

# 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:  
BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTHEAST 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 1/2" 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 SAID SECTION 36, A DISTANCE OF 1331.60 FEET TO THE NORTH QUARTER CORNER OF SAID 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°02'07"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°08'35"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°02'07"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 THE SOUTHWEST QUARTER OF SAID SECTION 30;  
THENCE N89°07'57"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 NORTHWESTLY 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 DEPOSITED ON LAND SURVEY PLAT DEPOSITED UNDER RECEPTION NO. 91000488 BY BERGE-BREWER & ASSOCIATES, INC. ON JULY 30, 1991);  
THENCE N89°01'31"E, ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, A DISTANCE OF 399.42 FEET TO THE CENTER QUARTER OF SAID SECTION 30;  
THENCE N89°02'48"E, ON THE WEST LINE OF THE NORTH 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 S89°02'48"E, ON SAID PARALLEL LINE, A DISTANCE OF 2666.67 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 S89°02'03"W, ON SAID PARALLEL LINE, A DISTANCE OF 2666.67 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30;  
THENCE S89°02'07"W, ON SAID SOUTH LINE, A DISTANCE OF 1260.01 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 31;  
THENCE S89°01'11"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1326.67 FEET TO THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 31;  
THENCE N89°01'21"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 S89°02'07"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-WEST SIXTEENTH CORNER OF SAID SECTION 31;  
THENCE S89°02'03"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 DRIVE, RECORDED UNDER RECEPTION NO. 205084216;  
THENCE S89°02'17"W, ON SAID PARALLEL LINE, A DISTANCE OF 1260.01 FEET TO THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31 AND SAID NORTHERLY BOUNDARY OF PALMER DRIVE AND ITS WESTERLY EXTENSION, A DISTANCE OF 1440.81 FEET TO THE SOUTH SIXTEENTH CORNER OF SAID SECTION 31;  
THENCE S89°02'07"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°02'09"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. 2, RECORDED UNDER RECEPTION NO. 20516495, A DISTANCE OF 2674.51 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 36;  
THENCE S89°02'05"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.

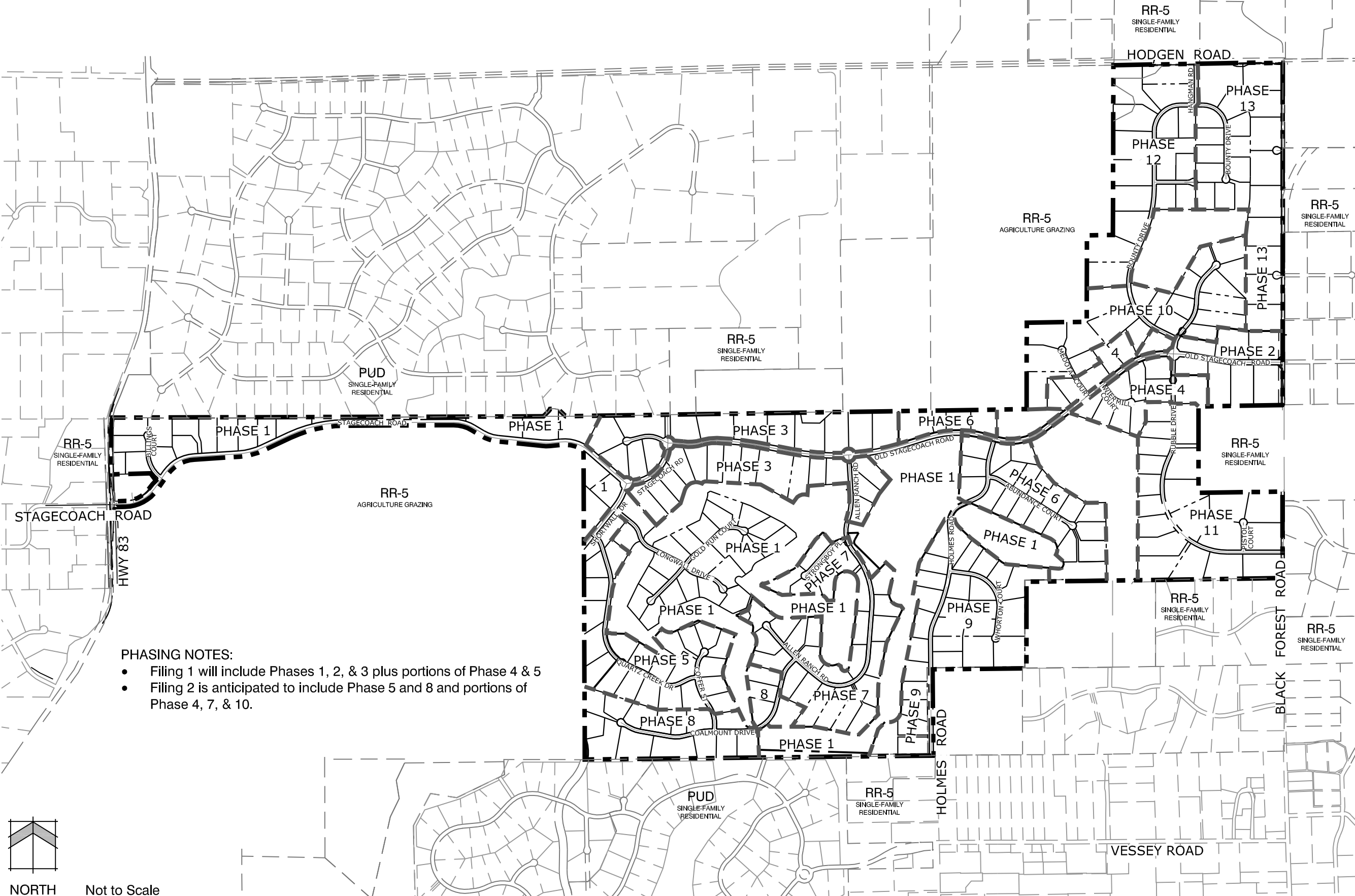
CONTAINING A CALCULATED AREA OF 1346.825 ACRES.  
IN ADDITION TO: WEST PARCEL  
WEST PARCEL  
A PARCEL OF LAND BEING A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BASIS OF BEARINGS: 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 1/2" ALUMINUM CAP STAMPED "22564" AND THE SOUTH END BY A 2 1/2" ALUMINUM CAP STAMPED "91132". 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°2'48", A RADIUS OF 535.00 FEET AND A DISTANCE OF 568.89 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 N89°08'48"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°02'07"W, A DISTANCE OF 104.91 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°08'13"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°34'24", 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 3°12'22", 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 31°16'38", A RADIUS OF 535.00 FEET AND A DISTANCE OF 477.09 FEET TO A POINT OF TANGENT;  
THENCE S55°18'16"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 57°07'49", A RADIUS OF 615.00 FEET AND A DISTANCE OF 570.29 FEET TO A POINT OF TANGENT;  
THENCE S88°18'07"W, A DISTANCE OF 160.75 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 83;  
THENCE N01°41'53"W, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 90.00 FEET TO THE SOUTHWESTLY CORNER OF LOT 1 AS PLATTED IN WESCOTT FIRE STATION NO. 3, RECORDED UNDER RECEPTION NO. 212713192, RECORDS OF EL PASO COUNTY, COLORADO;  
THENCE ON SAID EASTERLY RIGHT OF WAY 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 149.72 FEET TO A POINT OF CURVE;  
4. N83°00'00"W, A DISTANCE OF 141.67 FEET;  
5. S88°00'00"W, A DISTANCE OF 587.65 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID STATE HIGHWAY 83;  
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°02'03"W, A DISTANCE OF 346.49 FEET TO A POINT ON CURVE;  
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S5°06'46", 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 SOUTHWESTLY CORNER OF HIGH FOREST RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 201036972, 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, A DISTANCE OF 2000.66 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 35;  
THENCE N89°45'45"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°37'35"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER 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 NORTHEAST 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°45'02"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 1840.53 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. N07°42'44"E, A DISTANCE OF 30.37 FEET;  
3. N83°51'56"E, A DISTANCE OF 62.76 FEET;  
4. S79°32'21"E, A DISTANCE OF 84.45 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-five (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 buildings 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 regarding building colors and materials to be 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 and PUD Rec. 217032585.  
7. Lots 6-15 & 73. Driveway design must provide for turnaround on lot to preclude vehicles from backing onto Stagecoach Road.  
8. Lot access restrictions will be shown on Final Plats.  
9. Final Plats may contain more than one phase and may not be sequenced as shown on the Phasing Diagram.

### PHASING PLAN



TRACT NO.	USE / ALLOWED STRUCTURES	OWNER / MAINT.
FILING 1		
A	OPEN SPACE	FIRE STATION
C	OPEN SPACE	HOA
B, E, F, H, I	DRAINAGE AND OPEN SPACE / DRAINAGE STRUCTURE	HOA
D, G	FUTURE RIGHT OF WAY / STREET	EPC
J, K, L, M	GOLF COURSE / CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS, SHELTERS	OWNER OF RECORD
N, O	SIGN / SIGNS	HOA
P, Q	ADDL. RIGHT OF WAY DESIGNATION (BLACK FOREST) / STREET	EPC
R	ADDL. RIGHT OF WAY DESIGNATION (HWY 83) / STREET	CDOT
FUTURE FILINGS		
S, T, U, V	GOLF COURSE / CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS, SHELTERS	OWNER OF RECORD
W, X, Y	DRAINAGE AND OPEN SPACE / DRAINAGE STRUCTURES	HOA
Z, AA	OPEN SPACE	HOA
BB, CC, DD	OPEN SPACE, FUTURE PARK / RESTROOMS, SHELTERS, MAINTENANCE BUILDINGS	HOA
EE, FF	FUTURE RIGHT OF WAY / STREET	EPC
GG, HH, II, JJ, KK, LL, MM	ADDL. RIGHT OF WAY DESIGNATION (BLACK FOREST) / STREET	EPC
OWNERSHIP OFF ALL TRACTS TO BE CONVEYED BY SEPARATE INSTRUMENT		

TRACT NO.	USE / ALLOWED STRUCTURES	OWNER / MAINT.
FILING 1		
A	OPEN SPACE	FIRE STATION
C	OPEN SPACE	HOA
B, E, F, H, I	DRAINAGE AND OPEN SPACE / DRAINAGE STRUCTURE	HOA
D, G	FUTURE RIGHT OF WAY / STREET	EPC
J, K, L, M	GOLF COURSE / CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS, SHELTERS	OWNER OF RECORD
N, O	SIGN / SIGNS	HOA
P, Q	ADDL. RIGHT OF WAY DESIGNATION (BLACK FOREST) / STREET	EPC
R	ADDL. RIGHT OF WAY DESIGNATION (HWY 83) / STREET	CDOT
FUTURE FILINGS		
S, T, U, V	GOLF COURSE / CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS, SHELTERS	OWNER OF RECORD
W, X, Y	DRAINAGE AND OPEN SPACE / DRAINAGE STRUCTURES	HOA
Z, AA	OPEN SPACE	HOA
BB, CC, DD	OPEN SPACE, FUTURE PARK / RESTROOMS, SHELTERS, MAINTENANCE BUILDINGS	HOA
EE, FF	FUTURE RIGHT OF WAY / STREET	EPC
GG, HH, II, JJ, KK, LL, MM	ADDL. RIGHT OF WAY DESIGNATION (BLACK FOREST) / STREET	EPC
OWNERSHIP OFF ALL TRACTS TO BE CONVEYED BY SEPARATE INSTRUMENT		

TRACT NO.	USE / ALLOWED STRUCTURES	OWNER / MAINT.
FILING 1		
A	OPEN SPACE	FIRE STATION
C	OPEN SPACE	HOA
B, E, F, H, I	DRAINAGE AND OPEN SPACE / DRAINAGE STRUCTURE	HOA
D, G	FUTURE RIGHT OF WAY / STREET	EPC
J, K, L, M	GOLF COURSE / CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS, SHELTERS	OWNER OF RECORD
N, O	SIGN / SIGNS	HOA
P, Q	ADDL. RIGHT OF WAY DESIGNATION (BLACK FOREST) / STREET	EPC
R	ADDL. RIGHT OF WAY DESIGNATION (HWY 83) / STREET	CDOT
FUTURE FILINGS		
S, T, U, V	GOLF COURSE / CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS, SHELTERS	OWNER OF RECORD
W, X, Y	DRAINAGE AND OPEN SPACE / DRAINAGE STRUCTURES	HOA
Z, AA	OPEN SPACE	HOA
BB, CC, DD	OPEN SPACE, FUTURE PARK / RESTROOMS, SHELTERS, MAINTENANCE BUILDINGS	HOA
EE, FF	FUTURE RIGHT OF WAY / STREET	EPC
GG, HH, II, JJ, KK, LL, MM	ADDL. RIGHT OF WAY DESIGNATION (BLACK FOREST) / STREET	EPC
OWNERSHIP OFF ALL TRACTS TO BE CONVEYED BY SEPARATE INSTRUMENT		

TRACT NO.	USE / ALLOWED STRUCTURES	OWNER / MAINT.
FILING 1		
A	OPEN SPACE	FIRE STATION
C	OPEN SPACE	HOA
B, E, F, H, I	DRAINAGE AND OPEN SPACE / DRAINAGE STRUCTURE	HOA
D, G	FUTURE RIGHT OF WAY / STREET	EPC
J, K, L, M	GOLF COURSE / CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS, SHELTERS	OWNER OF RECORD
N, O	SIGN / SIGNS	HOA
P, Q	ADDL. RIGHT OF WAY DESIGNATION (BLACK FOREST) / STREET	EPC
R	ADDL. RIGHT OF WAY DESIGNATION (HWY 83) / STREET	CDOT
FUTURE FILINGS		
S, T, U, V	GOLF COURSE / CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS, SHELTERS	OWNER OF RECORD
W, X, Y	DRAINAGE AND OPEN SPACE / DRAINAGE STRUCTURES	HOA
Z, AA	OPEN SPACE	HOA
BB, CC, DD	OPEN SPACE, FUTURE PARK / RESTROOMS, SHELTERS, MAINTENANCE BUILDINGS	HOA
EE, FF	FUTURE RIGHT OF WAY / STREET	EPC
GG, HH, II, JJ, KK, LL, MM	ADDL. RIGHT OF WAY DESIGNATION (BLACK FOREST) / STREET	EPC
OWNERSHIP OFF ALL TRACTS TO BE CONVEYED BY SEPARATE INSTRUMENT		

TRACT NO.	USE / ALLOWED STRUCTURES	OWNER / MAINT.
FILING 1		
A	OPEN SPACE	FIRE STATION
C	OPEN SPACE	HOA
B, E, F, H, I	DRAINAGE AND OPEN SPACE / DRAINAGE STRUCTURE	HOA
D, G	FUTURE RIGHT OF WAY / STREET	EPC
J, K, L, M	GOLF COURSE / CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS, SHELTERS	OWNER OF RECORD
N, O	SIGN / SIGNS	HOA
P, Q	ADDL. RIGHT OF WAY DESIGNATION (BLACK FOREST) / STREET	EPC
R	ADDL. RIGHT OF WAY DESIGNATION (HWY 83) / STREET	CDOT
FUTURE FILINGS		
S, T, U, V	GOLF COURSE / CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS, SHELTERS	OWNER OF RECORD
W, X, Y	DRAINAGE AND OPEN SPACE / DRAINAGE STRUCTURES	HOA
Z, AA	OPEN SPACE	HOA
BB, CC, DD	OPEN SPACE, FUTURE PARK / RESTROOMS, SHELTERS, MAINTENANCE BUILDINGS	HOA
EE, FF	FUTURE RIGHT OF WAY / STREET	EPC
GG, HH, II, JJ, KK, LL, MM	ADDL. RIGHT OF WAY DESIGNATION (BLACK FOREST) / STREET	EPC
OWNERSHIP OFF ALL TRACTS TO BE CONVEYED BY SEPARATE INSTRUMENT		

TRACT NO.	USE / ALLOWED STRUCTURES	OWNER / MAINT.
FILING 1		
A	OPEN SPACE	FIRE STATION
C	OPEN SPACE	HOA
B, E, F, H, I	DRAINAGE AND OPEN SPACE / DRAINAGE STRUCTURE	HOA
D, G	FUTURE RIGHT OF WAY / STREET	EPC
J, K, L, M	GOLF COURSE / CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS, SHELTERS	OWNER OF RECORD
N, O	SIGN / SIGNS	HOA
P, Q	ADDL. RIGHT OF WAY DESIGNATION (BLACK FOREST) / STREET	EPC
R	ADDL. RIGHT OF WAY DESIGNATION (HWY 83) / STREET	CDOT
FUTURE FILINGS		
S, T, U, V	GOLF COURSE / CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS, SHELTERS	OWNER OF RECORD
W, X, Y	DRAINAGE AND OPEN SPACE / DRAINAGE STRUCTURES	HOA
Z, AA	OPEN SPACE	HOA
BB, CC, DD	OPEN SPACE, FUTURE PARK / RESTROOMS, SHELTERS, MAINTENANCE BUILDINGS	HOA
EE, FF	FUTURE RIGHT OF WAY / STREET	EPC
GG, HH, II, JJ, KK, LL, MM	ADDL. RIGHT OF WAY DESIGNATION (BLACK FOREST) / STREET	EPC
OWNERSHIP OFF ALL TRACTS TO BE CONVEYED BY SEPARATE INSTRUMENT		

TRACT NO.	USE / ALLOWED STRUCTURES	OWNER / MAINT.
FILING 1		
A	OPEN SPACE	FIRE STATION
C	OPEN SPACE	HOA
B, E, F, H, I	DRAINAGE AND OPEN SPACE / DRAINAGE STRUCTURE	HOA
D, G	FUTURE RIGHT OF WAY / STREET	EPC
J, K, L, M	GOLF COURSE / CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS, SHELTERS	OWNER OF RECORD
N, O	SIGN / SIGNS	HOA
P, Q	ADDL. RIGHT OF WAY DESIGNATION (BLACK FOREST) / STREET	EPC
R	ADDL. RIGHT OF WAY DESIGNATION (HWY 83) / STREET	CDOT
FUTURE FILINGS		
S, T, U, V	GOLF COURSE / CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS, SHELTERS	OWNER OF RECORD
W, X, Y	DRAINAGE AND OPEN SPACE / DRAINAGE STRUCTURES	HOA
Z, AA	OPEN SPACE	HOA
BB, CC, DD	OPEN SPACE, FUTURE PARK / RESTROOMS, SHELTERS, MAINTENANCE BUILDINGS	HOA
EE, FF	FUTURE RIGHT OF WAY / STREET	EPC
GG, HH, II, JJ, KK, LL, MM	ADDL. RIGHT OF WAY DESIGNATION (BLACK FOREST) / STREET	EPC
OWNERSHIP OFF ALL TRACTS TO BE CONVEYED BY SEPARATE INSTRUMENT		

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A	OPEN SPACE	FIRE STATION
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J, K, L, M	GOLF COURSE / CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS, SHELTERS	OWNER OF RECORD
N, O	SIGN / SIGNS	HOA
P, Q	ADDL. RIGHT OF WAY DESIGNATION (BLACK FOREST) / STREET	EPC
R	ADDL. RIGHT OF WAY DESIGNATION (HWY 83) / STREET	CDOT
FUTURE FILINGS		
S, T, U, V	GOLF COURSE / CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS, SHELTERS	OWNER OF RECORD
W, X, Y	DRAINAGE AND OPEN SPACE / DRAINAGE STRUCTURES	HOA
Z, AA	OPEN SPACE	HOA
BB, CC, DD	OPEN SPACE, FUTURE PARK / RESTROOMS, SHELTERS, MAINTENANCE BUILDINGS	HOA
EE, FF	FUTURE RIGHT OF WAY / STREET	EPC
GG, HH, II, JJ, KK, LL, MM	ADDL. RIGHT OF WAY DESIGNATION (BLACK FOREST) / STREET	EPC
OWNERSHIP OFF ALL TRACTS TO BE CONVEYED BY SEPARATE INSTRUMENT		

TRACT NO.	USE / ALLOWED STRUCTURES	OWNER / MAINT.
FILING 1		
A	OPEN SPACE	FIRE STATION
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J, K, L, M	GOLF COURSE / CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS, SHELTERS	OWNER OF RECORD
N, O	SIGN / SIGNS	HOA
P, Q	ADDL. RIGHT OF WAY DESIGNATION (BLACK FOREST) / STREET	EPC
R	ADDL. RIGHT OF WAY DESIGNATION (HWY 83) / STREET	CDOT
FUTURE FILINGS		
S, T, U,		



FLYING HORSE  
NORTH

PRELIMINARY PLAN

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

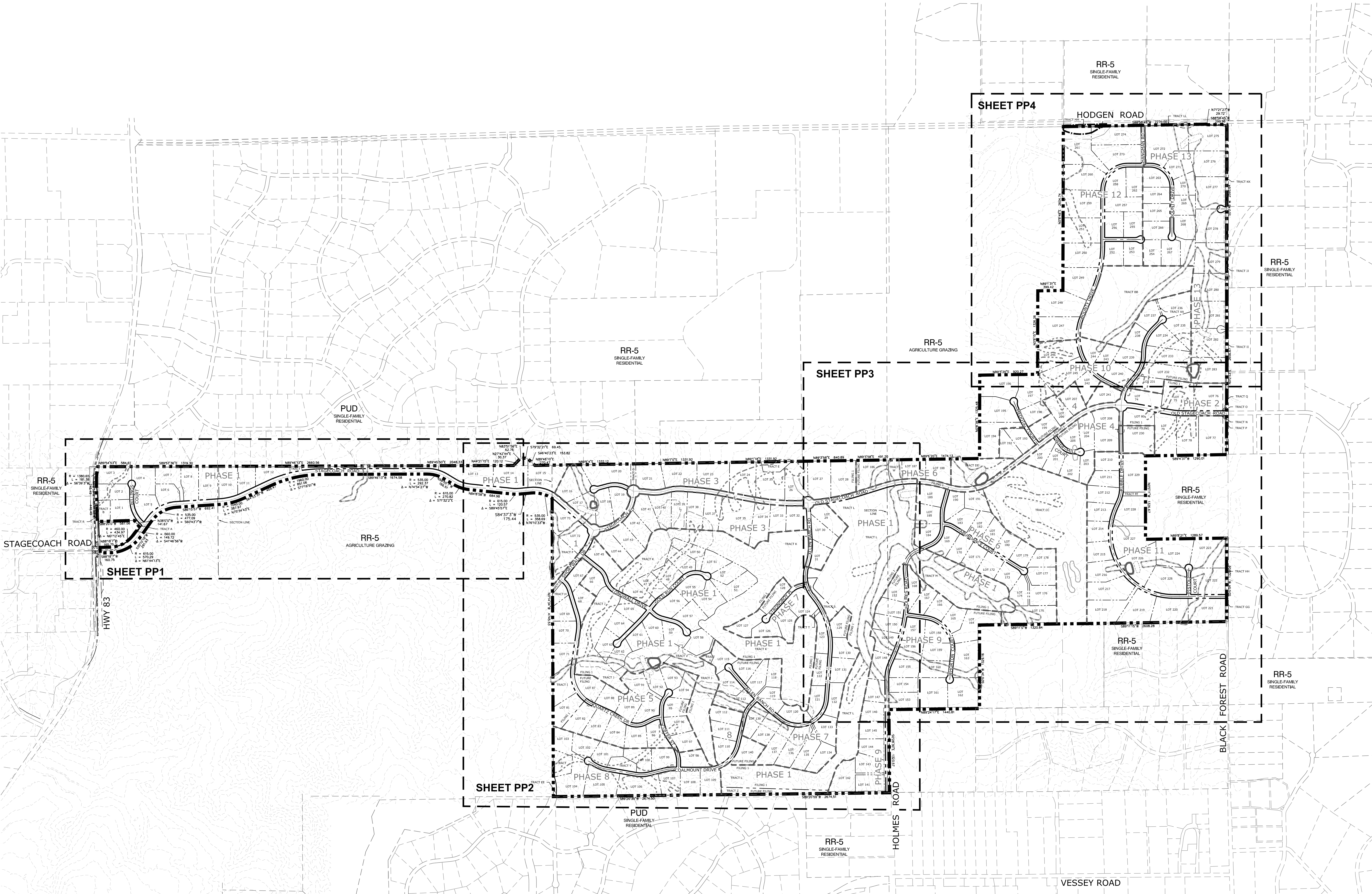
ENTITLEMENT

DATE: 04-03-18 BY: KMM DESCRIPTION: PER COUNTY REVIEW COMMENTS

OVERALL  
SITE PLAN

PP  
2 OF 6

SP 17-012



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

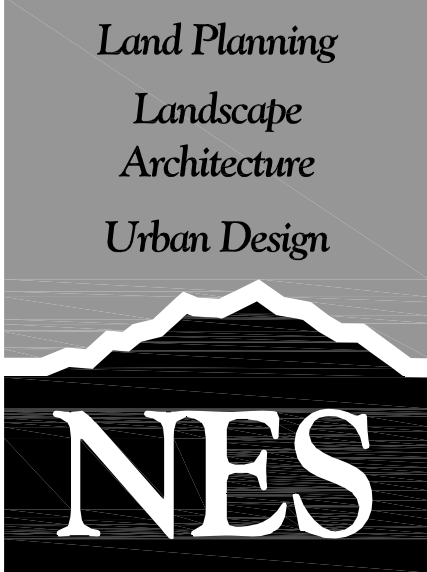
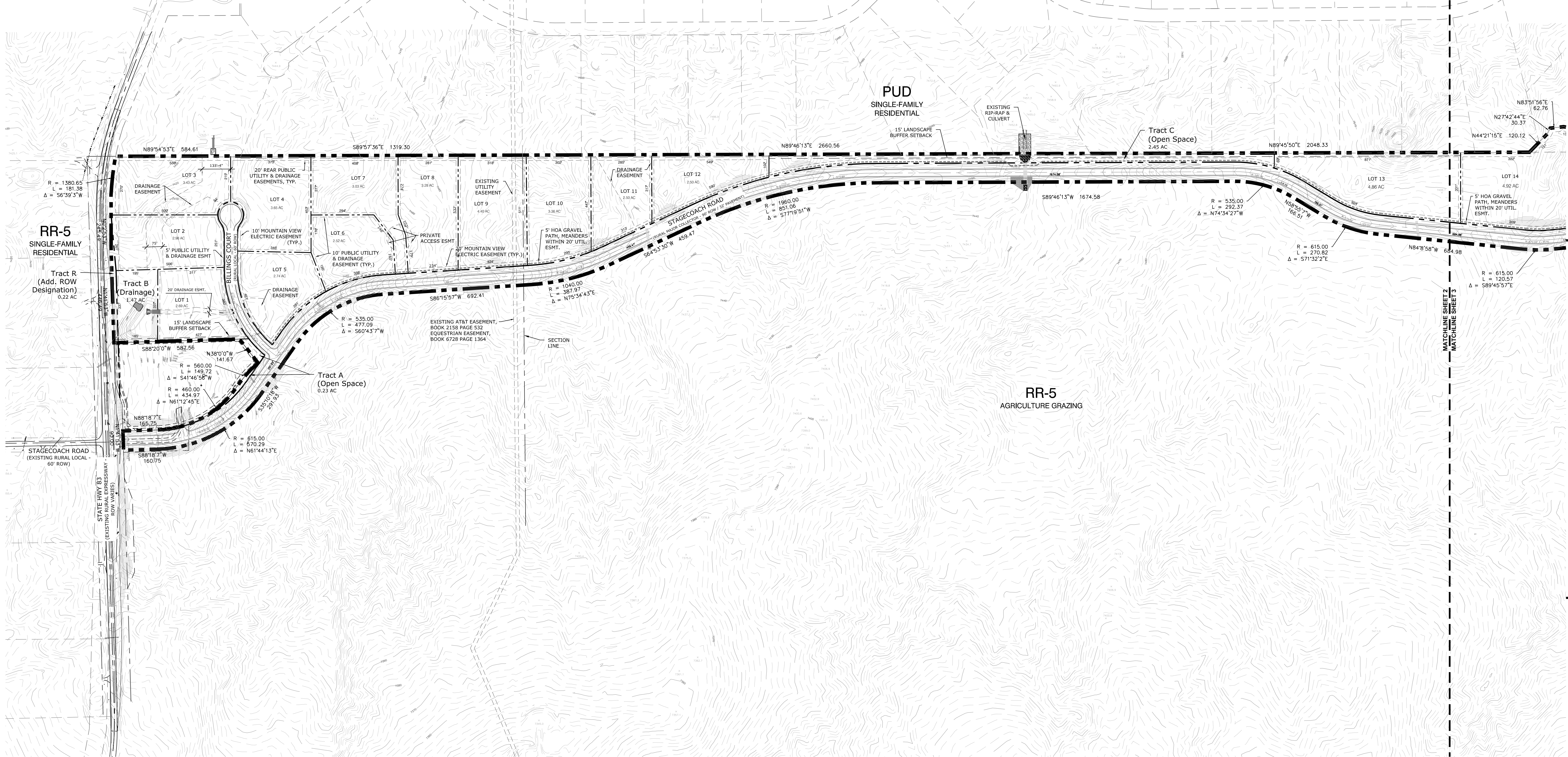
LEGEND	
	PROPERTY BOUNDARY
	PHASE LINES
	SHEET LAYOUT KEY

The CGS will need to provide comment that no additional no build is required.

- NOTES:
- GEOLOGIC HAZARDS IDENTIFIED ON THIS PRELIMINARY PLAN WILL BE MITIGATED AS RECOMMENDED ON PAGES 7-10 OF THE SOIL, GEOLOGY, GEOLOGIC HAZARD AND WASTEWATER STUDY BY ENTECH ENGINEERS INC DATED 02/22/2016.
  - CDOT REQUIRES ON HWY 83 AT THE INTERSECTION OF STAGECOACH ROAD: NORTHBOUND RIGHT TURN ACCELERATION & DECELERATION LANES, SOUTHBOUND LEFT TURN DECELERATION & ACCELERATION LANES
  - A NORTHBOUND LEFT TURN LANE ON BLACK FOREST ROAD AT THE INTERSECTION OF OLD STAGECOACH ROAD WILL BE REQUIRED AT BUILD OUT OF THE HOLMES CONNECTION.
  - LOT NUMBER 36 HAS BEEN PURPOSEFULLY OMITTED.



P:\Clients\1716\Drawings\Planning\Development\Preliminary Plan\Flyng Horse\_North\_Preliminary.dwg [2019Jan 13] 4:37:28 PM 12/25/23 PM 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

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## FLYING HORSE NORTH

### PRELIMINARY PLAN

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

#### ENTITLEMENT

DATE	BY	DESCRIPTION
04-03-18	KMM	PER COUNTY REVIEW COMMENTS

#### PRELIMINARY PLAN

# PP1

3 OF 6

SP 17-012

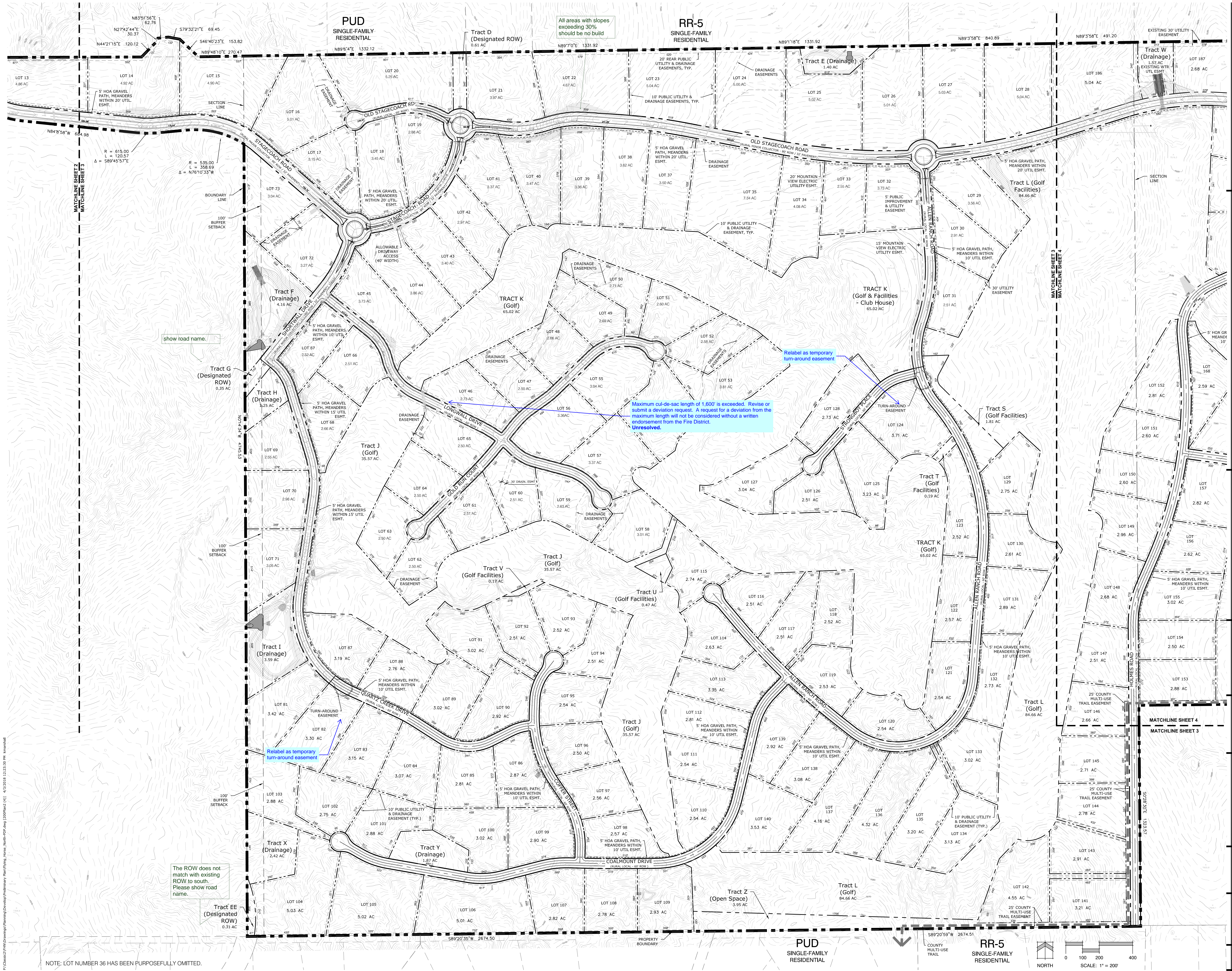


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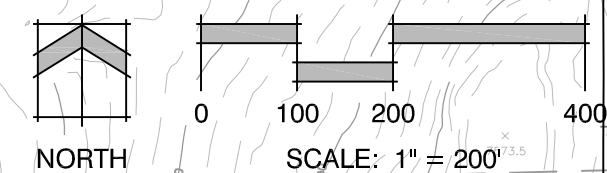
## PRELIMINARY PLAN

ENTITLEMENT

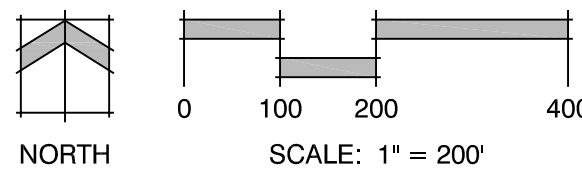
# PRELIMINARY PLAN

PP3  
5 OF 6

SP 17-012



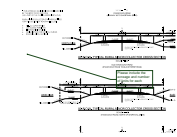






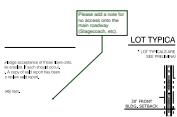
# Markup Summary

dsdruiz (7)



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**Page Label:** 1  
**Lock:** Locked  
**Author:** dsdruiz

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



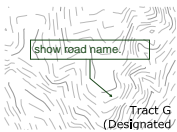
**Subject:** Callout  
**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdruiz

Please add a note for no access onto the main roadway (Stagecoach, etc).



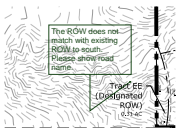
**Subject:** Cloud+  
**Page Label:** 2  
**Lock:** Unlocked  
**Author:** dsdruiz

The CGS will need to provided comment that no additional no build is required.



**Subject:** Callout  
**Page Label:** 4  
**Lock:** Unlocked  
**Author:** dsdruiz

show road name.



**Subject:** Callout  
**Page Label:** 4  
**Lock:** Unlocked  
**Author:** dsdruiz

The ROW does not match with existing ROW to south. Please show road name.



**Subject:** Callout  
**Page Label:** 4  
**Lock:** Unlocked  
**Author:** dsdruiz

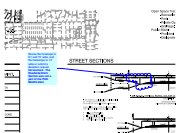
All areas with slopes exceeding 30% should be no build



**Subject:** Cloud+  
**Page Label:** 6  
**Lock:** Locked  
**Author:** dsdruiz

should be no build

dsdlaforce (7)



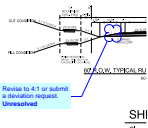
**Subject:** Cloud+  
**Page Label:** 1  
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**Author:** dsdlaforce

Revise the foreslope to 6:1 and 15' wide, and the backslope to 10' wide or submit a deviation request.  
Unresolved. The Roadside Ditch Section was not a part of the PUD Modification



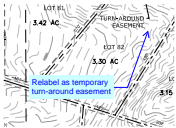
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**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdlaforce





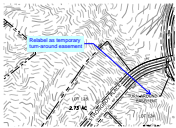
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**Page Label:** 1  
**Lock:** Unlocked  
**Author:** dsdlaforce

Revise to 4:1 or submit a deviation request.  
Unresolved



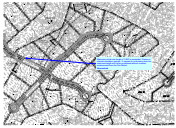
**Subject:** Callout  
**Page Label:** 4  
**Lock:** Unlocked  
**Author:** dsdlaforce

Relabel as temporary turn-around easement



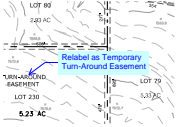
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**Author:** dsdlaforce

Relabel as temporary turn-around easement



**Subject:** Callout  
**Page Label:** 4  
**Lock:** Unlocked  
**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.  
Unresolved.



**Subject:** Callout  
**Page Label:** 5  
**Lock:** Unlocked  
**Author:** dsdlaforce

Relabel as Temporary Turn-Around Easement