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

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

1.ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N05°59'03"E, HAVING A DELTA OF 08°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 N63°57'20"E, HAVING A DELTA OF 50°08'31", A RADIUS OF 100.00 FEET, A DISTANCE OF 87.51 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE

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

WESTERLY RIGHT-OF-WAY LINE OF ALLEN RANCH ROAD AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1;

1 S03°38'37" F A DISTANCE OF 515 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

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 346.43 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 25°52'12", A RADIUS OF 370.00 FEET A DISTANCE OF 167.06 FEET TO A POINT OF TANGENT; THENCE S20°52'38"E A DISTANCE OF 516.23 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 160.99 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 11°16'06". 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 11°16'06", A RADIUS OF 228.00 FEET A DISTANCE OF 44.84 FEET TO A POINT OF TANGENT; THENCE S33°22'55"W A DISTANCE OF 10.00 FEET T A POINT OF CURVE; THENCE 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 REVERSE CURVE; THENCE 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; THENCE S33°22'55"W A DISTANCE OF 225.70 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 28°50'59". A RADIUS OF 230.00 FEET A DISTANCE OF 115.81 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 147.52 FEET TO A POINT OF TANGENT: THENCE \$22°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 19.46 FEET TO A POINT ON CURVE; THENCE 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 SAID FLYING HORSE NORTH FILING NO. 1; THENCE ON THE BOUNDARY LINE OF SAID TRACT K, THE

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 809.64 FEET 3.N04°16'45"E A DISTANCE OF 483.65 FEET TO A POINT OF CURVE;

FOLLOWING FIFTEEN (15) COURSES:

4.N78°14'42"E A DISTANCE OF 4.31 FEET TO A POINT ON 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 565.49 FEET TO A POINT OF TANGENT; 5.S04°16'45"W A DISTANCE OF 284.57 FEET

6.S89°20'23"W A DISTANCE OF 87.77 FEET TO A POINT ON CURVE

10.N00°25'40"E A DISTANCE OF 36.95 FEET TO A POINT ON CURVE;

7.ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S66°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 S87°59'49"W A DISTANCE OF 527 00 FEET: 9 N66°21'10"W A DISTANCE OF 348 91 FEET

11.ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N09°45'03"E, HAVING A DELTA OF 37°48'36", A RADIUS OF 180.00 FEET, A DISTANCE OF 118.78 FEET TO A PONT 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 N34°25'15"E A DISTANCE OF 478 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 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°06'20"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,474.13 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTION 31; THENCE N00°08'36"E, ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, A DISTANCE OF 1,325.48 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 30; THENCE N89°03'20"E, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 920.27 FEET; THENCE N00°08'15"E A DISTANCE OF 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°01'31"E, ON THE NORTH LINE OF THE NORTHEAST 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°08'48"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 299.96 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

THENCE S00°00'48"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, THENCE S00°00'53"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°59'04"W A DISTANCE OF 502 35 FEET 2.N82°41'19"W A DISTANCE OF 492.47 FEET

3.S06°27'11"W A DISTANCE OF 236.35 FEET 4.N80°16'16"W A DISTANCE OF 554.19 FEET

5.N56°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 \$56°06'05"E, HAVING A DELTA OF 24°24'59", A RADIUS OF 530.00 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 \$12°54'16"E, HAVING A DELTA OF 52°02'48", A RADIUS OF 100.00 FEET, A DISTANCE OF 90.84 FEET TO A POINT ON CURVE;

8.N88°31'45"W A DISTANCE OF 8.27 FEET TO A POINT OF CURVE 9.ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 38°46'50", A RADIUS OF 1,040.00 FEET AND A DISTANCE OF 703.92 FEET TO A POINT OF TANGENT; 10.S52°41'25"W A DISTANCE OF 1,610.12 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°28'06"W A DISTANCE OF 169.05 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 46.18 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 28 AS

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 14,100,034 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°39'01'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°30'36"E A DISTANCE OF 161.72 FEET TO A POINT ON CURVE

11.N83°30'56"E A DISTANCE OF 43.73 FEET;

11.N66°22'10"W A DISTANCE OF 418.60 FEET

3.ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N17°38'34"E, HAVING A DELTA OF 105°57'32", A RADIUS OF 183.50 FEET, A DISTANCE OF 339.35 FEET TO A POINT OF TANGENT; 4.N01°41'01"E A DISTANCE OF 409.04 FEET;

5 N10°53'40"F A DISTANCE OF 511 85 FEET 6.N11°16'18"E A DISTANCE OF 794.70 FEET TO A POINT ON CURVE:

7.ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N69°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°15'44"E A DISTANCE OF 449.78 FEET TO A POINT OF CURVE;

9.0N 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:

THENCE S78°15'13"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

1.N89°19'51"E A DISTANCE OF 44.51 FEET TO A POINT ON CURVE;

2.ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N78°15'26"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.S52°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 N37°35'23"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°50'38"W A DISTANCE OF 125 93 FFFT TO A POINT ON CURVE 9.ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N62°07'29"W, HAVING A DELTA OF 93°42'48", A RADIUS OF 178.44 FEET, A DISTANCE OF 291.86 FEET TO A POINT OF TANGENT; 10.N65°50'18"W A DISTANCE OF 926.31 FEET;

THENCE N77°19'50"W A DISTANCE OF 99.91 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.N56°12'59"W A DISTANCE OF 96.82 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 \$01°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°28'06"E A DISTANCE OF 169.05 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.N52°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 38°46'50", A RADIUS OF 960.00 FEET, A DISTANCE OF 649.77 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 N67°53'33"E, HAVING A DELTA OF 48°57'51", A RADIUS OF 100.00 FEET, A DISTANCE OF 85.46 FEET TO A POINT ON CURVE; 10.S01°28'15"W A DISTANCE OF 152.16 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°25'32"F A DISTANCE OF 60 00 FFFT 13.N89°59'56"E A DISTANCE OF 505.80 FEET

14.S00°00'00"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

THENCE S89°04'37"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 144.30 FEET TO THE EAST SIXTEENTH CORNER OF SECTION 31; THENCE S00°00'11"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,326.67 FEET TO THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 31; THENCE N89°08'21"E, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,289.57 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BLACK FOREST ROAD, SAID POINT BEING 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S00°00'54"W, ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID BLACK FOREST ROAD, BEING ALSO 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31. A DISTANCE OF 1.328.09 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31: THENCE S89°11'15"W. ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 2,608.28 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 31; THENCE S89°11'00"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,320.84 FEET TO THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 31; THENCE S00°00'34"W, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF

NO. DATE BY

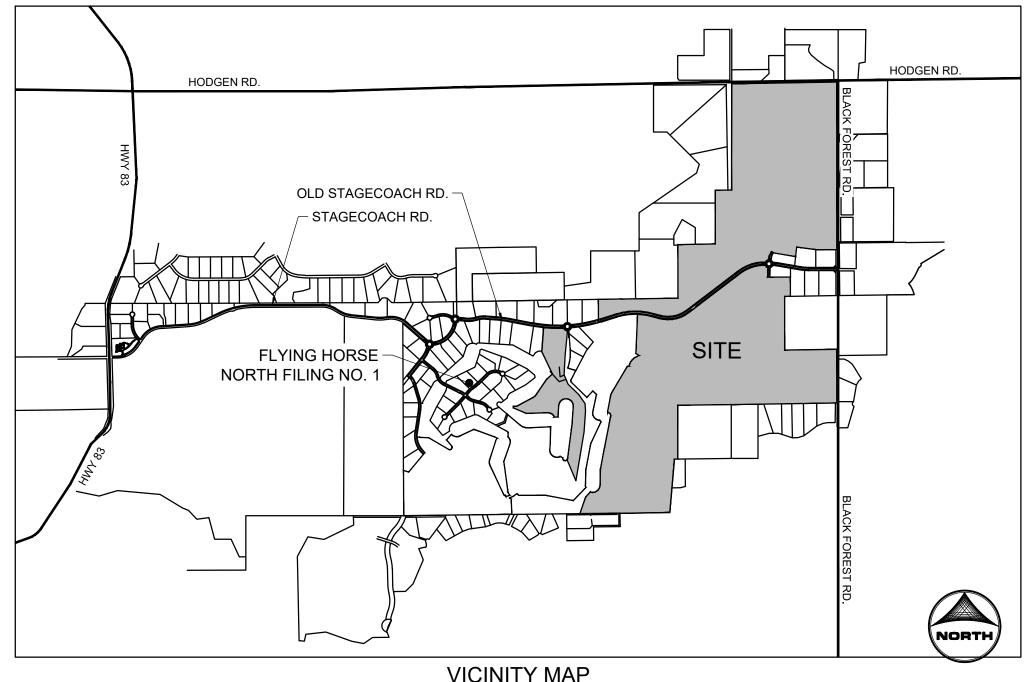
SAID SECTION 31, A DISTANCE OF 1,329.16 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 31; THENCE S89°24'17"W, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31. A DISTANCE OF 37.78 FEET TO A POINT ON A LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED UNDER RECEPTION NO. 204188565: THENCE S02°42'03"W. ON SAID LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED UNDER RECEPTION NO. 204188565, A DISTANCE OF 1,330.04 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE S89°35'20"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,329.35 FEET TO THE POINT OF BEGINNING

CONTAINING A CALCULATED AREA OF 16,328,906 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



-50.00' R.O.W.

30.00' PAVEMENT -

(ROADS USING THIS SECTION: SANDBAGGER DRIVE, BOOGIE LANE, DUFFER 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)

-60.00' R.O.W.

-36.00' PAVEMENT -

URBAN, COLLECTOR (PUBLIC)

ROADS USING THIS SECTION: HOLMES

ROAD FROM STA: 10+00 - 98+00)

8" SAN SWR

8" PVC WTR

#### **PROJECT CONTACTS:**

6385 CORPORATE DRIVE, STE. 200 COLORADO SPRINGS, CO 80919 ATTN: DREW BALSICK TELE: (719) 592-9333

HR GREEN

1975 RESEARCH PKWY SUITE 230 COLORADO SPRINGS, CO 80921 TELE: (719) 300-4140 ATTN: KEN HUHN, P.E EMAIL: KHUHN@HRGREEN.COM

HR GREEN

1975 RESEARCH PKWY SUITE 230 COLORADO SPRINGS, CO 80921 TELE: (719) 300-4140 ATTN: KEN HUHN, P.E EMAIL: KHUHN@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

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

MOUNTAIN VIEW ELECTRIC ASSOCIATION P.O BOX 1600 LIMON, CO 80831 TELE: (719) 392-3491

SHEET INDEX

4- 15 - PRELIMINARY UTILITIES

3 - OVERALL MAP

BLACK HILLS ENERGY 37 WIDEFIELD BLVD WIDEFIELD, CO 80917 TELE: (719) 332-5856 ATTN: GEORGE M. PETERSON

ATTN: LES ULFERS

BLACK FOREST FIRE PROTECTION DISTRICT 114455 TEACHOUT ROAD COLORADO SPRINGS, CO 80908 TELE: (719) 495-4300

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

ATTN: PJ LANGMAID

FALCON AREA WATER AUTHORITY

 $\mathcal{M}$ EPC STORMWATER REVIEW COMMENTS IN ORANGE BOXES WITH BLACK TEXT MALLEMAN

BAR IS ONE INCH ON DRAWN BY: DLH JOB DATE: 11/8/2023 OFFICIAL DRAWINGS. APPROVED: KMH JOB NUMBER: 211030 IF NOT ONE INCH. CAD DATE: \_\_11/8/2023 ADJUST SCALE ACCORDINGLY CAD FILE: J:\2021\211030\CAD\Dwgs\C\PUD-PP\Utility\_Cover

REVISION DESCRIPTION

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

2.50'

5.00' P.I.U.E-

ELEC.

EASEM.

10.00'

╾UTILITY ┶

5.00'

S/W

STM SWR

DIAMETER VARIES

EASEM.

DIAMETER VARIES

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

-5.00' P.I.U.E

<del>∠ ►,</del> ← ELEC. →

UTILITY —

S/W

- EPC TYPE A CURB

EASEM.

- EPC TYPE C (OPTIONAL) CURB

EASEM.

PRELIMINARY UTILITIES LAYOUT COVER

#### **EL PASO COUNTY STANDARD CONSTRUCTION NOTES:**

- 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
- 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)
- 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 (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
- 7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY
- CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
- 9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD. 10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE
- APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT. 11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS. 12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS.
- OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES. 13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY 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

## GENERAL CONSTRUCTION NOTES

PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- 2. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE
- 3. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.
- 4. ALL BACKFILL, SUB-BASE AND/OR BASE COURSE (CLASS 6) MATERIAL SHALL BE COMPACTED TO THE SOILS ENGINEERS RECOMMENDATIONS, AND APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION.
- 5. ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.
- 6. ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K 1.2C
- 7. ALL INTERSECTION ACCESSES ARE TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLE AND THERE SHALL BE NO OBSTRUCTIONS GREATER THAN 18" IN THIS AREA.
- 8. ALL CULVERT AND STORM PIPES SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (HDPE), OR REINFORCED CONCRETE PIPE (RCP), ALL CULVERTS SHALL BE PLACED COMPLETE WITH FLARED END SECTIONS. ADEQUACY OF MATERIAL THICKNESS FOR ANY CSP INSTALLED SHALL BE VERIFIED BY OWNERS GEOTECHNICAL ENGINEER TO SUPPORT MINIMUM 50 YEAR DESIGN LIFE. CULVERTS MUST CONFORM TO EPS ESM SECTION 3.32 - CULVERTS.
- ASPHALT THICKNESS AND BASE COURSE THICKNESS (COMPACTED FOR ROADS SHALL BE PER DESIGN REPORT BY OWNERS GEOTECHNICAL ENGINEER. OWNERS GEOTECHNICAL ENGINEER TO BE ON SITE AT TIME OF ROAD CONSTRUCTION TO EVALUATE SOIL CONDITIONS AND DETERMINE IF ADDITIONAL MEASURES ARE NECESSARY TO ASSURE STABILITY OF THE NEW ROADS. PAVEMENTS DESIGN SHALL BE APPROVED BY EL PASO COUNTY DEVELOPMENT SERVICES ENGINEERING DIVISION PRIOR TO CONSTRUCTION.
- 10. TYPE M RIP-RAP WITH 4" OF TYPE II GRANULAR BEDDING AND MIRAFI 180n OR EQUAL MAY BE SUBSTITUTED WHERE TYPE I RIP-RAP WITH MIRAFI FW 700 OR EQUAL IS SPECIFIED.
- 11. ALL MATERIALS AND INSTALLATION PROCEDURE SHALL BE IN COMPLIANCE WITH ANY AND ALL APPLICABLE EL PASO COUNTY STANDARDS AND WITH WOODMAN HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- 12. ALL POTABLE WATER MAINS SHALL BE AWWA C900-SDR18 PVC WITH PUSH-ON SINGLE GASKET TYPE JOINTS AND SHALL MEET THE REQUIREMENTS OF ANSI/NSF 61.
- 13. ALL WATER MAIN FITTINGS SHALL BE MADE FROM GRAY-IRON OR DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI AND SHALL MEET THE REQUIREMENTS OF ANSI/NSF 61.
- 14. ALL WATER LINE BENDS. TEES, BLOW-OFFS AND PLUGS AR DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS AND/OR RODDING AND RESTRAINED PIPE PER THE PAINT BRUSH HILLS METRO DISTRICT CONSULTING ENGINEER APPROVAL.
- 15. MAXIMUM DEFLECTION OF 8" R 12" PVC WATER MAIN JOINTS IS 4 DEGREES. CORRESPONDING MINIMUM CURVE RADIUS IS 286'. ADDITIONAL 11.25' OR 22.5' BENDS MAY BE REQUIRED FOR PROPER ALIGNMENT.
- 16. CONTRACTOR IS RESPONSIBLE FOR PROVIDING DETAILED AS-BUILT OF ALL WATER MAIN, STORM SEWER AND SANITARY. SEWER MAIN INSTALLATIONS, INCLUDING ACCURATE DISTANCES OF MAIN LINES, VALVES, FITTINGS, MANHOLES, AND LOCATIONS OF WATER AND SEWER
- 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)

### **ABBREVIATIONS**

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

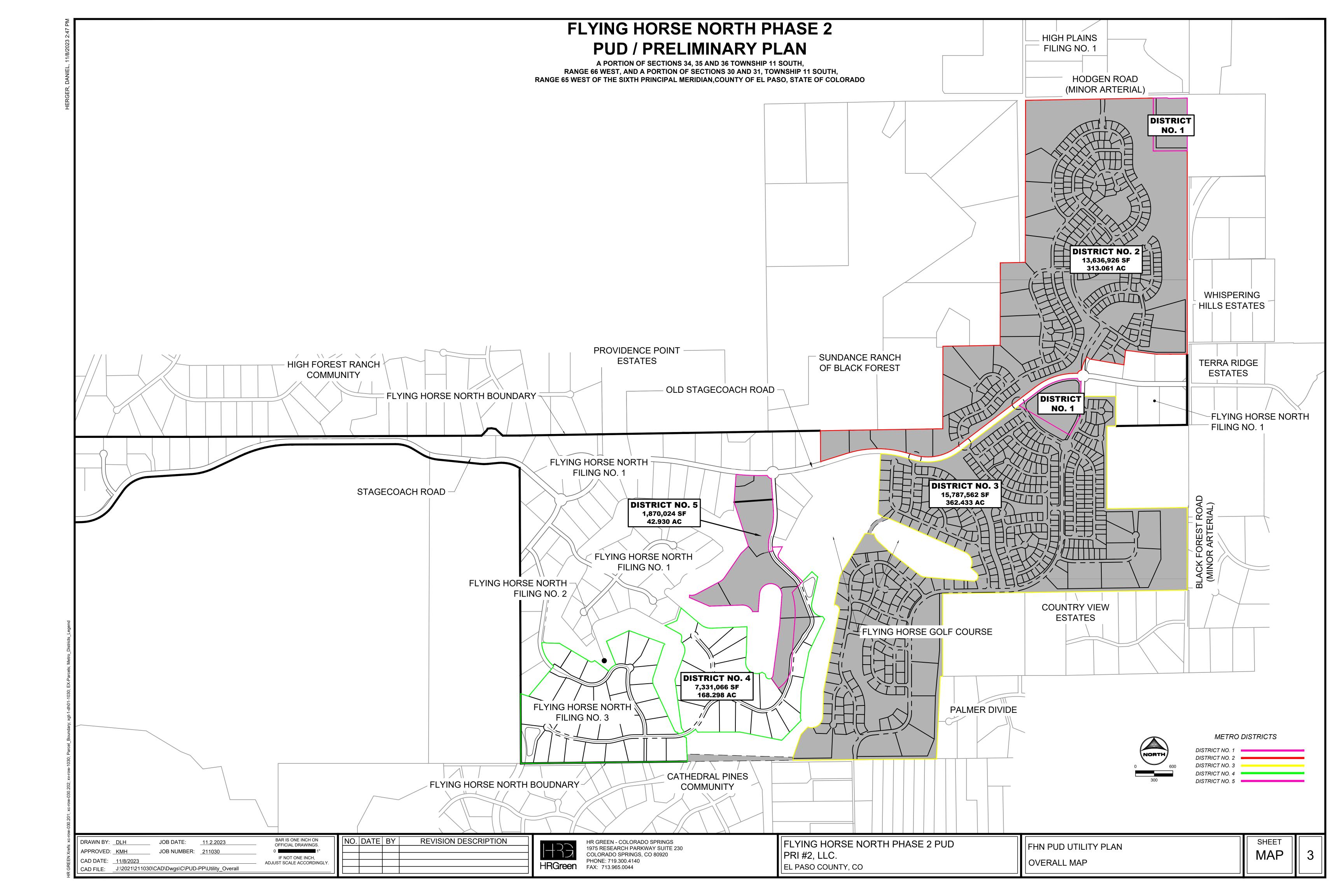
FEDERAL HIGHWAY ADMINISTRATION

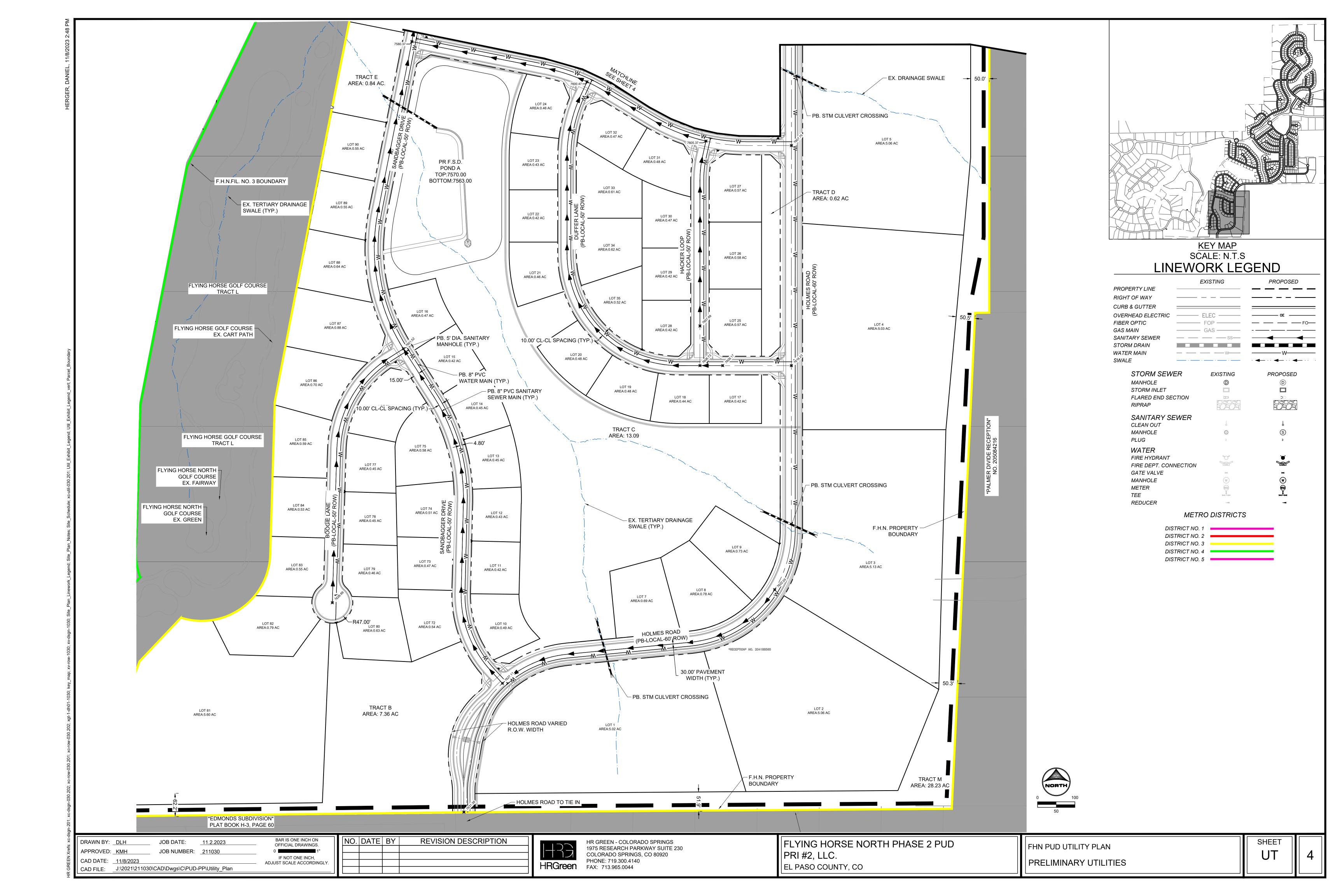
FLOW LINE

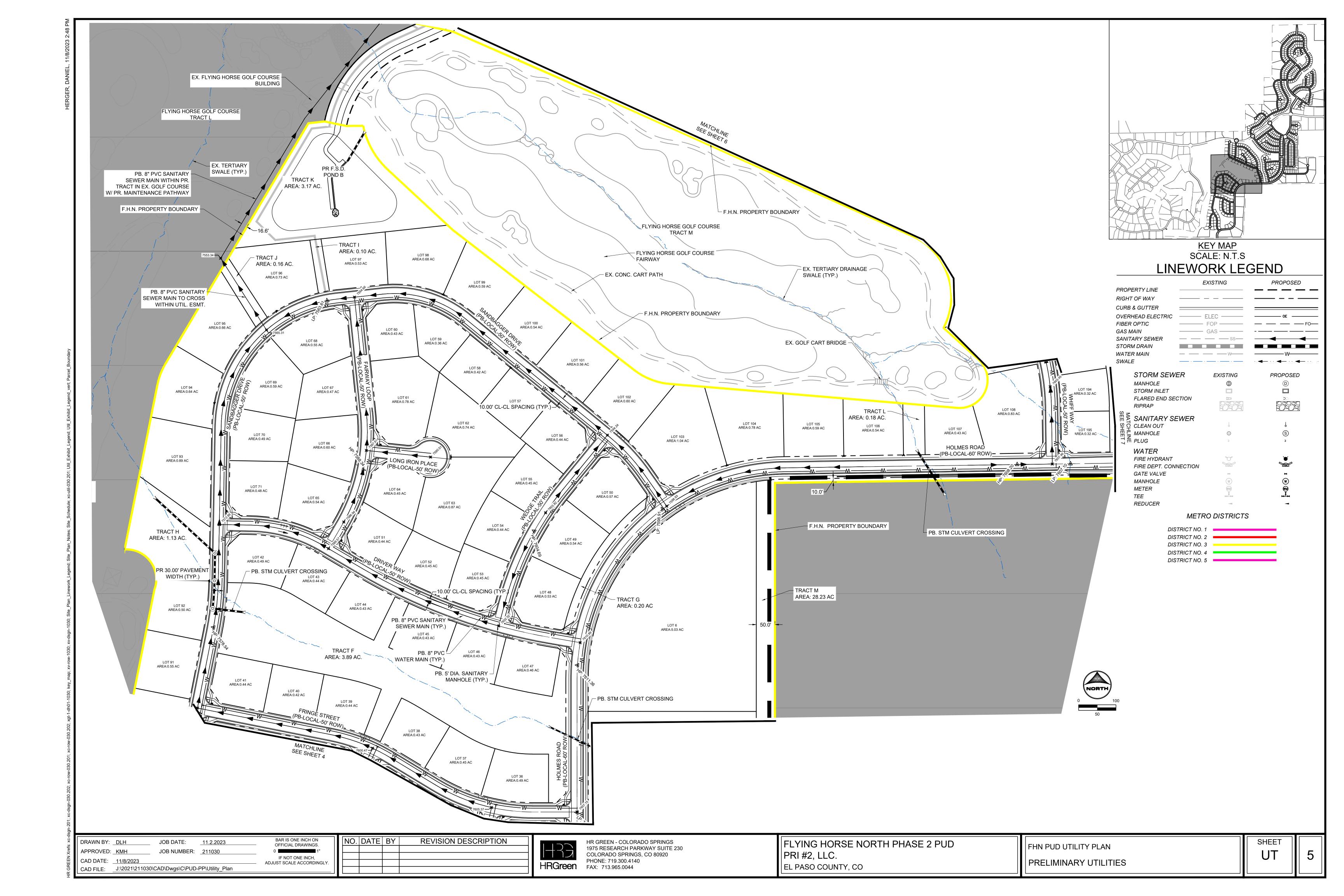
LEGEND						
	EXISTING	PROPOSED	STORM SEWER			
MATCH LINE PHASE LINE SECTION LINE PROPERTY LINE EASEMENT LINE RIGHT OF WAY			MANHOLE STORM INLET FLARED END SECTION RIPRAP	EXISTING  ST	PROPOSED  D  D	
CENTERLINE CHAIN LINK FENCE WOODEN FENCE ROD IRON FENCE GUARDRAIL CABLE TV		— — — — — — — — — — — — — — — — — — —	SANITARY SEWER CLEAN OUT MANHOLE PLUG	<b>S</b>	\ (S) 1	
U.G. ELECTRIC OVERHEAD ELECTRIC FIBER OPTIC GAS MAIN SANITARY SEWER STORM DRAIN TELEPHONE WATER MAIN SWALE TRAIL CURB & GUTTER	OE — FO— SS— UT — W—	OE — FO— UT — W	WATER  FIRE HYDRANT  FIRE DEPT. CONNECTION  GATE VALVE  MANHOLE  METER  TEE  REDUCER	W WW		
DRAINAGE BASIN INDEX CONTOUR INTER. CONTOUR 100-YR FLOODPLAIN FLOODWAY			DRY UTILITIES  ELECTRIC METER	ΞY.	MISCELLANEOUS SIGN	<del>-0-</del>
EDGE OF WETLANDS  DRAINAGE			ELECTRIC PEDESTAL ELECTRICAL CABINET ELECTRIC VAULT FIBER OPTIC PULL BOX	E E EVI F	BOLLLARD ACCESSIBLE PARKING	ઠ
DRAINAGE BASIN	EXISTING	PROPOSED  I.D.	FIBER OPTIC MANHOLE FIBER OPTIC PEDESTAL FIBER OPTIC SIGN FIBER OPTIC VAULT	FO FO EVL		
BASIN TAG		AREA	GAS METER GAS SIGN GAS VAULT	GM GG		
DESIGN POINT  METRO DISTRICTS  DISTRICT NO. 1  DISTRICT NO. 2  DISTRICT NO. 3  DISTRICT NO. 4  DISTRICT NO. 5	S		TELEPHONE CABINET TELEPHONE MANHOLE TELEPHONE SIGNAL/MAST TELEPHONE SIGN TELEPHONE PEDESTAL TRANSFORMER LIGHT POLE FIBER OPTIC VAULT			

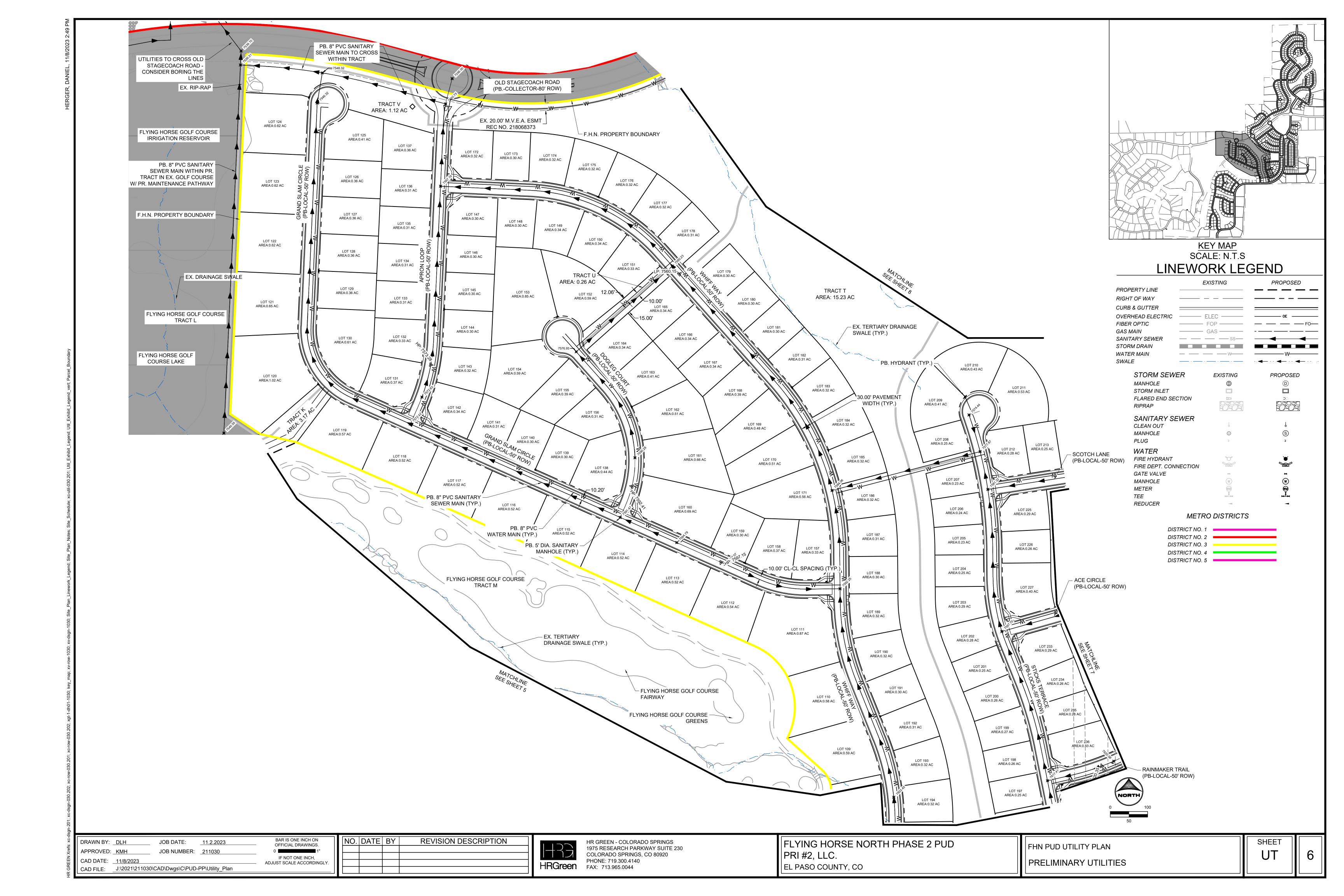
DRAWN BY:	DLH	JOB DATE:	11/8/2023	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED:	KMH	JOB NUMBER:	211030	0 1"
CAD DATE:	11/8/2023			IF NOT ONE INCH,  ADJUST SCALE ACCORDINGLY.
CAD FILE:	J:\2021\211030	\CAD\Dwgs\C\PUD-	PP\Utility_Cover	

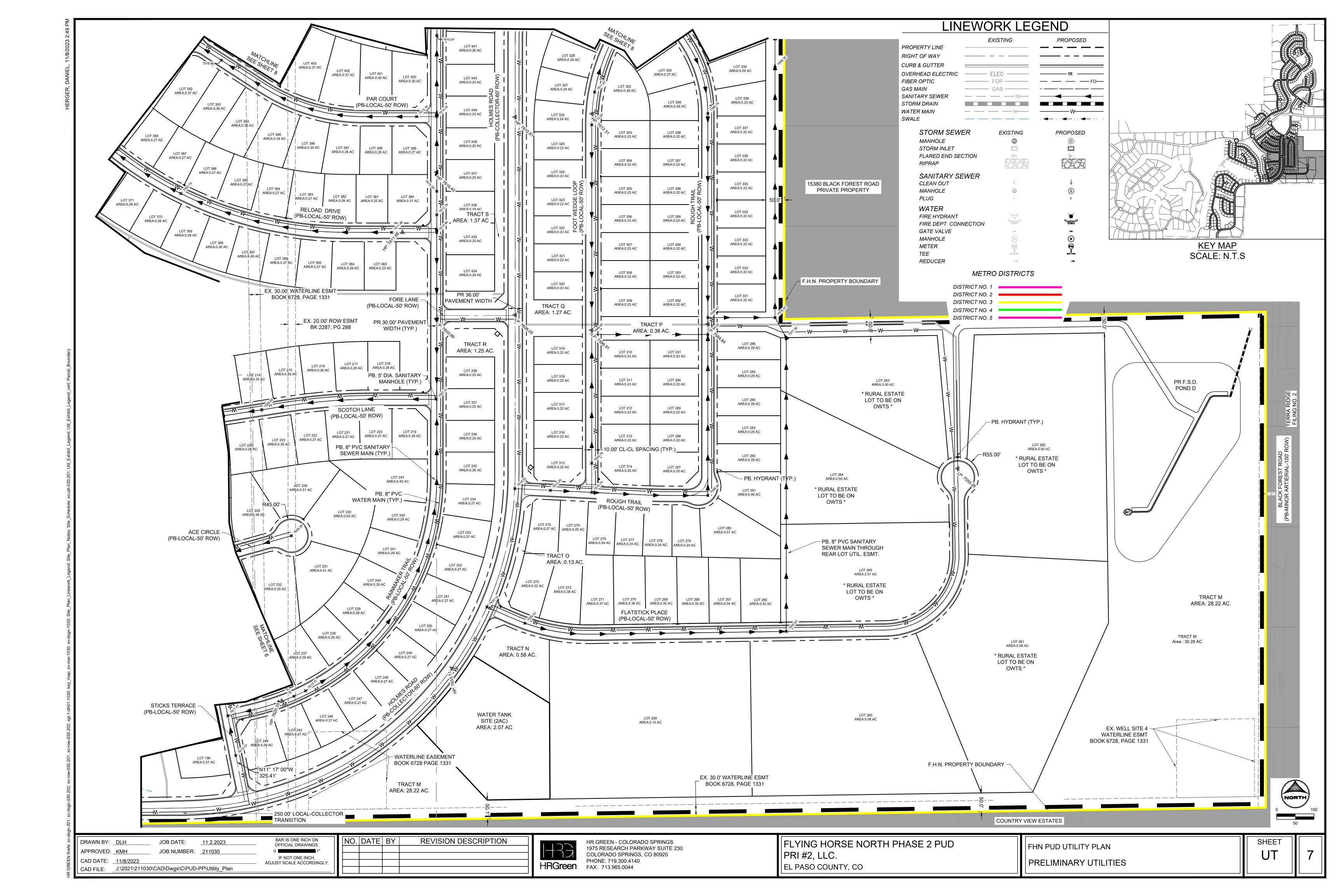
NO. DATE BY

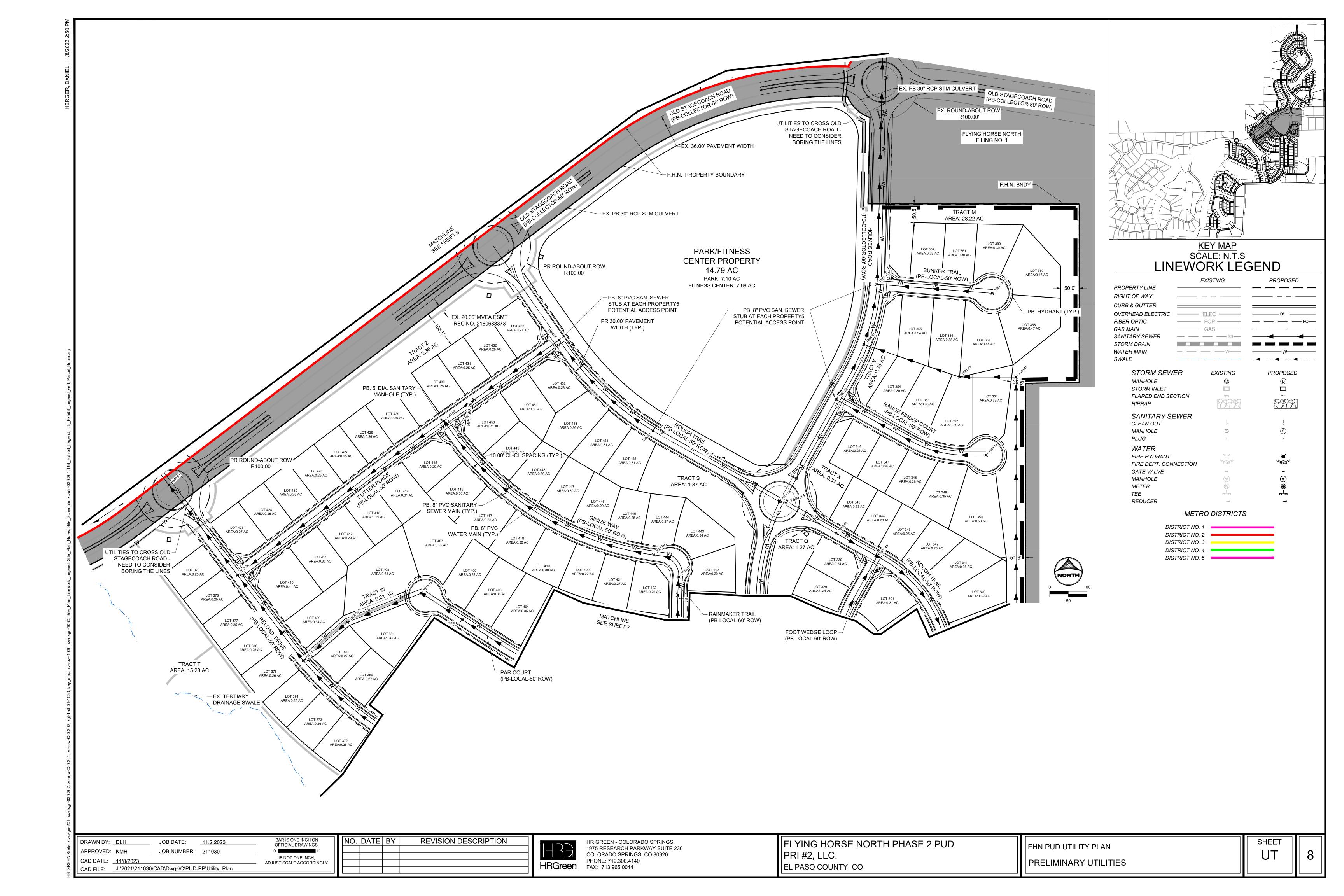


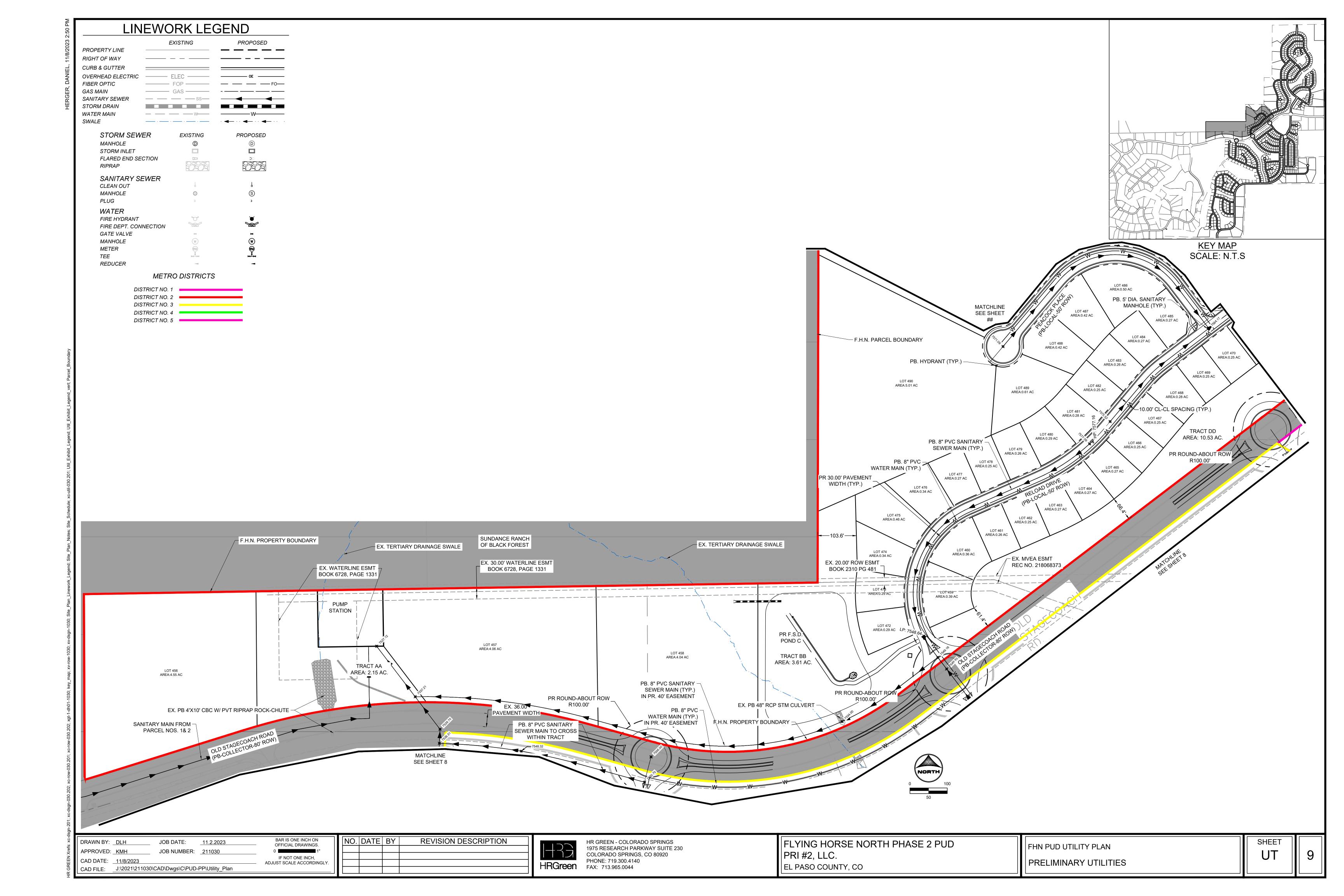


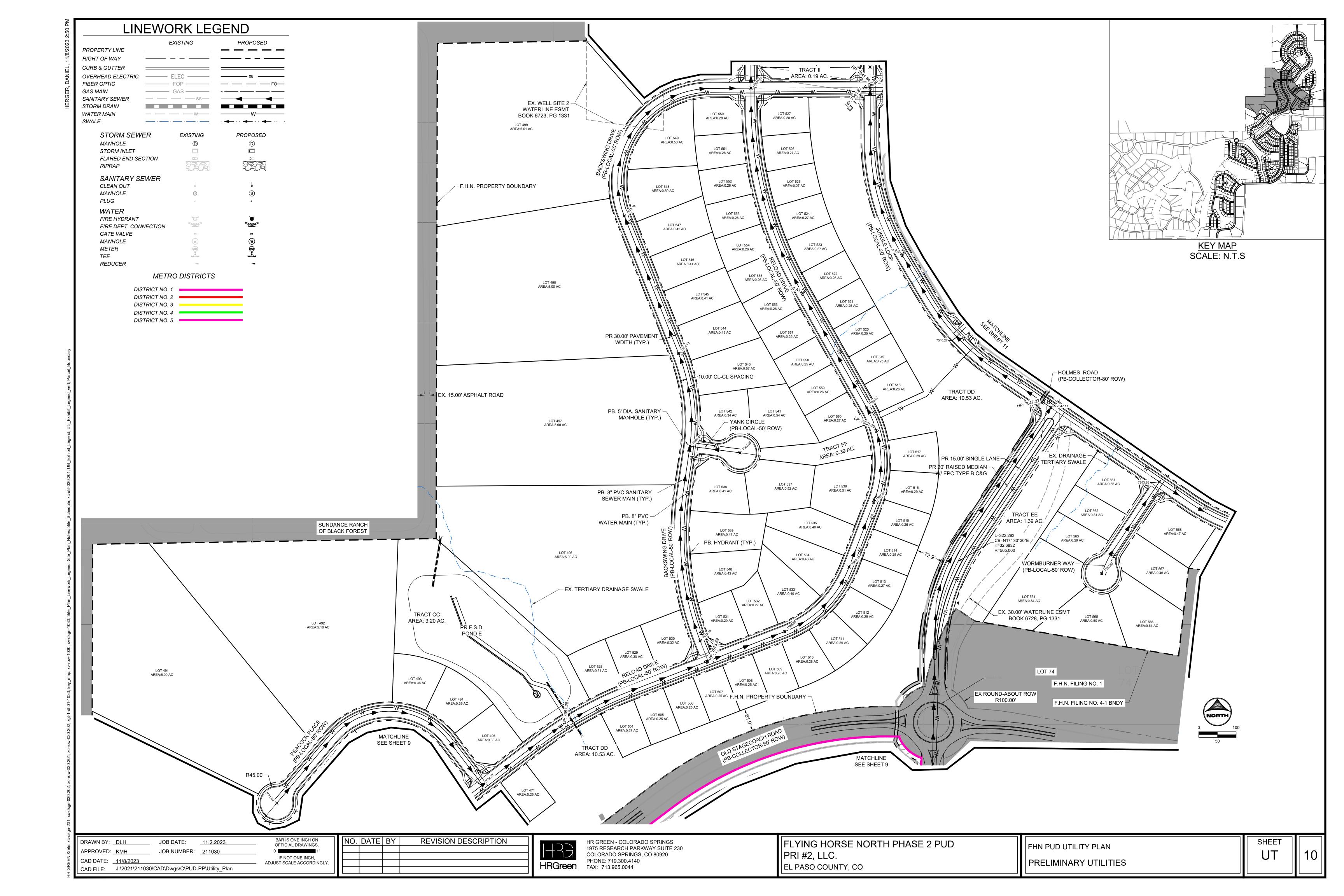


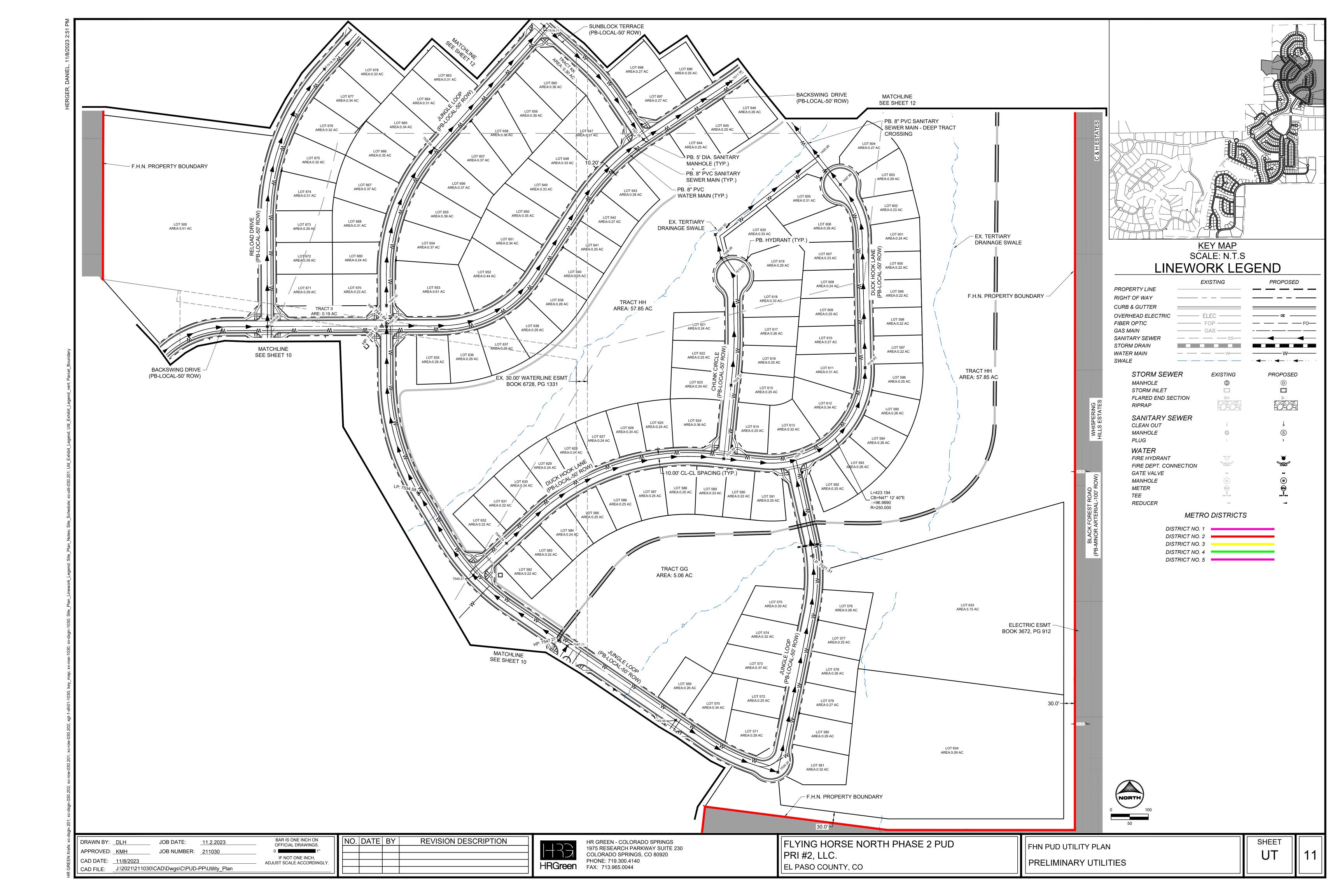


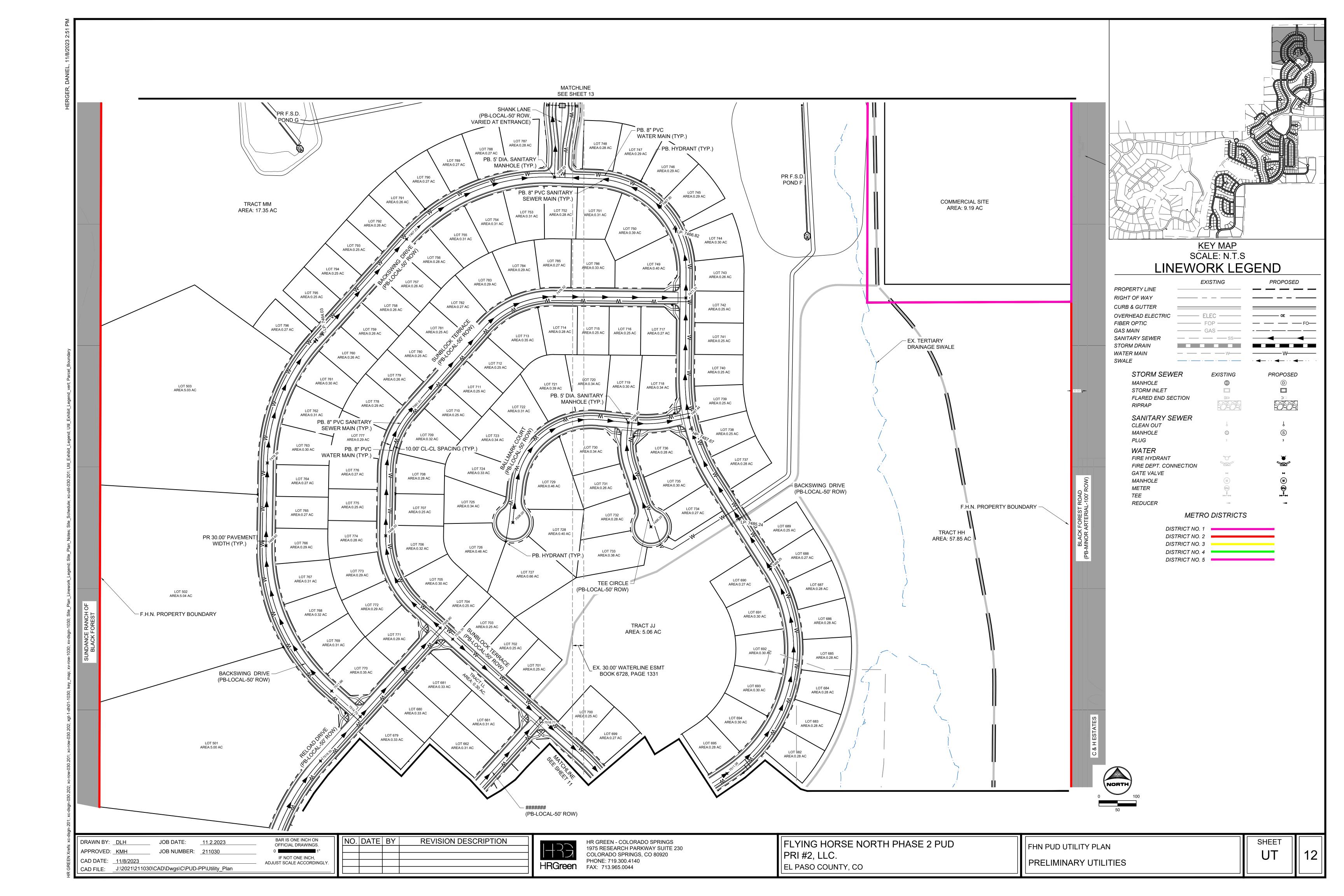


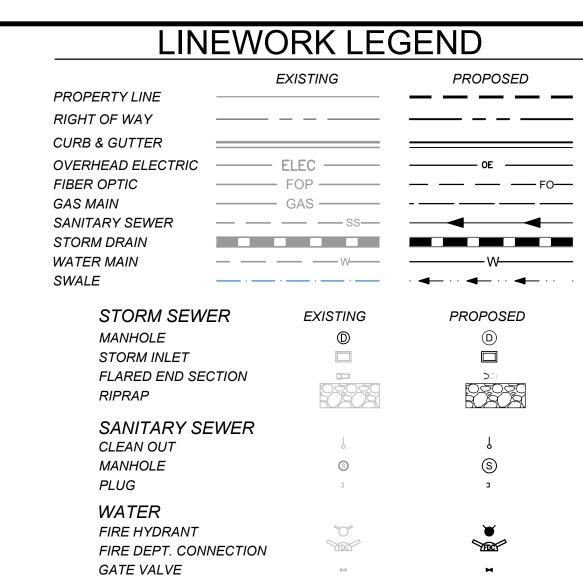


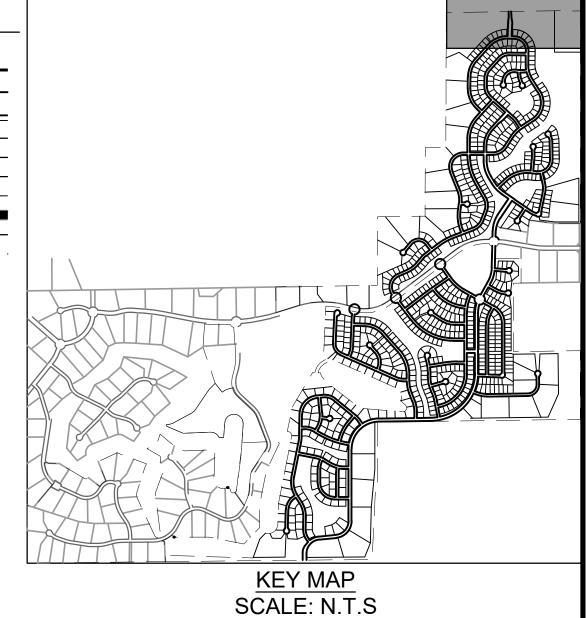












METRO DISTRICTS

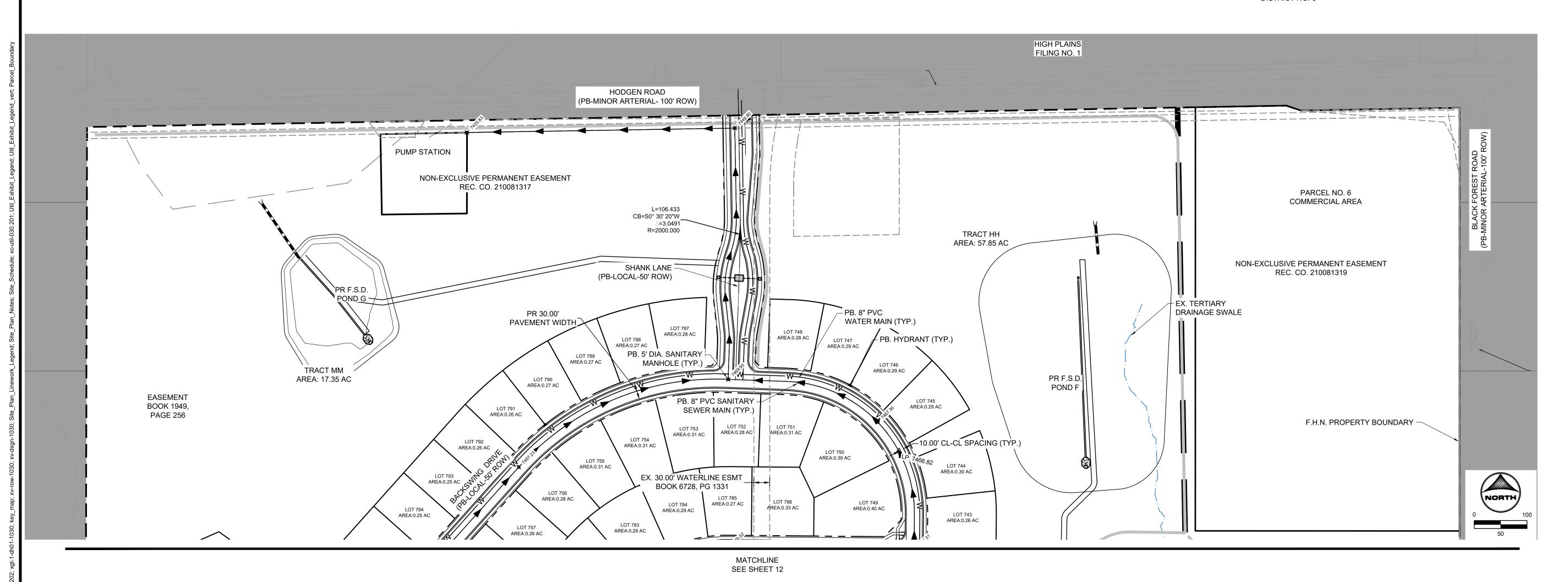
MANHOLE

REDUCER

METER

TEE

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



 DRAWN BY:
 DLH
 JOB DATE:
 11.2.2023
 BAR IS ONE INCH ON OFFICIAL DRAWINGS.

 APPROVED:
 KMH
 JOB NUMBER:
 211030
 0
 If NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

 CAD DATE:
 J:\2021\211030\CAD\Dwgs\C\PUD-PP\Utility\_Plan
 ADJUST SCALE ACCORDINGLY.

REVISION DESCRIPTION

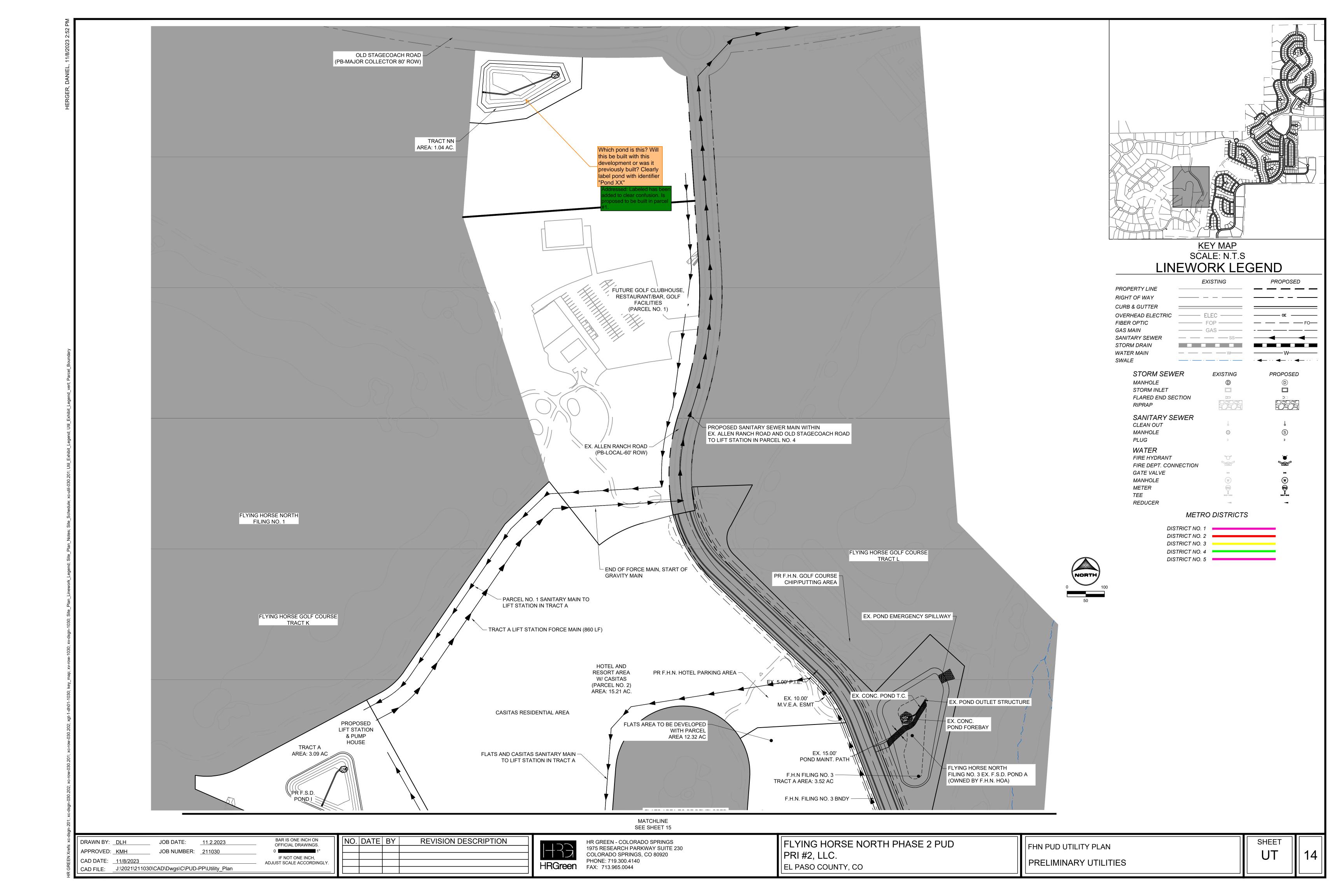
NO. DATE BY

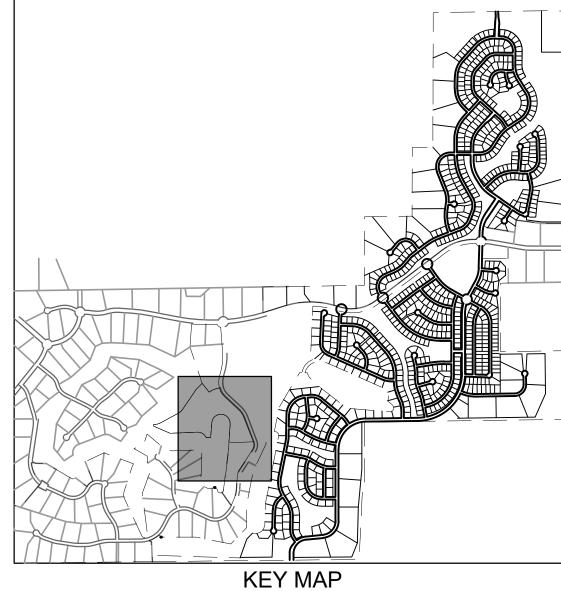
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

FHN PUD UTILITY PLAN
PRELIMINARY UTILITIES

SHEET





## SCALE: N.T.S LINEWORK LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
RIGHT OF WAY		
CURB & GUTTER		
OVERHEAD ELECTRIC	ELEC	———— OE ————
FIBER OPTIC	FOP —	F0-
GAS MAIN SANITARY SEWER	——— GAS ————————————————————————————————	
STORM DRAIN		
WATER MAIN	W	W
SWALE		· <b>←</b> · · <b>←</b> · ·
STORM SEWE	R EXISTING	PROPOSED
MANHOLE	n Existing	©
STORM INLET		
FLARED END SEC	TION	D
RIPRAP		
SANITARY SE	WER	
CLEAN OUT		ļ O
MANHOLE	<b>S</b>	S
PLUG	3	j
WATER	S	~
FIRE HYDRANT FIRE DEPT. CONN	ECTION	
GATE VALVE	ECTION	<b>—</b>
MANHOLE	W	W
METER	www.	<u>~</u>
TEE	PA THA	ne <sup>†</sup> ne
REDUCER	◄	◀

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

METRO DISTRICTS

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