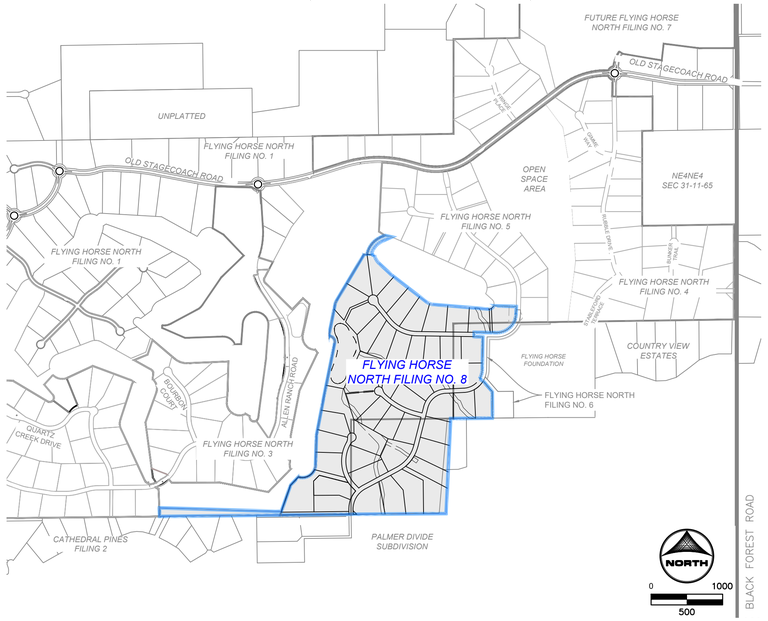
HR GREEN Xrefs: Vicinity-Map; Cover_contacts; EPC_CD_Approval; EPC_CD_Owner_Approval; xc-dsgn-030.202; xc-row-030.202; xc-dsgn-240; xc-row-030.240; Rprop_Detail; rdwy_typical; xc-row-030.270; xc-row-030.250; xg1-1-dh01-1030.270; xc-row-030.260-Trish; legal_description_F8
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FLYING HORSE NORTH FILING NO. 8
CONSTRUCTION DRAWINGS

A TRACT OF LAND BEING A PORTION OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., AND A PORTION OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



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) 392-5856
ATTN: GEORGE M. PETERSON

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

SHEET INDEX

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
15 - 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
27 - POND J OUTLET STRUCTURE
28 - POND J OUTLET STRUCTURE DETAILS

LEGAL DESCRIPTION:

A TRACT OF LAND BEING A PORTION OF WEST HALF AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 65 WEST, AND A PORTION OF EAST HALF AND A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE EASTERLY END BY A 3-1/4" ALUMINUM CAP STAMPED "RICHARD M PEARSON R66W R65W S36 S31 T11S S1 S6 T12S PLS 15686" 0.5' BELOW GRADE, AND AT THE WESTERLY END BY A 3-1/4" ALUMINUM CAP STAMPED "LADD ENGINEERING T11S R66W ¼ S 36 S1 T12S 2000 PLS 9132" 0.3' ABOVE GRADE. ASSUMED TO BEAR S89°20'59"W A DISTANCE OF 2,674.51 FEET.

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 386.88 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. N83°30'56"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;

THENCE S77°19'50"E ON SAID SOUTHERLY BOUNDARY LINE A DISTANCE OF 99.91 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT M, FLYING HORSE NORTH FILING NO. 1, AS RECORDED UNDER RECEPTION NUMBER 218714238; THENCE ON THE BOUNDARY LINE OF SAID TRACT M, THE FOLLOWING NINE (9) COURSES:

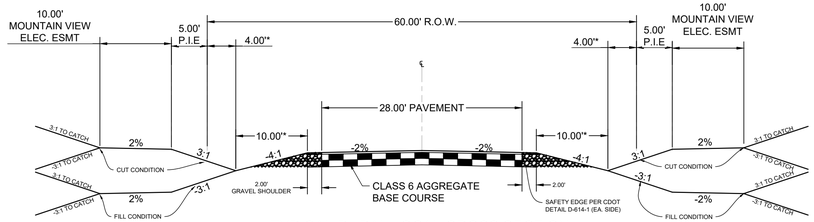
1. S65°45'45"W A DISTANCE OF 144.64 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 54°25'41", A RADIUS OF 270.00 FEET A DISTANCE OF 256.49 FEET TO A POINT ON CURVE;
3. N89°19'51"E A DISTANCE OF 44.51 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT WHOSE 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°35'23"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;

THENCE ON THE BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 5, THE FOLLOWING TWO (2) COURSES:

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;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 89°19'06", A RADIUS OF 270.00 FEET A DISTANCE OF 420.90 FEET TO A POINT OF TANGENT; THENCE N89°09'34"W A DISTANCE OF 310.47 FEET; THENCE S00°50'26"W A DISTANCE OF 60.00 FEET; THENCE S89°09'34"E A DISTANCE OF 120.00 FEET; THES S00°50'26"W A DISTANCE OF 452.47 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF CURVE TO THE RIGHT HAVING A DELTA OF 30°26'22", A RADIUS OF 270.00 FEET A DISTANCE OF 143.44 FEET TO A POINT ON CURVE; THENCE S58°43'12"E A DISTANCE OF 60.00 FEET; THENCE S41°03'30"E A DISTANCE OF 193.08 FEET; THENCE S00°36'03"E A DISTANCE OF 371.50 FEET TO A POINT ON THE NORTHERLY LINE OF PALMER DIVIDE AS RECORDED UNDER RECEPTION NUMBER 205084216; THENCE S89°24'17"W ON SAID NORTHERLY LINE A DISTANCE OF 585.65 FEET TO THE NORTHWEST CORNER OF SAID PALMER DIVIDE; THE NORTHERLY END OF BOUNDARY LINE AGREEMENT RECORDED UNDER RECEPTION NUMBER 204188565; THENCE S02°42'03"W, ON SAID LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED UNDER RECEPTION NO. 204188565 A DISTANCE OF 1,330.04 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE S89°35'20"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1329.35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 31 SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE S89°20'59"W ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 2,674.51 FEET TO THE POINT OF BEGINNING.

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

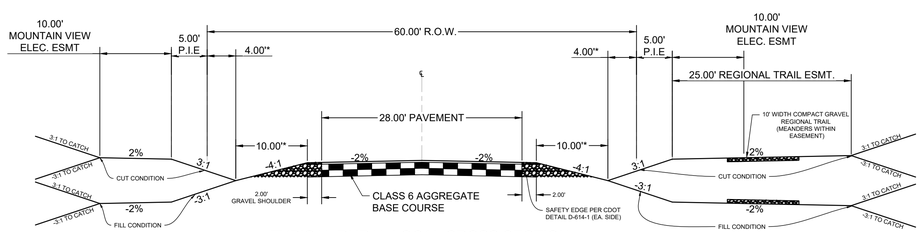


TYPICAL RURAL LOCAL CROSS SECTION

DESIGN SPEED: 30 MPH | POSTED SPEED: 30 MPH

SCALE: 1"=10'

(ROADS USING THIS SECTION: HOLMES ROAD, SANDBAGGER DRIVE, PAR COURT, WEDGE TRAIL INCLUDING CUL-DE-SACS)



TYPICAL RURAL LOCAL CROSS SECTION
W/ 25' REGIONAL TRAIL ESMT. (EAST)

DESIGN SPEED: 30 MPH | POSTED SPEED: 30 MPH

SCALE: 1"=10'

(ROADS USING THIS SECTION: HOLMES ROAD)

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 — 9/25/2026 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. — 9/25/2026 DATE
VICE PRESIDENT

COLORADO LICENSED — RICHARD D. LYON — No. 53921 — PROFESSIONAL ENGINEER

PCD FILE NO.: SF2531

DRAWN BY: CMD | JOB DATE: 7/23/2026
APPROVED: RDL | JOB NUMBER: 211030.270
CAD DATE: 8/20/2026
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Filing_No_8\CoverSheet

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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
COVER

SHEET CV

1

DOMBROWSKI, COLIN, 8/20/2026 10:20 AM

HR GREEN Xrefs: Vicinity-Map; Cover_contacts; EPC_CD_Approval; EPC_CD_Owner_Approval; xc-dsgn-030.202; xc-row-030.202; xc-dsgn-240; xc-row-030.240; Riprap_Detail; rdwy_typicals; xc-row-030.270; xc-row-030.250; xgl-1-dh01-1030.270; xc-row-030.260-Trails; legal_description_F8

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 ENGINEERS 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.

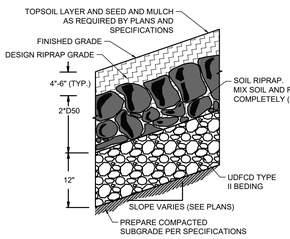
GENERAL CONSTRUCTION NOTES

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-535-69) AND SHOULD SUSTAIN A LOSS OF NOT MORE THAN 10% AFTER 12 CYCLES OF FREEZING AND THAWING (AASHTO TEST 103 FOR LEDGE ROCK PROCEDURE A).
8. ROCK HAVING A MINIMUM SPECIFIC GRAVITY OF 2.65 IS PREFERRED; HOWEVER, IN NO CASE SHOULD ROCK HAVE A SPECIFIC GRAVITY LESS THAN 2.50.

TYPE L RIPRAP

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

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

TYPE VL RIPRAP

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

*TYPE 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

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

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		

STORM SEWER

	EXISTING	PROPOSED
MANHOLE		
STORM INLET		
FLARED END SECTION		
RIPRAP		

COLORADO LICENSED
RICHARD D. LITTLE
No. 53921
PROFESSIONAL ENGINEER

PCD FILE NO.: SF2531

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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

COVER & LEGEND
LEGEND & NOTES

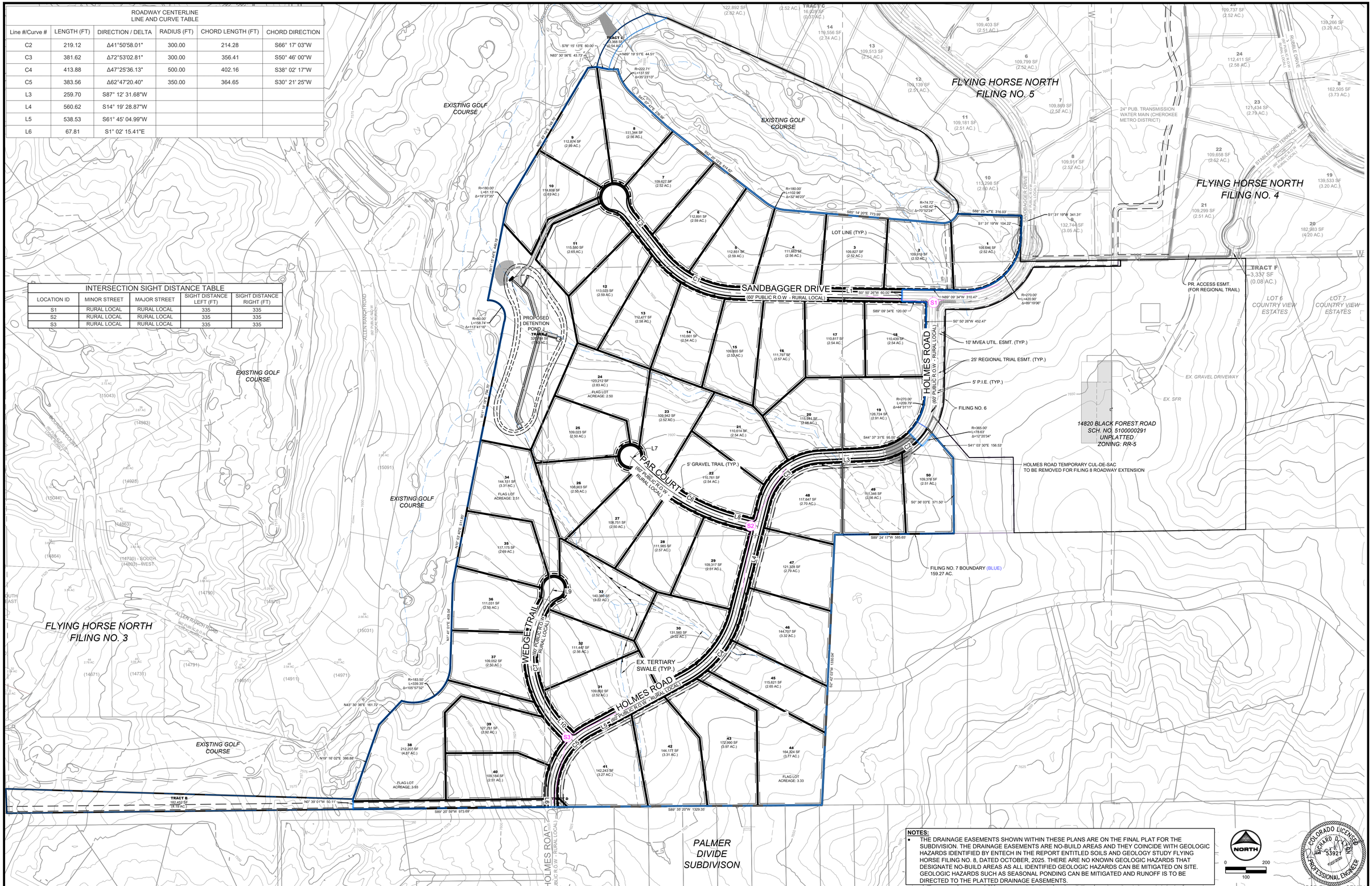
SHEET LG

2

DOMBROWSKI, COLIN, 9/18/2026, 12:38 PM

ROADWAY CENTERLINE LINE AND CURVE TABLE					
Line #/Curve #	LENGTH (FT)	DIRECTION / DELTA	RADIUS (FT)	CHORD LENGTH (FT)	CHORD DIRECTION
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
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			

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
S2	RURAL LOCAL	RURAL LOCAL	335	335
S3	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. 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.

NORTH

0 200 100

COLORADO LICENSED RICHARD D. LITTLE 53921 PROFESSIONAL ENGINEER

PCD FILE NO.: SF2531

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APPROVED:	RDL	JOB NUMBER:	211030.270
CAD DATE:	9/18/2026		
CAD FILE:	J:\2021\211030\CAD\Dwgs\C\Filing_No_8\Site_Plan		

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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

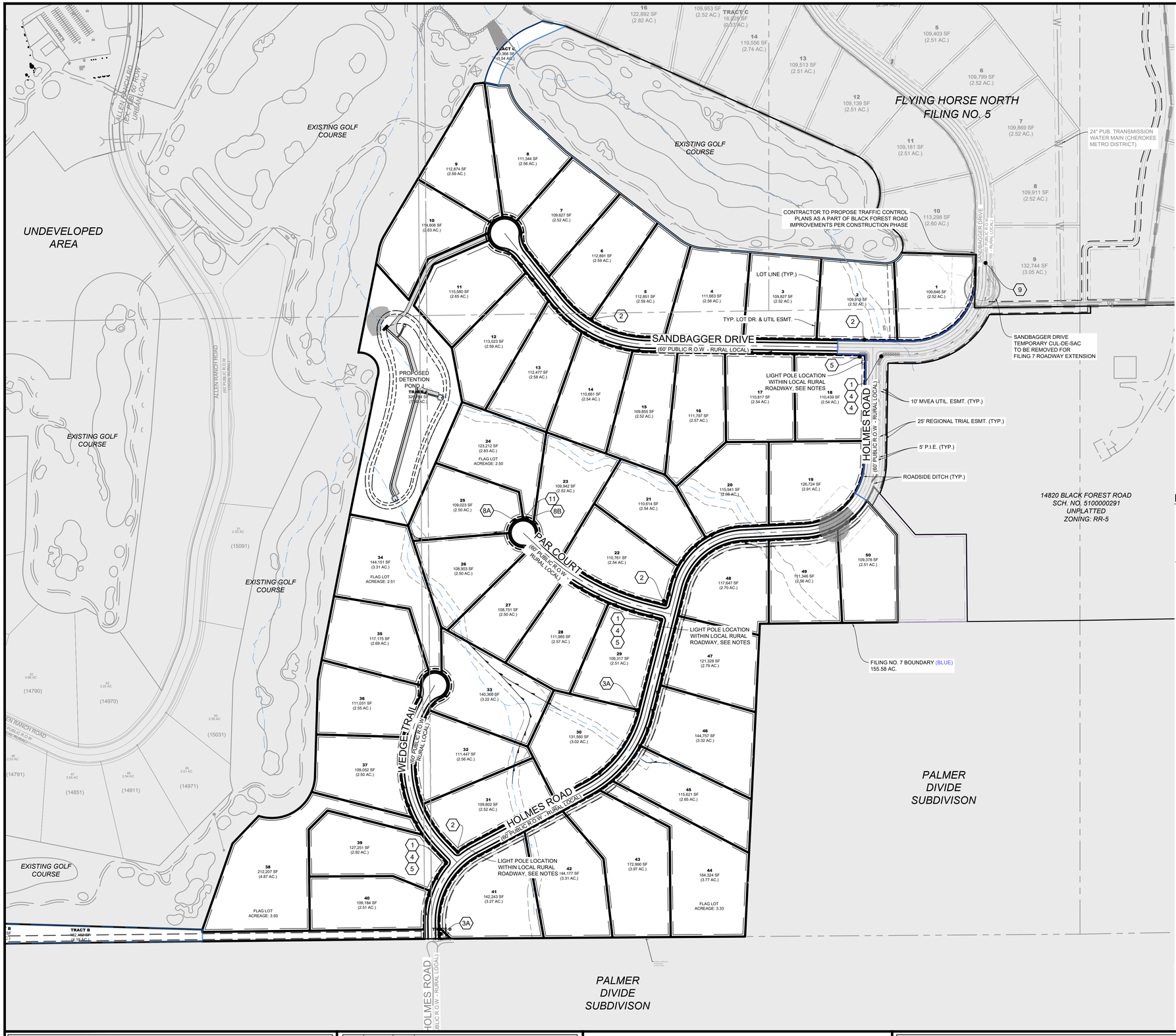
CONSTRUCTION DRAWINGS
OVERALL SITE PLAN

SHEET OSP 3

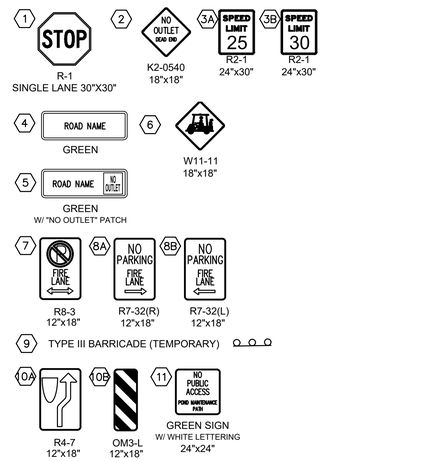
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DOMBROWSKI, COLIN, 8/31/2026 10:18 AM

HR GREEN Xrefs: xv-dsgn-1030, xv-row-1030, xv-utls-1030, xc-dsgn-240, xc-row-030.240, xv-aerial-NM-1030, xc-dsgn-270, xc-row-030.270, xc-dsgn-260, xc-row-030.260, xc-dsgn-250, xc-row-030.250, xc-dsgn-202, xgt-1-dt01-1030.270, xc-dsgn-260-Trisha



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" IN WIDTH. CROSSWALKS LINES 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.

NORTH
0 200
100

COLORADO LICENSED RICHARD D. TYLER 53921 PROFESSIONAL ENGINEER

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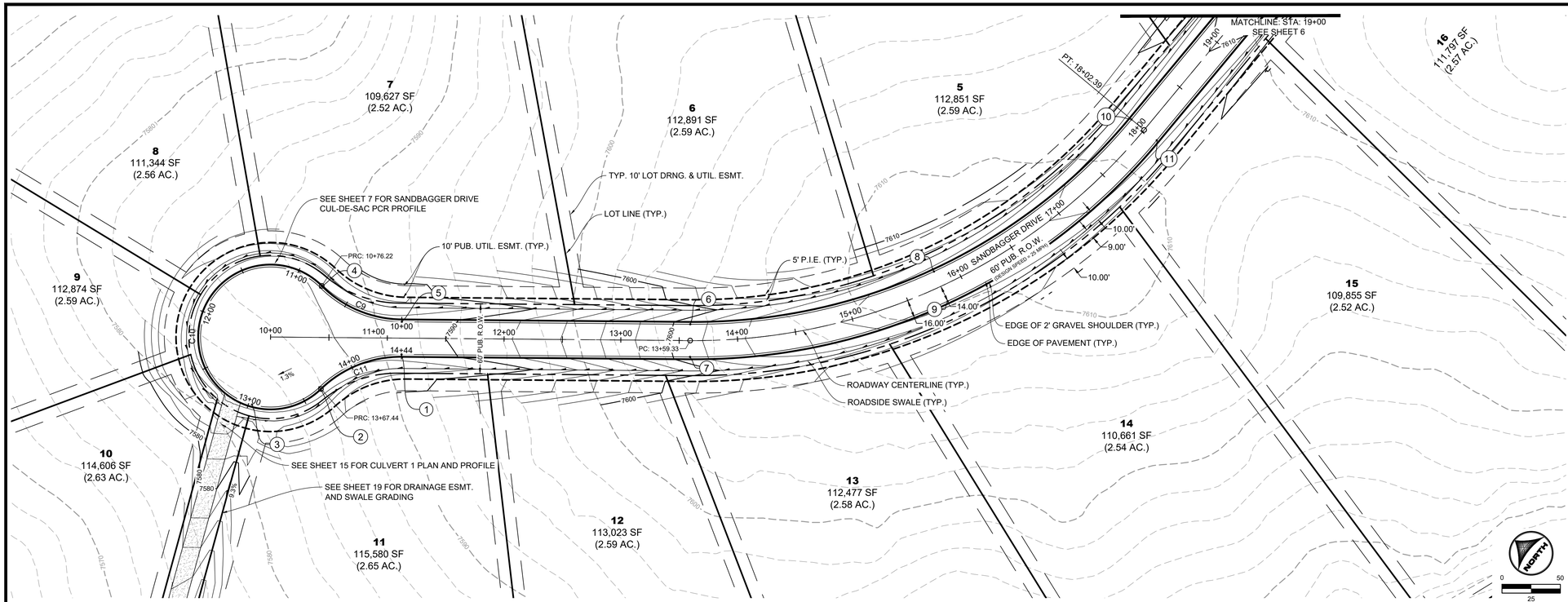
HR GREEN - COLORADO SPRINGS
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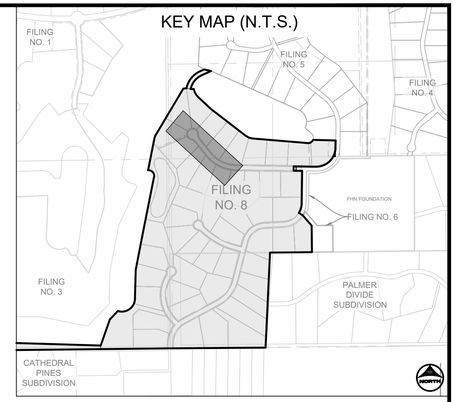
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EL PASO COUNTY, CO

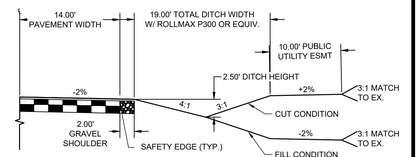
CONSTRUCTION DRAWINGS
OVERALL SITE PLAN

SHEET S&S 4

DOMBROWSKI, COLIN, 8/20/2026 10:22 AM







RURAL LOCAL ROADWAY DITCH SECTION

SCALE: 1"=10'

(ROADS USING THIS SECTION: SANDBAGGER DRIVE, PAR COURT, WEDGE TRAIL INCLUDING CUL-DE-SACS)

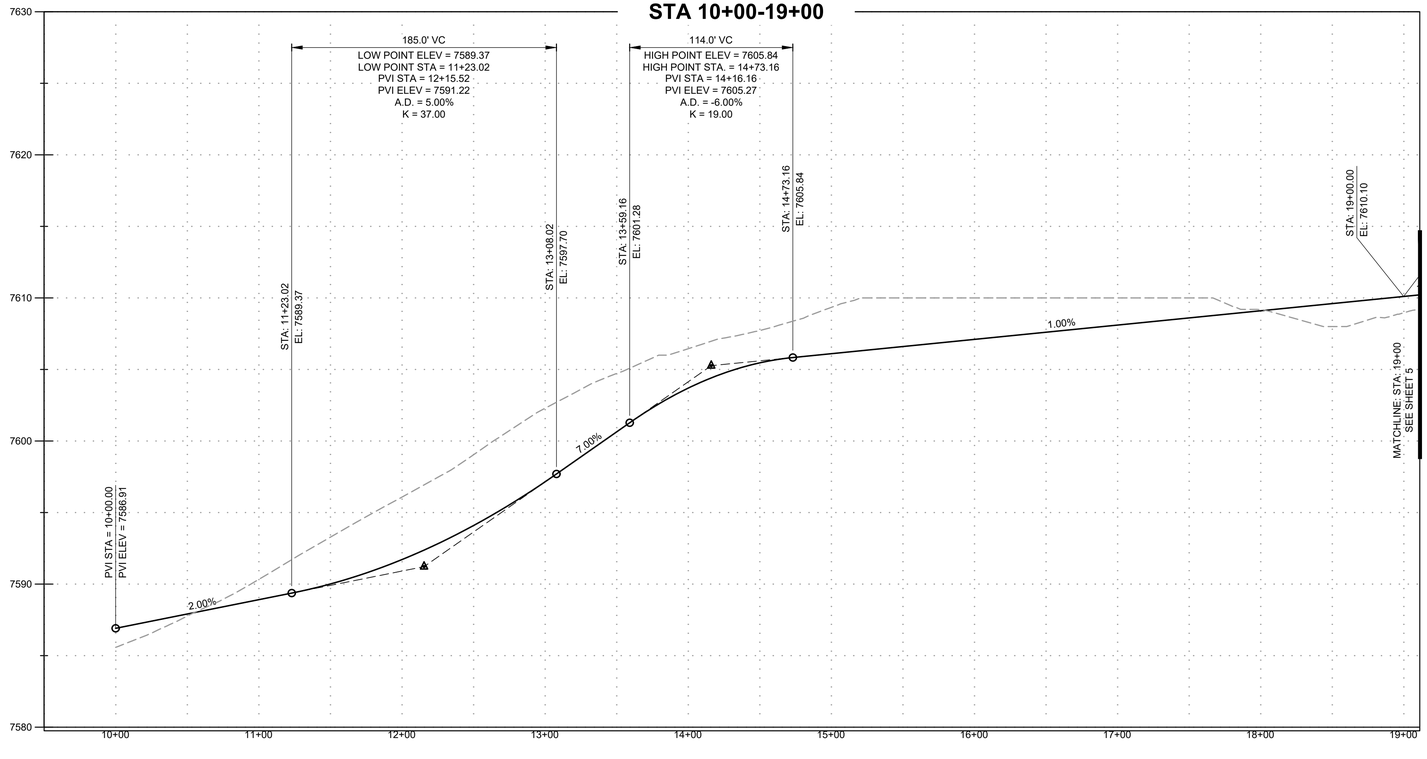
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No.	DESC.	ALIGNMENT	STATION	OFFSET	FG EL.
1	EOP PCR	SANDBAGGER DRIVE	STA 11+12.27	14.0' R	7588.88
2	EOP PRC	SANDBAGGER DRIVE	STA 10+42.10	42.8' R	7587.24
3	EOP LP	SANDBAGGER DRIVE CDS	STA 13+03.16	2.0' L	7586.57
4	EOP PRC	SANDBAGGER DRIVE	STA 10+42.10	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.

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

0 50 HORIZONTAL

0 5 VERTICAL

COLORADO LICENSED
RICHARD D. PIKE
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: SF2531

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HRGreen
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1975 RESEARCH PARKWAY SUITE 160
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PHONE: 719.300.4140
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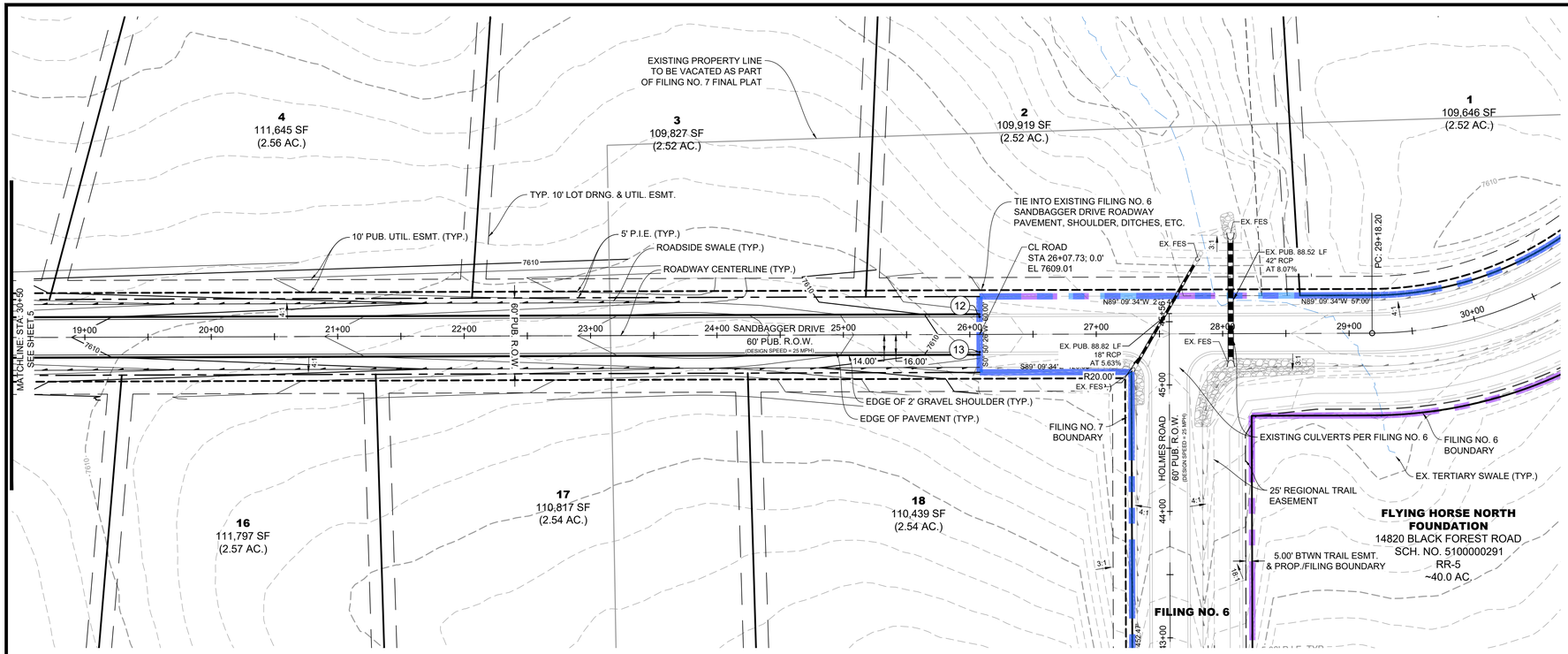
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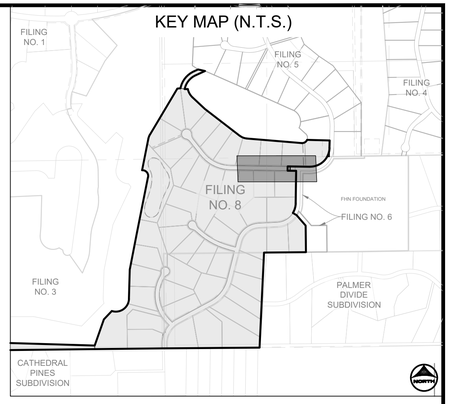
STREET PLAN & PROFILES
SANDBAGGER DRIVE

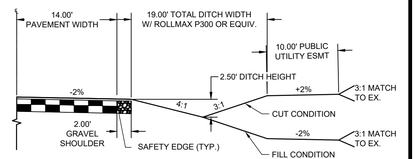
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DOMBROWSKI, COLIN, 11/9/2026 3:13 PM







RURAL LOCAL ROADWAY DITCH SECTION

SCALE: 1"=10'

(ROADS USING THIS SECTION: SANDBAGGER DRIVE, PAR COURT, WEDGE TRAIL INCLUDING CUL-DE-SACS)

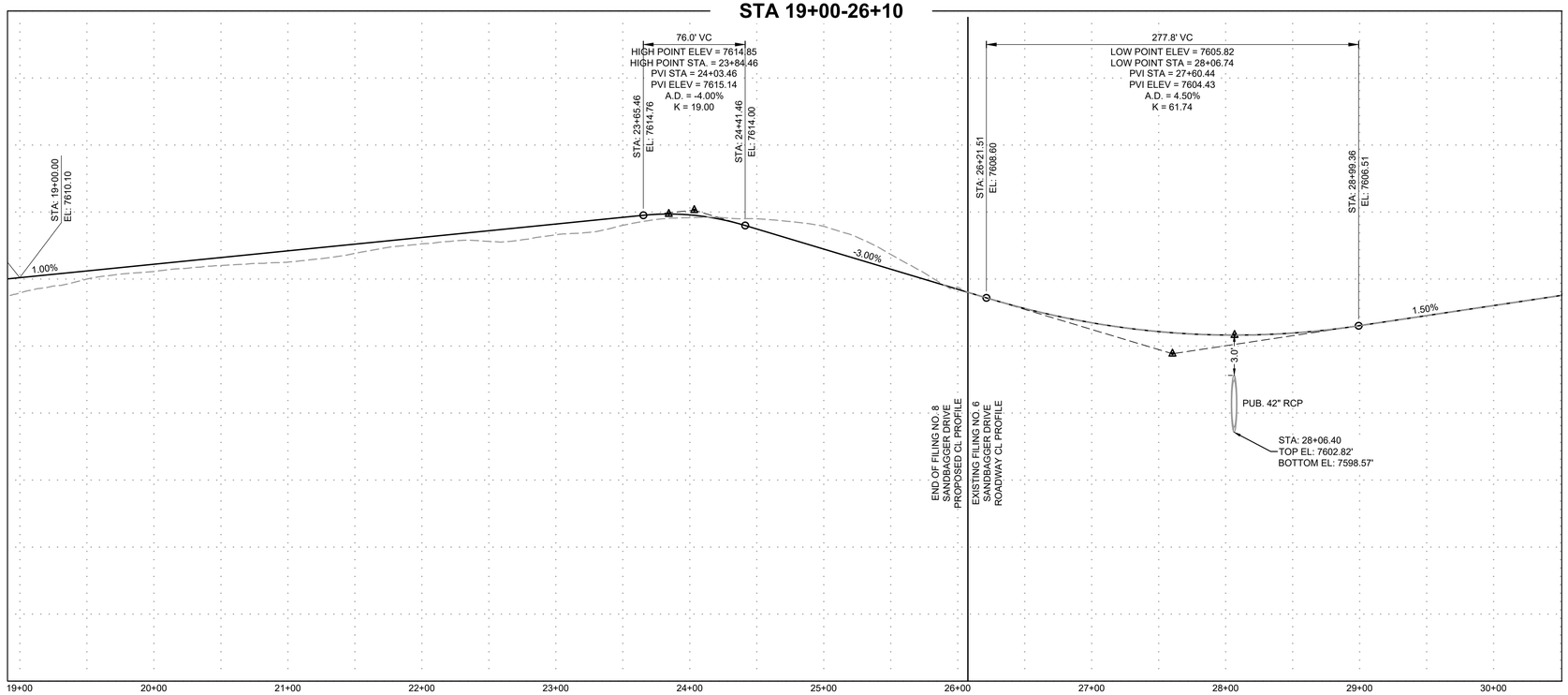


POINT TABLE					
12	EOP	SANDBAGGER DRIVE	STA 26+07.73	14.0' L	7608.73
13	EOP PCR	SANDBAGGER DRIVE	STA 26+07.73	14.0' R	7608.73

SANDBAGGER DRIVE

PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL

STA 19+00-26+10



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

0 50 HORIZONTAL

0 5 VERTICAL

PCD FILE NO.: SF2531

DRAWN BY: CMD JOB DATE: 7/23/2026
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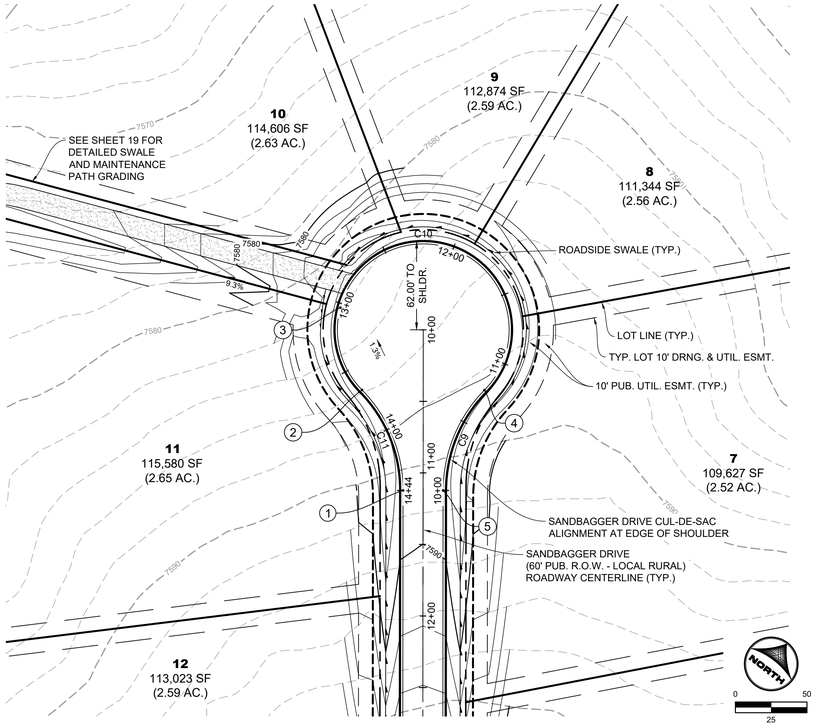
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STREET PLAN & PROFILES
SANDBAGGER DRIVE

SHEET ST 6

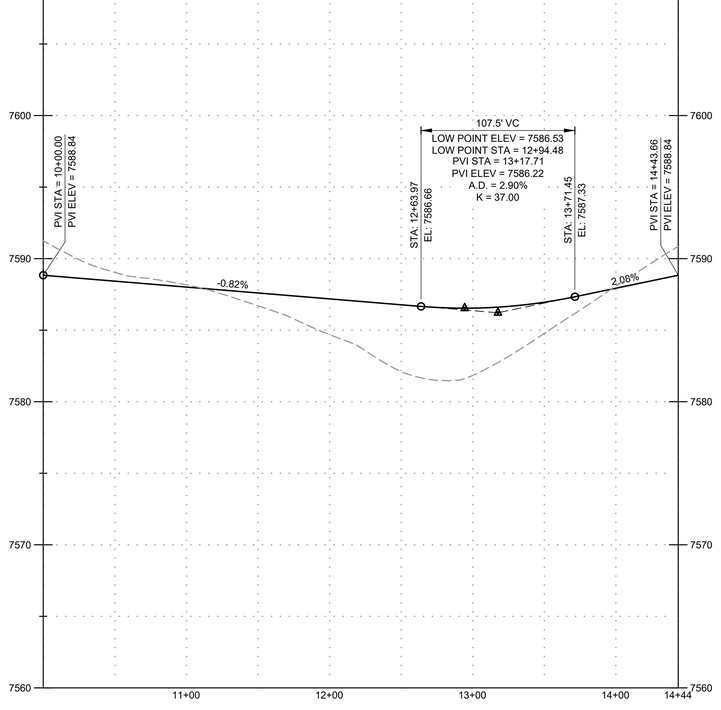
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DOMBROWSKI, COLIN, 8/20/2026 10:23 AM



SANDBAGGER DRIVE CUL-DE-SAC EDGE OF PAVEMENT PROFILE

PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL

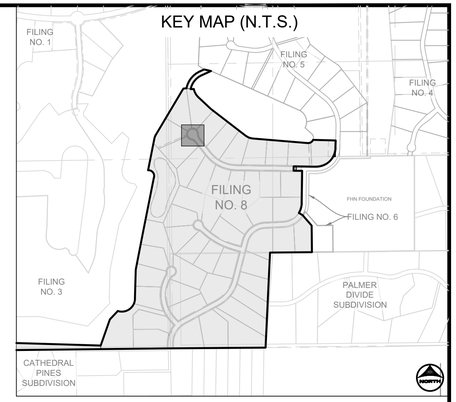


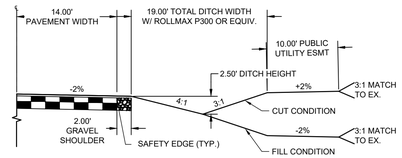
PROFILE LEGEND

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

0 50 HORIZONTAL

0 5 VERTICAL





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	7586.57
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.

COLORADO LICENSED RICHARD D. LITTLE 53921 PROFESSIONAL ENGINEER

PCD FILE NO.: SF2531

DRAWN BY: CMD	JOB DATE: 7/23/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: RDL	JOB NUMBER: 211030.270	0 1"	
CAD DATE: 8/20/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Filing_No_8\Street_PNP			

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

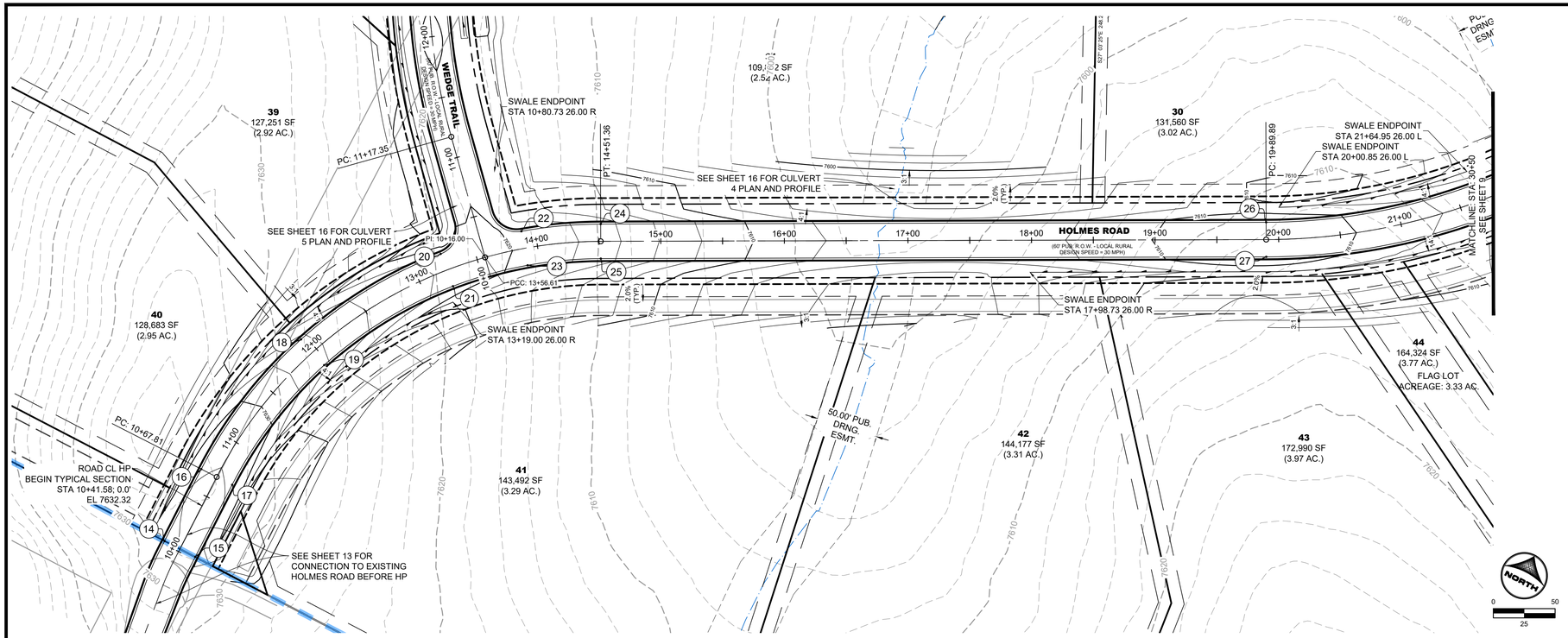
STREET PLAN & PROFILES
SANDBAGGER DRIVE

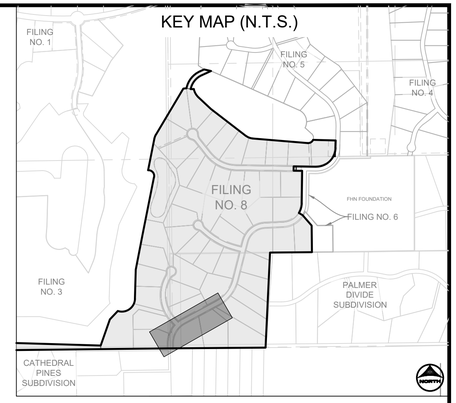
SHEET ST

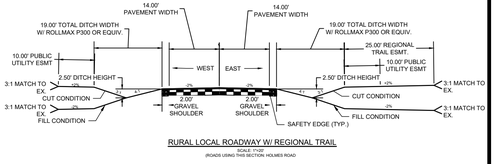
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HR GREEN Xrefs: xv-row-1030; xv-dtgn-1030; xc-row-030,240; xc-dtgn-240; ndwy_typicals; xc-row-030,250; xc-dtgn-250; xc-row-030,270; xc-dtgn-270; key_map; xgt-1-dh01-1030.270; modified_ditch_sections; xc-row-030,260-Trisha

DOMBROWSKI, COLIN, 8/20/2026 10:24 AM







RURAL LOCAL ROADWAY W/ REGIONAL TRAIL

Scale: 1"=10'
(ROADS USING THIS SECTION: HOLMES ROAD

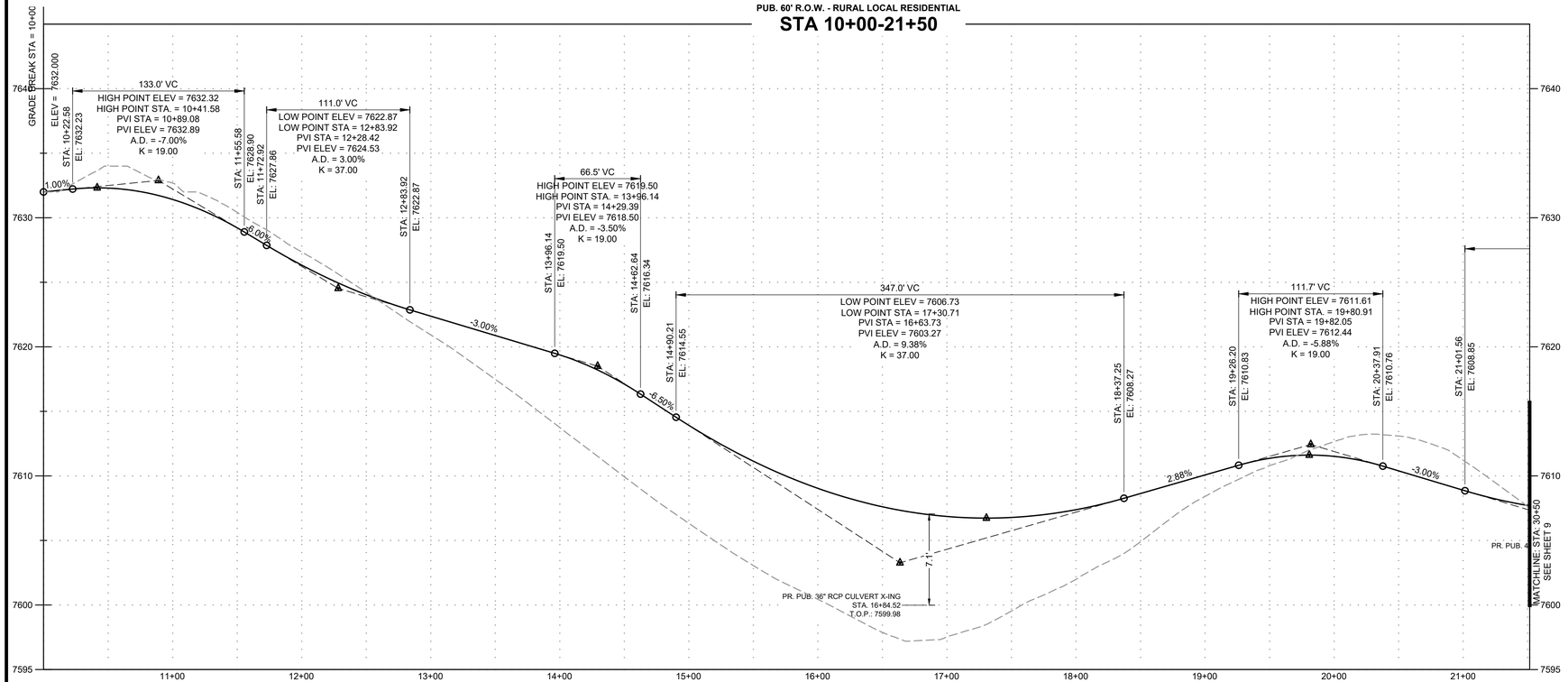
POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FG EL.
14	EOP MATCH EX.	HOLMES ROAD	STA 10+02.37	14.0' L	7631.75
15	EOP MATCH EX	HOLMES ROAD	STA 10+02.37	14.0' R	7632.03
16	EOP PC	HOLMES ROAD	STA 10+67.81	14.0' L	7631.86
17	EOP PC	HOLMES ROAD	STA 10+67.81	14.0' R	7631.86
18	EOP MIDPT	HOLMES ROAD	STA 11+95.86	14.0' L	7626.28
19	EOP MIDPT	HOLMES ROAD	STA 11+95.86	14.0' R	7626.28
20	EOP PCR	HOLMES ROAD	STA 13+23.92	14.0' L	7621.39
21	EOP	HOLMES ROAD	STA 13+23.92	14.0' R	7621.38
22	EOP PCR	HOLMES ROAD	STA 13+89.30	14.0' L	7619.42
23	EOP	HOLMES ROAD	STA 13+89.30	14.0' R	7619.42
24	EOP PT	HOLMES ROAD	STA 14+51.36	14.0' L	7616.76
25	EOP PT	HOLMES ROAD	STA 14+51.36	14.0' R	7616.76
26	EOP PC	HOLMES ROAD	STA 19+89.89	14.0' L	7611.31
27	EOP PC	HOLMES ROAD	STA 19+89.89	14.0' R	7611.31

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.

HOLMES ROAD

PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL

STA 10+00-21+50



PROFILE LEGEND

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

0 50 HORIZONTAL

0 5 VERTICAL



PCD FILE NO.: SF2531

DRAWN BY: CMD	JOB DATE: 7/23/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: RDL	JOB NUMBER: 211030.270	0 1"	
CAD DATE: 8/20/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Filing_No_8\Street_PNP Holmes			

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

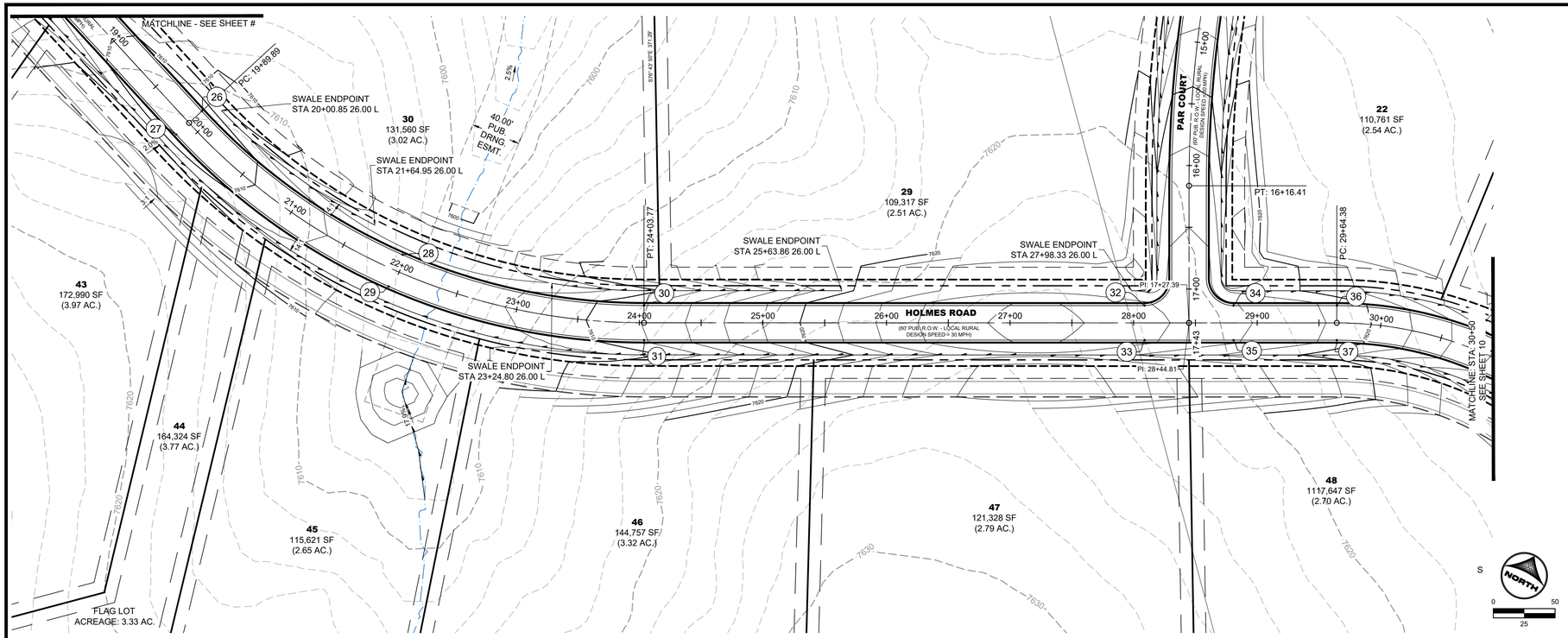
FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

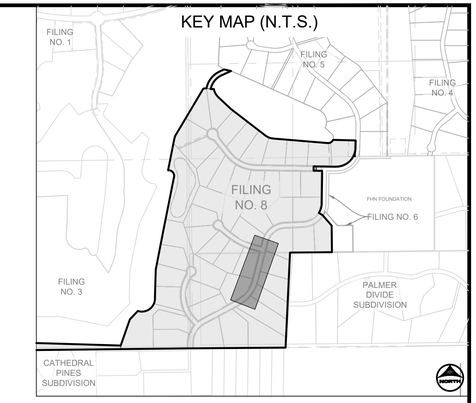
STREET PLAN & PROFILES
HOLMES ROAD

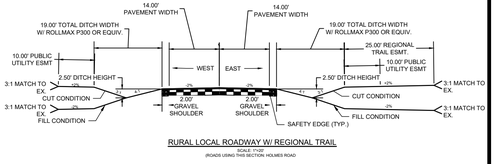
SHEET
ST
8

HR GREEN Xrefs: xv-row-1030; xv-dsgn-1030; xc-row-030;240; xc-row-030;250; xc-dsgn-240; xc-row-030;250; xc-dsgn-250; xc-row-030;270; xc-dsgn-270; key_map; xgl-1-ds01-1030;270; modified_ditch_sections; xc-row-030;260-Trisha; xc-dsgn-260-Trisha

DOMBROWSKI, COLIN, 8/20/2026 10:24 AM







RURAL LOCAL ROADWAY W/ REGIONAL TRAIL

Scale: None
(ROADS USING THIS SECTION: HOLMES ROAD

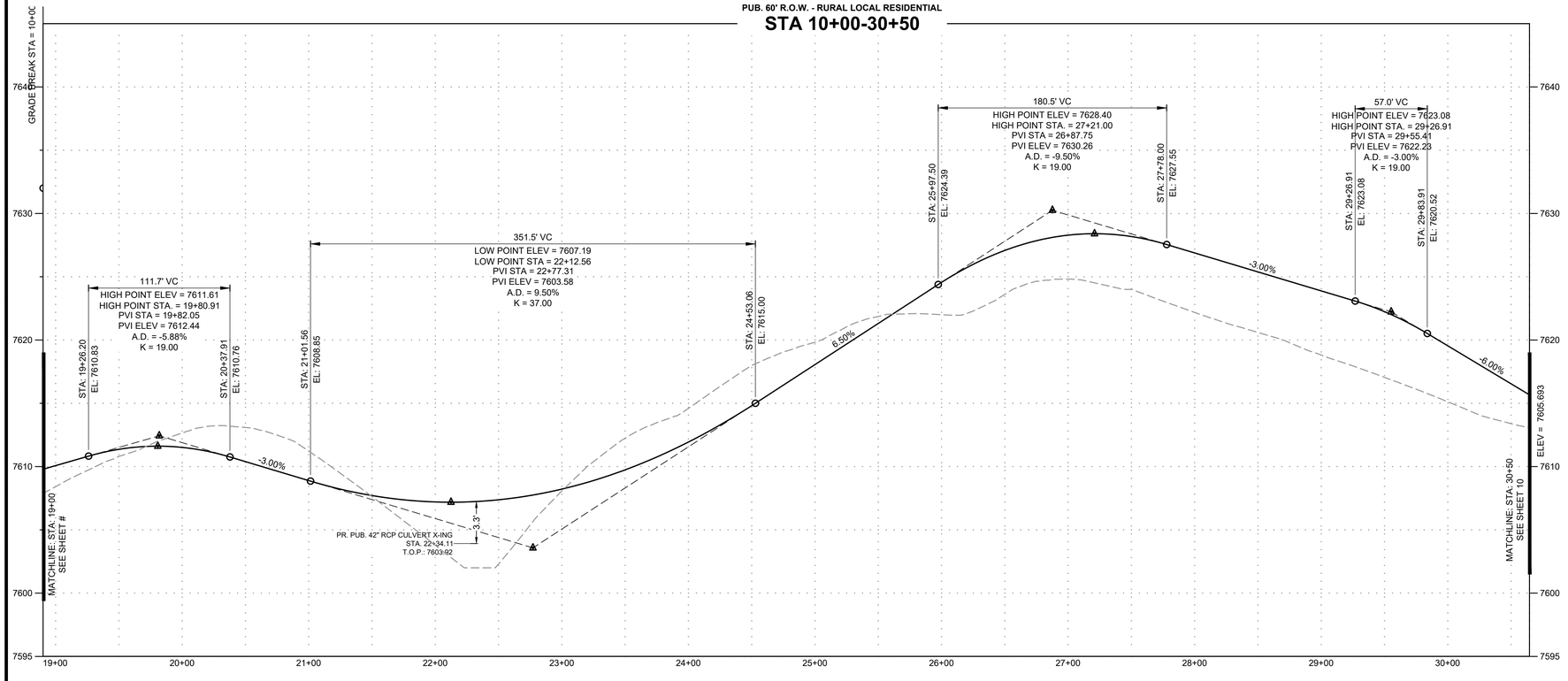
POINT TABLE					
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29	EOP MIDTPT	HOLMES ROAD	STA 21+96.83	14.0' R	7606.94
30	EOP PT	HOLMES ROAD	STA 24+03.77	14.0' L	7611.85
31	EOP PT	HOLMES ROAD	STA 24+03.77	14.0' R	7611.85
32	EOP PCR	HOLMES ROAD	STA 28+08.81	14.0' L	7626.33
33	EOP	HOLMES ROAD	STA 28+08.81	14.0' R	7626.34
34	EOP PCR	HOLMES ROAD	STA 28+80.81	14.0' L	7624.14
35	EOP	HOLMES ROAD	STA 28+80.81	14.0' R	7624.18
36	EOP PC	HOLMES ROAD	STA 29+64.38	14.0' L	7621.31
37	EOP PC	HOLMES ROAD	STA 29+64.38	14.0' R	7621.31

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.

HOLMES ROAD

PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL

STA 10+00-30+50



PROFILE LEGEND

EXISTING GROUND AT ROAD CENTERLINE

PROPOSED GRADE AT ROAD CENTERLINE

HORIZONTAL 0 50

VERTICAL 0 5

PCD FILE NO.: SF2531

DRAWN BY: CMD	JOB DATE: 7/23/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: RDL	JOB NUMBER: 211030.270	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 8/20/2026			
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Filing_No_8\Street_PNP Holmes			

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

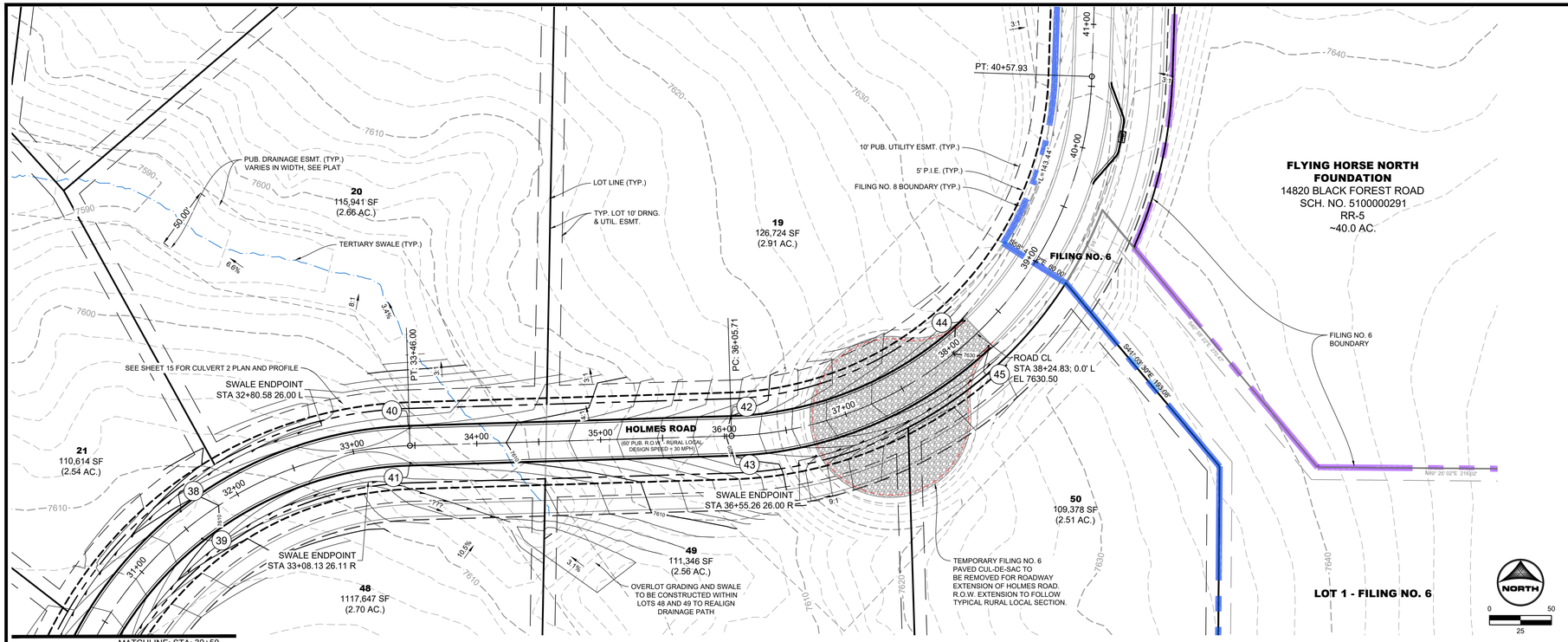
FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

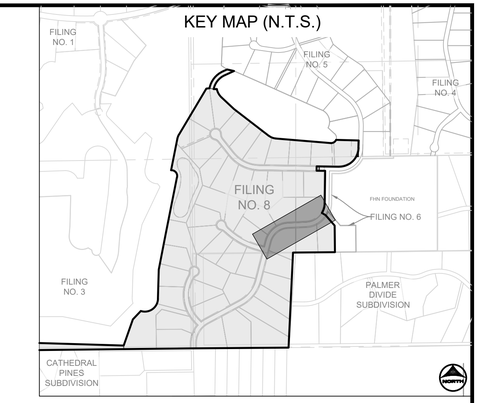
STREET PLAN & PROFILES
HOLMES ROAD

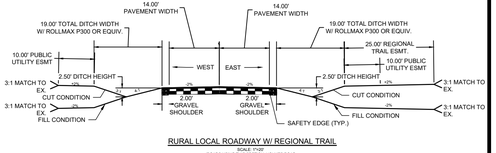
SHEET ST 9

HR GREEN Xrefs: xv-row-1030; xv-dsgn-1030; xc-row-030.240; xc-dsgn-240; xc-row-030.250; xc-dsgn-250; xc-row-030.270; xc-dsgn-270; key_map; xgl-1-dt01-1030.270; modified_ditch_sections; xc-row-030.260-Trisha; xc-dsgn-260-Trisha

DOMBROWSKI, COLIN, 8/20/2026 10:24 AM







RURAL LOCAL ROADWAY W/ REGIONAL TRAIL
SCALE: 1"=10'
(ROADS USING THIS SECTION: HOLMES ROAD)

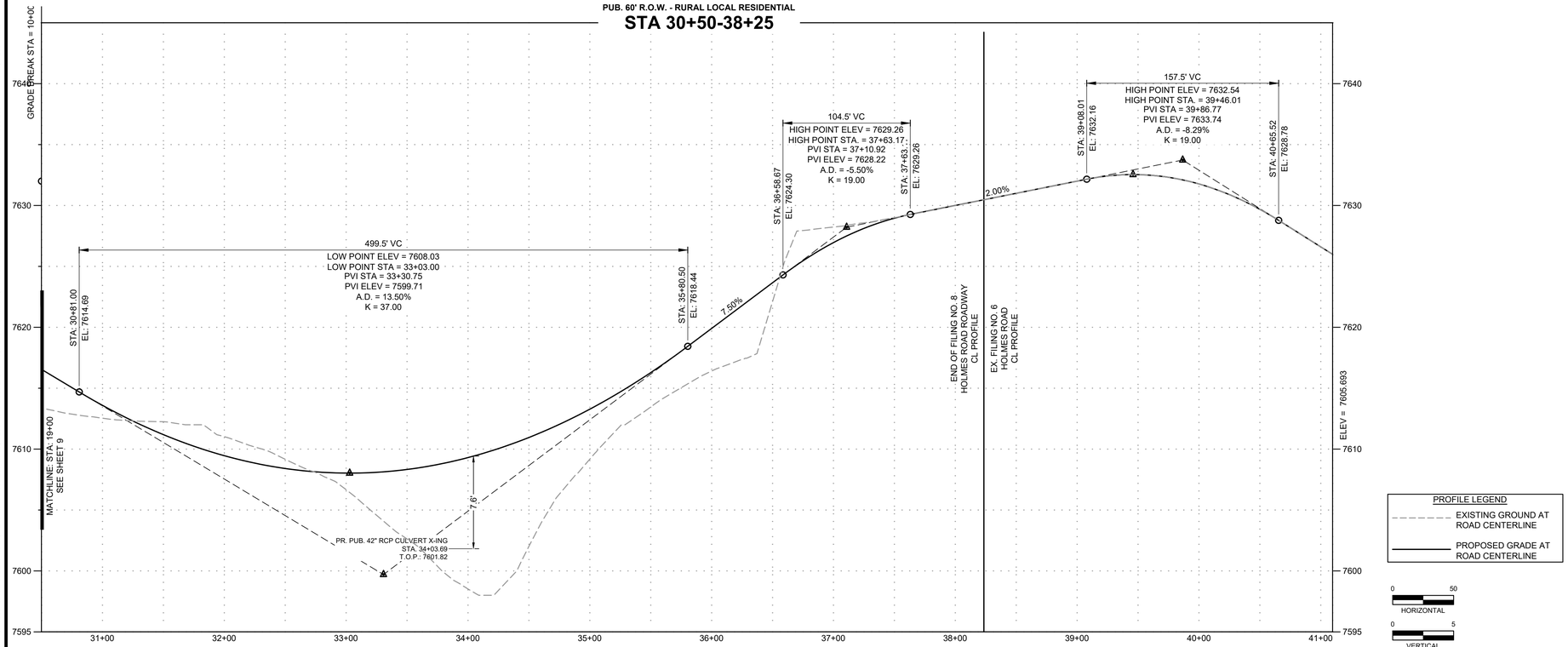
POINT TABLE					
38	EOP MIDPT	HOLMES ROAD	STA 31+55.19	14.0' L	7610.70
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40	EOP PT	HOLMES ROAD	STA 33+46.00	14.0' L	7608.00
41	EOP PT	HOLMES ROAD	STA 33+46.00	14.0' R	7608.00
42	EOP PC	HOLMES ROAD	STA 36+05.71	14.0' L	7620.05
43	EOP PC	HOLMES ROAD	STA 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.

HOLMES ROAD

PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL

STA 30+50-38+25



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

HORIZONTAL 0 50
VERTICAL 0 5

COLORADO LICENSED RICHARD D. LITTLE 53921 PROFESSIONAL ENGINEER

PCD FILE NO.: SF2531

DRAWN BY: CMD	JOB DATE: 7/23/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: RDL	JOB NUMBER: 211030.270	0 1"	
CAD DATE: 8/20/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Filing_No_8\Street_PNP Holmes			

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

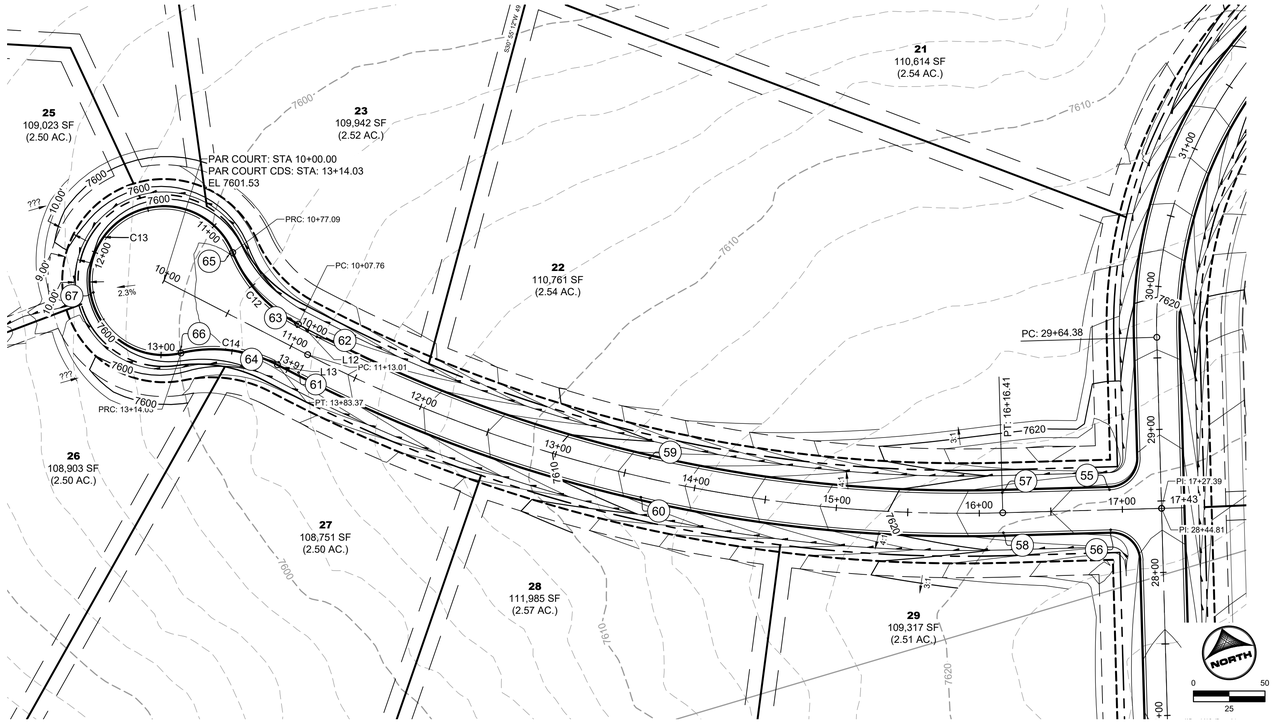
FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

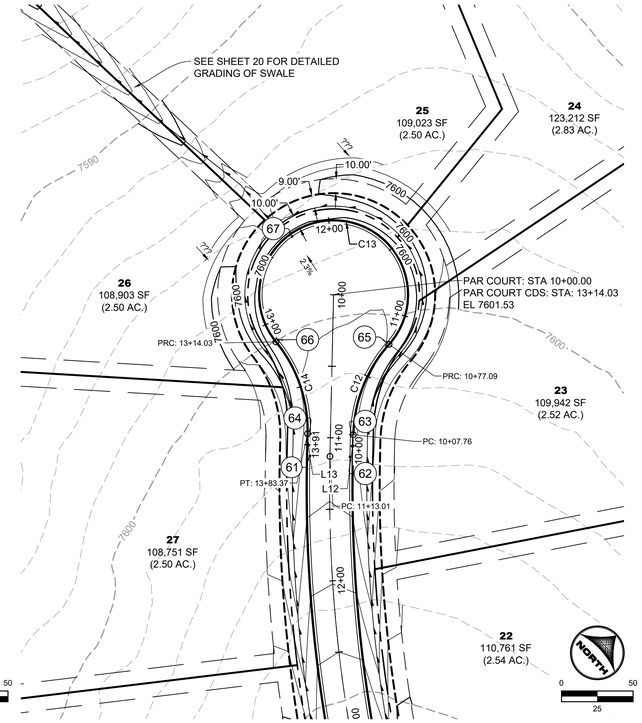
STREET PLAN & PROFILES
HOLMES ROAD

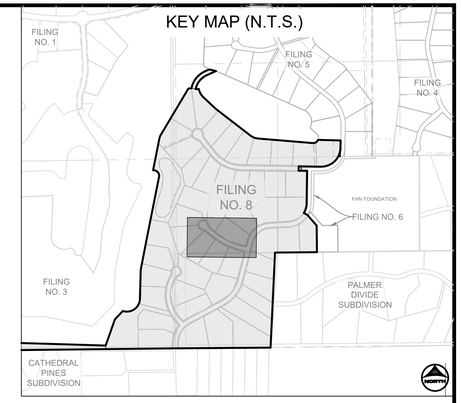
SHEET ST 10

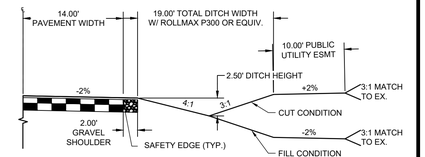
HR GREEN Xrefs: xv-row-1030; xv-dsgn-1030; xc-row-030.240; xc-row-030.250; xc-dsgn-240; xc-row-030.270; xc-dsgn-250; xc-row-030.270; xc-dsgn-270; key_map; xgl-1-dt01-1030.270; modified_ditch_sections; xc-row-030.260-Trisha; xc-dsgn-260-Trisha

DOMBROWSKI, COLIN, 8/20/2026 10:26 AM









RURAL LOCAL ROADWAY DITCH SECTION

SCALE: 1"=10'

(ROADS USING THIS SECTION: SANDBAGGER DRIVE, PAR COURT, WEDGE TRAIL INCLUDING CUL-DE-SACS)

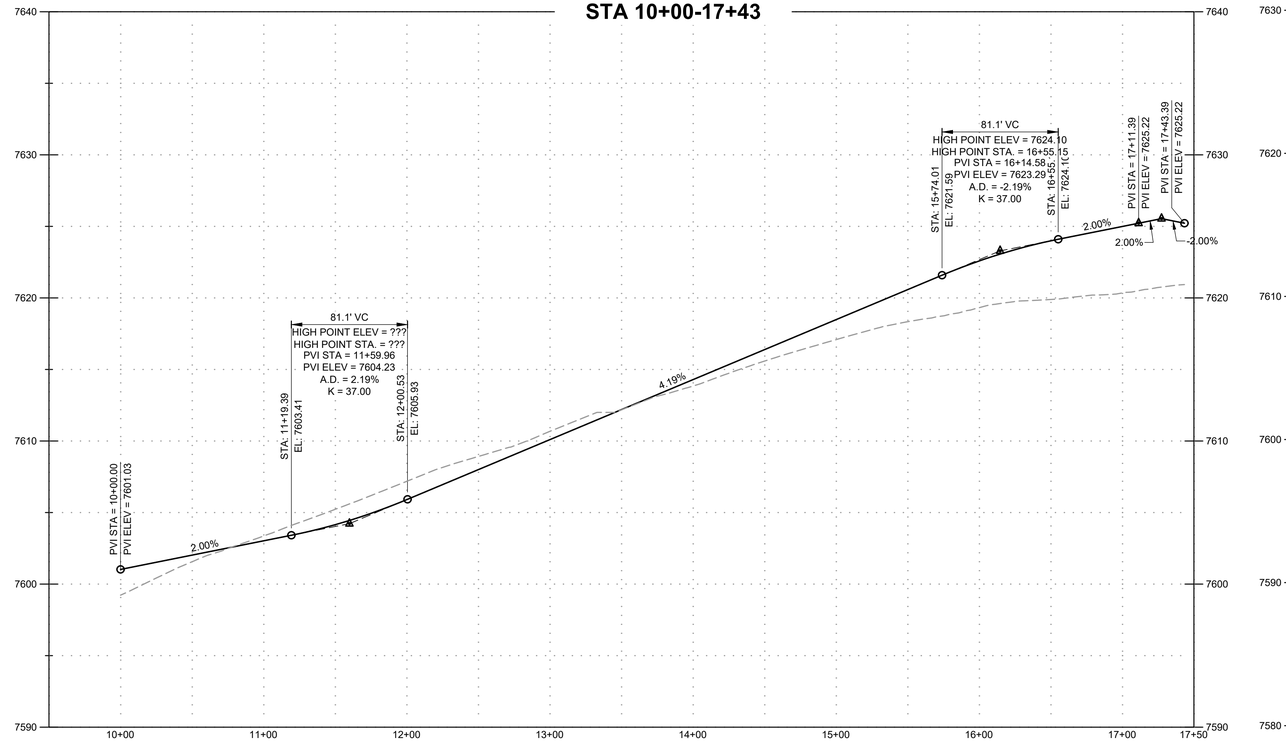
POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FG EL.
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57	EOP PT	PAR COURT	STA 16+16.41	14.0' L	7622.84
58	EOP PT	PAR COURT	STA 16+16.41	14.0' R	7622.84
59	EOP MIDPT	PAR COURT	STA 13+64.71	14.0' L	7612.53
60	EOP MIDPT	PAR COURT	STA 13+64.71	14.0' 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	7601.41
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' 57.74"W	N:443391.97, E:223495.40	N:443397.28, E:223489.74
C12	98.00'	69.33'	N26° 33' 53.29"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

PAR COURT

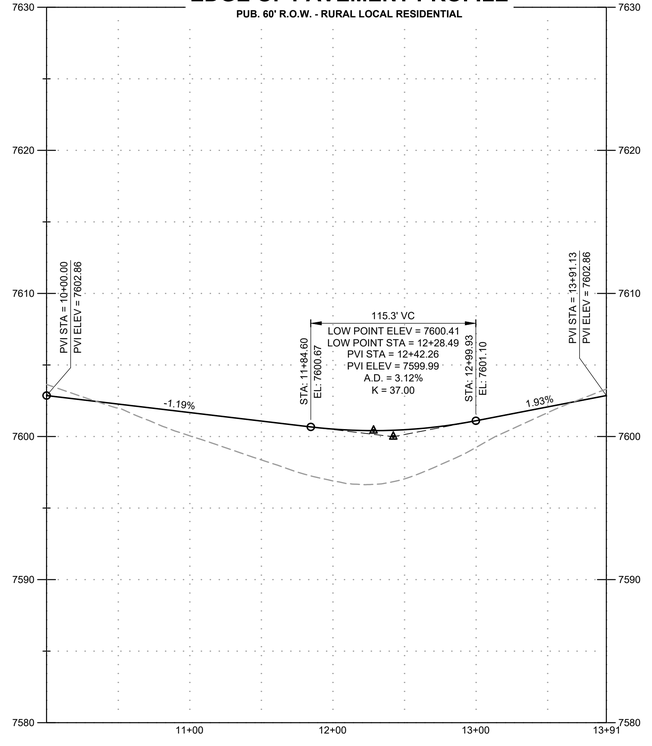
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL

STA 10+00-17+43



PAR COURT CUL-DE-SAC EDGE OF PAVEMENT PROFILE

PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL



PROFILE LEGEND

EXISTING GROUND AT ROAD CENTERLINE

PROPOSED GRADE AT ROAD CENTERLINE

0 50 HORIZONTAL

0 5 VERTICAL

COLORADO LICENSED RICHARD D. MAY JR. 53921 PROFESSIONAL ENGINEER

PCD FILE NO.: SF2531

HR GREEN Xrefs: xv-row-1030; xv-dsgn-1030; xc-row-030.240; xc-dsgn-240; rdwy_typicalls; xc-row-030.250; xc-dsgn-250; xc-row-030.270; xc-dsgn-270; key_map; xgt1-dh01-1030.270; modified_ditch_sections

DRAWN BY: CMD JOB DATE: 4/2/2026
APPROVED: RDL JOB NUMBER: 211030.270
CAD DATE: 8/20/2026
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Filing_No_8\Street_PNP_2

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

NO.	DATE	BY	REVISION DESCRIPTION

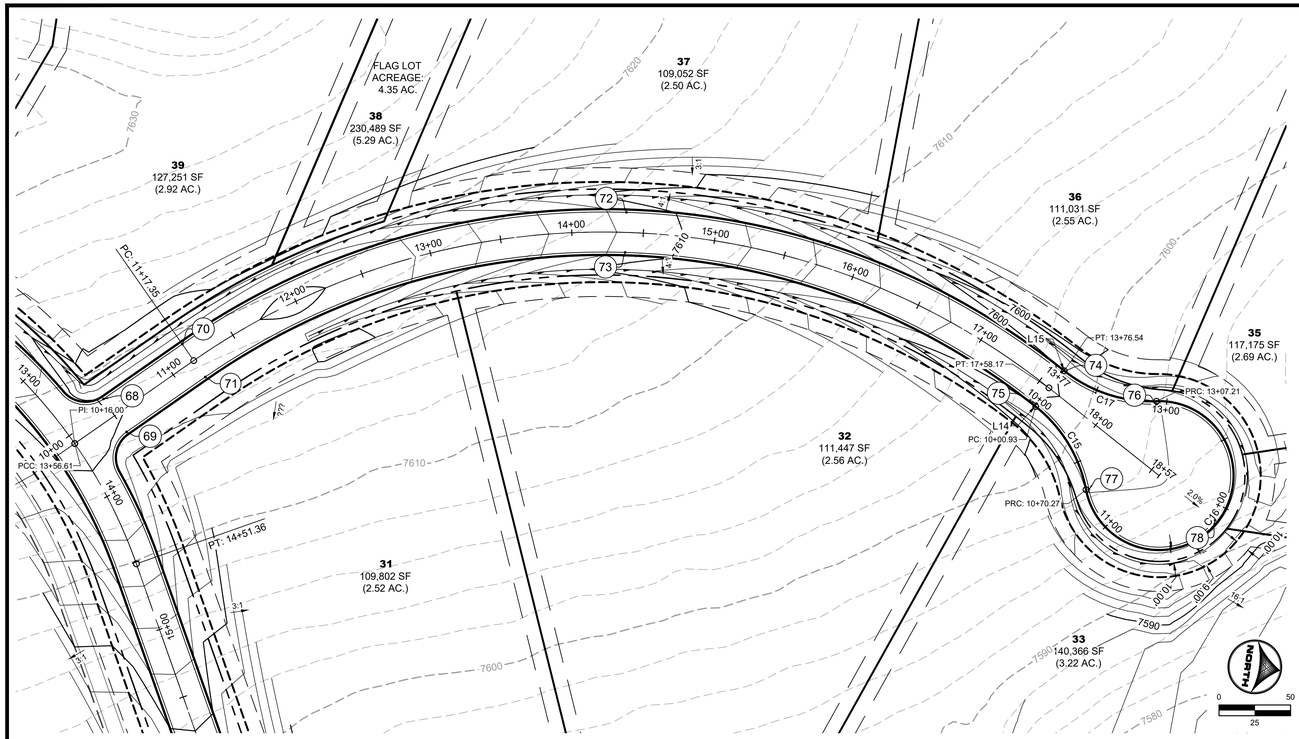
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

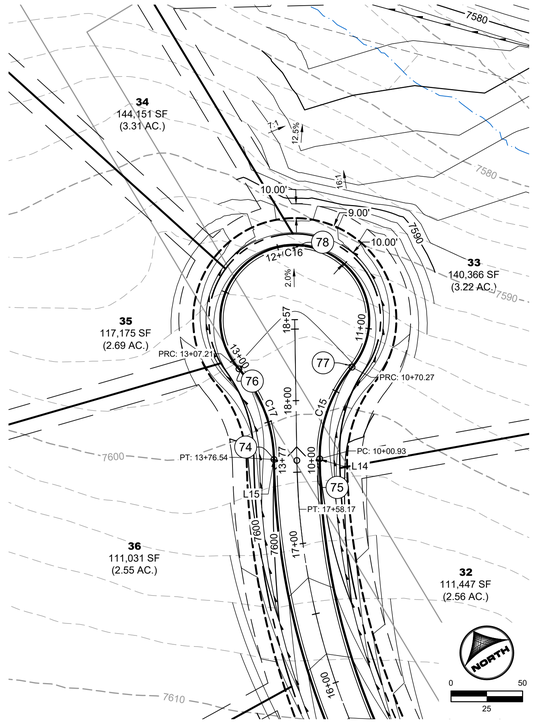
FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

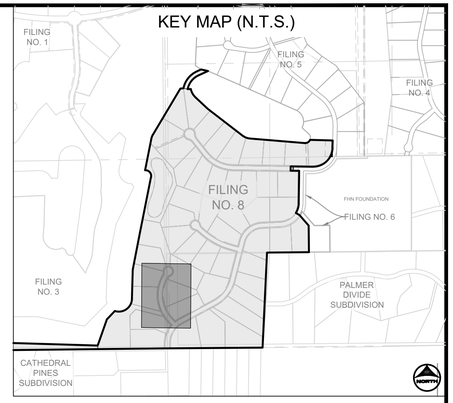
STREET PLAN & PROFILES
PAR COURT

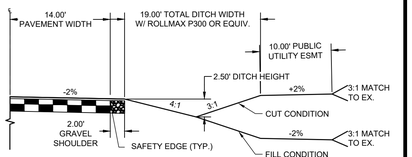
SHEET ST 11

DOMBROWSKI, COLIN, 8/20/2026 10:26 AM









RURAL LOCAL ROADWAY DITCH SECTION

SCALE: 1"=10'

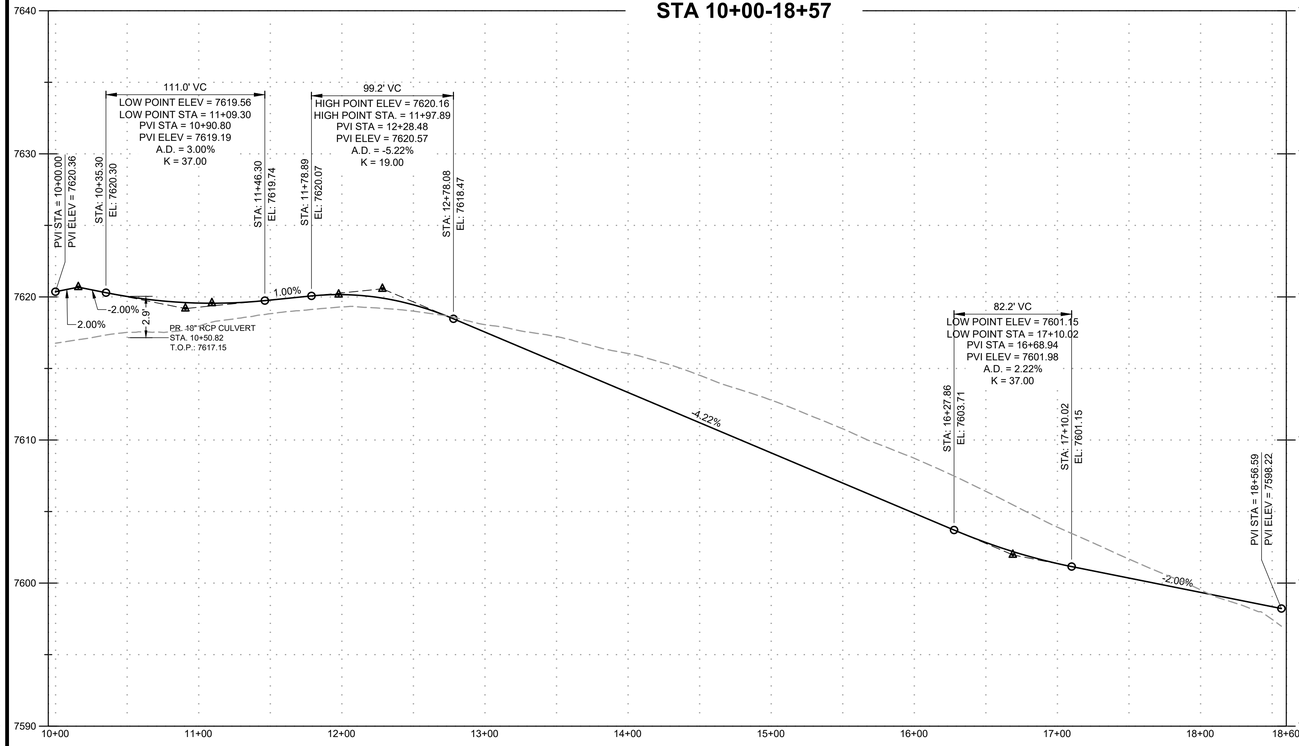
(ROADS USING THIS SECTION: SANDBAGGER DRIVE, PAR COURT, WEDGE TRAIL INCLUDING CUL-DE-SACS)

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

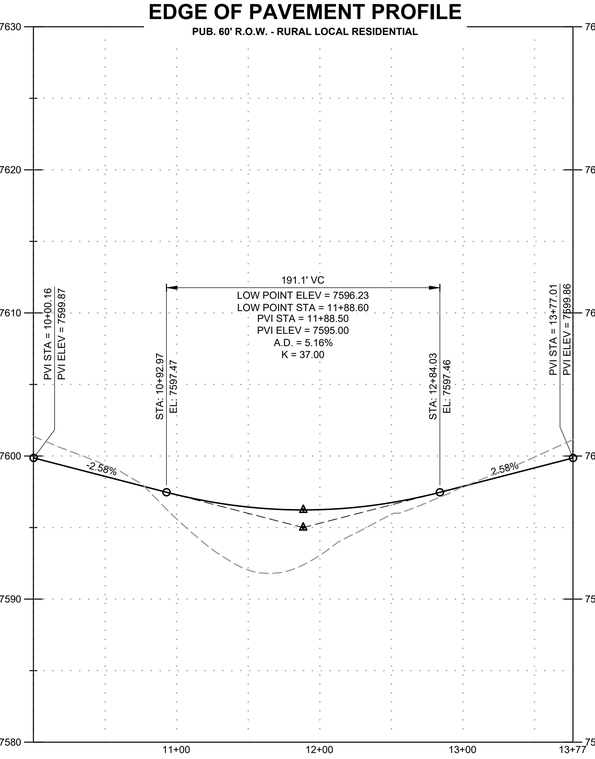
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL

STA 10+00-18+57



WEDGE TRAIL CUL-DE-SAC EDGE OF PAVEMENT PROFILE

PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL



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

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

0 50 HORIZONTAL

0 5 VERTICAL

COLORADO LICENSED RICHARD D. MAY SR. 53921 PROFESSIONAL ENGINEER

PCD FILE NO.: SF2531

HR GREEN Xrefs: xv-row-1030; xv-dsgn-1030; xv-dsgn-240; xc-row-030.240; xc-dsgn-240; rdwy_typicals; xc-row-030.250; xc-dsgn-250; xc-row-030.270; xc-dsgn-270; key_map; xgt1-dh01-1030.270; modified_ditch_sections

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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

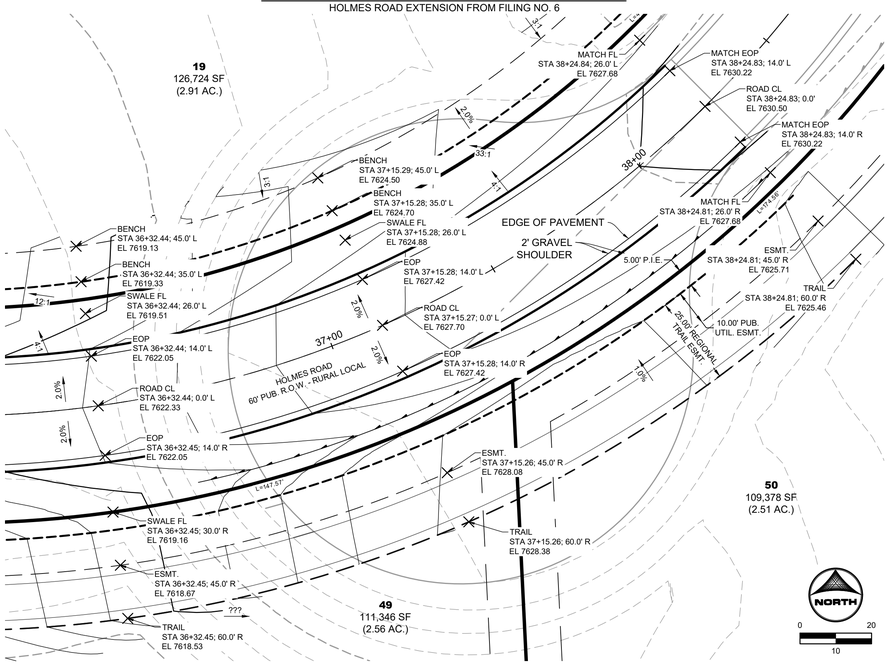
STREET PLAN & PROFILES
WEDGE TRAIL

SHEET ST 12

DOMBROWSKI, COLIN, 11/9/2026 3:14 PM

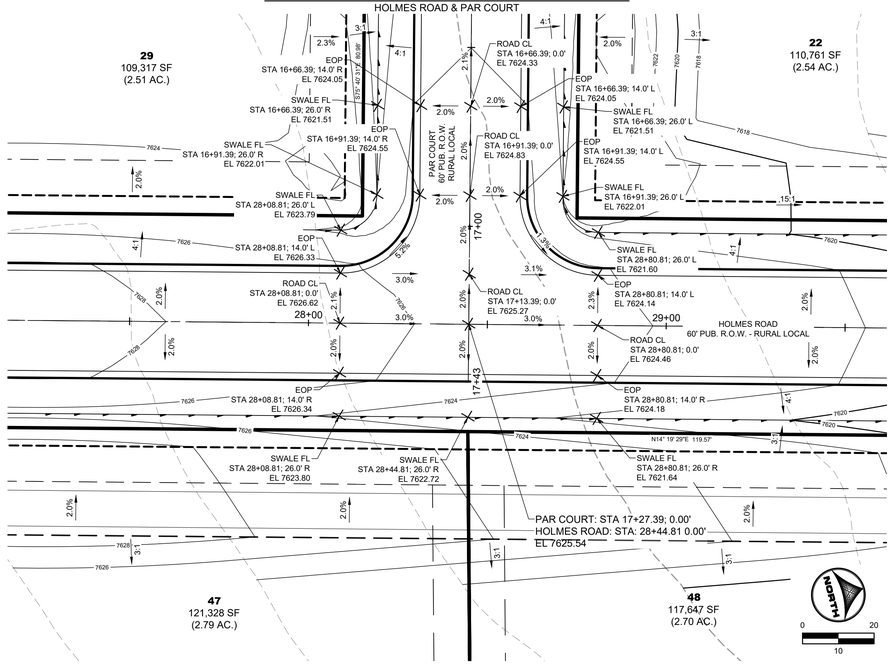
ROADWAY INTERSECTION DETAIL - A

HOLMES ROAD EXTENSION FROM FILING NO. 6

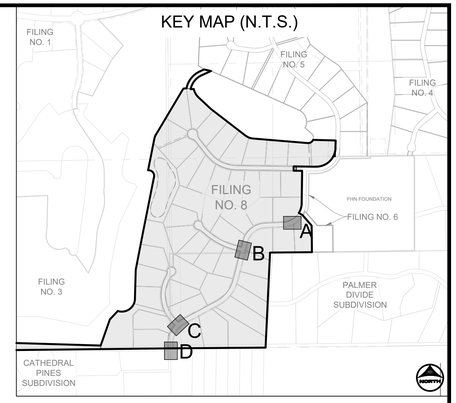


ROADWAY INTERSECTION DETAIL - B

HOLMES ROAD & PAR COURT

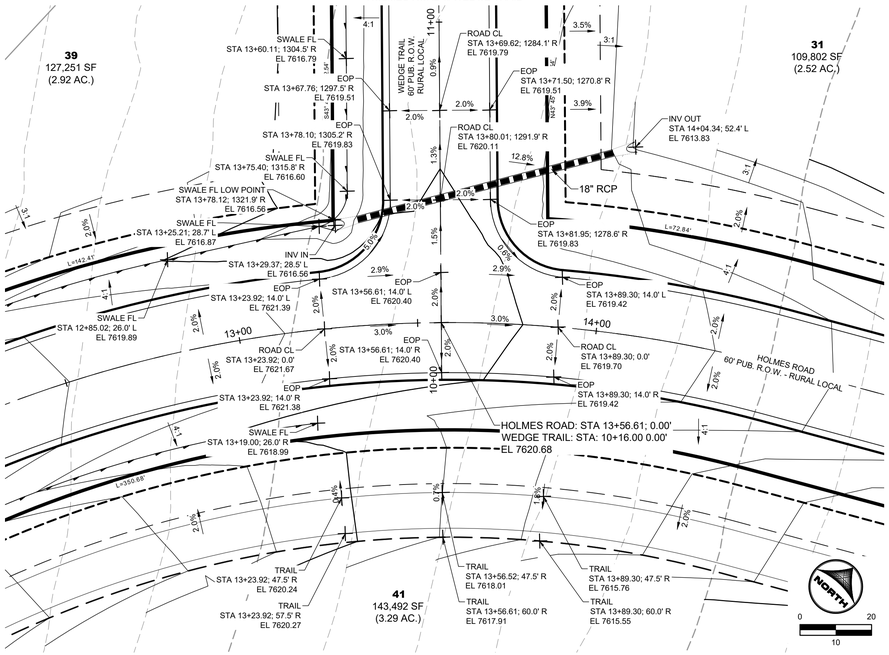


KEY MAP (N.T.S.)



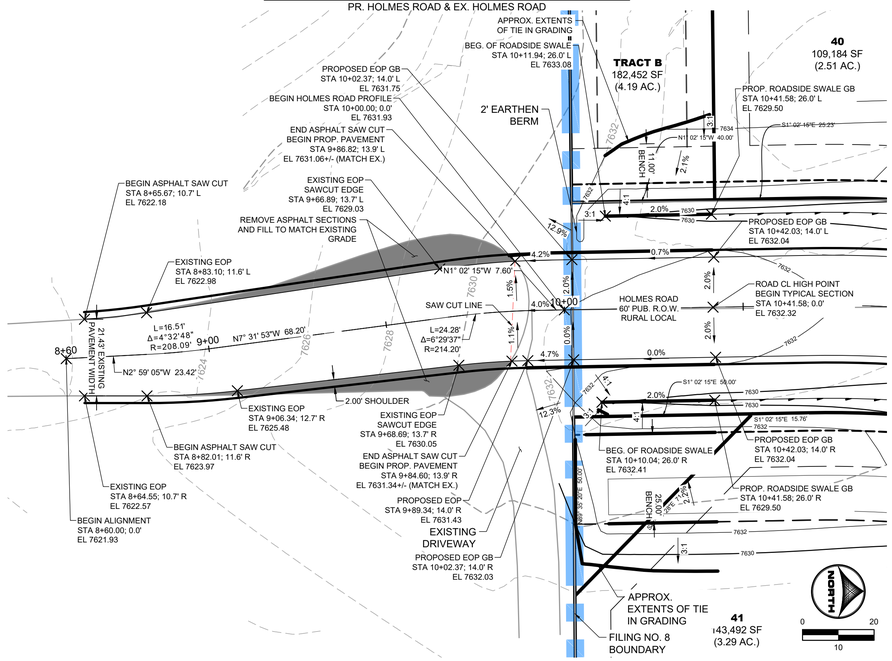
ROADWAY INTERSECTION DETAIL - C

HOLMES ROAD & WEDGE TRAIL



ROADWAY INTERSECTION DETAIL - D

PR. HOLMES ROAD & EX. HOLMES ROAD



PCD FILE NO.: SF2531

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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

CONSTRUCTION DRAWINGS
INTERSECTION DETAILS

SHEET ST

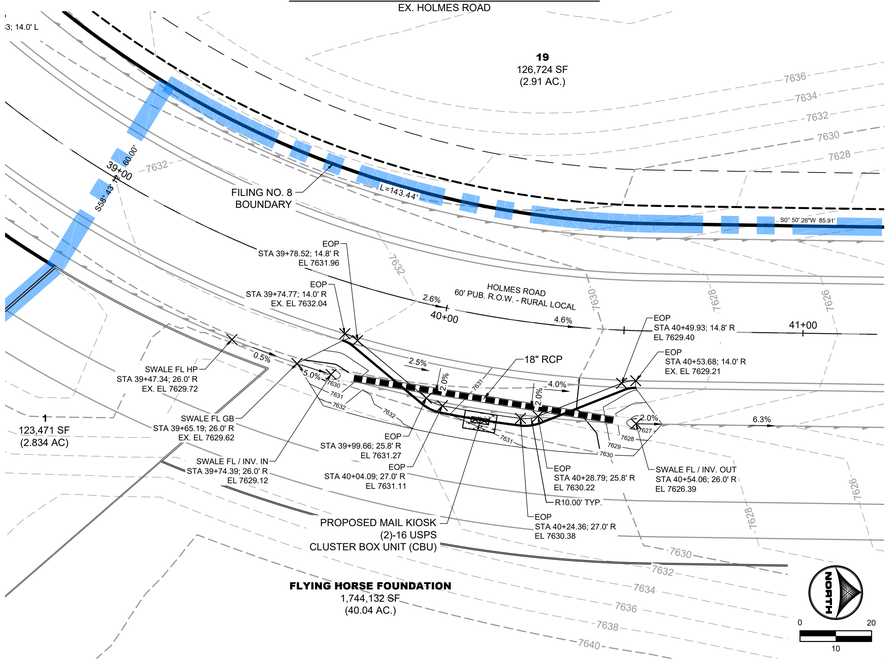
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DOMBROWSKI, COLIN, 11/17/2026 10:08 AM

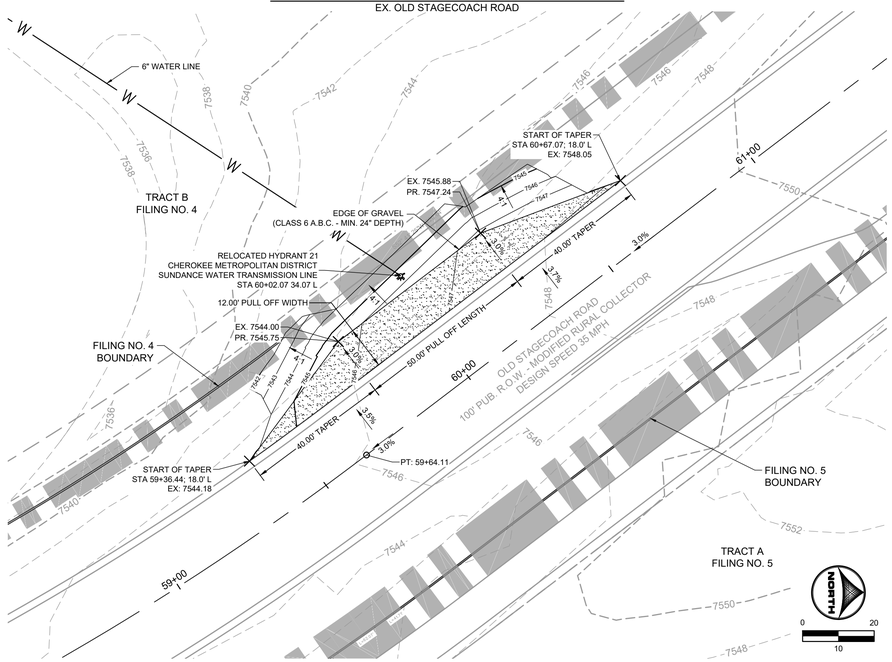
MAIL KIOSK PULL-OFF DETAIL E

EX. HOLMES ROAD

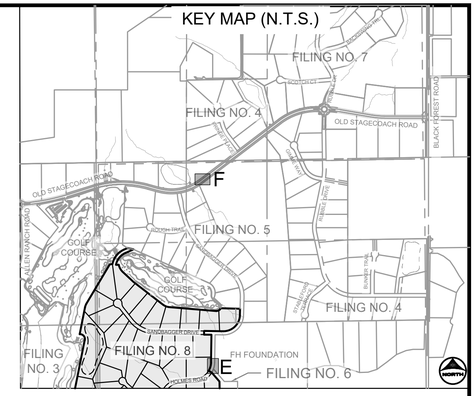


SD HYDRANT 21 PULL-OFF DETAIL F

EX. OLD STAGECOACH ROAD



KEY MAP (N.T.S.)



PCD FILE NO.: SF2531

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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

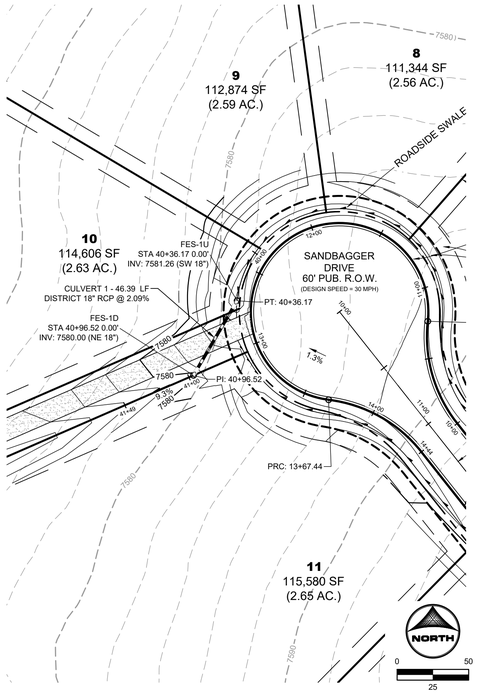
CONSTRUCTION DRAWINGS
INTERSECTION DETAILS

SHEET ST

14

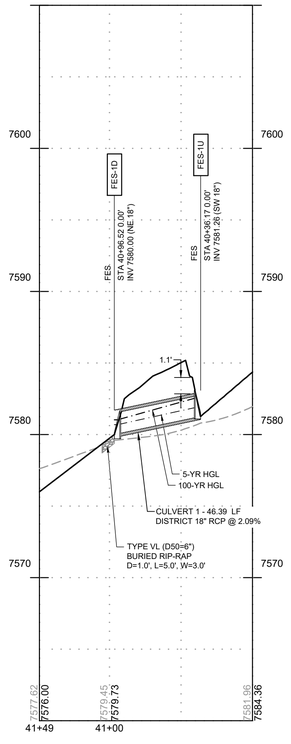
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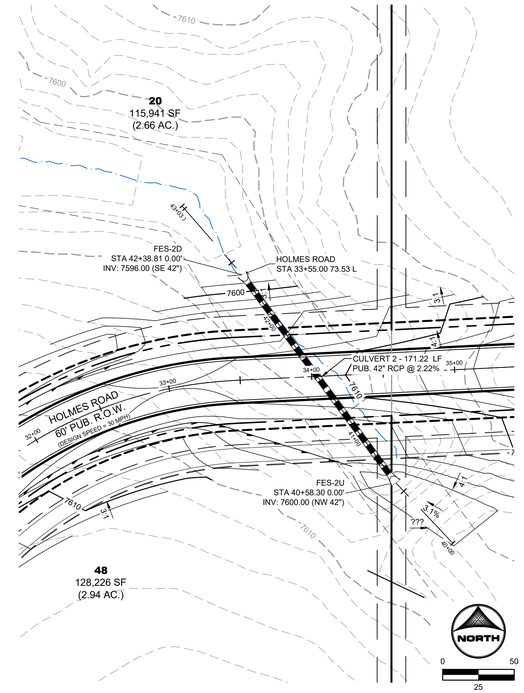
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CULVERT 1

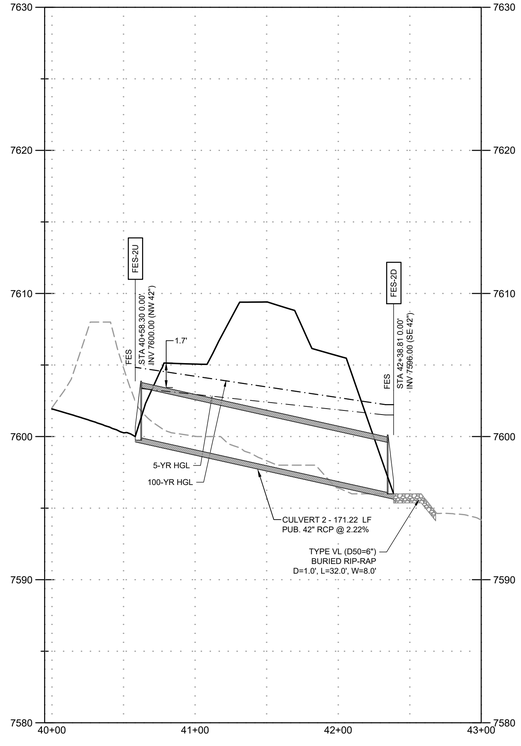
DISTRICT STORM CULVERT PIPE UNDER MAINTENANCE PATH AT SANDBAGGER DRIVE CUL-DE-SAC

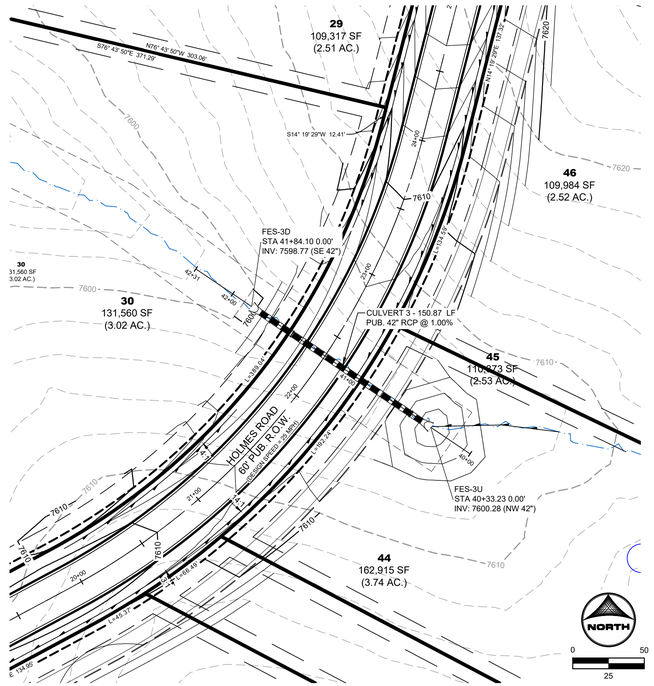




CULVERT 2

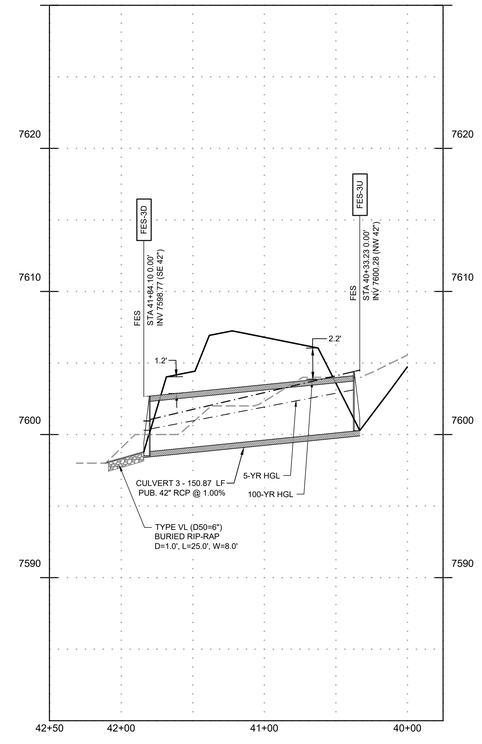
PUB. STORM CULVERT PIPE CROSSING HOLMES ROAD NEAR STA. 33+00 60' R.O.W. - RURAL LOCAL RESIDENTIAL

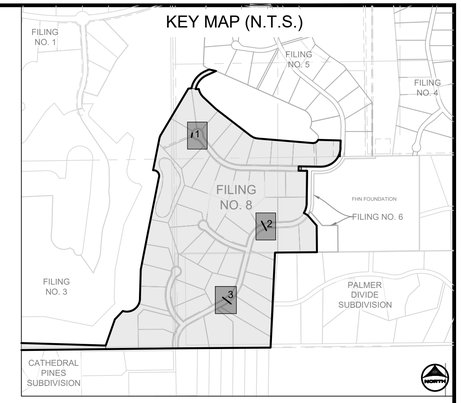




CULVERT 3

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





NOTES:

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.
2. TRACT A (POND J) IS OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT FOR ACCESS, DRAINAGE, UTILITIES, AND MAINTENANCE.
3. 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

0 50 HORIZONTAL

0 5 VERTICAL

COLORADO LICENSED
RICHARD D. LEE
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: SF2531

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CAD FILE: J:\2021\211030\CAD\Dwgs\C\Filing_No_8\Storm PP			

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

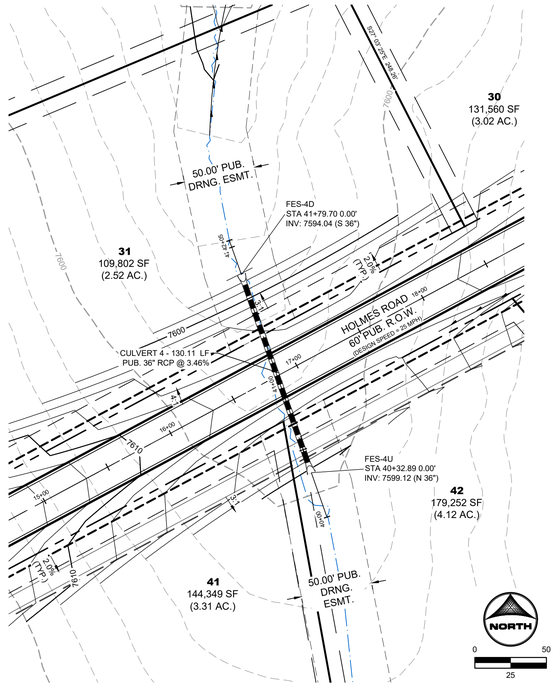
FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILES
STORM CULVERTS

SHEET STM 15

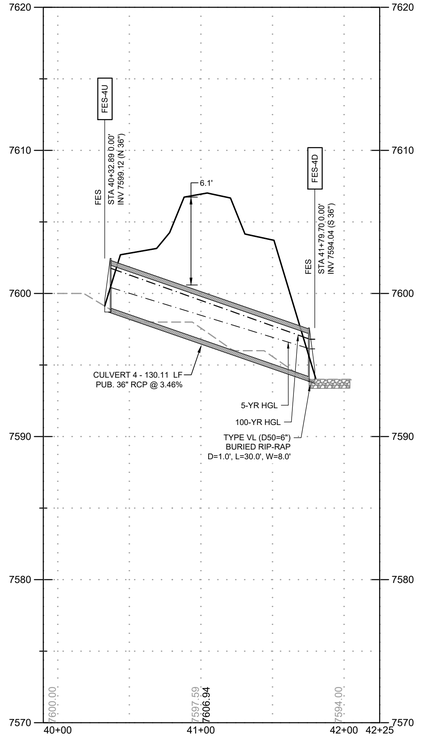
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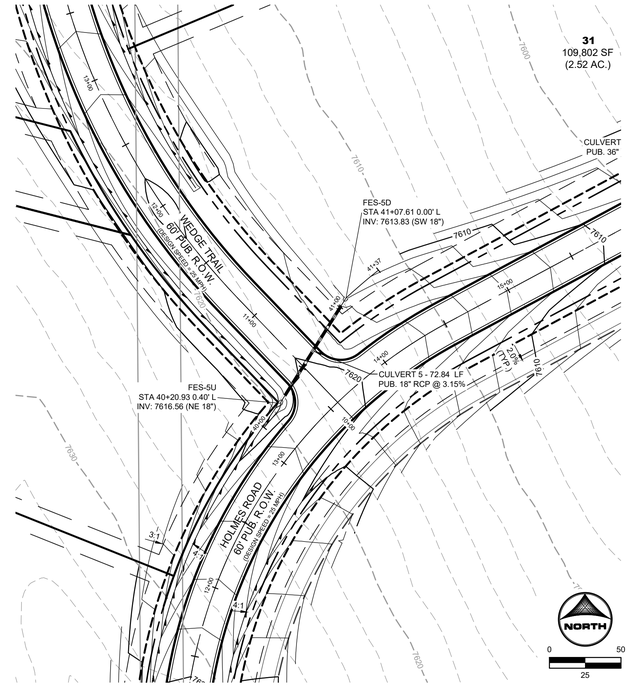
DOMBROWSKI, COLIN, 8/21/2026 4:33 PM



CULVERT 4

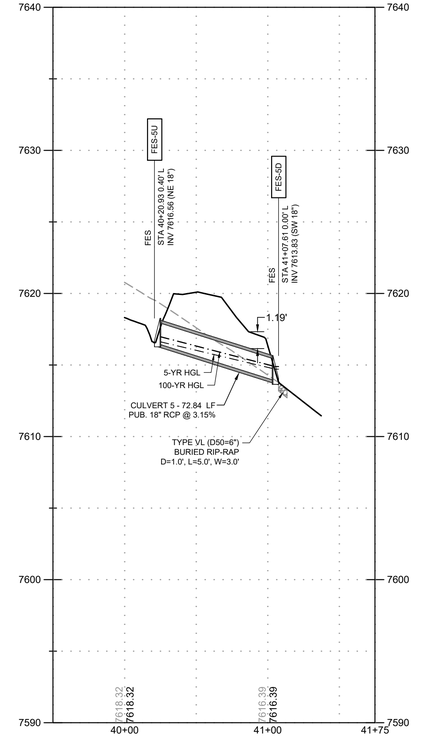
PUB. STORM CULVERT PIPE CROSSING
HOLMES ROAD NEAR STA. 17+00
60' R.O.W. - RURAL LOCAL RESIDENTIAL

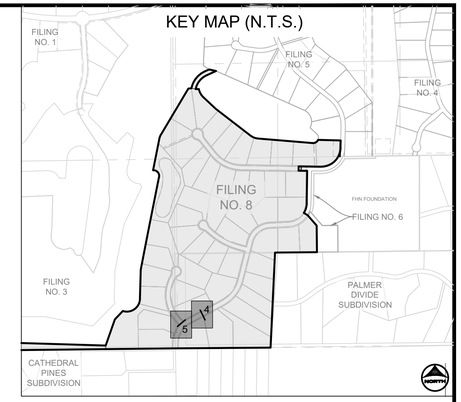




CULVERT 5

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





NOTES:
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.
2. TRACT A (POND J) IS OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT FOR ACCESS, DRAINAGE, UTILITIES, AND MAINTENANCE.
3. 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

0 50 HORIZONTAL
0 5 VERTICAL

COLORADO LICENSED
RICHARD D. LEIN
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: SF2531

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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

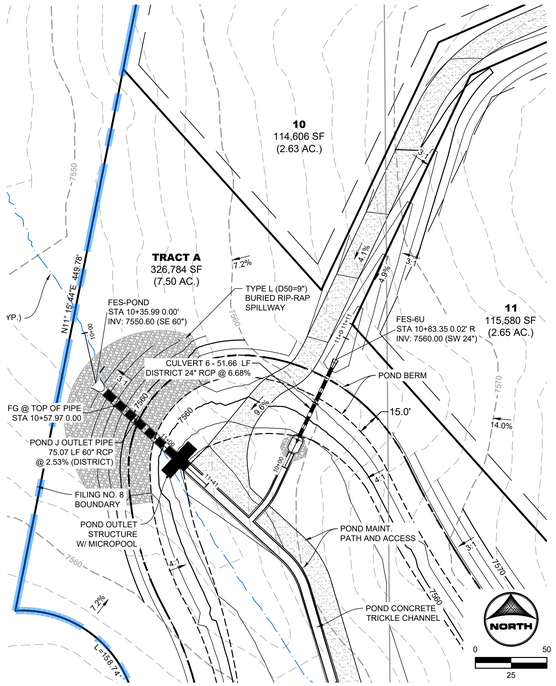
FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

STORM SEWER PLAN & PROFILES
STORM CULVERTS

SHEET
STM
16

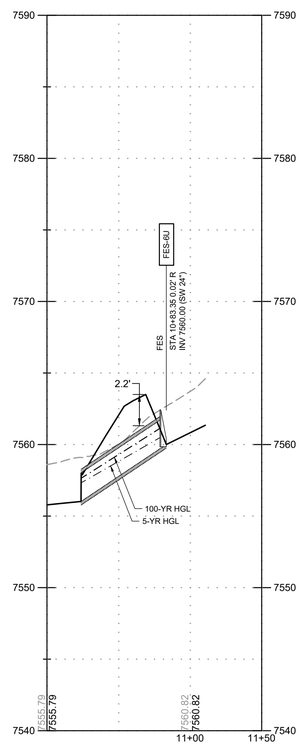
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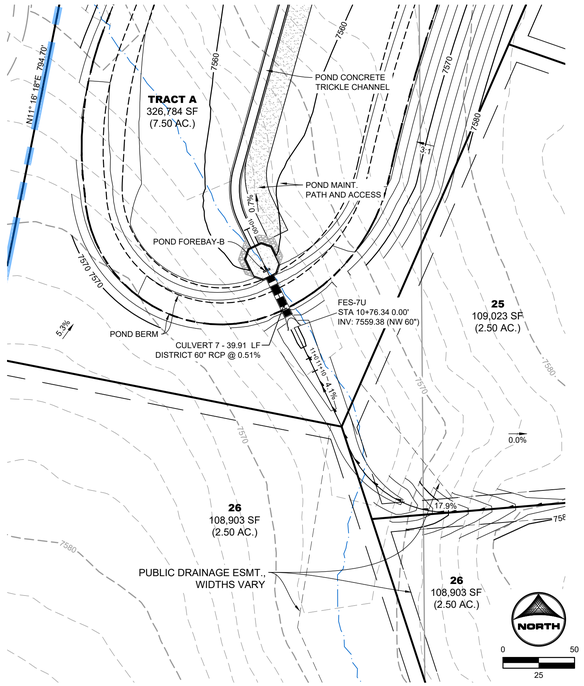
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CULVERT 6

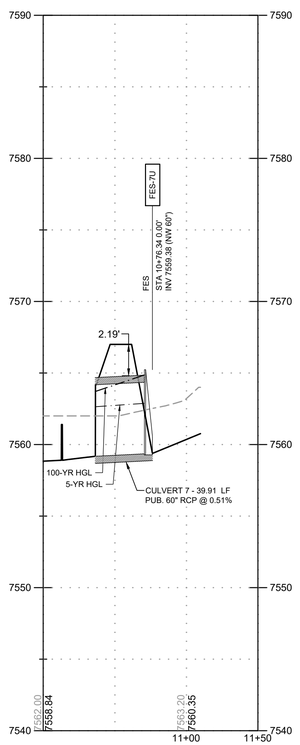
DISTRICT STORM CULVERT INFLOW
PIPE TO POND J (NORTH)

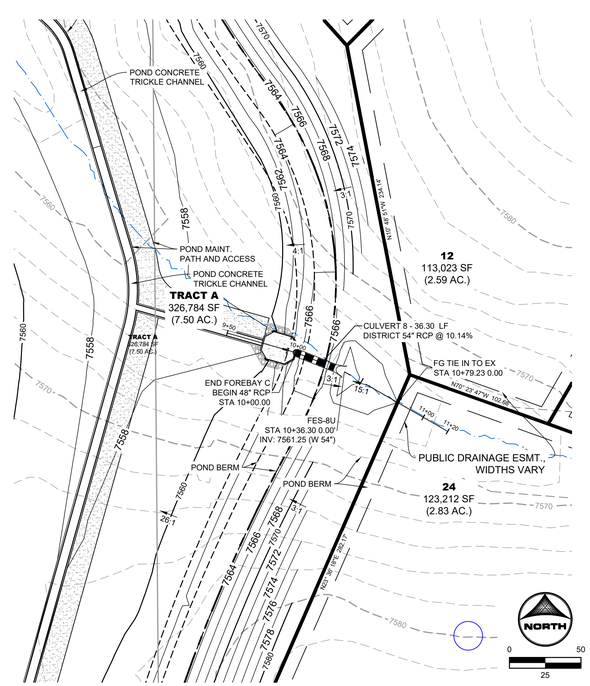




CULVERT 7

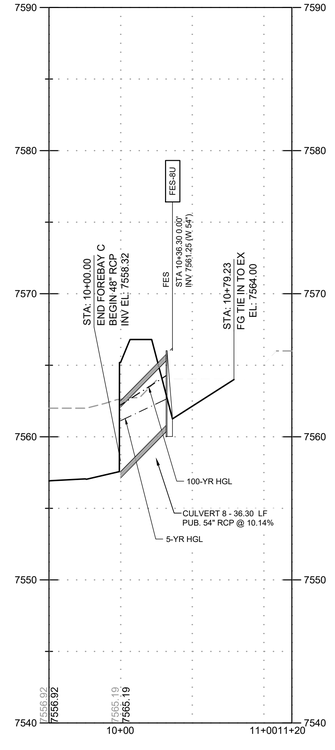
DISTRICT STORM CULVERT INFLOW
PIPE TO POND J (SOUTH)

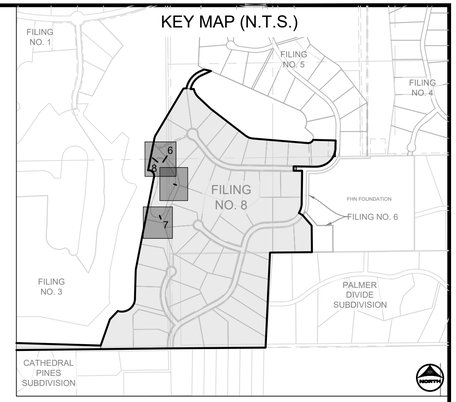




CULVERT 8

DISTRICT STORM CULVERT INFLOW
PIPE TO POND J (EAST)





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.
2. TRACT A (POND J) IS OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT FOR ACCESS, DRAINAGE, UTILITIES, AND MAINTENANCE.
3. 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

0 50 HORIZONTAL
0 5 VERTICAL

COLORADO LICENSED
RICHARD D. LAMM
33921
PROFESSIONAL ENGINEER

PCD FILE NO.: SF2531

DRAWN BY: CMD	JOB DATE: 8/21/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1"	
APPROVED: RDL	JOB NUMBER: 211030.270	IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD DATE: 8/21/2026			
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Filing_No_8\Storm PP			

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

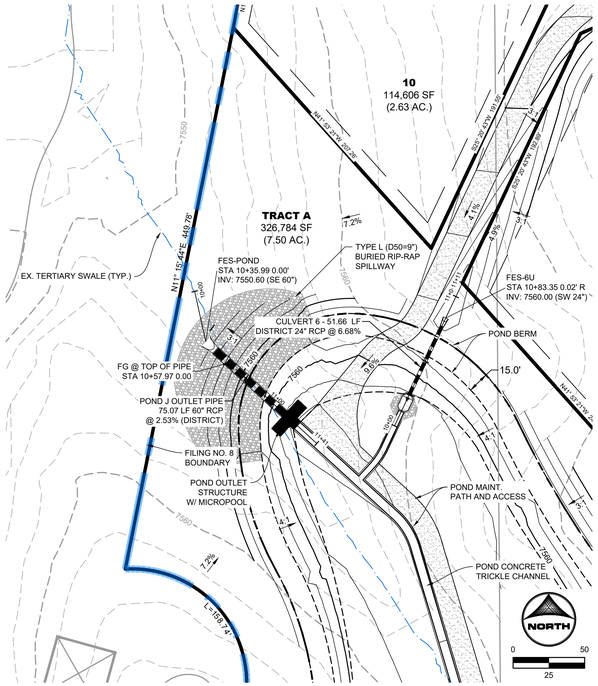
FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

STORM SEWER PLAN & PROFILES
STORM CULVERTS

SHEET
STM
17

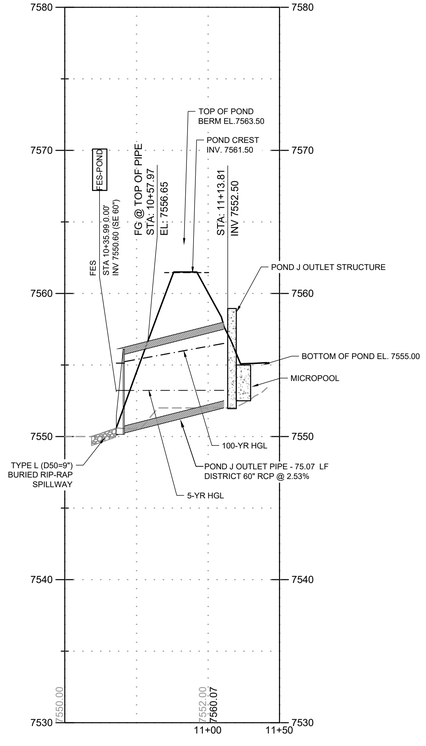
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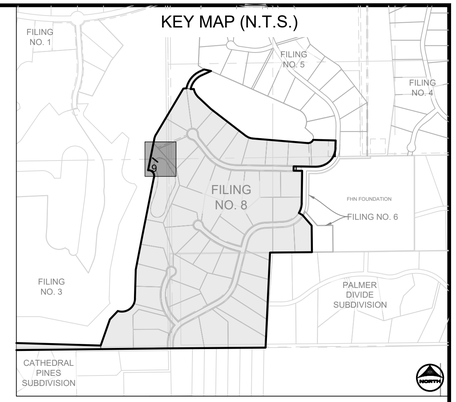
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POND J OUTLET PIPE

DISTRICT 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.
2. TRACT A (POND J) IS OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT FOR ACCESS, DRAINAGE, UTILITIES, AND MAINTENANCE.
3. 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

0 50 HORIZONTAL
0 5 VERTICAL

COLORADO LICENSED
RICHARD D. LEWIS
53921
PROFESSIONAL ENGINEER

PCD FILE NO.: SF2531

DRAWN BY: CMD JOB DATE: 8/21/2026
APPROVED: RDL JOB NUMBER: 211030.270
CAD DATE: 8/21/2026
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Filing_No_8\Storm PP

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

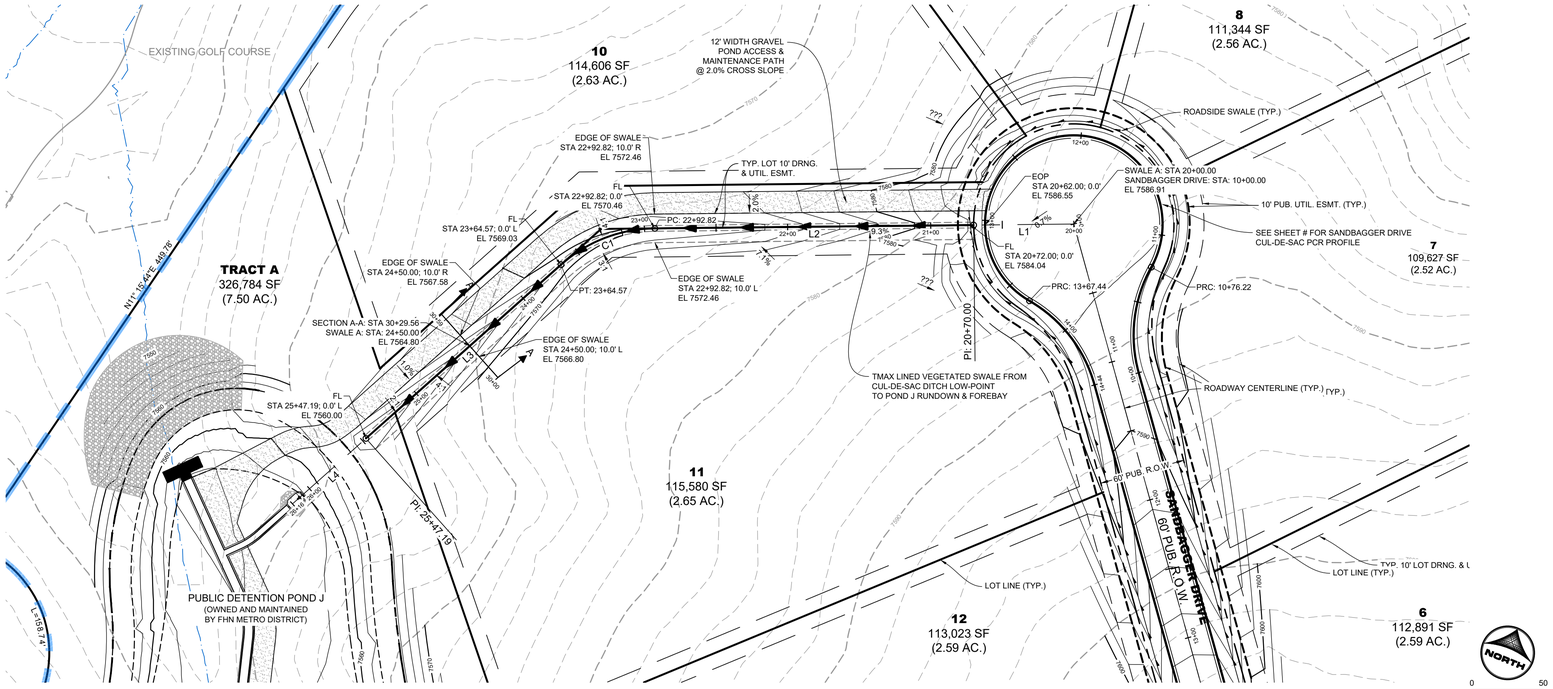
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PRI #2, LLC.
EL PASO COUNTY, CO

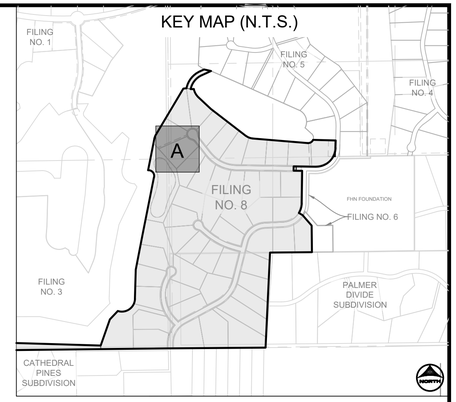
STORM SEWER PLAN & PROFILES
STORM CULVERTS

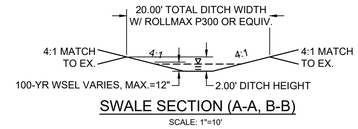
SHEET
STM
18

HR GREEN Xrefs: xc-row-1030; xc-dtgn-1030; modified_ditch_sections; xc-row-030.240; xc-dtgn-240; rdwy_typicals; xc-row-030.250; xc-dtgn-250; xc-row-030.270; xc-dtgn-270; key_map; xgt-1-dh01-1030.270

DOMBROWSKI, COLIN, 8/20/2026 10:29 AM





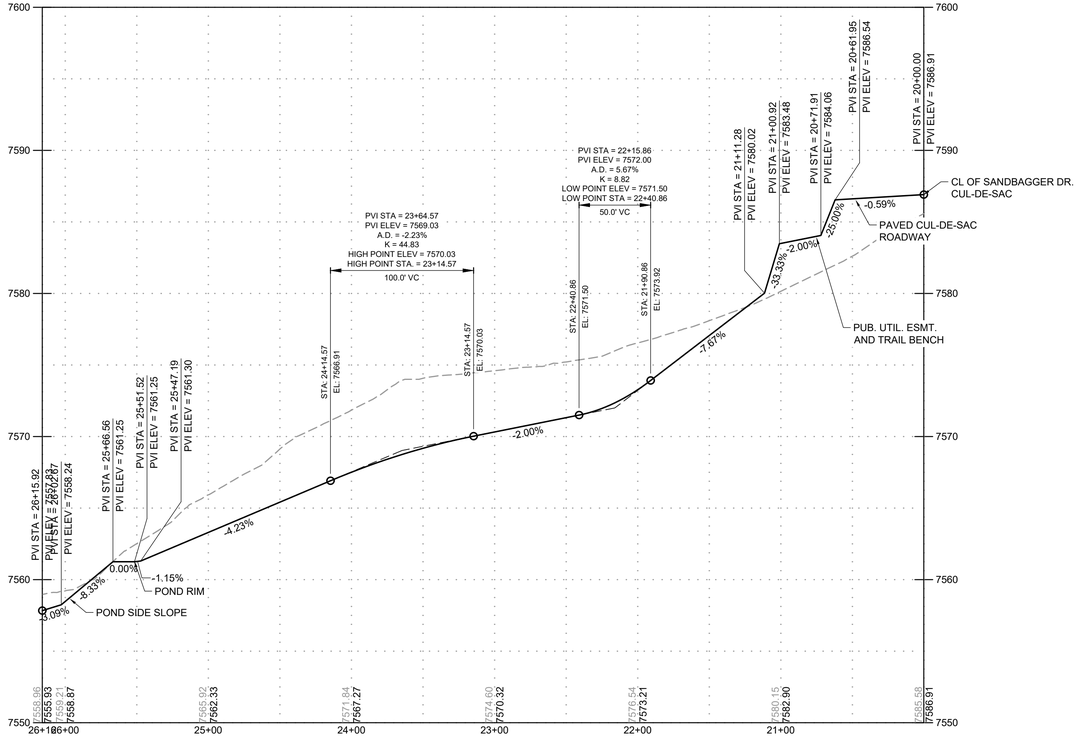


SWALE SECTION (A-A, B-B)

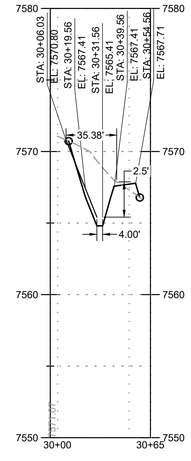
SCALE: 1"=10'

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

0 50 HORIZONTAL

0 5 VERTICAL

COLORADO LICENSED RICHARD D. LEIN 53921 PROFESSIONAL ENGINEER

PCD FILE NO.: SF2531

DRAWN BY: CMD JOB DATE: 7/23/2026
APPROVED: RDL JOB NUMBER: 211030.270
CAD DATE: 8/20/2026
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Filing_No_8\Overlot Grading

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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

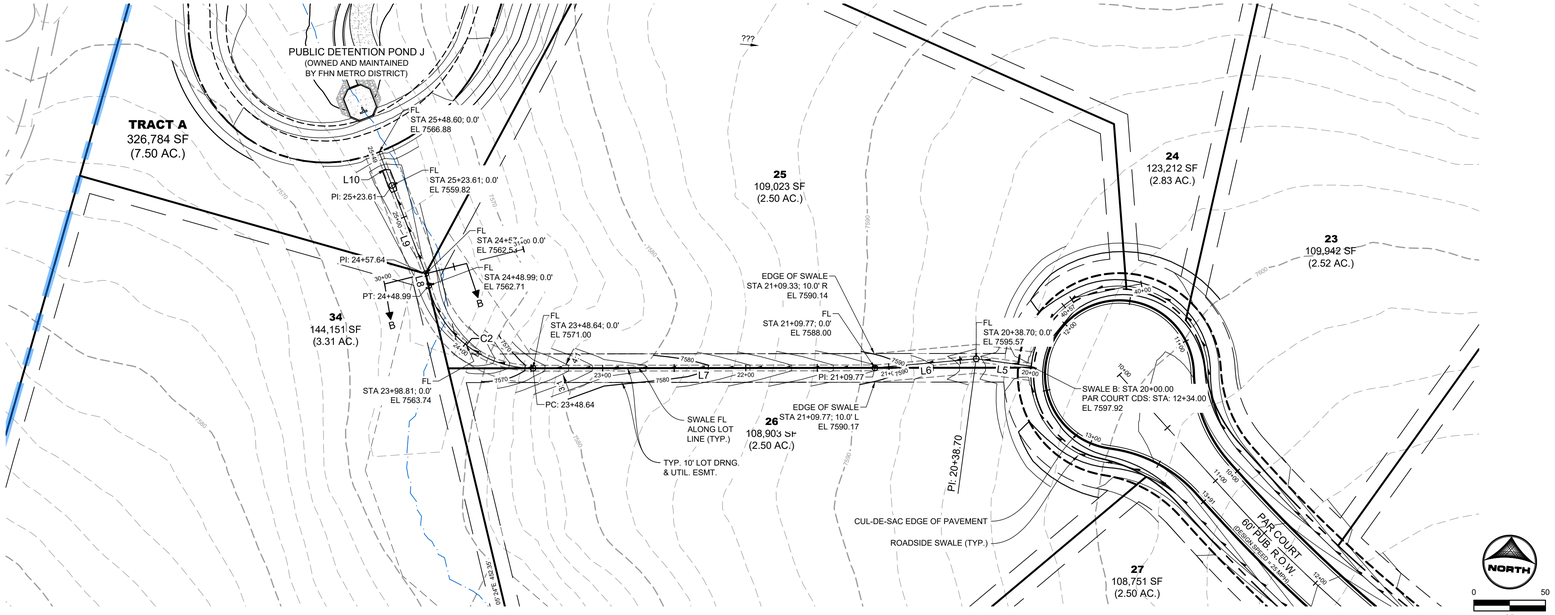
FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

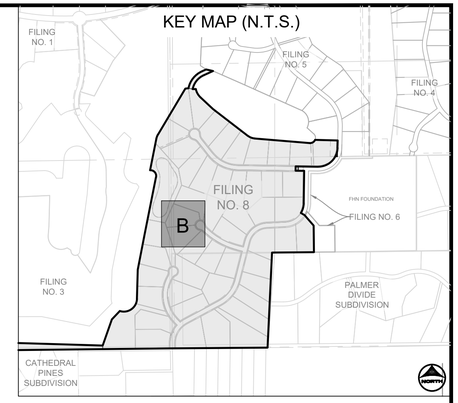
STREET PLAN & PROFILES
DRAINAGE SWALES AND OVERLOT GRADING

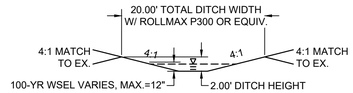
SHEET DR 19

HR GREEN Xrefs: xc-row-1030; xv-dsgn-1030; modified_ditch_sections; xc-row-030.240; xc-dsgn-240; rdwy_typicals; xc-row-030.250; xc-dsgn-250; xc-row-030.270; xc-dsgn-270; key_map; xgt-1-dh01-1030.270

DOMBROWSKI, COLIN, 8/20/2026 10:29 AM





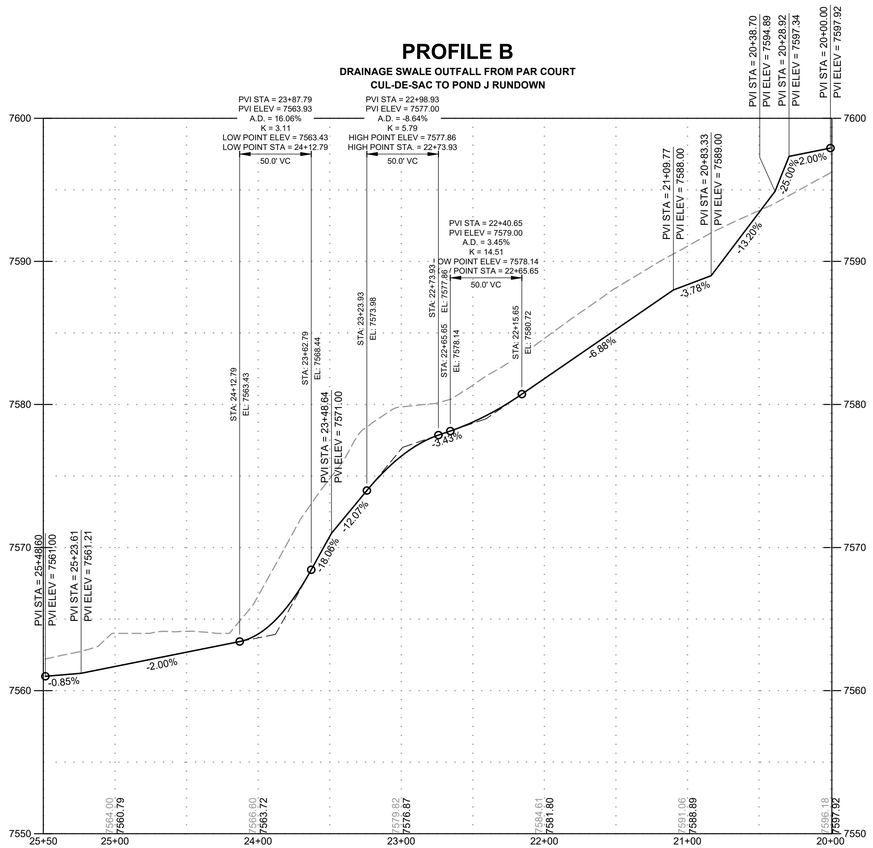


SWALE SECTION (A-A, B-B)

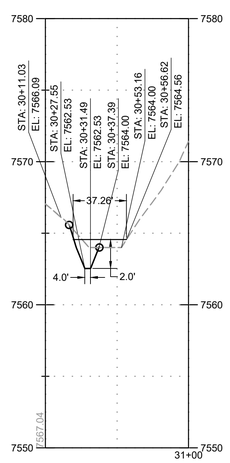
SCALE: 1"=10'

PROFILE B

DRAINAGE SWALE OUTFALL FROM PAR COURT CUL-DE-SAC TO POND J RUNDOWN



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

PROFILE LEGEND

EXISTING GROUND AT PIPE ALIGNMENT

PROPOSED GRADE AT PIPE ALIGNMENT

0 50 HORIZONTAL

0 5 VERTICAL

RICHARD D. LEHMAN 53921 REGISTERED PROFESSIONAL ENGINEER COLORADO LICENSED

PCD FILE NO.: SF2531

DRAWN BY: CMD JOB DATE: 7/23/2026
APPROVED: RDL JOB NUMBER: 211030.270
CAD DATE: 8/20/2026
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Filing_No_8\Overlot Grading

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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

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

STREET PLAN & PROFILES
DRAINAGE SWALES AND OVERLOT GRADING

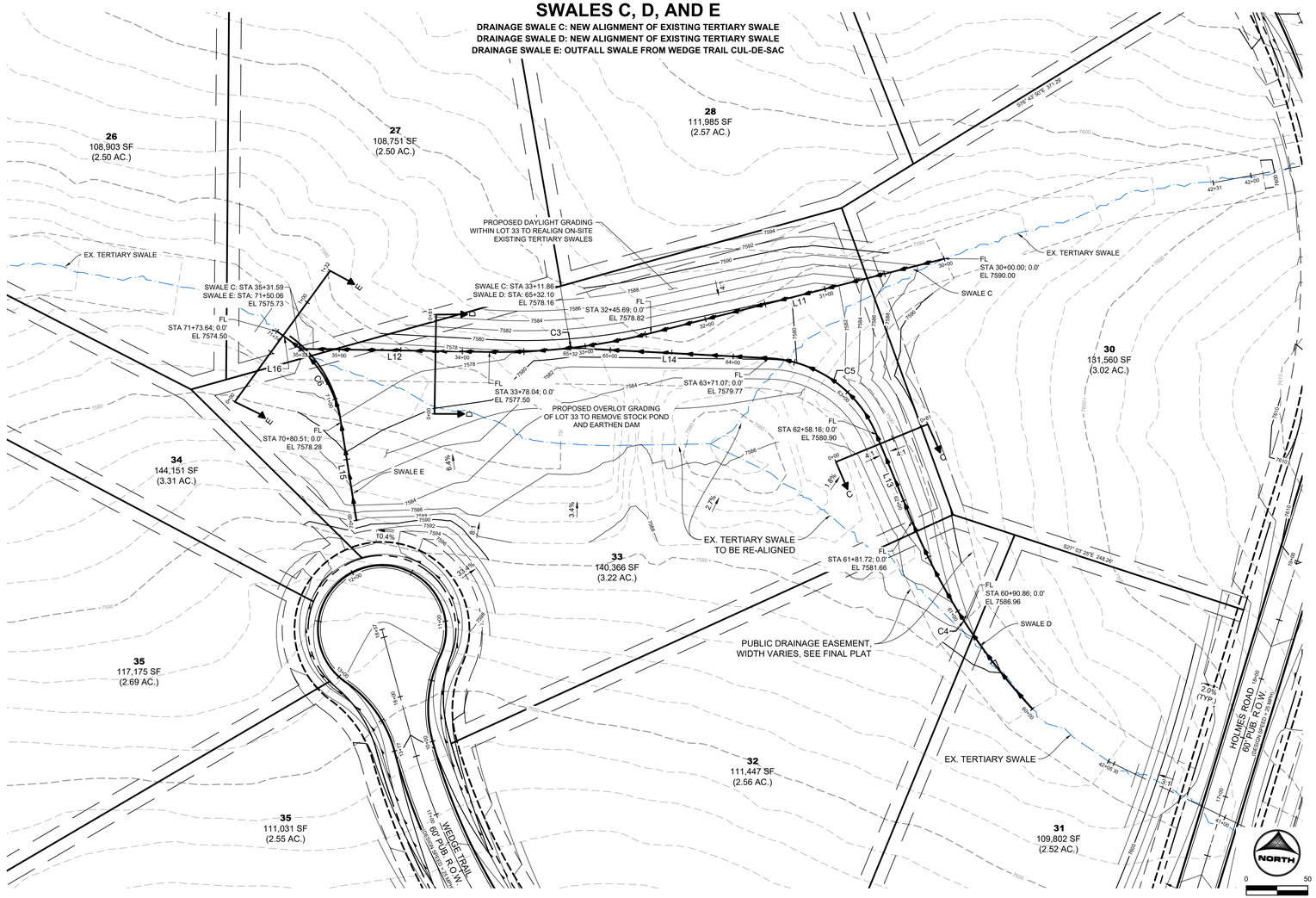
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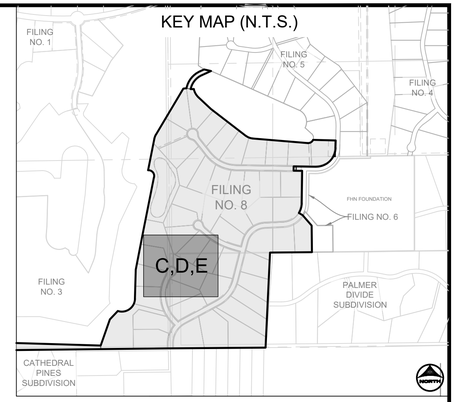
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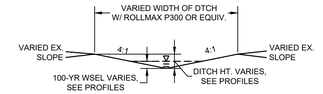
SWALES C, D, AND E

DRAINAGE SWALE C: NEW ALIGNMENT OF EXISTING TERTIARY SWALE
DRAINAGE SWALE D: NEW ALIGNMENT OF EXISTING TERTIARY SWALE
DRAINAGE SWALE E: OUTFALL SWALE FROM WEDGE TRAIL CUL-DE-SAC



KEY MAP (N.T.S.)





SWALE SECTIONS (C-C, D-D, E-E)

SCALE: 1"=10'

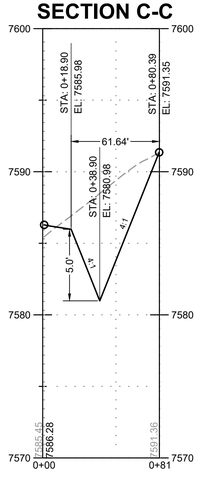
* SHAPE OF SWALE SECTIONS C, D, & E VARY BASED ON DAYLIGHT GRADING TO ADJACENT EXISTING GRADES.
* FREEBOARD OF 1.0' APPLIED TO LOTS IN WHICH SWALES C, D, & E DRAIN THROUGH.

SWALE C					
TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
L11		245.69'	N59° 25' 46.20"W	N:442697.40, E:223567.84	N:442822.36, E:223356.30
C3	500.00'	132.34'	N51° 50' 48.15"W	N:442822.36, E:223356.30	N:442903.88, E:223252.54
L12		153.55'	N44° 15' 50.10"W	N:442903.88, E:223252.54	N:443013.84, E:223145.36

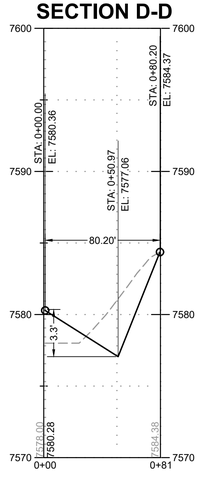
SWALE D					
TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
C4	506.33'	181.72'	N12° 07' 51.14"E	N:442387.65, E:223361.06	N:442564.36, E:223399.05
L13		76.45'	N22° 28' 28.85"E	N:442564.36, E:223399.05	N:442635.00, E:223428.27
C5	100.00'	112.91'	N9° 52' 17.95"W	N:442635.00, E:223428.27	N:442740.42, E:223409.92
L14		161.03'	N42° 13' 04.74"W	N:442740.42, E:223409.92	N:442859.68, E:223301.72

SWALE E					
TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
L15		80.51'	N35° 47' 54.36"E	N:442882.99, E:223079.62	N:442948.30, E:223126.72
C6	100.00'	78.39'	N13° 20' 29.78"E	N:442948.30, E:223126.72	N:443022.63, E:223144.35
L16		14.74'	N9° 06' 54.80"W	N:443022.63, E:223144.35	N:443037.18, E:223142.01

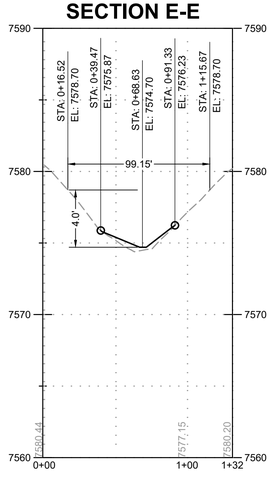
SECTION C-C



SECTION D-D



SECTION E-E





PCD FILE NO.: SF2531

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APPROVED: RDL	JOB NUMBER: 211030.270	0 1"	
CAD DATE: 8/20/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Filing_No_8\Overlot Grading			

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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
DRAINAGE SWALES AND OVERLOT GRADING

SHEET DR 21

HR GREEN Xrefs: xc-row-1030; xc-dsgn-1030; modified_ditch_sections; xc-row-030.240; xc-dsgn-240; rdevz_typicals; xc-row-030.250; xc-dsgn-250; xc-row-030.270; xc-dsgn-270; key_map; xgl-1-dh01-1030.270

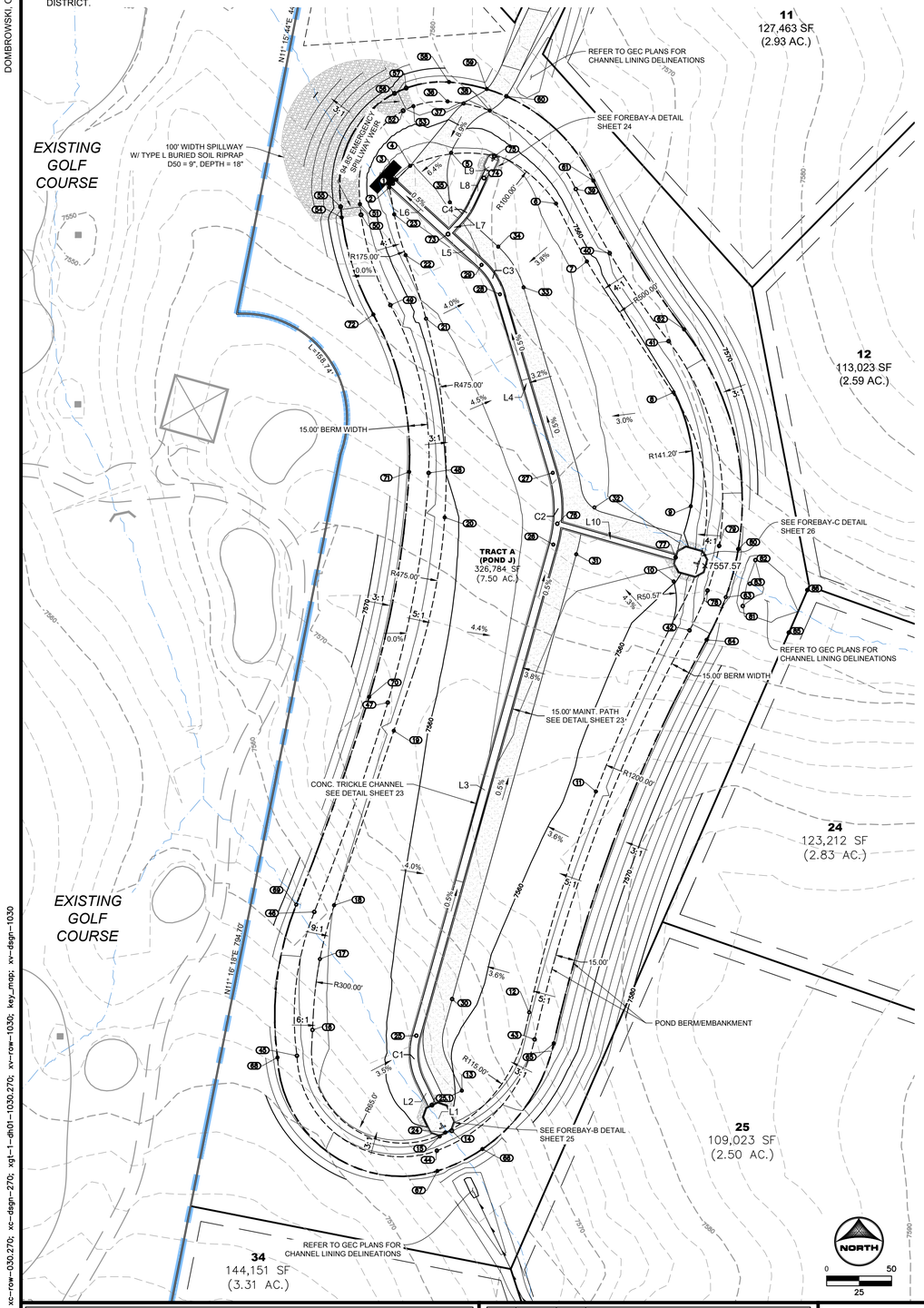
DOMBROWSKI, COLIN, 11/17/2026 10:06 AM

POND GRADING NOTES:

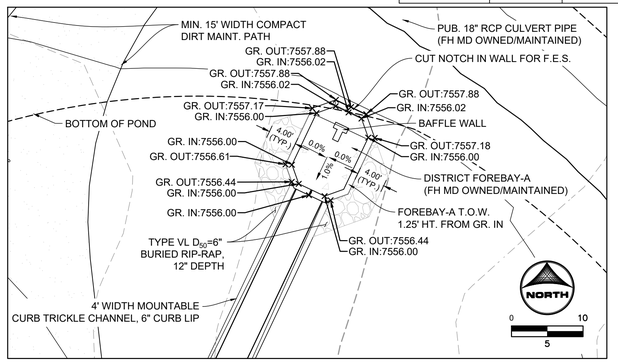
1. TWO SIGNS OF MINIMUM 3 SQ. FT. AREA, SHALL BE INSTALLED AROUND THE POND PERIMETER. THE SIGNS WILL BE CONSTRUCTED OF A DURABLE MATERIAL SUCH AS METAL OR PLASTIC AND HAVE RED LETTERING ON A WHITE BACKGROUND STATING, "WARNING- THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING.
2.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

ABBREVIATIONS:

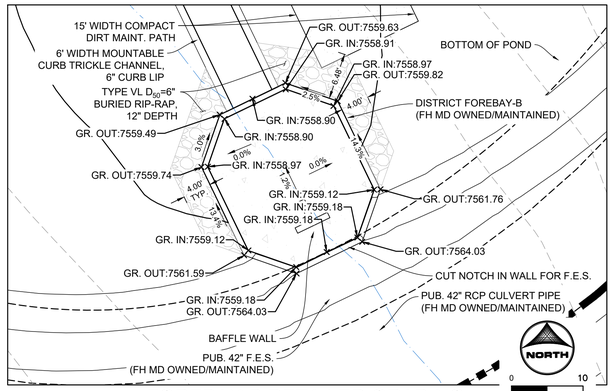
T.O.W. ~ TOP OF WALL
B.O.P. ~ BOTTOM OF POND
T.O.P. ~ TOP OF POND
T.C. ~ TRICKLE CHANNEL
G.B. ~ GRADE BREAK
SPILL ~ SPILLWAY
MAINT. ~ MAINTENANCE



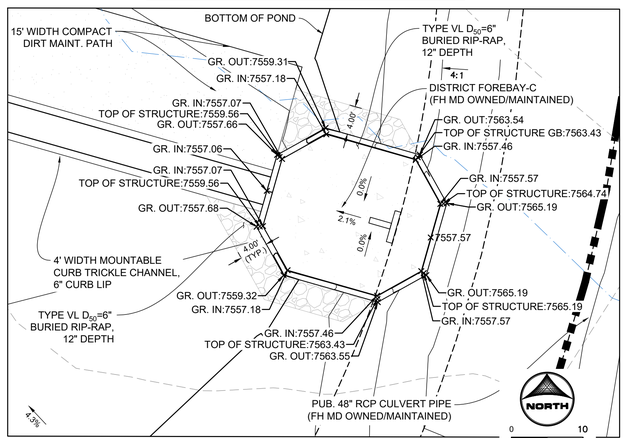
TRICKLE CHANNEL SEGMENT TABLE					
LINE/CURVE NO.	LENGTH (FT)	DIRECTION/DELTA	RADIUS (FT)	START N/E	END N/E
C1	36.13	41.40	50.00	N:443627.43; E:222849.29	N:443662.64; E:222846.14
C2	55.97	32.07	100.00	N:444040.75; E:222951.59	N:444095.99; E:222951.16
C3	27.04	30.98	50.00	N:444233.44; E:222910.48	N:444256.10; E:222896.34
L1	23.50	N25°49'04.27"W		N:443588.01; E:222868.37	N:443609.16; E:222858.13
L2	20.29	N25°49'04.27"W		N:443609.16; E:222858.13	N:443627.43; E:222849.29
L3	392.54	N15°35'00.79"E		N:443662.64; E:222846.14	N:444040.75; E:222951.59
L4	143.35	N16°29'04.75"W		N:444095.99; E:222951.16	N:444233.44; E:222910.48
L5	35.05	N47°28'01.04"W		N:444256.10; E:222896.34	N:444279.79; E:222870.51
L6	57.05	N47°28'01.04"W		N:444279.79; E:222870.51	N:444318.36; E:222828.47
L7	14.46	N42°31'58.96"E		N:444279.79; E:222870.51	N:444290.44; E:222880.29
L8	22.36	N25°24'55.13"E		N:444302.79; E:222888.60	N:444322.98; E:222898.20
L9	18.83	N25°24'44.98"E		N:444322.98; E:222898.20	N:444339.98; E:222906.28
L10	94.66	S74°06'28.27"E		N:444056.76; E:222954.68	N:444030.84; E:223045.72



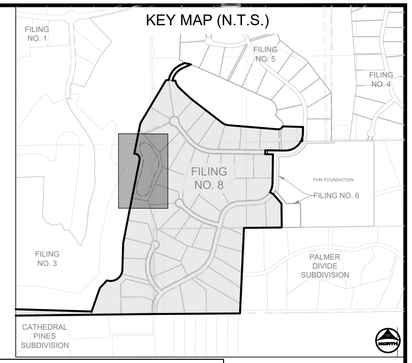
FOREBAY-A DETAILED GRADING



FOREBAY-B DETAILED GRADING



FOREBAY-C DETAILED GRADING



POND J KEY TABLE			
NO.	DESC.	NORTHING & EASTING	ELEV.
1	T.C. FLOW LINE	N: 444318.70 E: 222828.10	7555.08
2	B.O.P.	N: 444315.75 E: 222825.40	7555.56
3	MAINT. ROAD/B.O.P.	N: 444321.64 E: 222830.81	7555.56
4	MAINT. ROAD/B.O.P.	N: 444332.30 E: 222841.38	7555.86
5	MAINT. ROAD/B.O.P.	N: 444342.43 E: 222872.95	7557.53
6	B.O.P.	N: 444303.26 E: 222953.69	7558.52
7	B.O.P.	N: 444258.74 E: 222977.45	7558.55
8	B.O.P.	N: 444157.93 E: 223044.17	7559.79
9	B.O.P.	N: 444070.27 E: 223057.42	7559.95
10	B.O.P.	N: 444012.34 E: 223044.24	7559.95
11	B.O.P.	N: 443850.64 E: 222984.38	7560.85
12	B.O.P.	N: 443680.60 E: 222933.00	7561.62
13	MAINT. ROAD/B.O.P.	N: 443620.31 E: 222881.16	0.00
14	FB GRD./B.O.P.	N: 443589.48 E: 222873.32	7564.03
15	FB GRD/B.O.P.	N: 443585.04 E: 222864.14	7561.50
16	B.O.P.	N: 443667.03 E: 222766.20	7562.54
17	B.O.P.	N: 443721.62 E: 222771.88	7562.26
18	B.O.P.	N: 443763.04 E: 222782.82	7562.00
19	B.O.P.	N: 443897.39 E: 222828.81	7561.05
20	B.O.P.	N: 444061.65 E: 222867.97	7560.44
21	B.O.P.	N: 444214.65 E: 222853.58	7557.81
22	B.O.P.	N: 444263.62 E: 222837.87	7557.01
23	B.O.P.	N: 444294.97 E: 222829.14	7556.13
24	MAINT. ROAD/B.O.P.	N: 443588.08 E: 222868.43	7563.25
25	T.C. FLOW LINE	N: 443662.64 E: 222848.14	7558.62
25.1	FB INV	N: 443609.16 E: 222858.13	7561.40
26	T.C. FLOW LINE	N: 444040.75 E: 222951.59	7556.59
27	T.C. FLOW LINE	N: 444095.99 E: 222951.16	7556.31
28	T.C. FLOW LINE	N: 444233.44 E: 222910.48	7555.60
29	T.C. FLOW LINE	N: 444256.10 E: 222896.34	7555.46
30	MAINT. ROAD	N: 443690.80 E: 222873.72	7559.28
31	MAINT. ROAD	N: 444033.26 E: 222969.23	7557.62
32	MAINT. ROAD	N: 444069.34 E: 222983.25	7557.73
33	MAINT. ROAD	N: 444238.83 E: 222928.70	7556.46
34	MAINT. ROAD	N: 444270.10 E: 222909.18	7556.32
35	MAINT. ROAD	N: 444304.27 E: 222871.93	7556.07
36	MAINT. ROAD/T.O.P.	N: 444381.92 E: 222870.19	7563.00
37	MAINT. ROAD/T.O.P.	N: 444380.36 E: 222882.58	7563.00
38	MAINT. ROAD/T.O.P.	N: 444374.87 E: 222902.70	7562.26
39	T.O.P.	N: 444314.44 E: 222968.87	7563.50
40	T.O.P.	N: 444265.07 E: 222994.99	7563.50
41	T.O.P.	N: 444197.32 E: 223040.33	7563.50
42	T.O.P.	N: 443974.71 E: 223056.43	7563.50

POND J KEY TABLE			
NO.	DESC.	NORTHING & EASTING	ELEV.
43	T.O.P.	N: 443659.70 E: 222937.17	7563.50
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: 222838.33	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: 222982.42	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	7557.06
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

HR GREEN Xrefs: xc--row--030.270; xc--dsgn--270; xgt--1--dt01--1030.270; xv--row--1030; key_map; xv--dsgn--1030

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APPROVED: RDL | JOB NUMBER: 211030.270
CAD DATE: 11/17/2026
CAD FILE: J:\2021\211030\CAD\Dwgs\C\Filing_No_8\Pond_J_Grading

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

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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

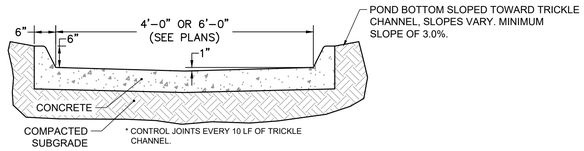
FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

DRAINAGE DETAILS
POND J GRADING PLAN

SHEET PND 22

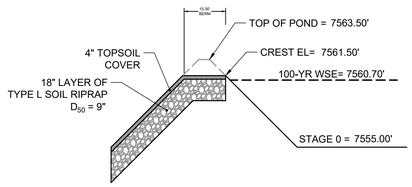
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POND J DETAILS



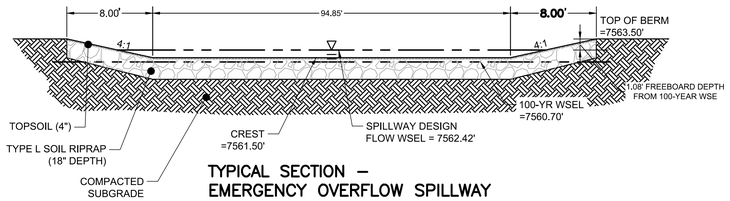
TYPICAL DETAIL – TRICKLE CHANNEL

SCALE: NTS



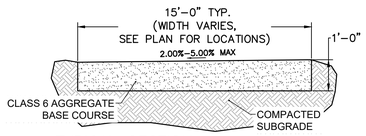
PROFILE VIEW – EMERGENCY OVERFLOW SPILLWAY

SCALE: NTS



TYPICAL SECTION – EMERGENCY OVERFLOW SPILLWAY

SCALE: NTS



TYPICAL SECTION – MAINTENANCE ROAD

SCALE: NTS

COLORADO LICENSED
RICHARD D. LITTLE
No. 53921
PROFESSIONAL ENGINEER

PCD FILE NO.: SF2531

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1975 RESEARCH PARKWAY SUITE 160
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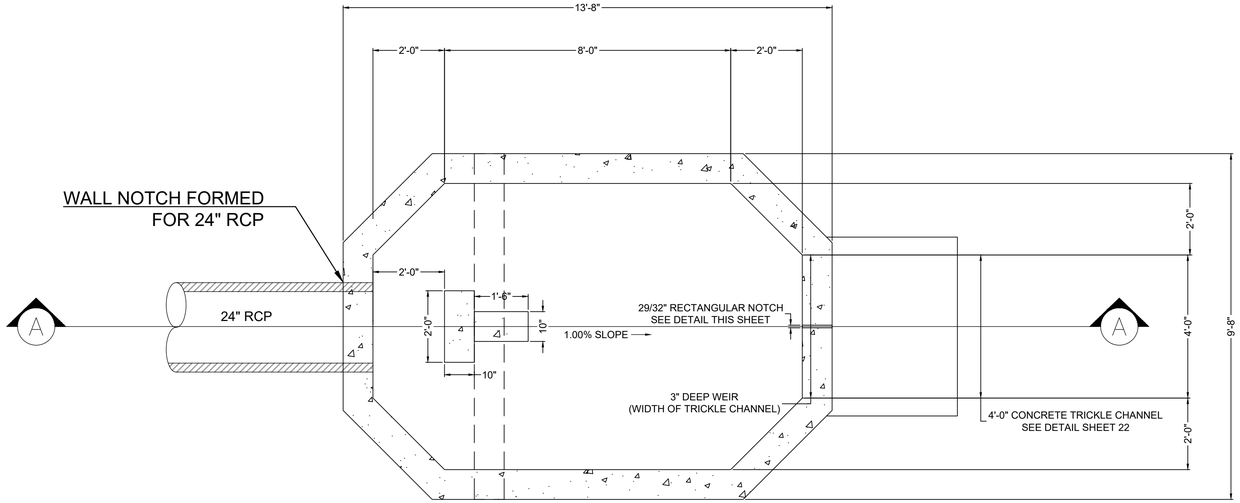
FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

DRAINAGE DETAILS
POND J DETAILS

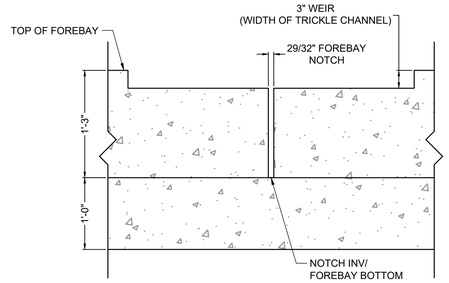
SHEET PND 23

HR GREEN Xrefs: xc-row-030.270; xc-dsgn-270; xgl-1-dh01-1030.270; xv-row-1030; key_map; xv-dsgn-1030

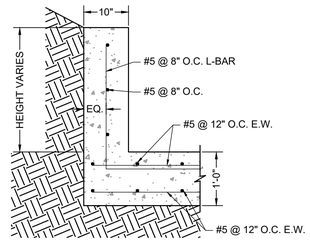
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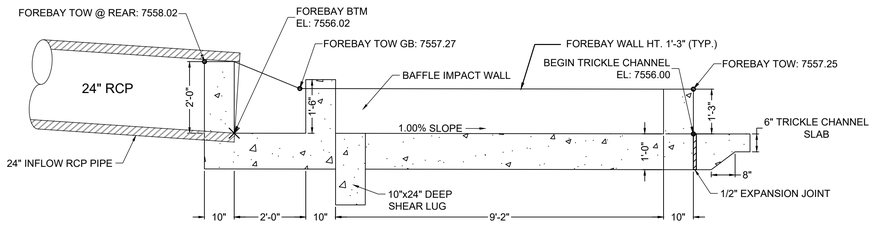
PLAN VIEW
FOREBAY A
SCALE: 1"=2'



FOREBAY A NOTCH DETAIL
SCALE: NTS



ELEVATION VIEW
FOREBAY REINFORCING DETAIL
SCALE: NTS



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

PCD FILE NO.: SF2531

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APPROVED: RDL	JOB NUMBER: 211030.270	0 1"	
CAD DATE: 8/22/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
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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

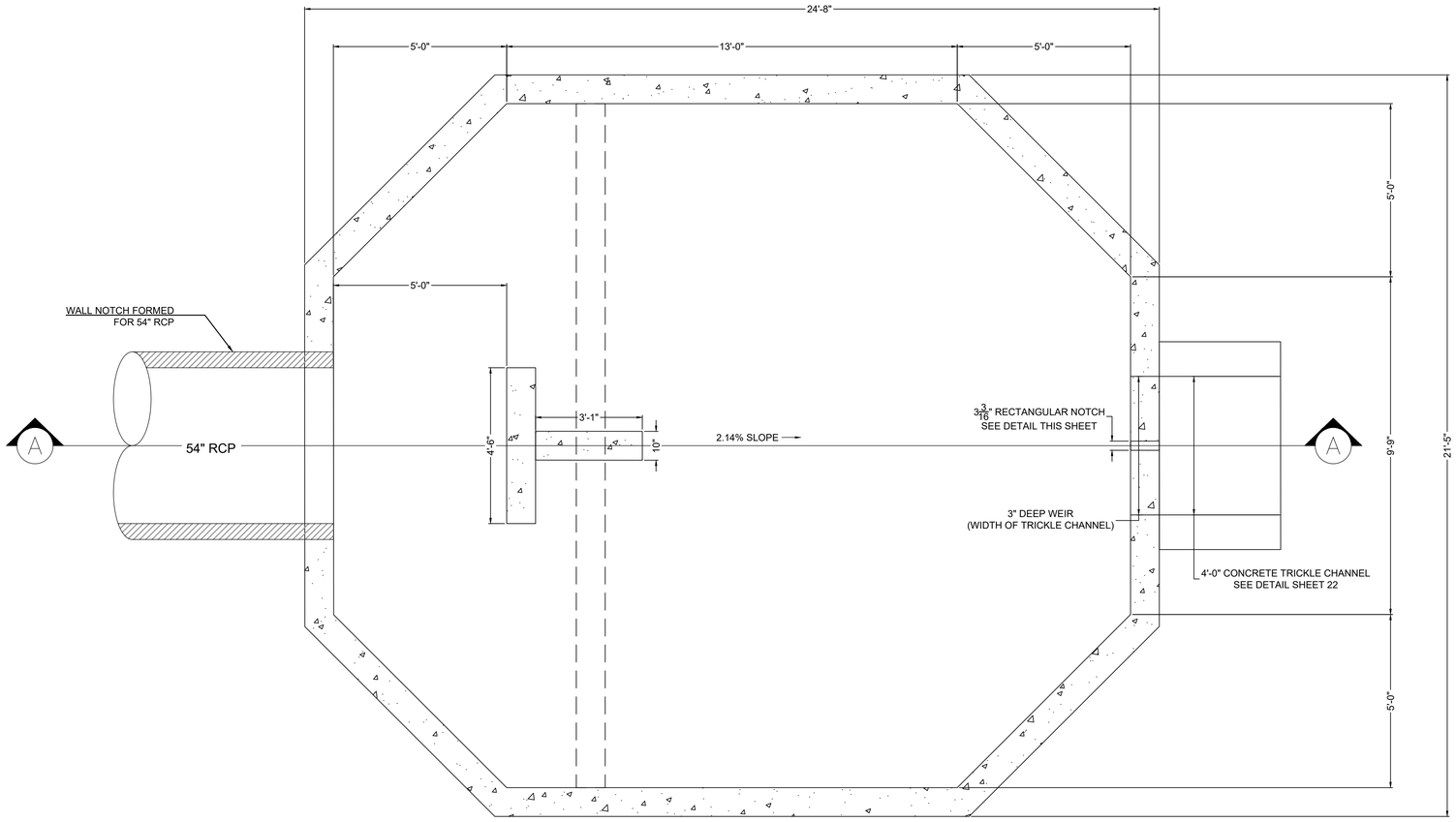
FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

POND DETAILS
POND J FOREBAY-A

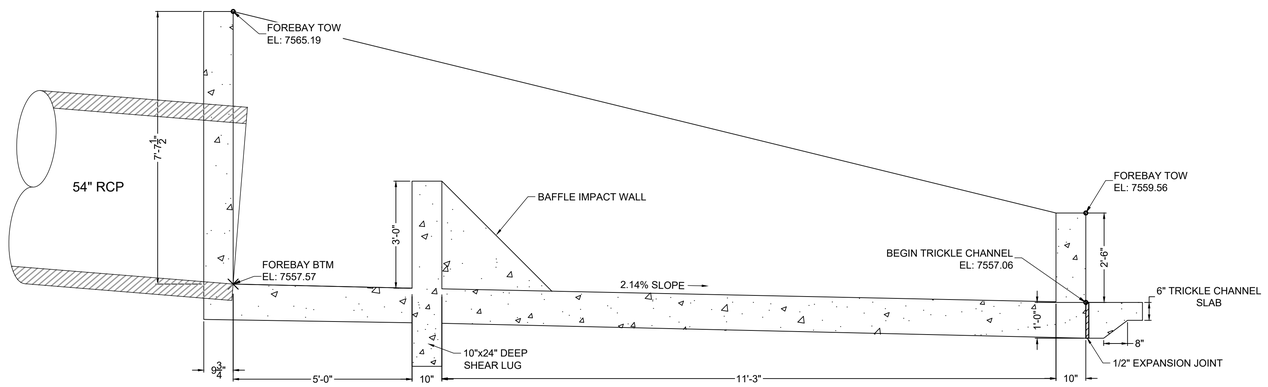
SHEET
PND
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HR GREEN Xrefs: xgr1-dh01-1030.270

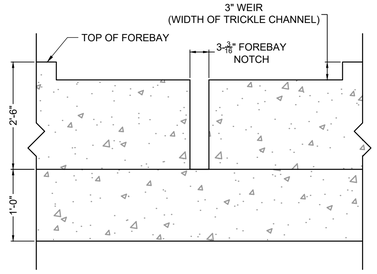
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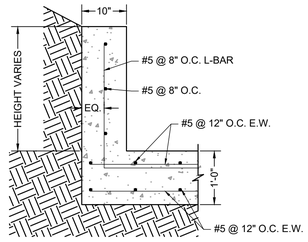
PLAN VIEW
FOREBAY C
SCALE: 1"=2'



SECTION VIEW A–A
FOREBAY C
SCALE: 1"=2'



FOREBAY C NOTCH DETAIL
SCALE: NTS



ELEVATION VIEW
FOREBAY REINFORCING DETAIL
SCALE: NTS

PCD FILE NO.: SF2531

DRAWN BY:	CMD	JOB DATE:	11/17/26
APPROVED:	RDL	JOB NUMBER:	211030.270
CAD DATE:	8/22/2024		
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HRGreen
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1975 RESEARCH PARKWAY SUITE 160
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FAX: 713.965.0044

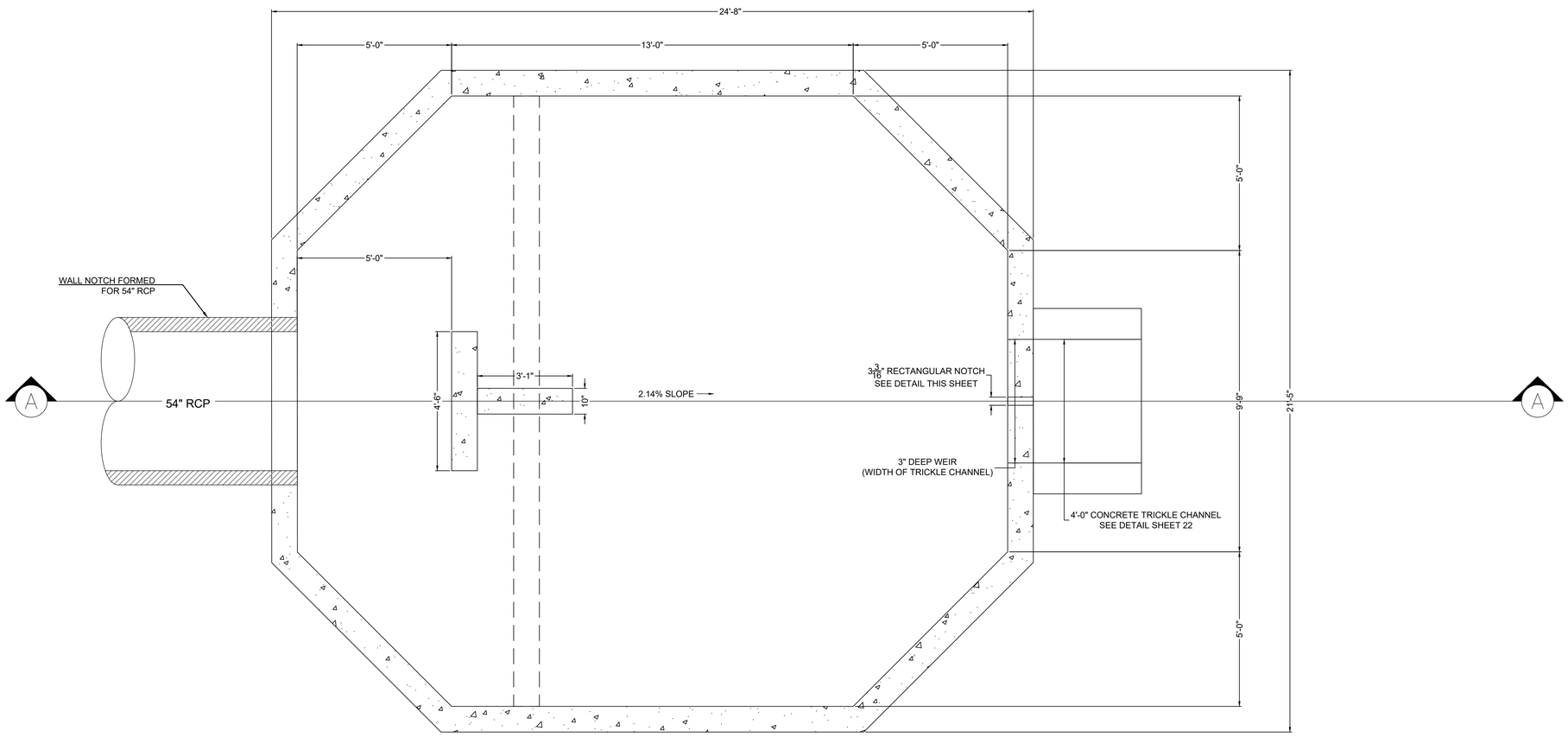
FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

POND DETAILS
POND J FOREBAY-C

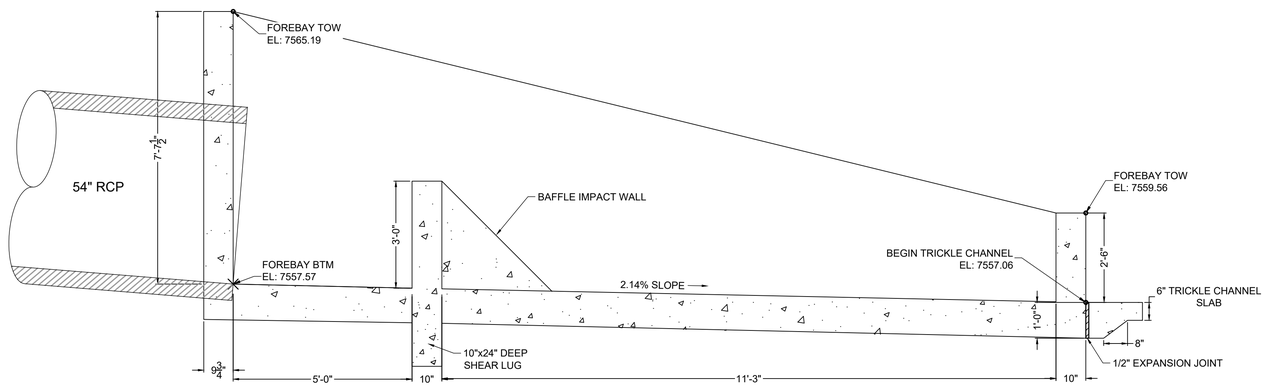
SHEET
PND
26

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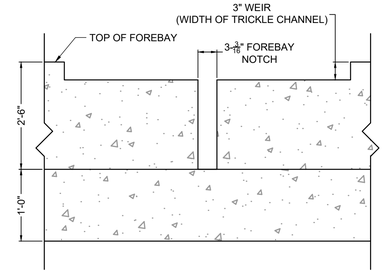
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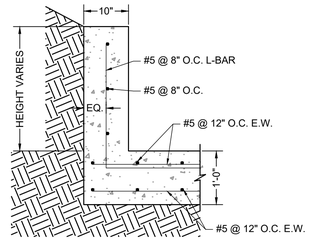
PLAN VIEW
FOREBAY C
SCALE: 1"=2'



SECTION VIEW A–A
FOREBAY C
SCALE: 1"=2'



FOREBAY C NOTCH DETAIL
SCALE: NTS



ELEVATION VIEW
FOREBAY REINFORCING DETAIL
SCALE: NTS

PCD FILE NO.: SF2531

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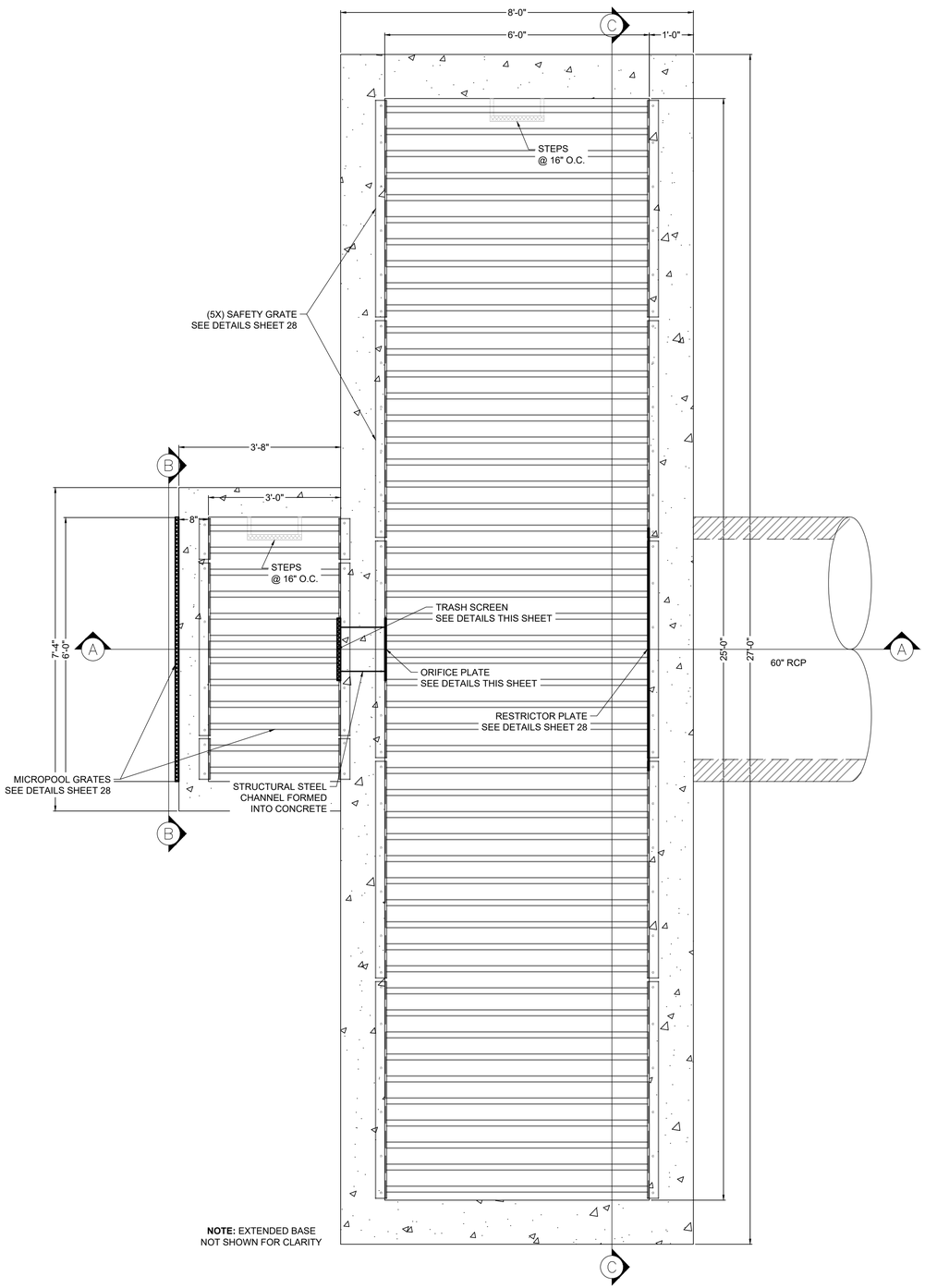
FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

POND DETAILS
POND J FOREBAY-C

SHEET PND 26

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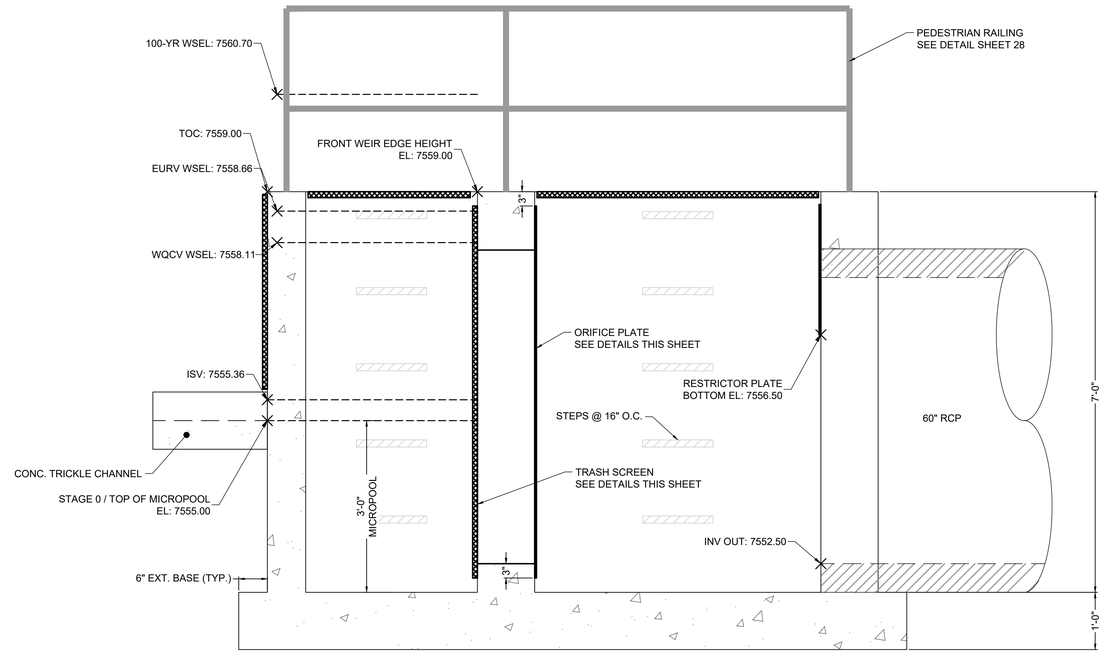
DOMBROWSKI, COLIN, 9/22/2026 1:59 PM



PLAN VIEW

POND A OUTLET STRUCTURE

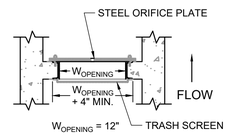
SCALE: 1" = 1–1/2'



SECTION VIEW A–A

POND A OUTLET STRUCTURE

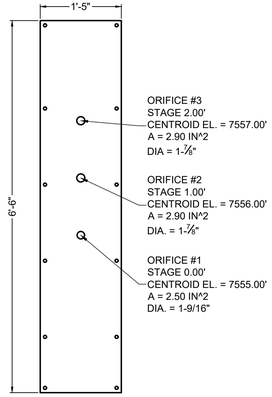
SCALE: 1" = 1–1/4'



DETAIL

TRASH SCREEN & ORIFICE PLATE

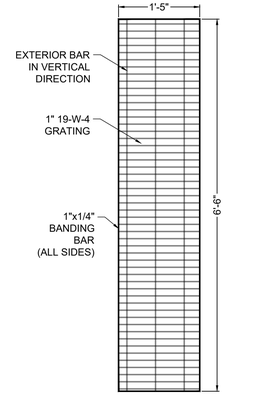
SCALE: NTS



ELEVATION VIEW

ORIFICE PLATE DETAIL

SCALE: 1" = 1–1/4'



ELEVATION VIEW

TRASH SCREEN DETAIL

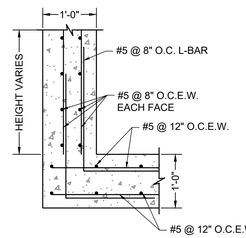
SCALE: 1" = 1–1/4'

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 ¾" 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

COLORADO LICENSED
RICHARD D. LEWIS
No. 53921
PROFESSIONAL ENGINEER

PCD FILE NO.: SF2531

DRAWN BY:	CMD	JOB DATE:	4/2/26
APPROVED:	RDL	JOB NUMBER:	211030.270
CAD DATE:	8/22/2024		
CAD FILE:	J:\2021\211030\CAD\Dwgs\C\Filing_No_8\Outlet_Structure_Details		

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
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FAX: 713.965.0044

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

POND DETAILS

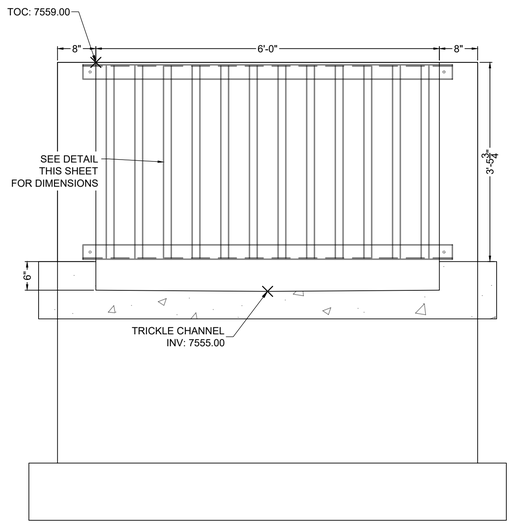
POND J OUTLET STRUCTURE

SHEET
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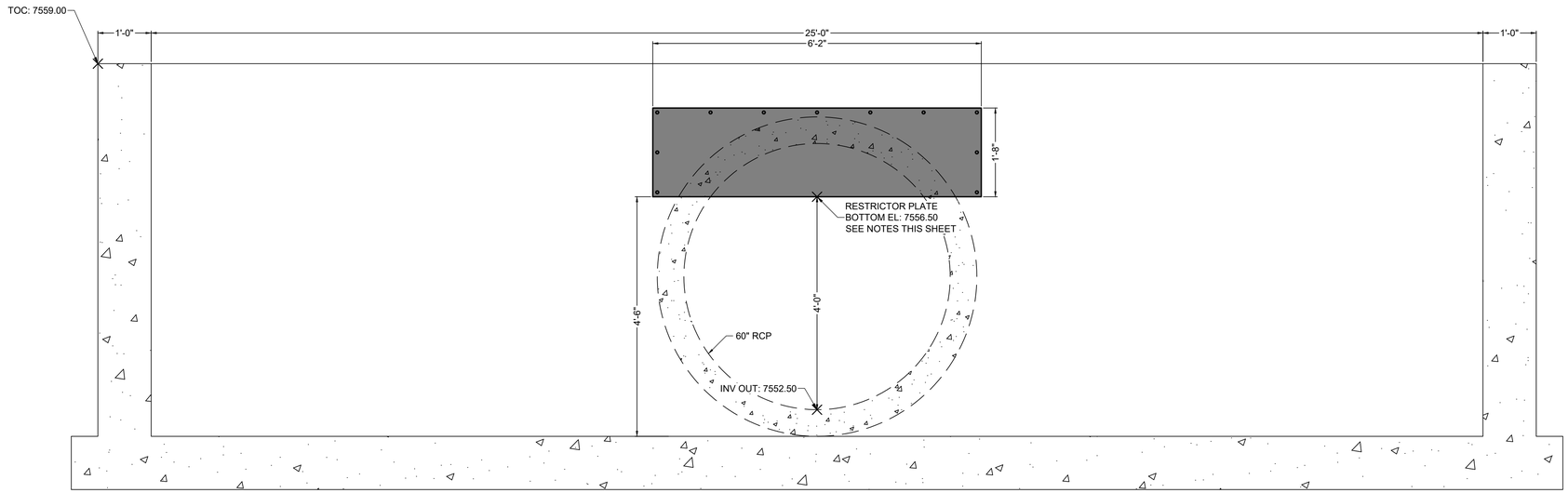
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HR GREEN Xrefs - xg!-1-dh01-1030.270

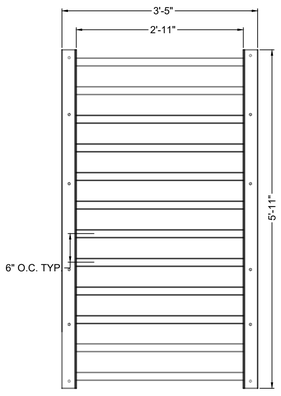
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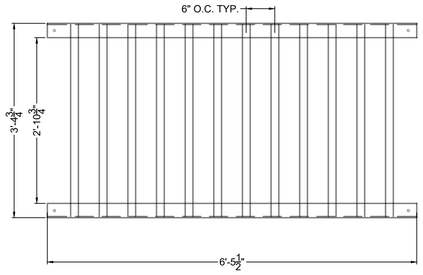
SECTION VIEW B–B
MICROPOOL FRONT FACE
SCALE: 1" = 1–1/4'



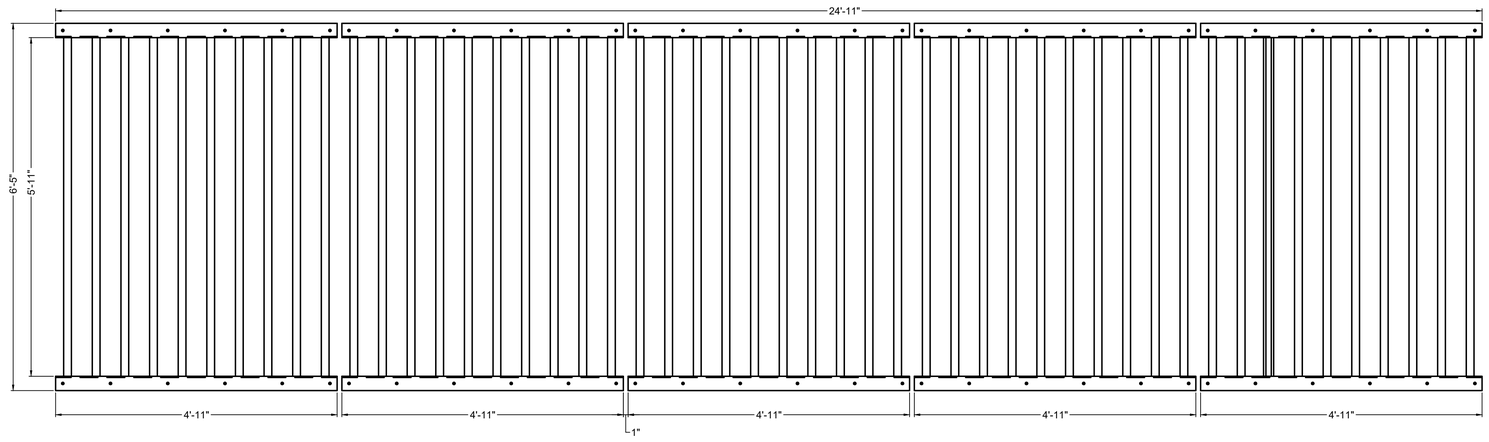
SECTION VIEW C–C
RESTRICTOR PLATE
SCALE: 1" = 1–1/4'



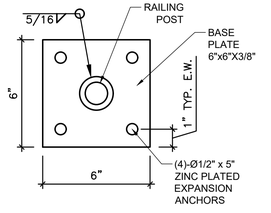
ELEVATION VIEW
MICROPOOL TOP GRATE
SCALE: 1" = 1–1/4'



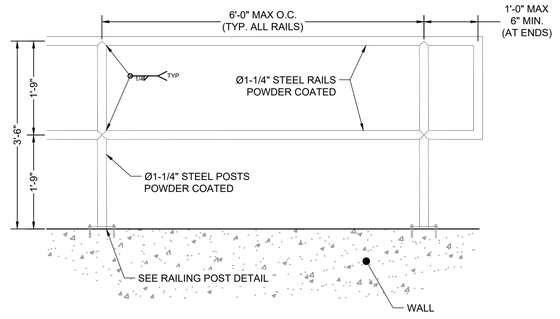
ELEVATION VIEW
MICROPOOL FRONT GRATE
SCALE: 1" = 1–1/4'



PLAN VIEW
SAFETY GRATE – QTY. 5
SCALE: 1" = 1–1/4'



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



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

SAFETY GRATES/TRASH RACK NOTES:

6. TRASH RACKS AND SAFETY GRATES SHALL BE 1-¼" SCH. 40 STEEL PIPE, @ 6" CENTERS BOUNDED BY 3"x3"x1/4" ANGLE IRON. ALL GRATES SHALL BE MOUNTED USING ZINC PLATED STEEL HARDWARE.
7. 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.
8. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
9. STRUCTURAL STEEL FOR GRATES SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
10. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR GRATING FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

RESTRICTOR PLATE NOTES:

1. ¾" THICK RESTRICTOR PLATE, 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.

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.



PCD FILE NO.: SF2531

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POND DETAILS
POND J OUTLET STRUCTURE DETAILS

SHEET PND 28

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