CALLAHAN, SEAN, 11/13/2026 10:39 AM

FLYING HORSE NORTH FILING NO. 9
GRADING & EROSION CONTROL PLANS

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION: FLYING HORSE NORTH FILING NO. 9

TWO PARCELS OF LAND BEING TRACT K AS PLATTED IN FLYING HORSE NORTH FILING NO.1, RECORDED UNDER RECEPTION NUMBER 218714238 AND TRACT A, AS PLATTED IN FLYING HORSE NORTH FILING NO. 3, RECORDED UNDER RECEPTION NUMBER 224715365 TOGETHER WITH A PORTION OF THE EAST HALF OF SECTION 36, ALL WITHIN SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE COURSE ON THE WESTERLY RIGHT-OF-WAY LINE OF ALLEN RANCH ROAD AS PLATTED IN FLYING HORSE SUBDIVISION FILING NO. 3, RECORDED UNDER RECEPTION NUMBER 224715365 WHICH BEARS N33°45'53"W A DISTANCE OF 496.37 FEET, BEING MONUMENTED ON EACH END BY A NO. 5 REBAR AND YELLOW PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GRADE.

PARCEL 1

COMMENCING AT THE NORTHWEST CORNER OF ALLAN RANCH ROAD AS PLATTED IN FLYING HORSE SUBDIVISION FILING NO. 3 RECORDED UNDER RECEPTION NUMBER 224715365, SAID POINT BEING A POINT ON CURVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 3 THE FOLLOWING EIGHTEEN (18) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N78°14'42"E 178, HAVING A DELTA OF 22°00'35", A RADIUS OF 530.00 FEET A DISTANCE OF 203.60 FEET TO A POINT OF TANGENT:
2. S33°45'53"E A DISTANCE OF 496.37 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°57'06", A RADIUS OF 470.00 FEET A DISTANCE OF 270.30 FEET TO A POINT OF TANGENT;
4. S00°48'47"E A DISTANCE OF 209.02 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°16'06", A RADIUS OF 187.00 FEET, DISTANCE OF 36.78 FEET TO A POINT OF REVERSE CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°16'06", A RADIUS OF 228.00 FEET A DISTANCE OF 44.84 FEET TO A POINT OF TANGENT;
7. S00°48'47"E A DISTANCE OF 10.02 FEET TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°16'06", A RADIUS OF 228.00 FEE A DISTANCE OF 44.84 FEET TO A POINT OF REVERSE CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°16'06", A RADIUS OF 187.00 FEET A DISTANCE OF 36.78 FEET TO A POINT OF TANGENT;
10. S00°48'47"E A DISTANCE OF 402.27 FEET TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°54'41", A RADIUS OF 470.00 FEET A DISTANCE OF 146.93 FEET TO A POINT OF TANGENT;
12. S17°05'54"W A DISTANCE OF 216.15 FEET TO A POINT OF CURVE:
13. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 12°33'58", A RADIUS OF 530.00 FEET A DISTANCE OF 116.24 FEET TO A POINT OF TANGENT;
14. S04°31'56"W A DISTANCE OF 244.95 FEET TO A POINT OF CURVE;
15. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°59'00", A RADIUS OF 470.00 FEET A DISTANCE OF 147.52 FEET TO A POINT OF TANGENT;
16. S22°30'56"W A DISTANCE OF 152.89 FEET TO A POINT OF CURVE,
17. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 02°22'21", A RADIUS OF 470.00 FEET A DISTANCE OF 19.46 FEET TO A POINT OF CURVE;
18. N35°14'00"W A DISTANCE OF 310.03 FEET TO A POINT ON CURVE SAID POINT BEING ON THE BOUNDARY LINE OF TRACT K AS PLATTED IN FLYING HORSE NORTH FILING NO.1, RECORDED UNDER RECEPTION NUMBER 218714238;

THENCE ON THE BOUNDARY LINE OF SAID FLYING HORSE NORTH FILING NO. 1 AND THE BOUNDARY LINE OF SAID FLYING HORSE NO. 3 THE FOLLOWING NINE (9) COURSES;

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N31°11'57"W HAVING A DELTA OF 111°46'10", A RADIUS OF 60.00 FEET A DISTANCE OF 117.04 FEET TO A POINT OF TANGENT;
2. N09°25'47"W A DISTANCE OF 25.35 FEET;
3. N59°17'05"W A DISTANCE OF 59.71 FEET TO A POINT ON CURVE:
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N28°17'40"W HAVING A DELTA OF 122°48'28", A RADIUS OF 180.00 FEET A DISTANCE OF 385.81 FEET TO A POINT OF TANGENT;
5. N04°30'48"E A DISTANCE OF 138.74 FEET;
6. N01°27'54"E A DISTANCE OF 421.65 FEET;
7. S87°34'56"W A DISTANCE OF 570.22 FEET TO A POINT OF CURVE;
8. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 42°44'34", A RADIUS OF 260.00 FEET, A DISTANCE OF 193.96 FEET TO A POINT OF TANGENT;
9. N49°40'30"W A DISTANCE OF 445.19 FEET;

THENCE CONTINUING ON THE BOUNDARY LINE OF SAID TRACT K, FLYING HORSE FILING NO. 1 THE FOLLOWING THIRTY-THREE (33) COURSES:

1. N49°40'30"W A DISTANCE OF 288.08 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 163°19'20", A RADIUS OF 58.50 FEET A DISTANCE OF 166.75 FEET TO A POINT OF TANGENT;
3. S66°21'10"E A DISTANCE OF 25.24 FEET;
4. N53°16'55"E A DISTANCE OF 188.28 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S80°50'28"E, HAVING A DELTA OF 49°29'14", A RADIUS OF 180.00 FEET A DISTANCE OF 155.47 FEET TO A POINT ON CURVE:
6. N61°46'07"E A DISTANCE OF 419.88 FEET;
7. N51°49'23"E A DISTANCE OF 296.85 FEET;
8. N11°06'02"W A DISTANCE OF 58.98 FEET;
9. N50°19'12"W A DISTANCE OF 241.52 FEET;
10. N62°20'16"W A DISTANCE OF 573.68 FEET;
11. N70°09'50"W A DISTANCE OF 655.62 FEET;
12. S58°50'57"W A DISTANCE OF 47.20 FEET TO A POINT ON CURVE;
13. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S85°12'15", HAVING A DELTA OF 23°01'06", A RADIUS OF 180.00 FEET A DISTANCE OF 7.31 FEET TO A POINT OF TANGENT;
14. S18°13'21"W A DISTANCE OF 365.66 FEET;
15. S63°56'38"W A DISTANCE OF 785.12 FEET;
16. S18°15'16"W A DISTANCE OF 66.33 FEET;
17. N63°43'53"W A DISTANCE OF 29.74 FEET TO A POINT OF CURVE;
18. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°27'45", A RADIUS OF 270.00 FEET A DISTANCE OF 152.98 FEET TO A POINT ON CURVE;
19. N18°04'32"E A DISTANCE OF 58.27 FEET;
20. N48°05'15"E A DISTANCE OF 741.69 FEET;
21. N18°13'21"E A DISTANCE OF 211.23 FEET TO A POINT OF CURVE;
22. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 101°15'34", A RADIUS OF 182.00 FEET A DISTANCE OF 321.65 FEET TO A POINT ON CURVE;
23. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S64°45'53"E, HAVING A DELTA OF 68°05'03" A RADIUS OF 60.00 FEET A DISTANCE OF 71.30 FEET TO A POINT OF TANGENT;
24. S86°40'50"E A DISTANCE OF 845.25 FEET;
25. S61°03'19"E A DISTANCE OF 569.56 FEET;
26. N35°29'34"E A DISTANCE OF 104.81 FEET;
27. N61°52'34"E A DISTANCE OF 50.72 FEET TO A POINT OF CURVE:
28. ON THE ARC OF A CURVE TO THE RIGHT HAVING A 49°38'04", A RADIUS OF 133.52 FEET A DISTANCE OF 115.66 FEET TO A POINT ON CURVE;
29. N04°10'00"E A DISTANCE OF 138.64 FEET;
30. N85°57'45"E A DISTANCE OF 621.99 FEET;
31. S03°38'37"E A DISTANCE OF 182.33 FEET TO A POINT O CURVE;
32. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 22°42'11", A RADIUS OF 970.00 FEET A DISTANCE OF 384.35 FEET TO A POINT OF REVERSE CURVE;
33. ON THE ARC OF CURVE TO THE LEFT HAVING A DELTA OF 30°48'52", A RADIUS OF 530.00 FEET A DISTANCE OF 285.04 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,968,511 SQUARE FEET OR 91.104 ACRES.

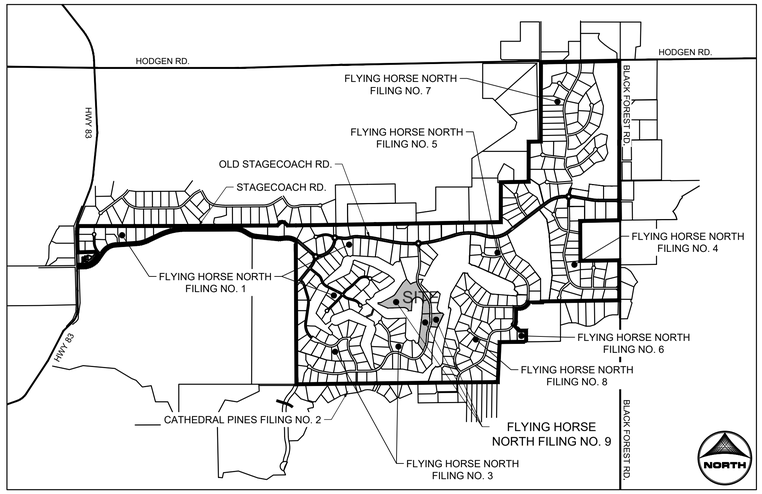
TOGETHER WITH

PARCEL 2

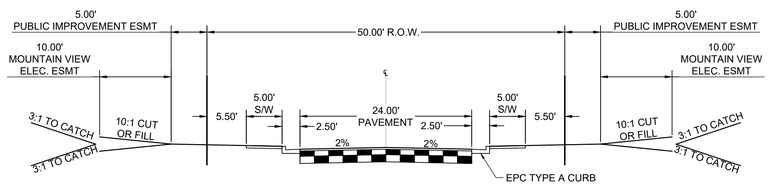
TRACT A, AS PLATTED IN FLYING HORSE NORTH FILING NO. 3, RECORDED UNDER RECEPTION NUMBER 224715365.

CONTAINING A CALCULATED AREA OF 376,526 SQUARE FEET OR 8.644 ACRES.

TOTAL CALCULATED AREA OF 4,345,037 SQUARE FEET OR 99.748 ACRES.



VICINITY MAP
NOT TO SCALE



TYPICAL URBAN LOCAL CROSS SECTION
DESIGN SPEED: 30 MPH | POSTED SPEED: 30 MPH
SCALE: 1"=10'
(ROADS USING THIS SECTION: ACE WAY)
*DIMENSIONS MAY VARY FOR EXPANDED DITCH SECTIONS AS CALLED OUT OUT ON PLANS

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: JTESSIN@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
11445 TEACHOUT ROAD
COLORADO SPRINGS, CO 80908
TELE: (719) 495-4300

SHEET INDEX

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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

THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

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 .

DREW BALSICK, PRI #2 LLC. — DATE
VICE PRESIDENT

PCD FILE NO.: SF2625

DRAWN BY: CMD JOB DATE: 11/13/2026
APPROVED: RDL JOB NUMBER: 2502599
CAD DATE: 9/11/2026
CAD FILE: J:\2025\2502599\CAD\Dwgs\C\F9 Final Plat\GEC\GEC_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

FLYING HORSE

FLYING HORSE NORTH FILING NO. 9
PRI #2, LLC.
EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLANS
COVER

SHEET CV

1

HR GREEN Xrefs: TB_JRG_FHN-F9-CD; rdwy_typicals; Legend_F9

CALLAHAN, SEAN, 11/13/2026 10:41 AM

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. 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 (EPC) STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL (ECM), THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME 1 AND 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
2. A PRECONSTRUCTION MEETING BETWEEN THE PERMIT HOLDER(S) AND EL PASO COUNTY SHALL BE HELD PRIOR TO ANY CONSTRUCTION ACTIVITIES. IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER(S) TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY STAFF. NO LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES BEYOND THE INSTALLATION OF THE INITIAL CONSTRUCTION CONTROL MEASURES (CCMS), AS INDICATED ON THE APPROVED GEC PLAN OR CDS WITH GEC PLANS, MAY OCCUR PRIOR TO RECEIVING A NOTICE TO PROCEED (NTP) ISSUED BY THE ECM ADMINISTRATOR. FAILURE TO OBTAIN A NOTICE TO PROCEED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES MAY RESULT IN AN IMMEDIATE STOP WORK ORDER (SWO).
3. CONSTRUCTION CONTROL MEASURES MUST BE INSTALLED PRIOR TO COMMENCEMENT OF ACTIVITIES THAT COULD CONTRIBUTE POLLUTANTS TO STORMWATER. STORMWATER RUNOFF FROM ALL DISTURBED AREAS AND SOIL STORAGE AREAS MUST UTILIZE OR FLOW TO ONE OR MORE CCM(S) TO MINIMIZE EROSION OR SEDIMENT IN THE DISCHARGE. THE CCM(S) MUST CONTAIN OR FILTER FLOWS IN ORDER TO PREVENT THE BYPASS OF FLOWS WITHOUT TREATMENT AND MUST BE APPROPRIATE FOR STORMWATER RUNOFF FROM DISTURBED AREAS AND FOR THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (E.G., SHEET OR CONCENTRATED FLOW).
4. ALL CCMS SHALL BE MAINTAINED AND REMAIN IN EFFECTIVE OPERATING CONDITION UNTIL FINAL STABILIZATION IS ACHIEVED. THE QUALIFIED STORMWATER MANAGER (QSM) SHALL ASSESS THE ADEQUACY OF CCMS AT THE SITE AND IDENTIFY IF CHANGES TO THOSE CCMS ARE NEEDED TO ENSURE THE CONTINUED EFFECTIVE PERFORMANCE OF THE CCMS.
5. PRIOR TO CONSTRUCTION THE PERMIT HOLDER(S) SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
6. MANAGEMENT OF THE STORMWATER MANAGEMENT PLAN (SWMP) DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE DESIGNATED QSM. THE SWMP SHALL BE LOCATED ON-SITE OR DIGITALLY ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION ACTIVITIES AND MUST BE IMPLEMENTED AS WRITTEN FROM THE START OF CONSTRUCTION ACTIVITY UNTIL FINAL STABILIZATION IS ACHIEVED. THE QSM SHALL AMEND THE SWMP WHEN THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE SITE WHICH WOULD REQUIRE THE IMPLEMENTATION OF NEW OR REVISED CCMS OR IF THE SWMP PROVES TO BE INEFFECTIVE IN CONTROLLING POLLUTANTS IN STORMWATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY OR WHEN CCMS ARE NO LONGER NECESSARY AND ARE REMOVED. THE QSM SHALL MAINTAIN A RECORD OF AMENDMENTS MADE TO THE SWMP THAT INCLUDES THE DATE AND IDENTIFICATION OF THE CHANGES.
7. EARTH DISTURBANCES SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY MINIMIZE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME. PRE-EXISTING VEGETATION SHALL BE PROTECTED AND MAINTAINED WITHIN 50 HORIZONTAL FEET OF A RECEIVING WATER UNLESS SHOWN TO BE INFEASIBLE AND SPECIFICALLY REQUESTED AND APPROVED. IN ADDITION TO MAINTAINING 50 HORIZONTAL FEET OF PRE-EXISTING VEGETATION UPGRADIENT OF A RECEIVING WATER (UNLESS INFEASIBLE AND APPROVED), THE PERMIT HOLDER(S) MUST INSTALL CCMS UPGRADIENT OF THE VEGETATIVE BUFFER.
8. TEMPORARY STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AND STOCKPILES WHERE GROUND DISTURBING CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED OR TEMPORARILY CEASED FOR LONGER THAN 14 DAYS.
9. EROSION CONTROL BLANKET (ECB) OR OTHER APPROVED CONTROL MEASURE(S) SHALL BE USED ON SLOPES STEEPER THAN 3:1.
10. VEHICLE TRACKING CONTROLS (VTC) MUST BE IMPLEMENTED TO MINIMIZE VEHICLE TRACKING OF SEDIMENT FROM DISTURBED AREAS. VTCS MUST INCLUDE A STRUCTURE CONTROL MEASURE (E.G., TRACKING PAD) AND MAY INCLUDE A NON-STRUCTURAL CONTROL MEASURE (E.G., SWEEPING). MATERIAL TRACKED OFF-SITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
11. ANY TEMPORARY OR PERMANENT CONTROL MEASURE DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE A STABILIZED CONVEYANCE DESIGNED TO MINIMIZE EROSION AND THE DISCHARGE OF SEDIMENT OFF-SITE.
12. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE CURB AND GUTTER, PERMANENT CONTROL MEASURES (PCMS), OR DITCHES EXCEPT WITH APPROVED SEDIMENT CONTROL MEASURES.
13. ALL PCMS SHALL BE INSTALLED AS DESIGNED IN THE APPROVED PLANS. ANY PROPOSED CHANGES THAT AFFECT THE DESIGN OR FUNCTION OF PCMS MUST BE APPROVED BY THE ECM ADMINISTRATOR PRIOR TO IMPLEMENTATION.
14. SOIL COMPACTION MUST BE MINIMIZED IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED OR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER. AREAS DESIGNATED FOR INFILTRATION PCMS SHALL ALSO BE PROTECTED FROM SEDIMENTATION DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. IF SOIL COMPACTION DOES OCCUR IN AREAS WHERE FINAL STABILIZATION WILL BE ACHIEVED BY VEGETATIVE COVER OR IN AREAS WHERE INFILTRATION PCMS WILL BE INSTALLED, DECOMPACTION OF THE SOIL MUST BE COMPLETED PRIOR TO PLANTING OR INSTALLATION OF THE PCM(S). AN INFILTRATION TEST MUST BE CONDUCTED FOR ALL INFILTRATION PCMS AND THE INFILTRATION TEST RESULTS SUBMITTED TO EL PASO COUNTY PRIOR TO PRELIMINARY ACCEPTANCE (PA).
15. FINAL STABILIZATION MUST BE IMPLEMENTED AT ALL APPLICABLE CONSTRUCTION SITES. FINAL STABILIZATION IS ACHIEVED WHEN ALL GROUND DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND PERMANENT STABILIZATION METHODS ARE COMPLETE. WHEN USING VEGETATIVE COVER AS A PERMANENT STABILIZATION METHOD, THE VEGETATION SHALL BE EVENLY DISTRIBUTED PERENNIAL VEGETATION AND OF THE VARIETY AND SPECIES FOUND IN THE COUNTY-APPROVED SEED MIXES OR IN THE APPROVED GEC PLAN. VEGETATION COVERAGE SHALL BE, AT A MINIMUM, EQUAL TO 70% OF WHAT WOULD HAVE BEEN PROVIDED BY NATIVE VEGETATION IN A LOCAL, UNDISTURBED AREA OR ADEQUATE REFERENCE SITE. ALL TEMPORARY CCMS SHALL BE REMOVED UPON FINAL STABILIZATION AND PRIOR TO STORMWATER PERMIT TERMINATION.
16. STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF-SITE WATERS, INCLUDING WETLANDS.
17. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO BE DISCHARGED OFFSITE OR TO ENTER STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR CONTROL MEASURES. CONCRETE WASHOUT AREAS SHALL NOT BE LOCATED IN AN AREA WHERE SHALLOW GROUNDWATER MAY BE PRESENT, OR WITHIN 50 FEET OF A SURFACE WATER BODY, CREEK, OR STREAM.
18. DURING CONSTRUCTION DEWATERING OPERATIONS, UNCONTAMINATED GROUNDWATER MAY BE DISCHARGED ON-SITE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT'S (CDPHE) LOW RISK DISCHARGE GUIDANCE POLICY FOR DISCHARGES OF UNCONTAMINATED GROUNDWATER TO LAND. IF CONSTRUCTION DEWATERING OPERATIONS ARE UNABLE TO MEET ALL CRITERIA, CONDITIONS, AND CONTROL MEASURE REQUIREMENTS OF THE LOW RISK DISCHARGE GUIDANCE POLICY, A COLORADO DISCHARGE PERMIT SYSTEM (CDPS) GENERAL PERMIT COG080000 WILL BE REQUIRED.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTE FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES, OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
20. THE PERMIT HOLDER(S) SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, SOIL, AND SAND THAT MAY ACCUMULATE IN ROADS, STORM DRAINS AND OTHER DRAINAGE CONVEYANCE SYSTEMS AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
21. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
22. MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. APPROPRIATE CMS SHALL BE UTILIZED BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
23. BULK STORAGE (I.E., INDIVIDUAL CONTAINERS OF 55 GALLONS OR GREATER) OF ALLOWED PETROLEUM PRODUCTS OR OTHER ALLOWED LIQUID SHALL REQUIRE ADEQUATE SECONDARY CONTAINMENT, OR EQUIVALENT PROTECTION, TO CONTAIN ALL SPILLS ON-SITE AND TO PREVENT ANY SPILLED MATERIALS FROM ENTERING STATE WATERS, ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM, OR OTHER FACILITIES.
24. NO CHEMICAL(S) HAVING THE POTENTIAL TO BE RELEASED IN STORMWATER ARE TO BE STORED OR USED ON-SITE UNLESS PERMISSION FOR THE USE OF SUCH CHEMICAL(S) IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING APPROVAL FOR THE USE OF SUCH CHEMICAL(S), SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
25. ON AREAS OF EXPOSED SOIL, MINIMIZE DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES. WATER APPLICATION MUST BE CONDUCTED IN A MANNER TO PREVENT DISCHARGE OFFSITE UNLESS AUTHORIZED BY A CDPS OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT.
26. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE ONLY AT APPROVED CONSTRUCTION ACCESS POINTS.
27. FOR SITES WHERE A SOILS REPORT IS REQUIRED, THE APPROVED SOILS REPORT FOR THIS SITE SHALL BE CONSIDERED A PART OF THESE PLANS.
28. PERMIT HOLDER(S) AND THEIR AGENTS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL VOLUME 2, AND ENGINEERING CRITERIA MANUAL. ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS MUST BE OBTAINED PRIOR TO CONSTRUCTION. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND OTHER LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, LOCAL, OR COUNTY AGENCIES, THE MOST RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
29. AT LEAST TEN (10) DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB ONE (1) ACRE OR MORE OR LESS THAN 1 ACRE AND PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE THAT WOULD DISTURB 1 OR MORE ACRES, THE PERMIT HOLDER(S) SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE (CDR400000 PERMIT) TO THE CDPHE WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A SWMP, OF WHICH THIS GEC PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

    COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
    WATER QUALITY CONTROL DIVISION
    WQCD - PERMITS
    4300 CHERRY CREEK DRIVE SOUTH
    DENVER, CO 80246-1530
    ATTN: PERMITS UNIT

EL PASO COUNTY CONSERVATION DISTRICT NOTES:

EROSION CONTROLS/REVEGETATION PLANS/WATERSHED PROTECTIONS

1. DISTURBED AREAS NOT BEING BUILT ON SHOULD BE MULCHED AND REVEGETATED WITHIN 45 DAYS OF DISTURBANCE USING PLANT/GRASS SPECIES NATIVE AND/OR NATURALIZED TO EL PASO COUNTY, WEATHER DEPENDING.
2. DISTURBED AREAS BE EITHER: MULCHED AFTER SEEDING WITH EITHER WEED-FREE HAY OR STRAW MULCH AT APPROXIMATELY 5,000 LBS PER ACRE; OR APPROX. 1-2" OF WOOD MULCH COVERAGE OF THESE DISTURBED AREAS MADE FROM FOREST MITIGATION WORK AND TREE CLEARING ON SITE; OR AREAS THAT ARE NOT SUITABLE FOR REVEGETATION SUCH AS DRIVEWAYS, PARKING AREAS (IF NOT GOING TO BE PAVED), OR SAFETY AREAS AROUND BUILDINGS SHOULD HAVE A 1-2" THICK LAYER OF CRUSHED ROCK, ROAD BASE, OR GRAVEL TO ASSIST IN PREVENTING HAVING EXPOSED SOIL THAT WOULD BE PRONE TO WIND/RUNOFF EROSION CONCERNS.
3. PRIOR TO ANY SOIL WORK EVEN FOR HOUSES, SILT FENCES NEED TO BE INSTALLED AROUND ALL WORK AREAS TO ENSURE LOOSE SOIL DOES NOT BECOME AN EROSION ISSUE FOR THE DRAINAGE IN THE EVENT OF HEAVY RAINFALL EVENTS. THIS HELPS PROTECT THE UPSTREAM PORTIONS OF THE DRAINAGE LEADING TO THE FPE-2 DAM.
4. FOR AREAS BEING REPLANTED WITH NATURAL GRASS, CONSIDER USING THE EL PASO COUNTY CONSERVATION DISTRICT'S NATIVE SHOTGUN MIX (AVAILABLE AT EPCCD.ORG) FOR RESEEDING, WHICH IS WELL SUITED TO SOILS PRESENT ON THIS SITE AND IS COMPRISED OF 100% NATIVE AND NATURALIZED GRASS SPECIES.

FIREWISE, FIRE RISK, AND FOREST HEALTH

1. VEGETATION MANAGEMENT CONSISTENT WITH FIREWISE PRINCIPLES, INCLUDING CLEARING TREES AND BRUSH WITHIN APPROXIMATELY 35 FEET OF ANY PROPOSED BUILDING. TREES SHOULD ALSO BE CLEARED TO APPROXIMATELY 15 FEET FROM THE CENTERLINE ON EACH SIDE OF ALL DRIVEWAYS, WHICH IS CRITICAL FOR SAFE EMERGENCY VEHICLE ACCESS AND FOR FASTER EMERGENCY EGRESS OF RESIDENCE IN THE EVENT OF A WILDFIRE.
2. THINNING FORESTED AREAS WITHIN 35–100 FEET BEYOND ANY PROPOSED HOUSES (AS RECOMMENDED BY FIREWISE PRACTICES) TO APPROXIMATELY 40–60 TREES PER ACRE, REFLECTING A HEALTHY PONDEROSA PINE AND DOUGLAS FIR FOREST DENSITY BASED ON U.S. FOREST SERVICE AND COLORADO STATE FOREST SERVICE GUIDANCE. THIS ALSO SUPPORTS IMPROVED FIRE RESILIENCE, WILDLIFE HABITAT, AND VISUAL QUALITY CONSISTENT WITH THE EL PASO COUNTY MASTER PLAN FOR THIS AREA.

ABBREVIATIONS

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

LEGEND

	EXISTING	PROPOSED
MATCH LINE		
FILING LINE		
SECTION LINE		
PROPERTY LINE		
P.I.E. LINE		
MVEA ESMT. LINE		
RIGHT OF WAY		
CENTERLINE		
CHAIN LINK FENCE		
WOODEN FENCE		[-]
ROD IRON FENCE		
STORM DRAIN		
SWALE		
TRAIL		
CURB & GUTTER		
INDEX CONTOUR		
INTER. CONTOUR		
100-YR FLOODPLAIN		
FLOODWAY		
GEOHAZARD DELINEATION		

STORM SEWER

	EXISTING	PROPOSED
MANHOLE	(M)	(D)
STORM INLET		
FLARED END SECTION		
RIPRAP		

PCD FILE NO.: SF2625

HR GREEN Xrefs: TB_HRG_FHN-F9-CD; rdwy_typicals; Legend_F9

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APPROVED: RDL JOB NUMBER: 2502599
CAD DATE: 9/11/2026
CAD FILE: J:\2025\2502599\CAD\Dwgs\C\F9 Final Plat\GEC\GEC_COVER

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

FLYING HORSE

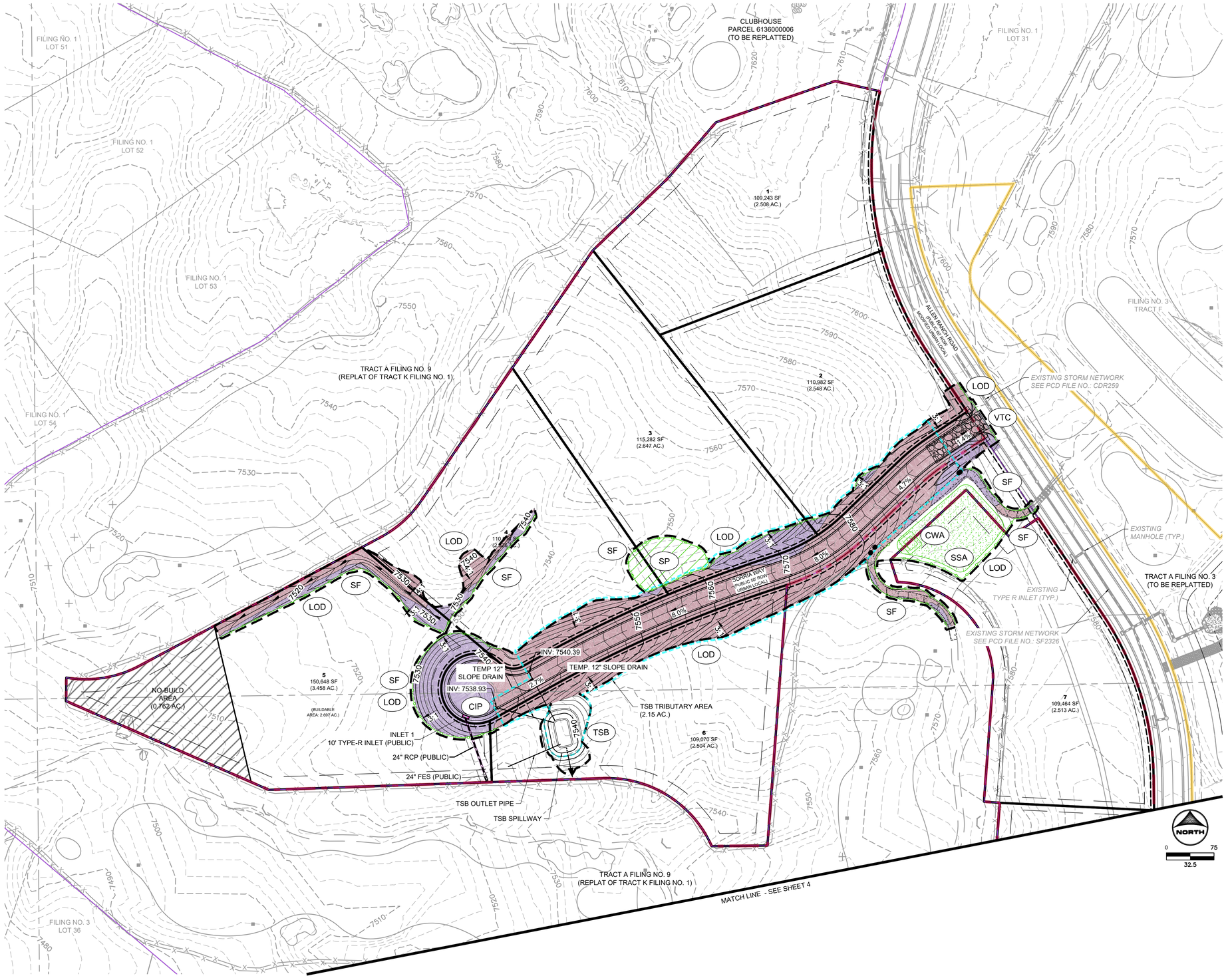
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PRI #2, LLC.
EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLANS
LEGEND & NOTES

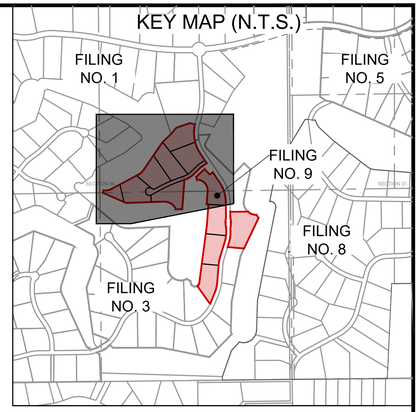
SHEET LG

2

CALLAHAN, SEAN, 11/13/2026 10:41 AM



KEY MAP (N.T.S.)



GEC LEGEND:

			PHASE:
	SF	SILT FENCE	INITIAL/INTERIM
	SSA	STABILIZED STAGING AREA	INITIAL/INTERIM
	SP	STOCKPILE MANAGEMENT	INITIAL/INTERIM
	CIP	CULVERT INLET PROTECTION	INTERIM
	VTC	VEHICLE TRACKING CONTROL	INITIAL
	DS	DRAINAGE SWALE	INTERIM
	LOD	LIMITS OF DISTURBANCE/CONSTRUCTION	INITIAL/INTERIM/FINAL
		CUT CONDITION	
		FILL CONDITION	
	SM	SEEDING AND MULCHING	FINAL
	TRM	PERMANENT TURF REINFORCEMENT MAT	FINAL
		FLOW DIRECTION	
	ECB	EROSION CONTROL BLANKET	INTERIM/FINAL
	CD	CHECK DAM (STRAW BALE)	INTERIM
	CWA	CONCRETE WASH OUT	INITIAL
	TSB	TEMPORARY SEDIMENT BASIN	INITIAL
		TSB TRIBUTARY AREA DELINEATION	INITIAL

GRADING & EROSION CONTROL PLAN NOTES:

1. SEE SHEET 7–10 FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
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3. AREA WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT OF ANY FILL.
4. ALL GREATER THAN 4:1 SLOPES MUST BE RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
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12. ALL CULVERTS ARE TO HAVE RIP–RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.

PROJECT INFO:

VOLUME:

BASE SURFACE: FHN F9–EG COMPARISON SURFACE: FHN F9–FG

CUT FACTOR: 1.00
FILL FACTOR: 1.15
CUT VOLUME(ADJUSTED): 13,686.12 CUBIC YARDS
FILL VOLUME(ADJUSTED): 2,950.13 CUBIC YARDS
NET VOLUME(ADJUSTED): 10,735.99 (CUT) CUBIC YARDS

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LOD – LIMITS OF DISTURBANCE (ROADWAYS, UTILITIES, GRADING) = 3.82 AC

PCD FILE NO.: SF2625

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APPROVED: RDL JOB NUMBER: 2502599
CAD DATE: 9/11/2026
CAD FILE: J:\2025\2502599\CAD\Dwgs\C\F9 Final Plat\GEC\GEC_INITIAL-INTERIM

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

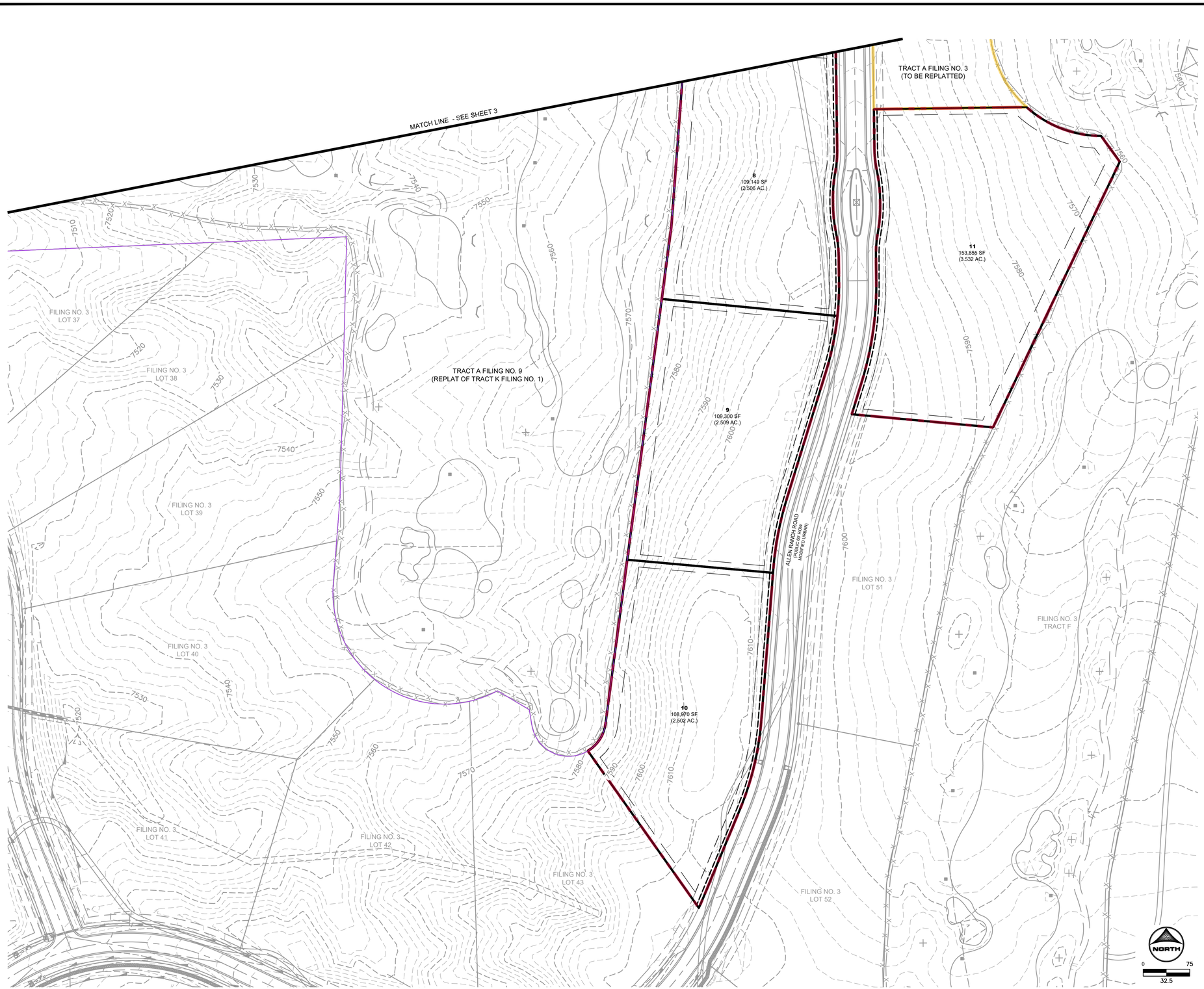
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EL PASO COUNTY, CO

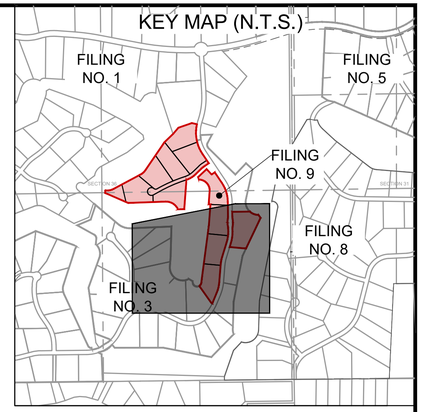
GRADING & EROSION CONTROL PLANS
INITIAL-INTERIM I

SHEET GEC 3

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CALLAHAN, SEAN, 11/13/2026 10:40 AM





GEC LEGEND:

			PHASE:
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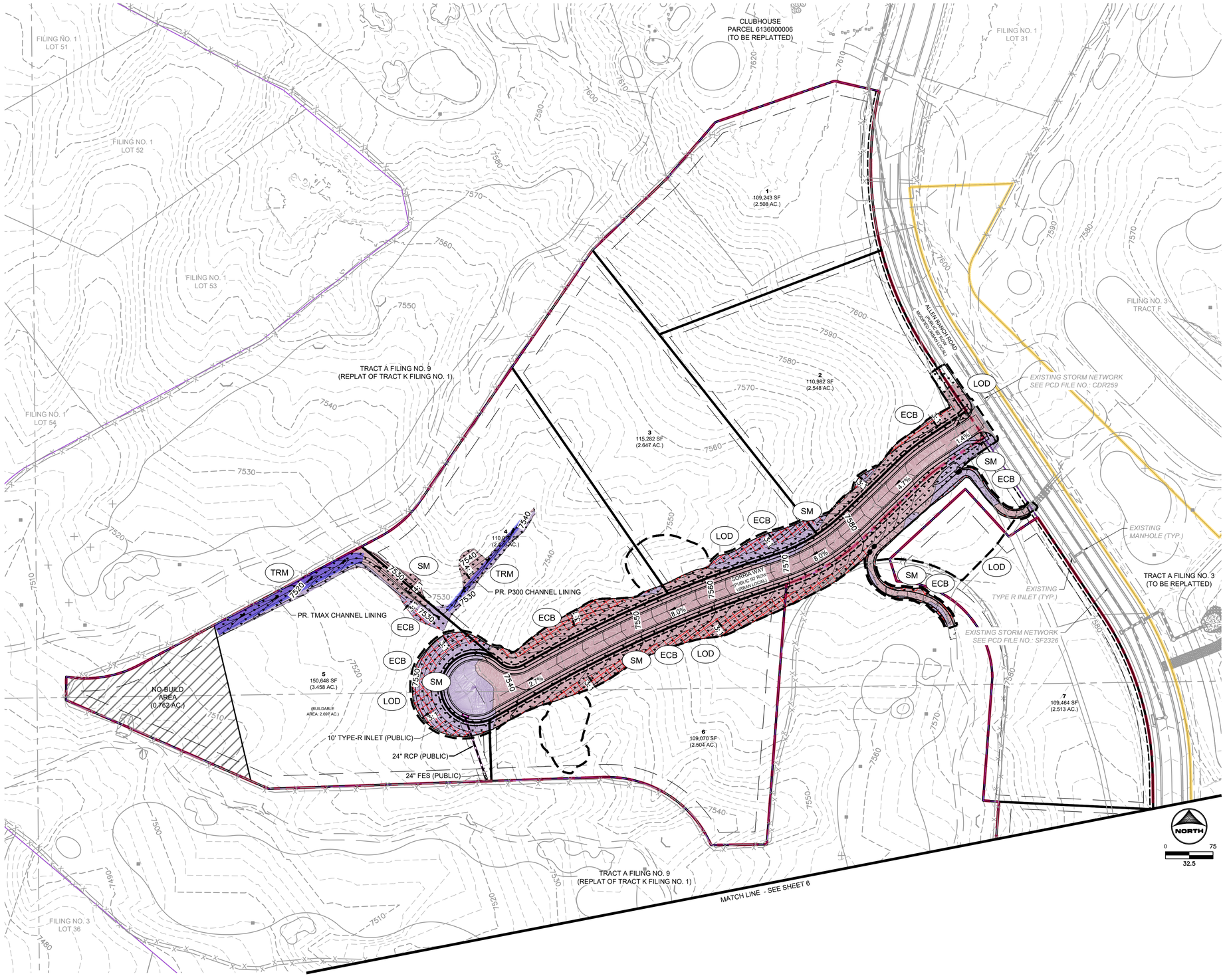
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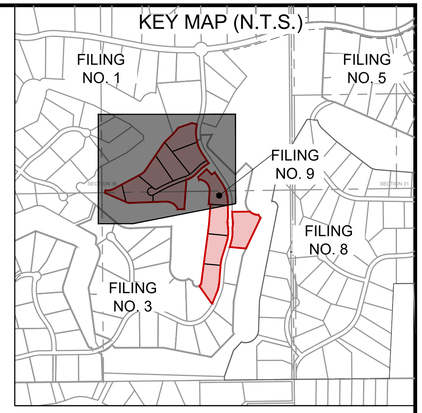
GRADING & EROSION CONTROL PLANS
INITIAL-INTERIM II

SHEET GEC 4

CALLAHAN, SEAN, 11/13/2026 10:42 AM

HR GREEN Xrefs: xv--row--1030; xc--dsgn--030.202; xc--row--030.202; XC-DSGN-F9; TB_HRG_FHN-F9-CD; gec_legend_initial-interim; gec_plan_notes_EPC; FILNG_NO._9_KEYMAP; xv--dsgn--1030; XC





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3. AREA WITHIN LIMITS OF DISTURBANCE TO BE CLEARED, GRUBBED AND STOCKPILED PRIOR TO IMPORT OF ANY FILL.
4. ALL GREATER THAN 4:1 SLOPES MUST BE RECEIVE SLOPE TRACKING TREATMENT AND EROSION CONTROL BLANKET.
5. STOCKPILES REQUIRED DURING ONSITE CONSTRUCTION ACTIVITIES WILL BE PLACED AT THE DISCRETION OF THE CONTRACTOR. STOCKPILING OF MATERIAL MUST NOT OCCUR OUTSIDE THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.
6. NON–STRUCTURAL CONTROLS (I.E. STREET SWEEPING) WILL BE AT THE DISCRETION OF THE PROJECT'S CERTIFIED GEC ADMINISTRATOR THROUGHOUT THE DURATION OF LAND DISTURBING ACTIVITIES.
7. THERE ARE NO ANTICIPATED ASPHALT AND/OR CONCRETE BATCH PLANTS, OR MASONRY MIX STATIONS ASSOCIATED WITH THIS PROJECT. IF THE CONTRACTOR REQUIRES A ASPHALT/CONCRETE BATCH PLANTS OR MASONRY MIX STATIONS, THESE PLANS WILL BE AMENDED AS REQUIRED.
8. THERE ARE NO EXISTING PRESERVATION EASEMENTS LOCATED ON SITE.
9. ONSITE EXISTING VEGETATION IS NATIVE GRASSES, WEEDS, AND PINE TREES. THERE IS NO NOTABLE VEGETATION OTHERWISE.
10. THE NATURAL TERTIARY SWALES ARE PLATTED WITHIN PUBLIC DRAINAGE EASEMENTS AS SHOWN ON PLANS. THESE CHANNELS ARE TO HAVE TMAX TRM INSTALLED WITH PERMANENT SEEDING. SEE THE PERMANENT CHANNEL LINING ON CROSS SECTIONS PROVIDED ON THE PROPOSED DRAINAGE MAP.
11. ALL ROADSIDE DITCHES AND NATURAL CHANNELS WITHIN EASEMENTS ARE TO HAVE PERMANENT TRM (ROLLMAX P300 OR EQUIV.) INSTALLED.
12. ALL CULVERTS ARE TO HAVE RIP–RAP INSTALLED AT OUTLET POINTS AS SEEN IN STORM CONSTRUCTION DRAWINGS.

PROJECT INFO:

VOLUME:

BASE SURFACE: FHN F9–EG COMPARISON SURFACE: FHN F9–FG

CUT FACTOR: 1.00
FILL FACTOR: 1.15
CUT VOLUME(ADJUSTED): 13,686.12 CUBIC YARDS
FILL VOLUME(ADJUSTED): 2,950.13 CUBIC YARDS
NET VOLUME(ADJUSTED): 10,735.99 (CUT) CUBIC YARDS

CUT FACTOR: 1.00
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NET VOLUME(UNADJUSTED): 11,120.79 (CUT) CUBIC YARDS

LOD – LIMITS OF DISTURBANCE (ROADWAYS, UTILITIES, GRADING) = 3.82 AC

PCD FILE NO.: SF2625

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APPROVED: RDL JOB NUMBER: 2502599
CAD DATE: 9/11/2026
CAD FILE: J:\2025\2502599\CAD\Dwgs\C\F9 Final Plat\GEC\GEC_FINAL

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1975 RESEARCH PARKWAY SUITE 160
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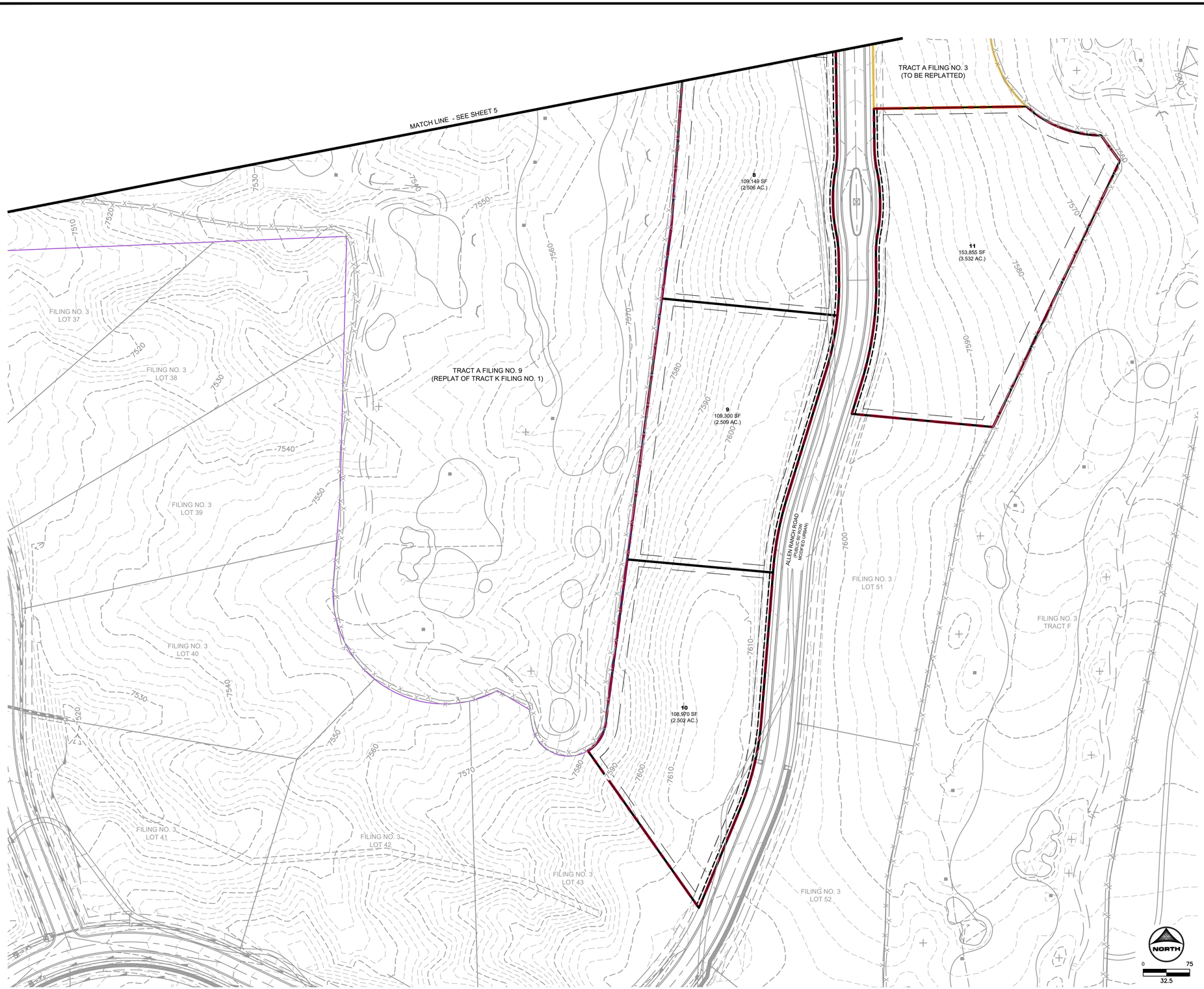
FLYING HORSE

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EL PASO COUNTY, CO

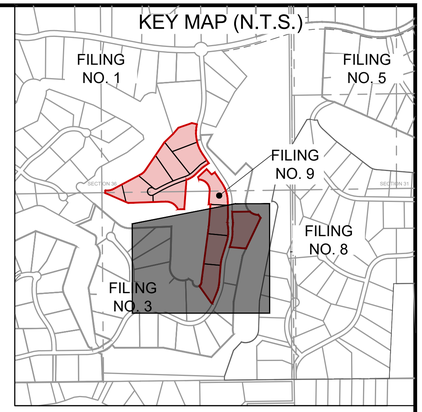
GRADING & EROSION CONTROL PLANS
INITIAL-INTERIM I

SHEET GEC 5

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KEY MAP (N.T.S.)



GEC LEGEND:

			PHASE:
	SF	SILT FENCE	INITIAL/INTERIM
	SSA	STABILIZED STAGING AREA	INITIAL/INTERIM
	SP	STOCKPILE MANAGEMENT	INITIAL/INTERIM
	CIP	CULVERT INLET PROTECTION	INTERIM
	VTC	VEHICLE TRACKING CONTROL	INITIAL
	DS	DRAINAGE SWALE	INTERIM
	LOD	LIMITS OF DISTURBANCE/CONSTRUCTION	INITIAL/INTERIM/FINAL
		CUT CONDITION	
		FILL CONDITION	
	SM	SEEDING AND MULCHING	FINAL
	TRM	PERMANENT TURF REINFORCEMENT MAT	FINAL
		FLOW DIRECTION	
	ECB	EROSION CONTROL BLANKET	INTERIM/FINAL
	CD	CHECK DAM (STRAW BALE)	INTERIM
	CWA	CONCRETE WASH OUT	INITIAL
	TSB	TEMPORARY SEDIMENT BASIN	INITIAL
		TSB TRIBUTARY AREA DELINEATION	INITIAL

GRADING & EROSION CONTROL PLAN NOTES:

1. SEE SHEET 7–10 FOR EL PASO COUNTY GRADING AND EROSION CONTROL DETAILS.
2. ALL STORMWATER MANAGEMENT MEASURES SHOWN ON THIS PLAN MUST BE INSTALLED AND MAINTAINED PER THE EL PASO COUNTY STORMWATER CONSTRUCTION MANUAL; LATEST REVISIONS.
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HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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GRADING & EROSION CONTROL PLANS
FINAL II

SHEET GEC 6

CALLAHAN, SEAN, 11/13/2026 10:39 AM

Good Housekeeping Practices (GH) MM-3

Description

Implement construction site good housekeeping practices to prevent pollution associated with solid, liquid and hazardous construction-related materials and wastes. Stormwater Management Plans (SWMPs) should clearly specify BMPs including these good housekeeping practices:

- Provide for waste management.
- Establish proper building material staging areas.
- Designate paint and concrete washout areas.
- Establish proper equipment/vehicle fueling and maintenance practices.
- Control equipment/vehicle washing and allowable non-stormwater discharges.
- Develop a spill prevention and response plan.



Photographs GH-1 and GH-2. Proper materials storage and secondary containment for fuel tanks are important good housekeeping practices. Photos courtesy of CDOT and City of Aurora.

Acknowledgement: This Fact Sheet is based directly on EPA guidance provided in *Developing Your Stormwater Pollution Prevent Plan* (EPA 2007).

Appropriate Uses

Good housekeeping practices are necessary at all construction sites.

Design and Installation

The following principles and actions should be addressed in SWMPs:

- **Provide for Waste Management.** Implement management procedures and practices to prevent or reduce the exposure and transport of pollutants in stormwater from solid, liquid and sanitary wastes that will be generated at the site. Practices such as trash disposal, recycling, proper material handling, and cleanup measures can reduce the potential for stormwater runoff to pick up construction site wastes and discharge them to surface waters. Implement a comprehensive set of waste-management practices for hazardous or toxic materials, such as paints, solvents, petroleum products, pesticides, wood preservatives, acids, roofing tar, and other materials. Practices should include storage, handling, inventory, and cleanup procedures, in case of spills. Specific practices that should be considered include:

Solid or Construction Waste

- Designate trash and bulk waste-collection areas on-site.

Good Housekeeping	
Functions	
Erosion Control	No
Sediment Control	No
Site/Material Management	Yes

- Recycle materials whenever possible (e.g., paper, wood, concrete, oil).
- Segregate and provide proper disposal options for hazardous material wastes.
- Clean up litter and debris from the construction site daily.
- Locate waste-collection areas away from streets, gutters, watercourses, and storm drains. Waste-collection areas (dumpsters, and such) are often best located near construction site entrances to minimize traffic on disturbed soils. Consider secondary containment around waste collection areas to minimize the likelihood of contaminated discharges.
- Empty waste containers before they are full and overflowing.

Sanitary and Septic Waste

- Provide convenient, well-maintained, and properly located toilet facilities on-site.
- Locate toilet facilities away from storm drain inlets and waterways to prevent accidental spills and contamination of stormwater.
- Maintain clean restroom facilities and empty portable toilets regularly.
- Where possible, provide secondary containment pans under portable toilets.
- Provide tie-downs or stake-downs for portable toilets.
- Educate employees, subcontractors, and suppliers on locations of facilities.
- Treat or dispose of sanitary and septic waste in accordance with state or local regulations. Do not discharge or bury wastewater at the construction site.
- Inspect facilities for leaks. If found, repair or replace immediately.
- Special care is necessary during maintenance (pump out) to ensure that waste and/or biocide are not spilled on the ground.

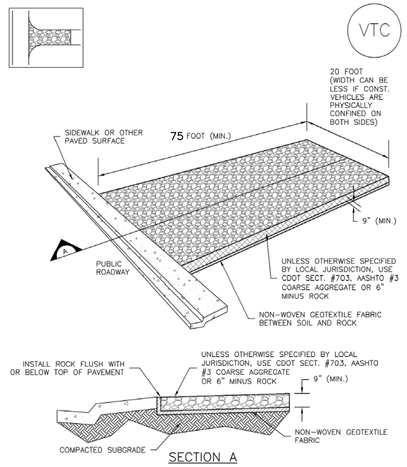
Hazardous Materials and Wastes

- Develop and implement employee and subcontractor education, as needed, on hazardous and toxic waste handling, storage, disposal, and cleanup.
- Designate hazardous waste-collection areas on-site.
- Place all hazardous and toxic material wastes in secondary containment.



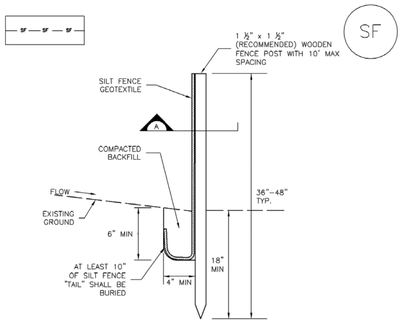
Photograph GH-3. Locate portable toilet facilities on level surfaces away from waterways and storm drains. Photo courtesy of WWE.

Vehicle Tracking Control (VTC) SM-4



VTC–1. AGGREGATE VEHICLE TRACKING CONTROL

Silt Fence (SF) SC-1

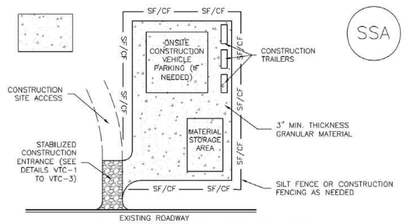




SECTION A

SF–1. SILT FENCE

Stabilized Staging Area (SSA) SM-6



SSA–1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF STAGING AREA(S).
   –CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.

2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.

3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.

4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.

5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

STABILIZED STAGING AREA MAINTENANCE NOTES

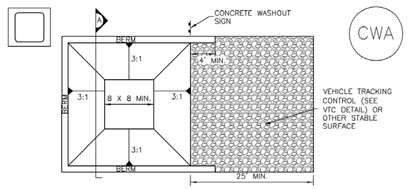
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

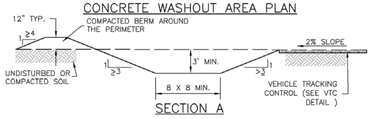
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

Concrete Washout Area (CWA) MM-1



CONCRETE WASHOUT AREA PLAN



SECTION A

CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

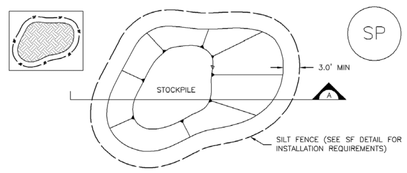
5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

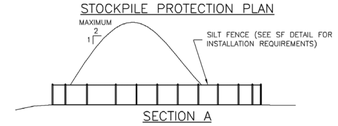
7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

Stockpile Management (SP) MM-2



STOCKPILE PROTECTION PLAN



SECTION A

SP–1. STOCKPILE PROTECTION

STOCKPILE PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF STOCKPILES.
   –TYPE OF STOCKPILE PROTECTION.

2. INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.

3. STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILED FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDED AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30–60 DAYS).

4. FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

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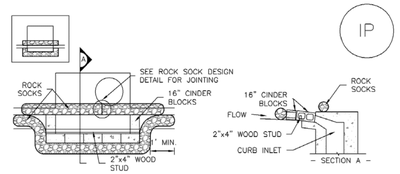
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GRADING & EROSION CONTROL PLANS
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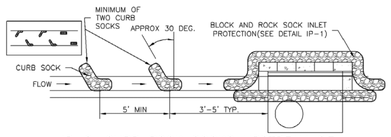
IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION

BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.

2. CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.

3. GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.



IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION

CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES

1. SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.

2. PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.

3. SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.

4. AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

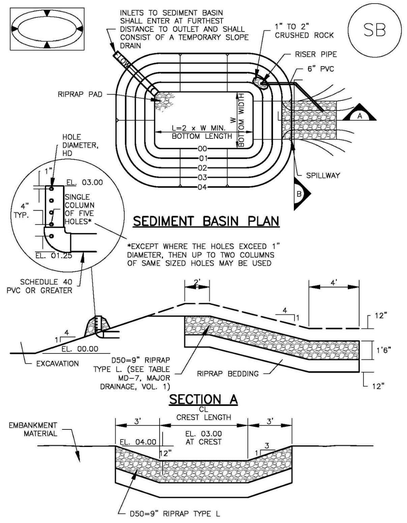


TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 ½	2	9/32
2	21	3	13/16
3	28	5	½
4	33 ½	6	9/16
5	38 ½	8	5/32
6	43	9	23/32
7	47 ¼	11	25/32
8	51	12	27/32
9	55	13	¾
10	58 ¼	15	13/16
11	61	16	15/32
12	64	18	1
13	67 ½	19	1 1/16
14	70 ½	21	1 ⅛
15	73 ¼	22	1 3/16

SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - LOCATION OF SEDIMENT BASIN.
   - TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
   - FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
   - FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.

2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.

3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS AS A STORMWATER CONTROL.

4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.

5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.

6. PIPE SCH 40 OR GREATER SHALL BE USED.

7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

El Paso County Conservation District

EPCCD Native Shotgun Mix

Seed (lb)		Land	
Broadcast	Drilled	Acres	Feet^2
1.00	0.50	0.10	4,356
2.00	1.00	0.20	8,712
2.50	1.25	0.25	10,890
5.00	2.50	0.50	21,780
7.50	3.75	0.75	32,670
10.00	5.00	1.00	43,560
20.00	10.00	2.00	87,120
50.00	25.00	5.00	217,800

APPROXIMATE SITE TOTALS			
SEED (LB)		LAND	
BROADCAST	DRILLED	ACRES	FEET^2
16.40	8.20	1.64	71454.07

SCHEDULE & PREP

This shotgun native mix is best planted from November 1 to May 15 into soil that isn't frozen or muddy.
During this time, soil moisture and temperatures give these seeds the best opportunity to vernalize and store resources but not germinate until early spring (cool season seeds) or early summer (warm season seeds). The seedbed is firm and free of competing vegetation. Seeds are placed at the proper depth; a loose, fluffy bed will place seeds too deep for germination.

PLANTING

Small areas can be seeded by broadcasting this mix. Roughen up the soil with a rake and spread the seed across the area; lightly rake back over but don't incorporate the seed into the soil and risk a seed depth greater than ½" to ¾". Large areas should be planted with a grass seed drill; because the drill plants more accurately at a precise depth, you'll need half the amount of broadcast seed.

ESTABLISHING

During drought or low-water conditions, water new seed during the first season but especially the first three weeks; outside of rain or snow, water early AM or late PM every-other-day so that the seed remains moist.
Where seed was broadcast, care should be taken to not displace seed from strong water or grade runoff.

- These grasses should be allowed to grow. Aggressive mowing induces dormancy, allows weed growth, promotes evaporation and increased temperature, limits ground cover and shade, reduces drought resistance, and impairs favorable conditions within the soil.
- Where required, mowing should be limited to one time, in early spring, and no less than 4" height.
- Healthy native grasses generally crowd out weeds; however, if they happen to grow, weeds should be removed quickly.
- You can apply fertilizer the day of seed planting and each 3-4 weeks but it isn't required for a great, native grass lawn and fertilizer may also feed weeds.

Mulching (MU) EC-4

Description

Mulching consists of evenly applying straw, hay, shredded wood mulch, rock, bark or compost to disturbed soils and securing the mulch by crimping, tackifiers, netting or other measures. Mulching helps reduce erosion by protecting bare soil from rainfall impact, increasing infiltration, and reducing runoff. Although often applied in conjunction with temporary or permanent seeding, it can also be used for temporary stabilization of areas that cannot be reseeded due to seasonal constraints.



Photograph MU-1. An area that was recently seeded, mulched, and crimped.

Mulch can be applied either using standard mechanical dry application methods or using hydromulching equipment that hydraulically applies a slurry of water, wood fiber mulch, and often a tackifier.

Appropriate Uses

Use mulch in conjunction with seeding to help protect the seedbed and stabilize the soil. Mulch can also be used as a temporary cover on low to mild slopes to help temporarily stabilize disturbed areas where growing season constraints prevent effective reseeding. Disturbed areas should be properly mulched and tacked, or seeded, mulched and tacked promptly after final grade is reached (typically within no longer than 14 days) on portions of the site not otherwise permanently stabilized.

Standard dry mulching is encouraged in most jurisdictions; however, hydromulching may not be allowed in certain jurisdictions or may not be allowed near waterways.

Do not apply mulch during windy conditions.

Design and Installation

Prior to mulching, surface-roughen areas by rolling with a crimping or punching type roller or by track walking. Track walking should only be used where other methods are impractical because track walking with heavy equipment typically compacts the soil.

A variety of mulches can be used effectively at construction sites. Consider the following:

Mulch	
Functions	
Erosion Control	Yes
Sediment Control	Moderate
Site/Material Management	No

PCD FILE NO.: SF2625

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NO.	DATE	BY	REVISION DESCRIPTION

HRGreen

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

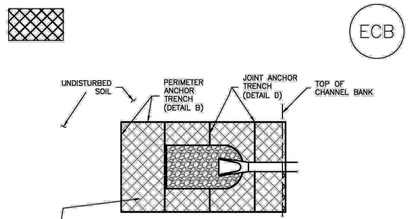
FLYING HORSE

FLYING HORSE NORTH FILING NO. 9
PRI #2, LLC.
EL PASO COUNTY, CO

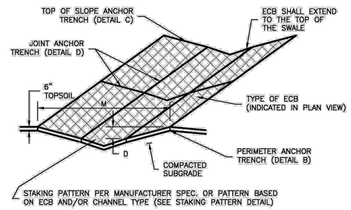
GRADING & EROSION CONTROL PLANS
DETAILS II

SHEET DT 8

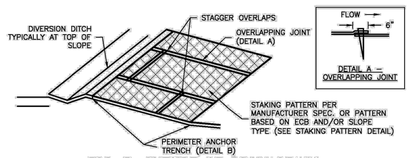
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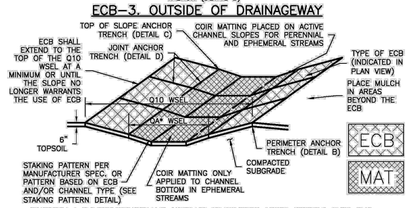
ECB–1. PIPE OUTLET TO DRAINAGEWAY



ECB–2. SMALL DITCH OR SWALE



ECB–3. OUTSIDE OF DRAINAGEWAY



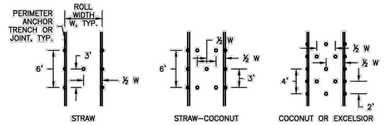
*CONSULT A GEOMORPHOLOGIST TO ASSIST IN DETERMINING ACTIVE CHANNEL FLOW (QA)

ECB–4. DRAINAGEWAY

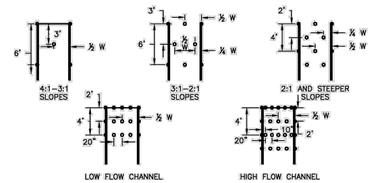
TABLE ECB–1, ECB MATERIAL SPECIFICATIONS

TYPE	COCONUT CONTENT	STRAW CONTENT	EXCELSIOR CONTENT	RECOMMENDED NETTING**
STRAW*	–	100%	–	DOUBLE/ NATURAL
STRAW–COCONUT	30% MIN	70% MAX	–	DOUBLE/ NATURAL
COIR MAT	100%	–	–	DOUBLE/ NATURAL
EXCELSIOR	–	–	100%	DOUBLE/ NATURAL

*STRAW ECBs MAY ONLY BE USED OUTSIDE OF STREAMS AND DRAINAGE CHANNEL.
**ALTERNATE NETTING INCLUDING SINGLE NETTING AND SYNTHETIC PHOTODEGRADABLE FIBER MAY BE ACCEPTABLE IN SOME JURISDICTIONS

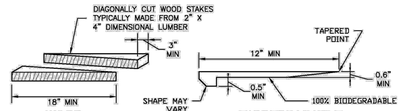


STAKING PATTERNS BY ECB TYPE



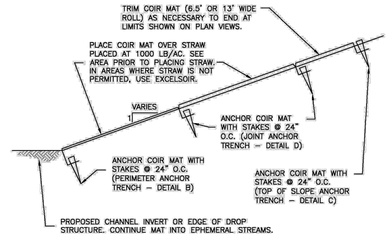
NOTE: IN ADDITION TO FLOW CONDITIONS, THE DESIGNER SHOULD CONSIDER THE PROPERTIES OF THE UNDERLYING SOIL. LESS COHESIVE SOILS MAY WARRANT A TIGHTER STAKING PATTERN.

STAKING PATTERNS BY SLOPE OR CHANNEL TYPE



STAKES

NOTES
1. PLACE STAKES 18" O.C. TO 3' ABOVE WATER, THEN 24" O.C. TO UPPER LIMIT OF FABRIC OR AS RECOMMEND BY THE MANUFACTURER.
2. WHEN BLANKETING IS PLACED OVER RIPRAP, USE WOOD STAKES.



NOTE: USE WOODEN STAKES IN AREAS WHERE MAT IS PLACED OVER RIPRAP.

COIR MAT PLACEMENT DETAIL

EROSION CONTROL BLANKET MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE. REPEATED FAILURE WARRANTS THE NEED FOR REDESIGN OF THE EROSION CONTROL PROTECTION.

4. ECBs SHALL BE LEFT IN PLACE TO BIODEGRADE UNLESS REQUESTED TO BE REMOVED BY THE LOCAL JURISDICTION.

5. ANY ECB PULLED OUT, TORN, OR OTHERWISE DAMAGED SHALL BE REPAIRED OR REINSTALLED. ANY SUBGRADE AREAS BELOW THE GEOTEXTILE THAT HAVE ERODED TO CREATED A VOID UNDER THE BLANKET, OR THAT REMAIN DEVOID OF GRASS SHALL BE REPAIRED, RESEEDED AND MULCHED AND THE ECB REINSTALLED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO AND TOWN OF PARKER COLORADO, NOT AVAILABLE IN AUTOCAD)

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF ECB.
   –TYPE OF ECB (STRAW, STRAW–COCONUT, COCONUT/ COIR, OR EXCELSIOR).
   –AREA, A, IN SQUARE YARDS OF EACH TYPE OF ECB.

2. ALL RECPs MUST BE 100% NATURAL AND BIODEGRADABLE MATERIALS.

3. IN AREAS WHERE ECBs ARE SHOWN ON THE PLANS, THE PERMITTEE SHALL PLACE TOPSOIL AND PERFORM FINAL GRADING, SURFACE PREPARATION, AND SEEDING AND MULCHING. SUBGRADE SHALL BE SMOOTH AND MOIST PRIOR TO ECB INSTALLATION AND THE ECB SHALL BE IN FULL CONTACT WITH SUBGRADE. NO GAPS OR VOIDS SHALL EXIST UNDER THE BLANKET.

4. FOR MATS THAT HAVE OPENINGS LARGER THAN THE SOIL, ADD STRAW UNDER (RATE OF 1000# PER ACRE) TO HOLD SOIL AND SEED FROM MIGRATING THROUGH OPENINGS.

5. INSTALL MATS AND BLANKETS PARALLEL TO THE DIRECTION OF STREAM FLOW.

6. PERIMETER ANCHOR TRENCH SHALL BE USED ALONG THE OUTSIDE PERIMETER OF ALL BLANKET AREAS.

7. JOINT ANCHOR TRENCH SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER (LONGITUDINALLY AND TRANSVERSELY) FOR ALL ECBs EXCEPT STRAW WHICH MAY USE AN OVERLAPPING JOINT.

8. INTERMEDIATE ANCHOR TRENCH SHALL BE USED AT SPACING OF ONE–HALF ROLL LENGTH FOR COCONUT AND EXCELSIOR ECBs.

9. OVERLAPPING JOINT DETAIL SHALL BE USED TO JOIN ROLLS OF ECBs TOGETHER FOR ECBs ON SLOPES AND WITHIN DRAINAGEWAYS. OVERLAP SEAMS SO THAT UPSTREAM RECPs IS ON TOP OF DOWNSTREAM RECPs SO THAT EXPOSED EDGE IS NOT LIFTED BY STREAM FLOWS.

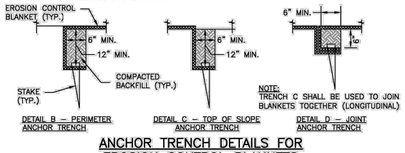
10. MATERIAL SPECIFICATIONS OF ECBs SHALL CONFORM TO TABLE ECB–1.

11. ALL EXPOSED ROOTS SHALL BE TRIMMED TO BELOW THE SOIL SURFACE. ECB/TRM SHALL NOT BE INSTALLED OVER ROCKS OR SOIL CLODS GREATER THAN 4 INCHES.

11. ANY AREAS OF SEEDING AND MULCHING DISTURBED IN THE PROCESS OF INSTALLING ECBS SHALL BE RESEEDED AND MULCHED.

12. DETAILS ON DESIGN PLANS FOR MAJOR DRAINAGEWAY STABILIZATION WILL GOVERN IF DIFFERENT FROM THOSE SHOWN HERE.

13. ADDITIONAL BANK PROTECTION AND/OR TOE REINFORCEMENT MAY BE NEEDED BASED ON CHANNEL GEOMETRY AND HYDRAULICS.



ANCHOR TRENCH DETAILS FOR EROSION CONTROL BLANKETS

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APPROVED: RDL JOB NUMBER: 2502599
CAD DATE: 9/11/2026
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IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

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

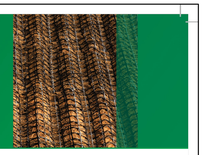
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EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLANS
DETAILS III

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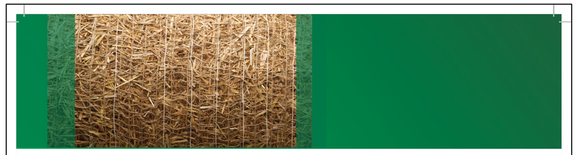
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The complete line of RollMax® products offers a variety of options for both short-term and permanent erosion control needs. Reference the RollMax Products Chart below to find the right solution for your next project.

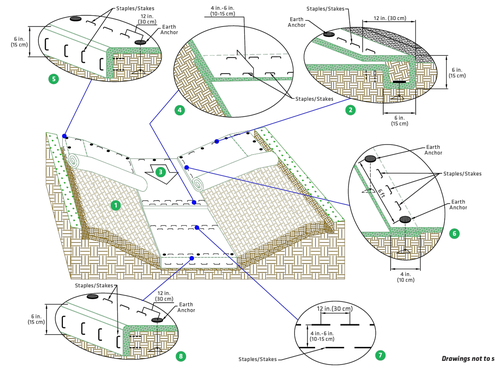
RollMax Product Selection Chart

	Product Description	Longevity	Applications	Design Permissible Shear Stress lbs/ft² (Pa)	Design Permissible Velocity ft/s (m/s)
TEMPORARY					
ERONET					
D575	1.5 lb. ,accelerated photodegradable, polypropylene top net, 100% straw fiber matrix	45 days	Low Flow Channels 4:1 - 3:1 Slopes	Unvegetated 1.55 (74)	Unvegetated 5.0 (1.52)
D5150	1.5 lb. ,photodegradable, polypropylene top & bottom net, 100% straw fiber matrix	60 days	Moderate Flow Channels 3:1 - 2:1 Slopes	Unvegetated 1.75 (84)	Unvegetated 6.0 (1.83)
S75	1.5 lb. ,photodegradable, polypropylene top net, 100% straw fiber matrix	12 months	Low Flow Channels 4:1 - 3:1 Slopes	Unvegetated 1.55 (74)	Unvegetated 5.0 (1.52)
S150	1.5 lb. ,photodegradable, polypropylene top & bottom net, 100% straw fiber matrix	12 months	Moderate Flow Channels 3:1 - 2:1 Slopes	Unvegetated 1.75 (84)	Unvegetated 6.0 (1.83)
SC150	2.9 lb. ,UV-stable polypropylene top net, 70% straw/30% coconut fiber matrix, 1.5 lb. ,photodegradable polypropylene bottom net	24 months	Medium Flow Channels 2:1 - 1:1 Slopes	Unvegetated 2.0 (96)	Unvegetated 8.0 (2.44)
C125	2.9 lb. ,UV stable polypropylene top & bottom nets, 100% coconut fiber matrix	36 months	High Flow Channels 1:1 and Greater Slopes	Unvegetated 2.25 (108)	Unvegetated 10.0 (3.05)
BIONET					
S75BN	9.3 lb. ,leno woven biodegradable jute top net, 100% straw fiber matrix	12 months	Low Flow Channels 4:1 - 3:1 Slopes	Unvegetated 1.60 (76)	Unvegetated 5.0 (1.52)
S150BN	9.3 lb. ,leno woven biodegradable jute top net, 100% straw fiber matrix, 7.7 lb. ,woven biodegradable jute bottom net	12 months	Moderate Flow Channels 3:1 - 2:1 Slopes	Unvegetated 1.85 (88)	Unvegetated 6.0 (1.83)
SC150BN	9.3 lb. ,leno woven biodegradable jute top net, 70% straw/30% coconut fiber matrix, 7.7 lb. ,woven biodegradable jute bottom net	18 months	Medium Flow Channels 2:1 - 1:1 Slopes	Unvegetated 2.10 (100)	Unvegetated 8.0 (2.44)



	Product Description	Longevity	Applications	Design Permissible Shear Stress lbs/ft² (Pa)	Design Permissible Velocity ft/s (m/s)
TEMPORARY					
BIONET cont'd					
C125BN	9.3 lb. leno woven biodegradable jute top net, 100% coconut fiber matrix, 7.7 lb. woven biodegradable jute bottom net	24 mo.	High Flow Channels 1:1 and Greater Slopes	Unvegetated 2.35 (112)	Unvegetated 10.0 (3.05)
C700BN	143 lb. (700 g) woven biodegradable coir top net, 100% coconut fiber matrix, 7.7 lb. woven biodegradable jute bottom net	36 mo.	High Flow Channels 1:1 and Greater Slopes	Unvegetated 2.35 (112)	Unvegetated 10.0 (3.05)
PERMANENT					
ERONET					
P500	5.0 lb., UV-stable polypropylene top net, 100% polypropylene fiber matrix, 3.0 lb., UV-stable polypropylene bottom net	Permanent	High Flow Channels 1:1 Slopes	Unvegetated 3.0 (144) Vegetated 8.0 (383)	Unvegetated 8.5 (2.9) Vegetated 15. 0 (4.6)
VMAX					
SC250	5.0 lb., UV-stable polypropylene top & bottom nets, 24.0 lb., UV-stable polypropylene corrugated center net, 70% straw/ 30% coconut fiber matrix	Permanent	High Flow Channels 1:1 and Greater Slopes	Unvegetated 3.0 (144) Vegetated 10.0 (480)	Unvegetated 9.5 (2.9) Vegetated 15. 0 (4.6)
C350	8.0 lb., UV-stable polypropylene top & bottom nets, 24.0 lb., UV-stable polypropylene corrugated center net, 100% coconut fiber matrix	Permanent	High Flow Channels 1:1 and Greater Slopes	Unvegetated 3.2 (153) Vegetated 12.0 (576)	Unvegetated 10.5 (3.2) Vegetated 20.0 (6.1)
P550	24.0 lb., UV-stable polypropylene top & bottom nets, 24.0 lb., UV-stable polypropylene corrugated center net, 100% polypropylene fiber matrix	Permanent	Extreme High Flow Channels 1:1 and Greater Slopes	Unvegetated 4.0 (191) Vegetated 14.0 (672)	Unvegetated 12.5 (3.8) Vegetated 25.0 (7.6)
TM4e	100% UV-stable polypropylene monofilament yarns, woven into a 3-D structure	Permanent	Extreme High Flow Channels 1:1 and Greater Slopes	Vegetated 15. 0 (716)	Vegetated 25.0 (7.6)
W4000	100% UV-stable polypropylene monofilament yarns, woven into a 3-D structure	Permanent	Extreme High Flow Channels 1:1 and Greater Slopes	Vegetated 16. 0 (766)	Vegetated 25.0 (7.6)

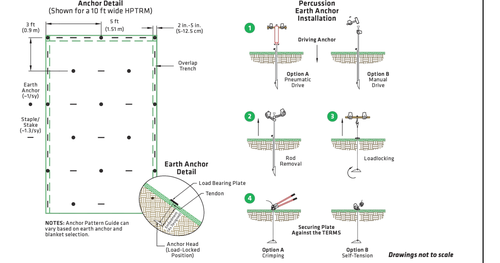
Channel Installation Detail



GENERAL INSTALLATION

1. Prepare soil before installing the HPTRM, including any necessary application of soil amendments such as lime or fertilizer. See seeding and vegetating section for details regarding preseeding, overseeding or use with sod.
2. Begin at the top of the channel by anchoring the HPTRM in a 6 in. (15 cm) deep x 6 in. (15 cm) wide trench with approximately 12 in. (30 cm) of HPTRM extended beyond the upslope portion of the trench. Anchor the HPTRM with a row of anchors/staples/stakes spaced approximately 12 in. (30 cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Compact soil and fold remaining 12 in.(30 cm) portion of HPTRM back over compacted soil. Secure HPTRM over soil with a row of anchors/staples/stakes spaced approximately 12 in. (30 cm) across the width of the HPTRM.
3. Roll center HPTRM in direction of water flow in bottom of channel. HPTRMs will unroll with appropriate side against the soil surface. All HPTRMs must be securely fastened to soil surface by placing anchors/staples/stakes in appropriate locations as shown in the anchoring detail.
4. Place consecutive HPTRMs end over end (shingle style) with a 4 in. x 6 in. (10 cm-15 cm) overlap. Use a double row of staples/ stakes staggered 12 in. (30 cm) apart and 12 in. (30 cm) on center to secure HPTRMs.
5. Full length edge of HPTRMs at top of side slopes must be anchored with a row of staples/stakes approximately 12 in. (30 cm) apart in a 6 in. (15 cm) deep x 6 in. (15 cm) wide trench. Backfill and compact the trench after stapling.
6. Adjacent HPTRMs must be overlapped approximately 4 in. (10 cm) and fastened.
7. In high flow channel applications, a staple/stake check slot is recommended at 30 ft to 40 ft (9 m-12 m) intervals. Use a double row of staples/stakes staggered 4 in. (10 cm) apart and 12 in. (30 cm) on center over entire width of the channel.
8. The terminal end of the HPTRMs must be anchored with a row of staples/stakes approximately 12 in. (30 cm) apart in a 6 in. (15 cm) deep x 6 in. (15 cm) wide trench. Backfill and compact the trench after stapling.

Anchoring Detail



ANCHORING DETAIL

The performance of ground anchoring devices is highly dependent on numerous site/project specific variables. It is the sole responsibility of the project engineer and/or contractor to select the appropriate anchor type and length. Anchoring shall be selected to hold the mat in intimate contact with the soil subgrade and resist pullout in accordance with the project's design intent.

1. Staples and/or stakes should be at least 6 in. (15 cm) in length and with sufficient ground penetration to resist pullout. Longer staples and/or stakes may be needed in looser soils.
2. The percussion earth anchor assembly consists of an anchor head, a tendon, a faceplate, and an end-piece device. See North American Green® Earth Anchor specification for detailed information on assembly components and associated pull-out strength.

PERCUSSION EARTH ANCHOR INSTALLATION

1. Insert the drive rod into the assembly's anchor head then use either a sledge hammer or vibratory hammer to drive the anchor to their desired depth.
2. After the desired anchor depth is achieved, retract the drive rod.
3. Lock the anchor assembly by swiftly pulling the cable upwards until the anchor head rotates as signaled by sudden resistance to pulling. A hooked setting tool may be used to aid in this step.

***NOTE:** Larger anchors may require more force to set the anchor. This can be achieved through using simple mechanical equipment for greater leverage, such as a fulcrum, manual or hydraulic jack, winch, or post puller.*

4. Secure the faceplate to the High-performance Turf Reinforcement Mat (HPTRM) surface by locking the end-piece. If using a copper or aluminum stop, crimp the ferrule to secure. If using a self-tensioning end-piece (grip or wedge grip) set by simply tightening the end-piece against the faceplate. If desired, cut the remaining cable assembly, above end-piece, to desired length.

SEEDING AND VEGETATING

When using a Composite Turf Reinforcement Mat (C-TRM) with fiber components:

1. Pre-seed prepared soils prior to the installation of the C-TRM. Install matting as directed. C-TRM does not require soil infill or a top dressing of seed. Overseeding may be done as a secondary form of seeding.
2. Sod may be installed in place of seeding on top of the C-TRM. Additional staking of sod is recommended in high-flow conditions. Sodded areas should be irrigated until rooting through the mat and into subgrade occurs.

When using a woven HPTRM:

1. Install the HPTRM as directed prior to seed and soil filling.
2. Place seed into the installed HPTRM. After seeding, spread a layer of fine soil into the mat. Using the flat side of a rake, broom or other tool, completely fill the voids. Smooth soil-fill in order to just expose the top of the HPTRM matrix. Do not place excessive soil above the mat.
3. Additional seed, hydraulic mulching of the use of a temporary Erosion Control Blanket (ECB) can be applied over the soil-filled mat for increased protection.
4. Sod may be installed in place of seeding. Install HPTRM, and soil-fill as outlined above. Place sod directly onto the soil-filled HPTRM. Additional staking of sod is recommended in high-flow conditions. Sodded areas should be irrigated until rooting through the mat and into subgrade occurs.
5. Consult with a manufacturer's technical representative for installation assistance if unique conditions apply.

PCD FILE NO.: SF2625

DRAWN BY: CMD	JOB DATE: 11/12/2026	BAR IS ONE INCH ON OFFICIAL DRAWINGS.	
APPROVED: RDL	JOB NUMBER: 2502599	0 1"	
CAD DATE: 9/11/2026		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.	
CAD FILE: J:\2025\2502599\CAD\Dwgs\C\F9 Final Plat\GEC\GEC_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

FLYING HORSE

FLYING HORSE NORTH FILING NO. 9
PRI #2, LLC.
EL PASO COUNTY, CO

GRADING & EROSION CONTROL PLANS
DETAILS IV

SHEET DT

10

HR GREEN Xrefs: TB_HRG_FHN-F9-CD