

PURPOSE AND INTENT:

TO CREATE A COHESIVE AND WELL-PLANNED COMMUNITY TO ALLOW A MAXIMUM 796 DWELLING UNITS (PARCELS TWO AND THREE), THREE (3) NON-RESIDENTIAL PARCELS (PARCELS ONE, FIVE AND SIX) AND ONE (1) HOTEL PARCEL (PARCEL TWO) CONTAINING 275 HOTEL KEYS, CASITAS AND FLAT UNITS. ACREAGE OF THE SIX PARCELS IS AS FOLLOWS:

AUTHORITY

THIS PUD IS AUTHORIZED BY CHAPTER 4 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, ADOPTED PURSUANT TO THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

APPLICABILITY

THE PROVISIONS OF THIS PUD SHALL RUN WITH THE LAND. THE LANDOWNERS, THEIR SUCCESSORS, HEIRS, OR ASSIGNS SHALL BE BOUND BY THIS DEVELOPMENT PLAN, AS AMENDED AND APPROVED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR OR BOARD OF COUNTY COMMISSIONERS.

ADOPTION

THE ADOPTION OF THIS PUD / PRELIMINARY PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS PLAN FOR FLYING HORSE NORTH PUD PARCELS 1-6 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN, IS AUTHORIZED UNDER PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AND THAT THE EL PASO COUNTY LAND DEVELOPMENT CODE AND THIS DEVELOPMENT PLAN COMPLIES WITH THE COLORADO PLANNED UNIT DEVELOPMENT ACT OF 1972, AS AMENDED.

RELATIONSHIP TO COUNTY REGULATIONS

THE PROVISIONS OF THIS PUD/PRELIMINARY PLAN SHALL PREVAIL AND GOVERN THE DEVELOPMENT OF FLYING HORSE NORTH PUD PARCELS 1-6, PROVIDED, HOWEVER, THAT WHERE THE PROVISIONS OF THIS DEVELOPMENT PLAN DO NOT ADDRESS A PARTICULAR SUBJECT, THE RELEVANT PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND IN EFFECT AT THE TIME OF THE PUD/PRELIMINARY PLAN APPROVAL, OR OWNER ACKNOWLEDGE THE PUD/PRELIMINARY PLAN CHANGES WITH THE CODE), OR ANY OTHER APPLICABLE RESOLUTIONS OR REGULATIONS OF EL PASO COUNTY, SHALL BE APPLICABLE.

ENFORCEMENT

TO FURTHER THE MUTUAL INTEREST OF THE RESIDENTS, OCCUPANTS, AND OWNERS OF THE PUD/PRELIMINARY PLAN AND OF THE PUBLIC IN THE PRESERVATION OF THE INTEGRITY OF THIS PLAN, THE PROVISIONS OF THIS PLAN RELATING TO THE USE OF LAND AND THE LOCATION OF COMMON OPEN SPACE SHALL RUN IN FAVOR OF EL PASO COUNTY AND SHALL BE ENFORCEABLE AT LAW OR IN EQUITY BY THE COUNTY WITHOUT LIMITATION ON ANY POWER OR REGULATION OTHERWISE GRANTED BY LAW.

CONFLICT

WHERE THERE IS MORE THAN ONE PROVISION WITHIN THE PUD/PRELIMINARY PLAN THAT COVER THE SAME SUBJECT MATTER, THE PROVISION WHICH IS MOST RESTRICTIVE OR IMPOSES HIGHER STANDARDS OR REQUIREMENTS SHALL GOVERN.

MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS SHOWN ON THE PUD/PRELIMINARY PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IN THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OR SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS.

PROJECT TRACKING

AT THE TIME OF ANY FINAL PLAT APPLICATION, THE APPLICANT SHALL PROVIDE A SUMMARY OF THE DEVELOPMENT, TO DATE, TO DEVELOPMENT SERVICES DEPARTMENT, IN ORDER TO ASSURE MAXIMUM DEVELOPMENT UNIT LIMITS FOR THE ENTIRE PROJECT ARE NOT EXCEEDED. DENSITY TRANSFERS SHALL BE SHOWN BETWEEN PARCELS AS THEY HAVE OCCURRED.

OVERALL PROJECT STANDARDS

THE STANDARD ZONING REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD/PRELIMINARY PLAN, EXCEPT AS MODIFIED IN THIS SUBMITTAL.

ACCESS LIMITATION NOTE:

- 1. THERE SHALL BE NO DIRECT LOT ACCESS TO BLACK FOREST ROAD AND HODGEN ROAD.
2. STAGECOACH ROAD ACCESS TO BLACK FOREST ROAD IS TO REMAIN.
3. COMMERCIAL ACCESS POINTS WILL BE REQUESTED AT THE TIME OF SITE DEVELOPMENT PLAN SUBMITTAL FOR PARCEL 1, 2, 5, & 6.

LEGAL DESCRIPTION:

SEE SHEET 2

ADA NOTE:

- 1. THE SUBDIVIDER / DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.

ENVIRONMENTAL NOTE:

- 1. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. PREBLE'S MEADOW JUMPING MOUSE).

GEOLOGIC HAZARD NOTE:

THE FOLLOWING AREAS HAVE BEEN FOUND TO BE IMPACTED BY POTENTIAL GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARDS CAN BE FOUND IN THE REPORT ENTITLED SOIL AND GEOLOGY STUDY FLYING HORSE NORTH SKETCH PLAN, ENTECH ENGINEERING, REVISED JANUARY 15, 2024 IN FILE PUDSP234 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. POTENTIAL HAZARD AREAS ALSO MAPPED ON SITE PLAN.

- 1. DOWNSLOPE CREEP; A PORTION OF LAND WITHIN PARCEL NO. 2
2. POTENTIALLY SEASONALLY HIGH GROUNDWATER; AREAS WITHIN THE EXISTING TERTIARY SWALE, NORTH BORDER OF PARCEL 3, AREAS WITHIN THE EXISTING TERTIARY SWALES, SOUTH BORDER OF PARCEL 4, WEST BORDER OF PARCEL 4
3. SEASONALLY WET AREAS; AREAS WITHIN EXISTING TERTIARY SWALES IN PARCELS 3 AND 4
4. EROSION; AREAS WITHIN PARCELS 3 AND 4 WITH STEEP EXISTING GRADES
5. FLOODPLAIN: A SMALL AREA IN THE NORTHWEST CORNER OF PARCEL 4 AS IDENTIFIED AS A FEMA FLOODPLAIN ZONE A. IN AREAS OF HIGH GROUNDWATER, DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.

FLOODPLAIN NOTES:

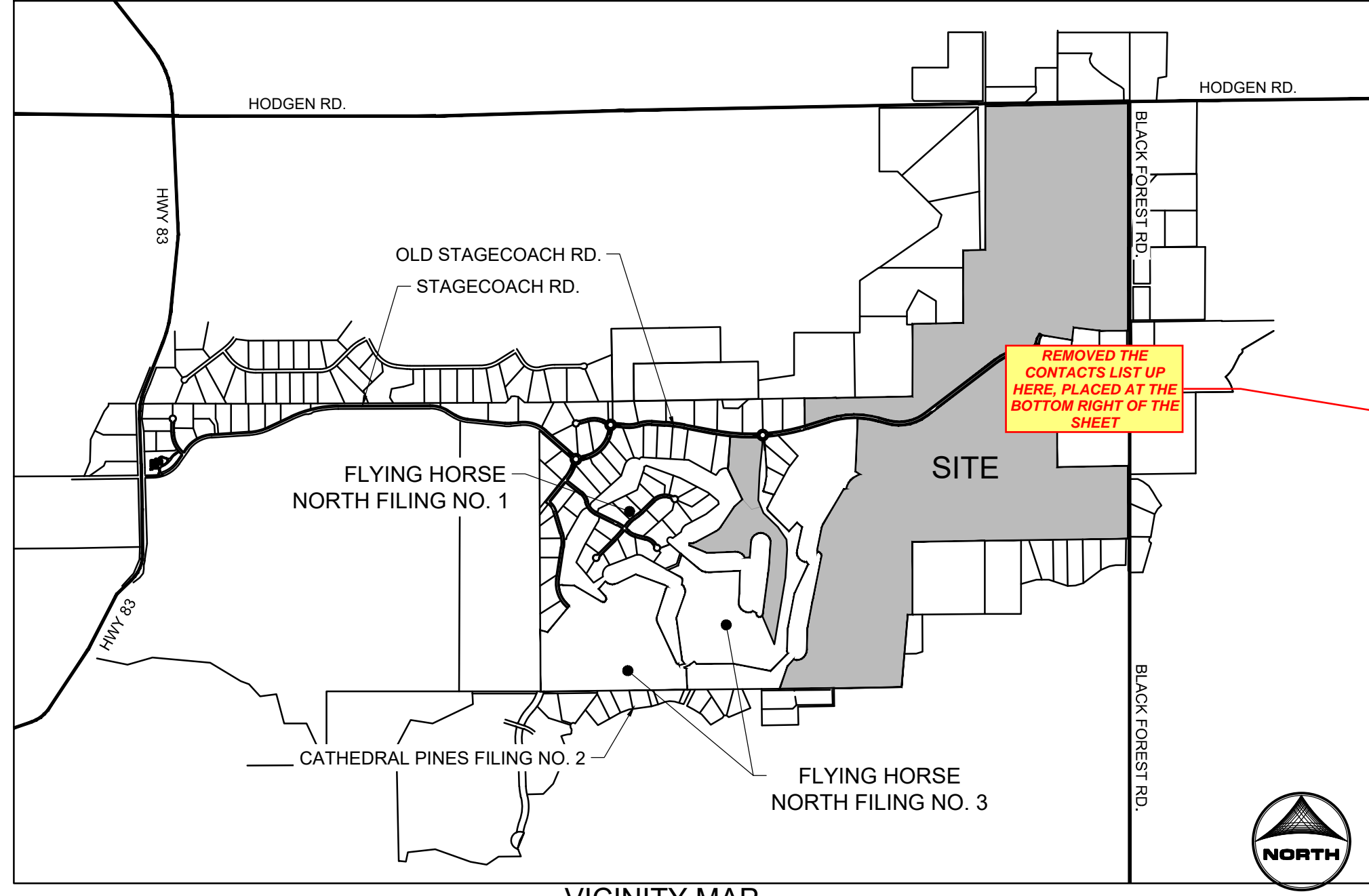
- 1. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FEMA NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE MAP NUMBERS '08041C0305G' AND '08041C0315G' WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018.
2. THE EXISTING FLOODPLAIN BOUNDARIES ARE INTENDED TO REMAIN AND DEVELOPMENT WILL OCCUR OUTSIDE THE FLOODPLAIN LIMITS.
3. NO STRUCTURES OR SOLID FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA.

DISTRICTS AND UTILITY SERVICES:

- LEWIS-PALMER DISTRICT 38 (165 LOTS IN PARCEL NO. 4) AND ACADEMY DISTRICT 20 (631 LOTS IN PARCELS NO. 3 & 4)
FIRE EMERGENCY - BLACK FOREST FIRE PROTECTION DISTRICT
EMERGENCY SERVICES - BLACK FOREST FIRE PROTECTION DISTRICT
TELECOM/FIBER - FORCE BROADBAND & COMCAST
PIKES PEAK LIBRARY DISTRICT
ELECTRICAL SERVICES - MVEA
NATURAL GAS SERVICES - BLACK HILLS ENERGY
WATER SERVICES - CHEROKEE METROPOLITAN DISTRICT
WASTEWATER SERVICES - CHEROKEE METROPOLITAN DISTRICT

FLYING HORSE NORTH - PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



OWNER/DEVELOPER:

PRI #2, LLC, 6385 CORPORATE DRIVE, STE. 200, COLORADO SPRINGS, CO 80919, ATTN: DREW BALSICK, TELE: (719) 592-9333

PLANNER/LANDSCAPE ARCHITECT:

HR GREEN DEVELOPMENT, LLC, 1975 RESEARCH PARKWAY SUITE 230, COLORADO SPRINGS, CO 80920, ATTN: PHIL STUEFFERT

CIVIL ENGINEER:

HR GREEN DEVELOPMENT, LLC, 1975 RESEARCH PARKWAY SUITE 230, COLORADO SPRINGS, CO 80920, ATTN: KEN HUHN

WATER:

CHEROKEE METRO DISTRICT

WASTEWATER:

CHEROKEE METRO DISTRICT

COUNTY PLANNING:

ATTN: RYAN HOSWER

COUNTY ENGINEER:

ATTN: GILBERT LAFORCE

SHEET INDEX

- 1 - COVER
2 - NOTES
3 - TYPICAL LOT SECTION
5 - 7 - ADJACENT OWNERS
8 - 14 - TRACT PLANS
15 - 26 - SITE PLANS

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS IN THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED SAID LANDS INTO LOTS, TRACTS, STREETS, AND EASEMENTS (USE WHICH ARE APPLICABLE) AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF...

Form for Owners Certificate with fields for signature, title, date, and notary public information.

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAN FOR (NAME OF SUBDIVISION OR PLAT) WAS APPROVED FOR FILING BY _____ COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL...

Form for Board of County Commissioners Certificate with fields for chair, director, clerk and recorder, and reception number.

EL PASO COUNTY CLERK AND RECORDER SURVEYORS CERTIFICATE

I, _____ A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON...

Form for Surveyors Certificate with fields for name, signature, date, and Colorado registered PLS #.

SITE DATA

Table with columns for Existing Land Use, Existing Zoning, Proposed Zoning, Site Acreage, Proposed Number of Units, Proposed Non-Residential Lots, Maximum Gross Density, Maximum Gross Density (Allowed per Sketch Plan), Proposed Gross Density, Total Areas (See Land Use Table), Residential, Amenity Center (Parcel 4), Park/Open Space, Non-Residential (Non-Tract) (Parcels 1, 2, & 6), Non-Open Space Tract Area, R.O.W.

PARCEL 3 & 4 (SINGLE FAMILY RESIDENTIAL) DEVELOPMENT STANDARDS AND GUIDELINES:

- 1. THERE SHALL BE ONLY ONE (1) PRINCIPAL (PRIMARY) USE OF SINGLE FAMILY RESIDENCE ON A LOT.
2. ALLOWED USES INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSK, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, AND ANY OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FLYING HORSE NORTH PARCELS 1-6.
3. MINIMUM LOT AREA:
a. URBAN RESIDENTIAL: NINE THOUSAND SEVEN HUNDRED AND FIFTY SQUARE FEET (9,750SF).
b. RURAL RESIDENTIAL: TWO AND ONE HALF ACRES (2.5 ACRES)
4. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: 65% URBAN RESIDENTIAL, 20% RURAL RESIDENTIAL
5. MAXIMUM STRUCTURAL HEIGHT: THIRTY FIVE FEET (35').
6. TYPICAL LOT WIDTHS AT FRONT SETBACK: REFER TO LOT TYPICALS ON SHEET 3
7. SETBACK REQUIREMENTS:
a. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE FIFTEEN FEET (15') TO FACE OF HOUSE
b. SIDE YARD: REFER TO LOT TYPICALS ON SHEET 3
c. REAR YARD: REFER TO LOT TYPICALS ON SHEET 3
d. CORNER YARD (NON-DRIVEWAY SIDE): REFER TO LOT TYPICALS ON SHEET 3
e. CORNER YARD ADJACENT TO AN OPEN SPACE TRACT: REFER TO LOT TYPICALS ON SHEET 3

ACCESSORY USE STANDARDS:

- 8. ACCESSORY STRUCTURE USE SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES SUCH AS SHEDS, DECKS, DETACHED DECKS, GAZEBOS, PATIOS, HOT TUBS AND POOLS WITH THE EXCEPTION OF ONE (1) GUEST HOUSE (ACCESSORY LIVING QUARTER) PER LOT - SEE STANDARDS BELOW.
9. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY USES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE.
10. ACCESSORY STRUCTURE SETBACK REQUIREMENTS:
a. HEIGHT: FIFTEEN (15') - ONE STORY
b. FRONT YARD: FIFTY FEET (50')
c. SIDE YARD: FIVE FEET (5')
d. REAR YARD: FIVE FEET (5')
e. CORNER YARD (NON-DRIVEWAY SIDE): FIFTEEN FEET (15')
f. CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')
11. GUEST HOUSE (ACCESSORY LIVING QUARTER) SETBACK REQUIREMENTS:
a. HEIGHT: THIRTY FIVE (35') - TWO STORIES
b. FRONT YARD: FIFTY FEET (50')
c. SIDE YARD: TEN FEET (10')
d. REAR YARD: TEN FEET (10')

PARCEL 1 (GOLF CLUBHOUSE & FACILITIES - NON-RESIDENTIAL) DEVELOPMENT STANDARDS:

- 1. PRIMARY USES ALLOWED: HOTEL, CONVENIENCE STORE, CLUB, COMMUNITY BUILDING, CONVENIENCE STORE, HEALTH CLUB, GOLF COURSE (AND ASSOCIATED ACCESSORY STRUCTURES AS DEFINED IN EPC LDC), GOLF CART FUELING STATIONS, RECREATIONAL FACILITIES, MAINTENANCE FACILITIES (INCLUDING OUTSIDE STORAGE), RESTAURANT, GOLF CART STORAGE, POOLS, PATIO, DECKS, PARKING, SHELTERS, PLAY EQUIPMENT, SPORTS ACTIVITY COURTS, RESTROOMS AND SHELTERS.
2. SECONDARY USES ALLOWED: OPEN SPACE, PARKS, MAIL KIOSK, TRAILS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, AND ANY OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FHN PUD PARCELS AND THE FHN HOA DESIGN GUIDELINES.
3. MINIMUM LOT AREA: 1 ACRE
4. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: 40%
5. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
6. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: N/A
7. SETBACK REQUIREMENTS:
a. FRONT YARD: TWENTY FIVE FEET (25')
b. SIDE YARD: TEN FEET (10') EXCEPT WHERE ADJACENT TO RESIDENTIAL LOTS (25' REQUIRED)
c. REAR YARD: TWENTY FIVE FEET (25')

PARCEL 2 (HOTEL, GOLF CASITAS & FLATS) DEVELOPMENT STANDARDS:

- 1. PRIMARY USES ALLOWED: HOTEL, RETAIL SALES (GENERAL), RESTAURANT, BAKERY (RETAIL), PARKING GARAGE, PARKING LOT, ATTACHED UNITS (FLATS), DETACHED UNITS (CASITAS), HEALTH CLUB, RECREATIONAL FACILITIES, MAINTENANCE FACILITIES, SPORTS ACTIVITY COURTS, AND RESTROOMS. FLATS - FOR SALE OR RENT UNITS. CASITAS - GOLF CASITAS OWNED AND MAINTAINED BY THE HOTEL.
2. SECONDARY USES ALLOWED: POOLS, PATIO, DECKS, SHELTERS, PLAY EQUIPMENT, PUBLIC OR PRIVATE OPEN SPACE, PARKS, MAIL KIOSK, TRAILS, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, AND ANY OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FHN PUD PARCELS AND THE FHN HOA DESIGN GUIDELINES.
3. MAXIMUM UNITS (KEYS) ALLOWED: 175 HOTEL KEYS, 50 CASITAS (KEYS), 50 FLATS, 275 TOTAL UNITS/KEYS
HOTEL
1. MAXIMUM UNITS/KEYS ALLOWED: 275
2. MINIMUM LOT AREA: 5 ACRES
3. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: 30%
4. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45').
5. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: N/A
6. SETBACK REQUIREMENTS:
a. FRONT YARD: FIVE FEET (5')
b. SIDE YARD: FIVE FEET (5') EXCEPT WHERE ADJACENT TO RESIDENTIAL LOTS (25' REQUIRED)
c. REAR YARD: FIVE FEET (5')

PARCEL 5 (PARK/FITNESS CENTER - NON-RESIDENTIAL) DEVELOPMENT STANDARDS:

- 1. PRIMARY USES ALLOWED: HEALTH CLUB, CLUB, HEALTH CLUB, COMMUNITY BUILDING, CHILD CARE CENTER, PARKING LOT, PUBLIC OR PRIVATE PARK, OPEN SPACE, FITNESS CENTER, RESTAURANT, POOLS, PATIO, DECKS, TRAILS, SHELTERS, PLAY EQUIPMENTS.
2. SECONDARY USES ALLOWED: MAIL KIOSK, DEVELOPMENT SIGNAGE, PEDESTRIAN WALKWAYS, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, AND ANY OTHER USES ALLOWED PER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FHN PUD PARCELS AND THE FHN HOA DESIGN GUIDELINES.
3. MINIMUM LOT AREA: 10 ACRES
4. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: 20%
5. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
6. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: N/A
7. SETBACK REQUIREMENTS:
a. FRONT YARD: TWENTY FIVE FEET (25')
b. SIDE YARD: TWENTY FIVE FEET (25'); TWENTY FIVE FEET (25') WHEN ADJ. TO RESIDENTIAL PROPERTY
c. REAR YARD: TWENTY FIVE FEET (25')
8. OPEN SPACE REQUIRED: 10%

PARCEL 6 (COMMERCIAL & FIRE STATION - NON-RESIDENTIAL) DEVELOPMENT STANDARDS:

- 1. PRIMARY USES ALLOWED: ALL ALLOWED USES LISTED UNDER EL PASO COUNTY COMMERCIAL ZONES - CC (COMMERCIAL COMMUNITY), CR (COMMERCIAL REGIONAL) AND CS (COMMERCIAL SERVICES)
2. SECONDARY USES ALLOWED: AUCTION FACILITY, BATCH PLANT, BOTTLING WORKS, CARNIVAL OR CIRCUS, CONSTRUCTION EQUIPMENT STORAGE, FERTILIZING MANUFACTURING, FLEA MARKET, FOOD PROCESSING, FREIGHT TERMINAL, GARBAGE SERVICE FACILITY, HEAVY EQUIPMENT RENTAL, SALES OR STORAGE, INERT MATERIAL DISPOSAL, LIGHT INDUSTRY, LIGHT MANUFACTURING, MARIJUANA LAND USE, MEDICAL, MINERAL AND NATURAL RESOURCE EXTRACTION OPERATIONS, MINING- CONSTRUCTION-RELATED, PRISON-PRIVATE OR PUBLIC, SEXUALLY-ORIENTED BUSINESS.
3. SECONDARY USES ALLOWED: ON-SITE PARKING GARAGE OR LOT THAT PROVIDES REQUIRED PARKING FOR A STRUCTURE OR COMMERCIAL/INDUSTRIAL USE; ON-PREMISE SIGNS, TOTALLY ENCLOSED FACILITIES FOR STORING MERCHANDISE OR MATERIALS NEEDED FOR COMMERCIAL/INDUSTRIAL USE; FUEL STORAGE; FENCE, WALL AND HEDGE; ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES, SUBJECT TO THE REQUIREMENTS OF THIS CODE; AND ANY ACCESSORY STRUCTURE, STRUCTURE OR RELATED USE EXPRESSLY DESIGNATED AS ACCESSORY IN A COMMERCIAL OR INDUSTRIAL ZONING DISTRICT ESTABLISHED UNDER THIS CODE. ACCESSORY USES SHALL MEET THE GENERAL ACCESSORY STRUCTURE AND USE STANDARDS, ANY APPLICABLE SPECIFIC ACCESSORY USE STANDARDS, AND THE GENERAL DEVELOPMENT STANDARDS IN CHAPTER 6.
4. MINIMUM LOT AREA: N/A
5. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: 20%
6. MAXIMUM STRUCTURAL HEIGHT: THIRTY FEET (30')
7. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: N/A
8. SETBACK REQUIREMENTS:
a. FRONT YARD: TWENTY FIVE FEET (25')
b. SIDE YARD: TWENTY FIVE FEET (25')
c. REAR YARD: TEN FEET (10'); TWENTY FIVE FEET (25') WHEN ADJ. TO RESIDENTIAL PROPERTY
9. OPEN SPACE REQUIRED: 10% MINIMUM
10. PARKING: 1 PARKING STALL PER 250 SF OF BUILDING

GENERAL NOTES:

- 1. RESIDENTIAL LOTS HAVE NO DIRECT ACCESS TO A MAJOR COLLECTOR OR ARTERIAL ROADWAY CLASSIFICATION. ALL RESIDENTIAL LOTS SHALL HAVE DIRECT ACCESS TO LOCAL RESIDENTIAL STREETS UNLESS A DEVIATION REQUEST HAS BEEN SUBMITTED AND APPROVED.
2. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THESE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS.

PROJECT HISTORY TRACKER table with columns: County File Number, Project Name, Recording Number, Recording Date. Rows include PUD162, SKP223, and PUDSP234.

Form for drawing information including Drawn By, Job Date, Approved, Job Number, CAD Date, and CAD File.

Table for revision history with columns: NO., DATE, BY, REVISION DESCRIPTION.

HRGreen logo and contact information for HR Green - Colorado Springs, 1975 Research Parkway Suite 230, Colorado Springs, CO 80920.

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

PUD PRELIMINARY PLAN COVER SHEET CV 1

PDD FILE NO.: PUDSP234

FLYING HORSE NORTH - PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION FLYING HORSE NORTH PUD REMAINDER

PUBLIC STREETS

- STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS EXCEPT FOR LANDSCAPE AREAS WHICH SHALL BE MAINTAINED BY THE FLYING HORSE NORTH HOMEOWNERS ASSOCIATION.
- LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY THE FLYING HORSE NORTH HOMEOWNERS ASSOCIATION VIA DEVELOPMENT AGREEMENT, LICENSE AGREEMENT OR INTER-GOVERNMENT AGREEMENT.
- PUBLIC STREETS WITHIN THIS DEVELOPMENT PROVIDE LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY ON FILE FOR THIS PROJECT.

PRIVATE STREETS

- ANY FUTURE PRIVATE STREETS, IF PROPOSED, WILL BE PRIVATELY OWNED AND MAINTAINED BY THE FHN METROPOLITAN DISTRICT OR HOA (TO BE NAMED).

TRAFFIC IMPACT FEES:

- THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAN RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAN NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

LANDSCAPE

- ALL COMMON LANDSCAPE, OPEN SPACE OR METROPOLITAN DISTRICT CITY AGREEMENT AND MAINTAINED BY THE FHN HOA OR METROPOLITAN DISTRICT CITY AGREEMENT.
- NO LANDSCAPING SHALL OBSTRUCT CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER MINIMUM HORIZONTAL CLEARANCE FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
- TRAILS TO BE SOFT SURFACE (I.E. CRUSHED REFINES) AND FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES AT THE TIME OF THE FINAL PLAT. **NOTE ADDED.**
- ANY FUTURE NON-REGIONAL TRAILS TO BE OWNED AND MAINTAINED BY THE FLYING HORSE NORTH HOME OWNERS ASSOCIATION.

SIGNS

- ALL PERMANENT SIGNS WILL BE LOCATED IN EASEMENTS AND LOCATIONS WILL ADHERE TO THE MASTER SIGN PLAN FOR THE PROJECT.
- MAJOR COMMUNITY IDENTITY WILL HAVE A MAXIMUM COPY SIZE OF 100 SQUARE FEET AND THE STRUCTURE WILL HAVE A MAXIMUM HEIGHT OF 30' FEET.
- MINOR COMMUNITY IDENTITY SIGNS WILL HAVE A MAXIMUM COPY SIZE OF 40 SQUARE FEET AND THE STRUCTURE WILL HAVE A MAXIMUM HEIGHT OF 10' FEET.
- DIRECTIONAL SIGNS WILL HAVE A MAXIMUM COPY SIZE OF 15 SQUARE FEET AND A MAXIMUM HEIGHT OF 8' FEET.

MAIL KIOSK

- MAIL KIOSK STRUCTURES MAY HAVE A MAXIMUM HEIGHT OF 12', WIDTH OF 15' (FRONT ELEVATION) AND DEPTH (SIDE ELEVATION) OF 10'.

GENERAL NOTES

- THE FLYING HORSE NORTH PUD PARCELS 1-4 WILL MEET THE OVERALL SKETCH PLAN APPROVALS.
- CLUSTERING OF UNITS WITHIN RESIDENTIAL DISTRICTS IS PERMITTED, BUT NOT REQUIRED, SO LONG AS THE OVERALL DENSITY LIMIT OF THE OVERALL PROJECT IS NOT EXCEEDED. THE USE OF CLUSTERING IS ENCOURAGED TO PROMOTE COMMON OPEN SPACE, PROTECT NATURAL FEATURES, AND PROVIDE CREATIVE AND FLEXIBLE DESIGN ALTERNATIVES.
- A DENSITY TRANSFER MAY BE PERMITTED ON FOR ALL RESIDENTIAL PARCELS. THIS TRANSFER WOULD BE PROPOSED AT THE TIME OF REZONING AND/OR AMENDED PRELIMINARY PLAN (WHERE APPROPRIATE) AND WOULD NEED TO BE REVIEWED BY STAFF TO ENSURE THAT THE OVERALL DEVELOPMENT CONCEPT IS ADHERED TO. A DENSITY TRANSFER NOT TO EXCEED TWENTY PERCENT (20%) OF THE MAXIMUM UNITS FOR EACH PARCEL IS PERMITTED. THE TRANSFERRED DENSITY SHALL MEET ALL MINIMUM REQUIREMENTS OF THE RECEIVING AREA SUCH AS LOT SIZE, SETBACKS, ETC. IN NO CASE SHALL THE OVERALL DENSITY CAP EXCEED THE TOTAL UNITS APPROVED FOR THE PROJECT.
- DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THIS PUD/PRELIMINARY PLAN. MAJOR MODIFICATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS UNLESS OTHERWISE PROVIDED BY THE EPC LAND DEVELOPMENT CODE.
- CENTRAL WATER INFRASTRUCTURE TO BE CONSTRUCTED, OWNED AND OPERATED BY CHEROKEE METROPOLITAN DISTRICT (OR SIMILAR PROVIDER) WHICH WILL PROVIDE WATER SERVICE TO THE PROJECT. ON-SITE WATER FACILITIES MAY BE OWNED BY THE FHN METRO DISTRICT.
- CENTRAL WASTEWATER INFRASTRUCTURE WILL CONSIST OF A COLLECTION SYSTEM OWNED AND OPERATED BY THE FHN METROPOLITAN DISTRICT WHO WILL PROVIDE SERVICE TO THE INDIVIDUAL HOMES. THE COLLECTIONS SYSTEM WILL ULTIMATELY CONNECT TO THE TRIVIEW METROPOLITAN DISTRICT (OR SIMILAR PROVIDER).
- ALL TRACTS ARE TO BE OWNED AND MAINTAINED BY THE FHN METROPOLITAN DISTRICT. TRACTS INCLUDE LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORM WATER FACILITIES, OPEN SPACE TRACTS, STREET LIGHTS, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, TRAILS, MAILBOX CLUSTERS, AND OTHER USES. TRACTS IDENTIFIED AS PRIVATE WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT OR HOA.
- ALL DETENTION PONDS AND CROSS LOT DRAINAGE DITCHES WILL BE LOCATED WITHIN DRAINAGE EASEMENTS PROVIDING ACCESS FOR MAINTENANCE BY THE FHN METROPOLITAN DISTRICT OR HOA.
- ALL ELECTRICAL SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL TRACTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN EASEMENTS AS REQUIRED.
- BLACK HILLS ENERGY WILL PROVIDE NATURAL GAS.
- PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS INDICATED ON THE DRAWINGS AND/ OR AS SHOWN WITHIN THE DETAILS.
- PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/OR FEES AND APPROVED BY THE EL PASO COUNTY PARKS. ANY PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARK VIA PARK LAND AGREEMENTS.
- FEES IN LIEU OF LAND WILL BE PROVIDED FOR SCHOOLS AND PARKS
- THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICES.
- PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED AROUND THE PERIMETER OF THE LOTS AS FOLLOWS:
RURAL LOTS
a. FRONT: TEN FEET (10')
b. SIDE: TEN FEET (10')
c. REAR: TEN FEET (10')
d. TRAIL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE DESIGNED FOR PUBLIC UTILITIES AS REQUIRED.
e. MVEA: TWENTY FEET (20') MIN. WIDTH EASEMENT WILL BE PROVIDED TO MVEA IN SELECT AREAS AROUND THE PERIMETER OF THE OVERALL SITE OR THROUGH OPEN SPACE TRACTS. THE EXACT LOCATIONS SHALL BE COORDINATED WITH MVEA WITH FINAL LOCATIONS TO BE INCLUDED ON THE FINAL PLAT. MVEA INFRASTRUCTURE DESIGN WAS IN PROGRESS AT THE TIME OF THIS PUD PRELIMINARY PLAN APPROVAL.
URBAN LOTS
a. FRONT: TEN FEET (10')
b. SIDE: FIVE FEET (5')
c. REAR: SEVEN FEET (7')
d. TRAIL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE DESIGNED FOR PUBLIC UTILITIES AS REQUIRED.
e. MVEA: TWENTY FEET (20') MIN. WIDTH EASEMENT WILL BE PROVIDED TO MVEA IN SELECT AREAS AROUND THE PERIMETER OF THE OVERALL SITE OR THROUGH OPEN SPACE TRACTS. THE EXACT LOCATIONS SHALL BE COORDINATED WITH MVEA WITH FINAL LOCATIONS TO BE INCLUDED ON THE FINAL PLAT. MVEA INFRASTRUCTURE DESIGN WAS IN PROGRESS AT THE TIME OF THIS PUD PRELIMINARY PLAN APPROVAL.
- INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION / LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEOWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER DRAINAGE AND DRAINAGE STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPIDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- GRASS BUFFER BMPs WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT O&M MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.
- STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS AND EL PASO COUNTY DETAILS AND SPECIFICATIONS.
- SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR FHN DESIGN GUIDELINES WILL DICTATE LIGHTING SPECIFICATIONS.
- FENCING: ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND ANY FUTURE DESIGN GUIDELINES FOR FHN. FENCES SHALL IMPIDE DRAINAGE WAYS.
- NEW SIDEWALKS ADJACENT TO RESIDENTIAL LOTS ARE TO BE 4" THICK AND SUBJECT TO THE DEVELOPER COLLATERALIZING AND INSTALLING SAID SIDEWALKS. THE FUTURE LOT OWNER OR BUILDER IS RESPONSIBLE FOR REPAIR OF ANY DAMAGES AFTER THE INITIAL INSTALLATION.
- THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE.
- THE FIRE STATION LOCATED IN PARCEL 6 CAN BE ANYWHERE WITHIN THE PARCEL AS NEEDED. IF THE FIRE DEPARTMENT DETERMINES RELOCATION IS NOT NEEDED, THE LAND NEED NOT BE DEDICATED.
- APPLICABLE PARK, SCHOOL, TRANSPORTATION, DRAINAGE, BRIDGE, AND TRAFFIC FEES SHALL BE PAID TO THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT THE TIME OF RECORDING ANY FINAL PLAT.
- FINAL ACCESS LOCATIONS AND ROADWAY CLASSIFICATIONS WILL BE DETERMINED AT THE TIME OF FINAL PLAT.

THREE TRACTS OF LAND BEING A PORTION OF SECTION 30 AND SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST, AND A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND THE EAST END BY A 2" ALUMINUM CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E A DISTANCE OF 1,332.00 FEET.

TRACT A

COMMENCING AT THE NORTHWEST CORNER OF LOT 33, FLYING HORSE NORTH FILING NO. 1 AS RECORDED UNDER RECEPTION NUMBER 218714238 IN THE RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD STAGECOURSE ROAD AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 218714238, THENCE ON SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N05°59'03"E, HAVING A DELTA OF 08°07'01", A RADIUS OF 3,540.00 FEET, A DISTANCE OF 501.50 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N63°57'20"E, HAVING A DELTA OF 50°08'31", A RADIUS OF 100.00 FEET, A DISTANCE OF 87.51 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF ALLEN RANCH ROAD AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1;

THENCE ON THE RIGHT-OF-WAY LINE OF SAID ALLEN RANCH ROAD THE FOLLOWING FOUR (4) COURSES:

- S03°38'37"E A DISTANCE OF 515.47 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 22°42'11", A RADIUS OF 970.00 FEET, A DISTANCE OF 384.35 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF CURVE TO THE LEFT, HAVING A DELTA OF 30°48'52", A RADIUS OF 530.00 FEET, A DISTANCE OF 285.04 FEET TO A POINT ON CURVE;
- N78°14'42"E A DISTANCE OF 4.31 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N73°49'46"E, HAVING A DELTA OF 30°34'36", A RADIUS OF 430.00 FEET A DISTANCE OF 229.48 FEET TO A POINT OF TANGENT; THENCE S48°44'50"E A DISTANCE OF 346.43 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 26°52'12", A RADIUS OF 370.00 FEET A DISTANCE OF 187.00 FEET TO A POINT OF TANGENT; THENCE S00°52'38"E A DISTANCE OF 518.23 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 54°15'33", A RADIUS OF 170.00 FEET A DISTANCE OF 160.99 FEET TO A POINT OF TANGENT; THENCE S33°22'55"W A DISTANCE OF 76.55 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°16'06", A RADIUS OF 228.00 FEET A DISTANCE OF 44.84 FEET TO A POINT OF REVERSE CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 11°16'06", A RADIUS OF 228.00 FEET A DISTANCE OF 44.84 FEET TO A POINT OF TANGENT; THENCE S33°22'55"W A DISTANCE OF 10.00 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°16'06", A RADIUS OF 228.00 FEET A DISTANCE OF 44.84 FEET TO A POINT OF REVERSE CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°16'06", A RADIUS OF 187.00 FEET A DISTANCE OF 36.78 FEET TO A POINT OF TANGENT; THENCE S22°30'56"W A DISTANCE OF 152.89 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 02°22'21", A RADIUS OF 470.00 FEET A DISTANCE OF 19.46 FEET TO A POINT ON CURVE; THENCE N35°14'00"W A DISTANCE OF 310.03 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE BOUNDARY LINE OF TRACT K AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1; THENCE ON THE BOUNDARY LINE OF SAID TRACT K, THE FOLLOWING FIFTEEN (15) COURSES:

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N01°11'57"W, HAVING A DELTA OF 51°15'37", A RADIUS OF 60.00 FEET, A DISTANCE OF 53.68 FEET TO TANGENT;
- N07°32'26"E A DISTANCE OF 809.84 FEET;
- N04°16'45"E A DISTANCE OF 483.65 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 180°00'00", A RADIUS OF 180.00 FEET, A DISTANCE OF 565.49 FEET TO A POINT OF TANGENT;
- S04°16'45"W A DISTANCE OF 284.57 FEET;
- S89°20'49"E A DISTANCE OF 97.77 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S66°09'28"W, HAVING A DELTA OF 68°09'39", A RADIUS OF 180.00 FEET, A DISTANCE OF 214.13 FEET TO A POINT OF TANGENT;
- S87°59'49"W A DISTANCE OF 527.00 FEET;
- N89°21'07"W A DISTANCE OF 346.91 FEET;
- N00°25'40"E A DISTANCE OF 36.95 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N09°45'03"E, HAVING A DELTA OF 37°48'36", A RADIUS OF 180.00 FEET, A DISTANCE OF 118.78 FEET TO A POINT OF TANGENT;
- N26°58'28"E A DISTANCE OF 430.63 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27°31'13", A RADIUS OF 180.00 FEET, A DISTANCE OF 86.46 FEET TO A POINT OF TANGENT;
- N43°42'51"E A DISTANCE OF 478.77 FEET;
- N46°07'49"E A DISTANCE OF 163.89 FEET;

THENCE N18°03'04"W A DISTANCE OF 744.95 FEET TO THE SOUTHWEST CORNER OF LOT 33 OF SAID FLYING HORSE NORTH FILING NO. 1, THENCE N04°10'00"E ON THE WESTERLY BOUNDARY LINE OF SAID LOT 33 A DISTANCE OF 447.48 FEET TO THE POINT OF BEGINNING.

- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N01°11'57"W, HAVING A DELTA OF 51°15'37", A RADIUS OF 60.00 FEET, A DISTANCE OF 53.68 FEET TO TANGENT;
- N07°32'26"E A DISTANCE OF 809.84 FEET;
- N04°16'45"E A DISTANCE OF 483.65 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 180°00'00", A RADIUS OF 180.00 FEET, A DISTANCE OF 565.49 FEET TO A POINT OF TANGENT;
- S04°16'45"W A DISTANCE OF 284.57 FEET;
- S89°20'49"E A DISTANCE OF 97.77 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S66°09'28"W, HAVING A DELTA OF 68°09'39", A RADIUS OF 180.00 FEET, A DISTANCE OF 214.13 FEET TO A POINT OF TANGENT;
- S87°59'49"W A DISTANCE OF 527.00 FEET;
- N89°21'07"W A DISTANCE OF 346.91 FEET;
- N00°25'40"E A DISTANCE OF 36.95 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N09°45'03"E, HAVING A DELTA OF 37°48'36", A RADIUS OF 180.00 FEET, A DISTANCE OF 118.78 FEET TO A POINT OF TANGENT;
- N26°58'28"E A DISTANCE OF 430.63 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27°31'13", A RADIUS OF 180.00 FEET, A DISTANCE OF 86.46 FEET TO A POINT OF TANGENT;
- N43°42'51"E A DISTANCE OF 478.77 FEET;
- N46°07'49"E A DISTANCE OF 163.89 FEET;

THENCE N18°03'04"W A DISTANCE OF 744.95 FEET TO THE SOUTHWEST CORNER OF LOT 33 OF SAID FLYING HORSE NORTH FILING NO. 1, THENCE N04°10'00"E ON THE WESTERLY BOUNDARY LINE OF SAID LOT 33 A DISTANCE OF 447.48 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1,954,049 SQUARE FEET, OR 44,859 ACRES, MORE OR LESS.

COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING, THENCE N89°06'20"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,474.13 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTION 31; THENCE N00°08'30"E, ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, A DISTANCE OF 1,325.48 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 30; THENCE N80°03'20"E, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 920.27 FEET; THENCE N00°08'15"E A DISTANCE OF 1,326.26 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE N89°03'17"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 389.42 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 30; THENCE N00°08'48"E, ON THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2,604.74 FEET TO A POINT 50.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE N88°58'45"E, ON A LINE 50.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2,270.00 FEET; THENCE S71°21'27"E A DISTANCE OF 29.02 FEET; THENCE N88°58'45"E A DISTANCE OF 289.98 FEET TO A POINT THAT IS 60.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, ALSO BEING 30.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT BEING ON THE ON THE WESTERLY RIGHT-OF-WAY LINE OF BLACK FOREST ROAD.

THENCE S00°00'48"W ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID BLACK FOREST ROAD, SAID POINT BEING 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2,595.64 FEET; THENCE S00°00'53"W ON SAID WESTERLY RIGHT-OF-WAY LINE AND ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,520.50 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF FLYING HORSE NORTH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714238; THENCE ON THE NORTHERLY AND WESTERLY BOUNDARY LINES OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING FIFTEEN (15) COURSES:

- N89°59'04"W A DISTANCE OF 502.35 FEET;
- N82°41'19"W A DISTANCE OF 492.47 FEET;
- S06°27'11"W A DISTANCE OF 236.35 FEET;
- N80°16'16"W A DISTANCE OF 559.19 FEET;
- N50°06'05"W A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S56°06'05"E, HAVING A DELTA OF 24°24'59", A RADIUS OF 530.00 FEET, A DISTANCE OF 225.86 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S12°54'16"E, HAVING A DELTA OF 52°02'48", A RADIUS OF 100.00 FEET, A DISTANCE OF 90.84 FEET TO A POINT ON CURVE;
- N88°31'45"W A DISTANCE OF 8.27 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 38°46'50", A RADIUS OF 1,040.00 FEET AND A DISTANCE OF 703.92 FEET TO A POINT OF TANGENT;
- S02°41'25"W A DISTANCE OF 1,810.12 FEET TO A POINT OF CURVE;

- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 52°50'29", A RADIUS OF 760.00 FEET AND A DISTANCE OF 700.92 FEET TO A POINT OF TANGENT;
- N74°28'06"W A DISTANCE OF 169.05 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 32°53'45", A RADIUS OF 1,640.00 FEET, A DISTANCE OF 941.59 FEET TO A POINT OF TANGENT;
- S72°38'09"W A DISTANCE OF 400.46 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 00°45'53", A RADIUS OF 3,480.00 FEET, A DISTANCE OF 46.18 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 28 AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1;

THENCE N00°13'46"W ON THE EASTERLY BOUNDARY OF SAID LOT 28 A DISTANCE OF 497.29 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE S89°20'59"W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 973.69 FEET; THENCE N00°30'01"W A DISTANCE OF 50.11 FEET TO A POINT ON THE BOUNDARY LINE OF FLYING HORSE NORTH FILING NO. 1 AS RECORDED UNDER RECEPTION NUMBER 218714238, RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON THE BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING ELEVEN (11) COURSES:

CONTAINING A CALCULATED AREA OF 14,100,034 SQUARE FEET, OR 323,692 ACRES, MORE OR LESS.

TRACT C

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING, THENCE S89°20'59"W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 973.69 FEET; THENCE N00°30'01"W A DISTANCE OF 50.11 FEET TO A POINT ON THE BOUNDARY LINE OF FLYING HORSE NORTH FILING NO. 1 AS RECORDED UNDER RECEPTION NUMBER 218714238, RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON THE BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING ELEVEN (11) COURSES:

- N19°16'02"E A DISTANCE OF 386.88 FEET;
- N43°30'36"E A DISTANCE OF 161.72 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N17°38'34"E, HAVING A DELTA OF 105°57'32", A RADIUS OF 183.50 FEET, A DISTANCE OF 339.35 FEET TO A POINT OF TANGENT;
- N01°41'01"E A DISTANCE OF 409.04 FEET;
- N10°53'40"E A DISTANCE OF 511.85 FEET;
- N11°16'19"E A DISTANCE OF 794.70 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N89°45'19"W, HAVING A DELTA OF 113°41'16", A RADIUS OF 80.00 FEET, A DISTANCE OF 158.74 FEET TO A POINT ON CURVE;
- N11°15'44"E A DISTANCE OF 449.78 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 19°27'35", A RADIUS OF 180.00 FEET, A DISTANCE OF 61.13 FEET TO A POINT OF TANGENT;
- N03°43'19"E A DISTANCE OF 748.70 FEET;
- N83°30'56"E A DISTANCE OF 43.73 FEET;

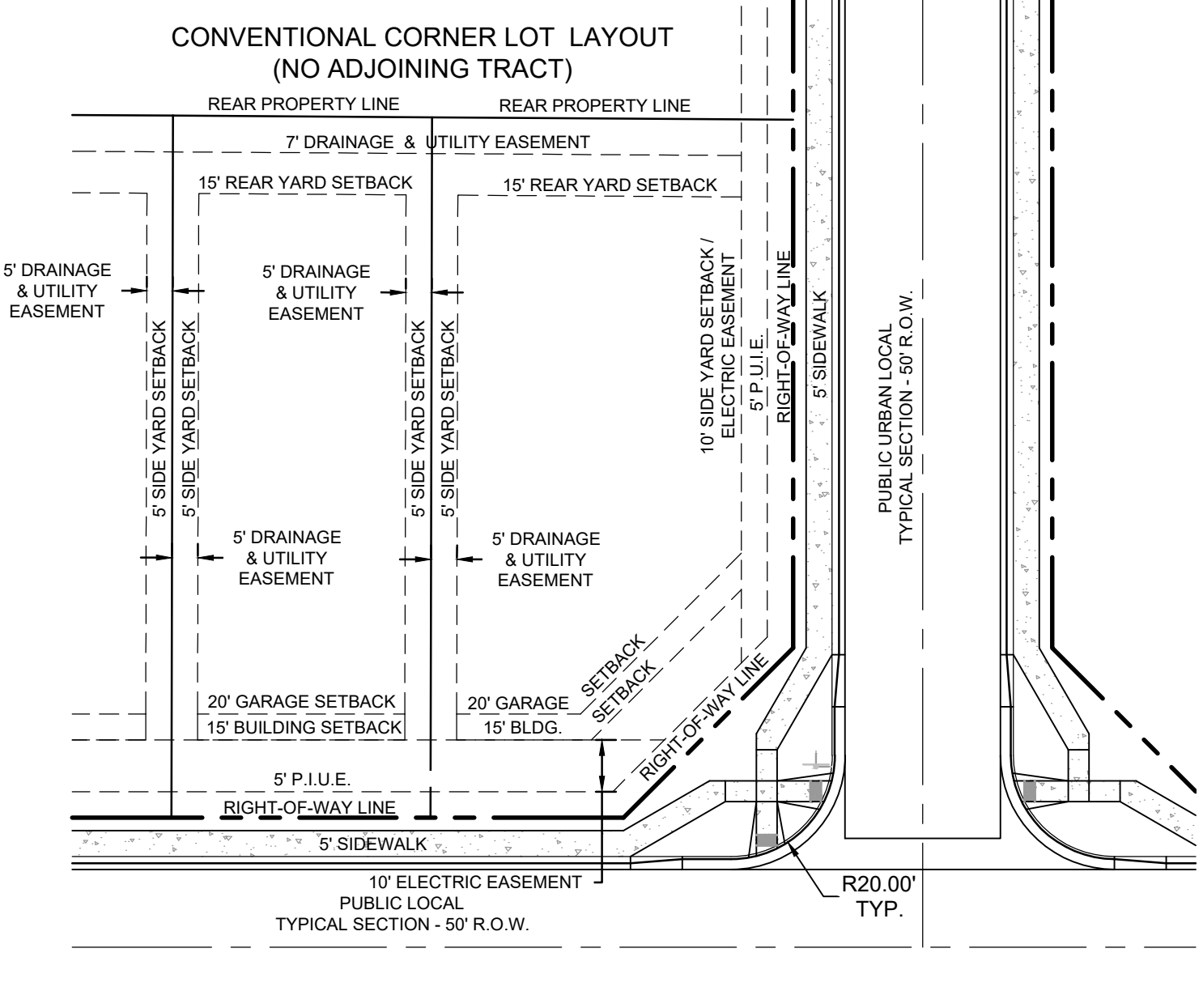
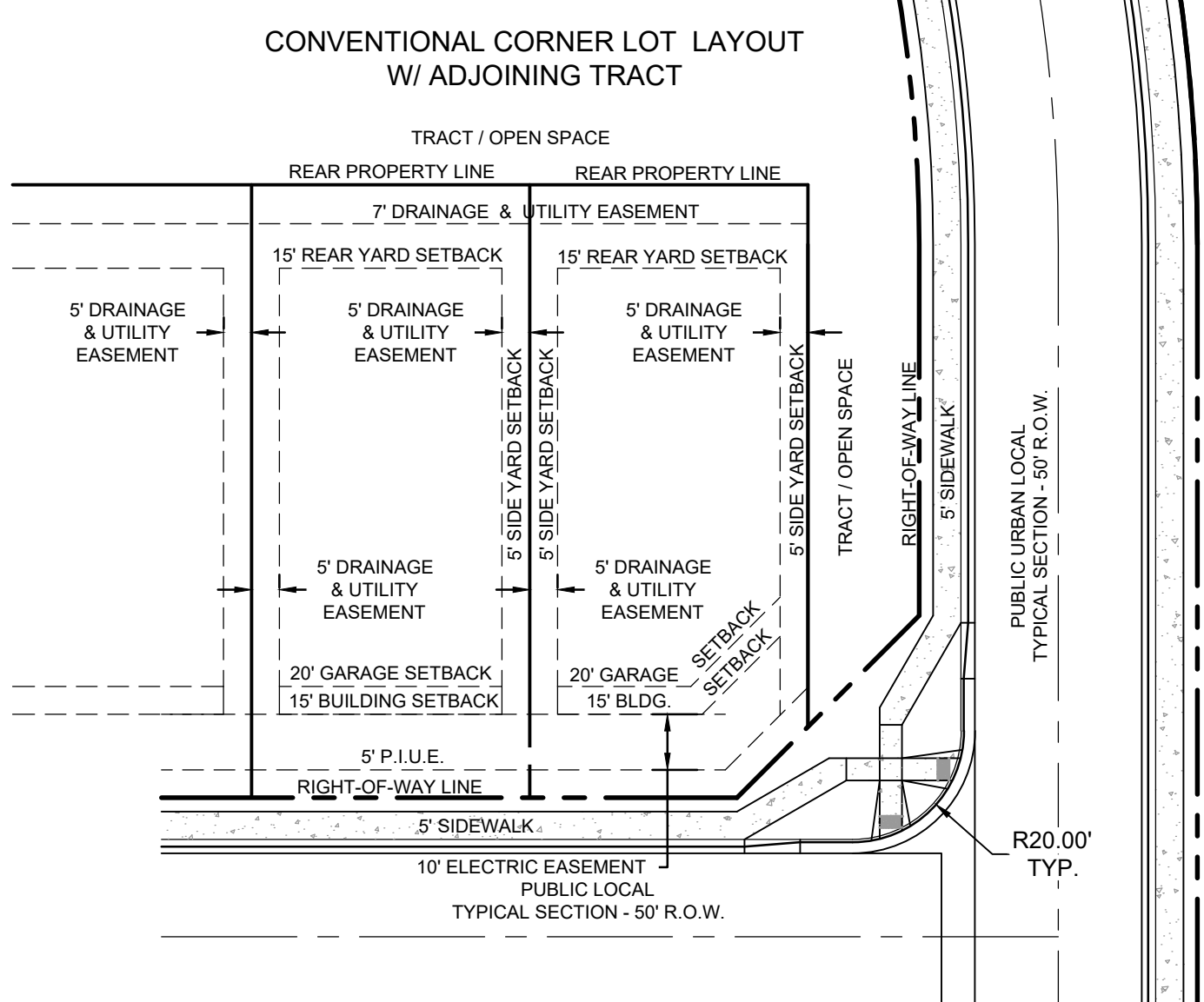
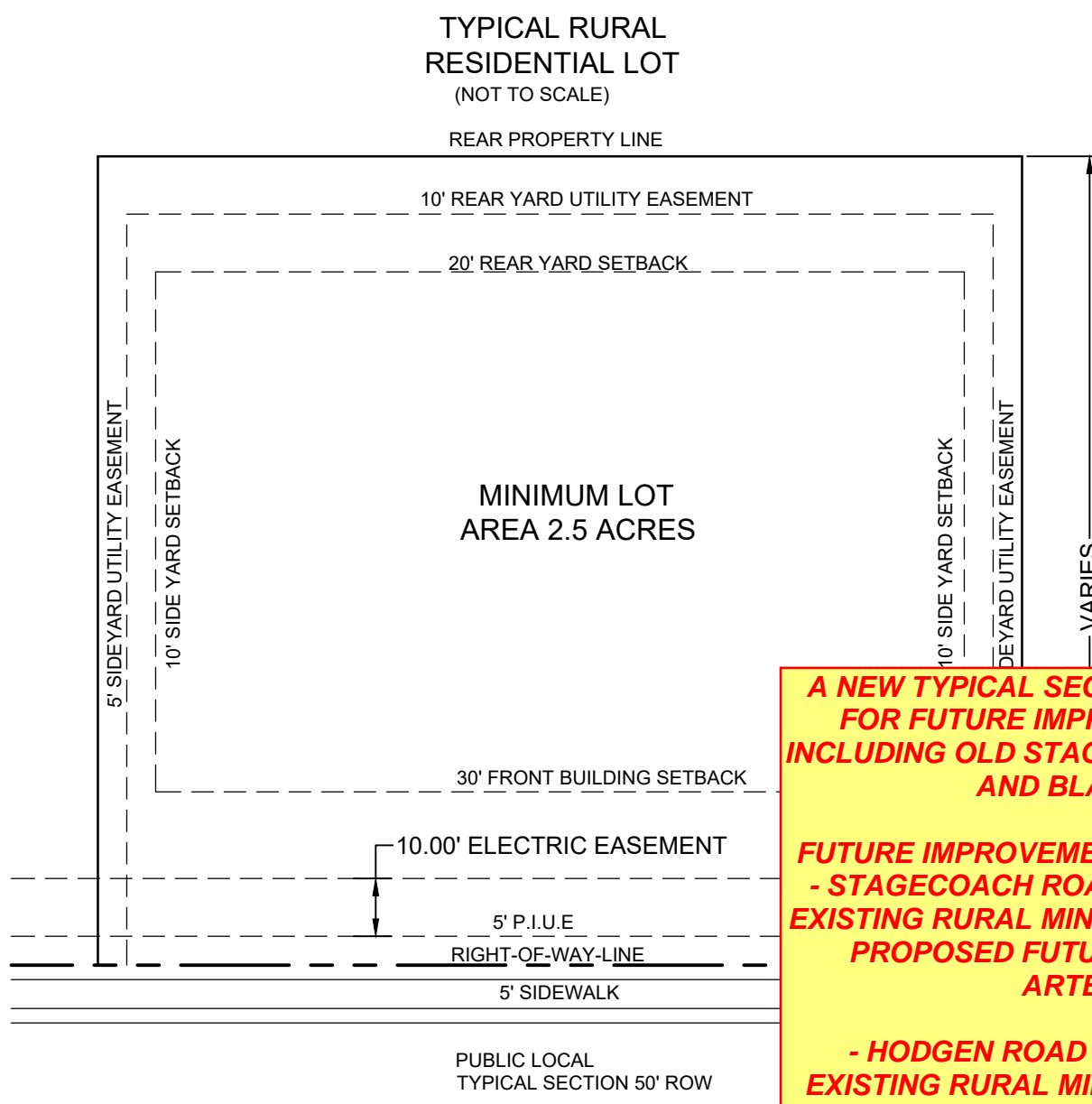
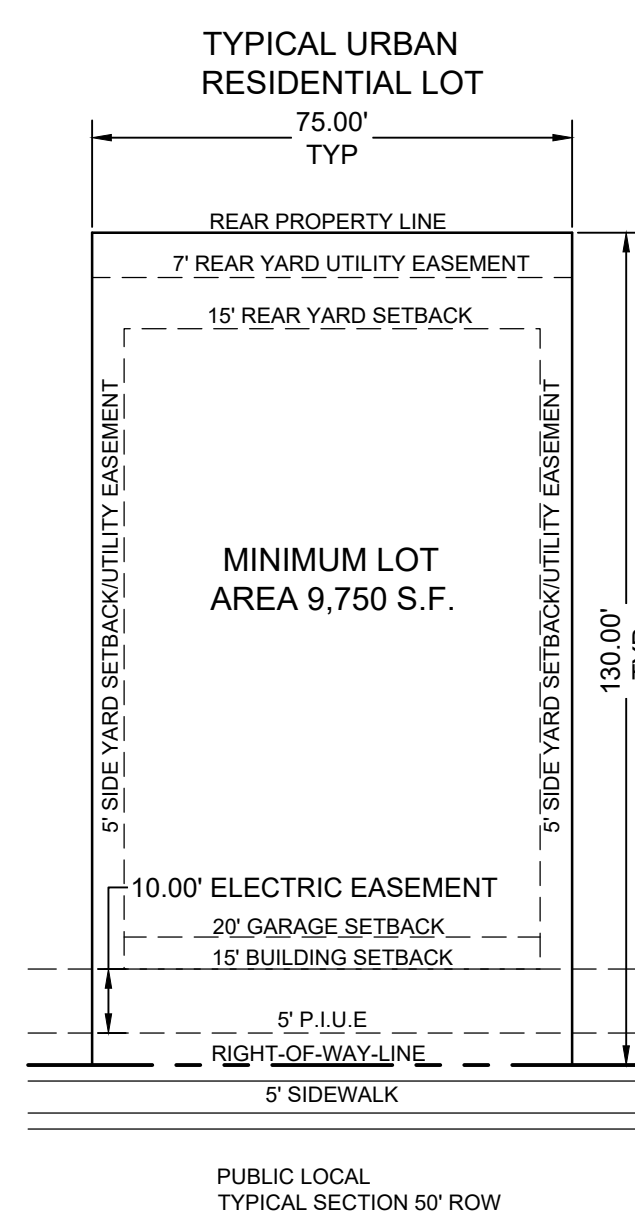
THENCE S78°15'13"E A DISTANCE OF 60.00 FEET TO A POINT ON THE BOUNDARY LINE OF TRACT M, AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1; THENCE ON THE BOUNDARY LINE OF SAID TRACT M, THE FOLLOWING ELEVEN (11) COURSES:

- N89°19'51"E A DISTANCE OF 44.51 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N78°15'26"E, HAVING A DELTA OF 35°23'13", A RADIUS OF 222.71 FEET, A DISTANCE OF 137.55 FEET TO A POINT OF TANGENT;
- S47°07'47"E A DISTANCE OF 236.98 FEET;
- S32°20'15"E A DISTANCE OF 614.62 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N03°35'23"E, HAVING A DELTA OF 32°49'43", A RADIUS OF 180.00 FEET, A DISTANCE OF 103.13 FEET TO A POINT OF TANGENT;
- S85°14'20"E A DISTANCE OF 773.82 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N03°54'09"E, HAVING A DELTA OF 141°44'47", A RADIUS OF 74.72 FEET, A DISTANCE OF 194.84 FEET TO A POINT OF TANGENT;
- N47°50'38"W A DISTANCE OF 125.93 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N62°07'29"W, HAVING A DELTA OF 93°42'48", A RADIUS OF 178.44 FEET, A DISTANCE OF 291.86 FEET TO A POINT OF TANGENT;
- N65°59'18"W A DISTANCE OF 528.31 FEET;
- N166°22'10"W A DISTANCE OF 418.60 FEET;

THENCE N77°19'50"W A DISTANCE OF 99.91 FEET TO A POINT ON THE BOUNDARY LINE OF SAID FLYING HORSE FILING NO. 1; THENCE ON SAID BOUNDARY LINE THE FOLLOWING FOURTEEN (14) COURSES:

- N56°12'59"W A DISTANCE OF 96.82 FEET;
- N02°34'45"E A DISTANCE OF 964.84 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S01°51'31"W, HAVING A DELTA OF 13°40'23", A RADIUS OF 1,560.00 FEET, A DISTANCE OF 372.28 FEET TO A POINT OF TANGENT;
- S74°28'06"E A DISTANCE OF 169.05 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 52°50'29", A RADIUS OF 840.00 FEET, A DISTANCE OF 774.70 FEET TO A POINT OF TANGENT;
- N82°41'25"E A DISTANCE OF 1,610.12 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 38°46'50", A RADIUS OF 960.00 FEET, A DISTANCE OF 649.77 FEET TO A POINT ON CURVE;
- THENCE S88°31'45"E A DISTANCE OF 8.27 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N67°53'33"E, HAVING A DELTA OF 48°57'51", A RADIUS OF 100.00 FEET, A DISTANCE OF 85.46 FEET TO A POINT ON CURVE;
- S01°28'15"W A DISTANCE OF 152.16 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 00°53'47", A RADIUS OF 5,030.00 FEET, A DISTANCE OF 78.69 FEET TO A POINT ON CURVE;
- S89°25'32"E A DISTANCE OF 60.00 FEET;
- N89°59'56"E A DISTANCE OF 505.80 FEET;
- S00°00'00"E A DISTANCE OF 477.97 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE S89°04'37"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 144.30 FEET TO THE EAST SIXTEENTH CORNER OF SECTION 31; THENCE S00°01'17"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,326.67 FEET TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 31; THENCE N89°08'21"E, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,289.57 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BLACK FOREST ROAD, SAID POINT BEING 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER



A NEW TYPICAL SECTION SHEET HAS BEEN ADDED FOR FUTURE IMPROVED R.O.W.'S / ROADWAYS INCLUDING OLD STAGECOACH ROAD, HODGEN ROAD, AND BLACK FOREST ROAD.

FUTURE IMPROVEMENTS ARE SHOWN AS FOLLOWS:

- STAGECOACH ROAD TO BE UPGRADED FROM ITS EXISTING RURAL MINOR COLLECTOR ROADWAY TO A PROPOSED FUTURE MODIFIED RURAL MINOR ARTERIAL ROADWAY
- HODGEN ROAD TO BE UPGRADED FROM ITS EXISTING RURAL MINOR ARTERIAL ROADWAY TO A PROPOSED FUTURE RURAL 4-LANE PRINCIPAL ARTERIAL ROADWAY (40' R.O.W. DEDICATION ON THE NORTH SIDE OF PUD)
- BLACK FOREST ROAD TO BE UPGRADED FROM ITS EXISTING 60' RURAL LOCAL RESIDENTIAL ROADWAY TO A PROPOSED FUTURE RURAL 4-LANE PRINCIPAL ARTERIAL ROADWAY (60' R.O.W. DEDICATION ON THE EAST SIDE OF PUD)

PLAN VIEW ON THE OVERALL SITE PLAN SHEET HAS BEEN REVISED TO SHOW EXTENTS OF FUTURE IMPROVEMENTS. FURTHER DISCUSSIONS WITH THE COUNTY ARE NEEDED TO DISCUSS INTERIM CONDITIONS FOR IMMEDIATE CONSTRUCTION OF CERTAIN ROADWAYS AND TRIGGERS FOR WHEN IMPROVEMENTS ARE REQUIRED ON OTHERS.

- 15' BUILDING SETBACK: A PORTION OF THE PRINCIPAL STRUCTURE, INCLUDING PORCHES.
- THE SIDE SETBACK WILL BE 5' IF A MINIMUM OPEN SPACE TRACT IS PROVIDED OF 10' OR MORE, MEASURED FROM RIGHT OF WAY TO LOT LINE.
- ON INTERIOR LOTS, SIDE YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- ON CORNER LOTS, FRONT AND SIDE YARD SETBACKS ARE MEASURED FROM THE RIGHT-OF-WAY. REAR YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- LOT WIDTH AND DEPTH FOR TYPICAL LOT VARIES, REFER TO PLAN FOR LOT SIZES.
- P.I.U.E. = PUBLIC IMPROVEMENT AND UTILITY EASEMENT

- 15' BUILDING SETBACK: A PORTION OF THE PRINCIPAL STRUCTURE, INCLUDING PORCHES.
- SIDE YARDS ADJACENT TO A STREET R.O.W. SHALL BE 10' WHEN NO OPEN SPACE TRACT IS PRESENT.
- ON INTERIOR LOTS, SIDE YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- ON CORNER LOTS, FRONT AND SIDE YARD SETBACKS ARE MEASURED FROM THE RIGHT-OF-WAY. REAR YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- LOT WIDTH AND DEPTH FOR TYPICAL LOT VARIES, REFER TO PLAN FOR LOT SIZES.

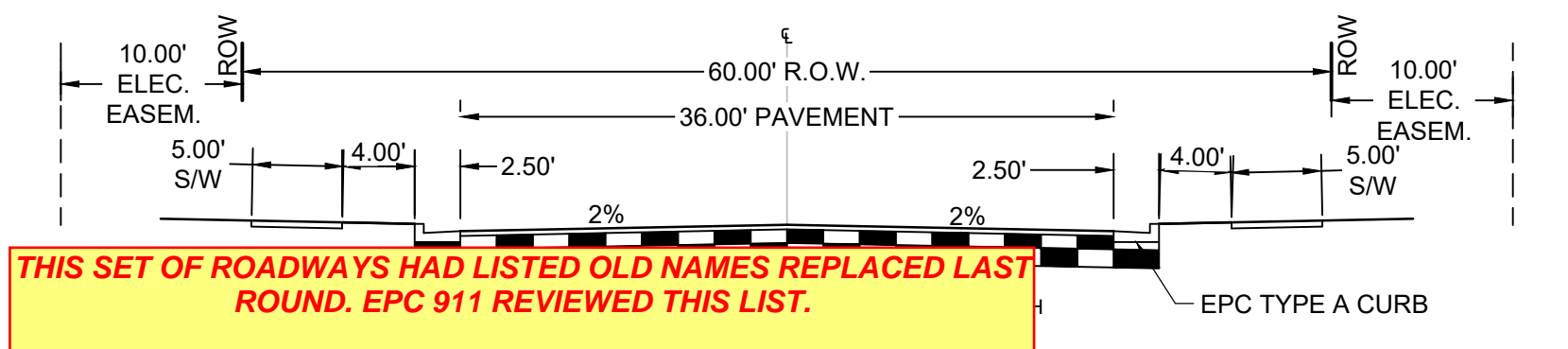
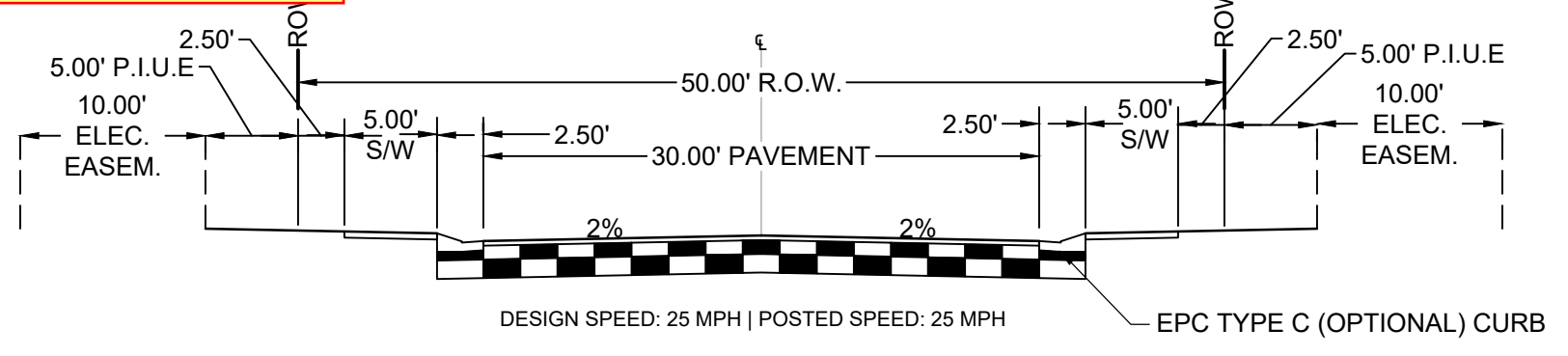
Review C1: Comments have been provided on the TIS regarding the upgrade of roadways such as Stagecoach Rd, Black Forest, Allen Ranch Rd etc. Provide proposed cross section of the improvements proposed due to the upgrade in classification. Coordinate with the traffic engineer.

Review C2: Unresolved. Please address the comment above

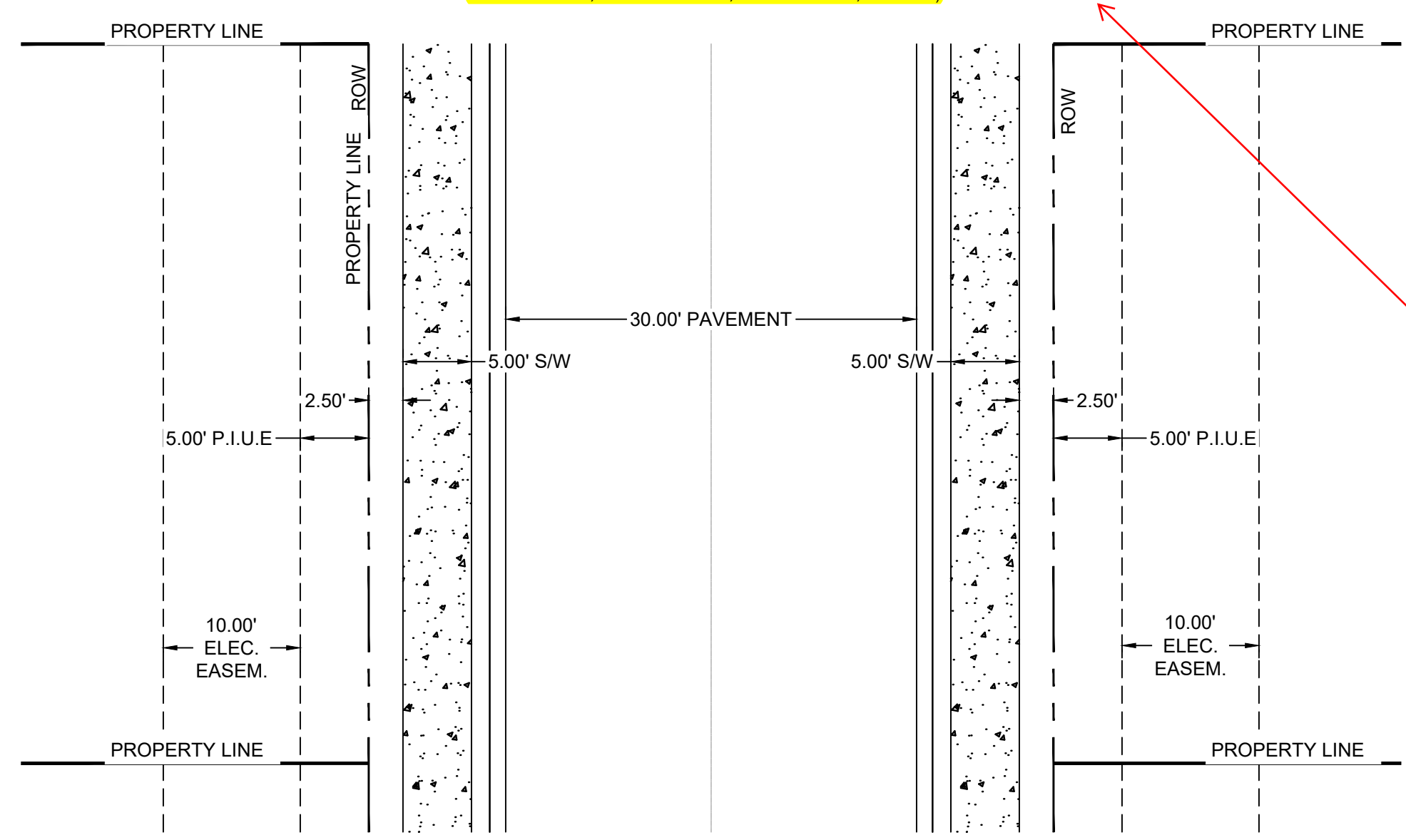
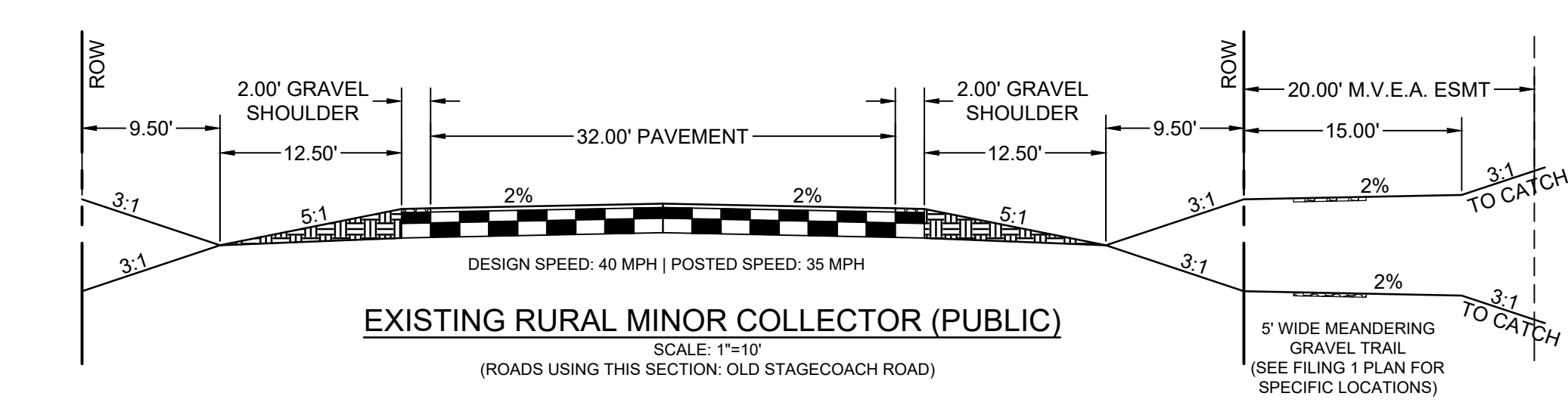
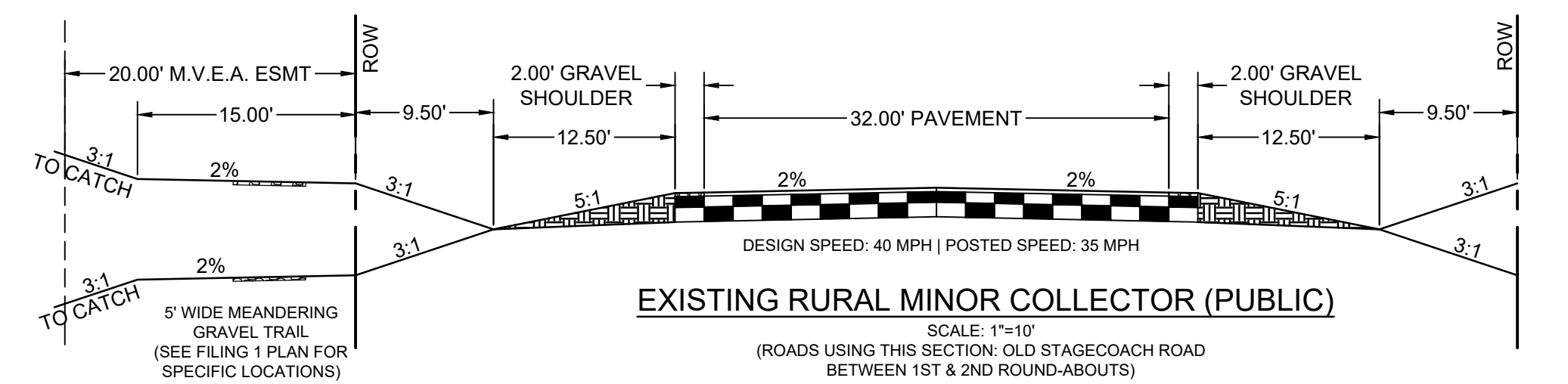
Review C1: Comments have been provided on the TIS to provide roundabout analysis. Please make change accordingly based on any changes (if any) from the analysis. Additional comments may be generated once analysis and changes are reflected on the plans.

Review C2: Unresolved. Please address the comment above

THIS HAS BEEN DISCUSSED WITH THE COUNTY, NOT REQUIRED AS A PART OF THE PUD.



- THIS SET OF ROADWAYS HAD LISTED OLD NAMES REPLACED LAST ROUND. EPC 911 REVIEWED THIS LIST.**
- THE NEW LIST IS AS FOLLOWS:**
1. APRON WAY
 2. BACKSPIN WAY
 3. BACKSWING DRIVE
 4. BALLMARK COURT
 5. BARKIE LANE
 6. BOGEY LANE
 7. BUNKER TRAIL
 8. CHUNK COURT
 9. DANCE FLOOR COURT
 10. DOGLEG COURT
 11. DORMIE LANE
 12. DUFFER LANE
 13. FLATSTICK PLACE
 14. FOOT WEDGE LANE
 15. FORE LANE
 16. FRINGE STREET
 17. GIMME WAY
 18. GRAND SLAM TRAIL
 19. HOLMES ROAD
 20. JUNGLE LOOP
 21. LONG IRON PLACE
 22. PAR COURT
 23. PEACOCK PLACE
 24. PUTTER PLACE
 25. RAINMAKER TRAIL
 26. RANGE FINDER COURT
 27. RELOAD DRIVE
 28. ROUGH TRAIL
 29. SANDBAGGER DRIVE
 30. SCOTCH LANE
 31. SHANK LANE
 32. STABLEFORD TERRACE
 33. STICKS TERRACE
 34. SUNBLOCK TERRACE
 35. WAGGLE COURT
 36. WEDGE TRAIL
 37. WHIFF WAY
 38. YANK COURT



(ROADS USING THIS SECTION: SANDBAGGER DRIVE, BOOGIE LANE, DUFFER LANE, HACKER LOOP, FRINGE STREET, DRIVER WAY, WEDGE TRAIL, FAIRWAY LOOP, LONG IRON PLACE, WHIFF WAY, GRAND SLAM CIRCLE, DOGLEG COURT, APRON LOOP, STICKS TERRACE, RAINMAKER TRAIL, ACE CIRCLE, SCOTCH LANE, FLATSTICK PLACE, ROUGH TRAIL, FOOT WEDGE TRAIL, FORE LANE, RELOAD DRIVE, PAR COURT, GIMME WAY, PAR COURT, PUTTER PLACE, RANGE FINDER COURT, BUNKER TRAIL, PEACOCK PLACE, BACKSWING DRIVE, YANK CIRCLE, JUNGLE LOOP, BUCK HOOK LANE, CHUCK CIRCLE, BACKSWING DRIVE, SUNBLOCK TERRACE, BALLMARK COURT, TEE CIRCLE)

DRAWN BY: DLH JOB DATE: 1/23/2024 BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 APPROVED: KMH JOB NUMBER: 211030 0
 CAD DATE: 1/24/2024 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP1_top_sections

NO.	DATE	BY	REVISION DESCRIPTION

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

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

COVER & TYP. SECTIONS
 TYPICAL LOT SECTIONS


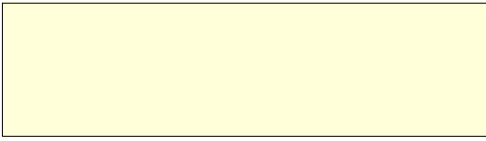

SHEET
TYP
3

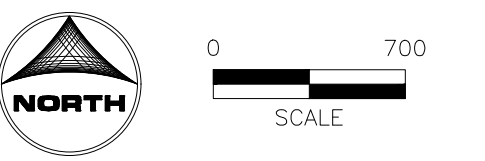
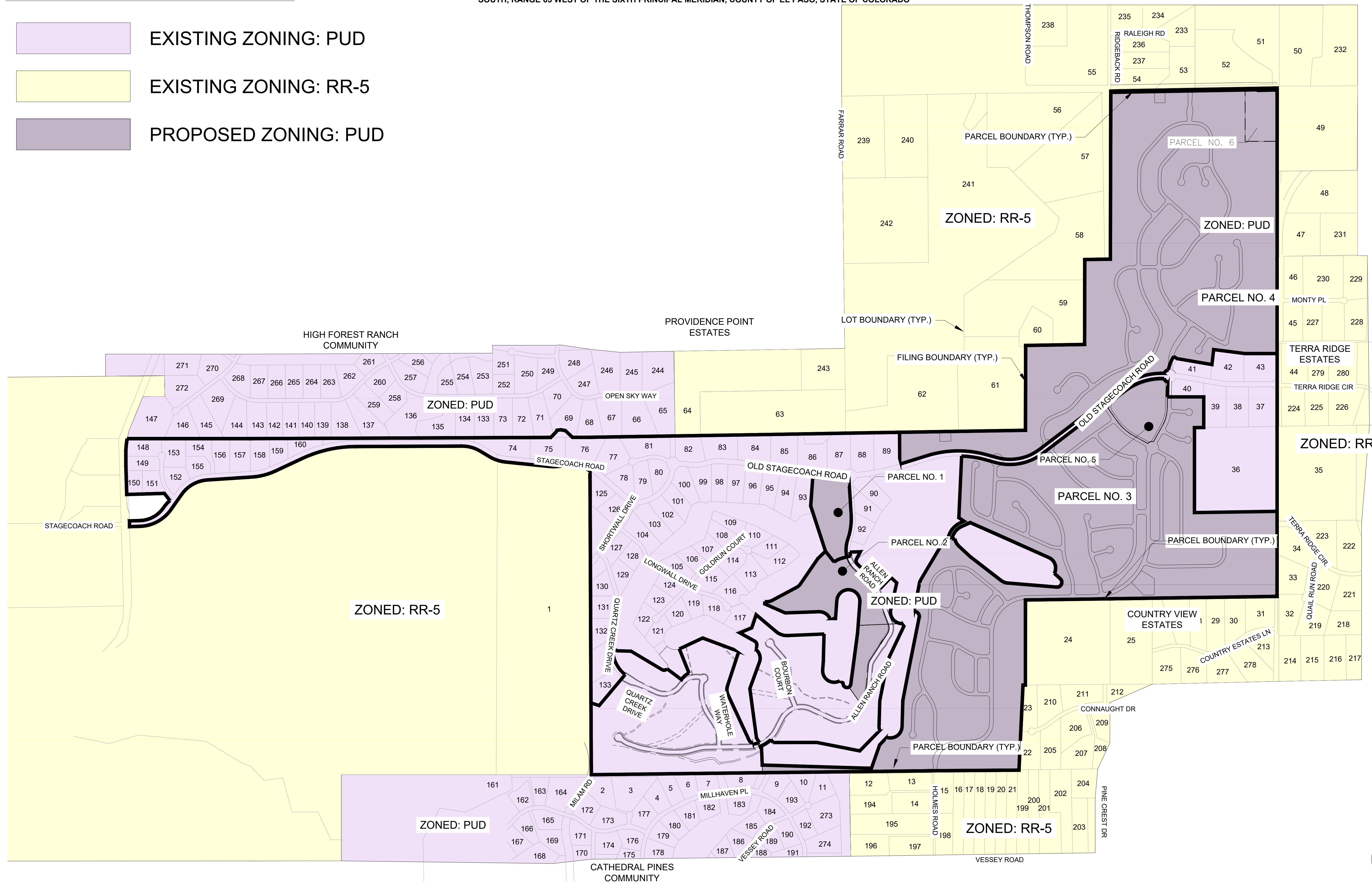
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FLYING HORSE NORTH - PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

-  EXISTING ZONING: PUD
-  EXISTING ZONING: RR-5
-  PROPOSED ZONING: PUD



PCD FILE NO.: PUDSP234

DRAWN BY: DLH JOB DATE: 1/19/2024
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 1/24/2024
 CAD FILE: J:\2021\211030\CAD\Drawings\CIPUD-PP\Adjacent_Property

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

NO.	DATE	BY	REVISION DESCRIPTION

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

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

PUD PRELIMINARY PLAN
 ADJACENT PROPERTY

SHEET
 ADJ
 5

FLYING HORSE NORTH - PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

- | | | | | | | | | |
|---|--|---|---|---|--|---|---|--|
| 1. SHAMROCK SS LLC
ZONING - RR-5
15555 HWY 83
COLORADO SPRINGS, CO | 19. RUPP JERRREY D
ZONED - RR-5
5970 VESSEY ROAD
COLORADO SPRINGS, CO | 37. DERKSEN PROPERTIES LLC
ZONED - PUD
6755 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 55. NAVARETTE JEANINE A
ZONED - RR-5
6280 HODGEN ROAD
COLORADO SPRINGS, CO | 72. JOHNSON LIVING TRUST
ZONED - PUD
4841 HIGH FOREST ROAD
COLORADO SPRINGS, CO | 90. PECK MICHAEL S
ZONED - PUD
5555 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 108. HENDRICKS JAMES
ZONED - PUD
5202 GOLD RUN COURT
COLORADO SPRINGS, CO | 126. HOWARTH WILLIAM
ZONED - PUD
15290 SHORTWALL DRIVE
COLORADO SPRINGS, CO | 144. DESAUTELS BRUCE T
ZONED - PUD
4661 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO |
| 2. BRI J FAMILY TRUST
ZONED - PUD
4820 FOXCHASE WAY
COLORADO SPRINGS, CO | 20. LITTLETON STANLEY
ZONED - RR-5
6010 VESSEY ROAD
COLORADO SPRINGS, CO | 38. NGUYEN LINH T
ZONED - PUD
6715 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 56. ANDREWS SCOTT W
ZONED - PUD
HODGEN ROAD
COLORADO SPRINGS, CO | 73. RAMIREZ MELODY B
ZONED - RR-5
4781 HIGH FOREST ROAD
COLORADO SPRINGS, CO | 91. RENNEN LLC
ZONED - PUD
15331 ALLEN RANCH ROAD
COLORADO SPRINGS, CO | 109. C&C LIVING TRUST
ZONED - PUD
5232 GOLD RUN COURT
COLORADO SPRINGS, CO | 127. GERBER JOSEPH DAVID
ZONED - PUD
15262 SHORTWALL DRIVE
COLORADO SPRINGS, CO | 145. HOUSE JAMIE GLEN
ZONED - PUD
15575 WINDING TRAIL ROAD
COLORADO SPRINGS, CO |
| 3. PIASECKI NANCY L REVOC TRUST
ZONED - PUD
4940 FOXCHASE WAY
COLORADO SPRINGS, CO | 21. SWANSON BRECK C
ZONED - RR-5
6030 VESSEY ROAD
COLORADO SPRINGS, CO | 39. MONACO57 LIVING TRUST
ZONED - PUD
6675 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 57. DEIM CONNIE
ZONED - RR-5
SUNDANCE RANCH LANE
COLORADO SPRINGS, CO | 74. FOWLER NORMAN W
ZONED - PUD
4670 STAGECOACH ROAD
COLORADO SPRINGS, CO | 92. BOOGAARD RYAN
ZONED - PUD
15271 ALLEN RANCH ROAD
COLORADO SPRINGS, CO | 110. ALBRIGHT MARK PHILLIP
ZONED - PUD
5262 GOLD RUN COURT
COLORADO SPRINGS, CO | 128. COFFEY LAVANSON C III
ZONED - PUD
15192 SHORTWALL DRIVE
COLORADO SPRINGS, CO | 146. MATALIUS ANDREW J III
ZONED - PUD
15525 WINDING TRAIL ROAD
COLORADO SPRINGS, CO |
| 4. BRINGARD FAMILY LICING TRUST
ZONED - PUD
14465 MILLHAVEN PLACE
COLORADO SPRINGS, CO | 22. HOOKS GROUP LP
ZONED - RR-5
6005 CONNAUGHT DRIVE
COLORADO SPRINGS, CO | 40. ST HENRYS LLC
ZONED - PUD
6595 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 58. BR&C INC
ZONED - RR-5
30-11-65
COLORADO SPRINGS, CO | 75. OLSON TYRONE L
ZONED - PUD
4760 STAGECOACH ROAD
COLORADO SPRINGS, CO | 93. ALEXANDER SCOTT E
ZONED - PUD
5395 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 111. VILIESIS TRUST
ZONED - PUD
5292 GOLD RUN COURT
COLORADO SPRINGS, CO | 129. ST AUBYN JARED
ZONED - PUD
15233 QUARTZ CREEK DRIVE
COLORADO SPRINGS, CO | 147. WATSON RANDY
ZONED - PUD
15520 WINDING TRAIL ROAD
COLORADO SPRINGS, CO |
| 5. ALLAN NEAL A
ZONED - PUD
14425 MILLHAVEN PLACE
COLORADO SPRINGS, CO | 23. MCILRATH WILLIAM F TRUSTEE
ZONED - RR-5
6010 CONNAUGHT DRIVE
COLORADO SPRINGS, CO | 41. SMITH AARON
ZONED - PUD
6590 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 59. BR&C INC
ZONED - RR-5
30-11-65
COLORADO SPRINGS, CO | 76. JONES CHRISTOPHER P
ZONED - PUD
4850 STAGECOACH ROAD
COLORADO SPRINGS, CO | 94. CLAWSON MATTHEW R
ZONED - PUD
5355 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 112. SHOPTAUGH GLENN MARK
ZONED - PUD
5261 GOLD RUN COURT
COLORADO SPRINGS, CO | 130. MOMBER SIMON R
ZONED - PUD
15232 QUARTZ CREEK DRIVE
COLORADO SPRINGS, CO | 148. MARSHALL KARLYE
ZONED - PUD
15480 BILLINGS COURT
COLORADO SPRINGS, CO |
| 6. ALEX & AUTUMM SIMPSON
ZONED - PUD
14385 MILLHAVEN PLACE
COLORADO SPRINGS, CO | 24. WAY MARGARET E
ZONED - RR-5
14820 BLACK FOREST ROAD
COLORADO SPRINGS, CO | 42. HARRIS GEORGE D
ZONED - PUD
6670 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 60. CHEROKEE METROPOLITAN DISTRICT
ZONED - RR-5
30-11-65
COLORADO SPRINGS, CO | 77. WALTERS MICHAEL A
ZONED - PUD
4910 STAGECOACH ROAD
COLORADO SPRINGS, CO | 95. PLAISTOWE NORMAN H
ZONED - PUD
5315 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 113. VILLAGREE LLC
ZONED - PUD
5231 GOLD RUN COURT
COLORADO SPRINGS, CO | 131. SHABE ERIC M
ZONED - PUD
15182 QUARTZ CREEK DRIVE
COLORADO SPRINGS, CO | 149. VANCE ERZA G
ZONED - PUD
15450 BILLINGS COURT
COLORADO SPRINGS, CO |
| 7. MAITHILI VENKATACHALLAM
ZONED - PUD
14345 MILLHAVEN PLACE
COLORADO SPRINGS, CO | 25. ABELL LIVING TRUST
ZONED - RR-5
6620 COUNTRY ESTATES LANE
COLORADO SPRINGS, CO | 43. MCCGRATH DONALD T
ZONED - PUD
6750 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 61. SUNDANCE RANCH OF BLACK FOREST
ZONED - RR-5
HODGEN ROAD
COLORADO SPRINGS, CO | 78. YOUNG MICHAEL J
ZONED - PUD
4915 STAGECOACH ROAD
COLORADO SPRINGS, CO | 96. RAMPART ENTERPRISES INC
ZONED - PUD
5235 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 114. S&J TRUST
ZONED - PUD
5201 GOLD RUN COURT
COLORADO SPRINGS, CO | 132. ZACHAR MICHAEL R
ZONED - PUD
15132 QUARTZ CREEK DRIVE
COLORADO SPRINGS, CO | 150. PRI #2 LLC
ZONED - PUD
HIGHWAY 83
COLORADO SPRINGS, CO |
| 8. DULANEY KIMBERLY L
ZONED - PUD
14325 MILLHAVEN PLACE
COLORADO SPRINGS, CO | 26. HERRON PATRICK J
ZONED - RR-5
6650 COUNTRY ESTATES LANE
COLORADO SPRINGS, CO | 44. MIKUSKA ERIC
ZONED - RR-5
15645 TERRA RIDGE CIRCLE
COLORADO SPRINGS, CO | 62. SUNDANCE RANCH OF BLACK FOREST
ZONED - RR-5
HODGEN ROAD
COLORADO SPRINGS, CO | 79. DAY GREGORY
ZONED - PUD
4955 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 97. KELLY J PHELAN TRUST
ZONED - PUD
5155 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 115. CHAVEZ XAVIER D
ZONED - PUD
5141 GOLD RUN COURT
COLORADO SPRINGS, CO | 133. HARVEY SETH A
ZONED - PUD
15032 QUARTZ CREEK DRIVE
COLORADO SPRINGS, CO | 151. MCKENZIE J THOMAS
ZONED - PUD
15420 BILLINGS COURT
COLORADO SPRINGS, CO |
| 9. SMITH PAUL R
ZONED - PUD
14265 MILLHAVEN PLACE
COLORADO SPRINGS, CO | 27. ABELL LIVING TRUST
ZONED - RR-5
6620 COUNTRY ESTATES LANE
COLORADO SPRINGS, CO | 45. GARD DIANA M
ZONED - RR-5
6835 MONTY PLACE
COLORADO SPRINGS, CO | 63. SHELL JAMES R II
ZONED - RR-5
15550 FARRAR ROAD
COLORADO SPRINGS, CO | 80. RZONCA THADDEUS
ZONED - PUD
4995 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 98. WINGO JAMES D
ZONED - PUD
5115 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 116. DALY FAMILY TRUST
ZONED - PUD
14911 LONGWALL DRIVE
COLORADO SPRINGS, CO | 134. PITTS JOHN
ZONED - PUD
4661 HIGH FOREST ROAD
COLORADO SPRINGS, CO | 152. JONE LUCAS
ZONED - PUD
15419 BILLINGS COURT
COLORADO SPRINGS, CO |
| 10. ANDERSON MATTHEW P
ZONED - PUD
5025 VESSEY ROAD
COLORADO SPRINGS, CO | 28. COPPOCK AARON O
ZONED - RR-5
6680 COUNTRY ESTATES LANE
COLORADO SPRINGS, CO | 46. FRANKOVIS JESSE J
ZONED - RR-5
6840 MONTY PLACE
COLORADO SPRINGS, CO | 64. SHELL JAMES R II
ZONED - RR-5
15550 FARRAR ROAD
COLORADO SPRINGS, CO | 81. SIDWELL DUSTIN JEFFREY
ZONED - PUD
4990 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 99. KIM MICHAEL SANG-HAK
ZONED - PUD
5075 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 117. STIMPLE FAMILY LLLP
ZONED - PUD
14842 LONGWALL DRIVE
COLORADO SPRINGS, CO | 135. LAVEZZO NICHOLAS J
ZONED - PUD
1601 HIGH FOREST ROAD
COLORADO SPRINGS, CO | 153. ROGER WILLIAM T
ZONED - PUD
15479 BILLINGS COURT
COLORADO SPRINGS, CO |
| 11. ESPENLAUB ECTON
ZONED - PUD
4985 VESSEY ROAD
COLORADO SPRINGS, CO | 29. MACEDO JUAN H LOMEIL
ZONED - RR-5
6710 COUNTRY ESTATES LANE
COLORADO SPRINGS, CO | 47. OLIVAS SOCORRO J
ZONED - RR-5
6905 ALPACA HEIGHTS
COLORADO SPRINGS, CO | 65. BREWER GEORGE F II
ZONED - PUD
15501 OPEN SKY WAY
COLORADO SPRINGS, CO | 82. SPARKS DUSTIN R
ZONED - PUD
5070 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 100. TEUSCHER KURT
ZONED - PUD
5035 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 118. CREPS DARREL E III
ZONED - PUD
14912 LONGWALL DRIVE
COLORADO SPRINGS, CO | 136. HIGH FOREST RANCH HOMEOWNERS
ZONED - PUD
4541 HIGH FOREST ROAD
COLORADO SPRINGS, CO | 154. DOMBROWSKI MICHAEL J
ZONED - PUD
3680 STAGECOACH ROAD
COLORADO SPRINGS, CO |
| 12. DILLINGHAM MICHAEL V
ZONED - RR-5
14498 HOLMES ROAD
COLORADO SPRINGS, CO | 30. SOMBRIC WAYNE S
ZONED - RR-5
6740 COUNTRY ESTATES LANE
COLORADO SPRINGS, CO | 48. HILL DOUGLAS E
ZONED - RR-5
6910 ALPACA HEIGHTS
COLORADO SPRINGS, CO | 66. MONTGOMERY MONTIE C
ZONED - PUD
15547 OPEN SKY WAY
COLORADO SPRINGS, CO | 83. SPILLERS STEVEN HOWARD
ZONED - PUD
5150 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 101. DOWNS BRADLEY JAMES
ZONED - PUD
55305 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 119. CAIN JASON
ZONED - PUD
14982 LONGWALL DRIVE
COLORADO SPRINGS, CO | 137. SALGADO PAUL R
ZONED - PUD
4415 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO | 155. ROBIN SCOTT BROWN LIVING TRUST
ZONED - PUD
3590 STAGECOACH ROAD
COLORADO SPRINGS, CO |
| 13. THOMAS JOHN K
ZONED - RR-5
14490 HOLMES ROAD
COLORADO SPRINGS, CO | 31. HOPSON SEAN
ZONED - RR-5
6770 COUNTRY ESTATES LANE
COLORADO SPRINGS, CO | 49. WHITNEY CHRISTOPHER D
ZONED - RR-5
16485 BLACK FOREST ROAD
COLORADO SPRINGS, CO | 67. RANGER CANDACE S LIVING TRUST
ZONED - PUD
15593 OPEN SKY WAY
COLORADO SPRINGS, CO | 84. PECK JAMES D
ZONED - PUD
5230 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 102. KAVERMAN JOSEPH A
ZONED - PUD
5215 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 120. DICKEY MICHAEL R
ZONED - PUD
5021 GOLD RUN CT
COLORADO SPRINGS, CO | 138. JOHNSON GREGG
ZONED - PUD
4365 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO | 156. JACKOWIAK RYAN
ZONED - PUD
3770 STAGECOACH ROAD
COLORADO SPRINGS, CO |
| 14. ERNST CHARLES H
ZONED - RR-5
14410 HOMES ROAD
COLORADO SPRINGS, CO | 32. MCKINLEY DAVID R
ZONED - RR-5
14920 QUAIL RUN ROAD
COLORADO SPRINGS, CO | 50. BERENS MARK E
ZONED - RR-5
6850 HODGEN ROAD
COLORADO SPRINGS, CO | 68. JANNELLE EVA ALLEN REVOCABLE TRUST
ZONED - PUD
15639 OPEN SKY WAY
COLORADO SPRINGS, CO | 85. WELLER ERICH G
ZONED - PUD
5310 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 103. PIEPER RANDALL L
ZONED - PUD
5125 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 121. LIDDIARD JEREMY
ZONED - PUD
5013 GOLD RUN CT
COLORADO SPRINGS, CO | 139. ROMANS LIVING TRUST
ZONED - PUD
4315 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO | 157. BALSICK LUKE A
ZONED - PUD
3860 STAGECOACH ROAD
COLORADO SPRINGS, CO |
| 15. WAUGH JOSHUA T
ZONED - RR-5
14445 HOLMES ROAD
COLORADO SPRINGS, CO | 33. WINNINGHAM AARON JASON
ZONED - RR-5
14940 QUAIL RUN ROAD
COLORADO SPRINGS, CO | 51. MOLES JUSTIN
ZONED - RR-5
16550 BLACK FOREST ROAD
COLORADO SPRINGS, CO | 69. STUDHOLME FAMILY TRUST
ZONED - PUD
15685 OPEN SKY WAY
COLORADO SPRINGS, CO | 86. LAM TU T
ZONED - PUD
5390 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 104. SHECTER TRUST
ZONED - PUD
15291 LONGWALL DRIVE
COLORADO SPRINGS, CO | 122. MILLER SCOTT G
ZONED - PUD
5012 GOLD RUN CT
COLORADO SPRINGS, CO | 140. RYAN CHRISTOPHER J
ZONED - PUD
4265 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO | 158. HIMES ELMER S
ZONED - PUD
3950 STAGECOACH ROAD
COLORADO SPRINGS, CO |
| 16. HOFFPAUIR DAN W JR
ZONED - RR-5
14495 HOMES ROAD
COLORADO SPRINGS, CO | 34. LYNDE ROBERT A
ZONED - RR-5
15015 TERRA RIDGE CIRCLE
COLORADO SPRINGS, CO | 52. MUNSON BRANDON J
ZONED - RR-5
16710 BLACK FOREST ROAD
COLORADO SPRINGS, CO | 70. MAHER FAMILY REVOC LIVING TRUST
ZONED - PUD
4961 HIGH FOREST ROAD
COLORADO SPRINGS, CO | 87. LUERS BEACH LLC
ZONED - PUD
5470 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 105. CHRISTOPHER MICHAEL MARSHALL
ZONED - PUD
15051 LONGWALL DRIVE
COLORADO SPRINGS, CO | 123. BRENNAN THOMAS LIVING TRUST
ZONED - PUD
5022 GOLD RUN CT
COLORADO SPRINGS, CO | 141. MARY CLAUDE F TRUSTEE
ZONED - PUD
4215 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO | 159. OTERO THEODORE M III
ZONED - PUD
4040 STAGECOACH ROAD
COLORADO SPRINGS, CO |
| 17. SELF BOB J
ZONED - RR-5
5910 VESSEY ROAD
COLORADO SPRINGS, CO | 35. SPLIT PINE RANCH LIVING TRUST
ZONED - RR-5
15385 BLACK FOREST ROAD
COLORADO SPRINGS, CO | 53. MILLER ROBERT S
ZONED - RR-5
6520 HODGEN ROAD
COLORADO SPRINGS, CO | 71. STEPHENSON TRAVIS
ZONED - PUD
4901 HIGH FOREST ROAD
COLORADO SPRINGS, CO | 88. GREENWOOD TAYLOR J
ZONED - PUD
5550 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 106. BECKER JACOB J
ZONED - PUD
5142 GOLD RUN COURT
COLORADO SPRINGS, CO | 124. WINTER CHARLES C
ZONED - PUD
5082 GOLD RUN CT
COLORADO SPRINGS, CO | 142. STREVELL MICHAEL W
ZONED - PUD
4165 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO | 160. HARRIS GUY MCALLISTER
ZONED - PUD
4130 STAGECOACH ROAD
COLORADO SPRINGS, CO |
| 18. JONES INGRID L
ZONED - RR-5
5940 VESSEY ROAD
COLORADO SPRINGS, CO | 36. APODACA LESLIE E
ZONED - RR-5
15380 BLACK FOREST ROAD
COLORADO SPRINGS, CO | 54. JOHN R SHANTZ & BELINDA S
ZONED - RR-5
16547 RIDGEBACK ROAD
COLORADO SPRINGS, CO | | 89. LONG RUSSEL I
ZONED - PUD
5630 OLD STAGECOACH ROAD
COLORADO SPRINGS, CO | 107. KEV PARTNERS LTD
ZONED - PUD
5172 GOLD RUN COURT
COLORADO SPRINGS, CO | 125. THEOBARD CHARLES N
ZONED - PUD
4945 STAGECOACH ROAD
COLORADO SPRINGS, CO | 143. GOULD TODD E
ZONED - PUD
4115 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO | |

COUNTY FILE NUMBER: SKP223

DRAWN BY: JAG JOB DATE: 1/19/2024
 APPROVED: PLS JOB NUMBER: 211030
 CAD DATE: 1/24/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Adjacent_Property

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

NO.	DATE	BY	REVISION DESCRIPTION



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

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

PUD PRELIMINARY PLAN
 ADJACENT OWNERS

SHEET
 ADJ
 6

FLYING HORSE NORTH - PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO


- 161. RED HORSE HILL LLC
ZONED - PUD
AUNDERTON GRV
COLORADO SPRINGS, CO
- 162. WILKINSON SUZANNE ELIZABETH
ZONED - PUD
4540 FOXCHASE WAY
COLORADO SPRINGS, CO
- 163. JOHNSON SAM CHRISTOPHER
ZONED - PUD
4580 FOXCHASE WAY
COLORADO SPRINGS, CO
- 164. S&BT LIVING TRUST
ZONED - PUD
4660 FOXCHASE WAY
COLORADO SPRINGS, CO
- 165. CURRAN LARRY DAVID
ZONED - PUD
4615 FOXCHASE WAY
COLORADO SPRINGS, CO
- 166. LEE MARVIN
ZONED - PUD
4455 FOXCHASE WAY
COLORADO SPRINGS, CO
- 167. JASMIN TREMBLAY REVOCABLE TRUST
ZONED - PUD
4415 FOXCHASE WAY
COLORADO SPRINGS, CO
- 168. EVANS LIVING TRUST
ZONED - PUD
14190 MARBLE ARCH COURT
COLORADO SPRINGS, CO
- 169. TAYLOR CHRISTINA MARIE
ZONED - PUD
4535 FOXCHASE WAY
COLORADO SPRINGS, CO
- 170. LUTHY ROBERT EDWARD
ZONED - PUD
14250 FARNHAM ROYAL COURT
COLORADO SPRINGS, CO
- 171. BEHNKEN CHAD L
ZONED - PUD
4735 FOXCHASE WAY
COLORADO SPRINGS, CO
- 172. SWARTHOUT ANDREW T
ZONED - PUD
4740 FOXCHASE WAY
COLORADO SPRINGS, CO
- 173. ERLING BRIAN F
ZONED - PUD
4780 FOXCHASE WAY
COLORADO SPRINGS, CO
- 174. ARORA PRATHEEP
ZONED - PUD
14285 FARNHAM ROYAL COURT
COLORADO SPRINGS, CO
- 175. ROSENBAUM DAVID A REVOC TRUST
ZONED - PUD
14585 MILLHAVEN PLACE
COLORADO SPRINGS, CO
- 176. KELLY LIVING TRUST
ZONED - PUD
4975 FOXCHASE WAY
COLORADO SPRINGS, CO
- 177. FLEMING FAMILY LIVING TRUST
ZONED - PUD
14505 MILLHAVEN PLACE
COLORADO SPRINGS, CO
- 178. LONGHORNS 07 TURST
ZONED - PUD
14550 MILLHAVEN PLACE
COLORADO SPRINGS, CO
- 179. KROEGER KARL
ZONED - PUD
14510 MILLHAVEN PLACE
COLORADO SPRINGS, CO
- 180. COLOSSEE PARTNERS LLLP
ZONED - PUD
14470 MILLHAVEN PLACE
COLORADO SPRINGS, CO
- 181. SEDDON JOHN TA
ZONED - PUD
14390 MILLHAVEN PLACE
COLORADO SPRINGS, CO
- 182. MEDRICK JAMES G
ZONED - PUD
14350 MILLHAVEN PLACE
COLORADO SPRINGS, CO
- 183. JAIN RUPESH
ZONED - PUD
14320 MILLHAVEN PLACE
COLORADO SPRINGS, CO
- 184. KLAIBER LIVING TRUST
ZONED - PUD
14230 MILLHAVEN PLACE
COLORADO SPRINGS, CO
- 185. SEXTON KENNETH R
ZONED - PUD
5225 VESSEY ROAD
COLORADO SPRINGS, CO
- 186. POPE MARK S
ZONED - PUD
5265 VESSEY ROAD
COLORADO SPRINGS, CO
- 187. ALDER FAMILY TRUST
ZONED - PUD
5345 VESSEY ROAD
COLORADO SPRINGS, CO
- 188. LNB FAMILY TRUST
ZONED - PUD
5270 VESSEY ROAD
COLORADO SPRINGS, CO
- 189. RAYMOND CHARLES DENT JR.
ZONED - PUD
5230 VESSEY ROAD
COLORADO SPRINGS, CO
- 190. KOSZEWNIK JOHN JOSEPH
ZONED - PUD
5190 VESSEY ROAD
COLORADO SPRINGS, CO
- 191. ENEA STEVEN A
ZONED - PUD
14150 MILLHAVEN PLACE
COLORADO SPRINGS, CO
- 192. KARL C & DAWN M FINDLEY
ZONED - PUD
5070 VESSEY ROAD
COLORADO SPRINGS, CO
- 193. MURPHY ROBERT C JR
ZONED - PUD
5065 VESSEY ROAD
COLORADO SPRINGS, CO
- 194. HAWKINS JOSEPH C JR
ZONED - RR-5
14450 HOLMES ROAD
COLORADO SPRINGS, CO
- 195. KRISTY MICHAEL H
ZONED - RR-5
14350 HOLMES ROAD
COLORADO SPRINGS, CO
- 196. GARLICK JEFFREY
ZONED - RR-5
14320 HOLMES ROAD
COLORADO SPRINGS, CO
- 197. STELZEL DANIEL M
ZONED - RR-5
14290 HOLMES ROAD
COLORADO SPRINGS, CO
- 198. MCGOWAN PATRICK J JR
ZONED - RR-5
14355 HOLMES ROAD
COLORADO SPRINGS, CO
- 199. WANTY LISA M
ZONED - RR-5
6060 VESSEY ROAD
COLORADO SPRINGS, CO
- 200. HAYES MARK G
ZONED - RR-5
6090 VESSEY ROAD
COLORADO SPRINGS, CO
- 201. DOLES THOMAS ALBERT
ZONED - RR-5
6130 VESSEY ROAD
COLORADO SPRINGS, CO
- 202. ELLEN KLEIN LIVING TRUST
ZONED - RR-5
6180 VESSEY ROAD
COLORADO SPRINGS, CO
- 203. BRADBURY DAVID J
ZONED - RR-5
6220 VESSEY ROAD
COLORADO SPRINGS, CO
- 204. STEWART ANTHONY NEIL
ZONED - RR-5
14450 PINE CREST DRIVE
COLORADO SPRINGS, CO
- 205. CHAMBERS REVOCABLE TRUST
ZONED - RR-5
6065 CONNAUGHT DRIVE
COLORADO SPRINGS, CO
- 206. CARTER THOMAS J
ZONED - RR-5
6125 CONNAUGHT DRIVE
COLORADO SPRINGS, CO
- 207. MOREAU WILLIAM J
ZONED - RR-5
6185 CONNAUGHT DRIVE
COLORADO SPRINGS, CO
- 208. MOREAU WILLIAM J
ZONED - RR-5
6245 CONNAUGHT DRIVE
COLORADO SPRINGS, CO
- 209. RODAS PETER G
ZONED - RR-5
6305 CONNAUGHT DRIVE
COLORADO SPRINGS, CO
- 210. DAWSON FAMILY TRUST
ZONED - RR-5
6070 CONNAUGHT DRIVE
COLORADO SPRINGS, CO
- 211. PALAZZARI ANTHONY A
ZONED - RR-5
6250 CONNAUGHT DRIVE
COLORADO SPRINGS, CO
- 212. TRUMP CAROLYN D
ZONED - RR-5
6370 CONNAUGHT DRIVE
COLORADO SPRINGS, CO
- 213. CORBETT NORMAN
ZONED - RR-5
6745 COUNTY ESTATES LANE
COLORADO SPRINGS, CO
- 214. BAHR JACOB
ZONED - RR-5
6818 MARSHBERN COURT
COLORADO SPRINGS, CO
- 215. WESTOVER HOMES LLC
ZONED - RR-5
6902 MARSHBERN COURT
COLORADO SPRINGS, CO
- 216. WESTOVER HOMES LLC
ZONED - RR-5
6986 MARSHBERN COURT
COLORADO SPRINGS, CO
- 217. WESTOVER HOMES LLC
ZONED - RR-5
7070 MARSHBERN COURT
COLORADO SPRINGS, CO
- 218. ELLSWORTH FRANK F
ZONED - RR-5
15105 TERRA RIDGE CIRCLE
COLORADO SPRINGS, CO
- 219. DENNIS REBECCA L
ZONED - RR-5
14915 QUAIL RUN ROAD
COLORADO SPRINGS, CO
- 220. JAMES P REEG REVOCABLE TRUST
ZONED - RR-5
14935 QUAIL RUN ROAD
COLORADO SPRINGS, CO
- 221. FELLAR DENNIS W
ZONED - RR-5
15095 TERRA RIDGE CIRCLE
COLORADO SPRINGS, CO
- 222. HUTCHINS-VAN TASSEL LESLIE
ZONED - RR-5
15090 TERRA RIDGE CIRCLE
COLORADO SPRINGS, CO
- 223. FERL DIANE F
ZONED - RR-5
15010 TERRA RIDGE CIRCLE
COLORADO SPRINGS, CO
- 224. CHAFFEE GREGORY B
ZONED - RR-5
15650 TERRA RIDGE CIRCLE
COLORADO SPRINGS, CO
- 225. PETERSON JEFFREY L
ZONED - RR-5
15610 TERRA RIDGE CIRCLE
COLORADO SPRINGS, CO
- 226. MCLELLAN CHRISTOPHER S
ZONED - RR-5
15570 TERRA RIDGE CIRCLE
COLORADO SPRINGS, CO
- 227. BARR RHONDA LYN
ZONED - RR-5
6915 MONTY PLACE
COLORADO SPRINGS, CO
- 228. KHALIQI DAVID H
ZONED - RR-5
6985 MONTY PLACE
COLORADO SPRINGS, CO
- 229. ANDREWS TODD
ZONED - RR-5
6990 MONTY PLACE
COLORADO SPRINGS, CO
- 230. LEVY JOEL D
ZONED - RR-5
6950 MONTY PLACE
COLORADO SPRINGS, CO
- 231. SANCHEZ LAISSA
ZONED - RR-5
6925 ALPACA HEIGHTS
COLORADO SPRINGS, CO
- 232. ENGET AARON
ZONED - RR-5
6950 HODGEN ROAD
COLORADO SPRINGS, CO
- 233. SAVAGE JORDAN L
ZONED - RR-5
6498 RALEIGH ROAD
COLORADO SPRINGS, CO
- 234. CONNOLLY ANDREW
ZONED - RR-5
6442 RALEIGH ROAD
COLORADO SPRINGS, CO
- 235. VOLK SETH K
ZONED - RR-5
6386 RALEIGH ROAD
COLORADO SPRINGS, CO
- 236. GIBB RONALD JESSE
ZONED - RR-5
6387 RALEIGH ROAD
COLORADO SPRINGS, CO
- 237. SAVAGE JORDAN L
ZONED - RR-5
16587 RIDGEBACK ROAD
COLORADO SPRINGS, CO
- 238. BISHOP BARBARA K
ZONED - RR-5
16755 THOMPSON ROAD
COLORADO SPRINGS, CO
- 239. DUNSTON MATTHEW W
ZONED - RR-5
5525 HODGEN ROAD
COLORADO SPRINGS, CO
- 240. LAVALLEY BRANDON DALE
ZONED - RR-5
5735 HODGEN ROAD
COLORADO SPRINGS, CO
- 241. STEARNS KRYSTAL
ZONED - RR-5
HODGEN ROAD
COLORADO SPRINGS, CO
- 242. STEARNS KRYSTAL
ZONED - RR-5
FARRAR DRIVE
COLORADO SPRINGS, CO
- 243. HARVEY TINA MARIE
ZONED - RR-5
15975 FARRAR DRIVE
COLORADO SPRINGS, CO
- 244. HARVEY CAROLYN C
ZONED - RR-5
15502 OPEN SKY WAY
COLORADO SPRINGS, CO
- 245. ROEHRICH DN FAMILY TRUST
ZONED - RR-5
15548 OPEN SKY WAY
COLORADO SPRINGS, CO
- 246. JAMES F BREGGIO LIVING TRUST
ZONED - RR-5
15594 OPEN SKY WAY
COLORADO SPRINGS, CO
- 247. CARPER CHRISTOPHER
ZONED - RR-5
15686 OPEN SKY WAY
COLORADO SPRINGS, CO
- 248. COYLE JOHN MORGAN LIVING TRUST
ZONED - RR-5
15778 OPEN SKY WAY
COLORADO SPRINGS, CO
- 249. JONES CHARLES D
ZONED - RR-5
4781 SECLUDED CREEK COURT
COLORADO SPRINGS, CO
- 250. SELVA MICHAEL D
ZONED - RR-5
4691 SECLUDED CREEK COURT
COLORADO SPRINGS, CO
- 251. PRIBBLE FAMILY LIVING TRUST
ZONED - RR-5
4601 SECLUDED CREEK COURT
COLORADO SPRINGS, CO
- 252. CHAMBERS MARK L
ZONED - RR-5
4782 HIGH FOREST ROAD
COLORADO SPRINGS, CO
- 253. MURROW RICHARD C TRUST
ZONED - RR-5
4722 HIGH FOREST ROAD
COLORADO SPRINGS, CO
- 254. MOORE DAVID S
ZONED - RR-5
4662 HIGH FOREST ROAD
COLORADO SPRINGS, CO
- 255. CIABARRA JAIMIE K
ZONED - RR-5
4602 HIGH FOREST ROAD
COLORADO SPRINGS, CO
- 256. VAN AUKEN LIVING TRUST
ZONED - RR-5
4715 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO
- 257. BRAY THEODORE C
ZONED - RR-5
4482 HIGH FOREST ROAD
COLORADO SPRINGS, CO
- 258. CICCONE LYNDA M
ZONED - RR-5
4481 HIGH FOREST ROAD
COLORADO SPRINGS, CO
- 259. CICCONE LYNDA M
ZONED - RR-5
4481 HIGH FOREST ROAD
COLORADO SPRINGS, CO
- 260. STONESTREET JOHN B
ZONED - RR-5
4515 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO
- 261. OLIVIAS RAYMOND B
ZONED - RR-5
4301 HIGH FOREST ROAD
COLORADO SPRINGS, CO
- 262. SUTHERLAND STEPHEN ARTHUR
ZONED - RR-5
4460 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO
- 263. WEBER CHARLES L
ZONED - RR-5
4360 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO
- 264. NELSON NORMAN D
ZONED - RR-5
4260 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO
- 265. JOHNSON TRACIE LIVING TRUST
ZONED - RR-5
4210 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO
- 266. BREWER STEVEN W
ZONED - RR-5
4160 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO
- 267. WOGEN BRYAN
ZONED - RR-5
4110 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO
- 268. FRANZ CHRISTOPHER A
ZONED - RR-5
4010 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO
- 269. PAESCHKE TRACY
ZONED - RR-5
4015 HIDDEN ROCK ROAD
COLORADO SPRINGS, CO
- 270. OLSEN TODD A
ZONED - RR-5
3985 CANOPY COURT
COLORADO SPRINGS, CO
- 271. DAHILL DEVIN
ZONED - RR-5
3955 CANOPY COURT
COLORADO SPRINGS, CO
- 272. CASE FAMILY REVOC LIVING TRUST
ZONED - RR-5
15570 WINDING TRAIL ROAD
COLORADO SPRINGS, CO
- 273. PARKER JEFFREY
ZONED - RR-5
5030 VESSEY ROAD
COLORADO SPRINGS, CO
- 274. TERESA L FERGUSON LIVING TRUST
ZONED - RR-5
14145 MILLHAVEN PLACE
COLORADO SPRINGS, CO
- 275. HOLLINGSWORTH KIMBERLEY
ZONED - RR-5
6625 COUNTRY ESTATES LANE
COLORADO SPRINGS, CO
- 276. BURST DAVID K
ZONED - RR-5
6655 COUNTRY ESTATES LANE
COLORADO SPRINGS, CO
- 277. PIRTLE CYNTHIA K
ZONED - RR-5
6685 COUNTRY ESTATES LANE
COLORADO SPRINGS, CO
- 278. TWOMBLY MARCI
ZONED - RR-5
6715 COUNTRY ESTATES LANE
COLORADO SPRINGS, CO
- 279. SUMPTER JUSTIN MICHAEL
ZONED - RR-5
15605 TERRA RIDGE CIRCLE
COLORADO SPRINGS, CO
- 280. DAVIS MARK K
ZONED - RR-5
15565 TERRA RIDGE CIRCLE
COLORADO SPRINGS, CO
- SCOTT W ANDREWS
PO BOX 158
USAF ACADEMY, CO 80840
- CHRISTOPHER A BOWMAN
6425 CONNAUGHT DRIVE
COLORADO SPRINGS, CO 80908
- GREGORY B CHAFFEE
15650 TERRA RIDGE CIRCLE
COLORADO SPRINGS, CO 80908
- AARON O COPPOCK
6680 COUNTRY ESTATES LANE
COLORADO SPRINGS, CO 80908
- DERKSEN PROPERTIES LLC
5491 PADDINGTON CREEK
COLORADO SPRINGS, CO 80924
- JOHN R AND BELINDA SHANTZ
2651 19TH AVE
KINGSBURG, CA 93631
- DANIEL W LULCHUK
6790 CONNAUGHT DRIVE
COLORADO SPRINGS, CO 80908
- ROBERT MELANSON
14725 BLACK FOREST ROAD
COLORADO SPRINGS, CO 80908
- ERIC MIKUSKA
15645 TERRA RIDGE CIRCLE
COLORADO SPRINGS, CO 80908
- ANTHONY A PALAZZARI
6250 CONNAUGHT DRIVE
COLORADO SPRINGS, CO 80908
- PETER G RODAS
6305 CONNAUGHT DRIVE
COLORADO SPRINGS, CO 80908
- ERIC J ROWE
6670 CONNAUGHT DRIVE
COLORADO SPRINGS, CO 80908
- RYE LLC
16755 HAPPY LANDING
MONUMENT, CO 80132
- MARK A SLUTZ
6730 CONNAUGHT DRIVE
COLORADO SPRINGS, CO 80908
- JEFFREY B SMITH
13925 HIGHWAY 83
COLORADO SPRINGS, CO 80921
- BART W TIMM
14695 BLACK FOREST ROAD
COLORADO SPRINGS, CO 80908
- MAYNARD MARCI L TWOMBLY
6745 COUNTRY ESTATES LANE
COLORADO SPRINGS, CO 80908
- KEVIN J VIDER
6365 CONNAUGHT DRIVE
COLORADO SPRINGS, CO 80908

COUNTY FILE NUMBER: SKP223

DRAWN BY: JAG JOB DATE: 1/19/2024
 APPROVED: PLS JOB NUMBER: 211030
 CAD DATE: 1/24/2024
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BAR IS ONE INCH ON OFFICIAL DRAWINGS.
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HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

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

PUD PRELIMINARY PLAN
 ADJACENT OWNERS

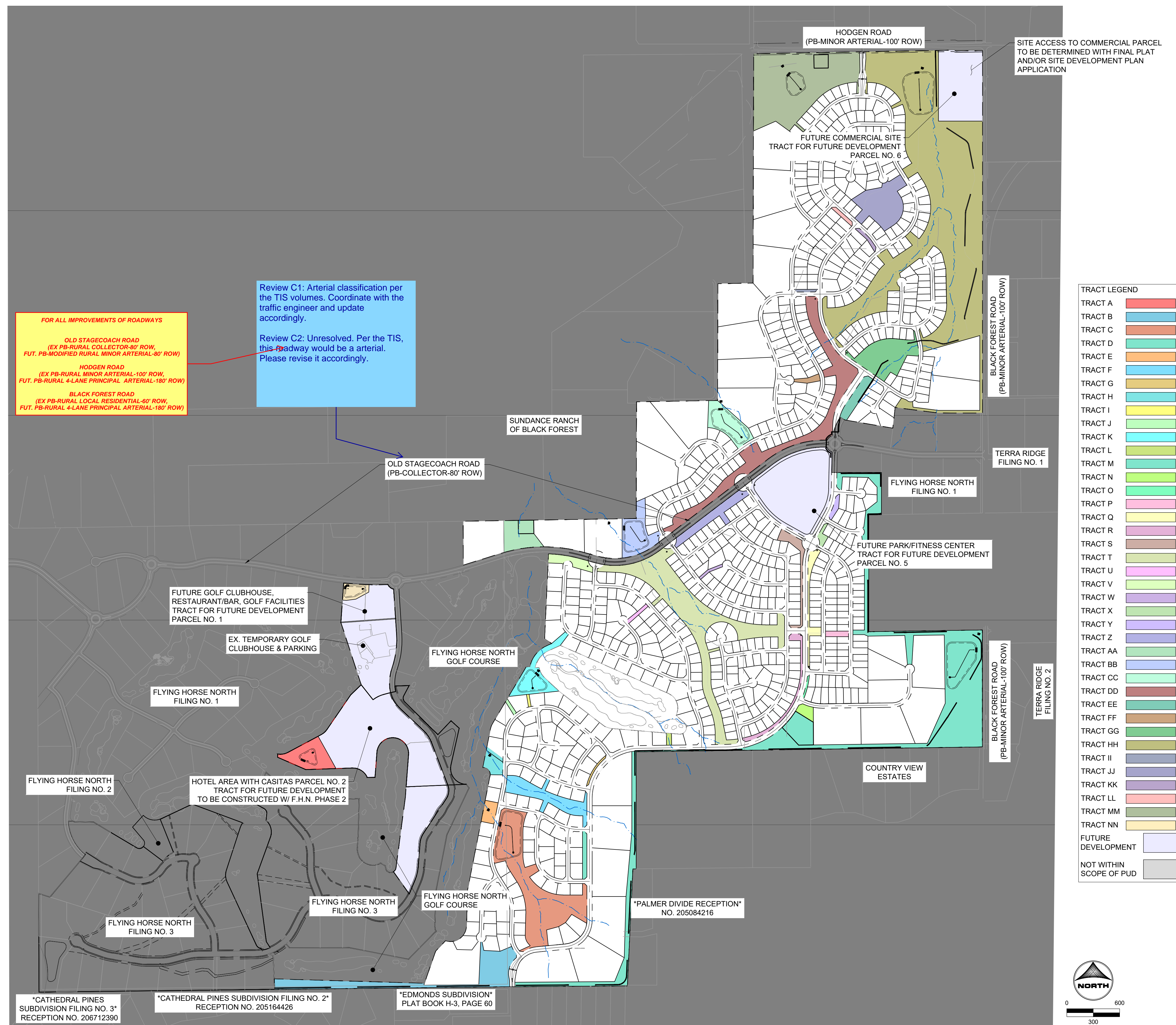
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FLYING HORSE NORTH - PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



KEY MAP
SCALE: N.T.S

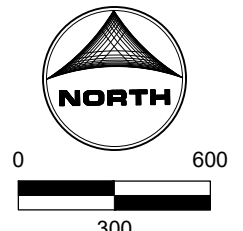


FOR ALL IMPROVEMENTS OF ROADWAYS
OLD STAGECOACH ROAD
(EX PB-RURAL COLLECTOR-80' ROW,
FUT. PB-MODIFIED RURAL MINOR ARTERIAL-80' ROW)
HODGEN ROAD
(EX PB-RURAL MINOR ARTERIAL-100' ROW,
FUT. PB-RURAL 4-LANE PRINCIPAL ARTERIAL-180' ROW)
BLACK FOREST ROAD
(EX PB-RURAL LOCAL RESIDENTIAL-60' ROW,
FUT. PB-RURAL 4-LANE PRINCIPAL ARTERIAL-180' ROW)

Review C1: Arterial classification per the TIS volumes. Coordinate with the traffic engineer and update accordingly.
Review C2: Unresolved. Per the TIS, this roadway would be an arterial. Please revise it accordingly.

TRACT LEGEND

TRACT A	[Red]
TRACT B	[Orange]
TRACT C	[Yellow]
TRACT D	[Light Green]
TRACT E	[Green]
TRACT F	[Light Blue]
TRACT G	[Blue]
TRACT H	[Dark Blue]
TRACT I	[Purple]
TRACT J	[Pink]
TRACT K	[Light Purple]
TRACT L	[Light Green]
TRACT M	[Green]
TRACT N	[Light Green]
TRACT O	[Light Green]
TRACT P	[Light Green]
TRACT Q	[Light Green]
TRACT R	[Light Green]
TRACT S	[Light Green]
TRACT T	[Light Green]
TRACT U	[Light Green]
TRACT V	[Light Green]
TRACT W	[Light Green]
TRACT X	[Light Green]
TRACT Y	[Light Green]
TRACT Z	[Light Green]
TRACT AA	[Light Green]
TRACT BB	[Light Green]
TRACT CC	[Light Green]
TRACT DD	[Light Green]
TRACT EE	[Light Green]
TRACT FF	[Light Green]
TRACT GG	[Light Green]
TRACT HH	[Light Green]
TRACT II	[Light Green]
TRACT JJ	[Light Green]
TRACT KK	[Light Green]
TRACT LL	[Light Green]
TRACT MM	[Light Green]
TRACT NN	[Light Green]
FUTURE DEVELOPMENT	[Light Blue]
NOT WITHIN SCOPE OF PUD	[Grey]



HR GREEN Xrefs: xc-cow-030-202; xc-cow-030-202; xc-cow-030-202; key_map; xv-row-1030; FHN_Phase_Boundaries; xc-dgn-201; xv-dgn-1030; tract_plan_legend; Title

DRAWN BY: DLH	JOB DATE: 1/19/24	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 211030	0" = 1"
CAD DATE: 1/24/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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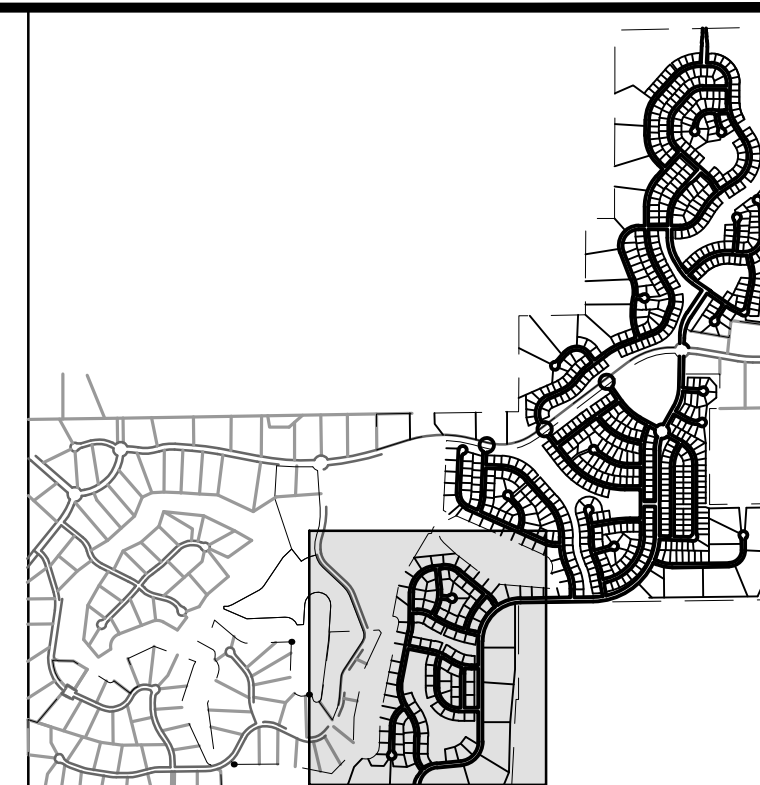
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

PUD PRELIMINARY PLAN
OVERALL TRACT PLAN

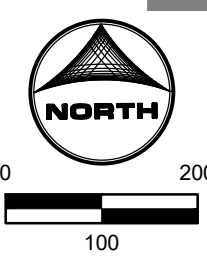
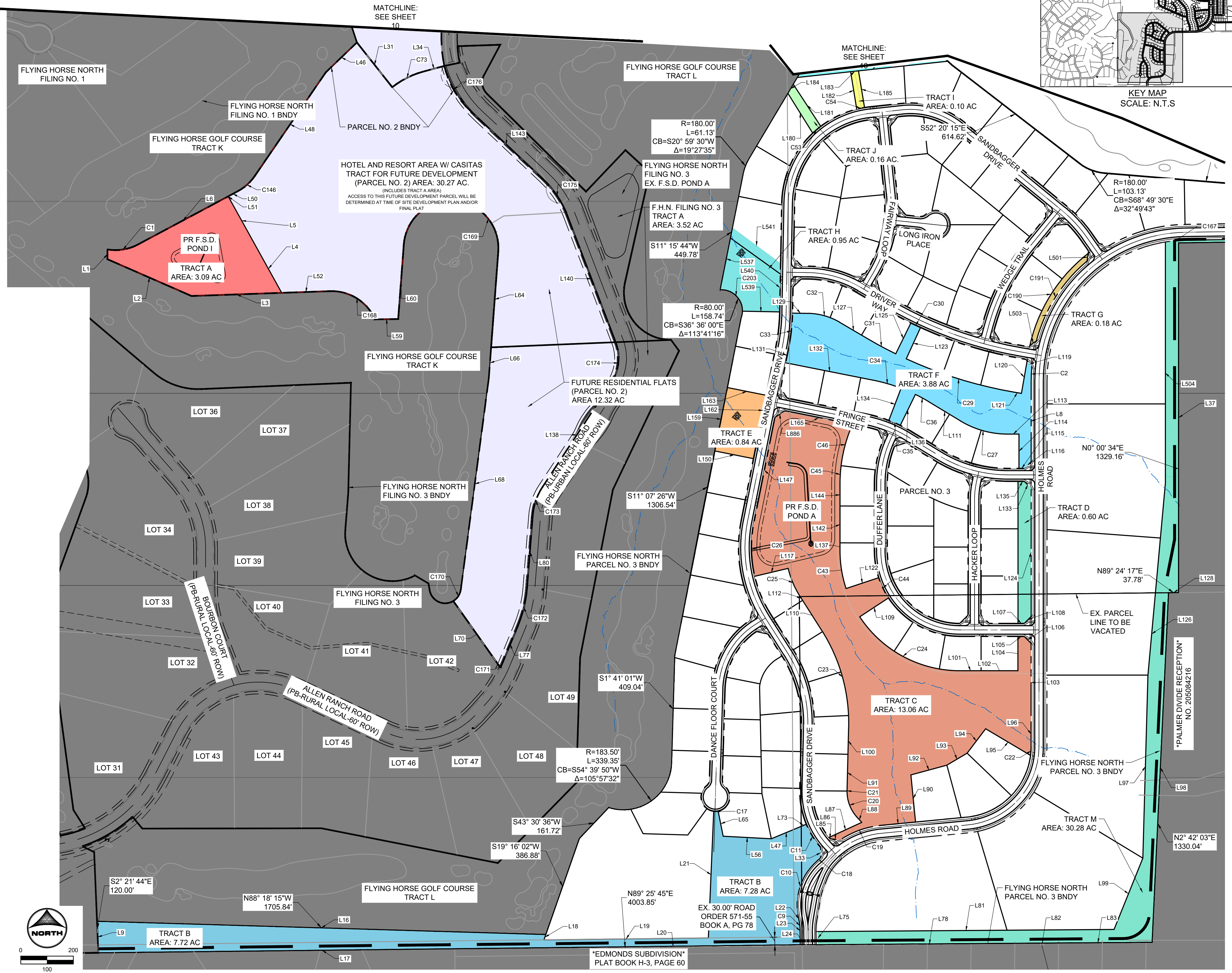
FLYING HORSE NORTH - PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



FLYING HORSE NORTH PUD - TRACT TABLE										
TRACT NAME	AREA (SF)	AREA (AC)	PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	PRIVATE DRAINAGE	LANDSCAPING	PARK	SIGNAGE	MAINTENANCE	OWNERSHIP
A	134,600	3.09			X	X		X	FHN METRO	FHN METRO
B	317,117	7.28	X	X	X	X			FHN METRO	FHN METRO
C	568,894	13.06	X		X	X			FHN METRO	FHN METRO
D	26,136	0.60			X	X			FHN METRO	FHN METRO
E	36,590	0.84	X		X	X	X		FHN METRO	FHN METRO
F	169,013	3.88			X	X	X		FHN METRO	FHN METRO
G	7,841	0.18			X	X			FHN METRO	FHN METRO
H	41,382	0.95			X	X	X		FHN METRO	FHN METRO
I	4,356	0.10			X	X			FHN METRO	FHN METRO
J	6,970	0.16		X		X			FHN METRO	FHN METRO
M	1,318,997	30.28	X	X	X	X	X	X	FHN METRO	FHN METRO
F.D. PARCEL NO. 2	1318561.2	30.27		X	X	X	X	X	FHN METRO	FHN METRO

TRACT LEGEND	
TRACT A	[Color]
TRACT B	[Color]
TRACT C	[Color]
TRACT D	[Color]
TRACT E	[Color]
TRACT F	[Color]
TRACT G	[Color]
TRACT H	[Color]
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TRACT K	[Color]
TRACT L	[Color]
TRACT M	[Color]
TRACT N	[Color]
TRACT O	[Color]
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FUTURE DEVELOPMENT	[Color]
NOT WITHIN SCOPE OF PUD	[Color]



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APPROVED: KMH	JOB NUMBER: 211030	0" = 1"
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 FAX: 719.965.0044

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

**PUD PRELIMINARY PLAN
 TRACT PLAN**

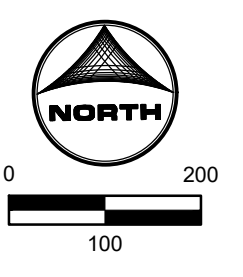
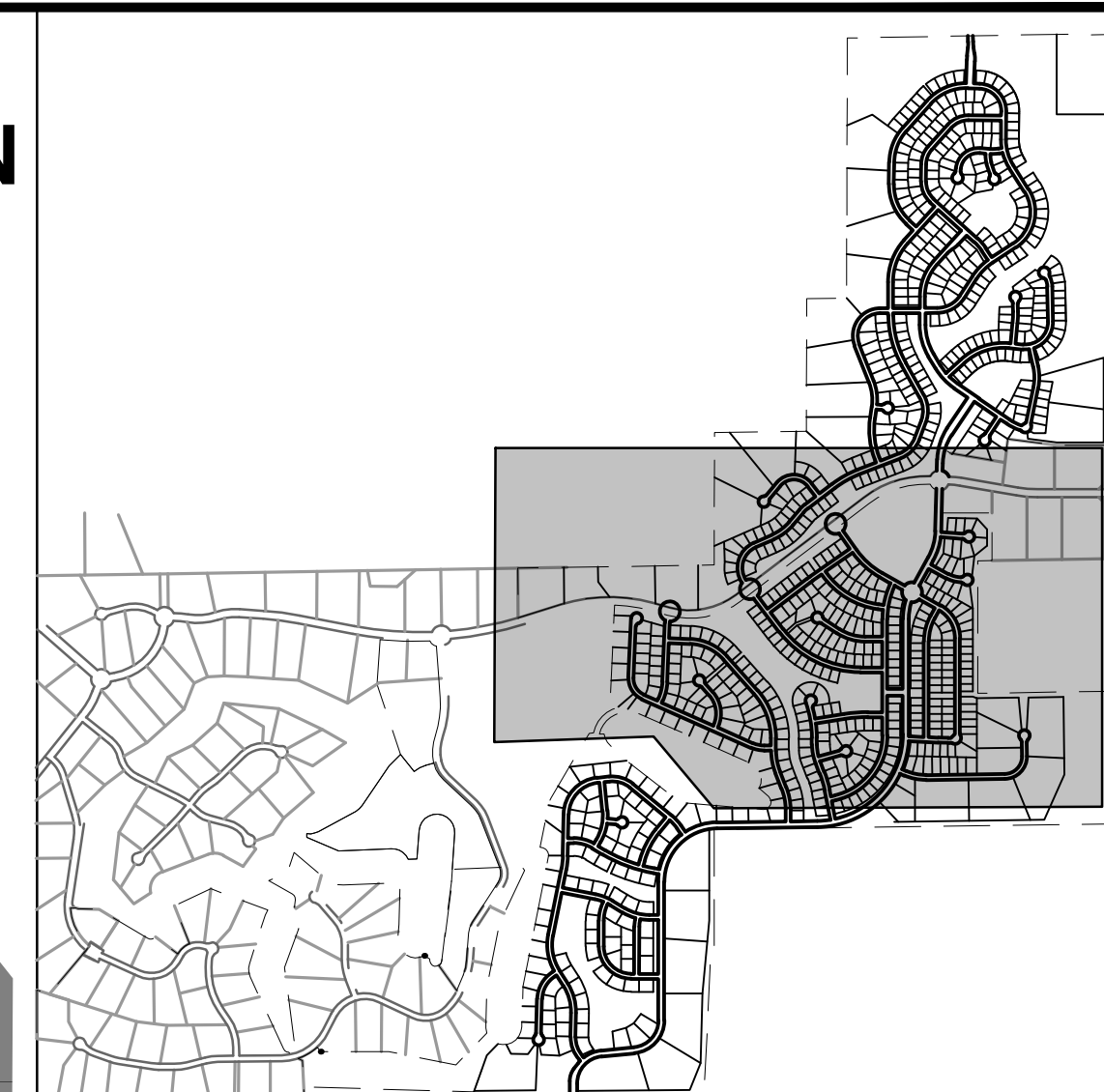
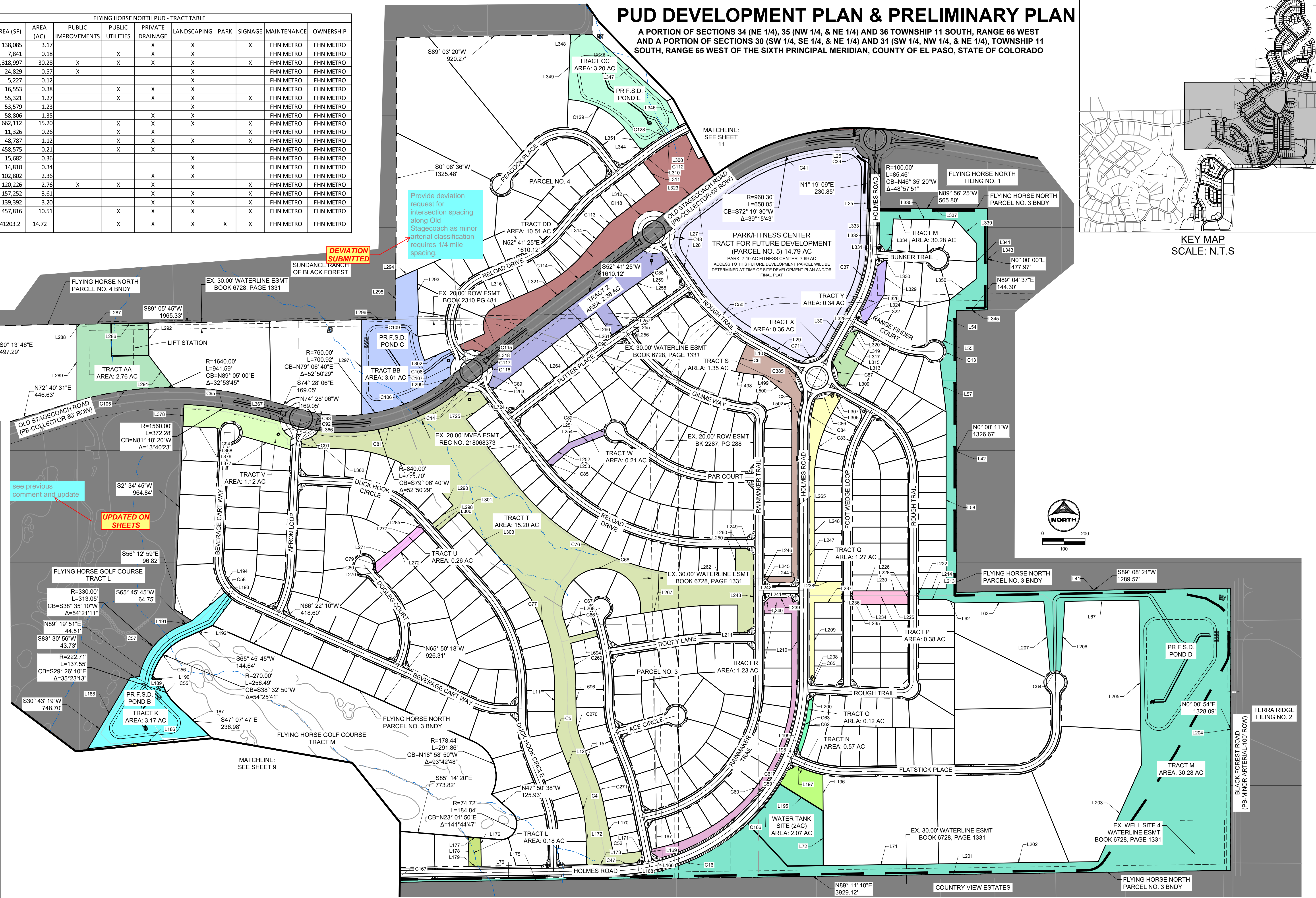
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FLYING HORSE NORTH - PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

FLYING HORSE NORTH PUD - TRACT TABLE										
TRACT NAME	AREA (SF)	AREA (AC)	PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	PRIVATE DRAINAGE	LANDSCAPING	PARK	SIGNAGE	MAINTENANCE	OWNERSHIP
K	138,085	3.17			X	X		X	FHN METRO	FHN METRO
L	7,841	0.18		X	X	X			FHN METRO	FHN METRO
M	1,318,997	30.28	X	X	X	X		X	FHN METRO	FHN METRO
N	24,829	0.57	X			X			FHN METRO	FHN METRO
O	5,227	0.12				X			FHN METRO	FHN METRO
P	16,553	0.38		X	X	X			FHN METRO	FHN METRO
Q	55,321	1.27		X	X	X		X	FHN METRO	FHN METRO
R	53,579	1.23				X			FHN METRO	FHN METRO
S	58,806	1.35			X	X			FHN METRO	FHN METRO
T	662,112	15.20		X	X	X		X	FHN METRO	FHN METRO
U	11,326	0.26		X	X	X		X	FHN METRO	FHN METRO
V	48,787	1.12		X	X	X		X	FHN METRO	FHN METRO
W	458,575	10.51		X	X	X		X	FHN METRO	FHN METRO
X	15,682	0.36				X			FHN METRO	FHN METRO
Y	14,810	0.34				X			FHN METRO	FHN METRO
Z	102,802	2.36			X	X			FHN METRO	FHN METRO
AA	120,226	2.76	X	X	X	X		X	FHN METRO	FHN METRO
BB	157,252	3.61			X	X		X	FHN METRO	FHN METRO
CC	139,392	3.20			X	X		X	FHN METRO	FHN METRO
DD	457,816	10.51		X	X	X		X	FHN METRO	FHN METRO
F.D. PARCEL NO. 5	641203.2	14.72		X	X	X	X	X	FHN METRO	FHN METRO

TRACT LEGEND	
TRACT A	[Color]
TRACT B	[Color]
TRACT C	[Color]
TRACT D	[Color]
TRACT E	[Color]
TRACT F	[Color]
TRACT G	[Color]
TRACT H	[Color]
TRACT I	[Color]
TRACT J	[Color]
TRACT K	[Color]
TRACT L	[Color]
TRACT M	[Color]
TRACT N	[Color]
TRACT O	[Color]
TRACT P	[Color]
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TRACT GG	[Color]
TRACT HH	[Color]
TRACT II	[Color]
TRACT JJ	[Color]
TRACT KK	[Color]
TRACT LL	[Color]
TRACT MM	[Color]
TRACT NN	[Color]
FUTURE DEVELOPMENT	[Color]
NOT WITHIN SCOPE OF PUD	[Color]



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 APPROVED: KMH JOB NUMBER: 211030
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NO.	DATE	BY	REVISION DESCRIPTION

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

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

PUD PRELIMINARY PLAN
 TRACT PLAN

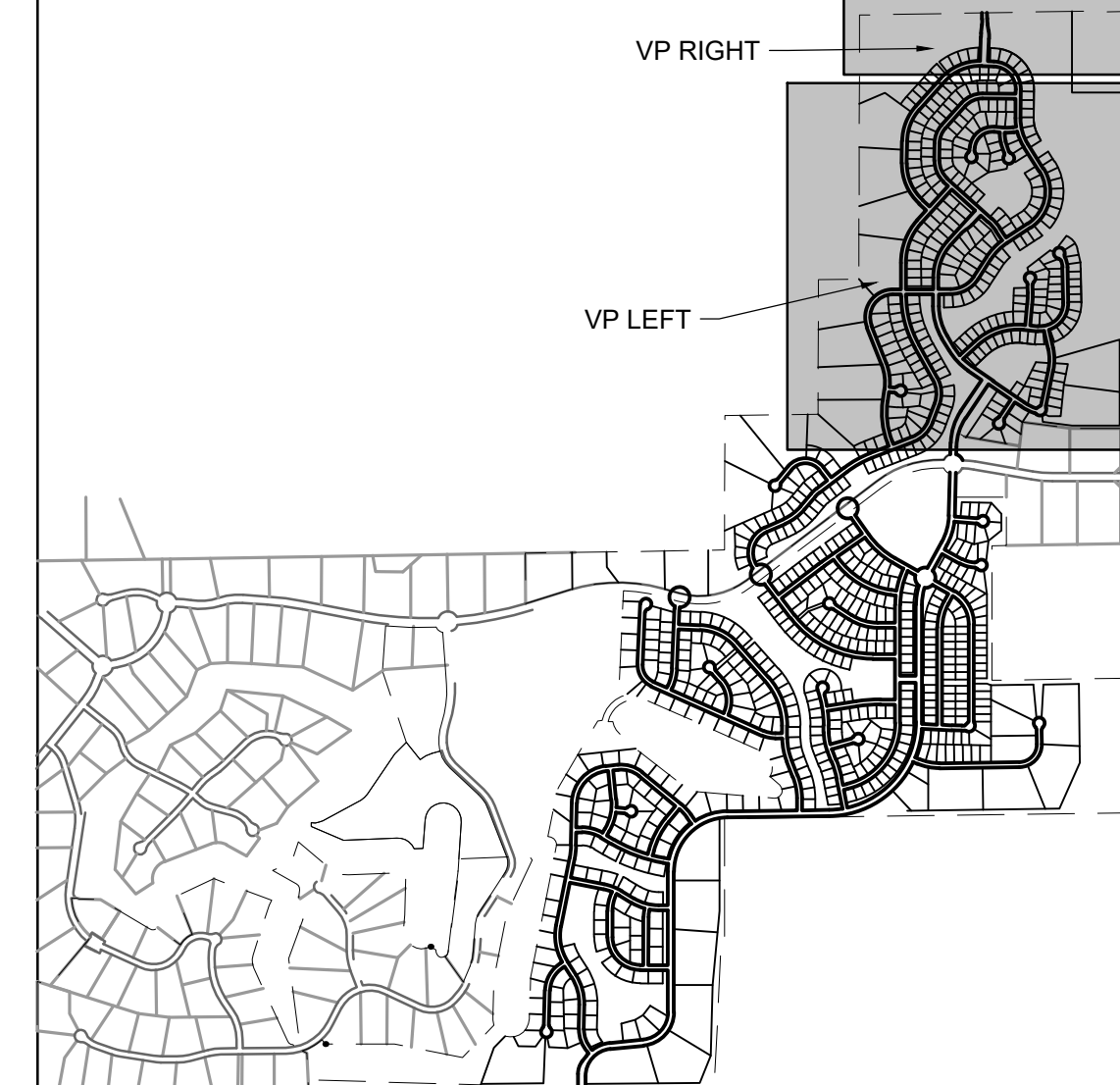
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FLYING HORSE NORTH - PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

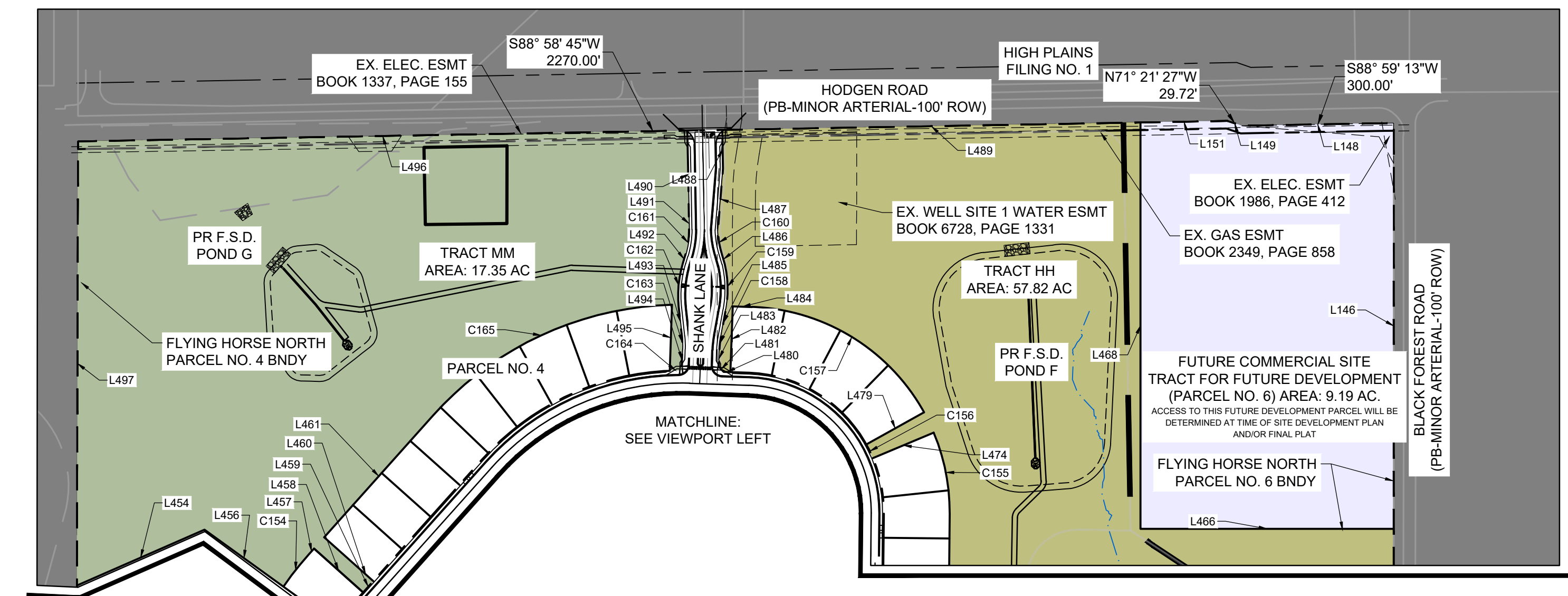
A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
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SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

TRACT LEGEND

TRACT A	[Red]
TRACT B	[Orange]
TRACT C	[Yellow]
TRACT D	[Light Green]
TRACT E	[Green]
TRACT F	[Light Blue]
TRACT G	[Blue]
TRACT H	[Light Purple]
TRACT I	[Purple]
TRACT J	[Light Blue-Gray]
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TRACT L	[Light Green-Gray]
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TRACT N	[Light Blue-Gray]
TRACT O	[Blue-Gray]
TRACT P	[Light Purple-Gray]
TRACT Q	[Purple-Gray]
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TRACT S	[Blue-Gray]
TRACT T	[Light Green-Gray]
TRACT U	[Green-Gray]
TRACT V	[Light Blue-Gray]
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TRACT FF	[Light Purple-Gray]
TRACT GG	[Purple-Gray]
TRACT HH	[Light Blue-Gray]
TRACT II	[Blue-Gray]
TRACT JJ	[Light Green-Gray]
TRACT KK	[Green-Gray]
TRACT LL	[Light Blue-Gray]
TRACT MM	[Blue-Gray]
TRACT NN	[Light Purple-Gray]
FUTURE DEVELOPMENT	[Light Blue-Gray]
NOT WITHIN SCOPE OF PUD	[White]



KEY MAP
SCALE: N.T.S



FLYING HORSE NORTH PUD - TRACT TABLE

TRACT NAME	AREA (SF)	AREA (AC)	PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	PRIVATE UTILITIES	LANDSCAPING	PARK	SIGNAGE	MAINTENANCE	OWNERSHIP
DD	458,575	10.51		X	X	X		X	FHN METRO	FHN METRO
EE	60,113	1.38				X			FHN METRO	FHN METRO
FF	16,988	0.39			X	X		X	FHN METRO	FHN METRO
GG	220,452	5.04			X	X			FHN METRO	FHN METRO
HH	2,517,588	57.82		X	X	X		X	FHN METRO	FHN METRO
II	6,970	0.16				X			FHN METRO	FHN METRO
JJ	13,077	0.30	X			X	X		FHN METRO	FHN METRO
KK	12,197	0.28				X			FHN METRO	FHN METRO
LL	12,197	0.28				X			FHN METRO	FHN METRO
MM	755,766	17.35		X	X	X		X	FHN METRO	FHN METRO
F.D. PARCEL NO. 6	641203.2	14.72		X	X	X	X	X	FHN METRO	FHN METRO

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 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 1/24/2024
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HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

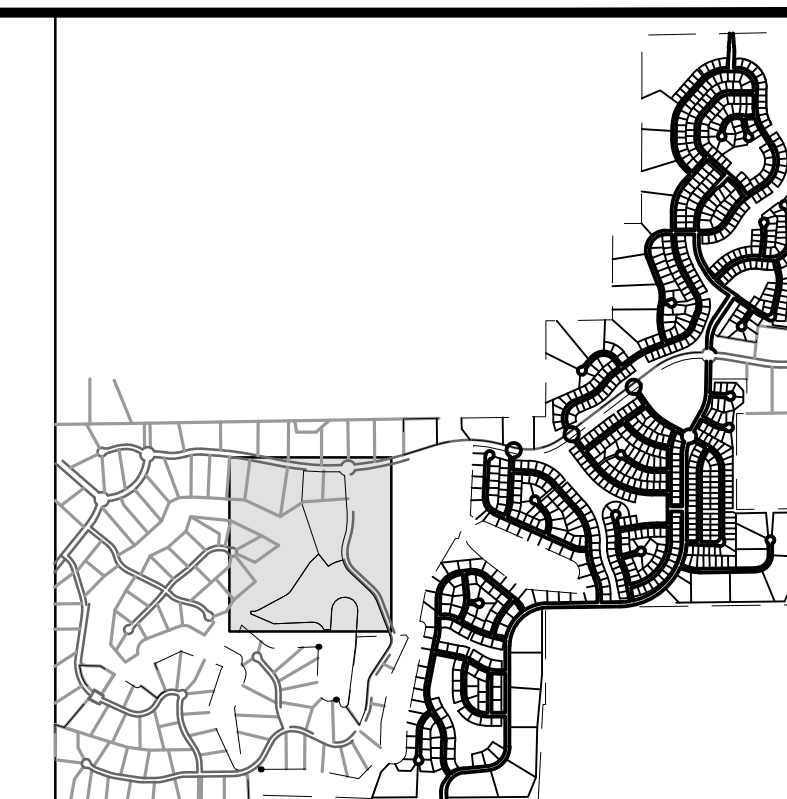
FLYING HORSE NORTH PHASE 2 PUD
 PRI #2, LLC.
 EL PASO COUNTY, CO

PUD PRELIMINARY PLAN
 TRACT PLAN

SHEET
 TP
 11

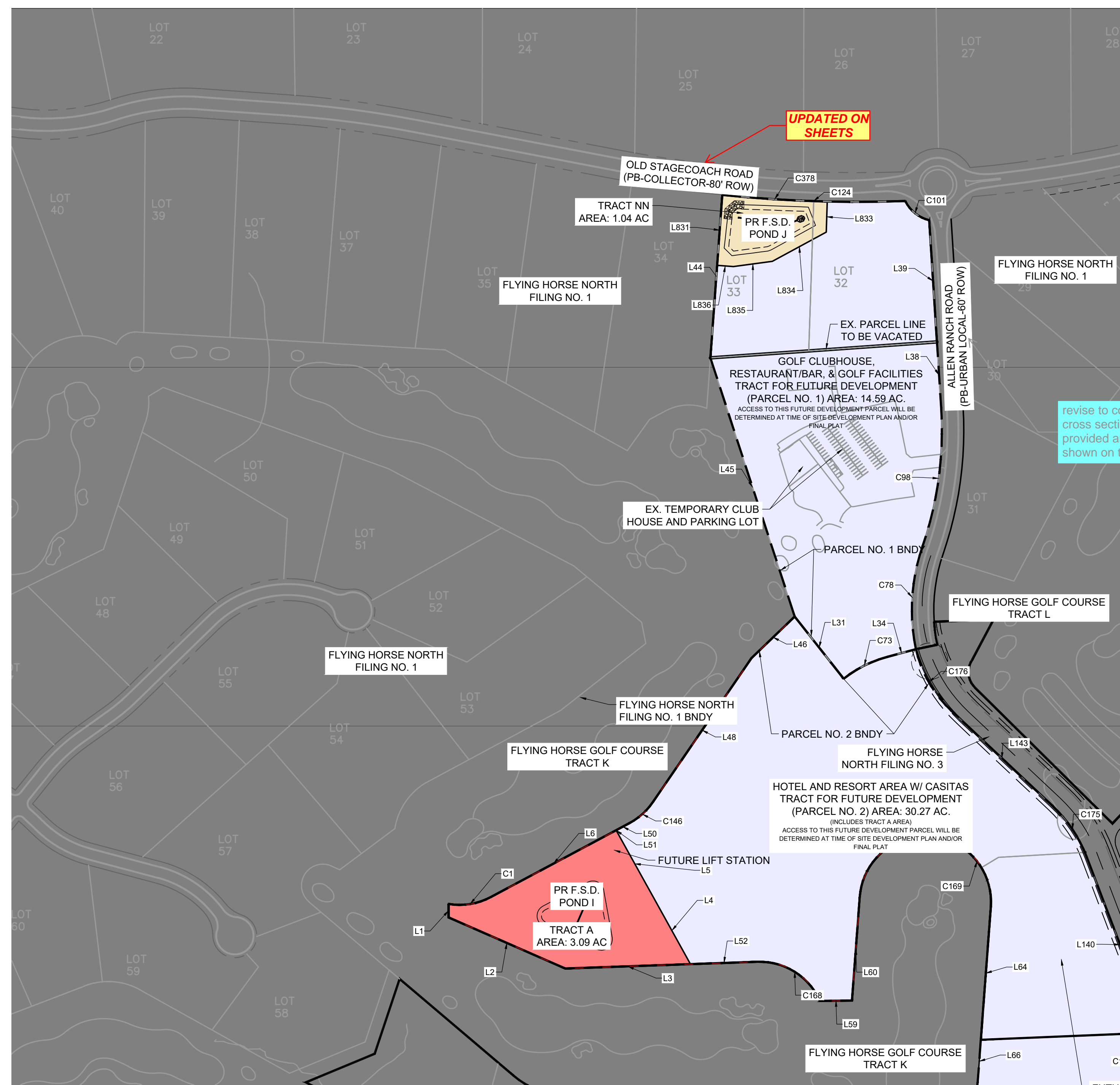
FLYING HORSE NORTH - PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
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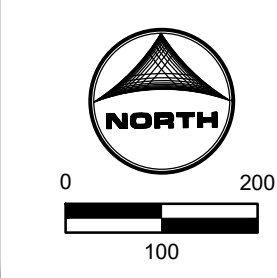


KEY MAP
SCALE: N.T.S

FLYING HORSE NORTH PUD - TRACT TABLE										
TRACT NAME	AREA (SF)	AREA (AC)	PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	PRIVATE DRAINAGE	LANDSCAPING	PARK	SIGNAGE	MAINTENANCE	OWNERSHIP
NN	45,302	1.04			X	X		X	FHN METRO	FHN METRO
A	134,600	3.09			X	X		X	FHN METRO	FHN METRO
F.D. PARCEL NO. 1	635540.4	14.59		X	X	X	X	X	FHN METRO	FHN METRO
F.D. PARCEL NO. 2	1318561.2	30.27		X	X	X	X	X	FHN METRO	FHN METRO



TRACT LEGEND	
TRACT A	[Color Swatch]
TRACT B	[Color Swatch]
TRACT C	[Color Swatch]
TRACT D	[Color Swatch]
TRACT E	[Color Swatch]
TRACT F	[Color Swatch]
TRACT G	[Color Swatch]
TRACT H	[Color Swatch]
TRACT I	[Color Swatch]
TRACT J	[Color Swatch]
TRACT K	[Color Swatch]
TRACT L	[Color Swatch]
TRACT M	[Color Swatch]
TRACT N	[Color Swatch]
TRACT O	[Color Swatch]
TRACT P	[Color Swatch]
TRACT Q	[Color Swatch]
TRACT R	[Color Swatch]
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TRACT T	[Color Swatch]
TRACT U	[Color Swatch]
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TRACT AA	[Color Swatch]
TRACT BB	[Color Swatch]
TRACT CC	[Color Swatch]
TRACT DD	[Color Swatch]
TRACT EE	[Color Swatch]
TRACT FF	[Color Swatch]
TRACT GG	[Color Swatch]
TRACT HH	[Color Swatch]
TRACT II	[Color Swatch]
TRACT JJ	[Color Swatch]
TRACT KK	[Color Swatch]
TRACT LL	[Color Swatch]
TRACT MM	[Color Swatch]
TRACT NN	[Color Swatch]
FUTURE DEVELOPMENT	[Color Swatch]
NOT WITHIN SCOPE OF PUD	[Color Swatch]



MATCHLINE:
SEE SHEET 9

HR GREEN Xrefs: xc-cow-030-202; xc-cow-030-202; xc-cow-030-202; key_map; xv-row-1030; FHN_Phase_Boundaries; xc-dgn-201; xv-dgn-1030; tract_plan_legend; Title

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HRGreen
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PHONE: 719.300.4140
FAX: 713.965.0044

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

PUD PRELIMINARY PLAN
TRACT PLAN

PCD FILE NO.: PUDSP234
SHEET TP 12

FLYING HORSE NORTH - PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

TRACT CURVE TABLE					
CURVE TAG #	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD BEARING	CHORD LENGTH
C1	118.78	180.00	37°48'36"	S80° 50' 50"W	116.64
C2	52.22	595.00	5°01'42"	N2° 31' 30"E	52.20
C3	191.56	630.00	17°25'17"	N8° 42' 30"E	190.82
C4	276.27	755.00	20°57'55"	N11° 18' 00"W	274.73
C5	165.16	445.00	21°15'55"	N11° 09' 00"W	164.22
C6	136.32	965.00	8°05'37"	S21° 52' 10"W	136.20
C7	8.22	825.00	0°34'14"	N60° 32' 00"W	8.22
C8	522.64	655.00	45°43'05"	N64° 33' 40"W	508.89
C9	32.91	177.50	10°37'19"	N5° 47' 10"W	32.86
C10	231.23	222.50	59°32'34"	N18° 40' 30"E	220.96
C11	104.88	325.00	18°29'24"	N31° 48' 30"W	104.43
C13	107.21	55.00	111°40'51"	S6° 36' 30"W	91.02
C14	90.66	100.00	51°56'40"	S86° 51' 40"E	87.59
C16	688.18	930.00	42°23'52"	S67° 59' 00"W	672.59
C17	17.30	55.00	18°01'33"	S87° 50' 40"W	17.23
C18	19.47	177.50	6°17'10"	N48° 01' 40"E	19.46
C19	163.78	330.00	28°26'12"	N70° 14' 20"E	162.11
C20	109.44	145.00	43°14'36"	S21° 02' 40"E	106.86
C21	2.14	145.00	0°50'48"	S1° 00' 00"W	2.14
C22	34.72	270.00	7°22'05"	N3° 40' 30"E	34.70
C23	387.00	655.00	33°5'11"	S15° 30' 10"E	381.40
C24	449.78	455.00	56°38'20"	N61° 40' 20"W	431.69
C25	115.22	345.00	19°08'09"	S22° 51' 40"E	114.69
C26	203.66	475.00	24°33'57"	S1° 00' 40"E	202.10
C27	187.58	345.00	31°09'06"	S74° 24' 50"E	185.28
C29	426.80	1655.00	14°46'33"	N72° 45' 30"W	425.62
C30	40.59	1525.00	1°31'29"	N64° 36' 30"W	40.58
C31	122.53	1655.00	4°14'32"	N61° 43' 30"W	122.51
C32	125.38	245.00	29°19'14"	N74° 15' 50"W	124.01
C33	134.17	775.00	9°55'10"	S6° 18' 40"W	134.01
C34	109.80	655.00	9°36'17"	S73° 55' 30"E	109.67
C35	47.47	525.00	5°10'49"	S66° 32' 00"E	47.45
C36	58.35	655.00	5°06'16"	S61° 23' 30"E	58.33
C37	277.07	570.00	27°5'104"	N15° 15' 20"E	274.35
C39	85.46	100.00	48°57'51"	N46° 35' 20"W	82.88
C41	649.78	960.00	38°46'50"	S72° 04' 50"W	637.44
C43	145.12	455.00	18°16'28"	N9° 07' 40"W	144.51
C44	85.58	325.00	15°05'12"	N25° 48' 30"W	85.33
C45	67.69	555.00	6°59'15"	N3° 30' 10"E	67.64
C46	163.33	555.00	16°51'42"	N15° 25' 40"E	162.74
C47	103.93	870.00	6°50'40"	S85° 45' 40"W	103.87
C48	94.64	100.00	54°13'33"	S13° 22' 50"W	91.15
C50	348.85	775.00	25°47'26"	S47° 55' 20"E	345.91
C52	130.93	823.62	9°06'30"	N85° 01' 40"E	130.79
C53	40.02	375.00	6°06'52"	N49° 46' 10"E	40.00
C54	30.03	375.00	4°35'19"	N78° 29' 10"E	30.02
C55	137.55	222.71	35°23'13"	N29° 26' 10"W	135.37
C56	256.49	270.00	54°25'41"	N38° 32' 50"E	246.95
C57	313.05	330.00	54°21'11"	S38° 35' 10"W	301.44
C58	48.11	225.00	12°15'00"	N46° 51' 00"W	48.01
C59	77.46	930.00	4°46'21"	S29° 34' 40"W	77.44
C60	1068.07	794.00	77°04'22"	N38° 32' 00"E	989.34

TRACT CURVE TABLE					
CURVE TAG #	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD BEARING	CHORD LENGTH
C61	1140.30	870.00	75°05'49"	S37° 32' 40"W	1060.41
C62	276.09	950.00	16°39'05"	N13° 15' 00"E	275.12
C63	228.56	930.00	14°04'52"	S13° 15' 00"W	227.98
C64	51.79	55.00	53°57'15"	N89° 14' 50"E	49.90
C65	11.94	950.00	0°43'13"	N0° 21' 30"E	11.94
C66	30.00	1085.00	1°35'04"	S13° 56' 40"E	30.00
C67	85.14	955.00	5°06'28"	S17° 17' 20"E	85.11
C68	666.45	185.00	206°24'12"	S85° 21' 10"W	360.22
C71	100.56	100.00	57°36'51"	N72° 28' 00"E	96.37
C73	134.09	330.00	23°16'53"	N63° 21' 30"E	133.17
C76	1061.15	1155.00	52°38'25"	S63° 37' 50"E	1024.22
C77	614.60	855.00	41°11'10"	N21° 06' 30"W	601.46
C78	285.04	530.00	30°48'52"	N3° 39' 10"E	281.62
C79	20.53	55.00	21°23'14"	S2° 43' 00"E	20.41
C80	26.01	30.00	49°40'47"	S16° 51' 50"E	25.21
C81	669.89	840.00	45°41'34"	N75° 32' 10"E	652.28
C82	31.84	55.00	33°09'51"	N4° 19' 50"W	31.39
C83	333.63	655.00	29°11'03"	N14° 35' 20"E	330.04
C84	168.76	570.00	16°57'49"	S8° 28' 40"W	168.15
C85	30.00	975.00	1°45'48"	S40° 06' 20"E	30.00
C86	88.28	100.00	50°34'57"	S68° 57' 00"W	85.44
C87	102.13	100.00	58°30'52"	S14° 33' 10"E	97.75
C88	86.62	100.00	49°37'47"	N85° 42' 10"W	83.94
C89	90.66	100.00	51°56'40"	S12° 14' 30"W	87.59
C90	45.99	1155.00	2°16'54"	N53° 49' 50"E	45.99
C91	92.88	100.00	53°12'55"	N61° 44' 00"E	89.58
C92	24.90	325.00	4°23'21"	N4° 46' 30"E	24.89
C93	94.99	100.00	54°25'32"	N35° 18' 00"W	91.46
C94	171.09	55.00	178°14'02"	S73° 12' 50"E	109.99
C95	372.28	1560.00	13°40'23"	N81° 18' 20"W	371.39
C96	272.23	625.00	24°57'23"	N43° 08' 20"W	270.08
C97	70.56	575.00	7°01'52"	S52° 06' 10"E	70.52
C98	384.35	970.00	22°42'11"	N7° 42' 30"E	381.85
C99	99.98	525.00	10°54'39"	N7° 16' 20"W	99.82
C100	139.32	475.00	16°48'19"	N4° 19' 30"W	138.82
C101	86.79	100.00	49°43'36"	N51° 19' 20"W	84.09
C102	78.90	405.00	11°09'43"	N89° 52' 30"W	78.77
C105	459.56	1640.00	16°03'19"	N81° 57' 30"E	458.05
C106	413.05	760.00	31°08'22"	N68° 15' 40"E	407.99
C107	91.24	100.00	52°16'44"	N12° 24' 30"E	88.11
C108	46.84	275.00	9°45'36"	N28° 45' 20"W	46.79
C109	234.20	405.00	33°08'00"	N7° 18' 30"W	230.96
C110	381.55	455.00	48°02'48"	S44° 55' 20"W	370.47
C111	82.33	845.00	5°34'56"	S66° 09' 20"W	82.29
C112	183.10	975.00	10°45'36"	S57° 59' 00"W	182.83
C113	31.49	145.00	12°26'33"	S46° 23' 00"W	31.43
C114	298.93	655.00	26°08'56"	S53° 14' 10"W	296.35
C115	149.53	95.00	90°11'06"	S21° 13' 10"W	134.57
C116	35.43	225.00	9°01'23"	S28° 23' 10"E	35.40
C117	89.97	100.00	51°32'58"	S86° 39' 50"E	86.97
C118	231.86	100.00	132°50'37"	N52° 41' 20"E	183.30
C119	703.92	1040.00	38°46'50"	N72° 04' 50"E	690.56

TRACT CURVE TABLE					
CURVE TAG #	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD BEARING	CHORD LENGTH
C120	85.01	100.00	48°42'32"	N49° 24' 10"E	82.48
C121	333.70	585.00	32°41'00"	N17° 33' 30"E	329.20
C122	503.40	405.15	71°11'28"	N34° 19' 40"E	471.84
C123	64.76	60.00	61°50'27"	S79° 39' 40"E	61.66
C124	501.78	3540.00	8°07'17"	N88° 04' 40"W	501.36
C125	37.13	455.00	4°40'31"	S27° 01' 10"E	37.12
C126	80.28	325.00	14°09'08"	S17° 36' 20"E	80.07
C127	249.58	455.00	31°25'41"	S5° 11' 10"W	246.46
C128	182.97	1025.00	10°13'39"	N57° 43' 10"E	182.73
C129	307.93	355.00	49°41'55"	S63° 06' 30"E	298.37
C130	82.89	275.00	17°16'09"	N12° 51' 50"W	82.57
C131	23.36	60.00	22°18'11"	S59° 53' 30"E	23.21
C132	47.35	525.00	5°10'05"	S68° 27' 30"E	47.34
C133	29.16	55.00	30°22'21"	S2° 49' 40"W	28.82
C134	65.87	575.00	6°33'48"	N33° 56' 40"W	65.83
C135	304.91	575.00	30°22'58"	N15° 28' 10"W	301.35
C136	158.63	525.00	17°18'43"	S25° 14' 30"W	158.03
C137	377.55	445.00	48°36'42"	S71° 24' 00"W	366.33
C138	331.42	625.00	30°22'58"	N15° 28' 10"W	327.56
C139	428.82	845.00	29°04'36"	S14° 49' 00"E	424.24
C140	439.31	455.00	55°19'10"	N60° 33' 40"E	422.44
C141	517.60	755.00	39°16'47"	S66° 44' 00"W	507.52
C142	26.01	30.00	49°40'47"	S25° 44' 50"E	25.21
C143	127.15	445.00	16°22'16"	N41° 05' 10"E	126.72
C144	121.58	55.00	126°39'18"	S12° 44' 20"W	98.29
C145	72.22	575.00	7°11'46"	N52° 52' 10"E	72.17
C146	86.46	180.00	27°31'13"	S48° 10' 50"W	85.63
C147	172.38	185.00	53°23'17"	N40° 32' 10"W	166.21
C148	67.57	55.00	70°23'33"	S52° 47' 40"W	63.40
C149	49.99	555.00	5°09'40"	N53° 53' 10"E	49.98
C150	81.18	425.00	10°56'39"	N45° 50' 00"E	81.06
C152	9.74	145.83	3°49'36"	N50° 26' 40"E	9.74
C153	704.76	555.00	72°45'23"	N3° 59' 00"E	658.35
C154	81.62	655.00	7°08'22"	S38° 14' 40"W	81.57
C155	164.74	405.00	23°18'20"	N11° 07' 20"W	163.60
C156	30.01	275.00	6°15'13"	N25° 54' 00"W	30.00
C157	416.64	405.00	58°56'34"	N58° 30' 00"W	398.51
C158	28.22	177.50	9°06'30"	N6° 35' 00"E	28.19
C159	90.79	222.50	23°22'50"	N1° 28' 40"W	90.17
C160	51.11	176.93	16°33'01"	N9° 24' 50"W	50.93
C161	52.34	177.53	16°53'36"	S8° 22' 00"W	52.15
C162	89.34	222.50	23°00'19"	S5° 18' 40"W	88.74
C163	25.47	177.50	8°13'17"	S2° 04' 50"E	25.45
C164	23.54	525.00	2°34'07"	S88° 56' 30"W	23.53
C165	534.02	655.00	46°42'47"	S65° 10' 10"W	519.35
C166	240.48	993.67	13°51'59"	S39° 22' 30"W	239.90
C167	77.65	535.00	8°18'57"	S85° 01' 30"W	77.58
C168	214.13	180.00	68°09'39"	S57° 55' 20"E	201.73
C169	565.49	180.00	180°00'00"	S85° 43' 10"E	360.00
C170	53.68	60.00	51°15'37"	S33° 10' 10"W	51.91
C171	19.46	470.00	2°22'21"	N23° 42' 10"E	19.46
C172	147.52	470.00	17°59'00"	N13° 31' 30"E	146.91

TRACT CURVE TABLE					
CURVE TAG #	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD BEARING	CHORD LENGTH
C173	115.81	230.00	28°50'59"	N18° 57' 30"E	114.59
C174	160.99	170.00	54°15'33"	N6° 15' 10"E	155.04
C175</					

TRACT LINE TABLE with columns: LINE TAG #, LENGTH (FT), BEARING. Rows 1-76.

TRACT LINE TABLE with columns: LINE TAG #, LENGTH (FT), BEARING. Rows 1-148.

TRACT LINE TABLE with columns: LINE TAG #, LENGTH (FT), BEARING. Rows 1-239.

TRACT LINE TABLE with columns: LINE TAG #, LENGTH (FT), BEARING. Rows 1-316.

TRACT LINE TABLE with columns: LINE TAG #, LENGTH (FT), BEARING. Rows 1-389.

TRACT LINE TABLE with columns: LINE TAG #, LENGTH (FT), BEARING. Rows 1-458.

TRACT LINE TABLE with columns: LINE TAG #, LENGTH (FT), BEARING. Rows 1-525.

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

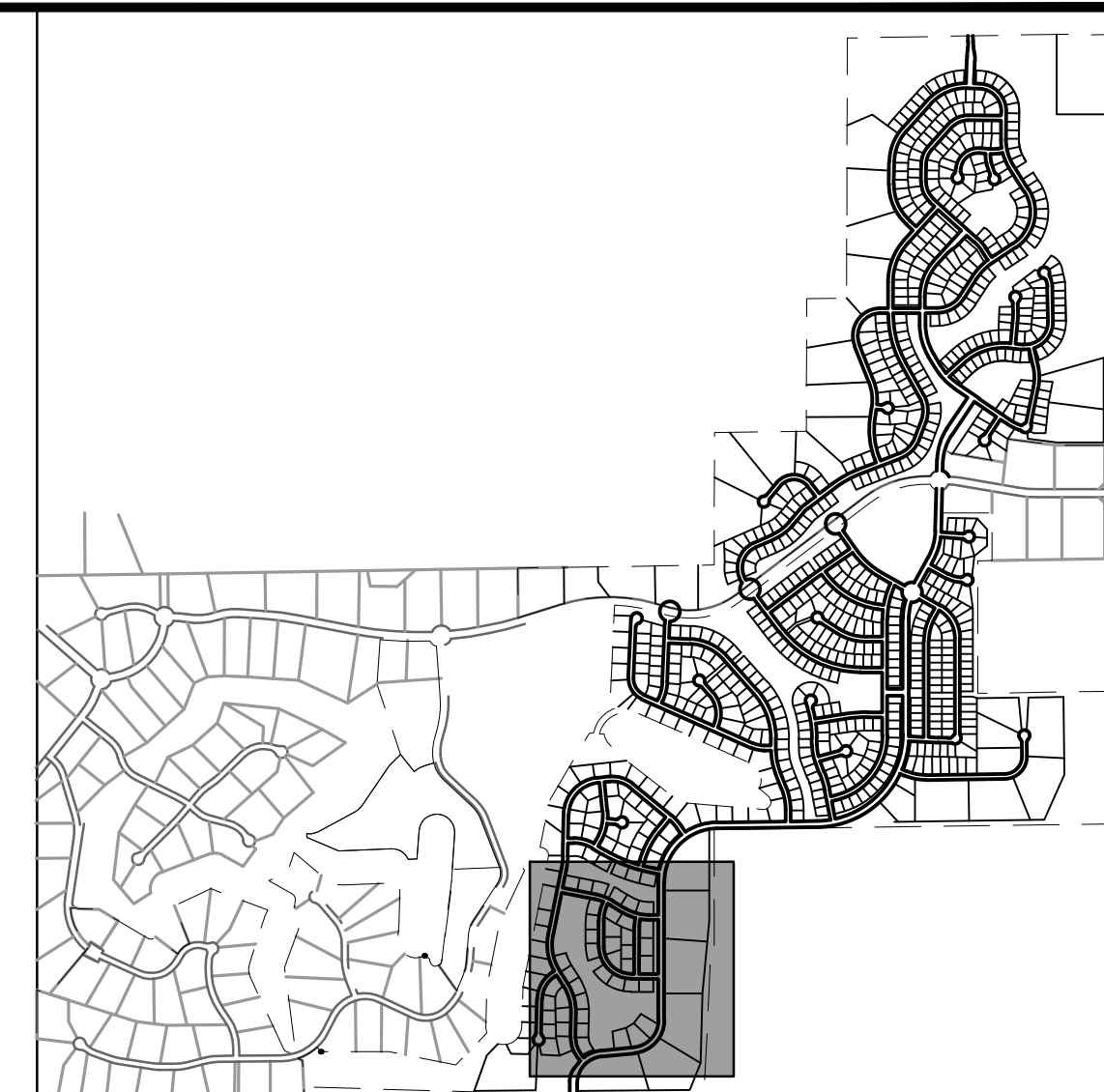
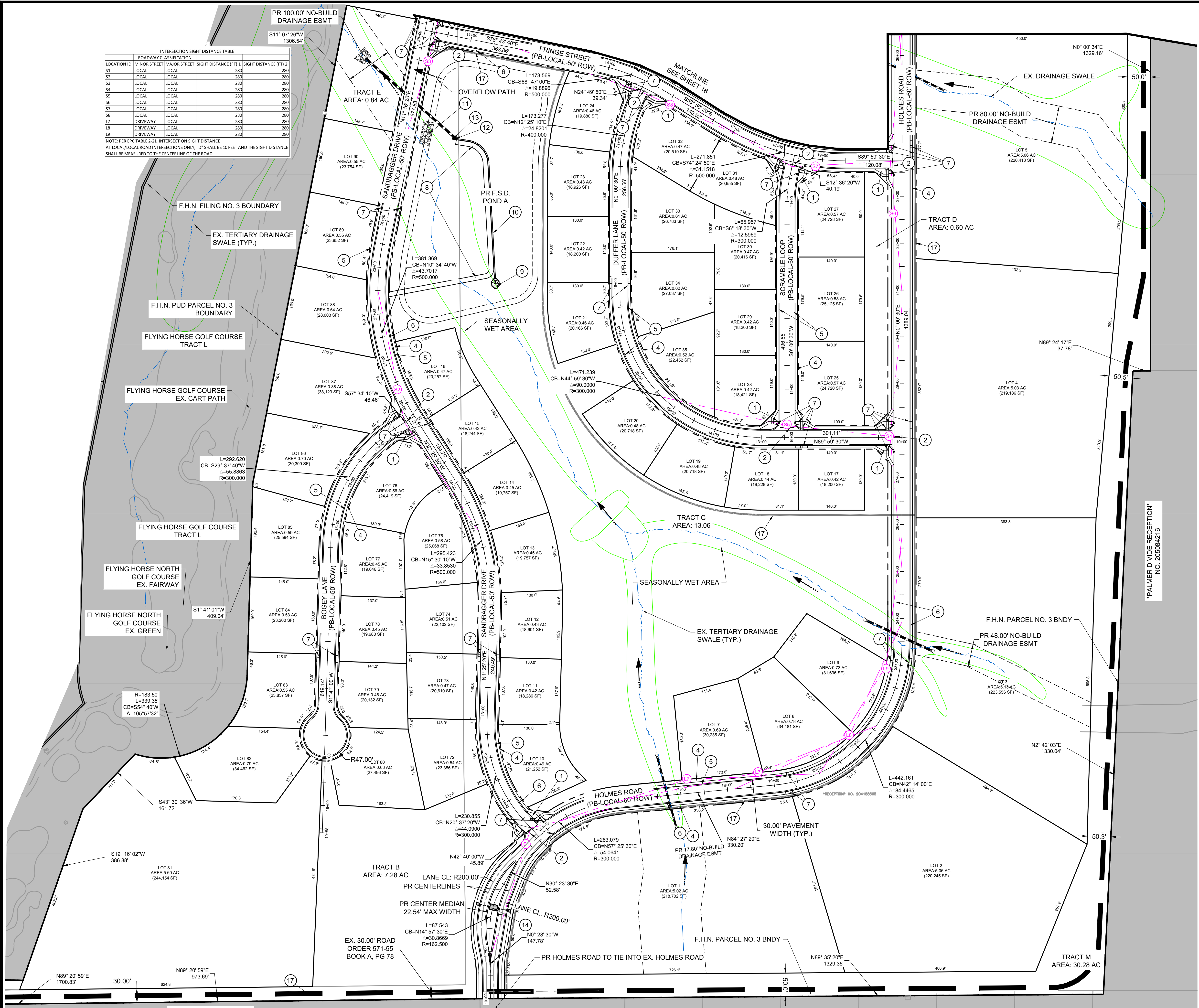
HRGreen logo and contact information: HR GREEN - COLORADO SPRINGS, 1975 RESEARCH PARKWAY SUITE 230, COLORADO SPRINGS, CO 80920.

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

PUD PRELIMINARY PLAN TRACT LINE TABLE

INTERSECTION SIGHT DISTANCE TABLE			
LOCATION ID	ROADWAY CLASSIFICATION	MINOR STREET MAJOR STREET SIGHT DISTANCE (FT) 1	SIGHT DISTANCE (FT) 2
S1	LOCAL LOCAL	280	280
S2	LOCAL LOCAL	280	280
S3	LOCAL LOCAL	280	280
S4	LOCAL LOCAL	280	280
S5	LOCAL LOCAL	280	280
S6	LOCAL LOCAL	280	280
S7	LOCAL LOCAL	280	280
S8	LOCAL LOCAL	280	280
S9	LOCAL LOCAL	280	280
S10	LOCAL LOCAL	280	280
S11	LOCAL LOCAL	280	280
S12	LOCAL LOCAL	280	280
S13	LOCAL LOCAL	280	280
S14	LOCAL LOCAL	280	280
S15	LOCAL LOCAL	280	280
S16	LOCAL LOCAL	280	280
S17	LOCAL LOCAL	280	280
S18	LOCAL LOCAL	280	280
S19	LOCAL LOCAL	280	280
S20	LOCAL LOCAL	280	280
S21	LOCAL LOCAL	280	280
S22	LOCAL LOCAL	280	280
S23	LOCAL LOCAL	280	280
S24	LOCAL LOCAL	280	280
S25	LOCAL LOCAL	280	280
S26	LOCAL LOCAL	280	280
S27	LOCAL LOCAL	280	280
S28	LOCAL LOCAL	280	280
S29	LOCAL LOCAL	280	280
S30	LOCAL LOCAL	280	280
S31	LOCAL LOCAL	280	280
S32	LOCAL LOCAL	280	280
S33	LOCAL LOCAL	280	280
S34	LOCAL LOCAL	280	280
S35	LOCAL LOCAL	280	280
S36	LOCAL LOCAL	280	280
S37	LOCAL LOCAL	280	280
S38	LOCAL LOCAL	280	280
S39	LOCAL LOCAL	280	280
S40	LOCAL LOCAL	280	280
S41	LOCAL LOCAL	280	280
S42	LOCAL LOCAL	280	280
S43	LOCAL LOCAL	280	280
S44	LOCAL LOCAL	280	280
S45	LOCAL LOCAL	280	280
S46	LOCAL LOCAL	280	280
S47	LOCAL LOCAL	280	280
S48	LOCAL LOCAL	280	280
S49	LOCAL LOCAL	280	280
S50	LOCAL LOCAL	280	280
S51	LOCAL LOCAL	280	280
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S54	LOCAL LOCAL	280	280
S55	LOCAL LOCAL	280	280
S56	LOCAL LOCAL	280	280
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S59	LOCAL LOCAL	280	280
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S61	LOCAL LOCAL	280	280
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S63	LOCAL LOCAL	280	280
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S66	LOCAL LOCAL	280	280
S67	LOCAL LOCAL	280	280
S68	LOCAL LOCAL	280	280
S69	LOCAL LOCAL	280	280
S70	LOCAL LOCAL	280	280
S71	LOCAL LOCAL	280	280
S72	LOCAL LOCAL	280	280
S73	LOCAL LOCAL	280	280
S74	LOCAL LOCAL	280	280
S75	LOCAL LOCAL	280	280
S76	LOCAL LOCAL	280	280
S77	LOCAL LOCAL	280	280
S78	LOCAL LOCAL	280	280
S79	LOCAL LOCAL	280	280
S80	LOCAL LOCAL	280	280
S81	LOCAL LOCAL	280	280
S82	LOCAL LOCAL	280	280
S83	LOCAL LOCAL	280	280
S84	LOCAL LOCAL	280	280
S85	LOCAL LOCAL	280	280
S86	LOCAL LOCAL	280	280
S87	LOCAL LOCAL	280	280
S88	LOCAL LOCAL	280	280
S89	LOCAL LOCAL	280	280
S90	LOCAL LOCAL	280	280
S91	LOCAL LOCAL	280	280
S92	LOCAL LOCAL	280	280
S93	LOCAL LOCAL	280	280
S94	LOCAL LOCAL	280	280
S95	LOCAL LOCAL	280	280
S96	LOCAL LOCAL	280	280
S97	LOCAL LOCAL	280	280
S98	LOCAL LOCAL	280	280
S99	LOCAL LOCAL	280	280
S100	LOCAL LOCAL	280	280

NOTE: PER EPC TABLE 2-21, INTERSECTION SIGHT DISTANCE AT LOCAL/LOCAL ROAD INTERSECTIONS ONLY, "D" SHALL BE 10 FEET AND THE SIGHT DISTANCE SHALL BE MEASURED TO THE CENTERLINE OF THE ROAD.



KEY MAP
SCALE: N.T.S

LINEWORK LEGEND

- MATCH LINE
- PR PROPERTY LINE
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- EX SWALE
- PR SWALE
- PR ACCESS TRAIL
- PR REGIONAL TRAIL
- PR CURB & GUTTER
- EX CURB & GUTTER
- PR SIDEWALK
- PR CONCRETE
- PR RIP-RAP
- PR POND RIM
- PR INDEX CONTOUR
- EX INDEX CONTOUR
- PR INTER. CONTOUR
- EX INTER. CONTOUR
- PR OVERFLOW PATH
- PR SIGHT DISTANCE
- POTENTIAL GEOLOGICAL HAZARD
- NOT WITHIN SCOPE OF PUD

- NOTES:
- SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS.
 - SEE TRACT DETAILS ON SHEETS 9 - 11.
 - LOTS 108, 181, 182, 195, 209, 520, & 521 HAVE EXISTING DRAINAGE SWALES AND STORMWATER FOUNDATIONS THAT WILL BE REMOVED AS A PART OF DEVELOPED OVERLOT CONDITIONS.
 - LOTS 1, 3, 5, 93, & 261 HAVE EX. TERTIARY DRAINAGE SWALES THAT ARE TO REMAIN UNDISTURBED. PRELIMINARY NO-BUILD DRAINAGE EASEMENTS ARE DELINEATED AND TO BE FINALIZED AT FINAL PLAT.
 - SIGHT DISTANCE TRIANGLES THAT ENCRANCH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS.

- SITE SCHEDULE
- PR 30" R-1-1 STOP SIGN W. STREET NAME SIGNS
 - PR 6" CONCRETE CROSS PAN
 - PR 8" CONCRETE CROSS PAN
 - PR 5" CONCRETE SIDEWALK
 - PR EPC TYPE C MOUNTABLE CURB & GUTTER
 - PR EPC TYPE A VERTICAL CURB & GUTTER
 - PR CONCRETE CURB RAMP (PER COUNTY STD.) [PED. CURB RAMP ARE SITED AS TO NOT EXCEED 600" SPACING ALONG ROADWAYS]
 - PR 15" MAINTENANCE ACCESS ROAD 6" MIN. OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EPC ECM.
 - PR CONCRETE FOREBAY (PRIVATE)
 - PR CONCRETE TRICKLE CHANNEL (PRIVATE)
 - PR EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
 - PR CONCRETE OUTLET STRUCTURE (PRIVATE)
 - PR MICRO-POOL
 - PR ENTRY SIGN (SEE LANDSCAPE PLANS)
 - PR MODULAR BLOCK WALL
 - PR CONCRETE MID-BLOCK CURB RAMP
 - PR 10" WIDE ACCESS TRAIL

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NO.	DATE	BY	REVISION DESCRIPTION

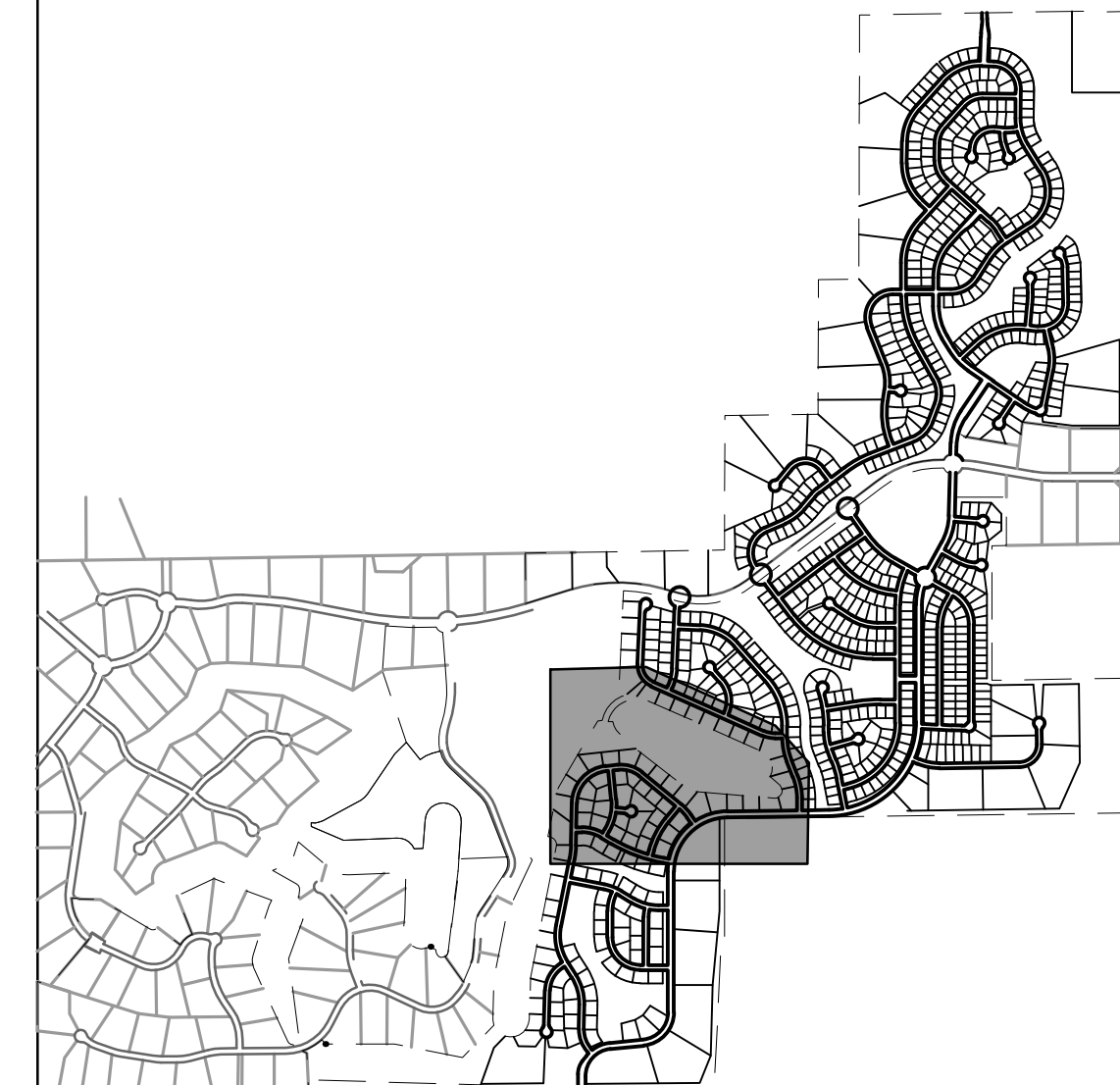
HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

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

PUD PRELIMINARY PLAN
 SITE PLAN 02
 SHEET SP 15
 PCD FILE NO.: PUDSP234

INTERSECTION SIGHT DISTANCE TABLE			
ROADWAY CLASSIFICATION			
LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE (FT)
53	LOCAL	LOCAL	280
56	LOCAL	LOCAL	280
57	LOCAL	LOCAL	280
58	LOCAL	LOCAL	280
59	LOCAL	LOCAL	280
510	LOCAL	LOCAL	280
511	LOCAL	LOCAL	280
512	LOCAL	LOCAL	280
513	LOCAL	LOCAL	280
514	LOCAL	LOCAL	280
515	LOCAL	LOCAL	280
516	LOCAL	LOCAL	280
517	LOCAL	LOCAL	280

NOTE: PER EPC TABLE D-21, INTERSECTION SIGHT DISTANCE AT LOCAL/LOCAL ROAD INTERSECTIONS ONLY, "D" SHALL BE 10 FEET AND THE SIGHT DISTANCE SHALL BE MEASURED TO THE CENTERLINE OF THE ROAD.



KEY MAP
SCALE: N.T.S

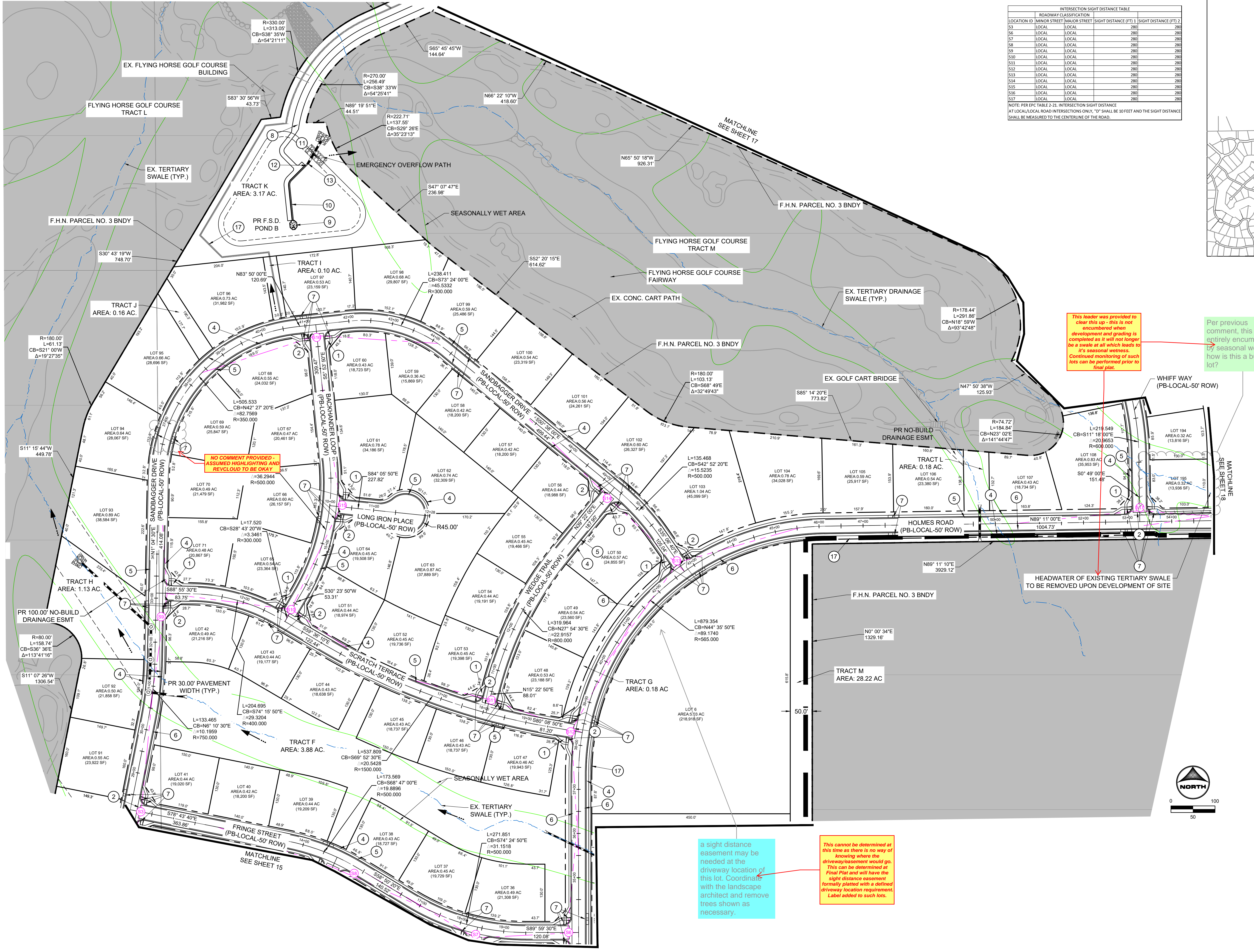
LINework LEGEND

- PR PROPERTY LINE
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- EX SWALE
- PR SWALE
- PR ACCESS TRAIL
- PR REGIONAL TRAIL
- PR CURB & GUTTER
- EX CURB & GUTTER
- PR SIDEWALK
- PR CONCRETE
- PR RIP-RAP
- PR POND RIM
- PR INDEX CONTOUR
- EX INDEX CONTOUR
- PR INTER. CONTOUR
- EX INTER. CONTOUR
- PR OVERFLOW PATH
- PR SIGHT DISTANCE
- POTENTIAL GEOLOGICAL HAZARD
- NOT WITHIN SCOPE OF PUD

- NOTES:
- SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS.
 - SEE TRACT DETAILS ON SHEETS 9 - 11.
 - LOTS 108, 151, 152, 195, 209, 520, & 521 HAVE EXISTING DRAINAGE SWALES AND STORMWATER INUNDATIONS THAT WILL BE REMOVED AS A PART OF DEVELOPED OVERLOT CONDITIONS.
 - LOTS 1, 3, 5, 93, & 261 HAVE EX. TERTIARY DRAINAGE SWALES THAT ARE TO REMAIN UNDISTURBED. PRELIMINARY NO-BUILD DRAINAGE EASEMENTS ARE DELINEATED AND TO BE FINALIZED AT FINAL PLAT.
 - SIGHT DISTANCE TRIANGLES THAT ENCROACH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS.

SITE SCHEDULE

- PR 30" R1-1 STOP SIGN W. STREET NAME SIGNS
- PR 6" CONCRETE CROSS PAN
- PR 8" CONCRETE CROSS PAN
- PR 5" CONCRETE SIDEWALK
- PR EPC TYPE C MOUNTABLE CURB & GUTTER
- PR EPC TYPE A VERTICAL CURB & GUTTER
- PR CONCRETE CURB RAMP (PER COUNTY STD.)
EXCEED 600' SPACING ALONG ROADWAYS
- PR 15' MAINTENANCE ACCESS ROAD 6" MIN. OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EPC ECM.
- PR CONCRETE FOREBAY (PRIVATE)
- PR CONCRETE TRICKLE CHANNEL (PRIVATE)
- PR EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- PR CONCRETE OUTLET STRUCTURE (PRIVATE)
- PR MICRO-POOL
- PR ENTRY SIGN (SEE LANDSCAPE PLANS)
- PR MODULAR BLOCK WALL
- PR CONCRETE MID-BLOCK CURB RAMP
- PR 10' WIDE ACCESS TRAIL



This leader was provided to clear this up - this is not encumbered when development and grading is completed as it will not longer be a swale at all which leads to it's seasonal wetness. Continued monitoring of such lots can be performed prior to final plat.

Per previous comment, this lot is entirely encumbered by seasonal wet area; how is this a buildable lot?

NO COMMENT PROVIDED ASSUMED HIGHLIGHTING AND REVOLVED TO BE ONLY

a sight distance easement may be needed at the driveway location of this lot. Coordinates with the landscape architect and remove trees shown as necessary.

This cannot be determined at this time as there is no way of knowing where the driveway/easement would go. This can be determined at Final Plat and will have the sight distance easement formally platted with a defined driveway location requirement. Label added to such lots.

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APPROVED: KMH	JOB NUMBER: 211030	0" = 1"
CAD DATE: 1/24/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PPS_Site_Plan		

NO.	DATE	BY	REVISION DESCRIPTION

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

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

PUD PRELIMINARY PLAN
SITE PLAN 03

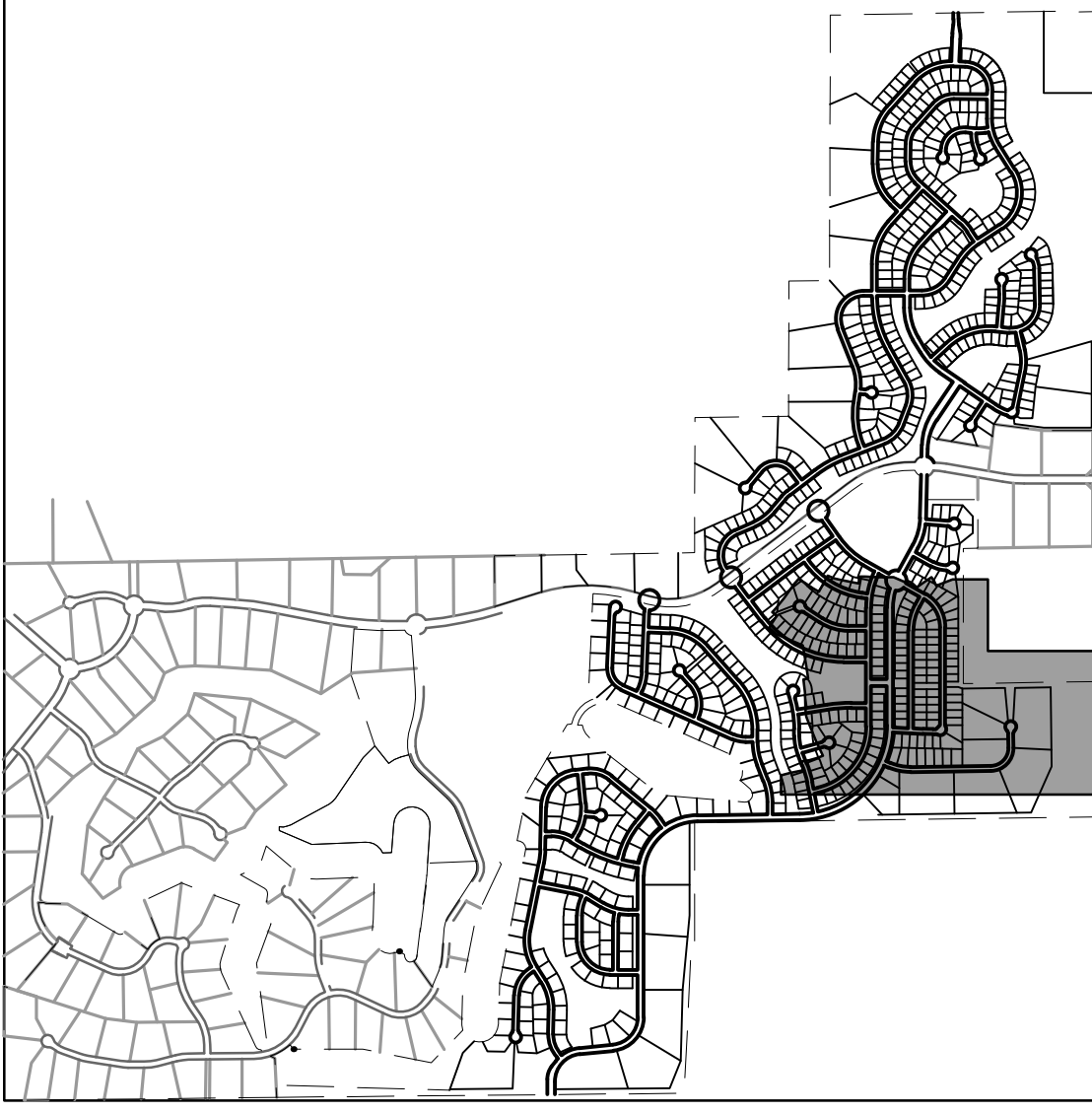
PCD FILE NO.: PUDSP234

SHEET SP 16



LINEWORK LEGEND

- MATCH LINE
- PR PROPERTY LINE
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- EX SWALE
- PR SWALE
- PR ACCESS TRAIL
- PR REGIONAL TRAIL
- PR CURB & GUTTER
- EX CURB & GUTTER
- PR SIDEWALK
- PR CONCRETE
- PR RIP-RAP
- PR POND RIM
- PR INDEX CONTOUR
- EX INDEX CONTOUR
- PR INTER. CONTOUR
- EX INTER. CONTOUR
- PR OVERFLOW PATH
- PR SIGHT DISTANCE POTENTIAL
- GEOLOGICAL HAZARD
- NOT WITHIN SCOPE OF PUD



INTERSECTION SIGHT DISTANCE TABLE

ROADWAY CLASSIFICATION	MINOR STREET / MAJOR STREET	SIGHT DISTANCE (FT) 1	SIGHT DISTANCE (FT) 2
522	LOCAL LOCAL	280	280
525	LOCAL RESIDENTIAL COLLECTOR	445	445
526	LOCAL RESIDENTIAL COLLECTOR	445	445
527	LOCAL RESIDENTIAL COLLECTOR	445	445
528	LOCAL LOCAL	228	280
529	LOCAL LOCAL	280	280
530	LOCAL LOCAL	280	280
531	LOCAL RESIDENTIAL COLLECTOR	445	445
532	LOCAL LOCAL	280	280
533	LOCAL LOCAL	280	280

NOTE: PER EPC TABLE 2.21, INTERSECTION SIGHT DISTANCE AT LOCAL/LOCAL ROAD INTERSECTIONS ONLY, "D" SHALL BE 10 FEET AND THE SIGHT DISTANCE SHALL BE MEASURED TO THE CENTERLINE OF THE ROAD.

- NOTES:**
- SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS.
 - SEE TRACT DETAILS ON SHEETS 9 - 11.
 - LOTS 108, 181, 182, 195, 209, 520, & 521 HAVE EXISTING DRAINAGE SWALES AND STORMWATER INUNDATIONS THAT WILL BE REMOVED AS A PART OF DEVELOPED OVERLOT CONDITIONS.
 - LOTS 1, 3, 5, 93, & 261 HAVE EX. TERTIARY DRAINAGE SWALES THAT ARE TO REMAIN UNDISTURBED. PRELIMINARY NO-BUILD DRAINAGE EASEMENTS ARE DELINEATED AND TO BE FINALIZED AT FINAL PLAT.
 - SIGHT DISTANCE TRIANGLES THAT ENCROACH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS.

- SITE SCHEDULE**
- PR 30" R1-1 STOP SIGN W. STREET NAME SIGNS
 - PR 6" CONCRETE CROSS PAN
 - PR 8" CONCRETE CROSS PAN BUZZARD CIRCLE (PB-LOCAL-50' ROW)
 - PR 5" CONCRETE SIDEWALK
 - PR EPC TYPE C MOUNTABLE CURB & GUTTER
 - PR EPC TYPE A VERTICAL CURB & GUTTER
 - PR CONCRETE CURB RAMP (PER COUNTY STD.) [PED. CURB RAMP ARE SITED AS TO NOT EXCEED 600" SPACING ALONG ROADWAYS]
 - PR 15' SIGNIFICANCE ACCESS ROAD 6" MIN. OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EPC ECM.
 - PR CONCRETE FOREBAY (PRIVATE)
 - PR CONCRETE TRICKLE CHANNEL (PRIVATE)
 - PR EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
 - PR CONCRETE OUTLET STRUCTURE (PRIVATE)
 - PR MICRO-POOL
 - PR ENTRY SIGN (SEE LANDSCAPE PLANS)
 - PR MODULAR BLOCK WALL
 - PR CONCRETE MID-BLOCK CURB RAMP
 - PR 10' WIDE ACCESS TRAIL

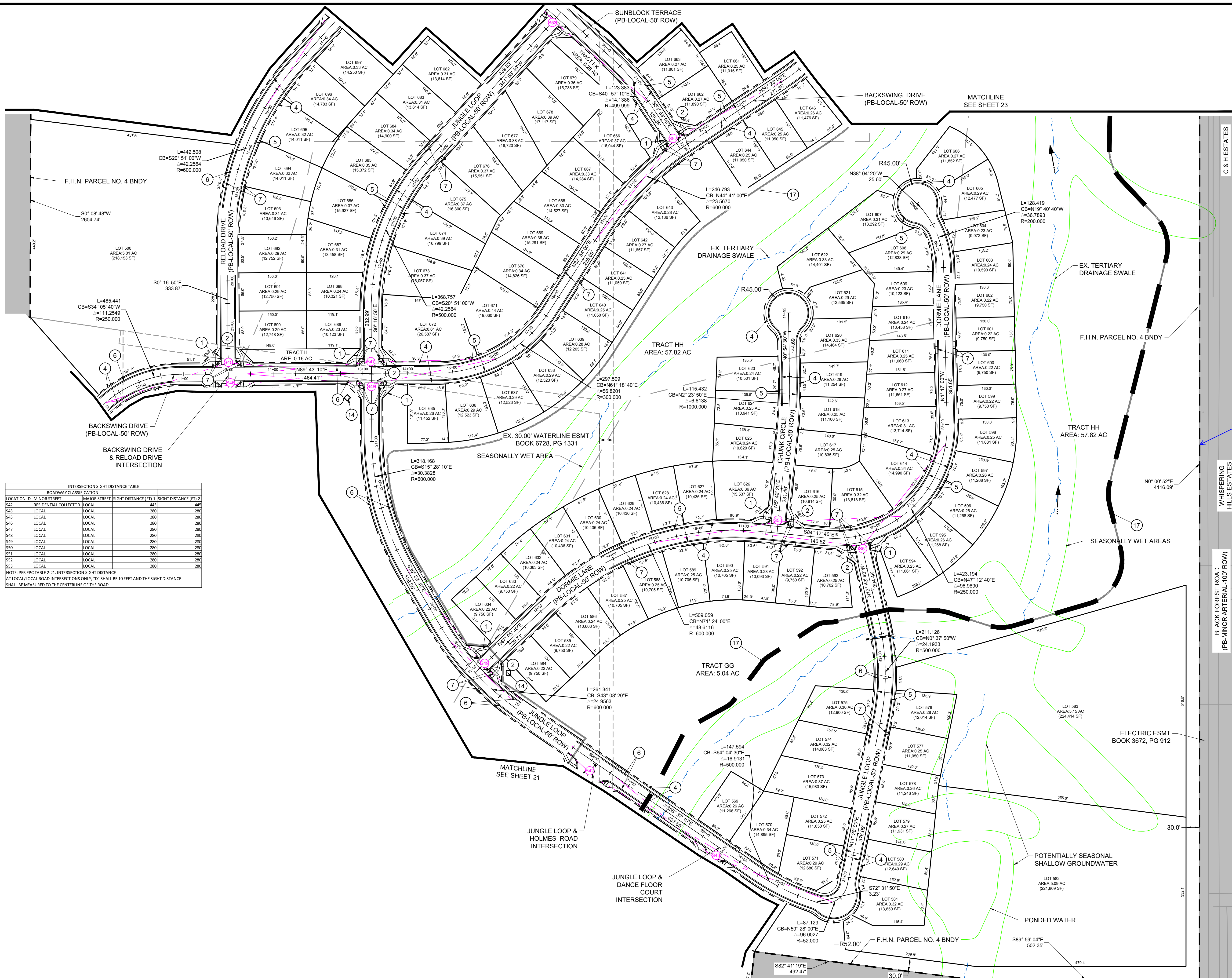
DRAWN BY: DLH JOB DATE: 1.24.2024
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 1/24/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PPS_Site_Plan

NO.	DATE	BY	REVISION DESCRIPTION

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

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

PUD PRELIMINARY PLAN
 SITE PLAN 05
 SHEET SP 18



KEY MAP SCALE: N.T.S

LINWORK LEGEND

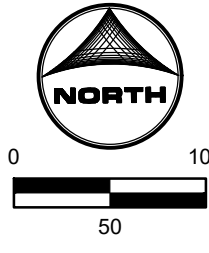
- MATCH LINE
- PR PROPERTY LINE
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- EX SWALE
- SWALE
- ACCESS TRAIL
- REGIONAL TRAIL
- CURB & GUTTER
- EX CURB & GUTTER
- PR SIDEWALK
- PR CONCRETE
- PR RIP-RAP
- PR POND RIM
- PR INDEX CONTOUR
- EX INDEX CONTOUR
- PR INTER. CONTOUR
- EX INTER. CONTOUR
- PR OVERFLOW PATH
- PR SIGHT DISTANCE
- POTENTIAL
- GEOLOGICAL HAZARD
- NOT WITHIN SCOPE OF PUD

NOTES:

1. SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS.
2. SEE TRACT DETAILS ON SHEETS 9 - 11.
3. LOTS 108, 181, 182, 195, 209, 520, & 521 HAVE EXISTING DRAINAGE SWALES AND STORMWATER INUNDATIONS THAT WILL BE REMOVED AS A PART OF DEVELOPED OVERLOT CONDITIONS.
4. LOTS 1, 3, 5, 9, & 261 HAVE EX. TERTIARY DRAINAGE SWALES THAT ARE TO REMAIN UNDISTURBED. PRELIMINARY NO-BUILD DRAINAGE EASEMENTS ARE DELINEATED AND TO BE FINALIZED AT FINAL PLAT. SIGHT DISTANCE TRIANGLES THAT ENCRHOACH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS.

SITE SCHEDULE

- 1 PR 30" R1-1 STOP SIGN W. STREET NAME SIGNS
- 2 PR 6" CONCRETE CROSS PAN
- 3 PR 8" CONCRETE CROSS PAN
- 4 PR 5" CONCRETE SIDEWALK
- 5 PR EPC TYPE C MOUNTABLE CURB & GUTTER
- 6 PR EPC TYPE A VERTICAL CURB & GUTTER
- 7 PR CONCRETE CURB RAMP (PER COUNTY STD.) [PED. CURB RAMPS ARE SITED AS TO NOT EXCEED 600' SPACING ALONG ROADWAYS]
- 8 PR 15' MAINTENANCE ACCESS ROAD 6" MIN. OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EPC ECM.
- 9 PR CONCRETE FOREBAY (PRIVATE)
- 10 PR CONCRETE TRICKLE CHANNEL (PRIVATE)
- 11 PR EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- 12 PR CONCRETE OUTLET STRUCTURE (PRIVATE)
- 13 PR MICRO-POOL
- 14 PR ENTRY SIGN (SEE LANDSCAPE PLANS)
- 15 PR MODULAR BLOCK WALL
- 16 PR CONCRETE MID-BLOCK CURB RAMP
- 17 PR 10" WIDE ACCESS TRAIL



INTERSECTION SIGHT DISTANCE TABLE

LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE (FT) 1	SIGHT DISTANCE (FT) 2
S42	RESIDENTIAL COLLECTOR	LOCAL	445	445
S43	LOCAL	LOCAL	280	280
S45	LOCAL	LOCAL	280	280
S46	LOCAL	LOCAL	280	280
S47	LOCAL	LOCAL	280	280
S48	LOCAL	LOCAL	280	280
S49	LOCAL	LOCAL	280	280
S50	LOCAL	LOCAL	280	280
S51	LOCAL	LOCAL	280	280
S52	LOCAL	LOCAL	280	280
S53	LOCAL	LOCAL	280	280

NOTE: PER EPC TABLE 2-23, INTERSECTION SIGHT DISTANCE AT LOCAL/LOCAL ROAD INTERSECTIONS ONLY, "D" SHALL BE 30 FEET AND THE SIGHT DISTANCE SHALL BE MEASURED TO THE CENTERLINE OF THE ROAD.

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 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 1/24/2024
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NO.	DATE	BY	REVISION DESCRIPTION

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

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

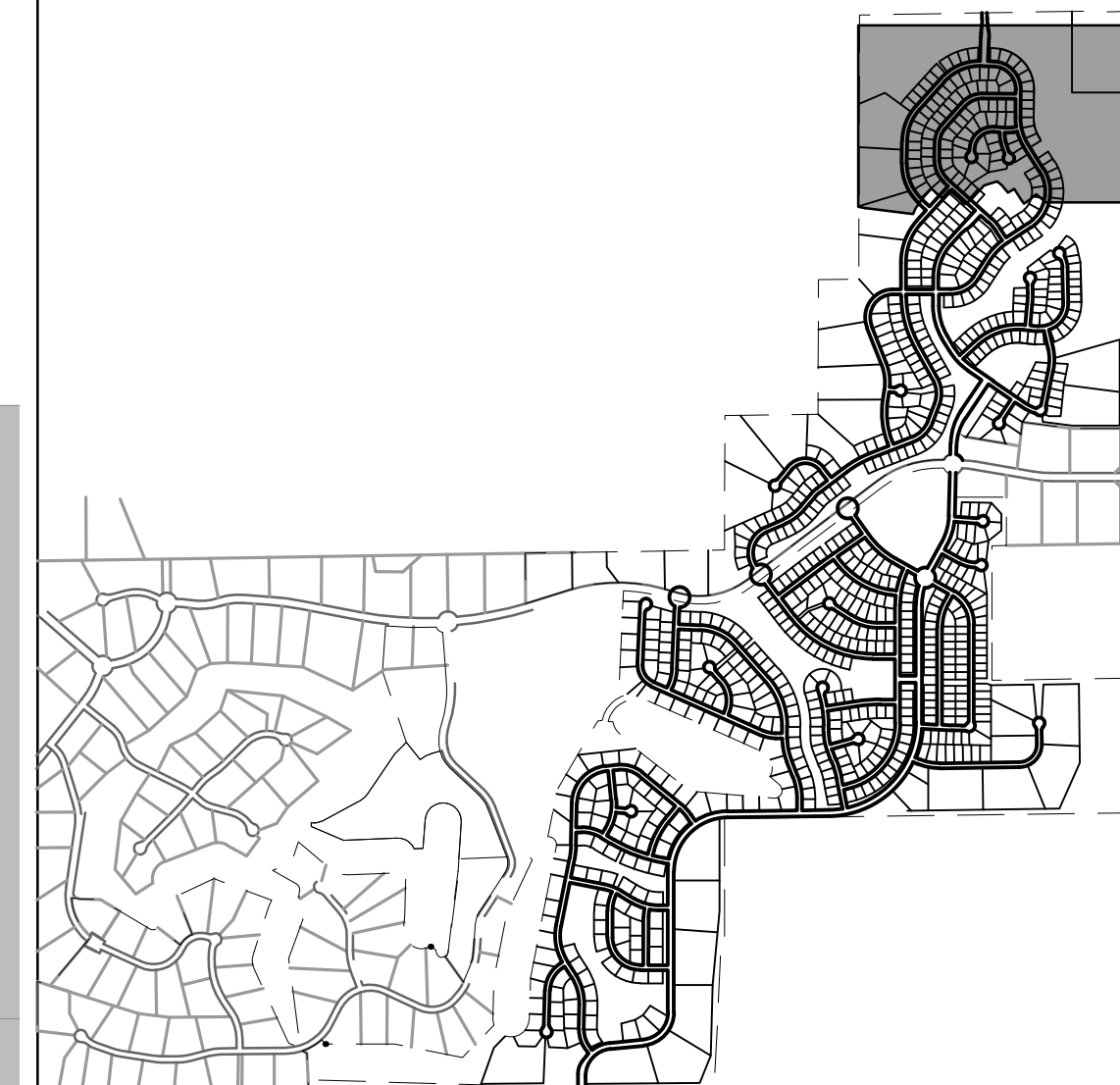
PUD PRELIMINARY PLAN
 SITE PLAN 09

SHEET SP 22

PCD FILE NO.: PUDSP234

INTERSECTION SIGHT DISTANCE TABLE				
LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE (FT) 1	SIGHT DISTANCE (FT) 2
553	LOCAL	LOCAL	280	280
554	LOCAL	LOCAL	280	280
555	LOCAL	LOCAL	280	280
556	LOCAL	LOCAL	280	280
557	LOCAL	LOCAL	280	280
558	LOCAL	LOCAL	280	280
559	LOCAL	LOCAL	280	280

NOTE: PER EPC TABLE 2-21, INTERSECTION SIGHT DISTANCE AT LOCAL/LOCAL ROAD INTERSECTIONS ONLY. "D" SHALL BE 10 FEET AND THE SIGHT DISTANCE SHALL BE MEASURED TO THE CENTERLINE OF THE ROAD.



KEY MAP
SCALE: N.T.S

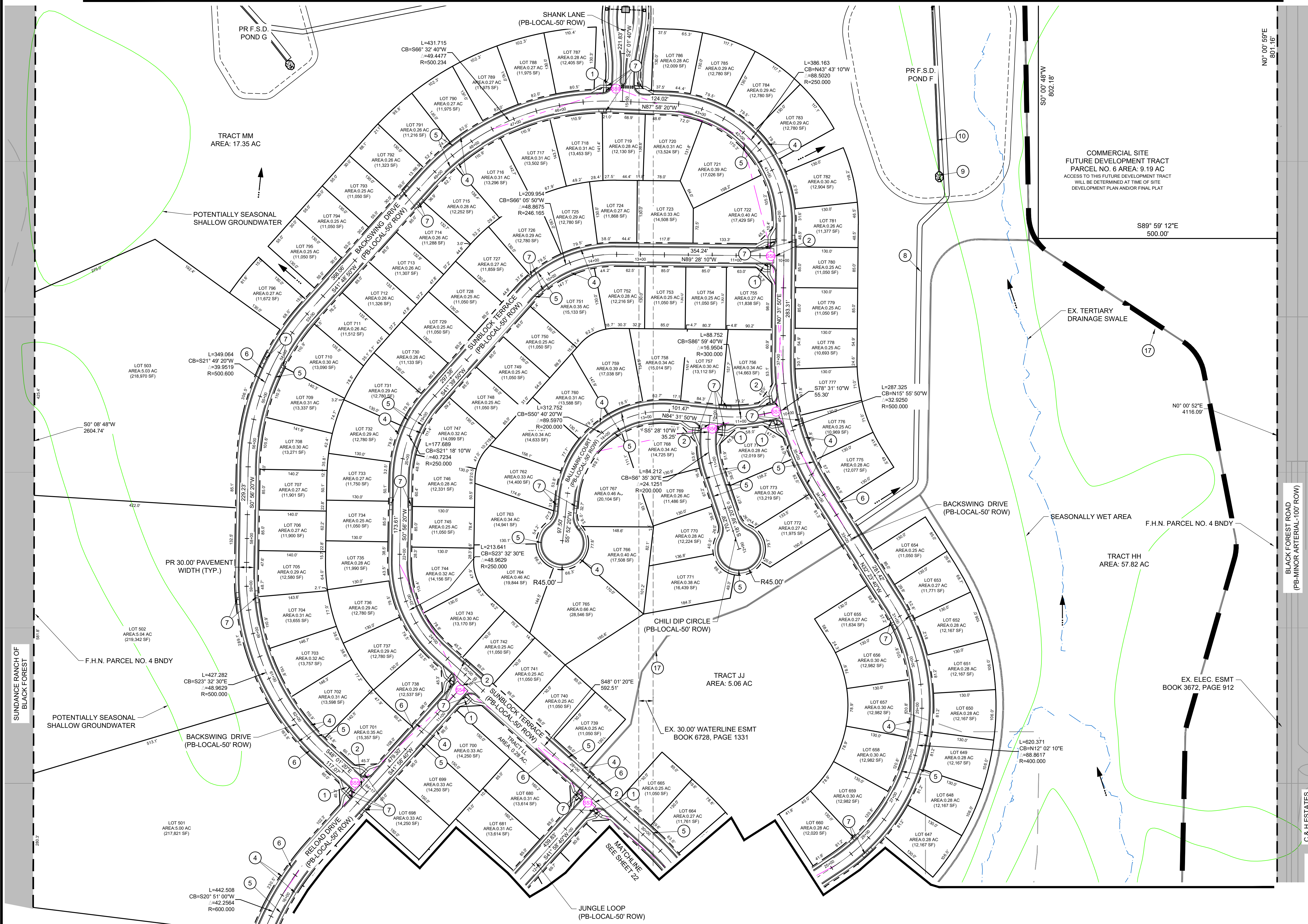
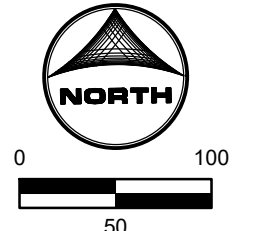
LINEWORK LEGEND

- MATCH LINE
- PR PROPERTY LINE
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- EX SWALE
- PR SWALE
- PR ACCESS TRAIL
- PR REGIONAL TRAIL
- PR CURB & GUTTER
- EX CURB & GUTTER
- PR SIDEWALK
- PR CONCRETE
- PR RIP-RAP
- PR POND RIM
- PR INDEX CONTOUR
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- PR INTER. CONTOUR
- EX INTER. CONTOUR
- PR OVERFLOW PATH
- PR SIGHT DISTANCE POTENTIAL
- GEOLOGICAL HAZARD
- NOT WITHIN SCOPE OF PUD

- NOTES:**
- SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS.
 - SEE TRACT DETAILS ON SHEETS 9 - 11.
 - LOTS 108, 181, 182, 195, 209, 520, & 521 HAVE EXISTING DRAINAGE SWALES AND STORMWATER INUNDATIONS THAT WILL BE REMOVED AS A PART OF DEVELOPED OVERLOT CONDITIONS.
 - LOTS 1, 3, 5, 93, & 261 HAVE EX. TERTIARY DRAINAGE SWALES THAT ARE TO REMAIN UNDISTURBED. PRELIMINARY NO-BUILD DRAINAGE EASEMENTS ARE DELINEATED AND TO BE FINALIZED AT FINAL PLAT.
 - SIGHT DISTANCE TRIANGLES THAT ENCOACH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS.

SITE SCHEDULE

- PR 30" R1-1 STOP SIGN W. STREET NAME SIGNS
- PR 6" CONCRETE CROSS PAN
- PR 8" CONCRETE CROSS PAN
- PR 5" CONCRETE SIDEWALK
- PR EPC TYPE C MOUNTABLE CURB & GUTTER
- PR EPC TYPE A VERTICAL CURB & GUTTER
- PR CONCRETE CURB RAMP (PER COUNTY STD.) [PED. CURB RAMP ARE SITED AS TO NOT EXCEED 60" SPACING ALONG ROADWAYS]
- PR 15' MAINTENANCE ACCESS ROAD 6" MIN. OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EPC ECM.
- PR CONCRETE FOREBAY (PRIVATE)
- PR CONCRETE TRICKLE CHANNEL (PRIVATE)
- PR EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- PR CONCRETE OUTLET STRUCTURE (PRIVATE)
- PR MICRO-POOL
- PR ENTRY SIGN (SEE LANDSCAPE PLANS)
- PR MODULAR BLOCK WALL
- PR CONCRETE MID-BLOCK CURB RAMP
- PR 10" WIDE ACCESS TRAIL



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APPROVED: KMH	JOB NUMBER: 211030	0" = 1"
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1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
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FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN
SITE PLAN 10

SHEET
SP
23

HERGER, DANIEL, 1/24/2024, 11:59 AM

PHASE 2 - SOUTH AREA ROADWAY DATA TABLES

Table with columns: Number, START STA., END STA., Length, Radius, Line/Chord Direction. Includes sections: APRON LOOP, BACKHANDER LOOP, BOGEY LANE, BUNKER TRAIL, BUZZARD CIRCLE, DOGLEG COURT, DUFFER LANE, FLATSTICK PLACE, FOOT WEDGE LOOP, FORE LANE, FRINGE STREET, GIMME WAY.

Table with columns: Number, START STA., END STA., Length, Radius, Line/Chord Direction. Includes sections: GRAND SLAM CIRCLE, HOLMES ROAD, LONG IRON PLACE, PAR COURT, PUTTER PLACE, RAINMAKER TRAIL, RANGE FINDER COURT, RELOAD DRIVE, ROUGH TRAIL.

Table with columns: Number, START STA., END STA., Length, Radius, Line/Chord Direction. Includes sections: SANDBAGGER DRIVE, SCOTCH LANE, SCRATCH TERRACE, STICKS TERRACE, WEDGE TRAIL, WHIFF WAY.

PHASE 2 - NORTH AREA ROADWAY DATA TABLES

Table with columns: Number, START STA., END STA., Length, Radius, Line/Chord Direction. Includes sections: BACKSWING DRIVE, BACKSWING DRIVE, BALLMARK COURT, CHILI DIP CIRCLE, CHUNK CIRCLE, DANCE FLOOR COURT, DORMIE LANE, HUNTER DRIVE, HOLMES ROAD.

Table with columns: Number, START STA., END STA., Length, Radius, Line/Chord Direction. Includes sections: JUNGLE LOOP, PEACOCK PLACE, RELOAD DRIVE, SHANK LANE, SUNBLOCK TERRACE, YANK CIRCLE.

DRAWN BY: DLH JOB DATE: 1/16/2024 BAR IS ONE INCH ON OFFICIAL DRAWINGS. APPROVED: KMH JOB NUMBER: 211030 0"=1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY. CAD DATE: 1/24/2024 CAD FILE: J:\2021\1030\CAD\DWG\CIPUD-PP\Roadway_Tables

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

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

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

PUD PRELIMINARY PLAN ROADWAY DATA TABLES

PHASE 2 SOUTH AREA PEDESTRIAN RAMP DATA TABLES

PEDESTRIAN RAMP DATA TABLE						
ID	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.	NORTHING EASTING
PED RAMP 1	EPC STD. PED CURB RAMP	APRON LOOP	STA 12+06.91	17.9' L	7566.22	446320.9392 232992.4946
PED RAMP 2	EPC STD. MIDBLOCK RED. CURB RAMP	APRON LOOP	STA 12+06.86	17.0' R	7566.22	446322.5636 232957.5946
PED RAMP 3	EPC STD. MIDBLOCK RED. CURB RAMP	APRON LOOP	STA 14+87.59	17.0' L	7570.76	446040.5865 232978.9268
PED RAMP 4	EPC STD. MIDBLOCK RED. CURB RAMP	APRON LOOP	STA 14+87.59	17.0' R	7570.76	446042.1165 232944.9612
PED RAMP 5	EPC STD. PED CURB RAMP	APRON LOOP	STA 18+54.41	17.9' L	7572.73	445674.9629 232921.2508
PED RAMP 6	EPC STD. PED CURB RAMP	APRON LOOP	STA 18+54.40	17.9' R	7571.88	445689.5527 232888.4760
PED RAMP 7	EPC STD. PED CURB RAMP	BACKHANDER LOOP	STA 10+30.86	17.9' L	7565.45	444865.2596 232344.6744
PED RAMP 8	EPC STD. PED CURB RAMP	BACKHANDER LOOP	STA 10+31.03	18.0' R	7565.46	444861.4053 232309.0058
PED RAMP 9	EPC STD. PED CURB RAMP	BACKHANDER LOOP	STA 14+42.39	17.6' L	7588.35	444450.9703 232368.8669
PED RAMP 10	EPC STD. MIDBLOCK RED. CURB RAMP	BACKHANDER LOOP	STA 14+42.39	17.0' R	7588.08	444456.5780 232334.7441
PED RAMP 11	EPC STD. PED CURB RAMP	BACKHANDER LOOP	STA 16+66.08	17.9' L	7586.65	444238.4464 232284.7003
PED RAMP 12	EPC STD. PED CURB RAMP	BACKHANDER LOOP	STA 16+66.08	17.8' R	7586.54	444256.5150 232253.9009
PED RAMP 13	EPC STD. PED CURB RAMP	BOGEY LANE	STA 10+30.95	17.9' L	7602.18	442939.0041 222863.8354
PED RAMP 14	EPC STD. PED CURB RAMP	BOGEY LANE	STA 10+30.66	17.7' R	7601.59	442969.1997 222844.9947
PED RAMP 15	EPC STD. MIDBLOCK RED. CURB RAMP	BOGEY LANE	STA 15+81.91	17.0' L	7623.30	442458.2050 222711.9872
PED RAMP 16	EPC STD. MIDBLOCK RED. CURB RAMP	BOGEY LANE	STA 15+81.91	17.0' R	7623.30	442459.2049 222678.0019
PED RAMP 17	EPC STD. PED CURB RAMP	BUNKER TRAIL	STA 10+33.84	19.0' L	7582.14	447369.2497 226727.2505
PED RAMP 18	EPC STD. PED CURB RAMP	BUNKER TRAIL	STA 10+33.65	19.1' R	7582.14	447331.2890 226724.0871
PED RAMP 19	EPC STD. PED CURB RAMP	BUZZARD CIRCL	STA 10+30.65	18.1' L	7597.83	445123.8523 225501.1409
PED RAMP 20	EPC STD. PED CURB RAMP	BUZZARD CIRCL	STA 10+31.83	18.7' R	7597.86	445088.7879 225512.2419
PED RAMP 21	EPC STD. PED CURB RAMP	DOGLEG COURT	STA 10+30.95	17.9' L	7591.38	445439.3992 224450.4255
PED RAMP 22	EPC STD. PED CURB RAMP	DOGLEG COURT	STA 10+30.95	17.9' R	7591.71	445424.8159 224483.1857
PED RAMP 23	EPC STD. MIDBLOCK PED. CURB RAMP	DOGLEG COURT	STA 14+80.25	17.0' L	7577.69	445821.2049 224337.1867
PED RAMP 24	EPC STD. MIDBLOCK PED. CURB RAMP	DOGLEG COURT	STA 14+80.25	17.0' R	7577.69	445843.8239 224362.5713
PED RAMP 25	EPC STD. PED CURB RAMP	DUFFER LANE	STA 10+30.95	17.9' L	7615.42	442907.6942 232888.7248
PED RAMP 26	EPC STD. PED CURB RAMP	DUFFER LANE	STA 10+30.95	17.9' R	7615.04	442943.5697 232888.7308
PED RAMP 27	EPC STD. MIDBLOCK PED. CURB RAMP	DUFFER LANE	STA 12+14.00	17.0' L	7607.93	442908.6623 223705.6727
PED RAMP 28	EPC STD. PED CURB RAMP	DUFFER LANE	STA 12+14.05	17.9' R	7607.50	442943.6000 223705.6262
PED RAMP 29	EPC STD. PED CURB RAMP	DUFFER LANE	STA 22+10.22	18.3' L	7600.40	443665.1780 223342.3696
PED RAMP 30	EPC STD. PED CURB RAMP	DUFFER LANE	STA 22+10.22	18.3' R	7600.70	443649.7816 223375.6453
PED RAMP 31	EPC STD. PED CURB RAMP	FLATSTICK PLACE	STA 10+32.49	19.8' L	7629.33	444994.8601 226330.5285
PED RAMP 32	EPC STD. PED CURB RAMP	FLATSTICK PLACE	STA 10+32.49	19.8' R	7630.33	444958.5226 226314.5923
PED RAMP 33	EPC STD. MIDBLOCK PED. CURB RAMP	FLATSTICK PLACE	STA 14+38.35	17.0' L	7612.87	444935.9122 226718.6015
PED RAMP 34	EPC STD. MIDBLOCK PED. CURB RAMP	FLATSTICK PLACE	STA 14+38.35	17.0' R	7612.88	444901.9156 226719.0836
PED RAMP 35	EPC STD. MIDBLOCK PED. CURB RAMP	FLATSTICK PLACE	STA 18+76.09	17.0' L	7598.82	444942.1187 227156.2938
PED RAMP 36	EPC STD. MIDBLOCK PED. CURB RAMP	FLATSTICK PLACE	STA 18+76.09	17.0' R	7598.82	444908.1221 227156.7758
PED RAMP 37	EPC STD. MIDBLOCK PED. CURB RAMP	FLATSTICK PLACE	STA 24+68.23	17.0' L	7562.51	445205.0133 227539.1233
PED RAMP 38	EPC STD. MIDBLOCK PED. CURB RAMP	FLATSTICK PLACE	STA 24+68.23	17.0' R	7562.51	445205.4958 227573.1521
PED RAMP 39	EPC STD. PED CURB RAMP	FORE LANE	STA 10+28.94	18.7' L	7604.16	445789.4217 226187.5001
PED RAMP 40	EPC STD. PED CURB RAMP	FORE LANE	STA 10+28.94	18.7' R	7604.04	445752.0258 226187.5020
PED RAMP 41	EPC STD. PED CURB RAMP	FORE LANE	STA 11+76.06	19.6' L	7606.20	445790.3098 226334.6223
PED RAMP 42	EPC STD. PED CURB RAMP	FORE LANE	STA 11+76.06	19.6' R	7606.22	445751.1529 226334.6243
PED RAMP 43	EPC STD. PED CURB RAMP	FOOT WEDGE LOOP	STA 10+31.89	18.3' L	7610.92	445328.6295 226555.3293
PED RAMP 44	EPC STD. PED CURB RAMP	FOOT WEDGE LOOP	STA 10+30.11	17.7' R	7610.15	445326.8589 226591.2512
PED RAMP 45	EPC STD. MIDBLOCK PED. CURB RAMP	FOOT WEDGE LOOP	STA 14+46.74	17.0' L	7599.92	445743.4845 226556.5669
PED RAMP 46	EPC STD. MIDBLOCK PED. CURB RAMP	FOOT WEDGE LOOP	STA 14+46.74	17.0' R	7599.92	445743.4862 226550.5689
PED RAMP 47	EPC STD. MIDBLOCK PED. CURB RAMP	FOOT WEDGE LOOP	STA 19+00.84	17.0' L	7610.66	446197.5801 226556.5433
PED RAMP 48	EPC STD. MIDBLOCK PED. CURB RAMP	FOOT WEDGE LOOP	STA 19+00.84	17.0' R	7610.66	446197.5818 226590.5433
PED RAMP 49	EPC STD. PED CURB RAMP	FOOT WEDGE LOOP	STA 23+22.19	17.9' L	7602.02	446066.2708 226661.8301
PED RAMP 50	EPC STD. PED CURB RAMP	FOOT WEDGE LOOP	STA 23+22.17	18.2' R	7602.02	446586.6313 226693.3808
PED RAMP 51	EPC STD. PED CURB RAMP	FRINGE STREET	STA 10+30.44	18.1' L	7580.88	443805.3904 222936.4782
PED RAMP 52	EPC STD. PED CURB RAMP	FRINGE STREET	STA 10+30.95	17.9' R	7580.90	443769.9435 222929.9287
PED RAMP 53	EPC STD. MIDBLOCK PED. CURB RAMP	FRINGE STREET	STA 14+52.58	17.0' L	7599.52	443713.3359 223351.1606
PED RAMP 54	EPC STD. PED CURB RAMP	FRINGE STREET	STA 14+50.47	18.6' R	7599.98	443680.9370 223326.2570
PED RAMP 55	EPC STD. PED CURB RAMP	FRINGE STREET	STA 18+10.76	17.8' R	7605.12	443517.2179 223657.6587
PED RAMP 56	EPC STD. MIDBLOCK PED. CURB RAMP	FRINGE STREET	STA 18+10.89	17.0' L	7604.96	443550.6520 223667.3426
PED RAMP 57	EPC STD. PED CURB RAMP	FRINGE STREET	STA 20+39.33	18.1' L	7607.42	443533.2003 223889.3337
PED RAMP 58	EPC STD. PED CURB RAMP	FRINGE STREET	STA 20+38.82	17.9' R	7607.21	443497.1571 223888.8224
PED RAMP 59	EPC STD. PED CURB RAMP	GIMME WAY	STA 10+30.95	18.0' L	7592.15	446971.9874 225564.5397
PED RAMP 60	EPC STD. PED CURB RAMP	GIMME WAY	STA 10+30.95	17.9' R	7592.15	446951.3947 225535.1611
PED RAMP 61	EPC STD. MIDBLOCK PED. CURB RAMP	GIMME WAY	STA 15+57.51	17.0' L	7603.55	446872.6293 225972.2798
PED RAMP 62	EPC STD. MIDBLOCK PED. CURB RAMP	GIMME WAY	STA 15+57.10	17.0' R	7603.59	446840.2979 225961.7511
PED RAMP 63	EPC STD. PED CURB RAMP	GRAND SLAM CIRCL	STA 10+30.86	18.0' L	7592.33	445194.4216 225012.4736
PED RAMP 64	EPC STD. PED CURB RAMP	GRAND SLAM CIRCL	STA 10+30.95	17.9' R	7592.12	445230.3076 225012.0580
PED RAMP 65	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM CIRCL	STA 13+61.15	17.0' L	7596.77	445279.8251 224690.9949
PED RAMP 66	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM CIRCL	STA 13+61.15	17.0' R	7596.77	445310.8866 224704.8220
PED RAMP 67	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM CIRCL	STA 16+59.39	17.0' L	7590.80	445011.1157 224418.5255
PED RAMP 68	EPC STD. PED CURB RAMP	GRAND SLAM CIRCL	STA 16+59.30	17.8' R	7591.02	445432.8645 224432.7650
PED RAMP 69	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM CIRCL	STA 19+87.99	17.0' L	7582.58	445534.7510 224118.3247
PED RAMP 70	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM CIRCL	STA 19+87.99	17.0' R	7582.58	445565.8124 224132.1518
PED RAMP 71	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM CIRCL	STA 22+73.99	17.0' L	7571.16	445651.0612 223857.0434
PED RAMP 72	EPC STD. PED CURB RAMP	GRAND SLAM CIRCL	STA 22+73.94	17.9' R	7571.35	445682.9580 223871.2996
PED RAMP 73	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM CIRCL	STA 27+99.89	17.0' L	7551.85	446061.2861 223605.4800
PED RAMP 74	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM CIRCL	STA 27+99.89	17.0' R	7551.85	446059.7560 223639.4556
PED RAMP 75	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM CIRCL	STA 31+10.53	17.0' L	7548.03	446371.6172 223619.4490
PED RAMP 76	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM CIRCL	STA 31+10.53	17.0' R	7548.03	446370.0871 223653.4251
PED RAMP 77	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 14+05.90	17.4' L	7625.90	442107.3066 223157.5724
PED RAMP 78	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 14+06.17	17.0' R	7625.81	442080.0001 223178.5163

PEDESTRIAN RAMP DATA TABLE						
ID	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.	NORTHING EASTING
PED RAMP 79	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 19+33.00	17.0' L	7619.86	442205.9444 223676.6098
PED RAMP 80	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 19+33.00	17.0' R	7620.06	442172.8414 223683.4588
PED RAMP 81	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 23+04.87	17.0' L	7621.00	442446.8974 223900.2716
PED RAMP 82	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 23+04.87	17.0' R	7621.08	442442.5428 223933.9915
PED RAMP 83	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 28+16.83	17.9' L	7615.92	442956.5776 223901.7429
PED RAMP 84	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 28+16.88	17.0' R	7615.88	442956.6240 223936.6807
PED RAMP 85	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 34+05.78	18.1' L	7608.02	443545.5350 223901.6725
PED RAMP 86	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 34+05.84	17.0' R	7607.89	443545.5868 223936.7101
PED RAMP 87	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 38+59.48	17.6' L	7610.42	444002.0939 223916.9789
PED RAMP 88	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 38+59.41	17.0' R	7610.22	443994.2979 223950.6439
PED RAMP 89	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 43+03.59	17.6' L	7599.21	443465.7773 224175.5228
PED RAMP 90	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 43+03.75	17.0' R	7599.06	444336.5202 224194.0360
PED RAMP 91	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 47+69.63	17.0' L	7603.72	444456.2312 224634.4128
PED RAMP 92	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 47+69.63	17.0' R	7603.72	444422.2347 224634.8915
PED RAMP 93	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 52+96.72	17.9' L	7607.88	444484.6803 225161.4338
PED RAMP 94	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 52+96.67	17.0' R	7607.73	444429.7453 225161.8794
PED RAMP 95	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 57+49.14	23.1' L	7620.13	444485.7134 225609.7305
PED RAMP 96	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 57+48.99	20.0' R	7620.00	444443.1804 225616.5157
PED RAMP 97	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 62+45.10	20.0' L	7631.26	444685.4117 226044.0153
PED RAMP 98	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 62+45.10	20.0' R	7631.26	444655.1496 226070.1699
PED RAMP 99	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 66+74.45	20.0' L	7629.26	445023.7338 226285.4780
PED RAMP 100	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 66+76.51	21.8' R	7629.23	445010.4049 226325.0257
PED RAMP 101	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 70+03.20	20.0' L	7617.60	445337.3613 226348.4748
PED RAMP 102	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 70+03.23	22.2' R	7617.65	445336.7295 226390.6538
PED RAMP 103	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 74+69.80	21.7' L	7606.32	445803.6412 226346.8523
PED RAMP 104	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 74+69.84	20.0' R	7606.29	445803.6824 226388.5638
PED RAMP 105	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 80+56.39	20.0' L	7610.22	446390.2365 226348.5333
PED RAMP 106	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 80+56.39</			

PHASE 2 NORTH AREA PEDESTRIAN RAMP DATA TABLES

Two large tables side-by-side, each titled 'PEDESTRIAN RAMP DATA TABLE'. Each table has columns for ID, DESC., ALIGNMENT, STATION, OFFSET, FL EL., NORTHING, and EASTING. The tables contain 80 rows of data for each ramp, detailing stationing and coordinates.

DRAWN BY: DLH JOB DATE: 1/16/2024 BAR IS ONE INCH ON OFFICIAL DRAWINGS. APPROVED: KMH JOB NUMBER: 211030 0"=1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY. CAD DATE: 1/24/2024 CAD FILE: J:\2021\211030\CAD\Drawings\CIPUD-PP\Roadway_Tables

Table with 4 columns: NO., DATE, BY, REVISION DESCRIPTION. It is currently empty.

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

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

PUD PRELIMINARY PLAN PEDESTRIAN CURB RAMP DATA

FLYING HORSE NORTH

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

GENERAL LANDSCAPE PLAN NOTES:

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE METRO DISTRICT OR HOA (HOME OWNERS ASSOCIATION). ALL INTERNAL LANDSCAPE AND OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE METRO DISTRICT OR HOA (HOME OWNERS ASSOCIATION) AFTER INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- STREET TREES, STREETScape IMPROVEMENTS, AND VEGETATION WITHIN THE COUNTY ROW SHALL BE OWNED BY THE COUNTY AND MAINTAINED BY THE CURRENT PROPERTY OWNER.

IRRIGATION:

- ALL SHRUBS AND TREES SHALL BE DRIP IRRIGATED. ALL TREES LOCATED WITHIN SEEDING AREAS SHALL BE WATERED BY A DRIP VALVE.

SHRUB/TREE PLANTING NOTES:

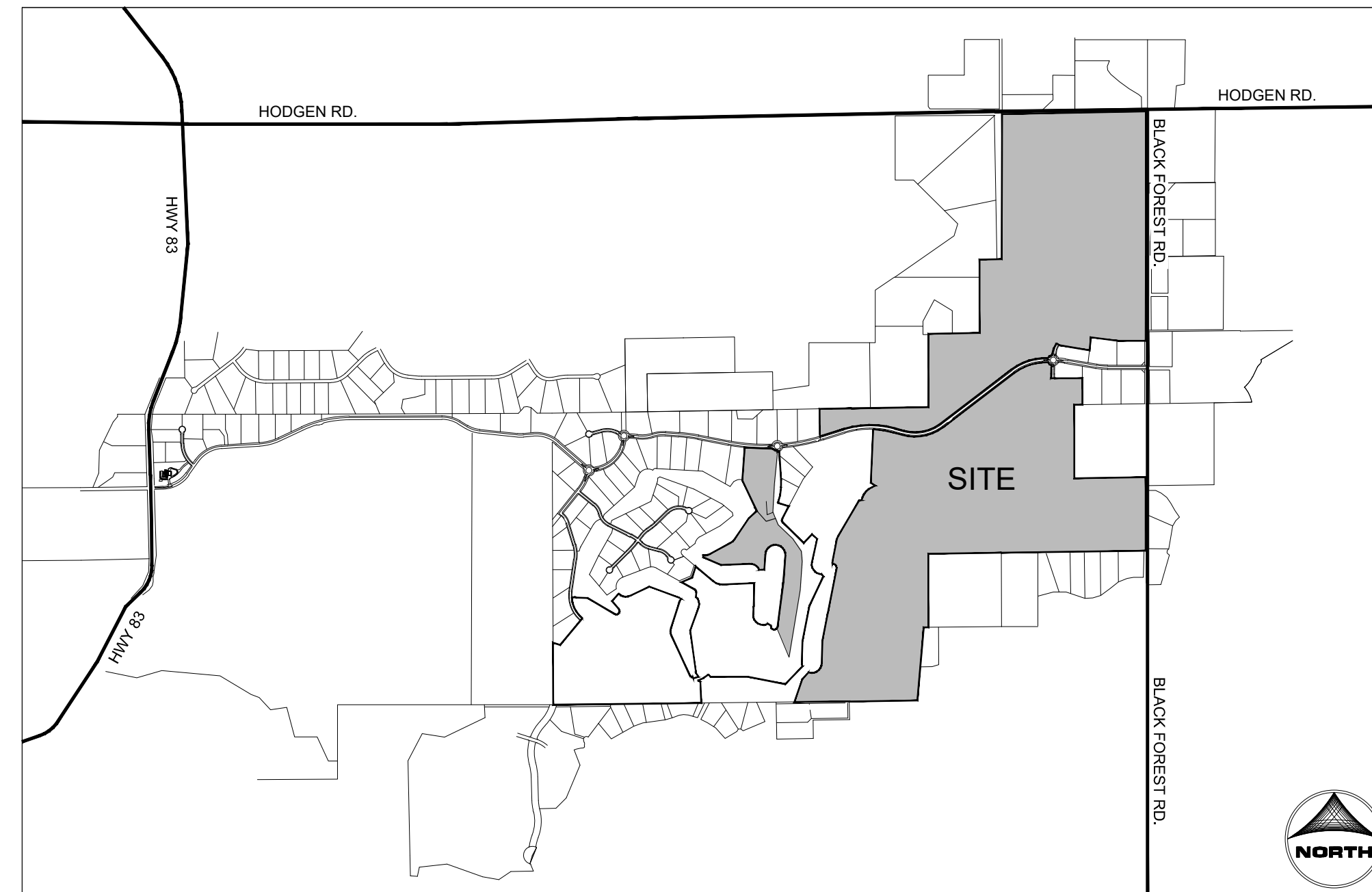
- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.
- PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTS BED RECEIVING 3" DEPTH MIN. ROCK WOOD ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND ROCK MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- PERVIOUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- USE TRIANGULAR SPACING IN ALL GROUND COVER AND PERENNIAL BEDS.
- THE CONTRACTOR SHALL PROVIDE WATER, WATERING DEVICES, AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.

SODDING & SEEDING:

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
- AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1" DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEE VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULED DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
- ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.
 - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED TO 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISL FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES. SLOPES GREATER THAN 3:1 SHALL HAVE EROSION CONTROL BLANKET AFTER SEEDING. REFER TO ENGINEERING SHEETS FOR EROSION CONTROL APPLICATIONS.
 - FOR AREAS LARGER THAN 0.1 ACRE-HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
- MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEE GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
- NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
- SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE A RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PROCEDURES GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEEDED DURING THE SAME SEASON.

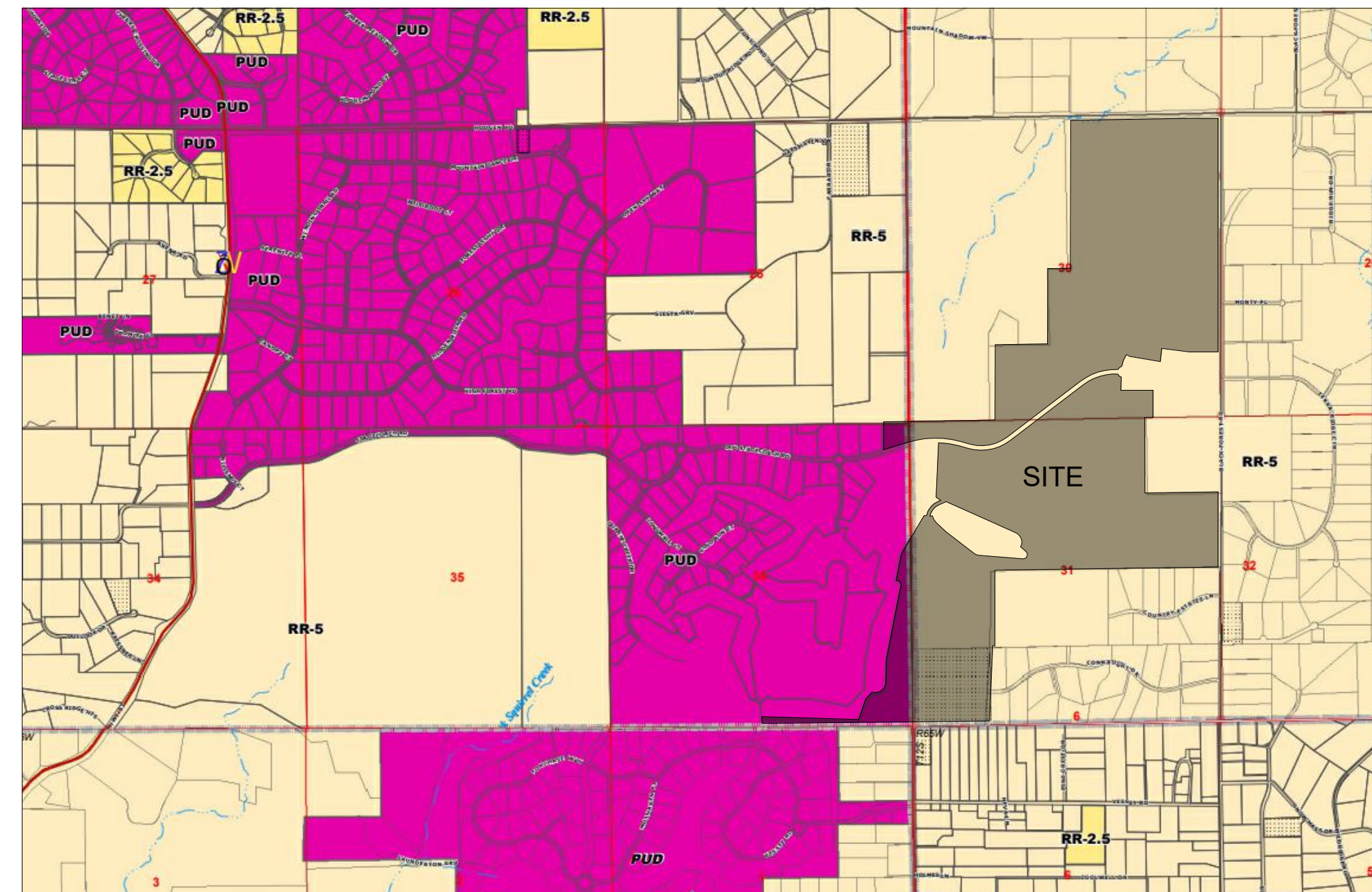
VICINITY MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE



SHEET INDEX:

- SHEET 1 - LANDSCAPE COVER
- SHEET 2 - LANDSCAPE NOTES
- SHEET 3 - OVERALL LANDSCAPE PLAN
- SHEET 4 - LANDSCAPE PLAN
- SHEET 5 - LANDSCAPE PLAN
- SHEET 6 - LANDSCAPE PLAN
- SHEET 7 - LANDSCAPE PLAN
- SHEET 8 - LANDSCAPE PLAN
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- SHEET 13 - LANDSCAPE PLAN
- SHEET 14 - LANDSCAPE PLAN
- SHEET 15 - LANDSCAPE PLAN
- SHEET 16 - LANDSCAPE DETAILS
- SHEET 17 - LANDSCAPE DETAILS

SITE DATA

EXISTING ZONING: PUD (2.5 ACRE LOTS)
 PROPOSED ZONING: PUD

OWNER/DEVELOPER

PRI #2, LLC.
 6385 CORPORATE DRIVE, STE. 200
 COLORADO SPRINGS, CO 80919
 ATTN: DREW BALSICK
 TELE: (719) 592-9333

CIVIL ENGINEER

HR GREEN DEVELOPMENT LLC.
 1975 RESEARCH PKWY #230
 COLORADO SPRINGS, CO 80920
 720.602.4965

PLANNING/LANDSCAPE ARCHITECT

HR GREEN DEVELOPMENT LLC.
 1975 RESEARCH PKWY #230
 COLORADO SPRINGS, CO 80920
 720.602.4941

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NO.	DATE	BY	REVISION DESCRIPTION



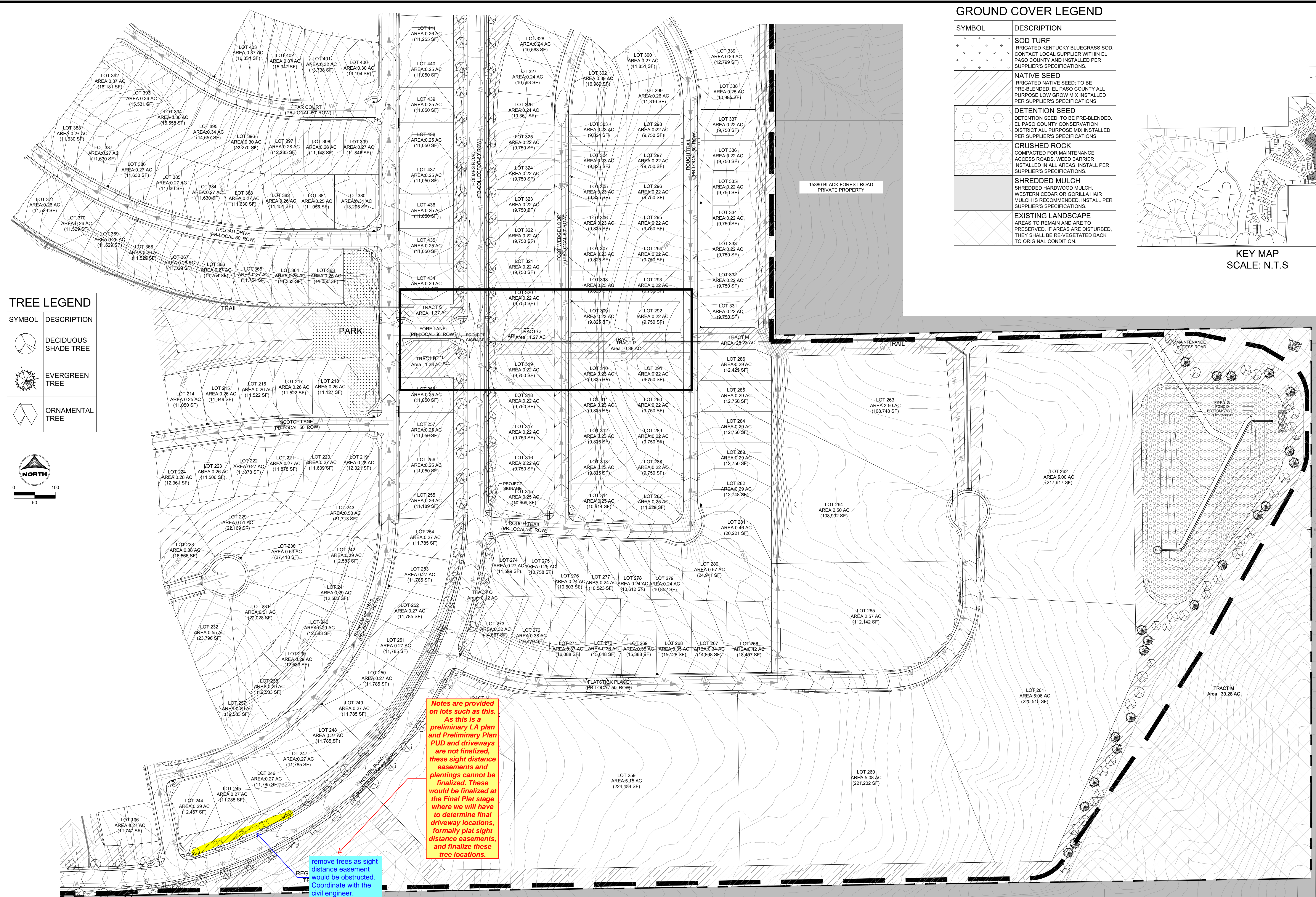
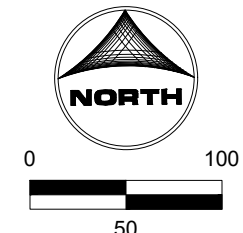
HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

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

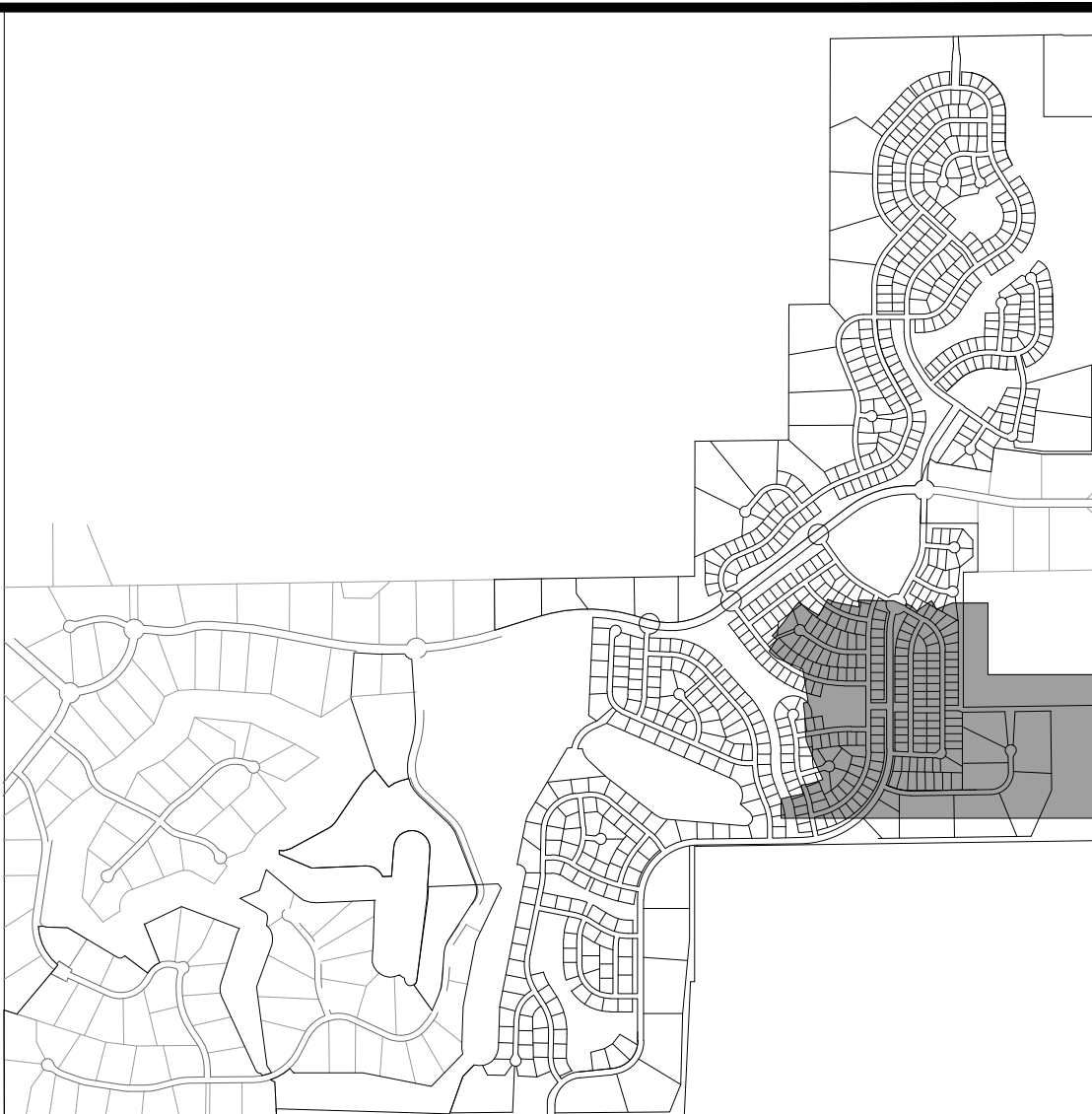
PUD PRELIMINARY PLAN
 LANDSCAPE COVER

SHEET
 L.01
 1

TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED IRRIGATED NATIVE SEED. TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	DETENTION SEED DETENTION SEED. TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	CRUSHED ROCK COMPACTED FOR MAINTENANCE ACCESS ROADS. WEED BARRIER INSTALLED IN ALL AREAS. INSTALL PER SUPPLIER'S SPECIFICATIONS.
	SHREDDED MULCH SHREDDED HARDWOOD MULCH. WESTERN CEDAR OR GORILLA HAIR MULCH IS RECOMMENDED. INSTALL PER SUPPLIER'S SPECIFICATIONS.
	EXISTING LANDSCAPE AREAS TO REMAIN AND ARE TO BE PRESERVED. IF AREAS ARE DISTURBED, THEY SHALL BE RE-VEGETATED BACK TO ORIGINAL CONDITION.



Notes are provided on lots such as this. As this is a preliminary LA plan and Preliminary Plan PUD and driveways are not finalized, these sight distance easements and plantings cannot be finalized. These would be finalized at the Final Plat stage where we will have to determine final driveway locations, formally plat sight distance easements, and finalize these tree locations.

remove trees as sight distance easement would be obstructed. Coordinate with the civil engineer.

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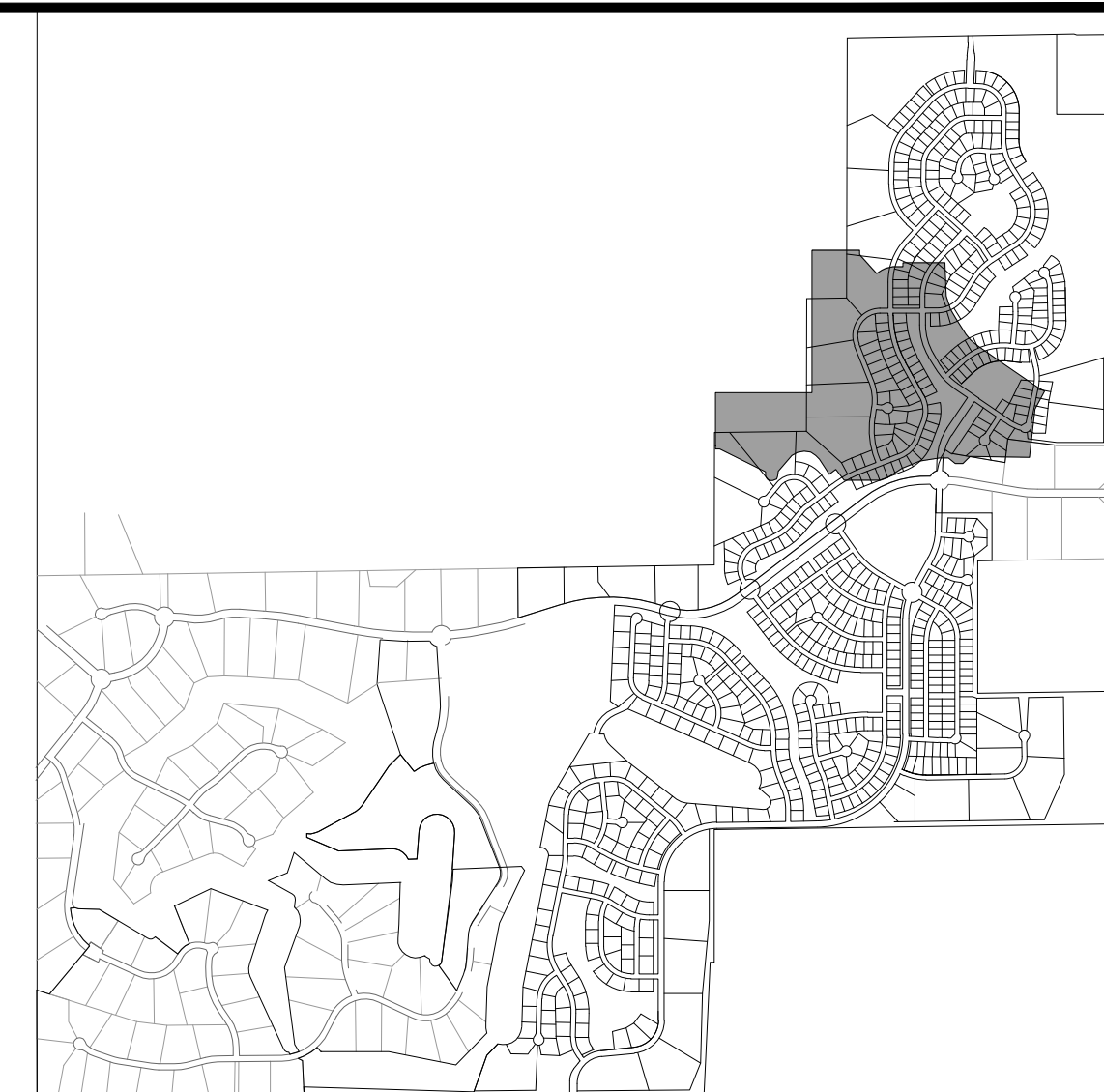
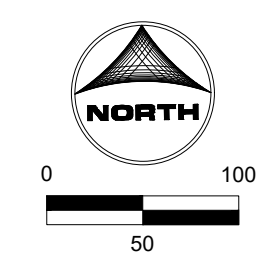
FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
 EL PASO COUNTY, CO

PUD PRELIMINARY PLAN
LANDSCAPE PLAN

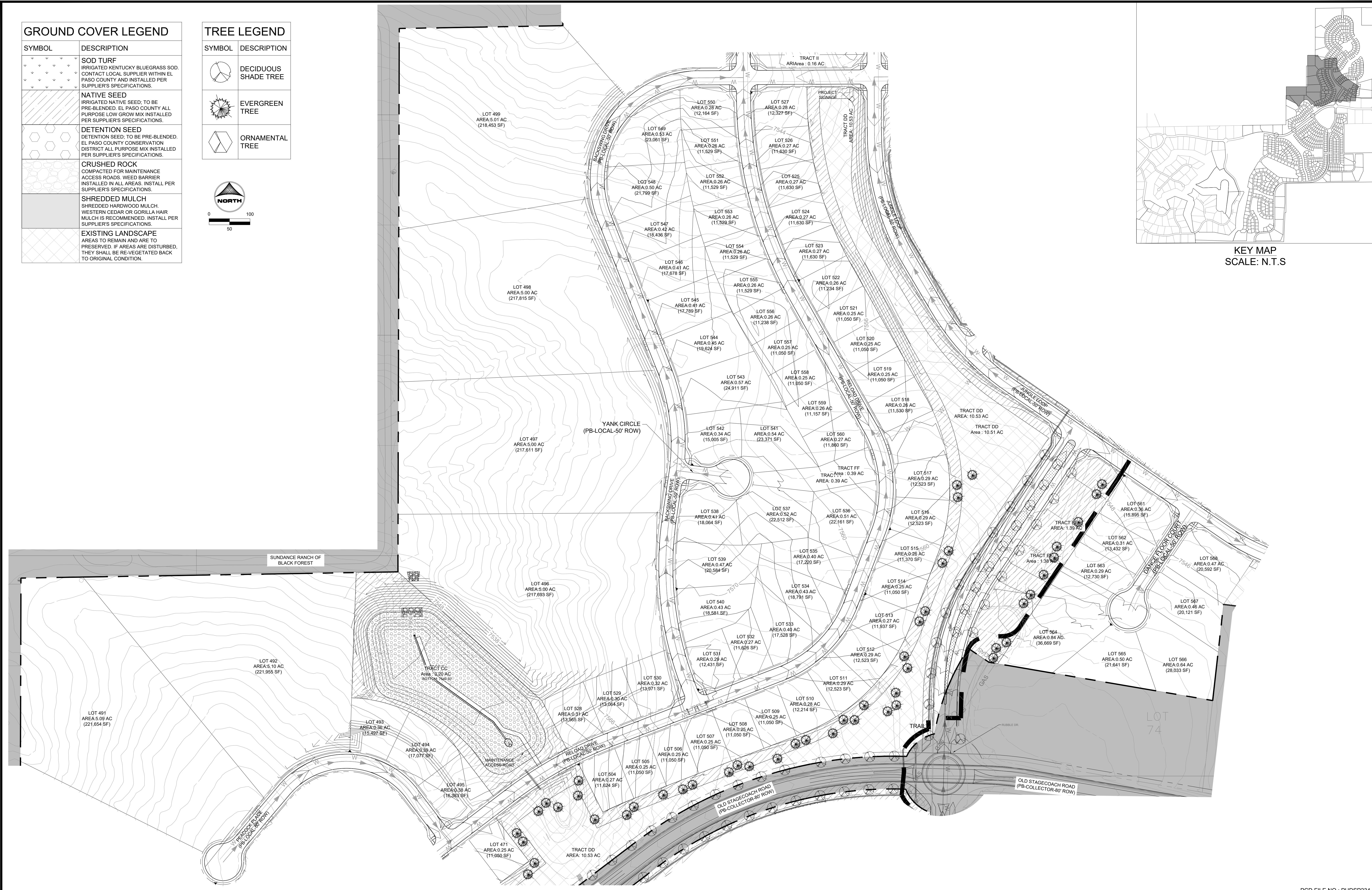
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GROUND COVER LEGEND	
SYMBOL	DESCRIPTION
	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
	NATIVE SEED IRRIGATED NATIVE SEED. TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
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	CRUSHED ROCK COMPACTED FOR MAINTENANCE ACCESS ROADS. WEED BARRIER INSTALLED IN ALL AREAS. INSTALL PER SUPPLIER'S SPECIFICATIONS.
	SHREDDED MULCH SHREDDED HARDWOOD MULCH. WESTERN CEDAR OR GORILLA HAIR MULCH IS RECOMMENDED. INSTALL PER SUPPLIER'S SPECIFICATIONS.
	EXISTING LANDSCAPE AREAS TO REMAIN AND ARE TO PRESERVED. IF AREAS ARE DISTURBED, THEY SHALL BE RE-VEGETATED BACK TO ORIGINAL CONDITION.

TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



KEY MAP
SCALE: N.T.S



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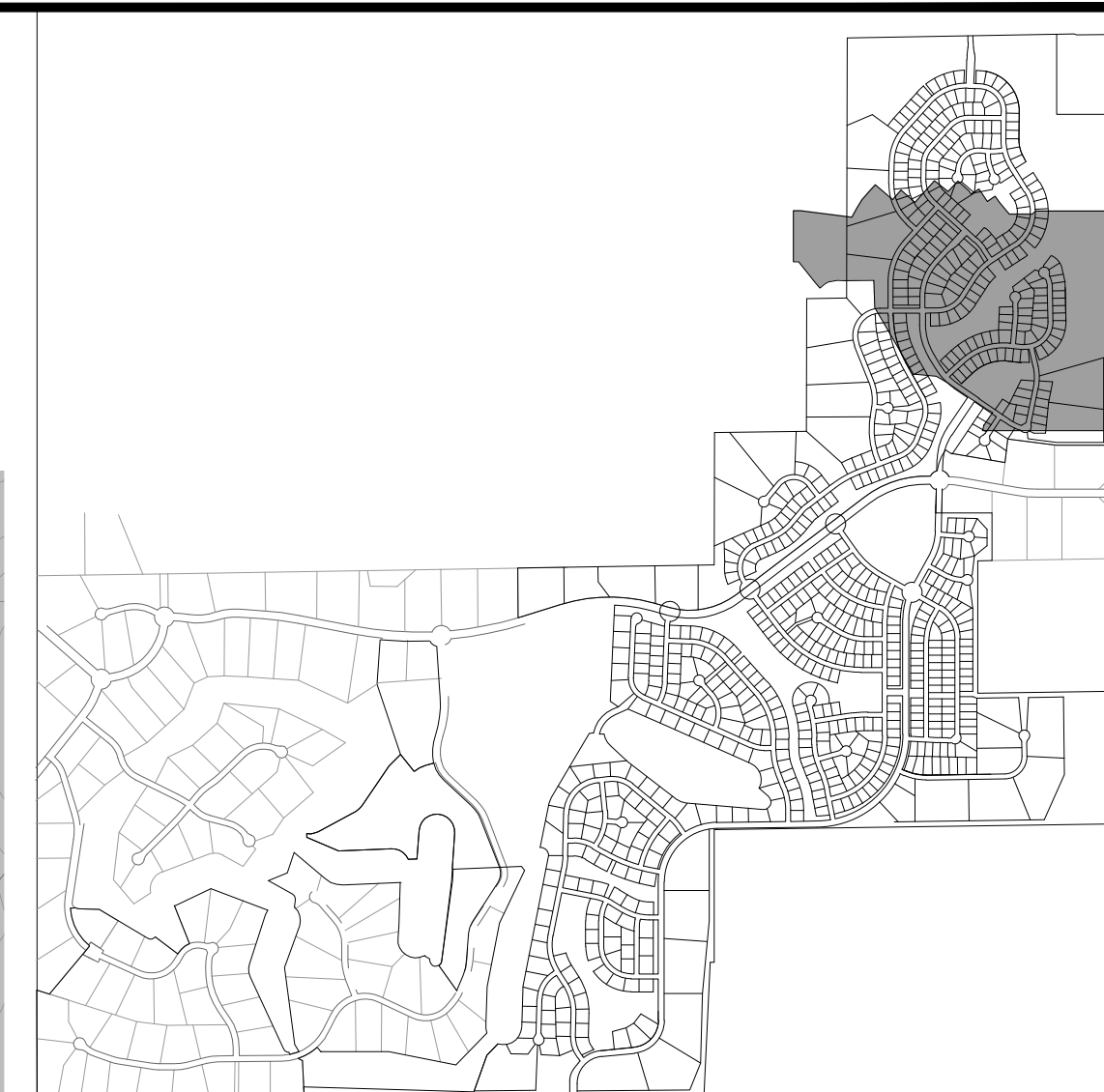
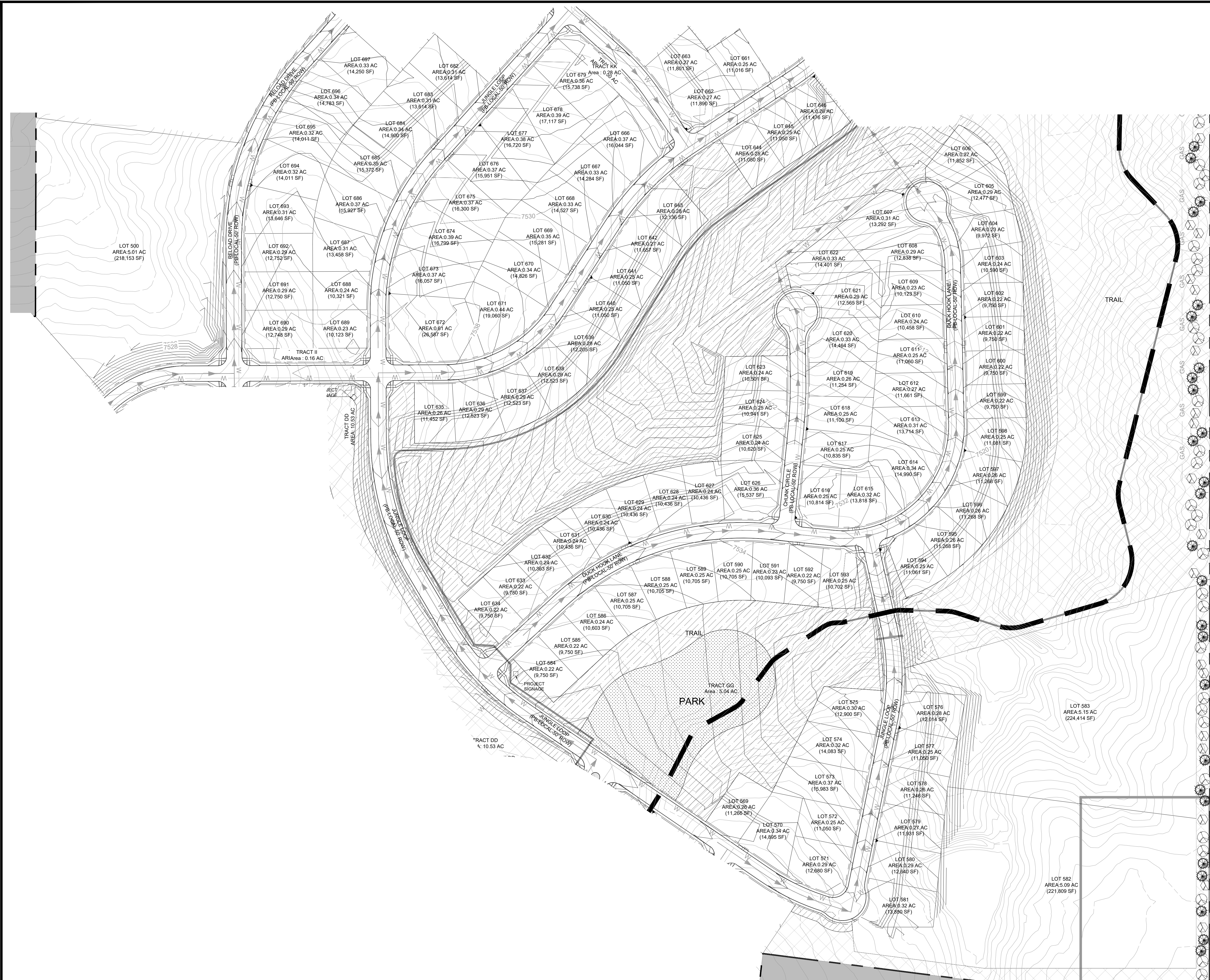
HRGreen
 HR GREEN - COLORADO SPRINGS
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 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
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FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
 EL PASO COUNTY, CO

PUD PRELIMINARY PLAN
 LANDSCAPE PLAN

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PCD FILE NO.: PUDSP234

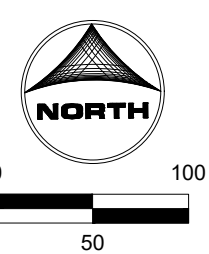


GROUND COVER LEGEND

SYMBOL	DESCRIPTION
[Symbol]	SOD TURF IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.
[Symbol]	NATIVE SEED IRRIGATED NATIVE SEED. TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.
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TREE LEGEND

SYMBOL	DESCRIPTION
[Symbol]	DECIDUOUS SHADE TREE
[Symbol]	EVERGREEN TREE
[Symbol]	ORNAMENTAL TREE



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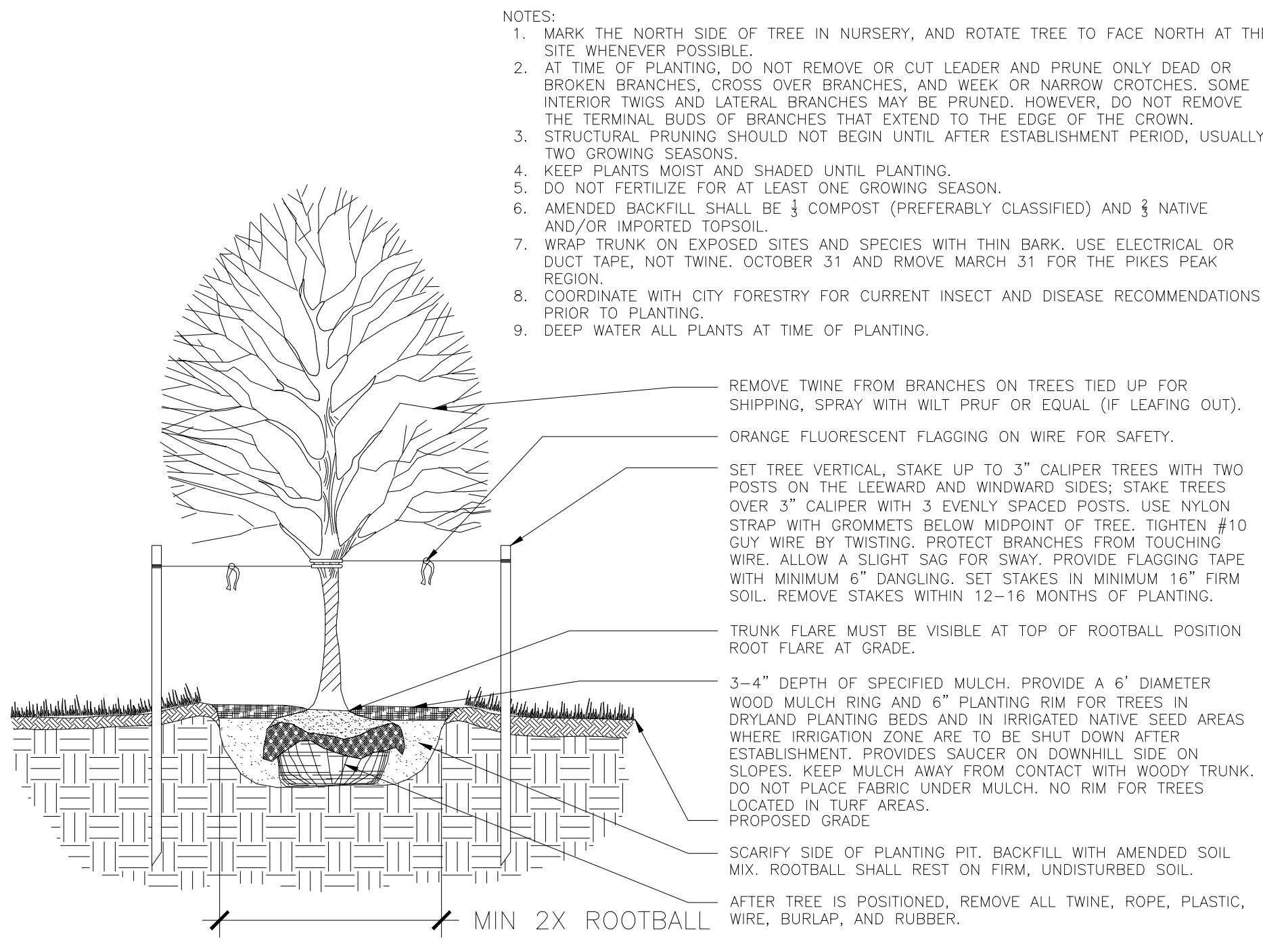
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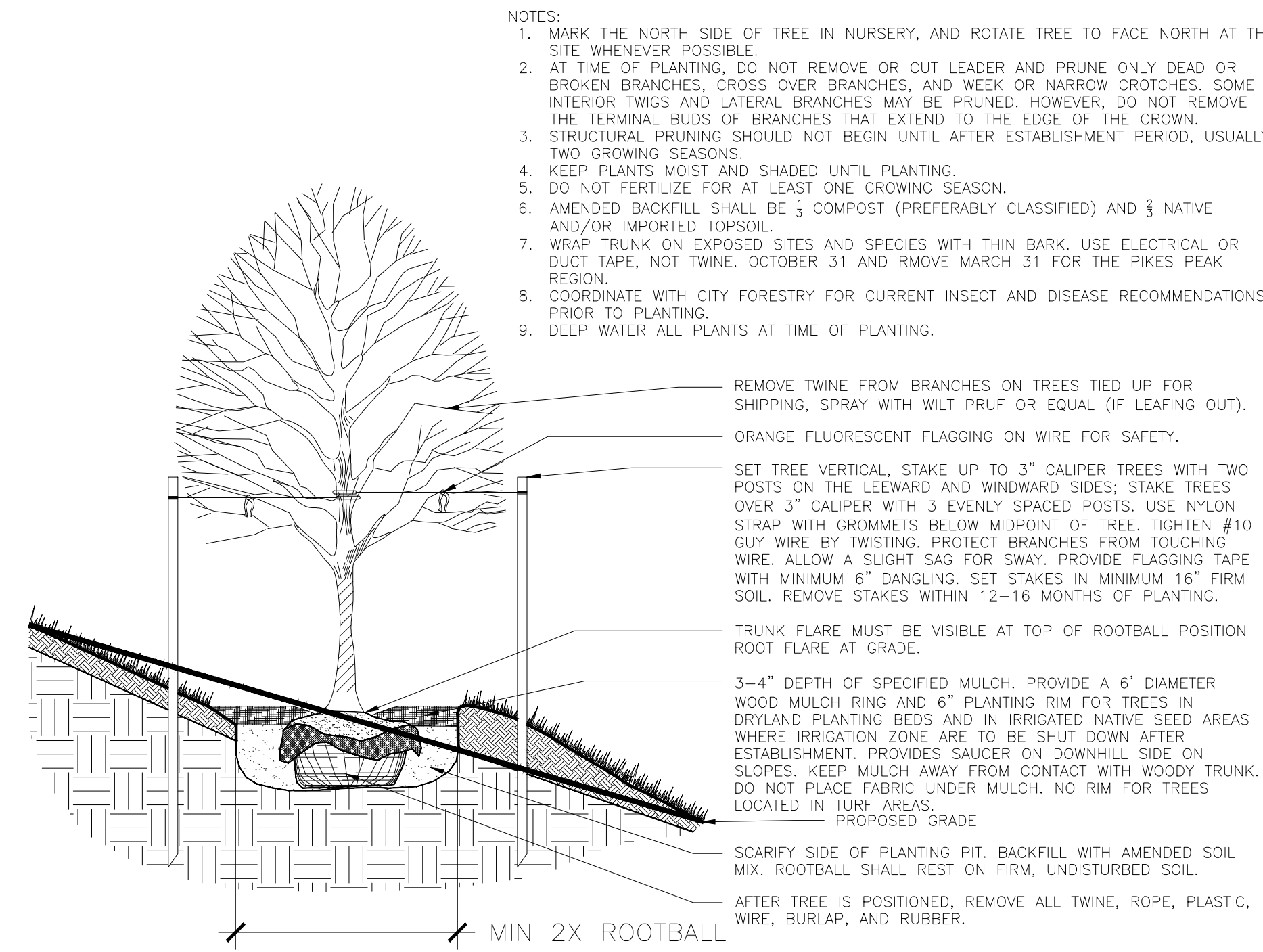
FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN
LANDSCAPE PLAN

SHEET
L.11 **11**

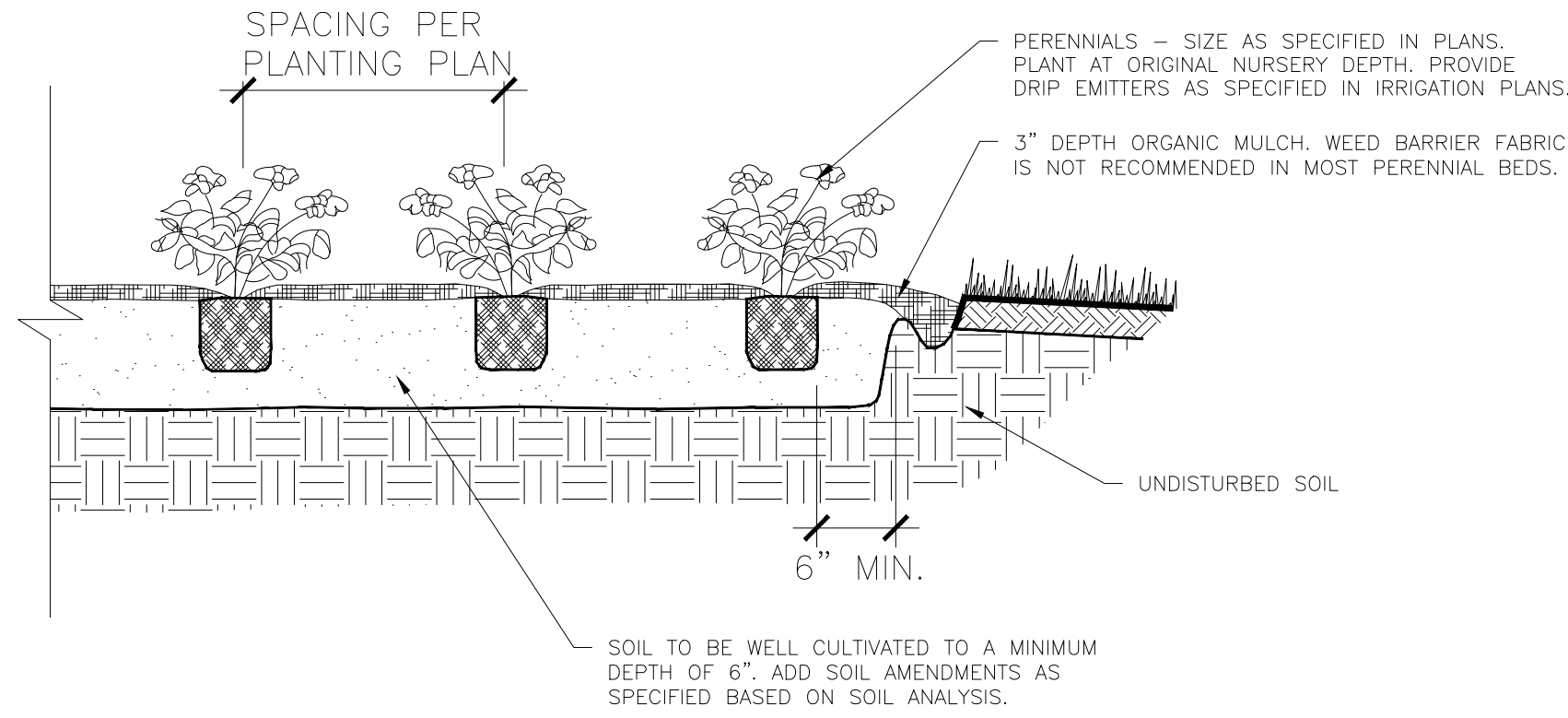
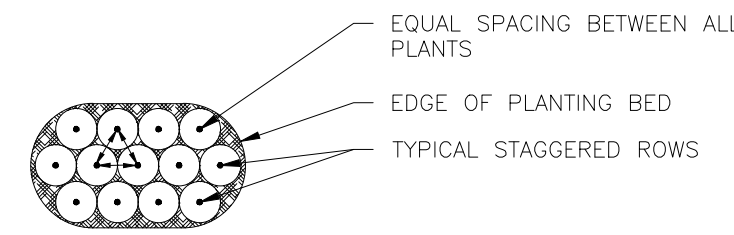


1 TYP. DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



- NOTES:
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - PLANTING GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
 - PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 - AMENDED BACKFILL SHALL BE $\frac{1}{3}$ COMPOST (PREFERABLY CLASSIFIED) AND $\frac{2}{3}$ NATIVE AND/OR IMPORTED TOPSOIL.
 - ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.

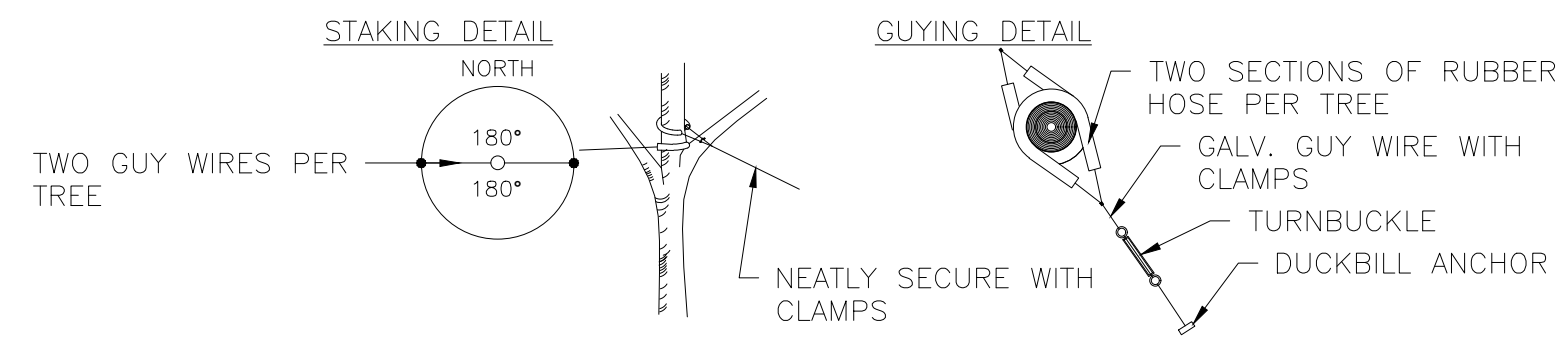
*WHEN PLANTING MASSES OF SHRUBS, GROUNDCOVER, PERENNIALS, AND ANNUALS, THIS DIAGRAM SHALL BE FOLLOWED.



1 TYP. PERENNIAL PLANTING DETAIL

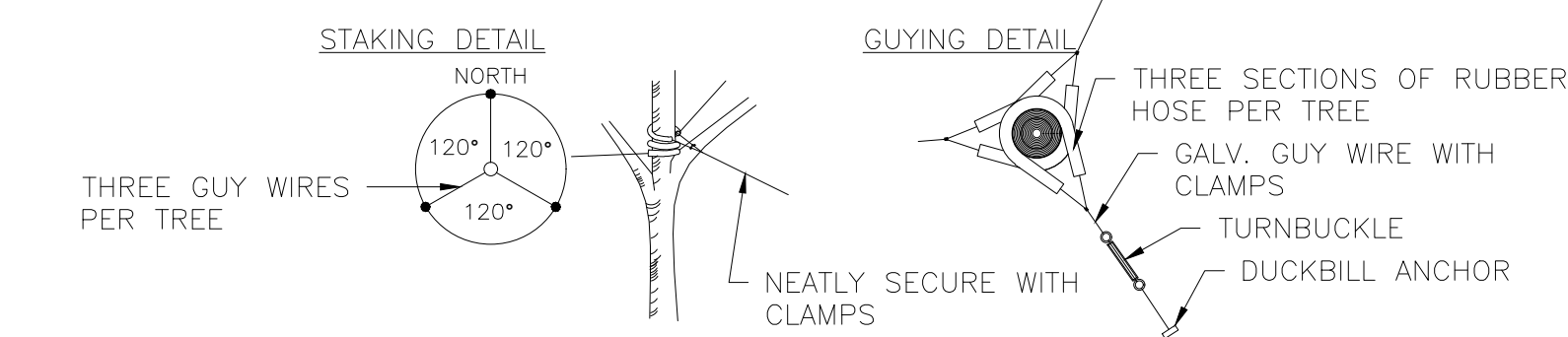
SCALE: NTS

- GUYING STANDARDS
- TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 - 13' OF $\frac{1}{8}$ " 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
 - $\frac{1}{2}$ " DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
 - TWO (2) TURNBUCKLES, EYE AND EYE TYPE, $\frac{3}{8}$ " THREAD DIAMETER WITH 3" TAKE-UP
 - FOUR (4) $\frac{1}{8}$ " CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH $\frac{1}{4}$ " ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)
 - TWO (2) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



*APPLIES TO SINGLE TRUNK DECIDUOUS TREES 3" CAL. AND LESS & EVERGREEN TREES 8' HT. AND LESS

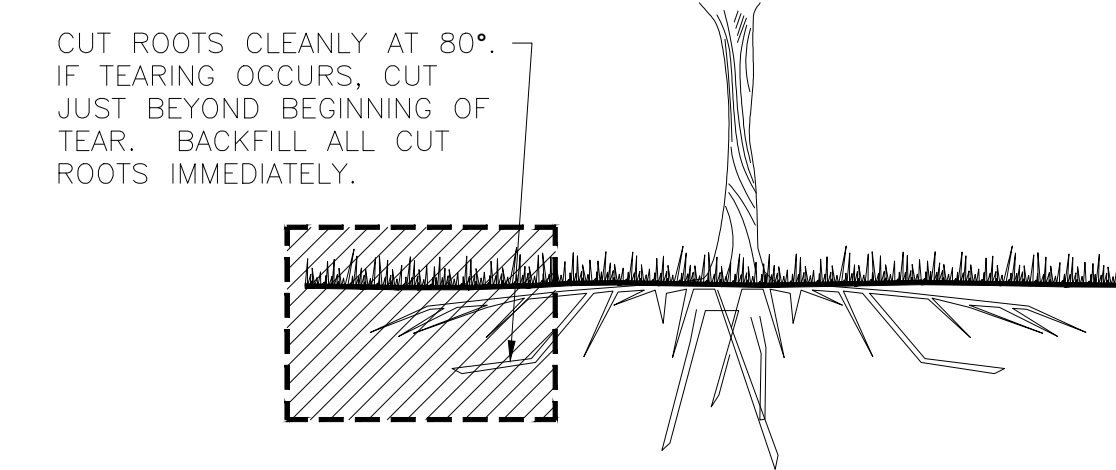
- GUYING STANDARDS
- THREE (3) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 - 13' OF $\frac{1}{8}$ " 7x7 GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.
 - $\frac{1}{2}$ " DIAMETER THIN WALL P.V.C. TUBING (WHITE) 48" MINIMUM LENGTH. ONE (1) REQUIRED/EACH GUY.
 - THREE (3) TURNBUCKLES, EYE AND EYE TYPE, $\frac{3}{8}$ " THREAD DIAMETER WITH 3" TAKE-UP
 - SIX (6) $\frac{1}{8}$ " CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH $\frac{1}{4}$ " ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)
 - THREE (3) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



*APPLIES TO SINGLE TRUNK DECIDUOUS TREES GREATER THAN 3" CAL. & EVERGREEN TREES GREATER THAN 8' HT.

2 TYP. GUYING DETAIL

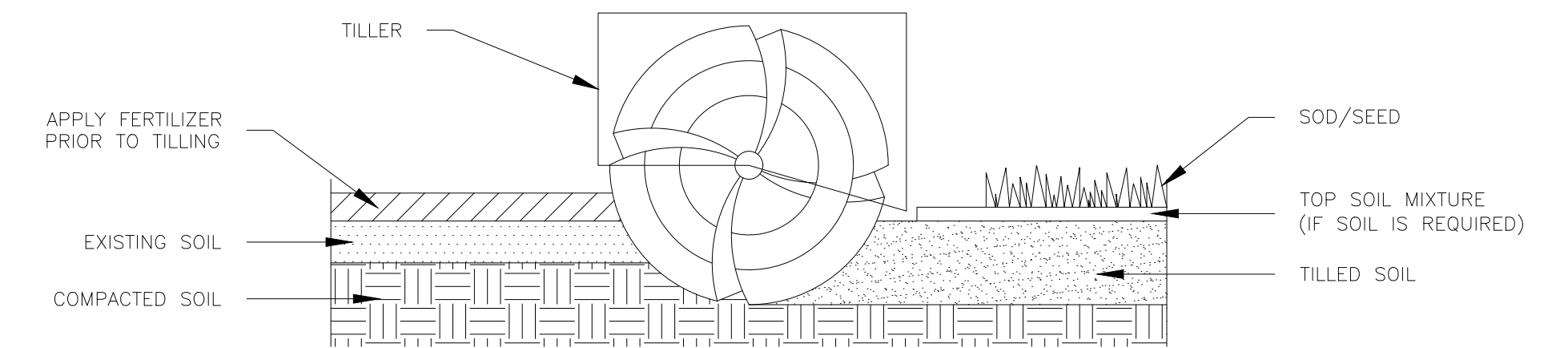
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3 TYP. ROOT PRUNING DETAIL

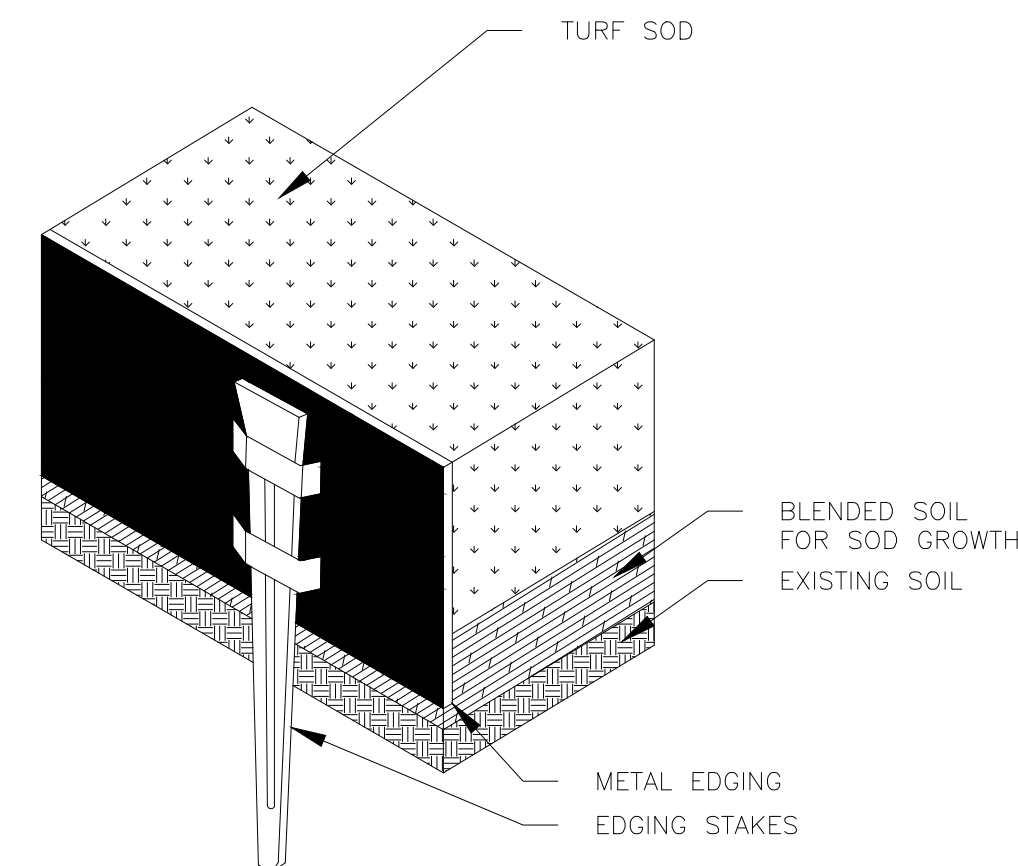
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- NOTES:
- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ALL IMPURITIES SUCH AS ROCKS, ROOTS AND OTHER FOREIGN MATERIALS.
 - APPLY FERTILIZER WITHIN 2-3 DAYS OF PLANTINGS.
 - COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 - MATERIALS GREATER THAN 1" DIAMETER OR FROZEN SOIL SHALL BE REMOVED.
 - TILLED SOIL SHALL BE SMOOTHLY RAKED TO A FINISHED GRADE TO PROVIDE POSITIVE DRAINAGE.



4 TYP. SOIL PREPARATION (ALL AREAS)

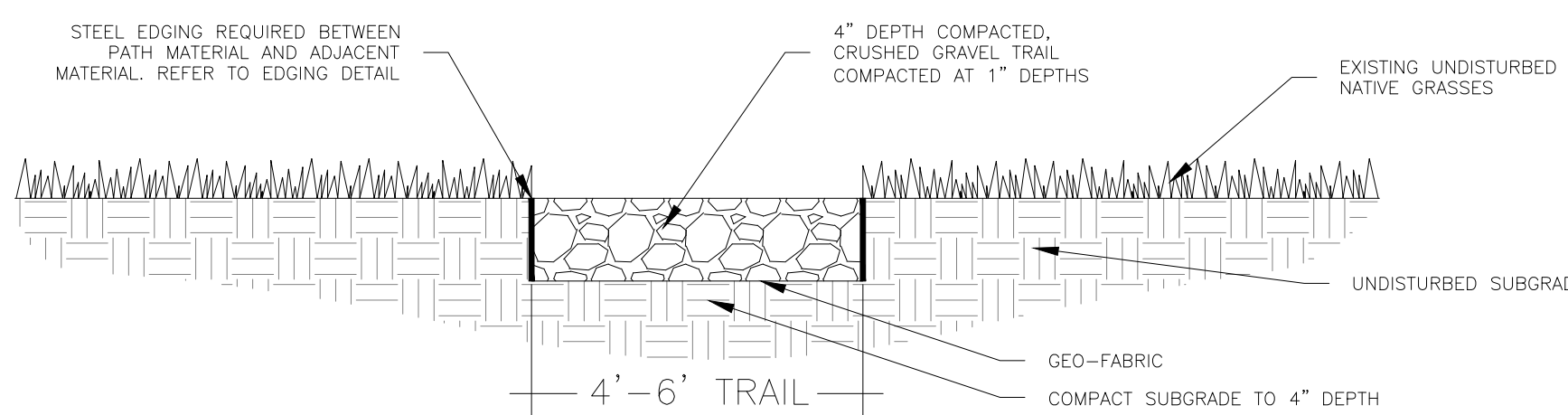
SCALE: NTS



- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - METAL EDGING IS TO BE POWDER COATED AND ROLLED TOP.
 - USE BROWN COLOR ONLY.
 - CUT/BEND WHERE NEEDED TO CONFORM TO LANDSCAPE PLAN LAYOUT.

5 TYP. METAL EDGING DETAIL

SCALE: NTS



6 TYP. CRUSHED GRAVEL TRAIL

SCALE: NTS