

UB GREEN Xref:	xsl:-d#01-030:
access limitation note	acta note cert
ownership development standards and guidelines:	Environmental Note: floodplain notes: General Notes: neotecton hazard note: GVR,F-with-Euture  anticape: Public Stree: PUD Notes-t: Site Data: Traffic Ees: Impact Fees   legal description: xc-row-201: xc-row-202: xc-dsm-201: Private streets: Sm
HERGEB, DANIEL	12/1/2024 14:43 AM

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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

### LEGAL DESCRIPTION

#### FLYING HORSE NORTH PUD REMAINDER

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 1,332.09 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 STAGECOACH ROAD AS PLATTERED IN SAID FLYING HORSE NORTH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING, THENCE ON SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING TWO (2) COURSES:

1. 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;
2. 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:

1. S03°38'37"E A DISTANCE OF 515.47 FEET TO A POINT OF CURVE;
2. 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;
3. 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;
4. 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 S46°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 25°52'12", A RADIUS OF 370.00 FEET A DISTANCE OF 167.00 FEET TO A POINT OF TANGENT; THENCE S03°22'55"W A DISTANCE OF 510.23 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 187.00 FEET A DISTANCE OF 36.78 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 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 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 S04°31'56"W A DISTANCE OF 277.13 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°59'00", A RADIUS OF 470.00 FEET A DISTANCE OF 147.52 FEET TO A POINT OF TANGENT; THENCE S22°30'56"W A DISTANCE OF 10.89 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 N55°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:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N31°11'57"W, HAVING A DELTA OF 51°15'37", A RADIUS OF 60.00 FEET, A DISTANCE OF 53.68 FEET TO TANGENT;
2. N07°32'26"E A DISTANCE OF 809.64 FEET;
3. N04°16'45"E A DISTANCE OF 451.65 FEET TO A POINT OF CURVE;
4. 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;
5. S04°16'45"W A DISTANCE OF 284.57 FEET;
6. S89°20'23"77 A DISTANCE OF 97.77 FEET TO A POINT ON CURVE;
7. 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;
8. S87°59'49"W A DISTANCE OF 527.00 FEET;
9. N89°21°10"W A DISTANCE OF 346.91 FEET TO A POINT OF CURVE;
10. N00°25'40"E A DISTANCE OF 36.95 FEET TO A POINT ON CURVE;
11. 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;
12. N81°56'28"E A DISTANCE OF 430.45 FEET TO A POINT OF CURVE;
13. 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;
14. N34°25'15"E A DISTANCE OF 478.77 FEET;
15. 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.

TRACT B

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°08'36"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 N89°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°03'15"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°08'46"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 29.72 FEET; THENCE N88°58'45"E A DISTANCE OF 298.48 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:

1. N89°59'04"W A DISTANCE OF 502.35 FEET;
2. N82°41'19"W A DISTANCE OF 492.47 FEET;
3. S06°27'11"W A DISTANCE OF 236.35 FEET;
4. N80°16'16"W A DISTANCE OF 554.19 FEET;
5. N50°06'05"W A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
6. 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;
7. 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;
8. N88°31'45"W A DISTANCE OF 8.27 FEET TO A POINT OF CURVE;
9. 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;
10. S52°41'25"W A DISTANCE OF 1,610.12 FEET TO A POINT OF CURVE;

11. 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;
12. N74°28'06"W A DISTANCE OF 169.05 FEET TO A POINT OF CURVE;
13. 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;
14. S72°38'09"W A DISTANCE OF 400.46 FEET TO A POINT OF CURVE;
15. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 00°45'53", A RADIUS OF 3,460.00 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 N89°20'59"W ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 36, THENCE N89°03'58"E ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 491.20 FEET TO THE POINT OF BEGINNING.

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 36, 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:

1. N19°16'02"E A DISTANCE OF 386.88 FEET;
2. N43°30'36"E A DISTANCE OF 161.72 FEET TO A POINT ON CURVE;
3. 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;
4. N01°41'01"E A DISTANCE OF 409.04 FEET;
5. N10°53'40"E A DISTANCE OF 511.85 FEET;
6. N11°16'18"E A DISTANCE OF 794.70 FEET TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N69°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;
8. N11°15'44"E A DISTANCE OF 449.78 FEET TO A POINT OF CURVE;
9. 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;
10. N30°43'19"E A DISTANCE OF 748.70 FEET;
11. 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:

1. N88°19'55"E A DISTANCE OF 44.51 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N81°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;
3. S47°07'47"E A DISTANCE OF 236.98 FEET;
4. S52°20'15"E A DISTANCE OF 614.62 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N37°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;
6. S85°14'20"E A DISTANCE OF 773.82 FEET TO A POINT ON CURVE;
7. 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 184.84 FEET TO A POINT OF TANGENT;
8. N47°50'38"W A DISTANCE OF 125.93 FEET TO A POINT ON CURVE;
9. 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;
10. N65°50'18"W A DISTANCE OF 526.31 FEET;
11. N66°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:

1. N56°12'59"W A DISTANCE OF 96.82 FEET;
2. N02°34'45"E A DISTANCE OF 964.84 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N01°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;
4. S74°28'06"E A DISTANCE OF 169.05 FEET TO A POINT OF CURVE;
5. 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;
6. N52°41'25"E A DISTANCE OF 1,610.12 FEET TO A POINT OF CURVE;
7. 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;
8. THENCE S88°31'14"E A DISTANCE OF 8.27 FEET TO A POINT ON CURVE;
9. 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;
10. S01°28'15"W A DISTANCE OF 152.16 FEET TO A POINT OF CURVE;
11. 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;
12. S89°25'32"E A DISTANCE OF 60.00 FEET;
13. N89°59'56"E A DISTANCE OF 505.80 FEET;
14. S00°00'00"E A DISTANCE OF 477.97 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST 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°00'11"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 SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S00°00'54"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 2,608.28 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 31; THENCE S89°11'00"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,320.84 FEET TO THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 31, A DISTANCE OF 1,329.16 FEET TO THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,329.16 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 31; THENCE S89°24'17"W, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 37.78 FEET TO A POINT ON A LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED UNDER RECEPTION NO. 20418865; THENCE S02°42'03"W, ON SAID LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED UNDER RECEPTION NO. 20418865, A DISTANCE OF 1,330.04 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31; THENCE S89°35'20"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,329.35 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 16,328,906 SQUARE FEET, OR 374.880 ACRES, MORE OR LESS.

CONTAINING A TOTAL CALCULATED AREA OF 32,382,989 SQUARE FEET OR 743.411 ACRES.

### PUBLIC STREETS

1. 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.
2. LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE MAINTAINED BY THE FLYING HORSE NORTH HOMEOWNERS ASSOCIATION VIA DEVELOPMENT AGREEMENT, LICENSE AGREEMENT OR INTER-GOVERNMENT AGREEMENT.
3. PUBLIC STREETS WITHIN THIS DEVELOPMENT PROVIDE LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY ON FILE FOR THIS PROJECT.

### PRIVATE STREETS

1. 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:

1. 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 PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

### LANDSCAPE

1. ALL COMMON LANDSCAPE, OPEN SPACE, PARKS, TRACTS AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE FHN HOA OR METROPOLITAN DISTRICT WITH THE EXCEPTION OF THE COUNTY TRAIL AS DEPICTED ON THE PUD/PRELIMINARY PLAN.
2. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL, REFERENCE 2.4.1.D. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
3. 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.
4. ANY FUTURE NON-REGIONAL TRAILS TO BE OWNED AND MAINTAINED BY THE FLYING HORSE NORTH HOME OWNERS ASSOCIATION.

### SIGNS

1. ALL PERMANENT SIGNS WILL BE LOCATED IN EASEMENTS AND LOCATIONS WILL ADHERE TO THE MASTER SIGN PLAN FOR THE PROJECT.
2. MAJOR COMMUNITY IDENTITY WILL HAVE A MAXIMUM COPY SIZE OF 100 SQUARE FEET AND THE STRUCTURE WILL HAVE A MAXIMUM HEIGHT OF 30' FEET.
3. 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.
4. DIRECTIONAL SIGNS WILL HAVE A MAXIMUM COPY SIZE OF 15 SQUARE FEET AND A MAXIMUM HEIGHT OF 8' FEET.

### MAIL KIOSK

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

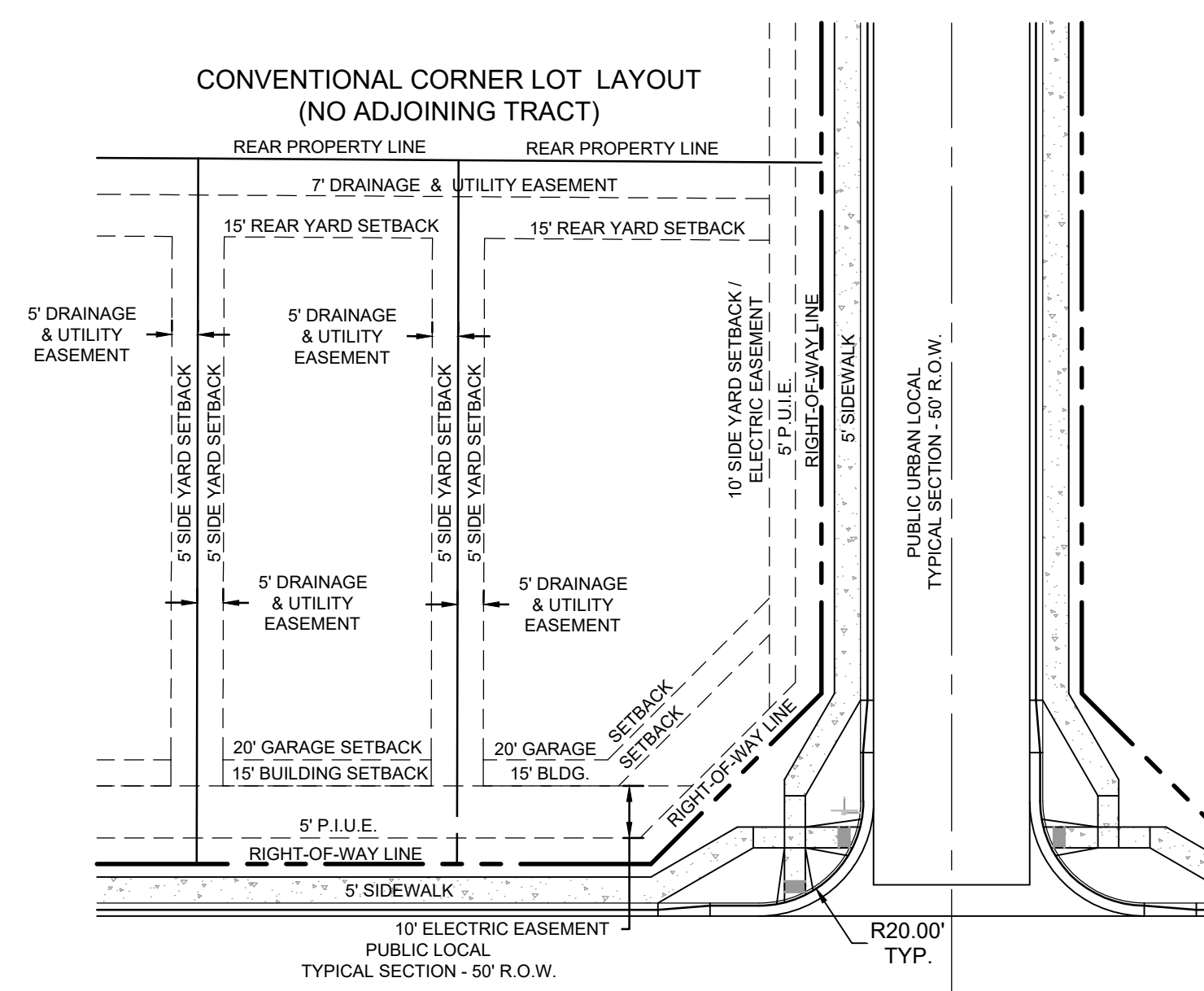
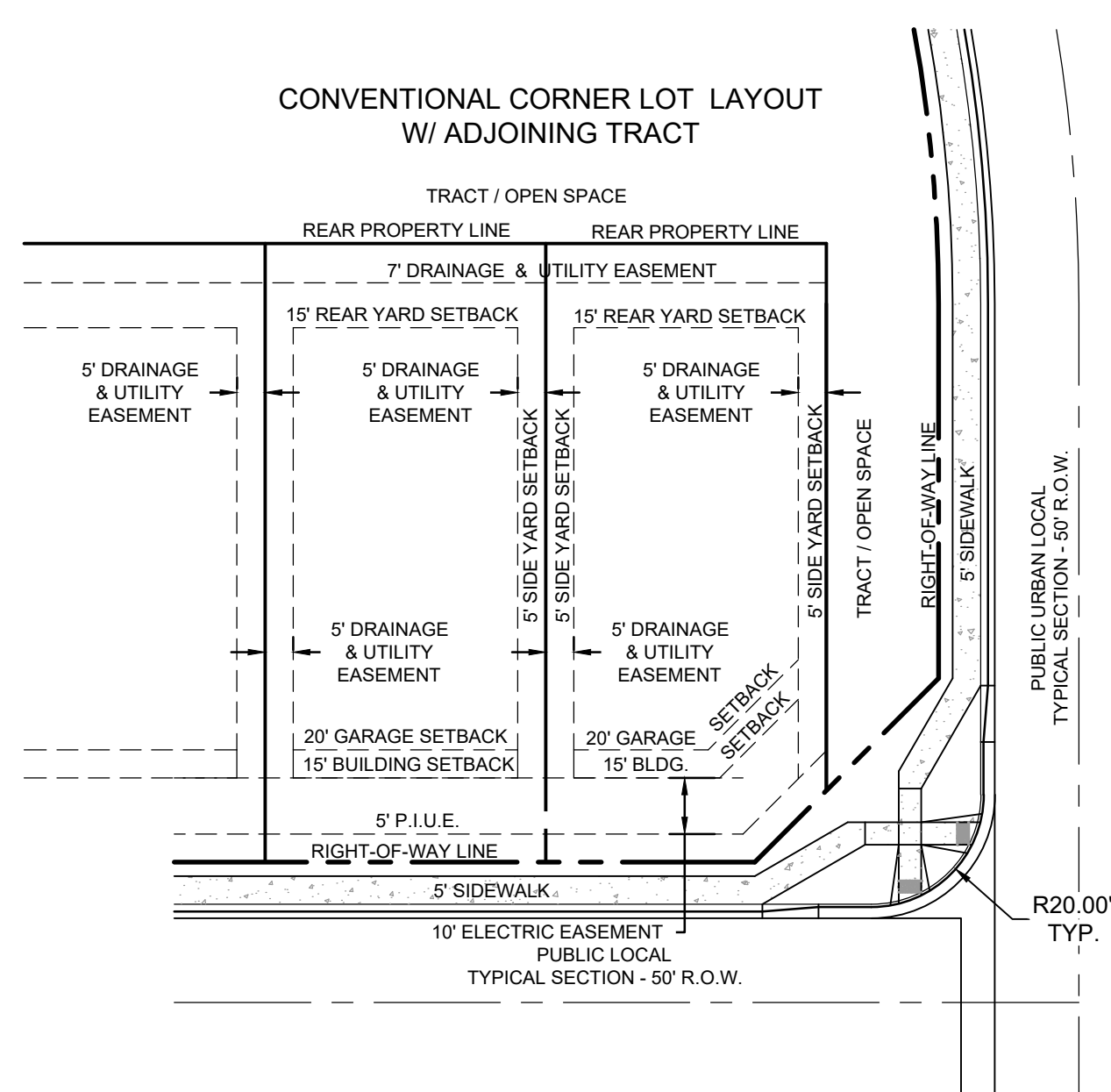
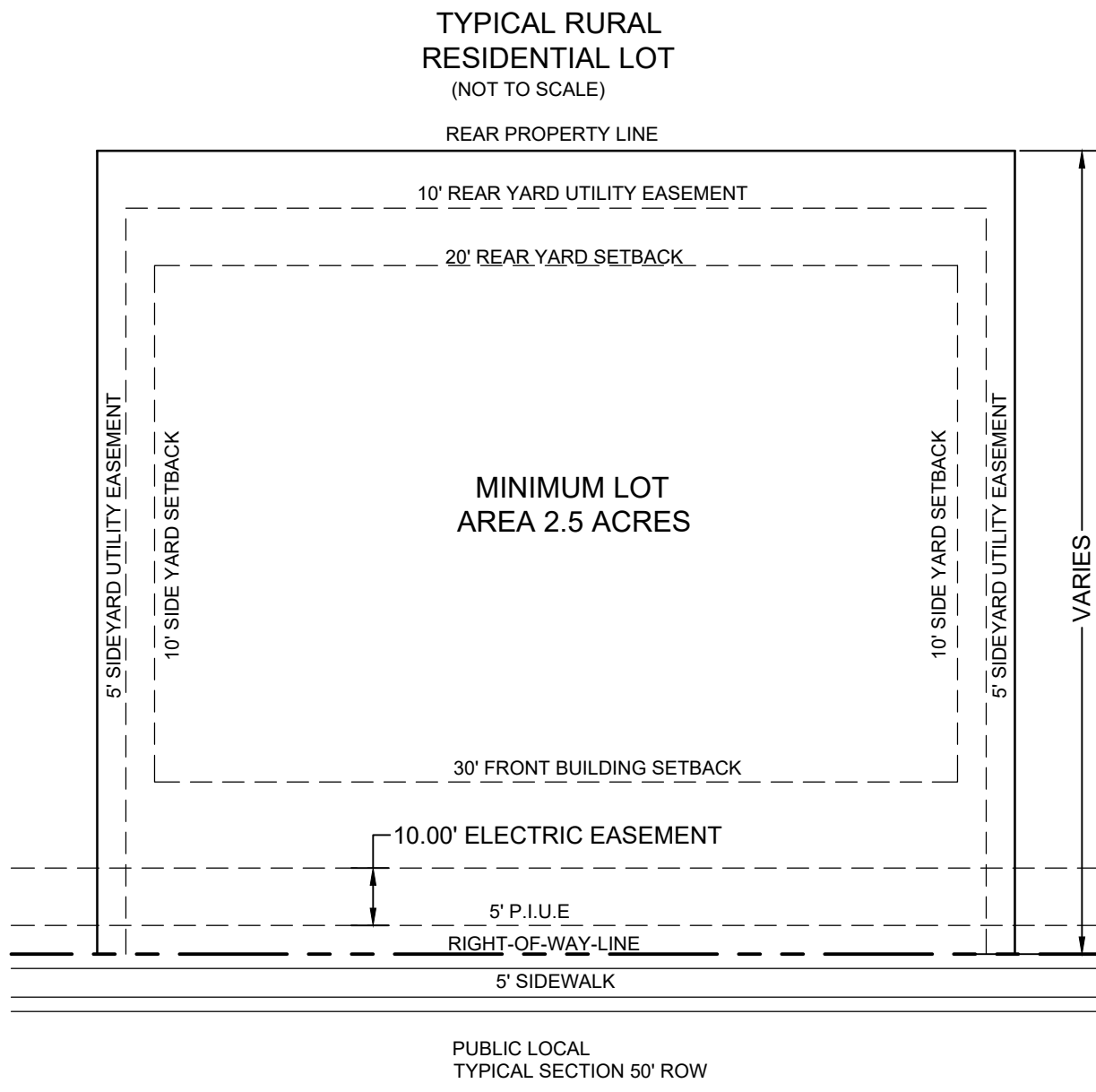
### GENERAL NOTES

1. THE FLYING HORSE NORTH PUD PARCELS 1-6 WILL MEET THE OVERALL SKETCH PLAN APPROVALS.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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).
7. 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, STREETSCAPE PLANTINGS, DETENTION PONDS, 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.
8. 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.
9. 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.
10. BLACK HILLS ENERGY WILL PROVIDE NATURAL GAS.
11. PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS INDICATED ON THE DRAWINGS AND/ OR AS SHOWN WITHIN THE DETAILS.
12. PARK IMPROVEMENTS PROVIDED BY THE CITY SHALL BE IN ACCORDANCE WITH PARK LAND DEVELOPMENT CODE AND/OR AS SHOWN WITHIN THE DETAILS.
13. PUBLIC PARKS. ANY PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARK VIA PARK LAND AGREEMENTS.
14. FEES IN LIEU OF LAND WILL BE PROVIDED FOR SCHOOLS AND PARKS
15. THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICES.
16. PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED AROUND THE PERIMETER OF THE LOTS AS FOLLOWS:
  - a. 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.
17. 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. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND 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 IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
18. GRASS BUFFER BMPs WILL BE MAINTAINED IN ACCORDANCE WITH A PERMANENT BMP AGREEMENT AND EASEMENT AND O&M MANUAL TO BE RECORDED AT THE TIME OF FINAL PLAT.
19. STREET LIGHTS WILL BE RESTRICTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATIONS AND EL PASO COUNTY DETAILS AND SPECIFICATIONS.
20. 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.
21. FENCING: ALL PROPOSED FENCING IS SUBJECT TO DESIGN REVIEW COMMITTEE APPROVAL AS SET FORTH IN THE COVENANTS AND ANY FUTURE DESIGN GUIDELINES FOR FHN. NO FENCES SHALL IMPERE DRAINAGE AND/OR WATERWAYS.
22. NEW SIDEWALKS ADJACENT TO ADJACENT LOTS ARE TO BE 6" 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.
23. THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE.
24. 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.
25. 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.
26. FINAL ACCESS LOCATIONS AND ROADWAY CLASSIFICATIONS WILL BE DETERMINED AT THE TIME OF FINAL PLAT.

HR GREEN Xrefs: xref-1-dbf01-1030; access: limitation; note: ada; note: cert. of ownership; development; standards; and guidelines; Environmental; Note: floodplain; notes: General; Notes: geological; hazard; note: GVR-F-with-Future; Landscape; Public; Streets; PUD; Notes-1; Site; Data; Traffic; Traffic; Legal; description; xc-row-202; xc-dgn-201; Private; streets; Sign; Notes; District&Utility; SHEROFEEL-PAD&NE&NW&202024; info&4&8; C&W, & Notes

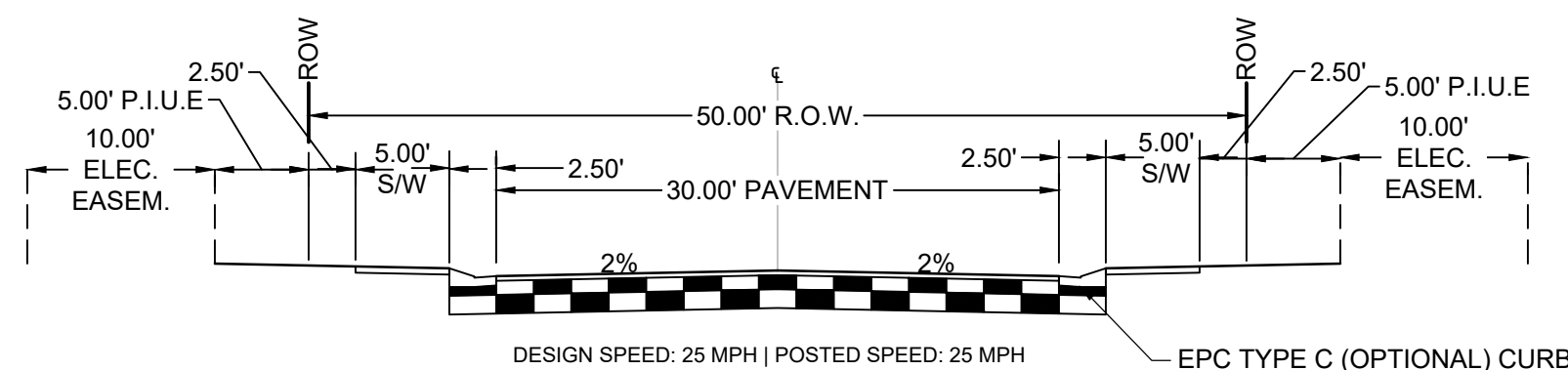
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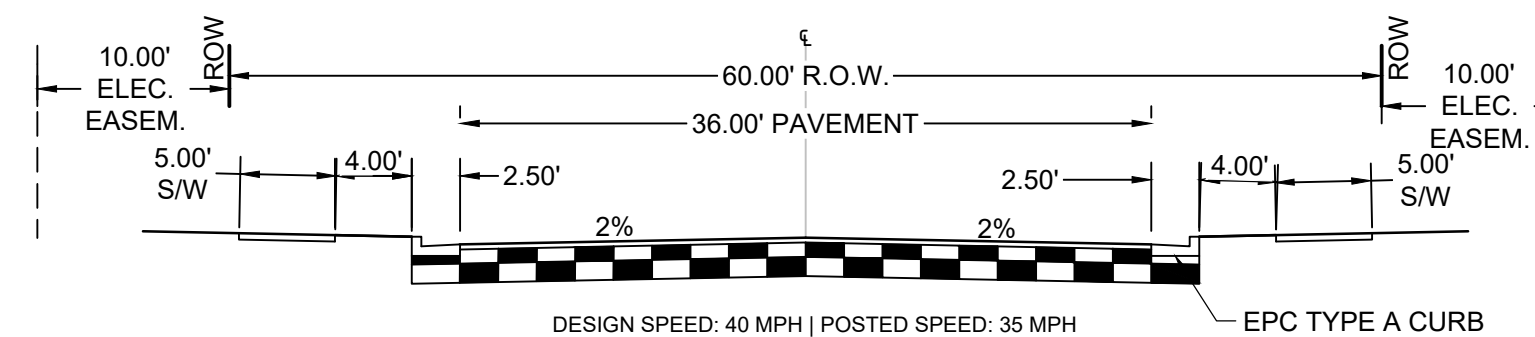
- 15' BUILDING SETBACK: A PORTION OF THE PRINCIPAL STRUCTURE, INCLUDING PORCHES.
- THE SIDE SETBACK WILL BE 5' IF A MINIMUM OPEN SPACE TRACT IS PROVIDED OF 10' OR MORE, MEASURED FROM RIGHT OF WAY TO LOT LINE
- ON INTERIOR LOTS, SIDE WAY SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- ON CORNER LOTS,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



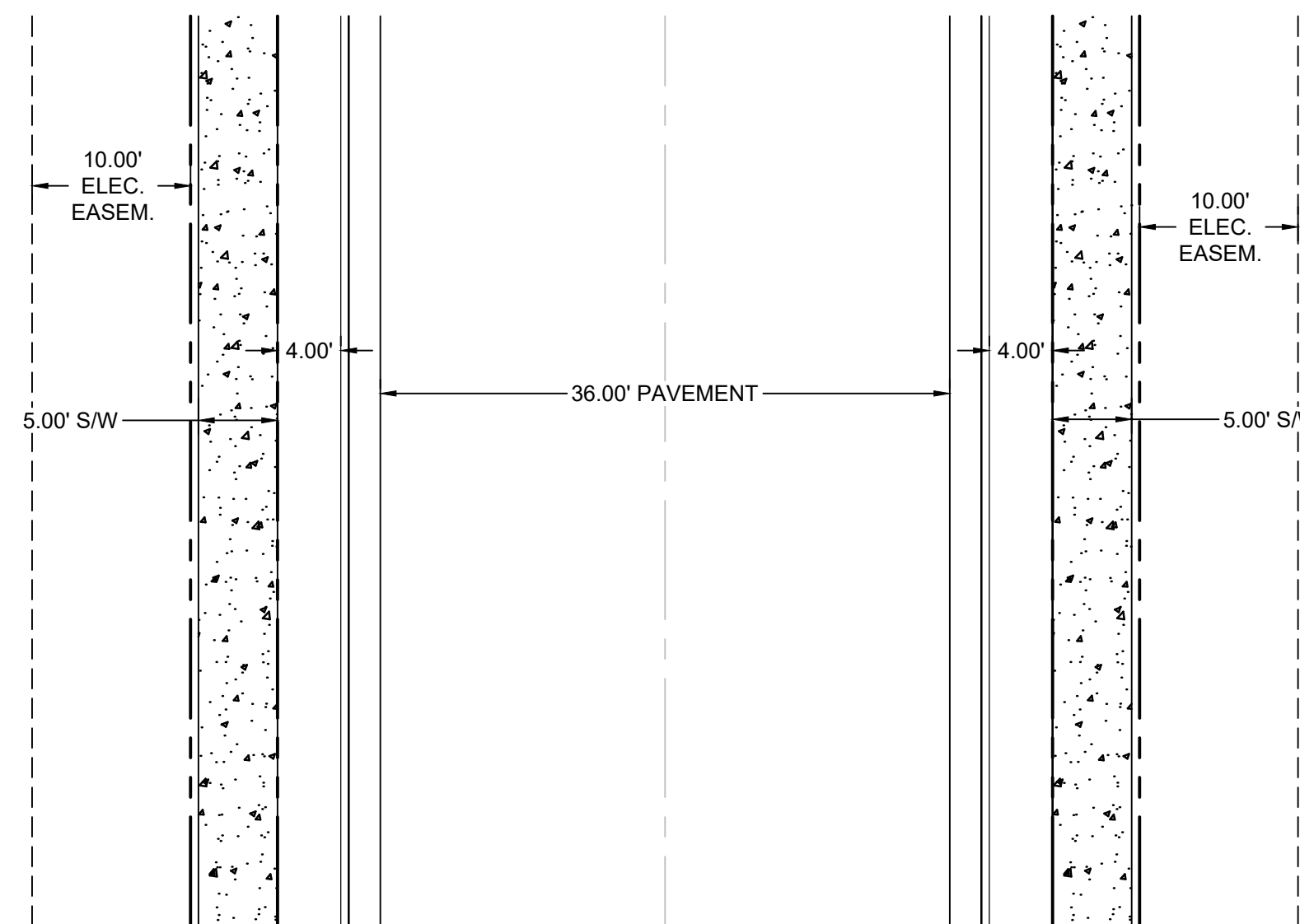
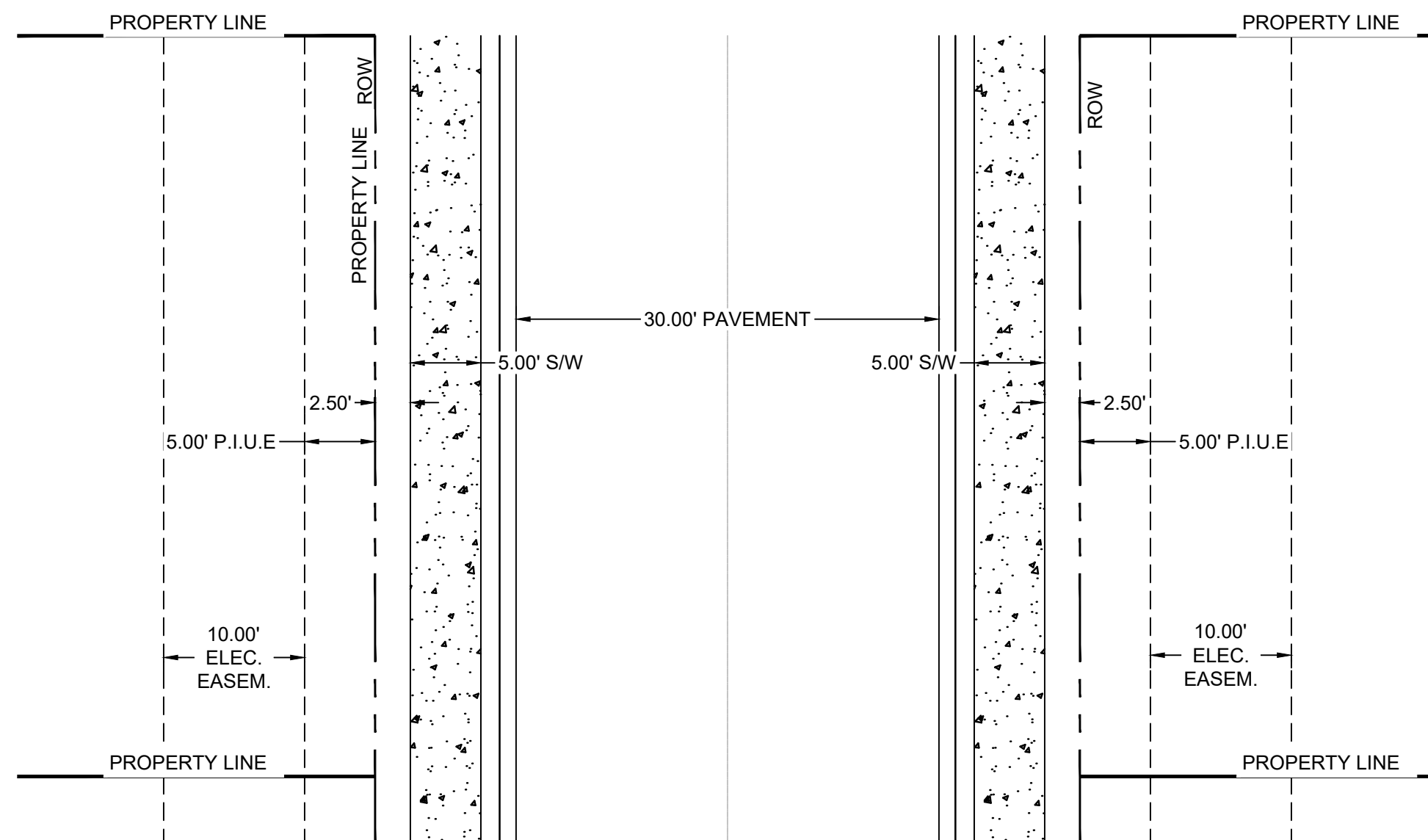
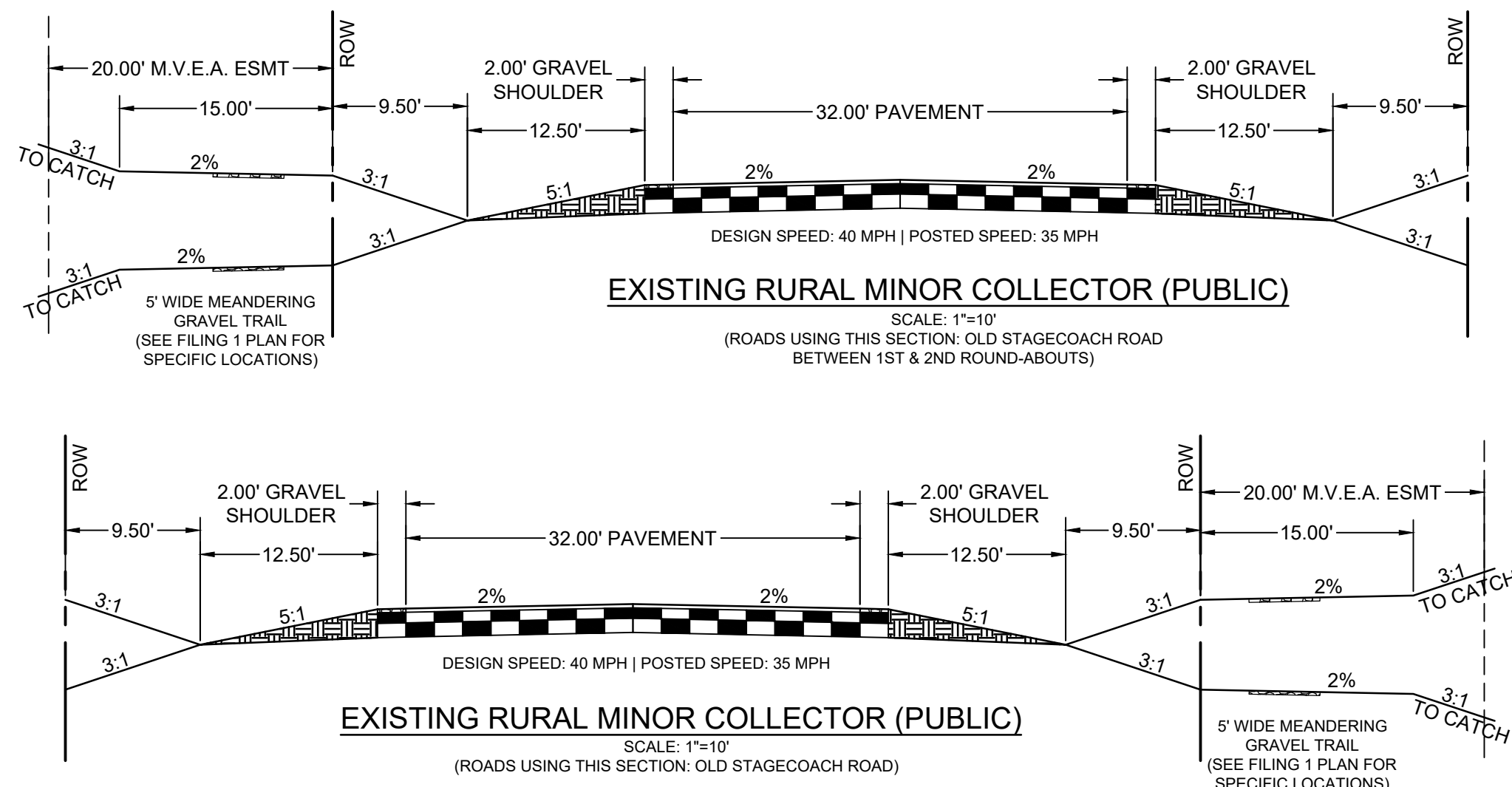
SCALE: 1"=10'

(ROADS USING THIS SECTION: SANBAGGER 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, DUCK HOOK LANE, CHUCK CIRCLE, BACKSWING DRIVE, SUNBLOK TERRACE, BALLMARK COURT, TEE CIRCLE)




SCALE: 1"=10'

(ROADS USING THIS SECTION: HOLMES  
ROAD FROM STA: 10+00 - 98+00, ALLEN  
RANCH ROAD FUTURE CONDITION)



PCD FILE NO.: PUDSP234

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APPROVED: KMH JOB NUMBER: 211030 OFFICIAL DRAWINGS.  
0  1"  
CAD DATE: 1/24/2024 IF NOT ONE INCH,  
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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

COVER & TYP. SECTIONS  
TYPICAL LOT SECTIONS

SHEET  
TYP

3



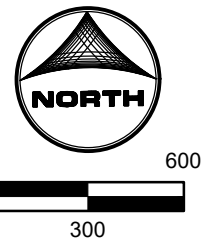
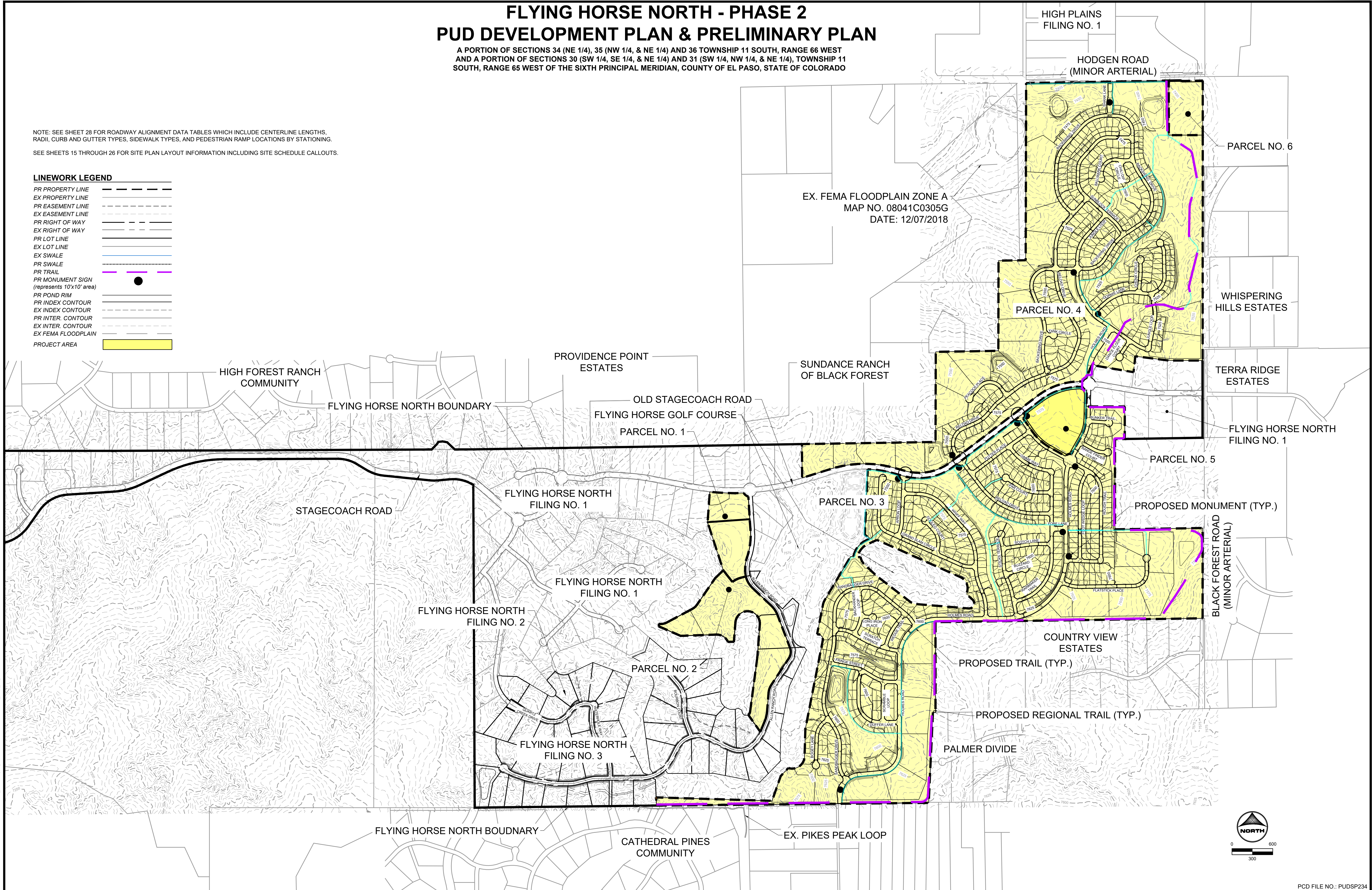
# FLYING HORSE NORTH - PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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

NOTE: SEE SHEET 28 FOR ROADWAY ALIGNMENT DATA TABLES WHICH INCLUDE CENTERLINE LENGTHS,  
RADI, CURB AND GUTTER TYPES, SIDEWALK TYPES, AND PEDESTRIAN RAMP LOCATIONS BY STATIONING.  
SEE SHEETS 15 THROUGH 26 FOR SITE PLAN LAYOUT INFORMATION INCLUDING SITE SCHEDULE CALLOUTS.

## 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 TRAIL	---
PR MONUMENT SIGN (represents 10'x10' area)	●
PR POND RIM	---
PR INDEX CONTOUR	---
EX INDEX CONTOUR	---
PR INTER. CONTOUR	---
EX INTER. CONTOUR	---
EX FEMA FLOODPLAIN	---
PROJECT AREA	---



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APPROVED: KMH	JOB NUMBER: 211030	
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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  
OVERALL SITE

PCD FILE NO.: PUDSP234  
SHEET  
OV  
4



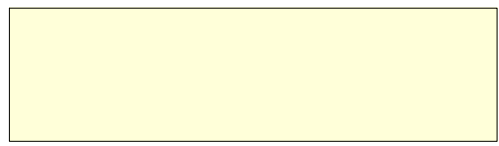
FLYING HORSE NORTH - PHASE 2  
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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



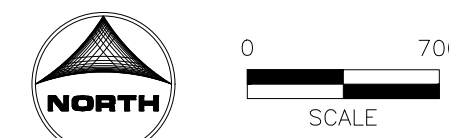
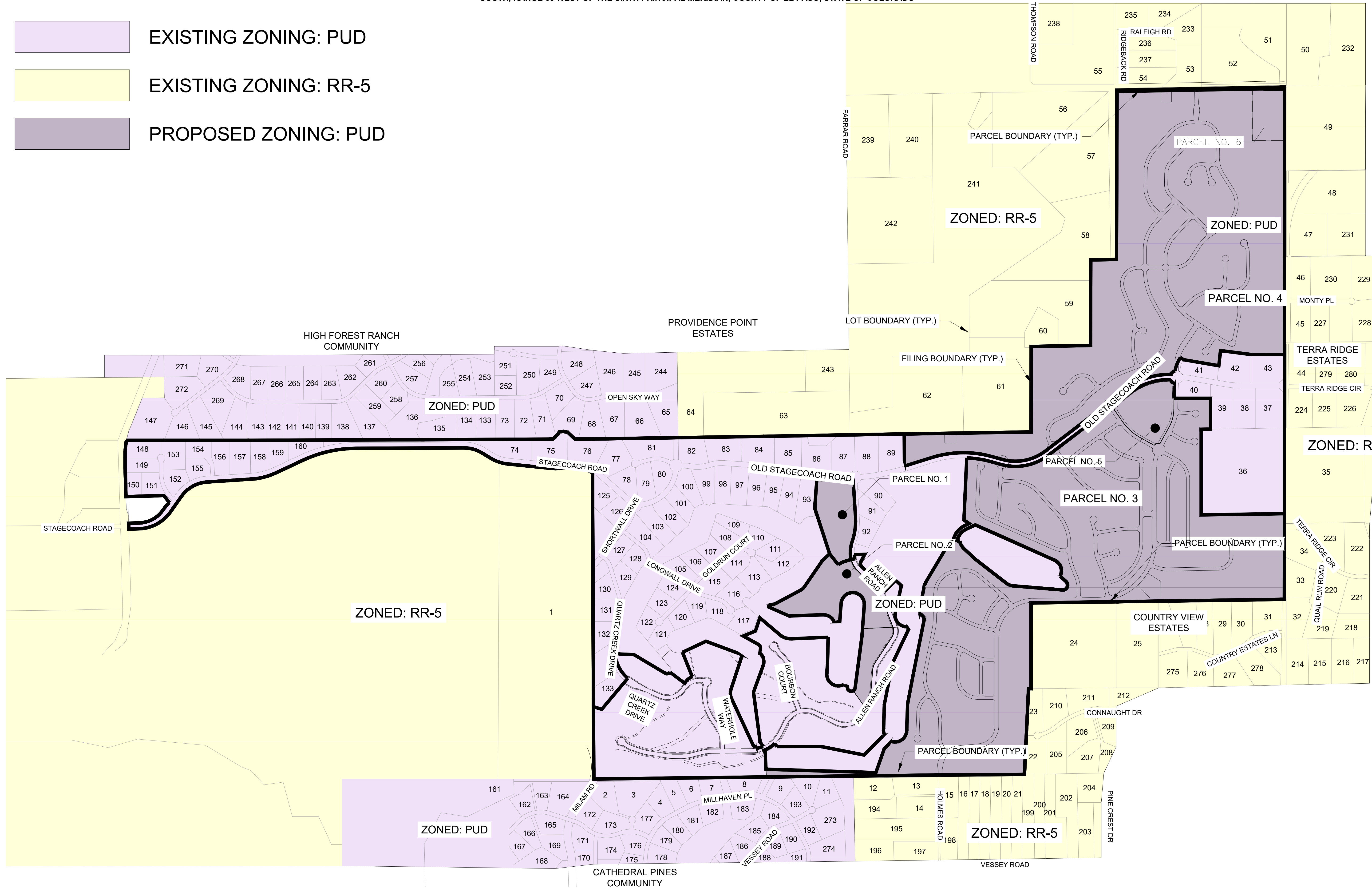
EXISTING ZONING: PUD



EXISTING ZONING: RR-5




PROPOSED ZONING: PUD



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CAD DATE: 1/24/2024		
CAD FILE: J:\2021\211030\CAD\Drawings\PP\Adjacent_Property		

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  
ADJACENT PROPERTY

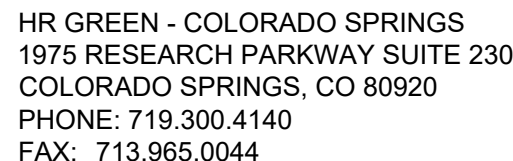


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A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,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

COUNTY FILE NUMBER: SKP223

NO.	DATE	BY	REVISION DESCRIPTION



PUD PRELIMINARY PLAN  
ADJACENT OWNERS

6



HERGER, DANIEL, 1/24/2024 11:46 AM

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 - PUD  
6090 VESSEY ROAD  
COLORADO SPRINGS, CO

201. DOLES THOMAS ALBERT  
ZONED - PUD  
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, CO3

208. MOREAU WILLIAM J  
ZONED - RR-5  
6245 CONNAUGHT DRIVE  
COLORADO SPRINGS, CO

209. RODAS PETER G  
ZONED - PUD  
6305 CONNAUGHT DRIVE  
COLORADO SPRINGS, CO

210. DAWSON FAMILY TRUST  
ZONED - PUD  
6070 CONNAUGHT DRIVE  
COLORADO SPRINGS, CO

211. PALAZZARI ANTHONY A  
ZONED - PUD  
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 BREGLIO 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 19<sup>TH</sup> 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

PUD FILE NO.: PUD#224

DRAWN BY: JAG JOB DATE: 1/19/2024  
APPROVED: PLS JOB NUMBER: 211030  
CAD DATE: 1/24/2024  
CAD FILE: J:\2021\211030\CAD\Drawgs\C\PUDDPP\Adjacent\_Property

BAR IS ONE INCH ON  
OFFICIAL DRAWINGS.  
0 1" 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: 713.965.0044

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

PUD PRELIMINARY PLAN  
ADJACENT OWNERS

SHEET  
ADJ

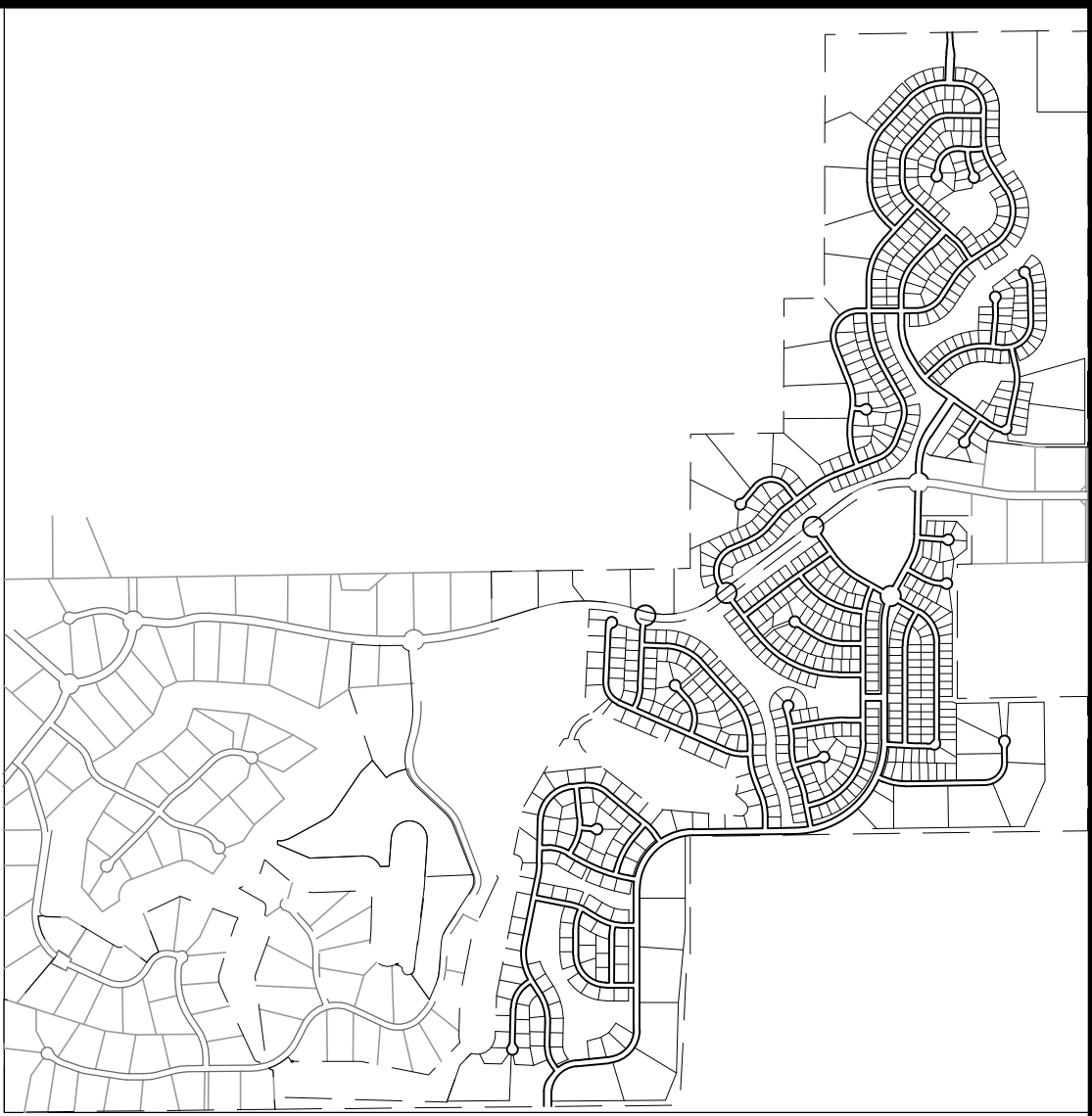
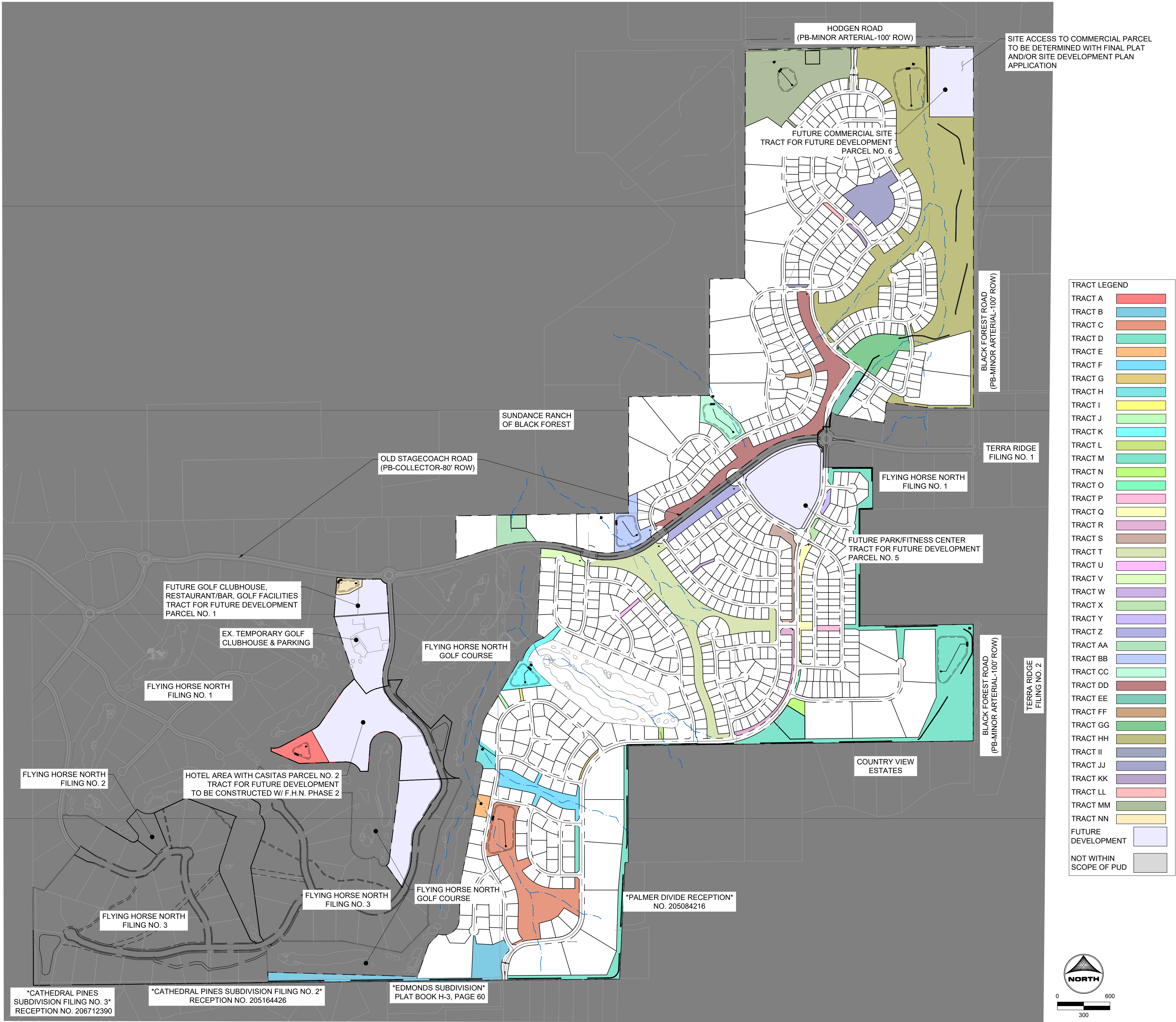
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HR GREEN Xref: EX-Parcels: xg-h-dh01-1030: xc-row-030,201: xc-row-030,202: Parcel: Boundary: Title



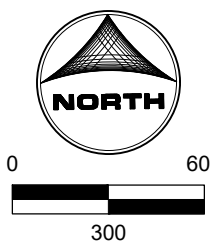
# FLYING HORSE NORTH - PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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

TRACT LEGEND	
TRACT A	
TRACT B	
TRACT C	
TRACT D	
TRACT E	
TRACT F	
TRACT G	
TRACT H	
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TRACT J	
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TRACT W	
TRACT X	
TRACT Y	
TRACT Z	
TRACT AA	
TRACT BB	
TRACT CC	
TRACT DD	
TRACT EE	
TRACT FF	
TRACT GG	
TRACT HH	
TRACT II	
TRACT JJ	
TRACT KK	
TRACT LL	
TRACT MM	
TRACT NN	
FUTURE DEVELOPMENT	
NOT WITHIN SCOPE OF PUD	



DRAWN BY: DLH	JOB DATE: 1/19/24	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0" 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
APPROVED: KMH	JOB NUMBER: 211030	
CAD DATE: 1/24/2024		
CAD FILE: J:\2021\211030\CAD\DWG\PP\Tract_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  
OVERALL TRACT PLAN

SHEET  
TP

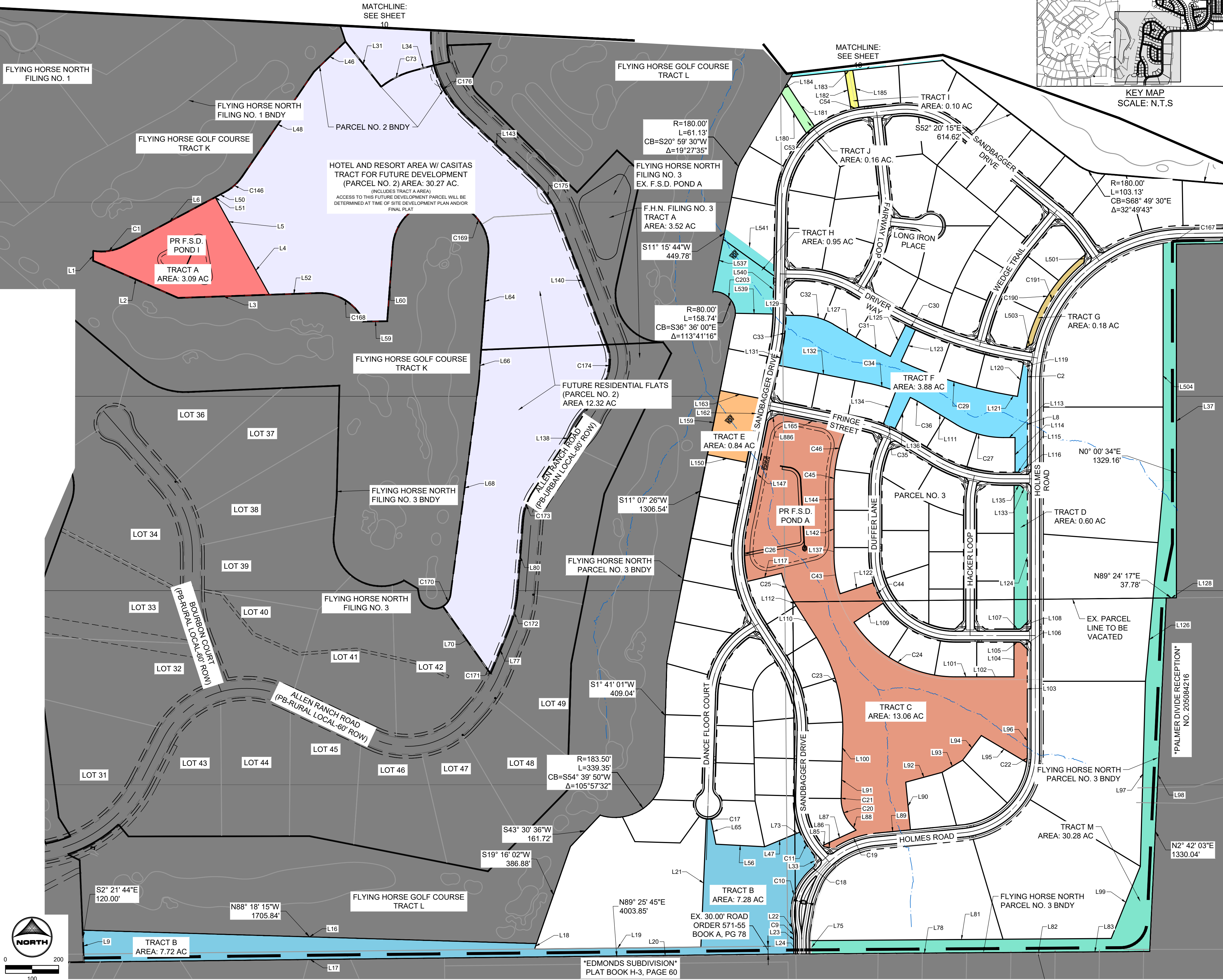


# FLYING HORSE NORTH - PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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
A	134,600	3.09			X	X		X	FHN METRO
B	317,117	7.28	X	X	X				FHN METRO
C	568,894	13.06	X		X	X			FHN METRO
D	26,136	0.60				X			FHN METRO
E	36,590	0.84	X		X	X	X		FHN METRO
F	169,013	3.88			X	X	X		FHN METRO
G	7,841	0.18				X			FHN METRO
H	41,382	0.95			X	X	X		FHN METRO
I	4,356	0.10			X	X			FHN METRO
J	6,970	0.16		X		X		X	FHN METRO
M	1,318,997	30.28	X	X	X	X	X	X	FHN METRO
F.D. PARCEL NO. 2	1318561.2	30.27		X	X	X	X		FHN METRO

TRACT LEGEND	
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TRACT CC	
TRACT DD	
TRACT EE	
TRACT FF	
TRACT GG	
TRACT HH	
TRACT II	
TRACT JJ	
TRACT KK	
TRACT LL	
TRACT MM	
TRACT NN	
FUTURE DEVELOPMENT	
NOT WITHIN SCOPE OF PUD	



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.
CAD FILE: J:\2021\211030\CAD\Drawings\CIPUD-PP\Tract_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
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FLYING HORSE NORTH PHASE 2 PUD PRI #2, LLC. EL PASO COUNTY, CO
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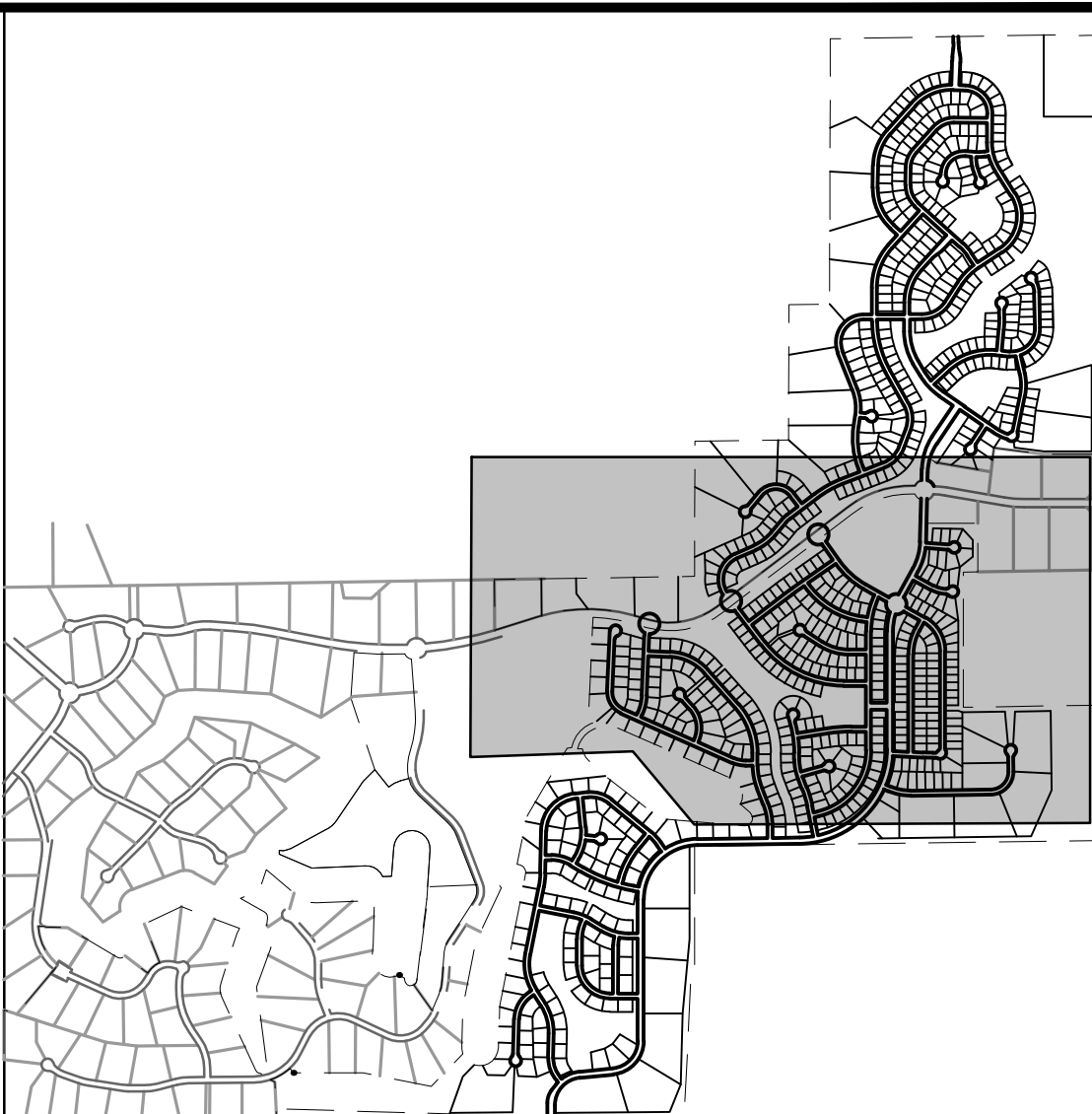
PUD PRELIMINARY PLAN TRACT PLAN
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SHEET TP	9
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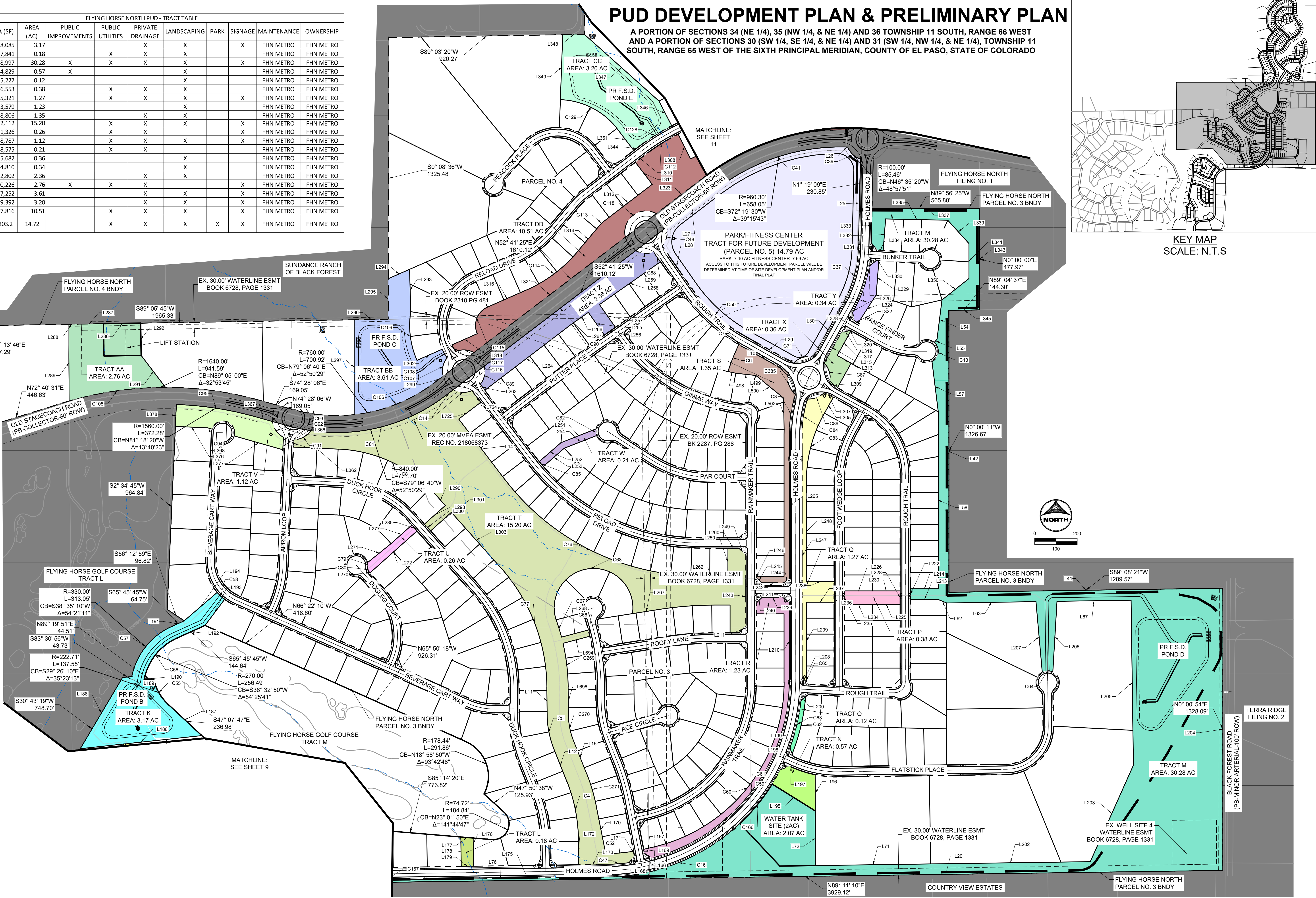
FLYING HORSE NORTH - PHASE 2  
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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
K	138,085	3.17			X	X		X	FHN METRO
L	7,841	0.18		X	X	X			FHN METRO
M	1,318,997	30.28	X	X	X	X		X	FHN METRO
N	24,829	0.57	X			X			FHN METRO
O	5,227	0.12				X			FHN METRO
P	16,553	0.38		X	X	X			FHN METRO
Q	55,321	1.27		X	X	X		X	FHN METRO
R	53,579	1.23				X			FHN METRO
S	58,806	1.35			X	X			FHN METRO
T	662,112	15.20		X	X	X		X	FHN METRO
U	11,326	0.26		X	X			X	FHN METRO
V	48,787	1.12		X	X	X		X	FHN METRO
W	458,575	0.21		X	X				FHN METRO
X	15,682	0.36				X			FHN METRO
Y	14,810	0.34				X			FHN METRO
Z	102,802	2.36			X	X			FHN METRO
AA	120,226	2.76	X	X	X		X		FHN METRO
BB	157,252	3.61			X	X	X		FHN METRO
CC	139,392	3.20			X	X	X		FHN METRO
DD	457,816	10.51		X	X	X	X		FHN METRO
F.D. PARCEL NO. 5	641203.2	14.72		X	X	X	X	X	FHN METRO

TRACT LEGEND	
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FUTURE DEVELOPMENT	
NOT WITHIN SCOPE OF PUD	



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  
TRACT PLAN

SHEET  
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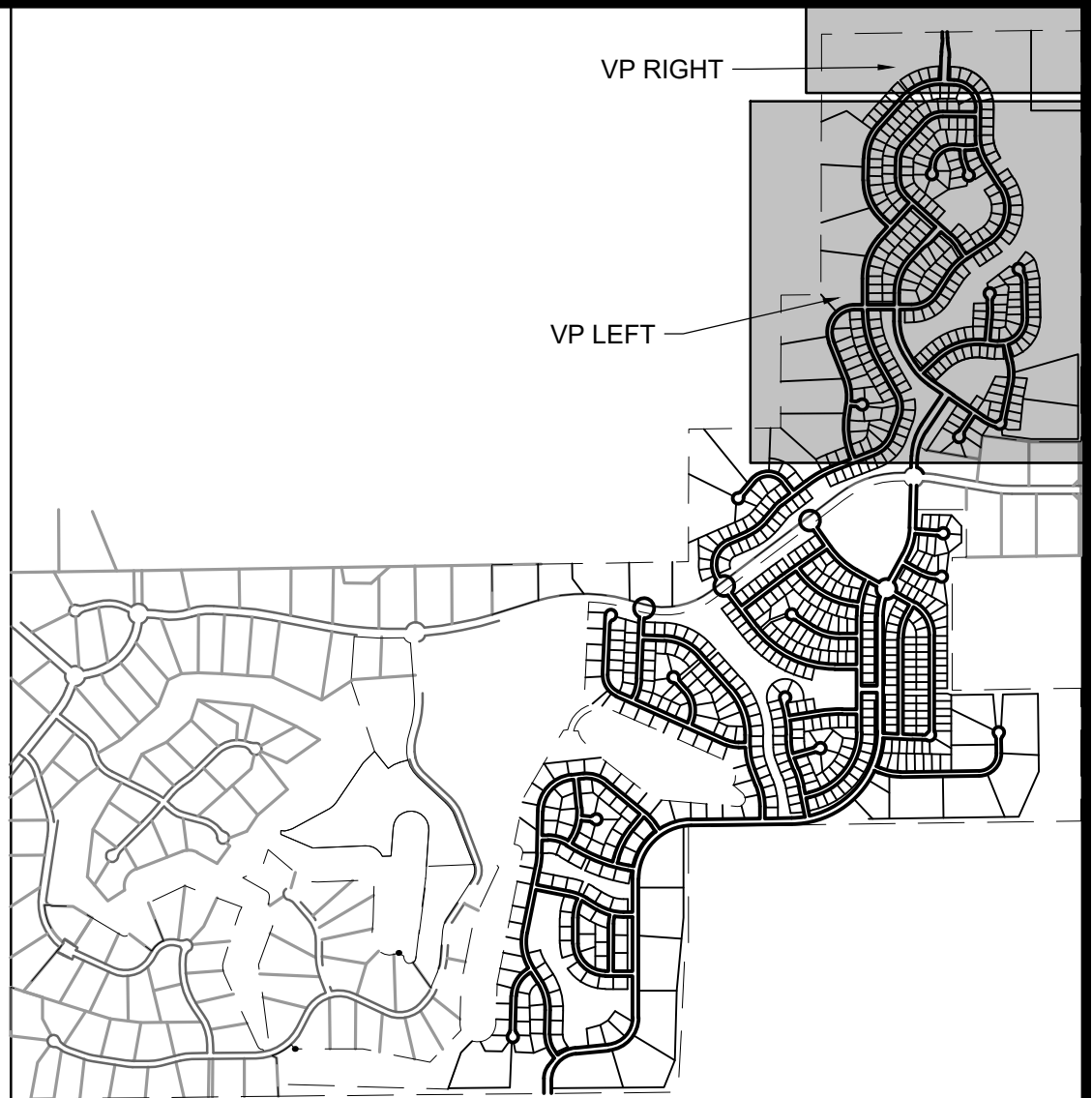


# FLYING HORSE NORTH - PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

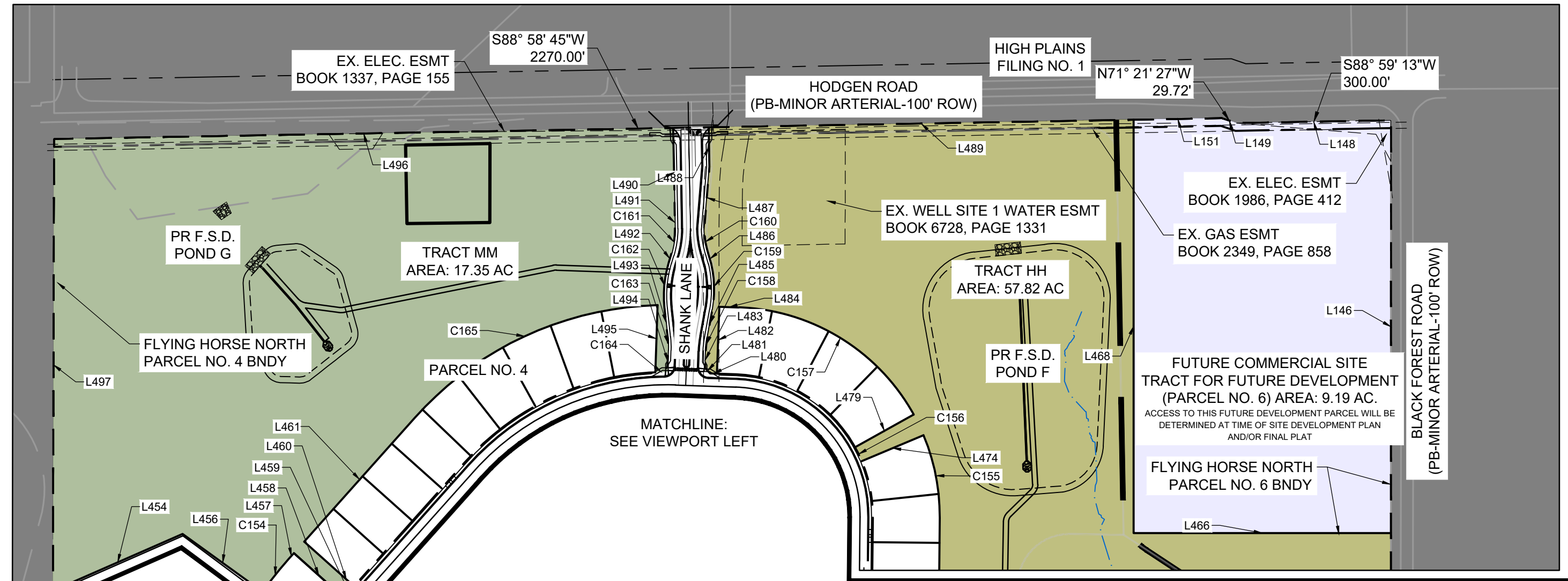
A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST  
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11  
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



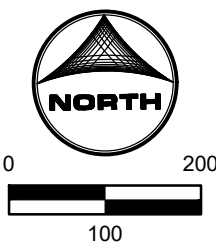
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TRACT GG	
TRACT HH	
TRACT II	
TRACT JJ	
TRACT KK	
TRACT LL	
TRACT MM	
TRACT NN	
FUTURE DEVELOPMENT	
NOT WITHIN SCOPE OF PUD	



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
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	5.06	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



DRAWN BY: DLH JOB DATE: 1/19/24  
APPROVED: KMH JOB NUMBER: 211030  
CAD DATE: 1/24/2024  
CAD FILE: J:\2021\211030\CAD\DWG\PP\Tract\_Plan

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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  
TRACT PLAN

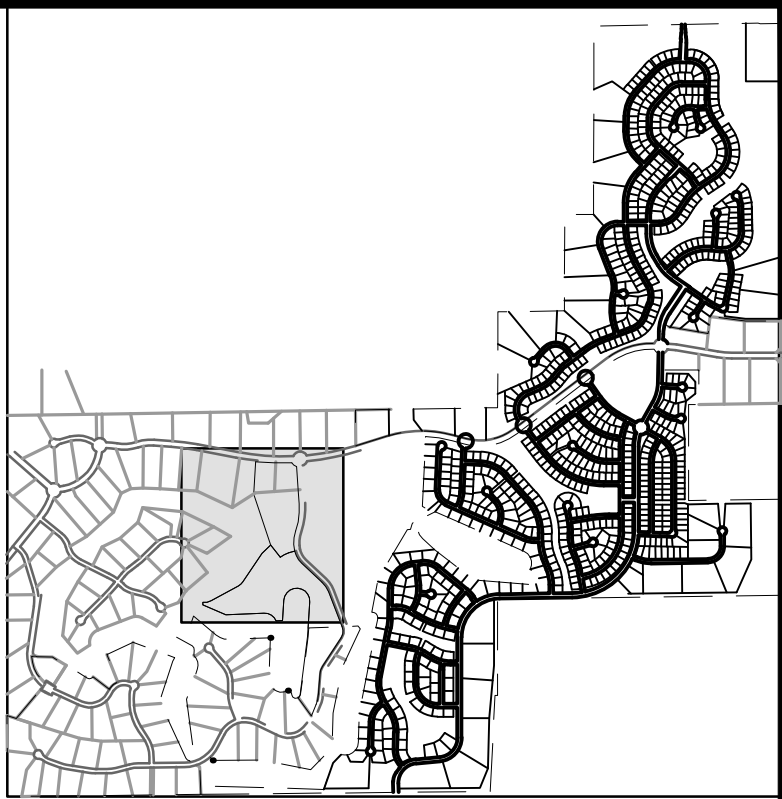
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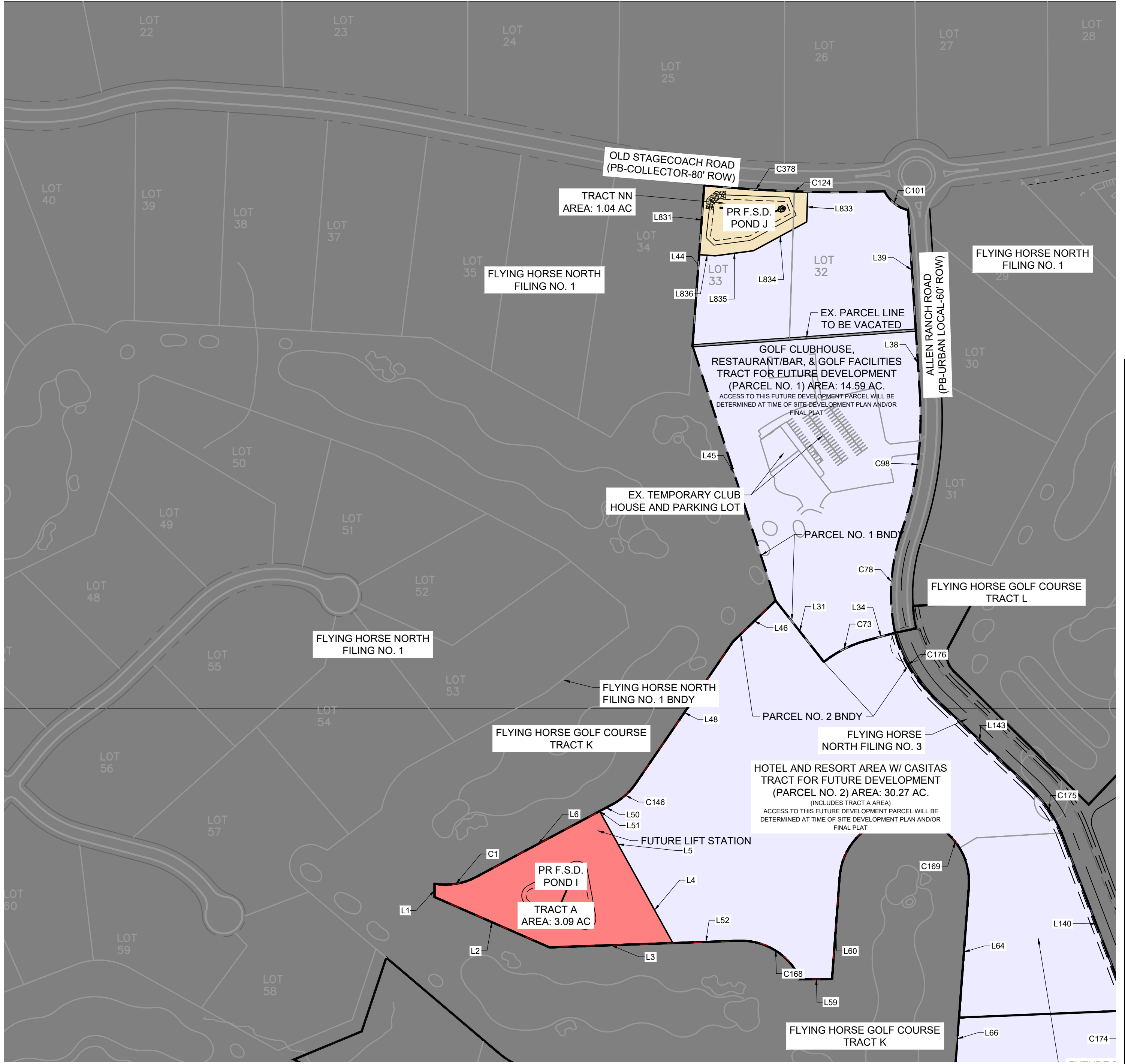
# FLYING HORSE NORTH - PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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



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

TRACT B

TRACT C

TRACT D

TRACT E

TRACT F

TRACT G

TRACT H

TRACT I

TRACT J

TRACT K

TRACT L

TRACT M

TRACT N

TRACT O

TRACT P

TRACT Q

TRACT R

TRACT S

TRACT T

TRACT U

TRACT V

TRACT W

TRACT X

TRACT Y

TRACT Z

TRACT AA

TRACT BB

TRACT CC

TRACT DD

TRACT EE

TRACT FF

TRACT GG

TRACT HH

TRACT II

TRACT JJ

TRACT KK

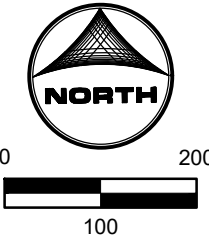
TRACT LL

TRACT MM

TRACT NN

FUTURE DEVELOPMENT

NOT WITHIN SCOPE OF PUD



MATCHLINE:  
SEE SHEET 9

DRAWN BY: DLH

JOB DATE: 1/19/24

APPROVED: KMH

JOB NUMBER: 211030

CAD DATE: 1/24/2024

CAD FILE: J:\2021\211030\CAD\Drawings\CIPUD-PP\Tract\_Plan

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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  
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	471.64
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	167.06	370.00	25°52'12"	N33° 48' 40"W	165.65
C176	195.75	330.00	33°59'12"	N29° 45' 10"W	192.89
C181	143.43	655.00	12°32'46"	S41° 45' 00"E	143.14
C182	379.98	245.00	88°5'142"	N12° 02' 10"E	343.02
C183	67.24	55.00	70°02'54"	S65° 17' 40"W	63.13
C190	421.66	615.00	39°16'59"	S32° 22' 20"W	413.44
C191	365.67	595.00	35°12'43"	N32° 22' 20"E	359.94
C203	131.98	80.00	94°31'34"	S46° 10' 50"E	117.52
C269	207.00	955.00	12°25'09"	S6° 43' 30"E	206.59
C270	128.05	345.00	21°15'55"	S11° 09' 00"E	127.31
C271	156.66	855.00	10°29'54"	S16° 32' 00"E	156.44
C378	288.13	3540.74	4°39'45"	S86° 20' 50"E	288.05
C385	114.20	100.00	65°25'58"	N18° 00' 50"W	108.10



TRACT LINE TABLE		
LINE TAG #	LENGTH (FT)	BEARING
L1	36.95	S 0°25'40" W
L2	348.91	S 66°21'10" E
L3	343.19	N 87°59'49" E
L4	209.66	N 29°01'50" W
L5	208.96	N 29°01'50" W
L6	389.45	S 62°02'38" W
L8	307.04	N 0°00'34" E
L9	120.00	S 2°21'44" E
L10	259.14	N 60°49'07" W
L11	129.96	N 0°31'00" W
L12	165.62	N 21°46'55" W
L13	49.44	N 52°41'25" E
L14	355.93	S 37°18'35" E
L15	165.62	S 21°46'55" E
L16	1705.84	N 88°18'15" W
L17	1700.83	N 89°20'59" E
L18	21.39	N 19°16'02" E
L19	624.75	S 89°20'59" W
L20	966.19	N 89°20'59" E
L21	481.60	S 2°23'26" W
L22	20.09	N 11°05'49" W
L23	5.74	N 0°28'30" W
L24	50.49	N 0°28'30" W
L25	413.11	N 1°19'49" E
L26	8.27	N 88°31'45" W
L27	298.22	S 52°41'25" W
L28	235.82	S 35°01'42" E
L29	259.14	S 60°49'07" E
L30	289.70	N 29°10'53" E
L31	216.74	S 38°16'53" E
L33	38.43	N 0°01'48" W
L34	81.52	N 75°00'00" E
L37	1329.16	N 0°00'34" E
L38	182.33	N 3°38'37" W
L39	333.80	N 3°38'37" W
L41	1289.57	S 89°08'21" W
L42	1326.67	N 0°00'11" W
L44	447.48	S 4°10'00" W
L45	744.95	S 18°03'04" E
L46	163.89	S 46°07'49" W
L47	123.04	S 67°26'15" W
L48	478.77	S 34°25'15" W
L50	41.19	S 61°56'28" W
L51	0.70	S 29°01'50" E
L52	183.81	N 87°59'49" E
L54	186.56	S 7°14'16" W
L55	20.00	S 40°46'01" W
L56	183.25	N 87°01'26" W
L57	238.33	S 7°07'42" E
L58	830.10	S 0°00'11" E
L59	87.77	N 89°20'23" E
L60	284.57	N 4°16'45" E
L62	43.17	S 67°55'03" E
L63	419.47	N 89°08'21" E
L64	365.36	S 4°16'45" W
L65	97.06	N 11°12'30" W
L66	118.29	S 4°16'45" W
L67	348.81	N 89°08'21" E
L68	809.64	S 7°32'26" W
L70	310.03	S 35°14'00" E
L71	541.81	S 89°11'15" W
L72	256.92	N 0°14'27" W
L73	20.30	S 67°26'15" W
L75	50.00	S 0°28'30" E
L76	1004.73	S 89°11'00" W

LINE TAG #	LENGTH (FT)	BEARING
L77	152.89	N 22°30'56" E
L78	846.30	N 89°35'20" E
L80	277.13	N 4°31'56" E
L81	1125.48	S 89°35'20" W
L82	11.81	N 88°46'22" E
L83	411.23	N 89°35'20" E
L85	7.87	S 41°51'10" E
L86	37.07	S 84°00'07" E
L87	136.21	S 65°20'46" W
L88	26.10	S 42°40'01" W
L89	134.02	N 84°27'22" E
L90	180.00	N 5°32'38" W
L91	137.56	S 1°25'23" W
L92	141.38	N 74°51'14" E
L93	89.55	N 59°10'33" E
L94	116.36	N 37°15'27" E
L95	198.43	N 59°14'52" E
L96	93.60	N 0°00'00" E
L97	695.77	S 1°34'34" W
L98	1330.04	N 2°42'03" E
L99	292.18	S 21°58'15" W
L100	102.93	S 1°25'23" W
L101	81.11	N 89°59'26" W
L102	140.00	N 89°59'26" W
L103	297.85	N 0°00'45" E
L104	130.00	S 0°00'34" W
L105	24.00	N 89°59'26" W
L106	36.77	N 44°59'21" W
L107	24.00	S 89°59'26" E
L108	36.77	N 45°00'34" E
L109	130.00	N 56°38'54" E
L110	135.86	S 32°25'48" E
L111	140.52	S 58°50'19" E
L112	18.89	S 32°25'48" E
L113	43.72	S 89°59'26" E
L114	130.00	S 0°00'34" W
L115	21.24	S 89°59'26" E
L116	35.36	N 45°00'34" E
L117	130.00	N 76°42'21" E
L119	29.62	N 36°57'09" W
L120	125.32	S 9°51'12" W
L121	31.71	N 80°08'48" W
L122	130.00	S 71°44'07" W
L123	130.00	N 24°3'74.5" E
L124	487.46	N 0°00'34" E
L125	130.00	S 26°09'15" W
L126	313.90	S 5°11'39" W
L127	122.44	N 59°36'14" W
L128	37.78	N 89°24'17" E
L129	58.76	N 88°55'27" W
L131	56.86	S 11°16'18" W
L132	338.86	S 78°43'42" E
L133	36.77	N 44°59'26" W
L134	130.00	S 20°52'36" W
L135	24.00	N 89°59'26" W
L136	130.00	N 26°03'24" E
L137	30.73	N 0°00'34" E
L138	474.44	N 33°22'55" E
L140	516.23	N 20°52'38" W
L142	140.00	N 0°00'34" E
L143	383.10	N 46°44'50" W
L144	85.82	N 0°00'34" E
L146	801.20	N 0°00'48" E
L147	409.97	S 11°16'18" W
L148	299.96	S 88°58'45" W

TRACT LINE TABLE		
LINE TAG #	LENGTH (FT)	BEARING
L149	29.72	N 71°21'27" W
L150	148.67	S 78°43'42" E
L151	171.96	S 88°58'45" W
L159	245.60	S 11°07'26" W
L162	245.60	N 11°16'18" E
L163	149.31	N 78°43'42" W
L165	263.04	N 78°43'42" W
L166	41.44	N 57°36'03" W
L167	44.86	N 77°04'11" E
L168	41.44	S 35°02'02" E
L169	19.72	N 11°17'01" W
L170	230.65	S 11°17'01" E
L171	20.02	S 11°17'01" E
L172	121.48	N 0°49'00" W
L173	133.81	S 89°11'00" W
L175	1320.84	N 89°11'00" E
L176	132.66	N 0°49'00" W
L177	58.18	N 85°14'20" W
L178	138.31	S 0°49'00" E
L179	57.91	N 89°11'00" E
L180	177.65	S 31°55'20" E
L181	190.29	N 33°08'34" W
L182	143.53	S 9°13'07" E
L183	30.04	S 83°49'58" W
L184	40.00	S 30°43'19" W
L185	140.73	N 9°13'07" W
L186	575.15	N 83°49'58" E
L187	217.90	N 47°07'47" W
L188	389.33	S 30°43'19" W
L189	43.73	S 83°30'56" W
L190	44.51	S 89°19'51" W
L191	64.75	S 65°45'45" E
L192	144.64	N 65°45'45" E
L193	153.02	N 37°01'26" E
L194	204.00	S 49°16'26" W
L195	239.38	S 58°02'07" E
L196	170.05	N 0°14'27" W
L197	15.20	N 66°19'11" W
L198	46.24	S 69°56'36" W
L199	29.06	S 22°33'07" E
L200	29.06	S 49°03'15" W
L201	2608.28	N 89°11'15" E
L202	751.36	S 89°11'15" W
L203	497.27	S 34°06'40" W
L204	1328.09	N 0°00'54" E
L205	776.63	S 0°48'45" E
L206	332.97	N 3°22'05" E
L207	332.89	S 5°06'57" E
L208	29.02	S 43°22'03" E
L209	363.17	N 0°00'11" W
L210	359.48	S 0°00'11" E
L211	45.23	S 45°01'25" W
L213	130.00	N 89°59'49" E
L214	130.00	S 89°59'49" W
L222	52.85	S 0°00'11" E
L225	130.00	N 89°59'49" E
L226	131.00	S 89°59'49" W
L228	63.31	N 0°00'11" W
L230	130.00	S 89°59'49" W
L234	131.00	N 89°59'49" E
L235	63.31	S 0°00'11" E
L236	98.15	N 0°00'11" W
L237	130.00	N 89°59'49" E
L238	130.00	S 89°59'49" W
L239	105.00	N 89°59'49" W

TRACT LINE TABLE		
LINE TAG #	LENGTH (FT)	BEARING
L240	35.36	N 44°59'49" E
L241	35.36	S 45°00'11" E
L242	105.00	N 89°59'49" E
L243	333.04	S 0°00'11" E
L244	35.36	N 44°59'49" E
L245	35.36	S 45°00'11" E
L246	5.00	S 0°00'11" E
L247	1144.34	S 0°00'11" E
L248	468.62	N 0°00'11" W
L249	45.28	S 44°58'35" E
L250	130.00	N 0°03'00" E
L251	177.72	S 68°32'23" W
L252	134.70	S 49°00'45" W
L253	130.00	N 49°00'45" E
L254	163.31	N 68°32'23" E
L255	130.00	S 35°01'42" E
L256	64.08	N 54°58'18" E
L257	130.00	N 35°01'42" W
L258	349.97	N 54°58'18" E
L259	56.54	N 35°02'30" W
L260	52.14	S 89°57'00" E
L261	895.85	S 52°41'25" W
L262	133.28	S 89°57'00" E
L263	35.08	S 37°18'35" E
L264	489.95	N 52°41'25" E
L265	674.02	N 0°00'11" W
L266	73.44	N 54°58'18" E
L267	133.49	S 81°07'07" W
L268	130.00	N 75°15'51" E
L270	5.12	S 41°42'10" E
L271	141.73	S 51°02'36" W
L272	295.00	N 48°17'50" E
L277	130.00	S 48°17'50" W
L285	37.06	N 41°42'10" W
L286	175.00	S 89°06'20" W
L287	134.22	S 89°06'20" W
L288	30.25	S 89°03'58" W
L289	361.14	S 0°28'30" E
L290	62.64	N 41°42'10" W
L291	189.10	N 37°21'17" W
L292	152.08	N 0°53'40" W
L293	199.42	N 1°33'42" W
L294	109.74	S 66°18'39" W
L295	190.81	S 0°08'36" W
L296	160.02	S 89°06'20" W
L297	446.57	S 0°00'28" W
L298	130.00	N 48°17'50" E
L299	49.44	N 52°41'25" E
L300	43.18	N 41°42'10" W
L301	130.00	S 48°17'50" W
L302	130.00	S 66°07'33" W
L303	349.77	N 41°42'10" W
L304	184.77	S 20°53'59" W
L305	89.00	N 29°10'53" E
L306	443.59	S 68°56'48" W
L307	48.11	N 60°49'07" W
L308	130.00	N 26°38'08" W
L309	43.09	S 60°49'07" E
L310	58.22	S 52°36'16" W
L311	130.00	S 37°23'44" E
L312	284.73	S 52°36'16" W
L313	75.00	N 60°49'07" W
L314	163.93	N 40°09'43" W
L315	162.64	S 29°10'53" W
L316	199.59	S 66°18'39" W

TRACT LINE TABLE		
LINE TAG #	LENGTH (FT)	BEARING
L317	131.68	N 29°10'53" E
L318	130.00	S 66°07'33" W
L319	42.43	S 74°10'53" W
L320	5.67	N 60°49'07" W
L321	895.85	N 52°41'25" E
L322	17.30	S 60°49'07" E
L323	298.22	N 52°41'25" E
L324	157.16	N 32°38'21" E
L325	8.27	S 88°31'45" E
L326	16.59	S 29°10'53" W
L327	112.81	N 1°12'55" E
L328	42.43	S 15°49'07" E
L329	161.92	N 4°28'13" E
L330	10.49	N 85°31'47" W
L331	43.52	S 42°01'52" E
L332	147.40	N 4°28'13" E
L333	162.57	S 1°19'49" W
L334	26.84	S 85°31'47" E
L335	292.70	S 88°50'18" E
L337	505.84	S 89°59'56" W
L338	369.69	S 29°21'21" E
L339	148.25	S 42°11'59" E
L340	130.00	S 65°19'10" W
L341	164.40	S 0°00'00" E
L342	130.00	N 79°28'18" E
L343	477.97	N 0°00'00" E
L344	30.35	N 52°36'16" E
L345	144.30	N 89°04'37" E
L346	130.00	N 27°10'05" W
L347	471.41	N 48°12'00" W
L348	101.96	S 89°03'20" W
L349	306.17	S 2°02'37" W
L350	161.89	S 51°33'16" W
L351	130.00	S 37°23'44" E
L352	130.00	S 68°30'10" W
L353	159.92	S 84°37'53" W
L354	150.78	S 83°24'47" E
L355	152.81	N 79°22'27" E
L356	66.22	N 56°06'05" E
L357	21.92	S 80°16'16" E
L358	552.60	N 33°53'55" E
L359	78.00	N 55°37'06" W
L360	45.06	S 79°08'25" W
L361	374.28	S 33°53'55" W
L362	213.07	N 87°25'15" W
L365	34.76	N 3°19'57" E
L366	33.64	N 2°34'45" E
L367	87.75	N 74°28'06" W
L368	20.00	S 72°19'52" E
L369	130.00	N 34°22'54" E
L370	84.42	S 59°03'51" E
L371	260.95	N 26°11'35" E
L373	148.62	N 12°43'38" W
L376	152.59	S 87°25'15" E
L377	237.88	S 74°05'50" E
L378	102.92	S 2°34'45" W
L379	132.41	N 55°37'06" W
L382	111.26	S 20°03'46" E
L383	148.62	N 12°43'38" W
L384	130.00	S 85°55'19" E
L385	140.52	N 84°17'41" W
L386	110.96	S 5°27'24" E
L387	18.72	N 53°27'06" W
L388	19.17	N 27°59'49" E
L389	670.15	S 74°10'46" E

TRACT LINE TABLE		
LINE TAG #	LENGTH (FT)	BEARING
L390	848.63	N 0°00'32" E
L391	502.35	N 89°59'04" W
L392	470.44	S 89°59'07" E
L393	289.79	S 82°41'19" E
L394	492.47	N 82°41'19" W
L395	63.97	S 5°01'41" E
L396	130.14	N 33°53'55" E
L397	158.06	S 47°05'37" W
L398	130.00	N 42°54'23" W
L399	43.61	S 0°03'02" W
L400	14.11	S 47°05'37" W
L401	14.11	S 47°05'37" W
L402	43.61	N 85°51'47" W
L403	130.00	S 42°54'23" E
L404	158.06	S 47°05'37" W
L405	136.26	N 30°39'43" W
L406	136.26	N 30°39'43" W
L407	88.24	N 0°16'45" E
L408	23.38	S 0°16'45" E
L409	42.43	S 45°16'45" E
L410	267.10	S 89°43'15" W
L411	207.10	N 89°43'15" E
L412	42.43	N 44°43'15" E
L413	42.43	N 44°43'15" E
L414	25.00	N 89°43'15" E
L415	131.87	S 0°16'45" E
L416	88.24	N 0°16'45" E
L417	77.25	N 88°13'12" E
L418	231.85	S 2°25'29" W
L419	135.59	S 89°05'30" W
L420	31.21	S 0°54'30" E
L421	225.69	N 32°54'02" E
L422	50.73	S 13°56'00" W
L423	280.50	S 52°41'20" W
L424	130.00	N 40°43'42" W
L425	214.14	N 56°28'04" E
L426	130.00	S 33°31'56" E
L427	63.21	N 56°28'04" E
L431	399.34	N 1°17'01" W
L432	136.07	N 13°50'34" W
L433	121.02	S 37°47'55" W
L434	38.73	N 72°24'09" W
L435	20.00	S 1°50'41" E
L436	130.00	N 38°41'37" W
L437	130.00	S 49°38'16" E
L438	46.71	N 9°14'10" E
L439	79.36	N 33°53'03" W
L440	162.54	S 31°50'40" E
L441	182.85	S 48°01'22" E
L442	42.43	S 86°58'38" W
L443	7.41	S 41°58'38" W
L444	12.19	N 41°58'38" E
L445	42.43	N 3°01'22" W
L446	248.17	N 48°01'22" W
L447	310.17	S 48°01'22" E
L448	10.19	S 41°58'38" W
L449	45.25	S 86°58'38" W
L450	114.90	N 32°23'38" W
L451	130.00	S 57°36'22" W
L452	123.06	N 32°23'38" W
L453	130.00	N 57°36'22" E
L454	274.98	S 66°17'49" W
L456	192.36	N 54°11'09" W
L457	14.97	S 41°48'51" W
L458	130.00	N 48°11'09" W

TRACT LINE TABLE		
LINE TAG #	LENGTH (FT)	BEARING
L459	30.00	S 41°48'51" W
L460	130.00	S 48°11'09" E
L461	323.08	S 41°48'51" W
L462	130.00	S 41°58'38" W
L463	102.65	S 48°01'22" E
L464	130.00	N 41°58'38" E
L465	104.65	S 48°01'22" E
L466	500.00	S 89°59'12" E
L467	127.24	N 56°28'04" E
L468	802.18	S 0°00'48" W
L469	58.77	N 32°23'38" W
L470	130.00	N 57°36'22" E
L471	141.40	N 32°23'38" W
L472	150.56	S 57°36'22" W
L473	20.00	N 59°43'43" W
L474	130.00	S 67°13'32" W
L475	49.33	N 5°19'11" W
L476	184.30	S 79°35'05" W
L477	195.60	S 57°00'59" W
L478	170.00	S 48°01'22" E
L479	130.00	N 60°58'19" E
L480	13.50	N 87°58'15" W
L481	14.14	N 42°58'15" W
L482	130.00	S 2°01'45" W
L483	32.00	N 2°01'45" E
L484	37.53	N 87°58'15" W
L485	53.97	N 10°12'46" E
L486	17.85	N 16°01'04" W
L487	120.91	N 4°44'50" E
L488	75.75	N 1°01'12" W
L489	825.85	N 88°56'49" E
L490	171.75	S 1°01'12" E
L491	22.80	S 0°41'19" E
L492	15.30	S 16°48'47" W
L493	56.82	S 6°11'32" E
L494	42.26	S 2°01'45" W
L495	130.30	N 2°01'45" E
L496	1203.20	N 89°00'09" E
L497	876.99	N 0°08'48" E
L498	37.49	S 77°51'16" E
L499	94.80	S 83°24'18" E
L500	168.55	S 50°53'41" E
L501	29.36	N 8°03'34" E
L502	147.46	S 0°57'19" E
L503	29.36	N 56°41'00" E
L504	916.52	S 0°00'34" W
L513	45.45	N 10°51'35" W
L519	343.78	N 33°53'55" E
L525	0.00	???
L537	240.41	S 11°15'44" W
L539	141.06	S 88°55'01" E
L540	184.24	N 1°04'33" E
L541	227.23	N 53°21'34" W
L694	130.06	S 75°15'51" W
L696	129.96	S 0°31'00" E
L724	68.65	S 37°18'35" E
L725	130.00	S 52°41'25" W
L769	3314.93	S 0°00'50" W
L831	193.57	N 4°10'00" E
L833	83.61	S 1°48'22" W
L834	167.93	S 61°31'42" W
L835	107.72	S 82°21'47" W
L836	44.62	N 85°50'00" W
L886	43.84	S 56°16'18" W

DRAWN BY: DLH JOB DATE: 1/19/24 BAR IS ONE INCH ON  
APPROVED: KMH JOB NUMBER: 211030 OFFICIAL DRAWINGS.  
0                      1"  
CAD DATE: 1/24/2024 IF NOT ONE INCH,  
CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Tract\_Plan 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: 713.965.0044

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

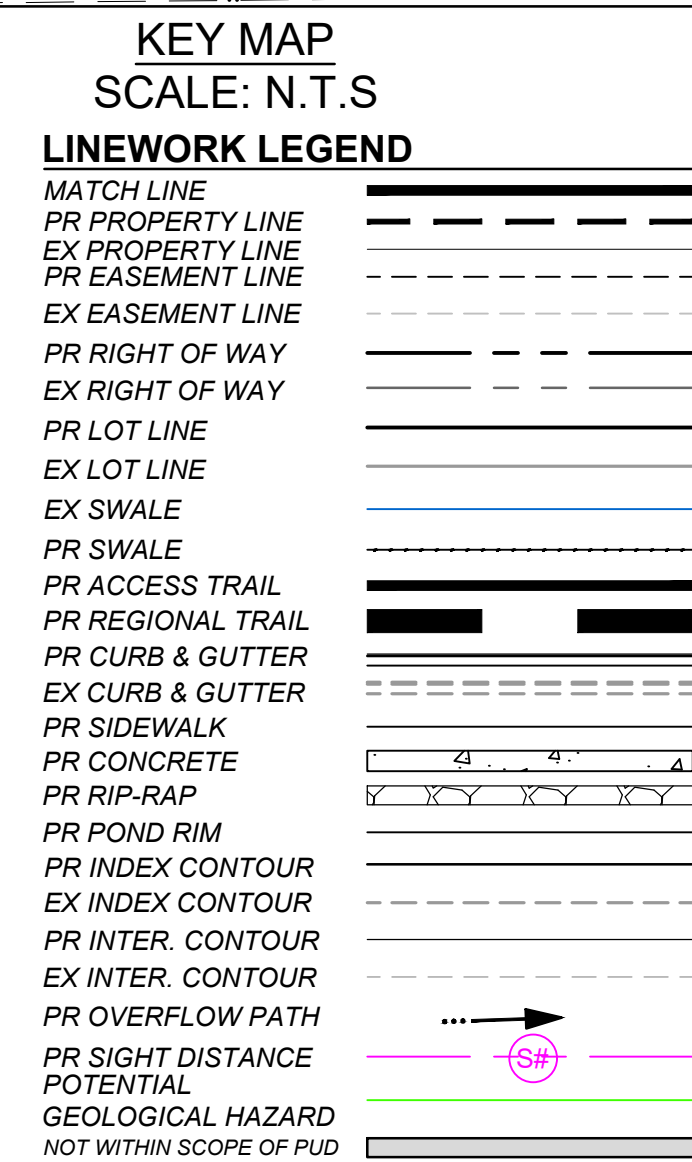
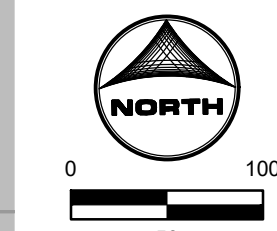
PUD PRELIMINARY PLAN  
TRACT LINE TABLE

SHEET  
TBL

14



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:**
1. SEE SHEET 3 FOR TYPICAL STREET SECTION 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, 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.
  5. SIGHT DISTANCE TRIANGLES THAT ENCRUMPS 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 EOM.
  - 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

PCD FILE NO.: PUDSP23

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
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A stylized map of a residential area, likely a neighborhood in a city. The map shows a network of streets and building footprints. A specific section of the map, located in the lower right quadrant, is highlighted with a dark gray fill. This highlighted area includes a large, irregularly shaped building footprint and several smaller structures. The surrounding area is composed of a dense grid of streets and smaller building footprints, some of which are also highlighted with a lighter gray fill. The overall style is that of a technical drawing or a map used in urban planning.

### LINEWORK LEGEND

- |                                |  |
|--------------------------------|--|
| MAP MATCH LINE                 |  |
| PR PROPERTY LINE               |  |
| EX PROPERTY LINE               |  |
| EX 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 OVERTFLOW PATH              |  |
| PR SIGHT DISTANCE<br>POTENTIAL |  |
| GEOLOGICAL HAZARD              |  |
| NOT WITHIN SCOPE OF PUD        |  |

1. SEE TRACT DETAILS ON SHEETS 9 - 11.
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, 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.
5. SIGHT DISTANCE TRIANGLES THAT ENCROACH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS.

- 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 EOM.
- 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

PCD FILE NO.: PUDSP234

NO.	DATE	BY	REVISION DESCRIPTION

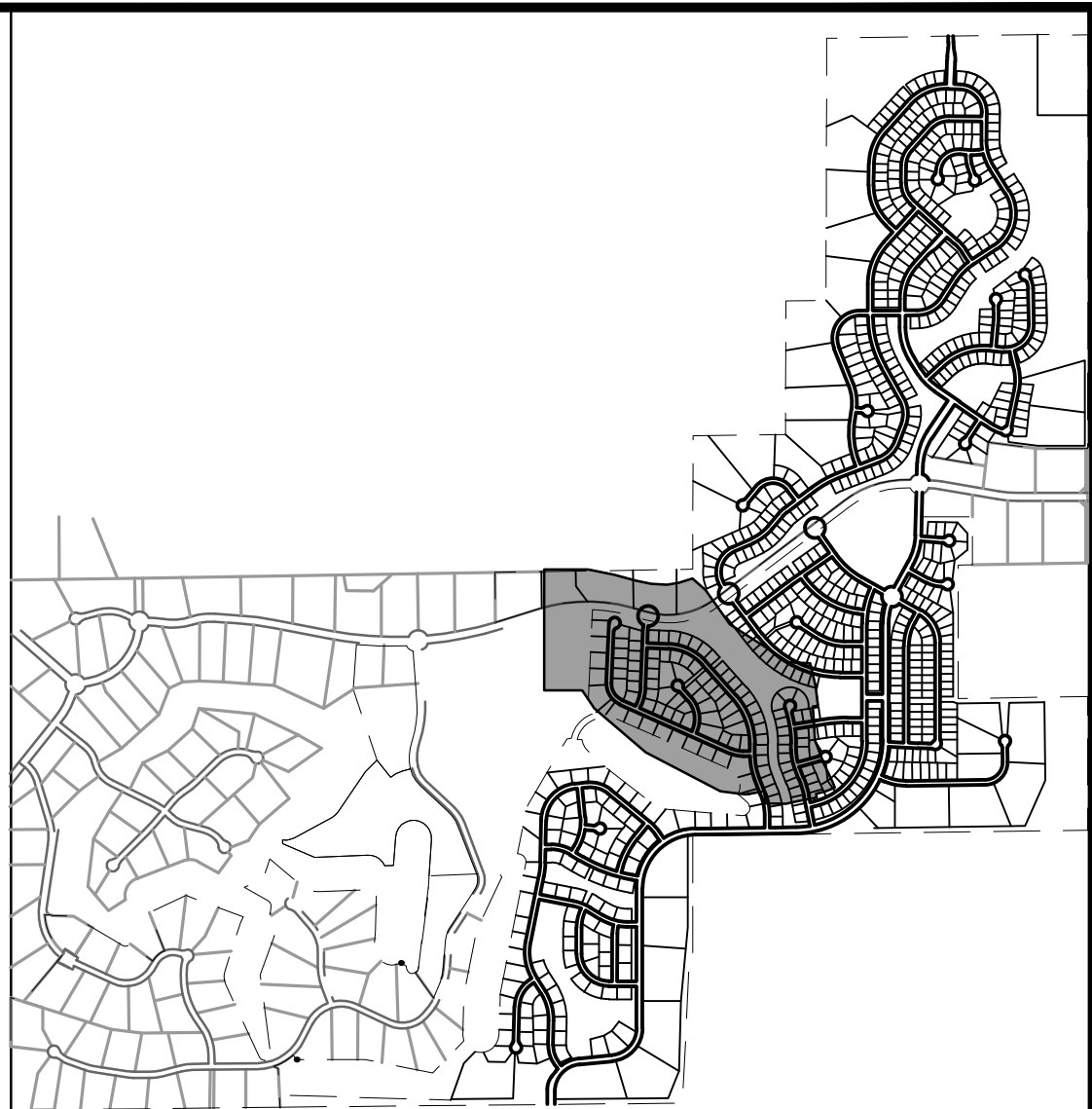
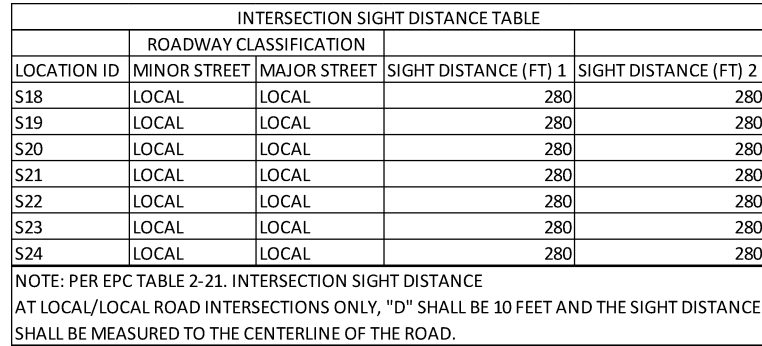
HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 230  
COLORADO SPRINGS, CO 80920  
PHONE: 719.300.4140  
FAX: 713.965.0044

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

PUD PRELIMINARY PLAN  
SITE PLAN 03

SHEET SP	16
-------------	----





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:**

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 INFILTRATION TREATMENT LOT WILL BE REMOVED AS A PART OF DEVELOPED OVERLOT CONDITIONS.
4. 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.
5. SHORT DISTANCE TRAILHEADS THAT ENCROACH UPON 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

PCD FILE NO.: PUDSP234

DRAWN BY: DLH JOB DATE: 1.24.2024 BAR IS ONE INCH ON  
APPROVED: KMH JOB NUMBER: 211030 OFFICIAL DRAWINGS.  
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CAD DATE: 1/24/2024 IF NOT ONE INCH.  
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NO.	DATE	BY	REVISION DESCRIPTION



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

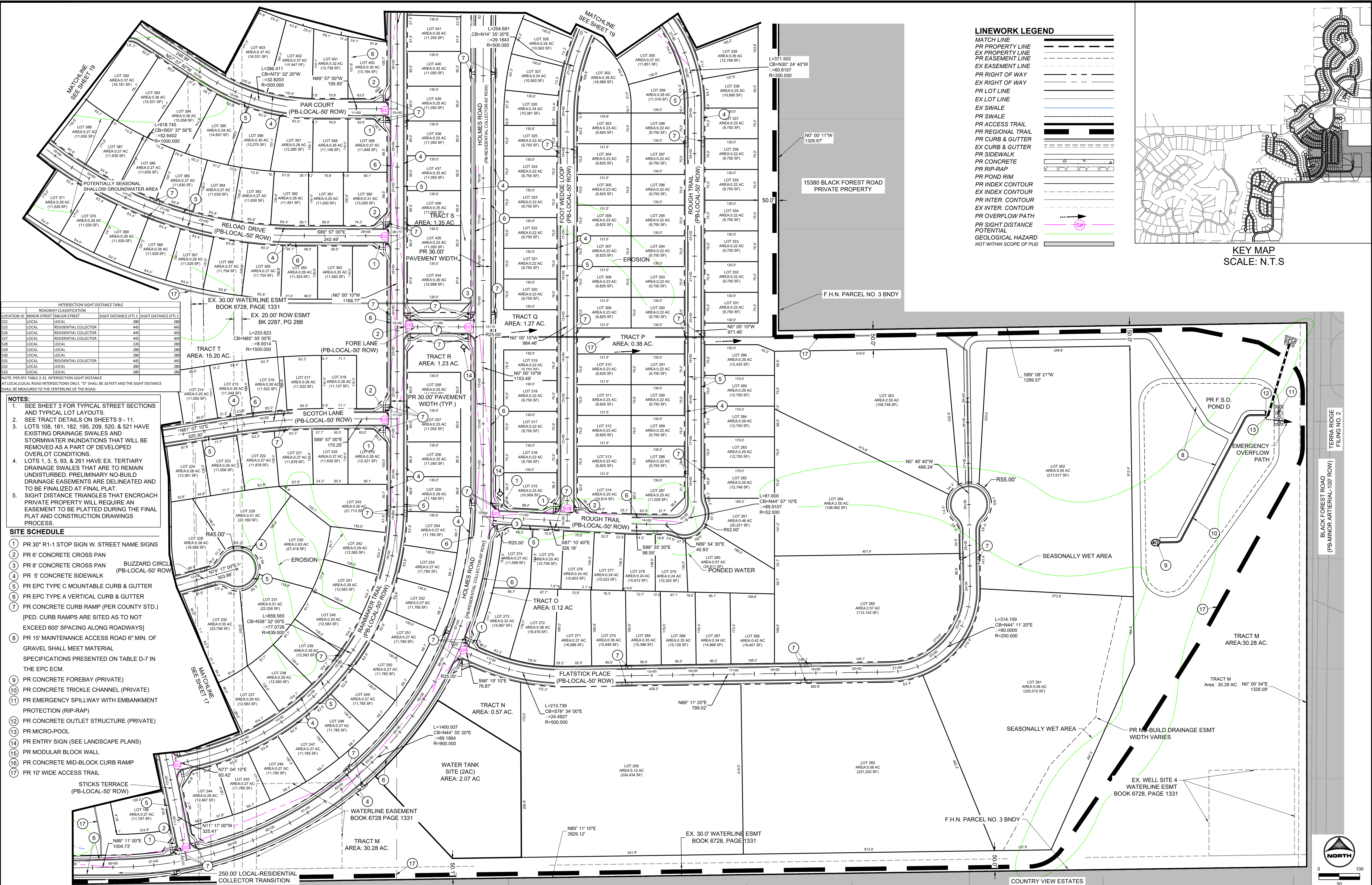
FLYING HORSE NORTH PHASE 2 PUD  
PRI #2, LLC.  
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN  
SITE PLAN 04

SHEET  
SP

17





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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



HR GREEN - COLORADO SPRINGS  
17975 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







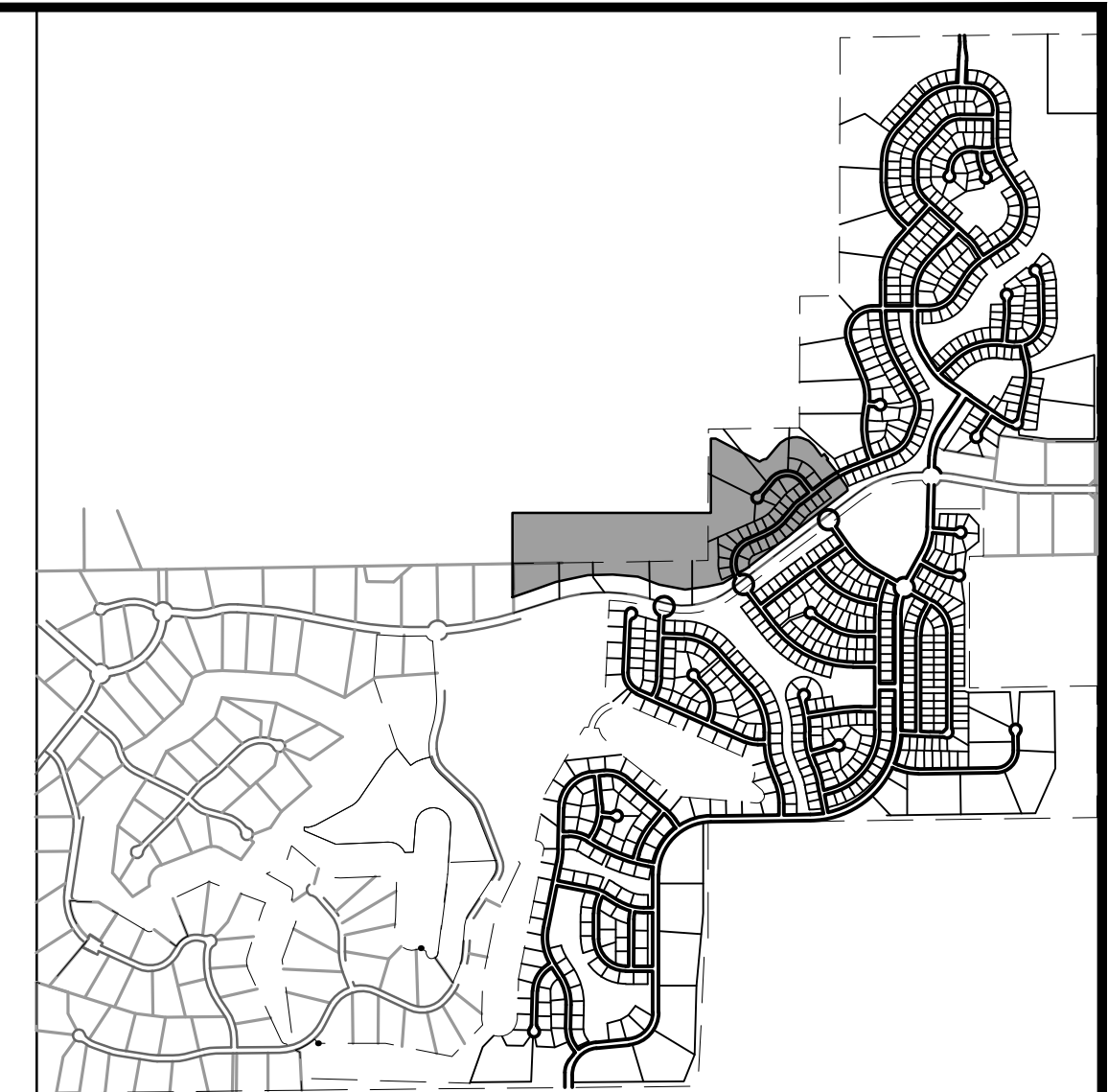
- ① PR 30" R1-1 STOP SIGN W. STREET NAME SIGNS
- ② PR 6" CONCRETE CROSS PAN
- ③ PR 8" CONCRETE CROSS PAN
- ④ PR 5" CONCRETE SIDEWALK
- ⑤ PR EPC TYPE C MOUNTABLE CURB & GUTTER
- ⑥ PR EPC TYPE A VERTICAL CURB & GUTTER
- ⑦ PR CONCRETE CURB RAMP (PER COUNTY STD.)  
[PED. CURB RAMPS ARE SITED AS TO NOT  
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

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

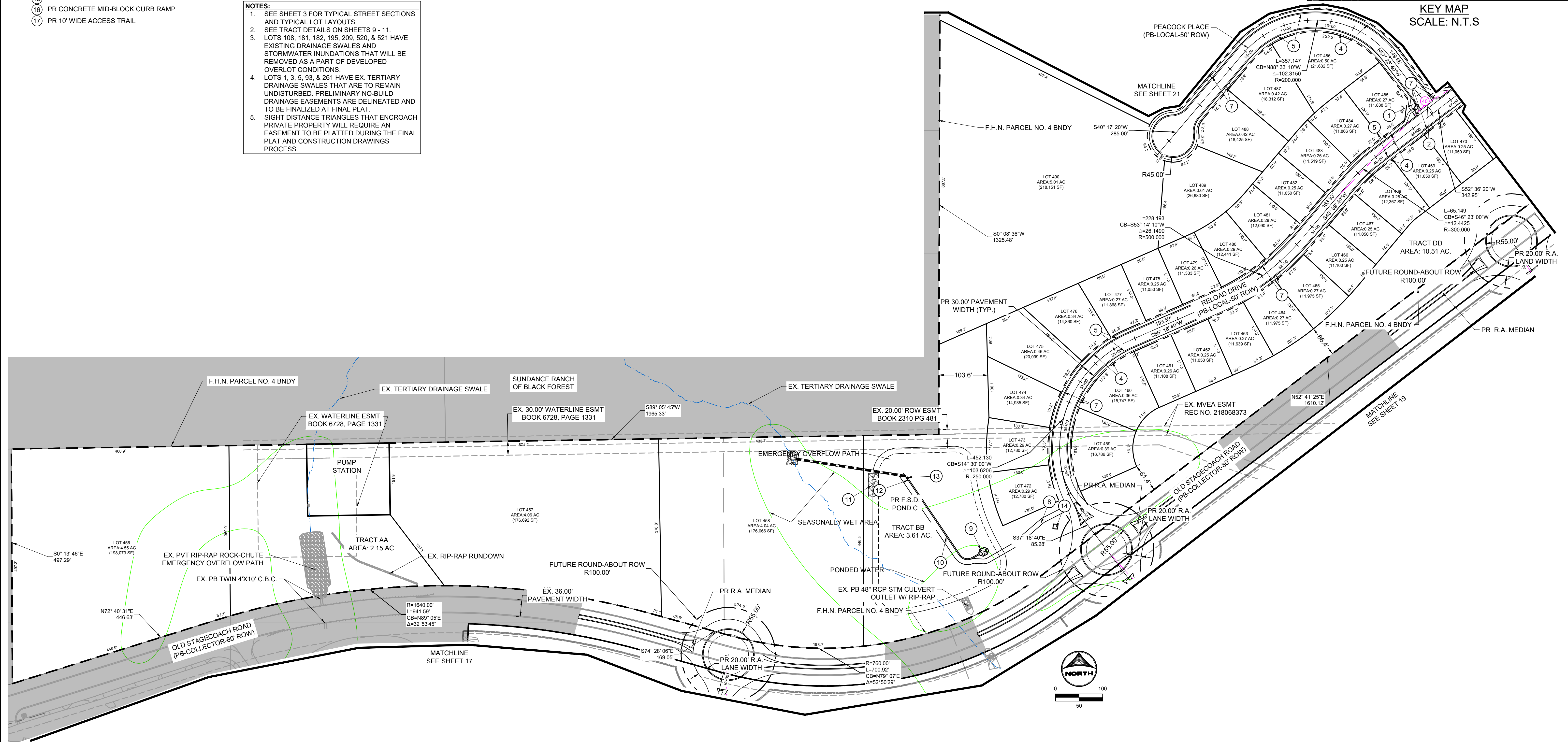
1. SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS.
2. SEE TRACT DETAILS ON SHEETS 9 - 11.
3. LOTS 108, 181, 182, 195, 209, 520, & 521 HAVE EXISTING DRAINAGE SWALES AND STORMWATER INUNDATIONS THAT WILL BE REMOVED AS A PART OF DEVELOPED OVERLOT CONDITIONS.
4. LOTS 1, 3, 5, 93, & 261 HAVE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

INTERSECTION SIGHT DISTANCE TABLE				
		ROADWAY CLASSIFICATION		
LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE (FT) 1	SIGHT DISTANCE (FT) 2
S40	LOCAL	LOCAL	280	280

NOTE: PER EPC TABLE 2-21, 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.



KEY MAP  
SCALE: N.T.S



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0 [REDACTED] 1"  
CAD DATE: 1/24/2024 IF NOT ONE INCH,  
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NO.	DATE	BY	REVISION DESCRIPTION



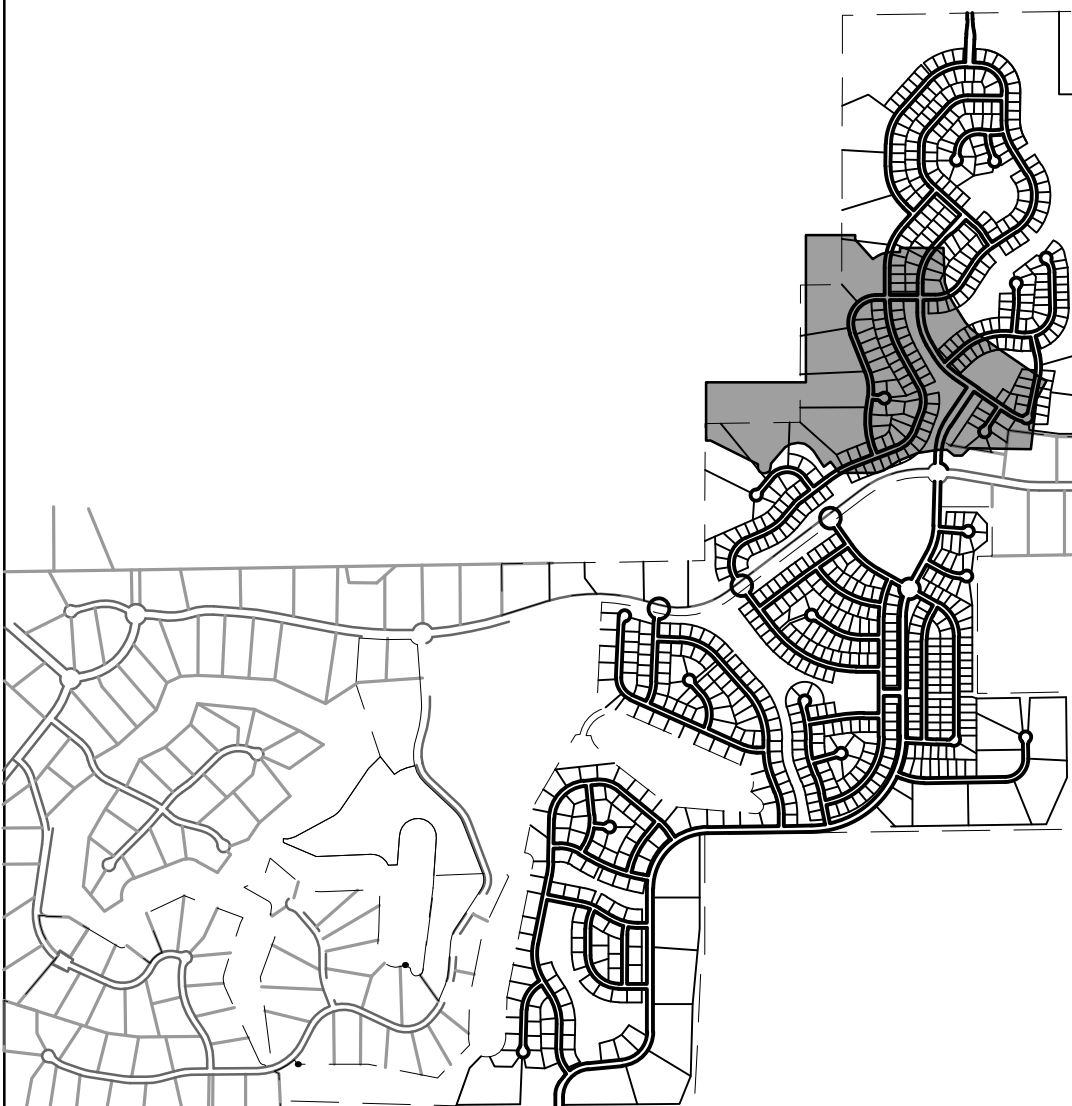
HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 230  
COLORADO SPRINGS, CO 80920  
PHONE: 719.300.4140  
FAX: 713.965.0044

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

PUD PRELIMINARY PLAN  
SITE PLAN 07

SHEET SP	20
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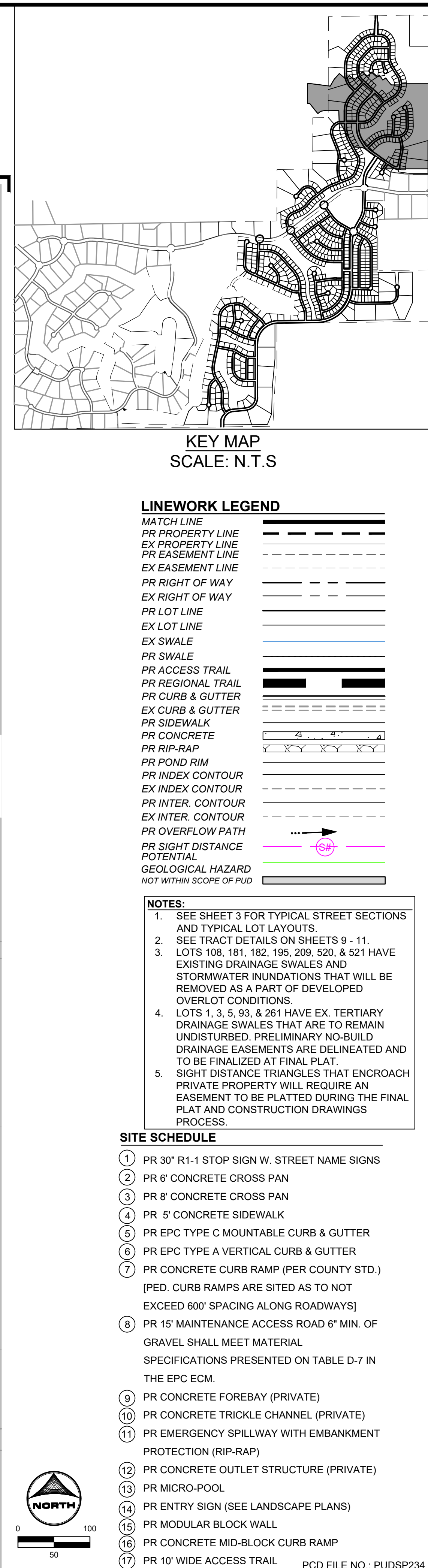



KEY MAP  
SCALE: N.T.S.

### 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





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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
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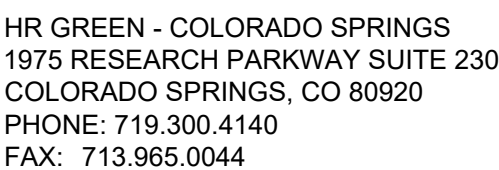
## LINEWORK LEGEND

- 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 EASEMENTS AND STORMWATER INUNDATIONS THAT WILL BE REMOVED AS A PART OF DEVELOPED OVERLOT CONDITIONS.
  4. LOTS 1, 3, 5, 9, 28, & 29 HAVE EX. TERTIARY DRAINAGE WAYS THAT ARE TO BE REMAIN UNDISTURBED. PRELIMINARY NO-BUILD DRAINAGE EASEMENTS ARE Delineated AND TO BE FINALIZED AT FINAL PLAT.
  5. SIGHT DISTANCE TRIANGLES THAT ENCRoACH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS.

- 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

PCD FILE NO.: PUDSP234

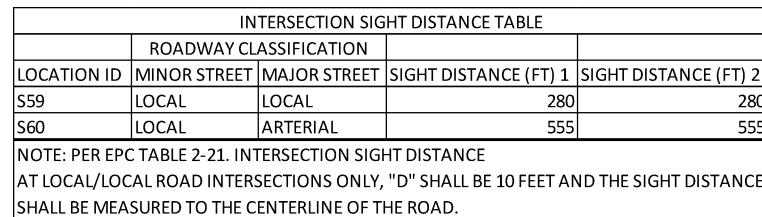
NO.	DATE	BY	REVISION DESCRIPTION



PUD PRELIMINARY PLAN  
SITE PLAN 10

SHEET		
SP		23





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


- |    |                                                                                                                                                                                     |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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 AND AS REDEVELOPED OVER LOT CONDITIONS.                      |
| 4. | 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. |
| 5. | SIGHT DISTANCE TRIANGLES THAT ENCRoACH ON THE PROPERTY VUE 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

PCD FILE NO.: PUDSP234

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\Site\PP\Site_Plan	

BAR IS ONE INCH ON  
OFFICIAL DRAWINGS.  
0  1"  
IF NOT ONE INCH,  
JUST SCALE ACCORDINGLY

NO.	DATE	BY	REVISION DESCRIPTION



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

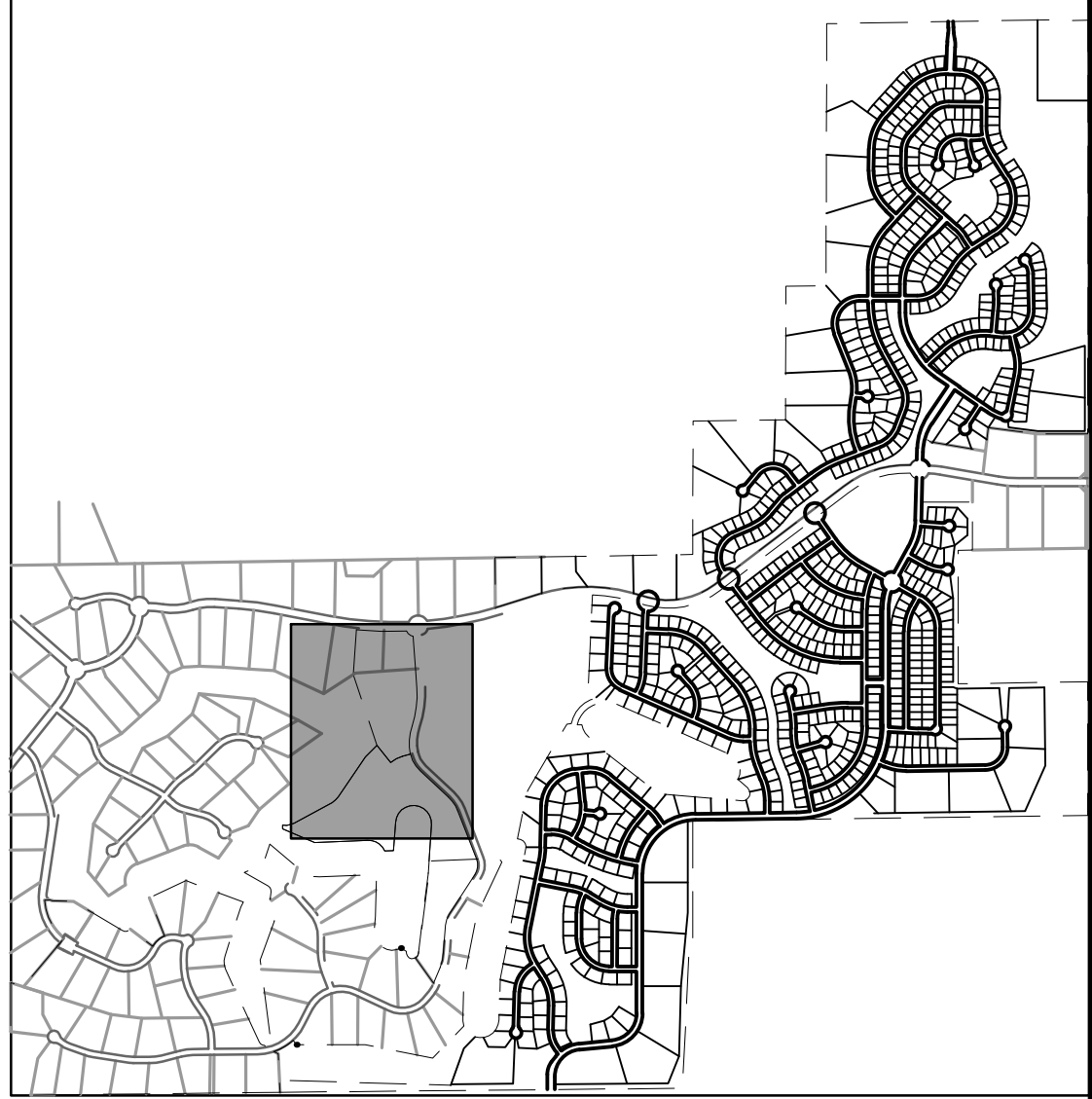
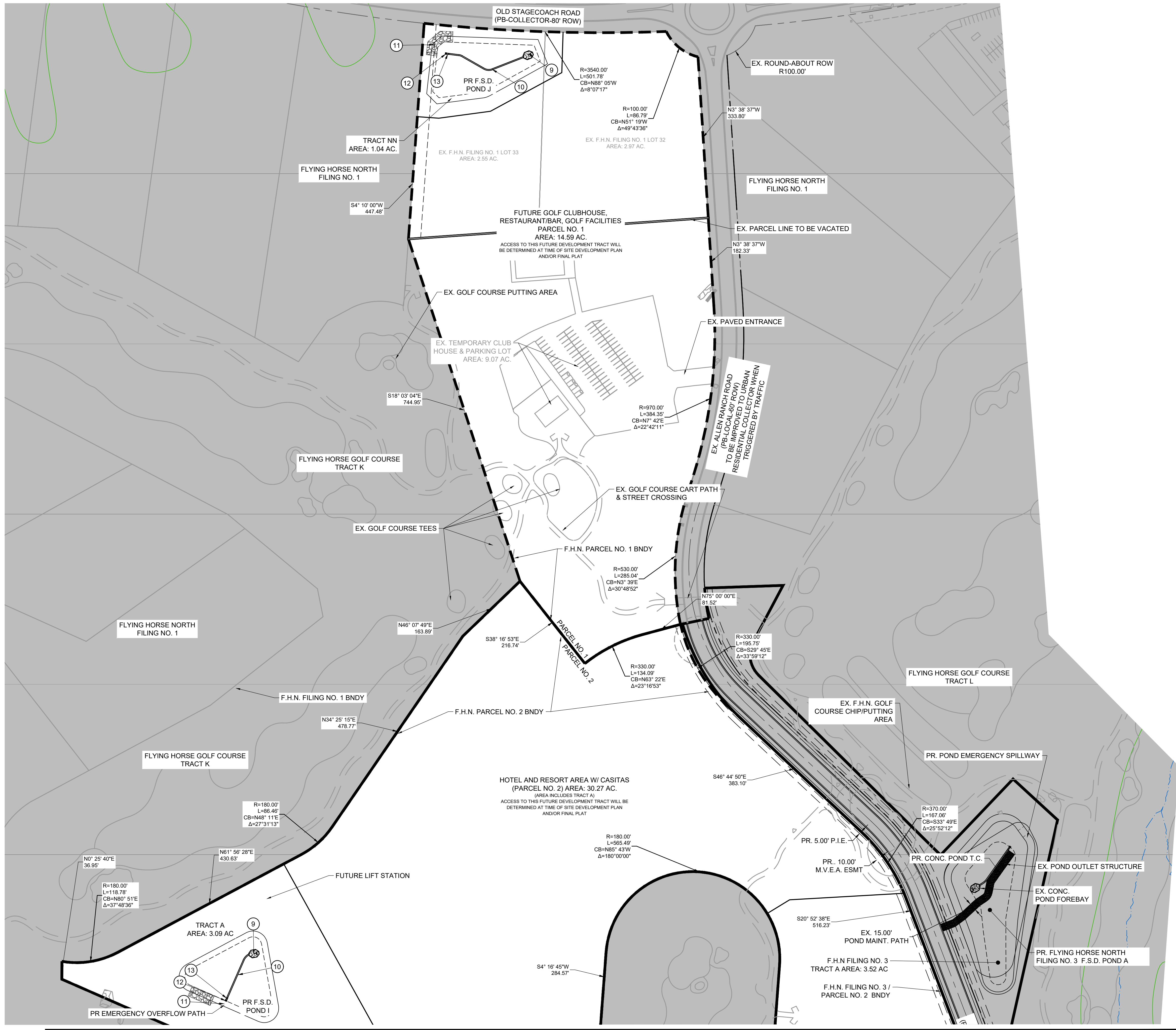
FLYING HORSE NORTH PHASE 2 PUD  
PRI #2, LLC.  
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN  
SITE PLAN 11

SHEET  
SP

24





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:

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, 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.
5. SIGHT DISTANCE TRIANGLES THAT ENCROACH 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 EOM.
- 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

PCD FILE NO.: PUDSP234

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\Site\PP\Site\_Plan

BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
0" = 1" 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: 713.965.0044

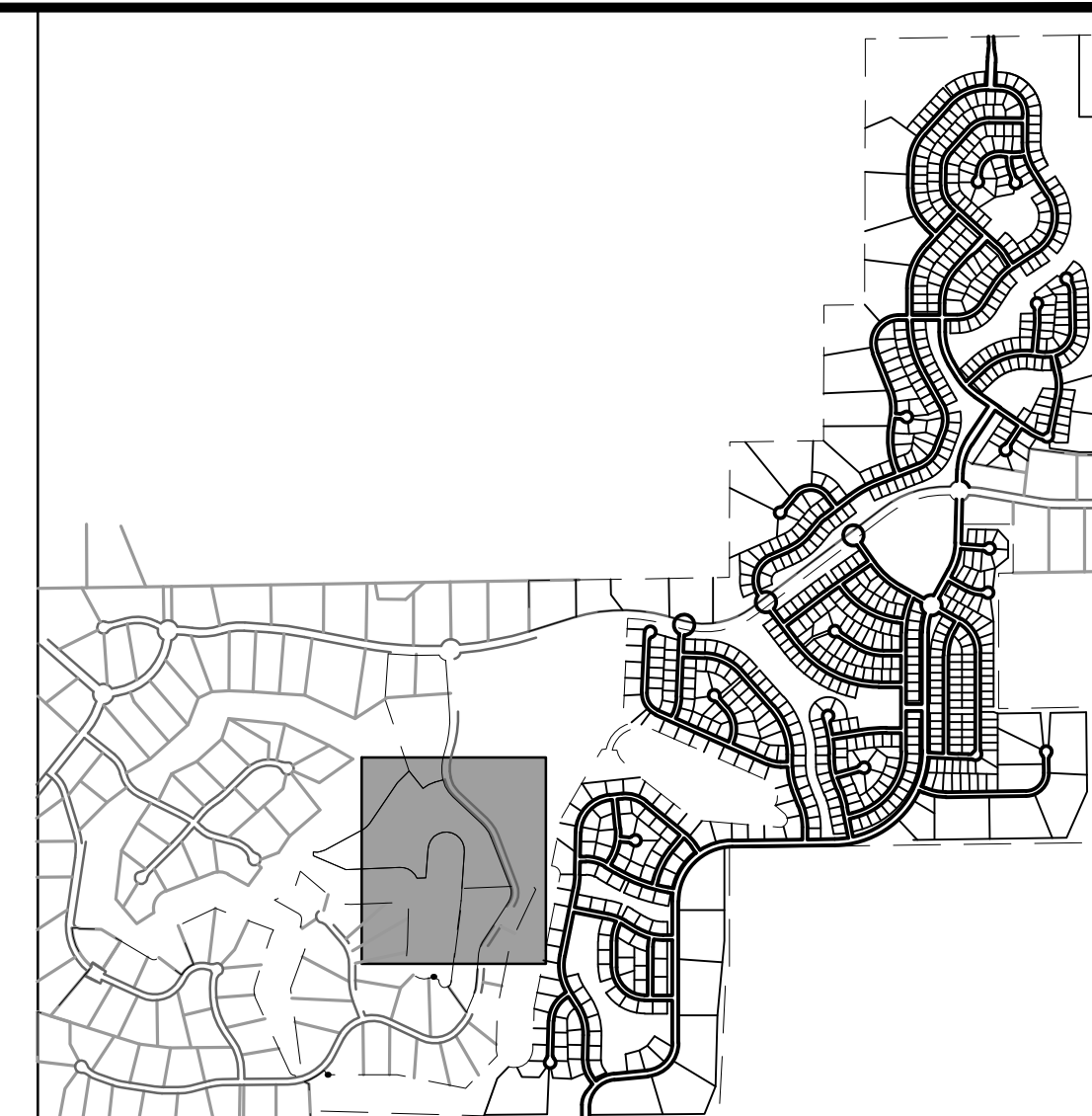
FLYING HORSE NORTH PHASE 2 PUD  
PRI #2, LLC.  
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN  
SITE PLAN 01

SHEET  
SP

25





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:**


1. SEE SHEET 3 FOR TYPICAL SECTION SECTIONS AND TYPICAL LOT LAYOUTS.
2. SEE TRAC TREATMENTS 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, 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.
5. SIGHT DISTANCE TRIANGLES THAT ENCROACH 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

PCD FILE NO.: PUDSP234

DRAWN BY:	DLH	JOB DATE:	1/24/2024
APPROVED:	KMH	JOB NUMBER:	211030
CAD DATE:	1/24/2024		
CAD FILE:	J:\2021\211030\CAD\dwgs\CIPUD-PP\Site Plan		

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HR GREEN - COLORADO SPRINGS  
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 01.1

SHEET  
SP

26





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:**

<p><b>PRELIMINARY ACCESS NOTE:</b> THE ACCESSES SHOWN ARE CONSIDERED PRELIMINARY. DEVIATIONS FOR THE CURRENT DESIGNS ARE INCLUDED AS A PART OF THIS PUD PRELIMINARY PLAN APPLICATION. LICENSE AGREEMENTS WILL BE ASSIGNED FOR THE MEDIAN AREAS TO SPECIFY OWNERSHIP, MAINTENANCE, AND ALLOWABLE LANDSCAPING AND PERMANENT STRUCTURES.</p>	<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>1. SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS.</li> <li>2. SEE TRACT DETAILS ON SHEETS 9 - 11.</li> <li>3. LOTS 108, 181, 182, 195, 209, 520, &amp; 521 HAVE EXISTING DRAINAGE SWALES AND STORMWATER INUNDATIONS THAT WILL BE REMOVED AS A PART OF DEVELOPED OVERLOT CONDITIONS.</li> <li>4. LOTS 1, 3, 5, 93, &amp; 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.</li> <li>5. SIGHT DISTANCE TRIANGLES THAT ENCRoACH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS.</li> </ol>
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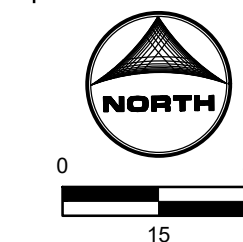
## SITE SCHEDULE

- ① PR 30" R1-1 STOP SIGN W. STREET NAME SIGNS
- ② PR 6" CONCRETE CROSS PAN
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- ④ PR 5' CONCRETE SIDEWALK
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- ⑧ PR 15' MAINTENANCE ACCESS ROAD 6" MIN. OF  
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- ⑪ PR EMERGENCY SPILLWAY WITH EMBANKMENT  
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- 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

PCD FILE NO.: PUDSP234

DRAWN BY: DLH JOB DATE: 1.24.2024 BAR IS ONE INCH ON  
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CAD FILE: J:\2021\211030\CAD\DWGS\CIP\UPD-P\Site\_Plan ADJUST SCALE ACCORDINGLY

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

PUD PRELIMINARY PLAN  
SITE PLAN INTERSECTIONS

SHEET  
SP

27



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

PHASE 2 - SOUTH AREA ROADWAY DATA TABLES

APRON LOOP						GRAND SLAM CIRCLE						SANDBAGGER DRIVE					
Number	START STA.	END STA.	Length	Radius	Line/Chord Direction	Number	START STA.	END STA.	Length	Radius	Line/Chord Direction	Number	START STA.	END STA.	Length	Radius	Line/Chord Direction
L1	9+46.68	10+00.00	53.32		S14° 47' 31.75"W	L26	10+00.00	10+91.13	91.13		S89° 29' 00.23"W	L55	10+00.00	10+45.89	45.89		N42° 40' 01.10"W
C1	10+00.00	10+63.95	63.95	300.00	S8° 41' 08.57"W	C17	10+91.13	12+19.48	128.35	300.00	N78° 15' 36.40"W	C37	10+45.89	12+76.75	230.85	300.00	N20° 37' 19.04"W
L2	10+63.95	16+50.17	586.22		S2° 34' 45.39"W	L27	12+19.48	24+15.79	1,196.31		N66° 00' 13.02"W	L56	12+76.75	15+17.24	240.49		N1° 25' 23.02"E
C2	16+50.17	18+36.97	186.80	499.87	S13° 17' 06.23"W	C18	24+15.79	26+55.19	239.40	200.00	N31° 42' 43.82"W	C38	15+17.24	18+12.66	295.42	500.00	N15° 30' 12.42"W
L3	18+36.97	18+85.35	48.39		S23° 59' 27.06"W	L28	26+55.19	32+53.51	598.32		N2° 34' 45.39"E	L57	18+12.66	19+67.41	154.75		N32° 25' 47.87"W
BACKHANDER LOOP						HOLMES ROAD						C39	19+67.41	23+48.78	381.37	500.00	N10° 34' 44.87"W
Number	START STA.	END STA.	Length	Radius	Line/Chord Direction	Number	START STA.	END STA.	Length	Radius	Line/Chord Direction	L58	23+48.78	30+26.61	677.83		N11° 16' 18.13"E
L4	10+00.00	13+09.47	309.47		S5° 53' 53.52"E	L29	10+00.00	11+47.78	147.78		N0° 28' 29.82"W	C40	30+26.61	31+60.07	133.46	750.00	N6° 10' 25.44"E
C4	13+09.47	16+26.20	316.73	500.00	S12° 14' 56.41"W	C24	11+47.78	12+35.33	87.54	162.50	N14° 57' 30.58"E	L59	31+60.07	35+74.15	414.08		N1° 04' 32.74"E
L5	16+26.20	16+79.51	53.31		S30° 23' 46.35"W	L37	12+35.33	12+87.91	52.58		N30° 23' 30.98"E	C41	35+74.15	40+79.69	505.53	350.00	N42° 27' 15.19"E
C5	16+79.51	16+97.03	17.52	300.00	S28° 43' 23.39"W	C25	12+87.91	15+70.98	283.08	300.00	N57° 25' 26.28"E	L60	40+79.69	42+00.38	120.69		N83° 49' 57.64"E
BOGEY LANE						L30	15+70.98	19+01.18	330.20		N84° 27' 21.58"E	C42	42+00.38	44+38.79	238.41	300.00	S73° 24' 02.54"E
Number	START STA.	END STA.	Length	Radius	Line/Chord Direction	C19	19+01.18	23+43.34	442.16	300.00	N42° 13' 57.86"E	L61	44+38.79	49+38.23	499.44		S50° 38' 02.73"E
L6	10+00.00	10+46.46	46.46		S57° 34' 12.13"W	L31	23+43.34	37+32.38	1,389.04		N0° 00' 34.14"E	C43	49+38.23	50+73.69	135.47	500.00	S42° 52' 20.46"E
C6	10+46.46	13+39.08	292.62	300.00	S29° 37' 36.73"W	C20	37+32.38	46+11.74	879.35	565.00	N44° 35' 47.31"E	L62	50+73.69	51+78.74	105.04		S35° 06' 38.20"E
L7	13+39.08	19+58.23	619.14		S1° 41' 01.33"W	L32	46+11.74	56+16.47	1,004.73		N89° 11' 00.47"E	SCOTCH LANE					
BUNKER TRAIL						C21	56+16.47	70+17.41	1,400.94	900.00	N44° 35' 24.87"E	Number	START STA.	END STA.	Length	Radius	Line/Chord Direction
Number	START STA.	END STA.	Length	Radius	Line/Chord Direction	L33	70+17.41	81+70.90	1,153.49		N0° 00' 10.73"W	L63	10+00.00	13+20.30	320.30		N81° 07' 06.74"E
L8	10+00.00	13+09.62	309.62		S85° 31' 46.71"E	C22	81+70.90	84+76.52	305.62	600.00	N14° 35' 20.99"E	C44	13+20.30	15+54.13	233.82	1,500.00	N85° 35' 03.19"E
BUZZARD CIRCLE						L34	84+76.52	88+31.39	354.87		N29° 10' 52.70"E	L64	15+54.13	17+24.37	170.25		S89° 57' 00.36"E
Number	START STA.	END STA.	Length	Radius	Line/Chord Direction	C23	88+31.39	91+23.17	291.78	600.00	N15° 14' 59.04"E	SCRAMBLE LOOP					
L9	10+00.00	13+03.96	303.96		N74° 16' 57.41"E	L35	91+23.17	98+18.23	695.06		N1° 19' 05.39"E	Number	START STA.	END STA.	Length	Radius	Line/Chord Direction
DOGLEG COURT						C26	98+18.23	101+40.52	322.29	565.00	N17° 33' 25.10"E	L65	10+00.00	10+40.19	40.19		S12° 36' 23.08"W
Number	START STA.	END STA.	Length	Radius	Line/Chord Direction	L36	101+40.52	105+53.32	412.80		N33° 53' 54.86"E	C45	10+40.19	11+06.15	65.96	300.00	S6° 18' 28.61"W
L10	10+00.00	10+35.28	35.28		N23° 59' 46.98"E	LONG IRON PLACE						L66	11+06.15	16+03.00	496.85		S0° 00' 34.14"W
C7	10+35.28	13+76.52	341.24	297.59	N8° 51' 11.54"W	Number	START STA.	END STA.	Length	Radius	Line/Chord Direction	SCRATCH TERRACE					
L11	13+76.52	15+55.18	178.65		N41° 42' 10.05"W	L38	10+00.00	12+27.82	227.82		S84° 05' 54.64"E	Number	START STA.	END STA.	Length	Radius	Line/Chord Direction
DUFFER LANE						PAR COURT						L67	10+00.00	10+83.75	83.75		S88° 55' 27.26"E
Number	START STA.	END STA.	Length	Radius	Line/Chord Direction	Number	START STA.	END STA.	Length	Radius	Line/Chord Direction	C46	10+83.75	12+88.44	204.70	400.00	S74° 15' 50.46"E
L13	10+00.00	13+01.11	301.11		N89° 59' 25.86"W	L39	10+00.00	11+95.93	195.93		N89° 57' 00.00"W	L68	12+88.44	14+10.88	122.44		S59° 36' 13.65"E
C9	13+01.11	17+72.35	471.24	300.00	N44° 59' 25.86"W	C27	11+95.93	14+82.34	286.41	500.00	N73° 32' 23.51"W	C47	14+10.88	19+48.69	537.81	1,500.00	S69° 52' 30.66"E
L14	17+72.35	20+28.91	256.56		N0° 00' 34.14"E	L40	14+82.34	17+31.33	248.99		N57° 07' 47.02"W	L69	19+48.69	20+29.89	81.20		S80° 08' 47.66"E
C8	20+28.91	22+02.18	173.28	400.00	N12° 25' 10.28"E	PUTTER PLACE						STICKS TERRACE					
L12	22+02.18	22+41.52	39.34		N24° 49' 46.42"E	Number	START STA.	END STA.	Length	Radius	Line/Chord Direction	Number	START STA.	END STA.	Length	Radius	Line/Chord Direction
FLATSTICK PLACE						L41	10+00.00	15+14.95	514.95		N52° 41' 24.82"E	L70	10+00.00	13+25.41	325.41		N11° 17' 00.53"W
Number	START STA.	END STA.	Length	Radius	Line/Chord Direction	C28	15+14.95	15+54.77	39.82	1,000.00	N53° 49' 51.62"E	C50	13+25.41	15+10.47	185.06	1,010.00	N16° 31' 57.65"W
L15	10+00.00	10+76.87	76.87		S66° 19' 10.90"E	L42	15+54.77	20+67.30	512.53		N54° 58' 18.42"E	L72	15+10.47	16+17.90	107.42		N21° 46' 54.77"W
C10	10+76.87	12+90.60	213.74	500.00	S78° 33' 57.77"E	RAINMAKER TRAIL						C49	16+17.90	18+03.47	185.57	500.00	N11° 08' 57.27"W
L16	12+90.60	20+79.63	789.02		N89° 11' 15.36"E	Number	START STA.	END STA.	Length	Radius	Line/Chord Direction	L71	18+03.47	18+75.23	71.76		N0° 30' 59.77"W
C11	20+79.63	23+93.78	314.16	200.00	N44° 11' 15.36"E	L43	10+00.00	10+65.42	65.42		N77° 04' 10.81"E	C48	18+75.23	22+43.38	368.15	1,110.00	N10° 01' 05.54"W
L17	23+93.78	28+60.03	466.24		N0° 48' 44.64"W	C29	10+65.42	19+24.98	859.56	639.00	N38° 32' 00.04"E	WEDGE TRAIL					
FOOT WEDGE LOOP						L44	19+24.98	30+93.75	1,168.77		N0° 00' 10.73"W	Number	START STA.	END STA.	Length	Radius	Line/Chord Direction
Number	START STA.	END STA.	Length	Radius	Line/Chord Direction	C30	30+93.75	31+58.19	64.44	810.00	N2° 16' 34.51"E	L73	10+00.00	10+88.01	88.01		N15° 22' 50.36"E
L18	10+00.00	19+84.46	984.46		N0° 00' 10.73"W	C31	31+58.19	31+97.46	39.27	52.00	N17° 04' 47.64"W	C51	10+88.01	14+07.97	319.96	800.00	N27° 54' 28.92"E
C12	19+84.46	22+39.14	254.68	500.00	N14° 35' 20.99"E	RANGE FINDER COURT						L74	14+07.97	15+95.88	187.90		N39° 21' 57.27"E
L19	22+39.14	23+53.14	114.00		N29° 10' 52.70"E	Number	START STA.	END STA.	Length	Radius	Line/Chord Direction	WHIFF WAY					
FORE LANE						L45	10+00.00	12+28.05	228.05		S60° 49' 07.30"E	Number	START STA.	END STA.	Length	Radius	Line/Chord Direction
Number	START STA.	END STA.	Length	Radius	Line/Chord Direction	C32	12+28.05	13+80.86	152.81	300.00	S75° 24' 39.01"E	L75	10+00.00	12+38.07	238.07		S87° 25' 14.61"E
L20	10+00.00	12+10.00	210.00		N89° 59' 49.27"E	L46	13+80.86	14+37.17	56.31		N89° 59' 49.27"E	C52	12+38.07	16+37.03	398.96	500.00	S64° 33' 42.33"E
FRINGE STREET						RELOAD DRIVE						L76	16+37.03	20+92.63	455.60		S41° 42' 10.05"E
Number	START STA.	END STA.	Length	Radius	Line/Chord Direction	Number	START STA.	END STA.	Length	Radius	Line/Chord Direction	C53	20+92.63	25+95.82	503.18	700.00	S21° 06' 34.91"E
L21	10+00.00	13+63.86	363.86		S78° 43' 41.87"E	L47	10+00.00	15+15.46	515.46		S37° 18' 35.18"E	L77	25+95.82	27+25.77	129.96		S0° 30' 59.77"E
C13	13+63.86	15+37.43	173.57	500.00	S68° 47' 00.64"E	C33	15+15.46	24+34.21	918.75	1,000.00	S63° 37' 47.59"E	C54	27+25.77	29+48.46	222.69	600.00	S11° 08' 57.27"E
L22	15+37.43	16+77.95	140.52		S58° 50' 19.42"E	L48	24+34.21	26+76.70	242.49		S89° 57' 00.00"E	L78	29+48.46	31+14.08	165.62		S21° 46' 54.77"E
C14	16+77.95	19+49.80	271.85	500.00	S74° 24' 52.64"E	ROUGH TRAIL						C55	31+14.08	33+33.63	219.55	600.00	S11° 17' 57.15"E
L23	19+49.80	20+69.88	120.08		S89° 59' 25.86"E	Number	START STA.	END STA.	Length	Radius	Line/Chord Direction	L79	33+33.63	34+85.12	151.48		S0° 48' 59.53"E
GIMME WAY						L49	10+00.00	13+26.18	326.18		S87° 10' 41.42"E	HOLMES ROAD					
Number	START STA.	END STA.	Length	Radius	Line/Chord Direction	L50	13+26.18	14+24.77	98.59		S88° 35' 26.07"E	Number	START STA.	END STA.	Length	Radius	Line/Chord Direction
L24	10+00.00	10+31.88	31.88		S35° 01' 41.58"E	L51	14+24.77	14+65.60	40.83		N89° 54' 27.89"E	L107	10+00.00	11+86.75	186.75		N1° 12' 55.34"E
C15	10+31.88	16+87.54	655.66	800.00	S58° 30' 25.69"E	C34	14+65.60	15+47.20	81.60	52.00	N44° 57' 08.58"E	C75	11+86.75	15+09.04	322.29	565.00	N17° 33' 25.10"E
L25	16+87.54	17+10.32	22.78		S81° 59' 09.80"E	L52	15+47.20	25+18.66	971.46		N0° 00' 10.73"W	L106	15+09.04	19+21.84	412.80		N3° 53' 54.86"E
C16	17+10.32	17+49.59	39.27	52.00	S60° 21' 02.42"E	C35	25+18.66	28+90.16	371.50	350.00	N30° 24' 39.01"W	L107	19+21.84	23+48.78	381.37	500.00	N10° 34' 44.87"W
						L53	28+90.16	35+60.50	670.34		N60° 49' 07.30"W	L108	23+48.78	26+55.19			



HERGER, DANIEL, 1/24/2024 12:00 PM

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	233992.4946
PED RAMP 2	EPC STD. MIDBLOCK RED. CURB RAMP	APRON LOOP	STA 12+06.86	17.0' R	7566.22	446322.5636	233957.5946
PED RAMP 3	EPC STD. MIDBLOCK RED. CURB RAMP	APRON LOOP	STA 14+87.59	17.0' L	7570.76	446040.5865	233978.9268
PED RAMP 4	EPC STD. MIDBLOCK RED. CURB RAMP	APRON LOOP	STA 14+87.59	17.0' R	7570.76	446042.1165	233944.9612
PED RAMP 5	EPC STD. PED CURB RAMP	APRON LOOP	STA 18+54.41	17.9' L	7572.73	445674.9629	233921.2508
PED RAMP 6	EPC STD. PED CURB RAMP	APRON LOOP	STA 18+54.40	17.9' R	7571.88	445689.5527	233888.4760
PED RAMP 7	EPC STD. PED CURB RAMP	BACKHANDER LOOP	STA 10+30.86	17.9' L	7565.45	444865.2596	233344.6744
PED RAMP 8	EPC STD. PED CURB RAMP	BACKHANDER LOOP	STA 10+31.03	18.0' R	7565.46	444861.4053	233309.0058
PED RAMP 9	EPC STD. PED CURB RAMP	BACKHANDER LOOP	STA 14+42.39	17.6' L	7588.35	444450.9703	233368.8669
PED RAMP 10	EPC STD. MIDBLOCK RED. CURB RAMP	BACKHANDER LOOP	STA 14+42.39	17.0' R	7588.08	444456.5780	233334.7441
PED RAMP 11	EPC STD. PED CURB RAMP	BACKHANDER LOOP	STA 16+66.08	17.9' L	7586.65	444238.4464	233284.7083
PED RAMP 12	EPC STD. PED CURB RAMP	BACKHANDER LOOP	STA 16+66.08	17.8' R	7586.54	444256.5150	233253.9009
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	442458.2059	222721.9872
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 CIRCLE	STA 10+30.65	18.1' L	7597.83	445123.8523	225501.1409
PED RAMP 20	EPC STD. PED CURB RAMP	BUZZARD CIRCLE	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	224500.4255
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	233888.7248
PED RAMP 26	EPC STD. PED CURB RAMP	DUFFER LANE	STA 10+30.95	17.9' R	7615.04	442943.5697	233888.7308
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	444958.5262	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	227539.1223
PED RAMP 38	EPC STD. MIDBLOCK PED. CURB RAMP	FLATSTICK PLACE	STA 24+68.23	17.0' R	7562.51	445205.4958	227573.1531
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	226590.5689
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	223336.2570
PED RAMP 55	EPC STD. PED CURB RAMP	FRINGE STREET	STA 18+10.76	17.8' R	7605.12	443517.2170	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	446672.6293	225972.2798
PED RAMP 62	EPC STD. MIDBLOCK PED. CURB RAMP	GIMME WAY	STA 15+57.10	17.0' R	7603.59	446640.2979	225961.7511
PED RAMP 63	EPC STD. PED CURB RAMP	GRAND SLAM CIRCLE	STA 10+30.86	18.0' L	7592.33	445194.4216	225012.4736
PED RAMP 64	EPC STD. PED CURB RAMP	GRAND SLAM CIRCLE	STA 10+30.95	17.9' R	7592.12	445230.3076	225012.0580
PED RAMP 65	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM CIRCLE	STA 13+61.15	17.0' L	7596.77	445279.8251	224690.9948
PED RAMP 66	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM CIRCLE	STA 13+61.15	17.0' R	7596.77	445310.8866	224704.8220
PED RAMP 67	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM CIRCLE	STA 16+59.39	17.0' L	7590.80	445401.1157	224418.5255
PED RAMP 68	EPC STD. PED CURB RAMP	GRAND SLAM CIRCLE	STA 16+59.30	17.8' R	7591.02	445432.8648	224432.7650
PED RAMP 69	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM CIRCLE	STA 19+87.99	17.0' L	7582.58	445534.7510	224118.3247
PED RAMP 70	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM CIRCLE	STA 19+87.99	17.0' R	7582.58	445565.8124	224132.1518
PED RAMP 71	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM CIRCLE	STA 22+73.99	17.0' L	7571.16	445651.0612	223857.0434
PED RAMP 72	EPC STD. PED CURB RAMP	GRAND SLAM CIRCLE	STA 22+73.94	17.9' R	7571.35	445682.9580	223871.2996
PED RAMP 73	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM CIRCLE	STA 27+99.89	17.0' L	7551.85	446061.2861	223605.4800
PED RAMP 74	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM CIRCLE	STA 27+99.89	17.0' R	7551.85	446059.7560	223639.4455
PED RAMP 75	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM CIRCLE	STA 31+10.53	17.0' L	7548.03	446371.6172	223619.4596
PED RAMP 76	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM CIRCLE	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	232676.6098
PED RAMP 80	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 19+33.00	17.0' R	7620.06	442172.6414	232683.4588
PED RAMP 81	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 23+04.87	17.0' L	7621.00	442446.8974	233900.2716
PED RAMP 82	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 23+04.87	17.0' R	7621.08	442442.5428	232933.9915
PED RAMP 83	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 28+16.83	17.9' L	7615.92	442956.5776	233901.7429
PED RAMP 84	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 28+16.88	17.0' R	7615.88	442956.6240	233936.6807
PED RAMP 85	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 34+05.78	18.1' L	7608.02	443545.5350	233901.6725
PED RAMP 86	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 34+05.84	17.0' R	7607.89	443545.5868	233936.7781
PED RAMP 87	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 38+59.48	17.6' L	7610.42	444002.0939	223916.9109
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	444365.7773	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	224634.8973
PED RAMP 93	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 52+96.72	17.9' L	7607.88	444464.6803	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	444485.1734	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	445023.9738	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	20.0' R	7610.22	446390.2386	226388.5333
PED RAMP 107	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 87+90.80	20.0' L	7594.14	447081.4710	226580.4537
PED RAMP 108	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 87+90.73	22.6' R	7594.44	447060.6478	226617.5994
PED RAMP 109	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 91+19.96	22.0' L	7581.10	447383.2496	226673.6170
PED RAMP 110	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 91+20.01	22.0' R	7581.10	447382.1141	226715.6264
PED RAMP 111	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 105+21.94	30.5' L	7547.71	447117.5115	226992.9770
PED RAMP 112	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 105+21.42	30.7' R	7547.53	446862.3942	227043.5104
PED RAMP 113	EPC STD. PED CURB RAMP	LONG IRON PLACE	STA 10+30.68	17.6' L	7584.47	444497.8929	223387.8165
PED RAMP 114	EPC STD. PED CURB RAMP	LONG IRON PLACE	STA 10+30.66	17.7' R	7587.92	444462.7826	223384.1069
PED RAMP 115	EPC STD. PED CURB RAMP	PAR COURT	STA 10+30.93	17.9' L	7613.56	446285.2180	226127.5910
PED RAMP 116	EPC STD. PED CURB RAMP	PAR COURT	STA 10+30.96	17.9' R	7613.66	446321.0935	226127.5891
PED RAMP 117	EPC STD. MIDBLOCK PED. CURB RAMP	PAR COURT	STA 16+09.50	17.0' L	7580.00	446438.0779	225575.6518
PED RAMP 118	EPC STD. MIDBLOCK PED. CURB RAMP	PAR COURT	STA 16+09.50	17.0' R	7580.00	446466.6345	225594.1049
PED RAMP 119	EPC STD. PED CURB RAMP	PUTTER PLACE	STA 10+30.95	17.9' L	7557.31	446066.7455	224993.2724
PED RAMP 120	EPC STD. PED CURB RAMP	PUTTER PLACE	STA 10+30.95	17.9' R	7557.75	446578.2112	225015.0174
PED RAMP 121	EPC STD. MIDBLOCK PED. CURB RAMP	PUTTER PLACE	STA 13+65.00	17.0' L	7573.93	446808.4768	222559.5360
PED RAMP 122	EPC STD. MIDBLOCK PED. CURB RAMP	PUTTER PLACE	STA 13+65.00	17.0' R	7573.93	446814.3432	222580.1442
PED RAMP 123	EPC STD. MIDBLOCK PED. CURB RAMP	PUTTER PLACE	STA 16+59.21	17.0' L	7590.95	446983.2093	225497.0139
PED RAMP 124	EPC STD. PED CURB RAMP	PUTTER PLACE	STA 16+59.27	18.0' R	7591.06	446954.6116	225517.1394
PED RAMP 125	EPC STD. PED CURB RAMP	PUTTER PLACE	STA 20+36.35	17.9' L	7586.27	442004.4190	225805.3056
PED RAMP 126	EPC STD. PED CURB RAMP	PUTTER PLACE	STA 20+36.88	18.1' R	7586.91	447171.2527	225826.4103
PED RAMP 127	EPC STD. PED CURB RAMP	RAINMAKER TRAIL	STA 10+31.48	18.1' L	7617.68	442237.2062	225625.4442
PED RAMP 128	EPC STD. PED CURB RAMP	RAINMAKER TRAIL	STA 10+30.45	17.8' R	7617.65	444687.9942	225632.4697
PED RAMP 129	EPC STD. MIDBLOCK PED. CURB RAMP	RAINMAKER TRAIL	STA 15+17.67	17.0' L	7616.66	44965.7959	226019.4678
PED RAMP 130	EPC STD. MIDBLOCK PED. CURB RAMP	RAINMAKER TRAIL	STA 15+17.61	17.0' R	7615.76	449454.3434	226046.6297
PED RAMP 131	EPC STD. MIDBLOCK PED. CURB RAMP	RAINMAKER TRAIL	STA 19+09.83	17.0' L	7611.88	445321.2212	226141.4147
PED RAMP 132	EPC STD. MIDBLOCK PED. CURB RAMP	RAINMAKER TRAIL	STA 19+09.83	17.0' R	7611.97	445320.4188	226175.4045
PED RAMP 133	EPC STD. PED CURB RAMP	RAINMAKER TRAIL	STA 21+66.07	17.0' L	7606.81	445577.0570	226141.2123
PED RAMP 134	EPC STD. MIDBLOCK PED. CURB RAMP	RAINMAKER TRAIL	STA 21+66.11	17.0' R	7606.81	445577.0964	226175.5756
PED RAMP 135	EPC STD. MIDBLOCK PED. CURB RAMP	RAINMAKER TRAIL	STA 23+90.74	17.0' L	7603.56	445801.7292	226141.5639
PED RAMP 136	EPC STD. PED CURB RAMP	RAINMAKER TRAIL	STA 23+90.69	17.9' R	7604.14	445801.6880	226176.4987
PED RAMP 137	EPC STD. PED CURB RAMP	RAINMAKER TRAIL	STA 26+13.10	17.9' L	7612.22	446024.0864	226140.6900
PED RAMP 138	EPC STD. MIDBLOCK PED. CURB RAMP	RAINMAKER TRAIL	STA 26+13.15	17.0' R	7612.09	446024.1414	226175.5523
PED RAMP 139	EPC STD. PED CURB RAMP	RAINMAKER TRAIL	STA 28+61.20	17.9' L	7614.72	446272.1910	226140.6073
PED RAMP 140	EPC STD. MIDBLOCK PED. CURB RAMP	RAINMAKER TRAIL	STA 28+61.15	17.0' R	7614.69	446272.1400	226175.5394
PED RAMP 141	EPC STD. PED CURB RAMP	RANGE FINDER COURT	STA 10+33.93	19.6' L	7595.25	447045.2085	226621.9737
PED RAMP 142	EPC STD. PED CURB RAMP	RANGE FINDER COURT	STA 10+33.93	19.6' R	7595.25	447011.0117	226660.2873
PED RAMP 143	EPC STD. PED CURB RAMP	RELOAD DRIVE	STA 12+50.02	17.9' L	7556.67	446609.2076	224975.0390
PED RAMP 144	EPC STD. MIDBLOCK PED. CURB RAMP	RELOAD DRIVE	STA 12+49.97	17.0' R	7556.52	446588.0726	224947.2189
PED RAMP 145	EPC STD. MIDBLOCK PED. CURB RAMP	RELOAD DRIVE	STA 16+72.87	17.0' L	7567.61	446282.3178	225238.2512
PED RAMP 146	EPC STD. MIDBLOCK PED. CURB RAMP	RELOAD DRIVE	STA 16+73.04	17.0' R	7567.63	446257.0657	225214.8986
PED RAMP 147	EPC STD. MIDBLOCK PED. CURB RAMP	RELOAD DRIVE	STA 20+69.81	17.0' L	7587.72	446075.1867	225565.9002
PED RAMP 148	EPC STD. MIDBLOCK PED. CURB RAMP	RELOAD DRIVE	STA 20+70.21	17.0' R	7587.79	446043.2829	225554.1395
PED RAMP 149	EPC STD. PED CURB RAMP	RELOAD DRIVE	STA 26+45.64	17.9' L	7611.46	446011.0933	226127.6053
PED RAMP 150	EPC STD. PED CURB RAMP	RELOAD DRIVE	STA 26+45.65	17.4' R	7610.14	445975.7856	226127.5911
PED RAMP 151	EPC STD. PED CURB RAMP	ROUGH TRAIL	STA 10+34.13	19.1' L	7617.54	445324.2651	226402.5197
PED RAMP 152	EPC STD. PED CURB RAMP	ROUGH TRAIL	STA 10+33.73	19.2' R	7618.02	445286.0033	226400.2427
PED RAMP 153	EPC STD. PED CURB RAMP	ROUGH TRAIL	STA 11+74.46	18.3' L	7612.57	445316.5509	226452.6414
PED RAMP 154	EPC STD. MIDBLOCK PED. CURB RAMP	ROUGH TRAIL	STA 11+74.44	17.0' R	7611.99	445281.3354	226450.8840
PED RAMP 155	EPC STD. MIDBLOCK PED. CURB RAMP	ROUGH TRAIL	STA 16+22.33	17.0' L	7594.07	445415.6151	226867.5874
PED RAMP 156	EPC STD. MIDBLOCK PED. CURB RAMP	ROUGH TRAIL	STA 16+22.33	17.0' R	7594.07	445415.6169	226901.1560



PHASE 2 NORTH 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	BACKSWING DRIVE	STA 10+31.00	17.9' L	7538.68	449611.3147	226247.9232
PED RAMP 2	EPC STD. PED CURB RAMP	BACKSWING DRIVE	STA 10+31.00	17.9' R	7539.06	449575.4727	226248.0978
PED RAMP 3	EPC STD. PED CURB RAMP	BACKSWING DRIVE	STA 12+89.10	18.3' L	7541.29	449612.9163	226506.0178
PED RAMP 4	EPC STD. PED CURB RAMP	BACKSWING DRIVE	STA 12+89.10	18.3' R	7541.25	449578.3868	226506.1958
PED RAMP 5	EPC STD. PED CURB RAMP	BACKSWING DRIVE	STA 13+49.10	18.3' L	7540.89	449613.2086	226566.0173
PED RAMP 6	EPC STD. PED CURB RAMP	BACKSWING DRIVE	STA 13+49.10	18.3' R	7540.95	449576.6793	226566.1954
PED RAMP 7	EPC STD. MIDBLOCK PED. CURB RAMP	BACKSWING DRIVE	STA 18+55.30	17.0' L	7529.62	449820.1904	226968.2867
PED RAMP 8	EPC STD. MIDBLOCK PED. CURB RAMP	BACKSWING DRIVE	STA 18+55.30	17.0' R	7529.62	449801.7221	226996.8335
PED RAMP 9	EPC STD. PED CURB RAMP	BACKSWING DRIVE	STA 22+00.59	17.6' L	7521.26	450090.9313	227188.5569
PED RAMP 10	EPC STD. MIDBLOCK PED. CURB RAMP	BACKSWING DRIVE	STA 22+00.86	17.0' R	7521.30	450063.3501	227209.4898
PED RAMP 11	EPC STD. MIDBLOCK PED. CURB RAMP	BACKSWING DRIVE	STA 25+77.04	17.0' L	7508.03	450302.2819	227497.6207
PED RAMP 12	EPC STD. MIDBLOCK PED. CURB RAMP	BACKSWING DRIVE	STA 25+77.04	17.0' R	7507.87	450277.3692	227520.7586
PED RAMP 13	EPC STD. MIDBLOCK PED. CURB RAMP	BACKSWING DRIVE	STA 30+92.48	17.0' L	7489.33	450755.0948	227579.0954
PED RAMP 14	EPC STD. MIDBLOCK PED. CURB RAMP	BACKSWING DRIVE	STA 30+92.48	17.0' R	7489.47	450770.3796	227609.4660
PED RAMP 15	EPC STD. PED CURB RAMP	BACKSWING DRIVE	STA 35+66.10	17.9' L	7487.74	451169.4235	227345.6782
PED RAMP 16	EPC STD. MIDBLOCK PED. CURB RAMP	BACKSWING DRIVE	STA 35+66.70	17.0' R	7487.63	451178.9705	227379.2763
PED RAMP 17	EPC STD. PED CURB RAMP	BACKSWING DRIVE	STA 39+47.81	17.9' L	7470.18	451554.4383	227330.5476
PED RAMP 18	EPC STD. MIDBLOCK PED. CURB RAMP	BACKSWING DRIVE	STA 39+47.81	17.0' R	7470.03	451554.1147	227365.4673
PED RAMP 19	EPC STD. PED CURB RAMP	BACKSWING DRIVE	STA 45+04.46	17.7' R	7469.95	451865.0500	226973.6567
PED RAMP 20	EPC STD. MIDBLOCK PED. CURB RAMP	BACKSWING DRIVE	STA 45+04.40	17.0' L	7469.78	451830.2893	226973.6478
PED RAMP 21	EPC STD. MIDBLOCK PED. CURB RAMP	BACKSWING DRIVE	STA 49+72.95	17.0' R	7466.72	451657.0251	226555.9395
PED RAMP 22	EPC STD. MIDBLOCK PED. CURB RAMP	BACKSWING DRIVE	STA 49+72.95	17.0' L	7466.72	451634.3568	226581.2801
PED RAMP 23	EPC STD. MIDBLOCK PED. CURB RAMP	BACKSWING DRIVE	STA 54+22.91	17.0' R	7467.11	451308.1212	226286.7105
PED RAMP 24	EPC STD. MIDBLOCK PED. CURB RAMP	BACKSWING DRIVE	STA 54+22.91	17.0' L	7467.06	451292.6554	226296.9893
PED RAMP 25	EPC STD. MIDBLOCK PED. CURB RAMP	BACKSWING DRIVE	STA 59+23.74	17.0' R	7492.17	450806.8580	226208.4128
PED RAMP 26	EPC STD. MIDBLOCK PED. CURB RAMP	BACKSWING DRIVE	STA 59+23.74	17.0' L	7492.15	450809.7864	226242.2865
PED RAMP 27	EPC STD. PED CURB RAMP	BACKSWING DRIVE	STA 63+85.78	17.9' R	7514.24	450408.7876	226441.0771
PED RAMP 28	EPC STD. PED CURB RAMP	BACKSWING DRIVE	STA 63+85.78	17.9' L	7514.12	450435.4332	226465.0498
PED RAMP 29	EPC STD. MIDBLOCK PED. CURB RAMP	BACKSWING DRIVE	STA 14+63.12	17.0' R	7543.32	449381.5286	225845.9628
PED RAMP 30	EPC STD. MIDBLOCK PED. CURB RAMP	BACKSWING DRIVE	STA 14+63.18	17.0' L	7543.30	449376.5232	225879.5924
PED RAMP 31	EPC STD. MIDBLOCK PED. CURB RAMP	BACKSWING DRIVE	STA 19+20.18	17.0' R	7552.65	448940.8818	225981.6563
PED RAMP 32	EPC STD. MIDBLOCK PED. CURB RAMP	BACKSWING DRIVE	STA 19+20.18	17.0' L	7552.65	448953.3617	226013.2830
PED RAMP 33	EPC STD. MIDBLOCK PED. CURB RAMP	BACKSWING DRIVE	STA 22+73.12	17.0' R	7561.36	448606.3916	226032.1825
PED RAMP 34	EPC STD. PED CURB RAMP	BACKSWING DRIVE	STA 22+73.18	17.8' L	7561.31	448601.2219	226066.6200
PED RAMP 35	EPC STD. PED CURB RAMP	BACKSWING DRIVE	STA 27+99.28	17.9' R	7577.29	448081.0585	226074.0116
PED RAMP 36	EPC STD. PED CURB RAMP	BACKSWING DRIVE	STA 27+99.28	17.9' L	7577.29	448093.9345	226107.4614
PED RAMP 37	EPC STD. PED CURB RAMP	BACKSWING DRIVE	STA 10+31.00	17.9' R	7538.76	449611.0125	226185.9239
PED RAMP 38	EPC STD. PED CURB RAMP	BACKSWING DRIVE	STA 10+31.00	17.9' L	7539.77	449575.1705	226186.0986
PED RAMP 39	EPC STD. PED CURB RAMP	BALLMARK COURT	STA 10+30.71	17.6' R	7487.39	451214.3523	227322.5602
PED RAMP 40	EPC STD. PED CURB RAMP	BALLMARK COURT	STA 10+30.71	17.6' L	7487.40	451179.7874	227329.5808
PED RAMP 41	EPC STD. PED CURB RAMP	BALLMARK COURT	STA 11+34.02	17.8' L	7488.47	451168.9908	227222.5600
PED RAMP 42	EPC STD. MIDBLOCK PED. CURB RAMP	BALLMARK COURT	STA 11+33.95	17.0' R	7488.24	451203.7169	227224.7824
PED RAMP 43	EPC STD. MIDBLOCK PED. CURB RAMP	BALLMARK COURT	STA 15+77.19	17.0' R	7501.69	451001.5059	226875.7941
PED RAMP 44	EPC STD. MIDBLOCK PED. CURB RAMP	BALLMARK COURT	STA 15+77.19	17.0' L	7501.69	450998.0271	226909.6157
PED RAMP 45	EPC STD. PED CURB RAMP	CHILI DIP CIRCLE	STA 10+31.00	17.9' R	7488.84	451160.2961	227172.9843
PED RAMP 46	EPC STD. PED CURB RAMP	CHILI DIP CIRCLE	STA 10+30.49	17.9' L	7488.82	451157.3820	227208.7295
PED RAMP 47	EPC STD. PED CURB RAMP	CHUNK CIRCLE	STA 10+30.74	18.0' L	7530.88	449271.5164	227424.2445
PED RAMP 48	EPC STD. PED CURB RAMP	CHUNK CIRCLE	STA 10+31.00	17.9' R	7531.12	449268.2030	227460.0180
PED RAMP 49	EPC STD. PED CURB RAMP	DANCE FLOOR COURT	STA 10+29.86	16.2' R	7543.21	448523.1653	227280.4420
PED RAMP 50	EPC STD. PED CURB RAMP	DANCE FLOOR COURT	STA 10+30.14	16.3' L	7543.26	448504.7941	227307.2909
PED RAMP 51	EPC STD. PED CURB RAMP	DORMIE LANE	STA 10+31.29	18.2' L	7540.65	448963.4525	226777.3091
PED RAMP 52	EPC STD. PED CURB RAMP	DORMIE LANE	STA 10+31.29	18.2' R	7541.33	448936.7363	226802.1408
PED RAMP 53	EPC STD. MIDBLOCK PED. CURB RAMP	DORMIE LANE	STA 14+22.79	17.0' L	7536.45	449207.2821	227087.9791
PED RAMP 54	EPC STD. MIDBLOCK PED. CURB RAMP	DORMIE LANE	STA 14+23.35	17.0' R	7536.41	449176.5639	227102.5637
PED RAMP 55	EPC STD. PED CURB RAMP	DORMIE LANE	STA 18+05.87	17.9' L	7531.64	449253.8888	227471.7318
PED RAMP 56	EPC STD. MIDBLOCK PED. CURB RAMP	DORMIE LANE	STA 18+05.87	17.0' R	7531.55	449219.1405	227468.2602
PED RAMP 57	EPC STD. MIDBLOCK PED. CURB RAMP	DORMIE LANE	STA 19+28.65	17.0' L	7529.88	449245.6338	227590.6277
PED RAMP 58	EPC STD. PED CURB RAMP	DORMIE LANE	STA 19+30.66	17.3' R	7529.93	449211.6871	227596.1220
PED RAMP 59	EPC STD. MIDBLOCK PED. CURB RAMP	DORMIE LANE	STA 24+71.79	17.0' L	7510.44	449652.0013	227797.0103
PED RAMP 60	EPC STD. MIDBLOCK PED. CURB RAMP	DORMIE LANE	STA 24+71.79	17.0' R	7510.44	449652.7630	227831.0018
PED RAMP 61	EPC STD. PED CURB RAMP	JUNGLE LOOP	STA 10+29.50	18.5' L	7516.95	450364.0983	226951.8817
PED RAMP 62	EPC STD. PED CURB RAMP	JUNGLE LOOP	STA 10+29.50	18.5' R	7516.79	450388.7910	226924.4357
PED RAMP 63	EPC STD. MIDBLOCK PED. CURB RAMP	JUNGLE LOOP	STA 14+17.19	17.0' L	7527.99	450076.8591	226691.4943
PED RAMP 64	EPC STD. MIDBLOCK PED. CURB RAMP	JUNGLE LOOP	STA 14+17.19	17.0' R	7527.99	450099.5995	226666.2183
PED RAMP 65	EPC STD. PED CURB RAMP	JUNGLE LOOP	STA 19+18.34	18.3' L	7541.43	449624.8864	226554.2250
PED RAMP 66	EPC STD. PED CURB RAMP	JUNGLE LOOP	STA 19+18.34	18.3' R	7541.28	449624.7084	226517.6954
PED RAMP 67	EPC STD. PED CURB RAMP	JUNGLE LOOP	STA 19+78.34	18.3' L	7541.10	449564.8870	226554.5174
PED RAMP 68	EPC STD. PED CURB RAMP	JUNGLE LOOP	STA 19+78.34	18.3' R	7541.17	449564.7090	226517.9879
PED RAMP 69	EPC STD. MIDBLOCK PED. CURB RAMP	JUNGLE LOOP	STA 23+43.40	17.0' L	7534.75	449214.3228	226605.5593
PED RAMP 70	EPC STD. MIDBLOCK PED. CURB RAMP	JUNGLE LOOP	STA 23+43.40	17.0' R	7535.02	449200.3171	226574.5780
PED RAMP 71	EPC STD. PED CURB RAMP	JUNGLE LOOP	STA 27+06.67	18.2' L	7541.20	448918.6964	226802.1318
PED RAMP 72	EPC STD. MIDBLOCK PED. CURB RAMP	JUNGLE LOOP	STA 27+06.72	17.0' R	7541.01	448893.3737	226777.7482
PED RAMP 73	EPC STD. MIDBLOCK PED. CURB RAMP	JUNGLE LOOP	STA 30+55.30	17.0' L	7546.02	448716.1066	227081.6948
PED RAMP 74	EPC STD. PED CURB RAMP	JUNGLE LOOP	STA 30+55.21	19.2' R	7546.62	448686.3030	227061.1963
PED RAMP 75	EPC STD. MIDBLOCK PED. CURB RAMP	JUNGLE LOOP	STA 33+72.47	17.0' L	7543.27	448537.0015	227343.4505
PED RAMP 76	EPC STD. PED CURB RAMP	JUNGLE LOOP	STA 33+72.39	18.3' R	7543.50	448507.8919	227323.4386
PED RAMP 77	EPC STD. MIDBLOCK PED. CURB RAMP	JUNGLE LOOP	STA 40+30.92	17.0' L	7525.92	448800.5796	227648.0676
PED RAMP 78	EPC STD. MIDBLOCK PED. CURB RAMP	JUNGLE LOOP	STA 40+30.92	17.0' R	7525.92	448793.8209	227681.3891
PED RAMP 79	EPC STD. PED CURB RAMP	JUNGLE LOOP	STA 44+44.08	17.4' L	7528.36	449200.1102	227612.6439
PED RAMP 80	EPC STD. PED CURB RAMP	JUNGLE LOOP	STA 44+44.08	17.4' R	7528.05	449207.7923	227646.6562

PEDESTRIAN RAMP DATA TABLE							
ID	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.	NORTHING	EASTING
PED RAMP 81	EPC STD. PED CURB RAMP	PEACOCK PLACE	STA 10+31.00	17.9' L	7563.97	447740.6877	225464.9139
PED RAMP 82	EPC STD. PED CURB RAMP	PEACOCK PLACE	STA 10+31.00	17.9' R	7563.65	447762.4554	225493.3893
PED RAMP 83	EPC STD. MIDBLOCK PED. CURB RAMP	PEACOCK PLACE	STA 15+86.69	17.0' R	7569.55	447803.7684	225031.0163
PED RAMP 84	EPC STD. MIDBLOCK PED. CURB RAMP	PEACOCK PLACE	STA 15+86.69	17.0' L	7569.55	447781.7823	225056.9511
PED RAMP 85	EPC STD. PED CURB RAMP	RELOAD DRIVE	STA 10+31.00	17.9' L	7509.18	450604.2361	226682.7252
PED RAMP 86	EPC STD. PED CURB RAMP	RELOAD DRIVE	STA 10+31.00	17.9' R	7509.08	450628.2087	226656.0795
PED RAMP 87	EPC STD. MIDBLOCK PED. CURB RAMP	RELOAD DRIVE	STA 13+51.00	17.0' L	7515.28	450366.9606	226468.0133
PED RAMP 88	EPC STD. PED CURB RAMP	RELOAD DRIVE	STA 13+51.00	17.9' R	7515.43	450390.3171	226442.0525
PED RAMP 89	EPC STD. MIDBLOCK PED. CURB RAMP	RELOAD DRIVE	STA 17+83.21	17.0' L	7533.34	450012.3586	226247.4532
PED RAMP 90	EPC STD. MIDBLOCK PED. CURB RAMP	RELOAD DRIVE	STA 17+83.21	17.0' R	7533.44	450019.9813	226214.3187
PED RAMP 91	EPC STD. PED CURB RAMP	RELOAD DRIVE	STA 21+76.29	17.9' L	7538.32	449624.3296	226234.7808
PED RAMP 92	EPC STD. PED CURB RAMP	RELOAD DRIVE	STA 21+76.29	17.9' R	7538.92	449624.1549	226198.9388
PED RAMP 93	EPC STD. PED CURB RAMP	RELOAD DRIVE	STA 22+38.29	17.9' L	7539.68	449562.3303	226235.0829
PED RAMP 94	EPC STD. PED CURB RAMP	RELOAD DRIVE	STA 22+38.29	17.9' R	7539.77	449562.1556	226199.2409
PED RAMP 95	EPC STD. MIDBLOCK PED. CURB RAMP	RELOAD DRIVE	STA 27+31.73	17.0' L	7556.36	449094.9934	226345.7416
PED RAMP 96	EPC STD. MIDBLOCK PED. CURB RAMP	RELOAD DRIVE	STA 27+31.73	17.0' R	7556.39	449079.2648	226315.5984
PED RAMP 97	EPC STD. MIDBLOCK PED. CURB RAMP	RELOAD DRIVE	STA 31+95.95	17.0' L	7553.43	448684.5080	226568.0513
PED RAMP 98	EPC STD. MIDBLOCK PED. CURB RAMP	RELOAD DRIVE	STA 31+95.95	17.0' R	7553.30	448674.3941	226535.5904
PED RAMP 99	EPC STD. MIDBLOCK PED. CURB RAMP	RELOAD DRIVE	STA 35+52.19	17.0' L	7561.44	448331.2032	226505.8225
PED RAMP 100	EPC STD. MIDBLOCK PED. CURB RAMP	RELOAD DRIVE	STA 35+52.19	17.0' R	7561.44	448343.3322	226474.0595
PED RAMP 101	EPC STD. MIDBLOCK PED. CURB RAMP	RELOAD DRIVE	STA 40+21.46	17.0' L	7573.33	448053.8183	226136.8618
PED RAMP 102	EPC STD. PED CURB RAMP	RELOAD DRIVE	STA 40+21.41	17.9' R	7576.56	448086.4272	226124.3655
PED RAMP 103	EPC STD. MIDBLOCK PED. CURB RAMP	RELOAD DRIVE	STA 43+92.80	17.0' L	7558.46	447914.9690	225794.8199
PED RAMP 104	EPC STD. MIDBLOCK PED. CURB RAMP	RELOAD DRIVE	STA 43+92.46	17.0' R	7558.61	447945.2193	225779.2947
PED RAMP 105	EPC STD. MIDBLOCK PED. CURB RAMP	RELOAD DRIVE	STA 47+77.41	17.0' L	7565.09	447694.6424	225483.7160
PED RAMP 106	EPC STD. PED CURB RAMP	RELOAD DRIVE	STA 47+77.46	17.9' R	7564.69	447722.3542	225462.4662
PED RAMP 107	EPC STD. MIDBLOCK PED. CURB RAMP	RELOAD DRIVE	STA 52+28.72	17.0' L	7576.27	447381.1383	225162.4142
PED RAMP 108	EPC STD. MIDBLOCK PED. CURB RAMP	RELOAD DRIVE	STA 52+28.72	17.0' R	7576.26	447407.6022	225141.0680
PED RAMP 109	EPC STD. MIDBLOCK PED. CURB RAMP	RELOAD DRIVE	STA 57+37.62	17.0' L	7555.79	447118.0537	224746.6541
PED RAMP 110	EPC STD. MIDBLOCK PED. CURB RAMP	RELOAD DRIVE	STA 57+37.62	17.0' R	7555.91	447132.8653	224716.0499
PED RAMP 111	EPC STD. PED CURB RAMP	SHANK LANE	STA 15+19.47	24.4' L	7470.84	451876.3691	227305.7007
PED RAMP 112	EPC STD. PED CURB RAMP	SHANK LANE	STA 15+19.69	24.3' R	7470.84	451877.8818	226986.9801
PED RAMP 113	EPC STD. PED CURB RAMP	SUNBLOCK TERRACE	STA 10+31.00	17.9' L	7471.97	451505.0464	227317.0160
PED RAMP 114	EPC STD. PED CURB RAMP	SUNBLOCK TERRACE	STA 10+31.00	17.9' R	7471.50	451541.4813	227317.3482
PED RAMP 115	EPC STD. MIDBLOCK PED. CURB RAMP	SUNBLOCK TERRACE	STA 15+31.88	17.2' L	7478.26	451453.6916	226842.0164
PED RAMP 116	EPC STD. MIDBLOCK PED. CURB RAMP	SUNBLOCK TERRACE	STA 15+31.71	16.8' R	7478.30	451479.5044	226819.9294
PED RAMP 117	EPC STD. MIDBLOCK PED. CURB RAMP	SUNBLOCK TERRACE	STA 20+94.62	17.0' L	7491.74	451004.1689	226562.9768
PED RAMP 118	EPC STD. MIDBLOCK PED. CURB RAMP	SUNBLOCK TERRACE	STA 20+94.62	17.0' R	7491.74	451004.7267	226528.9814
PED RAMP 119	EPC STD. MIDBLOCK PED. CURB RAMP	SUNBLOCK TERRACE	STA 24+80.72	17.0' L	7507.87	450672.6400	226678.4607
PED RAMP 120	EPC STD. PED CURB RAMP	SUNBLOCK TERRACE	STA 24+80.72	17.9' R	7508.18	450646.6792	226565.1041
PED RAMP 121	EPC STD. MIDBLOCK PED. CURB RAMP	SUNBLOCK TERRACE	STA 28+11.88	17.0' L	7516.37	450431.0783	226946.9572
PED RAMP 122	EPC STD. PED CURB RAMP	SUNBLOCK TERRACE	STA 28+41.88	18.3' R	7516.54	450404.8619	226923.3707
PED RAMP 123	EPC STD. PED CURB RAMP	SUNBLOCK TERRACE	STA 32+47.36	17.9' L	7520.57	450129.8544	227221.3027
PED RAMP 124	EPC STD. PED CURB RAMP	SUNBLOCK TERRACE	STA 32+47.51	17.7' R	7520.38	450109.9019	227101.8613
PED RAMP 125	EPC STD. PED CURB RAMP	YANK CIRCLE	STA 10+30.71	17.6' L	7560.60	448647.7085	222696.1775
PED RAMP 126	EPC STD. PED CURB RAMP	YANK CIRCLE	STA 10+30.78	17.8' R	7560.60	448612.5394	226081.6262



# 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:

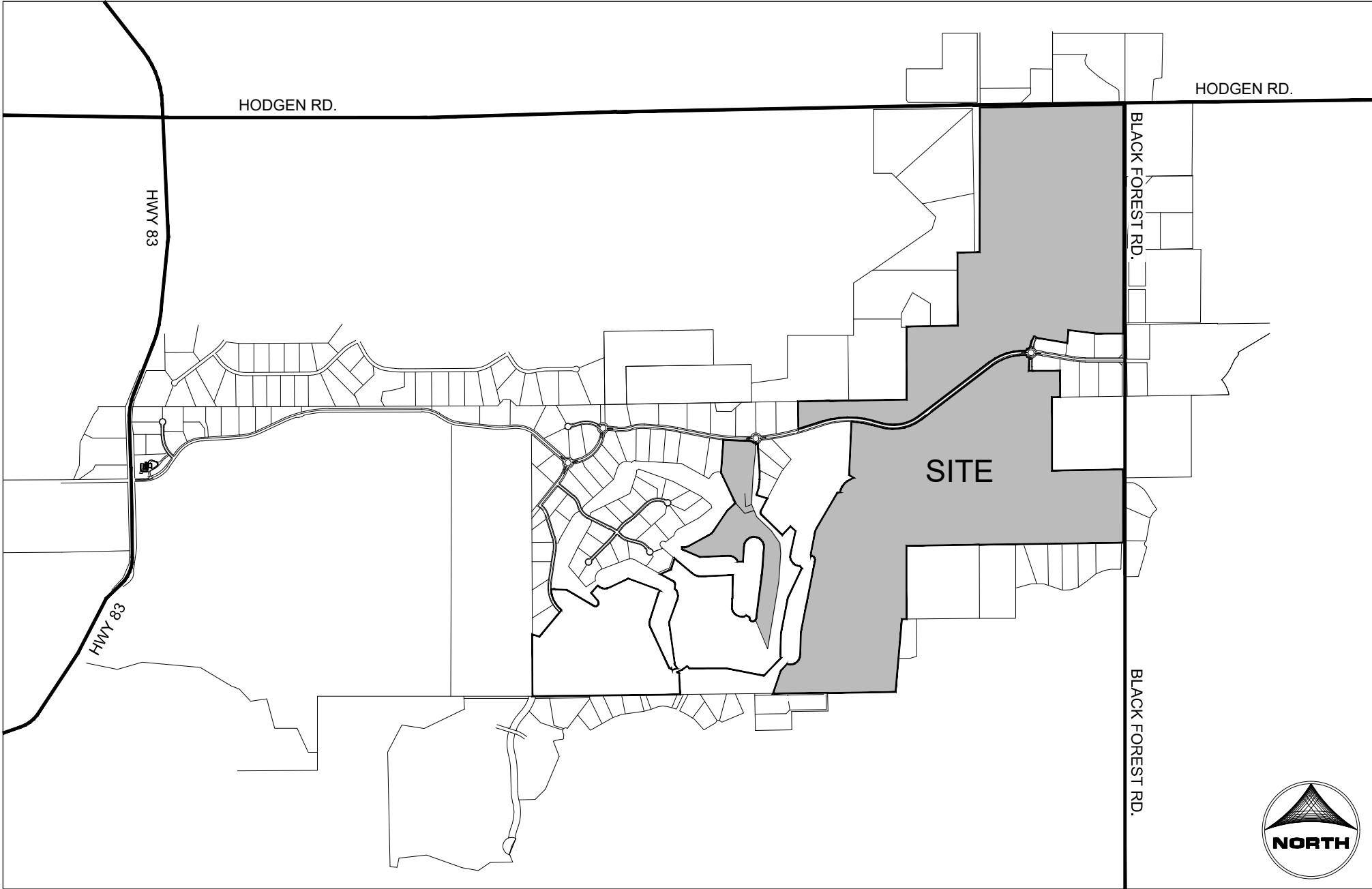
- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. 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.
- POROUS WEED BARRIER FABRIC SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- USE TRIANGULAR SPACING IN ALL GROUNDcover 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 SEEING 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.

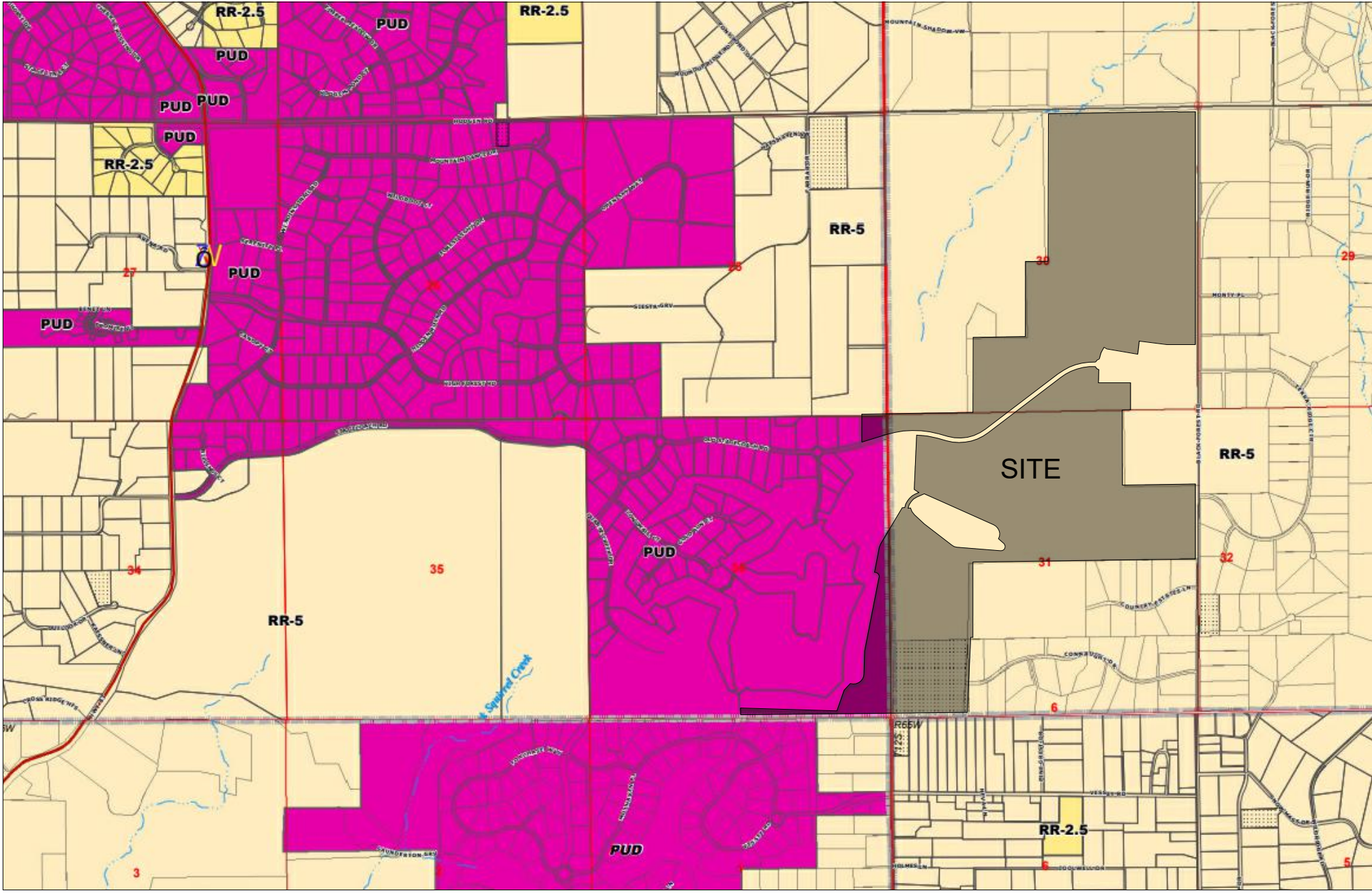
## VICINITY MAP

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
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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

DRAWN BY: JAG JOB DATE: 1.19.2024  
APPROVED: PLS JOB NUMBER: 211030  
CAD DATE: 1/24/2024  
CAD FILE: J:\2021\211030\CAD\DWGS\CIPUD-PP\Landscap\_Plan

BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
0 1" 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: 713.965.0044

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

PUD PRELIMINARY PLAN  
LANDSCAPE COVER

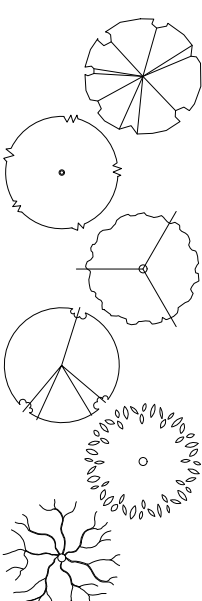
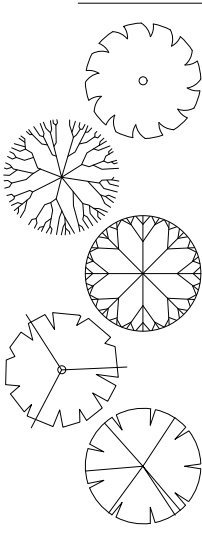
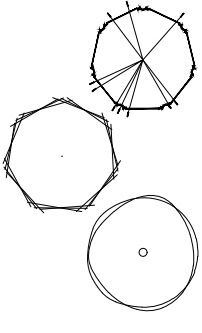
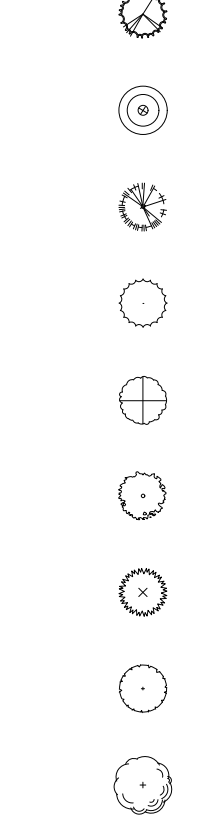
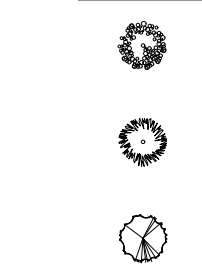
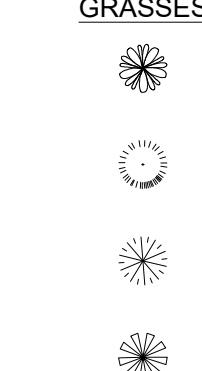
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SHEET  
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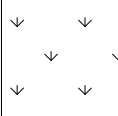
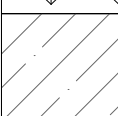
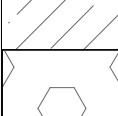
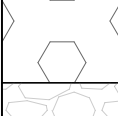
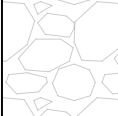
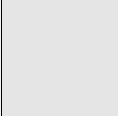
## PLANT SCHEDULE

DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	AG	ACER GINNALA / AMUR MAPLE	1.5" CAL.
	CS	CATALPA SPECIOSA / NORTHERN CATALPA	1.5" CAL.
	CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY	1.5" CAL.
	GT	GLEDITSIA TRIACANTHOS INERMIS 'HARVE' / NORTHERN ACCLAIM® HONEY LOCUST	1.5" CAL.
	GK	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	1.5" CAL.
	KP	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	1.5" CAL.
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	AC	ABIES CONCOLOR / WHITE FIR	6" HT.
	PP	PICEA PUNGENS GLAUCA / COLORADO BLUE SPRUCE	6" HT.
	PB	PINUS ARISTATA / BRISTLECONE PINE	6" HT.
	PE	PINUS EDULIS / PINYON PINE	6" HT.
	PN	PINUS NIGRA / AUSTRIAN PINE	6" HT.
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	SIZE
	MR	MALUS X 'RADIANT' / RADIANT CRABAPPLE	1" CAL.
	PV	PRUNUS VIRGINIANA MELANOCARPA / WESTERN CHOKECHERRY	1" CAL.
	PC	PRUNUS X CISTENA / PURPLE LEAF SAND CHERRY	1" CAL.
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
	CD	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT' / DARK KNIGHT BLUEBEARD	#5
	CP	CYTISUS PURGANS 'SPANISH GOLD' / SPANISH GOLD BROOM	#5
	EN	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH	#5
	PM	PHYSOCARPUS MONOGYNUS / MOUNTAIN NINEBARK	#5
	PF	POTENTILLA FRUTICOSA / BUSH CINQUEFOIL	#5
	RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#5
	RA	RIBES ALPINUM / ALPINE CURRANT	#5
	SM	SYMPHORICARPOS OREOPHILUS / MOUNTAIN SNOWBERRY	#5
	VL	VIBURNUM LENTAGO / NANNYBERRY	#5
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE
	JB	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER	#5
	JH	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES CREEPING JUNIPER	#5
	MM	PINUS MUGO 'MOPS' / MOPS MUGO PINE	#5
GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE
	BB	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA	#1
	MG	MISCANTHUS SINENSIS 'GRACILLIMUS' / EULALIA GRASS	#1
	PS	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	#1
	SH	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	#1

## DEVELOPMENT PLAN DATA




STREET NAME OR ZONE BOUNDARY	BLACK FOREST RD.	HODGEN RD.	OLD STAGECOACH RD.	SHANK LN.	HOLMES RD. NORTH	COMMERCIAL ADJ. TO SINGLE FAMILY	COMMERCIAL ADJ. TO SINGLE FAMILY ACROSS LOCAL ROAD	FITNESS CENTER ADJ. TO SINGLE FAMILY ACROSS LOCAL ROAD
LANDSCAPE SETBACK LOCATION	EAST	NORTH	CENTRAL	NORTH	NORTH-SOUTH	WEST	WEST	CENTRAL
ZONE DISTRICT BOUNDARY	NO	NO	NO	NO	NO	YES	YES	YES
STREET CLASSIFICATION	MINOR ARTERIAL	MINOR ARTERIAL	COLLECTOR	LOCAL	COLLECTOR	N/A	LOCAL RESIDENTIAL	LOCAL RESIDENTIAL
SETBACK DEPTH REQUIRED/PROVIDED	20' / 30'	20' / 25'	10' / 30'	N/A	10' / 30'	15' / 15'	15' / 15'	15' / 15'
LINEAR FOOTAGE	5444'	2600'	8165'	998'	1587'	254'	10800'	9852'
TREE/FEET REQUIRED	1 TREE / 25'	1 TREE / 25'	1 TREE / 30'	N/A	1 TREE / 30'	1 TREE / 25'	1 TREE / 15'	1 TREE / 15'
NUMBER OF TREES REQUIRED/PROVIDED	218 / 218	104 / 104	272 / 272	0 / 31	53 / 53	10 / 10	60 / 60	55 / 55
SHRUB SUBSTITUTION REQUIRED/PROVIDED	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTION REQ./PROV.	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN *	BF	HR	OS	SL	HR	CS	CL	FS
% GROUND PLANE VEG. REQUIRED/PROVIDED	75% / 75%	75% / 75%	75% / 75%	N/A	75% / 75%	75% / 75%	75% / 75%	75% / 75%

## GROUND COVER LEGEND/QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY	UNITS
	<b>SOD TURF</b> IRRIGATED KENTUCKY BLUEGRASS SOD. CONTACT LOCAL SUPPLIER WITHIN EL PASO COUNTY AND INSTALLED PER SUPPLIER'S SPECIFICATIONS.	11.0	ACRES
	<b>NATIVE SEED</b> IRRIGATED NATIVE SEED; TO BE PRE-BLENDED. EL PASO COUNTY ALL PURPOSE LOW GROW MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	83.9	ACRES
	<b>DETENTION SEED</b> DETENTION SEED; TO BE PRE-BLENDED. EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX INSTALLED PER SUPPLIER'S SPECIFICATIONS.	16.3	ACRES
	<b>CRUSHED ROCK</b> COMPACTED FOR MAINTENANCE ACCESS ROADS. WEED BARRIER INSTALLED IN ALL AREAS. INSTALL PER SUPPLIER'S SPECIFICATIONS.	69,721	SQ. FT.
	<b>SHREDDED MULCH</b> SHREDDED HARDWOOD MULCH. WESTERN CEDAR OR GORILLA HAIR MULCH IS RECOMMENDED. INSTALL PER SUPPLIER'S SPECIFICATIONS.	2,000	SQ. FT.
	<b>EXISTING LANDSCAPE</b> AREAS TO REMAIN AND ARE TO BE PRESERVED. IF AREAS ARE DISTURBED, THEY SHALL BE RE-VEGETATED BACK TO ORIGINAL CONDITION.	96.8	ACRES

NOTE: ALL PLANTINGS SHALL BE LESS THAN 3.5' AND MORE THAN 8' CANOPY WHERE SIGHT VISIBILITY TRIANGLES EXIST.

## TREE LEGEND

SYMBOL	DESCRIPTION	QTY.
	DECIDUOUS SHADE TREE	643
	EVERGREEN TREE	290
	ORNAMENTAL TREE	79

## SEEDING SPECIFICATIONS

## NATIVE SEEDING

EL PASO COUNTY ALL PURPOSE LOW GROW MIX

- |     |                     |
|-----|---------------------|
| 25% | BUFFALOGRASS        |
| 20% | GRAMA, BLUE         |
| 29% | GRAMA, SIDEOATS     |
| 5%  | GREEN NEEDLEGRASS   |
| 20% | WHEATGRASS, WESTERN |
| 1%  | DROPSEED, SAND      |

SEEDING RATE: 42 LBS PLS/ACRE

## DETENTION SEEDING

EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE MIX

- |     |                     |
|-----|---------------------|
| 20% | BLUESTEM, BIG       |
| 10% | GRAMA, BLUE         |
| 10% | GREEN NEEDLEGRASS   |
| 20% | WHEATGRASS, WESTERN |
| 10% | GRAMA, SIDEOATS     |
| 10% | SWITCHGRASS         |
| 10% | PRAIRIE SANDREED    |
| 10% | YELLOW INDIANGRASS  |

SEEDING RATE: 19.3 LBS PLS/ACRE

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 CAD DATE: 1/24/2024  
 CAD FILE: J:\2021\211030\CAD\DWG\SCIPUD-PP\Landscape\_Plan

BAR IS ONE INCH ON  
OFFICIAL DRAWINGS.  
0  1"  
IF NOT ONE INCH,  
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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

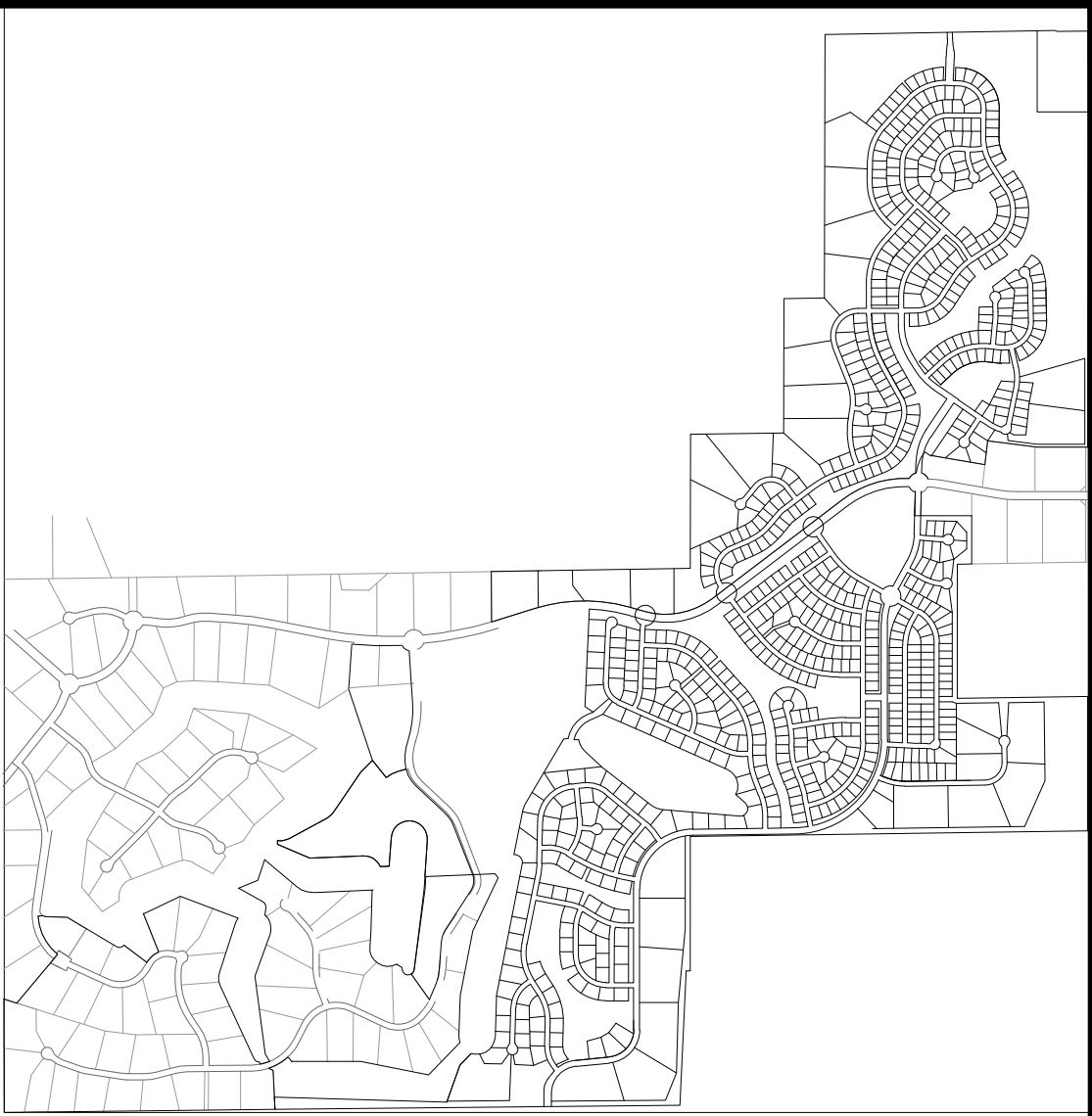
PUD PRELIMINARY PLAN  
LANDSCAPE NOTES

PCD FILE NO.: PUDSP234

SHEET  
L.02

2





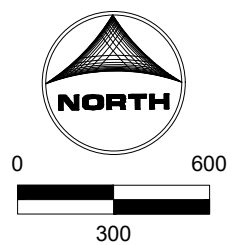
KEY MAP  
SCALE: N.T.S

GROUND COVER LEGEND

SYMBOL	DESCRIPTION
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TREE LEGEND

SYMBOL	DESCRIPTION
	<b>DECIDUOUS SHADE TREE</b>
	<b>EVERGREEN TREE</b>
	<b>ORNAMENTAL TREE</b>



DRAWN BY: JAG JOB DATE: 1.19.2024  
APPROVED: PLS JOB NUMBER: 211030  
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NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 230  
COLORADO SPRINGS, CO 80920  
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FLYING HORSE NORTH PHASE 2 PUD  
PRI #2, LLC.  
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN  
OVERALL LANDSCAPE PLAN

SHEET  
L.03

3

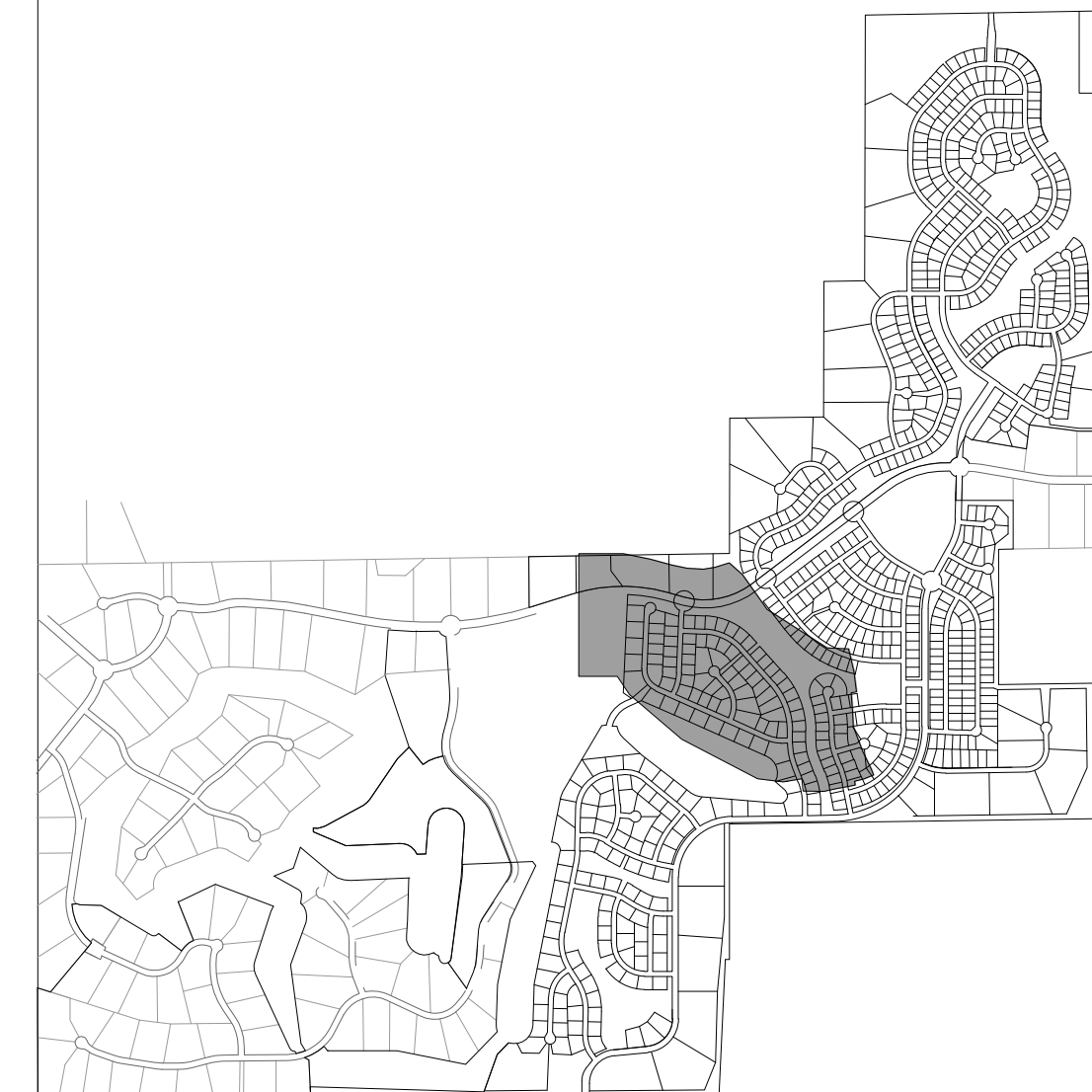















KEY MAP  
SCALE: N.T.S.

### GROUND COVER LEGEND

SYMBOL	DESCRIPTION
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### TREE LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



PCD FILE NO.: PUDSP234

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CAD DATE: 1/24/2024 IF NOT ONE INCH.  
CAD FILE: J:\2021\211030\CAD\dwgs\C\PUD-PP\Landscape\_Plan 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: 713.965.0044

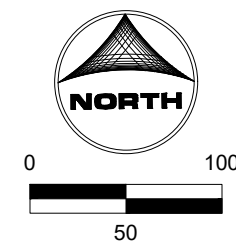
FLYING HORSE NORTH PHASE 2 PUD  
PRI #2, LLC.  
EL PASO COUNTY, CO


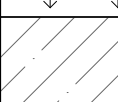

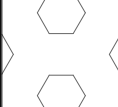


PUD PRELIMINARY PLAN  
LANDSCAPE PLAN

SHEET  
L.06

6

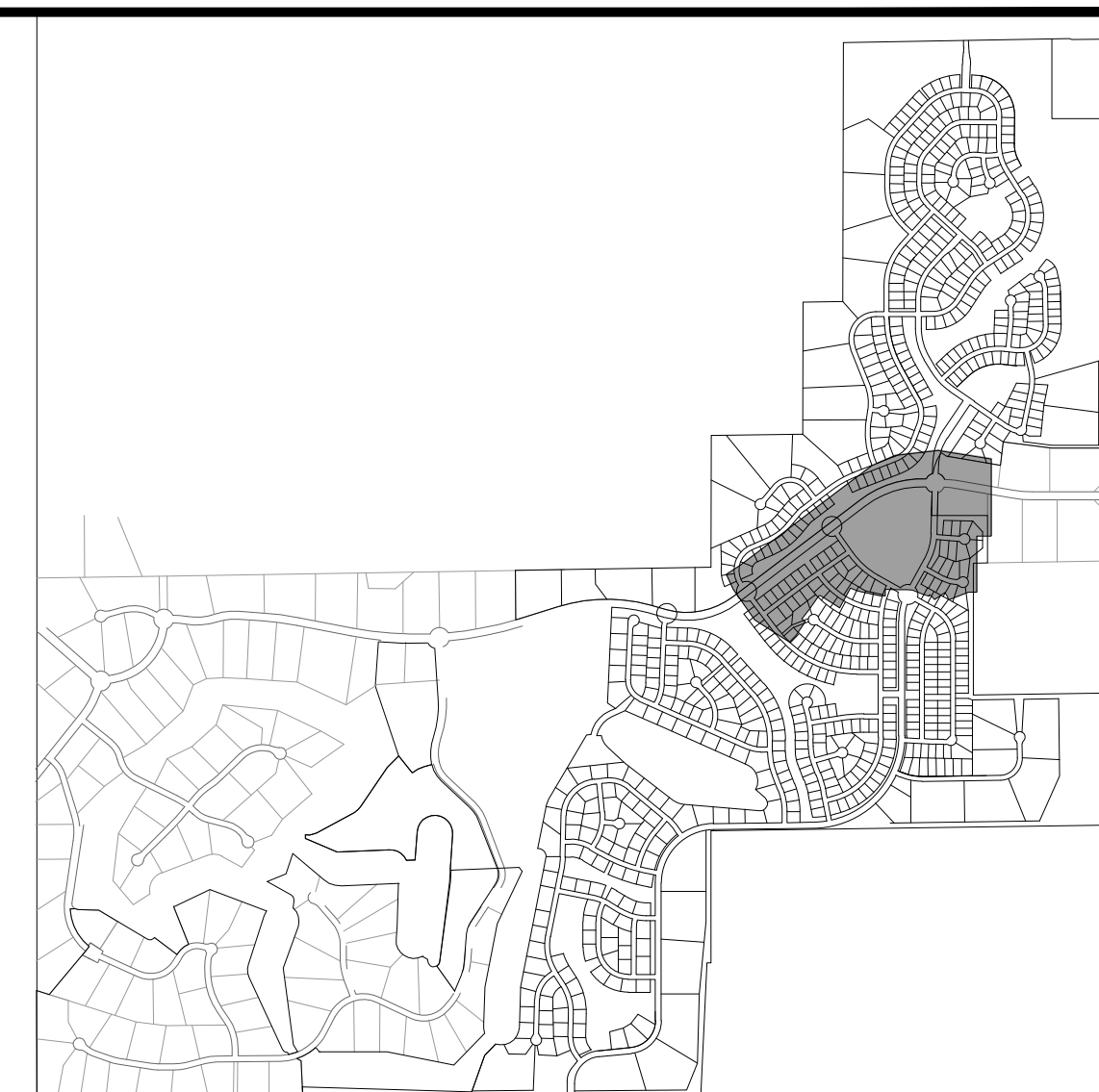




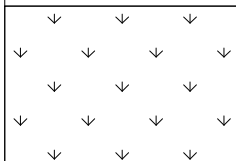
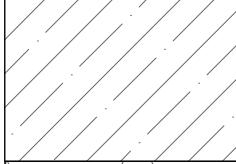
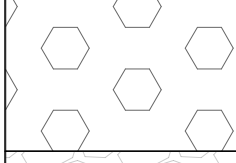
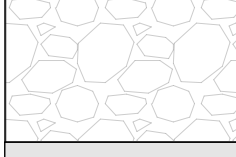


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

KEY MAP  
SCALE: N.T.S





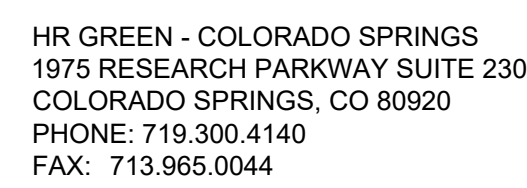
### GROUND COVER LEGEND

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TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE






NO.	DATE	BY	REVISION DESCRIPTION



PUD PRELIMINARY PLAN  
LANDSCAPE PLAN




8

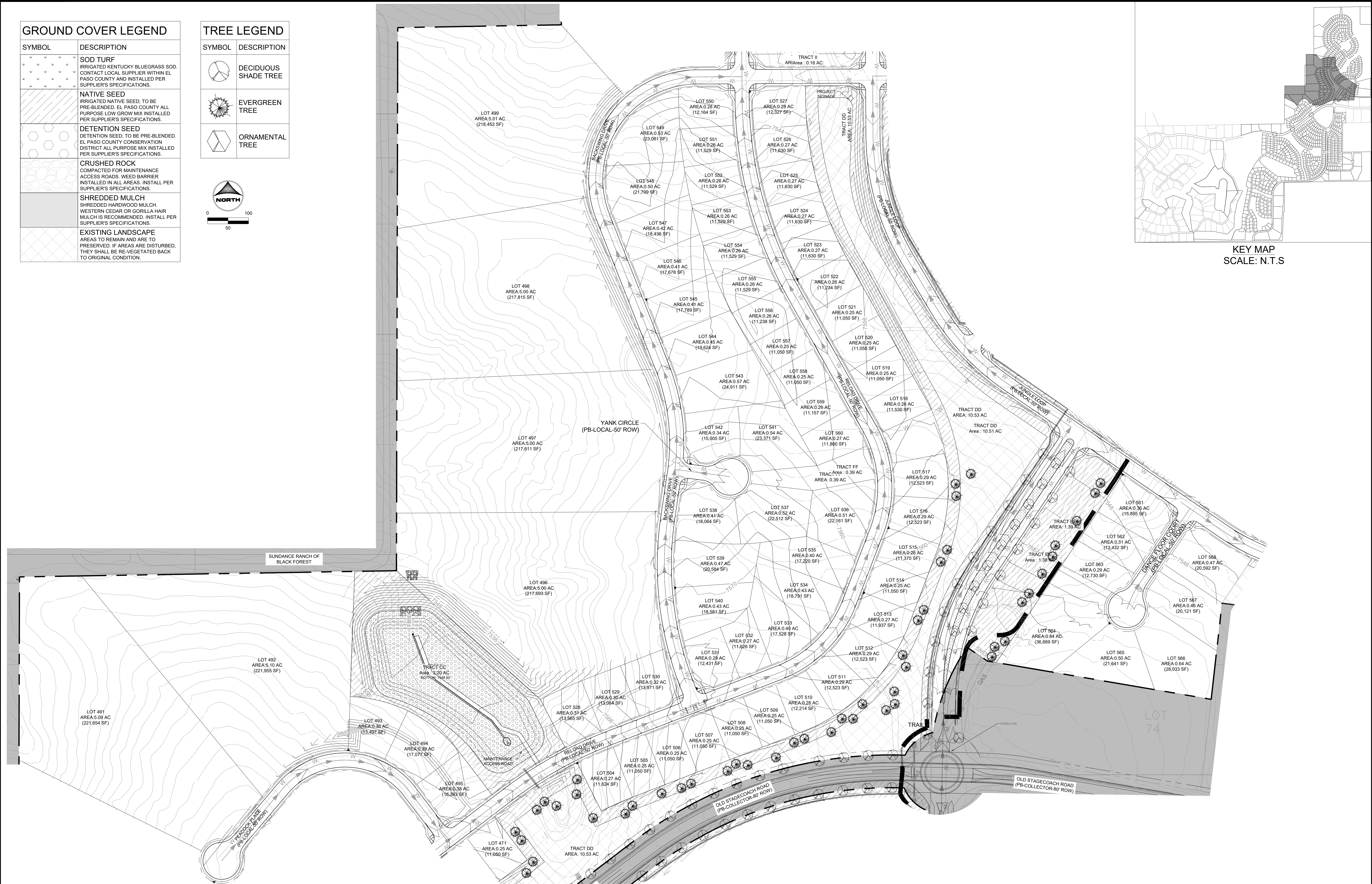
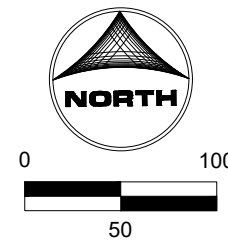


TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE

[illegible]



TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



KEY MAP  
SCALE: N.T.S.

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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 PLAN

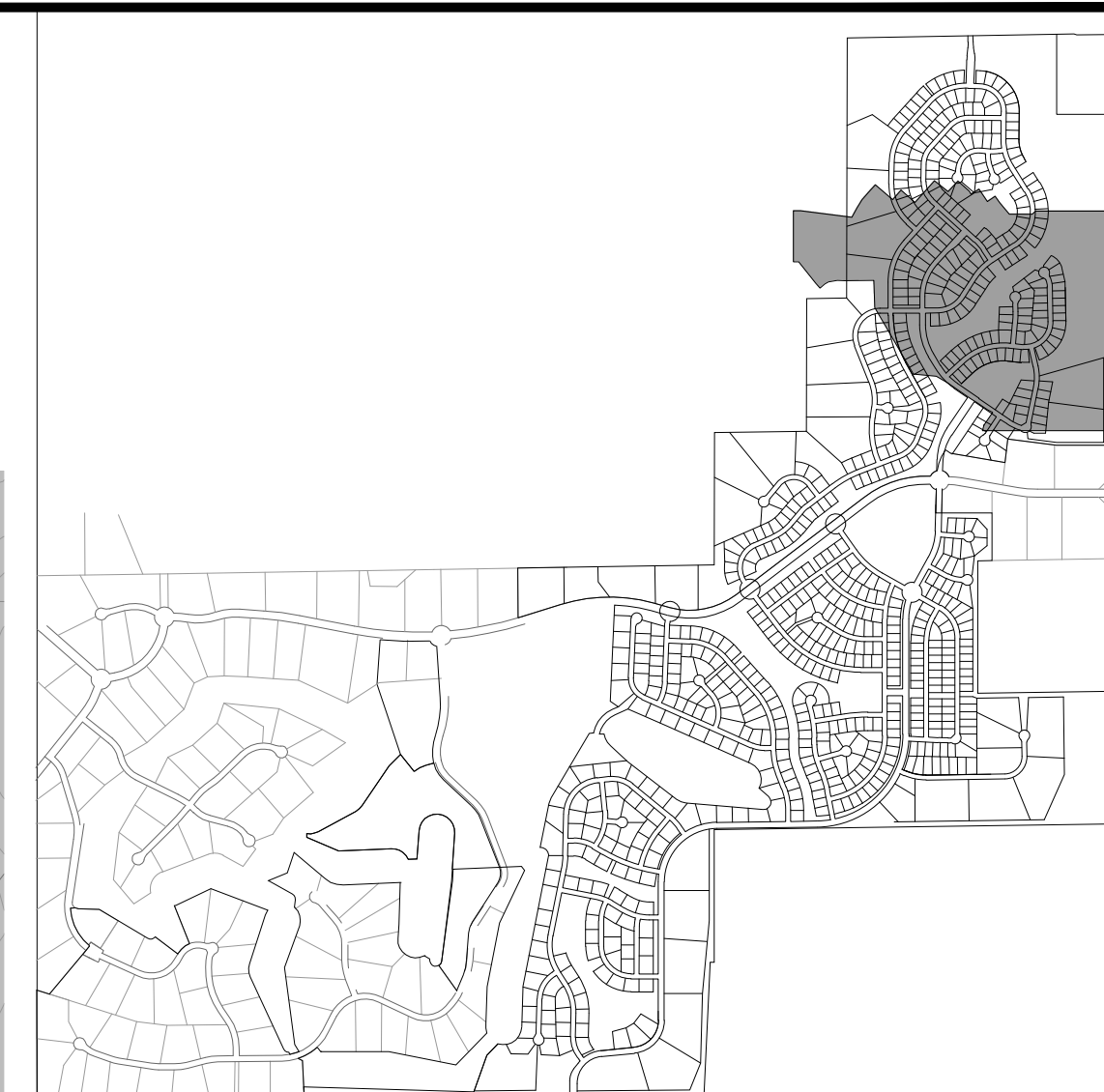
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SHEET

## L.10





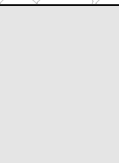

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




KEY MAP  
SCALE: N.T.S

### GROUND COVER LEGEND

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### TREE LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



PCD FILE NO.: PUDSP234

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HR GREEN - COLORADO SPRINGS  
1975 RESEARCH PARKWAY SUITE 230  
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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




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KEY MAP  
SCALE: N.T.S

GROUND COVER LEGEND	
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TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
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FLYING HORSE NORTH PHASE 2 PUD  
PRI #2, LLC.  
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PUD PRELIMINARY PLAN  
LANDSCAPE PLAN

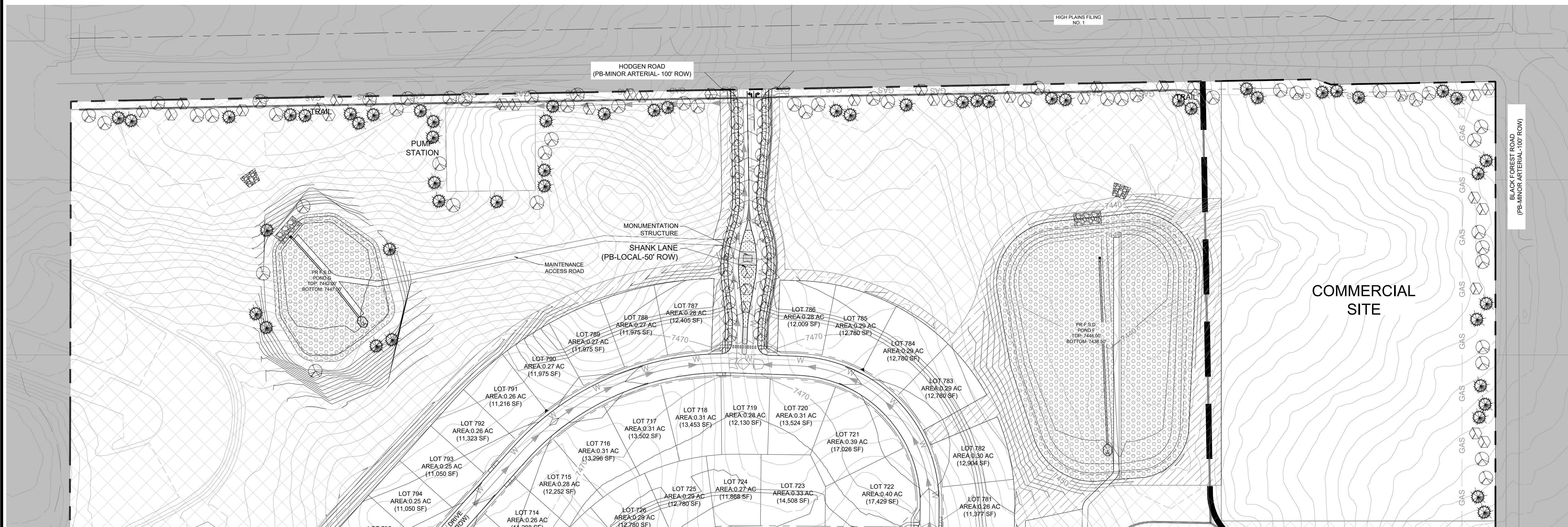
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



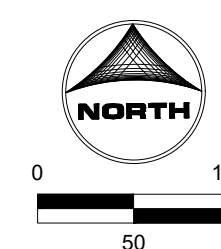


KEY MAP  
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GROUND COVER LEGEND	
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TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE




NO.	DATE	BY	REVISION DESCRIPTION

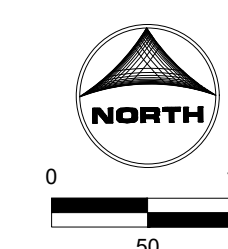




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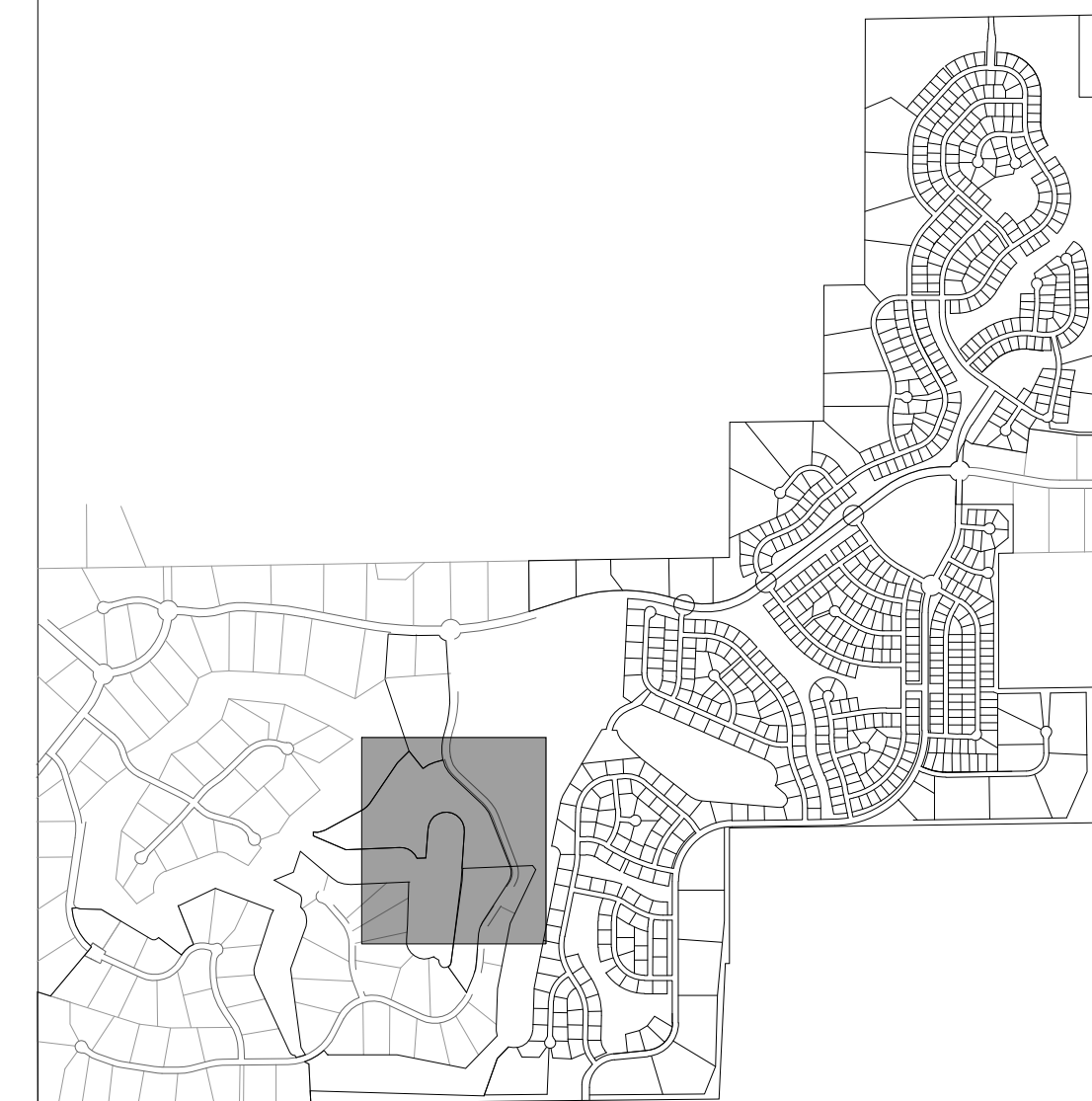
GROUND COVER LEGEND	
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TREE LEGEND	
SYMBOL	DESCRIPTION
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	EVERGREEN TREE
	ORNAMENTAL TREE



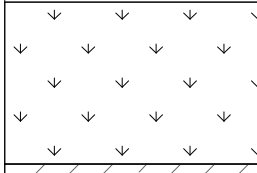
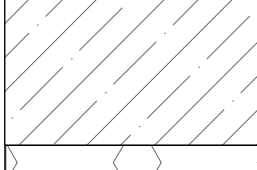
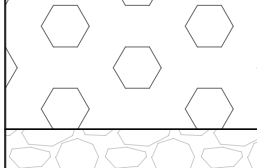


NO.	DATE	BY	REVISION DESCRIPTION





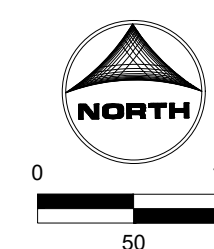
KEY MAP  
SCALE: N.T.S

### GROUND COVER LEGEND

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

### TREE LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



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

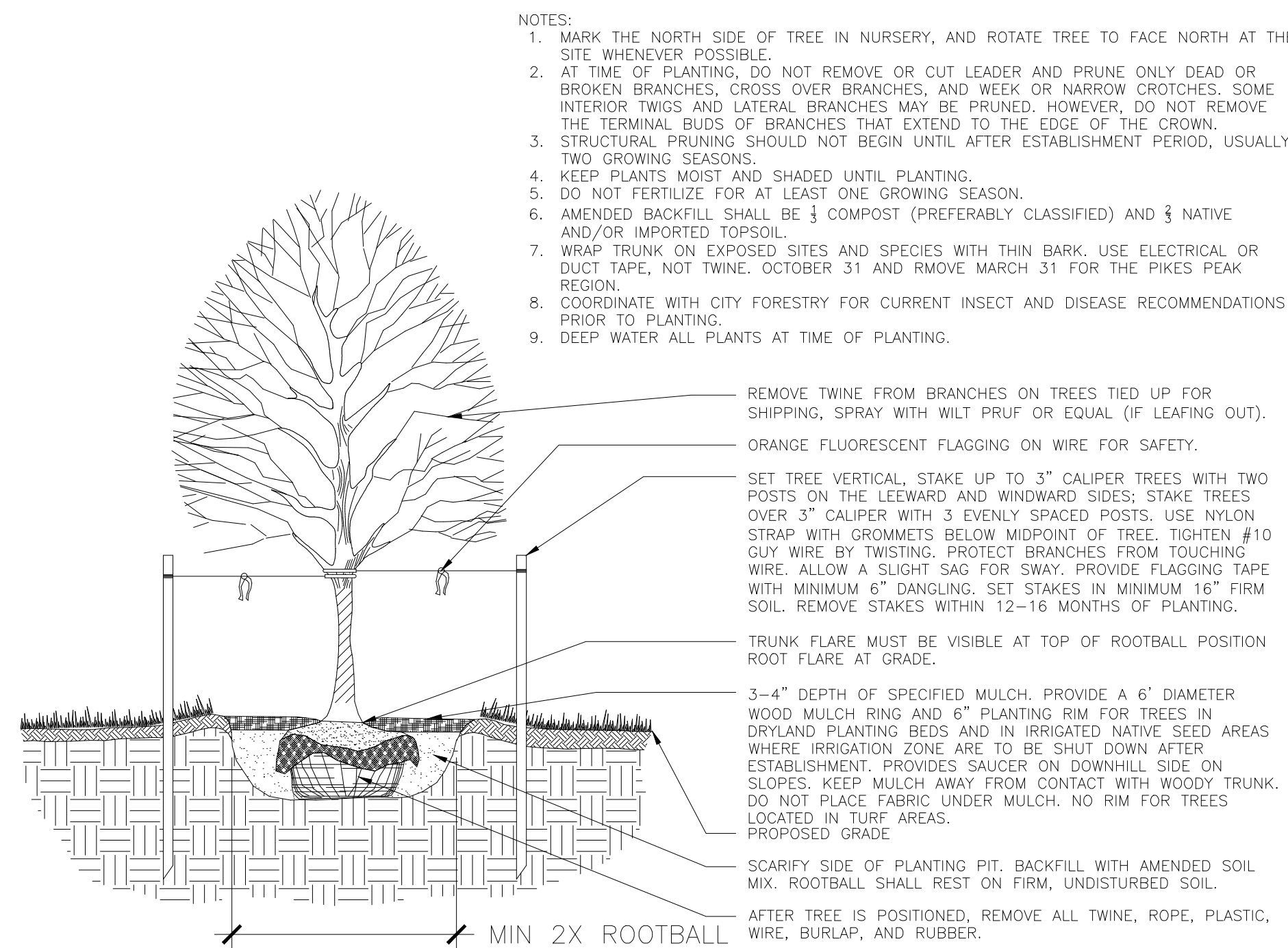
FLYING HORSE NORTH PHASE 2 PUD  
PRI #2, LLC.  
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN  
LANDSCAPE PLAN

SHEET  
L.15

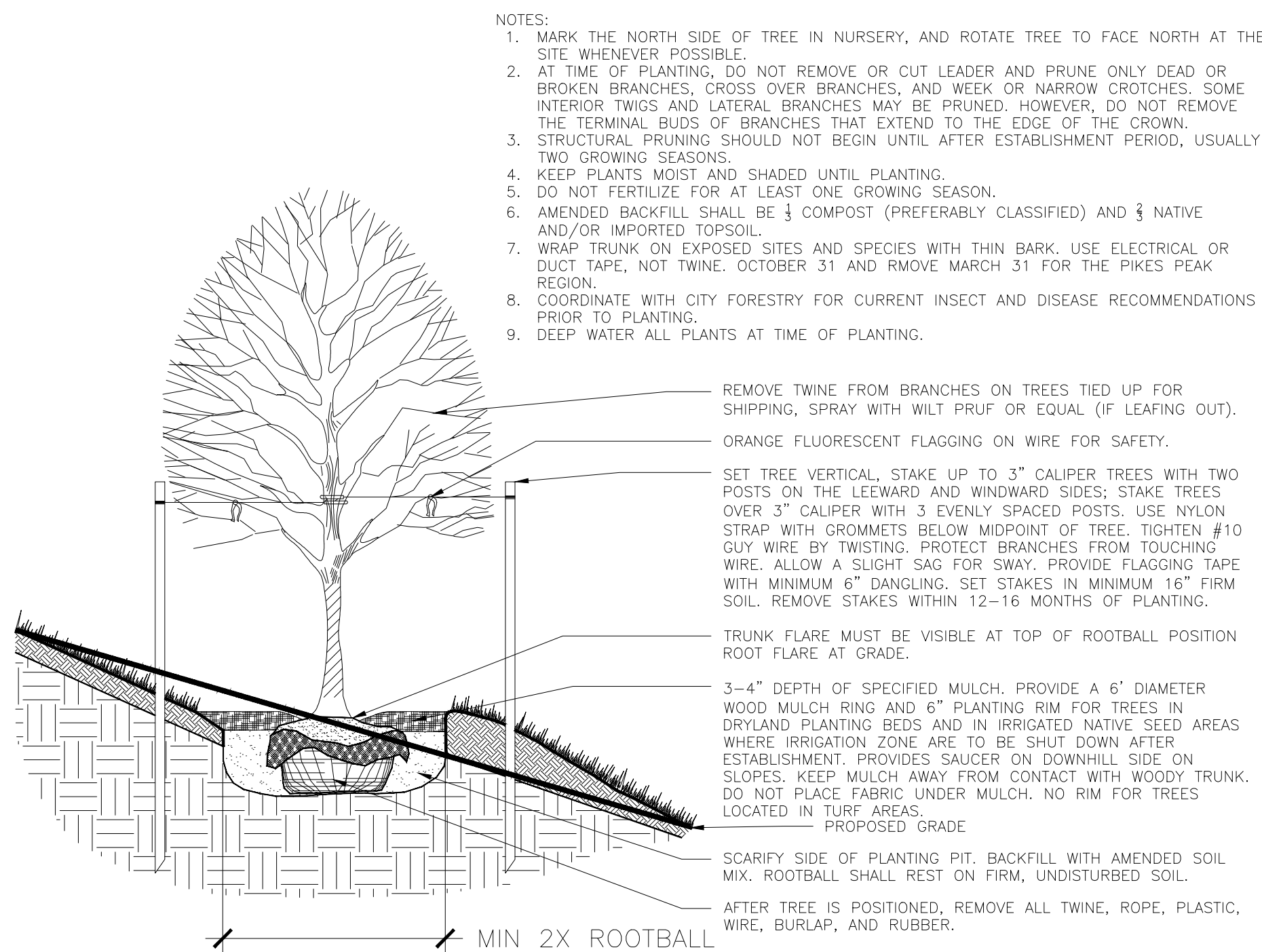
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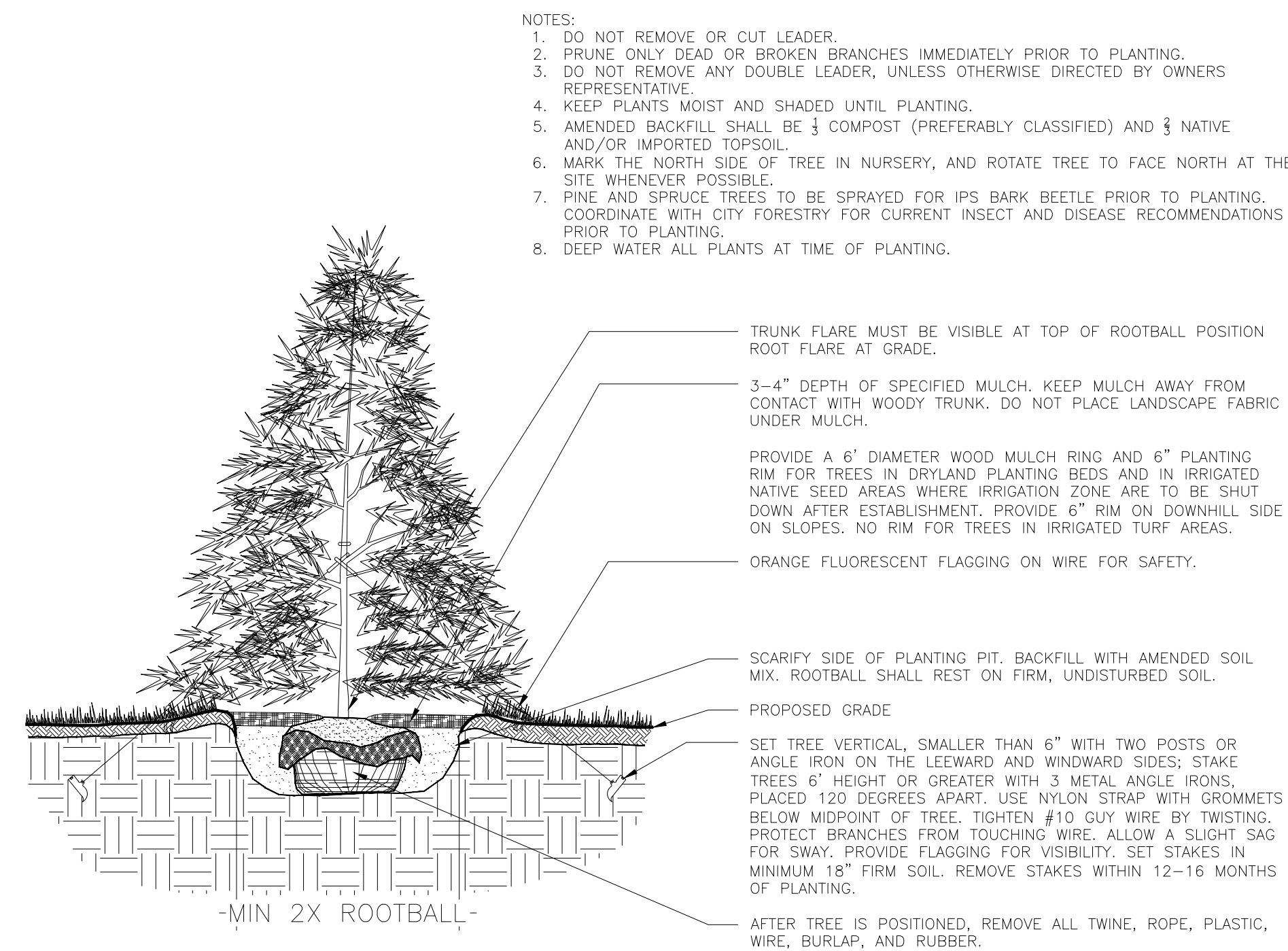
1 TYP. DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



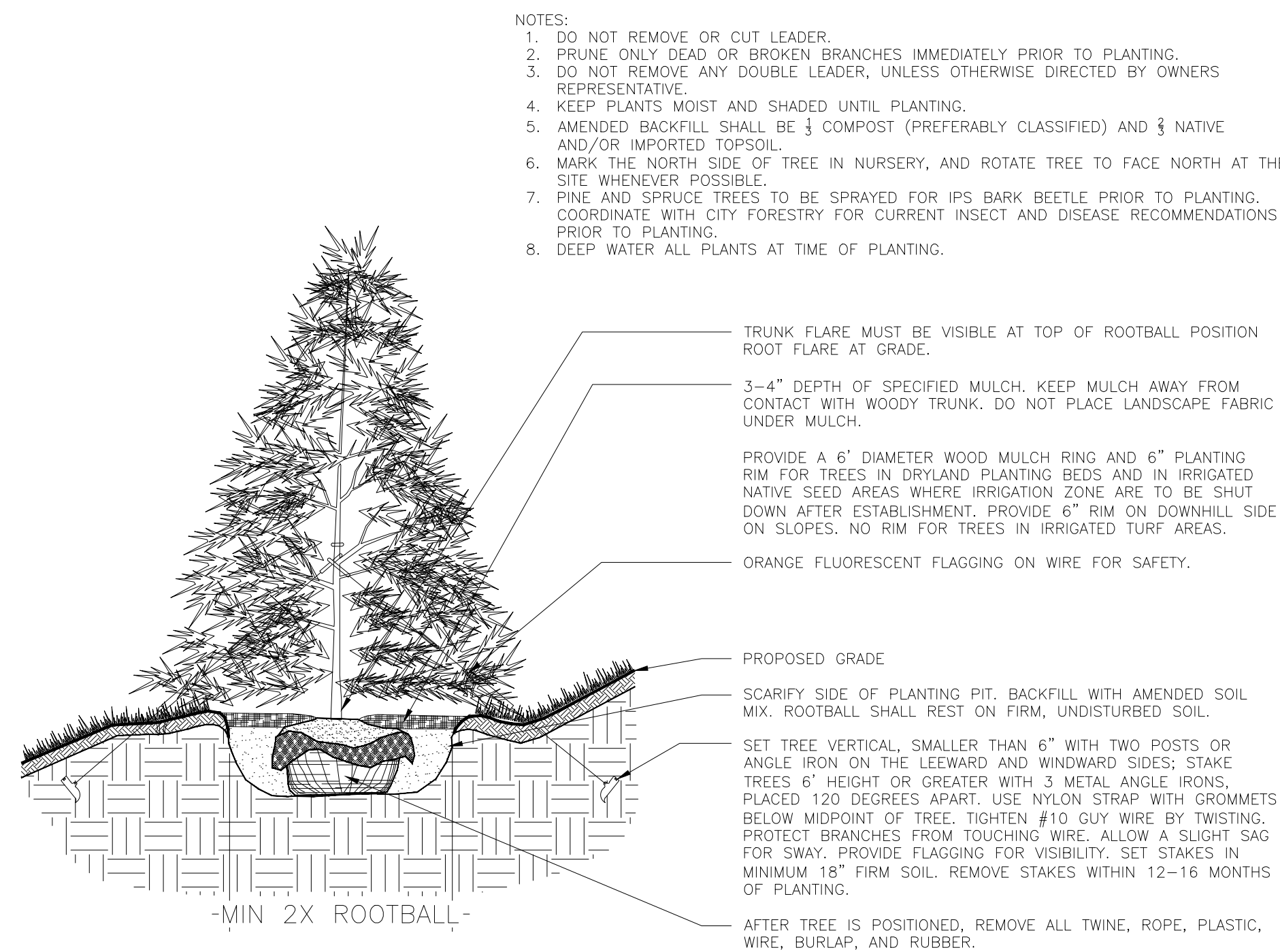
2 TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS



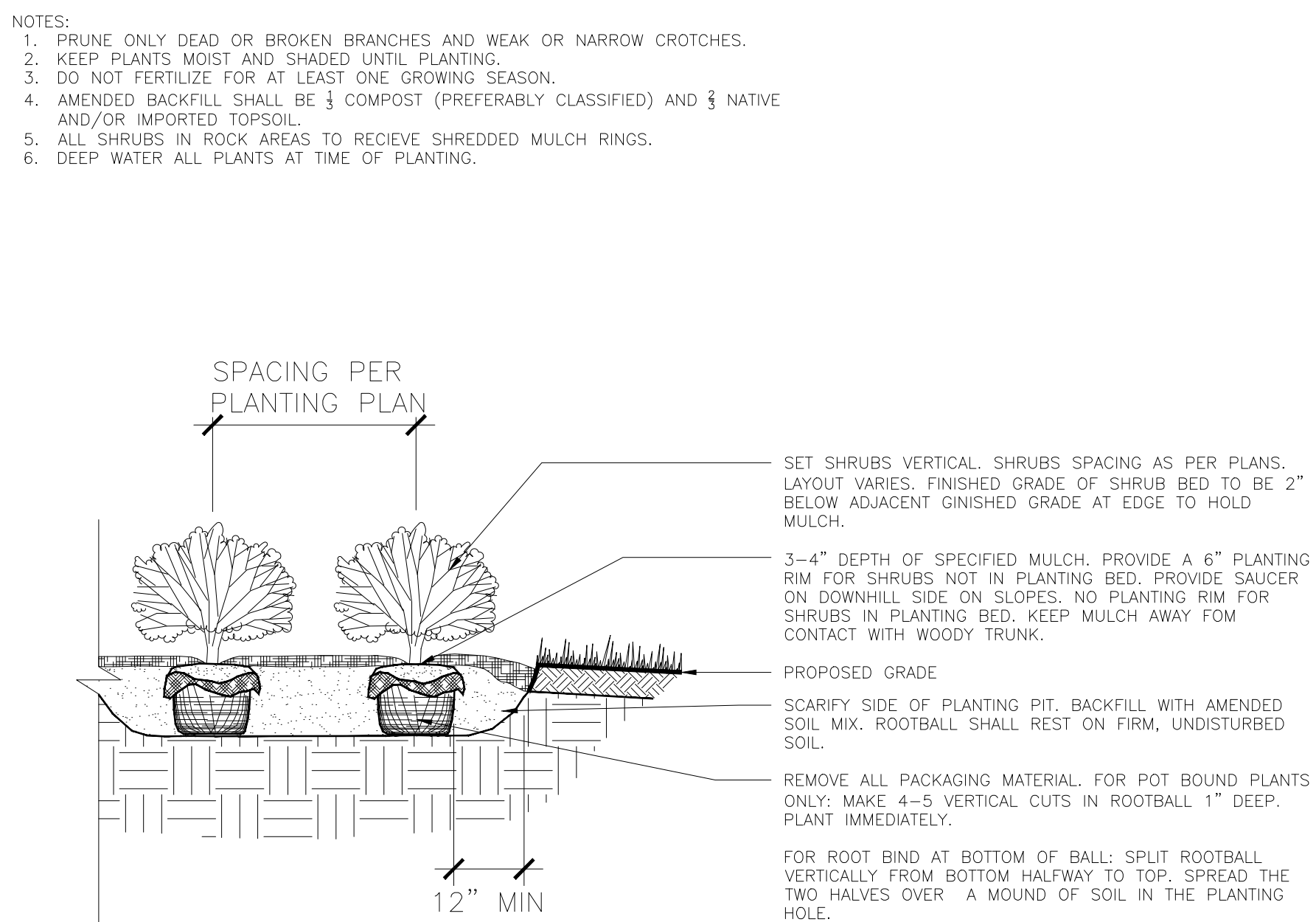
### 3 TYP. EVERGREEN TREE PLANTING DETAIL

SCALE: NTS



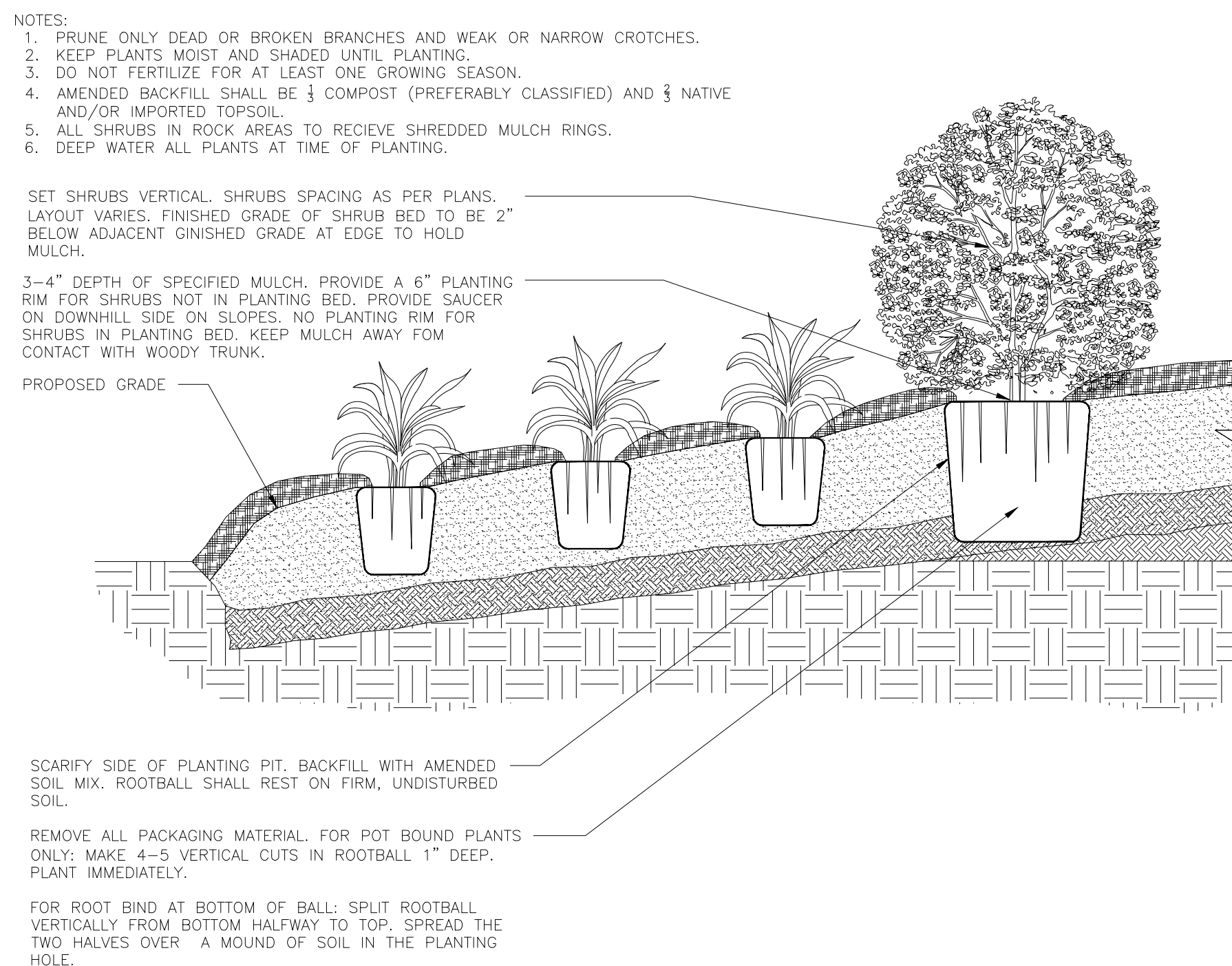
4 TYP. EVERGREEN TREE PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS



5 TYP. SHRUB PLANTING DETAIL

SCALE: NTS



6 TYP. SHRUB PLANTING DETAIL (SLOPE CONDITION)

SCALE: NTS

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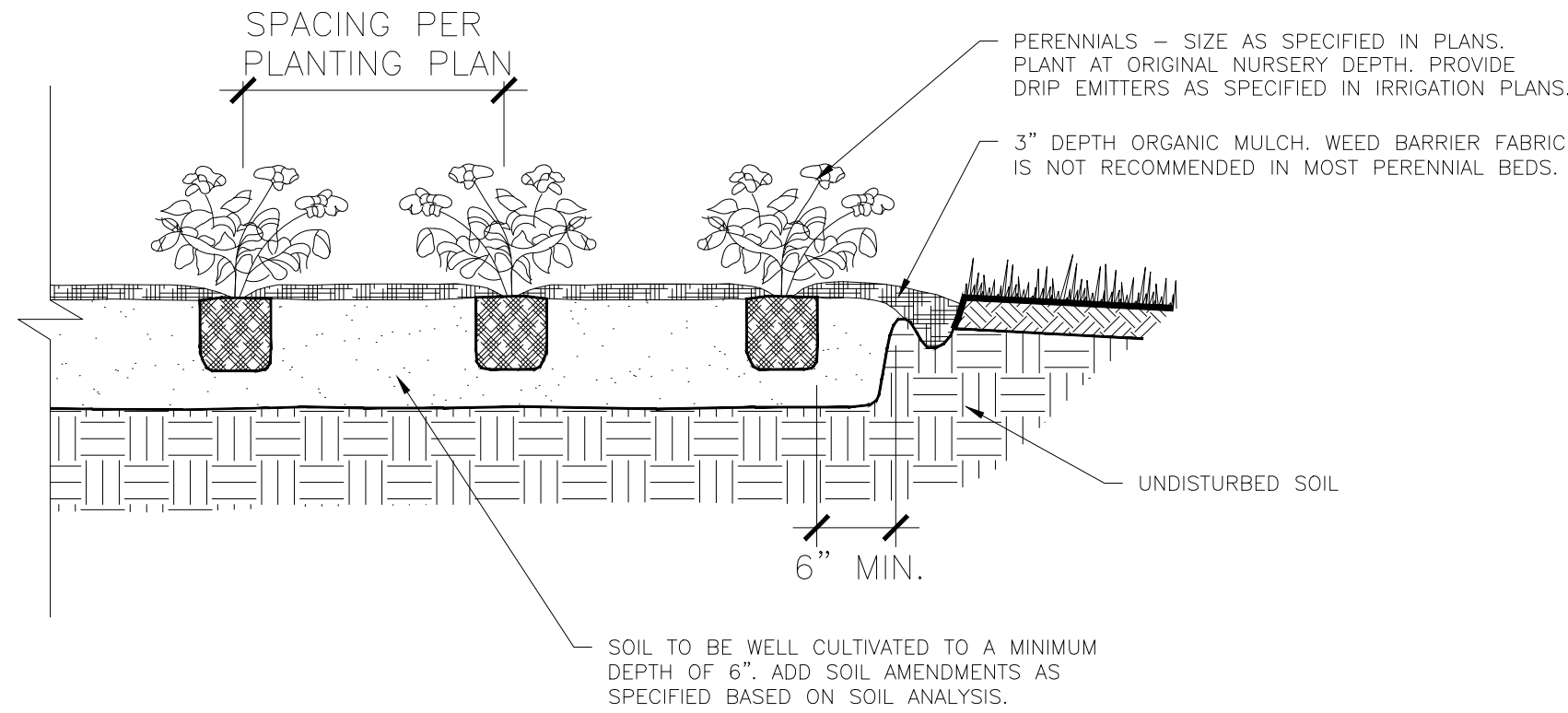
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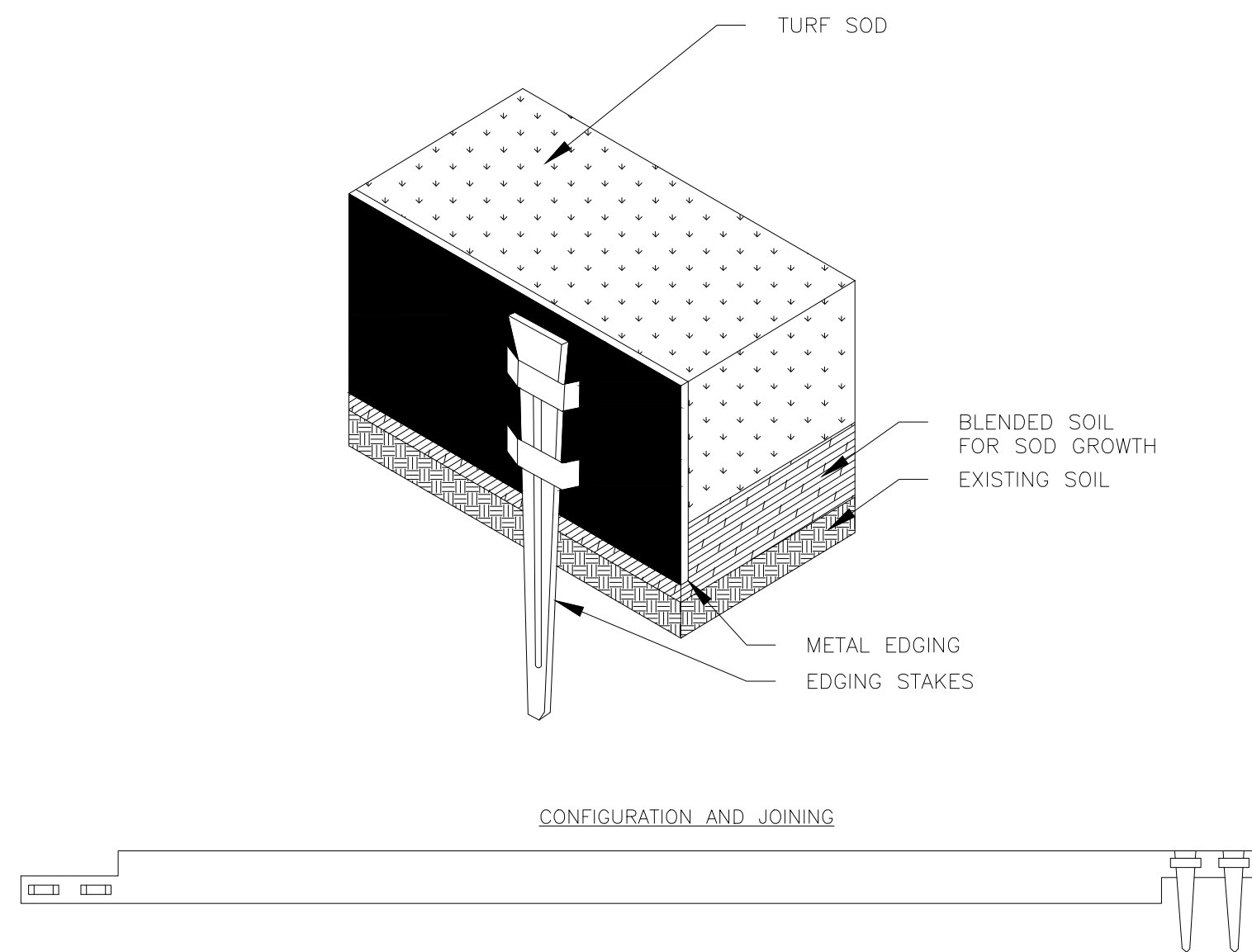


1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
2. PLANTING GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
4. AMENDED BACKFILL SHALL BE  $\frac{1}{3}$  COMPOST (PREFERABLY CLASSIFIED) AND  $\frac{2}{3}$  NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL PERENNIALS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

Diagram illustrating a planting bed layout with staggered rows. The diagram shows a rectangular bed containing several rows of plants. The plants are arranged in a staggered pattern, with each plant in a row offset from the plants in the rows above and below it. Labels indicate: EQUAL SPACING BETWEEN ALL PLANTS, EDGE OF PLANTING BED, and TYPICAL STAGGERED ROWS.



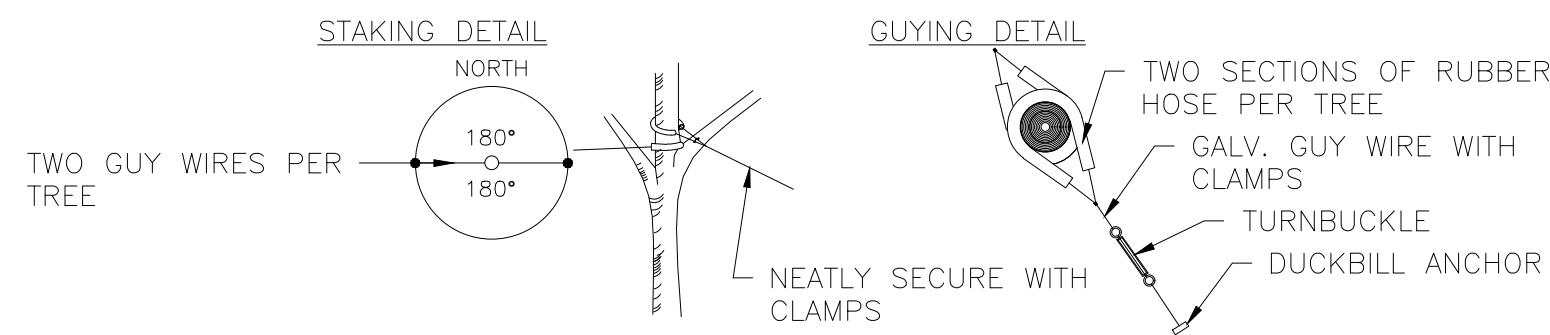
SCALE: NTS



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

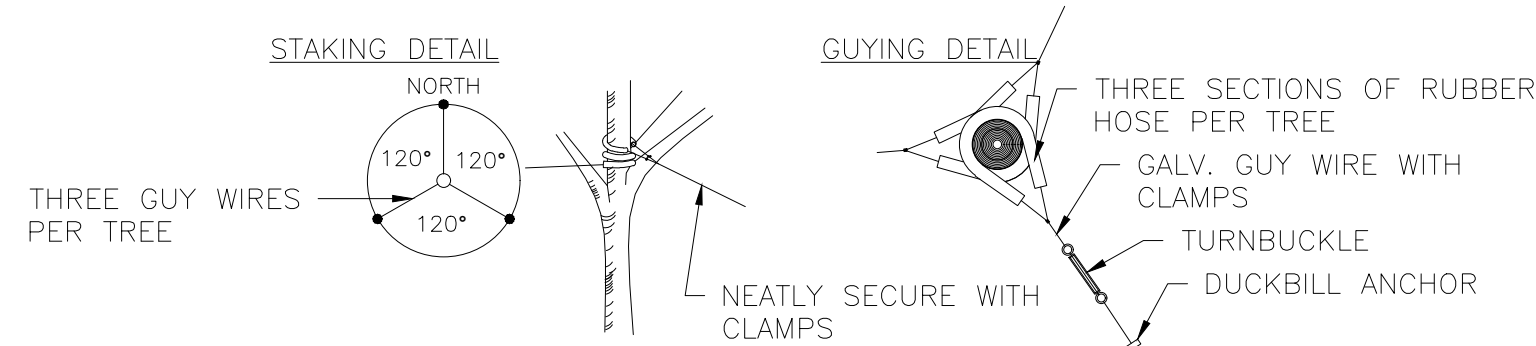
SCALE: NTS

- TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
- 13' OF  $\frac{3}{8}$ " 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.



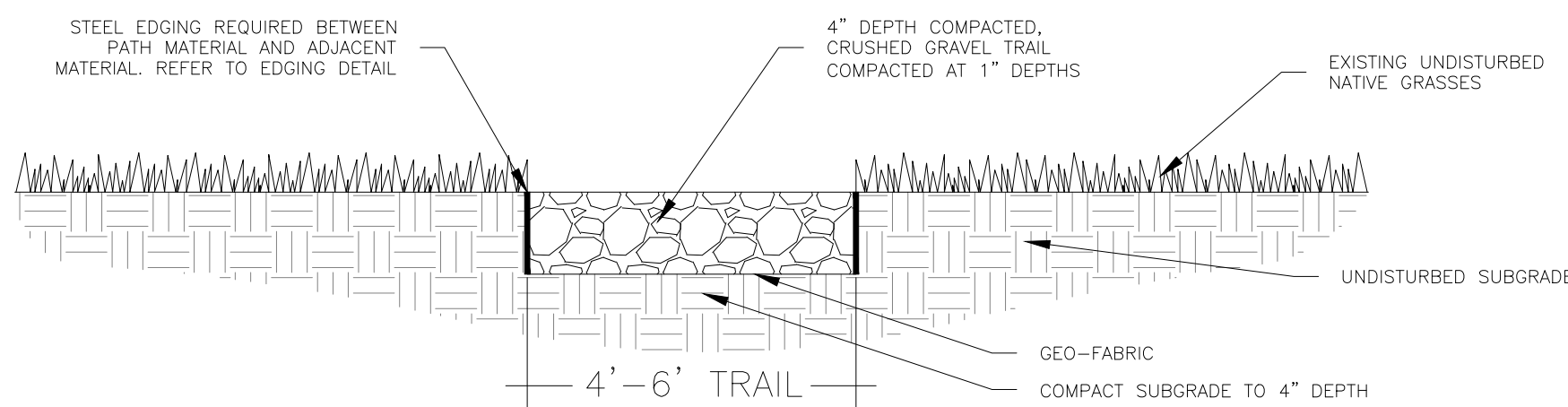
\*APPLIES TO SINGLE TRUNK DECIDUOUS TREES 3" CAL. AND LESS & EVERGREEN TREES 8' HT. AND LESS

THREE (3) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.  
13' OF 3/8" x 7' GALVANIZED STEEL CABLE WITH TURNBUCKLE ATTACHED MID-CABLE.  
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, 3/8" THREAD DIAMETER WITH 3" TAKE-UP  
SIX (6) 3/8" CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH 3/4" ROUND DRIVING TIP NEEDED  
TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)  
THREE (3) RUBBER HOSE TERN COLLARS, 21" LONG, EA.



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

SCALE: NTS



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