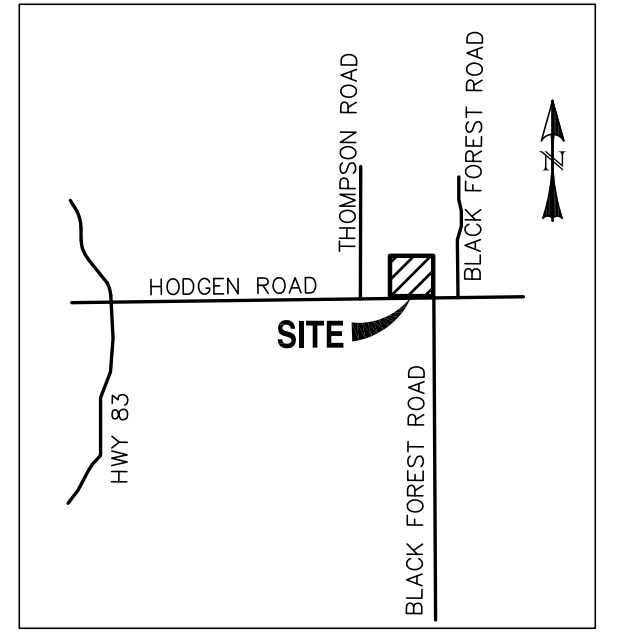


HIGH PLAINS FILING NO. 1

PRELIMINARY PLAN

SECTION 19, TWP 11 S, R 65 W OF 6TH PRINCIPAL MERIDIAN

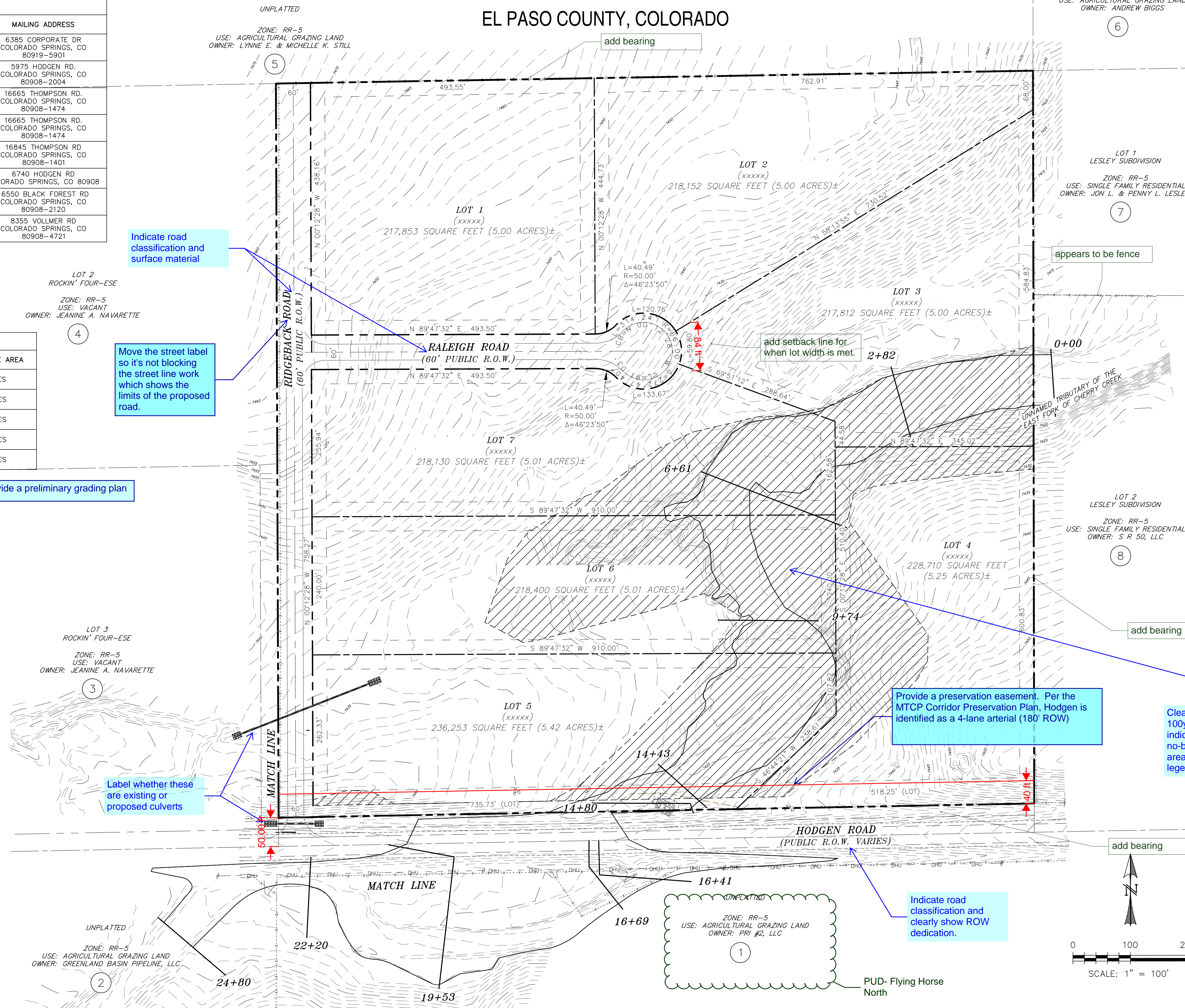
EL PASO COUNTY, COLORADO



VICINITY MAP
SCALE: N.T.S.

| ADJACENT OWNERS LIST | | | |
|----------------------|------------------------------|------------------------------|---|
| ID NO. | OWNER | POINT OF CONTACT | MAILING ADDRESS |
| 1 | PRI #2 LLC | PRI #2 LLC | 6385 CORPORATE DR COLORADO SPRINGS, CO 80919-5901 |
| 2 | GREENLAND BASIN PIPELINE LLC | GREENLAND BASIN PIPELINE LLC | 5975 HODGEN RD. COLORADO SPRINGS, CO 80908-2004 |
| 3 | JEANINE A. NAVARETTE | JEANINE A. NAVARETTE | 16665 THOMPSON RD. COLORADO SPRINGS, CO 80908-1474 |
| 4 | JEANINE A. NAVARETTE | JEANINE A. NAVARETTE | 16665 THOMPSON RD. COLORADO SPRINGS, CO 80908-1474 |
| 5 | LYNNE E. & MICHELLE K. STILL | LYNNE E. & MICHELLE K. STILL | 16845 THOMPSON RD COLORADO SPRINGS, CO 80908-1401 |
| 6 | ANDREW BIGGS | ANDREW BIGGS | 6740 HODGEN RD COLORADO SPRINGS, CO 80908 |
| 7 | JON L. & PENNY L. LESLEY | JON L. & PENNY L. LESLEY | 16550 BLACK FOREST RD COLORADO SPRINGS, CO 80908-2120 |
| 8 | S R 50, LLC | S R 50, LLC | 8355 VOLLMER RD COLORADO SPRINGS, CO 80908-4721 |

| NET AREA ACREAGE CALCULATIONS | | | |
|-------------------------------|------------|---------------|--------------------|
| LOT NO. | TOTAL AREA | NO BUILD AREA | NET BUILDABLE AREA |
| 3 | 5.00 ACRES | 1.09 ACRE | 3.91 ACRES |
| 4 | 5.02 ACRES | 1.58 ACRES | 3.44 ACRES |
| 5 | 5.08 ACRES | 1.78 ACRES | 3.30 ACRES |
| 6 | 5.01 ACRES | 2.62 ACRES | 2.39 ACRES |
| 7 | 5.01 ACRES | 1.36 ACRES | 3.65 ACRES |



Indicate road classification and surface material

Move the street label so it's not blocking the street line work which shows the limits of the proposed road.

Provide a preliminary grading plan

Label whether these are existing or proposed culverts

Provide a preservation easement. Per the MTCP Corridor Preservation Plan, Hodgden is identified as a 4-lane arterial (180' ROW)

Clearly label FEMA 100yr floodplain and indicate that it is a no-build/no-storage area and/or add to legend

Indicate road classification and clearly show ROW dedication.

Any area with slope greater than 30% should be no build. Revise net acreage once no-build is shown (including floodplain).

The soils report identifies some potential hazards that can be mitigated. Please either show these areas as no build or add a note indicating the mitigation method.

Please indicate how gas, electric, fire, water and sanitation will be provided.

OWNER:
SAVAGE DEVELOPMENT INC
1125 DIAMOND RIM DR
COLORADO SPRINGS, CO 80921
(719) 649-5266

CIVIL ENGINEER:
CATAMOUNT ENGINEERING
P.O. BOX 221
WOODLAND PARK, CO 80866
CONTACT: DAVID MIJARES, PE
(719) 426-2124

LEGAL DESCRIPTION:
The Southwest quarter of the Southeast quarter of Section 19, in Township 11 South, Range 65 West of the 6th P.M., more particularly described as follows: BEGINNING at the Southwest corner of the SW1/4 SE1/4 of said Section 19; thence N00°08'55"W, a distance of 1,325.15 feet; thence N88°59'57"E, a distance of 1,313.94 feet; thence S00°04'28"E, a distance of 1,323.40 feet; thence S88°55'17"W, a distance of 1,312.25 feet to the Point of Beginning, County of El Paso, State of Colorado
EXCEPTING therefrom that portion conveyed in Deed recorded October 21, 2010 as Reception No. 210105382
(Per File No. 01330-105335-C3)

LEGEND

| | |
|--------------------------------|------------|
| EXISTING | (E) |
| PROPOSED | (P) |
| ADJACENT OWNER TABLE ID NUMBER | 1 |
| BOUNDARY | --- |
| RIGHT-OF-WAY | --- |
| LOT LINE | --- |
| EASEMENT | --- |
| (E) CONTOUR, INDEX | ---6820--- |
| (E) CONTOUR | ---6820--- |
| (P) CONTOUR, INDEX | --- |
| (P) CONTOUR | --- |

NOTES:
SERVICE FEES TO BE PAID AS FOLLOWS:
PARK
SCHOOL
DRAINAGE
TRAFFIC

PCD FILE NO: SP-18-XXX

| REV. | DESCRIPTION | DATE |
|------|-------------|------|
| | | |
| | | |
| | | |



PREPARED FOR:
SAVAGE DEVELOPMENT INC
1125 DIAMOND RIM DR.
COLORADO SPRINGS, CO 80921



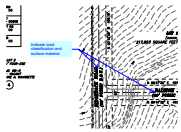
HIGH PLAINS FILING NO. 1

PRELIMINARY PLAN

| | |
|------------------|----------------|
| DESIGNED BY: DLM | DRAWN BY: DBM |
| SCALE: 1"=100' | DATE: 07/09/18 |
| JOB NUMBER | SHEET |
| 17-135 | 1 OF 1 |

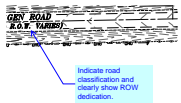
Markup Summary

Daniel Torres (6)



Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 8/13/2018 10:12:15 AM
Color: ■

Indicate road classification and surface material



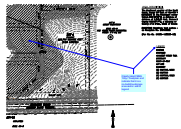
Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 8/13/2018 11:02:10 AM
Color: ■

Indicate road classification and clearly show ROW dedication.



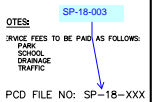
Subject: Text Box
Page Label: 1
Author: Daniel Torres
Date: 8/13/2018 2:32:54 PM
Color: ■

Provide a typical road section for proposed roads



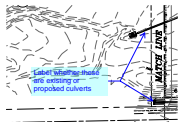
Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 8/13/2018 2:34:06 PM
Color: ■

Clearly label FEMA 100yr floodplain and indicate that it is a no-build/no-storage area and/or add to legend



Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 8/13/2018 2:35:31 PM
Color: ■

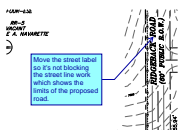
SP-18-003



Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 8/13/2018 3:42:11 PM
Color: ■

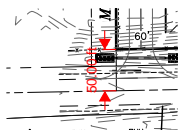
Label whether these are existing or proposed culverts

dsdlaforce (6)



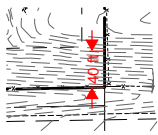
Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 8/13/2018 4:02:22 PM
Color: ■

Move the street label so it's not blocking the street line work which shows the limits of the proposed road.



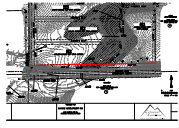
Subject: Length Measurement
Page Label: 1
Author: dsdlaforce
Date: 8/13/2018 5:19:04 PM
Color: ■

50.00 ft

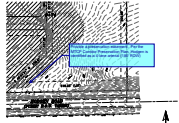


Subject: Length Measurement
Page Label: 1
Author: dsdlaforce
Date: 8/13/2018 5:20:36 PM
Color: ■

40 ft

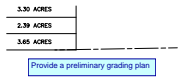


Subject: Line
Page Label: 1
Author: dsdlaforce
Date: 8/13/2018 5:20:56 PM
Color: ■



Subject: Callout
Page Label: 1
Author: dsdlaforce
Date: 8/13/2018 5:23:37 PM
Color: ■

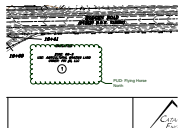
Provide a preservation easement. Per the MTCP Corridor Preservation Plan, Hodgen is identified as a 4-lane arterial (180' ROW)



Subject: Text Box
Page Label: 1
Author: dsdlaforce
Date: 8/14/2018 8:55:01 AM
Color: ■

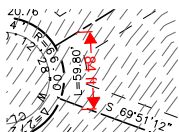
Provide a preliminary grading plan

dsdruiz (8)



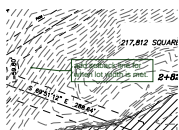
Subject: Cloud+
Page Label: 1
Author: dsdruiz
Date: 8/14/2018 1:16:42 PM
Color: ■

PUD- Flying Horse North



Subject: Length Measurement
Page Label: 1
Author: dsdruiz
Date: 8/14/2018 1:31:43 PM
Color: ■

84 ft



Subject: Callout
Page Label: 1
Author: dsdruiz
Date: 8/14/2018 1:32:16 PM
Color: ■

add setback line for when lot width is met.



Subject: Callout
Page Label: 1
Author: dsdruiz
Date: 8/14/2018 1:34:05 PM
Color: ■

appears to be fence

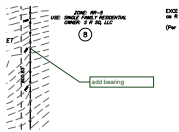


Subject: Text Box
Page Label: 1
Author: dsdruiz
Date: 8/14/2018 1:41:54 PM
Color: ■

Any area with slope greater than 30% should be no build.
 Revise net acreage once no-build is shown (including floodplain).

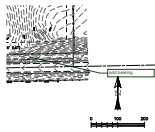
The soils report identifies some potential hazards that can be mitigated. Please either show these areas as no build or add a note indicating the mitigation method.

Please indicate how gas, electric, fire, water and sanitation will be provided.



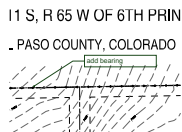
Subject: Callout
Page Label: 1
Author: dsdruiz
Date: 8/14/2018 1:42:47 PM
Color: ■

add bearing



Subject: Callout
Page Label: 1
Author: dsdruiz
Date: 8/14/2018 1:43:15 PM
Color: ■

add bearing



11 S, R 65 W OF 6TH PRIN
 PASO COUNTY, COLORADO

Subject: Callout
Page Label: 1
Author: dsdruiz
Date: 8/14/2018 1:43:47 PM
Color: ■

add bearing