

APPROVED FOR
CONSTRUCTION

THE VILLAGE AT PEREGRINE FILING NO. 2

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

WATER and SEWER CONSTRUCTION PLANS

AGENCIES:

DEVELOPER: MR. LON FROHLING
LIFESTYLE BUILDERS, INC.
1920 VINDICATOR DR. SUITE 209
COLORADO SPRINGS, COLORADO 80919
(719) 260-0446

CIVIL ENGINEER: JEFFREY C. JUREW, P.E.
PREMIER ENGINEERING, INC.
2110 VICKERS DRIVE
COLORADO SPRINGS, COLORADO 80918
(719) 598-6951

ENGINEERING DIVISION: CITY OF COLORADO SPRINGS
101 WEST COSTILLA AVE., SUITE 122
COLORADO SPRINGS, COLORADO 80903
MR. ROBIN KIDDER, P.E. (719) 385-5058

WASTEWATER DIVISION: CITY OF COLORADO SPRINGS
703 EAST LAS VEGAS STREET
COLORADO SPRINGS, COLORADO 80906
MR. JERRY VALLE (719) 448-4358

WATER DIVISION: CITY OF COLORADO SPRINGS
404 WEST FONTANERO STREET
COLORADO SPRINGS, COLORADO 80907
MS. JANET KOSCIELSKI, (719) 636-5796

GAS DIVISION: CITY OF COLORADO SPRINGS
101 SOUTH CONEJOS STREET
COLORADO SPRINGS, COLORADO 80903
MR. DAN JAWORSKI (719) 636-5710

ELECTRIC DIVISION: CITY OF COLORADO SPRINGS
30 SOUTH NEVADA AVENUE, SUITE 701
COLORADO SPRINGS, COLORADO 80903
MR. PHIL ROBERTS, (719) 636-5577

TELEPHONE COMPANY: U.S. WEST COMMUNICATIONS
(LOCATIONS) (800) 922-1987
A T & T
(LOCATIONS) (719) 636-3674

WATER STATEMENT PUBLIC/PRIVATE SYSTEM

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THE INSTALLATION OF THESE PROPOSED WATER FACILITIES WILL BE MADE IN ACCORDANCE WITH DEPT. OF WATER SPECIFICATIONS AND SHALL PROVIDE A MINIMUM OF FIVE FEET (5'-0") AND A MAXIMUM OF SIX FEET (6'-0") OF COVER OVER THE WATER MAIN(S). THE UNDERSIGNED UNDERSTANDING THAT ALL WATER MAINS, FIRE HYDRANTS, AND APPURTENANCES AS INDICATED ON THIS WATER INSTALLATION PLAN SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE MAINTAINED BY THE OWNER.

ANY CHANGES REQUIRED TO MEET THE ABOVE STIPULATIONS SHALL BE AT THE EXPENSE OF THE OWNER/DEVELOPER. COVER IN EXCESS OF SIX FEET (6'-0") SHALL BE SUPPORTED BY PLAN AND PROFILE DRAWINGS APPROVED BY THE WATER DEPARTMENT.

SIGNED: Lon Frohling DATE: 4/24/98
LON FROHLING

DBA: LIFESTYLE BUILDERS, INC.
ADDRESS: 1920 VINDICATOR DR. STE. 209
COLORADO SPRINGS, COLORADO 80920

WATER PLAN APPROVAL

SIGNED: Janet Koscielski DATE: 6/3/98
COLORADO SPRINGS UTILITIES, DEPARTMENT OF WATER

SIGNED: Janet Koscielski DATE: 6/3/98
WATER SERVICE APPROVAL

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE COLORADO SPRINGS UTILITIES, DEPARTMENT OF WATER SPECIFICATIONS.

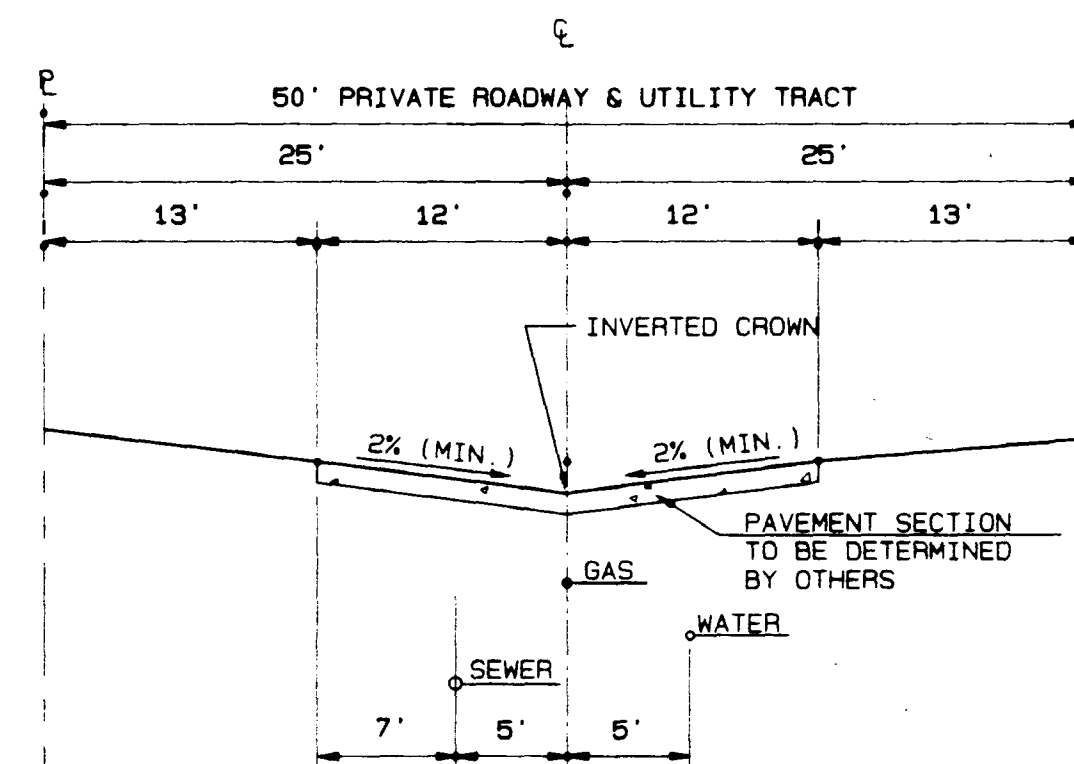
THE NUMBER OF FIRE HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER INSTALLATION PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE CITY OF COLORADO SPRINGS FIRE DEPARTMENT.

SIGNED: E. Lyula DATE: 5/5/98
C.S.F.D. FIRE PREVENTION DIVISION #980416

WATER NOTES

- SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH DEPARTMENT OF WATER STANDARDS AND SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, TESTS FOR CORROSIVE SOILS CONDITIONS ARE REQUIRED. IF CORROSION PROTECTION IS REQUIRED, THE METHOD OF PROTECTION SHALL BE APPROVED BY THE WATER RESOURCES DEPARTMENT.
- POLYVINYLCHLORIDE PIPE (PVC) IS ACCEPTABLE FOR 6" AND 8" DIAMETER PIPE ONLY.
- CORROSION-PROTECTED DUCTILE IRON PIPE (DIP) IS REQUIRED THROUGH ALL LOWERINGS.
- ALL BENDS AND FITTINGS SHALL BE FIELD-STAKED PRIOR TO CONSTRUCTION.
- ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE DEPARTMENT OF WATER RESOURCES SPECIFICATIONS.
- MINIMUM VERTICAL CLEARANCE WITH ALL OTHER UTILITIES SHALL BE 18 INCHES.
- FOR 8" OR SMALLER WATER MAINS, THE DEPTH OF FILL OVER THE PIPE SHALL BE A MINIMUM OF 5 FEET AND A MAXIMUM OF 6 FEET (UNLESS OTHERWISE SPECIFIED) AS MEASURED FROM THE PROPOSED FINISHED GRADE TO THE TOP OF PIPE.
- WATER SERVICE LINES SHALL BE GENERALLY LOCATED 16 FEET UPHILL FROM THE DOWNHILL LOT CORNER EXTENDING A MINIMUM OF 2 FEET BEYOND THE EASEMENT LINE, AND MARKED WITH A 2"x 4" POST UNLESS NOTED.
- ALL DUCTILE IRON PIPE, TO INCLUDE FITTINGS, VALVES, AND HYDRANTS, SHALL BE WRAPPED WITH POLYETHYLENE TUBING, BONDED AT EACH JOINT, AND ELECTRICALLY INSULATED AS SPECIFIED IN THE STANDARDS AND SPECIFICATIONS.
- DIMENSIONS ARE APPROXIMATE, AND ARE MEASURED FROM FITTING TO FITTING.
- INSULATING COUPLINGS AND/OR TEST STATIONS SHALL BE INSTALLED WHERE INDICATED.
- 17 LB. MAGNESIUM ANODES SHALL BE INSTALLED WHEREVER AN (A) IS INDICATED ON THIS PLAN AND AT ALL REVERSE ANCHORS AND/OR PLUGS. ALL ANODES SHALL BE FURNISHED BY THE "CORROSION CONTROL DEPARTMENT" AND INSTALLED BY THE CONTRACTOR. 24 HOUR NOTICE IS REQUIRED BY CALLING 636-5729
- ALL ANODES FOR CORROSION PROTECTION FOR FIRE HYDRANT ASSEMBLIES SHALL BE MOUNTED ON THE HYDRANT IF THE LATERAL MATERIAL IS PVC.
- THE CONTRACTOR IS REQUIRED TO NOTIFY WATER ENGINEERING INSPECTIONS BY CALLING 636-5654 2 (TWO) WORKING DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION. IF THIS PROJECT INVOLVES A TAP, DO NOT CALL TO SCHEDULE THE TAP UNTIL THE ENGINEERING INSPECTION NOTIFICATION HAS BEEN GIVEN.

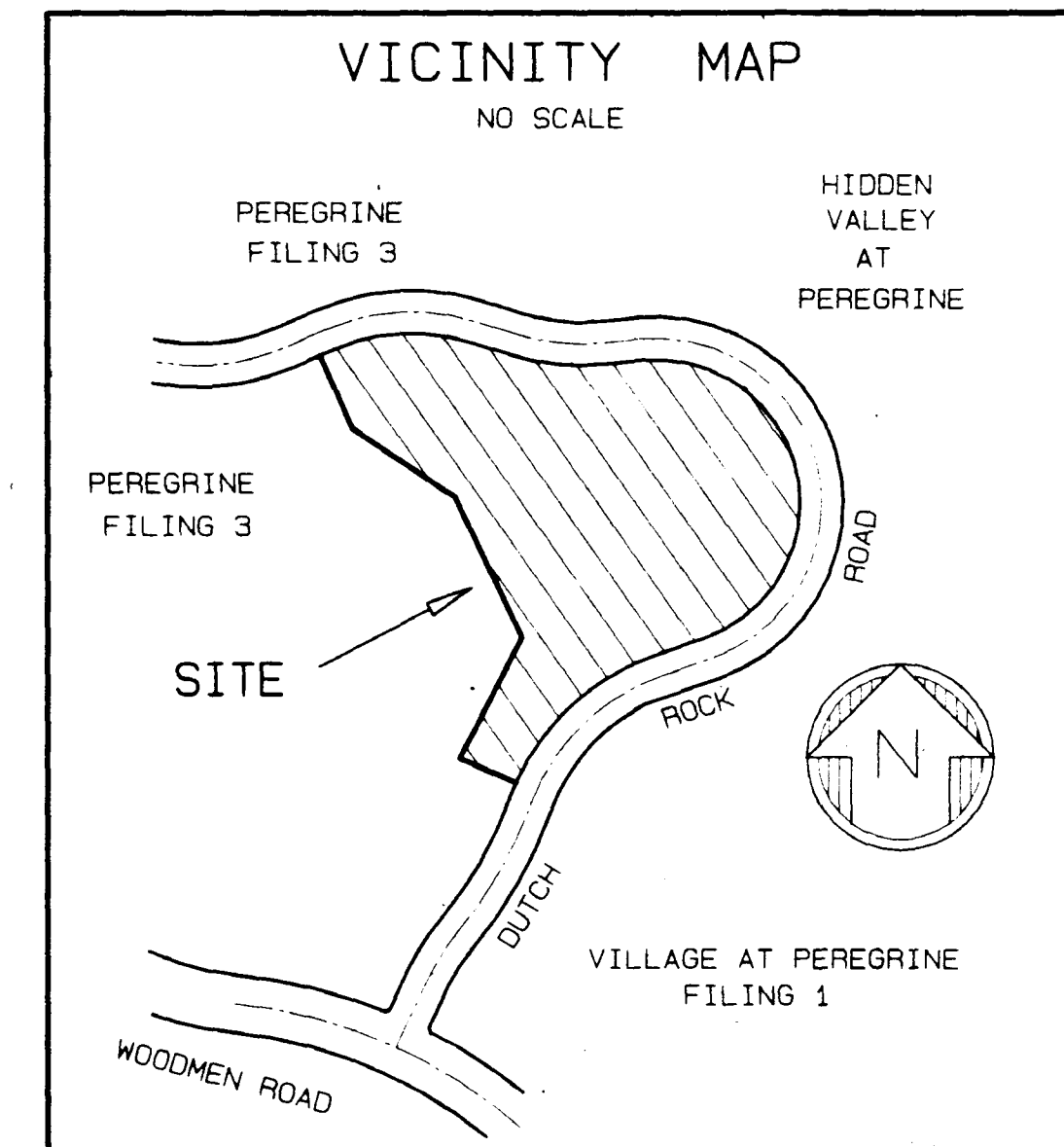
APRIL 6, 1998



50' PRIVATE ROADWAY AND UTILITY EASEMENT SECTION

WASTEWATER NOTES:

- ALL D.I.P. SHALL BE CATHODICALLY PROTECTED BY BONDING ALL JOINTS, POLY-WRAPPING, AND INSTALLING 17LB MAGNESIUM ANODES AT THE LOCATIONS SHOWN ON THE DRAWINGS. THE COST OF ALL CATHODIC PROTECTION SHALL BE INCLUDED IN THE PROJECT.
- ALL P.V.C. PIPE INSTALLED WITH BETWEEN 14" AND 20" OF COVER SHALL BE INSTALLED PER ASTM D2321.
- ALL PIPE 18" AND LARGER IN DIAMETER SHALL BE INSTALLED WITH CLASS "B" BEDDING APPROVED BY THE WASTEWATER DIVISION INSPECTOR PRIOR TO THE START OF CONSTRUCTION.
- IF A BYPASS PUMPING PLAN IS NEEDED IT SHALL BE REVIEWED AND APPROVED BY THE WASTEWATER DIVISION INSPECTOR PRIOR TO BEING GRANTED CONSTRUCTION APPROVAL. THE CONTRACTOR SHALL HAVE 100% REDUNDANT PUMPING CAPACITY WITH 24 HOUR SUPERVISION DURING ALL PUMPING OPERATIONS.
- THE CONTRACTOR SHALL MEET WITH THE WASTEWATER INSPECTION SUPERVISOR (TR TINAN, 448-4428) 48 HOURS PRIOR TO THE START OF CONSTRUCTION FOR "CONSTRUCTION APPROVAL" TO OUTLINE METHODS OF CONSTRUCTION, MATERIALS TO BE USED, CONSTRUCTION STAKING, AND ISSUING A "MANHOLE ENTRY PERMIT" TO THE CONTRACTOR.
- ALL MANHOLES LOCATED WITHIN THE PROJECT LIMITS SHALL BE LOCATED AND RAISED BY THE CONTRACTOR. IF THE MANHOLE IS IN POOR CONDITION OR IF THE DISTANCE BETWEEN THE RING/COVER AND CONE OF THE MANHOLE EXCEEDS THE WASTEWATER RULES, THE CONTRACTOR MAY BE REQUIRED TO REPLACE PART OR ALL OF THE EXISTING MANHOLE.
- ALL MANHOLES TO BE ABANDONED SHALL HAVE THE "IN" AND "OUT" INVERTS PLUGGED WITH A WATERTIGHT MECHANICAL PLUG AND GROUTED, THE RING AND COVER REMOVED AND RETURNED TO THE WASTEWATER DIVISION, AND THE MANHOLE FILLED WITH COMPACTED FILL.
- IF AN ABANDONED SEWER LINE FALLS UNDER A PROPOSED STRUCTURE IT SHALL BE REMOVED OR GROUTED FULL.
- IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE WASTEWATER DIVISION INSPECTOR AND THE ENGINEER IMMEDIATELY SO THAT APPROPRIATE ACTION CAN BE TAKEN BY THE OWNER/DEVELOPER.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE WASTEWATER PIPELINES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF THE WASTEWATER DIVISION INSPECTOR.
- ALL PIPELINES 12" DIAMETER AND LARGER SHALL BE "AS-BUILT" SURVEYED AND "AS-BUILT" DRAWINGS SUBMITTED TO THE WASTEWATER DIVISION FOR REVIEW AND ACCEPTANCE.
- ALL SEPTIC TANKS TO BE ABANDONED SHALL HAVE THE INVERTS PLUGGED, THE LID REMOVED, AND THE TANK FILLED WITH COMPACTED FILL. THE EL PASO COUNTY DEPARTMENT OF HEALTH SHALL BE NOTIFIED WHEN ANY SEPTIC TANK IS ABANDONED.
- THE CONTRACTOR WILL BE REQUIRED TO REPLACE EXISTING MANHOLES THAT IN THE WASTEWATER DIVISION INSPECTORS REVIEW ARE FOUND TO BE IN POOR CONDITION AND CAN NO LONGER BE MODIFIED OR USED.
- THE CONTRACTOR WILL VERIFY AND RECONNECT ALL EXISTING SERVICE CONNECTIONS. THE CONTRACTOR SHALL NOTE THAT SERVICES OTHER THAN THOSE FROM ADJACENT STRUCTURES MAY BE ENCOUNTERED.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND FACILITIES ALONG THE ROUTE OF WORK. THE OMISSION FROM OR THE INCLUSION OF FACILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND FACILITIES.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF COLORADO SPRINGS "WASTEWATER DIVISION RULES FOR THE INSTALLATION OF SEWER MAINS AND SERVICES" DATED FEBRUARY 1, 1980, OR THE LATEST REVISION THEREOF.



GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE CONSTRUCTION AREA. THE OMISSION FROM, OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF, OR A DEFINITE LOCATION OF UNDERGROUND UTILITIES.
- ALL MATERIALS AND CONSTRUCTION MUST BE IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS STANDARDS AND SPECIFICATIONS, LATEST REVISION THEREOF.
- THE CONTRACTOR SHALL TAKE ALL OF THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ALL STATIONS REFER TO CENTERLINE OF PIPE UNLESS OTHERWISE NOTED.

NOTE:

ALL FIRE HYDRANTS AND FUTURE SERVICE STUBS HAVE BEEN LOCATED BY THE OWNER OR HIS ENGINEER. ANY REQUIRED REALIGNMENT, EITHER HORIZONTAL OR VERTICAL, SHALL BE AT THE EXPENSE OF THE OWNER.

ALSO, ANY STUBS AND APPURTENANCES NOT USED AS PROPOSED SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE SECTION OF PIPE AT THE EXPENSE OF THE OWNER.

THE CITY OF COLORADO SPRINGS DOES NOT GUARANTEE WATER TO THE SUBJECT AREA. ALLOCATION OF WATER TO SERVE THIS AREA WILL DEPEND ON THE SUPPLY AVAILABLE AT THE TIME OF APPLICATION. THE CITY'S POLICY IS FIRST-COME, FIRST-SERVED.

ACCORDING TO CALCULATIONS REVIEWED BY THE WATER RESOURCES DEPARTMENT THEORETICAL AVAILABLE FIRE FLOW AT NODE
NODE A = 1800 GALLONS PER MINUTE UNDER MAXIMUM DAY DEMAND CONDITIONS WITH A 20 PSI RESIDUAL. ACTUAL FIRE FLOW MAY VARY DUE TO VARIOUS PARAMETERS. STATIC PRESSURE = 120 P.S.I.

ACCORDING TO CALCULATIONS REVIEWED BY THE WATER RESOURCES DEPARTMENT THEORETICAL AVAILABLE FIRE FLOW AT NODE
NODE B = 1600 GALLONS PER MINUTE UNDER MAXIMUM DAY DEMAND CONDITIONS WITH A 20 PSI RESIDUAL. ACTUAL FIRE FLOW MAY VARY DUE TO VARIOUS PARAMETERS. STATIC PRESSURE = 120 P.S.I.

MAP SHEET E-21

MAXIMUM FINISHED FLOOR SERVICE ELEVATION = 6712 U.S.G.S. DATUM

HOMEOWNER'S ASSOCIATION DOCUMENT RECORDED AT BOOK 5462 PAGE 501

UTILITIES DESIGN PLAN NO. 1998015

THE VILLAGE AT PEREGRINE # 2
WATER AND SEWER CONSTRUCTION PLANS
APRIL 6, 1998

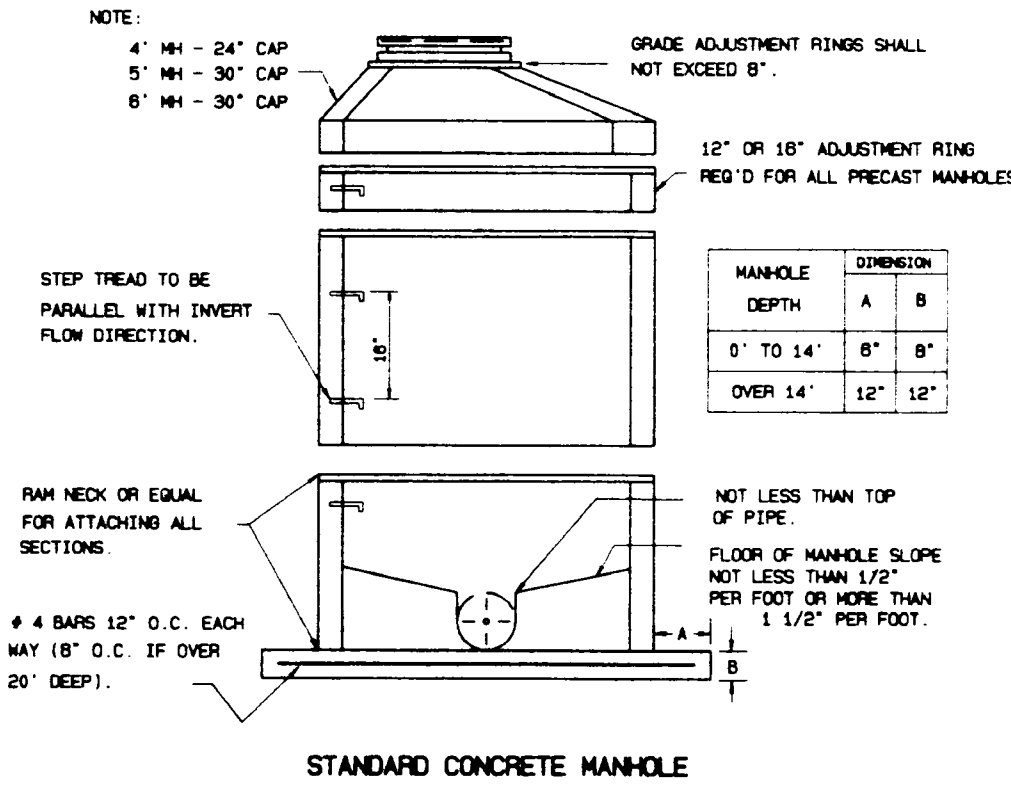
PREMIER
ENGINEERING AND SURVEYING, INC.
Professional Civil Engineers
and Land Surveyors
2110 Vickers Drive
Colorado Springs, CO 80918
(719) 598 6951

WATER DATA				
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N 27° 34' 21" W		51.94'	
2	N 05° 04' 21" W		66.88'	
3	N 39° 55' 39" E		49.74'	
4	N 62° 25' 39" E		49.96'	
5	N 39° 55' 39" E		44.30'	
6	N 05° 04' 21" W		51.97'	
7	N 05° 06' 02" E		17.14'	
8	N 50° 06' 02" E		64.81'	
9	N 27° 36' 02" E		68.41'	
10	N 27° 36' 02" E		54.74'	
11	N 16° 21' 02" E		12.38'	
12	N 16° 21' 02" E		7.62'	
13	N 06° 08' 58" W		44.33'	
14	N 62° 23' 58" W		56.54'	

SEWER DATA				
NO.	BEARING/Delta	RADIUS	LENGTH	TANGENT
1	N 27° 34' 21" W		42.04'	
2	35° 48' 44"	100.00'	62.50'	32.31'
3	50° 09' 52"	100.00'	87.55'	46.81'
4	N 58° 24' 15" E		44.20'	
5	47° 30' 15"	120.00'	99.49'	52.81'
6	N 10° 54' 00" E		24.92'	
7	N 38° 00' 25" W		70.92'	
8	N 38° 00' 25" W		68.87'	
9	40° 26' 25"	100.00'	70.58'	36.83'

FIRE HYDRANT # 797-J
 130' WEST OF P.L./R.O.W. INT.
 N. SIDE OF DUTCHROCK
 PIPE DISTANCE FROM 797-J
 TO HYDRANT AT LOTS 12/13 = 640'

PROVIDE CURB STOP
 VALVE AND BOX AT
 P.L. ON ALL
 WATER SERVICES



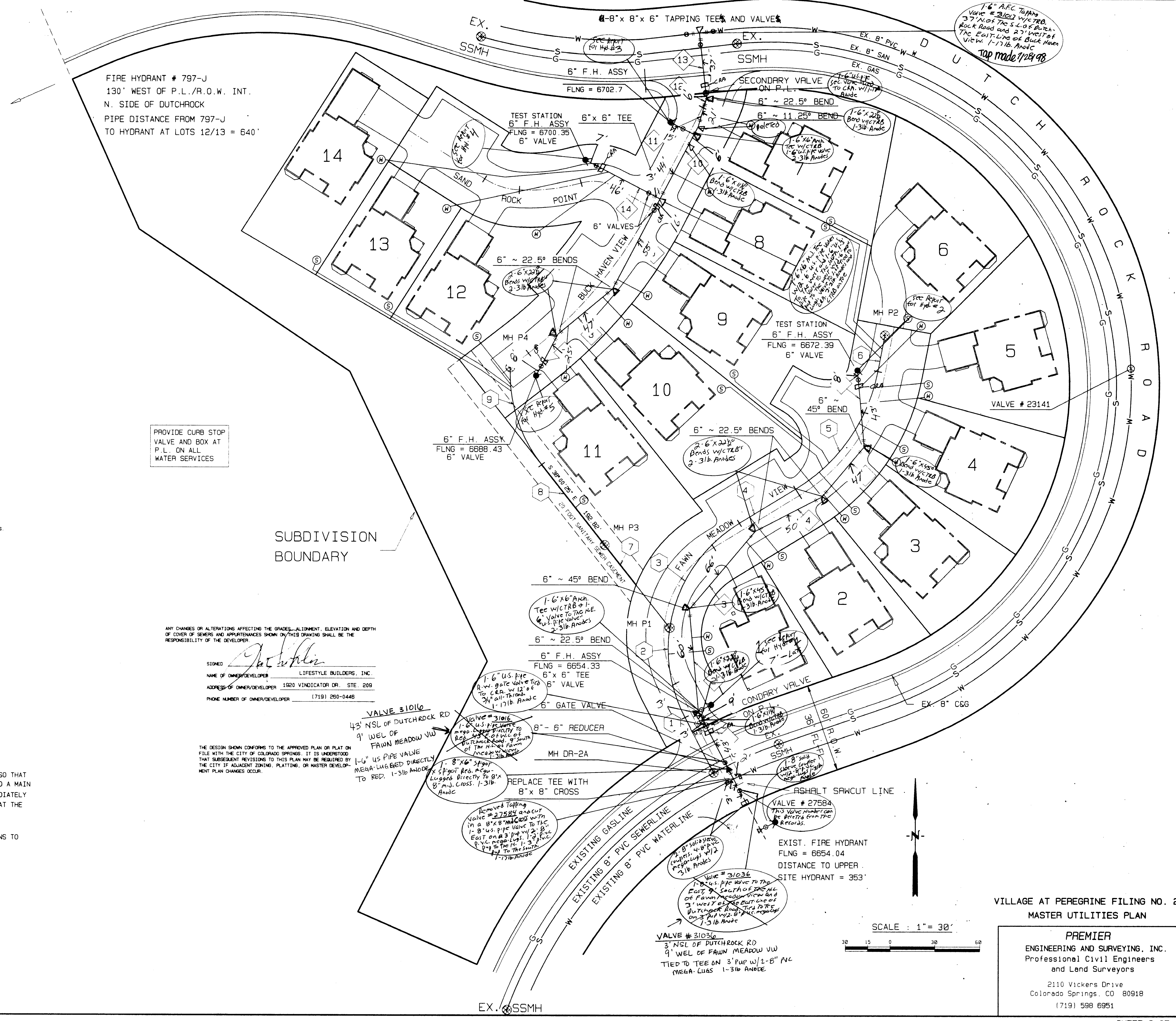
SUPPLEMENTAL NOTES

1. THE CONTRACTOR SHALL AT HIS EXPENSE, SUPPORT AND PROTECT ALL WATER MAINS SO THAT THEY FUNCTION CONTINUOUSLY DURING THE CONSTRUCTION OF THIS PROJECT. SHOULD A MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATIONS, IT WILL BE REPAIRED IMMEDIATELY BY EITHER THE CONTRACTOR, OR THE WATER RESOURCES CONSTRUCTION DEPARTMENT AT THE FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE ANY INTERRUPTIONS TO EXISTING WATER SERVICES.

ANY CHANGES OR ALTERATIONS AFFECTING THE GRADES, ALIGNMENT, ELEVATION AND DEPTH OF COVER OF SEWERS AND APPURTENANCES SHOWN ON THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

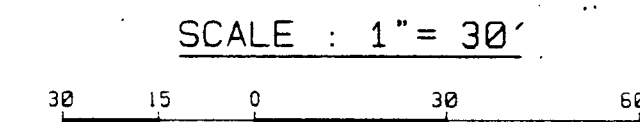
SIGNED: *[Signature]*
 NAME OF OWNER/DEVELOPER: LIFESTYLE BUILDERS, INC.
 ADDRESS OF OWNER/DEVELOPER: 1920 VINDICATOR DR., STE. 209
 PHONE NUMBER OF OWNER/DEVELOPER: (719) 260-0446

THE DESIGN SHOWN CONFORMS TO THE APPROVED PLAN OR PLAT ON FILE WITH THE CITY OF COLORADO SPRINGS. IT IS UNDERSTOOD THAT SUBSEQUENT REVISIONS TO THIS PLAN MAY BE REQUIRED BY THE CITY OF ADJUSTING ZONING, PLATTING, OR MASTER DEVELOPMENT PLAN CHANGES OCCUR.

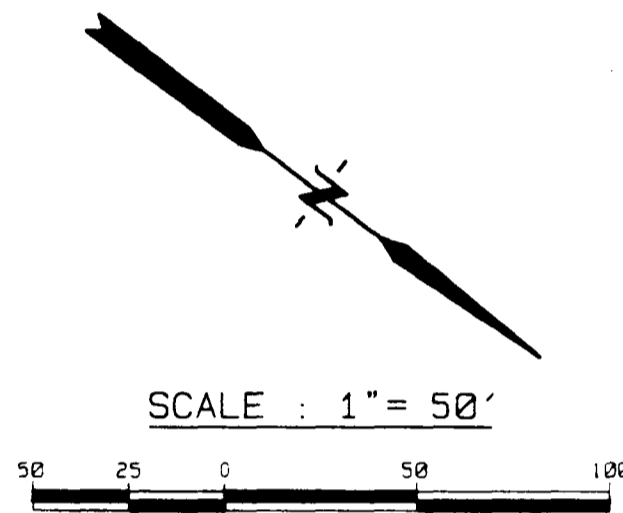
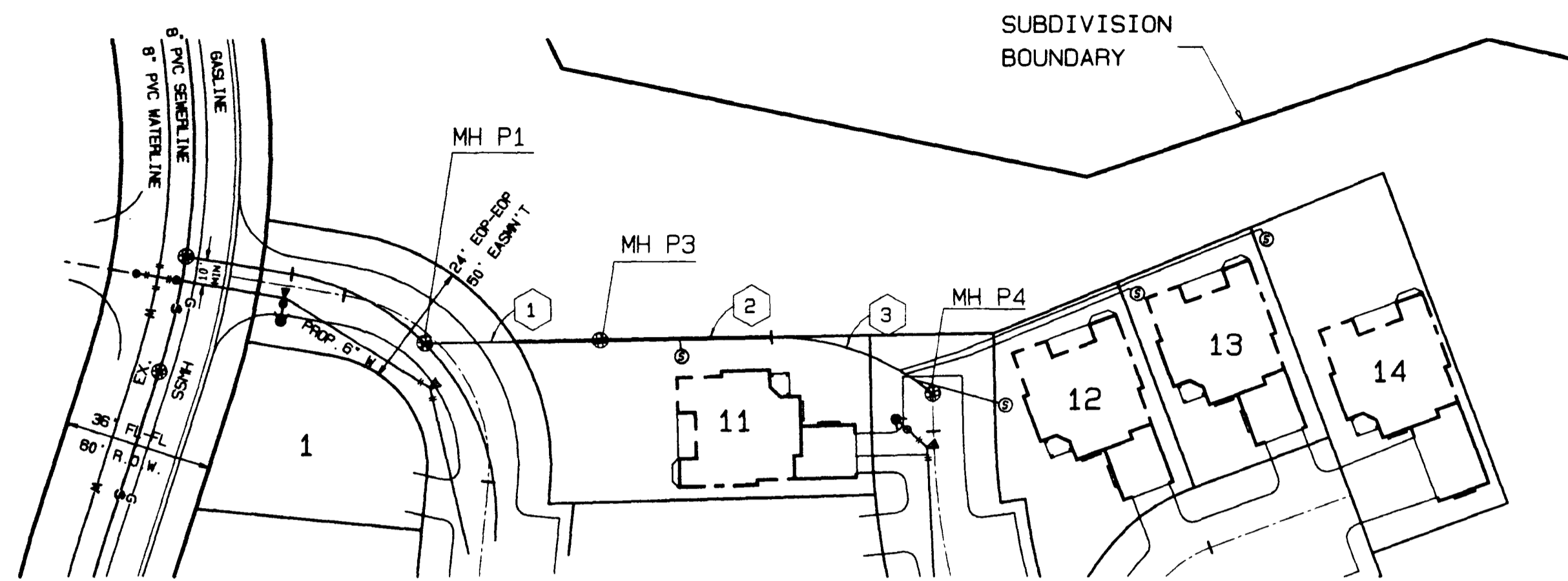


VILLAGE AT PEREGRINE FILING NO. 2
 MASTER UTILITIES PLAN

PREMIER
 ENGINEERING AND SURVEYING, INC.
 Professional Civil Engineers
 and Land Surveyors
 2110 Vickers Drive
 Colorado Springs, CO 80918
 (719) 598 6951



SEWER DATA				
NO.	BEARING/DELTA	RADIUS	LENGTH	TANGENT
1	N 36°00'25" W		70.92'	
2	N 36°00'25" W		89.87'	
3	40°26'25"	100.00'	70.98'	36.83'



SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'

City of Colorado Springs Department of Utilities
WATER RESOURCES DIVISION

DESIGN APPROVAL

Date: 4/24/98 By: *John J. Valle*
PROJECT NO. 98-127

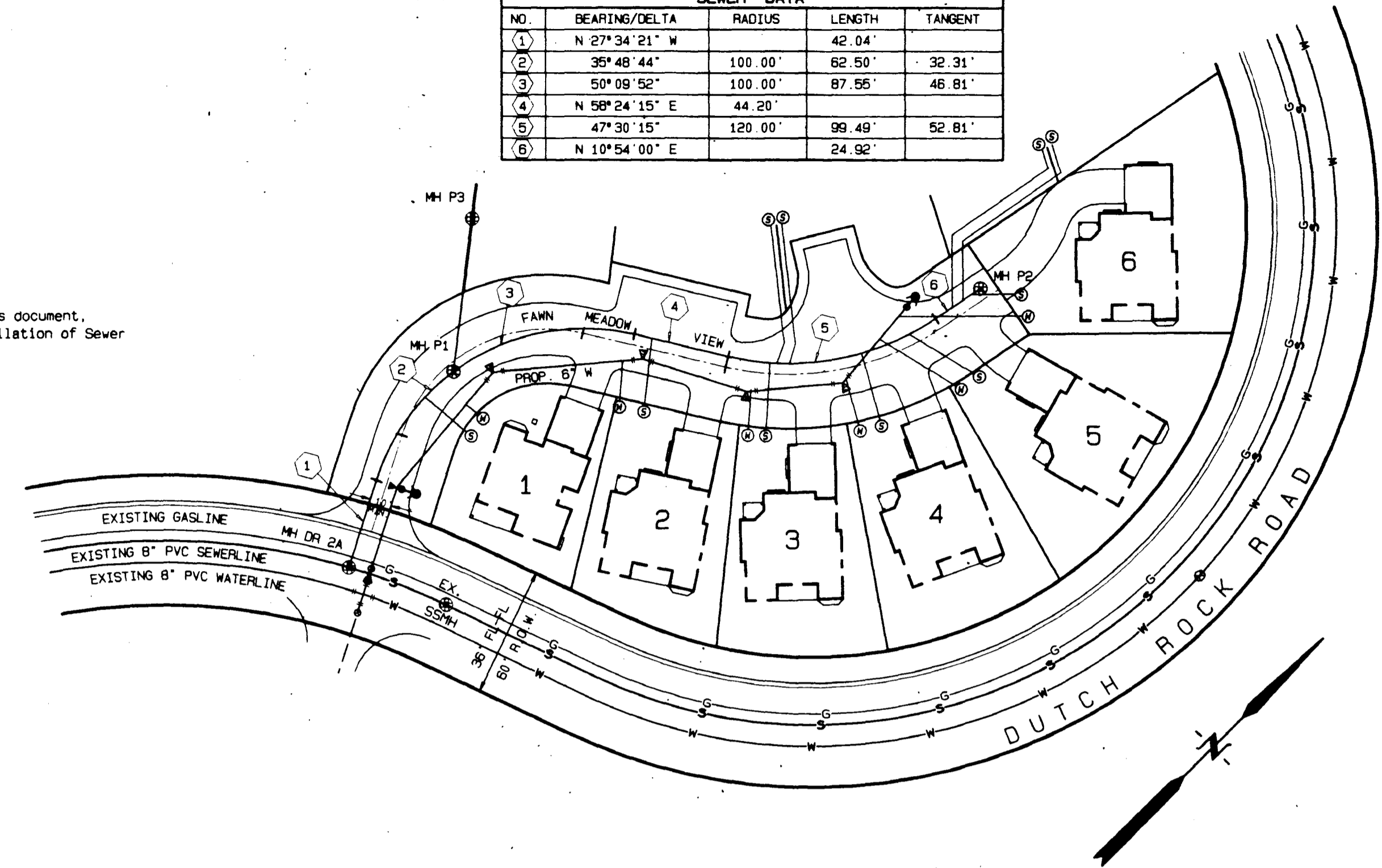
In case of errors or omissions with the sewer design as shown on this document, the standards as defined in the "Rules and Regulations for the Installation of Sewer Mains and Services" shall rule.
Approval expires 180 days from Design Approval.

ANY CHANGES OR ALTERATIONS AFFECTING THE GRADES, ALIGNMENT, ELEVATION AND DEPTH OF COVER OF SEWERS AND APPURTENANCES SHOWN ON THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

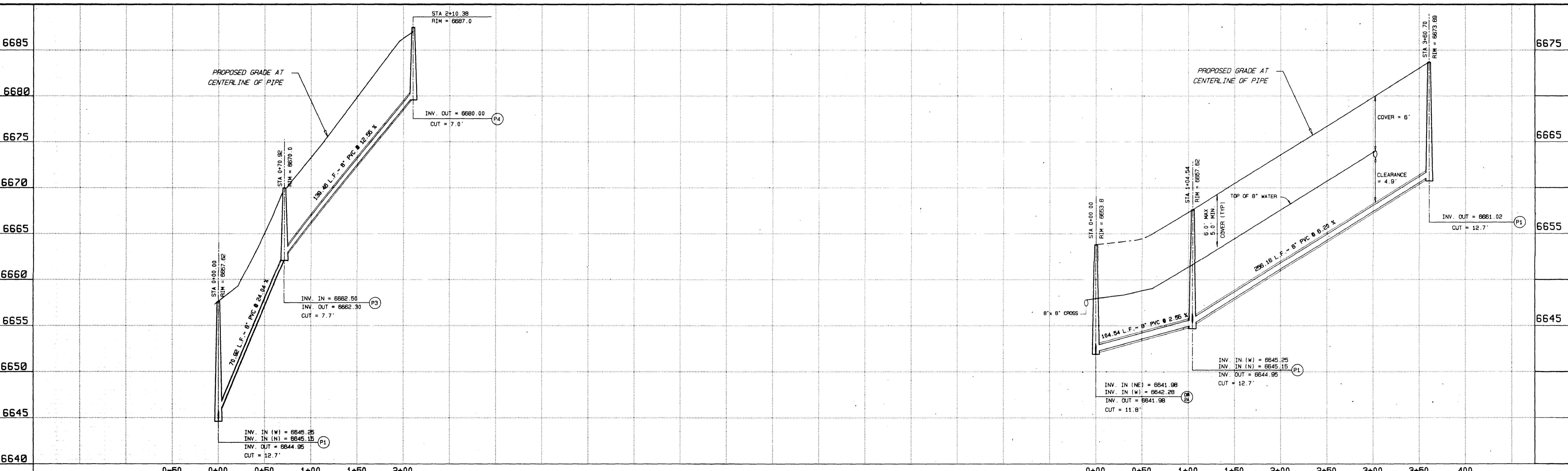
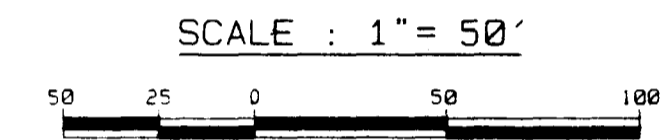
SIGNED: *John J. Valle*
NAME OF OWNER/DEVELOPER: LIFESTYLE BUILDERS, INC.
ADDRESS OF OWNER/DEVELOPER: 1920 VINDICATOR DR. STE. 209
PHONE NUMBER OF OWNER/DEVELOPER: (719) 260-0446

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6	N 10°54'00" E		24.92'	



SCALE: HORIZ. 1" = 50'
VERT. 1" = 5'



STATEMENT: THE CITY OF COLORADO SPRINGS RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN; THE CITY HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY. RESUBMITTAL REQUIRED IF CONSTRUCTION HAS NOT COMMENCED WITHIN 180 DAYS AFTER REVIEW DATE.	REVIEW: UTILITY GRADE: _____ DATE: _____ CURB & GUTTER: _____ DATE: _____ PAVEMENT DESIGN: _____ DATE: _____ DRAINAGE DESIGN: _____ DATE: _____ FILED IN ACCORDANCE WITH SECTION 15-3-906 OF THE CODE OF COLORADO SPRINGS 1980, AS AMENDED _____ DATE: _____	DESIGN DATA: SIDEWALKS: WIDTH _____ LOCATIONS: Attached <input type="checkbox"/> Detached, 6" from P/L <input type="checkbox"/> CURB TYPE 10 20 30 R/W WIDTH 50' F/L-F/L 24 STREET TYPE PRIVATE HVEEM _____	SCALE: HORIZ. 1" = 50' VERT. 1" = 5' BENCHMARK: _____	REVISIONS: NO. DESCRIPTION DATE	PREMIER ENGINEERING AND SURVEYING, INC. Professional Civil Engineers and Land Surveyors 2110 Vickers Drive Colorado Springs, CO 80918 (719) 598 6951	PROJECT THE VILLAGE AT PEREGRINE FROM 0 TO 2+00 0 TO 2+00 SUBDIVISION FILING NO. 2 DRAINAGE BASIN PEREGRINE DRY CREEK JOB NO. CE-7017 SHEET 3 OF 3