

LEGAL DESCRIPTION:

TWO (2) PARCELS OF LAND BEING A PORTION OF NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST, A PORTION OF SOUTH HALF OF SECTION 30, AND A PORTION OF NORTH HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND THE EAST END BY A 2" ALUMINUM CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E A DISTANCE OF 1,332.09 FEET.

PARCEL 1:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°06'20"E ON THE NORTH OF LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 1,474.13 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTION 31; THENCE N00°08'38"E ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, A DISTANCE OF 1325.48 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 30; THENCE N89°03'20"E ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 920.27 FEET; THENCE N00°08'15"E A DISTANCE OF 128.29 FEET; THENCE S55°57'42"E A DISTANCE OF 423.40 FEET; THENCE S13°57'08"E A DISTANCE OF 628.43 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD STAGECOACH ROAD AS PLATTED IN FLYING HORSE NORTH FILING NO.1, RECORDED UNDER RECEPTION NUMBER 218714238; THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

- S52°41'25"W A DISTANCE OF 1,517.83 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 52°50'29", A RADIUS OF 760.00 FEET A DISTANCE OF 700.92 FEET TO A POINT OF TANGENT;
- N74°28'06"W A DISTANCE OF 169.05 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 32°53'45", A RADIUS OF 1,640.00 FEET, A DISTANCE OF 941.59 FEET TO A POINT OF TANGENT;
- S72°38'09"W A DISTANCE OF 400.46 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 00°45'53", A RADIUS OF 3,460.00 FEET A DISTANCE OF 46.18 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 28 OF SAID FLYING HORSE NORTH FILING NO. 1;

THENCE N00°13'46"W ON THE EAST LINE OF SAID LOT 28, A DISTANCE OF 497.29 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE N89°03'58"E ON SAID NORTH LINE A DISTANCE OF 491.20 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,475,776 SQUARE FEET OR 56.836 ACRES, MORE OR LESS.

PARCEL 2:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 80, FLYING HORSE NORTH FILING NO.1, RECORDED UNDER RECEPTION NUMBER 218714238, SAID POINT BEING ON THE WESTERLY LINE OF LOT 79, FLYING HORSE NORTH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE S00°00'00"E ON THE WEST LINE OF SAID LOT 79, A DISTANCE OF 477.97 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

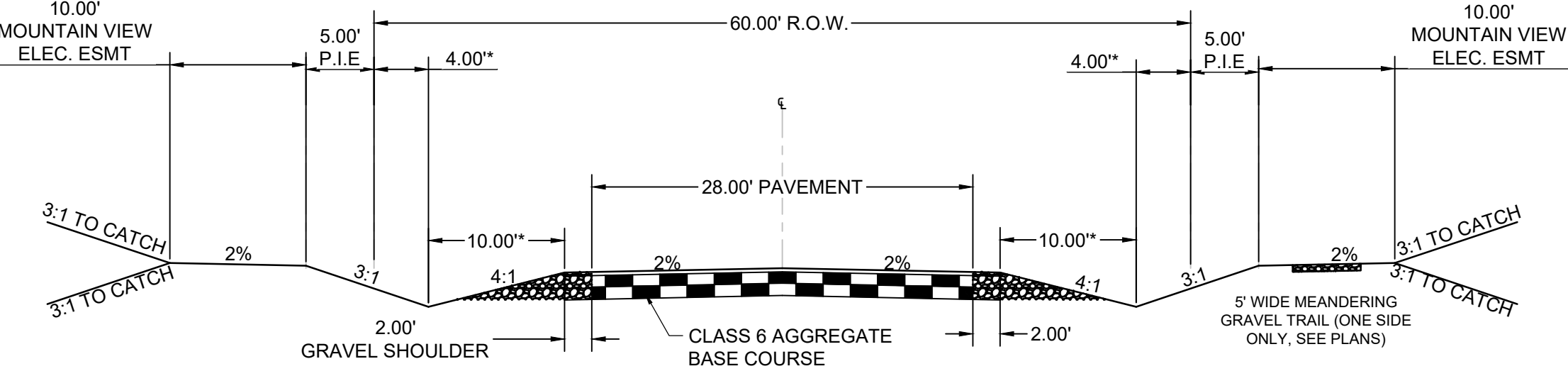
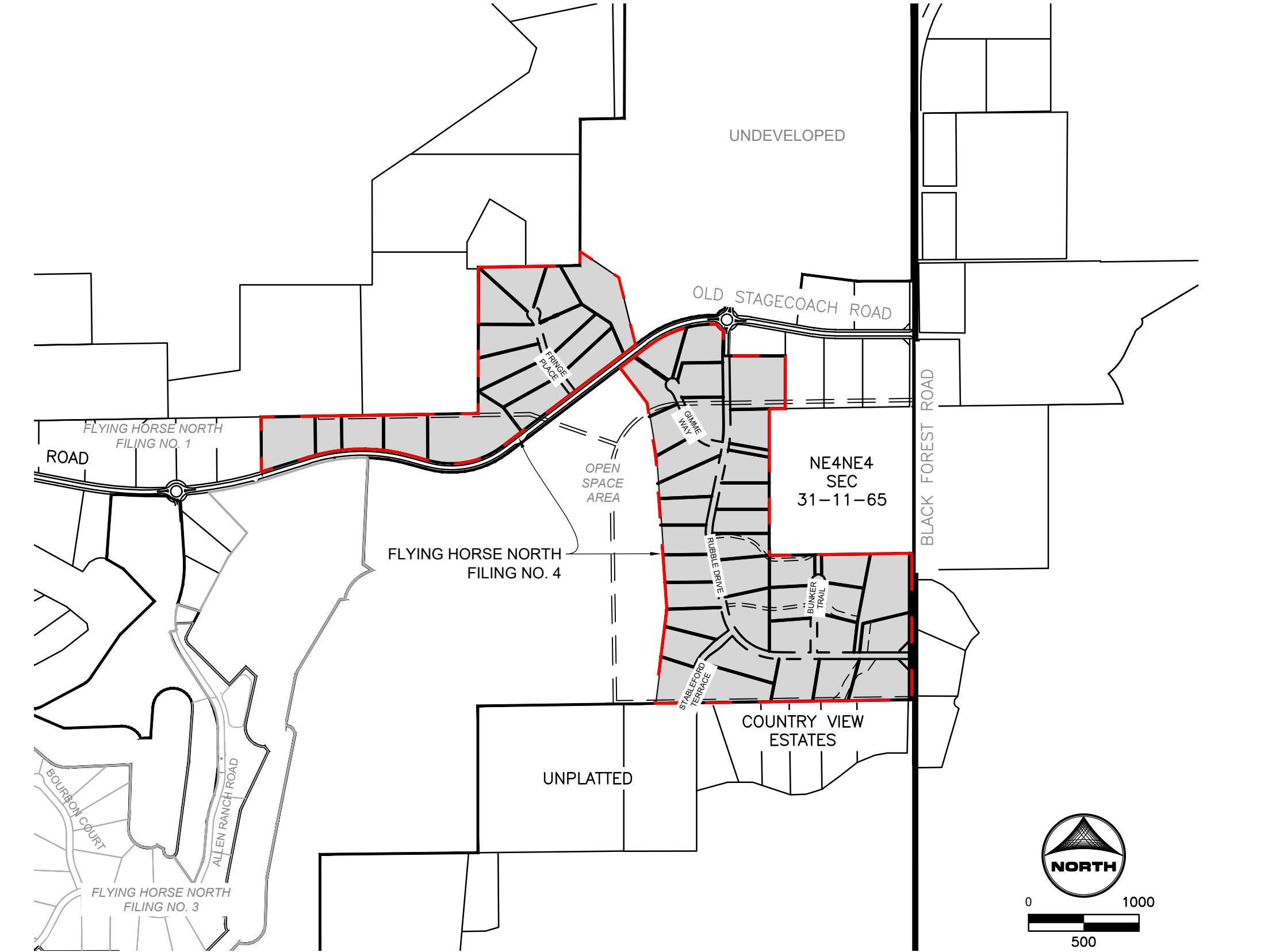
THENCE S89°04'37"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 144.30 FEET TO THE EAST SIXTEENTH CORNER OF SECTION 31; THENCE S00°00'11"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,328.67 FEET TO THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 31; THENCE N89°08'21"E, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,289.57 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BLACK FOREST ROAD, SAID POINT BEING 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S00°00'54"W, ON THE WESTERLY RIGHT OF WAY LINE OF SAID BLACK FOREST ROAD BEING ALSO 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,328.09 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S89°11'15"W, ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 2,327.40 FEET; THENCE N07°08'46"E A DISTANCE OF 860.74 FEET; THENCE N04°05'31"W A DISTANCE OF 1,388.17 FEET; THENCE N08°22'22"W A DISTANCE OF 488.58 FEET; THENCE N37°18'35"W A DISTANCE OF 402.75 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD STAGECOACH ROAD AS PLATTED IN FLYING HORSE NORTH FILING NO.1, RECORDED UNDER RECEPTION NUMBER 218714238; THENCE ON THE BOUNDARY OF SAID FLYING HORSE NORTH FILING NO.1 THE FOLLOWING EIGHT (8) COURSES:

- N52°41'25"E A DISTANCE OF 330.02 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 38°46'50", A RADIUS OF 960.00 FEET A DISTANCE OF 649.77 FEET TO A POINT OF TANGENT;
- S88°31'45"E A DISTANCE OF 8.27 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N67°53'33"E, HAVING A DELTA OF 48°57'51", A RADIUS OF 100.00 FEET A DISTANCE OF 85.46 FEET TO A POINT ON CURVE;
- S01°28'15"W A DISTANCE OF 152.16 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 00°53'47", A RADIUS OF 5,030.00 FEET A DISTANCE OF 78.69 FEET TO A POINT ON CURVE;
- S89°25'32"E A DISTANCE OF 60.00 FEET;
- N89°59'56"E A DISTANCE OF 505.80 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5,181,149 SQUARE FEET OR 119.943 ACRES, MORE OR LESS.

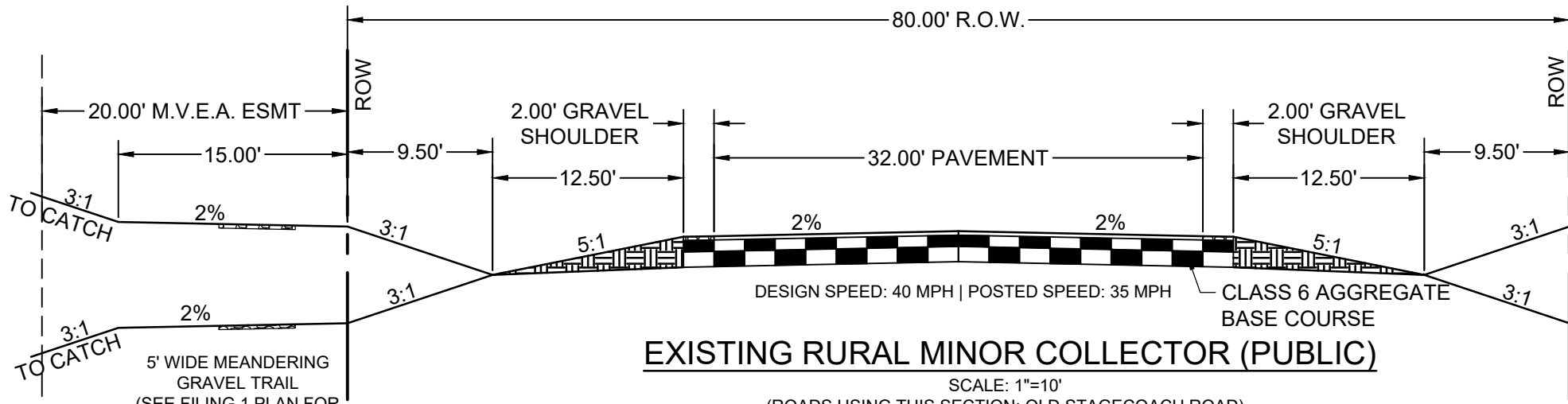
PARCEL 1 AND PARCEL 2 CONTAIN A TOTAL CALCULATED AREA OF 7,656,925 SQUARE FEET OR 175.779 ACRES.

FLYING HORSE NORTH FILING NO. 4
CONSTRUCTION DOCUMENTS
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



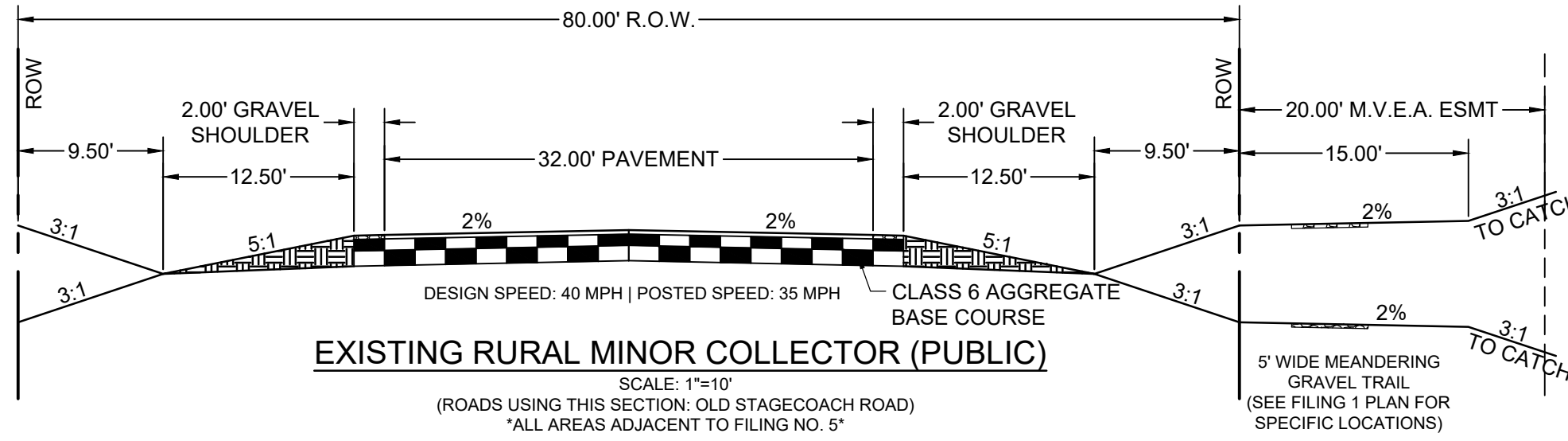
TYPICAL RURAL LOCAL CROSS SECTION

DESIGN SPEED: 30 MPH | POSTED SPEED: 30 MPH
SCALE: 1"=10'
(ROADS USING THIS SECTION: ROUGH TRAIL & SANDBAGGER DRIVE)
*DIMENSIONS MAY VARY FOR EXPANDED DITCH SECTIONS AS CALLED OUT OUT ON PLANS



EXISTING RURAL MINOR COLLECTOR (PUBLIC)

SCALE: 1"=10'
(ROADS USING THIS SECTION: OLD STAGECOACH ROAD)
ALL AREAS ADJACENT TO FILING NO. 5



EXISTING RURAL MINOR COLLECTOR (PUBLIC)

SCALE: 1"=10'
(ROADS USING THIS SECTION: OLD STAGECOACH ROAD)
ALL AREAS ADJACENT TO FILING NO. 5

AS-BUILT VERSION 1.0, DATED 7/22/2026
PE: RICHARD LYON
CO PE NO. 53921

SHEET 1: NO REVISIONS.

PROJECT CONTACTS:

OWNER/DEVELOPER
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ATTN: DREW BALSICK
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APPLICANT
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GEOTECHNICAL ENGINEER
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EMAIL: JGOODE@ENTECH-ENGINEERING.COM

TRAFFIC ENGINEER
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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: JTTESSIN@EJSURVEYING.COM

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

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

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

SHEET INDEX

- COVER
- LEGEND
- OVERALL SITE PLAN
- RUBBLE DRIVE
- GIMME WAY
- STABLEFORD TERRACE
- BUNKER TRAIL
- FRINGE PLACE
- ROADWAY INTERSECTION DETAILS
- BLACK FOREST ROAD & OLD STAGECOACH ROAD
- SIGNAGE AND STRIPING
- STORM CULVERTS
- POND OUTLET PIPES
- POND DETAILS
- POND A GRADING PLAN
- POND A FOREBAY
- POND A OUTLET STRUCTURE
- POND A OUTLET STRUCTURE DETAILS
- POND B GRADING PLAN
- POND B FOREBAY
- POND B OUTLET STRUCTURE
- POND B OUTLET STRUCTURE DETAILS
- POND C GRADING PLAN
- POND C FOREBAY
- POND C OUTLET STRUCTURE
- POND C OUTLET STRUCTURE DETAILS
- STORM DETAILS
- SWALE GRADING

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 EGM 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.

Gilbert LaForce, P.E.
2/20/2025
DATE

JOSHUA PALMER P.E.
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
01/02/2025
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.
01/02/2025
DATE

DRAWN BY: CMD
JOB DATE: 11/26/2024
APPROVED: RDL
JOB NUMBER: 211030.240
CAD DATE: 12/10/2024
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_4\CoverSheet

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OFFICIAL DRAWINGS.
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ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

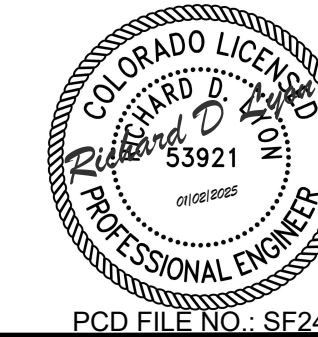


HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
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PHONE: 719.300.4140
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FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

COVER & LEGEND
COVER

SHEET
CV
1



PCD FILE NO.: SF2422

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). THE CONTRACTOR SHALL KEEP RECORDS OF ALL UTILITIES, INCLUDING THE DEVELOPER'S RECORD OF EXISTING CONSTRUCTION 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 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
3. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO EROSION, STORM DRAINAGE AND EROSION CONTROL, SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
4. 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 REQUESTED BY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
6. 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 COMMITTEE (ESQCP), REGIONAL BUILDING DEPARTMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND STATE OF CALIFORNIA DUST PERMITS.
7. 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.
8. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY EPC.
9. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER EPC STANDARD. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
10. CONTRACTOR SHALL MAINTAIN TRAFFIC FLOW AT ALL TIMES AT THE SITE AT ALL INTERSECTION ACCESS POINTS.
11. SIGN 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.
12. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA. (IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.)
13. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
14. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN ANY WRITTEN PERMISSION AND EASEMENTS, WHEN 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 EGM 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 GRAIN CONSTRUCTION. NO DISTURBANCE FOR EARTHWORK OR GRADING SHALL TAKE PLACE WITHIN THE IDENTIFIED DRAINAGE EASEMENTS AND ANY SITE AND FUTURE LOT DISTURBANCE THAT ALTERS THE EXISTING TOPOGRAPHY SHALL DRAIN TO THE DRAINAGE EASEMENTS ON SITE.

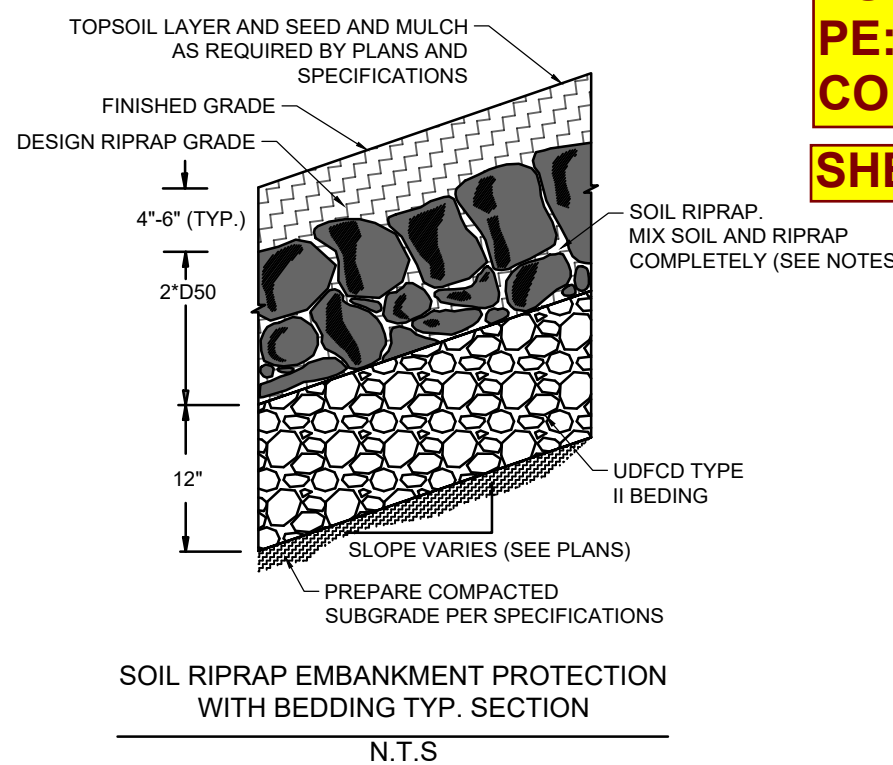
Channel Lining Determination					
Calculated Values			P300 Max Values		
Section	Shear Stress	Velocity	Shear Stress	Velocity	Lining Required
A-A	1.51	5.79	3	9	P300
B-B	0.83	3.92	3	9	NONE
C-C	1.12	3.33	3	9	NONE
D-D	0.95	3.91	3	9	NONE
E-E	2.25	4.44	3	9	NONE
F-F	3.71	7.56	3	9	TMAX
G-G	4.61	6.86	3	9	TMAX
H-H	3.75	7.75	3	9	TMAX
I-I	6.09	8.90	3	9	TMAX
SECTION A1	3.06	6.10	3	9	TMAX
SECTION A2	2.27	5.23	3	9	P300
SECTION B	2.19	5.24	3	9	P300
SECTION C	1.42	4.14	3	9	P300
SECTION D	2.32	5.25	3	9	P300
SECTION E	2.71	5.78	3	9	P300

CHANNEL LININGS BY ROADWAY/STATION			
ROADWAY SWALES	START STATION	END STATION	LINING
RUBBLE DRIVE	12+89.60	47+00.00	P300
RUBBLE DRIVE	47+00.00	END OF SWALE	TMAX
GIMMIE WAY	FULL ROAD	FULL ROAD	P300
STABLEFORD TERRACE	FULL ROAD	FULL ROAD	P300
BUNKER TRAIL	FULL ROAD	FULL ROAD	P300
FRINGE PLACE	FULL ROAD	FULL ROAD	P300

- NOTES:
- THE TABLES ABOVE SHOW A SUMMARY OF THE CHANNEL LINING REQUIREMENTS WITHIN NATURAL TERTIARY CHANNELS AND ROADSIDE SWALES BASED ON COMPUTATIONS OF SHEAR STRESS AND VELOCITY FOR THE MAJOR STORM EVENTS (100-YEAR) AT THE RESPECTIVE SECTIONS PER THE FINAL DRAINAGE REPORT.
 - SEE THE FINAL GEC PLANS FOR CHANNEL LOCATION CALLOUTS.

ABBREVIATIONS

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



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 L RIPRAP D50=18"
D50=MEAN PARTICLE SIZE
(INTERMEDIATE DIMENSION) BY WEIGHT

S-BUILT VERSION 1.0, DATED 7/22/2026
E: RICHARD LYON
PO PE NO. 53921

3. PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKING GRADE. COMPACT AND LEVEL TO MATCH EXISTING GRADE.
SHEET 2: NO REVISIONS. (REPLACE ABOVE DESIGN RIPS WITH EXISTING GRADE)

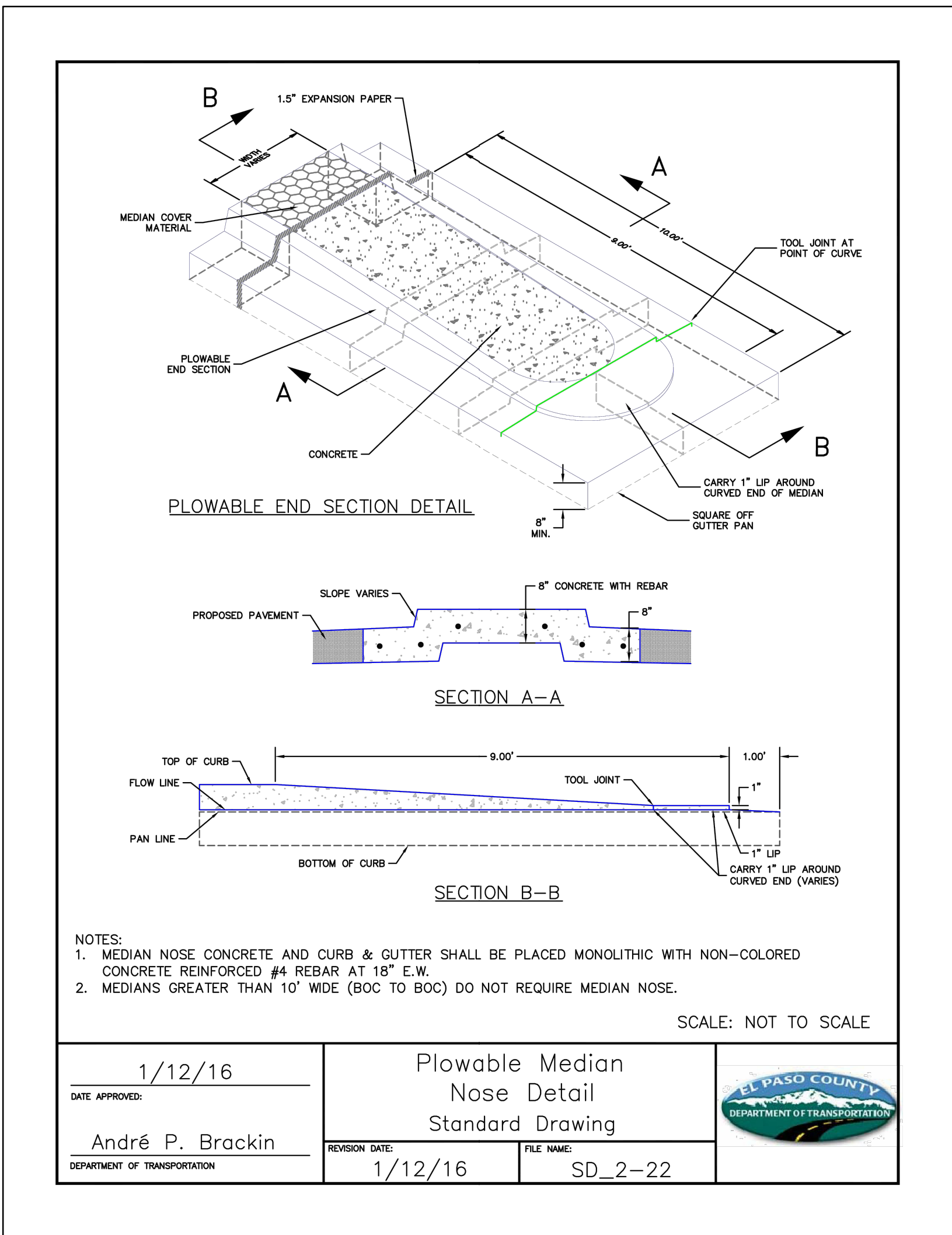
- ITEM 2: NO REVISIONS.**
1. PLACE STONE-SOIL MIX TO RESULT IN SECURELY INTERLOCKED ROCK AT GRADE. COMPACT AND LEVEL TO ELIMINATE DEFECTS ABOVE DESIGN RIPRAP TOP GRADE.
2. CRIMP OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED FOR IN THE PLANS AND SPECIFICATIONS.
3. ROCK SHALL BE HARD, DURABLE, ANGULAR IN SHAPE, AND FREE FROM CRACKS, OVERBURDEN, SHALE, AND ORGANIC MATTER.
4. NEITHER BREADTH NOR THICKNESS OF A SINGLE STONE SHOULD BE LESS THAN ONE-THIRD ITS LENGTH, AND ROUNDED STONE SHOULD BE AVOIDED.
5. THE ROCK SHOULD SUSTAIN A LOSS OF NOT MORE THAN 40% AFTER 500 REVOLUTIONS IN AN ABRASION TEST (LOS ANGELES MACHINE/ASTM C-135-69) 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).
6. 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 L 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 L RIPRAP D50=12"
D50=MEAN PARTICLE SIZE
(INTERMEDIATE DIMENSION) BY WEIGHT



LEGEND

	EXISTING	PROPOSED
MATCH LINE		
FLING LINE		
SECTION LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
CHAIN LINK FENCE		
WOODEN FENCE		
ROD IRON FENCE		
GUARDRAIL		
CABLE TV		
U.G. ELECTRIC		
OVERHEAD ELECTRIC		
FIBER OPTIC		
GAS MAIN		
SANITARY SEWER		
STORM DRAIN		
TELEPHONE		
WATER MAIN		
SWALE		
TRAIL		
CURB & GUTTER		
DRAINAGE BASIN		
INDEX CONTOUR		
INTER. CONTOUR		
100-YR FLOODPLAIN		
FLOODWAY		

STORM SEWER

	EXISTING	PROPOSED
MANHOLE		
STORM INLET		
FLARED END SECTION		
RIPRAP		

SANITARY SEWER

CLEAN OUT		
MANHOLE		
PLUG		

WATER

FIRE HYDRANT		
FIRE DEPT. CONNECTION		
GATE VALVE		
MANHOLE		
METER		
TEE		
REDUCER		

DRY UTILITIES

ELECTRIC METER		SIGN
ELECTRIC PEDESTAL		BOLLARD
ELECTRIC CABINET		ACCESSIBLE PARKING
ELECTRIC VAULT		
FIBER OPTIC PULL BOX		
FIBER OPTIC MANHOLE		
FIBER OPTIC PEDESTAL		
FIBER OPTIC SIGN		
FIBER OPTIC VAULT		
GAS METER		
GAS SIGN		
GAS VAULT		
TELEPHONE CABINET		
TELEPHONE MANHOLE		
TELEPHONE SIGNAL/MAST		
TELEPHONE SIGN		
TELEPHONE PEDESTAL		
TRANSFORMER		
LIGHT POLE		
FIBER OPTIC VAULT		

MISCELLANEOUS

SIGN
BOLLARD
ACCESSIBLE PARKING



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0 XXXXXXXXXX 1"
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CAD FILE: J:\2021\211030\CAD\DWG\C\Filing_No_4\CoverSheet ADJUST SCALE ACCORDINGLY.

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

FLYING HORSE NORTH FILING 4
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EL PASO COUNTY, CO

COVER & LEGEND

LEGEND

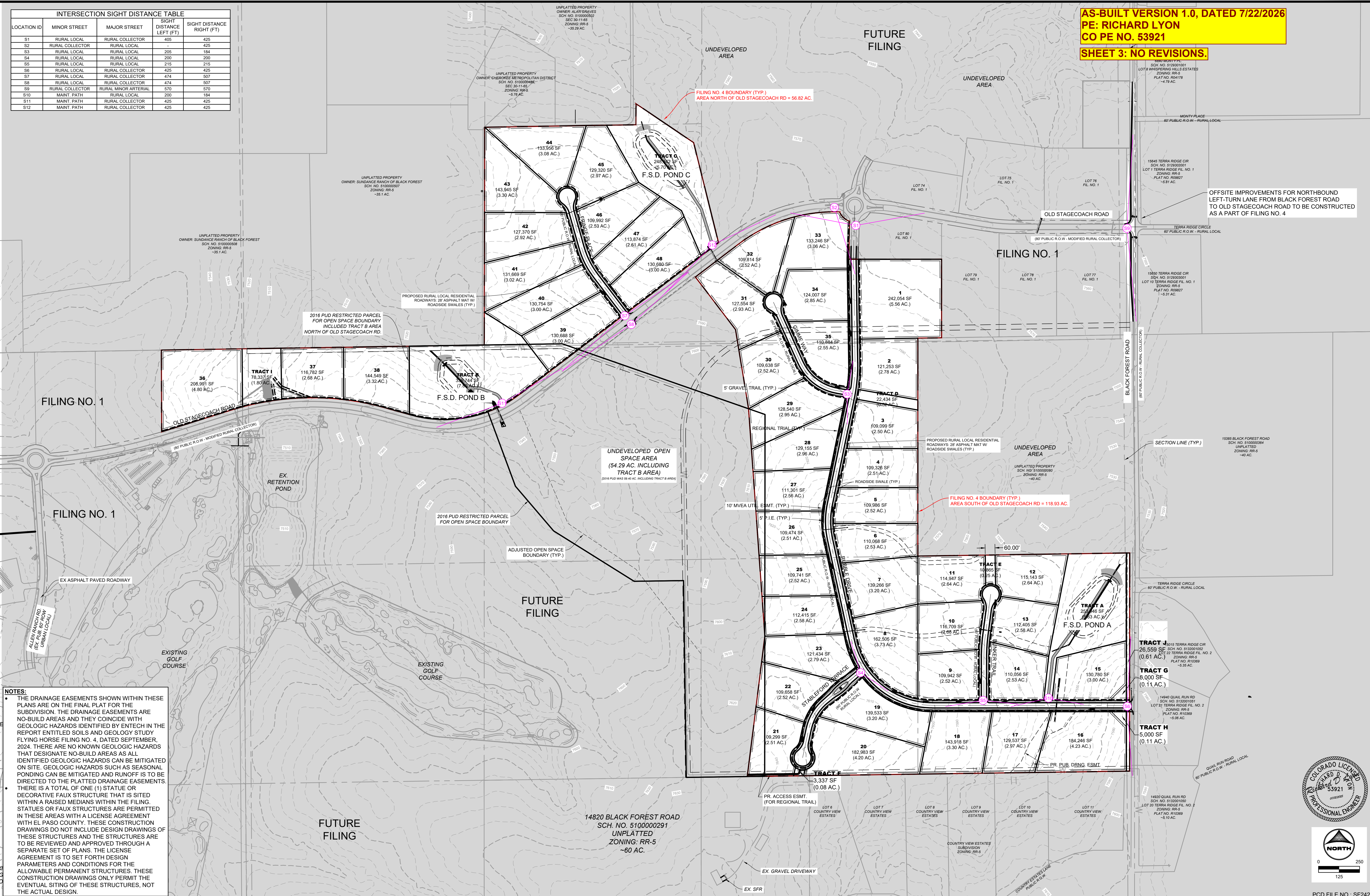
SHEET
LG

2

INTERSECTION SIGHT DISTANCE TABLE				
LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE LEFT (FT)	SIGHT DISTANCE RIGHT (FT)
S1	RURAL LOCAL	RURAL COLLECTOR	405	425
S2	RURAL COLLECTOR	RURAL LOCAL	-	425
S3	RURAL LOCAL	RURAL LOCAL	205	184
S4	RURAL LOCAL	RURAL LOCAL	200	200
S5	RURAL LOCAL	RURAL LOCAL	215	215
S6	RURAL LOCAL	RURAL COLLECTOR	425	425
S7	RURAL LOCAL	RURAL COLLECTOR	474	507
S8	RURAL LOCAL	RURAL COLLECTOR	474	507
S9	RURAL COLLECTOR	RURAL MINOR ARTERIAL	570	570
S10	MAINT. PATH	RURAL LOCAL	200	184
S11	MAINT. PATH	RURAL COLLECTOR	425	425
S12	MAINT. PATH	RURAL COLLECTOR	425	425

AS-BUILT VERSION 1.0, DATED 7/22/2026
PE: RICHARD LYON
CO PE NO. 53921
SHEET 3: NO REVISIONS.

OFFSITE IMPROVEMENTS FOR NORTHBOUND LEFT-TURN LANE FROM BLACK FOREST ROAD TO OLD STAGECOACH ROAD TO BE CONSTRUCTED AS A PART OF FILING NO. 4



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. 4, DATED SEPTEMBER, 2024. 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 FLOODING CAN BE MITIGATED AND RUNOFF IS TO BE DIRECTED TO THE PLATTED DRAINAGE EASEMENTS.
- THERE IS A TOTAL OF ONE (1) STATUE OR DECORATIVE FAUX STRUCTURE THAT IS SITED WITHIN A RAISED MEDIANS WITHIN THE FILING. STATUES OR FAUX STRUCTURES ARE PERMITTED IN THESE AREAS WITH A LICENSE AGREEMENT WITH EL PASO COUNTY. THESE CONSTRUCTION DRAWINGS DO NOT INCLUDE DESIGN DRAWINGS OF THESE STRUCTURES AND THE STRUCTURES ARE TO BE REVIEWED AND APPROVED THROUGH A SEPARATE SET OF PLANS. THE LICENSE AGREEMENT IS TO SET FORTH DESIGN PARAMETERS AND CONDITIONS FOR THE ALLOWABLE PERMANENT STRUCTURES. THESE CONSTRUCTION DRAWINGS ONLY PERMIT THE EVENTUAL SITING OF THESE STRUCTURES, NOT THE ACTUAL DESIGN.

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APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 12/5/2024
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NO.	DATE	BY	REVISION DESCRIPTION

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FAX: 719.965.0044

FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

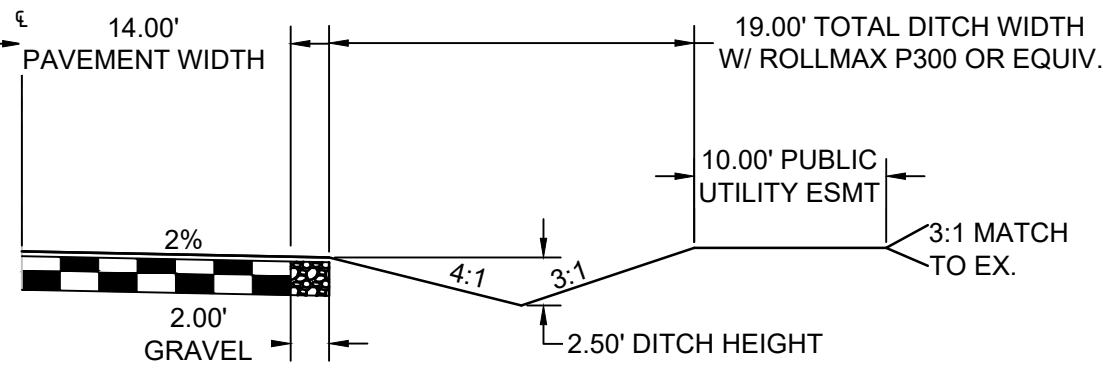
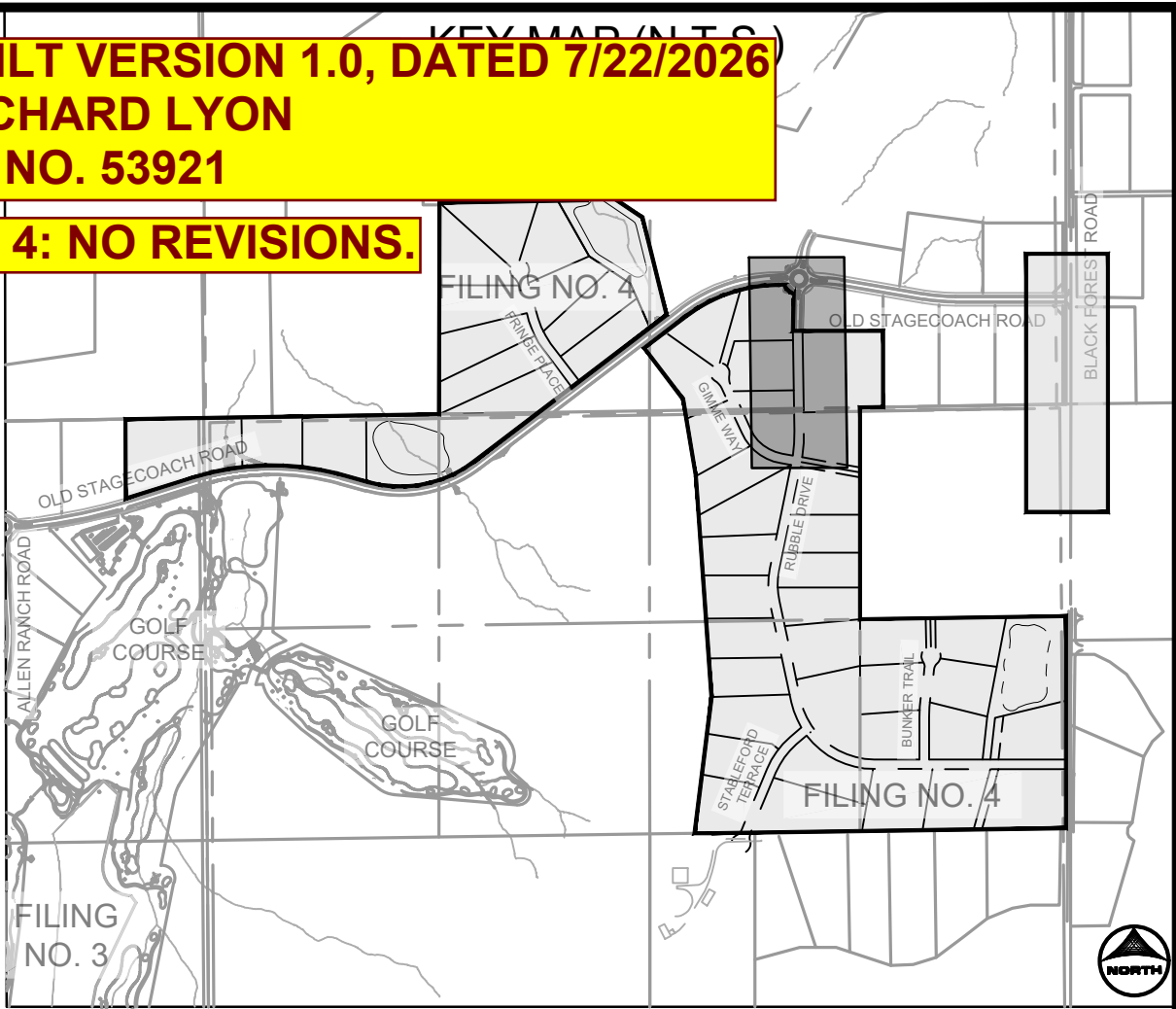
CONSTRUCTION DRAWINGS
OVERALL SITE PLAN

SHEET
SP
3



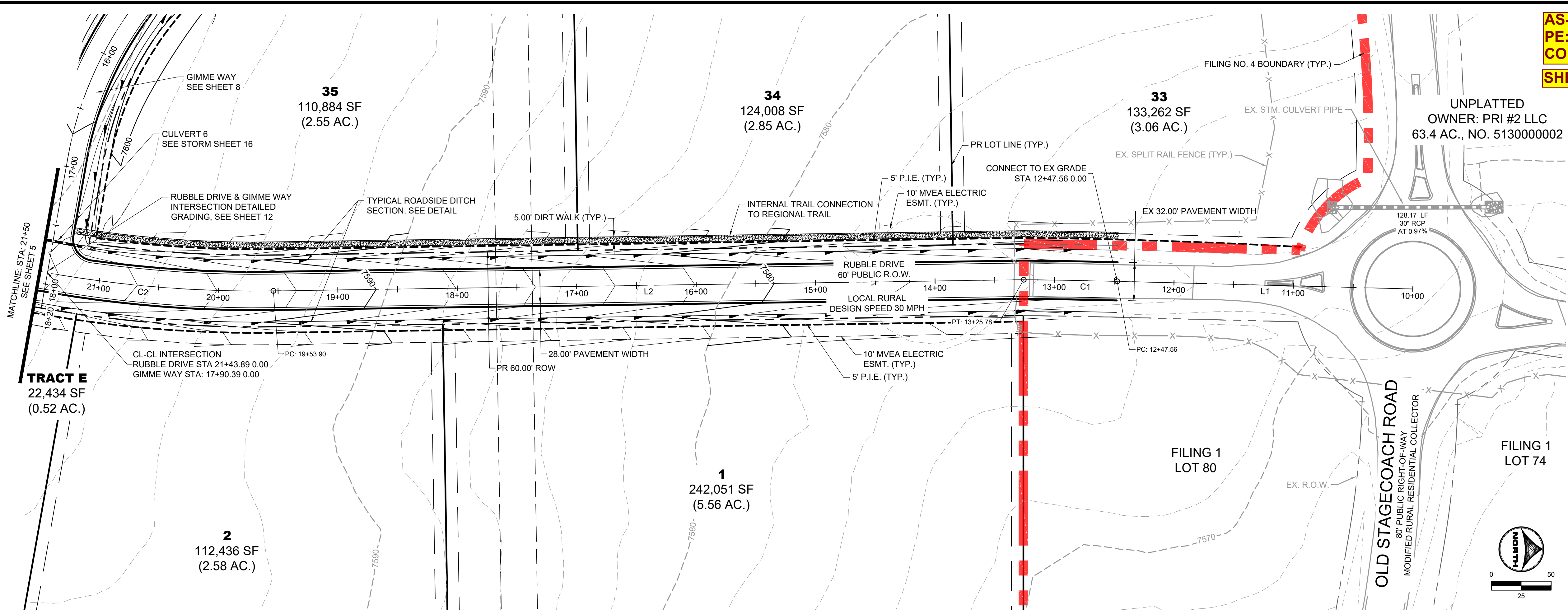
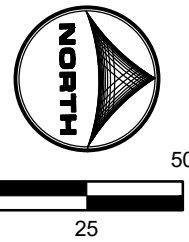
PCD FILE NO.: SF2422

AS-BUILT VERSION 1.0, DATED 7/22/2026
PE: RICHARD LYON
CO PE NO. 53921
SHEET 4: NO REVISIONS.



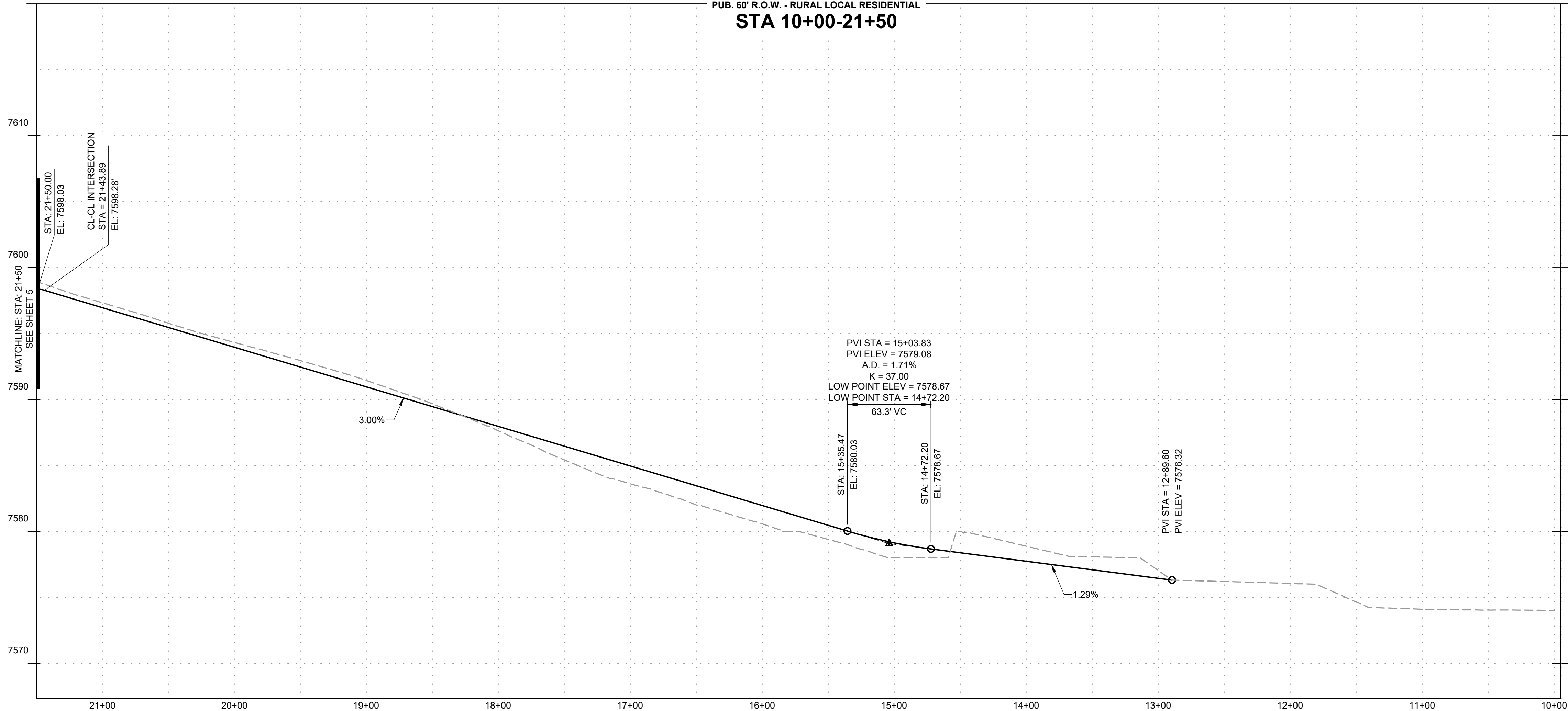
TYPICAL ROADSIDE DITCH SECTION

SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF RUBBLE DRIVE, GIMME WAY, STABLEFORD TERRACE, BUNKER TRAIL, & FRINGE PLACE)



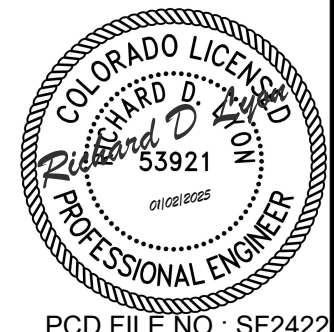
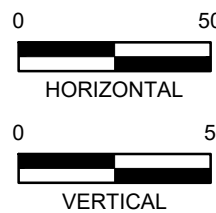
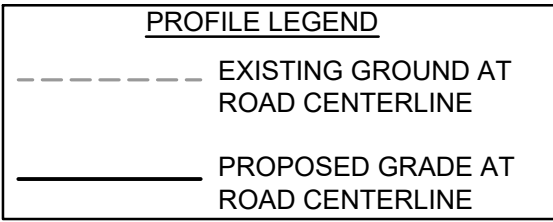
RUBBLE DRIVE

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



RUBBLE DRIVE

TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
L1		247.56'	S1° 28' 14.72"W	N:447894.06, E:226705.73	N:447646.59, E:226699.37
C1	5000.00'	78.22'	S1° 01' 21.23"W	N:447646.59, E:226699.37	N:447568.38, E:226697.98
L2		628.12'	S0° 51' 28.87"E	N:447568.38, E:226697.98	N:446940.33, E:226707.38
C2	1000.00'	217.67'	S5° 22' 39.75"W	N:446940.33, E:226707.38	N:446724.04, E:226687.02
L3		664.39'	S11° 36' 48.37"W	N:446724.04, E:226687.02	N:446073.25, E:226553.27
C3	500.00'	207.42'	S0° 16' 15.67"E	N:446073.25, E:226553.27	N:445867.31, E:226554.25
L4		634.05'	S12° 09' 19.70"E	N:445867.31, E:226554.25	N:445247.48, E:226687.76
C4	500.00'	186.79'	S22° 51' 28.49"E	N:445247.48, E:226687.76	N:445076.35, E:226759.90
C5	500.00'	492.40'	S61° 46' 21.57"E	N:445076.35, E:226759.90	N:444852.76, E:227176.42
L5		315.35'	S89° 59' 05.88"E	N:444852.76, E:227176.42	N:444852.68, E:227491.77
L6		910.59'	S89° 59' 05.88"E	N:444852.68, E:227491.77	N:444852.44, E:228402.36
L7		24.86'	S89° 59' 05.88"E	N:444852.44, E:228402.36	N:444852.43, E:228427.22



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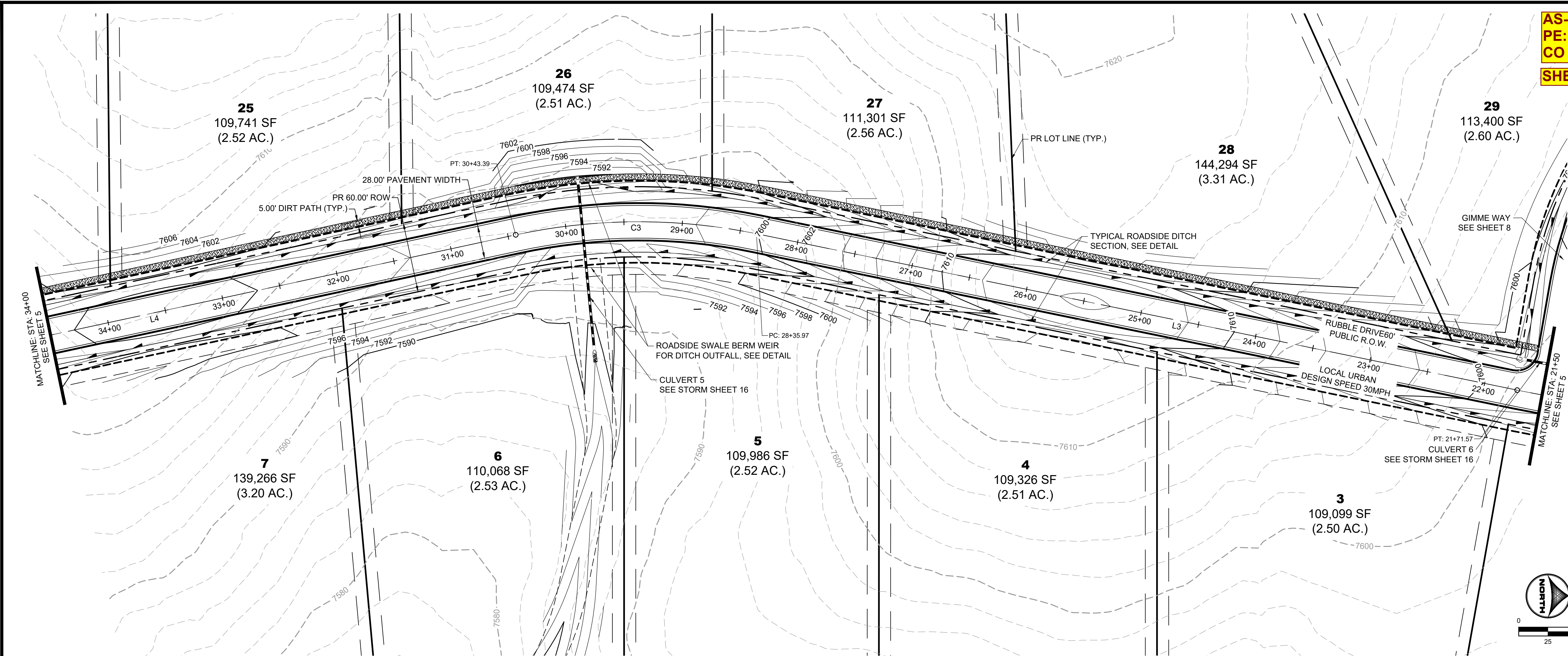
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
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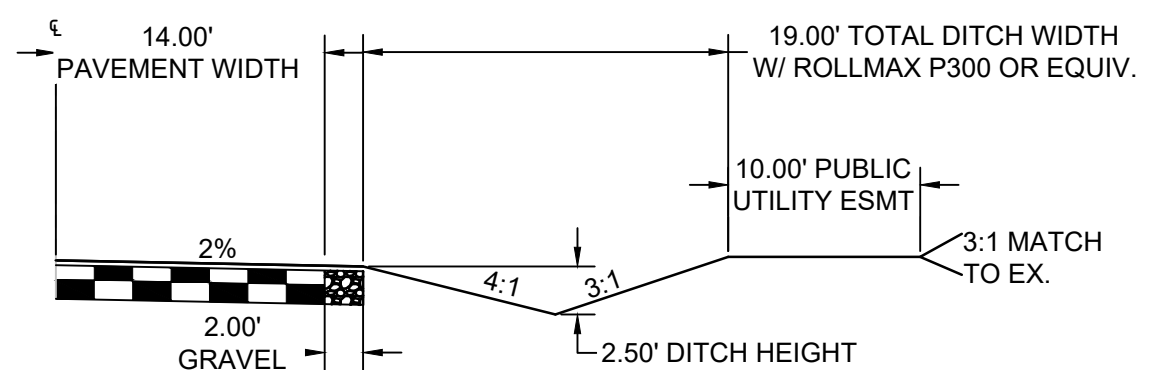
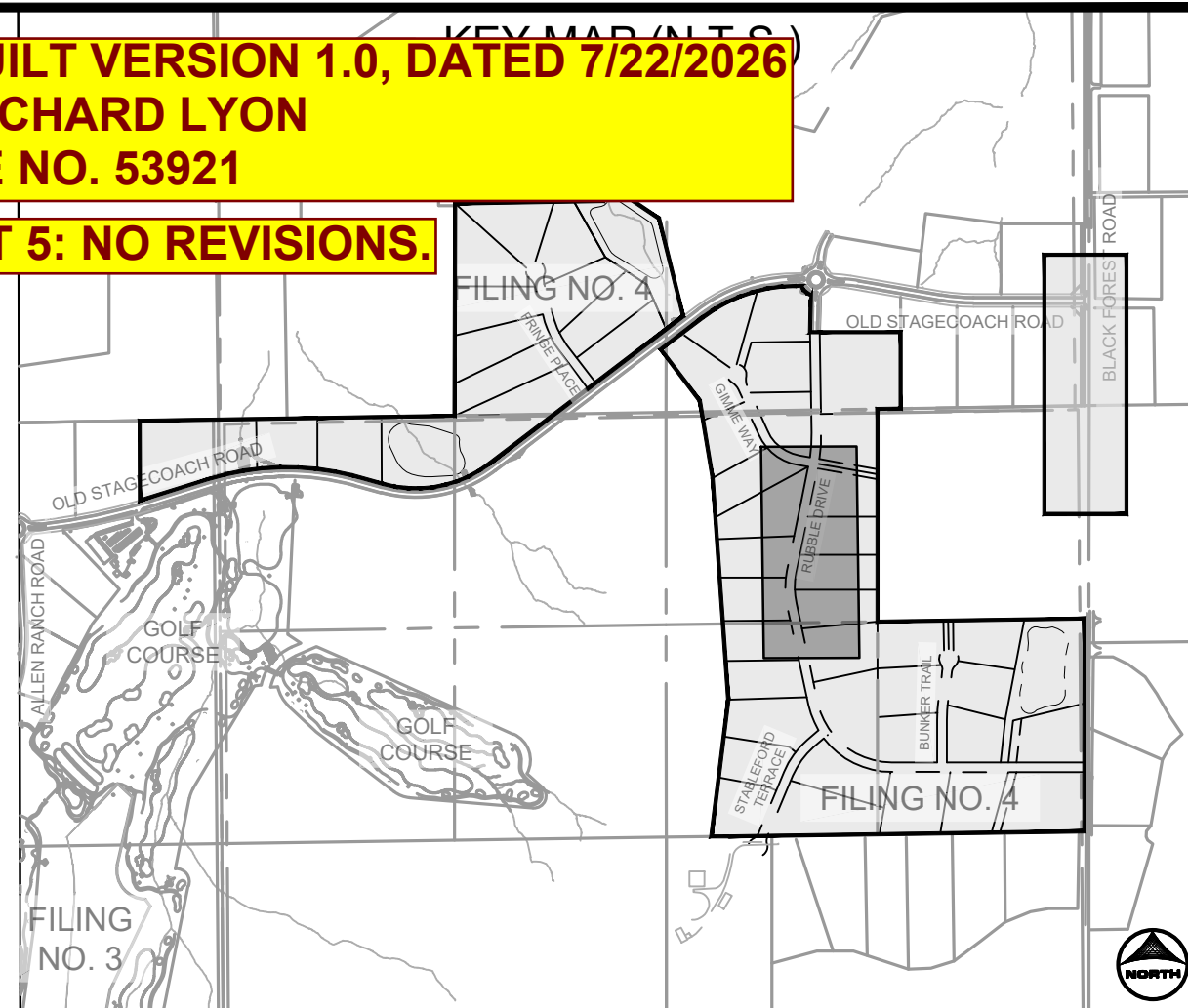
STREET PLAN & PROFILES
RUBBLE DRIVE

SHEET
ST

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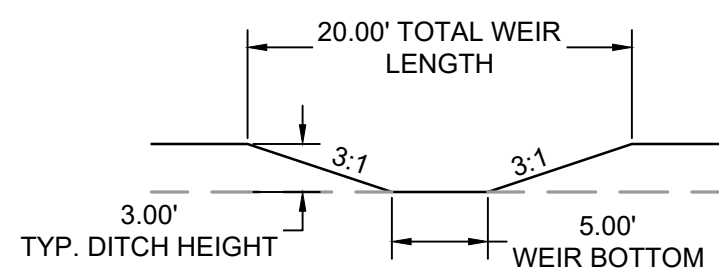


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PE: RICHARD LYON
CO PE NO. 53921
SHEET 5: NO REVISIONS.

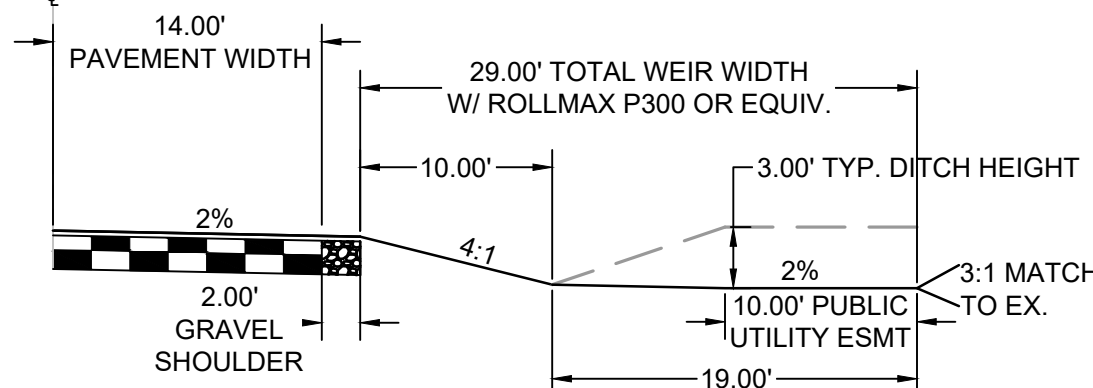


TYPICAL ROADSIDE DITCH SECTION

SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF RUBBLE DRIVE, GIMME WAY, STABLEFORD TERRACE, BUNKER TRAIL, & FRINGE PLACE)

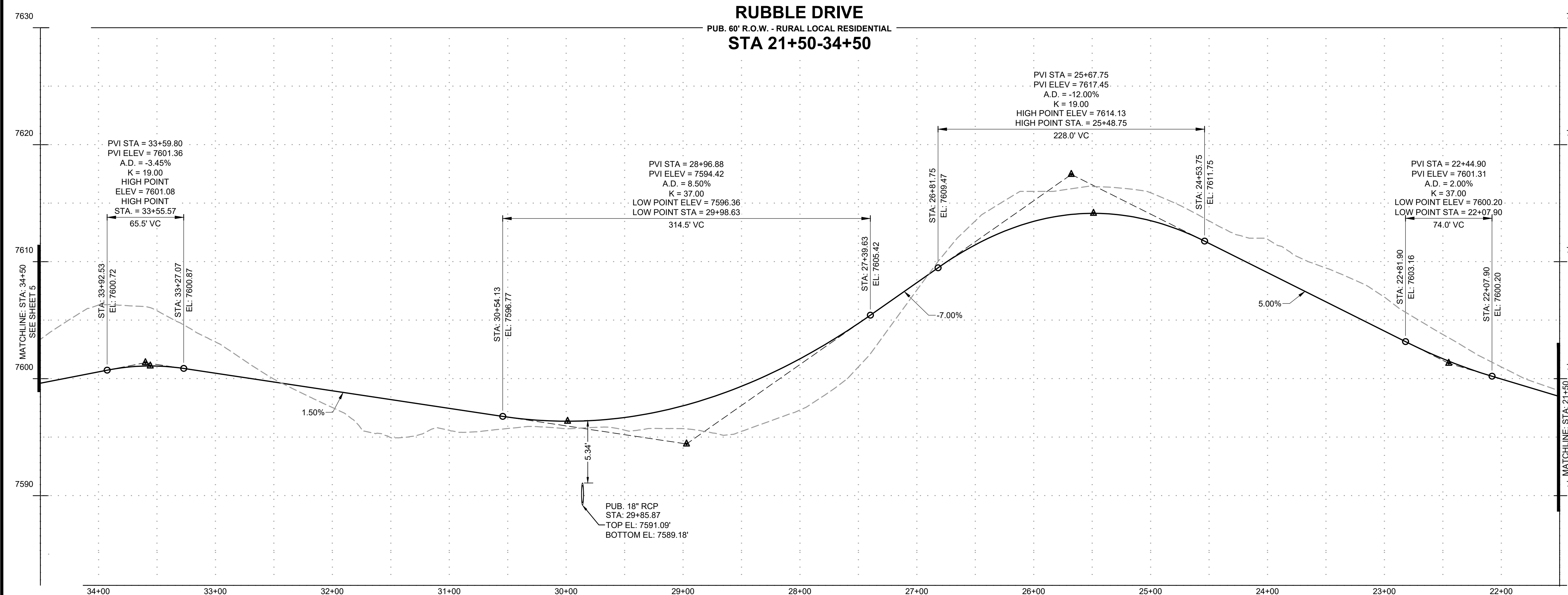


WEIR FRONT FACING SECTION VIEW
FOR DITCH OUTFALL LOCATIONS

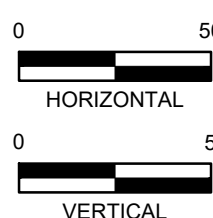


ROADSIDE DITCH OUTFALL WEIR

SCALE: 1"=10'



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



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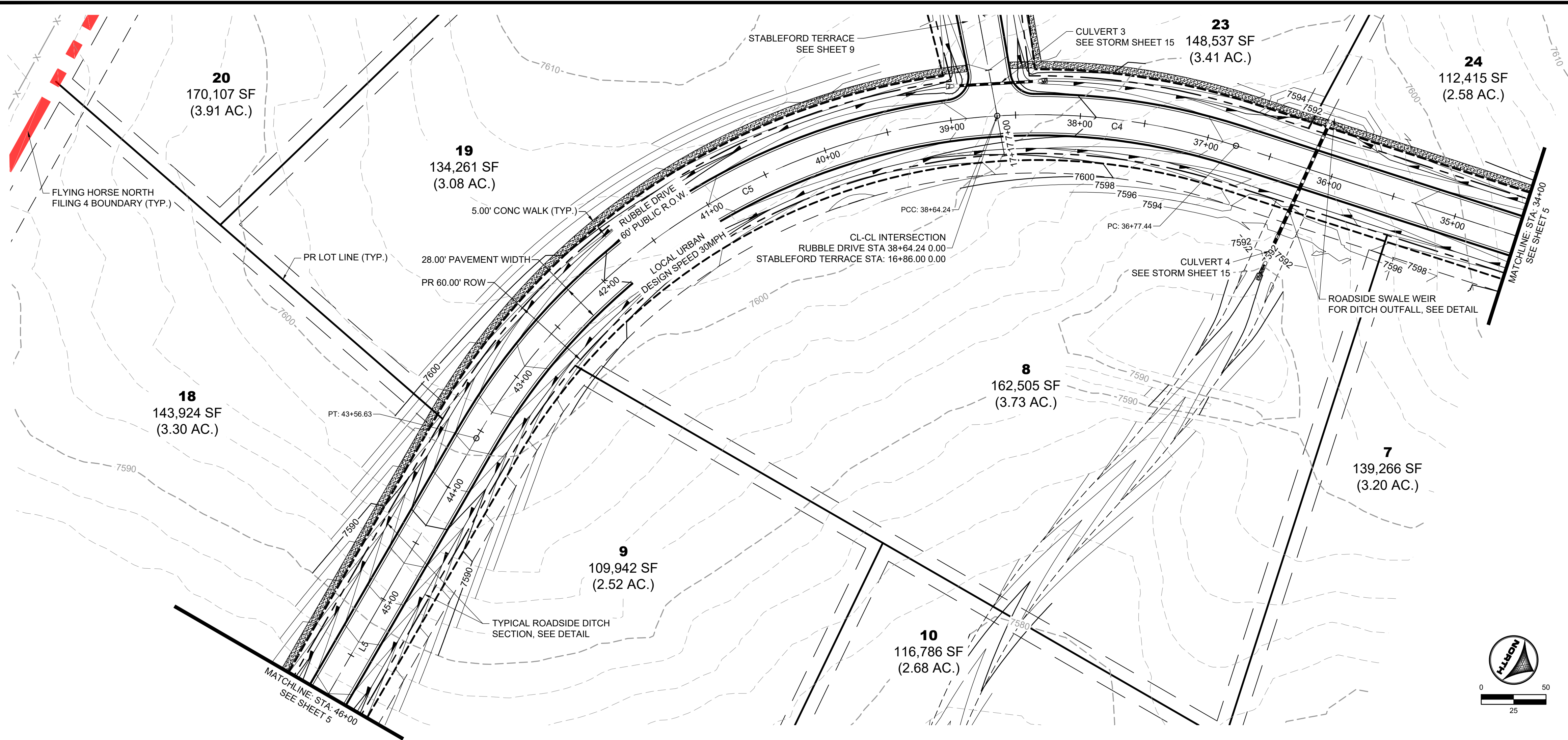
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STREET PLAN & PROFILES
RUBBLE DRIVE

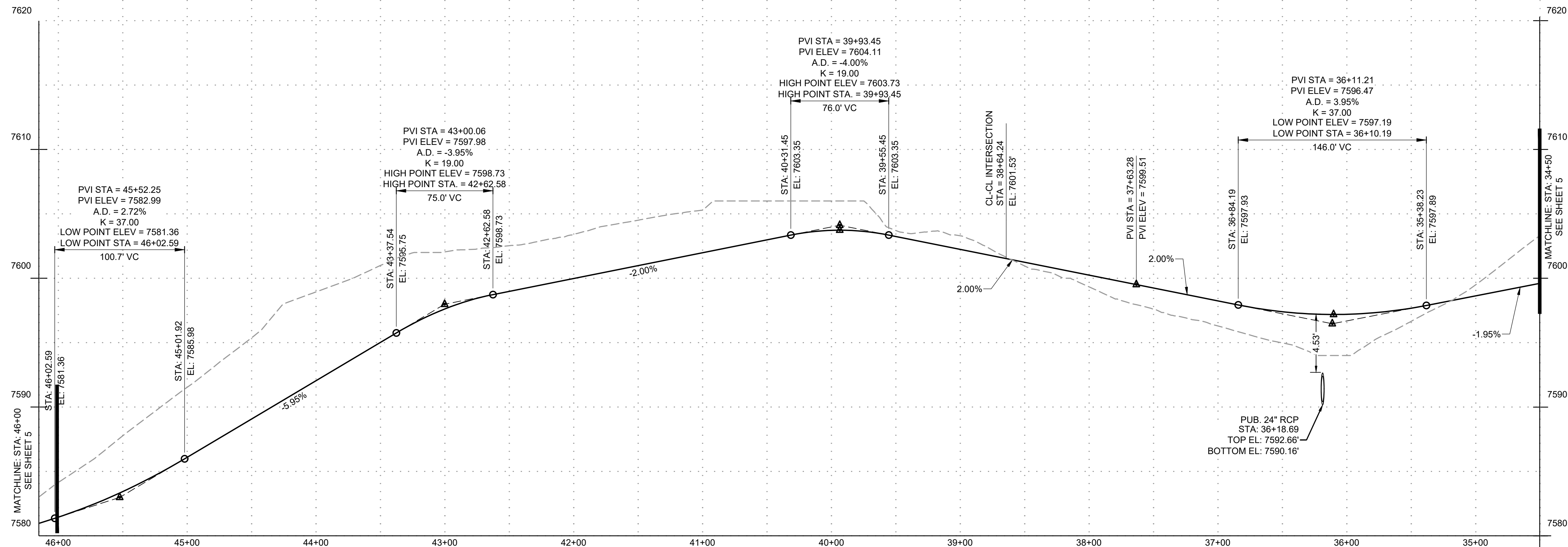
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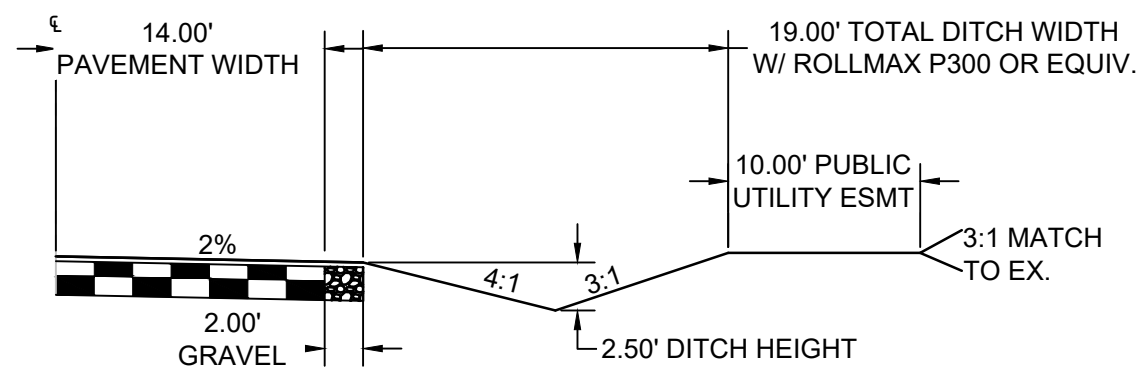
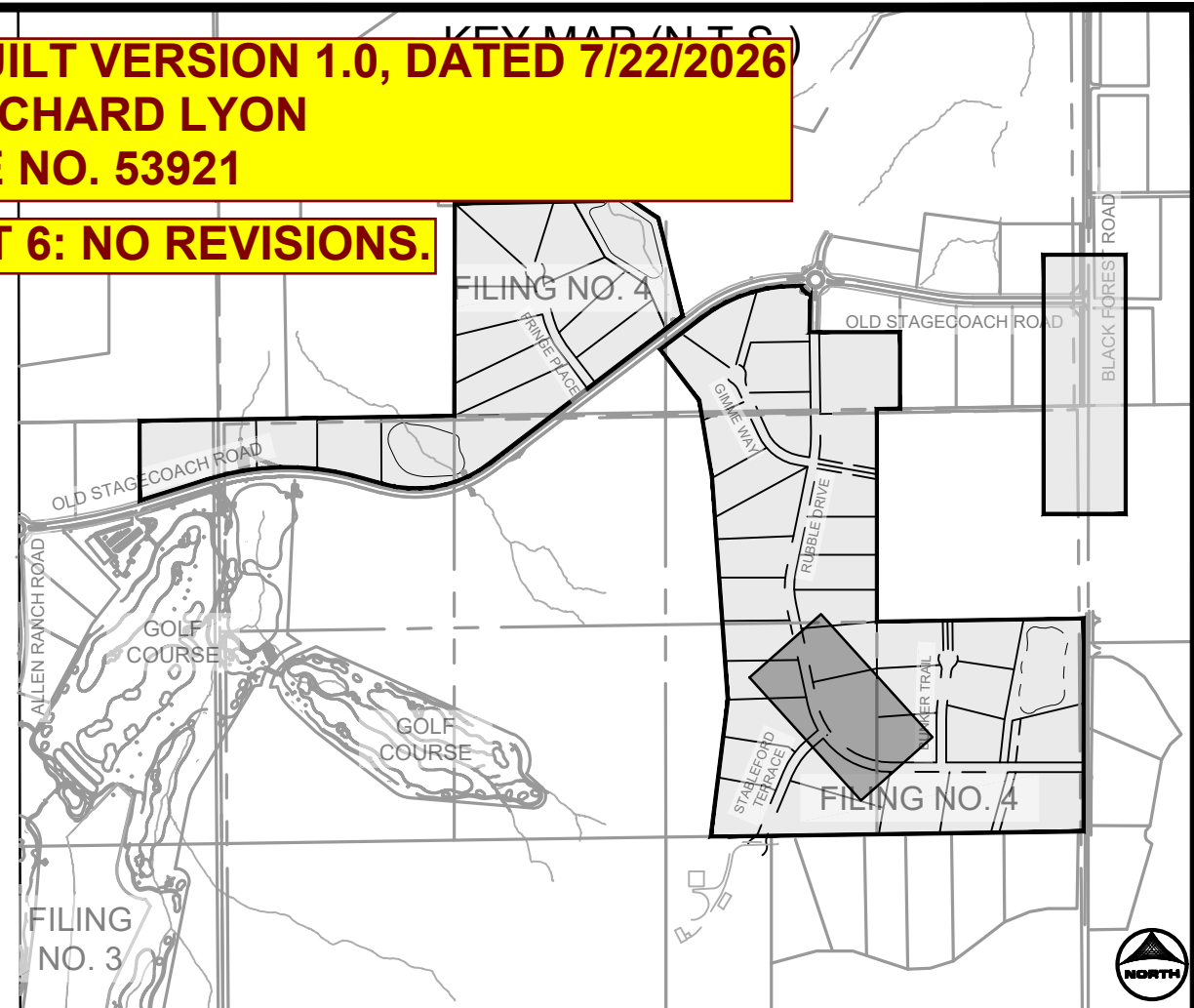
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RUBBLE DRIVE
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL
STA 34+50-46+15

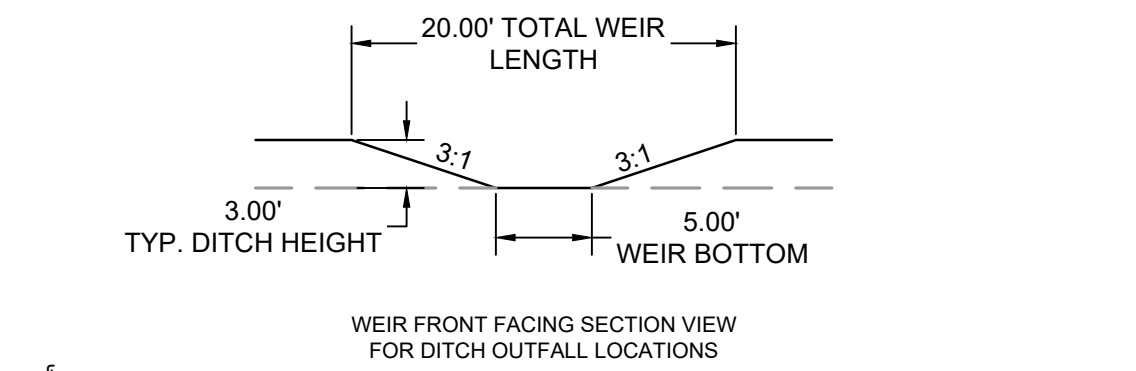


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PE: RICHARD LYON
CO PE NO. 53921
SHEET 6: NO REVISIONS.



TYPICAL ROADSIDE DITCH SECTION

SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF RUBBLE DRIVE, GIMME WAY, STABLEFORD TERRACE, BUNKER TRAIL, & FRINGE PLACE)

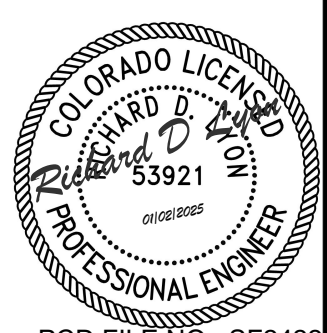
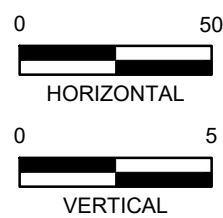


ROADSIDE DITCH OUTFALL WEIR

SCALE: 1"=10'

PROFILE LEGEND

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



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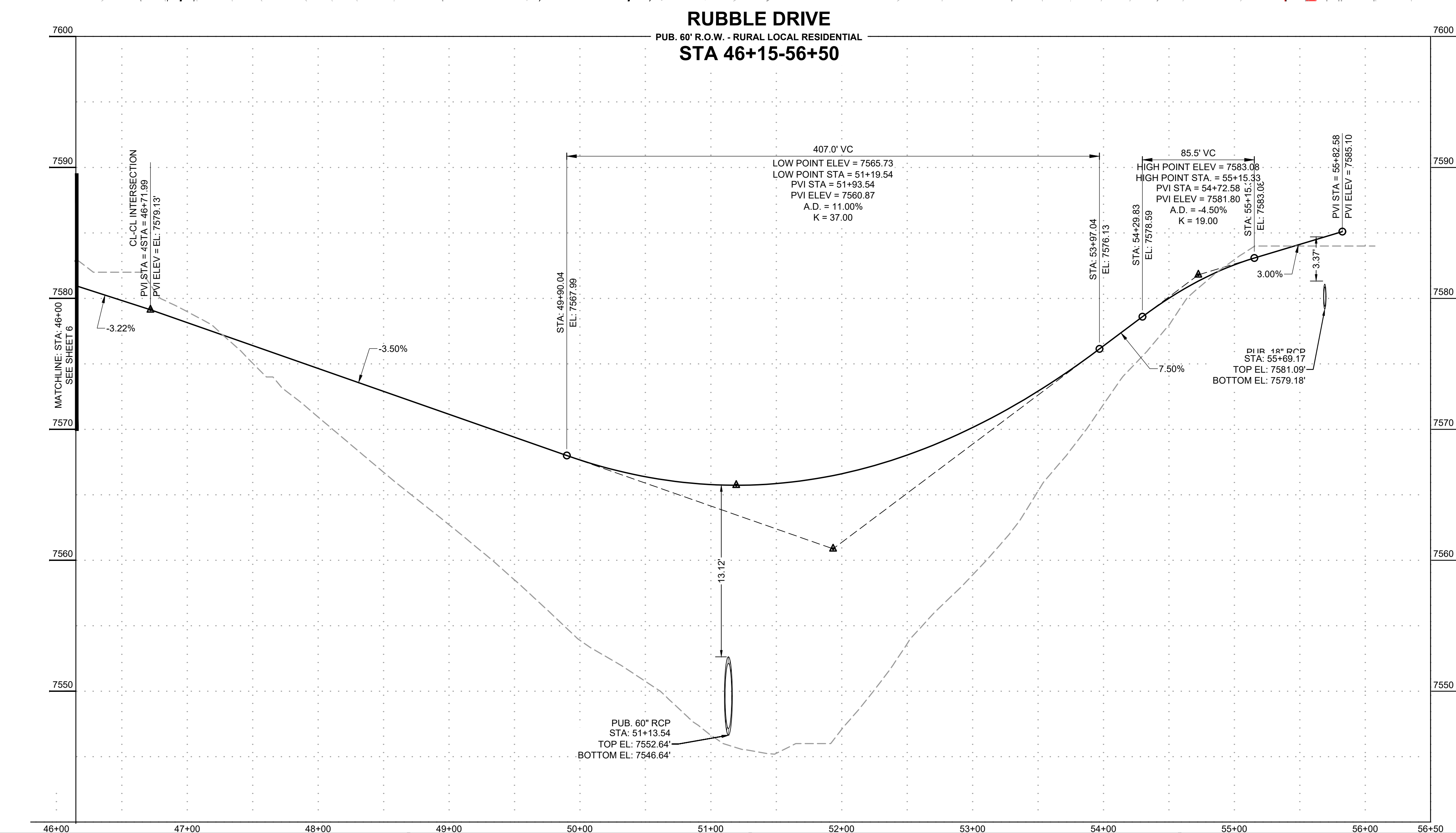
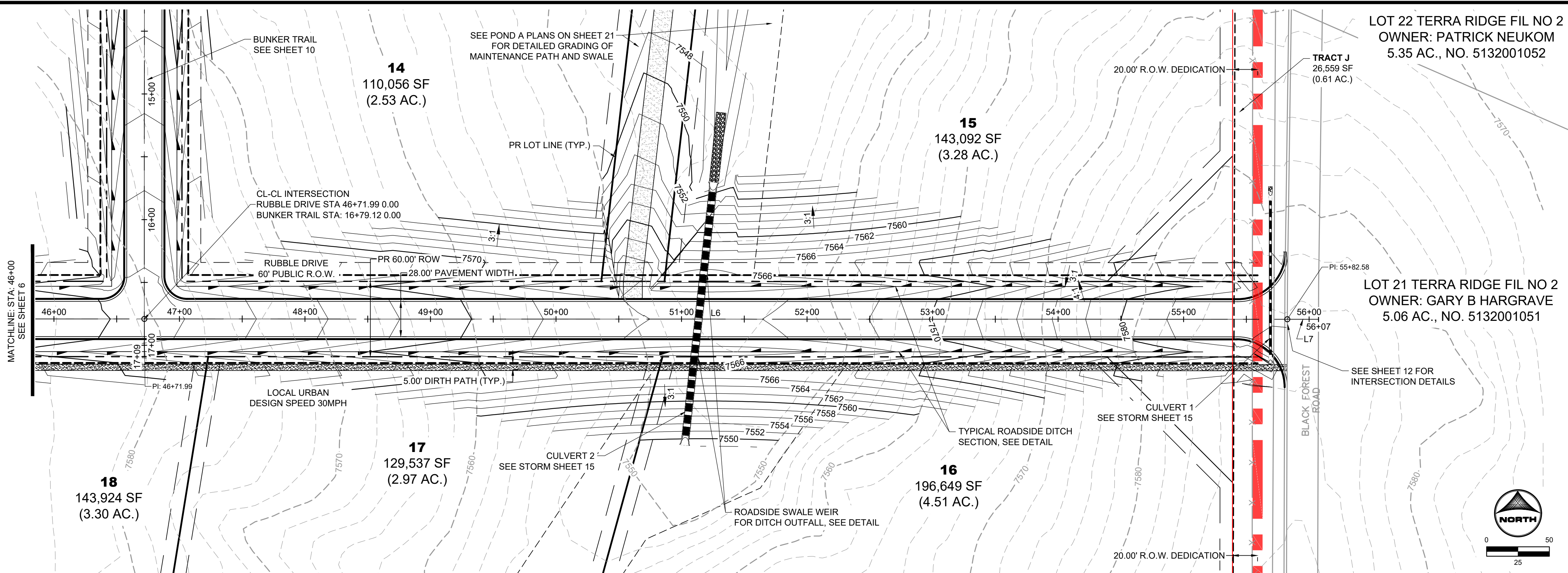


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COLORADO SPRINGS, CO 80920
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EL PASO COUNTY, CO

STREET PLAN & PROFILES
RUBBLE DRIVE

SHEET
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6



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NO.	DATE	BY	REVISION DESCRIPTION

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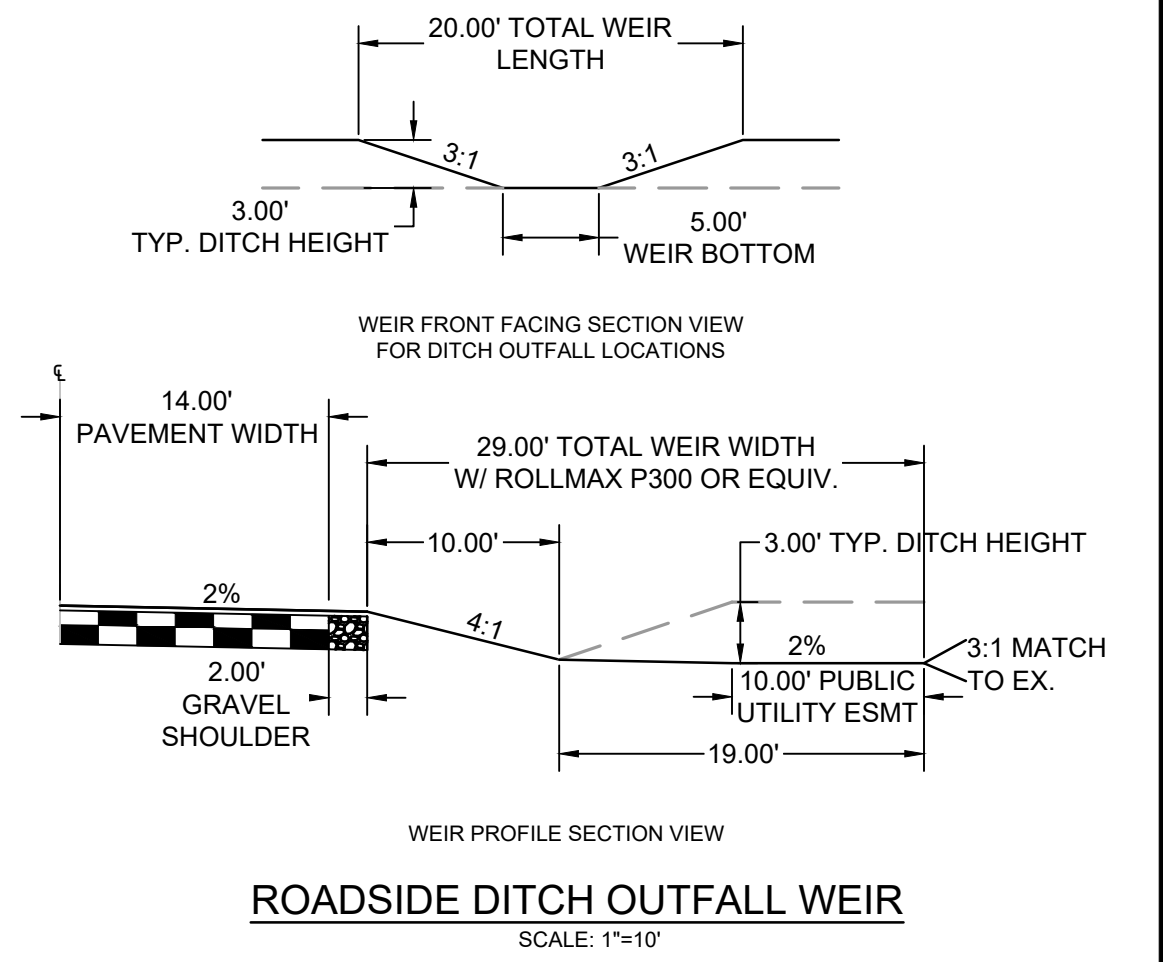
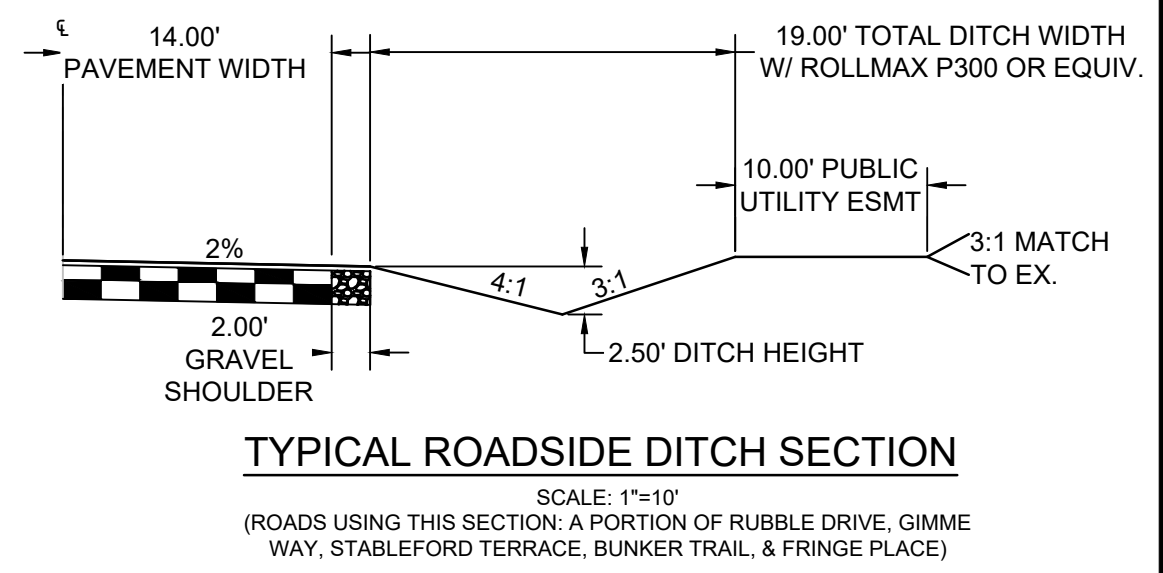
FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILES
RUBBLE DRIVE

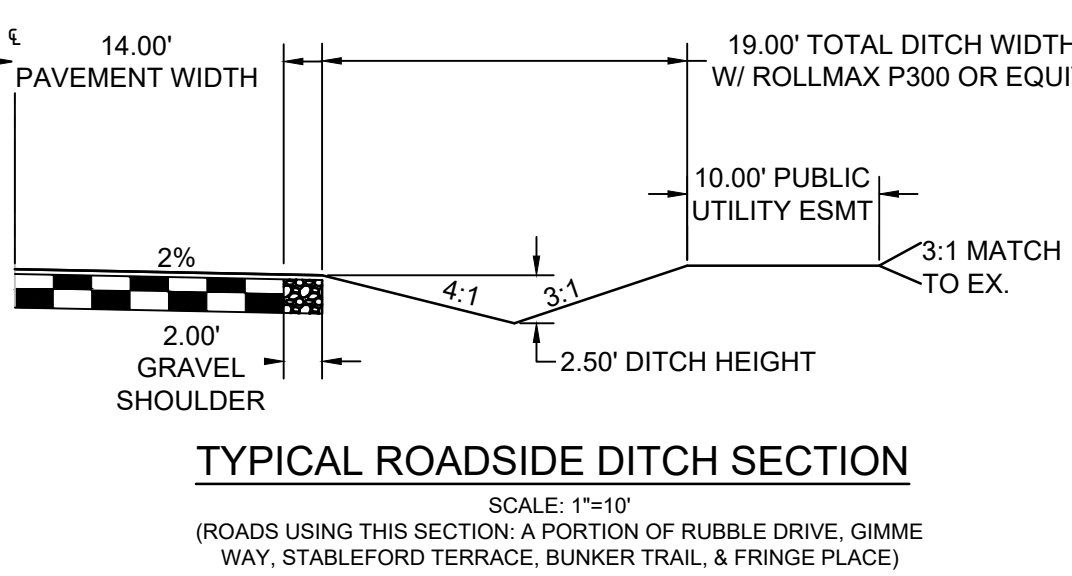
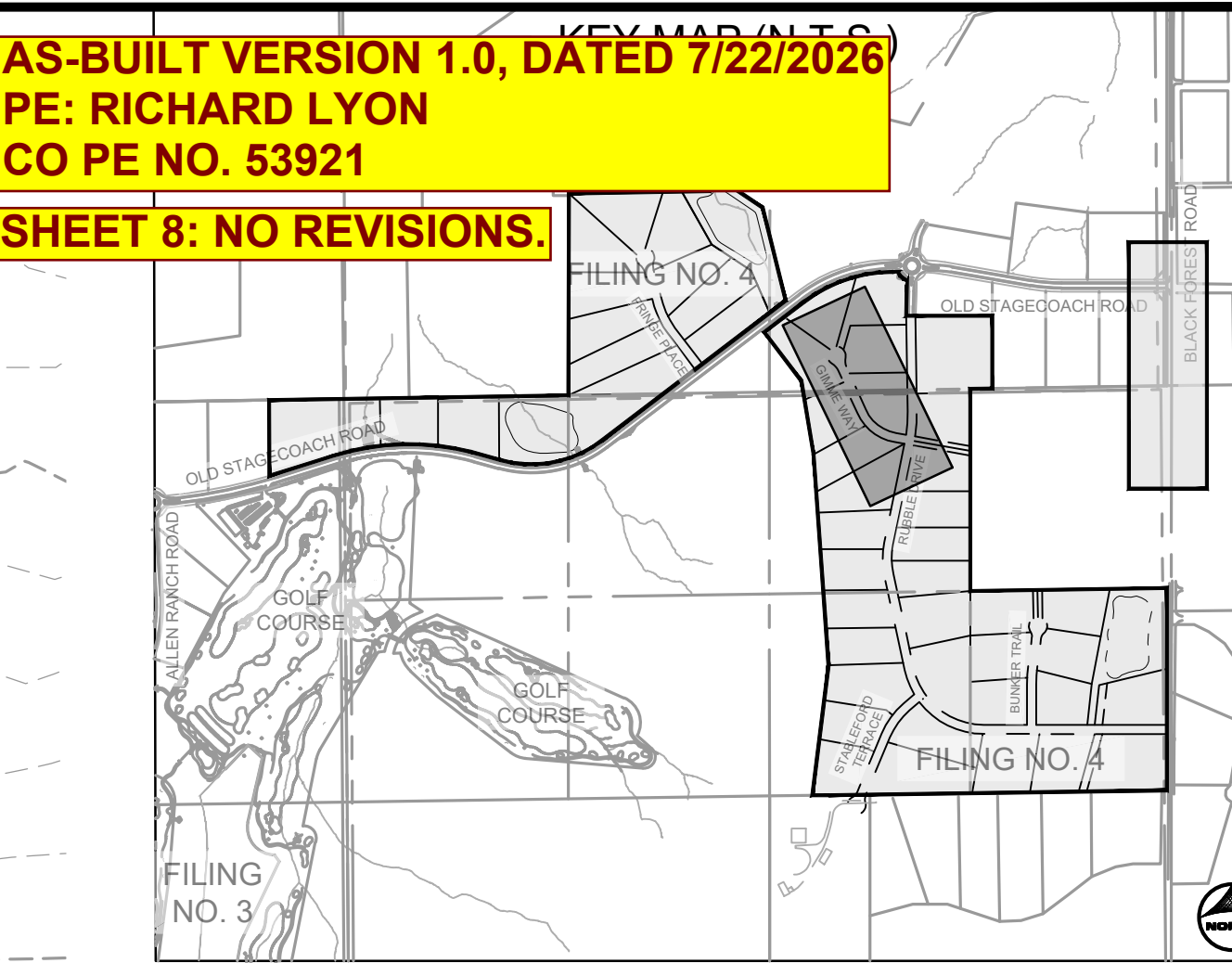
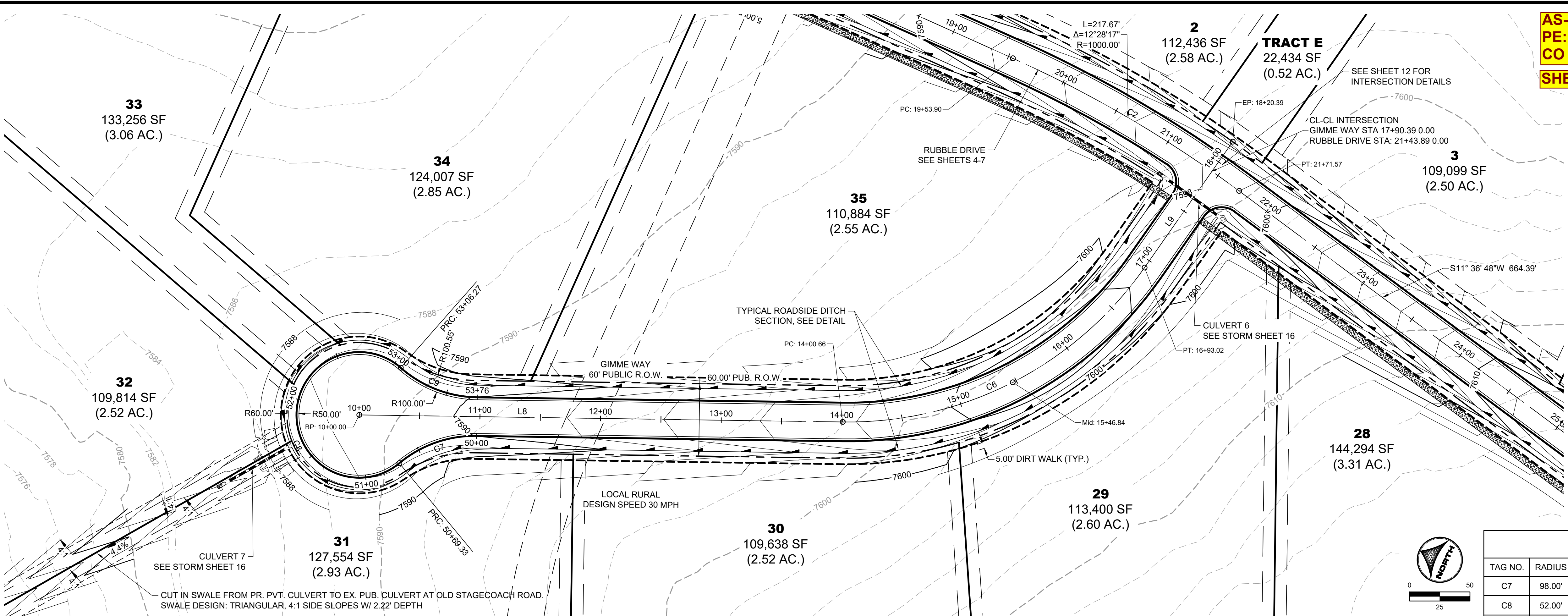
SHEET
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7

AS-BUILT VERSION 1.0, DATED 7/22/2026
PE: RICHARD LYON
CO PE NO. 53921
SHEET 7: NO REVISIONS.

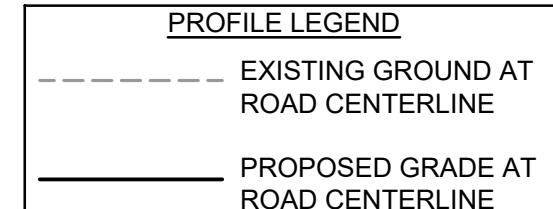
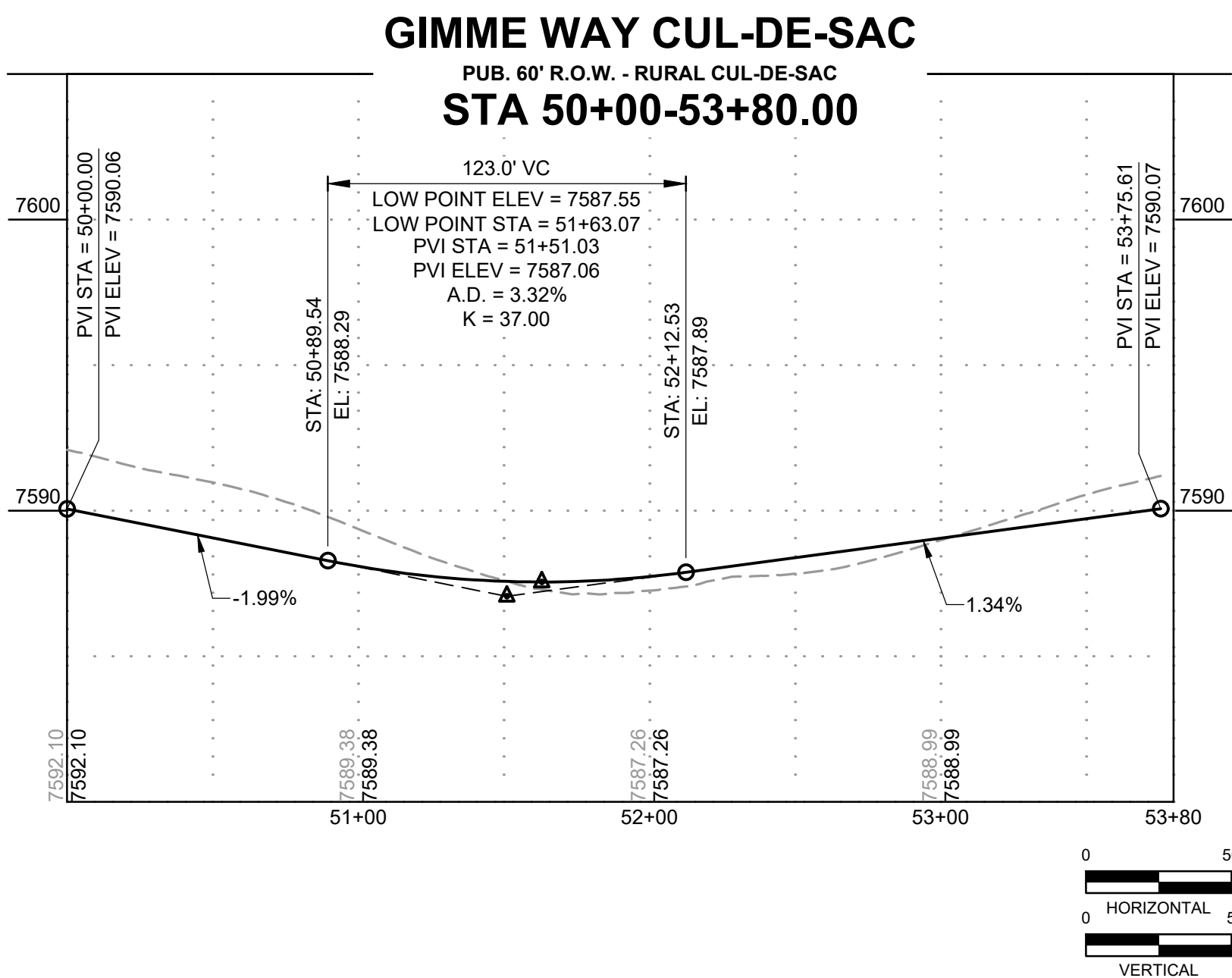
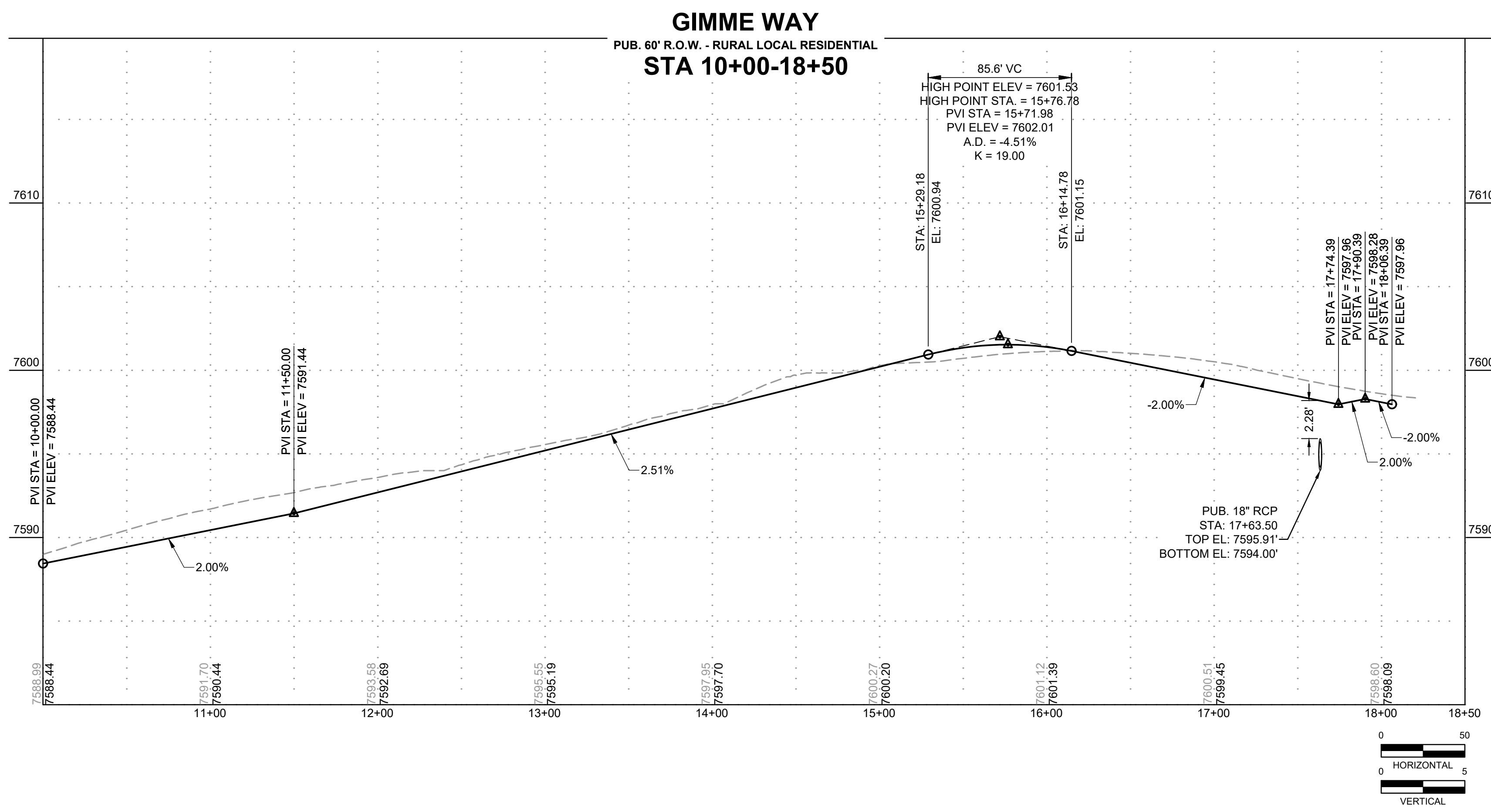


PCD FILE NO.: SF2422



GIMME WAY ALIGNMENT TABLE					
TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
C7	98.00'	69.33'	N44° 25' 51.34"W	N:447210.89, E:226236.02	N:447259.37, E:226188.49
C8	52.00'	236.94'	N65° 50' 13.11"E	N:447259.37, E:226188.49	N:447291.73, E:226260.61
C9	98.00'	69.33'	S3° 53' 42.45"E	N:447291.73, E:226260.61	N:447223.99, E:226265.22

GIMME WAY ALIGNMENT TABLE					
TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
C7	98.00'	69.33'	N44° 25' 51.34"W	N:447210.89, E:226236.02	N:447259.37, E:226188.49
C8	52.00'	236.94'	N65° 50' 13.11"E	N:447259.37, E:226188.49	N:447291.73, E:226260.61
C9	98.00'	69.33'	S3° 53' 42.45"E	N:447291.73, E:226260.61	N:447223.99, E:226265.22



DRAWN BY: RDL JOB DATE: 10/30/2024
APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 12/5/2024
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_4\Street_B_PNP

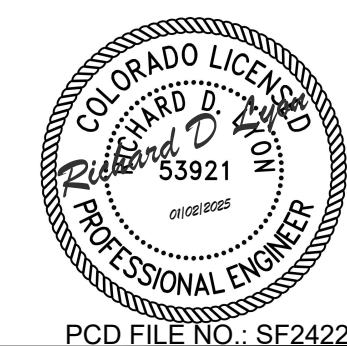
NO.	DATE	BY	REVISION DESCRIPTION

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

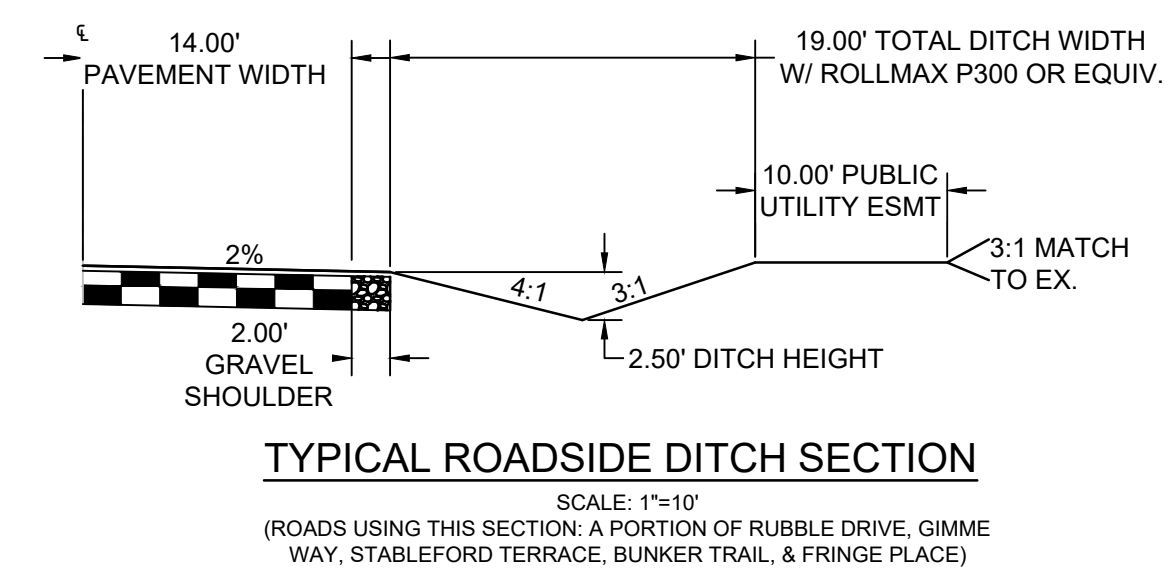
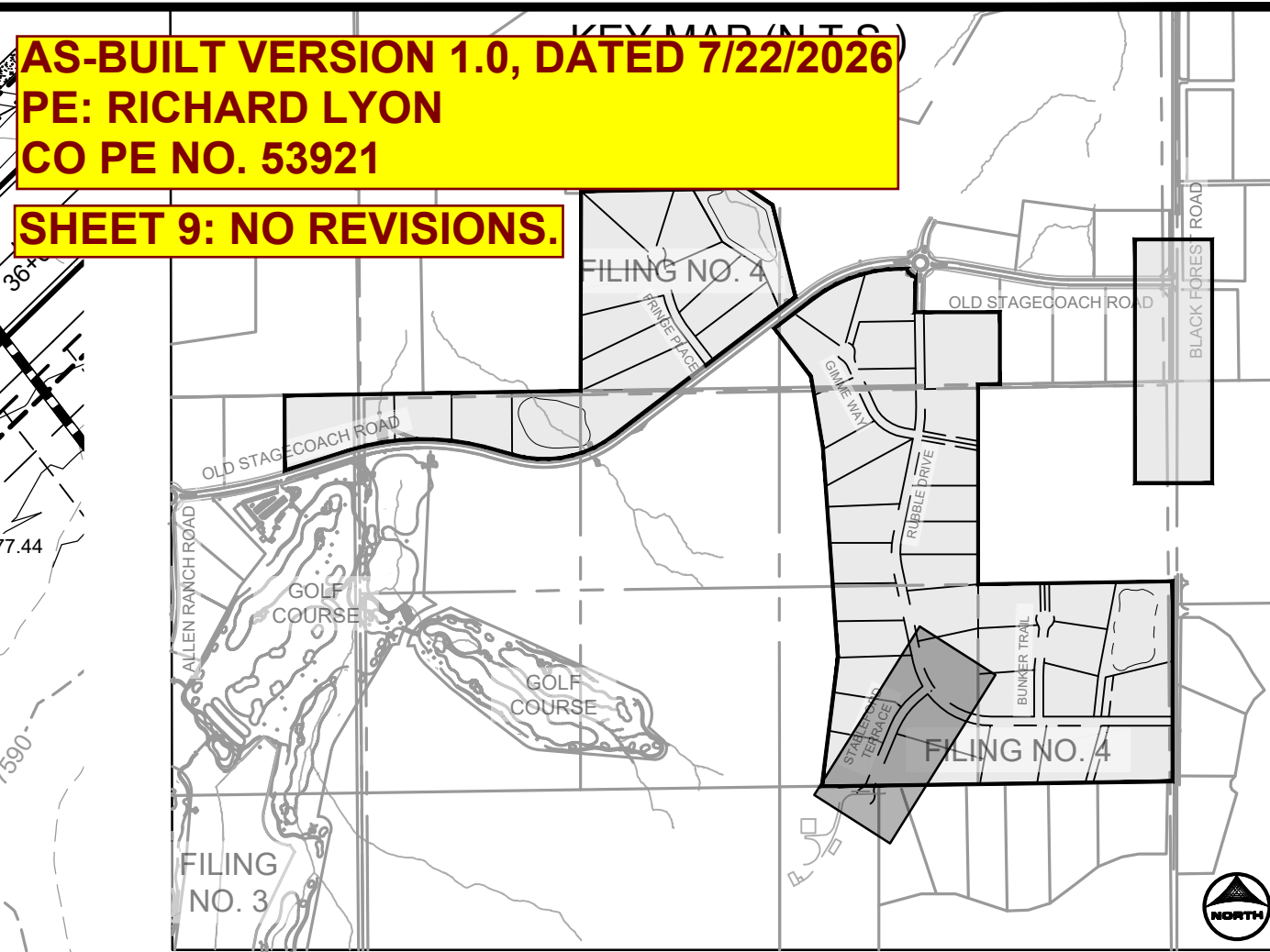
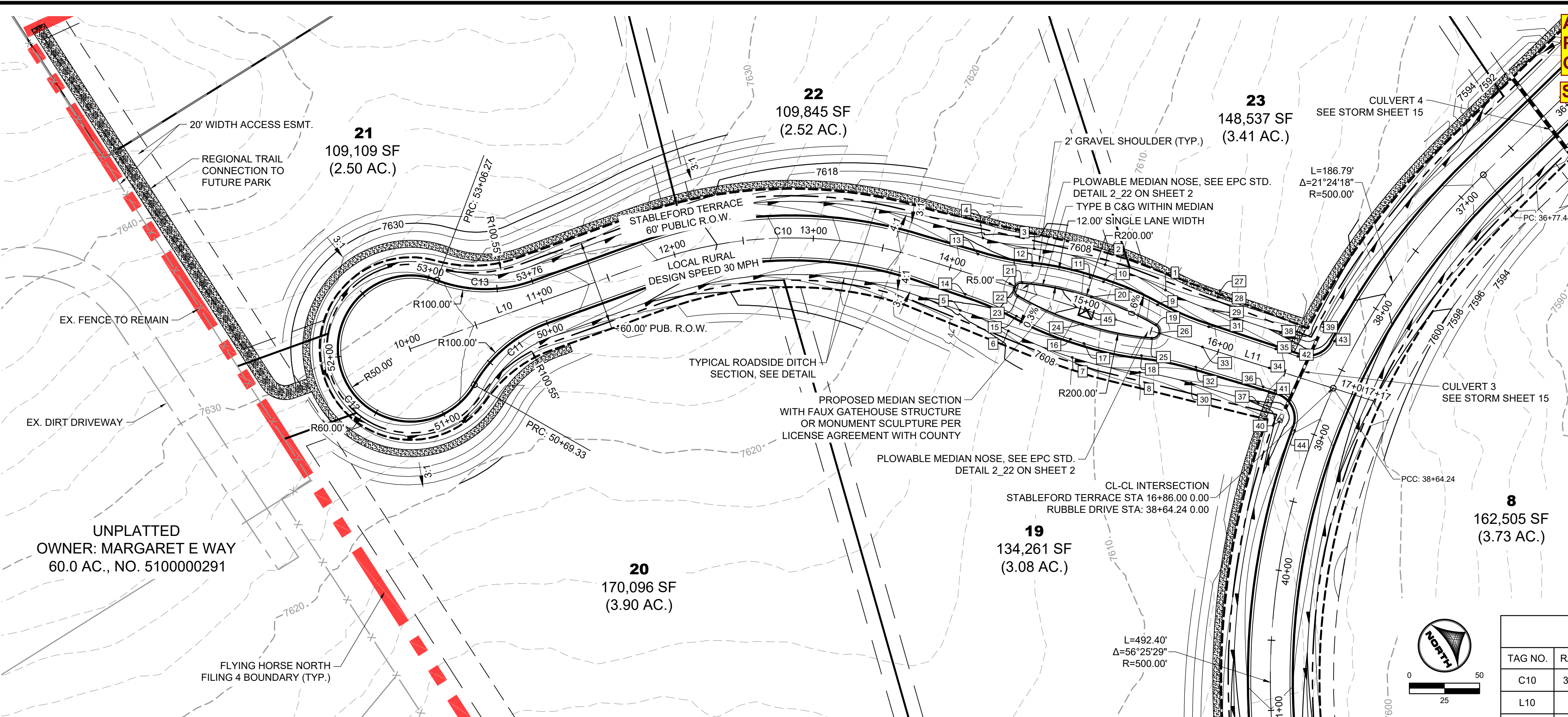
FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILES
GIMME WAY

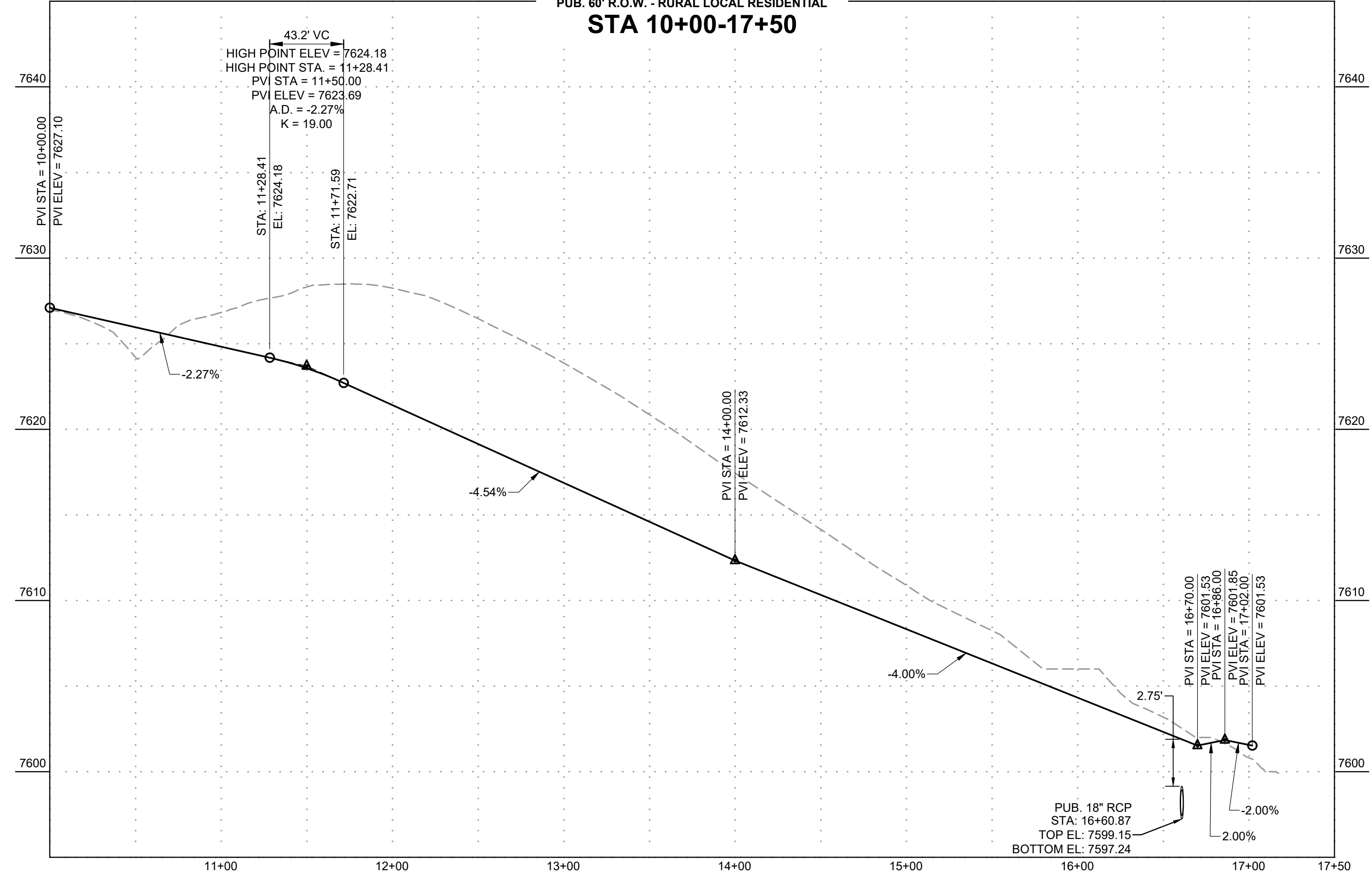
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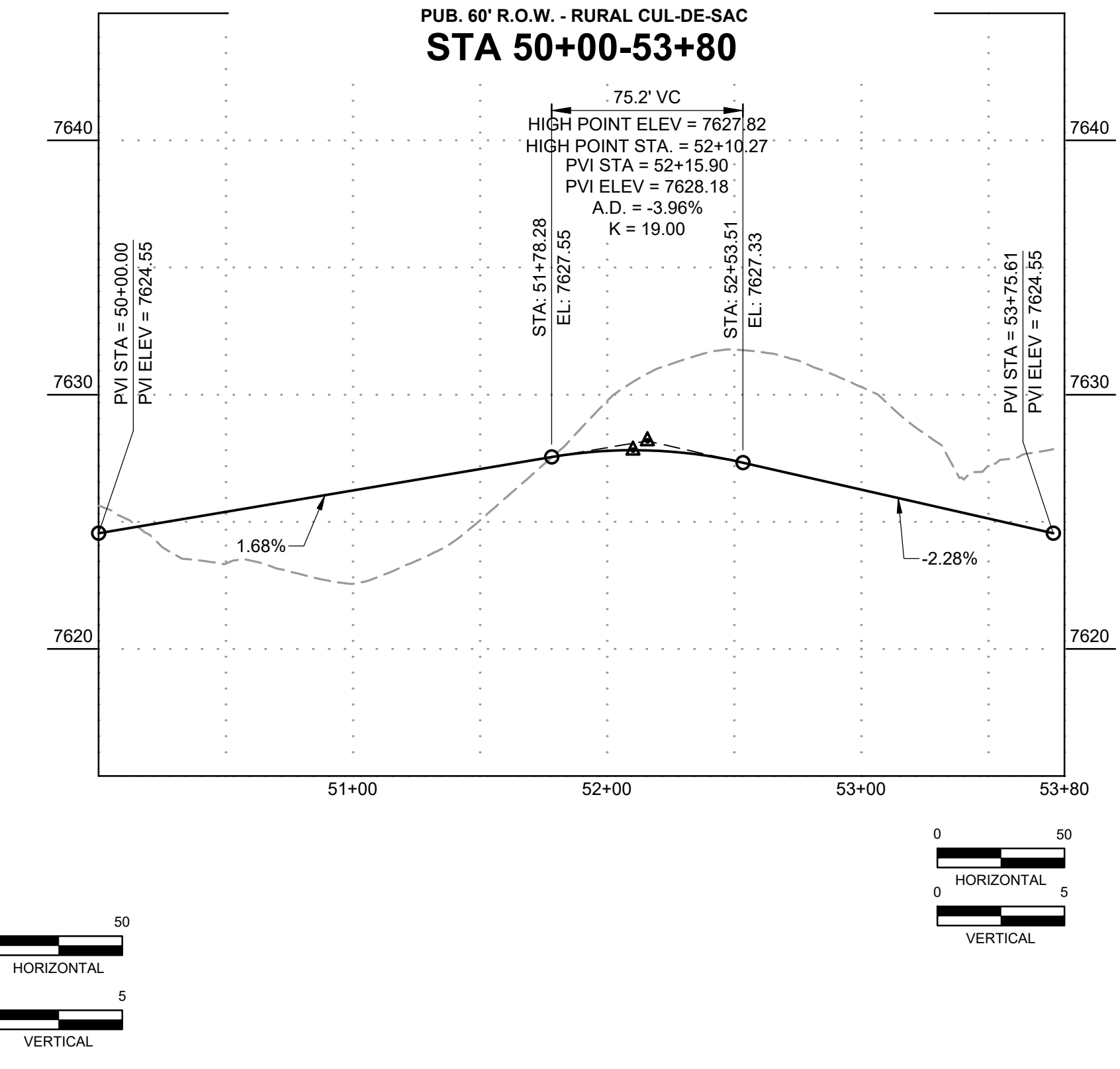
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1	SWALE FL	STA. 15+51.05	30.66' L	7603.14
2	SWALE FL	STA. 15+04.58	35.00' L	7604.99
3	SWALE FL	STA. 14+53.10	30.66' L	7607.04
4	SWALE FL	STA. 14+15.97	27.00' L	7608.52
5	SWALE FL	STA. 14+15.97	27.00' R	7608.52
6	SWALE FL	STA. 14+53.10	30.66' R	7607.04
7	SWALE FL	STA. 15+02.08	35.00' R	7605.09
8	SWALE FL	STA. 15+51.05	30.66' R	7603.14
9	EOP	STA. 15+48.71	18.89' L	7605.75
10	EOP	STA. 15+07.09	23.00' L	7607.41
11	EOP	STA. 14+97.07	23.00' L	7607.80
12	EOP	STA. 14+55.45	18.89' L	7609.47
13	EOP	STA. 14+15.97	15.00' L	7611.37
14	EOP	STA. 14+15.97	15.00' R	7611.37
15	EOP	STA. 14+55.45	18.89' R	7609.47
16	EOP	STA. 14+97.07	23.00' R	7607.80
17	EOP	STA. 15+07.09	23.00' R	7607.41
18	EOP	STA. 15+48.71	18.89' R	7605.75
19	FL	STA. 15+52.07	4.87' L	7605.70
20	FL	STA. 15+02.07	10.00' L	7607.72
21	FL	STA. 14+52.07	4.87' L	7609.74
22	FL	STA. 14+48.19	0.00'	7610.08
23	FL	STA. 14+52.07	4.87' R	7609.74
24	FL	STA. 15+02.07	10.00' R	7607.72
25	FL	STA. 15+52.07	4.87' R	7605.70
26	FL	STA. 15+55.94	0.00'	7605.77
27	SW	STA. 15+88.29	42.00' L	7604.71
28	SW	STA. 15+88.18	36.94' L	7604.67
29	SWALE FL	STA. 15+88.18	27.00' L	7601.66
30	SWALE FL	STA. 15+88.28	27.00' R	7601.65
31	EOP	STA. 15+88.18	15.00' L	7604.19
32	EOP	STA. 15+88.18	15.00' R	7604.19
33	CL TRANSITION	STA. 15+88.18	0.00'	7604.48
34	CL TRANSITION	STA. 16+38.18	0.00'	7602.48
35	EOP TRANSITION	STA. 16+38.62	14.26' L	7602.18
36	EOP TRANSITION	STA. 16+38.18	14.18' R	7602.20
37	SWALE FL	STA. 16+38.18	26.00' R	7599.71
38	SWALE FL	STA. 16+38.18	26.27' L	7599.67
39	SWALE FL	STA. 16+65.64	37.84' L	7597.33
40	SWALE FL	STA. 16+56.53	34.43' R	7598.55
41	PCR	STA. 16+46.89	14.00' R	7601.85
42	PCR	STA. 16+55.09	14.00' L	7601.53
43	PCR	STA. 16+76.73	32.04' L	7600.68
44	PCR	STA. 16+68.86	37.01' R	7601.96
45	HP	STA. 15+02.08	0.00'	7609.51



STABLEFORD TERRACE
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL
STA 10+00-17+50



STABLEFORD TERRACE CUL-DE-SAC
PUB. 60' R.O.W. - RURAL CUL-DE-SAC
STA 50+00-53+80



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

DRAWN BY: CMD JOB DATE: 10/14/2024
APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 12/5/2024
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_4\Street_C_PNP

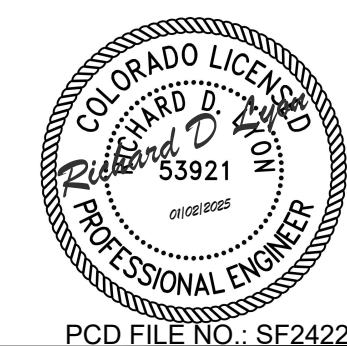
NO.	DATE	BY	REVISION DESCRIPTION

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

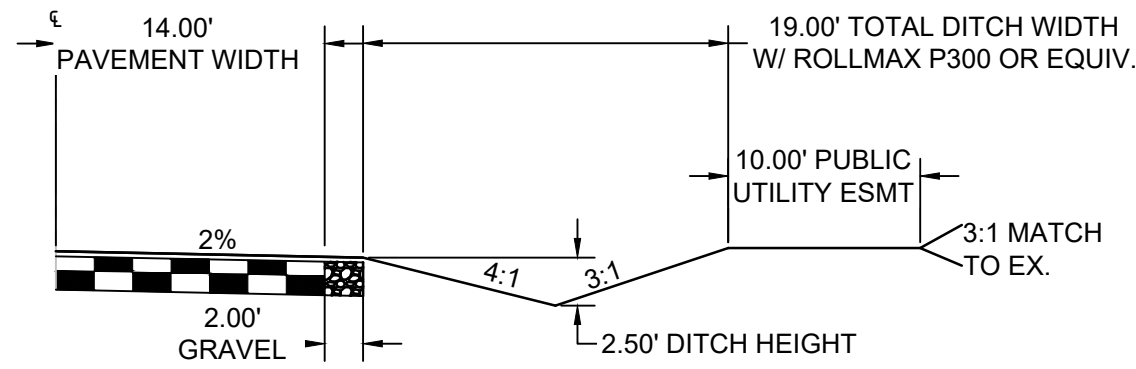
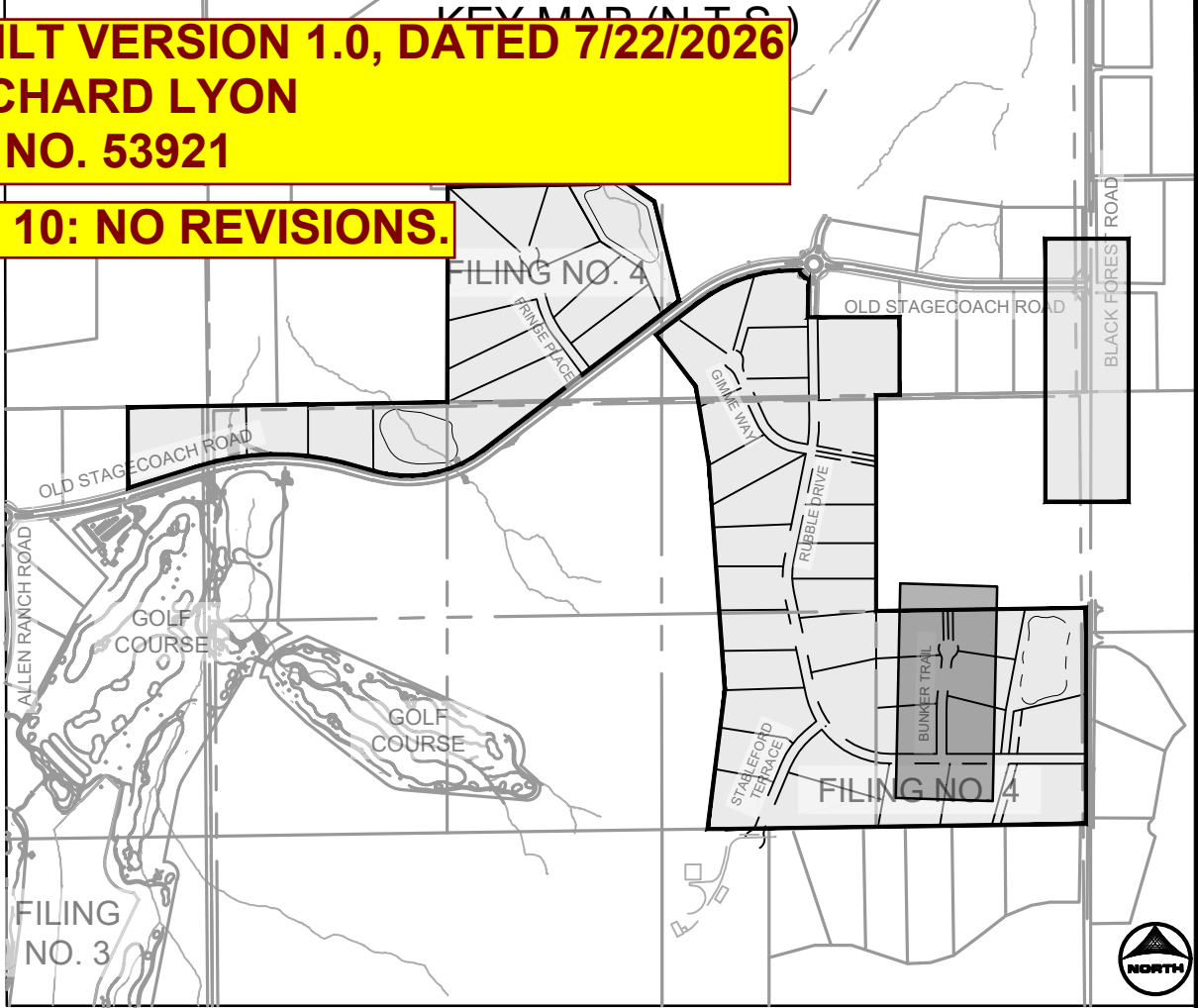
FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILES
STABLEFORD TERRACE

SHEET
ST
9



AS-BUILT VERSION 1.0, DATED 7/22/2026
PE: RICHARD LYON
CO PE NO. 53921
SHEET 10: NO REVISIONS.



TYPICAL ROADSIDE DITCH SECTION

SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF RUBBLE DRIVE, GIMME WAY, STABLEFORD TERRACE, BUNKER TRAIL, & FRINGE PLACE)

BUNKER TRAIL ALIGNMENT TABLE

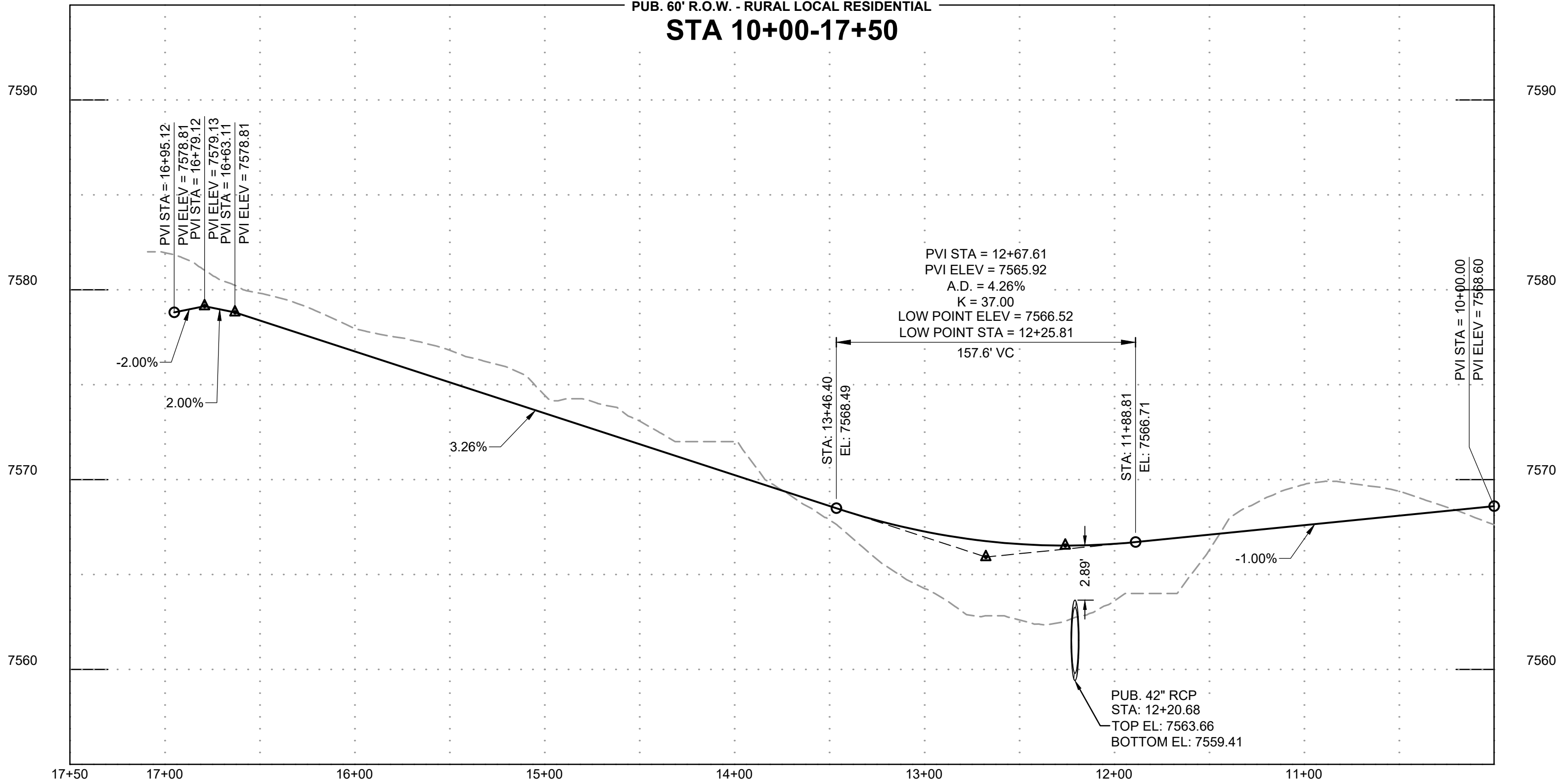
TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
C14	1000.00'	129.63'	S3° 43' 43.56"W	N:445276.75, E:227500.27	N:445147.48, E:227491.85
L12		254.68'	S7° 26' 32.99"W	N:445529.28, E:227533.26	N:445276.75, E:227500.27
L13		294.81'	S0° 00' 54.12"W	N:445147.48, E:227491.85	N:444852.68, E:227491.77

BUNKER TRAIL ALIGNMENT TABLE

TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
C15	98.00'	69.33'	N12° 49' 31.45"W	N:445434.69, E:227504.77	N:445500.89, E:227489.70
C16	52.00'	236.94'	S82° 33' 27.01"E	N:445500.89, E:227489.70	N:445490.65, E:227568.07
C17	98.00'	69.33'	S27° 42' 37.43"W	N:445490.65, E:227568.07	N:445430.54, E:227536.50

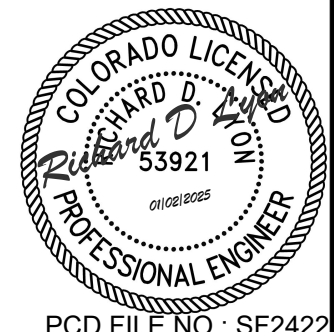
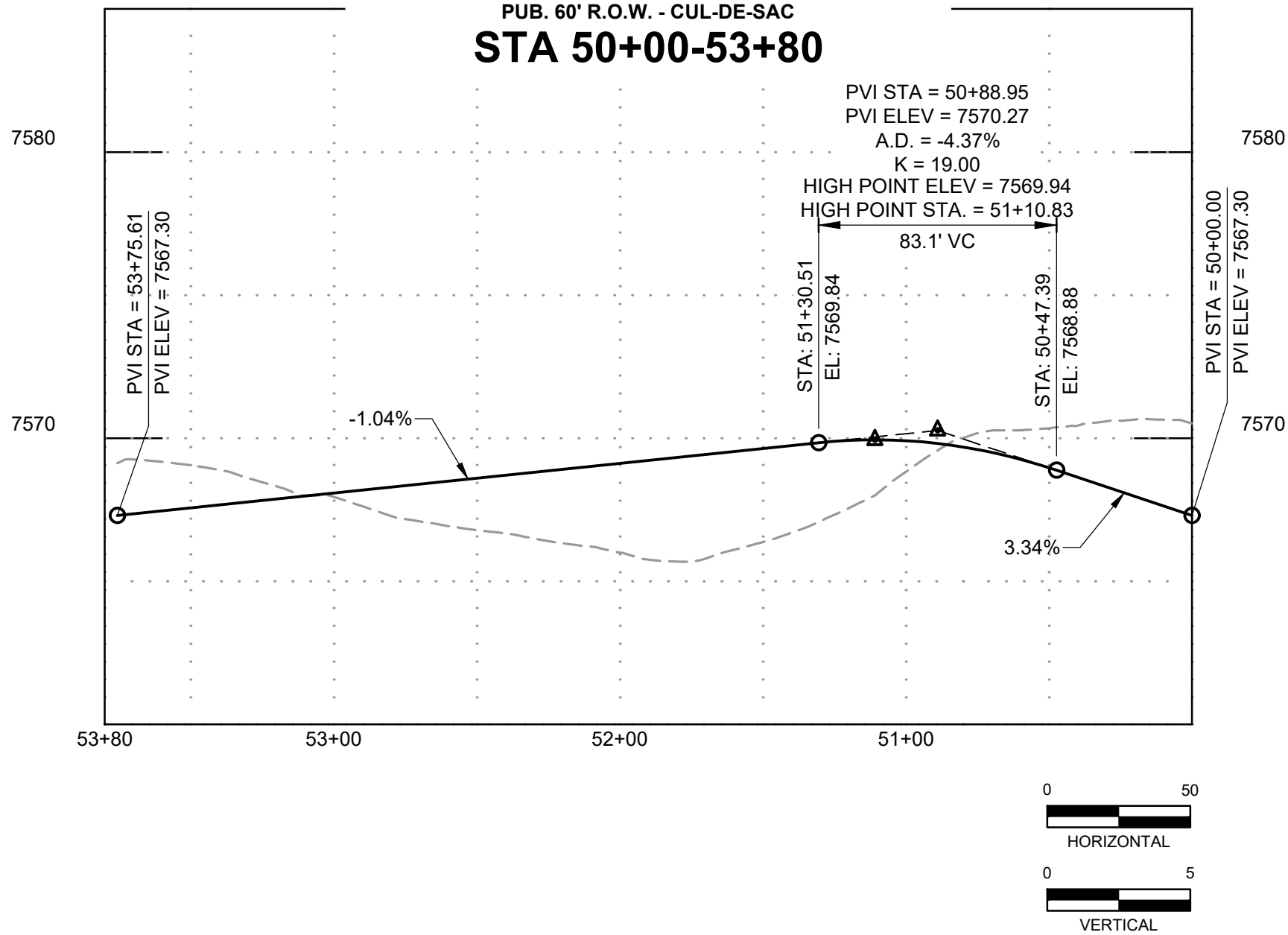
BUNKER TRAIL

PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL
STA 10+00-17+50



BUNKER TRAIL CUL-DE-SAC

PUB. 60' R.O.W. - CUL-DE-SAC
STA 50+00-53+80



PCD FILE NO.: SF2422

DRAWN BY: CMD JOB DATE: 10/14/2024
APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 12/5/2024
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_4\Street_D_PNP

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

NO.	DATE	BY	REVISION DESCRIPTION



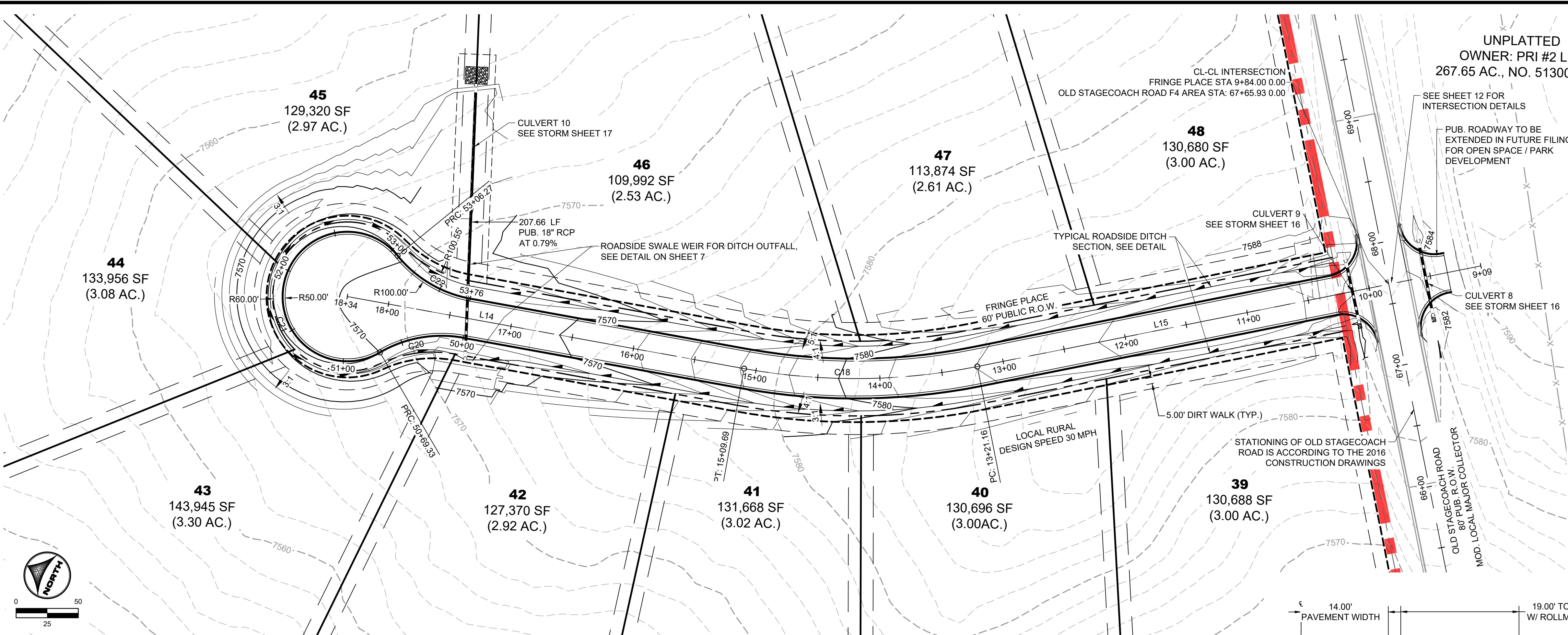
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

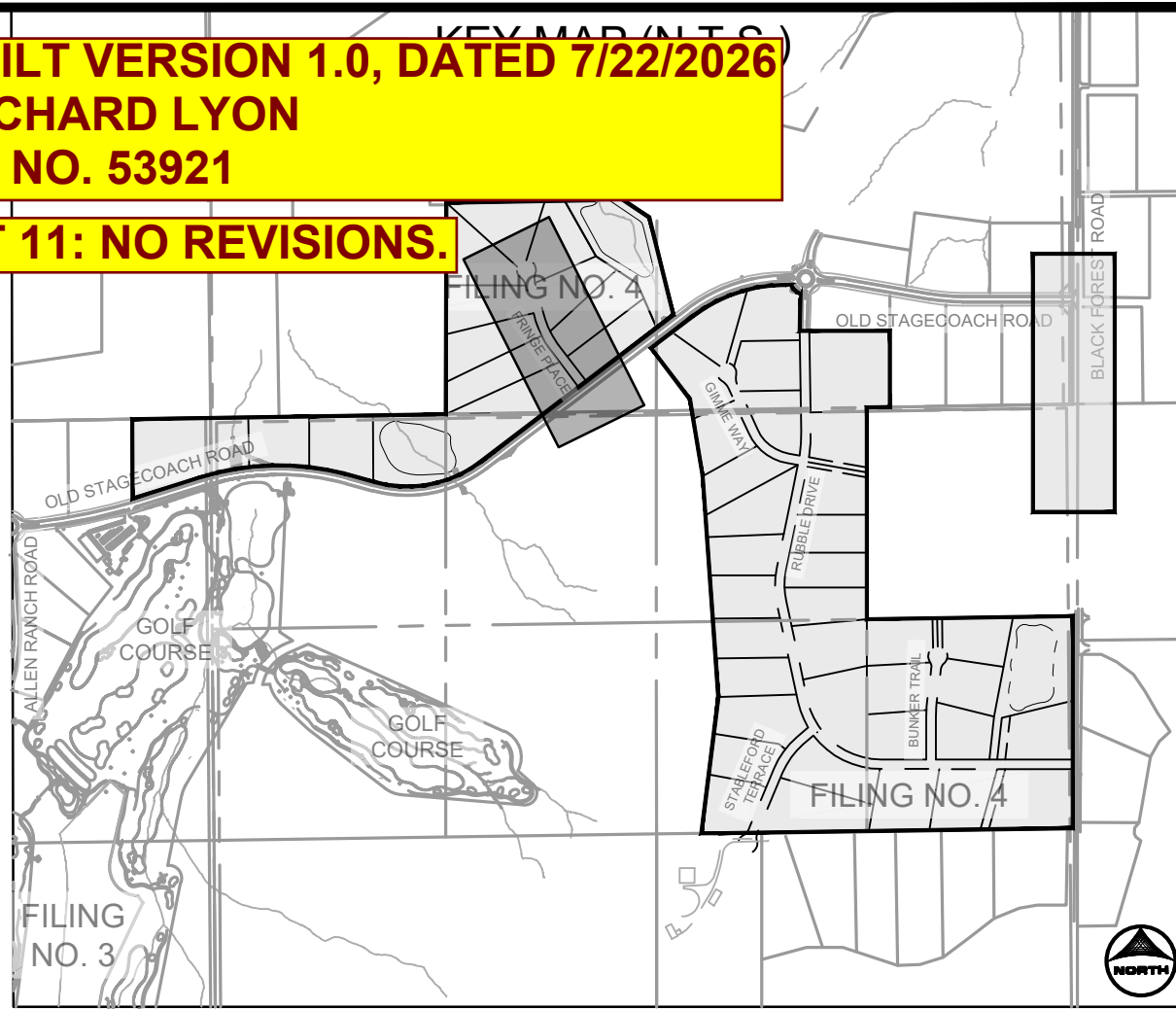
STREET PLAN & PROFILES
BUNKER TRAIL

SHEET
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10

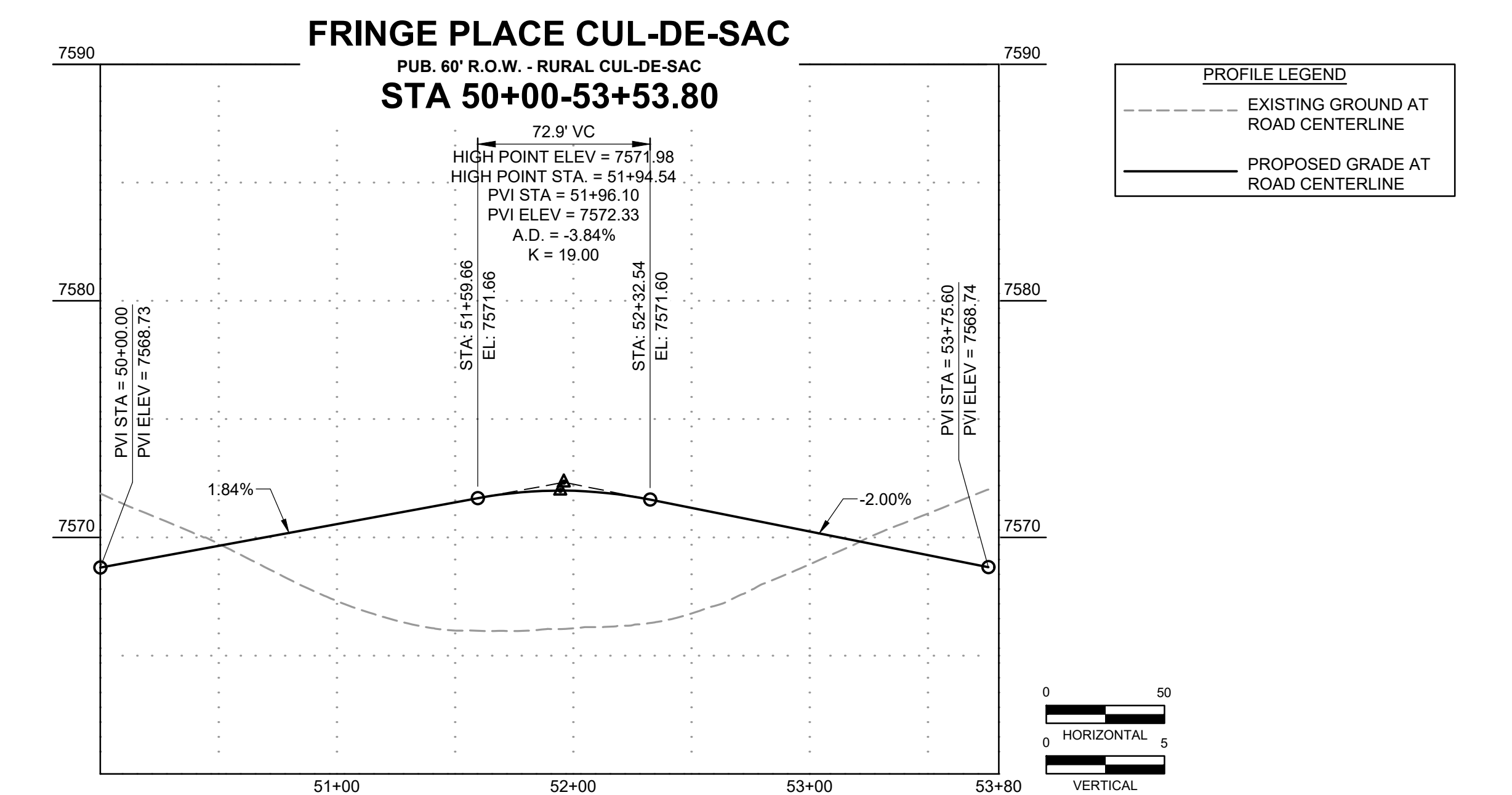
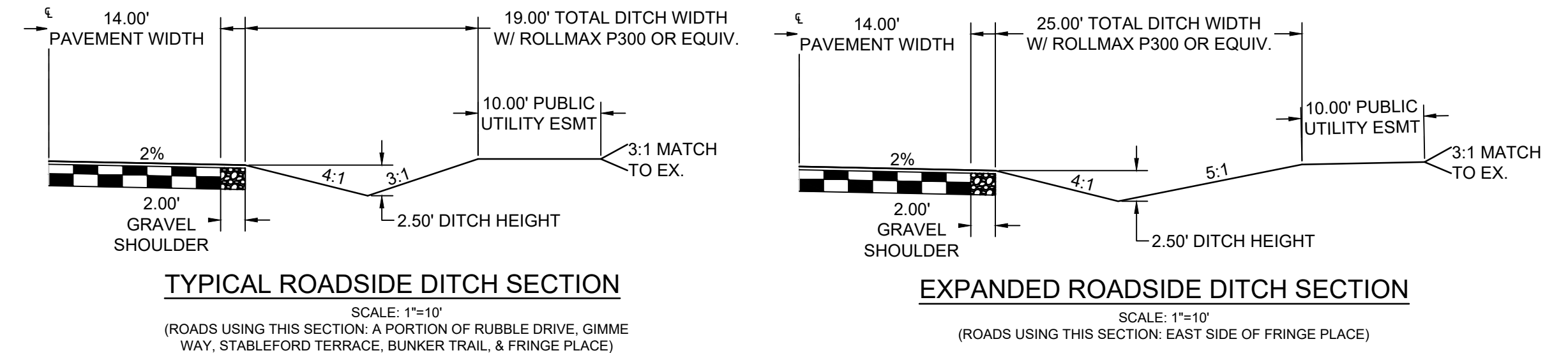
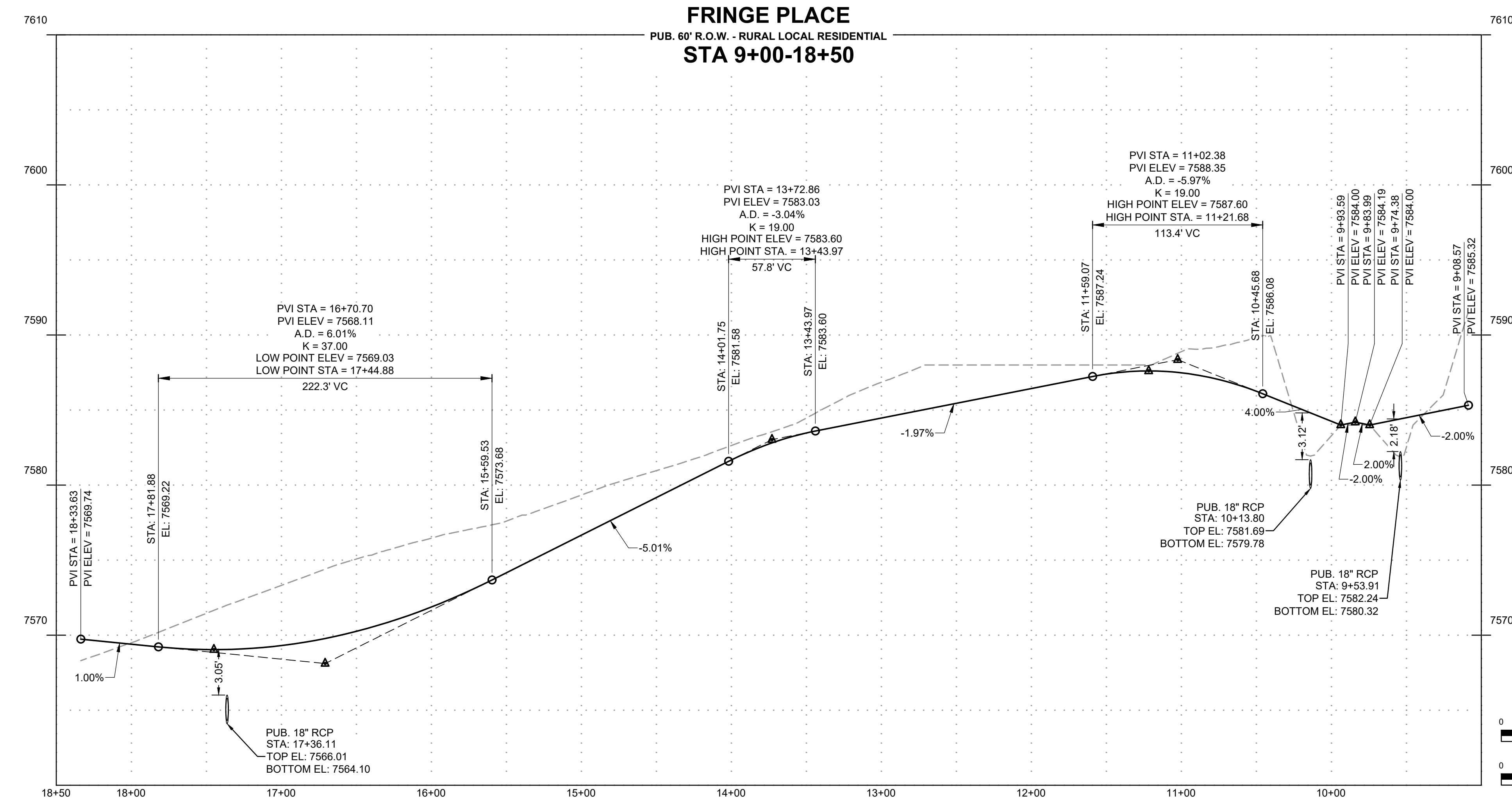


AS-BUILT VERSION 1.0, DATED 7/22/2026
PE: RICHARD LYON
CO PE NO. 53921
SHEET 11: NO REVISIONS.



FRINGE PLACE ALIGNMENT TABLE					
TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
C18	500.00'	188.53'	N26° 30' 28.15"W	N:447470.57, E:225126.79	N:447638.28, E:225043.14
L14		323.93'	N15° 42' 21.12"W	N:447638.28, E:225043.14	N:447950.12, E:224955.45
L15		412.59'	N37° 18' 35.18"W	N:447142.40, E:225376.87	N:447470.57, E:225126.79

FRINGE PLACE ALIGNMENT TABLE					
TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
C20	98.00'	69.33'	N35° 58' 25.56"W	N:447851.94, E:224966.44	N:447906.89, E:224926.56
C21	52.00'	236.94'	N74° 17' 38.88"E	N:447906.89, E:224926.56	N:447928.28, E:225002.65
C22	98.00'	69.33'	S4° 33' 43.32"W	N:447928.28, E:225002.65	N:447860.60, E:224997.25



DRAWN BY: CMD JOB DATE: 10/31/2024
APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 12/5/2024
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_4\Street_E_PNP

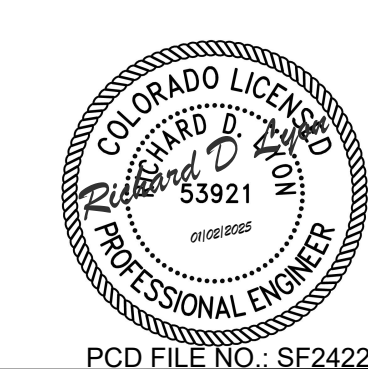
NO.	DATE	BY	REVISION DESCRIPTION

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

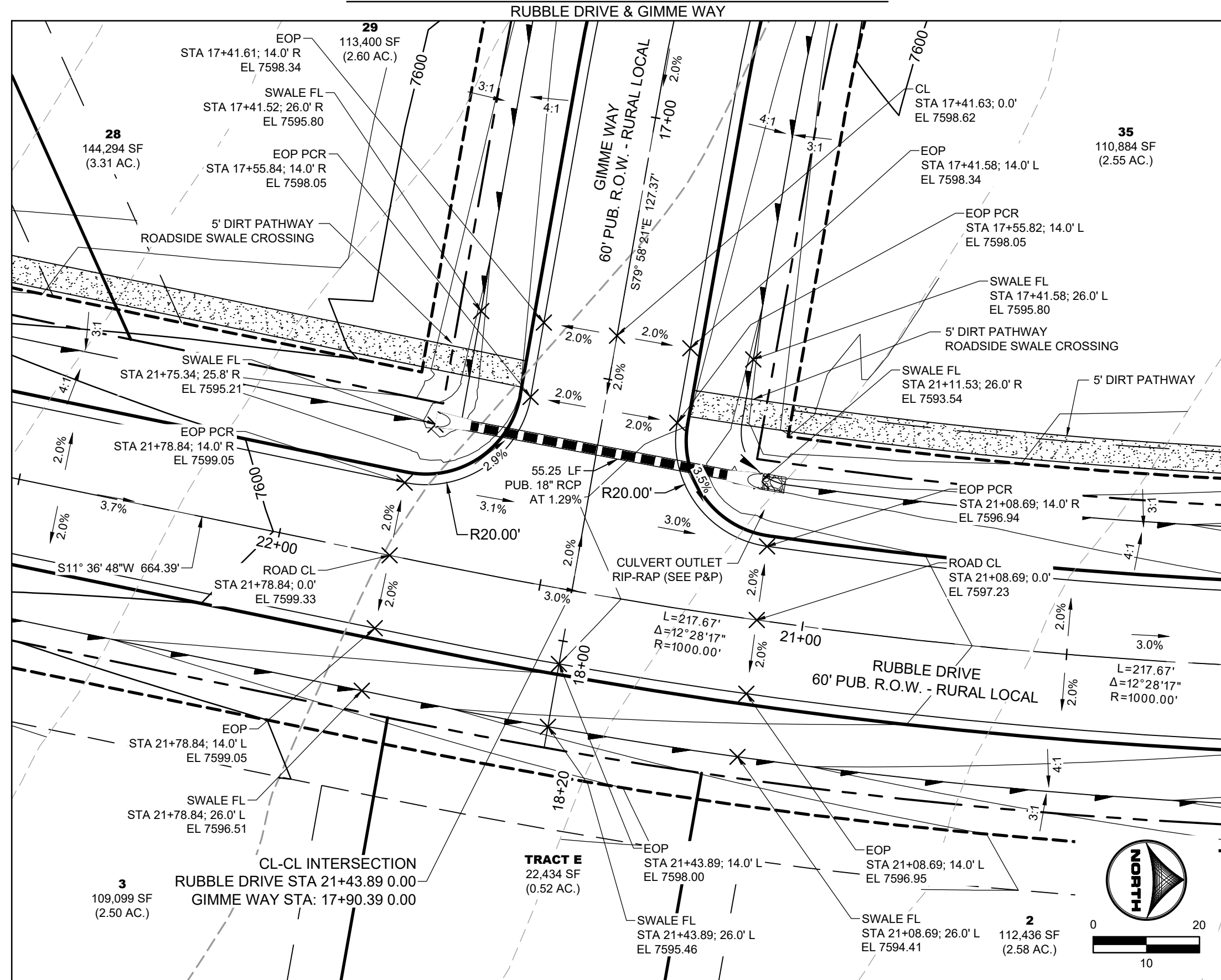
FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILES
FRINGE PLACE

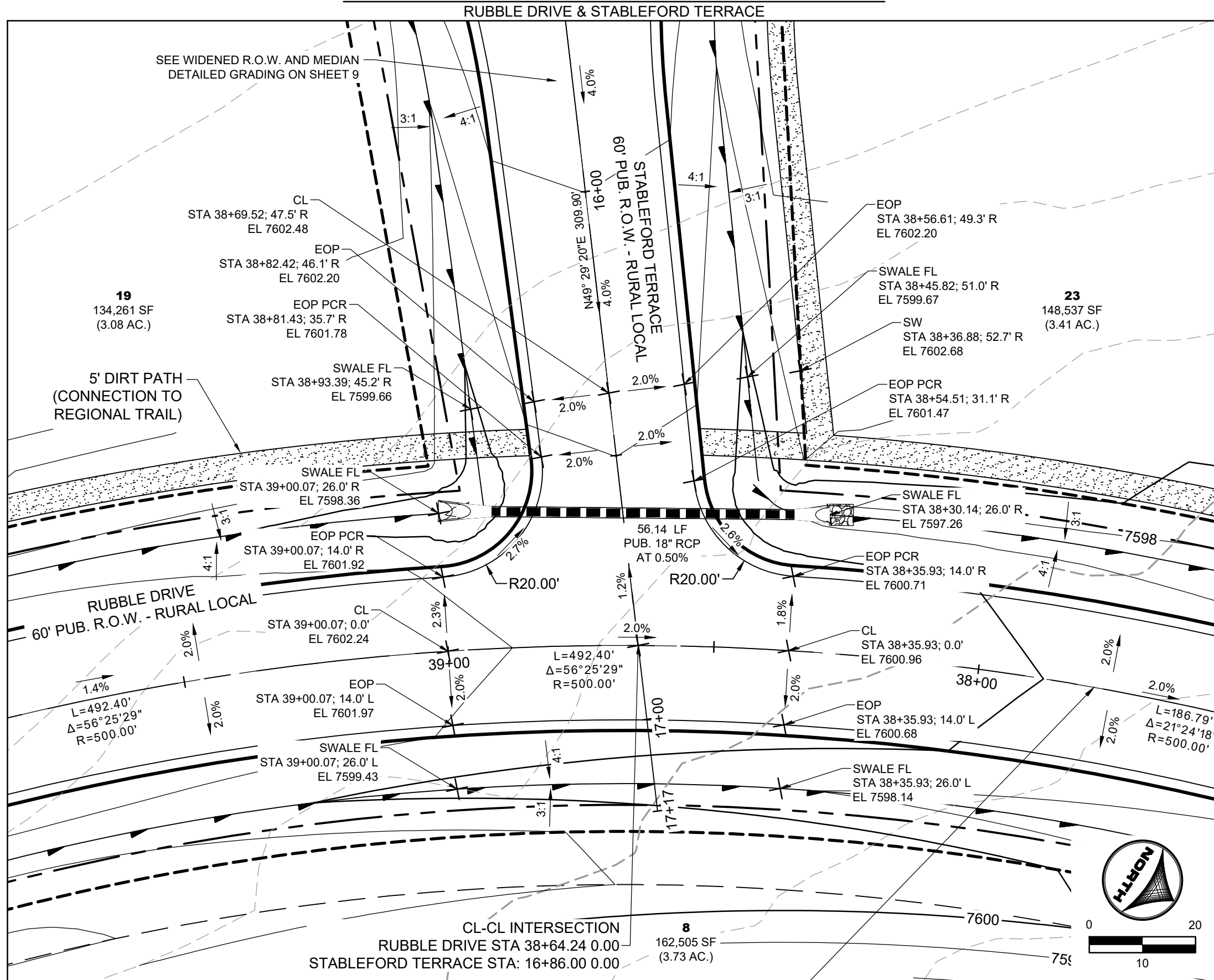
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ROADWAY INTERSECTION DETAIL - A



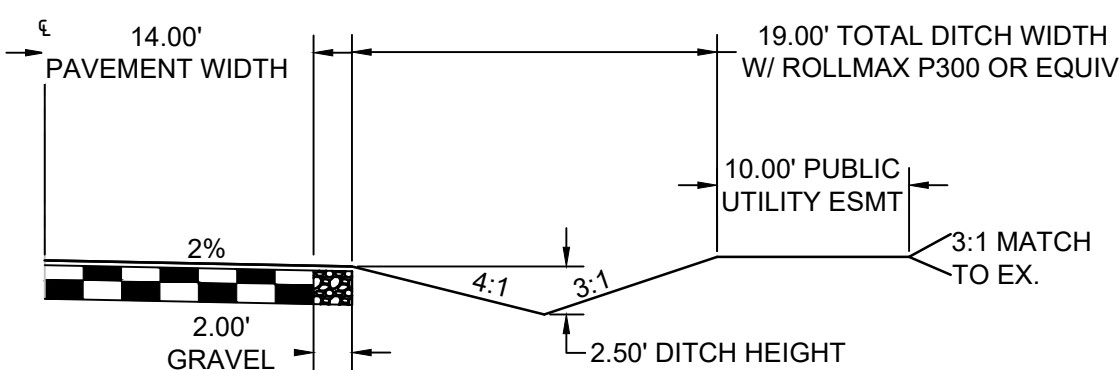
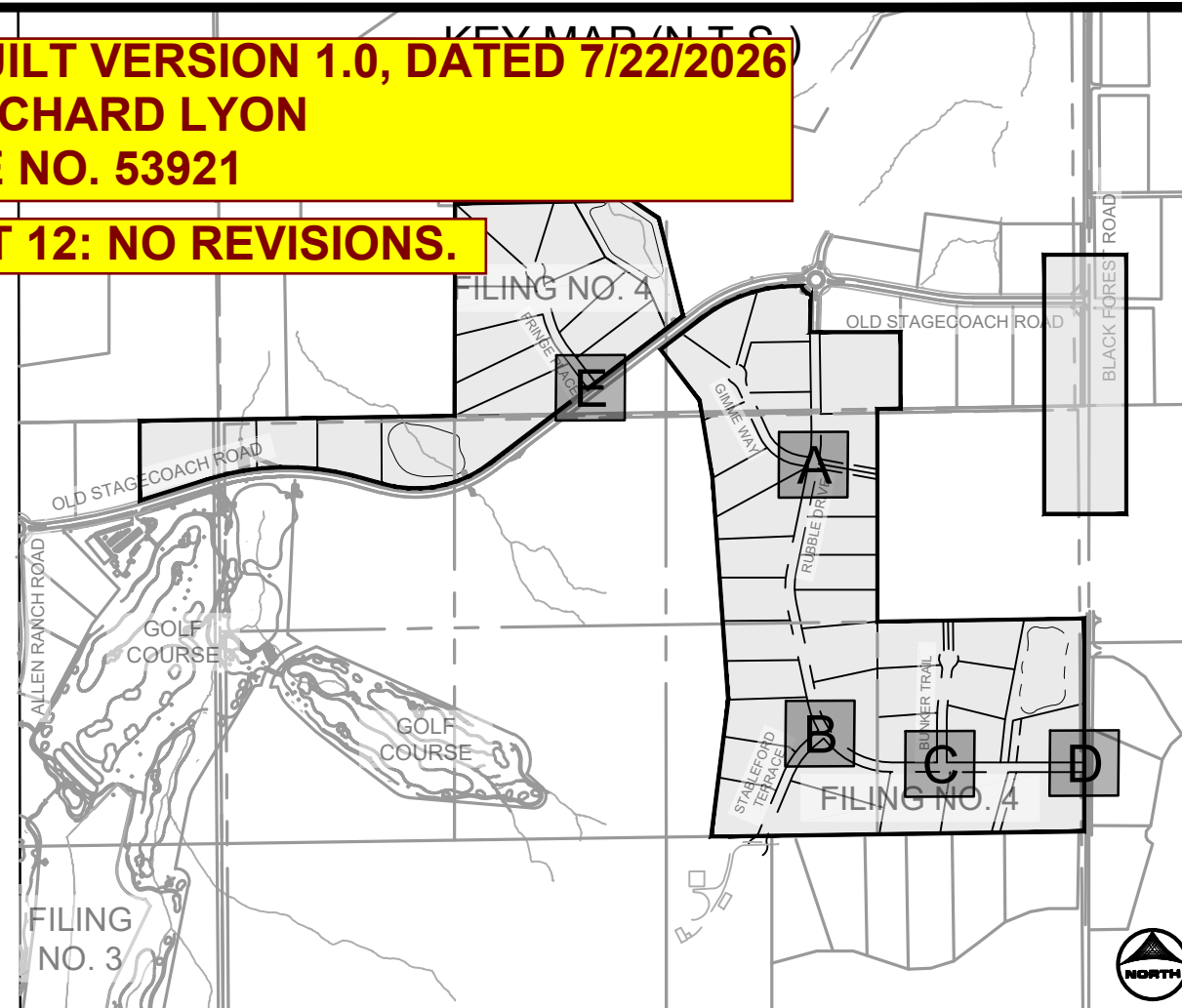
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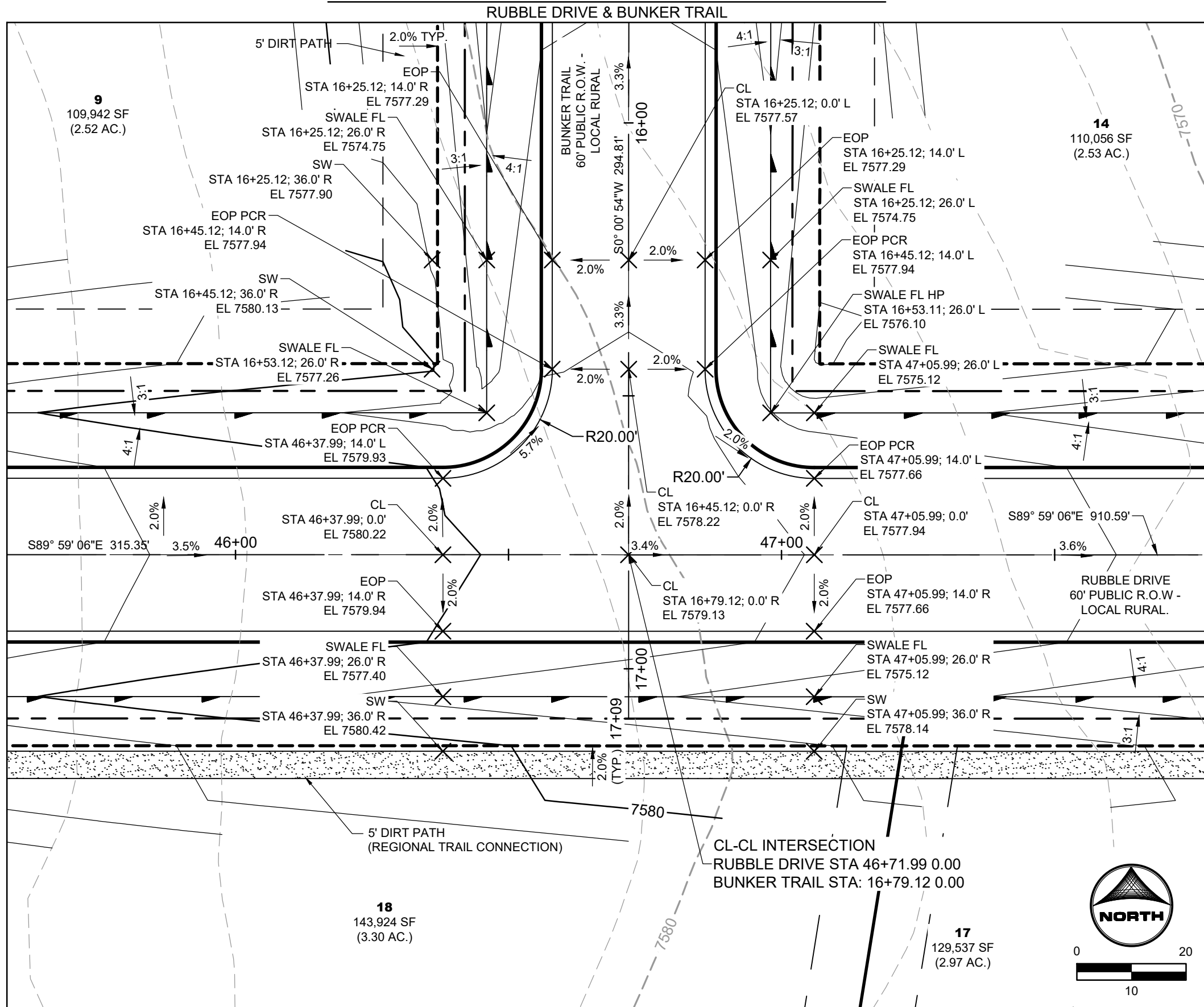
AS-BUILT VERSION 1.0, DATED 7/22/2026

PE: RICHARD LYON
CO PE NO. 53921

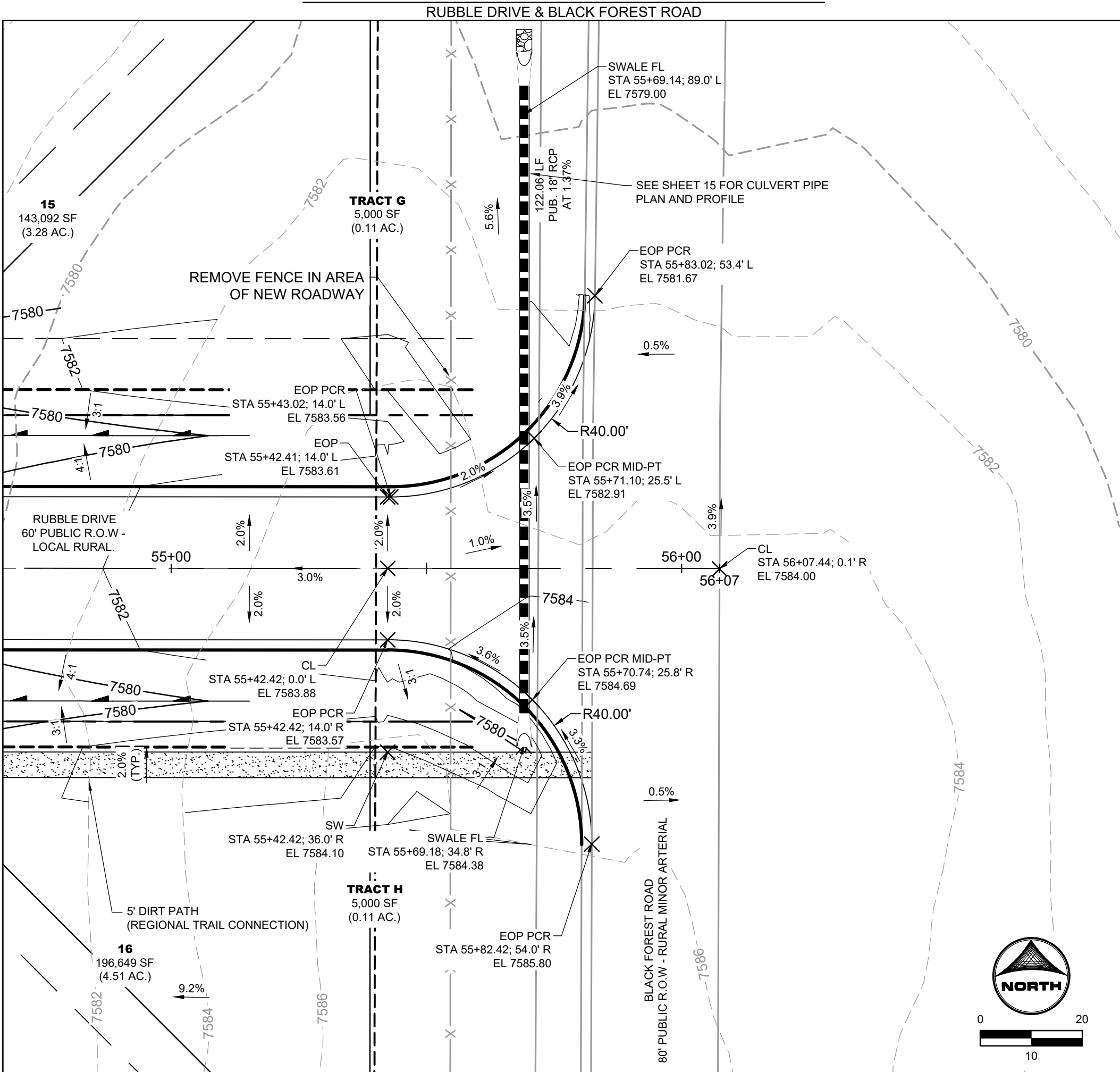
SHEET 12: NO REVISIONS.



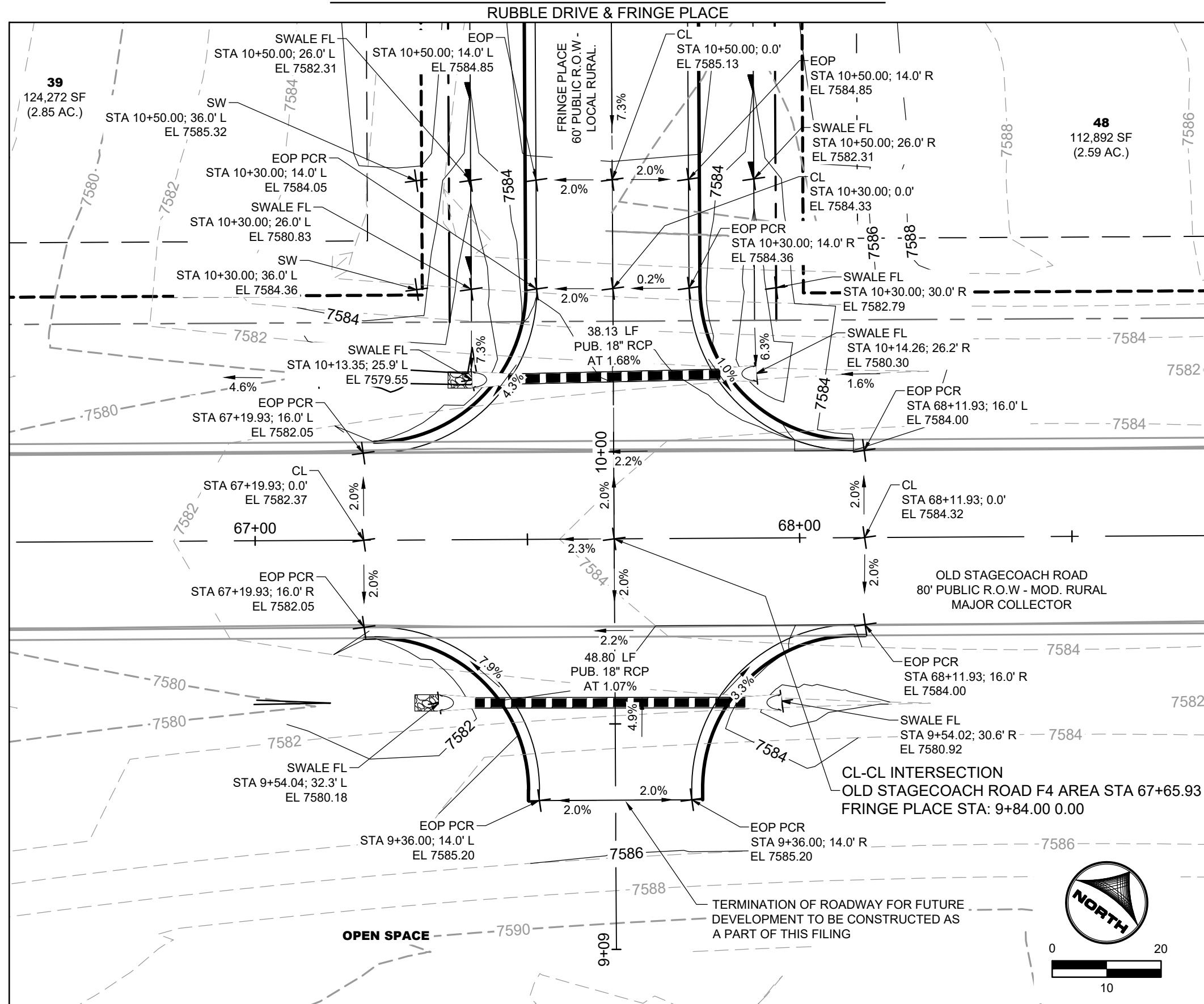
ROADWAY INTERSECTION DETAIL - C



ROADWAY INTERSECTION DETAIL - D



ROADWAY INTERSECTION DETAIL - E



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APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 12/5/2024
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_4\Streets_Intersection_Details

NO.	DATE	BY	REVISION DESCRIPTION

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

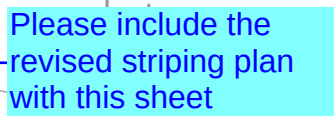
FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

INTERSECTION DETAILS
ROADWAY INTERSECTION DETAILS

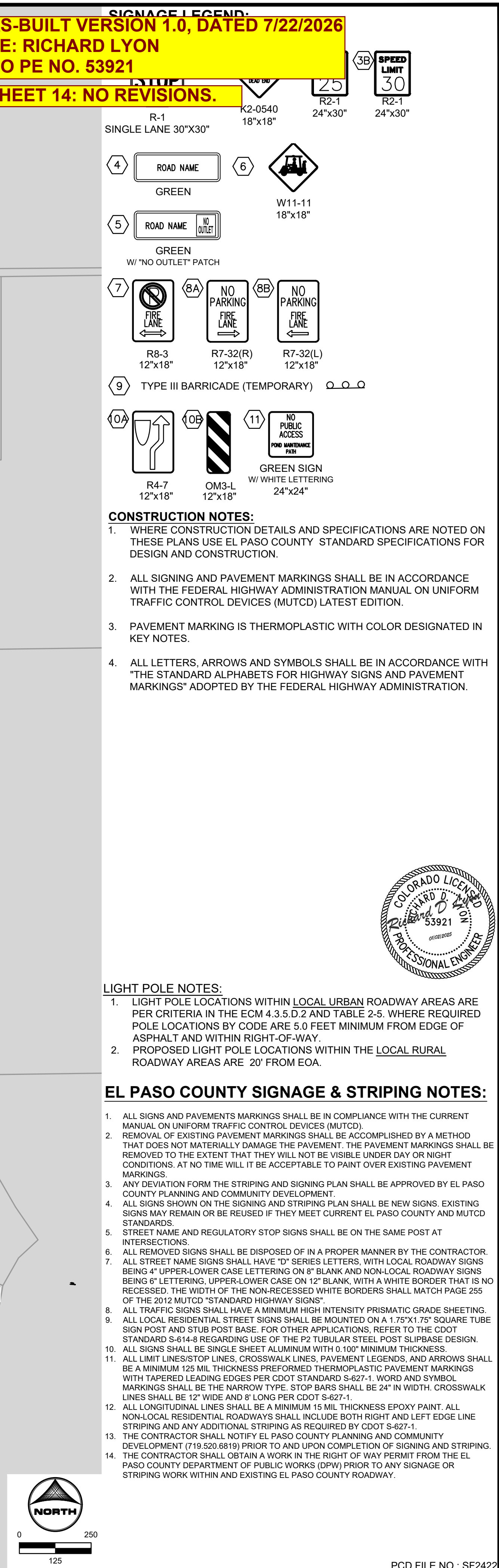
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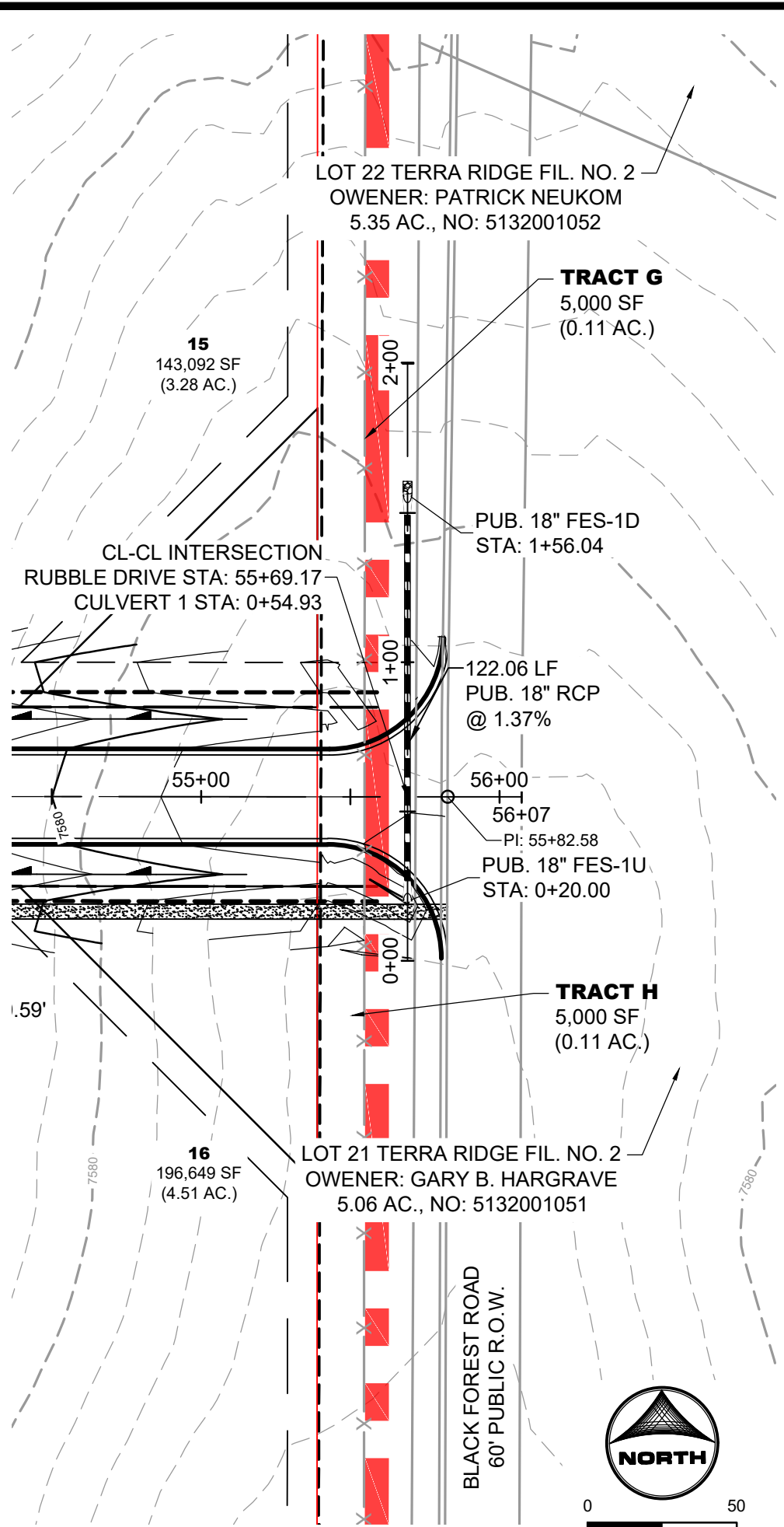
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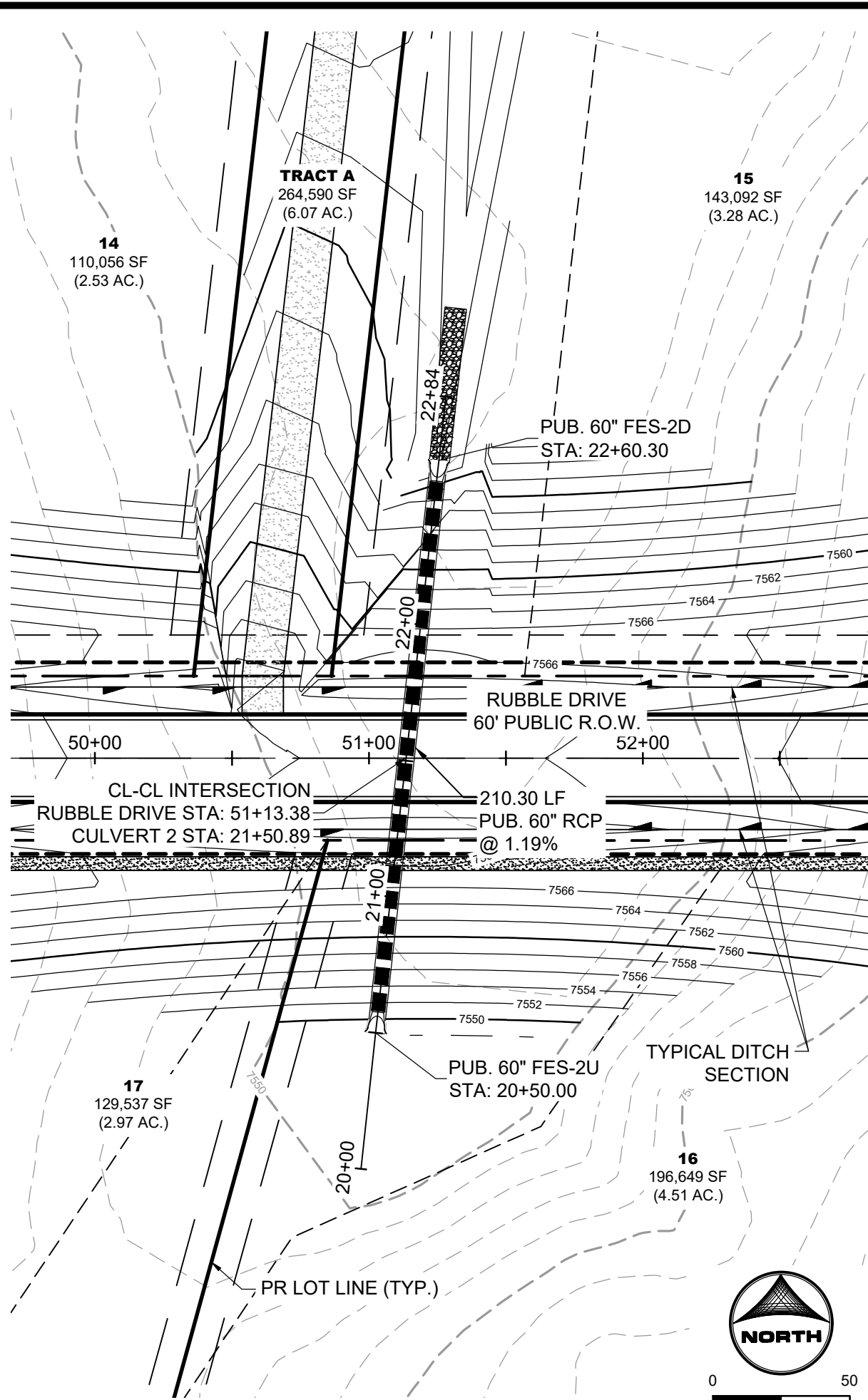
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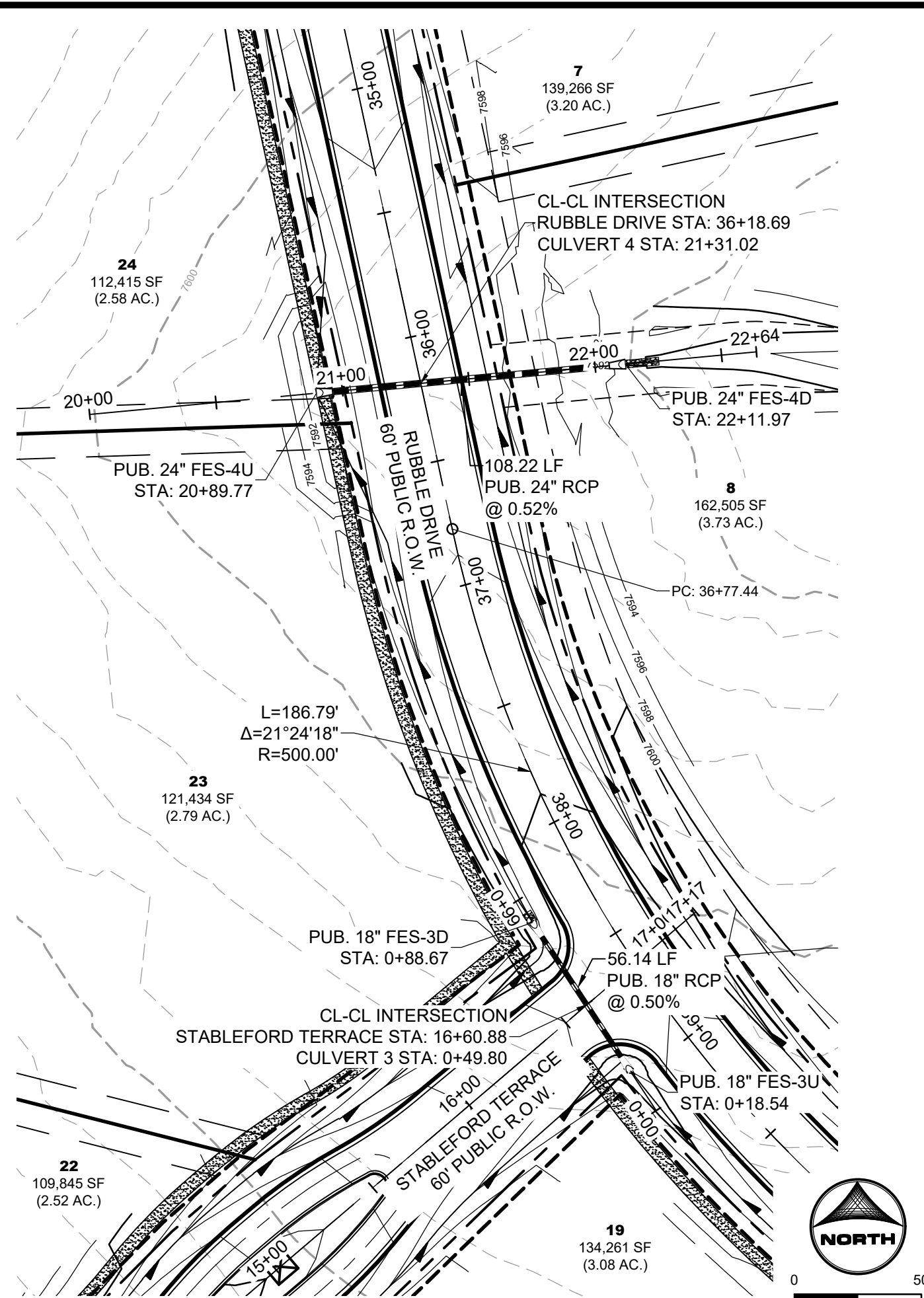
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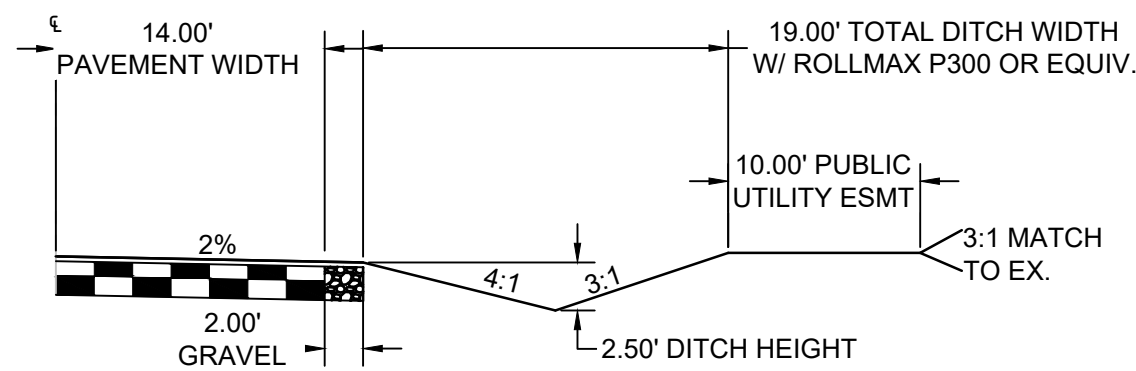
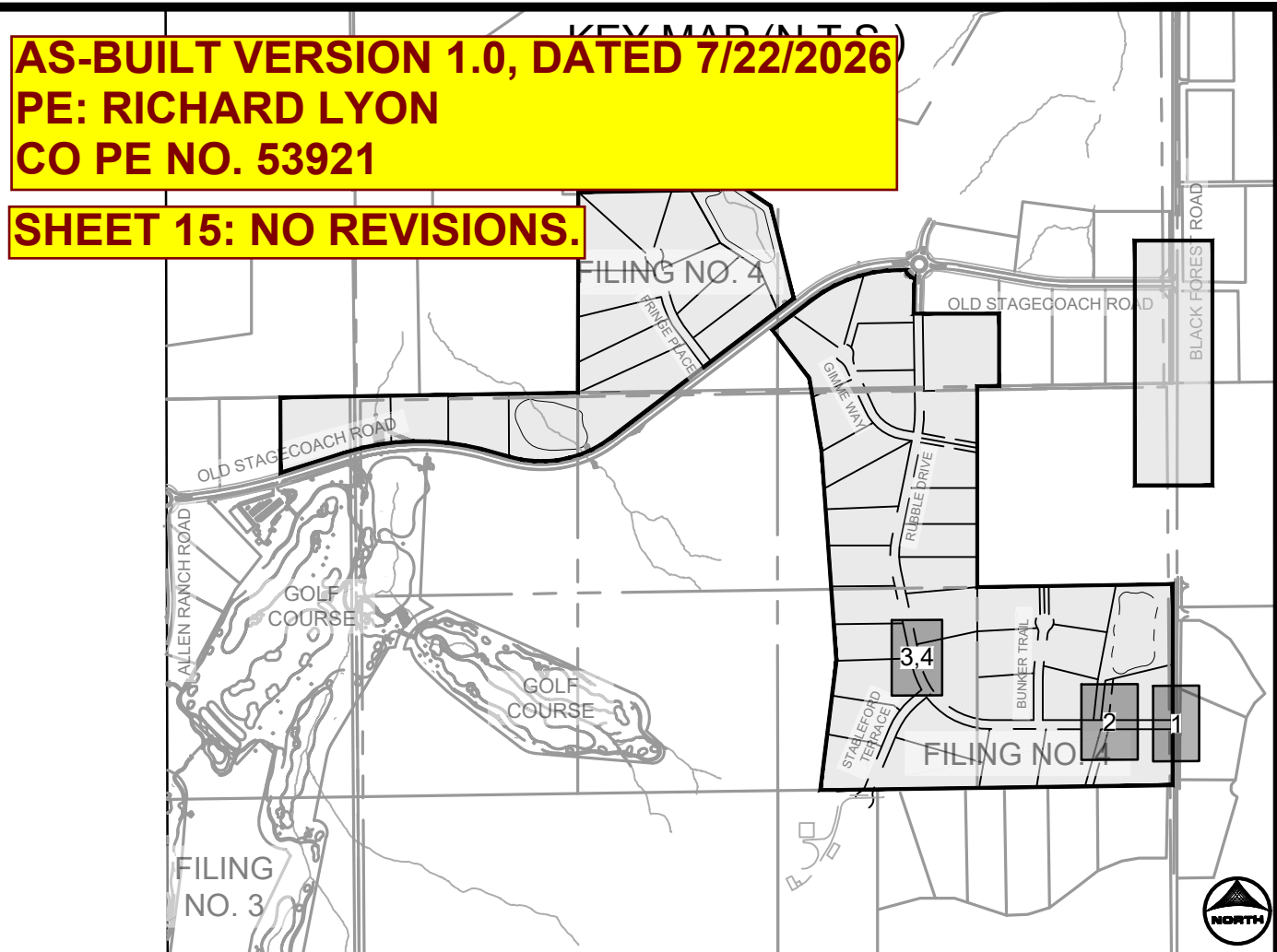
CULVERT 1
PUB. STORM CULVERT PIPE WITHIN
RUBBLE DRIVE AND BLACK FORST ROAD
PUB. 60" R.O.W. - RURAL LOCAL RESIDENTIAL



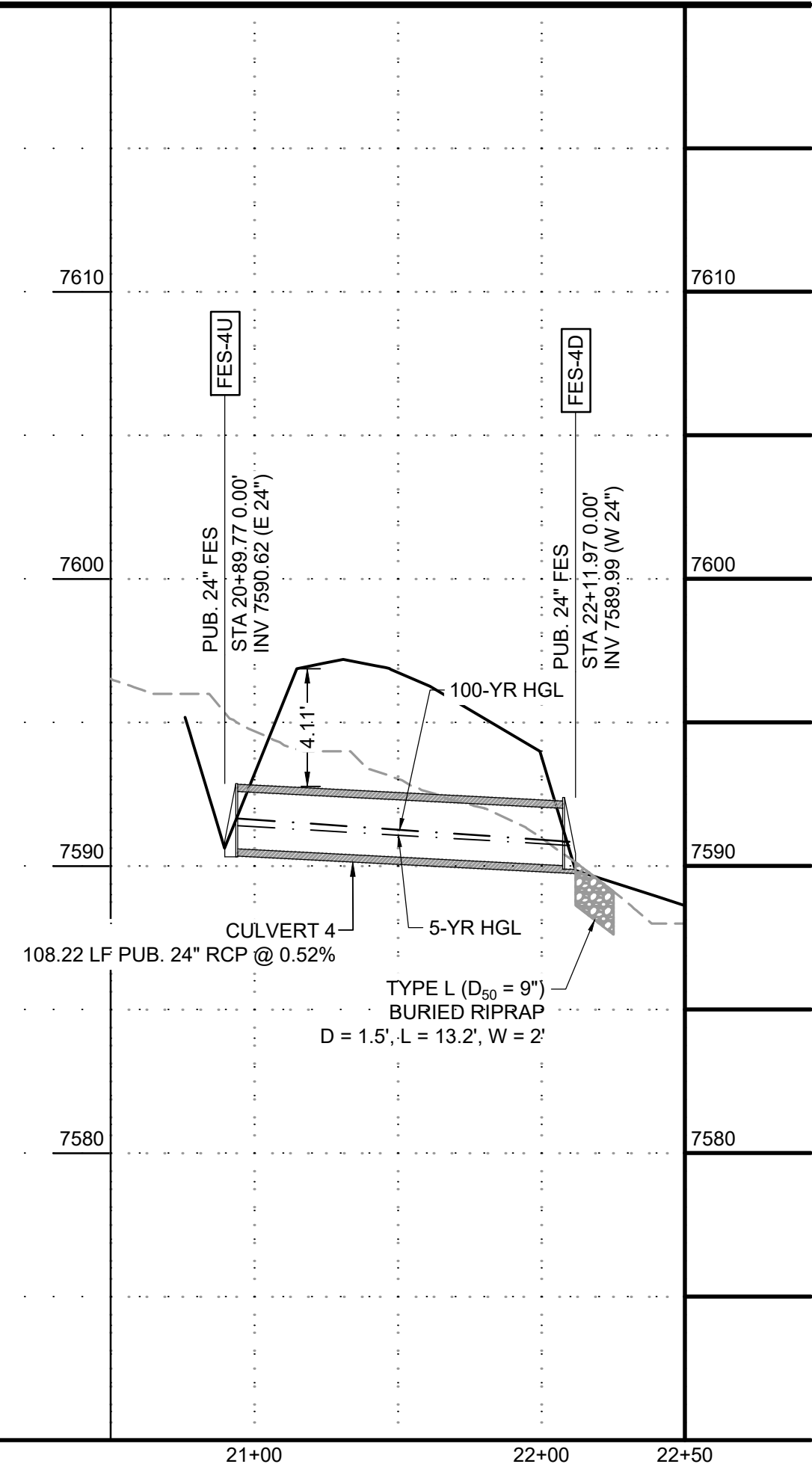
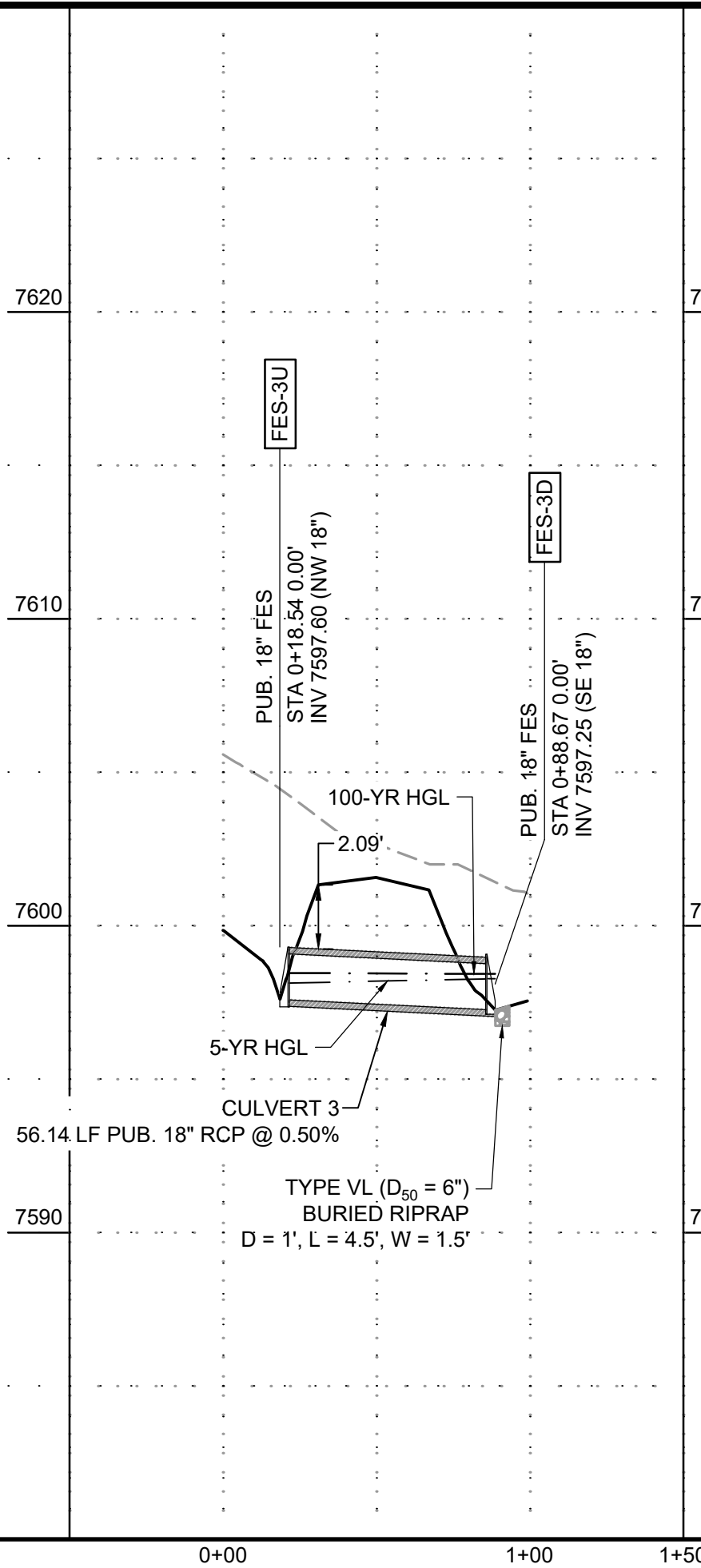
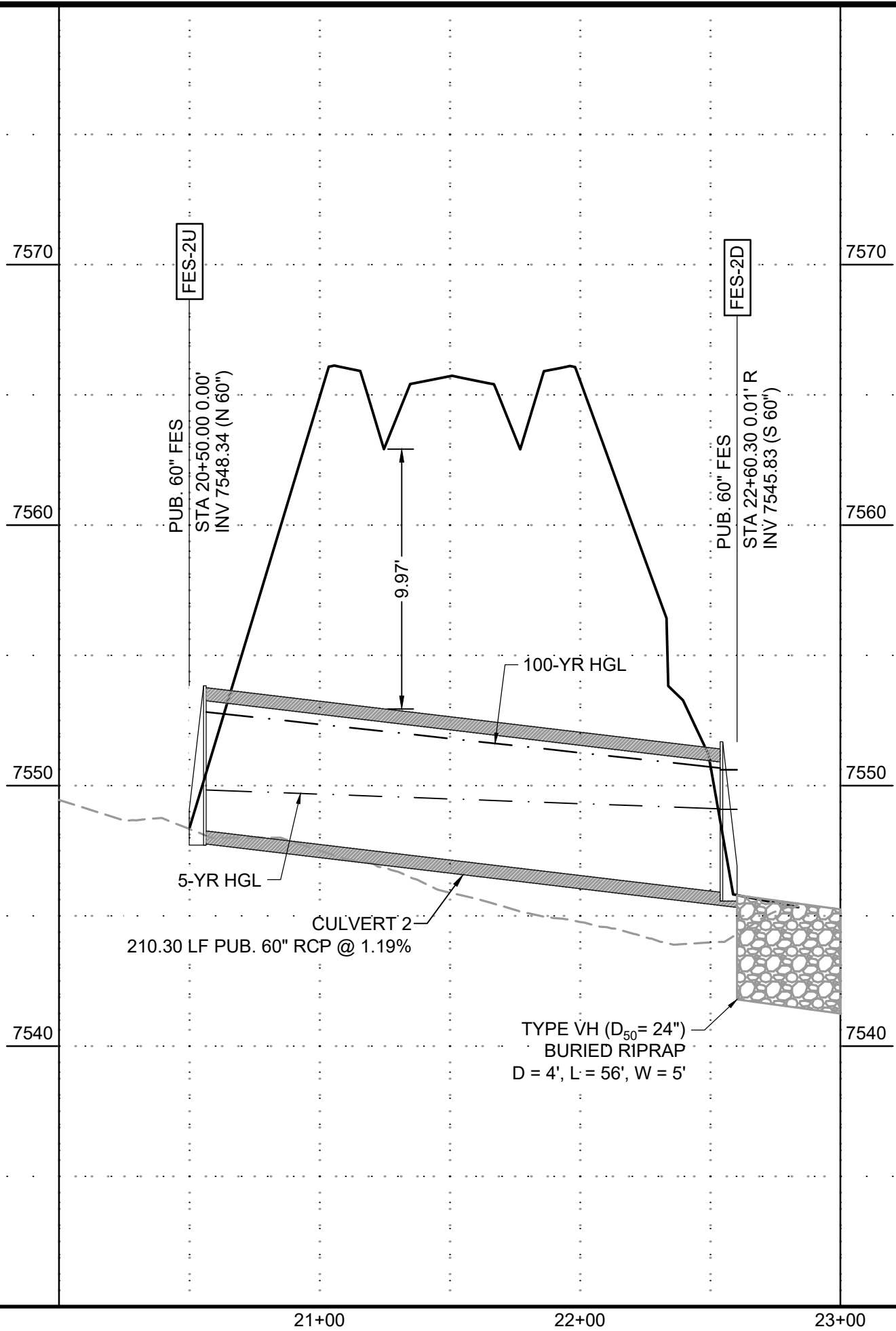
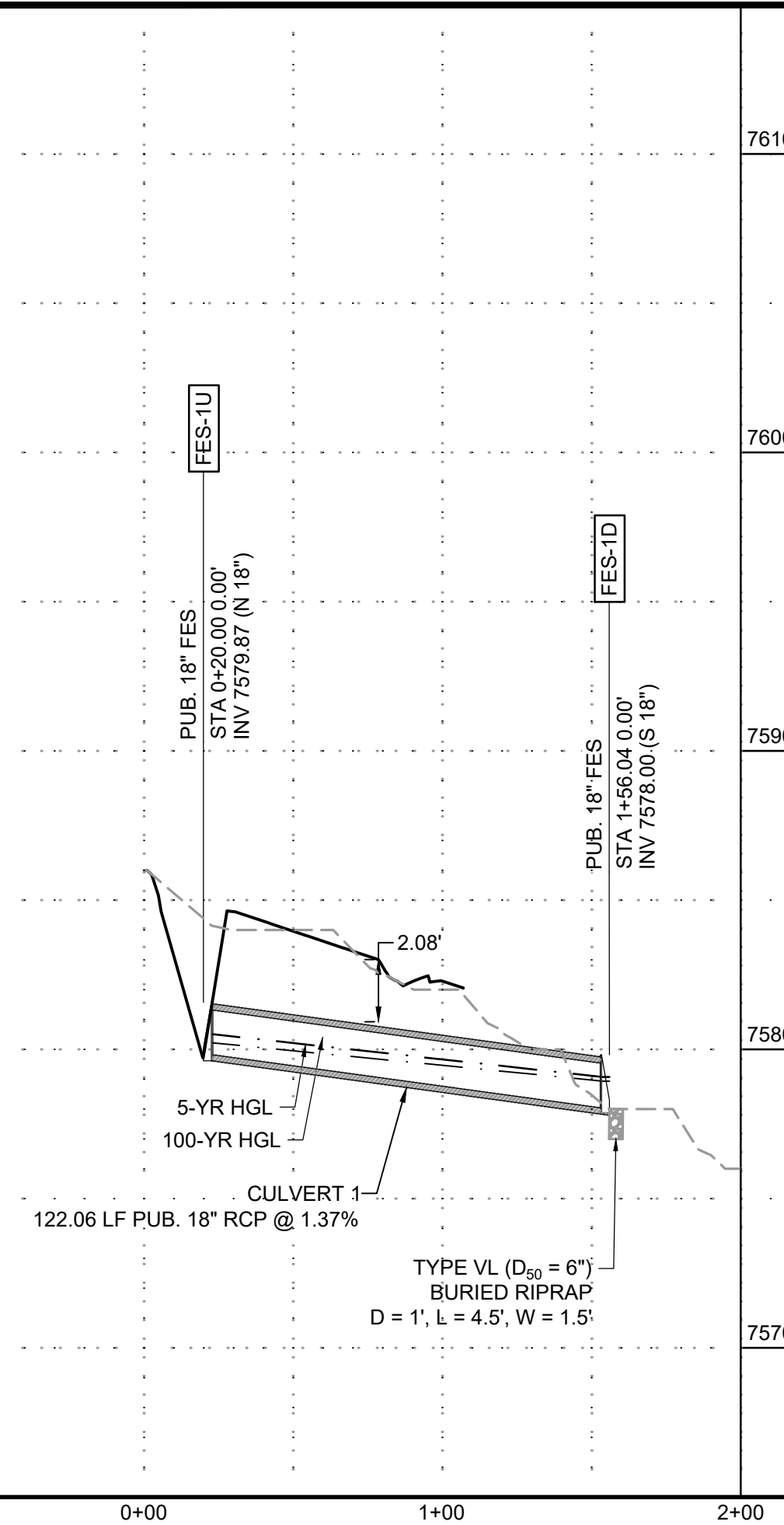
CULVERT 2
PUB. STORM CULVERT PIPE WITHIN RUBBLE DRIVE
PUB. 60" R.O.W. - RURAL LOCAL RESIDENTIAL



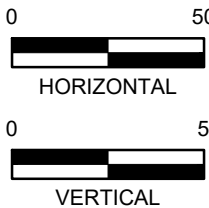
CULVERT 3
PUB. STORM CULVERT PIPE WITHIN
STABLEFORD TERRACE AND RUBBLE DRIVE
PUB. 60" R.O.W. - RURAL LOCAL RESIDENTIAL



TYPICAL ROADSIDE DITCH SECTION
SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF RUBBLE DRIVE, GIMME WAY, STABLEFORD TERRACE, BUNKER TRAIL, & FRINGE PLACE)



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



DRAWN BY: CMD JOB DATE: 11/26/2024
APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 12/5/2024
CAD FILE: J:\2021\211030\CAD\Drawings\Filing_No_4\Storm_PNP

NO.	DATE	BY	REVISION DESCRIPTION

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

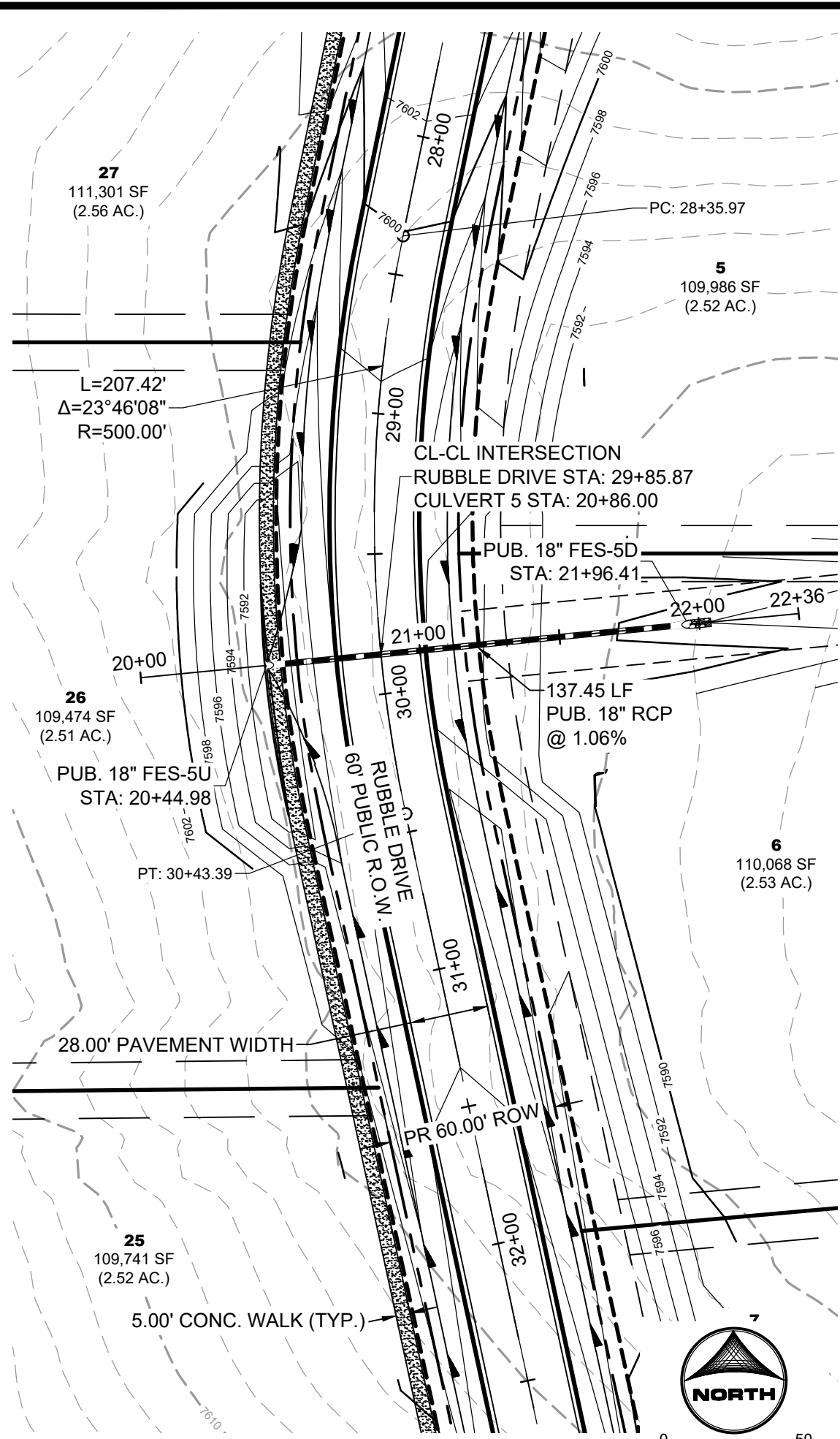
FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

STORM SEWER PLAN & PROFILES
STORM CULVERTS

SHEET
STM
15

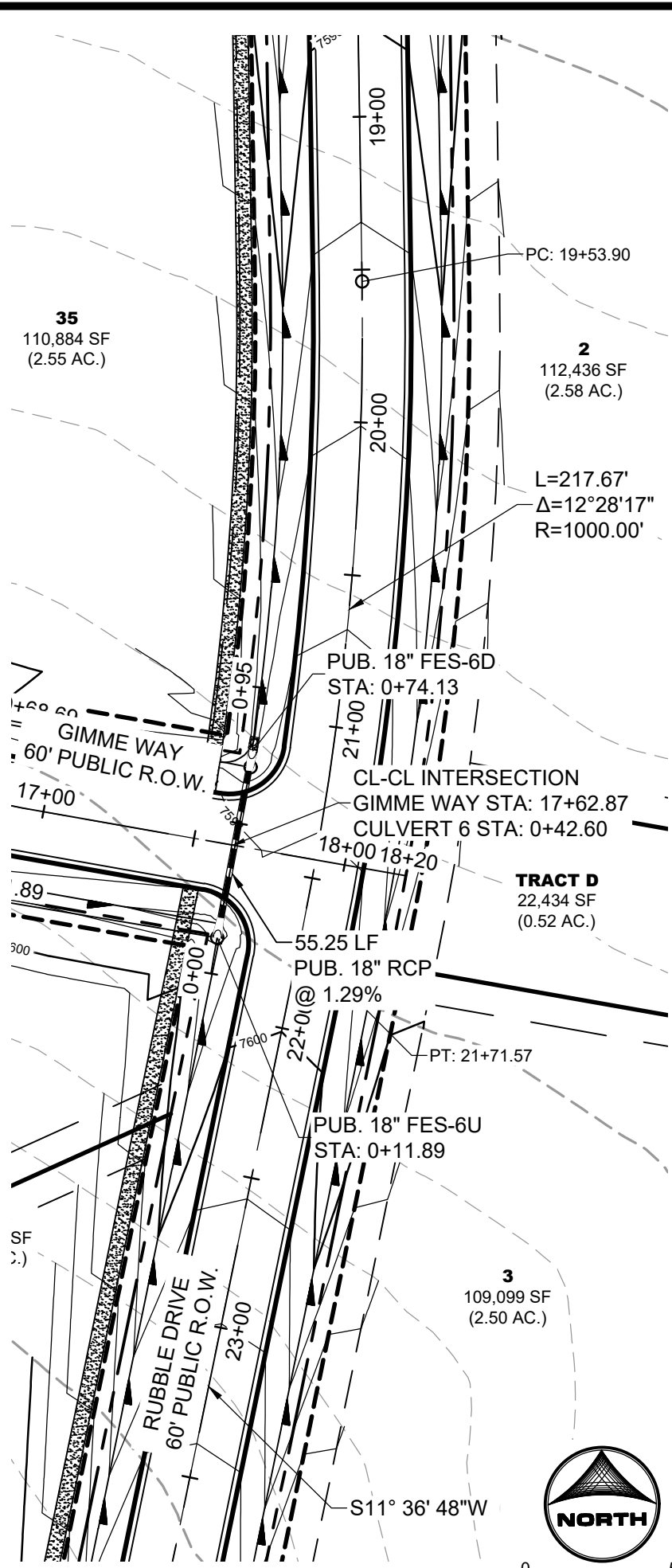


PCD FILE NO.: SF2422



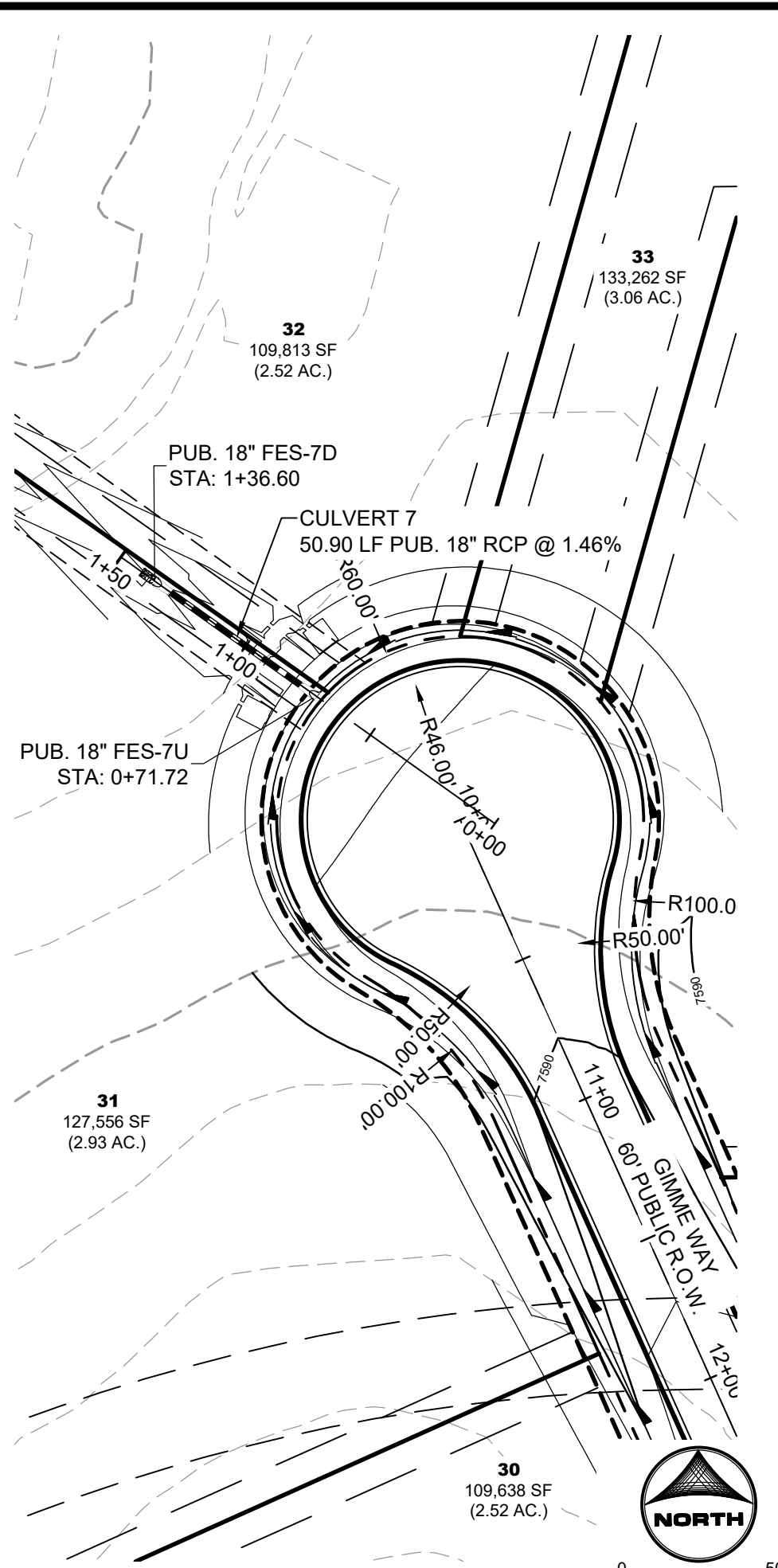
CULVERT 5

PUB. STORM CULVERT PIPE WITHIN RUBBLE DRIVE
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL



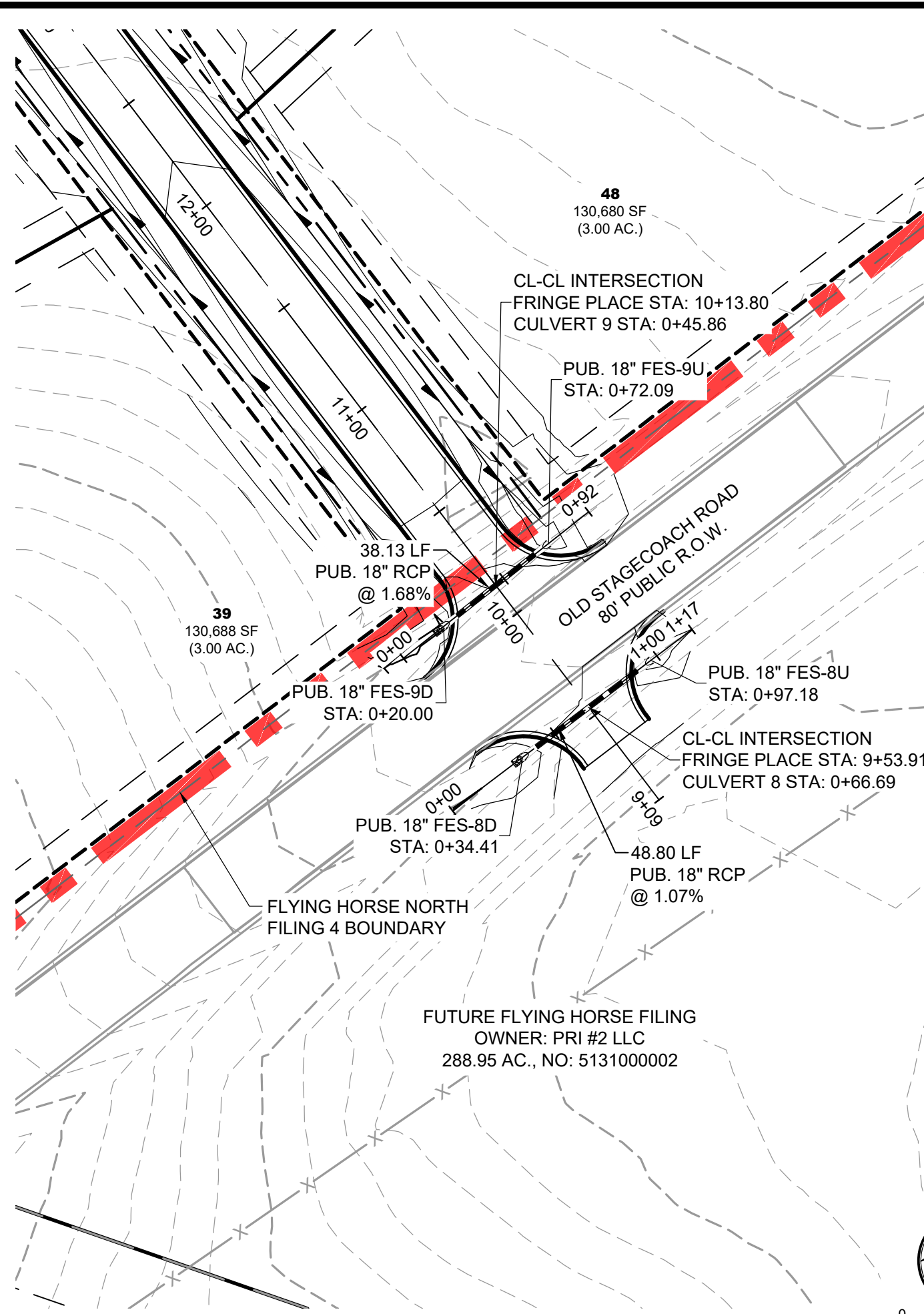
CULVERT 6

PUB. STORM CULVERT PIPE WITHIN
GIMME WAY AND RUBBLE DRIVE
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL



CULVERT 7

PUB. STORM CULVERT PIPE WITHIN GIMME WAY
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL



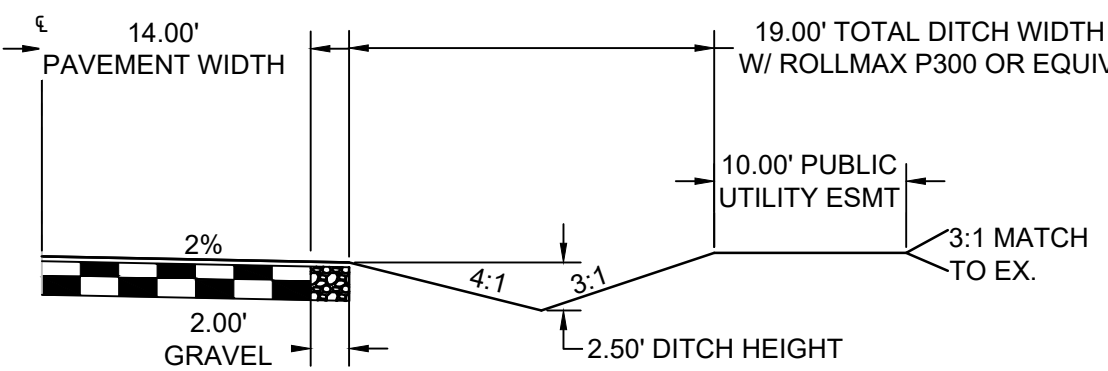
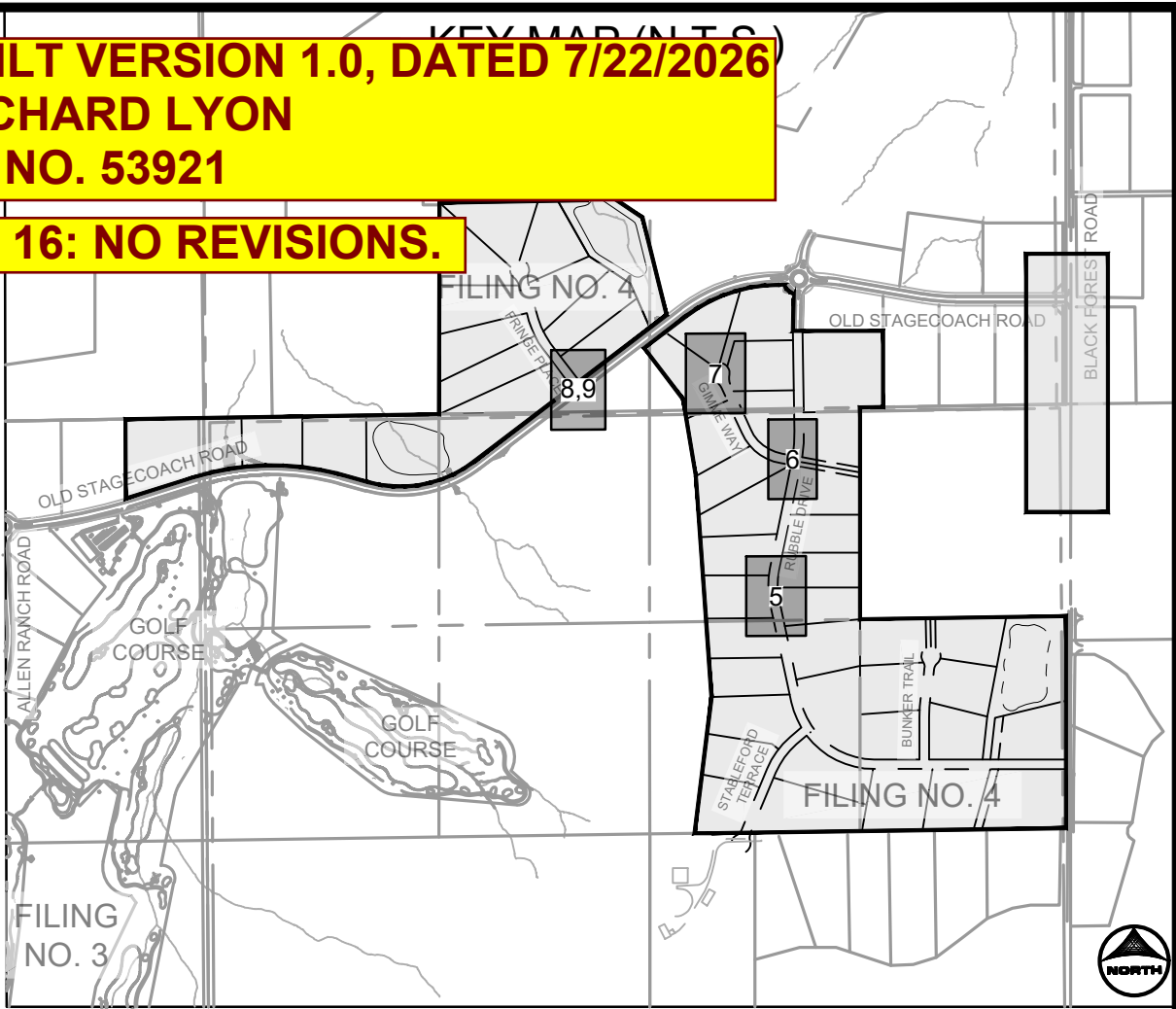
CULVERT 8

PUB. STORM CULVERT PIPE WITHIN FRINGE PLACE
(PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL)
AND OLD STAGECOACH ROAD (PUB. 80' R.O.W. - COLLECTOR)

CULVERT 9

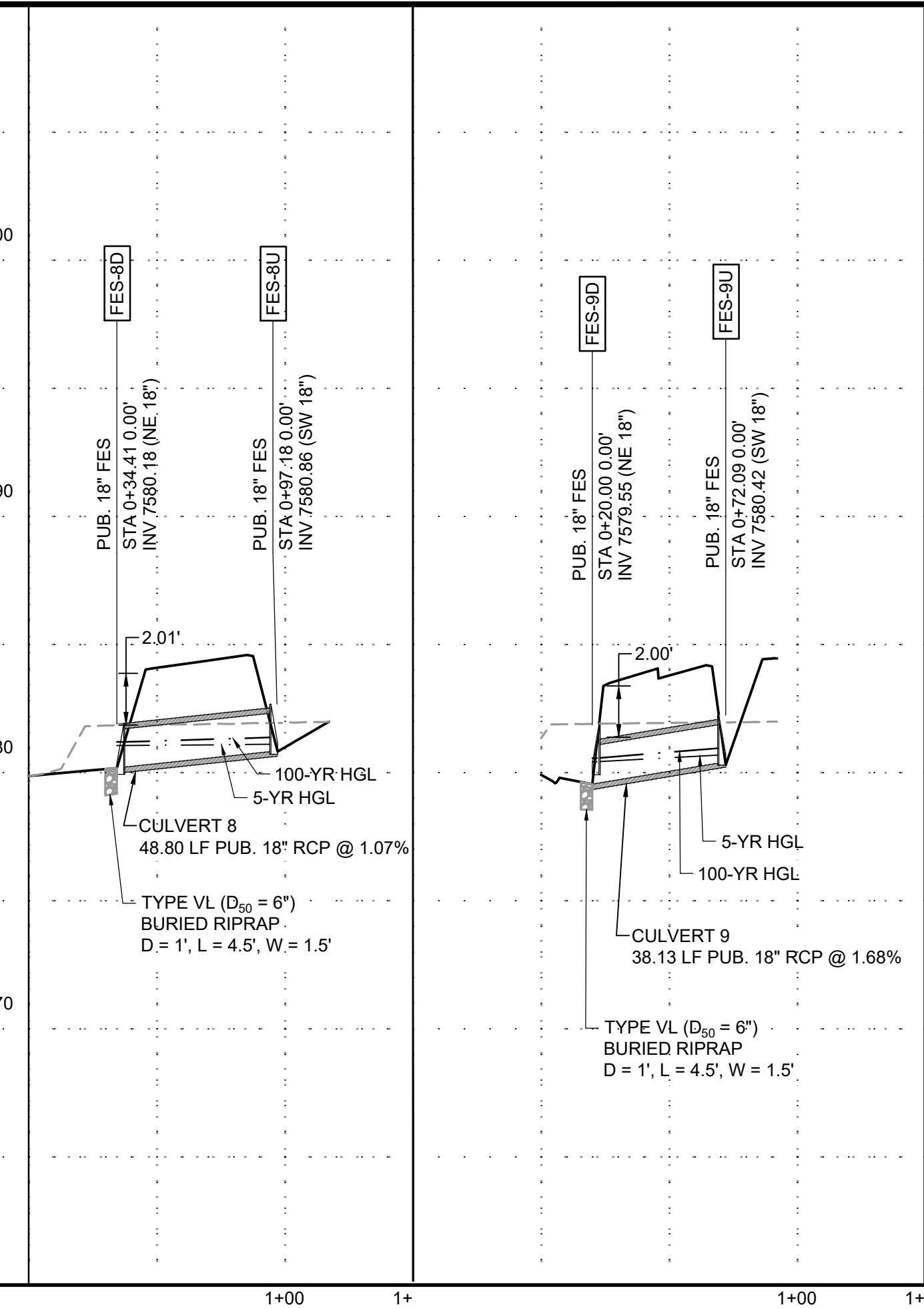
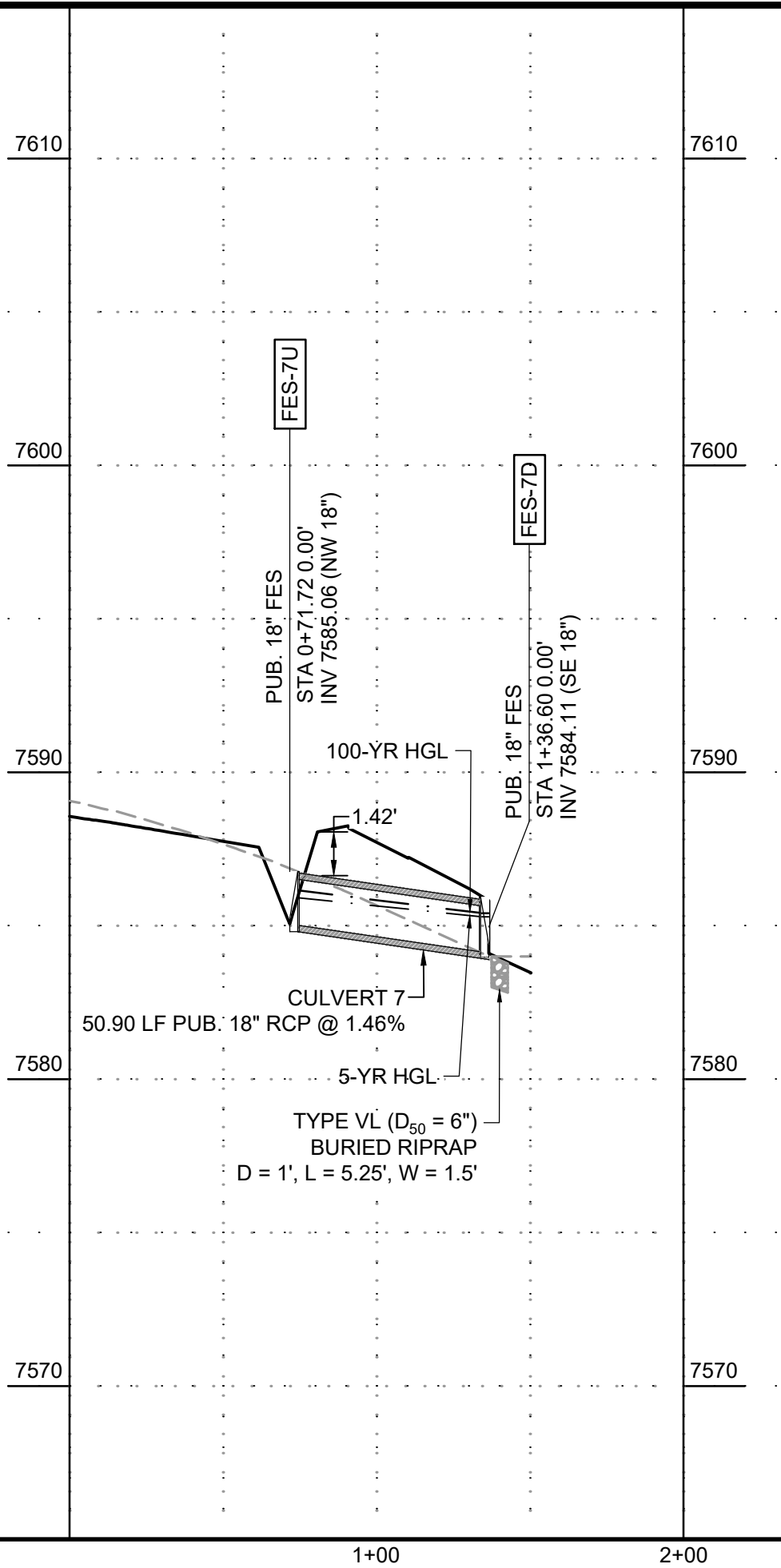
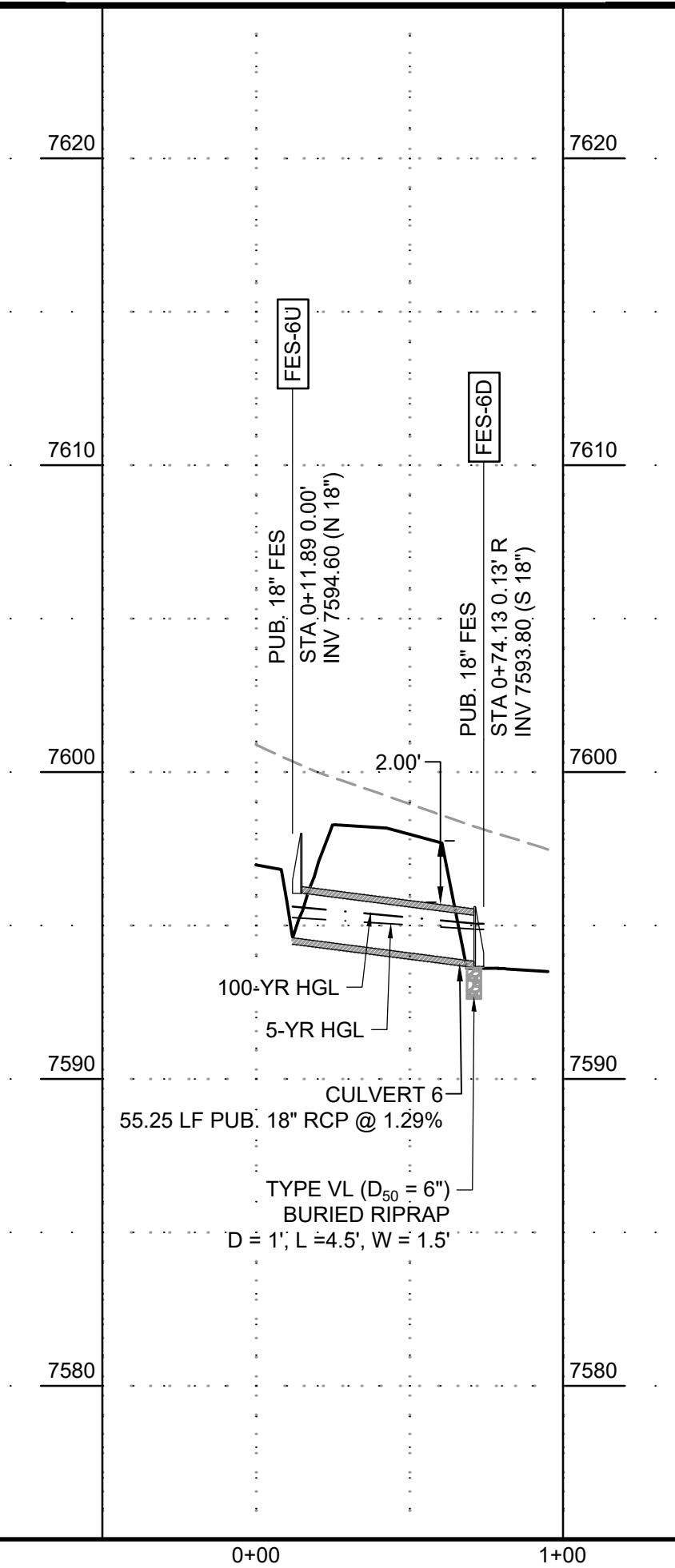
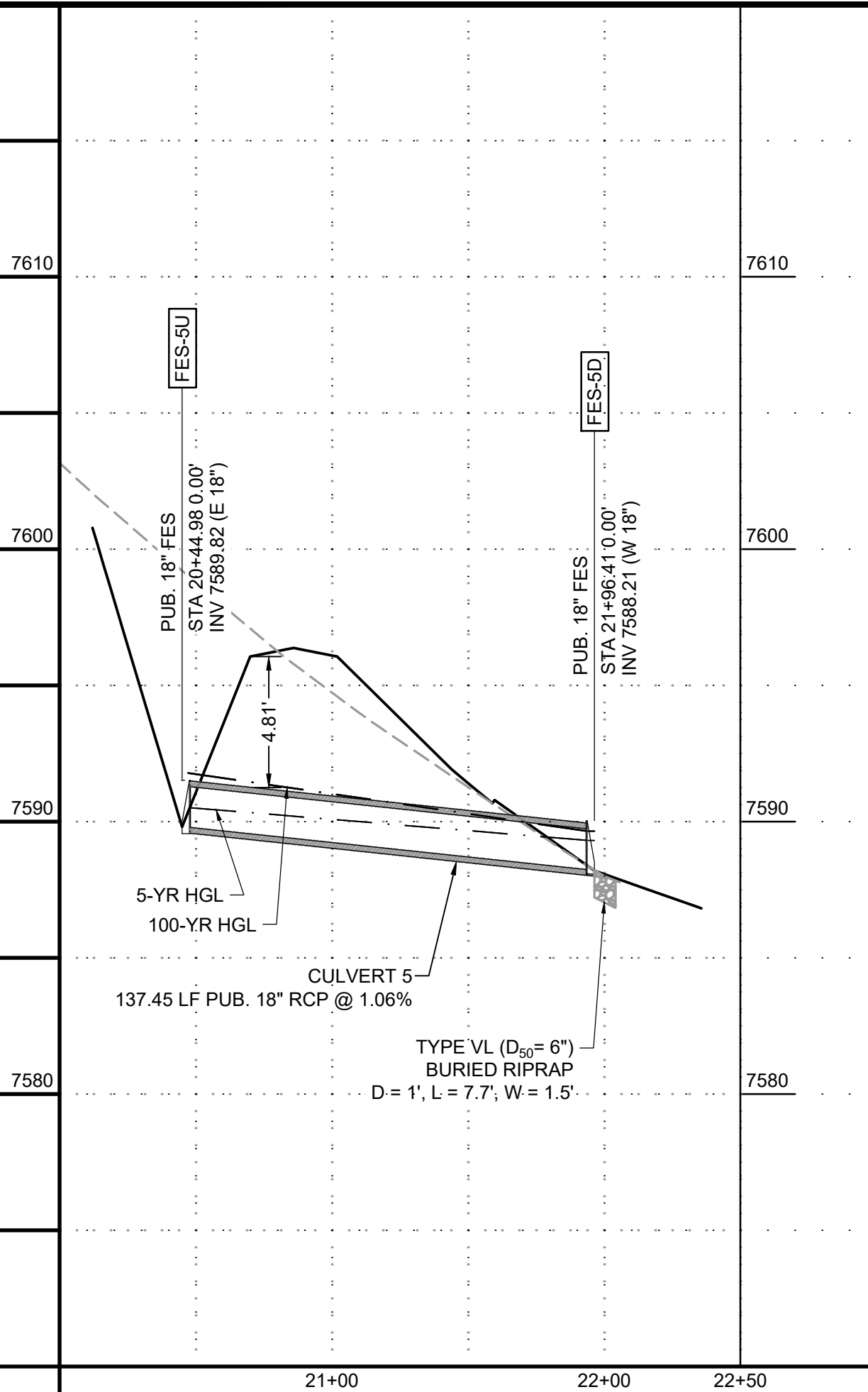
PUB. STORM CULVERT PIPE WITHIN FRINGE PLACE
(PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL)
AND OLD STAGECOACH ROAD (PUB. 80' R.O.W. - COLLECTOR)

AS-BUILT VERSION 1.0, DATED 7/22/2026
PE: RICHARD LYON
CO PE NO. 53921
SHEET 16: NO REVISIONS.

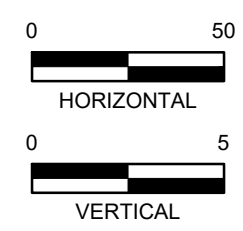


TYPICAL ROADSIDE DITCH SECTION

SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF RUBBLE DRIVE, GIMME WAY, STABLEFORD TERRACE, BUNKER TRAIL, & FRINGE PLACE)



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



DRAWN BY: CMD JOB DATE: 11/26/2024
APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 12/5/2024
CAD FILE: J:\2021\211030\CAD\DWG\C\Filing_No_4\Storm_PNP

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: 719.965.0044

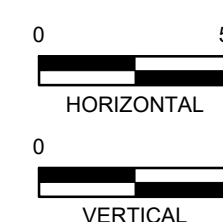
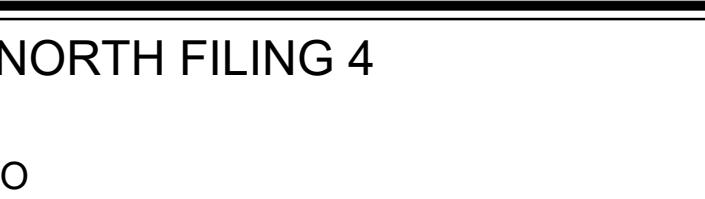
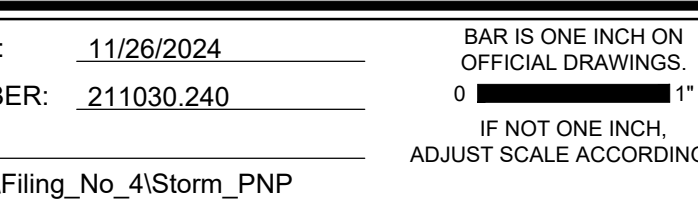
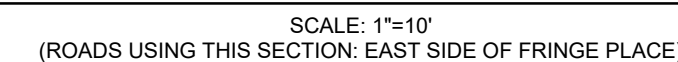
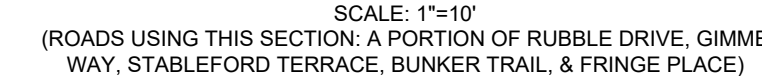
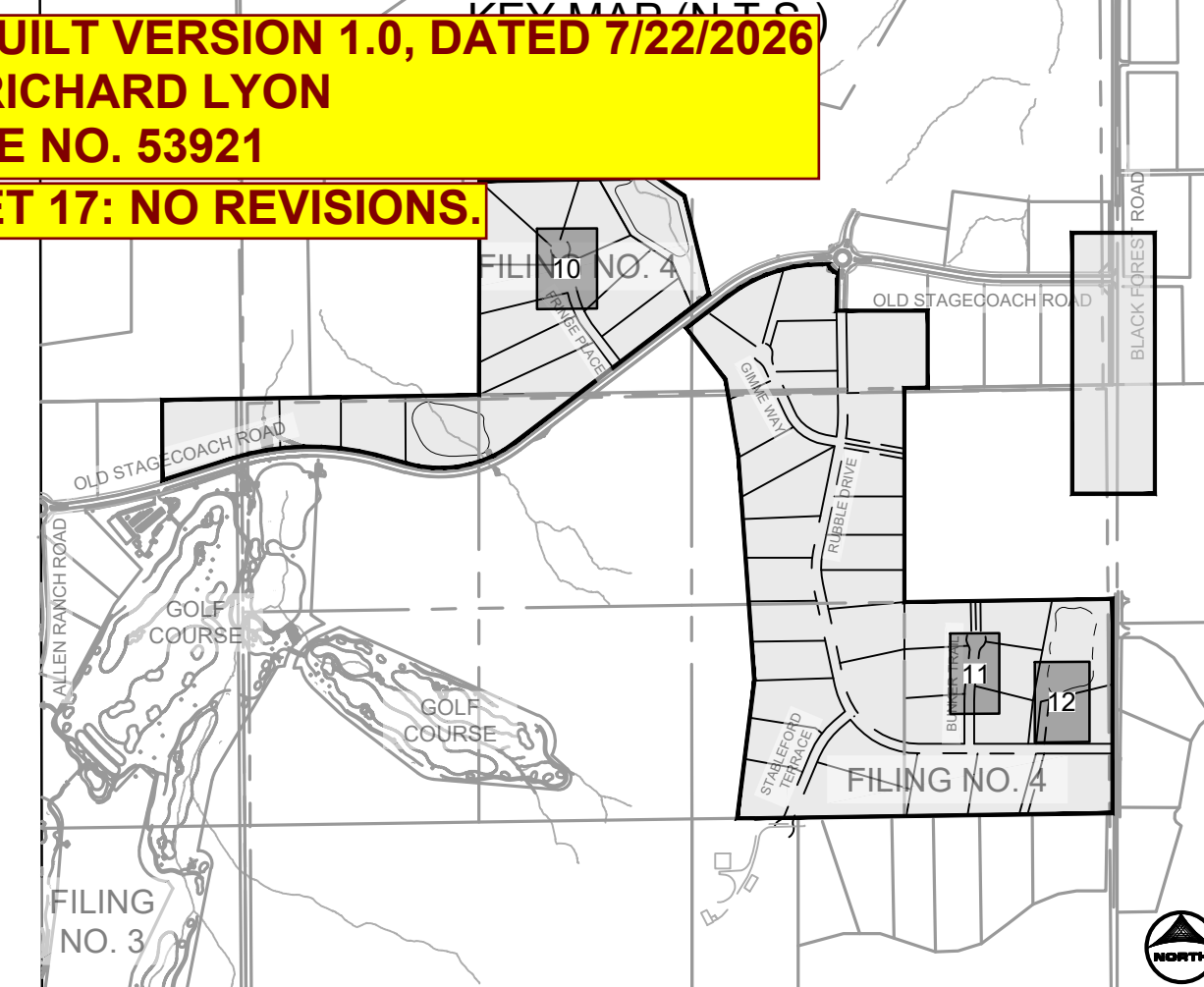
FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

STORM SEWER PLAN & PROFILES
STORM CULVERTS

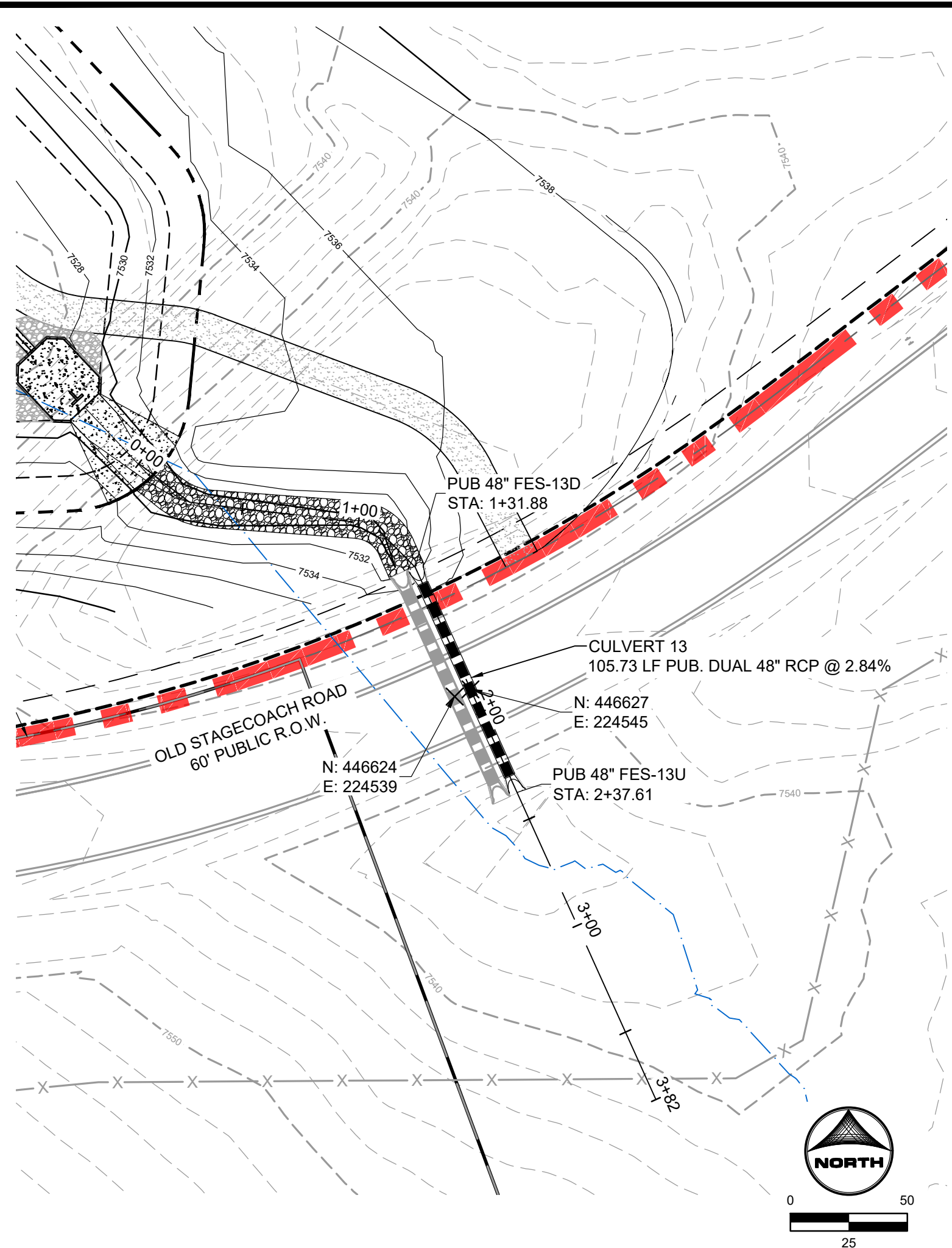
SHEET
STM
16



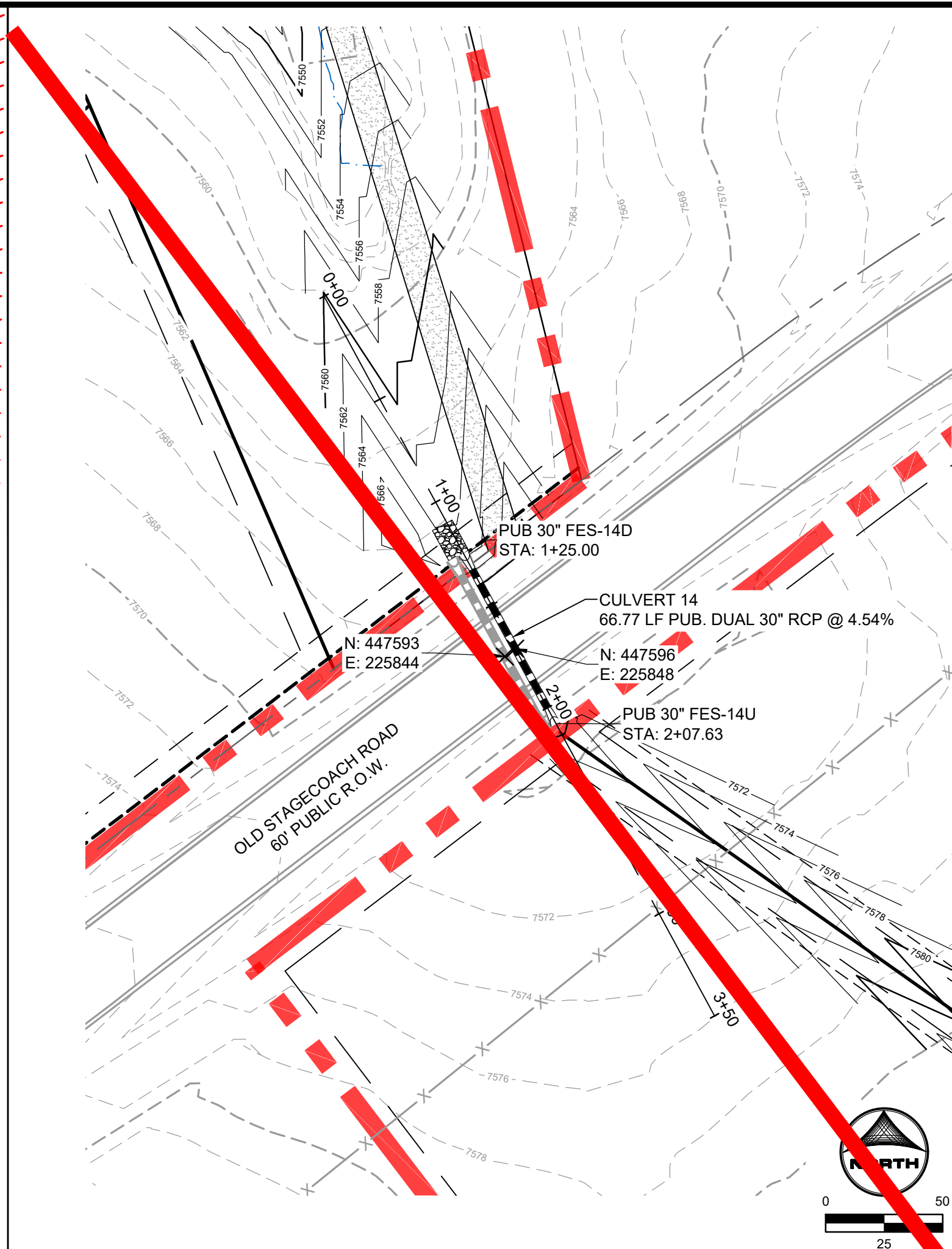
PCD FILE NO.: SF2422



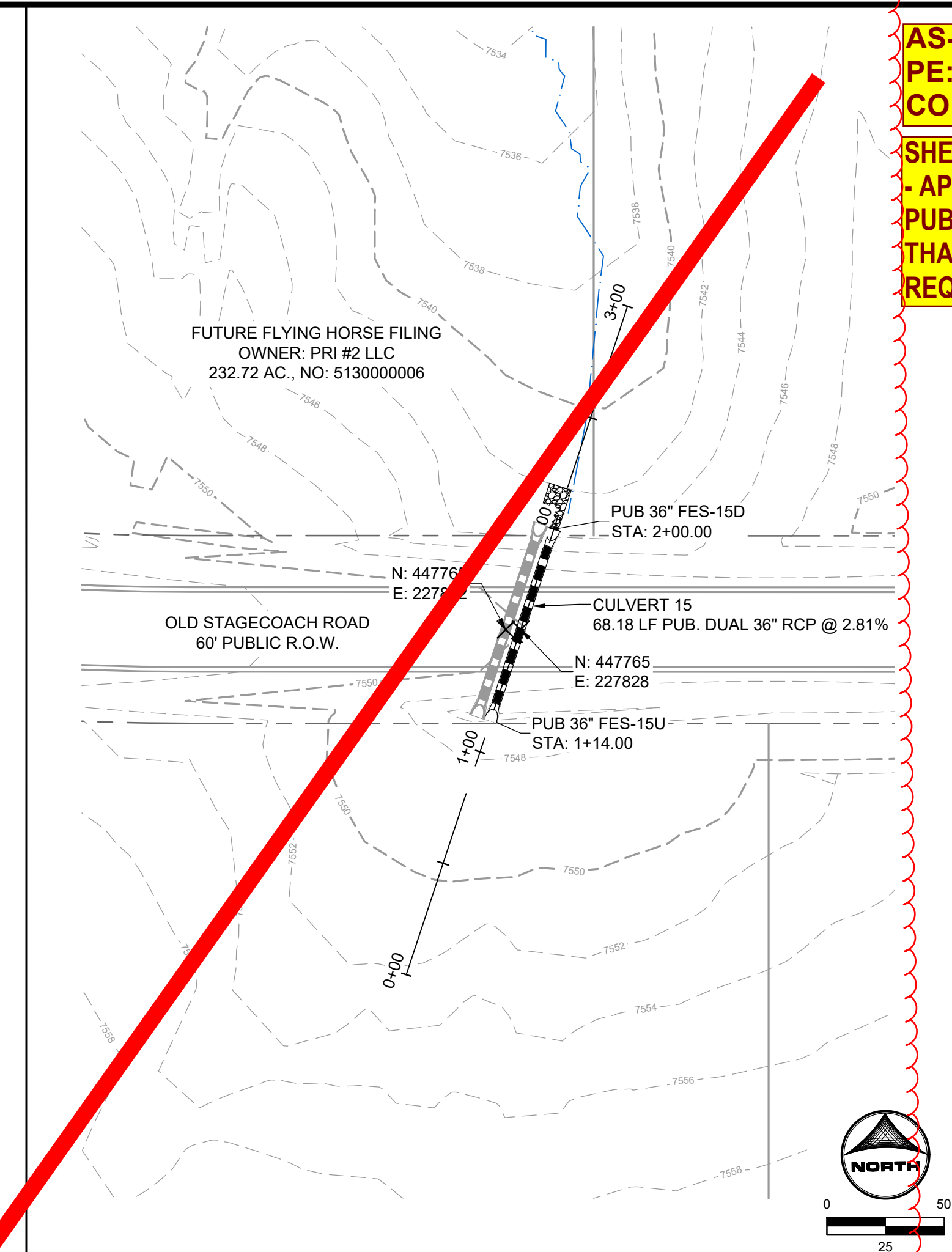
NO.	DATE	BY	REVISION DESCRIPTION



CULVERT 13
PUB. STORM CULVERT PIPE WITHIN OLD STAGECOACH ROAD
PUB. 80' R.O.W. - COLLECTOR



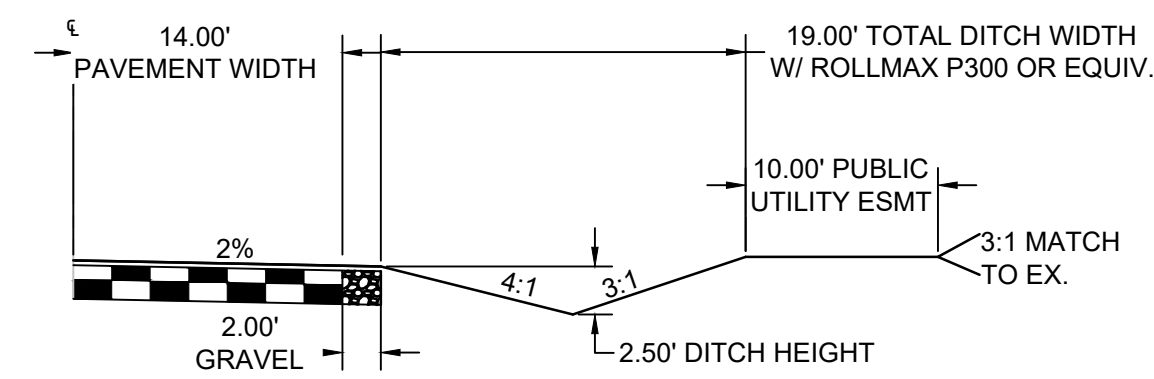
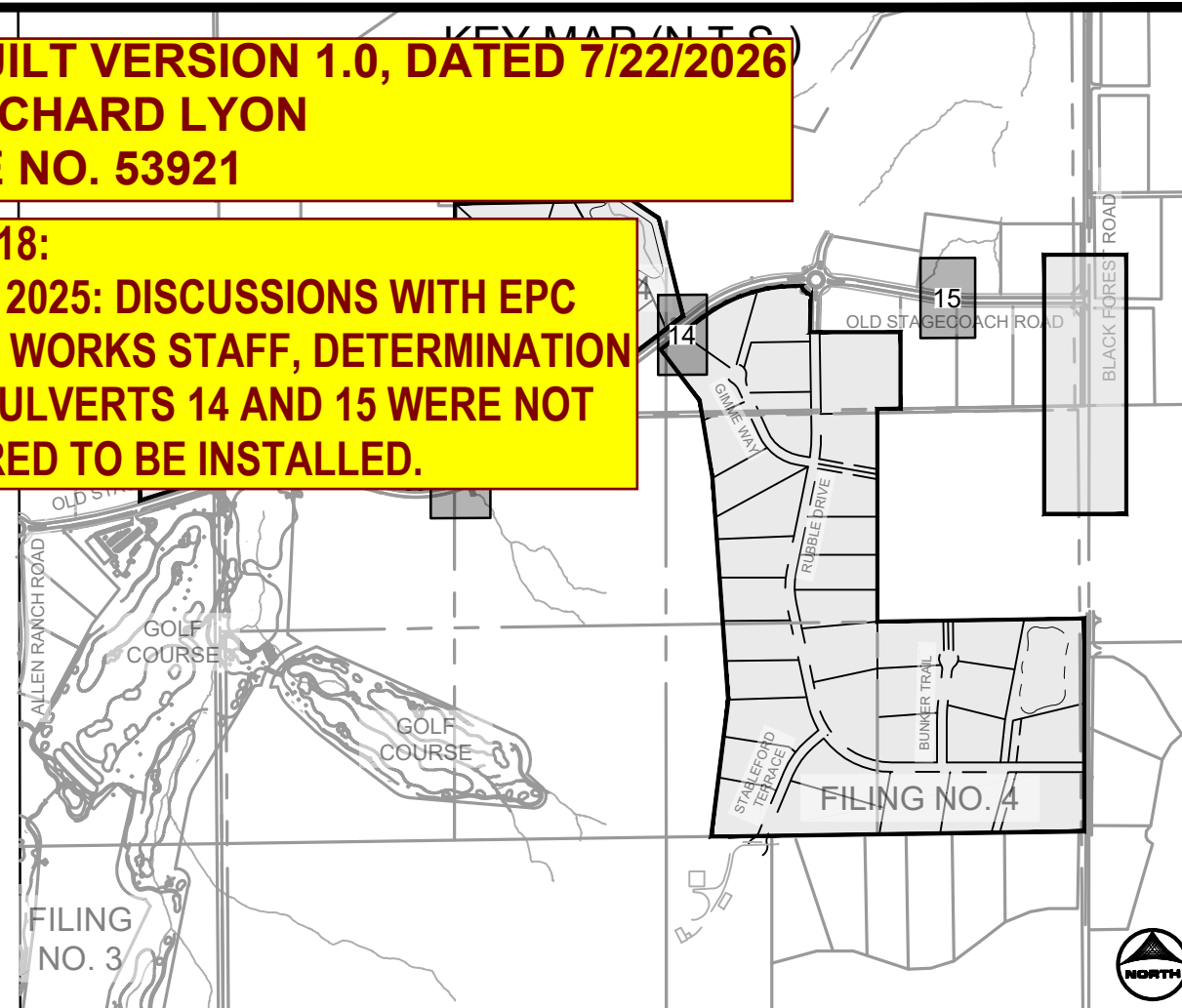
CULVERT 14
PUB. STORM CULVERT PIPE WITHIN OLD STAGECOACH
PUB. 80' R.O.W. - COLLECTOR



CULVERT 15
PUB. STORM CULVERT PIPE WITHIN OLD STAGE COACH
PUB. 80' ROW - COLLECTOR

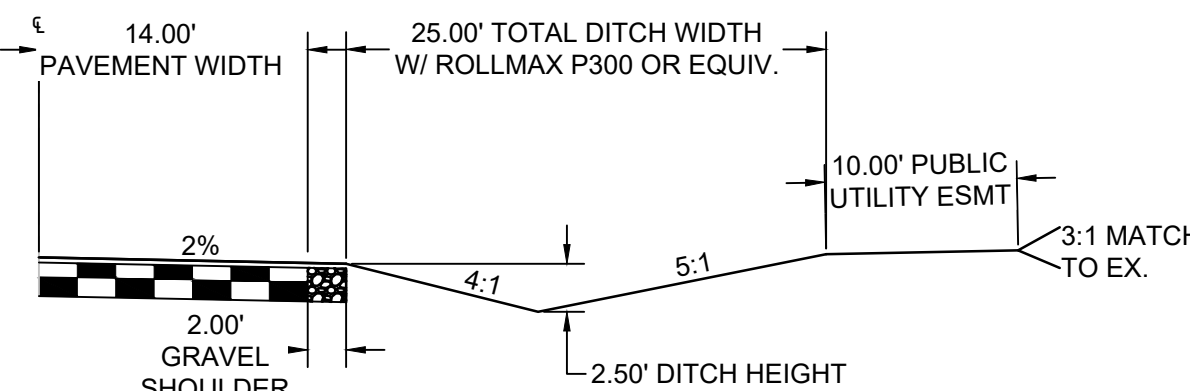
AS-BUILT VERSION 1.0, DATED 7/22/2026
PE: RICHARD LYON
CO PE NO. 53921

SHEET 18:
- APRIL 2025: DISCUSSIONS WITH EPC
PUBLIC WORKS STAFF, DETERMINATION
THAT CULVERTS 14 AND 15 WERE NOT
REQUIRED TO BE INSTALLED.



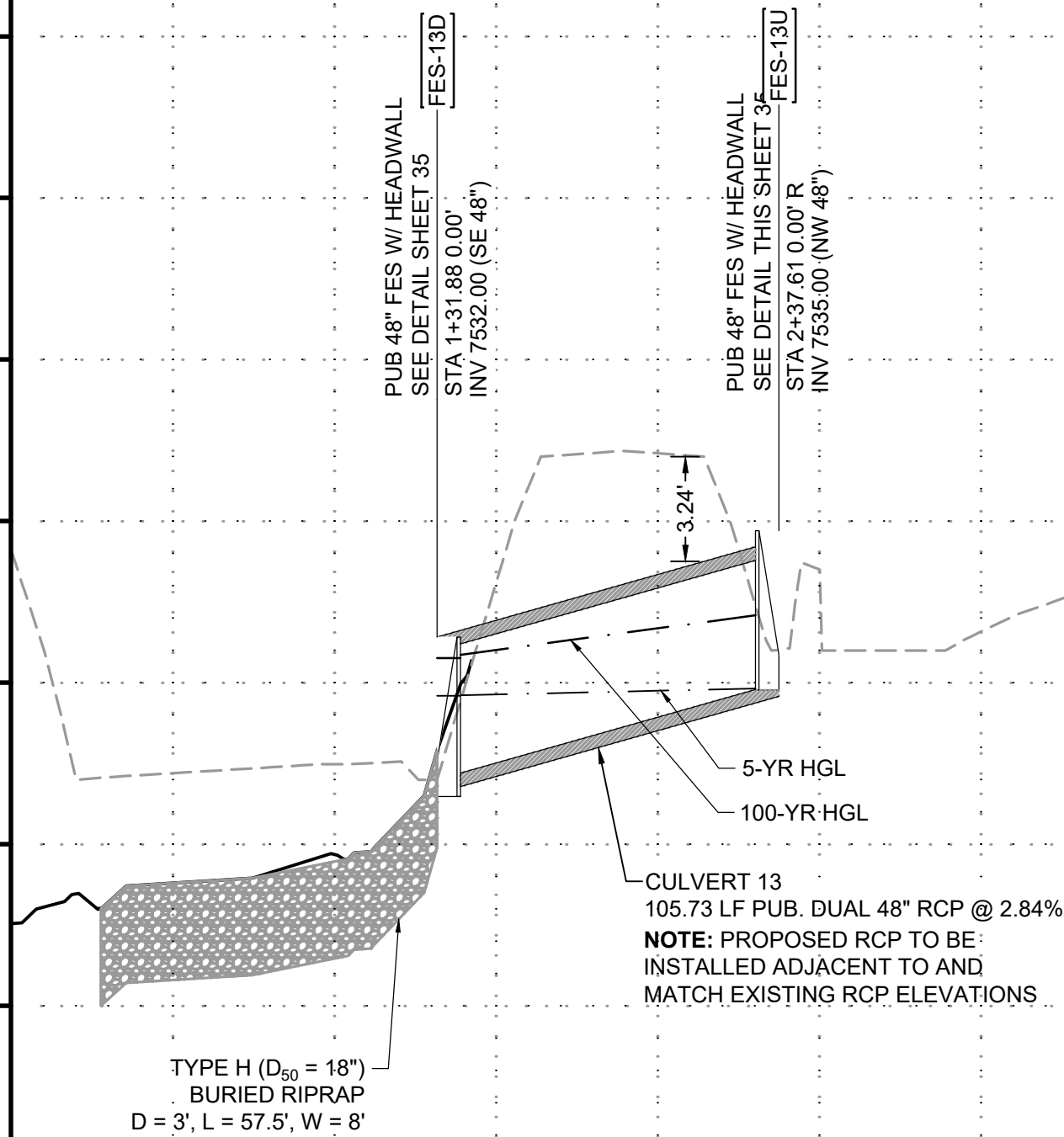
TYPICAL ROADSIDE DITCH SECTION

SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF RUBLE DRIVE, GIMME WAY, STABLEFORD TERRACE, BUNKER TRAIL, & FRINGE PLACE)

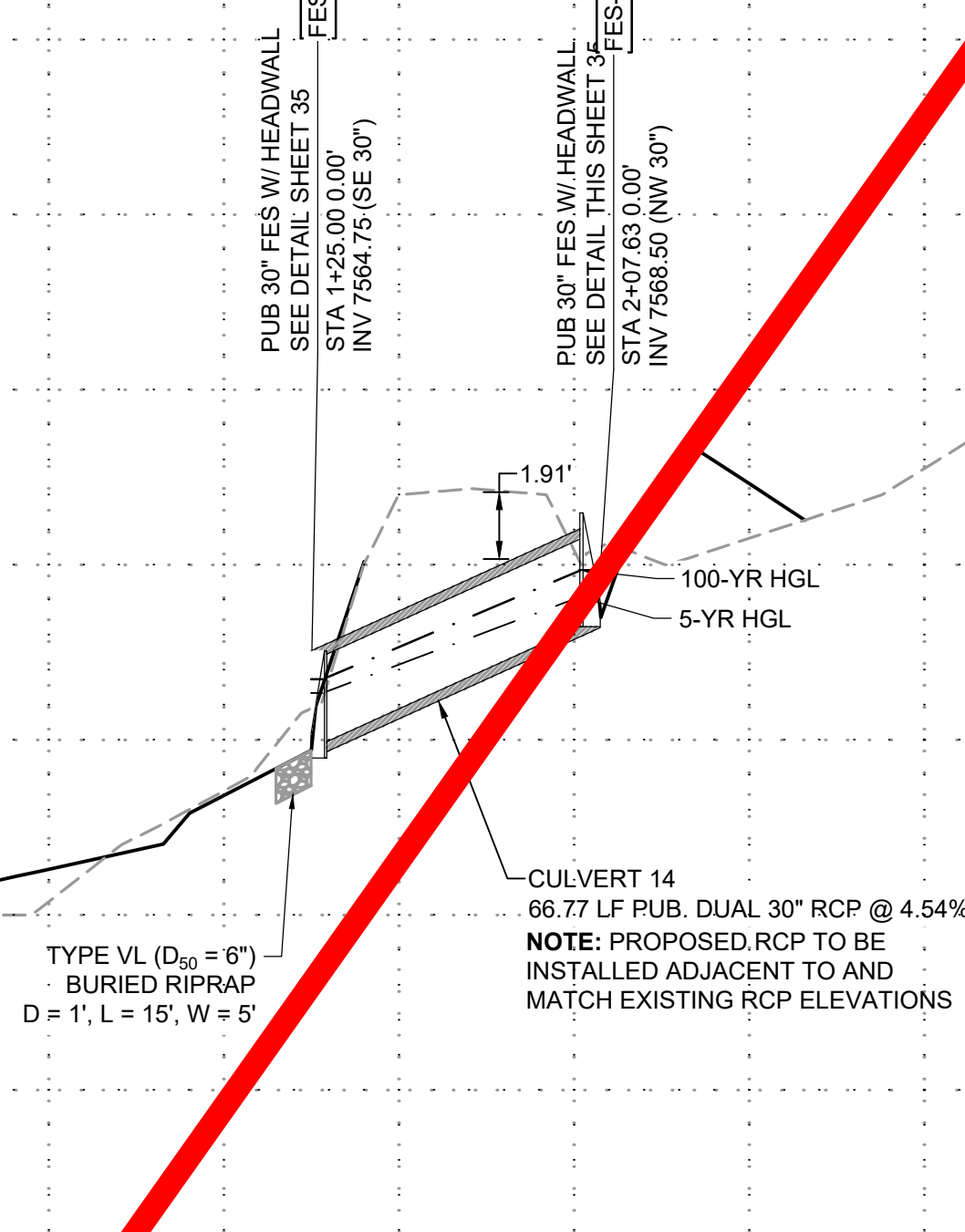


EXPANDED ROADSIDE DITCH SECTION

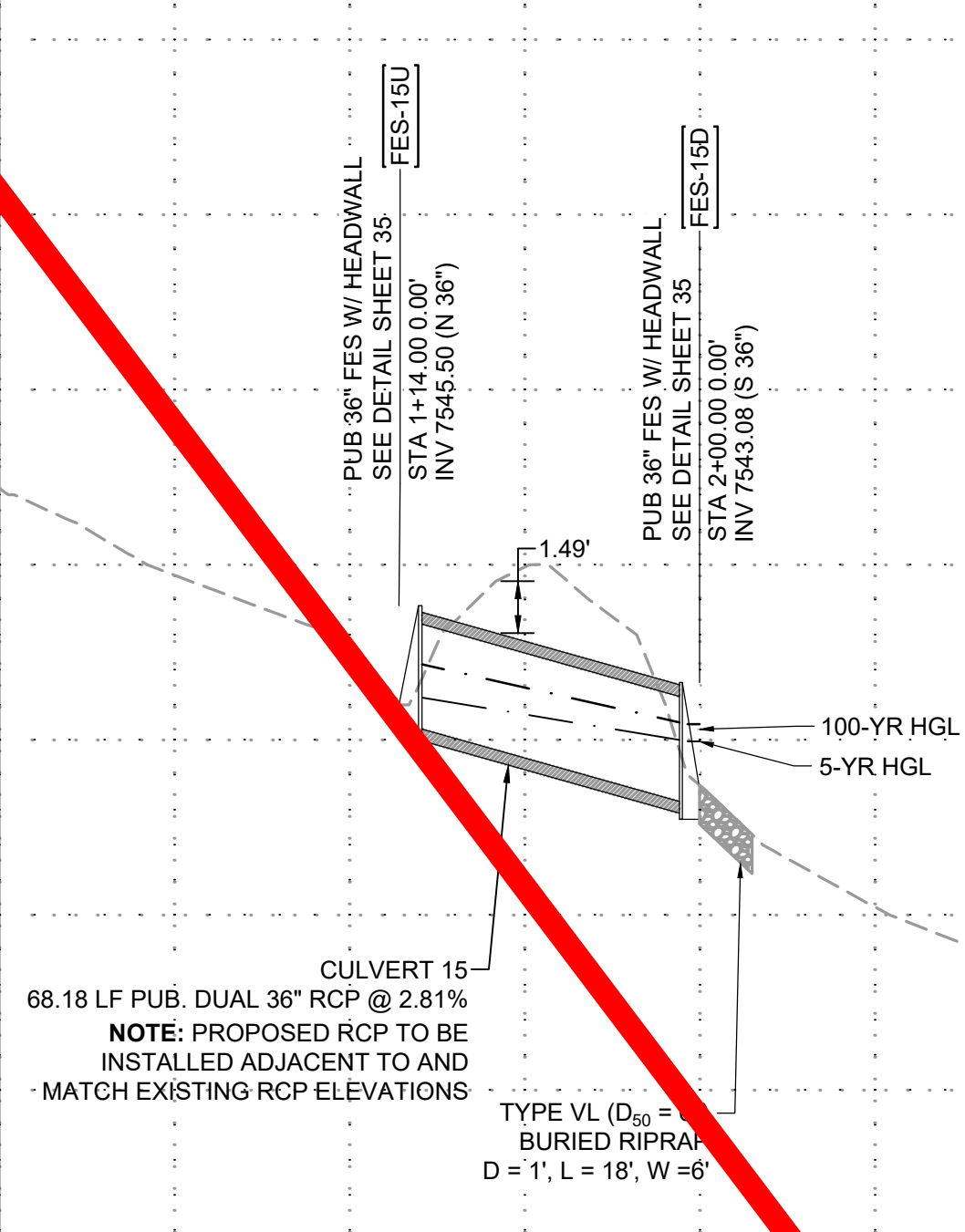
SCALE: 1"=10'
(ROADS USING THIS SECTION: EAST SIDE OF FRINGE PLACE)



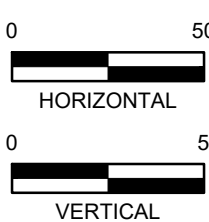
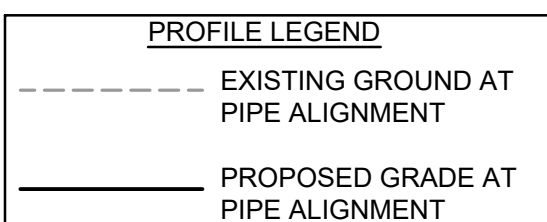
NOTE: PROPOSED RCP TO BE
INSTALLED ADJACENT TO AND
MATCH EXISTING RCP ELEVATIONS



NOTE: PROPOSED RCP TO BE
INSTALLED ADJACENT TO AND
MATCH EXISTING RCP ELEVATIONS



NOTE: PROPOSED RCP TO BE
INSTALLED ADJACENT TO AND
MATCH EXISTING RCP ELEVATIONS



PCD FILE NO.: SF2422

DRAWN BY: CMD JOB DATE: 11/26/2024
APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 12/5/2024
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_4\Storm_PNP

BAR IS ONE INCH ON
OFFICIAL DRAWINGS.
0" = 1" IF NOT ONE INCH,
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NO.	DATE	BY	REVISION DESCRIPTION



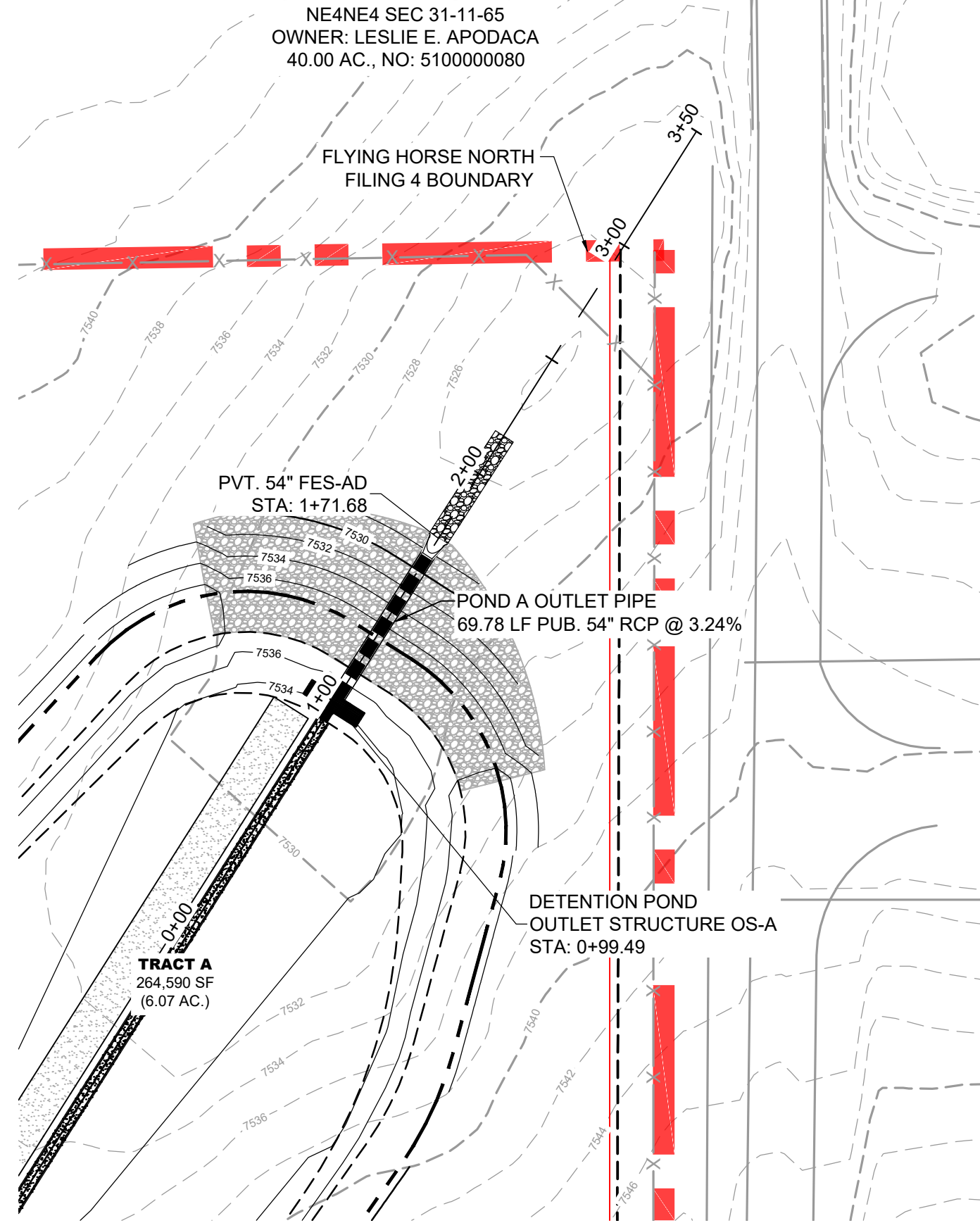
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 719.965.0044

FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

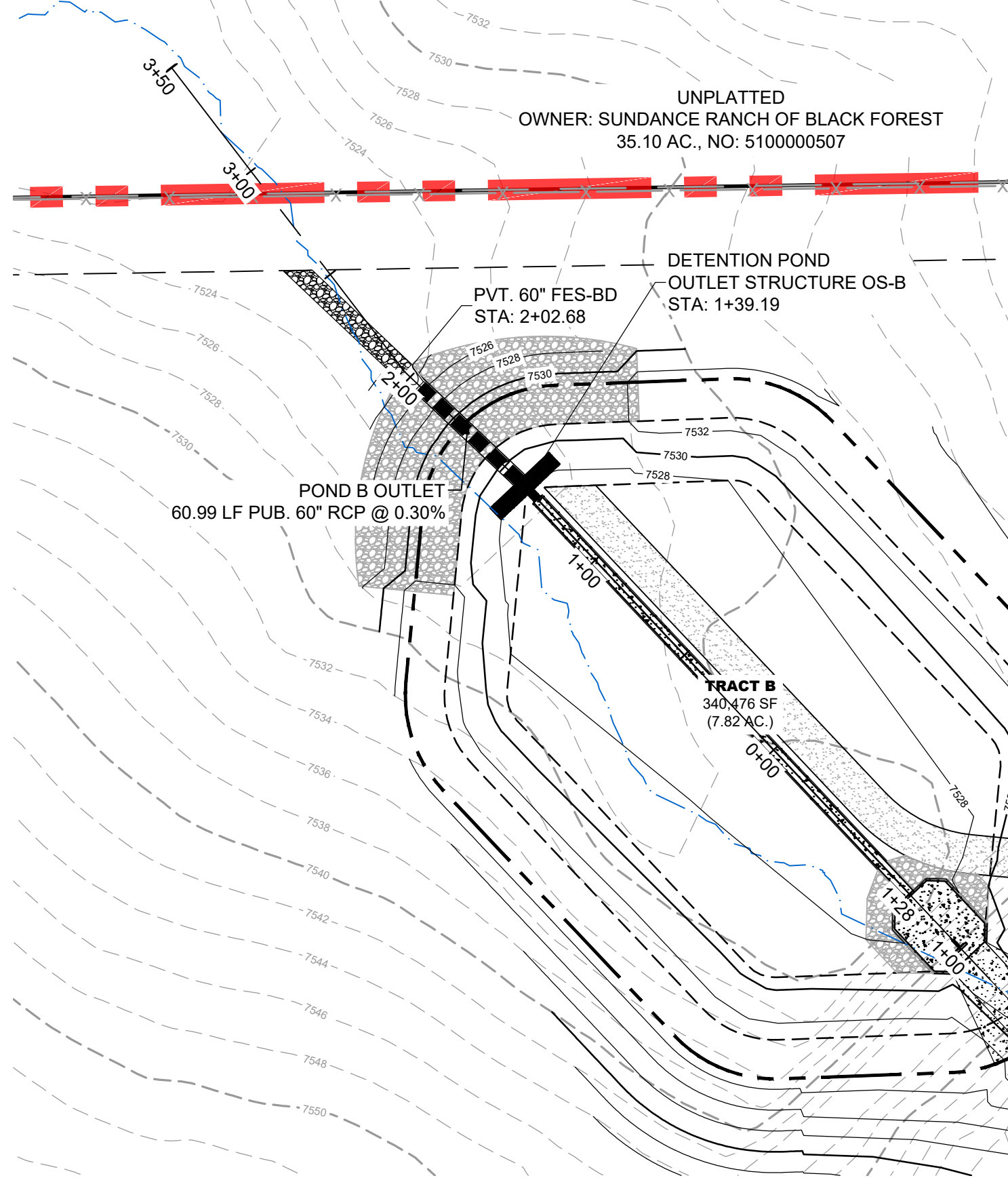
STORM SEWER PLAN & PROFILES
STORM CULVERTS

SHEET
STM

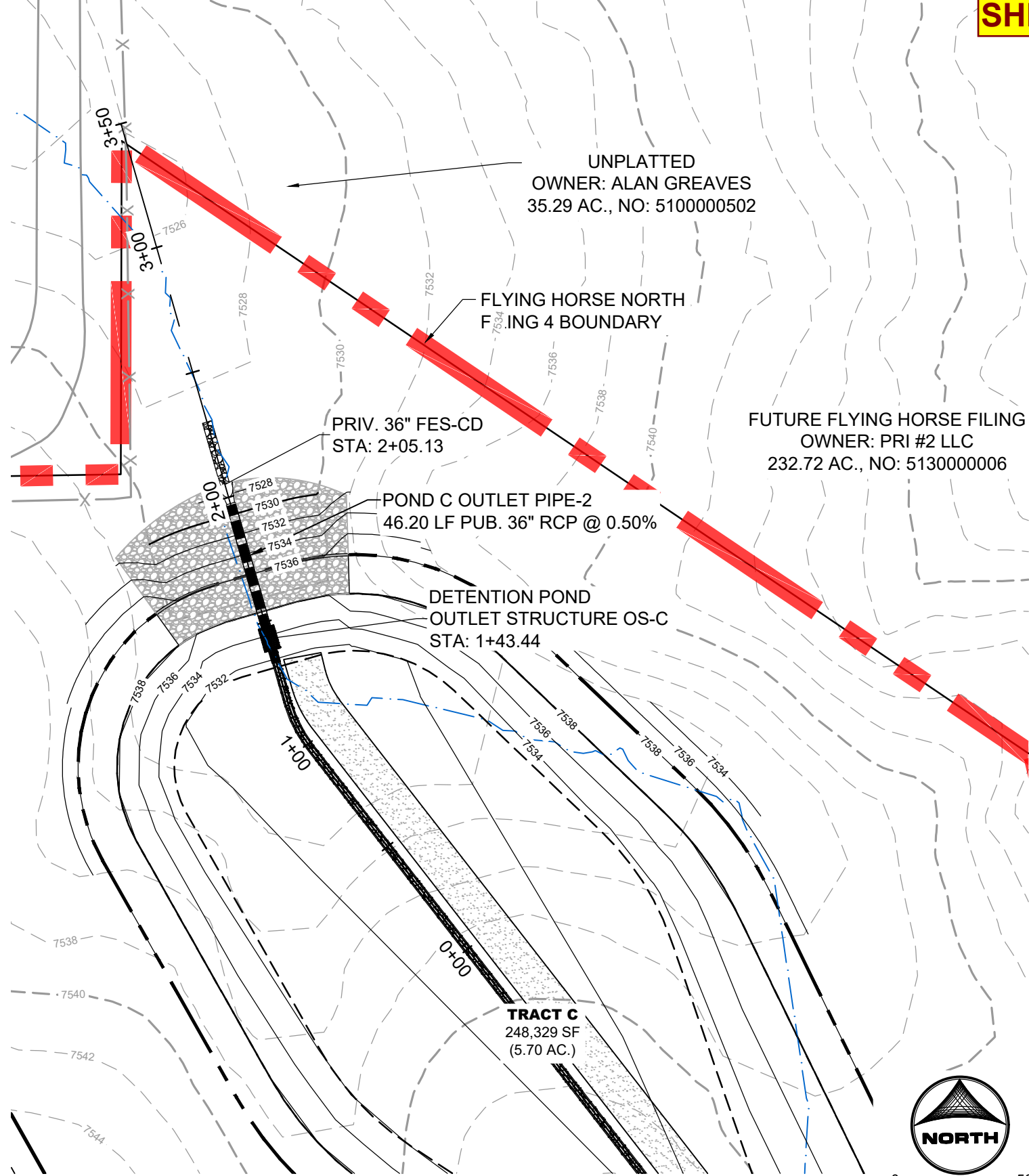
18



POND A OUTLET
PVT. STORM CULVERT PIPE WITHIN
TRACT A

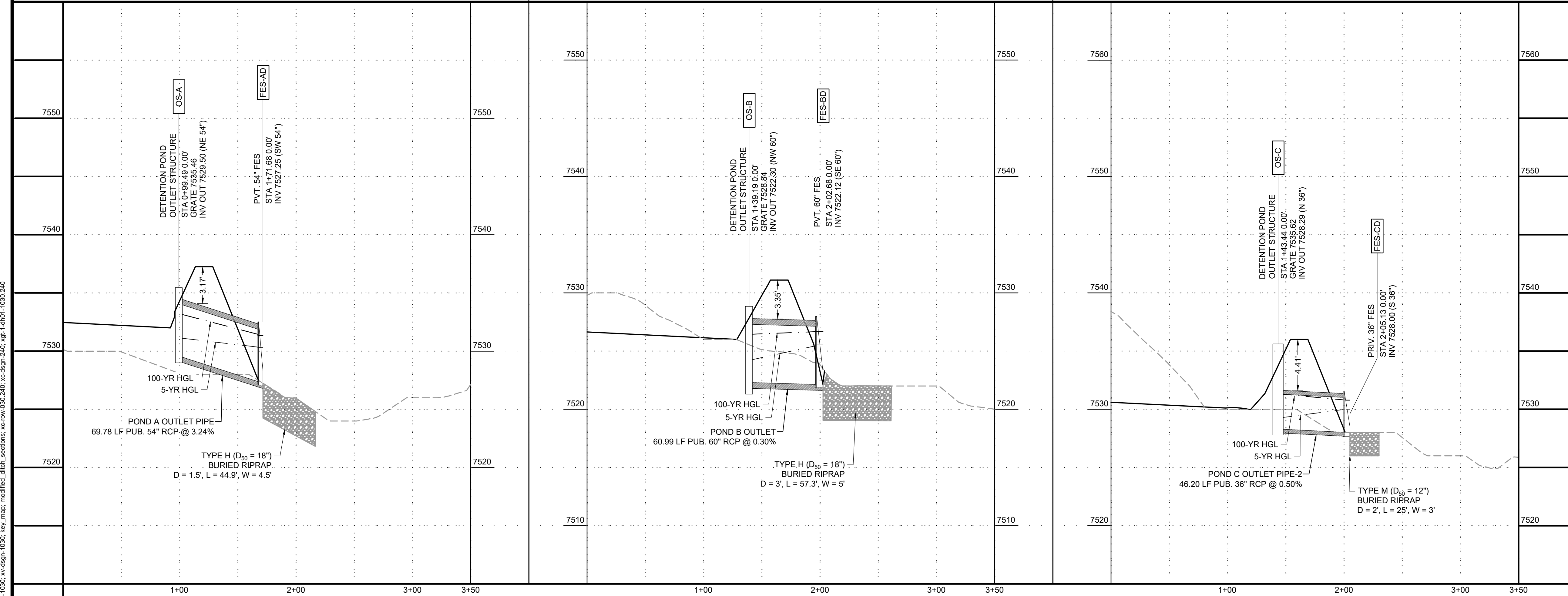
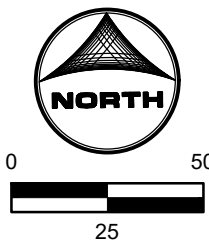
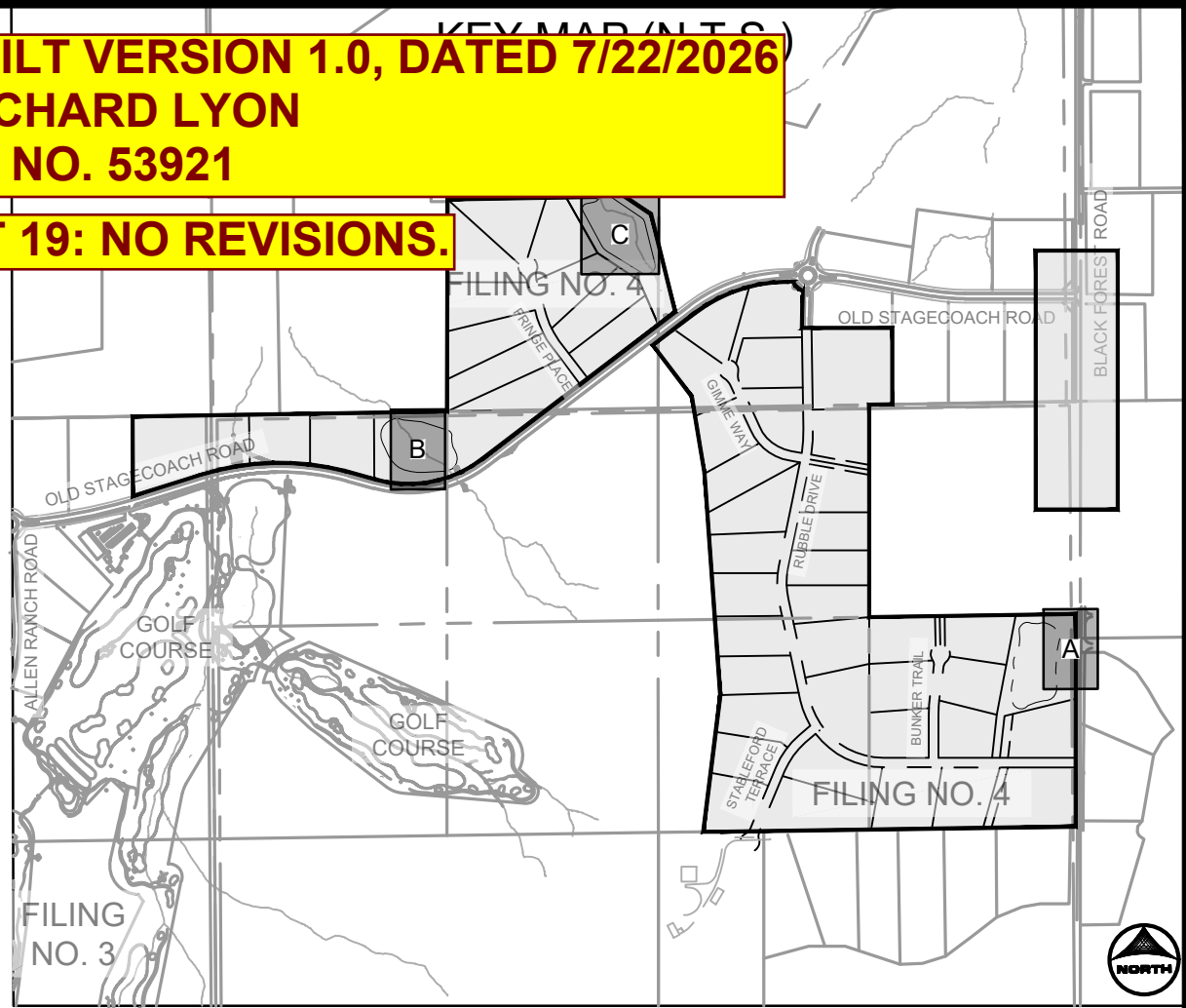


POND B OUTLET
PVT. STORM CULVERT PIPE WITHIN
TRACT B

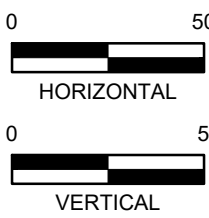


POND C OUTLET
PVT. STORM CULVERT PIPE WITHIN
TRACT C

AS-BUILT VERSION 1.0, DATED 7/22/2026
PE: RICHARD LYON
CO PE NO. 53921
SHEET 19: NO REVISIONS.



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



DRAWN BY: CMD JOB DATE: 11/26/2024
APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 12/5/2024
CAD FILE: J:\2021\211030\CAD\Drawings\Filing_No_4\Storm_PNP

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OFFICIAL DRAWINGS.
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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

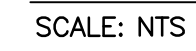
FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

STORM SEWER PLAN & PROFILES
POND OUTLET PIPES

SHEET
STM
20



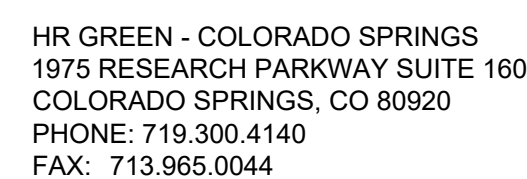
PCD FILE NO.: SF2422

[illegible]

**SHEET 20:
- ALLOWABLE CRUSHED
CONCRETE FOR POND
MAINTENANCE ACCESS
PATHS**

CRUSHED
CONCRETE
ALTERNATIVE
APPROVED BY
E.O.R.

NO.	DATE	BY	REVISION DESCRIPTION



DRAINAGE DETAILS

POND DETAILS

CD FILE NO.: SF2422

SHEET
END 20

PCD FILE NO.: SF2422



same comment for this
riprap apron as on the
previous sheet regarding
buried vs plain riprap.
Please see the SW PA
Punchlist.

UNPLATTED
OWNER: SPLIT PINE RANCH LIVING TRUST
40.00 AC., NO. 5100000364

15.00' BERM WIDTH—

TYPE M ($D_{50} = 12"$) —
BURIED RIPRAP
 $D = 2'$, $L = 74'$, $W = 4'$

BLACK FOREST ROAD
(100' PUBLIC R.O.W. - MINOR ARTERIAL)

**NORTH
DARY**

1. TWO SIGNS OF MINIMUM 3 SQ. FT. AREA, SHALL BE INSTALLED ALONG 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 OPEN SPACE 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 ON SHEET 2.

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

PCD FILE NO.: SF2422

POINT TABLE				
No.	DESC.	NORTHING & EASTING		ELEV
(59)	B.O.P.	N: 445557.74 E: 228282.20	7534.18	
(60)	B.O.P.	N: 445533.48 E: 228280.82		7534.76
(61)	B.O.P.	N: 445430.51 E: 228245.24	7536.30	
(62)	B.O.P.	N: 445389.94 E: 228216.97		7536.46
(63)	B.O.P.	N: 445357.32 E: 228194.25	7536.59	
(64)	Maint. Road	N: 445343.93 E: 228086.06		7534.94
(65)	Maint. Road	N: 445351.96 E: 228053.41	7535.27	
(66)	Maint. Road	N: 445361.80 E: 228094.95		7534.29
(67)	Maint. Road	N: 445374.53 E: 228077.00	7534.48	
(68)	Maint. Road	N: 445378.12 E: 228102.24		7534.02
(69)	Maint. Road	N: 445386.15 E: 228095.57	7534.33	
(70)	Maint. Road	N: 445492.61 E: 228174.81		7533.35
(71)	Maint. Road	N: 445500.64 E: 228162.14	7533.65	
(72)	End Maint. Road	N: 445607.10 E: 228247.38		7532.64
(73)	End Maint. Road	N: 445615.13 E: 228247.71	7533.21	
(74)	B.O.P./B. Outer	N: 445515.77 E: 228098.70		7535.27
(75)	B.O.P./B. Outer	N: 445331.55 E: 228061.20	7535.27	
(76)	Forebay Outer	N: 445343.99 E: 228097.49		7534.31
(77)	Forebay Outer	N: 445353.89 E: 228081.86	7534.31	
(78)	T.O.W.	N: 445314.12 E: 228078.74		7535.87
(79)	T.O.W.	N: 445324.19 E: 228062.85	7535.87	
(80)	Forebay	N: 445316.51 E: 228095.58		7533.87
(81)	Forebay	N: 445314.96 E: 228078.68	7533.87	
(82)	Forebay	N: 445324.50 E: 228063.63		7533.87
(83)	Forebay	N: 445331.40 E: 228062.09	7533.87	
(84)	Forebay	N: 445336.57 E: 228096.29		7533.63
(85)	Forebay	N: 445343.47 E: 228096.75	7533.59	
(86)	Forebay	N: 445353.01 E: 228081.70		7533.59
(87)	Forebay	N: 445351.46 E: 228074.80	7533.63	
(88)	Forebay Inner Notch	N: 445348.24 E: 228089.23		7533.53
(89)	T.C. Flow Line	N: 445348.94 E: 228086.67	7533.53	
(90)	T.C. Flow Line	N: 445411.26 E: 228129.18		7533.16
(91)	T.C. Flow Line	N: 445513.14 E: 228193.76	7532.55	
(92)	T.C. Flow Line	N: 445606.64 E: 228253.02		7532.00

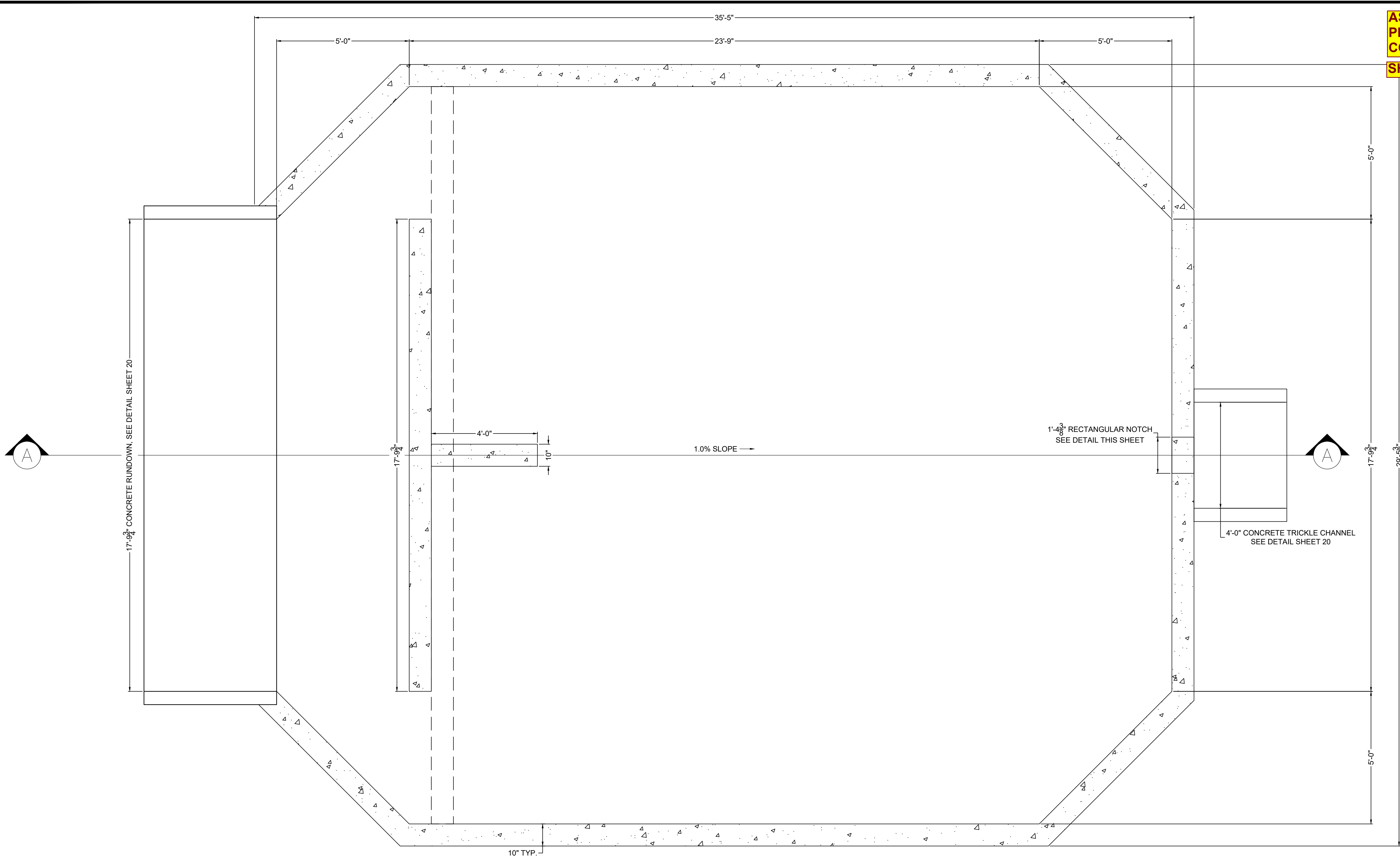
NO.	DATE	BY	REVISION DESCRIPTION

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

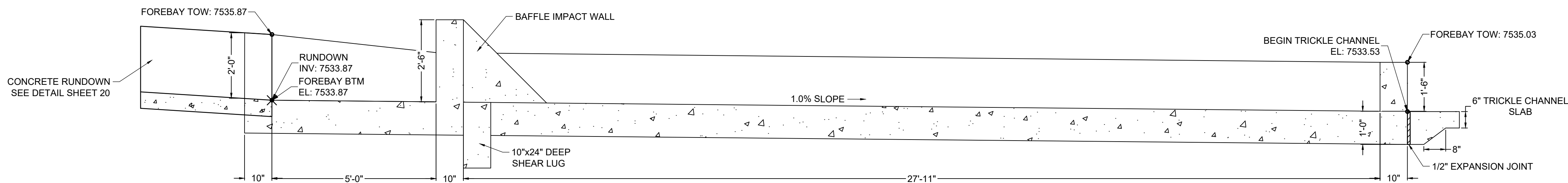
DRAINAGE DETAILS

POND A GRADING PLAN

SHEET
PND 22



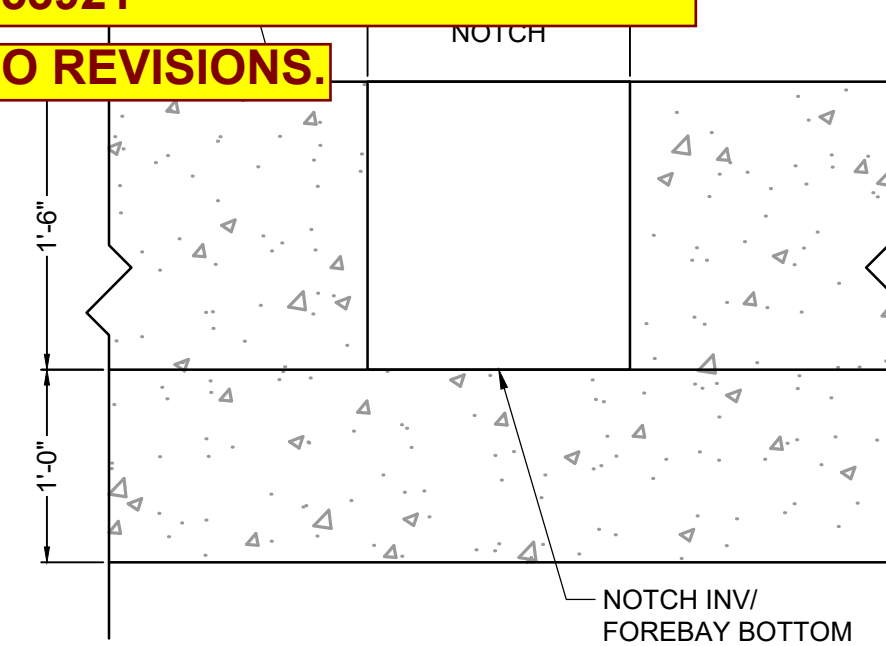
PLAN VIEW
FOREBAY A
SCALE: 1"=2'



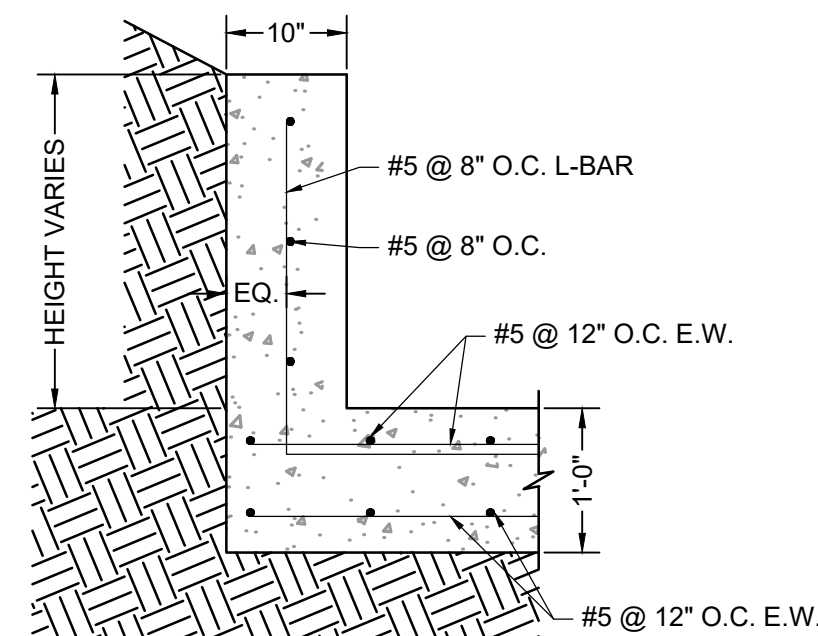
SECTION VIEW A-A
FOREBAY A
SCALE: 1"=2'

AS-BUILT VERSION 1.0, DATED 7/22/2026
PE: RICHARD LYON
CO PE NO. 53921

SHEET 1: NO REVISIONS.



FOREBAY A NOTCH DETAIL
SCALE: NTS



ELEVATION VIEW
FOREBAY REINFORCING DETAIL
SCALE: NTS

DRAWN BY: CMD	JOB DATE: 10/31/24	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 211030.240	0 1"
CAD DATE: 8/22/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\DWG\C\Filing_No_4\Forebay_Details		

NO.	DATE	BY	REVISION DESCRIPTION



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

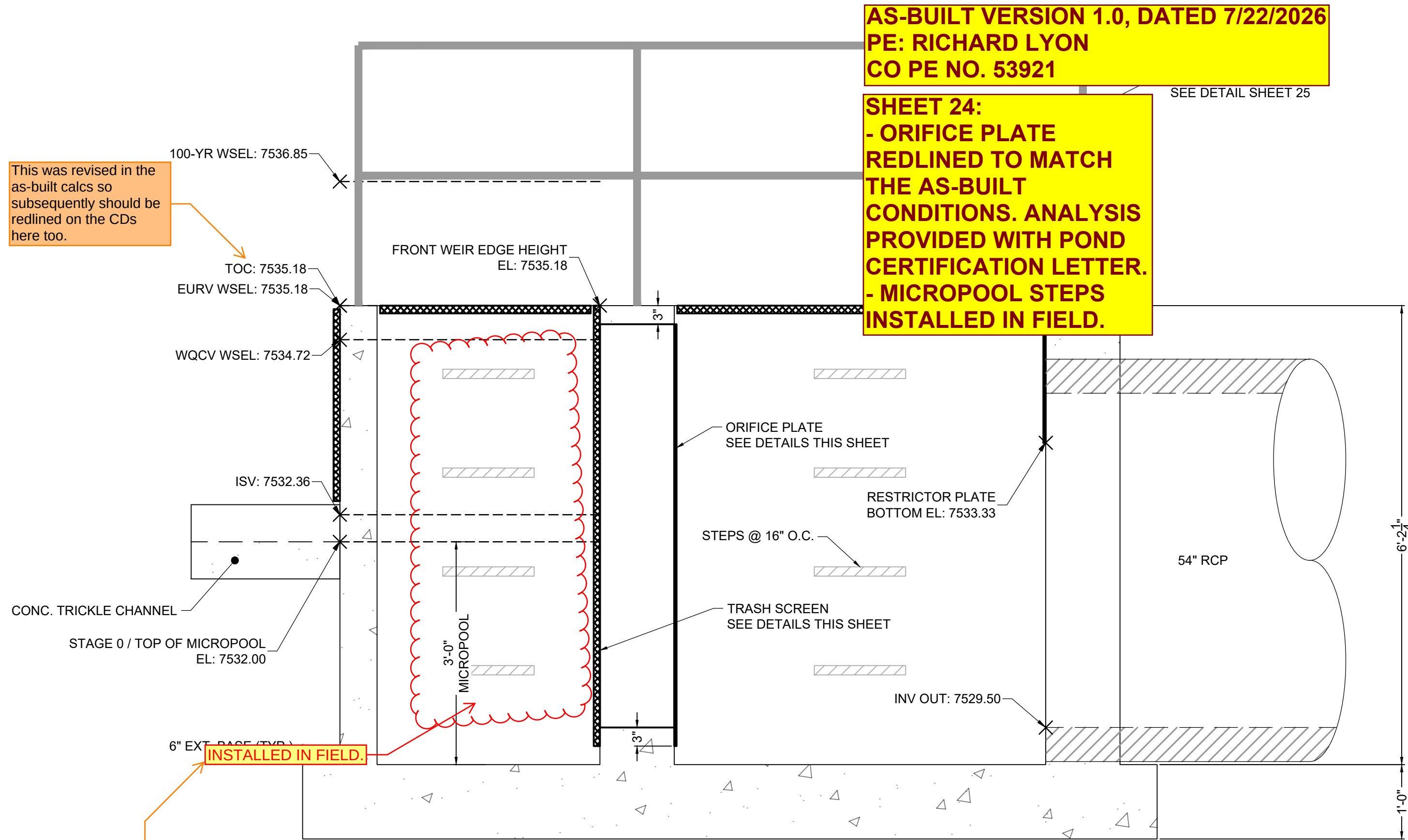
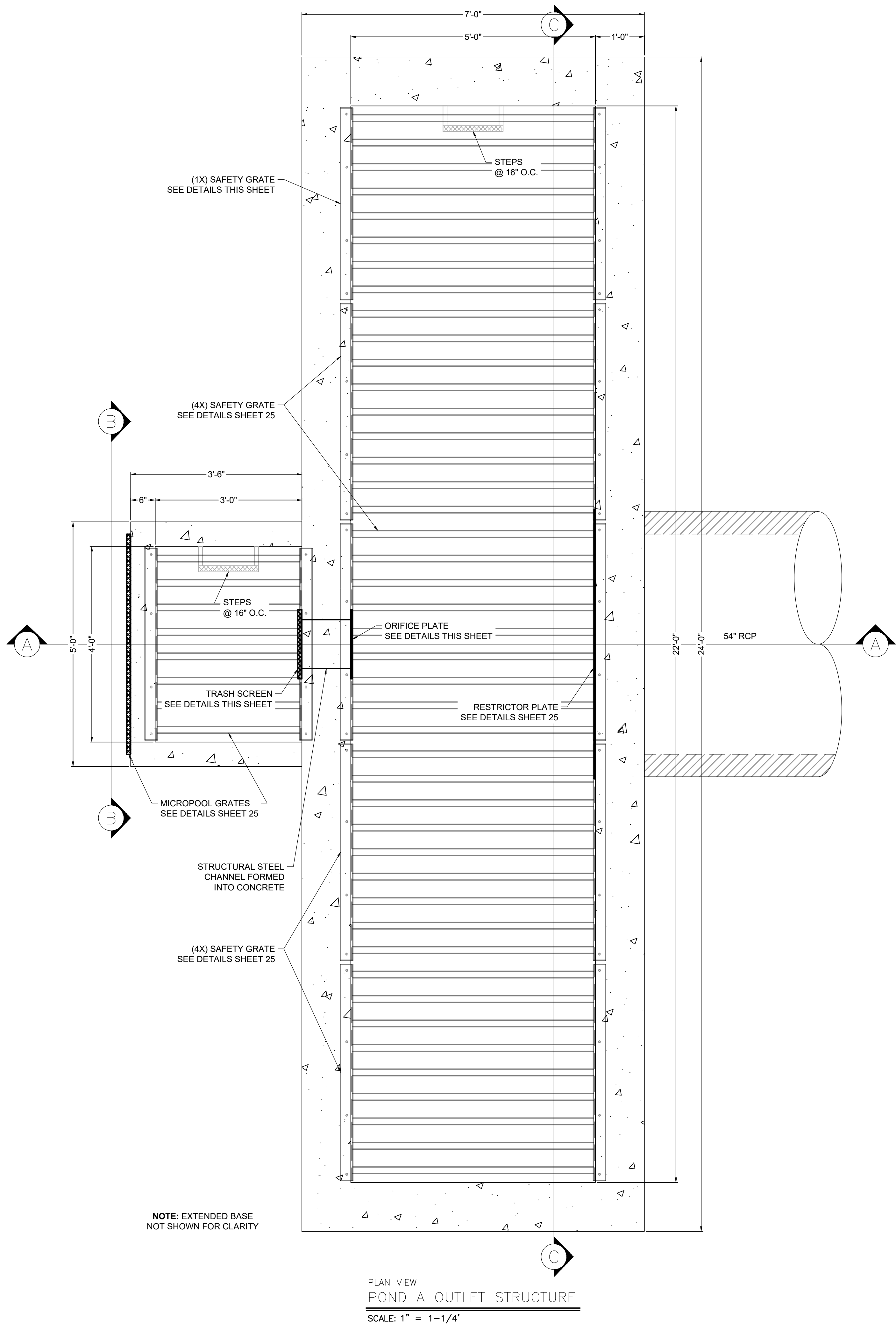
FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

POND DETAILS
POND A FOREBAY

SHEET
PND
23

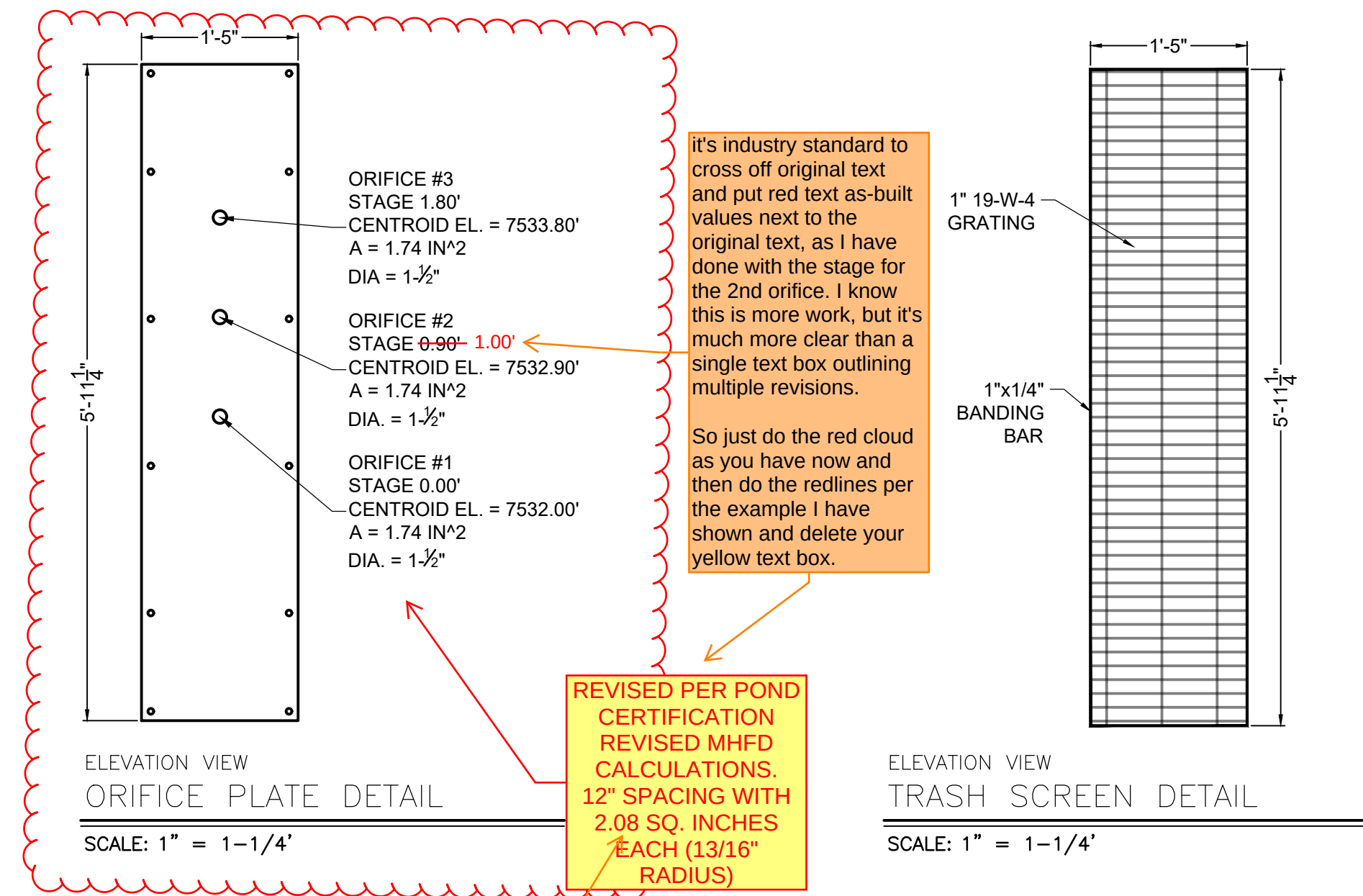
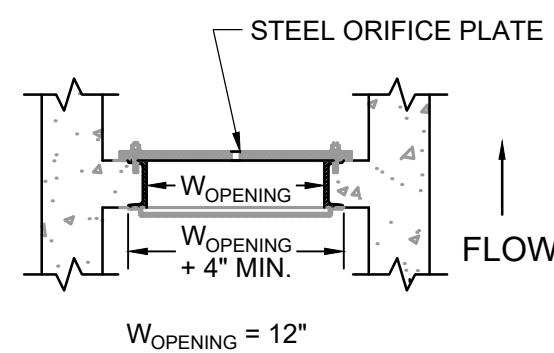


PCD FILE NO.: SF2422



This was revised in the as-built calcs so subsequently should be redlined on the CDs here too.

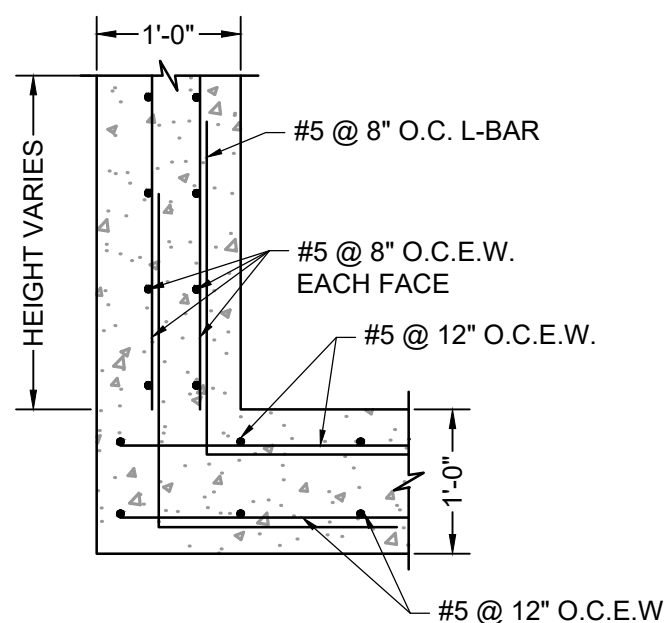
This is another good example of a redline that is not appropriate for as-builts. In 5yrs when someone looks at this, it will be very confusing to see that the steps were installed in the field, but there's no redline confirming that the adjacent trash screen (for example) was installed in the field. And people will be wondering what the implication of that is.



it's industry standard to cross off original text and put red text as-built values next to the original text, as I have done with the stage for the 2nd orifice. I know this is more work, but it's much more clear than a single text box outlining multiple revisions. So just do the red cloud as you have now and then do the redlines per the example I have shown and delete your yellow text box.

REVISED PER POND CERTIFICATION REVISED MHFD CALCULATIONS. 12" SPACING WITH 2.08 SQ. INCHES EACH (13/16" RADIUS)

calcs show 2.11 sq in, so revise one/both to remove discrepancy. And change dimension to diameter (not radius) to match original design detail above.



TRASH SCREEN NOTES:

- TRASH SCREEN SHALL BE JOHNSON STAINLESS STEEL WELL SCREEN WITH #93 VEE WIRE OR APPROVED EQUIVALENT AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
- 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).
- STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR TRASH SCREEN FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

ORIFICE PLATE NOTES:

- PLATE TO BE 3/8" THICK GALVANIZED STEEL.
- BOLT PLATE TO CONCRETE 16" O.C. MAX.
- PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ORIFICE PLATE FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

DRAWN BY: CMD JOB DATE: 11/26/24
APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 9/22/2024
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_4\Outlet_Structure_Details

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

NO.	DATE	BY	REVISION DESCRIPTION



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

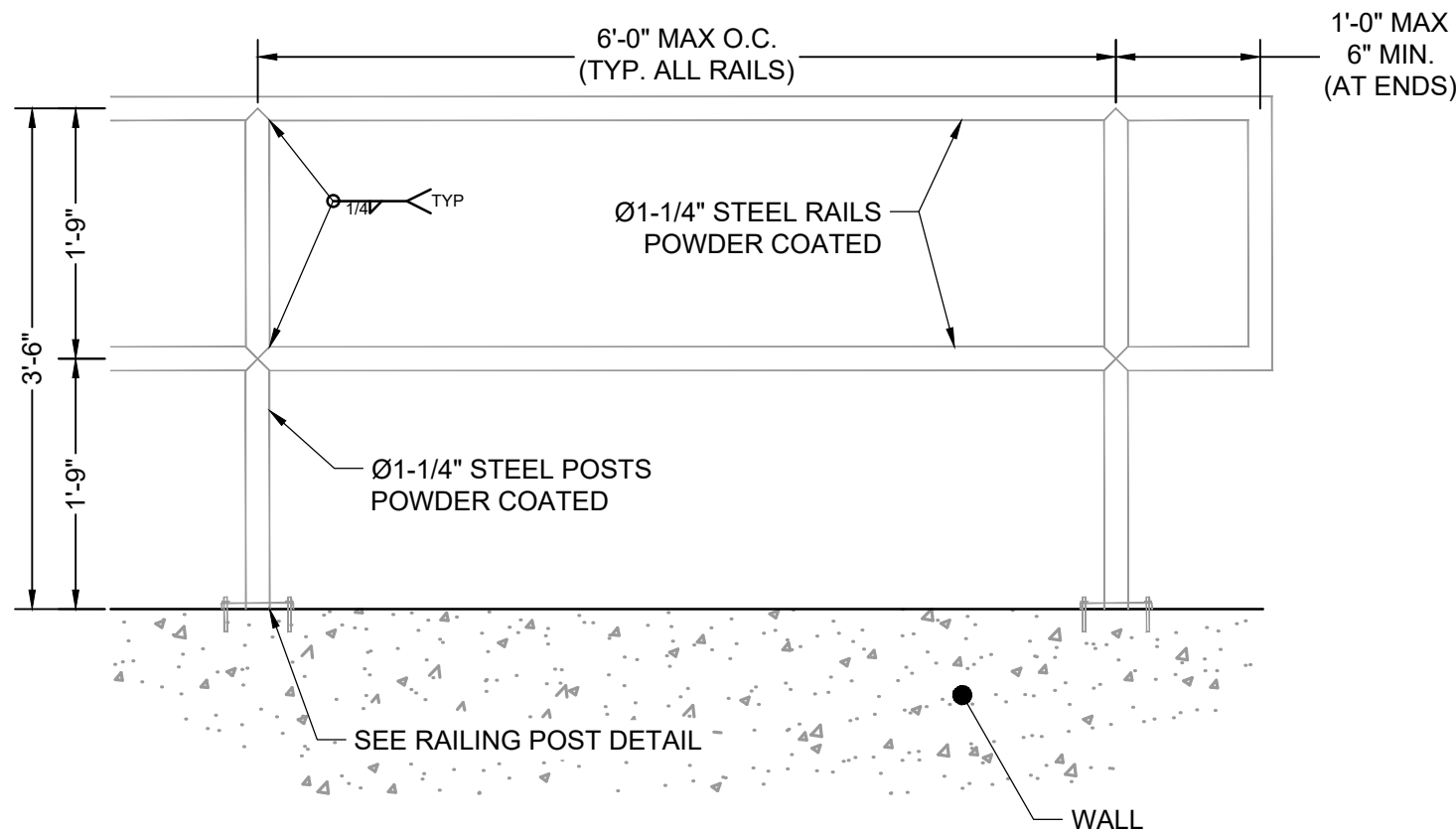
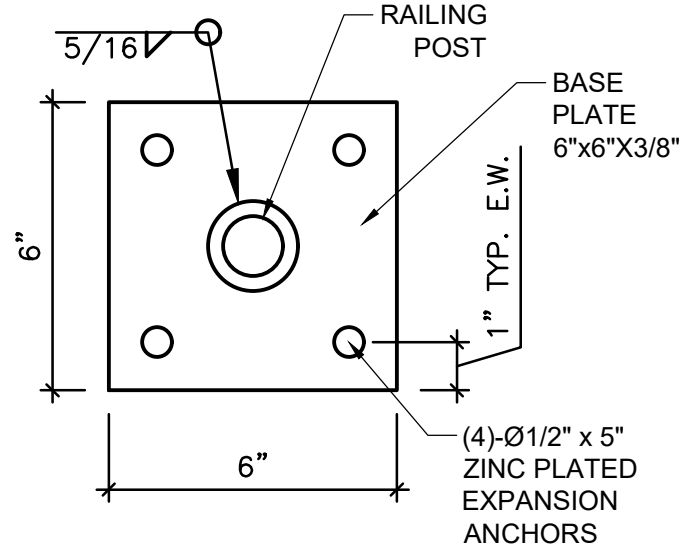
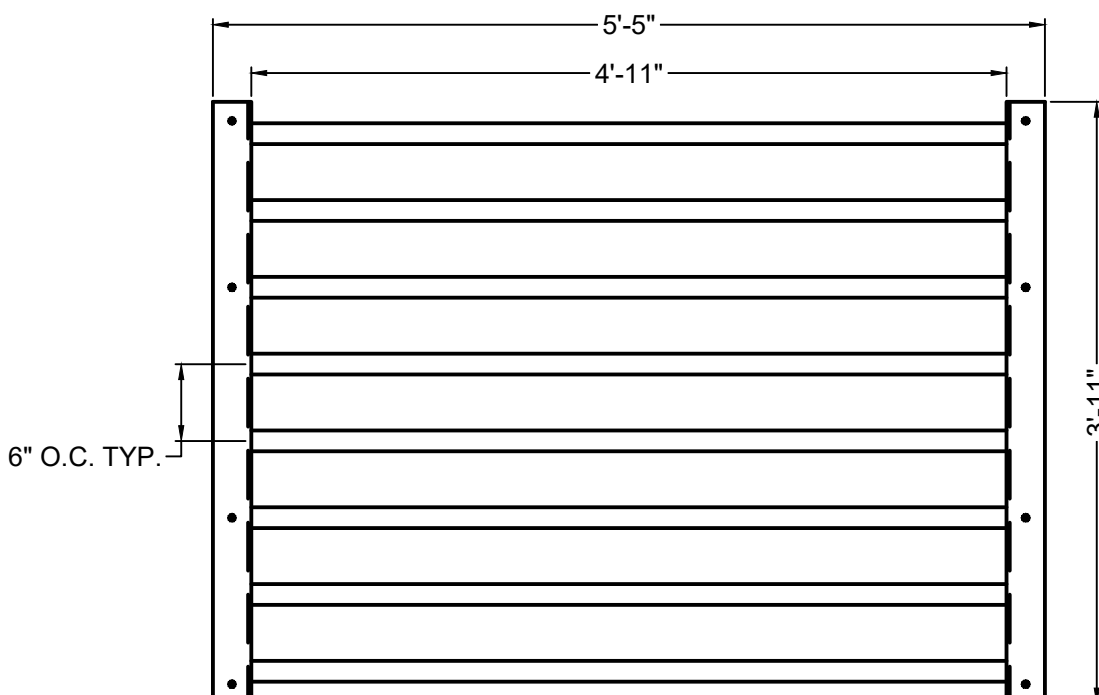
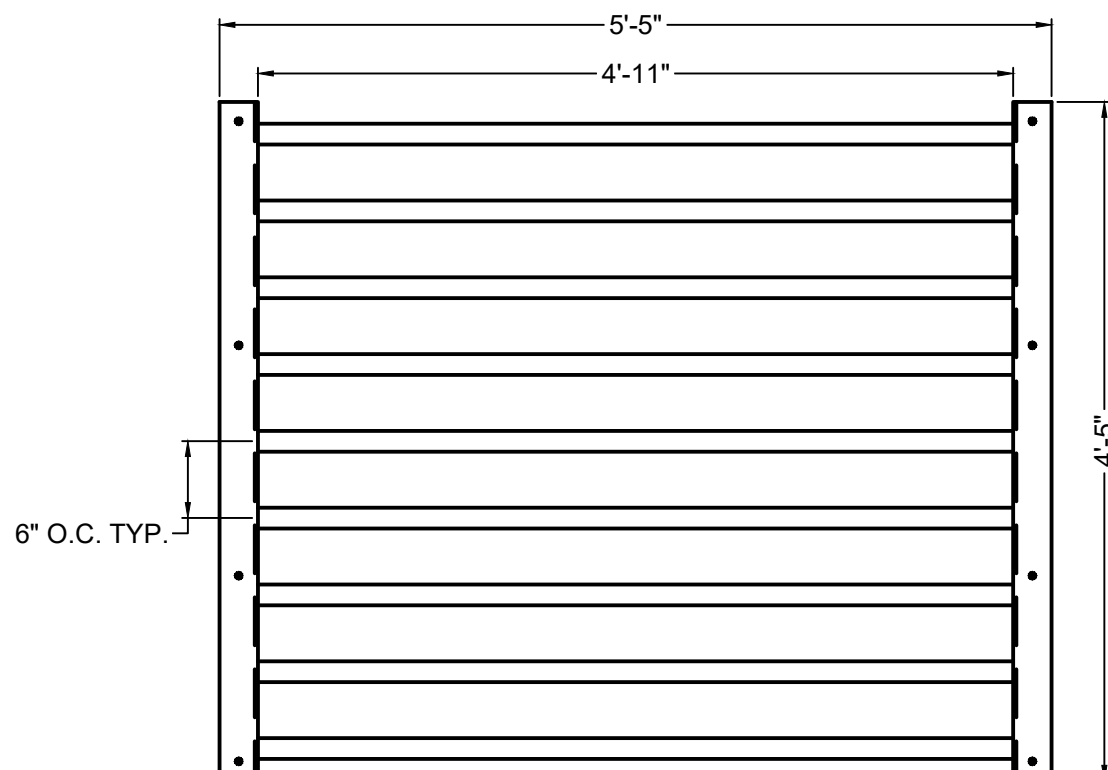
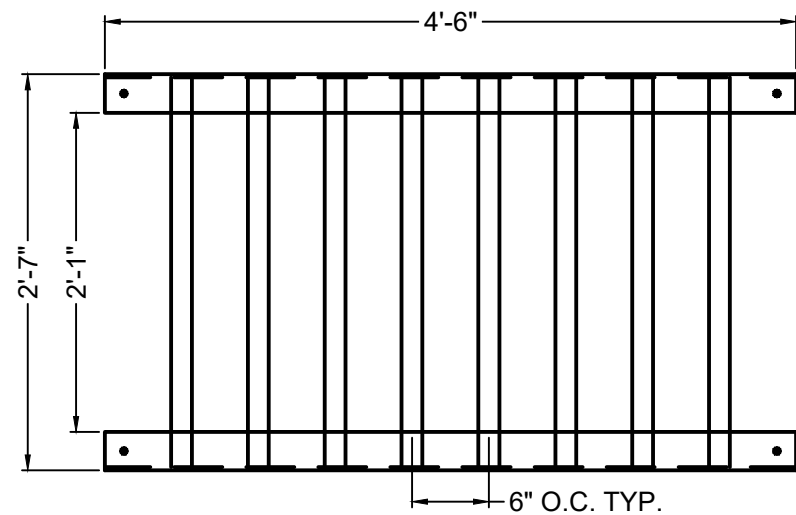
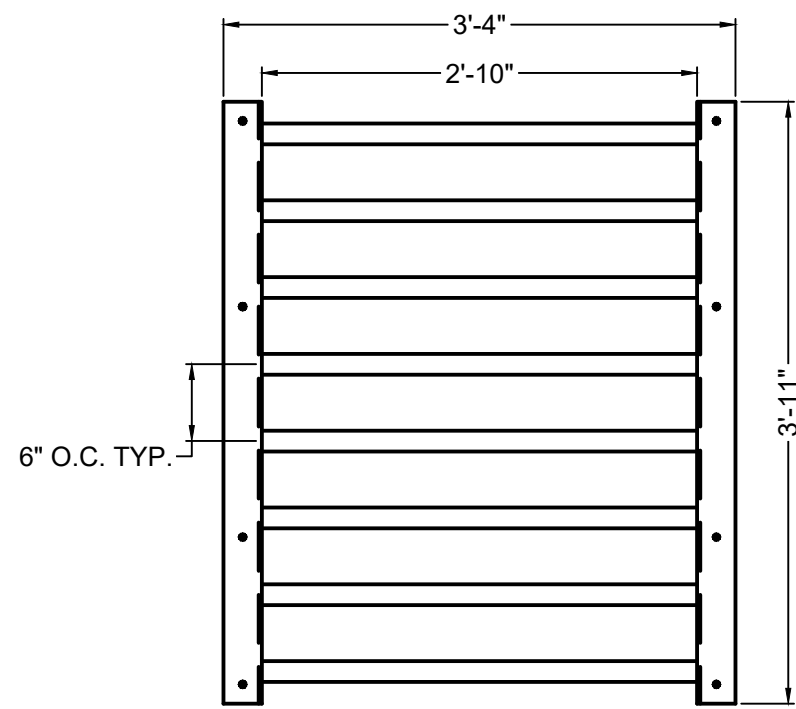
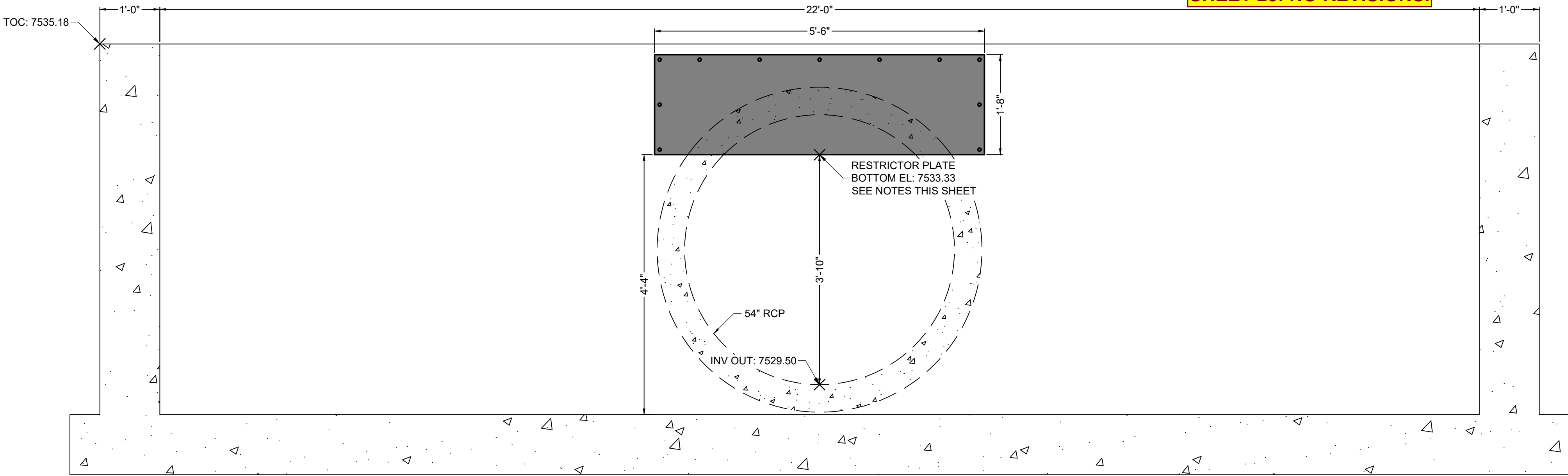
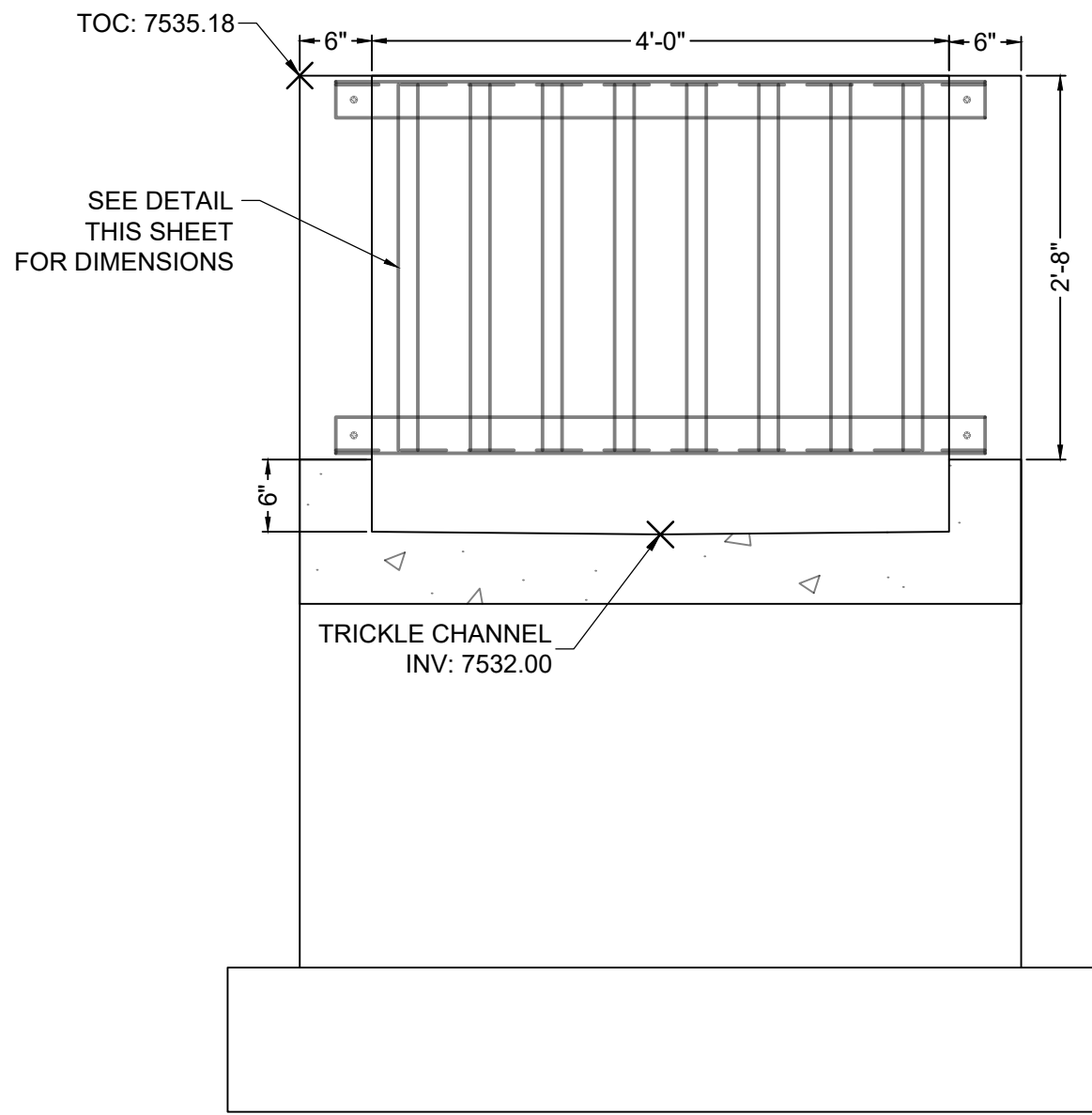
FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

POND DETAILS
POND A OUTLET STRUCTURE

SHEET
PND
24



PCD FILE NO.: SF2422



SAFETY GRATES/TRASH RACK NOTES:

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

RESTRICTOR PLATE NOTES:

1. 3/8" THICK RESTRICTOR PLATE, GALVANIZED STEEL.
2. BOLT PLATE TO CONCRETE @ 12" O.C. MAX.
3. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN PLATE AND CONCRETE.
4. 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.: SF2422

DRAWN BY: CMD JOB DATE: 11/26/24
APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 8/22/2024
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_4\Outlet_Structure_Details

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NO.	DATE	BY	REVISION DESCRIPTION



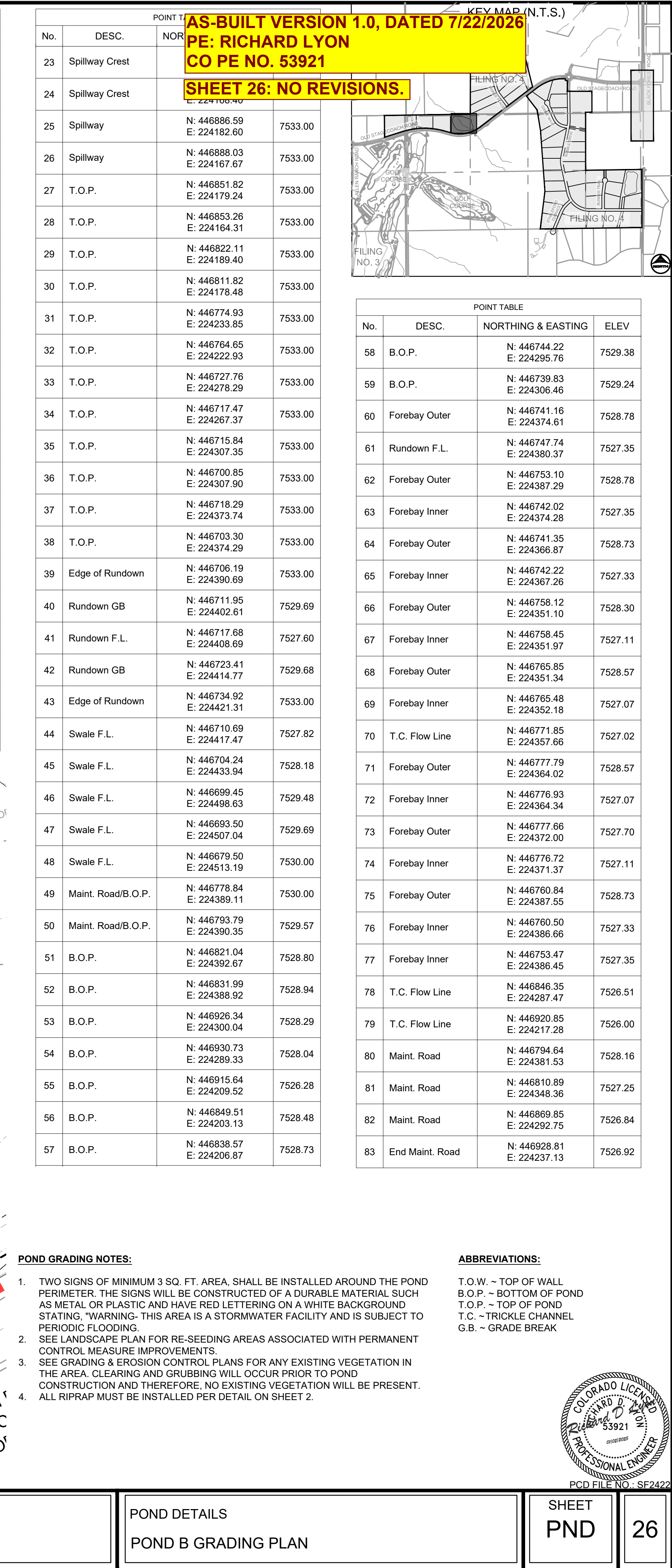
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 719.965.0044

FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

POND DETAILS
POND A OUTLET STRUCTURE DETAILS

SHEET
PND

25



No.	DESC.	NOR	POINT T
23	Spillway Crest		
24	Spillway Crest		
25	Spillway	N: 446886.59 E: 224182.60	7533.00
26	Spillway	N: 446888.03 E: 224167.67	7533.00
27	T.O.P.	N: 446851.82 E: 224179.24	7533.00
28	T.O.P.	N: 446853.26 E: 224164.31	7533.00
29	T.O.P.	N: 446822.11 E: 224189.40	7533.00
30	T.O.P.	N: 446811.82 E: 224178.48	7533.00
31	T.O.P.	N: 446774.93 E: 224233.85	7533.00
32	T.O.P.	N: 446764.65 E: 224222.93	7533.00
33	T.O.P.	N: 446727.76 E: 224278.29	7533.00
34	T.O.P.	N: 446717.47 E: 224267.37	7533.00
35	T.O.P.	N: 446715.84 E: 224307.35	7533.00
36	T.O.P.	N: 446700.85 E: 224307.90	7533.00
37	T.O.P.	N: 446718.29 E: 224373.74	7533.00
38	T.O.P.	N: 446703.30 E: 224374.29	7533.00
39	Edge of Rundown	N: 446706.19 E: 224390.69	7533.00
40	Rundown GB	N: 446711.95 E: 224402.61	7529.69
41	Rundown F.L.	N: 446717.68 E: 224408.69	7527.60
42	Rundown GB	N: 446723.41 E: 224414.77	7529.68
43	Edge of Rundown	N: 446734.92 E: 224421.31	7533.00
44	Swale F.L.	N: 446710.69 E: 224417.47	7527.82
45	Swale F.L.	N: 446704.24 E: 224433.94	7528.18
46	Swale F.L.	N: 446699.45 E: 224498.63	7529.48
47	Swale F.L.	N: 446693.50 E: 224507.04	7529.69
48	Swale F.L.	N: 446679.50 E: 224513.19	7530.00
49	Maint. Road/B.O.P.	N: 446778.84 E: 224389.11	7530.00
50	Maint. Road/B.O.P.	N: 446793.79 E: 224390.35	7529.57
51	B.O.P.	N: 446821.04 E: 224392.67	7528.80
52	B.O.P.	N: 446831.99 E: 224388.92	7528.94
53	B.O.P.	N: 446926.34 E: 224300.04	7528.29
54	B.O.P.	N: 446930.73 E: 224289.33	7528.04
55	B.O.P.	N: 446915.64 E: 224209.52	7526.28
56	B.O.P.	N: 446849.51 E: 224203.13	7528.48
57	B.O.P.	N: 446838.57 E: 224206.87	7528.73

No.	DESC.	NORTHING & EASTING	ELEV
58	B.O.P.	N: 446744.22 E: 224295.76	7529.38
59	B.O.P.	N: 446739.83 E: 224306.46	7529.24
60	Forebay Outer	N: 446741.16 E: 224374.61	7528.78
61	Rundown F.L.	N: 446747.74 E: 224380.37	7527.35
62	Forebay Outer	N: 446753.10 E: 224387.29	7528.78
63	Forebay Inner	N: 446742.02 E: 224374.28	7527.35
64	Forebay Outer	N: 446741.35 E: 224366.87	7528.73
65	Forebay Inner	N: 446742.22 E: 224367.26	7527.33
66	Forebay Outer	N: 446758.12 E: 224351.10	7528.30
67	Forebay Inner	N: 446758.45 E: 224351.97	7527.11
68	Forebay Outer	N: 446765.85 E: 224351.34	7528.57
69	Forebay Inner	N: 446765.48 E: 224352.18	7527.07
70	T.C. Flow Line	N: 446771.85 E: 224357.66	7527.02
71	Forebay Outer	N: 446777.79 E: 224364.02	7528.57
72	Forebay Inner	N: 446776.93 E: 224364.34	7527.07
73	Forebay Outer	N: 446777.66 E: 224372.00	7527.70
74	Forebay Inner	N: 446776.72 E: 224371.37	7527.11
75	Forebay Outer	N: 446760.84 E: 224387.55	7528.73
76	Forebay Inner	N: 446760.50 E: 224386.66	7527.33
77	Forebay Inner	N: 446753.47 E: 224386.45	7527.35
78	T.C. Flow Line	N: 446846.35 E: 224287.47	7526.51
79	T.C. Flow Line	N: 446820.85 E: 224217.28	7526.00
80	Maint. Road	N: 446794.64 E: 224381.53	7528.16
81	Maint. Road	N: 446810.89 E: 224348.36	7527.25
82	Maint. Road	N: 446869.85 E: 224292.75	7526.84
83	End Maint. Road	N: 446928.81 E: 224237.13	7526.92

AS-BUILT VERSION 1.0, DATED 7/22/2026
PE: RICHARD LYON
CO PE NO. 53921

SHEET 26: NO REVISIONS.

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 ON SHEET 2.

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

PCD FILE NO.: SF2422

PCD FILE NO.: SF2422

DRAWN BY: CMD JOB DATE: 12/5/24 BAR IS ONE INCH ON
APPROVED: RDL JOB NUMBER: 211030.240 OFFICIAL DRAWINGS.
0 XXXXXXXXXX 1"
CAD DATE: 8/19/2024 IF NOT ONE INCH,
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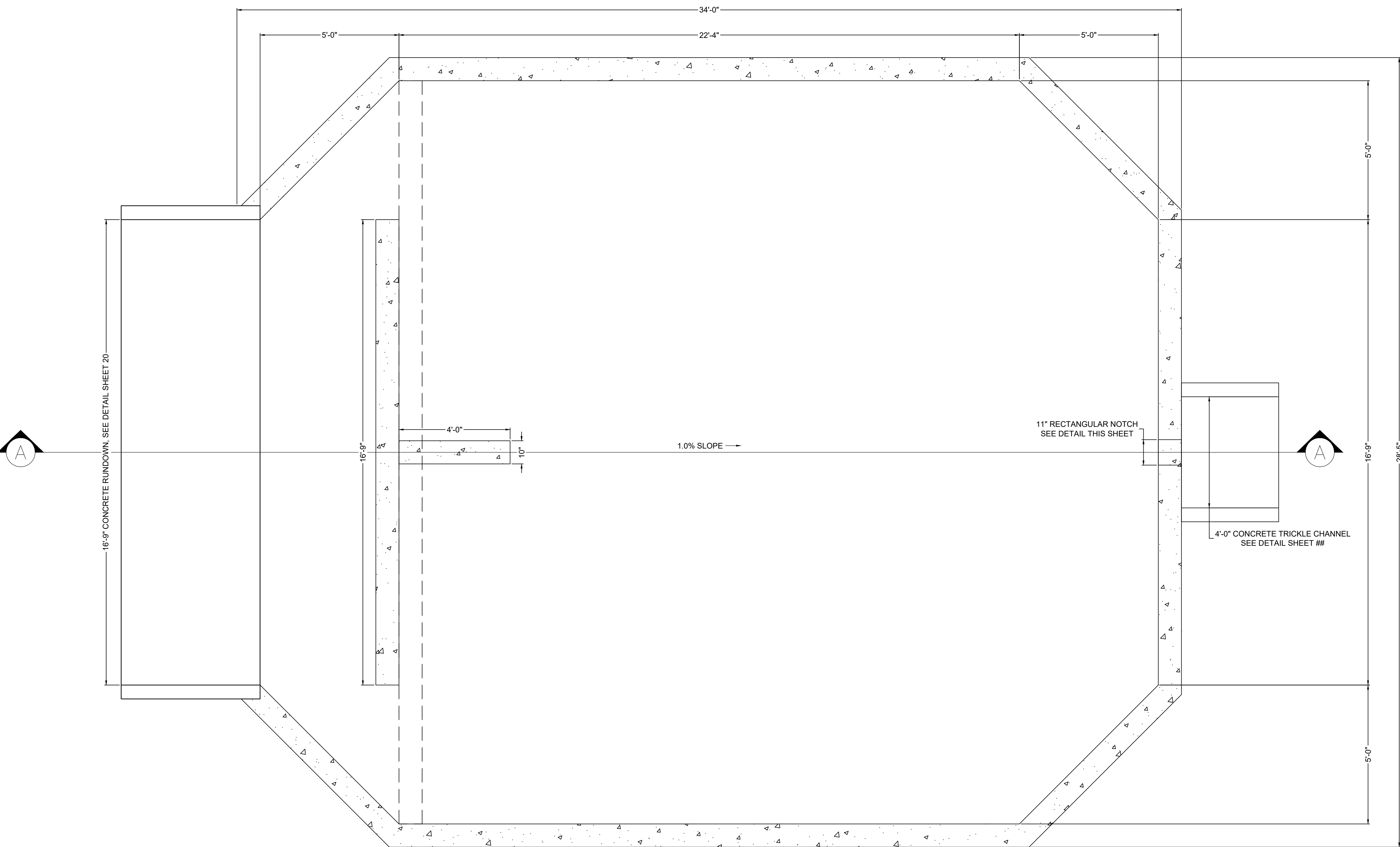
NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
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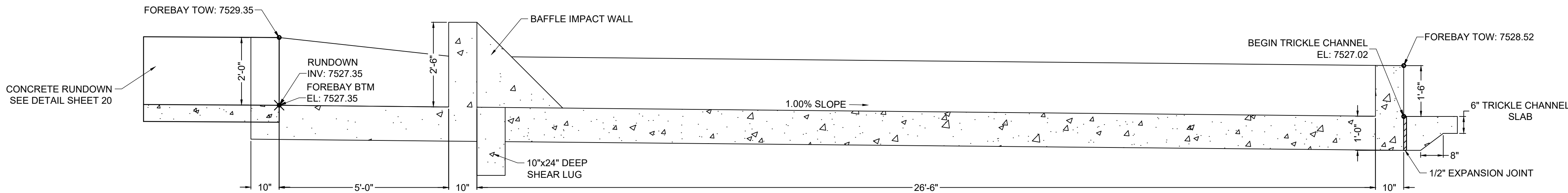
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PRI #2, LLC.
EL PASO COUNTY, CO

POND B GRADING PLAN

SHEET
PND 26



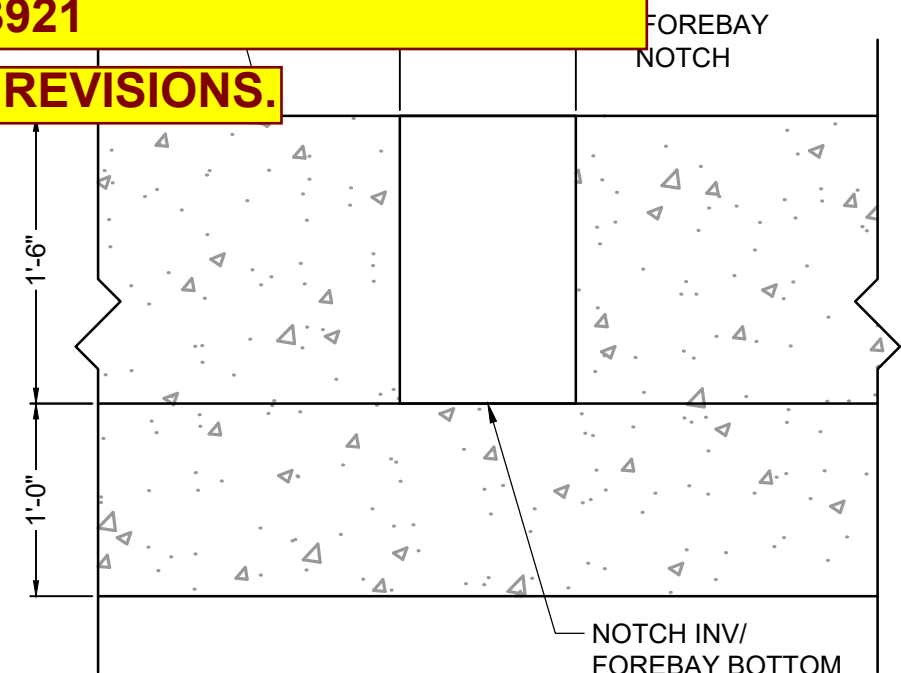
PLAN VIEW
FOREBAY B
SCALE: 1"=2'



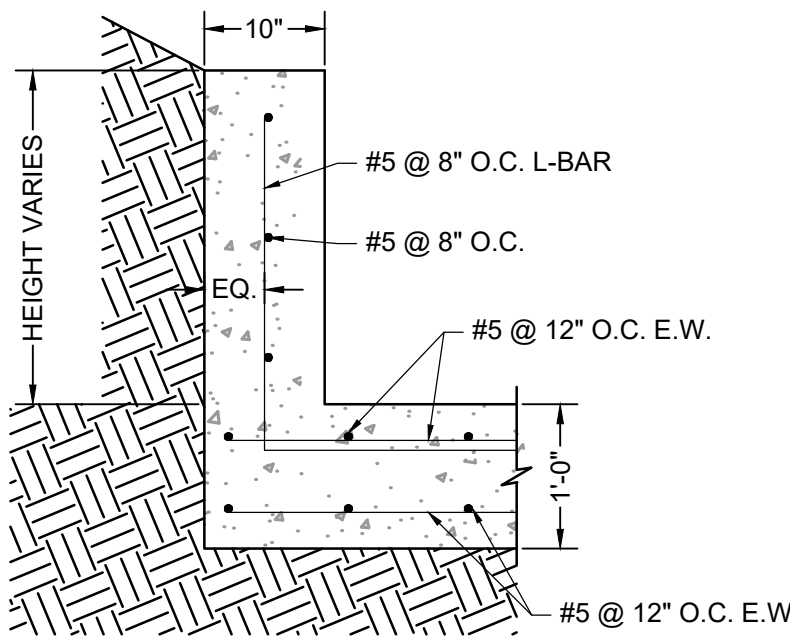
SECTION VIEW A-A
FOREBAY B
SCALE: 1"=2'

AS-BUILT VERSION 1.0, DATED 7/22/2026
PE: RICHARD LYON
CO PE NO. 53921

SHEET 1: NO REVISIONS.



FOREBAY B NOTCH DETAIL
SCALE: NTS



ELEVATION VIEW
FOREBAY REINFORCING DETAIL
SCALE: NTS

DRAWN BY: CMD	JOB DATE: 10/31/24	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 211030.240	0 1"
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NO.	DATE	BY	REVISION DESCRIPTION



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EL PASO COUNTY, CO

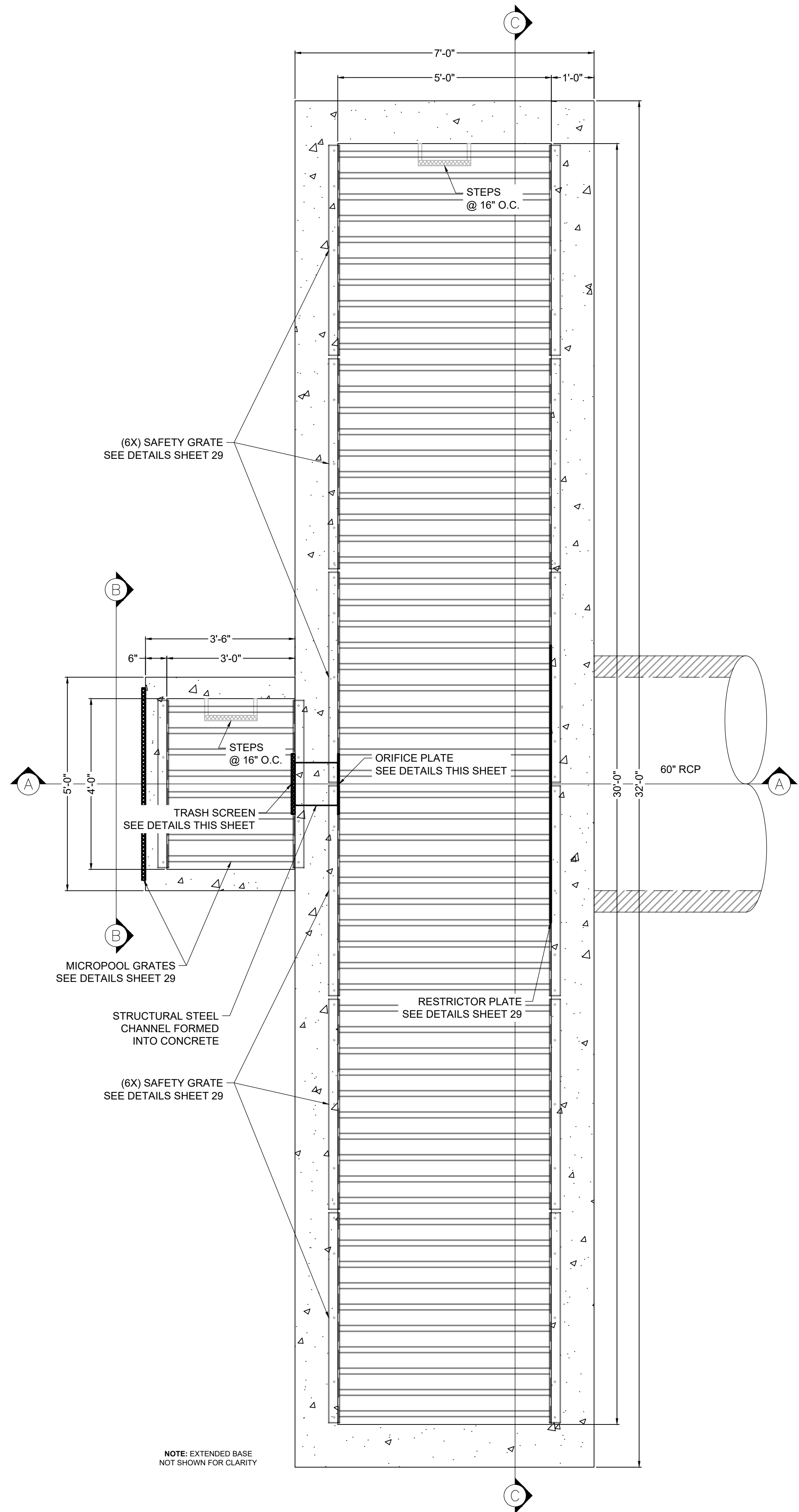
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POND B FOREBAY



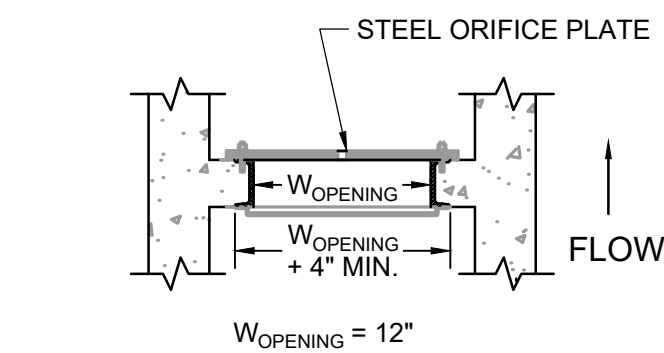
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SHEET
PND

27



PLAN VIEW
POND B OUTLET STRUCTURE
SCALE: 1" = 1-3/4'



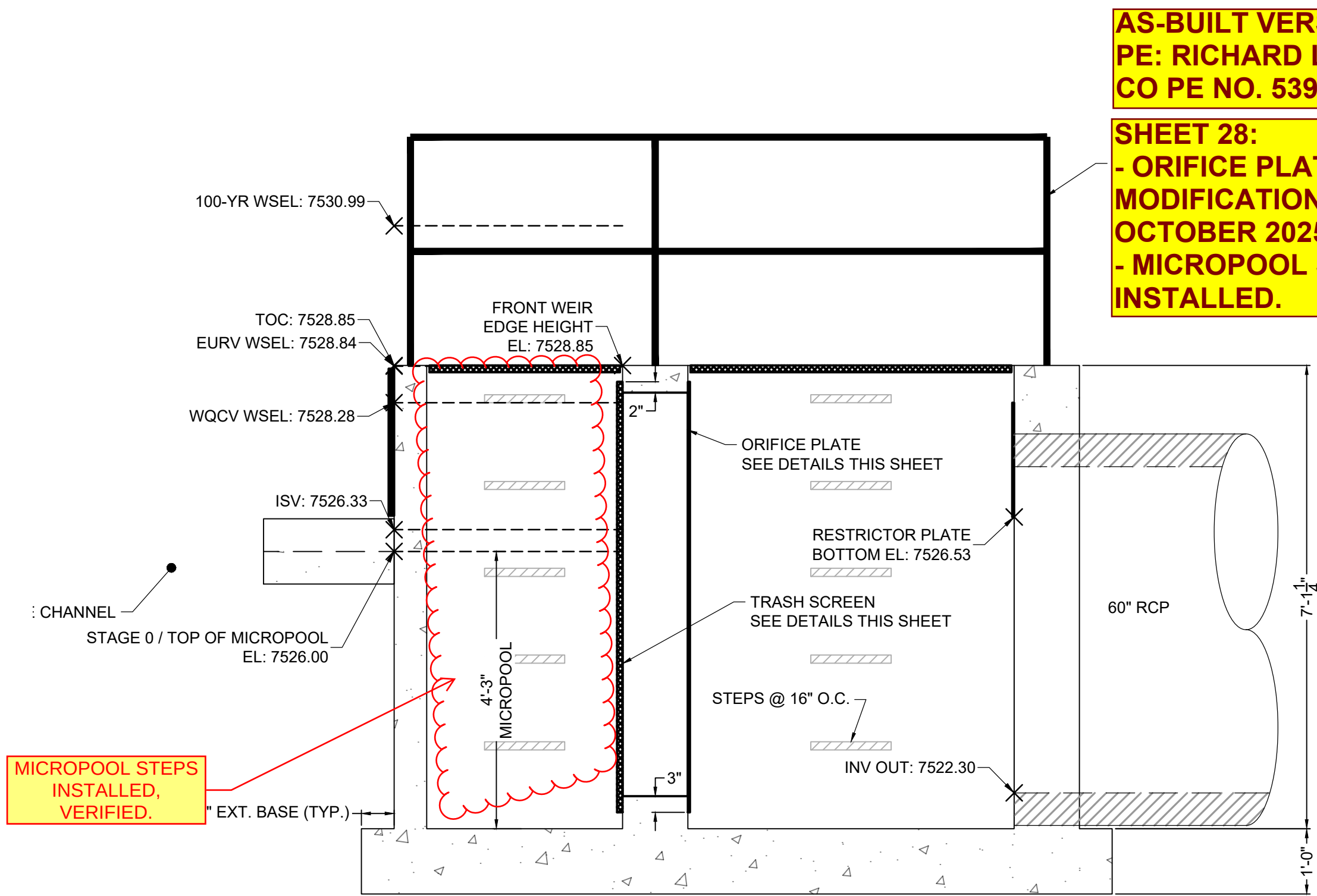
DETAIL
TRASH SCREEN & ORIFICE PLATE
SCALE: NTS

TRASH SCREEN NOTES:

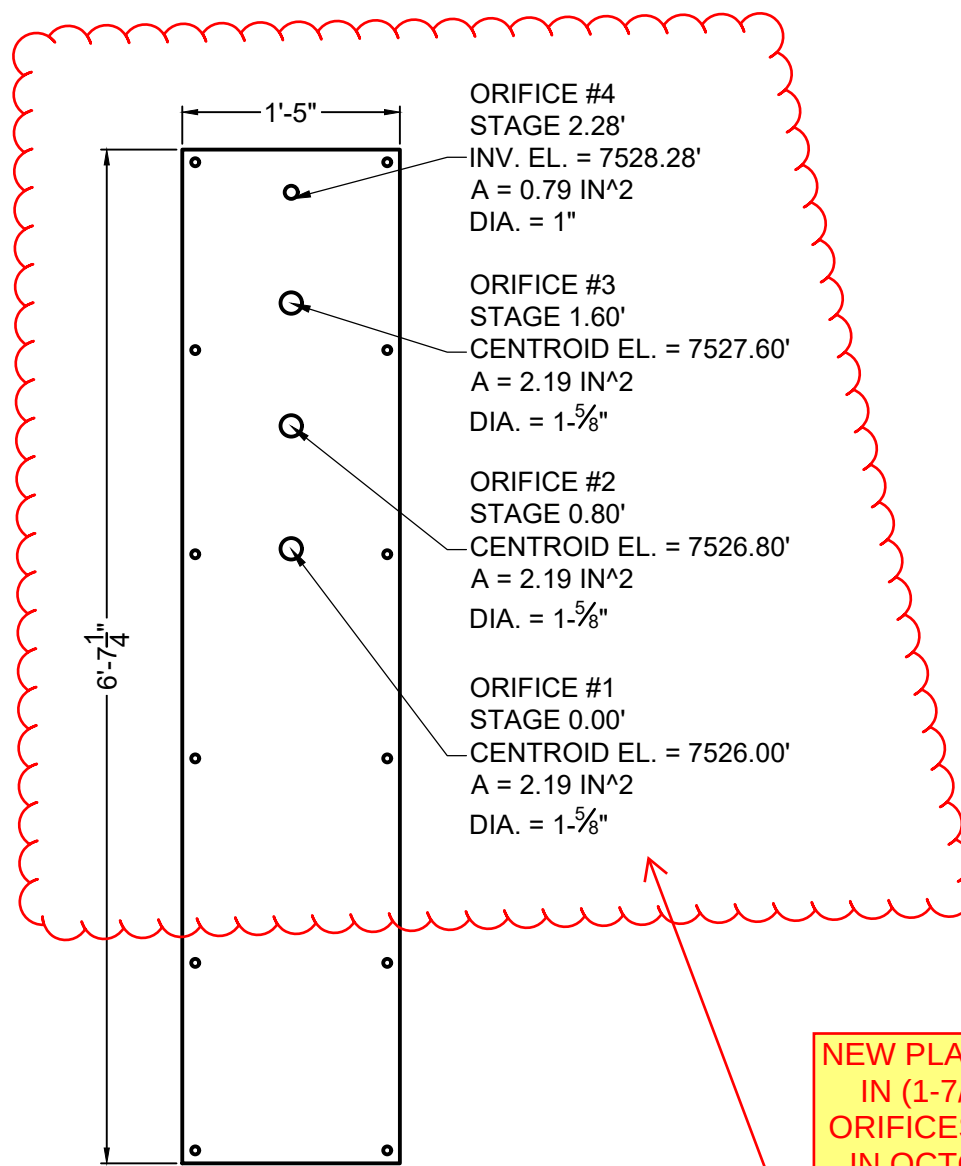
1. TRASH SCREEN SHALL BE JOHNSON STAINLESS STEEL WELL SCREEN WITH #93 VEE WIRE OR APPROVED EQUIVALENT AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. TRASH SCREEN OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
3. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR TRASH SCREEN FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

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.

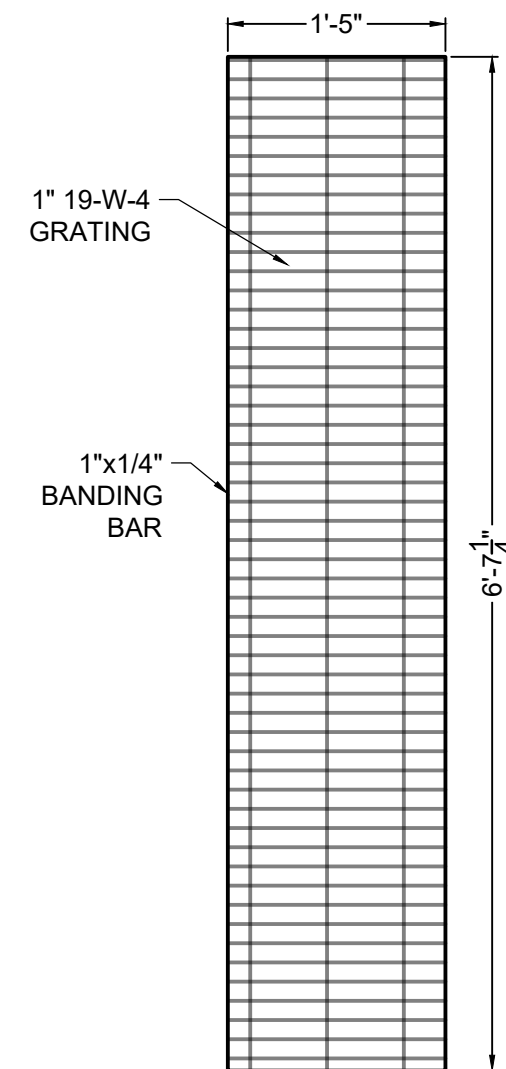


SECTION VIEW A-A
POND B OUTLET STRUCTURE
SCALE: 1" = 1-3/4'

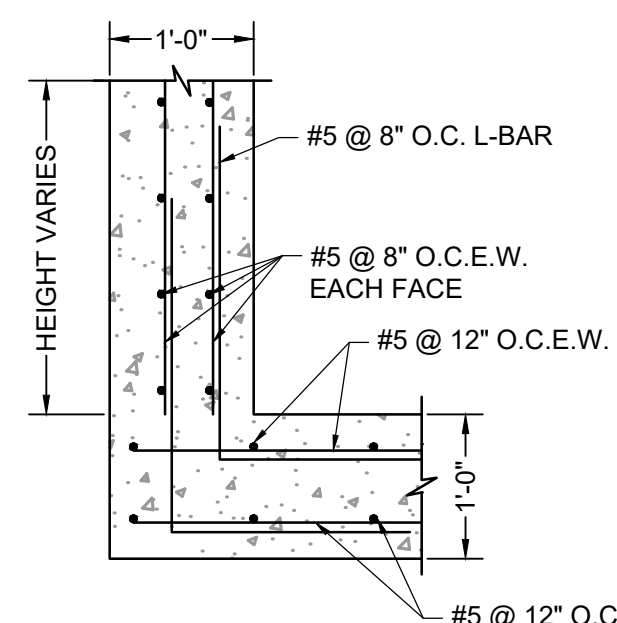


ELEVATION VIEW
ORIFICE PLATE DETAIL
SCALE: 1" = 1-1/4'

NEW PLATE WITH 1.65 SQ. IN (1-7/16" DIA.) EACH ORIFICES SWAPPED OUT IN OCTOBER 2025 FOR AS-BUILT CONDITIONS OF POND TO MEET DRAIN TIME CRITERIA, SEE POND CERTIFICATION LETTER



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



ELEVATION VIEW
OUTLET STRUCTURE REINFORCING DETAIL
SCALE: NTS

AS-BUILT VERSION 1.0, DATED 7/22/2026
PE: RICHARD LYON
CO PE NO. 53921

SHEET 28:
- ORIFICE PLATE
MODIFICATIONS FROM
OCTOBER 2025.
- MICROPOOL STEPS
INSTALLED.

MICROPOOL STEPS
INSTALLED,
VERIFIED.

EXT. BASE (TYP.)

CHANNEL
STAGE 0 / TOP OF MICROPOOL
EL: 7526.00

ISV: 7526.33

WQCV WSEL: 7528.28

EURV WSEL: 7528.84

100-YR WSEL: 7530.99

FRONT WEIR
EDGE HEIGHT
EL: 7528.85

ORIFICE PLATE
SEE DETAILS THIS SHEET

RESTRICTOR PLATE
BOTTOM EL: 7526.53

TRASH SCREEN
SEE DETAILS THIS SHEET

STEPS @ 16" O.C.

INV OUT: 7522.30

60" RCP

(6X) SAFETY GRATE
SEE DETAILS SHEET 29

STEPS @ 16" O.C.

TRASH SCREEN
SEE DETAILS THIS SHEET

MICROPOOL GRATES
SEE DETAILS SHEET 29

STRUCTURAL STEEL
CHANNEL FORMED
INTO CONCRETE

(6X) SAFETY GRATE
SEE DETAILS SHEET 29

ORIFICE PLATE
SEE DETAILS THIS SHEET

RESTRICTOR PLATE
SEE DETAILS SHEET 29

NOTE: EXTENDED BASE
NOT SHOWN FOR CLARITY

DRAWN BY: CMD JOB DATE: 11/26/24
APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 8/22/2024
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_4\Outlet_Structure_Details

BAR IS ONE INCH ON
OFFICIAL DRAWINGS.
0 1"
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ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



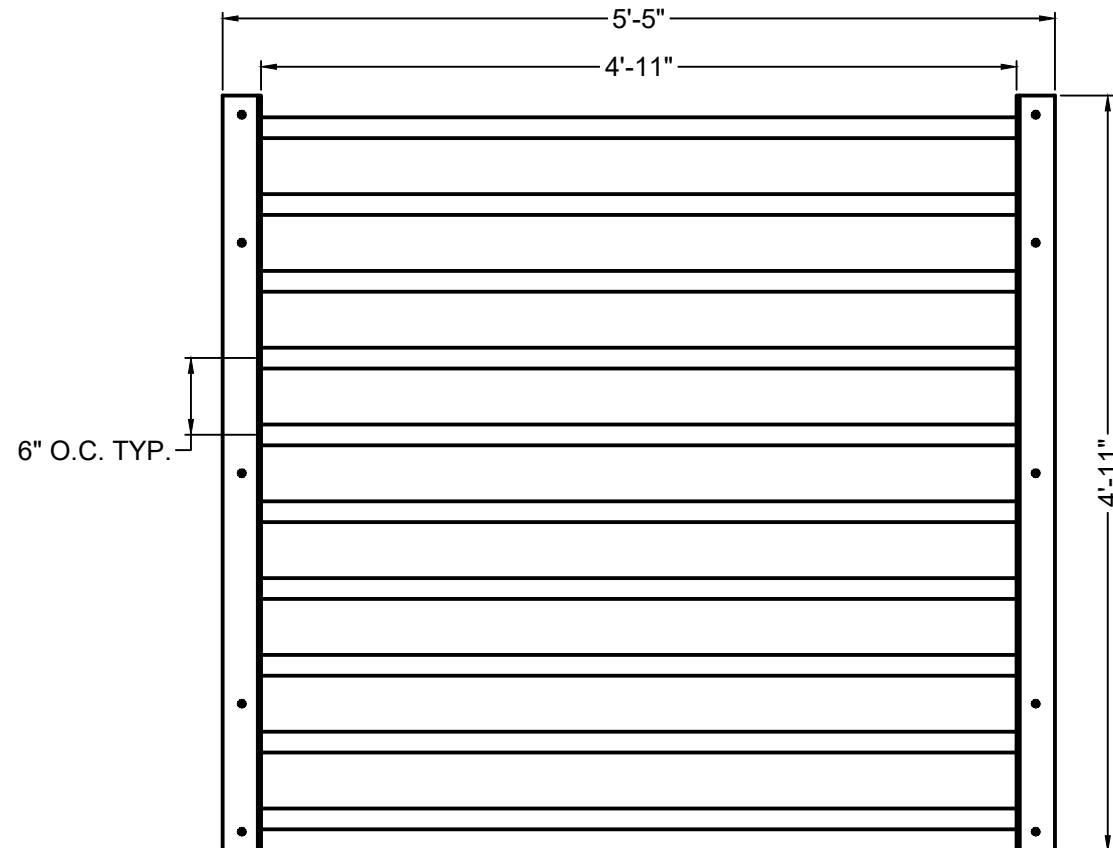
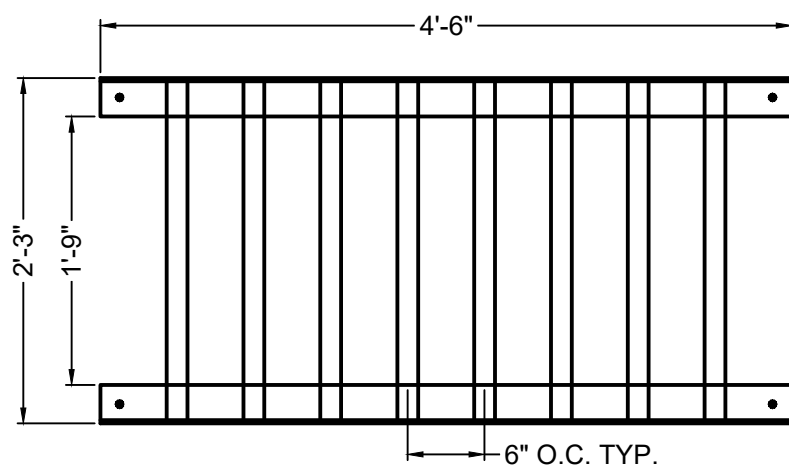
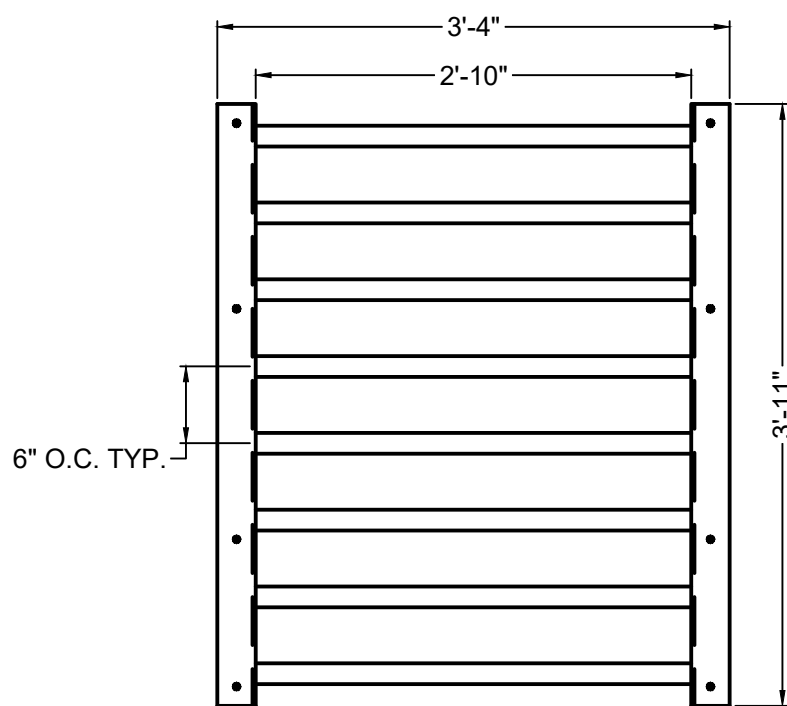
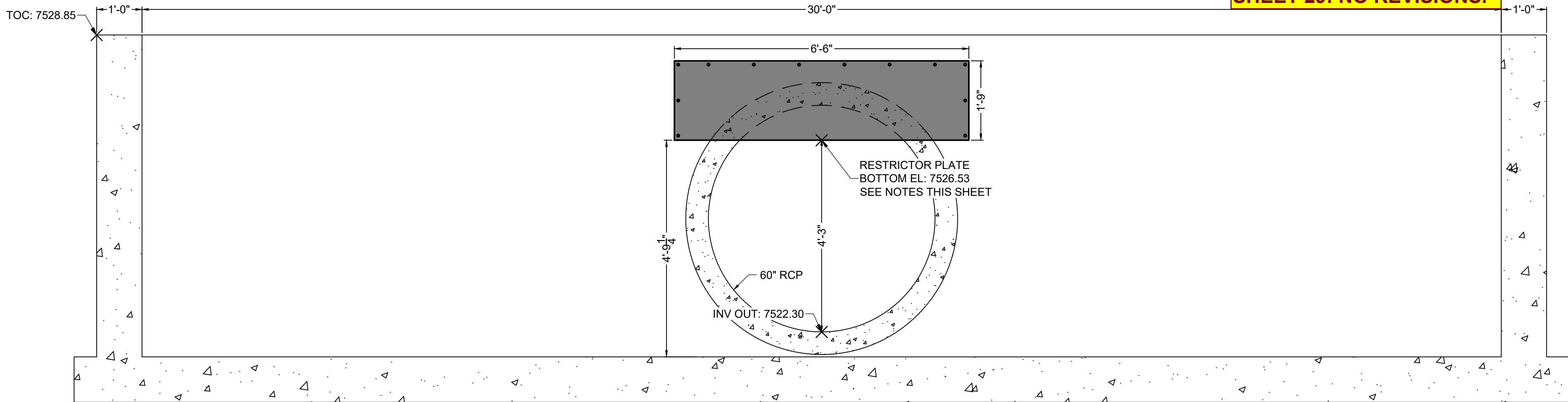
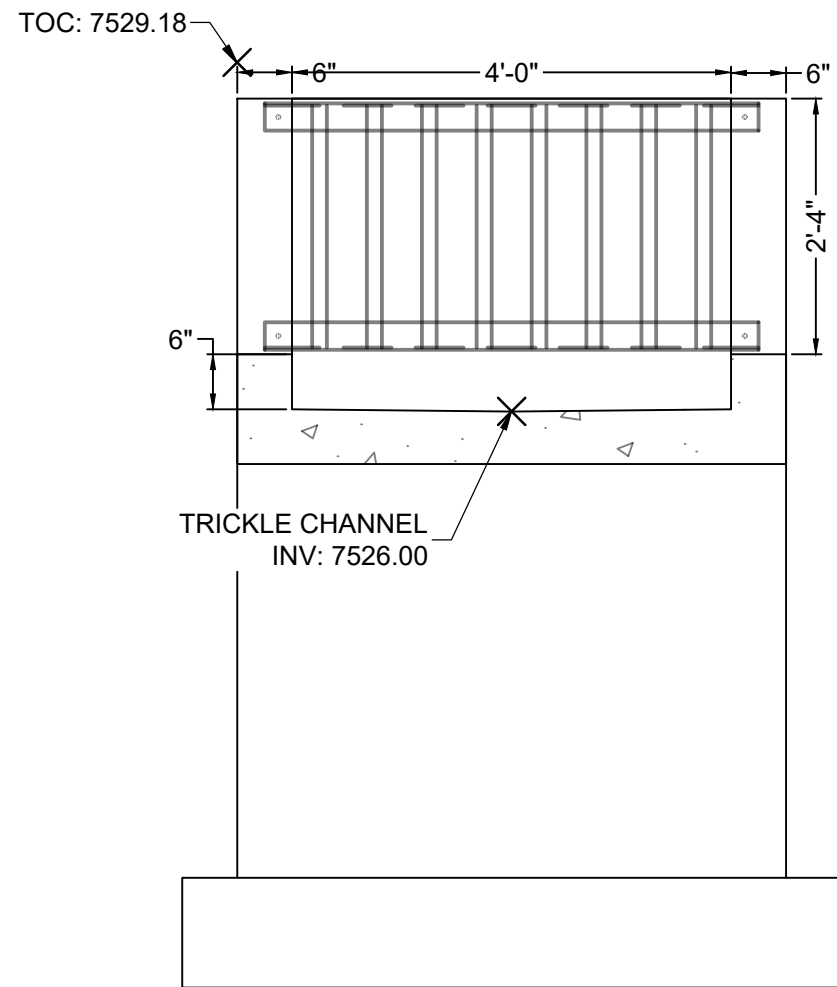
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
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FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

POND DETAILS
POND B OUTLET STRUCTURE

SHEET
PND
28



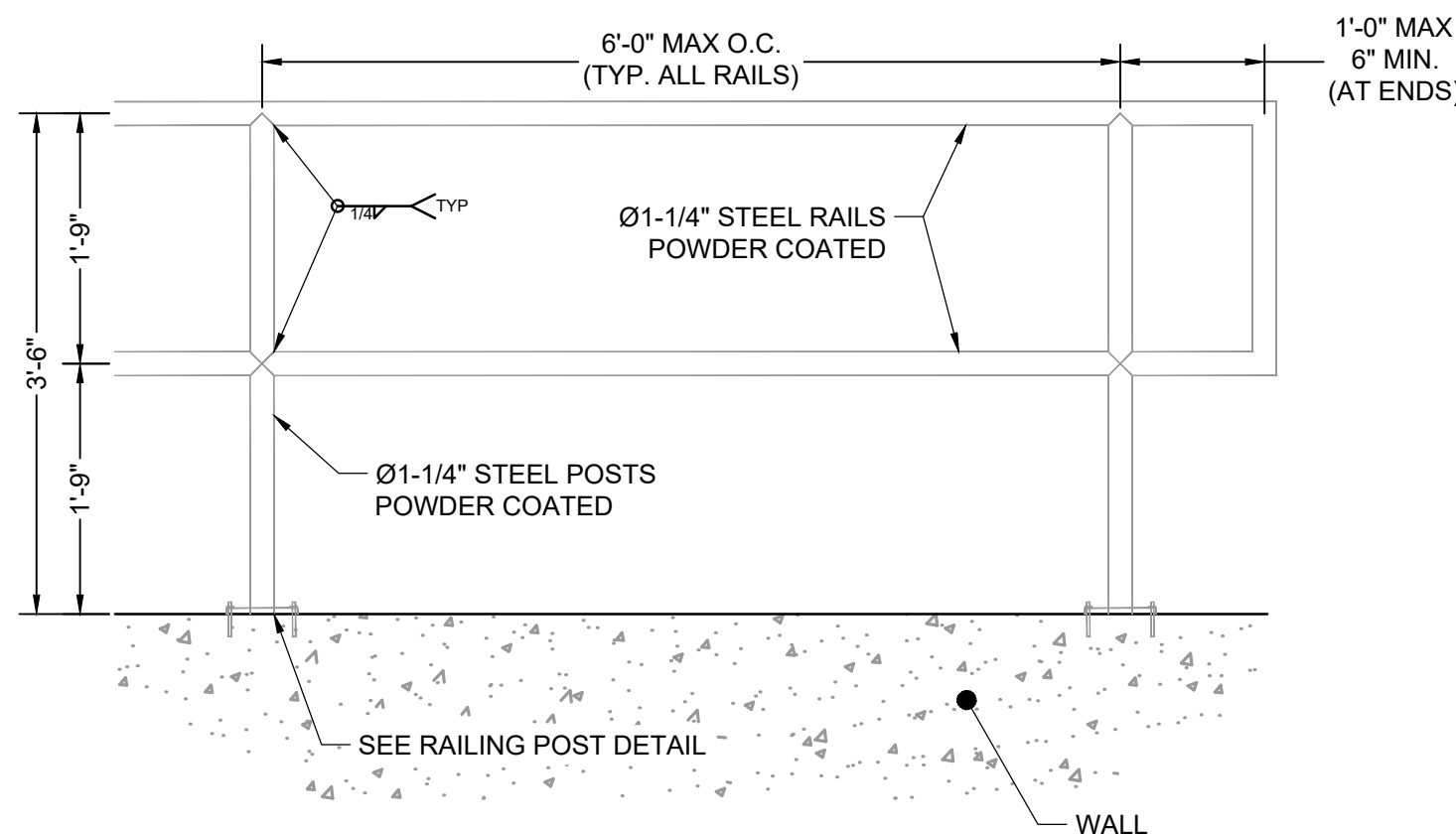
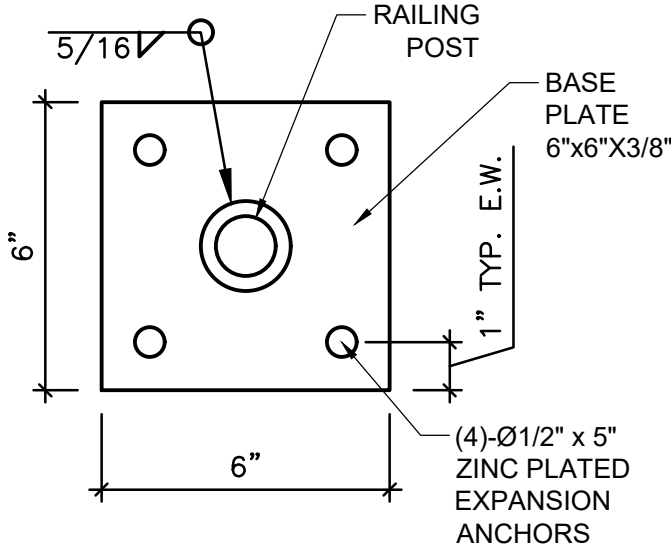


TWO SIGNS SHALL BE INSTALLED AROUND THE POND PERIMETER. THE SIGNS SHALL BE CONSTRUCTED OF A DURABLE MATERIAL SUCH AS METAL OR PLASTIC AND HAVE RED LETTERING ON A WHITE BACKGROUND WITH THE BELOW MESSAGE.

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.

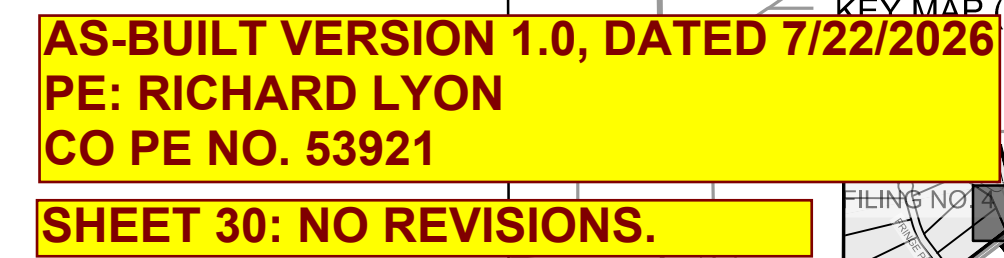


SAFETY GRATES/TRASH RACK NOTES:

- TRASH RACKS AND SAFETY GRATES SHALL BE 1-1/4" 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.



POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV
(1)	Begin Maint. Road	N- 447637.89 E- 225836.62	7567.40
(2)	Begin Maint. Road	N- 447647.57 E- 225849.33	7569.68
(3)	Maint. Road	N- 447676.64 E- 225824.63	7563.83
(4)	Maint. Road	N- 447686.22 E- 225837.37	7566.56
(5)	Maint. Road	N- 447738.48 E- 225805.51	7559.77
(6)	Maint. Road	N- 447746.34 E- 225818.78	7561.63
(7)	Maint. Road	N- 447800.31 E- 225796.38	7555.97
(8)	Maint. Road	N- 447806.46 E- 225800.18	7557.18
(9)	Maint. Road	N- 447862.14 E- 225767.26	7551.95
(10)	Maint. Road	N- 447866.57 E- 225781.59	7552.25
(11)	Maint. Road	N- 447875.20 E- 225761.14	7550.45
(12)	Maint. Road	N- 447883.36 E- 225773.13	7550.74
(13)	Maint. Road	N- 447930.96 E- 225724.97	7545.24
(14)	Maint. Road	N- 447939.12 E- 225737.55	7545.52
(15)	Swale FL	N- 447847.46 E- 225814.09	7568.05
(16)	Edge of Swale	N- 447642.88 E- 225798.95	7568.00
(17)	Swale FL	N- 447856.88 E- 225749.58	7548.15
(18)	Edge of Swale	N- 447851.95 E- 225734.29	7552.15
(19)	Swale FL	N- 447864.83 E- 225745.82	7547.45
(20)	Edge of Swale	N- 447856.66 E- 225732.06	7551.47

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 AND 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 ON SHEET 2.

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



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CAD FILE: J:\2021\211030\CAD\Drawgs\C\Filing_No_4\Pond_C_Grading

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COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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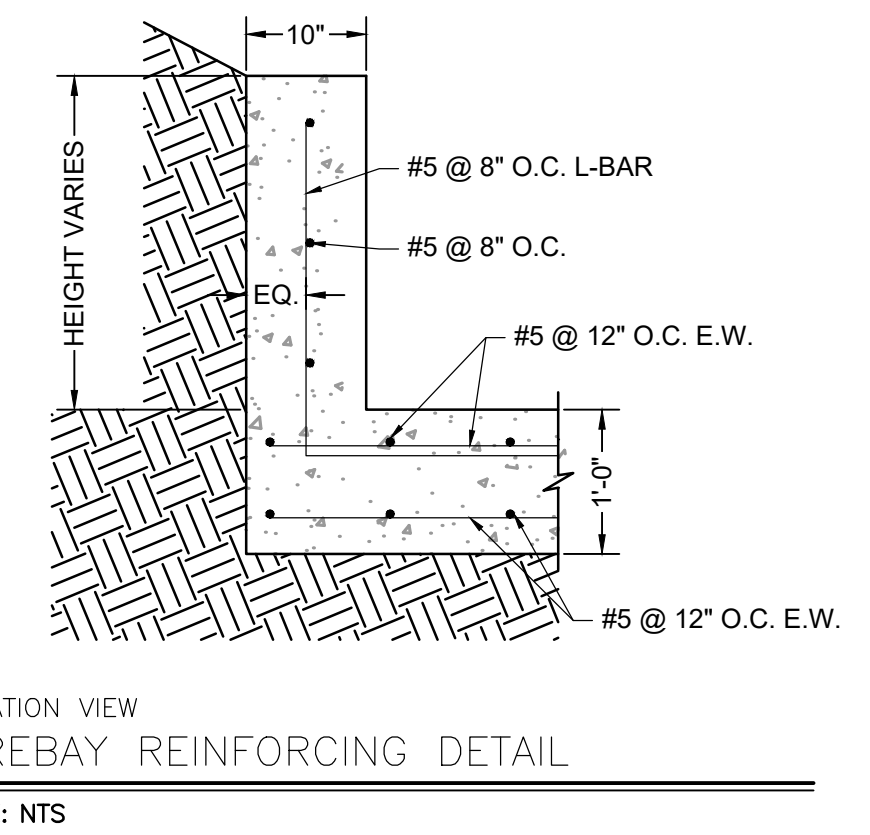
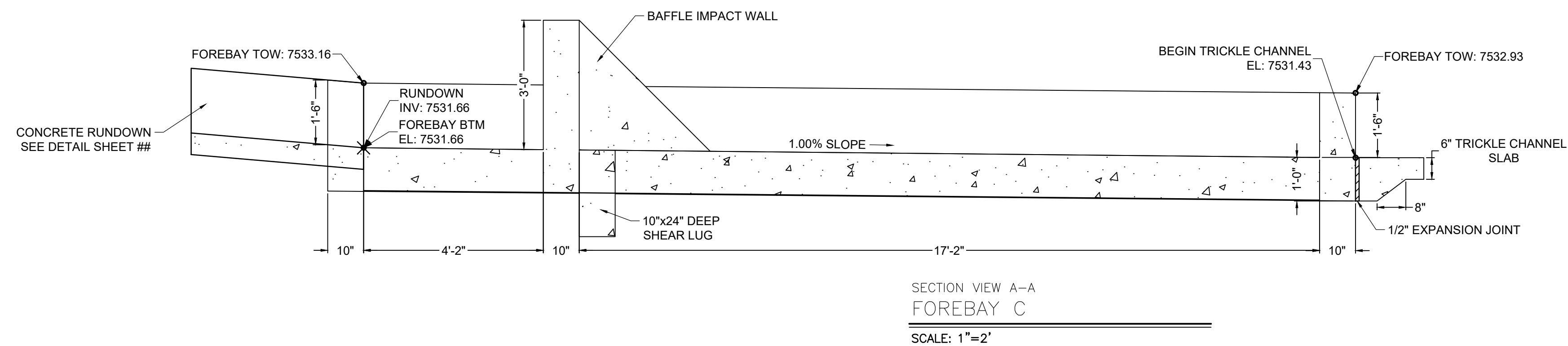
POND DETAILS

POND C GRADING PLAN

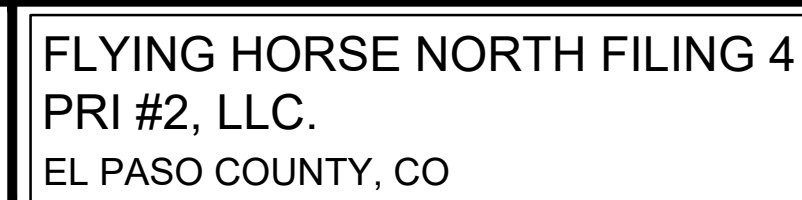
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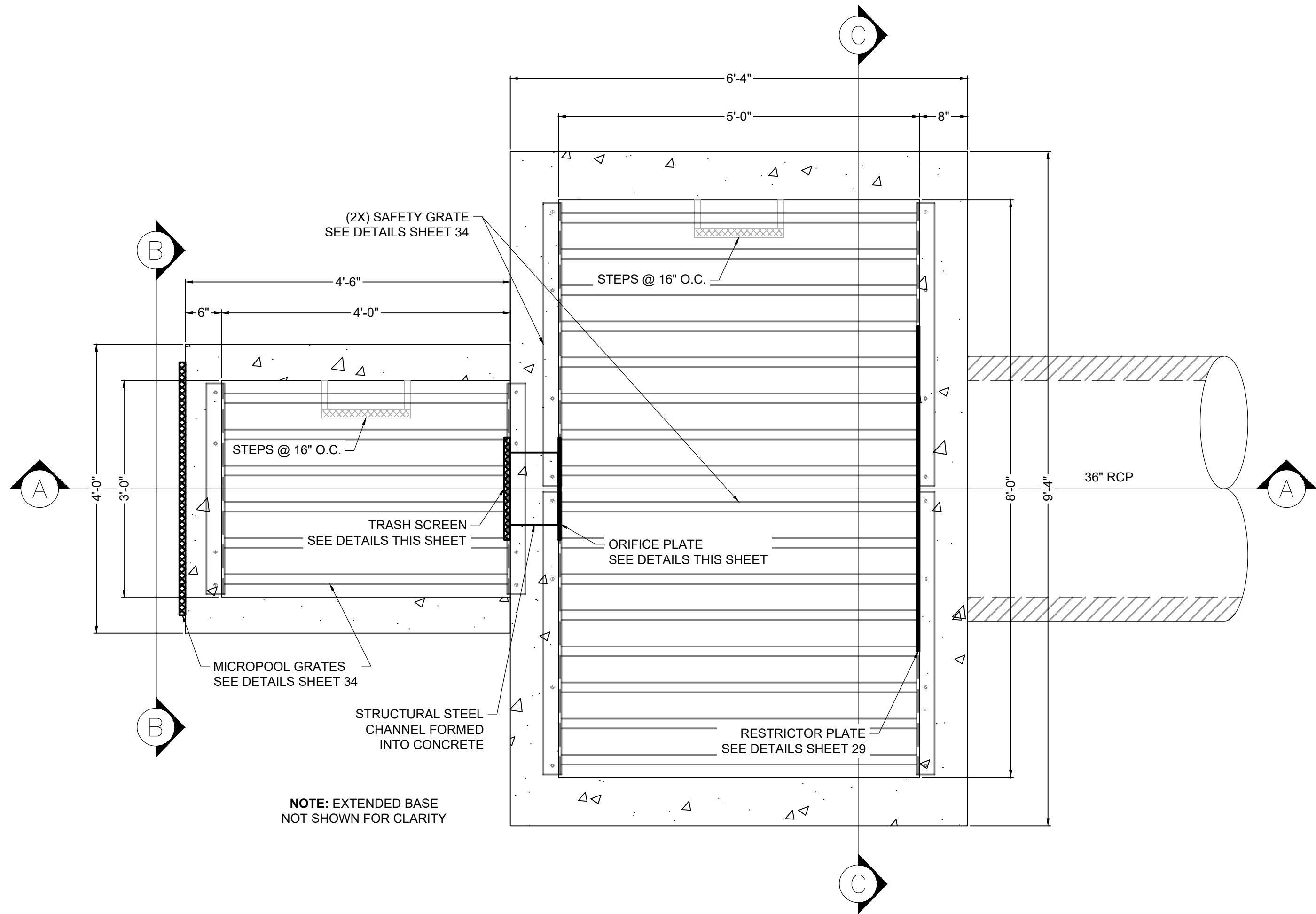
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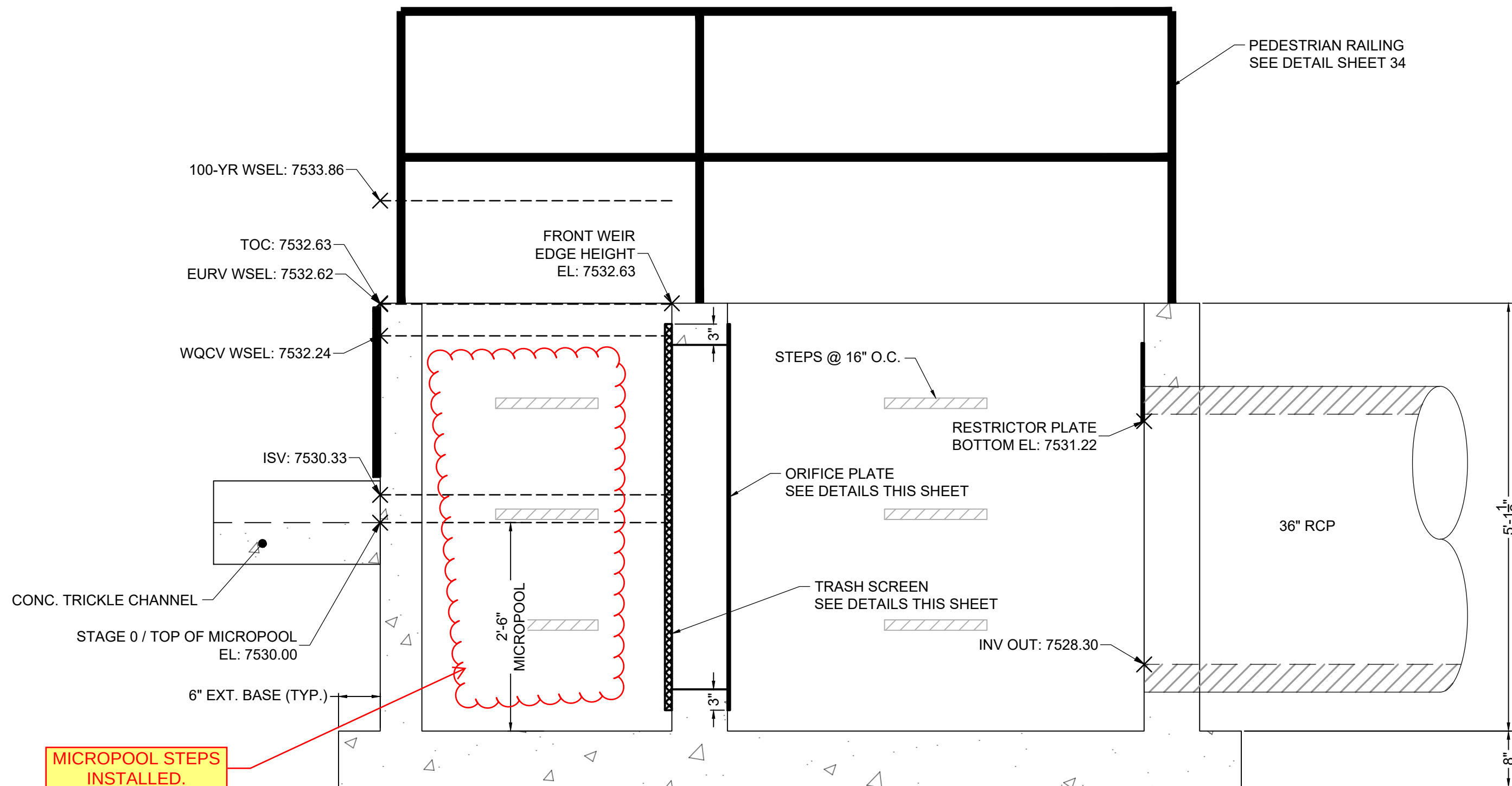
NO.	DATE	BY	REVISION DESCRIPTION



SHEET PND	32
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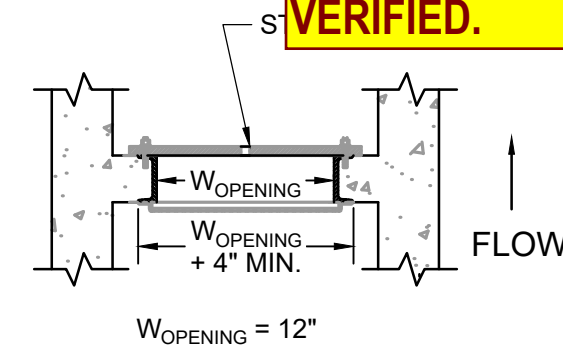
PLAN VIEW
POND C OUTLET STRUCTURE
SCALE: 1" = 1-1/4'



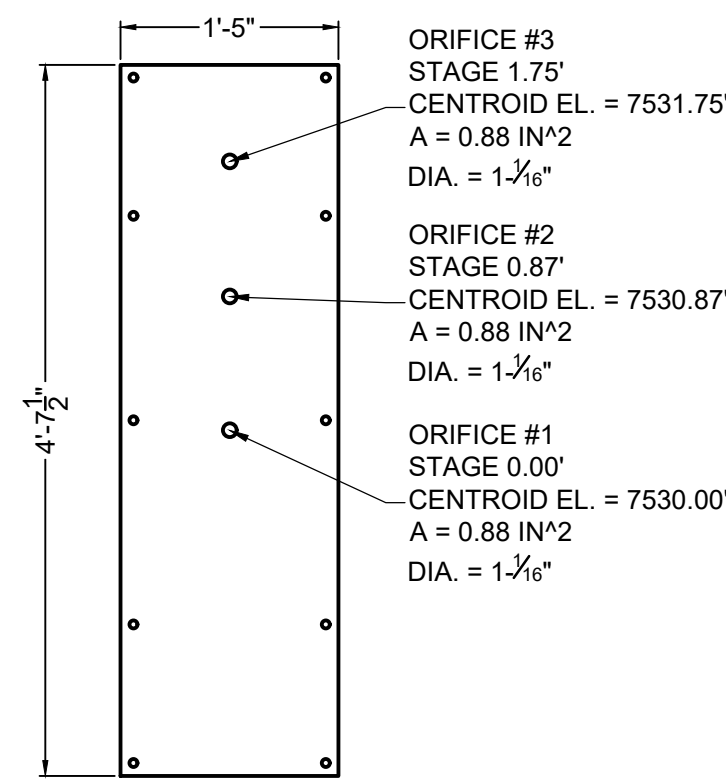
SECTION VIEW A-A
POND C OUTLET STRUCTURE
SCALE: 1" = 1-1/4'

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PE: RICHARD LYON
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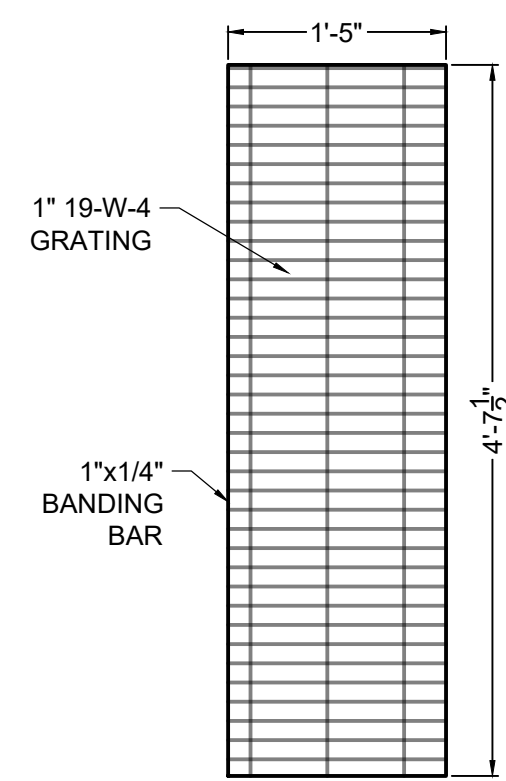
SHEET 33:
- MICROPOL STEPS INSTALLED,
VERIFIED.



DETAIL
TRASH SCREEN & ORIFICE PLATE
SCALE: NTS



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



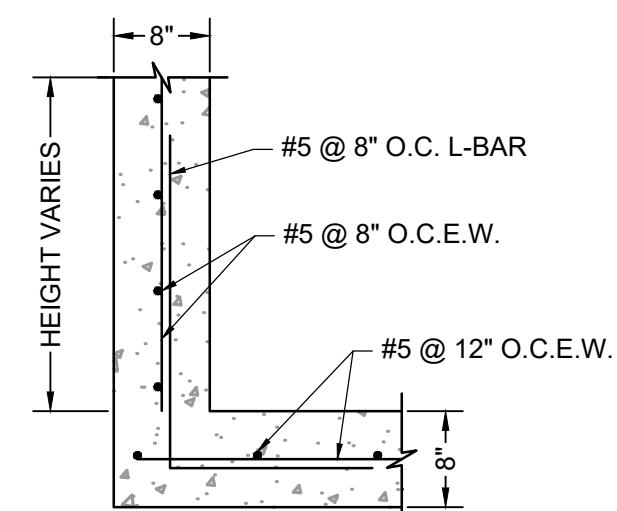
ELEVATION VIEW
TRASH SCREEN DETAIL
SCALE: 1" = 1-1/4'

TRASH SCREEN NOTES:

1. TRASH SCREEN SHALL BE JOHNSON STAINLESS STEEL WELL SCREEN WITH #93 VEE WIRE OR APPROVED EQUIVALENT AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. TRASH SCREEN OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
3. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR TRASH SCREEN FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

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.



ELEVATION VIEW
OUTLET STRUCTURE REINFORCING DETAIL
SCALE: NTS

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POND DETAILS
POND C OUTLET STRUCTURE

SHEET
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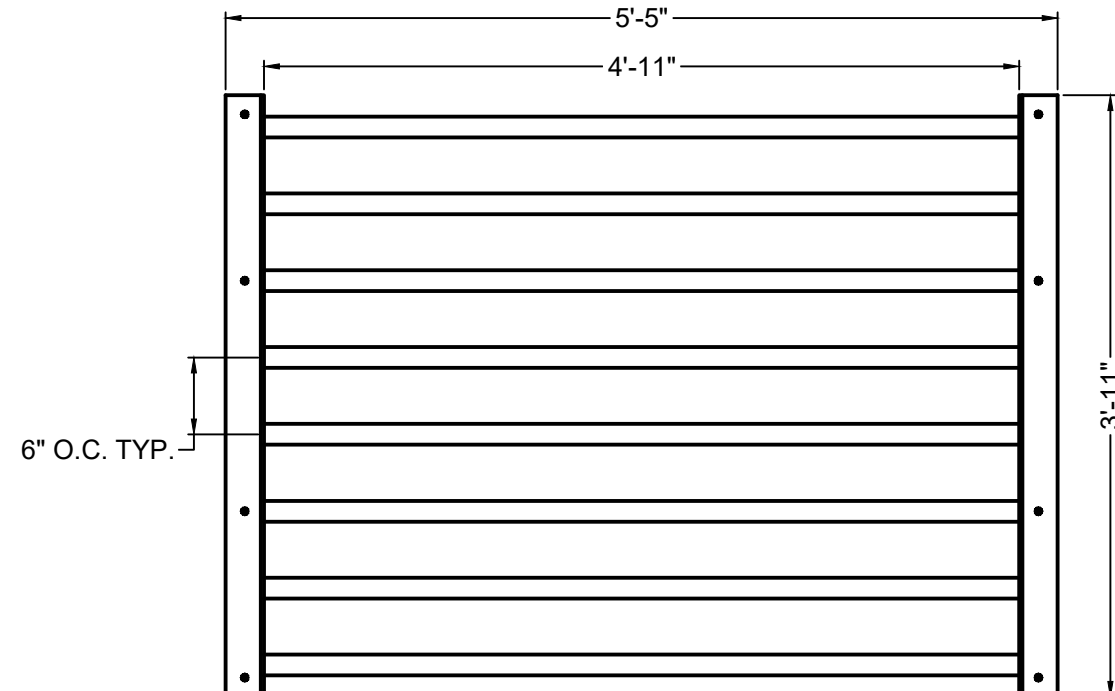
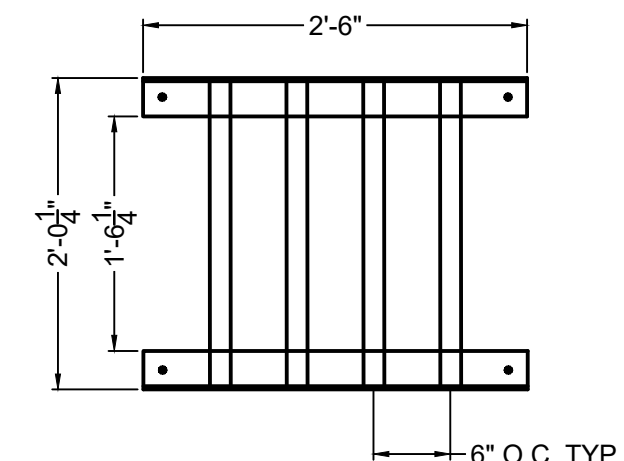
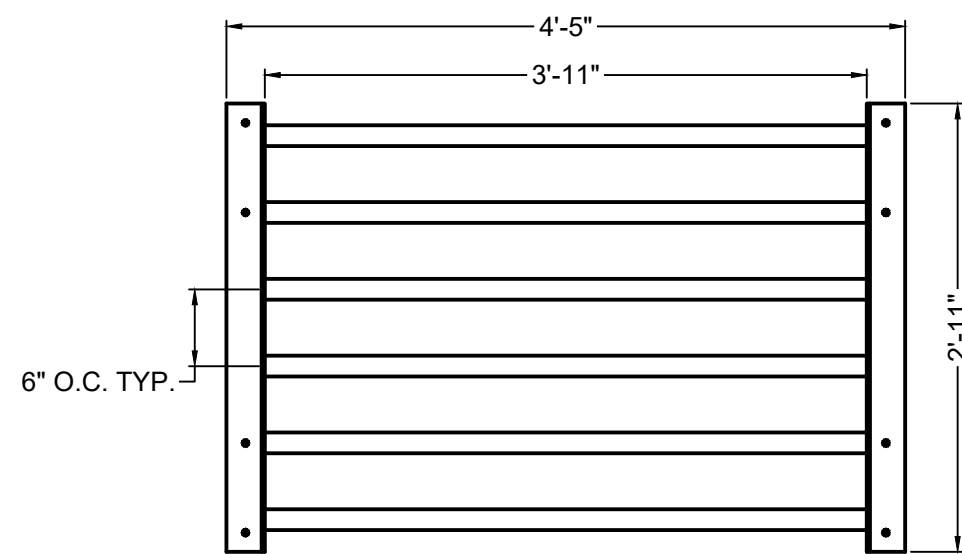
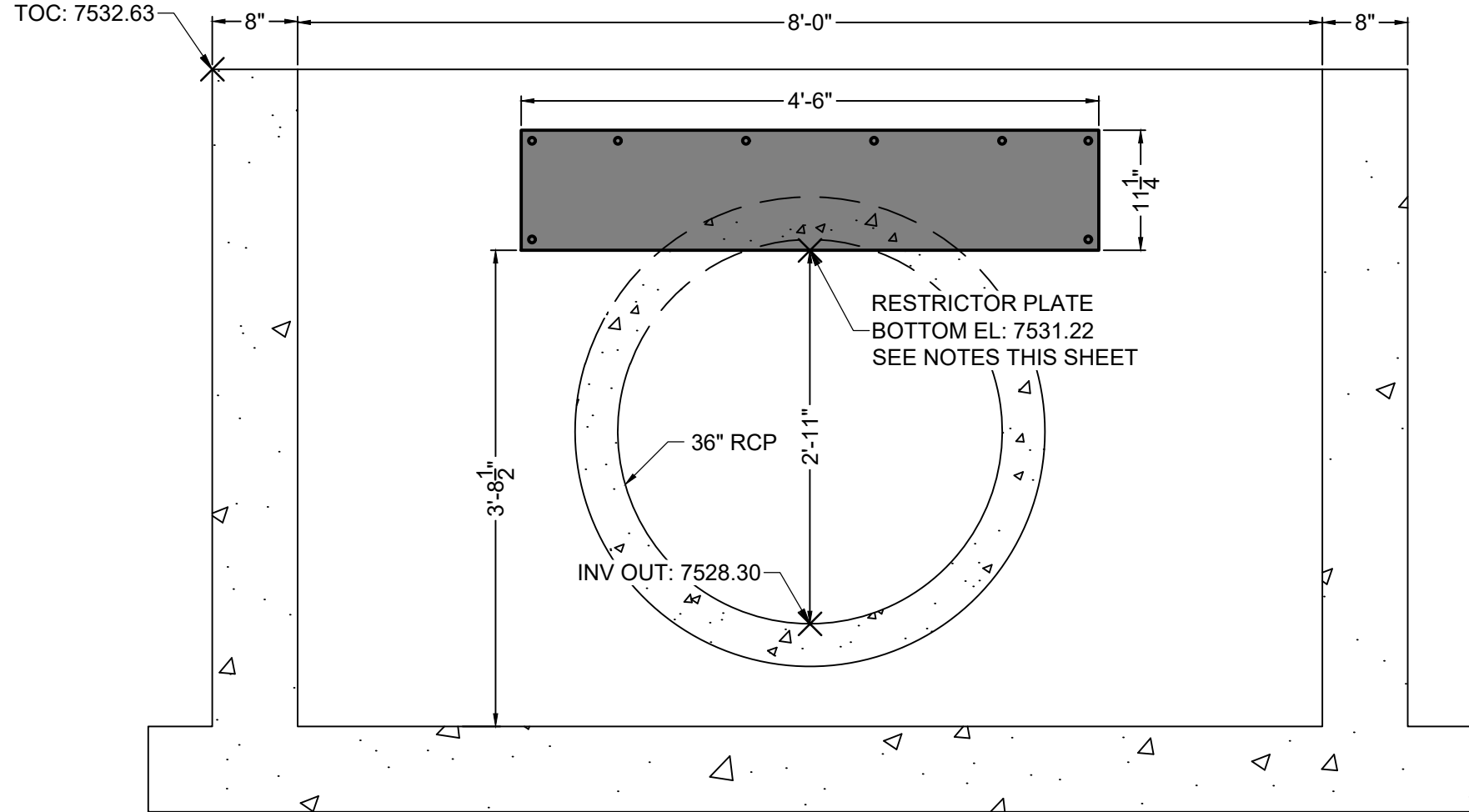
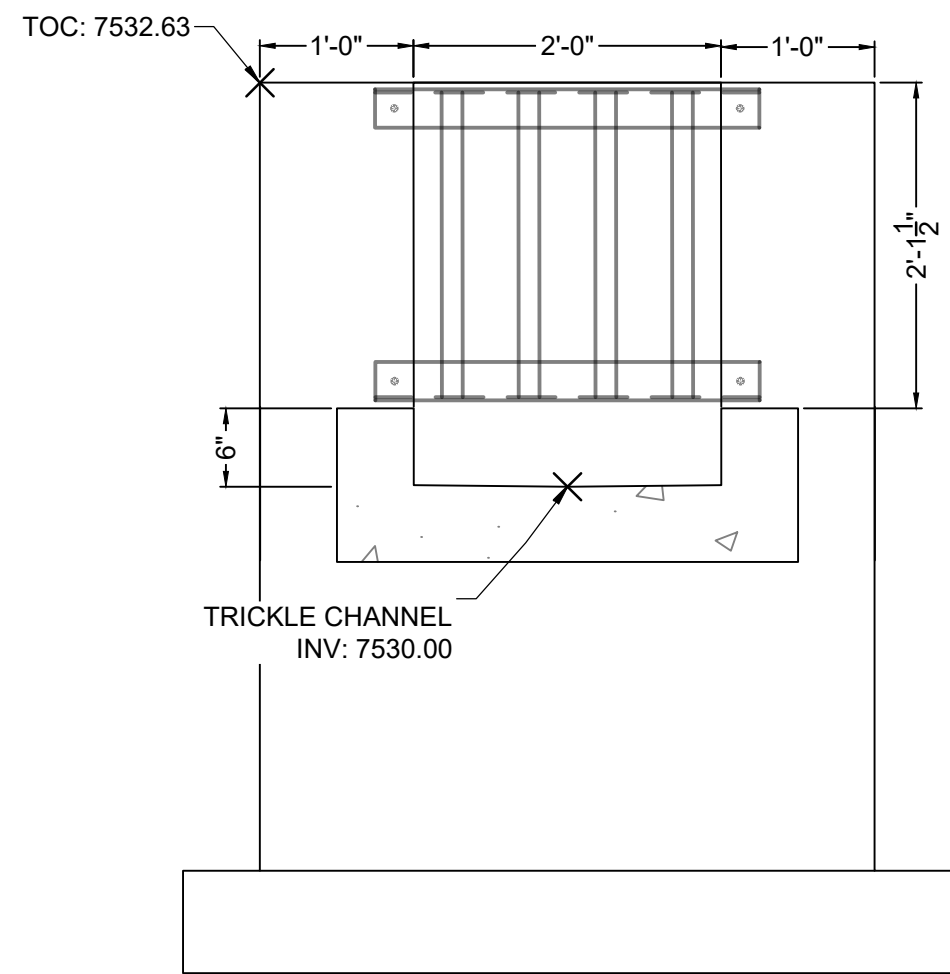
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CO PE NO. 53921

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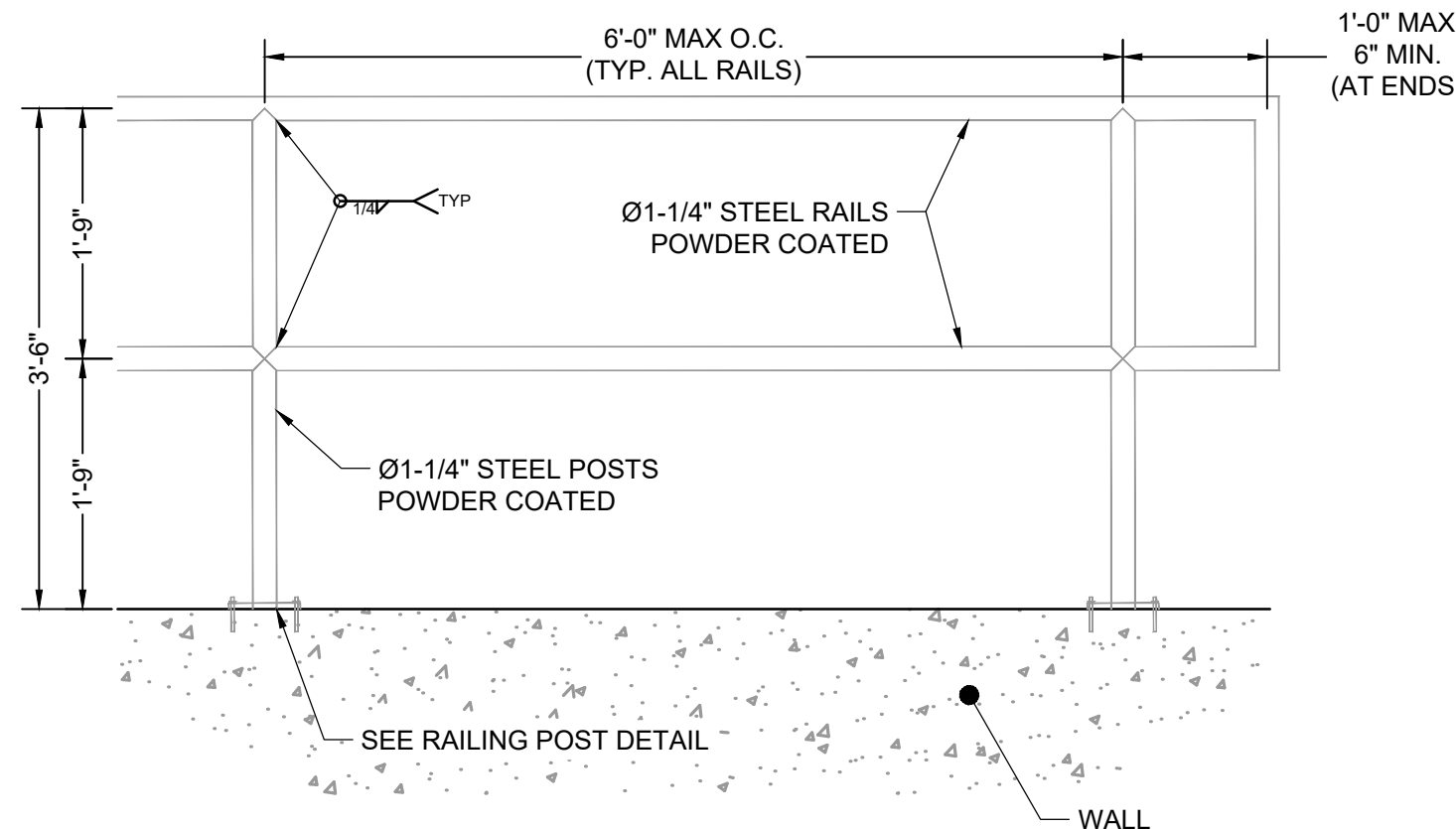
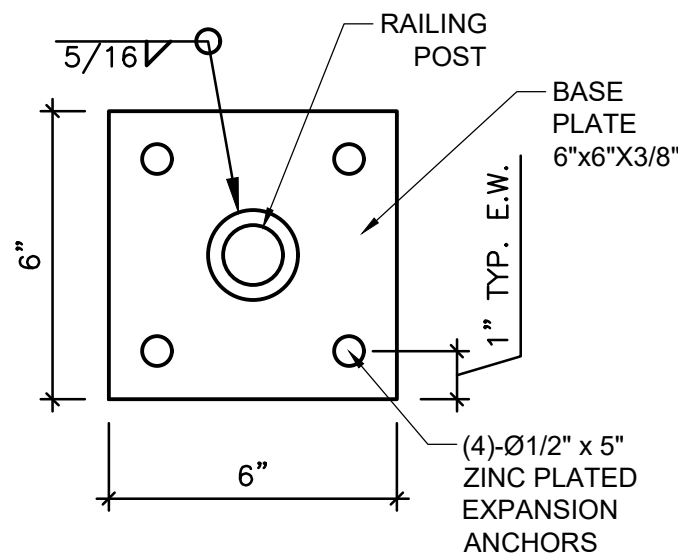


TWO SIGNS SHALL BE INSTALLED AROUND THE POND PERIMETER. THE SIGNS SHALL BE CONSTRUCTED OF A DURABLE MATERIAL SUCH AS METAL OR PLASTIC AND HAVE RED LETTERING ON A WHITE BACKGROUND WITH THE BELOW MESSAGE.

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.



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.

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CAD DATE: 8/22/2024
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COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0444

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EL PASO COUNTY, CO

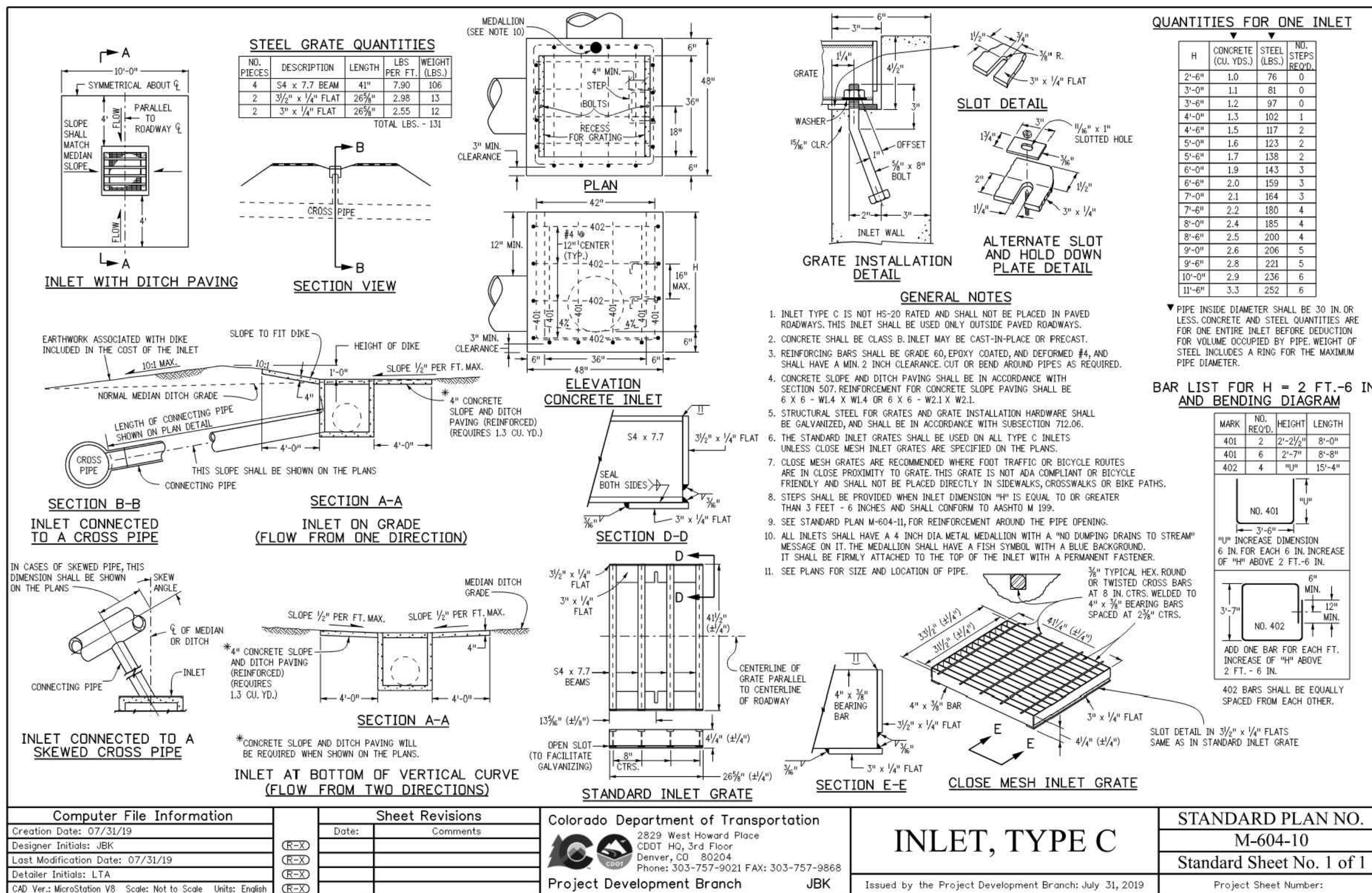
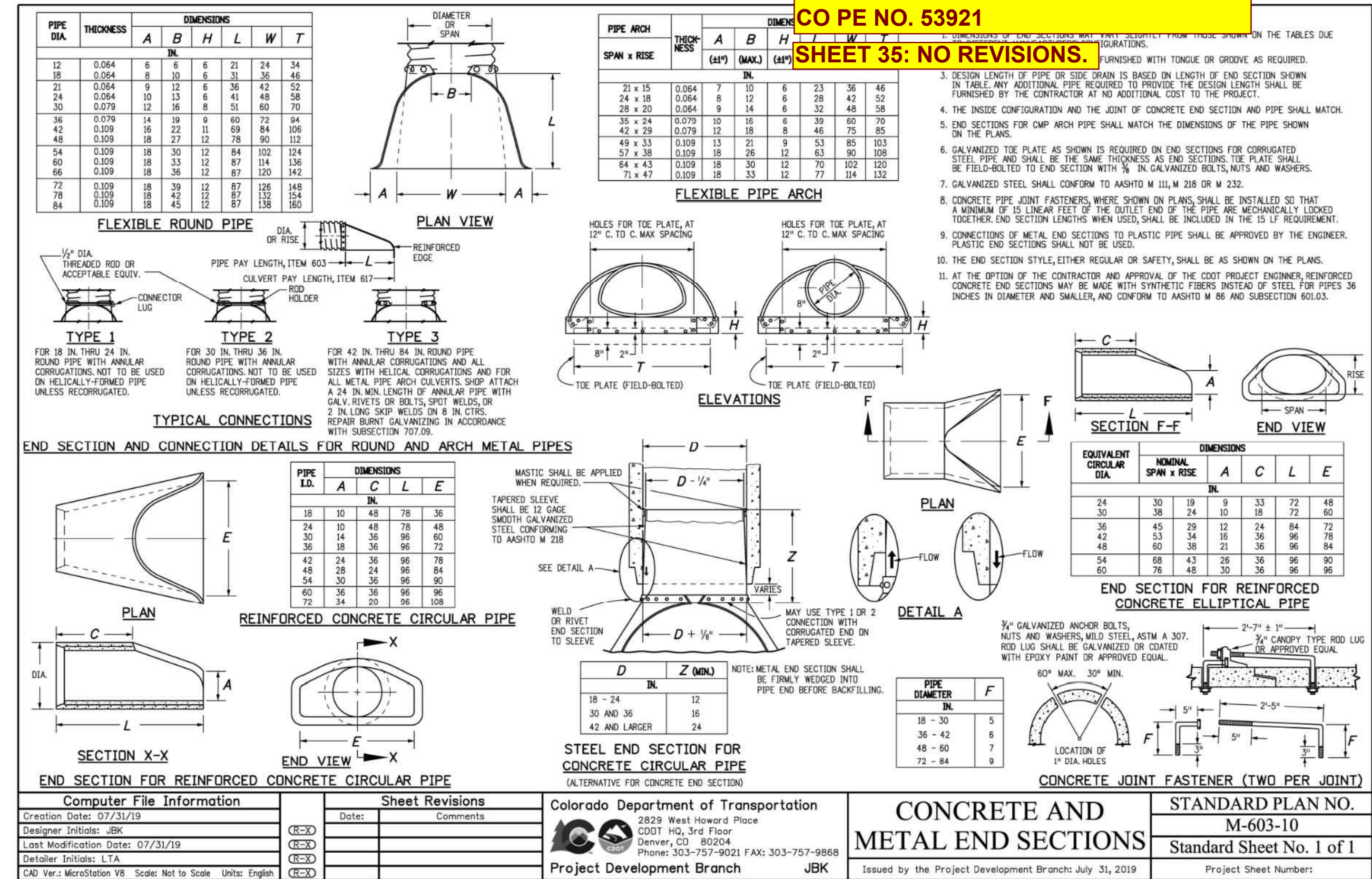
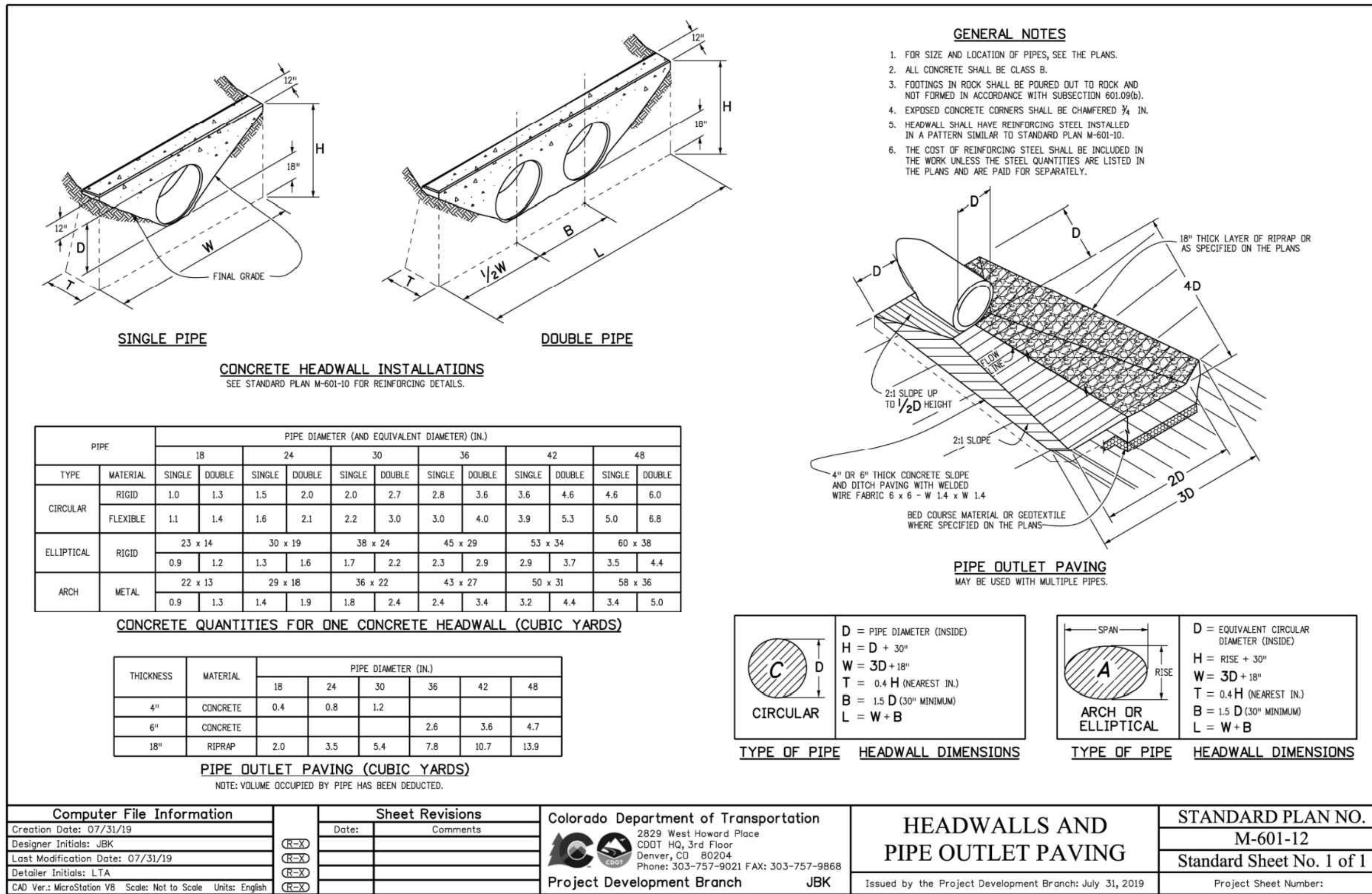
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POND C OUTLET STRUCTURE DETAILS

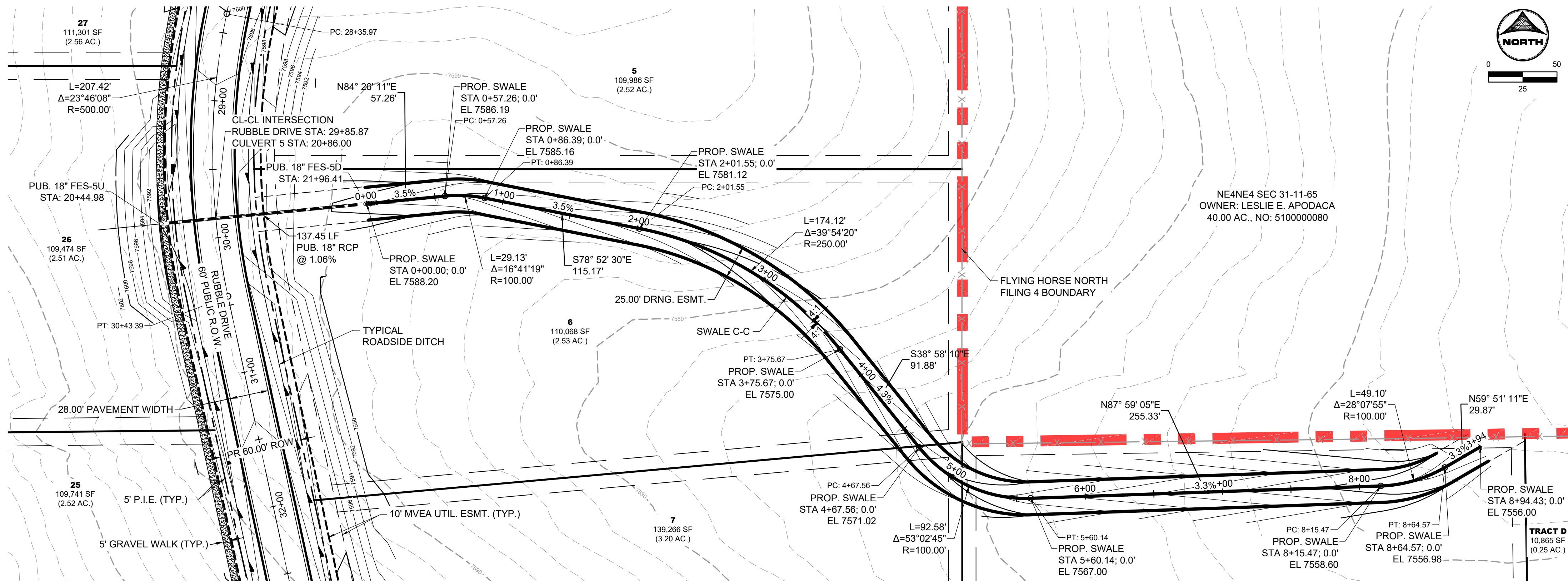
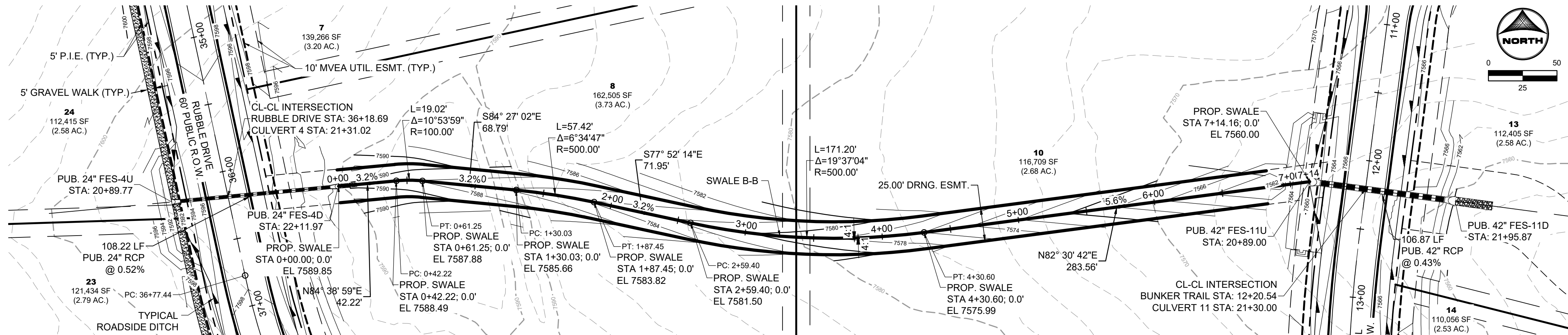
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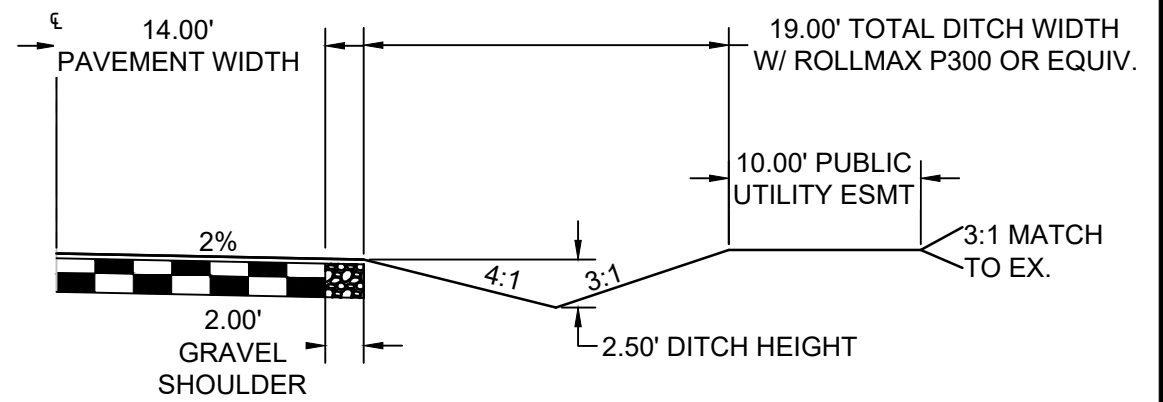
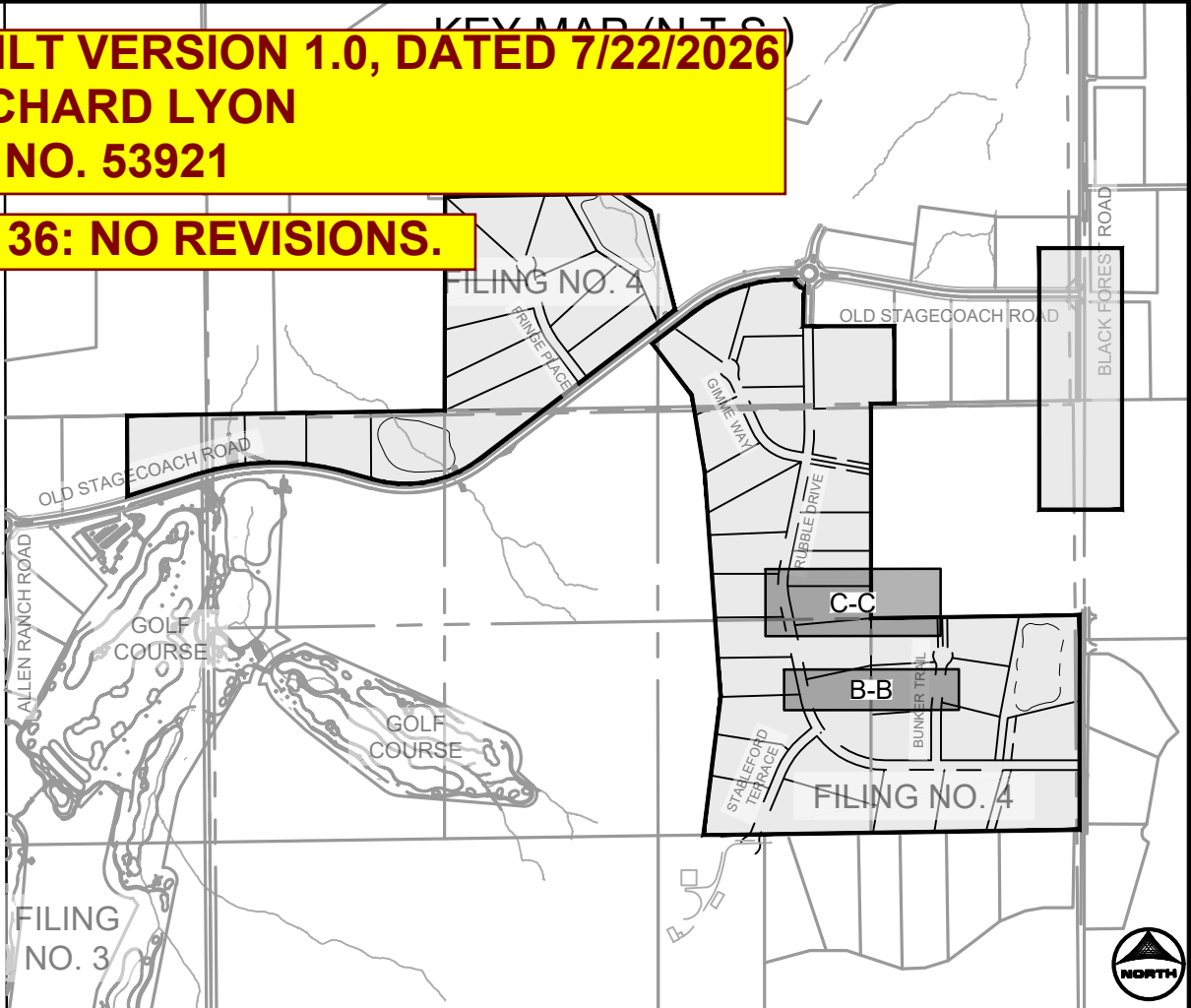


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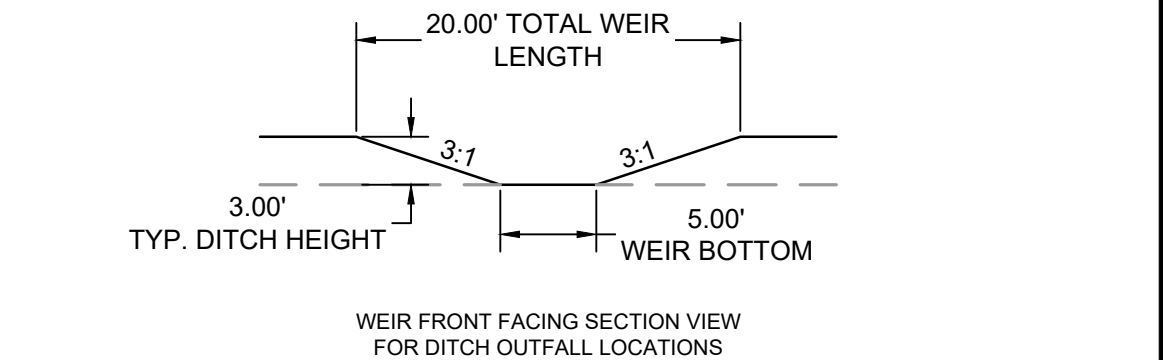


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PE: RICHARD LYON
CO PE NO. 53921
SHEET 36: NO REVISIONS.

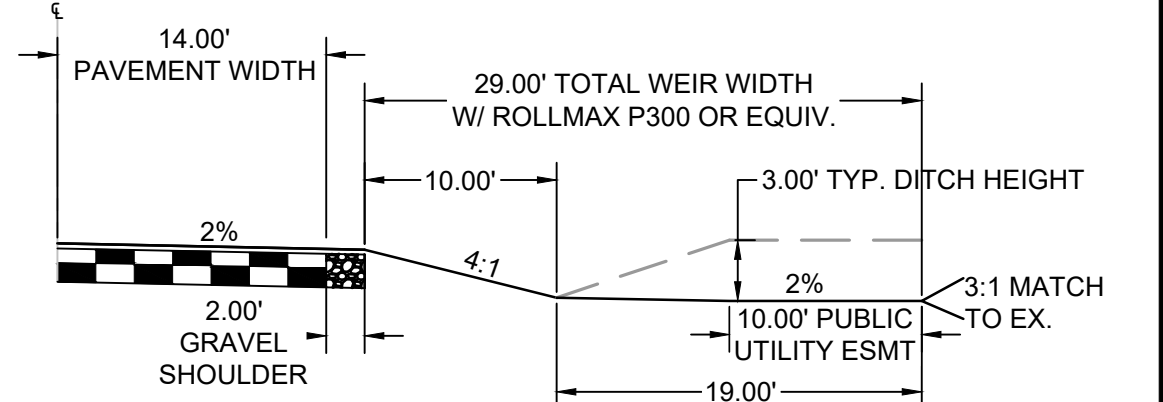


TYPICAL ROADSIDE DITCH SECTION

SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF RUBBLE DRIVE, GIMME WAY, STABLEFORD TERRACE, BUNKER TRAIL, & FRINGE PLACE)

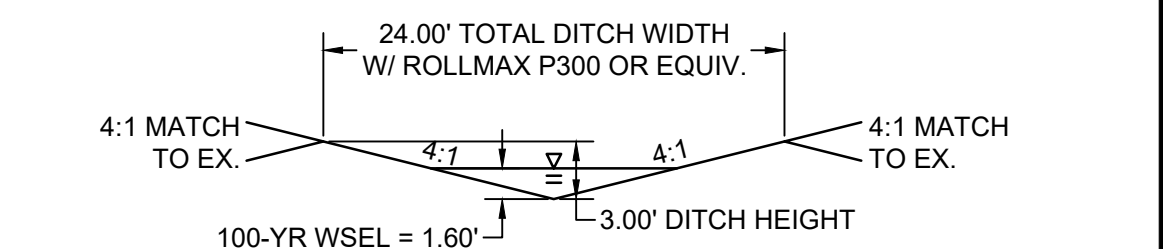


WEIR FRONT FACING SECTION VIEW FOR DITCH OUTFALL LOCATIONS



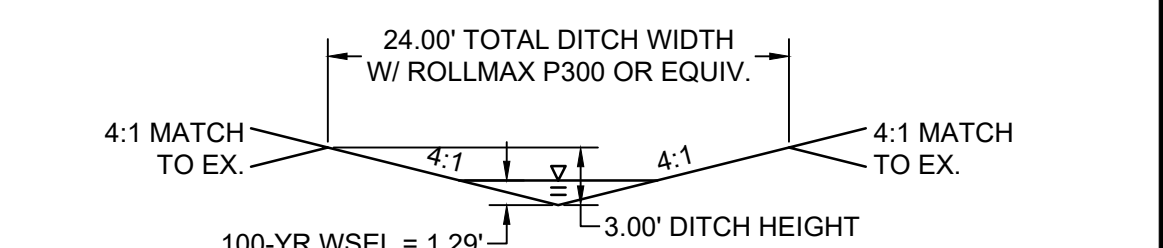
ROADSIDE DITCH OUTFALL WEIR

SCALE: 1"=10'



SWALE B-B SECTION

SCALE: 1"=10'



SWALE C-C SECTION

SCALE: 1"=10'

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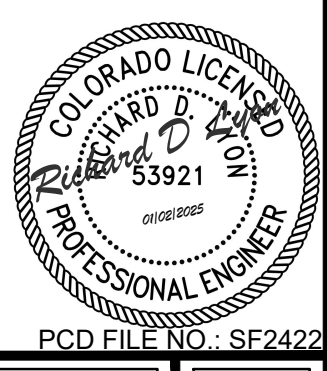
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CONSTRUCTION DOCUMENTS
PROPOSED SWALE GRADING

SHEET
GR

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