

CHURCH AT BENT GRASS MEADOWS PUBLIC IMPROVEMENT 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

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 BEARS 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.

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 AFOREMENTIONED SOILS & GEOHAZARD REPORT, 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 2025
ANTICIPATED END OF LAND DISTURBANCE: WINTER 2026
ANTICIPATED FINAL STABILIZATION: SPRING 2026

EL PASO COUNTY STANDARD CONSTRUCTION PLANS

- 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. 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 CURBS 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.



VICINITY MAP
SCALE: 1-1/2" = 100'

SHEET INDEX:

- 1 - COVER
- 2 - PUBLIC ROADWAY IMPROVEMENTS
- 3 - STORM PLAN AND PROFILES
- 4 - PCM PLAN
- 5 - POND INFRASTRUCTURE DETAILS
- 6 - OUTLET STRUCTURE DETAILS

LEGEND

PROPERTY LINE	EXISTING	PROPOSED	STORM SEWER	EXISTING	PROPOSED
EASEMENT LINE			MANHOLE		
RIGHT OF WAY			STORM INLET		
CENTERLINE			FLARED END SECTION		
BARBED WIRE FENCE			RIPRAP		
WOODEN FENCE			SANITARY SEWER		
U.G. ELECTRIC			CLEAN OUT		
OVERHEAD ELECTRIC			MANHOLE		
FIBER OPTIC			PLUG		
GAS MAIN			WATER		
SANITARY SEWER			FIRE HYDRANT		
STORM DRAIN			FIRE DEPT. CONNECTION		
WATER MAIN			GATE VALVE		
SWALE			MANHOLE		
TRAIL			METER		
CURB & GUTTER			TEE		
INDEX CONTOUR			REDUCER		
INTER. CONTOUR			DRY UTILITIES		
100-YR FLOODPLAIN			ELECTRIC METER		
FLOODWAY			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		
			TRANSFORMER		
			LIGHT POLE		
			FIBER OPTIC VAULT		
			MISCELLANEOUS		
			SIGN		
			BOLLARD		
			ACCESSIBLE PARKING		

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
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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: @CSMALLC.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 _____
COUNTY ENGINEER

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

PCD FILE NO.:

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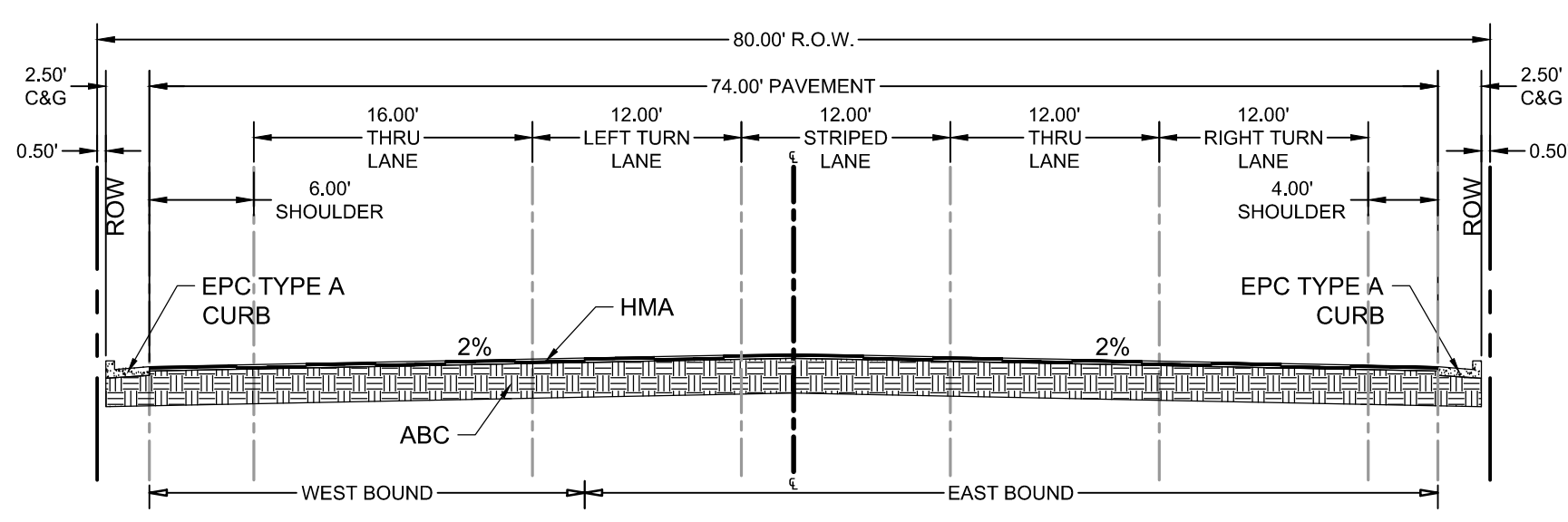
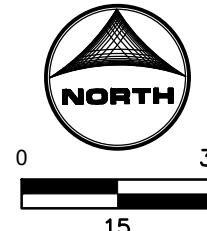
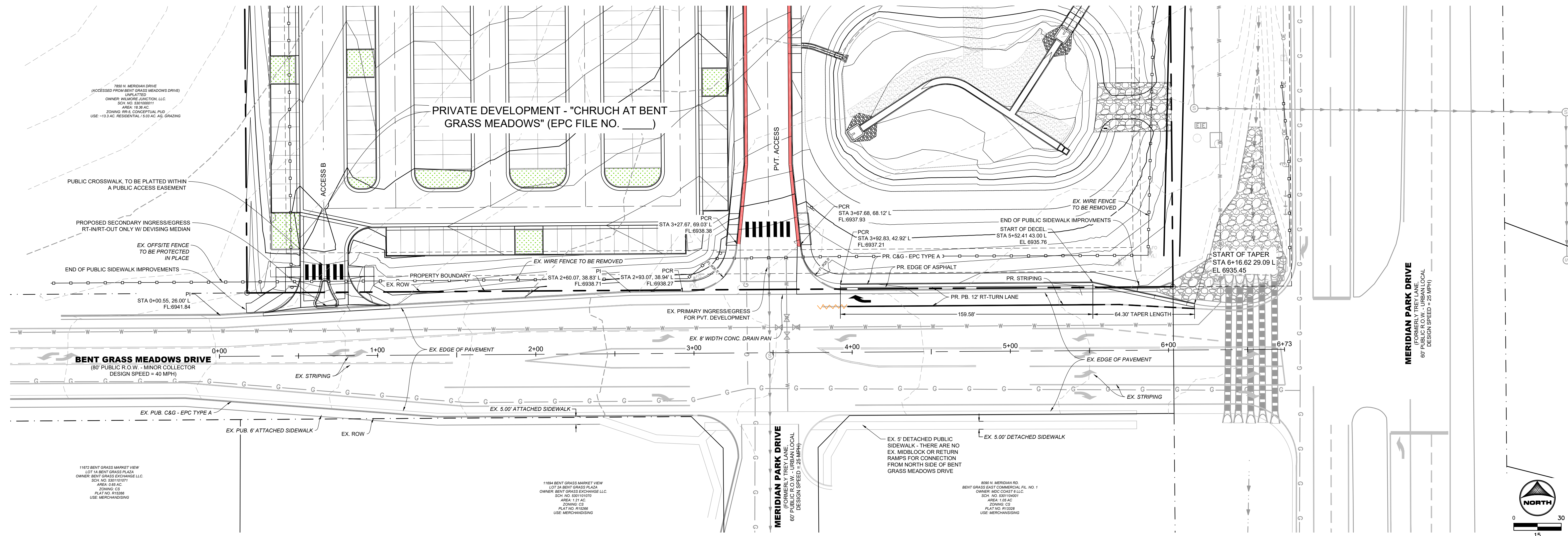
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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

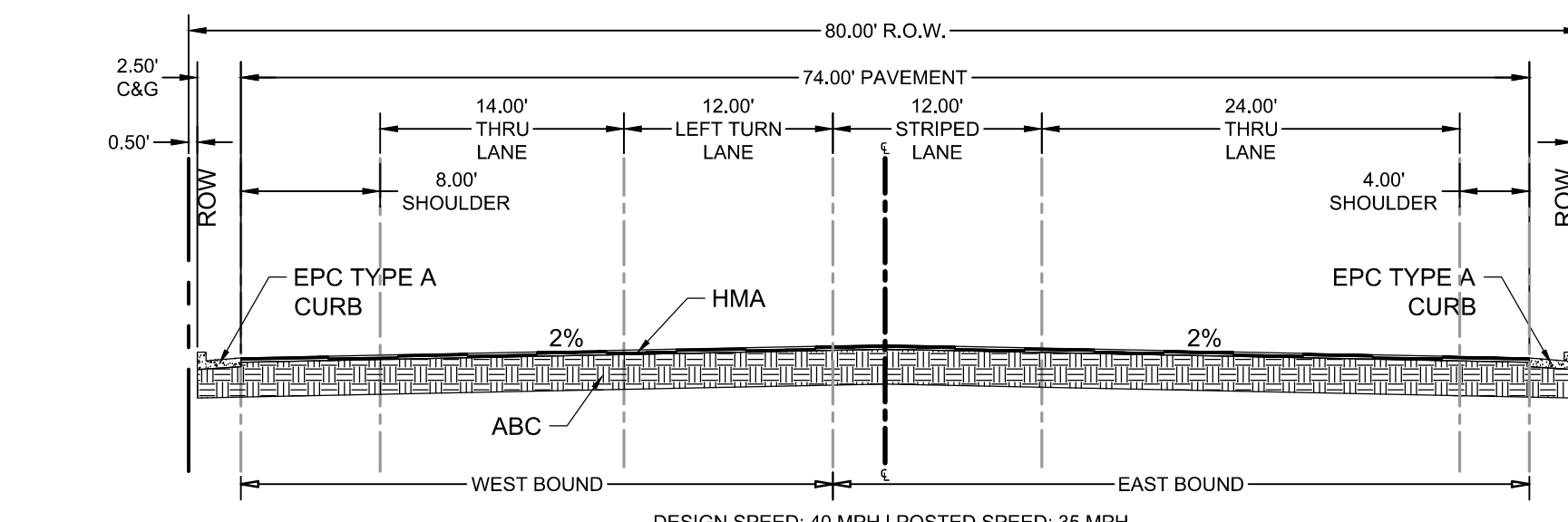
CHURCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
EL PASO COUNTY, CO

CONSTRUCTION DRAWINGS
COVER

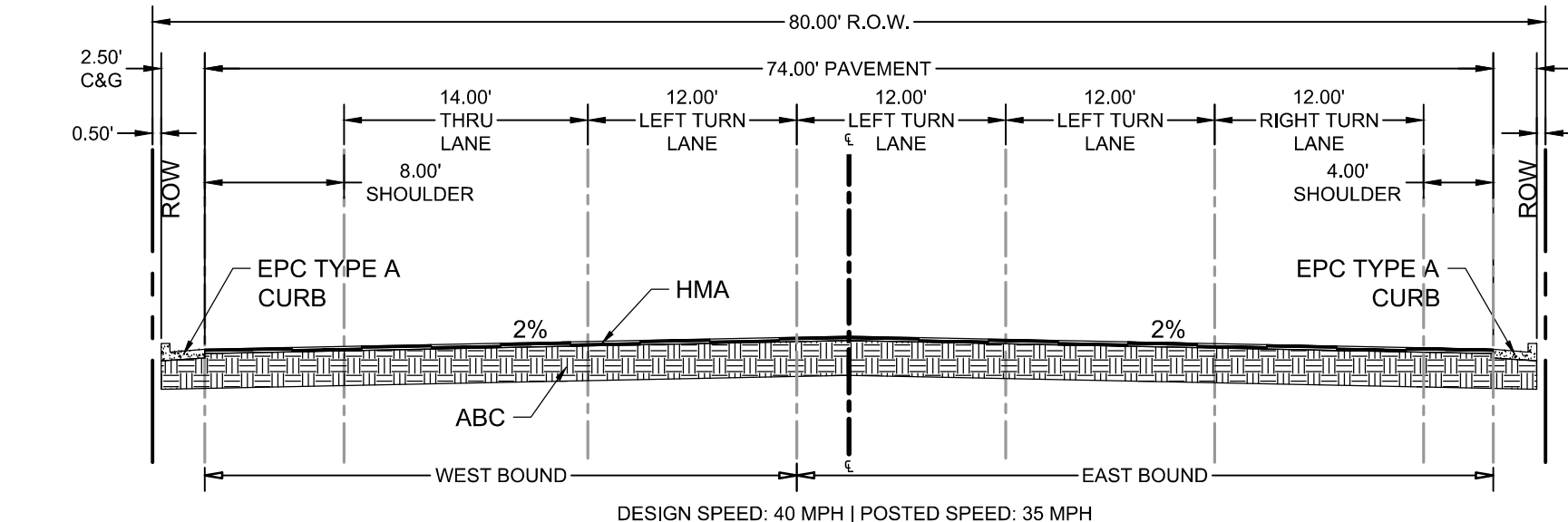
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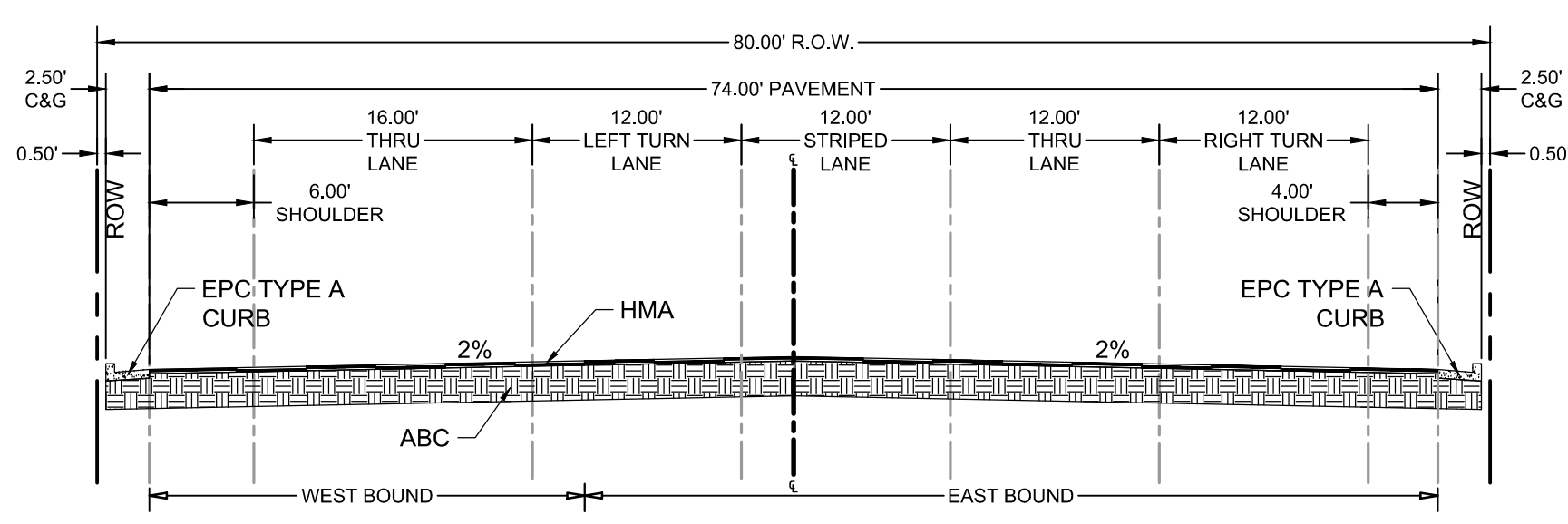
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BENT GRASS MEADOWS DRIVE - STA 2+75
SCALE: 1"=10'



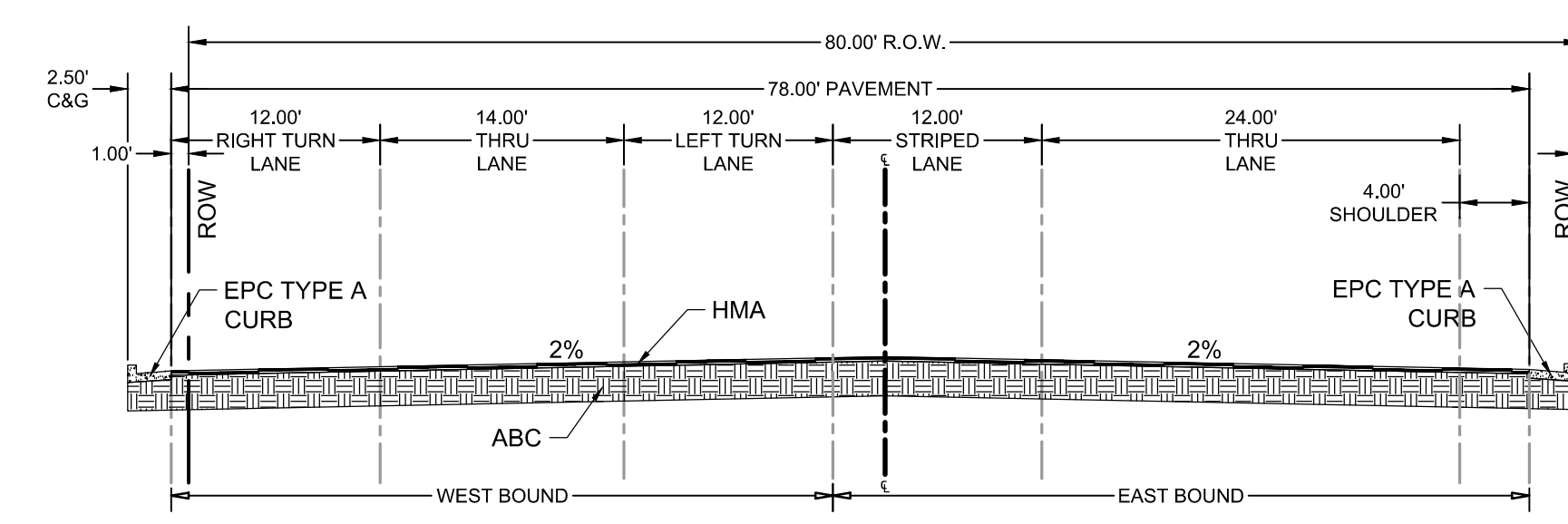
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BENT GRASS MEADOWS DRIVE - STA 4+25
SCALE: 1"=10'



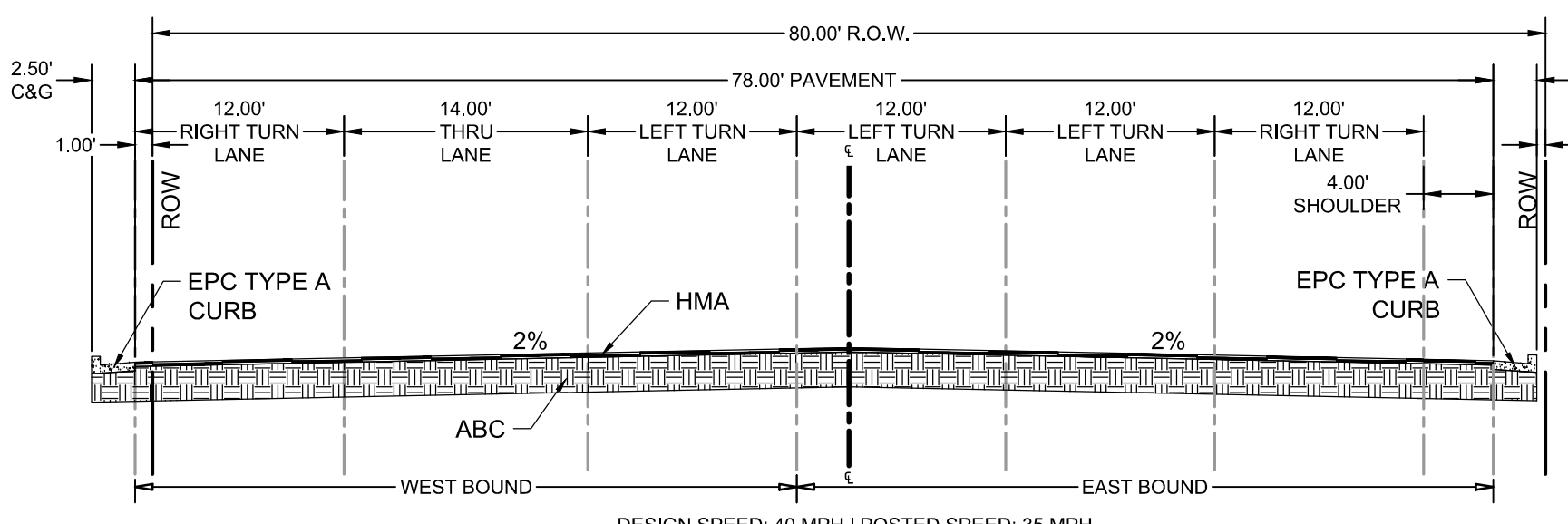
EXISTING RURAL MINOR COLLECTOR (PUBLIC)
BENT GRASS MEADOWS DRIVE - STA 5+25
SCALE: 1"=10'



PROPOSED RURAL MINOR COLLECTOR (PUBLIC)
BENT GRASS MEADOWS DRIVE - STA 2+75
SCALE: 1"=10'



PROPOSED RURAL MINOR COLLECTOR (PUBLIC)
BENT GRASS MEADOWS DRIVE - STA 4+25
SCALE: 1"=10'



PROPOSED RURAL MINOR COLLECTOR (PUBLIC)
BENT GRASS MEADOWS DRIVE - STA 5+25
SCALE: 1"=10'

HR GREEN - Xref: xc-dgn-2403591; xv-row-2403591; xref_titleblock_2403591_PUBLIC-CDS; xv-utl-2403591

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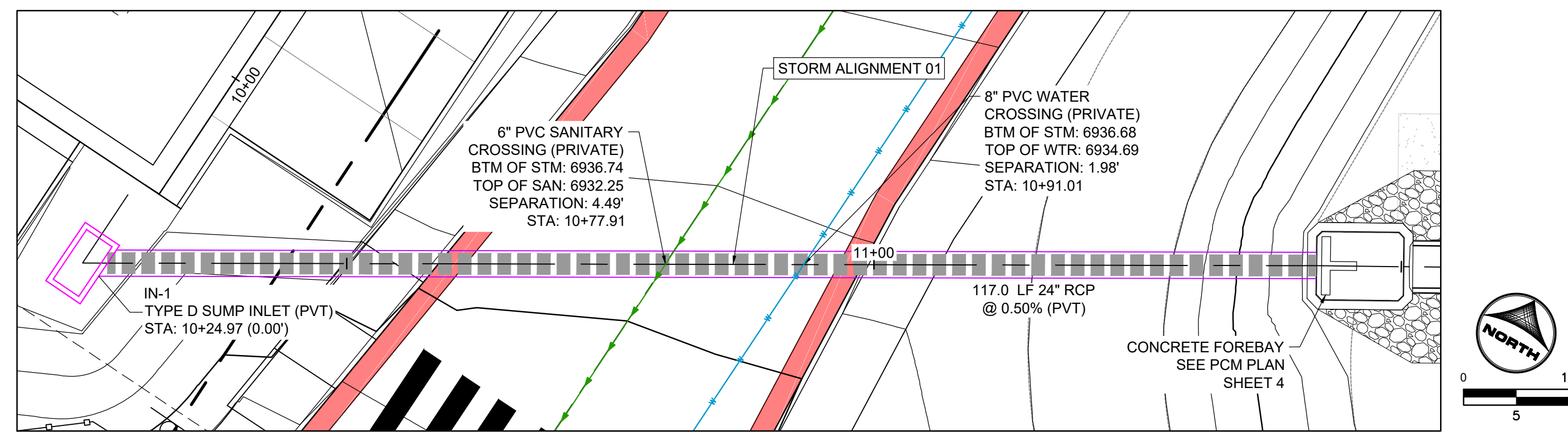
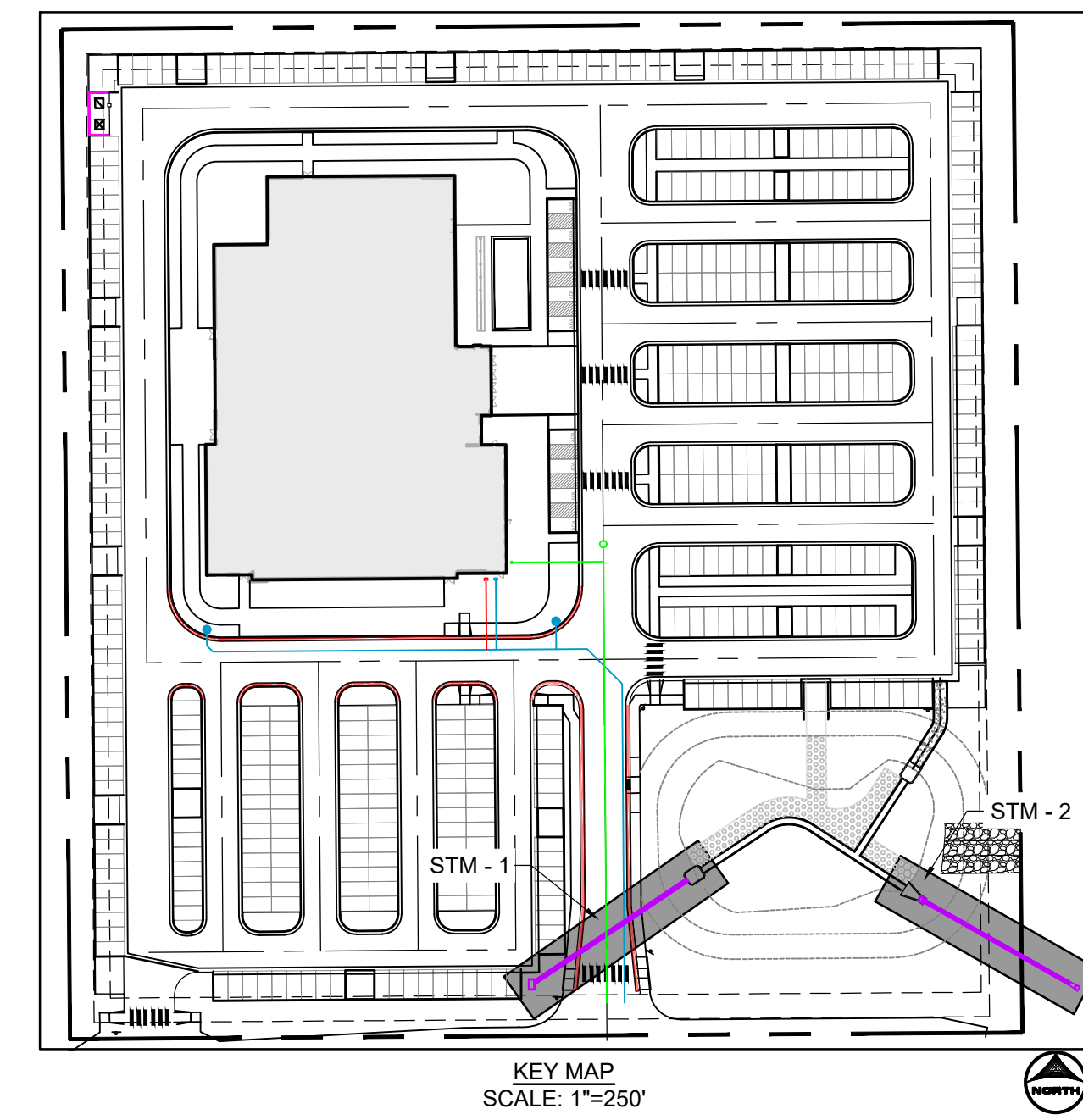
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HRGreen
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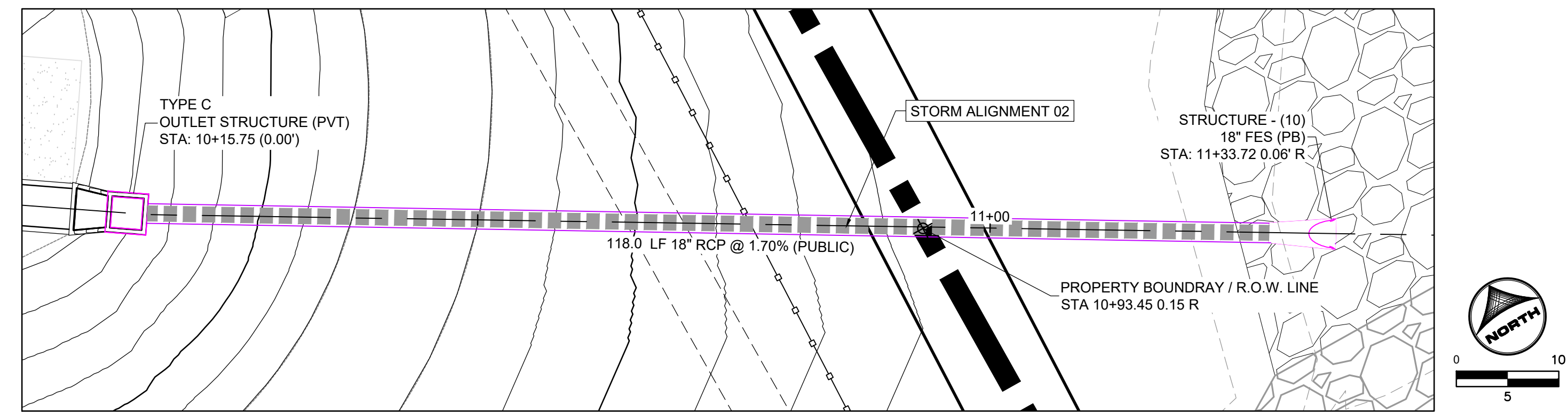
CHURCH AT BENT GRASS MEADOWS
FAL REALTY, LLC.
 EL PASO COUNTY, CO

CONSTRUCTION DRAWINGS
 PUBLIC ROADWAY IMPROVEMENTS

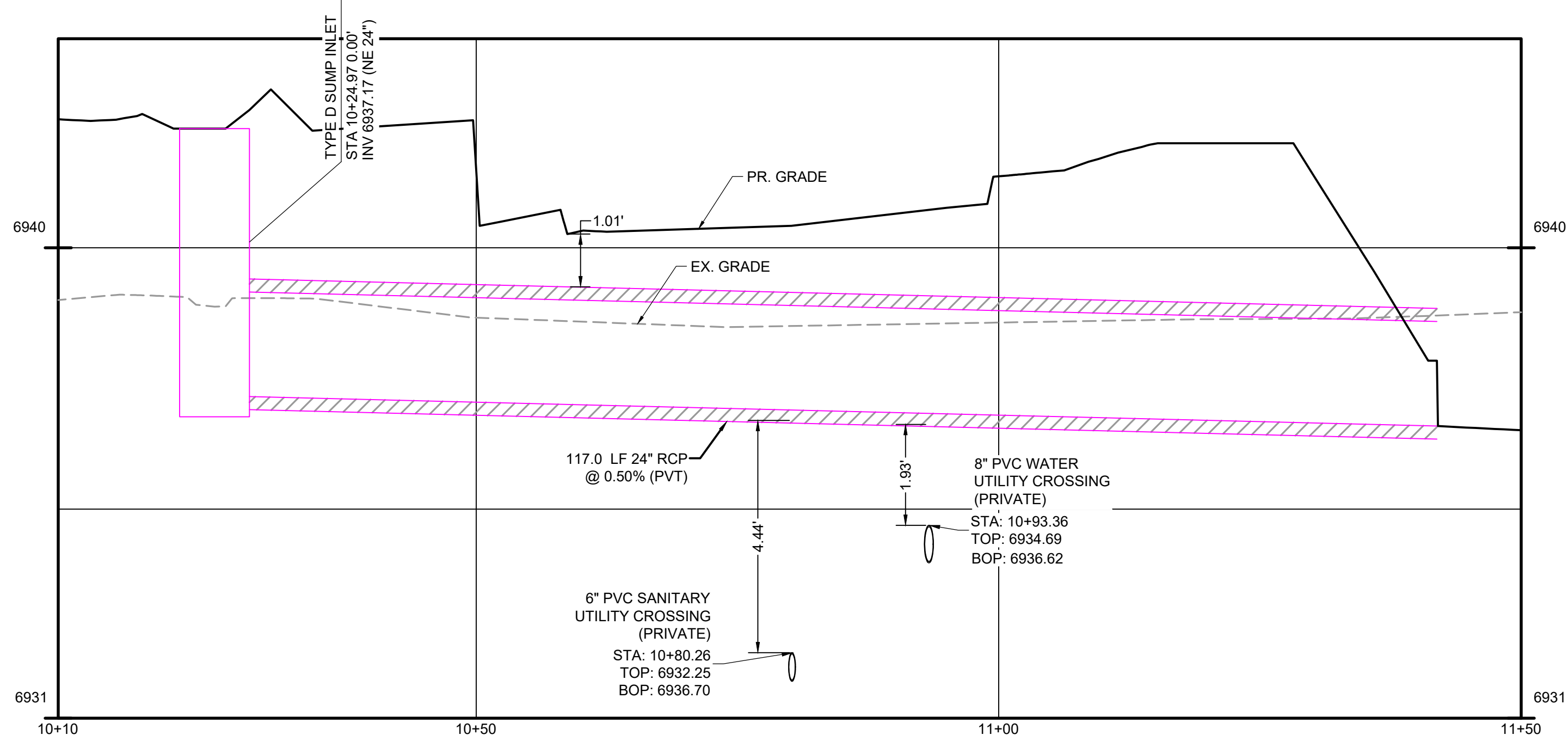
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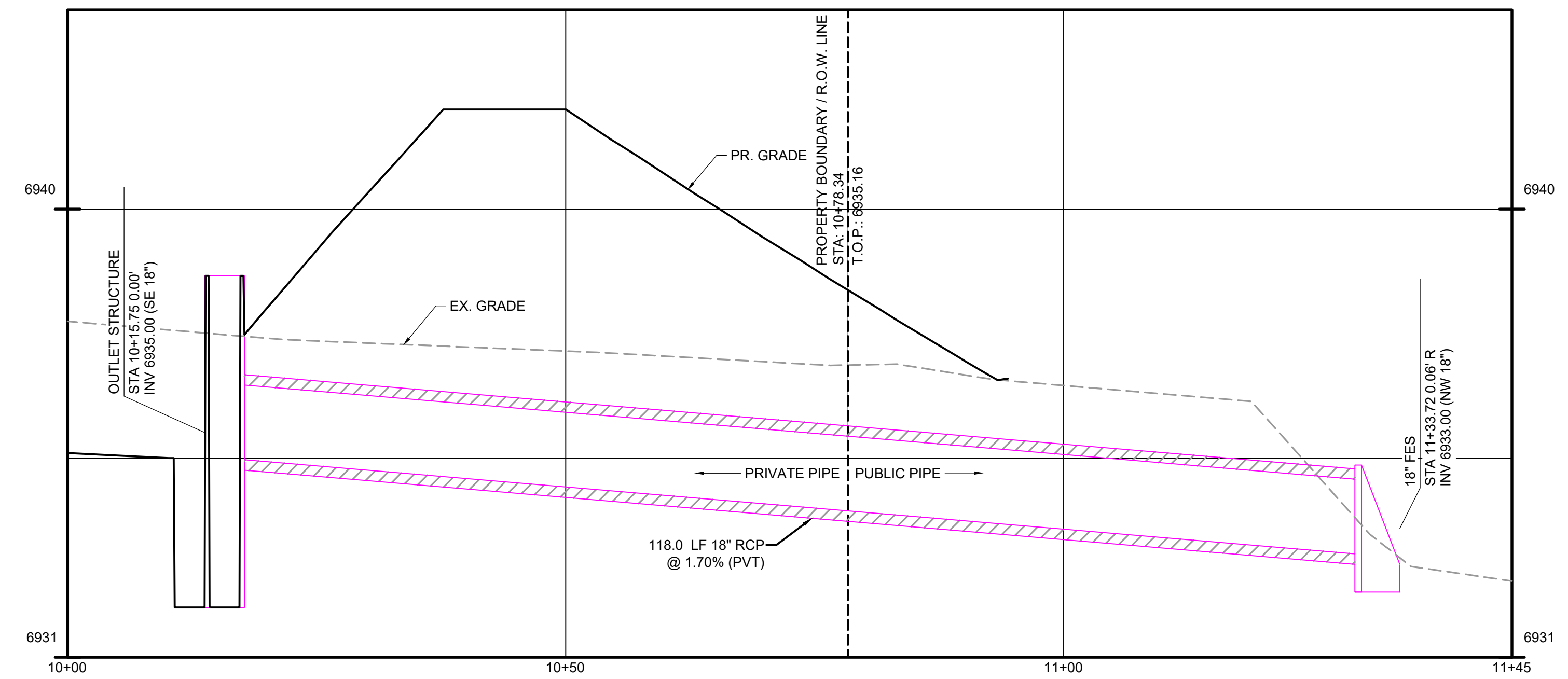
STORM ALIGNMENT 01 PLAN



STORM ALIGNMENT 02 PLAN



STORM ALIGNMENT 01 PROFILE



STORM ALIGNMENT 02 PROFILE

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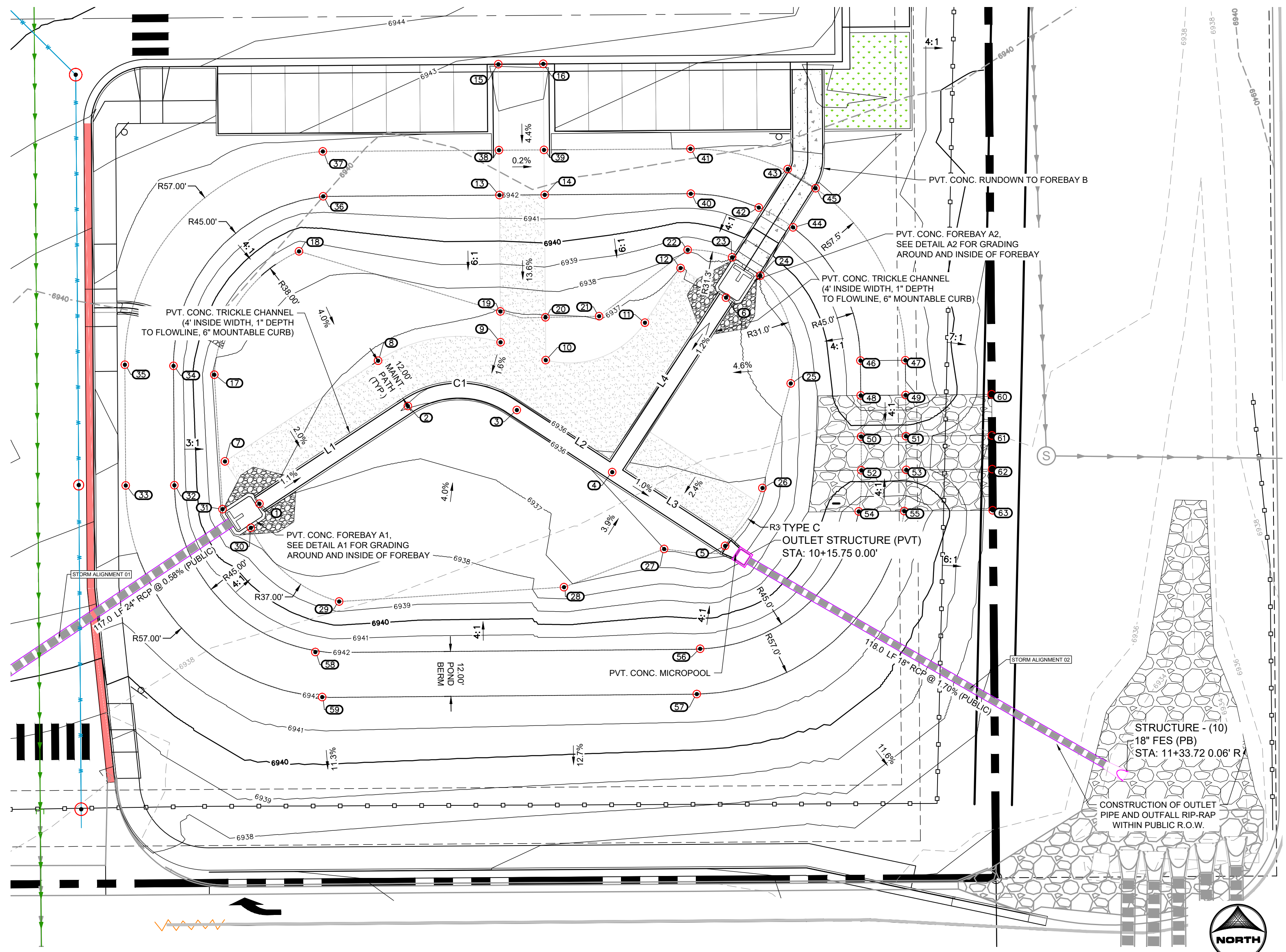
NO.	DATE	BY	REVISION DESCRIPTION

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

CONSTRUCTION DRAWINGS
 STORM PLAN AND PROFILES

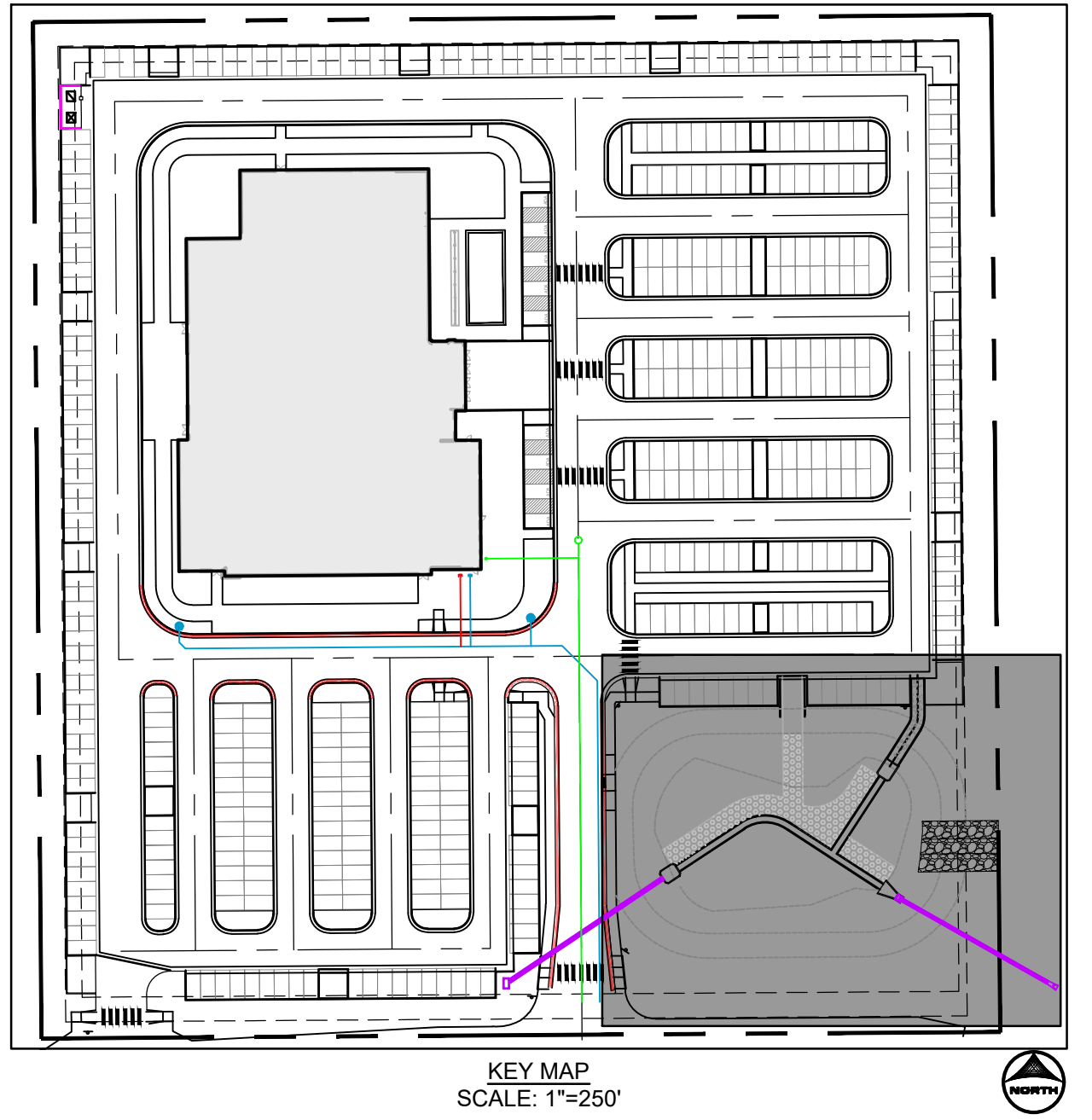
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TRICKLE CHANNEL SEGMENT TABLE					
LINE/CURVE NO.	LENGTH (FT)	DIRECTION/DELTA	RADIUS (FT)	START N/E	END N/E
C1	29.00	66.45	25.00	N: 1408028.58 E: 3253492.89	N: 1408028.64 E: 3253520.29
L1	47.49	N56°39'33.39"E		N: 1408002.48 E: 3253453.21	N: 1408028.58 E: 3253492.89
L2	32.46	S56°53'13.66"E		N: 1408028.64 E: 3253520.29	N: 1408010.91 E: 3253547.47
L3	36.02	S56°53'13.66"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: 3253529.79	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	6942.80
16	MAINT PATH	N: 1408120.01 E: 3253529.03	6942.62
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	6936.89
21	BTM POND	N: 1408052.98 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	6936.00
28	BTM POND	N: 1407980.20 E: 3253534.58	6937.09
29	BTM POND	N: 1407976.34 E: 3253474.52	6938.28
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

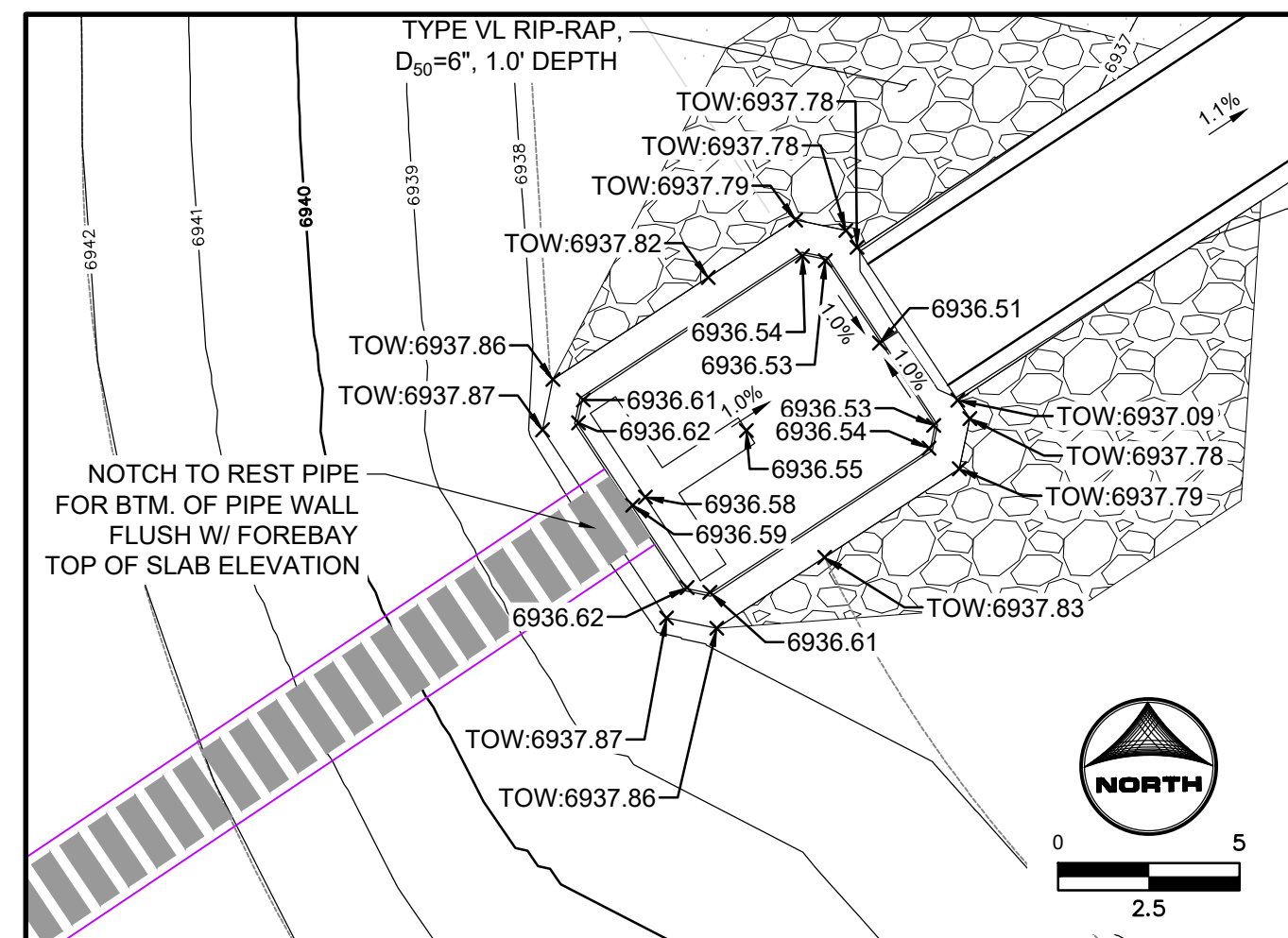
POINT TABLE			
No.	DESC.	NORTHING & EASTING	ELEV.
36	TOP POND	N: 1408084.60 E: 3253470.24	6942.00
37	TOP POND	N: 1408096.60 E: 3253470.16	6942.00
38	TOP POND	N: 1408096.95 E: 3253517.23	6942.55
39	TOP POND	N: 1408097.03 E: 3253529.23	6942.51
40	TOP POND	N: 1408085.32 E: 3253568.46	6942.00
41	TOP POND	N: 1408097.37 E: 3253568.32	6942.00
42	TOP POND	N: 1408081.63 E: 3253586.63	6942.00
43	TOP POND	N: 1408091.90 E: 3253594.37	6942.53
44	TOP POND	N: 1408076.31 E: 3253595.80	6942.00
45	TOP POND	N: 1408086.79 E: 3253601.79	6941.84
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: 1408031.42 E: 3253613.87	6942.00
49	TOP SPILL	N: 1408031.53 E: 3253625.87	6942.00
50	CREST	N: 1408020.42 E: 3253613.97	6939.25
51	CREST	N: 1408020.53 E: 3253625.97	6939.25
52	CREST	N: 1408011.42 E: 3253614.05	6939.25
53	CREST	N: 1408011.53 E: 3253626.05	6939.25
54	TOP SPILL	N: 1408000.41 E: 3253613.32	6942.00
55	TOP SPILL	N: 1408000.52 E: 3253625.50	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: 1408031.73 E: 3253648.87	6938.26
61	CREST	N: 1408020.73 E: 3253648.93	6937.99
62	CREST	N: 1408011.73 E: 3253649.05	6937.75
63	TOP SPILL	N: 1408000.75 E: 3253649.12	6937.48



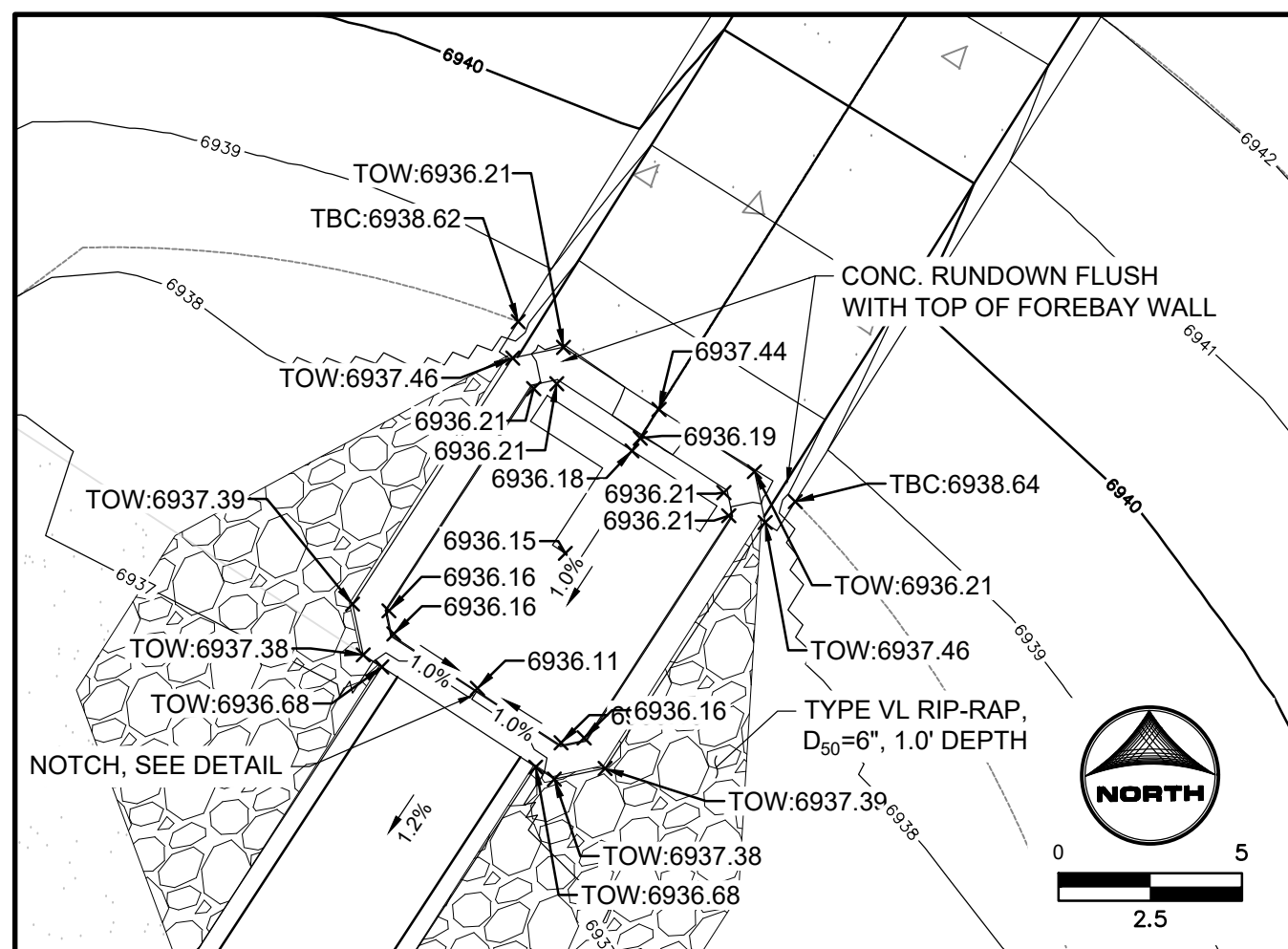
- POND GRADING NOTES:**
- TWO SIGNS OF MINIMUM 3 SQ. FT. AREA, SHALL BE INSTALLED AROUND THE POND PERIMETER. THE SIGNS WILL BE CONSTRUCTED OF A DURABLE MATERIAL SUCH AS METAL OR PLASTIC AND HAVE RED LETTERING ON A WHITE BACKGROUND STATING, "WARNING: THIS AREA IS A STORMWATER FACILITY AND IS SUBJECT TO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

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

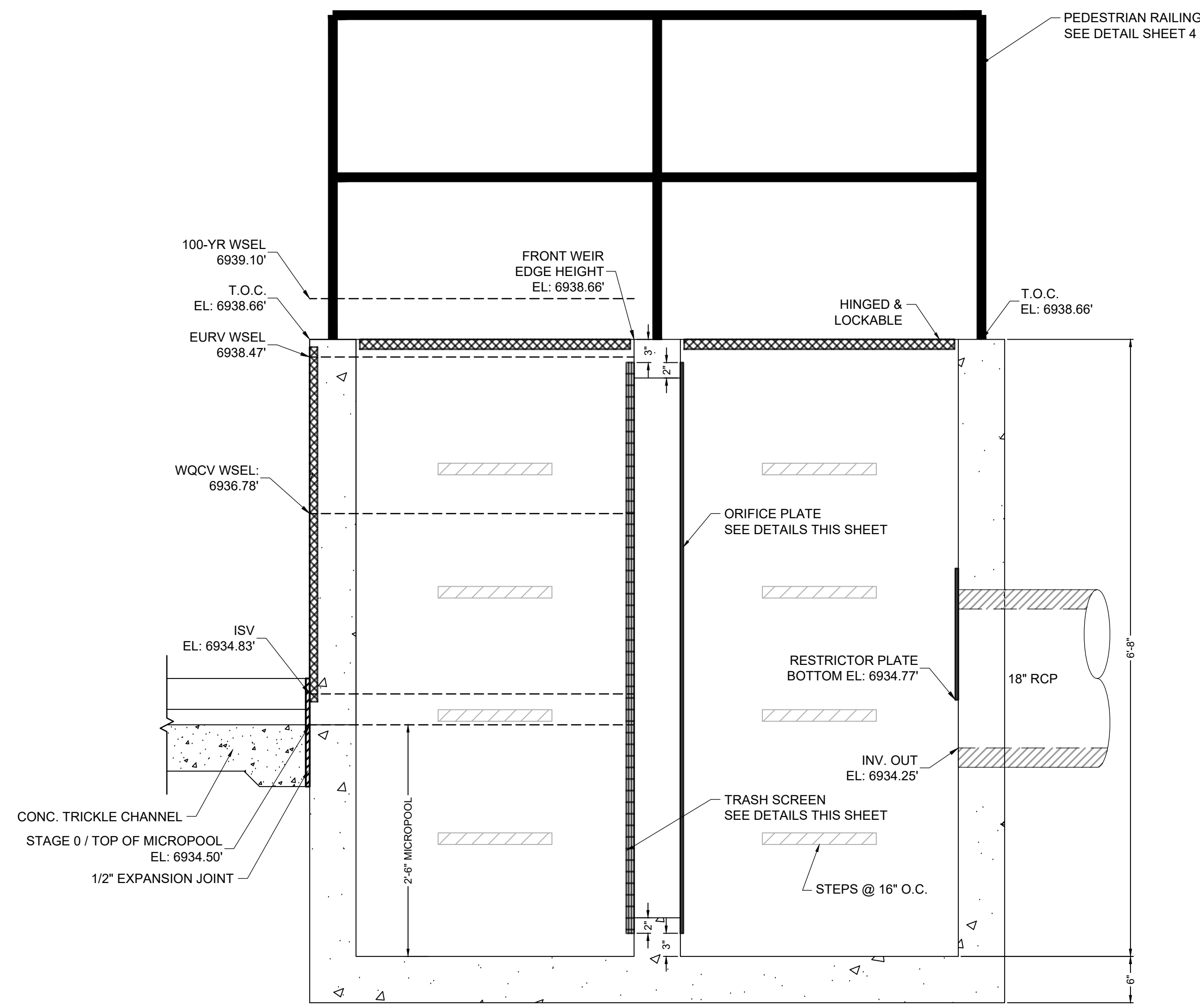
DETAIL A1 (FOREBAY A1)



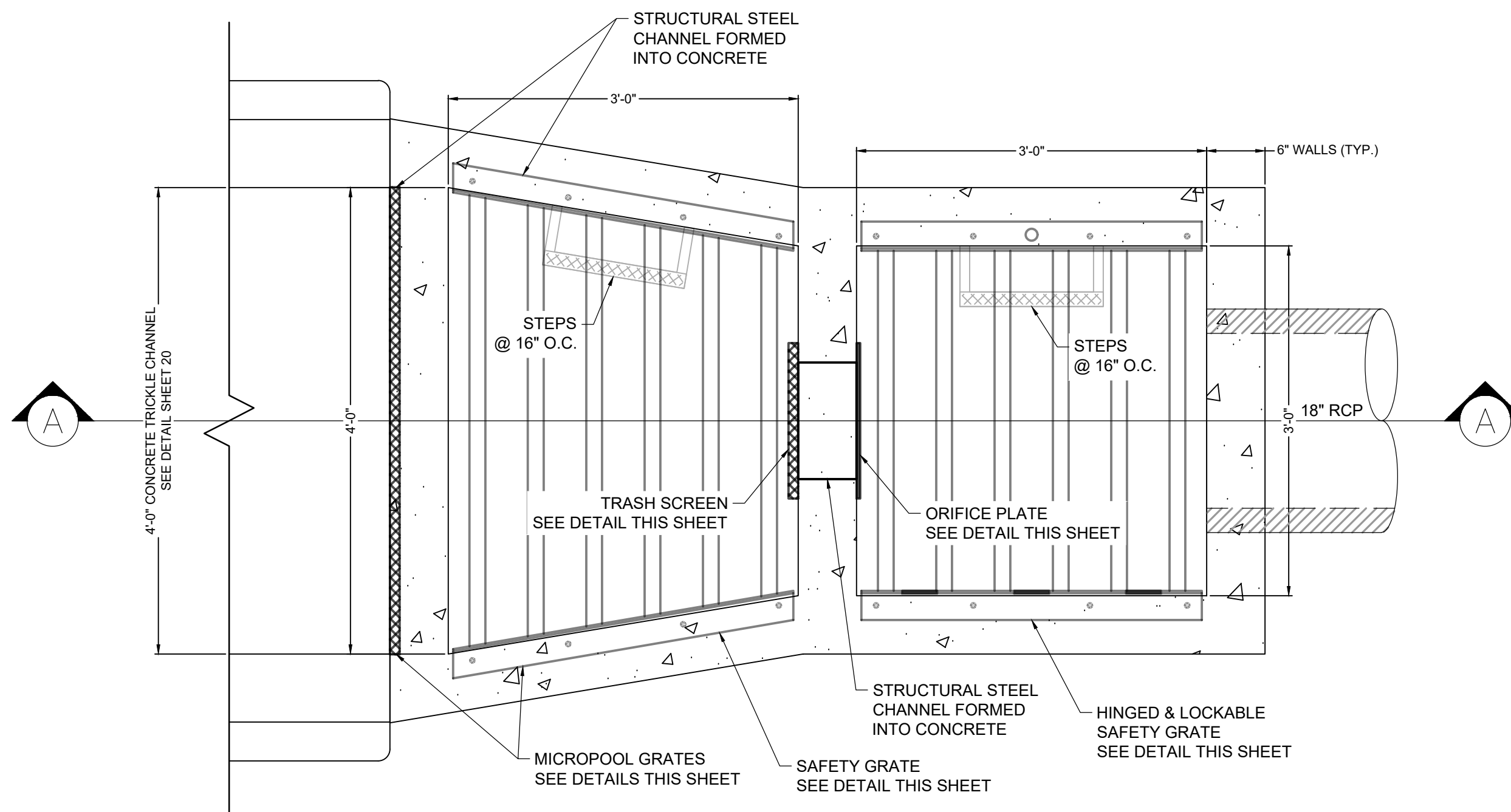
DETAIL A2 (FOREBAY A2)



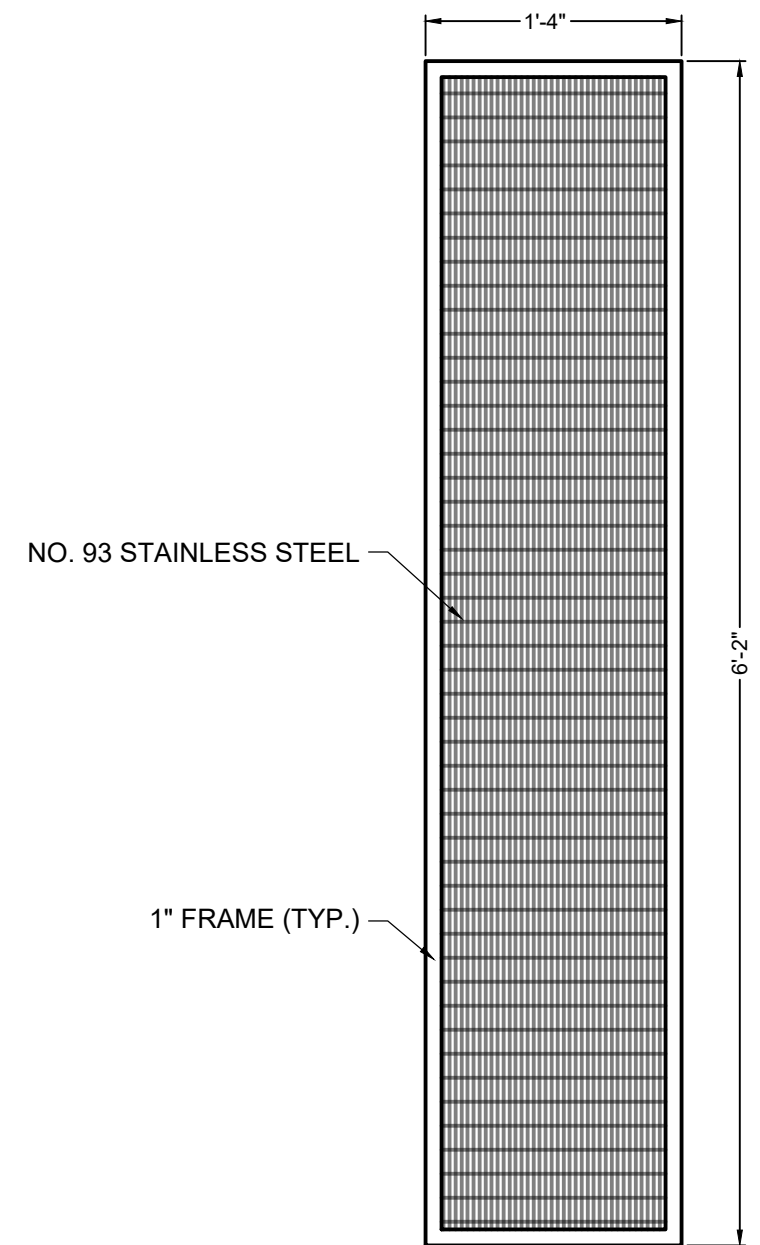
NO.	DATE	BY	REVISION DESCRIPTION



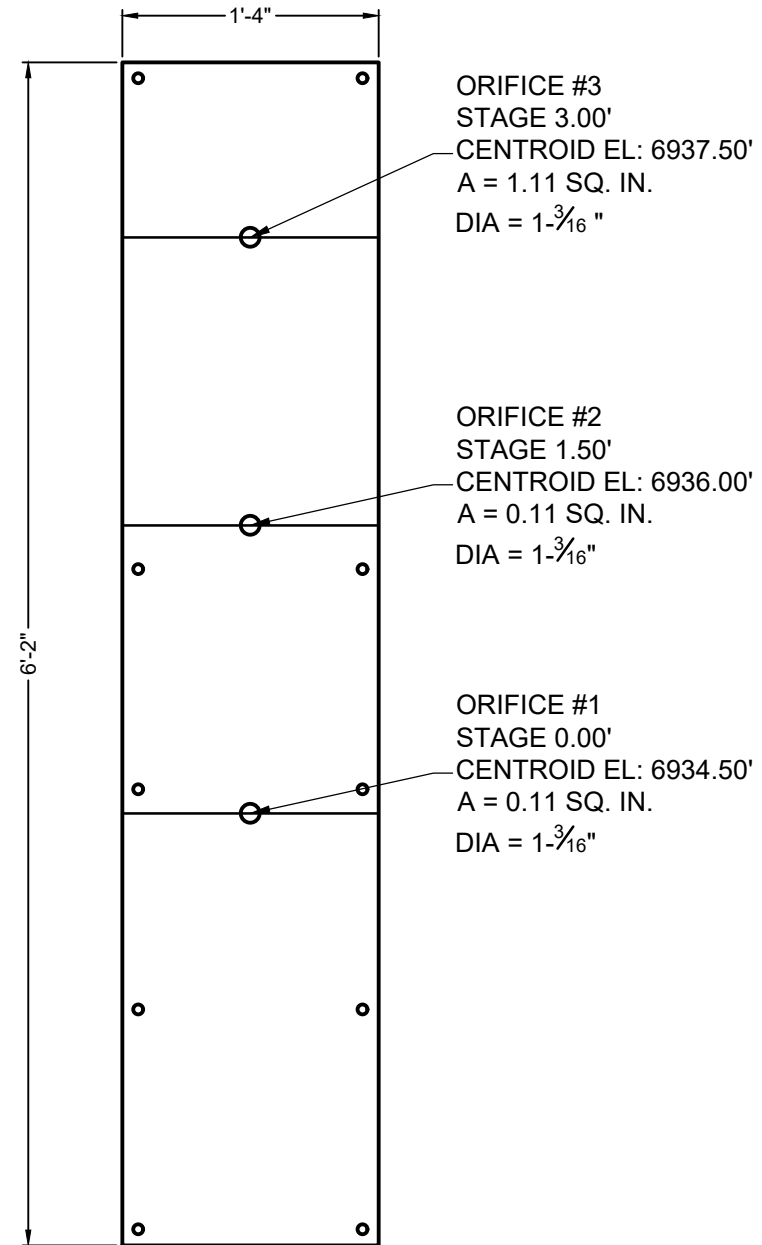
SECTION VIEW A-A
POND OUTLET STRUCTURE
SCALE: 1"=1'



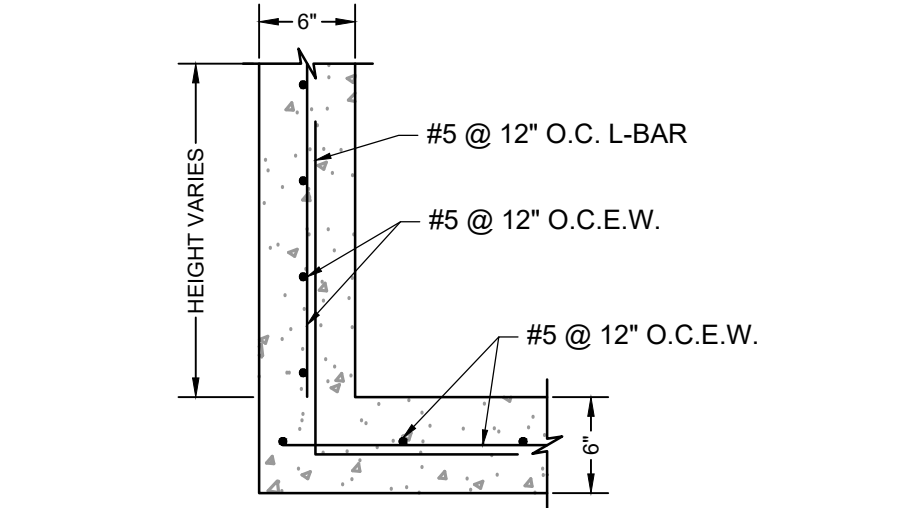
PLAN VIEW
POND OUTLET STRUCTURE
SCALE: 1"=1'



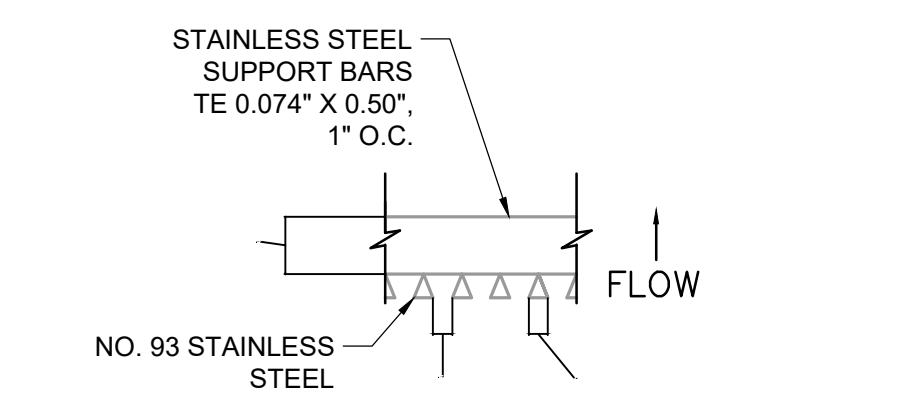
ELEVATION VIEW
TRASH SCREEN DETAIL
SCALE: 1" = 1'



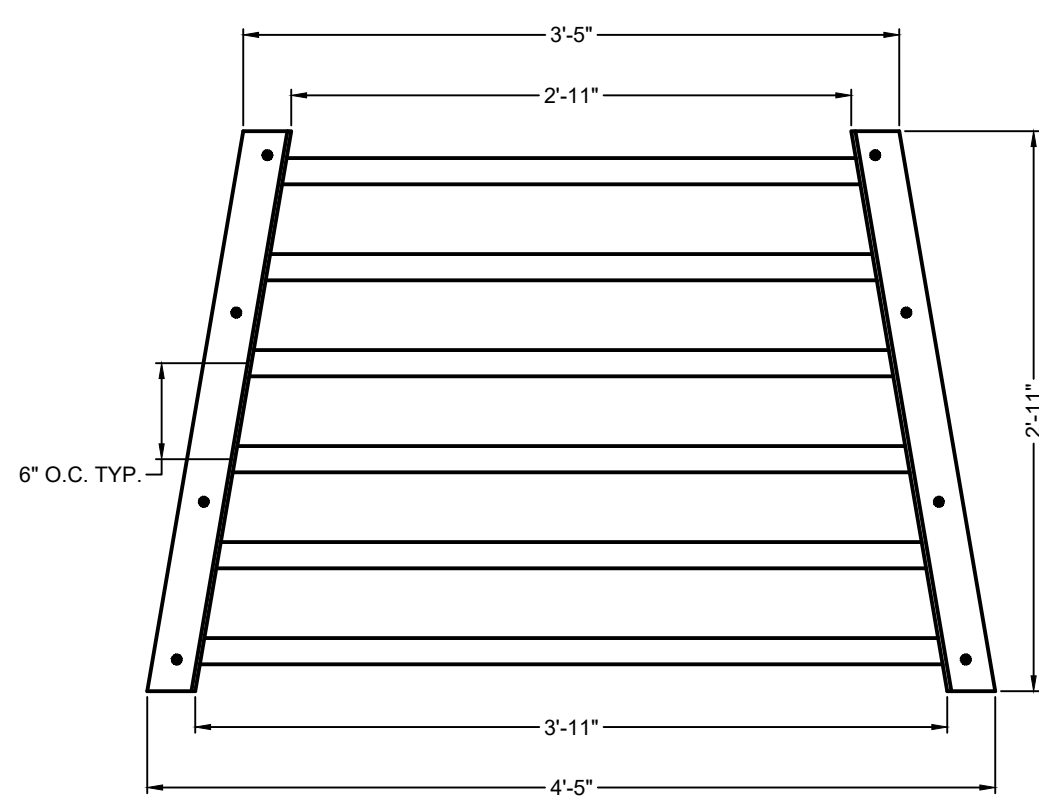
ELEVATION VIEW
ORIFICE PLATE DETAIL
SCALE: NTS



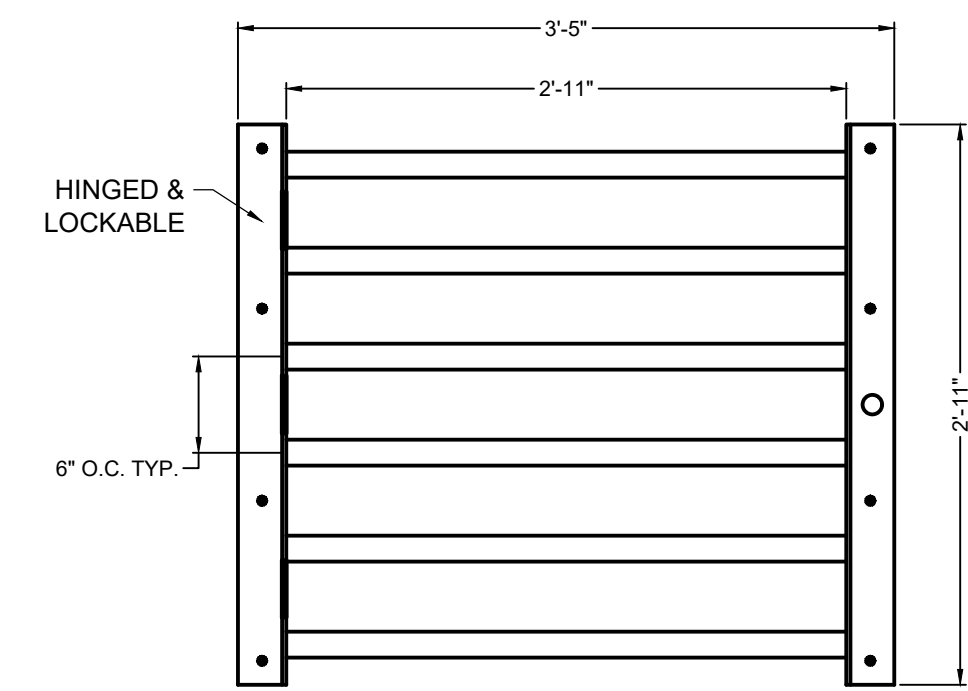
DETAIL
OUTLET STRUCTURE REINFORCEMENT
SCALE: NTS



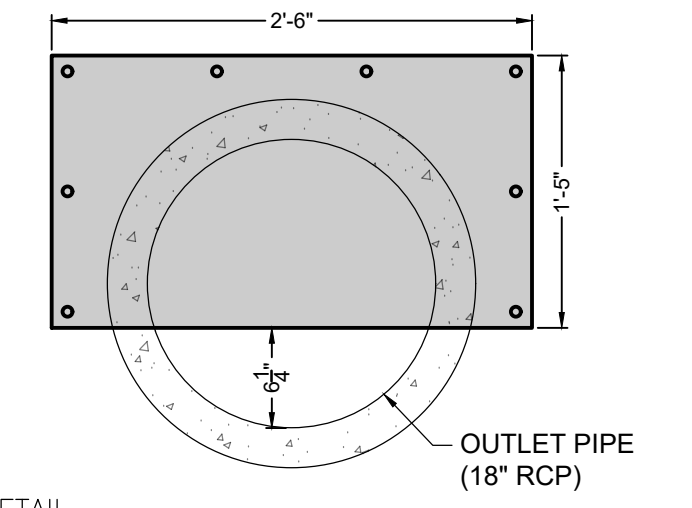
R VALUE = (NET OPEN AREA)/(GROSS RACK AREA) = 0.60
DETAIL
TRASH SCREEN
SCALE: NTS



DETAIL
MICROPPOOL TOP GRATE
SCALE: 1" = 1'



DETAIL
OUTLET STRUCTURE GRATE
SCALE: 1" = 1'



DETAIL
RESTRICTOR PLATE
SCALE: 1" = 1'

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:

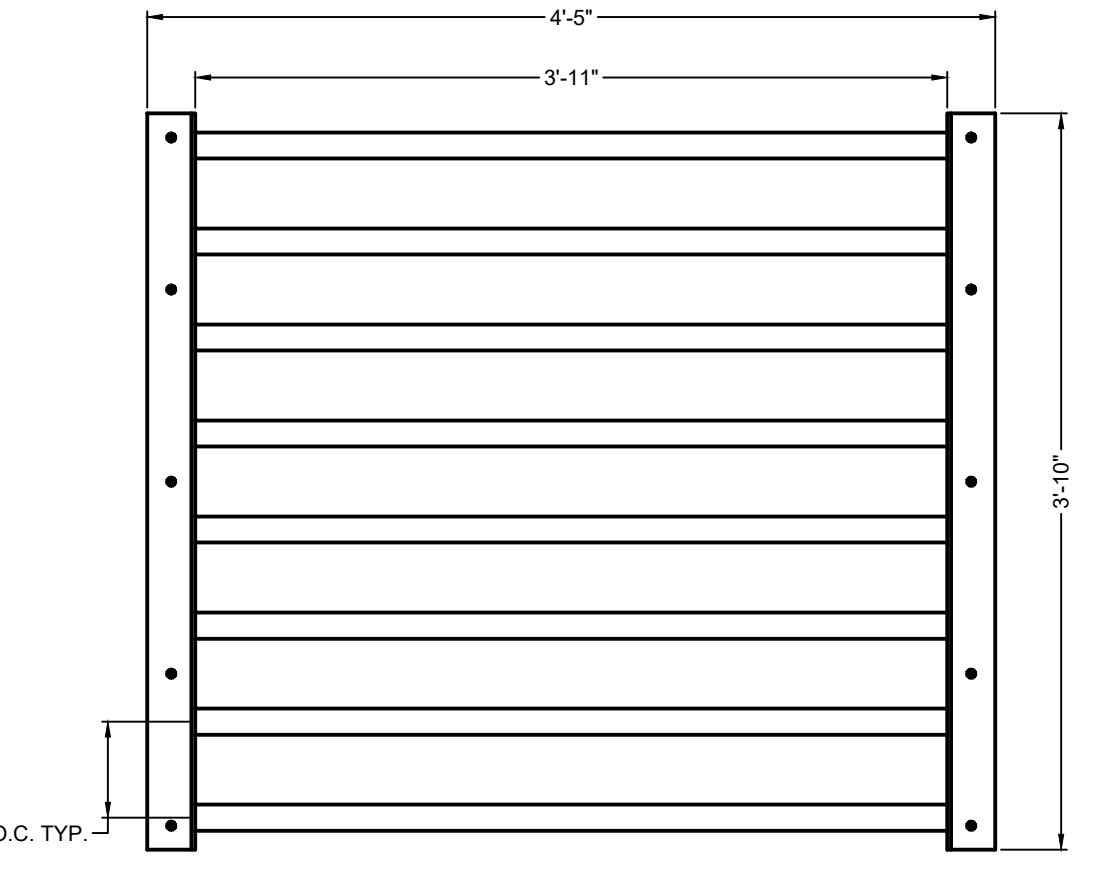
1. PLATE TO BE 3/8" THICK GALVANIZED STEEL.
2. BOLT PLATE TO CONCRETE 16" O.C. MAX.
3. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ORIFICE PLATE FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.

SAFETY GRATES/TRASH RACK NOTES:

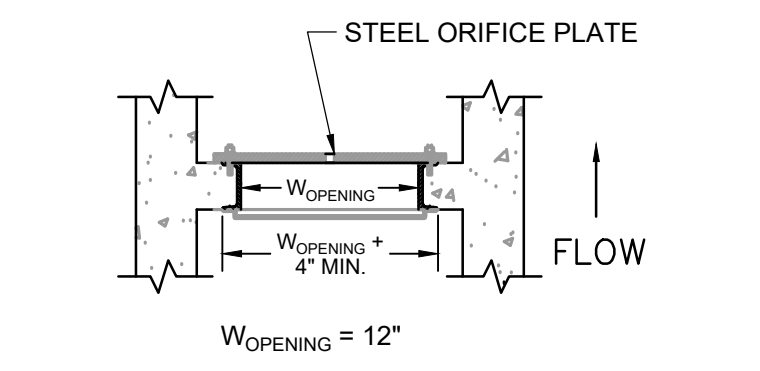
5. TRASH RACKS AND SAFETY GRATES SHALL BE 1-1/2" SCH. 40 STEEL PIPE, @ 6" CENTERS BOUNDED BY 3"x3"x1/4" ANGLE IRON. ALL GRATES SHALL BE MOUNTED USING ZINC PLATED STEEL HARDWARE.
6. REMOVABLE GRATE SECTIONS SHALL BE MOUNTED USING ZINC PLATED STEEL HARDWARE AND PROVIDED WITH HINGED & LOCKABLE OR BOLTABLE ACCESS PANELS AS SHOWN ON THE PLANS.
7. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
8. STRUCTURAL STEEL FOR GRATES SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
9. 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.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR RESTRICTOR PLATE FOR ENGINEER'S APPROVAL PRIOR TO CONSTRUCTION.



DETAIL
MICROPPOOL FRONT GRATE
SCALE: 1" = 1'



DETAIL
TRASH SCREEN & ORIFICE PLATE
SCALE: NTS

DRAWN BY: RDL	JOB DATE: 12/2/2025	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 2403591	0
CAD DATE: 12/2/2025		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2024\2403591\CAD\DWG\CICD'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

PCD FILE NO.:
SHEET
PCM
6