

LYON, RICHE, 11/8/2023 3:22 PM
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; row--typical; development_standards_and_guidelines; lot_templates

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 N90°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 N89°32'07", 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. S32°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", 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 187.06 FEET TO A POINT OF TANGENT; THENCE S30°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 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°16'00", 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°16'00", A RADIUS OF 28.00 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°16'00", 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 1°16'00", 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 S22°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 N83°14'00"E 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°32'28"E A DISTANCE OF 609.84 FEET;
3. N04°16'45"E A DISTANCE OF 403.65 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 565.45 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 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. S67°09'40"W A DISTANCE OF 527.00 FEET;
9. N82°21'10"W A DISTANCE OF 349.91 FEET;
10. N02°24'40"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 N89°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 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°08'30"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°03'20"E, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 602.27 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°02'13"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°08'40"E, ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST 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 299.80 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 S80°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°59'56"W A DISTANCE OF 502.35 FEET;
2. N82°41'19"W A DISTANCE OF 492.47 FEET;
3. S50°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 S56°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 S12°04'45"E, HAVING A DELTA OF 92°02'49", A RADIUS OF 180.00 FEET, A DISTANCE OF 90.04 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. S52°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°02'29", 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 476.08 FEET;
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°53'40"E A DISTANCE OF 511.85 FEET;
6. N11°16'16"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 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 44.51 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°01'15"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°48'43", 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°52'38"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 N82°07'28"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°50'16"W A DISTANCE OF 126.31 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. N69°12'08"W A DISTANCE OF 96.80 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 S01°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 38°48'50", 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 N67°53'35", 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°23'25"E A DISTANCE OF 60.00 FEET;
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 MERIDIAN;

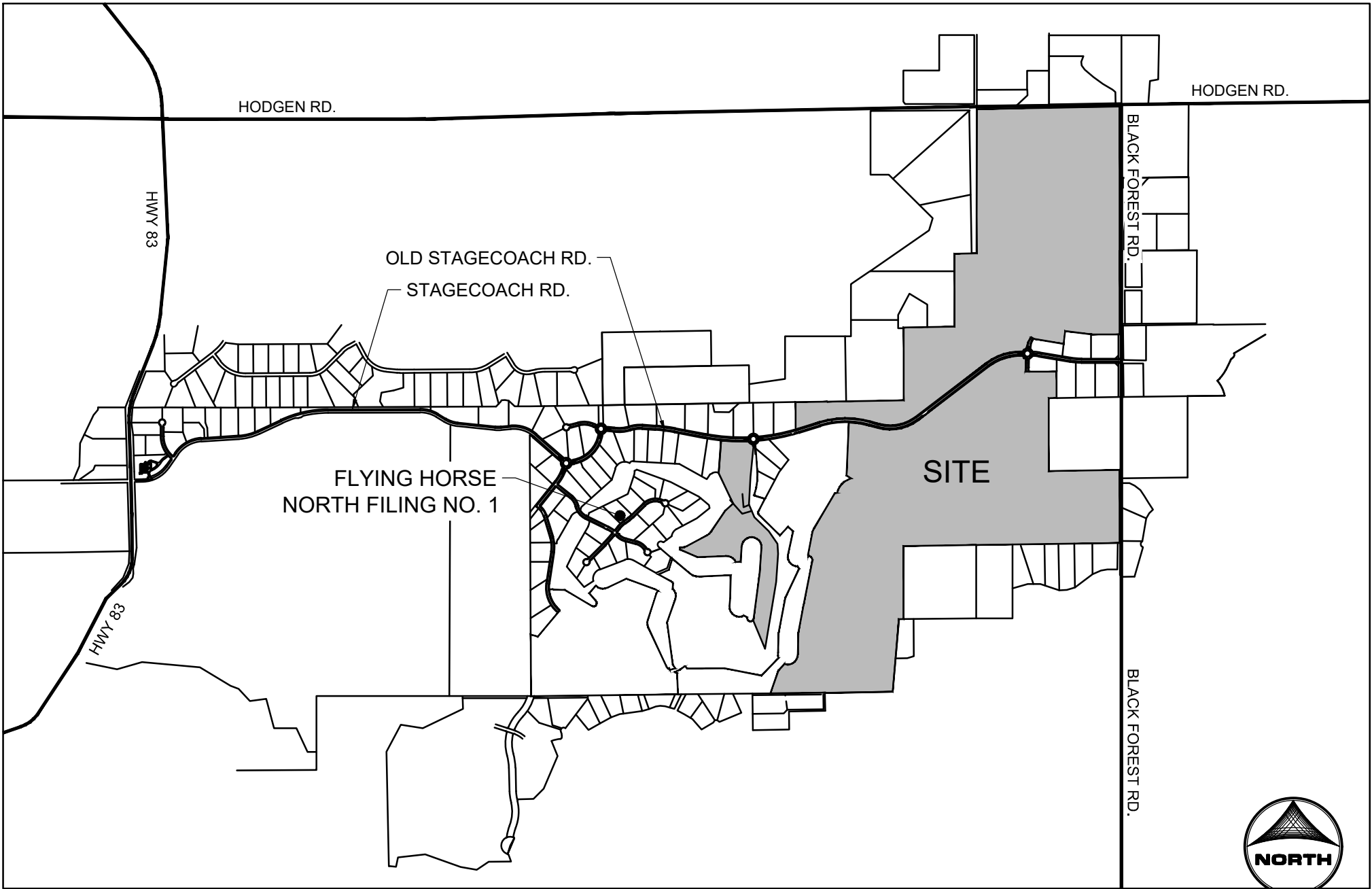
THENCE S89°04'37"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 144.30 FEET TO THE EAST SIXTEENTH CORNER OF SECTION 31; THENCE S00°00'11"E, ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,326.67 FEET TO THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 31; THENCE N89°02'21"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 NORTHEAST 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°11'55"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 SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,326.84 FEET TO THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 31; THENCE S00°00'00"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°42'00"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°30'20"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 PRELIMINARY OVERLOT GRADING PLAN

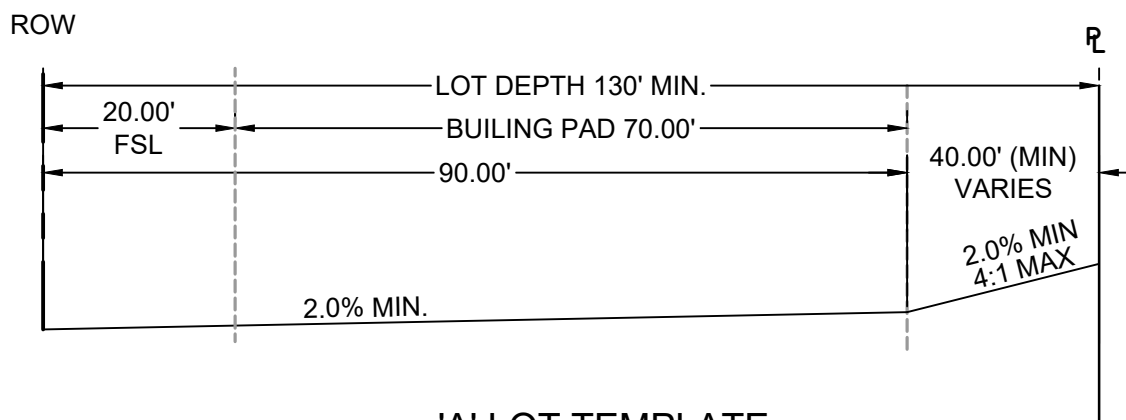
A PORTION OF SECTIONS 34, 35 AND 36 TOWNSHIP 11 SOUTH,
RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



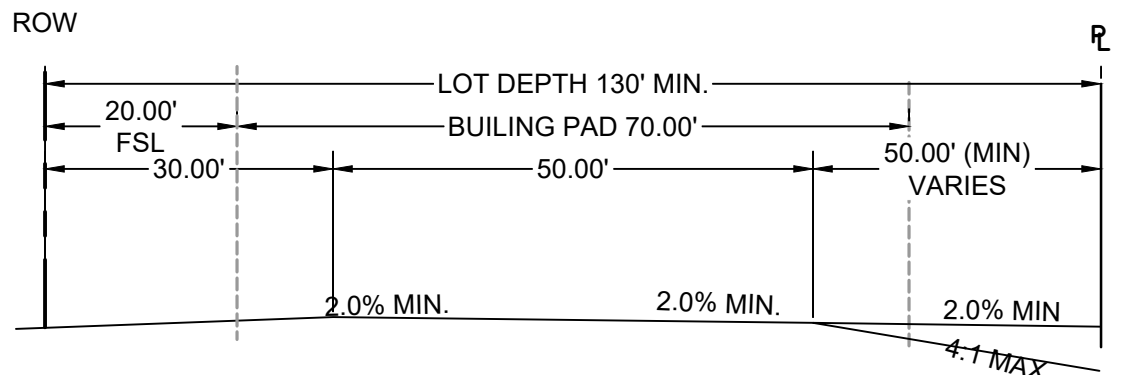
VICINITY MAP

NOT TO SCALE

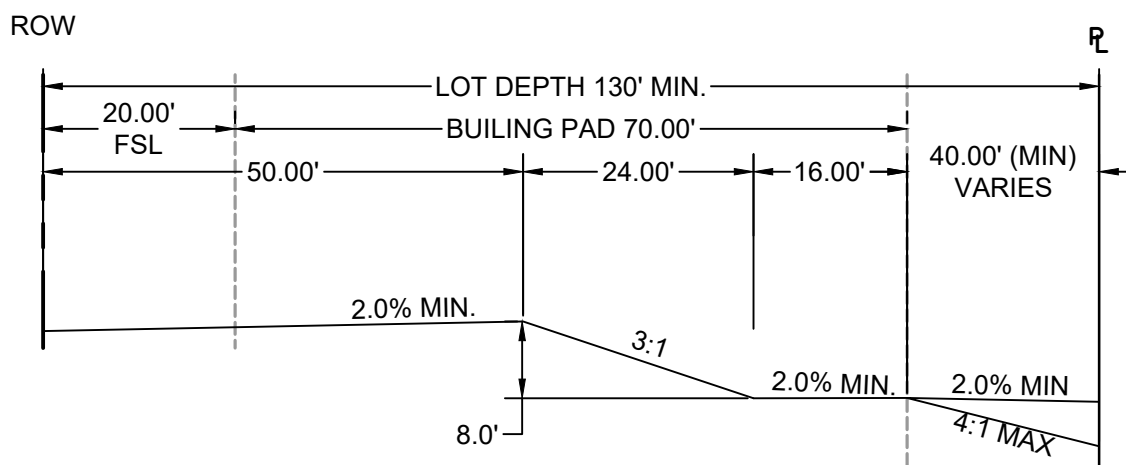
TYPICAL LOT TEMPLATES



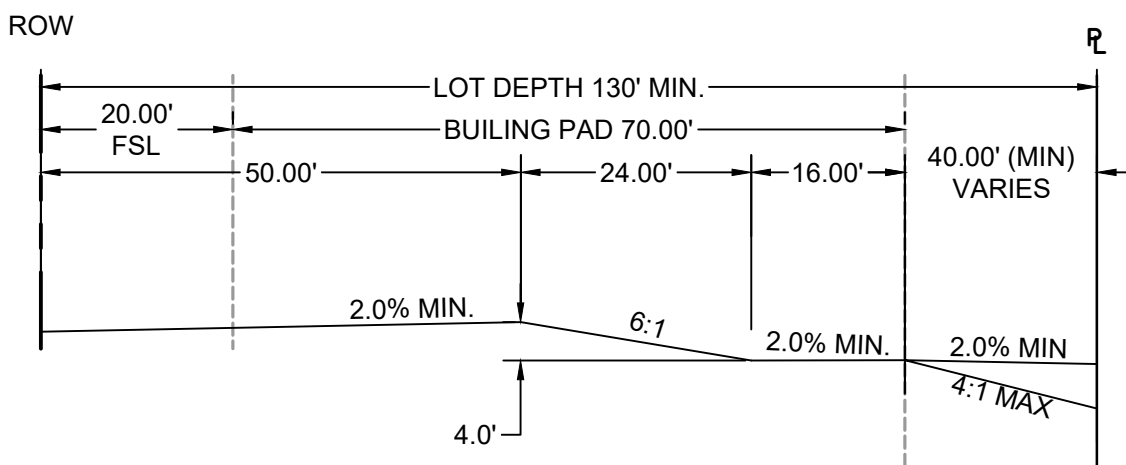
'A' LOT TEMPLATE



'B' LOT TEMPLATE



'W' LOT TEMPLATE



'G' LOT TEMPLATE

PROJECT CONTACTS:

OWNER/DEVELOPER
PRI #2
6385 CORPORATE DRIVE, STE. 200
COLORADO SPRINGS, CO 80919
ATTN: DREW BALSICK
TELE: (719) 592-9333

APPLICANT
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1975 RESEARCH PKWY SUITE 230
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CIVIL ENGINEER
HR GREEN
1975 RESEARCH PKWY SUITE 230
COLORADO SPRINGS, CO 80921
ATTN: KEN HUHN, P.E.
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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: 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
3-12 - GRADING PLANS

EPC STORMWATER REVIEW COMMENTS
IN ORANGE BOXES WITH BLACK TEXT

DRAWN BY: DLH JOB DATE: 10/25/2023
APPROVED: KMH JOB NUMBER: 211030
CAD DATE: 11/8/2023
CAD FILE: J:\2021\211030\CAD\Draws\CIPUD-PP\Grading_Cover

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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

GRADING PLANS
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 HOLD AND APPROVE 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 RELATING 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, THE 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.
5. IF THERE ARE DISCREPANCIES BETWEEN THE PLANS AND ANY APPLICABLE 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.
6. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATION NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE THE DEVELOPER'S RESPONSIBILITY TO REQUEST, AND APPROVED, IN WRITING.
7. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES REQUIRED TO OBTAIN ALL NECESSARY PERMITS BUT NOT LIMITED TO: EL PASO COUNTY FUGITIVE DUST, 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.
9. 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.
10. ALL STORM DRAIN PIPE SHALL BE CLASS III ROP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
11. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PRIOR TO PLACEMENT OF PAVEMENT.
12. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
13. 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.
14. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
15. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
16. THE ORDER OF CONSTRUCTION SHALL BE DETERMINED BY 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.

GENERAL CONSTRUCTION NOTES


3. 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 CONTRACTOR.
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 (HOPE), 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.
9. 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 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)

ABBREVIATIONS

ø, DIA	DEFLECTION ANGLE	FT	FOOT OR FEET
AASHTO	DIAMETER	FB	GRADE BREAK
ABC	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	GAL	GALLON
ABD	ASPHALT BASE COURSE	HDPE	HIGH DENSITY POLYETHYLENE
AC	ABANDONED	HC RAMP	HANDICAP RAMP
AC	ACRE	HW	HEADWALL
ADA	THE AMERICANS WITH DISABILITIES ACT	INV	INVERT
ASPH	ASPHALT	KM	KILOMETER
ASS'Y	ASSEMBLY	L	LENGTH
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	LF	LINEAR FEET
BFE	BASE FLOOD ELEVATION	M	METER
BLDG	BUILDING	MIN	MINIMUM
BLVD	BOULEVARD	MISC	MISCELLANEOUS
BM	BENCH MARK	MAINT	MAINTENANCE
BNDY	BOUNDARY	MAX	MAXIMUM
BOP	BOTTOM OF POND	MH	MANHOLE
BW	BOTTOM OF WALL	MP	MIDPOINT
C&G	CURB AND GUTTER	N	NORTH/NORTHING
CA	COARSE AGGREGATE	NO	NUMBER
CATV	CABLE TELEVISION	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
OMP	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	PRV	POINT OF REVERSE CURVATURE
CT	COURT	PRV	PRESSURE REDUCING VALVE
CTR	CENTER	PVT	PRIVATE
CU	COPPER	P UAE	PUBLIC UTILITY AND ACCESS ESMT
CY	CUBIC YARD	P UAE	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	SO	SQUARE
DWG	DRAWING	SW	SPILLWAY
E	EAST/EASTING	TBC	TOP BACK OF CURB
EL	ELEVATION	TC	TRICKLE CHANNEL
ELEC	ELECTRIC	TOP	TOP OF POND
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	FLANGED END SECTION	W/O	WITHOUT
FF	FINISHED FLOOR	YD	YARD
FG	FINISHED GRADE		
FH	FIRE HYDRANT		
FHWA	FEDERAL HIGHWAY ADMINISTRATION		
FL	FLOW LINE		

LEGEND

EXISTING		PROPOSED			EXISTING	PROPOSED
MATCH LINE						
PHASE LINE						
SECTION LINE				MANHOLE		
PROPERTY LINE				STORM INLET		
EASEMENT LINE				FLARED END SECTION		
RIGHT OF WAY				RIPRAP		
CENTERLINE				SANITARY SEWER		
CHAIN LINK FENCE				CLEAN OUT		
WOODEN FENCE				MANHOLE		
ROD IRON FENCE				PLUG		
GUARDRAIL						
CABLE TV				WATER		
U.G. ELECTRIC				FIRE HYDRANT		
OVERHEAD ELECTRIC				FIRE DEPT. CONNECTION		
FIBER OPTIC				GATE VALVE		
GAS MAIN				MANHOLE		
SANITARY SEWER				METER		
STORM DRAIN				TEE		
TELEPHONE				REDUCER		
WATER MAIN						
SWALE						
TRAIL						
CURB & GUTTER						
DRAINAGE BASIN						
INDEX CONTOUR						
INTER. CONTOUR						
100-YR FLOODPLAIN						
FLOODWAY						
EDGE OF WETLANDS						
DRAINAGE						
	EXISTING	PROPOSED				
DRAINAGE BASIN						
BASIN TAG						
DESIGN POINT						
METRO DISTRICTS						
DISTRICT NO. 1						
DISTRICT NO. 2						
DISTRICT NO. 3						
DISTRICT NO. 4						
DISTRICT NO. 5						

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HR GREEN - COLORADO SPRINGS
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FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

GRADING PLANS
LEGEND & NOTES

SHEET
LG

2

HIGH PLAINS
FILING NO. 1

HODGEN ROAD
(MINOR ARTERIAL)

**DISTRICT
NO. 1**

DISTRICT NO. 2
13,636,926 SF
313.061 AC

WHISPERING
HILLS ESTATES

TERRA RIDGE
ESTATES

FLYING HORSE NORTH
FILING NO. 1

**DISTRICT
NO. 1**

DISTRICT NO. 3
15,787,562 SF
362.433 AC

BLACK FOREST ROAD
(MINOR ARTERIAL)

COUNTRY VIEW ESTATES

FLYING HORSE GOLF COURSE

PALMER DIVIDE

DISTRICT NO. 5
1,870,024 SF
42.930 AC

FLYING HORSE NORTH
FILING NO. 1

FLYING HORSE NORTH
FILING NO. 2

DISTRICT NO. 4
7,331,066 SF
168.298 AC

FLYING HORSE NORTH
FILING NO. 3

CATHEDRAL PINES
COMMUNITY

FLYING HORSE NORTH BOUDNARY



METRO DISTRICTS

DISTRICT NO. 1


DISTRICT NO. 2

DISTRICT NO. 3

DISTRICT NO. 4

DISTRICT NO. 5

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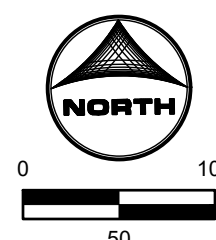
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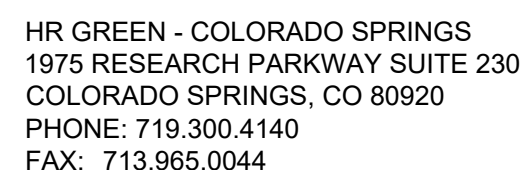
GRADING PLANS
OVERALL SITE PLAN

SHEET
MAP

3

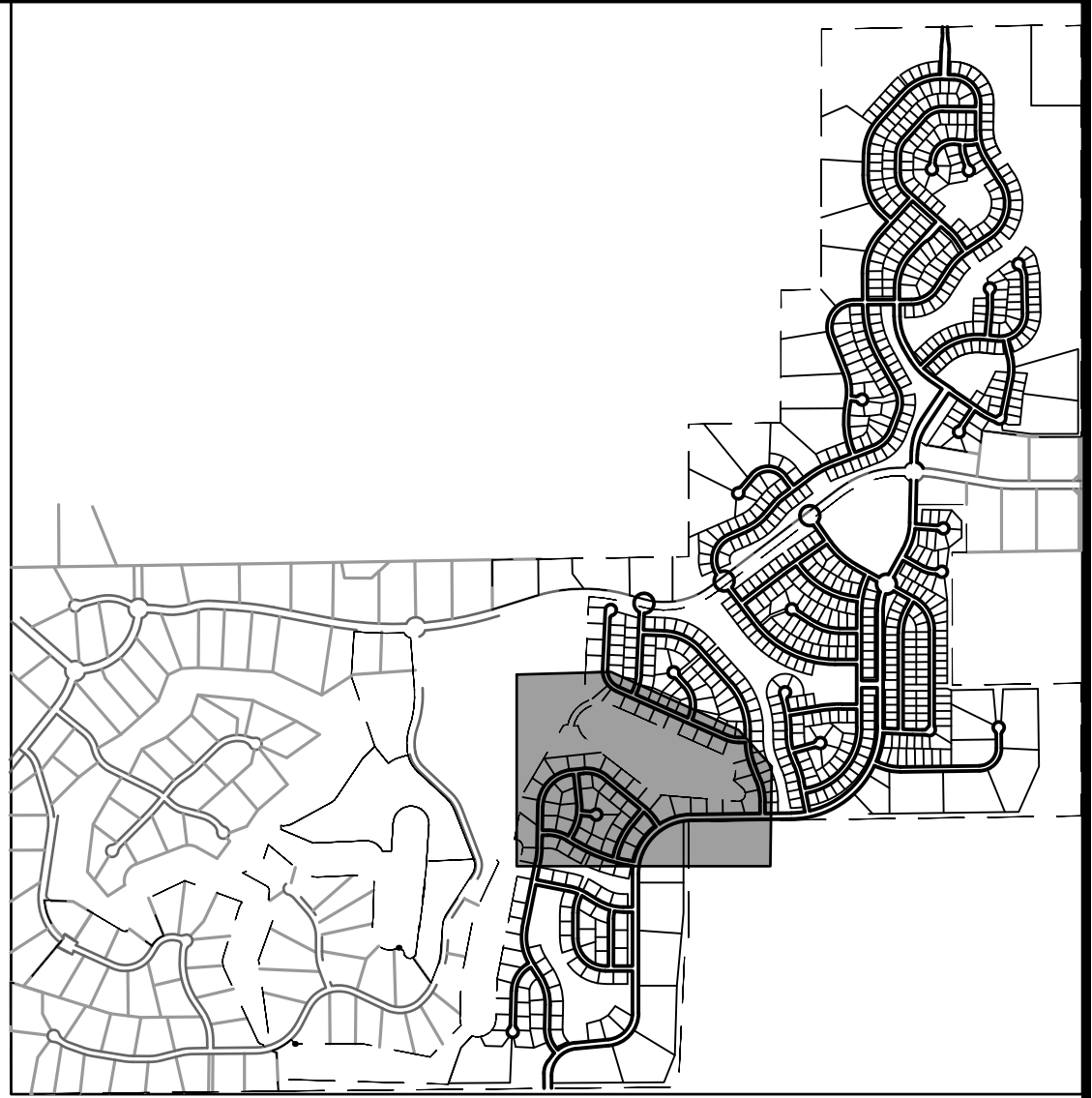


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OVERLOT GRADING PLAN
OVERLOT GRADING

3



KEY MAP
SCALE: N.T.S

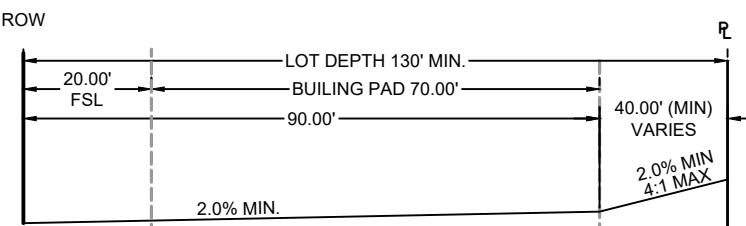
GRADING NOTES:

1. THE CONTRACTOR SHALL OBTAIN COPIES OF THE GEOTECHNICAL REPORTS FROM THE OWNER OR ENGINEER AND A COPY OF THE REPORTS SHALL BE
2. MAINTAINED ON THE PROJECT DURING AND AFTER CONSTRUCTION. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PREPARED
3. AND SHALL ADHERE TO THE RECOMMENDATIONS ACCORDINGLY.
4. REFER TO SEPARATE PLANS FOR OVER EXCAVATION GRADING.
5. REFER TO GRADING AND EROSION CONTROL PLANS (UNDER SEPARATE COVER)
6. MAX. SLOPES SHALL NOT EXCEED 3:1.
7. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS. THE CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCIES ARE NOTED.
8. MIN. DISTANCE FROM EXISTING FOUNDATION SHALL BE 6 INCHES BELOW TOP OF FOUNDATION, IN COMPLIANCE WITH THE IRC (LATEST EDITION). SLOPE AWAY FROM THE FOUNDATION OF THE BUILDINGS SHALL BE A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OR IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS FOR SURFACE DRAINAGE, WHICHEVER IS STRICTER.

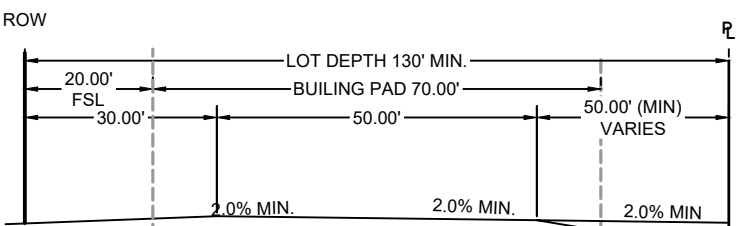
GRADING PLAN LEGEND

1 LOT NUMBER
 8 LOT TYPE

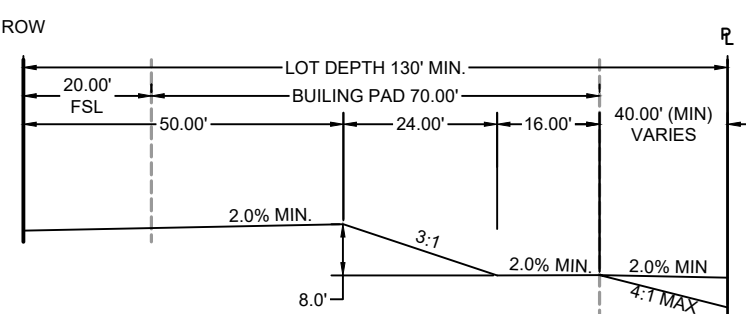
A = "A" TYPE LOT	TOF = TOP OF FOUNDATION
B = TRANSITIONAL LOT	FOG=FRONT OF GARAGE
B = "B" TYPE LOT	FLOOR ELEVATION
G = GARDEN LOT	LTF = LOWER TOP OF
W= WALKOUT LOT	FOUNDATION
HP = HIGH POINT	BW = FINISHED GRADE AT
LP = LOW POINT	BOTTOM OF WALL
	TW = FINISHED GRADE AT
	TOP OF WALL



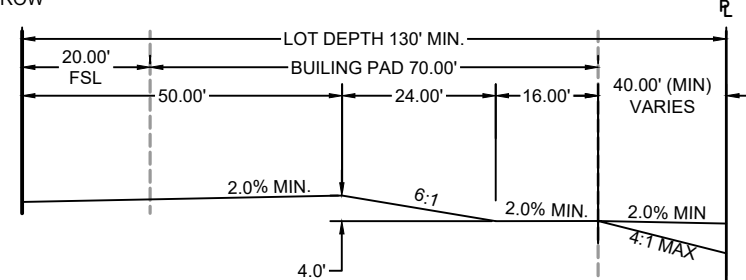
A' LOT TEMPLATE



B' LOT TEMPLATE



IN LOT TEMPLATE



G' LOT TEMPLATE

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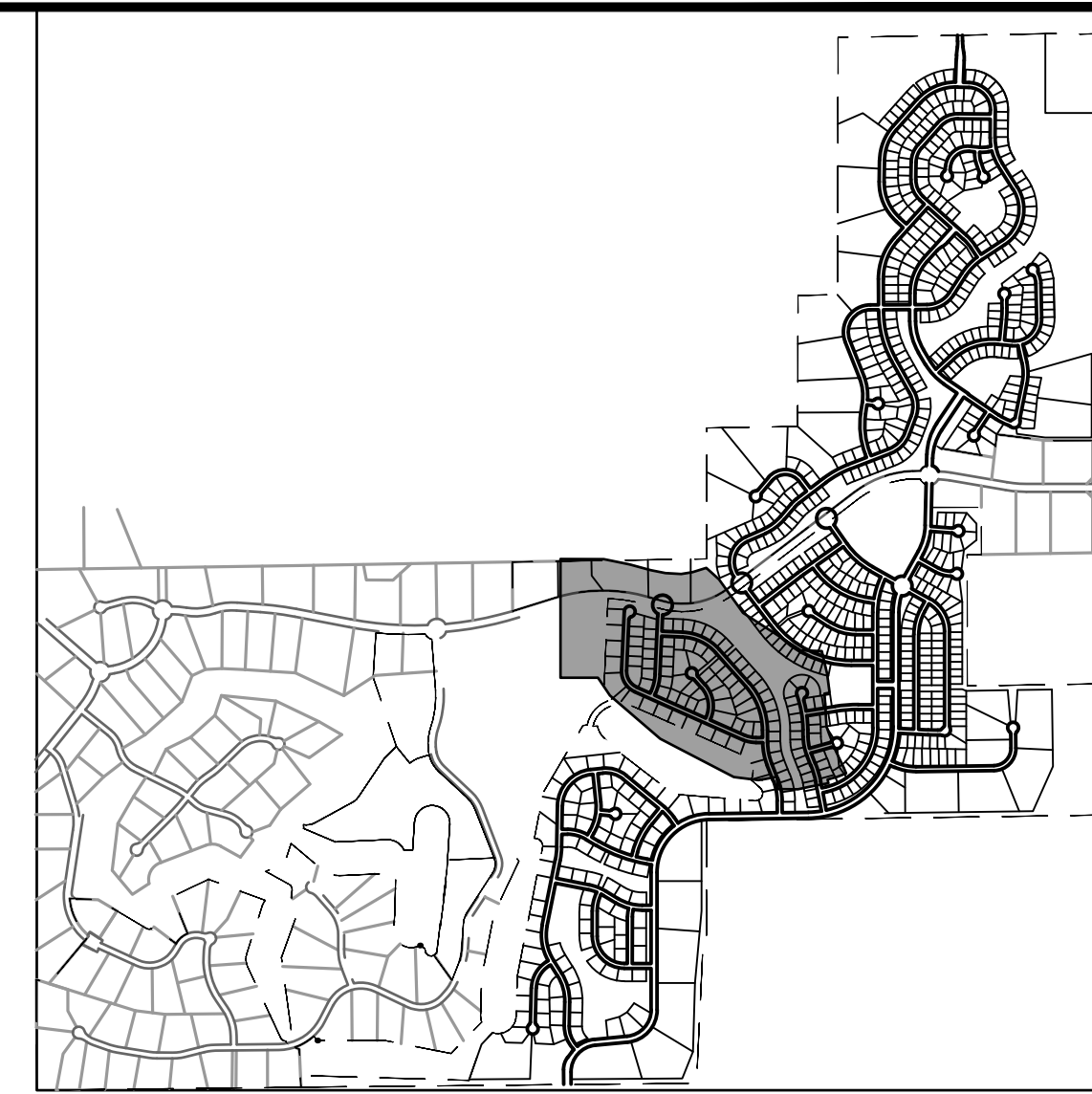
FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

OVERLOT GRADING PLAN

OVERLOT GRADING

SHEET
OG

4



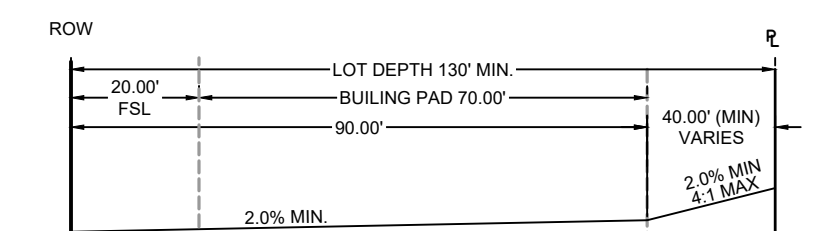
KEY MAP
SCALE: N.T.S

GRADING NOTES:

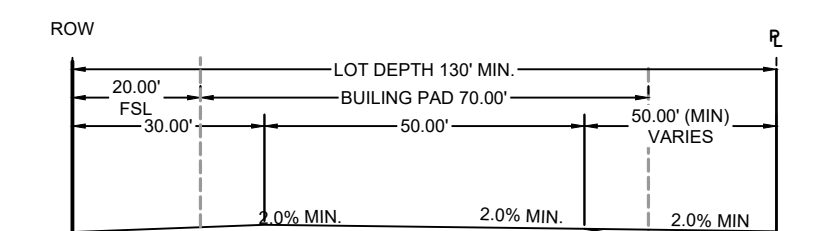
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2. THE CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT PREPARED AND SHALL ADHERE TO THE RECOMMENDATIONS ACCORDINGLY.
3. REFER TO SEPARATE PLANS FOR OVER EXCAVATION GRADING.
4. SLOPE FROM GRADE AND FROM EXCAVATION PLANS (UNDER SEPARATE COVER)
5. MAX. SLOPES SHALL NOT EXCEED 3:1.
6. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS.
7. THE CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCIES ARE FOUND.
8. FINISH GRADING SHALL BE MAINTAINED WITHIN 6 INCHES OF THE 6 INCHES BELOW TOP OF FOUNDATION, IN COMPLIANCE WITH THE IRC (LATEST EDITION). SLOPE AWAY FROM THE FOUNDATION OF THE BUILDINGS SHALL BE A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OR IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS FOR SURFACE DRAINAGE, WHICHEVER IS STRICTOR.

GRADING PLAN LEGEND

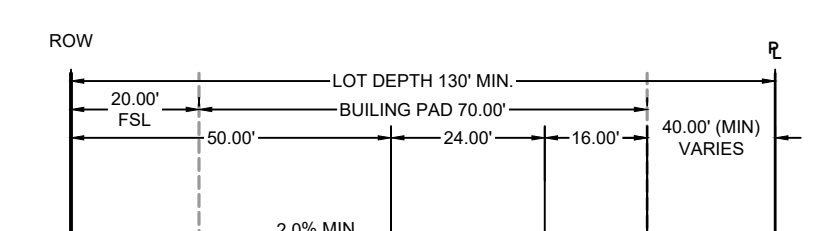
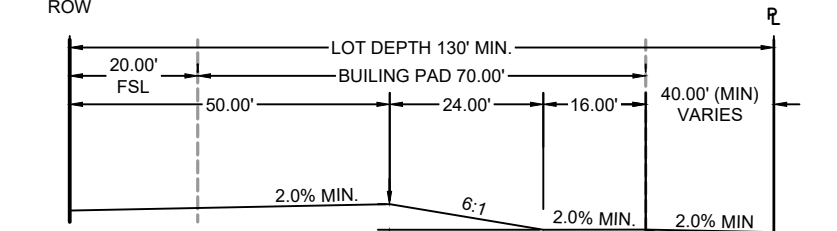
- 1 LOT NUMBER
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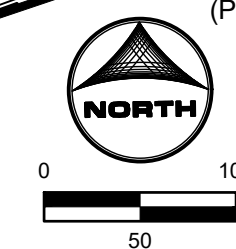
'A' LOT TEMPLATE



'B' LOT TEMPLATE

'W' LOT TEMPLATE

'G' LOT TEMPLATE



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PRI #2, LLC.
EL PASO COUNTY, CO

OVERLOT GRADING PLAN

OVERLOT GRADING

SHEET
OG

5

LYON, RICHELIE, 11/8/2023 3:10 PM

EX INTER. CONTOUR
NOT WITHIN SCOPE OF PUD

GRADING NOTES:

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3. REFER TO SEPARATE PLANS FOR OVER EXCAVATION GRADING.
4. REFER TO GRADING AND EROSION CONTROL PLANS (UNDER SEPARATE COVER)
5. MAX. SLOPES SHALL NOT EXCEED 3:1.
6. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS. THE CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCIES ARE FOUND.
7. FINISH GROUND ELEVATIONS ADJACENT TO THE FOUNDATION MUST BE 6 INCHES BELOW TOP OF FOUNDATION, IN COMPLIANCE WITH THE IRC (LATEST EDITION). SLOPE AWAY FROM THE FOUNDATION OF THE BUILDINGS SHALL BE A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OR IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS FOR SURFACE DRAINAGE, WHICHEVER IS STRICTOR.

GRADING PLAN LEGEND

1 LOT NUMBER

B LOT TYPE

A = "A" TYPE LOT

T = TRANSITIONAL LOT

B = "B" TYPE LOT

G = GARDEN LOT

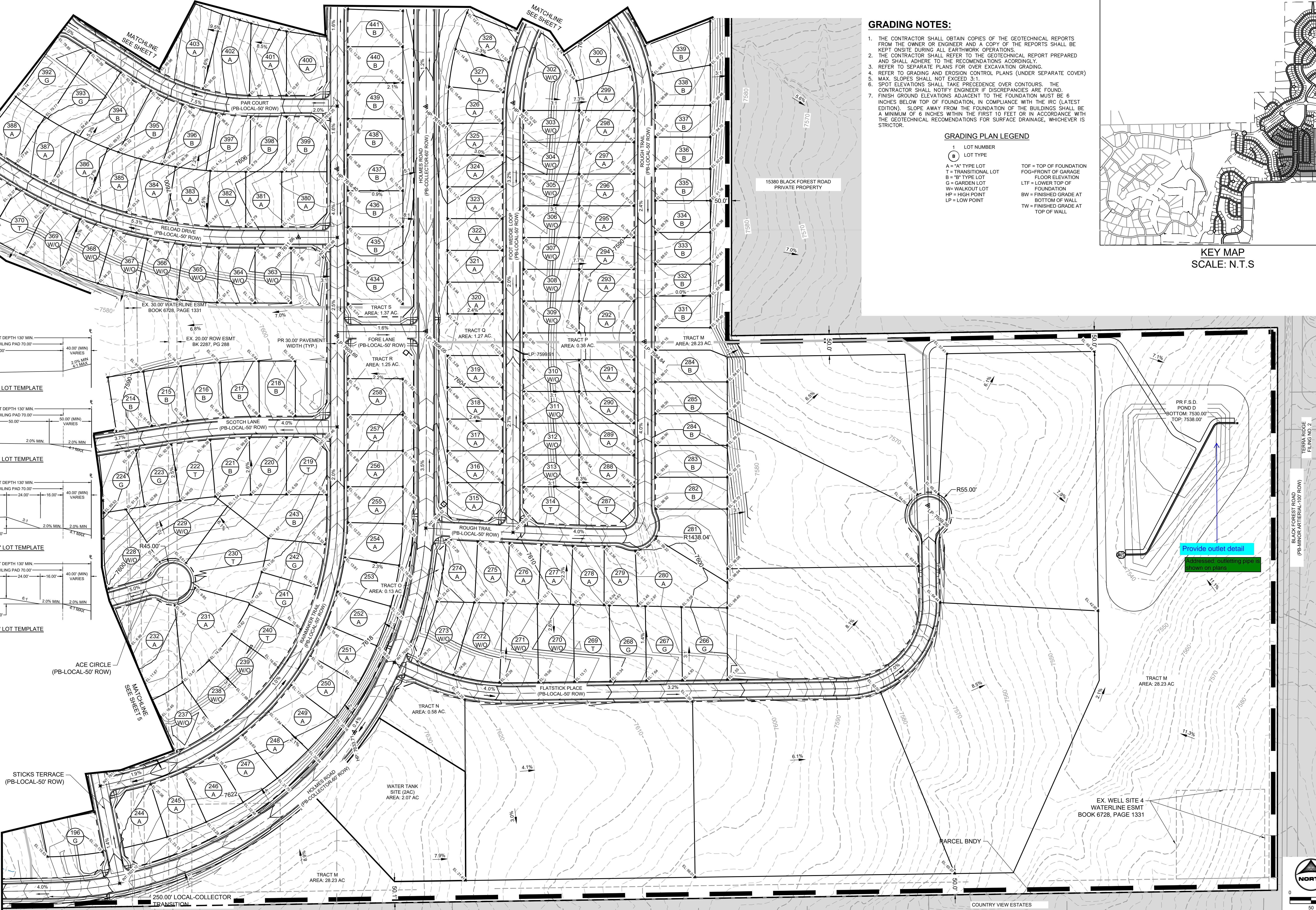
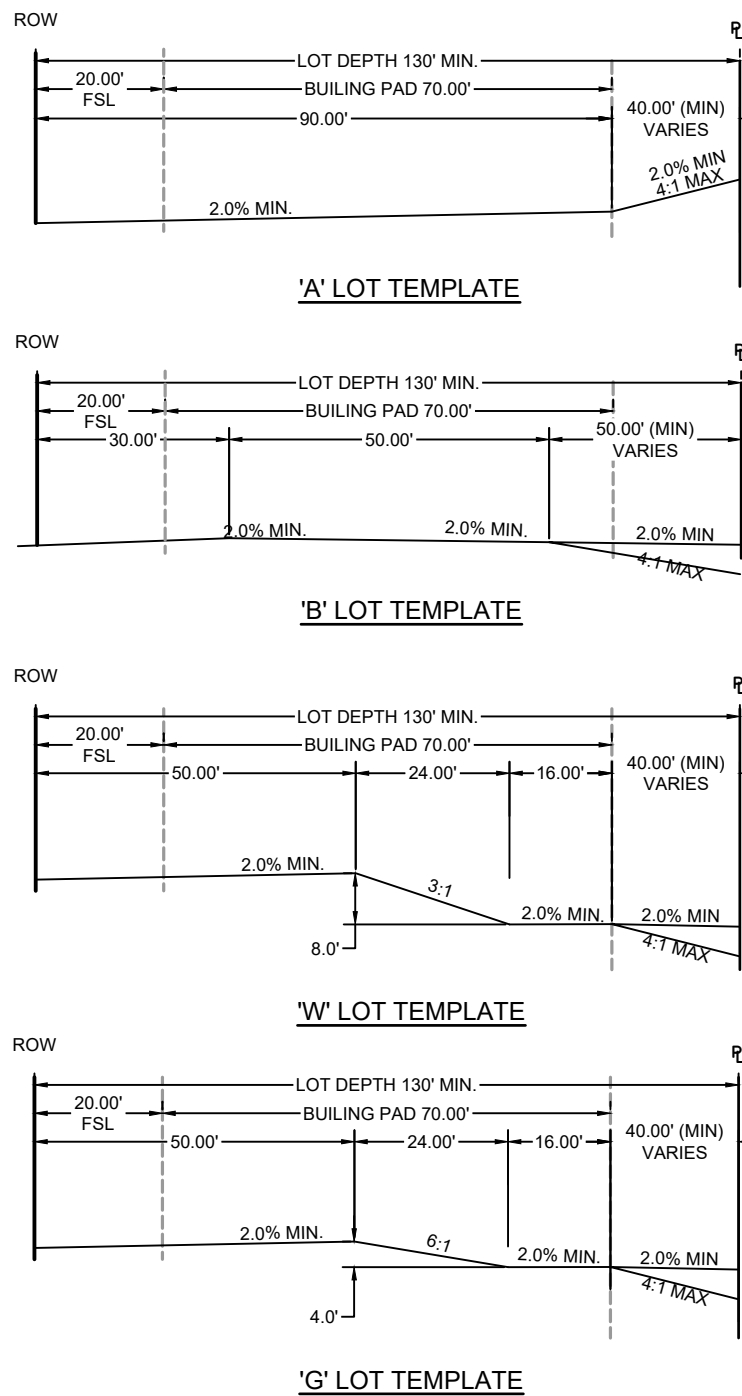
W = WALKOUT LOT

HP = HIGH POINT

LP = LOW POINT

TOF = TOP OF FOUNDATION
FOG = FRONT OF GARAGE
FLOOR ELEVATION
LTF = LOWER TOP OF
FOUNDATION
BW = FINISHED GRADE AT
BOTTOM OF WALL
TW = FINISHED GRADE AT
TOP OF WALL

KEY MAP
SCALE: N.T.S



DRAWN BY: DLH
APPROVED: KMH
CAD DATE: 11/8/2023
CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Grading Plan

JOB DATE: OVERLOT GRADING PLAN
JOB NUMBER: 211030

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

NO.	DATE	BY	REVISION DESCRIPTION



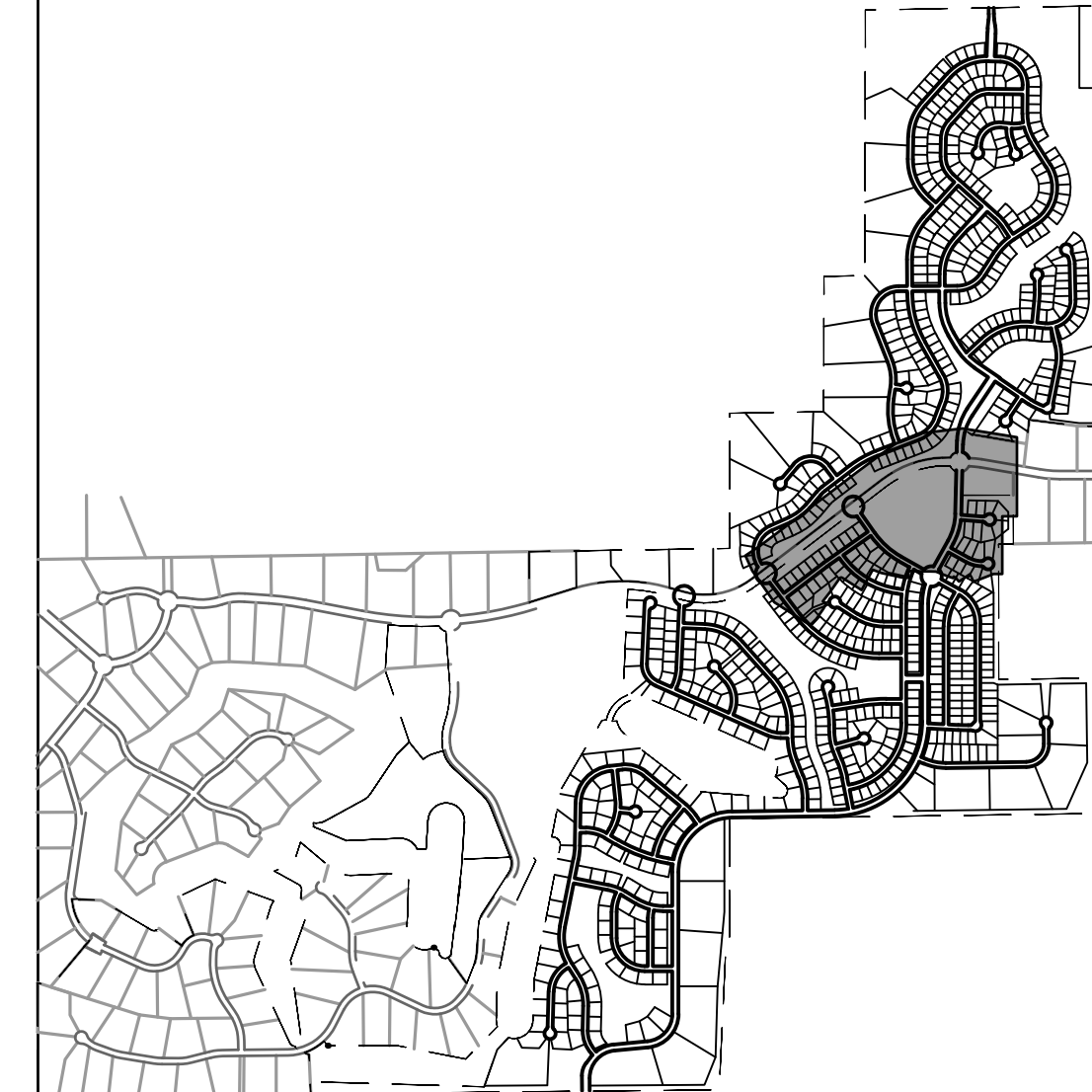
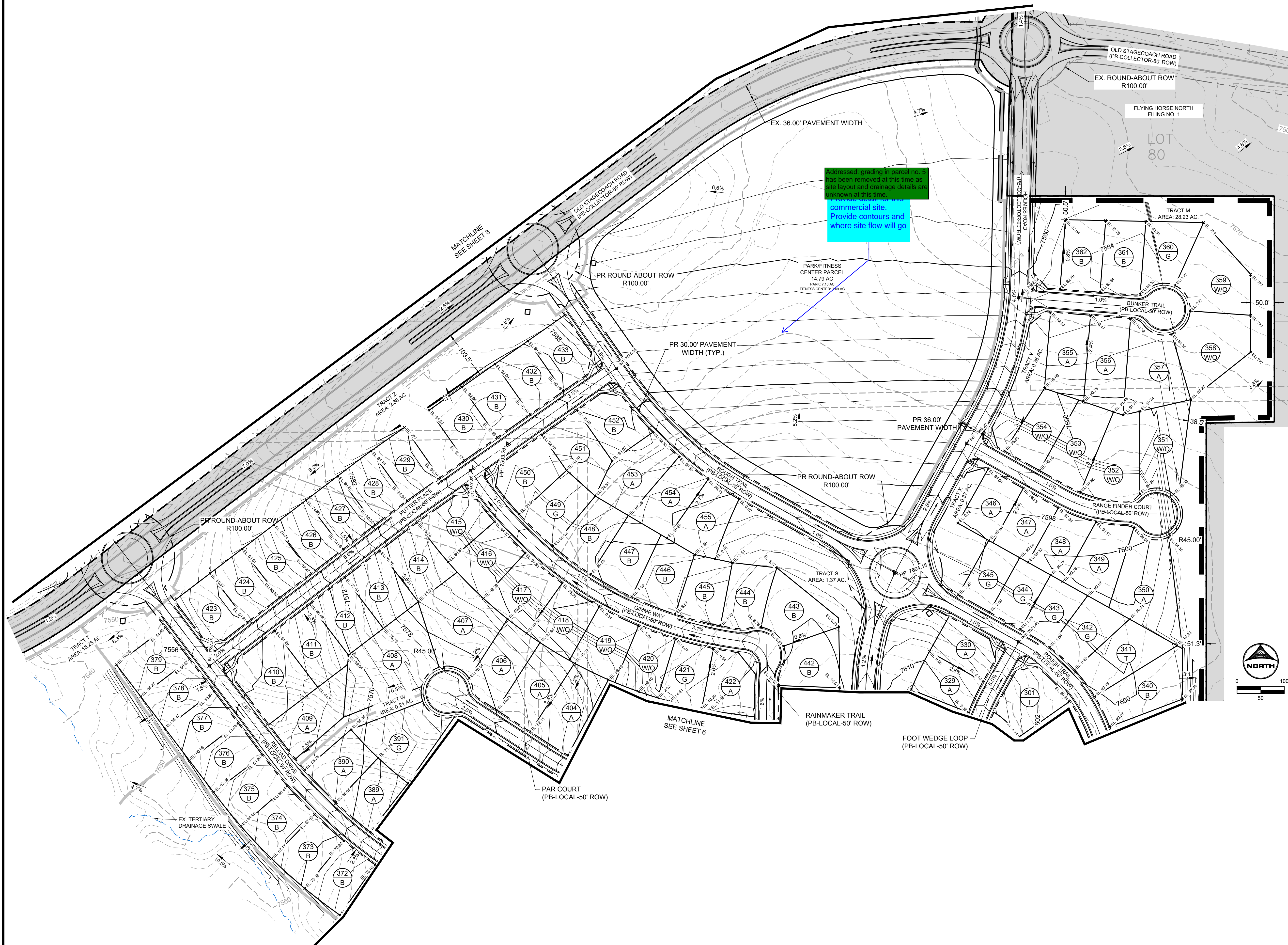
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 719.965.0044

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

OVERLOT GRADING PLAN
OVERLOT GRADING

SHEET
OG

6



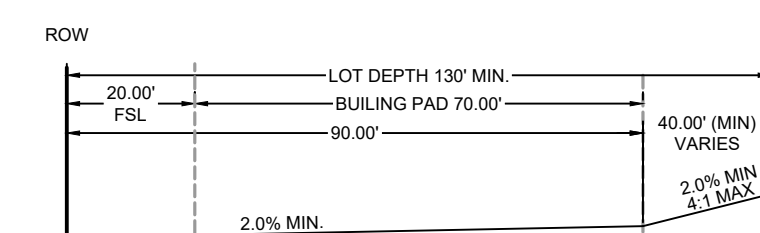
KEY MAP
SCALE: N.T.S

GRADING NOTES:

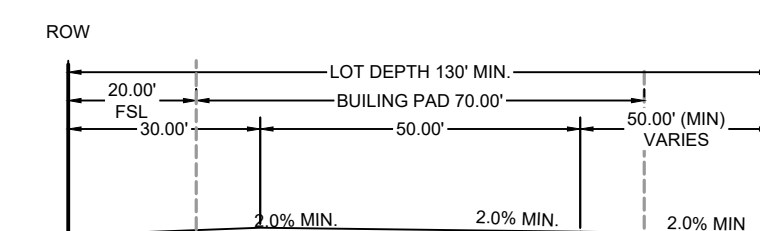
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GRADING PLAN LEGEND

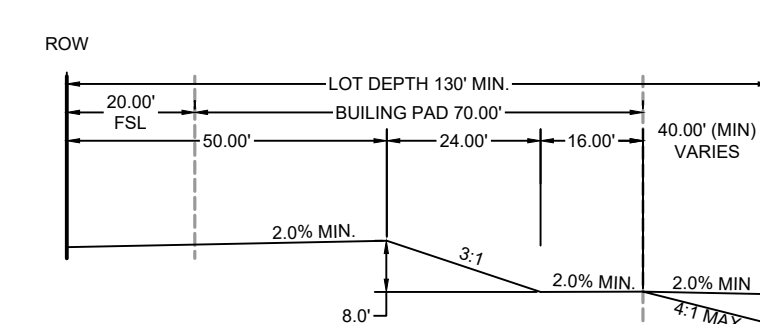
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 FLOOR ELEVATION
 LTF = LOWER TOP OF
 FOUNDATION
 BW = FINISHED GRADE AT
 BOTTOM OF WALL
 TW = FINISHED GRADE AT
 TOP OF WALL



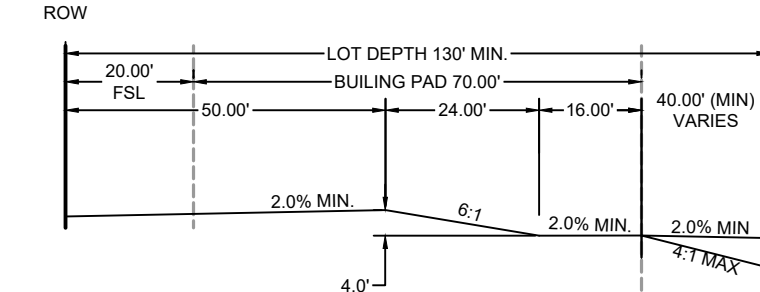
'A' LOT TEMPLATE



'B' LOT TEMPLATE



'W' LOT TEMPLATE



'G' LOT TEMPLATE

DRAWN BY: DLH JOB DATE: OVERLOT GRADING PLAN BAR IS ONE INCH ON
APPROVED: KMH JOB NUMBER: 211030 OFFICIAL DRAWINGS. 0 1"
CAD DATE: 11/8/2023 IF NOT ONE INCH,
CAD FILE: J:\2021\211030\CAD\dwg\c\pud-pp\Grading Plan ADJUST SCALE ACCORDINGLY

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EL PASO COUNTY, CO

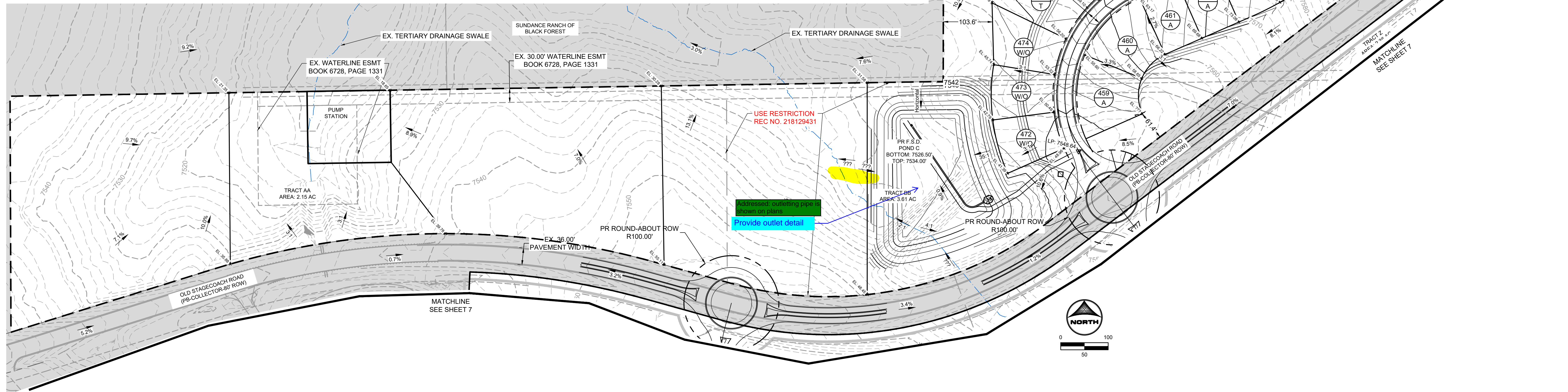
OVERLOT GRADING PLAN
OVERLOT GRADING

SHEET
OG

7

1. THE CONTRACTOR SHALL OBTAIN COPIES OF THE GEOTECHNICAL REPORTS FROM THE OWNER OR ENGINEER AND A COPY OF THE REPORTS SHALL BE KEPT ON SITE DURING ALL EARTHWORK OPERATIONS.
2. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PREPARED AND SHALL ADHERE TO THE RECOMMENDATIONS ACCORDINGLY.
3. REFER TO SEPARATE PLANS FOR OVER EXCAVATION GRADING.
4. REPEAT GRADING AND EROSION CONTROL PLANS (UNDER SEPARATE COVER)
5. MAX. SLOPES SHALL NOT EXCEED 3:1.
6. CONTRACTOR SHALL TAKE PRECEDENCE OVER CONTOURS.
7. THE CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCIES AROUND FOUNDATION ELEVATION. FOUNDATION SHALL BE FOUND TO BE 6 INCHES BELOW TOP OF FOUNDATION, IN COMPLIANCE WITH THE IRC (LATEST EDITION), SLOPE AWAY FROM THE FOUNDATION OF THE BUILDINGS SHALL BE MINIMUM OF 6 INCHES TO FIRST TO FEET OF SLOPE IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS FOR SURFACE DRAINAGE, WHICHEVER IS STRICTOR.

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 (B) LOT TYPE
 A = "A" TYPE LOT
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 G = GARDEN LOT
 W = WALKOUT LOT
 HP = HIGH POINT
 LP = LOW POINT
 TOF = TOP OF FOUNDATION
 FOG= FLOOR OF GARAGE
 FE= FRONT ELEVATION
 LTF = LOWER TOP OF FOUNDATION
 BW = FINISHED GRADE AT BOTTOM OF WALL
 TW = FINISHED GRADE AT TOP OF WALL



SHEET
OG 8

1. THE CONTRACTOR SHALL OBTAIN COPIES OF THE GEOTECHNICAL REPORTS FROM THE OWNER OR ENGINEER AND A COPY OF THE REPORTS SHALL BE AVAILABLE DURING THE CONSTRUCTION PERIOD.
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7. THE CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCIES ARE FOUND.
8. FINISH GROUND ELEVATION SHALL BE MAINTAINED WITHIN 6" TO 8" (6 INCHES BELOW TOP OF FOUNDATION, IN COMPLIANCE WITH THE IRC (LATEST EDITION), SLOPE AWAY FROM THE FOUNDATION OF THE BUILDINGS SHALL BE A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OR IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS FOR SURFACE DRAINAGE, WHICHEVER IS STRICTOR.

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T = TRANSITIONAL LOT	FOG=FRONT OF GARAGE
B = "B" TYPE LOT	FLOOR ELEVATION
G = GARDEN LOT	LTF = LOWER TOP OF
W= WALKOUT LOT	FOUNDATION
HP = HIGH POINT	BW = FINISHED GRADE AT
LP = LOW POINT	BOTTOM OF WALL
	TW = FINISHED GRADE AT
	TOP OF WALL

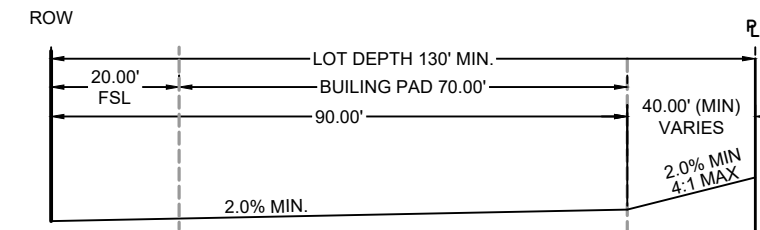


Diagram illustrating a typical lot layout with dimensions and setbacks:

- ROW** (Right of Way) line on the left.
- LOT DEPTH 130' MIN.** (Total lot depth).
- BUILDING PAD 70.00'** (Total building pad width).
- Setbacks from ROW:**
 - 20.00' FSL** (Front Setback Line).
 - 30.00'** (Front setback from ROW).
 - 50.00'** (Side setback from ROW).
 - 50.00' (MIN) VARIES** (Rear setback from ROW).
- Grading:** 2.0% MIN. slopes are indicated for the front, side, and rear areas.

ROW

20.00' FSL

LOT DEPTH 130' MIN.

BUILDING PAD 70.00' MIN.

24.00'

16.00'

40.00' (MIN) VARIES

2.0% MIN.

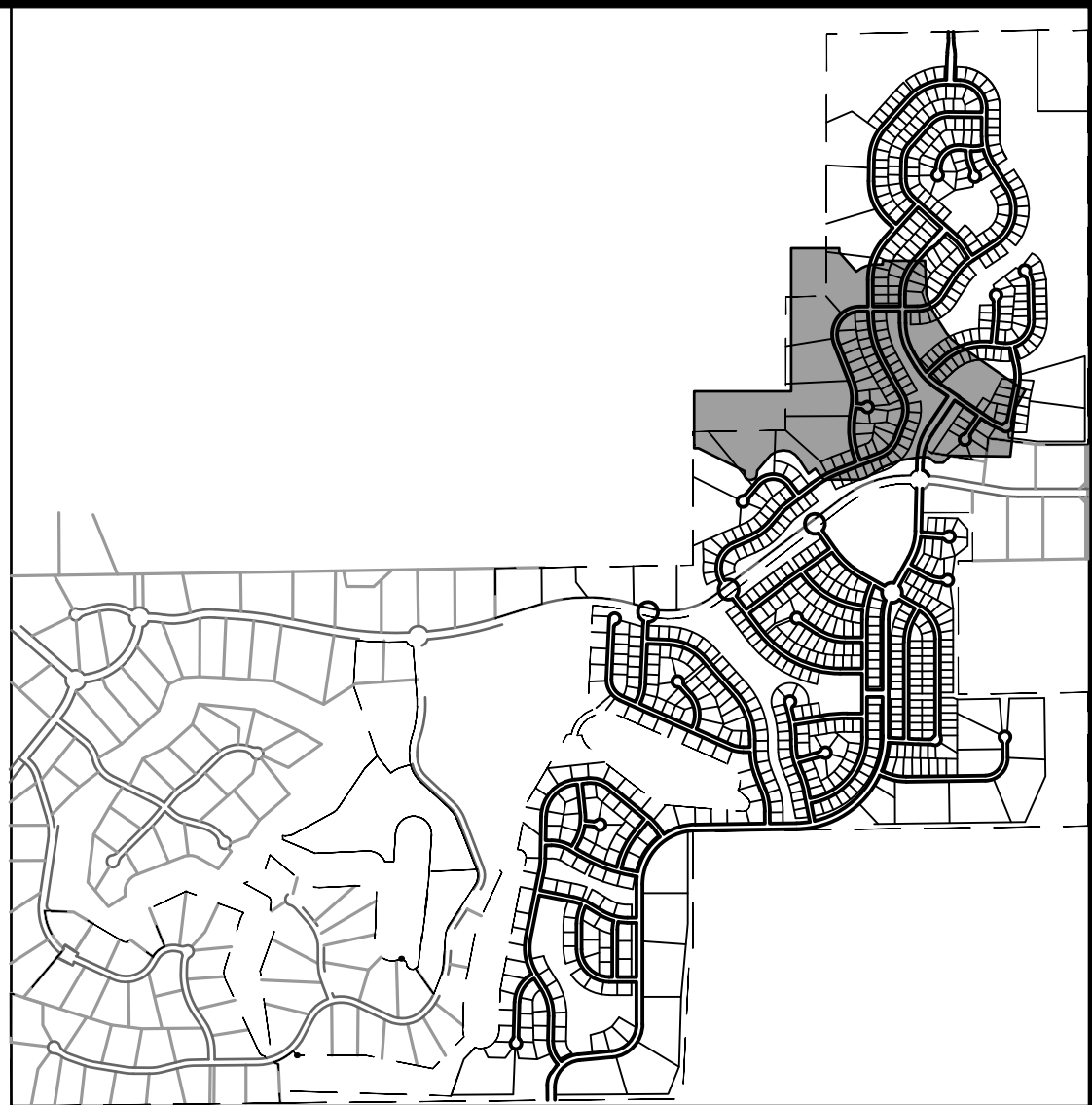
3:1

2.0% MIN.

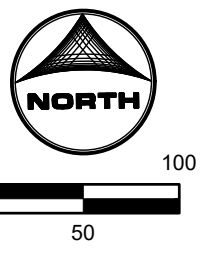
4.1% MAX.

8.0'

R



KEY MAP
SCALE: N.T.S



DRAWN BY: DLH JOB DATE: OVERLOT GRADING PLAN BAR IS ONE INCH ON
APPROVED: KMH JOB NUMBER: 211030 OFFICIAL DRAWINGS.
0 [REDACTED] 1"
IF NOT ONE INCH,
CAD DATE: 11/8/2023 ADJUST SCALE ACCORDINGLY
CAD FILE: J:\2021\211030\CAD\dwgs\C\PUD-PP\Grading Plan

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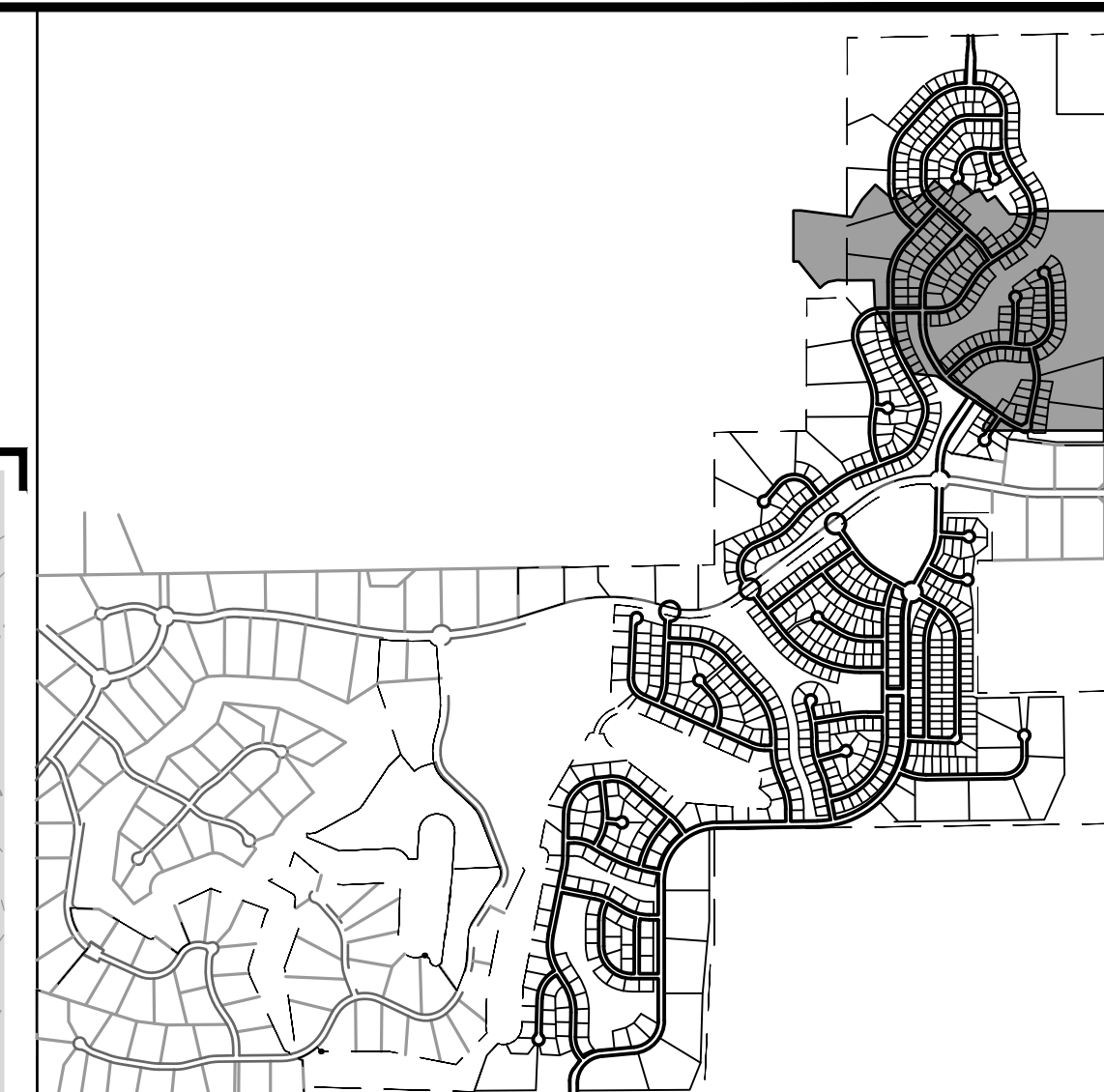


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OVERLOT GRADING PLAN
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SHEET
LOG



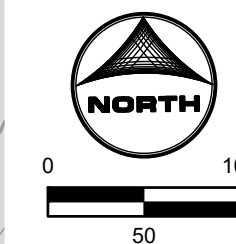
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SHEET OG	10
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LYON, RICHELIEU, 11/08/2023 3:12 PM

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SURFACE RANGING OF BLACK FOREST

DRAWN BY: DLH JOB DATE: OVERLOT GRADING PLAN
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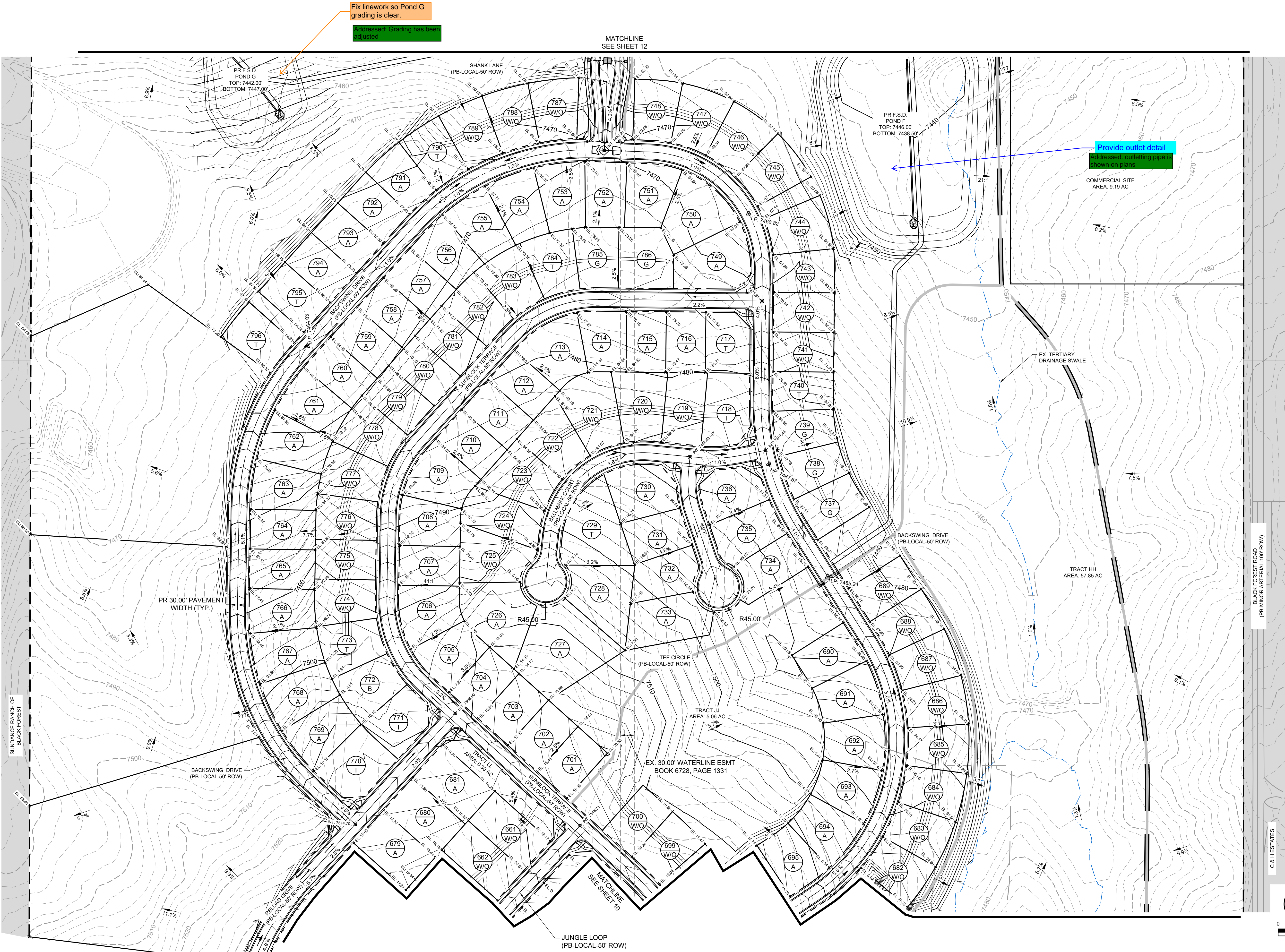
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OVERLOT GRADING PLAN
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11

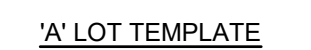
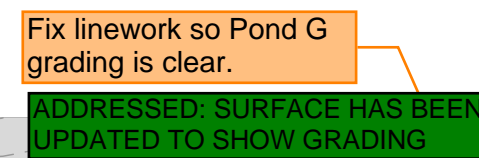


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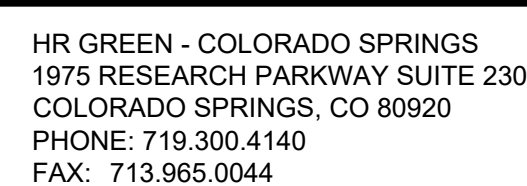
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NO.	DATE	BY	REVISION DESCRIPTION



SHEET OG	12
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