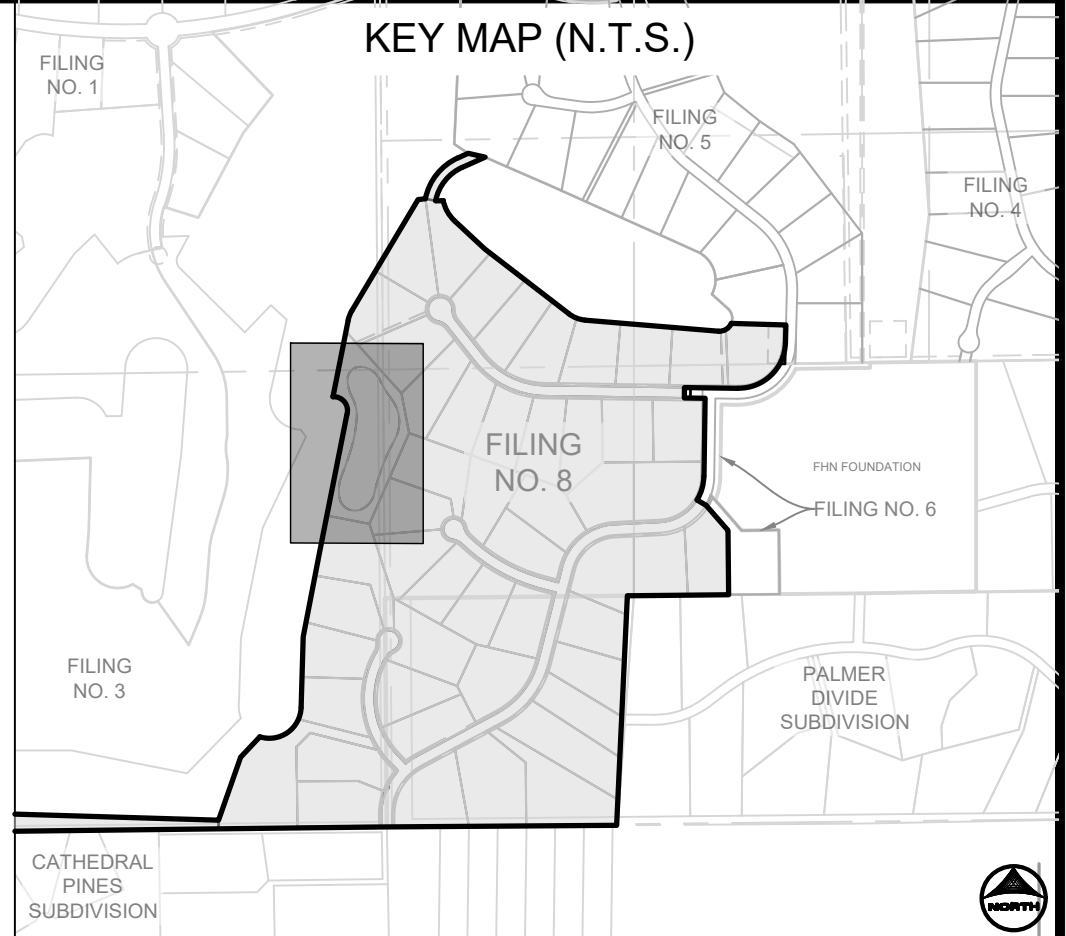


FOREBAY-B DETAILED GRADING



FOREBAY-C DETAILED GRADING

TRICKLE CHANNEL SEGMENT TABLE					
LINE/CURVE NO.	LENGTH (FT)	DIRECTION/DELTA	RADIUS (FT)	START N/E	END N/E
C1	36.13		41.40	N443627.43; E:222849.29	N443662.64; E:222846.14
C2	55.97		32.07	N444040.75; E:222951.59	N444009.99; E:222951.16
C3	27.04		30.98	N444233.44; E:222910.48	N444256.10; E:222896.34
L1	23.50	N25°49'04.27"W		N443588.01; E:222868.37	N443609.16; E:222858.13
L2	20.29	N25°49'04.27"W		N443609.16; E:222858.13	N443627.43; E:222849.29
L3	392.54	N15°35'00.79"E		N443662.64; E:222846.14	N444040.75; E:222951.59
L4	143.35	N16°29'04.75"W		N444095.99; E:222951.16	N444233.44; E:222910.48
L5	35.05	N47°28'01.04"W		N444256.10; E:222896.34	N444279.79; E:222870.51
L6	57.05	N47°28'01.04"W		N444279.79; E:222870.51	N444318.36; E:222828.47
L7	14.46	N42°31'58.96"E		N444279.79; E:222870.51	N444290.44; E:222880.29
L8	22.36	N25°24'55.13"E		N444302.79; E:222888.60	N444322.98; E:222898.20
L9	18.83	N25°24'44.98"E		N444322.98; E:222898.20	N444339.98; E:222906.28
L10	94.66	S74°06'28.27"E		N444056.76; E:222954.68	N444030.84; E:223045.72



POND J KEY TABLE

NO.	DESC.	NORTHING & EASTING	ELEV.
43	T.O.P.	N: 443659.70 E: 222937.17	7553.00
44	T.O.P.	N: 443574.10 E: 222861.91	7567.00
45	T.O.P.	N: 443647.17 E: 222754.22	7565.07
46	T.O.P.	N: 443757.92 E: 222767.60	7563.50
47	T.O.P.	N: 443919.13 E: 222824.20	7563.50
48	T.O.P.	N: 444095.89 E: 222855.57	7563.50
49	T.O.P.	N: 444225.10 E: 222826.19	7563.50
50	T.O.P./SPILL	N: 444294.65 E: 222803.58	7563.50
51	CREST	N: 444302.86 E: 222802.77	7568.00
52	CREST	N: 444374.79 E: 222835.99	7561.50
53	T.O.P. SPILL	N: 444378.29 E: 222843.90	7563.50
54	T.O.P. SPILL	N: 444292.56 E: 222788.72	7563.50
55	CREST	N: 444300.85 E: 222787.85	7561.50
56	CREST	N: 444388.11 E: 222829.31	7561.50
57	T.O.P. SPILL	N: 444392.22 E: 222838.53	7563.50
58	T.O.P.	N: 444396.88 E: 222871.29	7568.00
59	MAINT. ROAD/T.O.P.	N: 444391.48 E: 222900.34	7568.12
60	MAINT. ROAD/T.O.P.	N: 444385.88 E: 222915.47	7563.50
61	T.O.P.	N: 444320.89 E: 222962.42	7568.00
62	T.O.P.	N: 444206.41 E: 223052.26	7568.00
63	T.O.P.	N: 444000.18 E: 223084.29	7566.80
64	T.O.P.	N: 443967.43 E: 223069.54	7568.00
65	T.O.P.	N: 443656.62 E: 222951.85	7568.00
66	T.O.P.	N: 443575.33 E: 222897.01	7569.00
67	T.O.P.	N: 443558.44 E: 222862.30	7569.00
68	T.O.P.	N: 443645.84 E: 222739.26	7568.00
69	T.O.P.	N: 443763.51 E: 222753.68	7563.00
70	T.O.P.	N: 443923.47 E: 222809.84	7563.00
71	T.O.P.	N: 444096.75 E: 222840.60	7563.00
72	T.O.P.	N: 444217.85 E: 222813.06	7563.00
73	T.C. FLOW LINE	N: 444279.79 E: 222870.51	7555.36
74	T.C. FLOW LINE	N: 444322.98 E: 222898.20	7555.83
75	FB INV	N: 444339.90 E: 222906.24	7556.02
76	T.C. FLOWLINE	N: 444056.76 E: 222954.68	7556.56
77	FB INV	N: 444030.84 E: 223045.72	7557.05
78	T.O.P.	N: 444005.39 E: 223070.28	7566.80
79	T.O.P.	N: 444039.76 E: 223079.21	7566.80
80	T.O.P.	N: 444037.27 E: 223094.01	7566.80
81	GRADE BREAK	N: 443993.45 E: 223097.41	7562.02
82	GRADE BREAK	N: 444028.80 E: 223107.16	7562.03
83	FES INV/FG	N: 444010.58 E: 223102.88	7561.26
85	MATCH EXISTING FG	N: 443972.97 E: 223132.90	7565.23
86	MATCH EXISTING FG	N: 444005.74 E: 223147.14	7565.56

PCD FILE NO.: SF2531

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APPROVED: RDL JOB NUMBER: 211030.270
CAD DATE: 4/6/2026
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_8\Pond_J_Grading

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

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

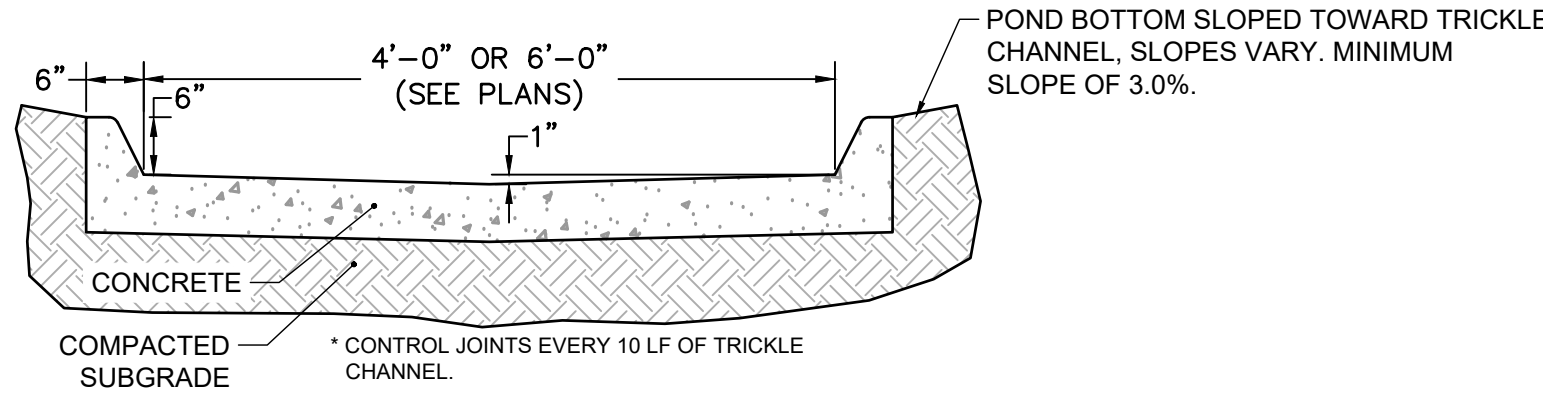
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DRAINAGE DETAILS
POND J GRADING PLAN

SHEET
PND

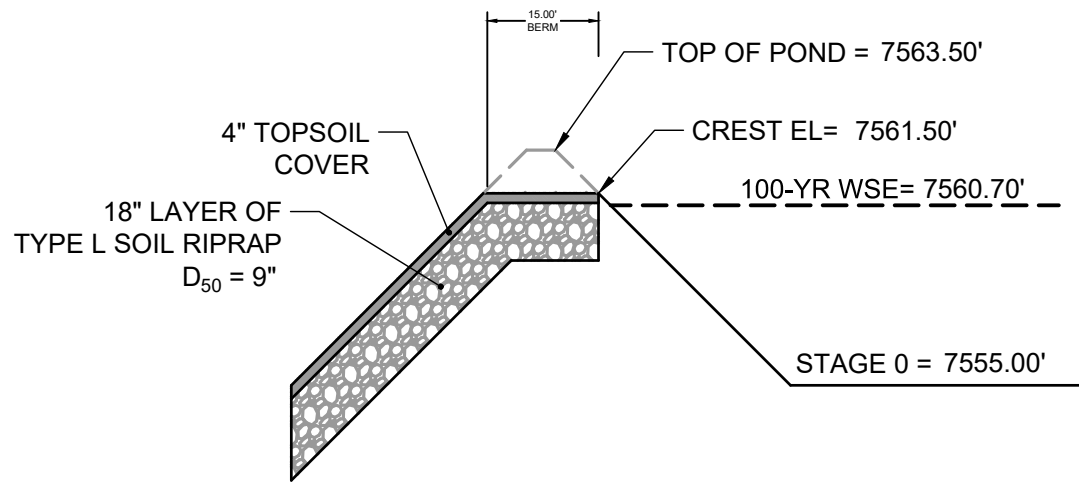
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POND J DETAILS



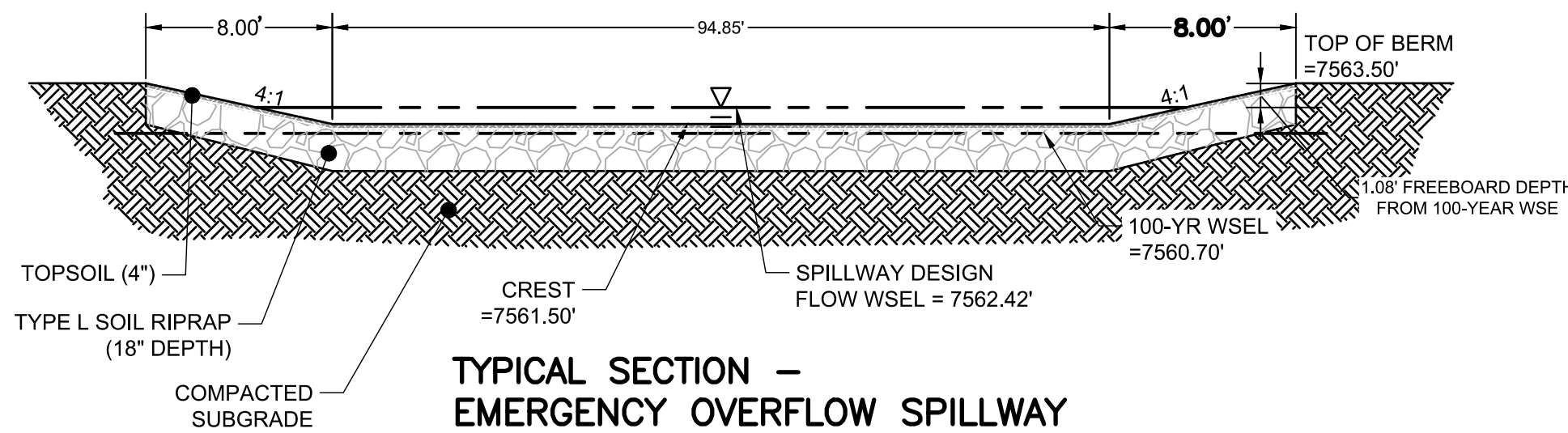
TYPICAL DETAIL – TRICKLE CHANNEL

SCALE: NTS



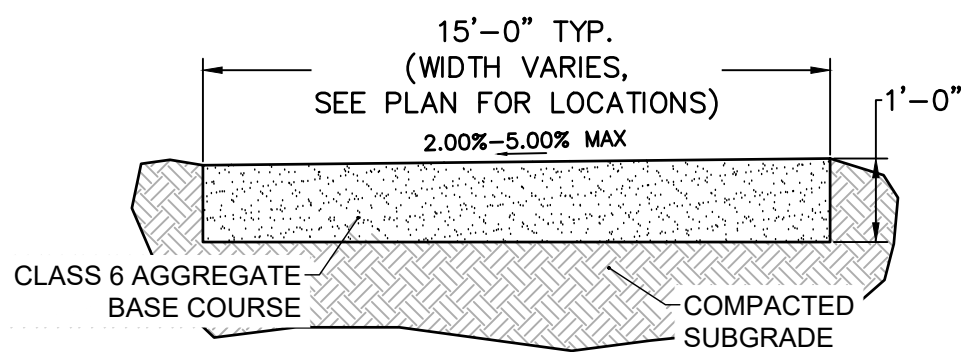
PROFILE VIEW – EMERGENCY OVERFLOW SPILLWAY

SCALE: NTS



TYPICAL SECTION – EMERGENCY OVERFLOW SPILLWAY

SCALE: NTS



TYPICAL SECTION – MAINTENANCE ROAD

SCALE: NTS

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BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0 1"
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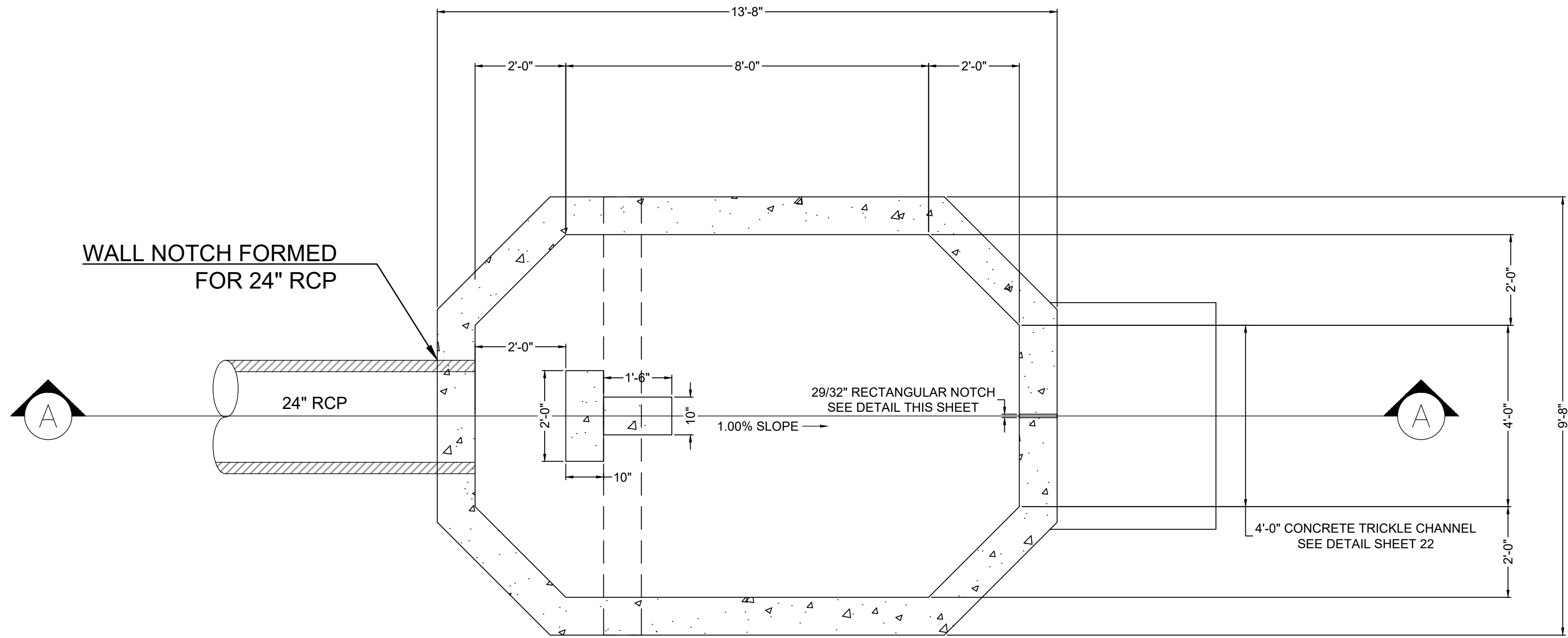
HR GREEN - COLORADO SPRINGS
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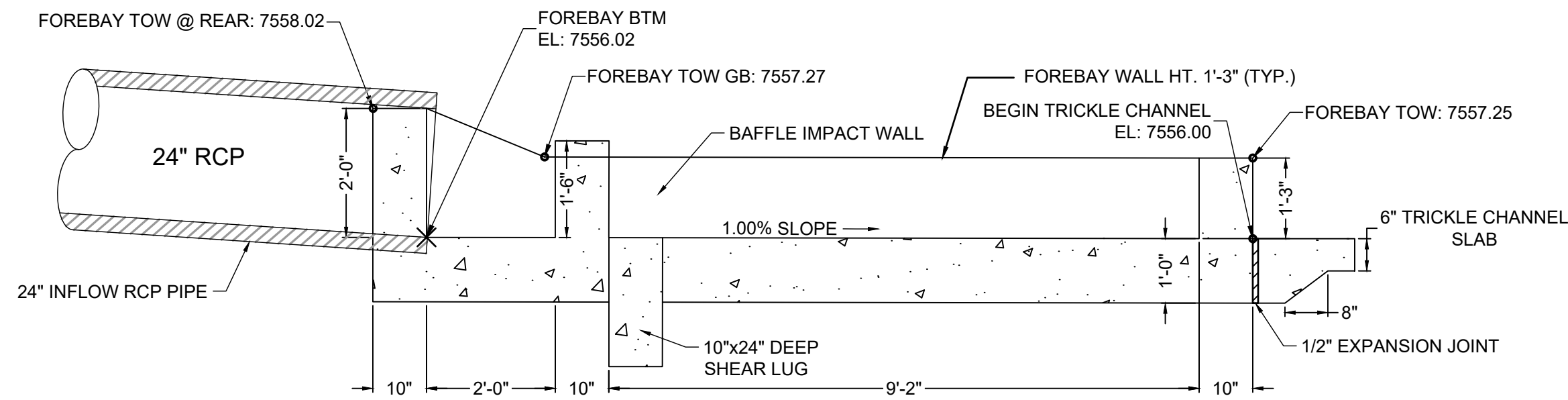
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SHEET
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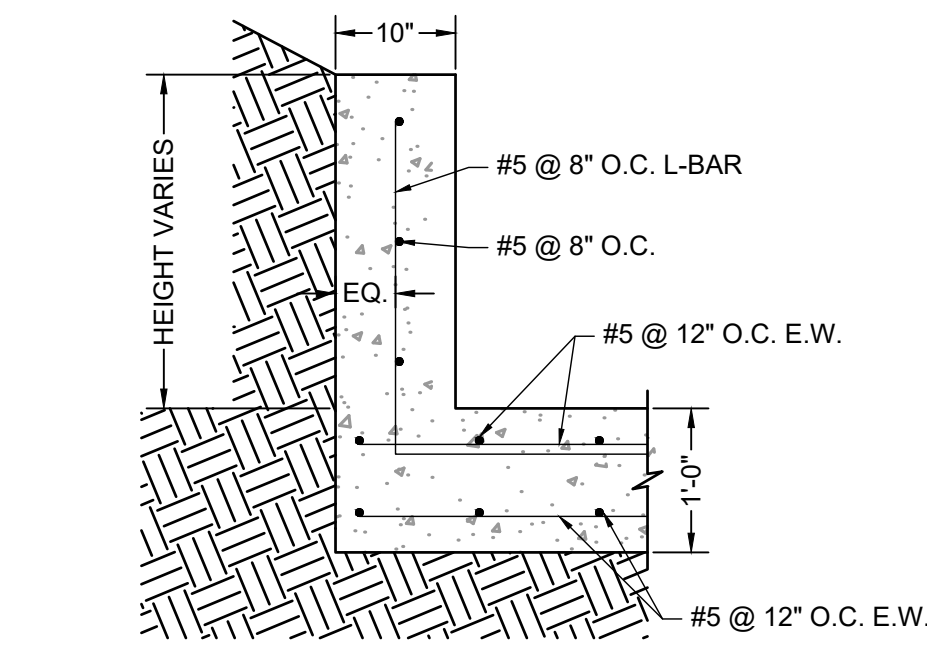
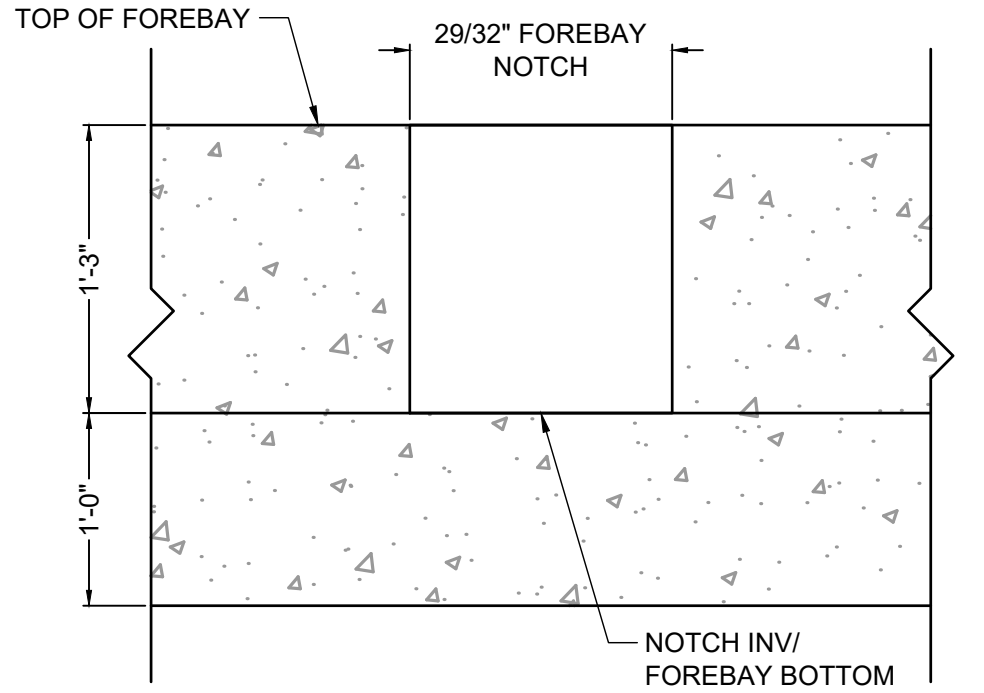
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PLAN VIEW
FOREBAY A
SCALE: 1"=2'

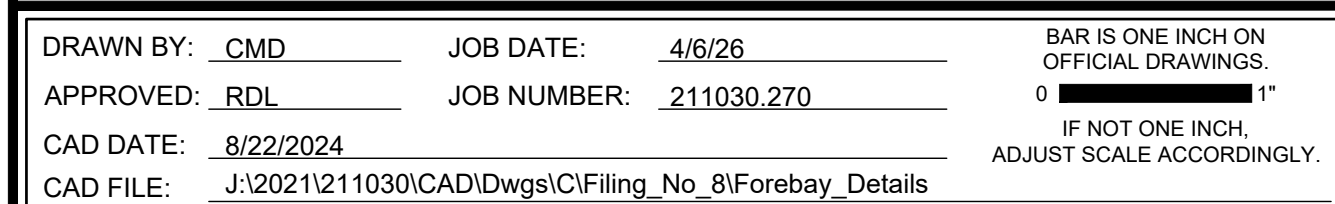
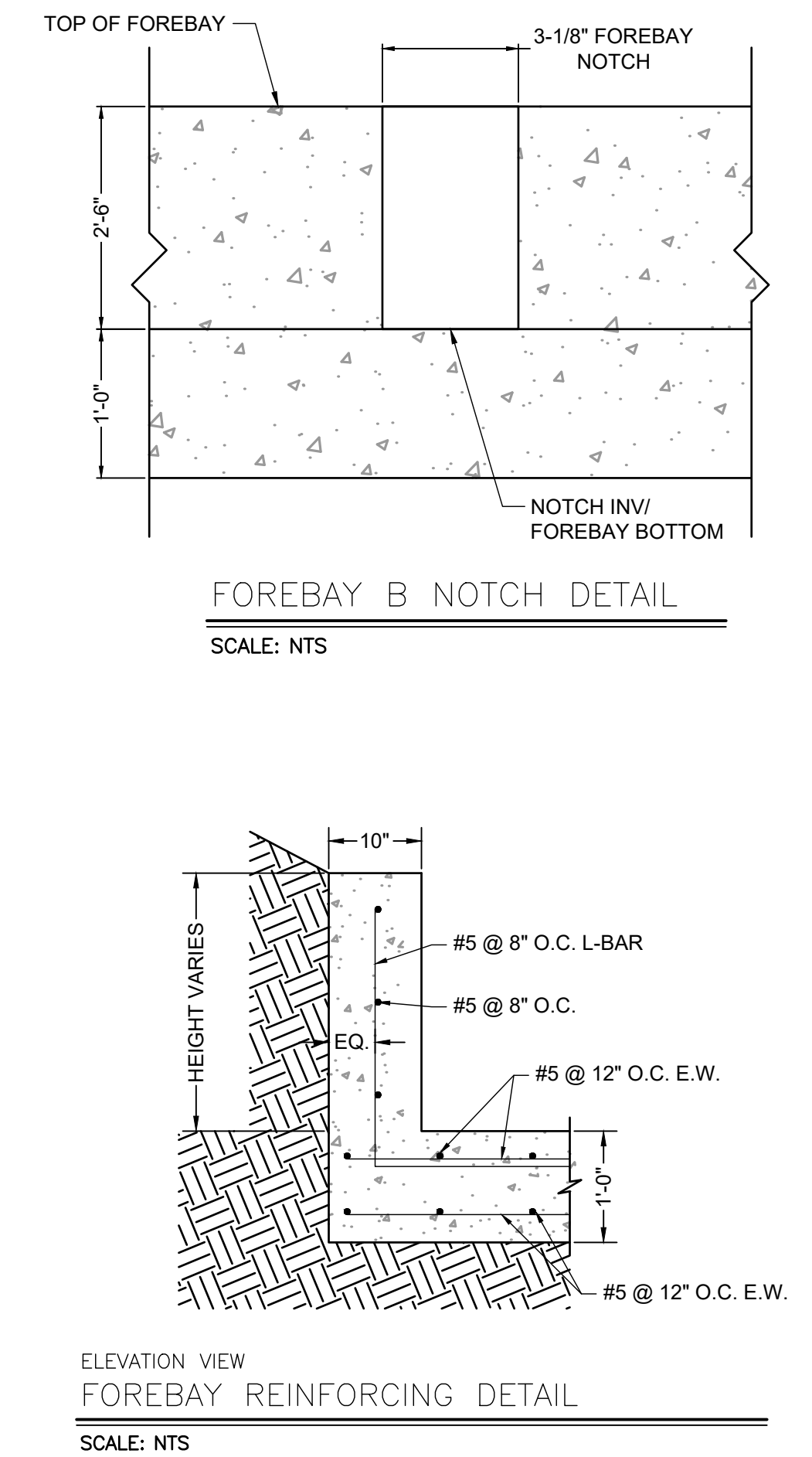


SECTION VIEW A-A
FOREBAY A
SCALE: 1"=2'



ELEVATION VIEW
FOREBAY REINFORCING DETAIL
SCALE: NTS

NO.	DATE	BY	REVISION DESCRIPTION



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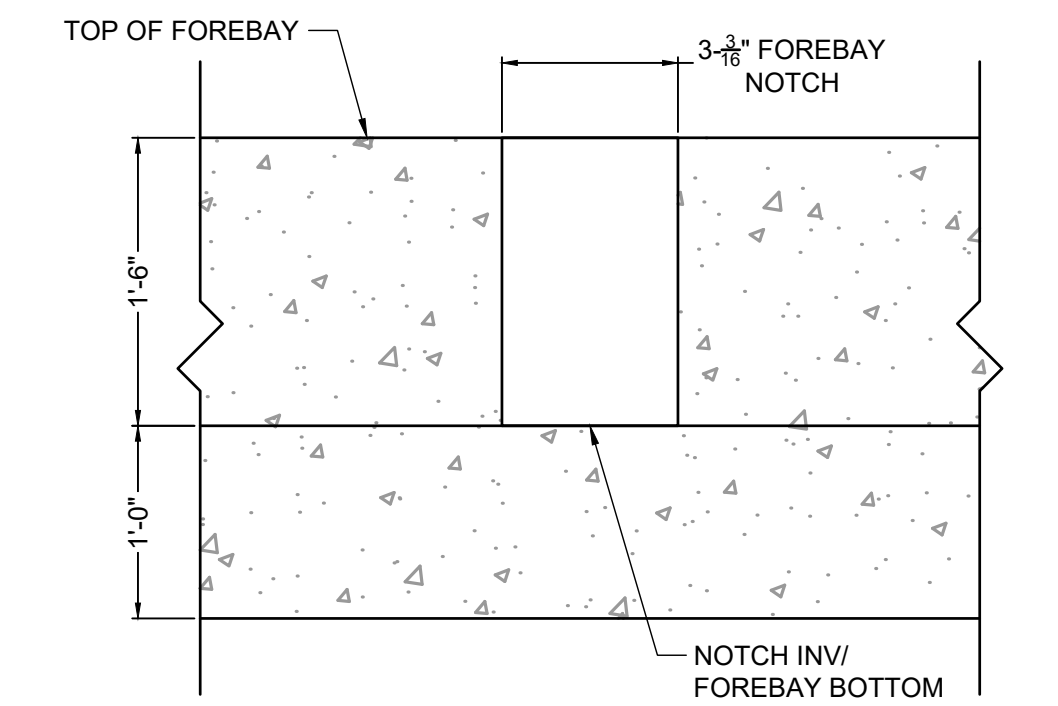


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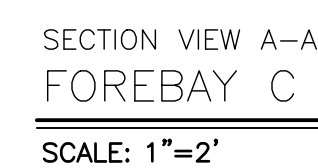
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POND J FOREBAY-B

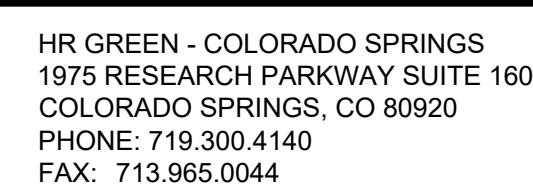
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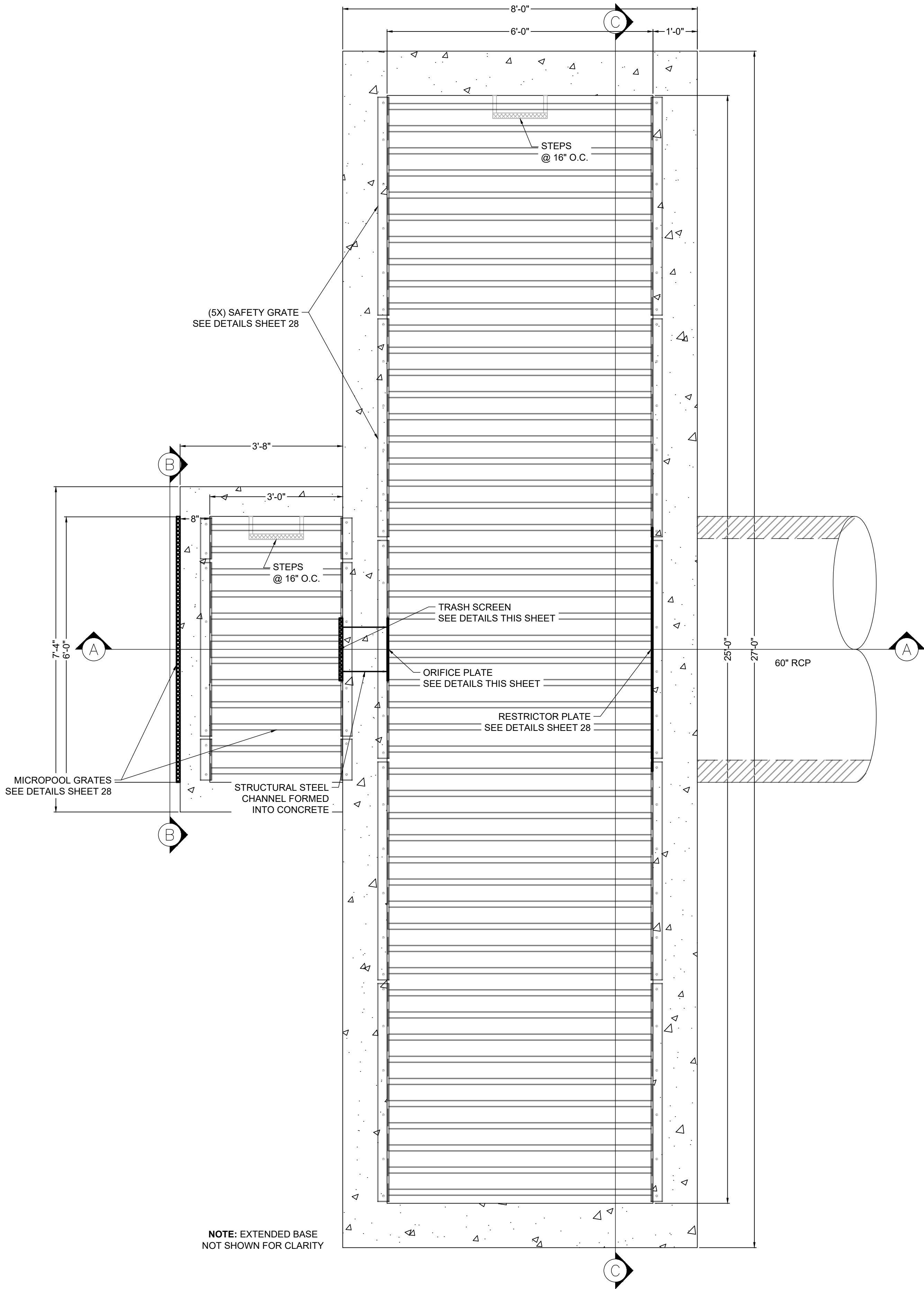
PLAN VIEW
FOREBAY C
SCALE: 1"=2'



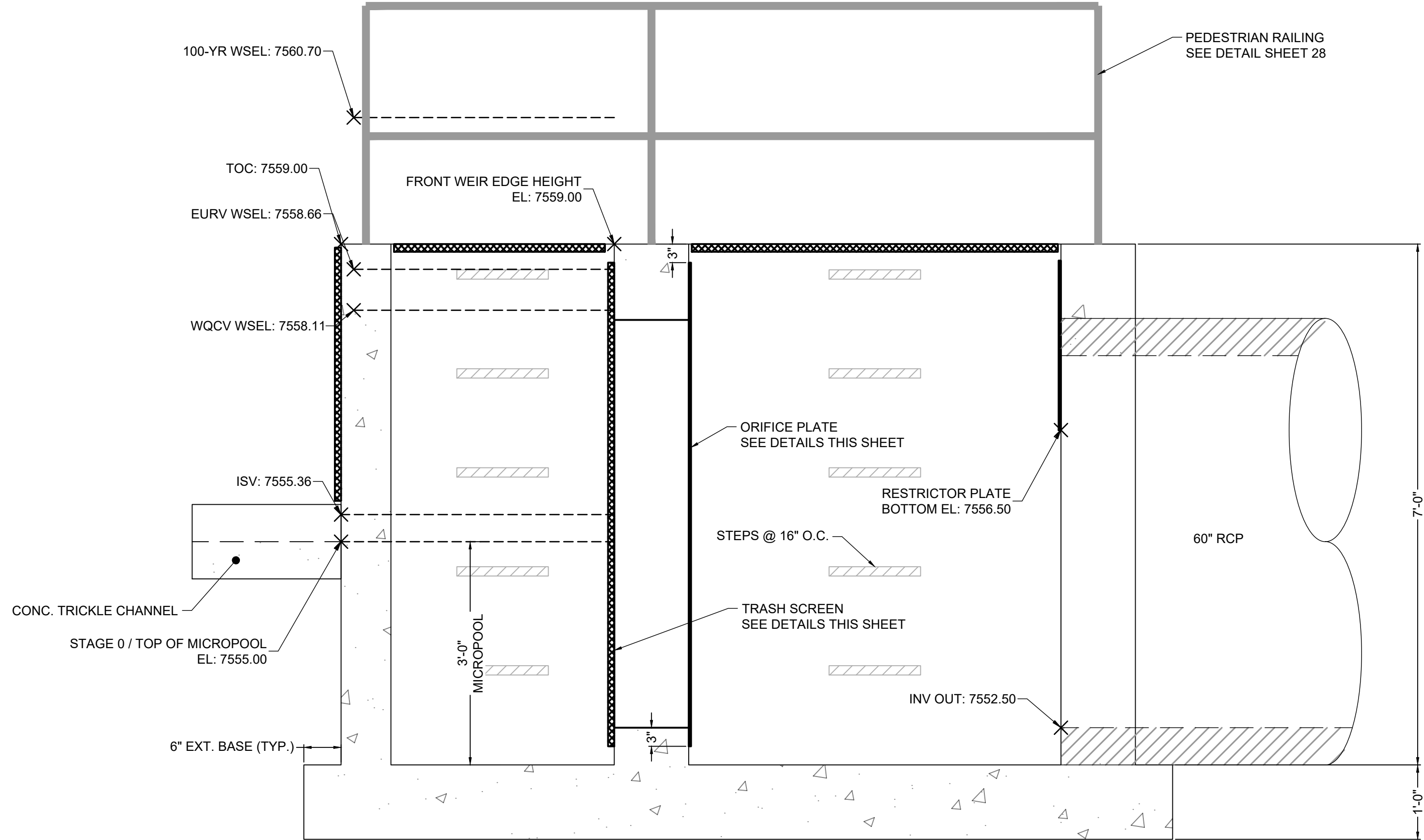
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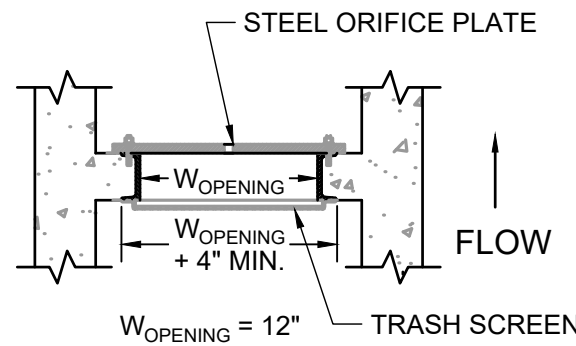
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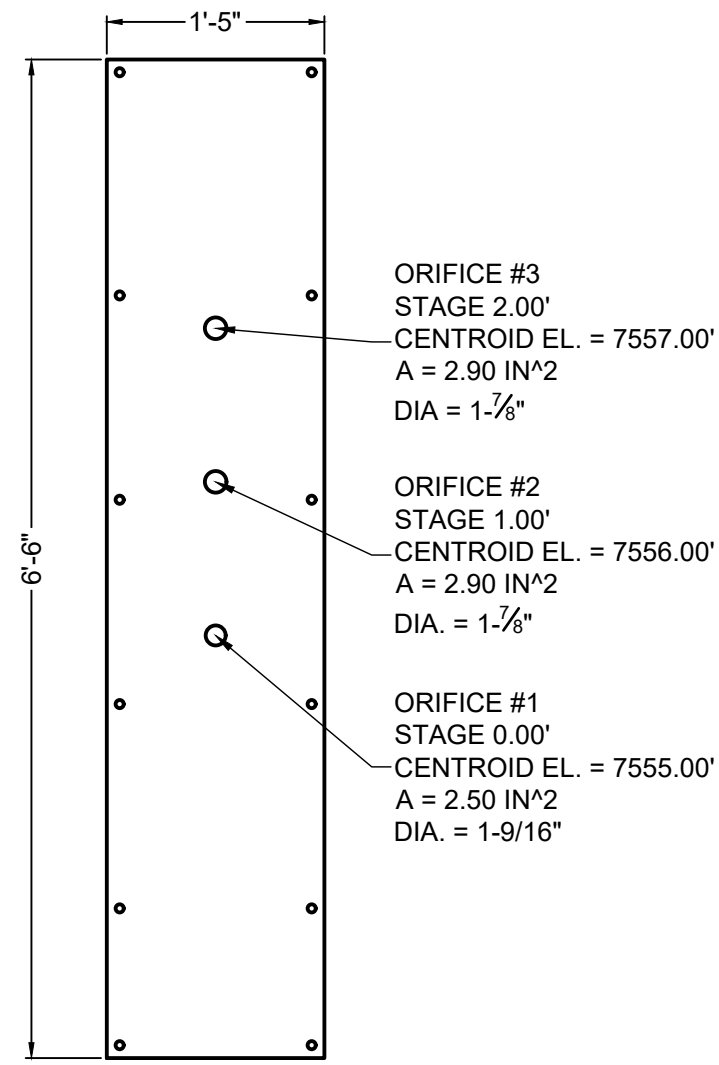
PLAN VIEW
POND A OUTLET STRUCTURE
SCALE: 1" = 1-1/2'



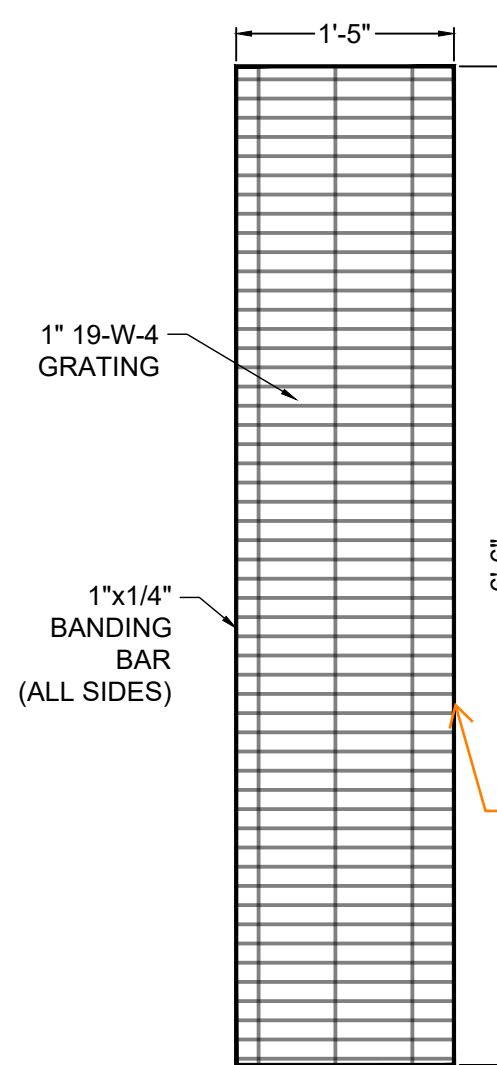
SECTION VIEW A-A
POND A OUTLET STRUCTURE
SCALE: 1" = 1-1/4'



DETAIL
TRASH SCREEN & ORIFICE PLATE
SCALE: NTS



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



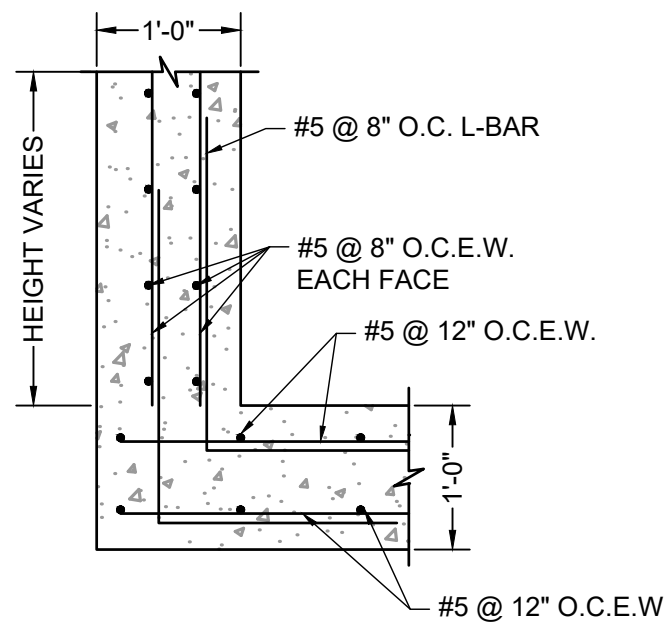
ELEVATION VIEW
TRASH SCREEN DETAIL
SCALE: 1" = 1-1/4'

TRASH SCREEN NOTES:

1. TRASH SCREEN SHALL BE CONSTRUCTED OF 1" THICK 19-W-4 GRATING WITH 1"x1/4" BANDING BARS ON EACH SIDE AND GALVANIZED OR APPROVED EQUIVALENT AND SHALL BE ATTACHED BY INTERMITTENT WELDS.
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.

ORIFICE PLATE NOTES:

1. PLATE TO BE 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.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ORIFICE PLATE FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.
5. 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).



ELEVATION VIEW
OUTLET STRUCTURE REINFORCING DETAIL
SCALE: NTS

Unresolved previous comment from Review 1 and 2:
Specify that bar grates should be manufactured with exterior bars in the vertical orientation.

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APPROVED: RDL JOB NUMBER: 211030.270
CAD DATE: 8/22/2024
CAD FILE: J:\2021\211030\CAD\Drawings\C\Drawing_No_8\Outlet_Structure_Details

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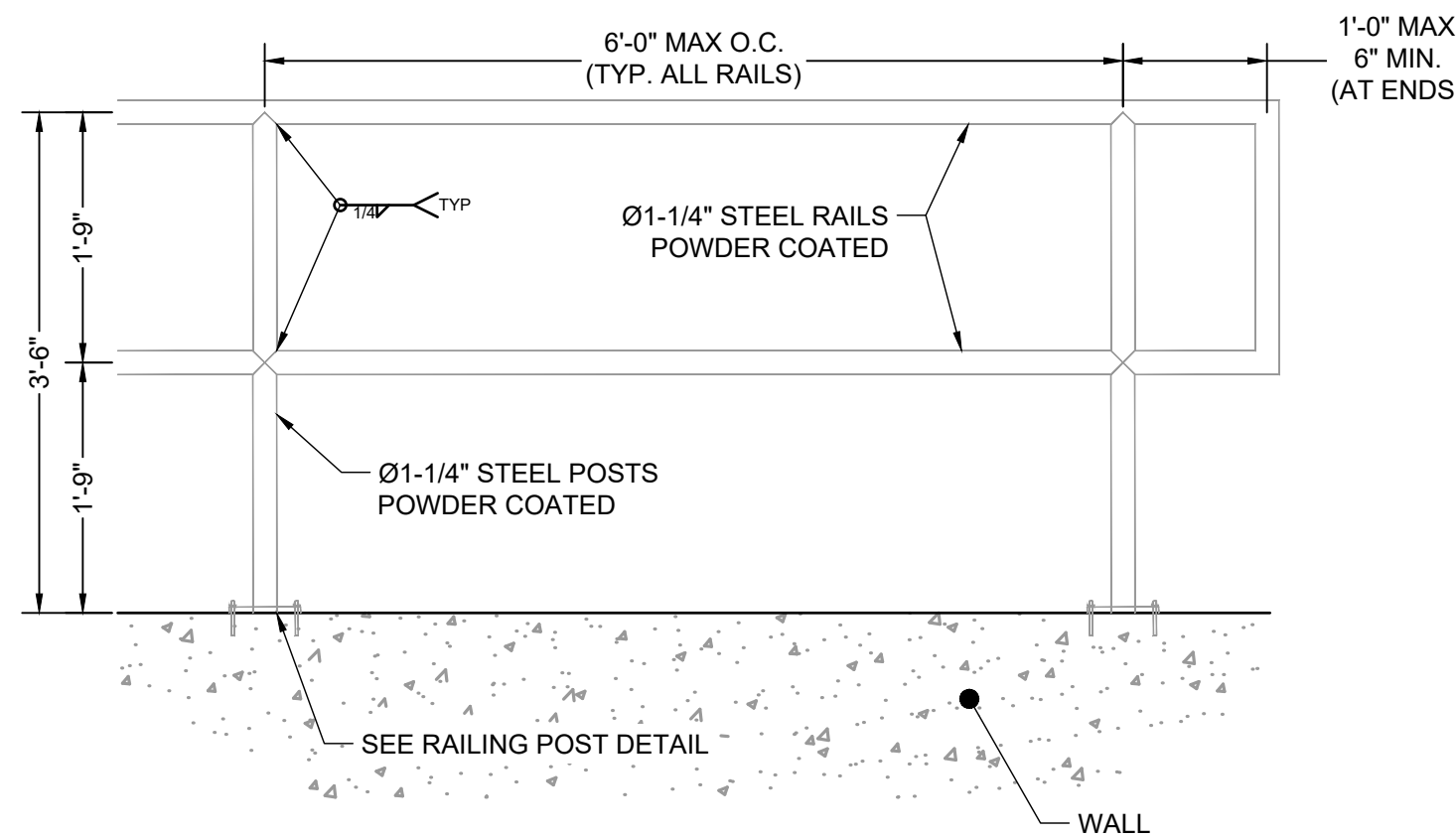
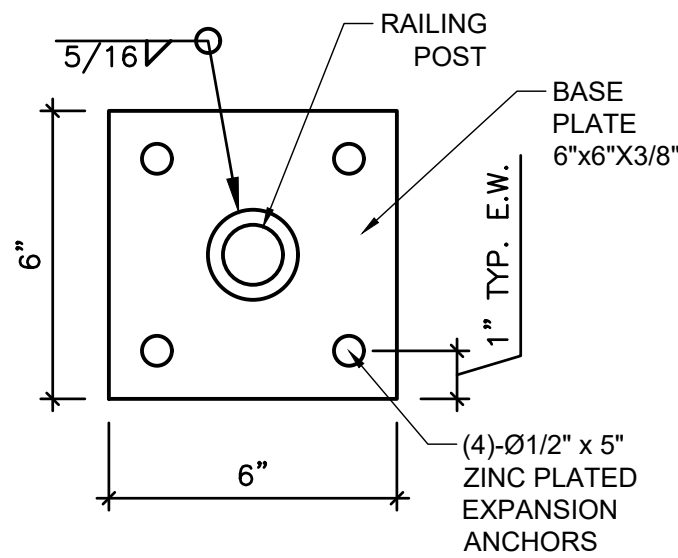
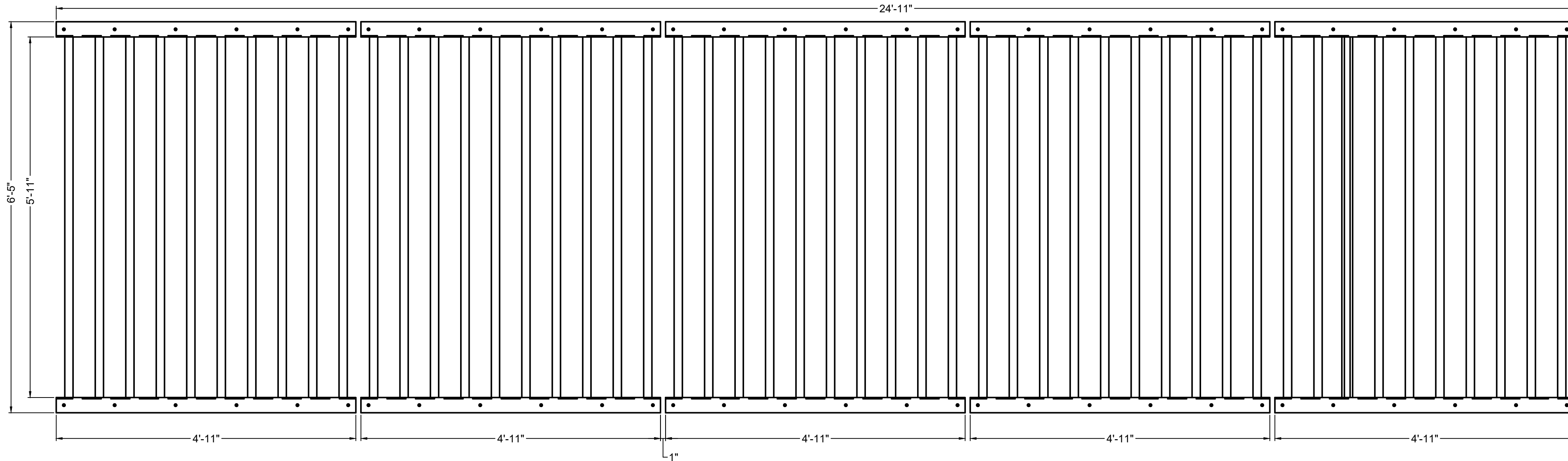
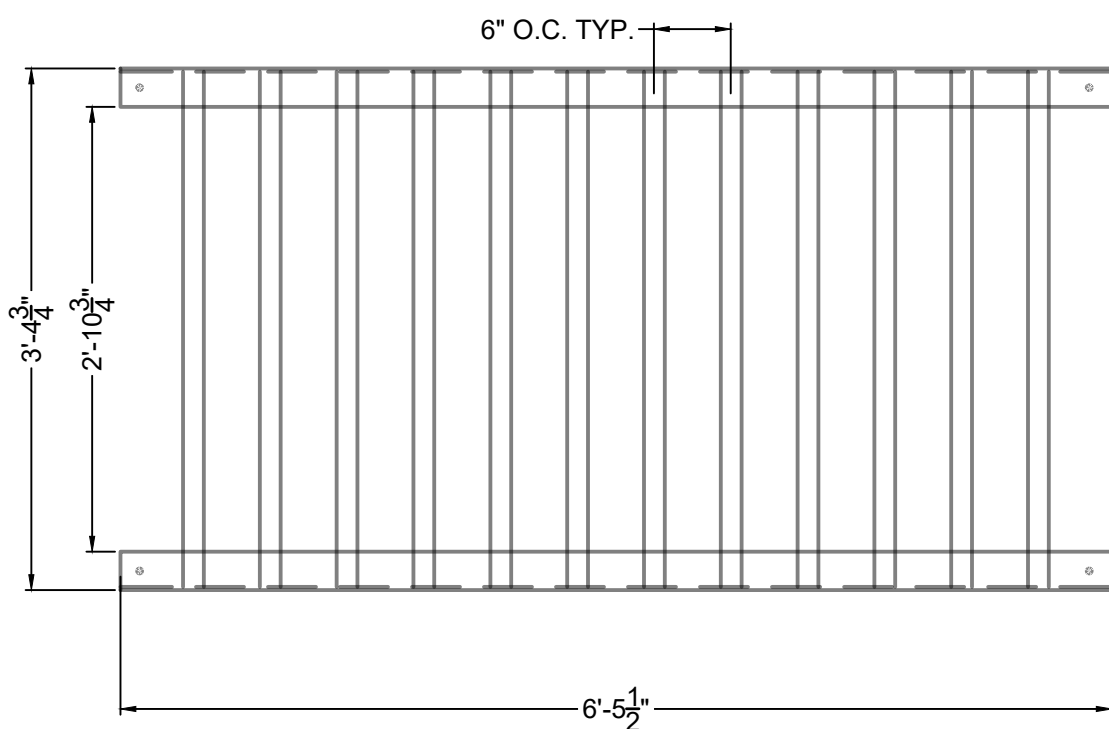
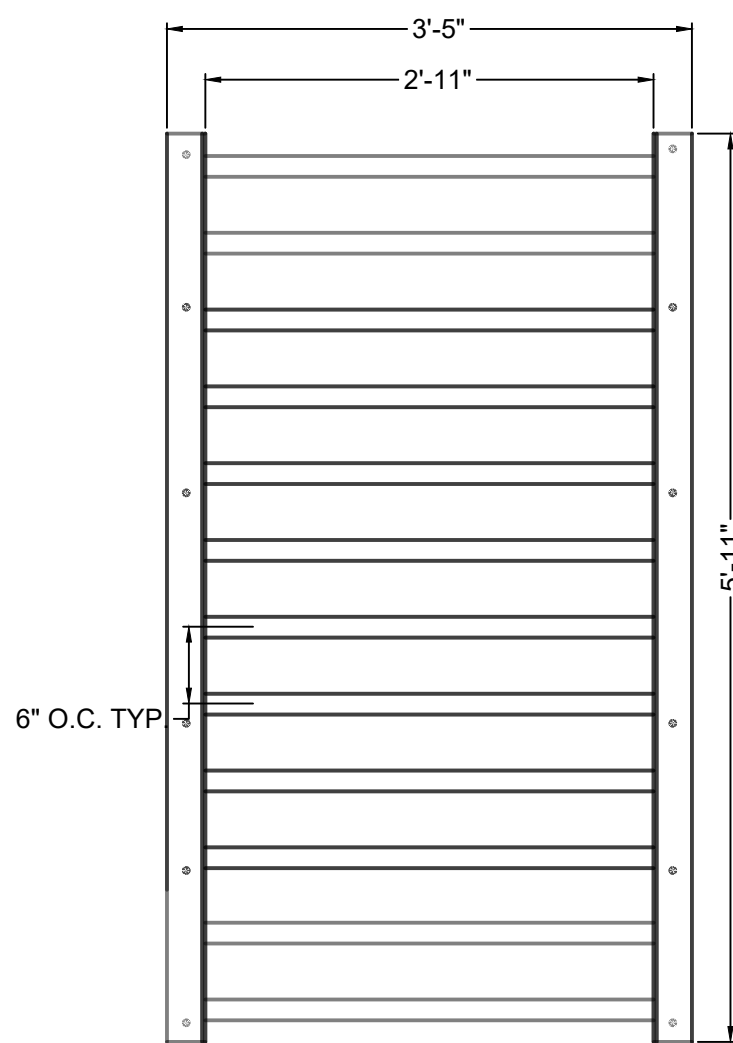
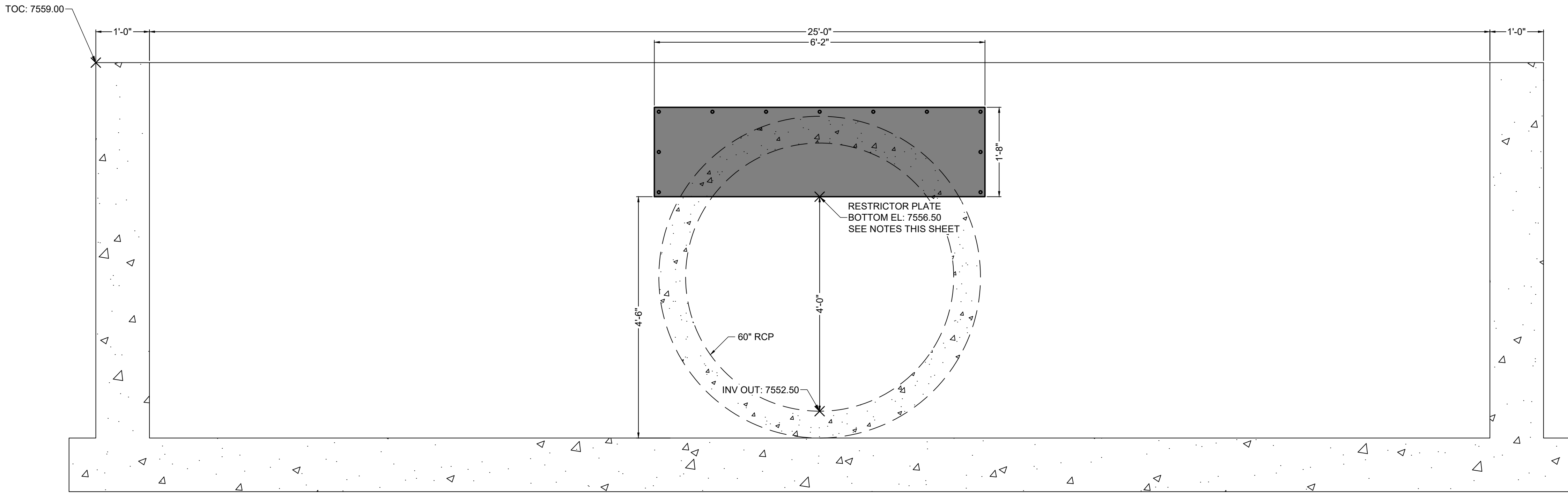
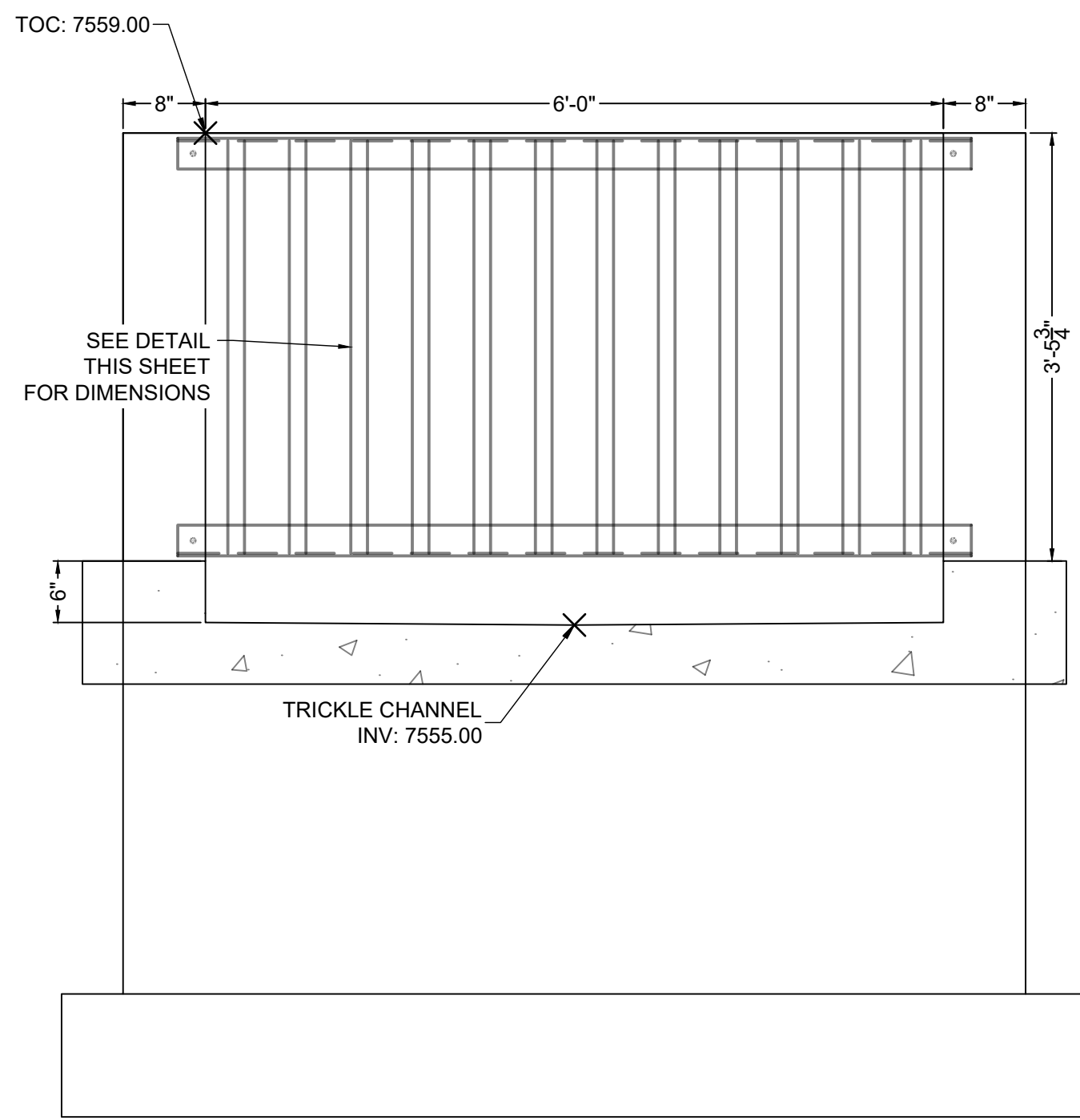
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POND DETAILS
POND J OUTLET STRUCTURE

SHEET
PND

27



SAFETY GRATES/TRASH RACK NOTES:

- 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.
- 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.
- STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
- STRUCTURAL STEEL FOR GRATES SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

RESTRICTOR PLATE NOTES:

- 3/8" THICK RESTRICTOR PLATE, GALVANIZED STEEL.
- BOLT PLATE TO CONCRETE @ 12" O.C. MAX.
- PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN PLATE AND CONCRETE.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR RESTRICTOR PLATE FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

TWO SIGNS SHALL BE INSTALLED AROUND THE POND PERIMETER. THE SIGNS SHALL BE CONSTRUCTED OF A DURABLE MATERIAL SUCH AS METAL OR PLASTIC AND HAVE RED LETTERING ON A WHITE BACKGROUND WITH THE BELOW MESSAGE.

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

Minimum Sign Area: 3 sqft

POND WARNING SIGN
DETAIL
SCALE: N.T.S.