

HR GREEN Xref: xg1-1-dh01-1030; Vicinity-Map; EPC_CD_Approval; EPC_CD_Eng_Approval; EPC_CD_Owner_Approval; Legend; Abbreviations; EPC_CD_Notes; EPC_Gen_Construction_Notes; xc-dgn-030.202; xc--row-030.202; rwy-lycals; development_standards_and_guidelines

LEGAL DESCRIPTION: FLYING HORSE NORTH PUD REMAINDER

THREE TRACTS OF LAND BEING A PORTION OF SECTION 30 AND SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST, AND A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND THE EAST END BY A 2" ALUMINUM CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E A DISTANCE OF 1,332.09 FEET.

TRACT A

COMMENCING AT THE NORTHWEST CORNER OF LOT 33, FLYING HORSE NORTH FILING NO. 1 AS RECORDED UNDER RECEPTION NUMBER 218714238 IN THE RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD STAGECOACH ROAD AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N0°59'03"E, HAVING A DELTA OF 98°07'01", A RADIUS OF 3,540.00 FEET, A DISTANCE OF 501.50 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N0°57'20"E, HAVING A DELTA OF 50°08'31", A RADIUS OF 109.00 FEET, A DISTANCE OF 87.51 FEET TO A POINT ON CURVE; SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF ALLEN RANCH ROAD AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1;

THENCE ON THE RIGHT-OF-WAY LINE OF SAID ALLEN RANCH ROAD THE FOLLOWING FOUR (4) COURSES:

1. S02°38'37"E A DISTANCE OF 516.47 FEET TO A POINT OF CURVE;
2. 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;
3. 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 A POINT ON CURVE;
4. N78°14'42"E A DISTANCE OF 4.31 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N73°49'46"E, HAVING A DELTA OF 30°34'36", A RADIUS OF 430.00 FEET A DISTANCE OF 229.48 FEET TO A POINT OF TANGENT; THENCE S46°44'50"E A DISTANCE OF 348.43 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 20°52'12", A RADIUS OF 370.00 FEET A DISTANCE OF 107.06 FEET TO A POINT OF TANGENT; THENCE S00°52'38"E A DISTANCE OF 515.23 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 54°15'33, A RADIUS OF 170.00 FEET A DISTANCE OF 180.99 FEET TO A POINT OF TANGENT; THENCE S33°22'55"W A DISTANCE OF 76.55 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA 1°11'00", A RADIUS OF 187.00 FEET A DISTANCE OF 36.78 FEET TO A POINT OF REVERSE CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 1°11'00", A RADIUS OF 220.00 FEET A DISTANCE OF 44.84 FEET TO A POINT OF TANGENT; THENCE S33°22'55"W A DISTANCE OF 10.00 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 1°11'00", A RADIUS OF 220.00 FEET A DISTANCE OF 44.84 FEET TO A POINT OF REVERSE CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 1°11'00", A RADIUS OF 187.00 FEET A DISTANCE OF 36.78 FEET TO A POINT OF TANGENT; THENCE S04°31'56"W A DISTANCE OF 277.13 FEET TO A POINT OF CURVE; THENCE 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 14.52 FEET TO A POINT OF TANGENT; THENCE S02°30'56"W A DISTANCE OF 152.89 FEET TO A POINT OF CURVE; THENCE 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 16.46 FEET TO A POINT ON CURVE; THENCE N00°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 SAID FLYING HORSE NORTH FILING NO. 1; THENCE ON THE BOUNDARY LINE OF SAID TRACT K, THE FOLLOWING FIFTEEN (15) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N31°11'57"W, HAVING A DELTA OF 51°15'37", A RADIUS OF 60.00 FEET, A DISTANCE OF 53.68 FEET TO TANGENT;
2. N07°32'26"E A DISTANCE OF 609.64 FEET;
3. N04°16'45"E A DISTANCE OF 483.65 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 180°00'00", A RADIUS OF 180.00 FEET, A DISTANCE OF 955.49 FEET TO A POINT OF TANGENT;
5. S04°16'45"W A DISTANCE OF 284.57 FEET;
6. S89°02'23"W A DISTANCE OF 87.77 FEET TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S68°09'28"W, HAVING A DELTA OF 68°09'39", A RADIUS OF 180.00 FEET, A DISTANCE OF 214.13 FEET TO A POINT OF TANGENT;
8. S67°02'40"W A DISTANCE OF 527.00 FEET;
9. N82°12'10"W A DISTANCE OF 349.91 FEET;
10. N02°25'40"E A DISTANCE OF 36.95 FEET TO A POINT ON CURVE;
11. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N09°45'03"E, HAVING A DELTA OF 37°48'38", A RADIUS OF 180.00 FEET, A DISTANCE OF 118.78 FEET TO A POINT OF TANGENT;
12. N61°56'28"E A DISTANCE OF 430.63 FEET TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27°31'13", A RADIUS OF 180.00 FEET, A DISTANCE OF 86.46 FEET TO A POINT OF TANGENT;
14. N43°25'05"E A DISTANCE OF 476.77 FEET;
15. N46°07'49"E A DISTANCE OF 163.89 FEET;

THENCE N18°03'04"W A DISTANCE OF 744.95 FEET TO THE SOUTHWEST CORNER OF LOT 33 OF SAID FLYING HORSE NORTH FILING NO. 1; THENCE N04°10'00"E ON THE WESTERLY BOUNDARY LINE OF SAID LOT 33 A DISTANCE OF 447.48 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,954.049 SQUARE FEET, OR 44.859 ACRES, MORE OR LESS.

TRACT B

COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°02'07"E ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, A DISTANCE OF 1,474.13 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTION 31; THENCE N00°08'30"E, ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, A DISTANCE OF 1,325.48 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 30; THENCE N89°03'02"E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 802.27 FEET;
THENCE N00°08'19"E A DISTANCE OF 1,326.26 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30;
THENCE N89°01'57"E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 399.42 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 30; THENCE N00°08'04"E, ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2,604.74 FEET TO A POINT 50.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE N88°58'45"E, ON A LINE 50.00 FEET SOUTH OF AND PARALLEL TO, THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2,270.00 FEET; THENCE S71°21'27"E A DISTANCE OF 29.72 FEET; THENCE N88°58'45"E A DISTANCE OF 299.90 FEET TO A POINT THAT IS 60.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, ALSO BEING 30.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT BEING ON THE ON THE WESTERLY RIGHT-OF-WAY LINE OF BLACK FOREST ROAD.

THENCE S00°02'48"W ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID BLACK FOREST ROAD, SAID POINT BEING 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2,356.64 FEET;
THENCE S00°05'53"W ON SAID WESTERLY RIGHT-OF-WAY LINE AND ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,520.50 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714238; THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY LINES OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING FIFTEEN (15) COURSES:

1. N89°59'58"W A DISTANCE OF 502.38 FEET;
2. N82°41'19"W A DISTANCE OF 492.47 FEET;
3. S00°27'11"W A DISTANCE OF 236.35 FEET;
4. N80°16'19"W A DISTANCE OF 614.19 FEET;
5. N06°06'05"W A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S06°06'05"E, HAVING A DELTA OF 24°24'59", A RADIUS OF 630.00 FEET, A DISTANCE OF 225.86 FEET TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S12°04'16"E, HAVING A DELTA OF 52°02'48", A RADIUS OF 630.00 FEET, A DISTANCE OF 10.00 FEET TO A POINT ON CURVE;
8. N88°31'45"W A DISTANCE OF 6.27 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 38°48'50", A RADIUS OF 1,640.00 FEET AND A DISTANCE OF 703.92 FEET TO A POINT OF TANGENT;
10. S02°41'25"W A DISTANCE OF 1,810.12 FEET TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 52°50'29", A RADIUS OF 760.00 FEET AND A DISTANCE OF 700.92 FEET TO A POINT OF TANGENT;
12. N74°28'05"W A DISTANCE OF 12.14 FEET TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 32°53'45", A RADIUS OF 1,640.00 FEET, A DISTANCE OF 941.59 FEET TO A POINT OF TANGENT;
14. S72°38'09"W A DISTANCE OF 400.46 FEET TO A POINT OF CURVE;
15. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 00°45'53", A RADIUS OF 3,460.00 FEET, A DISTANCE OF 46.16 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 28 AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1;

THENCE N00°13'46"W ON THE EASTERLY BOUNDARY OF SAID LOT 28 A DISTANCE OF 497.29 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36;
THENCE N89°03'58"E ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 491.20 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 14,100.934 SQUARE FEET, OR 323.692 ACRES, MORE OR LESS.

TRACT C

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°20'59"W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 973.69 FEET; THENCE N00°30'01"W A DISTANCE OF 50.11 FEET TO A POINT ON THE BOUNDARY LINE OF FLYING HORSE NORTH FILING NO. 1 AS RECORDED UNDER RECEPTION NUMBER 218714238, RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON THE BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING ELEVEN (11) COURSES:

1. N19°16'02"E A DISTANCE OF 386.88 FEET;
2. N43°30'38"E A DISTANCE OF 161.72 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N17°38'54"E, HAVING A DELTA OF 105°57'32", A RADIUS OF 163.50 FEET, A DISTANCE OF 339.35 FEET TO A POINT OF TANGENT;
4. N01°11'11"E A DISTANCE OF 400.04 FEET;
5. N10°53'45"E A DISTANCE OF 511.85 FEET;
6. N11°16'16"E A DISTANCE OF 12.14 FEET TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N89°45'19"W, HAVING A DELTA OF 113°41'16", A RADIUS OF 80.00 FEET, A DISTANCE OF 158.74 FEET TO A POINT ON CURVE;
8. N11°15'45"E A DISTANCE OF 449.78 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 19°27'35", A RADIUS OF 180.00 FEET, A DISTANCE OF 61.13 FEET TO A POINT OF TANGENT;
10. N30°43'19"E A DISTANCE OF 748.70 FEET;
11. N83°30'56"E A DISTANCE OF 43.73 FEET;

THENCE S78°18'13"E A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT M, AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1; THENCE ON THE BOUNDARY LINE OF SAID TRACT M, THE FOLLOWING ELEVEN (11) COURSES:

1. N89°19'51"E A DISTANCE OF 44.61 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N78°19'26"E, HAVING A DELTA OF 35°23'13", A RADIUS OF 222.71 FEET, A DISTANCE OF 137.55 FEET TO A POINT OF TANGENT;
3. S47°07'47"E A DISTANCE OF 236.98 FEET;
4. S02°20'15"E A DISTANCE OF 614.62 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N03°32'23"E, HAVING A DELTA OF 32°49'43", A RADIUS OF 180.00 FEET, A DISTANCE OF 103.13 FEET TO A POINT OF TANGENT;
6. S85°14'20"E A DISTANCE OF 773.82 FEET TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N03°54'09"E, HAVING A DELTA OF 141°44'47", A RADIUS OF 74.72 FEET, A DISTANCE OF 184.84 FEET TO A POINT OF TANGENT;
8. N47°32'38"W A DISTANCE OF 125.93 FEET TO A POINT ON CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N62°07'28"W, HAVING A DELTA OF 83°42'48", A RADIUS OF 179.84 FEET, A DISTANCE OF 291.86 FEET TO A POINT OF TANGENT;
10. N65°50'19"W A DISTANCE OF 626.31 FEET;
11. N66°22'10"W A DISTANCE OF 418.60 FEET;

THENCE N77°19'50"W A DISTANCE OF 98.91 FEET TO A POINT ON THE BOUNDARY LINE OF SAID FLYING HORSE FILING NO. 1; THENCE ON SAID BOUNDARY LINE THE FOLLOWING FOURTEEN (14) COURSES:

1. N89°12'08"W A DISTANCE OF 96.60 FEET;
2. N02°34'45"E A DISTANCE OF 964.84 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N01°51'31"W, HAVING A DELTA OF 13°40'23", A RADIUS OF 1,560.00 FEET, A DISTANCE OF 372.28 FEET TO A POINT OF TANGENT;
4. S74°20'05"E A DISTANCE OF 180.05 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 52°50'29", A RADIUS OF 840.00 FEET, A DISTANCE OF 774.70 FEET TO A POINT OF TANGENT;
6. N02°41'25"E A DISTANCE OF 1,610.12 FEET TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 52°50'29", A RADIUS OF 960.00 FEET, A DISTANCE OF 640.77 FEET TO A POINT ON CURVE;
8. THENCE S88°31'45"E A DISTANCE OF 8.27 FEET TO A POINT ON CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N61°53'33"E, HAVING A DELTA OF 48°57'51", A RADIUS OF 100.00 FEET, A DISTANCE OF 85.46 FEET TO A POINT ON CURVE;
10. S01°28'55"W A DISTANCE OF 152.14 FEET TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 00°53'47", A RADIUS OF 5,030.00 FEET, A DISTANCE OF 78.69 FEET TO A POINT ON CURVE;
12. S89°23'25"E A DISTANCE OF 60.00 FEET;
13. N89°59'56"E A DISTANCE OF 505.80 FEET;
14. S00°02'00"E A DISTANCE OF 477.97 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

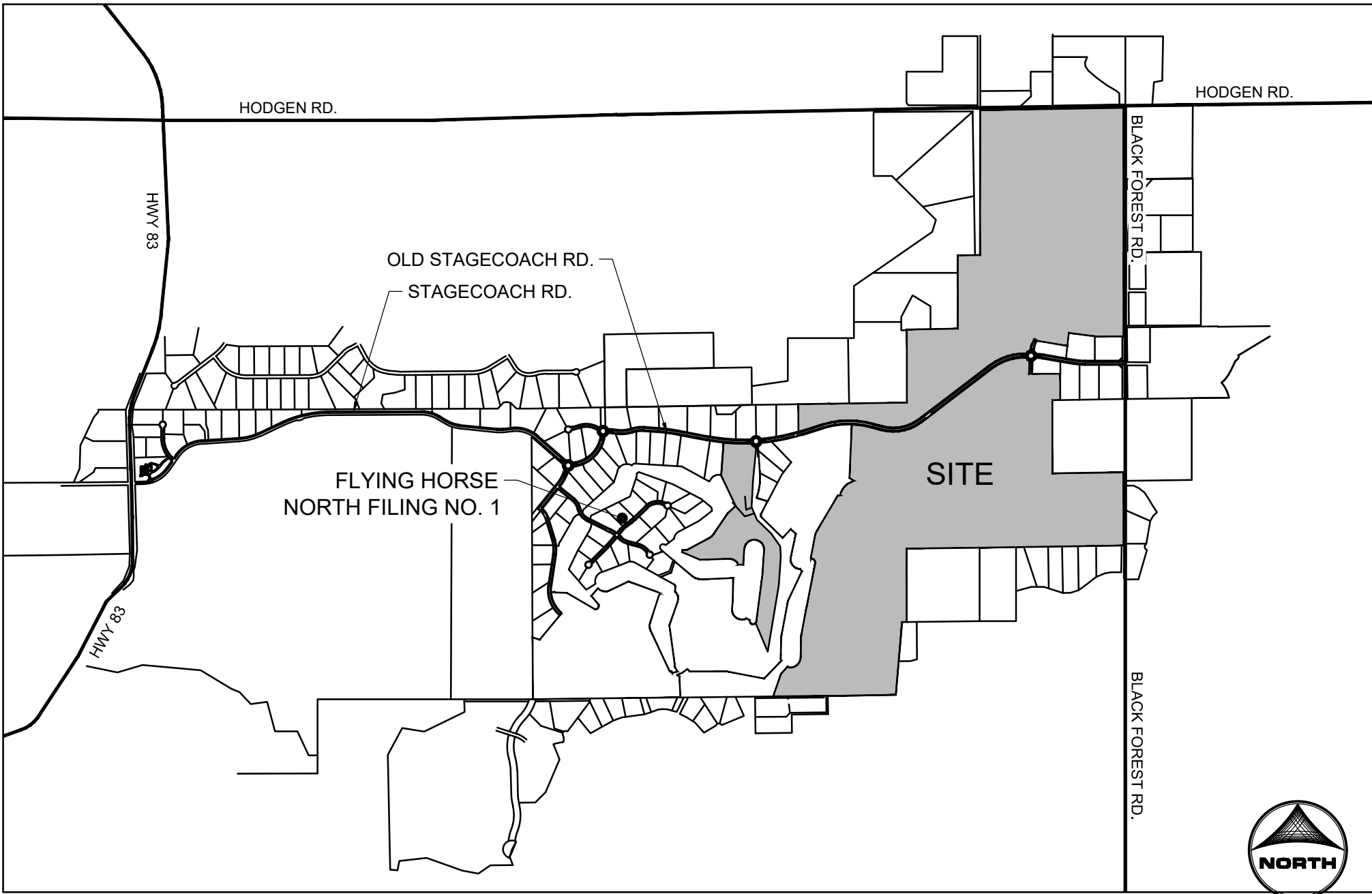
THENCE S89°04'37"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 144.30 FEET TO THE EAST SIXTEENTH CORNER OF SECTION 31; THENCE S00°00'11"E, ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,326.67 FEET TO THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 31; THENCE N89°02'17"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,298.17 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BLACK FOREST ROAD, SAID POINT BEING 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S00°00'54"W, ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID BLACK FOREST ROAD, BEING ALSO 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,326.67 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S89°11'55"W, ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 2,608.28 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 31; THENCE S89°11'00"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,326.68 FEET TO THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 31; THENCE S00°00'07"W, ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,326.16 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 31; THENCE S89°04'17"W, ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 37.78 FEET TO A POINT ON A LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED UNDER RECEPTION NO. 20418866; THENCE S02°42'07"W, ON SAID LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED UNDER RECEPTION NO. 20418866, A DISTANCE OF 1,330.04 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE S89°32'20"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,320.35 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 16,329.906 SQUARE FEET, OR 374.860 ACRES, MORE OR LESS.

CONTAINING A TOTAL CALCULATED AREA OF 32,382.989 SQUARE FEET OR 743.411 ACRES.

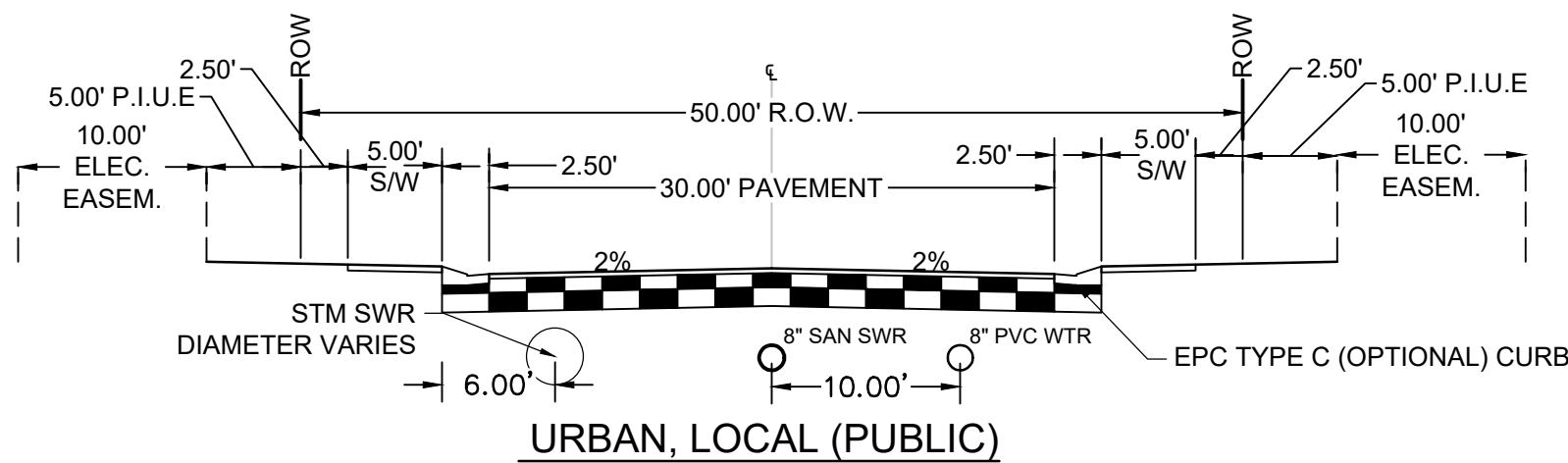
FLYING HORSE NORTH PHASE 2 PUD / PRELIMINARY PLAN PRELIMINARY UTILITY PLAN

A PORTION OF SECTIONS 34, 35 AND 36 TOWNSHIP 11 SOUTH,
RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,COUNTY OF EL PASO, STATE OF COLORADO



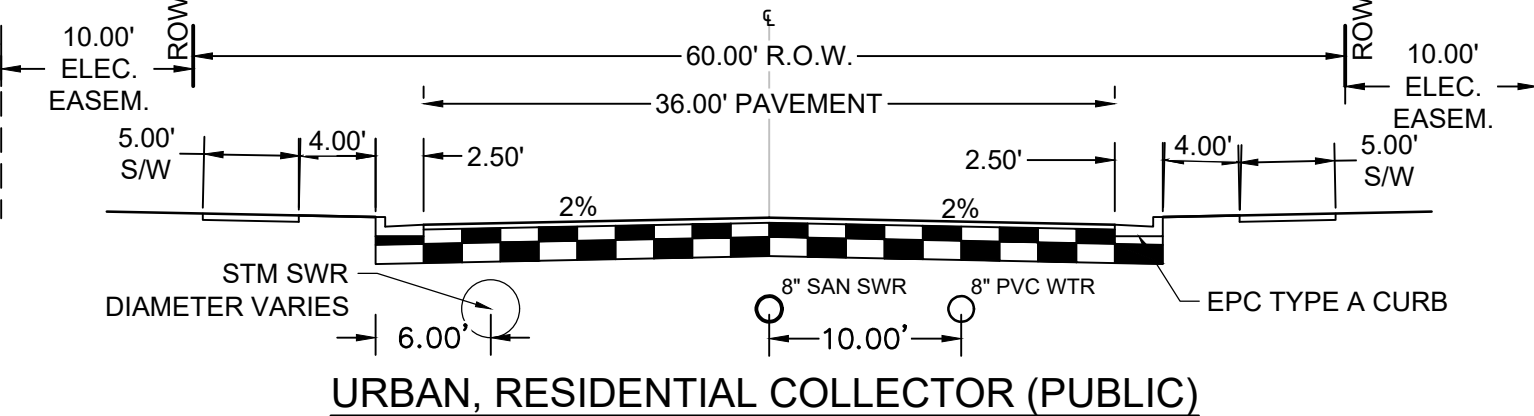
VICINITY MAP

NOT TO SCALE



URBAN, LOCAL (PUBLIC)

SCALE: 1"=10'
(ROADS USING THIS SECTION: SANDBAGGER DRIVE, BOOGIE LANE, HACKER LOOP, FRINGE STREET, DRIVER WAY, WEDGE TRAIL, FAIRWAY LOOP, LONG IRON PLACE, WHIFF WAY, GRAND SLAM CIRCLE, DOGLEG COURT, APRON LOOP, STICKS TERRACE, RAINMAKER TRAIL, ACE CIRCLE, SCOTCH LANE, FLATSTICK PLACE, ROUGH TRAIL, FOOT WEDGE TRAIL, FORE LANE, RELOAD DRIVE, PAR COURT, GIMME WAY, PAR COURT, PUTTER PLACE, RANGE FINDER COURT, BUNKER TRAIL, PEACOCK PLACE, BACKSWING DRIVE, YANK CIRCLE, JUNGLE LOOP, DUCK HOOK LANE, CHUCK CIRCLE, BACKSWING DRIVE, SUNBLOCK TERRACE, BALLMARK COURT, TEE CIRCLE)



URBAN, RESIDENTIAL COLLECTOR (PUBLIC)

SCALE: 1"=10'
(ROADS USING THIS SECTION: HOLMES ROAD FROM STA: 10+00 - 98+00, ALLEN RANCH ROAD FUTURE CONDITION)

PROJECT CONTACTS:

OWNER/DEVELOPER

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CIVIL ENGINEER

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COMPANY: ENTECH ENGINEERING, INC
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COLORADO SPRINGS, CO 80907
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8703 YATES DRIVE, STE 210
WESTMINSTER, CO 80031
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EMAIL: MIKE@SMROCHA.COM

SURVEYOR

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926 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
TELE: (719) 576-1216
ATTN: JONATHAN W. TESSIN
EMAIL: JTSSIN@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) 300-4140
ATTN: GEORGE M. PETERSON

FIRE

BLACK FOREST FIRE PROTECTION DISTRICT
114455 TEACHOUT ROAD
COLORADO SPRINGS, CO 80908
TELE: (719) 495-4500
ATTN: PJ LANGMAID

WASTEWATER

CHEROKEE METRO DISTRICT
6250 PALMER PARK BLVD
COLORADO SPRINGS, COLORADO
ATTN: AMY LATHEN

WATER

FALCON AREA WATER AUTHORITY

SHEET INDEX

1 - COVER
2 - LEGEND
3 - OVERALL MAP
4 - 15 - PRELIMINARY UTILITIES

PCD FILE NO.: PUDSP234

DRAWN BY: DLH JOB DATE: 11/18/2023
APPROVED: KMH JOB NUMBER: 211030
CAD DATE: 1/24/2024
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FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

PRELIMINARY UTILITIES LAYOUT
COVER

SHEET
CV

1

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

1.

ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FILED NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
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 DEPARTMENT (PCDD) - 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 PCDD. 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 PCDD.
10.

CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCDD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11.

ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12.

SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 16 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13.

SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14.

CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, 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.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILT OF ALL WATER MAIN, STORM SEWER AND SANITARY SEWER INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES, AND LOCATIONS OF WATER AND SEWER SERVICES.
17.

SANITARY SEWER PIPE AND FITTINGS: PVC 4" - 8" ASTM D3034, TYPE PSM, SDR 35; PUSH-ON JOINTS AND MOLDED RUBBER GASKETS. MAXIMUM HORIZONTAL DEFLECTIONS, AFTER INSTALLATION AND BACK FILLING SHALL NOT EXCEED 3% OF THE PIPE DIAMETER. (MINIMUM CURVE RADIUS IS 100' FOR 8" PVC SANITARY SEWER MAIN)

GENERAL CONSTRUCTION NOTES

ABBREVIATIONS

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

LEGEND

<div><div>MATCH LINE</div><div>PHASE LINE</div><div>SECTION LINE</div><div>PROPERTY LINE</div><div>EASEMENT LINE</div><div>RIGHT OF WAY</div><div>CENTERLINE</div><div>CHAIN LINK FENCE</div><div>WOODEN FENCE</div><div>ROD IRON FENCE</div><div>GUARDRAIL</div><div>CABLE TV</div><div>U.G. ELECTRIC</div><div>OVERHEAD ELECTRIC</div><div>FIBER OPTIC</div><div>GAS MAIN</div><div>SANITARY SEWER</div><div>STORM DRAIN</div><div>TELEPHONE</div><div>WATER MAIN</div><div>SWALE</div><div>TRAIL</div><div>CURB & GUTTER</div><div>DRAINAGE BASIN</div><div>INDEX CONTOUR</div><div>INTER. CONTOUR</div><div>100-YR FLOODPLAIN</div><div>FLOODWAY</div><div>EDGE OF WETLANDS</div></div>	<div><div>EXISTING</div><div>PROPOSED</div></div>	<div><div>STORM SEWER</div><div>MANHOLE</div><div>STORM INLET</div><div>FLARED END SECTION</div><div>RIPRAP</div><div>SANITARY SEWER</div><div>CLEAN OUT</div><div>MANHOLE</div><div>PLUG</div><div>WATER</div><div>FIRE HYDRANT</div><div>FIRE DEPT. CONNECTION</div><div>GATE VALVE</div><div>MANHOLE</div><div>METER</div><div>TEE</div><div>REDUCER</div><div>DRY UTILITIES</div><div>ELECTRIC METER</div><div>ELECTRIC PEDESTAL</div><div>ELECTRICAL CABINET</div><div>ELECTRIC VAULT</div><div>FIBER OPTIC PULL BOX</div><div>FIBER OPTIC MANHOLE</div><div>FIBER OPTIC PEDESTAL</div><div>FIBER OPTIC SIGN</div><div>FIBER OPTIC VAULT</div><div>GAS METER</div><div>GAS SIGN</div><div>GAS VAULT</div><div>TELEPHONE CABINET</div><div>TELEPHONE MANHOLE</div><div>TELEPHONE SIGNAL/MAST</div><div>TELEPHONE SIGN</div><div>TELEPHONE PEDESTAL</div><div>TRANSFORMER</div><div>LIGHT POLE</div><div>FIBER OPTIC VAULT</div></div>	<div><div>EXISTING</div><div>PROPOSED</div></div>	<div><div>MISCELLANEOUS</div><div>SIGN</div><div>BOLLARD</div><div>ACCESSIBLE PARKING</div></div>
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FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

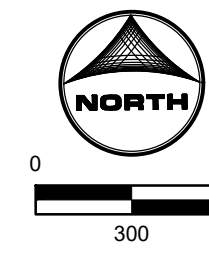
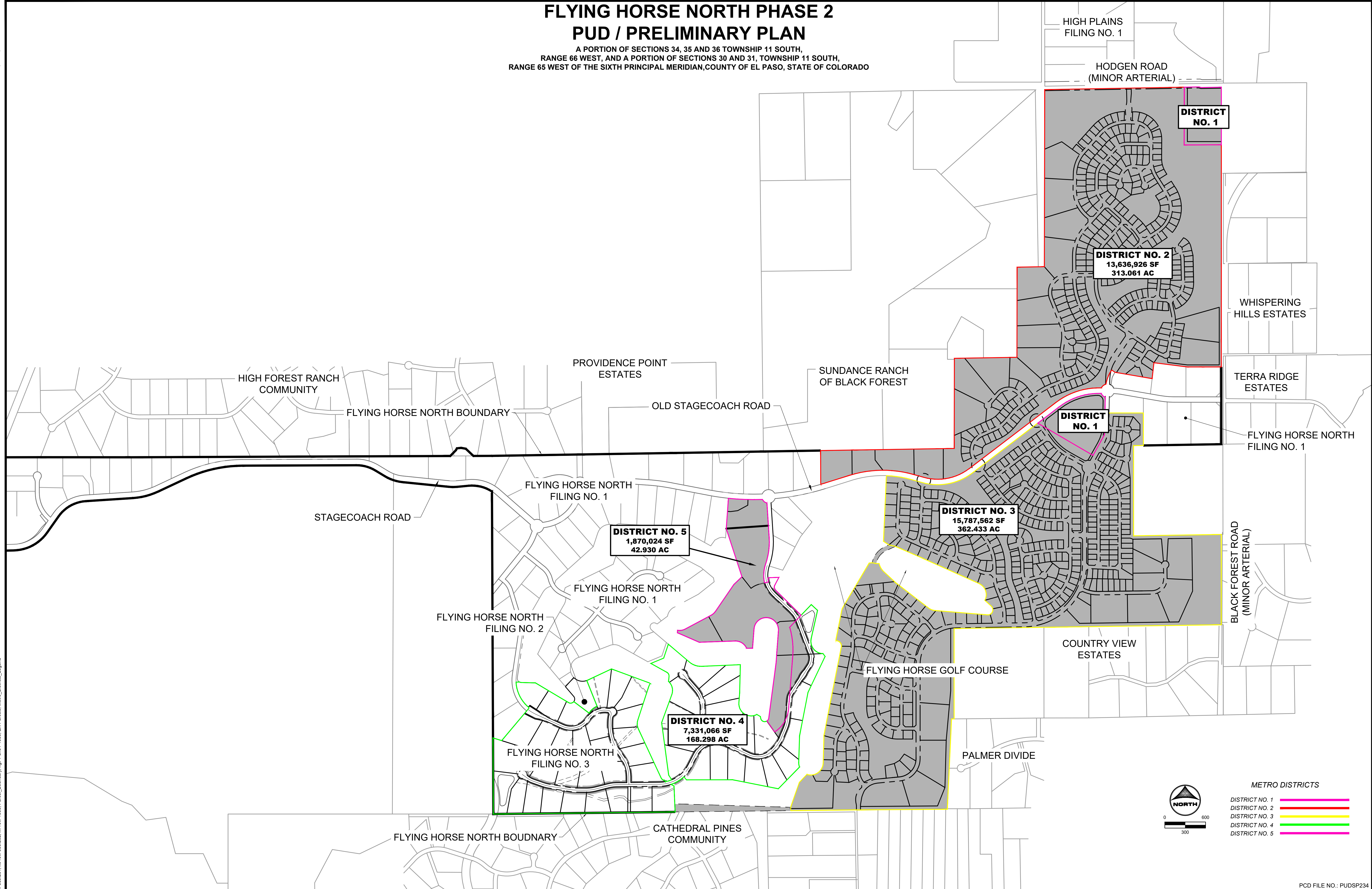
PRELIMINARY UTILITIES LAYOUT	SHEET LG	2
LEGEND		

FLYING HORSE NORTH PHASE 2
PUD / PRELIMINARY PLAN

A PORTION OF SECTIONS 34, 35 AND 36 TOWNSHIP 11 SOUTH,
RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

HUHN, KEN, 1/24/2024 4:50 PM

HR GREEN Xrefs: xc-row-030, 201, xc-row-030, 202, xc-row-030, 202, xc-row-1030, Parcel_Boundary, xg-1-dm01-1030, EX-Parcels, Metro_Districts_Legend



- METRO DISTRICTS
- DISTRICT NO. 1
 - DISTRICT NO. 2
 - DISTRICT NO. 3
 - DISTRICT NO. 4
 - DISTRICT NO. 5

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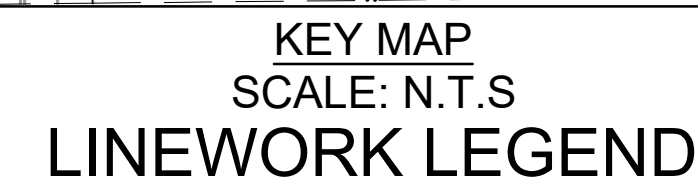
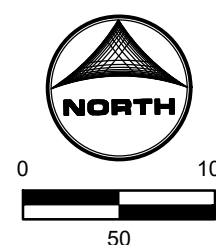
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FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

FHN PUD UTILITY PLAN
OVERALL MAP

PCD FILE NO.: PUDSP234



STORM SEWER	EXISTING	PROPOSED
MANHOLE		
STORM INLET		
FLARED END SECTION RIPRAP		
SANITARY SEWER		
CLEAN OUT		
MANHOLE		
PLUG		
WATER		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
GATE VALVE		
MANHOLE		
METER		
TEE		
REDUCER		

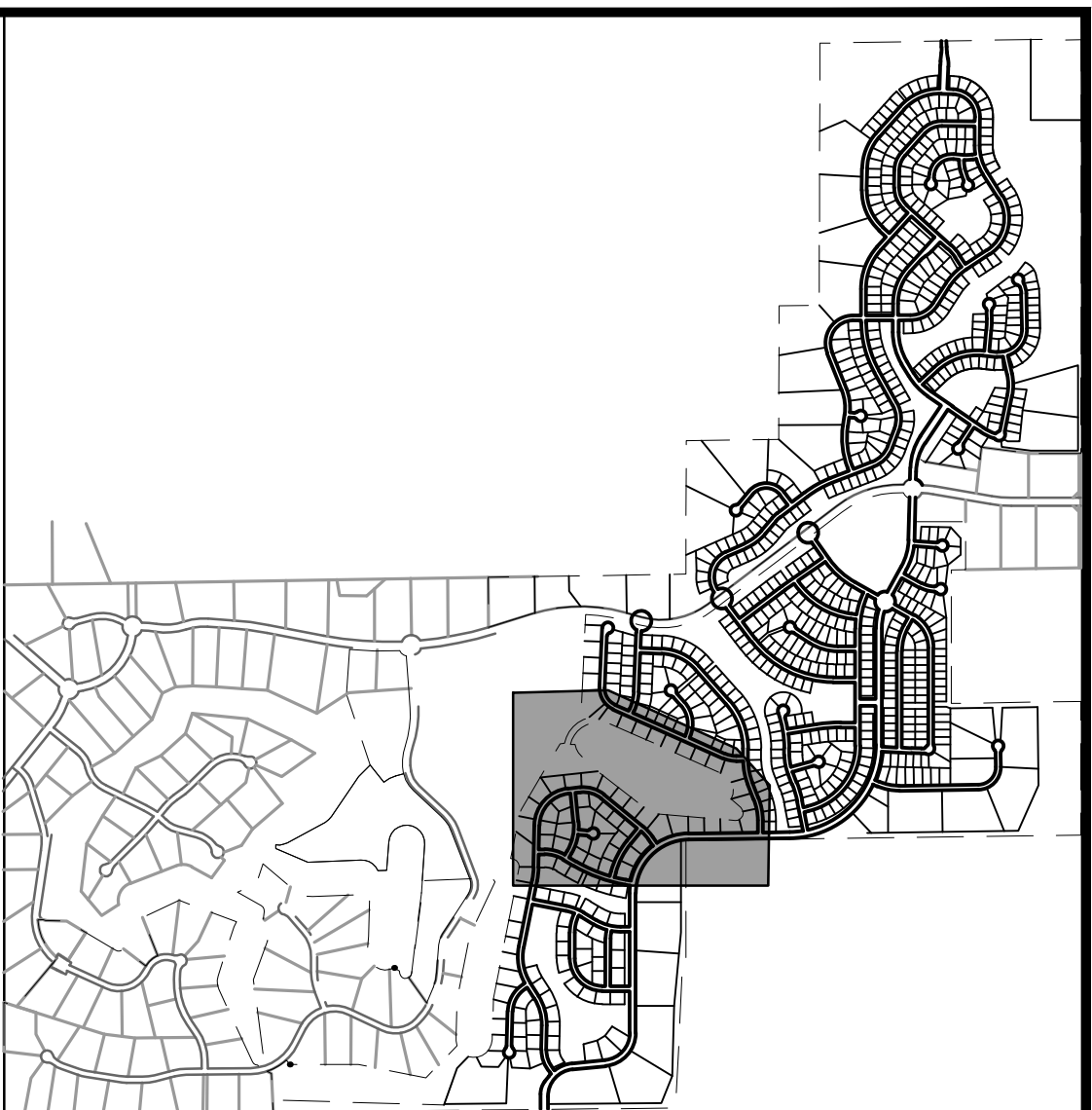
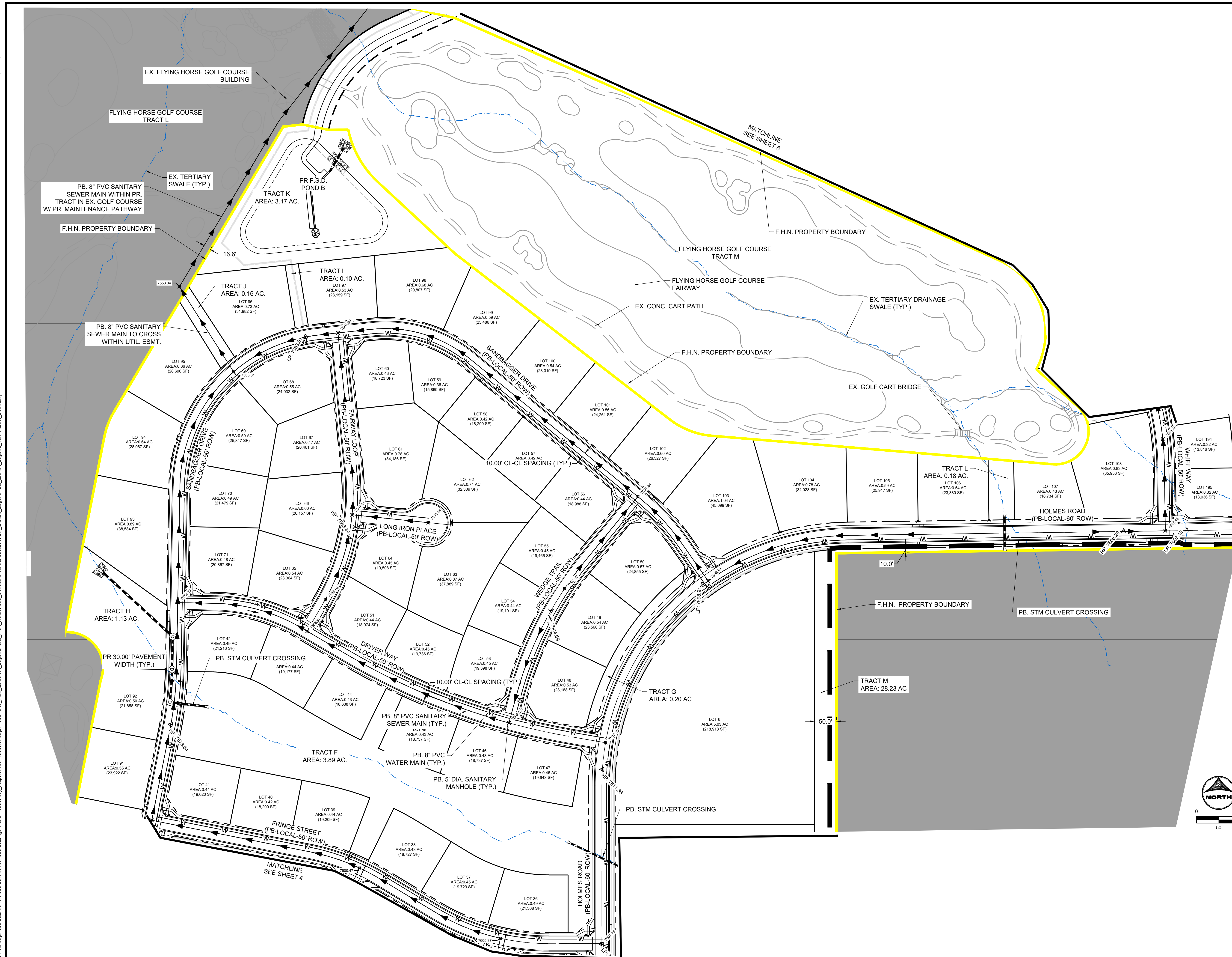
DISTRICT NO. 1

DISTRICT NO. 2











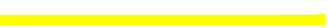


DISTRICT NO. 3

DISTRICT NO. 4

DISTRICT NO. 5



KEY MAP
SCALE: N.T.S
LINEWORK LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	_____	_____
RIGHT OF WAY	_____	_____
CURB & GUTTER	_____	_____
OVERHEAD ELECTRIC	_____	_____ OE _____
FIBER OPTIC	_____ FOP _____	_____ FO _____
GAS MAIN	_____ GAS _____	_____
SANITARY SEWER	_____ SS _____	_____
STORM DRAIN	_____	_____
WATER MAIN	_____ W _____	_____ W _____
SWALE	_____	_____
STORM SEWER	EXISTING	PROPOSED
MANHOLE	①	①
STORM INLET		
FLARED END SECTION		>
RIPRAP		
SANITARY SEWER		
CLEAN OUT	↓	↓
MANHOLE	②	②
PLUG	3	3
WATER		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
GATE VALVE	W	W
MANHOLE	④	④
METER		
TEE	TEE	TEE
REDUCER	—	—
METRO DISTRICTS		
DISTRICT NO. 1		
DISTRICT NO. 2		
DISTRICT NO. 3		
DISTRICT NO. 4		
DISTRICT NO. 5		

NO.	DATE	BY	REVISION DESCRIPTION



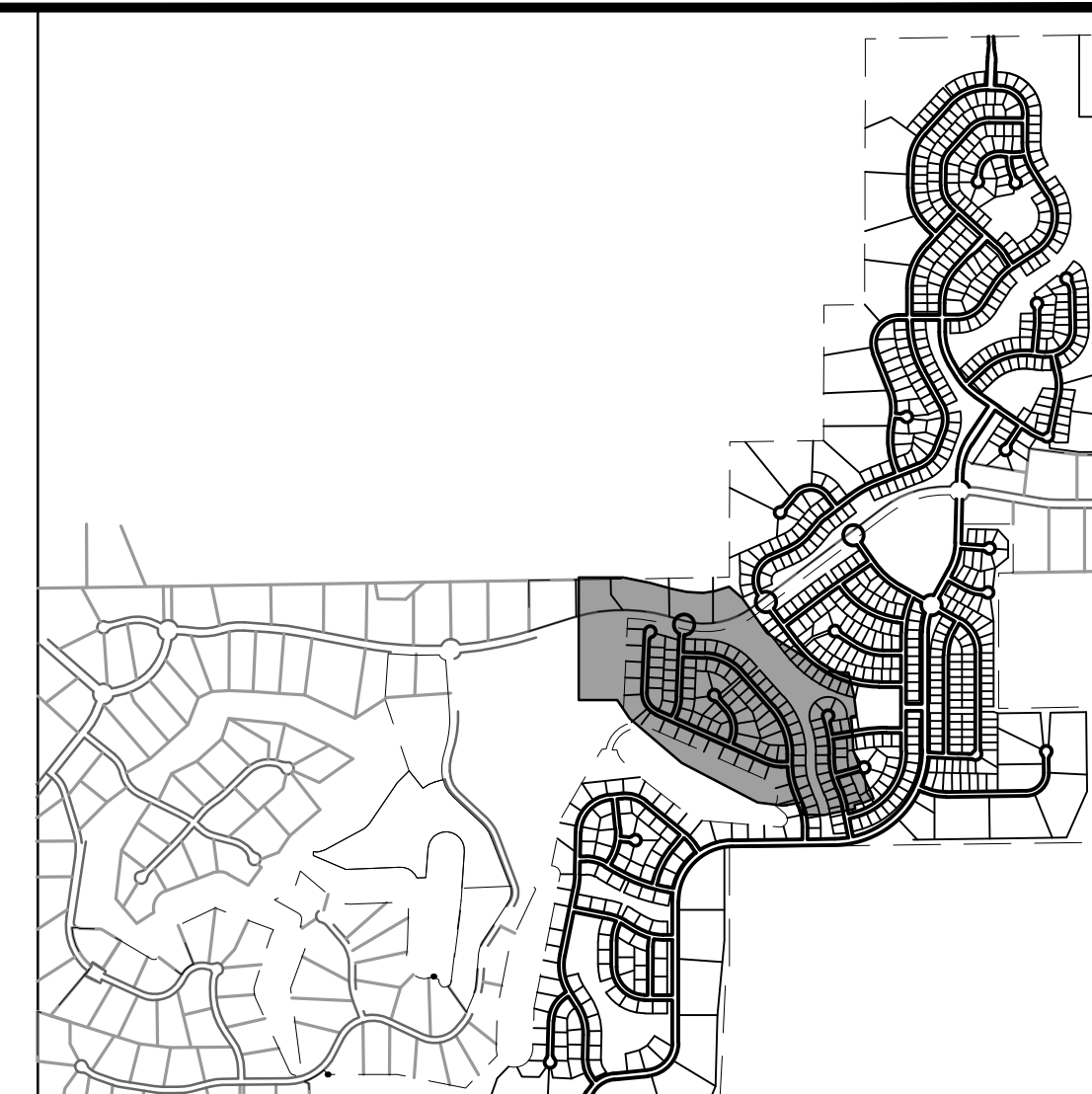
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FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

FHN PUD UTILITY PLAN
PRELIMINARY UTILITIES

SHEET
UT

5



KEY MAP
SCALE: N.T.S
LINEWORK LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	=====	=====
RIGHT OF WAY	=====	=====
CURB & GUTTER	=====	=====
OVERHEAD ELECTRIC	===== ELEC	===== OE
FIBER OPTIC	===== FOP	===== FO
GAS MAIN	===== GAS	=====
SANITARY SEWER	===== SS	=====
STORM DRAIN	=====	=====
WATER MAIN	===== W	===== W
SWALE	=====	=====

STORM SEWER	EXISTING	PROPOSED
MANHOLE		
STORM INLET		
FLARED END SECTION		
RIPRAP		
SANITARY SEWER		
CLEAN OUT		
MANHOLE		
PLUG		
WATER		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
GATE VALVE		
MANHOLE		
METER		
TEE		
REDUCER		

METRO DISTRICTS

- DISTRICT NO. 1
- DISTRICT NO. 2
- DISTRICT NO. 3
- DISTRICT NO. 4
- DISTRICT NO. 5 

NO.	DATE	BY	REVISION DESCRIPTION



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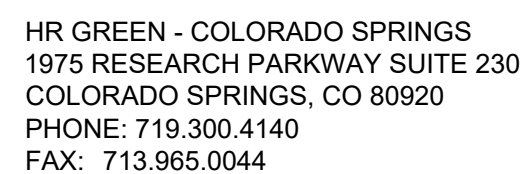
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FHN PUD UTILITY PLAN
PRELIMINARY UTILITIES

SHEET UT	6
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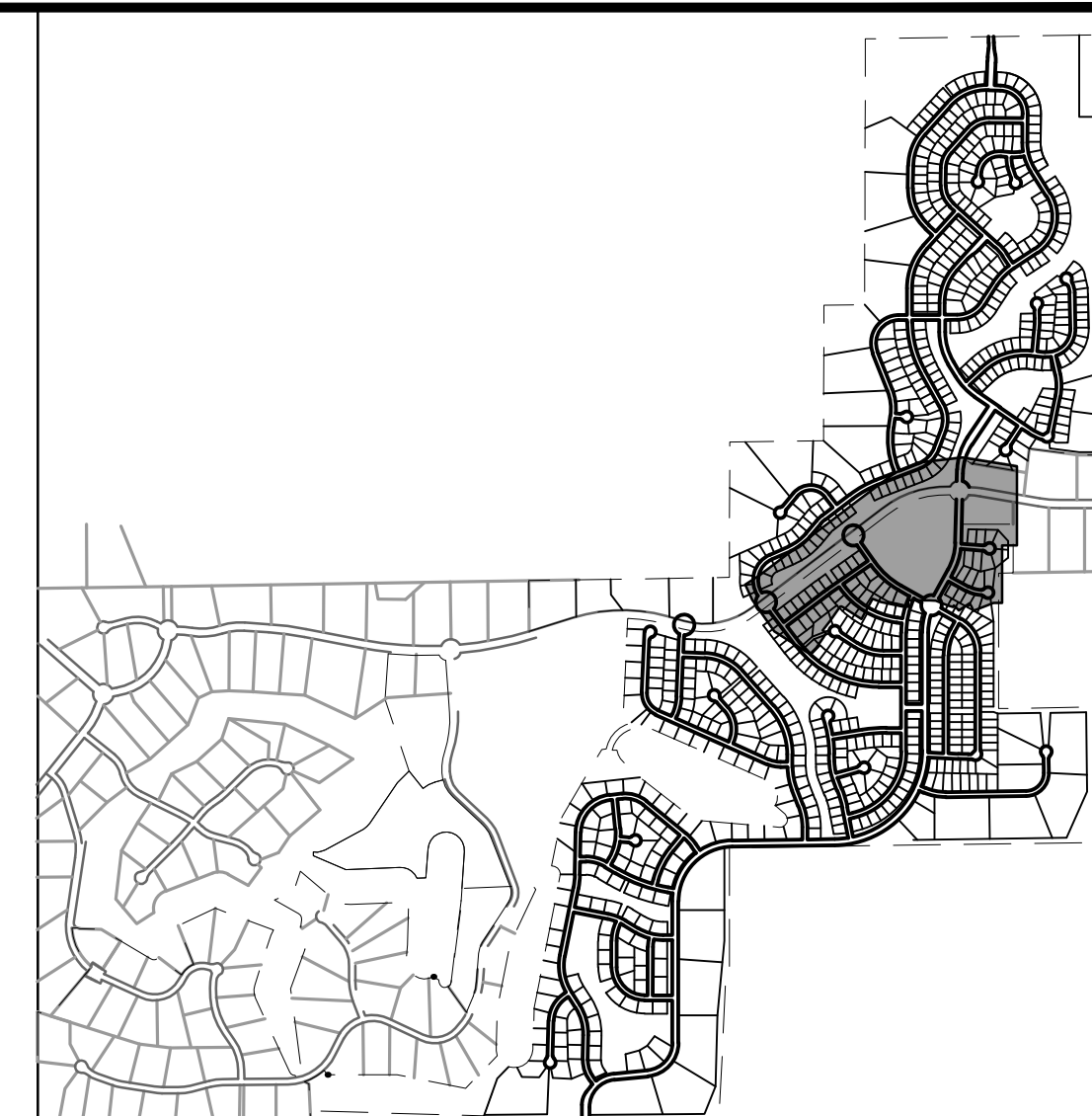


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FHN PUD UTILITY PLAN
PRELIMINARY UTILITIES

SHEET UT	7
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The diagram illustrates the existing and proposed utility layouts for a property line. The existing layout includes a Right of Way, Curb & Gutter, Overhead Electric (ELEC), Fiber Optic (FOP), Gas Main (GAS), Sanitary Sewer (SS), Storm Drain, Water Main (W), and Swale. The proposed layout shows changes, including the addition of a new utility line (DE) and the removal of others (FOP, SS, W). The diagram uses various line styles and colors to represent different utilities and their proposed changes.

METRO DISTRICTS

DISTRICT NO. 1

DISTRICT NO. 2

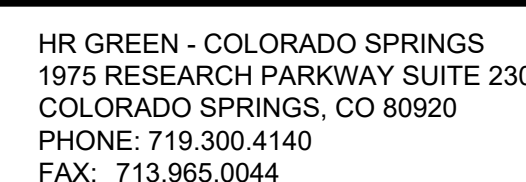
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DISTRICT NO. 4 

DISTRICT NO. 5 



NO.	DATE	BY	REVISION DESCRIPTION



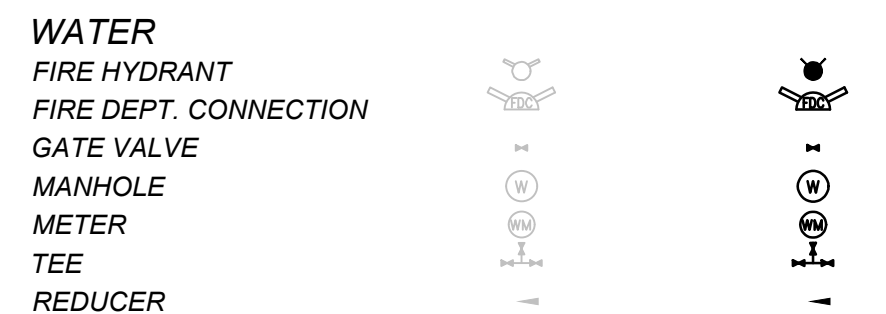
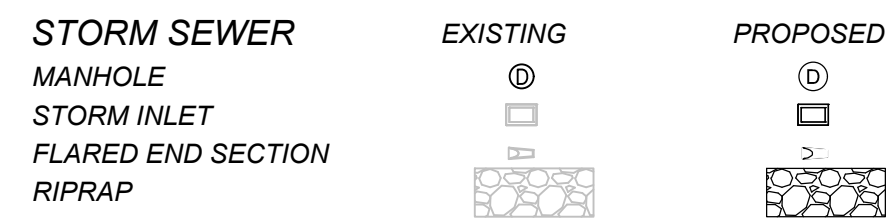
FHN PUD UTILITY PLAN
PRELIMINARY UTILITIES

PCD FILE NO.: PUDSP234

SHEET
UT

8

	EXISTING	PROPOSED
PROPERTY LINE	=====	=====
RIGHT OF WAY	=====	=====
CURB & GUTTER	=====	=====
OVERHEAD ELECTRIC	ELEC	OE
FIBER OPTIC	FOP	FO
GAS MAIN	GAS	
SANITARY SEWER	SS	
STORM DRAIN		
WATER MAIN	W	W
SWALE		



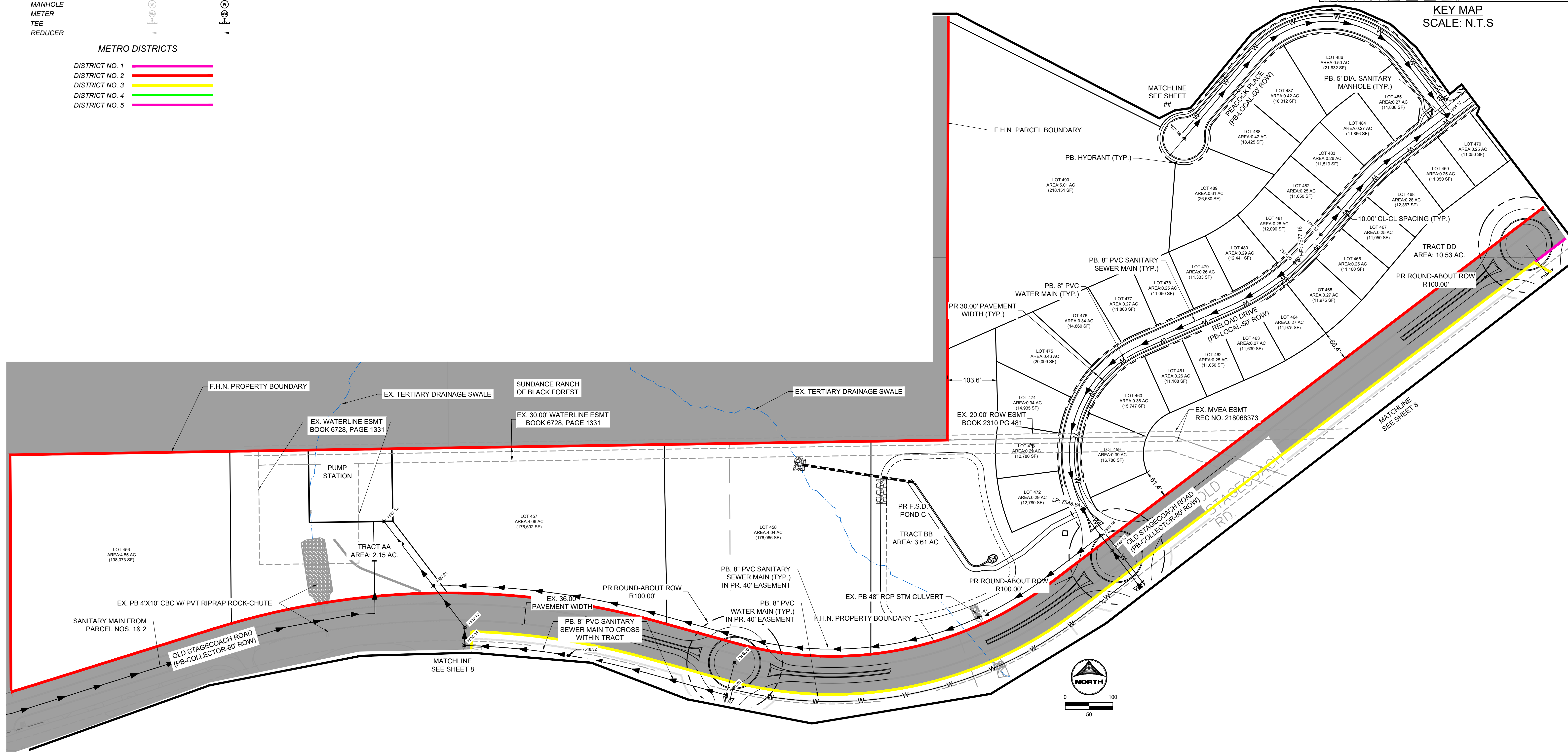
DISTRICT NO. 1

DISTRICT NO. 2

DISTRICT NO. 3

DISTRICT NO. 4

DISTRICT NO. 5



KEY MAP
SCALE: N.T.S

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FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

FHN PUD UTILITY PLAN
PRELIMINARY UTILITIES

SHEET
UT

C

	EXISTING	PROPOSED
PROPERTY LINE	=====	=====
RIGHT OF WAY	=====	=====
CURB & GUTTER	=====	=====
OVERHEAD ELECTRIC	ELEC	OE
FIBER OPTIC	FOP	FO
GAS MAIN	GAS	
SANITARY SEWER	SS	
STORM DRAIN		
WATER MAIN	W	W
SWALE		

STORM SEWER
MANHOLE
STORM INLET
FLARED END SECTION
RIPRAP

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WATER
FIRE HYDRANT
FIRE DEPT. CONNECTION
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METER
TEE
REDUCER

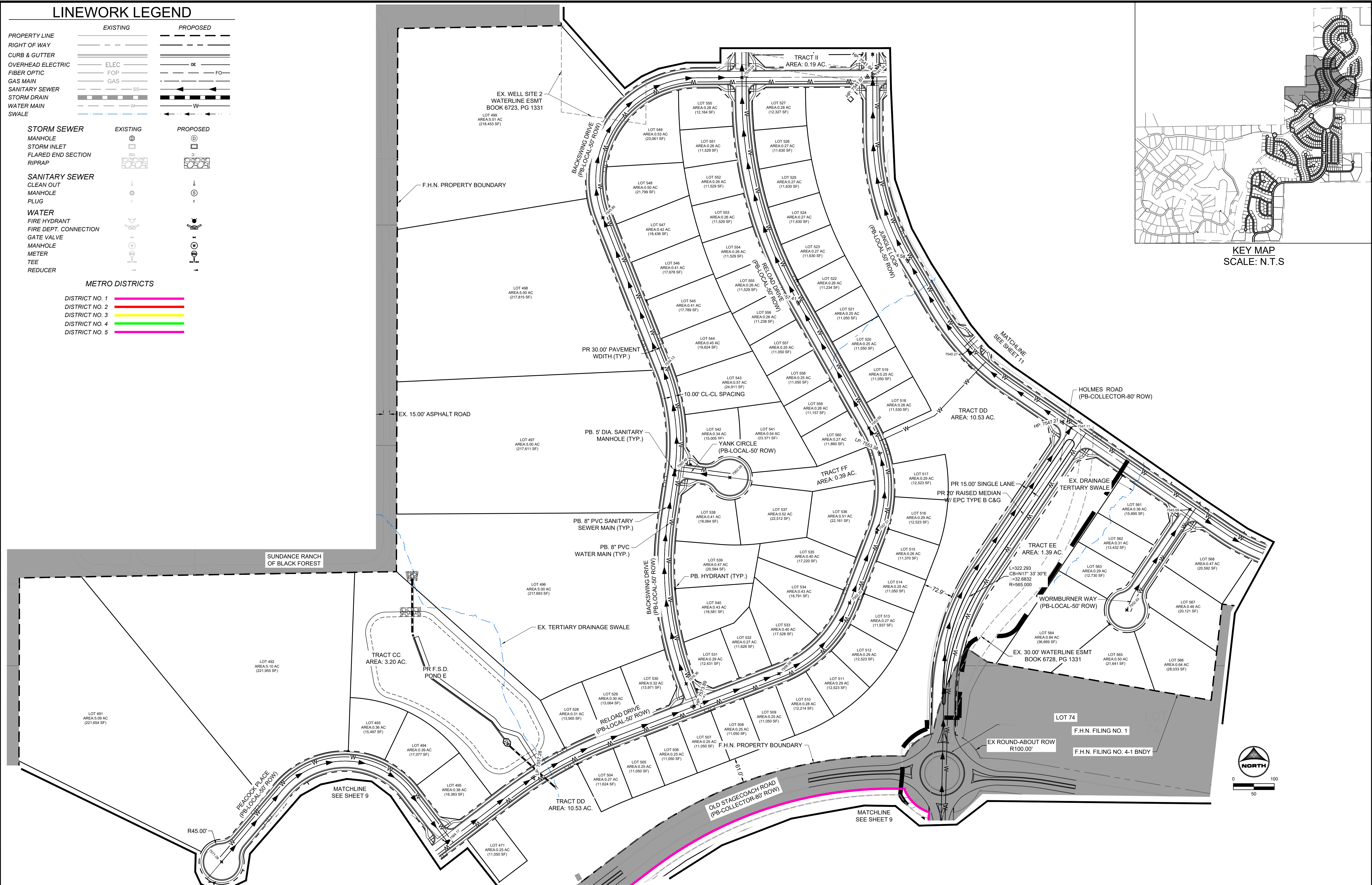
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DISTRICT NO. 2

DISTRICT NO. 3

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PHONE: 719.300.4140
FAX: 713.965.0044

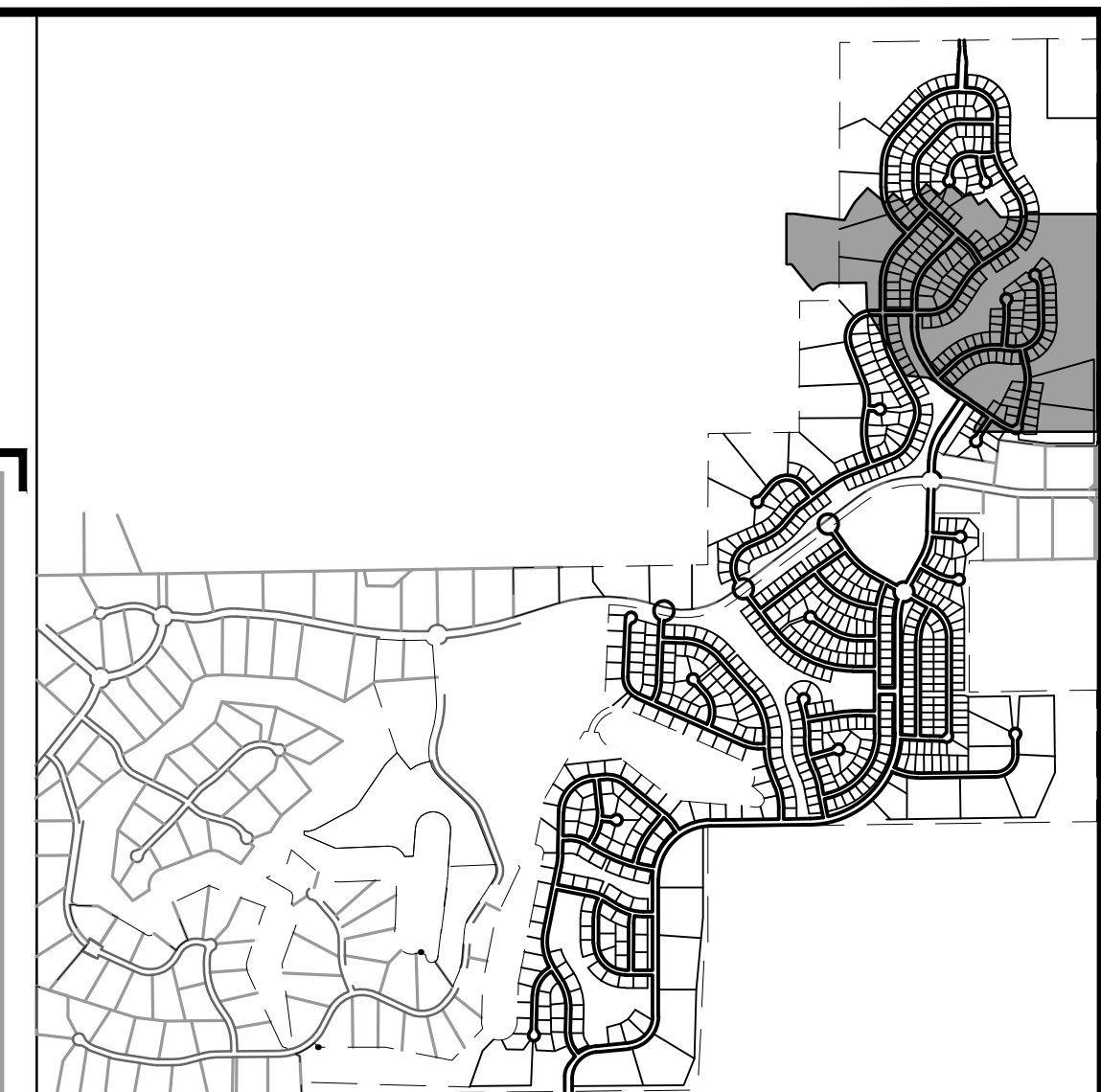
FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

FHN PUD UTILITY PLAN
PRELIMINARY UTILITIES

PCD FILE NO.: PUDSP234









SHEET
UT







10

















KEY MAP
SCALE: N.T.S
LINEWORK LEGEND

PROPERTY LINE	EXISTING	PROPOSED
RIGHT OF WAY	-----	-----
CURB & GUTTER	=====	=====
OVERHEAD ELECTRIC	----- ELEC	----- OE
FIBER OPTIC	----- FOP	----- FO
GAS MAIN	----- GAS	
SANITARY SEWER	----- SS	-----
STORM DRAIN	-----	-----
WATER MAIN	----- W	----- W
SWALE	-----	-----

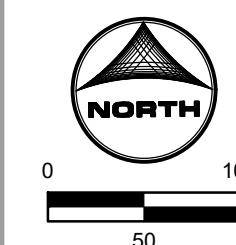
STORM SEWER	EXISTING	PROPOSED
MANHOLE		
STORM INLET		
FLARED END SECTION		
RIPRAP		

SANITARY SEWER		
CLEAN OUT		
MANHOLE		
PLUG		

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

METRO DISTRICTS

- DISTRICT NO. 1 
- DISTRICT NO. 2 
- DISTRICT NO. 3 
- DISTRICT NO. 4 
- DISTRICT NO. 5



PCD FILE NO.: PUDSP234

DRAWN BY: DLH JOB DATE: 1.24.2024 BAR IS ONE INCH ON
APPROVED: KMH JOB NUMBER: 211030 0 1"
CAD DATE: 1/24/2024 IF NOT ONE INCH,
CAD FILE: J:\2021\211030\CAD\Draws\C\PU\PP\Utility Plan ADJUST SCALE ACCORDINGLY

NO.	DATE	BY	REVISION DESCRIPTION



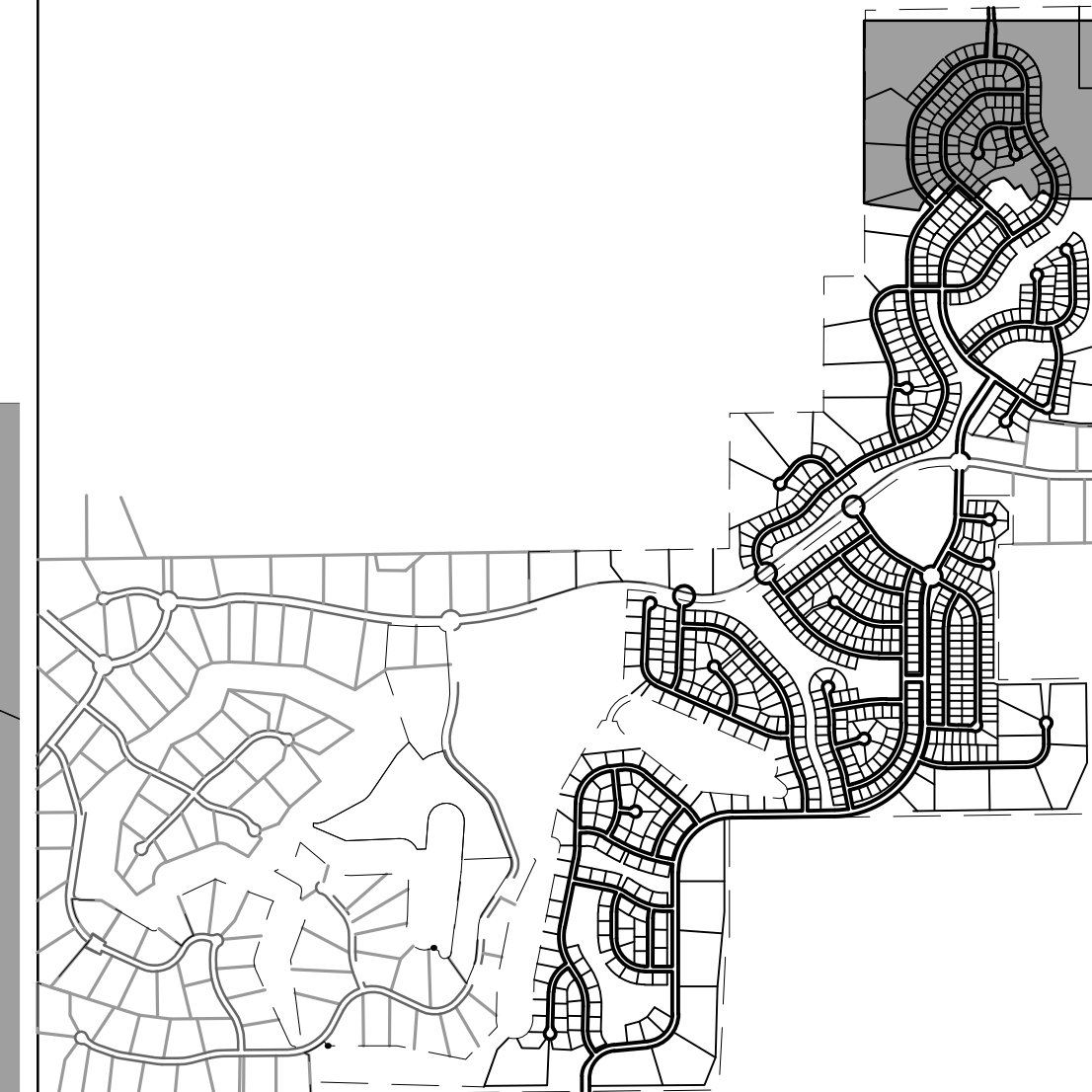
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

FHN PUD UTILITY PLAN
PRELIMINARY UTILITIES

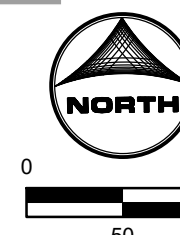
SHEET
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KEY MAP
SCALE: N.T.S
LINEWORK LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	_____	_____
RIGHT OF WAY	_____	_____
CURB & GUTTER	_____	_____
OVERHEAD ELECTRIC	ELEC _____	OE _____
FIBER OPTIC	FOP _____	FO _____
GAS MAIN	GAS _____	_____
SANITARY SEWER	_____ SS _____	_____ ← → _____
STORM DRAIN	_____ [Pattern] _____	_____ [Pattern] _____
WATER MAIN	_____ WM _____	_____ WM _____
SWALE	_____ [Pattern] _____	_____ ← → _____
STORM SEWER	EXISTING	PROPOSED
MANHOLE	⊙	⊙
STORM INLET	[Box]	[Box]
FLARED END SECTION	[Pattern]	[Pattern]
RIPRAP	[Pattern]	[Pattern]
SANITARY SEWER		
CLEAN OUT	⌋	⌋
MANHOLE	⊙	⊙ S
PLUG	⌋	⌋
WATER		
FIRE HYDRANT	[Symbol]	[Symbol]
FIRE DEPT. CONNECTION	[Symbol]	[Symbol]
GATE VALVE	⌋	⌋
MANHOLE	⊙ W	⊙ W
METER	[Symbol]	[Symbol]
TEE	[Symbol]	[Symbol]
REDUCER	→	→
METRO DISTRICTS		
DISTRICT NO. 1	[Pink Bar]	
DISTRICT NO. 2	[Red Bar]	
DISTRICT NO. 3	[Yellow Bar]	
DISTRICT NO. 4	[Green Bar]	
DISTRICT NO. 5	[Purple Bar]	



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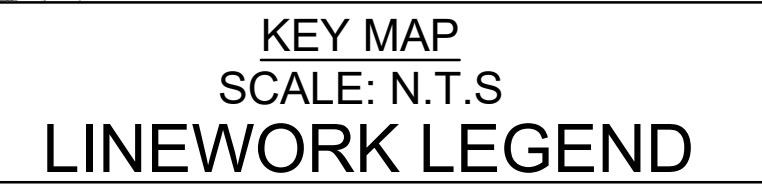
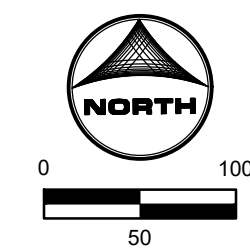


FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO



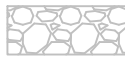











FHN PUD UTILITY PLAN
PRELIMINARY UTILITIES

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UT 12






PCD FILE NO.: PUDSP234



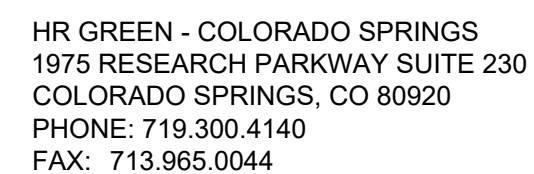
PROPERTY LINE	_____	_____	_____
RIGHT OF WAY	_____	_____	_____
CURB & GUTTER	=====	=====	=====
OVERHEAD ELECTRIC	ELEC	_____	OE
FIBER OPTIC	FOP	_____	FO
GAS MAIN	GAS	_____	_____
SANITARY SEWER	SS	_____	_____
STORM DRAIN	_____	_____	_____
WATER MAIN	W	_____	W
SWALE	_____	_____	_____

STORM SEWER	EXISTING	PROPOSED
MANHOLE	⊙	⓪
STORM INLET		
FLARED END SECTION		
RIPRAP		
SANITARY SEWER		
CLEAN OUT	⌋	⌋
MANHOLE	⊙	⓪
PLUG	⌋	⌋
WATER		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
GATE VALVE	⌋	⌋
MANHOLE	⊙	⓪
METER		
TEE		
REDUCER	—	—

METRO DISTRICTS

DISTRICT NO. 1	
DISTRICT NO. 2	
DISTRICT NO. 3	
DISTRICT NO. 4	
DISTRICT NO. 5	

NO.	DATE	BY	REVISION DESCRIPTION



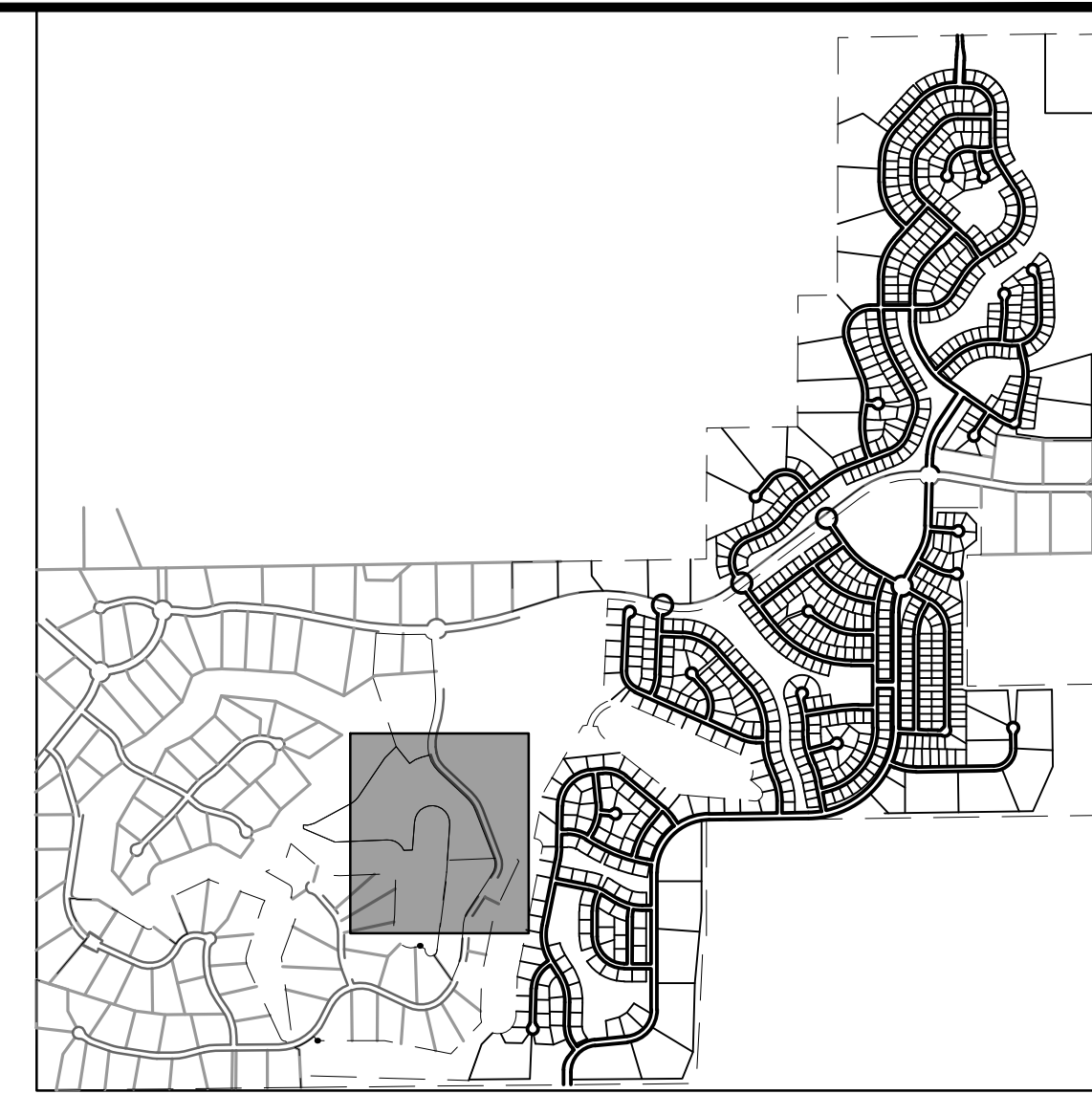
FHN PUD UTILITY PLAN

PRELIMINARY UTILITIES

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UT

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	EXISTING	PROPOSED
PROPERTY LINE	=====	=====
RIGHT OF WAY	=====	=====
CURB & GUTTER	=====	=====
OVERHEAD ELECTRIC	ELEC	OE
FIBER OPTIC	FOP	FO
GAS MAIN	GAS	
SANITARY SEWER	SS	
STORM DRAIN		
WATER MAIN	W	W
SWALE		


METRO DISTRICTS

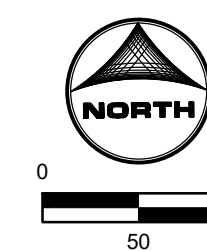
DISTRICT NO. 1

DISTRICT NO. 2

DISTRICT NO. 3 

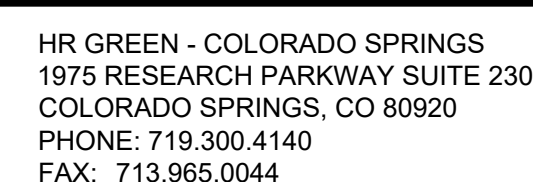
DISTRICT NO. 4 

DISTRICT NO. 5 



PCD FILE NO.: PUDSP234

NO.	DATE	BY	REVISION DESCRIPTION



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PRELIMINARY UTILITIES

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