

HR GREEN - XrefIs: Vicinity-Map; Cover_Contacts; EPC_CD_Approval; EPC_CD_Owner_Approval; xc--degn--240; xc--row--030,240; xc--row--030,240; Rlprop_Detail; rowy_Typicals; xc--row--030,270; xc--row--030,250; ygt--1--dho1--1030,270; xc--row--030,260--Triaho; legal_description_F8

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

- ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FILED NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
- CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - CDOT M & S STANDARDS
- NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL, SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPERS' RESPONSIBILITY TO RECTIFY.
- IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
- CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
- CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCO. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY EPC.
- CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCO PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
- ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
- SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
- SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
- CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
- THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

GENERAL CONSTRUCTION NOTES

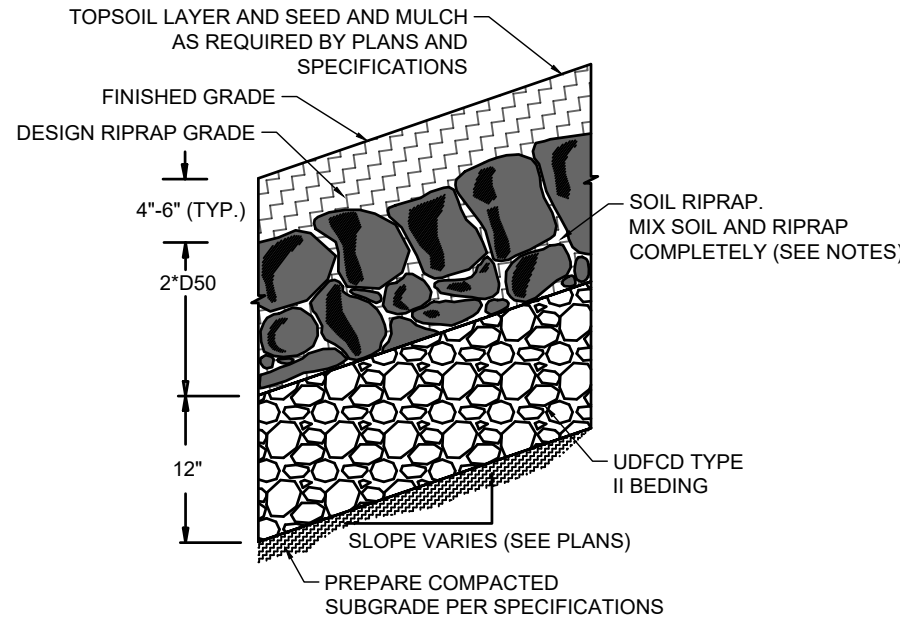
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
- ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
- ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C
- 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.
- 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. PAVEMENT'S DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
- TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180n OR EQUAL MAY BE SUBSTITUTED WHERE TYPE I RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
- ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILT OF ALL STORM SEWER AND CISTERN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES, AND LOCATIONS OF APPURTENANCES.
- 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
BY	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
P UAE	PUBLIC UTILITY, ACCESS AND ACCESS ESMT
P UAE	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

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

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

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

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

RIPRAP NOTES.

- SOIL RIPRAP DETAILS ARE APPLICABLE TO SLOPED AREAS REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
- MIX UNIFORMLY 65% RIPRAP BY VOLUME WITH 35% OF APPROVED SOIL BY VOLUME PRIOR TO PLACEMENT.
- PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT THE DESIGN THICKNESS AND GRADE. COMPACT AND LEVEL TO ELIMINATE ALL VOIDS AND ROCKS PROJECTING ABOVE DESIGN RIPRAP TOP GRADE. CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- ROCK SHALL BE HARD, DURABLE, ANGULAR IN SHAPE, AND FREE FROM CRACKS, OVERBURDEN, SHALE, AND ORGANIC MATTER.
- NEITHER BREADTH NOR THICKNESS OF A SINGLE STONE SHOULD BE LESS THAN ONE-THIRD ITS LENGTH, AND ROUNDED STONE SHOULD BE AVOIDED.
- THE ROCK SHOULD SUSTAIN A LOSS OF NOT MORE THAN 40% AFTER 500 REVOLUTIONS IN AN ABRASION TEST (LOS ANGELES MACHINEASTM C-535-69) AND SHOULD SUSTAIN A LOSS OF NOT MORE THAN 10% AFTER 12 CYCLES OF FREEZING AND THAWING (AASHTO TEST 103 FOR LEDGE ROCK PROCEDURE A).
- ROCK HAVING A MINIMUM SPECIFIC GRAVITY OF 2.65 IS PREFERRED; HOWEVER, IN NO CASE SHOULD ROCK HAVE A SPECIFIC GRAVITY LESS THAN 2.50.

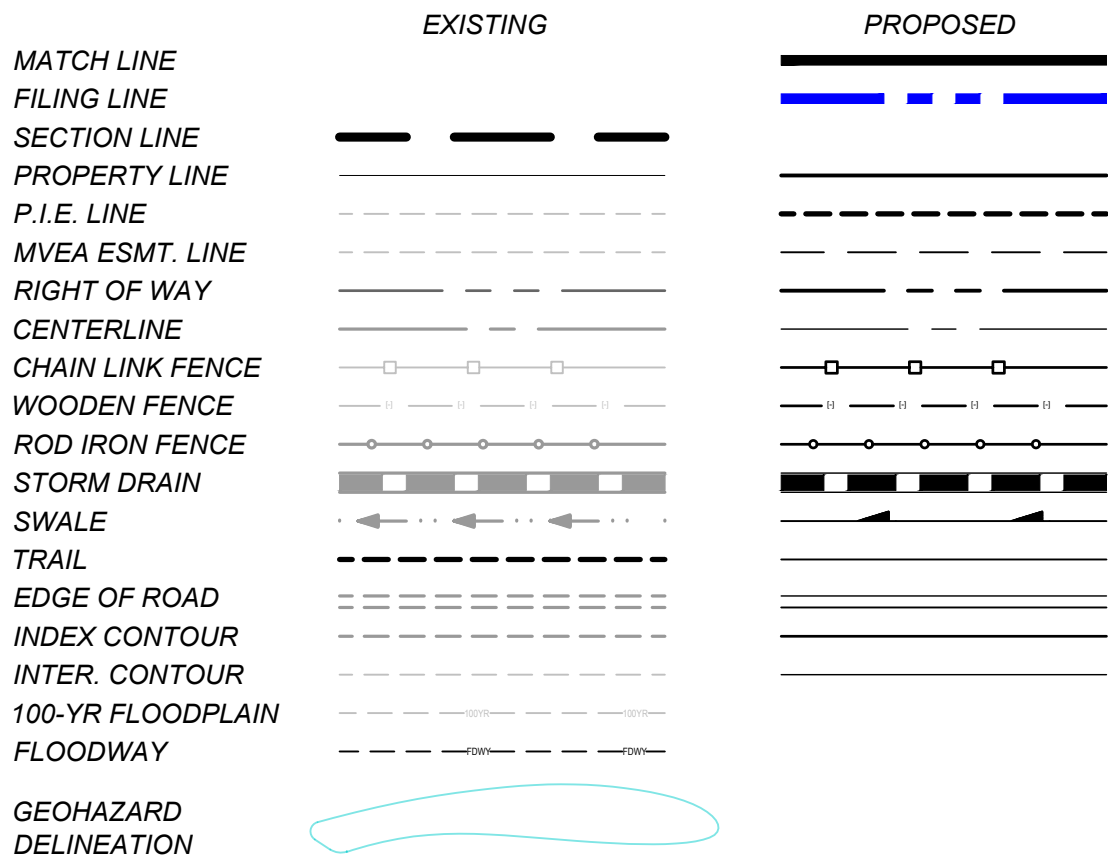
TYPE VL RIPRAP	
INTERMEDIATE ROCK DIMENSION (IN .)	PERCENT PASSING (%)
12	70-100
9	50-70
6	35-50
2	2-10

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

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

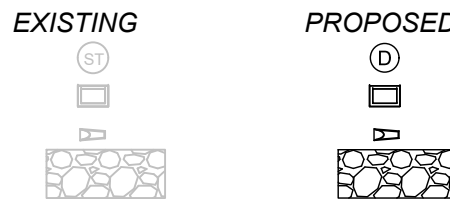
*TYPE M RIPRAP D50=12"
D50=MEAN PARTICLE SIZE (INTERMEDIATE DIMENSION) BY WEIGHT

LEGEND



STORM SEWER

MANHOLE
STORM INLET
FLARED END SECTION
RIPRAP



DRAWN BY: CMD	JOB DATE: 4/2/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 211030.270	0" = 1"
CAD DATE: 4/6/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\DWGs\C\Filing_No_8\CoverSheet		

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

COVER & LEGEND

LEGEND & NOTES

PCD FILE NO.: SF2531

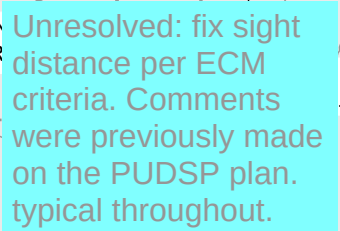
SHEET

LG

2

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

sight distance is 335 for 30mph design speed



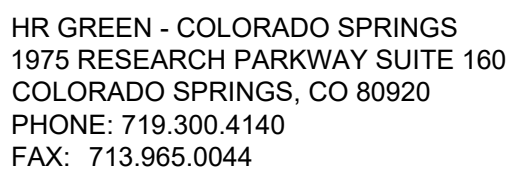
HRG Response:
Sight distance line updated.

• THE DRAINAGE EASEMENTS SHOWN WITHIN THESE PLANS ARE ON THE FINAL PLAT FOR THE SUBDIVISION. THE DRAINAGE EASEMENTS ARE NO-BUILD AREAS AND THEY COINCIDE WITH GEOLOGIC HAZARDS IDENTIFIED BY ENTECH IN THE REPORT ENTITLED SOILS AND GEOLOGY STUDY FLYING HORSE FILING NO. 8, DATED OCTOBER, 2025. THERE ARE NO KNOWN GEOLOGIC HAZARDS THAT DESIGNATE NO-BUILD AREAS AS ALL IDENTIFIED GEOLOGIC HAZARDS CAN BE MITIGATED ON SITE. GEOLOGIC HAZARDS SUCH AS SEASONAL PONDING CAN BE MITIGATED AND RUNOFF IS TO BE DIRECTED TO THE PLATTED DRAINAGE EASEMENTS.



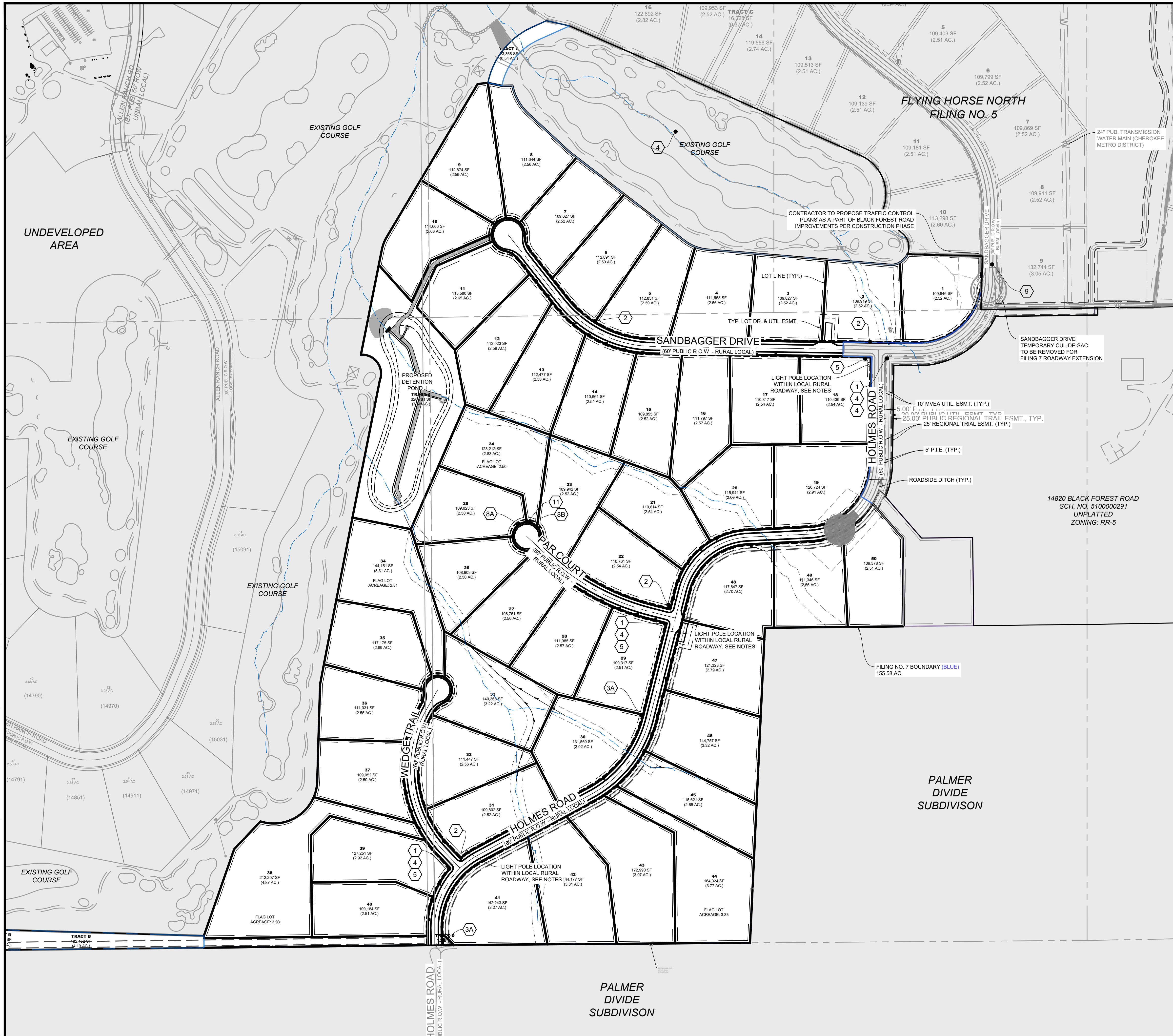
PCD FILE NO.: SF2531

NO.	DATE	BY	REVISION DESCRIPTION



CONSTRUCTION DRAWINGS
OVERALL SITE PLAN

3

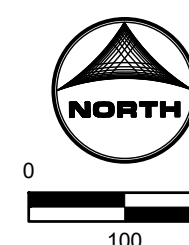


1 R-1 SINGLE LANE 30"x30"	2 K2-0540 18"x18"	3A R2-1 24"x30"	3B R2-1 24"x30"
4 GREEN	6 W11-11 18"x18"		
5 GREEN W/ "NO OUTLET" PATCH			
7 R8-3 18"x18"	8A R7-32(R) 12"x18"	8B R7-32(L) 12"x18"	9 TYPE III BARRICADE (TEMPORARY)
10A R4-7 12"x18"	10B OM3-L 12"x18"	11 GREEN SIGN W/ WHITE LETTERING 24"x24"	

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

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

1. ALL SIGNS AND PAVEMENTS MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. 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. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75"x1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/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. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 12" WIDE AND 8" LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719.520.6819) PRIOR TO THE START AND COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AND EXISTING EL PASO COUNTY ROADWAY.



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APPROVED: RDL JOB NUMBER: 211030.270 OFFICIAL DRAWINGS.
0  1"
CAD DATE: 4/6/2026 IF NOT ONE INCH,
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NO.	DATE	BY	REVISION DESCRIPTION



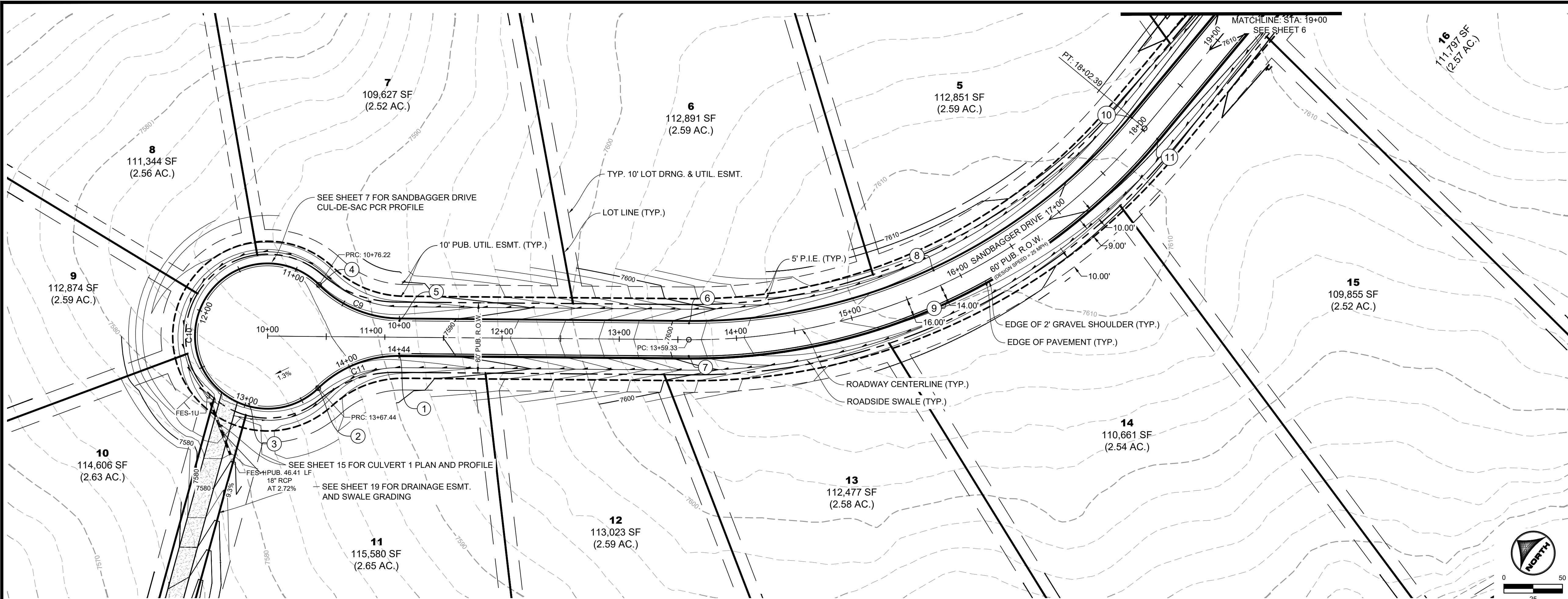
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
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FLYING HORSE NORTH FILING NO. 8
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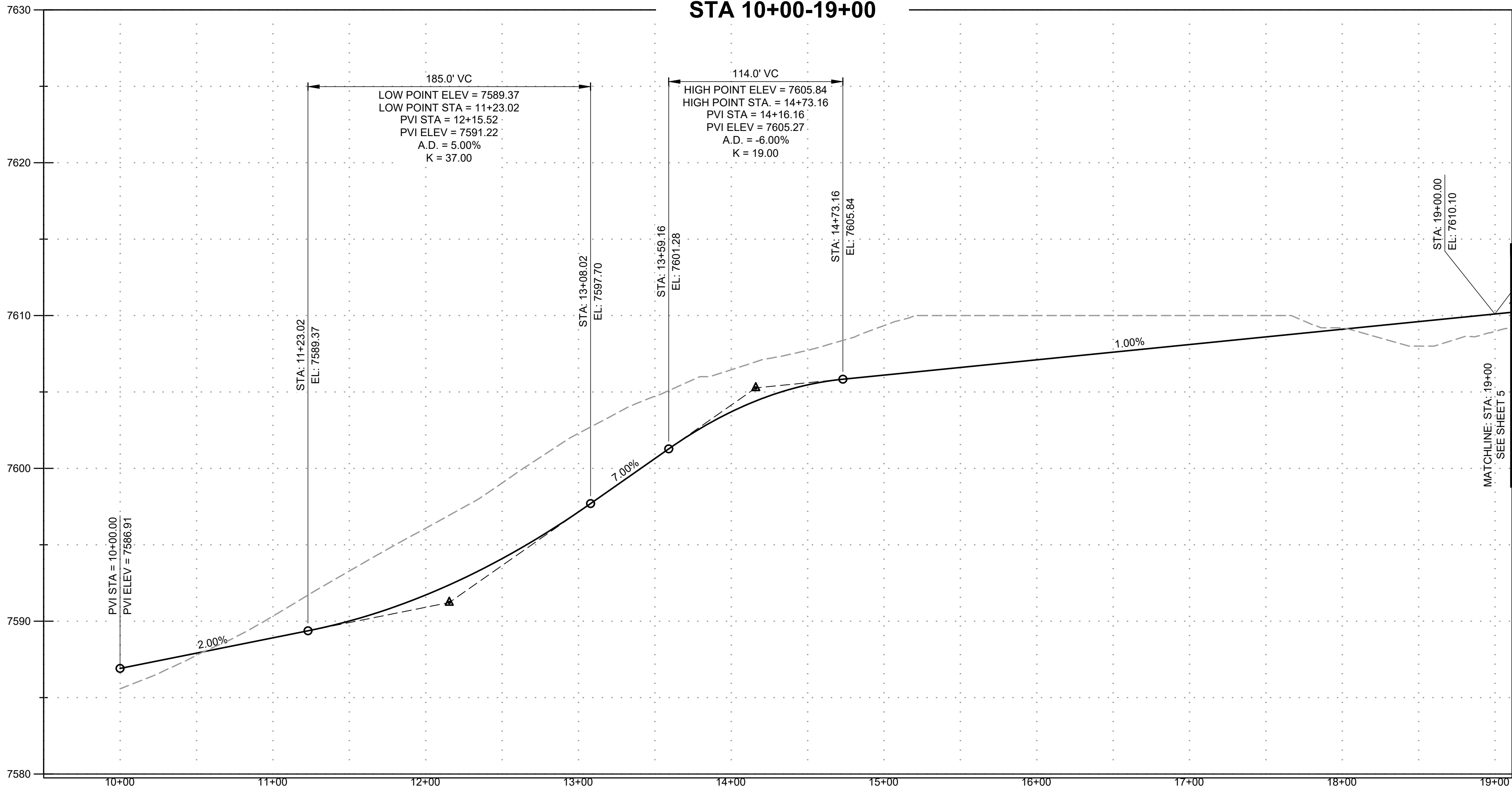
CONSTRUCTION DRAWINGS
OVERALL SITE PLAN

SHEET
S&S

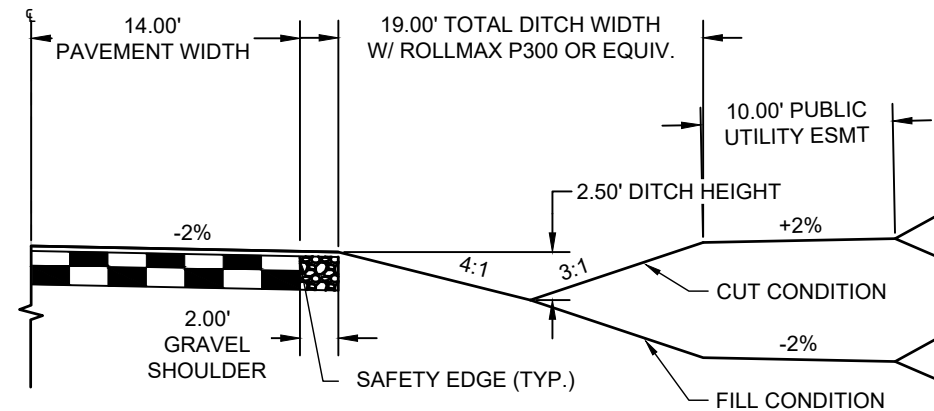
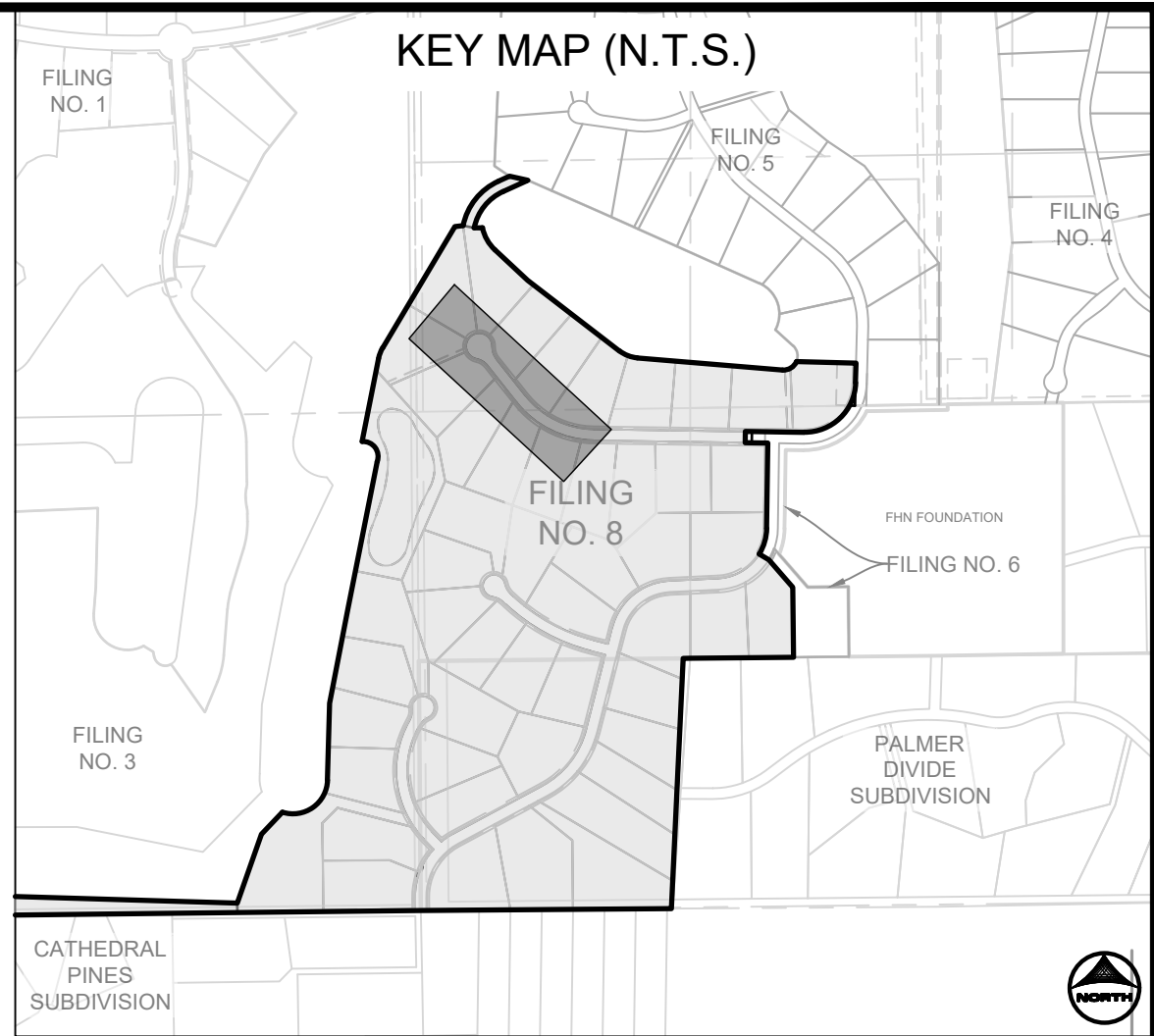
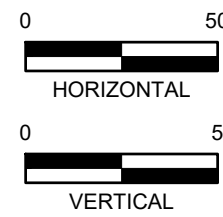
4



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



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



RURAL LOCAL ROADWAY DITCH SECTION

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

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

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

DRAWN BY: CMD	JOB DATE: 4/2/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 211030.270	0" = 1"
CAD DATE: 4/6/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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NO.	DATE	BY	REVISION DESCRIPTION

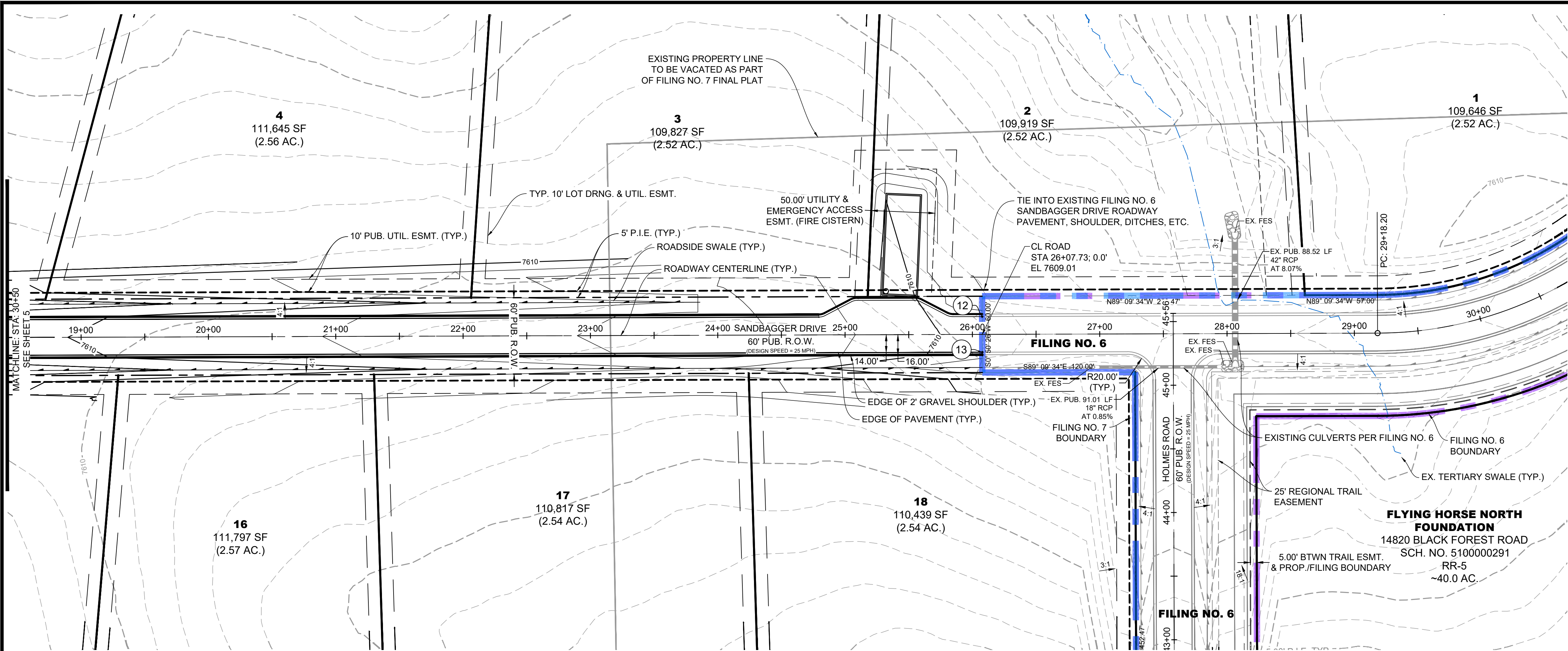
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

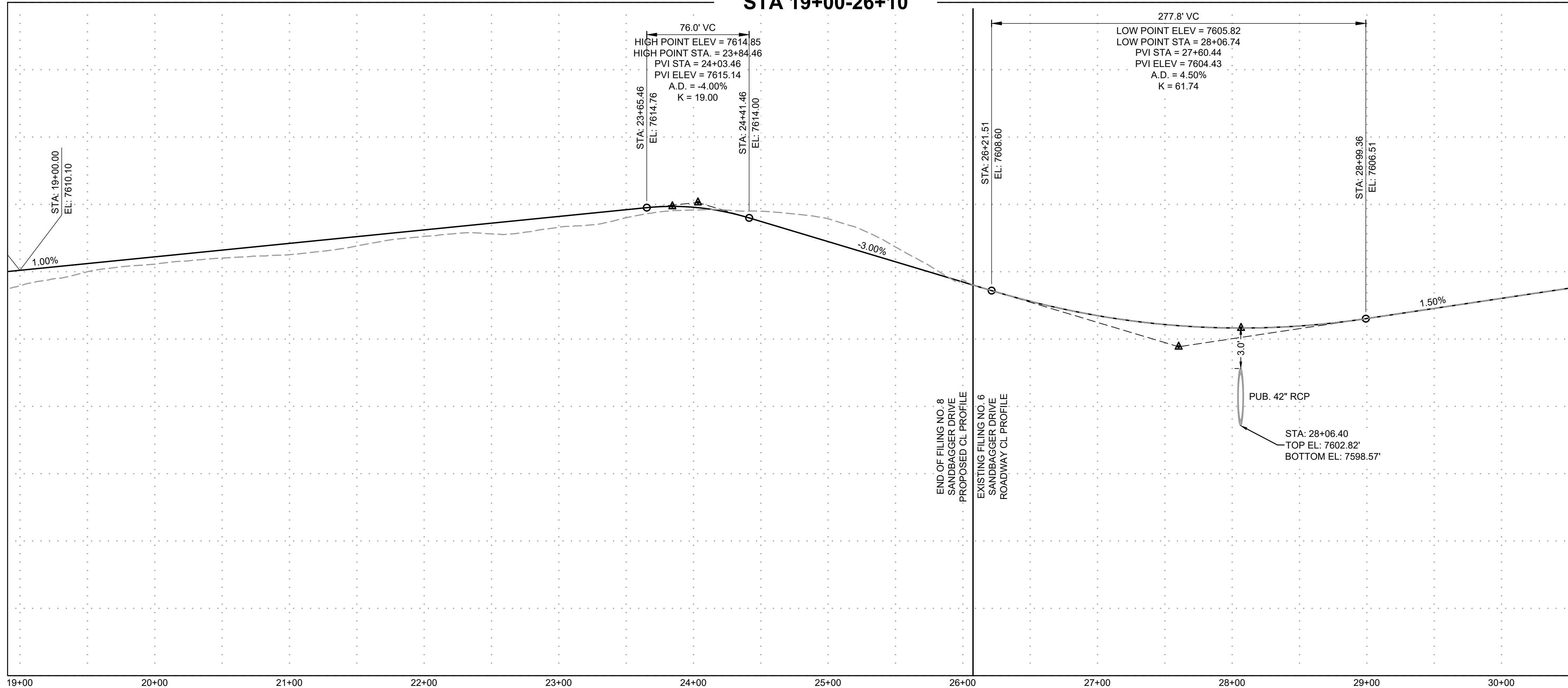
STREET PLAN & PROFILES
SANDBAGGER DRIVE

SHEET
ST

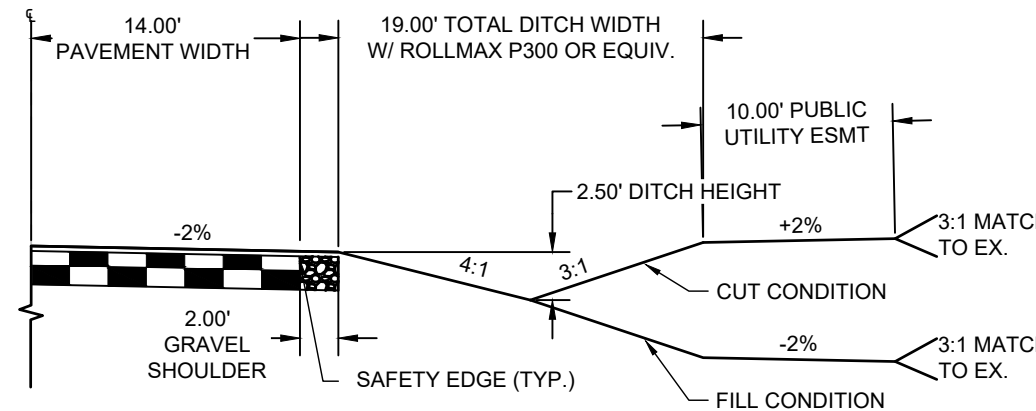
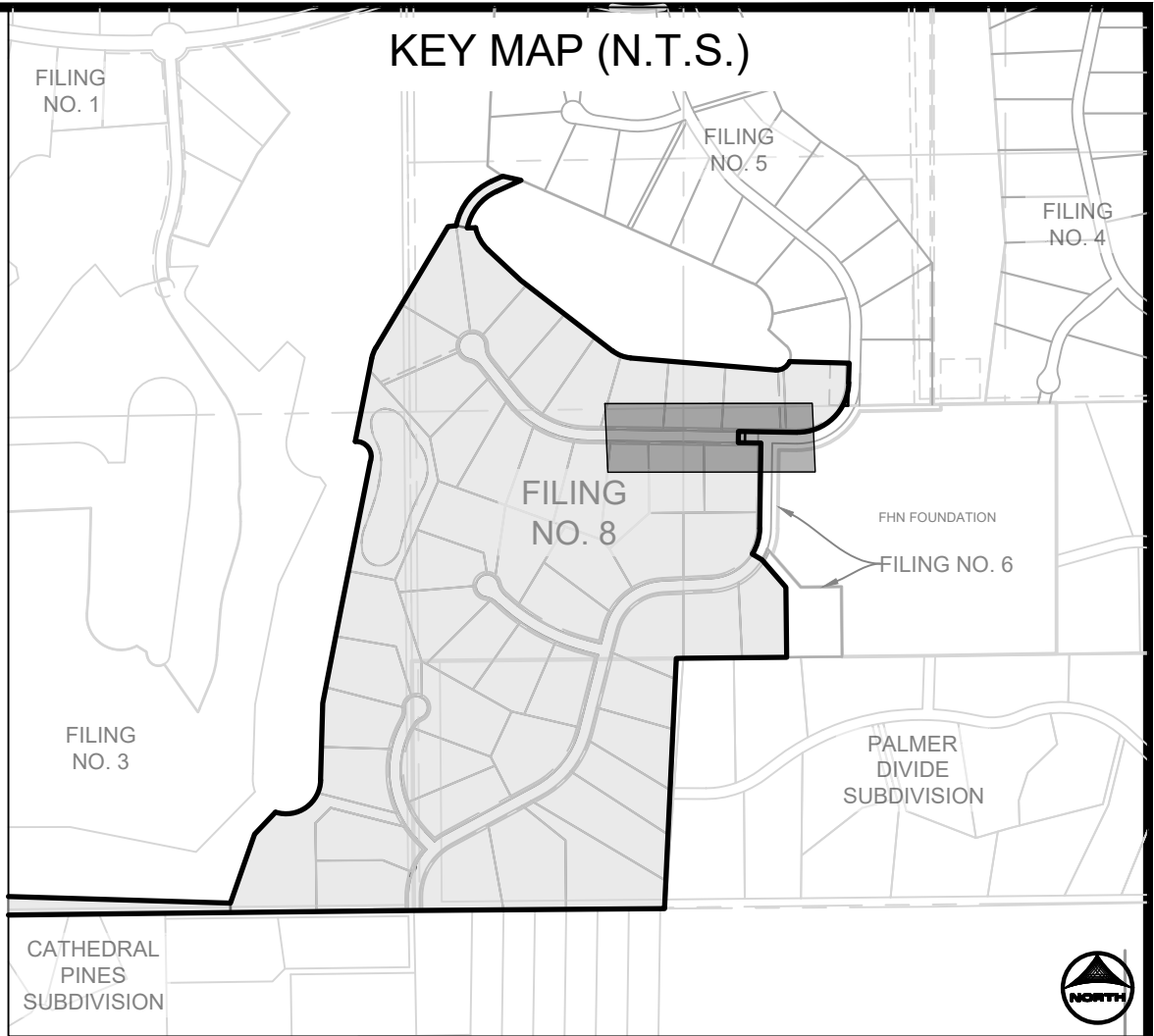
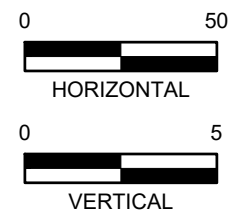
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SANDBAGGER DRIVE
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL
STA 19+00-26+10



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



RURAL LOCAL ROADWAY DITCH SECTION

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

POINT TABLE					
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

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

DRAWN BY: CMD	JOB DATE: 4/2/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0" = 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
APPROVED: RDL	JOB NUMBER: 211030.270	
CAD DATE: 4/6/2026		
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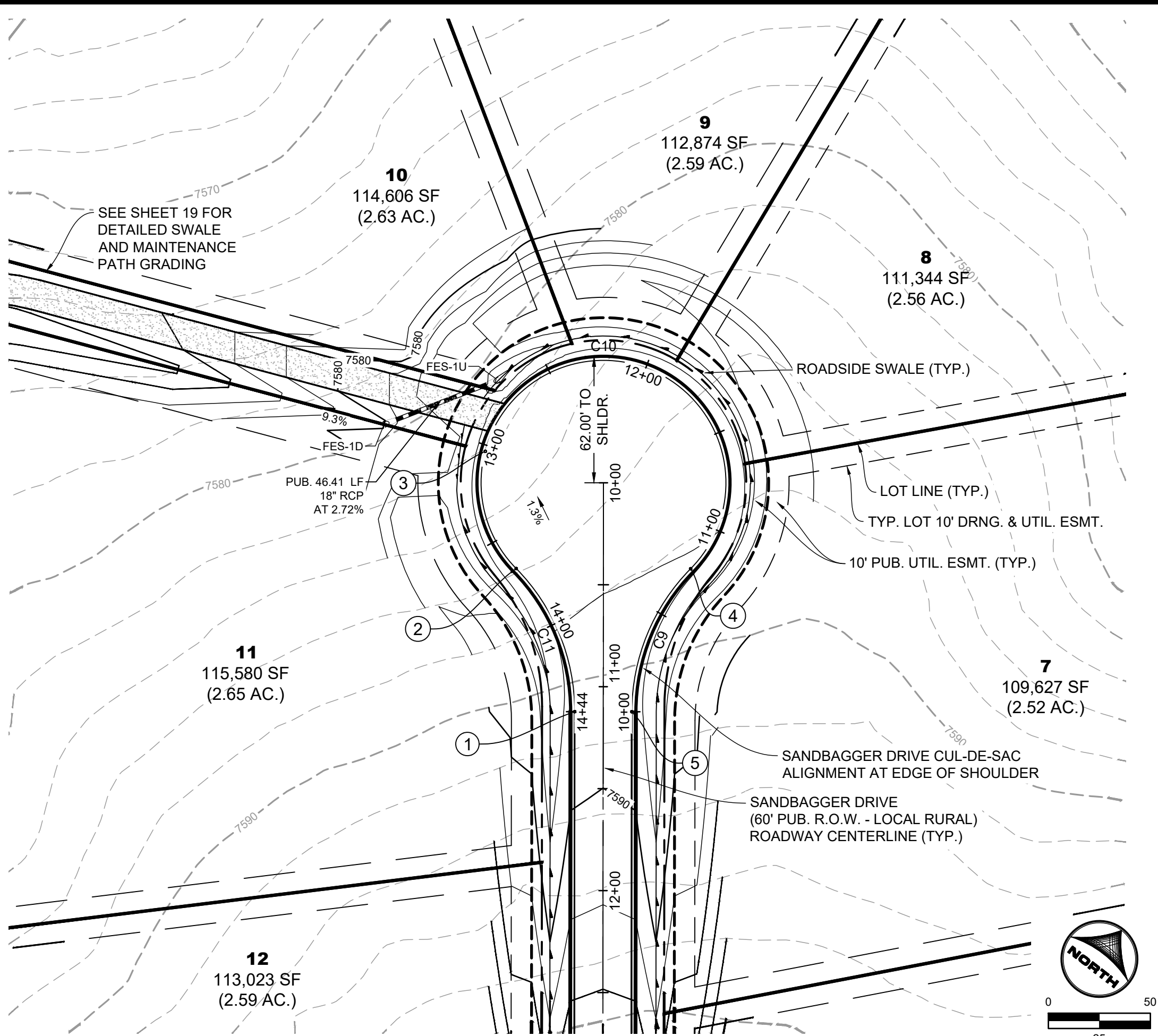
NO.	DATE	BY	REVISION DESCRIPTION

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

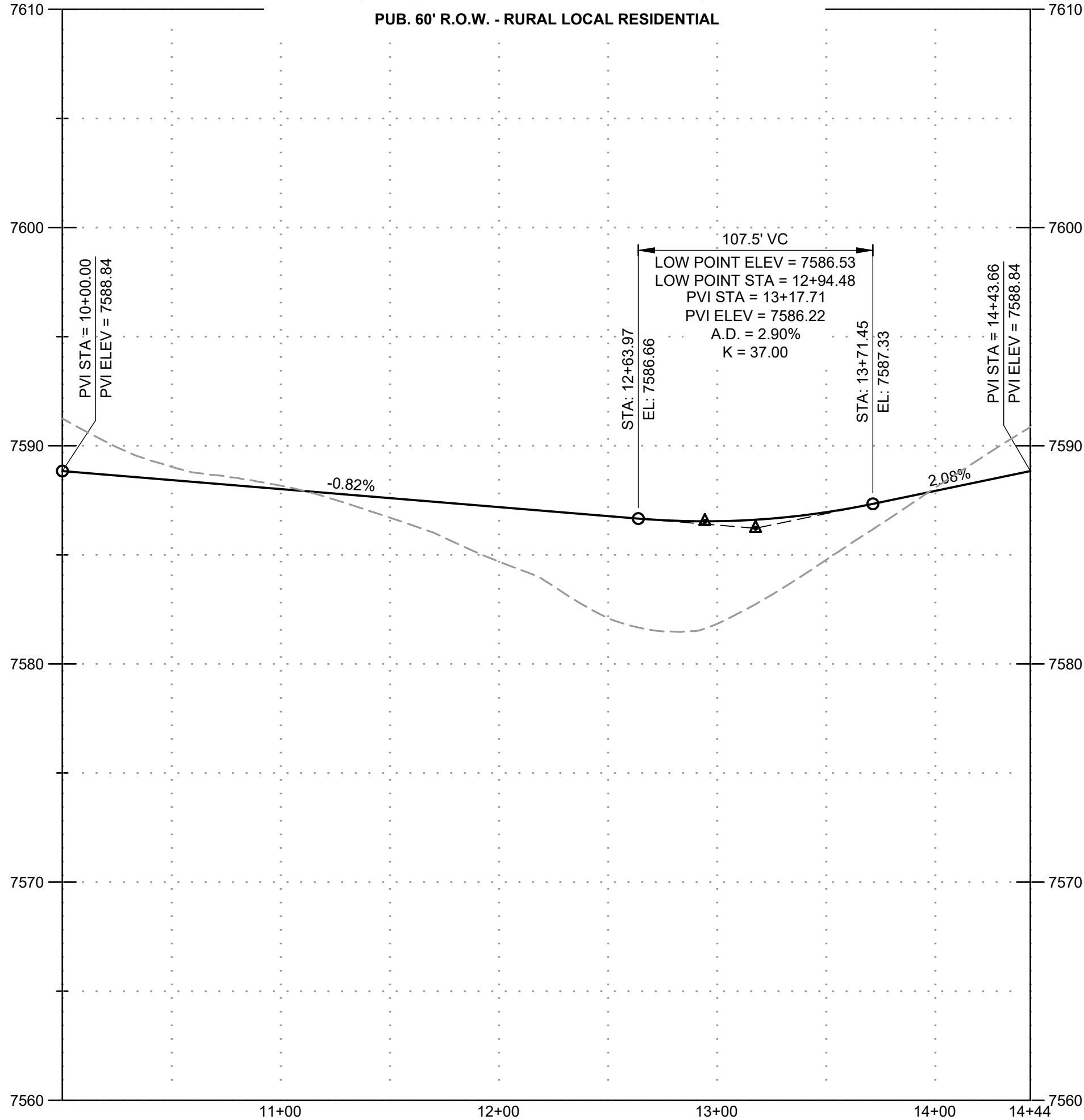
STREET PLAN & PROFILES
SANDBAGGER DRIVE

SHEET
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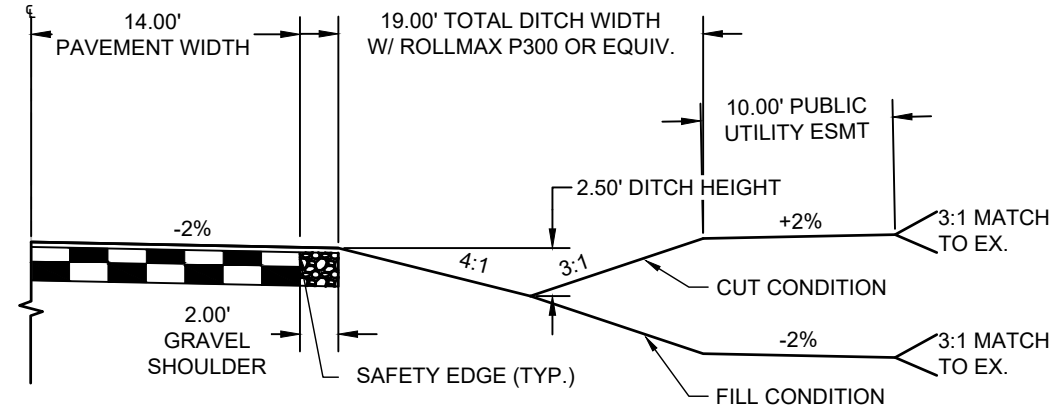
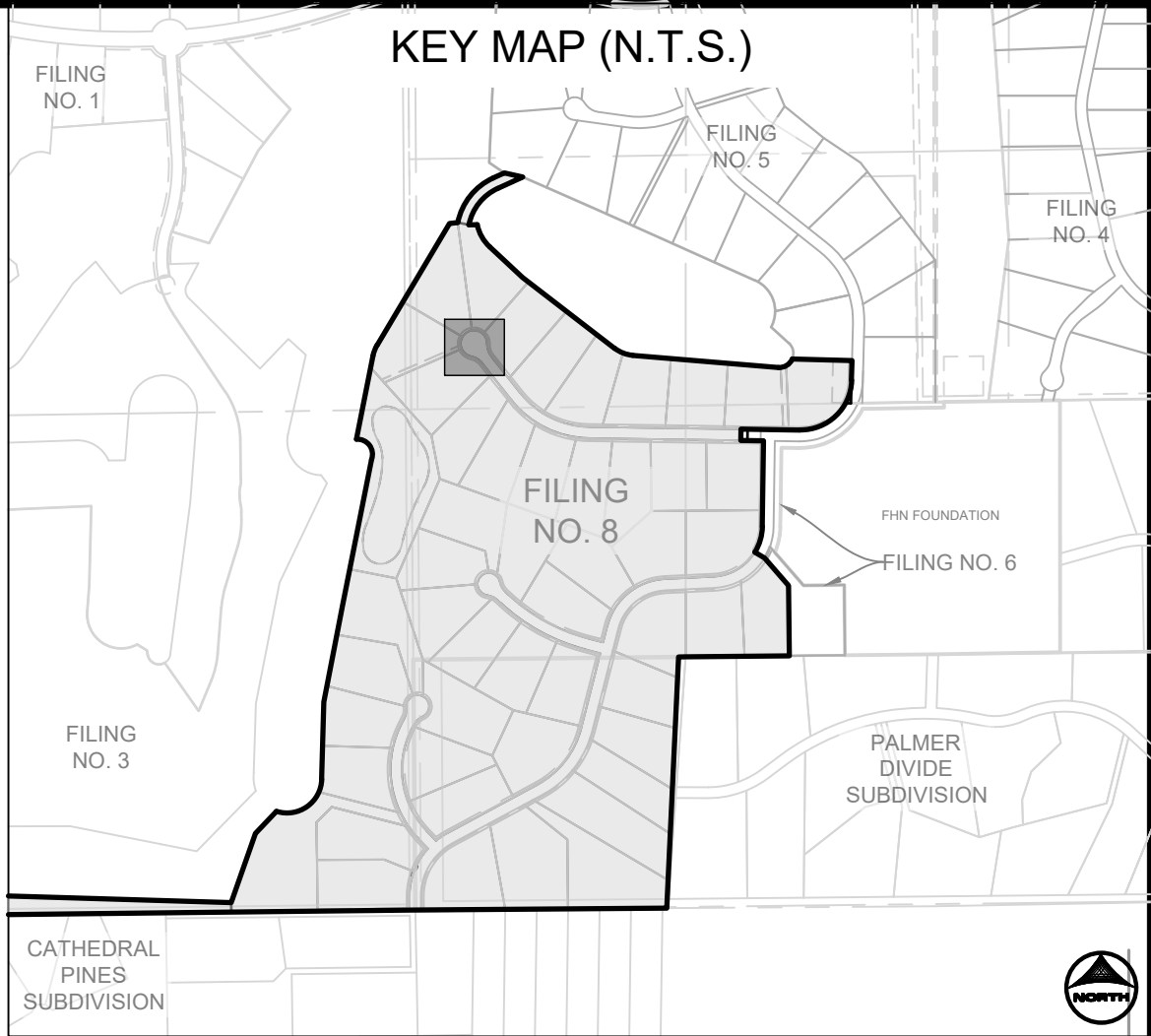
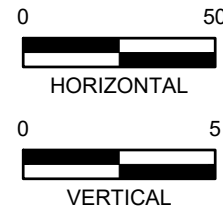


SANDBAGGER DRIVE CUL-DE-SAC EDGE OF PAVEMENT PROFILE

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



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



RURAL LOCAL ROADWAY DITCH SECTION

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

POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FG EL.
1	EOP PCR	SANDBAGGER DRIVE	STA 11+12.27	14.0' R	7588.88
2	EOP PRC	SANDBAGGER DRIVE	STA 10+42.10	42.8' R	7587.24
3	EOP LP	SANDBAGGER DRIVE CDS	STA 13+03.16	2.0' L	7586.56
4	EOP PRC	SANDBAGGER DRIVE	STA 10+42.10	42.7' L	7588.17
5	EOP PCR	SANDBAGGER DRIVE	STA 11+12.27	14.0' L	7588.88

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.

DRAWN BY: CMD	JOB DATE: 4/2/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 211030.270	0" NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD DATE: 4/6/2026		
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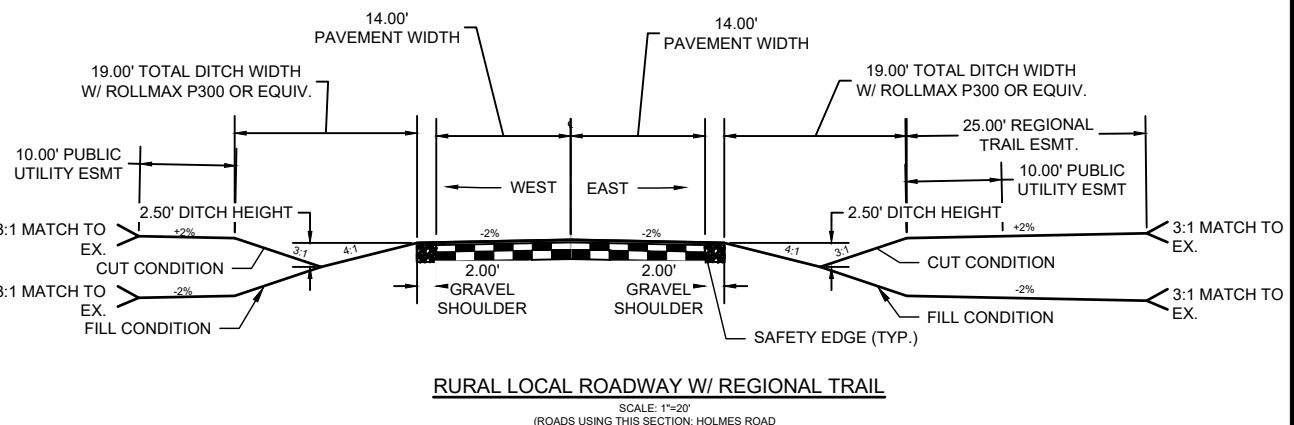
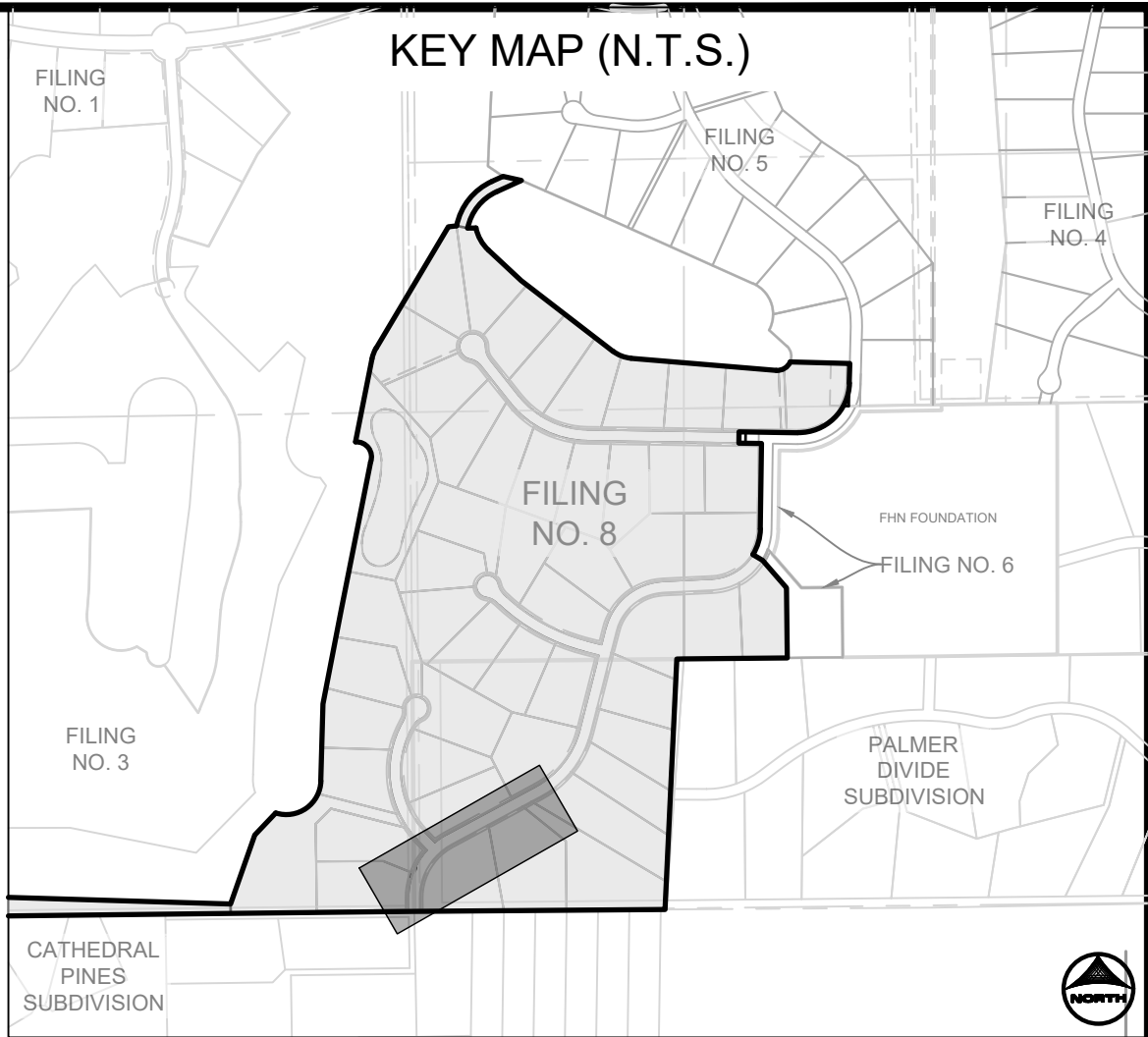
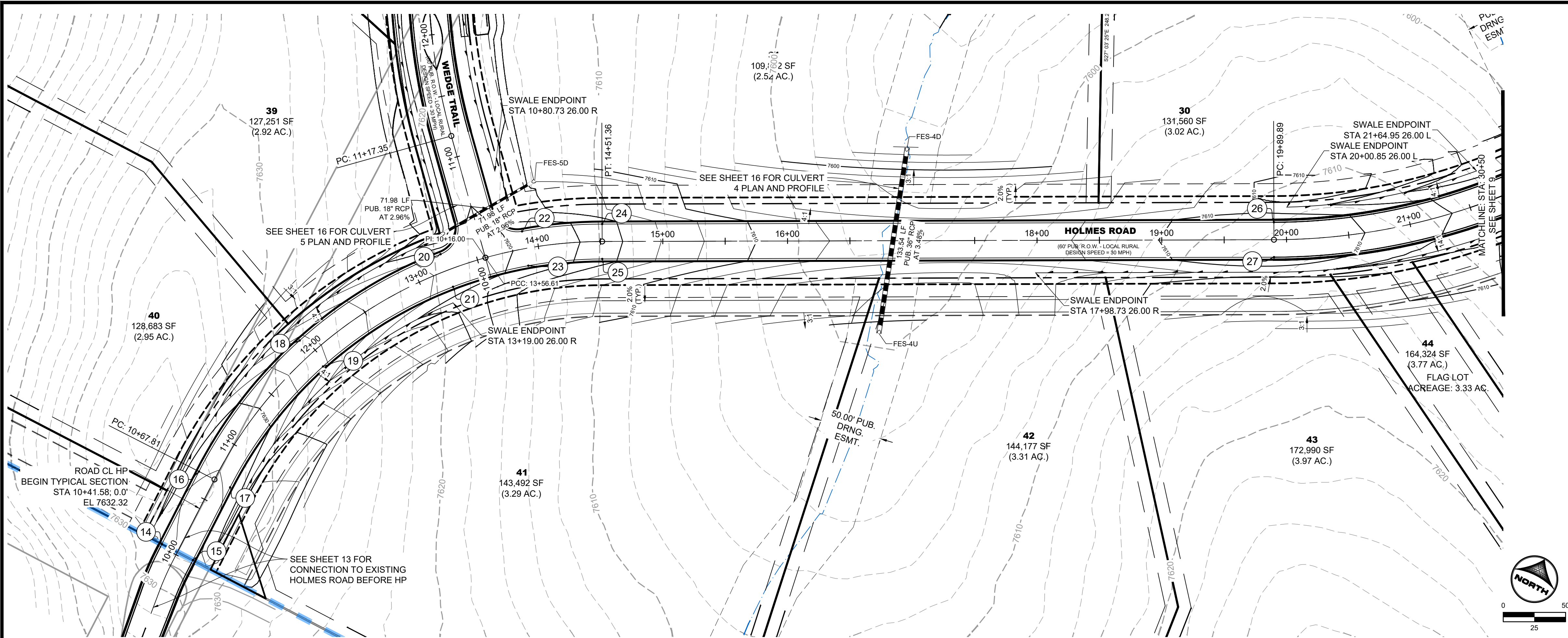
NO.	DATE	BY	REVISION DESCRIPTION

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

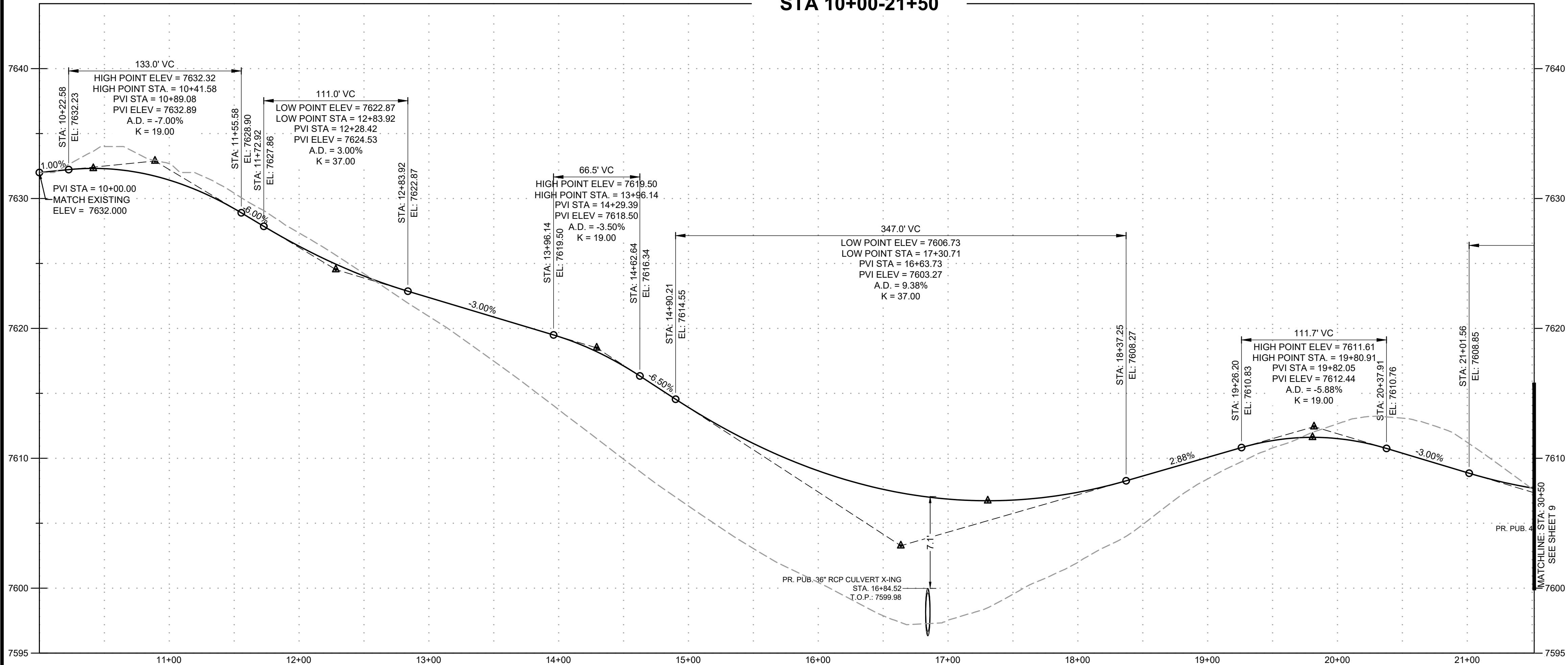
FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILES
SANDBAGGER DRIVE

SHEET
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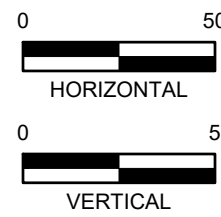
HOLMES ROAD
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL
STA 10+00-21+50



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.

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



DRAWN BY: CMD JOB DATE: 4/2/2026
APPROVED: RDL JOB NUMBER: 211030.270
CAD DATE: 4/6/2026
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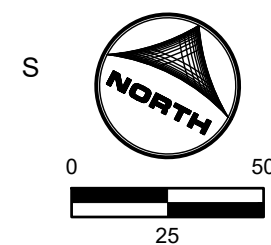
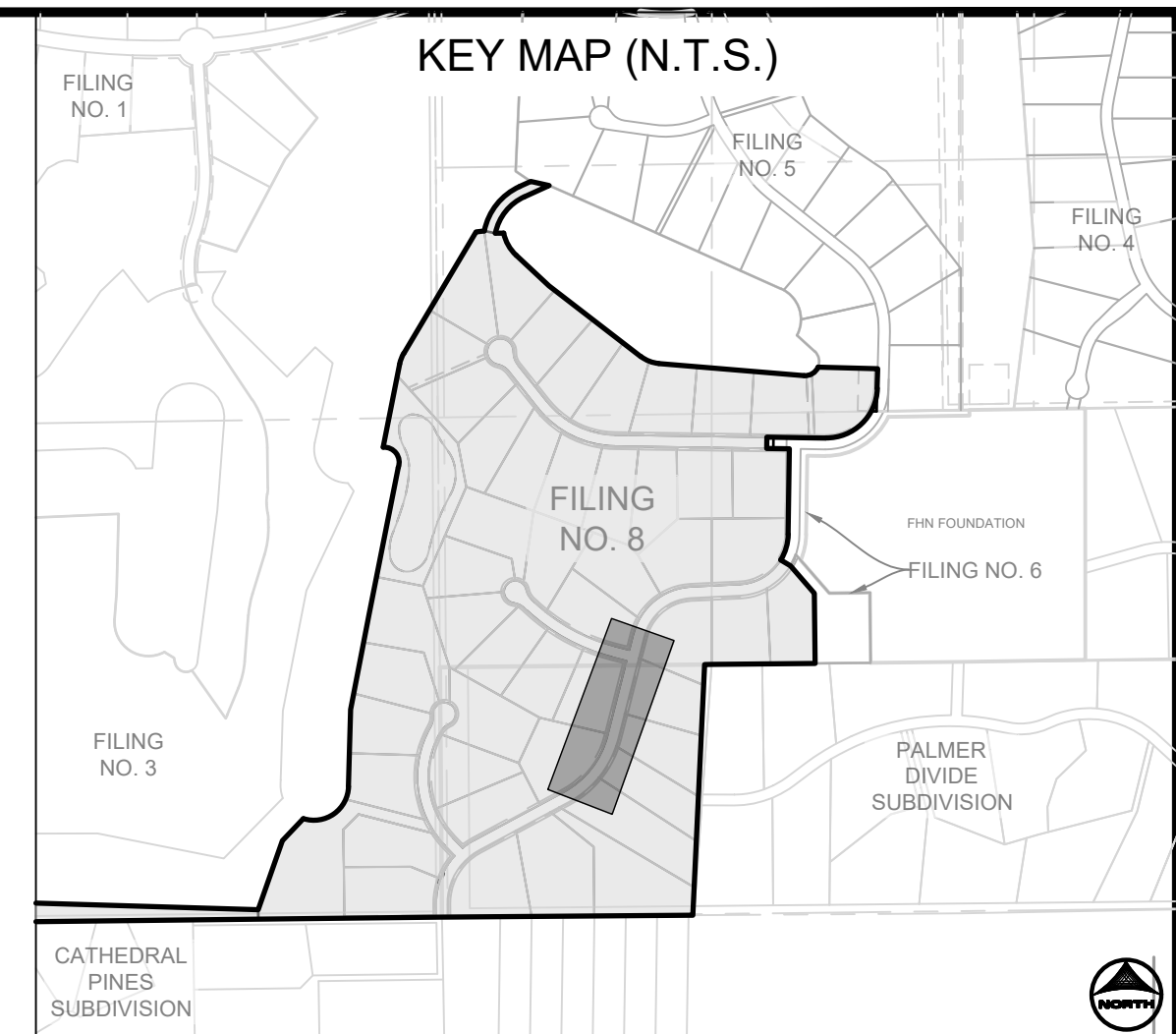
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HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
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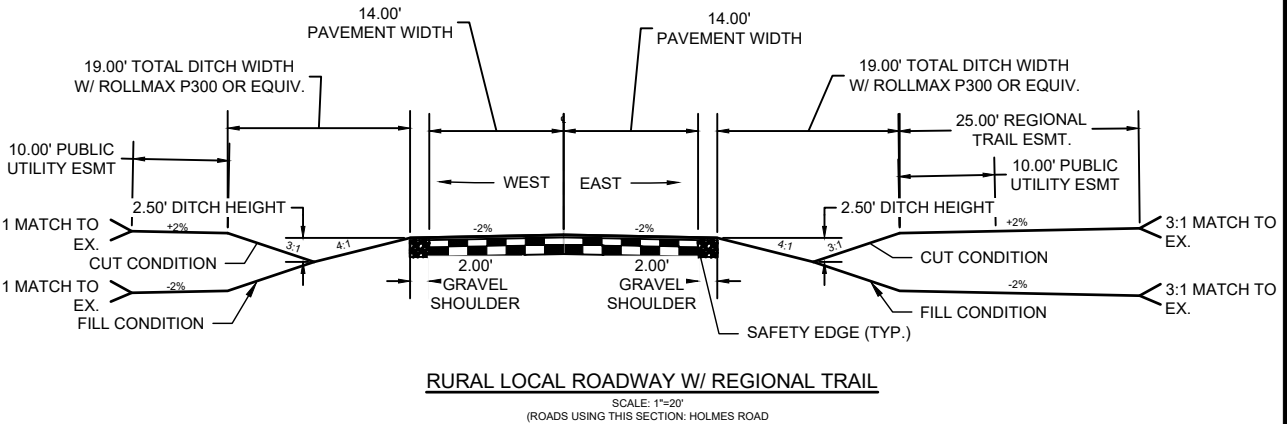
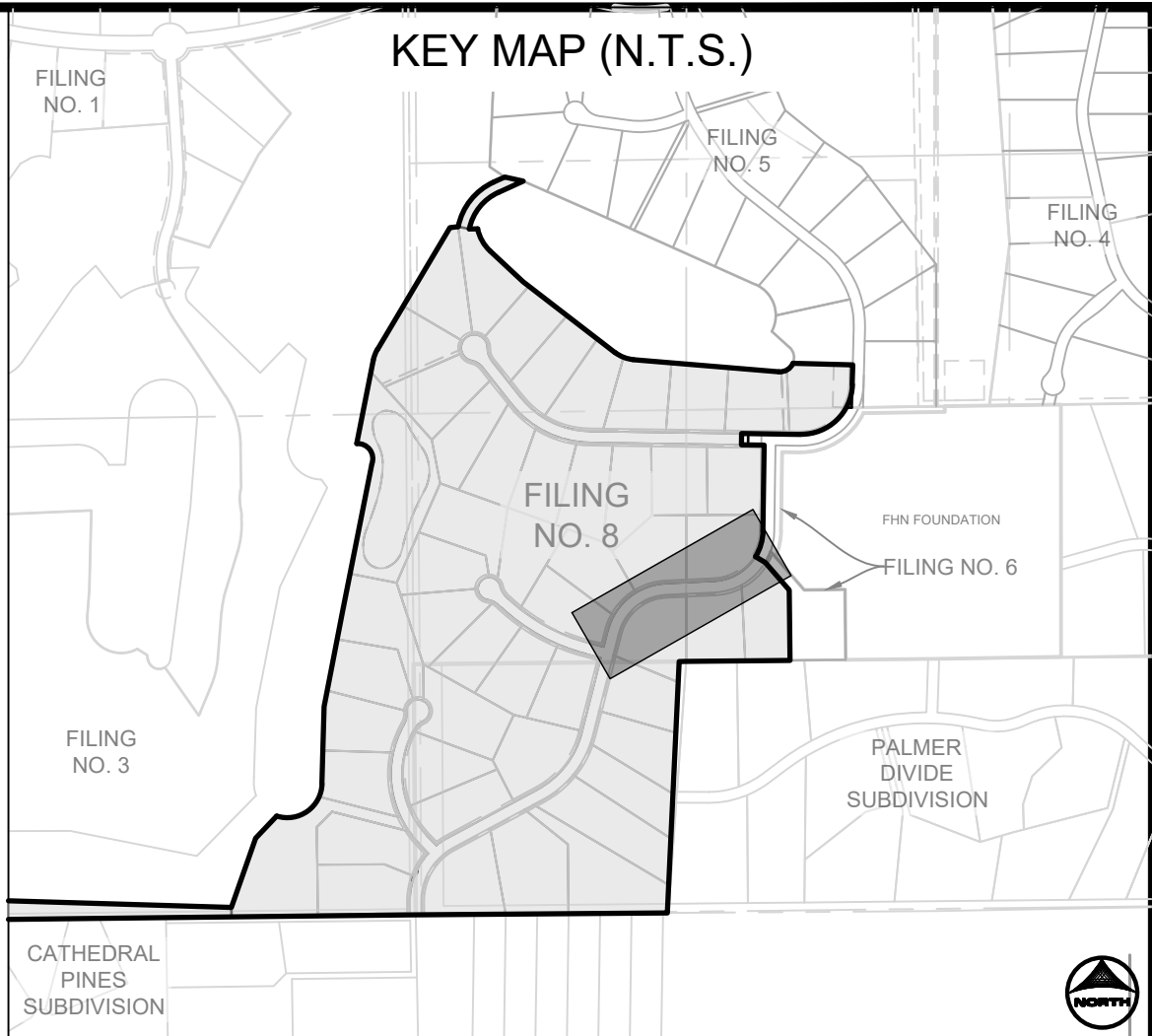
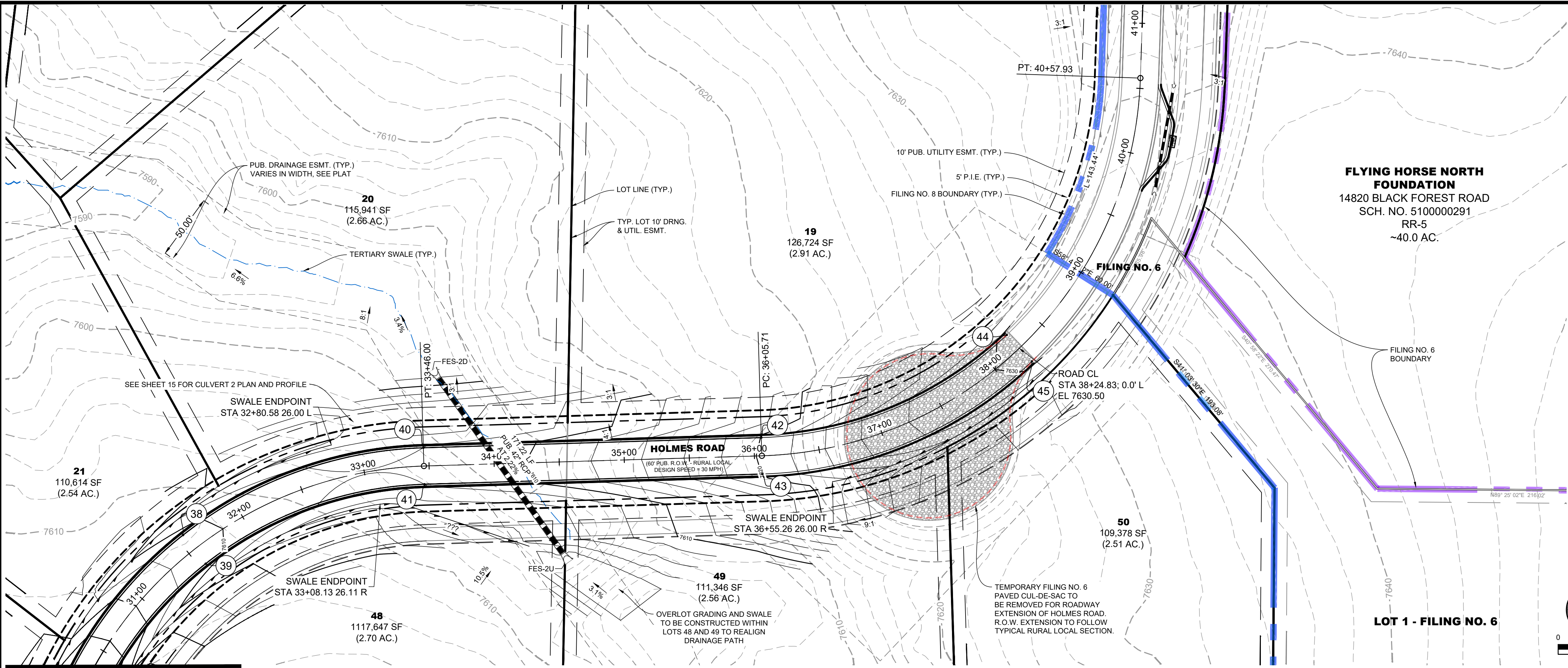
FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILES
HOLMES ROAD

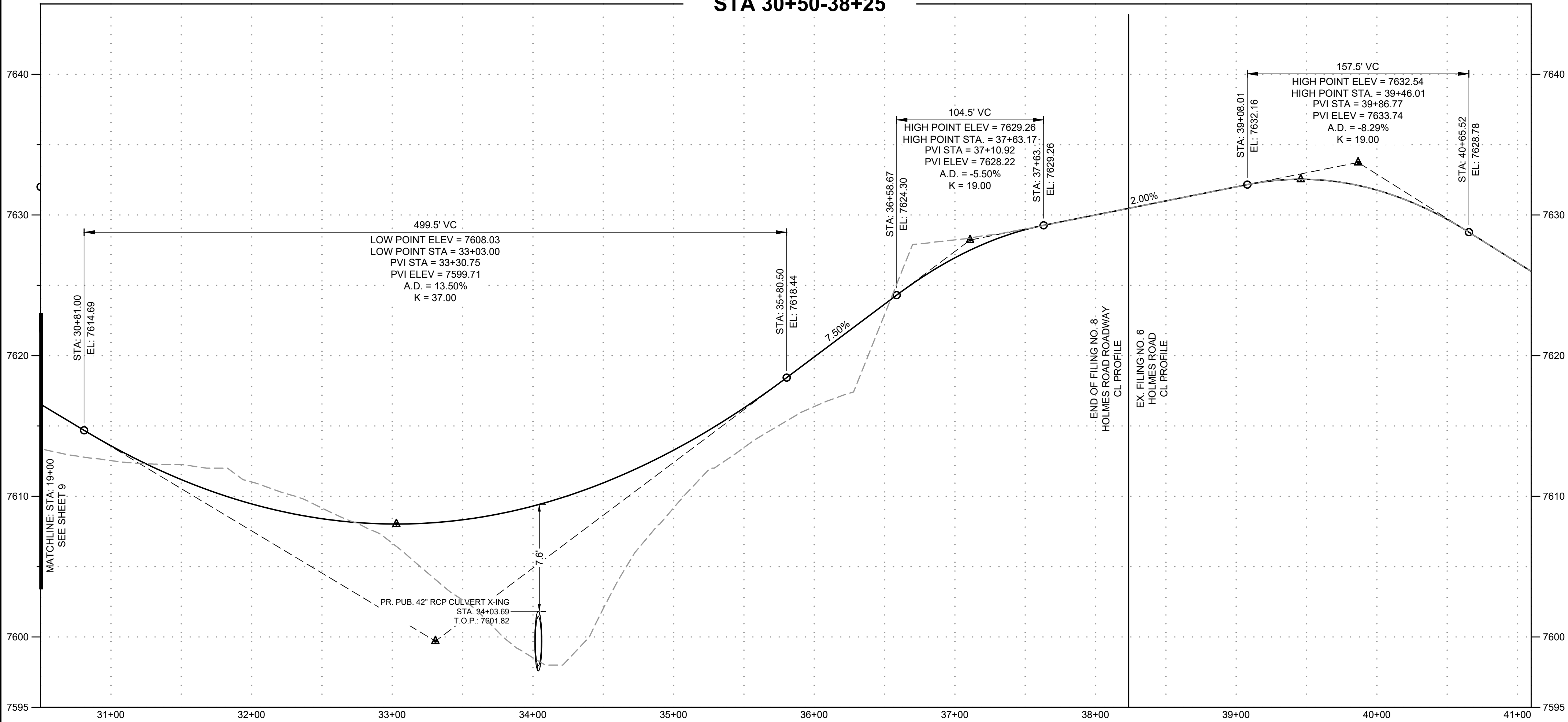
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NOTE: ALL STORM INFRASTRUCTURE WITHIN THE PUBLIC RIGHT-OF-WAY IS PUBLIC AND IS OWNED AND MAINTAINED BY EL PASO COUNTY ALL STORM INFRASTRUCTURE OUTSIDE OF THE RIGHT-OF-WAY IS PUBLIC AND IS OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN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



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



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

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DRAWN BY: CMD JOB DATE: 4/2/2026
APPROVED: RDL JOB NUMBER: 211030.270
CAD DATE: 4/6/2026
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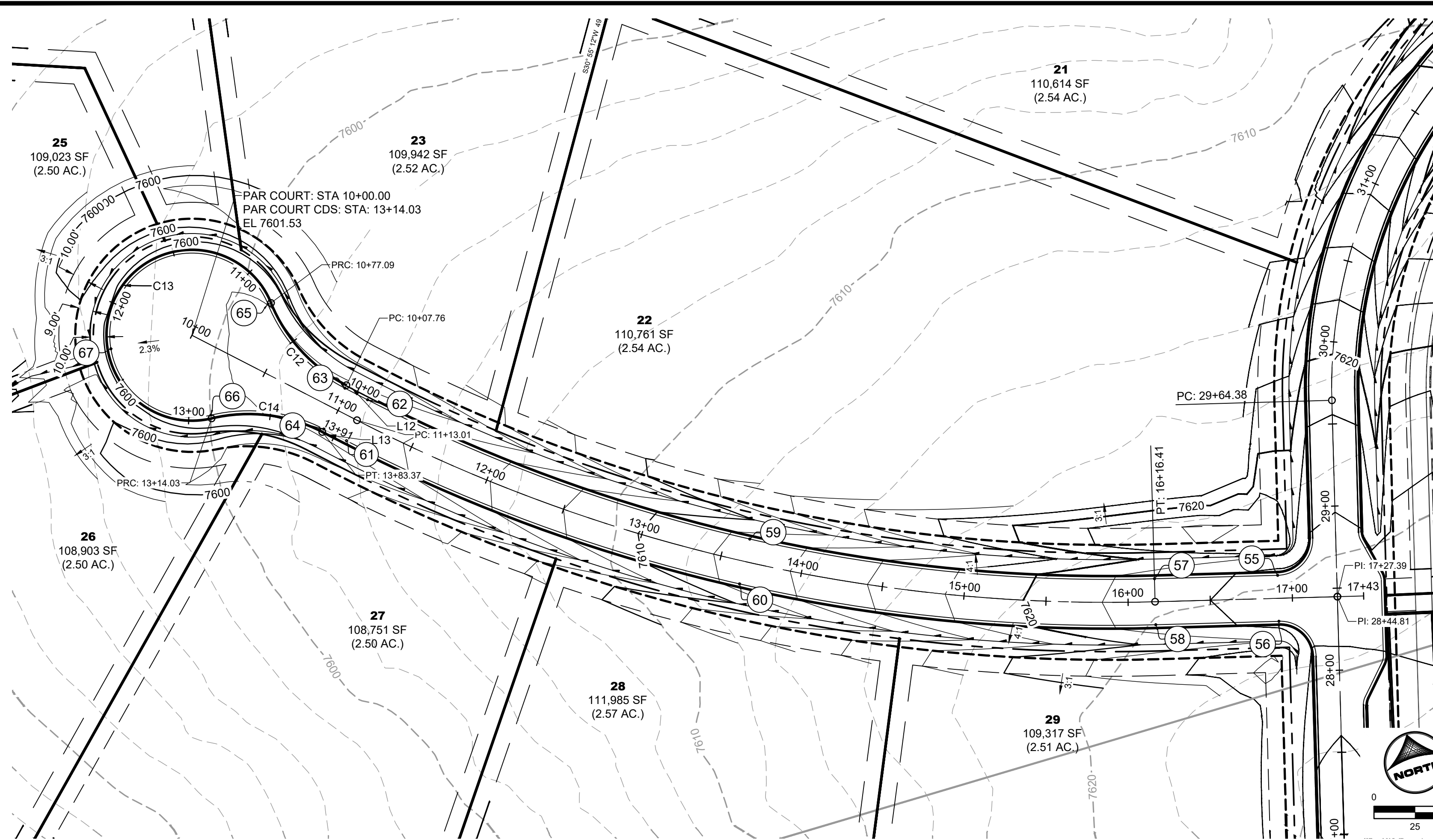
NO.	DATE	BY	REVISION DESCRIPTION

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

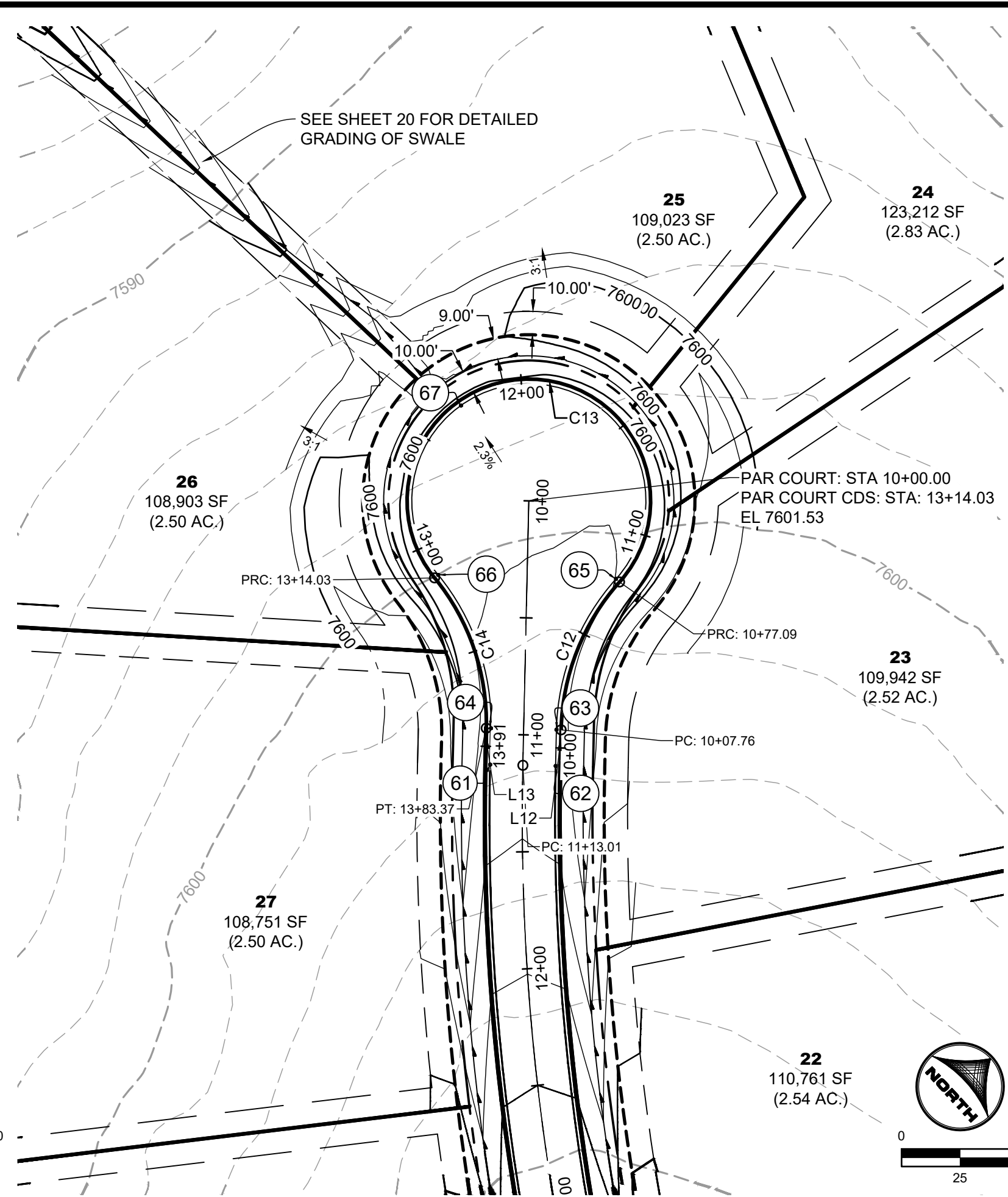
FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILES
HOLMES ROAD

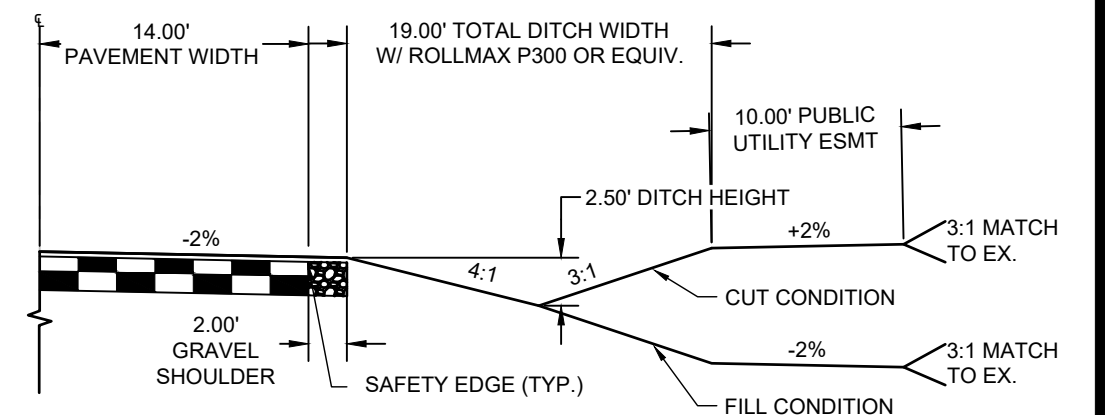
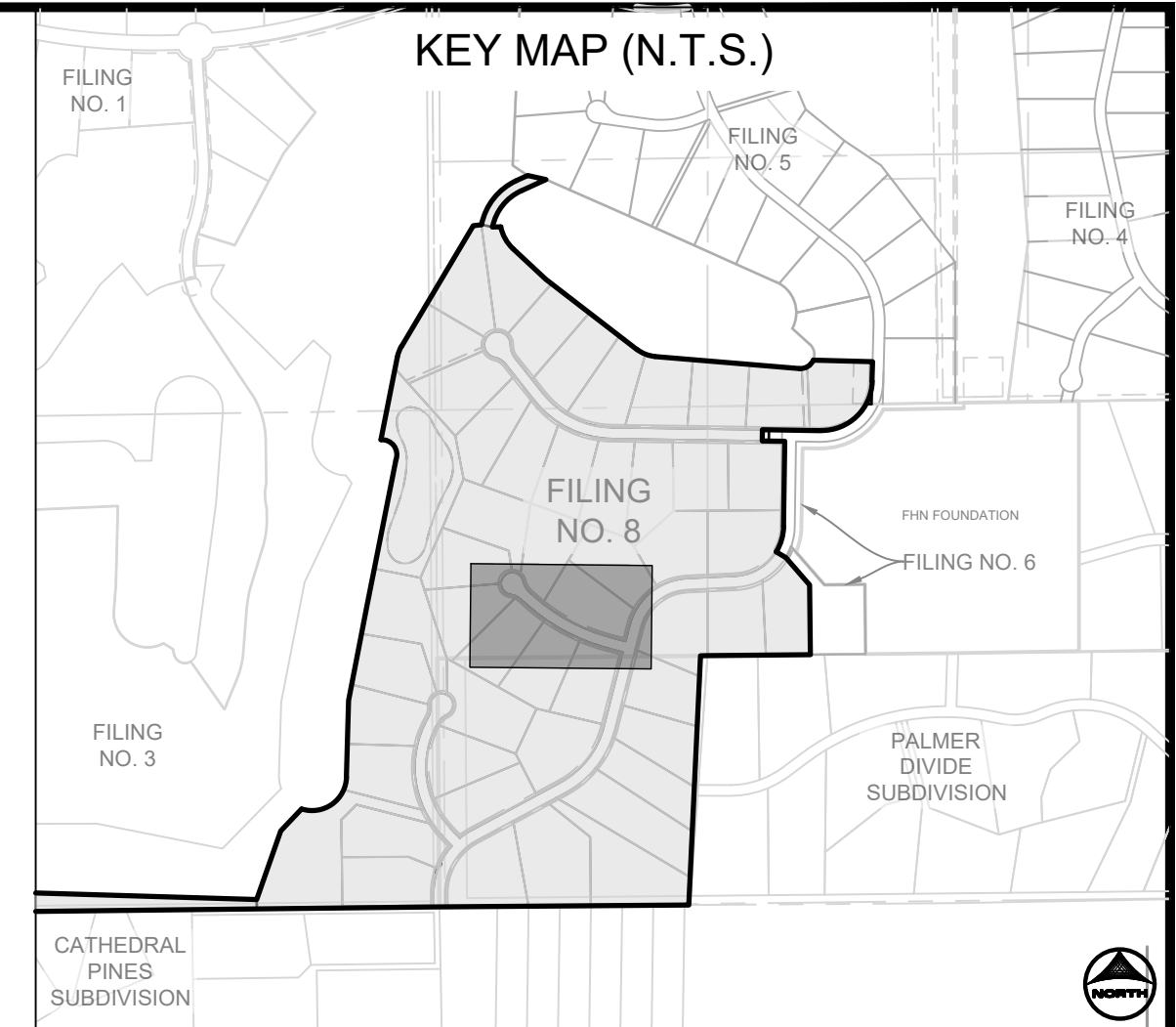
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PAR COURT
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL
STA 10+00-17+43



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

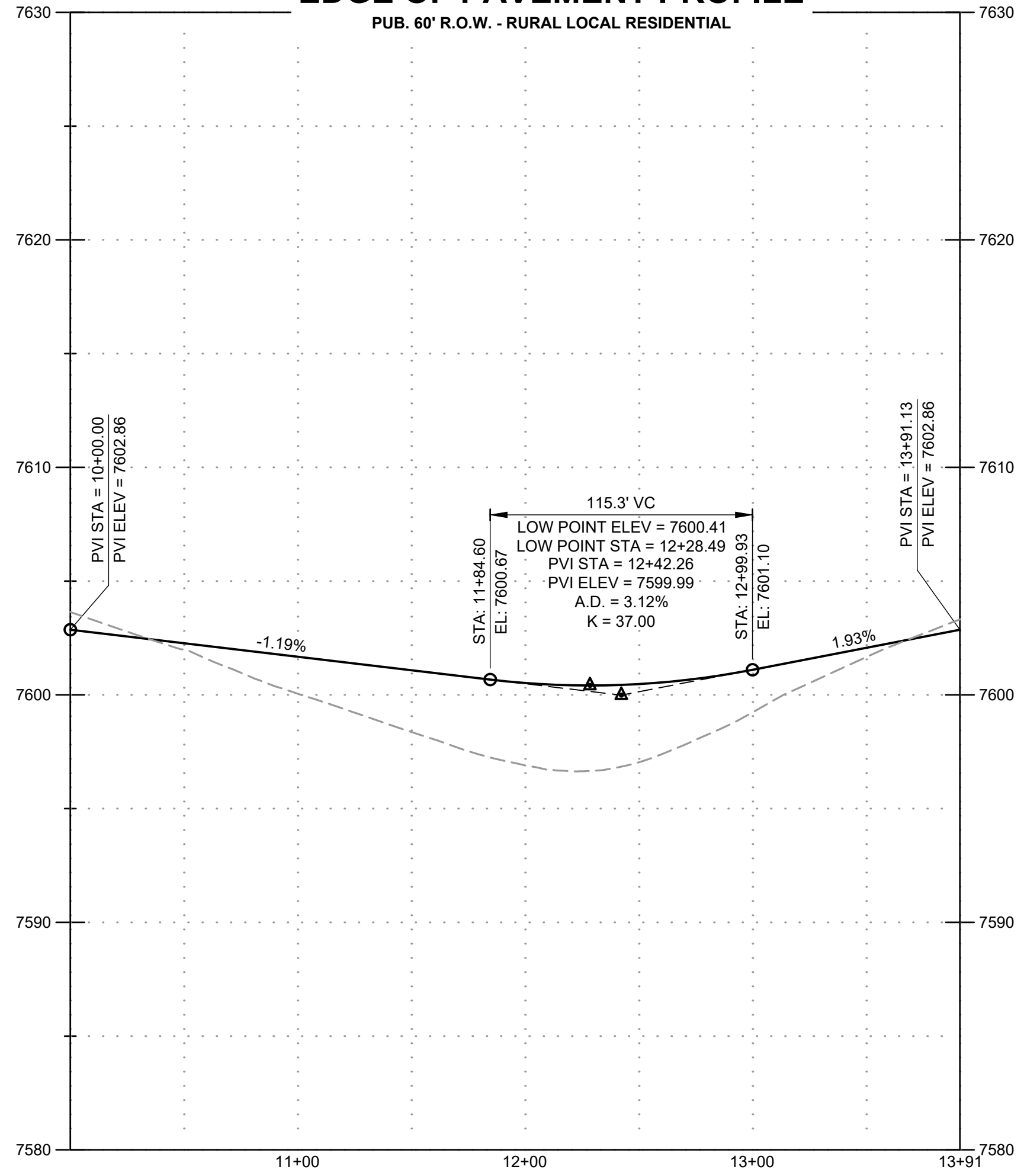
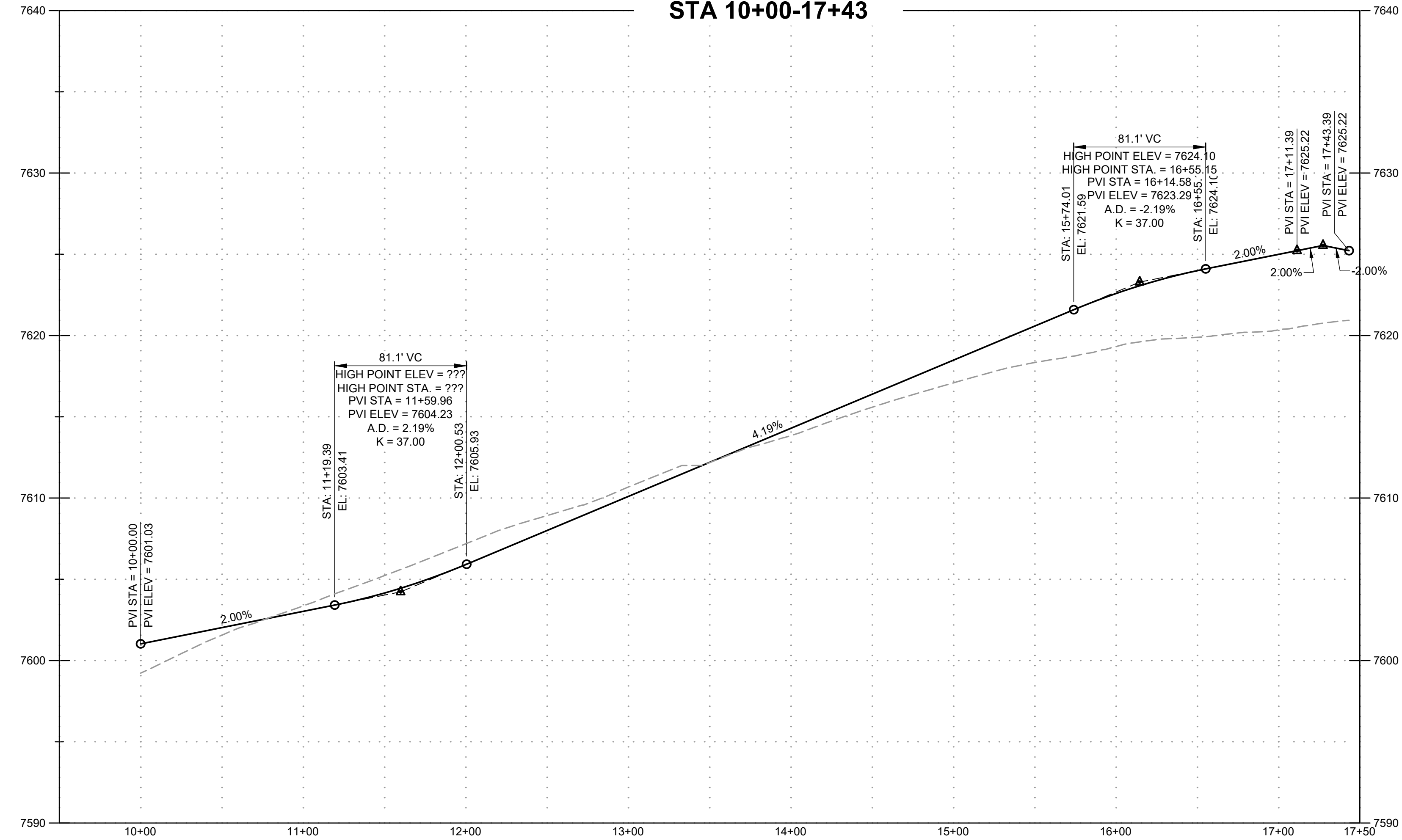
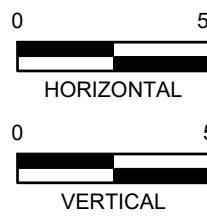


RURAL LOCAL ROADWAY DITCH SECTION
SCALE: 1"=10'
(ROADS USING THIS SECTION: SANDBAGGER DRIVE, PAR COURT, WEDGE TRAIL INCLUDING CUL-DE-SACS)

POINT TABLE					
No.	DESC.	ALIGNMENT	STATION	OFFSET	FG EL.
55	EOP PCR	PAR COURT	STA 16+91.39	14.0' L	7624.55
56	EOP PCR	PAR COURT	STA 16+91.39	14.0' R	7624.55
57	EOP PT	PAR COURT	STA 16+16.41	14.0' L	7622.84
58	EOP PT	PAR COURT	STA 16+16.41	14.0' R	7622.84
59	EOP MIDPT	PAR COURT	STA 13+64.71	14.0' L	7612.53
60	EOP MIDPT	PAR COURT	STA 13+64.71	14.0' R	7612.53
61	EOP PC	PAR COURT	STA 11+13.03	14.0' R	7603.01
62	EOP PC	PAR COURT	STA 11+13.01	14.0' L	7603.01
63	EOP PCR	PAR COURT	STA 10+97.49	14.0' L	7602.81
64	EOP PCR	PAR COURT	STA 10+97.49	14.0' R	7602.76
65	EOP PCR	PAR COURT	STA 10+32.50	38.0' L	7601.99
66	EOP PCR	PAR COURT	STA 10+32.50	38.0' R	7601.41
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

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



DRAWN BY: CMD JOB DATE: 4/2/2026
APPROVED: RDL JOB NUMBER: 211030.270
CAD DATE: 4/6/2026
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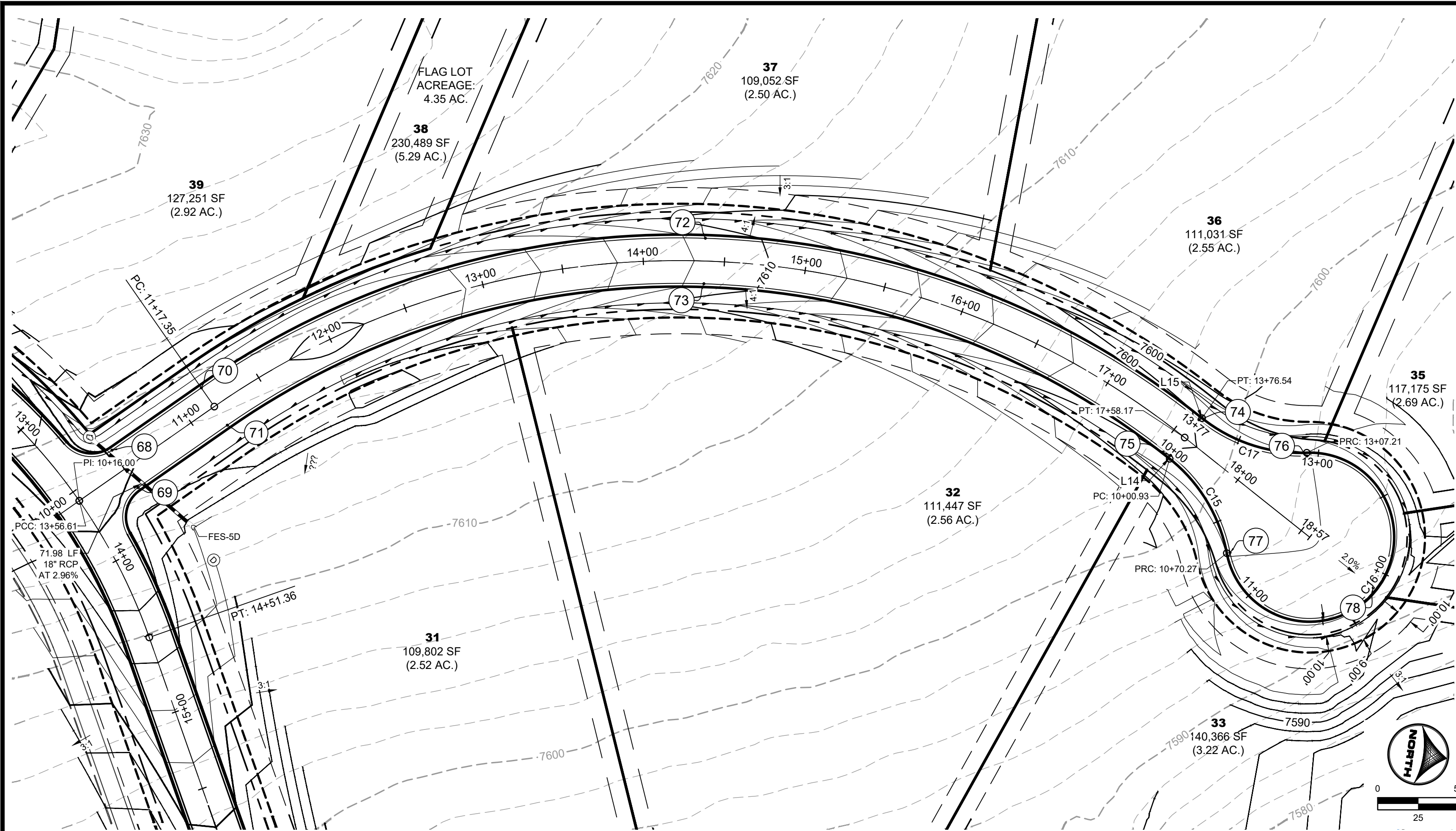
NO.	DATE	BY	REVISION DESCRIPTION

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

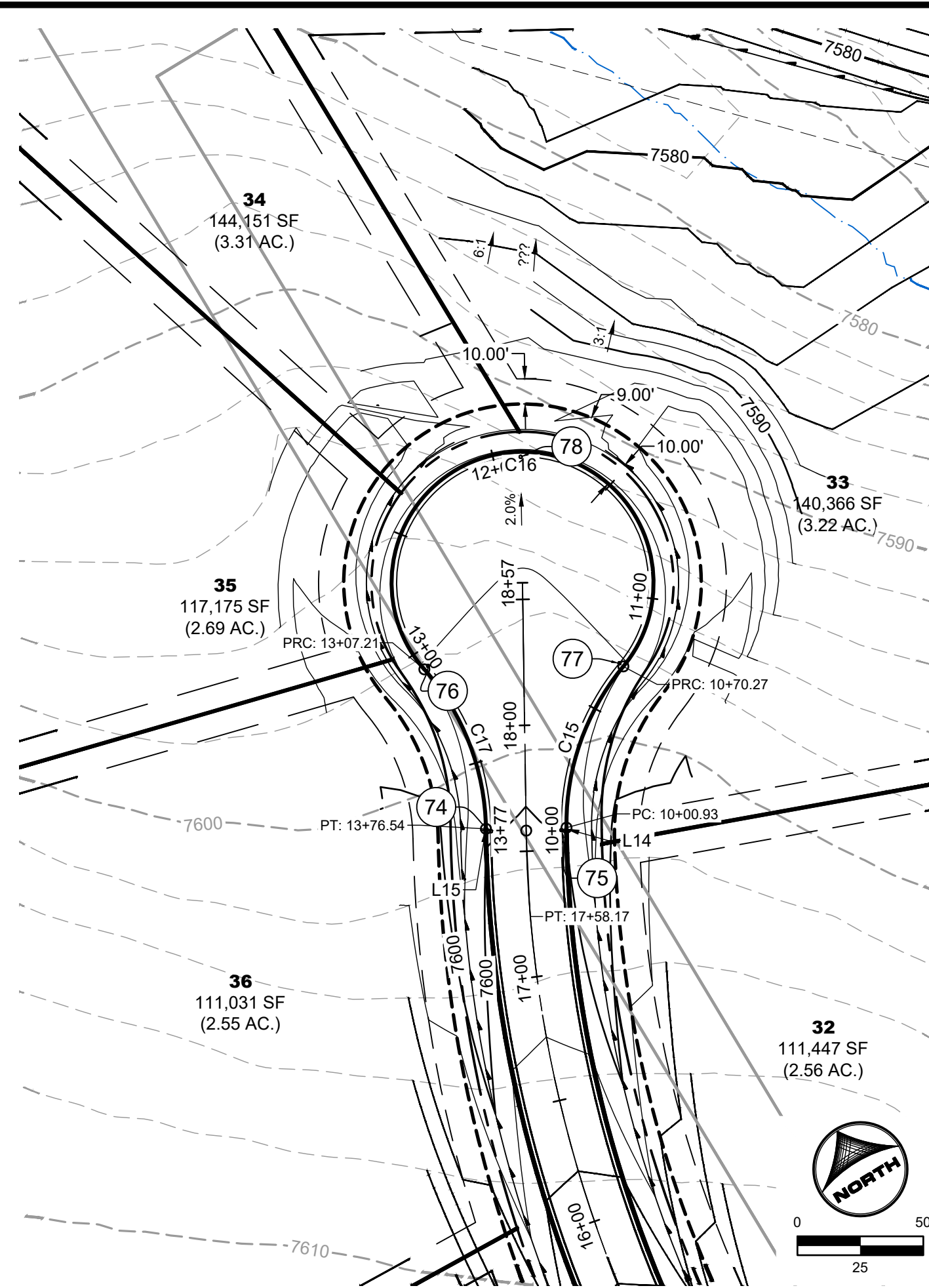
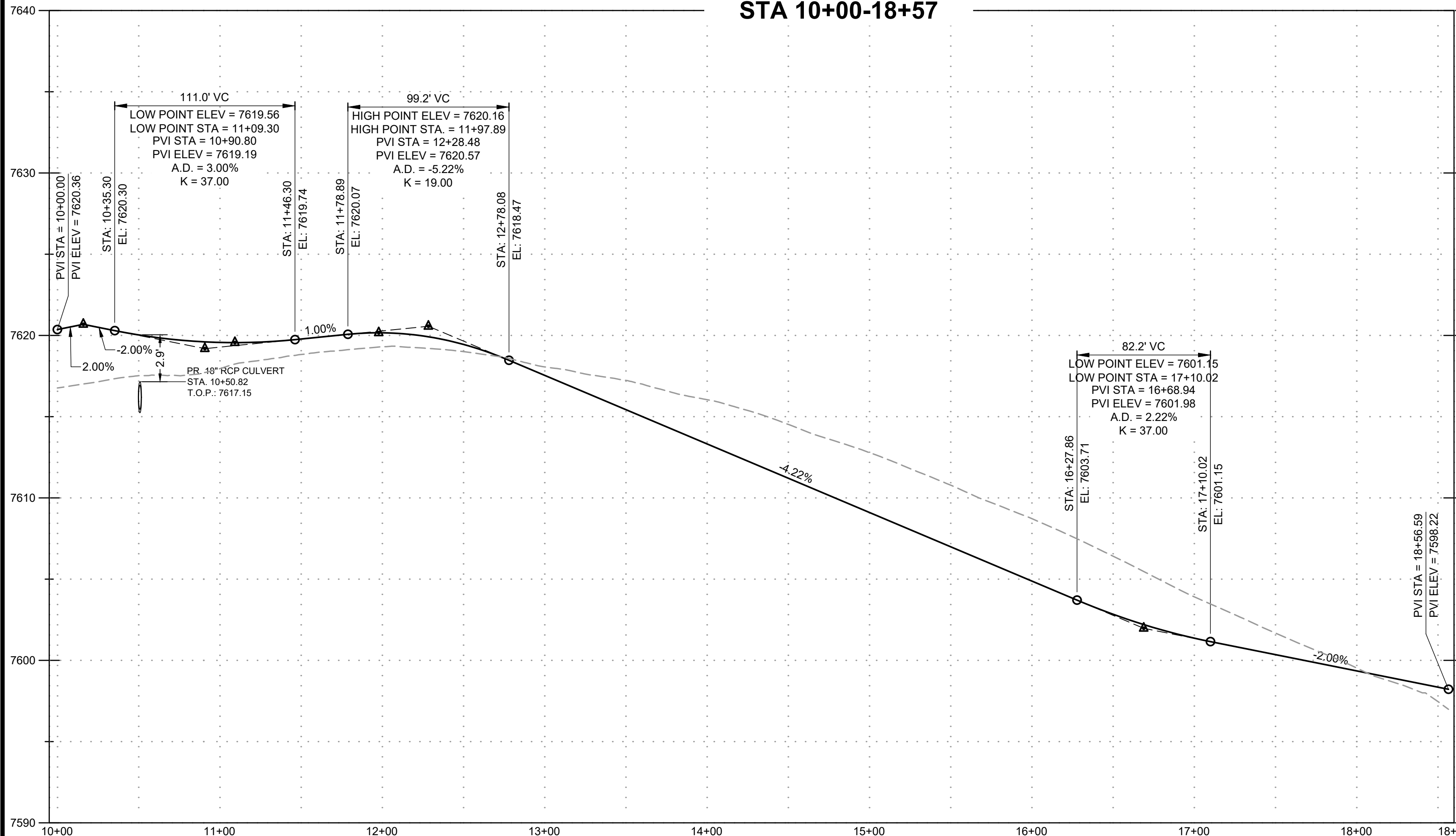
FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILES
PAR COURT

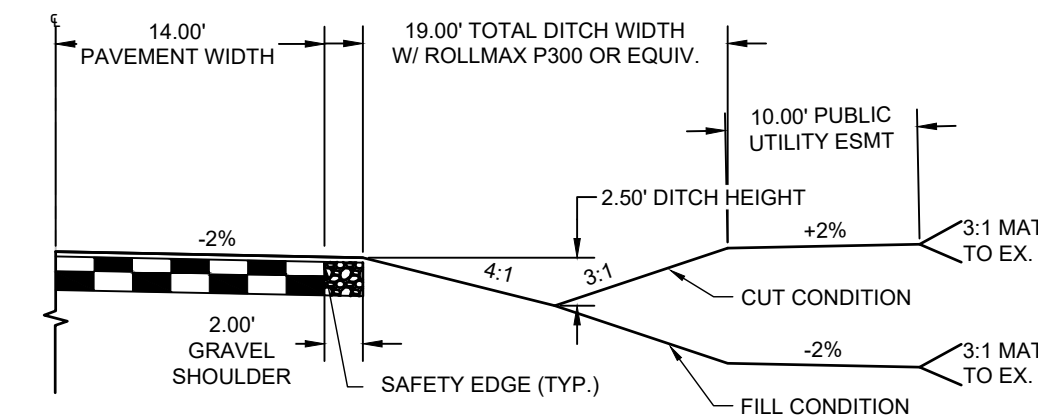
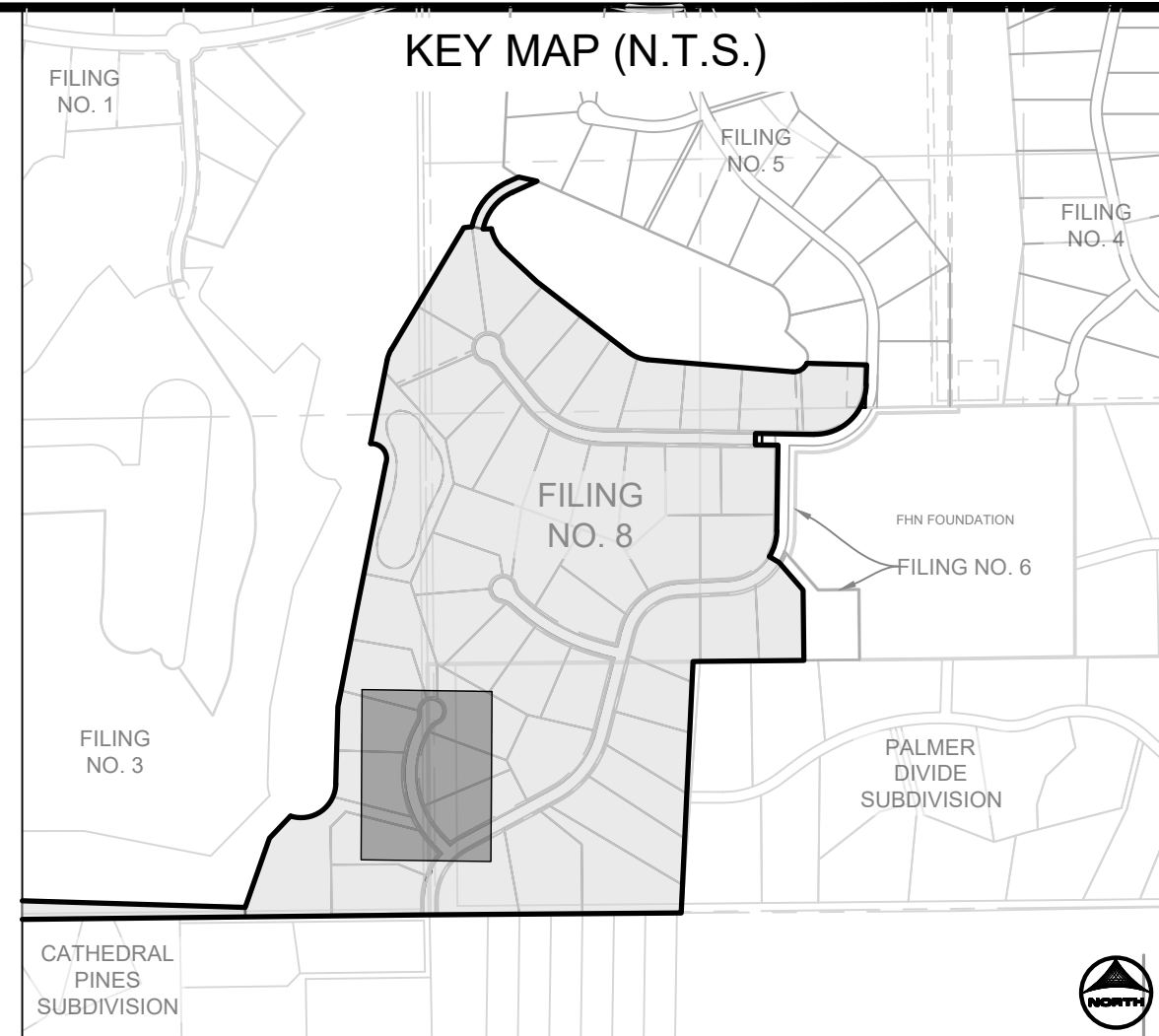
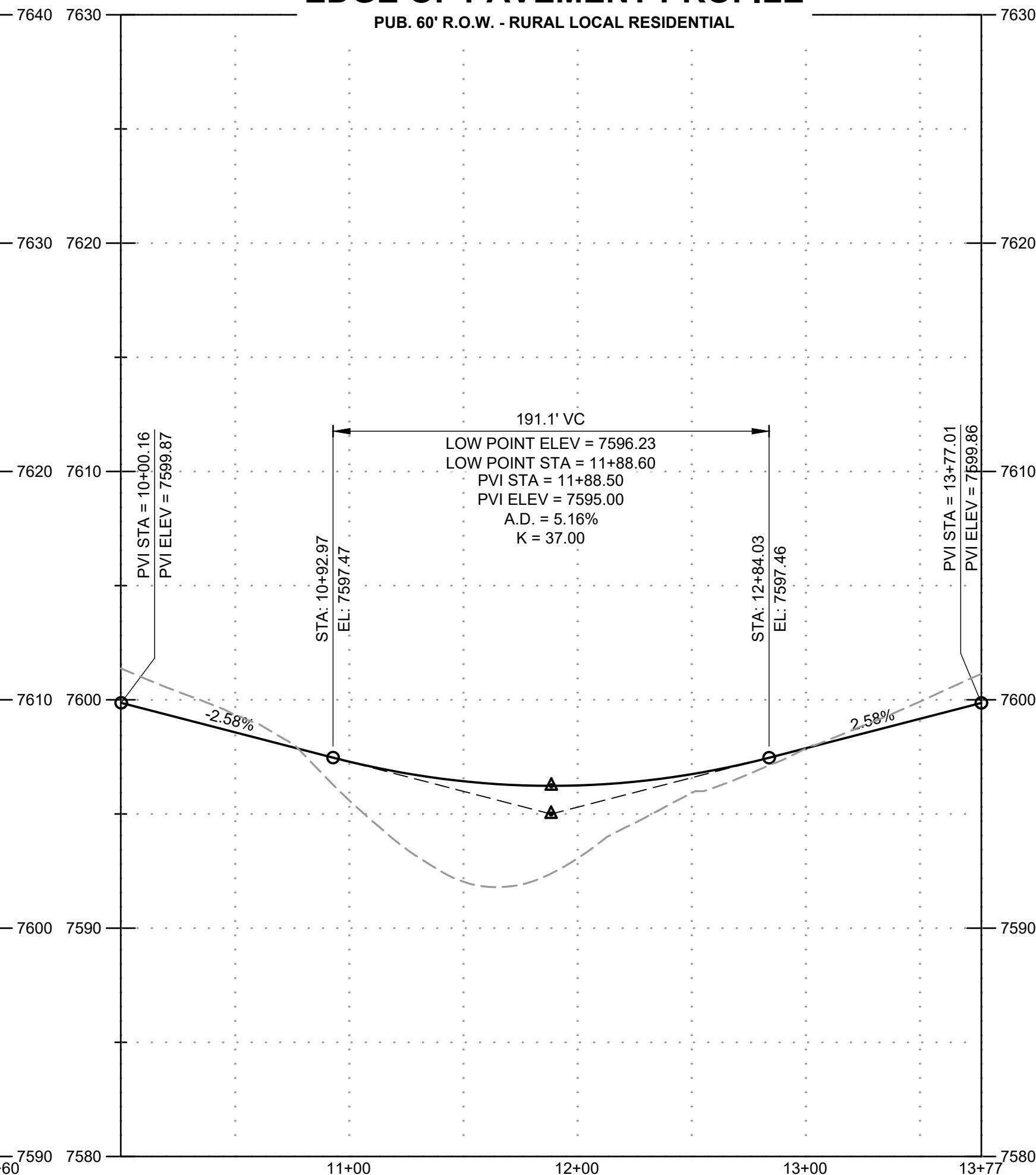
SHEET
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11



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



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

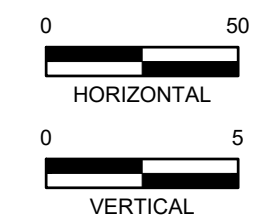
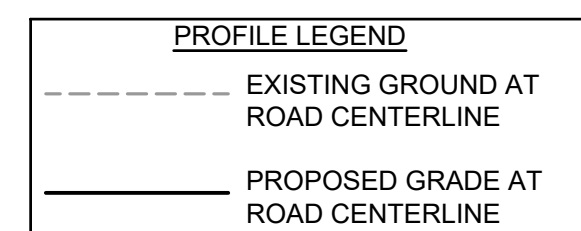


RURAL LOCAL ROADWAY DITCH SECTION
SCALE: 1"=10'
(ROADS USING THIS SECTION: SANDBAGGER DRIVE, PAR COURT, WEDGE TRAIL INCLUDING CUL-DE-SACS)

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

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

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



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ADJUST SCALE ACCORDINGLY.

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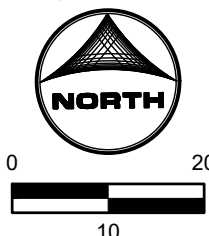
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

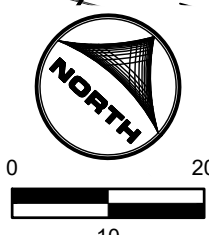
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WEDGE TRAIL

SHEET
ST
12

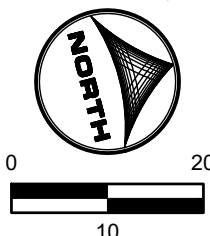
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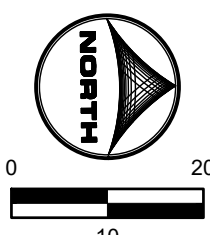
HOLMES ROAD & WEDGE TRAIL



HOLMES ROAD & PAR COURT



PR. HOLMES ROAD & EX. HOLMES ROAD



KEY MAP (N.T.S.)

FILING NO. 1

FILING NO. 5

FILING NO. 4

FILING NO. 8

FILING NO. 6

FINN FOUNDATION

PALMER DIVIDE SUBDIVISION

FILING NO. 3

CATHEDRAL PINES SUBDIVISION

A

B

C

D

PROPERTY

BAR IS ONE INCH ON
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0  1"
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JUST SCALE ACCORDINGLY.
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NO.	DATE	BY	REVISION DESCRIPTION



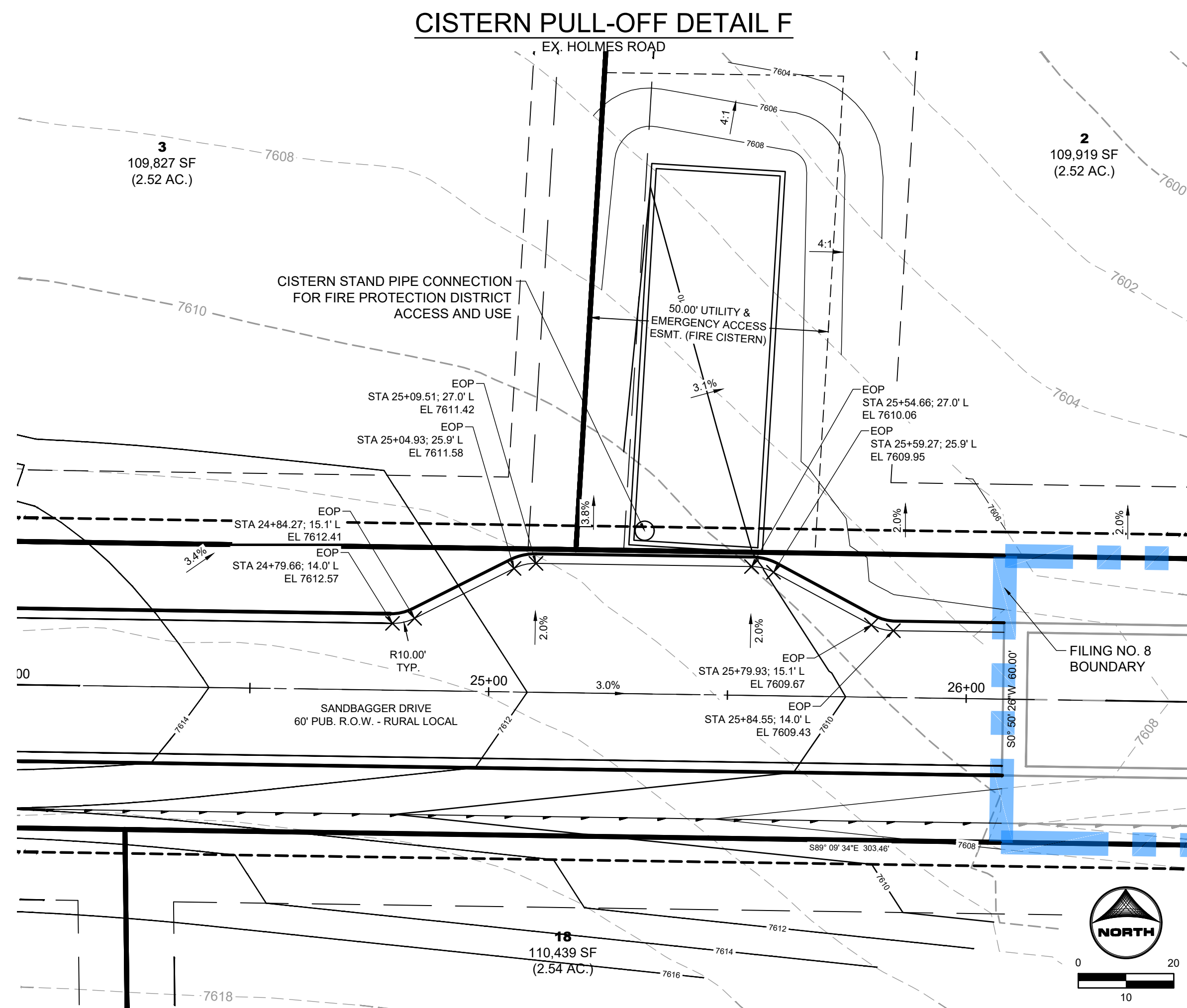
HR GREEN - COLORADO SPRINGS
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COLORADO SPRINGS, CO 80920
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PRI #2, LLC.
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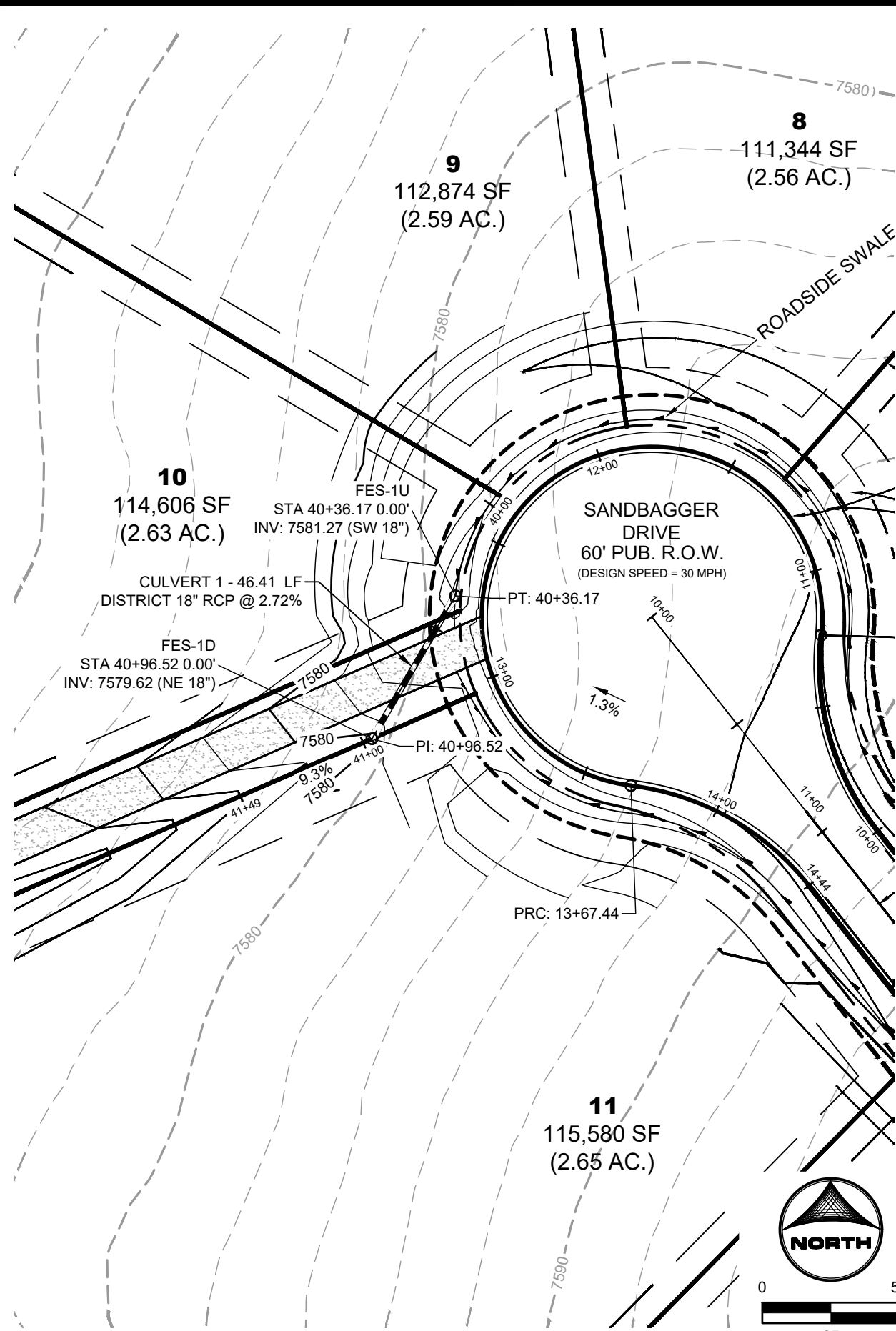
INTERSECTION DETAILS

SHEET
ST

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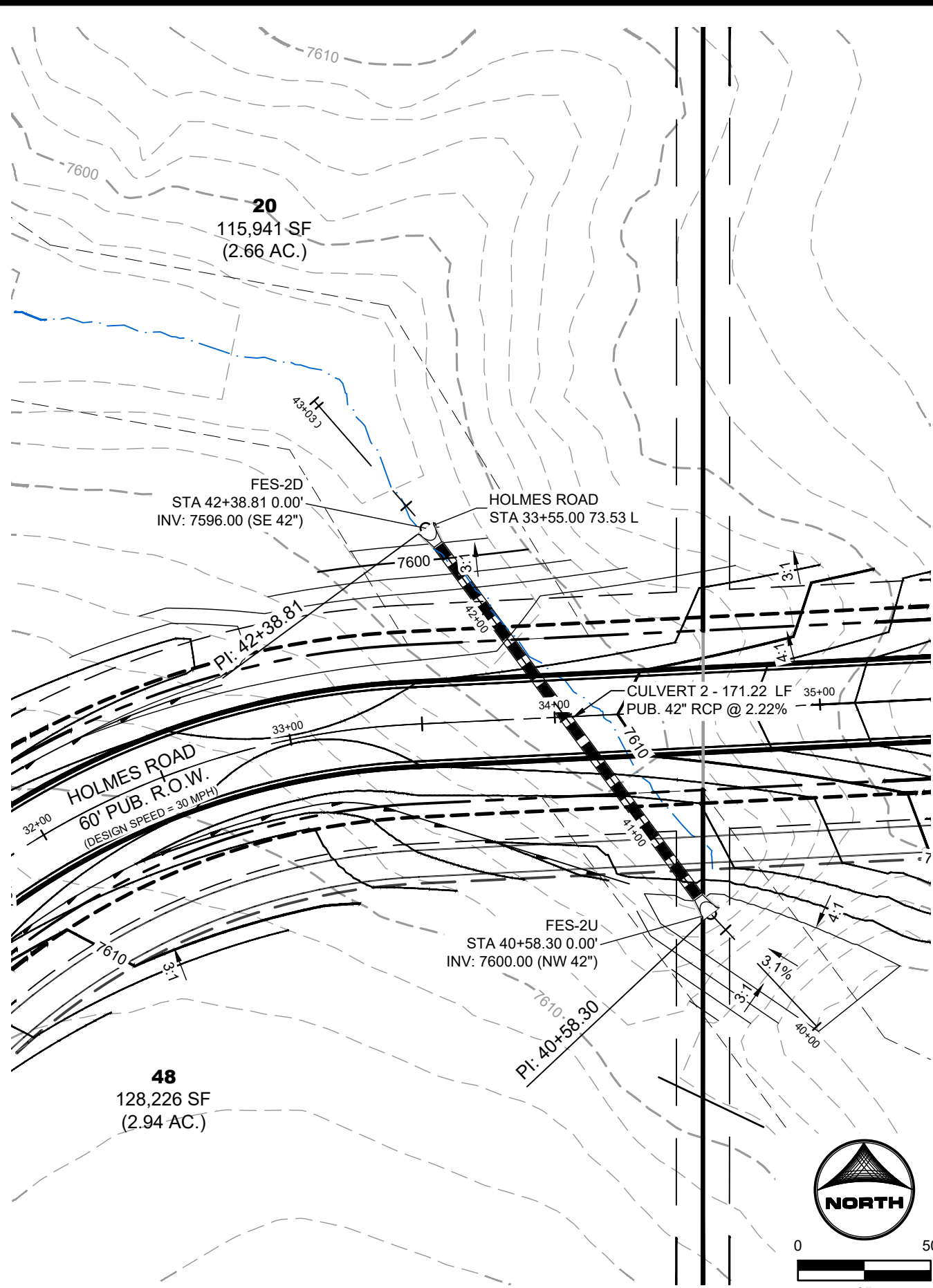
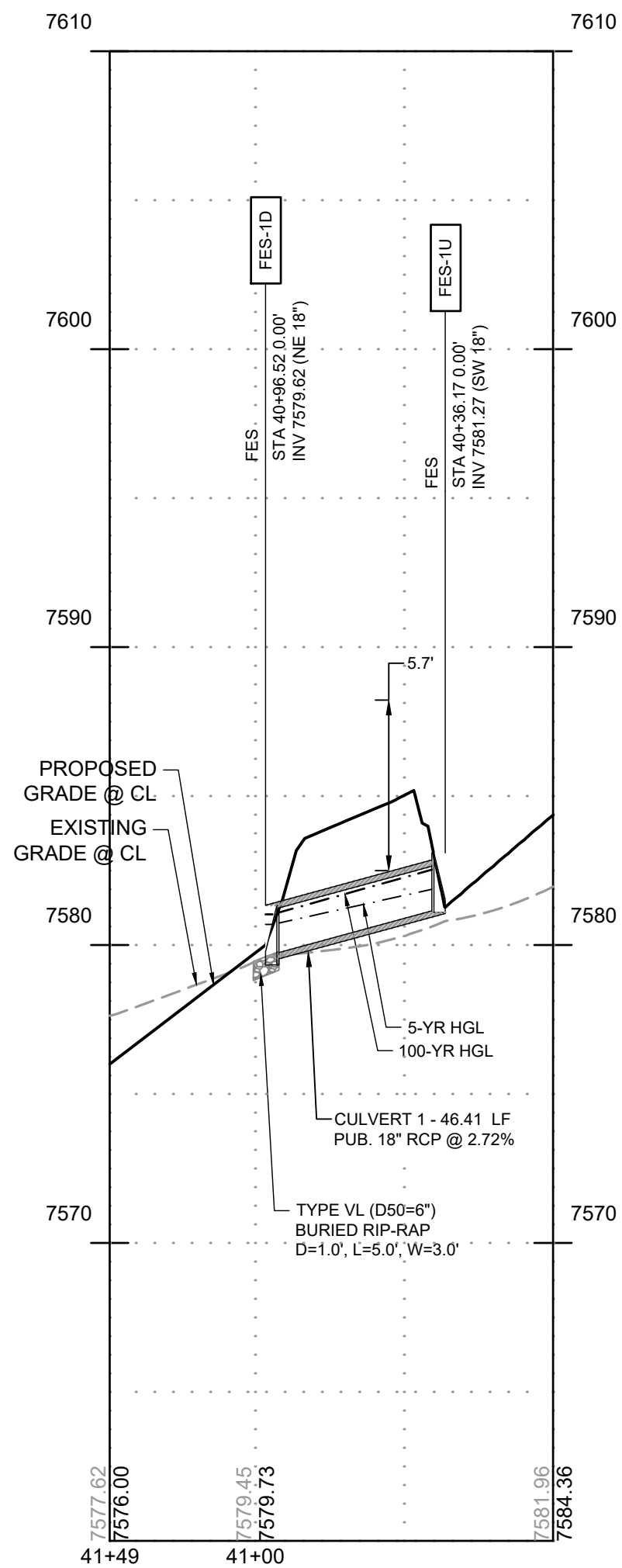


SHEET ----	14
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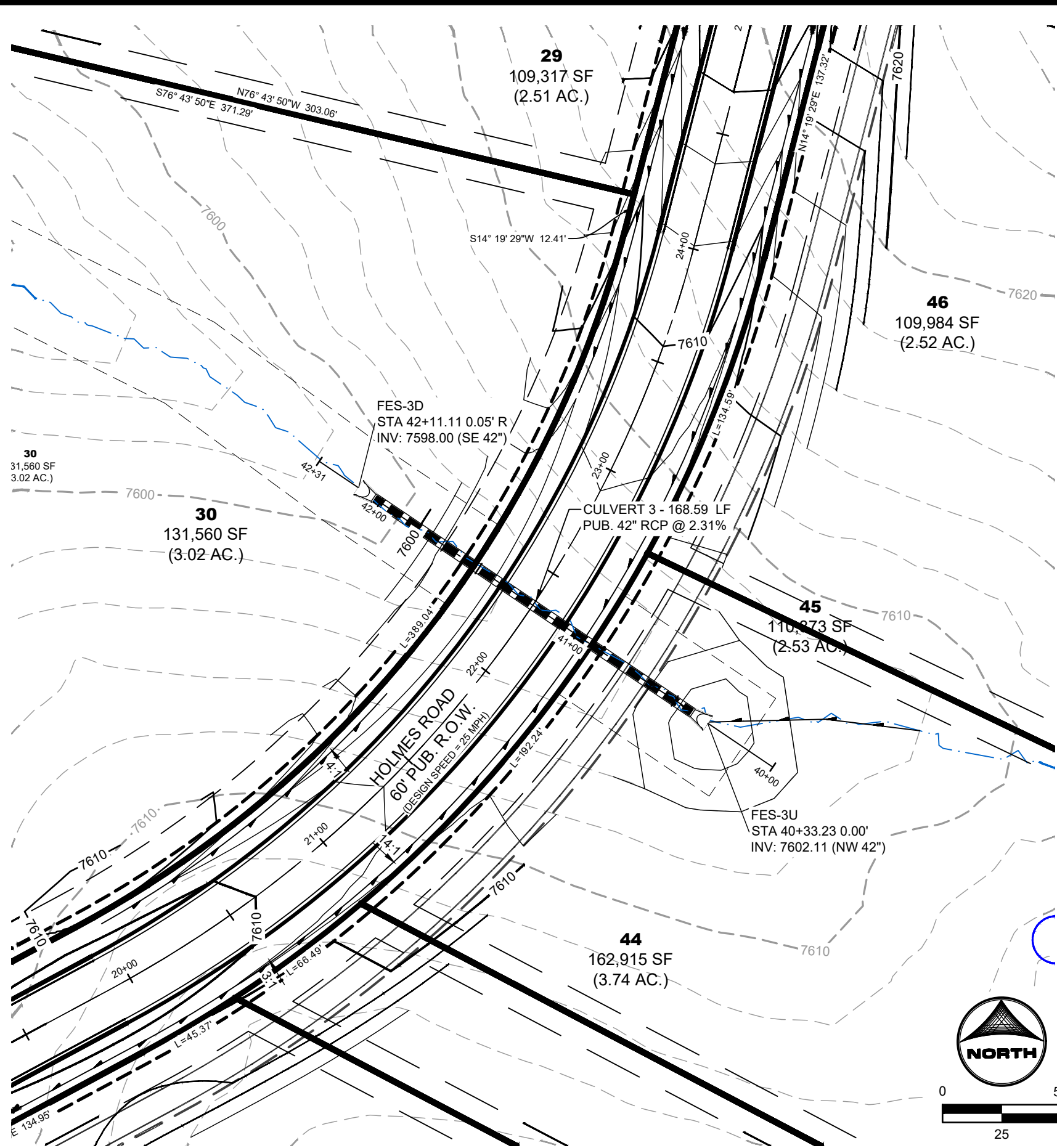
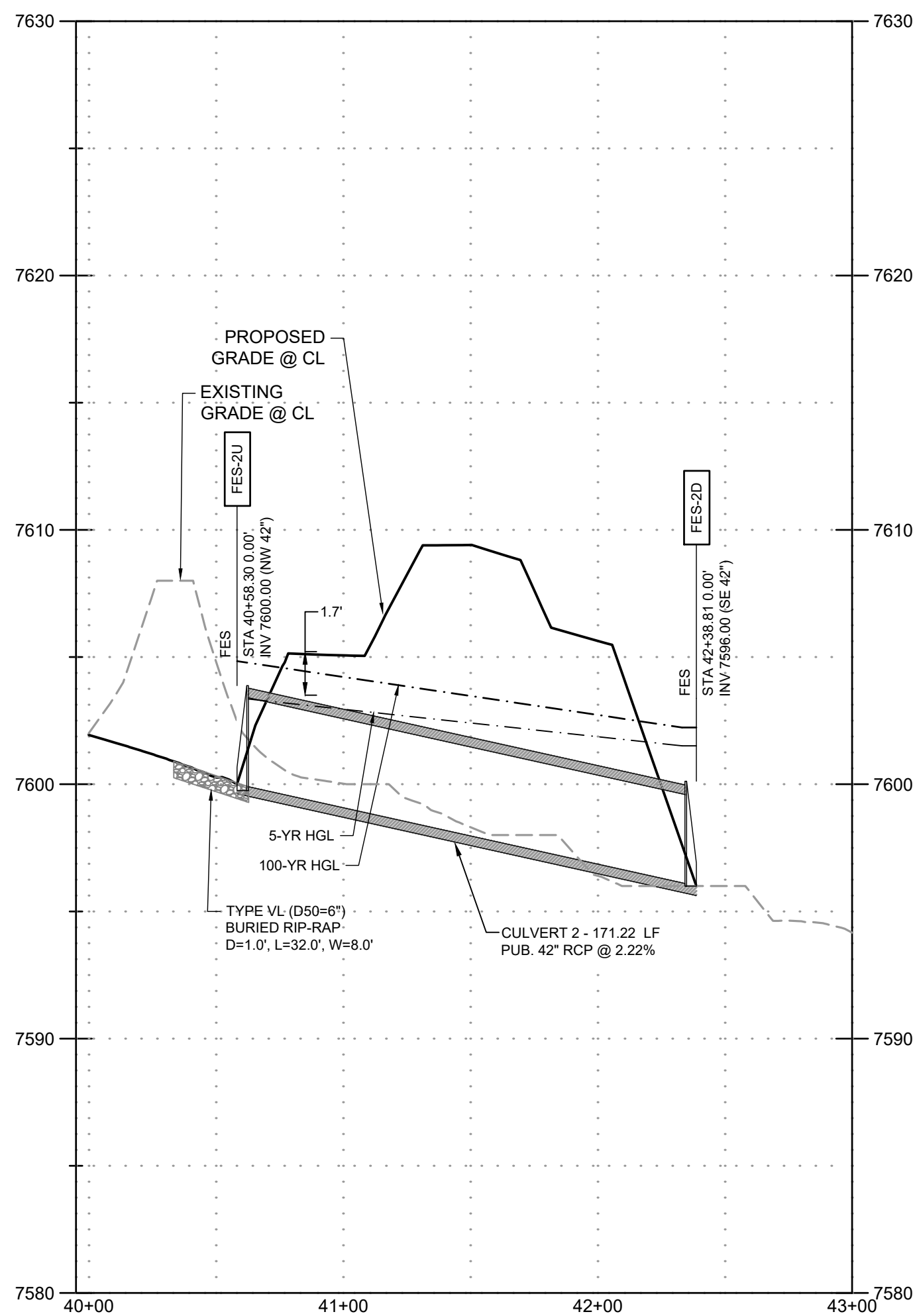
CULVERT 1

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



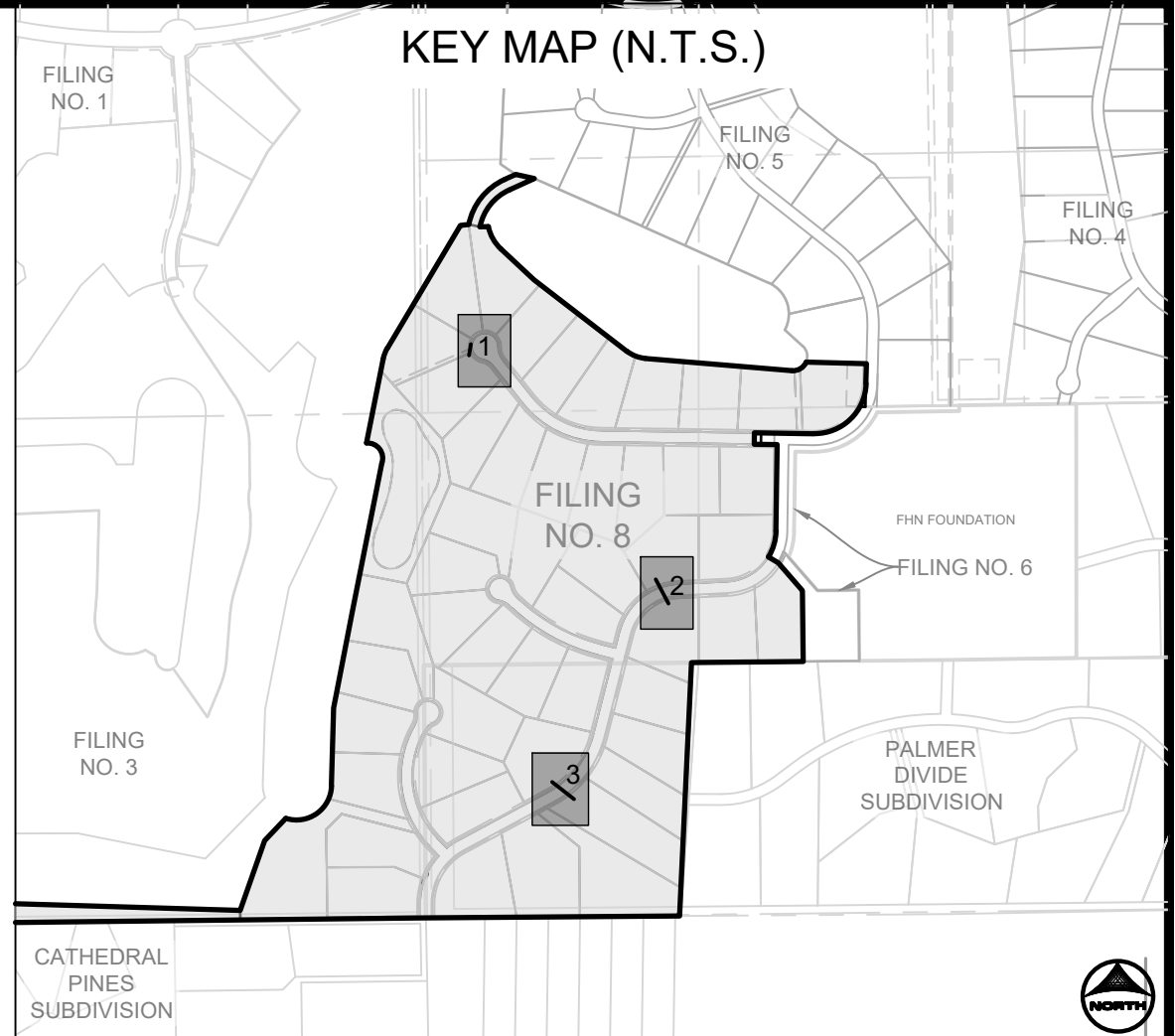
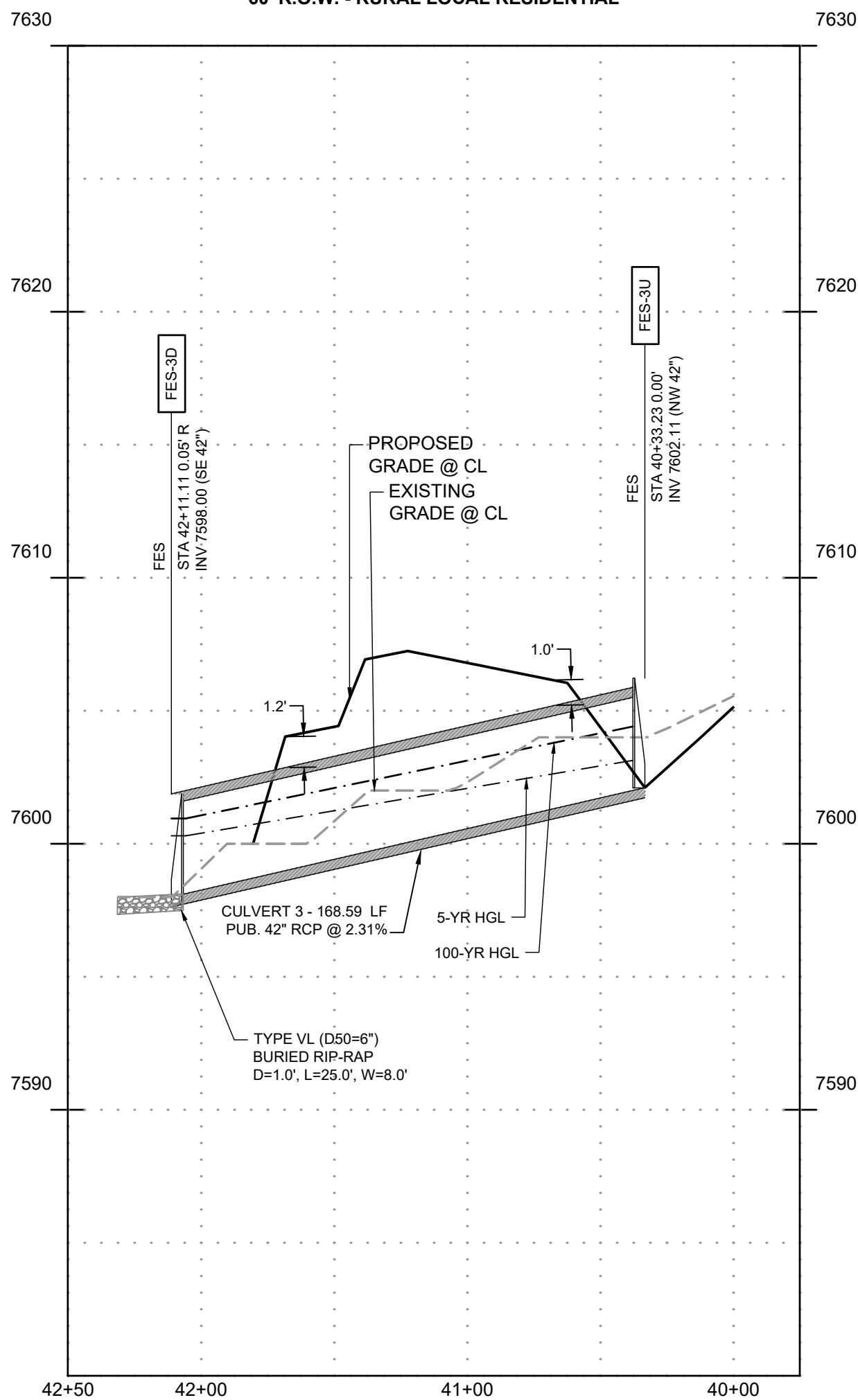
CULVERT 2

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



CULVERT 3

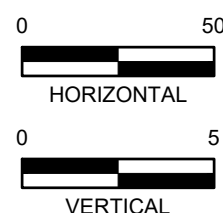
PUB. STORM CULVERT PIPE CROSSING
HOLMES ROAD NEAR STA. 24+50
60' R.O.W. - RURAL LOCAL RESIDENTIAL



NOTES:

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



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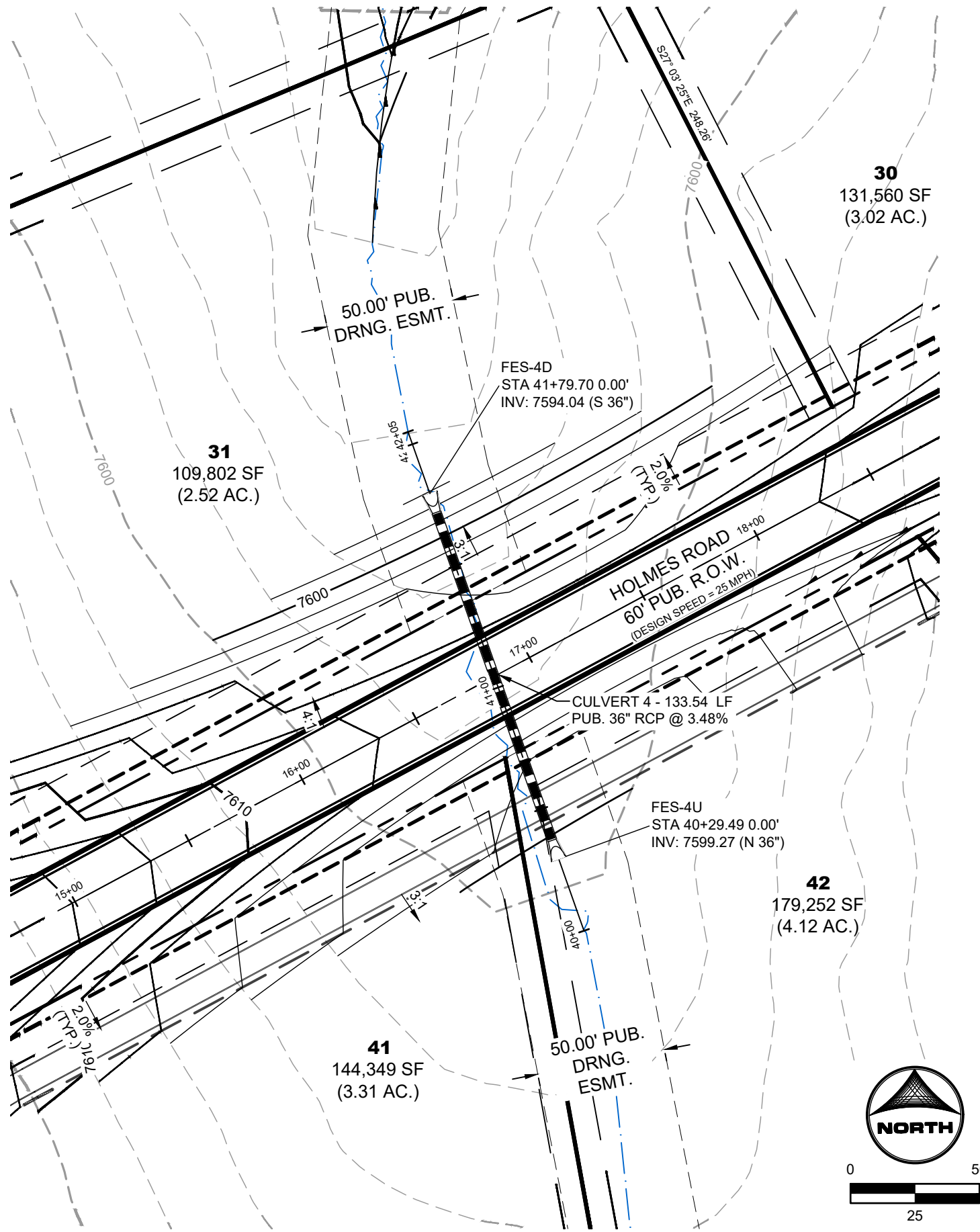
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COLORADO SPRINGS, CO 80920
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FAX: 713.965.0044

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EL PASO COUNTY, CO

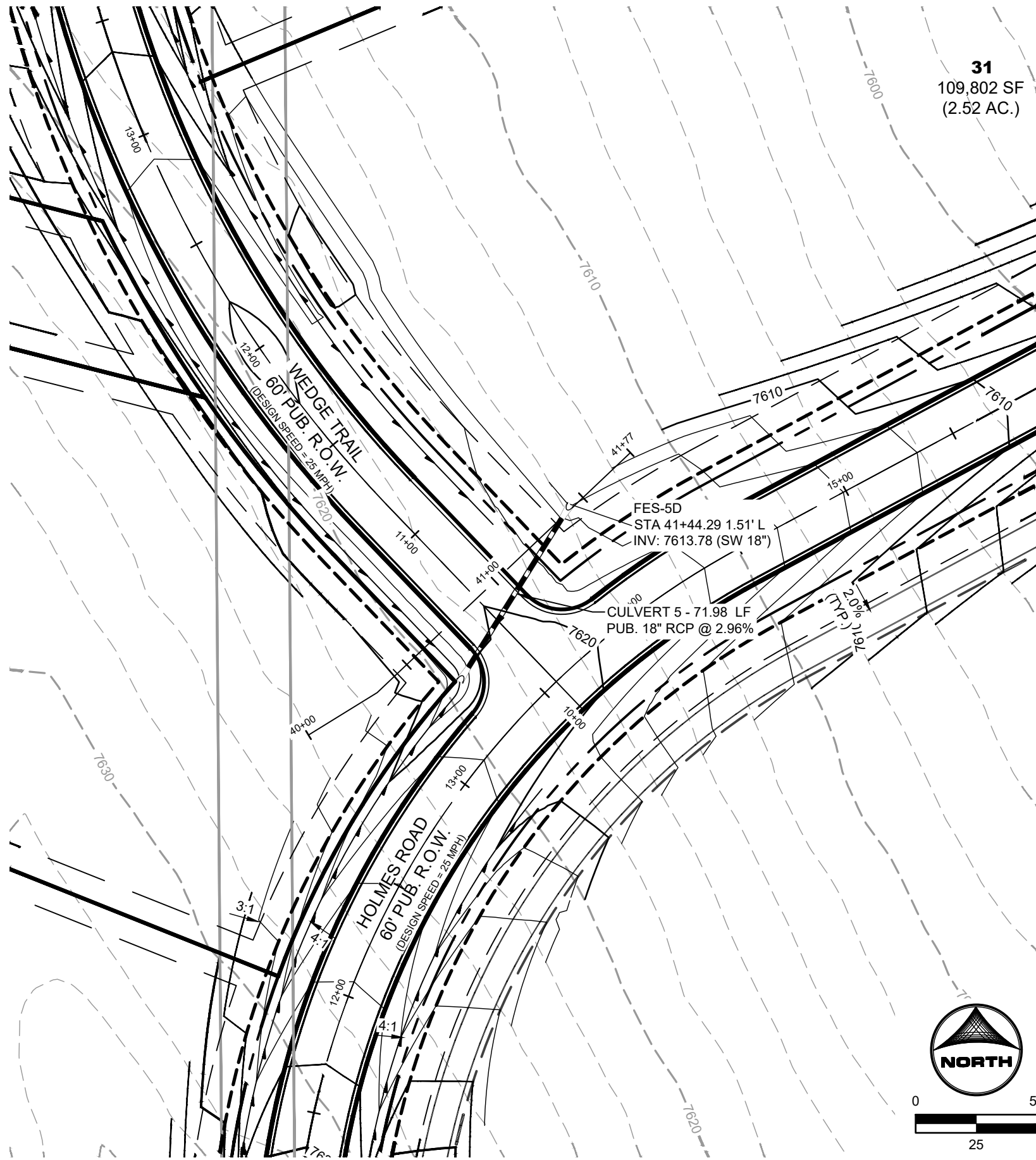
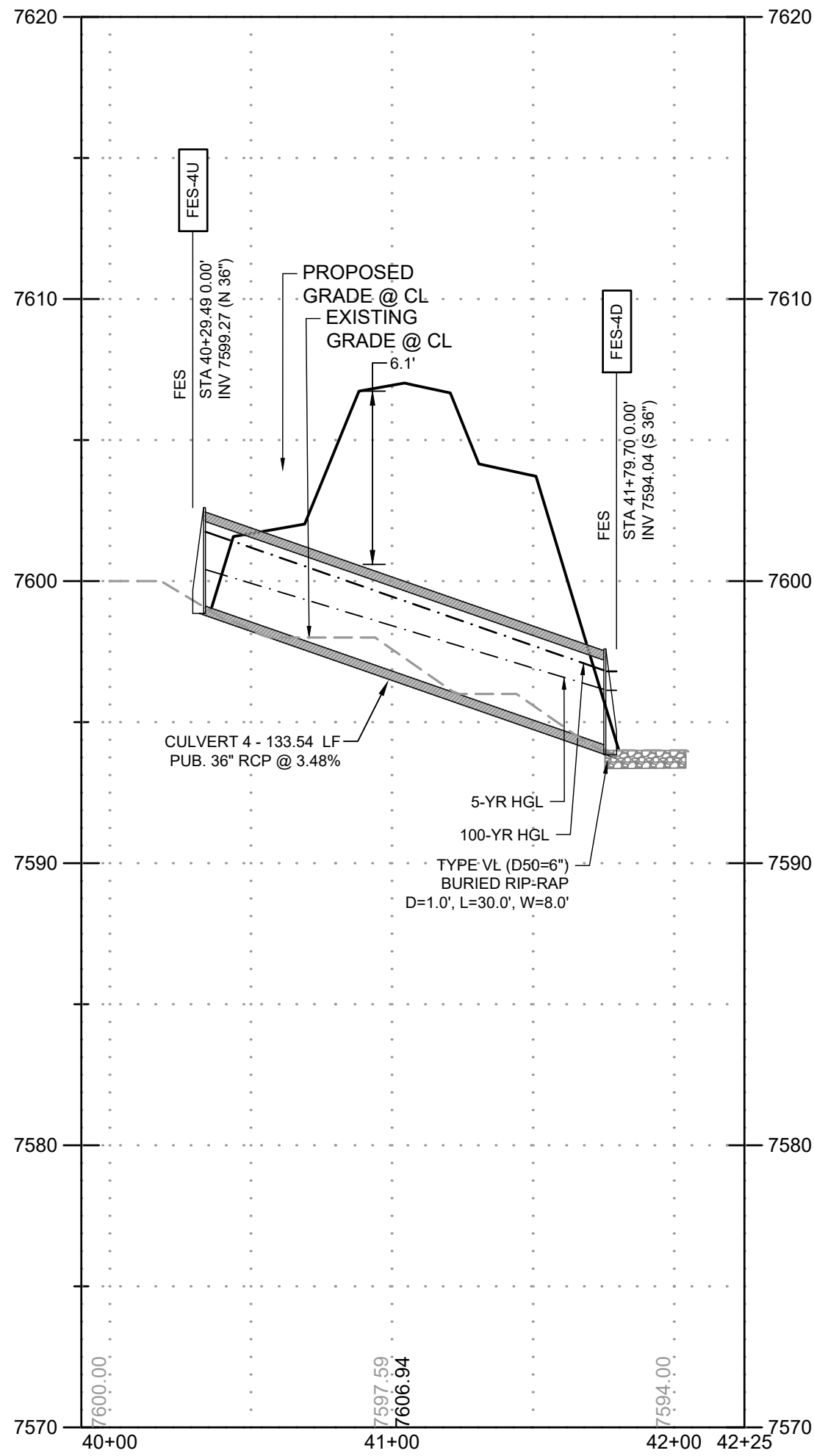
STREET PLAN & PROFILES
STORM CULVERTS

SHEET
STM

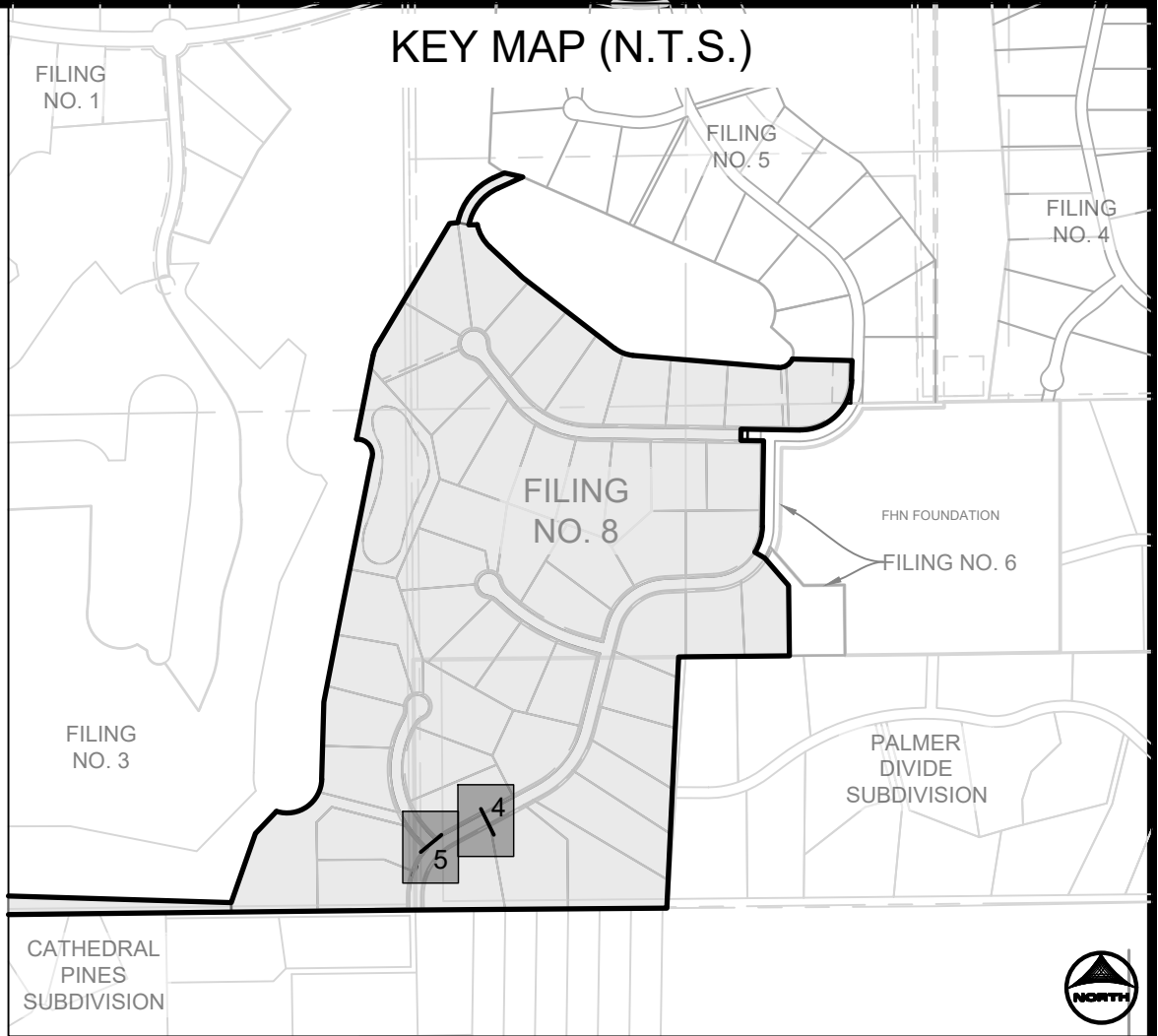
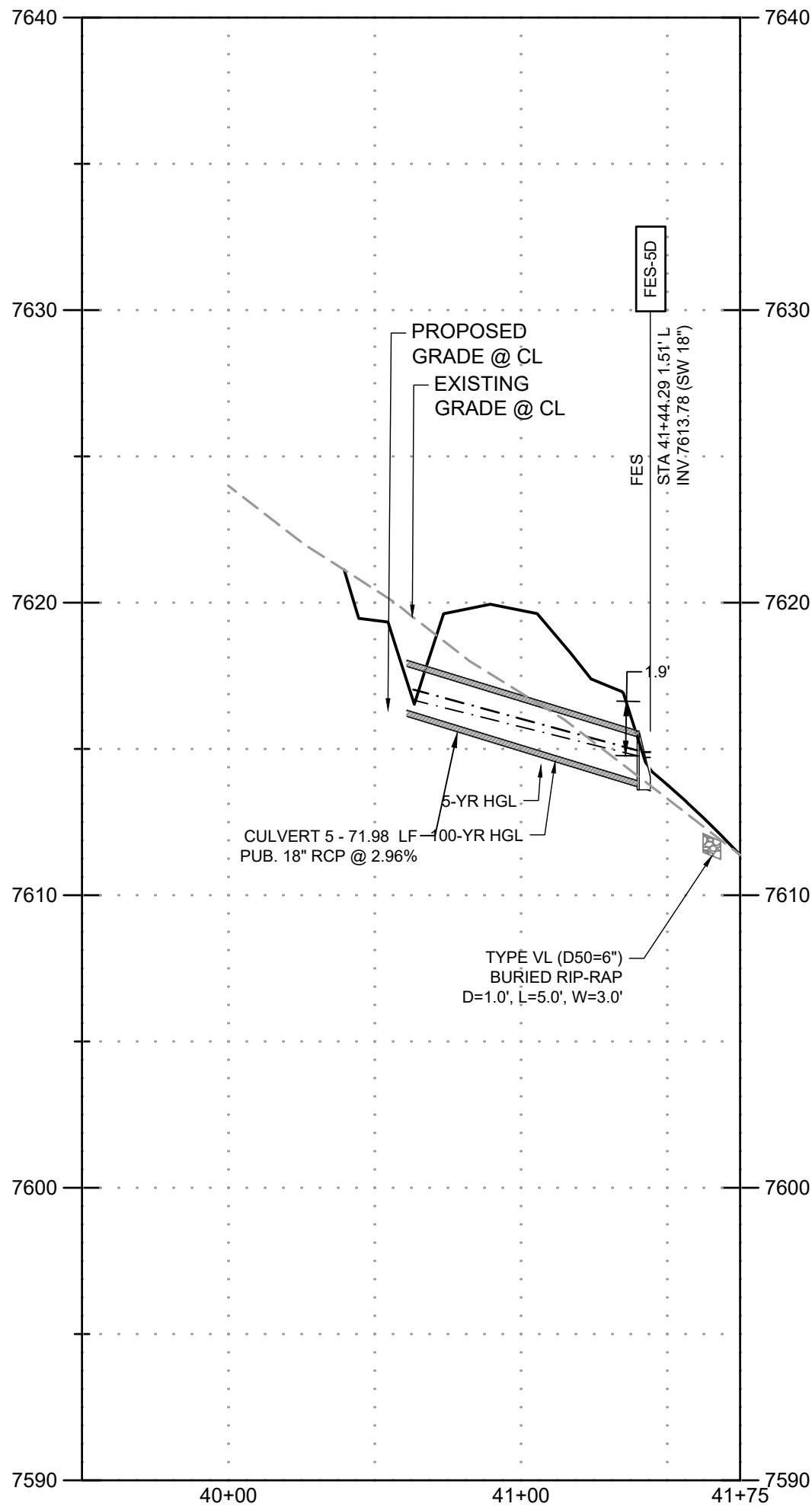
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CULVERT 4
PUB. STORM CULVERT PIPE CROSSING
HOLMES ROAD NEAR STA. 17+00
60' R.O.W. - RURAL LOCAL RESIDENTIAL

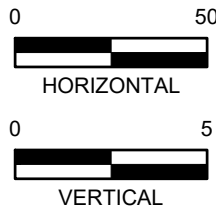


CULVERT 5
PUB. STORM CULVERT PIPE CROSSING
WEDGE TRAIL, ALONG HOLMES ROAD
60' R.O.W. - RURAL LOCAL RESIDENTIAL



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



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

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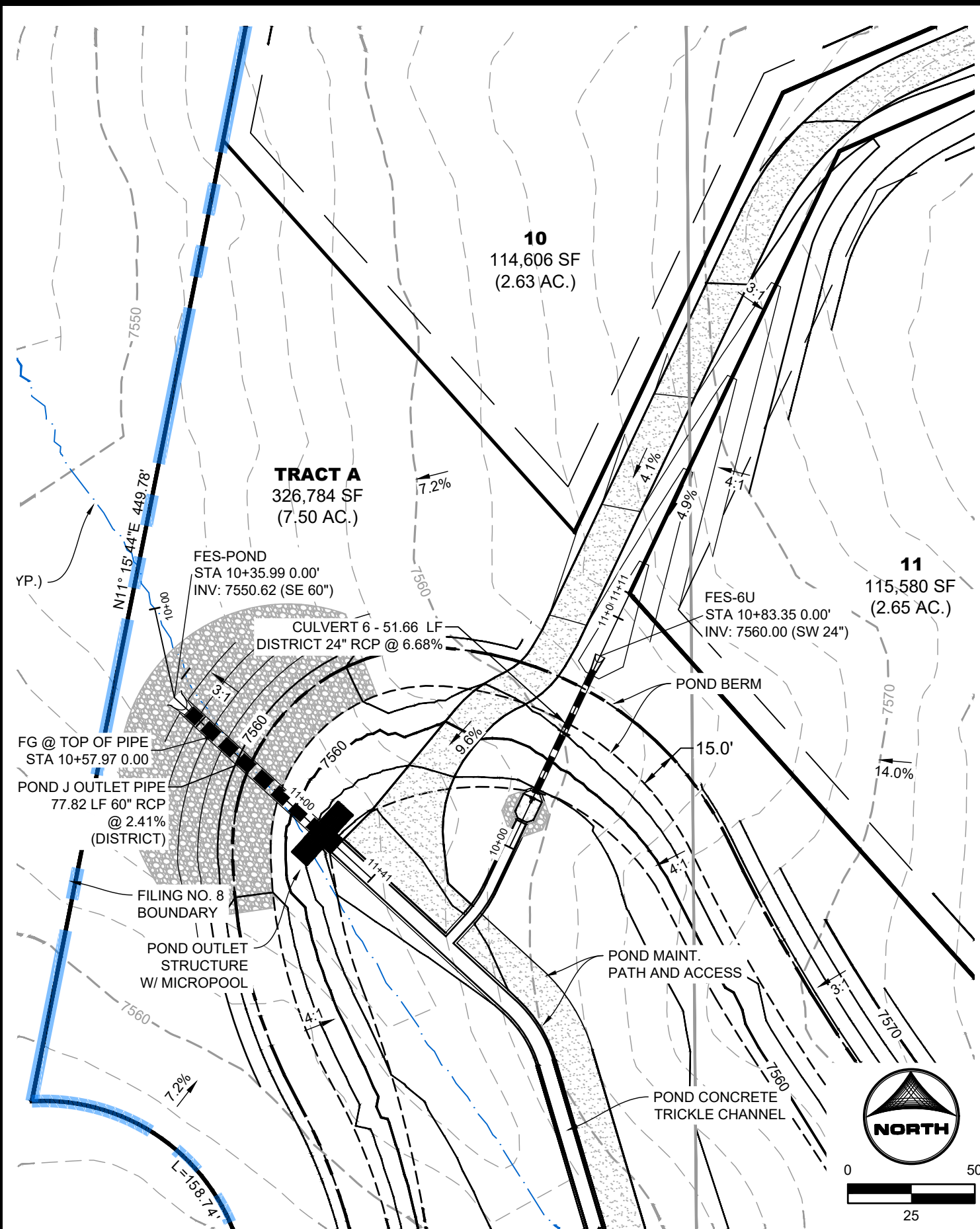
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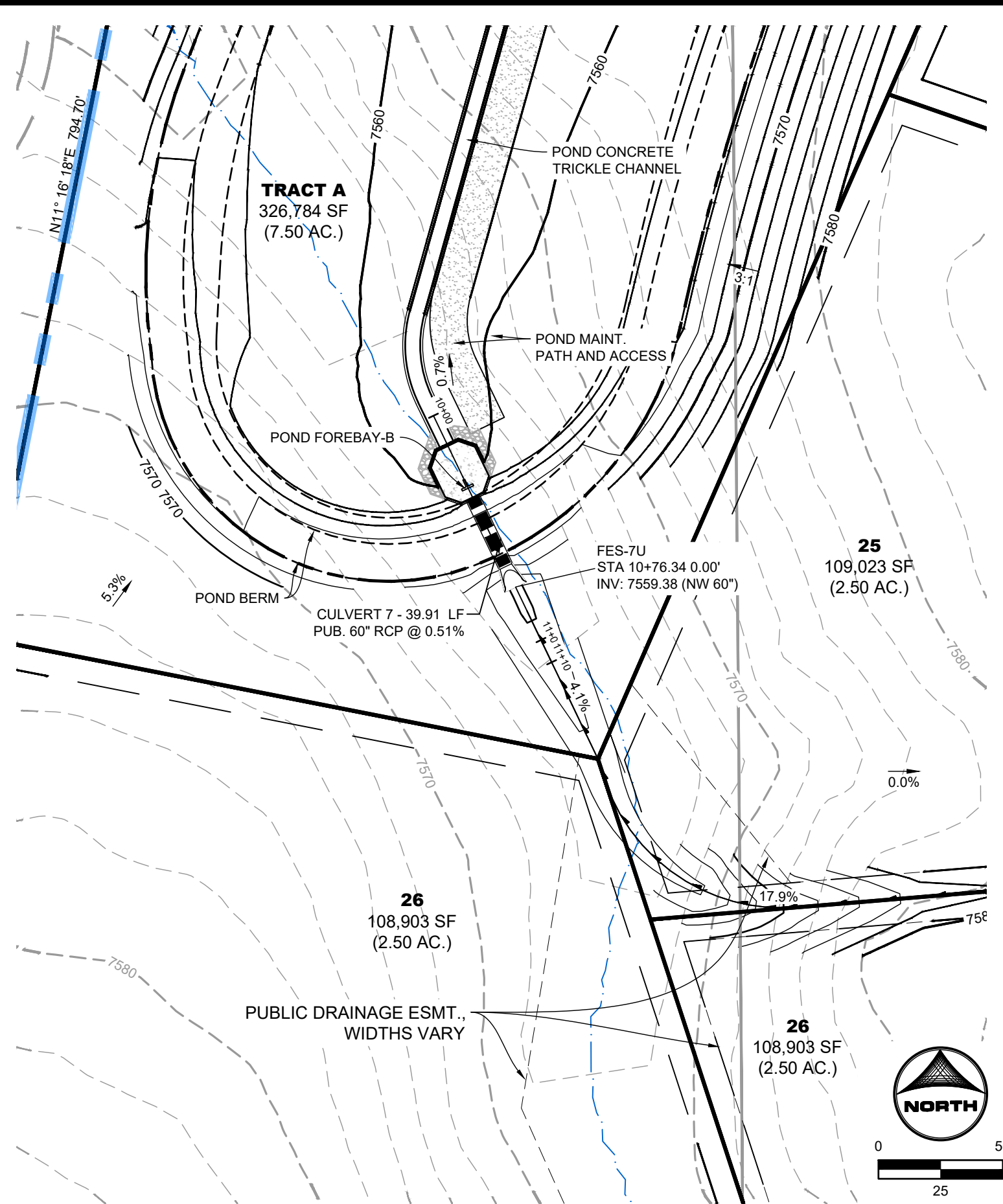
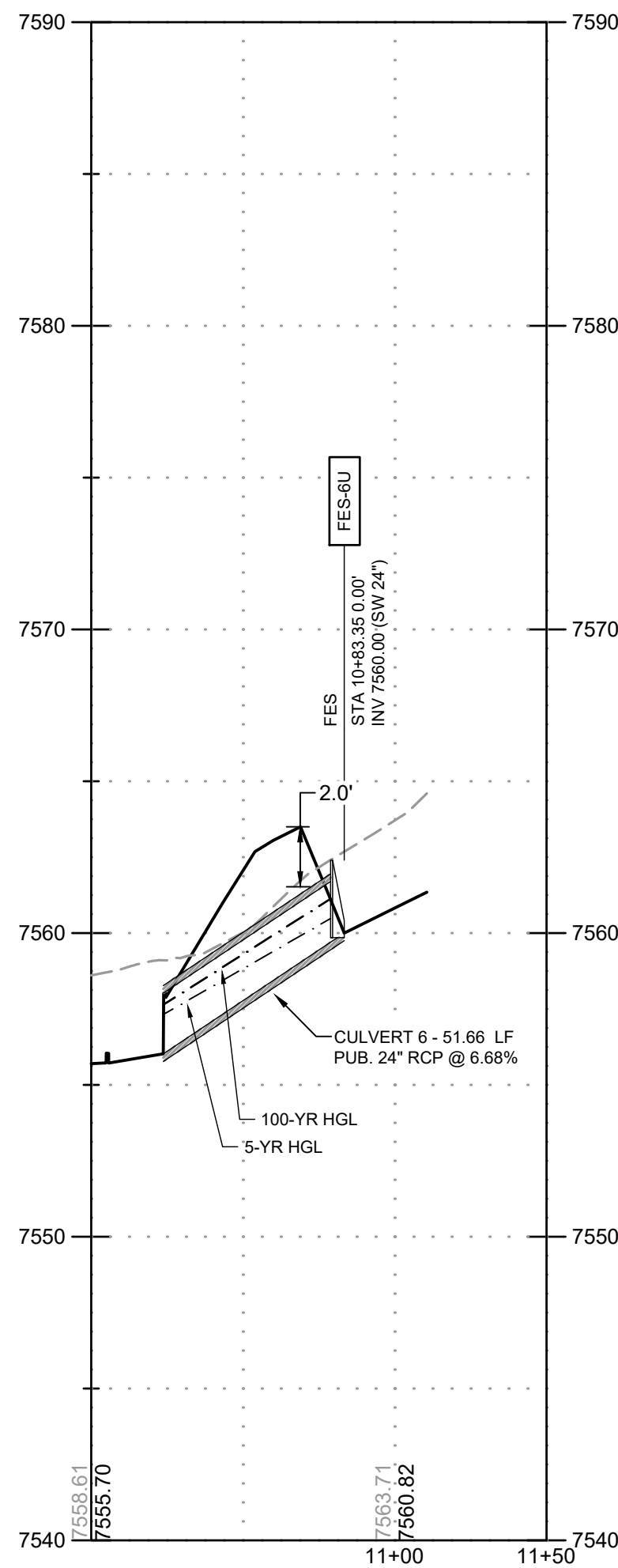
STORM SEWER PLAN & PROFILES
STORM CULVERTS

SHEET
STM

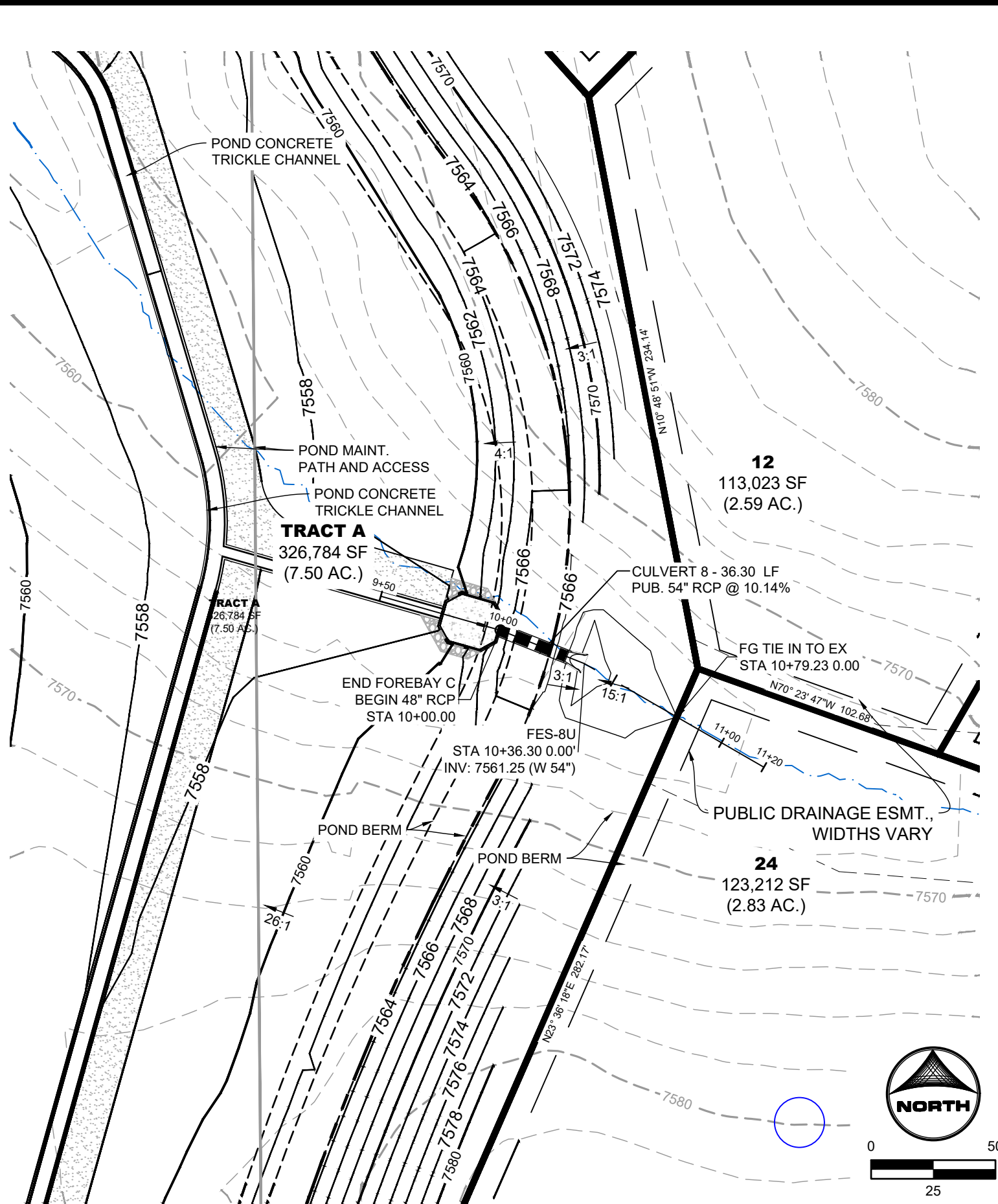
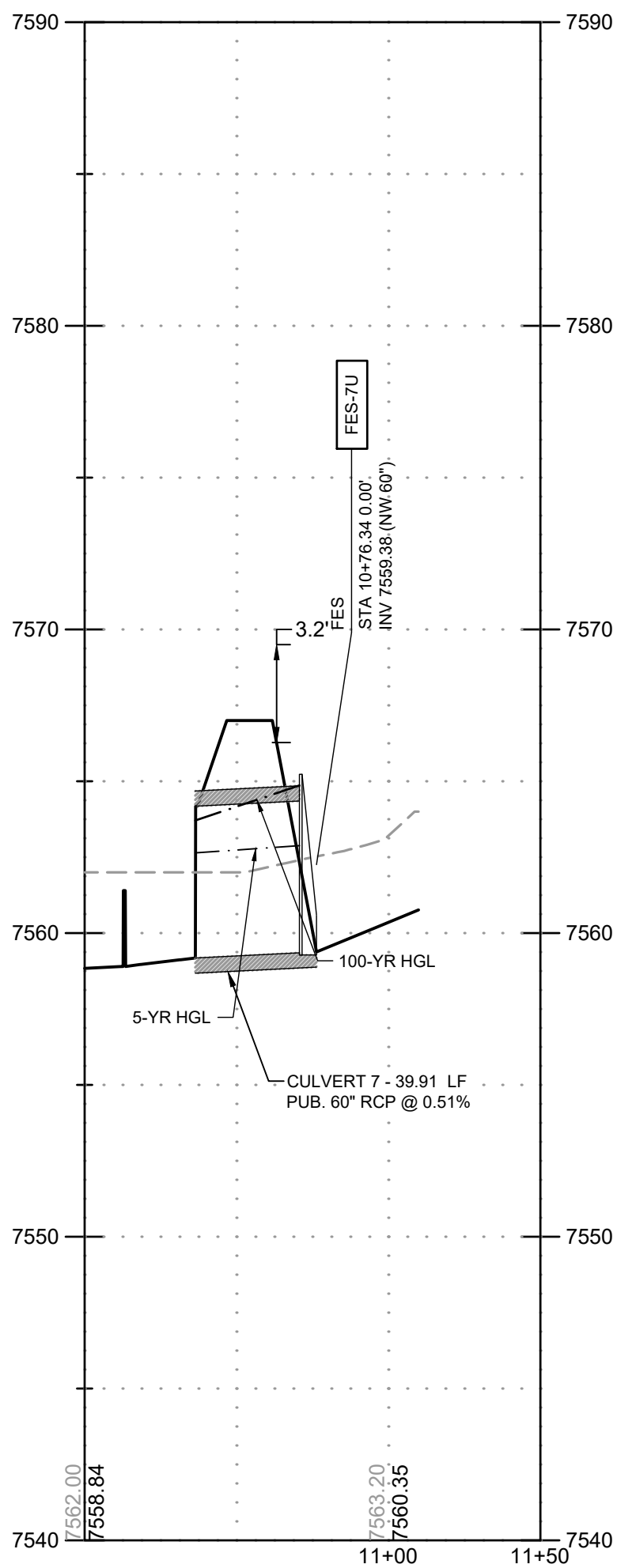
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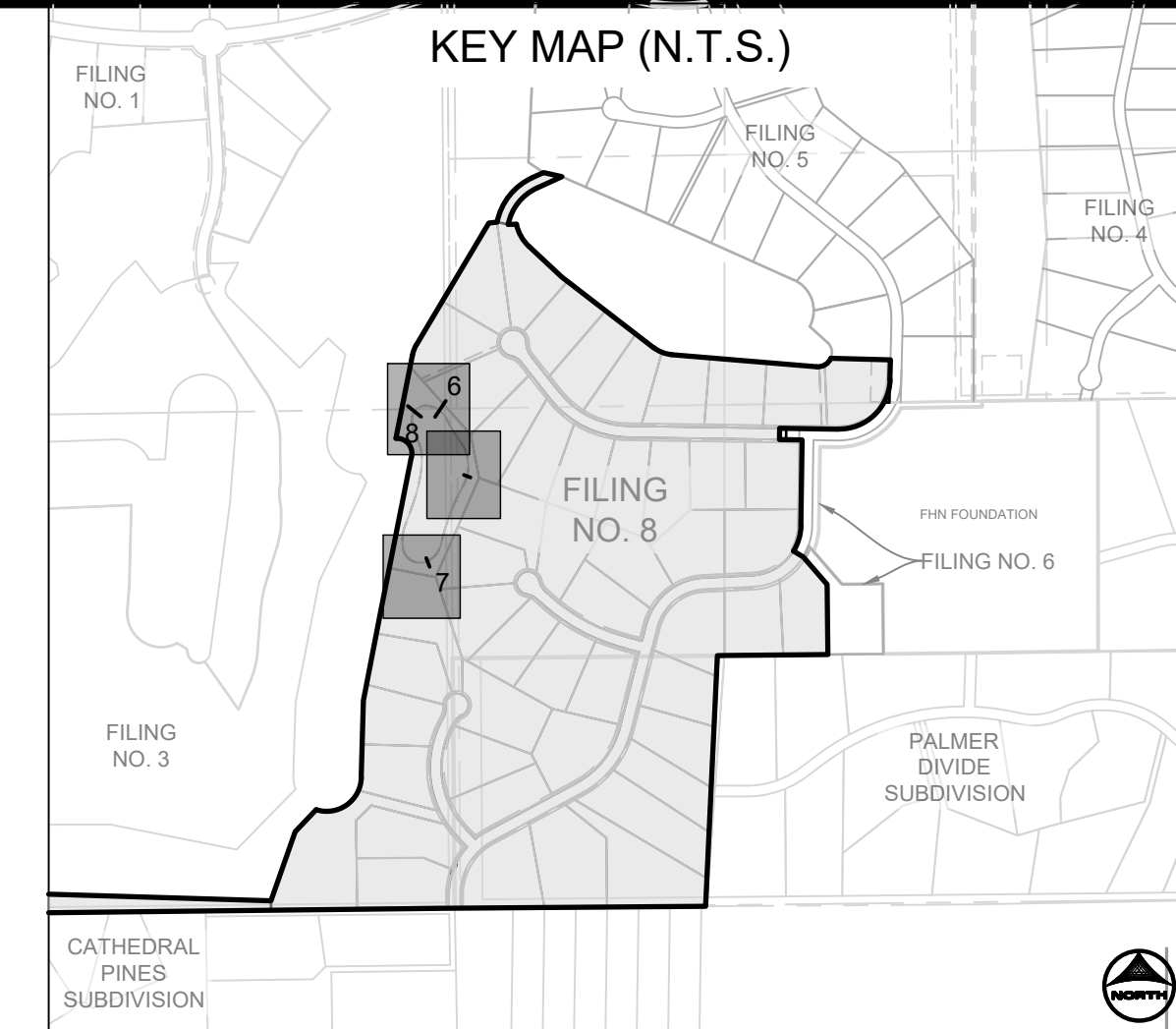
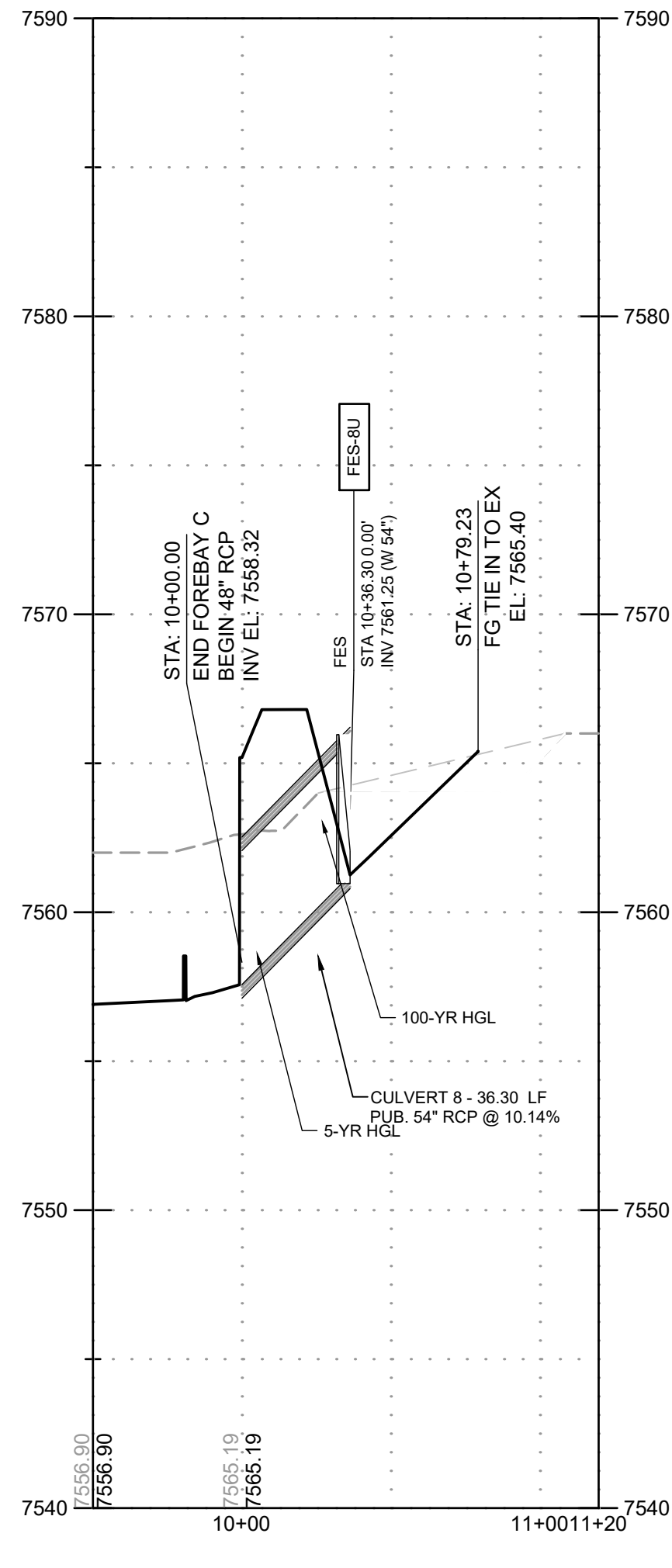
CULVERT 6
PUB. STORM CULVERT INFLOW
PIPE TO POND J (NORTH)



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

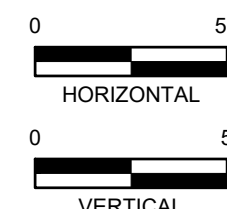


CULVERT 8
PUB. STORM CULVERT INFLOW
PIPE TO POND J (EAST)



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



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CAD DATE: 4/6/2026
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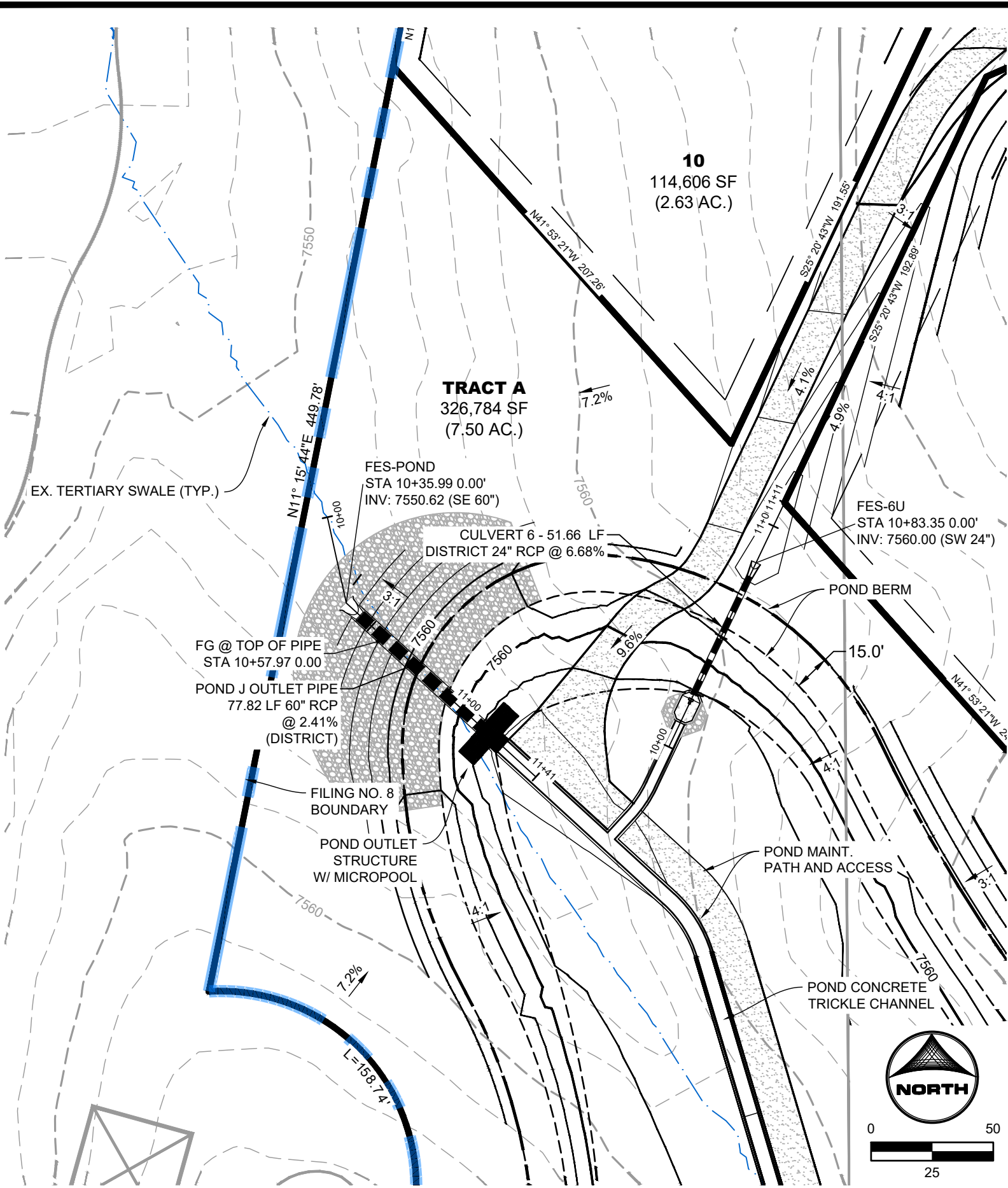
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
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EL PASO COUNTY, CO

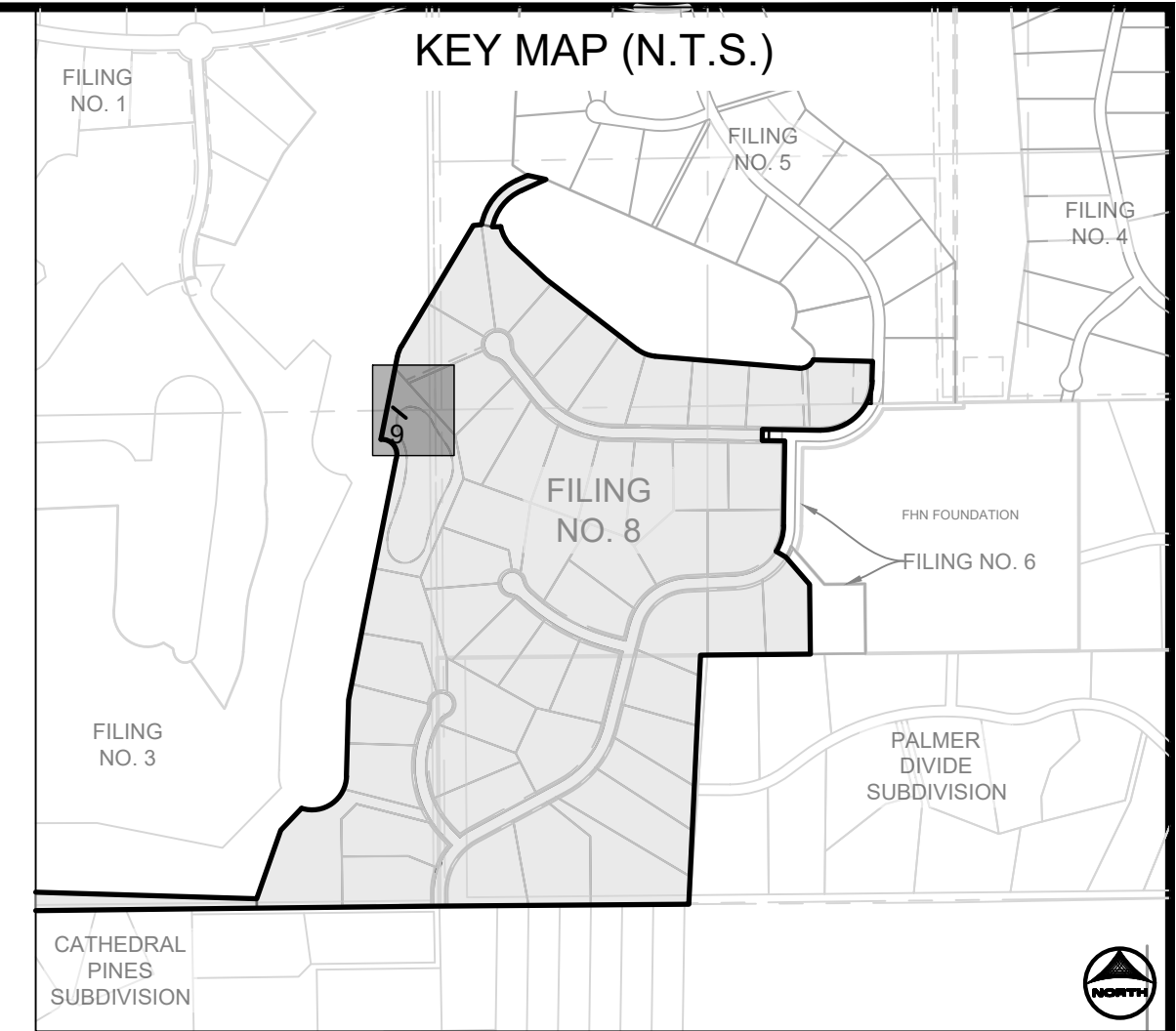
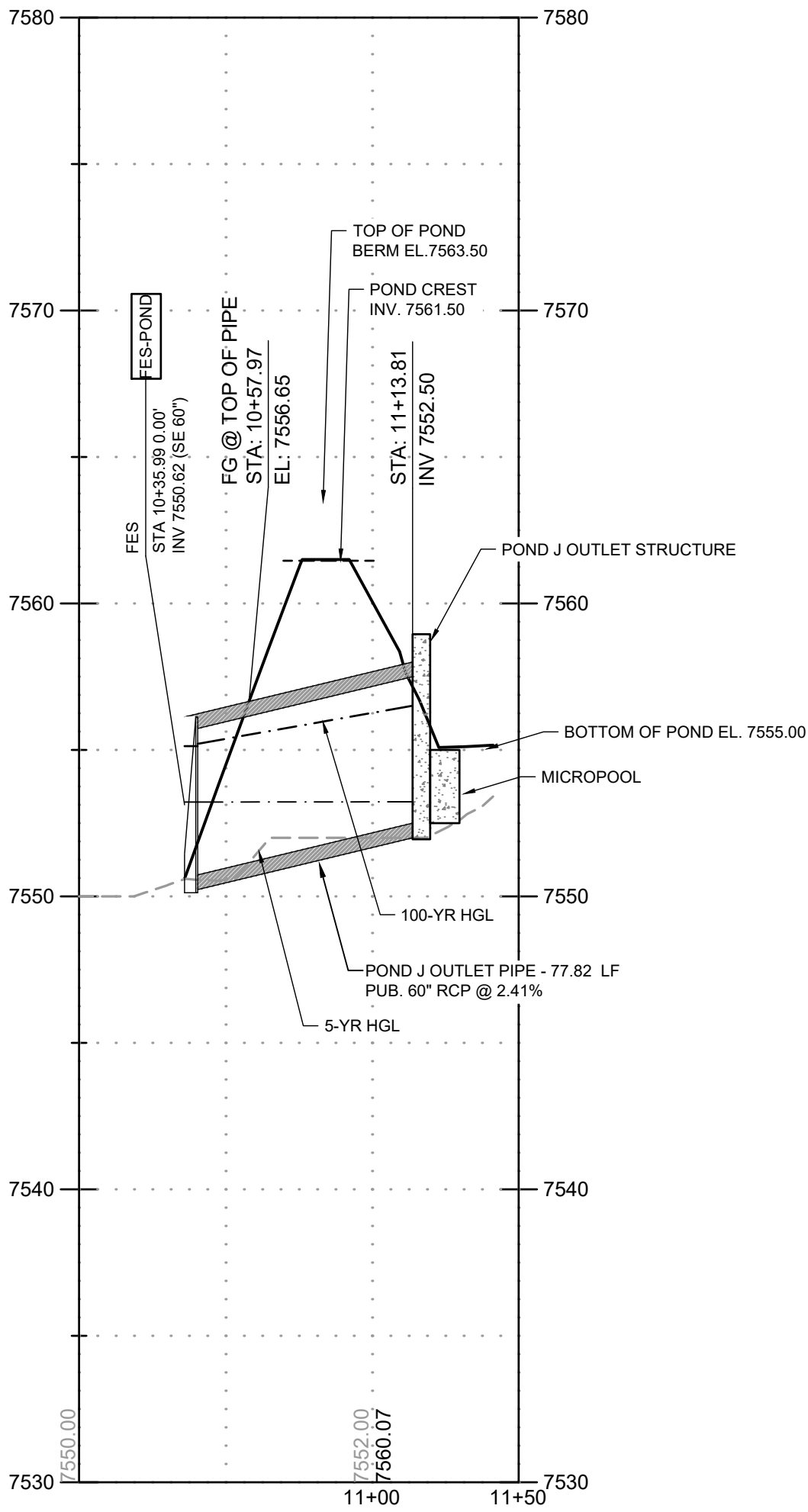
STORM SEWER PLAN & PROFILES
STORM CULVERTS

SHEET
STM

17

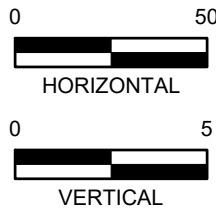


POND J OUTLET PIPE
PUB. STORM OUTFLOW PIPE
FROM POND J OUTLET STRUCTURE



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



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NO.	DATE	BY	REVISION DESCRIPTION

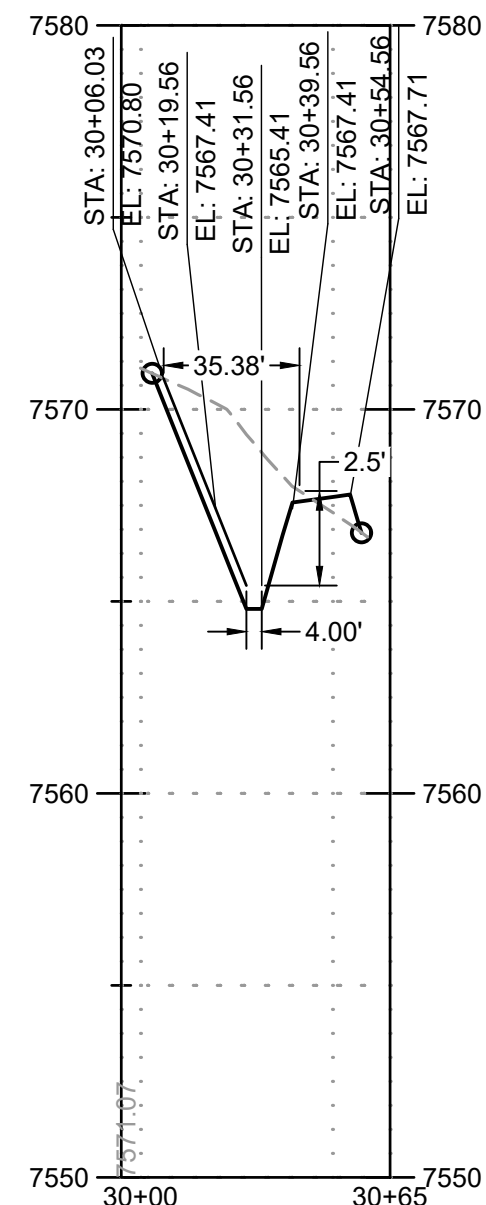
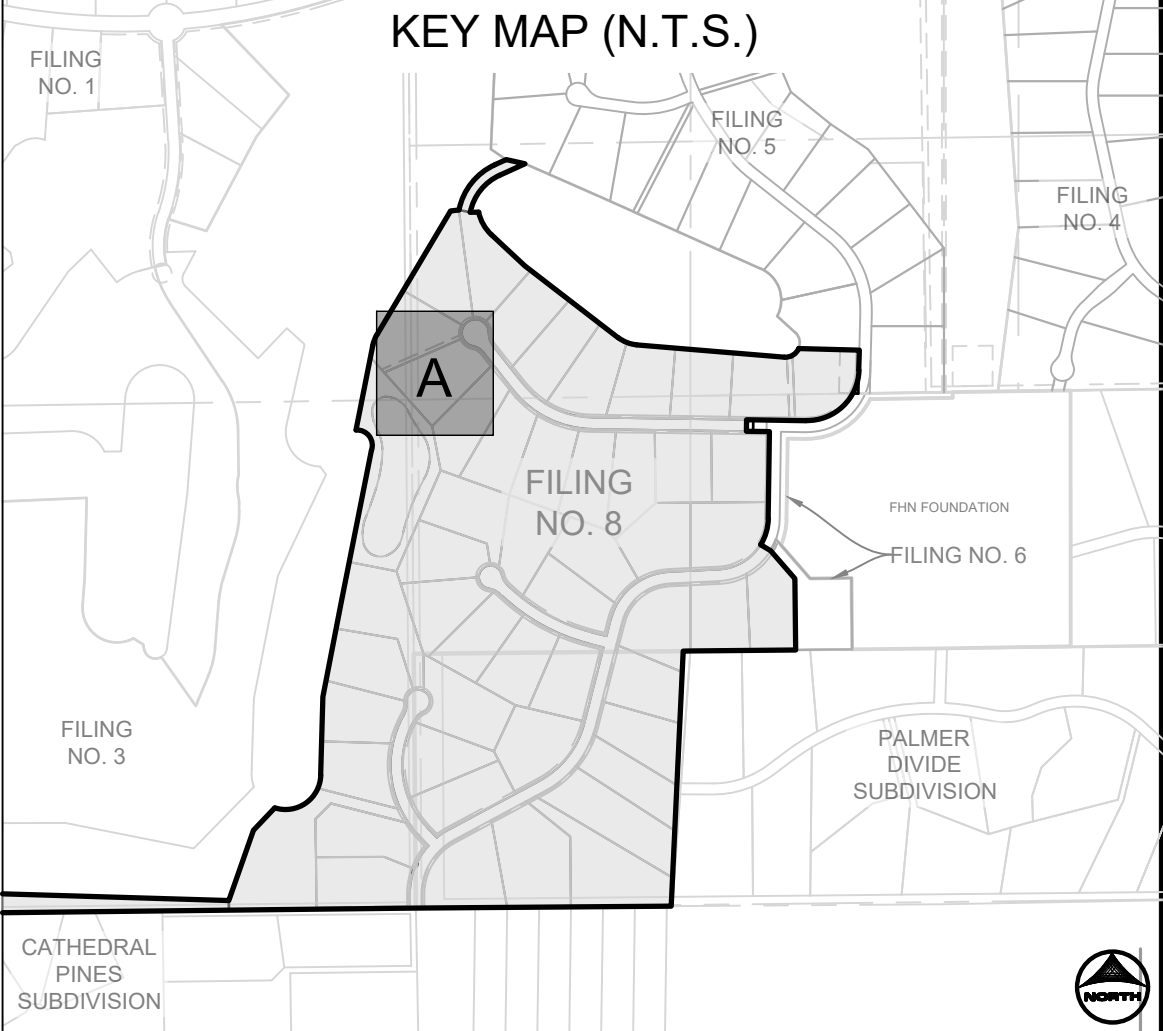


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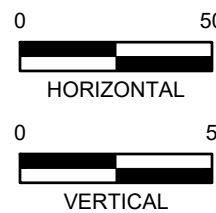
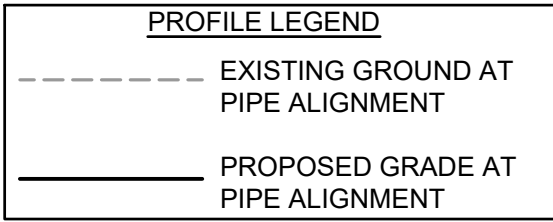
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PRI #2, LLC.
EL PASO COUNTY, CO

STORM SEWER PLAN & PROFILES
STORM CULVERTS

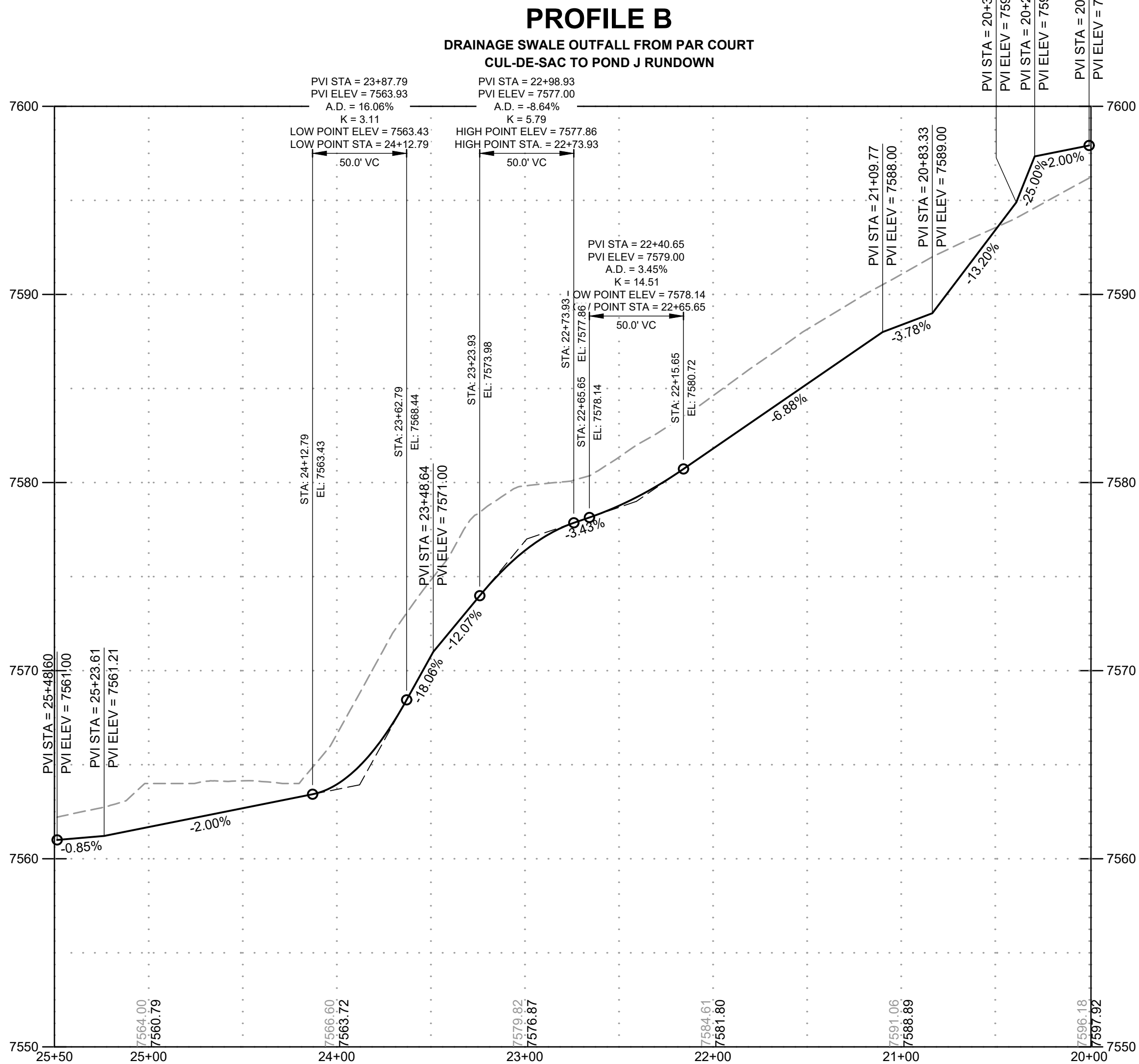
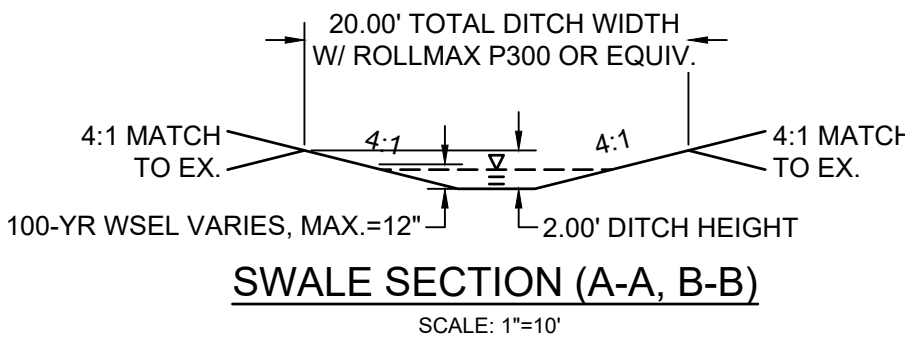
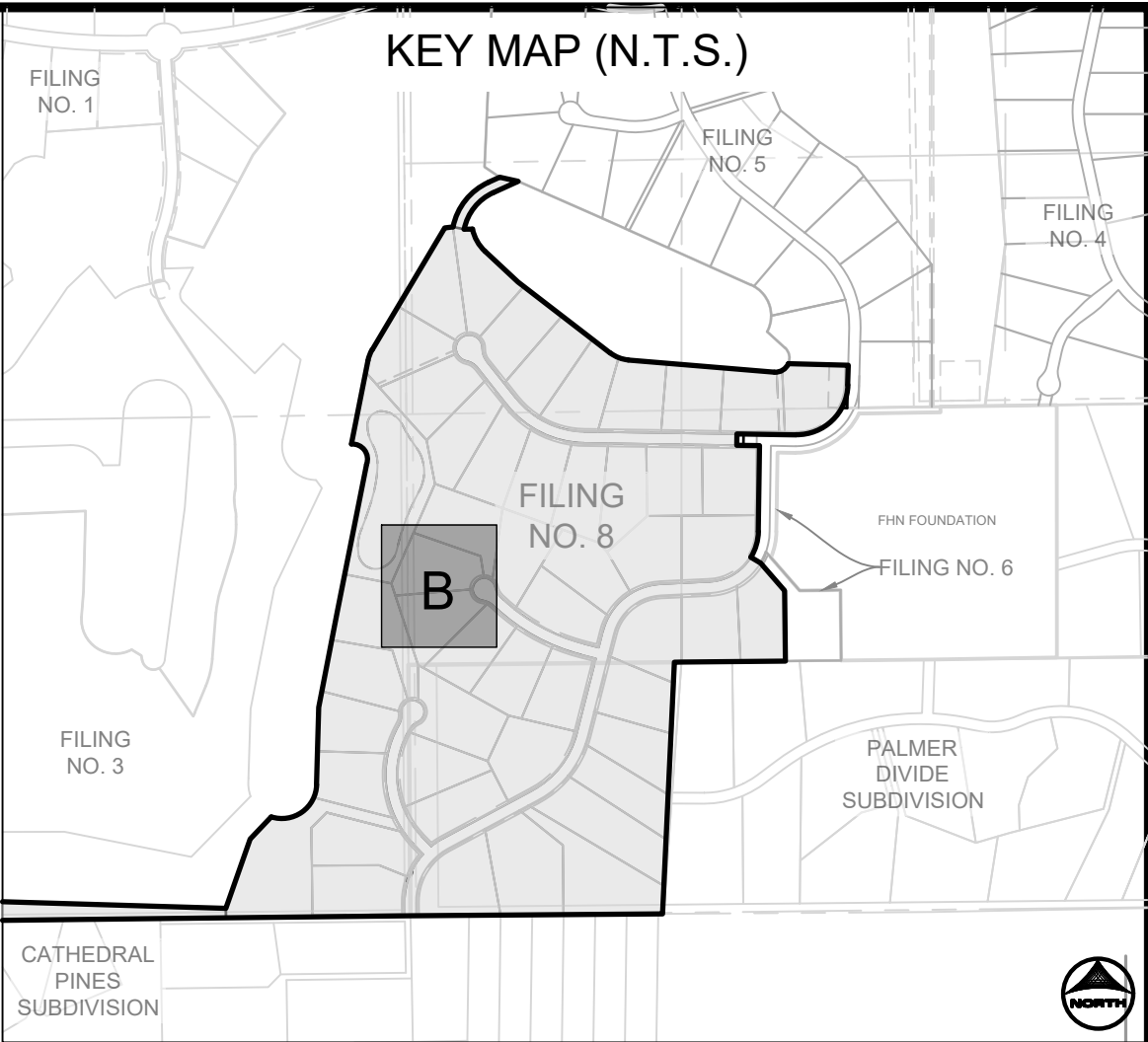
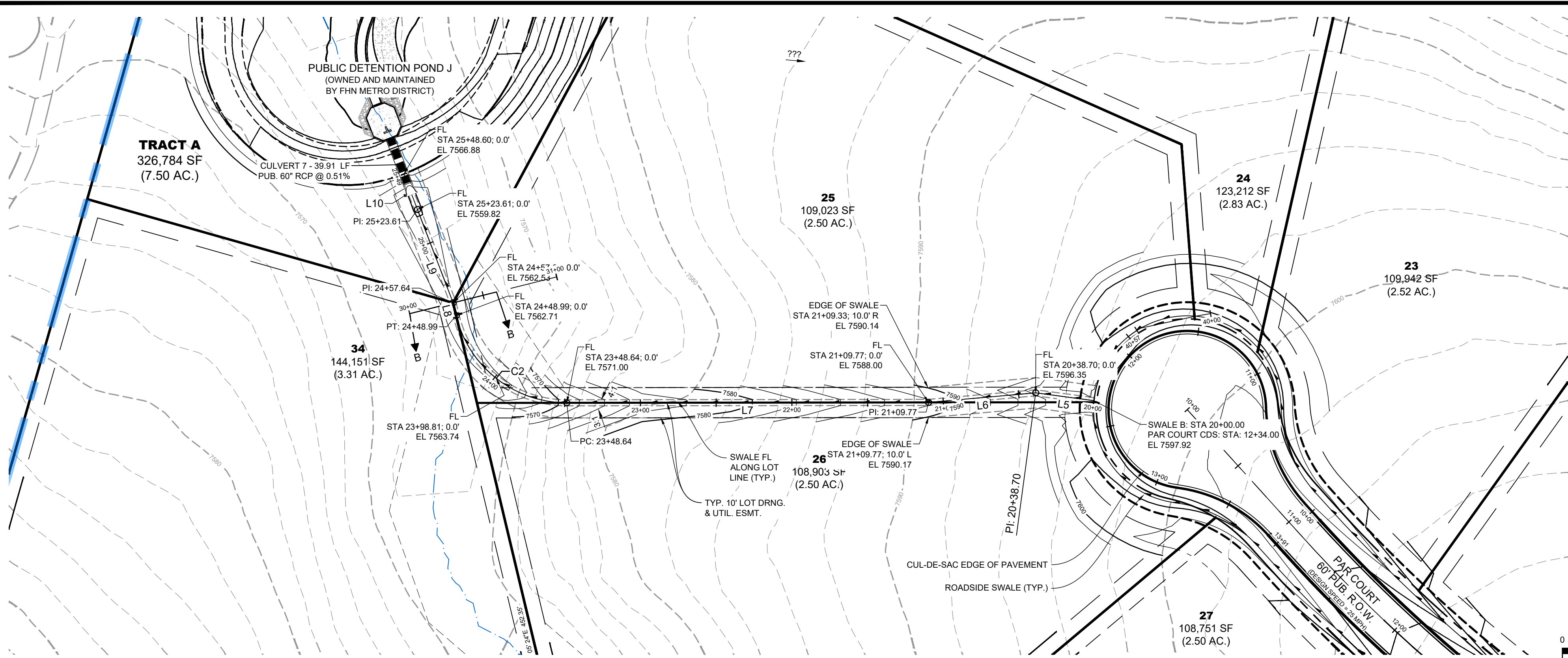
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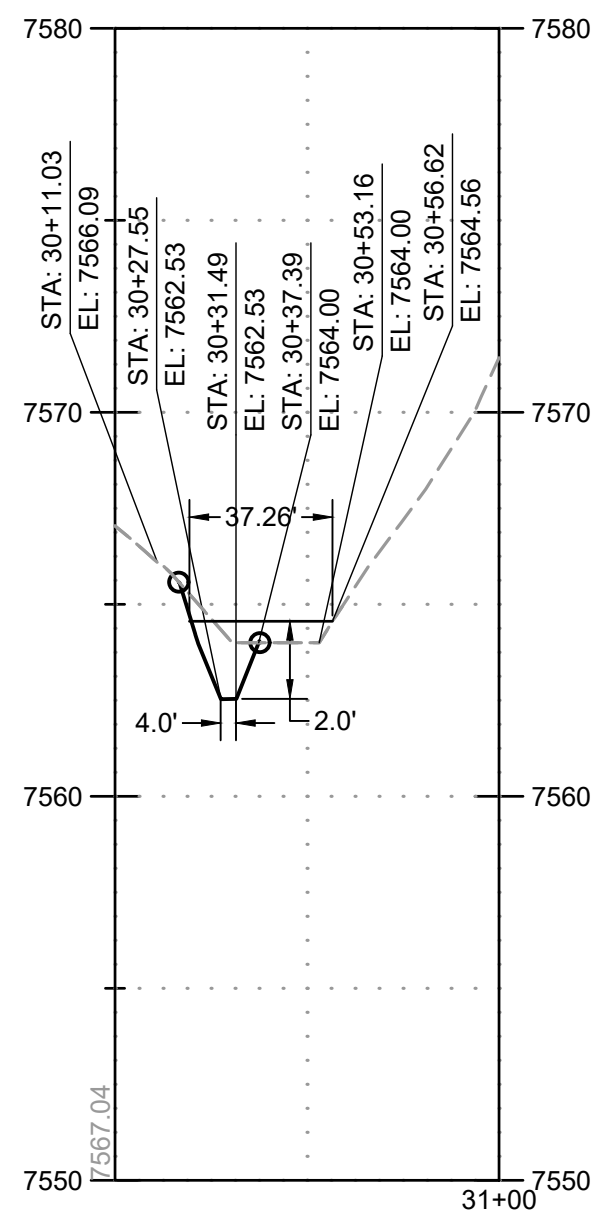
SWALE A					
TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
L1		70.00'	S66° 27' 13.87"W	N.444724.68, E.223238.89	N.444696.71, E.223264.72
L2		222.82'	S66° 27' 13.87"W	N.444696.71, E.223264.72	N.444607.70, E.223060.45
C1	100.00'	71.75'	S45° 53' 58.49"W	N.444607.70, 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



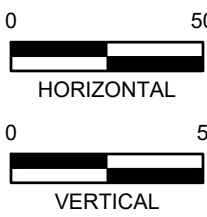
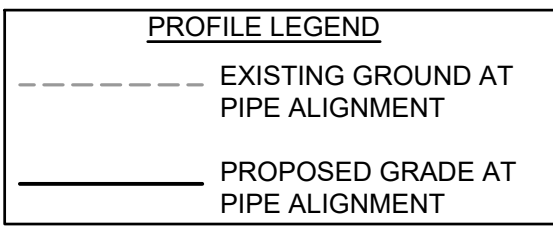
NO.	DATE	BY	REVISION DESCRIPTION



SECTION B-B



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



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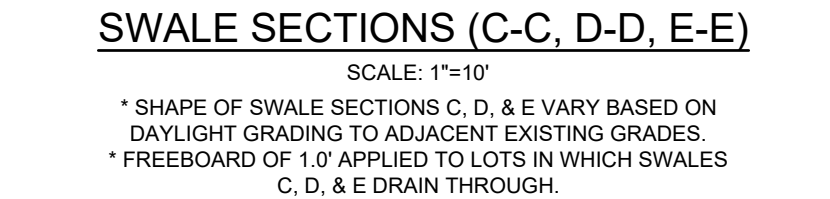
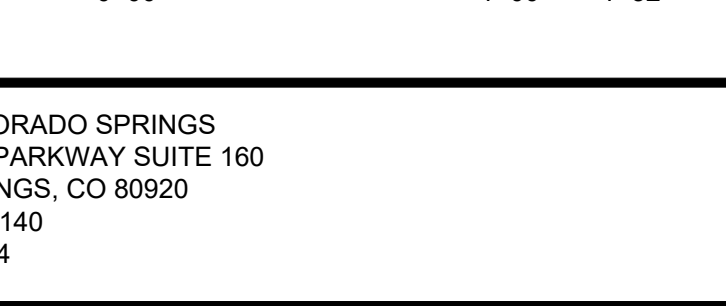
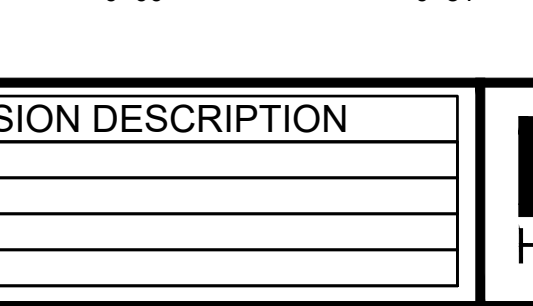
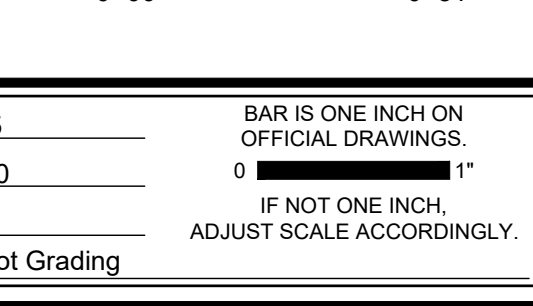
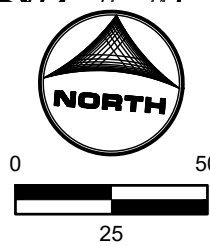
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FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILES
DRAINAGE SWALES AND OVERLOT GRADING

SHEET
DR
20



SWALE D

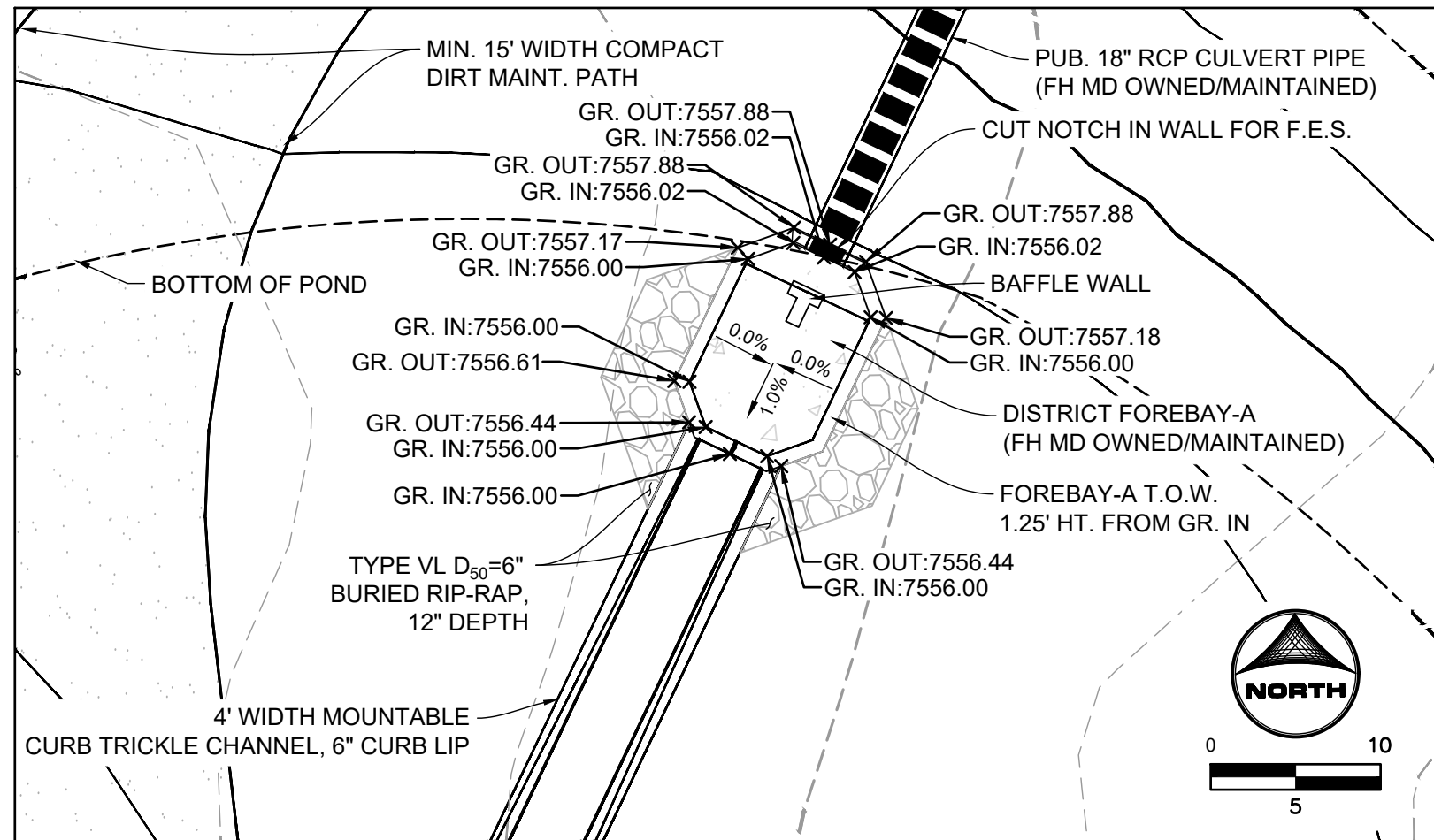
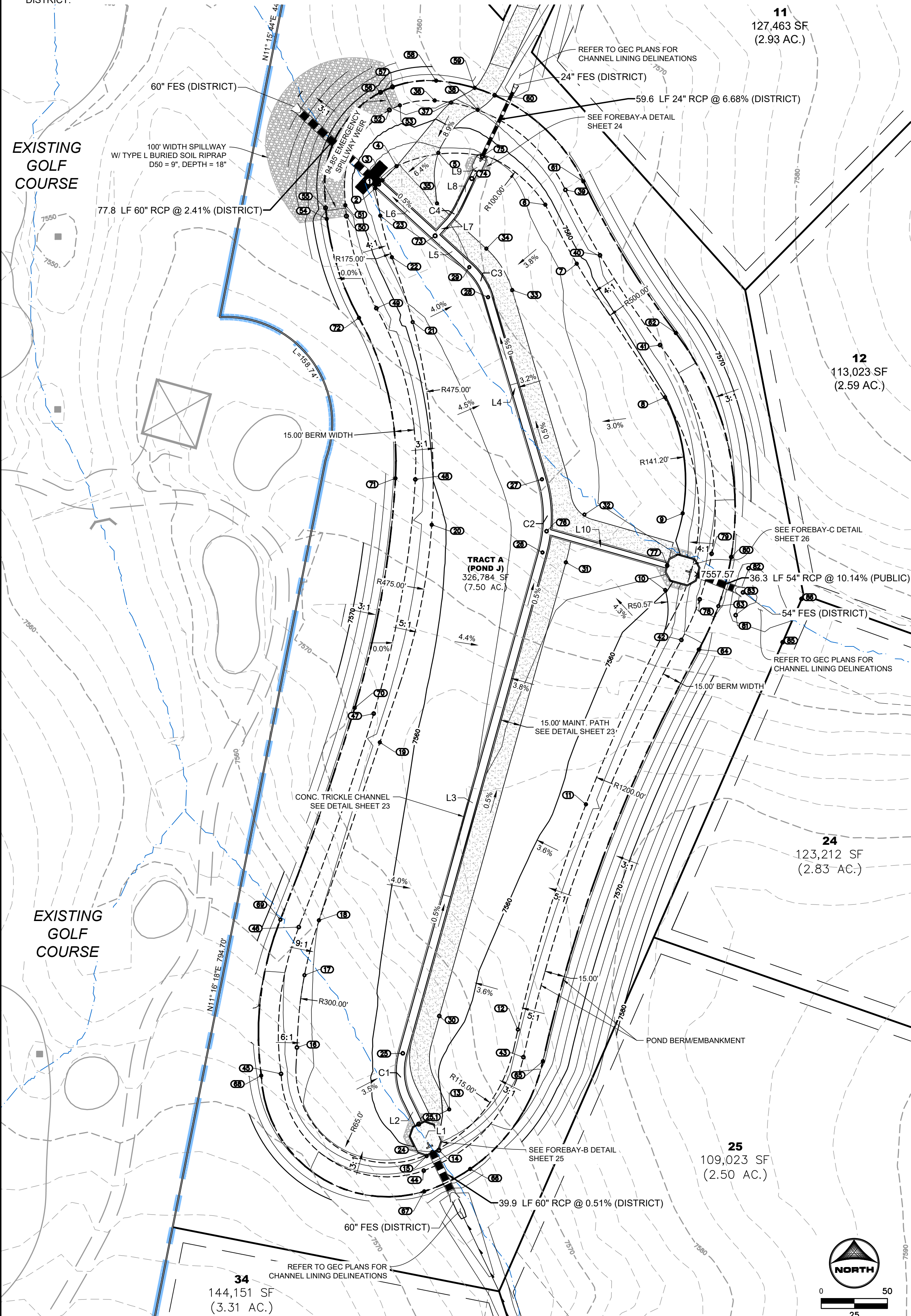
SWALE F

POND GRADING NOTES:

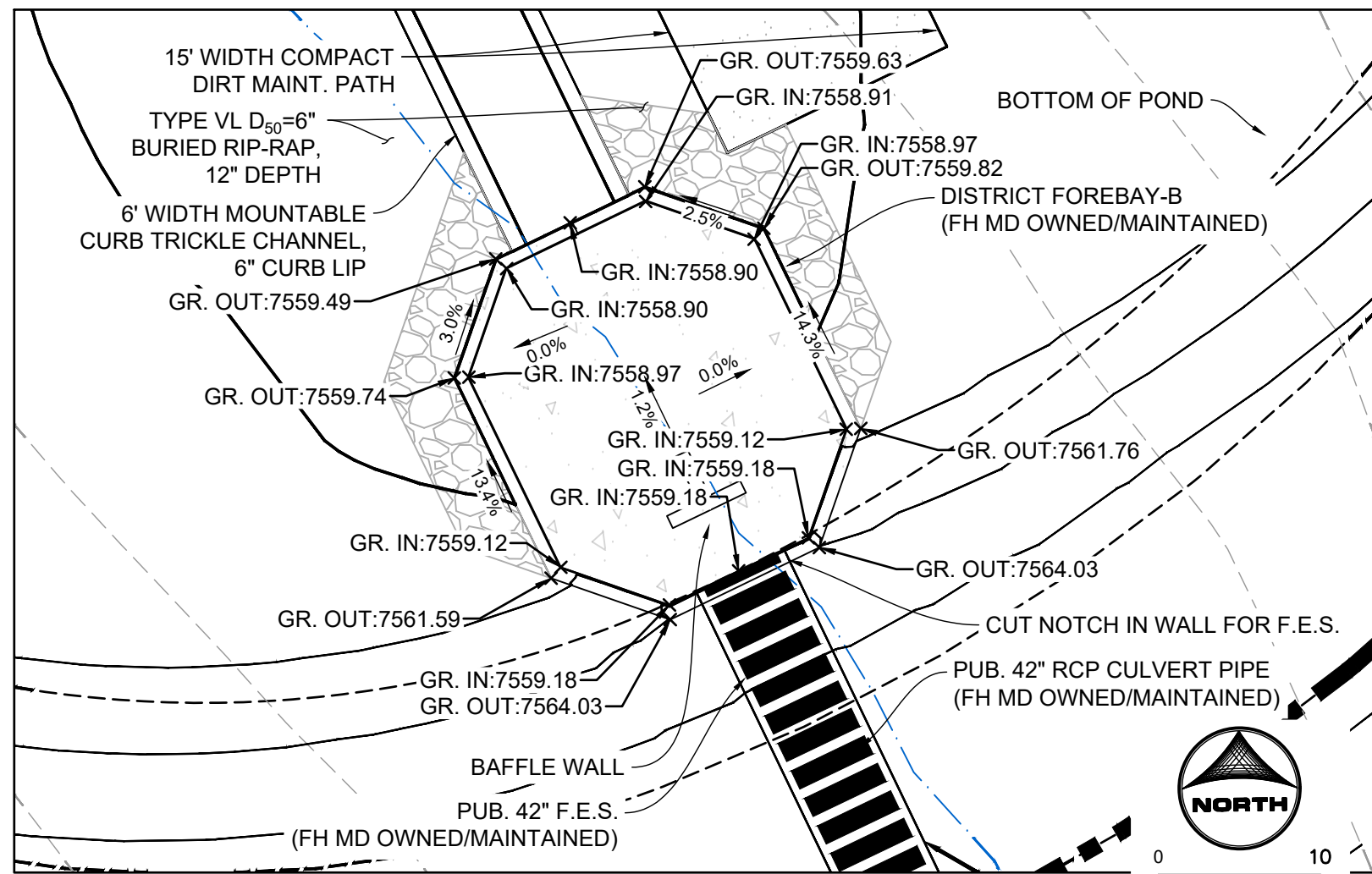
- TWO SIGNS OF MINIMUM 3 SQ. FT. AREA, SHALL BE INSTALLED AROUND THE POND PERIMETER. THE SIGNS WILL BE CONSTRUCTED OF A DURABLE MATERIAL SUCH AS METAL OR PLASTIC AND HAVE RED LETTERING ON A WHITE BACKGROUND STATING, "WARNING- THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING."
-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

ABBREVIATIONS:

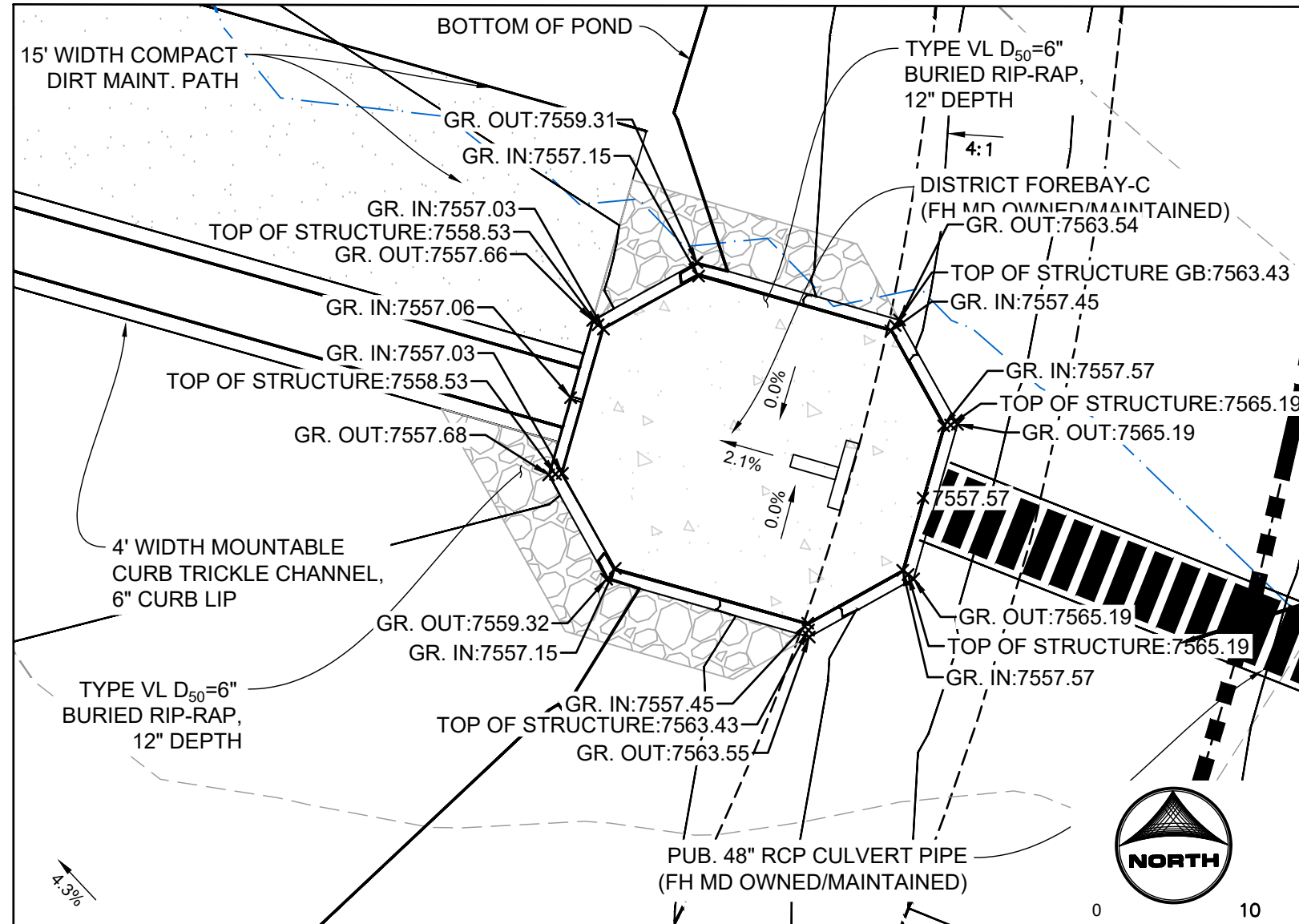
T.O.W. ~ TOP OF WALL
B.O.P. ~ BOTTOM OF POND
T.O.P. ~ TOP OF POND
T.C. ~ TRICKLE CHANNEL
G.B. ~ GRADE BREAK
SPILL ~ SPILLWAY
MAINT. ~ MAINTENANCE



FOREBAY-A DETAILED GRADING

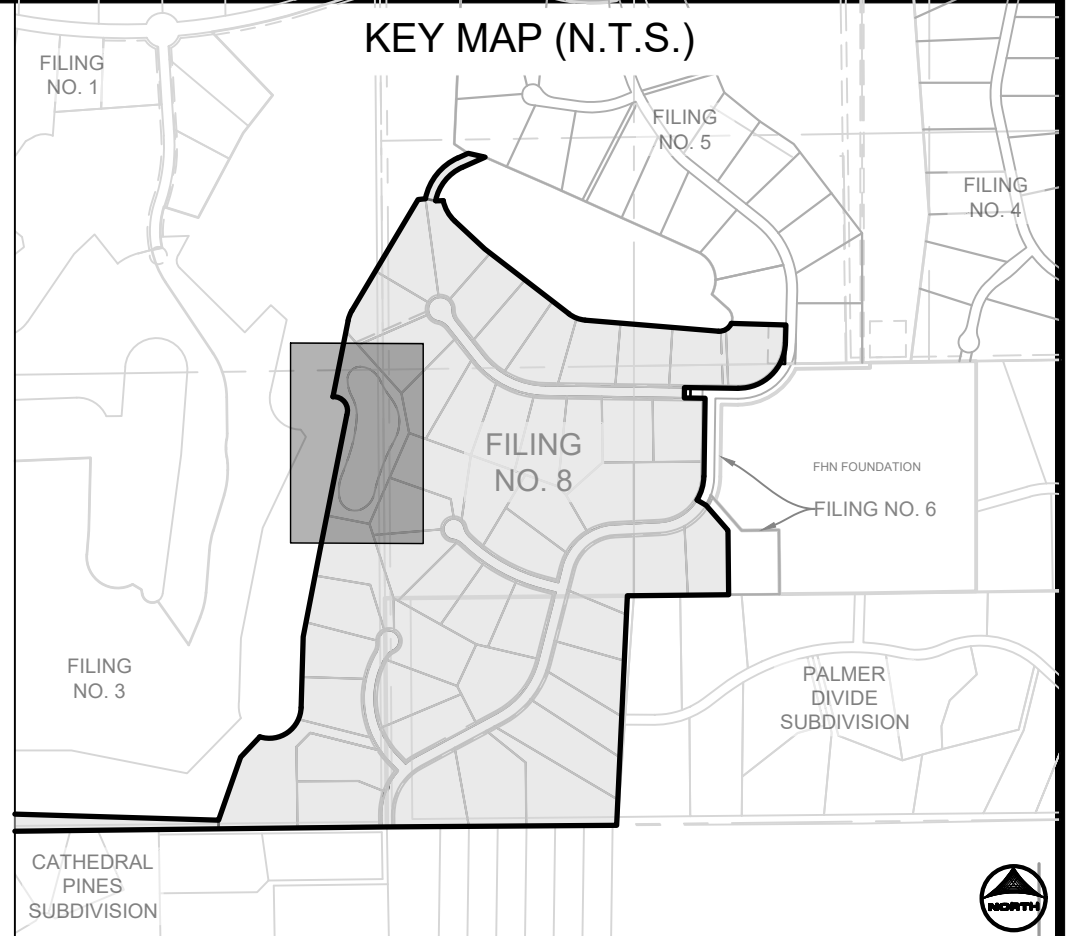


FOREBAY-B DETAILED GRADING



FOREBAY-C DETAILED GRADING

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



POND J KEY TABLE			
NO.	DESC.	NORTHING & EASTING	ELEV.
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: 443568.64 E: 222846.14	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: 223066.43	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: 222962.42	7568.00
62	T.O.P.	N: 444206.41 E: 223052.26	7568.00
63	T.O.P.	N: 444000.18 E: 223084.29	7566.80
64	T.O.P.	N: 443967.43 E: 223069.54	7568.00
65	T.O.P.	N: 443656.62 E: 222951.85	7568.00
66	T.O.P.	N: 443575.33 E: 222897.01	7569.00
67	T.O.P.	N: 443558.44 E: 222862.30	7569.00
68	T.O.P.	N: 443645.84 E: 222739.26	7568.00
69	T.O.P.	N: 443763.51 E: 222753.68	7563.00
70	T.O.P.	N: 443923.47 E: 222809.84	7563.00
71	T.O.P.	N: 444096.75 E: 222840.60	7563.00
72	T.O.P.	N: 444217.85 E: 222813.06	7563.00
73	T.C. FLOW LINE	N: 444279.79 E: 222870.51	7555.36
74	T.C. FLOW LINE	N: 444322.98 E: 222898.20	7555.83
75	FB INV	N: 444339.90 E: 222906.24	7556.02
76	T.C. FLOWLINE	N: 444056.76 E: 222954.68	7556.56
77	FB INV	N: 444030.84 E: 223045.72	7557.05
78	T.O.P.	N: 444005.39 E: 223070.28	7566.80
79	T.O.P.	N: 444039.76 E: 223079.21	7566.80
80	T.O.P.	N: 444037.27 E: 223094.01	7566.80
81	GRADE BREAK	N: 443993.45 E: 223097.41	7562.02
82	GRADE BREAK	N: 444028.80 E: 223107.16	7562.03
83	FES INV/FG	N: 444010.58 E: 223102.88	7561.26
85	MATCH EXISTING FG	N: 443972.97 E: 223132.90	7565.23
86	MATCH EXISTING FG	N: 444005.74 E: 223147.14	7565.56

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APPROVED: RDL JOB NUMBER: 211030.270
CAD DATE: 4/6/2026
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BAR IS ONE INCH ON OFFICIAL DRAWINGS.
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



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

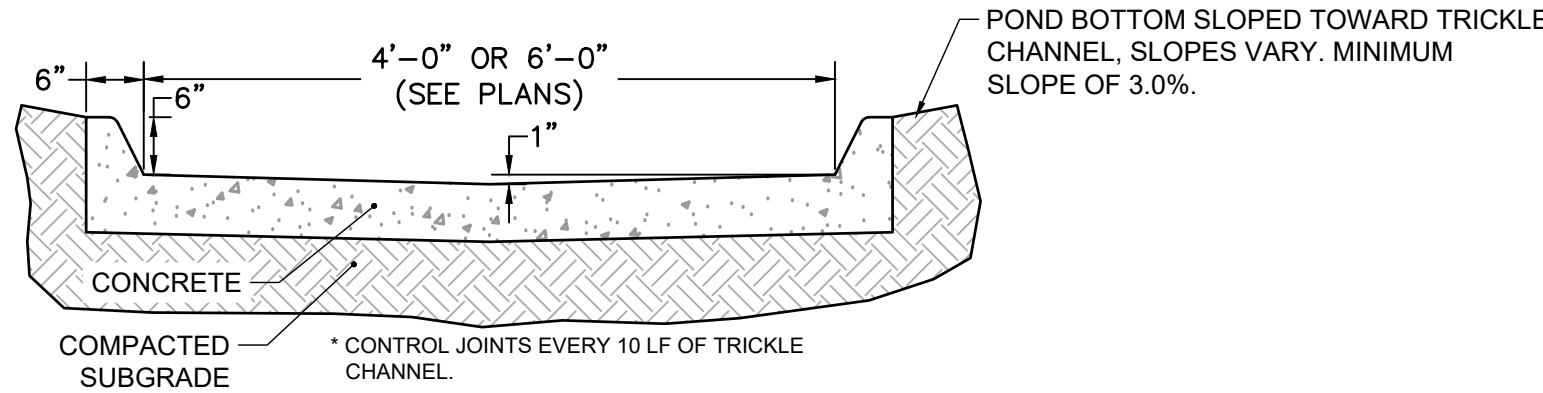
FLYING HORSE NORTH FILING NO. 8
PRI #2, LLC.
EL PASO COUNTY, CO

DRAINAGE DETAILS
POND J GRADING PLAN

SHEET
PND

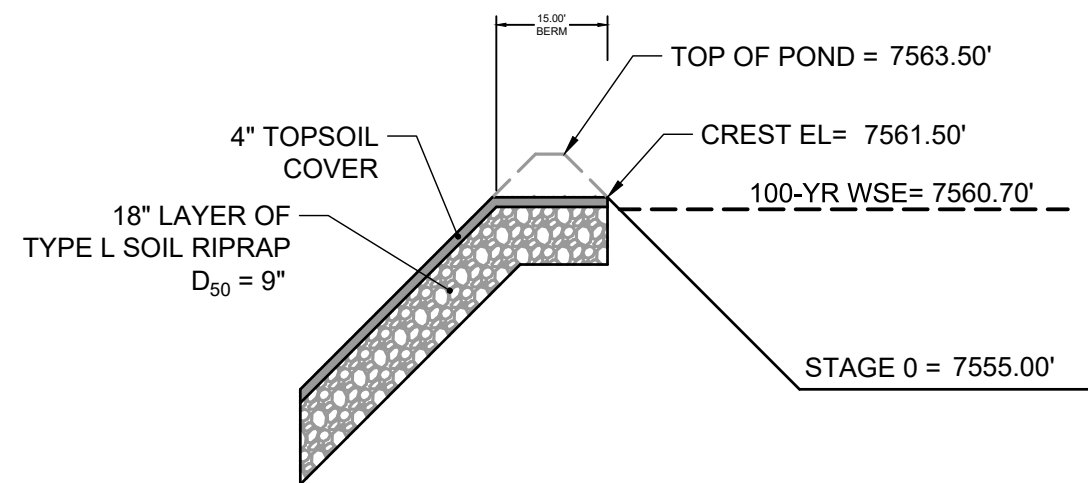
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POND J DETAILS



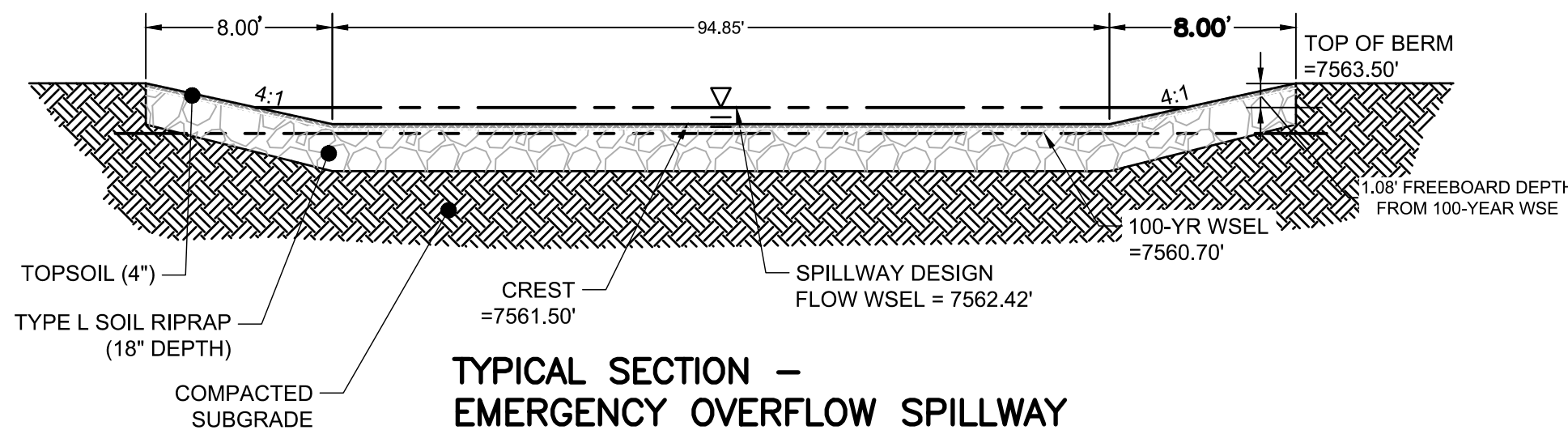
TYPICAL DETAIL – TRICKLE CHANNEL

SCALE: NTS



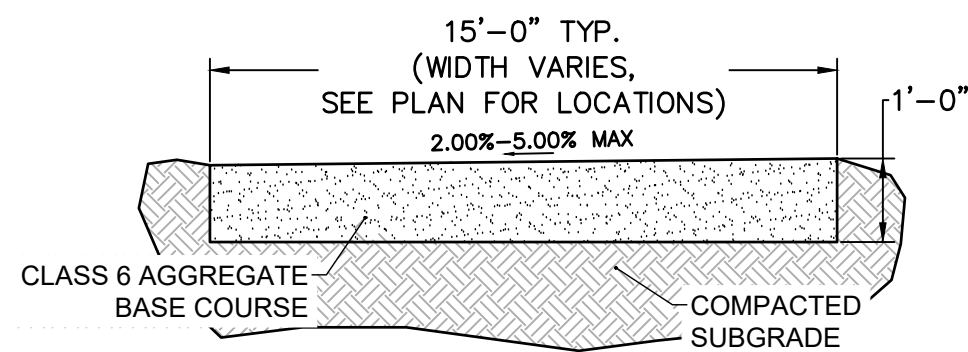
PROFILE VIEW – EMERGENCY OVERFLOW SPILLWAY

SCALE: NTS



TYPICAL SECTION – EMERGENCY OVERFLOW SPILLWAY

SCALE: NTS



TYPICAL SECTION – MAINTENANCE ROAD

SCALE: NTS

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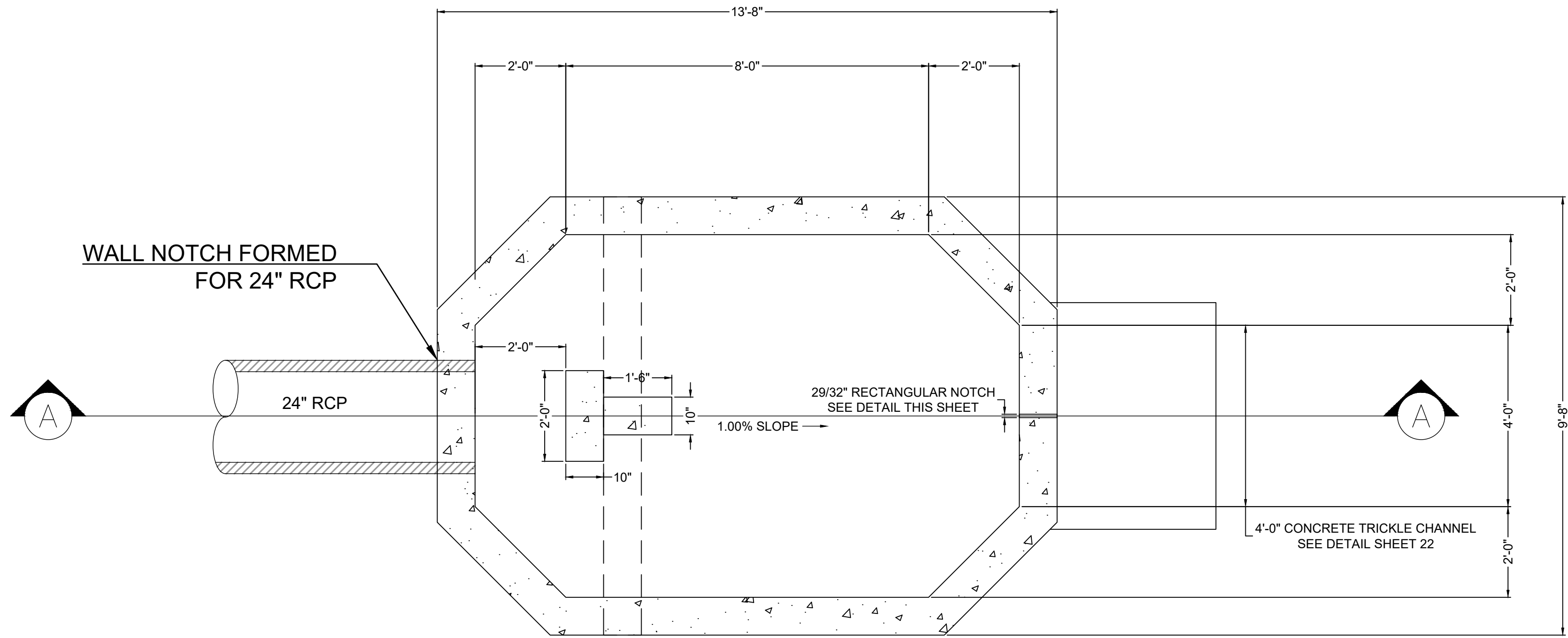
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

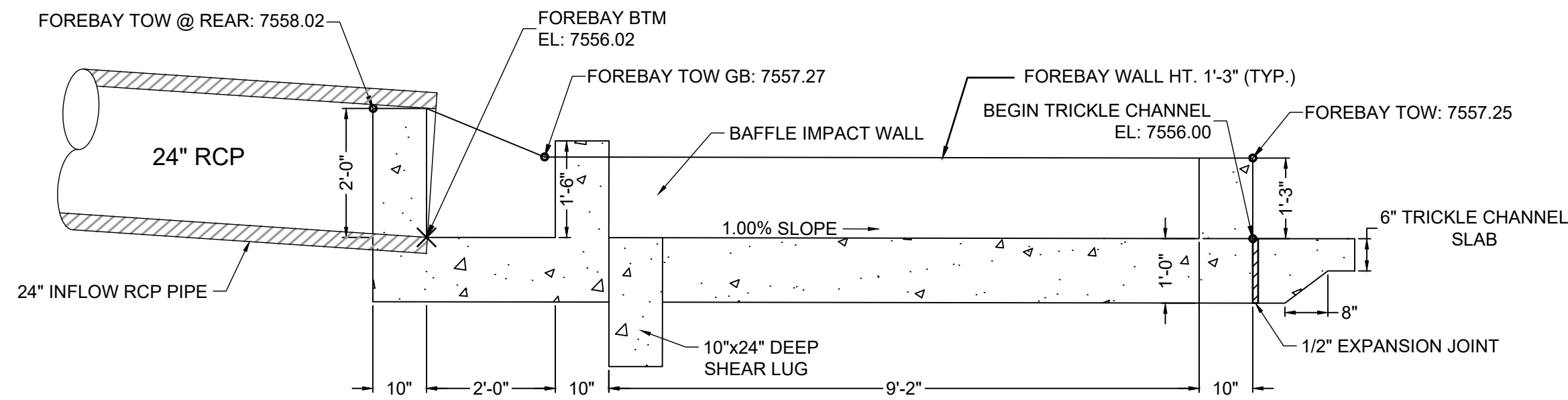
DRAINAGE DETAILS
POND J DETAILS

SHEET
PND

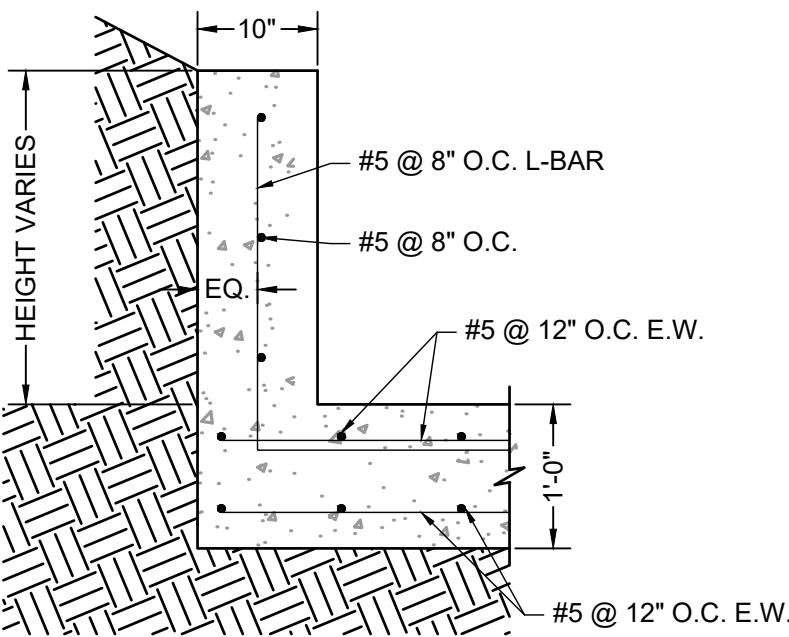
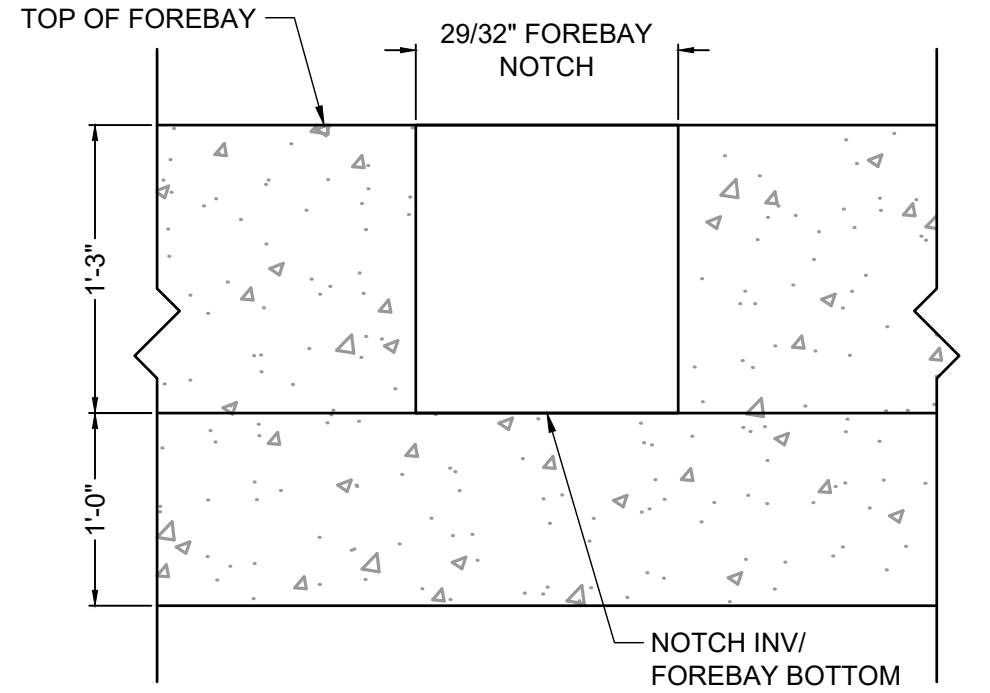
23



PLAN VIEW
FOREBAY A
SCALE: 1"=2'



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



ELEVATION VIEW
FOREBAY REINFORCING DETAIL
SCALE: NTS

NO.	DATE	BY	REVISION DESCRIPTION



PLAN VIEW
FOREBAY B
SCALE: 1"=2'



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



SHEET PND	25
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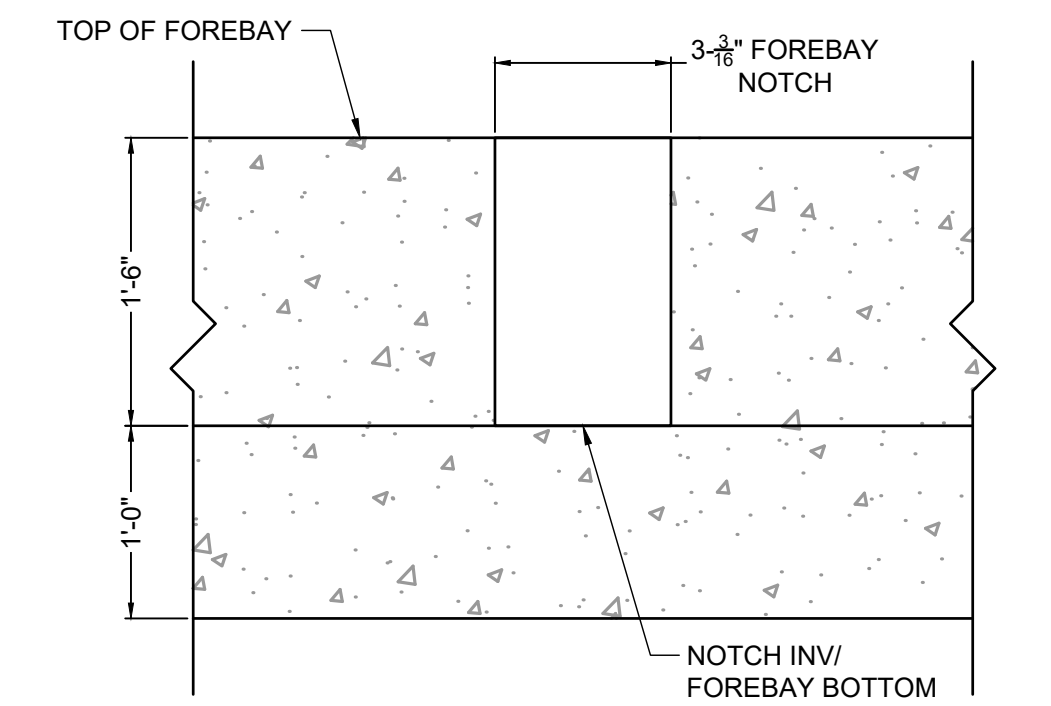
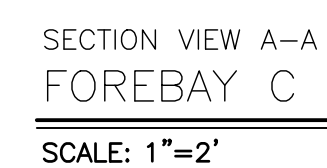
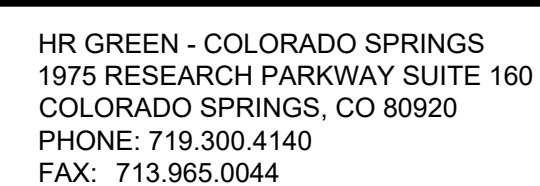


Figure 10 is a cross-sectional detail of a wall and floor slab. The wall has a thickness of 10 inches. The floor slab has a thickness of 1-0 inch. The wall has #5 bars at 8 inches O.C. L-BAR and #5 bars at 8 inches O.C. EQ. The floor slab has #5 bars at 12 inches O.C. E.W. The height of the wall varies.

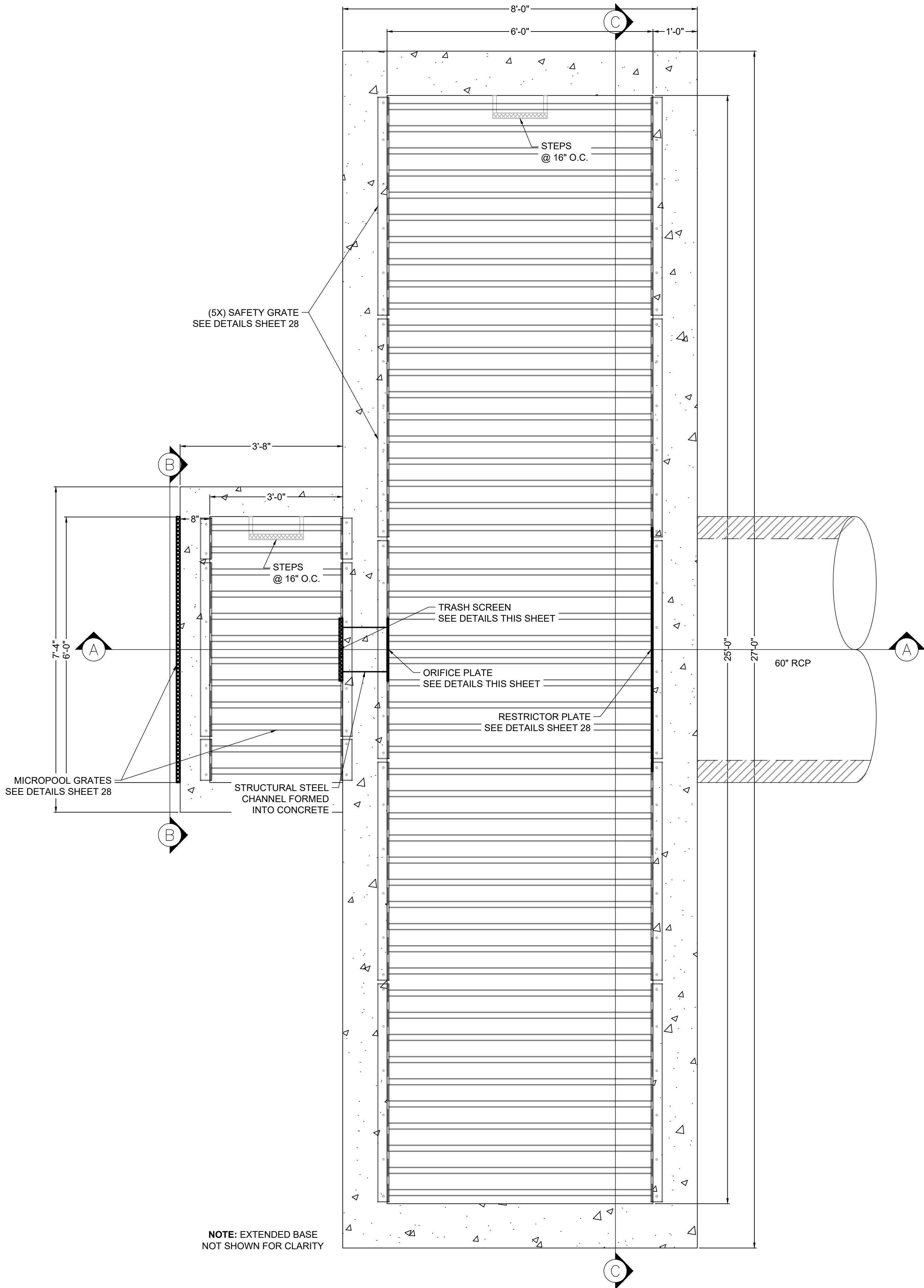
PLAN VIEW
FOREBAY C
SCALE: 1"=2'



NO.	DATE	BY	REVISION DESCRIPTION

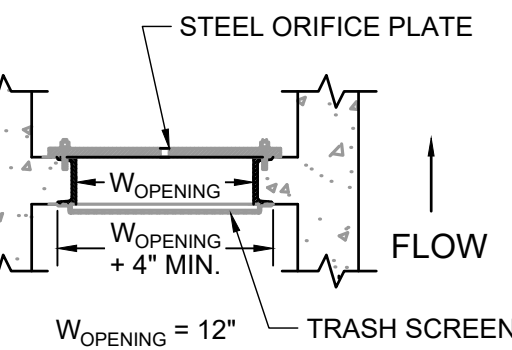


SHEET
PND



NOTE: EXTENDED BASE NOT SHOWN FOR CLARITY

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



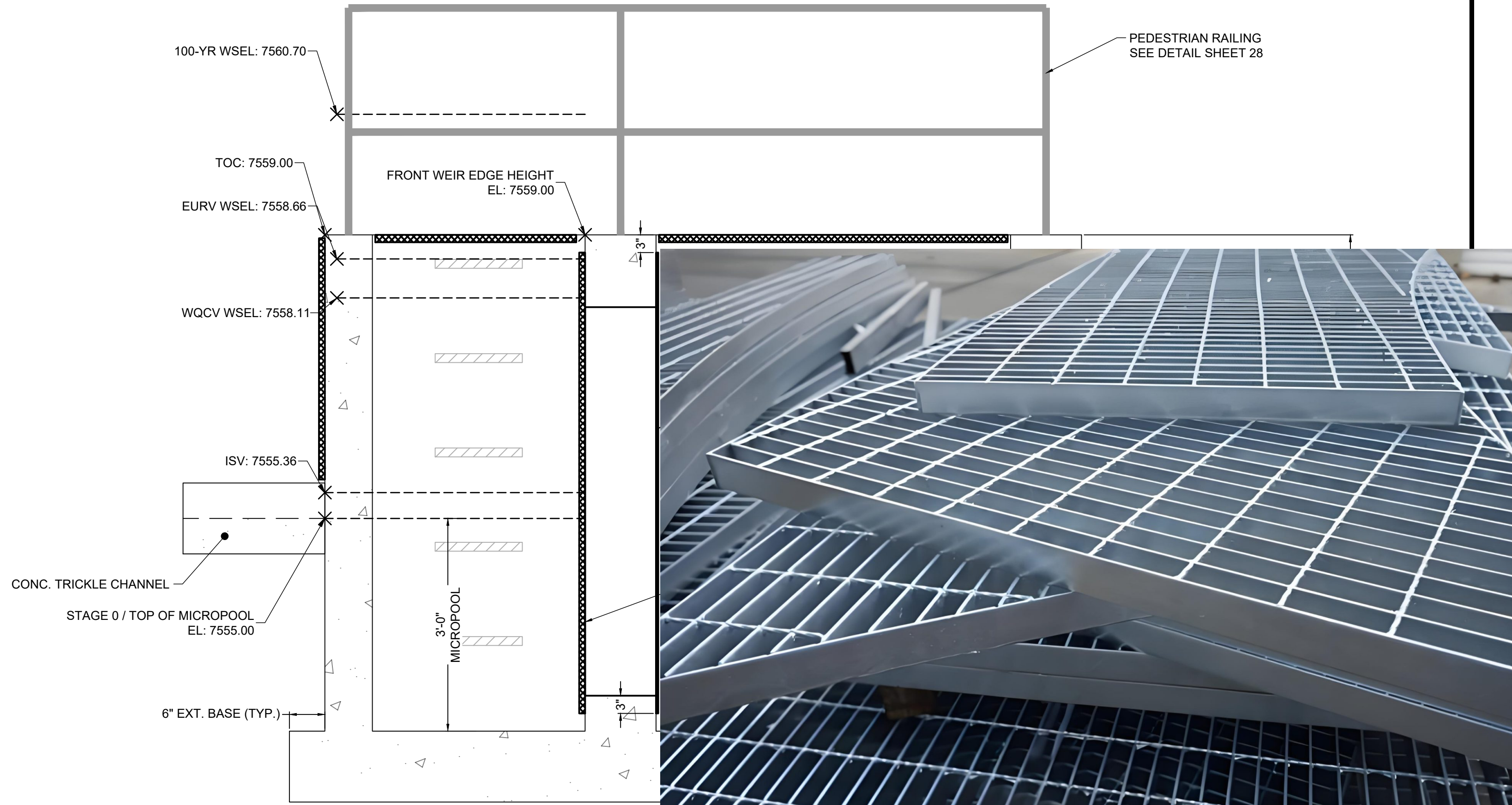
DETAIL
TRASH SCREEN & ORIFICE PLATE
SCALE: NTS

TRASH SCREEN NOTES:

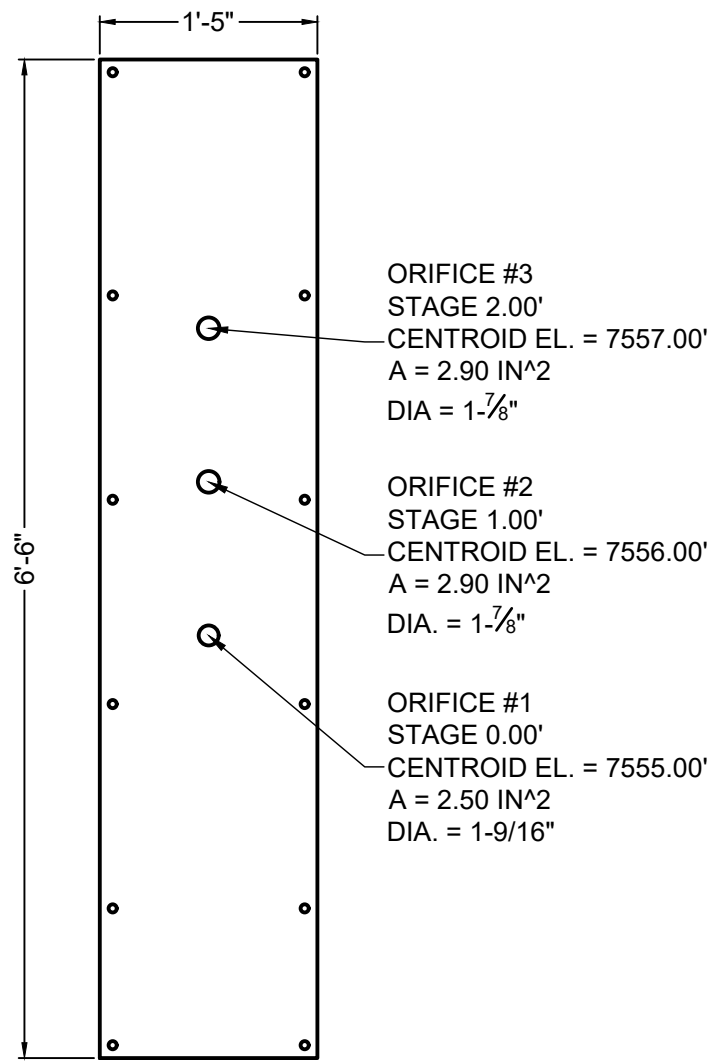
1. TRASH SCREEN SHALL BE CONSTRUCTED OF 1" THICK 19-W-4 GRATING WITH 1"x1/4" BANDING BARS ON EACH SIDE AND GALVANIZED OR APPROVED EQUIVALENT AND SHALL BE ATTACHED BY INTERMITTENT WELDS.
2. TRASH SCREEN OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
3. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR TRASH SCREEN FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

ORIFICE PLATE NOTES:

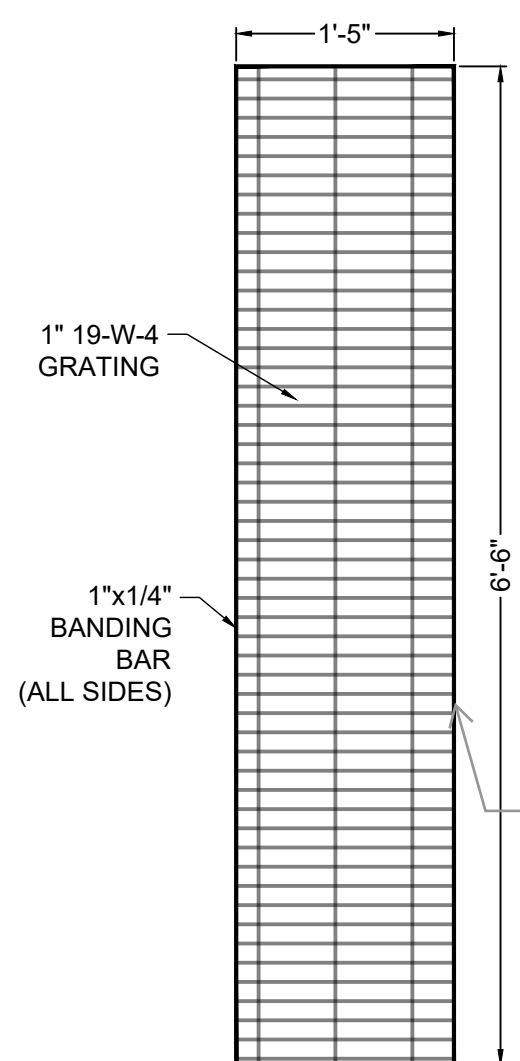
1. PLATE TO BE 3/8" THICK GALVANIZED STEEL.
2. BOLT PLATE TO CONCRETE 16" O.C. MAX.
3. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ORIFICE PLATE FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.
5. PROVIDE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE. GASKET SHALL BE MADE OF 1/4-INCH THICK, 60 DUROMETER EPDM RUBBER IN A CONTINUOUS SHEET THE SIZE OF THE ORIFICE PLATE. THE SHEET SHALL BE PLACED BETWEEN THE ORIFICE PLATE AND CONCRETE WALL, WITH THE WIDTH OF THE OVERLAP BETWEEN THE PLATE AND THE CONCRETE. OPENINGS SHALL BE CUT INTO THE SHEET CORRESPONDING TO THE PLATE BOLT HOLES AND THE CONCRETE WALL OPENING. CUTS MADE EITHER BY THE CONTRACTOR IN THE FIELD OR BY THE MANUFACTURER. (OR EQUIVALENT GASKET APPROVED BY EPC).



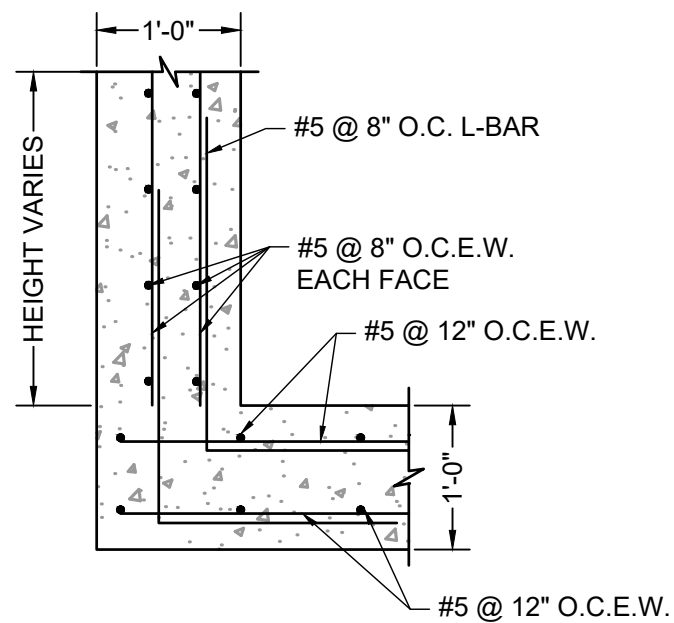
SECTION V
POND
SCALE: 1"



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



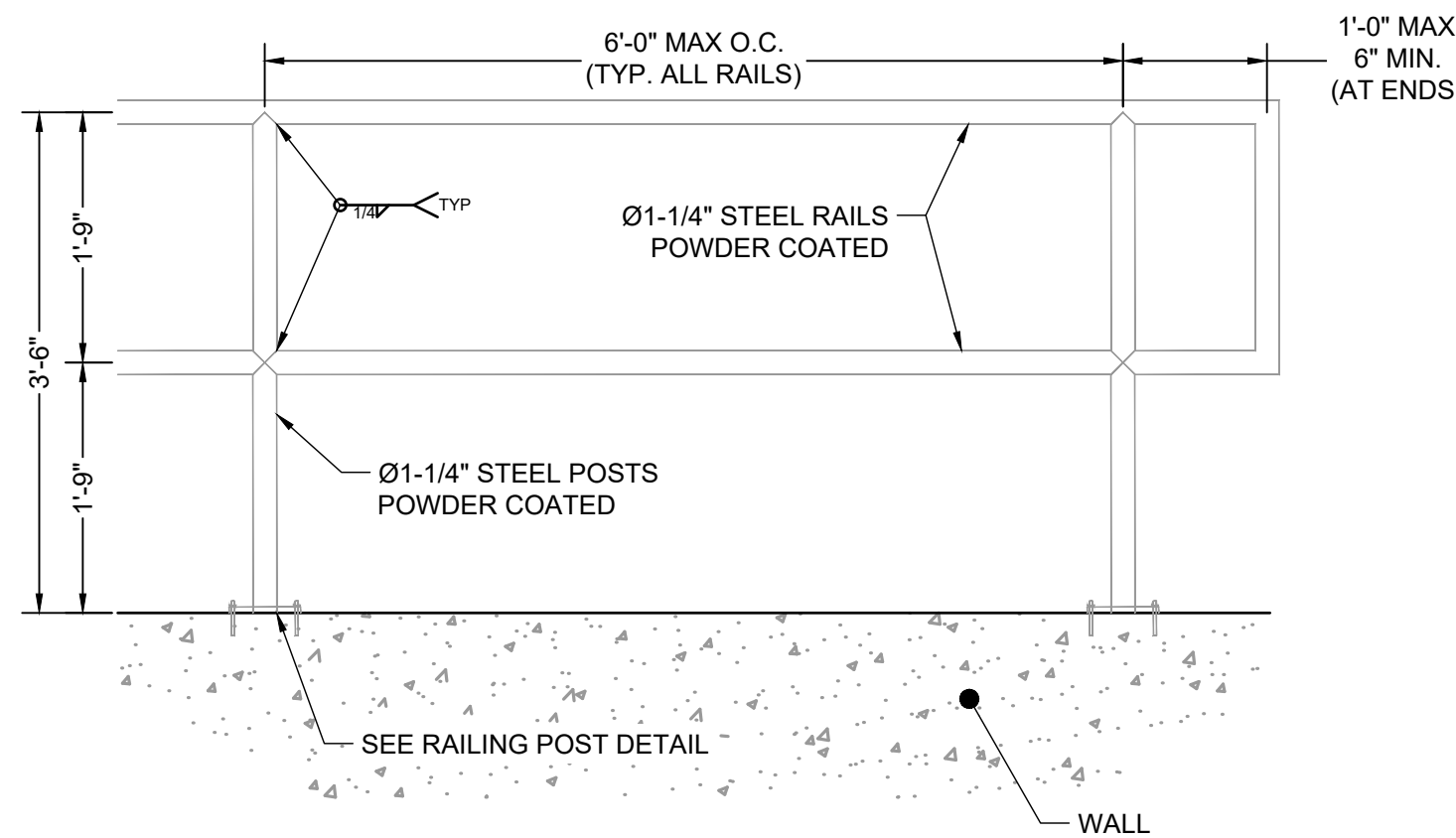
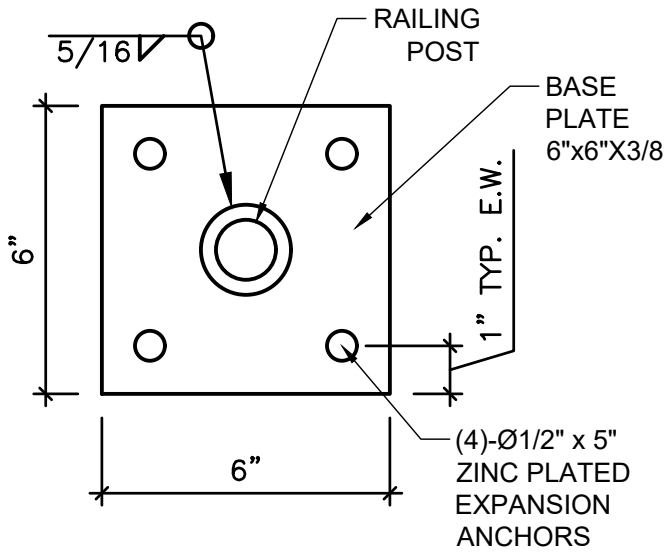
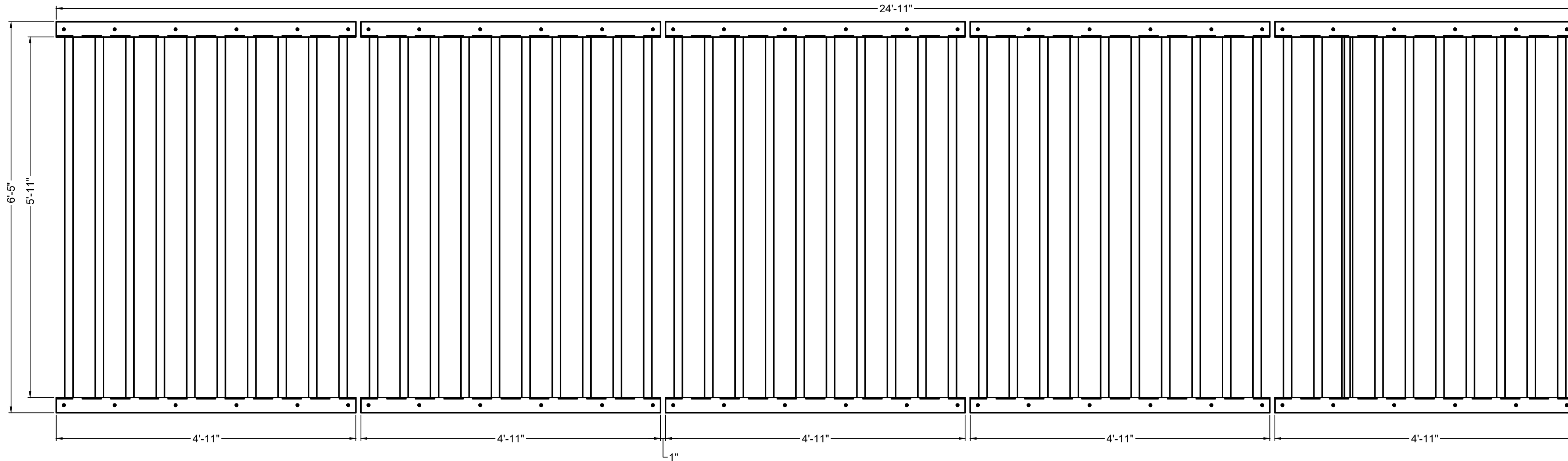
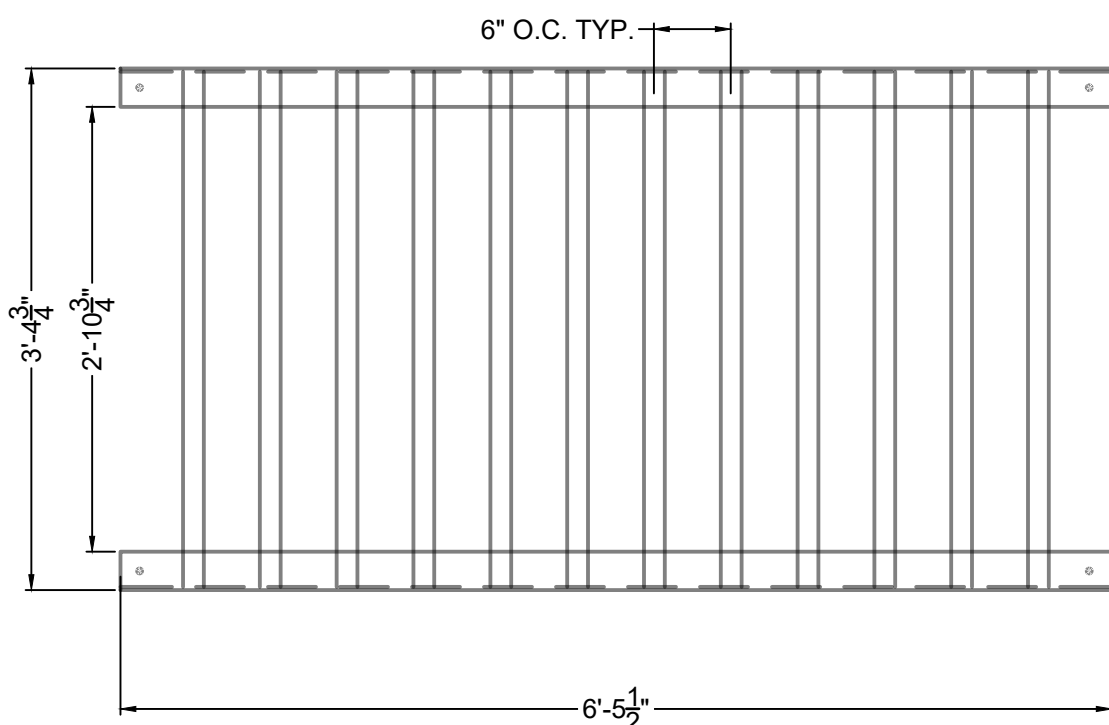
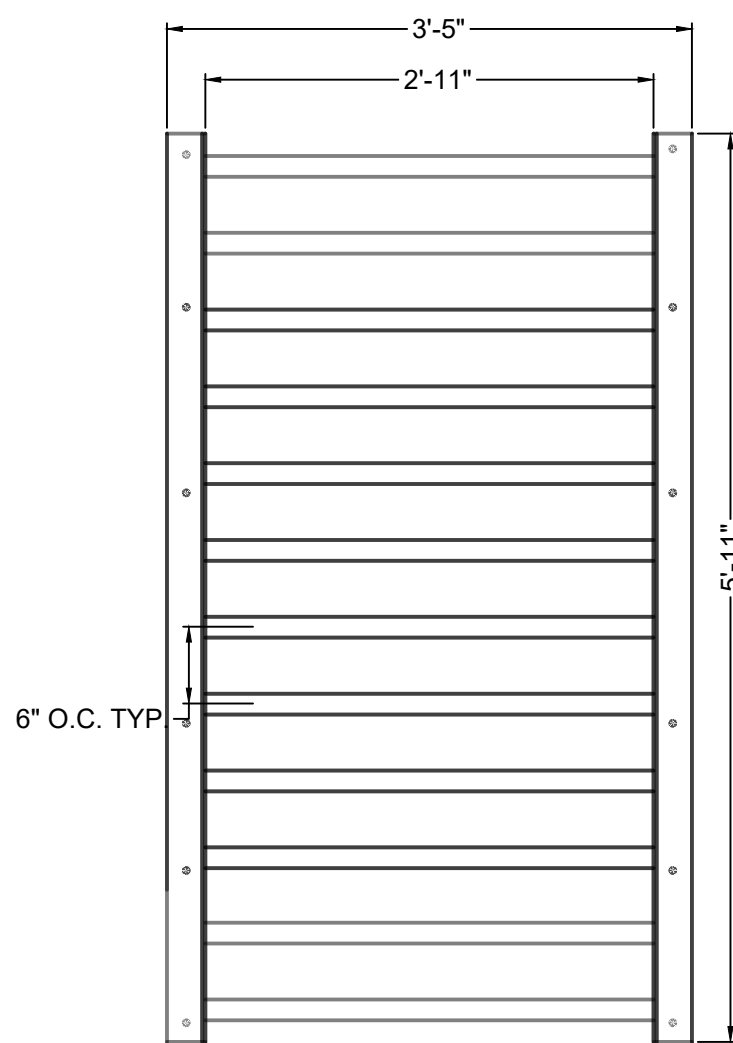
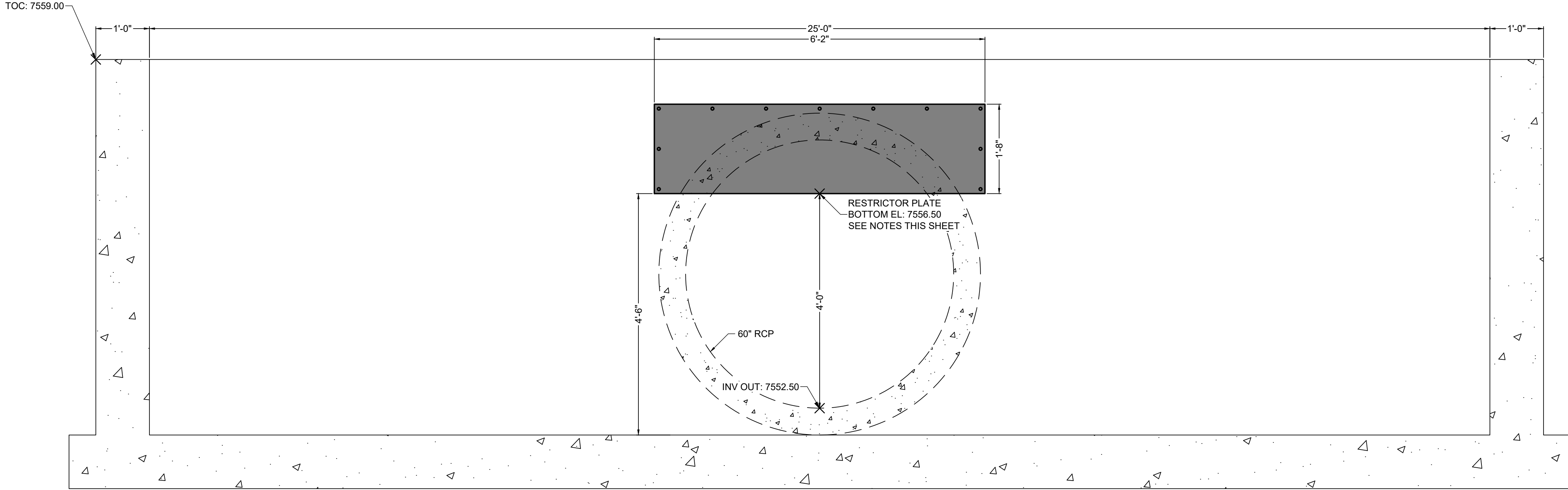
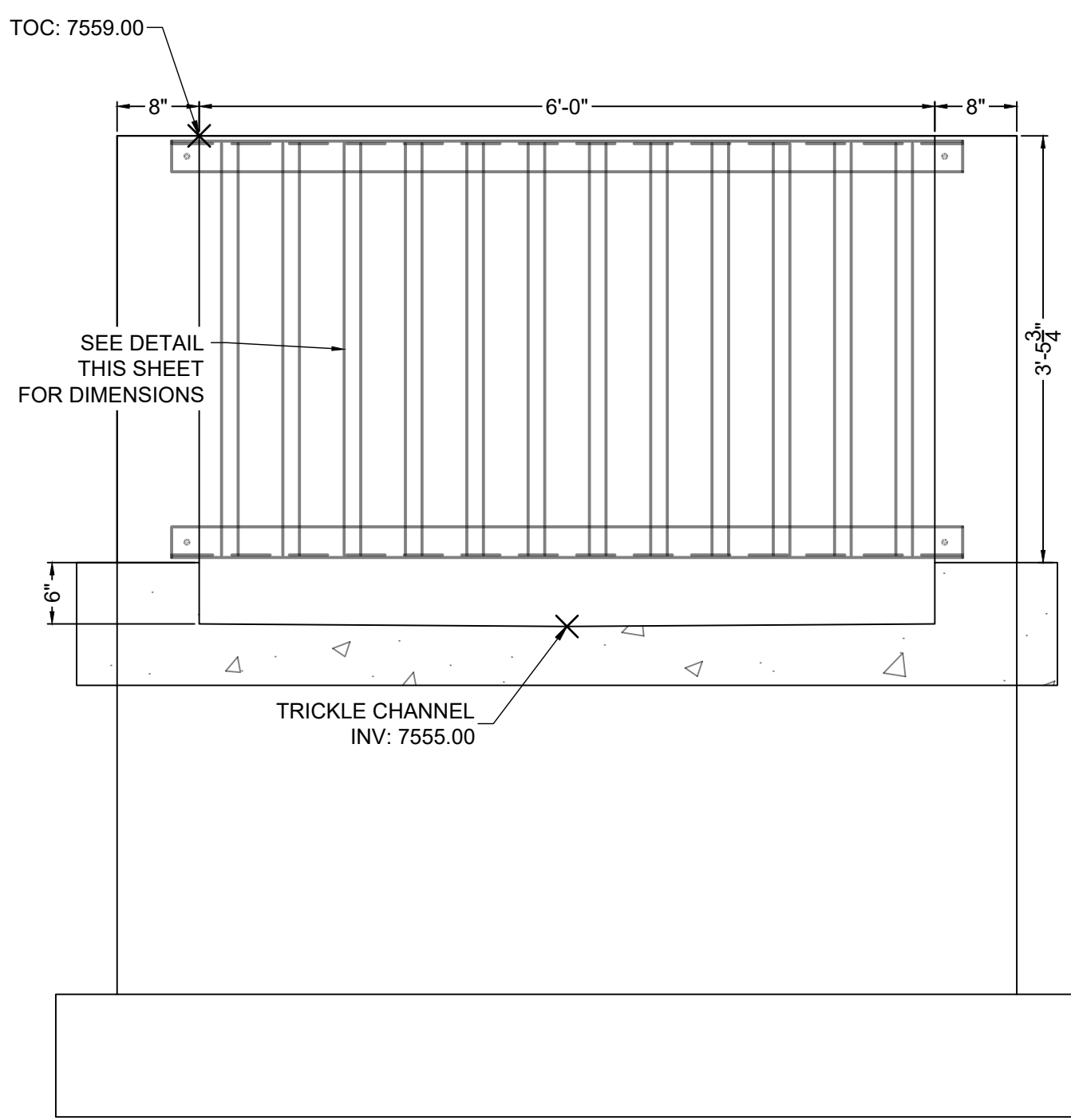
ELEVATION VIEW
TRASH SCREEN DETAIL
SCALE: 1" = 1-1/4'



ELEVATION VIEW
OUTLET STRUCTURE REINFORCING DETAIL
SCALE: NTS

HRG Response:
Banding bar on all sides
is intended to do this.

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



SAFETY GRATES/TRASH RACK NOTES:

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

RESTRICTOR PLATE NOTES:

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

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

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

Minimum Sign Area: 3 sqft

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