OTTERBY, ADELLA, 8/4/2026 3:44 PM

LEGAL DESCRIPTION:

PARCEL A:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (S1/2 NE1/4) OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SITUATE IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1'S S1/2 NE1/4 (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE EAST LINE OF SAID S1/2 NE1/4, WHICH BEARS SOUTH 00 DEGREES 00 MINUTES 06 SECONDS WEST "ASSUMED"); THENCE SOUTH 00 DEGREES 00 MINUTES 06 SECONDS WEST ALONG SAID S1/2 NE1/4'S EAST LINE, 621.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 40 FEET OF THE NORTH ONE-HALF OF SAID S1/2 NE1/4; THENCE NORTH 89 DEGREES 52 MINUTES 03 SECONDS WEST ALONG SAID NORTH LINE, 360.22 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE NORTH 89 DEGREES 52 MINUTES 03 SECONDS WEST ALONG SAID NORTH LINE, 300.00 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 26 SECONDS EAST, 300.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 03 SECONDS EAST, 300.00 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 26 SECONDS WEST, 300.00 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

PARCEL B:

A PARCEL OF LAND BEING A PORTION OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER (S1/2 NE1/4) OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., SITUATE IN EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE CORNER OF SAID SECTION 1'S S1/2 NE1/4 (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE EAST LINE OF SAID S1/2 NE1/4, WHICH BEAR S 00 DEGREES 00 MINUTES 06 SECONDS W "ASSUMED"); THENCE S 00 DEGREES 00 MINUTES 06 SECONDS W ALONG SAID S1/2 NE1/4'S EAST LINE, 621.14 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH FORTY (40) FEET OF THE NORTH ONE-HALF OF SAID S1/2 NE1/4; THENCE N 89 DEGREES 52 MINUTES 03 SECONDS W ALONG SAID NORTH LINE, 660.31 FEET; THENCE N 00 DEGREES 02 MINUTES 26 SECONDS E, 620.73 FEET TO A POINT ON THE NORTH LINE OF SAID S1/2 NE1/4; THENCE S 89 DEGREES 54 MINUTES 10 SECONDS E ALONG SAID S1/2 NE1/4'S NORTH LINE, 659.89 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED SEPTEMBER 01, 2010 AT RECEPTION NO. 210085395 AND EXCEPTING THEREFROM THOSE PORTIONS CONVEYED BY SPECIAL WARRANTY DEEDS RECORDED APRIL 15, 2011 AT RECEPTION NO. 211037676 AND RECORDED APRIL 15, 2011 AT RECEPTION NO. 211037677, COUNTY OF EL PASO, STATE OF COLORADO.

BENCHMARK:

ORIGINATING BENCH MARK:
LEICA SMARTNET NETWORK RTK METHOD
STATION NAME: FNT1 FOUNTAIN, COLORADO. TRCM ID: 2798 ANTENNA: LEIAR10 RECEIVER: LEICA GR30.
GEOID2018 WAS UTILIZED TO DETERMINE THE GEOID SEPARATION.
ELLIPSOID ELEVATION = 5520.03 (NAVD88)

LOCAL BENCH MARK: FOUND 2-1/2" ALUMINUM CAP ALONG THE EAST FENCE LINE OF PARCEL B.
ELEVATION = 6945.48 (NAVD88).

BASIS OF BEARING:

BASIS OF BEARING IS THE EAST LINE OF THE PROPERTY, ASSUMED TO BEAR SOUTH 0 DEGREES 30 MINUTES 14 SECONDS WEST.

FLOODPLAIN NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0553G' EFFECTIVE DATE DECEMBER 7, 2018.

GEOHAZARD NOTE:

PER THE AFFORMENTIONED GEOTECHNICAL REPORT BY ENTECH, NO GEOHAZARDS ARE IDENTIFIED ON THIS SITE

PROJECT INFO:

TOTAL DISTURBANCE AREA = 5.62 AC

RECEIVING WATERS: BLACK SQUIRREL CREEK, EAST CHERRY CREEK

ANTICIPATED START OF CONSTRUCTION: FALL 2027

ANTICIPATED END OF LAND DISTURBANCE: SUMMER 2028

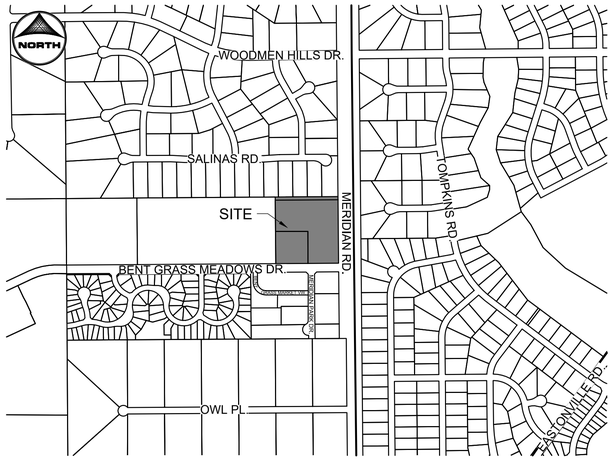
ANTICIPATED FINAL STABILIZATION: FALL 2028

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
   A. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
   B. B.CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
   C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   D. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, 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.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
16. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND THE WOODMEN HILLS METROPOLITAN DISTRICT.

CHURCH AT BENT GRASS MEADOWS CONSTRUCTION DRAWINGS

A PORTION OF SECTION 01 (SE 1/4 OF NE 1/4) AND A PORTION OF LOT 1 SECTION 01, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP
SCALE: 1-1/2" = 1000'

SHEET INDEX:

1 - COVER
2 - PUBLIC ROADWAY IMPROVEMENTS
3 - PUBLIC R.O.W. DETAILED GRADING
4 - SIGNAGE AND STRIPING PLAN
5 - STORM PLAN AND PROFILES
6 - PCM PLAN
7 - POND INFRASTRUCTURE DETAILS
8 - OUTLET STRUCTURE DETAILS

PROJECT CONTACTS:

OWNER/DEVELOPER
FAL REALTY, LLC.
EMAIL: INFO@SEED.SERVICES

APPLICANT/OWNER'S REPRESENTATIVE
HR GREEN DEVELOPMENT, LLC.
1975 RESEARCH PKWY SUITE 160
COLORADO SPRINGS, CO 80921
TELE: (719) 394-2435
ATTN: BLAINE PERKINS
EMAIL: BLAINE.PERKINS@HRGREEN.COM

CIVIL ENGINEER
HR GREEN DEVELOPMENT, LLC.
1975 RESEARCH PKWY SUITE 160
COLORADO SPRINGS, CO 80921
TELE: (719) 394-2435
ATTN: RICHIE LYON, P.E.
EMAIL: RICHIE.LYON@HRGREEN.COM

PLANNING & LANDSCAPE ARCHITECTURE:
HR GREEN DEVELOPMENT, LLC.
1975 RESEARCH PKWY SUITE 160
COLORADO SPRINGS, CO 80921
TELE:(719) 394-2435
ATTN.: BLAINE PERKINS
EMAIL: BLAINE.PERKINS@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
COMPASS SURVEYING & MAPPING, LLC
3253 WEST CAREFREE CIRCLE
COLORADO SPRINGS, CO 80917
TELE: (719) 354-4120
ATTN: MARK JOHANNES
EMAIL: @CSAMLLC.COM

EL PASO COUNTY

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/ OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/ OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

IN ACCORDANCE WITH ECM SECTION 1.12, THESE CONSTRUCTION DOCUMENTS WILL BE VALID FOR CONSTRUCTION FOR A PERIOD OF 2 YEARS FROM THE DATE SIGNED BY THE EL PASO COUNTY ENGINEER. IF CONSTRUCTION HAS NOT STARTED WITHIN THOSE 2 YEARS, THE PLANS WILL NEED TO BE RESUBMITTED FOR APPROVAL, INCLUDING PAYMENT OF REVIEW FEES AT THE PLANNING AND COMMUNITY DEVELOPMENT DIRECTORS DISCRETION.

JOSHUA J. PALMER P.E. — DATE
COUNTY ENGINEER

DESIGN ENGINEER'S STATEMENT

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

RICHARD D. LYON, COLORADO P.E. NO. 53921 — DATE

OWNER/DEVELOPER'S STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

FAL REALTY, LLC. — DATE
OWNER

Stamp and signatures

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
ADA PATH		
BARBED WIRE FENCE		
WOODEN FENCE		
GUARD RAIL		
U.G. ELECTRIC	UE	UE
OVERHEAD ELECTRIC	OE	OE
FIBER OPTIC	FO	FO
GAS MAIN	G	
SANITARY SEWER		
STORM DRAIN		
WATER MAIN	W	
SWALE		
TRAIL		
CURB & GUTTER		
INDEX CONTOUR		
INTER. CONTOUR		
100-YR FLOODPLAIN		
FLOODWAY		

STORM SEWER

	EXISTING	PROPOSED
MANHOLE	D	D
STORM INLET		
FLARED END SECTION		
RIPRAP		

SANITARY SEWER

CLEAN OUT	
MANHOLE	S
PLUG	

WATER

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

DRY UTILITIES

ELECTRIC METER	
ELECTRIC PEDESTAL	E
ELECTRICAL CABINET	E
ELECTRIC VAULT	EV
FIBER OPTIC PULL BOX	F
FIBER OPTIC MANHOLE	FO
FIBER OPTIC PEDESTAL	F
FIBER OPTIC SIGN	FO
FIBER OPTIC VAULT	FV
GAS METER	
GAS SIGN	
GAS VAULT	
TRANSFORMER	
LIGHT POLE	
FIBER OPTIC VAULT	FV

MISCELLANEOUS

SIGN	
BOLLLARD	
ACCESSIBLE PARKING	

PCD FILE NO.: SF268

DRAWN BY:	CVW	JOB DATE:	7/10/2026
APPROVED:	RDL	JOB NUMBER:	2403591
CAD DATE:	8/4/2026		
CAD FILE:	J:\2024\2403591\CAD\Dwgs\C\CD's\Cover		

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

CHURCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
EL PASO COUNTY, CO

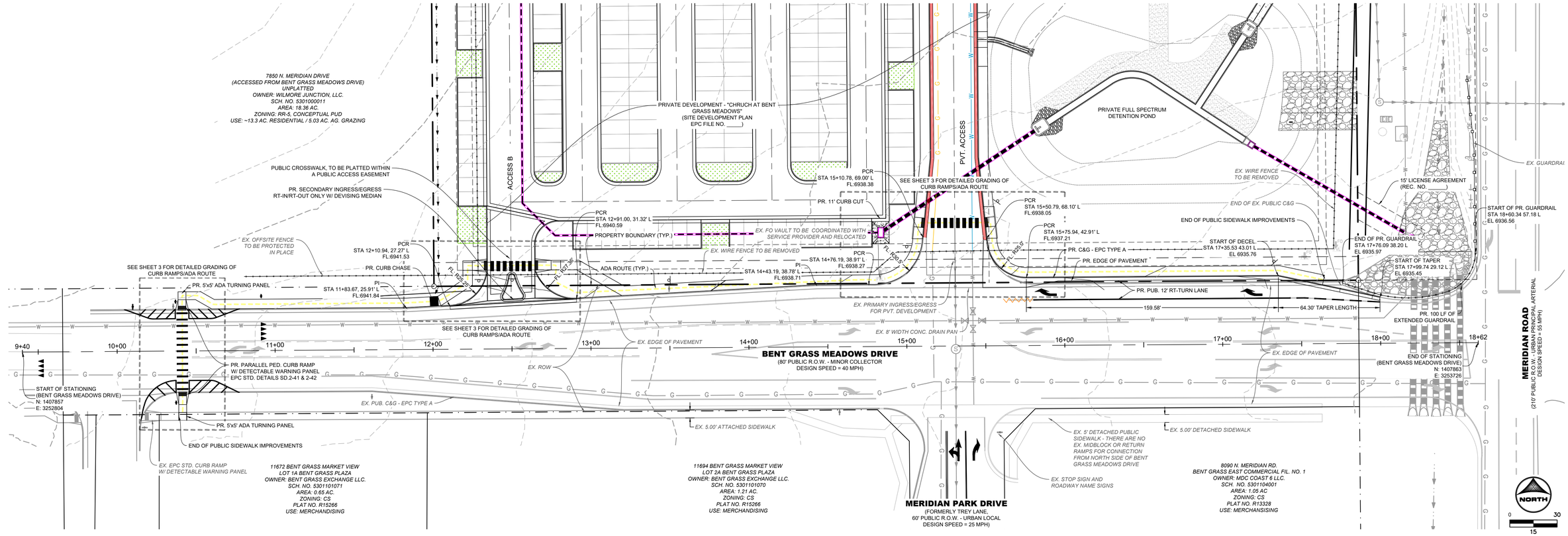
CONSTRUCTION DRAWINGS
COVER

SHEET CV

1

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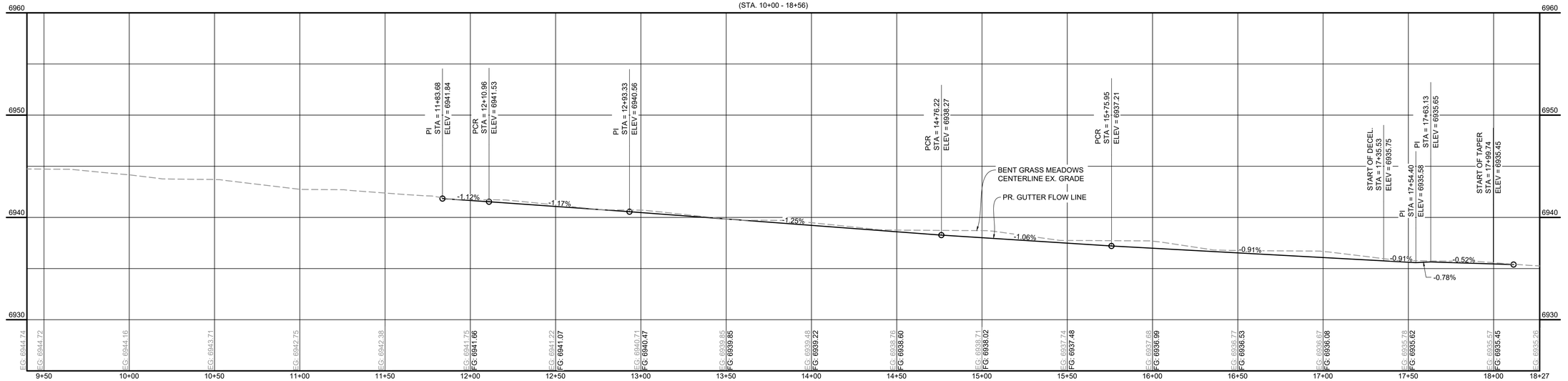
DOMBROWSKI, COLIN, 8/5/2026 3:26 PM

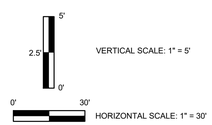


BENT GRASS MEADOWS DRIVE PROFILE

MINOR COLLECTOR - DESIGN SPEED = 40 MPH, POSTED SPEED = 35 MPH

(STA. 10+00 - 18+56)





PCD FILE NO.: SF268

DRAWN BY: ARO	JOB DATE: 8/4/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
APPROVED: RDL	JOB NUMBER: 2403591		
CAD DATE: 8/5/2026			
CAD FILE: J:\2024\2403591\CAD\Dwgs\C\CD's\Public Roadway Improvements			

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

CHURCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DRAWINGS
PUBLIC ROADWAY IMPROVEMENTS

SHEET RD

2

HR GREEN Xrefs: xc-dsgn_2403591; xv-dsgn_2403591; xv-row_2403591; xref_Titleblock_2403591_PUBLIC-Cbx; xv-util_2403591; xc-util_2403591

DOMBROWSKI, COLIN, 8/5/2026 3:26 PM

The cross slope of a pedestrian street crossing at an intersection with yield or stop control that is within the Pedestrian Access Route shall not exceed 2%. A cross slope of 1.8% is recommended for design to allow for construction tolerance.

HRG Response: Ackowledged, grading revised to meet criteria.

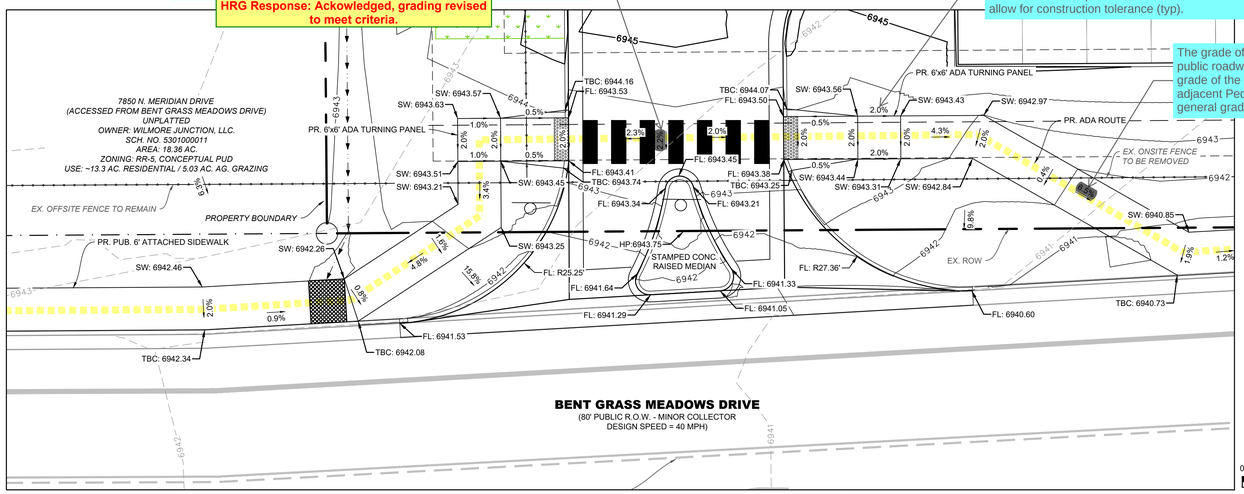
TE SIDEWALK AND ADA ROUTE

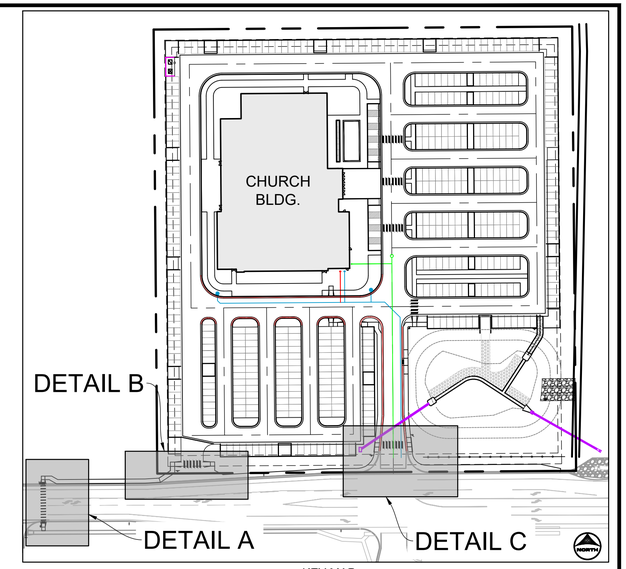
Note: The cross slope of all sidewalk contained within the pedestrian access route shall not exceed 2% Typical sidewalk cross slope of 1.5% is recommended for design to allow for construction tolerance (typ).

HRG Response: Acknowledged, grading of cross slope revised in this area.

The grade of Pedestrian Access Routes within and adjacent to public roadways shall not exceed 5%. When, however, the grade of the adjacent street is greater than 5%, the grade of adjacent Pedestrian Access Routes shall not exceed the general grade of the adjacent street or highway.

HRG Response: Sidewalk adjusted for more length to achieve 5.0% longitudinal slope.





KEY MAP
SCALE: 1"=250'

DETAIL A - PUBLIC SIDEWALK AND ADA ROUTE

DETAIL C - PUBLIC/PRIVATE SIDEWALK AND ADA ROUTE

HRG Response: No longer an ADA route, see revisions to ADA route on SDP and this plan set. Sidewalk removed here.

HRG Response: This is private sidewalk adjacent to private drive, we can have longitudinal grades up to 8.33%.

ADA DESIGN STANDARD NOTES

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

ABBREVIATIONS

ADA	THE AMERICANS WITH DISABILITIES ACT
AUX	AUXILLARY
C&G	CURB AND GUTTER
CL	CENTERLINE
CONC	CONCRETE
EOC	EDGE OF CONCRETE
EPC	EL PASO COUNTY
EX	EXISTING
FL	FLOW LINE
PED	PEDESTRIAN
PR	PROPOSED
PUB	PUBLIC
PVT	PRIVATE
ROW	RIGHT OF WAY
RRFB	RECTANGULAR RAPID FLASHING BEACON
SW	SIDEWALK
TBC	TOP OF BACK OF CURB

PCD FILE NO.: SF268

DRAWN BY: ARO	JOB DATE: 8/4/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: RDL	JOB NUMBER: 2403591	0 1"	
CAD DATE: 8/5/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2024\2403591\CAD\Dwgs\C\CD's\Public Roadway Detailed Grading			

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen
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1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
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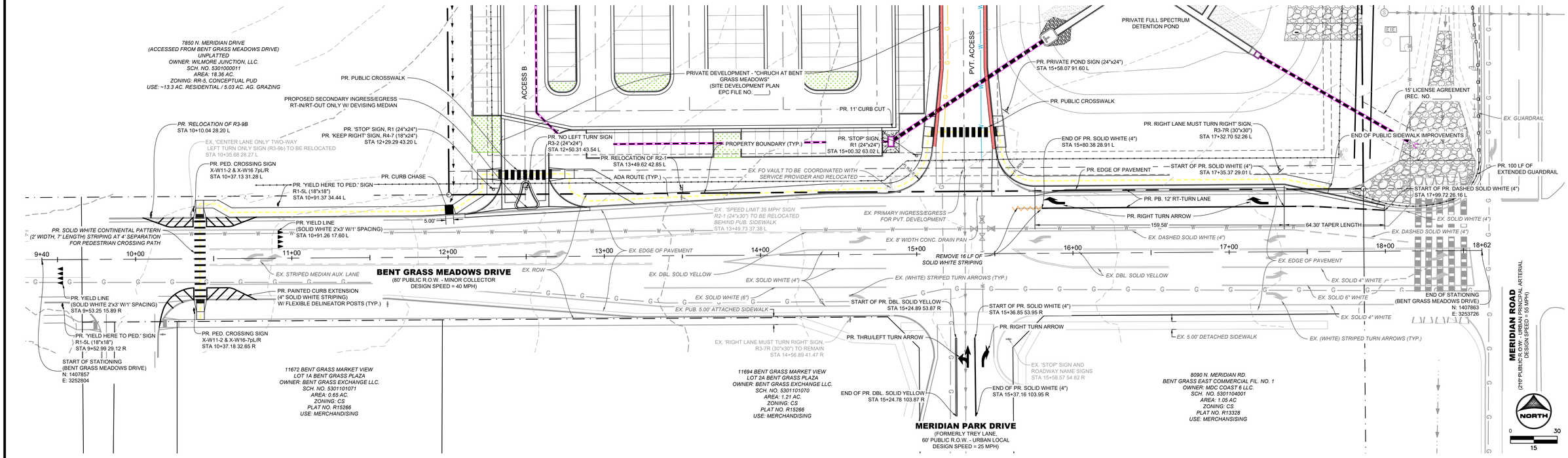
CHURCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
EL PASO COUNTY, CO

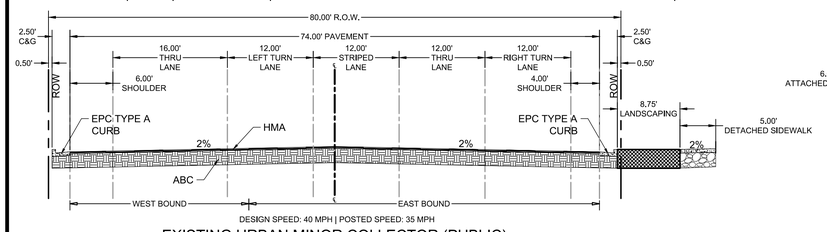
CONSTRUCTION DRAWINGS
PUBLIC ROADWAY IMPROVEMENTS

SHEET RD | 3

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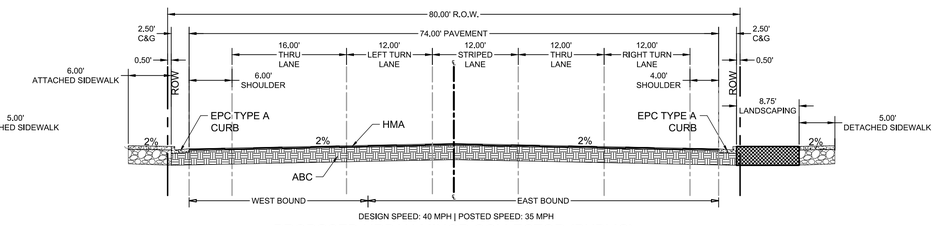
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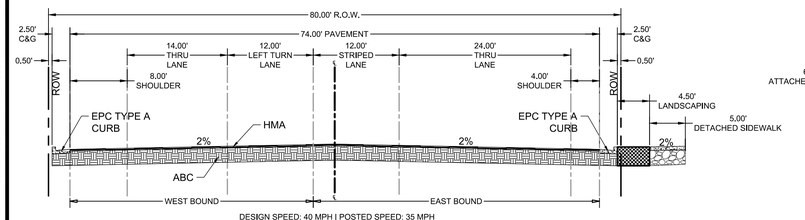
DESIGN SPEED: 40 MPH | POSTED SPEED: 35 MPH

EXISTING URBAN MINOR COLLECTOR (PUBLIC)
BENT GRASS MEADOWS DRIVE - STA 14+50
SCALE: 1"=10'



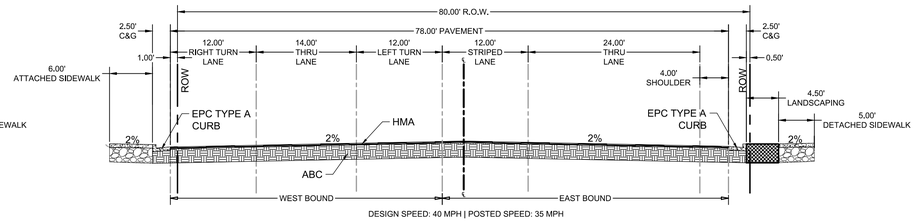
DESIGN SPEED: 40 MPH | POSTED SPEED: 35 MPH

PROPOSED URBAN MINOR COLLECTOR (PUBLIC)
BENT GRASS MEADOWS DRIVE - STA 14+50
SCALE: 1"=10'



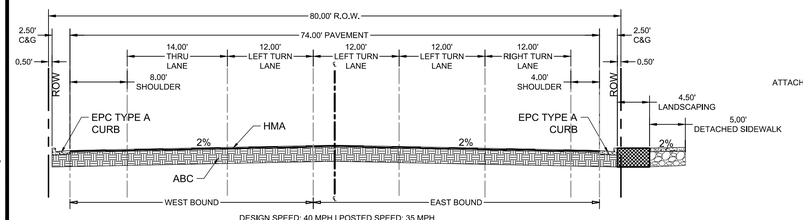
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EXISTING URBAN MINOR COLLECTOR (PUBLIC)
BENT GRASS MEADOWS DRIVE - STA 16+00
SCALE: 1"=10'



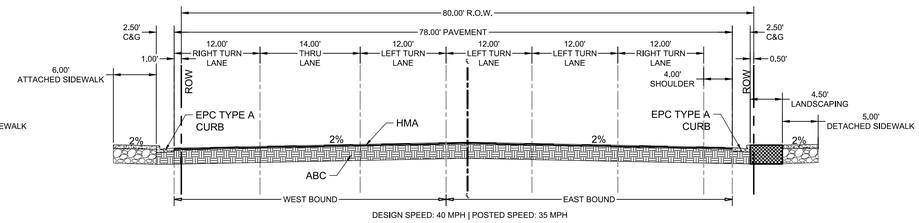
DESIGN SPEED: 40 MPH | POSTED SPEED: 35 MPH

PROPOSED URBAN MINOR COLLECTOR (PUBLIC)
BENT GRASS MEADOWS DRIVE - STA 16+00
SCALE: 1"=10'



DESIGN SPEED: 40 MPH | POSTED SPEED: 35 MPH

EXISTING URBAN MINOR COLLECTOR (PUBLIC)
BENT GRASS MEADOWS DRIVE - STA 17+00
SCALE: 1"=10'



DESIGN SPEED: 40 MPH | POSTED SPEED: 35 MPH

PROPOSED URBAN MINOR COLLECTOR (PUBLIC)
BENT GRASS MEADOWS DRIVE - STA 17+00
SCALE: 1"=10'

GENERAL NOTES:

1. ALL STRIPING AND SIGNAGE TO REMAIN UNLESS CALLED OUT OTHERWISE ON THIS PLAN.

LIGHT POLE NOTES:

1. LIGHT POLE LOCATIONS WITHIN URBAN COLLECTOR 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 URBAN COLLECTOR ROADWAY AREAS ARE 30' FROM EOA.

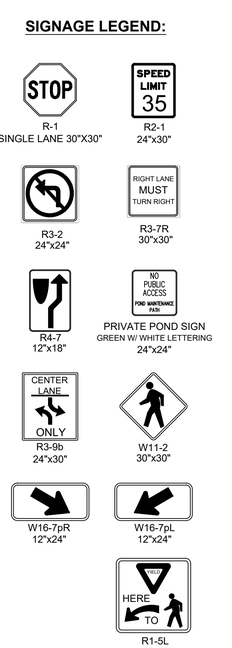
CONSTRUCTION NOTES:

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

EL PASO COUNTY SIGNAGE & STRIPING NOTES:

1. ALL SIGNS AND PAVEMENTS MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FORM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE FHWA STANDARD HIGHWAY SIGNS: 2004 EDITION WITH 2012 SUPPLEMENT. SIGNAL POLE MOUNTED AND OVERHEAD STREET NAME SIGNS SHALL BE PER MUTCD SIZE STANDARDS
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM DIAMOND GRADE RETROREFLECTIVE SHEETING THAT MEETS ASTM D4956 TYPE XI SHEETING REQUIREMENTS.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75"X1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.125" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALK LINES SHALL BE 24" WIDE AND A MINIMUM OF 9' LONG. CROSSWALKS SHALL BE INLAID IN ACCORDANCE WITH SECTION 627 OF THE 2025 CDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION.
12. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE.
13. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 18 MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
14. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH CDOT STANDARD S-614-1 OR MUTCD FIGURE 2A-2.
15. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DPW - INSPECTIONS (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
16. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AND EXISTING EL PASO COUNTY ROADWAY.

SIGNAGE LEGEND:



PCD FILE NO.: SF268

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APPROVED:	RDL	JOB NUMBER:	2403591
CAD DATE:	8/5/2026		
CAD FILE:	J:\2024\2403591\CAD\Dwgs\C\CD's\Signage and Striping 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: 713.965.0044

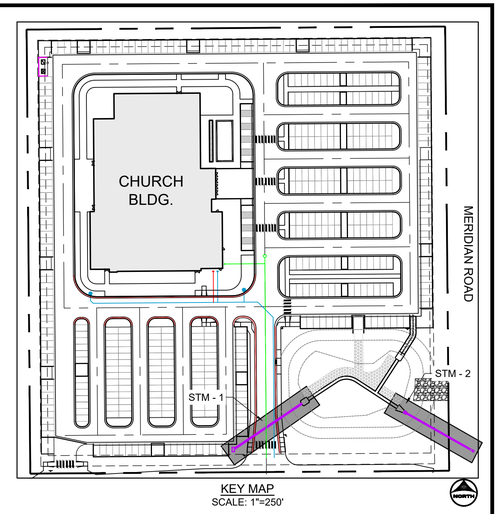
CHURCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DRAWINGS
SIGNAGE AND STRIPING PLAN

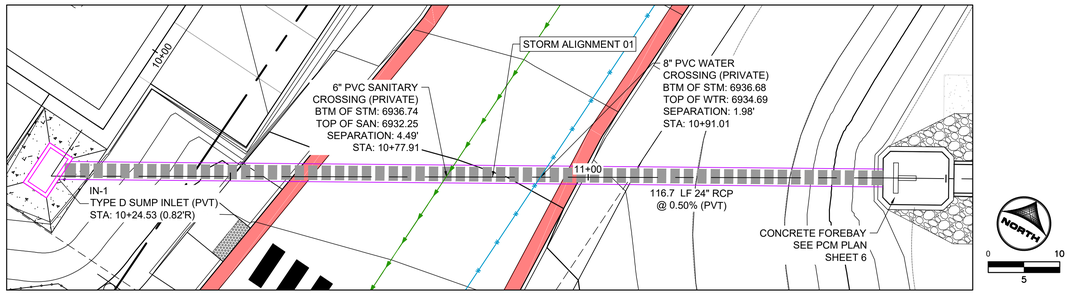
SHEET RD | 4

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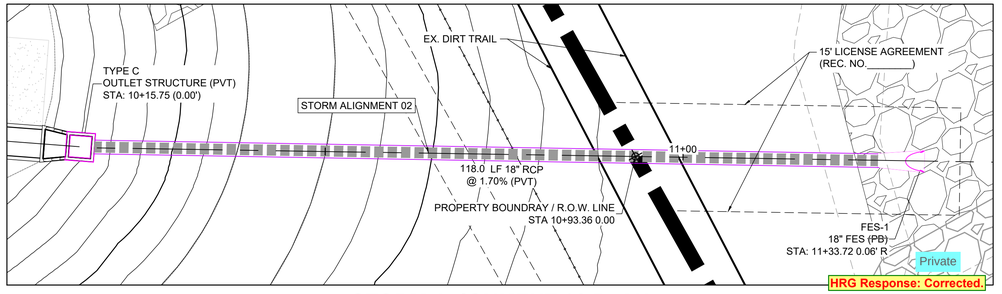
OTTERBY, ADELLA, 8/4/2026 3:45 PM



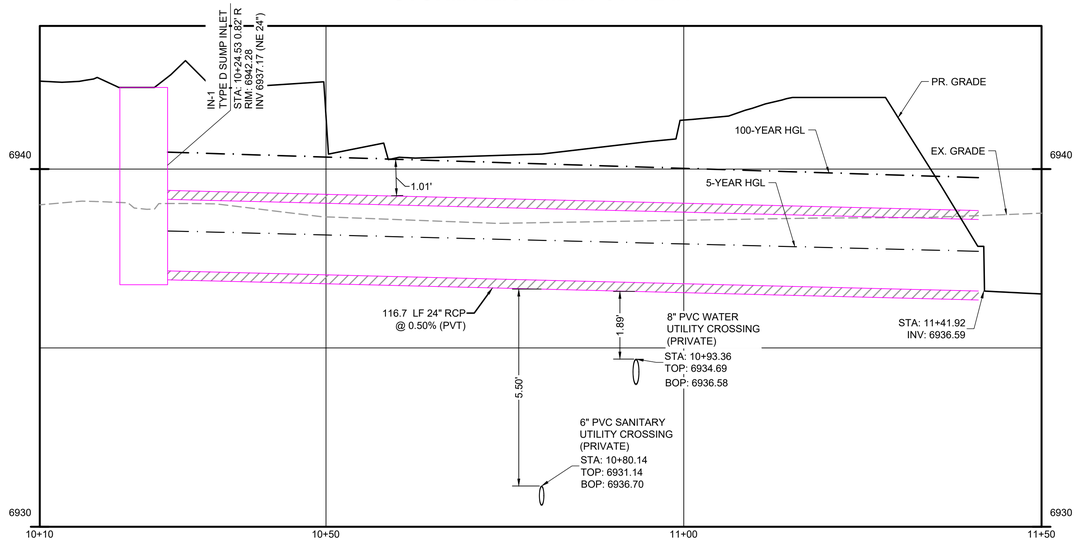
KEY MAP
SCALE: 1"=250'



STORM ALIGNMENT 01 PLAN



STORM ALIGNMENT 02 PLAN



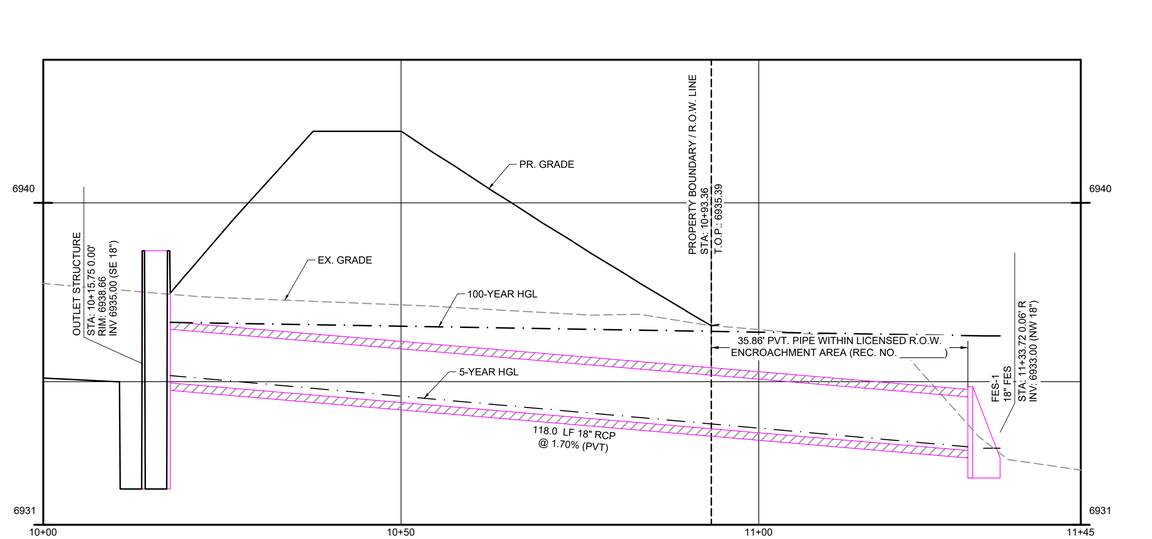
STORM ALIGNMENT 01 PROFILE



VERTICAL SCALE: 1" = 2'



HORIZONTAL SCALE: 1" = 10'



STORM ALIGNMENT 02 PROFILE



VERTICAL SCALE: 1" = 2'



HORIZONTAL SCALE: 1" = 10'

PCD FILE NO.: SF268

DRAWN BY:	RDL
APPROVED:	RDL
CAD DATE:	8/4/2026
CAD FILE:	J:\2024\2403591\CAD\Dwgs\C\CD's\Storm P&P
JOB DATE:	7/24/2026
JOB NUMBER:	2403591

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

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HRGreen
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1975 RESEARCH PARKWAY SUITE 160
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PHONE: 719.300.4140
FAX: 713.965.0044

CHURCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
EL PASO COUNTY, CO

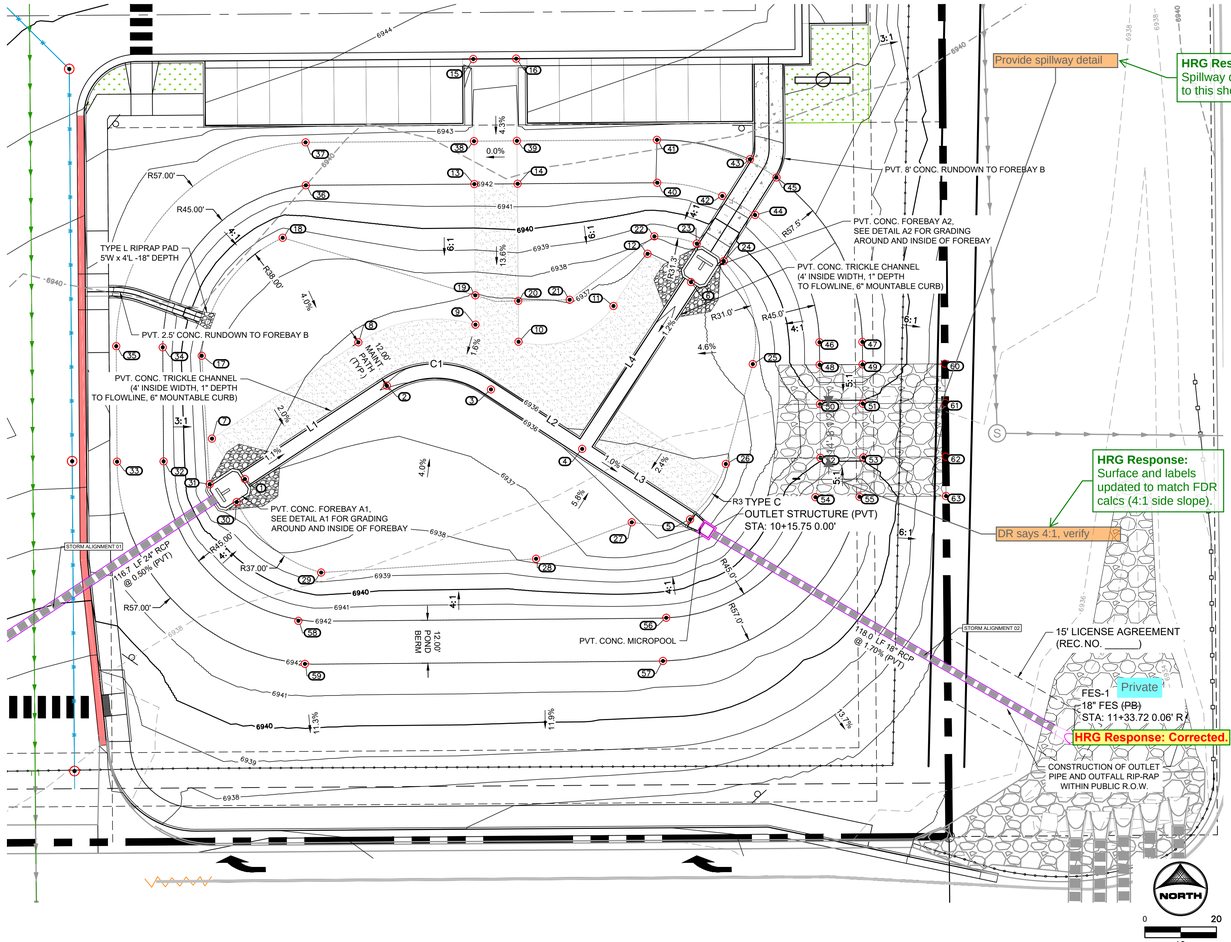
CONSTRUCTION DRAWINGS

STORM PLAN AND PROFILES

SHEET STM 5

HR GREEN Xrefs: xv--row_2403591; xc--dsgn_2403591; xv--dsgn_2403591; Key_Map_Block; xref_Titleblock_2403591_PUBLIC--CDs

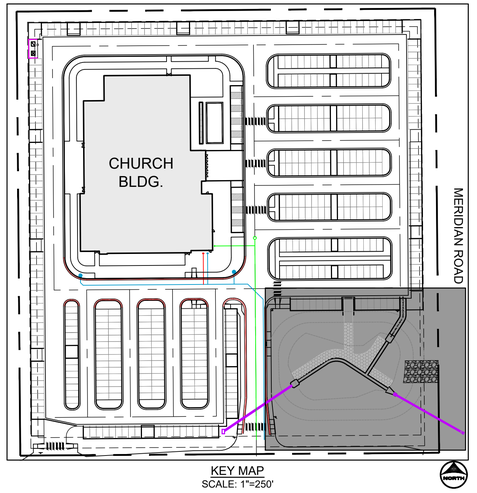
OTTERBY, ADELLA, 8/4/2026 3:45 PM



TRICKLE CHANNEL SEGMENT TABLE					
LINE/CURVE NO.	LENGTH (FT)	DIRECTION/DELTA	RADIUS (FT)	START N/E	END N/E
C1	29.00	66.45	25.00	N:1408028.58 E:3253492.89	N:1408028.64 E:3253520.29
L1	47.49	N56°39'33.39"E		N:1408002.48 E:3253453.21	N:1408028.58 E:3253492.89
L2	32.46	S56°53'13.65"E		N:1408028.64 E:3253520.29	N:1408010.91 E:3253547.47
L3	36.02	S56°53'13.65"E		N:1408010.91 E:3253547.47	N:1407991.23 E:3253577.64
L4	55.67	N33°06'46.35"E		N:1408010.91 E:3253547.47	N:1408057.54 E:3253577.88

POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV
1	TC FL	N: 1408002.48 E: 3253453.21	6936.50
2	TC FL	N: 1408028.58 E: 3253492.89	6935.97
3	TC FL	N: 1408027.53 E: 3253521.98	6935.66
4	TC FL	N: 1408010.91 E: 3253547.47	6935.36
5	TC FL	N: 1407991.23 E: 3253577.64	6935.00
6	TC FL	N: 1408057.54 E: 3253577.88	6936.10
7	MAINT PATH	N: 1408013.77 E: 3253444.00	6937.37
8	MAINT PATH	N: 1408040.70 E: 3253484.92	6936.80
9	MAINT PATH	N: 1408045.63 E: 3253517.64	6936.54
10	MAINT PATH	N: 1408040.85 E: 3253529.70	6936.45
11	MAINT PATH	N: 1408050.87 E: 3253556.22	6936.71
12	MAINT PATH	N: 1408065.46 E: 3253565.74	6936.92
13	MAINT PATH	N: 1408084.95 E: 3253517.33	6942.00
14	MAINT PATH	N: 1408085.03 E: 3253529.43	6942.00
15	MAINT PATH	N: 1408119.91 E: 3253517.03	6943.60
16	MAINT PATH	N: 1408120.01 E: 3253529.03	6943.48
17	BTM POND	N: 1408036.95 E: 3253441.15	6937.77
18	BTM POND	N: 1408069.93 E: 3253463.77	6938.26
19	BTM POND	N: 1408053.84 E: 3253517.59	6936.93
20	BTM POND	N: 1408052.28 E: 3253529.63	6936.91
21	BTM POND	N: 1408052.59 E: 3253543.98	6937.04
22	BTM POND	N: 1408070.33 E: 3253567.64	6938.11
23	BTM POND	N: 1408068.31 E: 3253579.50	6938.62
24	BTM POND	N: 1408063.41 E: 3253587.05	6938.64
25	BTM POND	N: 1408034.62 E: 3253595.16	6937.55
26	BTM POND	N: 1408006.70 E: 3253587.62	6935.82
27	BTM POND	N: 1407990.39 E: 3253561.33	6936.09
28	BTM POND	N: 1407980.20 E: 3253534.58	6937.69
29	BTM POND	N: 1407976.34 E: 3253474.52	6938.29
30	BTM POND	N: 1407996.06 E: 3253450.92	6937.83
31	BTM POND	N: 1408001.03 E: 3253443.36	6937.86
32	TOP POND	N: 1408007.43 E: 3253430.48	6942.00
33	TOP POND	N: 1408007.34 E: 3253417.48	6942.00
34	TOP POND	N: 1408039.31 E: 3253430.25	6942.00
35	TOP POND	N: 1408039.63 E: 3253417.24	6942.00

POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV
36	TOP POND	N: 1408084.60 E: 3253470.24	6942.00
37	TOP POND	N: 1408096.60 E: 3253470.16	6942.00
38	TOP POND	N: 1408096.95 E: 3253517.23	6942.00
39	TOP POND	N: 1408097.03 E: 3253529.23	6942.00
40	TOP POND	N: 1408085.32 E: 3253568.46	6942.00
41	TOP POND	N: 1408097.32 E: 3253568.37	6942.00
42	TOP POND	N: 1408081.63 E: 3253586.63	6941.88
43	TOP POND	N: 1408091.90 E: 3253594.37	6942.00
44	TOP POND	N: 1408076.31 E: 3253595.80	6941.88
45	TOP POND	N: 1408086.79 E: 3253601.79	6942.00
46	TOP POND	N: 1408040.72 E: 3253613.79	6942.00
47	TOP POND	N: 1408040.83 E: 3253625.79	6942.00
48	TOP SPILL	N: 1408034.42 E: 3253613.84	6942.00
49	TOP SPILL	N: 1408034.53 E: 3253625.84	6942.00
50	CREST	N: 1408023.42 E: 3253613.94	6939.80
51	CREST	N: 1408023.53 E: 3253625.94	6939.80
52	CREST	N: 1408008.42 E: 3253614.07	6939.80
53	CREST	N: 1408008.53 E: 3253626.07	6939.80
54	TOP SPILL	N: 1407997.41 E: 3253612.66	6942.00
55	TOP SPILL	N: 1407997.52 E: 3253624.98	6942.00
56	TOP POND	N: 1407963.71 E: 3253570.97	6942.00
57	TOP POND	N: 1407951.63 E: 3253570.06	6942.00
58	TOP POND	N: 1407962.85 E: 3253468.14	6942.00
59	TOP POND	N: 1407950.81 E: 3253469.98	6941.99
60	TOP SPILL	N: 1408034.73 E: 3253648.84	6938.28
61	CREST	N: 1408023.73 E: 3253648.94	6938.06
62	CREST	N: 1408008.73 E: 3253649.07	6937.68
63	TOP SPILL	N: 1407997.73 E: 3253649.17	6937.43



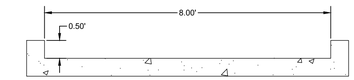
KEY MAP
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POND GRADING NOTES:

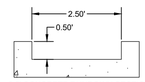
1. TWO SIGNS OF MINIMUM 3 SQ. FT. AREA, SHALL BE INSTALLED AROUND THE POND PERIMETER. THE SIGNS WILL BE CONSTRUCTED OF A DURABLE MATERIAL SUCH AS METAL OR PLASTIC AND HAVE RED LETTERING ON A WHITE BACKGROUND STATING, "WARNING- THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO PERIODIC FLOODING.
2. 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 RIP-RAP MUST BE INSTALLED PER DETAIL SHOWN ON THIS PLAN.
5. ALL POND STORM INFRASTRUCTURE IS CONSIDERED 'PRIVATE' AND IS OWNED AND MAINTAINED BY THE OWNER.

ABBREVIATIONS:

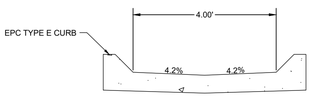
TOW ~ TOP OF WALL
BTM POND ~ BOTTOM OF POND
FL ~ FLOWLINE
TC ~ TRICKLE CHANNEL
TOP POND ~ TOP OF POND / BERM ELEVATION
SPILL ~ SPILLWAY
MAINT. ~ MAINTENANCE



8' CONCRETE RUNDOWN SECTION
N.T.S

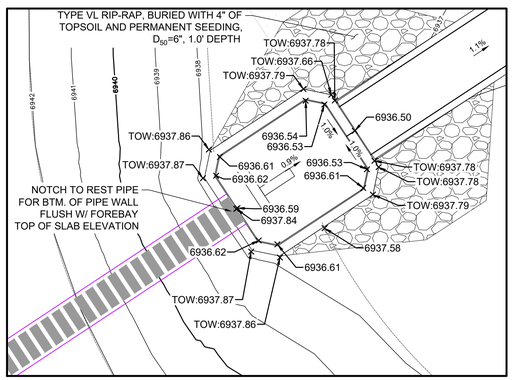


2.5' CONCRETE RUNDOWN SECTION
N.T.S

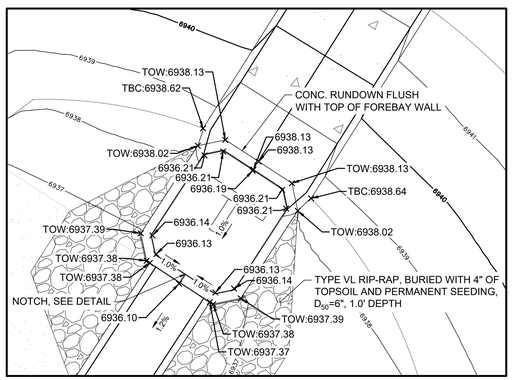


4' CONCRETE TRICKLE CHANNEL SECTION
N.T.S

DETAIL A1 (FOREBAY A1)



DETAIL A2 (FOREBAY A2)



PCD FILE NO.: SF268

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APPROVED: RDL	JOB NUMBER: 2403591	0 1"	
CAD DATE: 8/4/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2024\2403591\CAD\Dwgs\C\CD's\PCM Plans			

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

CHURCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
EL PASO COUNTY, CO

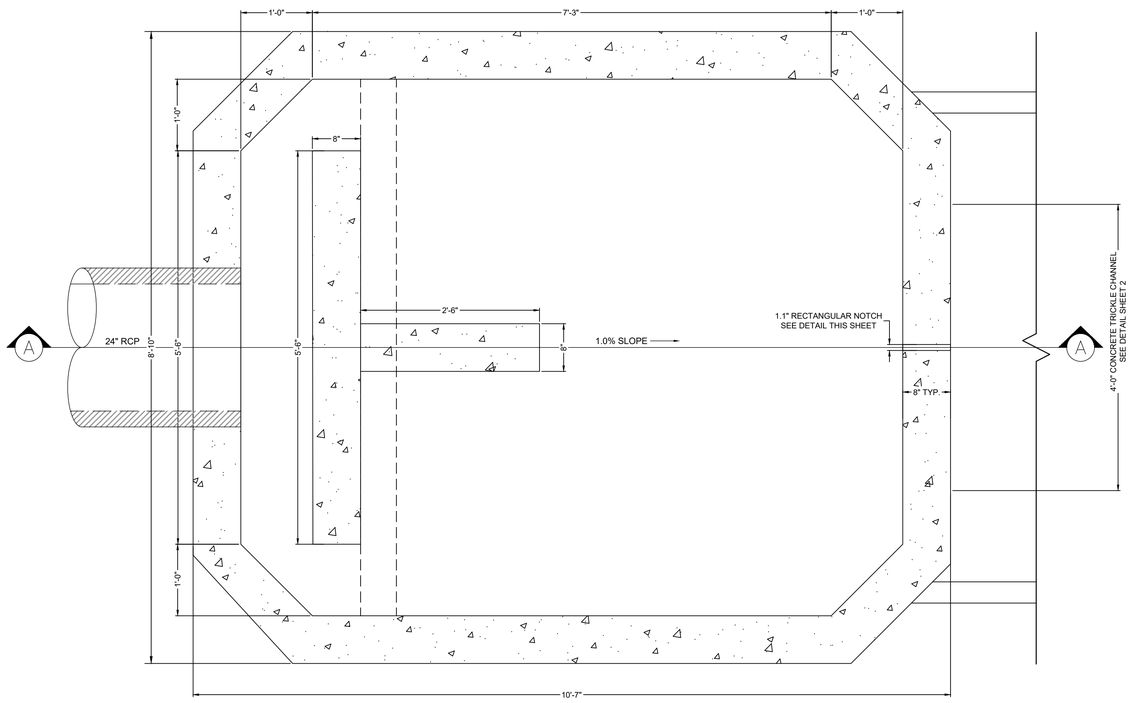
CONSTRUCTION DRAWINGS
PCM PLAN

SHEET
PCM

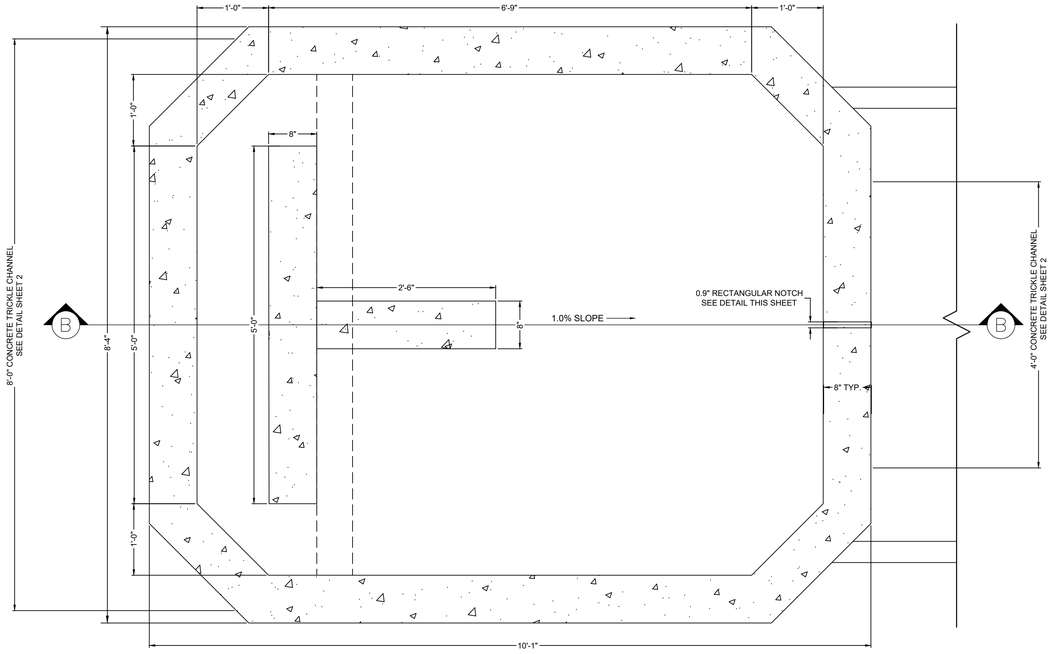
6

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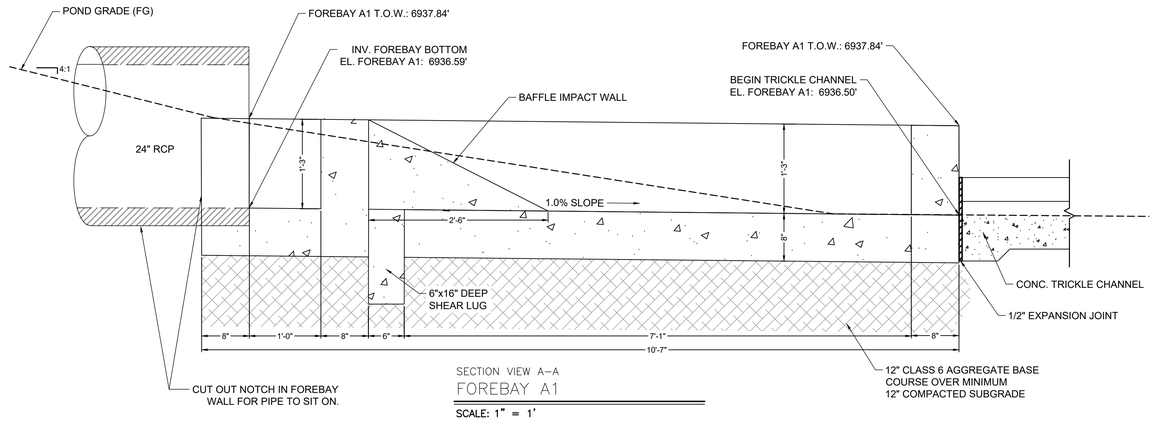
OTTERBY, ADELLA, 8/4/2026 3:45 PM



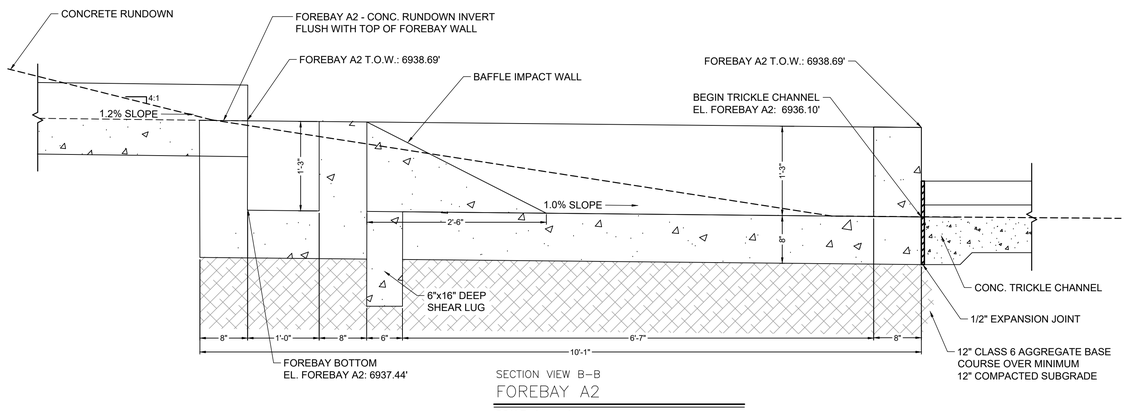
PLAN VIEW
FOREBAY A1
SCALE: 1" = 1'



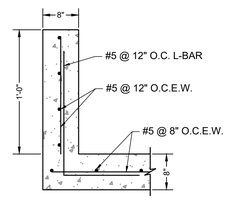
PLAN VIEW
FOREBAY A2
SCALE: 1" = 1'



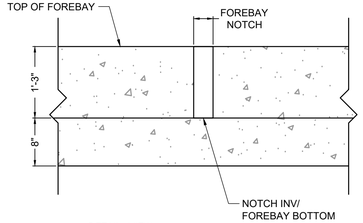
SECTION VIEW A–A
FOREBAY A1
SCALE: 1" = 1'



SECTION VIEW B–B
FOREBAY A2
SCALE: 1" = 1'



DETAIL VIEW
FOREBAY REINFORCEMENT
SCALE: NTS



DETAIL VIEW
FOREBAY NOTCH
SCALE: NTS

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

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

Minimum Sign Area: 3 sqft

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

PCD FILE NO.: SF268

HR GREEN Xrefs: foreboy_notch; xref_Titleblock_2403591_PUBLIC-CDs

DRAWN BY: CMD | JOB DATE: 8/4/2026
APPROVED: RDL | JOB NUMBER: 2403591
CAD DATE: 8/4/2026
CAD FILE: J:\2024\2403591\CAD\Dwgs\C\CD's\Pond Infrastructure

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

NO.	DATE	BY	REVISION DESCRIPTION

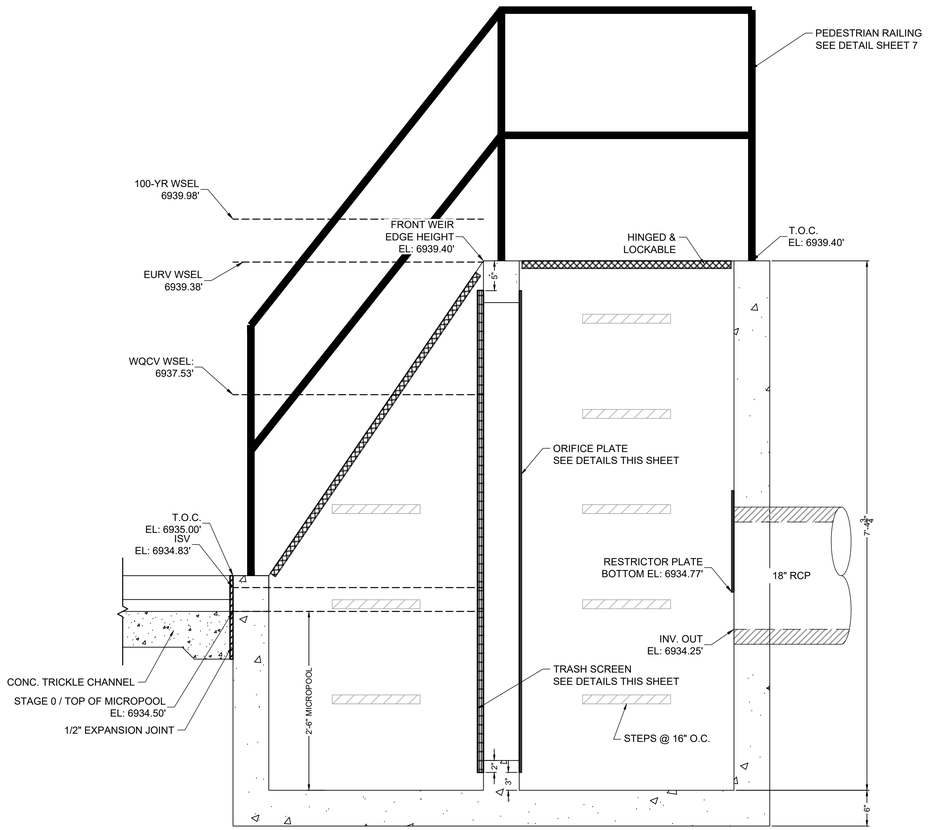
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

CHURCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DRAWINGS
POND INFRASTRUCTURE DETAILS

SHEET
PCM
7

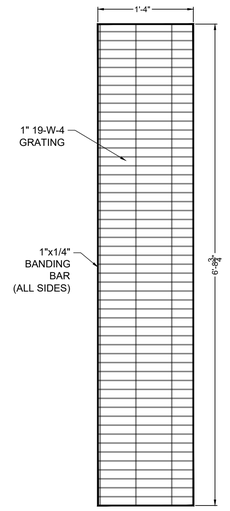
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SECTION VIEW A–A

POND OUTLET STRUCTURE

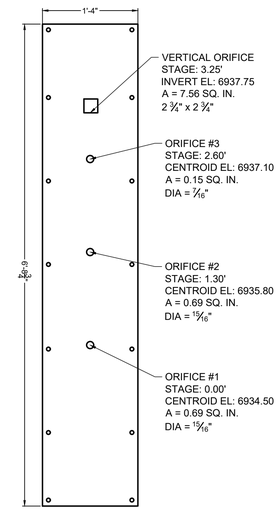
SCALE: 1"=1'



ELEVATION VIEW

TRASH SCREEN DETAIL

SCALE: 1" = 1'



ELEVATION VIEW

ORIFICE PLATE DETAIL

SCALE: NTS

TRASH SCREEN NOTES:

1. TRASH SCREEN SHALL BE CONSTRUCTED OF 1" THICK 19-W-4 GRATING WITH 1"x1/4" BANDING BAR ON EACH SIDE AND GALVANIZED, MANUFACTURED WITH EXTERIOR BARS IN THE VERTICAL ORIENTATION, 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:

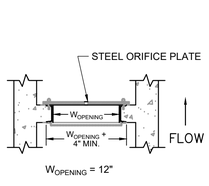
1. PLATE TO BE $\frac{3}{8}$" THICK GALVANIZED STEEL.
2. BOLT PLATE TO CONCRETE 16" O.C. MAX.
3. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE. THE GASKET SHALL BE MADE OF $\frac{1}{4}$ INCH THICK, 60 DUROMETER EPDM RUBBER IN A CONTINUOUS SHEET THE SIZE OF THE ORIFICE PLATE. OR EQUIVALENT GASKET APPROVED BY EPC. NOTE THAT CAULK IS NOT AN APPROVED EQUIVALENT AND WILL NOT BE ACCEPTED BY EPC. THE SHEET SHALL BE PLACED BETWEEN THE ORIFICE PLATE AND THE CONCRETE WALL, WITH THE WIDTH OF THE OVERLAP BETWEEN THE PLATE AND THE CONCRETE. OPENINGS SHALL BE CUT INTO THE SHEET CORRESPONDING OT THE PLATE BOLT HOLES AND THE CONCRETE WALL OPENING. CUTS MADE EITHER BY THE CONTRACTOR IN THE FIELD OR BY THE MANUFACTURER.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ORIFICE PLATE FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

SAFETY GRATES/TRASH RACK NOTES:

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

RESTRICTOR PLATE NOTES:

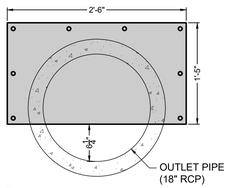
1. $\frac{3}{8}$" THICK RESTRICTOR PLATE, GALVANIZED STEEL.
2. BOLT PLATE TO CONCRETE @ 12" O.C. MAX.
3. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN PLATE AND CONCRETE. THE GASKET SHALL BE MADE OF $\frac{1}{4}$ INCH THICK, 60 DUROMETER EPDM RUBBER IN A CONTINUOUS SHEET THE SIZE OF THE ORIFICE PLATE. OR EQUIVALENT GASKET APPROVED BY EPC. NOTE THAT CAULK IS NOT AN APPROVED EQUIVALENT AND WILL NOT BE ACCEPTED BY EPC. THE SHEET SHALL BE PLACED BETWEEN THE ORIFICE PLATE AND THE CONCRETE WALL, WITH THE WIDTH OF THE OVERLAP BETWEEN THE PLATE AND THE CONCRETE. OPENINGS SHALL BE CUT INTO THE SHEET CORRESPONDING OT THE PLATE BOLT HOLES AND THE CONCRETE WALL OPENING. CUTS MADE EITHER BY THE CONTRACTOR IN THE FIELD OR BY THE MANUFACTURER.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR RESTRICTOR PLATE FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.



DETAIL

TRASH SCREEN & ORIFICE PLATE

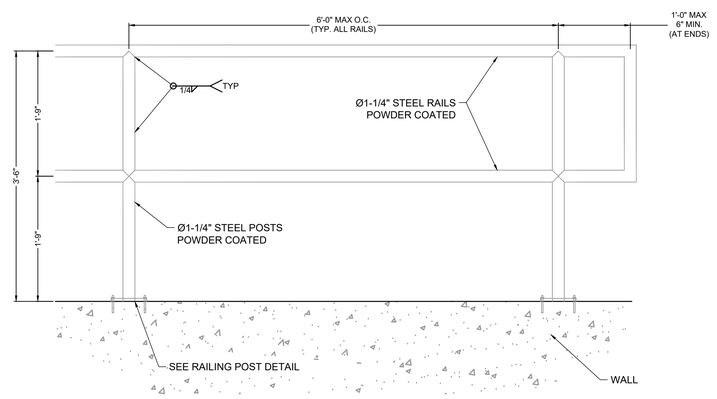
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DETAIL

RESTRICTOR PLATE

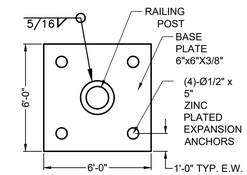
SCALE: 1" = 1'



DETAIL VIEW

PEDESTRIAN RAILING

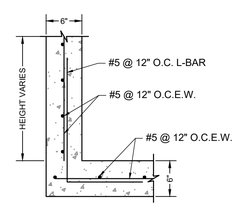
SCALE: 1" = 1'



DETAIL VIEW

PEDESTRIAN RAILING POST

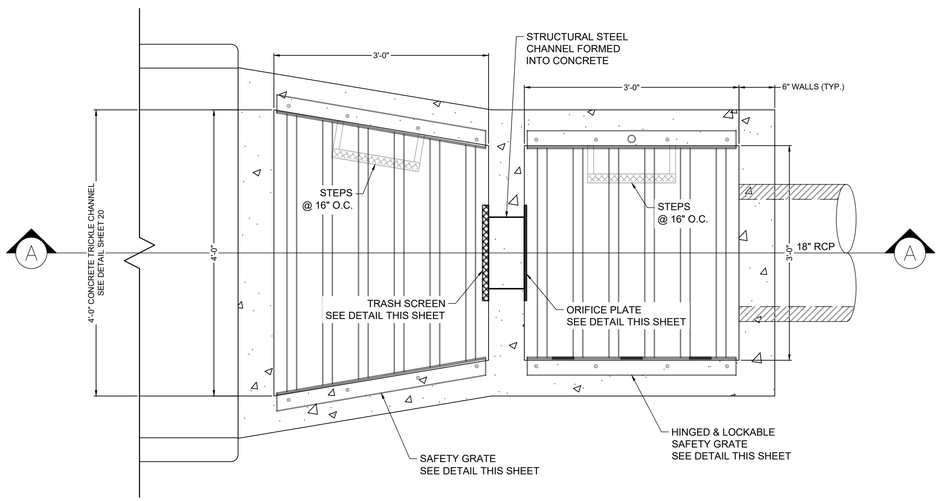
SCALE: 3" = 1'



DETAIL

OUTLET STRUCTURE REINFORCEMEMT

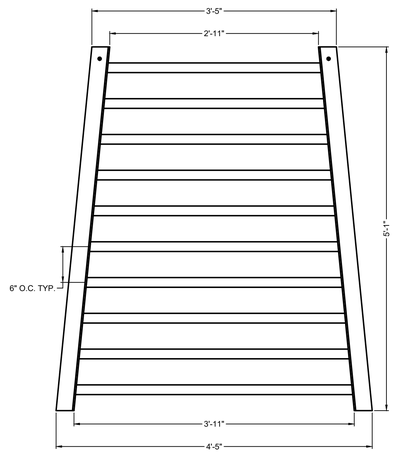
SCALE: NTS



PLAN VIEW

POND OUTLET STRUCTURE

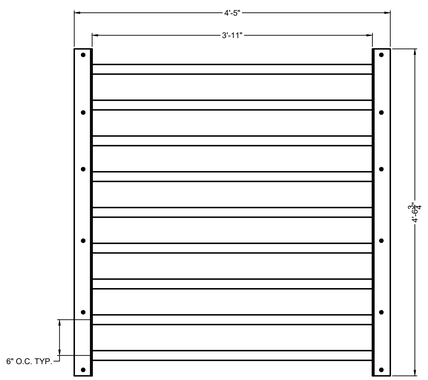
SCALE: 1"=1'



DETAIL

MICROPOOL TOP GRATE

SCALE: 1" = 1'



DETAIL

MICROPOOL FRONT GRATE

SCALE: 1" = 1'

PCD FILE NO.: SF268

DRAWN BY: RDL	JOB DATE: 8/4/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: RDL	JOB NUMBER: 2403591	0 1"	
CAD DATE: 8/4/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2024\2403591\CAD\Dwgs\C\CD's\Pond Infrastructure			

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

CHURCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DRAWINGS

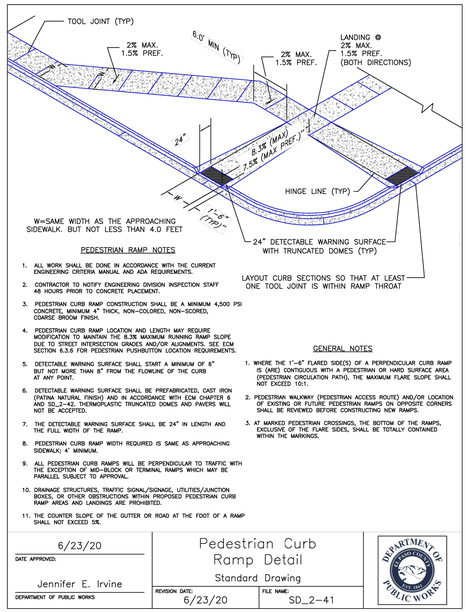
OUTLET STRUCTURE DETAILS

SHEET
PCM

8

HR GREEN Xrefs: foreby_notch; xref_Titleblock_2403591_PUBLIC-CDs

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PEDESTRIAN RAMP NOTES

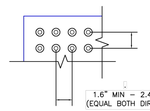
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT ENGINEERING CRITERIA MANUAL AND ADA REQUIREMENTS.
2. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION STAFF 48 HOURS PRIOR TO CONCRETE PLACEMENT.
3. PEDESTRIAN CURB RAMP CONSTRUCTION SHALL BE A MINIMUM 4,500 PSI CONCRETE, MINIMUM 4" THICK, NON-COLORED, NON-SCORED, COARSE BROOM FINISH.
4. PEDESTRIAN CURB RAMP LOCATION AND LENGTH MAY REQUIRE MODIFICATION TO MAINTAIN THE 8.3% MAXIMUM RUNNING RAMP SLOPE DUE TO STREET INTERSECTION GRADES AND/OR ALIGNMENTS. SEE ECM SECTION 6.3.6 FOR PEDESTRIAN PUSHBUTTON LOCATION REQUIREMENTS.
5. DETECTABLE WARNING SURFACE SHALL START A MINIMUM OF 6" BUT NOT MORE THAN 8" FROM THE FLOWLINE OF THE CURB AT ANY POINT.
6. DETECTABLE WARNING SURFACE SHALL BE PREFABRICATED, CAST IRON (PATINA NATURAL FINISH) AND IN ACCORDANCE WITH ECM CHAPTER 6 AND SD_2-42. THERMOPLASTIC TRUNCATED DOMES AND PAVERS WILL NOT BE ACCEPTED.
7. THE DETECTABLE WARNING SURFACE SHALL BE 24" IN LENGTH AND THE FULL WIDTH OF THE RAMP.
8. PEDESTRIAN CURB RAMP WIDTH REQUIRED IS SAME AS APPROACHING SIDEWALK; 4' MINIMUM.
9. ALL PEDESTRIAN CURB RAMPS WILL BE PERPENDICULAR TO TRAFFIC WITH THE EXCEPTION OF MID-BLOCK OR TERMINAL RAMPS WHICH MAY BE PARALLEL SUBJECT TO APPROVAL.
10. DRAINAGE STRUCTURES, TRAFFIC SIGNAL/SIGNAGE, UTILITIES/JUNCTION BOXES, OR OTHER OBSTRUCTIONS WITHIN PROPOSED PEDESTRIAN CURB RAMP AREAS AND LANDINGS ARE PROHIBITED.
11. THE COUNTER SLOPE OF THE GUTTER OR ROAD AT THE FOOT OF A RAMP SHALL NOT EXCEED 5%.

GENERAL NOTES

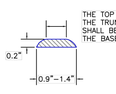
1. WHERE THE 1'-4" FLARED SIDE(S) OF A PERPENDICULAR CURB RAMP IS (ARE) CONTIGUOUS WITH A PEDESTRIAN OR HARD SURFACE AREA (PEDESTRIAN CIRCULATION PATH), THE MAXIMUM FLARE SLOPE SHALL NOT EXCEED 10:1.
2. PEDESTRIAN WALKWAY (PEDESTRIAN ACCESS ROUTE) AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS.
3. AT MARKED PEDESTRIAN CROSSINGS, THE BOTTOM OF THE RAMPS, EXCLUSIVE OF THE FLARE SIDES, SHALL BE TOTALLY CONTAINED WITHIN THE MARKINGS.

DATE APPROVED: 6/23/20	Pedestrian Curb Ramp Detail Standard Drawing	DEPARTMENT OF PUBLIC WORKS
Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	REVISION DATE: 6/23/20	FILE NAME: SD_2-41

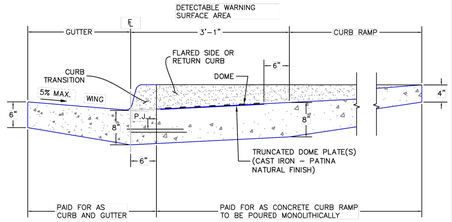
TRUNCATED DOME DETAILS



DOME SPACING



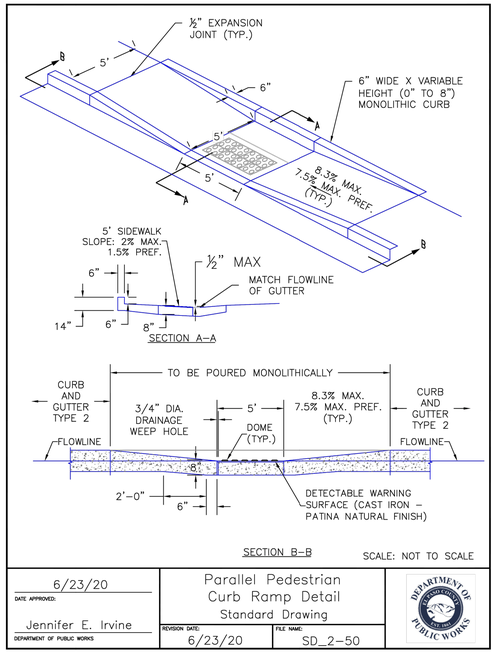
ELEVATION VIEW



P.J.= PERMISSABLE JOINT WITH EPOXY-COATED DEFORMED NO. 4 BARS CONFORMING TO AASHTO M 284 AT 18 IN. SPACING

SIDE CROSS SECTION VIEW OF DETECTABLE WARNING SURFACE, CURB AND GUTTER

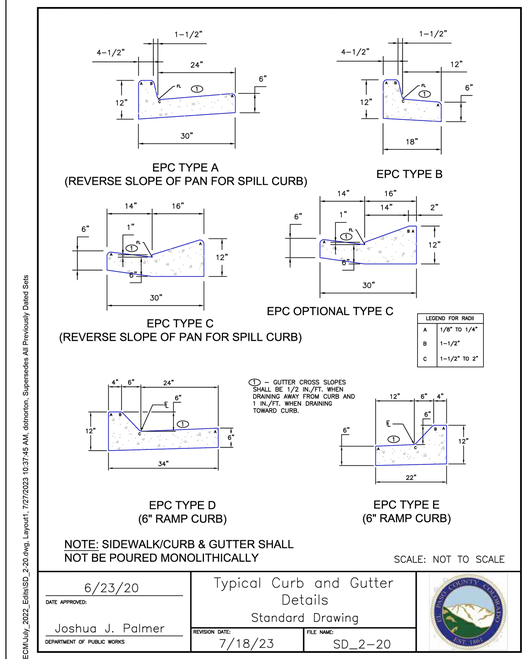
DATE APPROVED: 6/23/20	Detectable Warning Surface Details Standard Drawing	DEPARTMENT OF PUBLIC WORKS
Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	REVISION DATE: 6/23/20	FILE NAME: SD_2-42



SECTION B–B

SCALE: NOT TO SCALE

DATE APPROVED: 6/23/20	Parallel Pedestrian Curb Ramp Detail Standard Drawing	DEPARTMENT OF PUBLIC WORKS
Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	REVISION DATE: 6/23/20	FILE NAME: SD_2-50



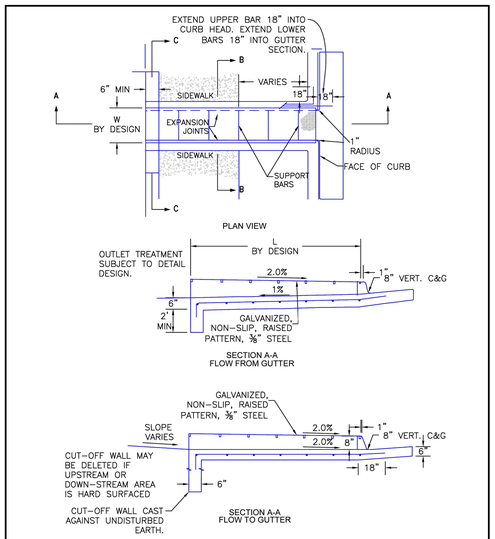
① – GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.

NOTE: SIDEWALK/CURB & GUTTER SHALL NOT BE POURED MONOLITHICALLY

SCALE: NOT TO SCALE

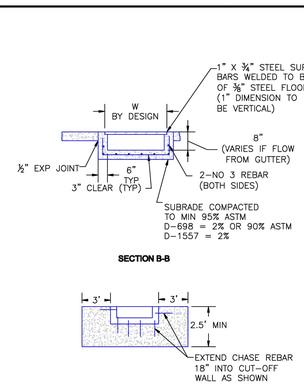
DATE APPROVED: 6/23/20	Typical Curb and Gutter Details Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
Joshua J. Palmer DEPARTMENT OF PUBLIC WORKS	REVISION DATE: 7/18/23	FILE NAME: SD_2-20

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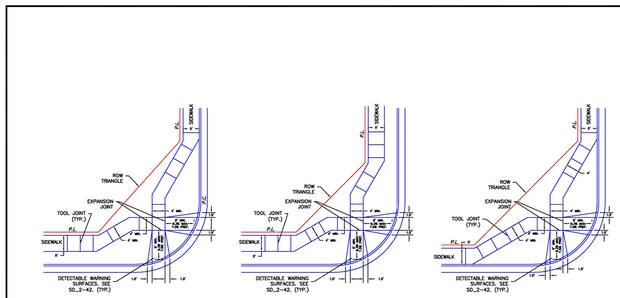
SCALE: NOT TO SCALE

DATE APPROVED: 8/11/11	Curb Opening with Drainage Chase Detail 1 of 2 Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 12/8/15	FILE NAME: SD_3-25



SCALE: NOT TO SCALE

DATE APPROVED: 8/11/11	Curb Opening with Drainage Chase Detail 2 of 2 Standard Drawing	EL PASO COUNTY DEPARTMENT OF TRANSPORTATION
André P. Brackin DEPARTMENT OF TRANSPORTATION	REVISION DATE: 11/10/04	FILE NAME: SD_3-25A



SCALE: NOT TO SCALE

DATE APPROVED: 6/23/20	Pedestrian Curb Ramp Detail Standard Drawing	DEPARTMENT OF PUBLIC WORKS
Jennifer E. Irvine DEPARTMENT OF PUBLIC WORKS	REVISION DATE: 6/23/20	FILE NAME: SD_2-40

PCD FILE NO.: SF268

DRAWN BY: CVW	JOB DATE: 7/8/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
APPROVED: RDL	JOB NUMBER: 2403591	
CAD DATE: 8/5/2026		
CAD FILE: J:\2024\2403591\CAD\Dwgs\C\CD's\EPC_Details		

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

CHURCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
FALCON, CO

CONSTRUCTION DRAWINGS
DETAILS

SHEET DT | 9

HR GREEN Xrefs: xref_Titleblock_2403591_SDP; xc-dsgn_2403591