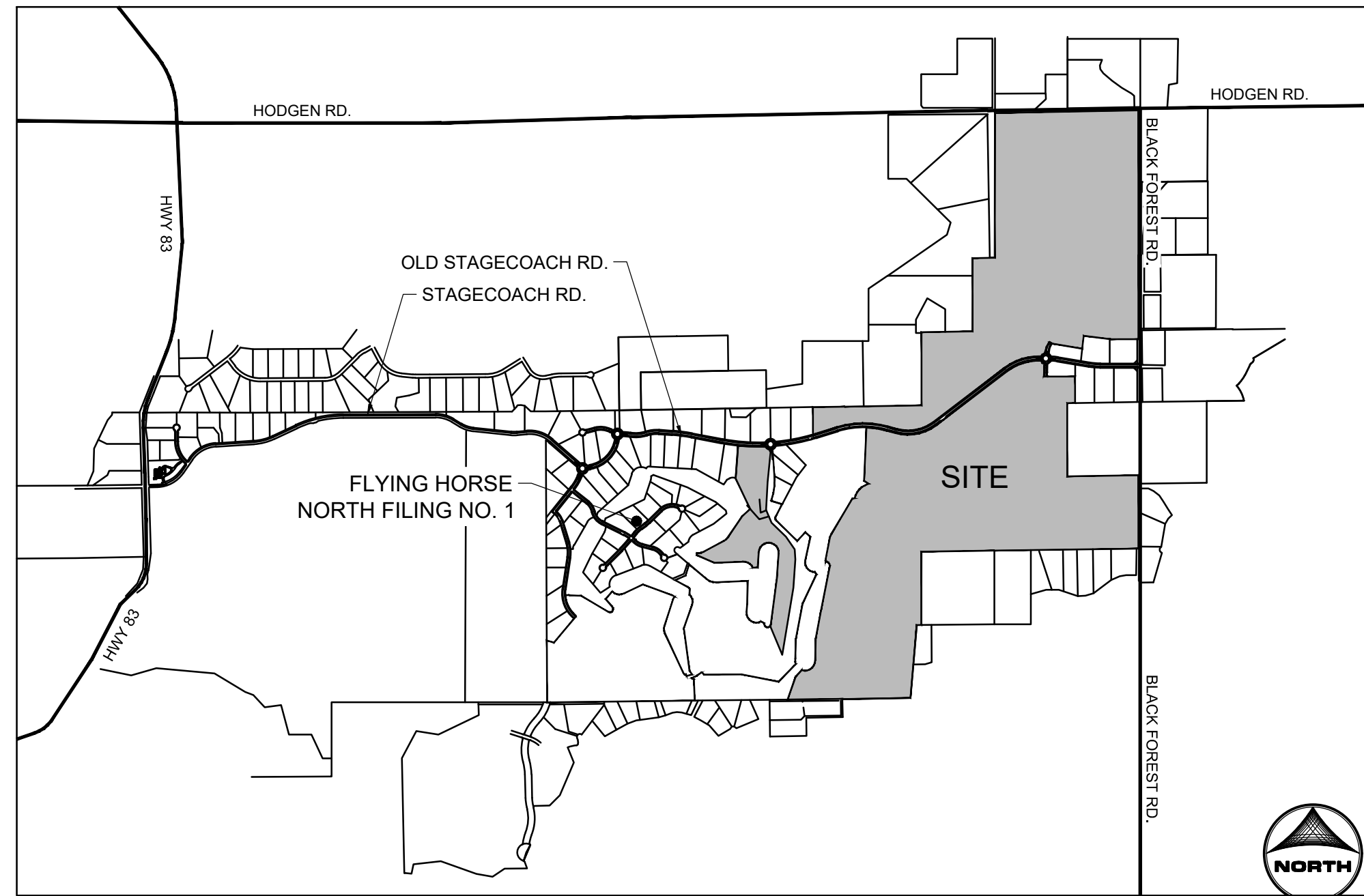


FLYING HORSE NORTH PHASE 2 PRELIMINARY OVERLOT GRADING PLAN

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



VICINITY MAP
NOT TO SCALE

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
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: JTSSIN@EJSURVEYING.COM

UTILITY CONTACTS

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

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

FIRE
BLACK FOREST FIRE PROTECTION DISTRICT
114455 TEACHOUT ROAD
COLORADO SPRINGS, CO 80908
TELE: (719) 495-4900
ATTN: PJ LANGMAID

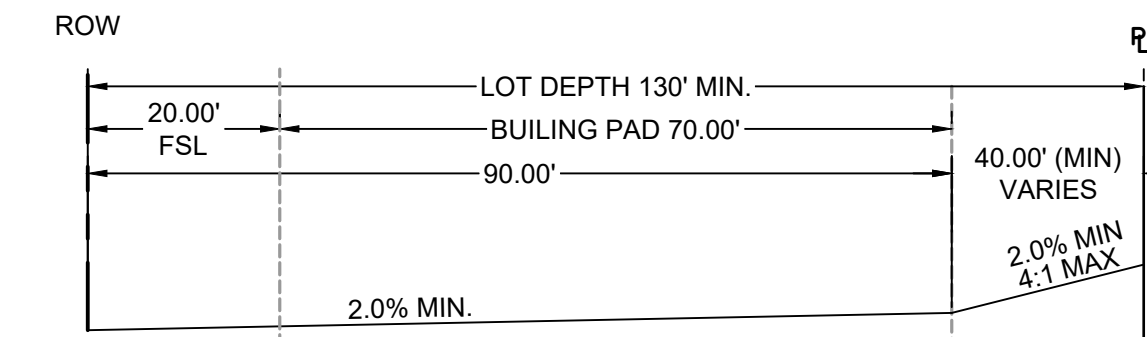
WASTEWATER
TRIVIEW METROPOLITAN DISTRICT
16055 OLD FOREST POINT STE 300
MONUMENT, COLORADO 80132
ATTN: -

WATER
FALCON AREA WATER AUTHORITY

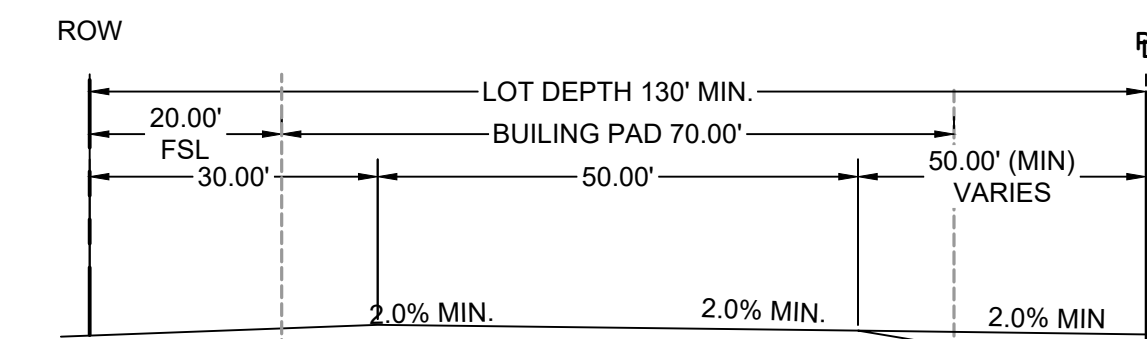
SHEET INDEX

1 - COVER
2 - LEGEND
3-12 - GRADING PLANS

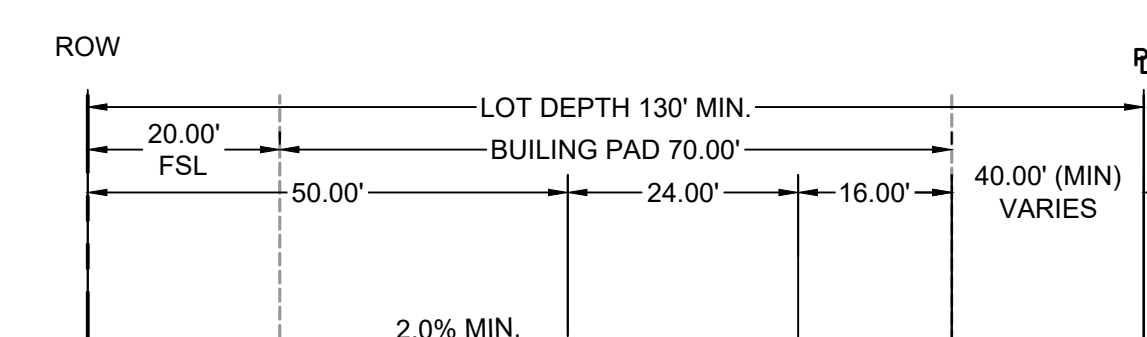
TYPICAL LOT TEMPLATES



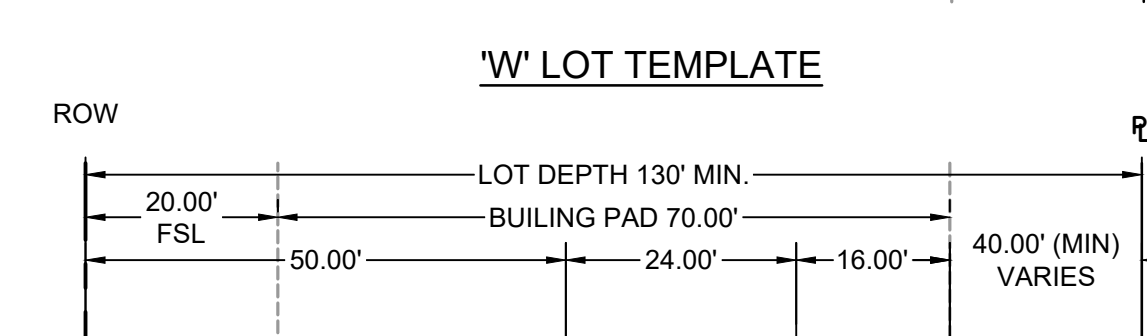
'A' LOT TEMPLATE



'B' LOT TEMPLATE



'W' LOT TEMPLATE



'G' LOT TEMPLATE

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 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 THREE (3) 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;

THENCE CONTINUING ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 22°00'35", A RADIUS OF 530.00 FEET A DISTANCE OF 203.60 FEET TO A POINT OF TANGENT; THENCE S33°45'53"E A DISTANCE OF 496.37 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°57'06", A RADIUS OF 470.00 FEET A DISTANCE OF 270.30 FEET TO A POINT OF TANGENT; THENCE S00°48'47"E A DISTANCE OF 209.02 FEET TO A POINT OF 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 REVERSE CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT 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 S00°48'47"E A DISTANCE OF 40.27 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°54'41", A RADIUS OF 470.00 FEET A DISTANCE OF 146.93 FEET TO A POINT OF TANGENT; THENCE S17°08'54"W A DISTANCE OF 216.15 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 12°33'58", A RADIUS OF 530.00 FEET A DISTANCE OF 118.24 FEET TO A POINT OF TANGENT; THENCE S04°31'59"W A DISTANCE OF 244.95 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT 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 S00°48'47"E A DISTANCE OF 40.27 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°54'41", A RADIUS OF 470.00 FEET A DISTANCE OF 146.93 FEET TO A POINT OF TANGENT; THENCE S17°08'54"W A DISTANCE OF 216.15 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 12°33'58", A RADIUS OF 530.00 FEET A DISTANCE OF 118.24 FEET TO A POINT OF TANGENT; THENCE S04°31'59"W A DISTANCE OF 244.95 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 19.48 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°32'28"E A DISTANCE OF 809.84 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. N86°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 POINT OF TANGENT;
- 12. N61°56'28"E A DISTANCE OF 430.63 FEET TO A POINT OF CURVE;
- 13. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27°31'13", A RADIUS OF 180.00 FEET, A DISTANCE OF 86.46 FEET TO A POINT OF TANGENT;
- 14. 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 1,771,737 SQUARE FEET, OR 40.673 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 SAID SECTION 31, A DISTANCE OF 1,474.13 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTION 31; THENCE N00°08'49"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 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°08'49"E, ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2,804.74 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 SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,520.50 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF FLYING HORSE NORTH FILINGS NO. 1, RECORDED UNDER RECEPTION NO. 218714238; THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY LINES OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING FIFTEEN (15) COURSES:

- 1. N89°59'04"W A DISTANCE OF 502.35 FEET;
- 2. N82°41'19"W A DISTANCE OF 492.47 FEET;
- 3. S06°27'11"W A DISTANCE OF 236.35 FEET;
- 4. N80°16'16"W A DISTANCE OF 554.19 FEET;
- 5. N86°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 S88°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°20'59"W ON THE SOUTH LINE OF THE SOUTHWEST 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°30'38"E A DISTANCE OF 161.72 FEET TO A POINT ON CURVE;
- 3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N17°38'34"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°50'06"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°43'39"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. N85°50'18"W A DISTANCE OF 926.31 FEET;
- 11. N88°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°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 SOUTHWEST QUARTER OF THE SOUTHWEST 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 SOUTHWEST QUARTER OF THE SOUTHWEST 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 SOUTHWEST 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 SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S00°00'54"W, ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID BLACK FOREST ROAD, BEING ALSO 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,328.09 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 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 SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,320.84 FEET TO THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 31; THENCE S00°00'54"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. 204188665; THENCE S02°42'03"W, ON SAID LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED UNDER RECEPTION NO. 204188665, 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 32,200,677 SQUARE FEET OR 739.225 ACRES

Table with columns: DRAWN BY, JOB DATE, BAR IS ONE INCH ON OFFICIAL DRAWINGS, APPROVED, JOB NUMBER, CAD DATE, CAD FILE.

Table with columns: NO., DATE, BY, REVISION DESCRIPTION.

HRGreen logo and contact information: 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

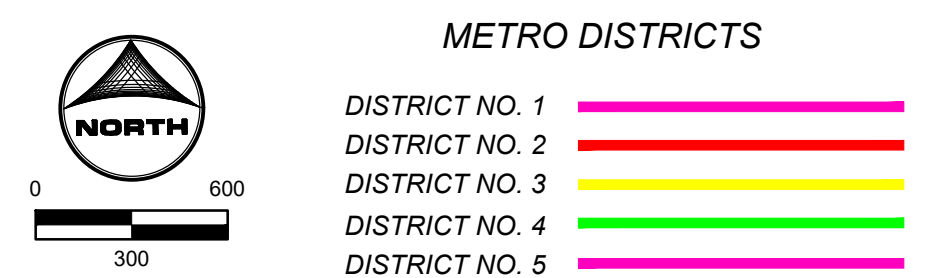
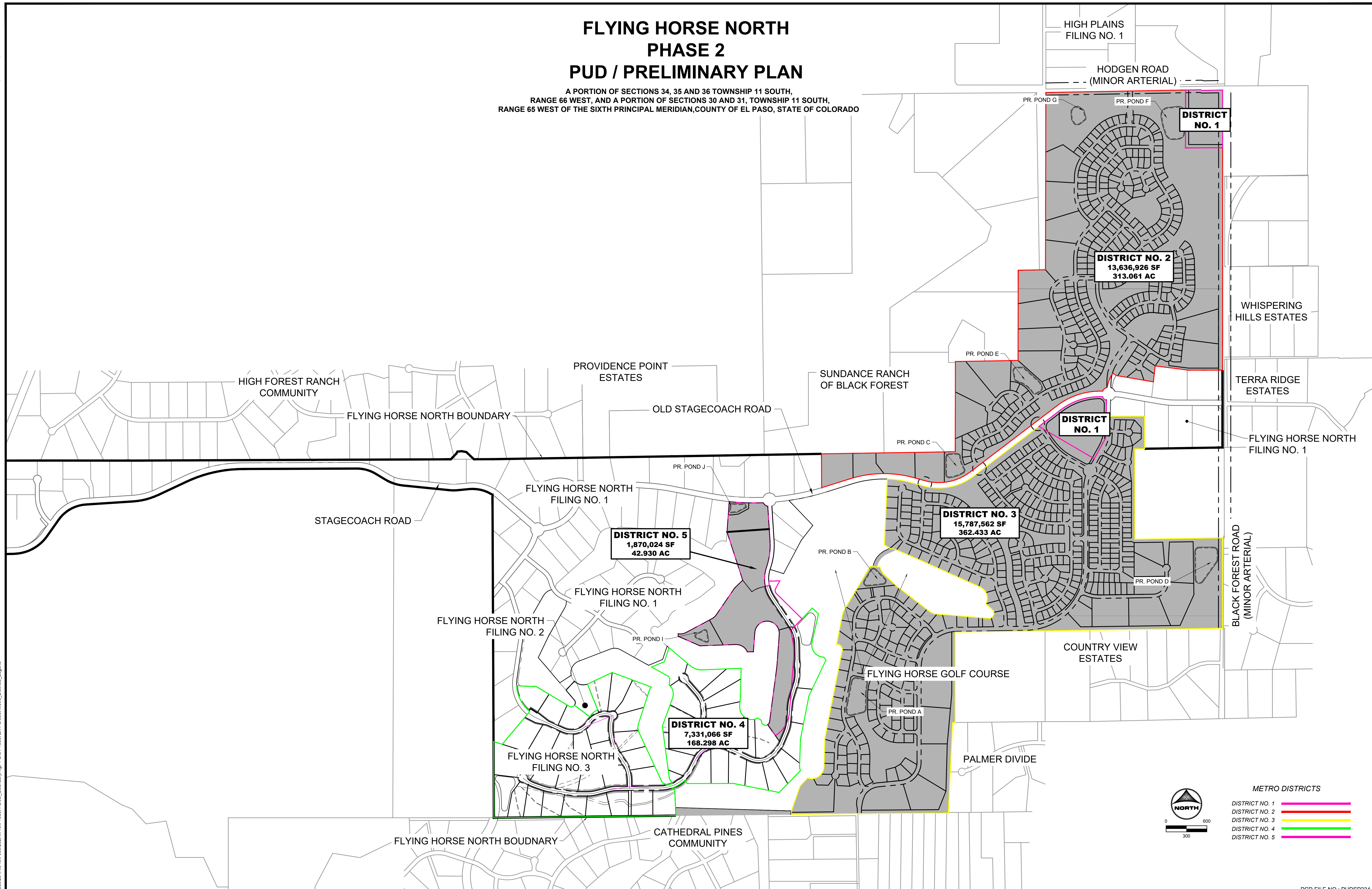
GRADING PLANS COVER SHEET CV 1

HERGER, DANIEL, 3/13/2024 11:33 AM

HR GREEN Xrefs: xref-030-201; xref-030-202; xref-1030; Parcel_Boundary; xref-dm01-1030; EX-Facels; Metro_Districts_ Legend

FLYING HORSE NORTH PHASE 2 PUD / PRELIMINARY PLAN

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



DRAWN BY: DLH	JOB DATE: 3.13.2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 211030	0" = 1"
CAD DATE: 3/13/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Grading_Overall		

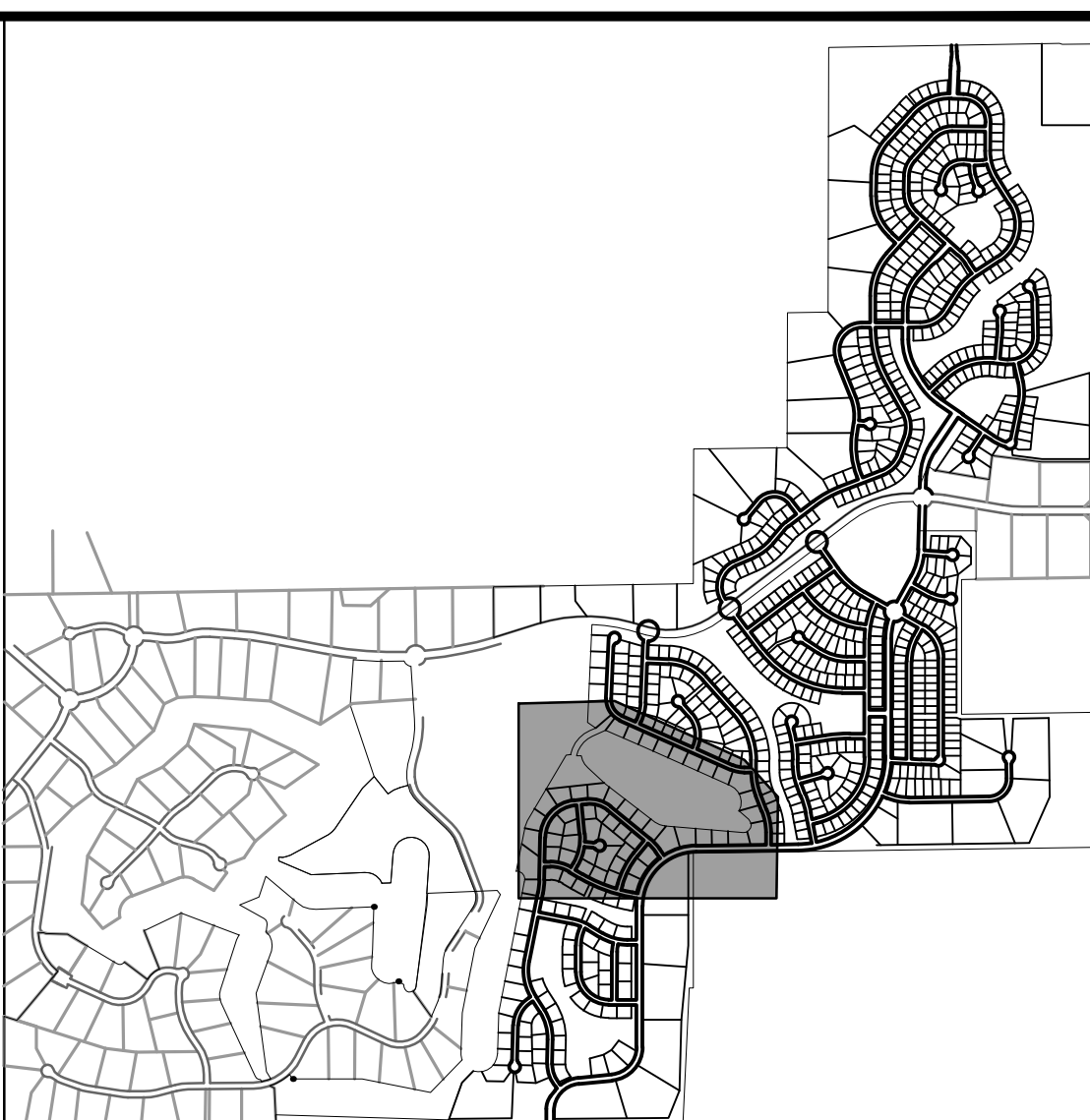
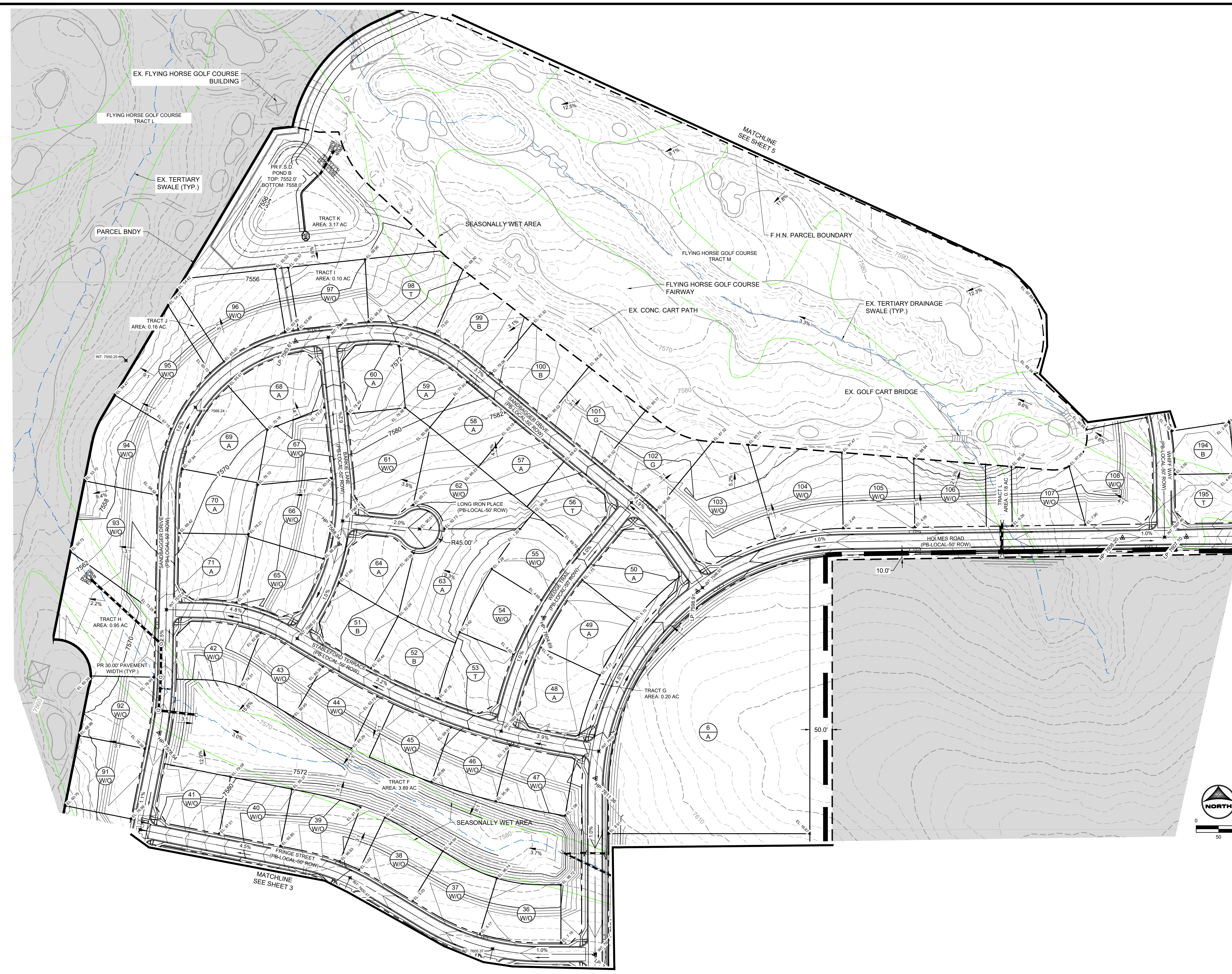
NO.	DATE	BY	REVISION DESCRIPTION

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

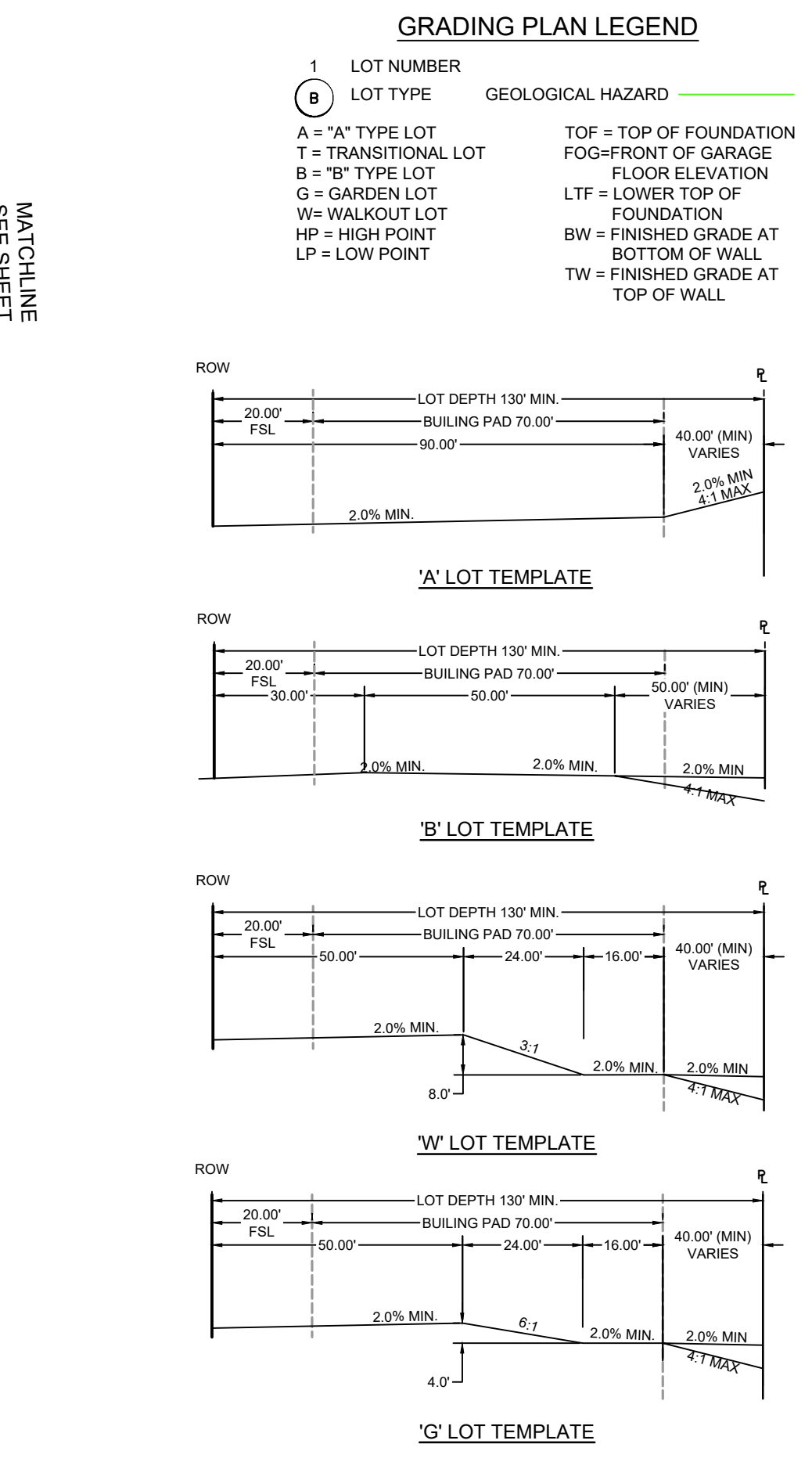
FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

GRADING PLANS
OVERALL SITE PLAN

PCD FILE NO.: PUDSP234
SHEET MAP 3



- KEY MAP**
SCALE: N.T.S
- GRADING NOTES:**
1. THE CONTRACTOR SHALL OBTAIN COPIES OF THE GEOTECHNICAL REPORTS FROM THE OWNER OR ENGINEER AND A COPY OF THE REPORTS SHALL BE KEPT ON SITE DURING ALL EARTHWORK OPERATIONS.
 2. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PREPARED AND SHALL ADHERE TO THE RECOMMENDATIONS ACCORDINGLY.
 3. REFER TO SEPARATE PLANS FOR OVER EXCAVATION GRADING.
 4. REFER TO GRADING AND EROSION CONTROL PLANS (UNDER SEPARATE COVER)
 5. MAX. SLOPES SHALL NOT EXCEED 3:1.
 6. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS. THE CONTRACTOR SHALL NOTIFY ENGINEER IF DISCREPANCIES ARE FOUND.
 7. FINISH GROUND ELEVATIONS ADJACENT TO THE FOUNDATION MUST BE 6 INCHES BELOW TOP OF FOUNDATION, IN COMPLIANCE WITH THE IRC (LATEST EDITION). SLOPE AWAY FROM THE FOUNDATION OF THE BUILDINGS SHALL BE A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OR IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS FOR SURFACE DRAINAGE, WHICHEVER IS STRICTOR.



DRAWN BY: DLH JOB DATE: OVERLOT GRADING PLAN
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 3/13/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Grading Plan

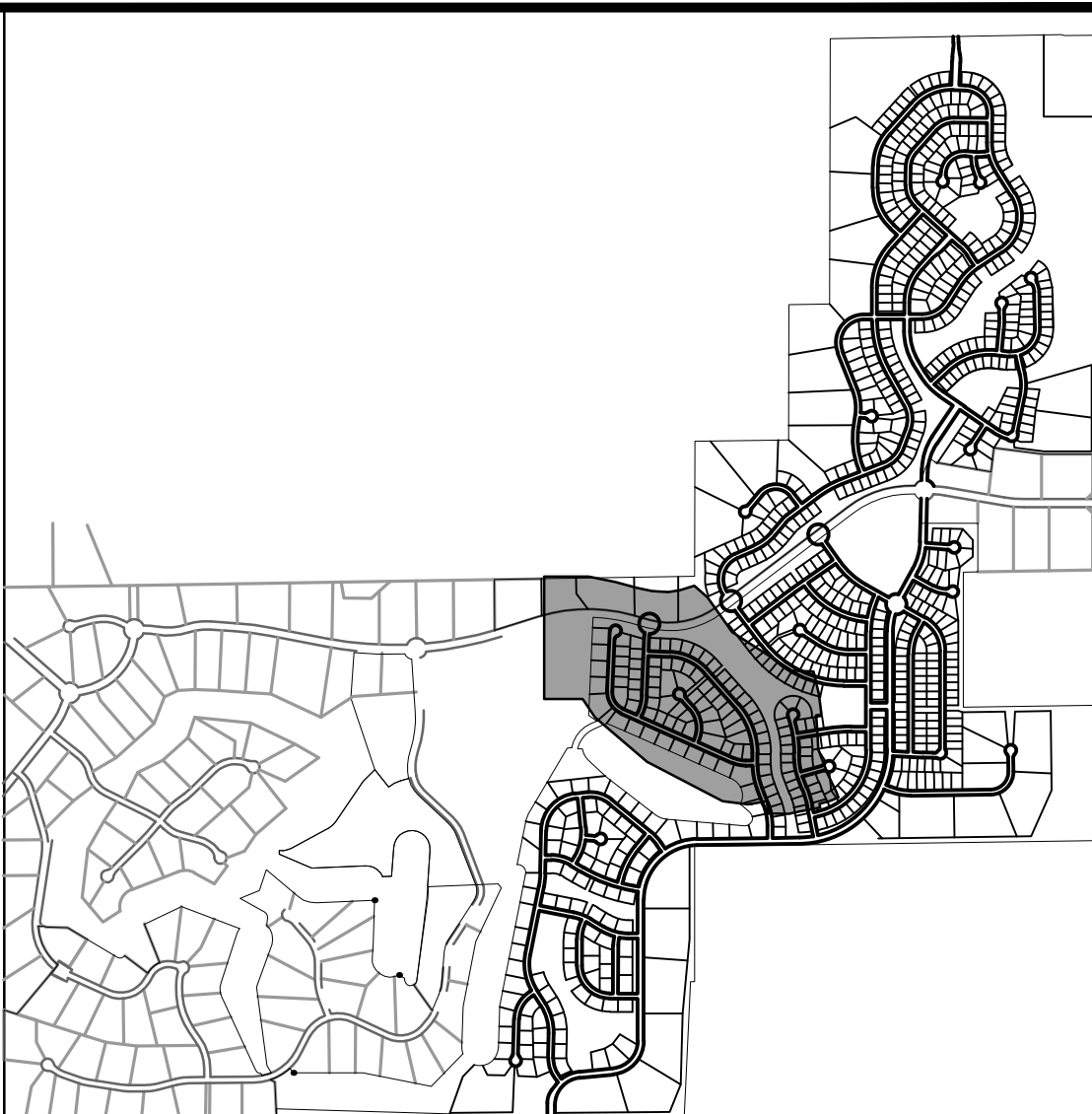
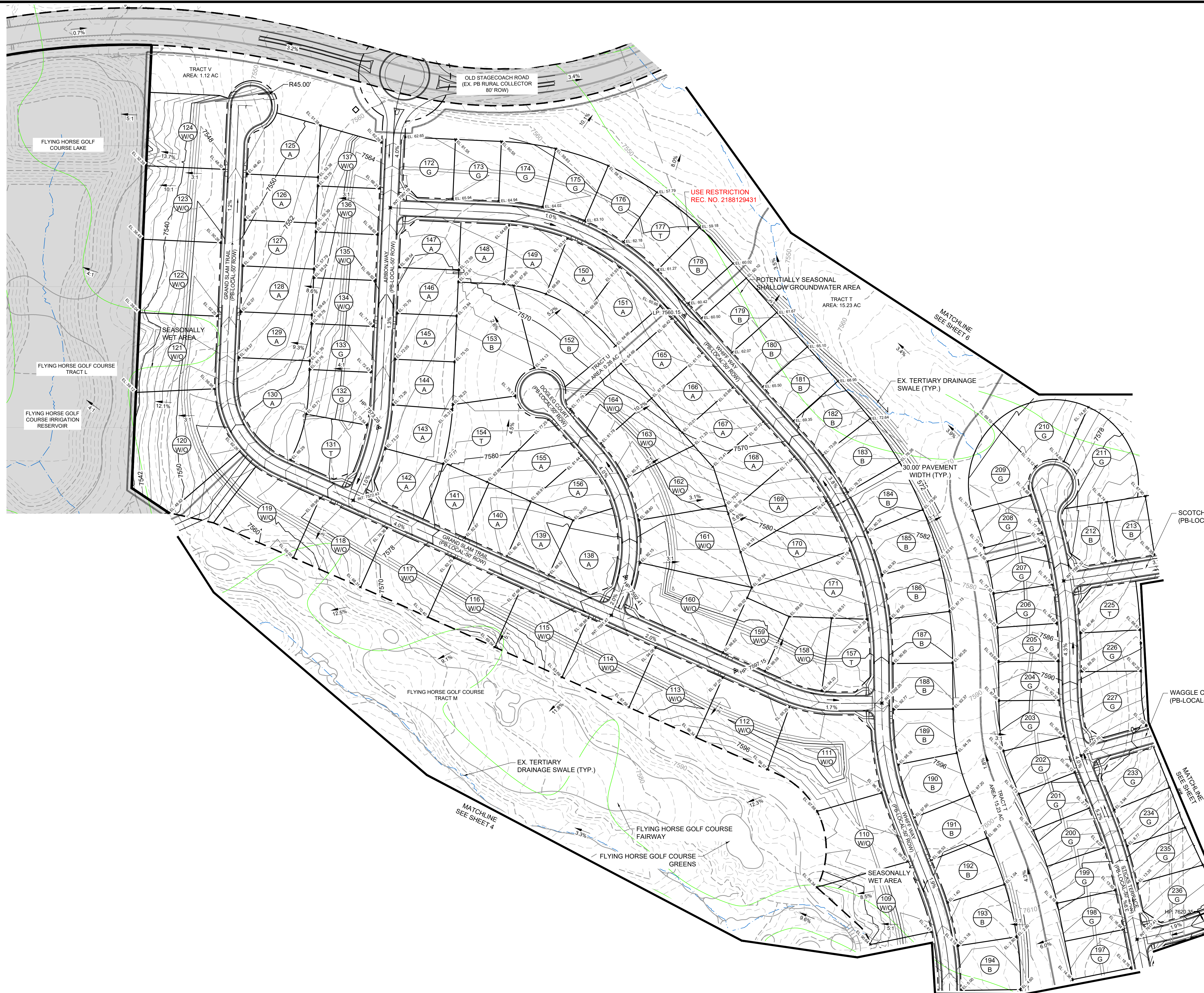
NO.	DATE	BY	REVISION DESCRIPTION

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

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

OVERLOT GRADING PLAN
 OVERLOT GRADING

PCD FILE NO.: PUDSP234
 SHEET
 OG
 4



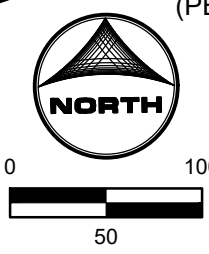
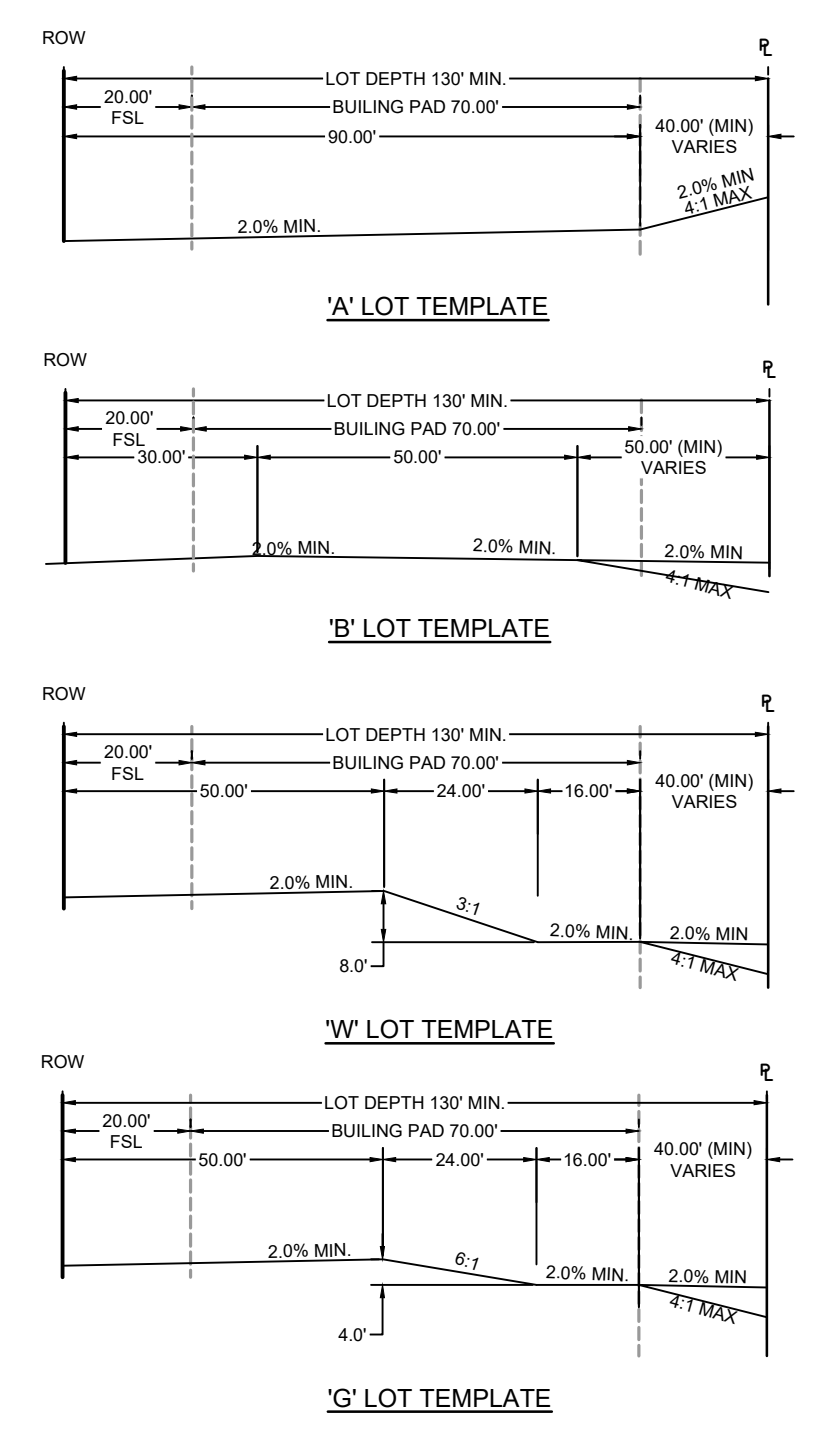
KEY MAP SCALE: N.T.S.

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

GRADING PLAN LEGEND

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



DRAWN BY: DLH	JOB DATE: OVERLOT GRADING PLAN	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 211030	0" = 1"
CAD DATE: 3/13/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Grading Plan		

NO.	DATE	BY	REVISION DESCRIPTION



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

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

OVERLOT GRADING PLAN
OVERLOT GRADING

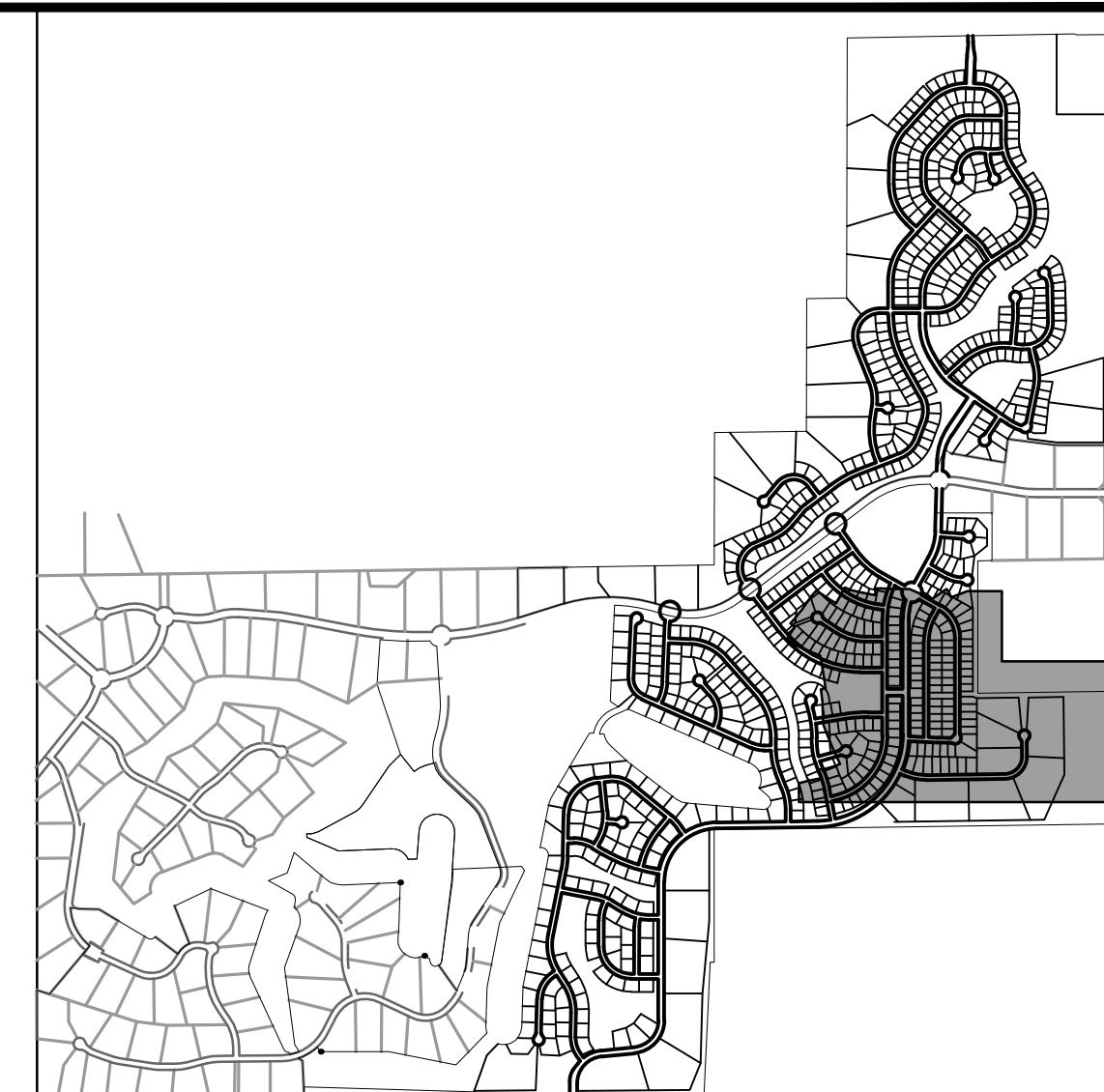
SHEET
OG
5

GRADING NOTES:

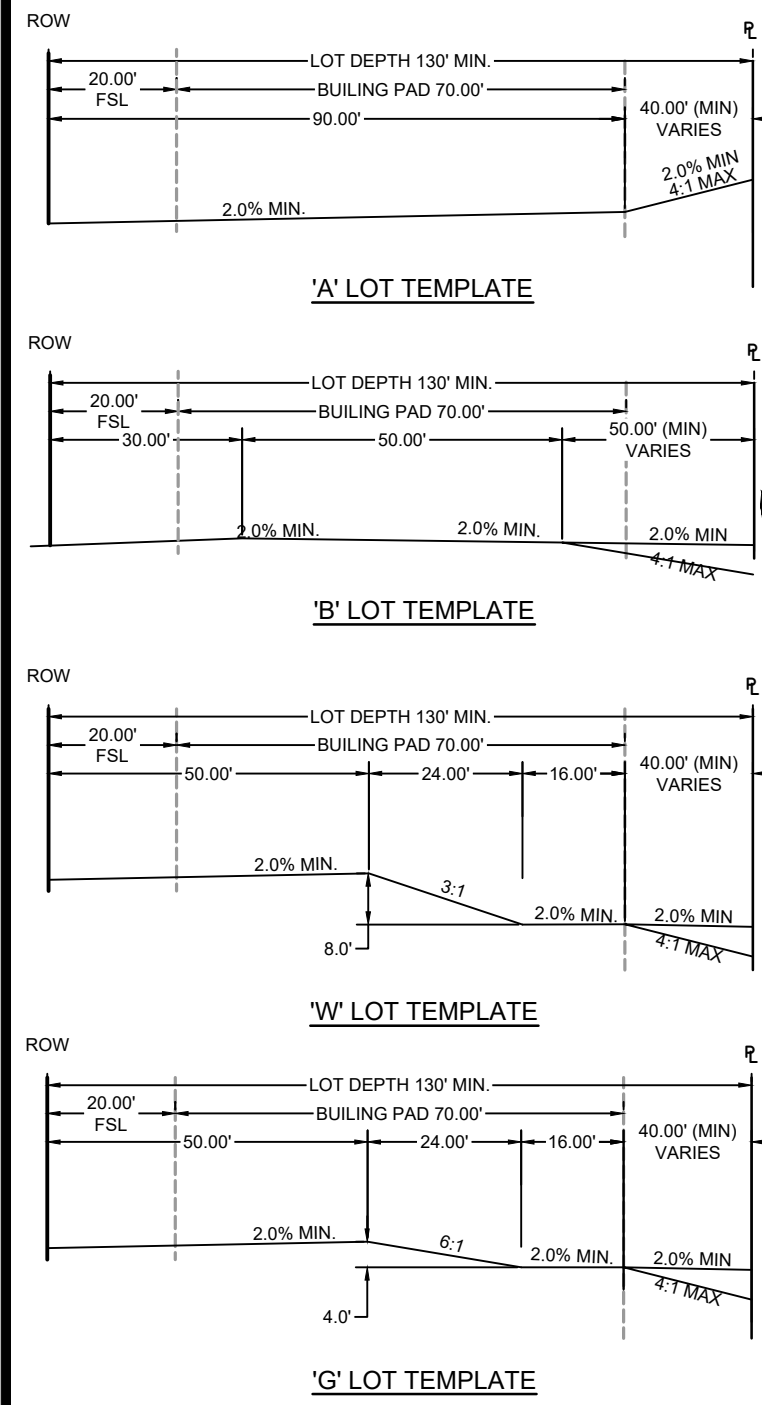
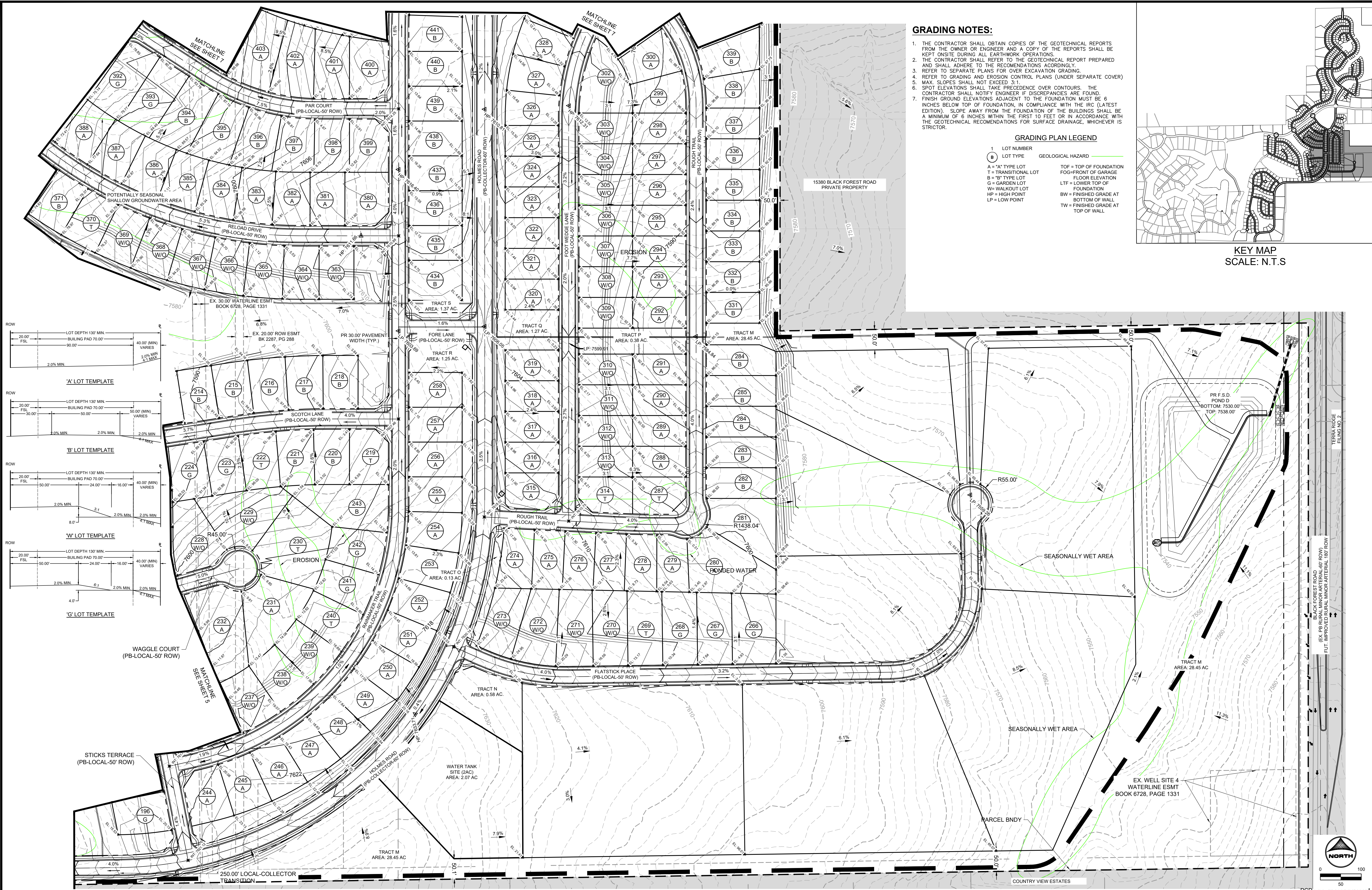
1. THE CONTRACTOR SHALL OBTAIN COPIES OF THE GEOTECHNICAL REPORTS FROM THE OWNER OR ENGINEER AND A COPY OF THE REPORTS SHALL BE KEPT ONSITE DURING ALL EARTHWORK OPERATIONS.
2. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PREPARED AND SHALL ADHERE TO THE RECOMMENDATIONS ACCORDINGLY.
3. REFER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

GRADING PLAN LEGEND

- | | | | |
|----------------------|------------|--|-------------------|
| 1 | LOT NUMBER | | GEOLOGICAL HAZARD |
| (B) | LOT TYPE | | |
| A = 'A' TYPE LOT | | TOF = TOP OF FOUNDATION | |
| T = TRANSITIONAL LOT | | FOG = FRONT OF GARAGE FLOOR ELEVATION | |
| B = 'B' TYPE LOT | | L = LOWER TOP OF FOUNDATION | |
| G = GARDEN LOT | | BTW = FINISHED GRADE AT BOTTOM OF WALL | |
| W = WALKOUT LOT | | HP = HIGH POINT | |
| HP = HIGH POINT | | LP = LOW POINT | |
| LP = LOW POINT | | TW = FINISHED GRADE AT TOP OF WALL | |



KEY MAP SCALE: N.T.S.



DRAWN BY: DLH JOB DATE: OVERLOT GRADING PLAN
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 3/13/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Grading Plan

NO.	DATE	BY	REVISION DESCRIPTION

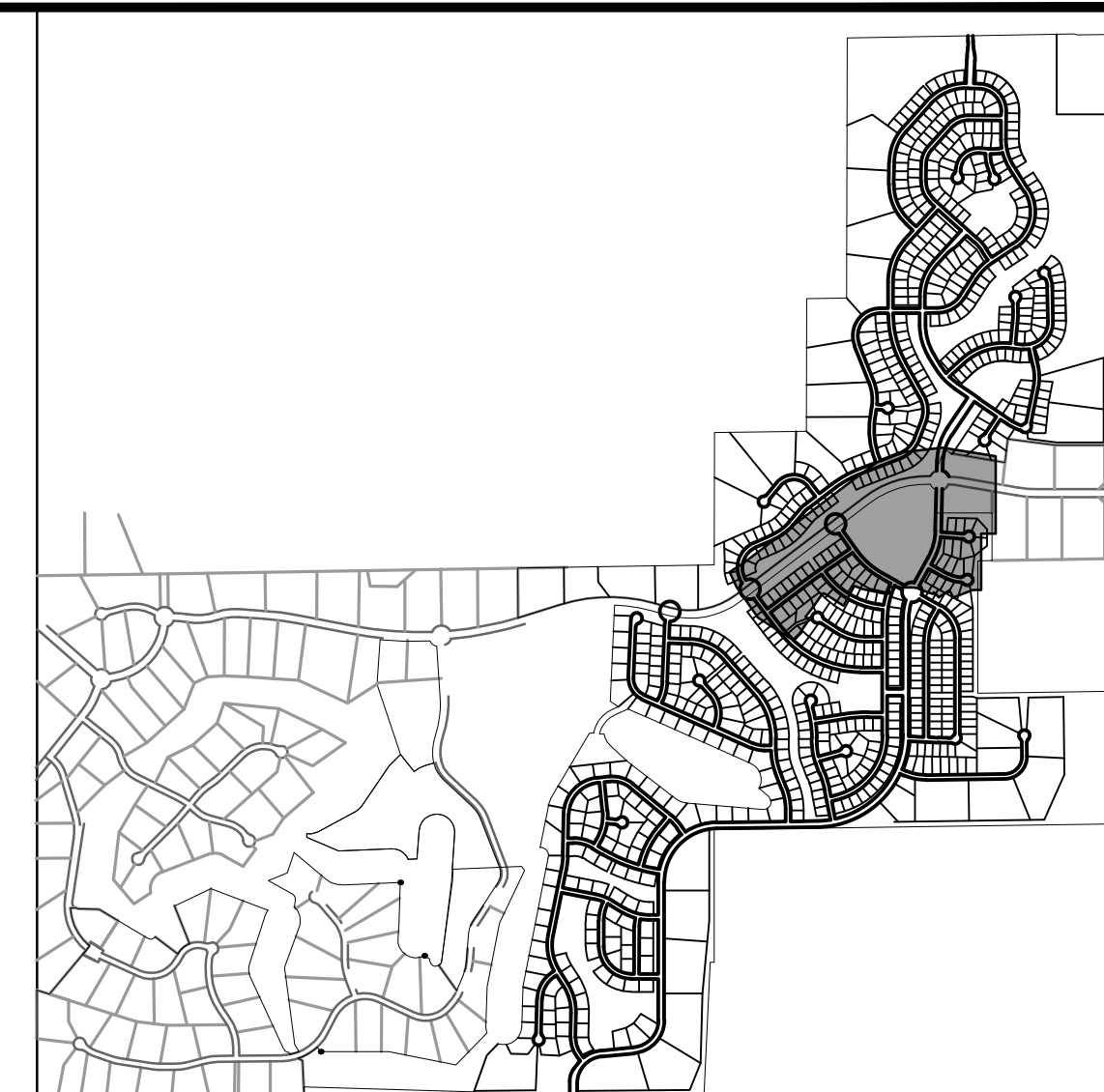
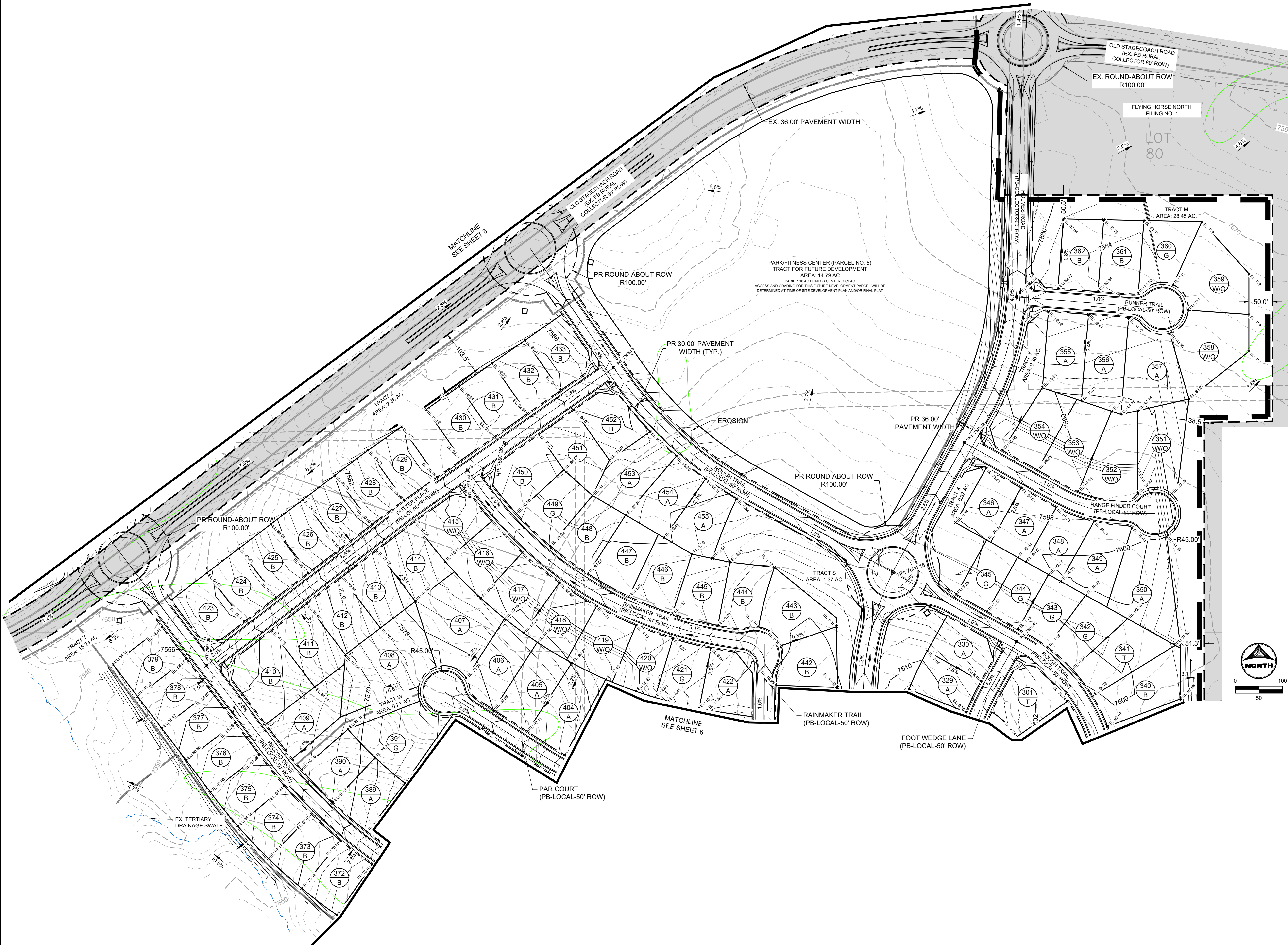


HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

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

OVERLOT GRADING PLAN
 OVERLOT GRADING

SHEET
 OG
 6



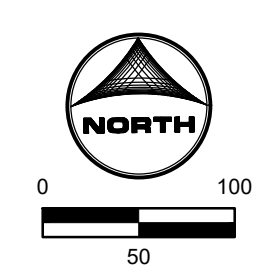
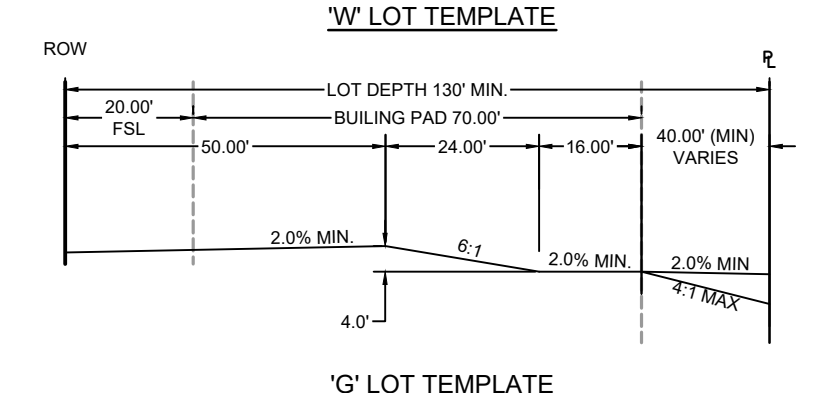
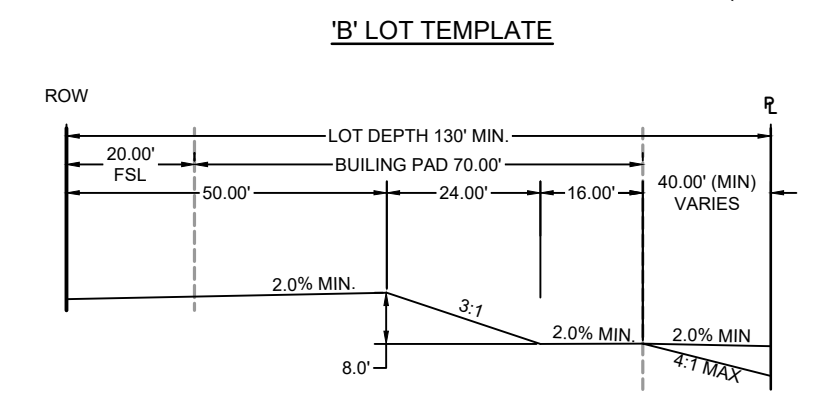
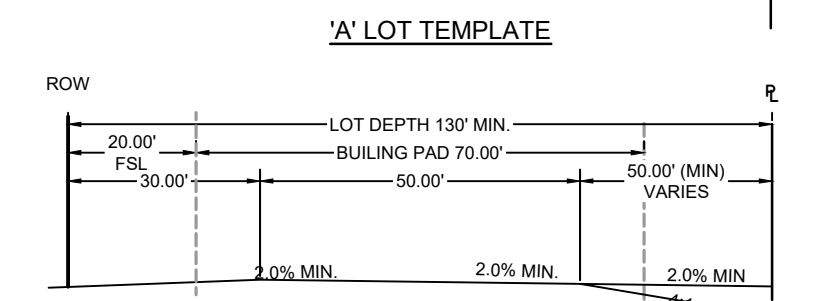
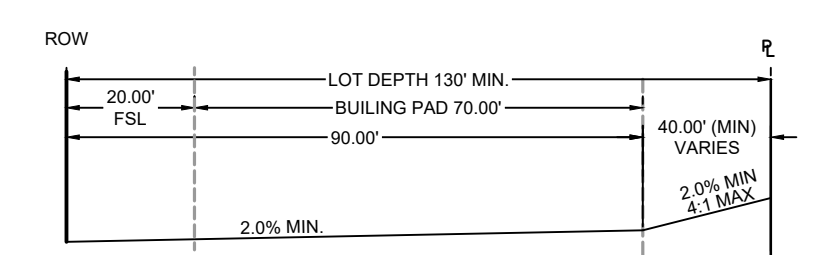
KEY MAP
SCALE: N.T.S.

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

GRADING PLAN LEGEND

- 1 LOT NUMBER
- B LOT TYPE
- A = "A" TYPE LOT
- T = TRANSITIONAL LOT
- B = "B" TYPE LOT
- G = GARDEN LOT
- W = WALKOUT LOT
- HP = HIGH POINT
- LP = LOW POINT
- TOP = TOP OF FOUNDATION
- FG = FRONT OF GARAGE
- FLOOR ELEVATION
- LT = LOWER TOP OF FOUNDATION
- FW = FINISHED GRADE AT BOTTOM OF WALL
- TW = FINISHED GRADE AT TOP OF WALL



DRAWN BY: DLH	JOB DATE: OVERLOT GRADING PLAN	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 211030	0" = 1"
CAD DATE: 3/13/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\Drawings\CIPUD-PP\Grading Plan		

NO.	DATE	BY	REVISION DESCRIPTION

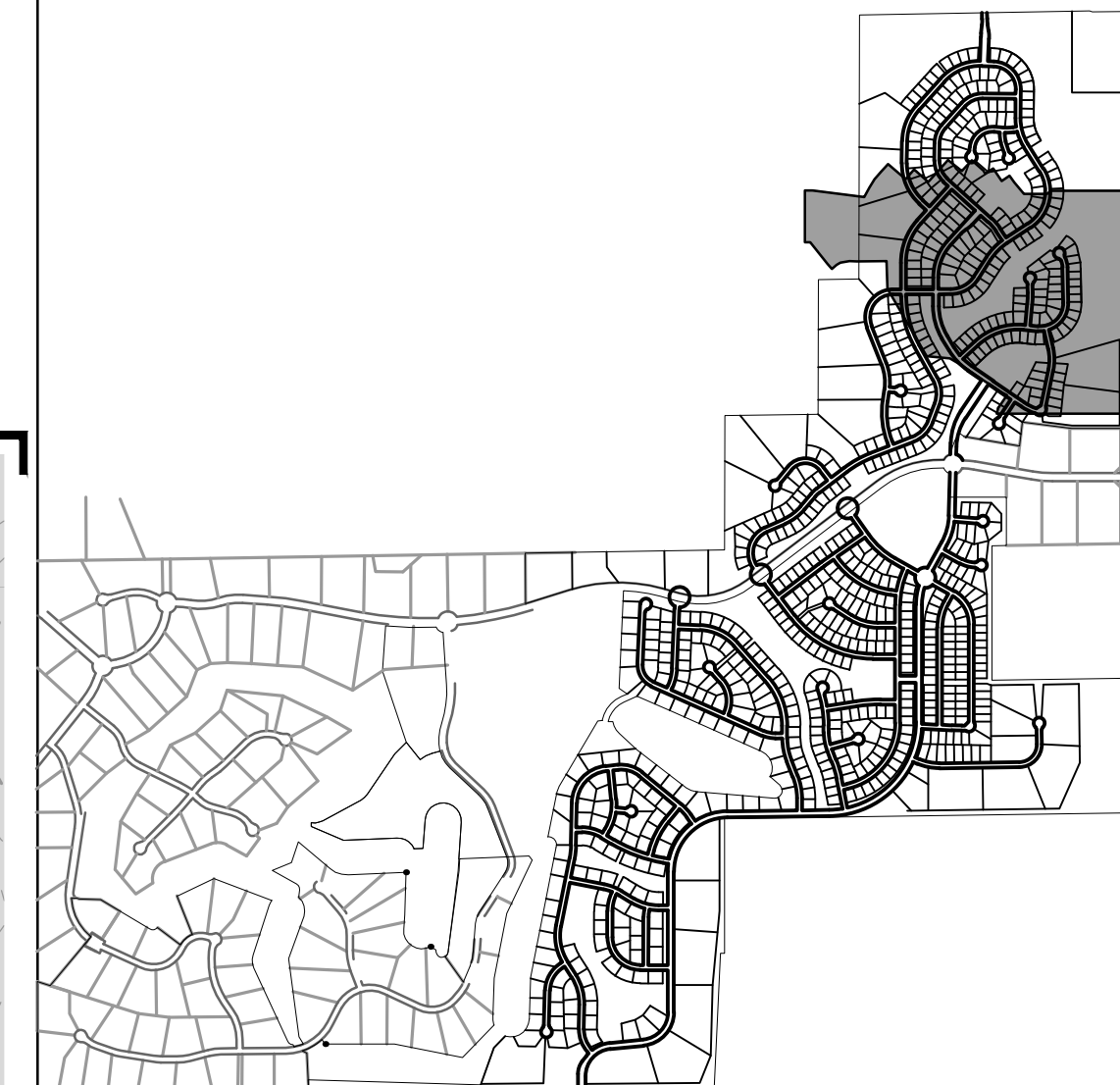
HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

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

**OVERLOT GRADING PLAN
 OVERLOT GRADING**

**SHEET
 OG
 7**

HERGER, DANIEL, 3/13/2024 11:35 AM



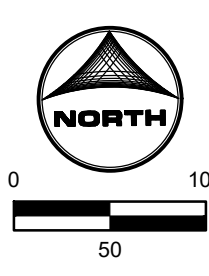
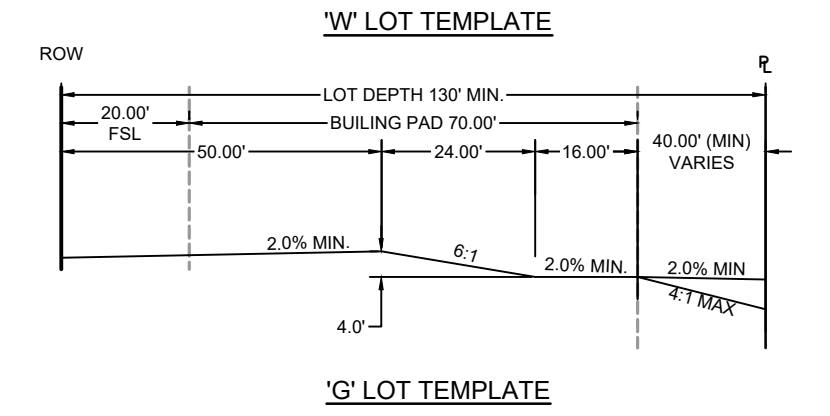
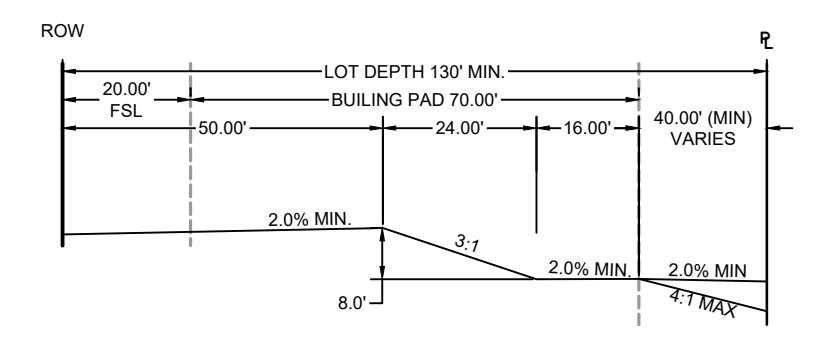
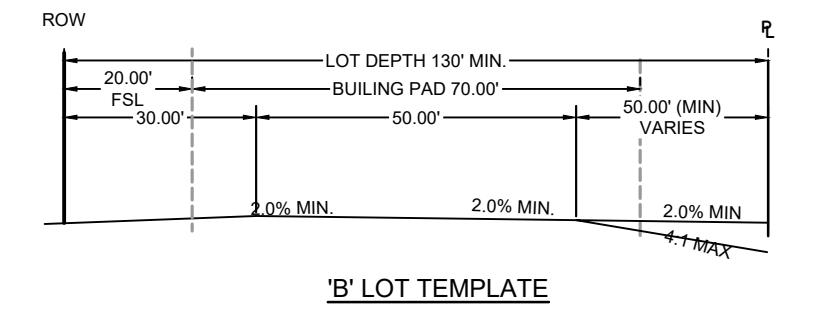
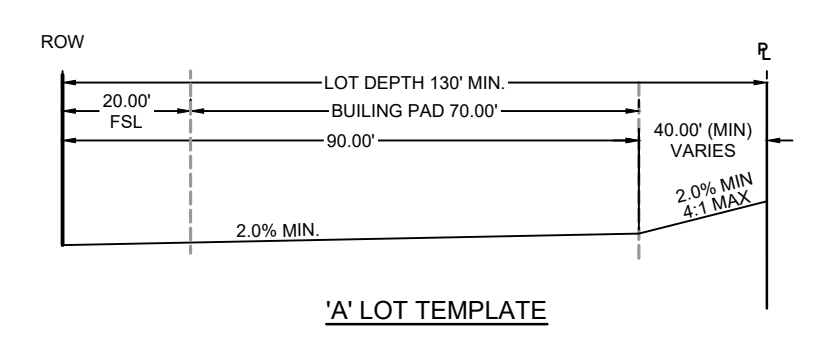
KEY MAP
SCALE: N.T.S

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

GRADING PLAN LEGEND

1	LOT NUMBER		
(A)	LOT TYPE	GEOLOGICAL HAZARD	
A = "A" TYPE LOT		TOF = TOP OF FOUNDATION	
T = TRANSITIONAL LOT		FOG=FRONT OF GARAGE	
B = "B" TYPE LOT		FLOOR ELEVATION	
G = GARDEN LOT		LTF = LOWER TOP OF FOUNDATION	
W = WALKOUT LOT		BW = FINISHED GRADE AT BOTTOM OF WALL	
HP = HIGH POINT		FW = FINISHED GRADE AT TOP OF WALL	
LP = LOW POINT			



DRAWN BY: DLH JOB DATE: OVERLOT GRADING PLAN
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 3/13/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Grading Plan

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

NO.	DATE	BY	REVISION DESCRIPTION

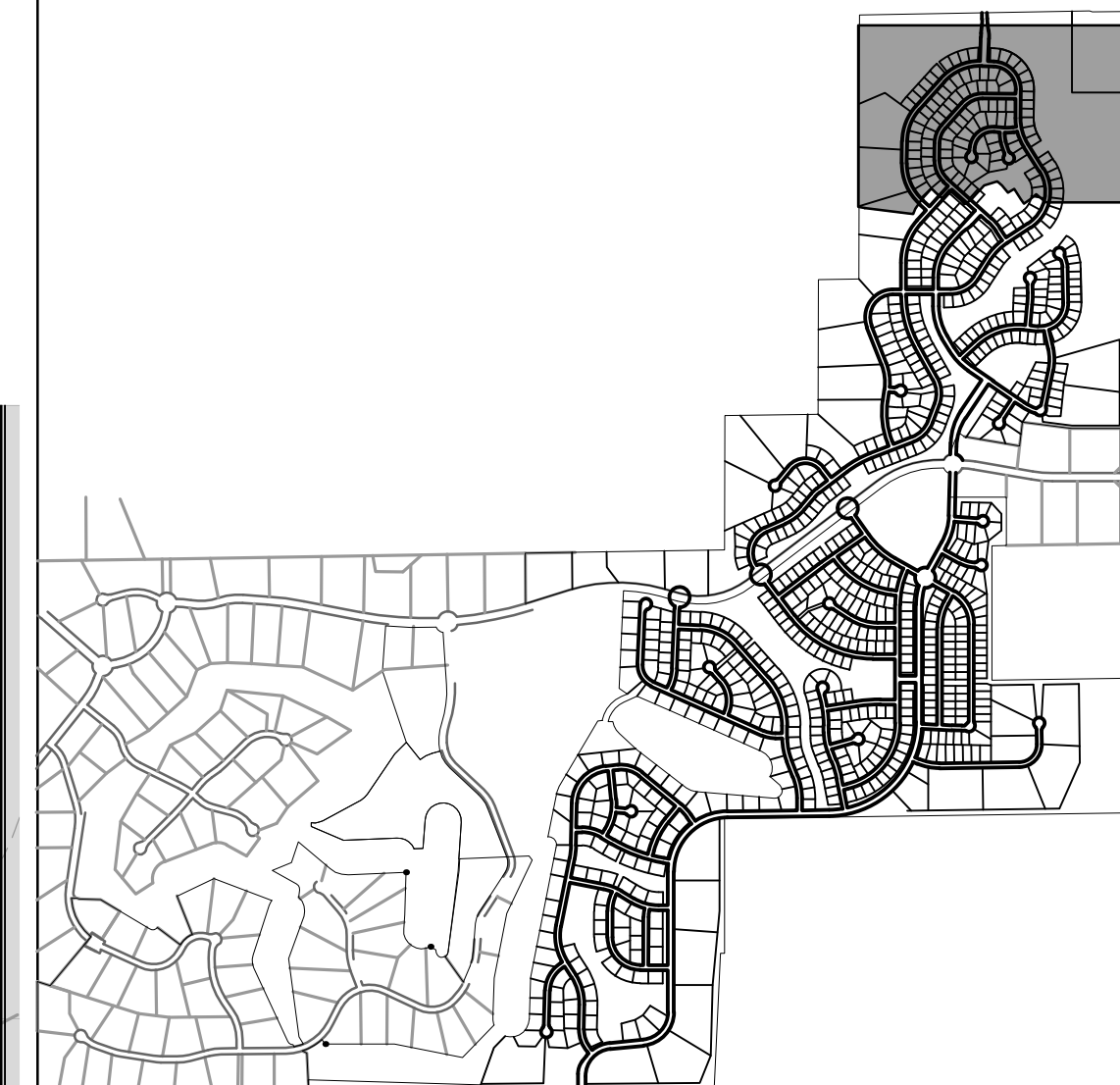
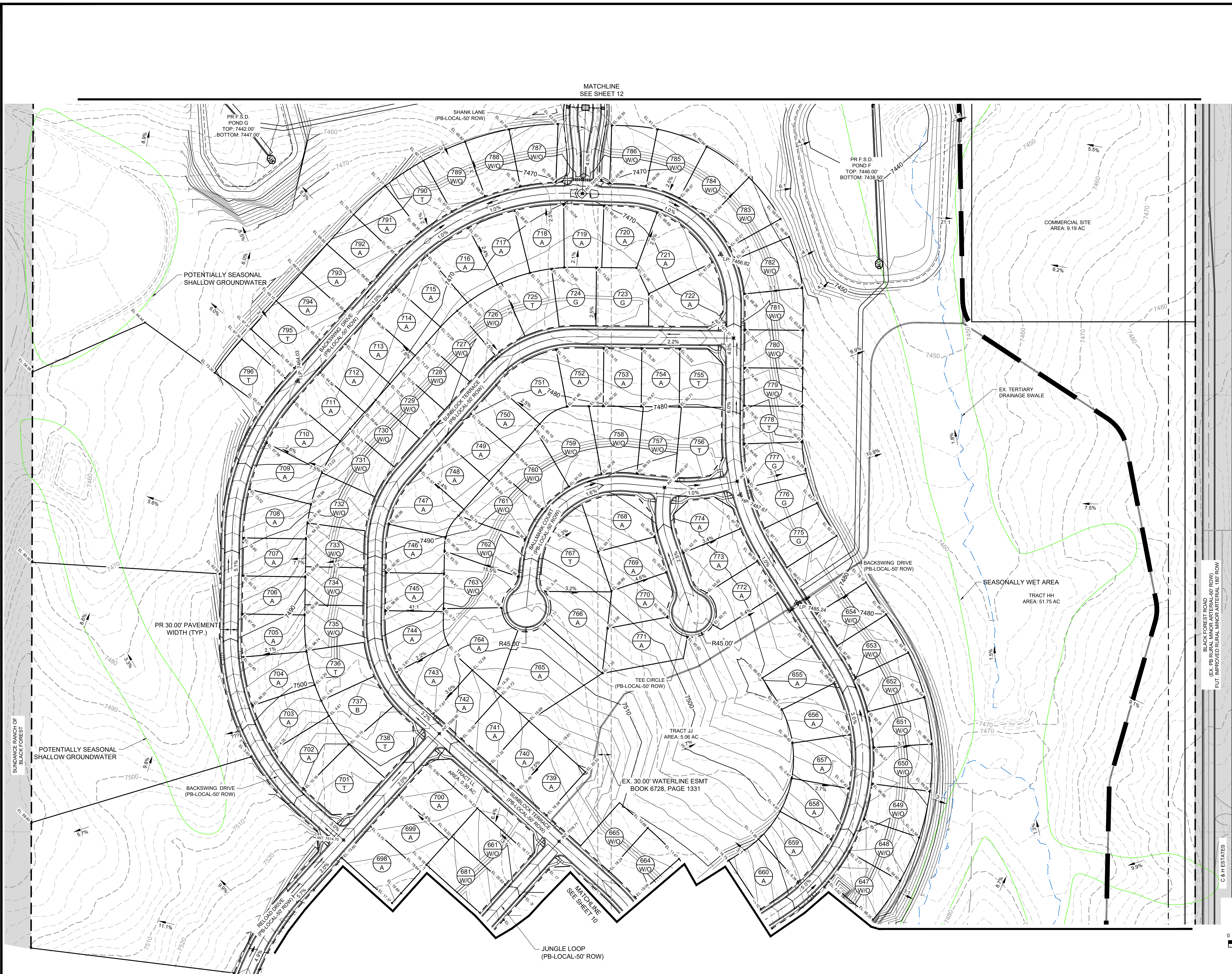
HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

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

OVERLOT GRADING PLAN
 OVERLOT GRADING

SHEET
OG
10

PCD FILE NO.: PUDSP234

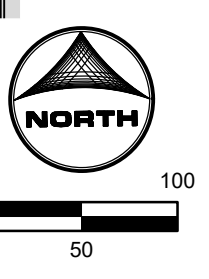
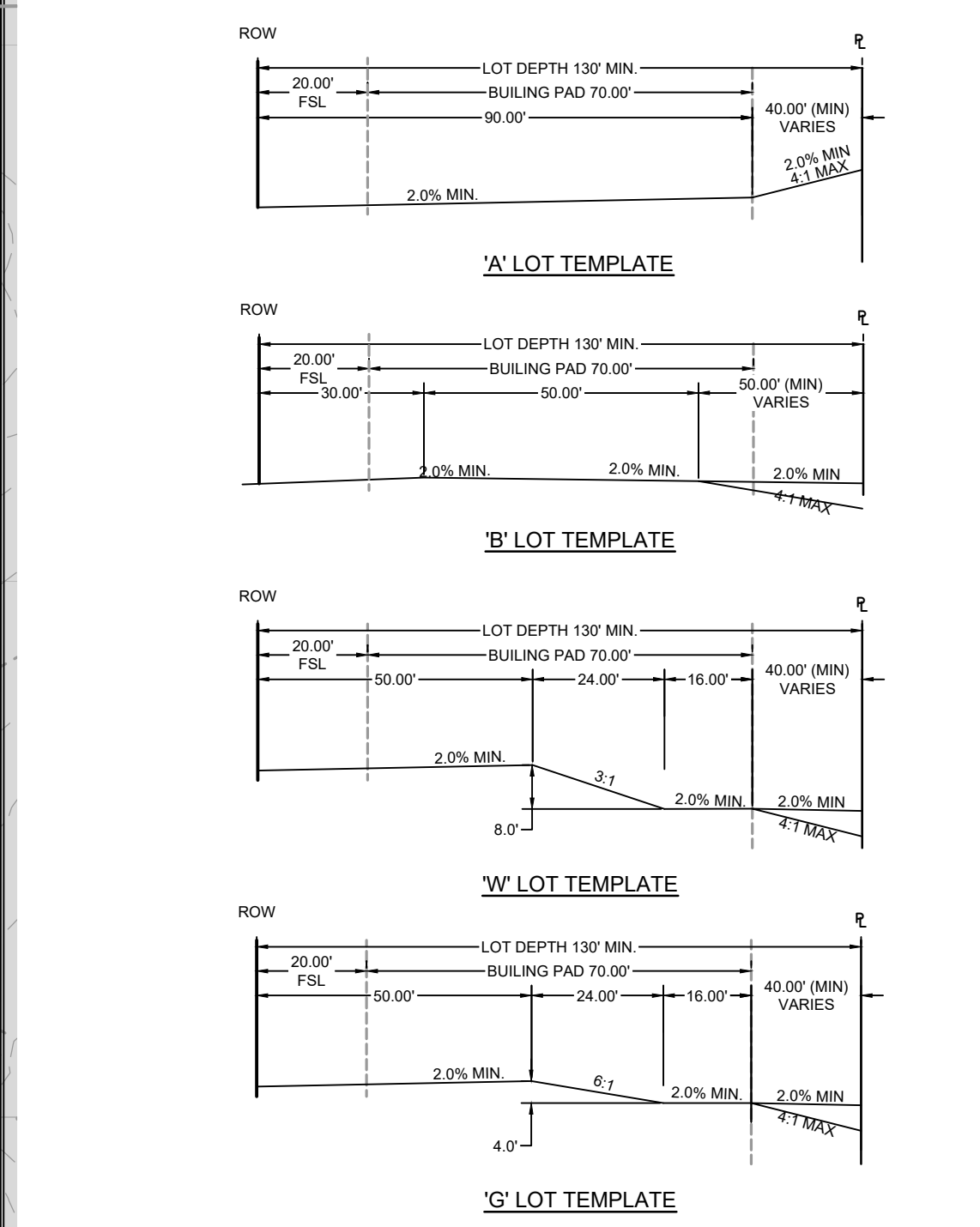


KEY MAP SCALE: N.T.S

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

GRADING PLAN LEGEND

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



DRAWN BY: DLH JOB DATE: OVERLOT GRADING PLAN BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 3/13/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Grading Plan

NO.	DATE	BY	REVISION DESCRIPTION

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

OVERLOT GRADING PLAN
OVERLOT GRADING

SHEET
OG
11

