

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

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

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

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

PARCEL 2:

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

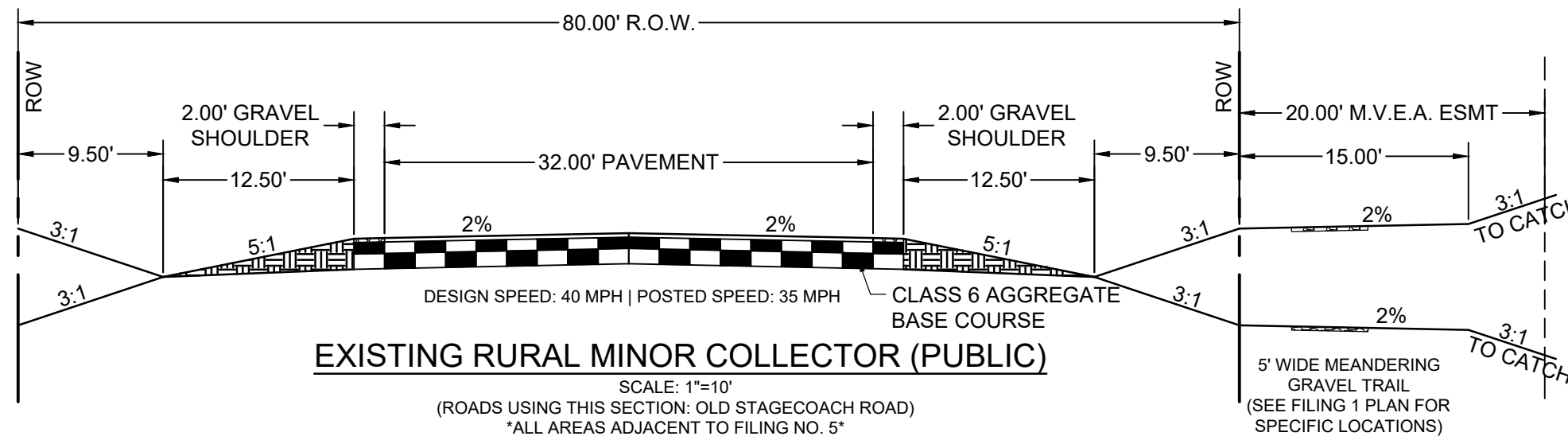
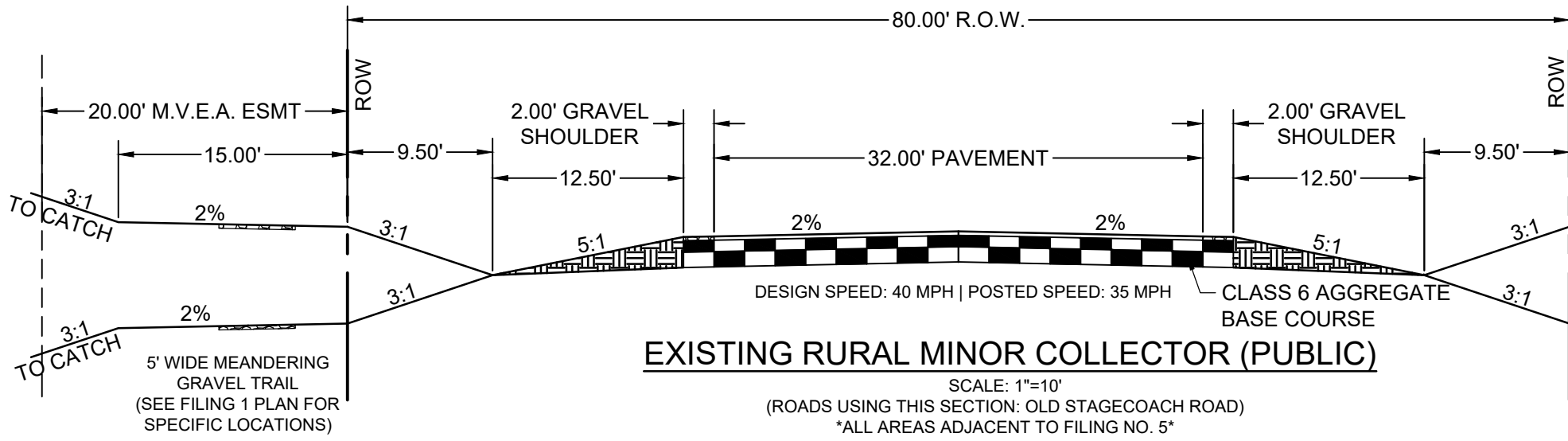
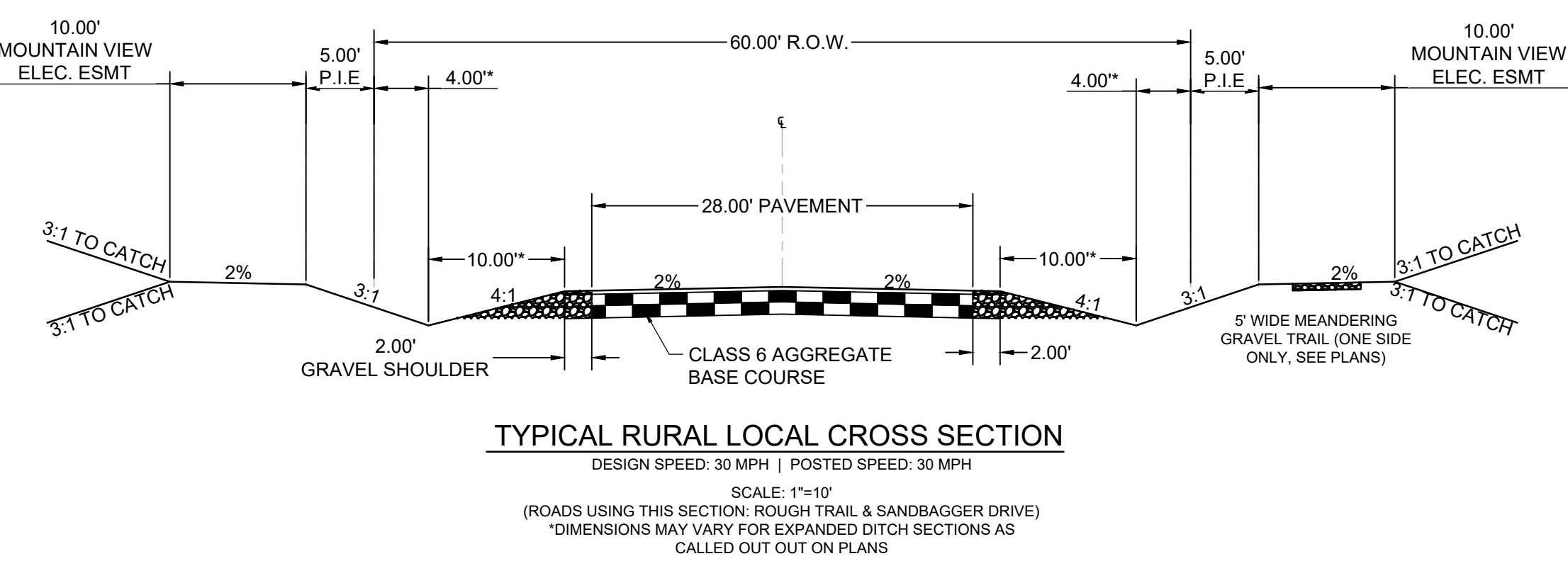
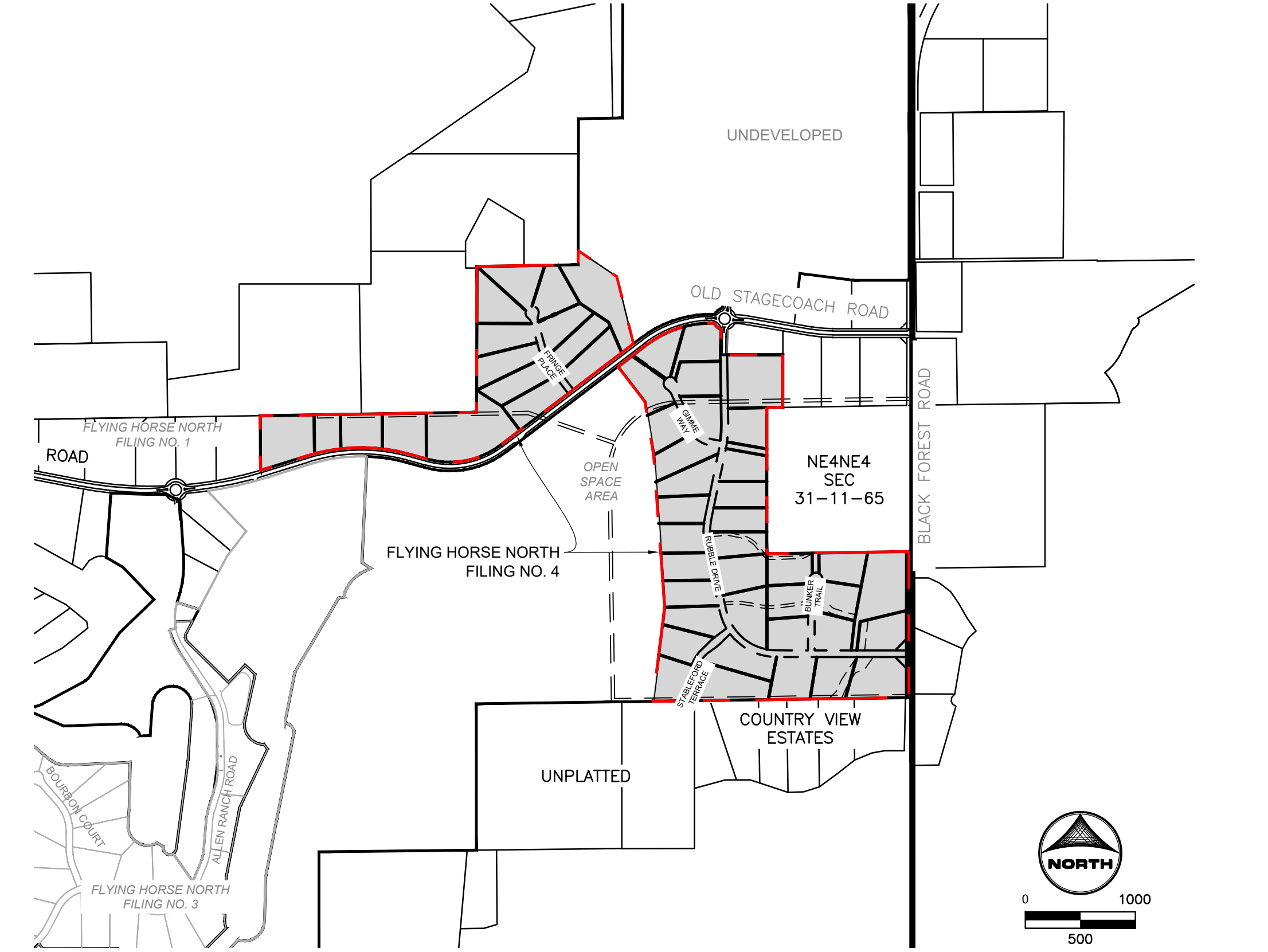
THENCE S89°04'37"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 144.30 FEET TO THE EAST SIXTEENTH CORNER OF SECTION 31; THENCE S00°00'11"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,328.67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

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

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

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

FLYING HORSE NORTH FILING NO. 4
CONSTRUCTION DOCUMENTS
A TRACT OF LAND BEING A PORTION OF SECTION 30, TOWNSHIP 11 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., AND A PORTION OF SECTION 31, TOWNSHIP 11
SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



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

COLORADO LICENSED PROFESSIONAL ENGINEER
RICHARD D. LYON
53921
01/02/2025

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

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

NO.	DATE	BY	REVISION DESCRIPTION

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

FLYING HORSE NORTH FILING 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. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
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 EGM APPENDIX K - 1.2C
7. ALL INTERSECTION ACCESSES ARE TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLE AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
8. ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED) FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENTS DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
9. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180n OR EQUAL, MAY BE SUBSTITUTED WHERE TYPE I RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
10. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH METRO DISTRICT CONSULTING ENGINEER APPROVAL.
11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILT OF ALL STORM SEWER AND CISTERN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES, AND LOCATIONS OF APPURTENANCES.
12. DRAINAGE EASEMENTS ARE PLATTED THROUGHOUT THE FILING AND ARE NO-BUILD AREAS. ALL OTHER AREAS THAT FALL WITHIN IDENTIFIED GEOLOGIC HAZARD AREAS (SEASONAL STORMWATER POOLING, STANDING WATER CONDITIONS) MAY BE MITIGATED ON A PER LOT BASIS WITH EARTHWORK AND FINE GRAIN CONSTRUCTION. NO DISTURBANCE FOR EARTHWORK OR GRADING SHALL TAKE PLACE WITHIN THE 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.



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

0. DIA	DEFLECTION ANGLE
ASHFTO	DIAMETER
ABC	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ABD	ASPHALT BASE COURSE
AC	ABANDONED
ADA	ACRE
ASPH	THE AMERICANS WITH DISABILITIES ACT
ASSY	ASPHALT
ASTM	ASSEMBLY
BFE	AMERICAN SOCIETY FOR TESTING MATERIALS
BLDG	BASE FLOOD ELEVATION
BLVD	BUILDING
BM	BOULEVARD
BNDY	BENCH MARK
BOP	BOUNDARY
BW	BOTTOM OF POND
C&G	BOTTOM OF WALL
CA	CURB AND GUTTER
CATV	COARSE AGGREGATE
CB	CABLE TELEVISION
CFB	CHORD BEARING/CATCH BASIN
CPS	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
CTR	COURT
CU	CENTER
CY	COPPER
DBL	CUBIC YARD
DEB	DOUBLE
DEG	DEGREE
DET	DETAIL
DEPT	DEPARTMENT
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DWT	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
FES	FLANGE ELEVATION
FE	FLARED END SECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT

Diagram illustrating the cross-section of a road construction layer, showing the following components and dimensions:

- TOPSOIL LAYER AND SEED AND MULCH AS REQUIRED BY PLANS AND SPECIFICATIONS** (Top layer)
- FINISHED GRADE** (Line indicating the top surface)
- DESIGN RIPRAP GRADE** (Line indicating the base of the riprap layer)
- 4'-6" (TYP.)** (Typical thickness of the riprap layer)
- 2'±0.0** (Dimension indicating the thickness of the subgrade layer below the riprap)
- SOIL RIPRAP MIX SOIL AND RIPRAP COMPLETELY (SEE NOTES)** (Layer below the riprap)
- UDFC TYPE II BEDDING** (Layer below the soil riprap mix)
- 12"** (Dimension indicating the thickness of the bedding layer)
- SLOPE VARIES (SEE PLANS)** (Bottom layer, sloped)
- PREPARE COMPACTED SUBGRADE PER SPECIFICATIONS** (Bottom layer, sloped)

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

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

1. SOIL RIPPAP DETAILS ARE APPLICABLE TO SLOPED AREAS REFER TO THE SITE PLAN ACTUAL LOCATION AND LIMITS.
2. MIX UNIFORMLY 65% RIPPAP BY VOLUME WITH 35% OF APPROVED SUBGRADE BY VOLUME PRIOR TO PLACING.
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 RIPPAP TOP GRADE.
4. CRUSH OR TACKIFY MULCH OR USE APPROVED HYDROMULCH AS CALLED OUT IN THE PLANS TO MEET SPECIFICATION.
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 MACHINE ASTM C-535-69) AND SHOULD SUSTAIN A LOSS OF NOT MORE THAN 10% AFTER 12 CYCLES OF FREEZING AND THAWING (AASHTO TEST 103 FOR ROAD ROCK PROCEDURE A).
8. ROCK SHALL HAVE A MINIMUM SPECIFIC GRAVITY OF 2.65 IS PREFERRED; HOWEVER, IN NO CASE SHOULD ROCK HAVE A SPECIFIC GRAVITY LESS THAN 2.50.

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

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

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



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		

The diagram illustrates the flow path of a drainage basin. It starts with a horizontal line representing the drainage basin, which then splits into two paths. The upper path leads to a circular symbol labeled 'I.D.' (Inlet Diameter) and 'AREA'. The lower path leads to a triangular symbol labeled 'DESIGN POINT'.

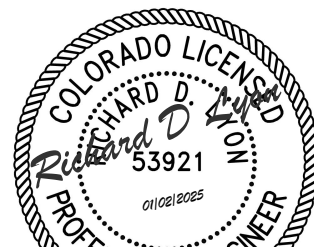
	EXISTING	PROPOSED
MANHOLE		
STORM INLET		
FLARED END SECTION		
RIPRAP		

CLEAN OUT
MANHOLE
PLUG

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

ELECTRIC METER
ELECTRIC PEDESTAL
ELECTRICAL CABINET
ELECTRIC VAULT
FIBER OPTIC PULL BOX
FIBER OPTIC MANHOLE
FIBER OPTIC PEDESTAL
FIBER OPTIC SIGN
FIBER OPTIC VAULT
GAS METER
GAS SIGN
GAS VAULT
TELEPHONE CABINET
TELEPHONE MANHOLE
TELEPHONE SIGNAL/MAS
TELEPHONE SIGN
TELEPHONE PEDESTAL
TRANSFORMER
LIGHT POLE
FIBER OPTIC VAULT

SIGN
BOLLARD
ACCESSIBLE PARKING



PCD FILE NO.: SF2421

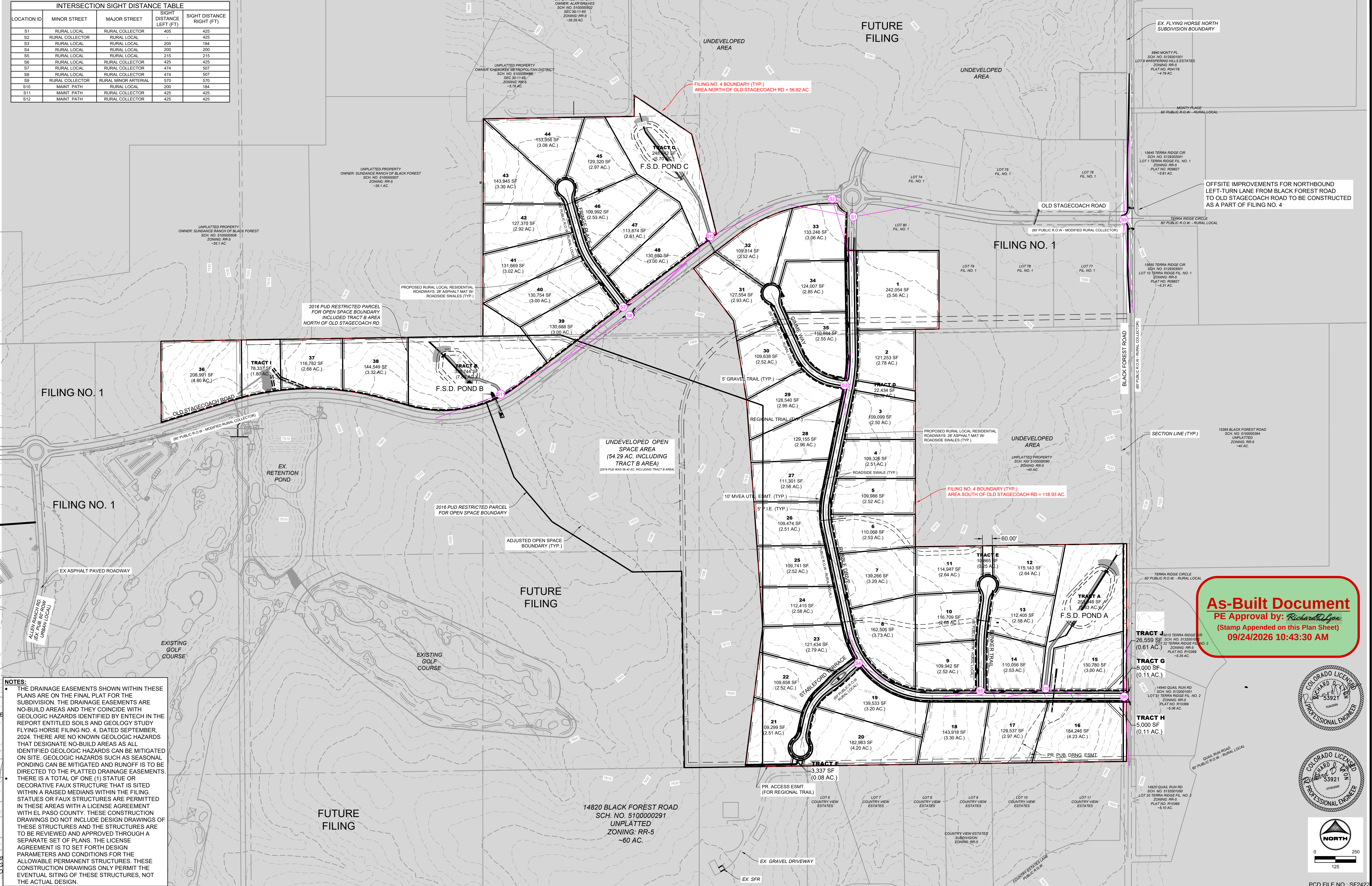
COVER & LEGEND

LEGEND

SHEET
LG

2

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



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.

DRAWN BY: RDL JOB DATE: 11/1/2024
APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 12/5/2024
CAD FILE: J:\2021\211030\CAD\Draws\C\Filing_No_4\Site_Plan

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

NO.	DATE	BY	REVISION DESCRIPTION

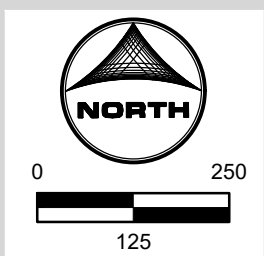
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 719.965.0044

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

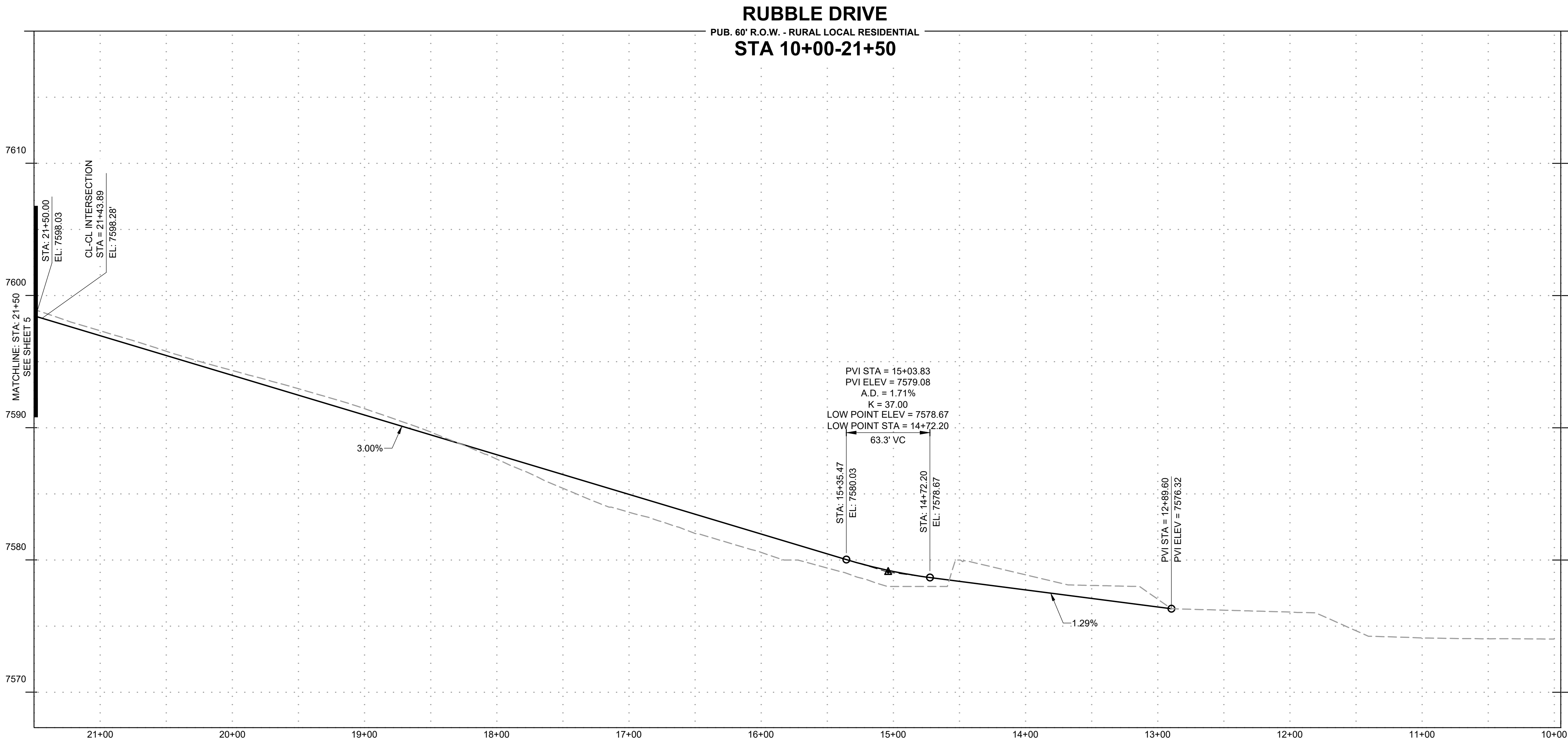
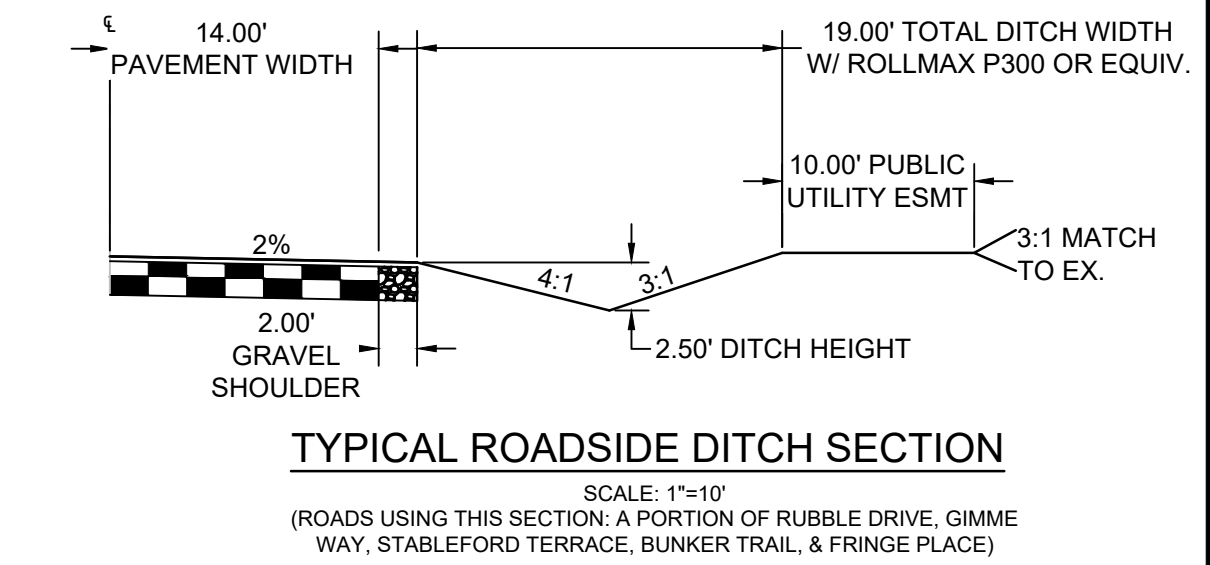
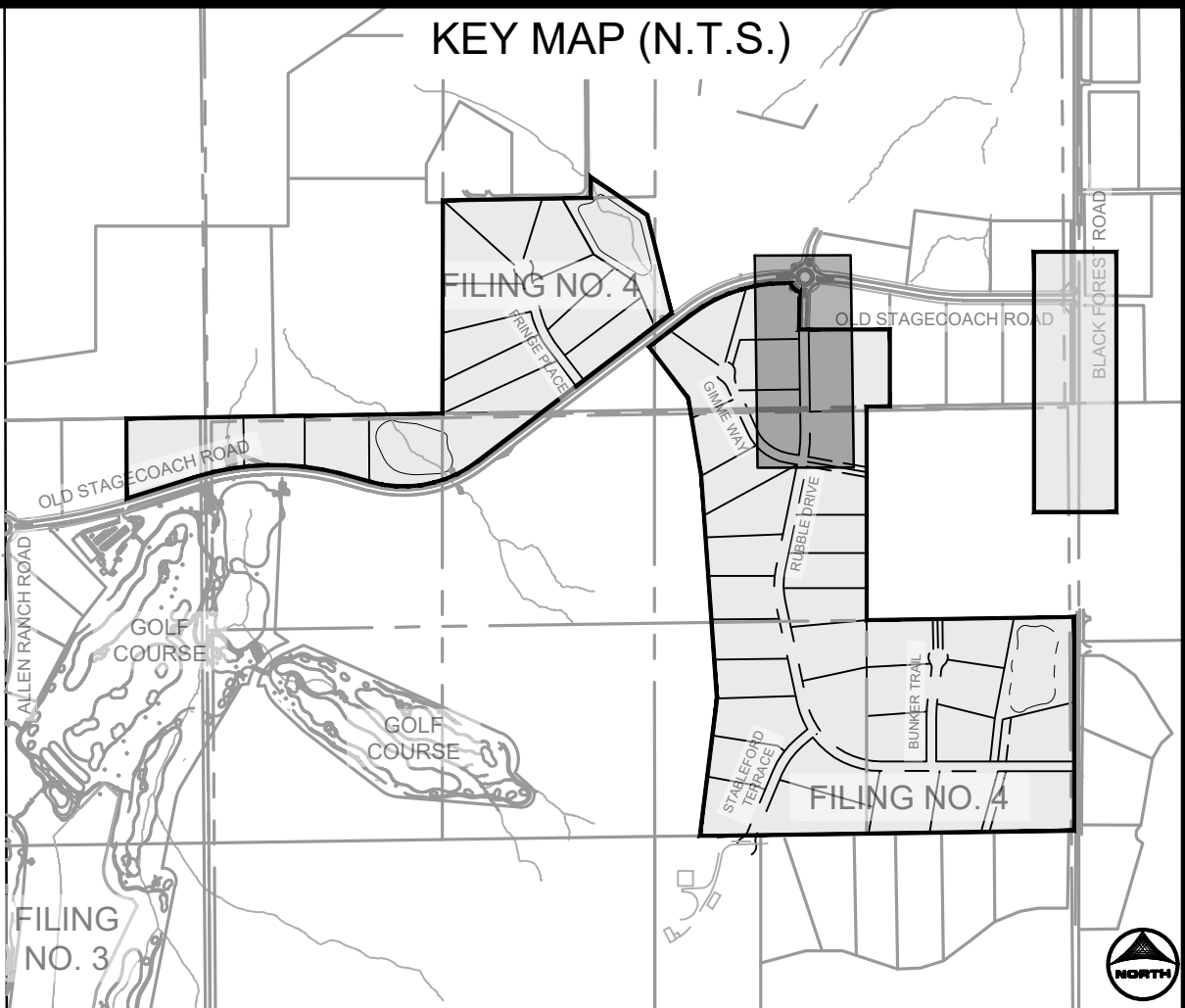
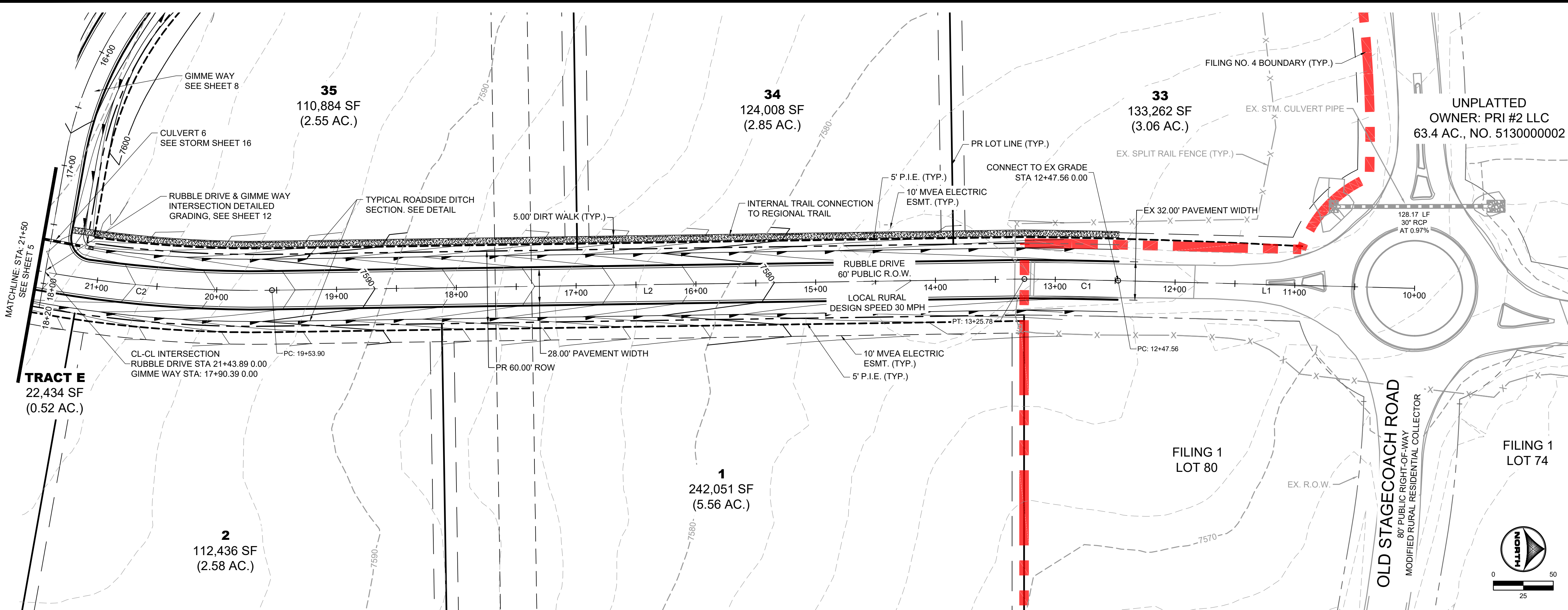
CONSTRUCTION DRAWINGS
OVERALL SITE PLAN

SHEET
SP
3

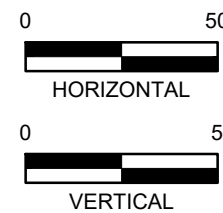
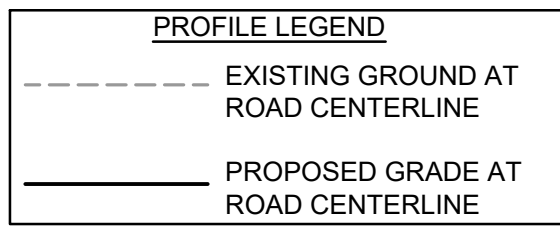
As-Built Document
PE Approval by: *Richard D. Lyon*
(Stamp Appended on this Plan Sheet)
09/24/2026 10:43:30 AM



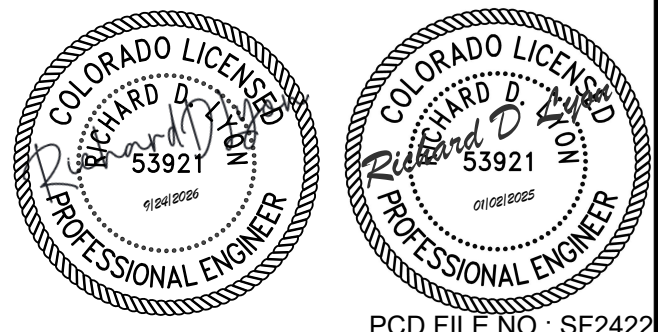
PCD FILE NO.: SF2422



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



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



PCD FILE NO.: SF2422

DRAWN BY: CMD JOB DATE: 11/1/2024
APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 12/5/2024
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_4\Street_A_PNP

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

NO.	DATE	BY	REVISION DESCRIPTION



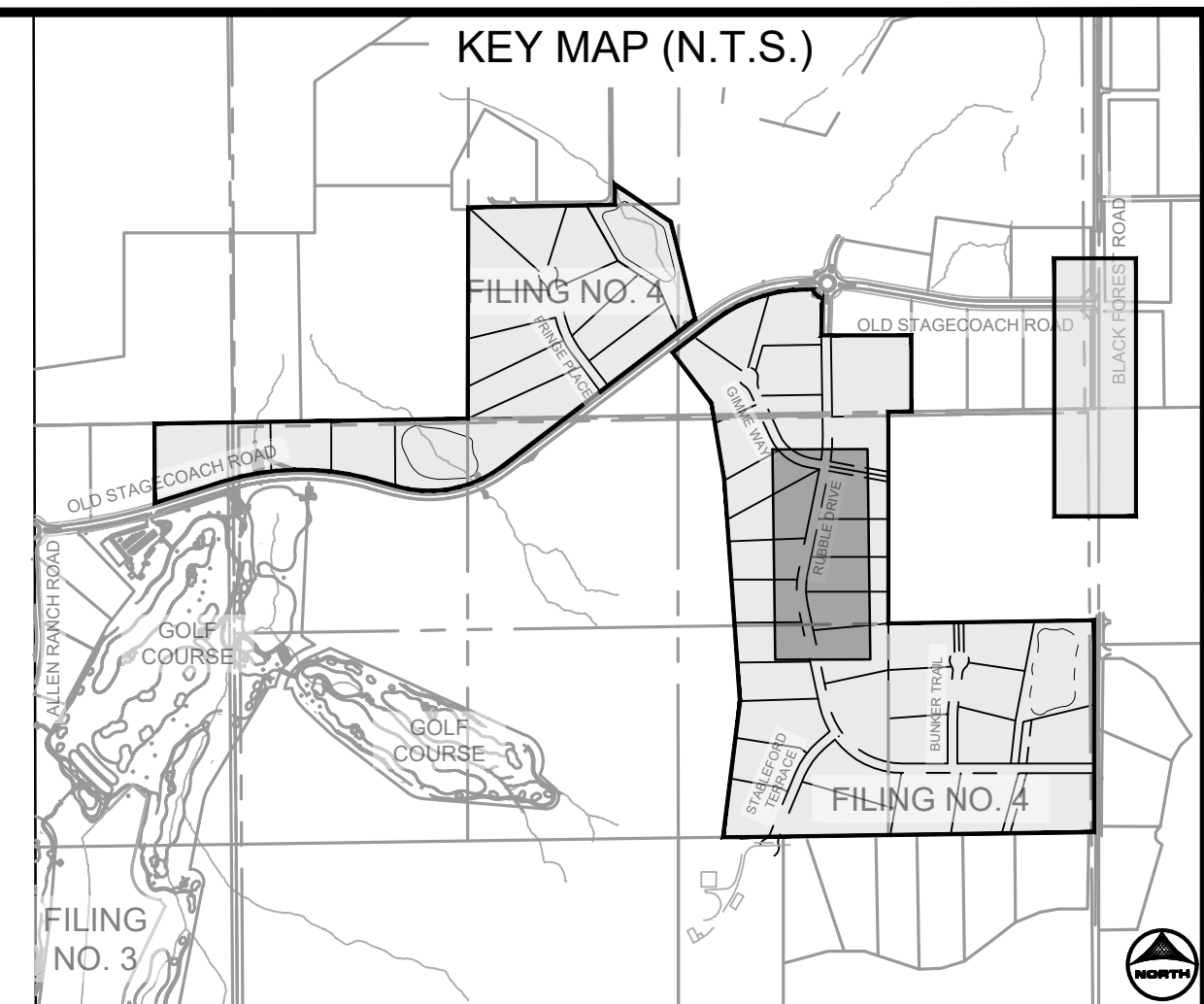
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

STREET PLAN & PROFILES
RUBBLE DRIVE

SHEET
ST

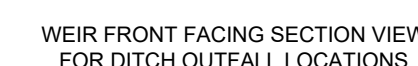
4



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



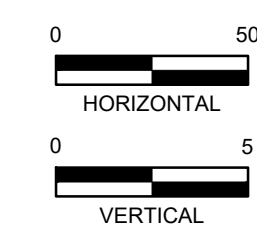
SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF RUBBLE DRIVE, GIMMEL WAY, STABLEFORD TERRACE, BUNKER TRAIL, & FRINGE PLACE)



ROADSIDE DITCH OUTFALL WEIR

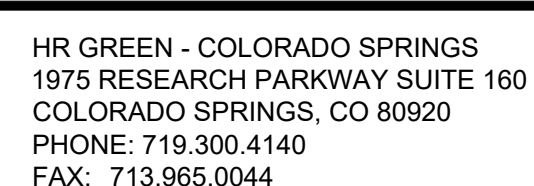
SCALE: 1"=10'

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



PCD FILE NO.: SF2422

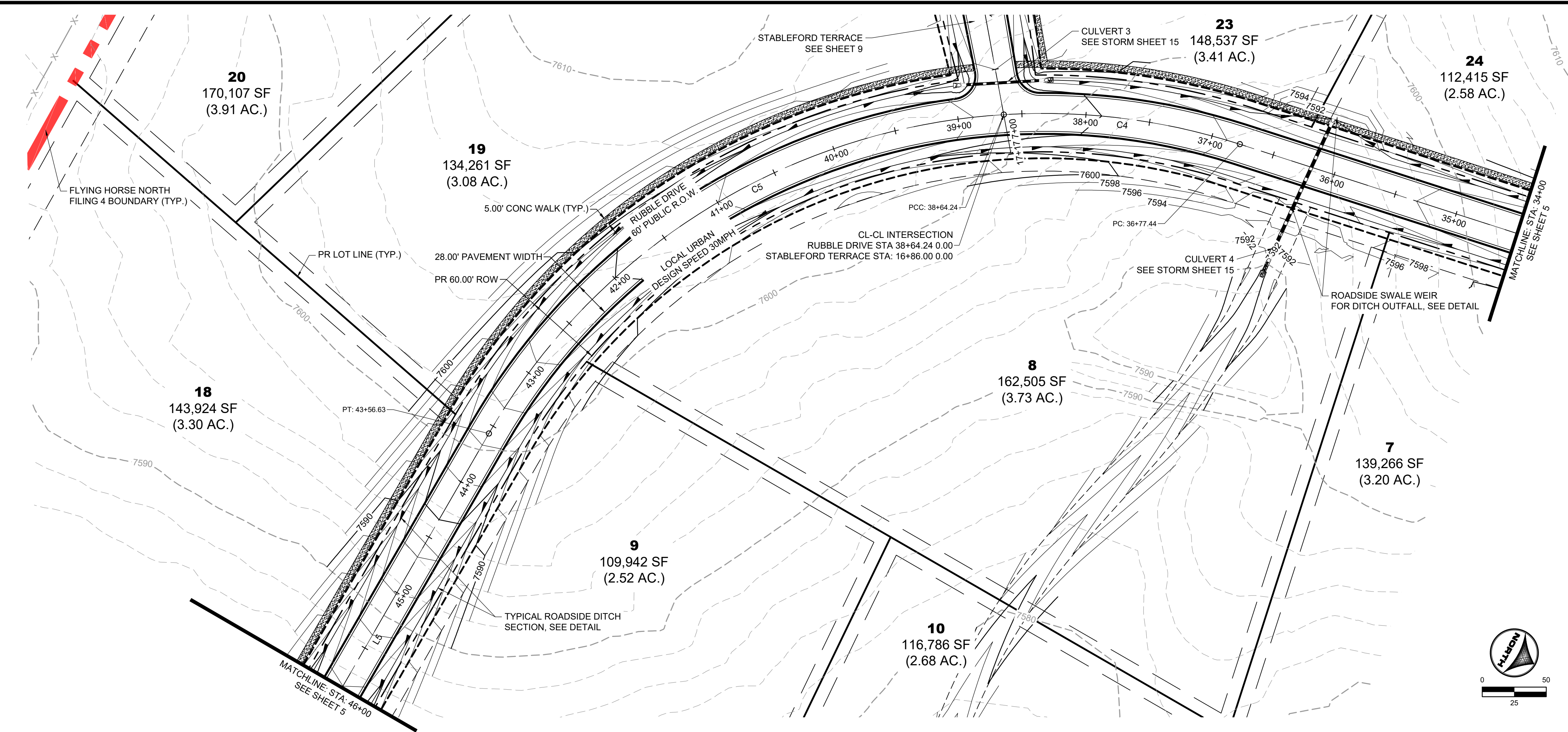
NO.	DATE	BY	REVISION DESCRIPTION



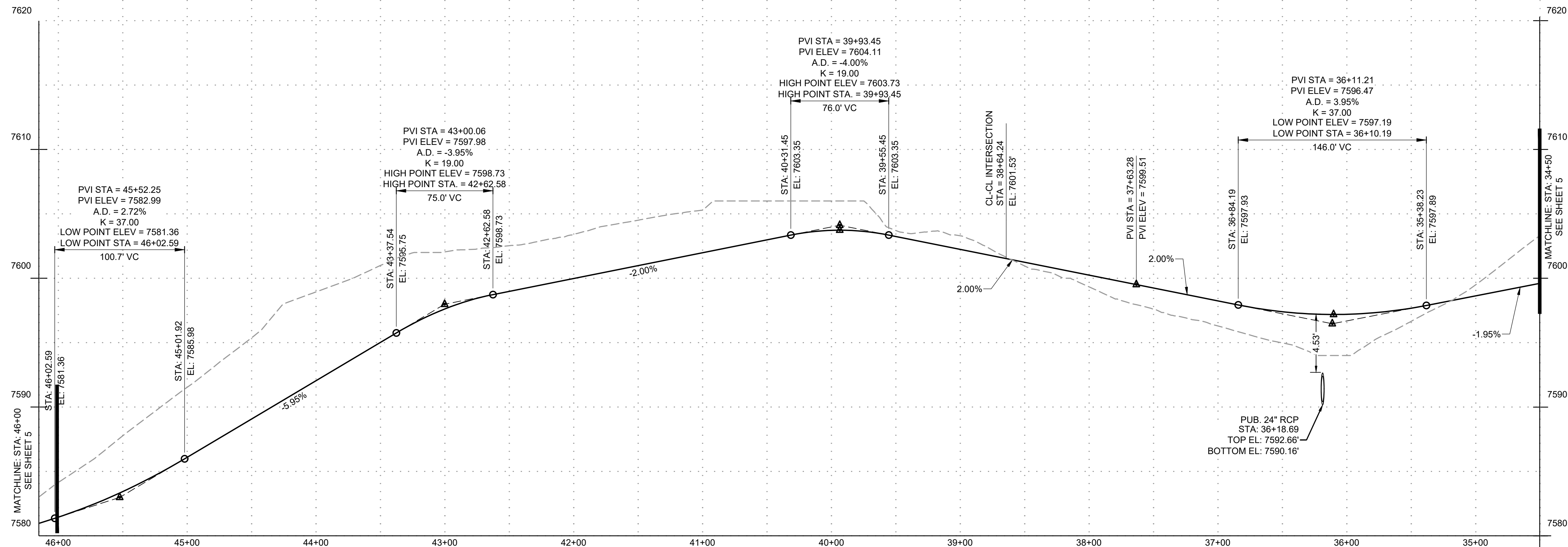
FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILES
RUBBLE DRIVE

SHEET	
ST	5

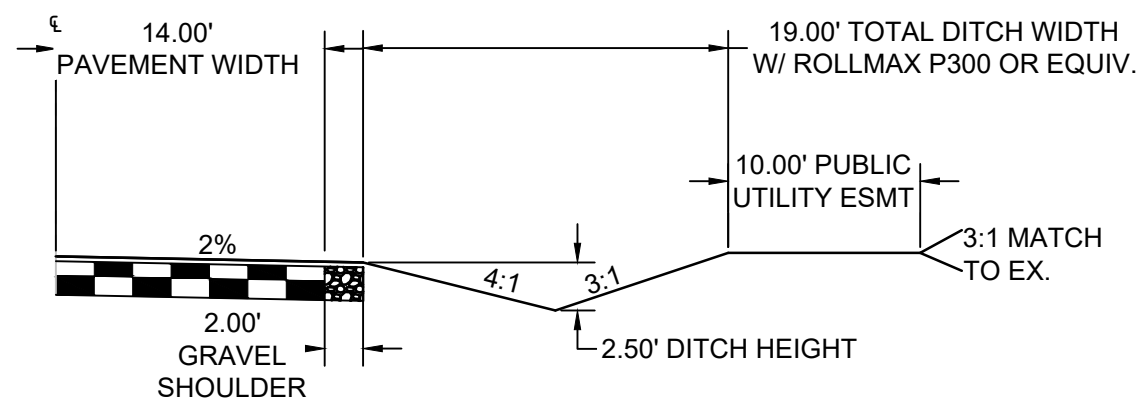
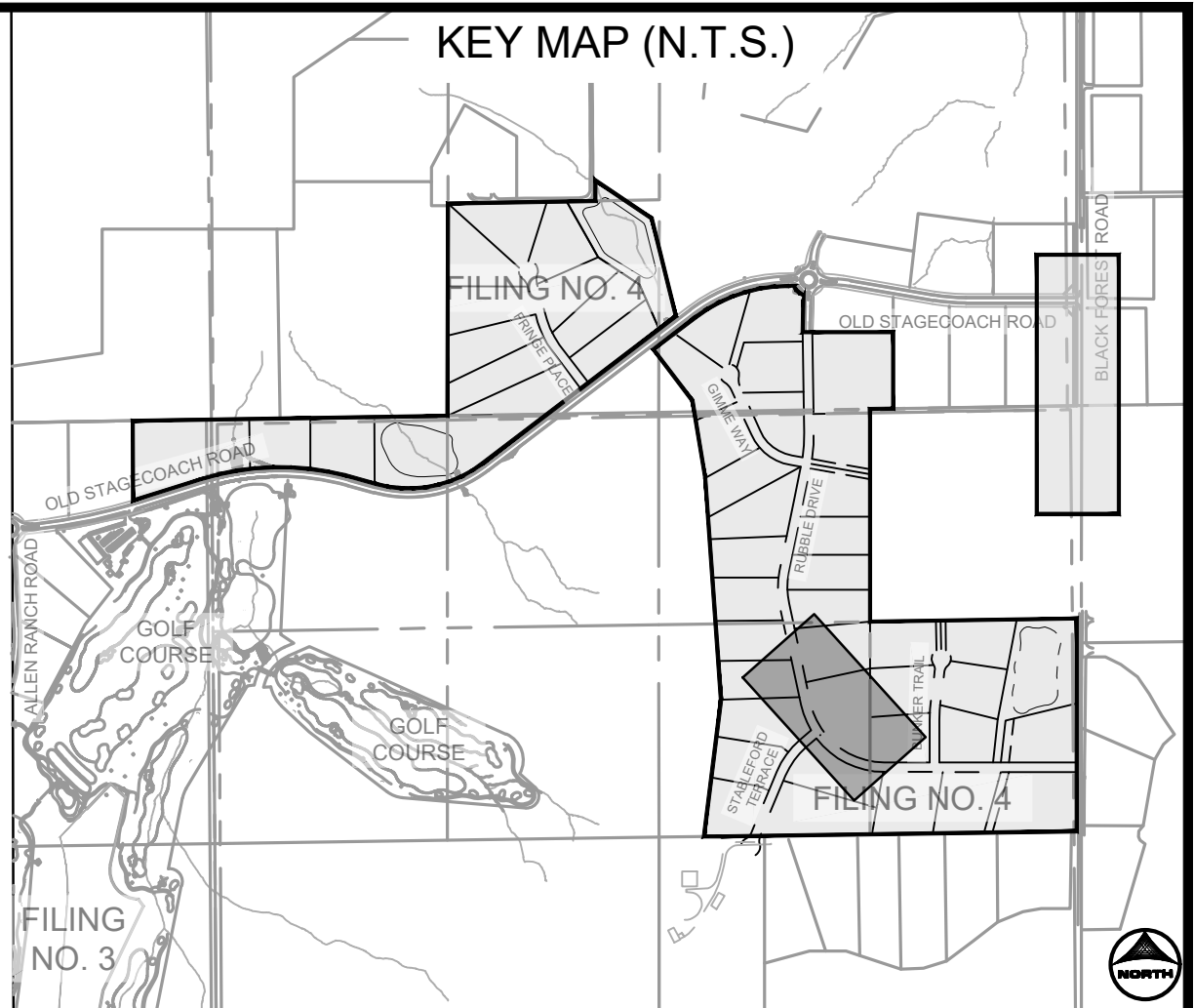
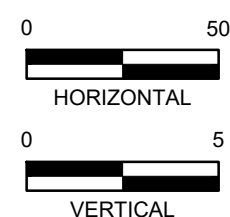


RUBBLE DRIVE
PUB. 60' R.O.W. - RURAL LOCAL RESIDENTIAL
STA 34+50-46+15



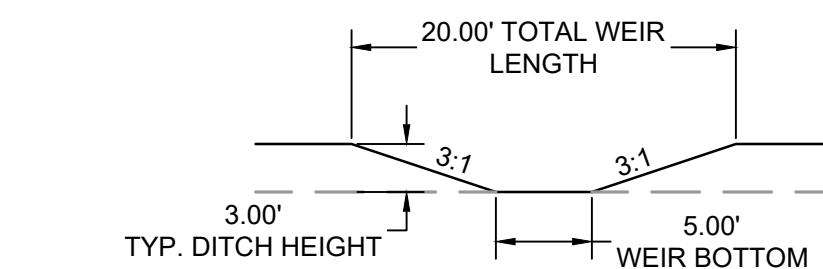
PROFILE LEGEND

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

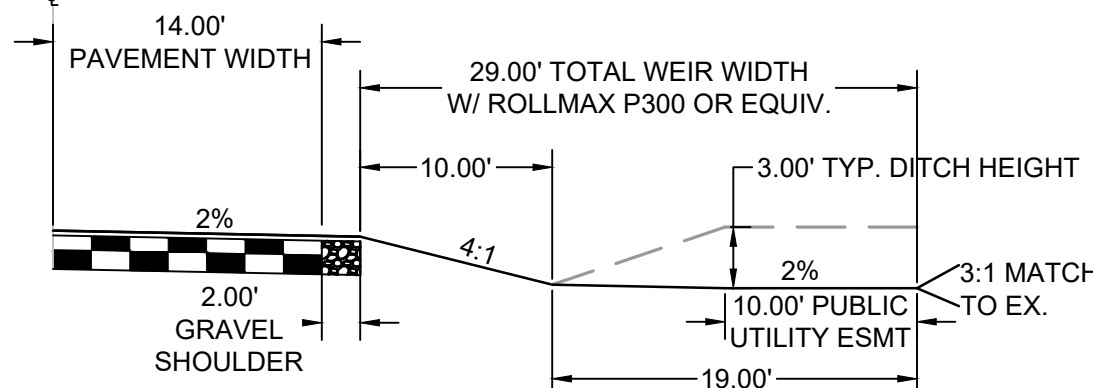


TYPICAL ROADSIDE DITCH SECTION

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



WEIR FRONT FACING SECTION VIEW FOR DITCH OUTFALL LOCATIONS



ROADSIDE DITCH OUTFALL WEIR

SCALE: 1"=10'

As-Built Document

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



PCD FILE NO.: SF2422

DRAWN BY: CMD JOB DATE: 11/1/2024
APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 12/5/2024
CAD FILE: J:\2021\211030\CAD\DWG\C\Filing_No_4\Street_A_PNP

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

NO.	DATE	BY	REVISION DESCRIPTION



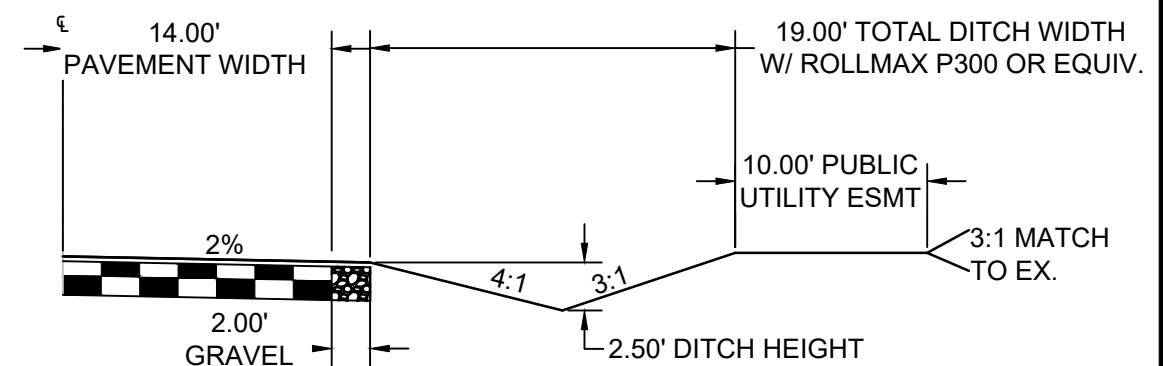
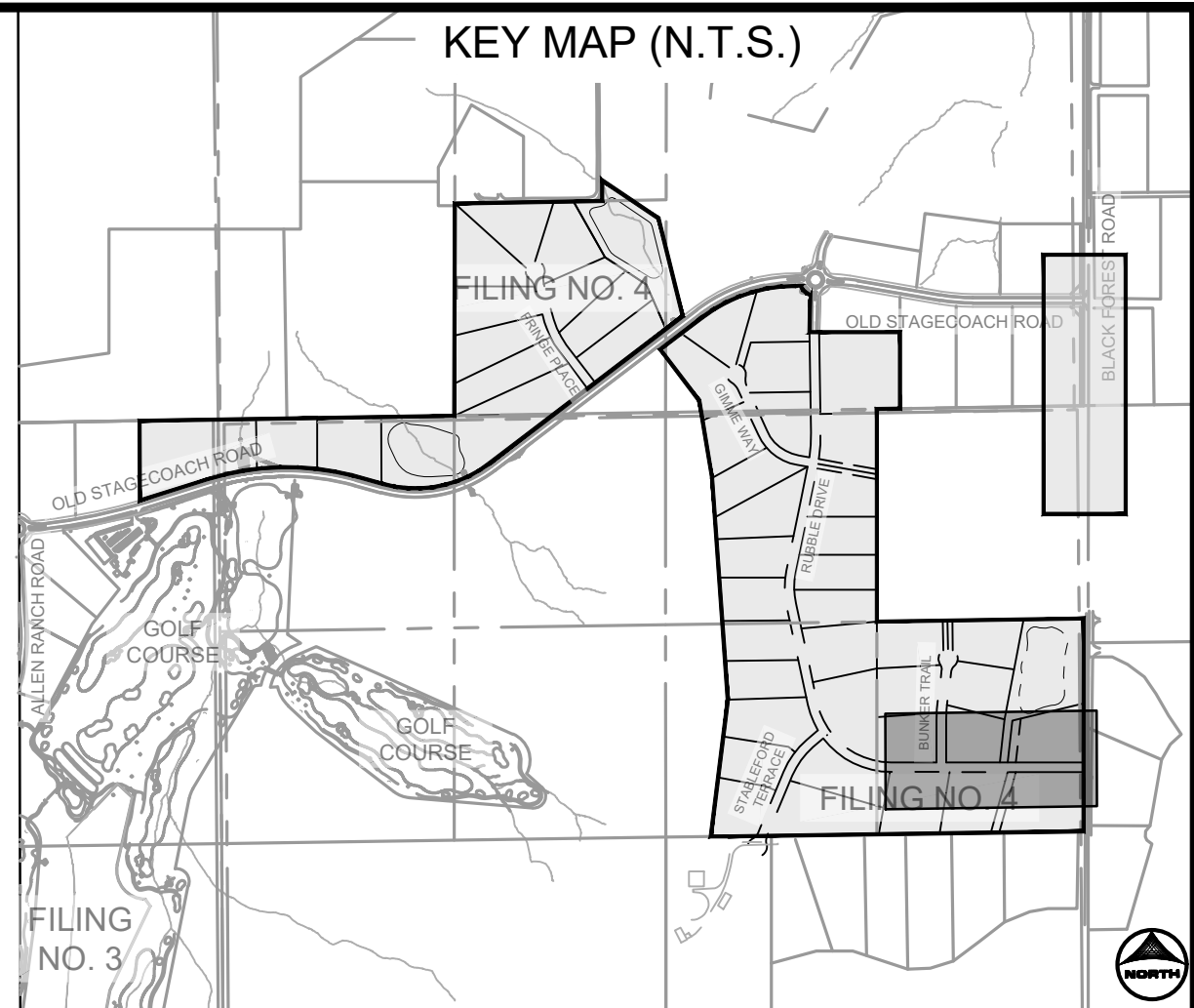
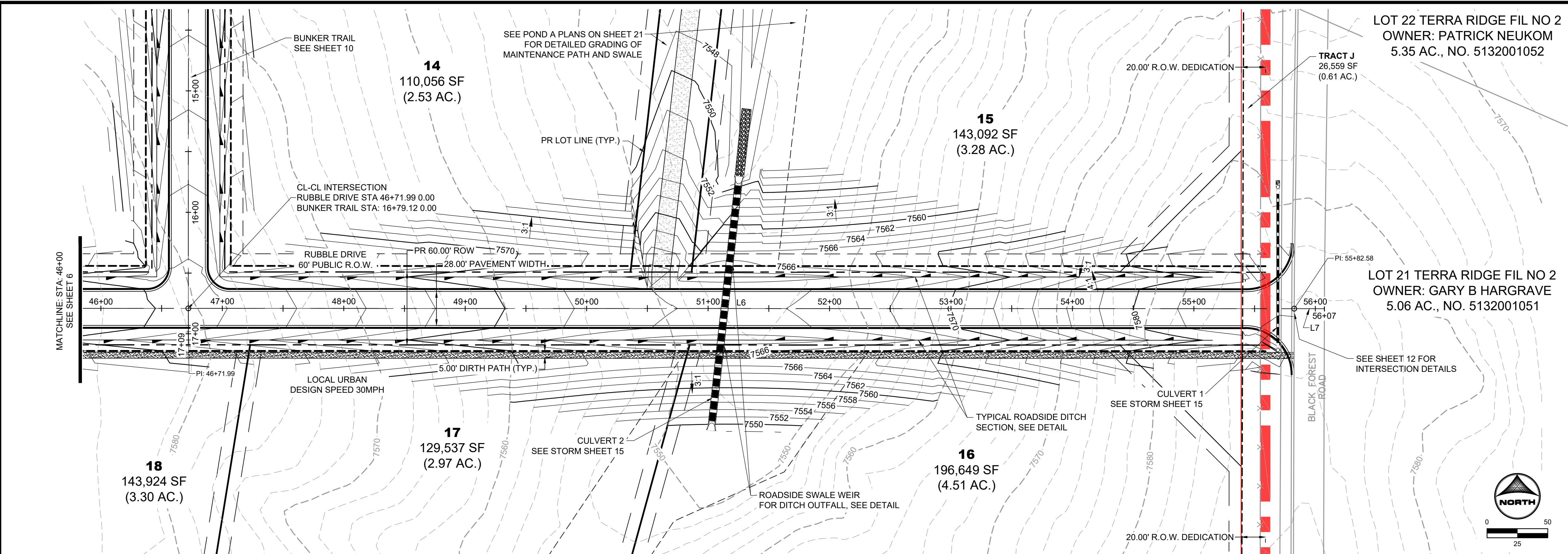
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

STREET PLAN & PROFILES
RUBBLE DRIVE

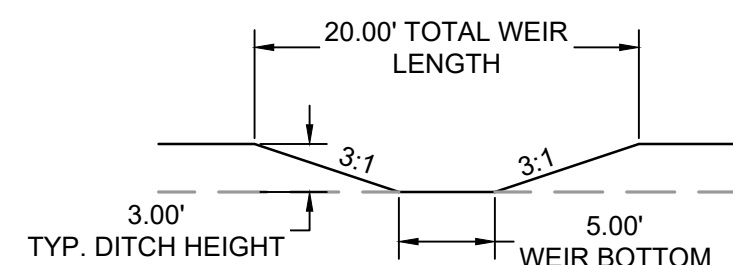
SHEET
ST

6

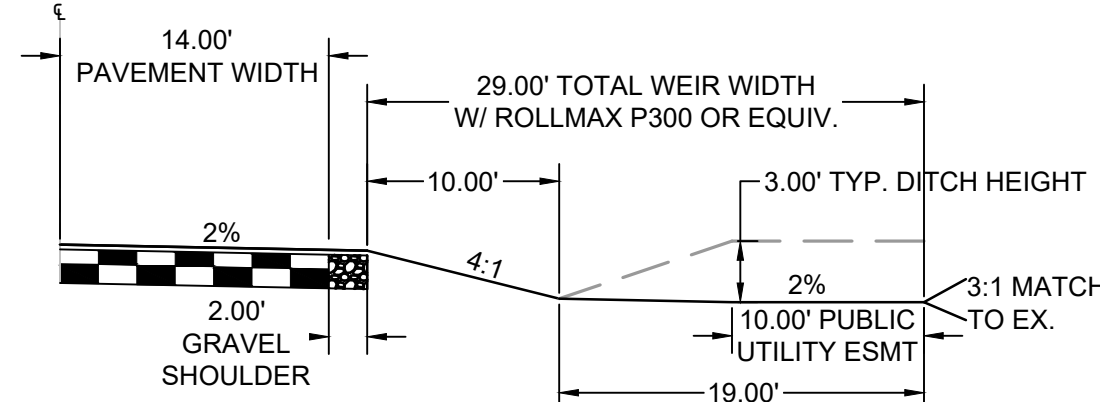


TYPICAL ROADSIDE DITCH SECTION

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

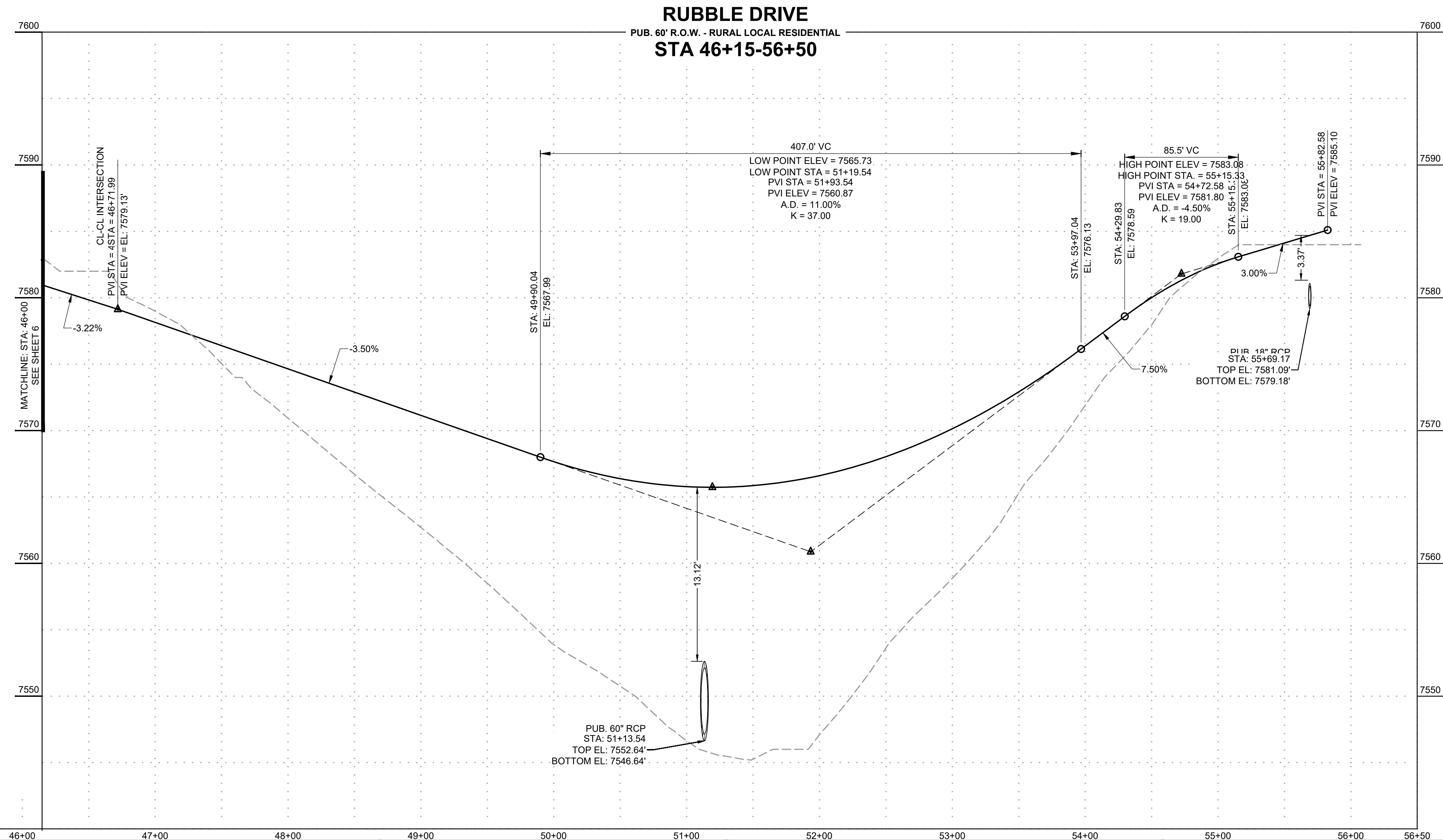


WEIR FRONT FACING SECTION VIEW
FOR DITCH OUTFALL LOCATIONS

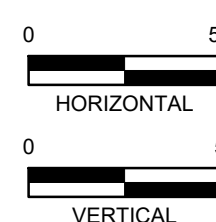


WEIR PROFILE SECTION VIEW
ROADSIDE DITCH OUTFALL WEIR

SCALE: 1"=10'



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



DRAWN BY: CMD JOB DATE: 11/1/2024
APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 12/5/2024
CAD FILE: J:\2021\211030\CAD\DWG\1\C\Filing_No_4\Street_A_PNP

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

NO.	DATE	BY	REVISION DESCRIPTION



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

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

STREET PLAN & PROFILES
RUBBLE DRIVE

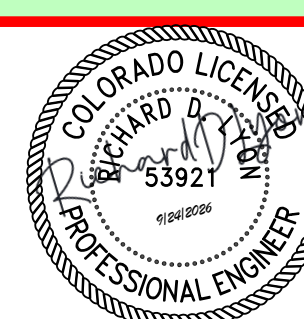
SHEET
ST
7

As-Built Document

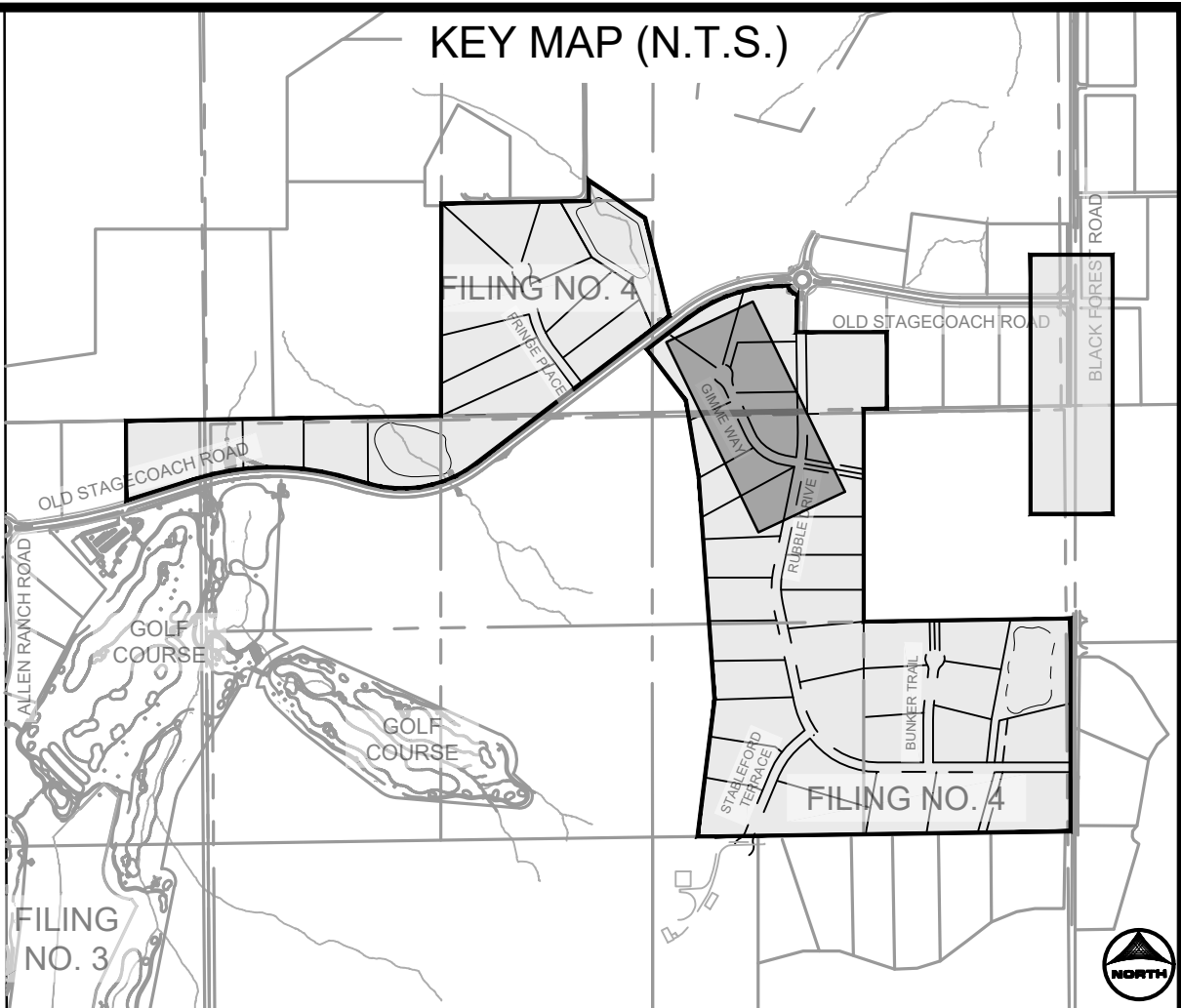
PE Approval by: *Richard D. Lyon*

(Stamp Appended on this Plan Sheet)

09/24/2026 10:43:30 AM

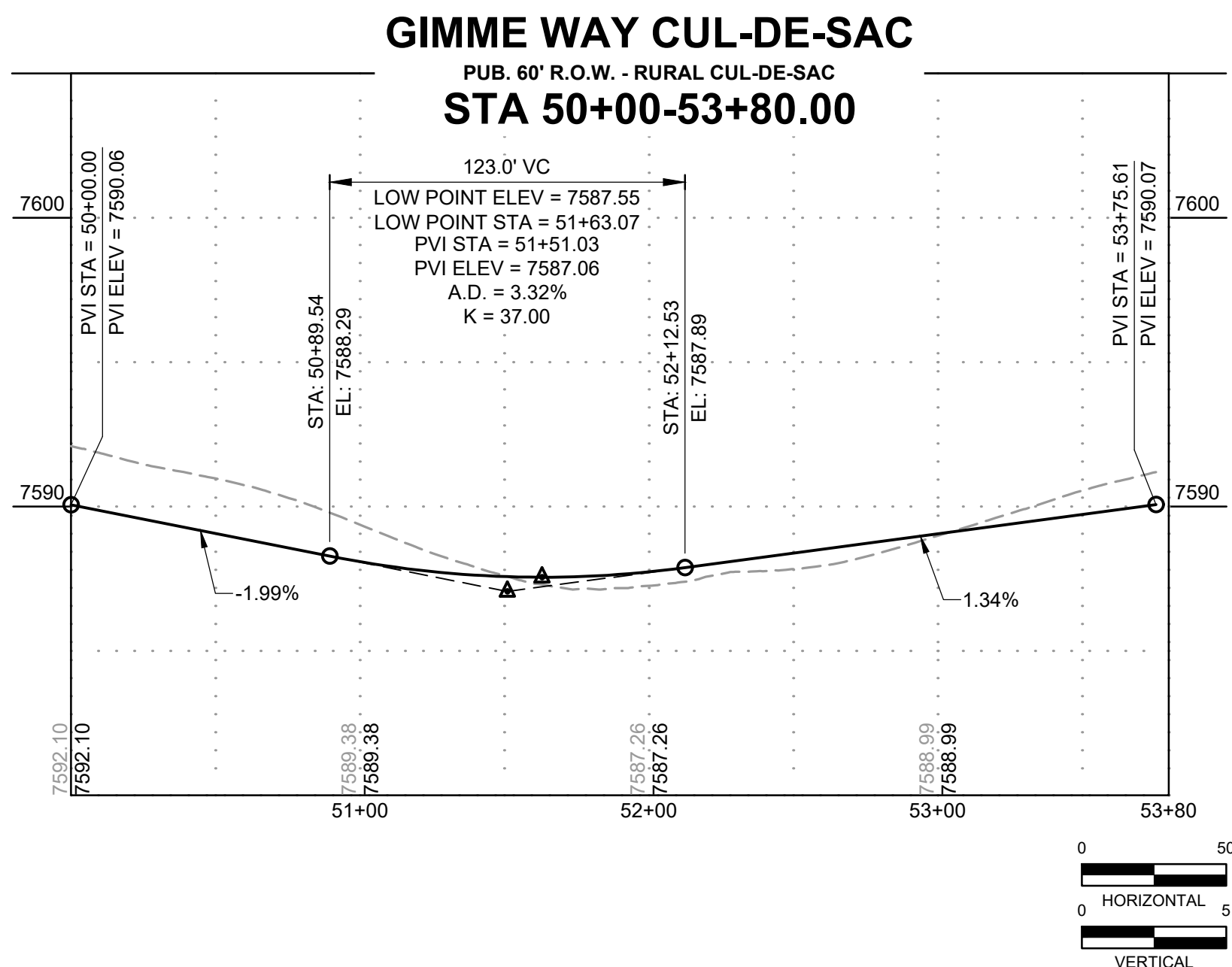


PCD FILE NO.: SF2422



SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF RUBBLE DRIVE, GIMM
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



PROFILE LEGEND

----- EXISTING GROUND AT
ROAD CENTERLINE

===== PROPOSED GRADE AT
ROAD CENTERLINE

PE Approval by: Richard D. Lyon

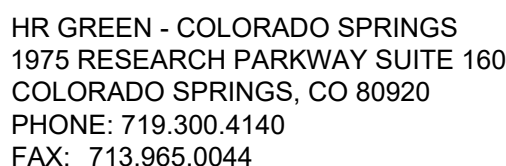
(Stamp Appended on this Plan Sheet)

09/24/2026 10:43:30 AM



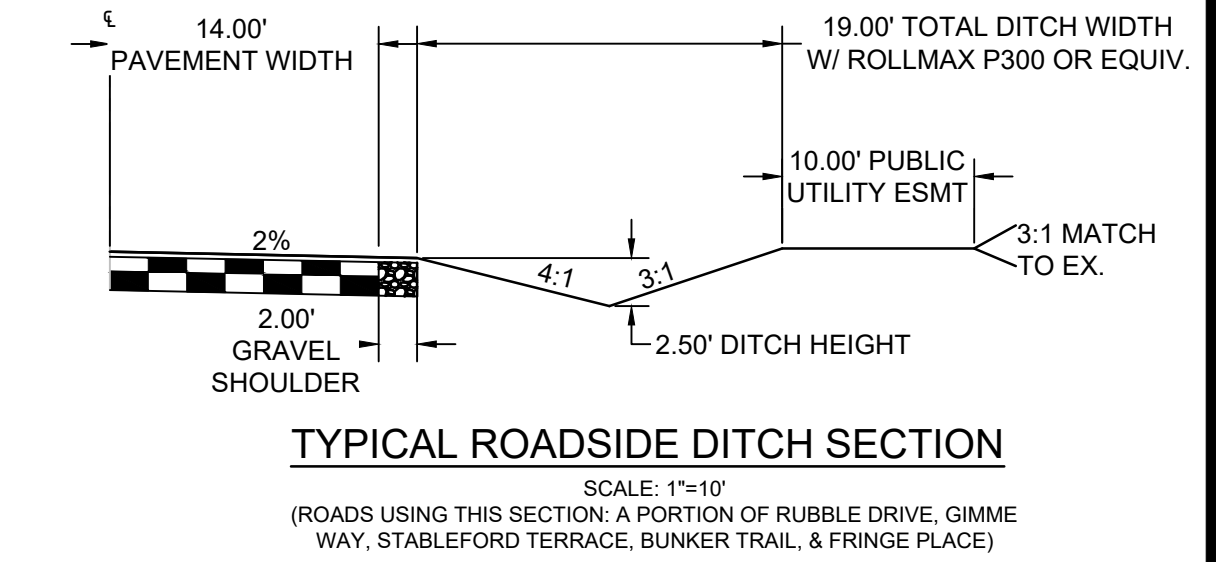
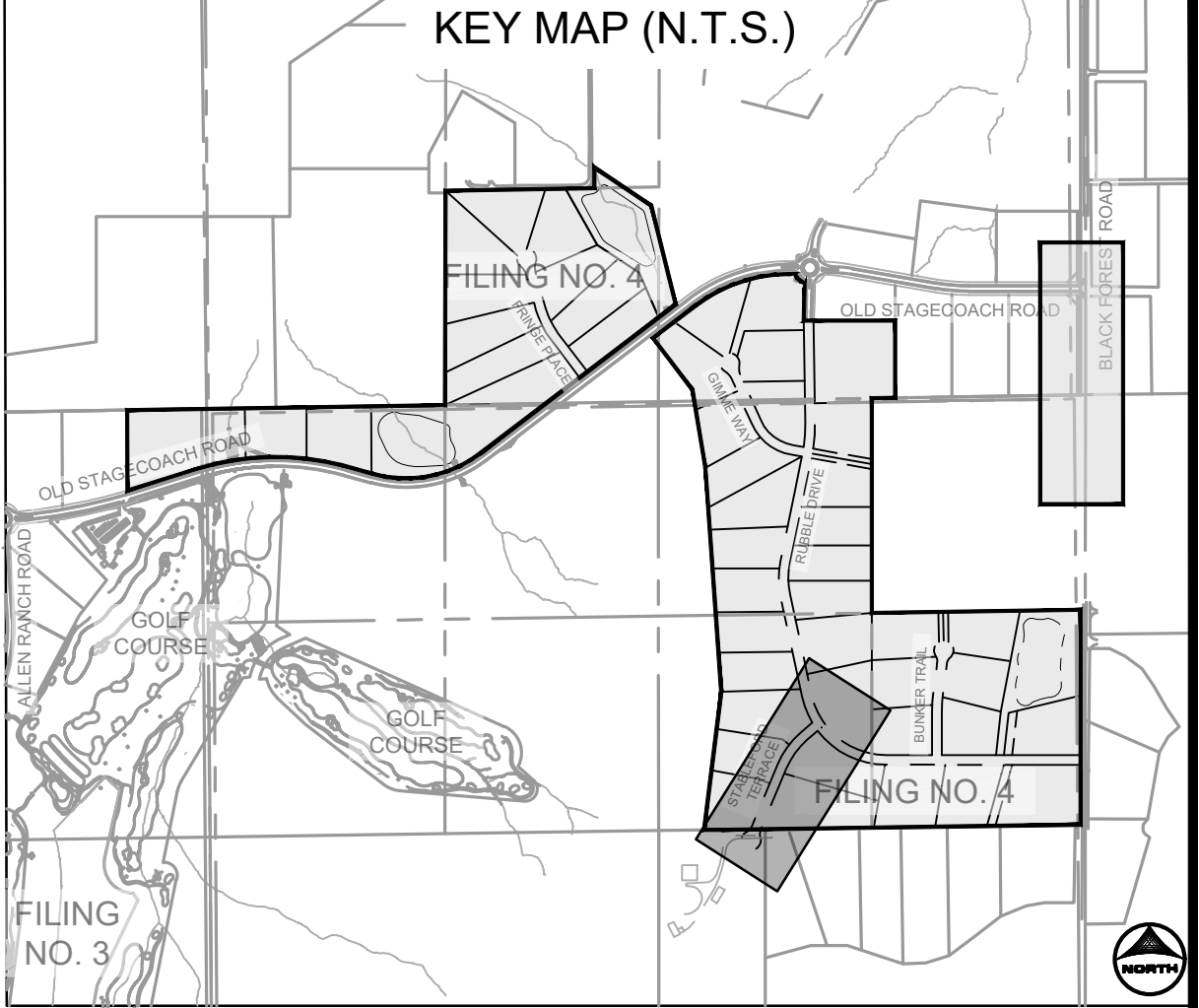
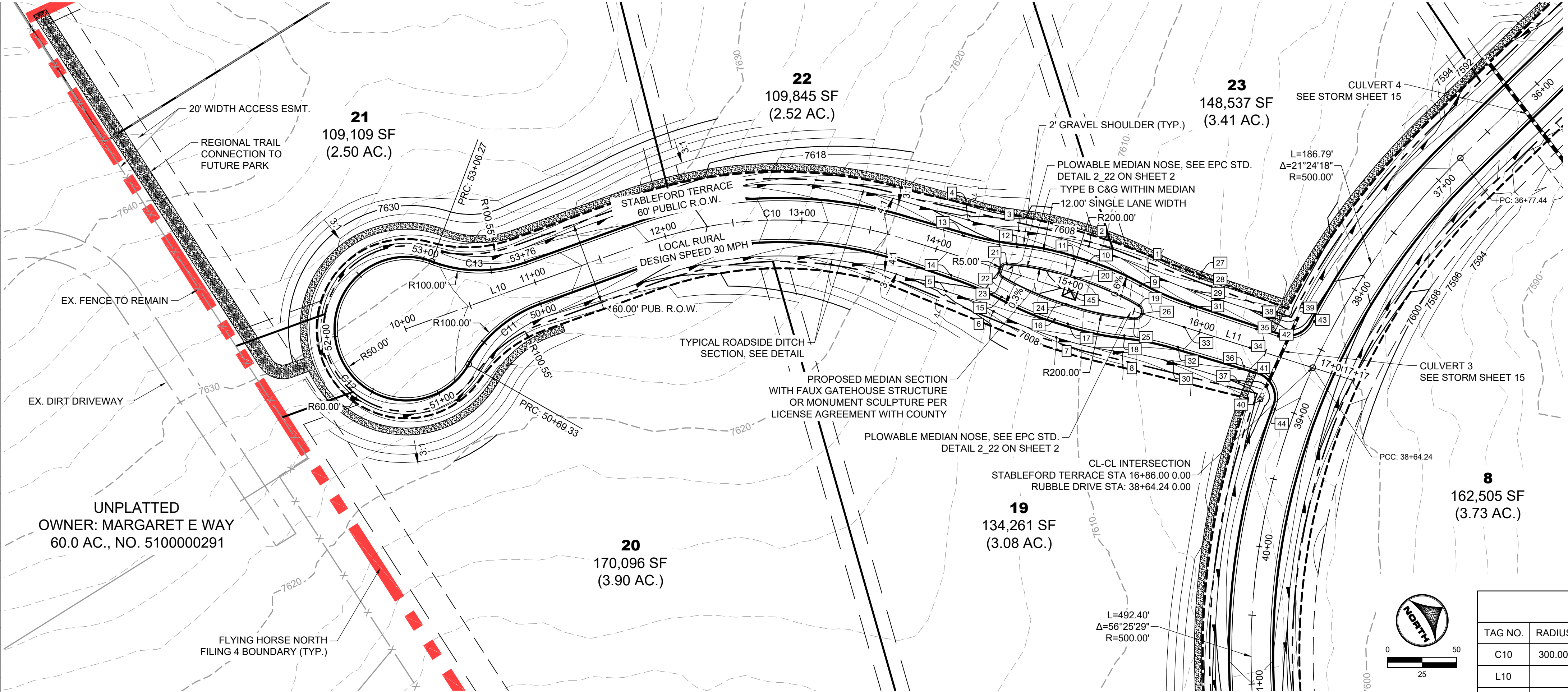
PCD FILE NO.: SF2422

NO.	DATE	BY	REVISION DESCRIPTION



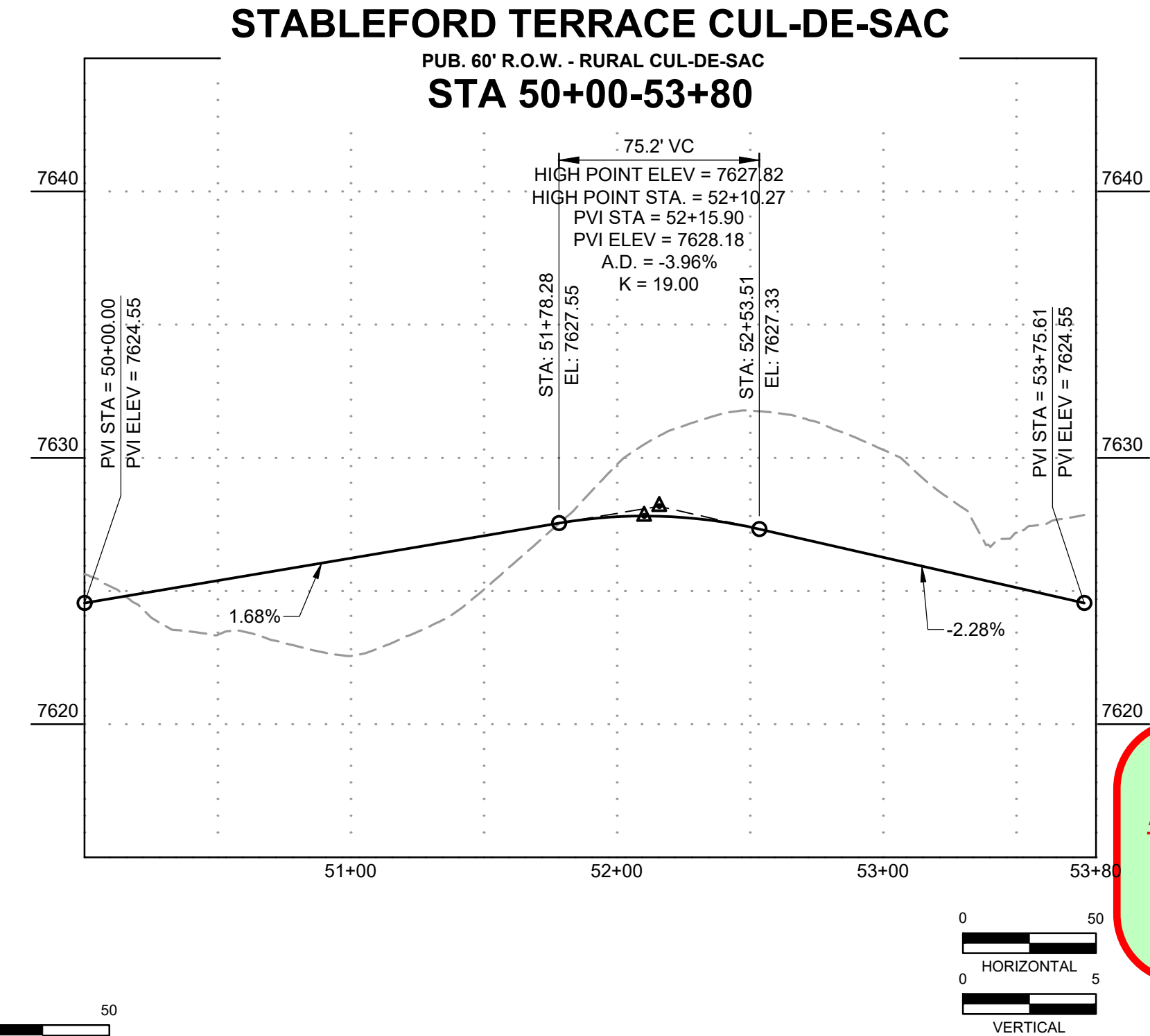
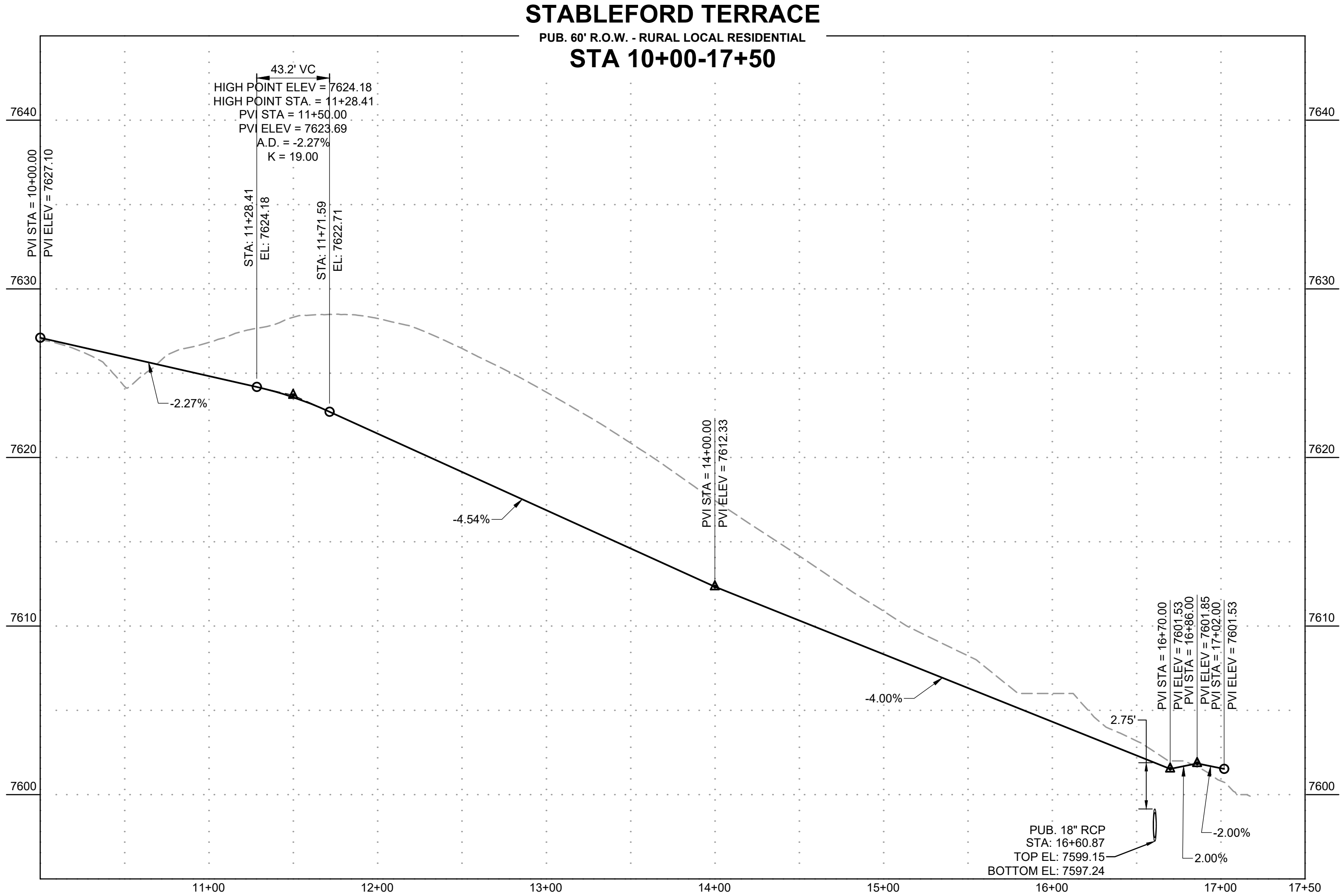
8

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



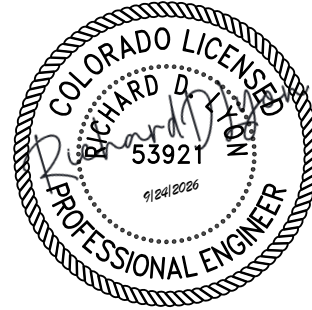
STABLEFORD TERRACE ALIGNMENT TABLE					
TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
C10	300.00'	195.30'	N30° 50' 21.26"E	N:444710.30, E:226425.92	N:444875.04, E:226524.28
L10		180.80'	N12° 11' 22.46"E	N:444533.58, E:226387.75	N:444710.30, E:226425.92
L11		309.90'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

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



PCD FILE NO.: SF2422

DRAWN BY: CMD	JOB DATE: 10/14/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 211030.240	0" = 1"
CAD DATE: 12/5/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_4\Street_C_PNP		

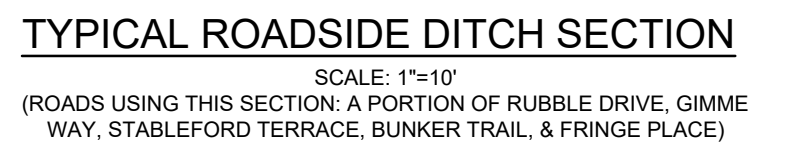
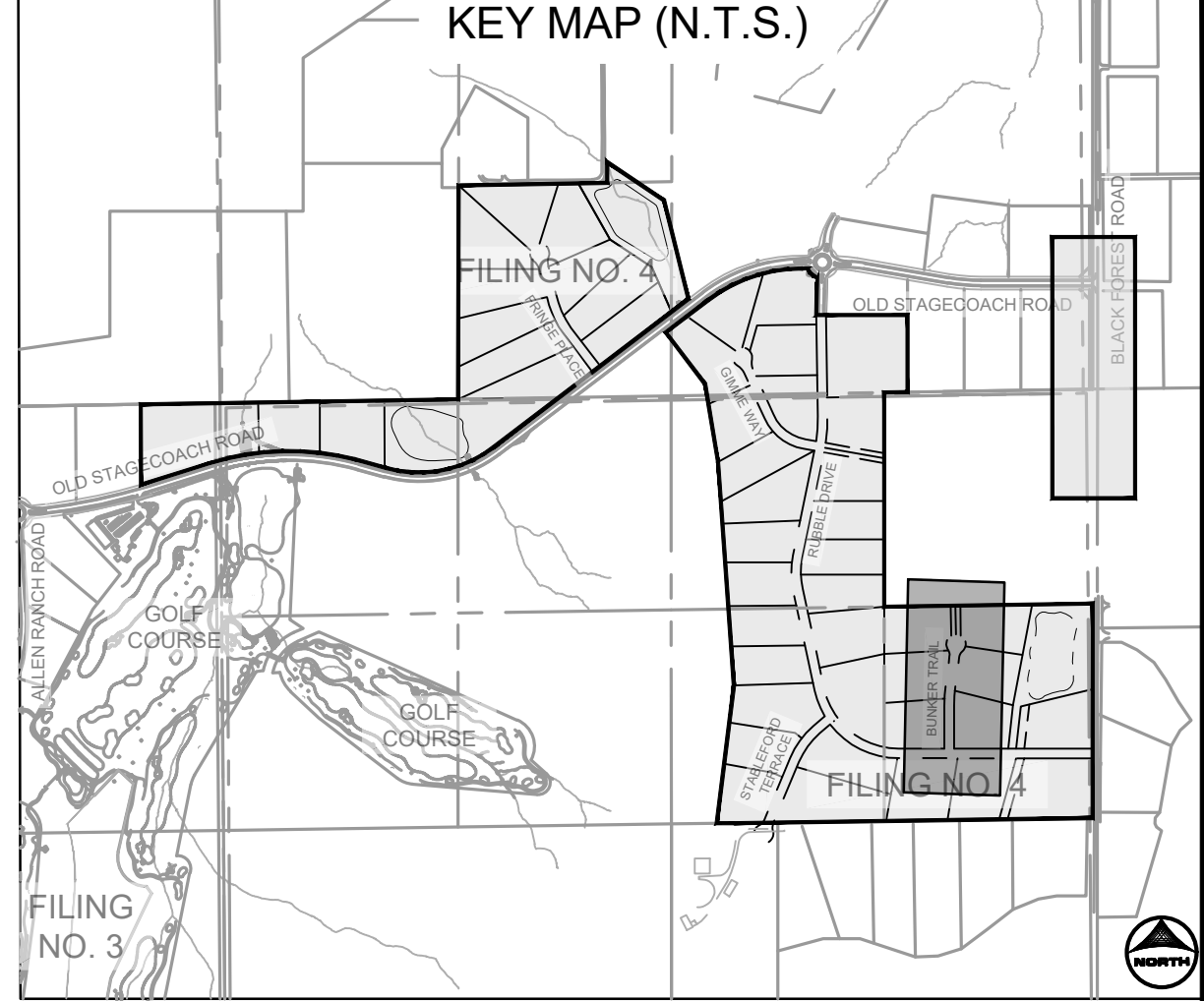
NO.	DATE	BY	REVISION DESCRIPTION

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

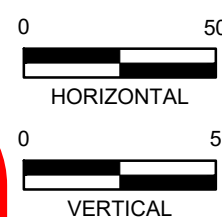
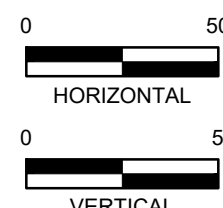
FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

STREET PLAN & PROFILES
STABLEFORD TERRACE

SHEET
ST
9

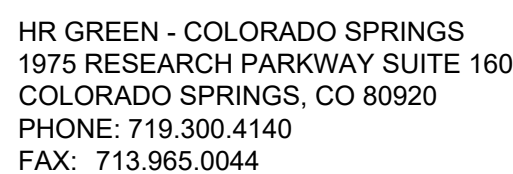


BUNKER TRAIL ALIGNMENT TABLE					
TAG NO.	RADIUS'	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
C15	98.00'	69.33'	N12° 49' 31.45"W	N:445434.69, E:227504.77	N:445500.89, E:227489.70
C16	52.00'	236.94'	S82° 33' 27.01"E	N:445500.89, E:227489.70	N:445490.54, E:227568.07
C17	98.00'	69.33'	S27° 42' 37.43"W	N:445490.65, E:227568.07	N:445430.54, E:227536.50

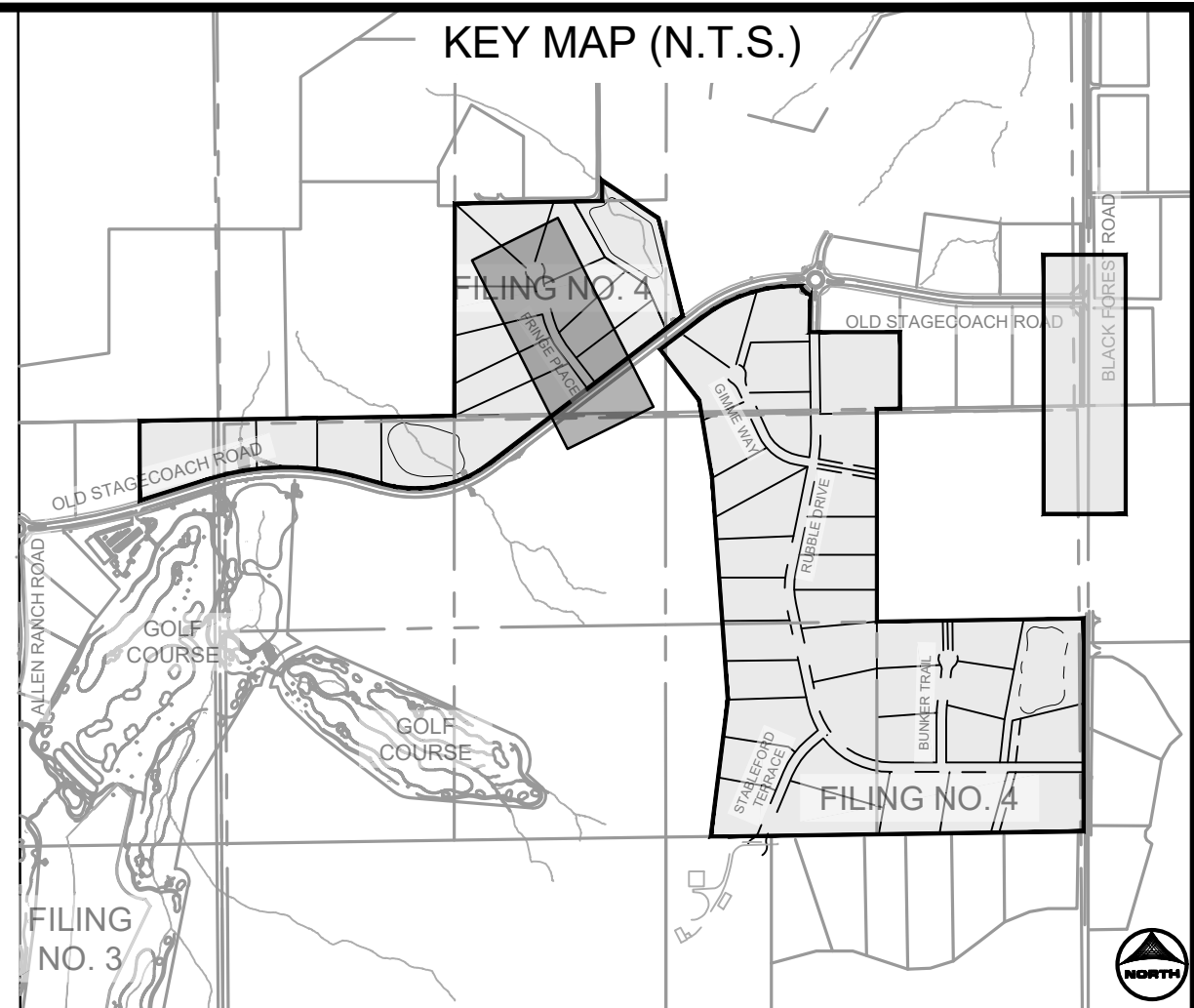
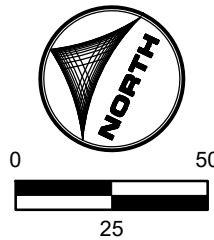
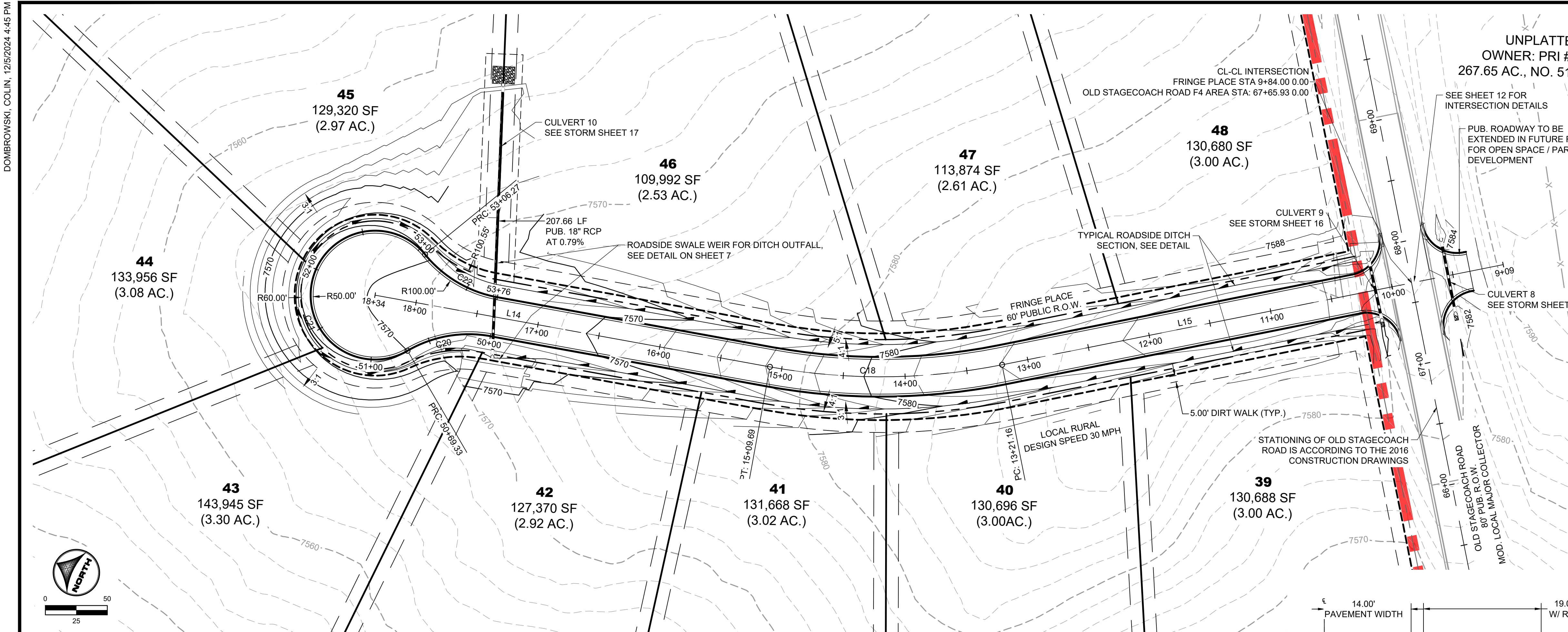


PCD FILE NO.: SF2422

NO.	DATE	BY	REVISION DESCRIPTION



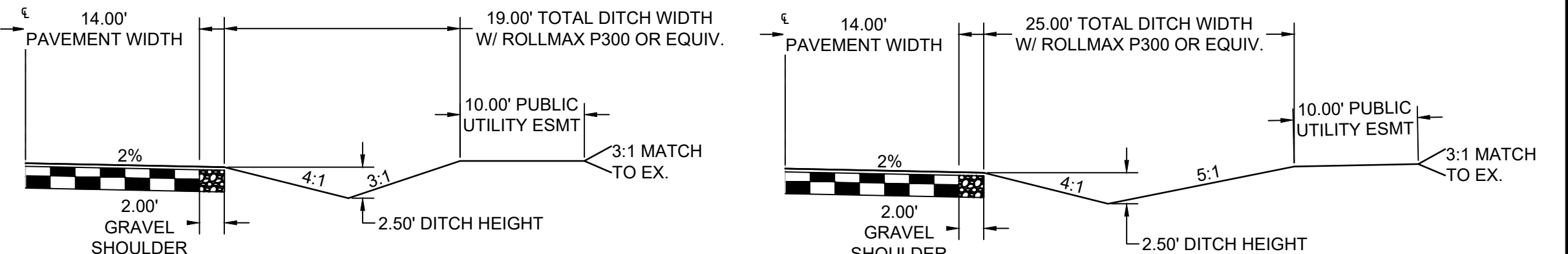
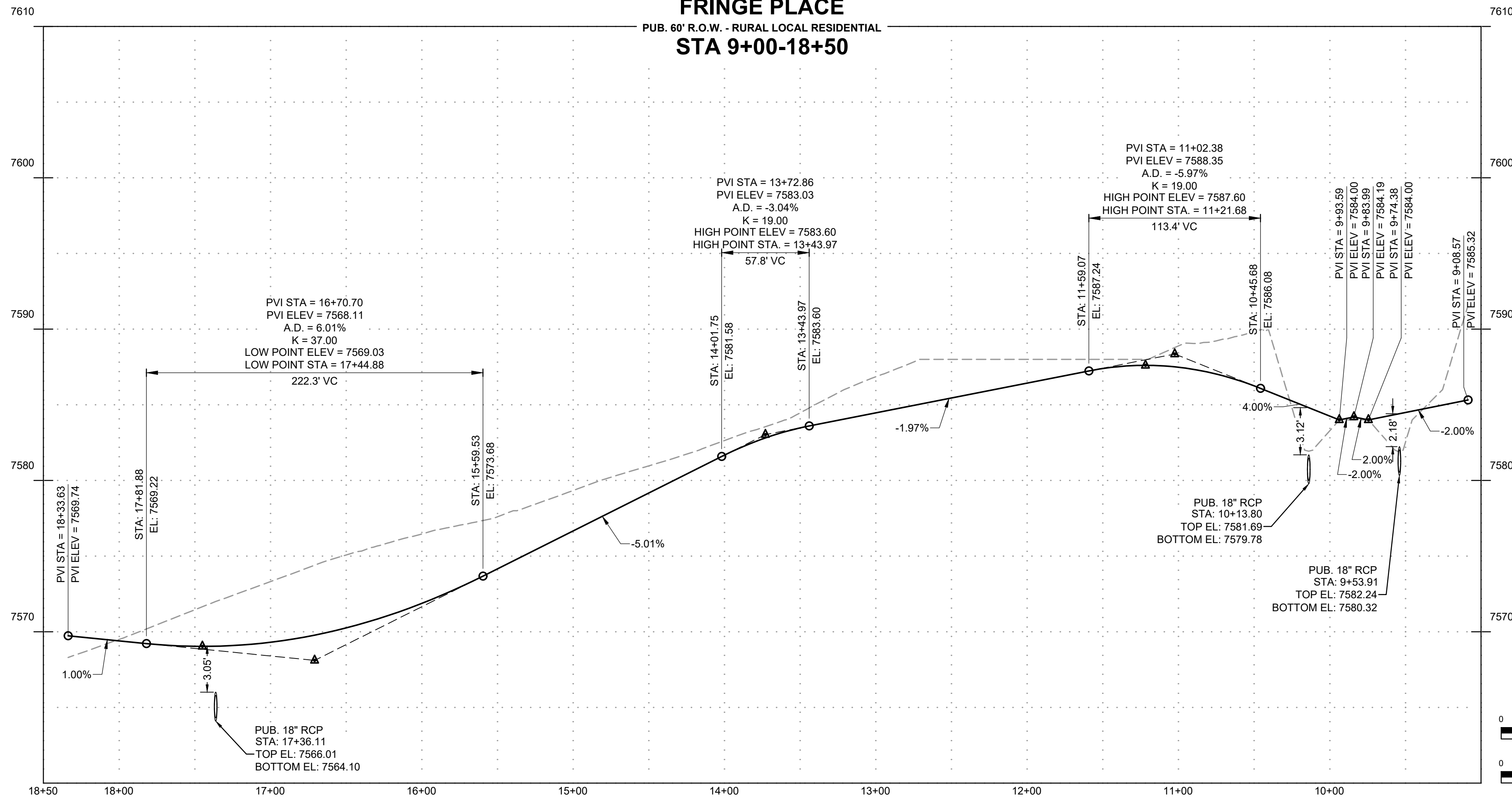
SHEET
ST 10



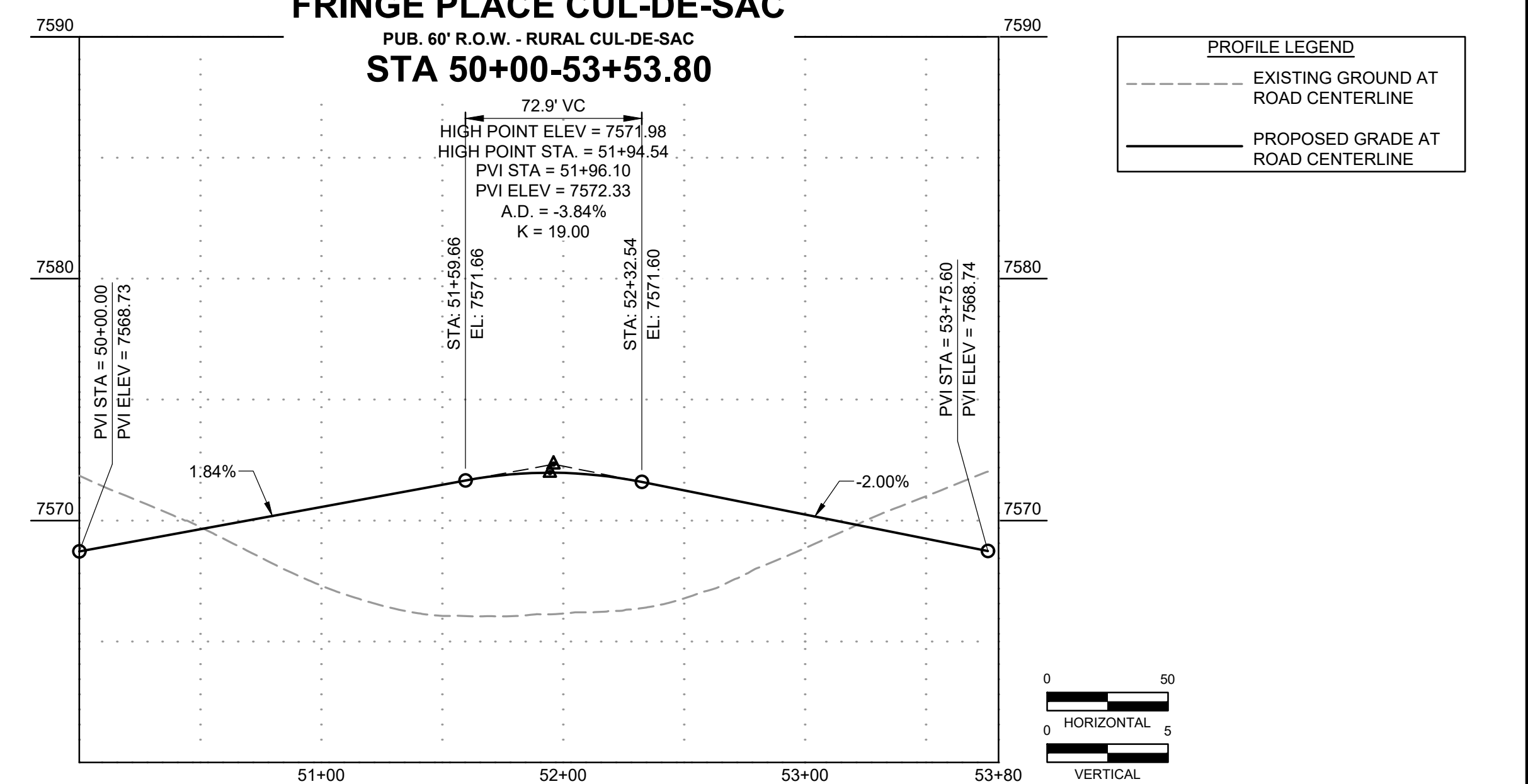
FRINGE PLACE ALIGNMENT TABLE					
TAG NO.	RADIUS	LENGTH	LINE/CHORD DIRECTION	BEG. NORTHING/EASTING	END NORTHING/EASTING
C18	500.00'	188.53'	N26° 30' 28.15"W	N:447470.57, E:225126.79	N:447638.28, E:225043.14
L14		323.93'	N15° 42' 21.12"W	N:447638.28, E:225043.14	N:447950.12, E:224955.45
L15		412.59'	N37°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



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

PCD FILE NO.: SF2422

DRAWN BY: CMD	JOB DATE: 10/31/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 211030.240	0" = 1"
CAD DATE: 12/5/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_4\Street_E_PNP		

NO.	DATE	BY	REVISION DESCRIPTION

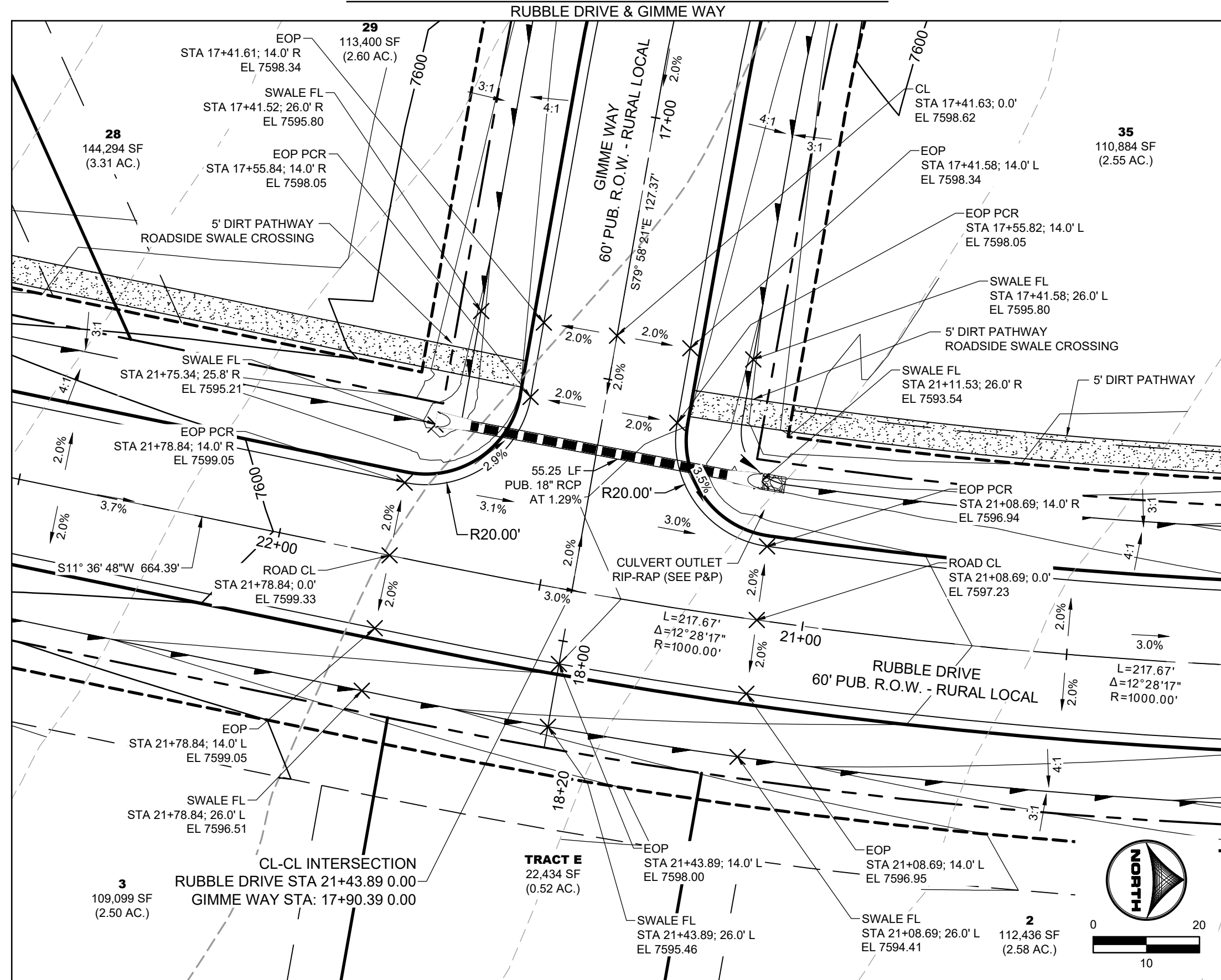
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 719.965.0044

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

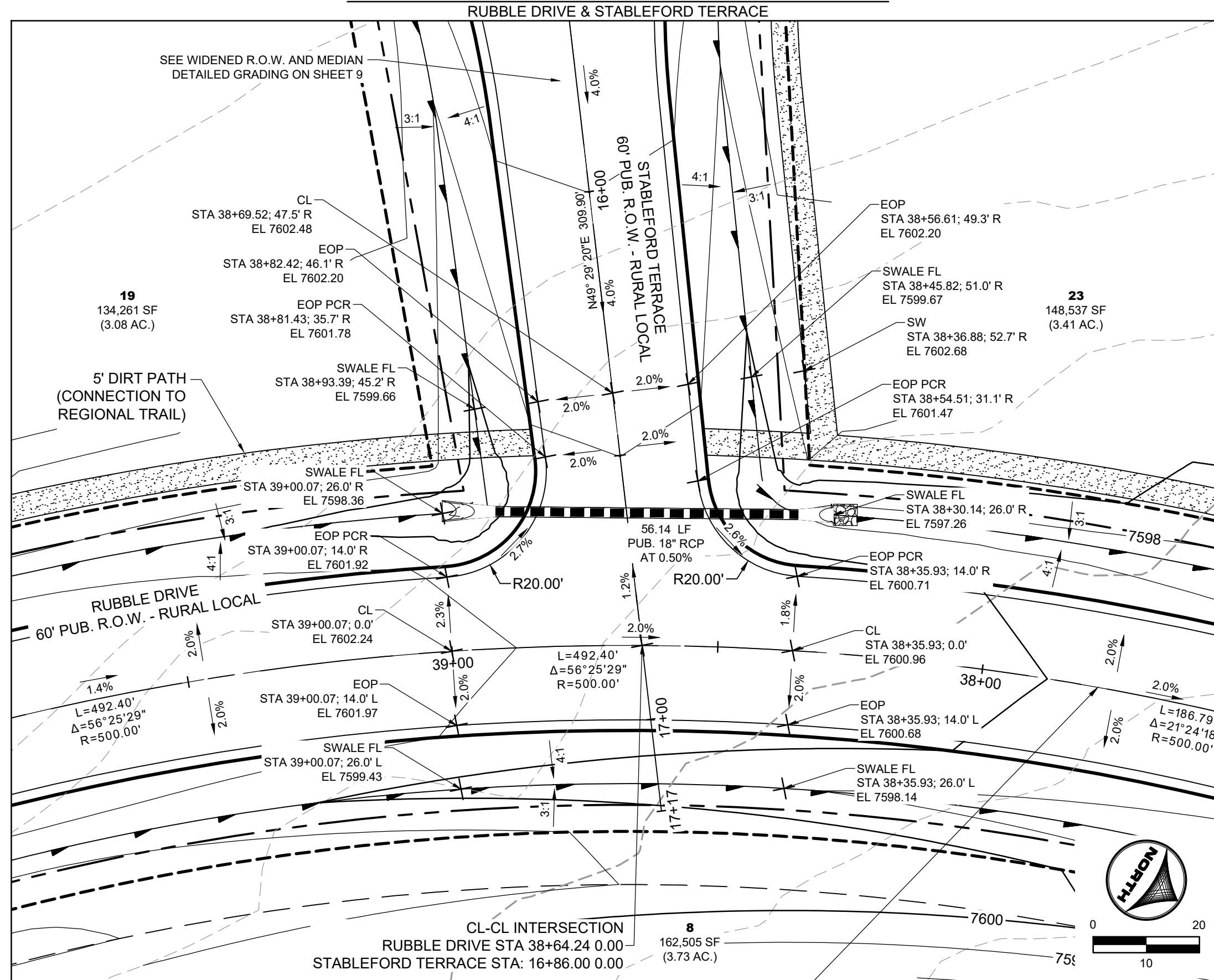
STREET PLAN & PROFILES
FRINGE PLACE

SHEET
ST
11

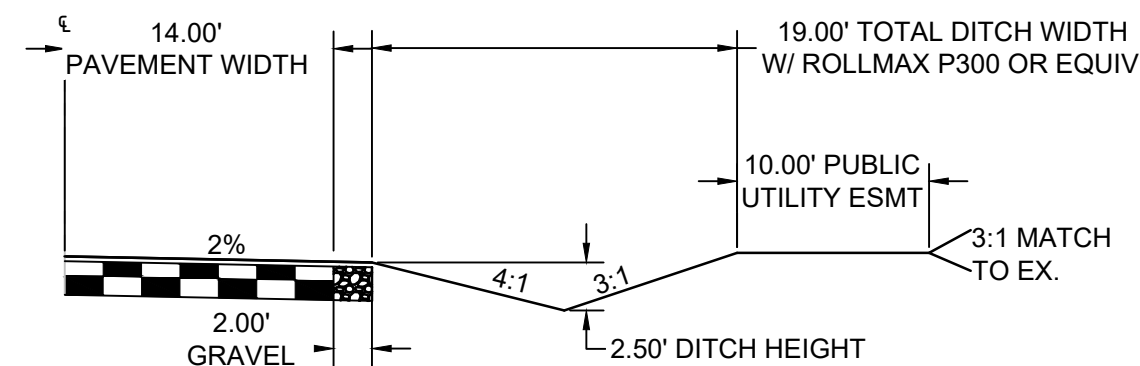
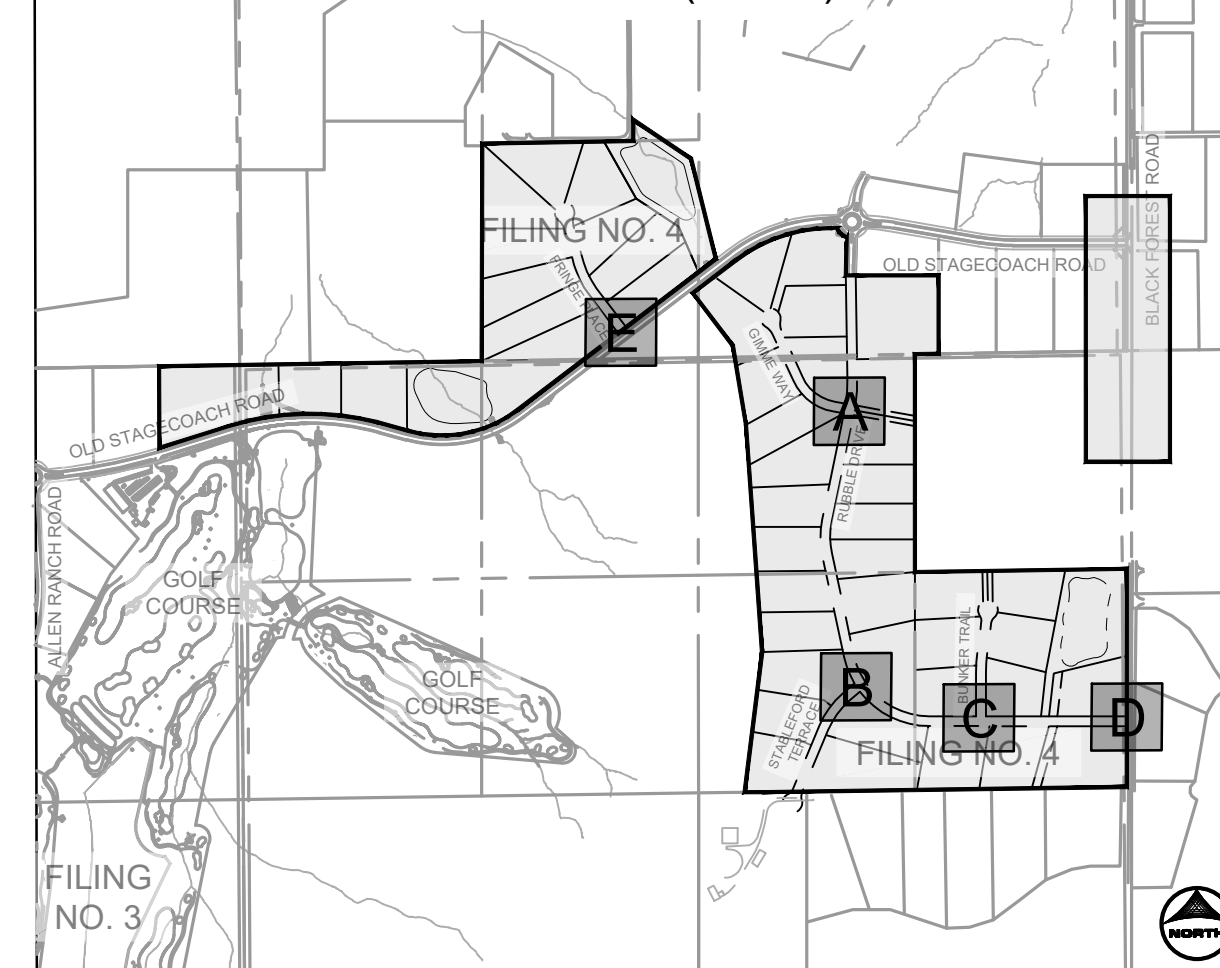
ROADWAY INTERSECTION DETAIL - A



ROADWAY INTERSECTION DETAIL - B



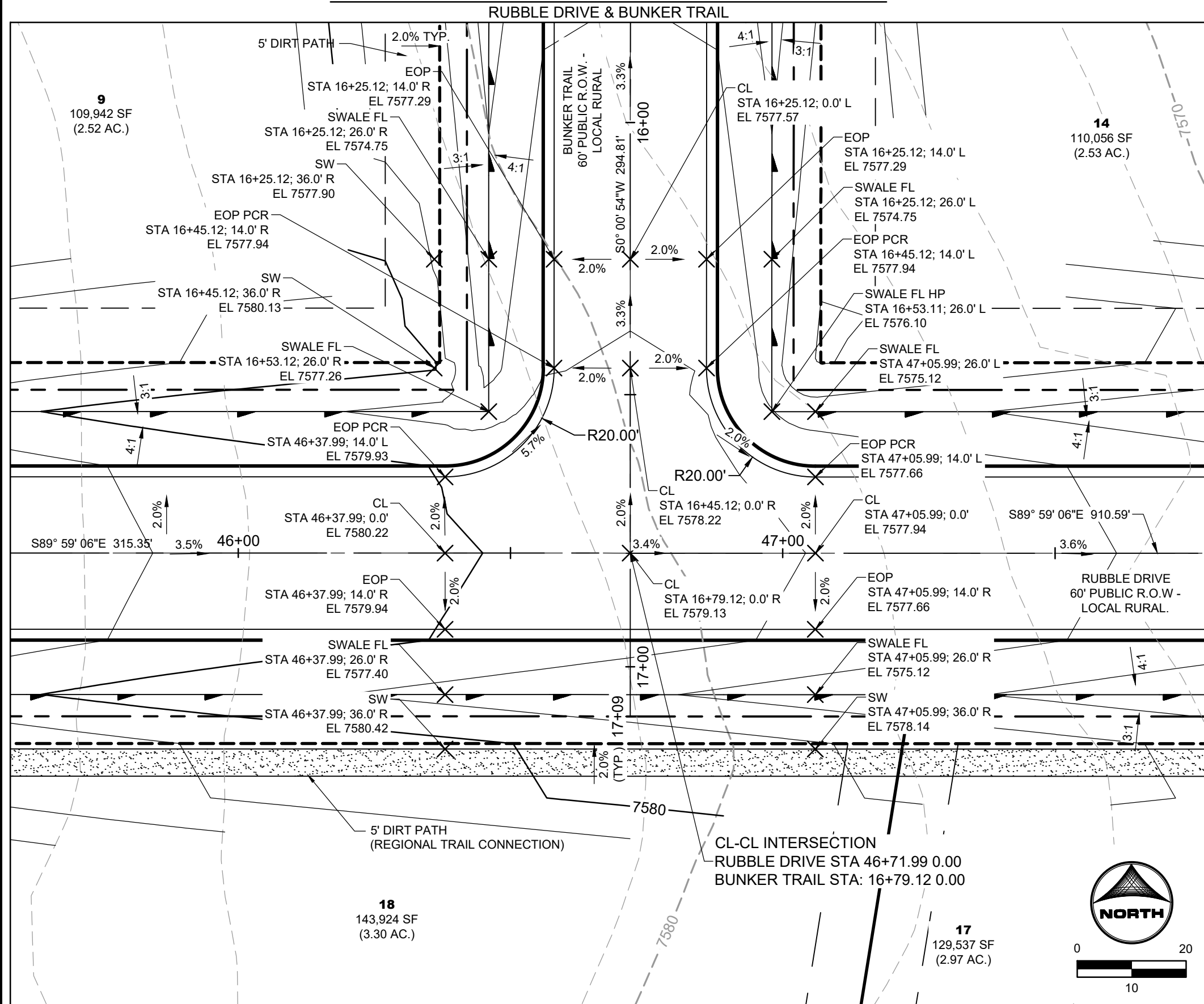
KEY MAP (N.T.S.)



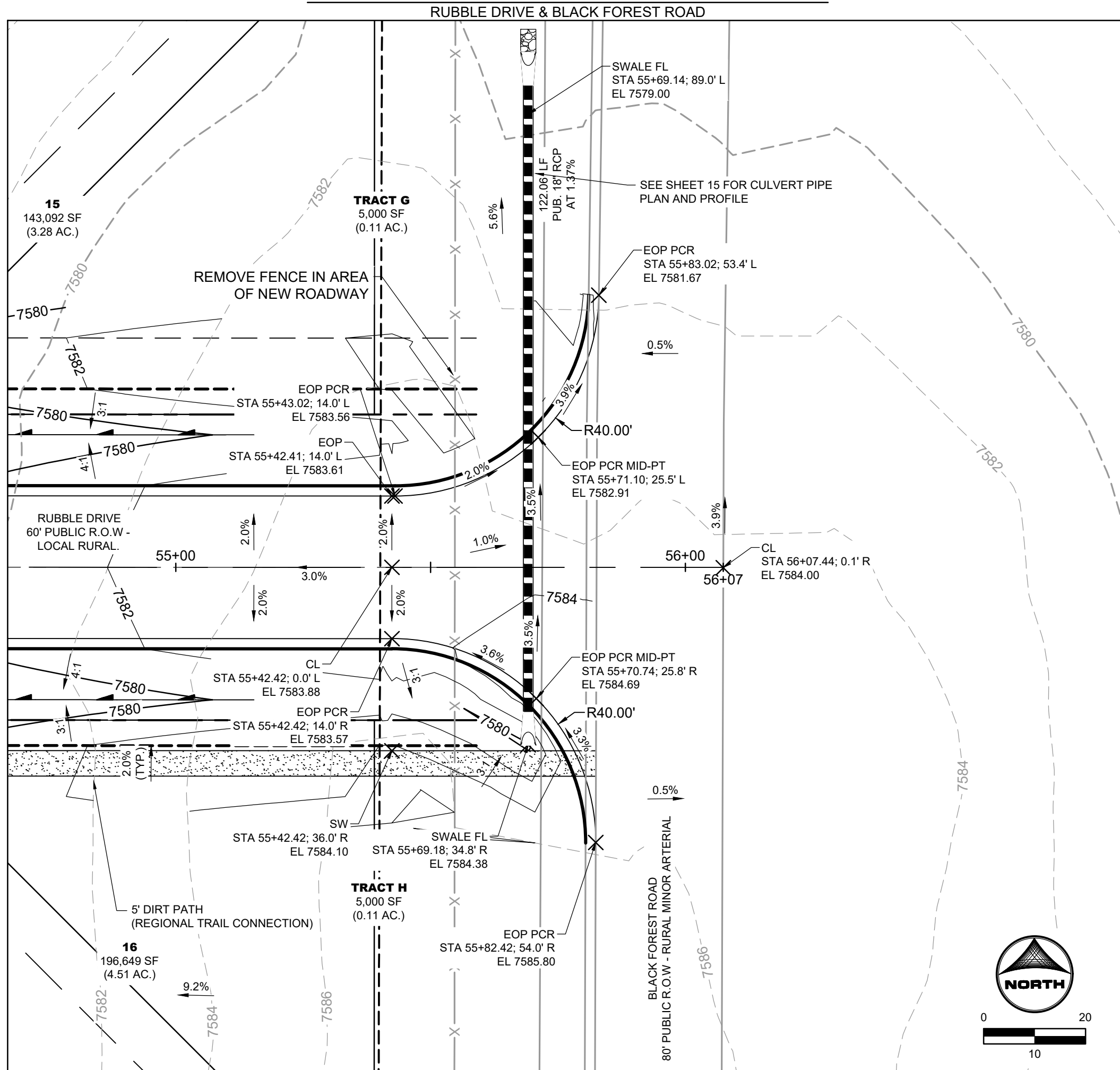
TYPICAL ROADSIDE DITCH SECTION

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

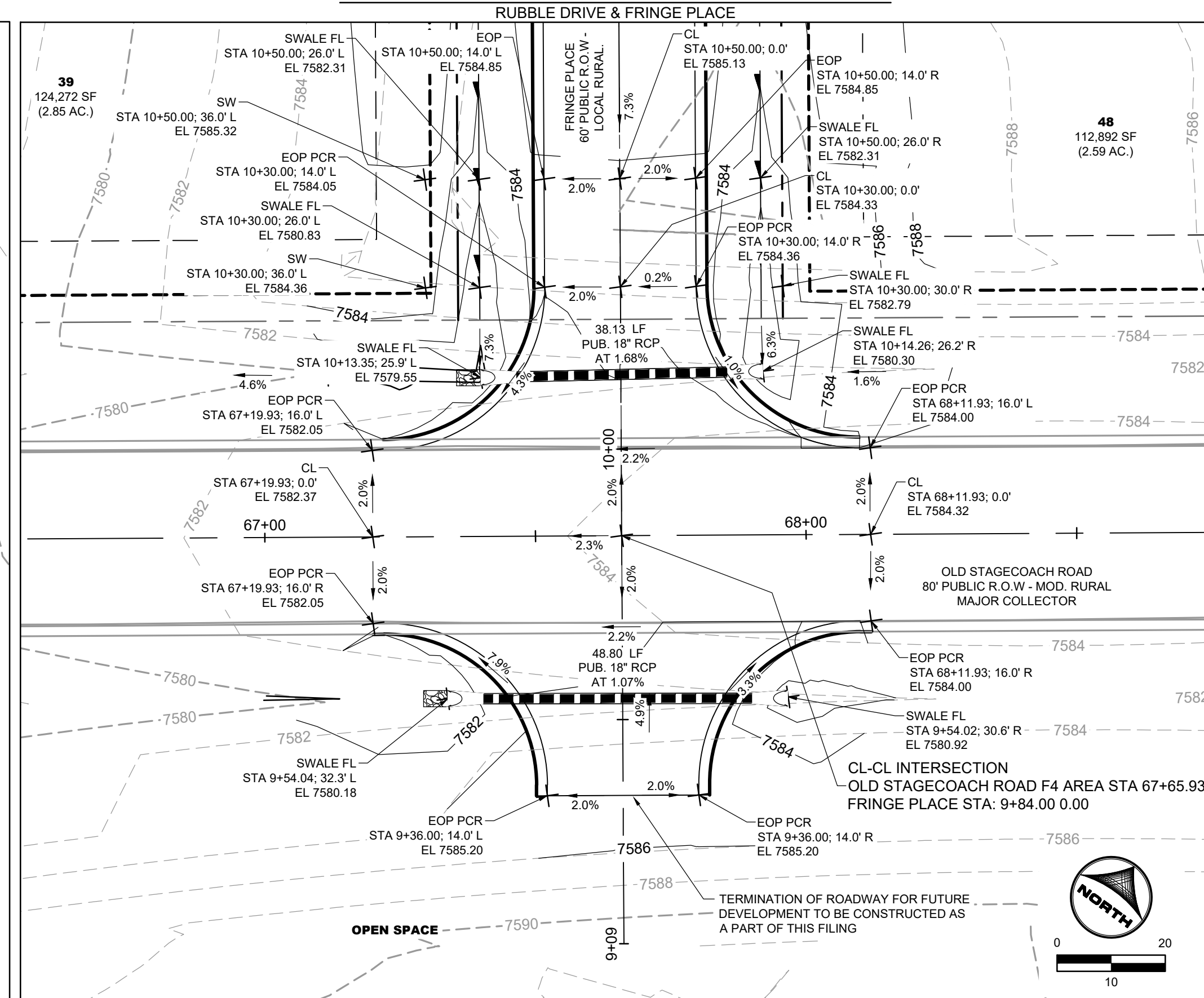
ROADWAY INTERSECTION DETAIL - C



ROADWAY INTERSECTION DETAIL - D



ROADWAY INTERSECTION DETAIL - E



As-Built Document

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



PCD FILE NO.: SF2422

DRAWN BY: RDL JOB DATE: 9/13/2024
APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 12/5/2024
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_4\Streets_Intersection_Details

NO.	DATE	BY	REVISION DESCRIPTION

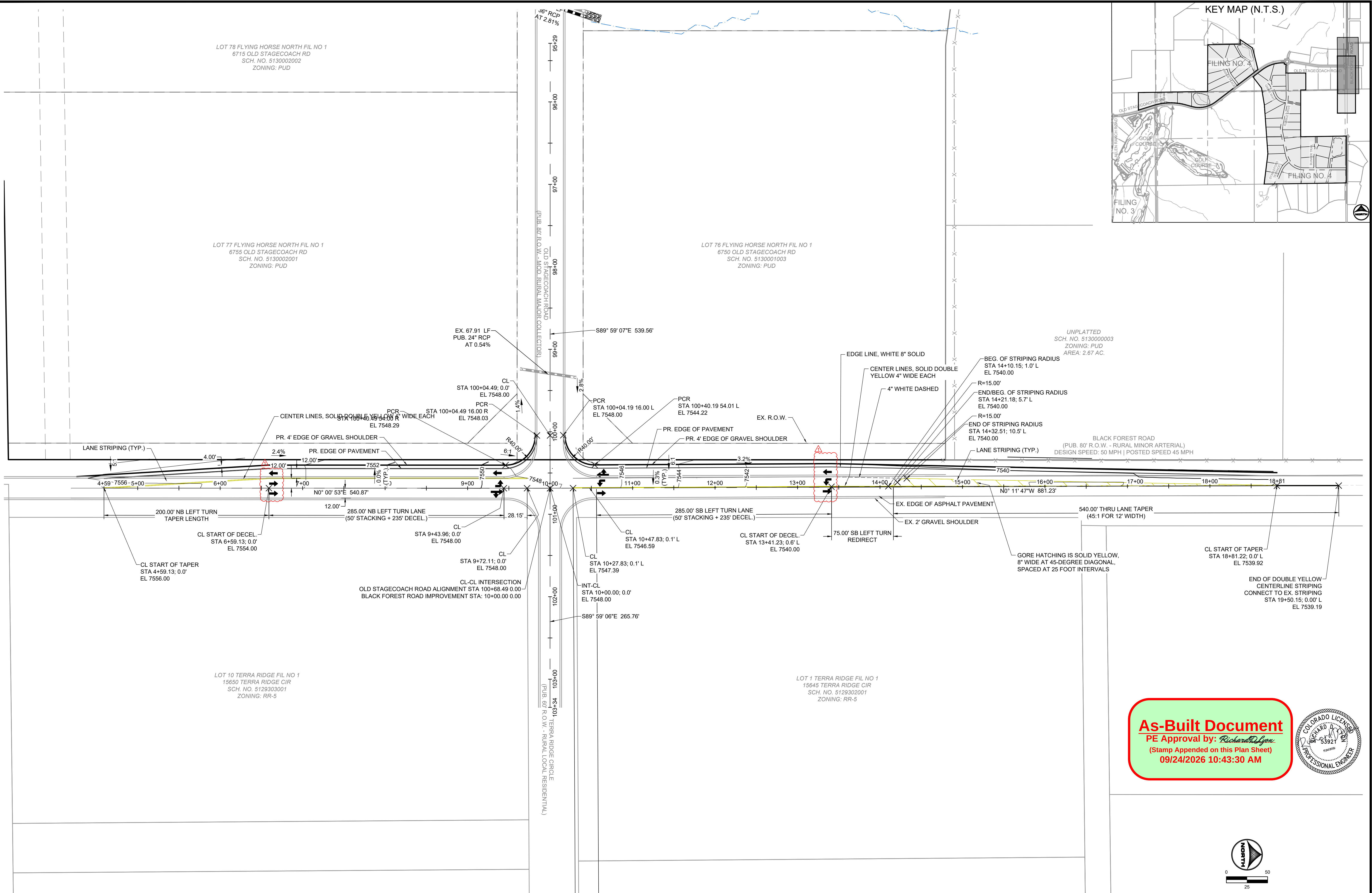


HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

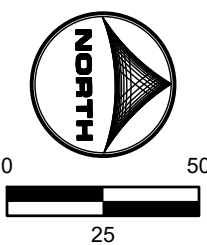
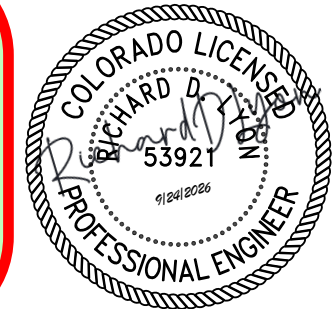
FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

INTERSECTION DETAILS
ROADWAY INTERSECTION DETAILS

SHEET
ST
12



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



DRAWN BY: RDL	JOB DATE: 9/24/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 211030.240	0 1"
CAD DATE: 9/24/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_4\BFR-OSR_Int		

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

PUBLIC ROADWAY IMPROVEMENTS
BLACK FOREST ROAD & OLD STAGECOACH ROAD

SHEET
ST
13

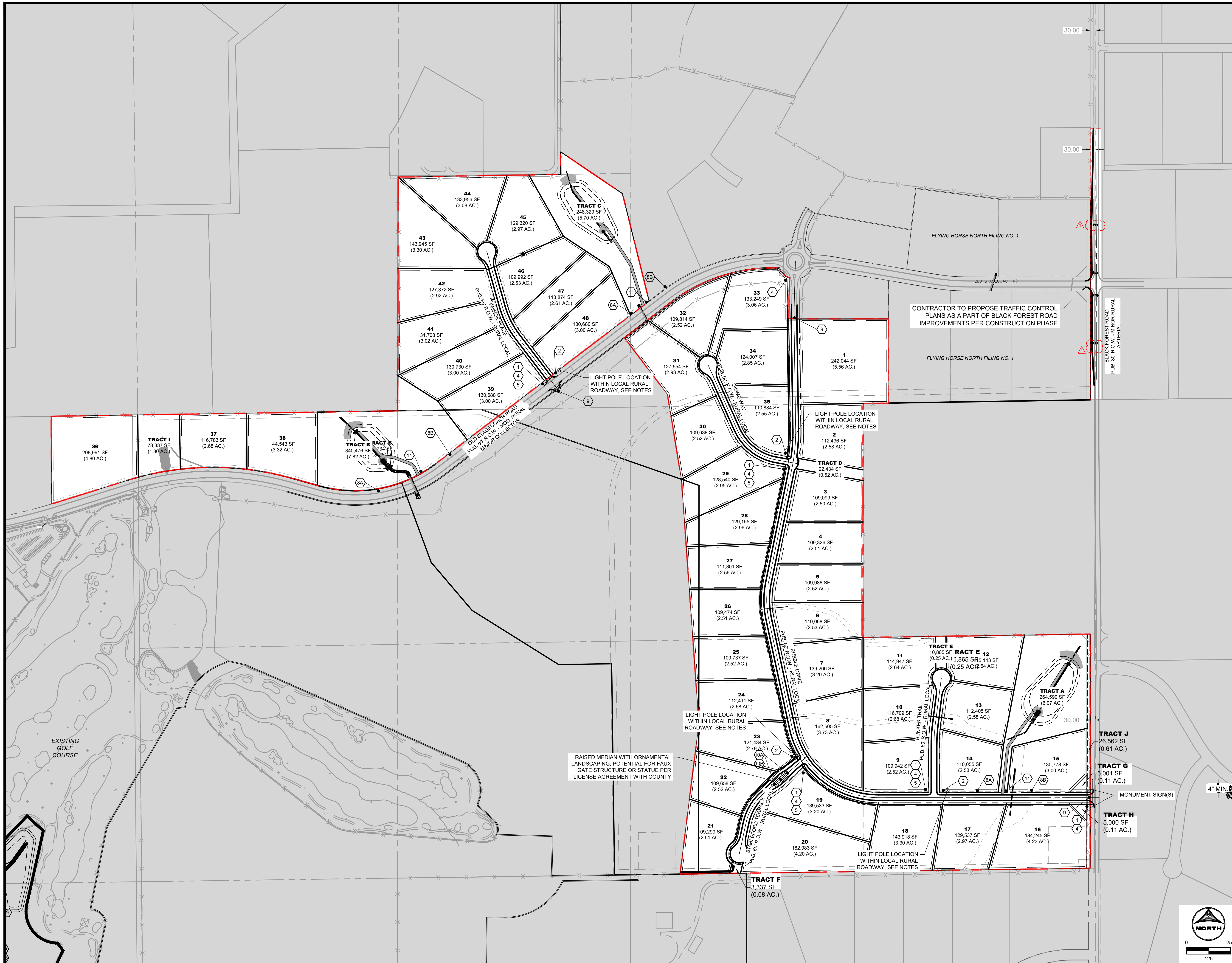
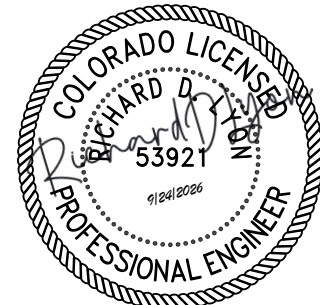


Diagram showing various traffic signs and their dimensions:

- 1** STOP (R-1) 30"x30"
- 2** NO OUTLET ROAD (K2-0540) 24"x24"
- 3A** SPEED LIMIT 25 (R-1) 24"x30"
- 3B** SPEED LIMIT 30 (R-1) 24"x30"
- 4** ROAD NAME (GREEN)
- 6A** NO PARKING FIRE LANE (W11-11) 24"x24"
- 6B** NO PARKING FIRE LANE (W16-7P) 21"x15"
- 5** ROAD NAME NO OUTLET (GREEN) W/NO OUTLET PATCH
- 7** NO PARKING FIRE LANE (R8-3) 18"x24"
- 7A** NO PARKING FIRE LANE (R7-32(R)) 18"x24"
- 7B** NO PARKING FIRE LANE (R7-32(L)) 18"x24"
- 9** TYPE III BARRICADE (TEMPORARY)
- 10A** ONE WAY (R4-7) 18"x24"
- 11** NO PUBLIC ACCESS (OM3-L) 18"x24"

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

PE Approval by: *Richard D. Lyon*
(Stamp Appended on this Plan Sheet)
09/24/2026 11:04:25 AM



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 EXISTING SIGNS 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 8" 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 8" 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" HIGH WITH 1/2" X 1/2" THICKNESS. ALL PAVEMENT LEGENDS SHALL HAVE 1/2" THICKNESS 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" HIGH 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.

DRAWN BY: RDL JOB DATE: 9/24/2026 BAR IS ONE INCH ON
APPROVED: RDL JOB NUMBER: 211030.240 OFFICIAL DRAWINGS.
0 [REDACTED] 1"
CAD DATE: 9/24/2026 IF NOT ONE INCH,
CAD FILE: J:\2021\211030\CAD\DWGS\C\Filing_No. 4\Striping and Signage ADJUST SCALE ACCORDINGLY

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



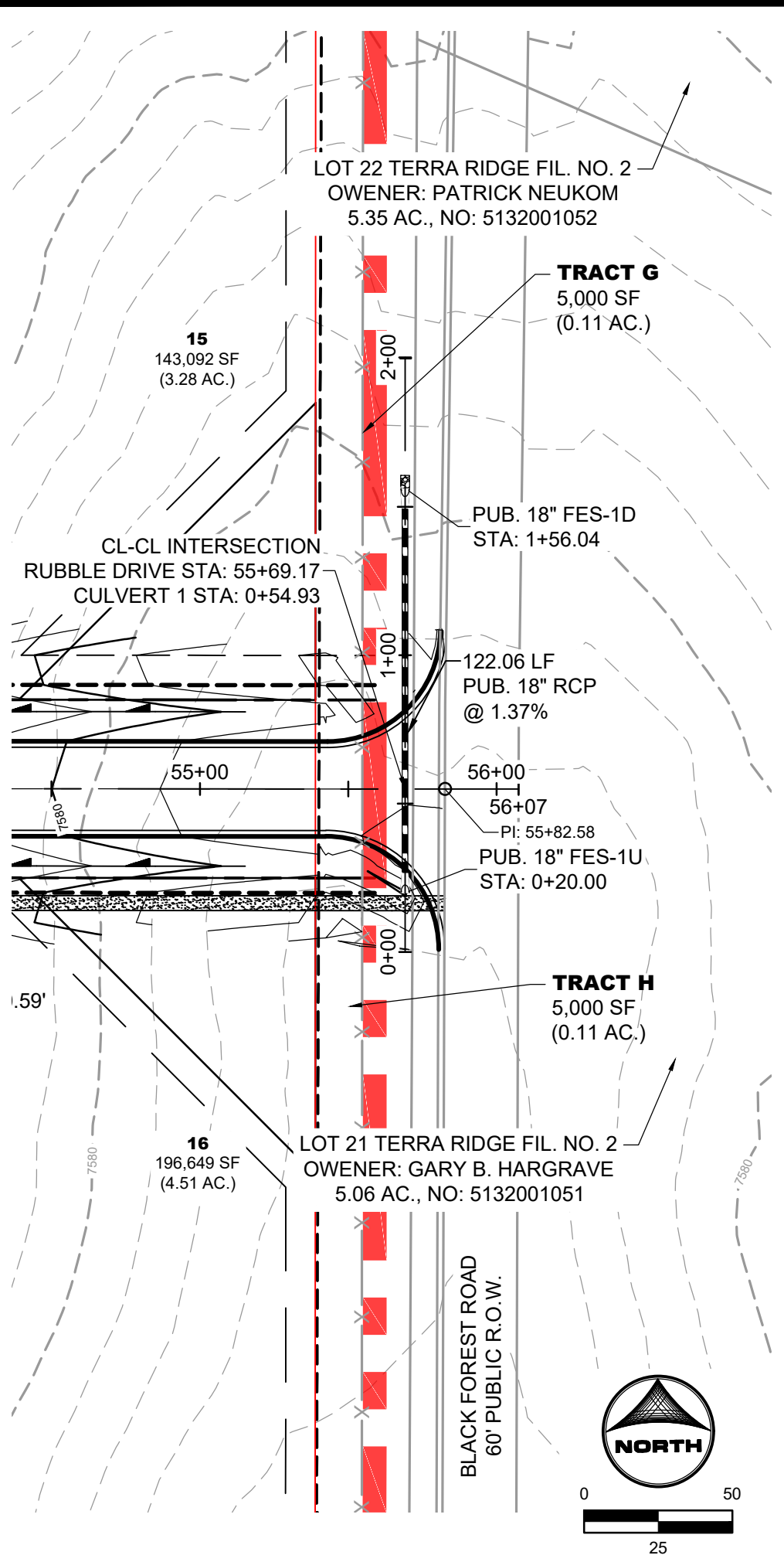
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

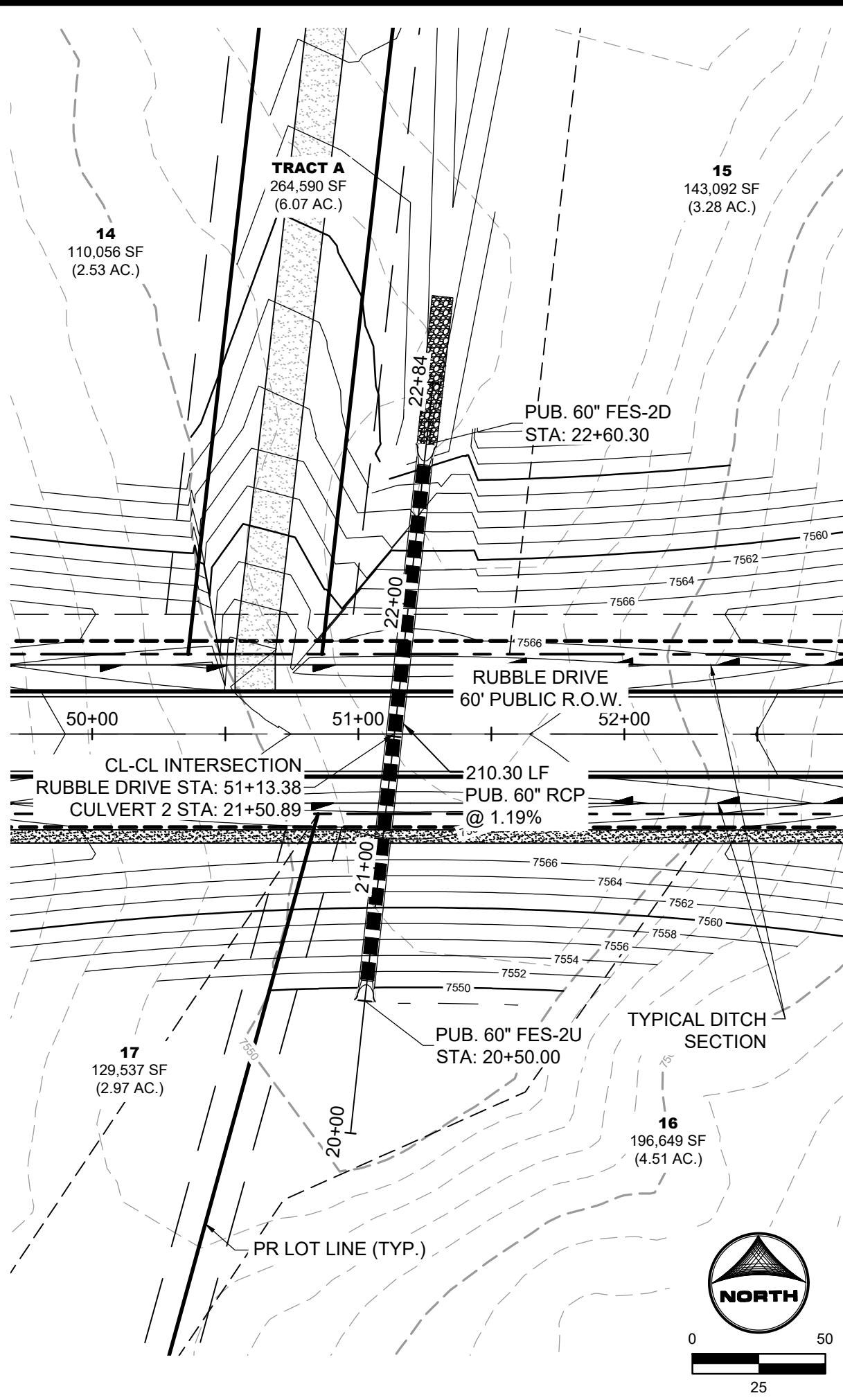
CONSTRUCTION DRAWINGS
SIGNAGE AND STRIPING

SHEET
SNS

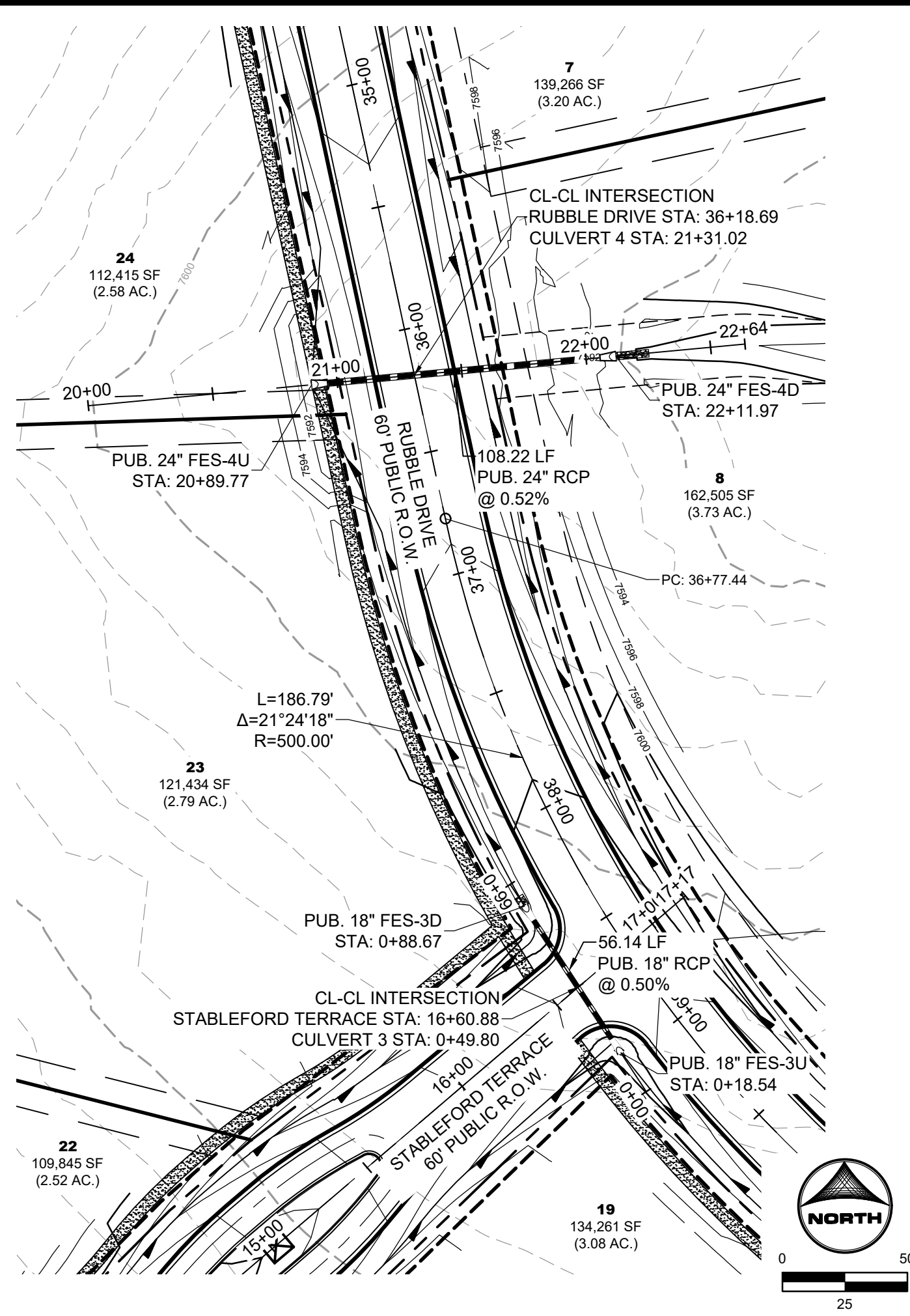
14



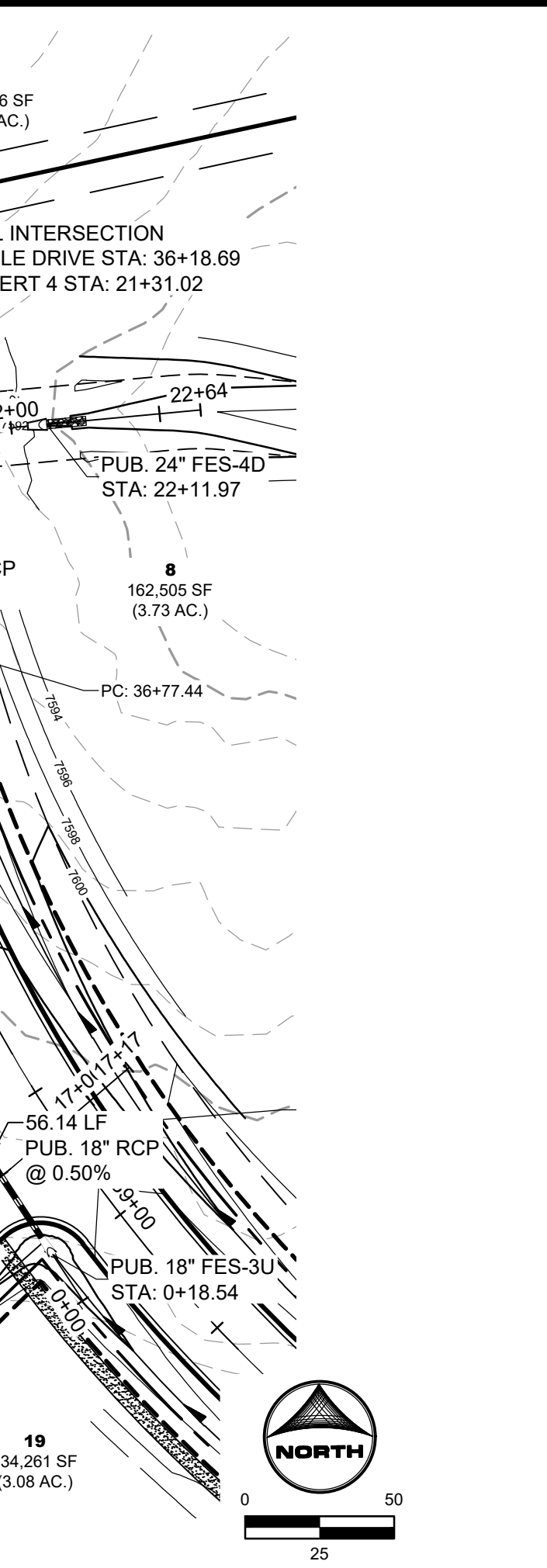
CULVERT 1
PUB. STORM CULVERT PIPE WITHIN
RUBBLE DRIVE AND BLACK FORST ROAD
PUB. 60" R.O.W. - RURAL LOCAL RESIDENTIAL



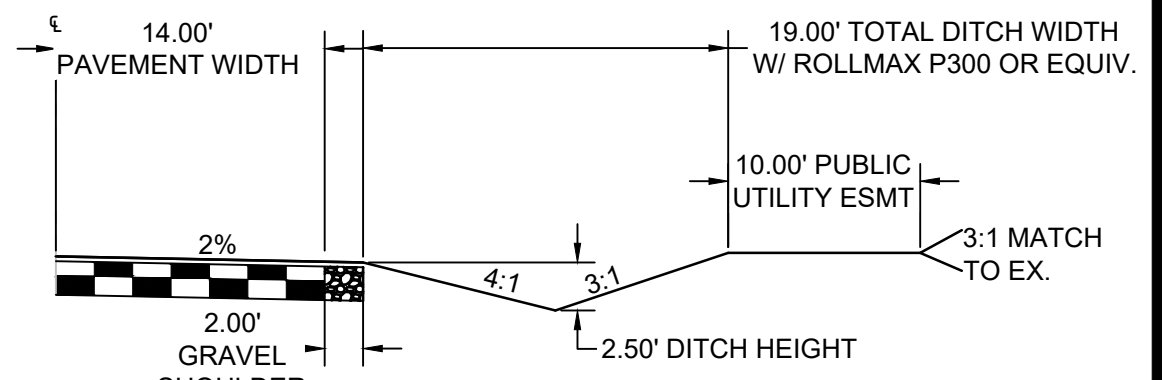
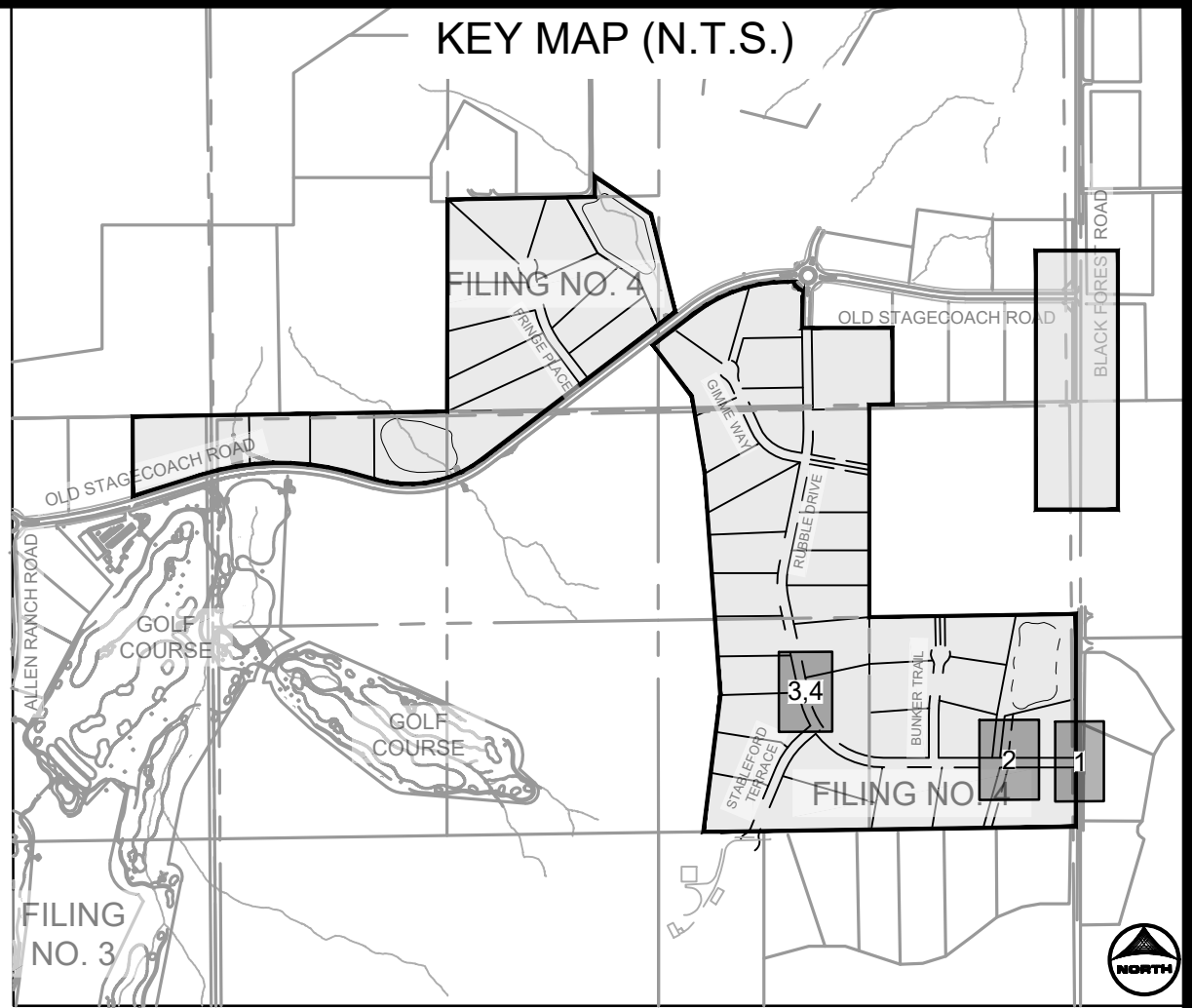
CULVERT 2
PUB. STORM CULVERT PIPE WITHIN RUBBLE DRIVE
PUB. 60" R.O.W. - RURAL LOCAL RESIDENTIAL



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

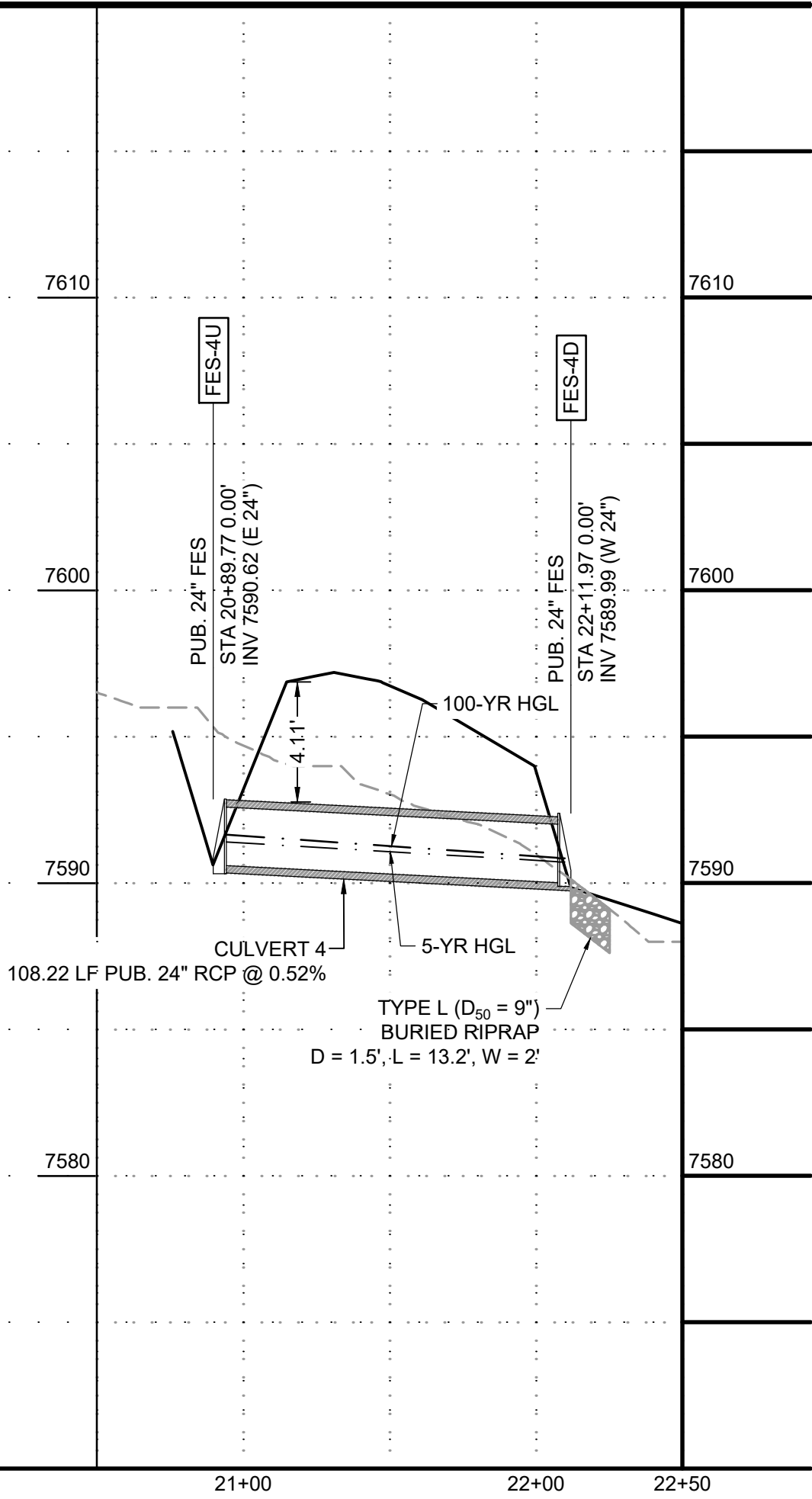
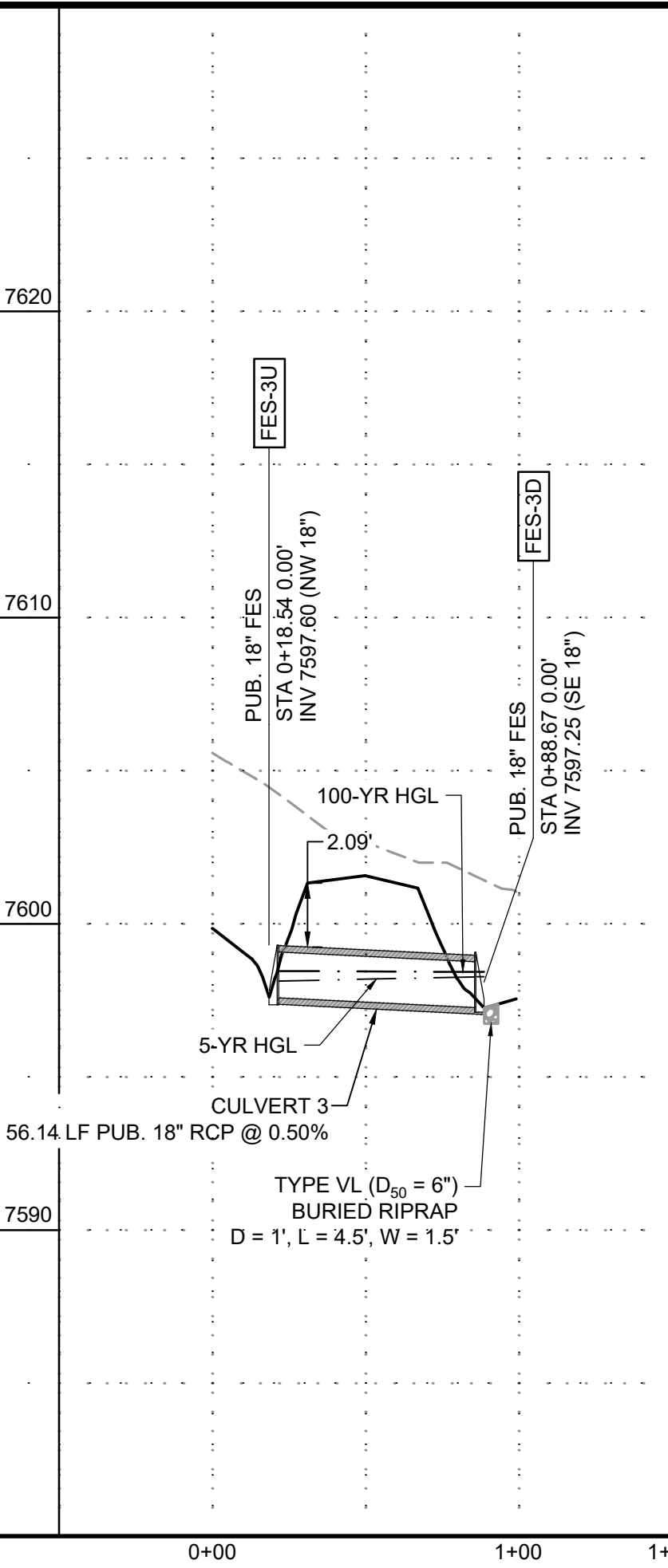
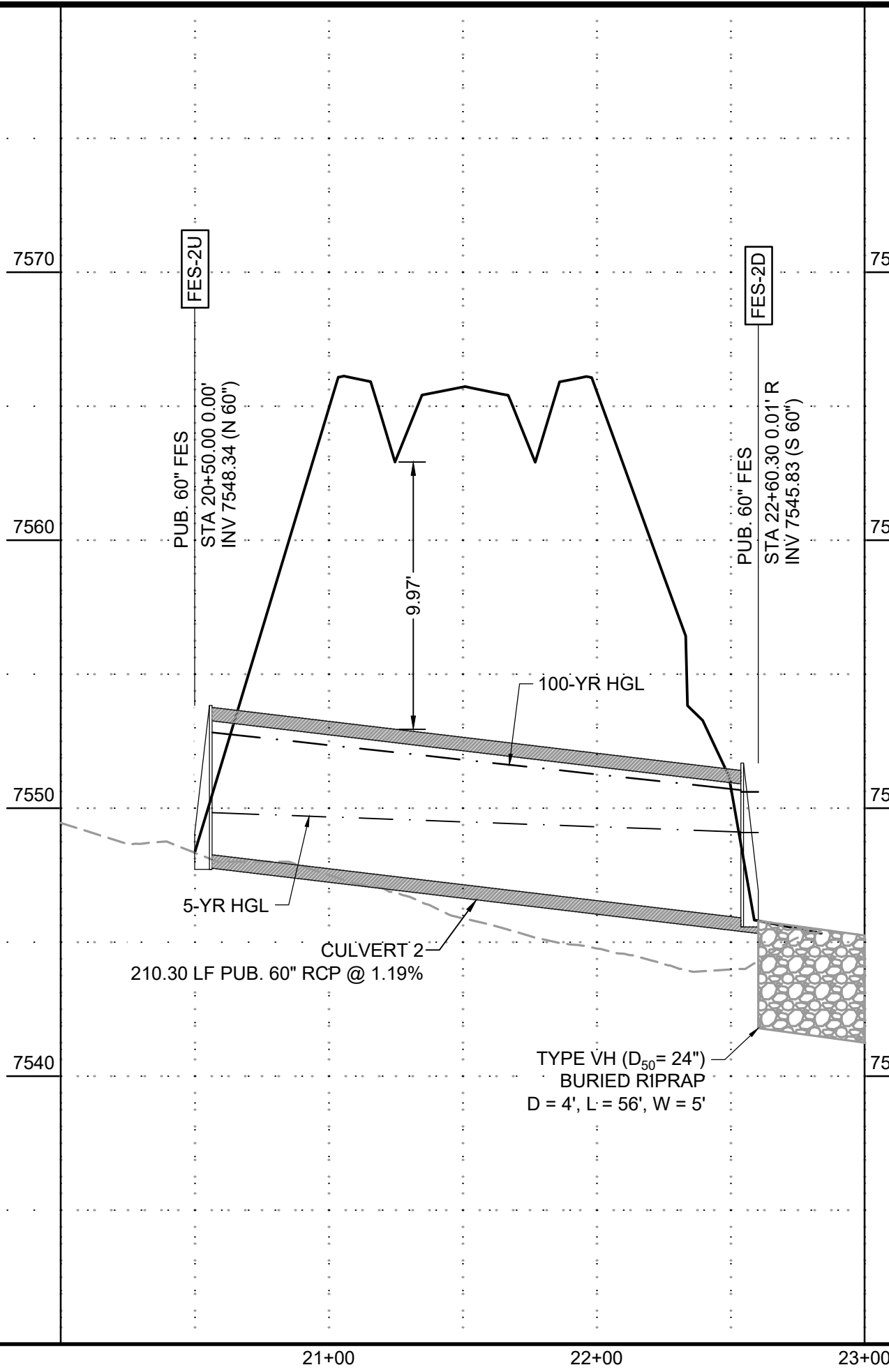
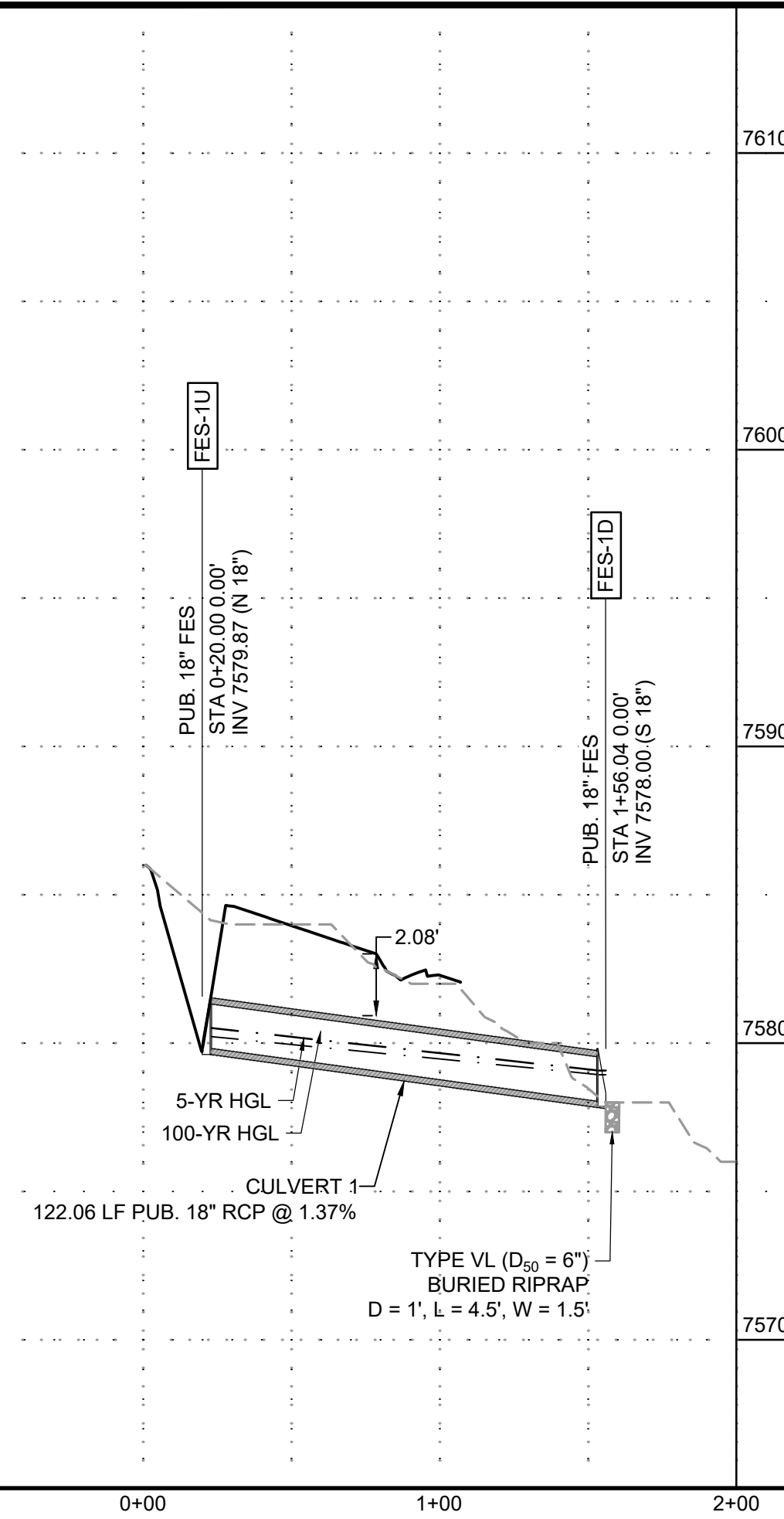
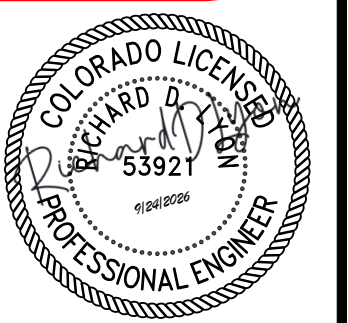


CULVERT 4
PUB. STORM CULVERT PIPE WITHIN RUBBLE DRIVE
PUB. 60" R.O.W. - RURAL LOCAL RESIDENTIAL

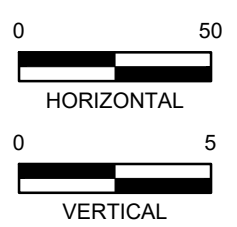


TYPICAL ROADSIDE DITCH SECTION
SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF RUBBLE DRIVE, GIMME WAY, STABLEFORD TERRACE, BUNKER TRAIL, & FRINGE PLACE)

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



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



PCD FILE NO.: SF2422

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

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

NO.	DATE	BY	REVISION DESCRIPTION

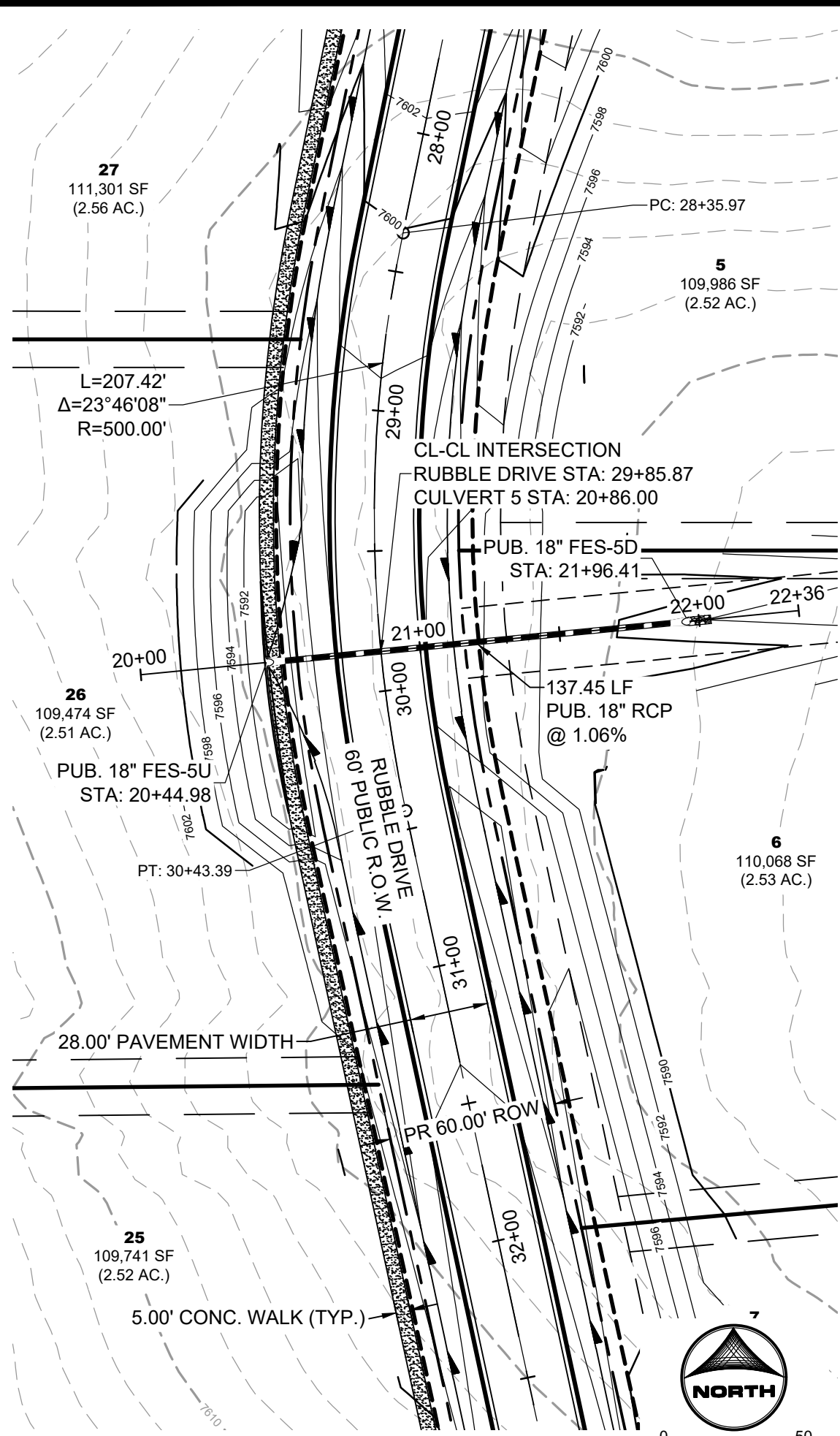


HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 719.965.0044

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

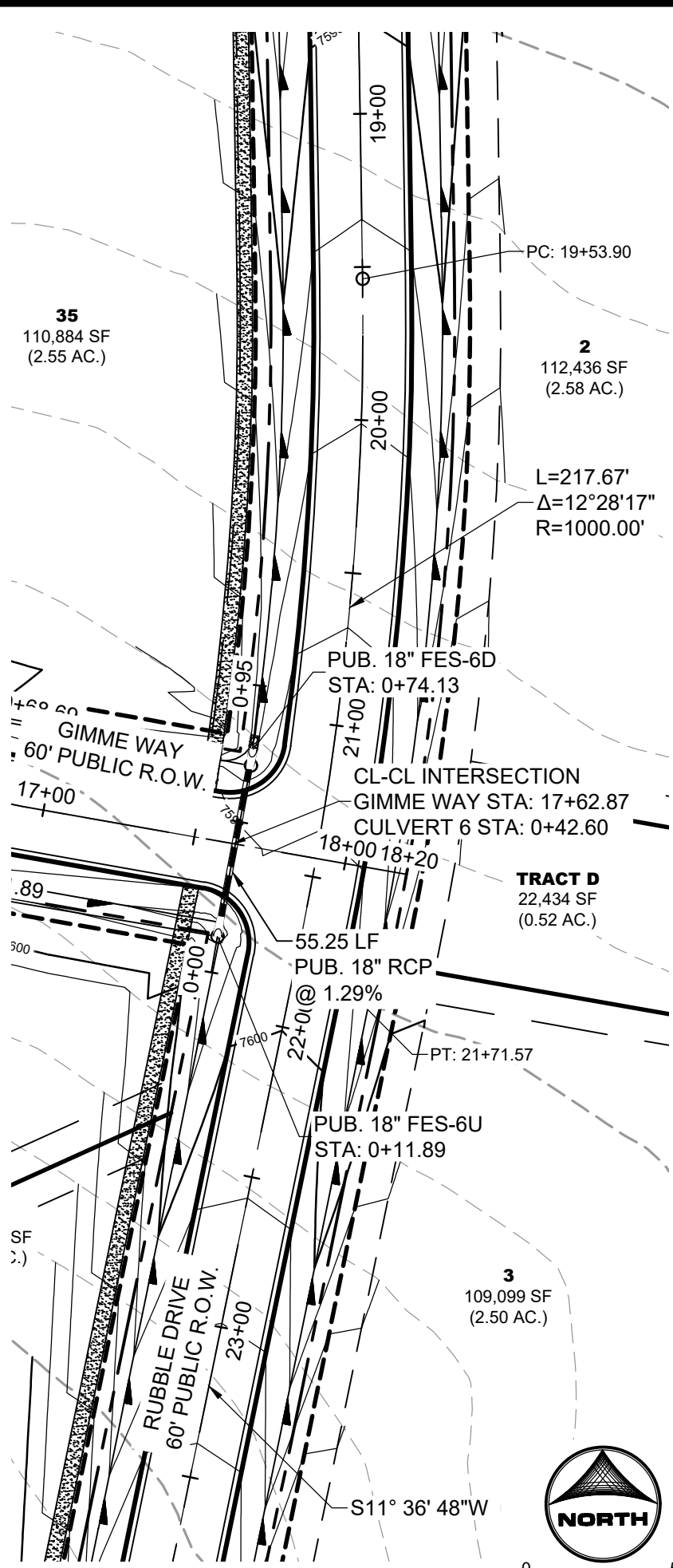
STORM SEWER PLAN & PROFILES
STORM CULVERTS

SHEET
STM
15



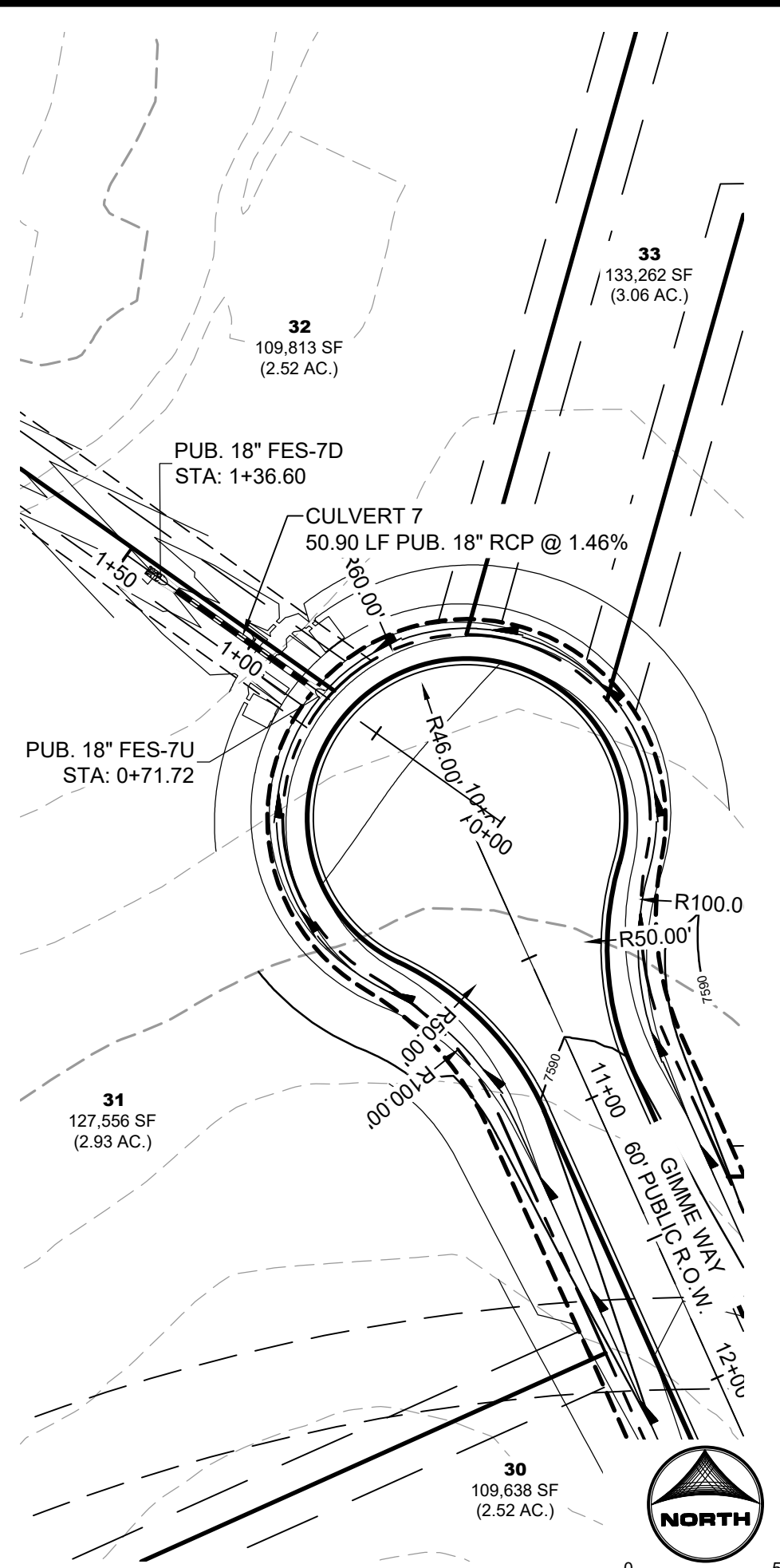
CULVERT 5

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



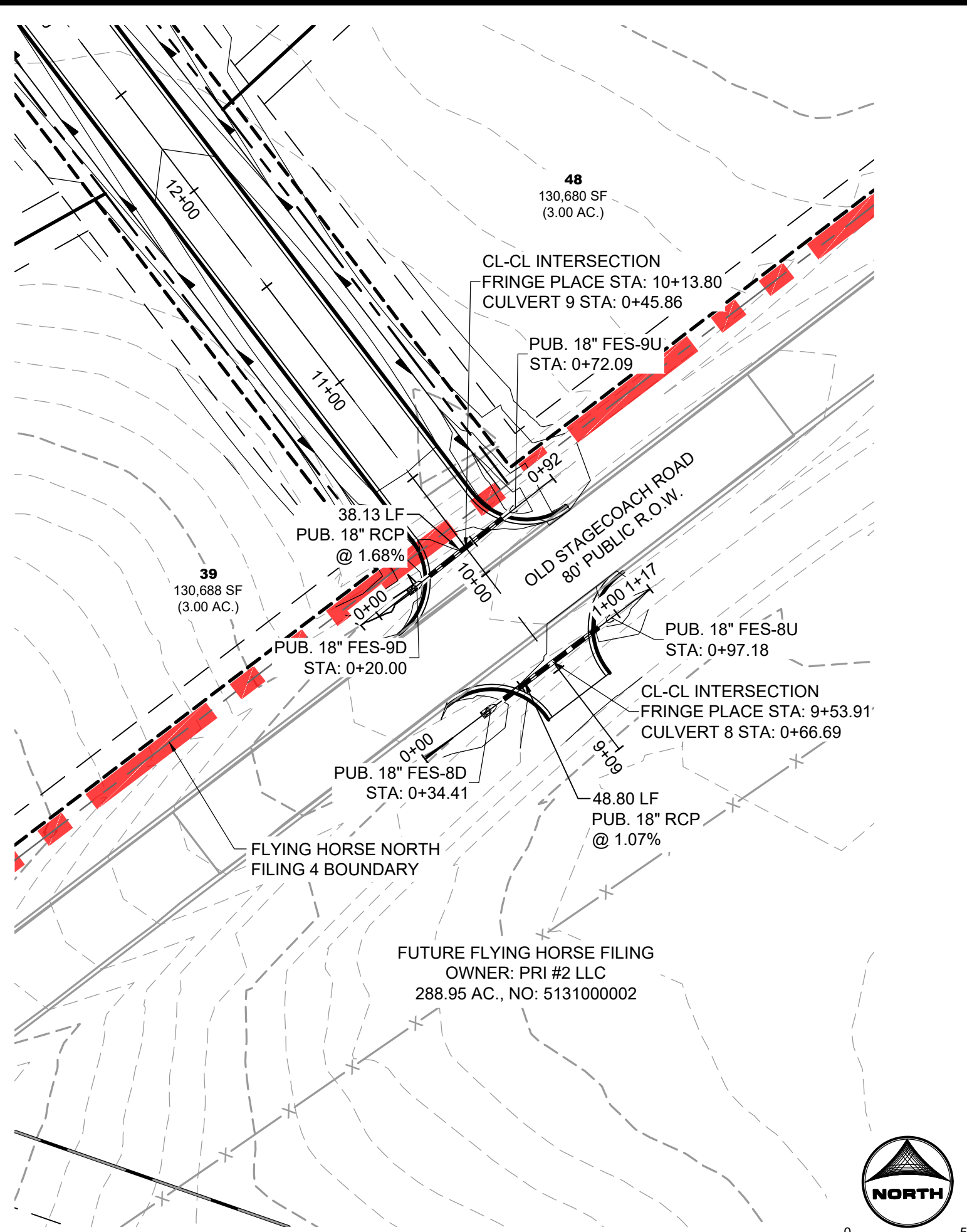
CULVERT 6

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

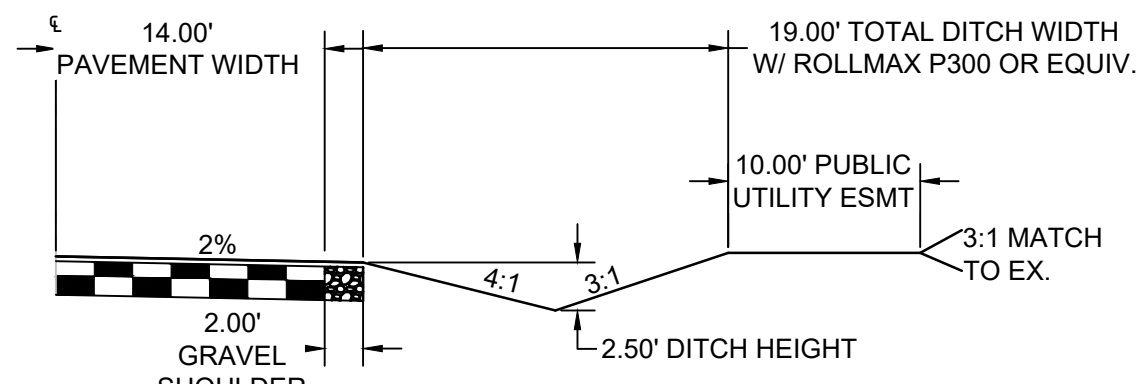
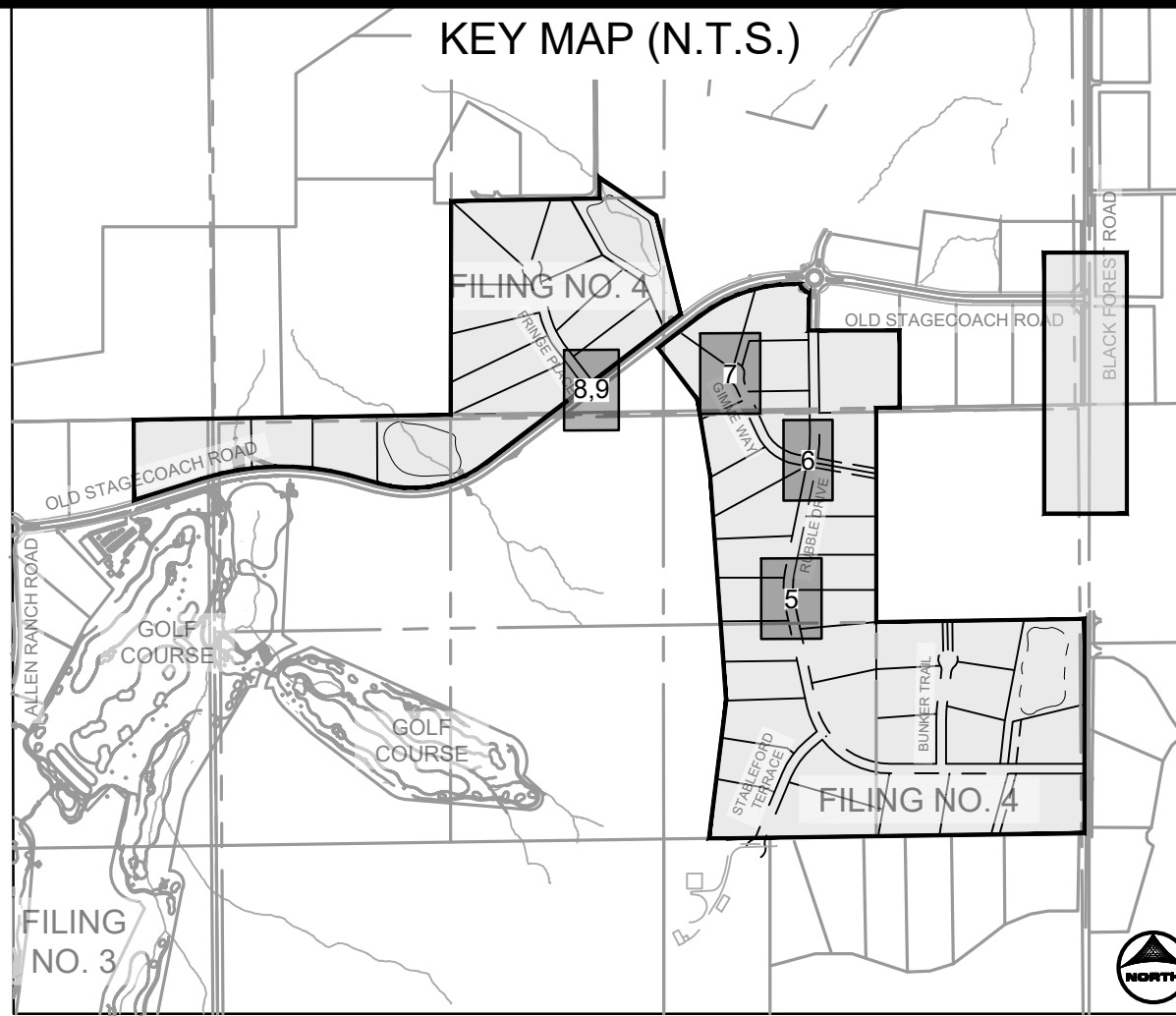


CULVERT 8

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

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

As-Built Document

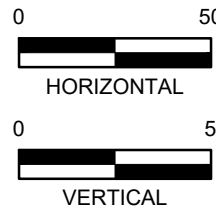
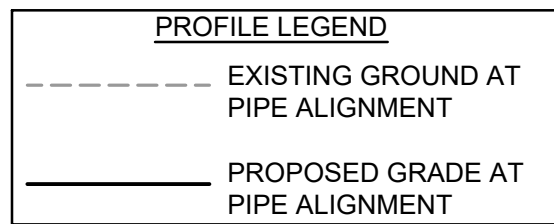
PE Approval by: *Richard D. Lyon*

(Stamp Appended on this Plan Sheet)

09/24/2026 11:05:08 AM



PCD FILE NO.: SF2422



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

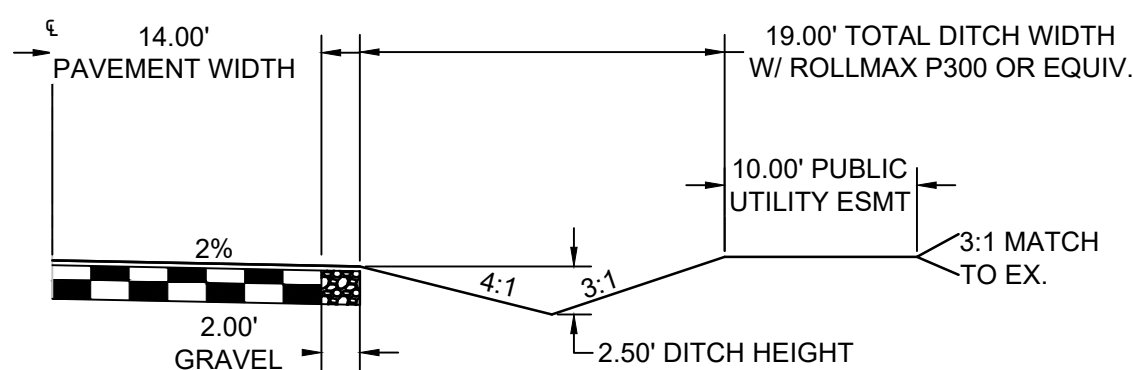
NO.	DATE	BY	REVISION DESCRIPTION

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

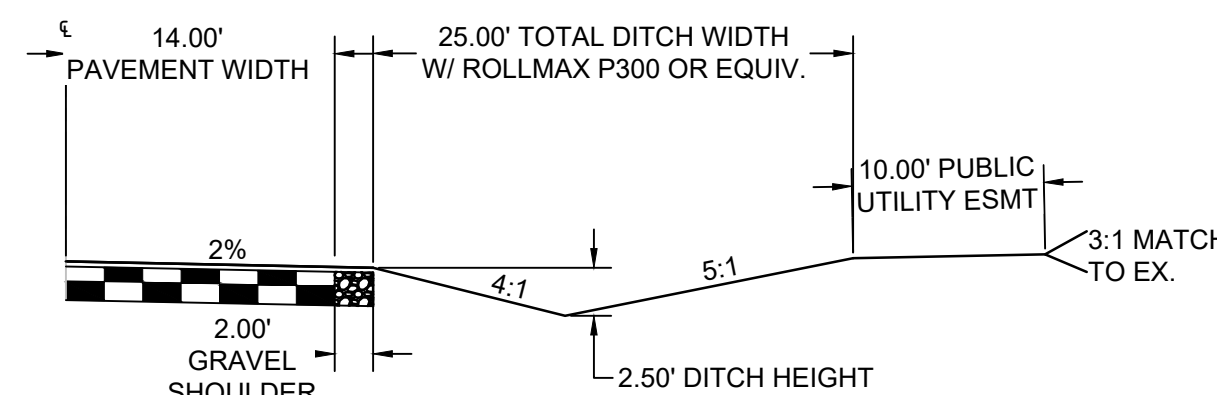
FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

STORM SEWER PLAN & PROFILES
STORM CULVERTS

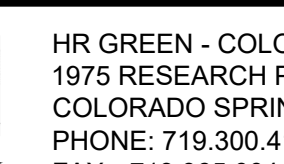
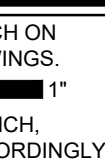
SHEET
STM
16



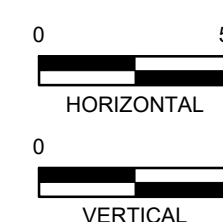
SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF RUBBLE DRIVE, GIMME
WAY, STABLEFORD TERRACE, BUNKER TRAIL, & FRINGE PLACE)



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



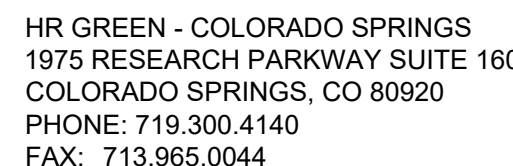
PE Approval by: *Richard D. Lyon*
(Stamp Appended on this Plan Sheet)
09/24/2026 11:05:09 AM



PCD FILE NO.: SF2422

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

NO.	DATE	BY	REVISION DESCRIPTION

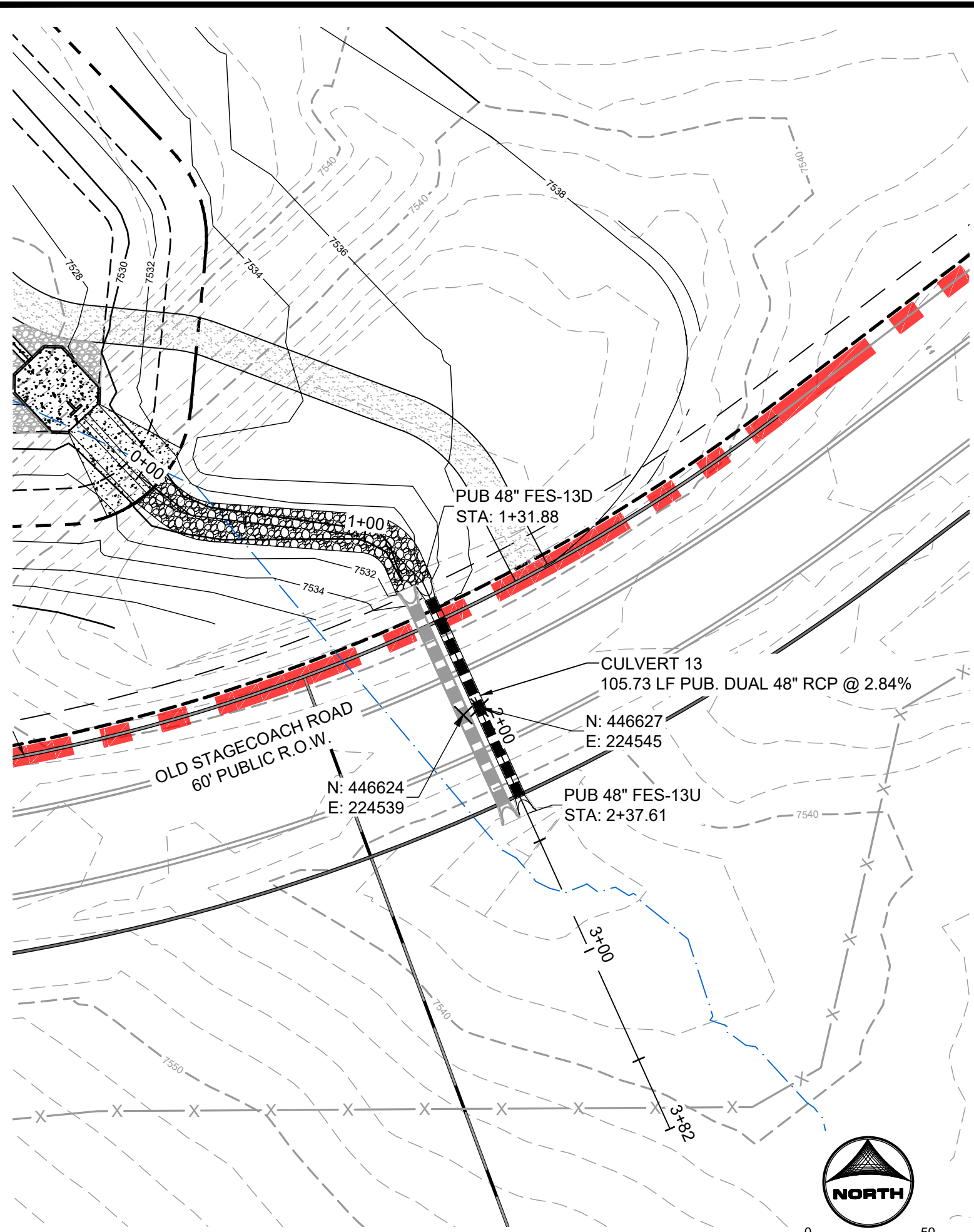


FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

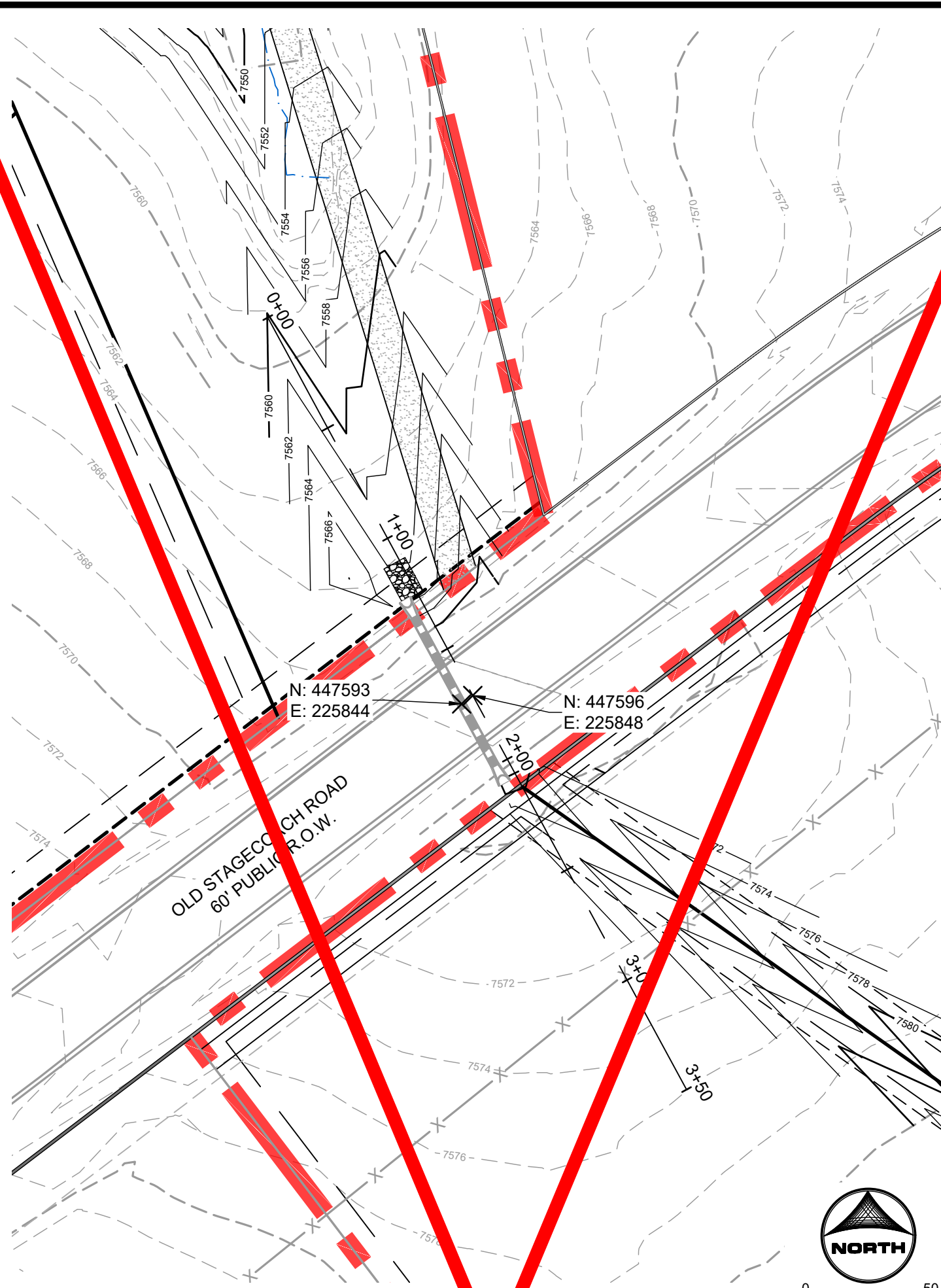
STORM SEWER PLAN & PROFILES

STORM CULVERTS

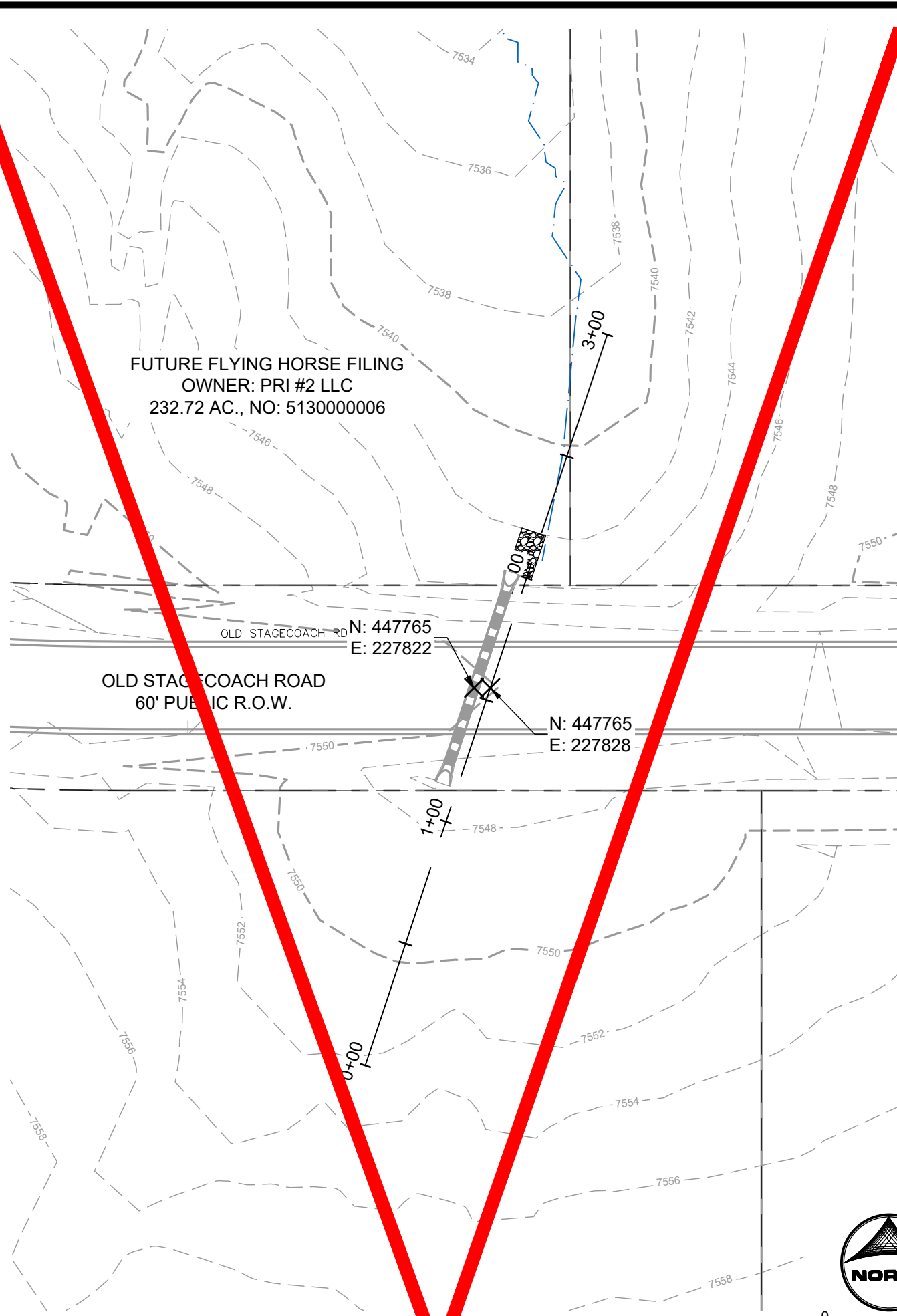
SHEET
STM



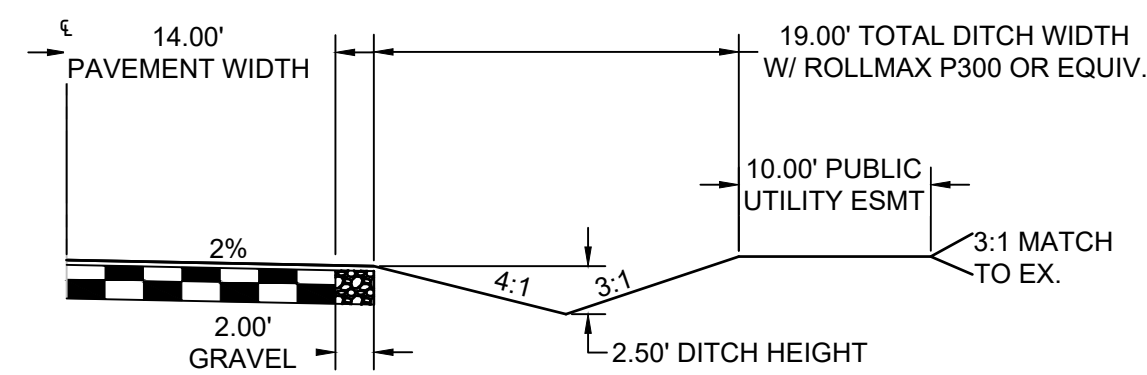
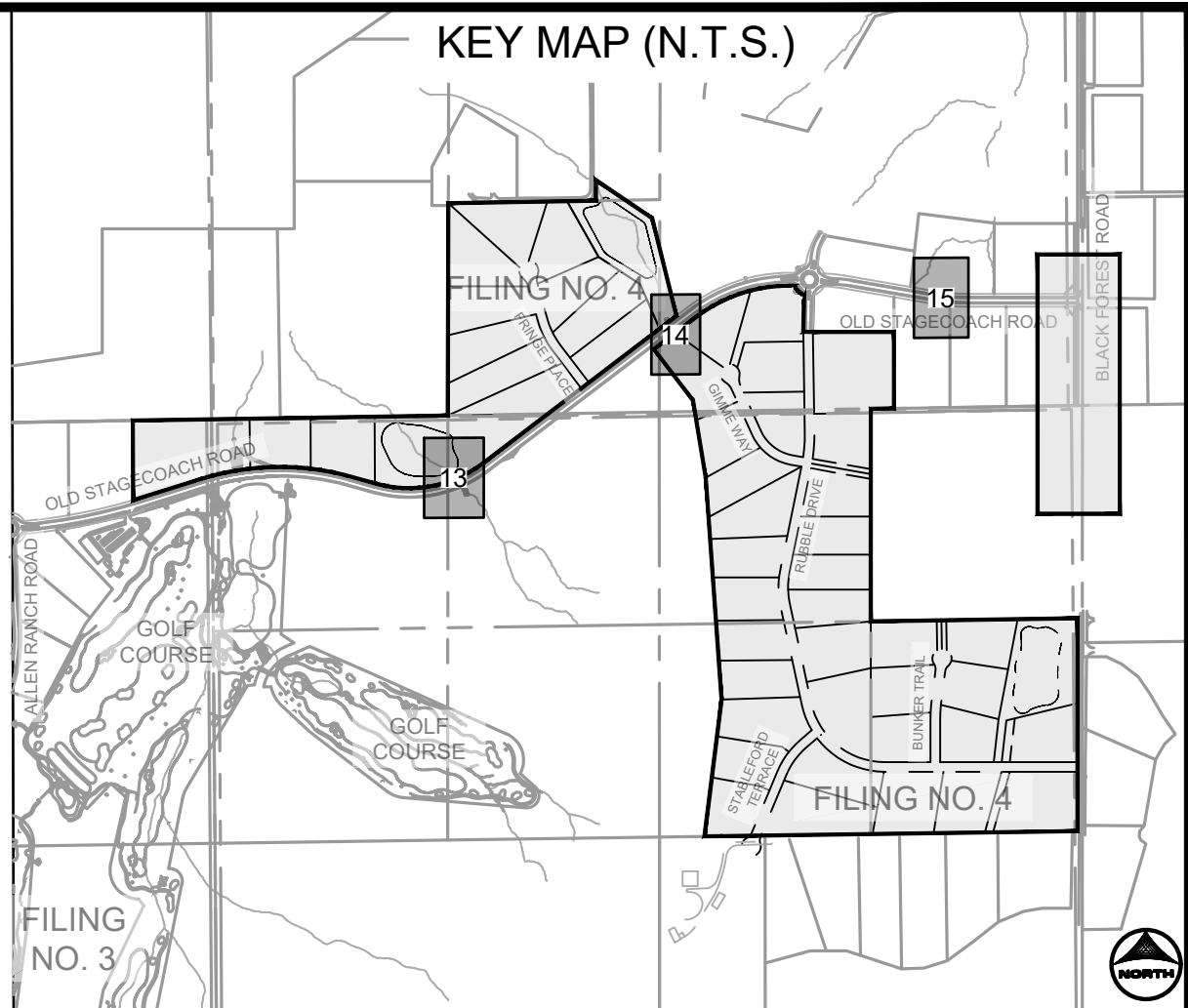
CULVERT 13
PUB. STORM CULVERT PIPE WITHIN OLD STAGECOACH ROAD
PUB. 80' R.O.W. - COLLECTOR



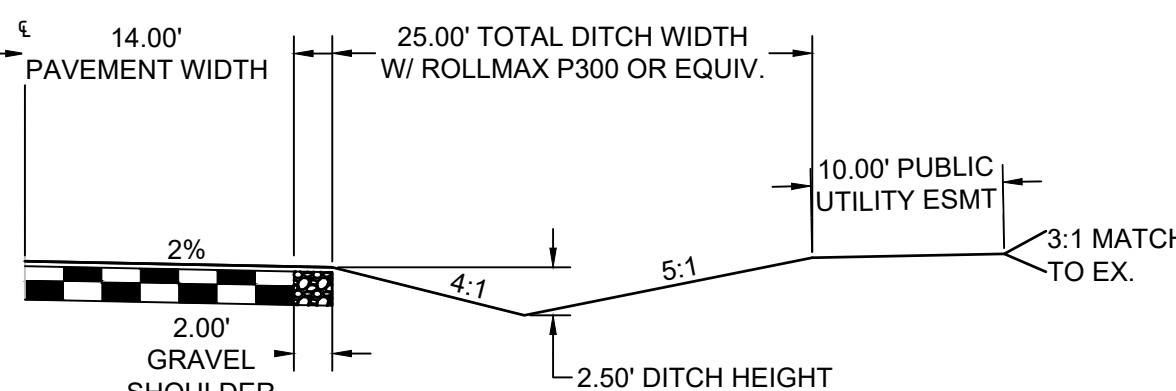
CULVERT 14
PUB. STORM CULVERT PIPE WITHIN OLD STAGECOACH
PUB. 80' R.O.W. - COLLECTOR



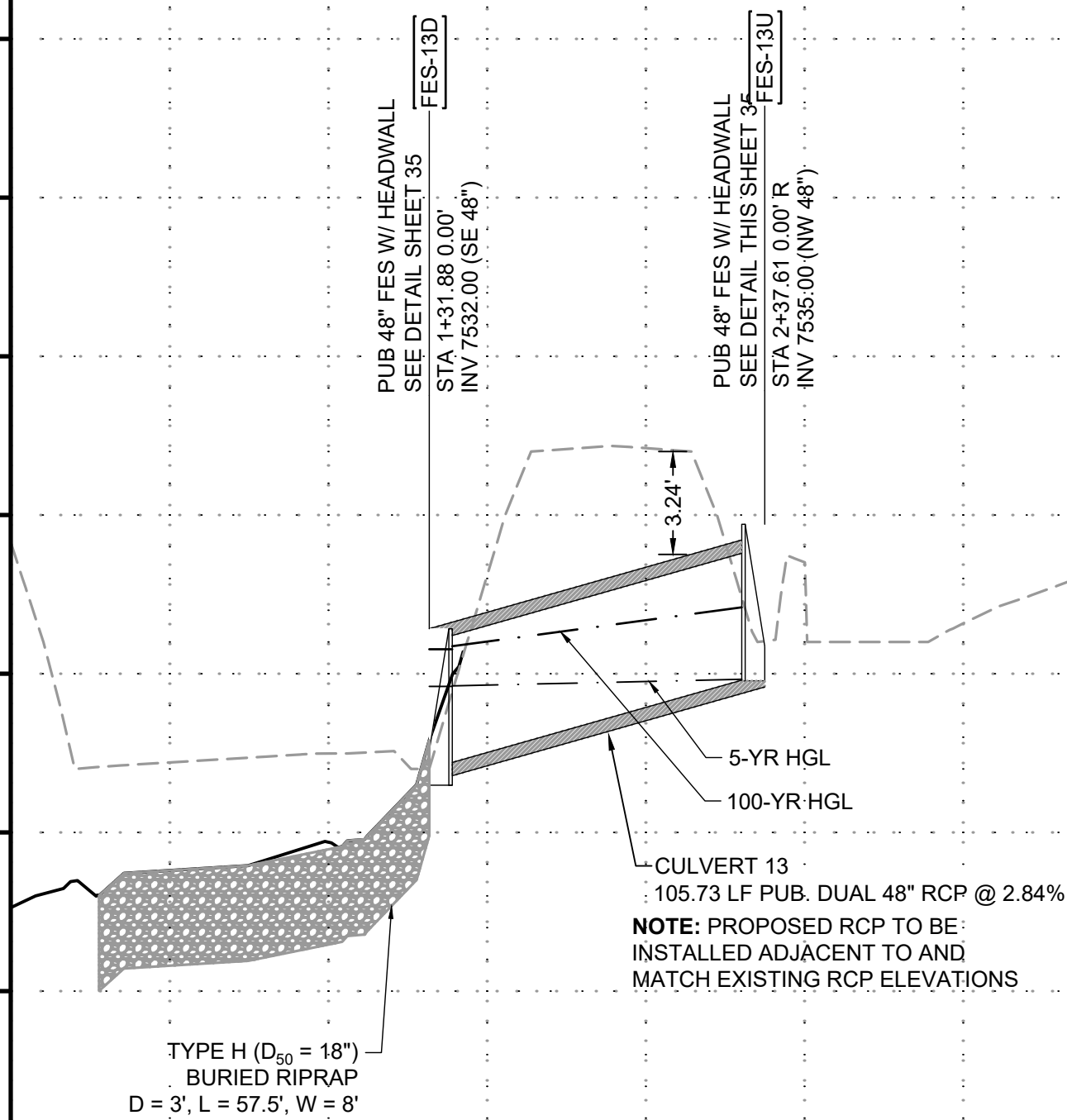
CULVERT 15
PUB. STORM CULVERT PIPE WITHIN OLD STAGE COACH
PUB. 80' R.O.W. - COLLECTOR



TYPICAL ROADSIDE DITCH SECTION
SCALE: 1"=10'
(ROADS USING THIS SECTION: A PORTION OF RUBBLE 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)



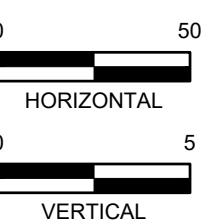
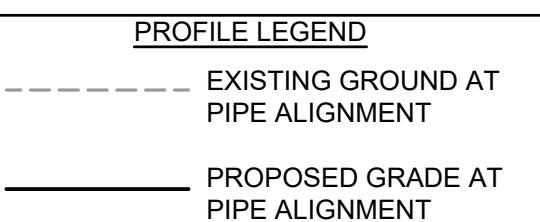
NOTE: PROPOSED RCP TO BE
INSTALLED ADJACENT TO AND
MATCH EXISTING RCP ELEVATIONS

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'



As-Built Document
PE Approval by: *Richard D. Lyon*
(Stamp Appended on this Plan Sheet)
09/24/2026 11:43:16 AM



DRAWN BY: CMD JOB DATE: 4/24/2025
APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 9/24/2026
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
1	9/24/2026	RDL	COUNTY P.A. AS-BUILT



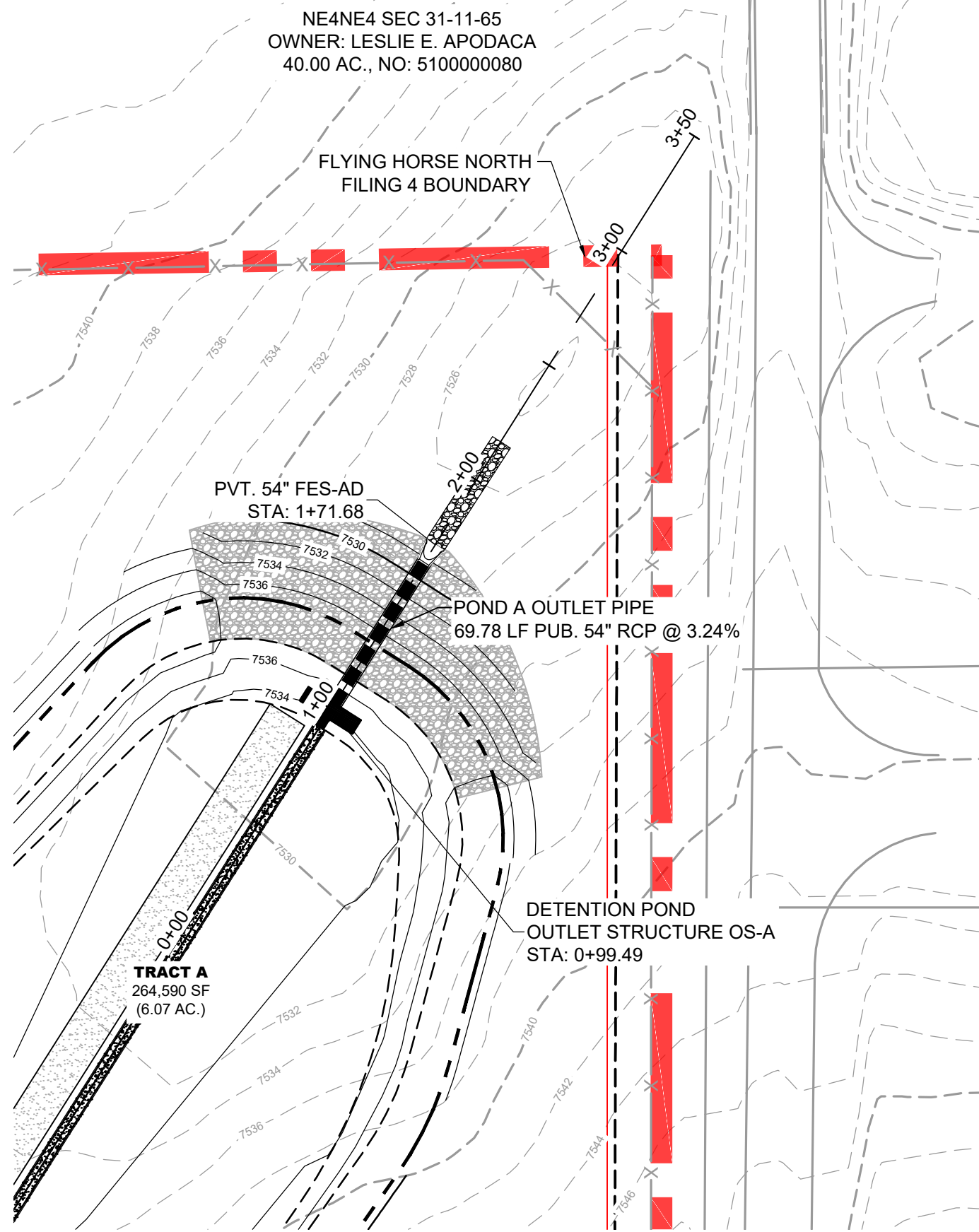
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

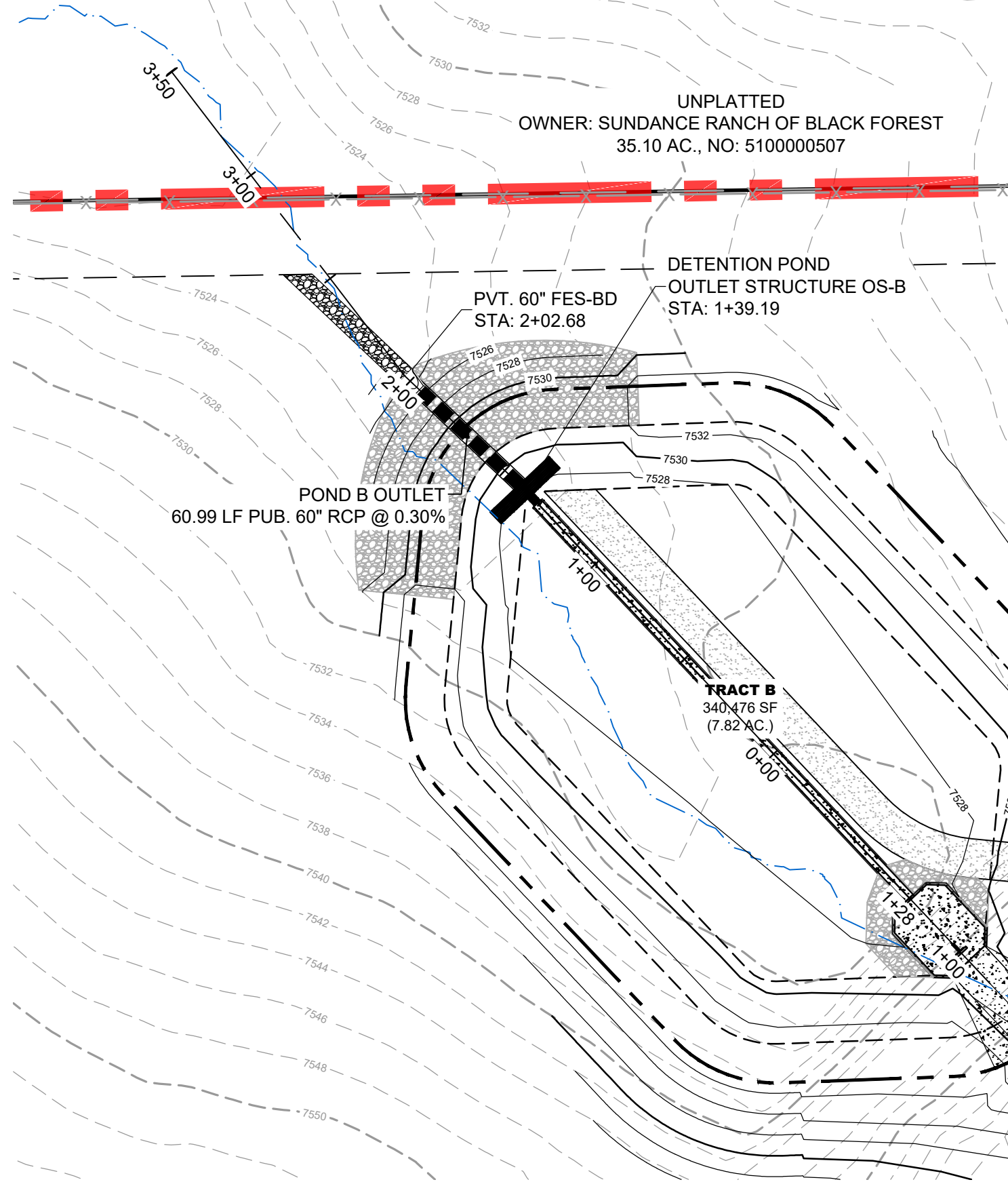
STORM SEWER PLAN & PROFILES
STORM CULVERTS

SHEET
STM

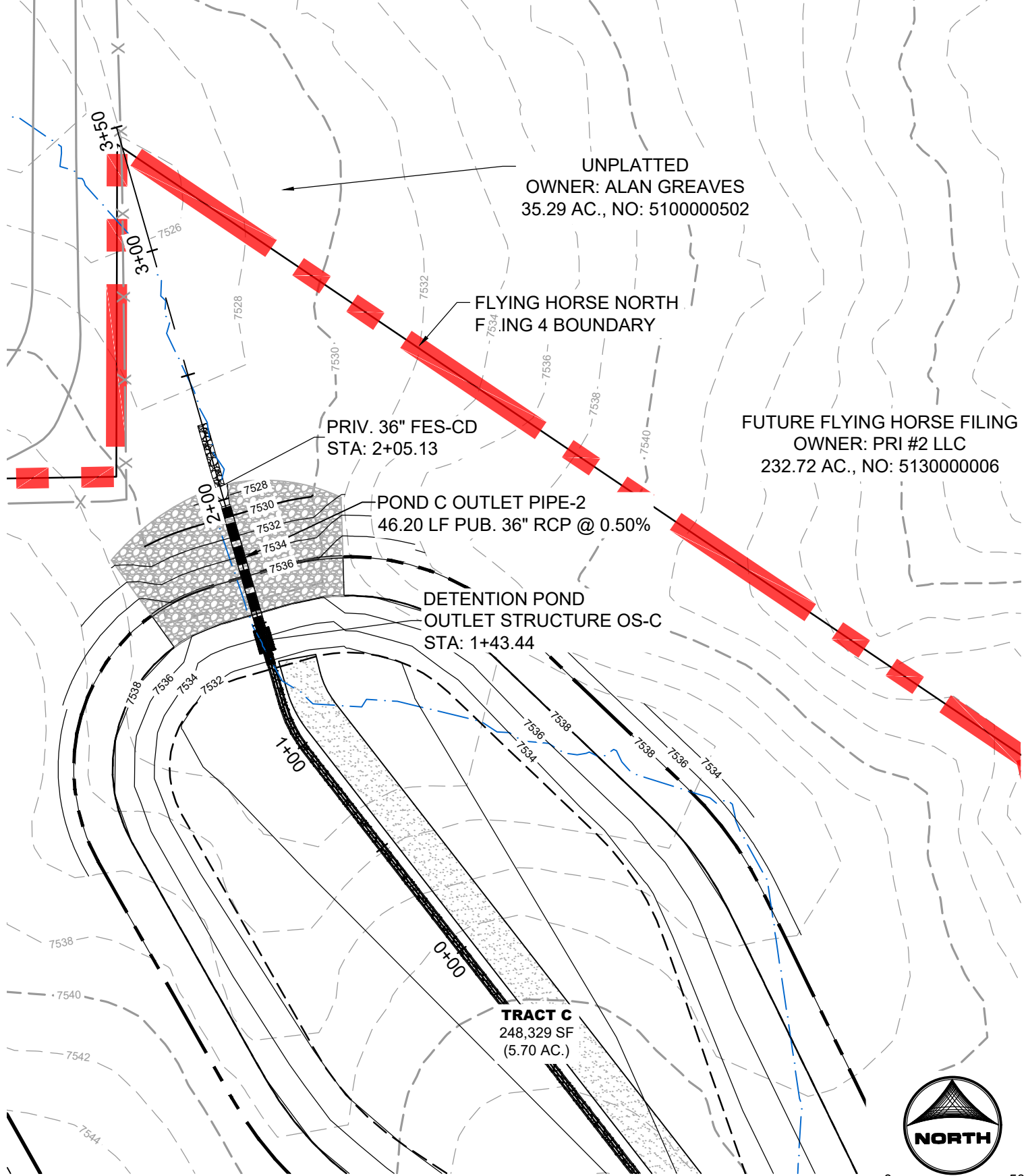
18



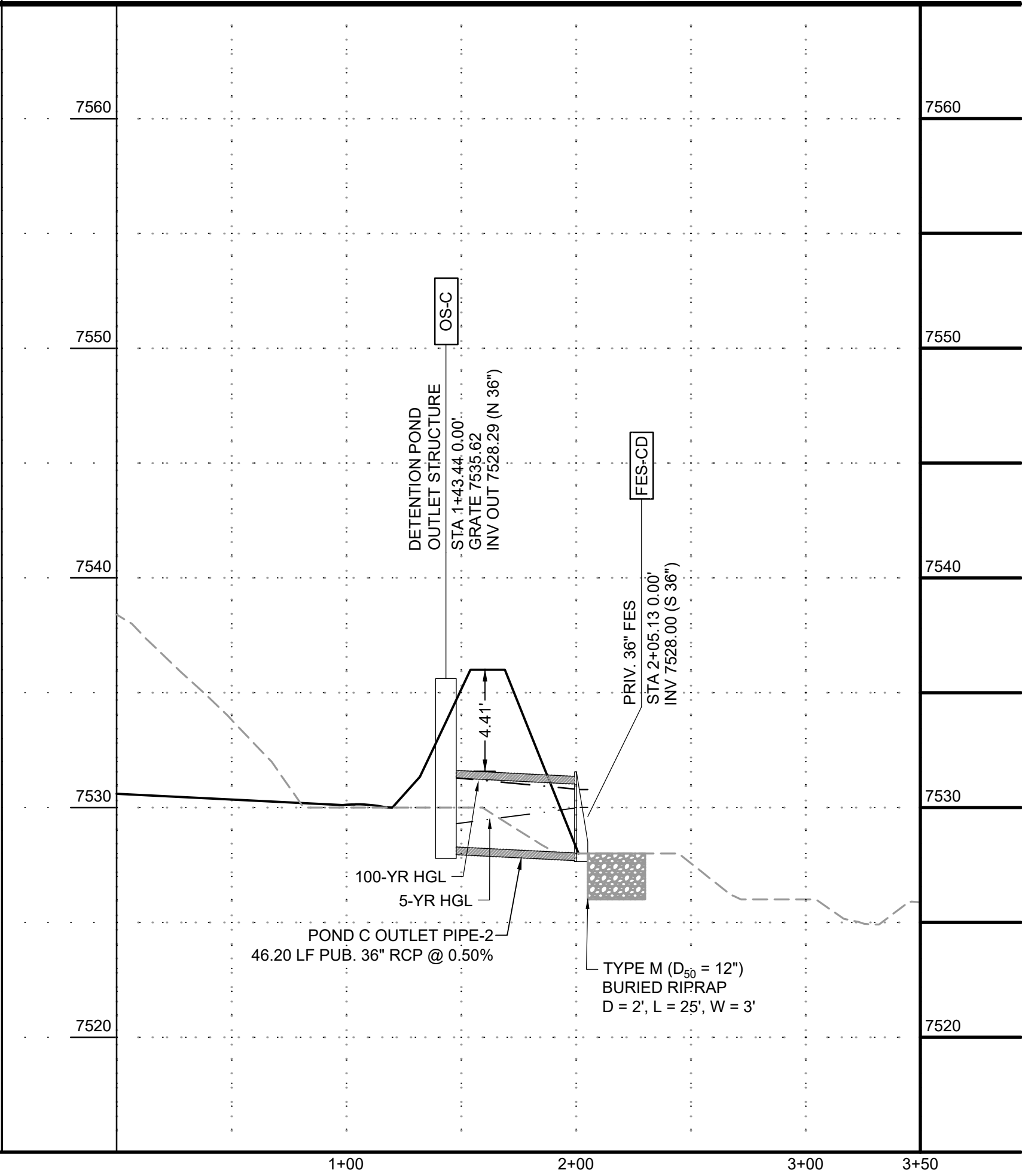
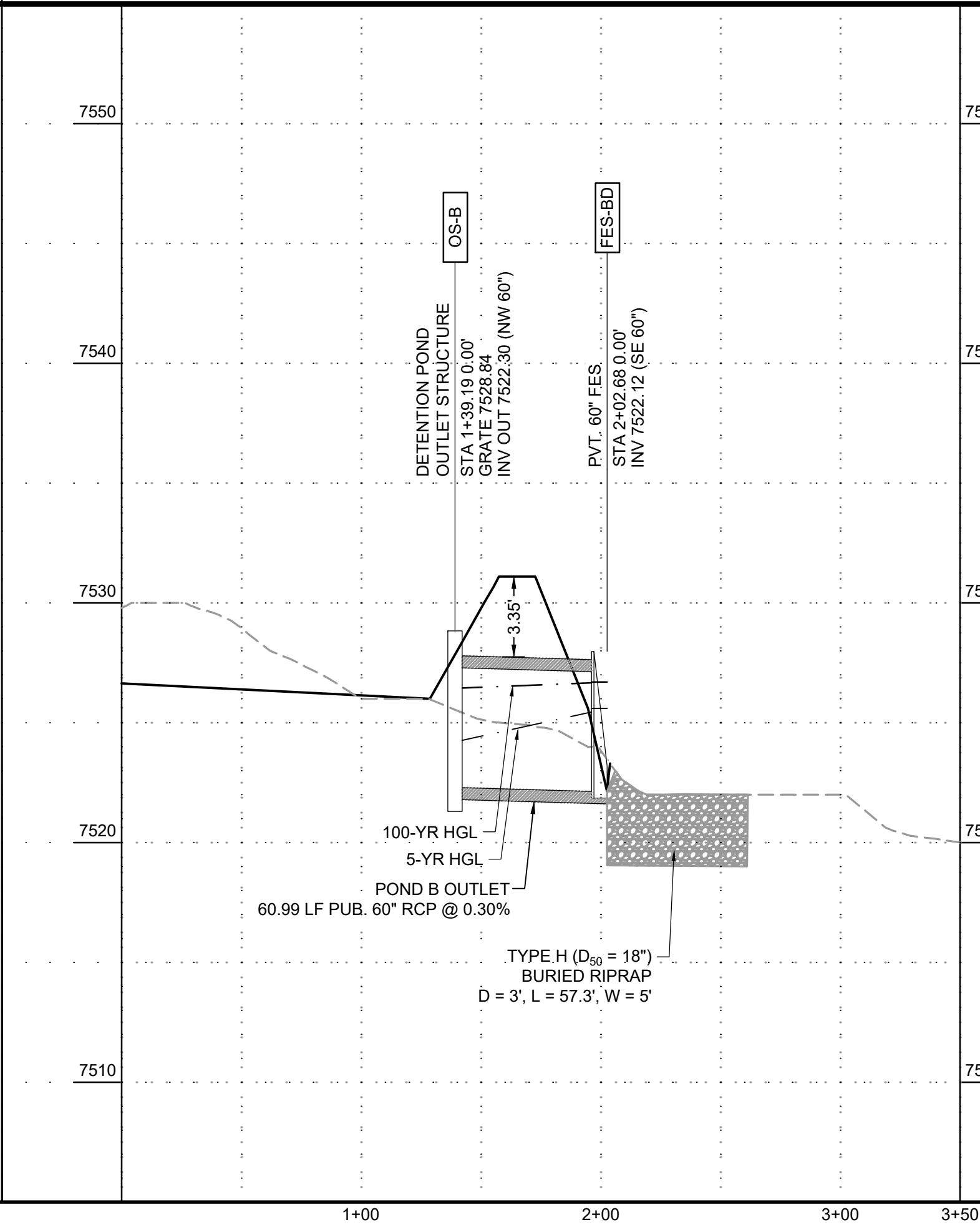
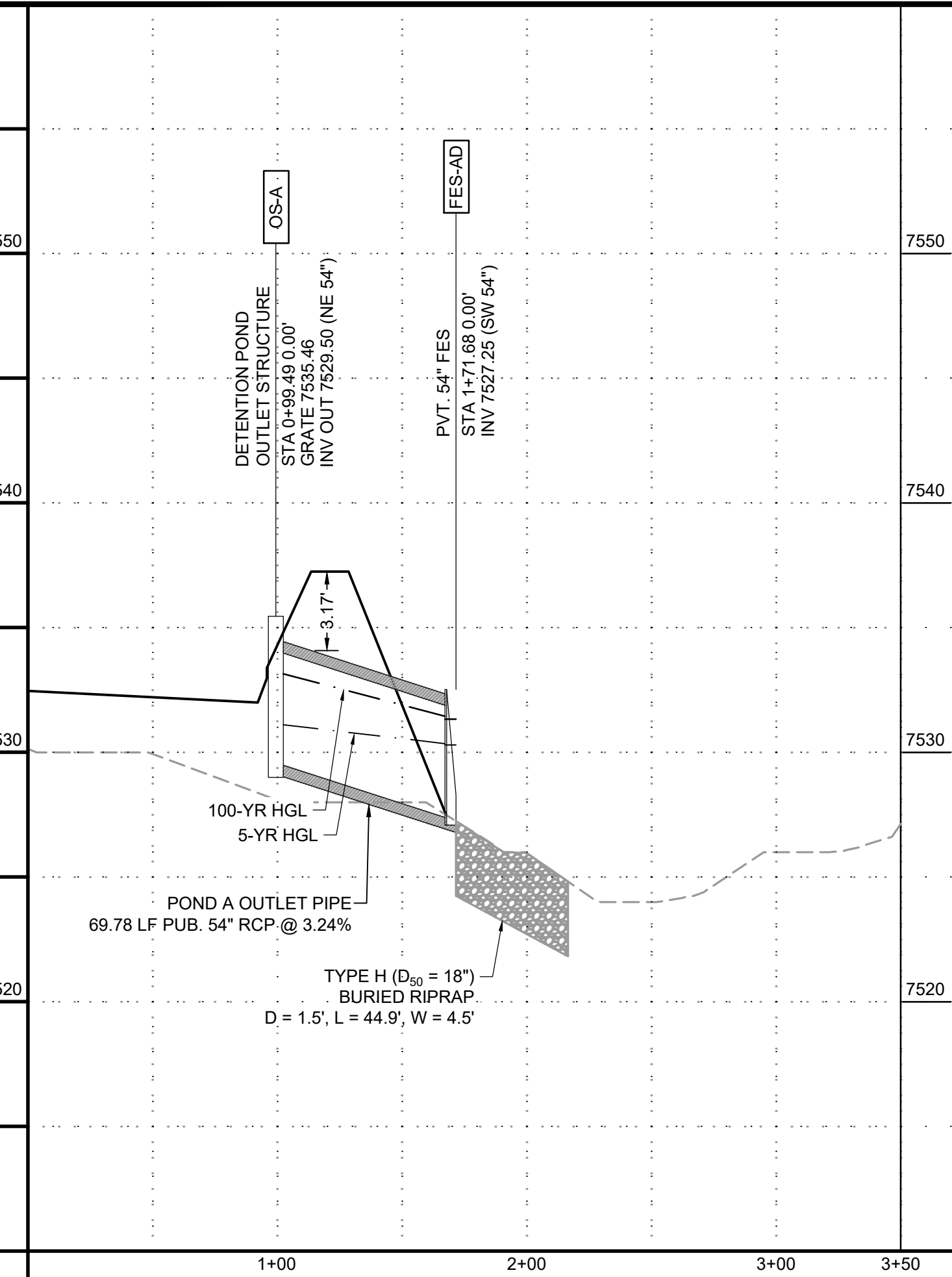
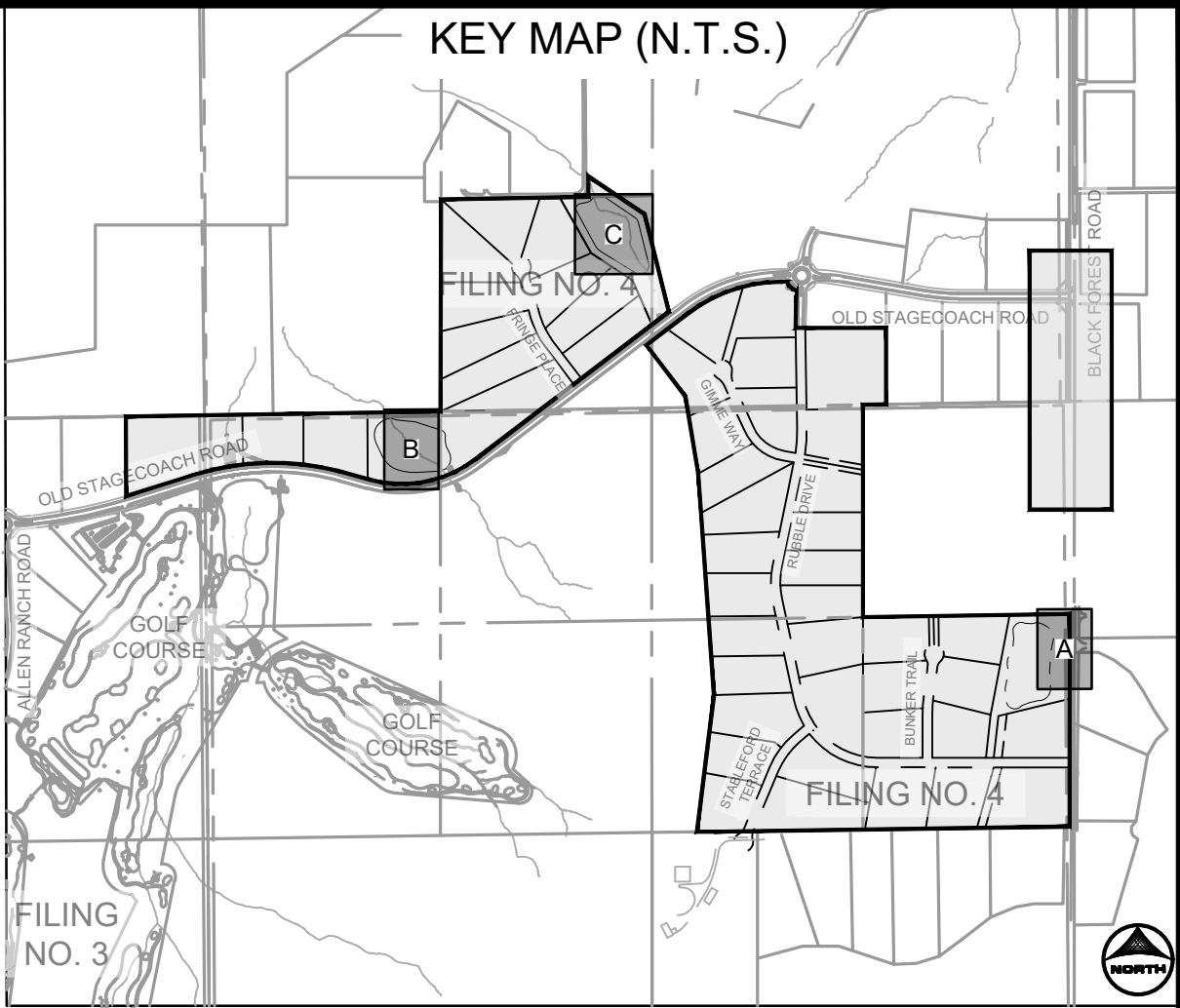
POND A OUTLET
PVT. STORM CULVERT PIPE WITHIN
TRACT A



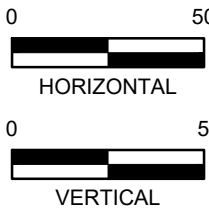
POND B OUTLET
PVT. STORM CULVERT PIPE WITHIN
TRACT B



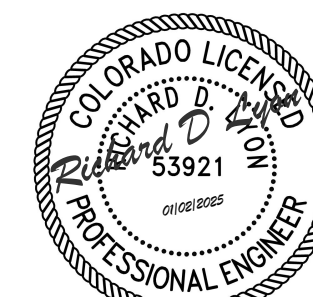
POND C OUTLET
PVT. STORM CULVERT PIPE WITHIN
TRACT C



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



As-Built Document
PE Approval by: *Richard D. Lyon*
(Stamp Appended on this Plan Sheet)
09/24/2026 11:43:16 AM



PCD FILE NO.: SF2422

DRAWN BY: CMD JOB DATE: 11/26/2024
APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 12/5/2024
CAD FILE: J:\2021\211030\CAD\DWG\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: 713.965.0044

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

STORM SEWER PLAN & PROFILES
POND OUTLET PIPES

SHEET
STM
19

Figure 1 is a cross-sectional diagram of the test specimen. It shows a rectangular concrete slab with a central opening. The total width of the specimen is labeled as 17'-9 3/4". The concrete slab has a width of 6" on each side of the central opening. The height of the concrete slab is labeled as 5'-6". The subgrade is indicated by a hatched pattern and labeled as "COMPACTED SUBGRADE".

SCALE: NTS



SCALE: NTS



TYPICAL

Figure 1 is a cross-sectional diagram of a concrete-lined ditch. The ditch has a V-shape with 4:1 slopes on both sides. The top width of the ditch is 42 feet, and the bottom width is 6 feet. The ditch is labeled 'CONCRETE' and the surrounding area is labeled 'COMPACTED SUBGRADE'.

SCALE: NTS



SCALE: NTS



VE TYPICAL

Figure 1 is a cross-sectional diagram of a concrete curb and gutter. The curb is 6 inches high and 6 inches wide at the top. The gutter is 9 feet 1 1/2 inches wide. The concrete is shown with a hatched pattern. The subgrade is labeled 'COMPACTED SUBGRADE'.

SCALE: NTS



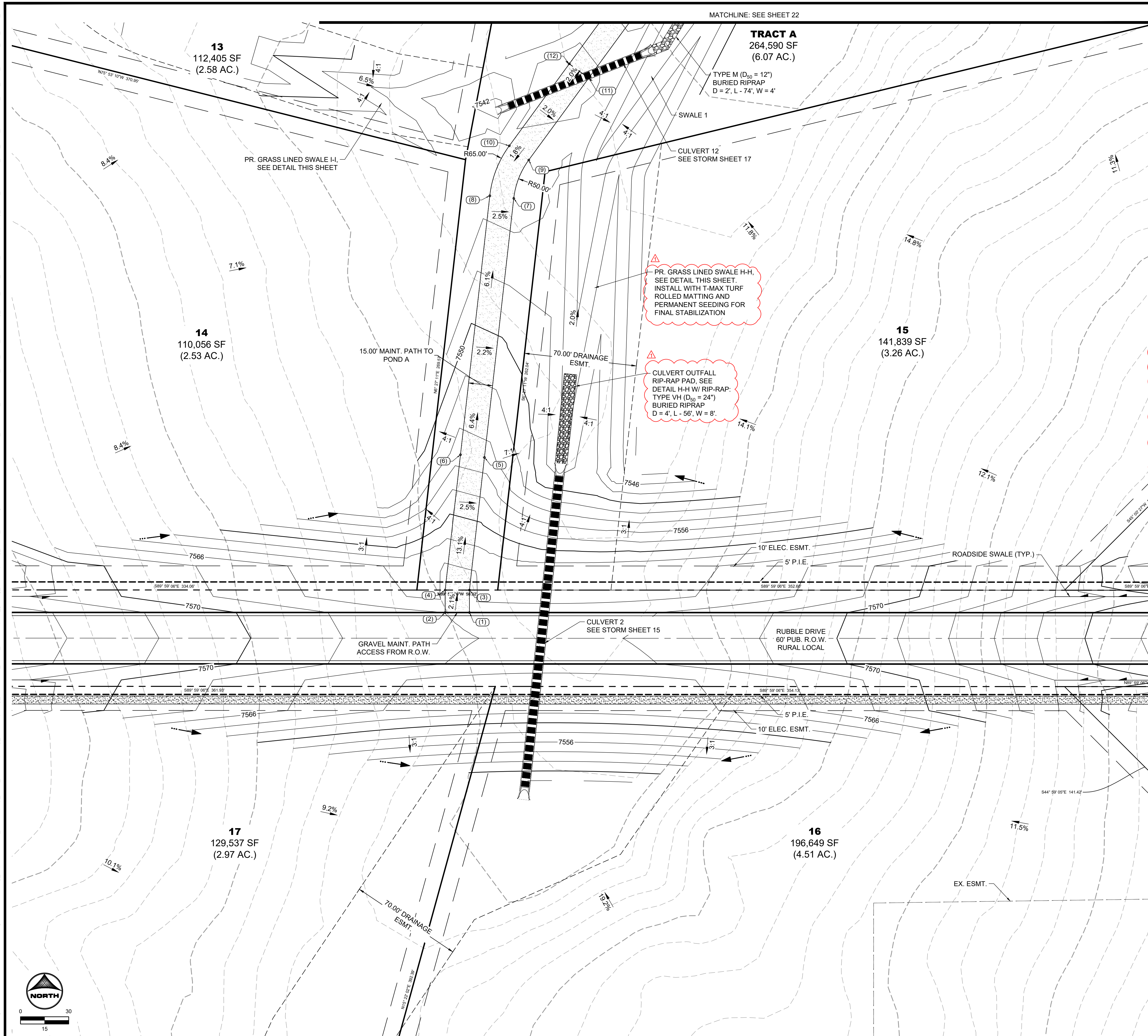
SCALE: NTS



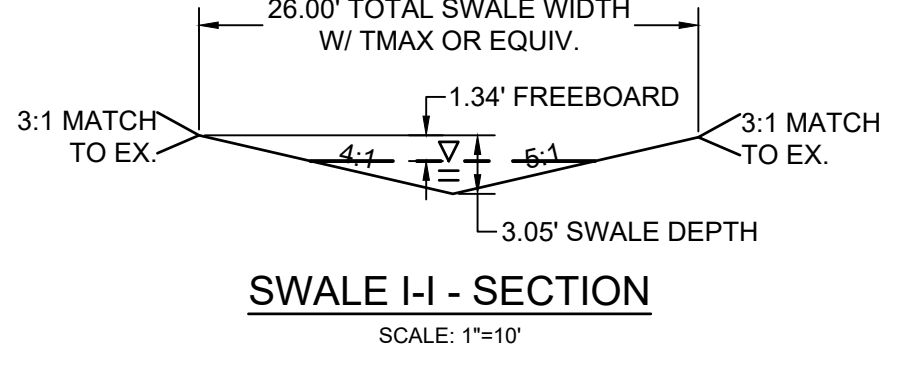
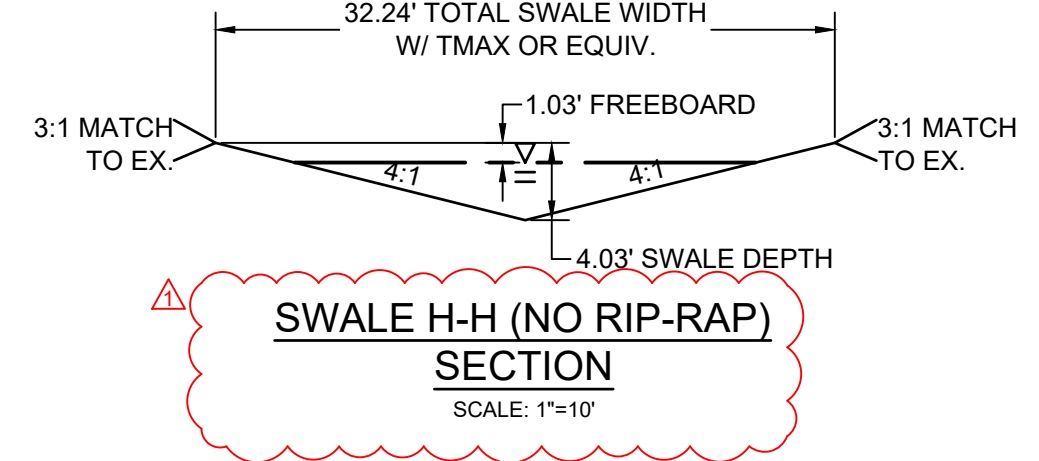
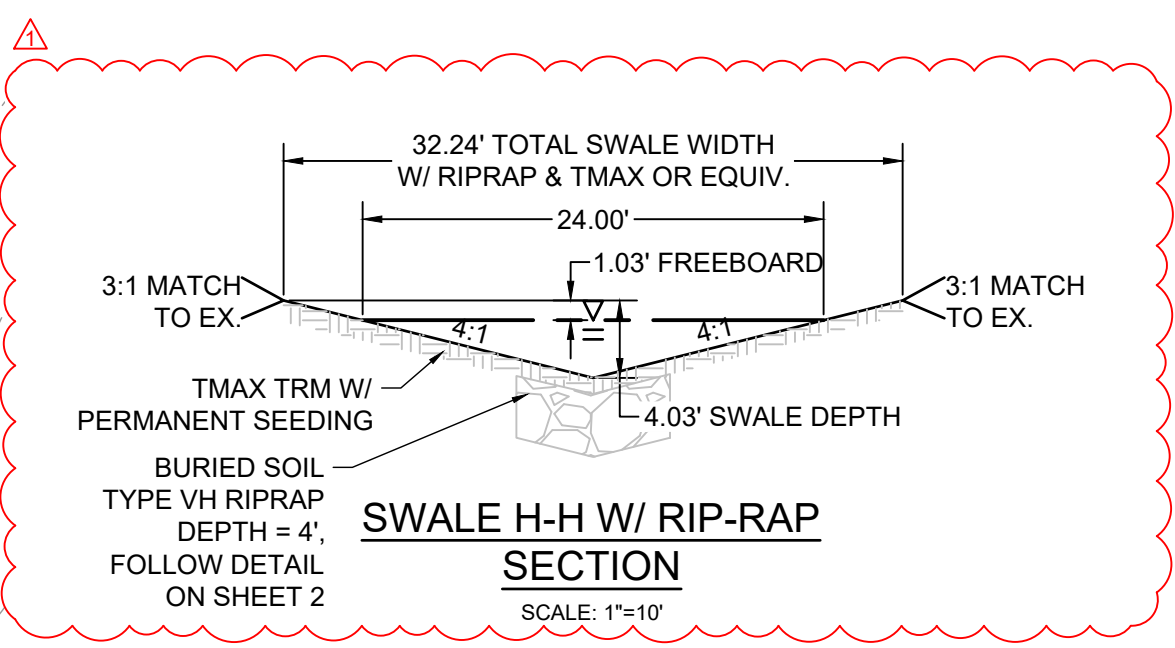
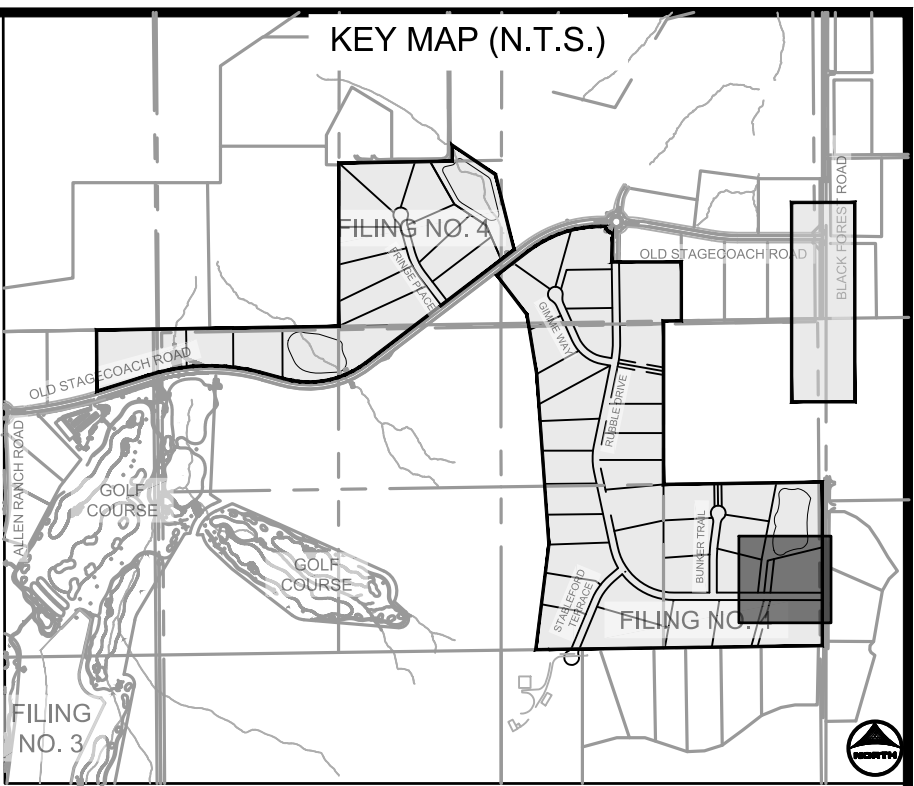
NATIVE TYPICAL

09/24/2026 12:21:11 PM





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



As-Built Document
PE Approval by: *Richard D. Lyon*
(Stamp Appended on this Plan Sheet)
09/24/2026 12:21:44 PM



- 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 PERMANENT FLOODING."
 2. SEE LANDSCAPE PLAN FOR RE-SEEDING AREAS ASSOCIATED WITH PERMANENT CONTROL MEASURE IMPROVEMENTS.
 3. SEE GRADING & EROSION CONTROL PLANS FOR ANY EXISTING VEGETATION IN THE AREA. CLEARING AND GRUBBING WILL OCCUR PRIOR TO POND CONSTRUCTION AND THEREFORE, NO EXISTING VEGETATION WILL BE PRESENT.
 4. ALL RIPRAP SHALL 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

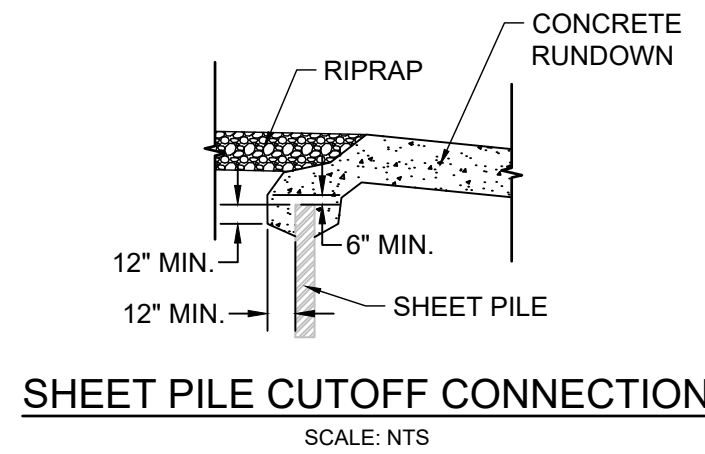
FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

DRAINAGE DETAILS

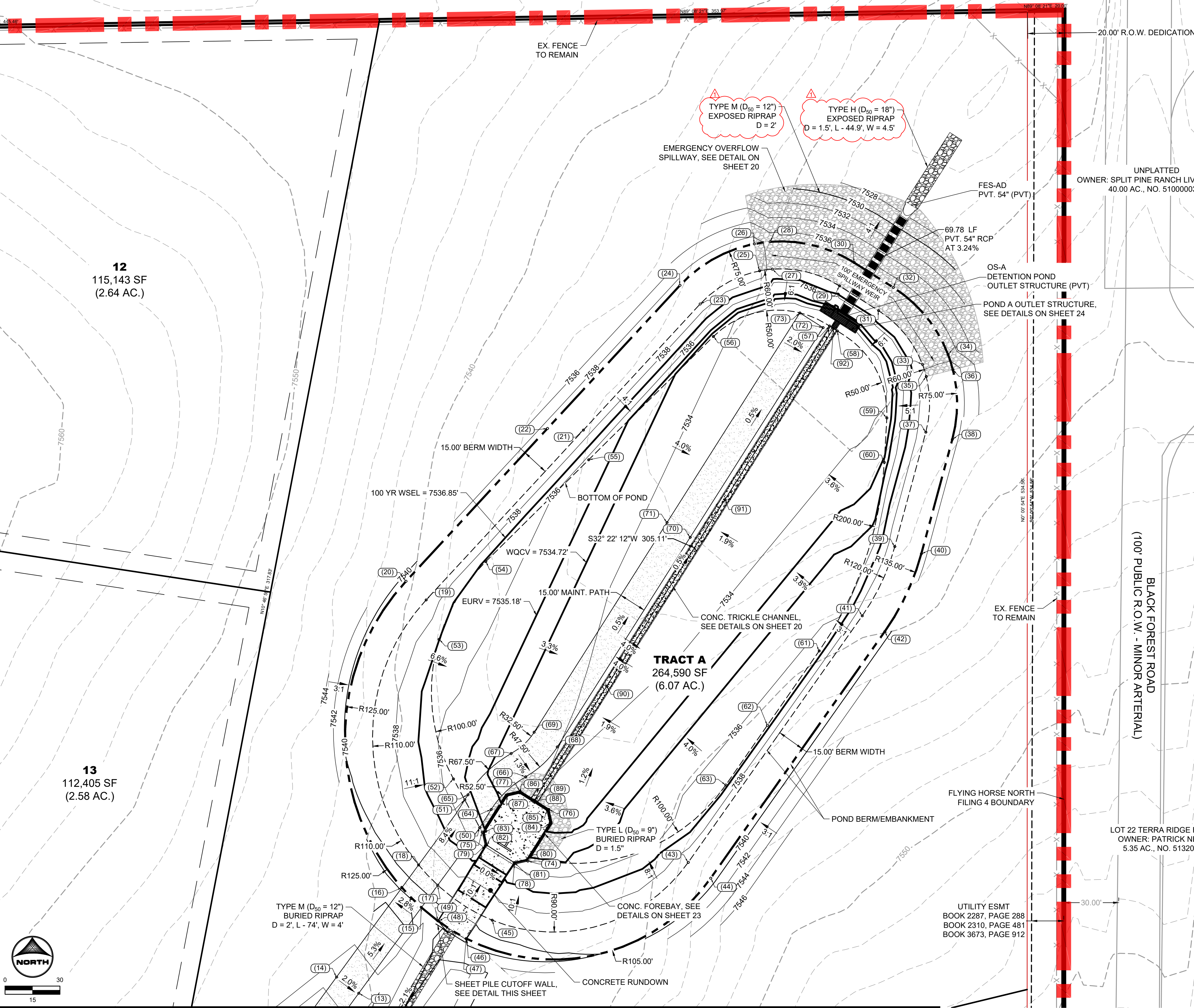
POND A GRADING PLAN

SHEET
PND 21

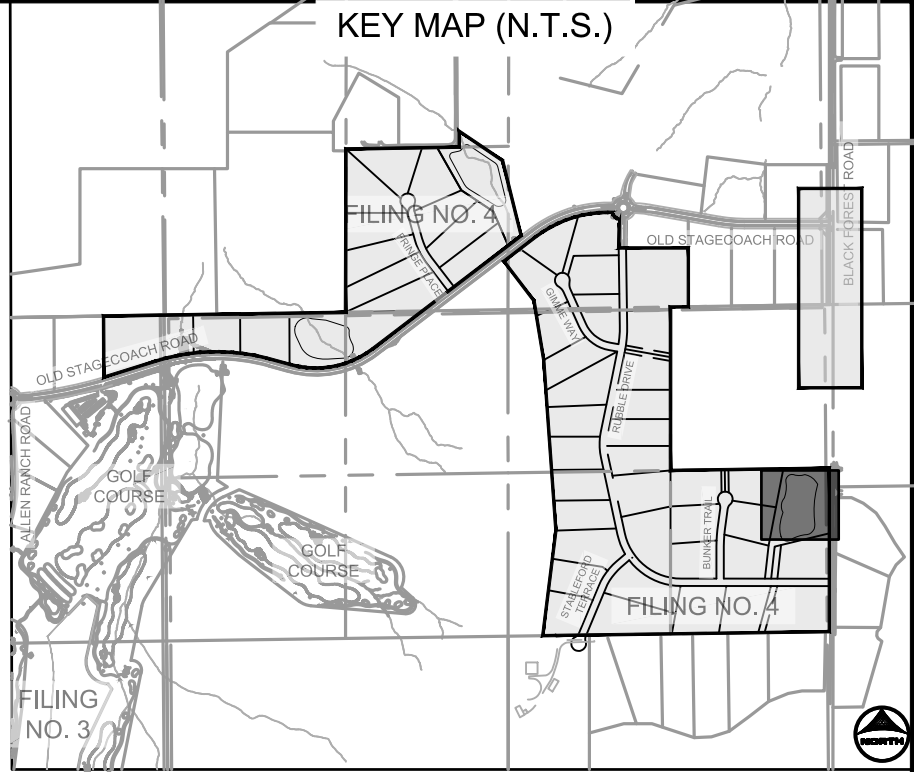
HR GREEN - COLORADO SPRINGS 1975 RESEARCH PARKWAY SUITE 160 COLORADO SPRINGS, CO 80920 PHONE: 719.300.4140 FAX: 713.965.0044



SHEET PILE CUTOFF CONNECTION
SCALE: NTS



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
(35)	Spillway	N: 445580.38 E: 228303.76	7539.00
(36)	Spillway	N: 445584.05 E: 228318.31	7539.00
(37)	T.O.P.	N: 445549.99 E: 228303.50	7539.00
(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*
(Stamp Appended on this Plan Sheet)
09/24/2026 12:24:38 PM

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

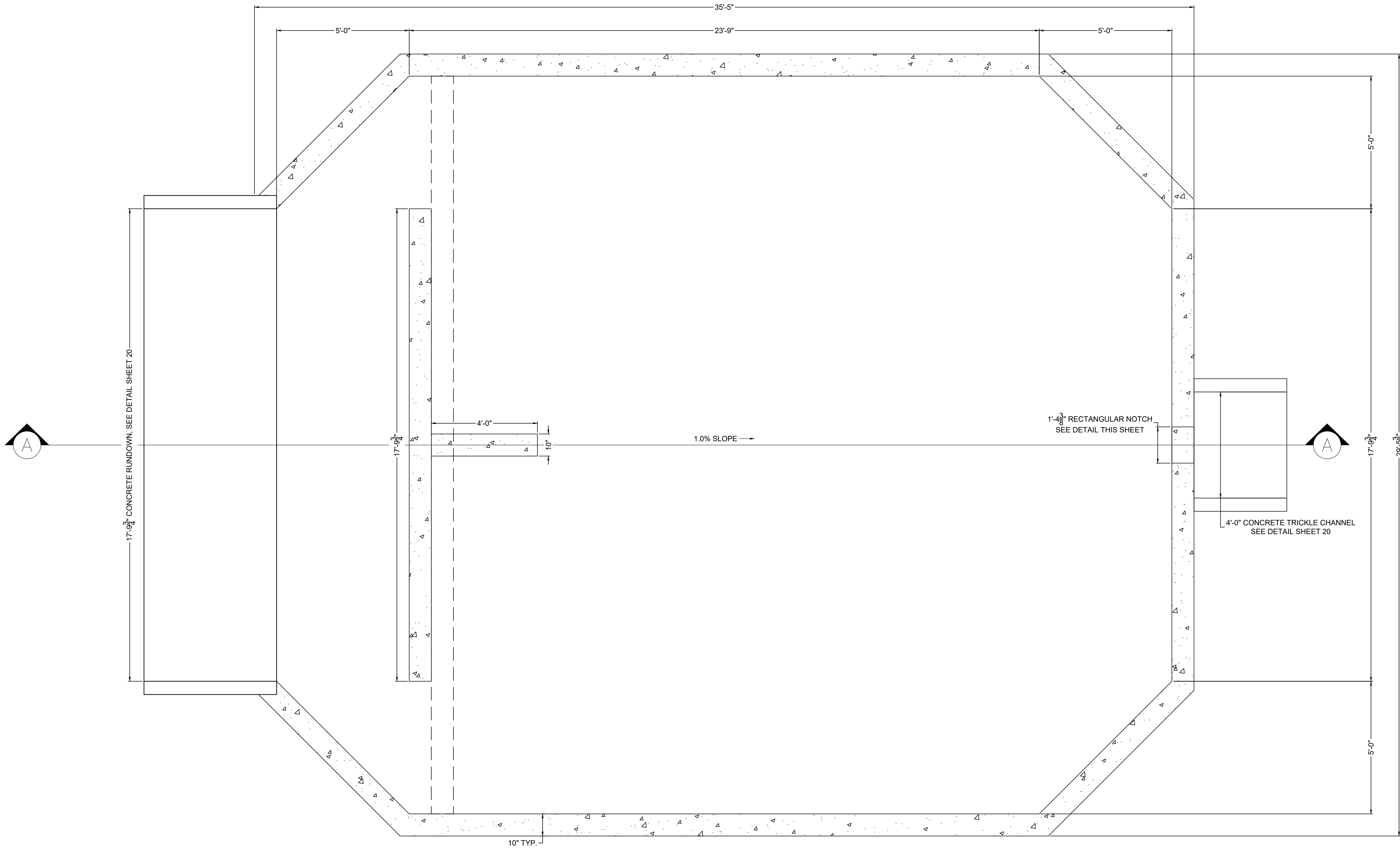


HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

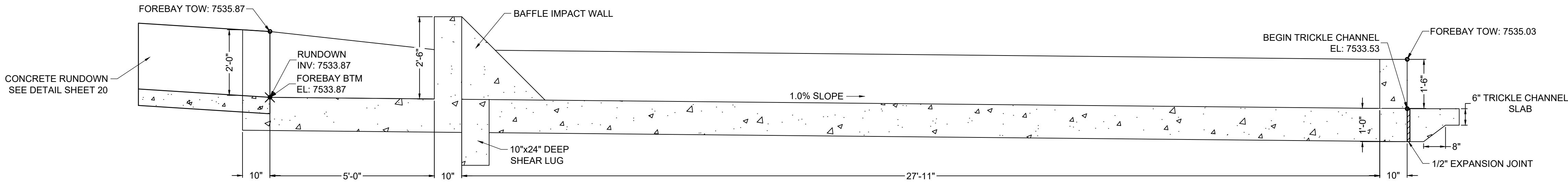
FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

DRAINAGE DETAILS
POND A GRADING PLAN

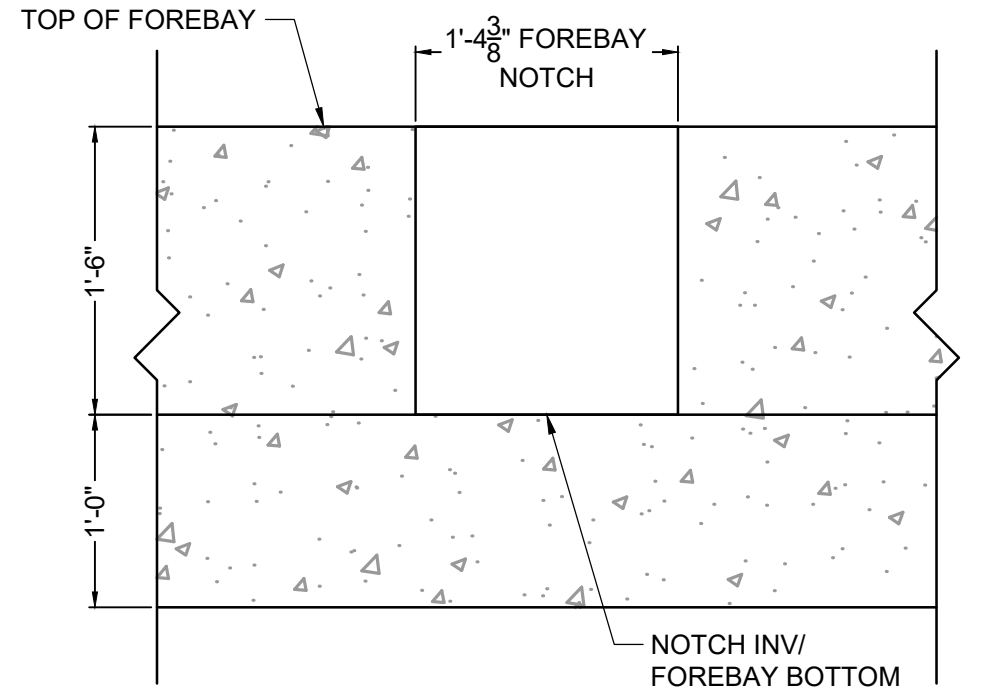
SHEET
PND
22



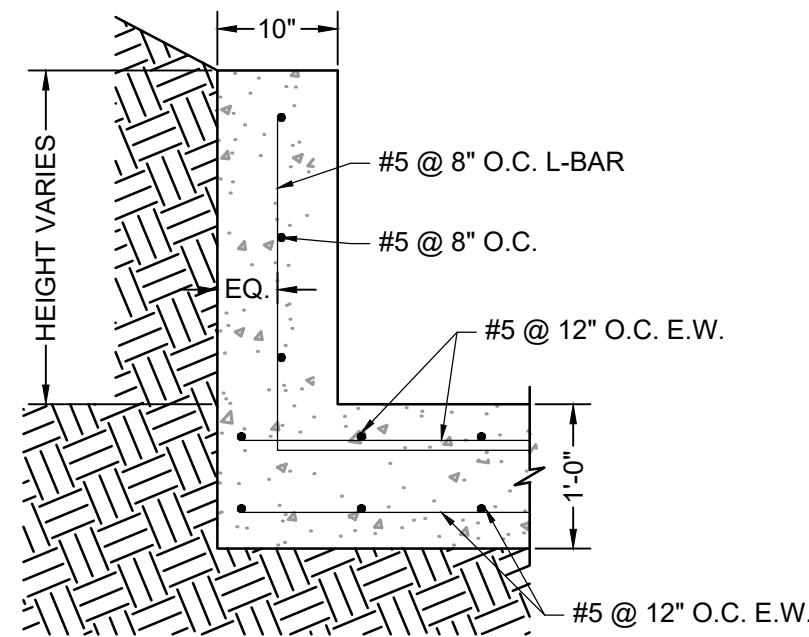
PLAN VIEW
FOREBAY A
SCALE: 1"=2'



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



FOREBAY A NOTCH DETAIL
SCALE: NTS



ELEVATION VIEW
FOREBAY REINFORCING DETAIL
SCALE: NTS

As-Built Document

PE Approval by: *Richard D. Lyon*
(Stamp Appended on this Plan Sheet)
09/24/2026 12:25:14 PM



PCD FILE NO.: SF2422

DRAWN BY: CMD JOB DATE: 10/31/24
APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 9/22/2024
CAD FILE: J:\2021\211030\CAD\Drawings\Filing_No_4\Forebay_Details

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

NO.	DATE	BY	REVISION DESCRIPTION



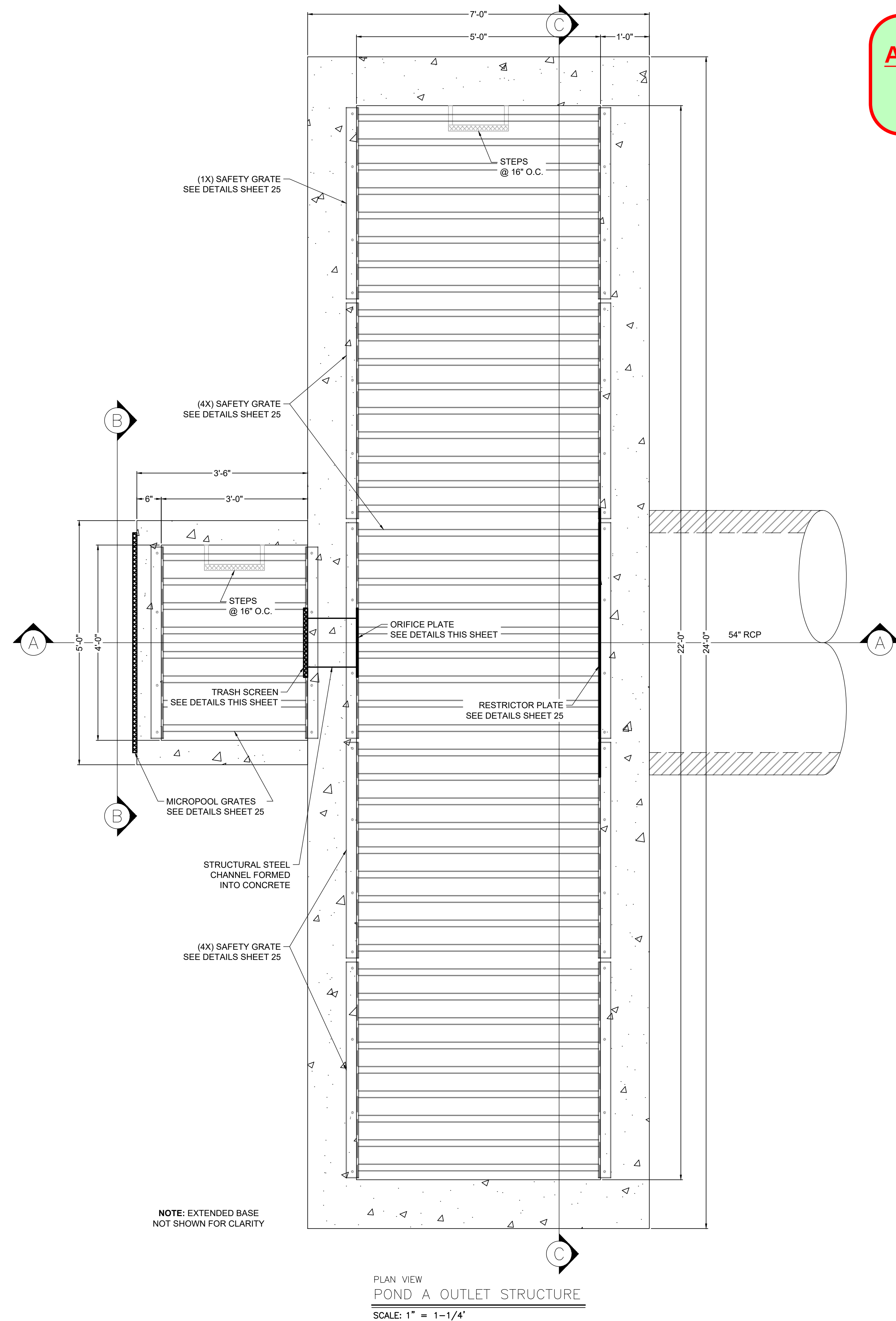
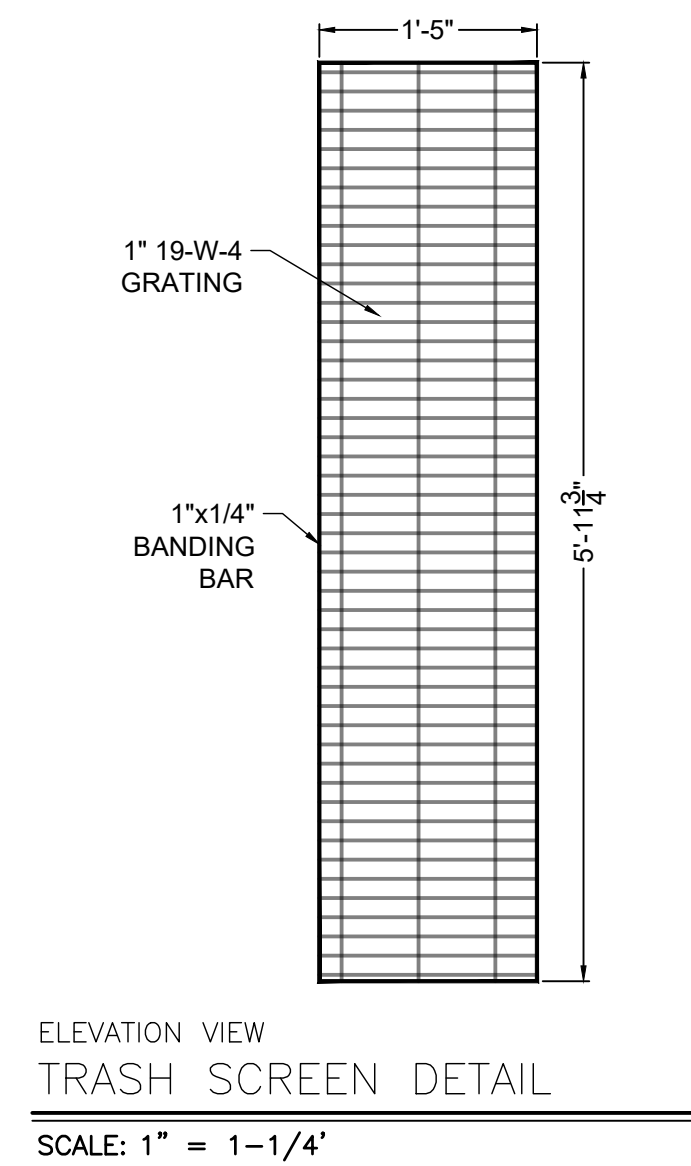
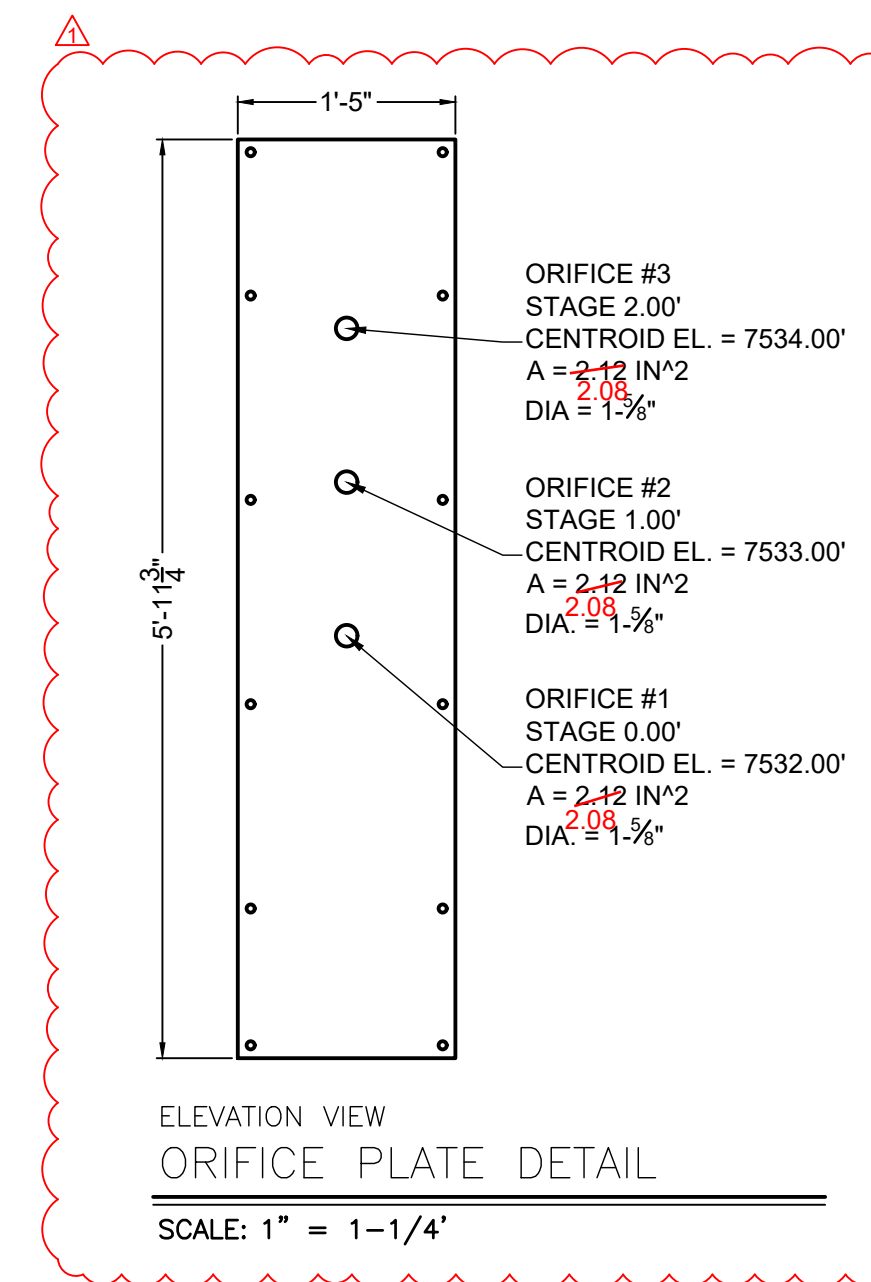
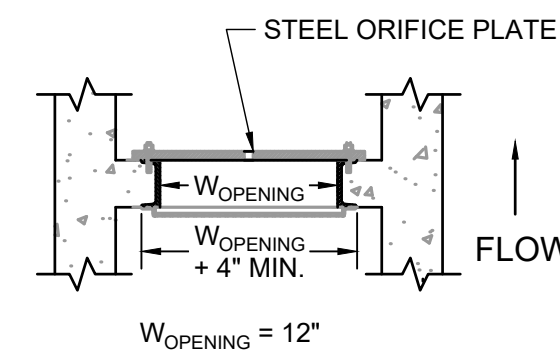
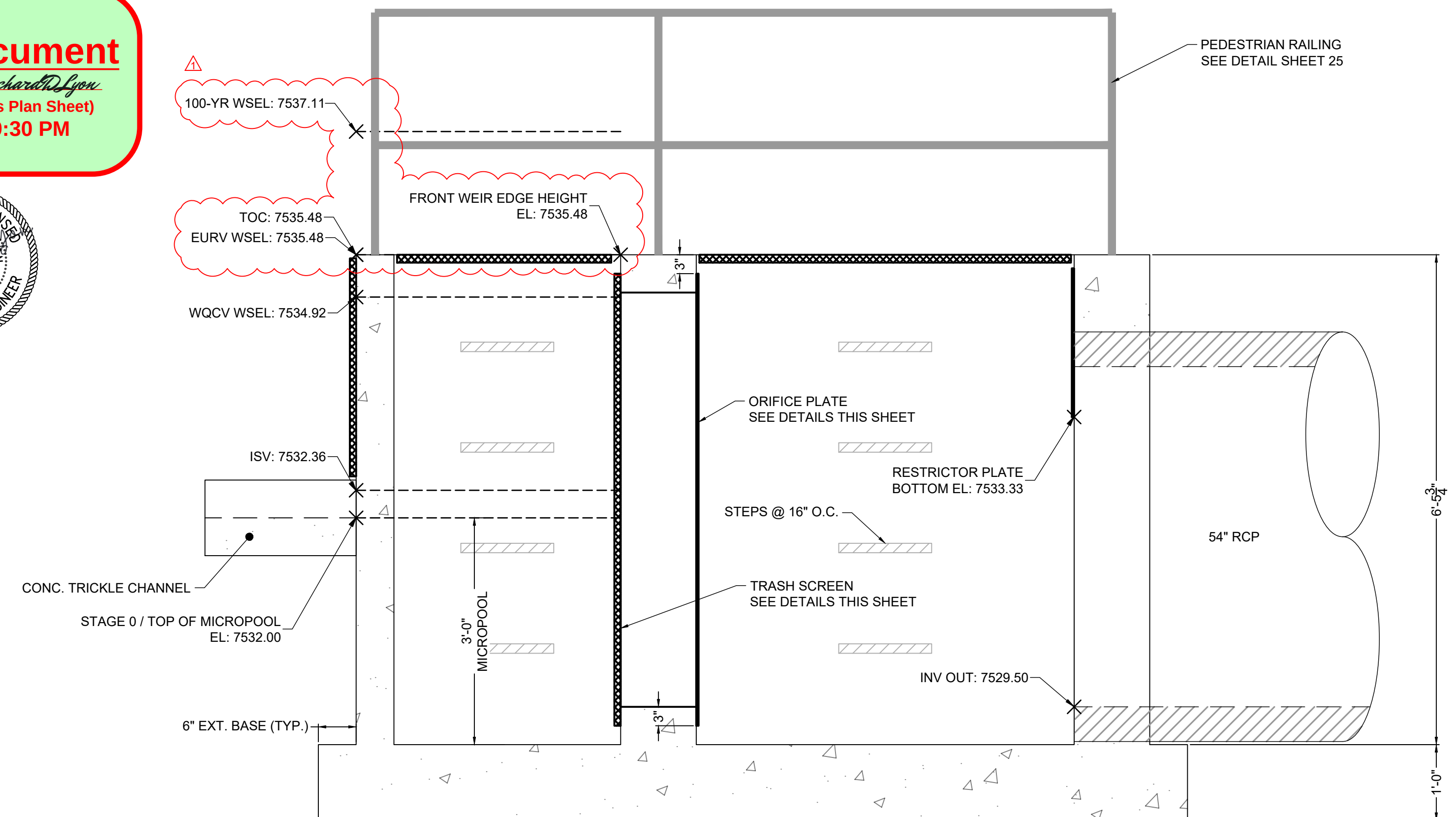
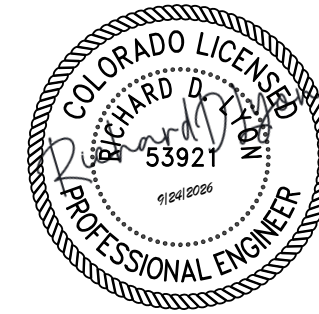
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

POND DETAILS
POND A FOREBAY

SHEET
PND

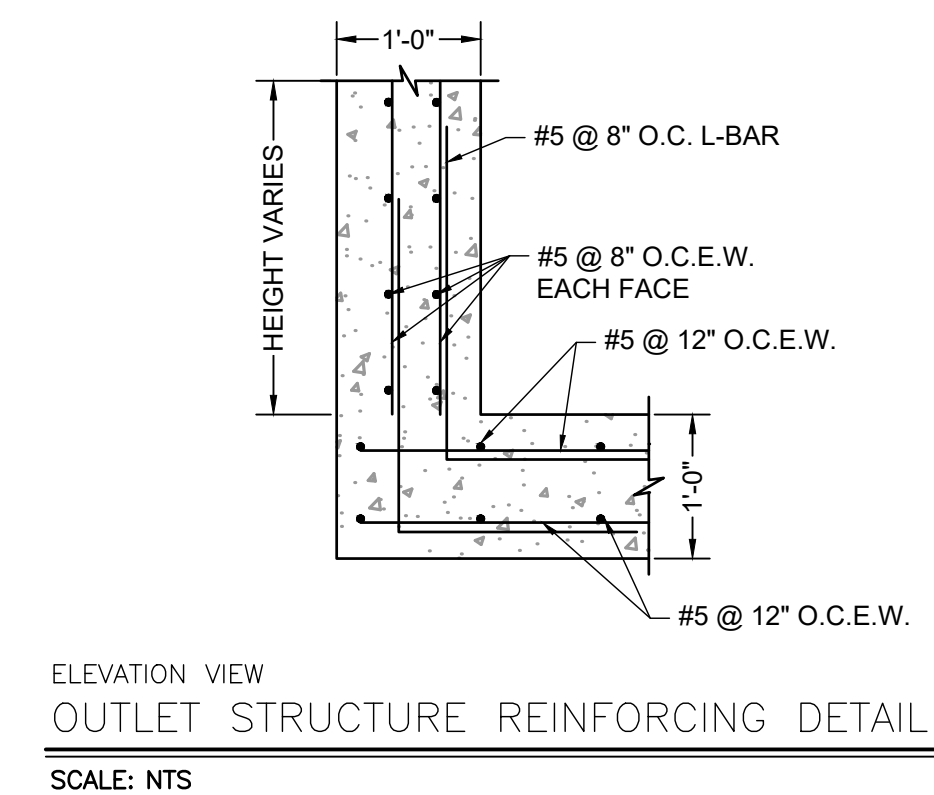
23

**As-Built Document**
 PE Approval by: *Richard D. Lyon*
 (Stamp Appended on this Plan Sheet)
 09/24/2026 12:29:30 PM
**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.


 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

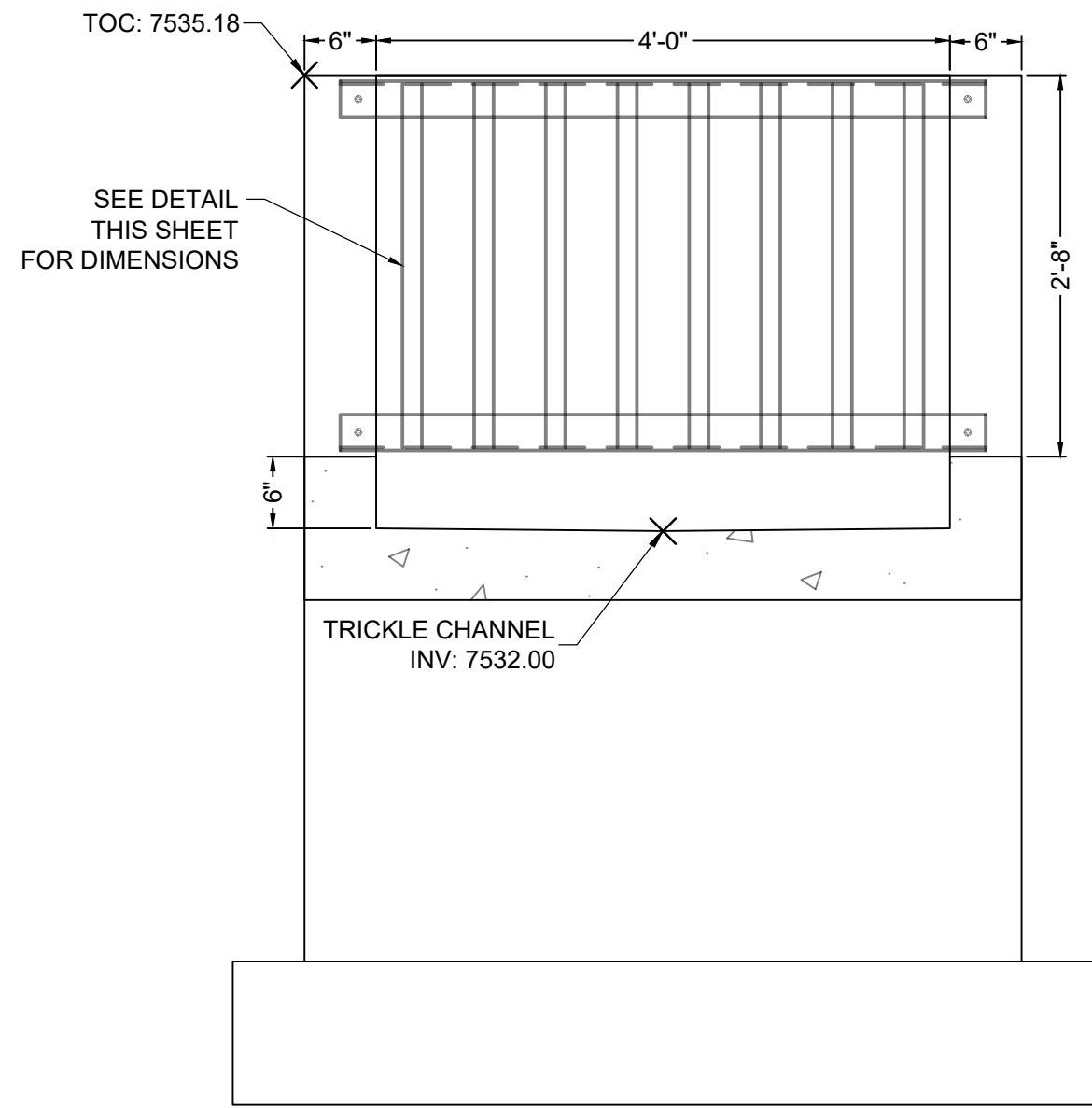

 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 160
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

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

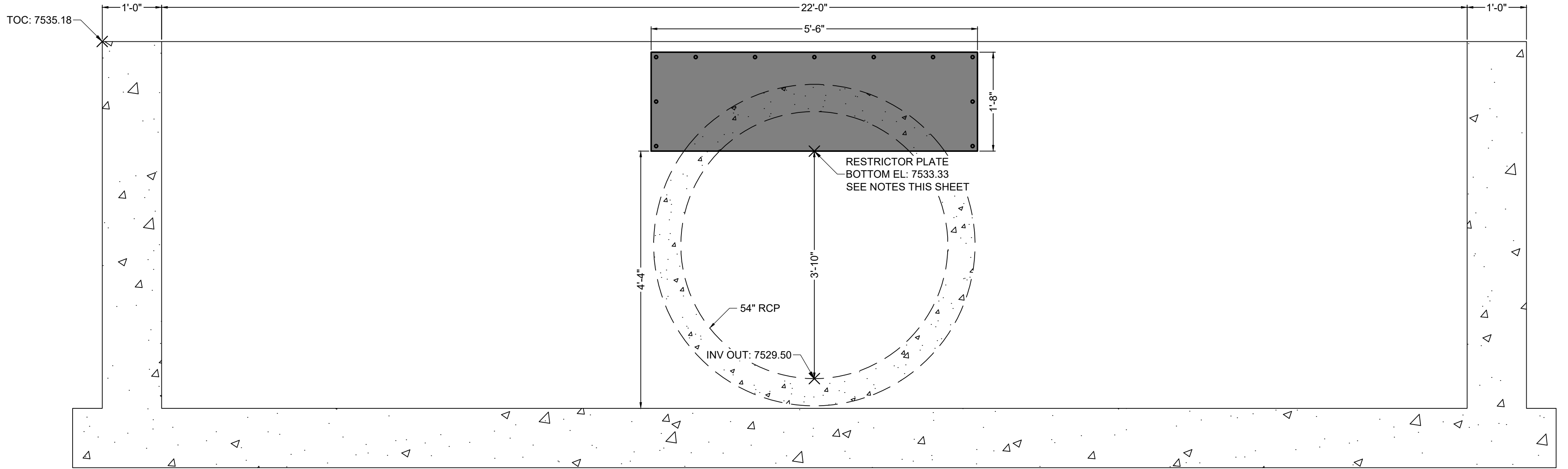
 POND DETAILS
 POND A OUTLET STRUCTURE

 SHEET
 PND

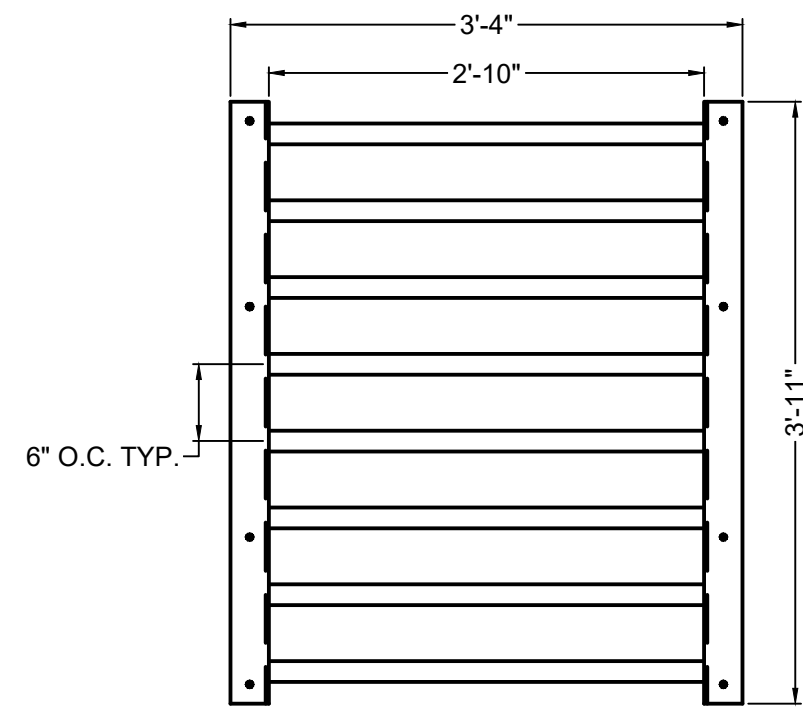
24



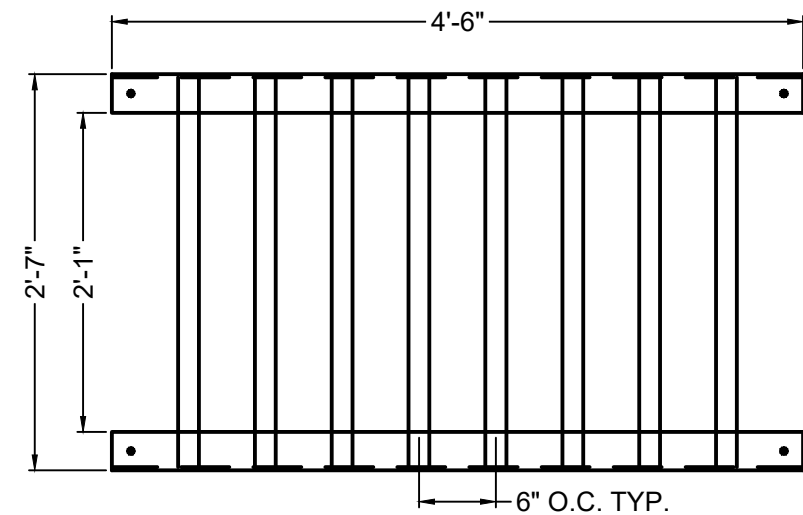
SECTION VIEW B-B
MICROPOL FRONT FACE
SCALE: 1" = 1-1/4'



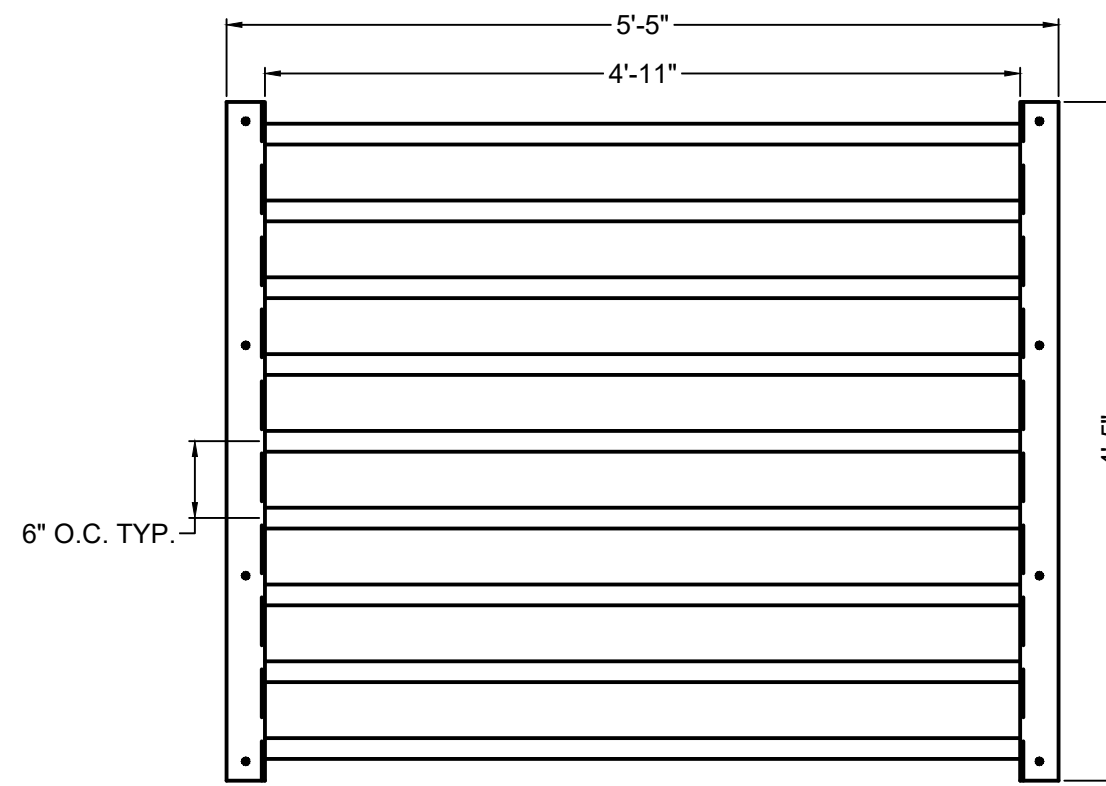
SECTION VIEW C-C
RESTRICTOR PLATE
SCALE: 1" = 1-1/4'



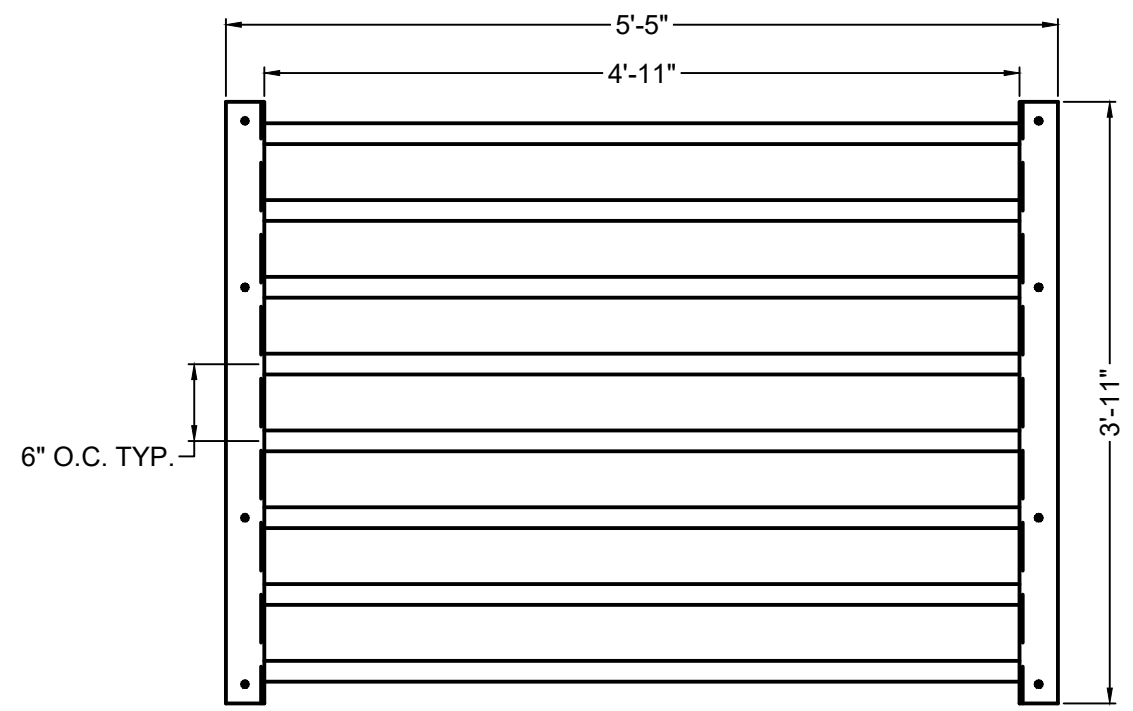
ELEVATION VIEW
MICROPOL TOP GRATE
SCALE: 1" = 1-1/4'



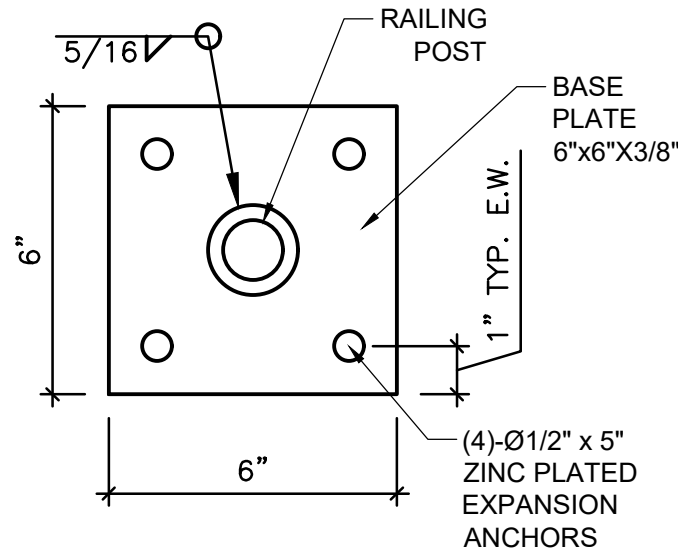
ELEVATION VIEW
MICROPOL FRONT GRATE
SCALE: 1" = 1-1/4'



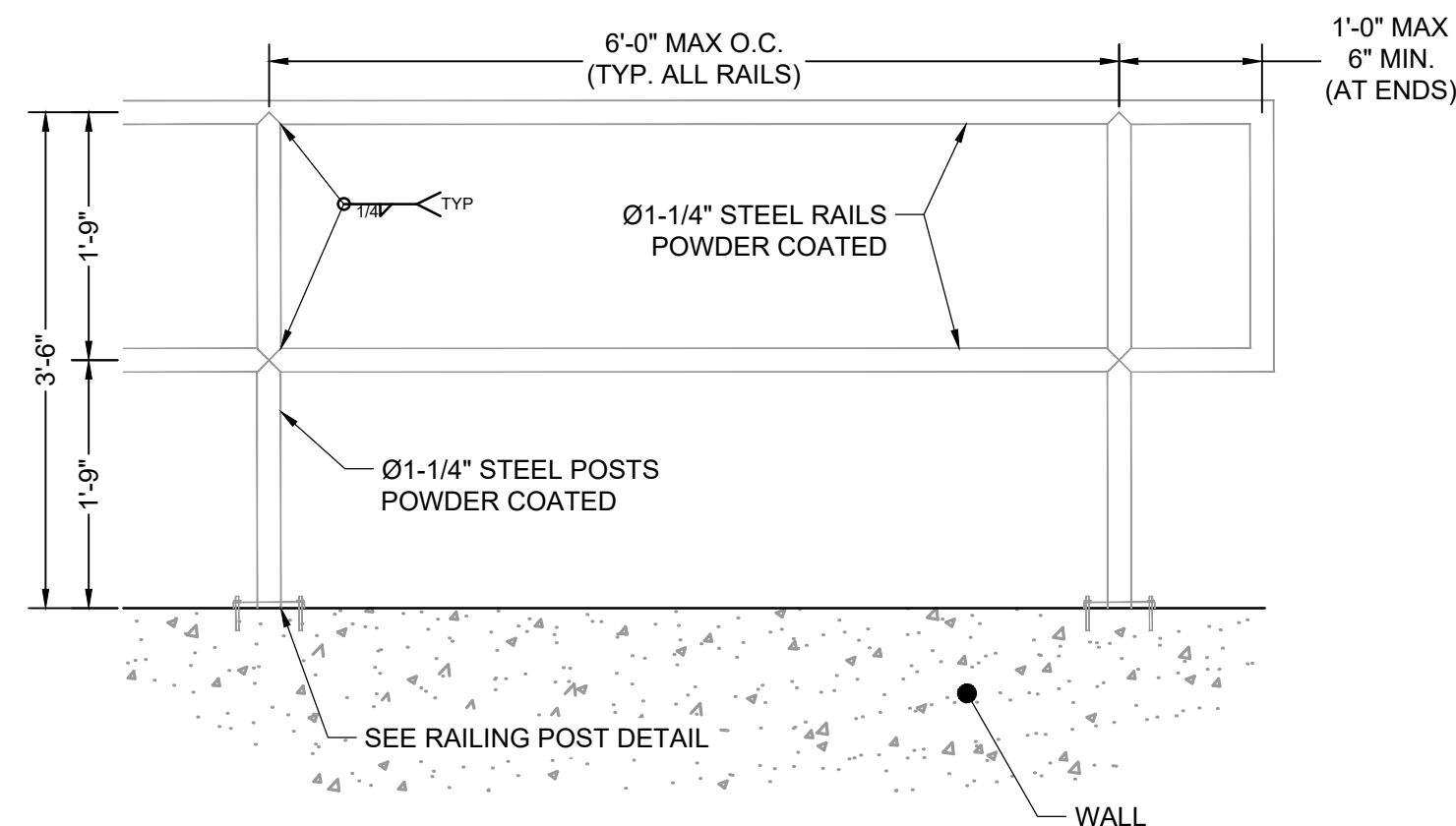
PLAN VIEW
SAFETY GRATE - QTY. 4
SCALE: 1" = 1-1/4'



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

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

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

NO.	DATE	BY	REVISION DESCRIPTION



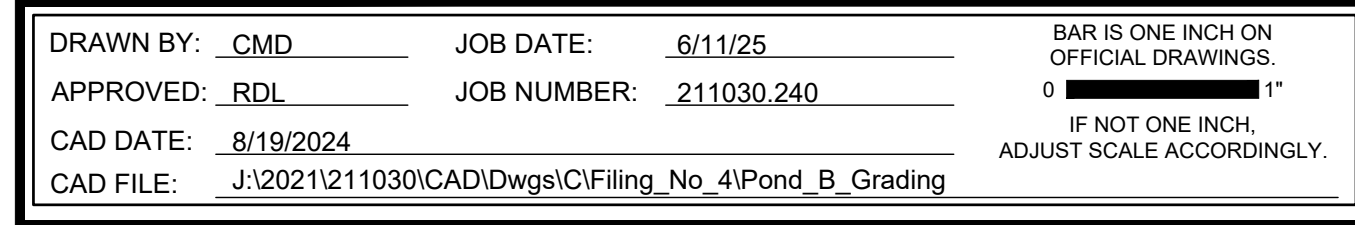
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 719.965.0044

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

POND DETAILS
POND A OUTLET STRUCTURE DETAILS

SHEET
PND

25



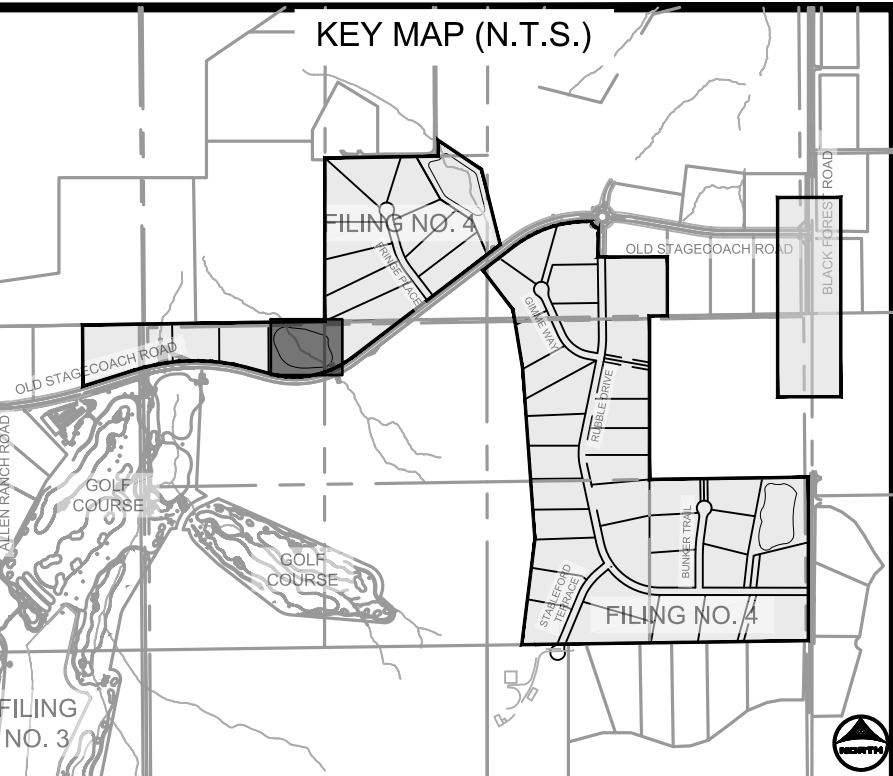
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 719.965.0044

POND DETAILS POND B GRADING PLAN

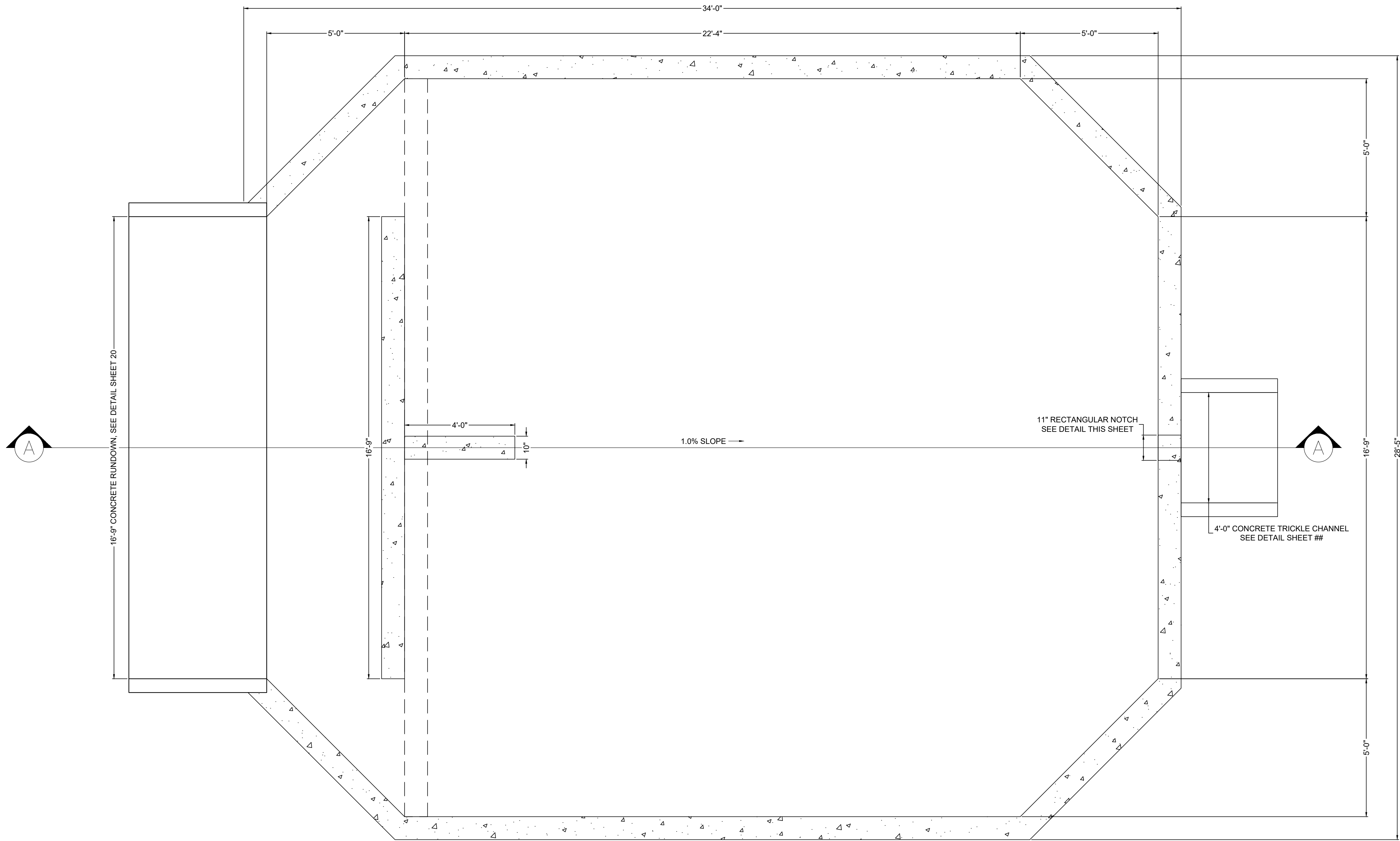
SHEET
PND

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: 224168.40	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: 446764.65 E: 224222.93	7533.00
33	T.O.P.	N: 446727.76 E: 224278.29	7533.00
34	T.O.P.	N: 446717.47 E: 224267.37	7533.00
35	T.O.P.	N: 446715.84 E: 224307.35	7533.00
36	T.O.P.	N: 446700.85 E: 224307.90	7533.00
37	T.O.P.	N: 446718.29 E: 224373.74	7533.00
38	T.O.P.	N: 446703.30 E: 224374.29	7533.00
39	Edge of Rundown	N: 446706.19 E: 224390.69	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: 446710.69 E: 224417.47	7527.82
45	Swale F.L.	N: 446704.24 E: 224433.94	7528.18
46	Swale F.L.	N: 446699.45 E: 224498.63	7529.48
47	Swale F.L.	N: 446693.50 E: 224507.04	7529.69
48	Swale F.L.	N: 446679.50 E: 224513.19	7530.00
49	Maint. Road/B.O.P.	N: 446778.84 E: 224389.11	7530.00
50	Maint. Road/B.O.P.	N: 446793.79 E: 224390.35	7529.57
51	B.O.P.	N: 446821.04 E: 224392.67	7528.80
52	B.O.P.	N: 446831.99 E: 224388.92	7528.94
53	B.O.P.	N: 446926.34 E: 224300.04	7528.29
54	B.O.P.	N: 446930.73 E: 224289.33	7528.04
55	B.O.P.	N: 446915.64 E: 224209.52	7526.28
56	B.O.P.	N: 446849.51 E: 224203.13	7528.48
57	B.O.P.	N: 446838.57 E: 224206.87	7528.73

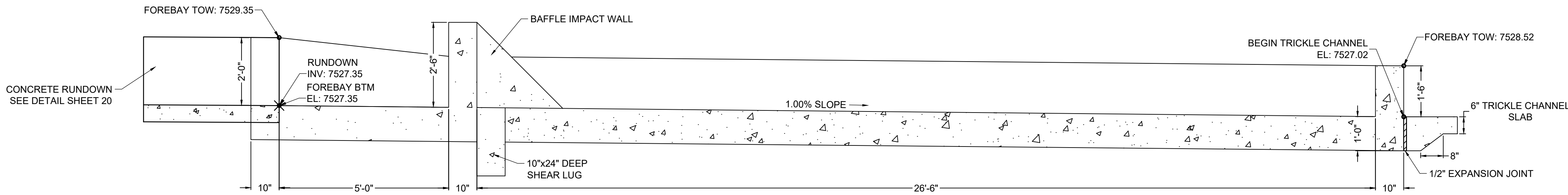
POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV
58	B.O.P.	N: 446744.22 E: 224295.76	7529.38
59	B.O.P.	N: 446739.83 E: 224306.46	7529.24
60	Forebay Outer	N: 446741.13 E: 224374.43	7529.35
61	Rundown F.L.	N: 446747.74 E: 224380.37	7527.35
62	Forebay Outer	N: 446753.27 E: 224387.32	7529.35
63	Forebay Inner	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: 224352.18	7527.07
70	T.C. Flow Line	N: 446771.85 E: 224357.66	7527.02
71	Forebay Outer	N: 446777.79 E: 224364.02	7528.57
72	Forebay Inner	N: 446776.93 E: 224364.34	7527.07
73	Forebay Outer	N: 446777.66 E: 224372.00	7527.70
74	Forebay Inner	N: 446776.72 E: 224371.37	7527.12
75	Forebay Outer	N: 446760.84 E: 224387.55	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



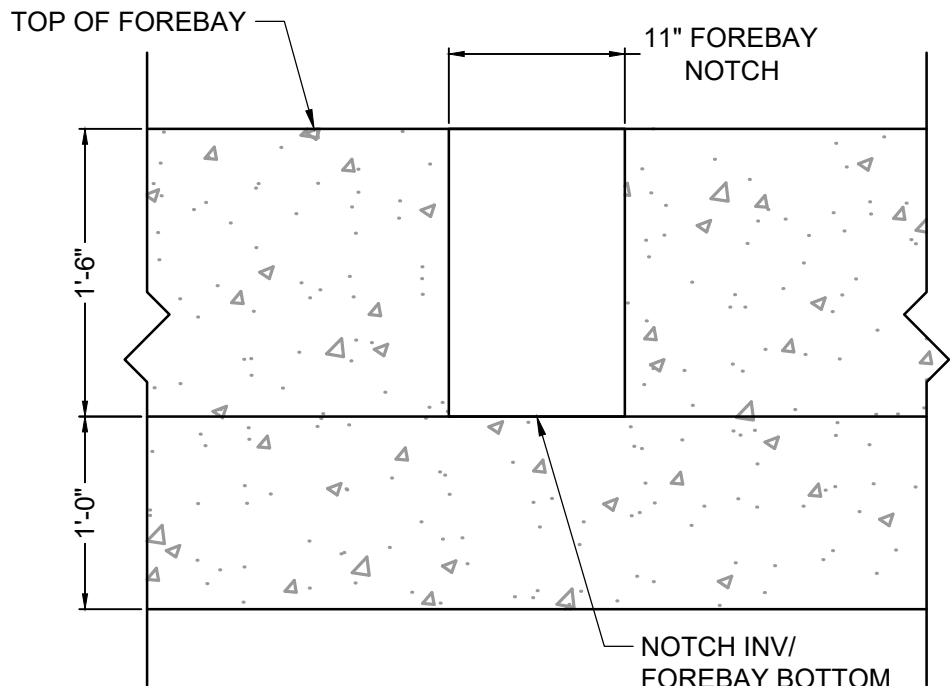
<u>POND GRADING NOTES:</u> 1. TWO SIGNS OF MINIMUM 3 SQ. FT. AREA, SHALL BE INSTALLED AROUND THE POND PERIMETER. THE SIGNS WILL BE CONSTRUCTED OF A DURABLE MATERIAL, SUCH AS METAL OR PLASTIC AND HAVE RED LETTERING ON A WHITE BACKGROUND STATING, "WARNING- THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING. 2. SEE LANDSCAPE PLAN FOR RE-SEEDING AREAS ASSOCIATED WITH PERMANENT CONTROL MEASURE IMPROVEMENTS. 3. SEE GRADING & EROSION CONTROL PLANS FOR ANY EXISTING VEGETATION IN THE AREA. CLEARING AND GRUBBING WILL OCCUR PRIOR TO POND CONSTRUCTION AND THEREFORE, NO EXISTING VEGETATION WILL BE PRESENT. 4. ALL RIPRAP MUST BE INSTALLED PER DETAIL ON SHEET 2.	<u>ABBREVIATIONS:</u> 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
--	--



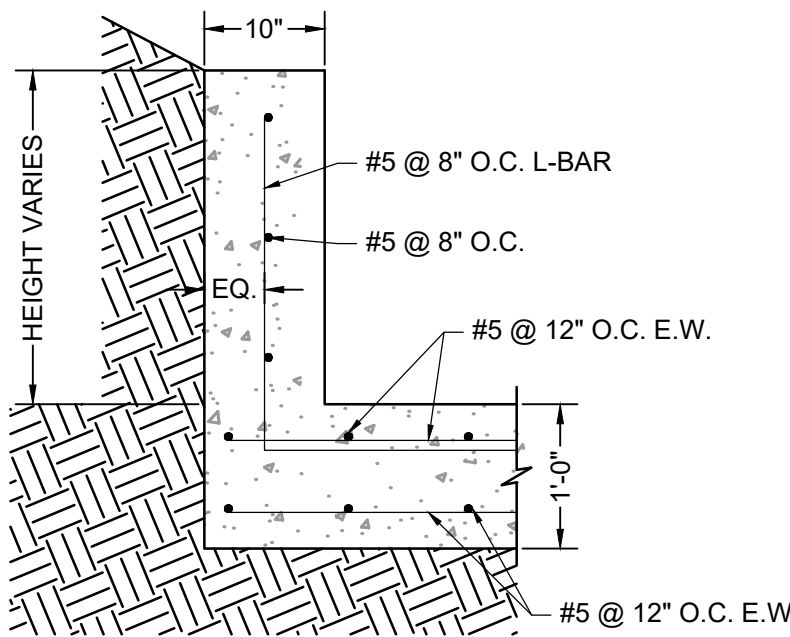
PLAN VIEW
FOREBAY B
SCALE: 1"=2'



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*
(Stamp Appended on this Plan Sheet)
09/24/2026 12:34:53 PM



PCD FILE NO.: SF2422

DRAWN BY: CMD JOB DATE: 10/31/24
APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 9/22/2024
CAD FILE: J:\2021\211030\CAD\Drawings\Filing_No_4\Forebay_Details

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

NO.	DATE	BY	REVISION DESCRIPTION

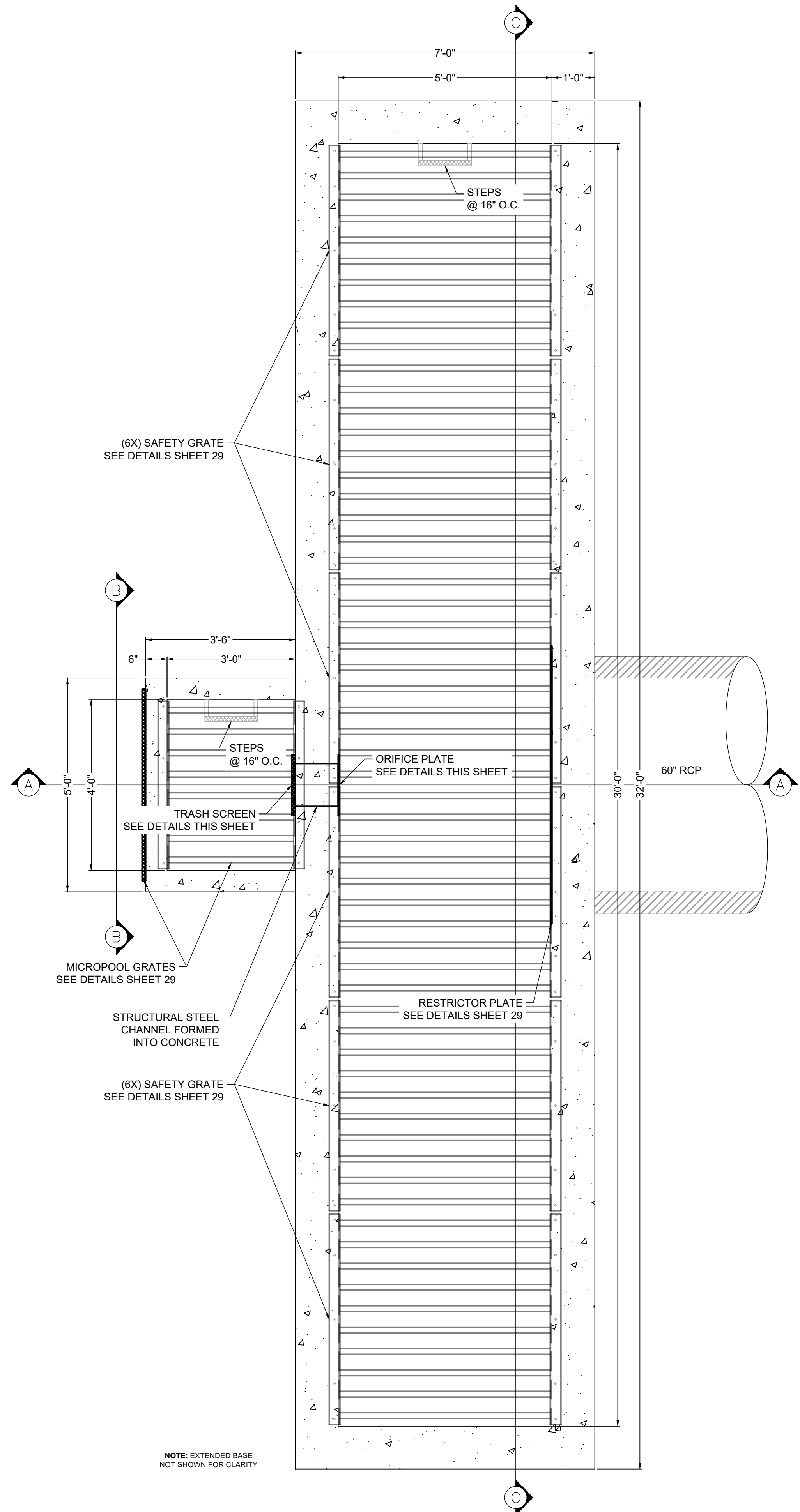
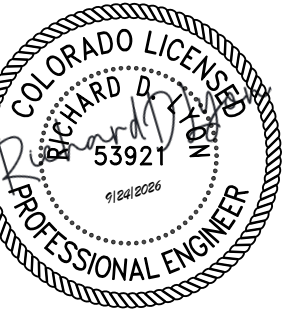
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

POND DETAILS
POND B FOREBAY

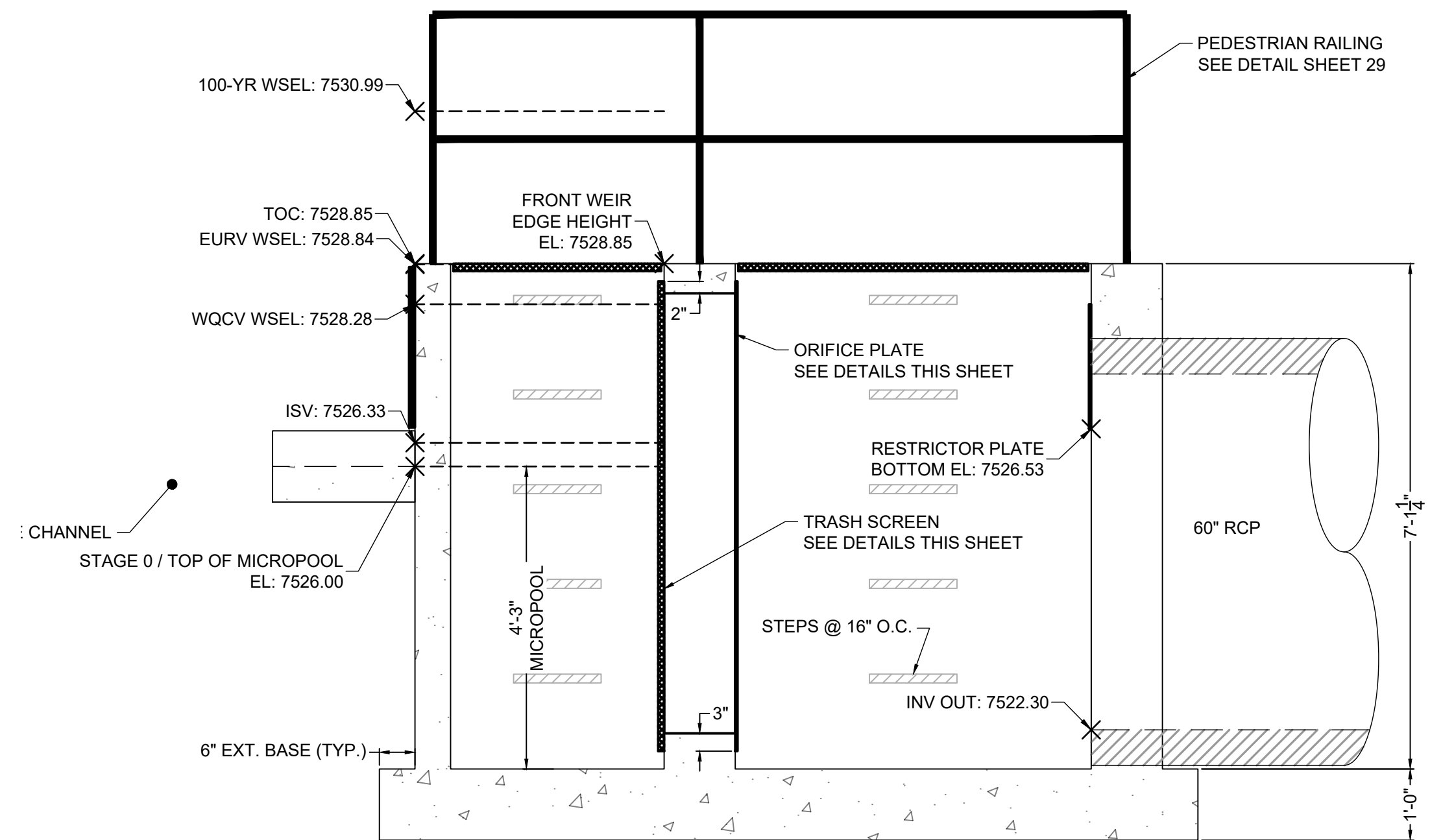
SHEET
PND

27

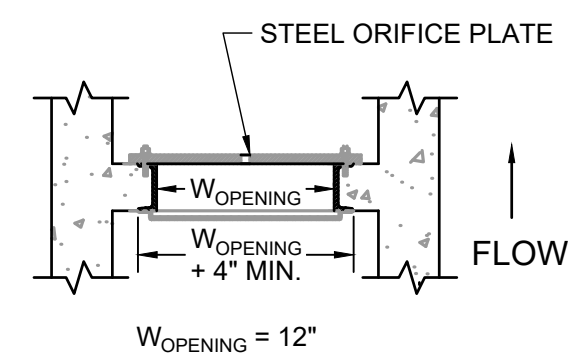


PLAN VIEW
POND B OUTLET STRUCTURE
SCALE: 1" = 1-3/4'

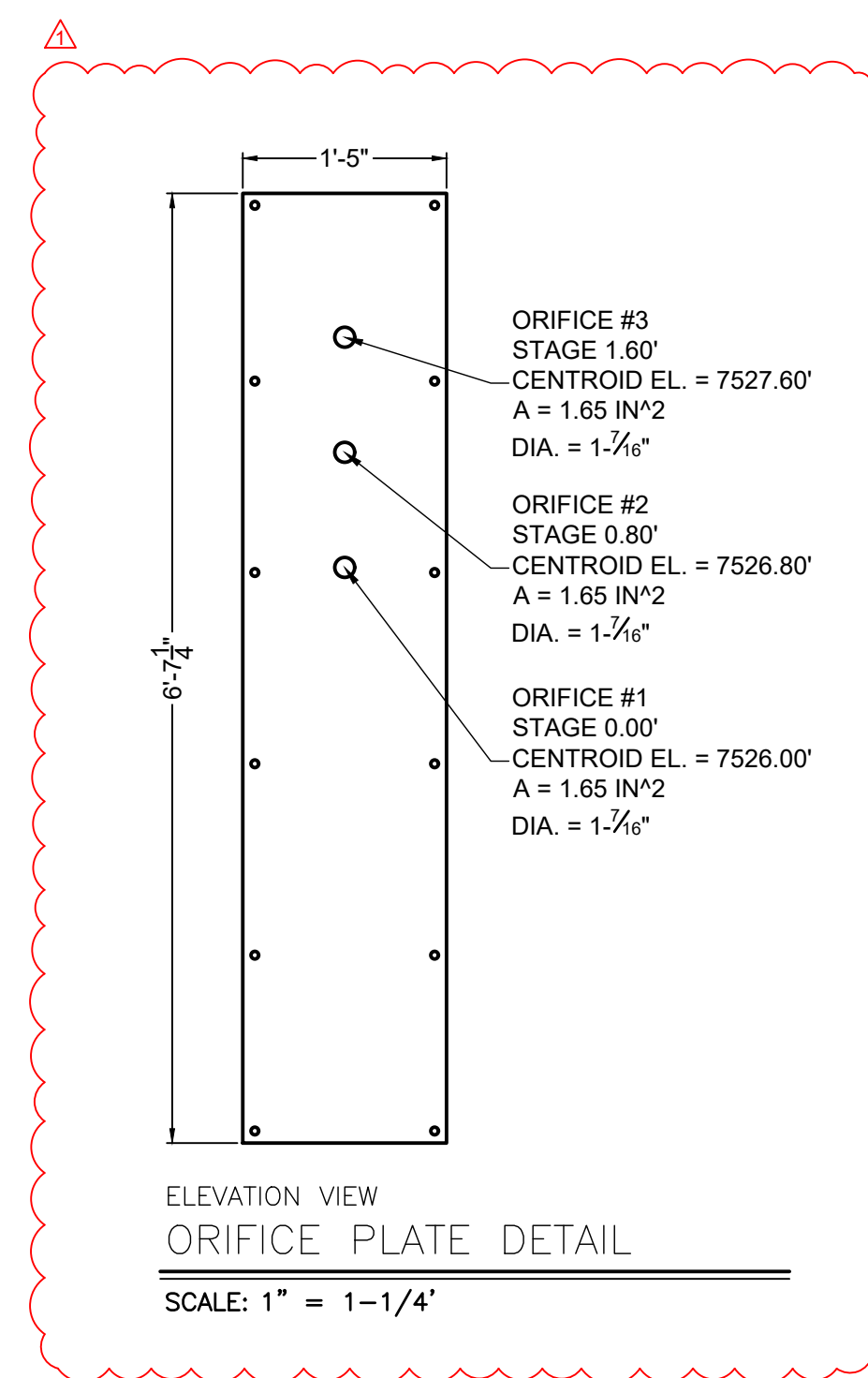
NOTE: EXTENDED BASE
NOT SHOWN FOR CLARITY



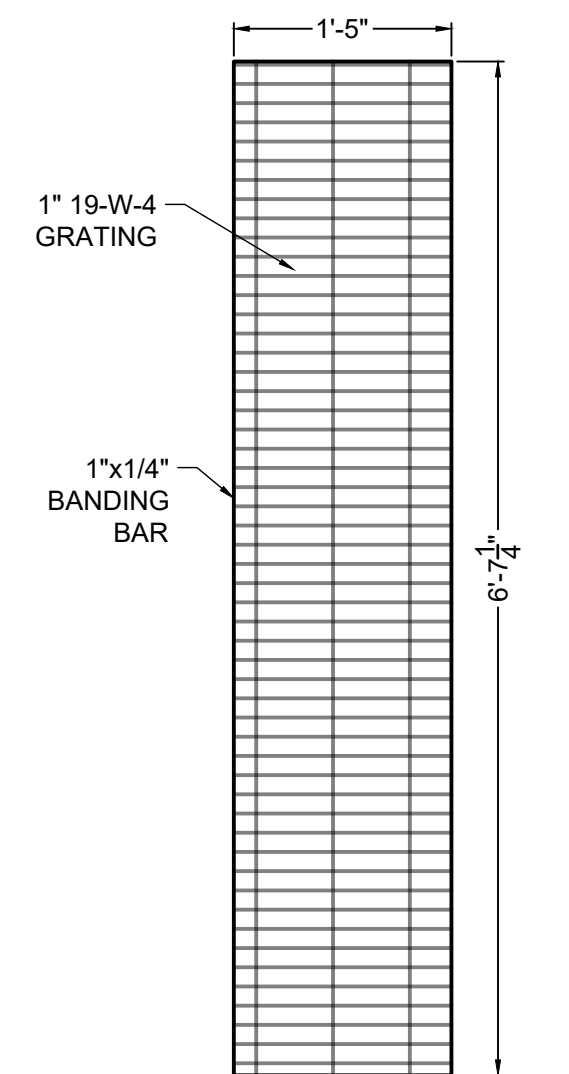
SECTION VIEW A-A
POND B OUTLET STRUCTURE
SCALE: 1" = 1-3/4'



DETAIL
TRASH SCREEN & ORIFICE PLATE
SCALE: NTS



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



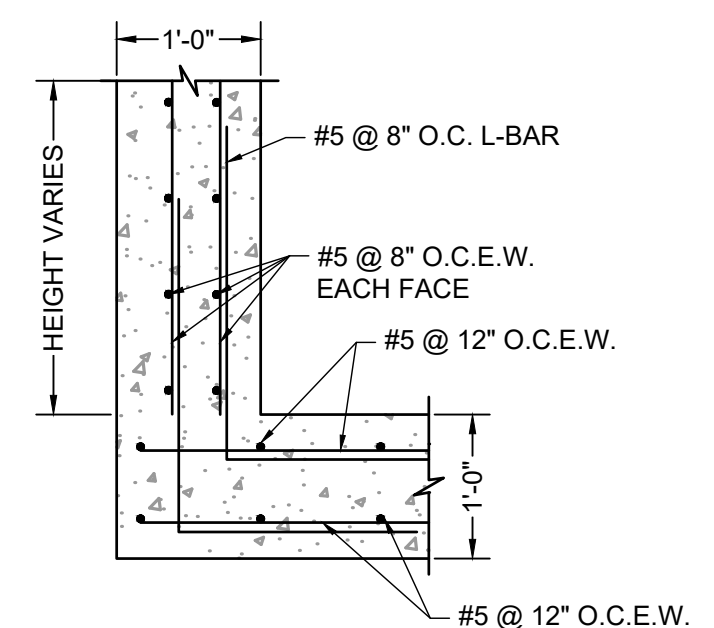
ELEVATION VIEW
TRASH SCREEN DETAIL
SCALE: 1" = 1-1/4'

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.
0 1"
IF NOT ONE INCH,
ADJUST SCALE ACCORDINGLY.

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



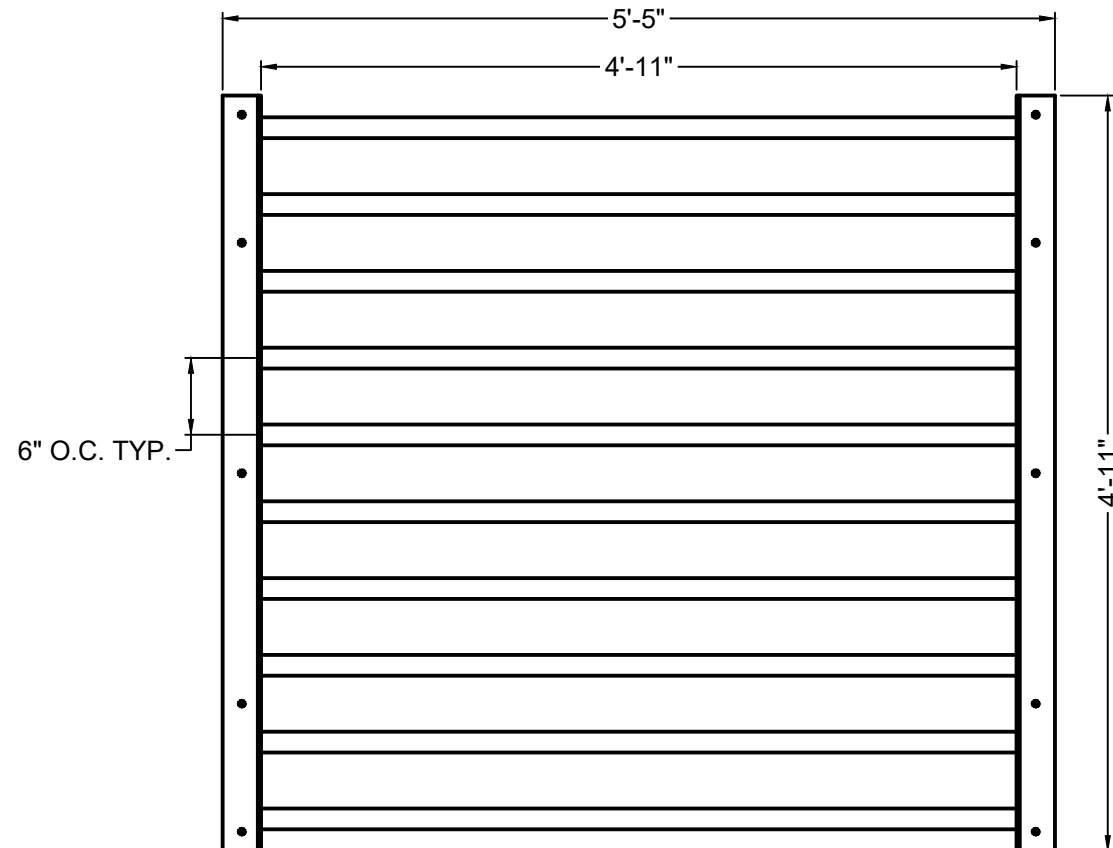
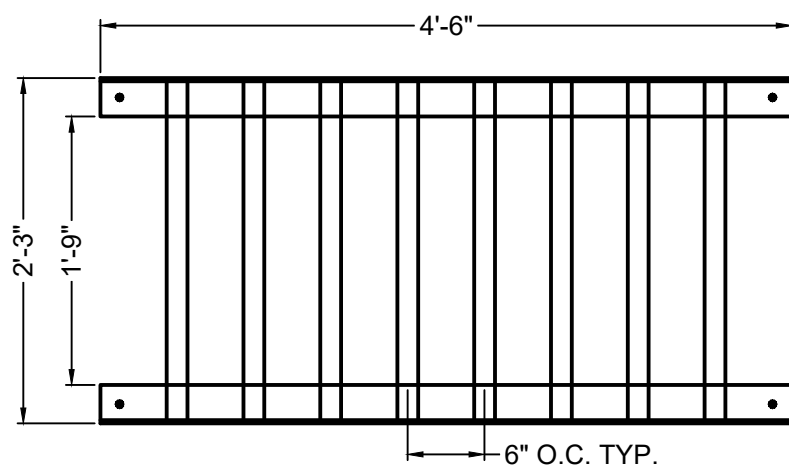
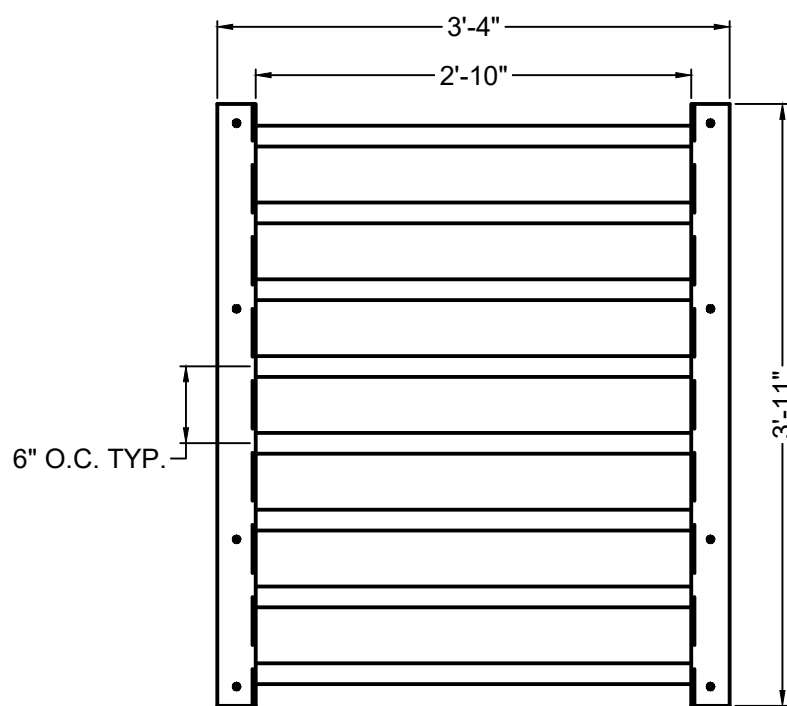
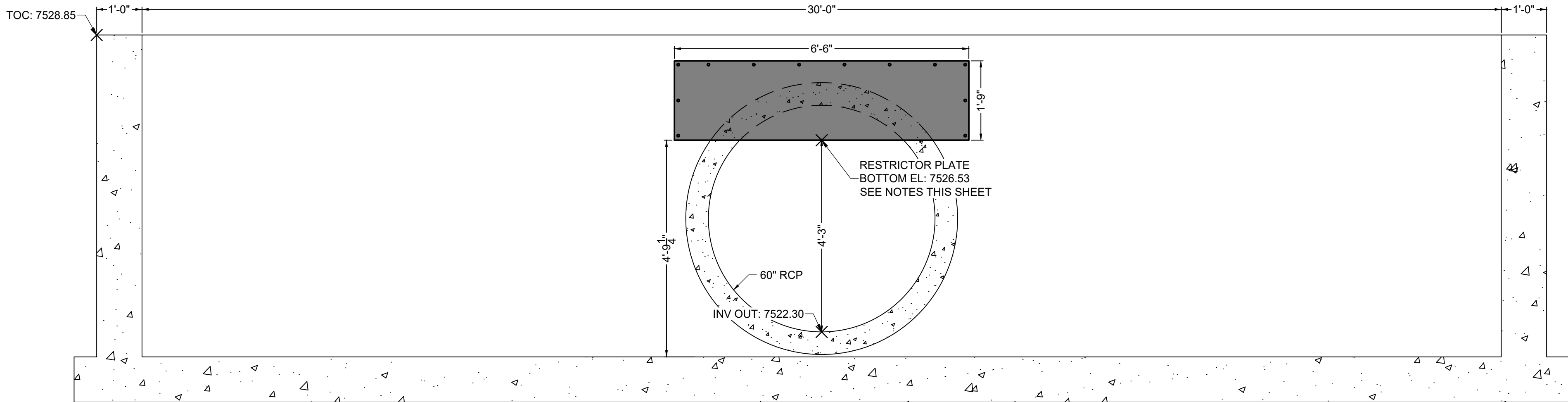
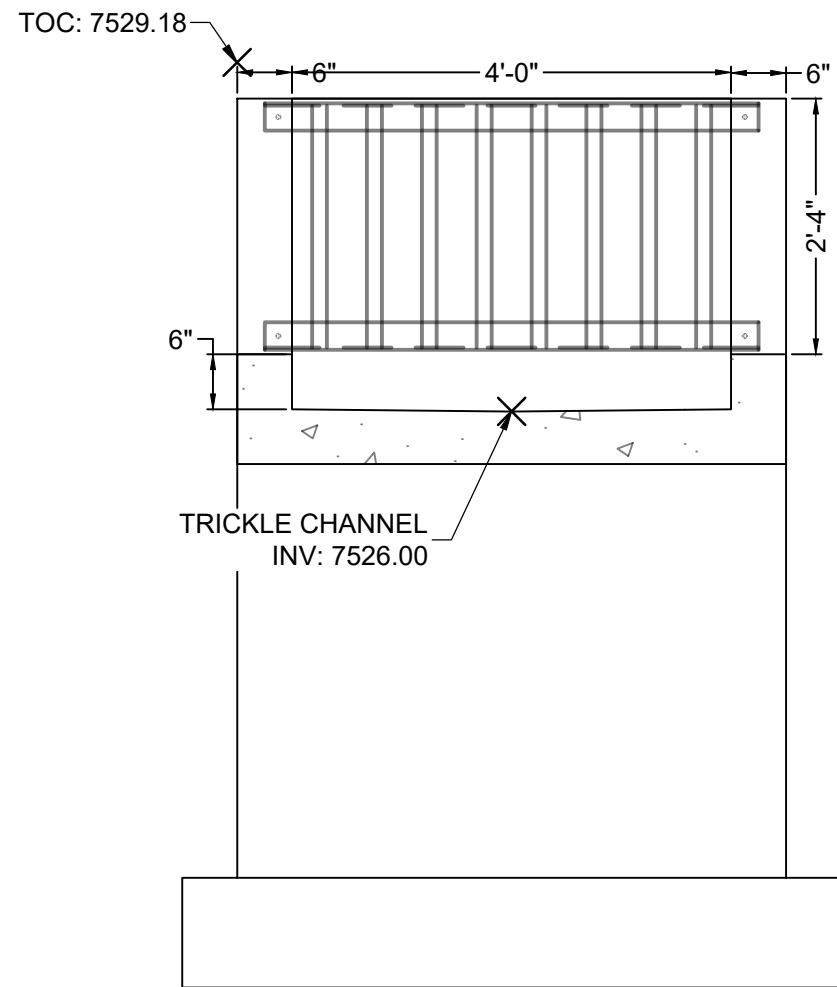
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 719.965.0044

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

POND DETAILS
POND B OUTLET STRUCTURE

SHEET
PND

28

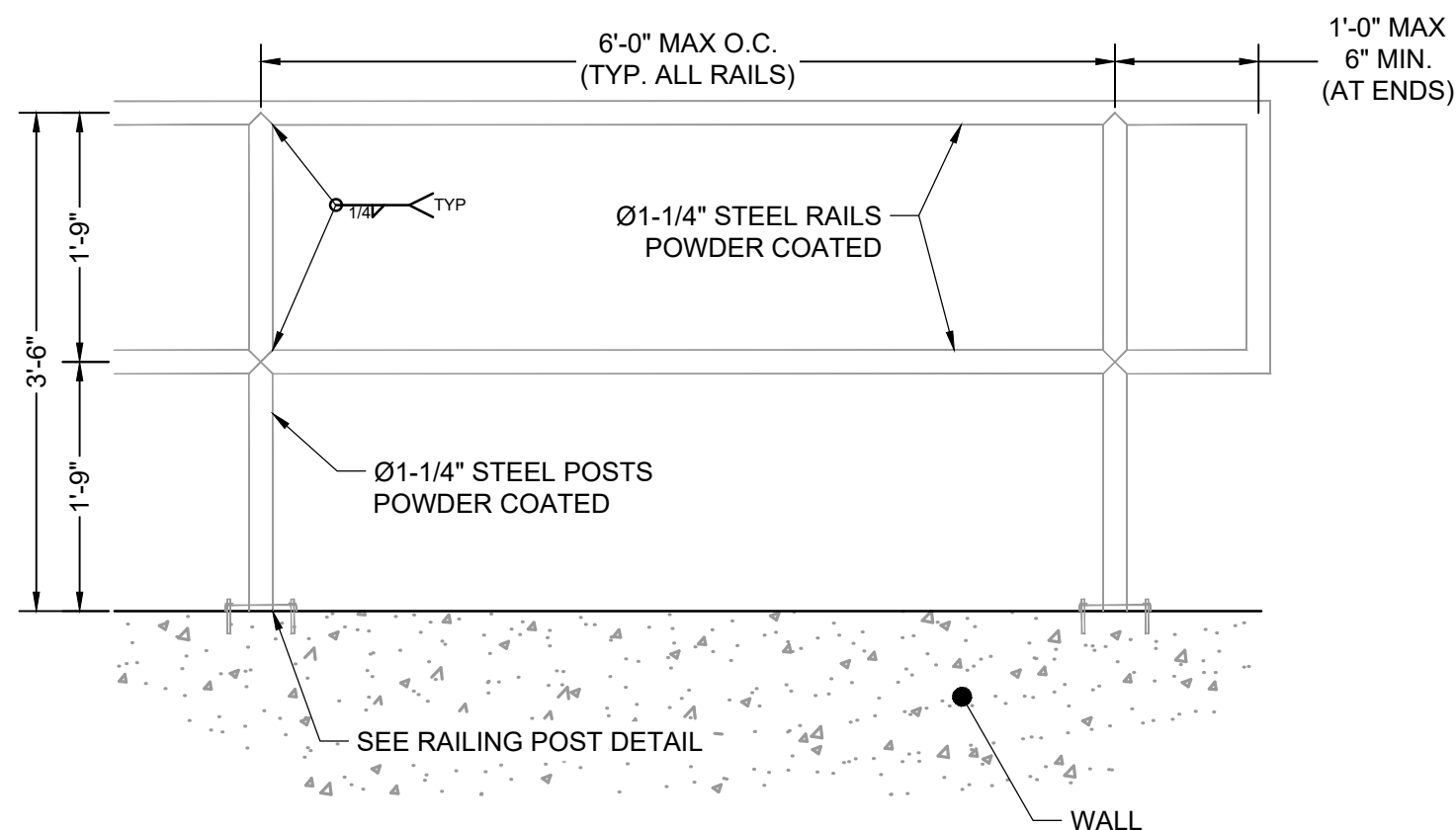
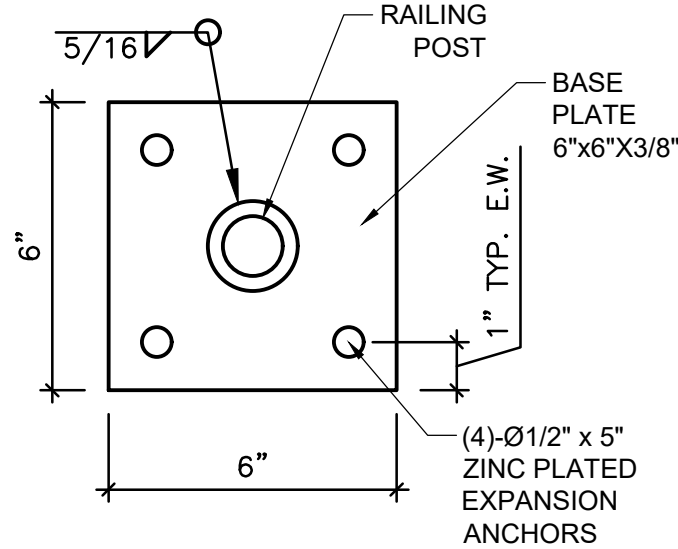


TWO SIGNS SHALL BE INSTALLED AROUND THE POND PERIMETER. THE SIGNS SHALL BE CONSTRUCTED OF A DURABLE MATERIAL SUCH AS METAL OR PLASTIC AND HAVE RED LETTERING ON A WHITE BACKGROUND WITH THE BELOW MESSAGE.

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

Minimum Sign Area: 3 sqft

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



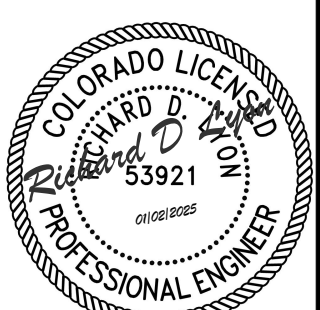
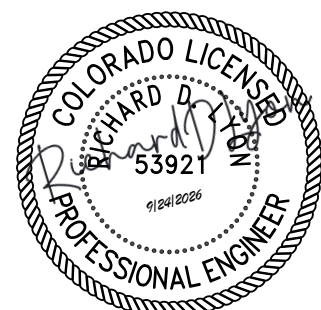
SAFETY GRATES/TRASH RACK NOTES:

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

RESTRICTOR PLATE NOTES:

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

As-Built Document
PE Approval by: *Richard D. Lyon*
(Stamp Appended on this Plan Sheet)
09/24/2026 12:48:23 PM



PCD FILE NO.: SF2422

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

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

NO.	DATE	BY	REVISION DESCRIPTION



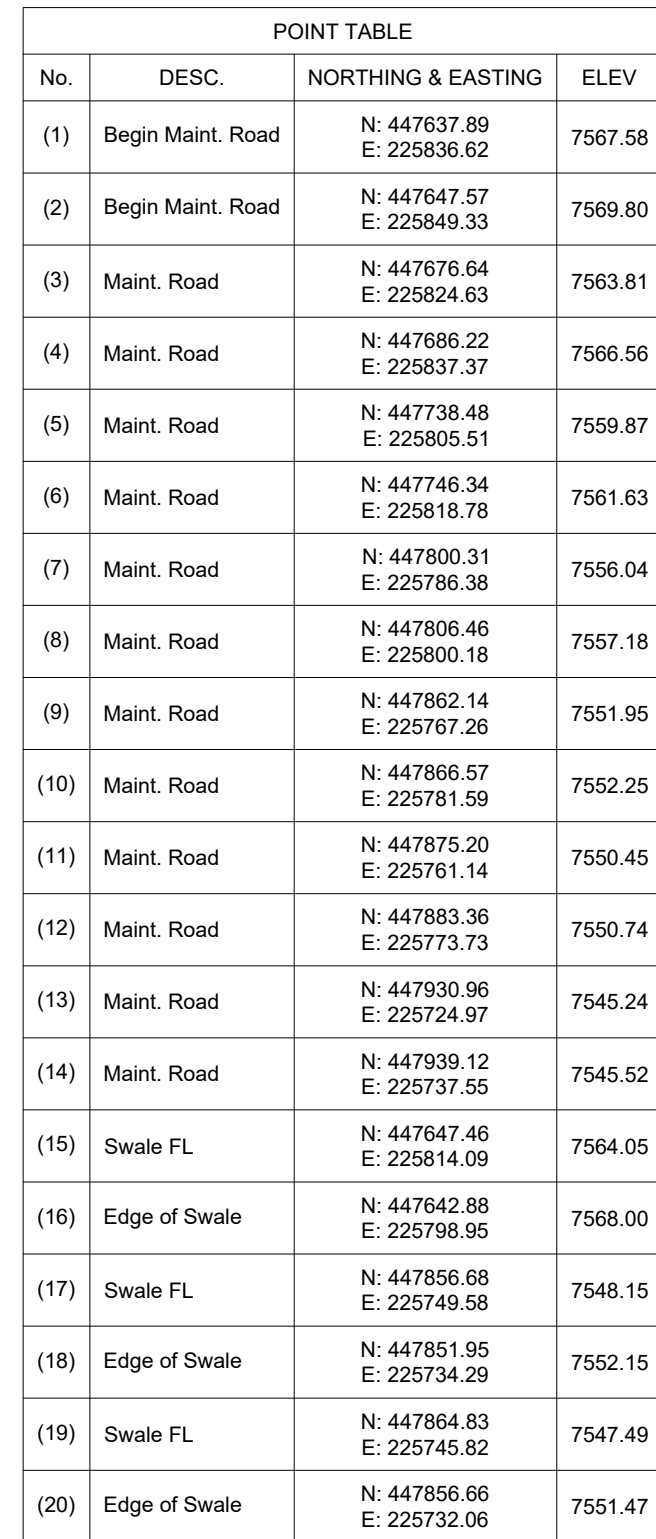
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

POND DETAILS
POND B OUTLET STRUCTURE DETAILS

SHEET
PND

29



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

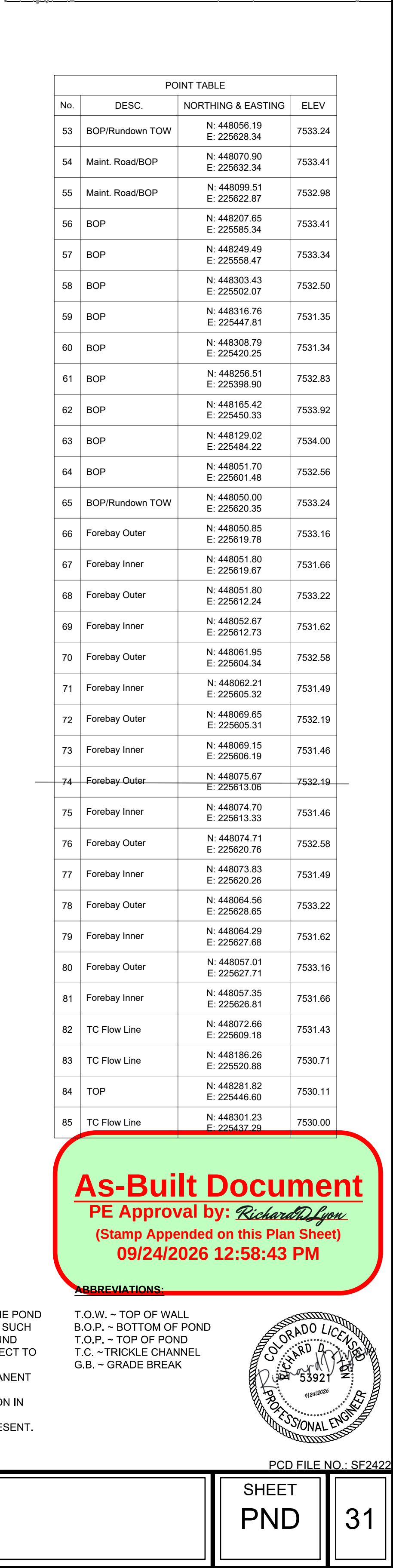
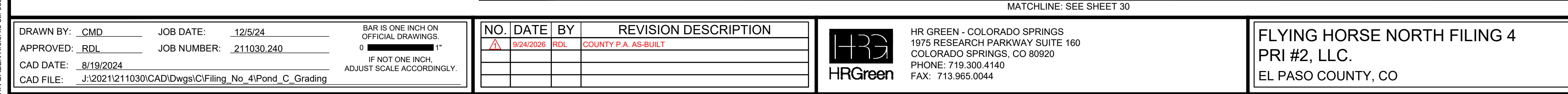


POND GRADING NOTES:

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

ABBREVIATIONS:

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



POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV
53	BOP/Run-down TOW	N 448056.19 E 225628.34	7533.24
54	Maint. Road/BOP	N 448070.90 E 225632.34	7533.41
55	Maint. Road/BOP	N 448099.51 E 225622.87	7532.98
56	BOP	N 448207.65 E 225855.34	7533.41
57	BOP	N 448249.49 E 225558.47	7533.34
58	BOP	N 448303.43 E 225902.87	7532.50
59	BOP	N 448316.76 E 225447.81	7531.35
60	BOP	N 448308.79 E 225420.25	7531.34
61	BOP	N 448256.51 E 225398.90	7532.83
62	BOP	N 448165.42 E 225450.33	7533.92
63	BOP	N 448129.02 E 225494.22	7534.00
64	BOP	N 448051.70 E 226091.46	7532.56
65	BOP/Run-down TOW	N 448050.00 E 225630.35	7533.24
66	Forebay Outer	N 448050.85 E 225619.78	7533.16
67	Forebay Inner	N 448051.80 E 225619.67	7533.66
68	Forebay Outer	N 448051.80 E 225612.24	7533.22
69	Forebay Inner	N 448052.67 E 225612.73	7533.62
70	Forebay Outer	N 448061.95 E 225604.34	7532.58
71	Forebay Inner	N 448062.21 E 225605.32	7531.49
72	Forebay Outer	N 448069.65 E 225605.31	7532.19
73	Forebay Inner	N 448069.15 E 225606.19	7531.46
74	Forebay Outer	N 448075.67 E 225613.06	7532.19
75	Forebay Inner	N 448074.70 E 225613.33	7531.46
76	Forebay Outer	N 448074.71 E 225620.76	7532.58
77	Forebay Inner	N 448073.83 E 225620.26	7531.49
78	Forebay Outer	N 448084.56 E 225628.65	7533.22
79	Forebay Inner	N 448064.29 E 225627.68	7533.62
80	Forebay Outer	N 448057.01 E 225627.71	7533.16
81	Forebay Inner	N 448057.35 E 225626.81	7533.66
82	TC Flow Line	N 448072.66 E 225609.18	7531.43
83	TC Flow Line	N 448186.26 E 225520.88	7530.71
84	TOP	N 448281.82 E 225446.60	7530.11
85	TC Flow Line	N 448301.23 E 225437.29	7530.00

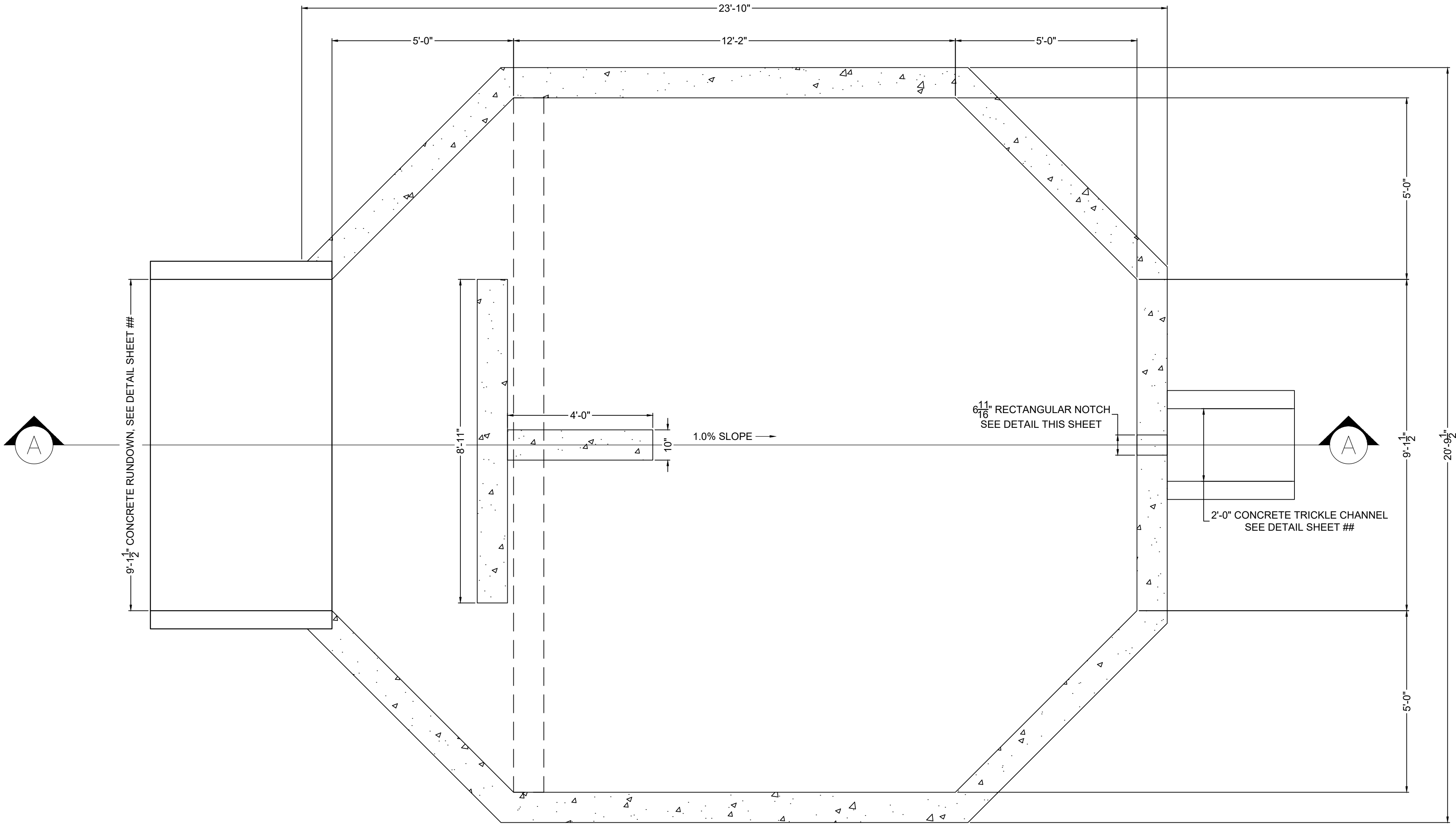
1. TWO SIGNS OF MINIMUM 3 SQ. FT. AREA, SHALL BE INSTALLED AROUND THE POND PERIMETER. THE SIGNS WILL BE CONSTRUCTED OF A DURABLE MATERIAL SUCH AS METAL OR PLASTIC AND HAVE RED LETTERING ON A WHITE BACKGROUND STATING, "WARNING- THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING."
2.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

ABBREVIATIONS:

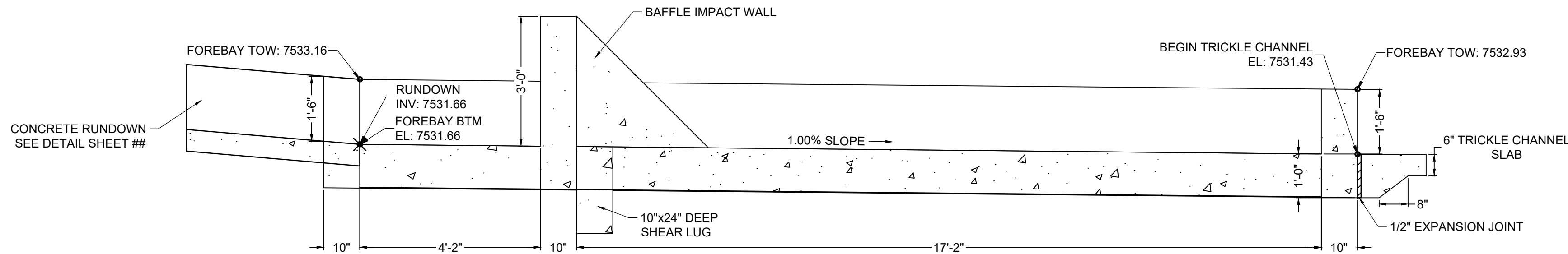
T.O.W. ~ TOP OF WALL
B.O.P. ~ BOTTOM OF POND
T.O.P. ~ TOP OF POND
T.C. ~ TRICKLE CHANNEL
G.B. ~ GRADE BREAK



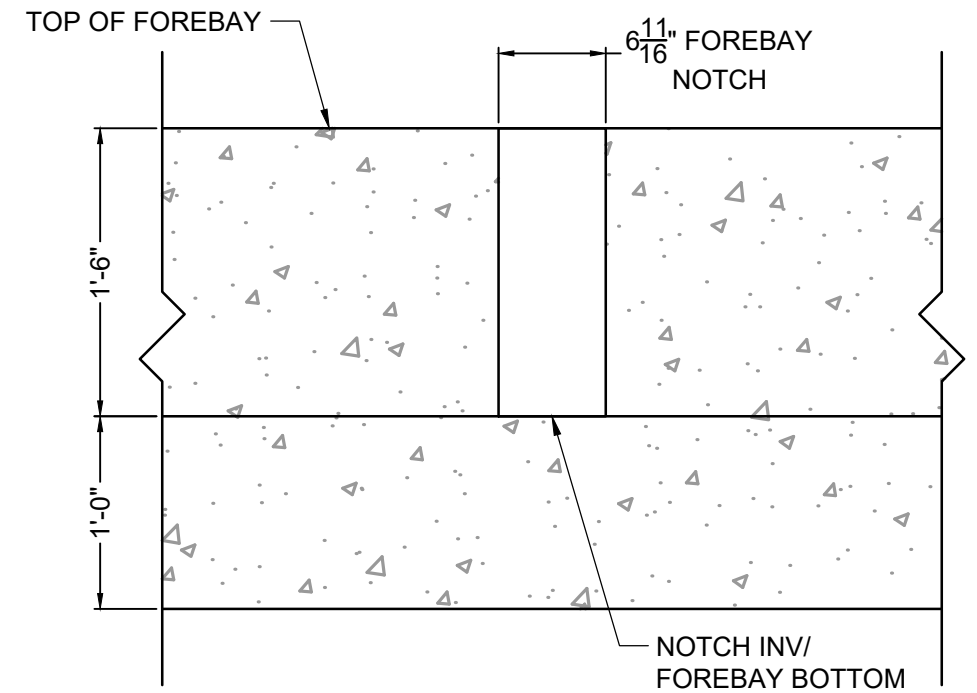
PCD FILE NO.: SF2422



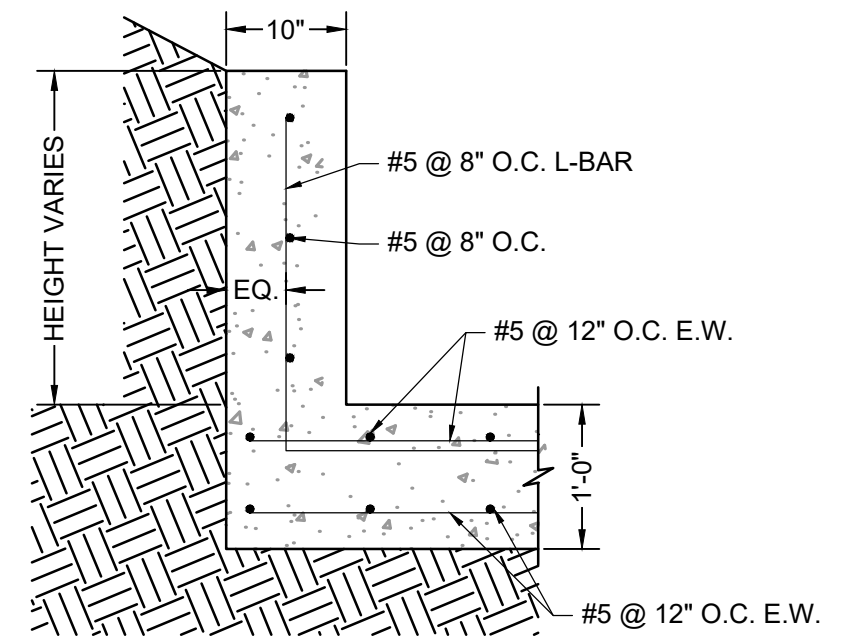
PLAN VIEW
FOREBAY C
SCALE: 1"=2'



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



FOREBAY C NOTCH DETAIL
SCALE: NTS



ELEVATION VIEW
FOREBAY REINFORCING DETAIL
SCALE: NTS

DRAWN BY: CMD	JOB DATE: 10/31/24	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0" 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
APPROVED: RDL	JOB NUMBER: 211030.240	
CAD DATE: 9/22/2024		
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_4\Forebay_Details		

NO.	DATE	BY	REVISION DESCRIPTION



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

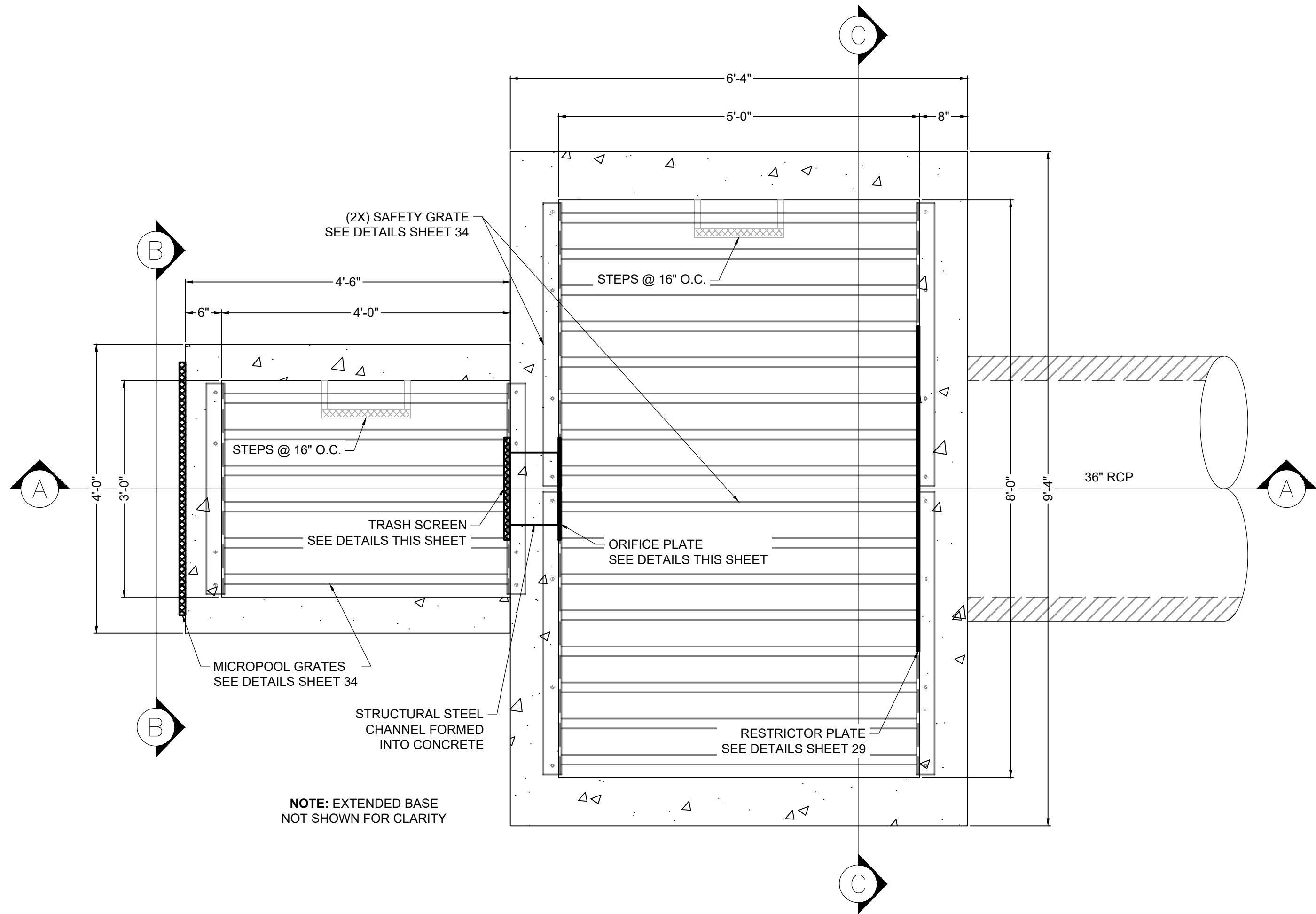
FLYING HORSE NORTH FILING 4
PRI #2, LLC.
EL PASO COUNTY, CO

POND DETAILS
POND C FOREBAY

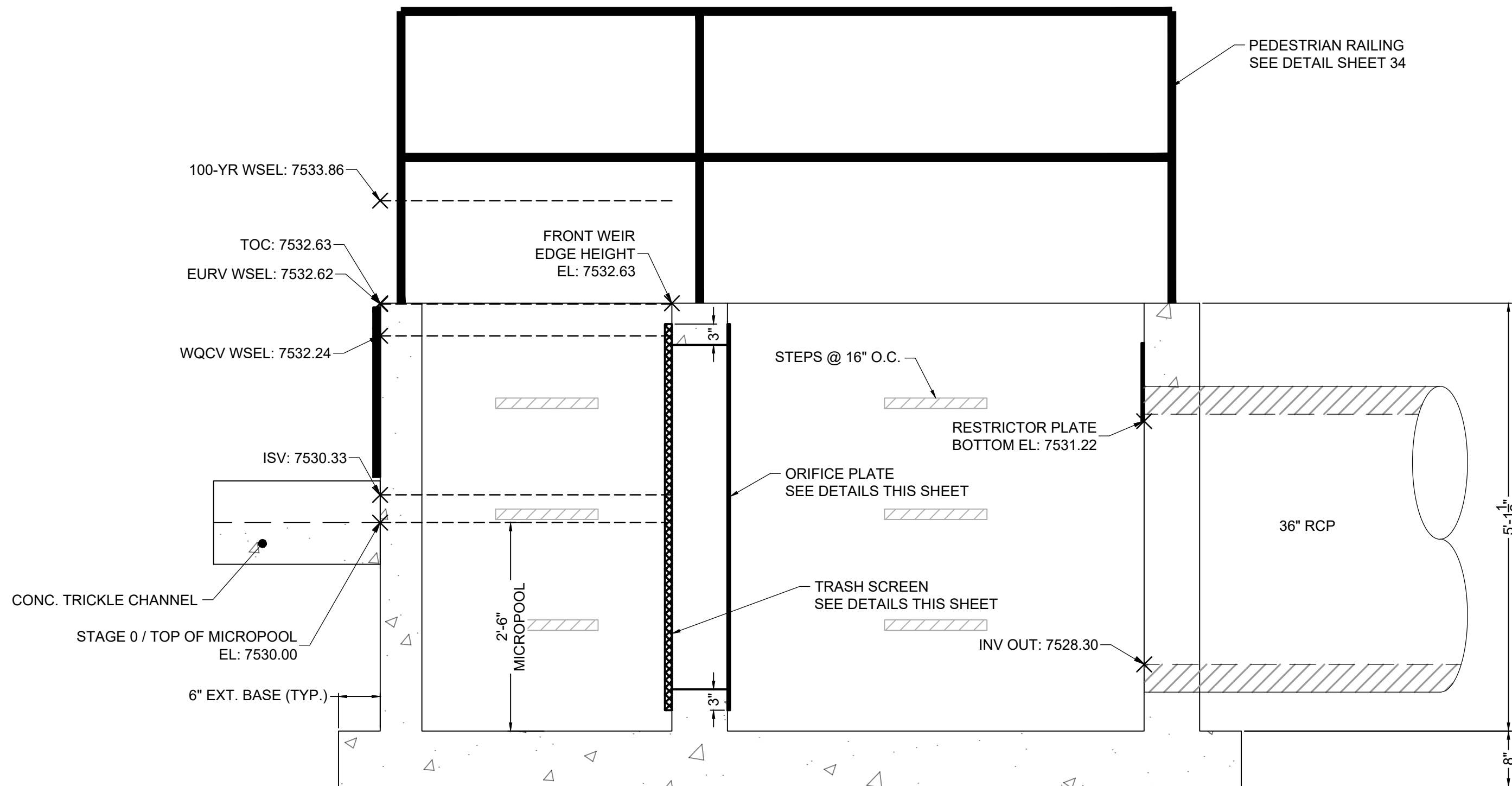
SHEET
PND
32



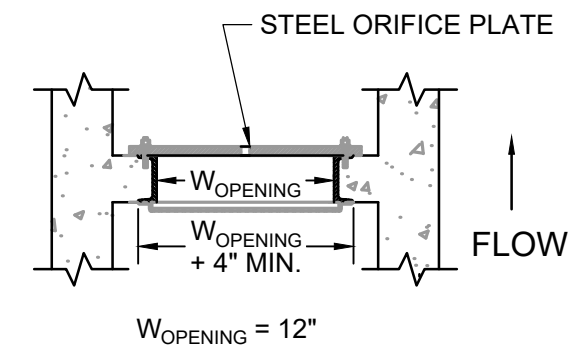
PCD FILE NO.: SF2422



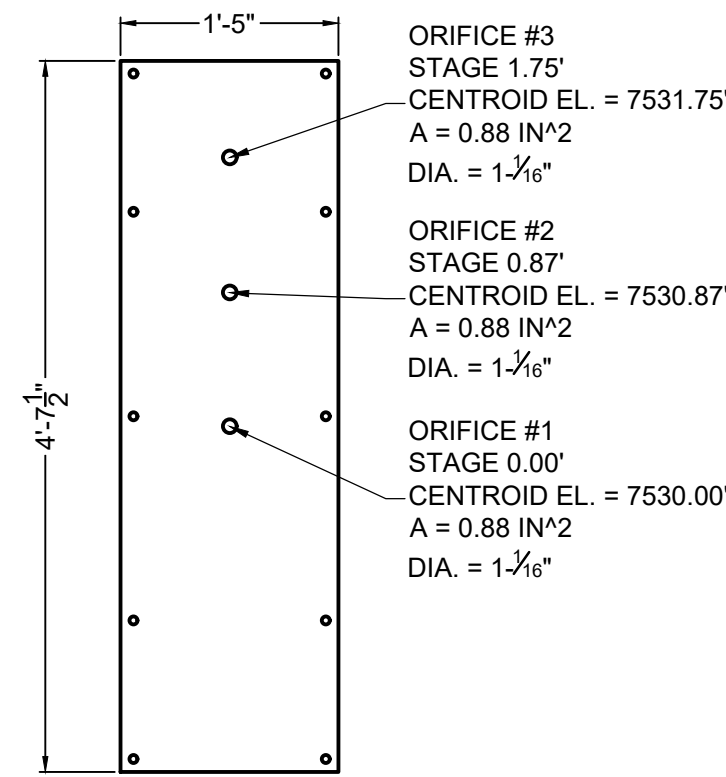
PLAN VIEW
POND C OUTLET STRUCTURE
SCALE: 1" = 1-1/4'



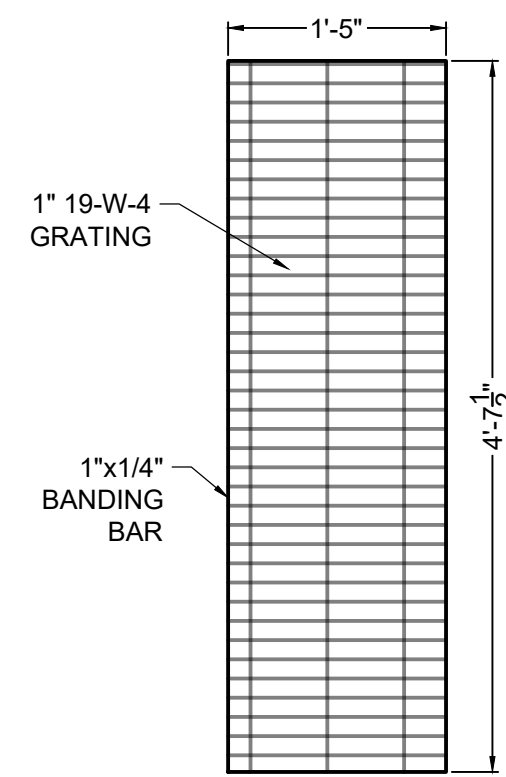
SECTION VIEW A-A
POND C OUTLET STRUCTURE
SCALE: 1" = 1-1/4'



DETAIL
TRASH SCREEN & ORIFICE PLATE
SCALE: NTS



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



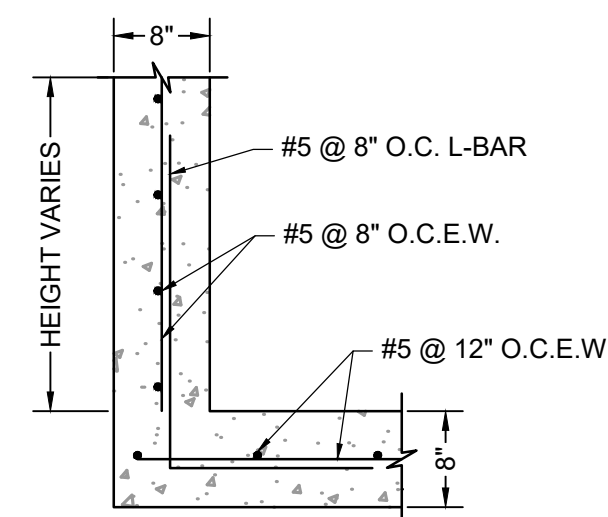
ELEVATION VIEW
TRASH SCREEN DETAIL
SCALE: 1" = 1-1/4'

TRASH SCREEN NOTES:

1. TRASH SCREEN SHALL BE 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.

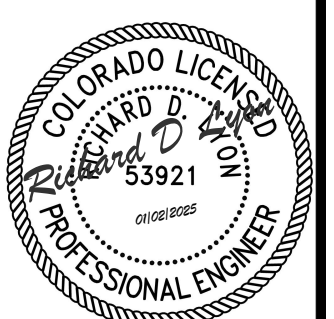
ORIFICE PLATE NOTES:

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

As-Built Document
PE Approval by: *Richard D. Lyon*
(Stamp Appended on this Plan Sheet)
09/24/2026 12:59:12 PM



PCD FILE NO.: SF2422

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

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

NO.	DATE	BY	REVISION DESCRIPTION

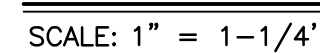
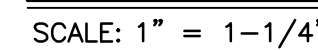
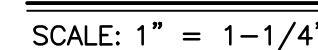
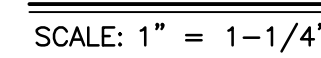
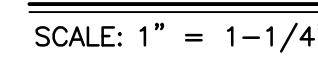


HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

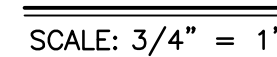
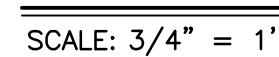
POND DETAILS
POND C OUTLET STRUCTURE

SHEET
PND
33

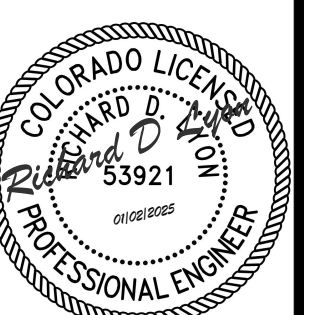


Minimum Sign Area: 3 sqft

DETAIL
SCALE: N.T.S.

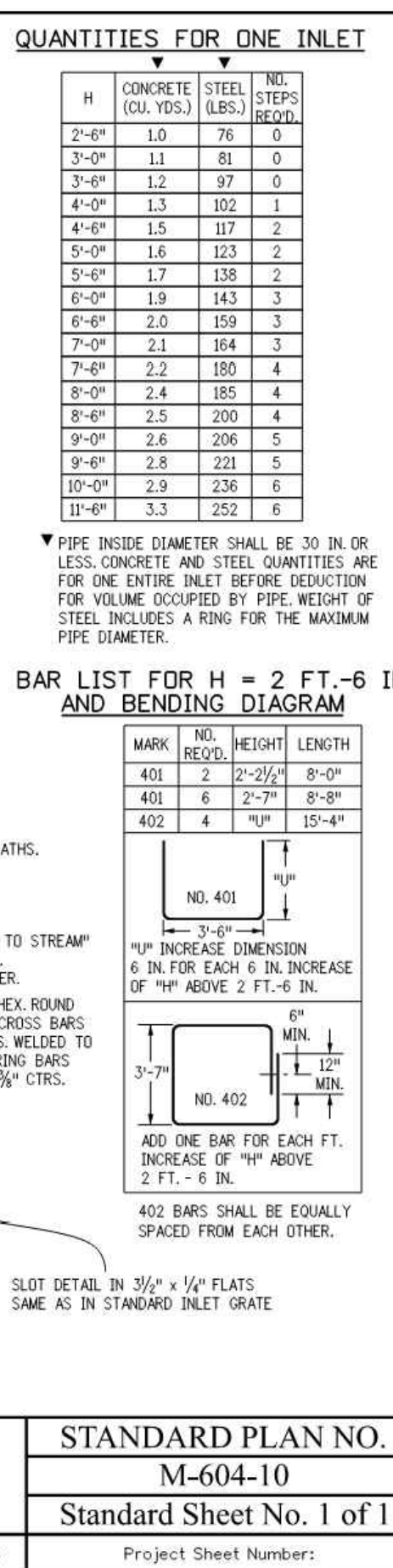
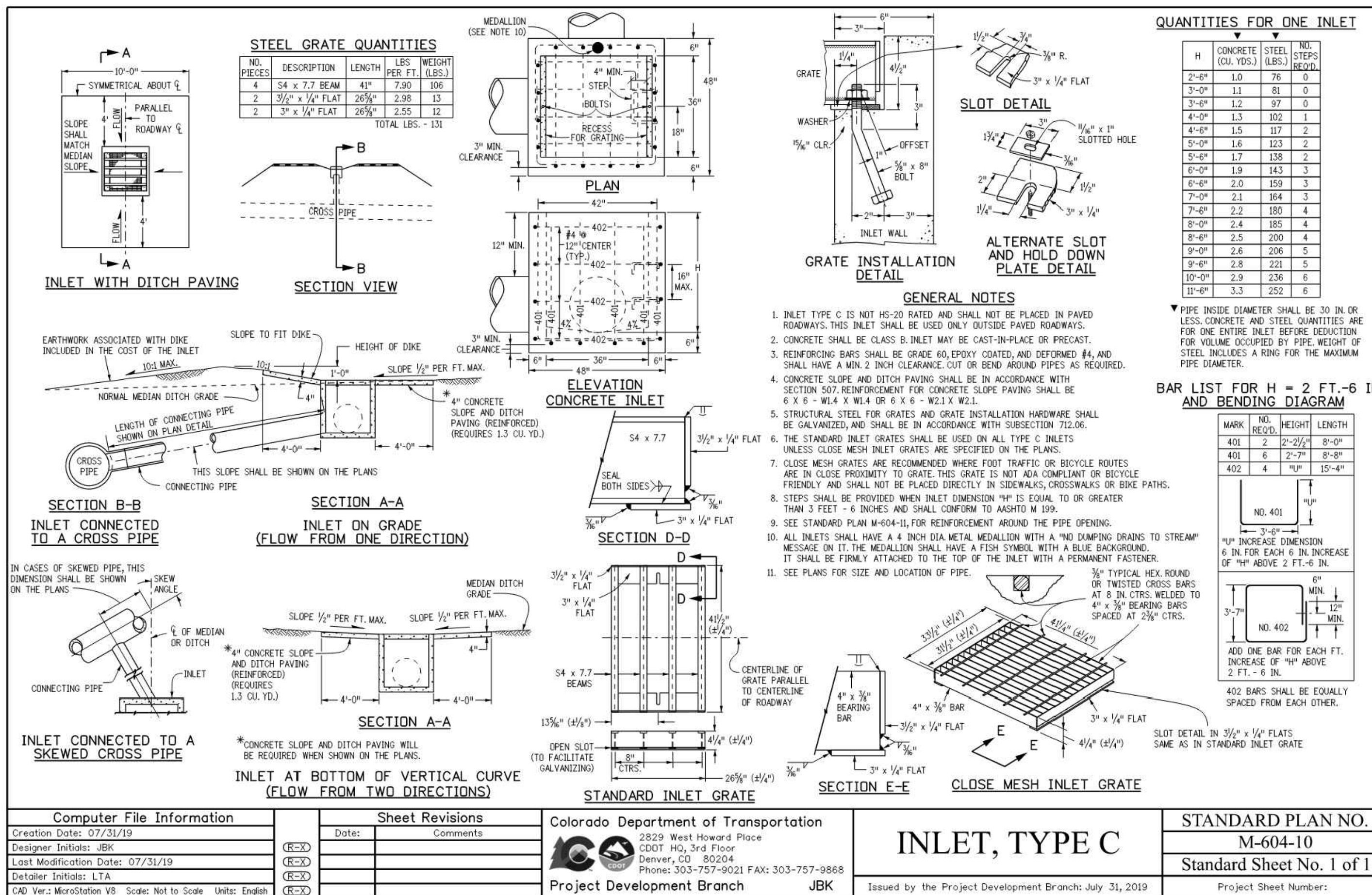
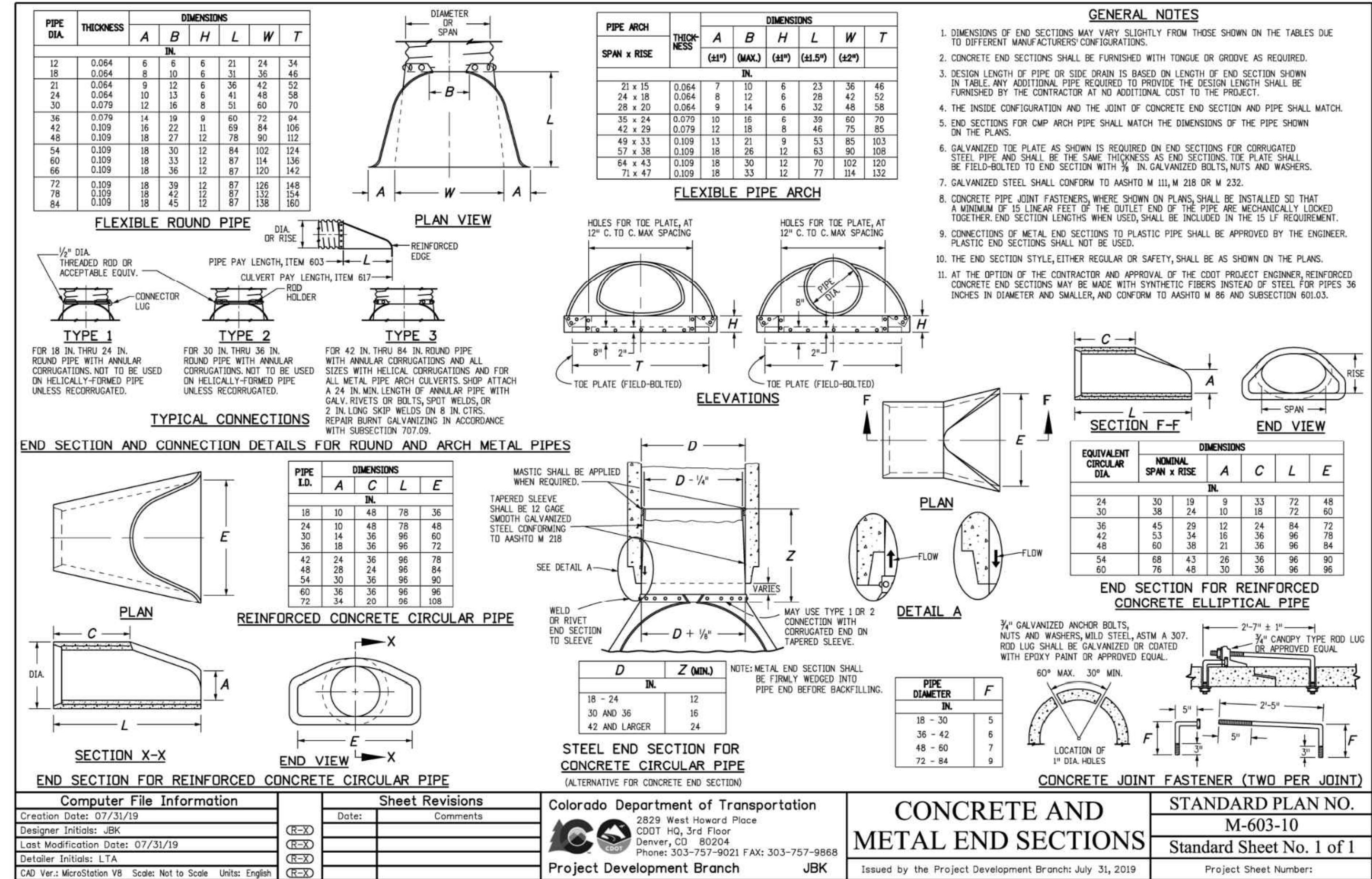
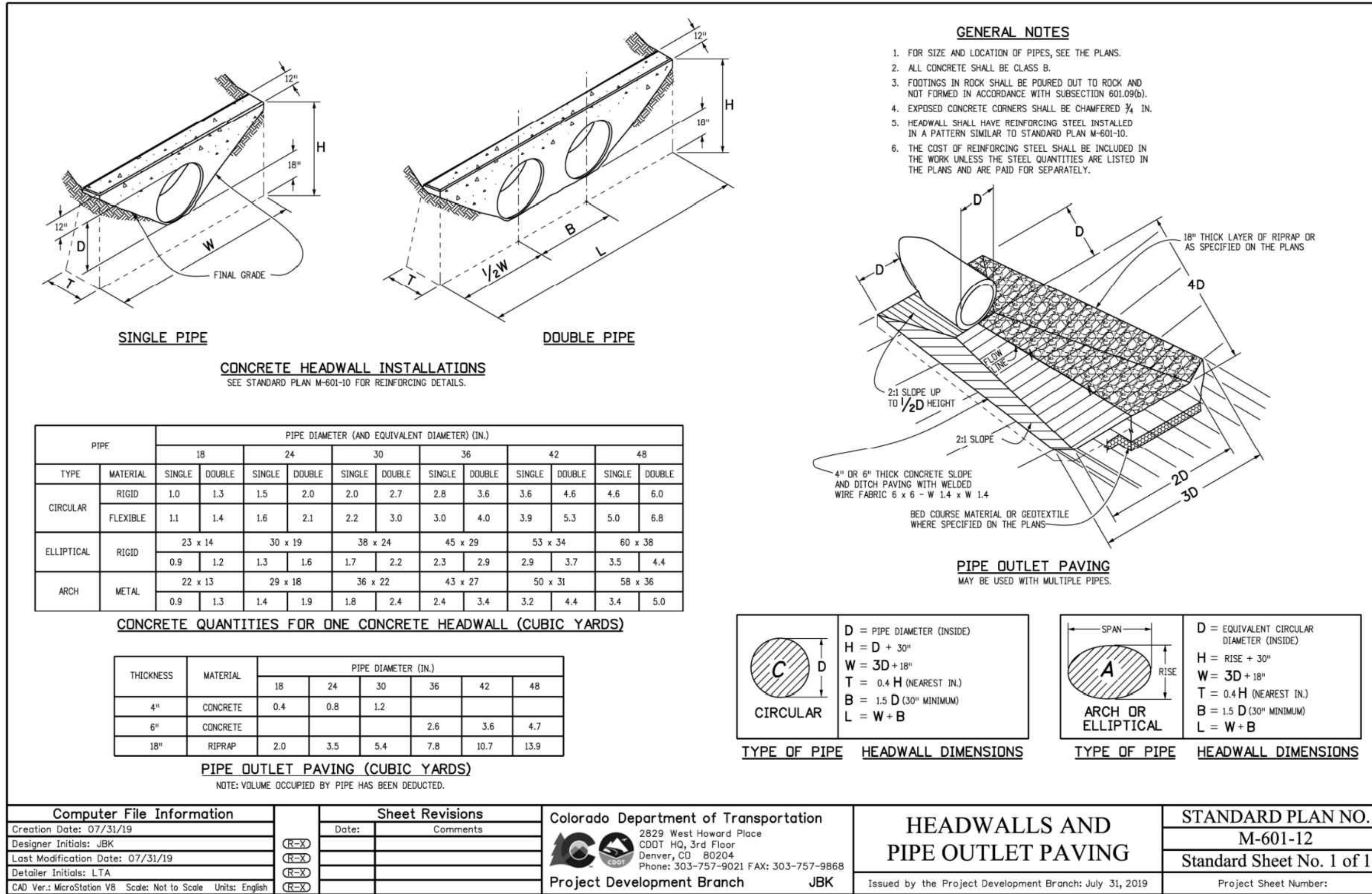


09/24/2026 12:59:23 PM

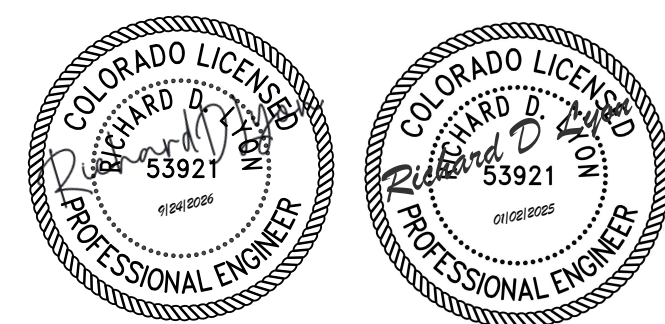


CD FILE NO.: SF2422

34



As-Built Document
PE Approval by: *Richard D. Ligon*
(Stamp Appended on this Plan Sheet)
09/24/2026 12:59:24 PM



PCD FILE NO.: SF2422

DRAWN BY: CMD JOB DATE: 11/1/2024
APPROVED: RDL JOB NUMBER: 211030.240
CAD DATE: 10/30/2024
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_4\Storm_Details

NO. DATE BY REVISION DESCRIPTION

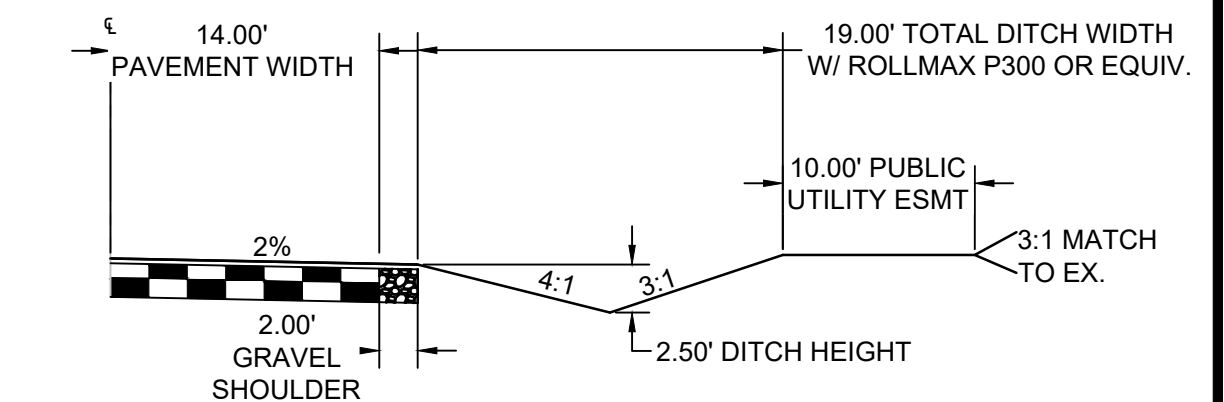
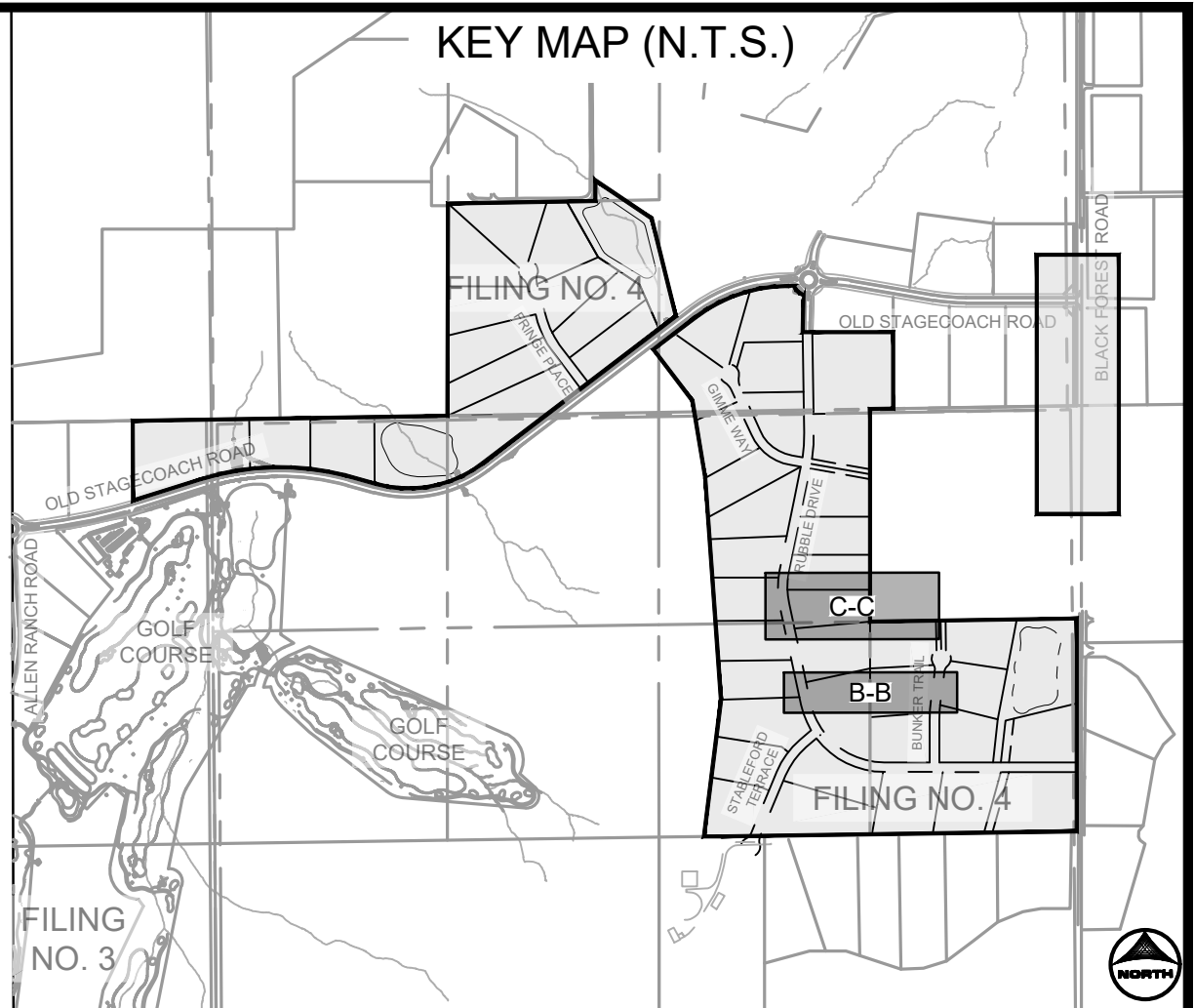
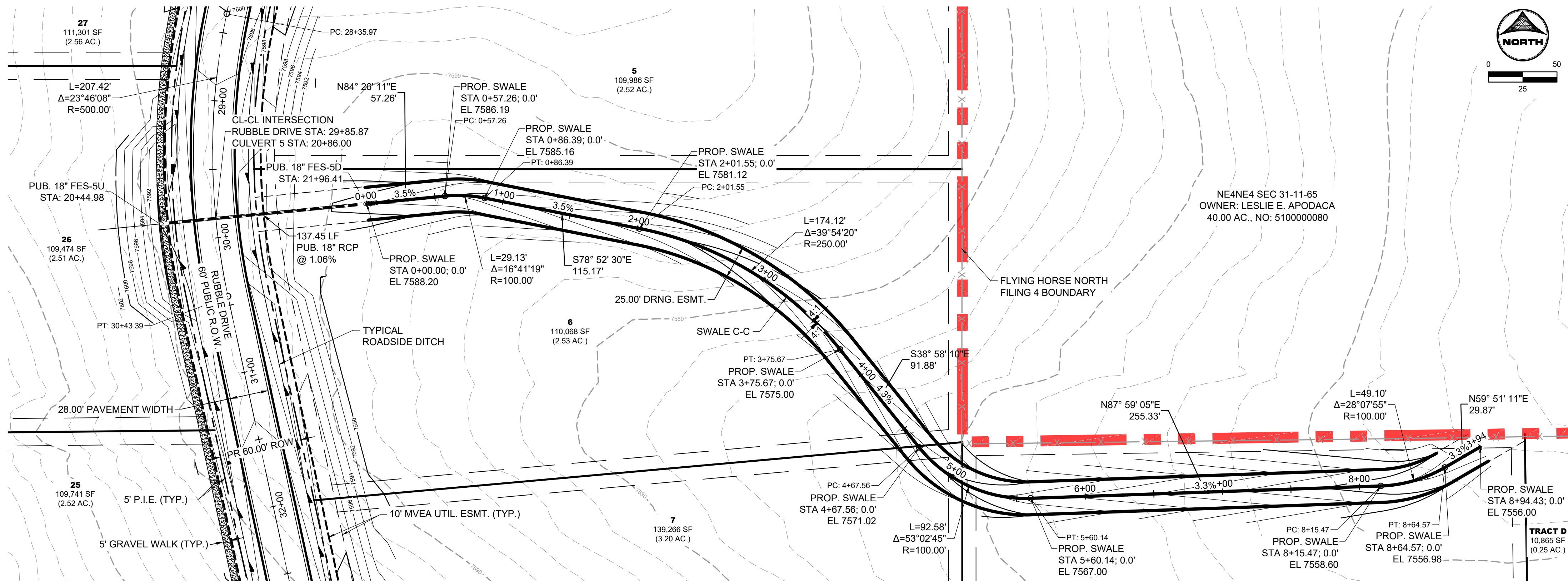
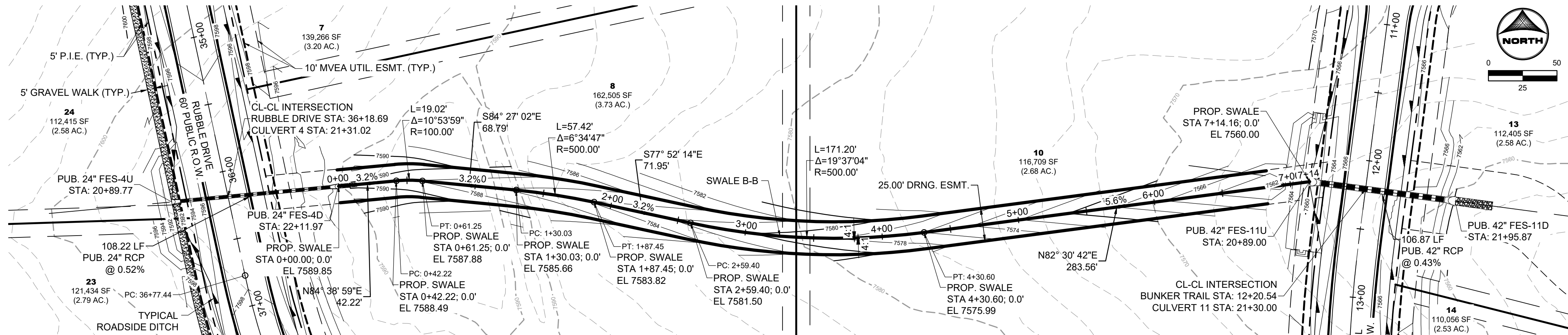


HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

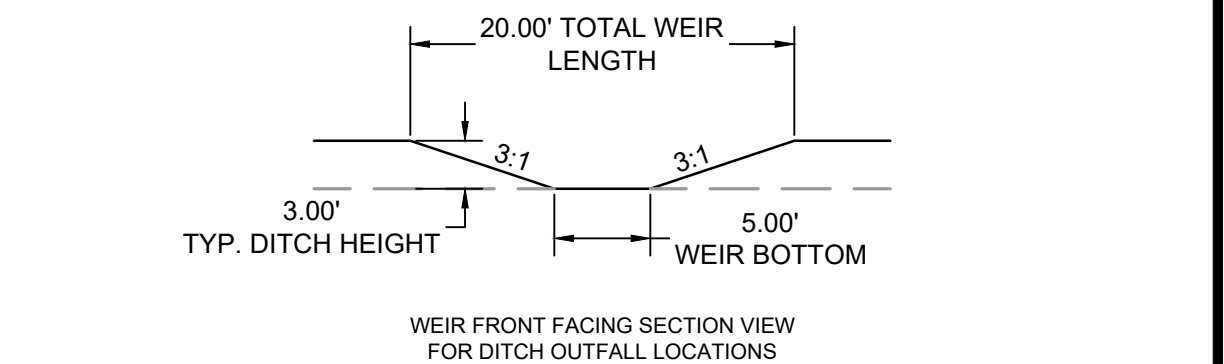
STORM DETAILS
STORM DETAILS

SHEET
DT1
35

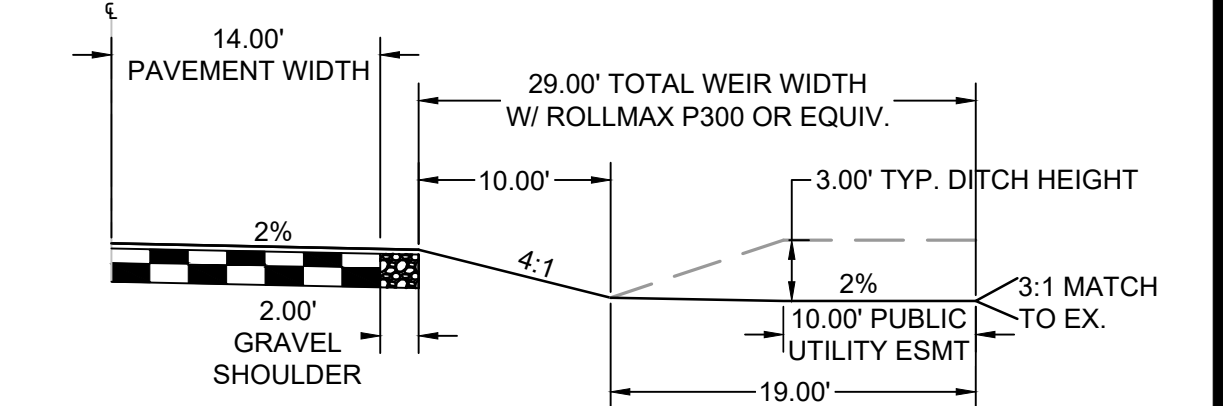


TYPICAL ROADSIDE DITCH SECTION

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



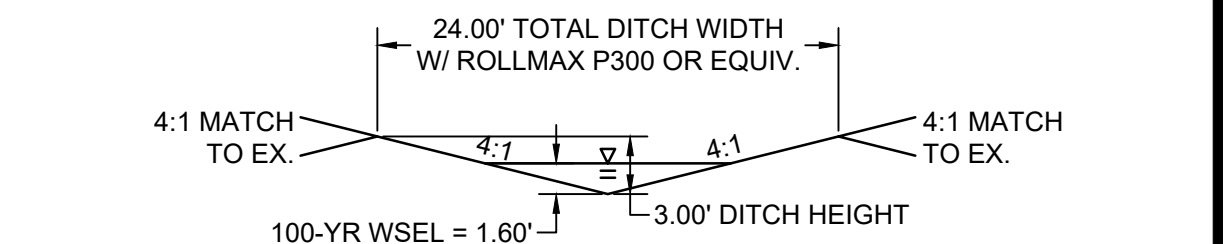
WEIR FRONT FACING SECTION VIEW FOR DITCH OUTFALL LOCATIONS



WEIR PROFILE SECTION VIEW

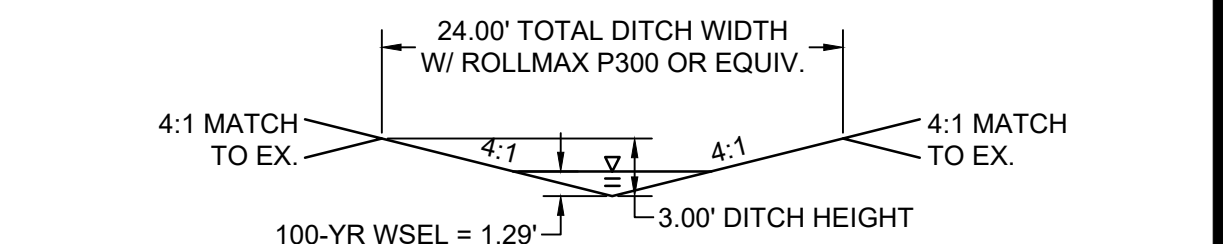
ROADSIDE DITCH OUTFALL WEIR

SCALE: 1"=10'



SWALE B-B SECTION

SCALE: 1"=10'



SWALE C-C SECTION

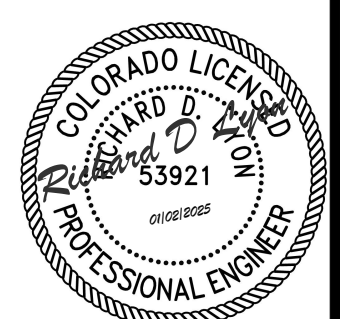
SCALE: 1"=10'

As-Built Document

PE Approval by: *Richard D. Lyon*

(Stamp Appended on this Plan Sheet)

09/24/2026 12:59:25 PM



PCD FILE NO.: SF2422

DRAWN BY: CMD	JOB DATE: 12/2/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 211030.240	0" = 1"
CAD DATE: 12/5/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\Drawings\C\Filing_No_4\Swale_Grading		

NO.	DATE	BY	REVISION DESCRIPTION



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

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

CONSTRUCTION DOCUMENTS
PROPOSED SWALE GRADING

SHEET
GR

36