

DOMBROWSKI, COLIN, 12/10/2024 11:55 AM

HR GREEN Xref: Vicinity-Map; Cover-Contacts; EPC_CD_Approval; EPC_CD_Owner_Approval; legal_description; Legend; xc-degn-030.202; xc-row-030.240; Rtrprop-Detail; rdwy_Typicals

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°08'36"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:

1. S52°41'25"W A DISTANCE OF 1,517.83 FEET TO A POINT OF CURVE;
2. 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;
3. N74°28'06"W A DISTANCE OF 169.05 FEET TO A POINT OF CURVE;
4. 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;
5. S72°38'09"W A DISTANCE OF 400.46 FEET TO A POINT OF CURVE;
6. 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.

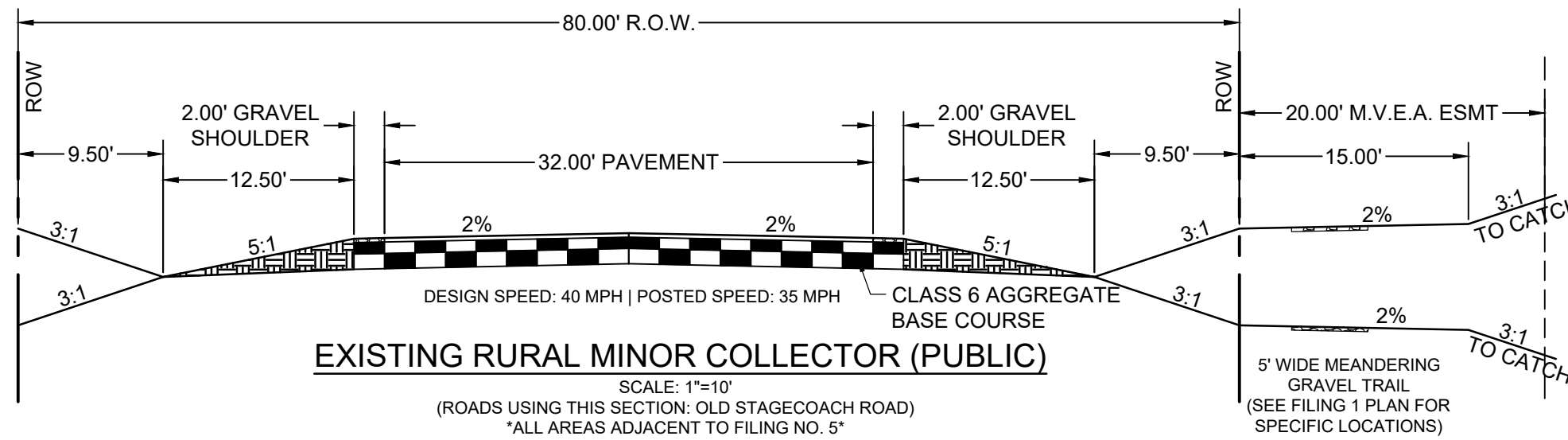
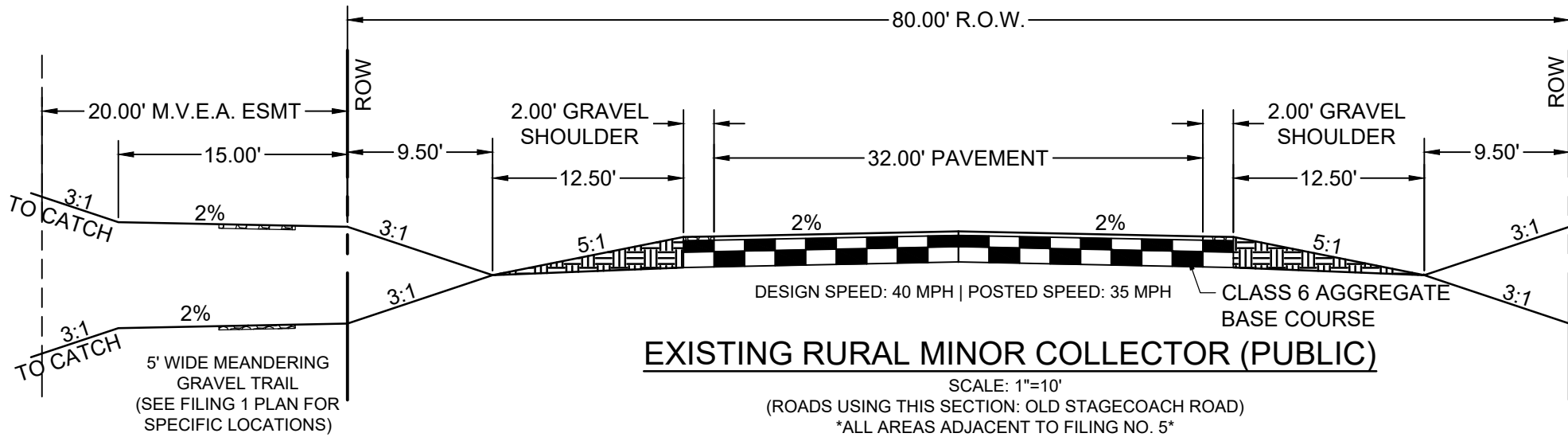
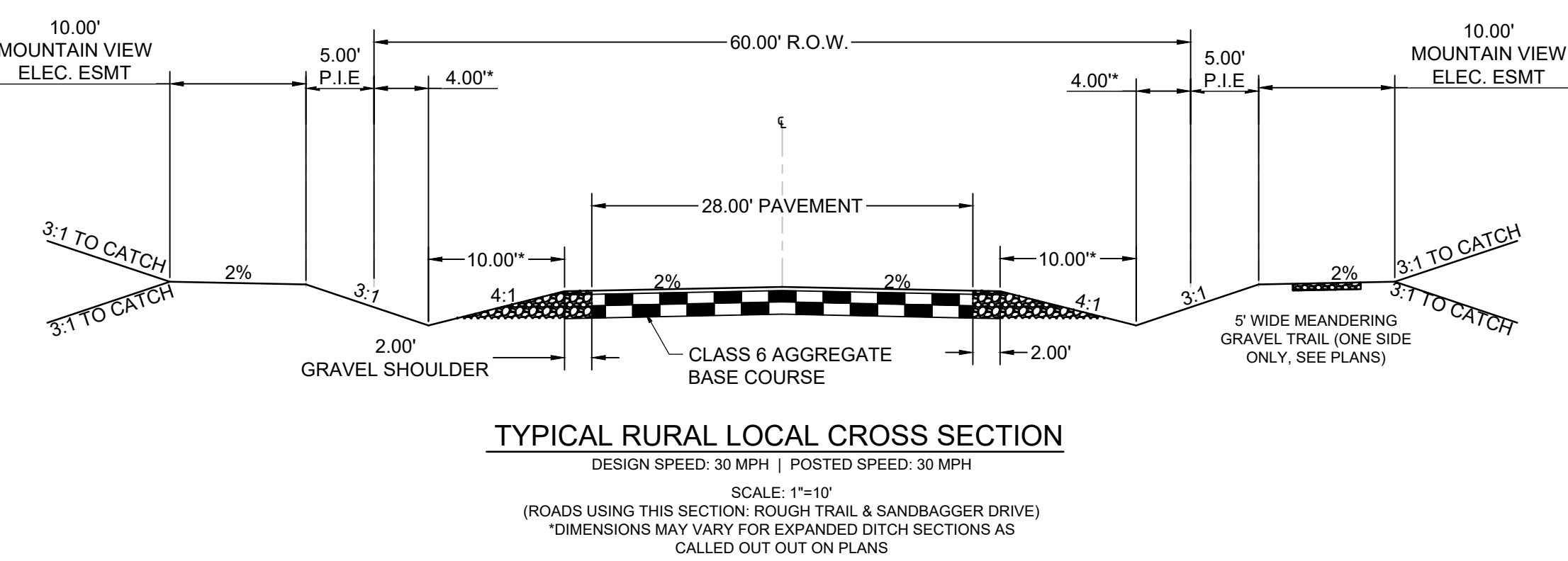
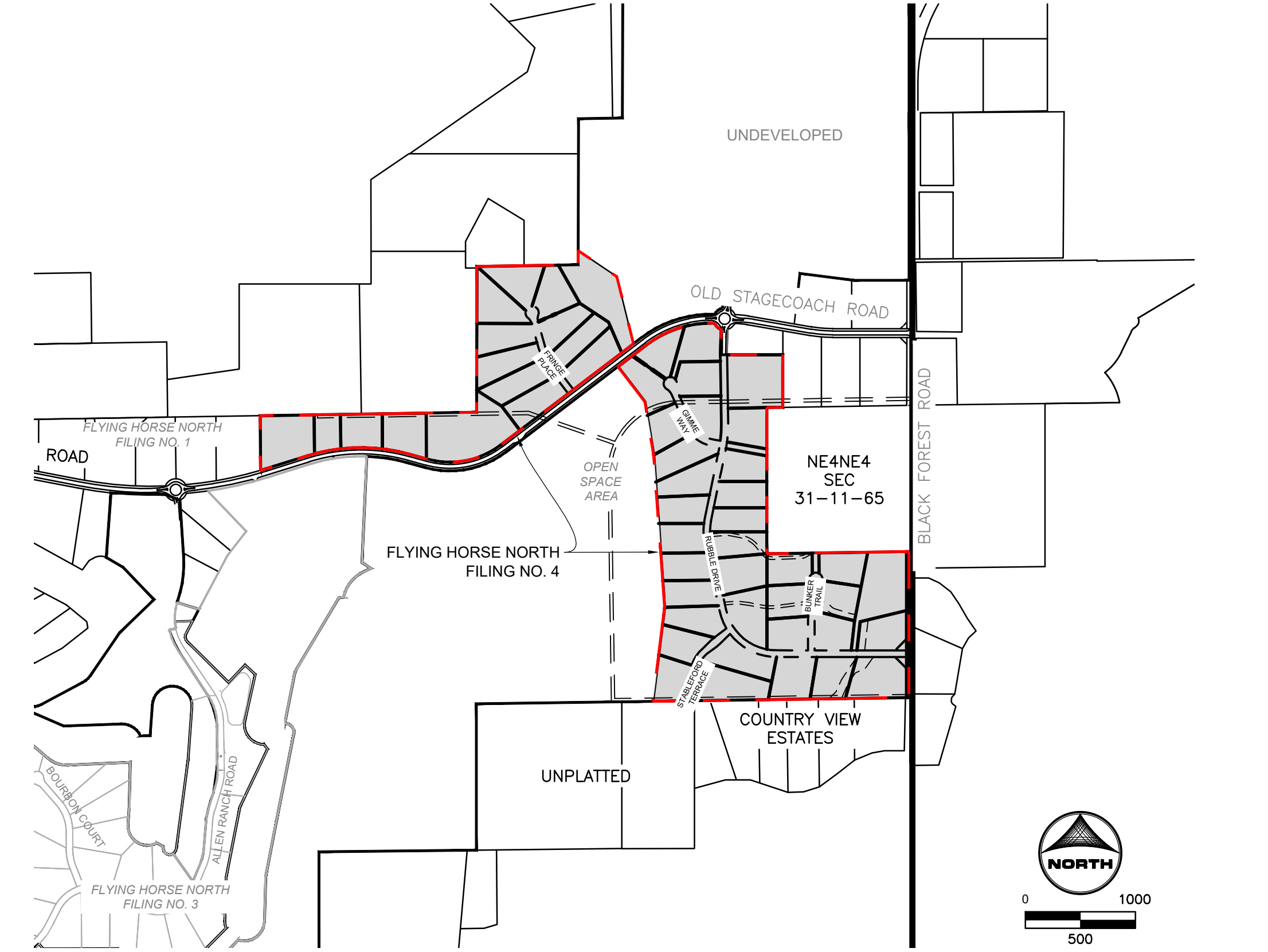
THENCE S89°04'37"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 144.30 FEET TO THE EAST SIXTEENTH CORNER OF SECTION 31; THENCE S00°00'11"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,328.67 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:

1. N52°41'25"E A DISTANCE OF 330.02 FEET TO A POINT OF CURVE;
2. 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;
3. S88°31'45"E A DISTANCE OF 8.27 FEET TO A POINT ON CURVE;
4. 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;
5. S01°28'15"W A DISTANCE OF 152.16 FEET TO A POINT OF CURVE;
6. 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;
7. S89°25'32"E A DISTANCE OF 60.00 FEET;
8. 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



PROJECT CONTACTS:

OWNER/DEVELOPER
PRI #2
6385 CORPORATE DRIVE, STE. 200
COLORADO SPRINGS, CO 80919
ATTN: DREW BALSICK
TELE: (719) 592-9333

APPLICANT
HR GREEN
1975 RESEARCH PKWY SUITE 160
COLORADO SPRINGS, CO 80920
TELE: (719) 300-4140
ATTN: RICHIE LYON, P.E.
EMAIL: RICHIE.LYON@HRGREEN.COM

CIVIL ENGINEER
HR GREEN
1975 RESEARCH PKWY SUITE 160
COLORADO SPRINGS, CO 80920
TELE: (719) 300-4140
ATTN: RICHIE LYON, P.E.
EMAIL: RICHIE.LYON@HRGREEN.COM

GEOTECHNICAL ENGINEER
COMPANY: ENTECH ENGINEERING, INC
ADDRESS: 505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
TELE: (719) 531-5599
ATTN: JOE GOODE
EMAIL: JGOODE@ENTECH-ENGINEERING.COM

TRAFFIC ENGINEER
SM ROCHA, LLC
8703 YATES DRIVE, STE 210
WESTMINSTER, CO 80031
TELE: (303) 458-9798
ATTN: MIKE ROCHA
EMAIL: MIKE@SMROCHA.COM

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

UTILITY CONTACTS

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

NATURAL GAS
BLACK HILLS ENERGY
37 WIDEFIELD BLVD
WIDEFIELD, CO 80911
TELE: (719) 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

- 1 - COVER
- 2 - LEGEND
- 3 - OVERALL SITE PLAN
- 4 - 7 - RUBBLE DRIVE
- 8 - GIMME WAY
- 9 - STABLEFORD TERRACE
- 10 - BUNKER TRAIL
- 11 - FRINGE PLACE
- 12 - ROADWAY INTERSECTION DETAILS
- 13 - BLACK FOREST ROAD & OLD STAGECOACH ROAD
- 14 - SIGNAGE AND STRIPING
- 15 - 18 - STORM CULVERTS
- 19 - POND OUTLET PIPES
- 20 - POND DETAILS
- 21 - 22 - POND A GRADING PLAN
- 23 - POND A FOREBAY
- 24 - POND A OUTLET STRUCTURE
- 25 - POND A OUTLET STRUCTURE DETAILS
- 26 - POND B GRADING PLAN
- 27 - POND B FOREBAY
- 28 - POND B OUTLET STRUCTURE
- 29 - POND B OUTLET STRUCTURE DETAILS
- 30 - 31 - POND C GRADING PLAN
- 32 - POND C FOREBAY
- 33 - POND C OUTLET STRUCTURE
- 34 - POND C OUTLET STRUCTURE DETAILS
- 35 - STORM DETAILS
- 36 - 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 ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

Gilbert LaForce, P.E. 2/20/2025
JOSHUA PALMER P.E. COUNTY ENGINEER

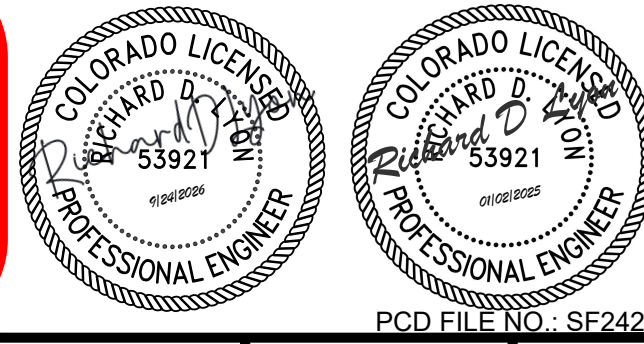
DESIGN ENGINEER'S STATEMENT
THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, 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

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
VICE PRESIDENT

As-Built Document
PE Approval by: Richard D. Lyon
(Stamp Appended on this Plan Sheet)
09/24/2026 10:43:30 AM



DRAWN BY: CMD	JOB DATE: 11/26/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
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CAD DATE: 12/10/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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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

COVER & LEGEND
COVER

SHEET
CV
1

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 (ESQPC), 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.

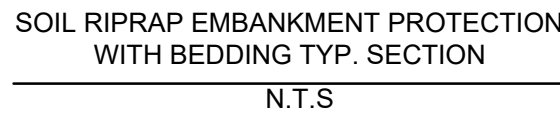
1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
4. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K - 1.2C
7. ALL INTERSECTION ACCESSES ARE TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLE AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
8. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENTS DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
9. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180n OR EQUAL, MAY BE SUBSTITUTED WHERE TYPE I RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
10. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH METRO DISTRICT CONSULTING ENGINEER APPROVAL.
11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILT OF ALL STORM SEWER AND CISTERN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES, AND LOCATIONS OF APPURTENANCES.
12. DRAINAGE EASEMENTS ARE PLATTED THROUGHOUT THE FILING AND ARE NO-BUILD AREAS. ALL OTHER AREAS THAT FALL WITHIN IDENTIFIED GEOLOGIC HAZARD AREAS (SEASONAL STORMWATER POOLING, STANDING WATER CONDITIONS) MAY BE MITIGATED ON A PER LOT BASIS WITH EARTHWORK AND FINE GRAIN CONSTRUCTION. NO DISTURBANCE FOR EARTHWORK OR GRADING SHALL TAKE PLACE WITHIN THE DESIGNATED DRAINAGE EASEMENTS AND ANY SITE AND FUTURE LOT DISTURBANCE THAT ALTERS THE EXISTING TOPOGRAPHY SHALL DRAIN TO THE DRAINAGE EASEMENTS ON SITE.

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	
GIMME 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	

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

A	DEFLECTION ANGLE
Ø	DIAMETER
AASTHO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ABC	ASPHALT BASE COURSE
ABD	ABANDONED
AC	ACRE
ADA	THE AMERICANS WITH DISABILITIES ACT
ASHP	ASPHALT
ASSY	ASSEMBLY
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS
BFE	BASE FLOOD ELEVATION
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BNDY	BOUNDARY
BOP	BOTTOM OF POND
BW	BOTTOM OF WALL
CAG	CURB AND GUTTER
CA	COARSE AGGREGATE
CATV	CABLE TELEVISION
CB	CHORD BEARING/CATCH BASIN
CFS	CUBIC FEET PER SECOND
CIP	CAST IRON PIPE
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
COMP	COMPOSITE
CONC	CONCRETE
CONST	CONSTRUCT OR CONSTRUCTION
CSP	CORRUGATED STEEL PIPE
CSU	COLORADO SPRINGS UTILITIES
CT	COURT
CTR	CENTER
CU	COPPER
CY	CUBIC YARD
DBL	DOUBLE
DEG	DEGREE
DET	DETAIL
DEPT	DEPARTMENT
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DOT	DEPARTMENT OF TRANSPORTATION
DWG	DRAWING
E	EAST/EASTING
EL	ELEVATION
ELEC	ELECTRIC
EOG	EDGE OF GUTTER
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EW	ENDWALL
EX	EXISTING
FD	FRENCH DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FLANGE ELEVATION
FES	FLARED END SECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT

LE: NOT TO SCALE



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

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

Feature	Symbol	Symbol
MATCH LINE		
FILING 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		

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

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

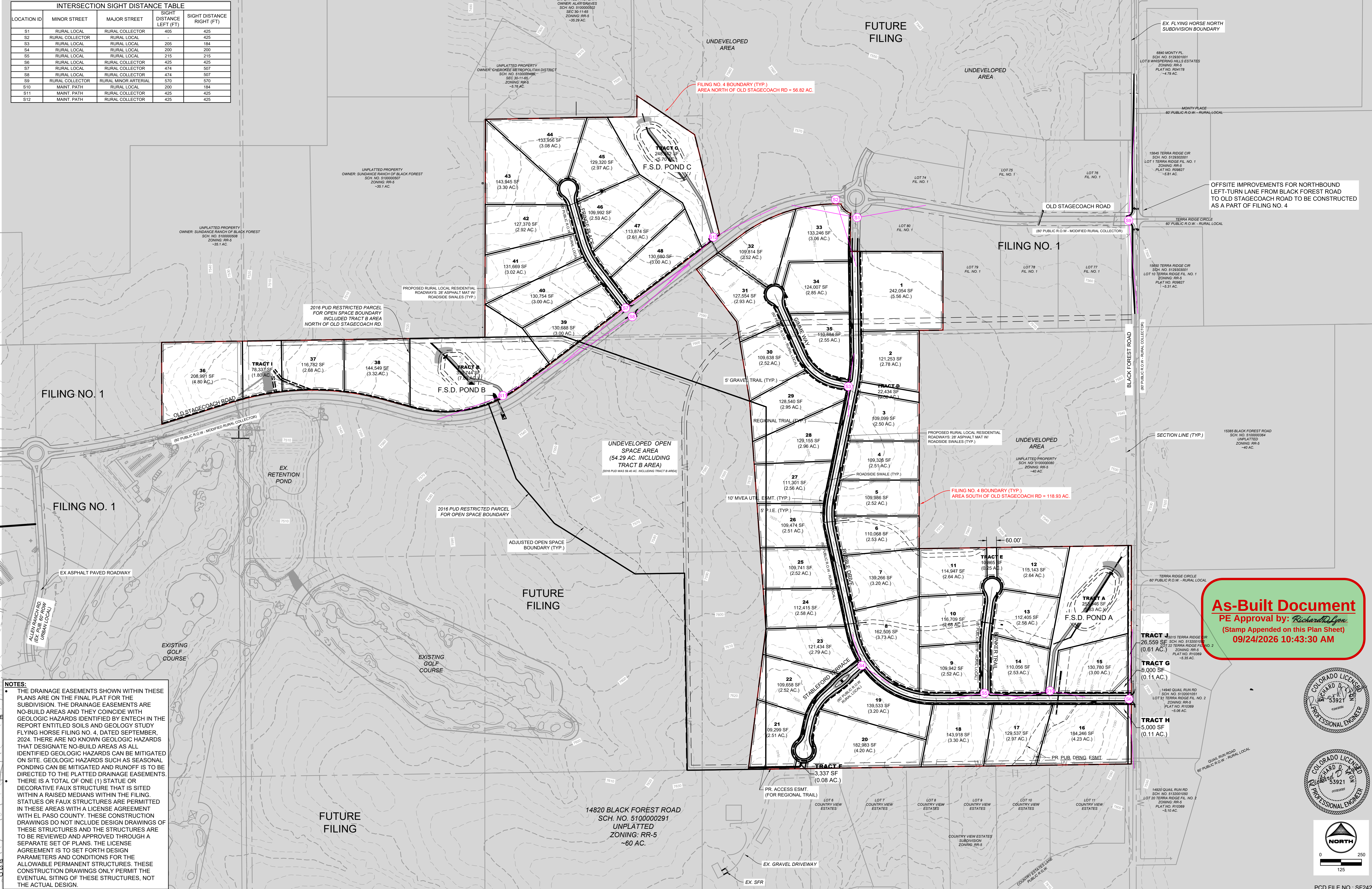
*TYPE L RIPRAP D50=12"
D50=MEAN PARTICLE SIZE
(INTERMEDIATE DIMENSION) BY WEIGHT

**SANITARY SEWER
CLEAN OUT
MANHOLE
PLUG**

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


 Physical Access

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



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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CAD DATE: 12/5/2024
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_4\Site_Plan

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NO.	DATE	BY	REVISION DESCRIPTION

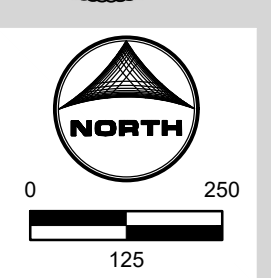
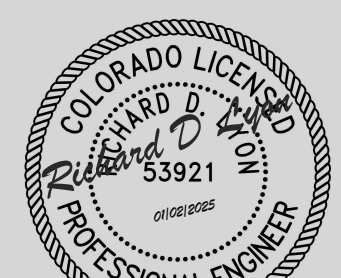
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 719.965.0044

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EL PASO COUNTY, CO

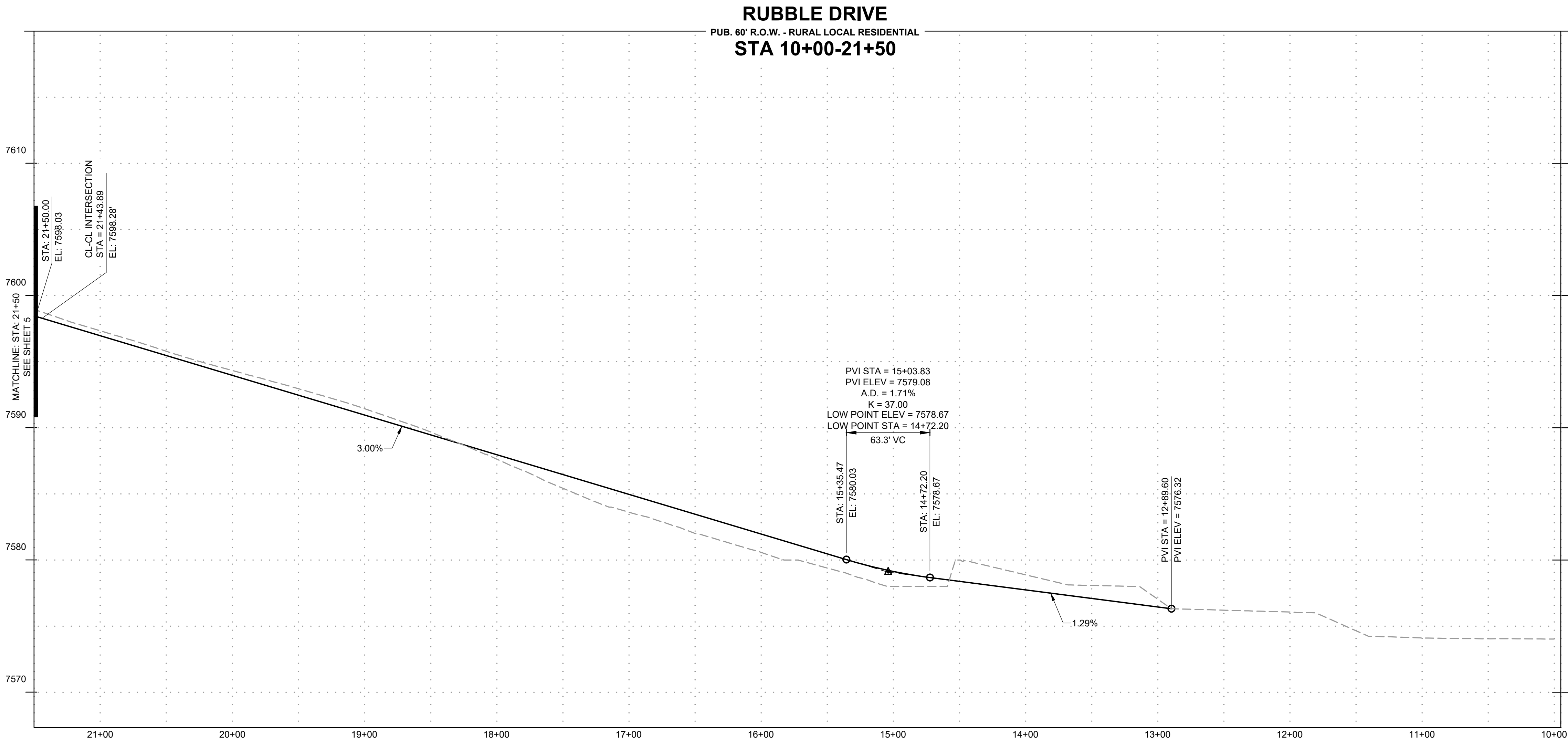
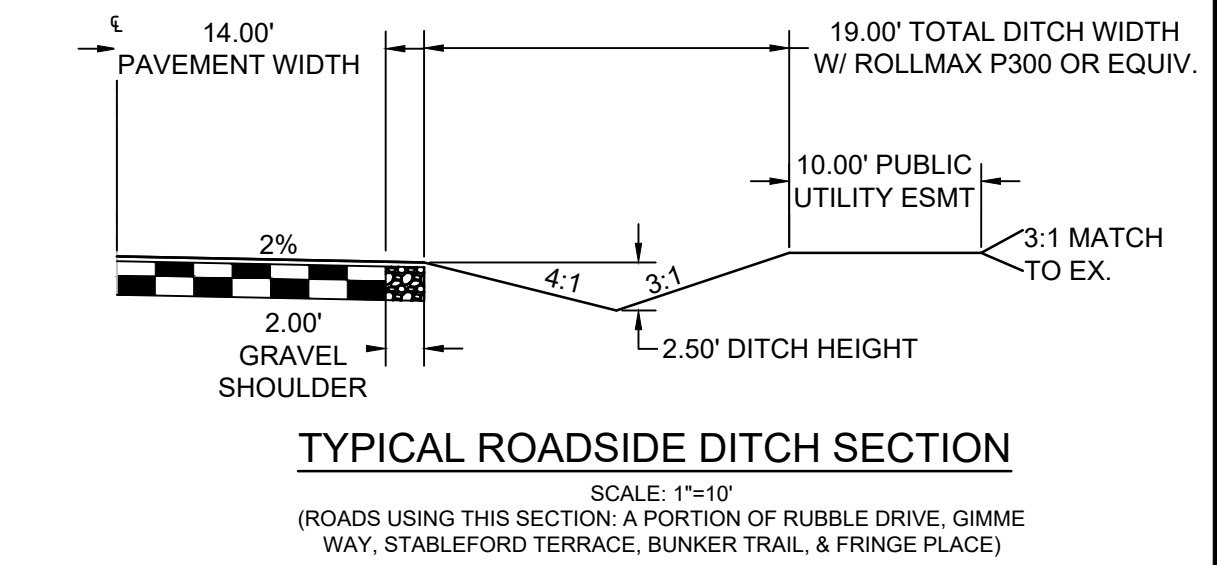
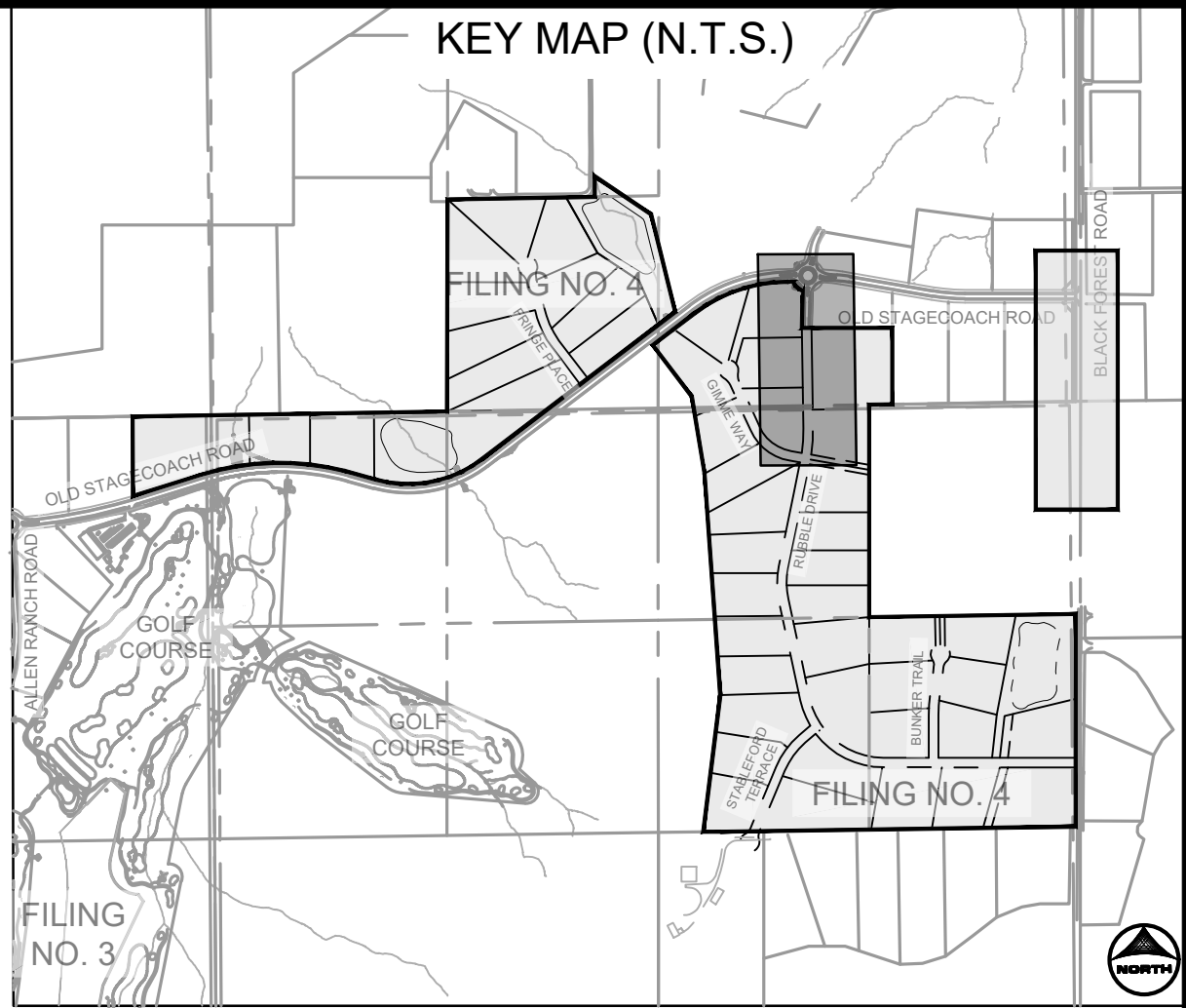
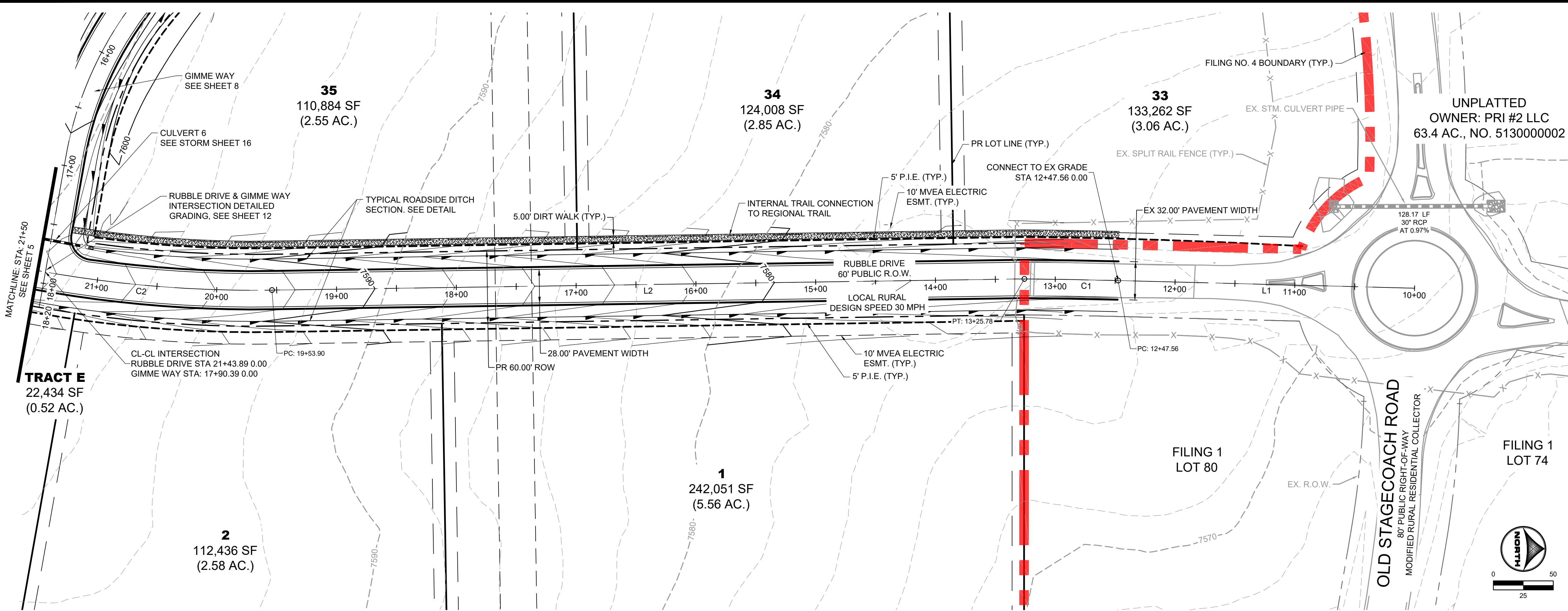
CONSTRUCTION DRAWINGS
OVERALL SITE PLAN

SHEET
SP
3

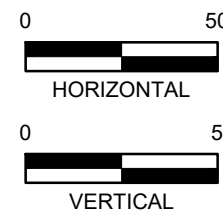
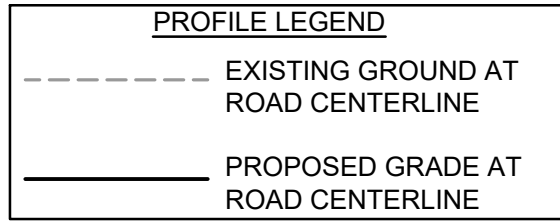
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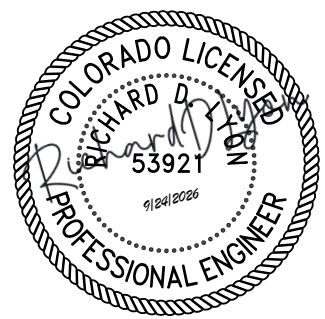
PCD FILE NO.: SF2422



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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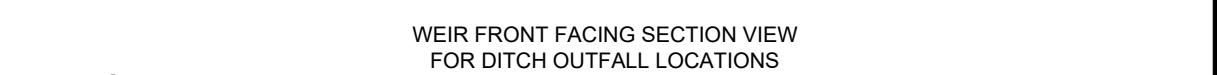
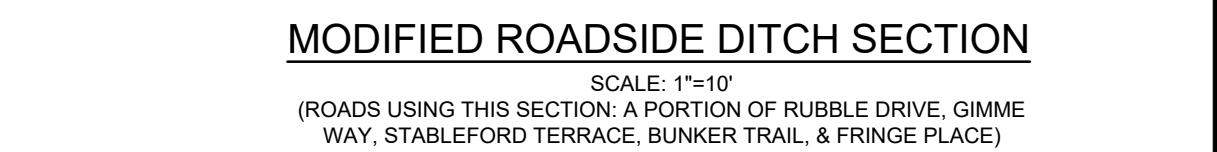
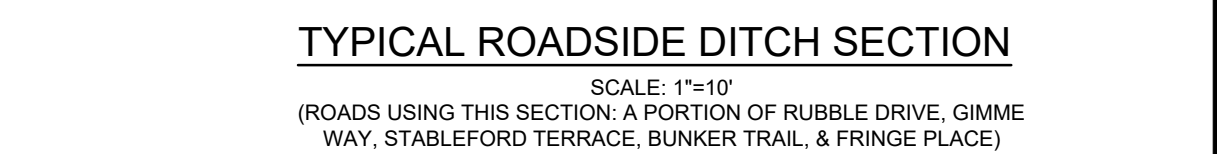
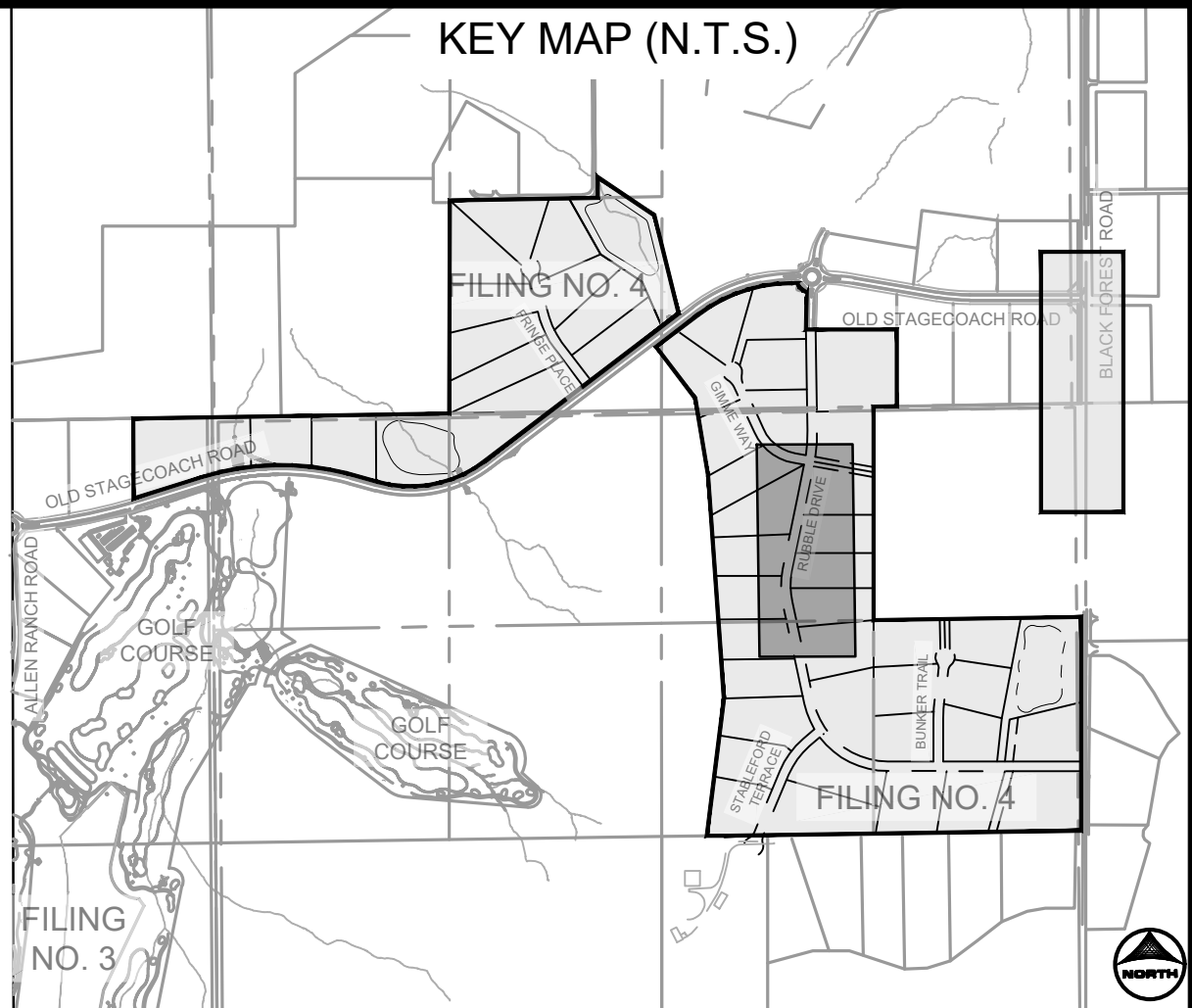
HR GREEN - COLORADO SPRINGS
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COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

STREET PLAN & PROFILES
RUBBLE DRIVE

SHEET
ST

4



SCALE: 1"=10'

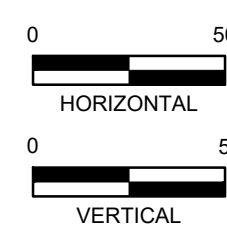
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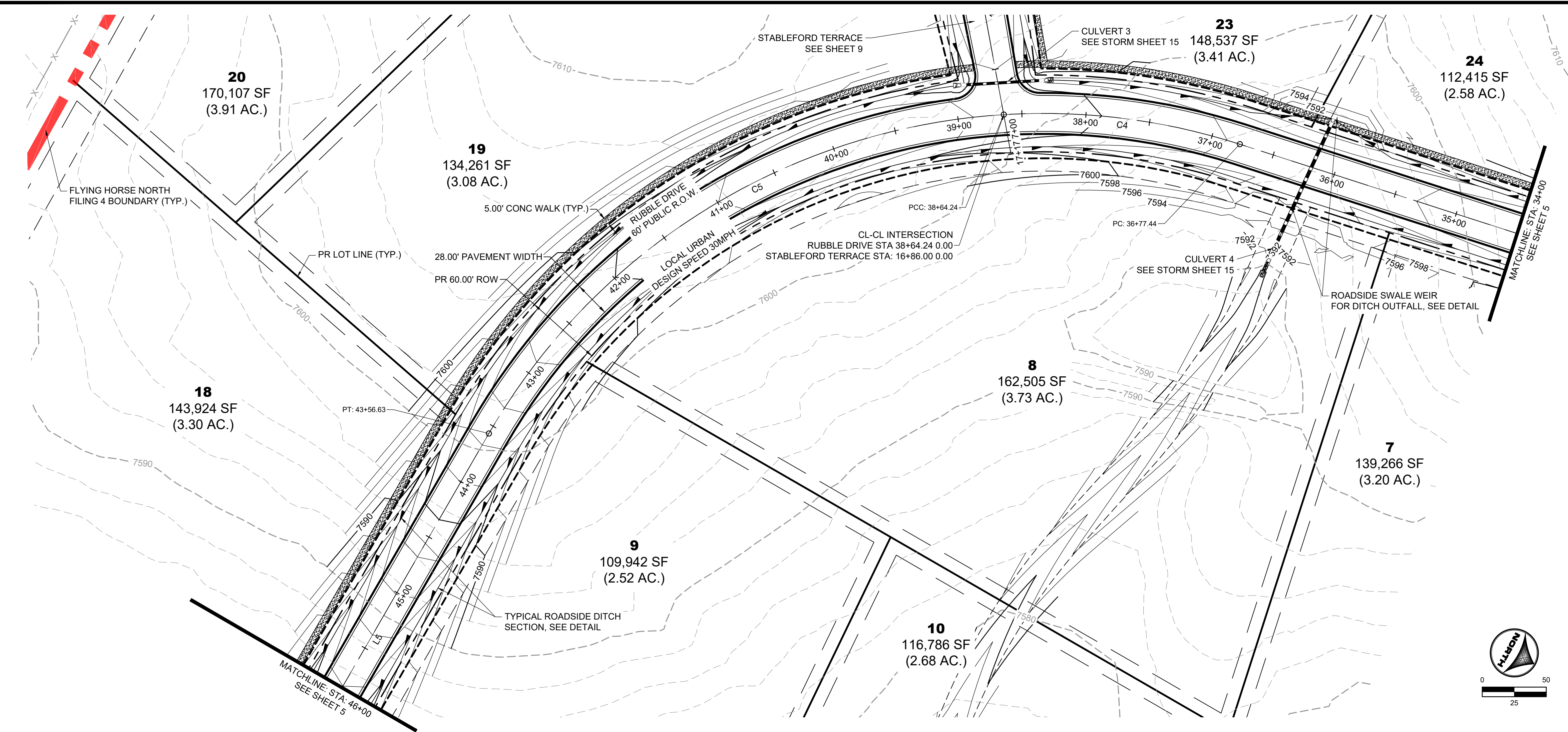
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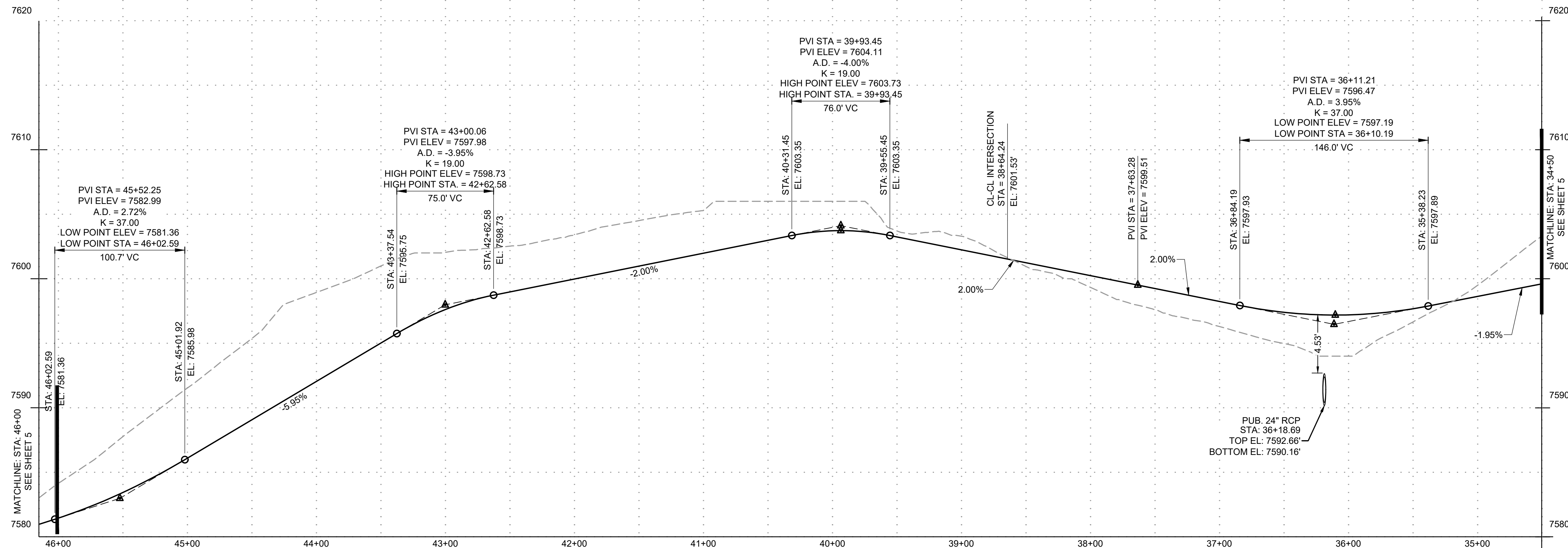
STREET PLAN & PROFILES

RUBBLE DRIVE

SHEET	
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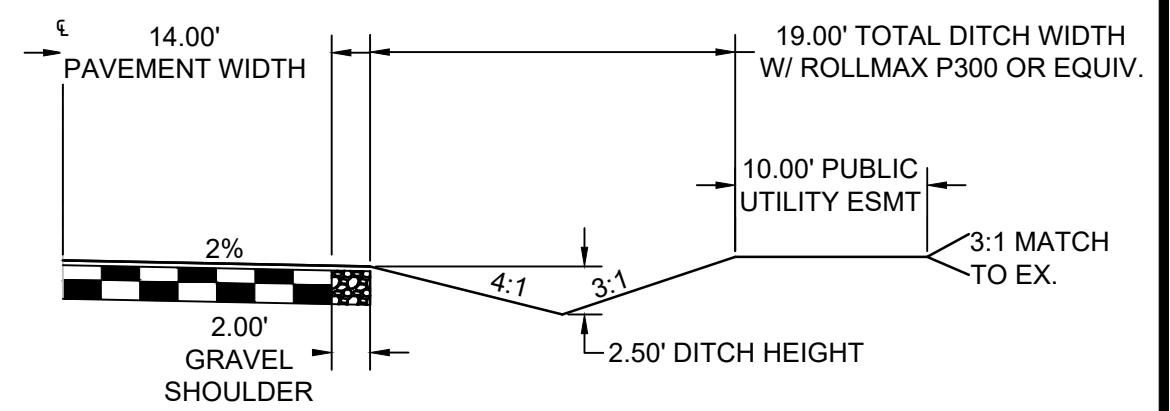
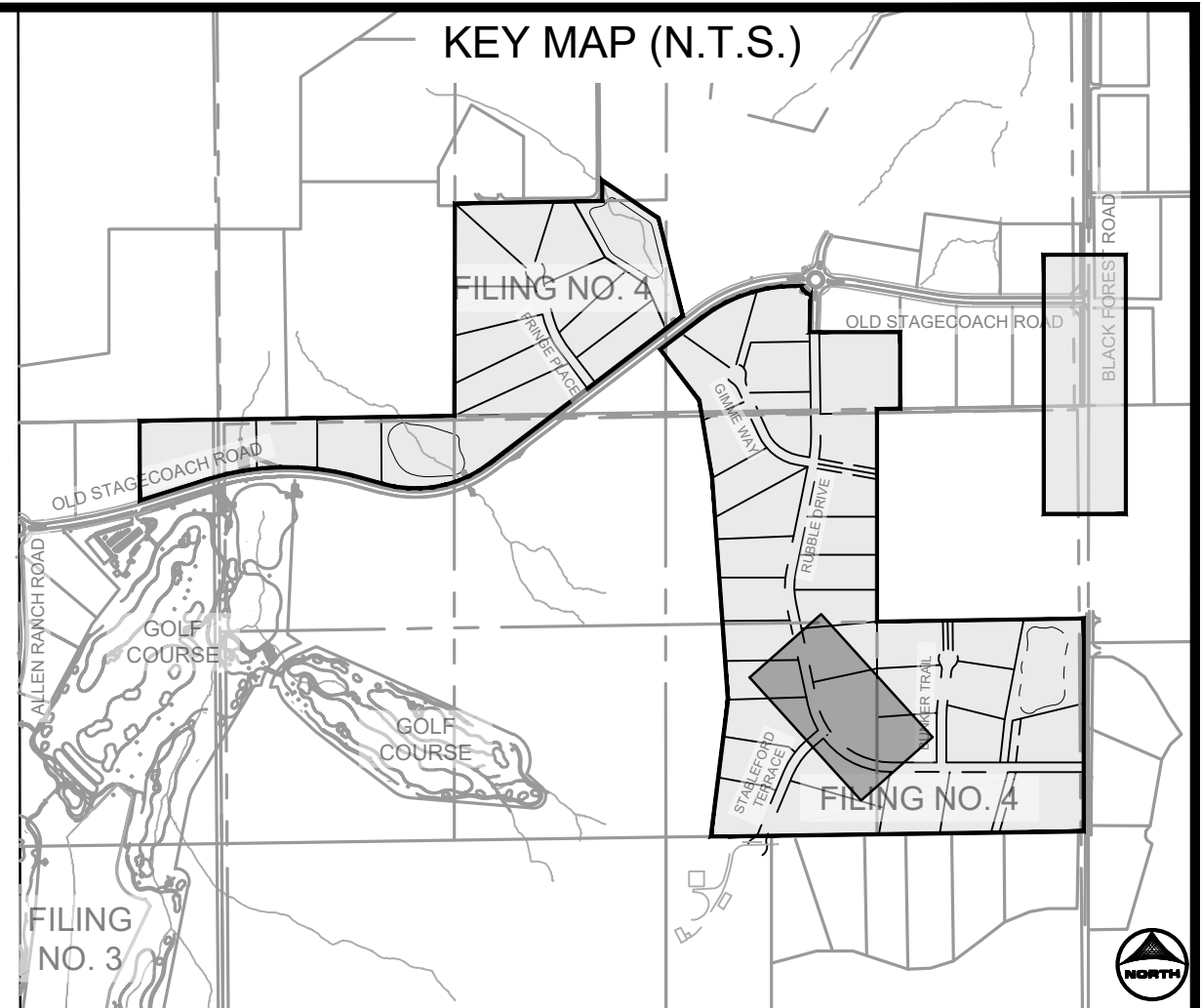
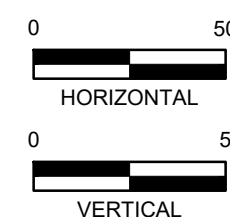


RUBBLE DRIVE
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL
STA 34+50-46+15



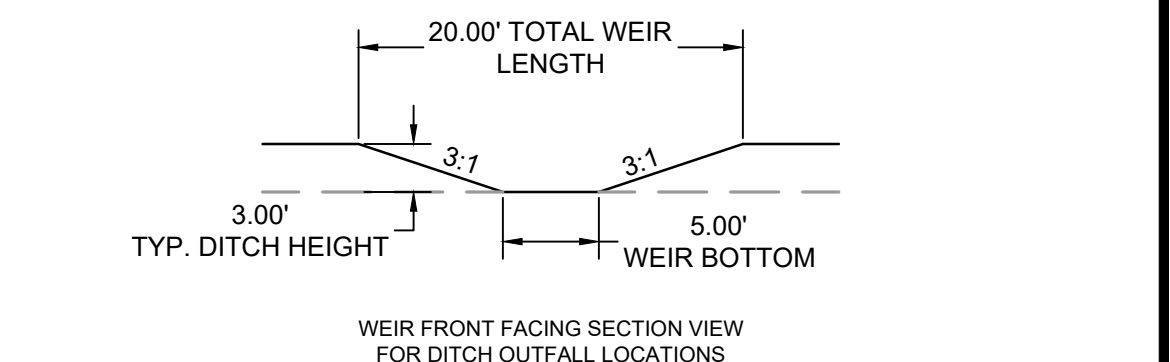
PROFILE LEGEND

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



TYPICAL ROADSIDE DITCH SECTION

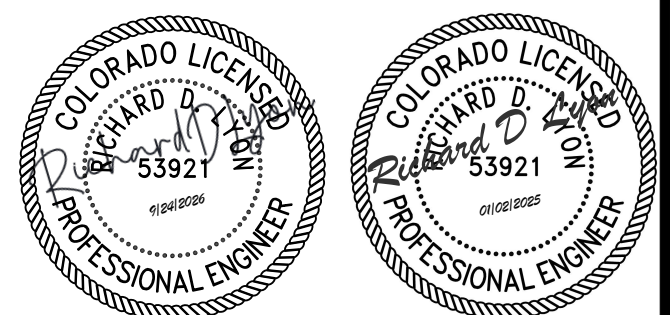
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(ROADS USING THIS SECTION: A PORTION OF RUBBLE DRIVE, GIMME WAY, STABLEFORD TERRACE, BUNKER TRAIL, & FRINGE PLACE)



ROADSIDE DITCH OUTFALL WEIR

SCALE: 1"=10'

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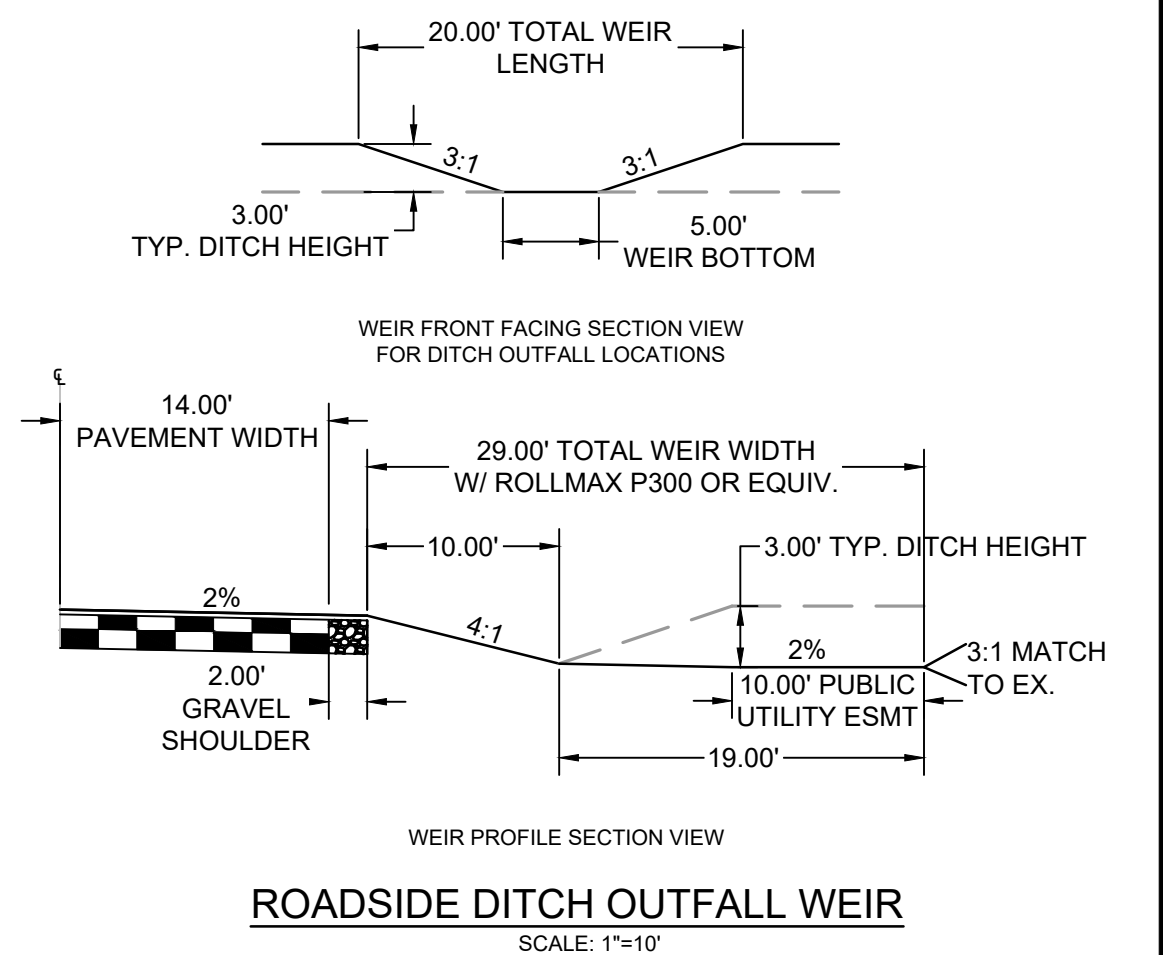
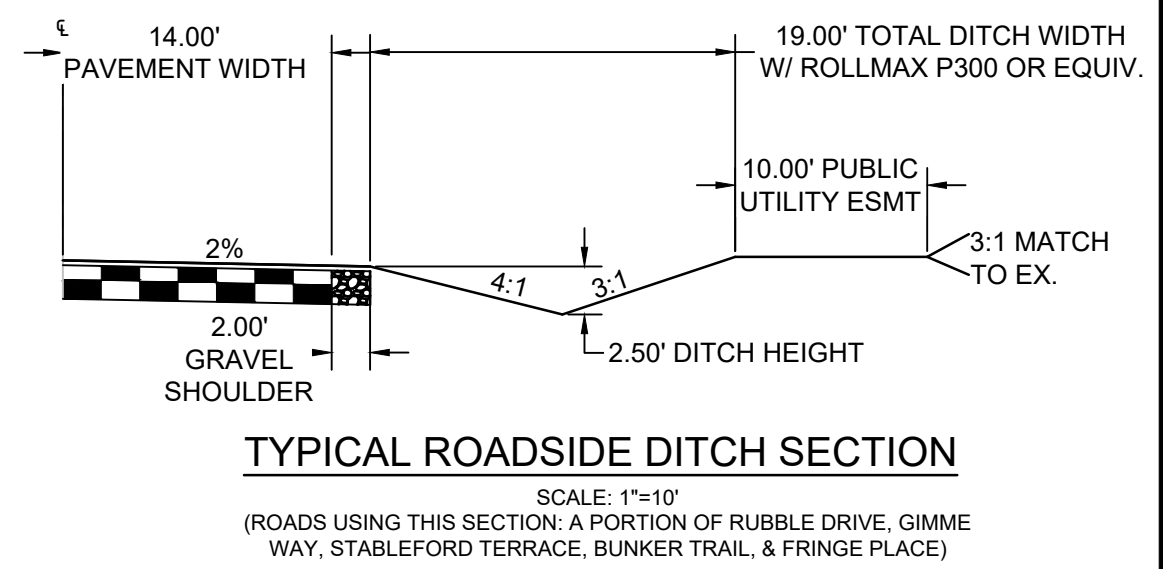
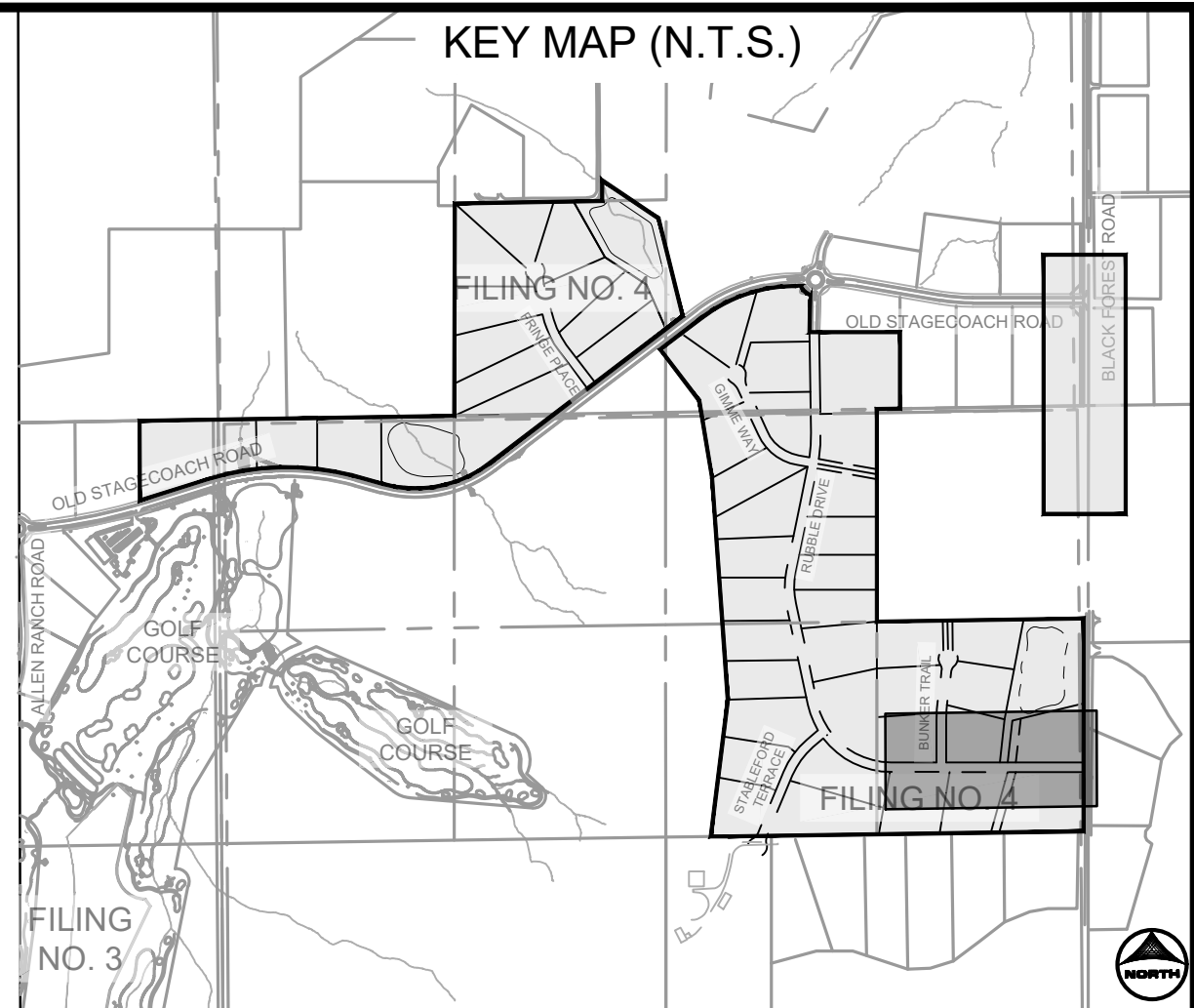
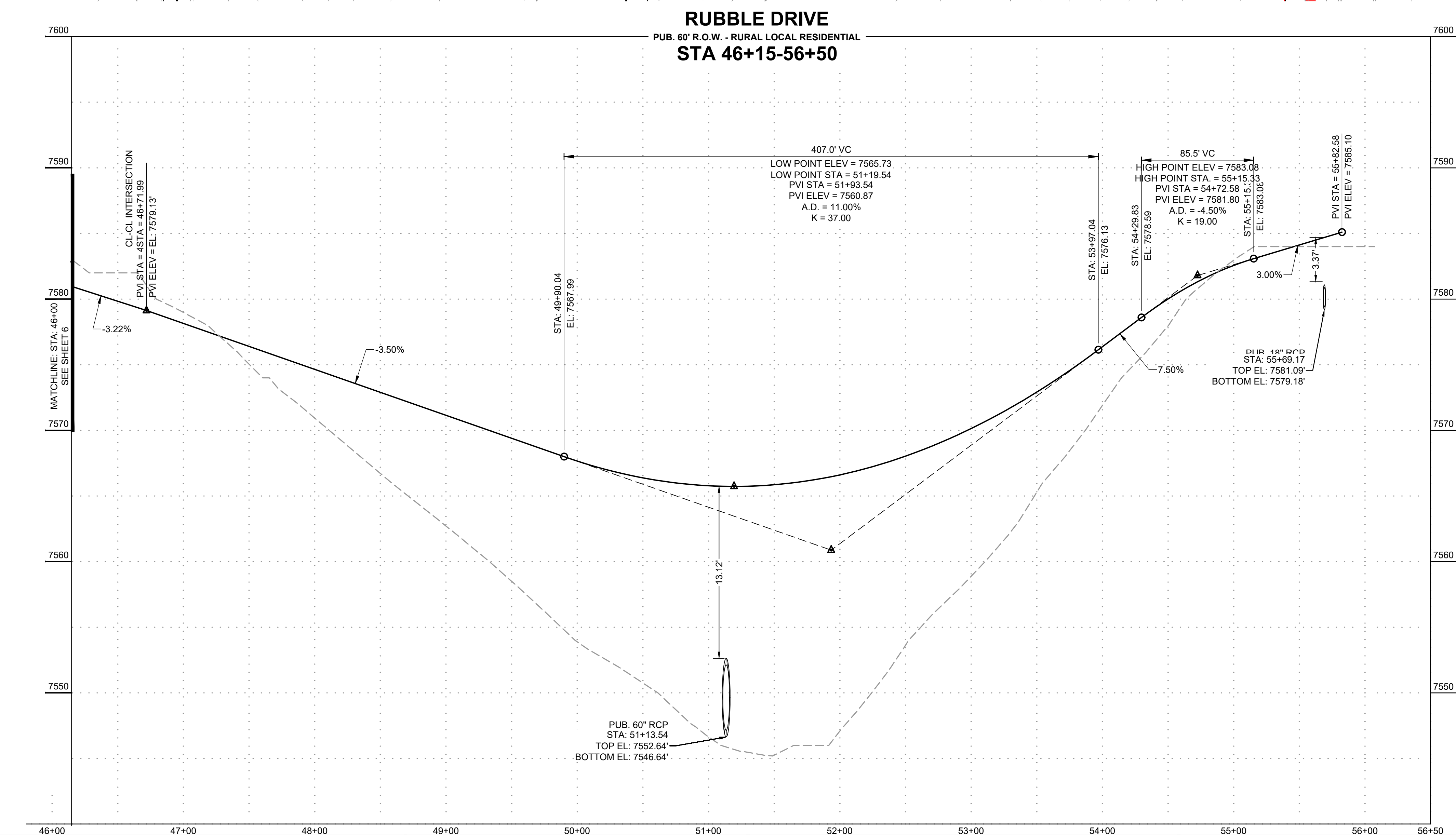
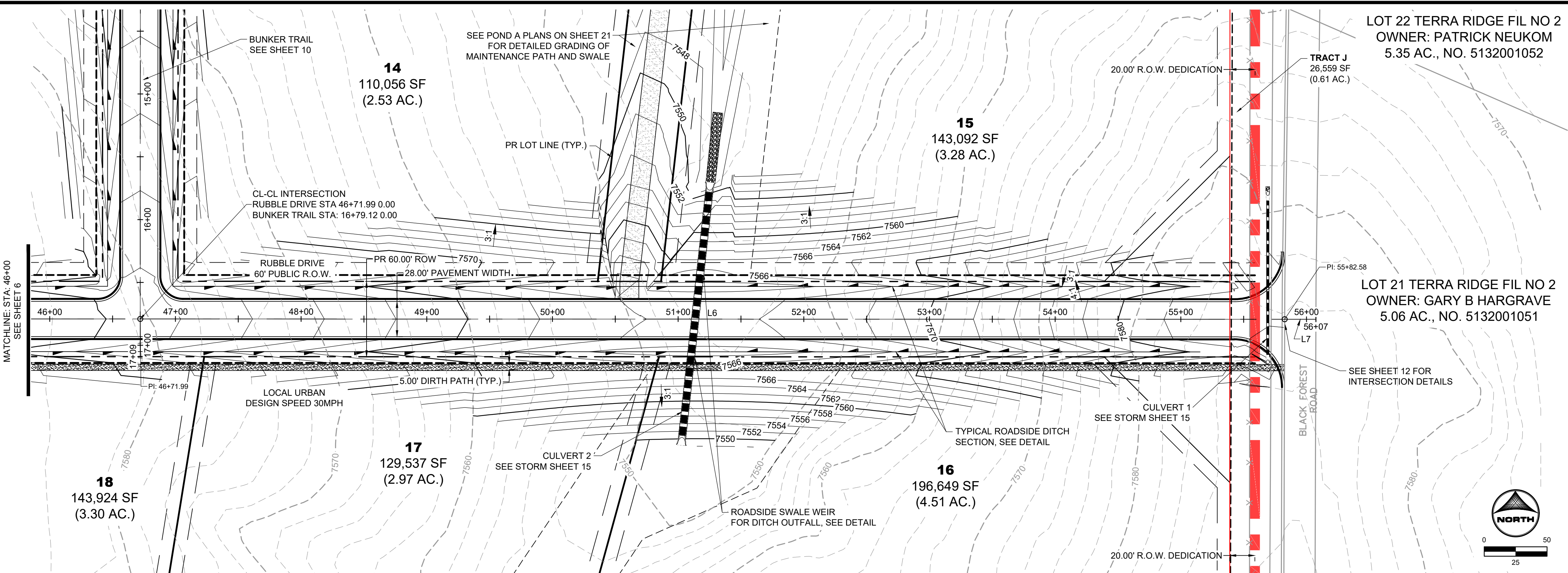


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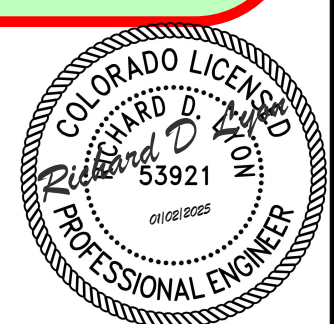
STREET PLAN & PROFILES
RUBBLE DRIVE

SHEET
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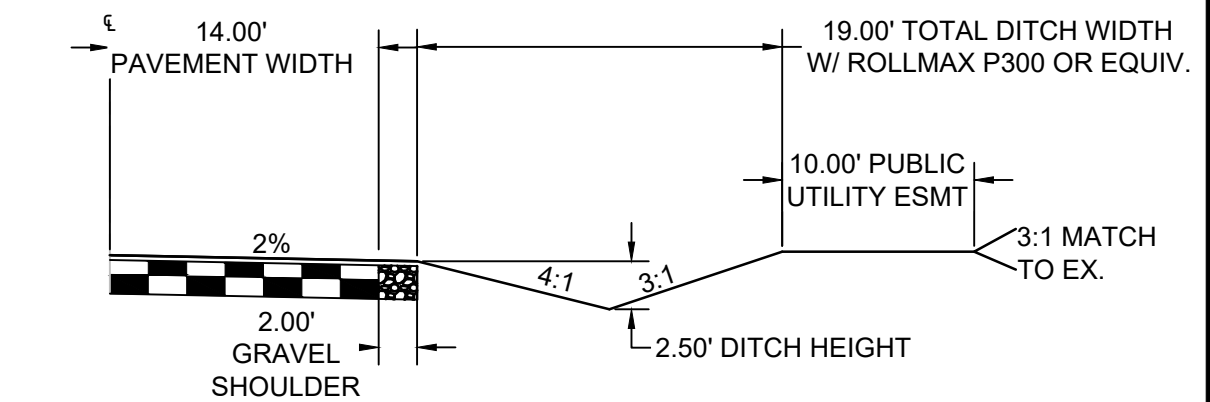
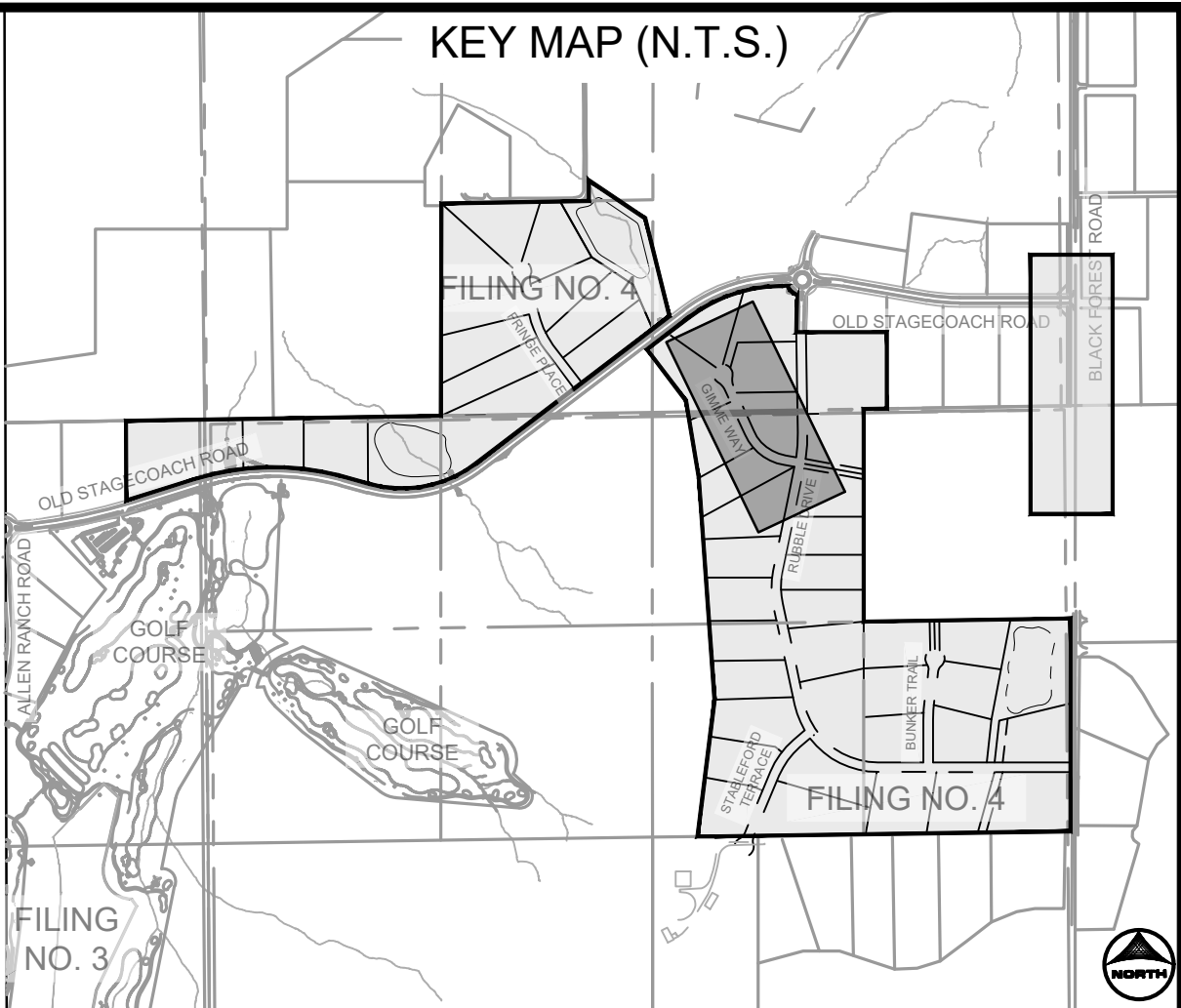
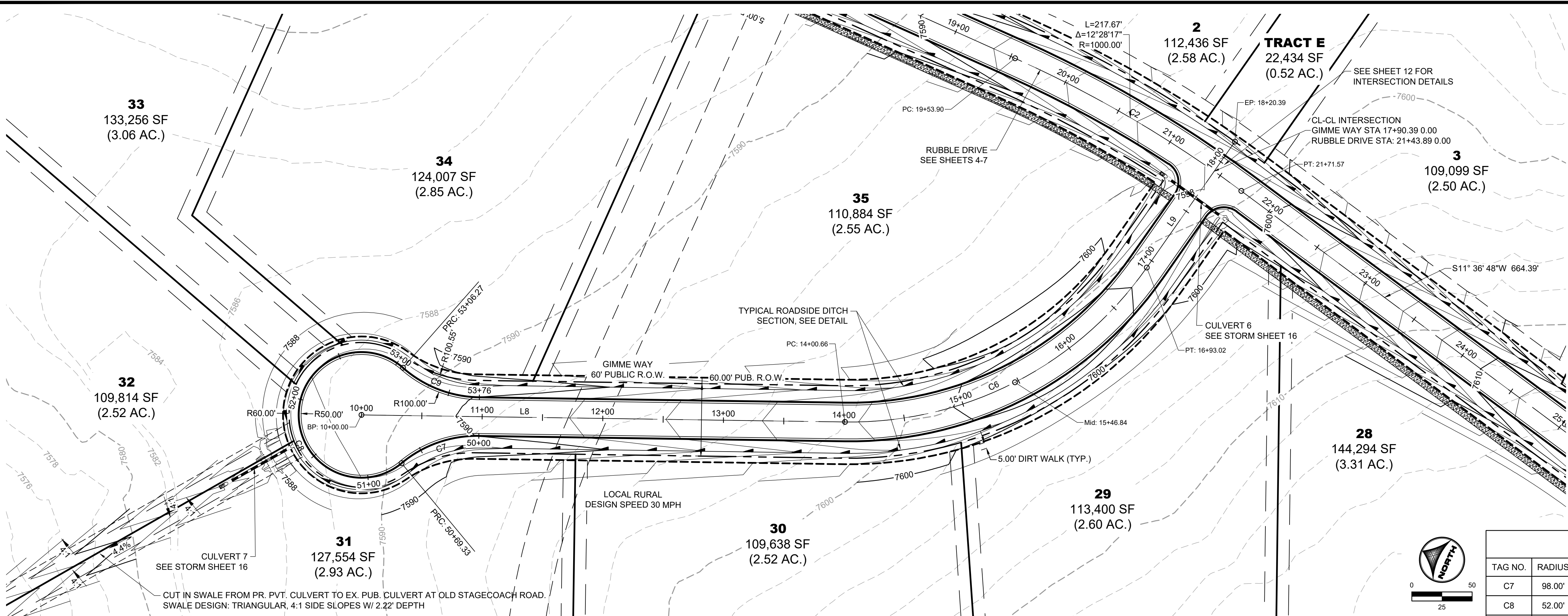
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EL PASO COUNTY, CO

STREET PLAN & PROFILES
RUBBLE DRIVE

SHEET
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7

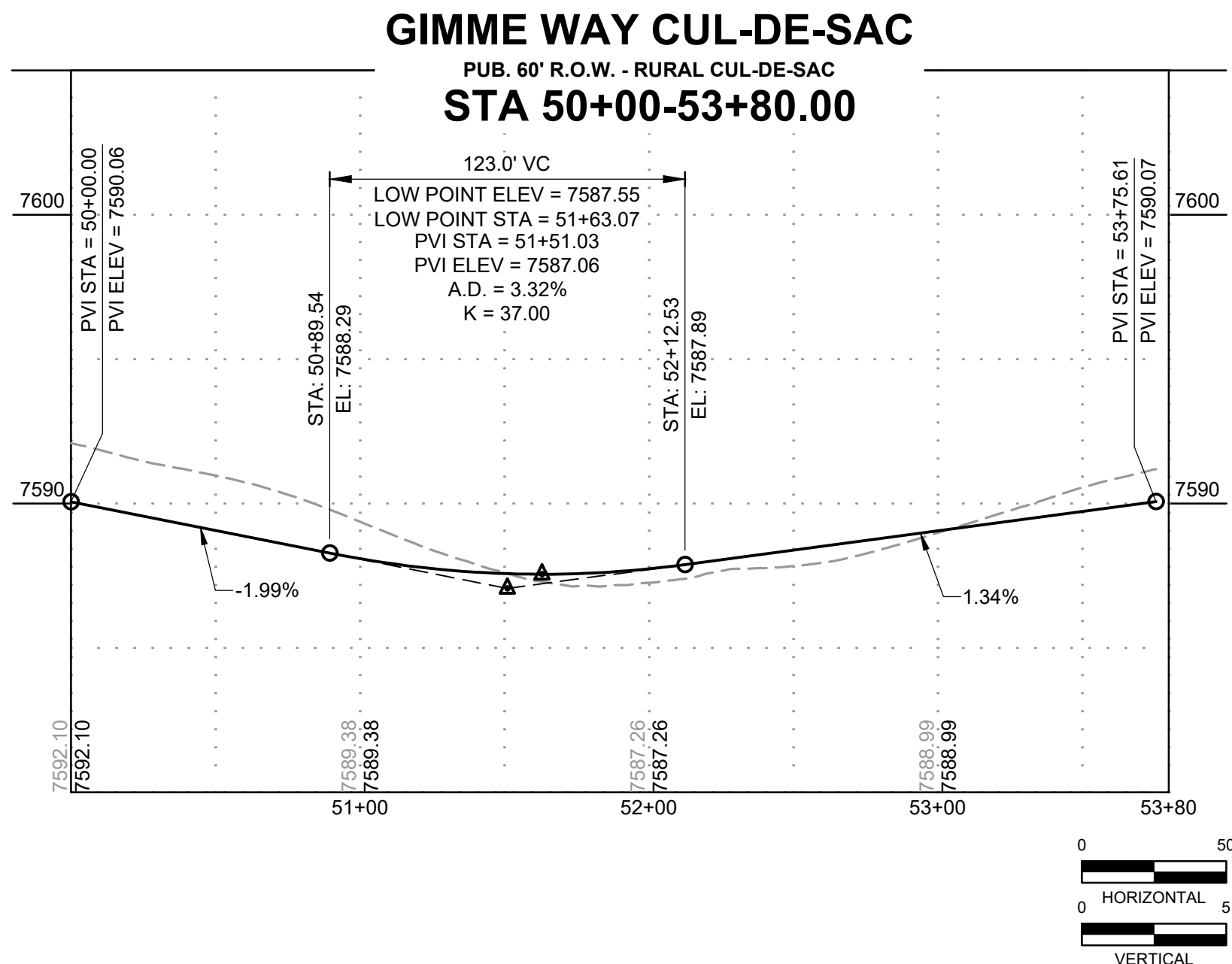
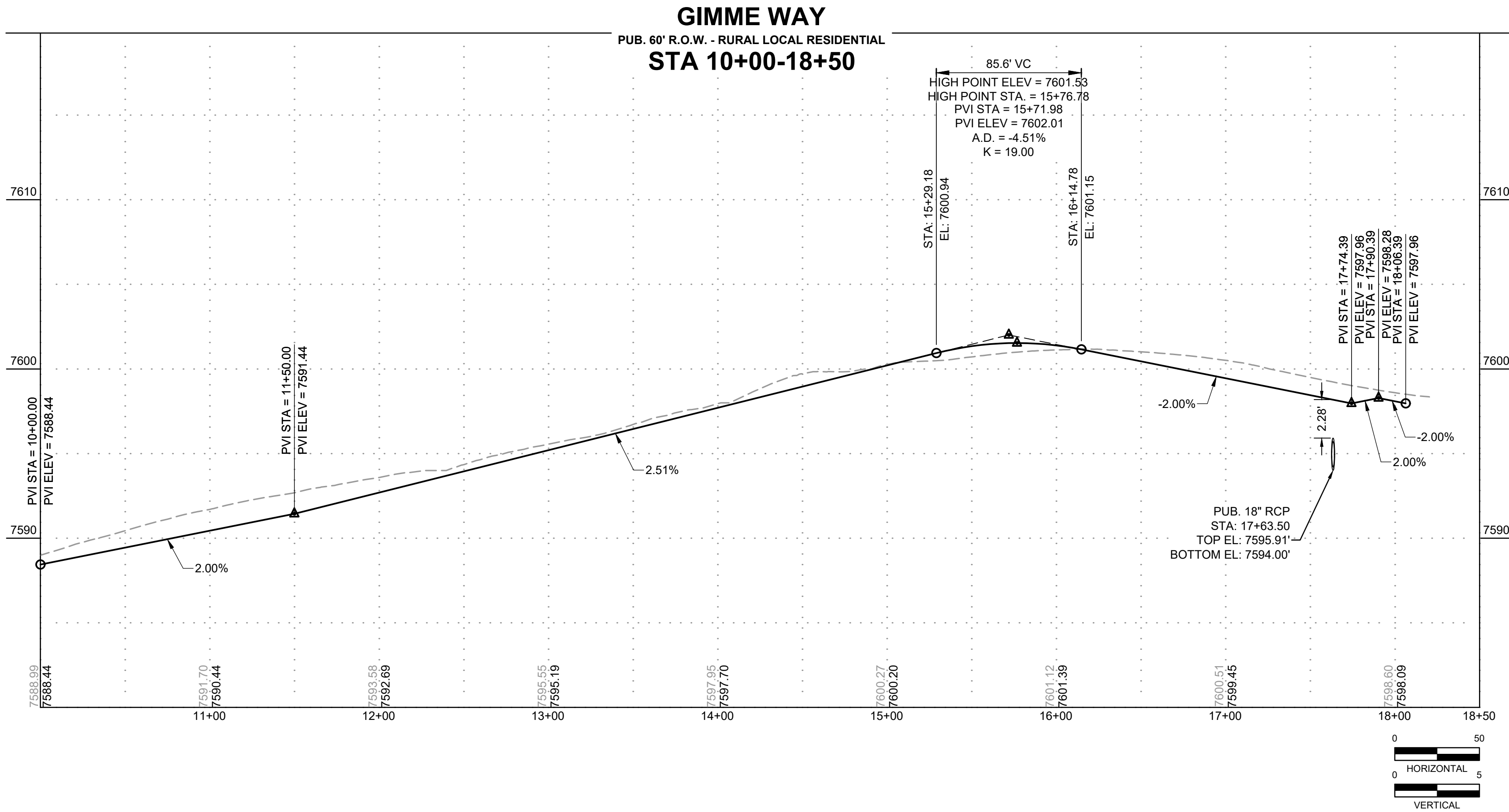


TYPICAL ROADSIDE DITCH SECTION

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

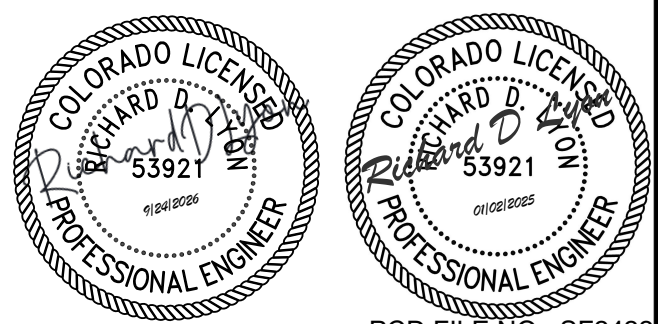
GIMME WAY ALIGNMENT TABLE					
TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
C7	98.00'	69.33'	N44° 25' 51.34"W	N:447210.89, E:226236.02	N:447259.37, E:226188.49
C8	52.00'	236.94'	N65° 50' 13.11"E	N:447259.37, E:226188.49	N:447291.73, E:226260.61
C9	98.00'	69.33'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



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

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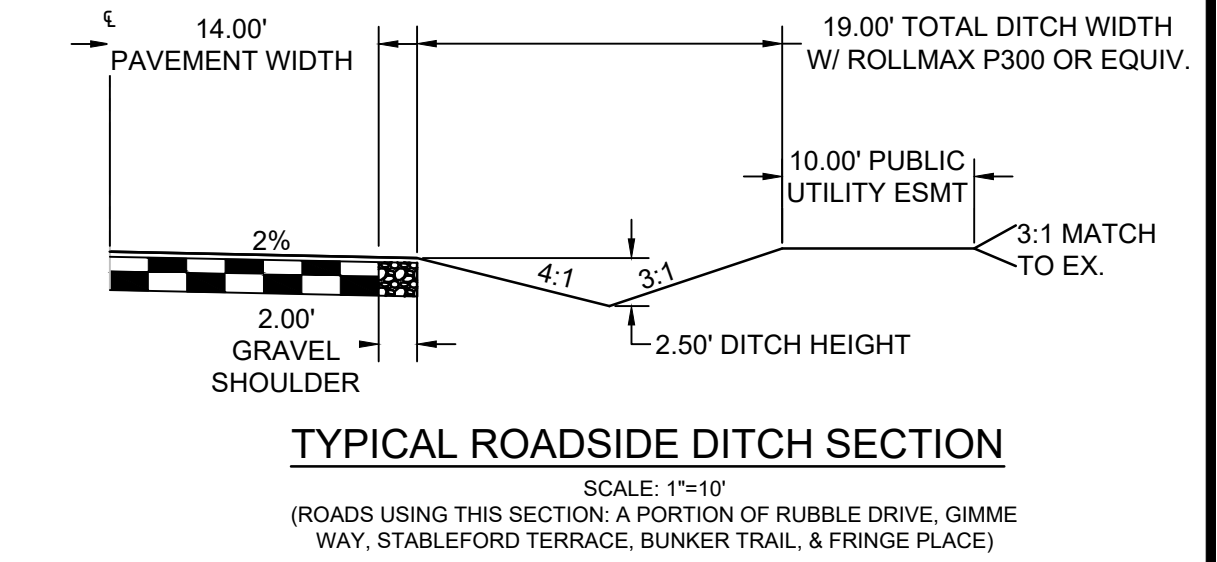
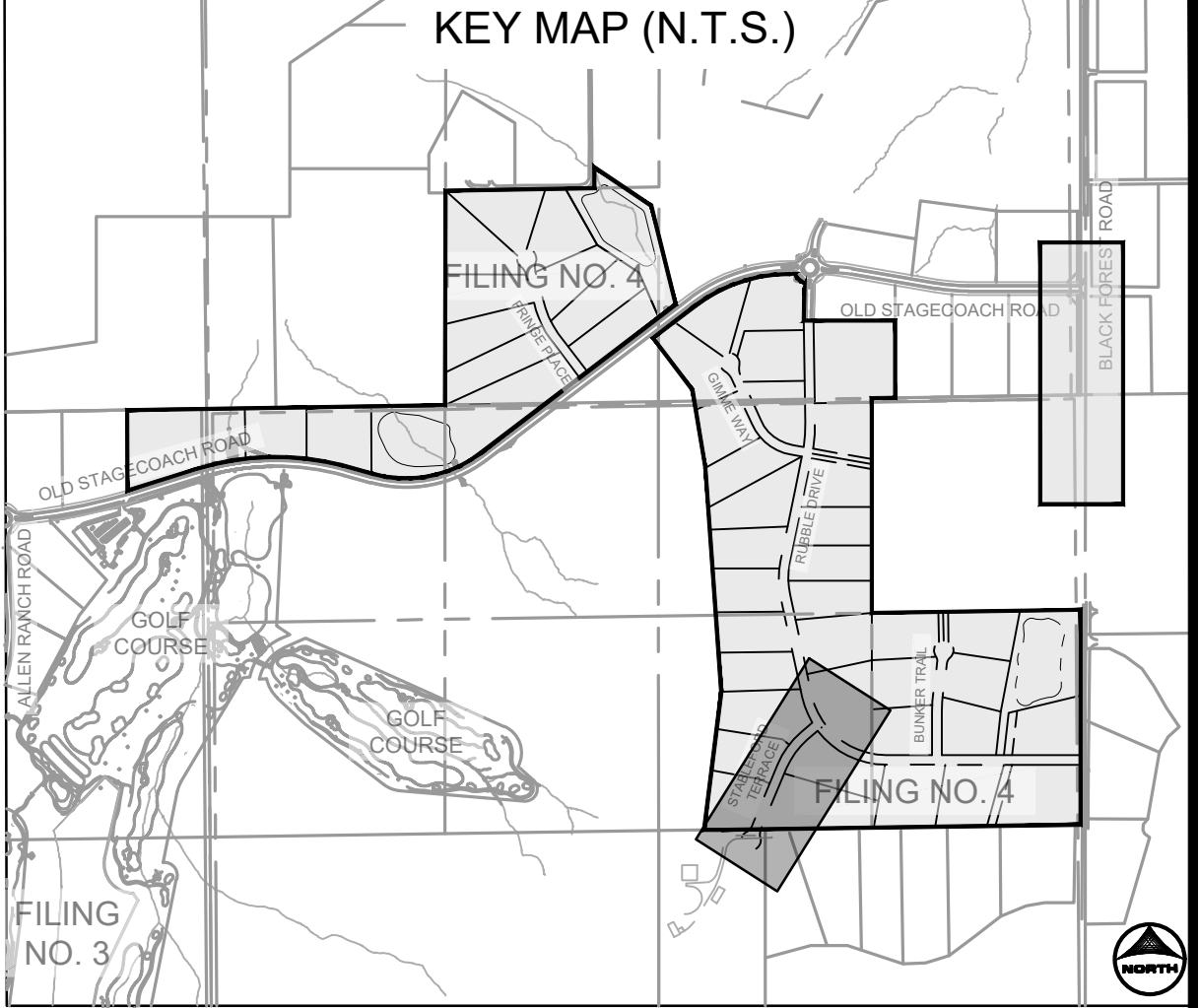
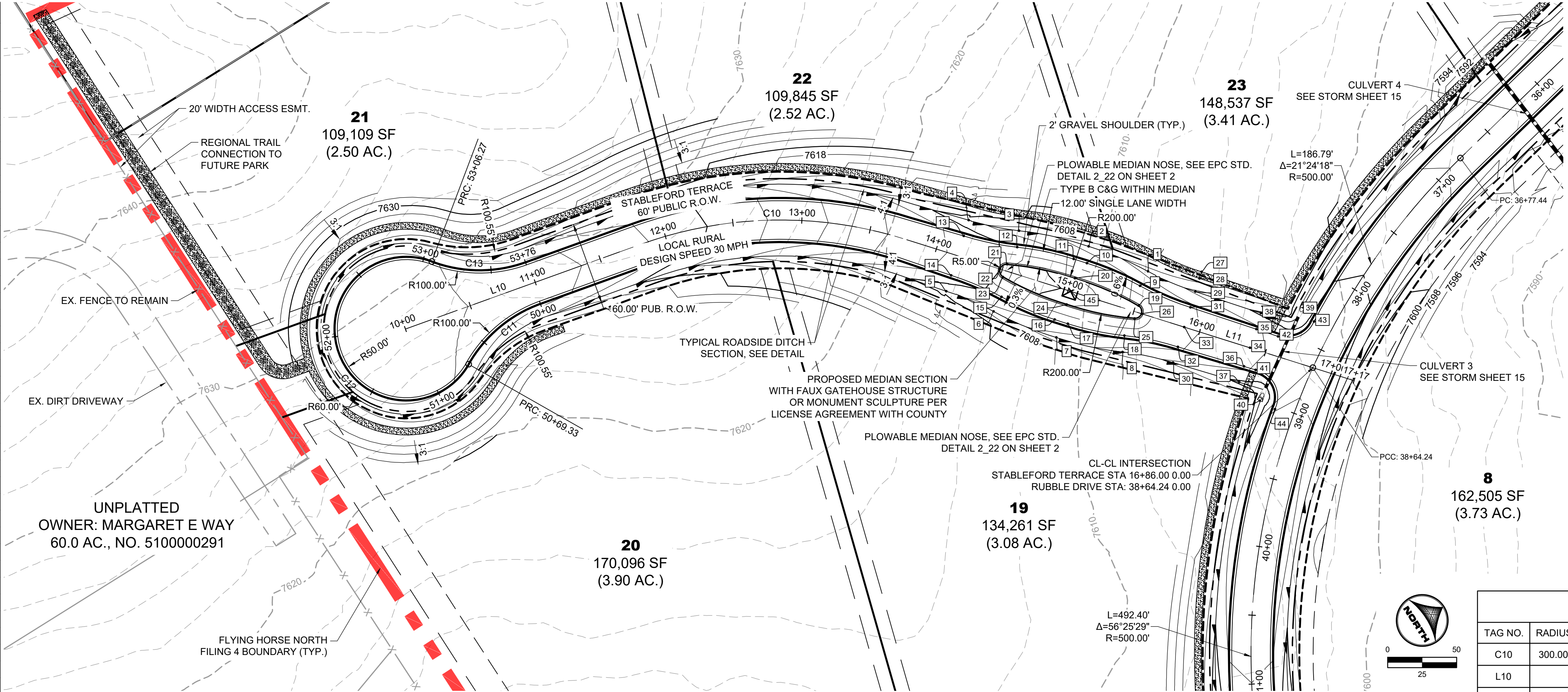
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EL PASO COUNTY, CO

STREET PLAN & PROFILES
GIMME WAY

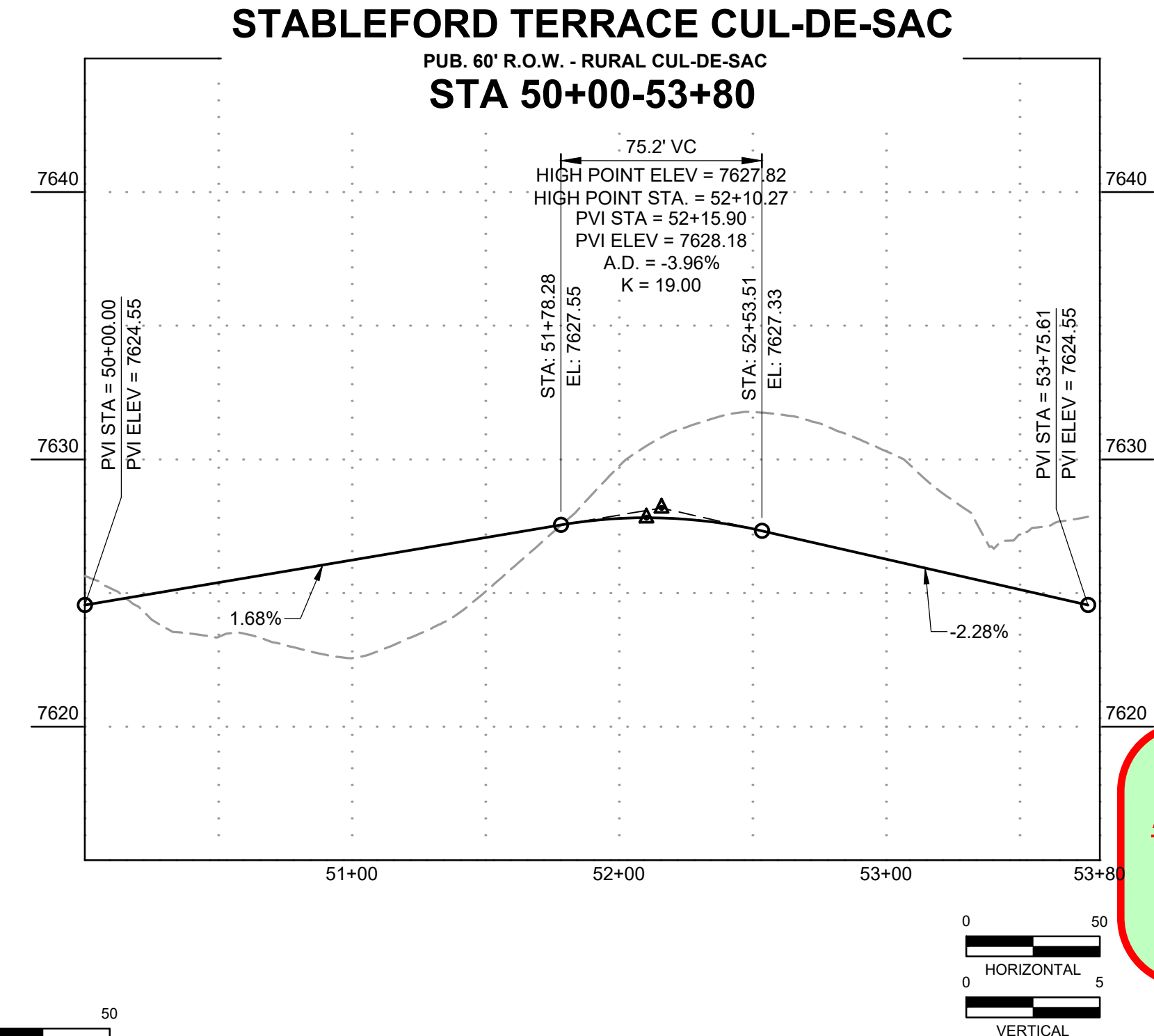
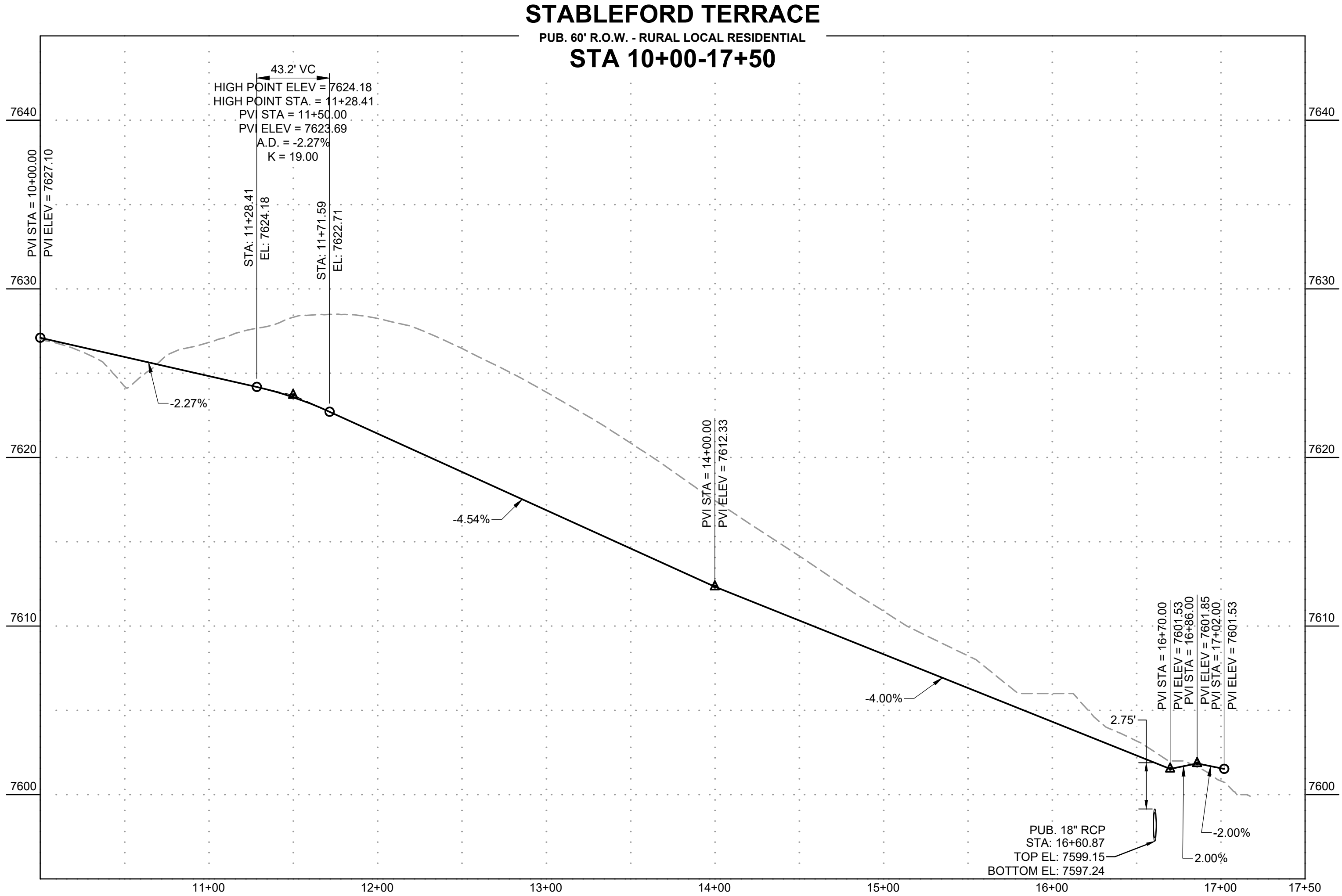
SHEET
ST
8

POINT TABLE				
NO.	DESC.	STATION	OFFSET	ELEVATION
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	28.00' 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



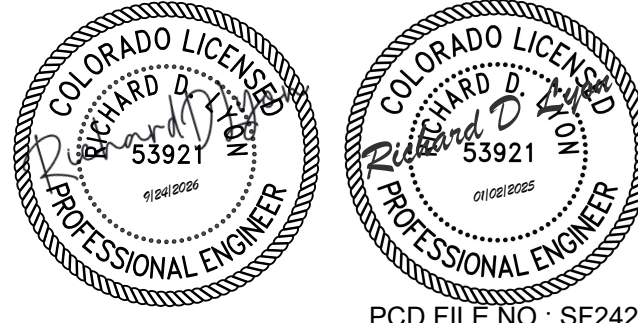
STABLEFORD TERRACE ALIGNMENT TABLE					
TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
C10	300.00'	195.30'	N30° 50' 21.26"E	N:444710.30, E:226425.92	N:444875.04, E:226524.28
L10		180.80'	N12° 11' 22.46"E	N:444533.58, E:226387.75	N:444710.30, E:226425.92
L11		309.90'	N49° 29' 20.06"E	N:444875.04, E:226524.28	N:445076.35, E:226759.90

STABLEFORD TERRACE ALIGNMENT TABLE					
TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
C11	98.00'	69.33'	S8° 04' 41.99"E	N:444626.21, E:226424.13	N:444558.98, E:226433.67
C12	52.00'	236.94'	N77° 48' 37.54"W	N:444558.98, E:226433.67	N:444575.67, E:226356.41
C13	98.00'	69.33'	N32° 27' 26.90"E	N:444575.67, E:226356.41	N:444632.96, E:226392.85



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

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PE Approval by: *Richard D. Lyle*
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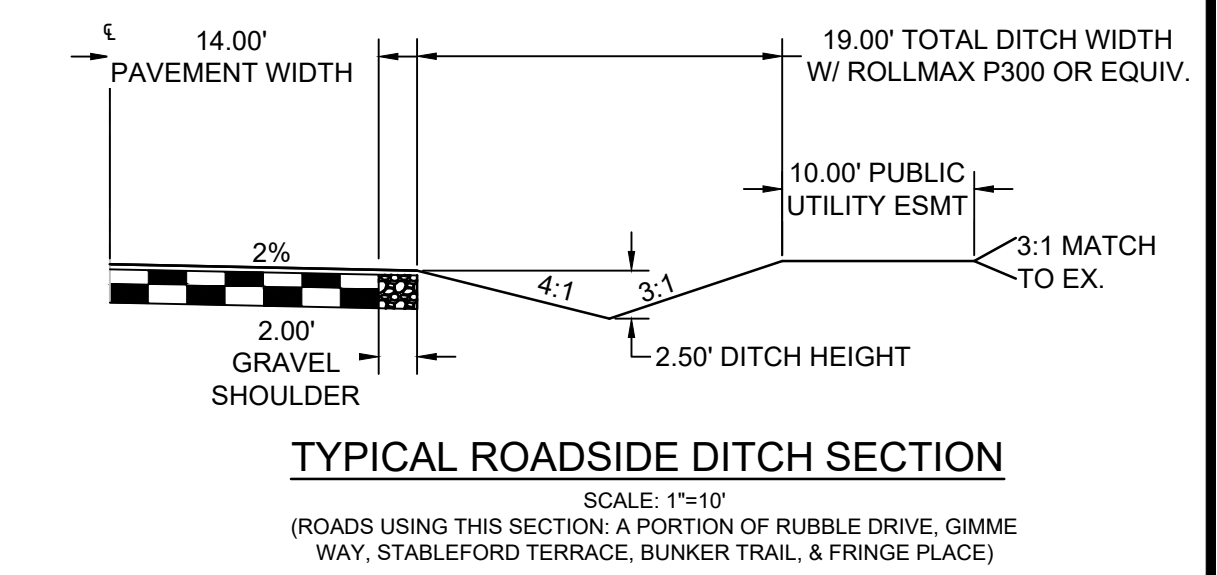
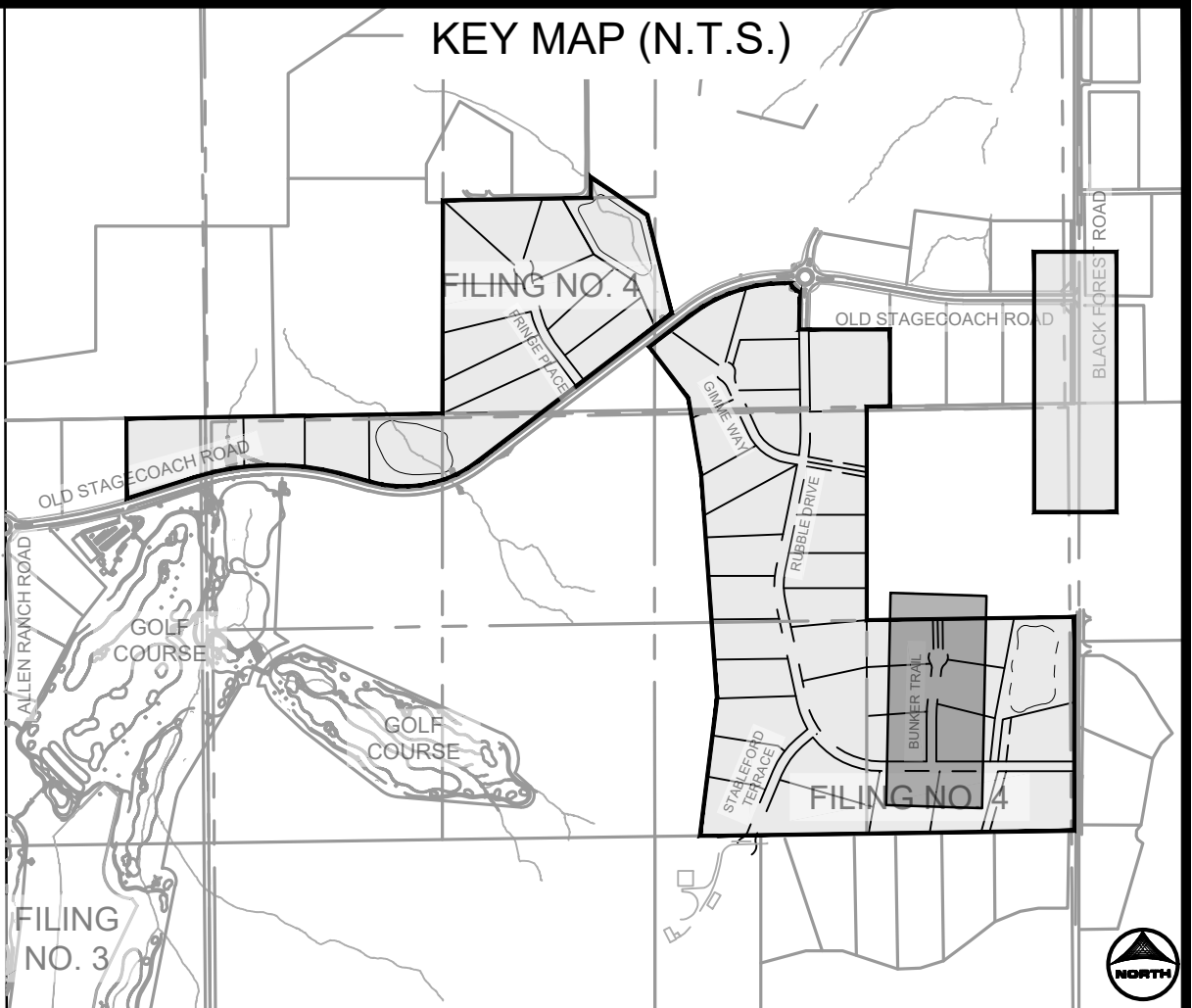
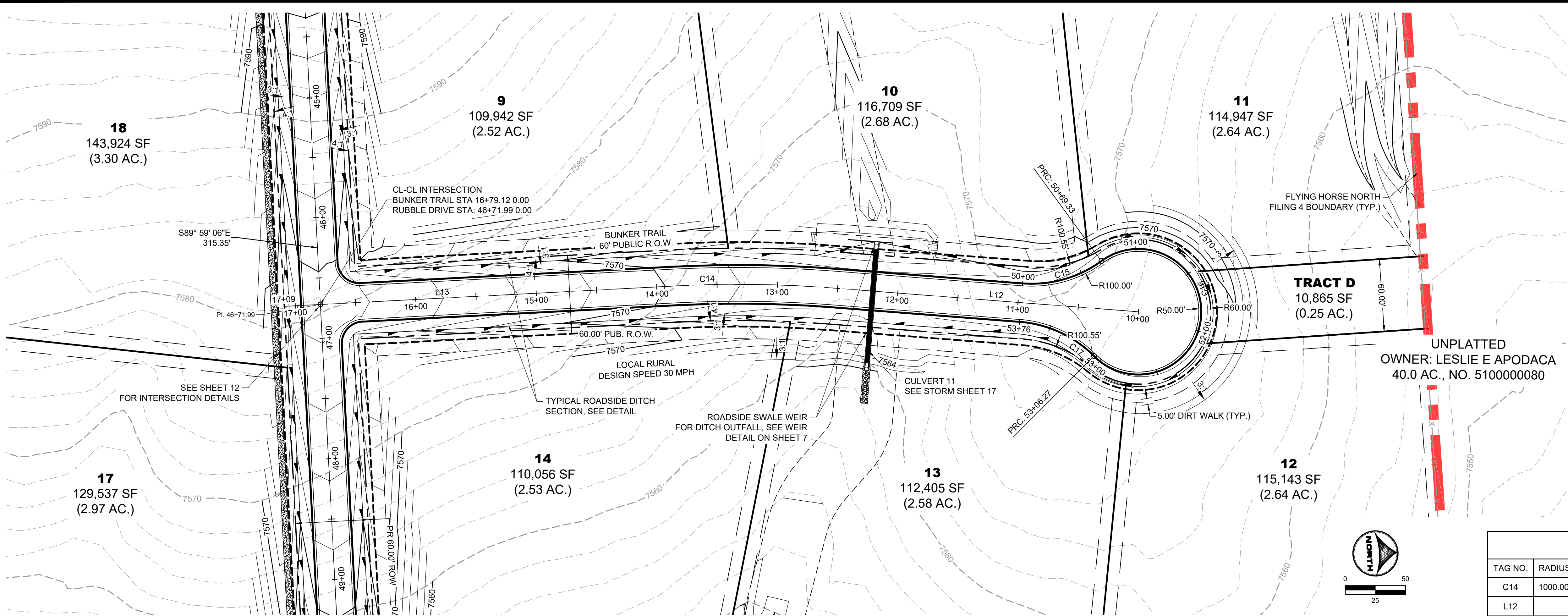
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HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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EL PASO COUNTY, CO

STREET PLAN & PROFILES
STABLEFORD TERRACE

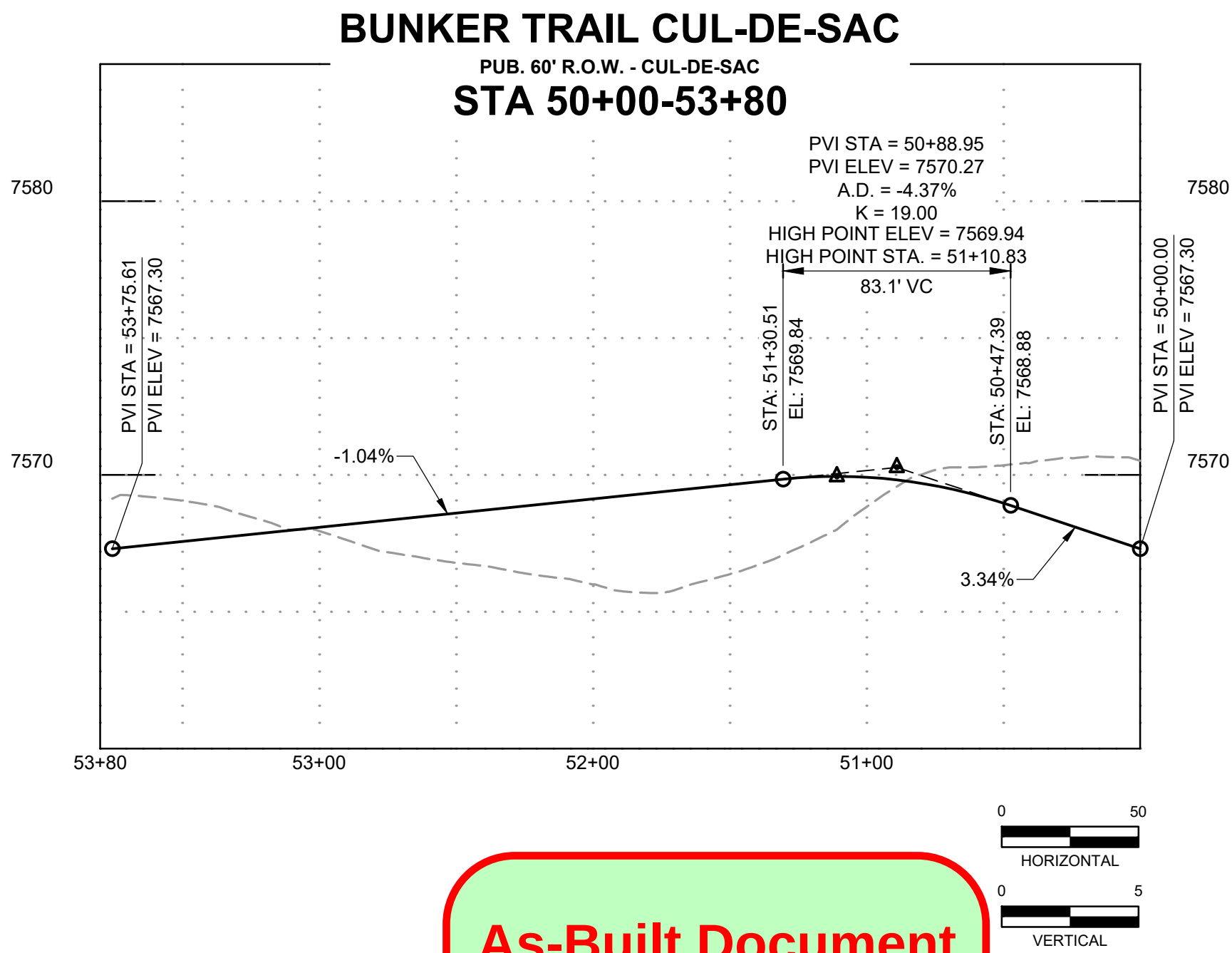
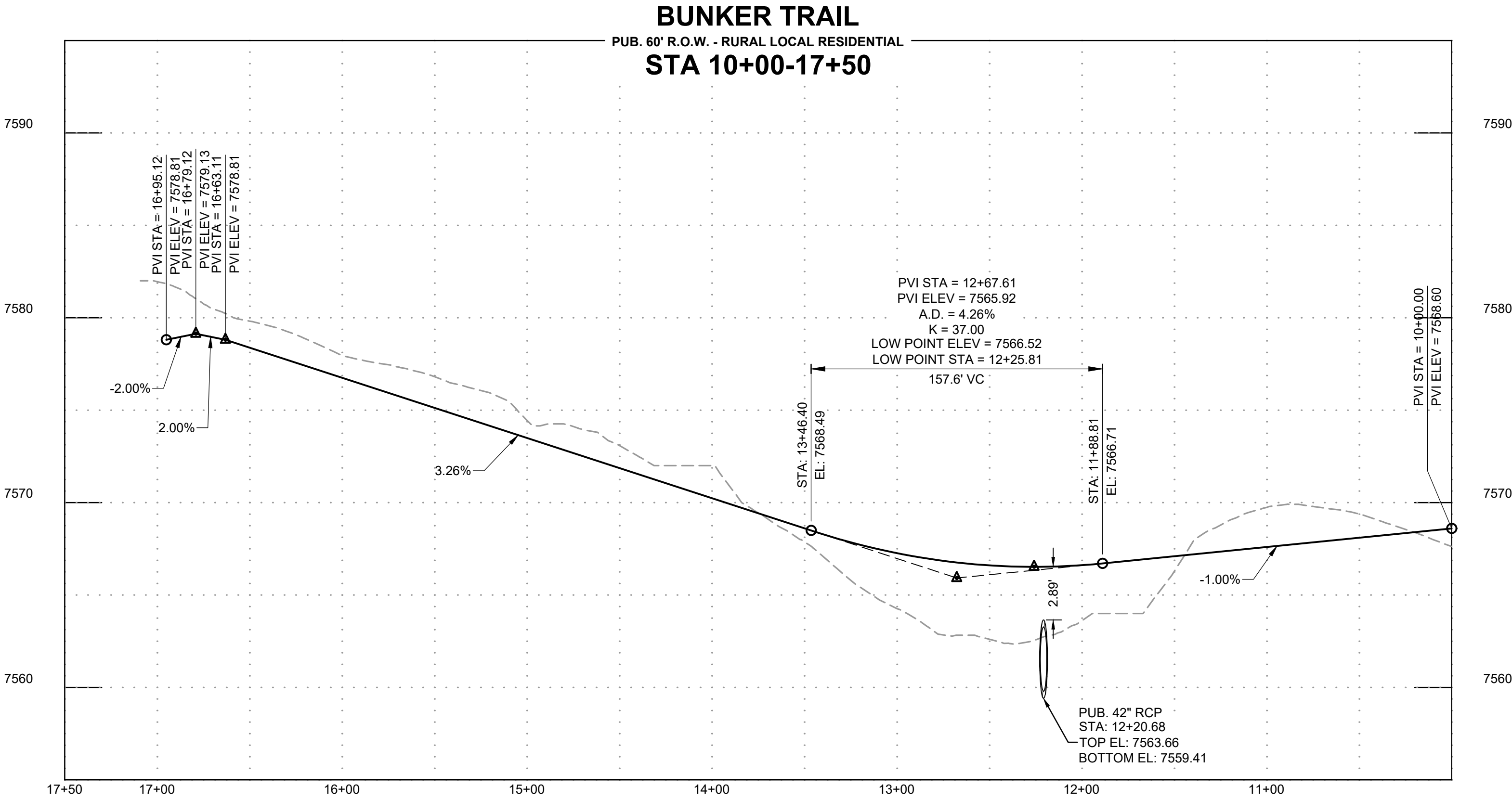
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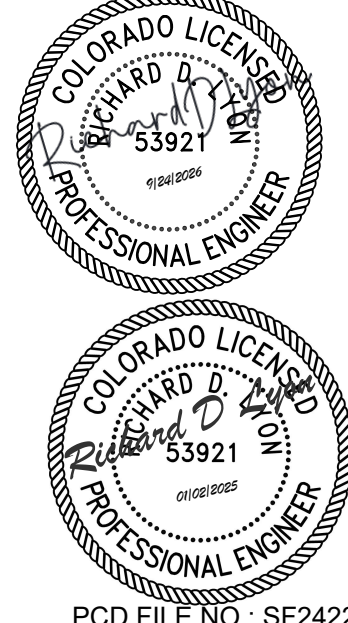
BUNKER TRAIL ALIGNMENT TABLE					
TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
C14	1000.00'	129.63'	S3° 43' 43.56"W	N:445276.75, E:227500.27	N:445147.48, E:227491.85
L12		254.68'	S7° 26' 32.99"W	N:445529.28, E:227533.26	N:445276.75, E:227500.27
L13		294.81'	S0°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

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



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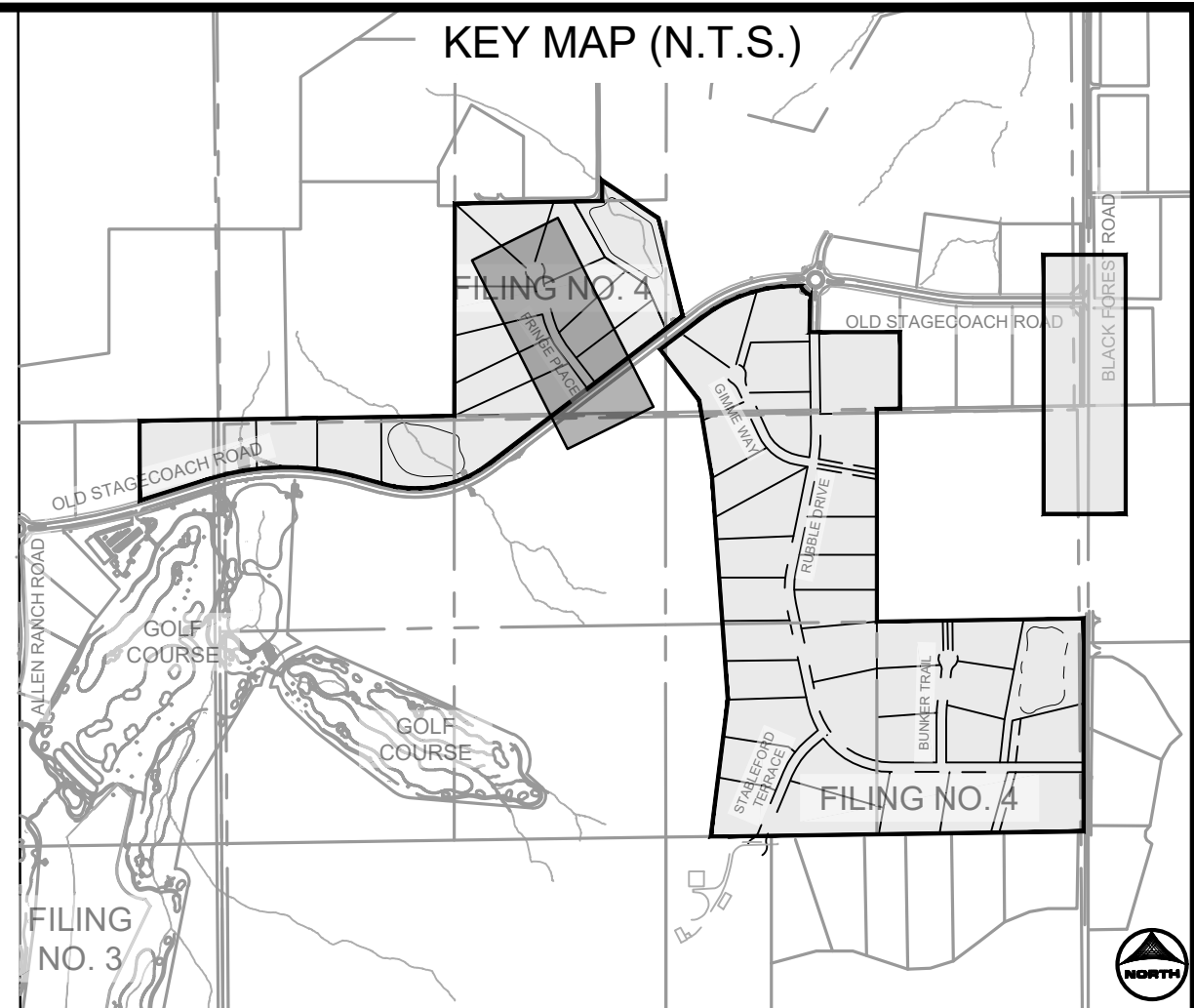
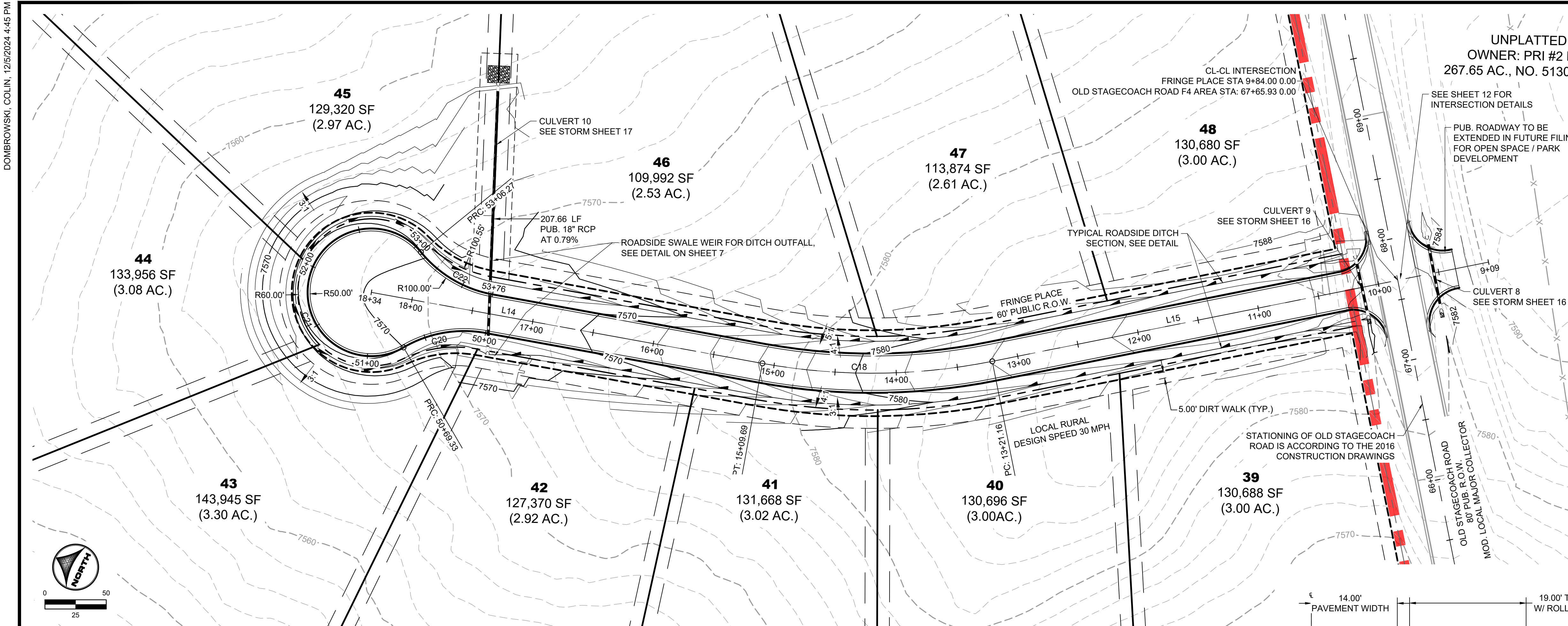
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1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
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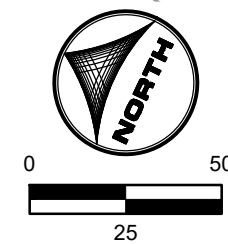
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EL PASO COUNTY, CO

STREET PLAN & PROFILES
BUNKER TRAIL

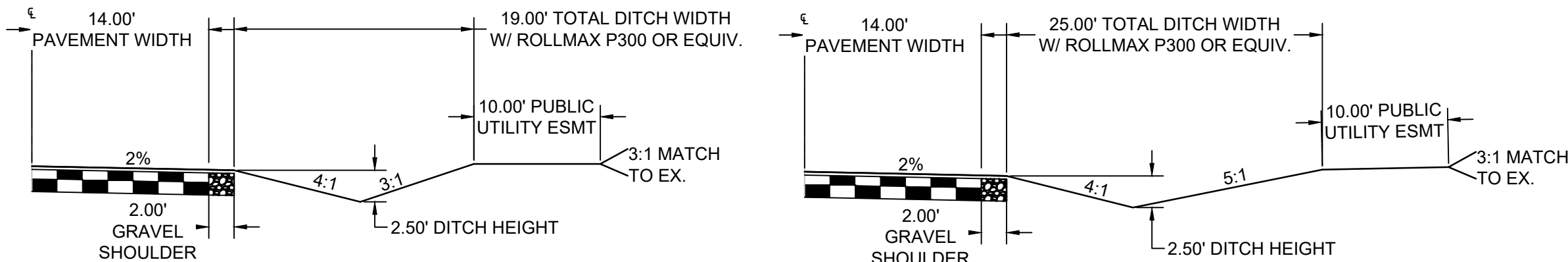
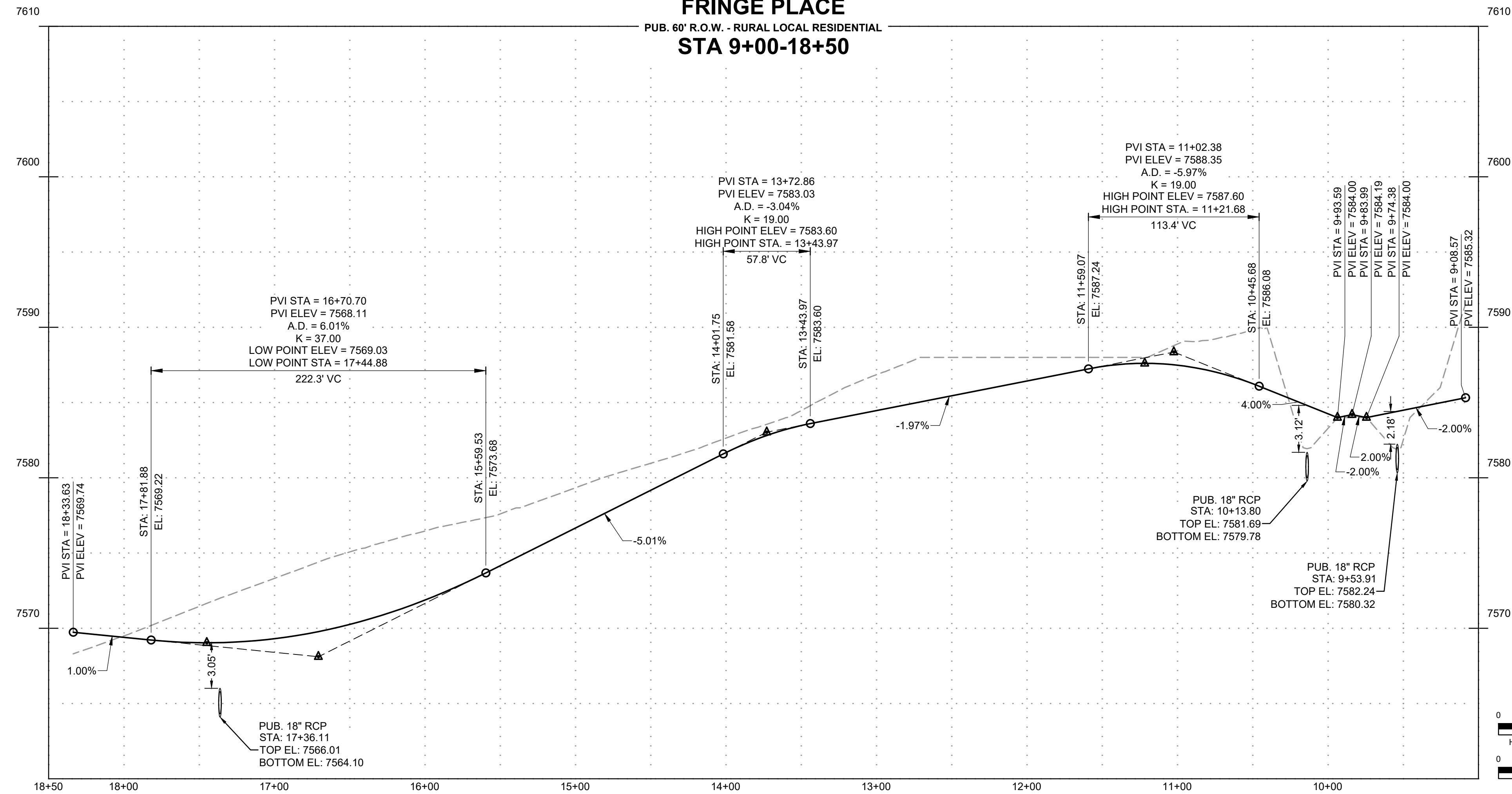


FRINGE PLACE ALIGNMENT TABLE					
TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
C18	500.00'	188.53'	N26° 30' 28.15"W	N:447470.57, E:225126.79	N:447638.28, E:225043.14
L14		323.93'	N15° 42' 21.12"W	N:447638.28, E:225043.14	N:447950.12, E:224955.45
L15		412.59'	N37°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

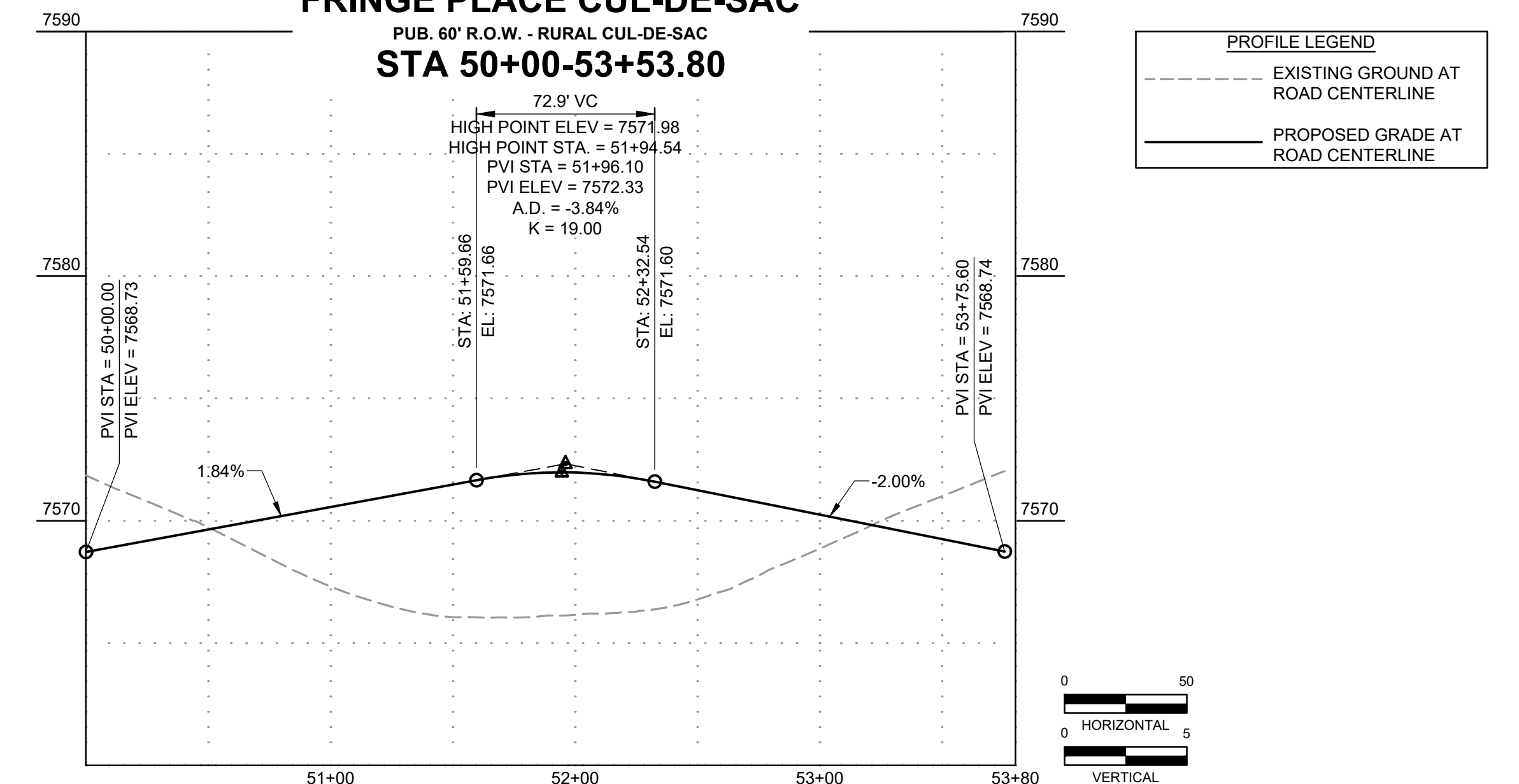
FRINGE PLACE ALIGNMENT TABLE					
TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
C20	98.00'	69.33'	N35° 58' 25.56"W	N:447851.94, E:224966.44	N:447906.89, E:224926.56
C21	52.00'	236.94'	N74° 17' 38.88"E	N:447906.89, E:224926.56	N:447928.28, E:225002.65
C22	98.00'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



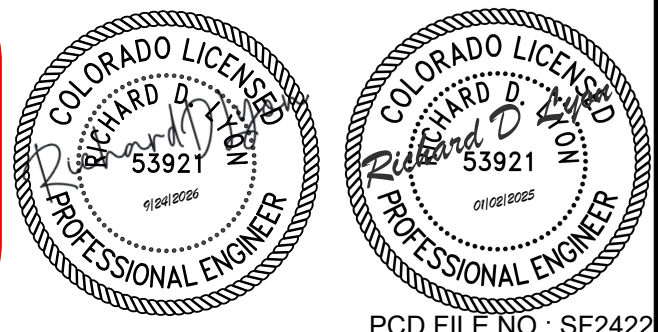
FRINGE PLACE
STA 9+00-18+50



FRINGE PLACE CUL-DE-SAC
STA 50+00-53+80



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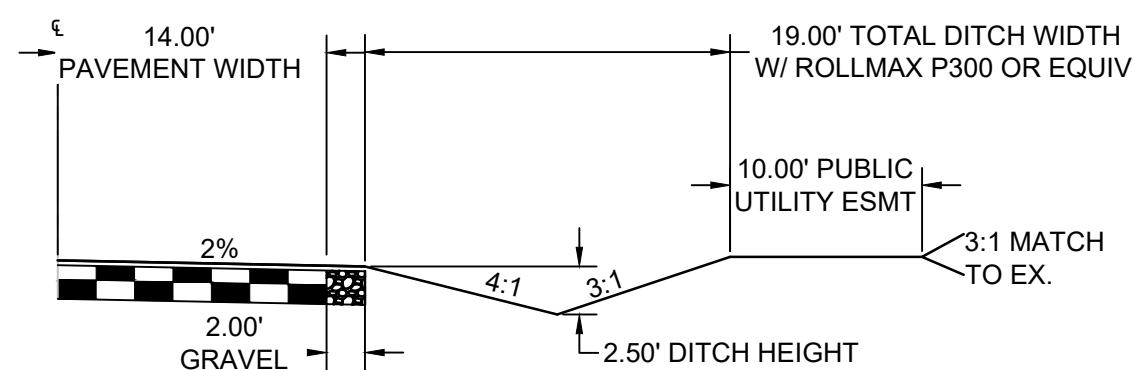
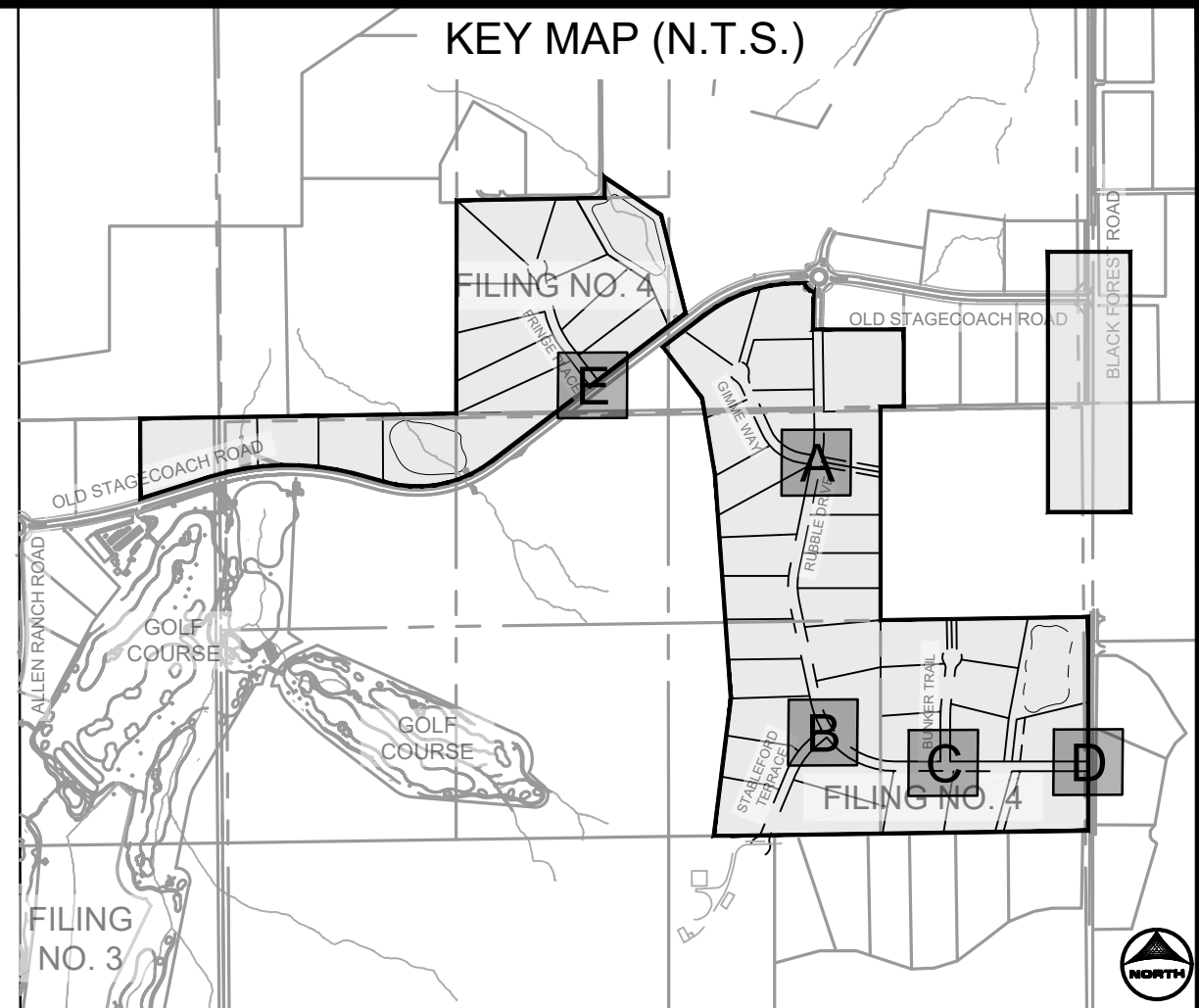
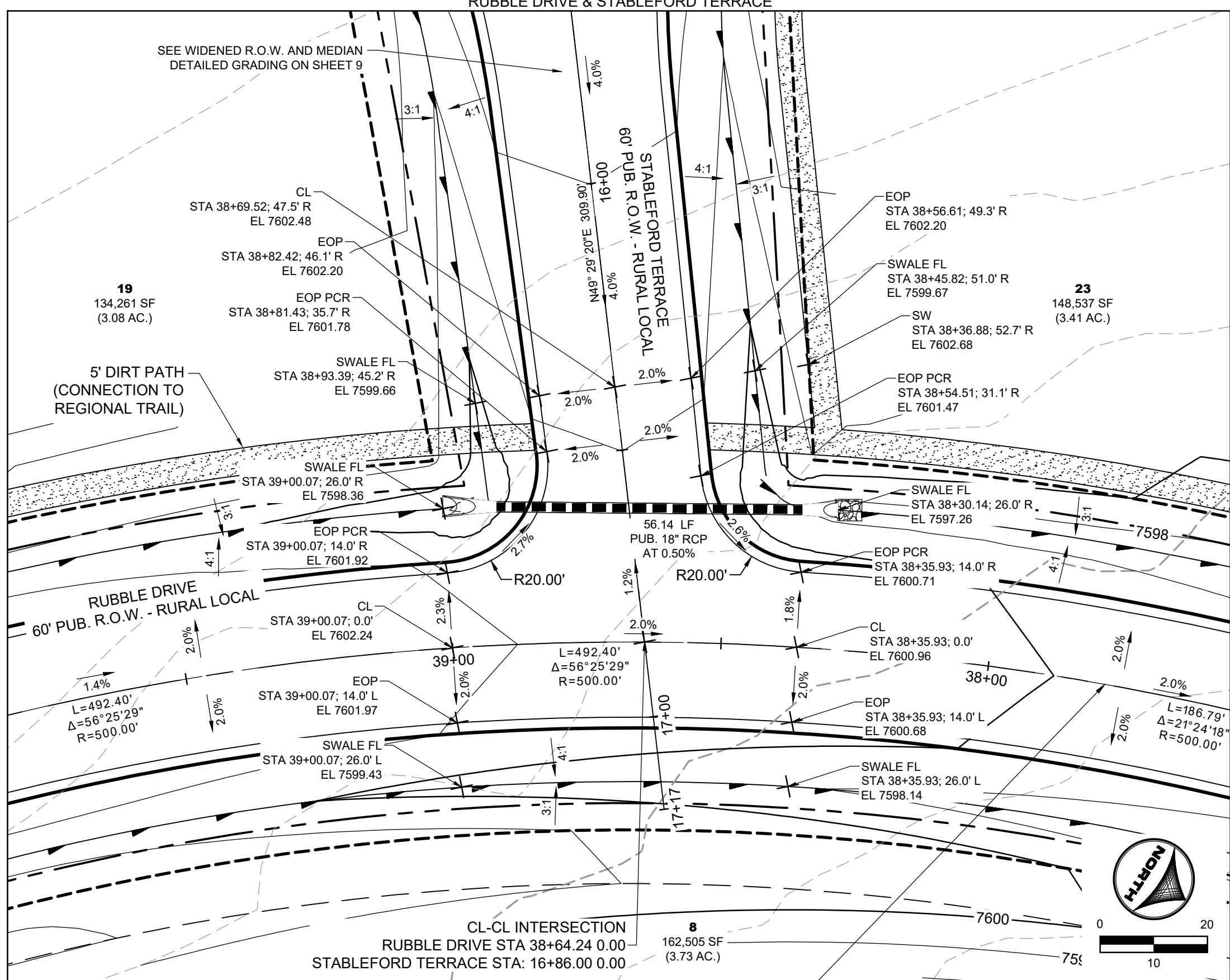
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
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FAX: 713.965.0044

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EL PASO COUNTY, CO

STREET PLAN & PROFILES
FRINGE PLACE

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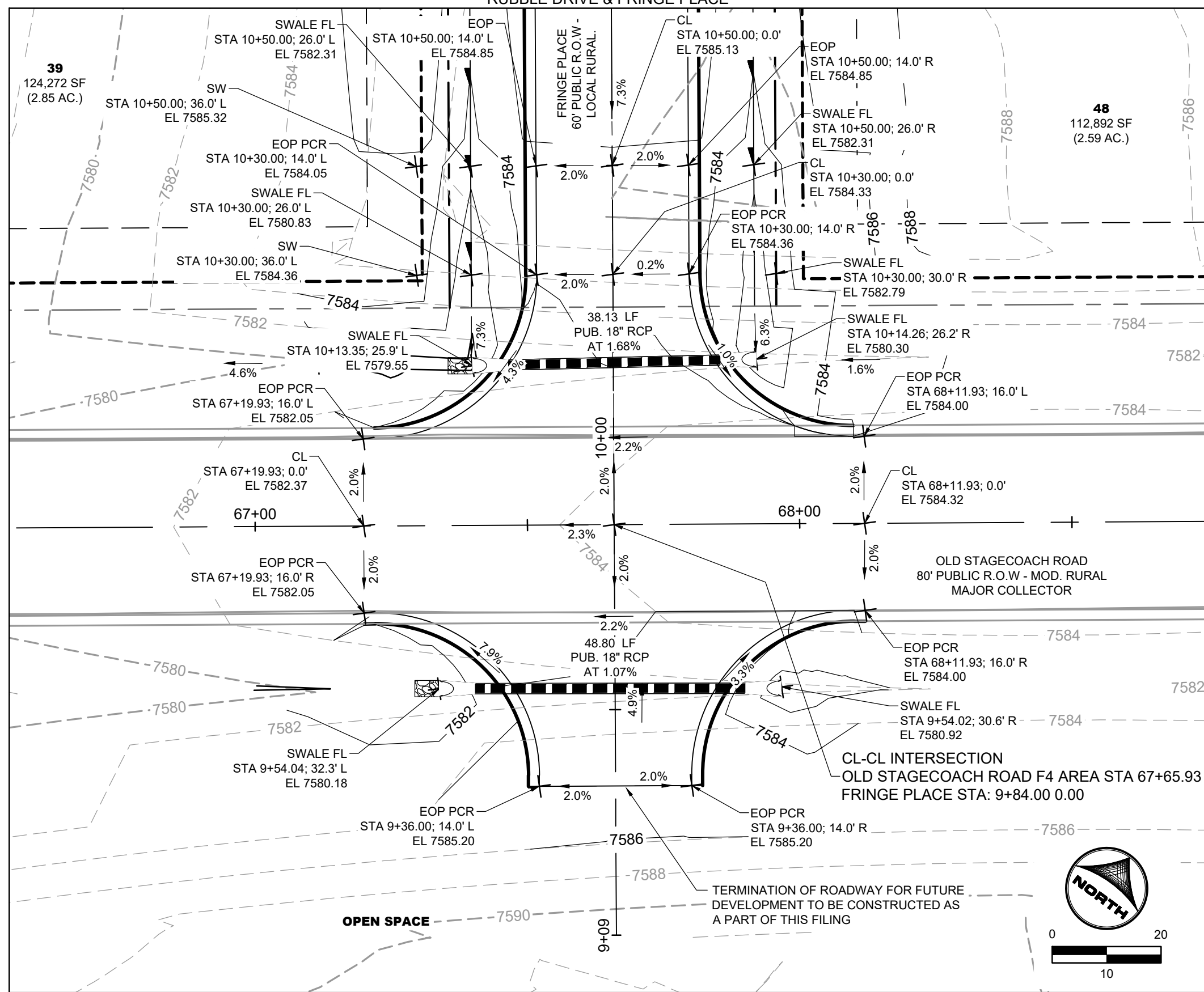
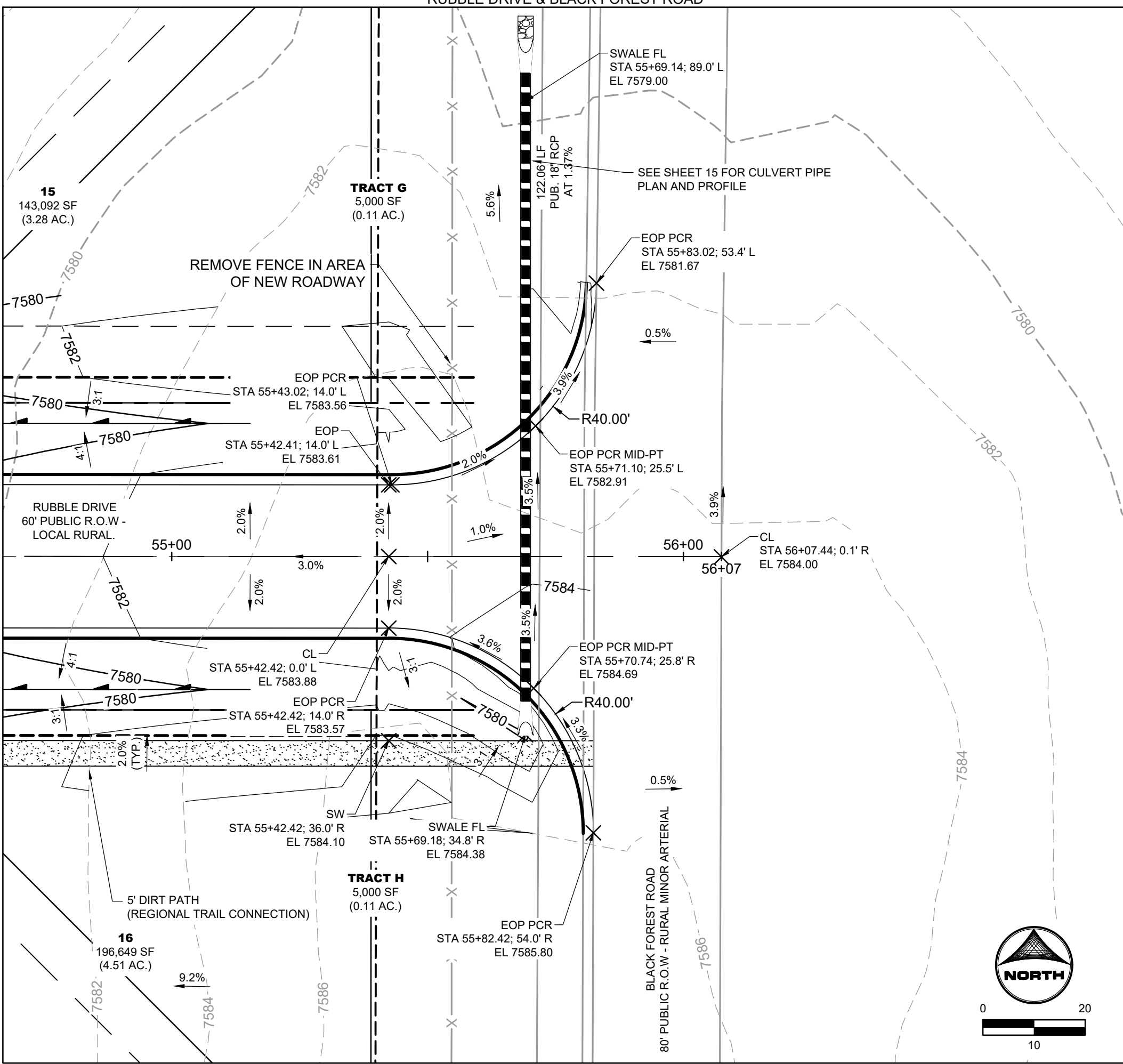
KEY MAP (N.T.S.)



TYPICAL ROADSIDE DITCH SECTION

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

ROADWAY INTERSECTION DETAIL - E



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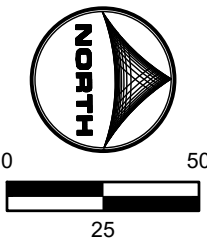
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EL PASO COUNTY, CO

INTERSECTION DETAILS

ROADWAY INTERSECTION DETAILS

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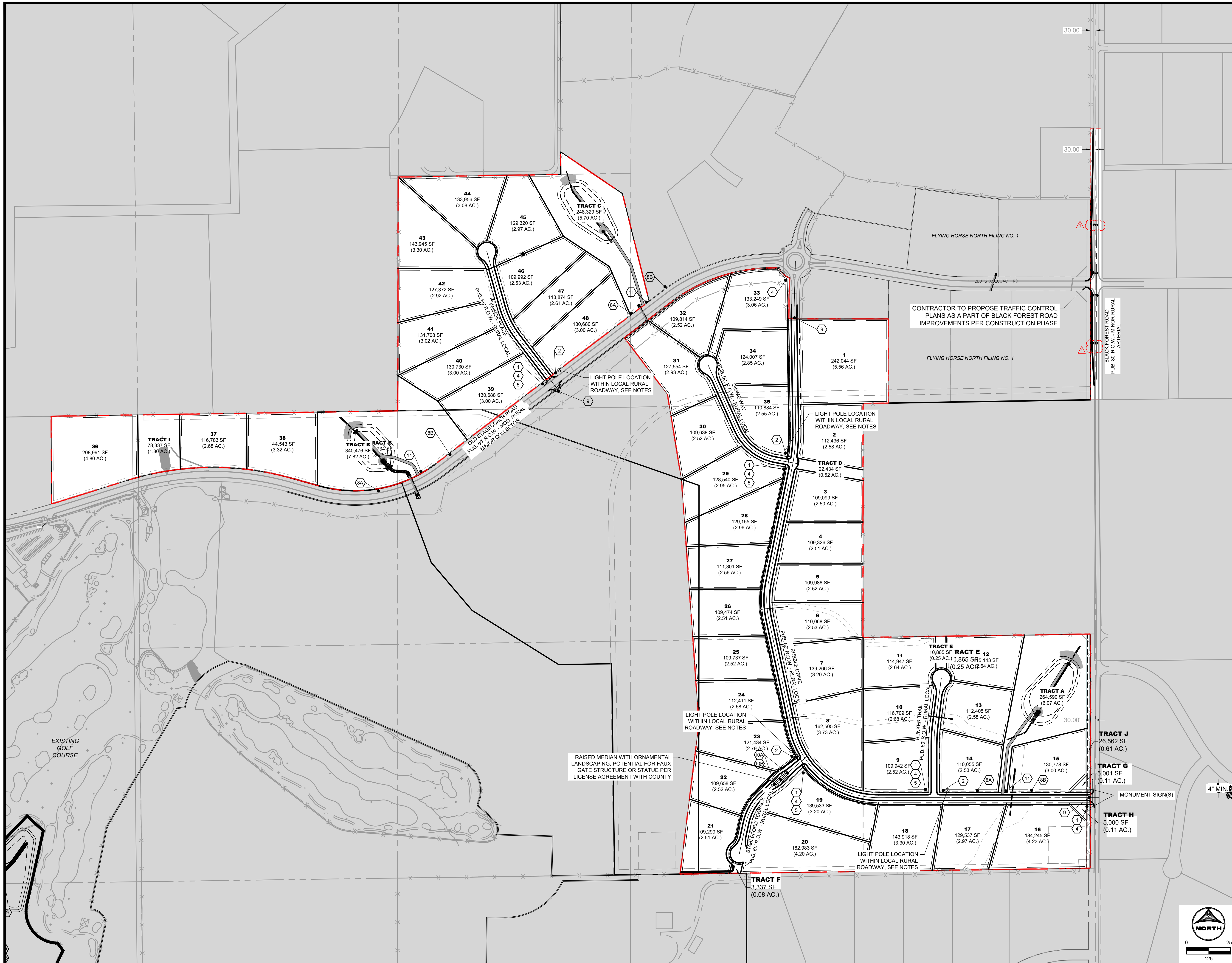
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 R-1 24"x30"	 K2-0540 24"x24"	 R-1 24"x30"	 R-2 24"x30"
W/ "NO OUTLET" PATCH			
 GREEN	 W11-11 24"x24"	 W16-7P 21"x15"	
W/ "NO OUTLET" PATCH			
 R-8-3 18"x24"	 R-7-32(R) 18"x24"	 R-7-32(L) 18"x24"	
TYPE III BARRICADE (TEMPORARY)			
 R-4-7 18"x24"	 OM3-4 18"x24"	 GREEN SIGN W/ WHITE LETTERING	

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

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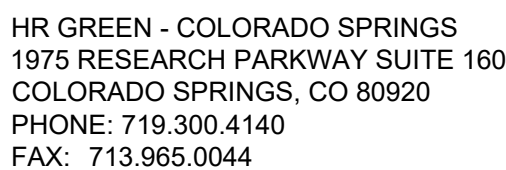


1. LIGHT POLE LOCATIONS WITHIN LOCAL URBAN ROADWAY AREAS ARE PER CRITERIA IN THE ECM 4.3.5.D.2 AND TABLE 2-5. WHERE REQUIRED POLE LOCATIONS BY CODE ARE 5.0 FEET MINIMUM FROM EDGE OF ASPHALT AND WITHIN RIGHT-OF-WAY.
2. PROPOSED LIGHT POLE LOCATIONS WITHIN THE LOCAL RURAL ROADWAY AREAS ARE 20' FROM EOA.

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REPAIRS TO PAVEMENT SHALL BE COMPLETED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW).
4. ANY NEW SIGNAGE OR STRIPING NOT SHOWN ON THE SIGNING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS HAVING "L" SERIES LETTERS. ALL SIGN LETTERS SHALL BE 1 1/2" HIGH. ALL SIGN LETTERS BEING "O" LETTERING, UPPER-LOWER CASE IN "D" BLANK, WITH A WHITE BORDER THAT IS NOT NECESSARY. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 35 MPH OR HIGHER SHALL HAVE "H" UPPER-LOWER CASE LETTERING ON "D" BLANK WITH A WHITE BORDER THAT IS NOT NECESSARY. MULTI-LANE HIGHWAYS WITH SPEED LIMITS OF 45 MPH OR HIGHER SHALL HAVE "H" UPPER-LOWER CASE LETTERING ON "D" BLANK WITH A WHITE BORDER THAT IS NOT NECESSARY. WITHIN THE RIGHT OF WAY OF THE FHWA STANDARD HIGHWAY SIGNS: 2004 EDITION WITH A 2012 SUPPLEMENT, SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SPECIFICATION STANDARDS.
7. ALL SIGNAGE SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEET THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
8. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1 7/8" X 1 7/8" SQUARE POST. ALL LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING S-614.8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
9. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.125" MINIMUM THICKNESS.
10. ALL LIMIT LINES SIGNS, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE 12" WIDE WITH 1/2" HIGHER THAN THE SIGN. ALL SIGN LETTERS SHALL BE 1 1/2" HIGH WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627.1. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG. CROSSWALKS SHALL BE 12' LONG IN ACCORDANCE WITH THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
11. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 18 MIL THICKNESS EPOXY PAINT. ALL LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627.1.
13. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614.1 OR MUTCD GUIDANCE.
14. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW - INSPECTIONS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
15. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DPW PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

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NO.	DATE	BY	REVISION DESCRIPTION
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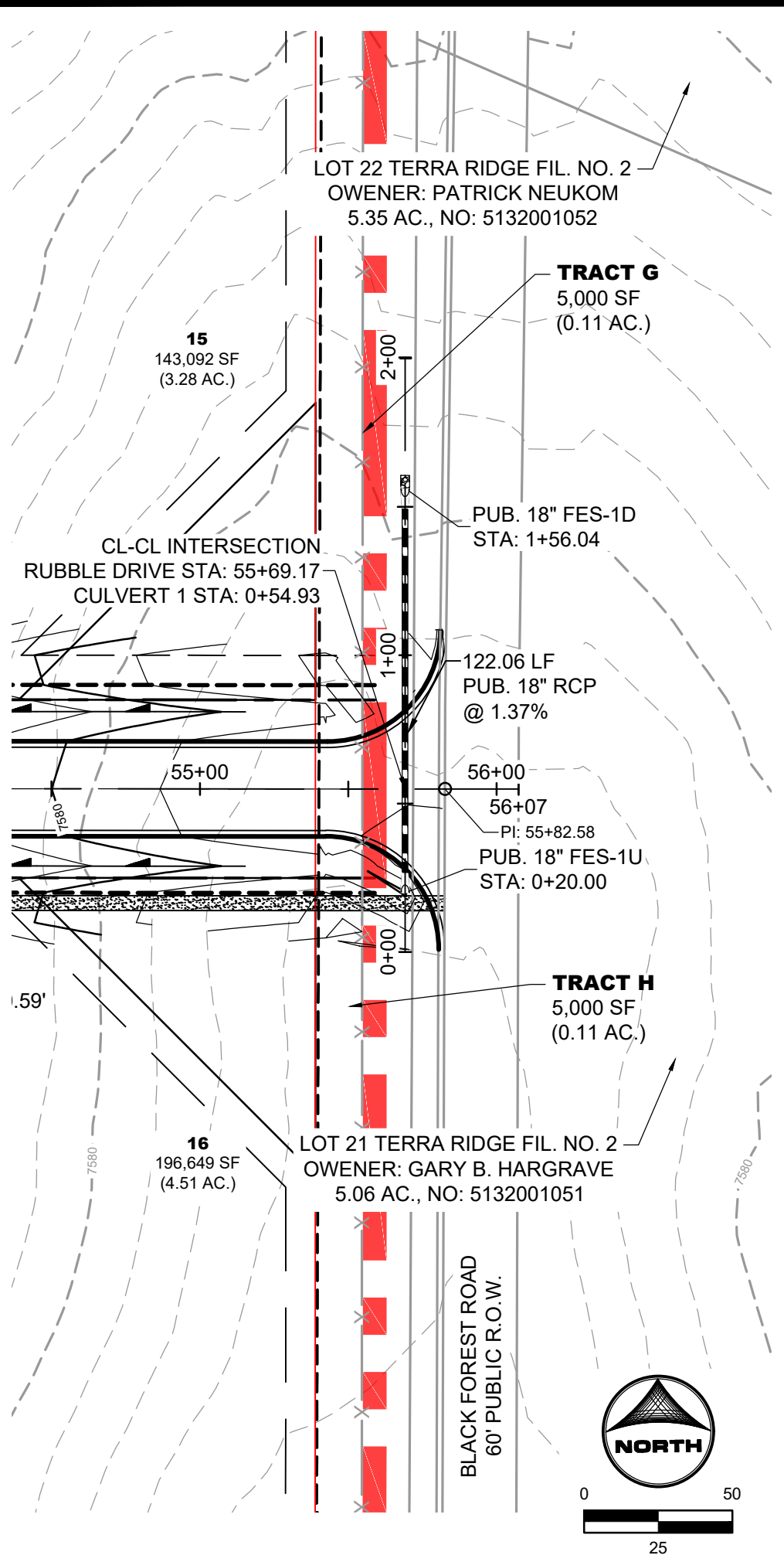


FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

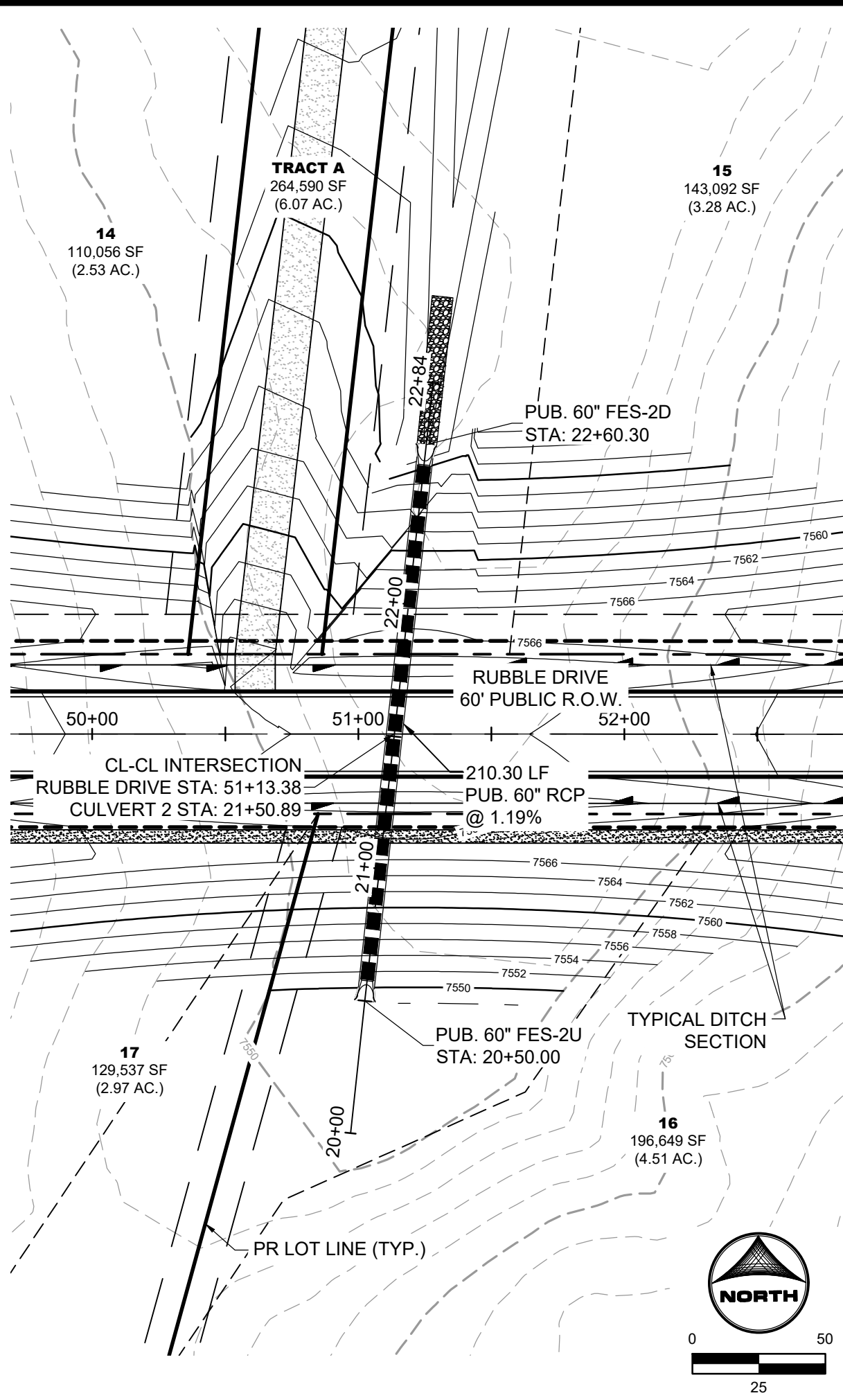
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SIGNAGE AND STRIPING

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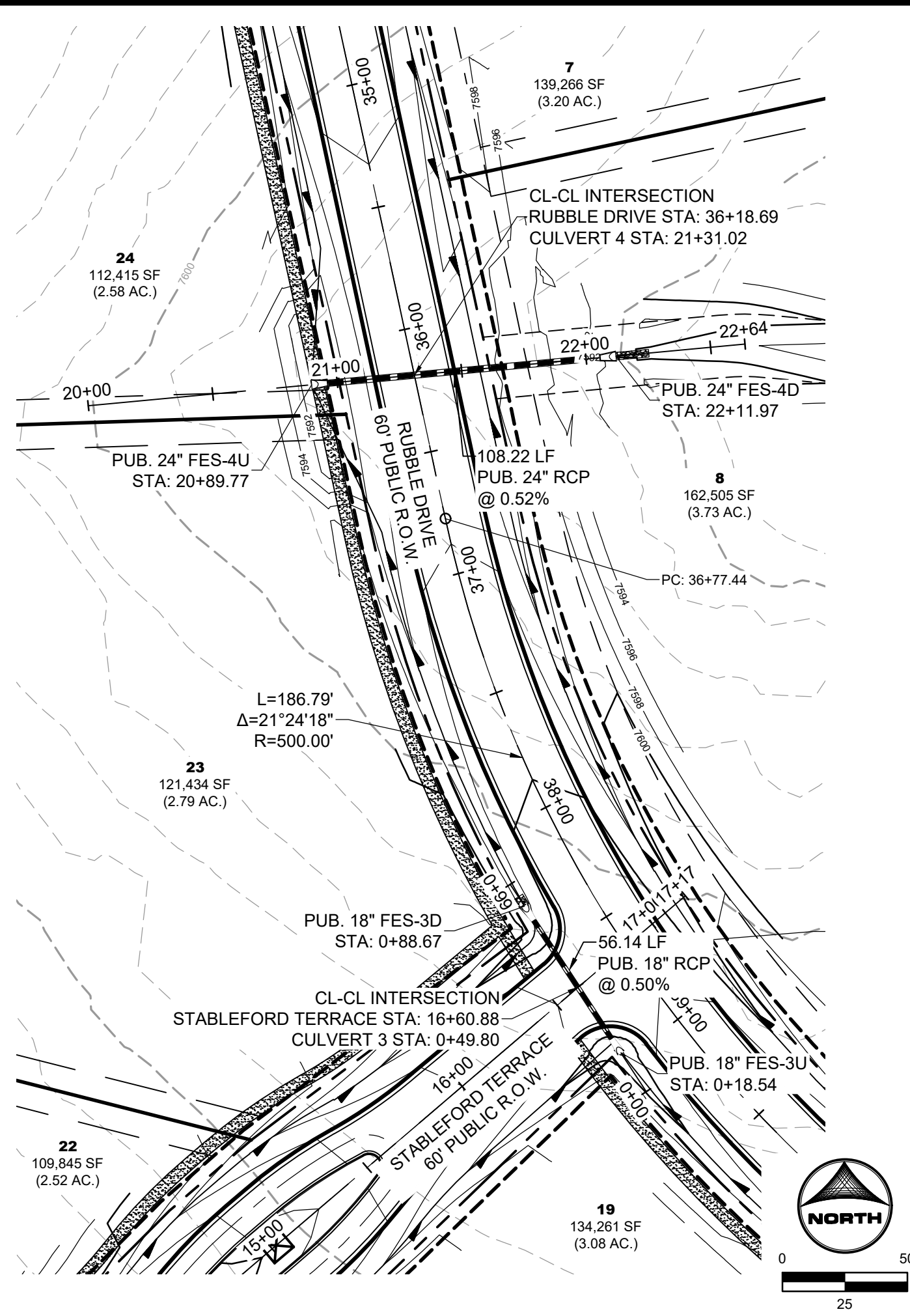
14



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

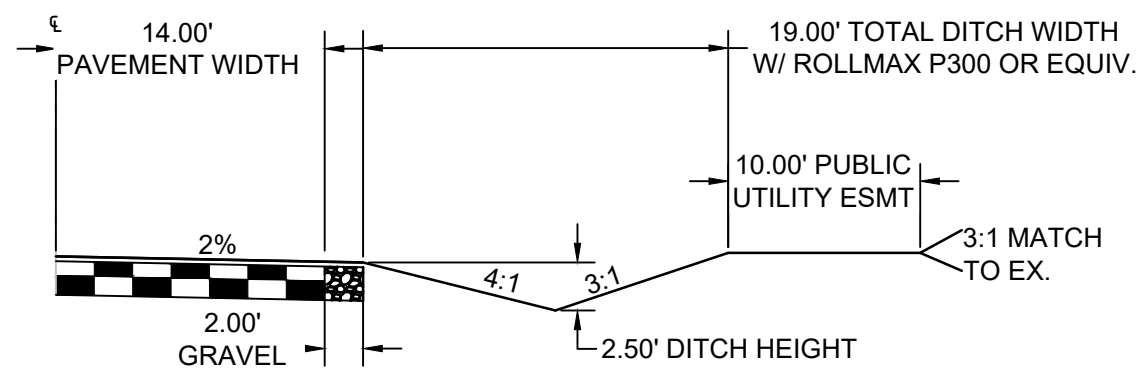
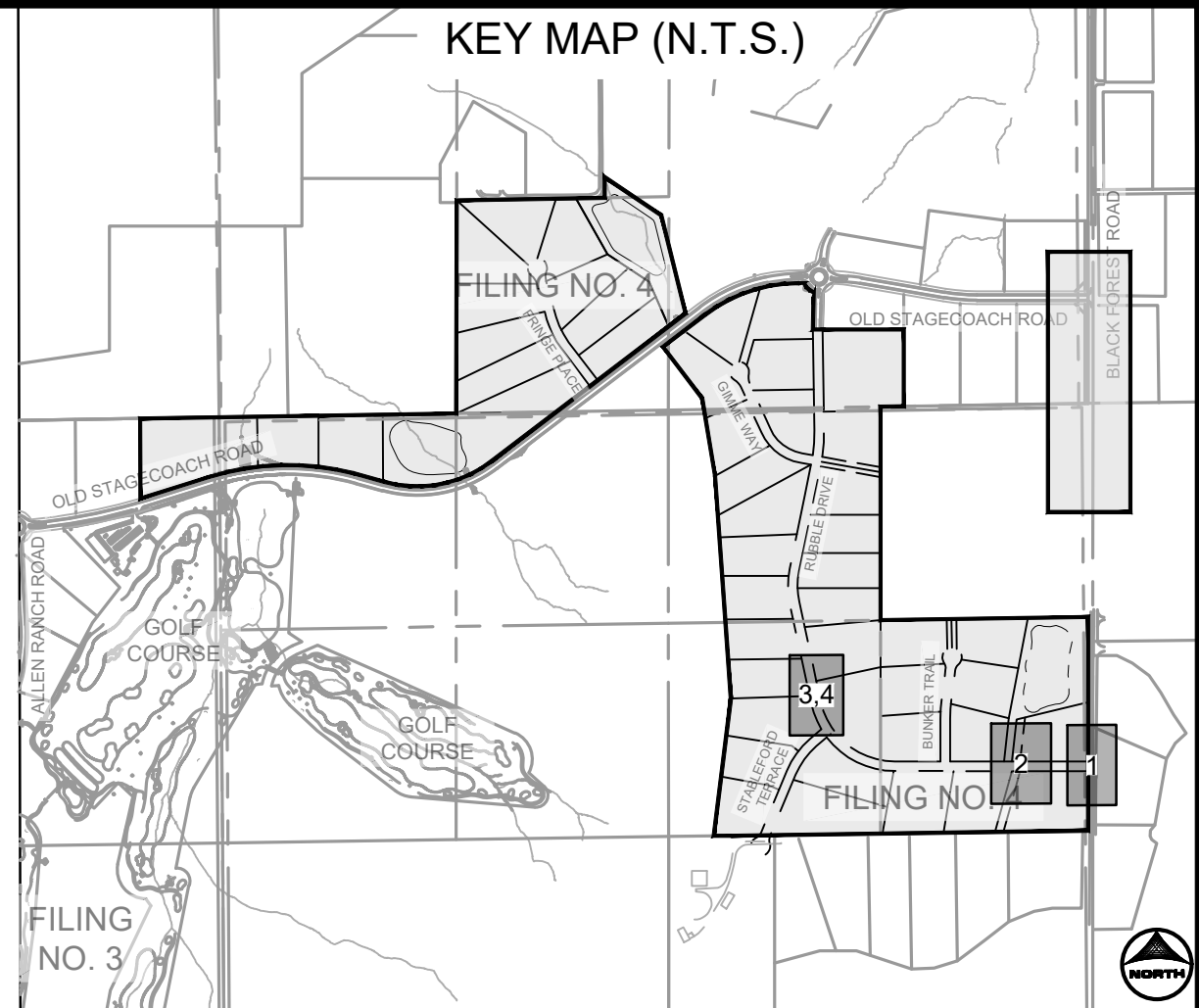


CULVERT 2
PUB. STORM CULVERT PIPE WITHIN RUBBLE DRIVE
PUB. 60" R.O.W. - RURAL LOCAL RESIDENTIAL



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

CULVERT 4
PUB. STORM CULVERT PIPE WITHIN RUBBLE DRIVE
PUB. 60" R.O.W. - RURAL LOCAL RESIDENTIAL

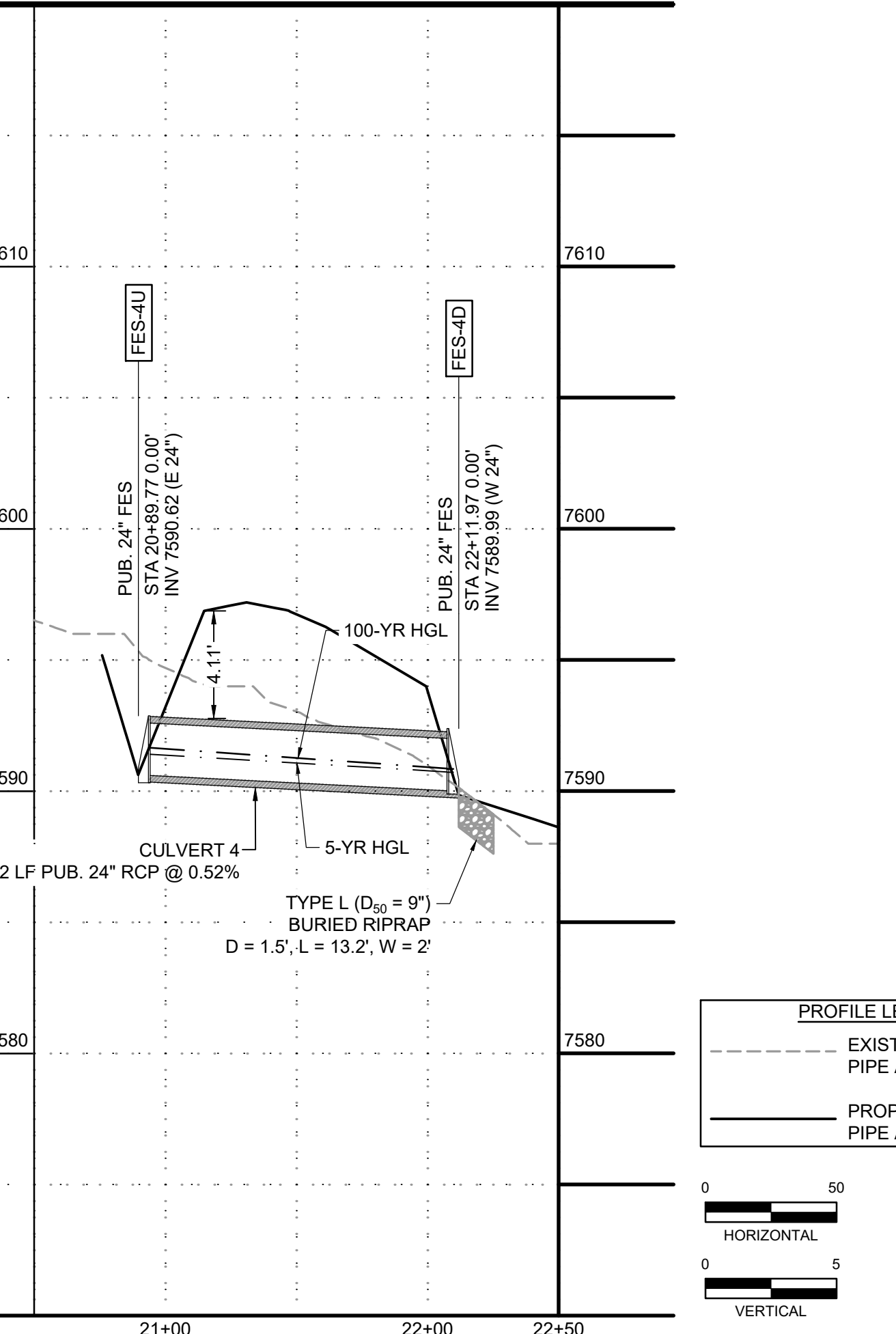
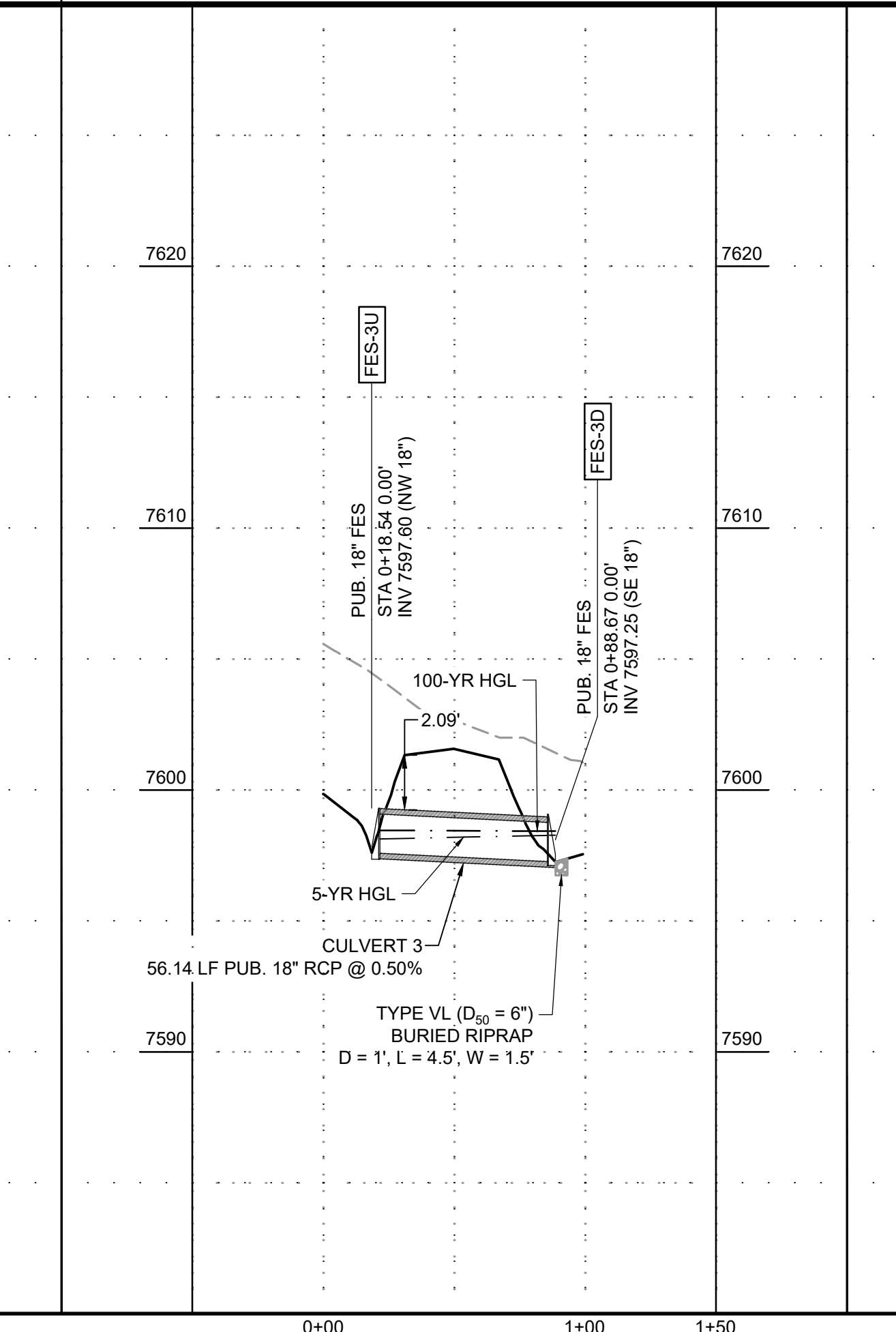
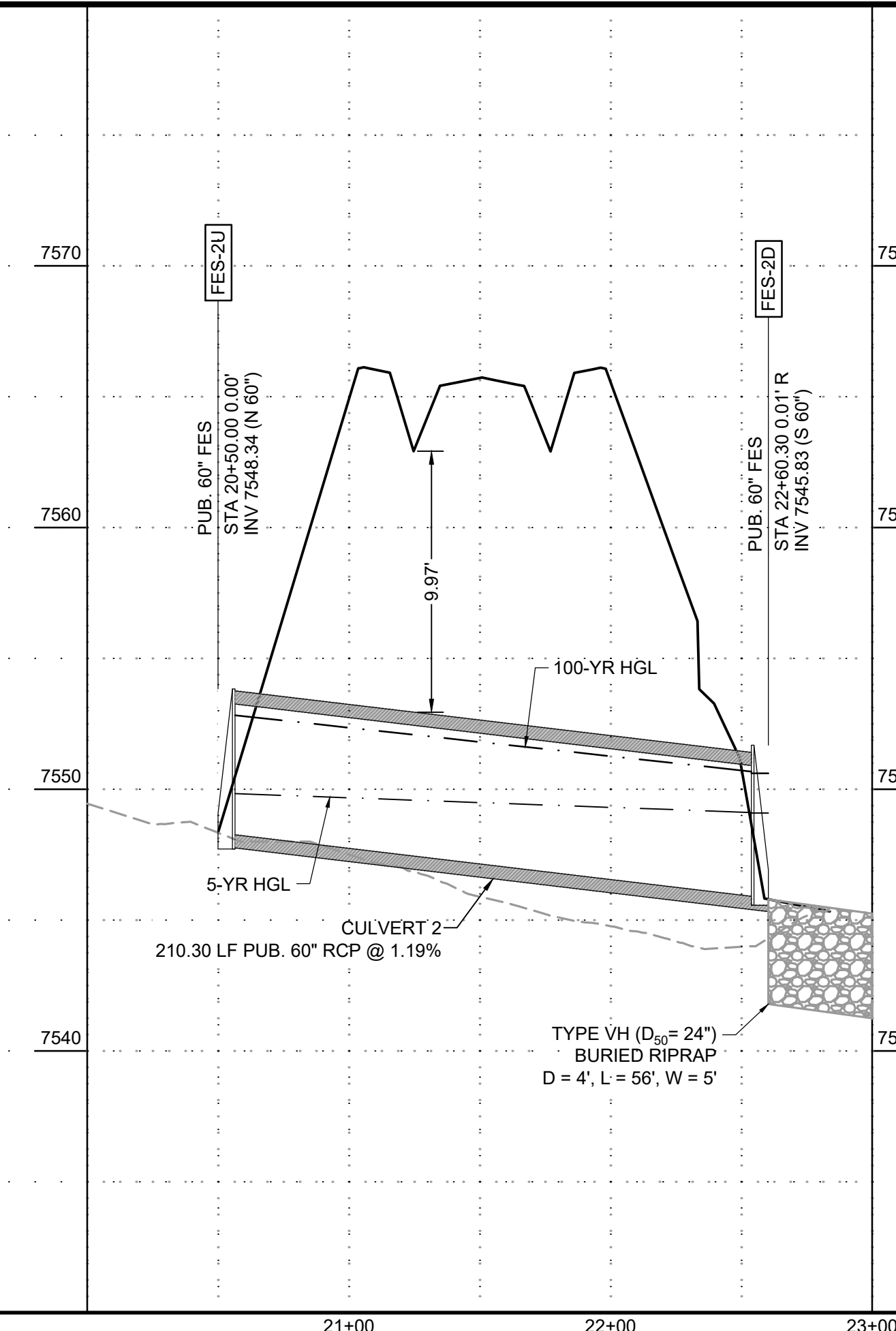
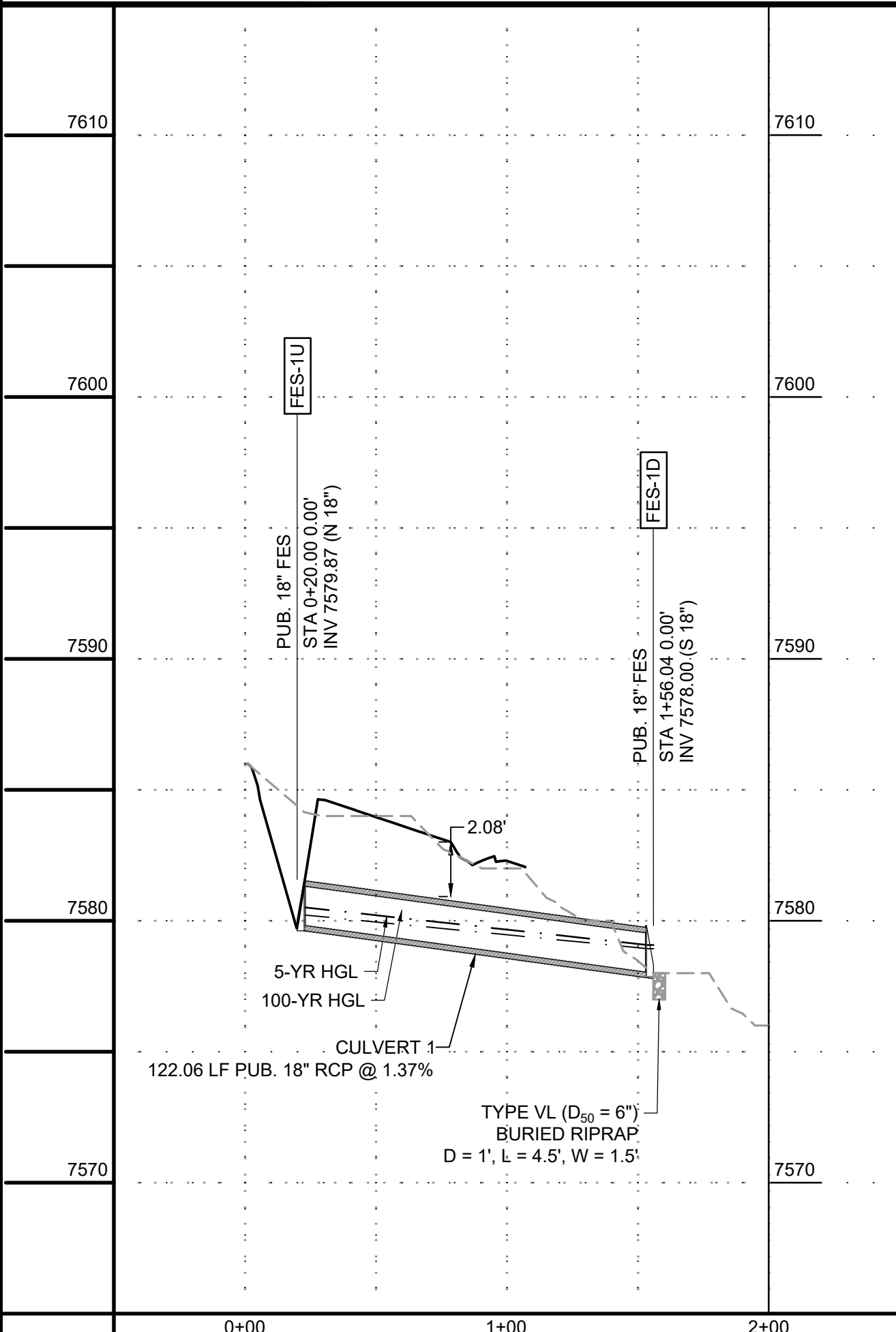


TYPICAL ROADSIDE DITCH SECTION
SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF RUBBLE DRIVE, GIMME WAY, STABLEFORD TERRACE, BUNKER TRAIL, & FRINGE PLACE)

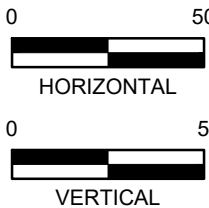
As-Built Document
PE Approval by: *Richard D. Lyon*
(Stamp Appended on this Plan Sheet)
09/24/2026 11:05:08 AM



PCD FILE NO.: SF2422



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\C\Filing_No_4\Storm_PNP

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

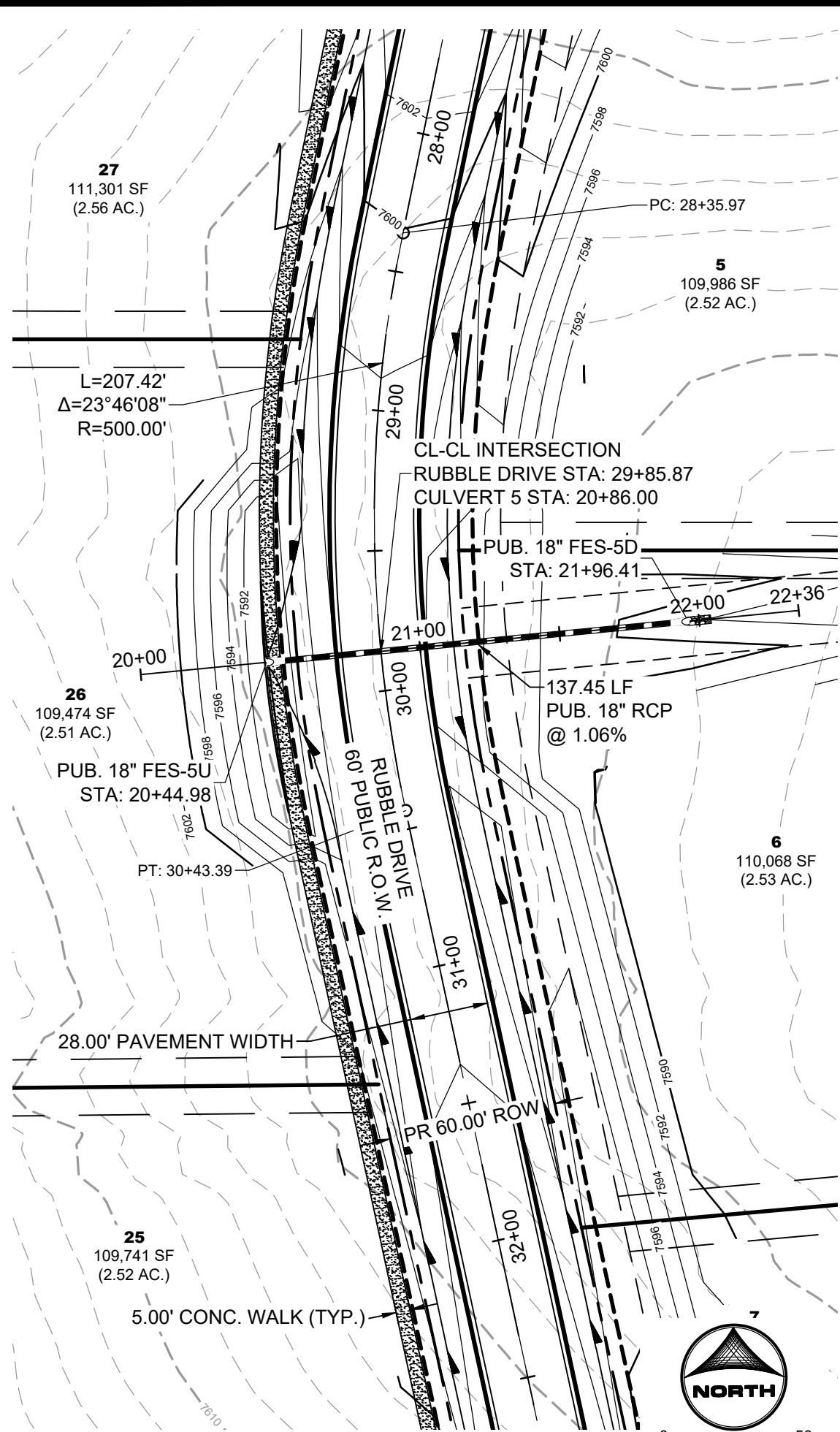
NO.	DATE	BY	REVISION DESCRIPTION

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

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

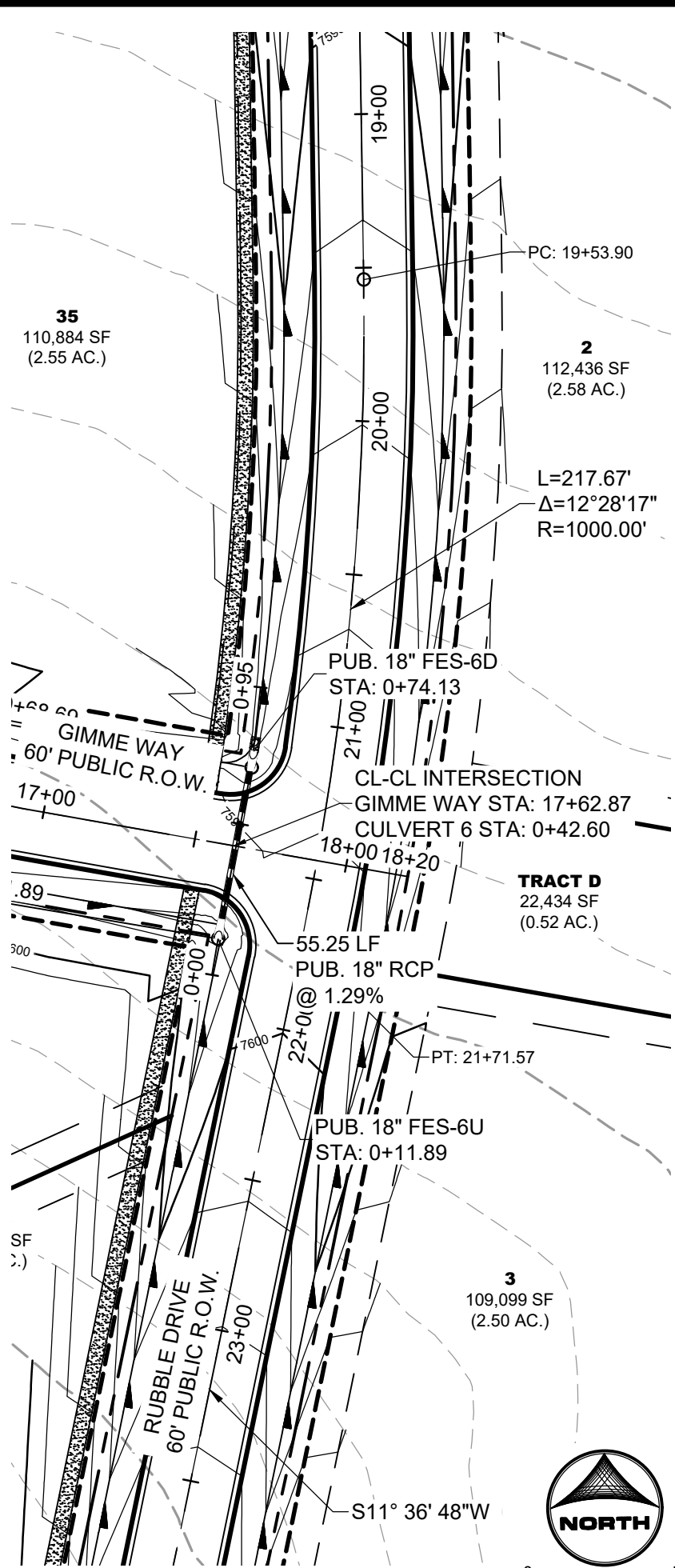
STORM SEWER PLAN & PROFILES
STORM CULVERTS

SHEET
STM
15



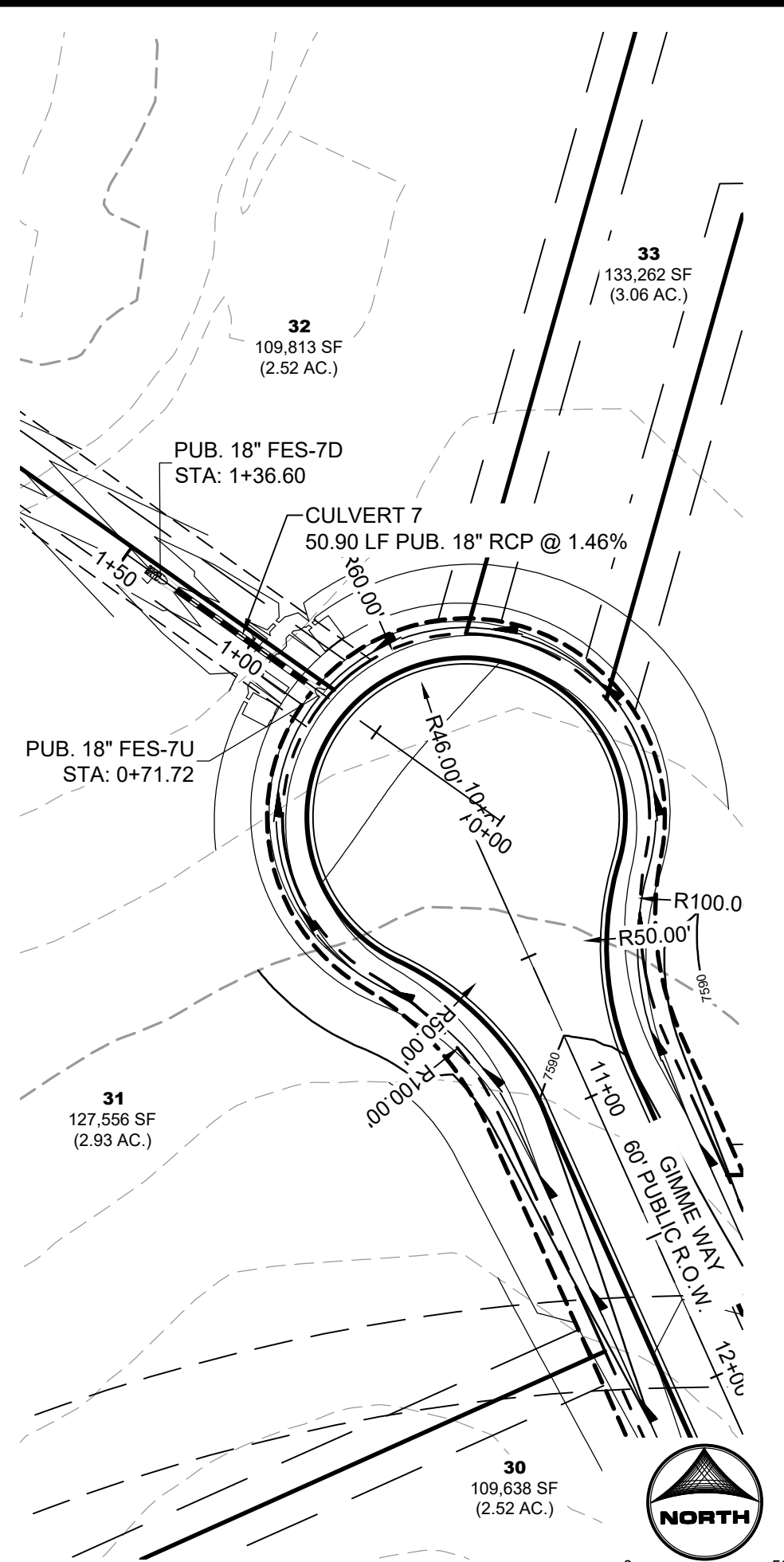
CULVERT 5

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



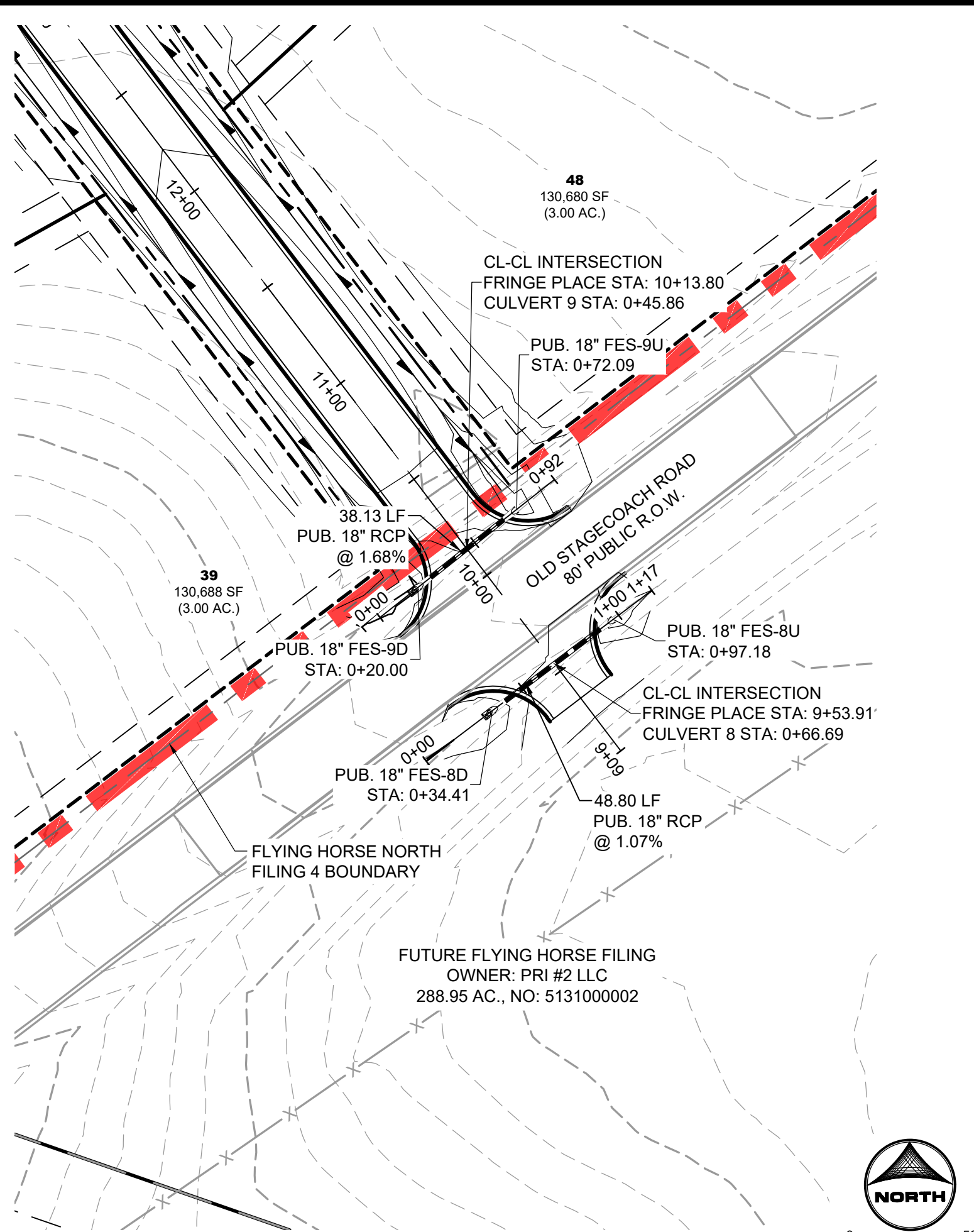
CULVERT 6

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

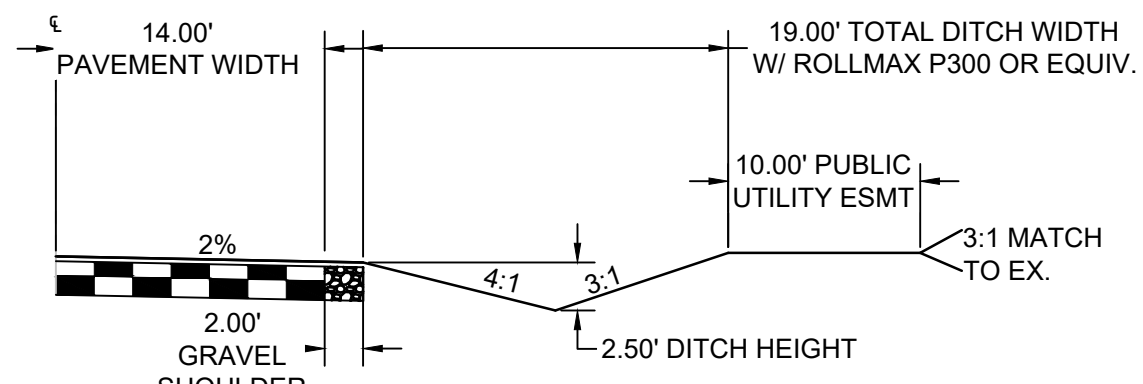
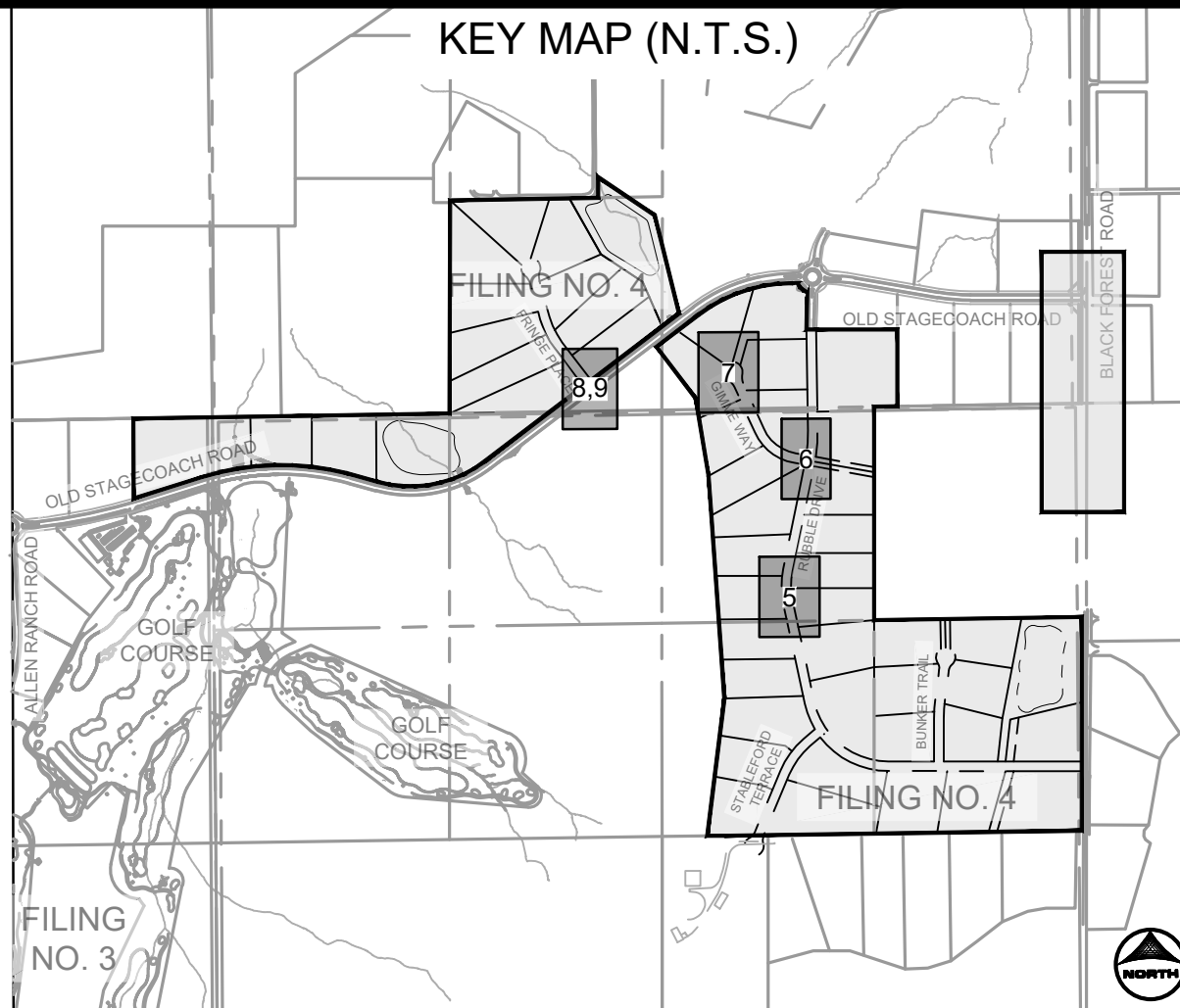


CULVERT 8

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)



TYPICAL ROADSIDE DITCH SECTION

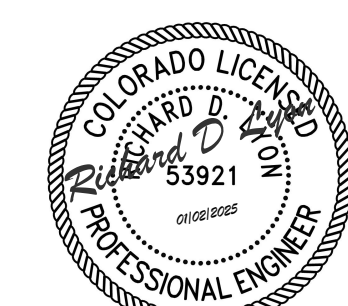
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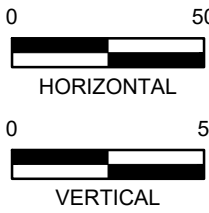
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PCD FILE NO.: SF2422

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



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APPROVED: RDL	JOB NUMBER: 211030.240	0" = 1"
CAD DATE: 12/5/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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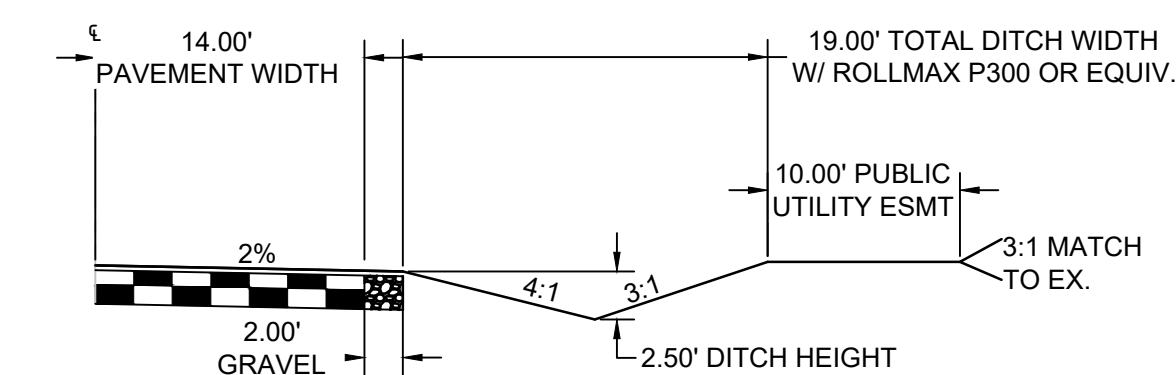
NO.	DATE	BY	REVISION DESCRIPTION

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

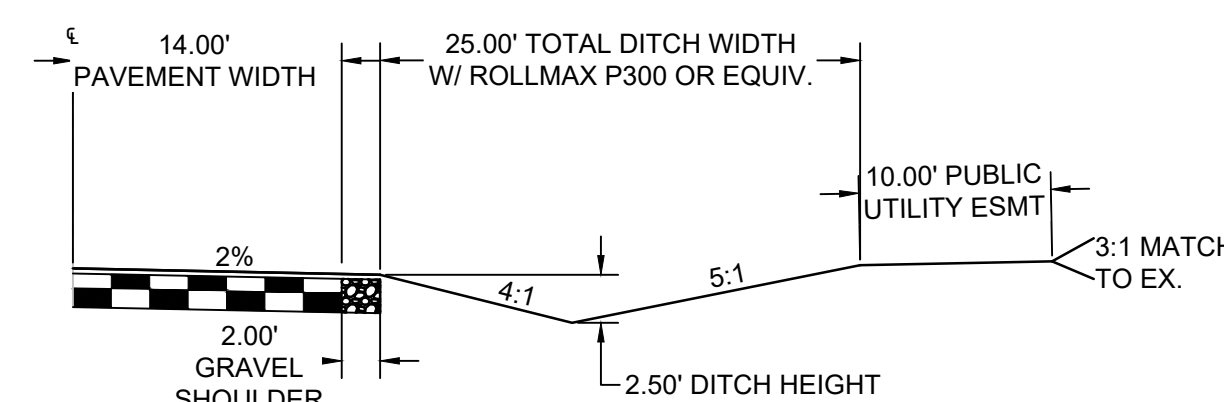
FLYING HORSE NORTH FILING 4
PRI #2, LLC.
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STORM SEWER PLAN & PROFILES
STORM CULVERTS

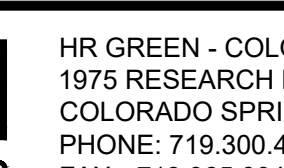
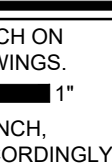
SHEET
STM
16



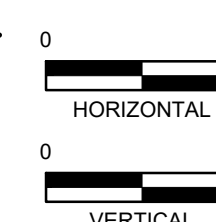
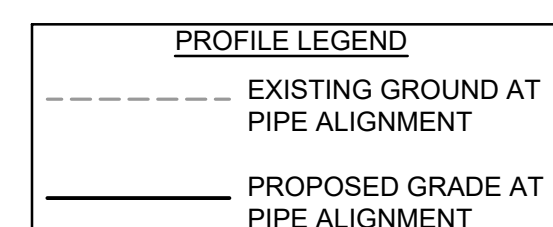
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(ROADS USING THIS SECTION: A PORTION OF RUBBLE DRIVE, GIMME
WAY, STABLEFORD TERRACE, BUNKER TRAIL, & FRINGE PLACE)



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



PE Approval by: Richard D. Lyon
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PCD FILE NO.: SF2422

DRAWN BY: CMD JOB DATE: 11/26/2024
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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.
0 1"
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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
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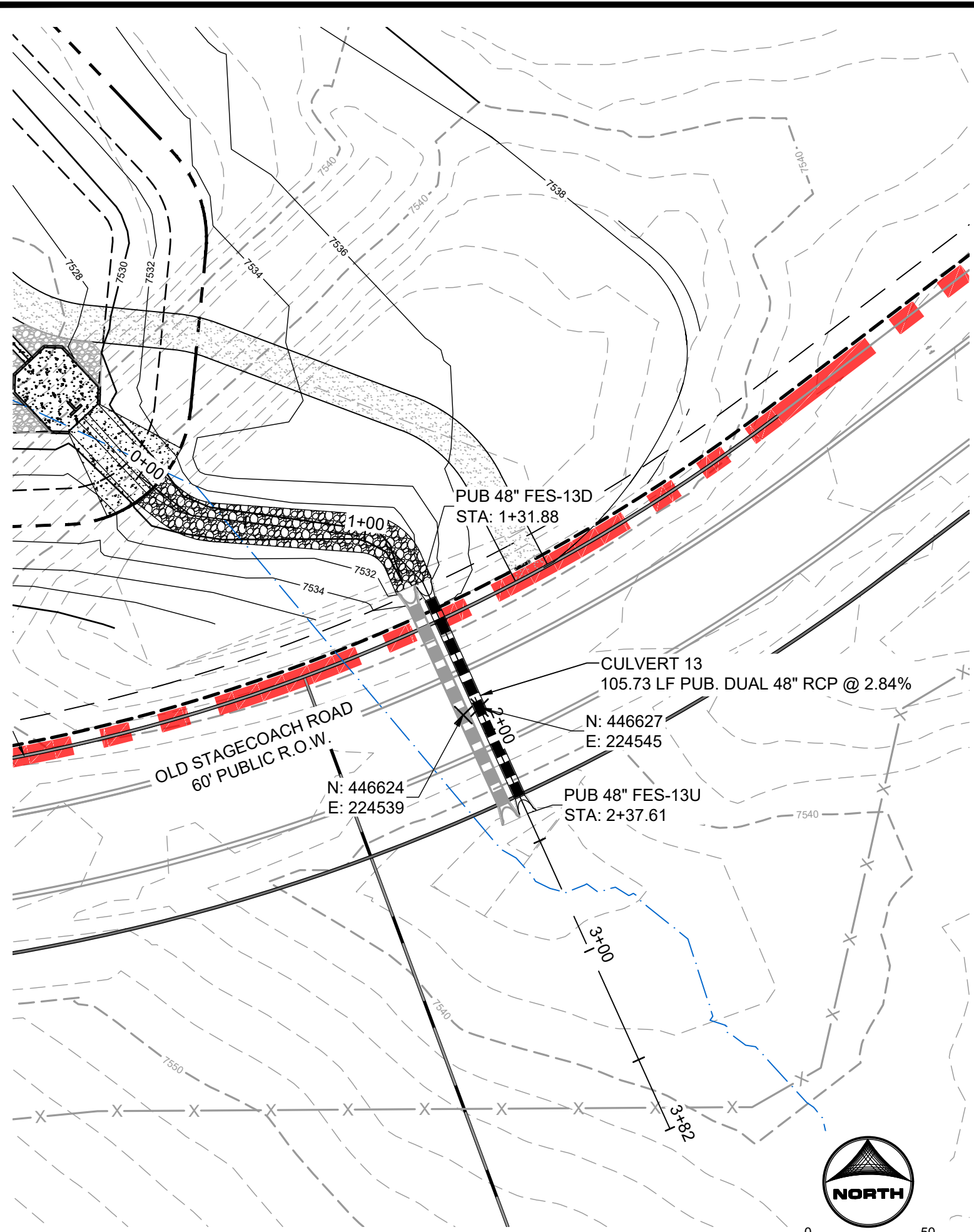
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PRI #2, LLC.
EL PASO COUNTY, CO

STORM SEWER PLAN & PROFILES

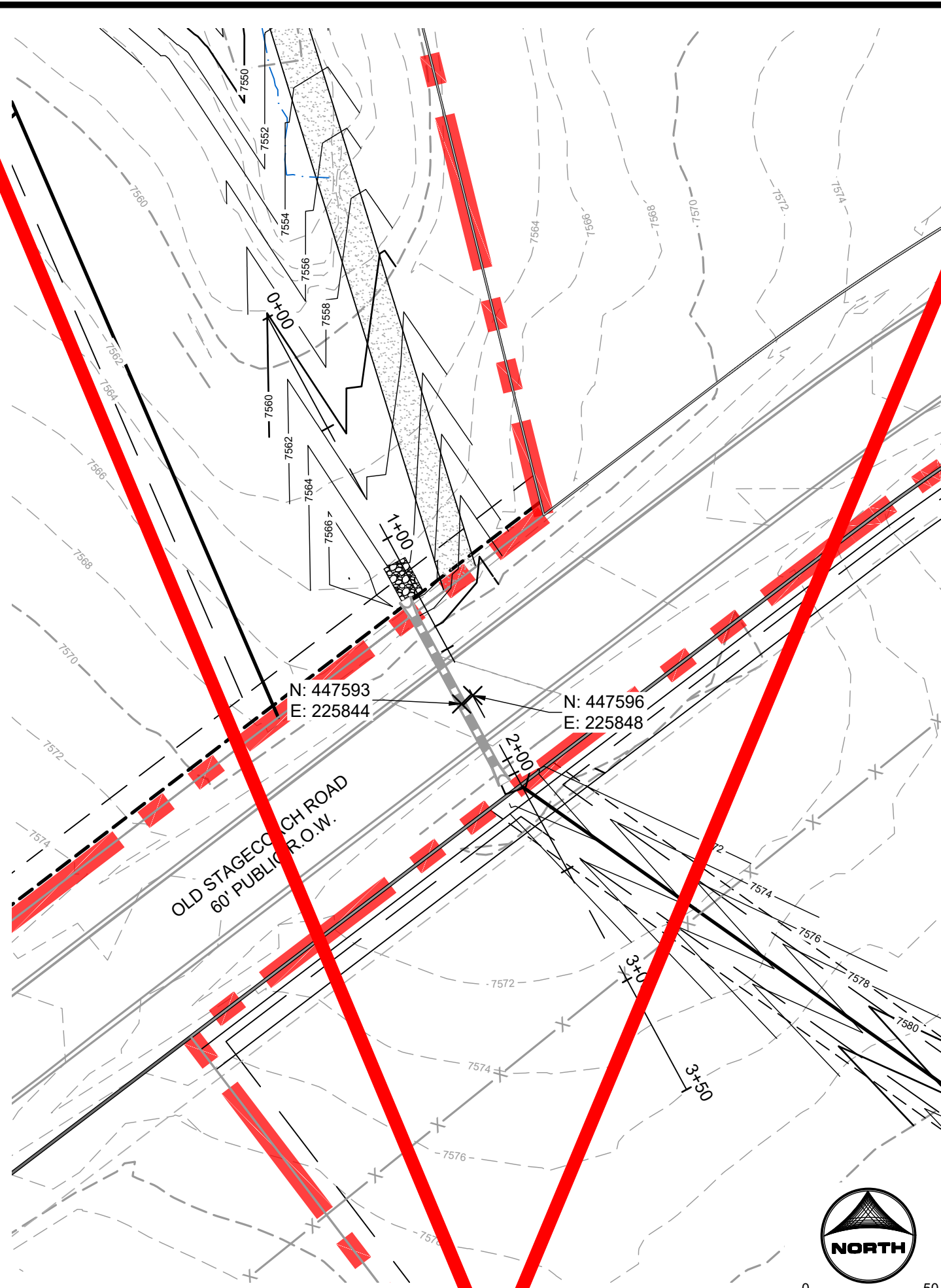
STORM CULVERTS

SHEET
STM

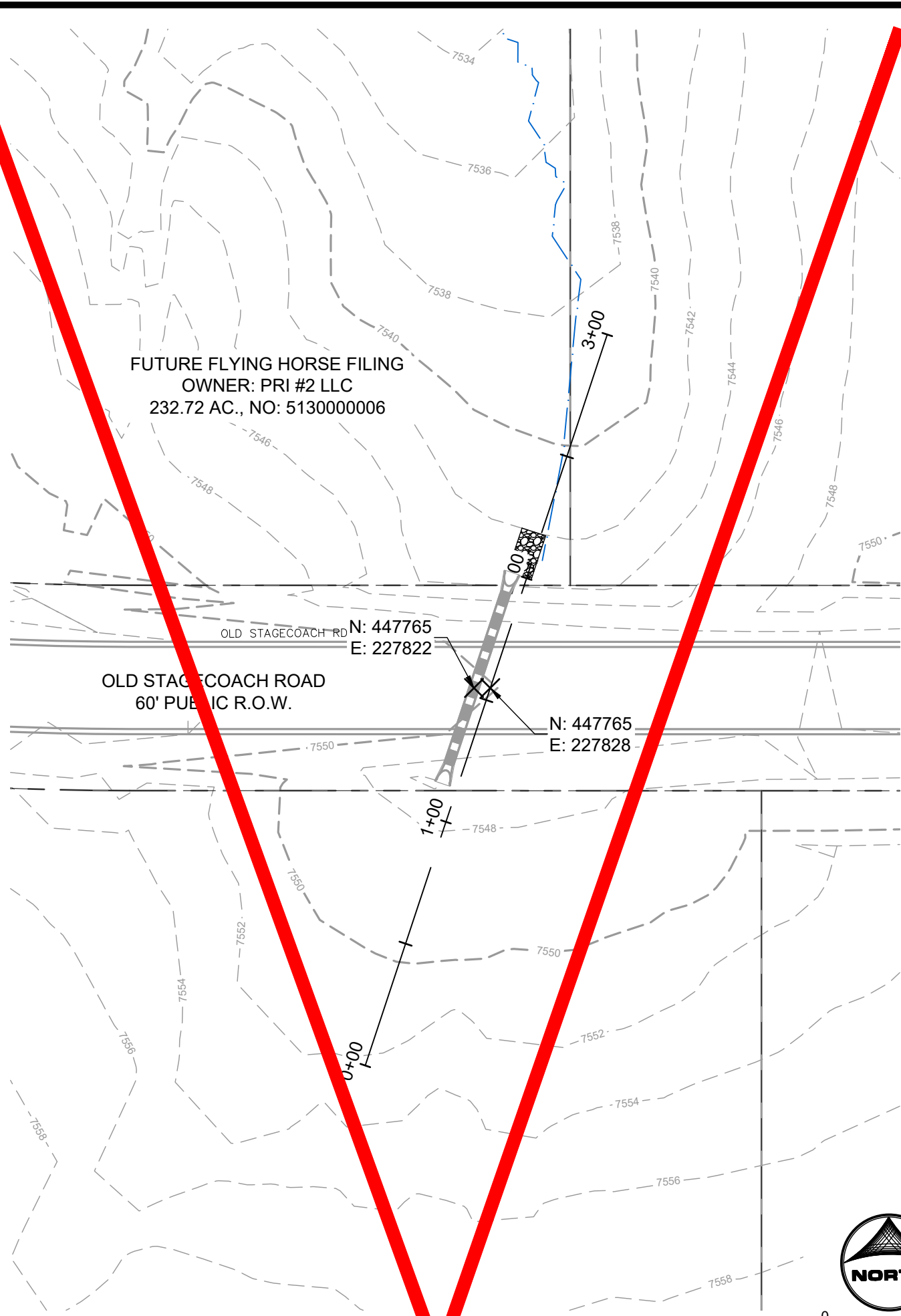
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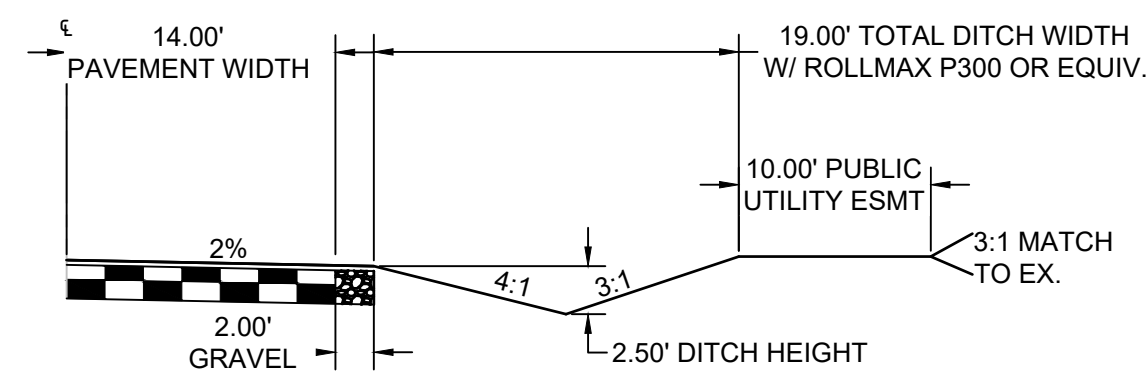
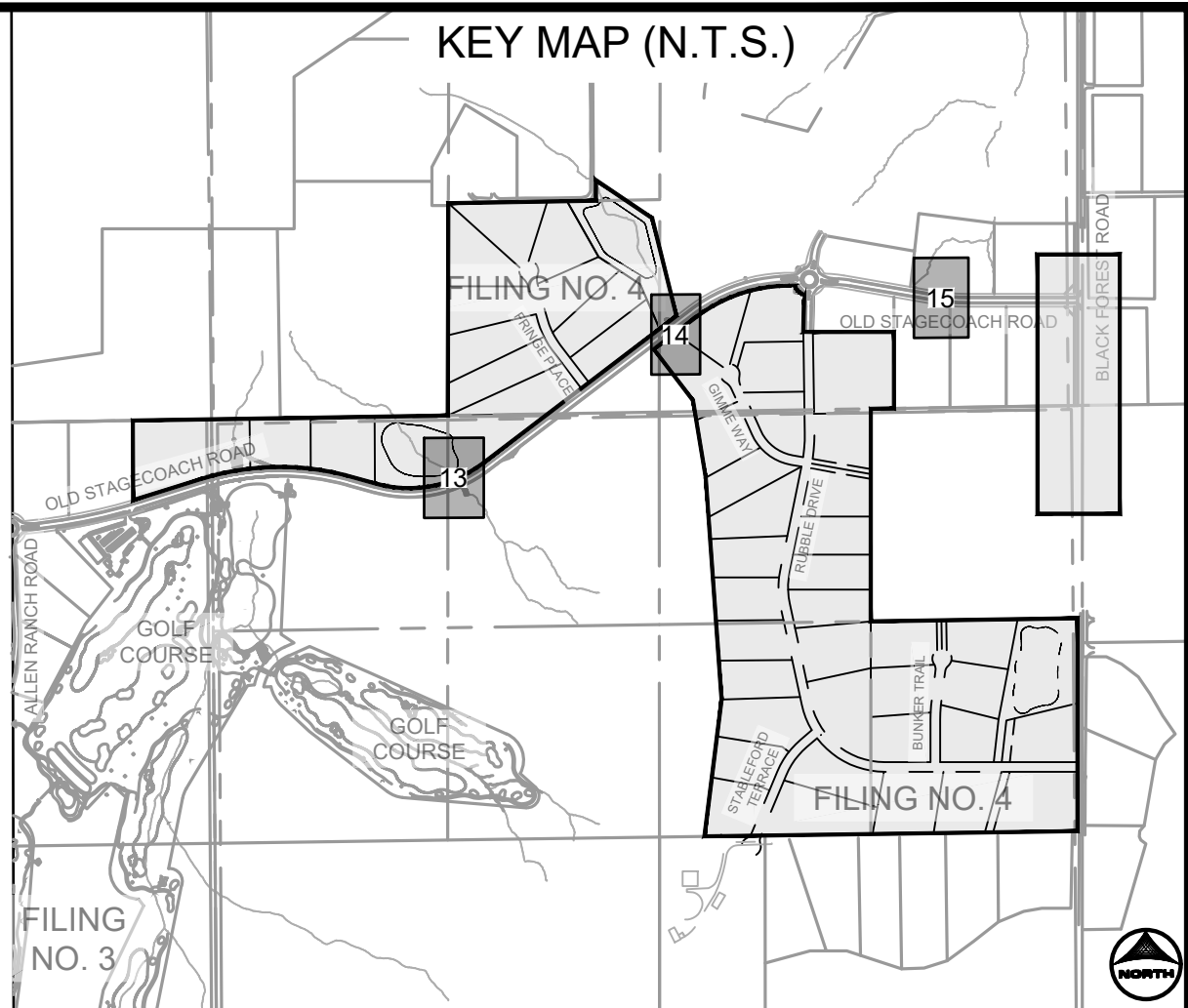
CULVERT 13
PUB. STORM CULVERT PIPE WITHIN OLD STAGECOACH ROAD
PUB. 80' R.O.W. - COLLECTOR



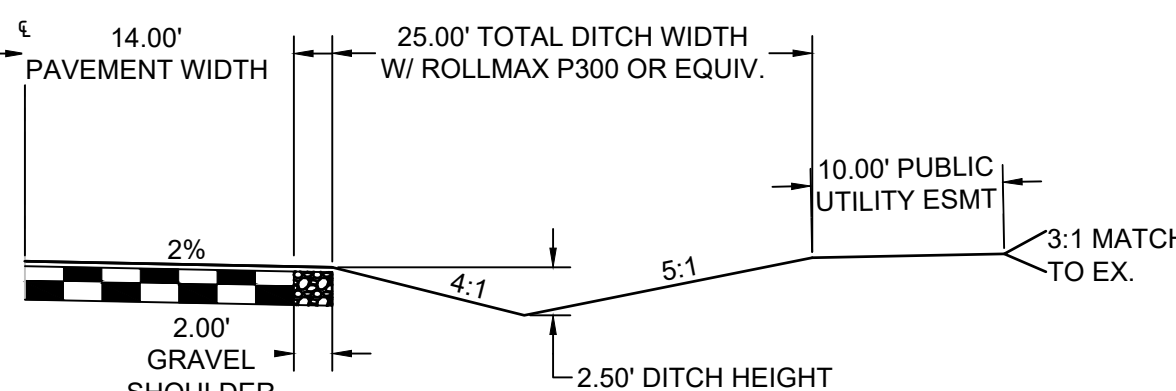
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PUB. 80' R.O.W. - COLLECTOR



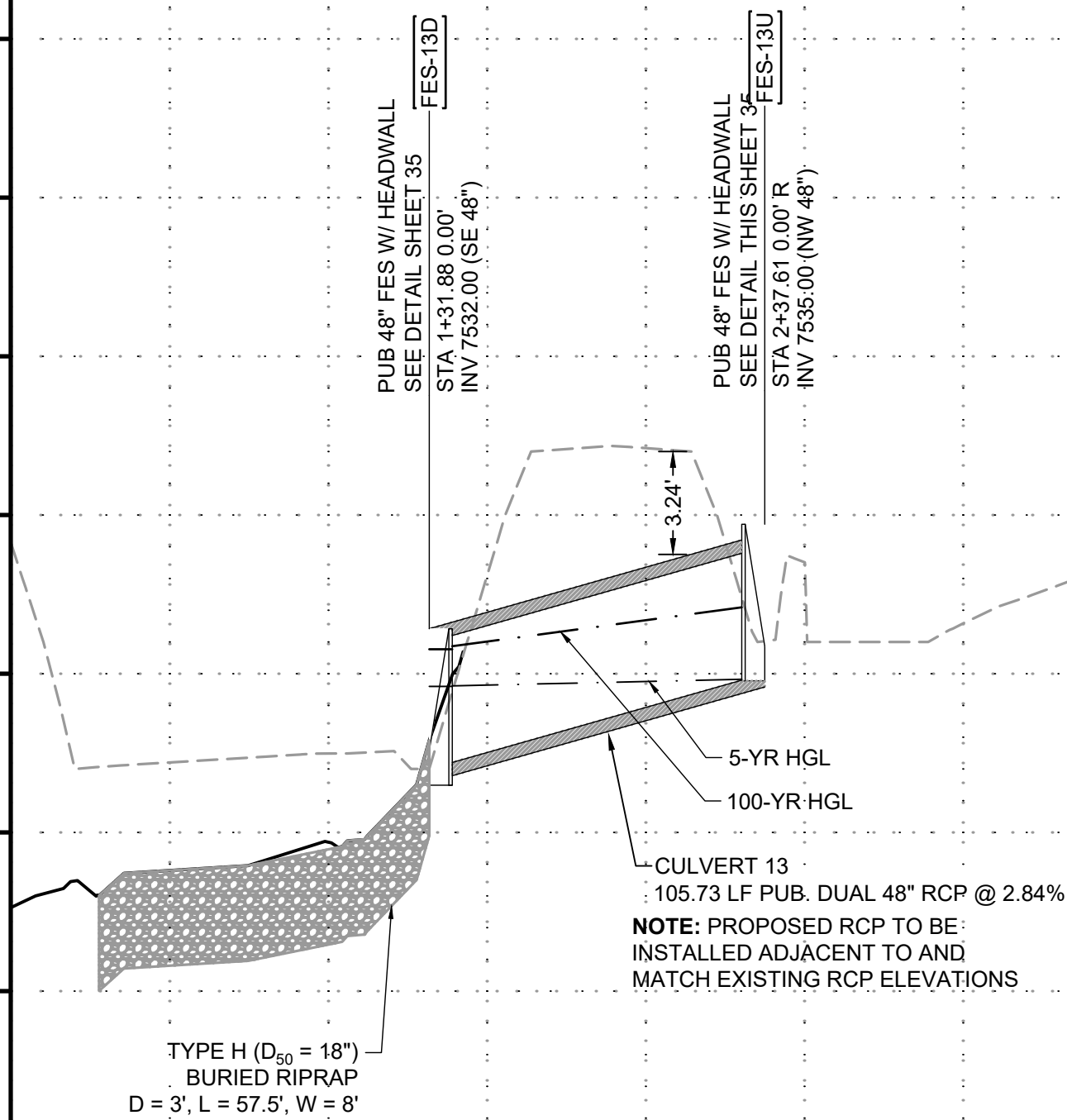
CULVERT 15
PUB. STORM CULVERT PIPE WITHIN OLD STAGE COACH
PUB. 80' R.O.W. - COLLECTOR



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

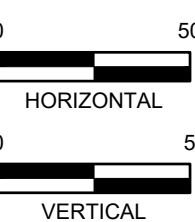
TYPE VL (D₉₀ = 6")
BURIED RIPRAP
D = 1', L = 15', W = 5'

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

TYPE VL (D₉₀ = 6")
BURIED RIPRAP
D = 1', L = 18', W = 6'

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



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APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 9/24/2026
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NO.	DATE	BY	REVISION DESCRIPTION
1	9/24/2026	RDL	COUNTY P.A. AS-BUILT



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

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PRI #2, LLC.
EL PASO COUNTY, CO

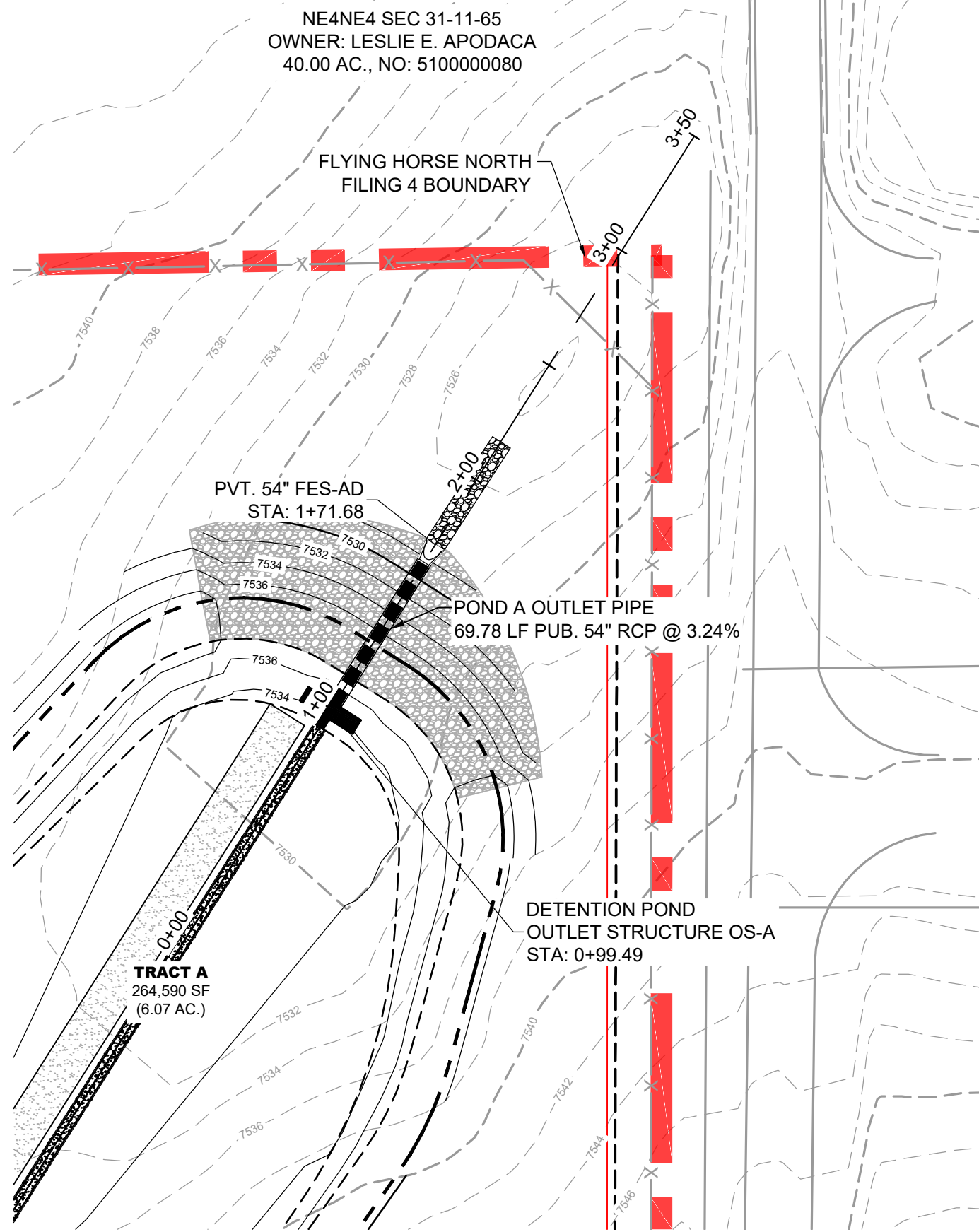
STORM SEWER PLAN & PROFILES
STORM CULVERTS

SHEET
STM

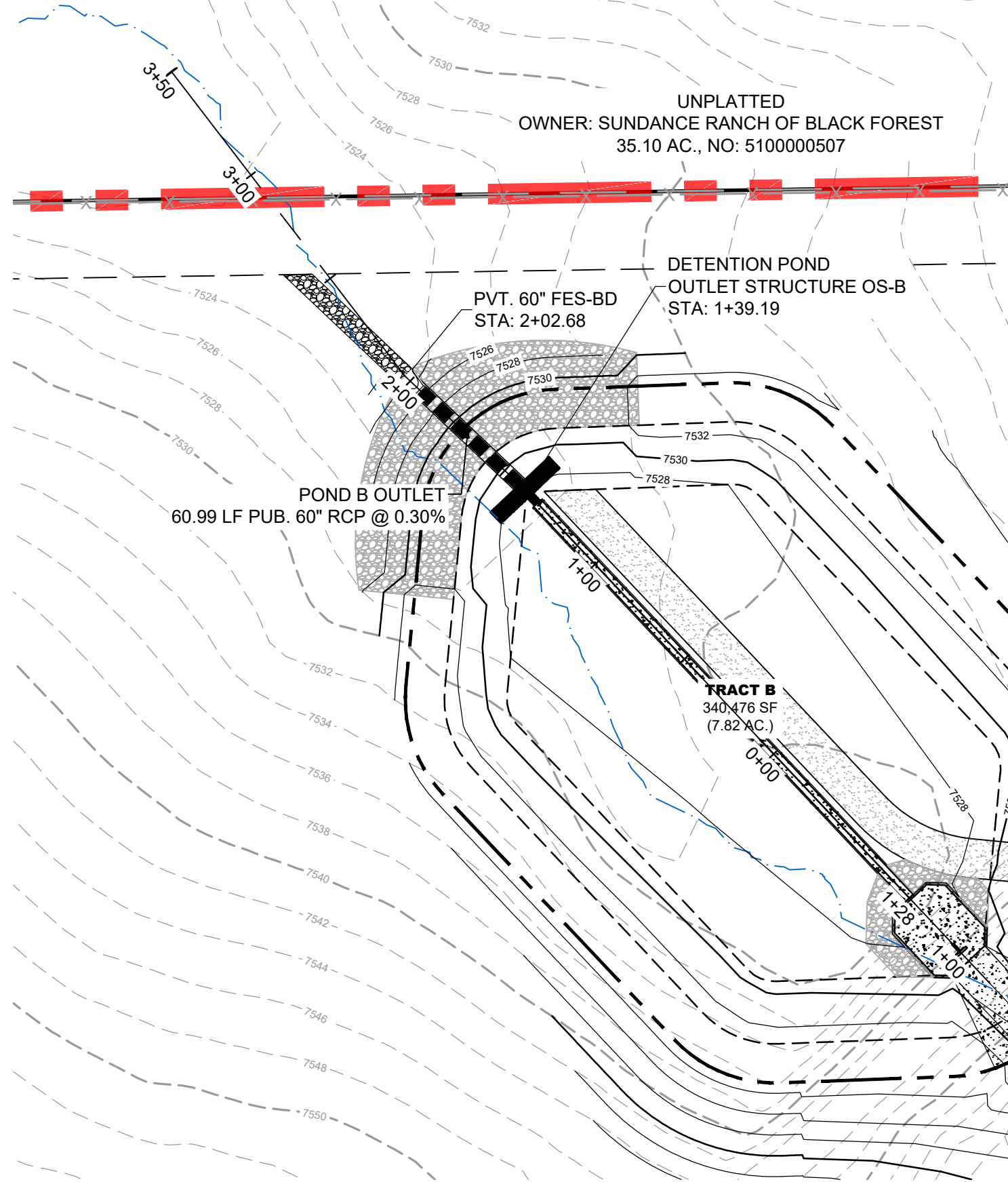
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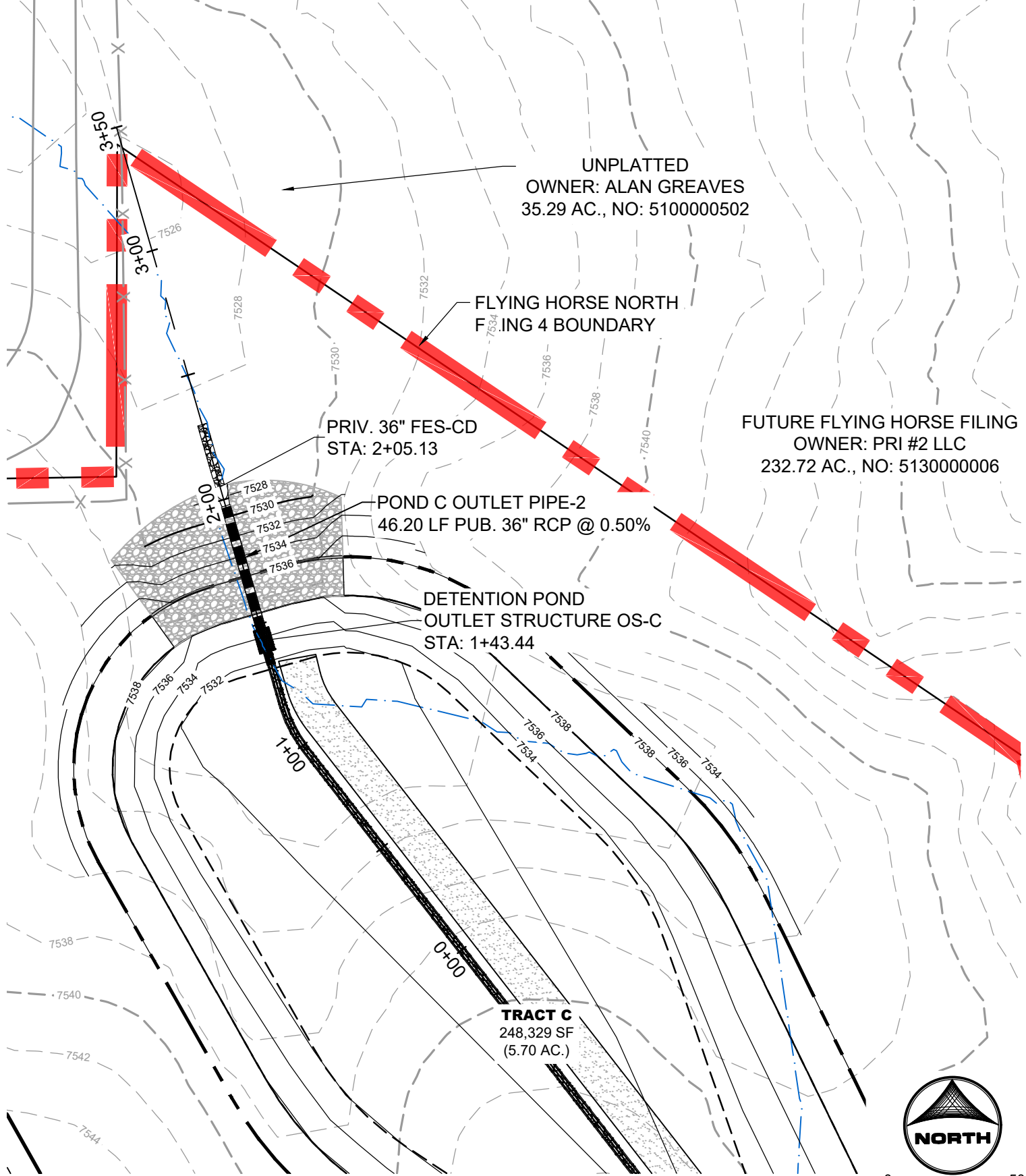




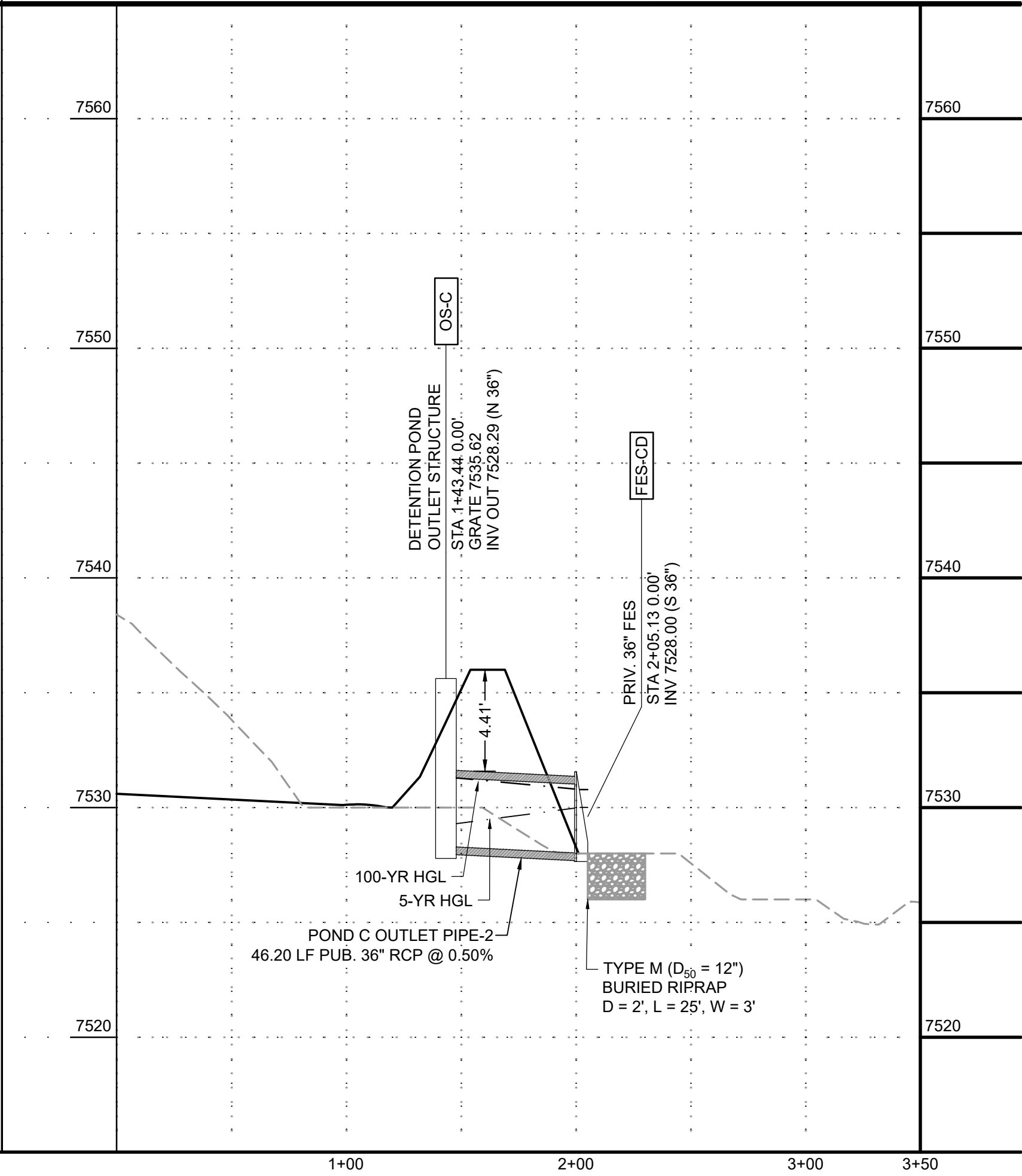
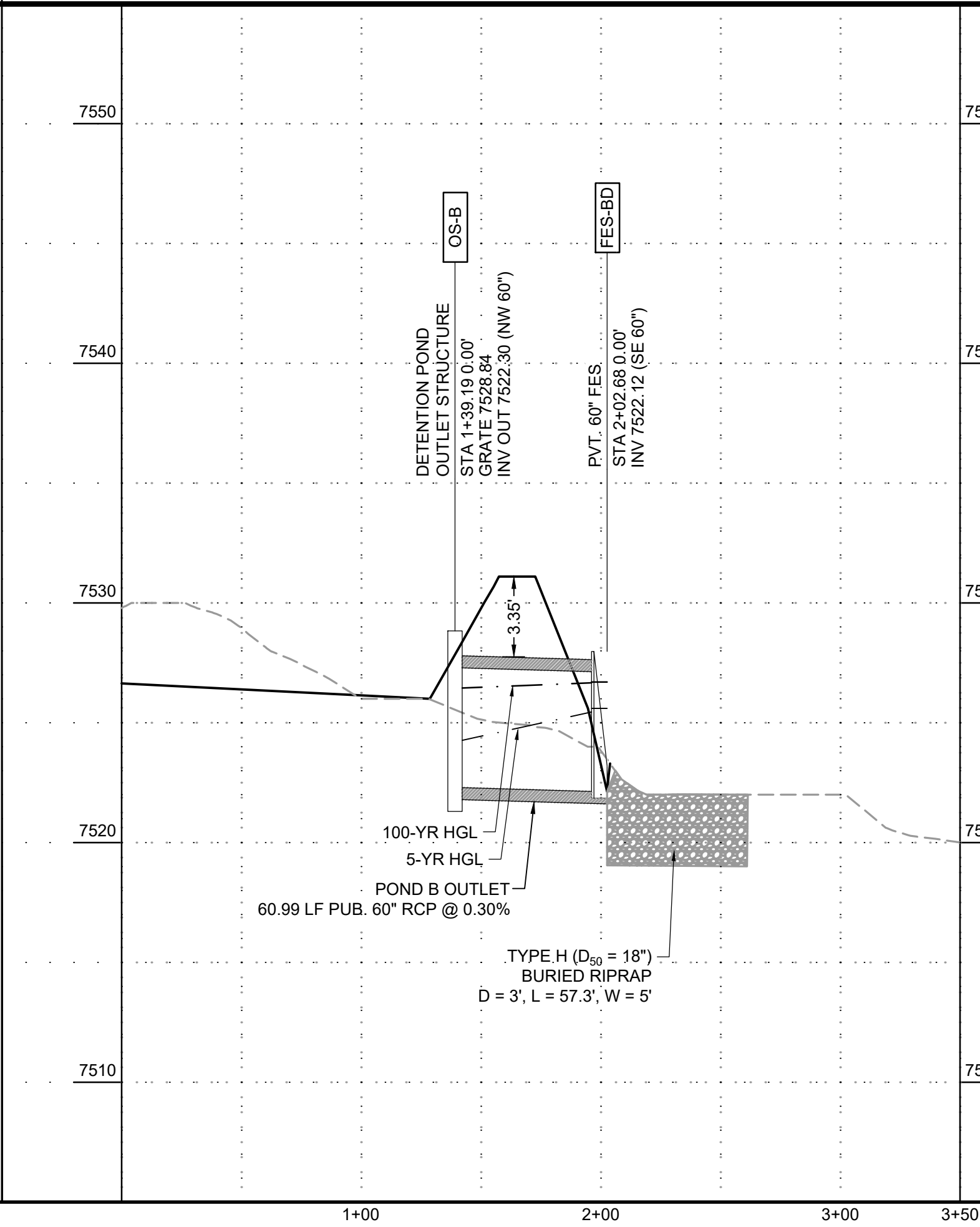
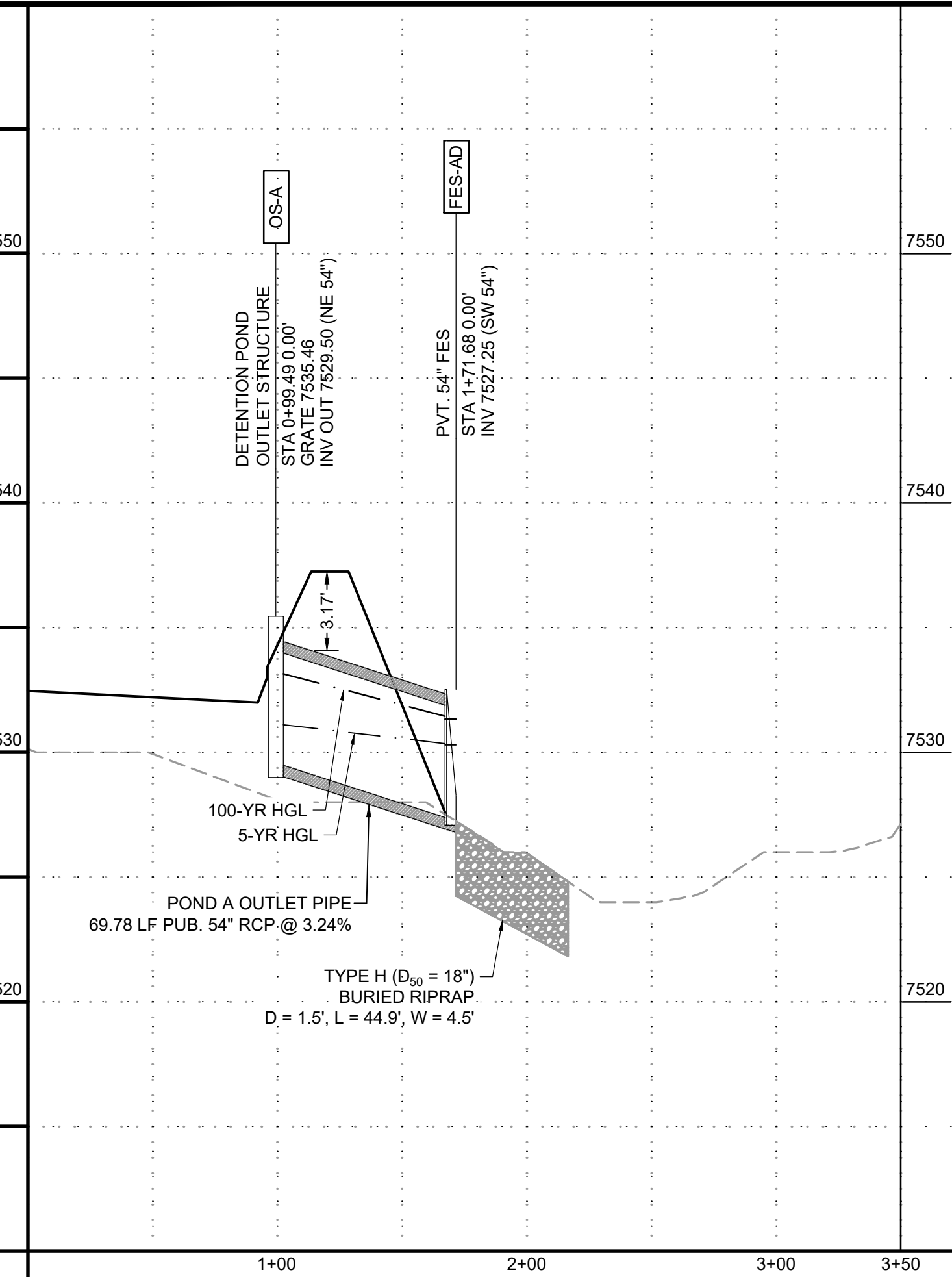
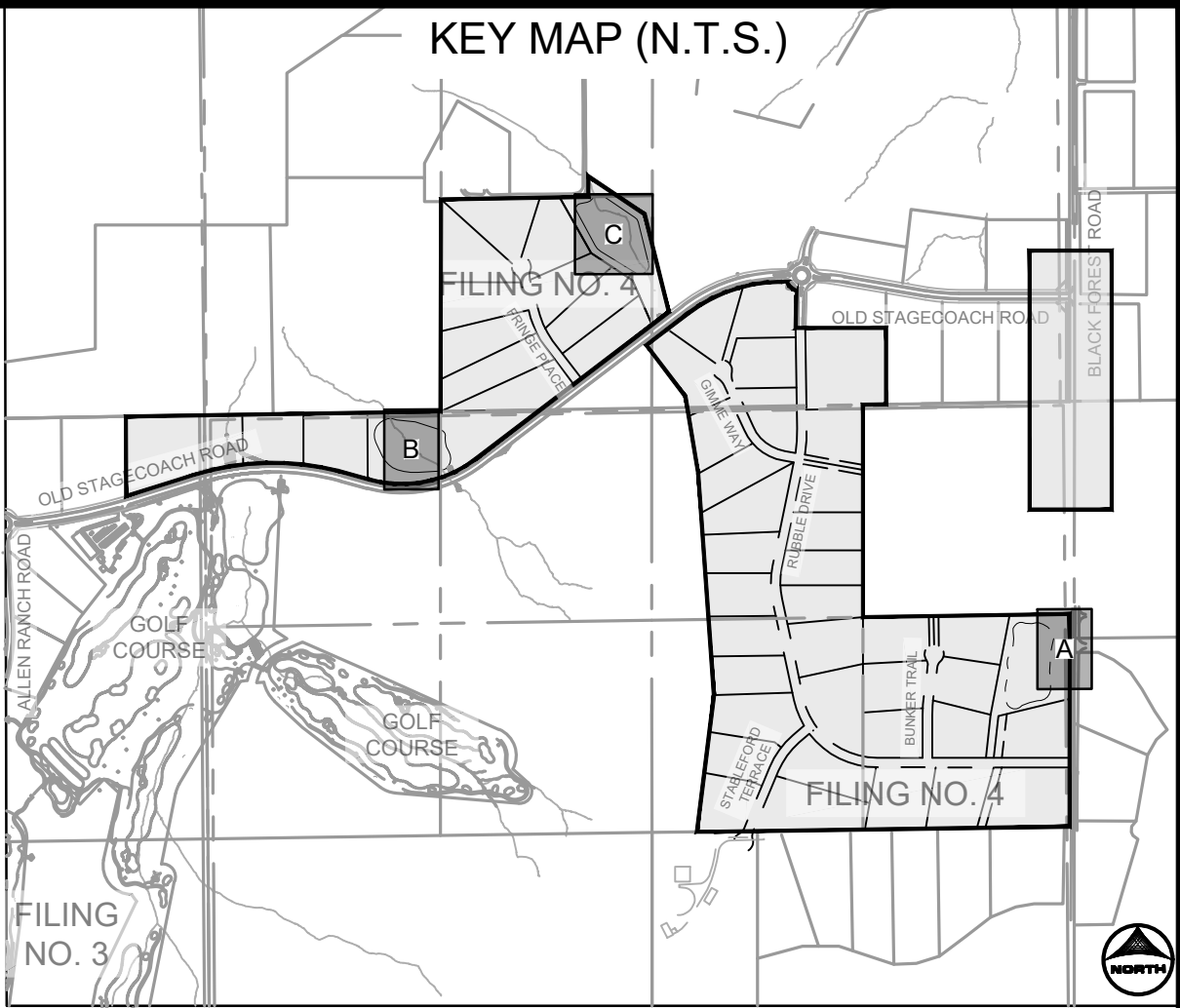
POND A OUTLET
PVT. STORM CULVERT PIPE WITHIN
TRACT A



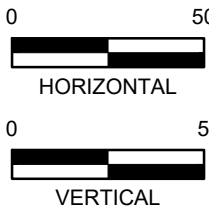
POND B OUTLET
PVT. STORM CULVERT PIPE WITHIN
TRACT B



POND C OUTLET
PVT. STORM CULVERT PIPE WITHIN
TRACT C



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



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PE Approval by: *Richard D. Lyon*
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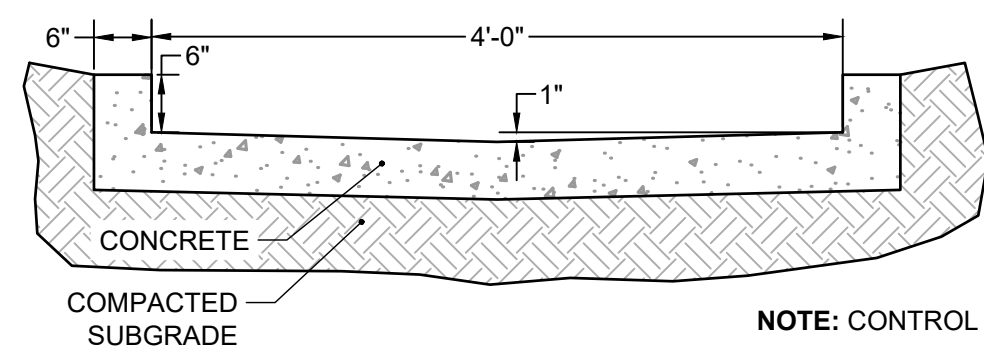
HRGreen
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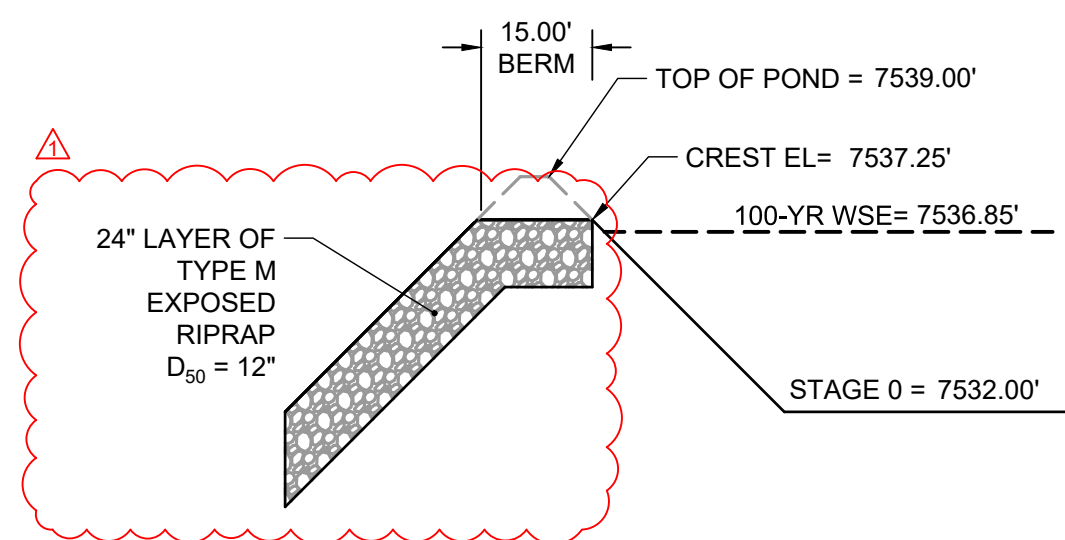
STORM SEWER PLAN & PROFILES
POND OUTLET PIPES

SHEET
STM
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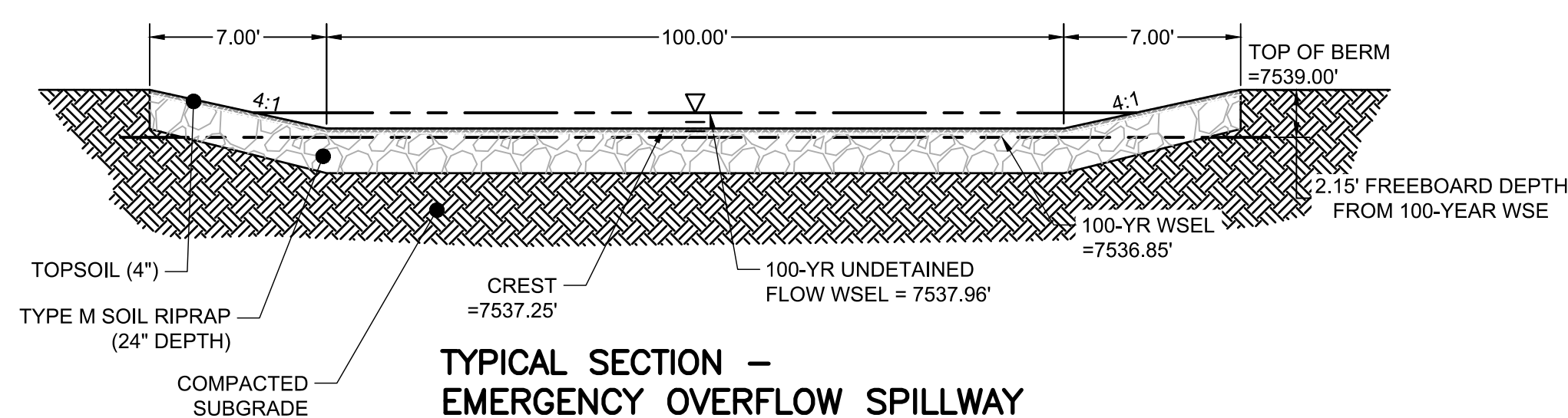
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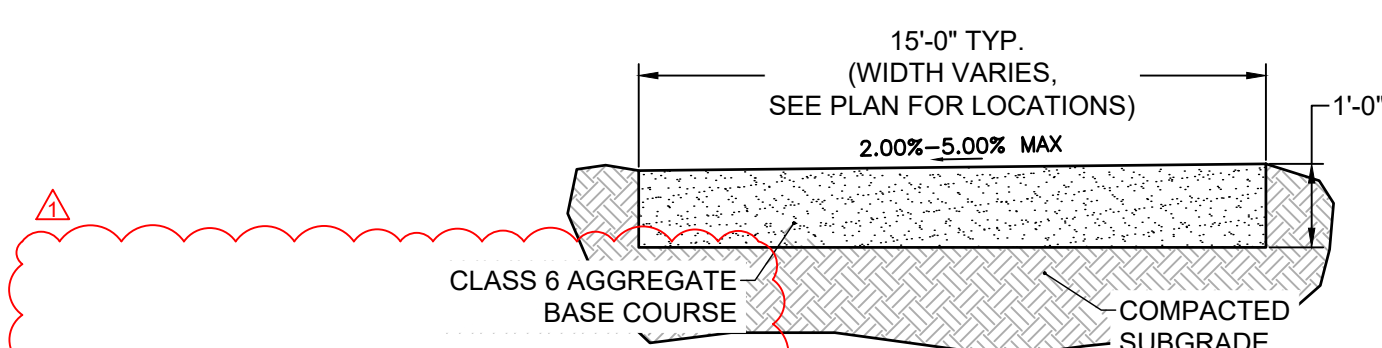
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SCALE: NTS



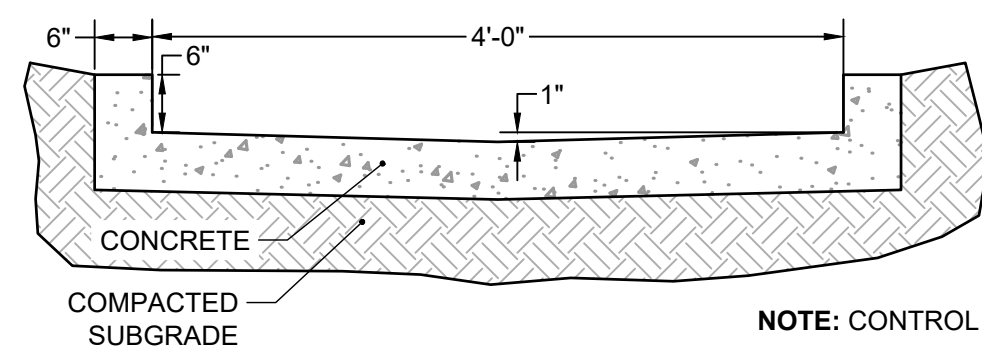
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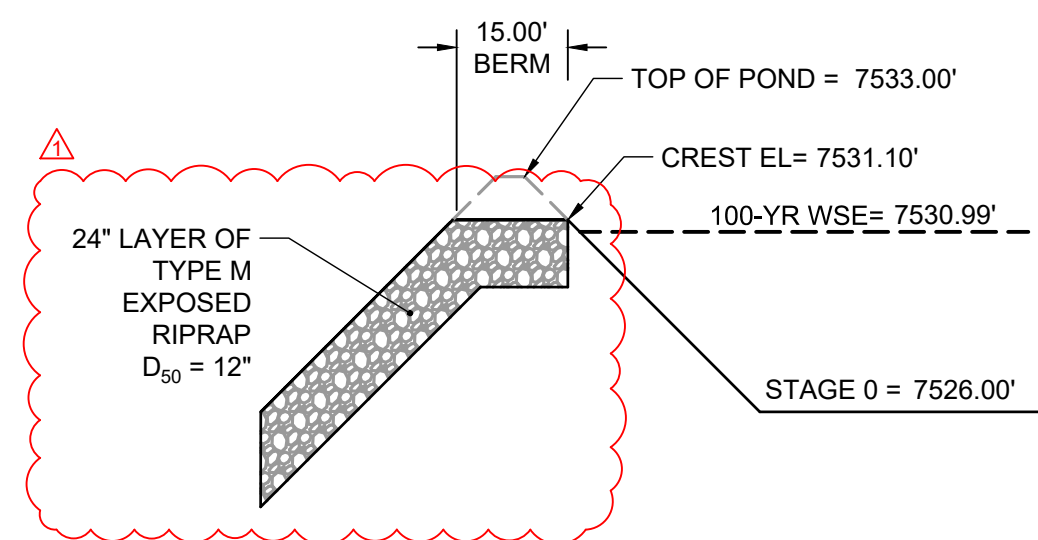
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Diagram illustrating a V-shaped concrete curb section. The top width is 42'. The sides are sloped at a 4:1 ratio. The top edges are 6' wide. The material is labeled CONCRETE. The base is labeled COMPACTED SUBGRADE. A note states: NOTE: RUNDOWN SECTION REDUCES IN WIDTH DOWNS.

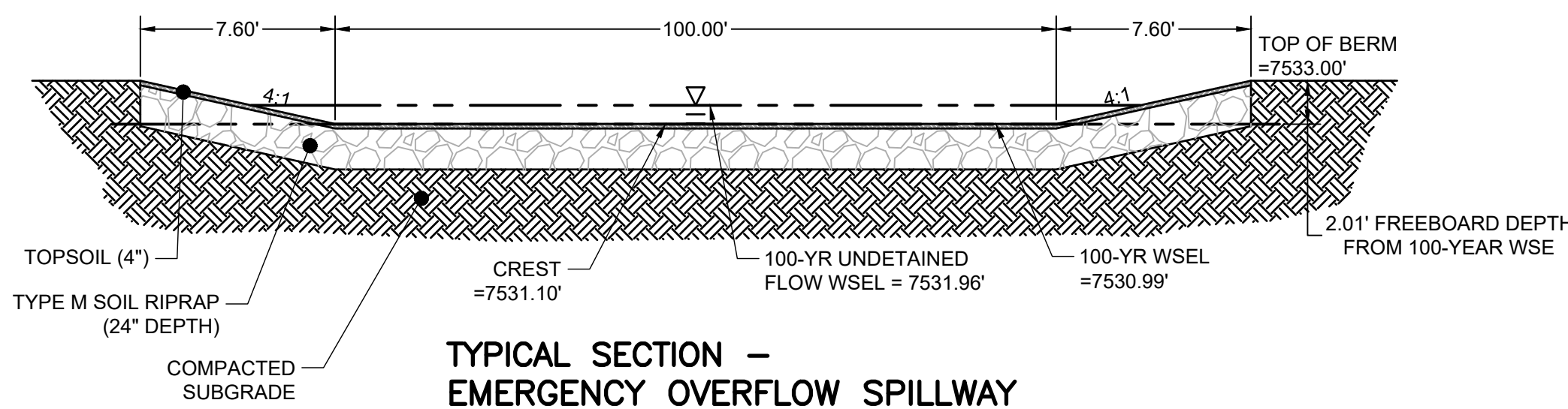
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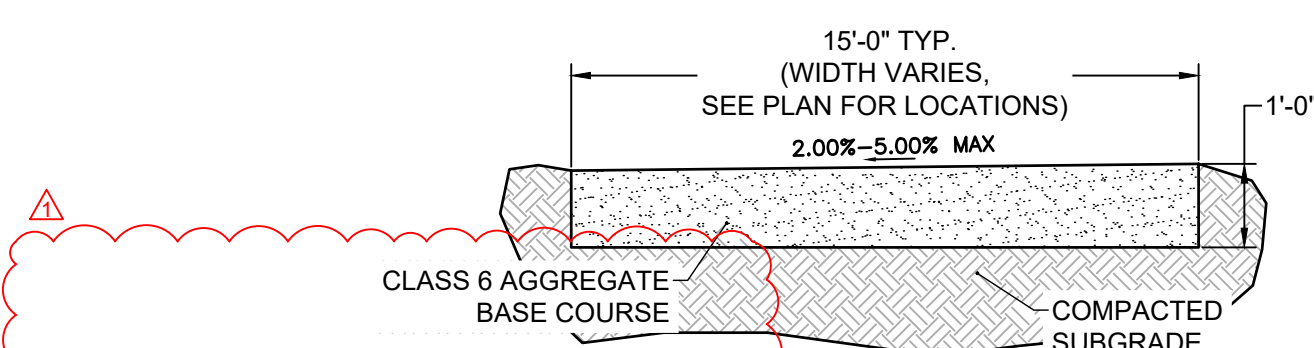
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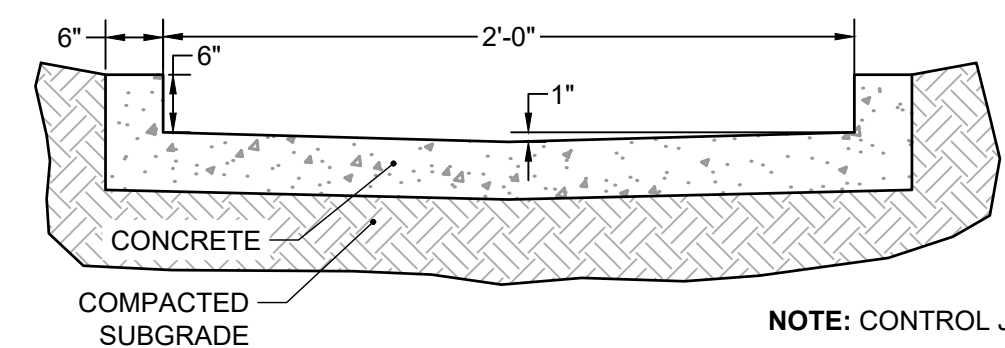


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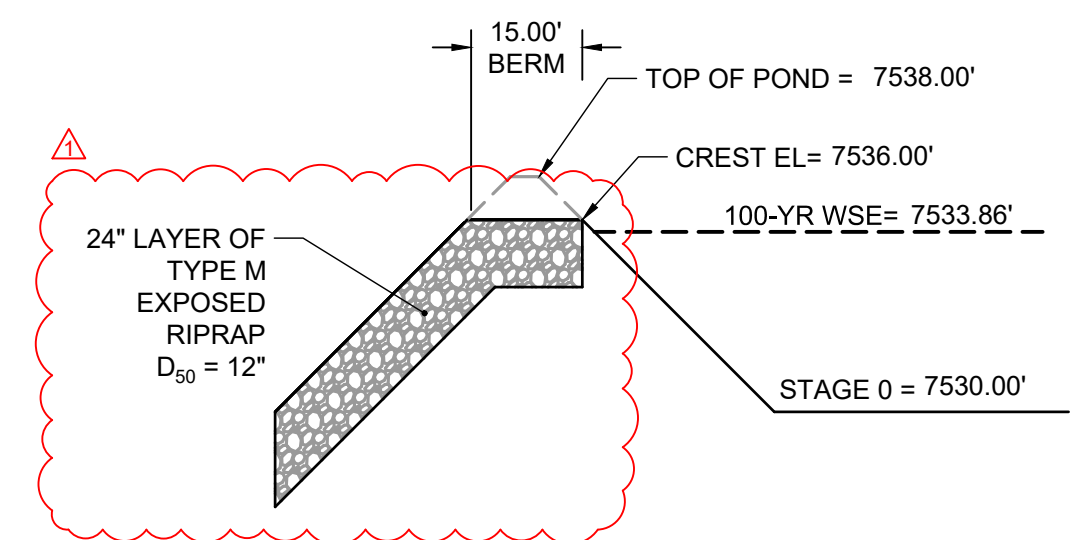


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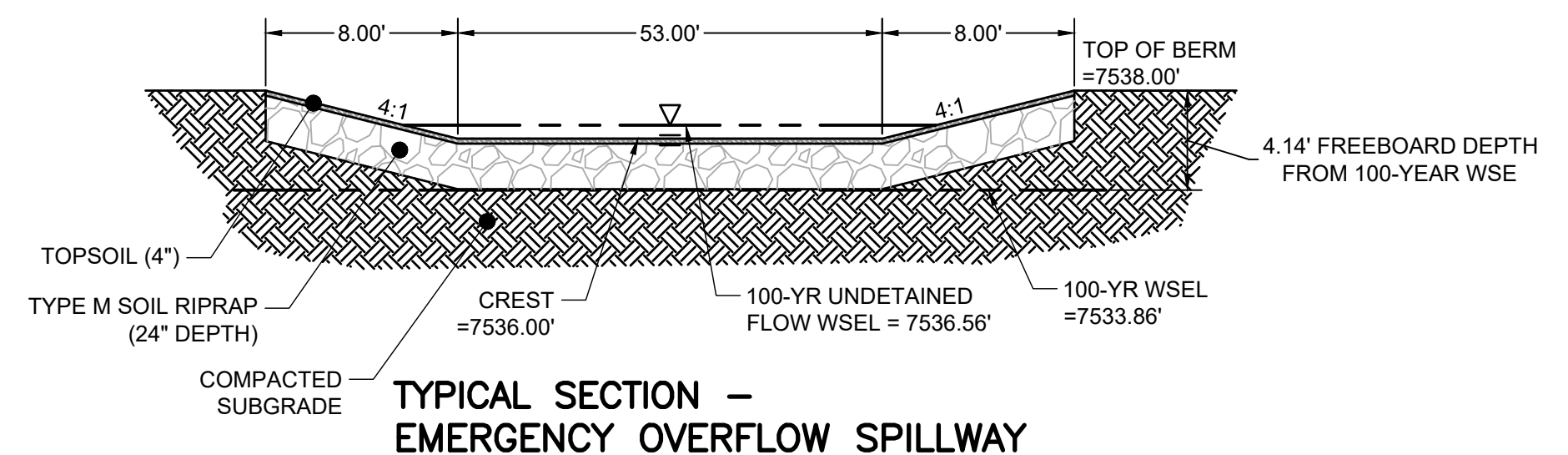
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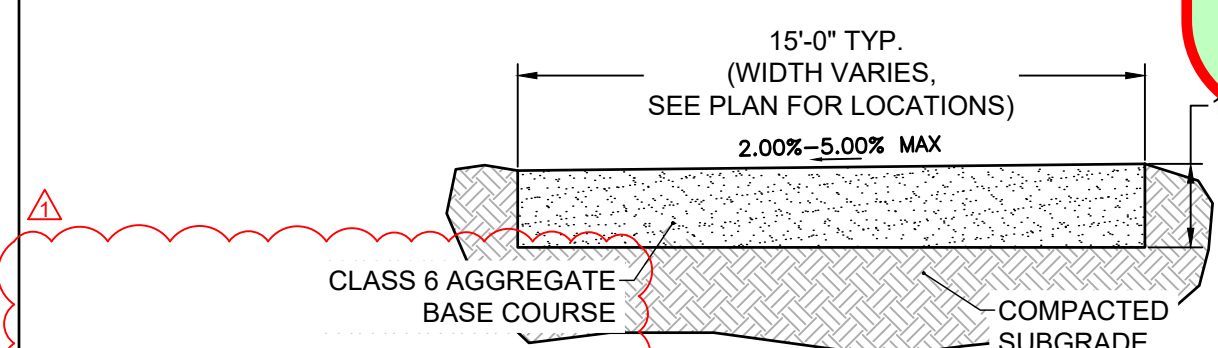
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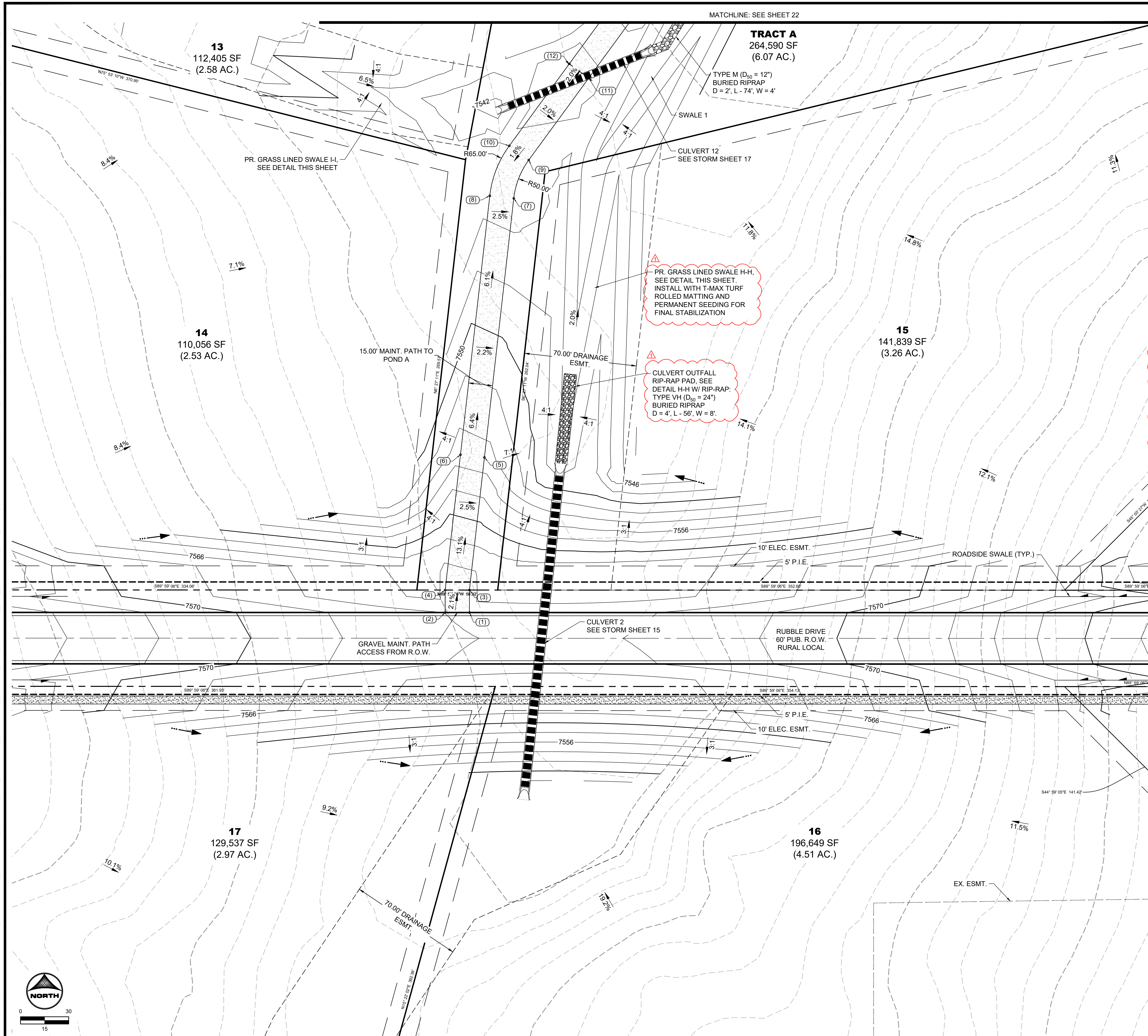
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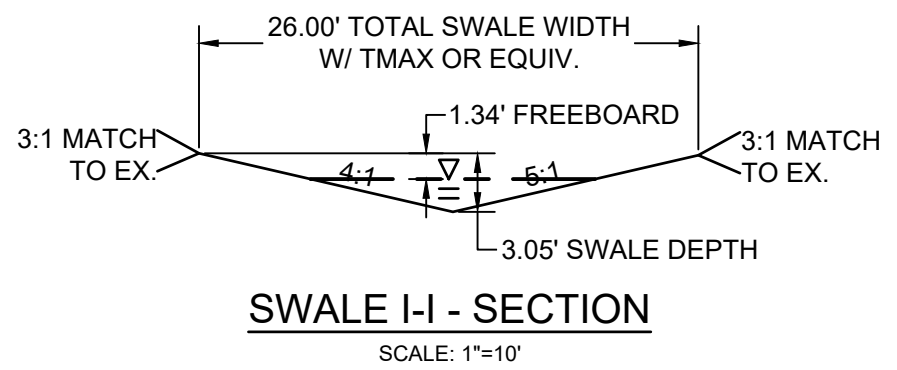
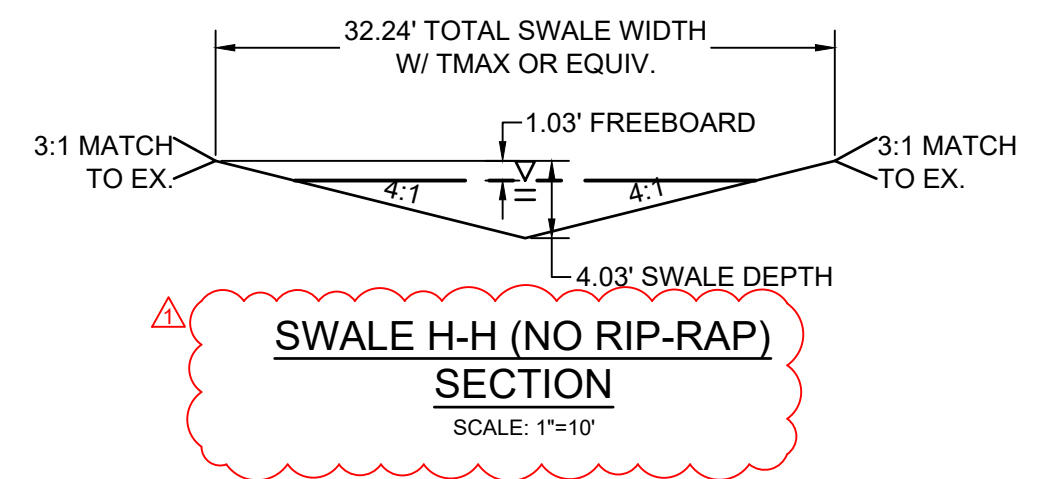
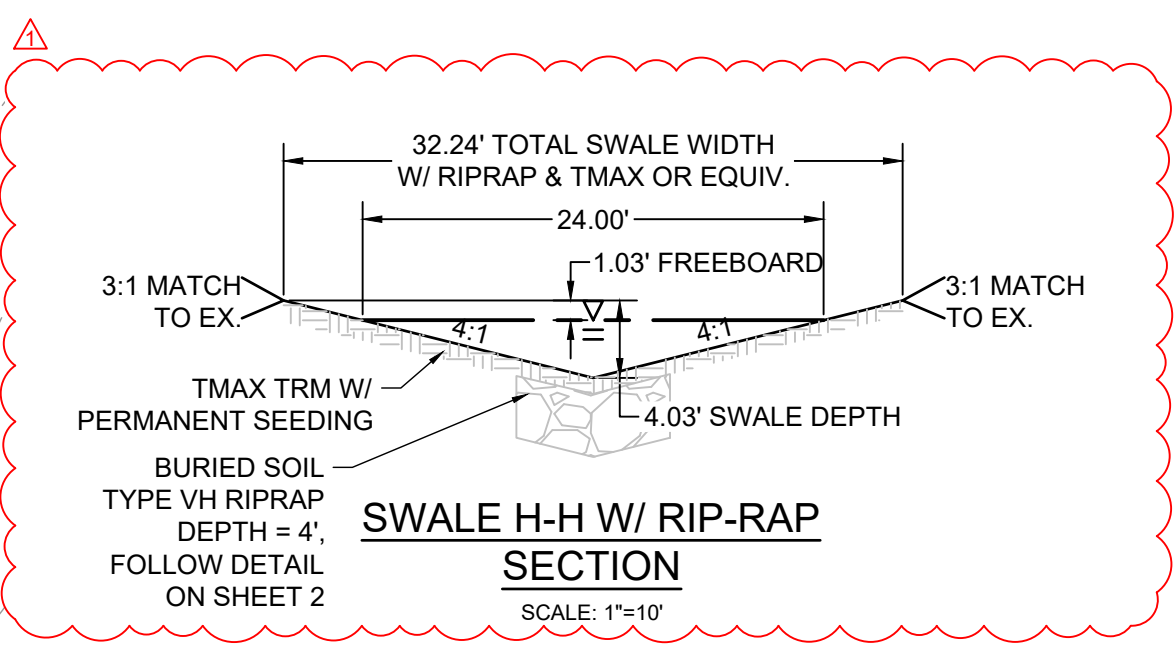
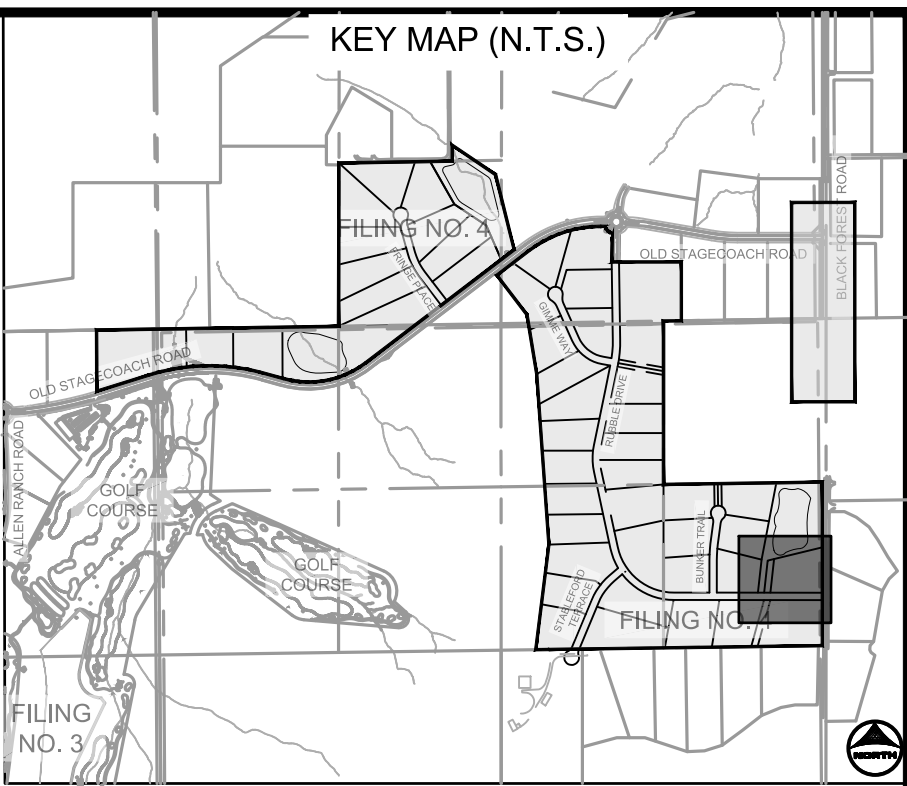
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POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV
(1)	Begin Maint. Road	N: 444868.57 E: 227888.54	7565.66
(2)	Begin Maint. Road	N: 444868.57 E: 227873.44	7565.99
(3)	Maint. Road	N: 444882.57 E: 227889.54	7565.42
(4)	Maint. Road	N: 444882.57 E: 227873.45	7565.74
(5)	Maint. Road	N: 444965.10 E: 227897.88	7554.65
(6)	Maint. Road	N: 444966.79 E: 227882.97	7554.95
(7)	Maint. Road	N: 445126.31 E: 227916.11	7544.76
(8)	Maint. Road	N: 445128.00 E: 227901.20	7545.06
(9)	Maint. Road	N: 445150.21 E: 227925.44	7545.43
(10)	Maint. Road	N: 445159.07 E: 227913.33	7545.73
(11)	Maint. Road	N: 445201.24 E: 227962.77	7546.65
(12)	Maint. Road	N: 445210.10 E: 227950.66	7546.95



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PE Approval by: *Richard D. Lyon*
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- 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 EROSION CONTROL MEASURES."
 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 CLEARING AND GRUBBING WILL OCCUR PRIOR TO POND CONSTRUCTION AND THEREFORE, NO EXISTING VEGETATION WILL BE PRESENT. 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

NO.	DATE	BY	REVISION DESCRIPTION
1	9/24/2026	RDL	COUNTY P.A. AS-BUILT



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

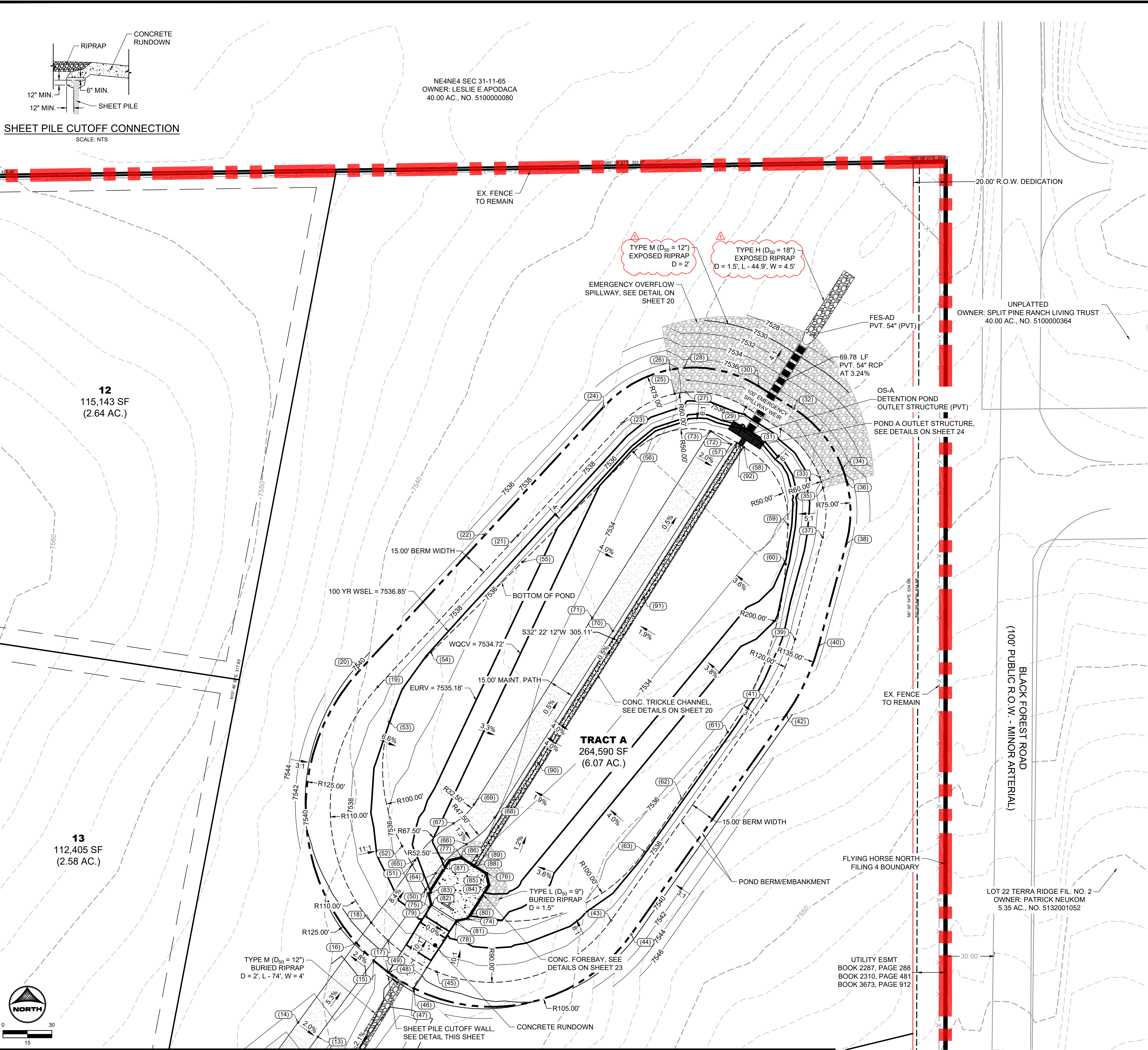
FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

DRAINAGE DETAILS

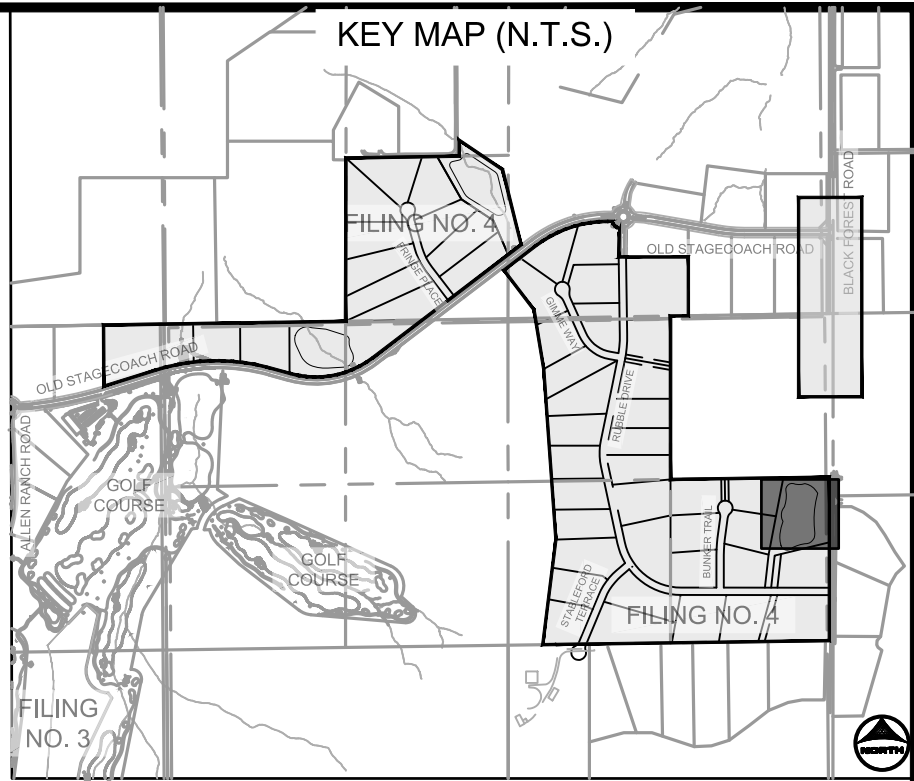
POND A GRADING PLAN

SHEET PND	21
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HR GREEN - COLORADO SPRINGS 1975 RESEARCH PARKWAY SUITE 160 COLORADO SPRINGS, CO 80920 PHONE: 719.300.4140 FAX: 713.965.0044



POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV.
(13)	Maint. Road	N: 445243.59 E: 227993.75	7543.03
(14)	Maint. Road	N: 445252.45 E: 227981.65	7543.33
(15)	Maint. Road/T.O.P.	N: 445290.43 E: 228028.02	7540.69
(16)	Maint. Road/T.O.P.	N: 445301.21 E: 228017.32	7540.45
(17)	Maint. Road/T.O.P.	N: 445302.59 E: 228036.92	7539.07
(18)	Maint. Road/T.O.P.	N: 445313.66 E: 228026.42	7539.10
(19)	T.O.P.	N: 445458.38 E: 228030.58	7539.00
(20)	T.O.P.	N: 445468.57 E: 228019.57	7539.00
(21)	T.O.P.	N: 445551.13 E: 228116.46	7539.00
(22)	T.O.P.	N: 445552.03 E: 228096.85	7539.00
(23)	T.O.P.	N: 445619.98 E: 228180.22	7539.00
(24)	T.O.P.	N: 445630.18 E: 228169.21	7539.00
(25)	Spillway	N: 445638.10 E: 228212.70	7539.00
(26)	Spillway	N: 445652.82 E: 228209.82	7539.00
(27)	Spillway Crest	N: 445639.04 E: 228219.64	7537.25
(28)	Spillway Crest	N: 445654.00 E: 228218.49	7537.25
(29)	Spillway Crest	N: 445629.89 E: 228256.37	7537.25
(30)	Spillway Crest	N: 445642.56 E: 228264.40	7537.25
(31)	Spillway Crest	N: 445616.36 E: 228277.71	7537.25
(32)	Spillway Crest	N: 445629.03 E: 228285.74	7537.25
(33)	Spillway Crest	N: 445587.05 E: 228301.66	7537.25
(34)	Spillway Crest	N: 445592.39 E: 228315.67	7537.25
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(38)	T.O.P.	N: 445546.06 E: 228317.98	7539.00
(39)	T.O.P.	N: 445487.50 E: 228286.56	7539.00
(40)	T.O.P.	N: 445483.58 E: 228301.04	7539.00
(41)	T.O.P.	N: 445449.70 E: 228268.78	7539.00
(42)	T.O.P.	N: 445441.05 E: 228281.03	7539.00
(43)	T.O.P.	N: 445315.08 E: 228173.75	7539.00
(44)	T.O.P.	N: 445283.48 E: 228186.00	7539.00
(45)	T.O.P.	N: 445273.15 E: 228052.77	7541.00
(46)	Run-down T.O.W.	N: 445273.42 E: 228052.35	7539.00
(47)	Run-down	N: 445282.96 E: 228037.30	7539.00
(48)	Run-down	N: 445283.21 E: 228036.87	7541.00
(49)	Run-down T.O.W.	N: 445283.21 E: 228036.87	7541.00
(50)	Maint. Road/B.O.P.	N: 445334.07 E: 228059.84	7535.28
(51)	Maint. Road/B.O.P.	N: 445349.19 E: 228051.66	7535.37
(52)	B.O.P.	N: 445360.62 E: 228045.48	7535.45
(53)	B.O.P.	N: 445368.87 E: 228037.63	7536.91
(54)	B.O.P.	N: 445479.32 E: 228063.13	7536.71
(55)	B.O.P.	N: 445534.90 E: 228119.35	7535.62
(56)	B.O.P.	N: 445602.26 E: 228187.48	7534.29
(57)	B.O.P.	N: 445607.98 E: 228250.90	7532.58
(58)	B.O.P.	N: 445605.29 E: 228255.14	7532.58



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: 228066.08	7534.94
(65)	Maint. Road	N: 445351.96 E: 228053.41	7535.27
(66)	Maint. Road	N: 445361.80 E: 228084.95	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: 228089.57	7534.33
(70)	Maint. Road	N: 445402.61 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: 228234.71	7533.21
(74)	B.O.P./F.B. Outer	N: 445315.77 E: 228086.10	7535.27
(75)	B.O.P./F.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: 228085.58	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: 228098.29	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: 228089.67	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

POND GRADING NOTES:

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

As-Built Document

PE Approval by: *Richard L. Lyon*
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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

DRAWN BY: CMD	JOB DATE: 9/24/26	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 211030.240	0" = 1"
CAD DATE: 8/19/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_4\Pond_A_Grading		

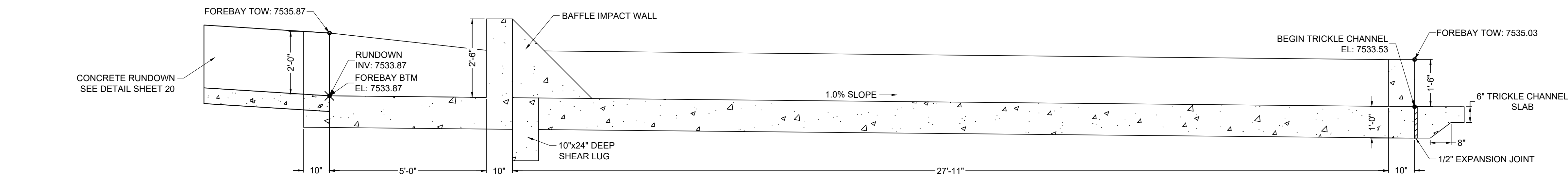
NO.	DATE	BY	REVISION DESCRIPTION
1	9/24/2026	RDL	COUNTY P.A. AS-BUILT

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

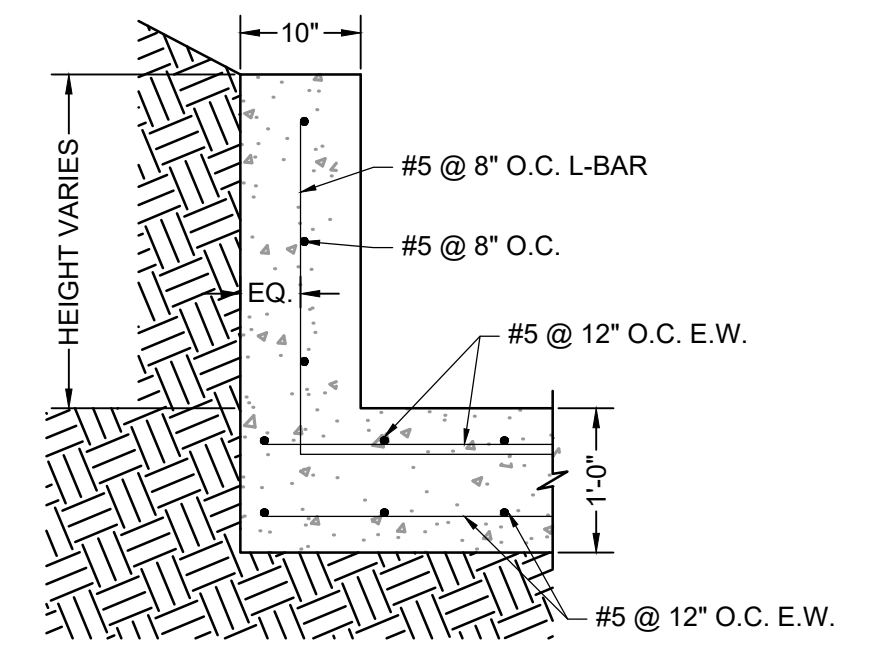
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DRAINAGE DETAILS
POND A GRADING PLAN

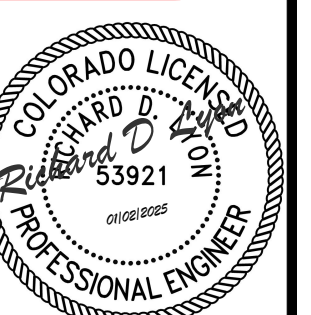
SHEET
PND
22



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

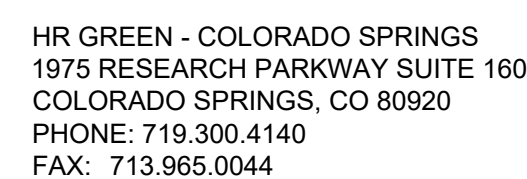


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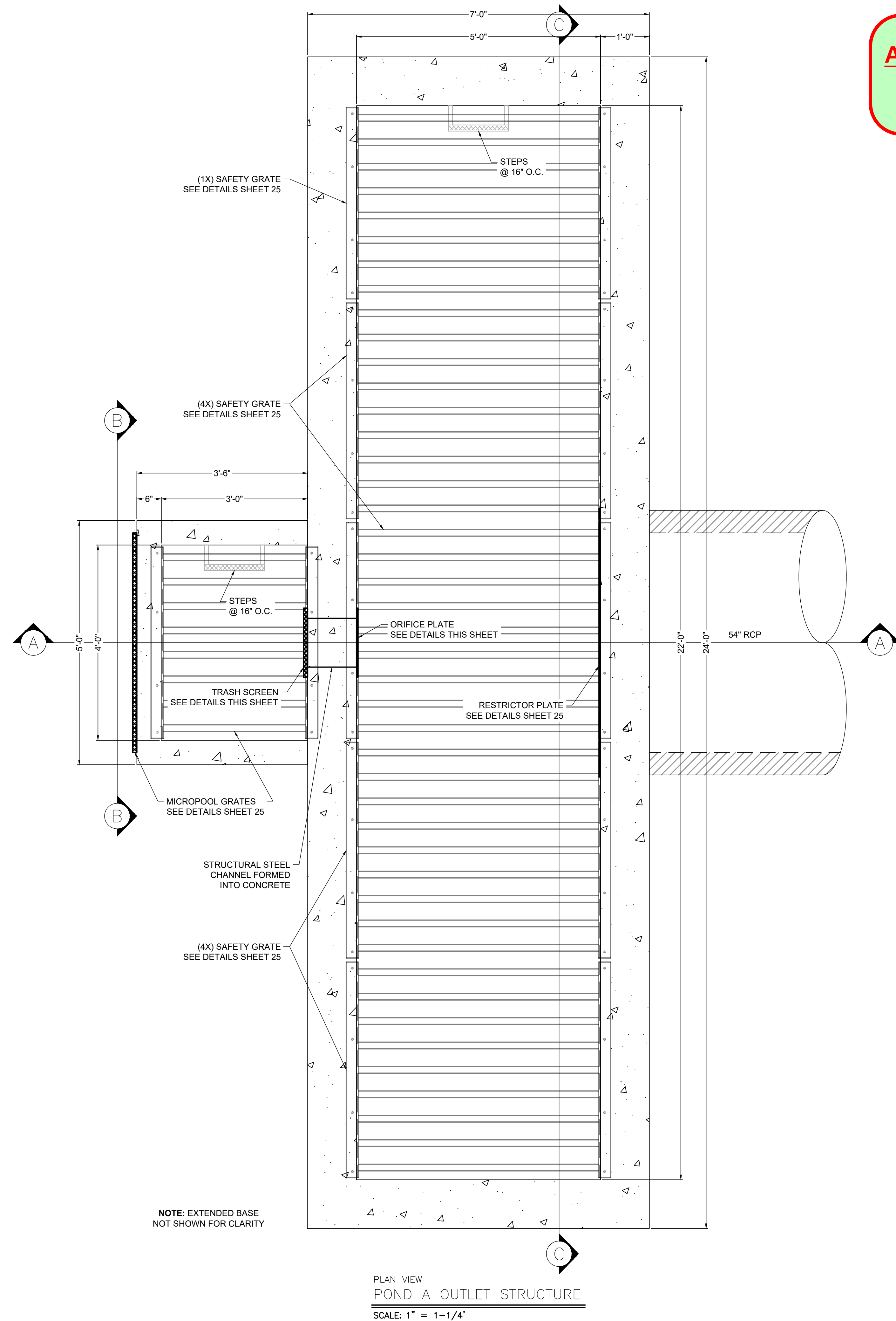
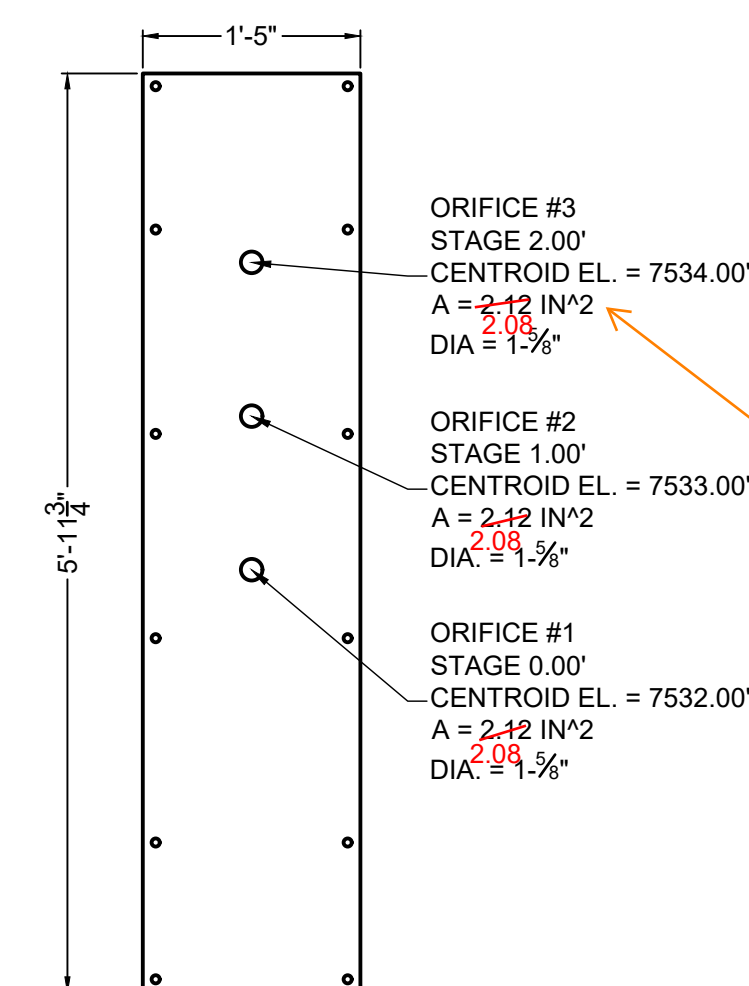
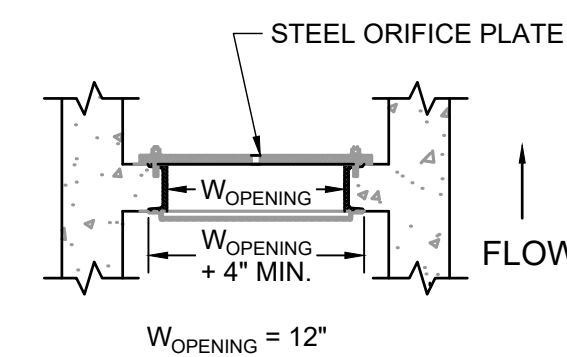
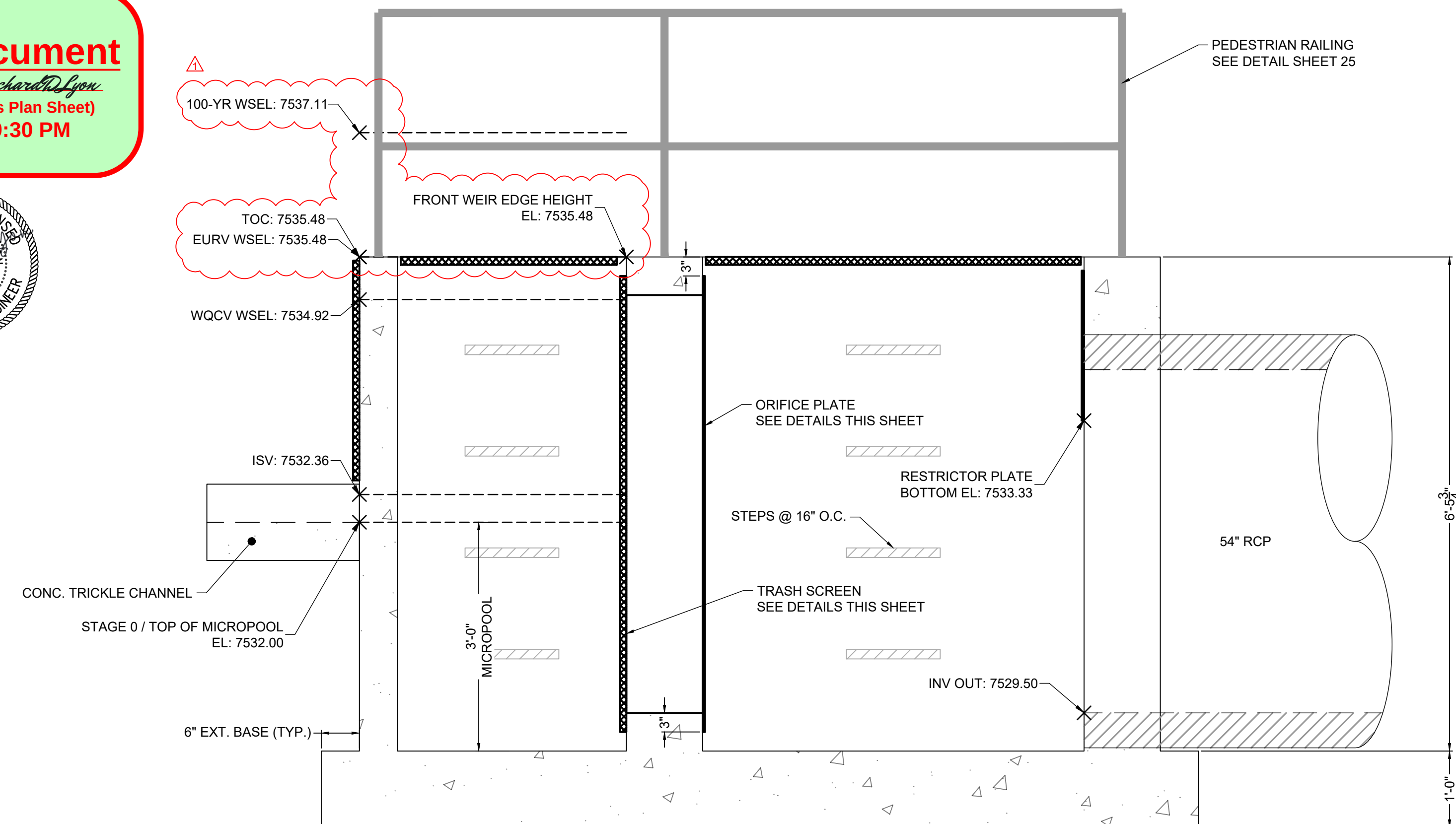
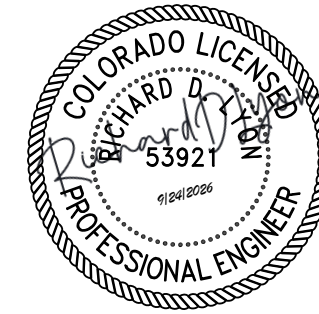


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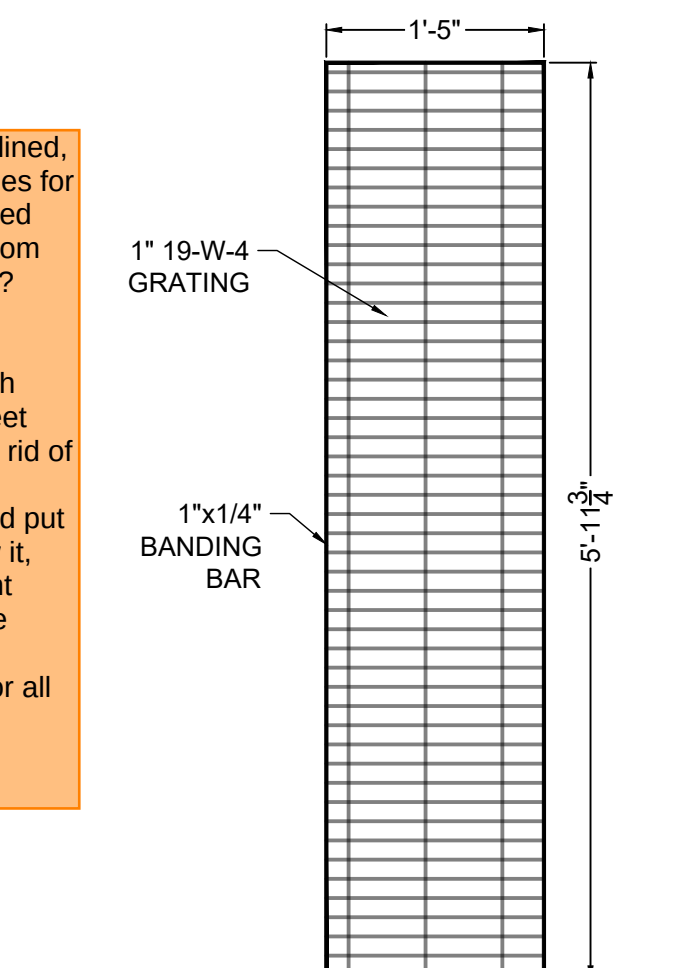


23

**As-Built Document**PE Approval by: *Richard D. Lyon*
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09/24/2026 12:29:30 PM

why is the area redlined, but the other 3 values for this orifice are not red (they all changed from the original design)?

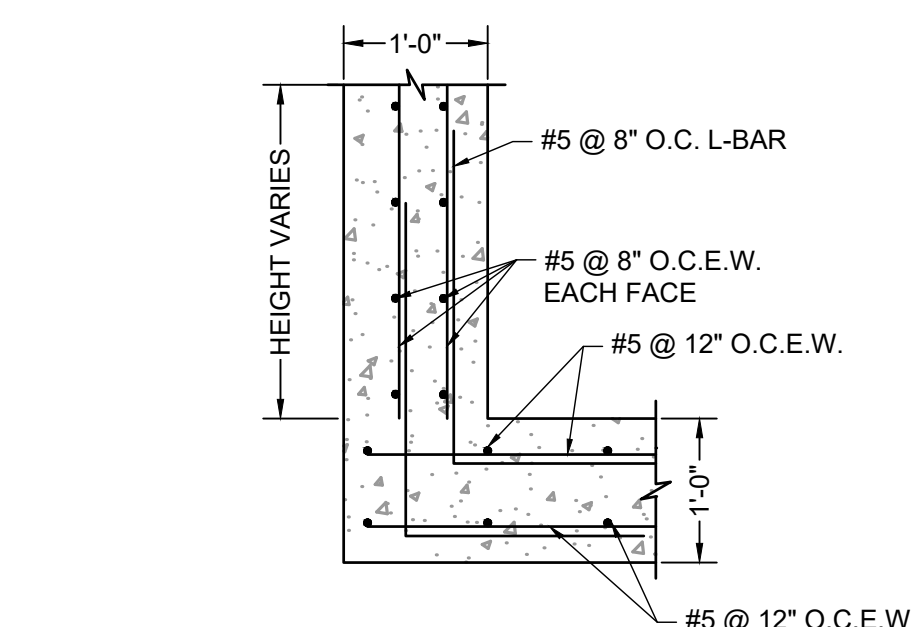
For consistency with redlines on this sheet and others, just get rid of the line where you crossed off 2.12 and put the next elev below it, because you havent done that anywhere else.
Typical comment for all 3 orifices.

**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 1/8" 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.



DRAWN BY: CMD JOB DATE: 9/24/26
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
1	9/24/2026	RDL	COUNTY P.A. AS-BUILT



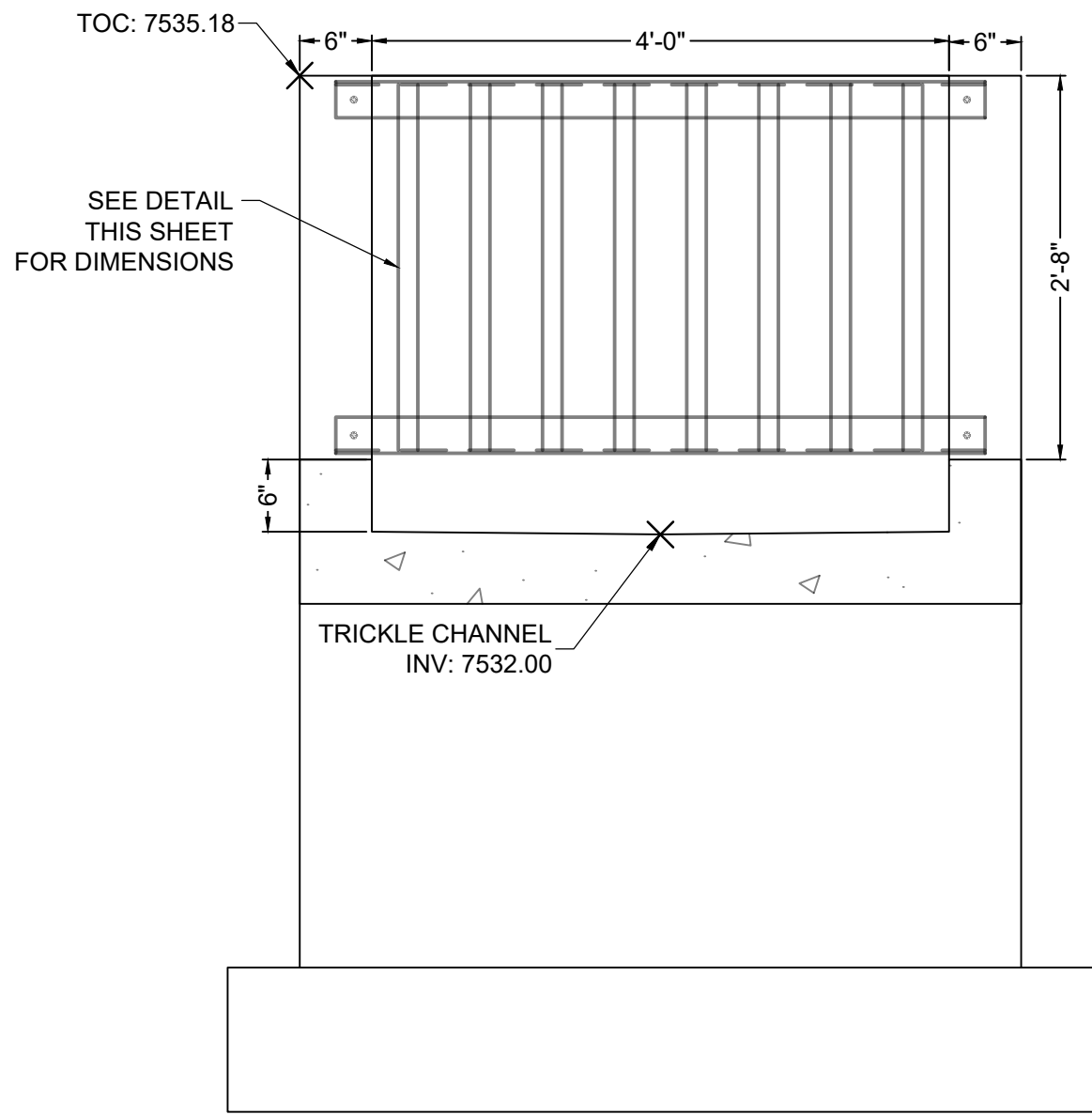
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0444

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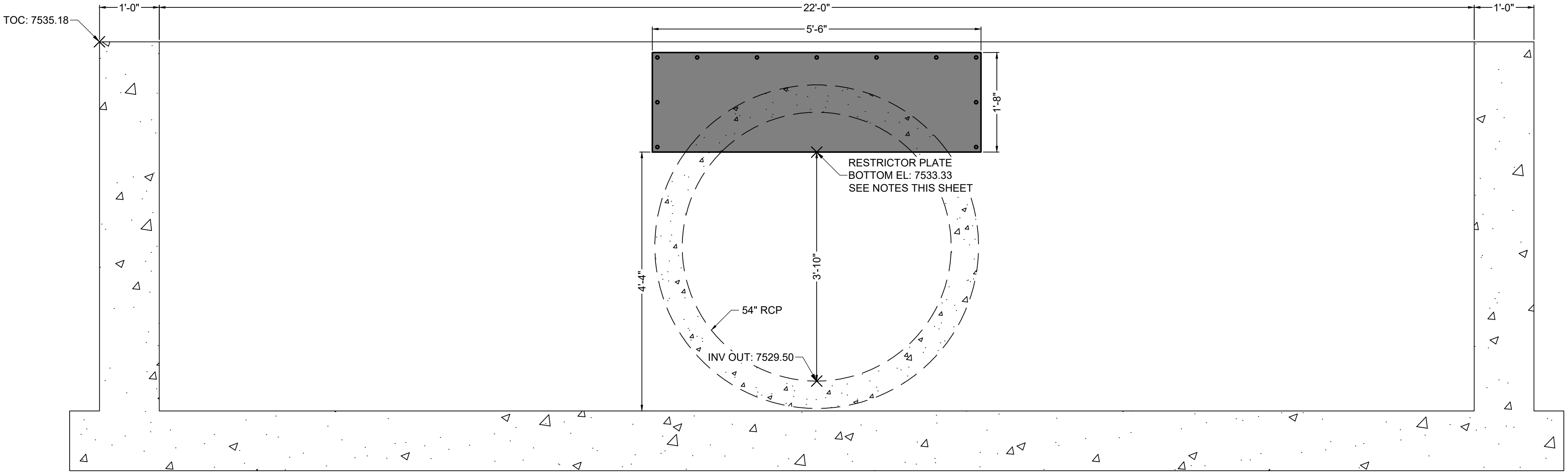
POND DETAILS
POND A OUTLET STRUCTURE

SHEET
PND

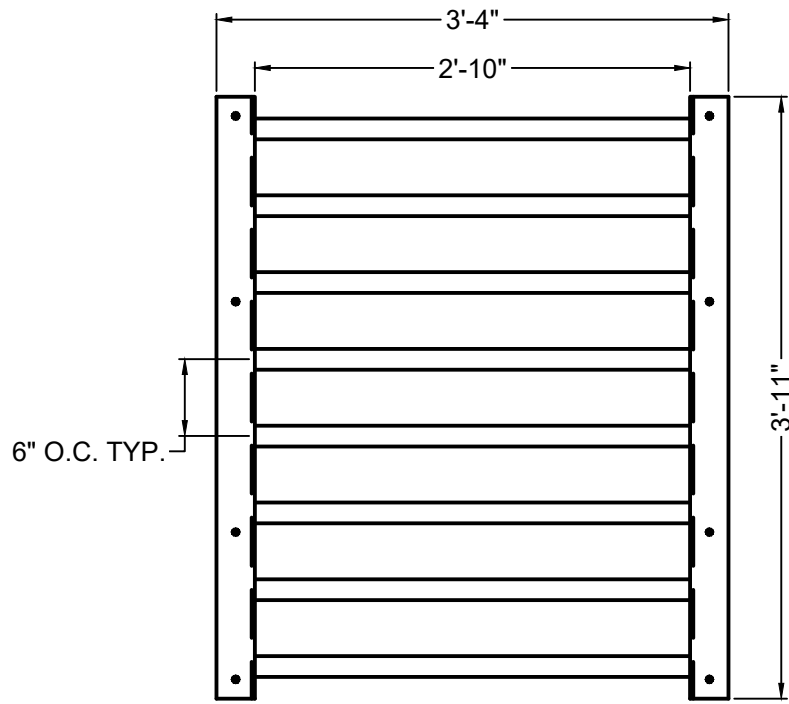
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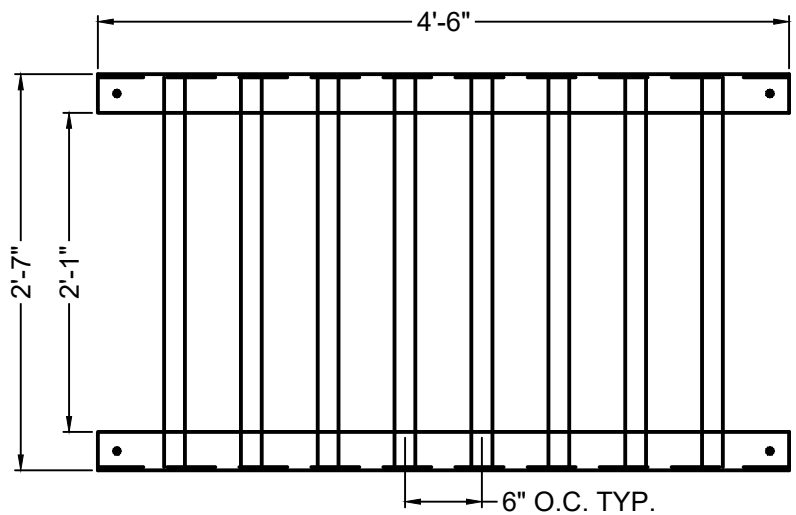
SECTION VIEW B-B
MICROPOL FRONT FACE
SCALE: 1" = 1-1/4'



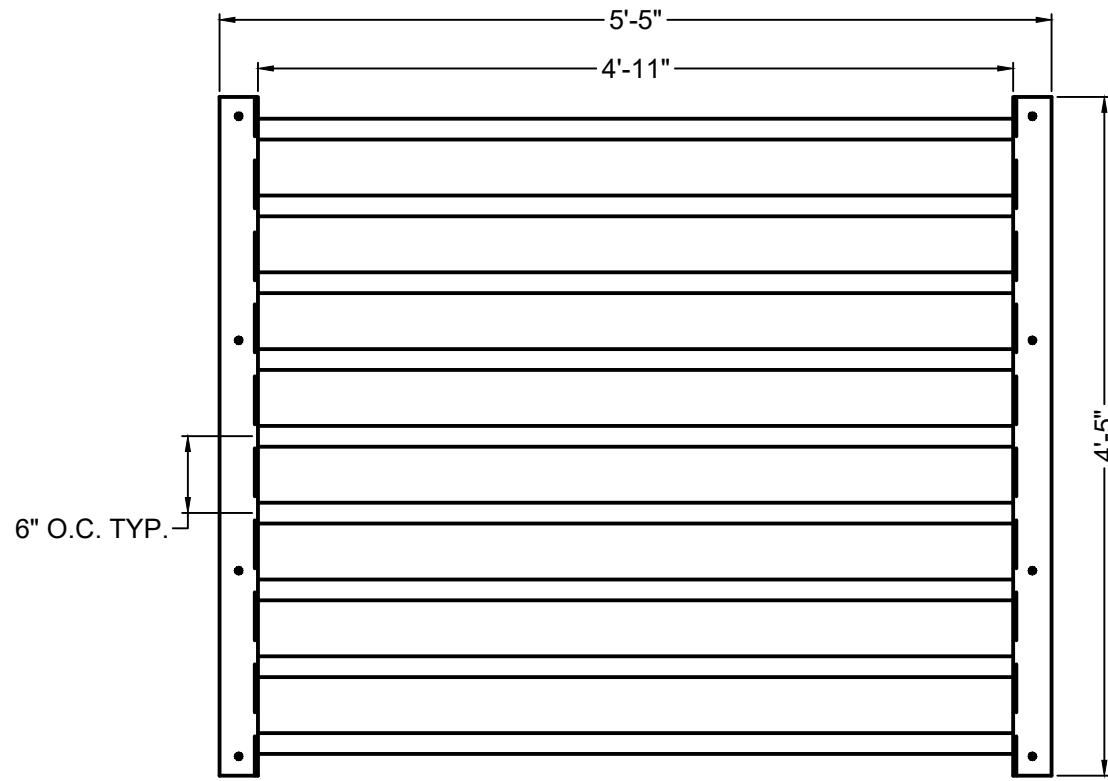
SECTION VIEW C-C
RESTRICTOR PLATE
SCALE: 1" = 1-1/4'



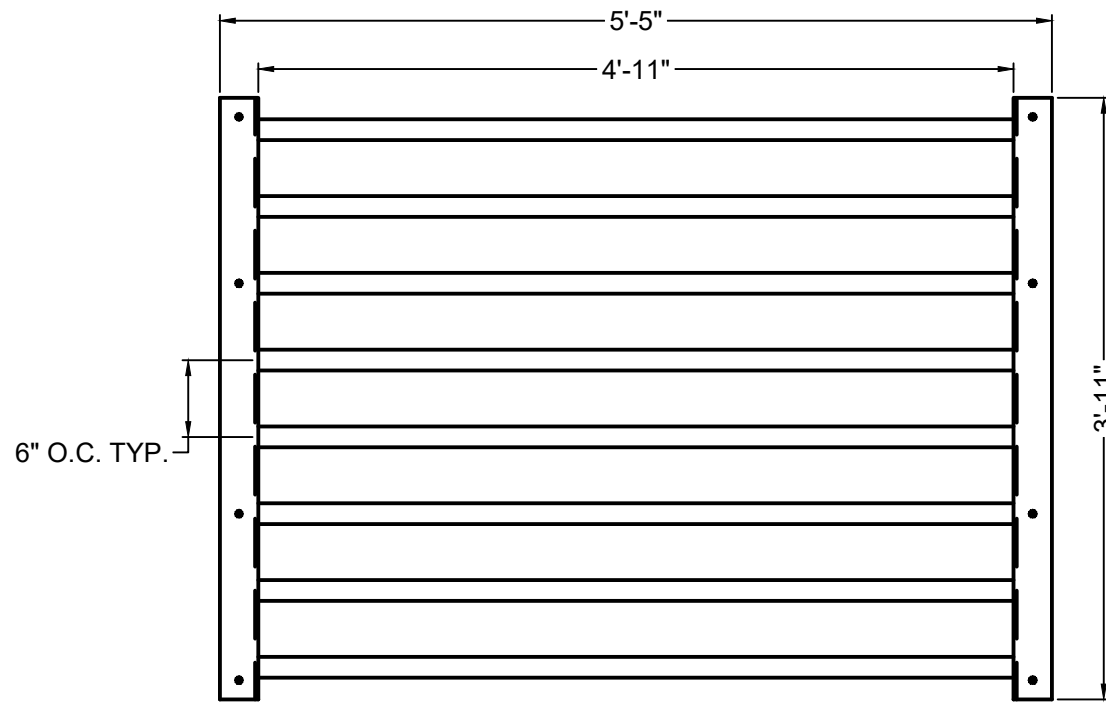
ELEVATION VIEW
MICROPOL TOP GRATE
SCALE: 1" = 1-1/4'



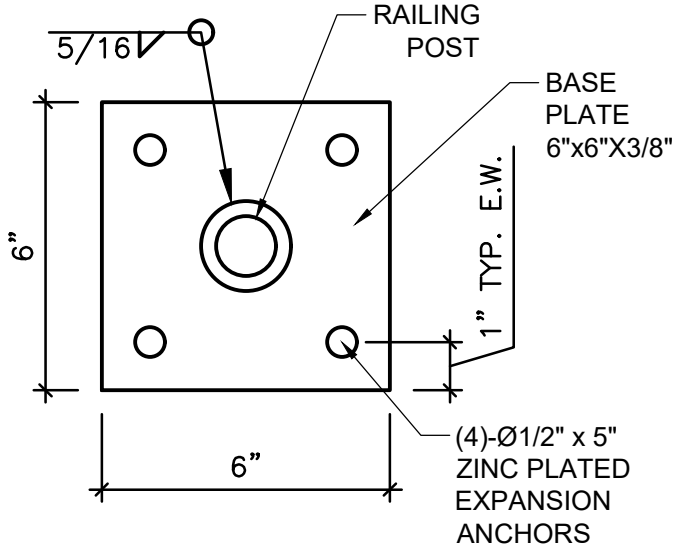
ELEVATION VIEW
MICROPOL FRONT GRATE
SCALE: 1" = 1-1/4'



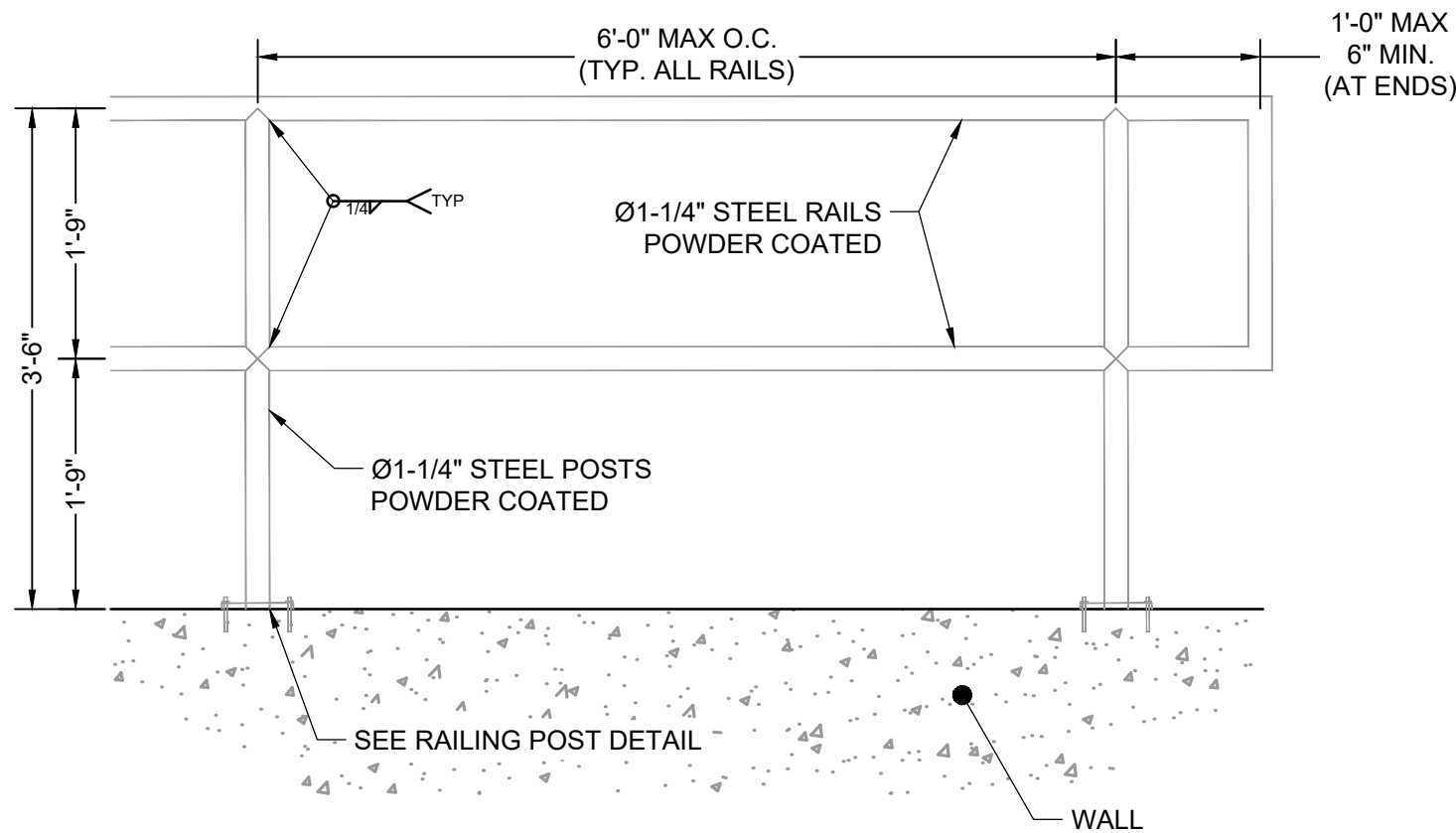
PLAN VIEW
SAFETY GRATE - QTY. 4
SCALE: 1" = 1-1/4'



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



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



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

SAFETY GRATES/TRASH RACK NOTES:

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.

As-Built Document
PE Approval by: *Richard D. Lyon*
(Stamp Appended on this Plan Sheet)
09/24/2026 12:29:50 PM



PCD FILE NO.: SF2422

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CAD DATE: 9/22/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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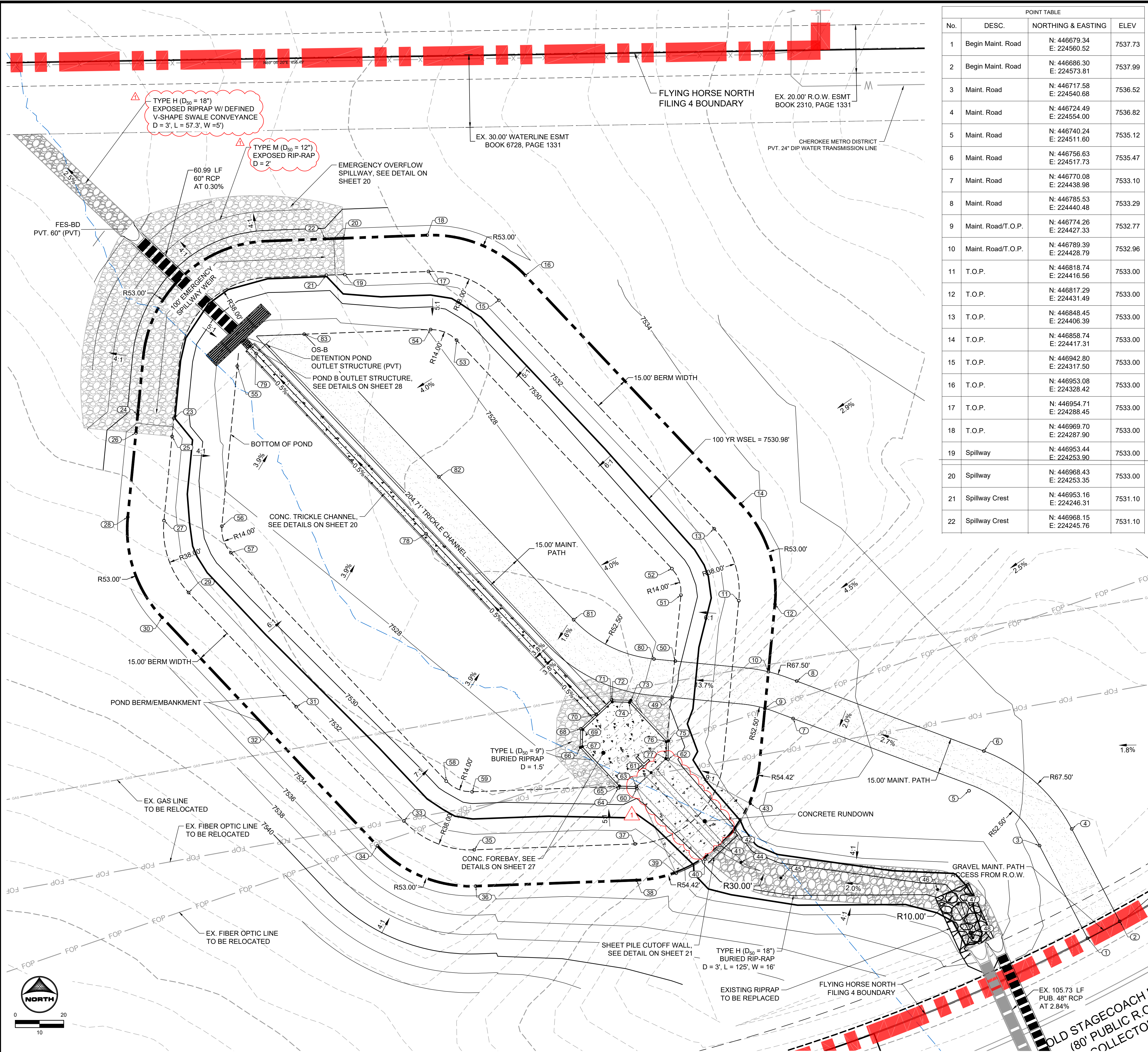
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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EL PASO COUNTY, CO

POND DETAILS
POND A OUTLET STRUCTURE DETAILS

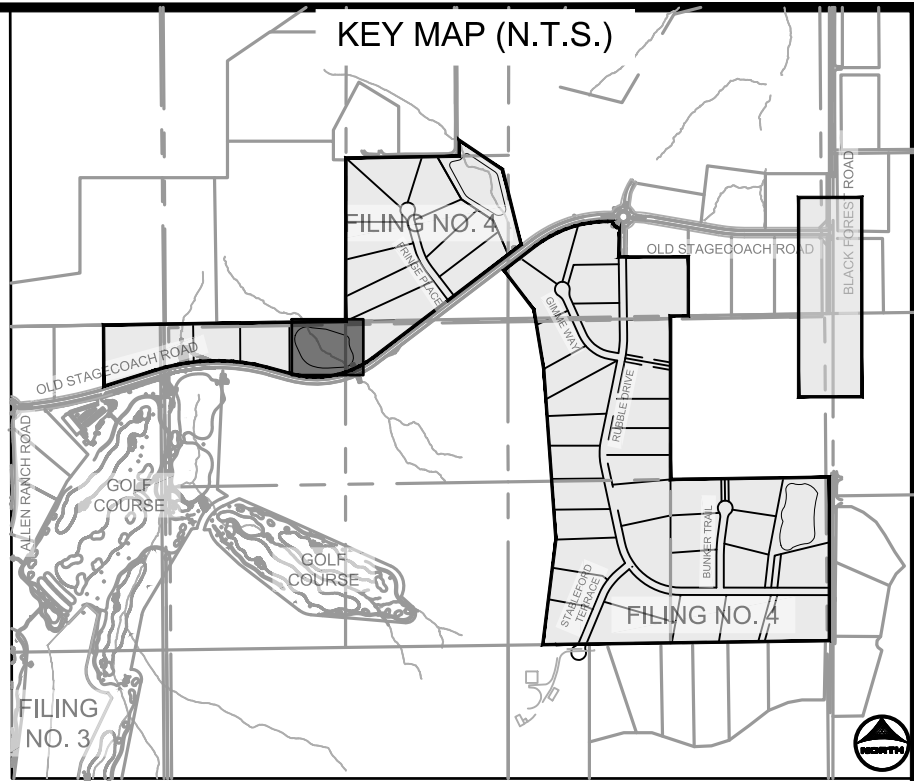
SHEET
PND

25



POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV
1	Begin Maint. Road	N: 446679.34 E: 224560.52	7537.73
2	Begin Maint. Road	N: 446686.30 E: 224573.81	7537.99
3	Maint. Road	N: 446717.58 E: 224540.68	7536.52
4	Maint. Road	N: 446724.49 E: 224554.00	7536.82
5	Maint. Road	N: 446740.24 E: 224511.60	7535.12
6	Maint. Road	N: 446756.63 E: 224517.73	7535.47
7	Maint. Road	N: 446770.08 E: 224438.98	7533.10
8	Maint. Road	N: 446775.53 E: 224440.48	7533.29
9	Maint. Road/T.O.P.	N: 446774.26 E: 224427.33	7532.77
10	Maint. Road/T.O.P.	N: 446789.39 E: 224428.79	7532.96
11	T.O.P.	N: 446818.74 E: 224416.56	7533.00
12	T.O.P.	N: 446817.29 E: 224431.49	7533.00
13	T.O.P.	N: 446848.45 E: 224406.39	7533.00
14	T.O.P.	N: 446858.74 E: 224417.31	7533.00
15	T.O.P.	N: 446942.80 E: 224317.50	7533.00
16	T.O.P.	N: 446953.08 E: 224328.42	7533.00
17	T.O.P.	N: 446954.71 E: 224288.45	7533.00
18	T.O.P.	N: 446969.70 E: 224287.90	7533.00
19	Spillway	N: 446953.44 E: 224253.90	7533.00
20	Spillway	N: 446968.43 E: 224253.35	7533.00
21	Spillway Crest	N: 446953.16 E: 224246.31	7531.10
22	Spillway Crest	N: 446968.15 E: 224245.76	7531.10

POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV
23	Spillway Crest	N: 446894.15 E: 224183.33	7531.10
24	Spillway Crest	N: 446895.59 E: 224188.40	7531.10
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: 446744.22 E: 224295.76	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	7532.99
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: 446704.69 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



POINT TABLE			
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: 224308.46	7529.24
60	Forebay Outer	N: 446741.13 E: 224374.43	7529.35
61	Rundown F.L.	N: 446747.74 E: 224380.37	7527.35
62	Forebay Outer	N: 446753.27 E: 224387.32	7529.35
63	Forebay Inner	N: 446742.02 E: 224374.28	7527.31
64	Forebay Outer	N: 446741.35 E: 224366.87	7528.73
65	Forebay Inner	N: 446742.22 E: 224367.26	7527.27
66	Forebay Outer	N: 446758.12 E: 224351.10	7528.31
67	Forebay Inner	N: 446758.45 E: 224351.97	7527.12
68	Forebay Outer	N: 446765.85 E: 224351.34	7528.57
69	Forebay Inner	N: 446765.48 E: 224352.12	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	7527.12
75	Forebay Outer	N: 446760.84 E: 224367.55	7528.73
76	Forebay Inner	N: 446760.50 E: 224386.66	7527.27
77	Forebay Inner	N: 446753.47 E: 224386.45	7527.31
78	T.C. Flow Line	N: 446846.35 E: 224287.47	7526.51
79	T.C. Flow Line	N: 446920.85 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

POND GRADING NOTES:

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

As-Built Document
PE Approval by: *Richard D. Lyon*
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PCD FILE NO.: SF2422

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APPROVED: RDL	JOB NUMBER: 211030.240	0" = 1"
CAD DATE: 8/19/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\Draws\C\Filing_No_4\Pond_B_Grading		

NO.	DATE	BY	REVISION DESCRIPTION
1	9/24/2026	RDL	COUNTY P.A. AS-BUILT

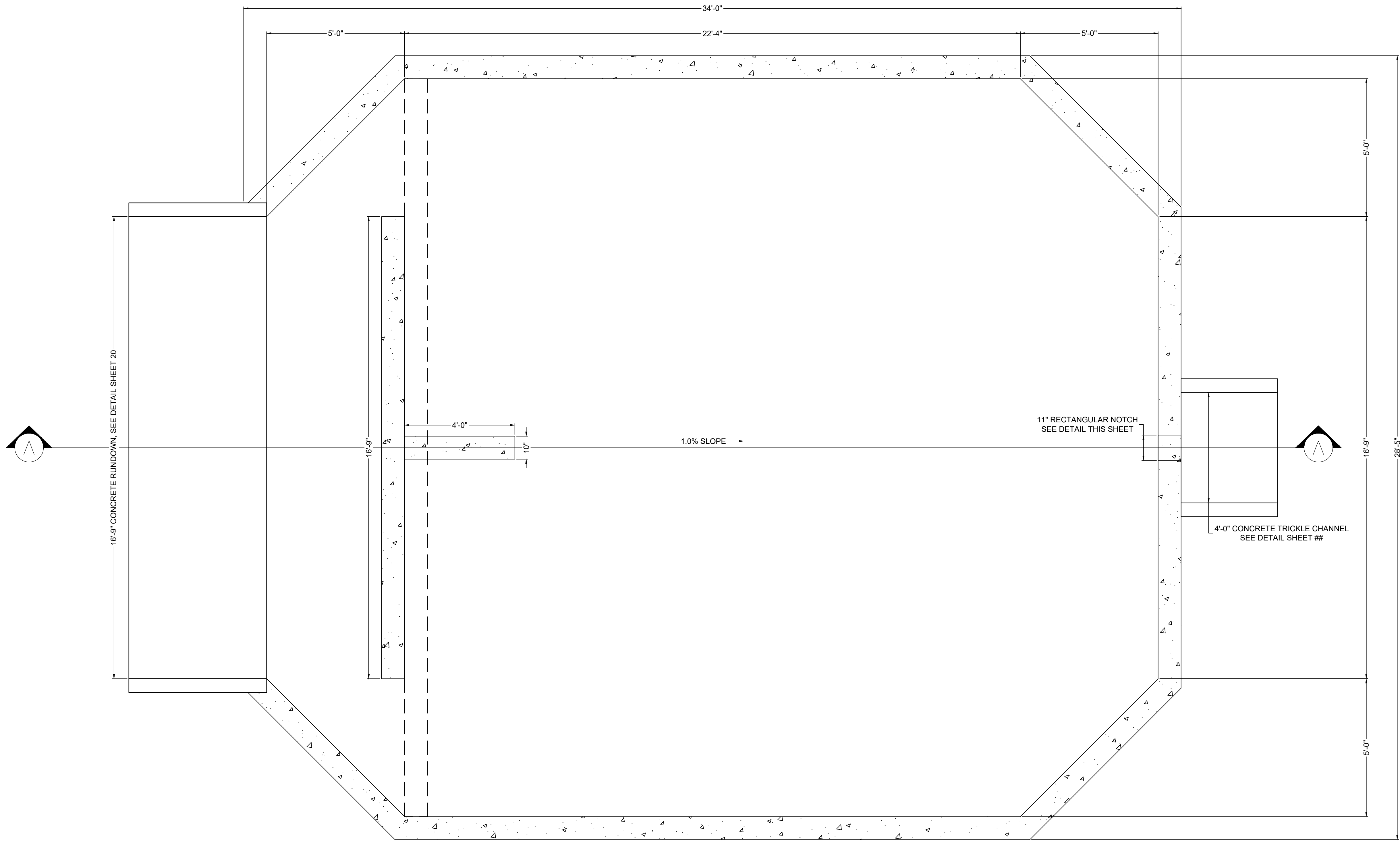


HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

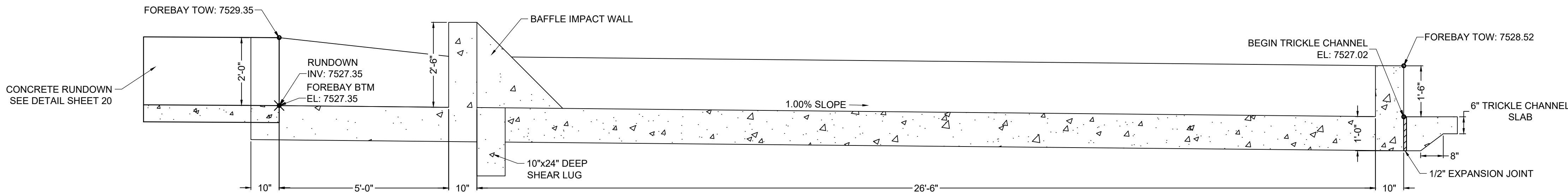
FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

POND DETAILS
POND B GRADING PLAN

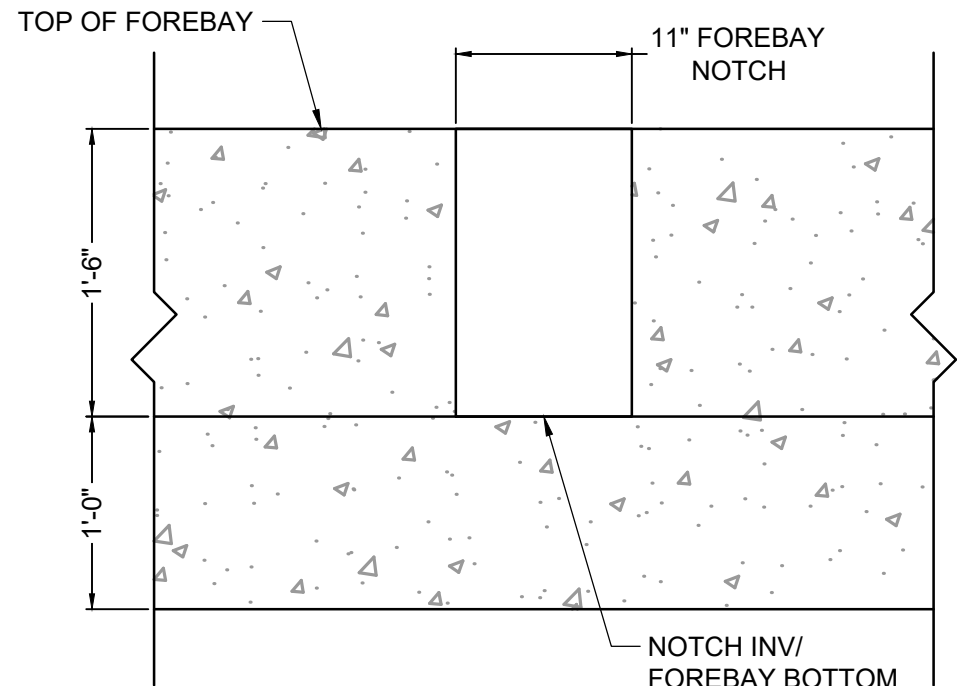
SHEET
PND
26



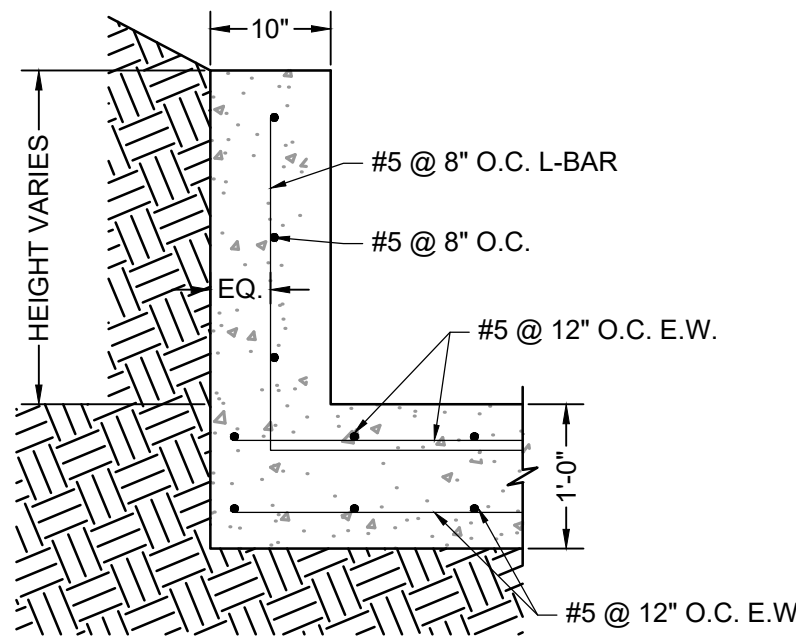
PLAN VIEW
FOREBAY B
SCALE: 1"=2'



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



FOREBAY B NOTCH DETAIL
SCALE: NTS



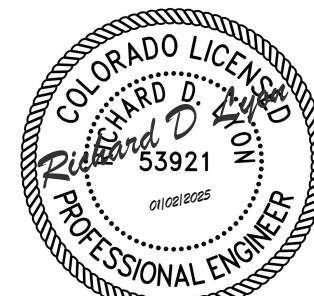
ELEVATION VIEW
FOREBAY REINFORCING DETAIL
SCALE: NTS

As-Built Document

PE Approval by: *Richard D. Lyon*

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09/24/2026 12:34:53 PM



PCD FILE NO.: SF2422

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IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION



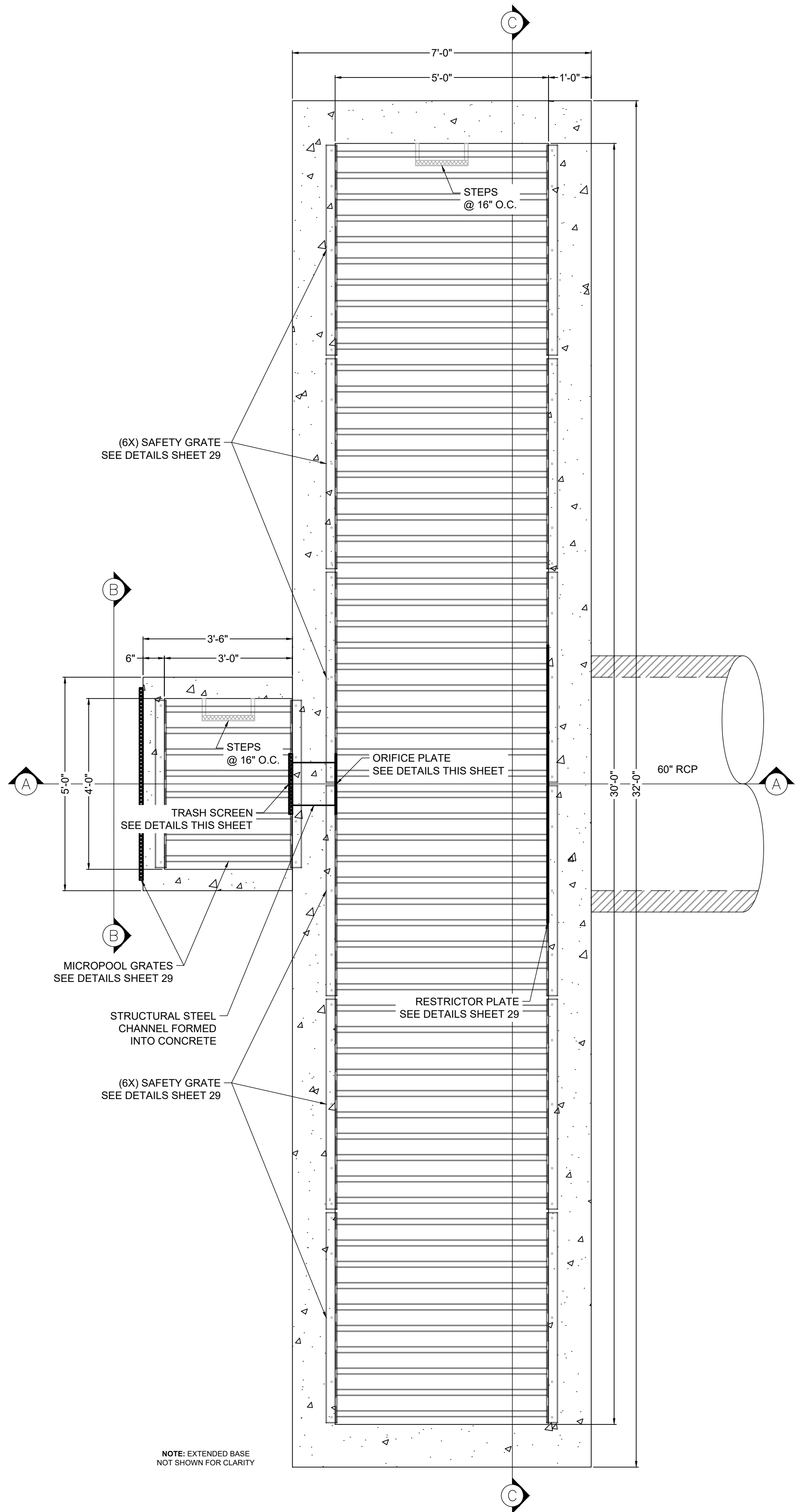
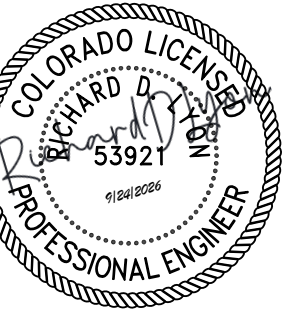
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH FILING 4
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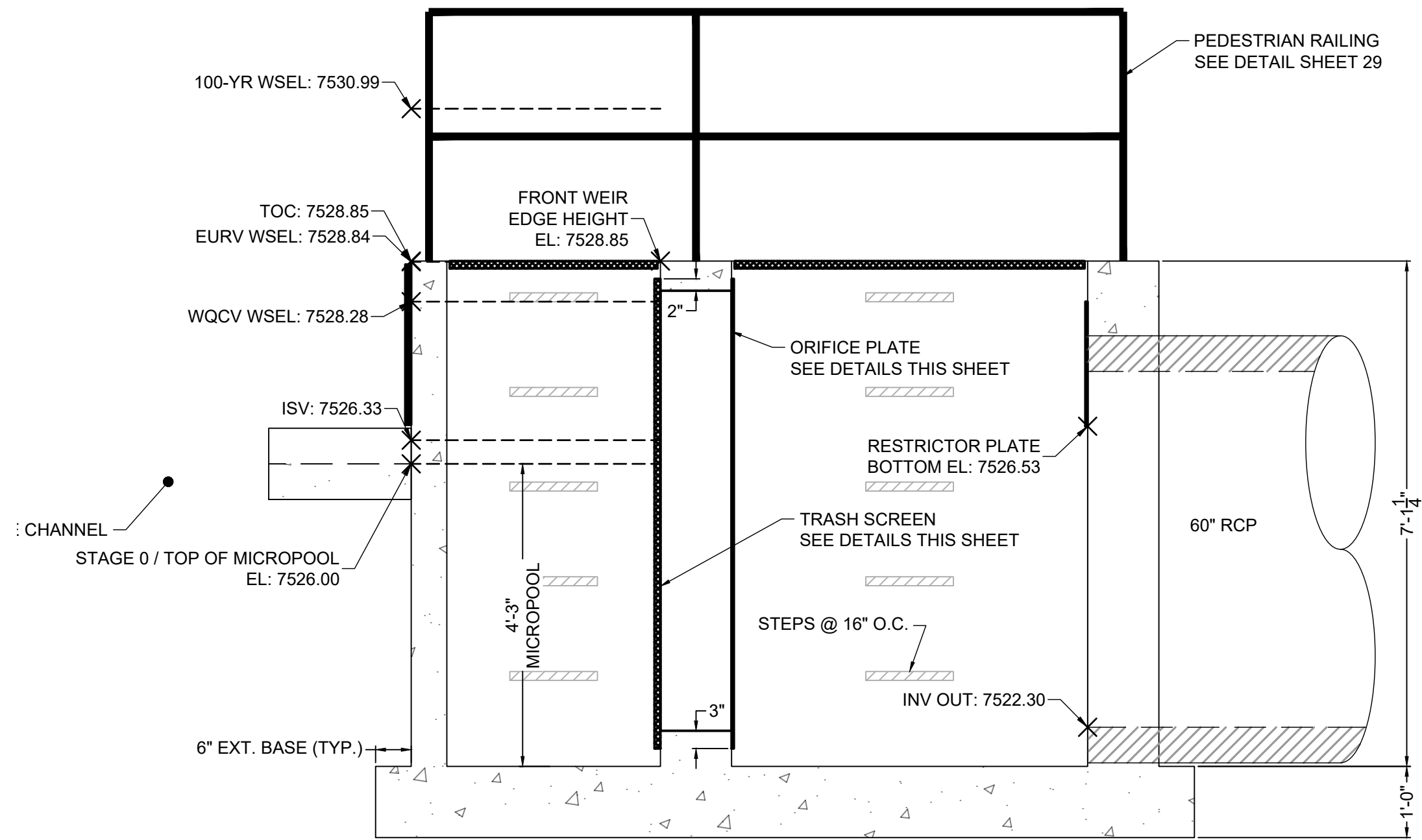
POND DETAILS
POND B FOREBAY

SHEET
PND

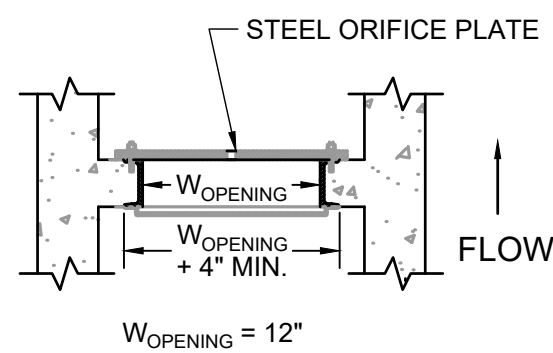
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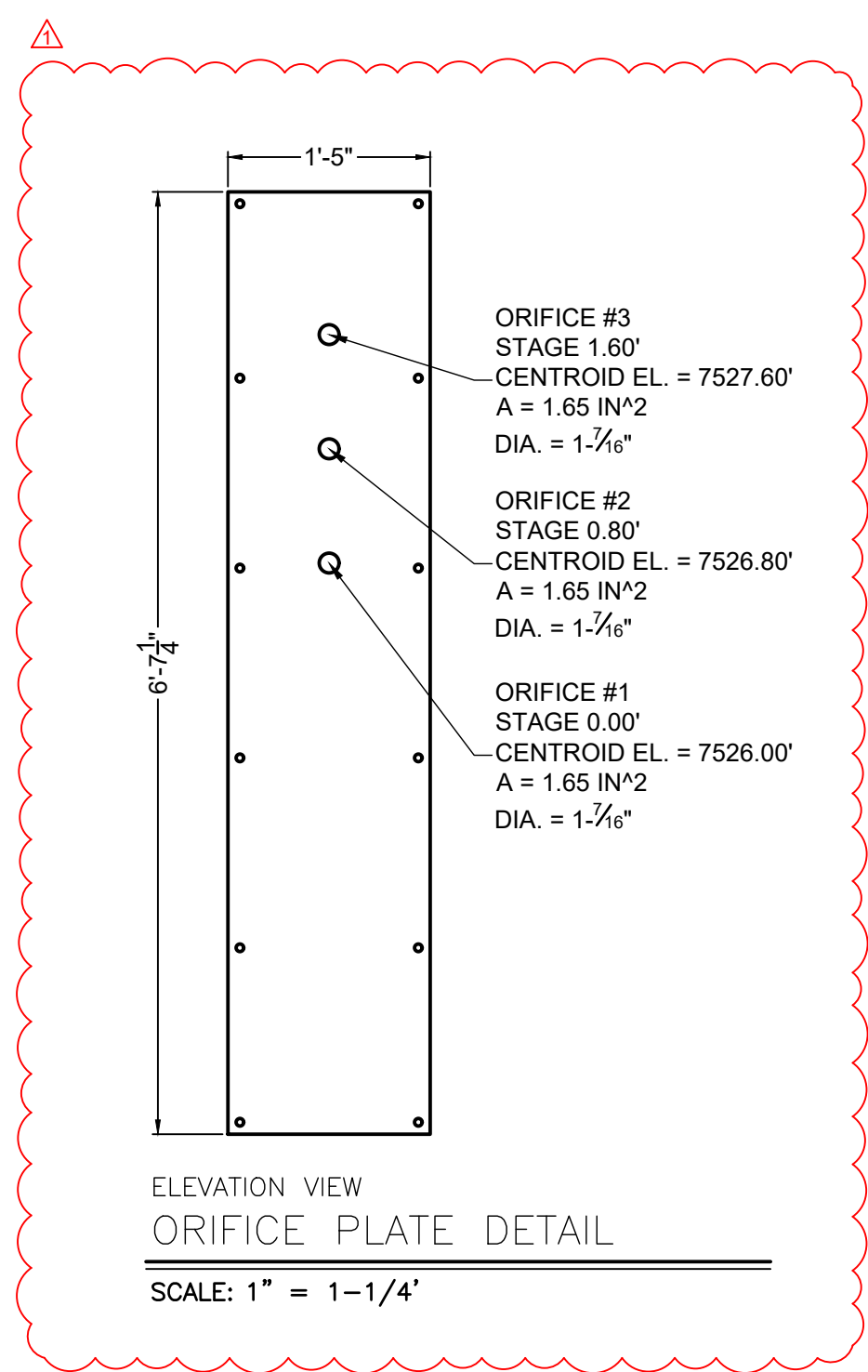
PLAN VIEW
POND B OUTLET STRUCTURE
SCALE: 1" = 1-3/4'



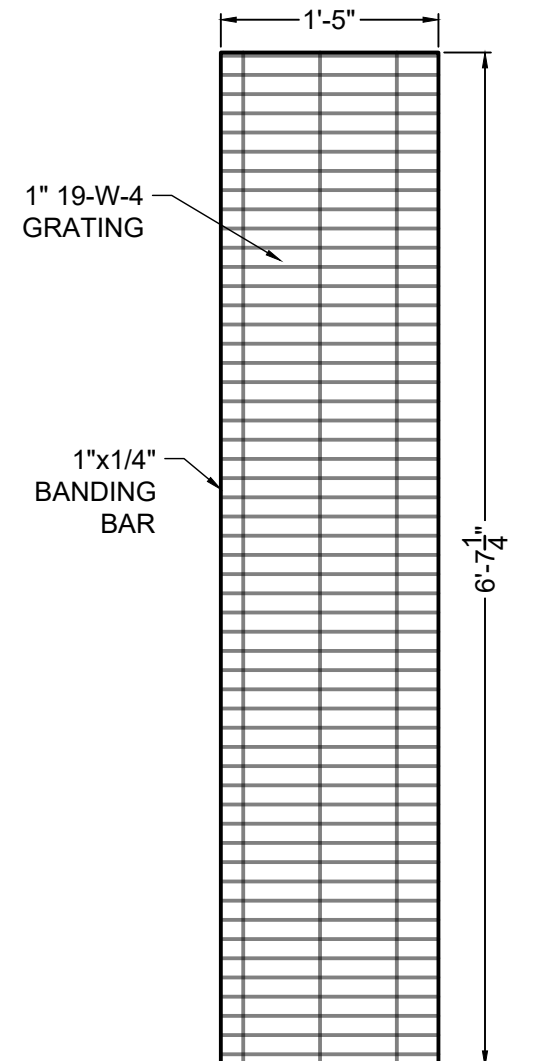
SECTION VIEW A-A
POND B OUTLET STRUCTURE
SCALE: 1" = 1-3/4'



DETAIL
TRASH SCREEN & ORIFICE PLATE
SCALE: NTS



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



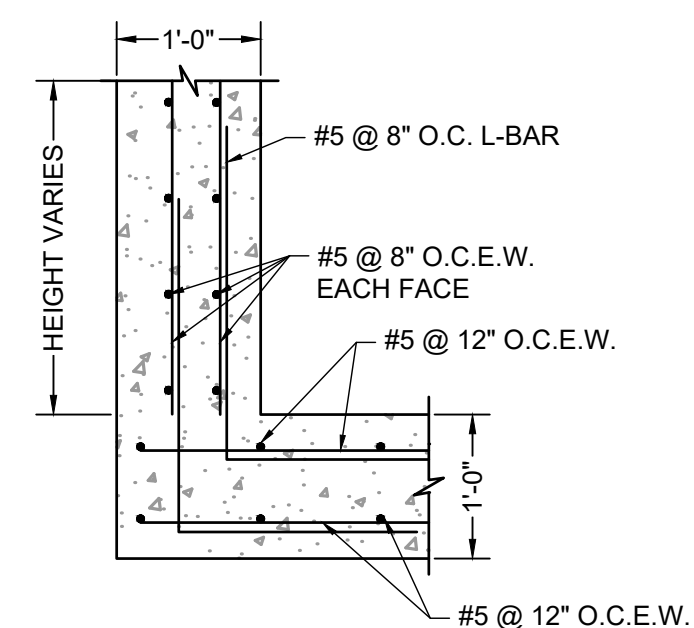
ELEVATION VIEW
TRASH SCREEN DETAIL
SCALE: 1" = 1-1/4'

TRASH SCREEN NOTES:

1. TRASH SCREEN SHALL BE 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

DRAWN BY: CMD JOB DATE: 9/24/26
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.
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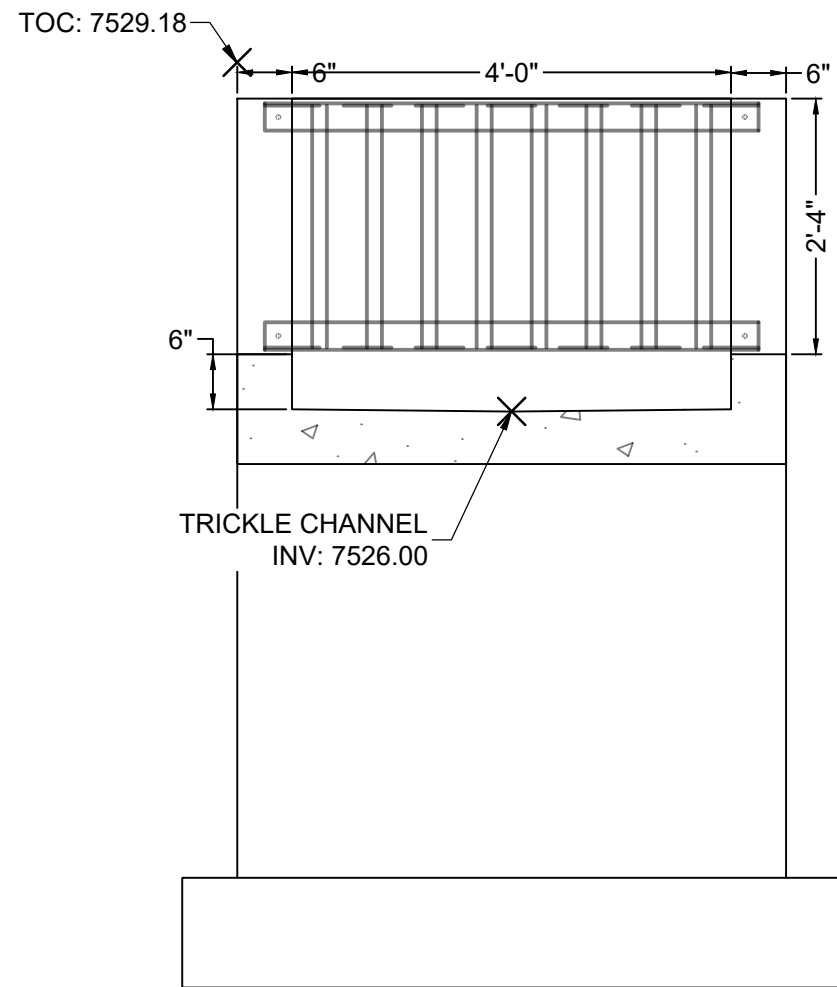


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1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
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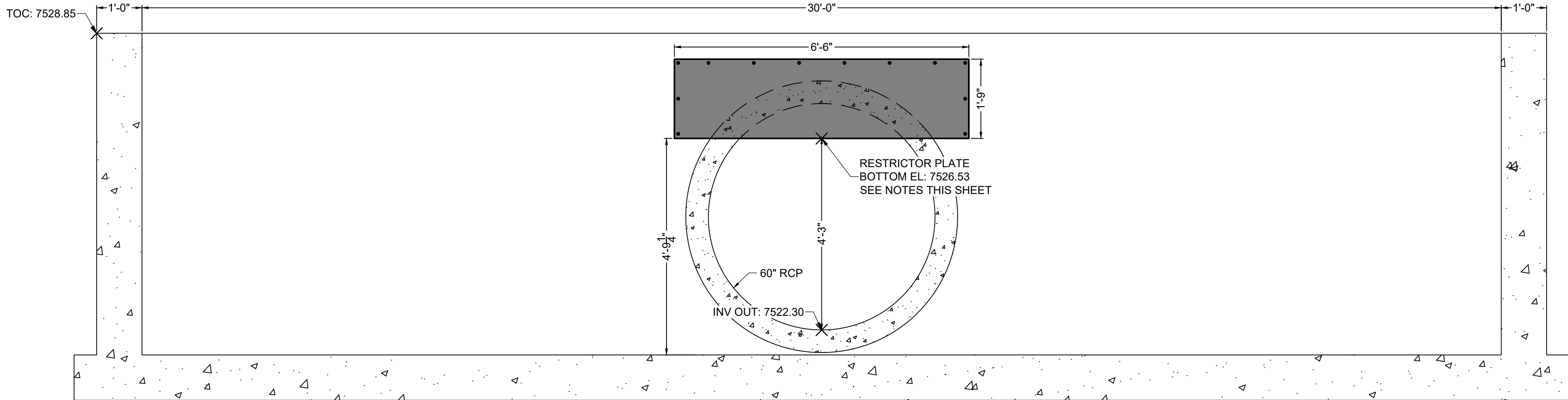
POND DETAILS
POND B OUTLET STRUCTURE

SHEET
PND
28



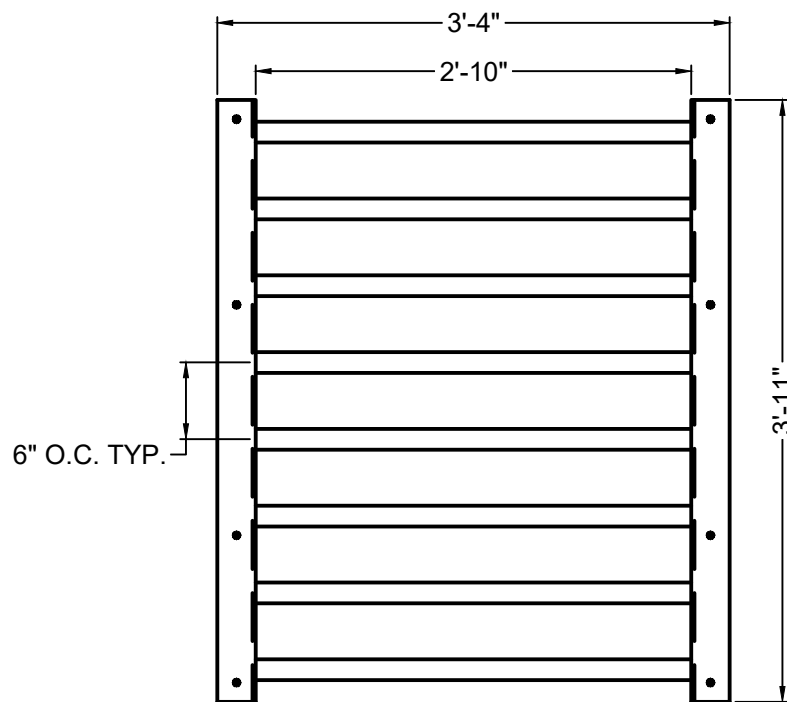
SECTION VIEW B-B
FRONT FACE

SCALE: 1" = 1-1/4'



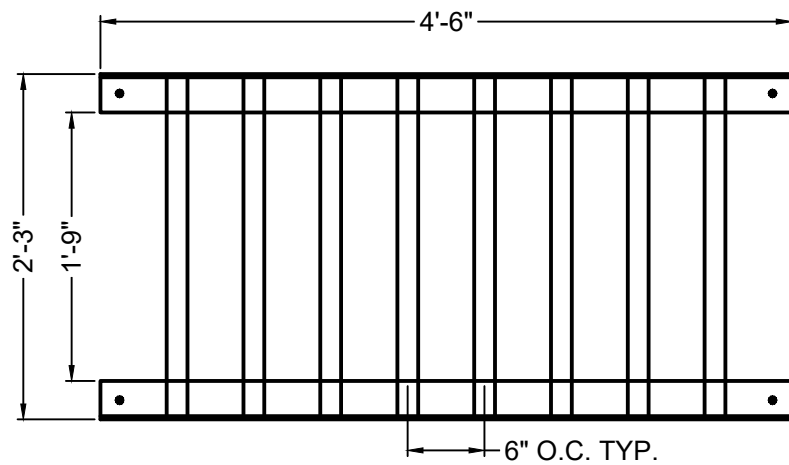
SECTION VIEW C-C
RESTRICTOR PLATE

SCALE: 1" = 1-1/4'



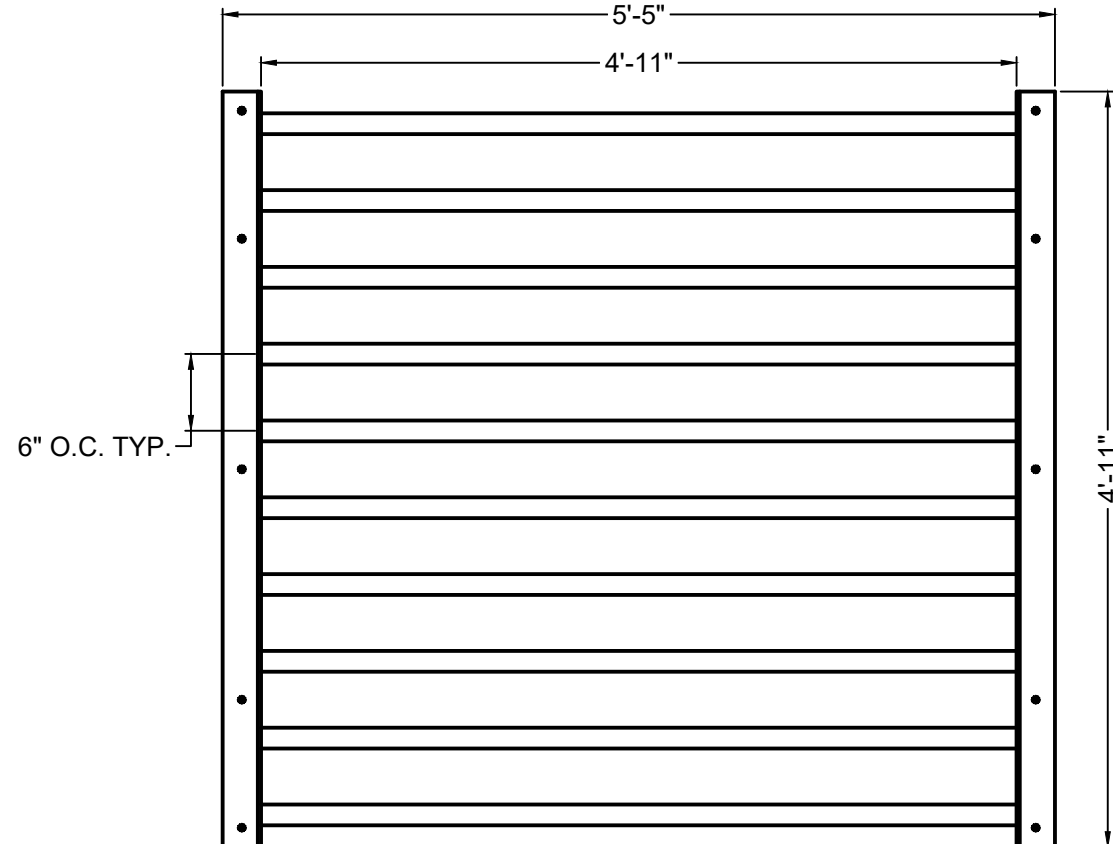
ELEVATION VIEW
MICROPOOL TOP GRATE

SCALE: 1" = 1-1/4'



ELEVATION VIEW
MICROPOOL FRONT GRATE

SCALE: 1" = 1-1/4'



PLAN VIEW
SAFETY GRATE - QTY. 6

SCALE: 1" = 1-1/4'

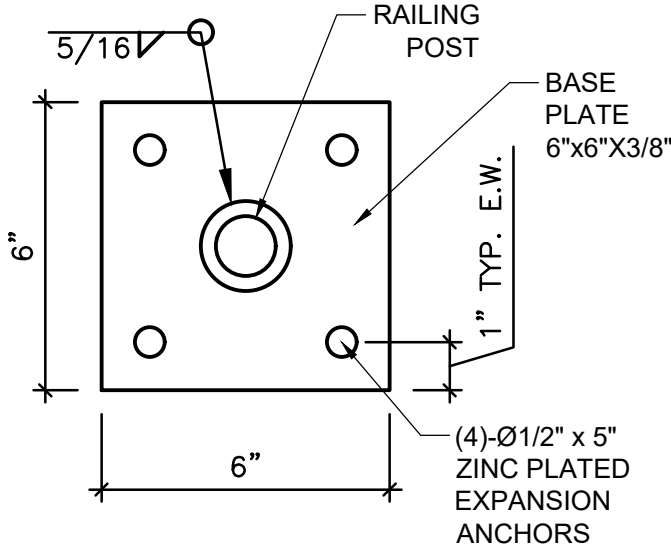
TWO SIGNS SHALL BE INSTALLED AROUND THE POND PERIMETER. THE SIGNS SHALL BE CONSTRUCTED OF A DURABLE MATERIAL SUCH AS METAL OR PLASTIC AND HAVE RED LETTERING ON A WHITE BACKGROUND WITH THE BELOW MESSAGE.

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

Minimum Sign Area: 3 sqft

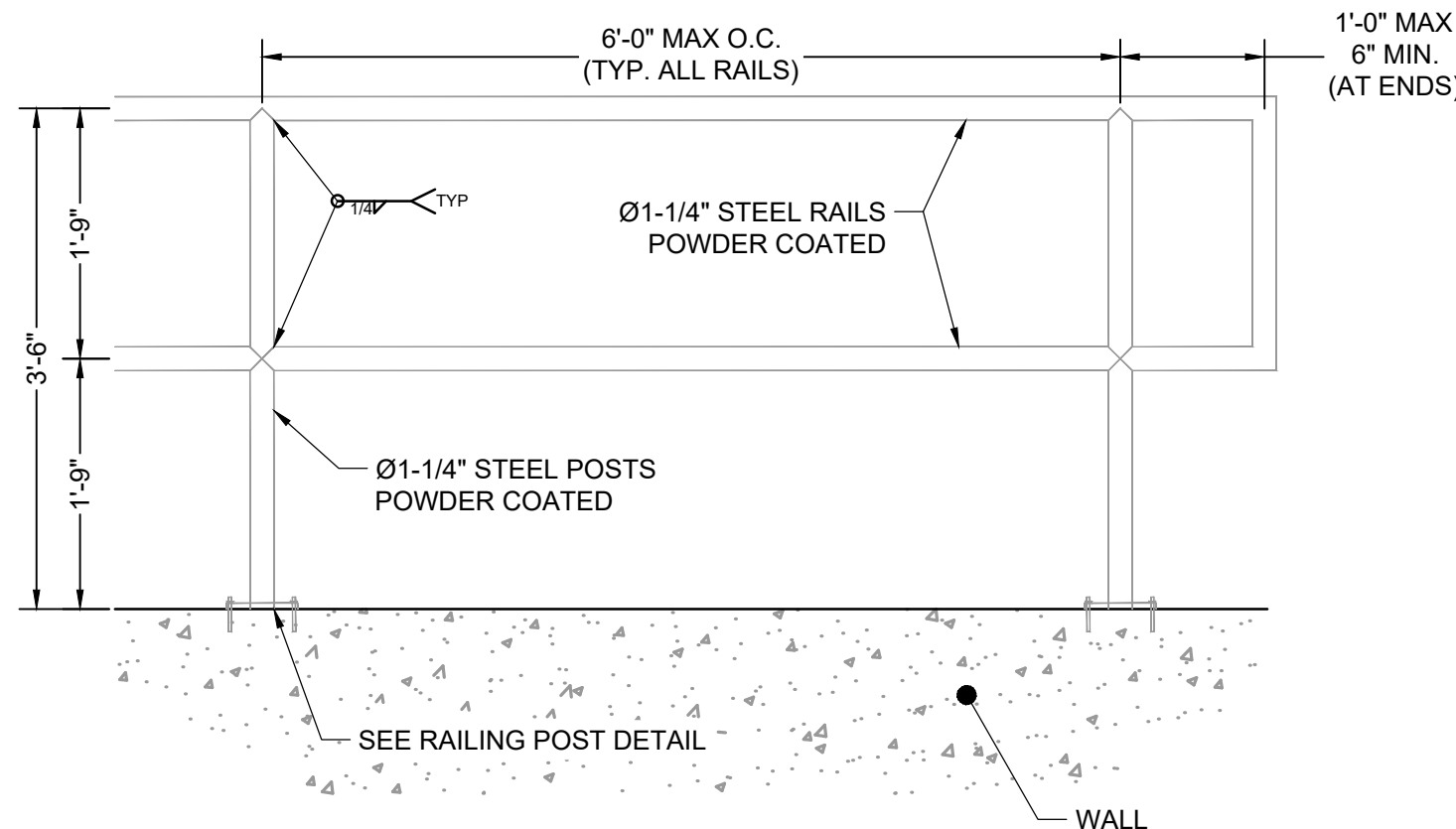
POND WARNING SIGN

DETAIL
SCALE: N.T.S.



DETAIL VIEW
PEDESTRIAN RAILING POST

SCALE: 3/4" = 1'



DETAIL VIEW
PEDESTRIAN RAILING

SCALE: 3/4" = 1'

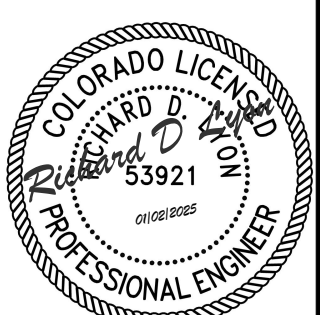
SAFETY GRATES/TRASH RACK NOTES:

1. 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.
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.

As-Built Document
PE Approval by: *Richard D. Lyon*
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09/24/2026 12:48:23 PM



PCD FILE NO.: SF2422

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APPROVED: RDL	JOB NUMBER: 211030.240	0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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NO.	DATE	BY	REVISION DESCRIPTION



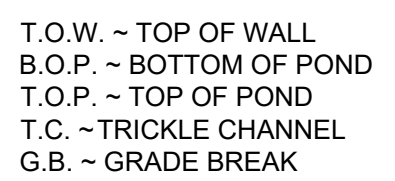
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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PRI #2, LLC.
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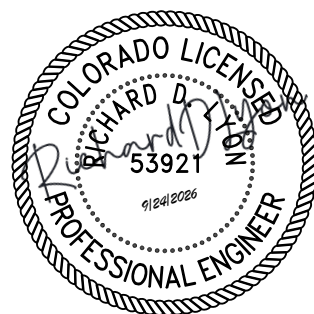
POND DETAILS
POND B OUTLET STRUCTURE DETAILS

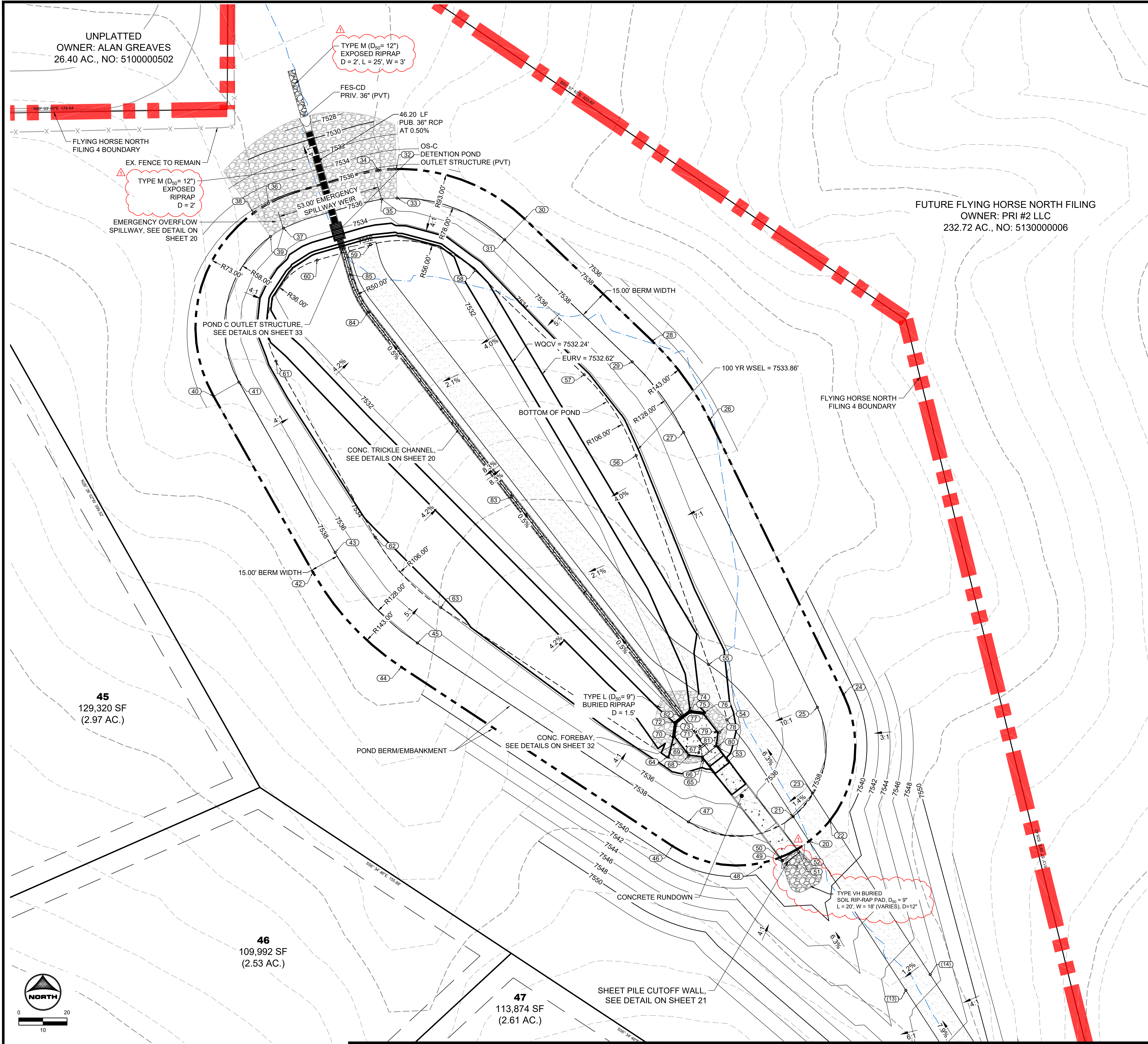
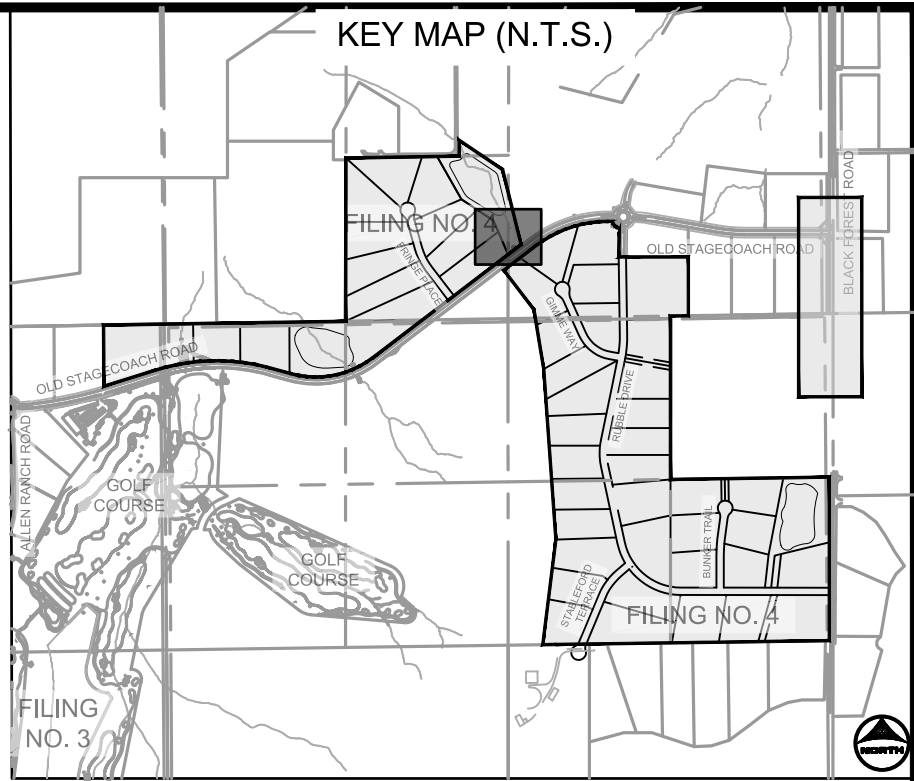
SHEET
PND

29



As-Built Document
PE Approval by: *Richard DeLeon*
(Stamp Appended on this Plan Sheet)
09/24/2026 12:52:46 PM





POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV
20	Maint. Road/TOP	N: 448008.13 E: 225674.90	7538.03
21	Maint. Road/TOP	N: 448020.80 E: 225666.68	7538.00
22	Maint. Road/TOP	N: 448018.95 E: 225668.76	7538.05
23	Maint. Road/TOP	N: 448033.04 E: 225692.62	7538.00
24	TOP	N: 448084.00 E: 225698.93	7538.00
25	TOP	N: 448077.43 E: 225693.41	7538.00
26	TOP	N: 448226.26 E: 225698.70	7538.00
27	TOP	N: 448219.70 E: 225698.70	7538.00
28	TOP	N: 448267.00 E: 225698.32	7538.00
29	TOP	N: 448256.16 E: 225698.32	7538.00
30	TOP	N: 448330.17 E: 225698.32	7538.00
31	TOP	N: 448319.33 E: 225698.32	7538.00
32	Spillway	N: 448355.94 E: 225698.32	7536.49
33	Spillway	N: 448340.95 E: 225698.32	7538.00
34	Spillway Crest	N: 448355.25 E: 225698.32	7536.30
35	Spillway Crest	N: 448340.36 E: 225698.32	7536.00
36	Spillway Crest	N: 448338.14 E: 225698.32	7536.25
37	Spillway Crest	N: 448325.33 E: 225698.32	7536.00
38	Spillway	N: 448333.22 E: 225698.32	7536.39
39	Spillway	N: 448321.07 E: 225698.32	7538.00
40	TOP	N: 448238.32 E: 225698.32	7538.00
41	TOP	N: 448245.70 E: 225698.32	7538.00
42	TOP	N: 448147.23 E: 225618.11	7538.00
43	TOP	N: 448157.58 E: 225620.76	7537.99
44	TOP	N: 448098.18 E: 225643.87	7538.00
45	TOP	N: 448110.70 E: 225472.13	7538.00
46	TOP	N: 448005.60 E: 225604.16	7538.00
47	TOP	N: 448018.12 E: 225612.42	7538.00
48	TOP/Edge of Swale	N: 447994.87 E: 225649.93	7538.81
49	Rundown TOW	N: 447997.86 E: 225660.87	7539.00
50	Rundown BOW	N: 447998.20 E: 225661.35	7537.50
51	Rundown BOW	N: 448003.74 E: 225668.48	7537.50
52	Rundown TOW	N: 448004.05 E: 225668.88	7539.00

POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV
53	BOP/Rundown TOW	N: 448056.19 E: 225628.34	7533.24
54	Maint. Road/BOP	N: 448070.90 E: 225630.34	7533.41
55	Maint. Road/BOP	N: 448099.51 E: 225622.87	7532.98
56	BOP	N: 448207.65 E: 225685.34	7533.41
57	BOP	N: 448248.49 E: 225658.47	7533.34
58	BOP	N: 448303.43 E: 225692.07	7532.50
59	BOP	N: 448316.78 E: 225447.81	7531.35
60	BOP	N: 448308.79 E: 225698.32	7531.34
61	BOP	N: 448165.42 E: 225698.32	7532.83
62	BOP	N: 448128.02 E: 225698.32	7533.92
63	BOP	N: 448128.02 E: 225698.32	7534.00
64	BOP	N: 448051.70 E: 225698.32	7532.56
65	BOP/Rundown TOW	N: 448050.00 E: 225698.32	7533.24
66	Forebay Outer	N: 448050.85 E: 225698.32	7533.16
67	Forebay Inner	N: 448051.80 E: 225698.32	7531.66
68	Forebay Outer	N: 448051.80 E: 225698.32	7533.22
69	Forebay Inner	N: 448052.67 E: 225698.32	7531.62
70	Forebay Outer	N: 448061.95 E: 225698.32	7532.58
71	Forebay Inner	N: 448062.21 E: 225698.32	7531.49
72	Forebay Outer	N: 448069.65 E: 225698.32	7532.19
73	Forebay Inner	N: 448069.15 E: 225698.32	7531.46
74	Forebay Outer	N: 448075.67 E: 225698.32	7532.19
75	Forebay Inner	N: 448074.70 E: 225618.11	7531.46
76	Forebay Outer	N: 448074.70 E: 225620.76	7532.58
77	Forebay Inner	N: 448073.83 E: 225620.76	7531.49
78	Forebay Outer	N: 448064.56 E: 225620.76	7533.22
79	Forebay Inner	N: 448064.29 E: 225620.76	7531.62
80	Forebay Outer	N: 448057.01 E: 225621.71	7533.16
81	Forebay Inner	N: 448057.35 E: 225621.71	7531.66
82	TC Flow Line	N: 448072.66 E: 225620.81	7531.43
83	TC Flow Line	N: 448186.26 E: 225620.88	7530.71
84	TOP	N: 448281.82 E: 225446.60	7530.11
85	TC Flow Line	N: 448301.23 E: 225437.29	7530.00

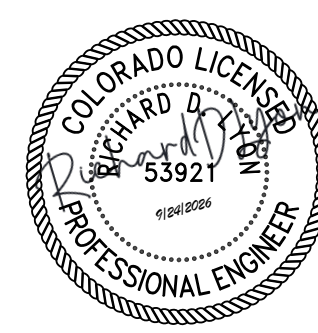
POND GRADING NOTES:

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

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PE Approval by: Richard D. Lyon
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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

DRAWN BY: CMD JOB DATE: 12/5/24
 APPROVED: RDL JOB NUMBER: 211030.240
 CAD DATE: 8/19/2024
 CAD FILE: J:\2021\211030\CAD\Drawings\Filing_No_4\Pond_C_Grading

NO.	DATE	BY	REVISION DESCRIPTION
1	9/24/2026	RDL	COUNTY P.A. AS-BUILT

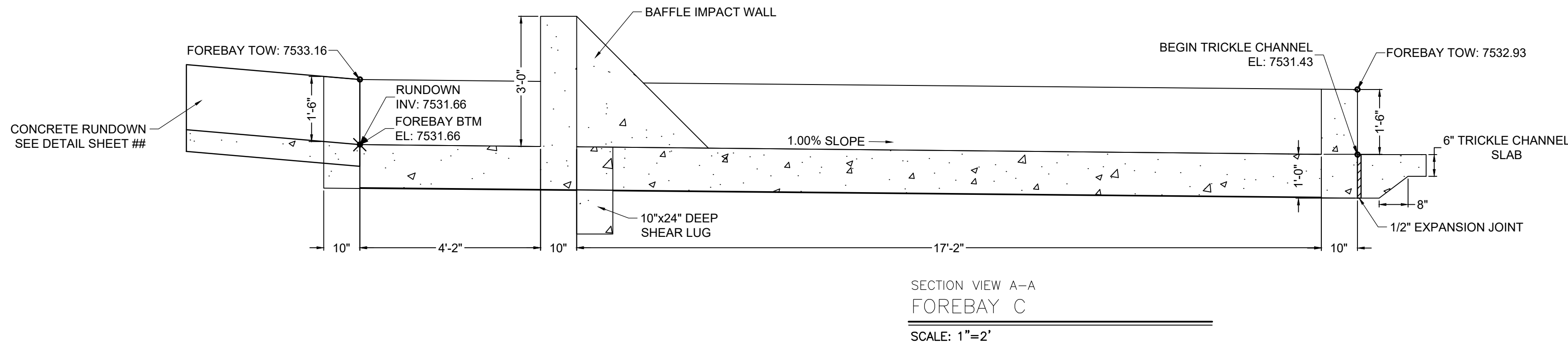
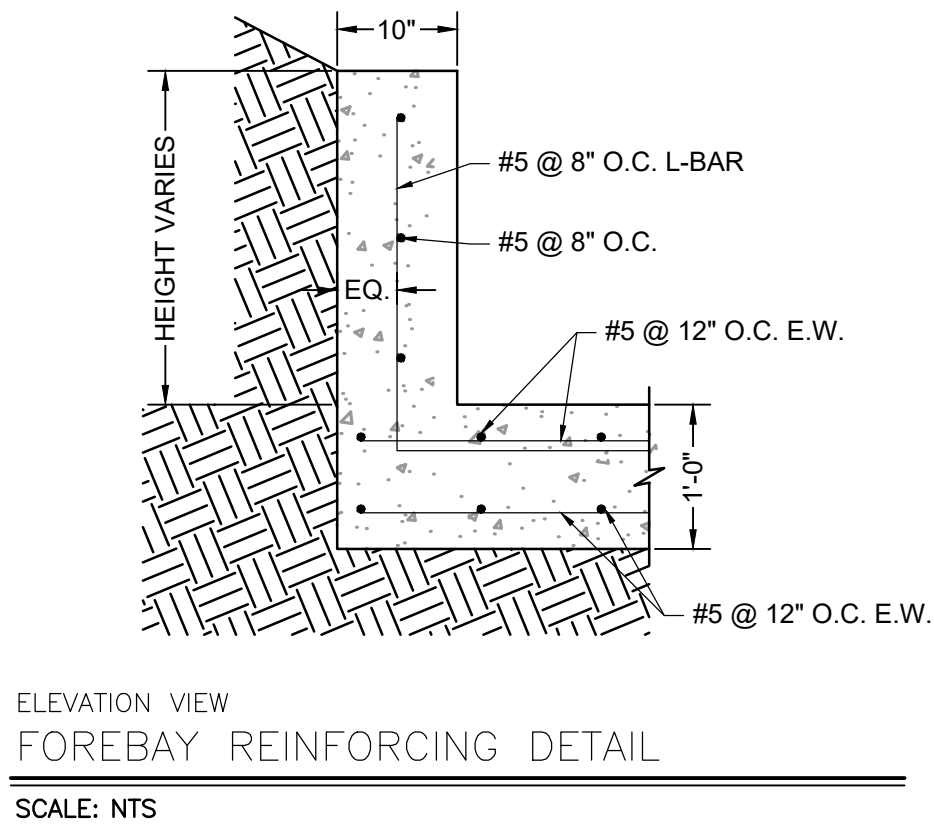
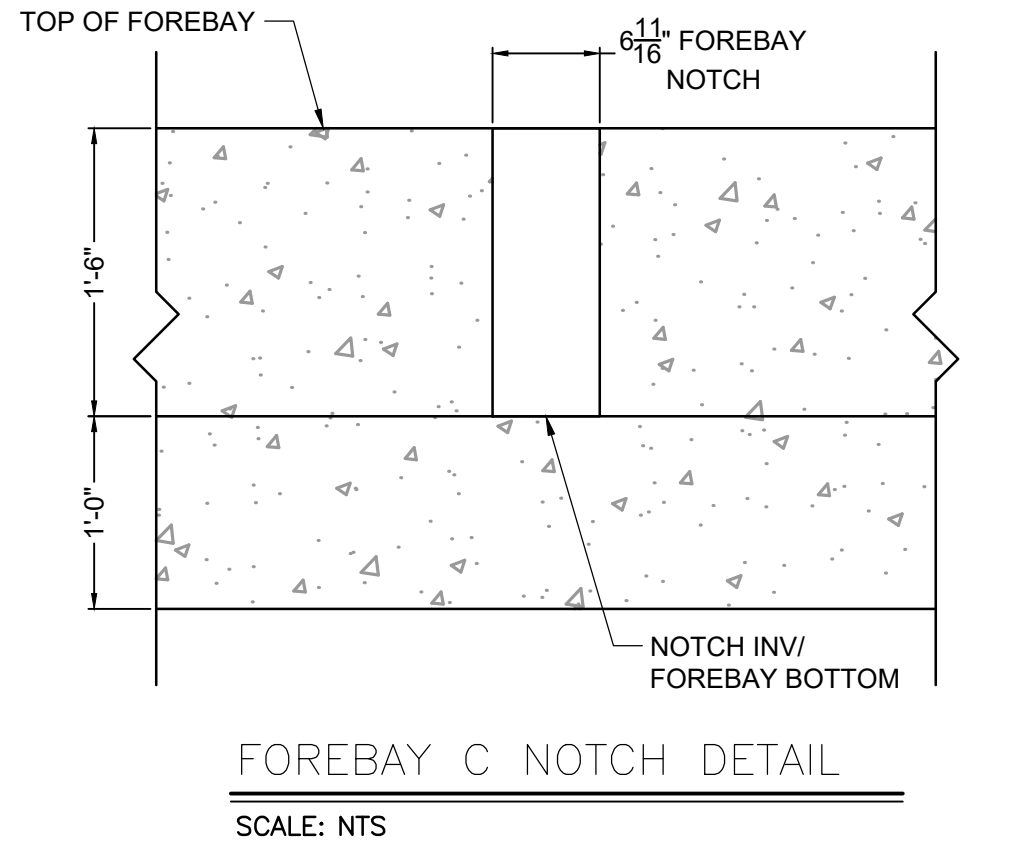
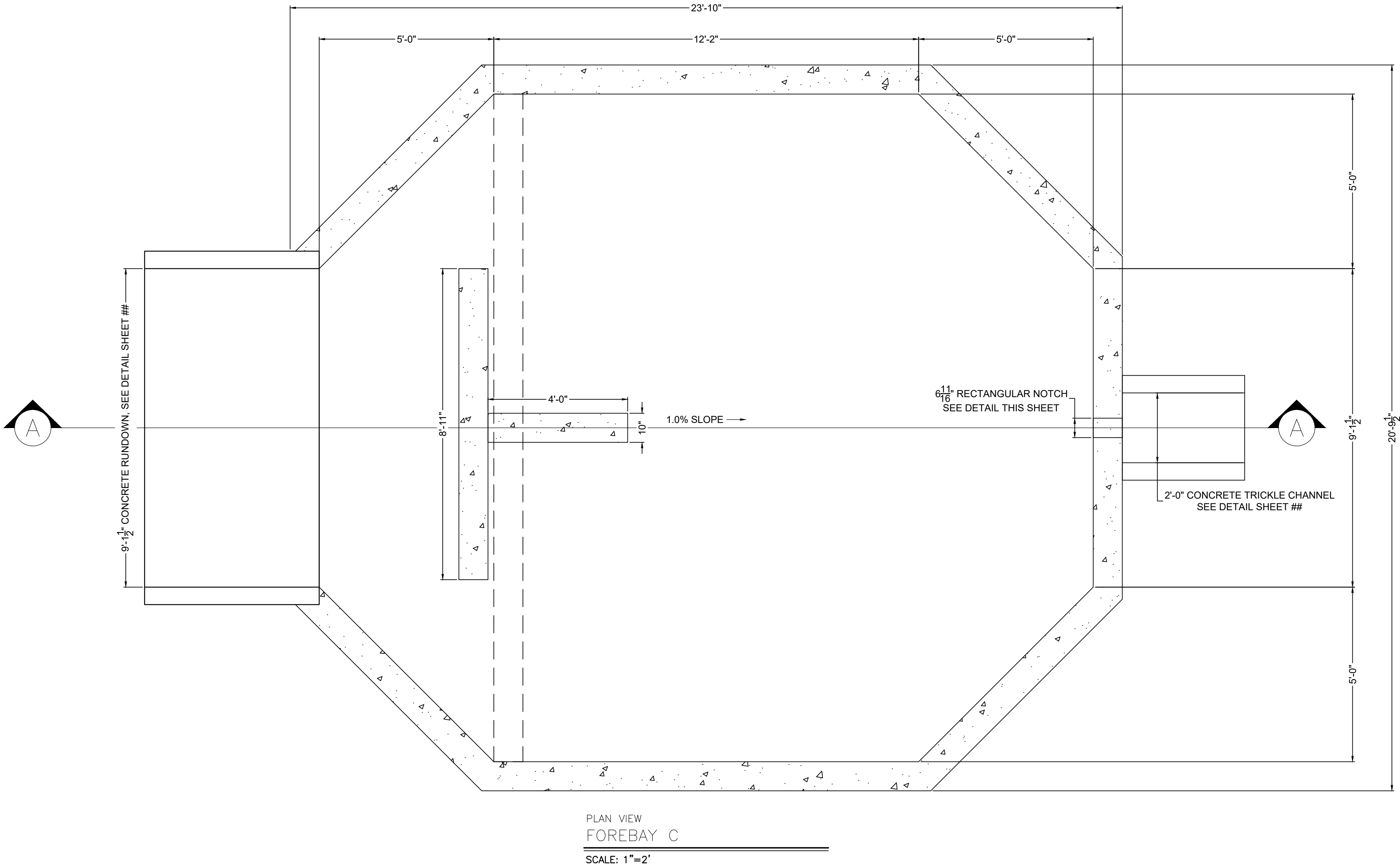


HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 160
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

FLYING HORSE NORTH FILING 4
PRI #2, LLC.
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POND DETAILS
POND C GRADING PLAN

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PND
31



This sheet is missing your green "As-Built Document" text box and a 2026 PE stamp. Please add them.



PCD FILE NO.: SF2422

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APPROVED: RDL	JOB NUMBER: 211030.240	0
CAD DATE: 9/22/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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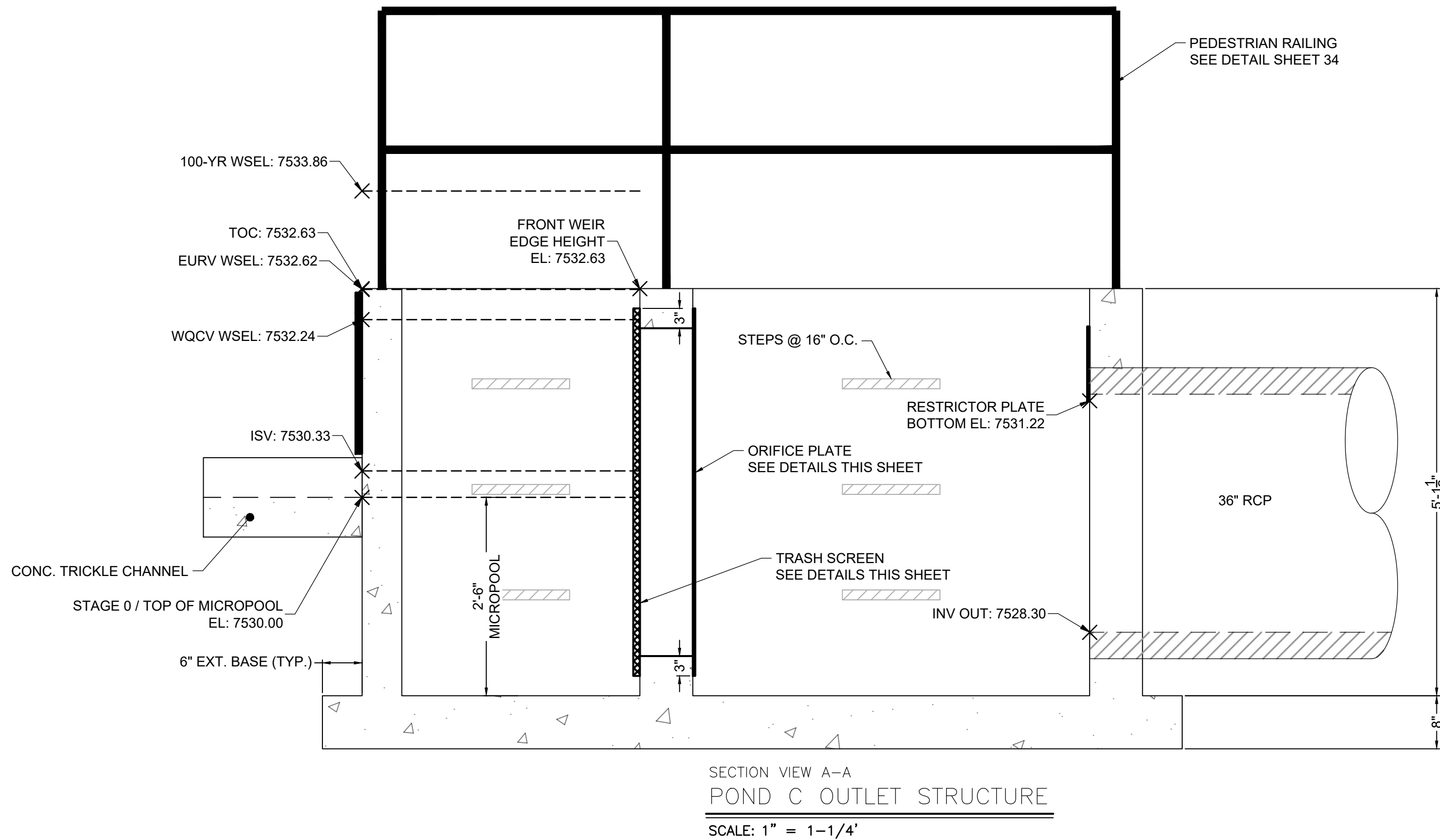
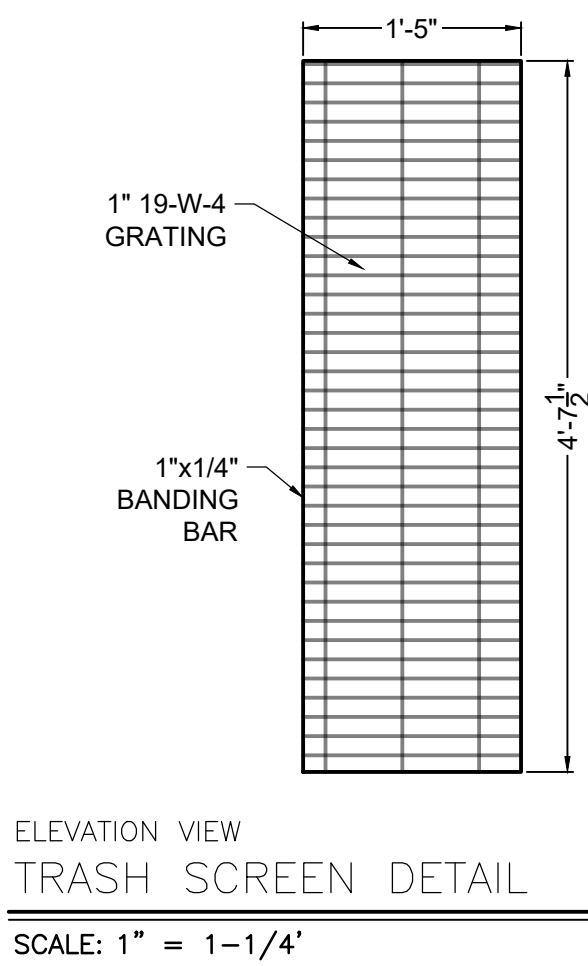
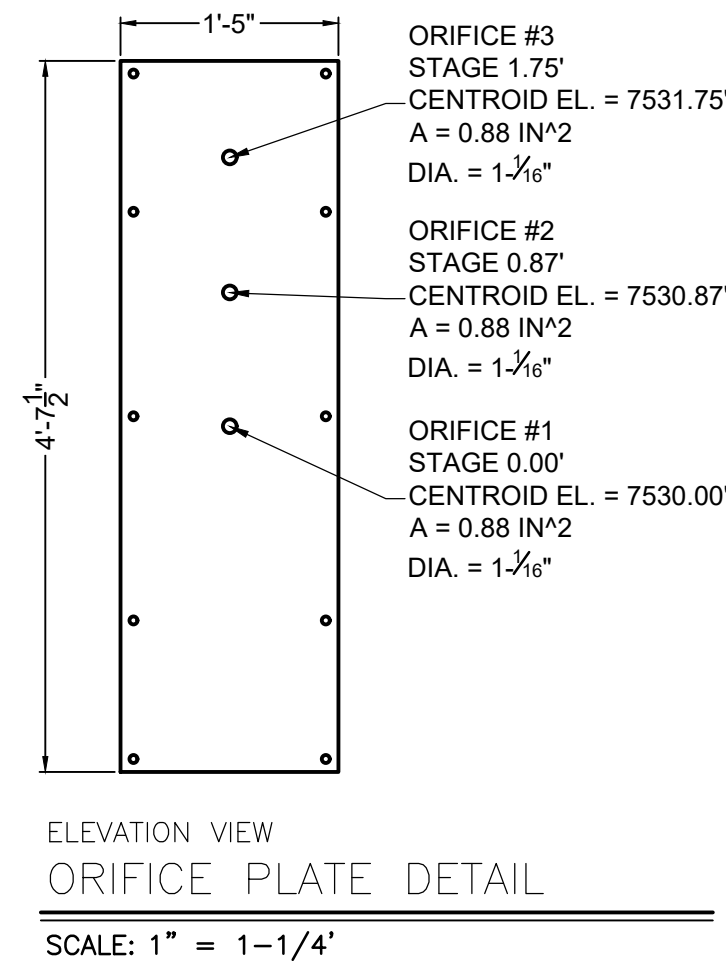
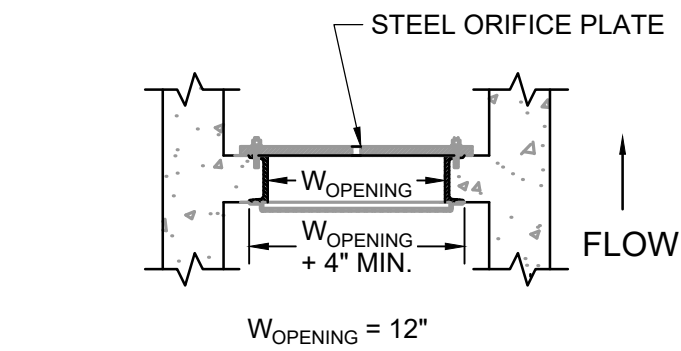
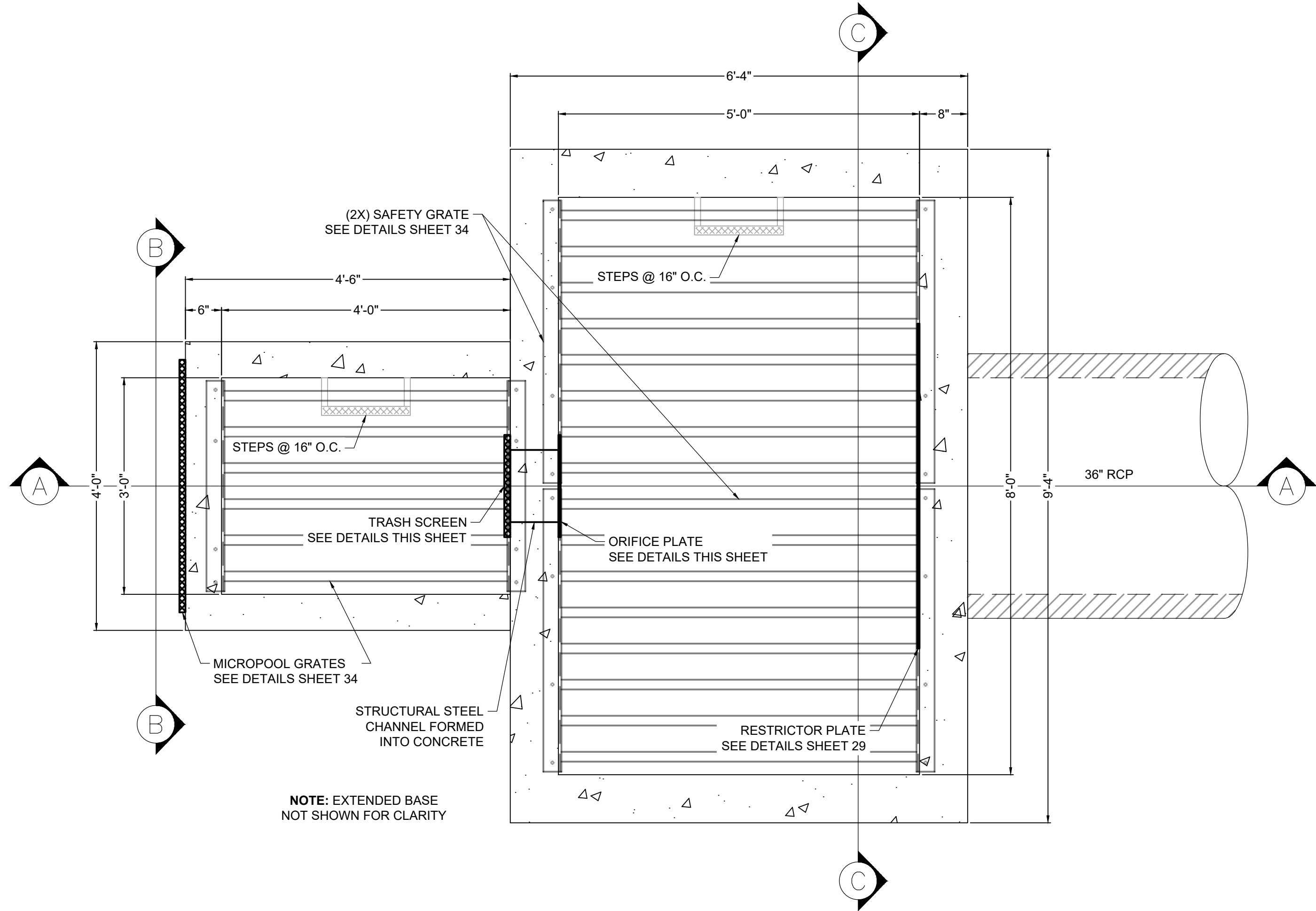
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POND DETAILS
POND C FOREBAY

SHEET
PND

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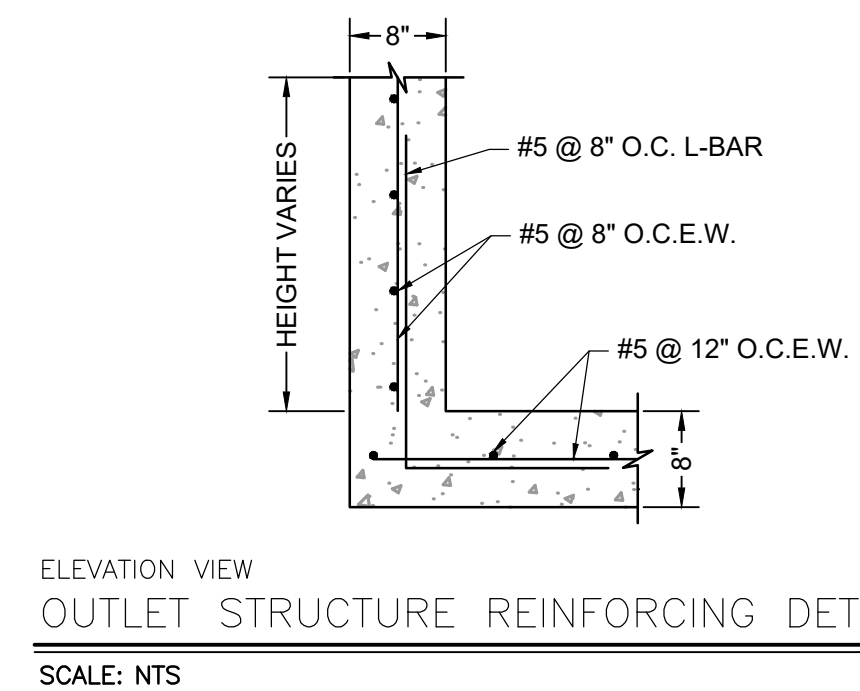


TRASH SCREEN NOTES:

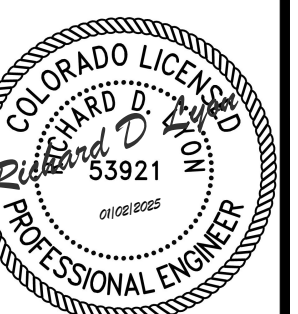
- TRASH SCREEN SHALL BE JOHNSON STAINLESS STEEL WELL SCREEN WITH #93 VEE WIRE OR APPROVED EQUIVALENT AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
- TRASH SCREEN OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS 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.



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0 1"
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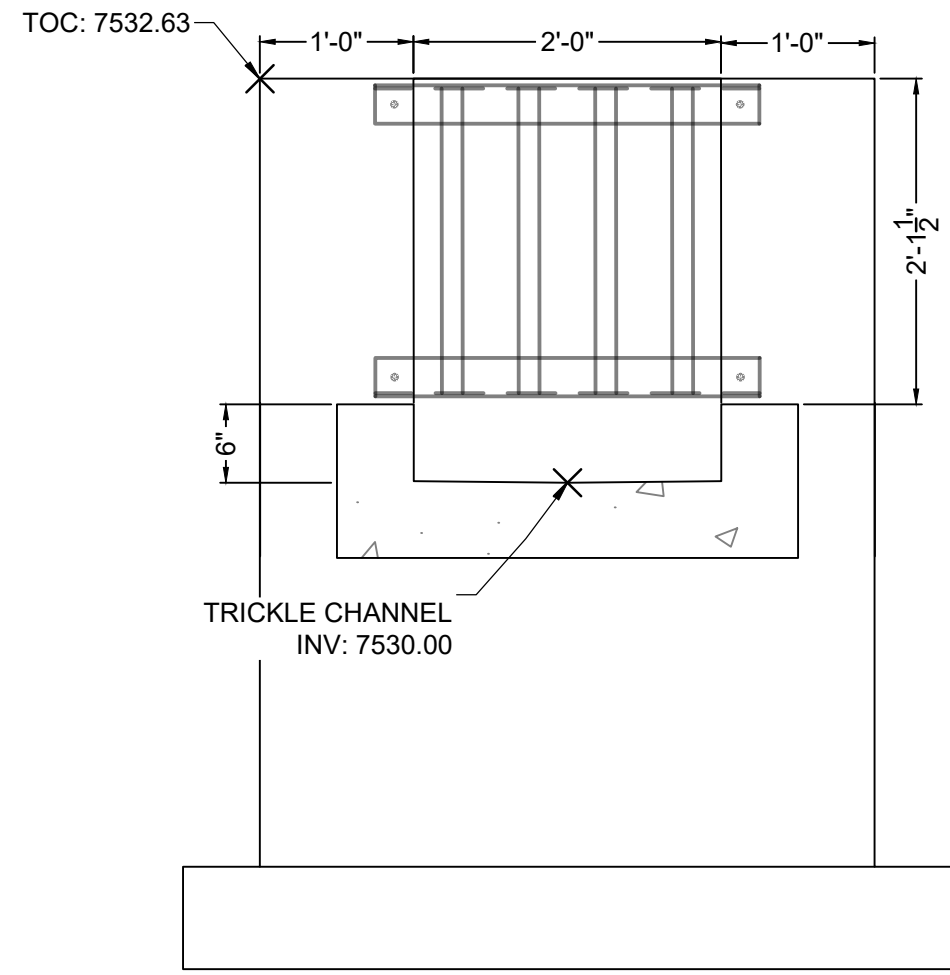
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COLORADO SPRINGS, CO 80920
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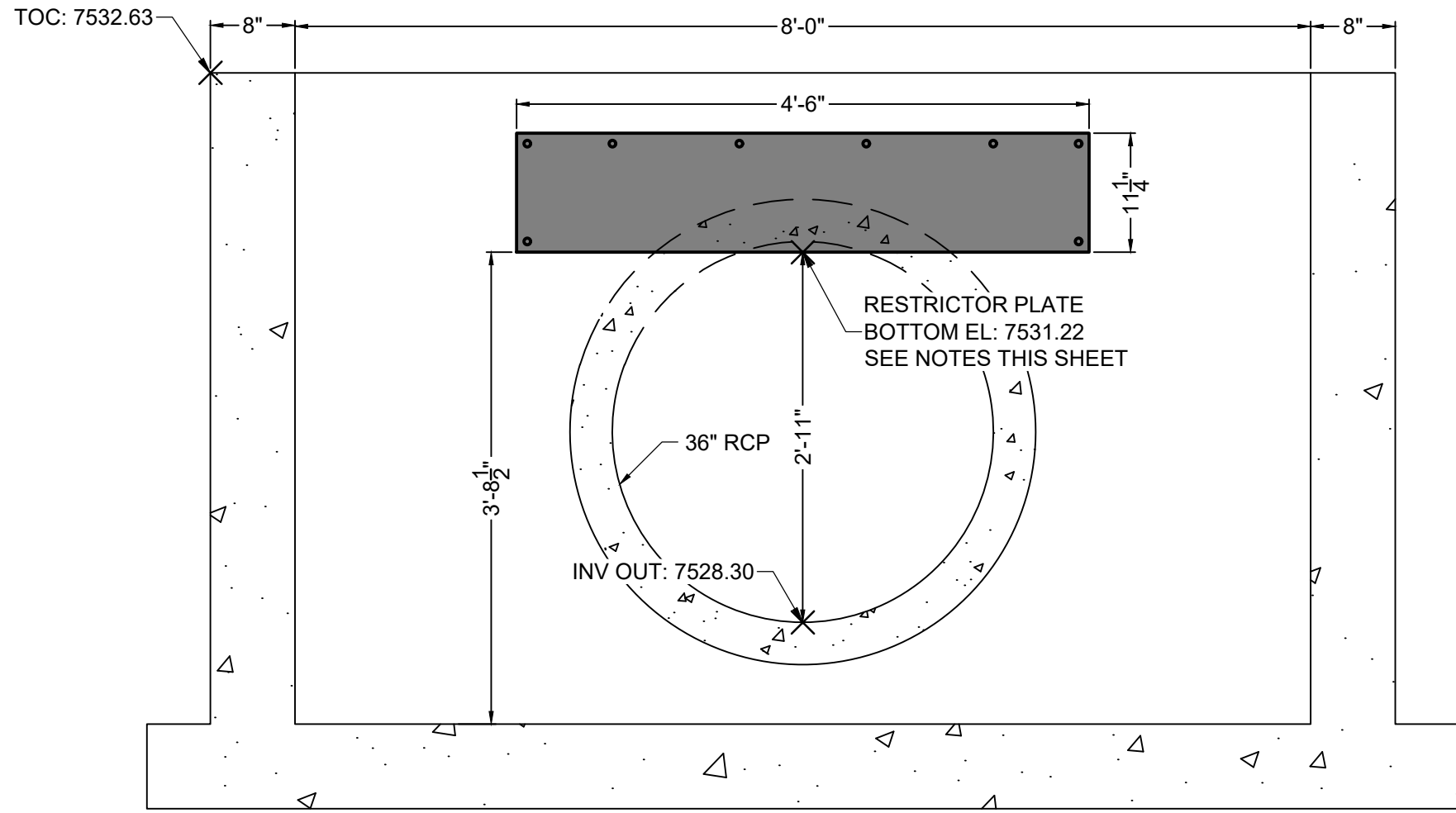
POND DETAILS
POND C OUTLET STRUCTURE

SHEET
PND

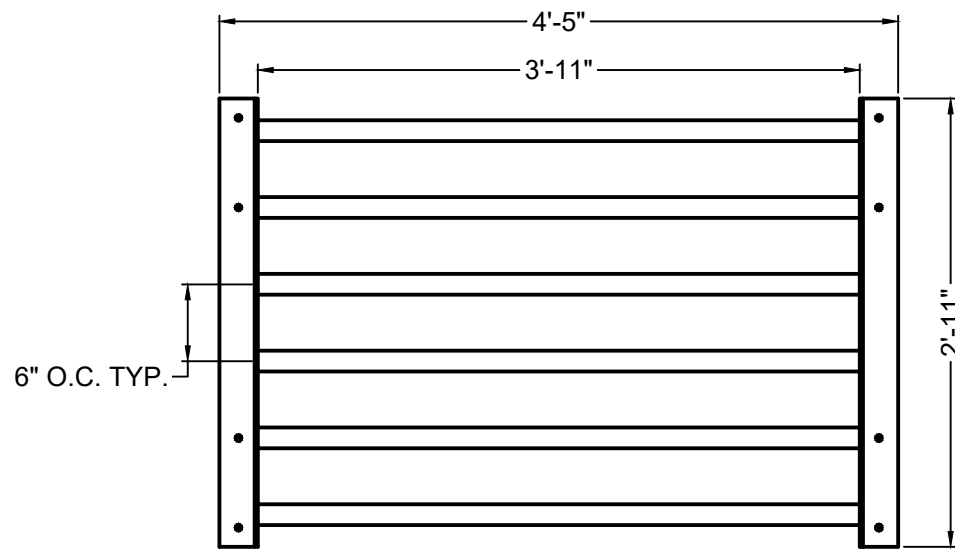
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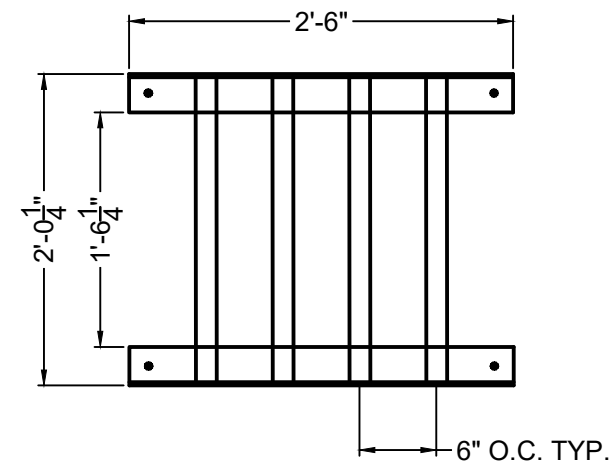
SECTION VIEW B-B
FRONT FACE
SCALE: 1" = 1-1/4'



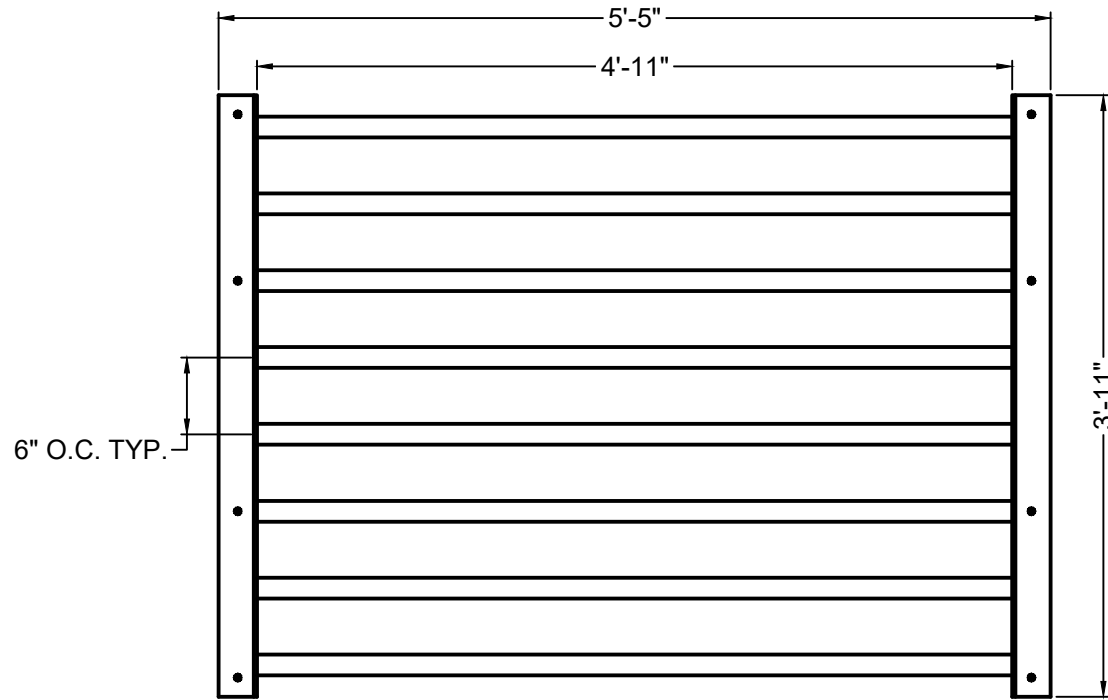
SECTION VIEW C-C
RESTRICTOR PLATE
SCALE: 1" = 1-1/4'



ELEVATION VIEW
MICROPOL TOP GRATE
SCALE: 1" = 1-1/4'



ELEVATION VIEW
MICROPOL FRONT GRATE
SCALE: 1" = 1-1/4'



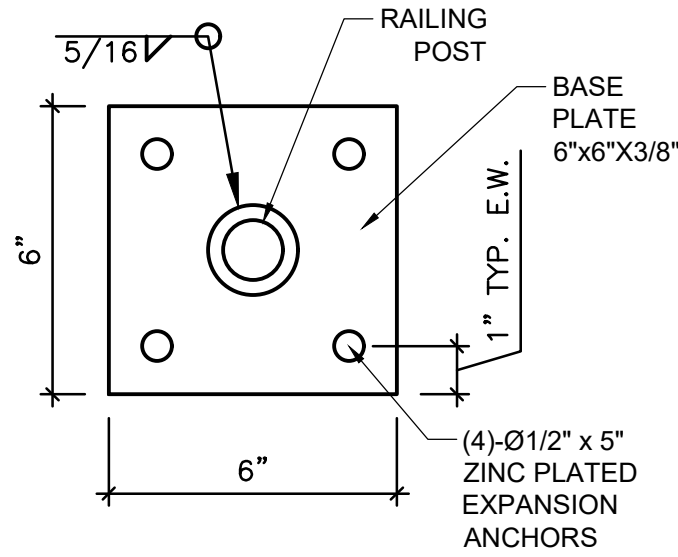
PLAN VIEW
SAFETY GRATE - QTY. 2
SCALE: 1" = 1-1/4'

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.

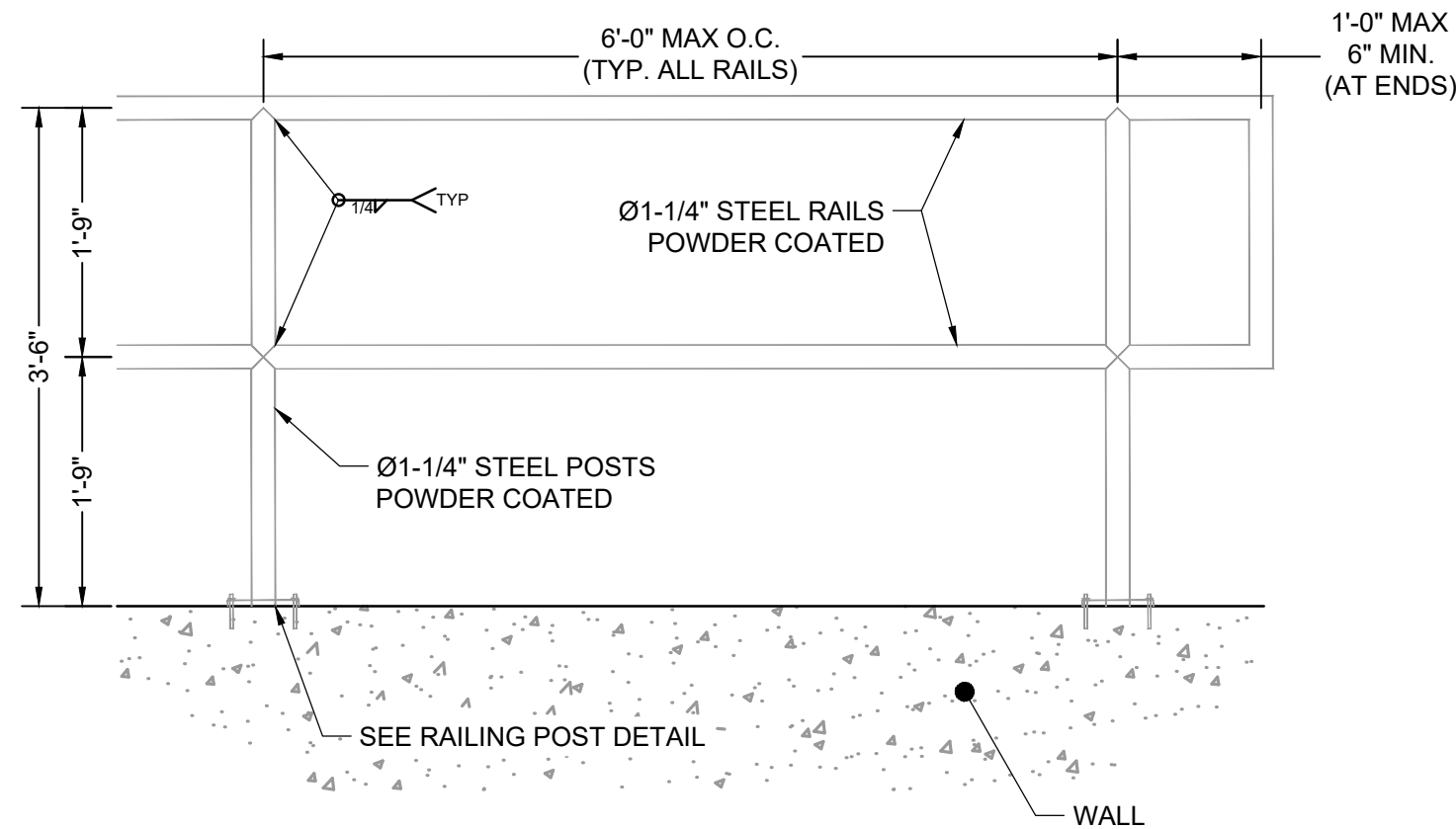
WARNING:
THIS AREA IS A
STORMWATER
FACILITY AND
IS SUBJECT TO
PERIODIC
FLOODING

Minimum Sign Area: 3 sqft

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



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



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

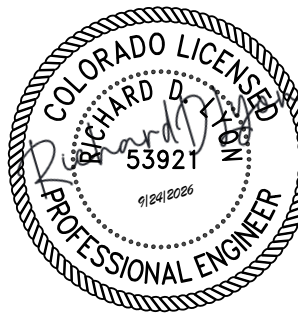
SAFETY GRATES/TRASH RACK NOTES:

- 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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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"
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NO.	DATE	BY	REVISION DESCRIPTION



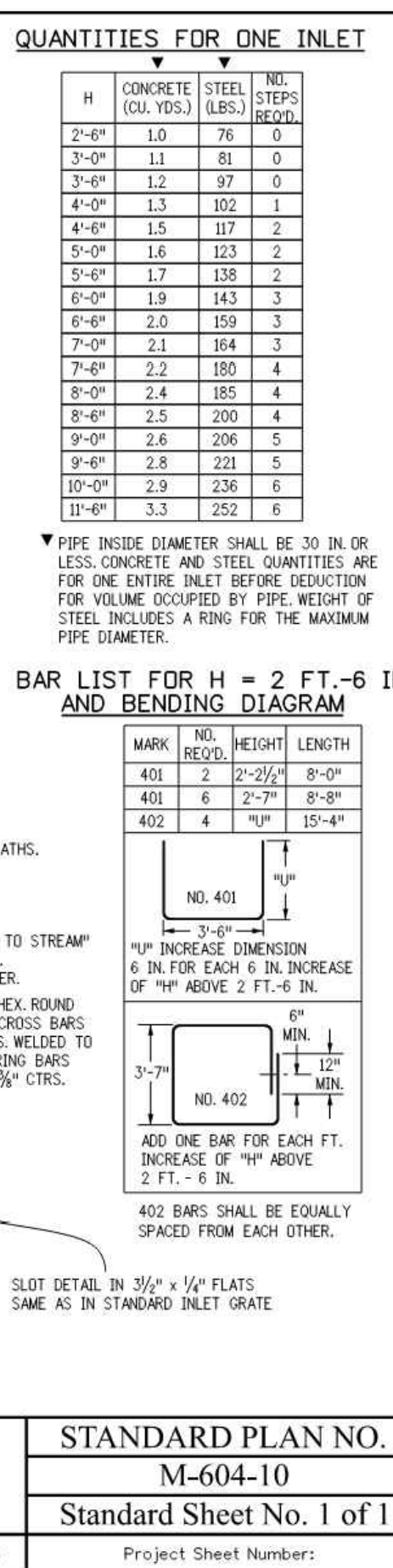
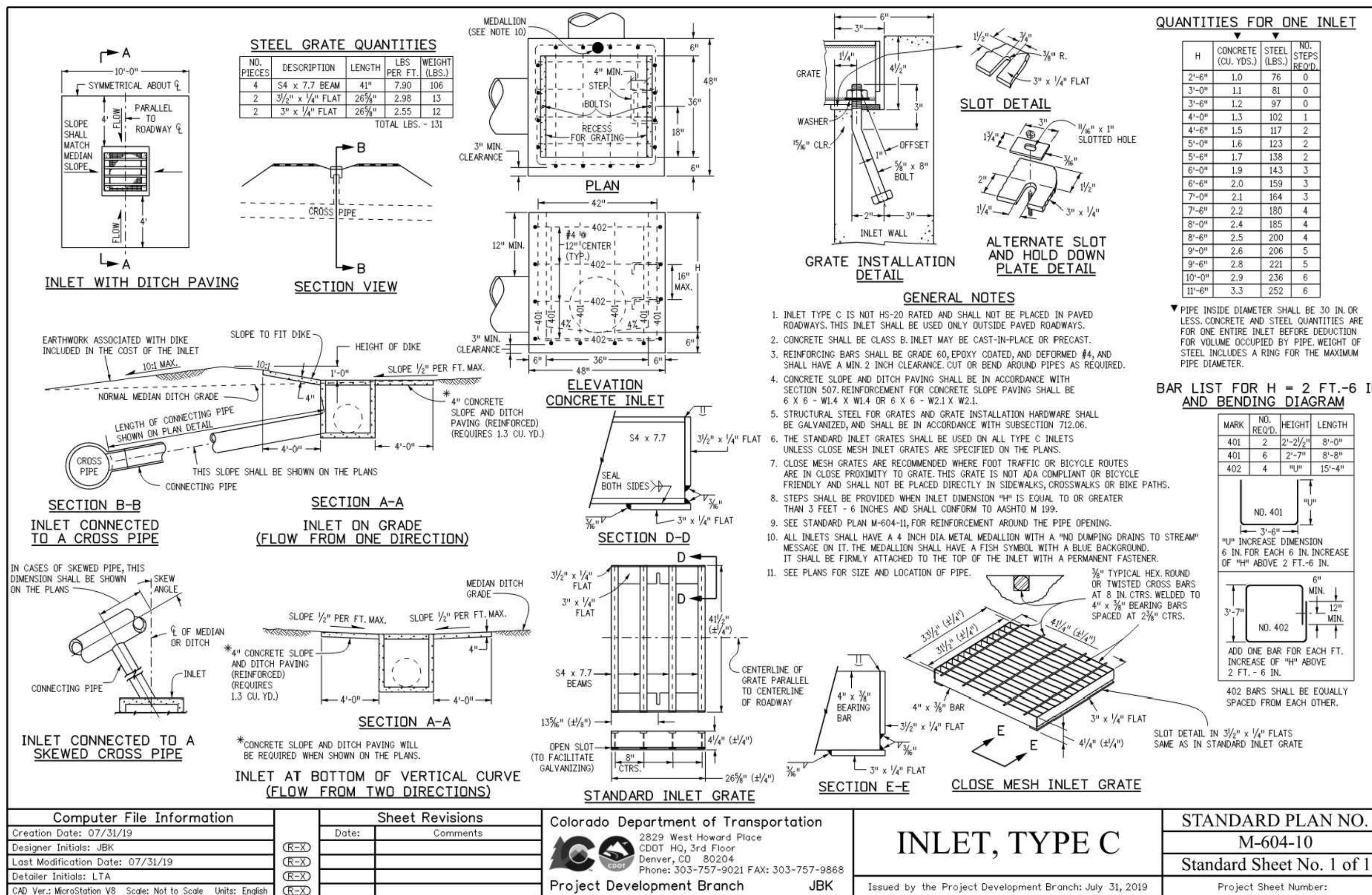
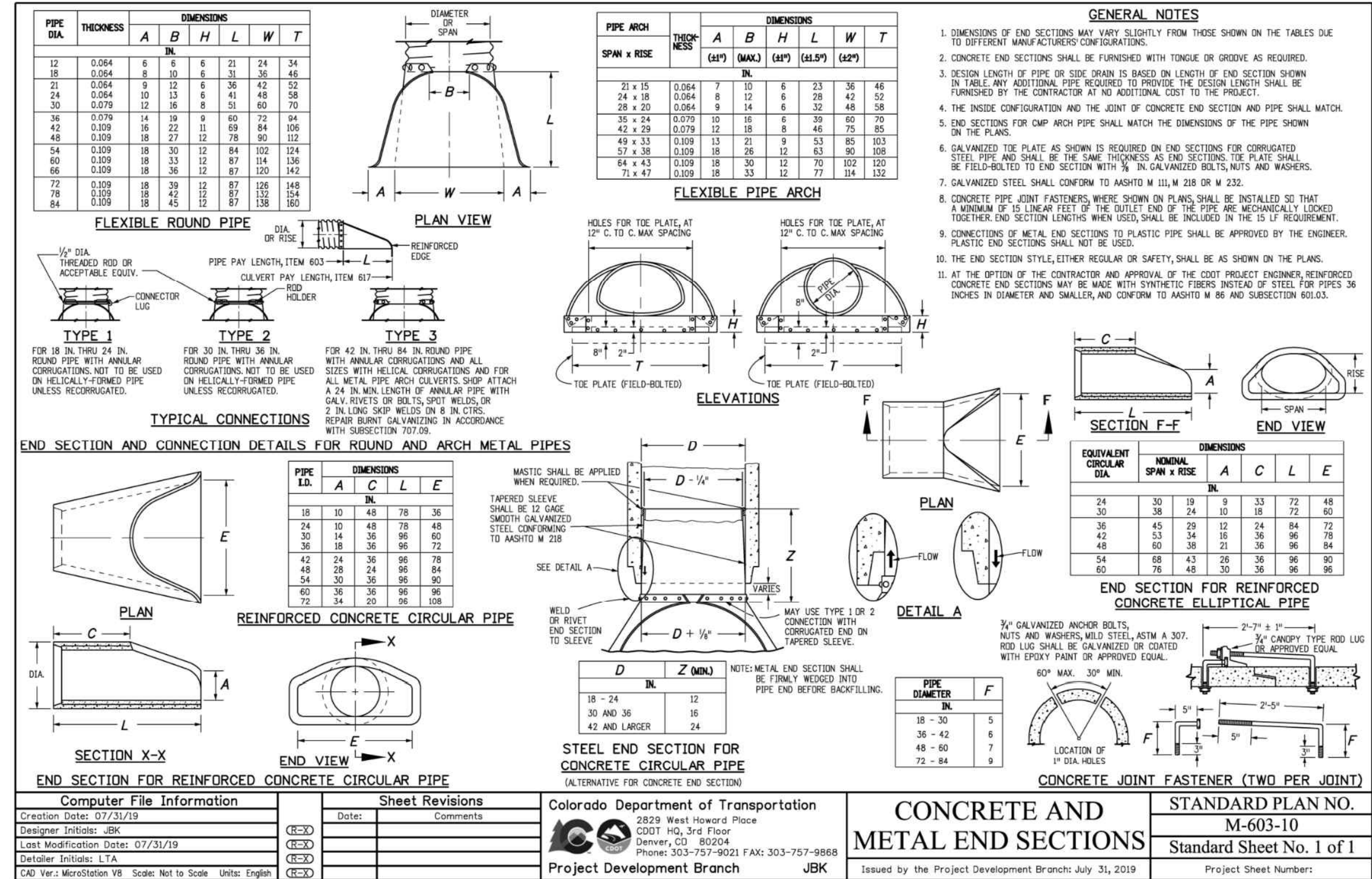
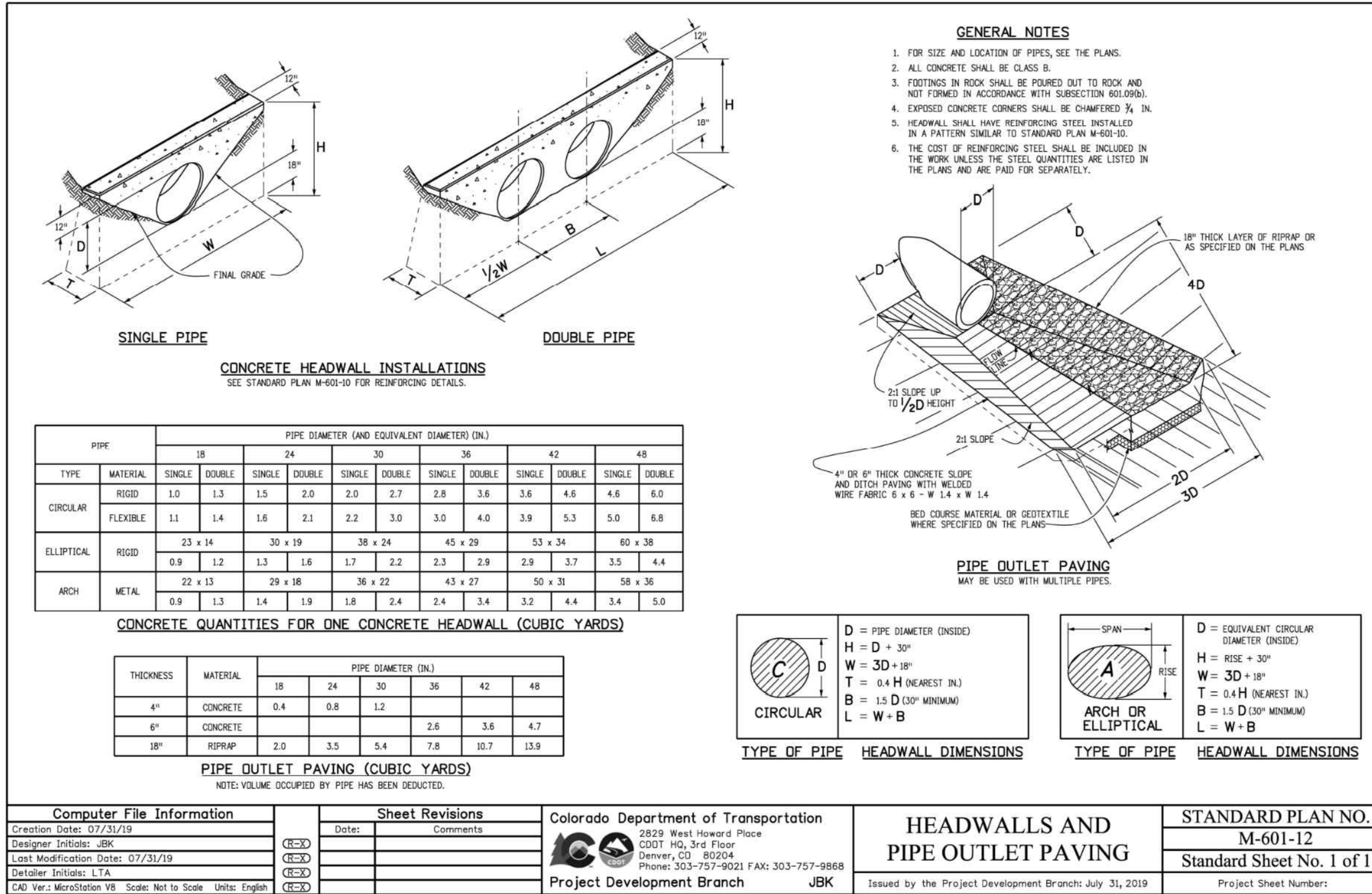
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1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
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FAX: 713.965.0444

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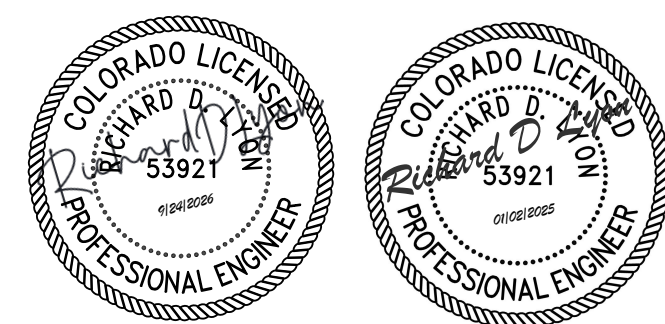
POND DETAILS
POND C OUTLET STRUCTURE DETAILS

SHEET
PND

34



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APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 10/30/2024
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NO. DATE BY REVISION DESCRIPTION

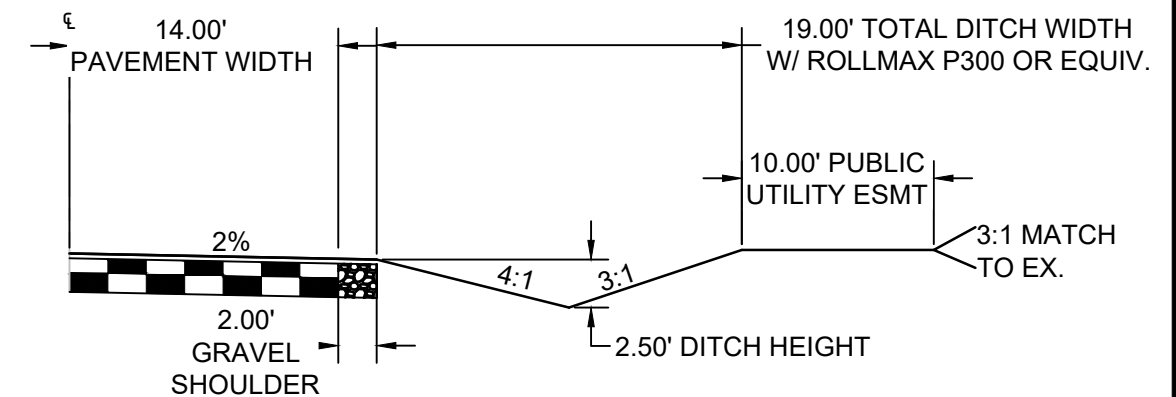
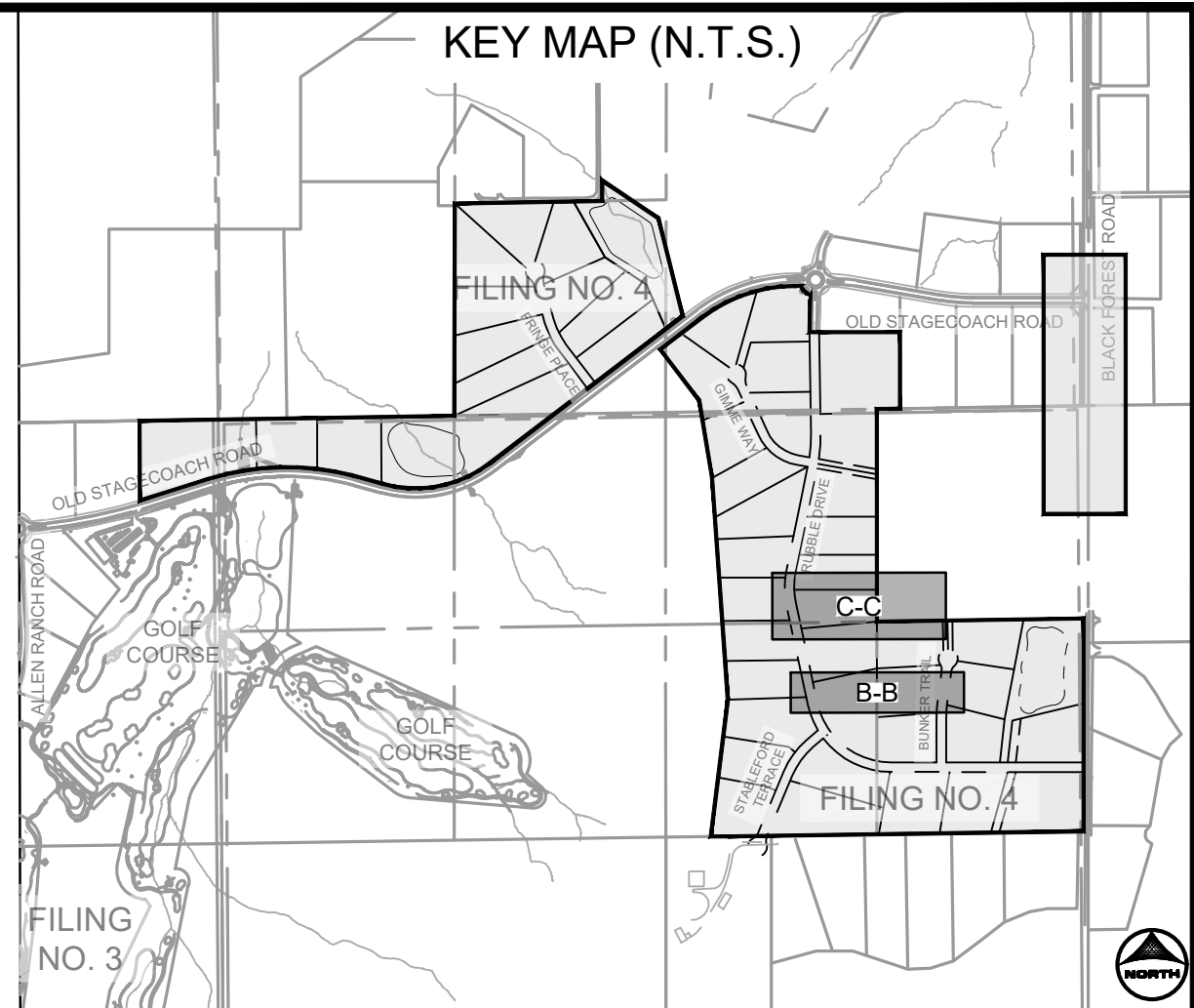
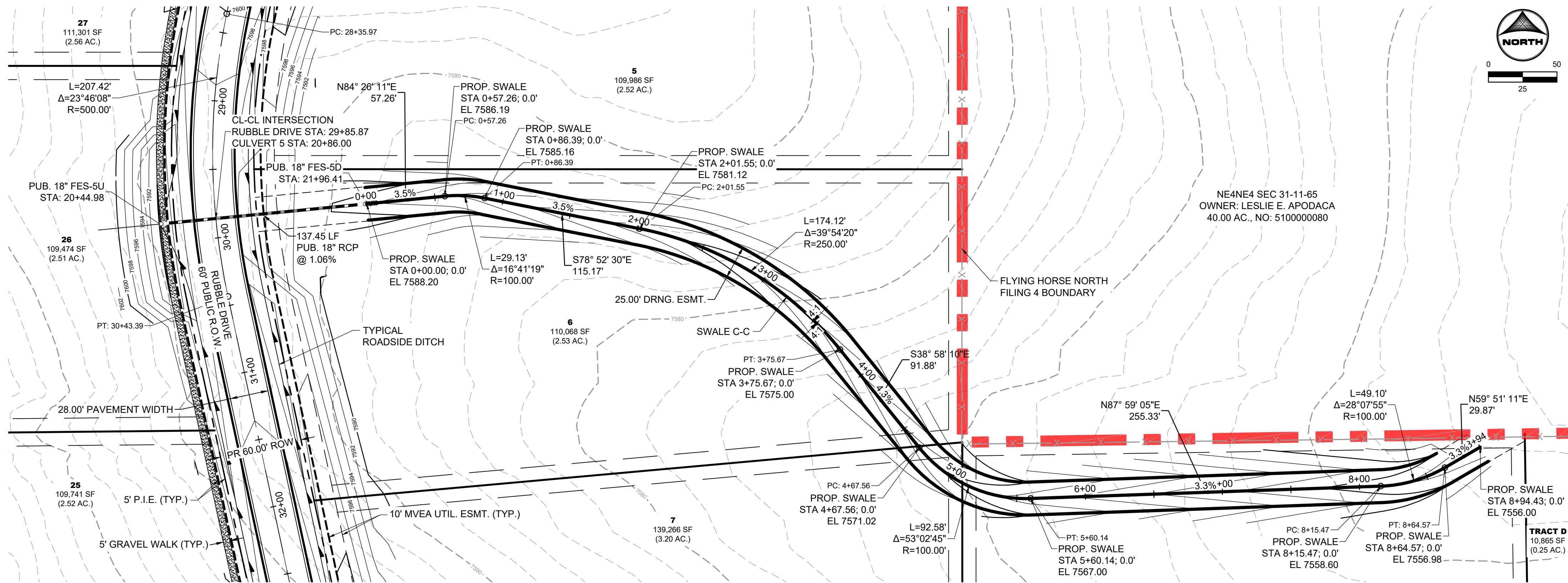
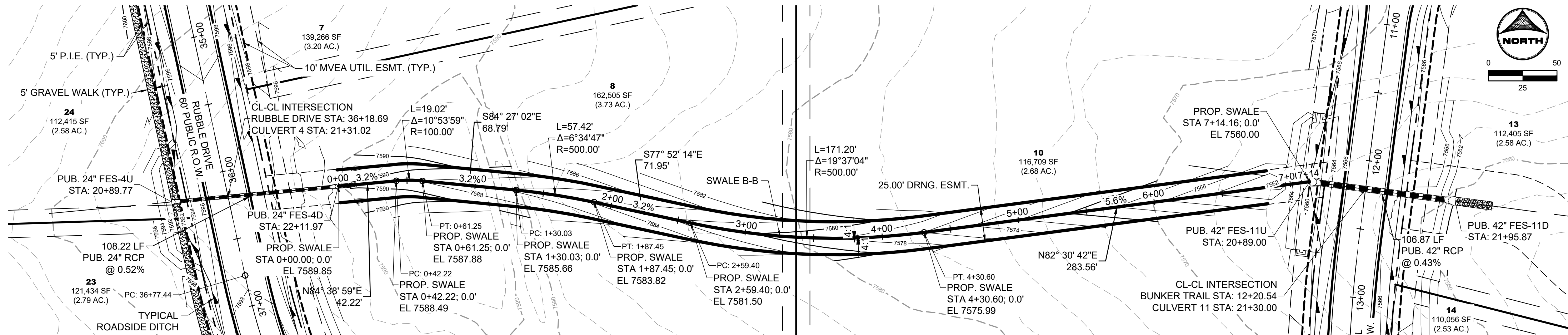


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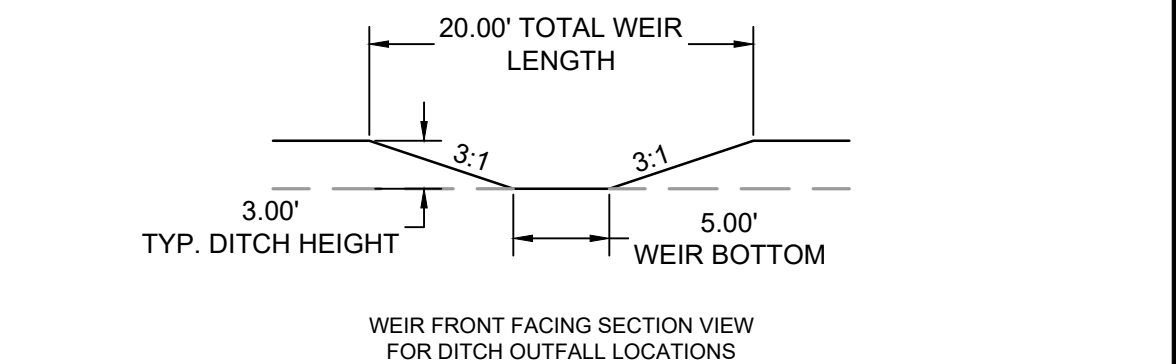
STORM DETAILS
STORM DETAILS

SHEET
DT1
35



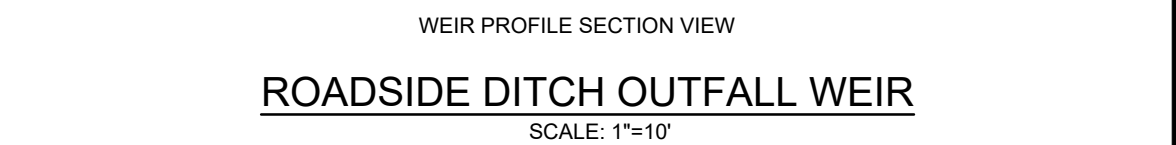
TYPICAL ROADSIDE DITCH SECTION

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



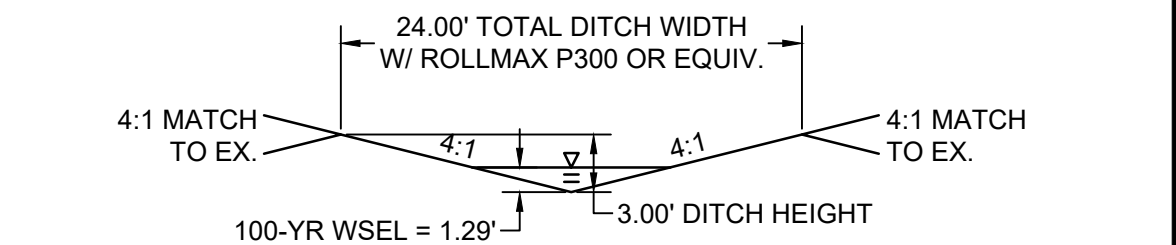
ROADSIDE DITCH OUTFALL WEIR

SCALE: 1"=10'



SWALE B-B SECTION

SCALE: 1"=10'



SWALE C-C SECTION

SCALE: 1"=10'

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CAD DATE: 12/5/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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CONSTRUCTION DOCUMENTS
PROPOSED SWALE GRADING

SHEET
GR
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