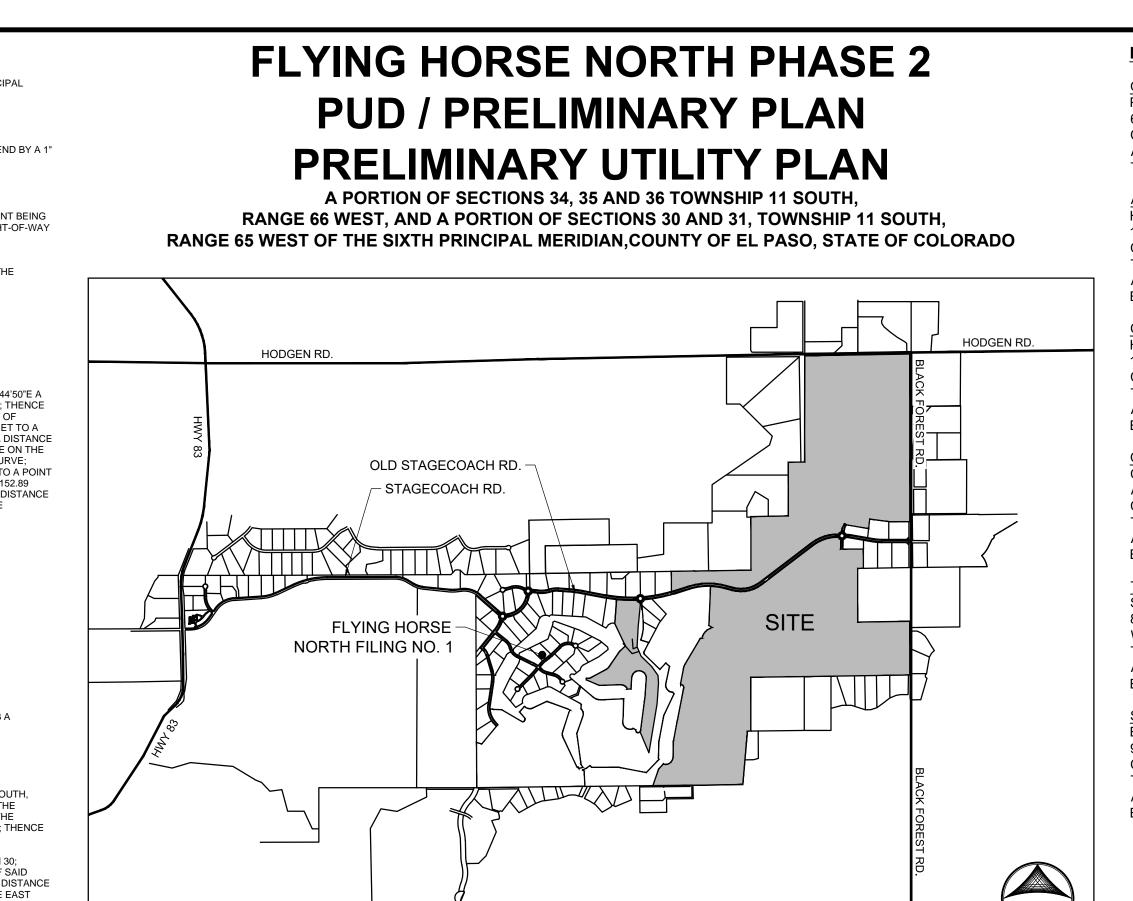
DRAWN BY: JOB DATE:BAR IS ONE INCH ON OFFICIAL DRAWINGS
CONTAINING A CALCULATED AREA OF 16,328,906 SQUARE FEET, OR 374.860 ACRES, MORE OR LESS. CONTAINING A TOTAL CALCULATED AREA OF 32,382,989 SQUARE FEET OR 743.411 ACRES.
S00'00'11"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,326.67 FEET TO THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 31; THE 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 BAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,289.57 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF SAID SECTION 31, THENCE SAID SECTION 31, A DISTANCE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 2,608.28 FEET TO THE CENTER 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 1,320.84 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 31; THENCE S89°11'00"W, ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST 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 SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST 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 SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,320.44 FEET TO THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 31; THENCE S00°00'34"W, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,329.16 FEET TO THE CONTHRWEST SIXTEENTH CORNER OF SAID SECTION 31; THENCE S89°211'00"W, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 37.78 FEET TO A POINT ON A LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED UNDER RECEPTION NO. 204188565; THENCE S02°42'03"W, ON SAID LINE DESCRIBED SOUNDA
 11.ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 00°53'47", A RADIUS OF 5,030.00 FEET, A DISTANCE OF 78.69 FEET TO A POINT ON CURVE; 12.S89°25'32"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 PRINCE 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 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; THE
3.ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS \$01°51'31"W, HAVING A DELTA OF 13°40'23", A RADIUS OF 1,560.00 FEET, A DISTANCE OF 372.28 FEET TO A POINT OF TANGENT; 4.S74°28'06"E A DISTANCE OF 169.05 FEET TO A POINT OF CURVE; 5.ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 52°50'29", A RADIUS OF 840.00 FEET, A DISTANCE OF 774.70 FEET TO A POINT OF TANGENT; 6.N52°41'25"E A DISTANCE OF 1,610.12 FEET TO A POINT OF CURVE; 7.ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 38°46'50", A RADIUS OF 960.00 FEET, A DISTANCE OF 649.77 FEET TO A POINT ON CURVE; 8.THENCE \$88°31'45"E A DISTANCE OF 8.27 FEET TO A POINT ON CURVE; 9.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; 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;
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 ;
 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 N03°54'09"E, HAVING A DELTA OF 93°42'48", 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 N03°54'09"E, HAVING A DELTA OF 93°42'48", A RADIUS OF 74.72 FEET, A DISTANCE OF 291.86 FEET TO A POINT OF TANGENT;
 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.N80°10′51″E A DISTANCE OF 44.51 EFET TO A POINT ON CURVE;
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 511.85 FEET; 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; 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;
CONTAINING A CALCULATED AREA OF 14,100,034 SQUARE FEET, OR 323.692 ACRES, MORE OR LESS. TRACT C COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING; THENCE S89°20'59"W ON THE SU 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:
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; 14.572°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 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 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.
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 REAT A OF 38°46'50", A RADIUS OF 1,040.00 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;
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 HO NORTH FILING NO. 1 THE FOLLOWING FIFTEEN (15) COURSES: 1.N89°59'04"W A DISTANCE OF 502.35 FEET; 2.N82°41'19"W A DISTANCE OF 492.47 FEET; 3.S06°27'11"W A DISTANCE OF 236.35 FEET; 4.N80°16'16"W A DISTANCE OF 554.19 FEET; 5.N56°06'05"W A DISTANCE OF 554.19 FEET;
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 NORTH LINE OF THE NORTH LAST 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 SAID SECTION A DISTANCE OF 2,595.64 FEET; THENCE S00°00'53''W ON SAID 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 1,520.50 FEET
RANGE 66 WEST OF THE NORTHWEST CONNENT A DISTANCE OF 1.474.13 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTION 31, THENCE NO8°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; THE 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 SAID SECTION 30, A DISTANCE OF 920.27 FEET; THENCE N89°01'31"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST 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; 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 CORTER QUARTER CORNER OF SAID SECTION 30; THENCE N80°01'31"E, ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER TO A POINT 50.00 FEET SOUTH OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 390.42 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2.600.74 FEET TO A POINT 50.00 FEET SOUTH OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE N80°01'31"E, ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER TO A POINT 50.00 FEET SOUTH OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE N88°58'45"E, ON A LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER 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; THENCE N88°58'45"E, ON A LINE
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
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 10 A POINT OF TANGENT; 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;
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;
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 DIST 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 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 25.70 FEET TO A POINT OF REVERSE CURVE; THENCE THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 187.00 FEET A DISTANCE OF 36.78 FEET TO A POINT OF TANGENT; THENCE S33°22'55"W A DISTANCE OF 25.70 FEET TO A POINT OF CURVE THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 187.00 FEET A DISTANCE OF 110.81 FEET TO A POINT OF TANGENT; THENCE S04°31'60'G'' A DISTANCE OF 277.13 FEET TO A 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 152.8 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 152.8 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 DIST 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 DIST 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 DIST 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 47
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 DISTANCE OF 346.43 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 25°52'12", A RADIUS OF 370.00 FEET A DISTANCE OF 167.06 FEET TO A POINT OF TANGENT; THENCE S46°44'50 DISTANCE OF 346.43 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 55°52'12", A RADIUS OF 370.00 FEET A DISTANCE OF 167.06 FEET TO A POINT OF TANGENT; THE S20°52'38"E A DISTANCE OF 516.23 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 54°15'33, A RADIUS OF 170.00 FEET A DISTANCE OF 160.99 FEET TO A POINT OF TANGENT; THENCE S33°22'55"W A DISTANCE OF 76.55 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA 11°16'06", A RADIUS OF 187.00 FEET A DISTANCE OF 36.78 FEET TO
2.ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N03 59 03 E, HAVING A DELTA OF 50°08'31", A RADIUS OF 3,540.00 FEET, A DISTANCE OF 301.50 FEET TO A POINT ON CURVE, 2.ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N03°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;
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 B 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 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:
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 B 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.
MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CAD FILE: J:\2021\211030\CAD\Dwgs\C\PUD-PP\Utility_Cover



VICINITY MAP

NOT TO SCALE

-50.00' R.O.W.

-30.00' PAVEMENT -

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

-60.00' R.O.W.-

-36.00' PAVEMENT-

URBAN, COLLECTOR (PUBLIC)

SCALE: 1"=10'

(ROADS USING THIS SECTION: HOLMES

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

0^{8" SAN SWR}

-10.00'--

_8" PVC WTR

2.50'-----

_8" PVC WTR

()

8" SAN SWR

└╼─10.00'─►

2.50

→ 6.00[°]

-2.50

- 6.00





2.50'

STM SWR

4.00'

STM SWR -

DIAMETER VARIES

DIAMETER VARIES

5.00' P.I.U.E¬

10.00'

EASEM.

10.00'

UTILITY

5.00'

S/W

EASEM.

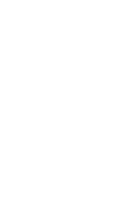
ELEC.

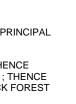


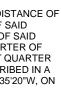












RIPTION

			-
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	PRELIMINARY COVER

OWNER/DEVELOPER PRI #2

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

SM ROCHA,LLC.



∕^{_2.50′}∕_5.00′ P.I.U.E

S/W

10.00'

EASEM.

– EPC TYPE C (OPTIONAL) CURB

10.00'

-UTILITY

5.00'

S/W

- EPC TYPE A CURB

EASEM.

PROJECT CONTACTS:

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

TRAFFIC ENGINEER

8703 YATES DRIVE, STE 210 WESTMINSTER, CO 80031 TELE: (303) 458-9798 ATTN: MIKE ROCHA EMAIL: MIKE@SMROCHA.COM

<u>SURVEYOR</u> 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 - OVERALL MAP 4-15 - PRELIMINARY UTILITIES

EPC STORMWATER REVIEW COMMENTS IN ORANGE BOXES WITH BLACK TEXT 4

YUTILITIES LAYOUT

SHEET CV

E	L PASO COUNTY STANDARD CONSTRUCTION NOTES:	ABI
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	A Ø, DIA AASHI
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	AASHT ABC ABD
3.	NOTIFICATION CENTER OF COLORADO (UNCC) CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN	AC ADA ASPH
	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	ASS'Y ASTM
	C. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION D. CDOT M & S STANDARDS	BFE BLDG BLVD
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,	BM BNDY
	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	BOP BW C&G
5.	BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY. 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	CA CATV
6.	CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.	CB CFS CIP
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	CL CMP COMP
8.	CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY	COMP CONC CONST
	ERRORS OR INCONSISTENCIES. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE	CSP CSU CT
11.	APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS.	CTR CU
	OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL	CY DBL DEG
	SIGNING AND STRIPING NOTES WILL BE PROVIDED.] CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DPW, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE LINUESS OTHERWISE NOTED. THE	DET DEPT
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.	DIM DIP DOT
)E	ENERAL CONSTRUCTION NOTES	DWG E
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	EL ELEC EOG
2.	THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY	EOP ESMT
3	DAMAGE TO THE UTILITIES WILL BE REPLACED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR. ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.	EW EX FD
	ADDITIONAL EROSION CONTROL STRUCTURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION. 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.	FDC FE FES
5.	ALL STATIONING IS CENTERLINE UNLESS OTHERWISE INDICATED. ALL ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE INDICATED.	FF FG
5. 7.	ALL DISTURBED PAVEMENT EDGES SHALL BE CUT TO NEAT LINES. REPAIR SHALL CONFORM TO THE EPC ECM APPENDIX K – 1.2C ALL INTERSECTION ACCESSES ARE TO BE CONSTRUCTED WITH A 25 FOOT SIGHT VISIBILITY TRIANGLE AND THERE SHALL BE NO	FH FHWA FL
3.	OBSTRUCTIONS GREATER THAN 18" IN THIS AREA. 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	
0	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.	LEC
J.	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.	MATC
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.	MATCI PHASE SECTI
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.	PROP
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.	RIGHT CENTE
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.	CHAIN WOOD
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.	ROD II GUARI
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.	CABLE U.G. E
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	OVERI FIBER GAS M
7.	SERVICES. SANITARY SEWER PIPE AND FITTINGS: PVC 4" – 8" ASTM D3034, TYPE PSM, SDR 35: PUSH–ON JOINTS AND MOLDED RUBBER GASKETS	GAS M SANIT. STORI
	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)	TELEP WATEI
		SWALL TRAIL
		CURB
		DRAIN INDEX
		INTER 100-YF
		FLOOL
		EDGE
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		DRAIN
		BASIN
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	ROVED: KMH JOB NUMBER: 211030 0 1"	ISION DESCR
	DATE: 11/8/2023 FILE: J:\2021\211030\CAD\Dwgs\C\PUD-PP\Utility_Cover	

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
СА	COARSE AGGREGATE
CATV	CABLE TELEVISION
СВ	CHORD BEARING/CATCH BASIN
CFS	CUBIC FEET PER SECOND
CIP	CAST IRON PIPE
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
COMP	COMPOSITE
CONC	
CONST	CONSTRUCT OR CONSTRUCTION
CSP	CORRUGATED STEEL PIPE
CSU	COLORADO SPRINGS UTILITIES
СТ	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
КМ	KILOMETER
L	LENGTH
LF	LINEAR FEET
M	METER
MIN	MINIMUM
MISC	MISCELLANEOUS
MAINT	MAINTENANCE
MAX	MAXIMUM
MAA MH	MANHOLE
MP	MANHOLE MIDPOINT
N	
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

MATCH LINE	EXISTING	PROPOSED	STORM SEWER		
PHASE LINE				EXISTING	PROPOSED
SECTION LINE			MANHOLE	ST	D
PROPERTY LINE			STORM INLET		
EASEMENT LINE			FLARED END SECTION		
RIGHT OF WAY			RIPRAP		
CENTERLINE					
CENTERLINE CHAIN LINK FENCE			SANITARY SEWER		
WOODEN FENCE			CLEAN OUT	L	Y
				°	
ROD IRON FENCE	000		MANHOLE	6	\$
GUARDRAIL			PLUG	2	3
CABLE TV	TV	TV			
U.G. ELECTRIC	UE				
OVERHEAD ELECTRIC	OE	OE	WATER		
FIBER OPTIC	— — FO—	— — FO—	FIRE HYDRANT	V	¥
GAS MAIN		-,,,,	FIRE DEPT. CONNECTION	FDC	Yest I
SANITARY SEWER			GATE VALVE	м	M
STORM DRAIN			MANHOLE	W	Ŵ
TELEPHONE	UT	UT	METER	WM	W M H
WATER MAIN	\ \\ \ \\ \ \\ \ \\ \ \\	W	TEE		, The
SWALE		• 🖛 • • 🖛 • • 🖛 • •	REDUCER		-
TRAIL			KEDOOEK		
CURB & GUTTER	===========				
DRAINAGE BASIN					
INDEX CONTOUR					
INTER. CONTOUR			DRY UTILITIES		MISCELLANEOUS
100-YR FLOODPLAIN	100YR100YR		DRYUTILITIES		MISCELLANEOUS
FLOODWAY			ELECTRIC METER		SIGN
			ELECTRIC PEDESTAL	E	BOLLLARD
EDGE OF WETLANDS			ELECTRICAL CABINET	E	ACCESSIBLE PARKING
			ELECTRIC VAULT	⊒VI	
DRAINAGE			FIBER OPTIC PULL BOX	E	
	EXISTING	PROPOSED	FIBER OPTIC MANHOLE	FO	
			FIBER OPTIC PEDESTAL	Ē	
DRAINAGE BASIN			FIBER OPTIC SIGN	J FO	
		(I.D.)	FIBER OPTIC VAULT	EVL	
BASIN TAG			GAS METER	ex	
		AREA	GAS SIGN	∥ G	
		· ·	GAS VAULT	G	
DESIGN POINT		\triangle	TELEPHONE CABINET		
			TELEPHONE MANHOLE	R	
METRO DISTRICT	S		TELEPHONE SIGNAL/MAST		
DISTRICT NO. 1			TELEPHONE SIGN	ш П	
DISTRICT NO. 2			TELEPHONE PEDESTAL	*·	
DISTRICT NO. 3			TRANSFORMER		
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DISTRICT NO. 5			FIBER OPTIC VAULT		
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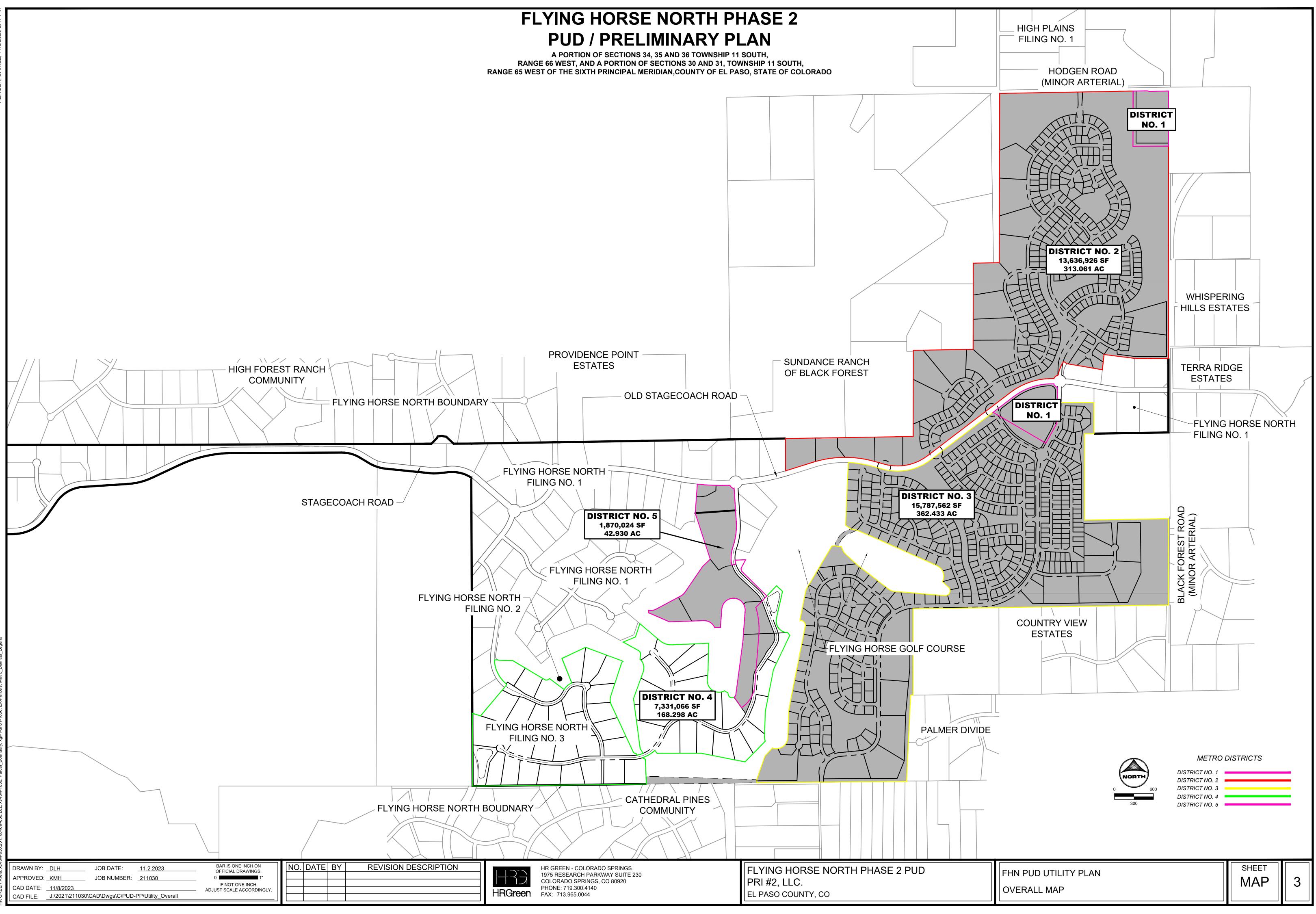
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HR GREEN - COLORADO SPRINGS 1975 RESEARCH PARKWAY SUITE 230 COLORADO SPRINGS, CO 80920 PHONE: 719.300.4140 FAX: 713.965.0044

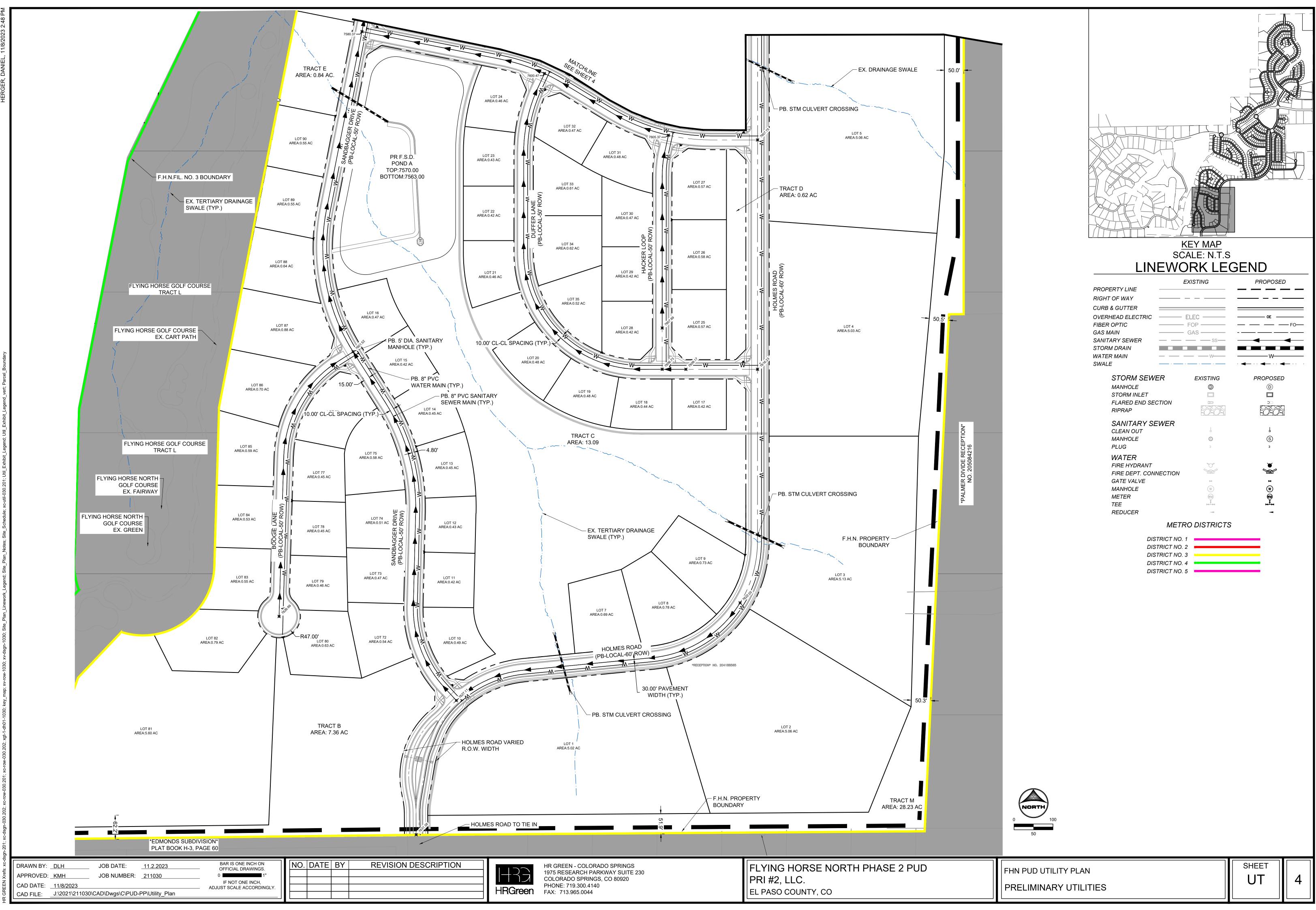
FLYING HORSE NORTH PHASE 2 PRI #2, LLC. EL PASO COUNTY, CO

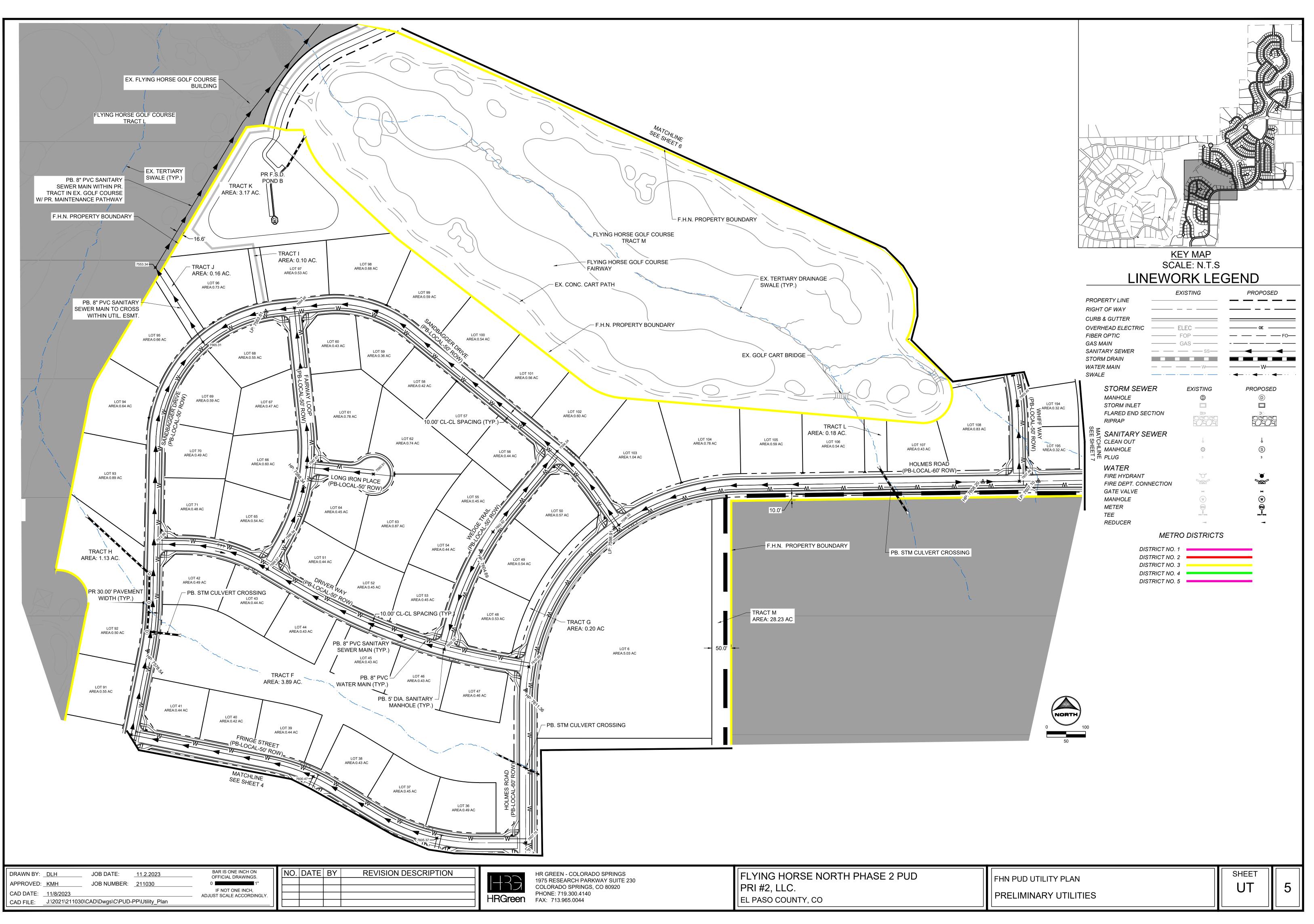
2 PUD	PRELIMINARY UTILITIES LAYOUT LEGEND	SHEET LG	2

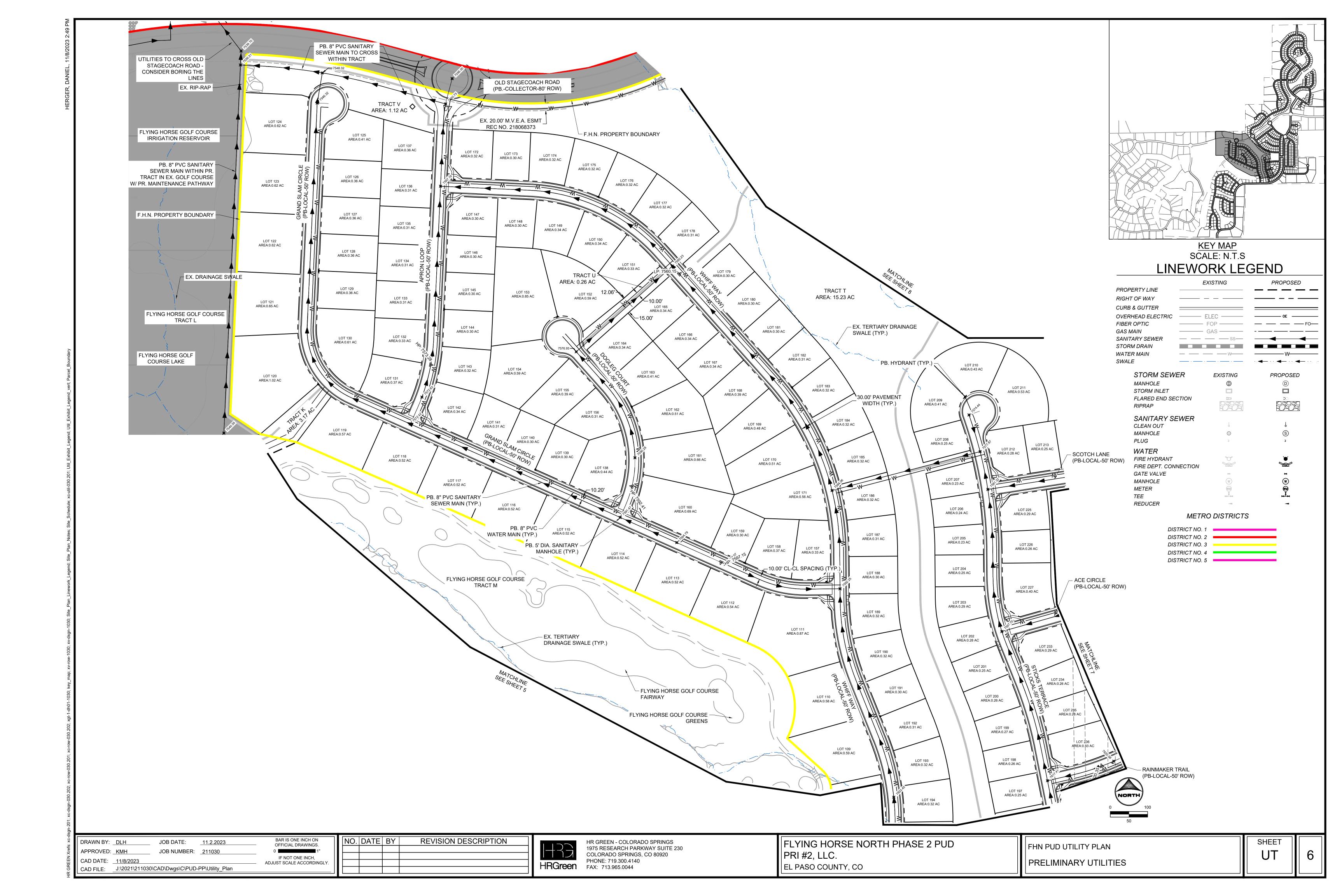


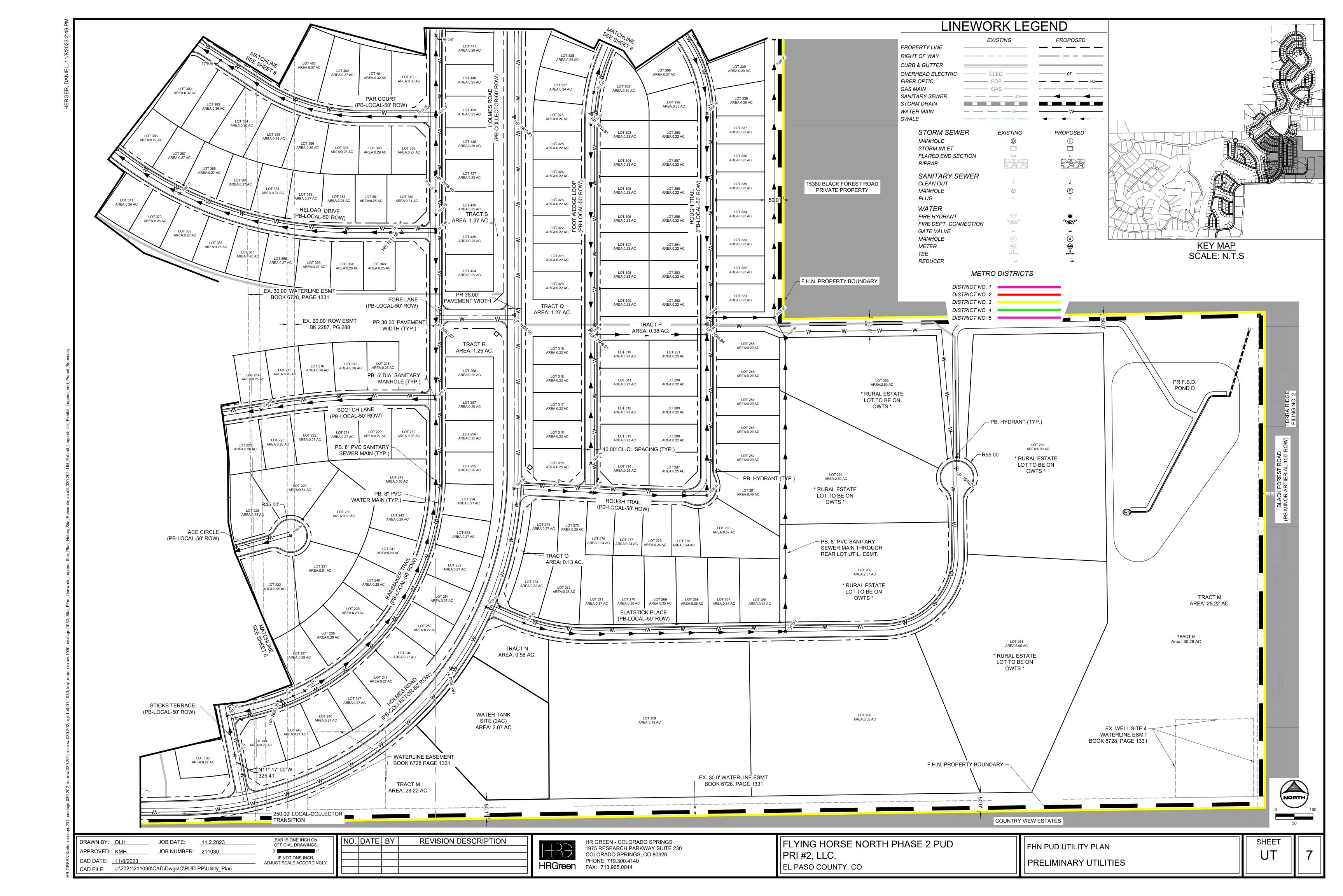


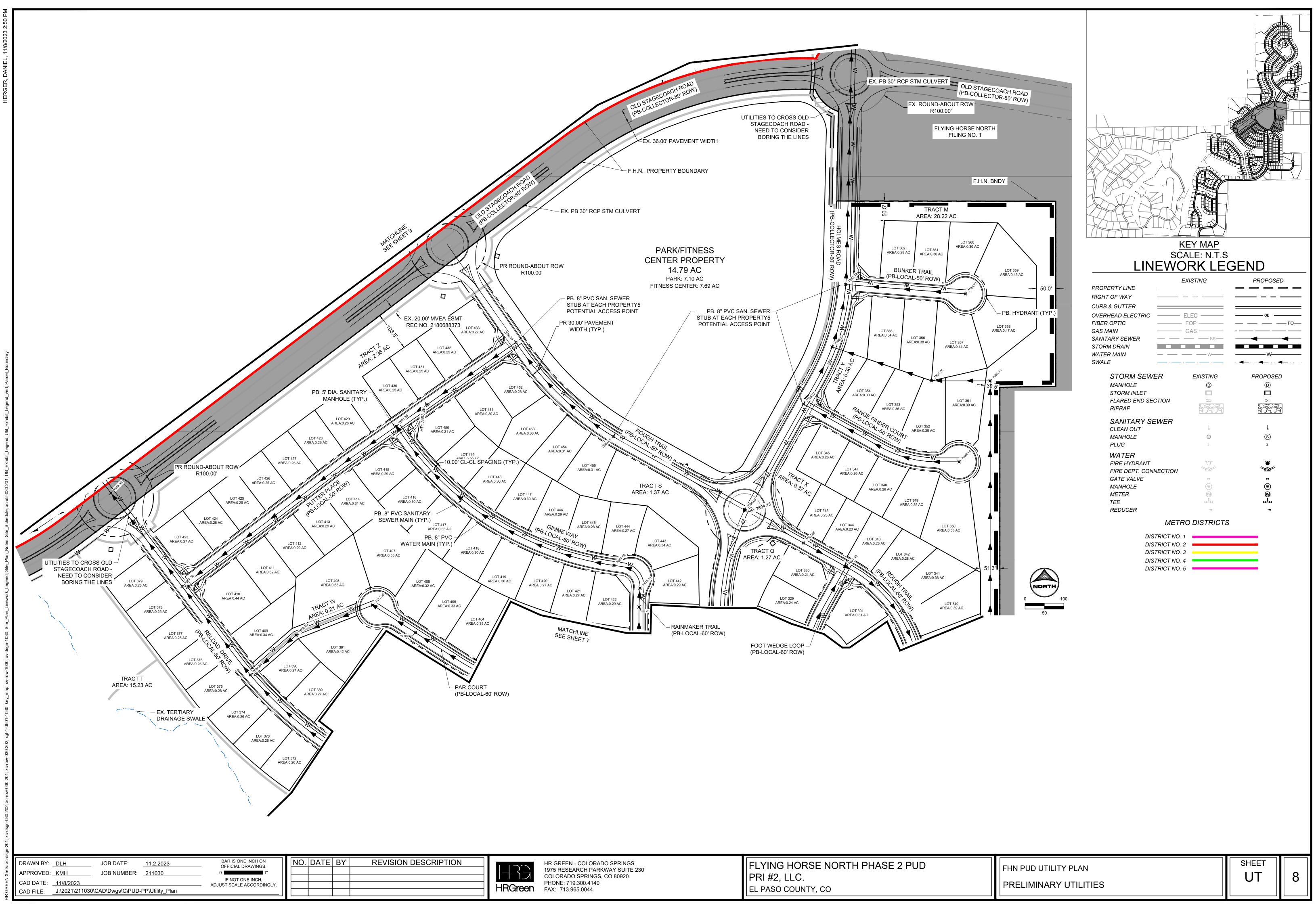
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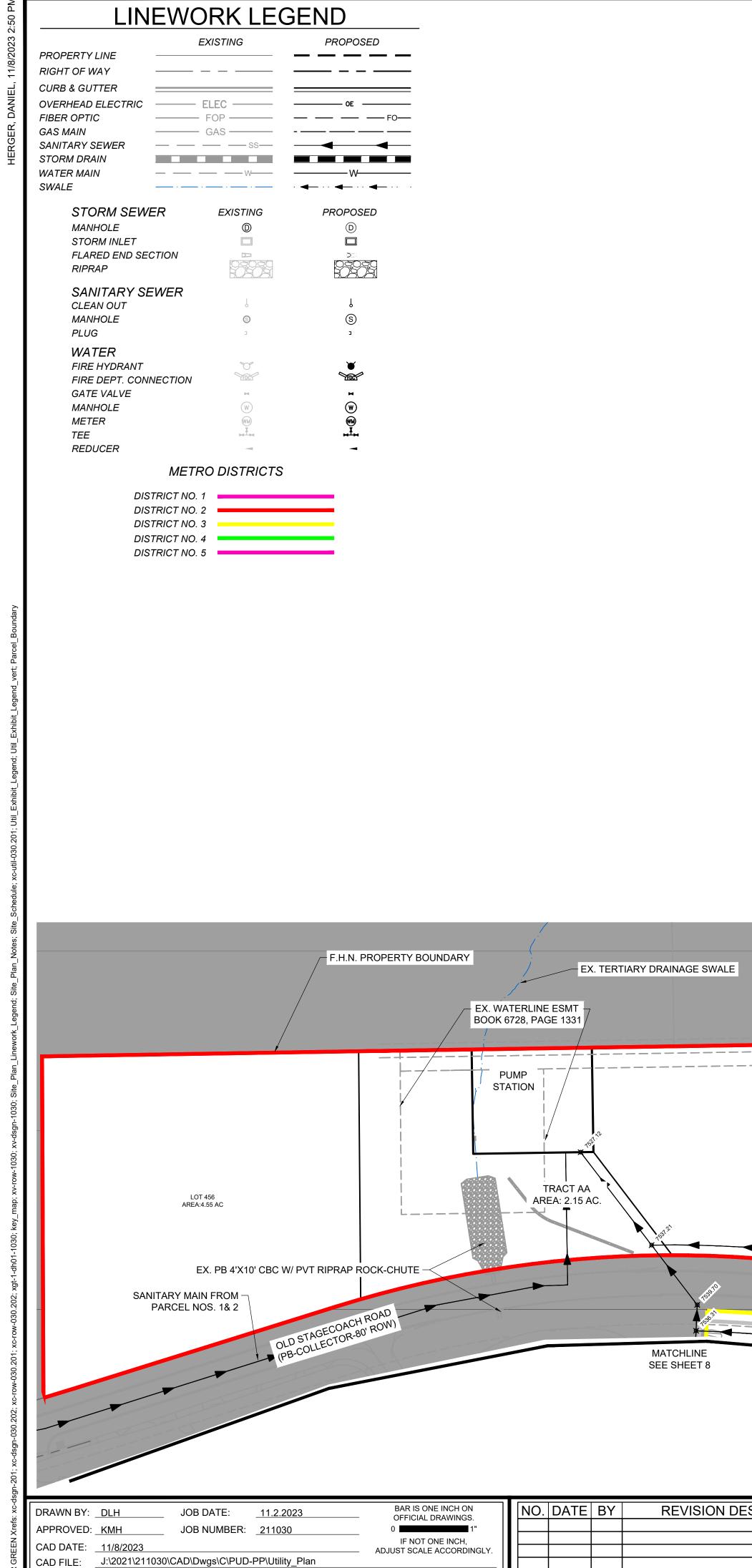








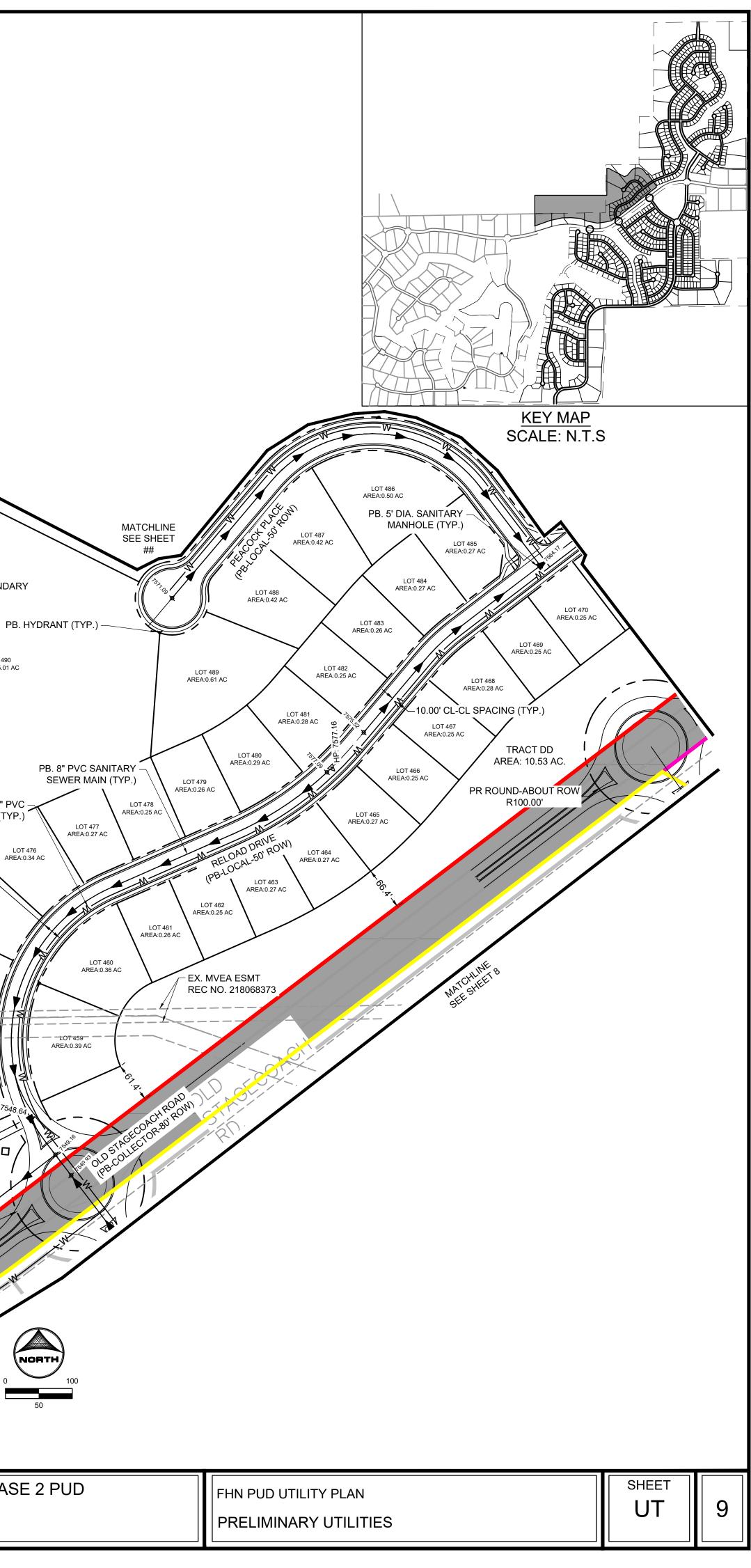
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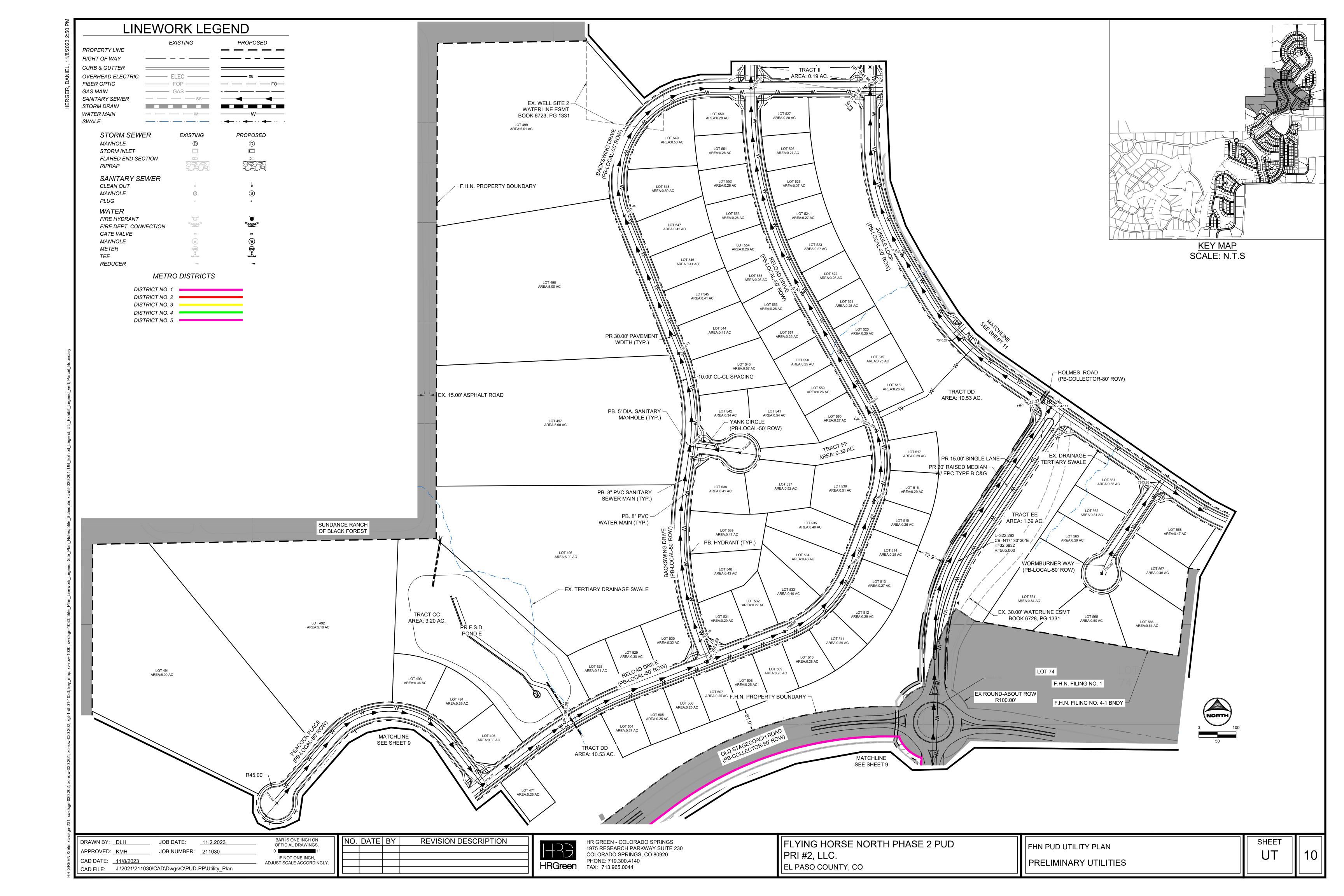


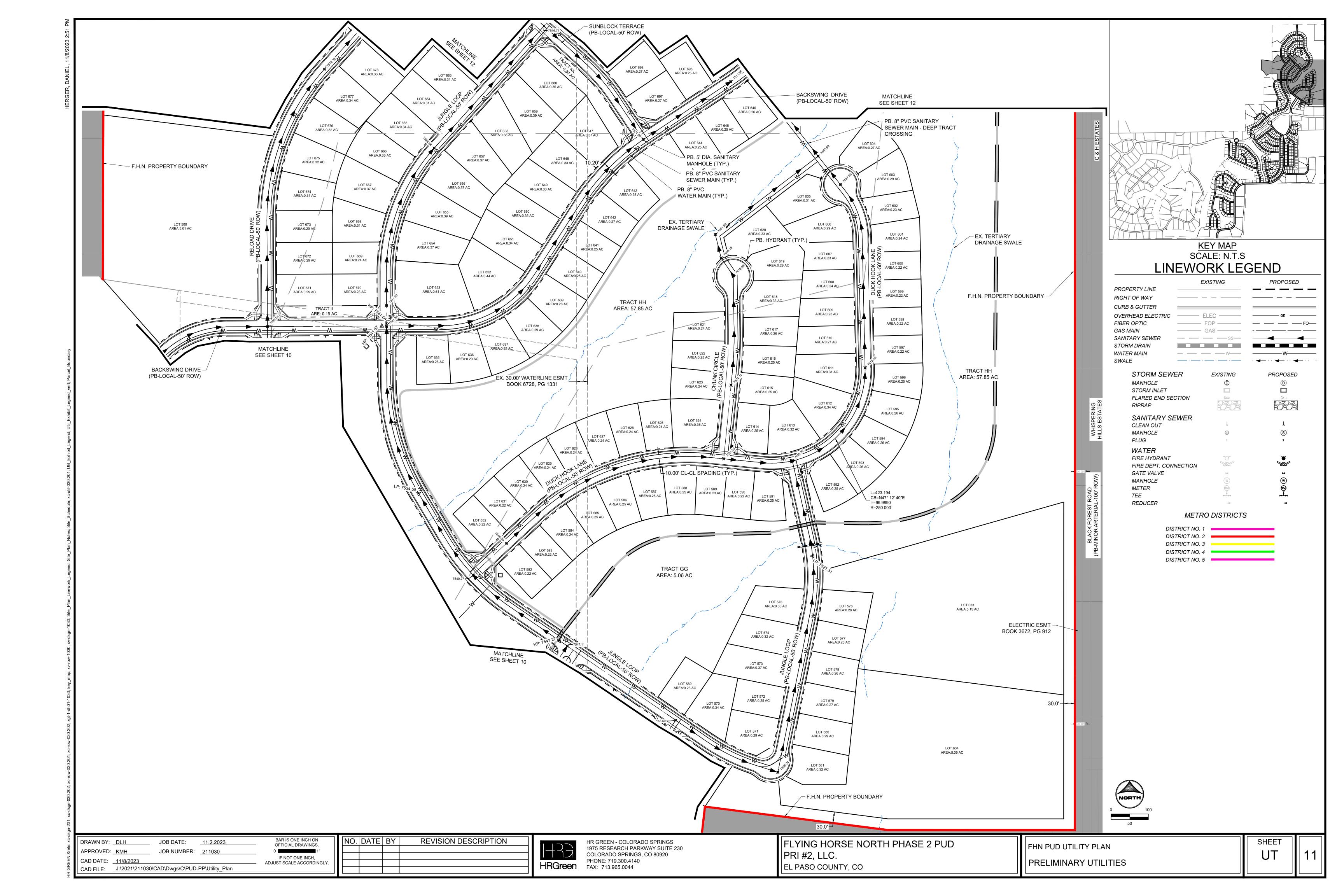
SUNDANCE RANCH OF BLACK FOREST EX. 30.00' WATERLINE ESMT BOOK 6728, PAGE 1331	EX. TERTIA	ARY DRAINAGE SWALE	PB. 8" PVC WATER MAIN (TYP.) PR 30.00' PAVEMENT WIDTH (TYP.) LOT 476 AREA:0.34 AC LOT 475 AREA:0.46 AC LOT 477 AREA:0.46 AC LOT 474 AREA:0.34 AC EX. 20.00' ROW ESMT BOOK 2310 PG 481
LOT 457 REA:4.06 AC	PB. 8" PVC WATER MAIN (TYP.)	PR F.S.D. POND C TRACT BB AREA: 3.61 AC.	LOT 47 AREAD.29 AC
	R GREEN - COLORADO SPRINGS 75 RESEARCH PARKWAY SUITE 230 DLORADO SPRINGS, CO 80920 IONE: 719.300.4140 X: 713.965.0044	PRI #2, L	HORSE NORTH PHASE 2 LC. COUNTY, CO

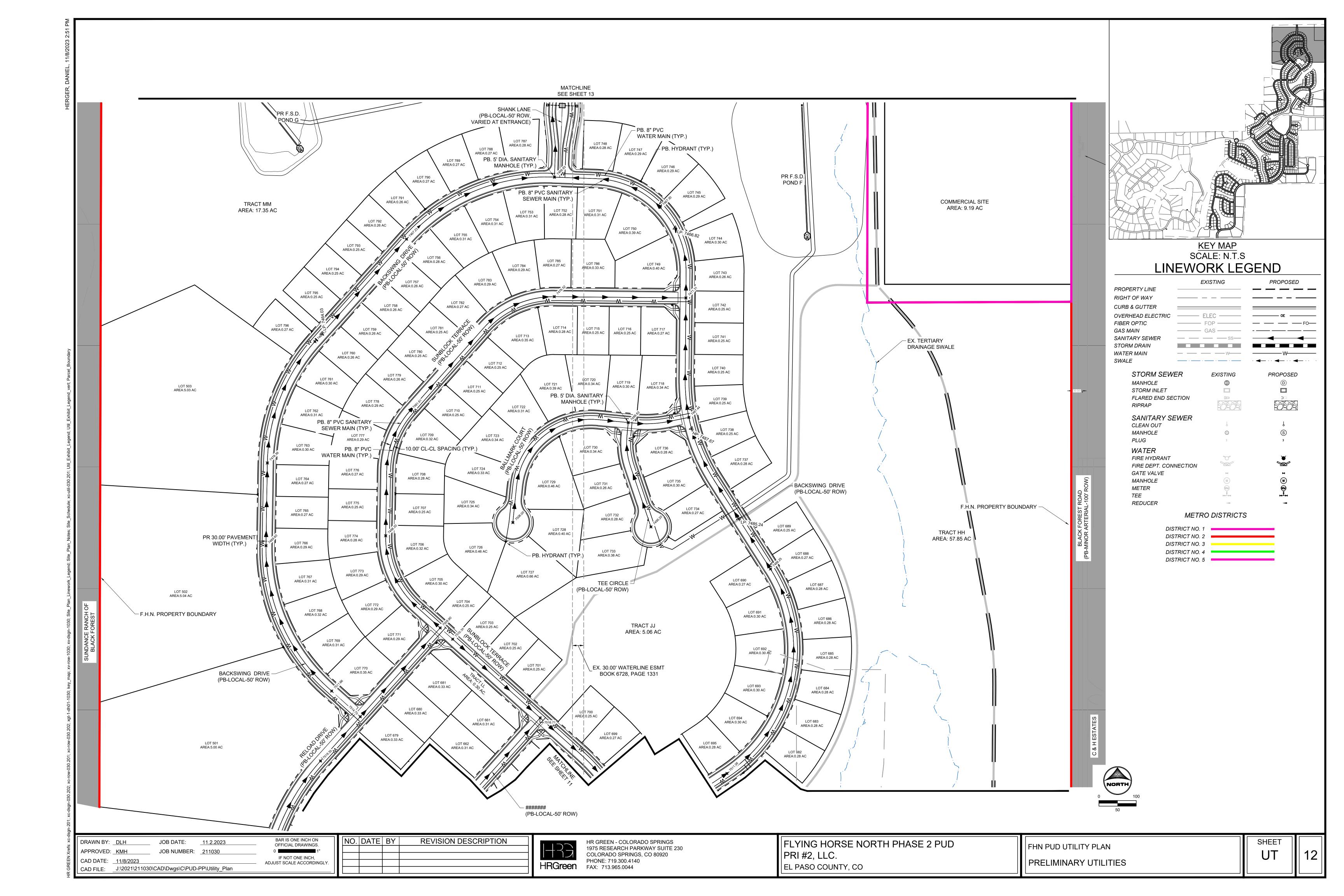
F.H.N. PARCEL BOUNDARY

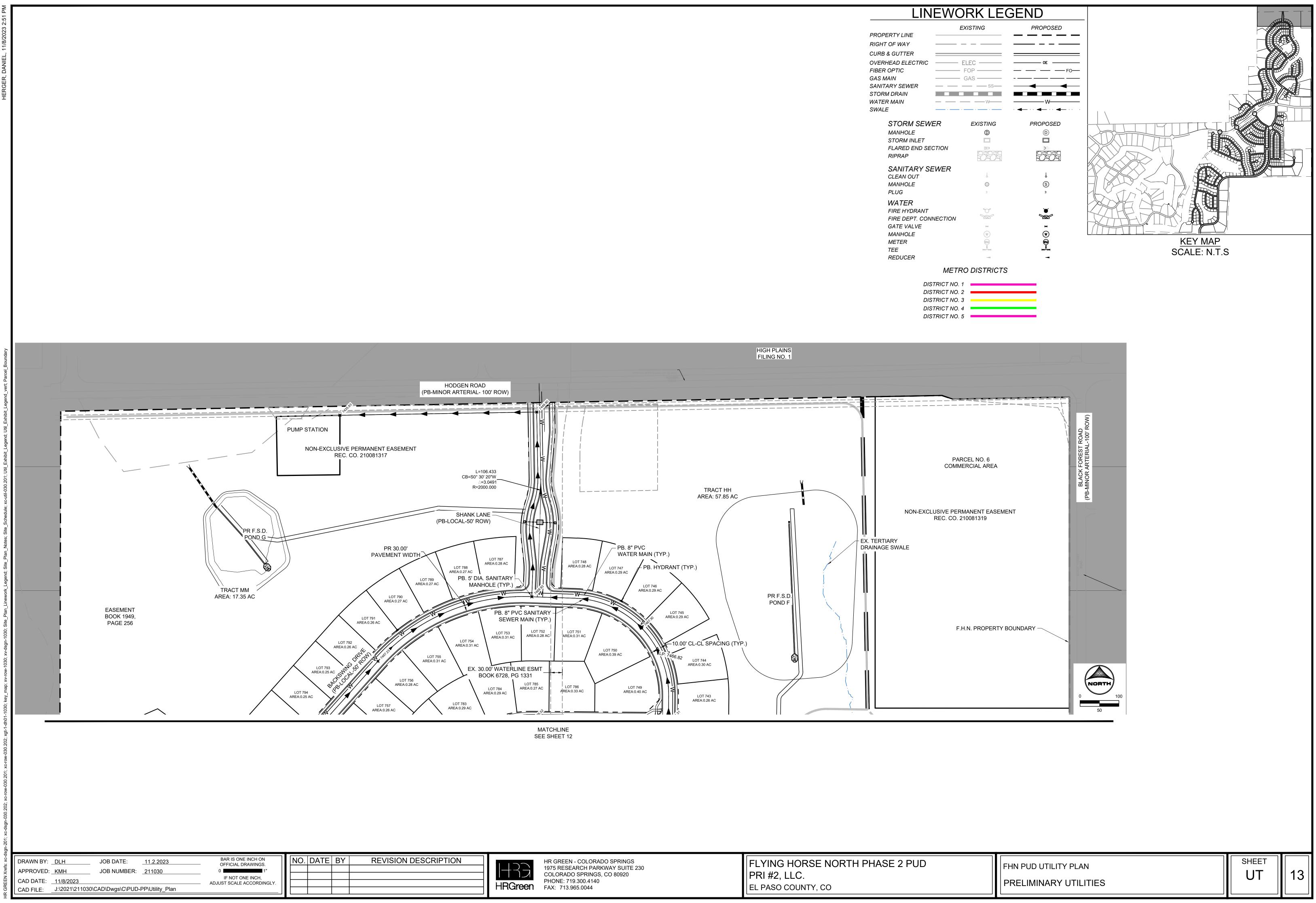
LOT 490 AREA:5.01 AC



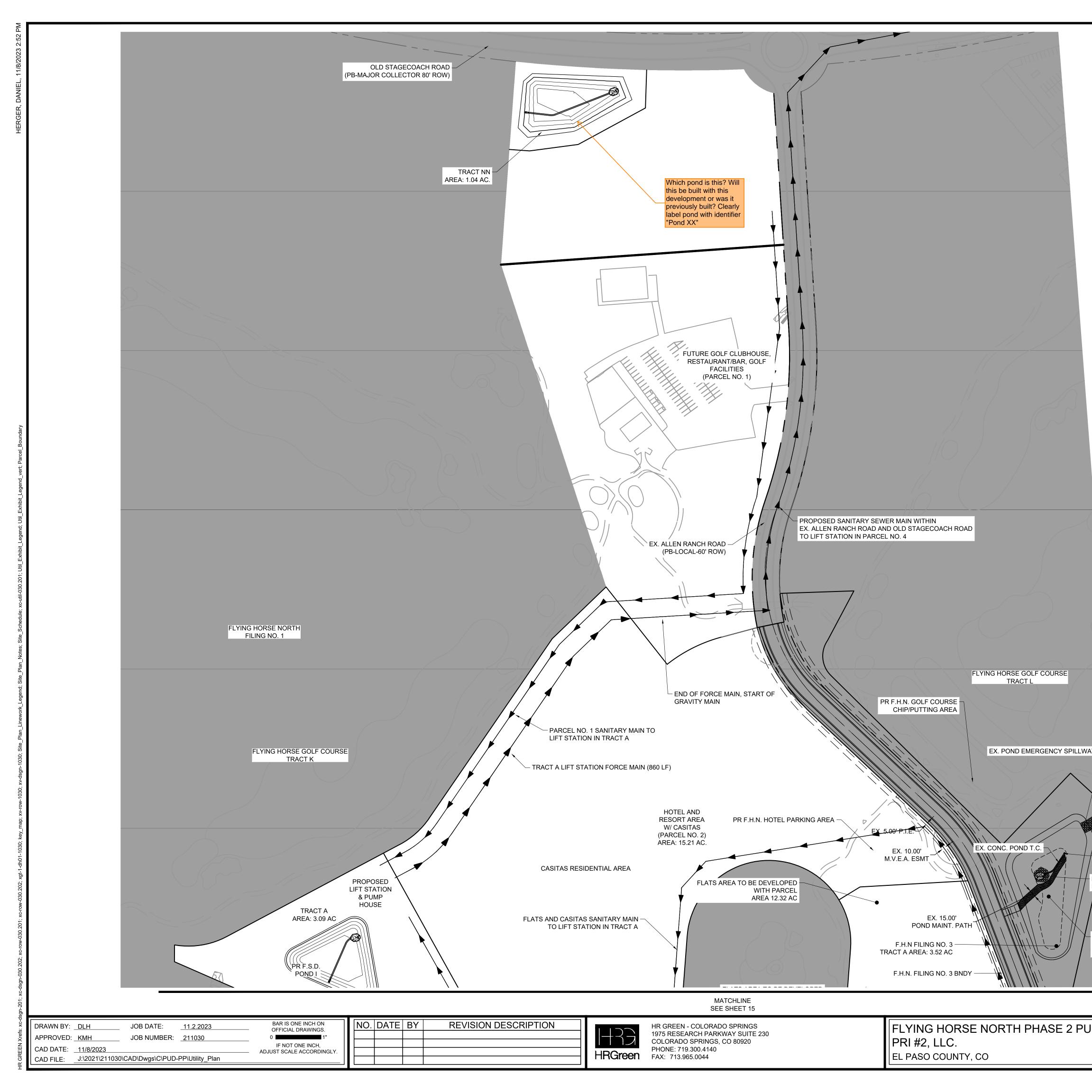




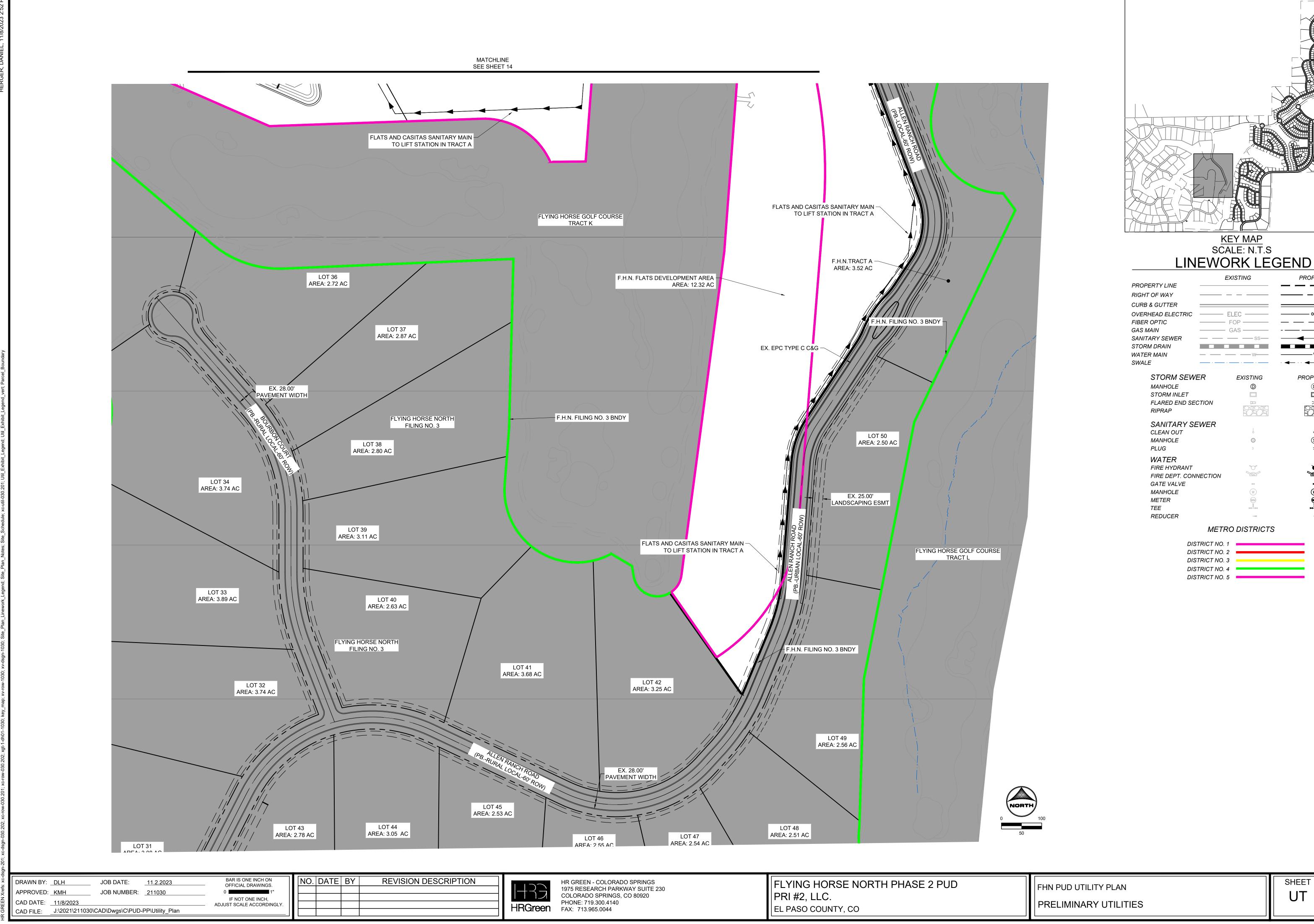




FLYING HORSE NORTH PHASE 2 I
PRI #2, LLC.
EL PASO COUNTY, CO



	SCA	<u>EY MAP</u> ALE: N.T.S		
		DRK LE	GEND PROPOSE	
	PROPERTY LINE	ELEC GASSS		F0 F0 ■
	STORM SEWER MANHOLE STORM INLET FLARED END SECTION RIPRAP	EXISTING ©		
	SANITARY SEWER CLEAN OUT MANHOLE PLUG WATER	\$ ©	k S J	
	FIRE HYDRANT FIRE DEPT. CONNECTION GATE VALVE MANHOLE METER		►	
	TEE REDUCER METE	NO DISTRICTS	-	
	DISTRICT NO DISTRICT NO DISTRICT NO	1		
	DISTRICT NO. 3 DISTRICT NO. 4 DISTRICT NO. 3	3		
EX. POND OUTLET STRUCTURE				
EX. CONC. POND FOREBAY FLYING HORSE NORTH				
FILING NO. 3 EX. F.S.D. POND A (OWNED BY F.H.N. HOA)				
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