# 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**

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 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 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.S03°38'37"E 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;
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 346.43 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 167.06 FEET TO A POINT OF TANGENT; THENCE S25°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 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 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 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 809.64 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 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;
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;
10.N00°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°48'36", 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 ROAD.

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, A DISTANCE OF 2,595.64 FEET;
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°16'18"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 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°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 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 14,100,034 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°20'58"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;
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"E 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.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°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 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°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 FEET 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;
11.N66°22'10"W A DISTANCE OF 418.60 FEET;

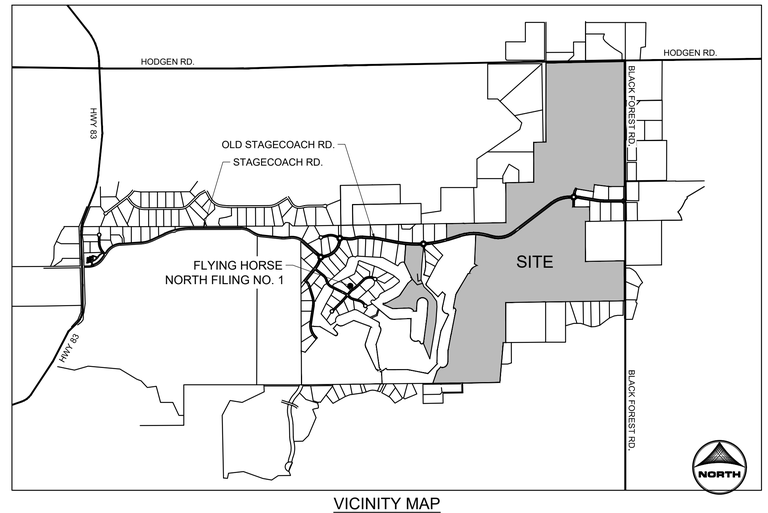
THENCE N77°19'50"W A DISTANCE OF 99.91 FEET TO A POINT ON THE BOUNDARY LINE OF SAID FLYING HORSE FILING NO. 1; THENCE ON SAID BOUNDARY LINE THE FOLLOWING FOURTEEN (14) COURSES:

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 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°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°29'32"E A DISTANCE OF 60.00 FEET;
13.N89°59'56"E A DISTANCE OF 505.90 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 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 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 S00°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.

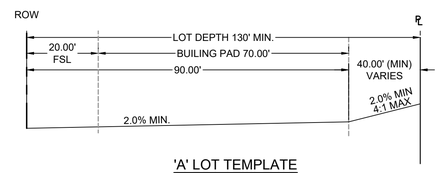
CONTAINING A CALCULATED AREA OF 16,328.906 SQUARE FEET, OR 374.860 ACRES, MORE OR LESS.

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

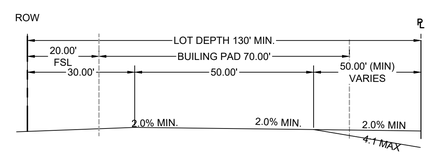



VICINITY MAP
NOT TO SCALE

## TYPICAL LOT TEMPLATES




'A' LOT TEMPLATE

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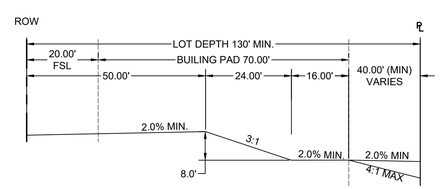


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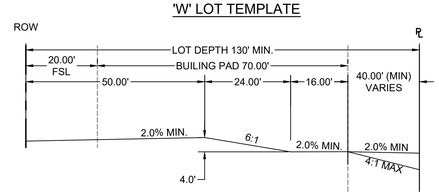


'G' LOT TEMPLATE

**PROJECT CONTACTS:**

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

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

CIVIL ENGINEER
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

SURVEYOR
EDWARD-JAMES SURVEYING, INC.
926 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
TELE: (719) 576-1216
ATTN: JONATHAN W. TESSIN
EMAIL: JTESSIN@EJSURVEYING.COM

**UTILITY CONTACTS**

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

NATURAL GAS
BLACK HILLS ENERGY
37 WIDEFIELD BLVD
WIDEFIELD, CO 80911
TELE: (719) 332-5856
ATTN: GEORGE M. PETERSON

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


PCD FILE NO.: PUDSP234

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| NO. | DATE | BY | REVISION DESCRIPTION |
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HRGreen
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


HERGER, DANIEL, 1/22/2024 1:27 PM
HR GREEN Xrefs: xg1-1-dn01-1030; Vicinity-Map; EPC_CD_Approval; EPC_CD_Engr_Approval; EPC_CD_Owner_Approval; Legend; Abbreviations; EPC_CD_Notes; EPC_Gen_Construction_Notes; xc-dsgn-030.202; xc-row-030.202; rdwy_typicals; development_standards_and_guidelines; lot_templates

HERGER, DANIEL, 1/22/2024 1:27 PM

HR GREEN Xrefs: 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-dsgn-030.202; xc-row-030.202; rdwy_typicals; development_standards_and_guidelines; lot_templates

## 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 (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF 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 PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

## GENERAL CONSTRUCTION NOTES

1. 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 (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.
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

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

## LEGEND

EXISTING / PROPOSED

MATCH LINE
PHASE LINE
SECTION LINE
PROPERTY LINE
EASEMENT LINE
RIGHT OF WAY
CENTERLINE
CHAIN LINK FENCE
WOODEN FENCE
ROD IRON FENCE
GUARDRAIL
CABLE TV
U.G. ELECTRIC
OVERHEAD ELECTRIC
FIBER OPTIC
GAS MAIN
SANITARY SEWER
STORM DRAIN
TELEPHONE
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 (I.D. / AREA)
DESIGN POINT

### METRO DISTRICTS

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

### 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

### DRY UTILITIES

ELECTRIC METER
ELECTRIC PEDESTAL
ELECTRICAL CABINET
ELECTRIC VAULT
FIBER OPTIC PULL BOX
FIBER OPTIC MANHOLE
FIBER OPTIC PEDESTAL
FIBER OPTIC SIGN
FIBER OPTIC VAULT
GAS METER
GAS SIGN
GAS VAULT
TELEPHONE CABINET
TELEPHONE MANHOLE
TELEPHONE SIGNAL/MAST
TELEPHONE SIGN
TELEPHONE PEDESTAL
TRANSFORMER
LIGHT POLE
FIBER OPTIC VAULT

### MISCELLANEOUS

SIGN
BOLLLARD
ACCESSIBLE PARKING

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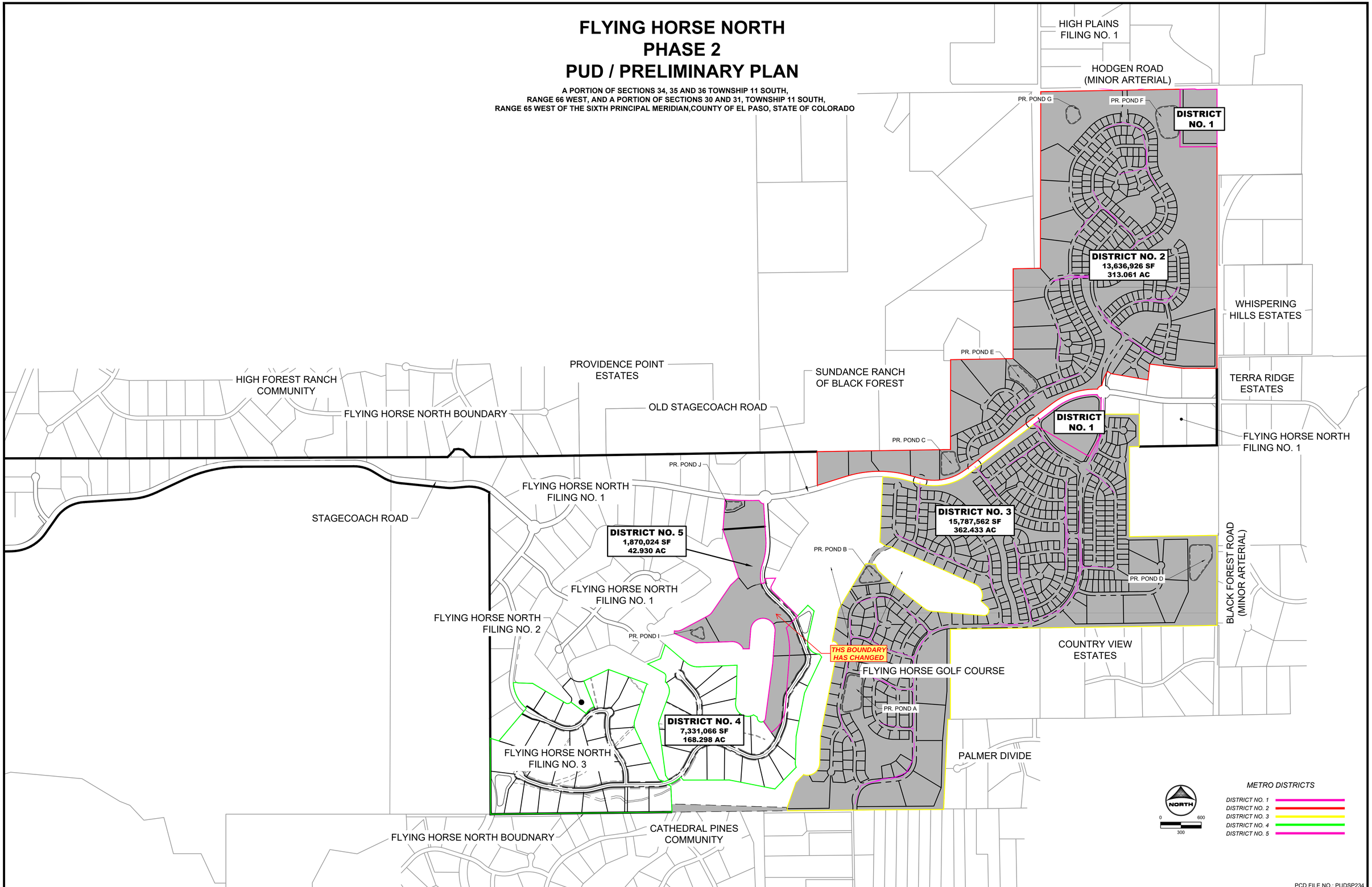
FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

GRADING PLANS
LEGEND & NOTES

SHEET LG

# 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**

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

GRADING PLANS
OVERALL SITE PLAN

SHEET
MAP
3

HERGER, DANIEL 1/22/2024 1:28 PM
HR GREEN Xrefs: xc-row-030;201; xc-row-030;202; xv-row-1030; Parcel_Boundary; xgt-1-dh01-1030; EX-Parcels; Metro_Districts_Legend

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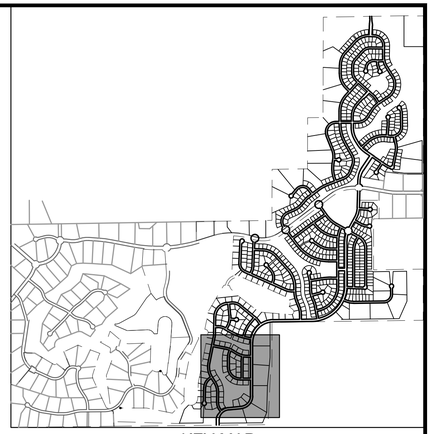


KEY MAP
SCALE: N.T.S

## GRADING NOTES:

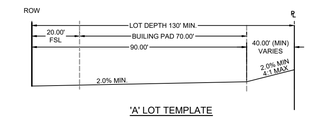
1. THE CONTRACTOR SHALL OBTAIN COPIES OF THE GEOTECHNICAL REPORTS FROM THE OWNER OR ENGINEER AND A COPY OF THE REPORTS SHALL BE KEPT ONSITE DURING ALL EARTHWORK OPERATIONS.
2. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PREPARED AND SHALL ADHERE TO THE RECOMENDATIONS ACORDINGLY.
3. REFER TO 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 RECOMENDATIONS FOR SURFACE DRAINAGE, WHICHEVER IS STRICTOR.

### GRADING PLAN LEGEND

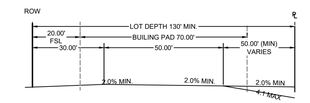
1 LOT NUMBER
B LOT TYPE
GEOLOGICAL HAZARD

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




'A' LOT TEMPLATE

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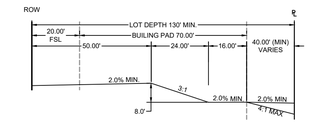
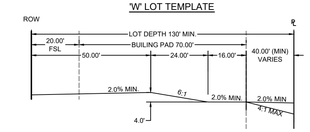



'W' LOT TEMPLATE




'G' LOT TEMPLATE

NORTH
0 50 100

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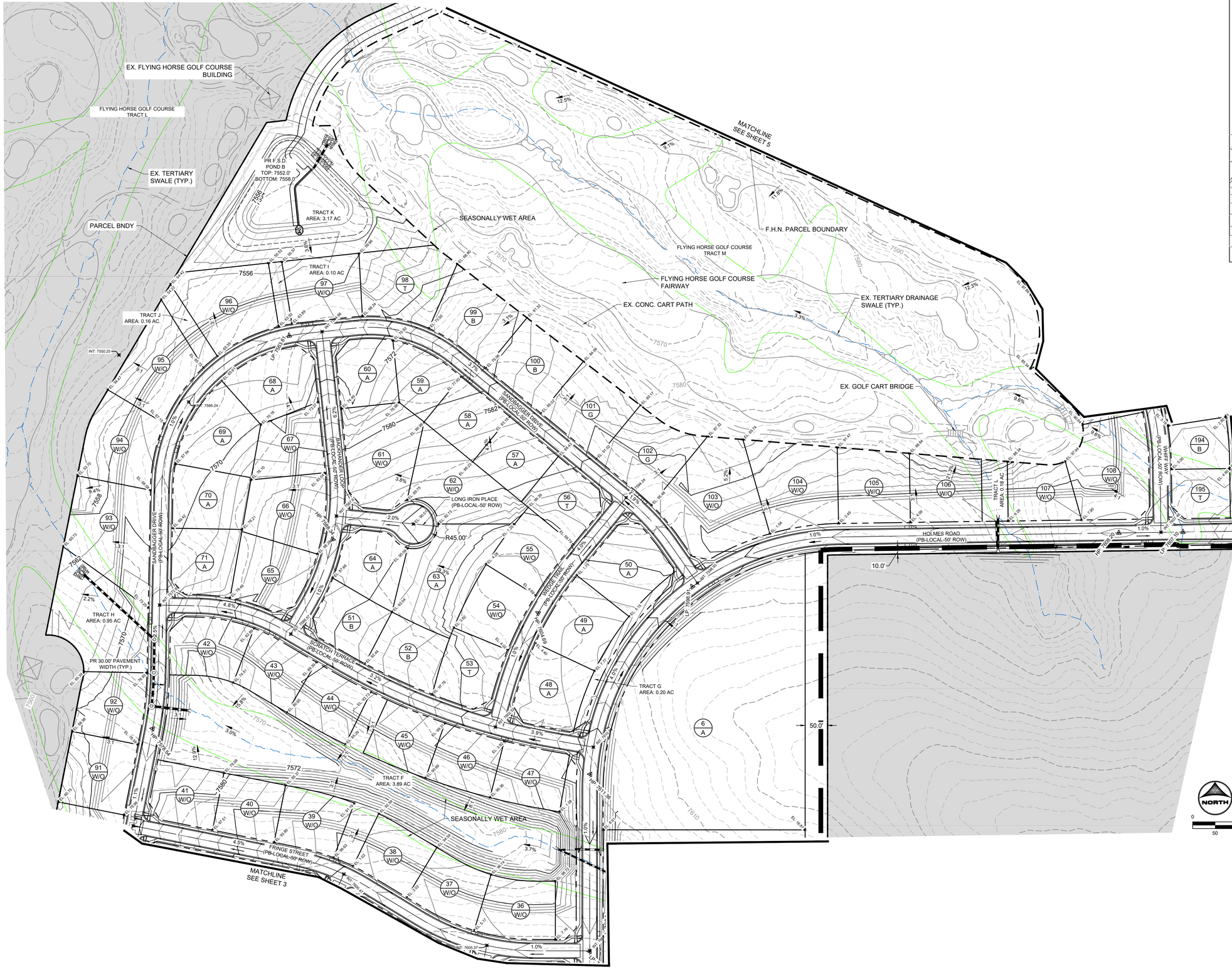
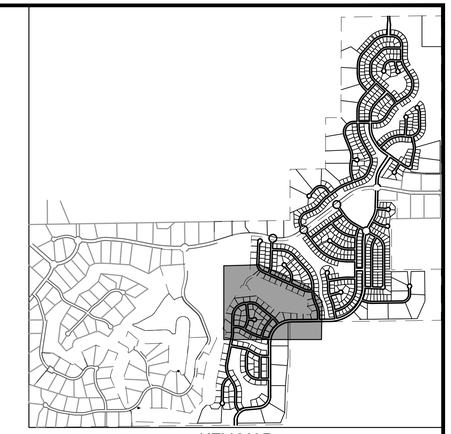
FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

OVERLOT GRADING PLAN
OVERLOT GRADING

SHEET OG 3

HR GREEN Xrefs: xc-dsgn-201; xc-dsgn-030,202; xc-row-030,201; xc-row-030,202; xgt-1-dfn1-1030; key_map; xv-row-1030; xv-dsgn-1030; Site_Plan_Notes; Site_Schedule; xcutil-030,201; xc-dsgn-Lot-Types; lot_templates; grading_note; grading_plan_legend; Geo_Hazards



KEY MAP
SCALE: N.T.S

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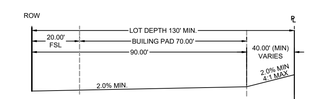
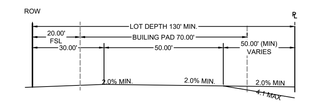
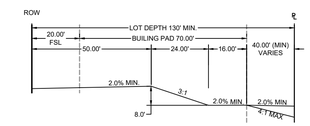


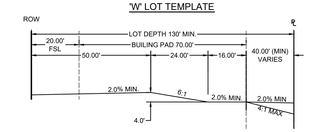

'A' LOT TEMPLATE




'B' LOT TEMPLATE




'W' LOT TEMPLATE




'G' LOT TEMPLATE

PCD FILE NO.: PUDSP234

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| DRAWN BY: DLH | JOB DATE: OVERLOT GRADING PLAN | | BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" |
| APPROVED: KMH | JOB NUMBER: 211030 | | IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY. |
| CAD DATE: 1/22/2024 | | | |
| CAD FILE: J:\2021\211030\CAD\Dwgs\C\PUD-PP\Grading Plan | | | |

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

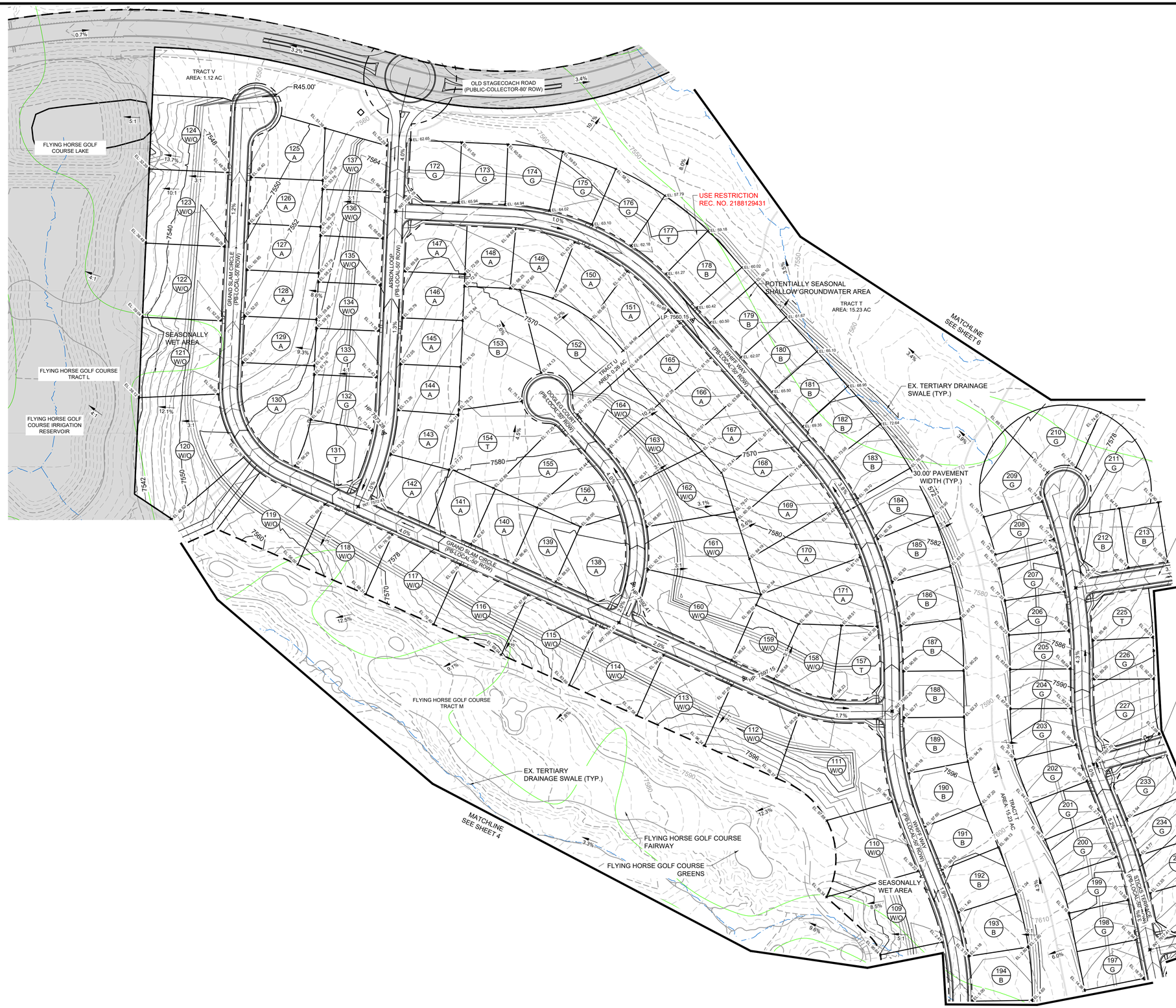
OVERLOT GRADING PLAN
OVERLOT GRADING

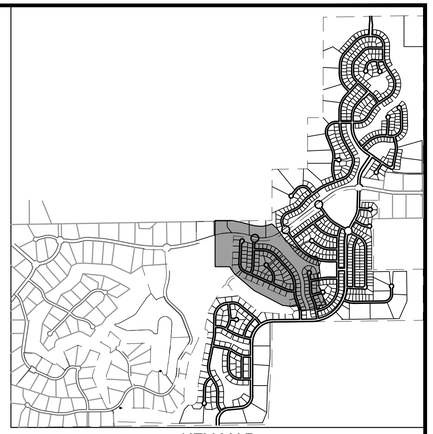
SHEET OG



HERGER, DANIEL 1/22/2024 1:29 PM
HR GREEN Xrefs: xc-dsgn-201; xc-dsgn-030;202; xc-row-030;201; xc-row-030;202; xgt-1-dfn1-1030; key_map; xv-row-1030; xv-dsgn-1030; Site_Plan_Notes; Site_Schedule; xc-util-030;201; xc-dsgn-Lot-Types; lot_templates; grading_note; grading_plan_legend; Geo_Hazards

HERGER, DANIEL, 1/22/2024 1:29 PM



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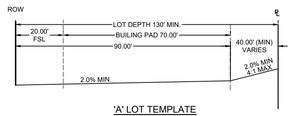


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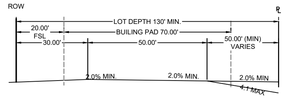
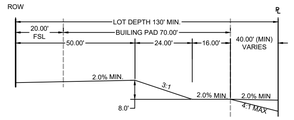
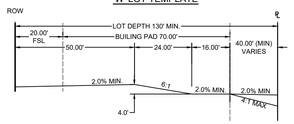



'B' LOT TEMPLATE




'W' LOT TEMPLATE




'G' LOT TEMPLATE

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OVERLOT GRADING

SHEET OG

5

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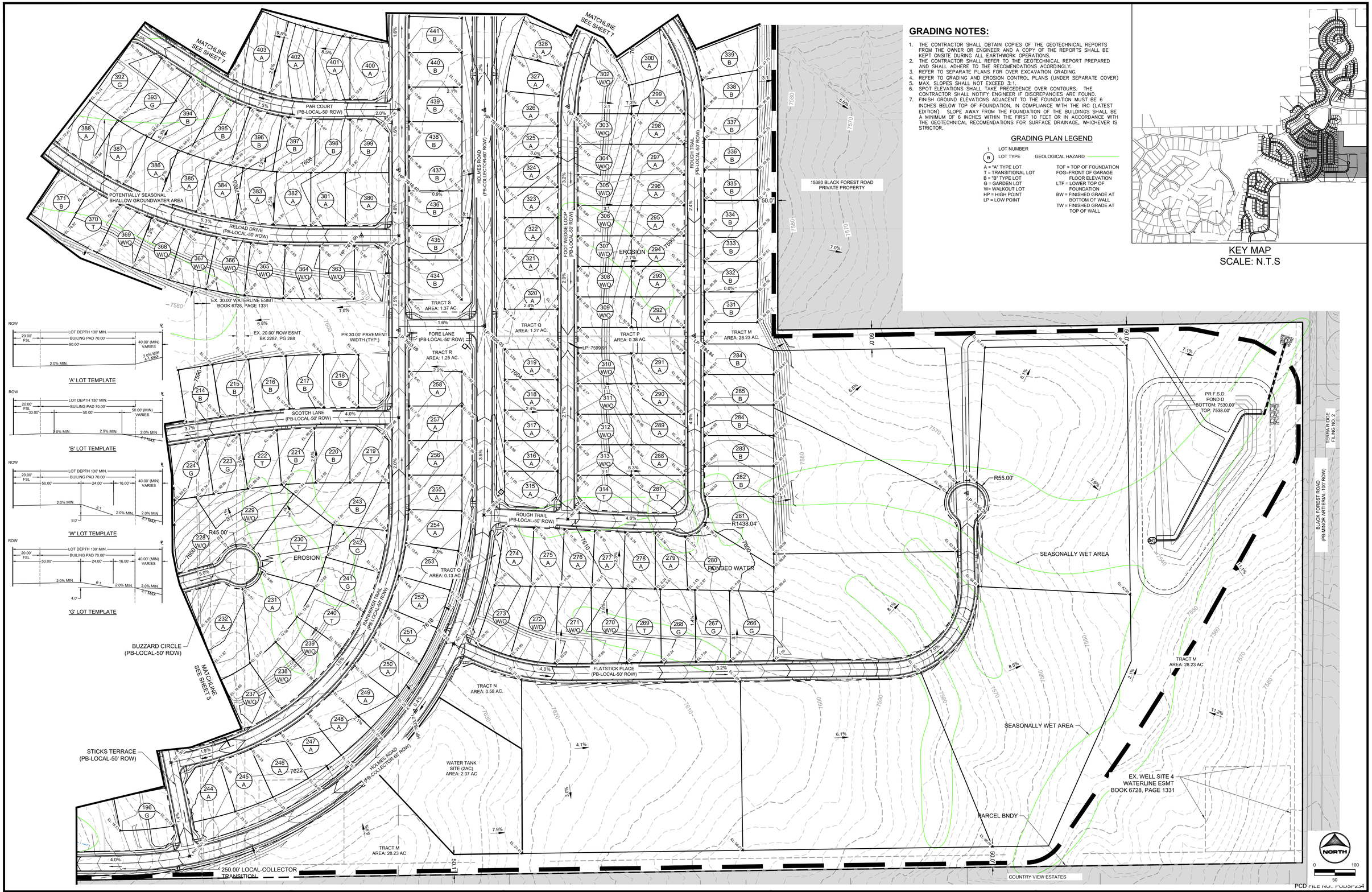
HERGER, DANIEL 1/22/2024 1:29 PM

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SHEET OG 6

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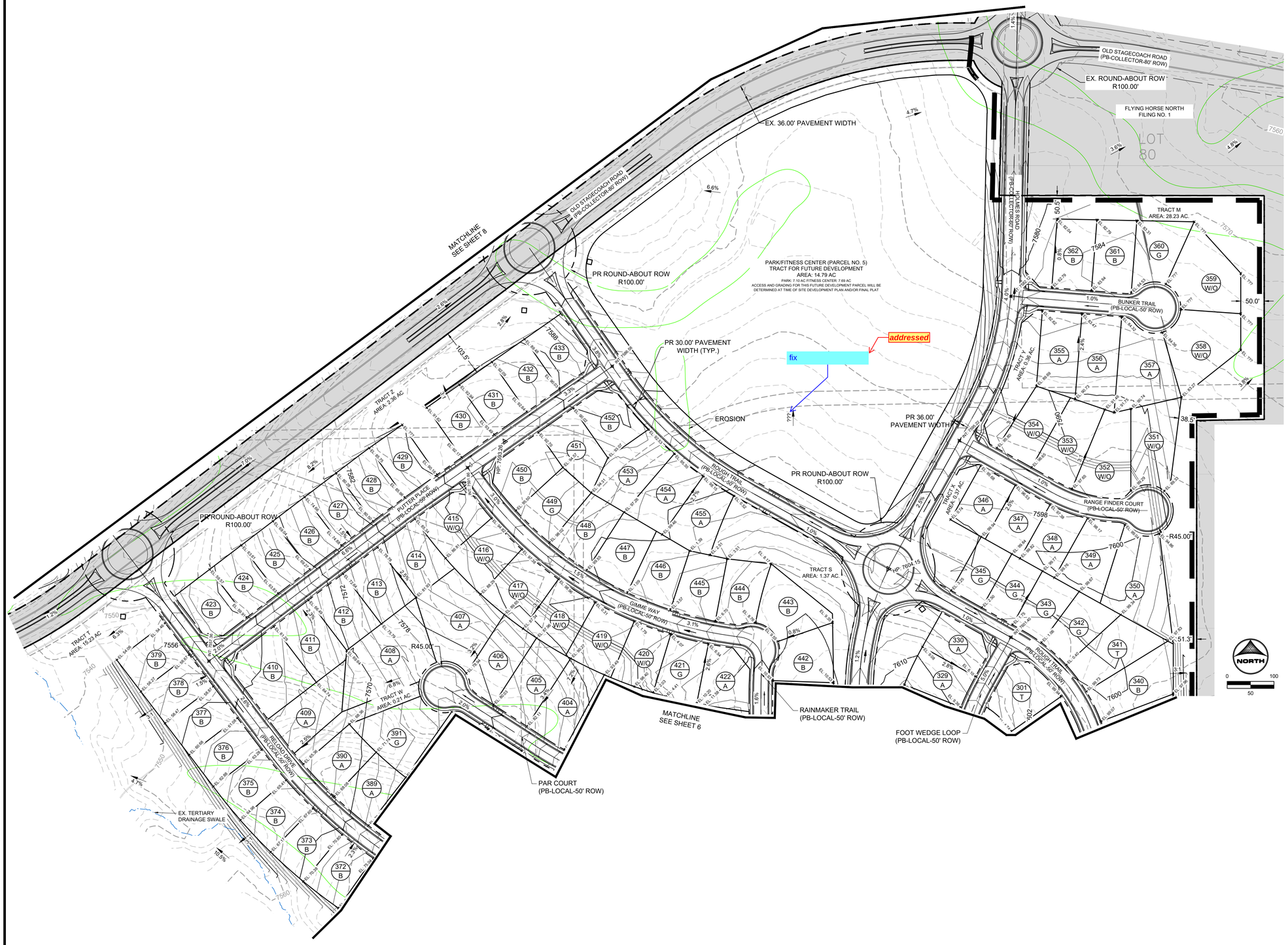
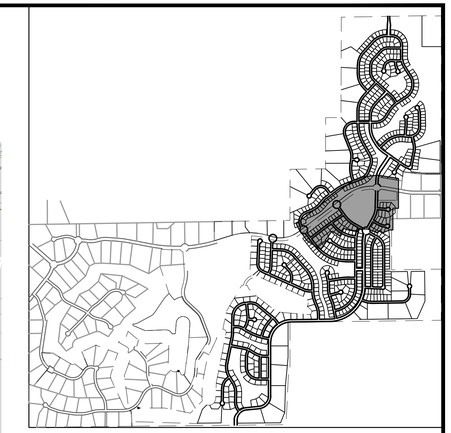
HERGER, DANIEL, 1/22/2024 1:30 PM



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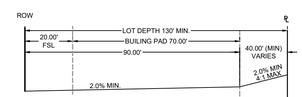
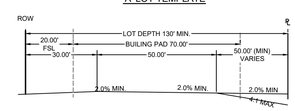



'A' LOT TEMPLATE

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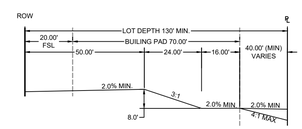


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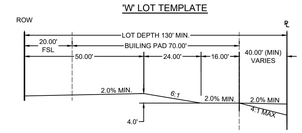


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SHEET OG 7

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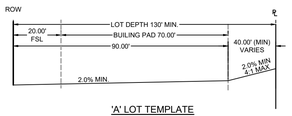


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'B' LOT TEMPLATE




'W' LOT TEMPLATE




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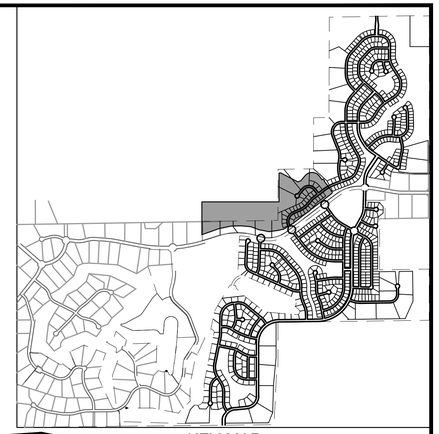
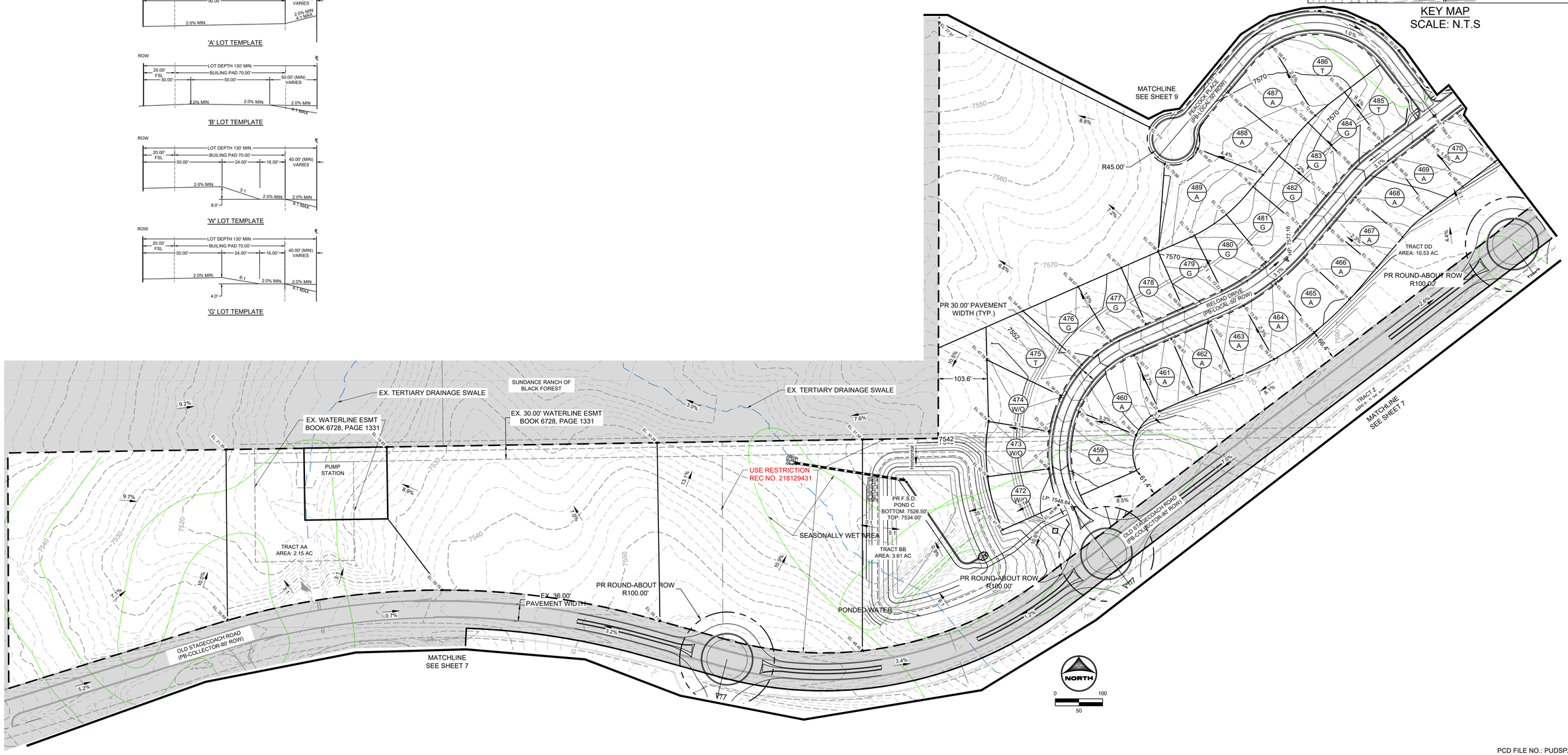


KEY MAP
SCALE: N.T.S

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8


HERGER, DANIEL 1/22/2024 1:30 PM
HR GREEN Xrefs: xc-dsgn-201; xc-dsgn-030.202; xc-row-030.201; xc-row-030.202; xgt-1-dh01-1030; key_map; xv-row-1030; xv-dsgn-1030; Site_Plan_Notes; Site_Schedule; xc-util-030.201; xc-dsgn-Lot-Types; lot_templates; grading_note; grading_plan_legend; Geo_Hazards

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'A' LOT TEMPLATE



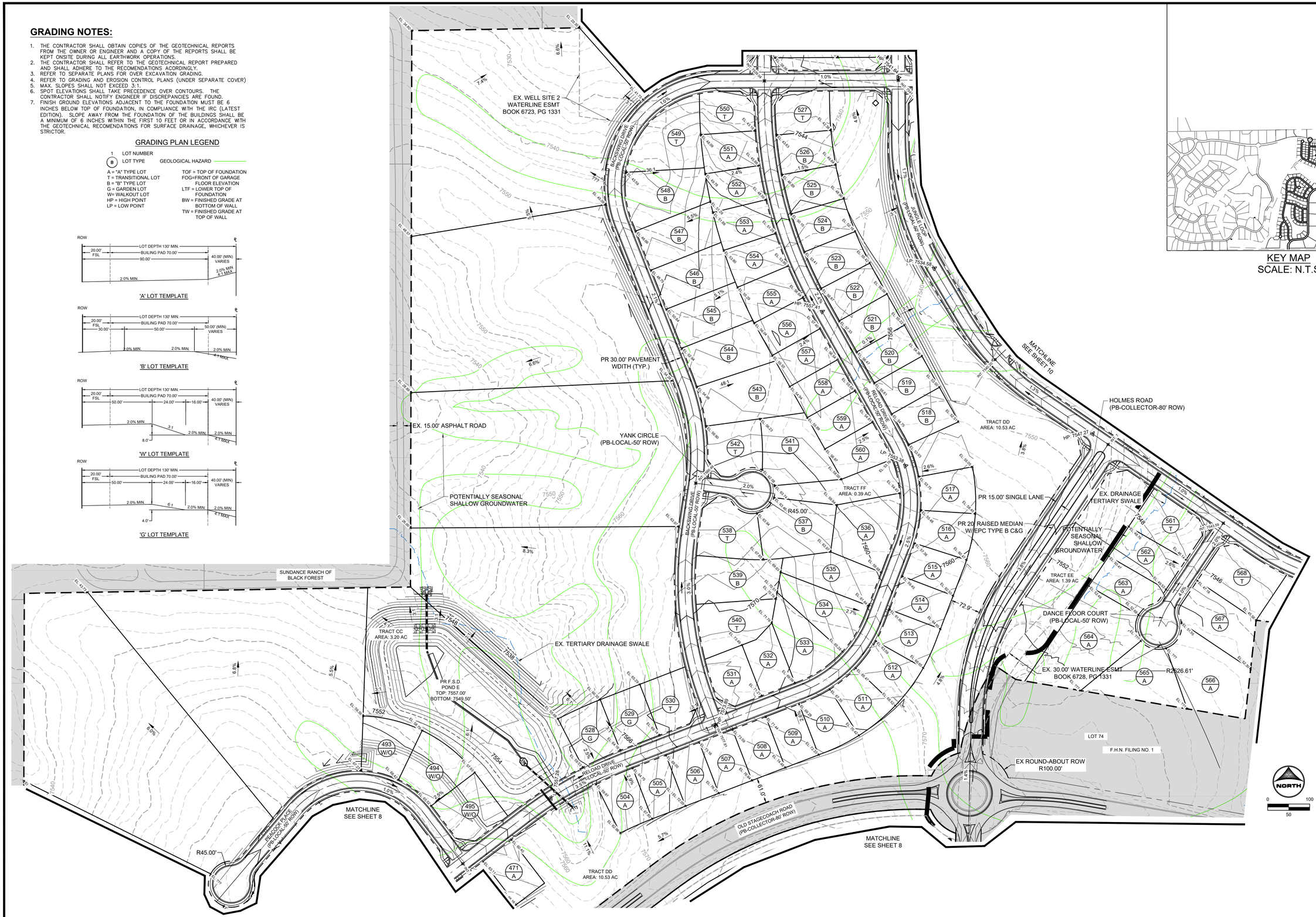

'B' LOT TEMPLATE




'W' LOT TEMPLATE




'G' LOT TEMPLATE




KEY MAP
SCALE: N.T.S

PCD FILE NO.: PUDSP234

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|---|---|---|---|
| DRAWN BY: DLH | JOB DATE: OVERLOT GRADING PLAN | BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0 1" | |
| APPROVED: KMH | JOB NUMBER: 211030 | IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY. | |
| CAD DATE: 1/22/2024 | | | |
| CAD FILE: J:\2021\211030\CAD\Dwgs\C\PUD-PP\Grading Plan | | | |

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HRGreen

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

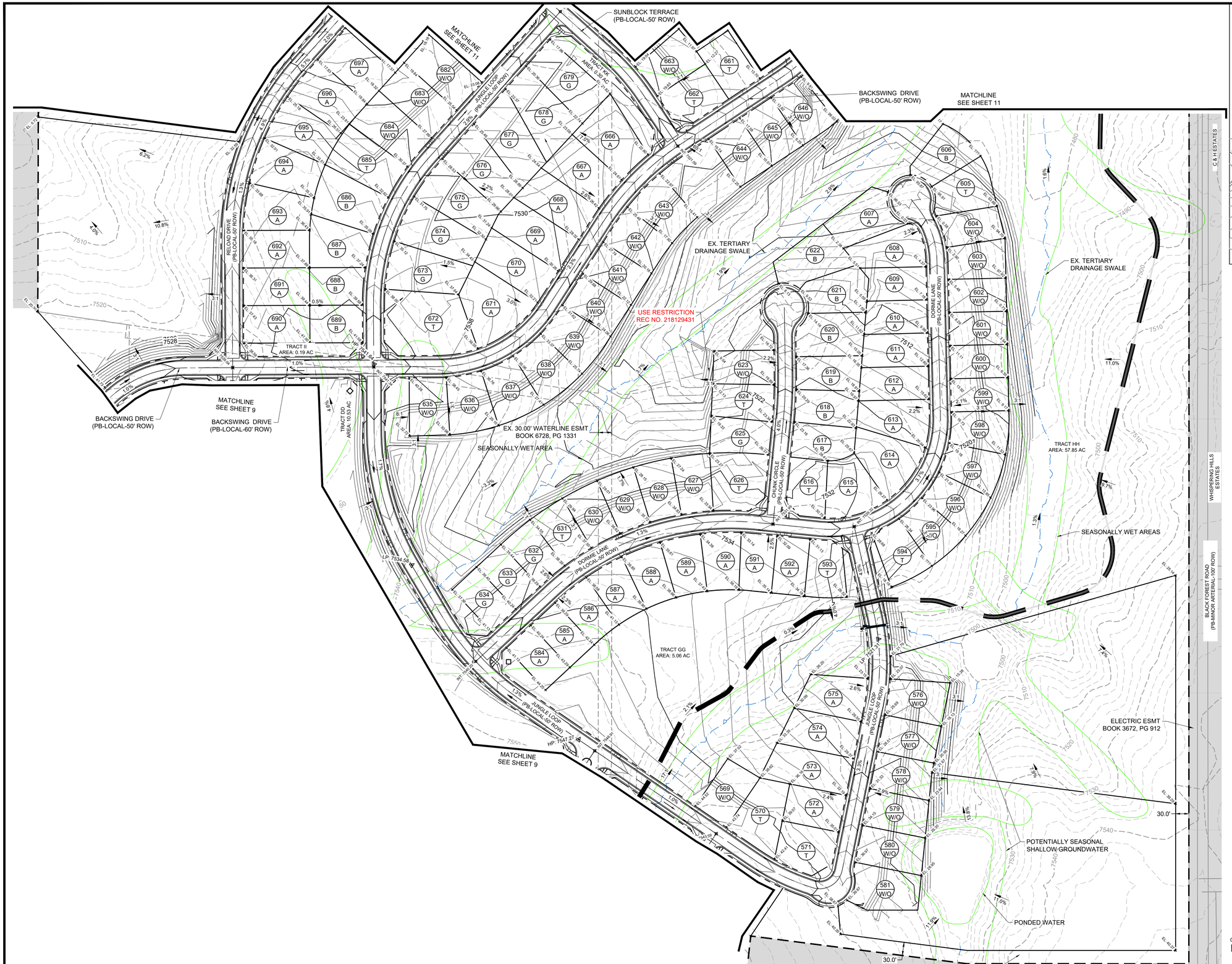
OVERLOT GRADING PLAN
OVERLOT GRADING

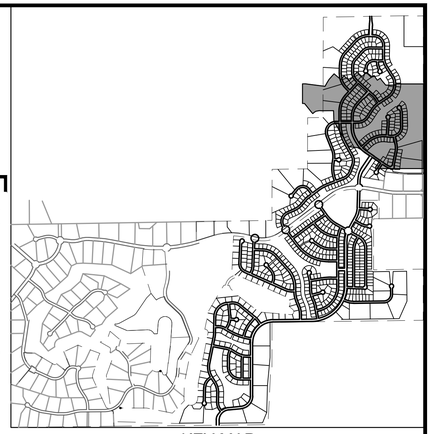
SHEET OG

9

HERGER, DANIEL 1/22/2024 1:30 PM
HR GREEN Xrefs: xc-dsgn-031; xc-dsgn-038;202; xc-row-030;201; xc-row-030;201; xc-row-030;202; xgt1-dfp1-1030; key_map; xv-row-1030; xv-dsgn-1030; Site_Plan_Notes; Site_Schedule; xcutil-030;201; xc-dsgn-Lot-Types; lot_templates; grading_note; grading_plan_legend; Geo_Hazards

HERGER, DANIEL 1/22/2024 1:30 PM



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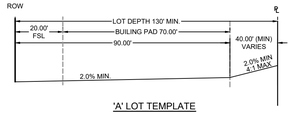
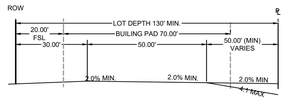
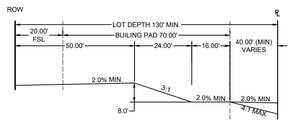


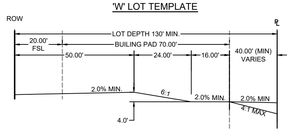

'A' LOT TEMPLATE




'B' LOT TEMPLATE




'W' LOT TEMPLATE




'G' LOT TEMPLATE

NORTH
0 50 100

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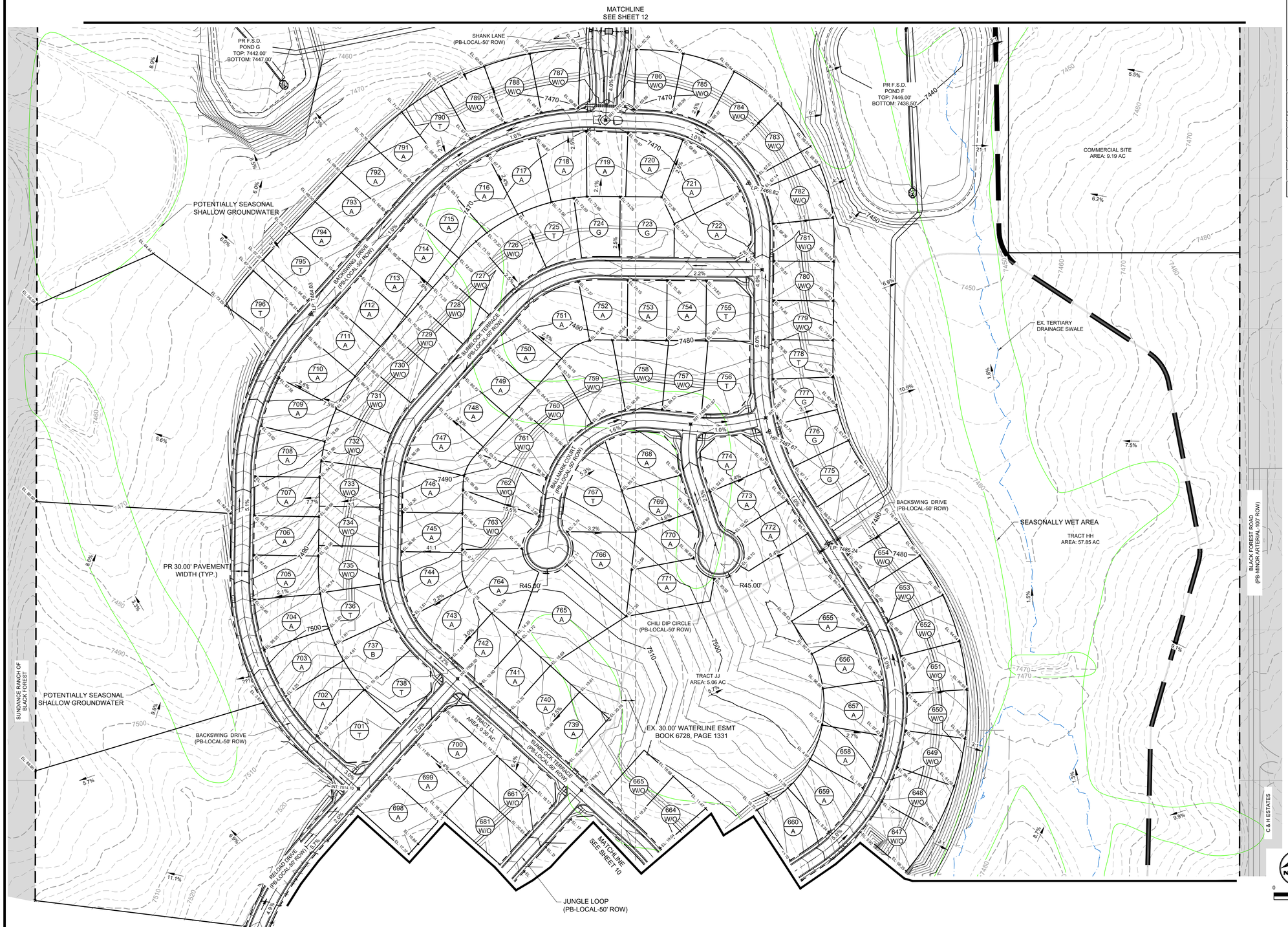
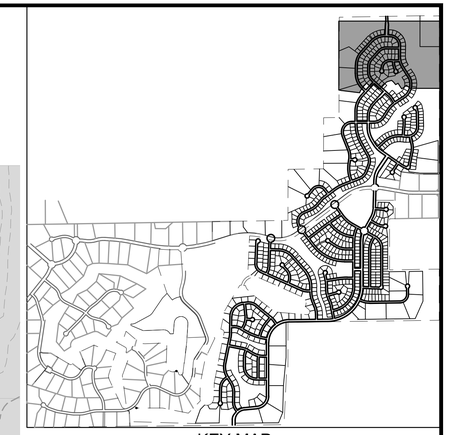
HERGER, DANIEL 1/22/2024 1:31 PM



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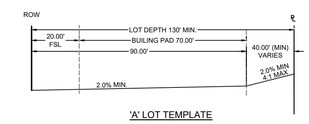


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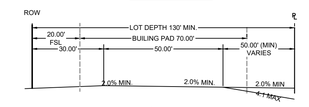
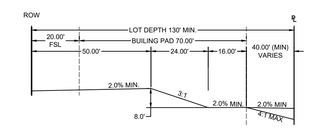



'B' LOT TEMPLATE

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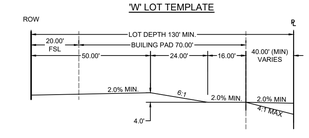


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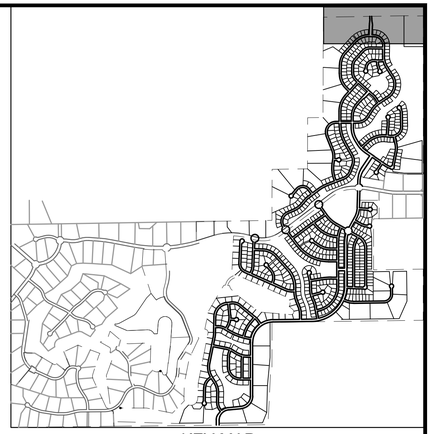

KEY MAP
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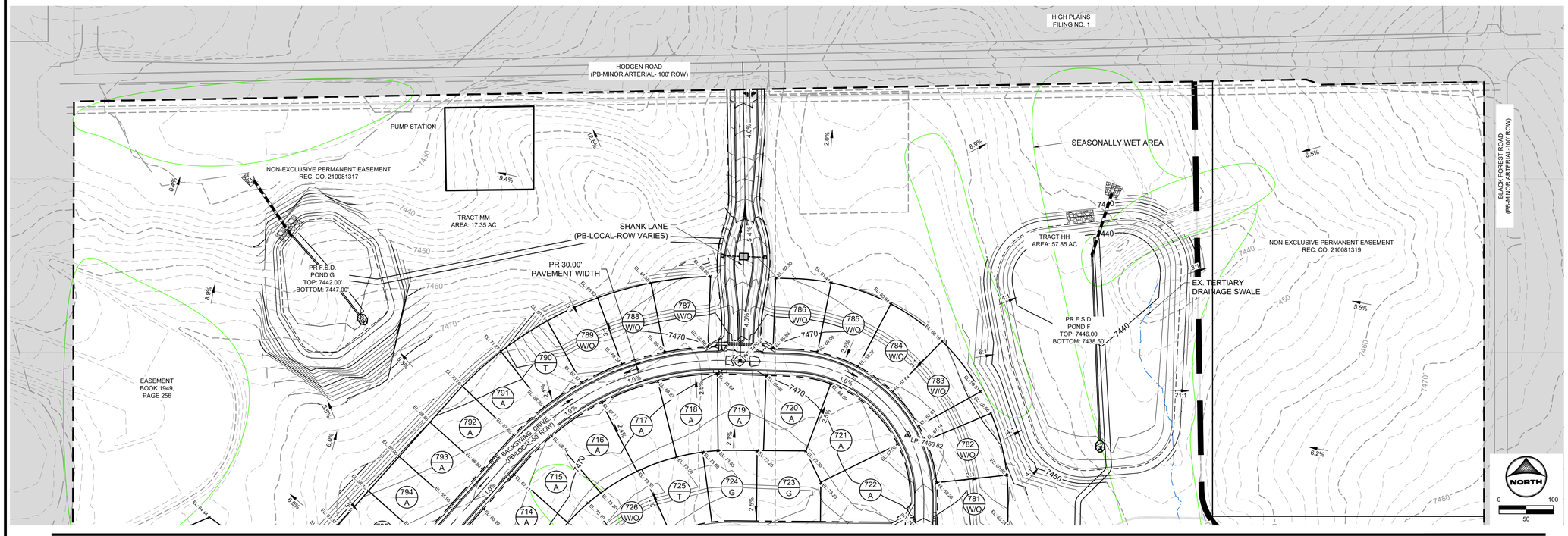
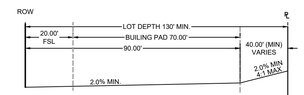



MATCHLINE
SEE SHEET 12

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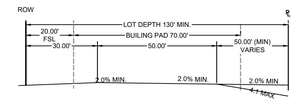


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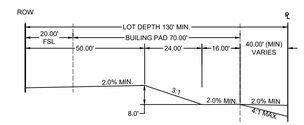


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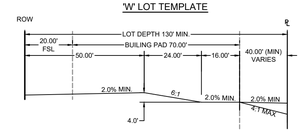


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