

FLYING HORSE NORTH

PRELIMINARY PLAN

2 PARCELS OF LAND BEING 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, EL PASO COUNTY, COLORADO

LEGAL DESCRIPTION

EAST PARCEL
A PARCEL OF LAND BEING ALL OF SECTION 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALL IN EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASES OF BEARINGS: THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 2" ALUMINUM CAP STAMPED "24964" AND THE EAST END BY A 2" ALUMINUM CAP STAMPED "CCS LLC PLS 30118", IS ASSUMED TO BEAR S89°51'39"E, A DISTANCE OF 176.65 FEET.

COMMENCING AT THE NORTHWEST 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°00'04"E, ON THE SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 202134767, RECORDS OF EL PASO COUNTY, COLORADO AND THE NORTH LINE OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, A DISTANCE OF 1332.12 FEET TO THE SOUTHEASTLY CORNER OF SAID HIGH FOREST RANCH FILING NO. 2, SAID POINT BEING THE WEST SIXTEENTH CORNER OF SAID SECTION 36;
THENCE N89°07'00"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, SAID POINT BEING ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF SECTION 36;
THENCE N89°01'18"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 1331.92 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 36;
THENCE N89°03'05"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 1332.39 FEET TO THE NORTHEAST CORNER OF SAID SECTION 36;
THENCE N89°02'02"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, A DISTANCE OF 1474.13 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTION 31;
THENCE N89°03'05"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, EL PASO COUNTY, COLORADO, A DISTANCE OF 1325.48 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 30;
THENCE N89°03'05"E, ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, A DISTANCE OF 920.27 FEET TO THE SOUTHWEST CORNER OF THE EASTERLY TWELVE (12) ACRES OF THE NORTHEAST QUARTER OF SAID SECTION 30;
THENCE N89°07'15"E, ON THE WEST LINE OF SAID EASTERLY (12) TWELVE ACRES OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, A DISTANCE OF 1526.26 FEET TO THE NORTHEASTLY CORNER OF SAID EAST (12) TWELVE ACRES OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, SAID POINT BEING ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30 (HELD MONUMENTS DEPICTED ON LAND SURVEY PLAT DEPOSITED UNDER RECEPTION NO. 91000486 BY BERGE-BREWER & ASSOCIATES, INC. ON JULY 30, 1991);
THENCE N89°01'31"E, ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, A DISTANCE OF 399.42 FEET TO THE CENTER QUARTER OF SAID SECTION 30;
THENCE N89°04'05"E, ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2624.74 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 210031016;
THENCE ON SAID SOUTHERLY BOUNDARY, THE FOLLOWING (3) THREE COURSES:

1. N88°58'45"E, A DISTANCE OF 2270.00 FEET;
2. S71°21'27"E, A DISTANCE OF 30.72 FEET;
3. N88°58'45"E, A DISTANCE OF 290.00 FEET TO A POINT ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 30;

THENCE S00°03'04"W, ON SAID PARALLEL LINE, A DISTANCE OF 2566.64 FEET TO A POINT ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER SAID SECTION 30;
THENCE S00°03'03"W, ON SAID PARALLEL LINE, A DISTANCE OF 2566.67 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30;
THENCE S00°03'03"W, ON SAID SOUTH LINE, A DISTANCE OF 1260.01 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 31;
THENCE S00°01'11"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1326.67 FEET TO THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 31;

THENCE N89°02'17"E, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1289.57 FEET TO A POINT ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31;
THENCE S00°03'04"W, ON SAID PARALLEL LINE, A DISTANCE OF 1328.08 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF COUNTRY VIEW ESTATES, RECORDED UNDER RECEPTION NO. 3901324;

THENCE S89°11'15"W, ON SAID SOUTH LINE AND THE NORTHERLY BOUNDARY OF SAID COUNTRY VIEW ESTATES AND ITS WESTERLY EXTENSION, A DISTANCE OF 2608.26 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 31;
THENCE S89°11'00"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1320.84 FEET TO THE CENTER-SIXTEENTH CORNER OF SAID SECTION 31;

THENCE S00°03'04"W, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1329.16 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 31, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF PALMER DIVIDE, RECORDED UNDER RECEPTION NO. 200484216;
THENCE S00°03'17"W, ON THE EAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31 AND SAID NORTHERLY BOUNDARY OF PALMER DIVIDE AND ITS WESTERLY EXTENSION, A DISTANCE OF 1440.81 FEET TO THE SOUTH SIXTEENTH CORNER OF SAID SECTION 31;

THENCE S00°03'07"E, ON THE EAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1323.57 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 36, SAID POINT ALSO BEING THE NORTHEASTLY CORNER OF EDMONDS SUBDIVISION, RECORDED IN PLAT BOOK H-3 AT PAGE 60;
THENCE S89°20'29"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, THE NORTHERLY BOUNDARY OF SAID EDMONDS SUBDIVISION AND THE NORTHERLY BOUNDARY OF CATHEDRAL PINES SUBDIVISION FILING NO. 3, RECORDED UNDER RECEPTION NO. 20316405, A DISTANCE OF 2674.51 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 36;

THENCE S89°20'29"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, CONTINUING ON SAID NORTHERLY BOUNDARY OF CATHEDRAL PINES SUBDIVISION FILING NO. 2 AND ON THE NORTHERLY BOUNDARY OF CATHEDRAL PINES SUBDIVISION FILING NO. 3, RECORDED UNDER RECEPTION NO. 206712890, A DISTANCE OF 2674.51 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36;
THENCE N00°14'34"W, ON THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 5269.38 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1546.825 ACRES.

IN ADDITION TO: WEST PARCEL

WEST PARCEL
A PARCEL OF LAND BEING A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASES OF BEARINGS: THE EAST LINE OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE NORTH END BY A 2" ALUMINUM CAP STAMPED "22564" AND THE SOUTH END BY A 2" ALUMINUM CAP STAMPED "9132", IS ASSUMED TO BEAR S00°14'34"E, A DISTANCE OF 5269.38 FEET.

COMMENCING AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING

THENCE S00°14'34"E, ON THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 523.85 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S33°01'51"W, HAVING A DELTA OF 38°24'48", A RADIUS OF 533.00 FEET AND A DISTANCE OF 358.59 FEET TO A POINT OF TANGENT;
THENCE S84°37'03"W, A DISTANCE OF 175.44 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°13'59", A RADIUS OF 615.00 FEET AND A DISTANCE OF 120.57 FEET TO A POINT OF TANGENT;
THENCE N84°06'48"W, A DISTANCE OF 684.98 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 25°13'51", A RADIUS OF 615.00 FEET AND A DISTANCE OF 270.82 FEET TO A POINT OF TANGENT;
THENCE N89°03'07"E, A DISTANCE OF 165.01 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 31°18'40", A RADIUS OF 535.00 FEET AND A DISTANCE OF 292.37 FEET TO A POINT OF TANGENT;
THENCE S89°18'13"W, A DISTANCE OF 1074.58 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 24°34'54", A RADIUS OF 1950.00 FEET AND A DISTANCE OF 851.06 FEET TO A POINT OF TANGENT;
THENCE S84°53'30"W, A DISTANCE OF 459.47 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 1°22'27", A RADIUS OF 1040.00 FEET AND A DISTANCE OF 387.97 FEET TO A POINT OF TANGENT;
THENCE S86°15'57"W, A DISTANCE OF 662.41 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 51°16'38", A RADIUS OF 535.00 FEET AND A DISTANCE OF 477.09 FEET TO A POINT OF TANGENT;
THENCE S50°15'18"W, A DISTANCE OF 501.59 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 53°07'49", A RADIUS OF 615.00 FEET AND A DISTANCE OF 570.29 FEET TO A POINT OF TANGENT;
THENCE S89°18'07"W, A DISTANCE OF 160.75 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 65;
THENCE N01°41'53"W, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 90.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1 AS PLATTED IN WESCOTT FIRE STATION NO. 3, RECORDED UNDER RECEPTION NO. 212715192 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF SAID LOT 1 THE FOLLOWING (5) FIVE COURSES:

1. N88°18'07"E, A DISTANCE OF 165.75 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 14°10'43", A RADIUS OF 480.00 FEET AND A DISTANCE OF 434.97 FEET TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 15°19'05", A RADIUS OF 560.00 FEET AND A DISTANCE OF 148.72 FEET TO A POINT OF TANGENT;
4. N83°00'00"W, A DISTANCE OF 141.67 FEET;
5. S88°20'00"W, A DISTANCE OF 587.65 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID STATE HIGHWAY 65;

THENCE ON SAID EASTERLY RIGHT OF WAY THE FOLLOWING (3) THREE COURSES:

1. N01°41'53"W, A DISTANCE OF 446.49 FEET;
2. N00°02'52"W, A DISTANCE OF 546.46 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S57°06'46"E, HAVING A DELTA OF 07°31'38", A RADIUS OF 1380.85 FEET AND A DISTANCE OF 181.38 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF HIGH FOREST RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 201056072, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N89°54'54"E, ON THE SOUTHERLY BOUNDARY OF SAID HIGH FOREST RANCH FILING NO. 1, AND SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, A DISTANCE OF 584.61 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 34;

THENCE S89°37'36"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34 AND CONTINUING ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 1, A DISTANCE OF 1319.30 FEET TO THE NORTHEAST CORNER OF SAID SECTION 34;

THENCE N89°46'13"E, CONTINUING ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 1 AND ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, A DISTANCE OF 2000.66 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 35;

THENCE N89°45'50"E, CONTINUING ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 1, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35 AND THE SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 3, RECORDED UNDER RECEPTION NO. 202134767, A DISTANCE OF 2948.33 FEET;

THENCE ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 2, THE FOLLOWING (5) FIVE COURSES:

1. N44°21'15"E, A DISTANCE OF 120.12 FEET;
2. N67°42'44"E, A DISTANCE OF 30.37 FEET;
3. N83°51'58"E, A DISTANCE OF 62.76 FEET;
4. S79°32'21"E, A DISTANCE OF 66.45 FEET;
5. S46°40'23"E, A DISTANCE OF 153.82 FEET TO A POINT ON SAID NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35;

THENCE N89°48'10"E, ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 2 AND SAID NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, A DISTANCE OF 270.47 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 70.929 ACRES.

LEGAL DESCRIPTION STATEMENT:
I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASCO CONSULTING
ENGINEERS AND SURVEYORS

DATE

GENERAL NOTES:

1. All roads will be asphalt with gravel shoulders.

2. Drainage easements will be shown on Final Plats.

3. Purchasers of lots within this subdivision are hereby alerted that these lots contain storm water conveyance paths. Said purchasers acknowledge acceptance of these flows onto, and through, these lots, the purchaser of these lots shall be responsible for maintaining these paths and for providing measures to eliminate erosion, if such should occur.

4. This property is subject to the findings summary and conclusions of a geologic hazard report prepared by Etech dated February 22, 2016. A copy of said report has been submitted with the zone change request for Flying Horse North PUD. Contact the El Paso County Land use review team, if you would like to review said report.

5. Development Requirements:
A. Maximum lot coverage: twenty (20) percent
B. Maximum building height: thirty (35) feet. The golf clubhouse or recreational facility may have a maximum height of forty five (45) feet.
C. Setback minimums:
a. Front yard: thirty (30) feet minimum
b. Side yard: ten (10) feet minimum
Corner lot: the side yard setback for the side street yard shall be twenty (20) feet minimum
c. Rear yard: thirty five (35) feet minimum
D. Minimum Lot Size: 2.5 Acres
E. Accessory building must comply with the setbacks established above, except that the rear yard setback may be reduced to twenty (20) feet for any lots that do not abut a public street or the golf course. Accessory structures are governed by architectural covenants consistent with the primary structure of the site.

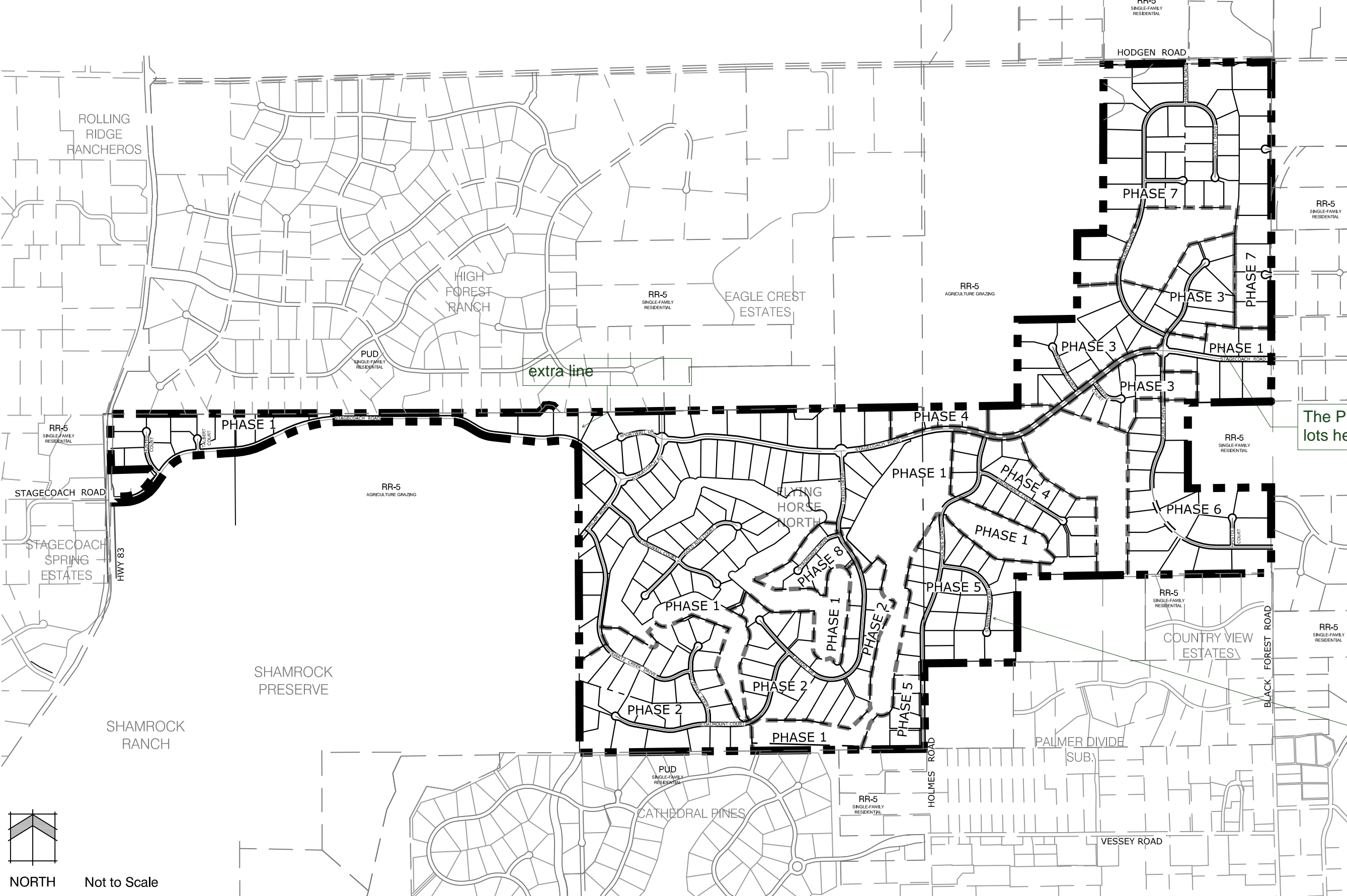
6. All development of lots are subject to the development guidelines and provisions of the approved PUD Resolution File No #216145436.

Add a note identifying the 6 lots allowed to have access to Stagecoach Rd and note the conditions for the access.

Add a note stating roundabout design are not final and may result in changes to lot sizes. These changes may be done administratively with the final plat. List out the specific lots.

Reference the recorded PUD as well (217032585)

PHASING PLAN



TRACT TABLE		
TRACT NO.	USE	OWNER
FILING 1		
A AND C	OPEN SPACE	HOA
B, E, F, H, I, J	DRAINAGE AND OPEN SPACE	HOA
D AND G	FUTURE RIGHT OF WAY	EPC
K	MAINTENANCE BUILDING	OWNER OF RECORD
L	CLUB HOUSE	OWNER OF RECORD
M, N	SIGN	HOA
O, P, Q, R, S, T	GOLF COURSE	OWNER OF RECORD
FUTURE FILING		
BB, GG	OPEN SPACE	HOA
X, Y, Z, AA, DD, EE	DRAINAGE AND OPEN SPACE	HOA
U, V, W	GOLF COURSE	OWNER OF RECORD
CC, DD, FF	OPEN SPACE, FUTURE PARK	HOA
OWNERSHIP OFF ALL TRACTS TO BE CONVEYED BY SEPARATE INSTRUMENT		

All phases have been identified on the phasing plan above. All tracts should be included for each phase.

Please review the preliminary plan drawing checklist attached and add all missing items.

STREET SECTIONS

Revise the foreslope to 6:1 and 15' wide, and the backslope to 10' wide or submit a deviation request.

Identify the start/end of the Stagecoach Major Collector segment.

Provide a cross section for the Stagecoach Minor Collector and identify the start/end of the segment.

Clarify, North or South of what?

Clarify on all cross section. Is this gravel?

Revise to 4:1 or submit a deviation request.

Show the aggregate base course for all cross section.

Are these gravel trails? Clarify on all cross section.

Revise dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

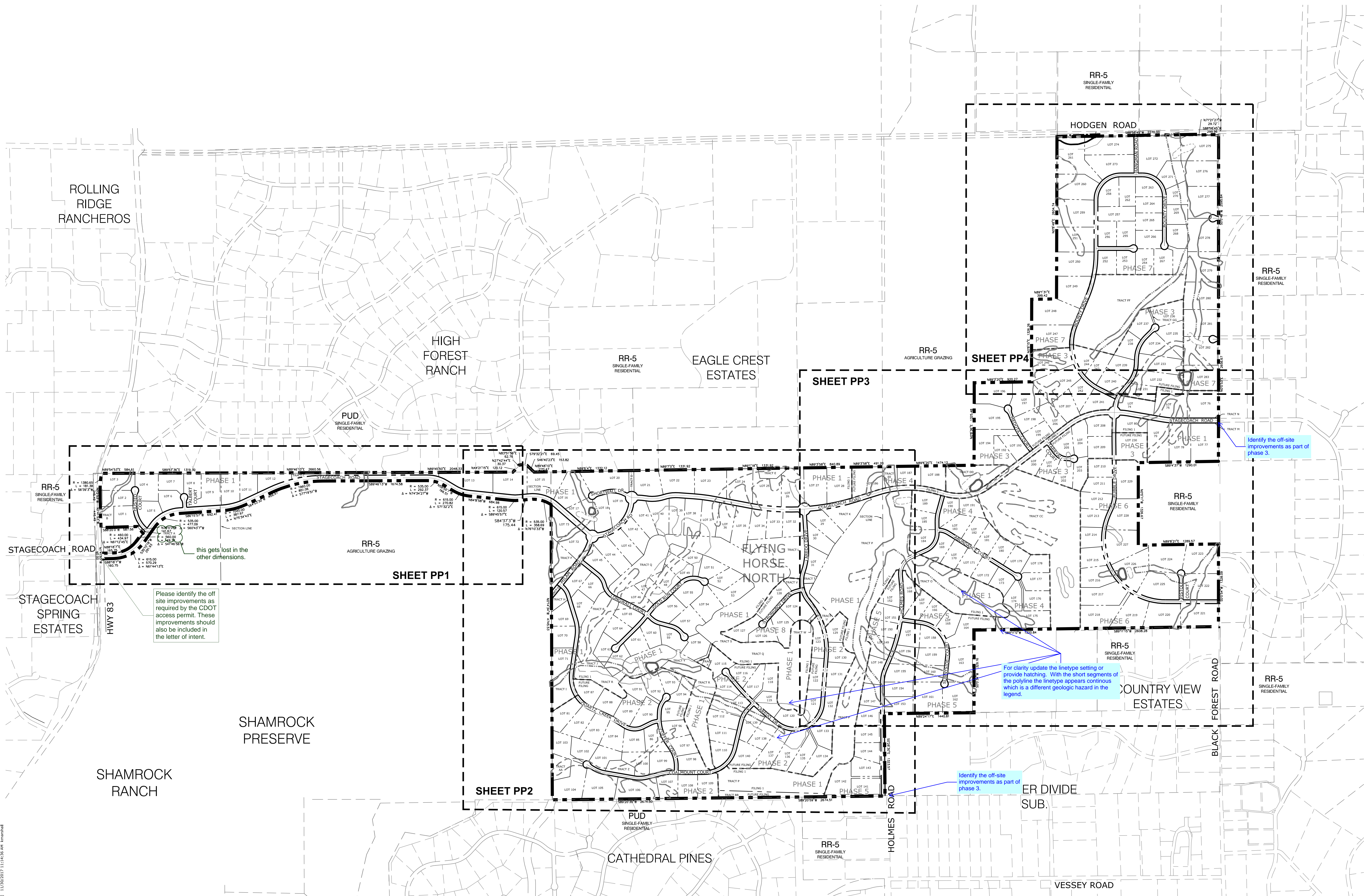
Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

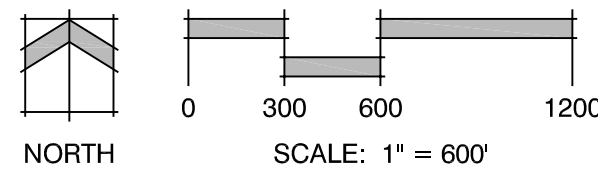
Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"

Revised dimension label to "5' Public Improvements Easement Granted to El Paso County"



OVERALL SITE PLAN AND SHEET KEY

- LEGEND
- EXISTING GEOLOGIC HAZARDS*
- FLOODPLAIN
 - EXISTING PONDED WATER
 - SEASONAL SHALLOW GROUNDWATER
 - POTENTIAL SEASONAL SHALLOW GROUNDWATER
 - DOWNSLOPE CREEP
 - EROSION
 - MAN-MADE ARTIFICIAL FILL



*BASED ON THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH DATED FEBRUARY 22, 2016. IF ANY DISCREPANCIES ARE FOUND BETWEEN THIS PLAN AND SAID REPORT, THE REPORT SUPERSEDES.

FLYING HORSE
NORTH
PRELIMINARY PLAN

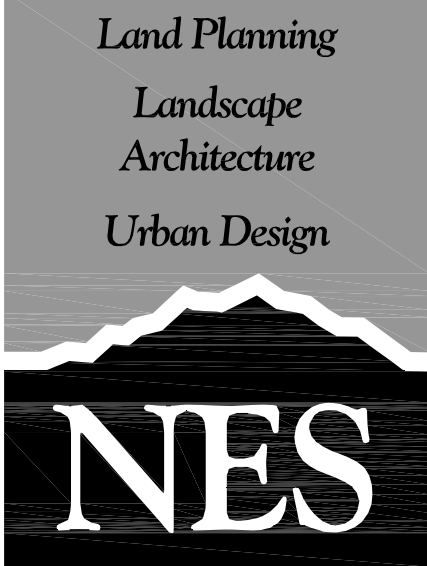
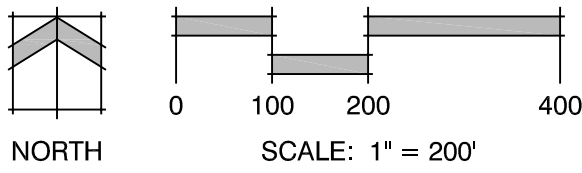
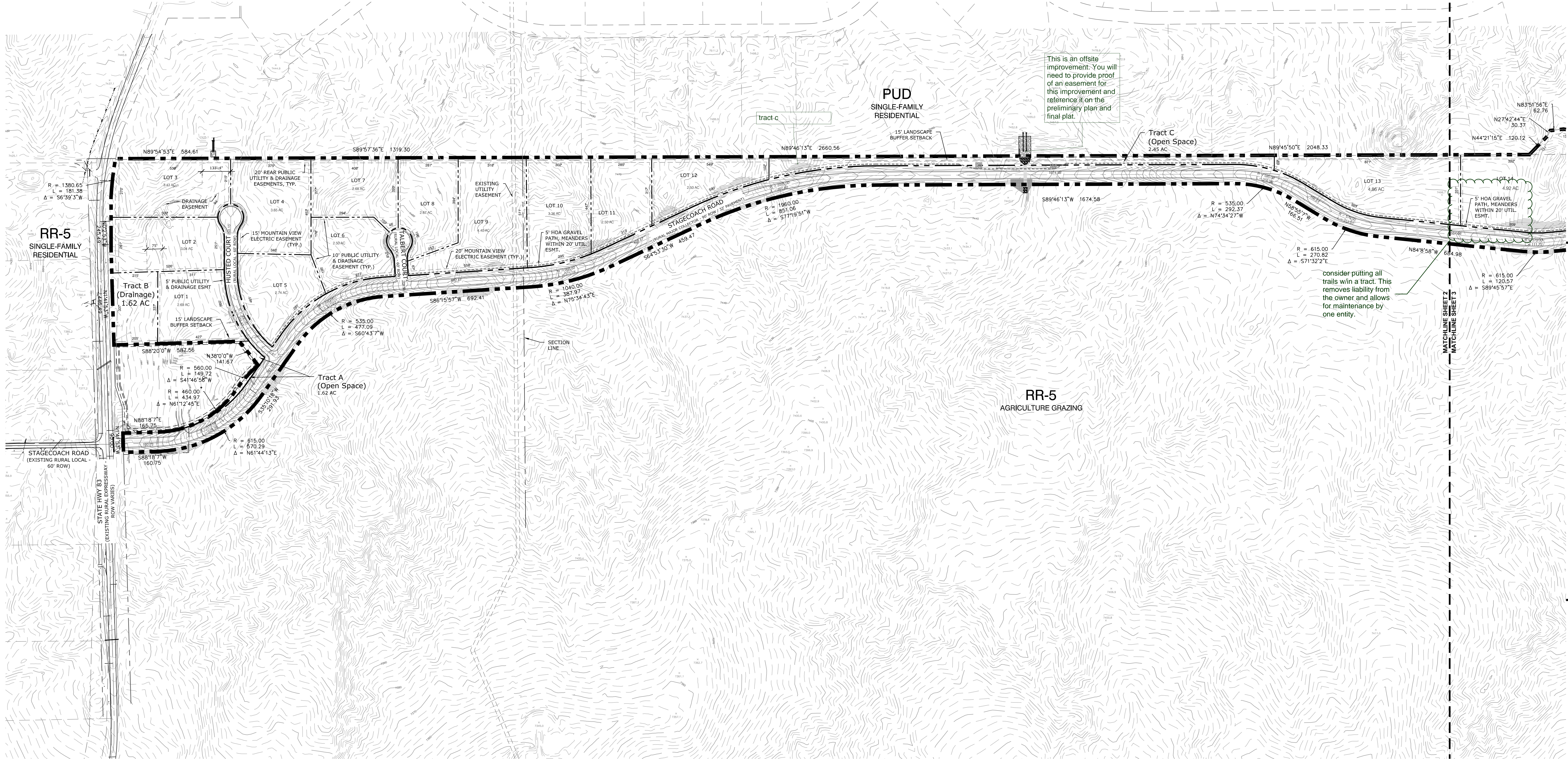
DATE: 11-30-2017
PROJECT MGR: J. HAYWARD, J. ROMERO
PREPARED BY: K. MARSHALL

ENTITLEMENT

OVERALL
SITE PLAN

PP
2 OF 6

P:\Client\1916\Drawings\Planning\Development\1916_Fly_Horse_North_Prelim.dwg [2016Jan 13] 11:20:2017 11:30:27 AM Marshall



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

FLYING HORSE
NORTH

PRELIMINARY PLAN

DATE: 11-30-2017
PROJECT MGR: J. HAYWARD, J. ROMERO
PREPARED BY: K. MARSHALL

ENTITLEMENT

PRELIMINARY PLAN

PP1

3 OF 6

seasonally shallow
groundwater not
shown as no build

FLYING HORSE NORTH

PRELIMINARY PLAN

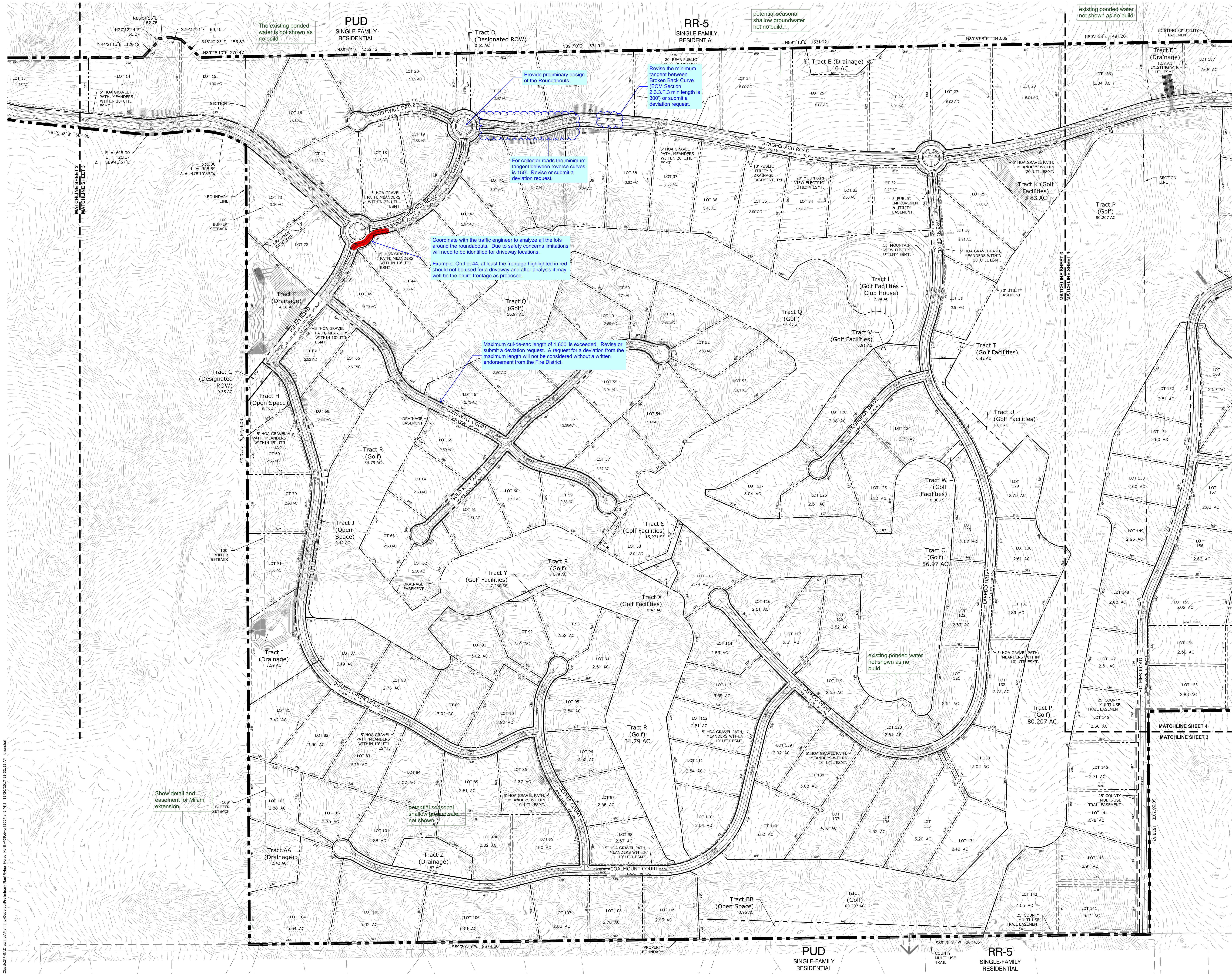
DATE: 11-30-2017
PROJECT MGR: J. HAYWARD, J. ROMERO
PREPARED BY: K. MARSHALL

ENTITLEMENT

DATE	BY	DESCRIPTION

PRELIMINARY PLAN

PP2
4 OF 6



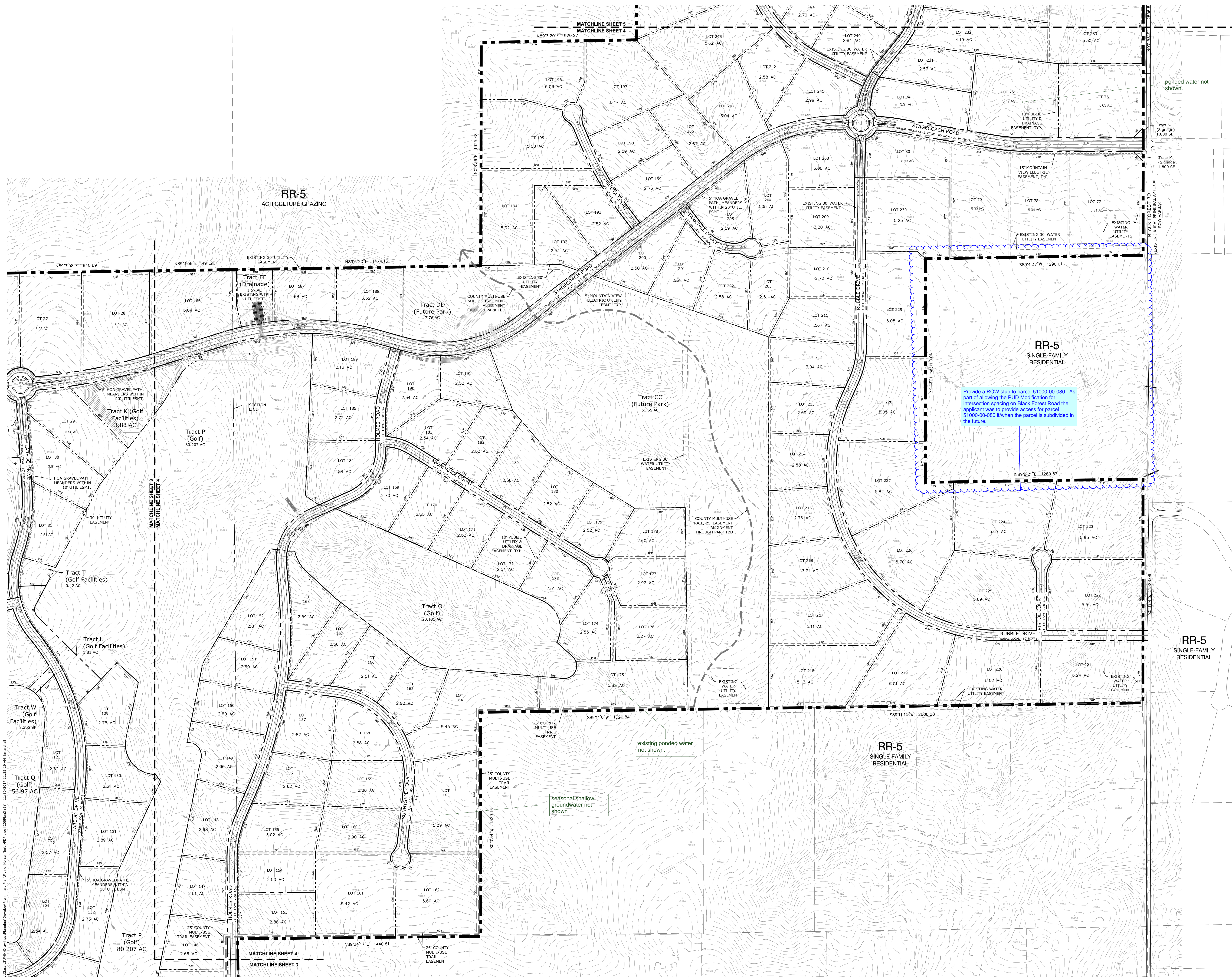
PRELIMINARY PLAN

PROJECT INFO
DATE: 11-30-2017
PROJECT MGR: J. MAYNARD, J. ROMERO
PREPARED BY: K. MARSHALL

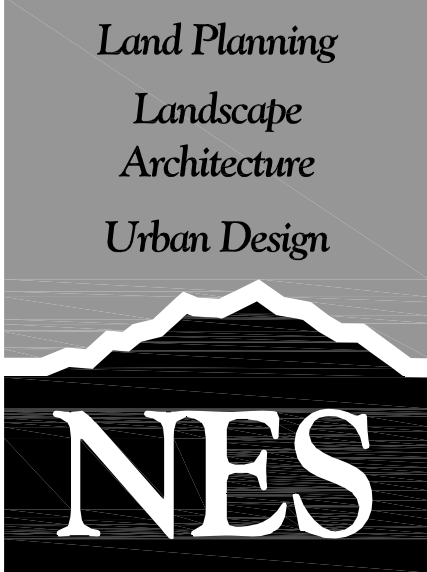
ENTITLEMENT

PRELIMINARY PLAN

PP3
5 OF 6



P:\Clients\1716\Drawings\Planning\Development\ Preliminary Plan\Flying Horse_North_Preliminary.dwg [2019Jan 4 (6)] 11/20/2017 11:36:18 AM K Marshall



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

Provide 50' ROW dedication measured along the centerline of Black Forest Road for the entire frontage.

Based on the MTCP 2060 Corridor Preservation Plan, identify a 90' Preservation Line along Black Forest Road measured from the centerline of the road.

FLYING HORSE NORTH

PRELIMINARY PLAN

PROJECT NO: 11-30-2017
DATE: 11-30-2017
PROJECT MGR: J. HAYWARD, J. ROMERO
PREPARED BY: K. MARSHALL

ENTITLEMENT

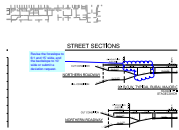
PRELIMINARY PLAN & STREET SECTIONS

PP4

6 OF 6

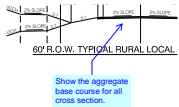
Markup Summary

dsdlaforce (23)



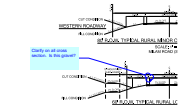
Subject: Cloud+
Page Label: FHN-PDP(1) Cover
Lock: Locked
Author: dsdlaforce

Revise the foreslope to 6:1 and 15' wide, and the backslope to 10' wide or submit a deviation request.



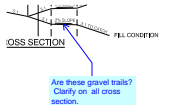
Subject: Callout
Page Label: FHN-PDP(1) Cover
Lock: Locked
Author: dsdlaforce

Show the aggregate base course for all cross section.



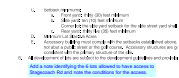
Subject: Cloud+
Page Label: FHN-PDP(1) Cover
Lock: Locked
Author: dsdlaforce

Clarify on all cross section. Is this gravel?



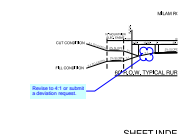
Subject: Callout
Page Label: FHN-PDP(1) Cover
Lock: Locked
Author: dsdlaforce

Are these gravel trails? Clarify on all cross section.



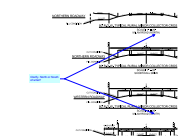
Subject: Text Box
Page Label: FHN-PDP(1) Cover
Lock: Locked
Author: dsdlaforce

Add a note identifying the 6 lots allowed to have access to Stagecoach Rd and note the conditions for the access.



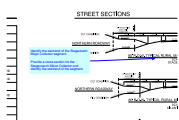
Subject: Cloud+
Page Label: FHN-PDP(1) Cover
Lock: Locked
Author: dsdlaforce

Revise to 4:1 or submit a deviation request.



Subject: Callout
Page Label: FHN-PDP(1) Cover
Lock: Locked
Author: dsdlaforce

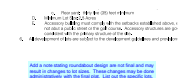
Clarify. North or South of what?



Subject: Callout
Page Label: FHN-PDP(1) Cover
Lock: Locked
Author: dsdlaforce

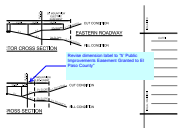
Identify the start/end of the Stagecoach Major Collector segment.

Provide a cross section for the Stagecoach Minor Collector and identify the start/end of the segment.



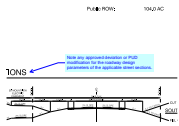
Subject: Text Box
Page Label: FHN-PDP(1) Cover
Lock: Locked
Author: dsdlaforce

Add a note stating roundabout design are not final and may result in changes to lot sizes. These changes may be done administratively with the final plat. List out the specific lots.



Subject: Callout
Page Label: FHN-PDP(1) Cover
Lock: Locked
Author: dsdlaforce

Revise dimension label to "5' Public Improvements Easement Granted to El Paso County"



Subject: Callout
Page Label: FHN-PDP(1) Cover
Lock: Locked
Author: dsdlaforce

Note any approved deviation or PUD modification for the roadway design parameters of the applicable street sections.



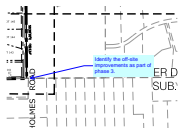
Subject: Callout
Page Label: FHN-PDP(2) Overall
Lock: Locked
Author: dsdlaforce

Identify the off-site improvements as part of phase 3.



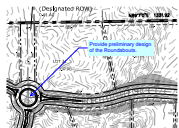
Subject: Callout
Page Label: FHN-PDP(2) Overall
Lock: Locked
Author: dsdlaforce

For clarity update the linetype setting or provide hatching. With the short segments of the polyline the linetype appears continuous which is a different geologic hazard in the legend.



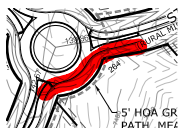
Subject: Callout
Page Label: FHN-PDP(2) Overall
Lock: Locked
Author: dsdlaforce

Identify the off-site improvements as part of phase 3.



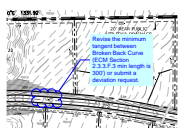
Subject: Callout
Page Label: FHN-PDP(4) PP2
Lock: Locked
Author: dsdlaforce

Provide preliminary design of the Roundabouts.



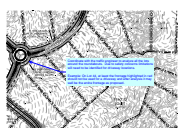
Subject: Highlight
Page Label: FHN-PDP(4) PP2
Lock: Locked
Author: dsdlaforce

Highlight



Subject: Cloud+
Page Label: FHN-PDP(4) PP2
Lock: Locked
Author: dsdlaforce

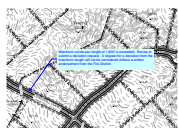
Revise the minimum tangent between Broken Back Curve (ECM Section 2.3.3.F.3 min length is 300') or submit a deviation request.



Subject: Callout
Page Label: FHN-PDP(4) PP2
Lock: Locked
Author: dsdlaforce

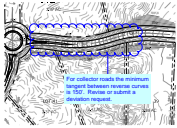
Coordinate with the traffic engineer to analyze all the lots around the roundabouts. Due to safety concerns limitations will need to be identified for driveway locations.

Example: On Lot 44, at least the frontage highlighted in red should not be used for a driveway and after analysis it may well be the entire frontage as proposed.



Subject: Callout
Page Label: FHN-PDP(4) PP2
Lock: Locked
Author: dsdlaforce

Maximum cul-de-sac length of 1,600' is exceeded. Revise or submit a deviation request. A request for a deviation from the maximum length will not be considered without a written endorsement from the Fire District.



Subject: Cloud+
Page Label: FHN-PDP(4) PP2
Lock: Locked
Author: dsdlaforce

For collector roads the minimum tangent between reverse curves is 150'. Revise or submit a deviation request.



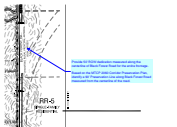
Subject: Cloud+
Page Label: FHN-PDP(5) PP3
Lock: Locked
Author: dsdlaforce

Provide a ROW stub to parcel 51000-00-080. As part of allowing the PUD Modification for intersection spacing on Black Forest Road the applicant was to provide access for parcel 51000-00-080 if/when the parcel is subdivided in the future.



Subject: Callout
Page Label: FHN-PDP(6) PP4
Lock: Locked
Author: dsdlaforce

Dedicate 10' ROW along Hodgen Road.



Subject: Callout
Page Label: FHN-PDP(6) PP4
Lock: Locked
Author: dsdlaforce

Provide 50' ROW dedication measured along the centerline of Black Forest Road for the entire frontage.

Based on the MTCP 2060 Corridor Preservation Plan, identify a 90' Preservation Line along Black Forest Road measured from the centerline of the road.

dsdruiz (25)



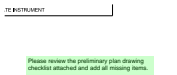
Subject: Cloud+
Page Label: FHN-PDP(1) Cover
Lock: Locked
Author: dsdruiz

All phases have been identified on the phasing plan above. All tracts should be included for each phase.



Subject: Text Box
Page Label: FHN-PDP(1) Cover
Lock: Locked
Author: dsdruiz

PCD File # SP-17-012



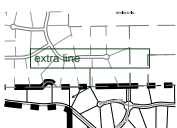
Subject: Text Box
Page Label: FHN-PDP(1) Cover
Lock: Locked
Author: dsdruiz

Please review the preliminary plan drawing checklist attached and add all missing items.



Subject: Cloud+
Page Label: FHN-PDP(1) Cover
Lock: Locked
Author: dsdruiz

Reference the recorded PUD as well (217032585)



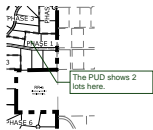
Subject: Callout
Page Label: FHN-PDP(1) Cover
Lock: Locked
Author: dsdruiz

extra line



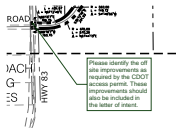
Subject: Callout
Page Label: FHN-PDP(1) Cover
Lock: Locked
Author: dsdruiz

Please include the acreage and number of units for each phase.



Subject: Callout
Page Label: FHN-PDP(1) Cover
Lock: Locked
Author: dsdruiz

The PUD shows 2 lots here.



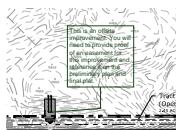
Subject: Callout
Page Label: FHN-PDP(2) Overall
Lock: Locked
Author: dsdruiz

Please identify the off site improvements as required by the CDOT access permit. These improvements should also be included in the letter of intent.



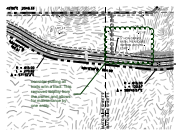
Subject: Cloud+
Page Label: FHN-PDP(2) Overall
Lock: Locked
Author: dsdruiz

this gets lost in the other dimensions.



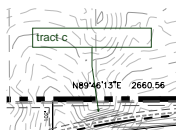
Subject: Callout
Page Label: FHN-PDP(3) PP1
Lock: Locked
Author: dsdruiz

This is an offsite improvement. You will need to provide proof of an easement for this improvement and reference it on the preliminary plan and final plat.



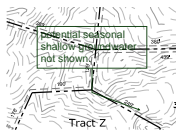
Subject: Cloud+
Page Label: FHN-PDP(3) PP1
Lock: Locked
Author: dsdruiz

consider putting all trails w/in a tract. This removes liability from the owner and allows for maintenance by one entity.



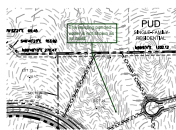
Subject: Callout
Page Label: FHN-PDP(3) PP1
Lock: Locked
Author: dsdruiz

tract c



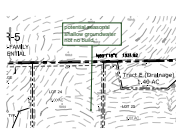
Subject: Callout
Page Label: FHN-PDP(4) PP2
Lock: Locked
Author: dsdruiz

potential seasonal shallow groundwater not shown.



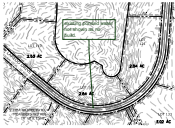
Subject: Callout
Page Label: FHN-PDP(4) PP2
Lock: Locked
Author: dsdruiz

The existing ponded water is not shown as no build.



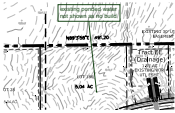
Subject: Callout
Page Label: FHN-PDP(4) PP2
Lock: Locked
Author: dsdruiz

potential seasonal shallow groundwater not no build.



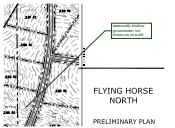
Subject: Callout
Page Label: FHN-PDP(4) PP2
Lock: Locked
Author: dsdruiz

existing ponded water not shown as no build.



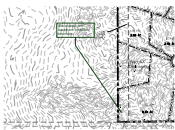
Subject: Callout
Page Label: FHN-PDP(4) PP2
Lock: Locked
Author: dsdruiz

existing ponded water not shown as no build



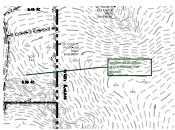
Subject: Callout
Page Label: FHN-PDP(4) PP2
Lock: Locked
Author: dsdruiz

seasonally shallow groundwater not shown as no build



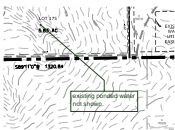
Subject: Callout
Page Label: FHN-PDP(4) PP2
Lock: Locked
Author: dsdruiz

Show detail and easement for Milam extension.



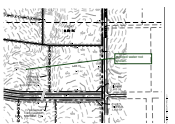
Subject: Callout
Page Label: FHN-PDP(5) PP3
Lock: Locked
Author: dsdruiz

seasonal shallow groundwater not shown



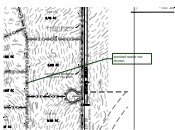
Subject: Callout
Page Label: FHN-PDP(5) PP3
Lock: Locked
Author: dsdruiz

existing ponded water not shown.



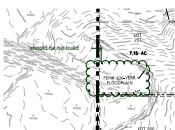
Subject: Callout
Page Label: FHN-PDP(5) PP3
Lock: Locked
Author: dsdruiz

ponded water not shown.



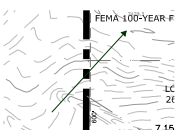
Subject: Callout
Page Label: FHN-PDP(6) PP4
Lock: Locked
Author: dsdruiz

ponded water not shown



Subject: Cloud+
Page Label: FHN-PDP(6) PP4
Lock: Locked
Author: dsdruiz

should be no build



Subject: Arrow
Page Label: FHN-PDP(6) PP4
Lock: Locked
Author: dsdruiz