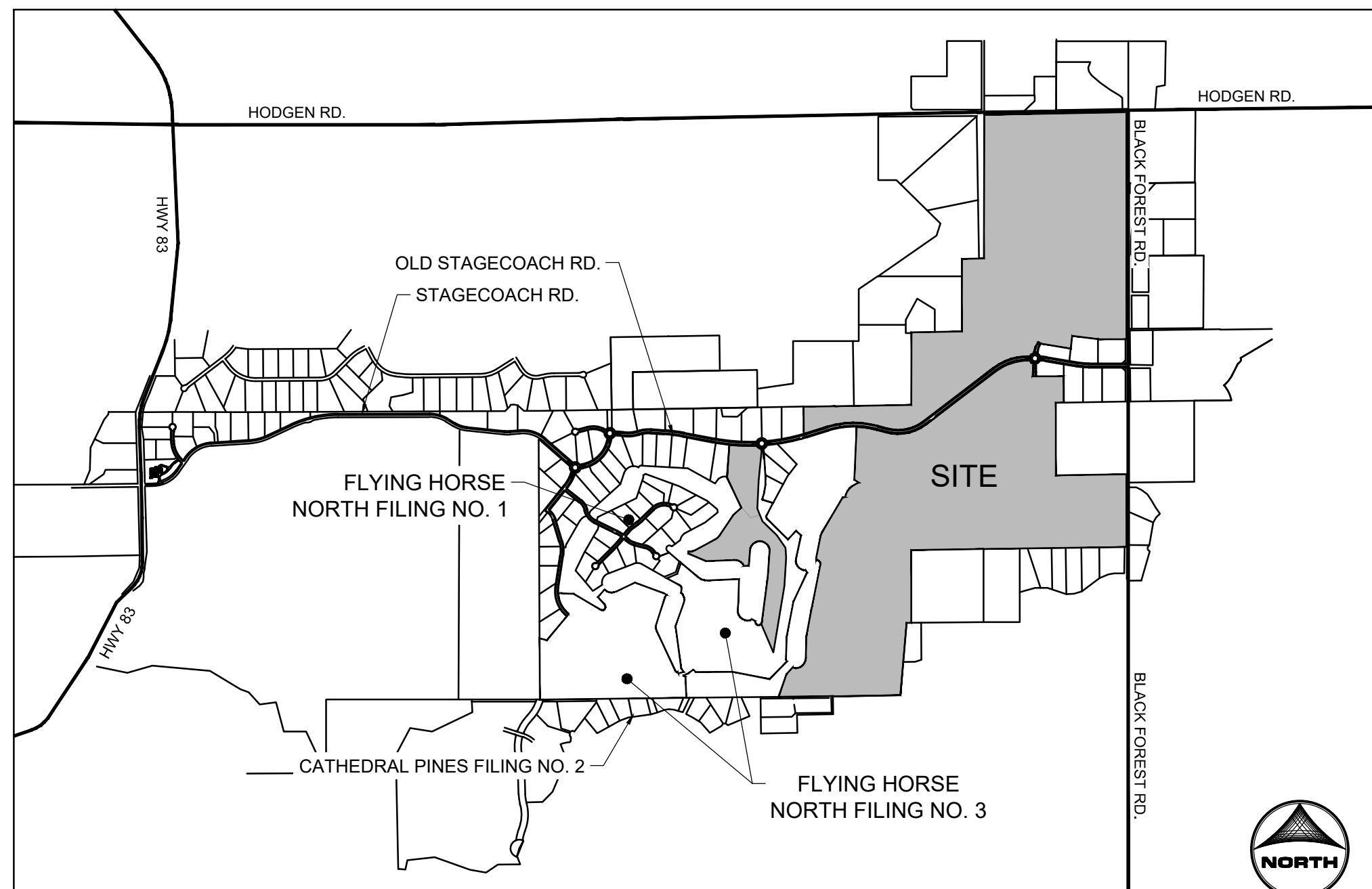


FLYING HORSE NORTH - PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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



SHEET INDEX

- 1 - COVER
- 2 - NOTES
- 3 - TYPICAL LOT SECTIONS
- 4 - FUTURE TYPICAL ROAD SECTIONS
- 5 - OVERALL SITE
- 6 - 8 - ADJACENT OWNERS
- 9 - 15 - TRACT PLANS
- 16 - 27 - SITE PLANS
- 28 - SITE PLAN INTERSECTIONS
- 29 - 30 - ROADWAY & INTERSECTION IMPROVEMENTS
- 31 - ROADWAY DATA TABLES
- 32 - 33 - PEDESTRIAN CURB RAMP DATA

This is not a plat. This is a PUD Development Plan and Preliminary Plan.

Delete the extra 0
This should say "will be accepted upon recordation of the final plat(s)"

OWNERS CERTIFICATE

THE UNDERSIGNED, BEING ALL THE OWNERS DESCRIBED HEREIN, HAVE LAID OUT, SUBMITTED TO THE BOARD OF COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO, THE EASEMENTS AND PROPER DRAINAGE AND EROSION CONTROL MATTERS OF MAINTENANCE BY UTILITIES AND COMMUNICATION SYSTEMS WHICH THE EASEMENTS ARE ESTABLISHED PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPAIR.

LAND OWNER CERTIFICATION
IN WITNESS WHEREOF: _____ DAY OF _____ 20____
A.D., A COLORADO LIMITED LIABILITY COMPANY
AUTHORIZED AGENT, MANAGER
STATE OF COLORADO COUNTY OF _____
SIGNED BEFORE ME ON _____ 20____
BY _____ (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT).
ATTEST: _____ (NOTARY'S OFFICIAL SIGNATURE)
SECRETARY TREASURER
STATE OF COLORADO, COUNTY OF EL PASO (TITLE OF OFFICE)
MY COMMISSION EXPIRES _____ (COMMISSION EXPIRATION)
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAN FOR FLYING HORSE NORTH PHASE 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____ 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RESOLUTION OF APPROVAL. THE DEDICATIONS OF LAND TO THE PUBLIC (STREETS, TRACTS, EASEMENTS) ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME THE MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____ DATE _____
DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT _____ DATE _____
CLERK AND RECORDER _____

STATE OF COLORADO, COUNTY OF EL PASO
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____ 20____ AND WAS RECORDER AT RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY

EL PASO COUNTY CLERK AND RECORDER _____
SURVEYORS CERTIFICATE

I, _____ A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON DATE OF SURVEY, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____ 20____
SURVEYORS NAME, (SIGNATURE) _____ DATE _____
COLORADO REGISTERED PLS # _____

PURPOSE AND INTENT:

TO CREATE A COHESIVE AND WELL-PLANNED COMMUNITY TO ALLOW A MAXIMUM 796 DWELLING UNITS (PARCELS TWO AND THREE), THREE (3) NON-RESIDENTIAL PARCELS (PARCELS ONE, FIVE AND SIX) AND ONE (1) HOTEL PARCEL (PARCEL TWO) CONTAINING 275 HOTEL KEYS, CASITAS AND FLAT UNITS. ACREAGE OF THE SIX PARCELS IS AS FOLLOWS:
PARCEL 1
14.59 ACRES FOR NEW CLUBHOUSE/GOLF FACILITIES, RESTAURANT AND OTHER RELATED USES AS DEFINED BY THIS PUD/PRELIMINARY PLAN
PARCEL 2
26.08 ACRES FOR A HOTEL AND GOLF CASITA UNITS AND FLATS
PARCEL 3
360.12 ACRES WITH 455 UNITS OF RESIDENTIAL HOMES
PARCEL 4
314.49 ACRES WITH 341 UNITS OF RESIDENTIAL HOMES
PARCEL 5
14.72 ACRES FOR A COMMUNITY RECREATION CENTER AND PARK
PARCEL 6
9.18 ACRES FOR COMMERCIAL USES AS DEFINED BY THIS PUD/PRELIMINARY PLAN
THE LOCATION AND INTENSITY OF USES GENERALLY CONFORMS TO THE SKETCH PLAN APPROVED BY THE EL PASO BOARD OF COUNTY COMMISSIONERS ON SEPTEMBER 22, 2020.

Previous comment has not been addressed: title block shall be top and center on EVERY page within the plan set. It's fine if it's off-center on several pages to help depict information; however, many pages are still missing the title block.

AUTHORITY

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

APPLICABILITY

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

ADOPTION

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

RELATIONSHIP TO COUNTY REGULATIONS

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

ENFORCEMENT

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

CONFLICT

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

MAXIMUM LEVEL OF DEVELOPMENT

THE TOTAL NUMBER OF DWELLINGS SHOWN ON THE PUD/PRELIMINARY PLAN FOR DEVELOPMENT WITHIN THE SPECIFIED PLANNING AREAS IN THE MAXIMUM DEVELOPMENT REQUESTED FOR PLATTING OR CONSTRUCTION (PLUS ANY APPROVED DENSITY TRANSFERS). THE ACTUAL NUMBER OF DWELLINGS OR LEVEL OF DEVELOPMENT MAY BE LESS DUE TO SUBDIVISION OR SITE DEVELOPMENT PLAN REQUIREMENTS, LAND CARRYING CAPACITY, OR OTHER REQUIREMENTS OF THE BOARD OF COUNTY COMMISSIONERS. APPLICANT MAY TRANSFER ANY LOSS OF DENSITY FROM A PARCEL TO ANOTHER PARCEL, (EXCEEDING THE DENSITY FOR THAT PARCEL) AS LONG AS THE TOTAL MAXIMUM UNIT COUNT FOR THE PROJECT IS NOT EXCEEDED.

PROJECT TRACKING

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

OVERALL PROJECT STANDARDS

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

ACCESS LIMITATION NOTE:

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

LEGAL DESCRIPTION:

SEE SHEET 2

Informational comment: Please note there may be additional comments regarding the geologic conditions on future submittals, since a revised soils & geology report has not been submitted.

ADA NOTE:

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

ENVIRONMENTAL NOTE:

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

GEOLOGIC HAZARD NOTE:

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

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

IN AREAS OF HIGH GROUNDWATER: DUE TO HIGH GROUNDWATER IN THE AREA, ALL FOUNDATIONS SHALL INCORPORATE AN UNDERGROUND DRAINAGE SYSTEM.

FLOODPLAIN NOTES:

- 1. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FEMA NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE MAP NUMBER: 190414033561 AND 190414031515 WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018.
- 2. THE EXISTING FLOODPLAIN BOUNDARIES ARE INTENDED TO REMAIN AND DEVELOPMENT WILL OCCUR OUTSIDE THE FLOODPLAIN LIMITS.
- 3. NO STRUCTURES OR SOLID FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA.

There are notes within the plan set that state that these areas will be eliminated with overlot grading? Include this as a potential mitigation strategy in this note (do not use the word "eliminate")

DISTRICTS AND UTILITY SERVICES:

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

Recommend incorporating an underdrain - either under/ or - either underdrain, or prohibit basements, on a case by case basis. If you choose to incorporate underdrain, identify which entity will be responsible for maintenance of the underdrain system in General note 2 on the bottom right side of this sheet.

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

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

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

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

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

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

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

- 7. OPEN SPACE REQUIRED: 10%
- FLATS:
 - 1. MAXIMUM UNITS/KEYS ALLOWED: 50
 - 2. MINIMUM LOT AREA: 5 ACRES
 - 3. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: 30%
 - 4. MAXIMUM STRUCTURAL HEIGHT: FORTY FIVE FEET (45')
 - 5. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: TWO HUNDRED FEET (200')
 - 6. SETBACK REQUIREMENTS:
 - a. FRONT YARD: FIVE FEET (5')
 - b. SIDE YARD: FIVE FEET (5')
 - c. REAR YARD: FIVE FEET (5')
- 7. OPEN SPACE REQUIRED: 10%
- CASITAS:
 - 1. MAXIMUM UNITS/KEYS ALLOWED: 50
 - 2. MINIMUM LOT AREA: 3 ACRES
 - 3. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: 30%
 - 4. MAXIMUM STRUCTURAL HEIGHT: TWENTY FIVE FEET (25') - ONE FLOOR
 - 5. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: TWO HUNDRED FEET (200')
 - 6. SETBACK REQUIREMENTS:
 - a. FRONT YARD: FIVE FEET (5')
 - b. SIDE YARD: FIVE FEET (5')
 - c. REAR YARD: FIVE FEET (5')
- 7. OPEN SPACE REQUIRED: 10%

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

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

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

- 1. PRIMARY USES ALLOWED: ALL ALLOWED USES LISTED UNDER EL PASO COUNTY COMMERCIAL ZONES - CC (COMMERCIAL COMMUNITY), CR (COMMERCIAL REGIONAL) AND CS (COMMERCIAL SERVICES) EXCEPT WHERE OTHERWISE SPECIFIED HEREIN. NOT ALLOWED: AUCTION FACILITY, BATCH PLANT, BOTTLING WORKS, CARNIVAL OR CIRCUS, CONSTRUCTION EQUIPMENT STORAGE, FERTILIZING MANUFACTURING, FLEA MARKET, FOOD PROCESSING, FREIGHT TERMINAL, GARBAGE SERVICE FACILITY, HEAVY EQUIPMENT RENTAL, SALES OR STORAGE, INERT MATERIAL DISPOSAL, LIGHT INDUSTRY, LIGHT MANUFACTURING, MARIJUANA LAND USE, MEDICAL, MINERAL AND NATURAL RESOURCE EXTRACTION OPERATIONS, MINING- CONSTRUCTION-RELATED, PRISON-PRIVATE OR PUBLIC, SEXUALLY-ORIENTED BUSINESS.
- 2. SECONDARY USES ALLOWED: ON-SITE PARKING GARAGE OR LOT THAT PROVIDES REQUIRED PARKING FOR A STRUCTURE OR COMMERCIAL/INDUSTRIAL USE; ON-PREMISE SIGNS, TOTALLY ENCLOSED FACILITIES FOR STORING MERCHANDISE OR MATERIALS NEEDED FOR COMMERCIAL/INDUSTRIAL USE; FUEL STORAGE; FENCE, WALL AND HEDGE; ANTENNAS, RADIO FACILITIES, AND SATELLITE DISHES, SUBJECT TO THE REQUIREMENTS OF THIS CODE; AND ANY ACCESSORY STRUCTURE, STRUCTURE OR RELATED USE EXPRESSLY DESIGNATED AS ACCESSORY IN A COMMERCIAL OR INDUSTRIAL ZONING DISTRICT ESTABLISHED UNDER THIS CODE. ACCESSORY USES SHALL MEET THE GENERAL ACCESSORY STRUCTURE AND USE STANDARDS, ANY APPLICABLE SPECIFIC ACCESSORY USE STANDARDS, AND THE GENERAL DEVELOPMENT STANDARDS IN CHAPTER 6.
- 3. MINIMUM LOT AREA: N/A
- 4. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: 20%
- 5. MAXIMUM STRUCTURAL HEIGHT: THIRTY FEET (30')
- 6. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE: N/A
- 7. SETBACK REQUIREMENTS:
 - a. FRONT YARD: TWENTY FIVE FEET (25')
 - b. SIDE YARD: TWENTY FIVE FEET (25')
 - c. REAR YARD: TEN FEET (10'); TWENTY FIVE FEET (25') WHEN ADJ. TO RESIDENTIAL PROPERTY
- 8. OPEN SPACE REQUIRED: 10% MINIMUM
- 9. PARKING: 1 PARKING STALL PER 250 SF OF BUILDING

GENERAL NOTES:

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

PROJECT HISTORY TRACKER			
County File Number	Project Name	Recording Number	Recording Date
PUD162	Flying Horse North Planned Unit Development	217032585	6/14/2022
SKP223	Flying Horse North Sketch Plan	Resolution No 22-404 (222141808)	11/16/2022
PUDSP234	Flying Horse North PUD Development Plan & Preliminary Plan	Pending	Pending

PDD FILE NO.: PUDSP234

DRAWN BY: DLH JOB DATE: 3/12/2024
APPROVED: KMH JOB NUMBER: 211030
CAD DATE: 3/12/2024
CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Cover

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

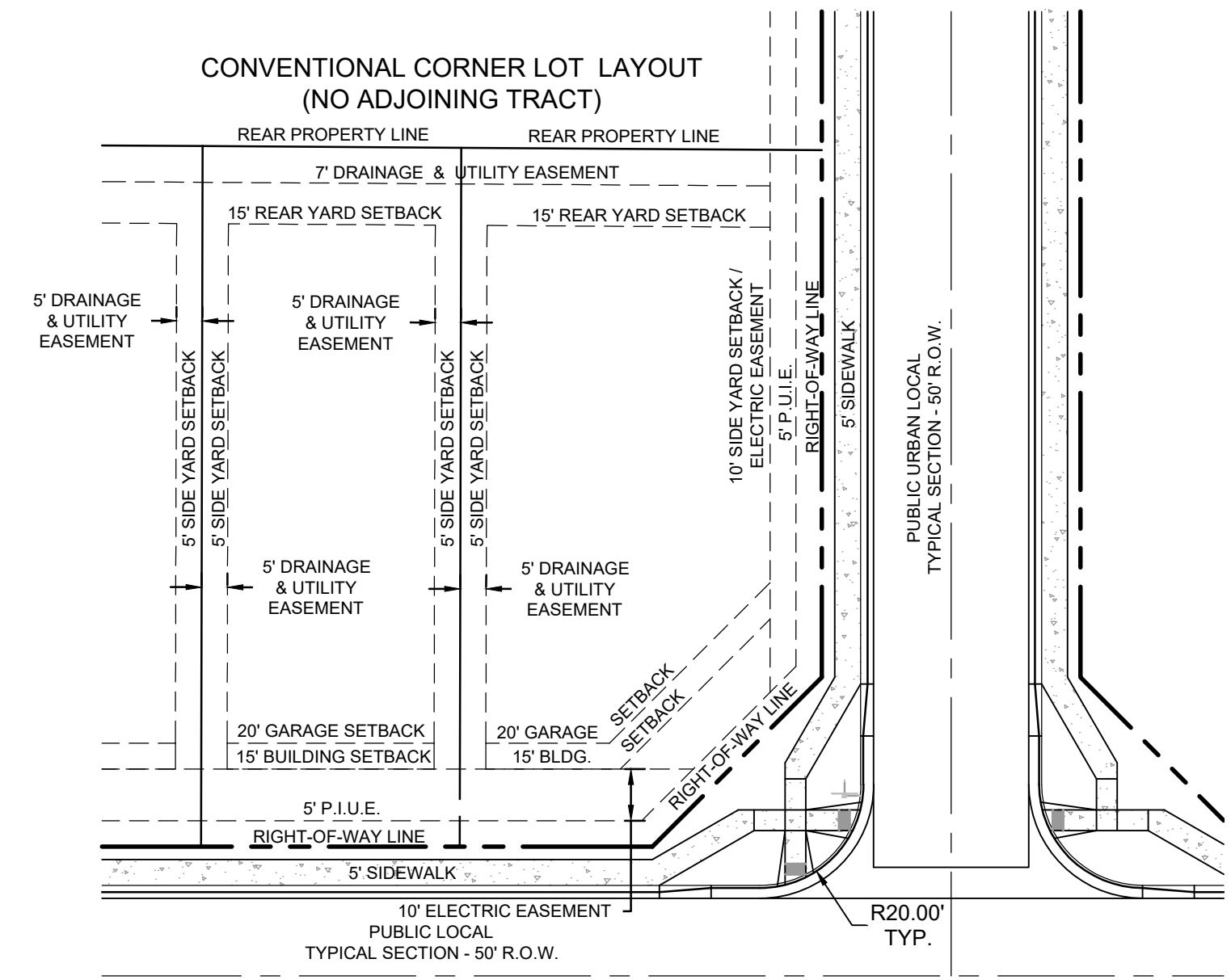
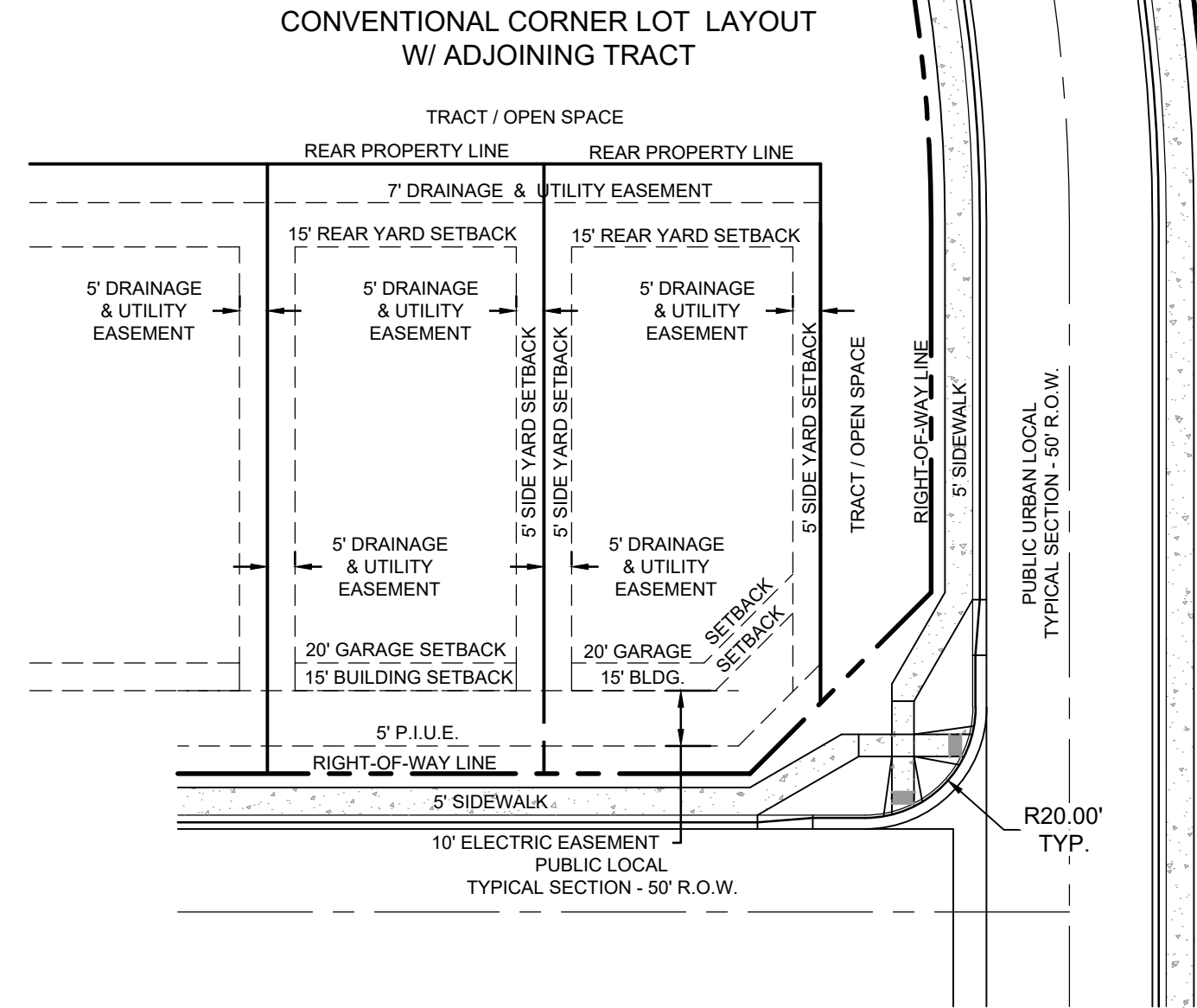
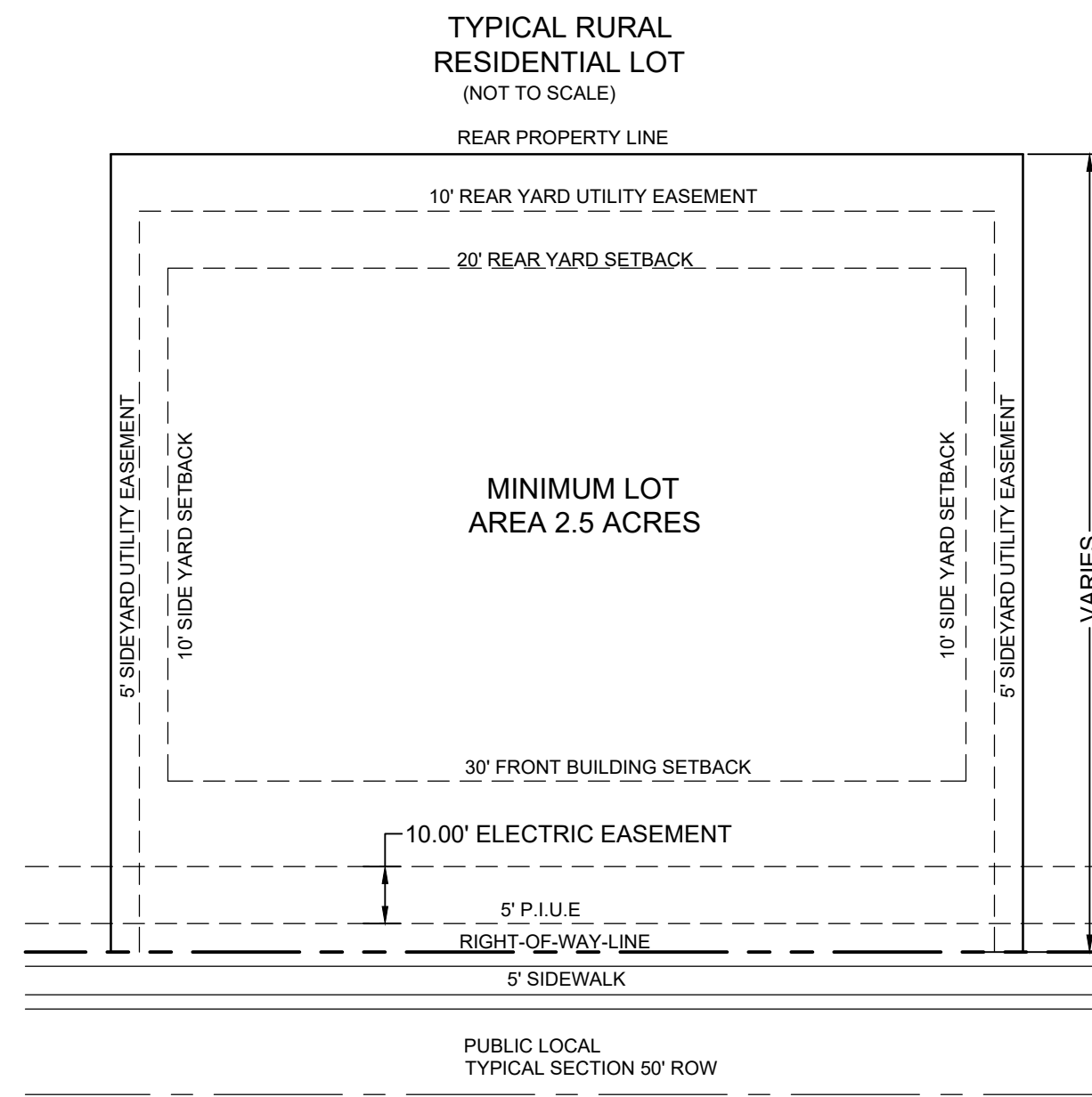
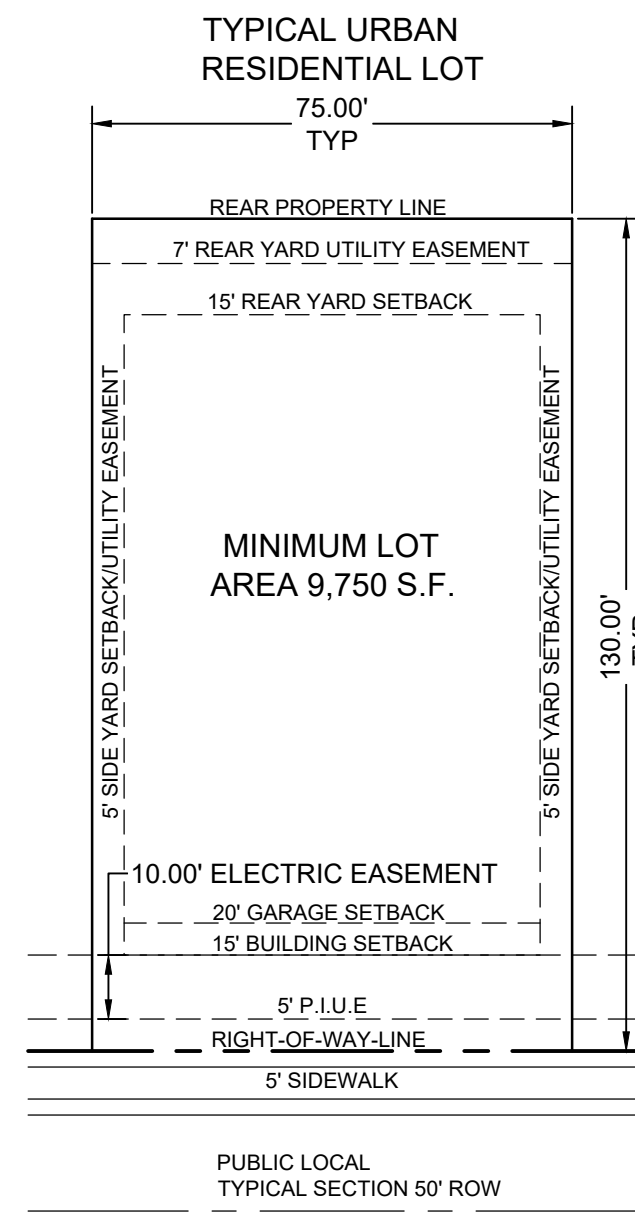
NO.	DATE	BY	REVISION DESCRIPTION



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

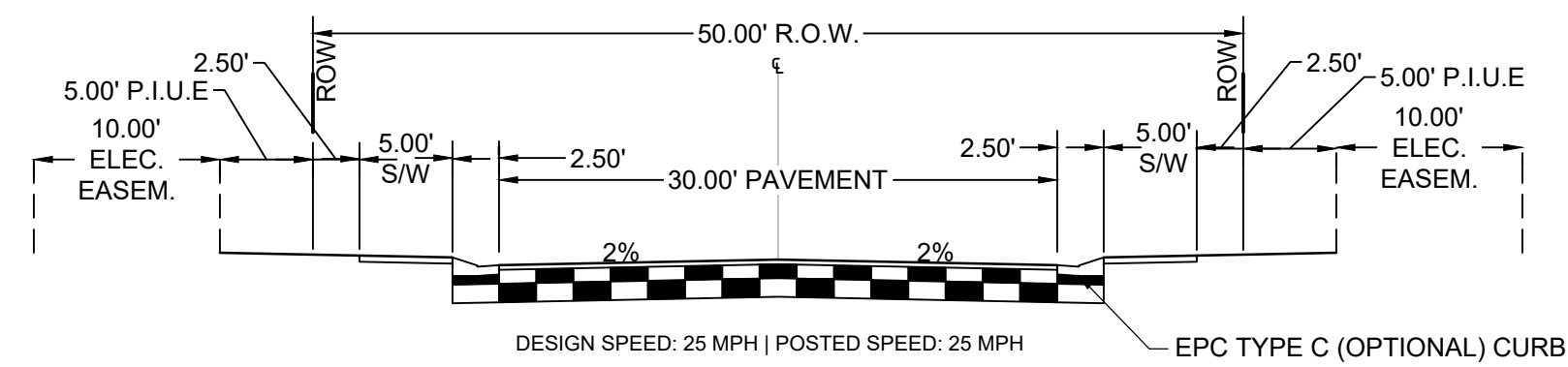
FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN
COVER
SHEET
CV
1



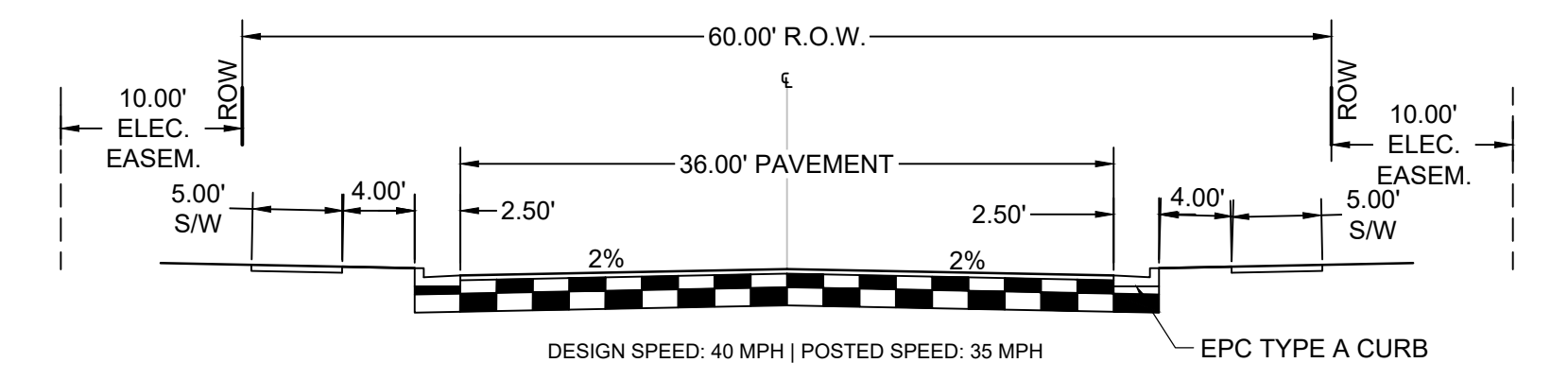
- 15' BUILDING SETBACK: A PORTION OF THE PRINCIPAL STRUCTURE, INCLUDING PORCHES.
- THE SIDE SETBACK WILL BE 5' IF A MINIMUM OPEN SPACE TRACT IS PROVIDED OF 10' OR MORE, MEASURED FROM RIGHT OF WAY TO LOT LINE.
- ON INTERIOR LOTS, SIDE YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- ON CORNER LOTS,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

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



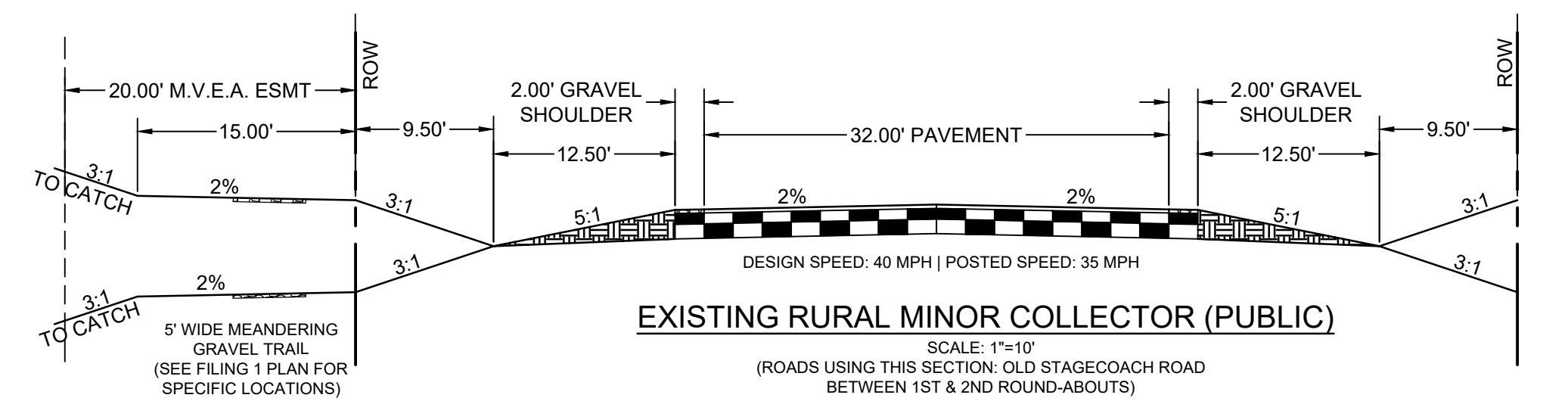
URBAN, LOCAL (PUBLIC)

SCALE: 1"=10'
 (ROADS USING THIS SECTION: APRON WAY, BACKSPIN WAY, BACKSWING DRIVE, BALLMARK COURT, BARKIE LANE, BOGEY LANE, BUNKER TRAIL, CHUNK COURT, DANCE FLOOR COURT, DOGLEG COURT, DORMIE LANE, DUFFER LANE, FLATSTICK PLACE, FOOT WEDGE LANE, FORE LANE, FRINGE STREET, GIMME WAY, GRAND SLAM TRAIL, HOLMES ROAD, JUNGLE LOOP, LONG IRON PLACE, PAR COURT, PEACOCK PLACE, PUTTER PLACE, RAINMAKER TRAIL, RANGE FINDER COURT, RELOAD DRIVE, ROUGH TRAIL, SANDBAGGER DRIVE, SCOTCH LANE, SHANK LANE, STABLEFORD TERRACE, STICKS TERRACE, SUNBLOCK TERRACE, WAGGLE COURT, WEDGE TRAIL, WHIFF WAY, YANK COURT)



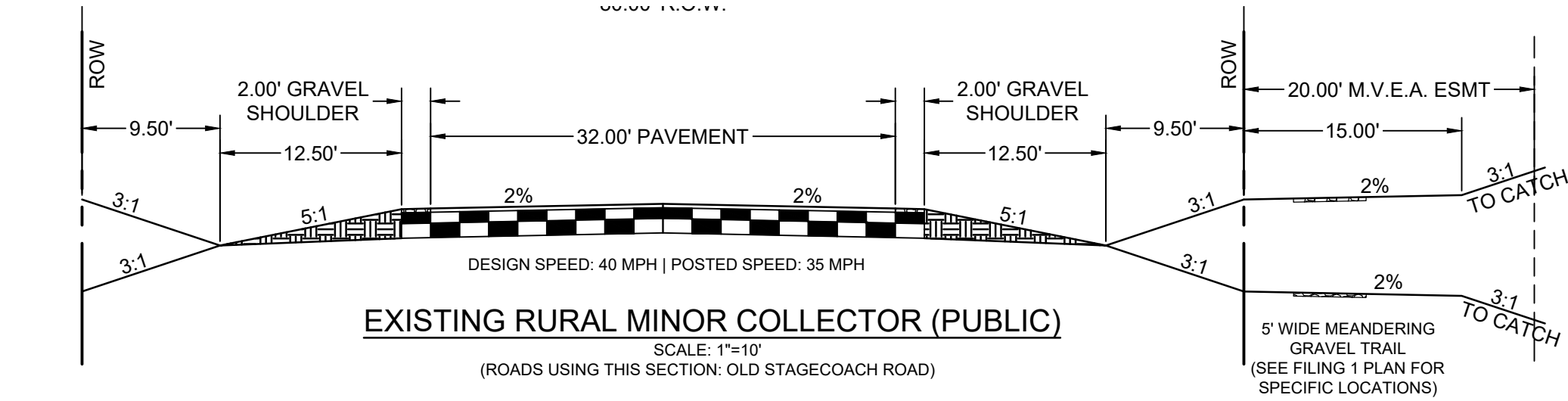
URBAN, RESIDENTIAL COLLECTOR (PUBLIC)

SCALE: 1"=10'
 (ROADS USING THIS SECTION: HOLMES ROAD FROM STA: 10+00 - 98+00, ALLEN RANCH ROAD FUTURE CONDITION)



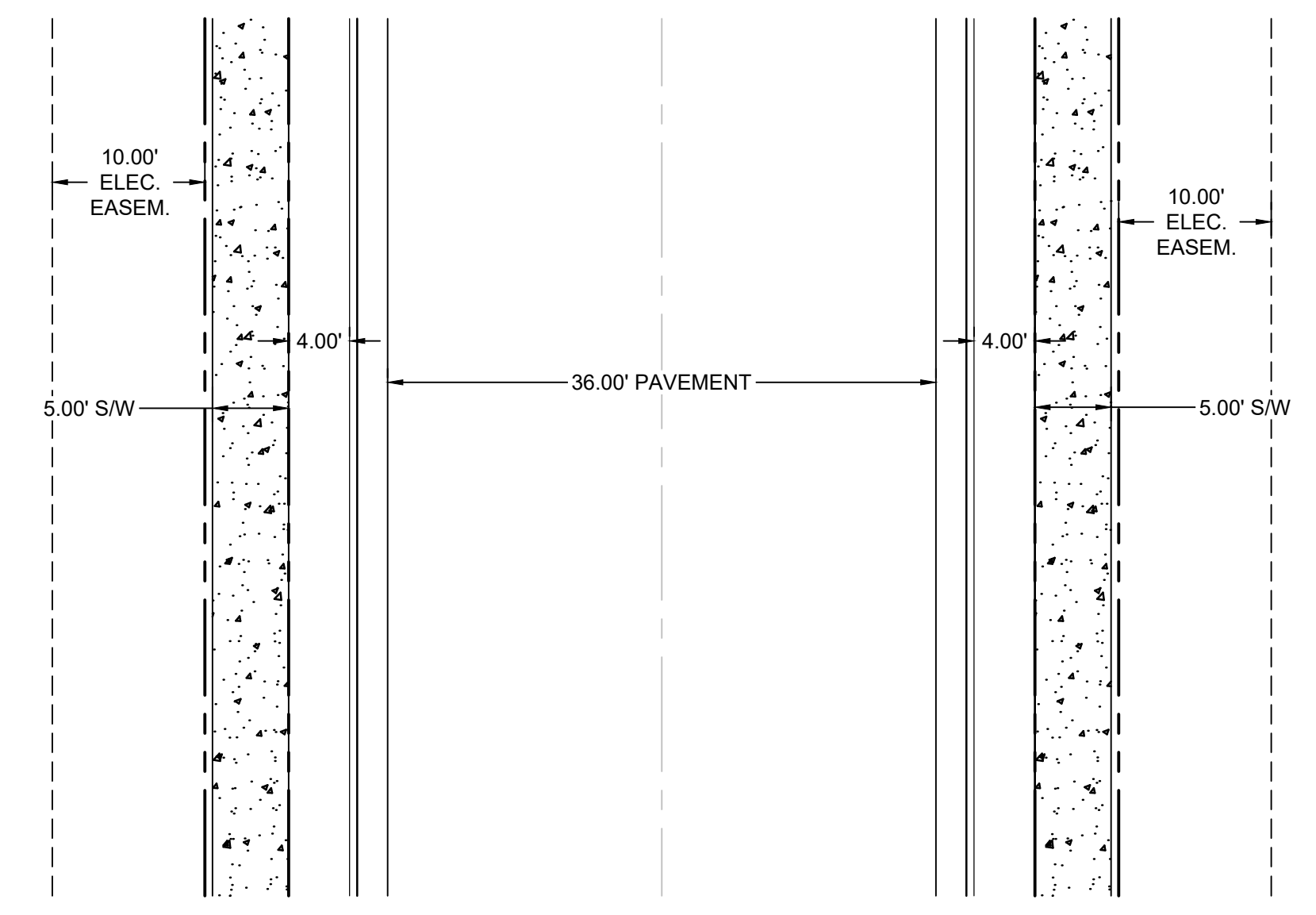
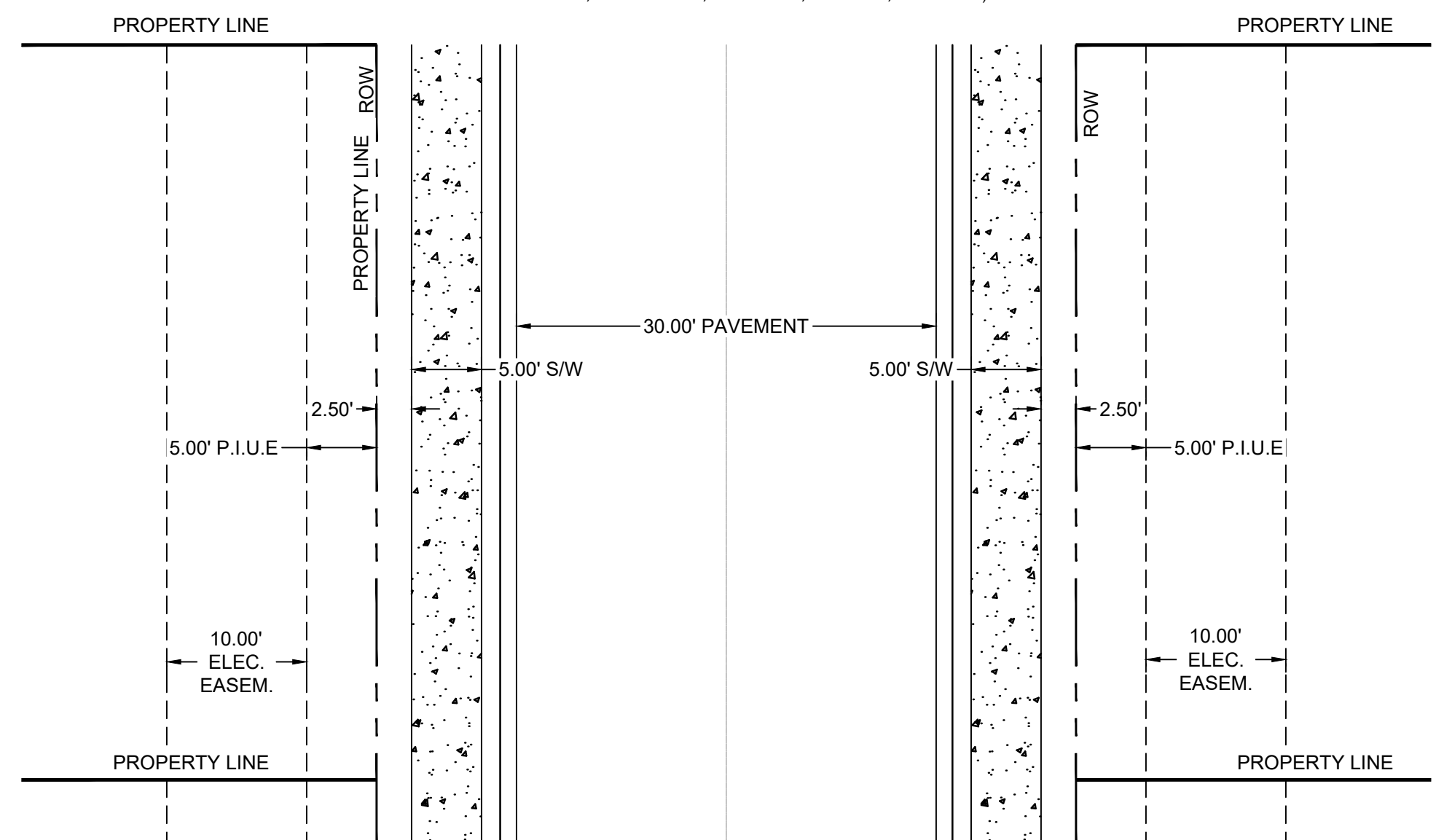
EXISTING RURAL MINOR COLLECTOR (PUBLIC)

SCALE: 1"=10'
 (ROADS USING THIS SECTION: OLD STAGECOACH ROAD BETWEEN 1ST & 2ND ROUNDABOUTS)



EXISTING RURAL MINOR COLLECTOR (PUBLIC)

SCALE: 1"=10'
 (ROADS USING THIS SECTION: OLD STAGECOACH ROAD)



DRAWN BY: DLH JOB DATE: 3/5/2024
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 3/12/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP1\typ_sections

NO.	DATE	BY	REVISION DESCRIPTION

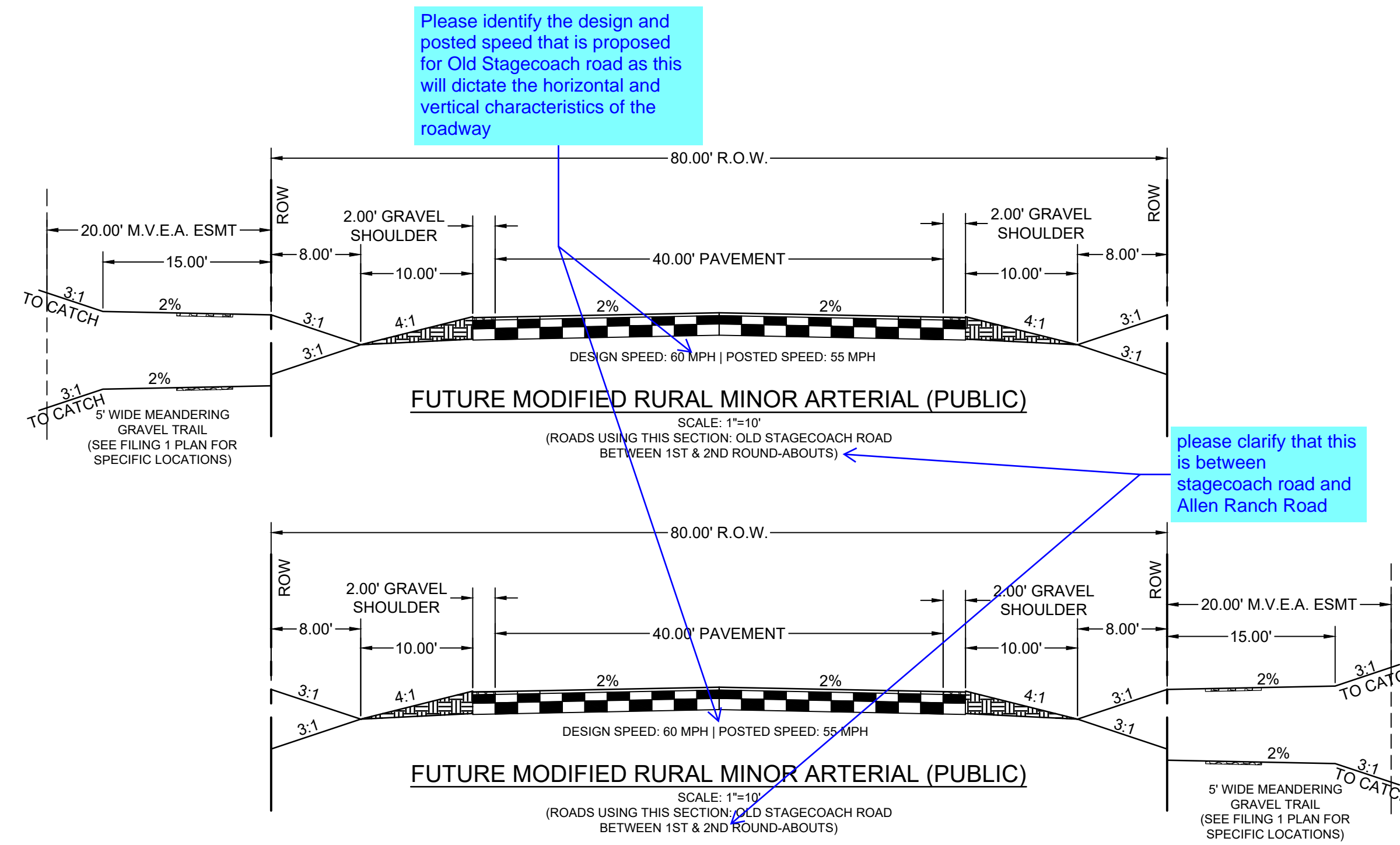


HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

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

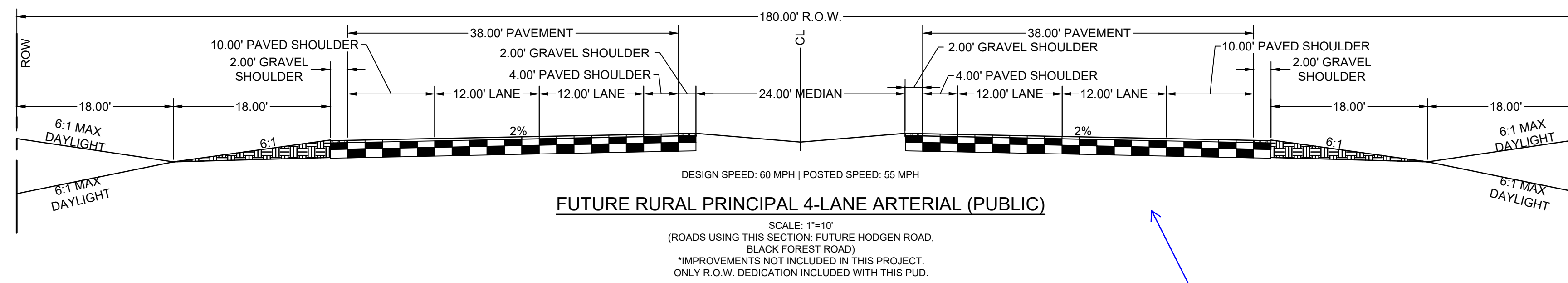
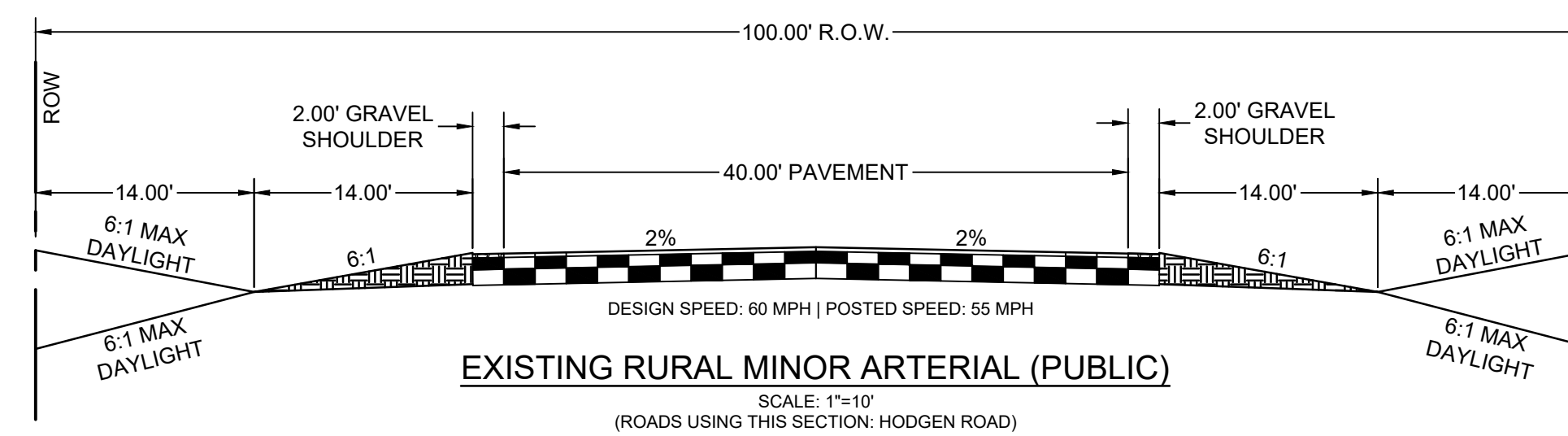
COVER & TYP. SECTIONS
 TYPICAL LOT SECTIONS

SHEET TYP 3

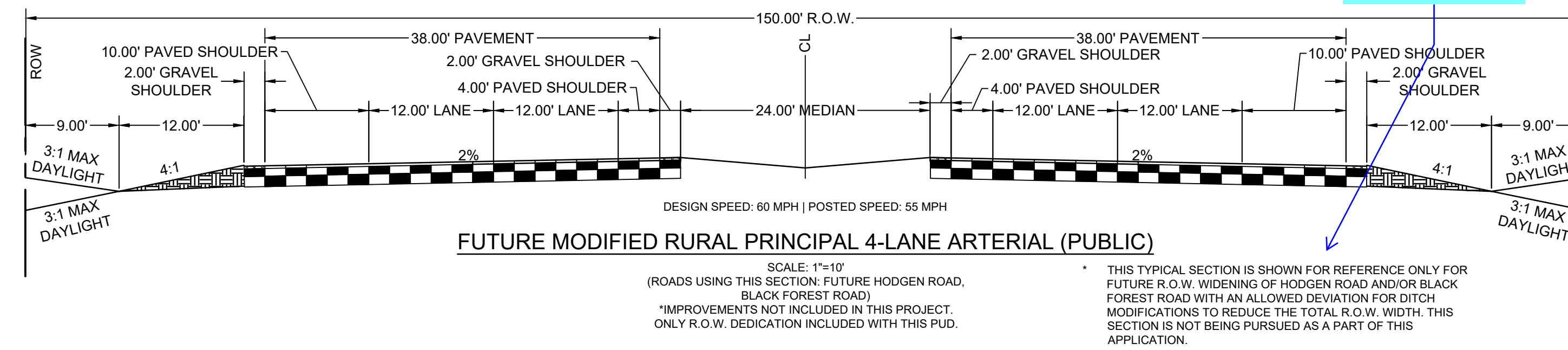


-Provide cross section of the proposed Old stagecoach road beyond the 2 existing roundabouts going eastbound to Black Forest Road.

-Provide cross section for existing Stagecoach Road going westbound to Highway 83. This section is identified as having a higher ADT than a rural Minor arterial.



add this note to the Hodgen cross section also



DRAWN BY: DLH JOB DATE: 3/5/2024
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 3/12/2024
 CAD FILE: J:\2021\211030\CAD\Drawings\CIPUD-PP\Typ_sections

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

NO.	DATE	BY	REVISION DESCRIPTION

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

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

COVER & TYP. SECTIONS
 FUTURE TYPICAL ROAD SECTIONS

HERGER, DANIEL, 3/12/2024, 1:40 PM

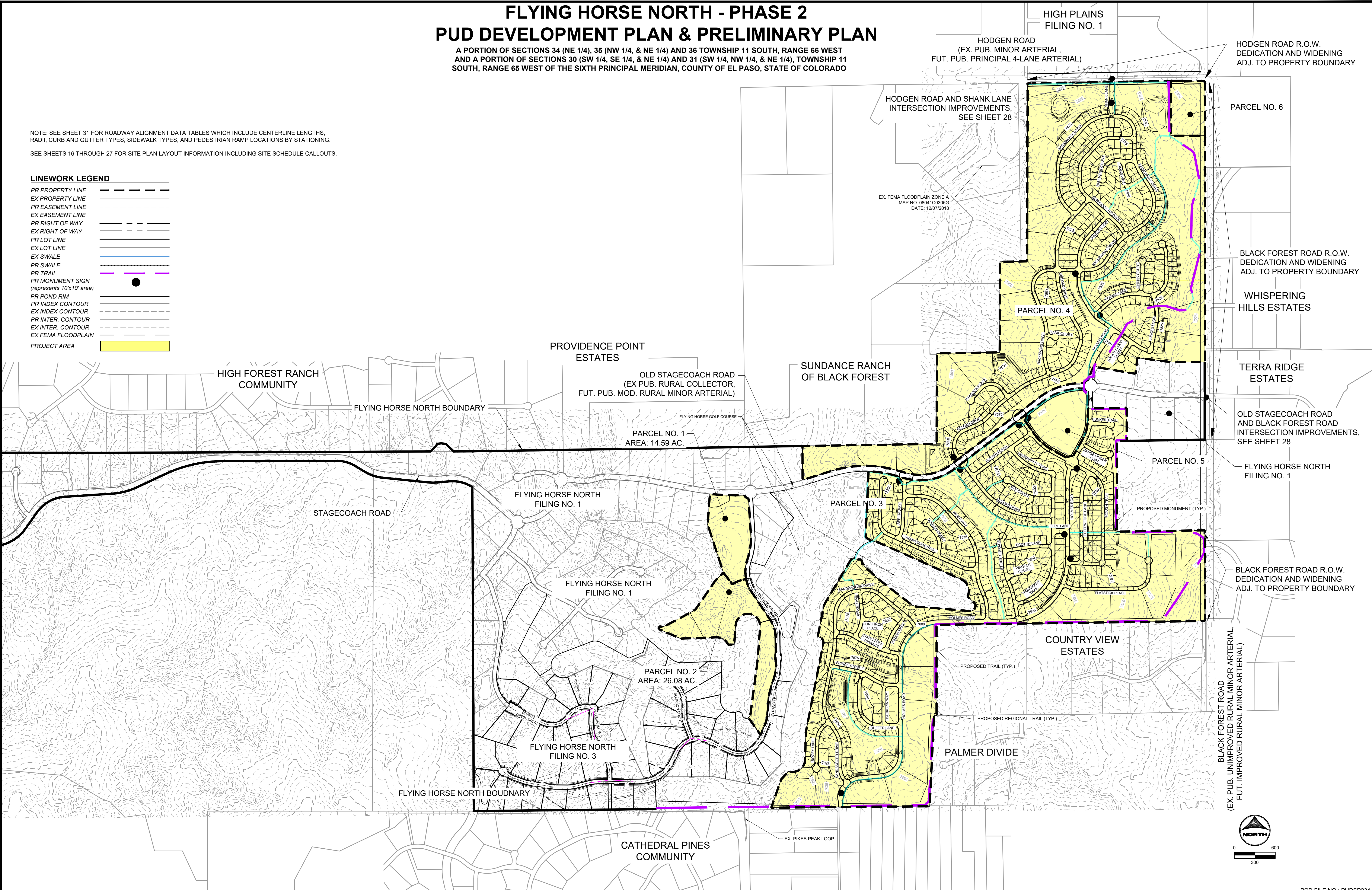
FLYING HORSE NORTH - PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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 31 FOR ROADWAY ALIGNMENT DATA TABLES WHICH INCLUDE CENTERLINE LENGTHS,
RADI, CURB AND GUTTER TYPES, SIDEWALK TYPES, AND PEDESTRIAN RAMP LOCATIONS BY STATIONING.
SEE SHEETS 16 THROUGH 27 FOR SITE PLAN LAYOUT INFORMATION INCLUDING SITE SCHEDULE CALLOUTS.

LINWORK 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



HIGH PLAINS FILING NO. 1

HODGEN ROAD (EX. PUB. MINOR ARTERIAL, FUT. PUB. PRINCIPAL 4-LANE ARTERIAL)

HODGEN ROAD R.O.W. DEDICATION AND WIDENING ADJ. TO PROPERTY BOUNDARY

HODGEN ROAD AND SHANK LANE INTERSECTION IMPROVEMENTS. SEE SHEET 28

PARCEL NO. 6

EX. FEMA FLOODPLAIN ZONE A MAP NO. 0804103356G DATE: 12/07/2018

BLACK FOREST ROAD R.O.W. DEDICATION AND WIDENING ADJ. TO PROPERTY BOUNDARY

WHISPERING HILLS ESTATES

PARCEL NO. 4

TERRA RIDGE ESTATES

PROVIDENCE POINT ESTATES

OLD STAGECOACH ROAD (EX. PUB. RURAL COLLECTOR, FUT. PUB. MOD. RURAL MINOR ARTERIAL)

SUNDANCE RANCH OF BLACK FOREST

OLD STAGECOACH ROAD AND BLACK FOREST ROAD INTERSECTION IMPROVEMENTS. SEE SHEET 28

FLYING HORSE NORTH FILING NO. 1

PARCEL NO. 1 AREA: 14.59 AC.

PARCEL NO. 5

HIGH FOREST RANCH COMMUNITY

FLYING HORSE NORTH BOUNDARY

FLYING HORSE NORTH FILING NO. 1

PARCEL NO. 3

PROPOSED MONUMENT (TYP.)

STAGECOACH ROAD

FLYING HORSE NORTH FILING NO. 1

COUNTRY VIEW ESTATES

BLACK FOREST ROAD R.O.W. DEDICATION AND WIDENING ADJ. TO PROPERTY BOUNDARY

PARCEL NO. 2 AREA: 26.08 AC.

BLACK FOREST ROAD (EX. PUB. UNIMPROVED RURAL MINOR ARTERIAL, FUT. IMPROVED RURAL MINOR ARTERIAL)

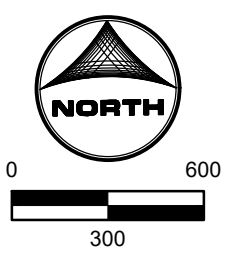
FLYING HORSE NORTH FILING NO. 3

PALMER DIVIDE

FLYING HORSE NORTH BOUNDARY

CATHEDRAL PINES COMMUNITY

EX. PIKES PEAK LOOP



PCD FILE NO.: PUDSP234

DRAWN BY: DLH JOB DATE: 3/12/2024
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 3/12/2024
 CAD FILE: J:\2021\211030\CADD\dwgs\CIPUD-PP\Exhibits\Parcel_ Exhibit

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

NO.	DATE	BY	REVISION DESCRIPTION

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

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

PUD PRELIMINARY PLAN
 OVERALL SITE

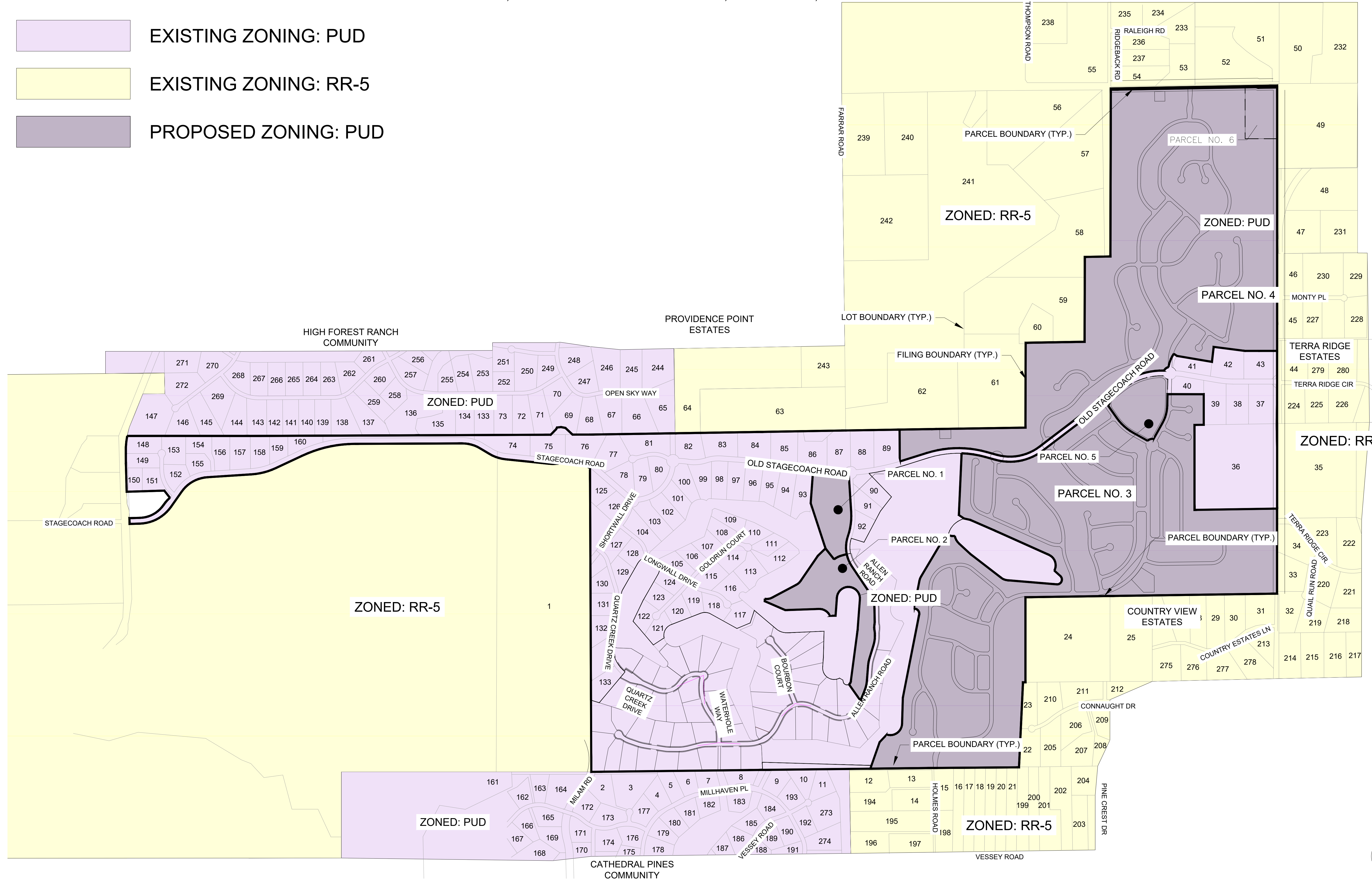
SHEET
 OV
 5

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

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

LEGEND

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



PCD FILE NO.: PUDSP234

DRAWN BY: DLH JOB DATE: 3/12/2024
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 3/12/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Adjacent_Property

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

NO.	DATE	BY	REVISION DESCRIPTION

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

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

PUD PRELIMINARY PLAN
 ADJACENT PROPERTY

SHEET
 ADJ
 6

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

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

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

COUNTY FILE NUMBER: SKP223

DRAWN BY: JAG JOB DATE: 3/12/2024
 APPROVED: PLS JOB NUMBER: 211030
 CAD DATE: 3/12/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Adjacent_Property

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

NO.	DATE	BY	REVISION DESCRIPTION



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

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

PUD PRELIMINARY PLAN
 ADJACENT OWNERS

SHEET
 ADJ
 7

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

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


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

COUNTY FILE NUMBER: SKP223

DRAWN BY: JAG JOB DATE: 3/12/2024
 APPROVED: PLS JOB NUMBER: 211030
 CAD DATE: 3/12/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Adjacent_Property

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

NO.	DATE	BY	REVISION DESCRIPTION



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

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

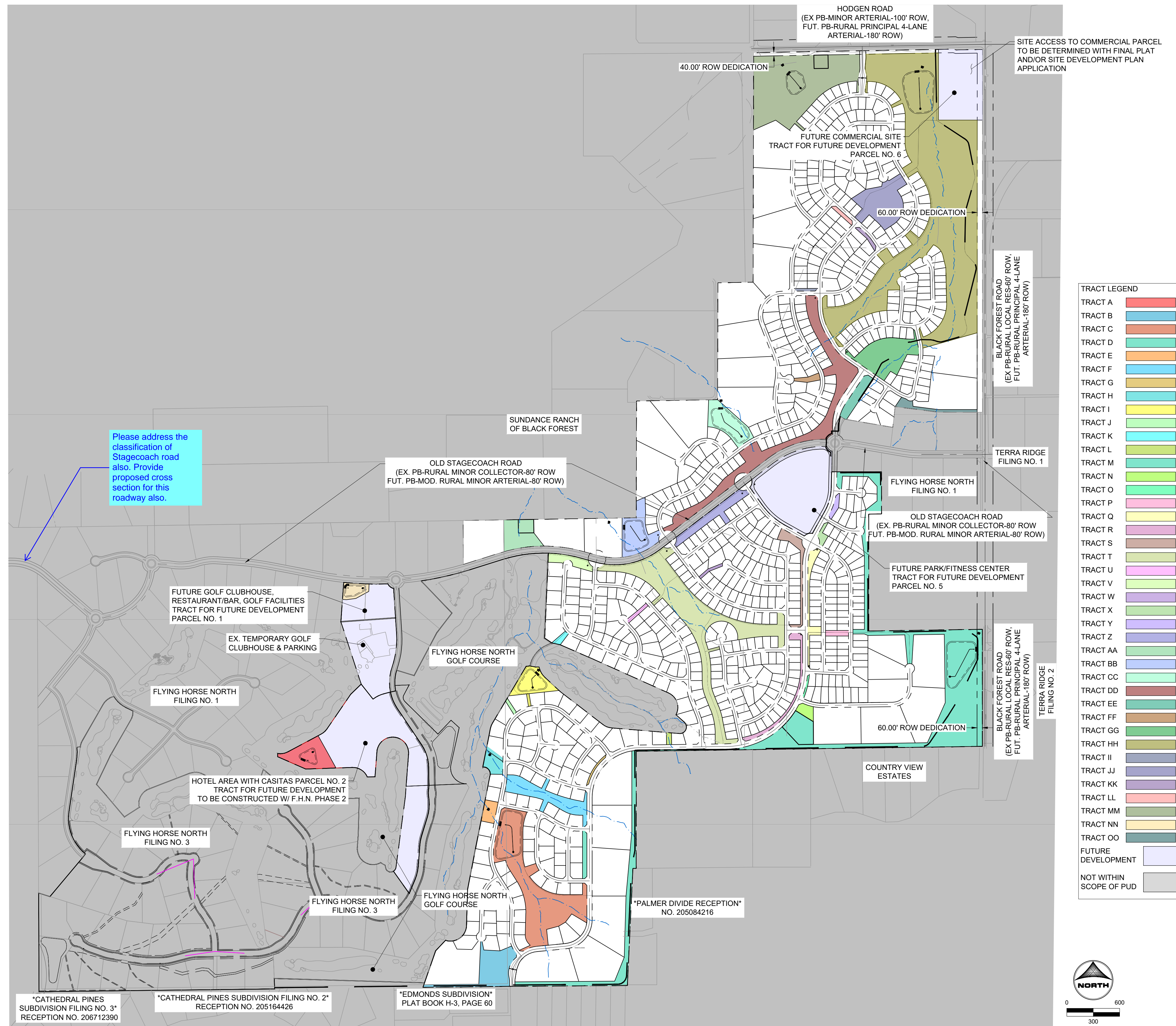
PUD PRELIMINARY PLAN
 ADJACENT OWNERS

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



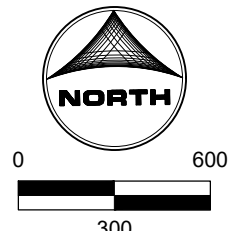
KEY MAP
SCALE: N.T.S



Please address the classification of Stagecoach road also. Provide proposed cross section for this roadway also.

TRACT LEGEND

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



CATHEDRAL PINES SUBDIVISION FILING NO. 3 RECEPTION NO. 206712390
 CATHEDRAL PINES SUBDIVISION FILING NO. 2 RECEPTION NO. 205164426
 EDMONDS SUBDIVISION PLAT BOOK H-3, PAGE 60

HR GREEN Xrefs: xc-030-030-202; xc-030-030-201; xg-1-001-1-000; key_map; xv-row-1030; key_map; xv-row-1030; tract_plan_legend; Title

DRAWN BY: DLH	JOB DATE: 3/12/24	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 211030	0" = 1"
CAD DATE: 3/12/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Tract_Plan		

NO.	DATE	BY	REVISION DESCRIPTION

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

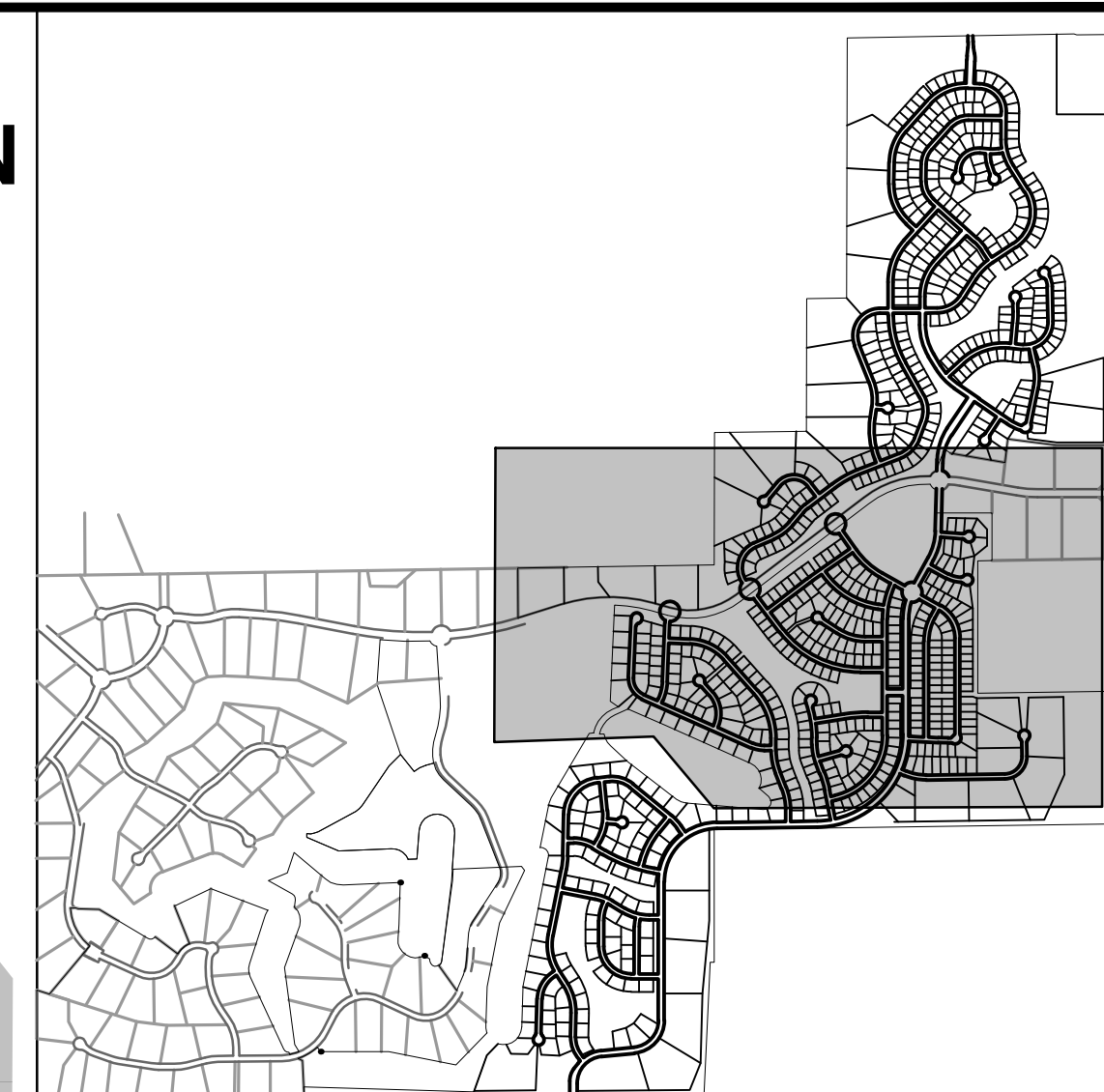
FLYING HORSE NORTH PHASE 2 PUD
 PRI #2, LLC.
 EL PASO COUNTY, CO

PUD PRELIMINARY PLAN
 OVERALL TRACT PLAN

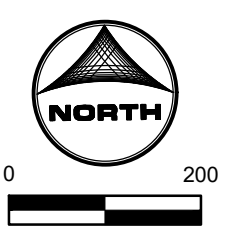
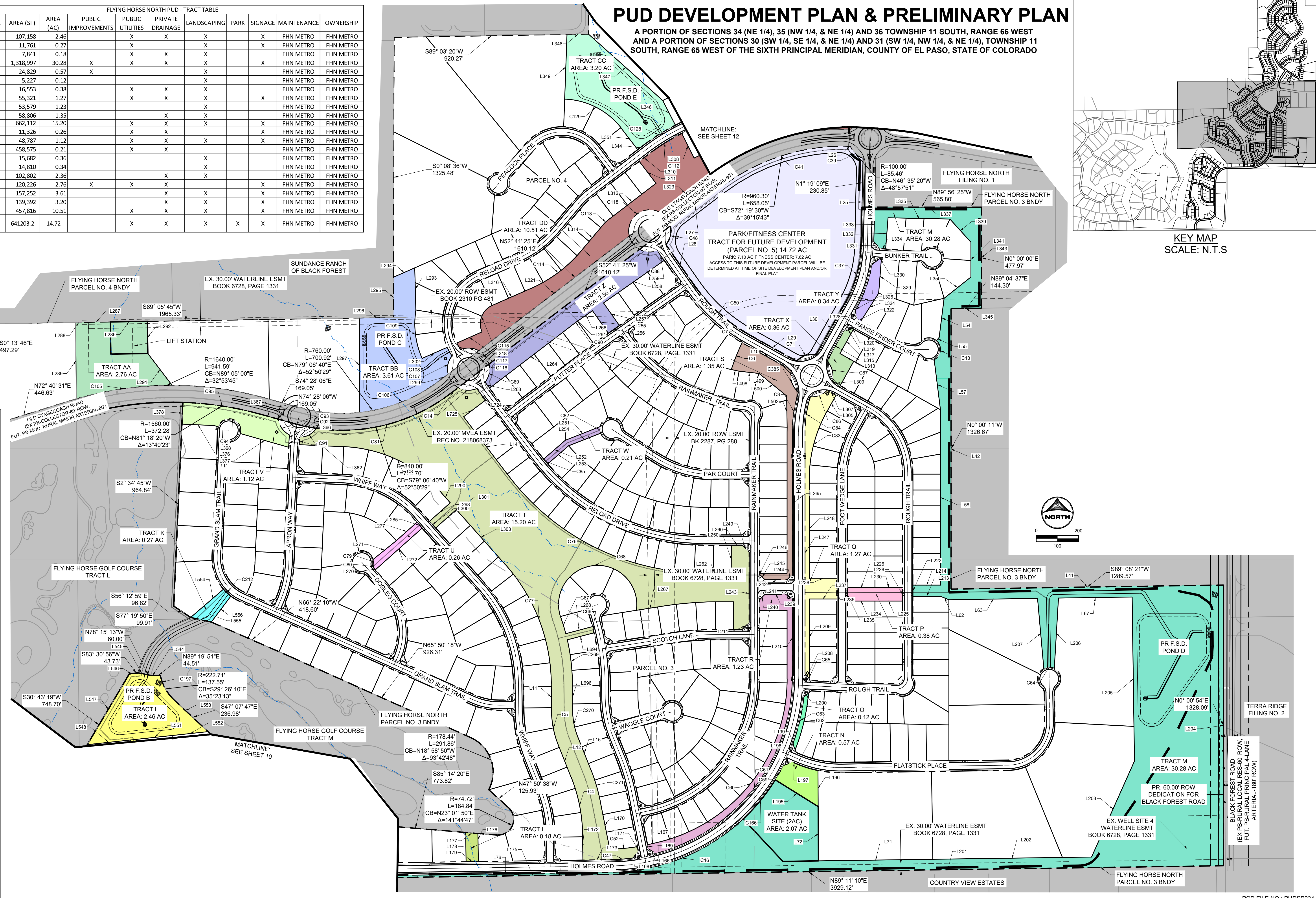
FLYING HORSE NORTH - PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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

FLYING HORSE NORTH PUD - TRACT TABLE										
TRACT NAME	AREA (SF)	AREA (AC)	PUBLIC IMPROVEMENTS	PUBLIC UTILITIES	PRIVATE DRAINAGE	LANDSCAPING	PARK	SIGNAGE	MAINTENANCE	OWNERSHIP
I	107,158	2.46		X	X	X		X	FHN METRO	FHN METRO
K	11,761	0.27		X		X		X	FHN METRO	FHN METRO
L	7,841	0.18		X	X	X			FHN METRO	FHN METRO
M	1,318,997	30.28	X	X	X	X		X	FHN METRO	FHN METRO
N	24,829	0.57	X			X			FHN METRO	FHN METRO
O	5,227	0.12				X			FHN METRO	FHN METRO
P	16,553	0.38		X	X	X			FHN METRO	FHN METRO
Q	55,321	1.27		X	X	X		X	FHN METRO	FHN METRO
R	53,579	1.23				X			FHN METRO	FHN METRO
S	58,806	1.35			X	X			FHN METRO	FHN METRO
T	662,112	15.20		X	X	X		X	FHN METRO	FHN METRO
U	11,326	0.26		X	X	X		X	FHN METRO	FHN METRO
V	48,787	1.12		X	X	X		X	FHN METRO	FHN METRO
W	458,575	10.51		X	X	X		X	FHN METRO	FHN METRO
X	15,682	0.36				X			FHN METRO	FHN METRO
Y	14,810	0.34				X			FHN METRO	FHN METRO
Z	102,802	2.36			X	X			FHN METRO	FHN METRO
AA	120,226	2.76	X	X	X	X		X	FHN METRO	FHN METRO
BB	157,252	3.61			X	X		X	FHN METRO	FHN METRO
CC	139,392	3.20			X	X		X	FHN METRO	FHN METRO
DD	457,816	10.51		X	X	X		X	FHN METRO	FHN METRO
F.D. PARCEL NO. 5	641203.2	14.72		X	X	X	X	X	FHN METRO	FHN METRO



- TRACT LEGEND**
- TRACT A
 - 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
 - TRACT OO
 - FUTURE DEVELOPMENT
 - NOT WITHIN SCOPE OF PUD



DRAWN BY: DLH JOB DATE: 3/12/24
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 3/12/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PPT\Tract_Plan

NO.	DATE	BY	REVISION DESCRIPTION

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

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

**PUD PRELIMINARY PLAN
 TRACT PLAN**

**SHEET
 TP 11**

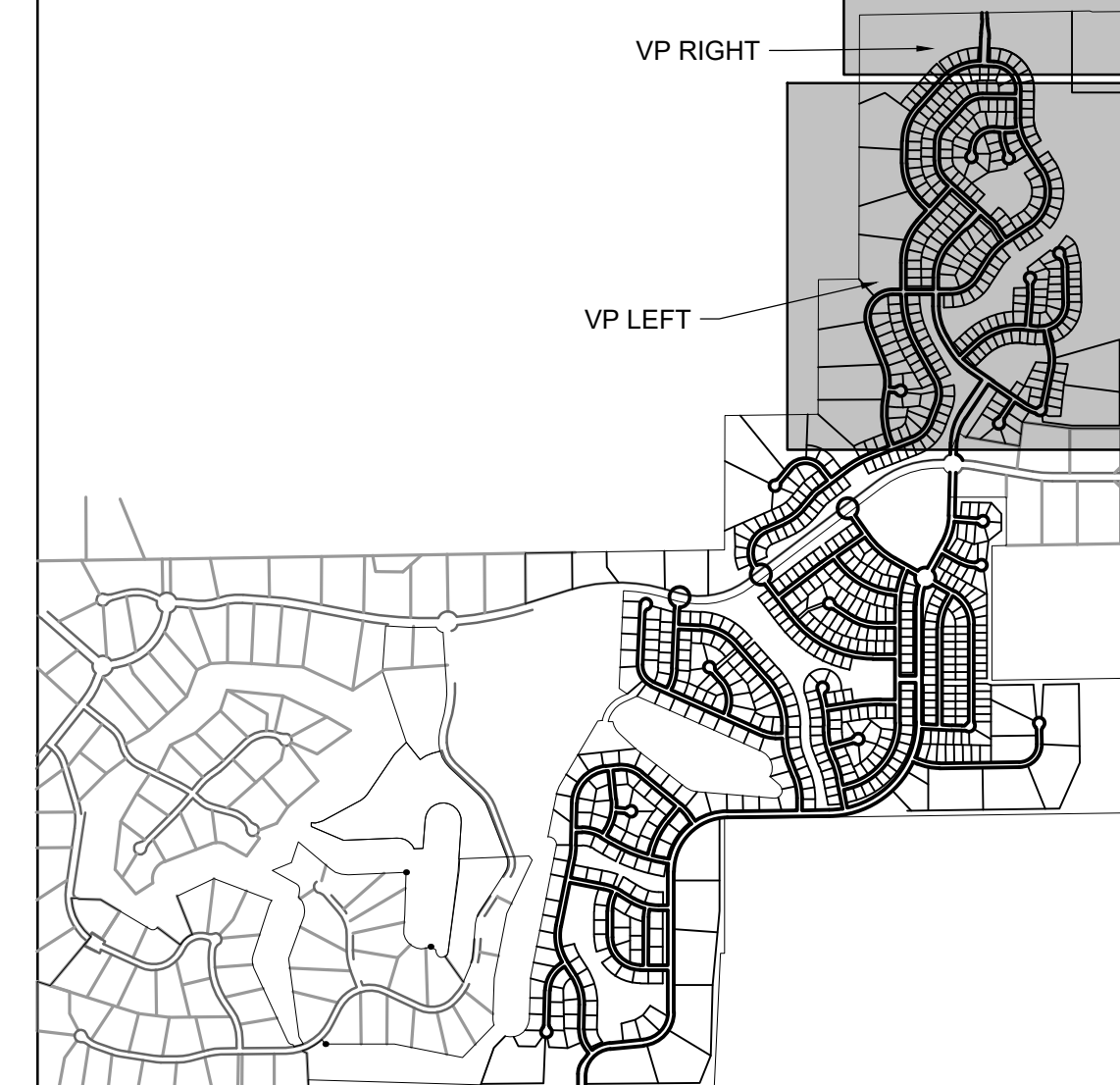
HERGER, DANIEL, 3/12/2024, 1:42 PM

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

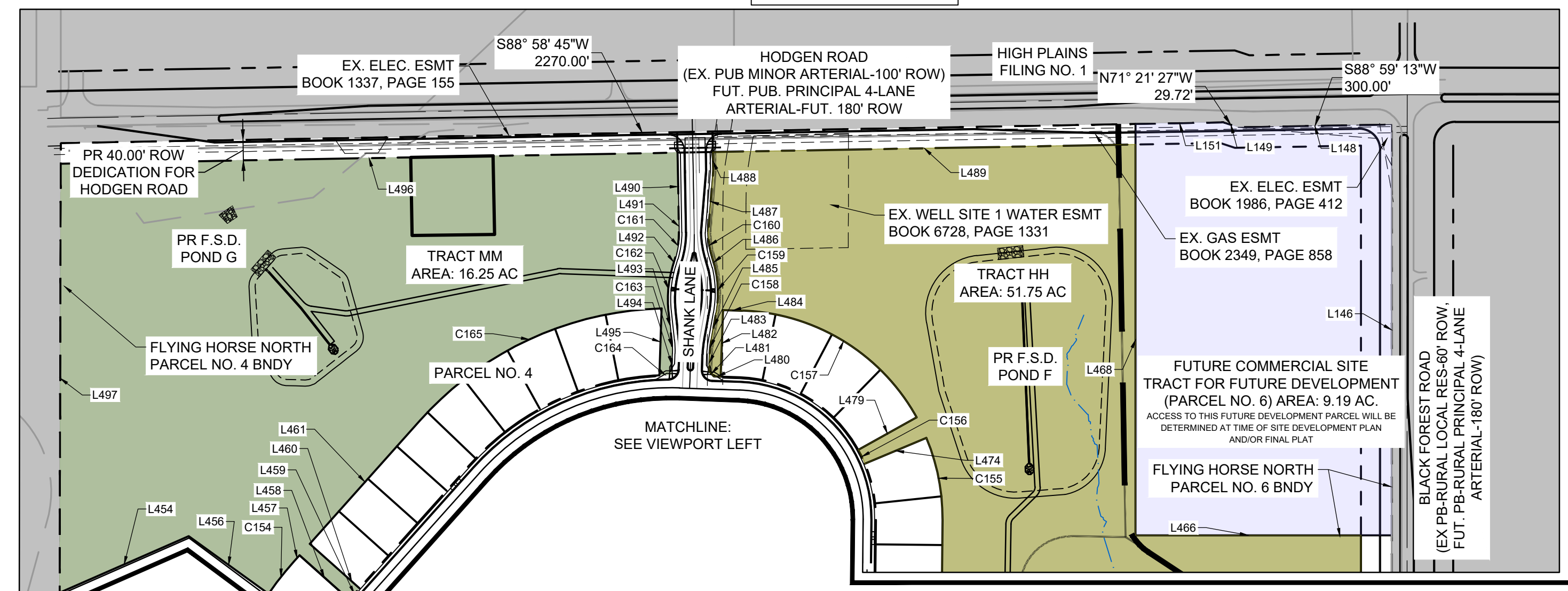
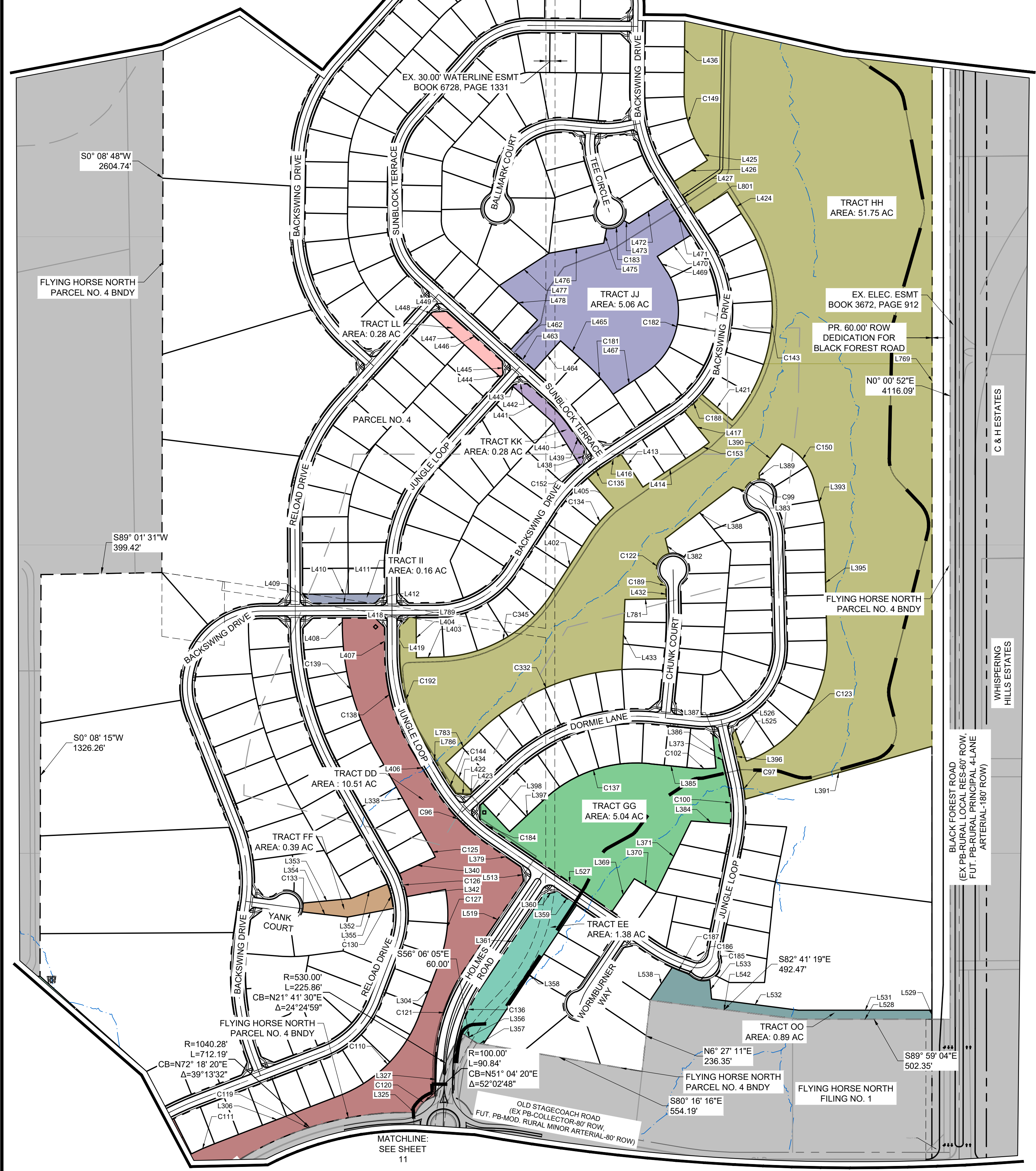
A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

TRACT LEGEND

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



KEY MAP
SCALE: N.T.S



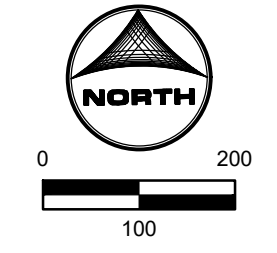
FLYING HORSE NORTH PUD - TRACT TABLE

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	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	51.75		X	X	X		X	FHN METRO	FHN METRO
II	6,970	0.16				X			FHN METRO	FHN METRO
JJ	13,077	0.30	X			X	X		FHN METRO	FHN METRO
KK	12,197	0.28				X			FHN METRO	FHN METRO
LL	12,197	0.28				X			FHN METRO	FHN METRO
NN	707,850	16.25		X	X	X		X	FHN METRO	FHN METRO
OO	38,768	0.89				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: 3/12/24
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 3/12/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP1\Tract_Plan

NO.	DATE	BY	REVISION DESCRIPTION

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



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

PUD PRELIMINARY PLAN
 TRACT PLAN

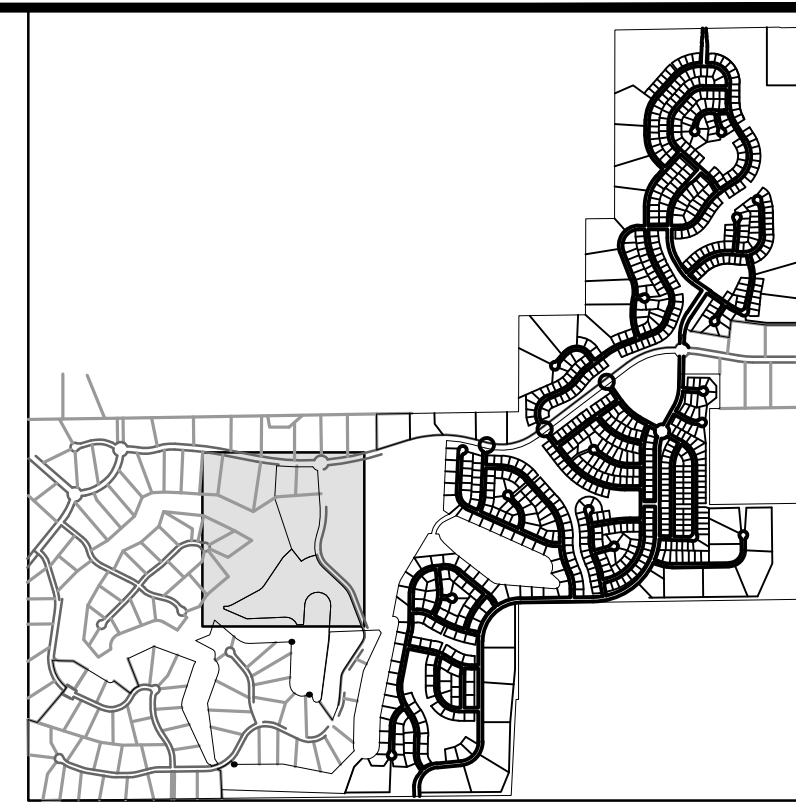
SHEET
 TP 12

PCD FILE NO.: PUDSP234

HERGER, DANIEL, 3/12/2024, 1:42 PM

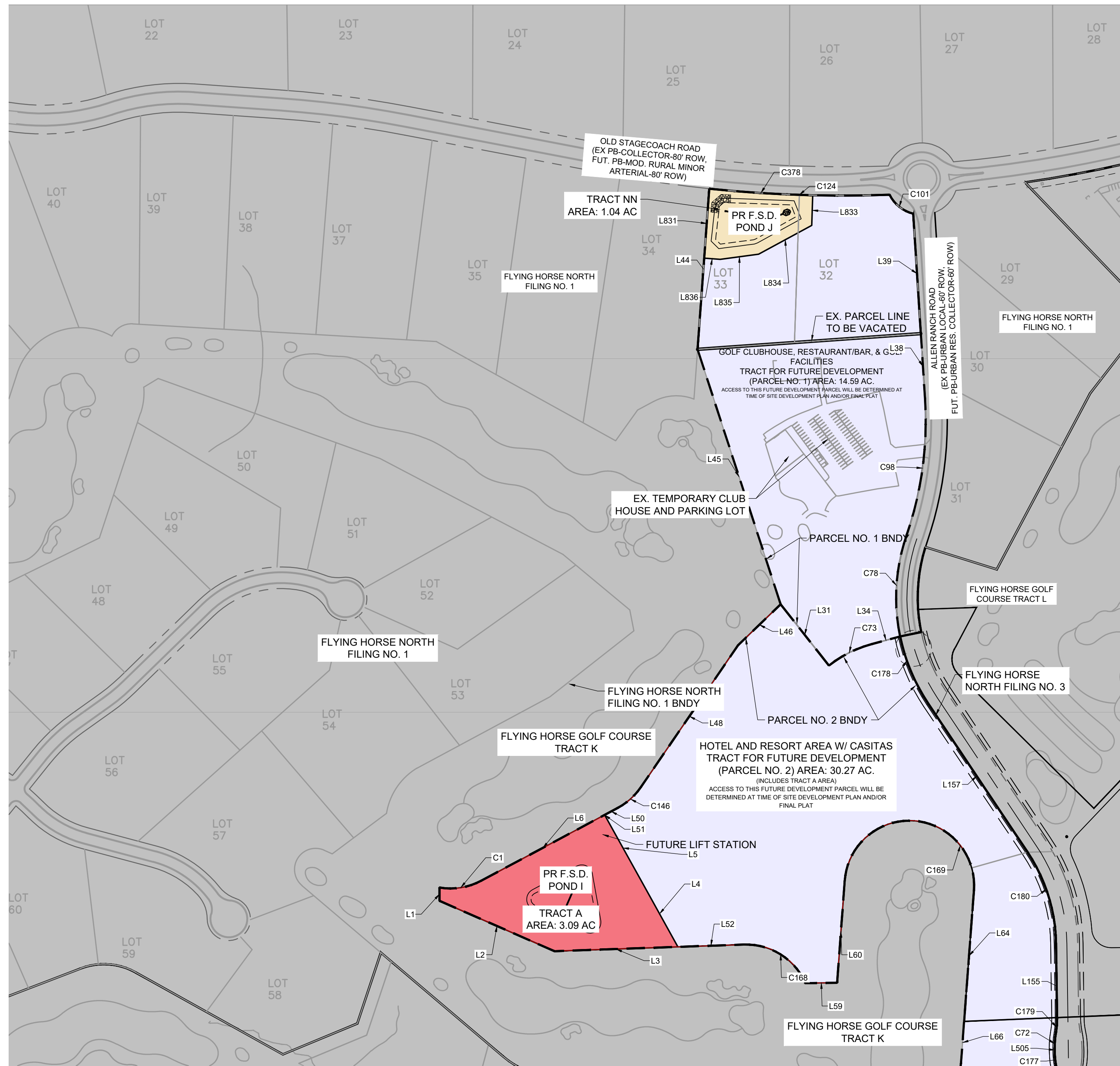
FLYING HORSE NORTH - PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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

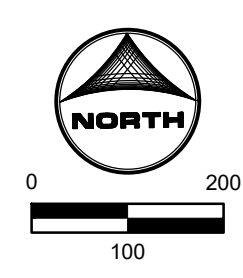


KEY MAP
SCALE: N.T.S.

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



MATCHLINE:
SEE SHEET
10

HR GREEN \xerox\csw-030-202\csw-030-202\key_map\vr-1030-FHN_Phase_Boundaries_xc-dgn-201\vr-1030-FHN_Phase_Boundaries.dwg

DRAWN BY: DLH	JOB DATE: 3/12/24	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 211030	0" = 1"
CAD DATE: 3/12/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP1\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
TRACT PLAN

PCD FILE NO.: PUDSP234
SHEET
TP 13

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	19.47	177.50	6°17'10"	N48° 01' 40"E	19.46
C10	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"	S87° 59' 00"W	672.59
C17	17.30	55.00	18°01'33"	S87° 50' 40"W	17.23
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°51'11"	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°51'04"	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
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
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

TRACT CURVE TABLE					
CURVE TAG #	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD BEARING	CHORD LENGTH
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
C72	44.84	228.00	11°16'08"	N4° 49' 20"E	44.77
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"E	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
C98	384.35	970.00	22°42'11"	N7° 42' 30"E	381.85
C99	67.57	55.00	70°23'33"	S52° 47' 40"W	63.40
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
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	121.58	55.00	126°39'18"	S12° 44' 20"W	98.29
C123	503.40	405.15	71°11'28"	N34° 19' 40"E	471.64
C124	501.78	3540.00	8°07'17"	N88° 04' 40"E	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

TRACT CURVE TABLE					
CURVE TAG #	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD BEARING	CHORD LENGTH
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
C133	29.16	55.00	30°22'21"	S2° 49' 40"W	28.82
C134	127.15	445.00	16°22'16"	N41° 05' 10"E	126.72
C135	72.22	575.00	7°11'46"	N52° 52' 10"E	72.17
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
C143	704.76	555.00	72°45'23"	N3° 59' 00"E	658.35
C144	65.87	575.00	6°33'48"	N33° 56' 40"W	65.83
C146	86.46	180.00	27°31'13"	S48° 10' 50"W	85.63
C149	198.25	345.00	32°55'30"	N15° 55' 50"W	195.54
C152	9.74	145.83	3°49'36"	N50° 26' 40"E	9.74
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
C173	116.24	530.00	12°33'58"	N10° 49' 00"E	116.01
C174	146.93	470.00	17°54'41"	N8° 08' 30"E	146.33
C175	36.78	187.00	11°16'06"	N6° 26' 50"W	36.72
C177	44.84	228.00	11°16'06"	N6° 26' 50"W	44.77
C178	203.59	526.36	22°09'43"	N22° 43' 20"W	202.33
C179	36.78	187.00	11°16'06"	N4° 49' 20"E	36.72
C180	270.30	470.00	32°57'06"	N17° 17' 20"W	266.59
C181	143.43	655.00	12°32'46"	S41° 45' 00"E	143.14
C182	379.98	245.00	88°51'42"	N12° 02' 10"E	343.02
C183	67.24	55.00	70°02'54"	S65° 17' 40"W	63.13
C184	70.56	575.00	7°01'52"	S52° 06' 10"E	70.52
C185	64.76	60.00	61°50'27"	N79° 39' 40"W	61.66
C186	23.36	60.00	22°18'11"	N59° 53' 30"W	23.21
C187	47.35	525.00	5°10'05"	N68° 27' 30"W	47.34
C188	81.18	425.00	10°56'39"	N45° 50' 00"E	81.06
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	359.84

TRACT CURVE TABLE					
CURVE TAG #	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD BEARING	CHORD LENGTH
C197	137.55	222.71	35°23'13"	N29° 26' 10"W	135.37
C203	131.98	80.00	94°31'34"	S46° 10	

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 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
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
L18	31.91	S 19°16'02" W
L19	624.75	S 89°20'59" W
L21	481.60	S 2°23'26" W
L22	38.43	N 0°01'48" W
L24	20.09	N 11°05'49" 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	123.04	S 67°26'15" 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" E
L45	744.95	S 18°03'04" E
L46	163.89	S 46°07'49" W
L48	478.77	S 34°25'15" W
L50	41.19	S 61°56'28" E
L51	0.70	S 29°01'50" W
L52	183.81	N 87°59'49" E
L54	186.56	S 7°14'16" W
L55	20.00	S 40°46'01" 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
L75	50.00	S 0°28'30" E
L76	1004.73	S 89°11'00" W
L77	152.89	N 22°30'56" E
L78	846.30	N 89°35'20" E
L80	244.95	N 4°31'56" E

TRACT LINE TABLE		
LINE TAG #	LENGTH (FT)	BEARING
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" E
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°51'49" E
L93	89.55	N 59°10'33" E
L94	116.36	N 37°15'27" E
L95	198.43	S 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°25'23" 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°37'45" 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	216.15	N 17°05'54" E
L140	40.27	N 0°48'47" W
L142	140.00	N 0°00'34" E
L144	85.82	N 0°00'34" E
L146	801.20	N 0°00'48" E
L147	409.97	S 11°16'18" W

TRACT LINE TABLE		
LINE TAG #	LENGTH (FT)	BEARING
L148	299.96	S 88°58'45" W
L149	29.72	N 71°21'27" W
L150	148.67	S 78°43'42" E
L151	171.96	S 88°58'45" W
L155	209.02	N 0°48'47" W
L157	496.37	N 33°45'53" 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" W
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	21.48	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
L184	40.00	S 30°43'19" 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 24°06'40" W
L204	1328.09	N 0°00'54" E
L205	776.63	S 0°48'45" E
L206	332.97	N 1°33'42" W
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" E
L240	35.36	N 44°59'49" E
L241	35.36	S 45°00'11" E
L242	105.00	S 40°09'43" W
L243	333.04	S 0°00'11" E

TRACT LINE TABLE		
LINE TAG #	LENGTH (FT)	BEARING
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 52°36'16" 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°00'26" W
L298	130.00	N 48°17'50" W
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	N 12°43'38" W
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	S 13°56'00" E
L315	162.64	S 29°10'53" W

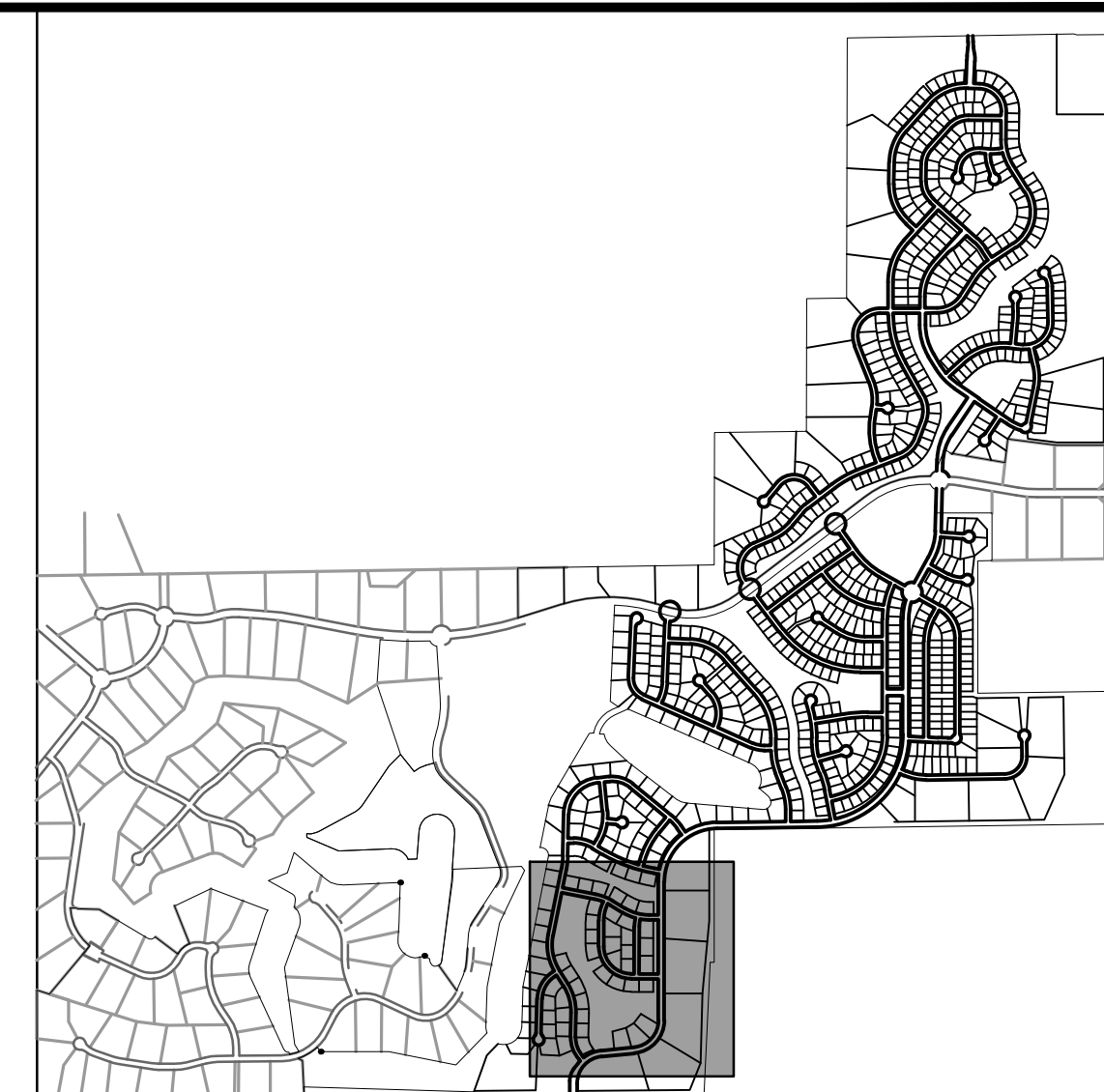
TRACT LINE TABLE		
LINE TAG #	LENGTH (FT)	BEARING
L316	199.59	S 66°18'39" W
L317	131.68	N 29°10'53" E
L318	130.00	S 66°07'33" W
L319	42.43	S 74°10'53" W
L320	5.67	N 60°49'07" W
L321	895.85	N 52°41'25" E
L322	17.30	S 37°47'55" W
L323	298.22	N 52°41'25" E
L324	157.16	N 32°38'21" E
L325	8.27	S 88°31'45" E
L326	16.59	S 29°10'53" W
L327	112.81	N 11°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	N 89°43'15" 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 38°41'37" W
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	S 56°06'05" E
L357	21.92	S 80°16'16" E
L358	552.60	N 33°53'55" W
L359	78.00	N 55°37'06" W
L360	45.06	N 31°50'40" E
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		

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 39 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

INTERSECTION SIGHT DISTANCE TABLE			
ROADWAY CLASSIFICATION	MINOR STREET	MAJOR STREET	SIGHT DISTANCE (FT)
S1	LOCAL	LOCAL	280
S2	LOCAL	LOCAL	280
S3	LOCAL	LOCAL	280
S4	LOCAL	LOCAL	280
S5	LOCAL	LOCAL	280
S6	LOCAL	LOCAL	280
S7	LOCAL	LOCAL	280
S8	LOCAL	LOCAL	280
L7	DRIVEWAY	LOCAL	280
L8	DRIVEWAY	LOCAL	280
L9	DRIVEWAY	LOCAL	280

NOTE: PER EPC TABLE 2-2L, 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

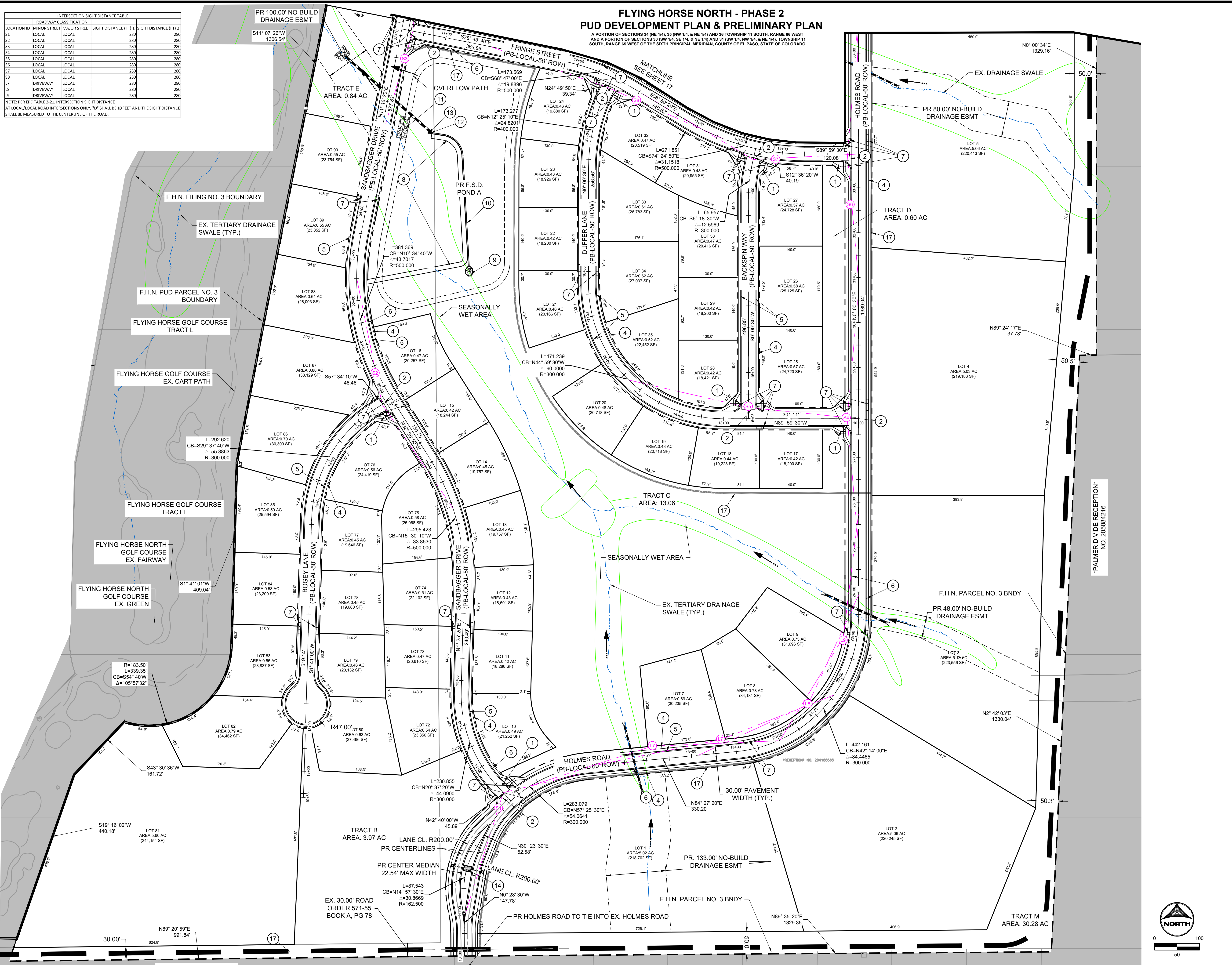
LINWORK LEGEND

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

- NOTES:**
- SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS.
 - SEE TRACT DETAILS ON SHEETS 10 - 12.
 - LOTS 108, 181, 182, 195, 209, 520, & 521 HAVE EXISTING DRAINAGE SWALES AND STORMWATER FOUNDATIONS THAT WILL BE REMOVED AS A PART OF DEVELOPED OVERLOT CONDITIONS.
 - LOTS 1, 3, 5, 93, & 261 HAVE EX. TERTIARY DRAINAGE SWALES THAT ARE TO REMAIN UNDISTURBED. PRELIMINARY NO-BUILD DRAINAGE EASEMENTS ARE DELINEATED AND TO BE FINALIZED AT FINAL PLAT.
 - SIGHT DISTANCE TRIANGLES THAT ENCRANCH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS.

SITE SCHEDULE

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



DRAWN BY: DLH JOB DATE: 3/12/24
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 3/12/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Site_Plan

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

NO.	DATE	BY	REVISION DESCRIPTION

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

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

PUD PRELIMINARY PLAN
 SITE PLAN 1

SHEET SP 16

PCD FILE NO.: PUDSP234

HERGER, DANIEL, 3/12/2024 1:42 PM

HERGER, DANIEL, 3/12/2024, 1:43 PM

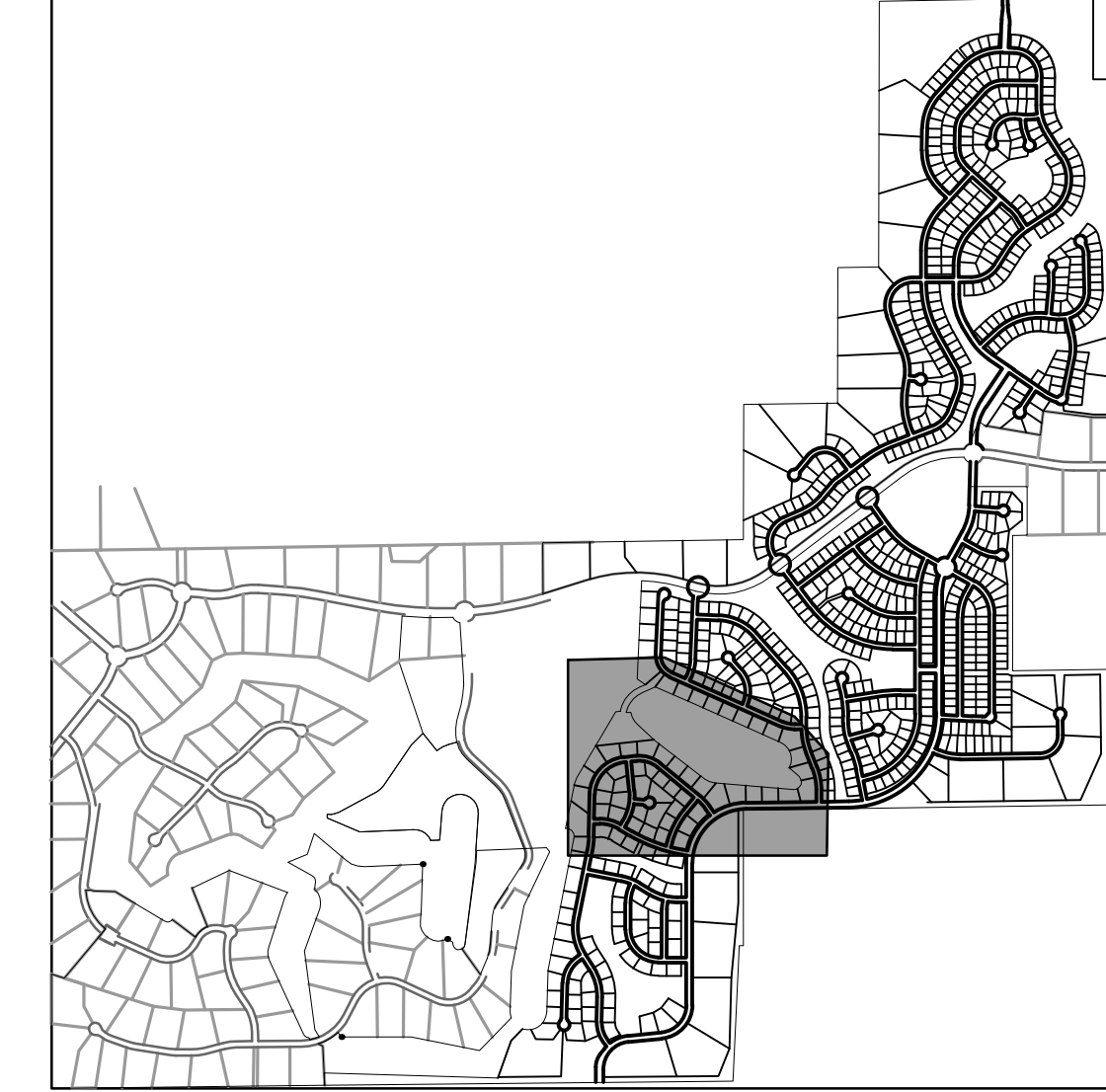
HR GREEN - COLORADO SPRINGS 1975 RESEARCH PARKWAY SUITE 230 COLORADO SPRINGS, CO 80920 PHONE: 719.300.4140 FAX: 713.965.0044

FLYING HORSE NORTH - PHASE 2 PUD 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 58 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

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

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



KEY MAP SCALE: N.T.S

LINework LEGEND

- 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

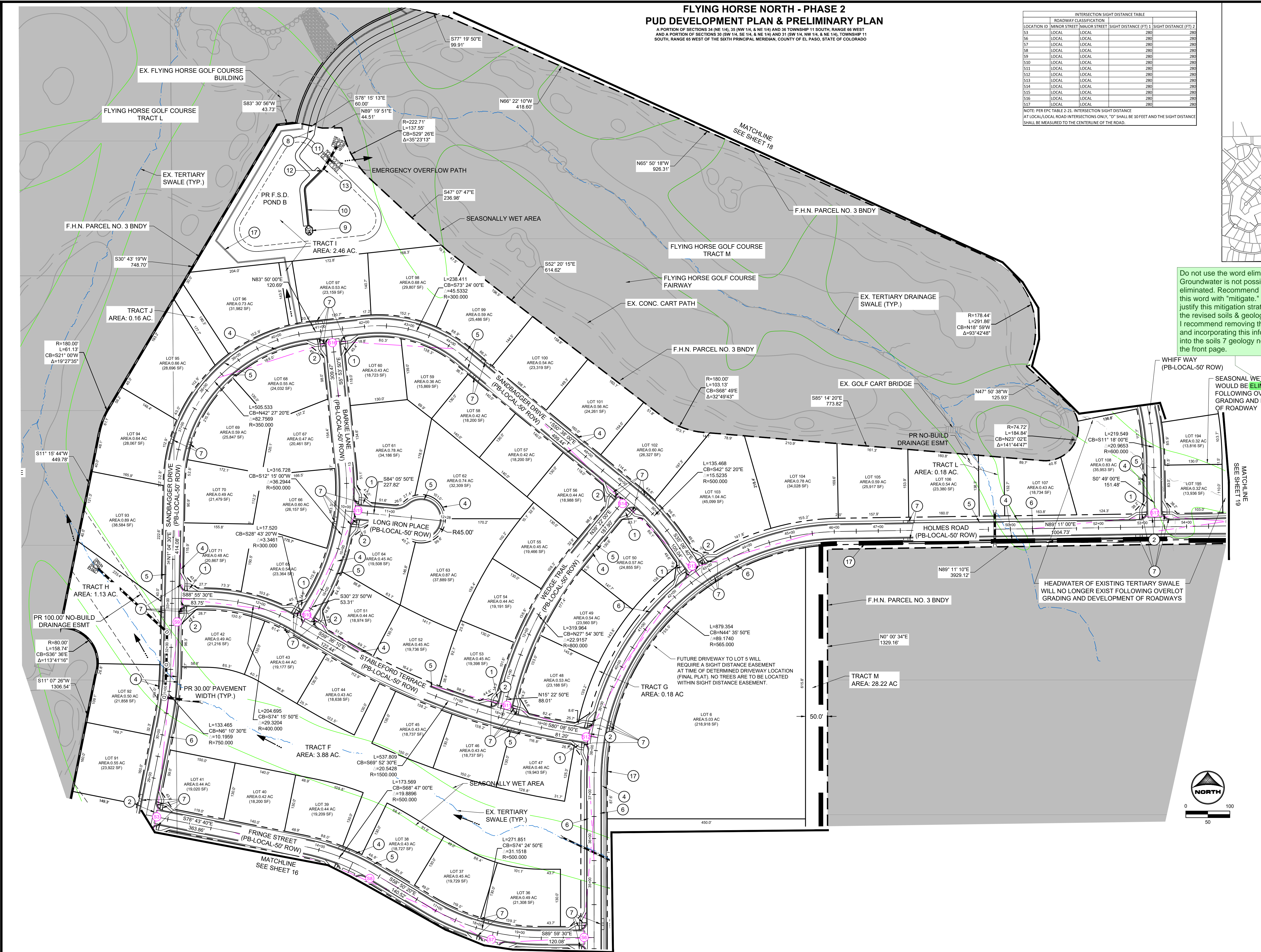
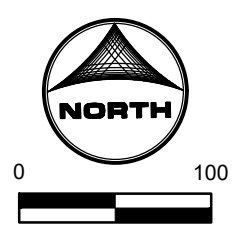
Do not use the word eliminate. Groundwater is not possible to be eliminated. Recommend replacing this word with "mitigate." Please justify this mitigation strategy with the revised soils & geology report. I recommend removing this note and incorporating this information into the soils & geology note on the front page.

SEASONAL WET AREA WOULD BE ELIMINATED FOLLOWING OVERLOT GRADING AND DEVELOPMENT OF ROADWAY

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

SITE SCHEDULE

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



DRAWN BY: DLH JOB DATE: 3.12.2024
 APPROVED: KMH JOB NUMBER: 211034
 CAD DATE: 3/12/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PPS_Site_Plan

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

NO.	DATE	BY	REVISION DESCRIPTION

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

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

PUD PRELIMINARY PLAN
 SITE PLAN 2

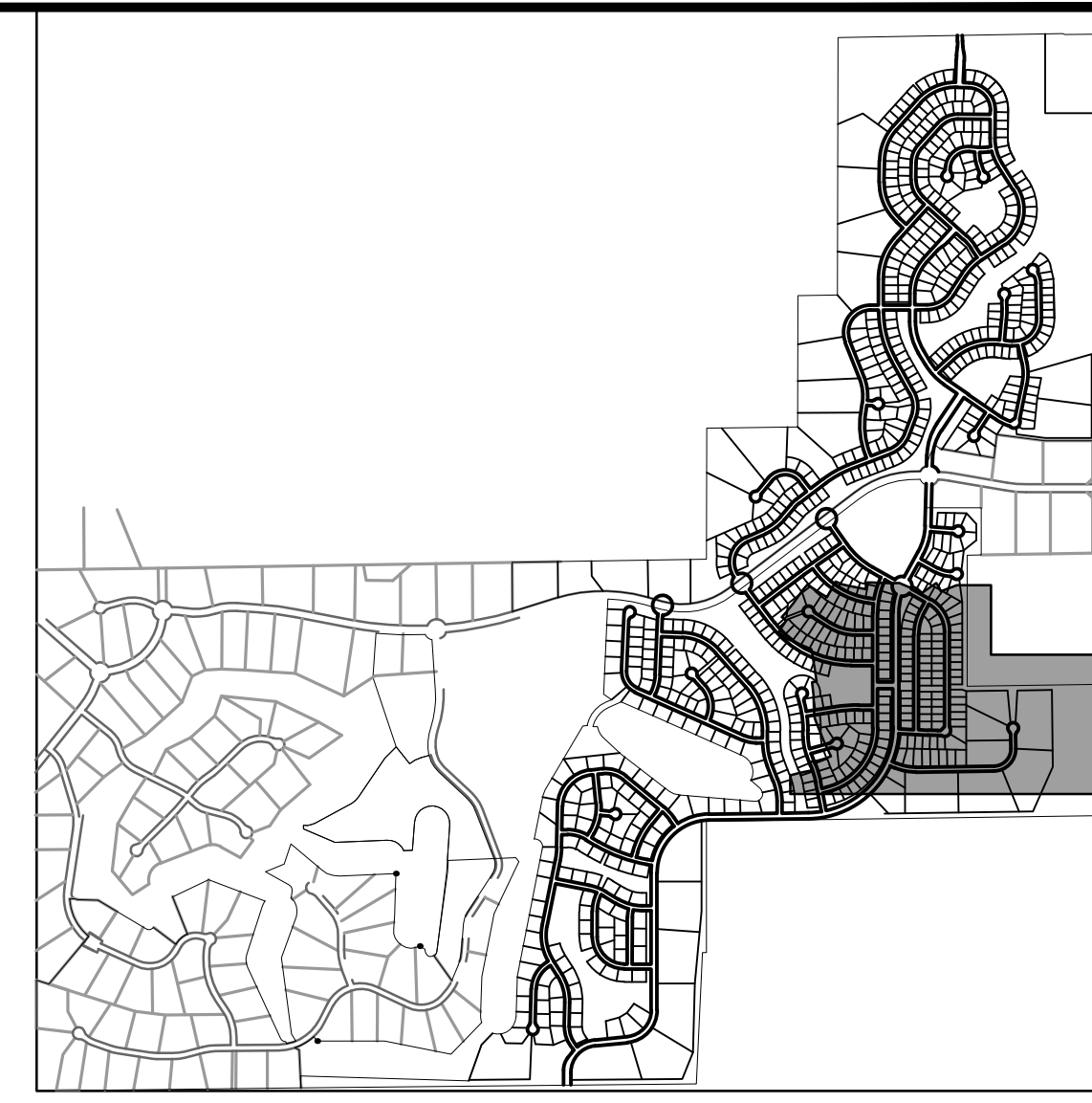
PCD FILE NO.: PUDSP234
 SHEET
 SP
 17

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 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LINWORK LEGEND

- MATCH LINE
- PR PROPERTY LINE
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- EX SWALE
- 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 HAZARD
- GEOLOGICAL HAZARD
- NOT WITHIN SCOPE OF PUD



INTERSECTION SIGHT DISTANCE TABLE

LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE (FT) 1	SIGHT DISTANCE (FT) 2
S22	LOCAL	LOCAL	280	280
S25	LOCAL	RESIDENTIAL COLLECTOR	445	445
S26	LOCAL	RESIDENTIAL COLLECTOR	445	445
S27	LOCAL	RESIDENTIAL COLLECTOR	445	445
S28	LOCAL	LOCAL	228	280
S29	LOCAL	LOCAL	280	280
S30	LOCAL	LOCAL	280	280
S33	LOCAL	RESIDENTIAL COLLECTOR	445	445
S32	LOCAL	LOCAL	280	280
S33	LOCAL	LOCAL	280	280

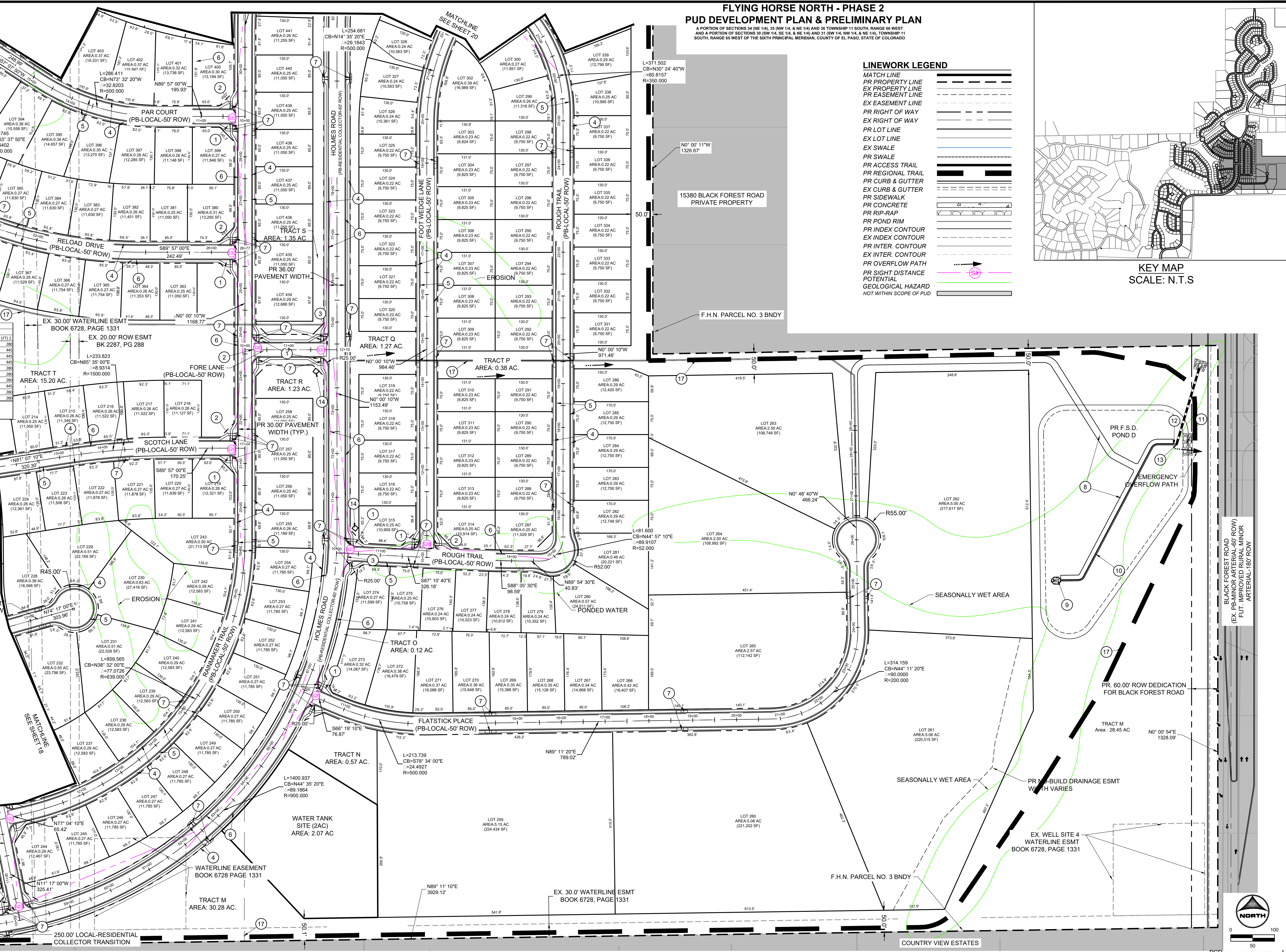
NOTE: PER EPC TABLE 2.21, INTERSECTION SIGHT DISTANCE AT LOCAL/LOCAL ROAD INTERSECTIONS ONLY, "D" SHALL BE 10 FEET AND THE SIGHT DISTANCE SHALL BE MEASURED TO THE CENTERLINE OF THE ROAD.

- #### NOTES:
- SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS.
 - SEE TRACT DETAILS ON SHEETS 10 - 12.
 - LOTS 108, 181, 182, 195, 209, 520, & 521 HAVE EXISTING DRAINAGE SWALES AND STORMWATER INUNDATIONS THAT WILL BE REMOVED AS A PART OF DEVELOPED OVERLOT CONDITIONS.
 - LOTS 1, 3, 5, 93, & 261 HAVE EX. TERTIARY DRAINAGE SWALES THAT ARE TO REMAIN UNDISTURBED. PRELIMINARY NO-BUILD DRAINAGE EASEMENTS ARE DELINEATED AND TO BE FINALIZED AT FINAL PLAT.
 - SIGHT DISTANCE TRIANGLES THAT ENCROACH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS.

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

DRAWN BY: DLH JOB DATE: 3.12.2024
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 3/12/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PPS_Site_Plan

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



NO.	DATE	BY	REVISION DESCRIPTION

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

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

PUD PRELIMINARY PLAN
 SITE PLAN 4

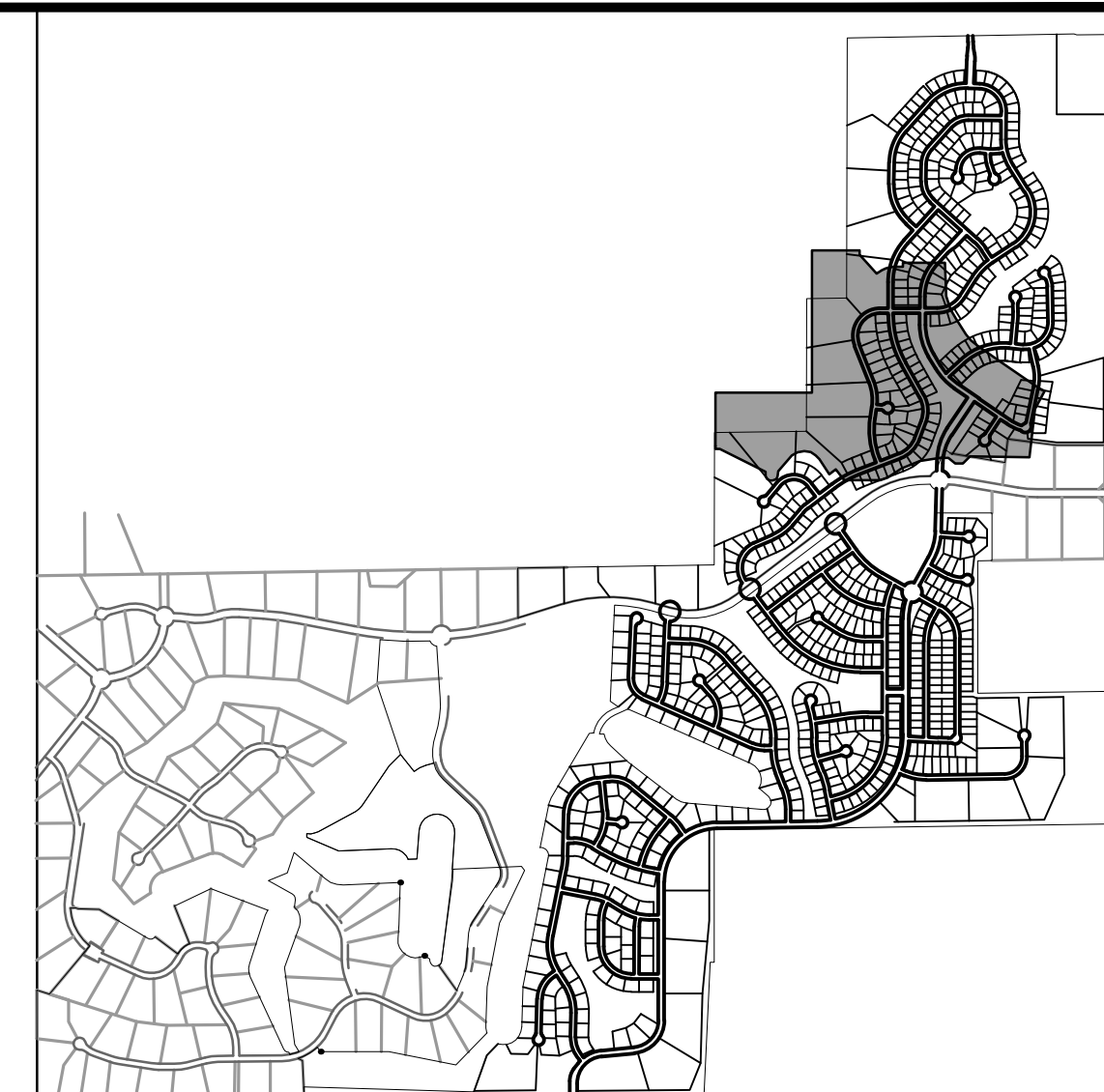
SHEET
 SP
 19

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

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4), & 36 (SW 1/4) TOWNSHIP 11 SOUTH, RANGE 68 WEST
AND A PORTION OF SECTIONS 30 (SW 1/4), 31 (SE 1/4), 32 (NE 1/4), 33 (SW 1/4), 34 (NE 1/4), 35 (SW 1/4), 36 (SE 1/4)
SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

INTERSECTION SIGHT DISTANCE TABLE					
LOCATION ID	ROADWAY CLASSIFICATION	MINOR STREET	MAJOR STREET	SIGHT DISTANCE (FT) 1	SIGHT DISTANCE (FT) 2
S40	LOCAL			280	280
S41	LOCAL			280	280
S42	RESIDENTIAL COLLECTOR			445	445
S43	LOCAL			280	280
S44	LOCAL			280	280
S45	LOCAL			280	280
S46	LOCAL			280	280
S47	LOCAL			280	280
S48	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 CENTRELINE OF THE ROAD.



- NOTES:**
- SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS.
 - SEE TRACT DETAILS ON SHEETS 10 - 12.
 - LOTS 108, 181, 182, 195, 209, 520, & 521 HAVE EXISTING DRAINAGE SWALES AND STORMWATER INUNDATIONS THAT WILL BE REMOVED AS A PART OF DEVELOPED OVERLOT CONDITIONS.
 - LOTS 1, 3, 5, 93, & 261 HAVE EX. TERTIARY DRAINAGE SWALES THAT ARE TO REMAIN UNDISTURBED. PRELIMINARY NO-BUILD DRAINAGE EASEMENTS ARE DELINEATED AND TO BE FINALIZED AT FINAL PLAT.
 - SIGHT DISTANCE TRIANGLES THAT ENCRANCH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS.

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

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	---



DRAWN BY: DLH JOB DATE: 3.12.2024 BAR IS ONE INCH ON OFFICIAL DRAWINGS.
 APPROVED: KMH JOB NUMBER: 211030 0" = 100' IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
 CAD DATE: 3/12/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Site_Plan

NO.	DATE	BY	REVISION DESCRIPTION

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

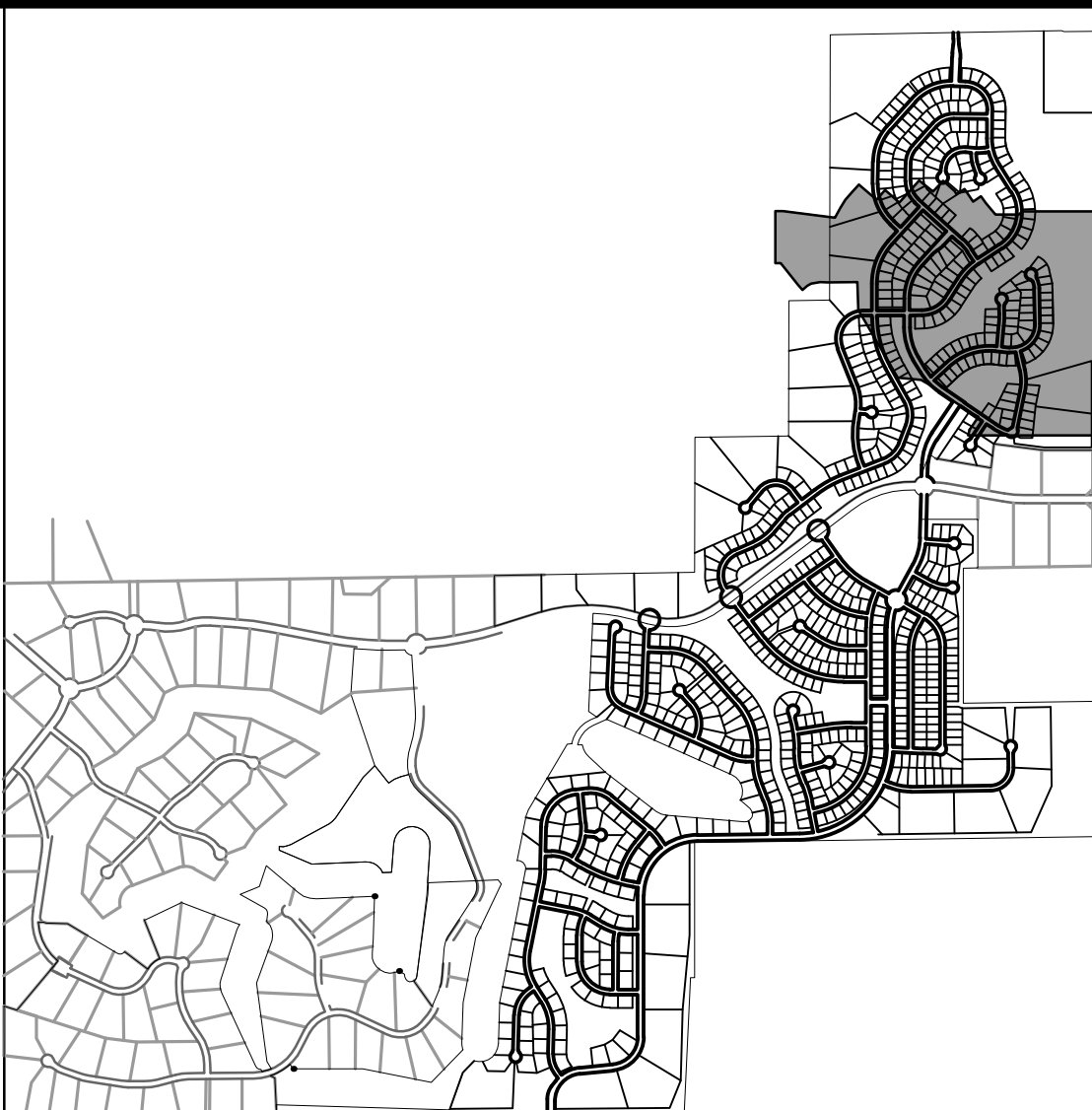
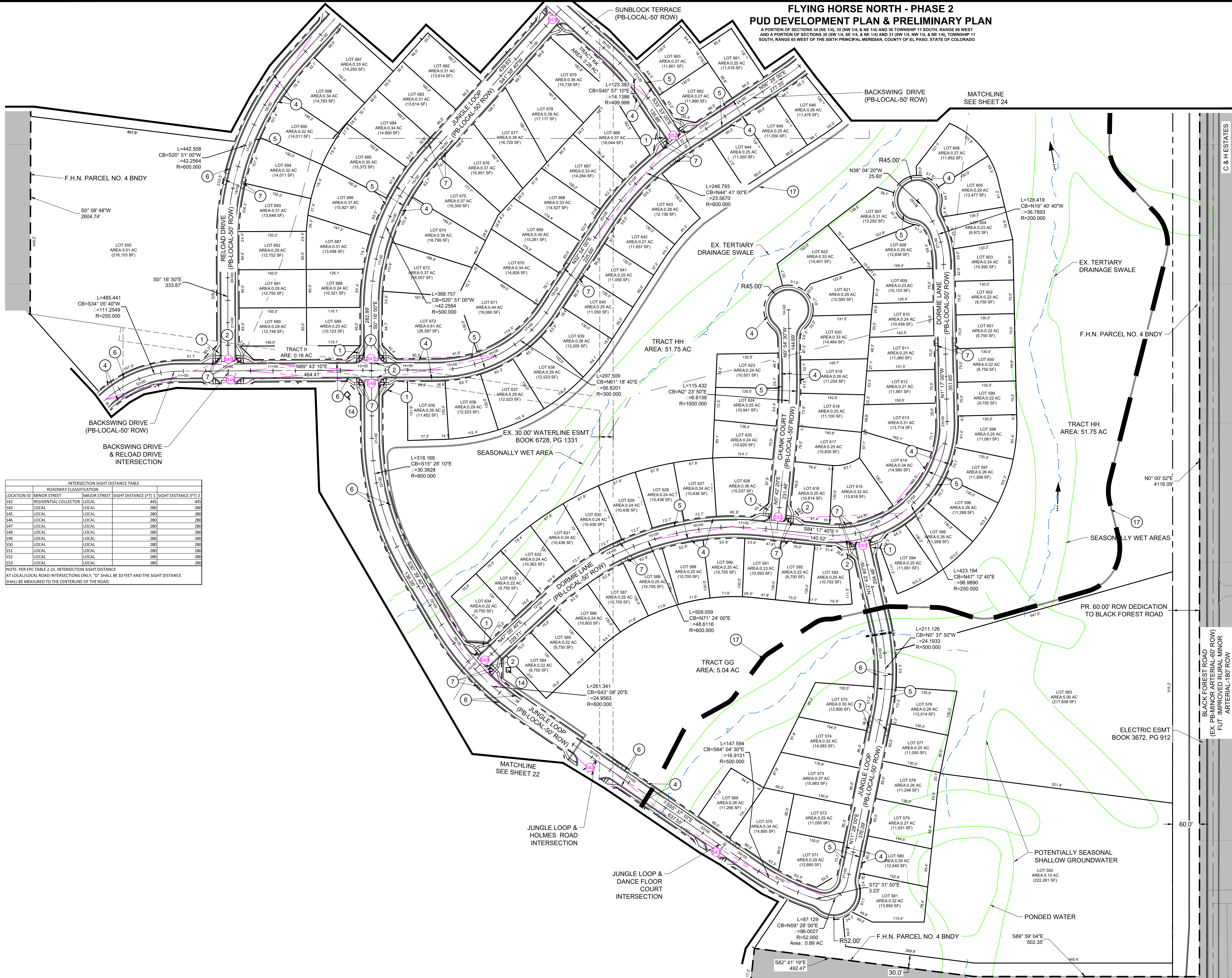
**FLYING HORSE NORTH PHASE 2 PUD
 PRI #2, LLC.
 EL PASO COUNTY, CO**

**PUD PRELIMINARY PLAN
 SITE PLAN 7**

PCD FILE NO.: PUDSP234
SHEET SP 22

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

A PORTION OF SECTIONS 34 (NE 1/4, SE 1/4, SW 1/4, & NE 1/4) AND 35 (NW 1/4, SE 1/4, SW 1/4, & NE 1/4) TOWNSHIP 11 SOUTH, RANGE 66 WEST AND A PORTION OF SECTIONS 30 (NW 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

LINWORK LEGEND

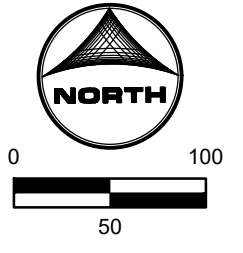
- MATCH LINE
- PR PROPERTY LINE
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- EX SWALE
- PR SWALE
- PR ACCESS TRAIL
- PR REGIONAL TRAIL
- PR CURB & GUTTER
- EX CURB & GUTTER
- PR SIDEWALK
- PR CONCRETE
- PR RIP-RAP
- PR POND 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 10 - 12.
3. LOTS 108, 181, 182, 195, 209, 520, & 521 HAVE EXISTING DRAINAGE SWALES AND STORMWATER INUNDATIONS THAT WILL BE REMOVED AS A PART OF DEVELOPED OVERLOT CONDITIONS.
4. LOTS 1, 3, 5, 9, & 261 HAVE EX. TERTIARY DRAINAGE SWALES THAT ARE TO REMAIN UNDISTURBED. PRELIMINARY NO-BUILD DRAINAGE EASEMENTS ARE DELINEATED AND TO BE FINALIZED AT FINAL PLAN.
5. SIGHT DISTANCE TRIANGLES THAT ENCROACH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAN 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



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

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

DRAWN BY: DLH JOB DATE: 3.12.2024
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 3/12/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Site_Plan

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

NO.	DATE	BY	REVISION DESCRIPTION



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

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

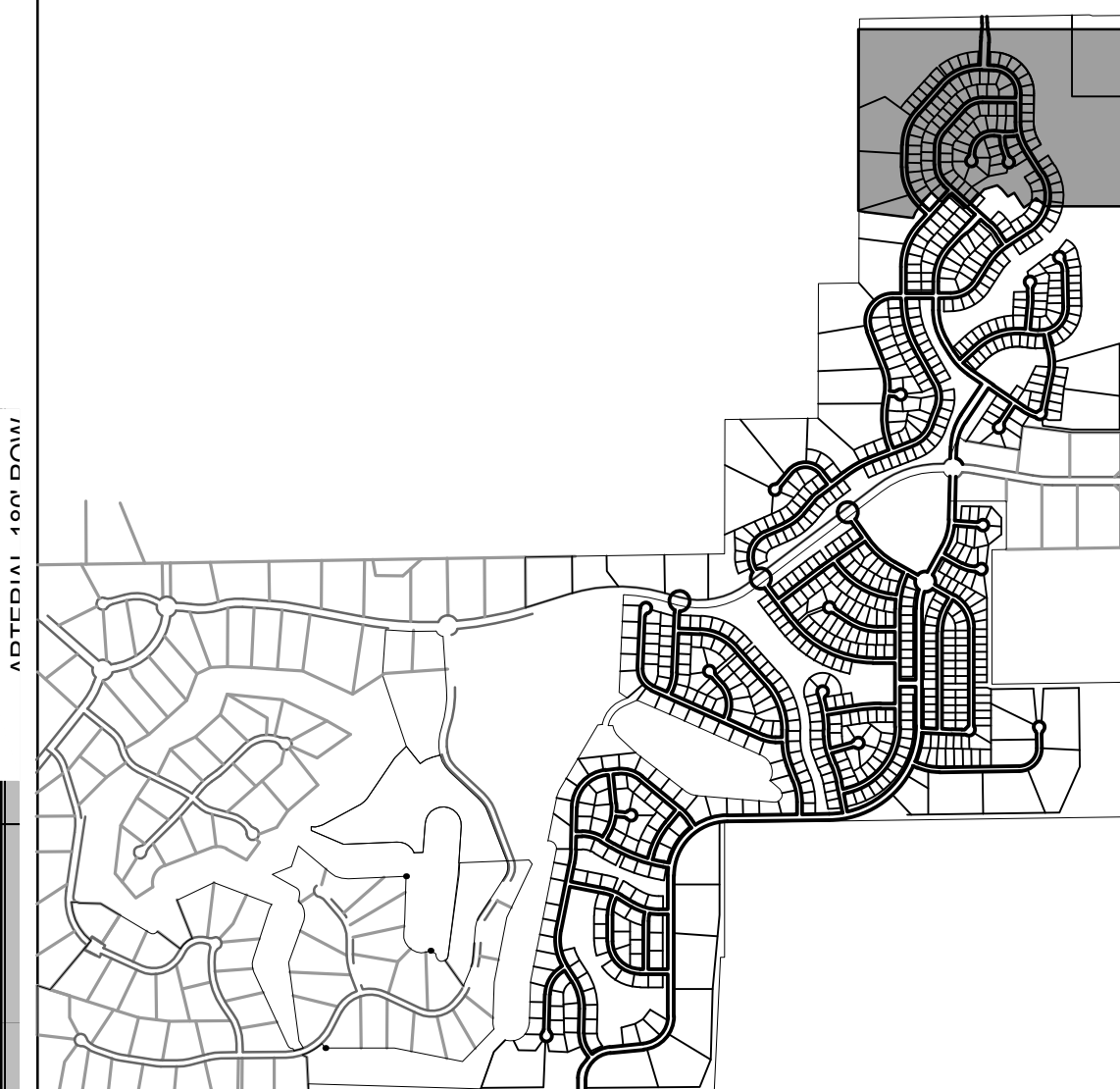
PUD PRELIMINARY PLAN
 SITE PLAN 8
 SHEET SP 23
 PCD FILE NO.: PUDSP234

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

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 39 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

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

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



KEY MAP SCALE: N.T.S

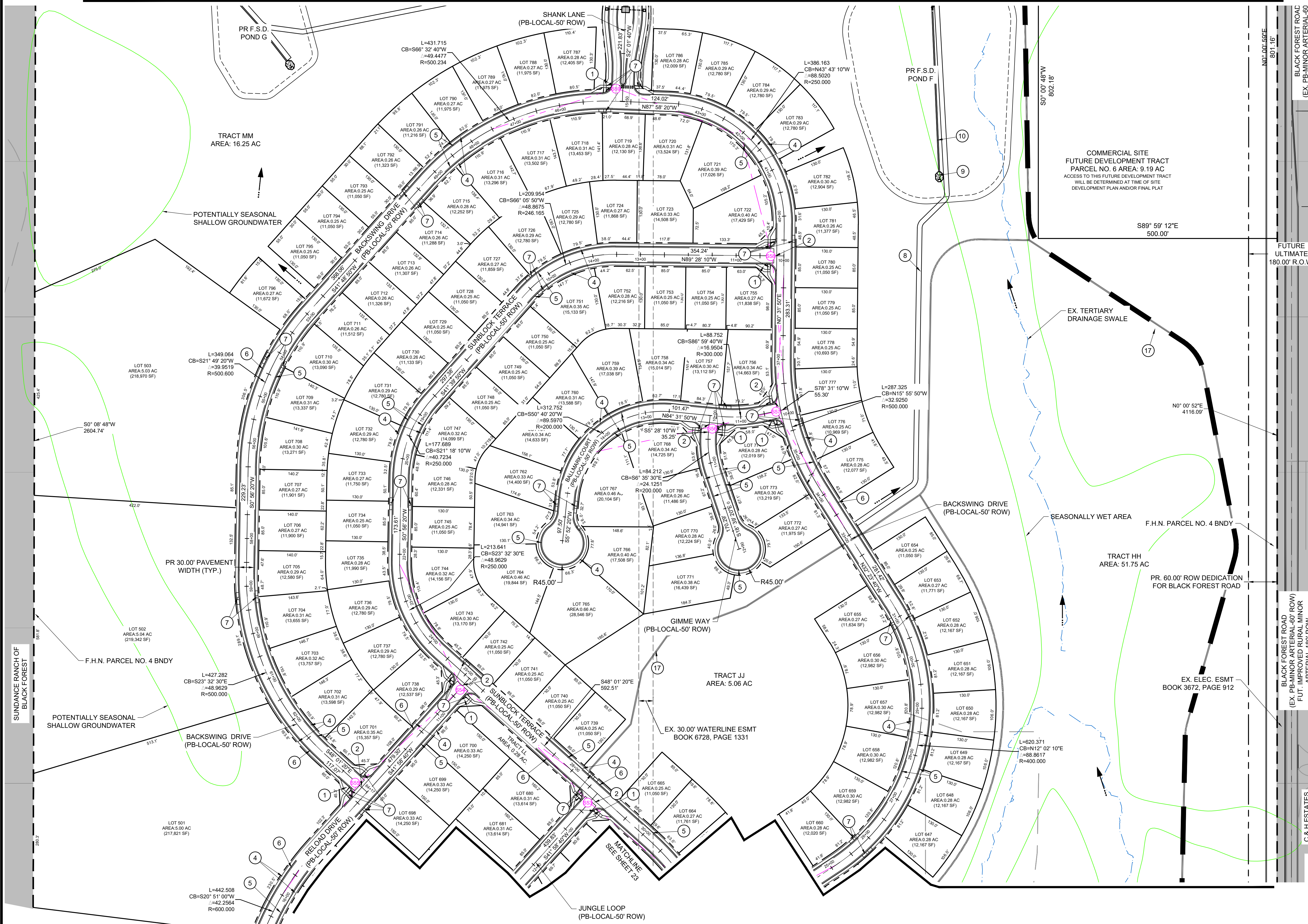
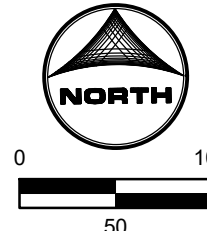
LINework LEGEND

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

- NOTES:**
- SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS.
 - SEE TRACT DETAILS ON SHEETS 10 - 12.
 - LOTS 108, 181, 182, 195, 209, 520, & 521 HAVE EXISTING DRAINAGE SWALES AND STORMWATER INUNDATIONS THAT WILL BE REMOVED AS A PART OF DEVELOPED OVERLOT CONDITIONS.
 - LOTS 1, 3, 5, 93, & 261 HAVE EX. TERTIARY DRAINAGE SWALES THAT ARE TO REMAIN UNDISTURBED. PRELIMINARY NO-BUILD DRAINAGE EASEMENTS ARE DELINEATED AND TO BE FINALIZED AT FINAL PLAT.
 - SIGHT DISTANCE TRIANGLES THAT ENCRUSH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS.

SITE SCHEDULE

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



DRAWN BY: DLH JOB DATE: 3.12.2024
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 3/12/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PPS_Site_Plan

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

NO.	DATE	BY	REVISION DESCRIPTION

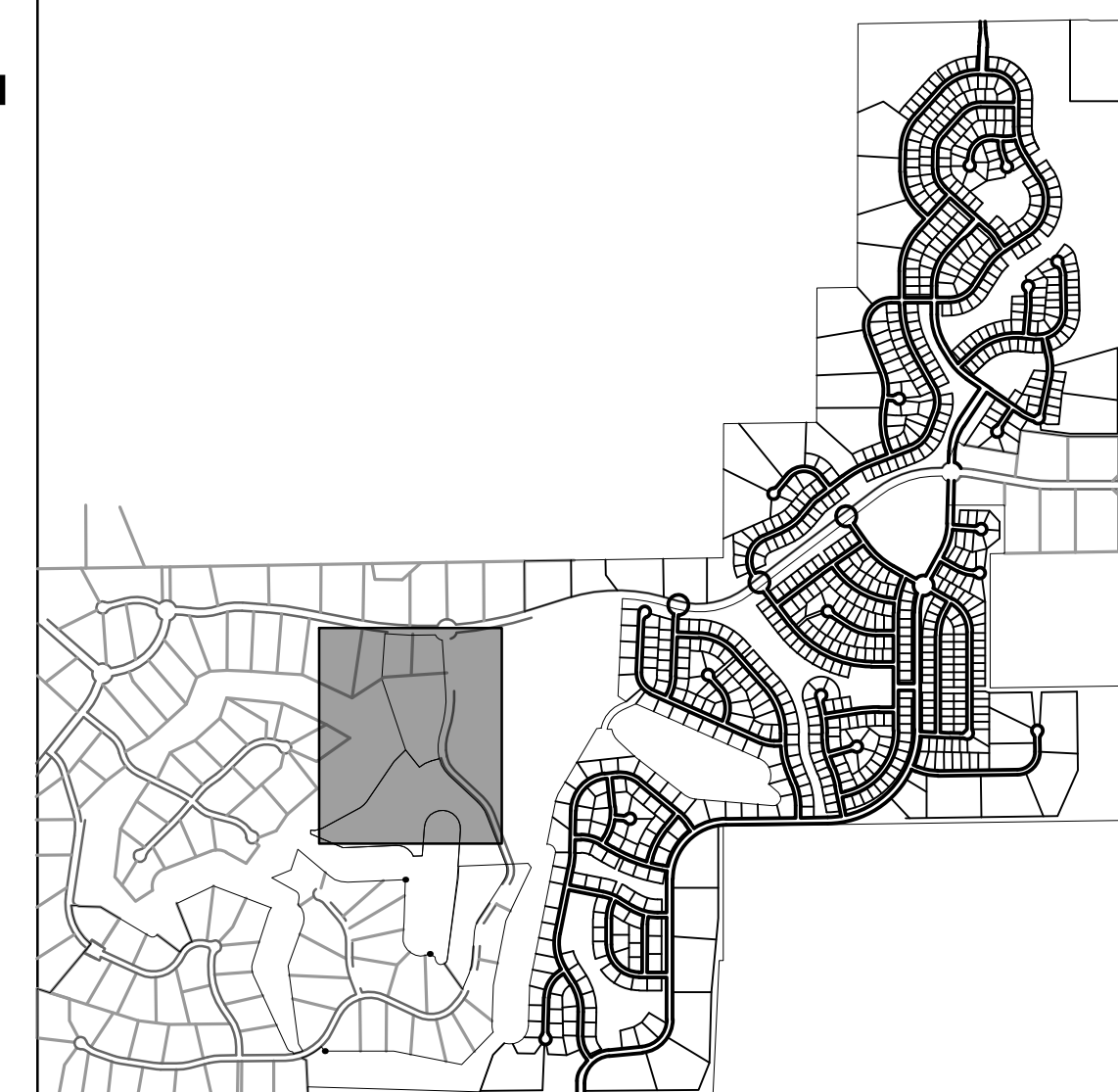
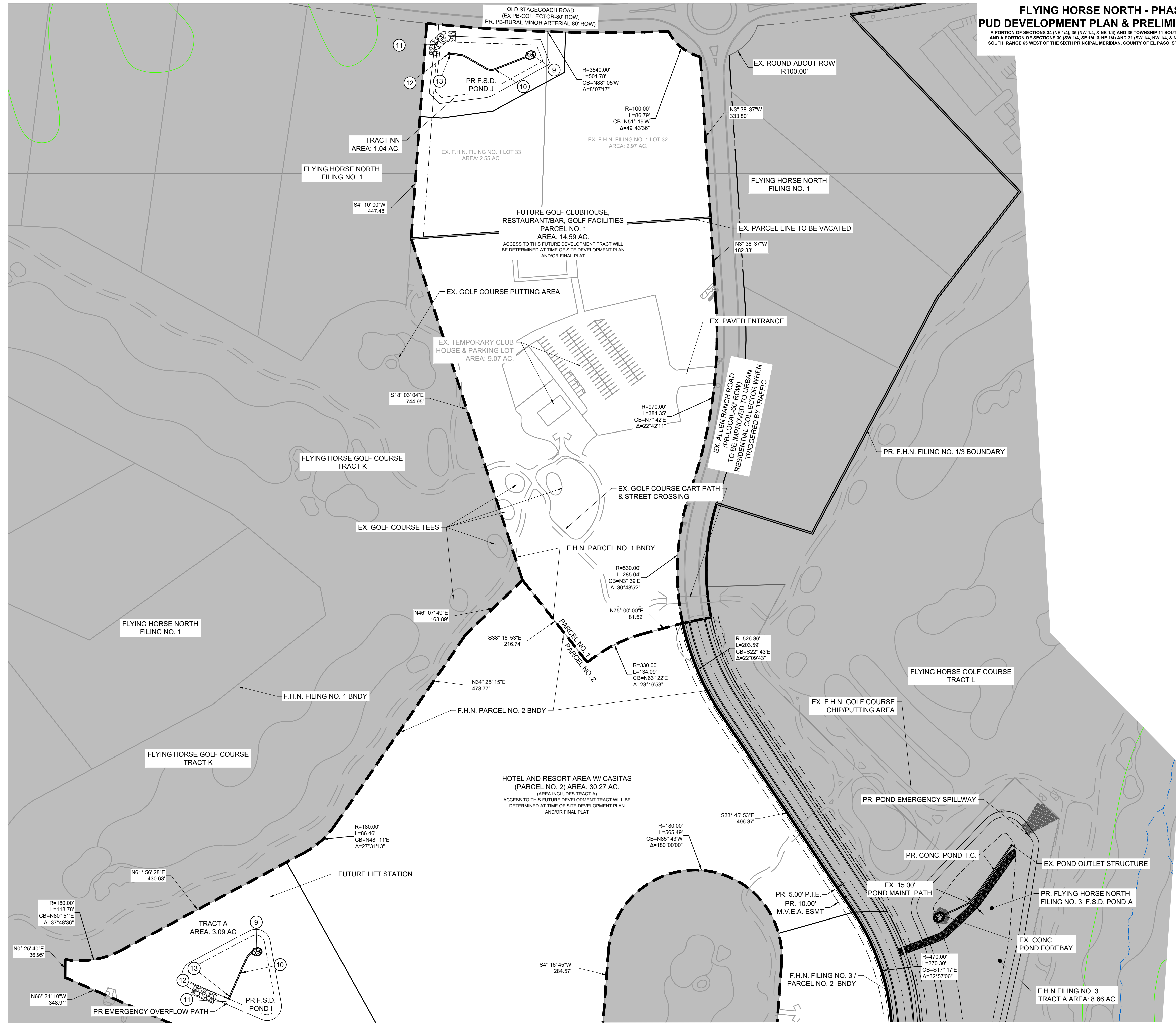
HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

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

PUD PRELIMINARY PLAN
 SITE PLAN 9
 SHEET SP 24
 PCD FILE NO.: PUDSP234

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

A PORTION OF SECTIONS 34 (NE 1/4, SE 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST AND A PORTION OF SECTIONS 28 (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

LINWORK LEGEND

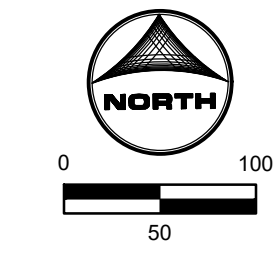
- MATCH LINE
- PR PROPERTY LINE
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- EX SWALE
- PR SWALE
- PR ACCESS TRAIL
- PR REGIONAL TRAIL
- PR CURB & GUTTER
- EX CURB & GUTTER
- PR SIDEWALK
- PR CONCRETE
- PR RIP-RAP
- PR POND 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 10 - 12.
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



DRAWN BY: DLH	JOB DATE: 3.12.2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 211030	0" = 1"
CAD DATE: 3/12/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Site_Plan		

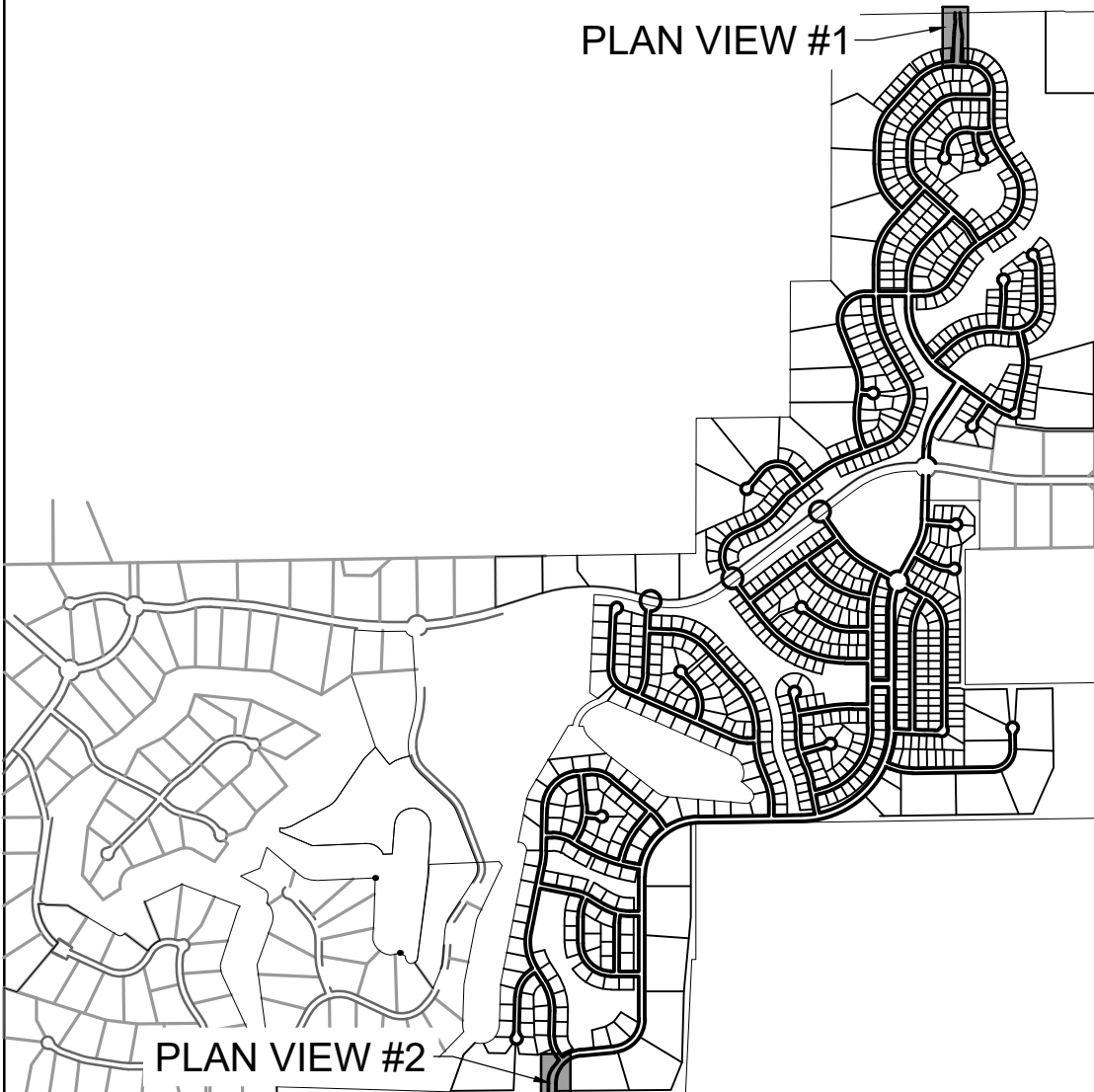
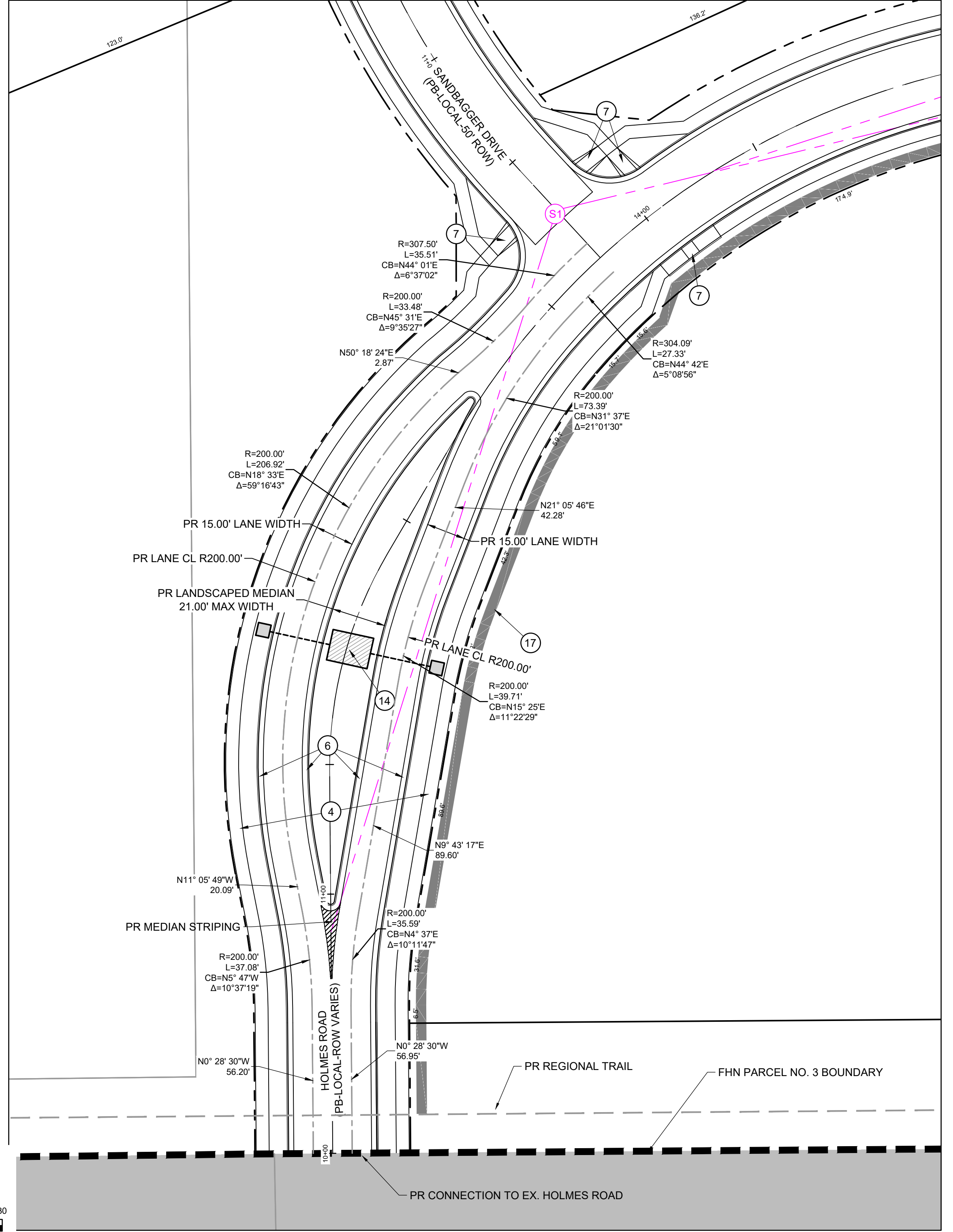
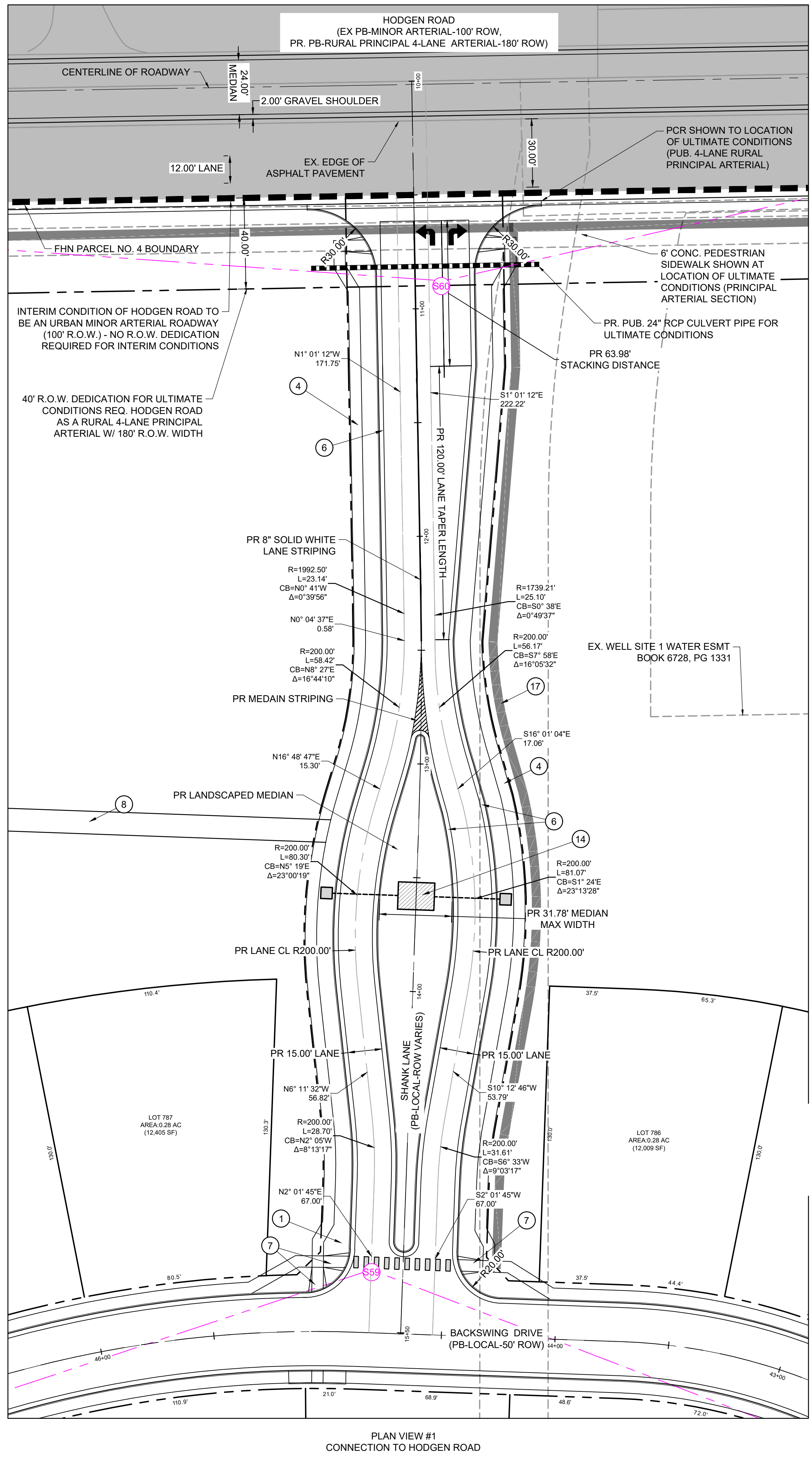
NO.	DATE	BY	REVISION DESCRIPTION

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

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

PUD PRELIMINARY PLAN
 SITE PLAN 11

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	---
PR SWALE	---
EX SWALE	---
PR ACCESS TRAIL	---
PR REGIONAL TRAIL	---
PR CURB & GUTTER	---
EX CURB & GUTTER	---
PR SIDEWALK	---
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	---

PRELIMINARY ACCESS NOTE:
THE ACCESSES SHOWN ARE CONSIDERED PRELIMINARY. DEVIATIONS FOR THE CURRENT DESIGN 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.

NOTES:

- SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS.
- SEE TRACT DETAILS ON SHEETS 10 - 12.
- LOTS 108, 181, 182, 185, 209, 520, & 521 HAVE EXISTING DRAINAGE SWALES AND STORMWATER INUNDATIONS THAT WILL BE REMOVED AS A PART OF DEVELOPED OVERLOT CONDITIONS.
- LOTS 1, 3, 5, 93, & 261 HAVE EX. TERTIARY DRAINAGE SWALES THAT ARE TO REMAIN UNDISTURBED. PRELIMINARY NO-BUILD DRAINAGE EASEMENTS ARE DELINEATED AND TO BE FINALIZED AT FINAL PLAT.
- SIGHT DISTANCE TRIANGLES THAT ENCOACH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS.

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

PCD FILE NO.: PUDSP234

DRAWN BY: DLH JOB DATE: 3.12.2024
 APPROVED: KMH JOB NUMBER: 211030
 CAD DATE: 3/12/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Site_Plan

NO.	DATE	BY	REVISION DESCRIPTION

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

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

PUD PRELIMINARY PLAN
SITE PLAN INTERSECTIONS

PHASE 2 - SOUTH AREA ROADWAY DATA TABLES

Table with columns: Number, START STA., END STA., Length, Radius, Line/Chord Direction. Includes sections for APRON WAY, BARKIE LANE, BOGEY LANE, BUNKER TRAIL, WAGGLE COURT, DOGLEG COURT, DUFFER LANE, FLATSTICK PLACE, FOOT WEDGE LANE, FORE LANE, FRINGE STREET, RAINMAKER TRAIL.

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

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

PHASE 2 - NORTH AREA ROADWAY DATA TABLES

Table with columns: Number, START STA., END STA., Length, Radius, Line/Chord Direction. Includes sections for BACKSWING DRIVE, BACKSWING DRIVE, BALLMARK COURT, GIMME WAY, CHUNK COURT, DANCE FLOOR COURT, DORMIE LANE, YANK COURT, HOLMES ROAD.

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

DRAWN BY: DLH JOB DATE: 3/7/2024 BAR IS ONE INCH ON OFFICIAL DRAWINGS. APPROVED: KMH JOB NUMBER: 211030 CAD DATE: 3/12/2024 CAD FILE: J:\2024\1211030\CAD\DWG\CIPUD-PP\Roadway_Tables

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

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

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

PUD PRELIMINARY PLAN ROADWAY DATA TABLES

PHASE 2 SOUTH AREA PEDESTRIAN RAMP DATA TABLES

Table with 7 columns: ID, DESC., ALIGNMENT, STATION, OFFSET, FL. EL., NORTHING, EASTING. Contains 78 rows of pedestrian ramp data.

Table with 7 columns: ID, DESC., ALIGNMENT, STATION, OFFSET, FL. EL., NORTHING, EASTING. Contains 78 rows of pedestrian ramp data.

Table with 7 columns: ID, DESC., ALIGNMENT, STATION, OFFSET, FL. EL., NORTHING, EASTING. Contains 78 rows of pedestrian ramp data.

HERGER, DANIEL, 3/12/2024, 1:48 PM

DRAWN BY: DLH JOB DATE: 3/7/2024
APPROVED: KMH JOB NUMBER: 211034
CAD DATE: 3/12/2024
CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Roadway_ Tables

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

Table with 4 columns: NO., DATE, BY, REVISION DESCRIPTION. Contains 5 rows of revision information.

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

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

PUD PRELIMINARY PLAN
PEDESTRIAN CURB RAMP DATA

PHASE 2 NORTH AREA PEDESTRIAN RAMP DATA TABLES

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

Project information block including: DRAWN BY: DLH, JOB DATE: 3/7/2024, BAR IS ONE INCH ON OFFICIAL DRAWINGS, APPROVED: KMH, JOB NUMBER: 211030, CAD DATE: 3/12/2024, CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Roadway_Tables

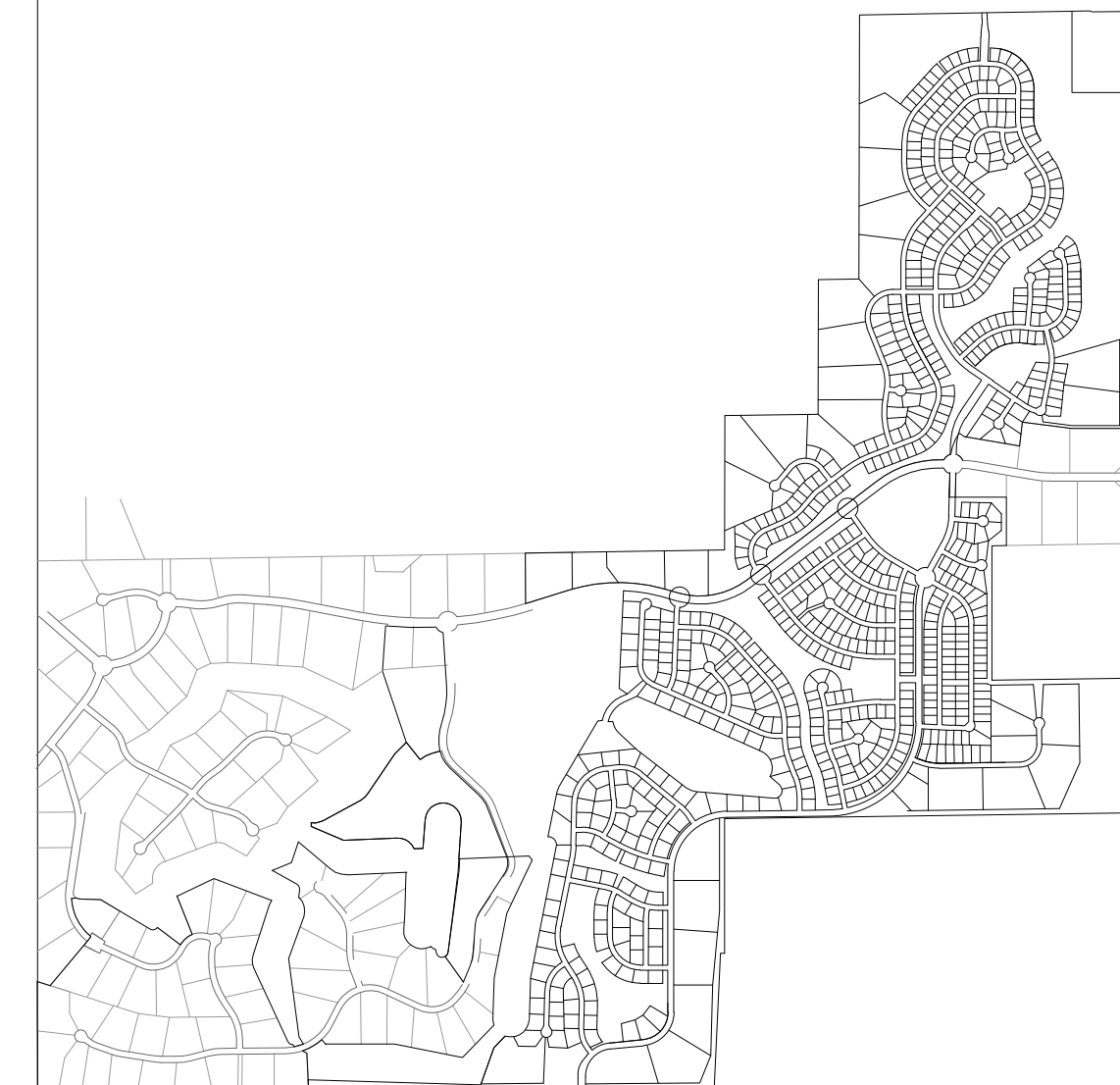
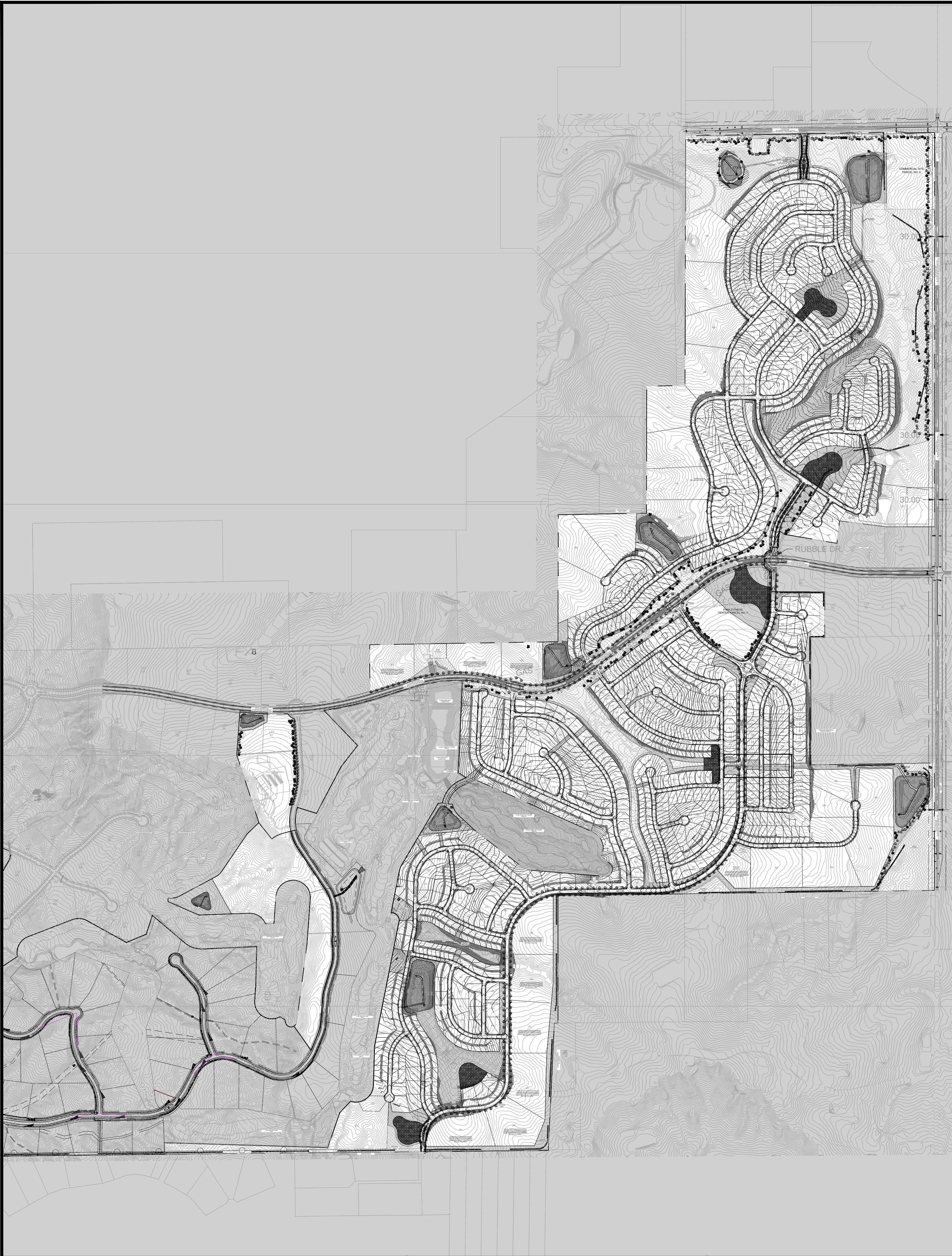
Revision table with columns: NO., DATE, BY, REVISION DESCRIPTION. Contains one row with revision details.

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

Project name and location: FLYING HORSE NORTH PHASE 2 PUD, PRI #2, LLC, EL PASO COUNTY, CO

Plan title: PUD PRELIMINARY PLAN, PEDESTRIAN CURB RAMP DATA

Sheet information: SHEET CR, 33



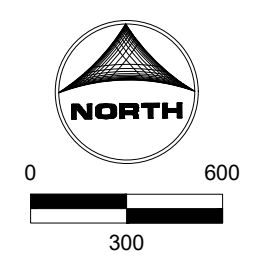
KEY MAP
SCALE: N.T.S

GROUND COVER LEGEND

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

TREE LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



DRAWN BY: JAG	JOB DATE: 3.11.2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 0" 1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
APPROVED: PLS	JOB NUMBER: 211030	
CAD DATE: 3/12/2024		
CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Landscape_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

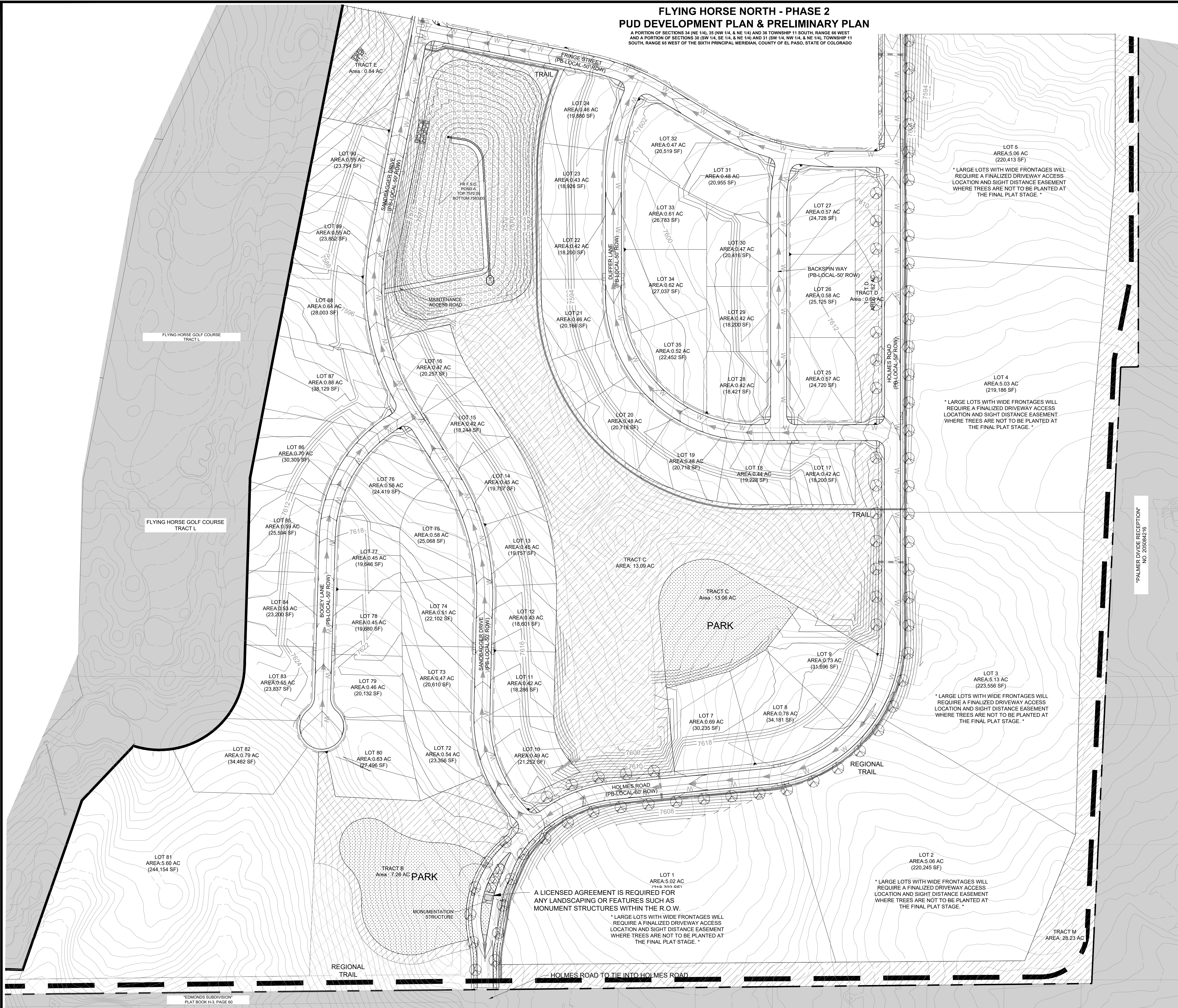
PUD PRELIMINARY PLAN
 OVERALL LANDSCAPE PLAN

PCD FILE NO.: PUDSP234
 SHEET
 L.03
 3

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

A PORTION OF SECTIONS 34 (NE 1/4), 33 (NW 1/4, & NE 1/4) AND 32 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

HERGER, DANIEL, 3/12/2024, 2:03 PM



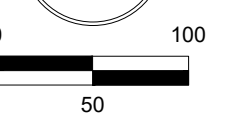
KEY MAP
SCALE: N.T.S

GROUND COVER LEGEND

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

TREE LEGEND

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



PCD FILE NO.: PUDSP234

DRAWN BY: JAG	JOB DATE: 3.11.2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: PLS	JOB NUMBER: 211030	0" = 1"
CAD DATE: 3/12/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PPL\landscape_Plan		

NO.	DATE	BY	REVISION DESCRIPTION

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

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

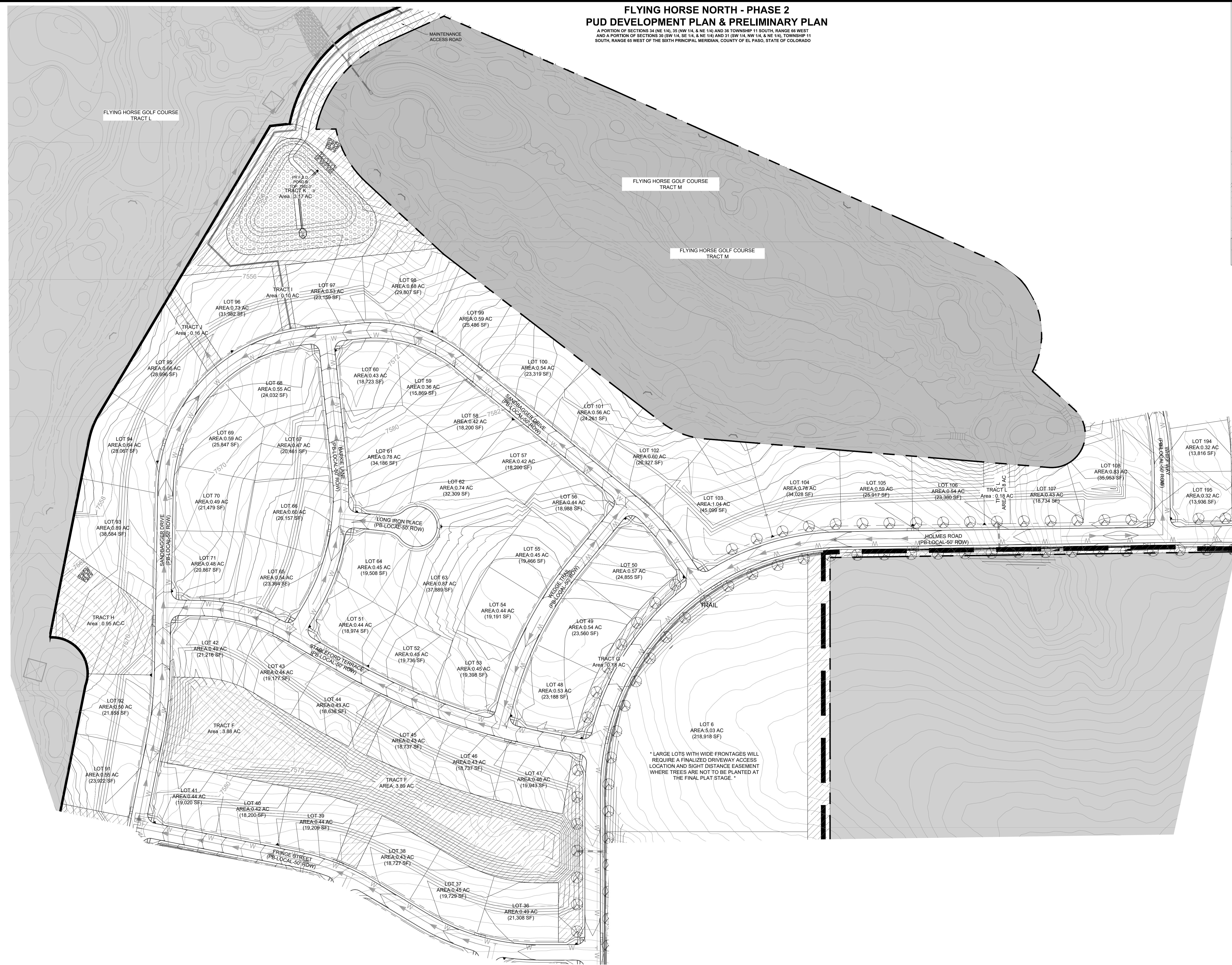
**PUD PRELIMINARY PLAN
LANDSCAPE PLAN**

**SHEET
L.04
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 39 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11
 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

HERGER, DANIEL, 3/12/2024 2:04 PM

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



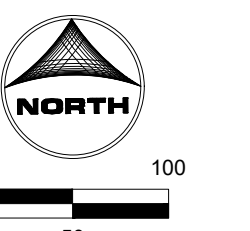
KEY MAP
SCALE: N.T.S

GROUND COVER LEGEND

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

TREE LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



*LARGE LOTS WITH WIDE FRONTAGES WILL REQUIRE A FINALIZED DRIVEWAY ACCESS LOCATION AND SIGHT DISTANCE EASEMENT WHERE TREES ARE NOT TO BE PLANTED AT THE FINAL PLAT STAGE *

DRAWN BY: JAG	JOB DATE: 3.11.2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: PLS	JOB NUMBER: 211030	0" = 1"
CAD DATE: 3/12/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PPL\Landscape_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

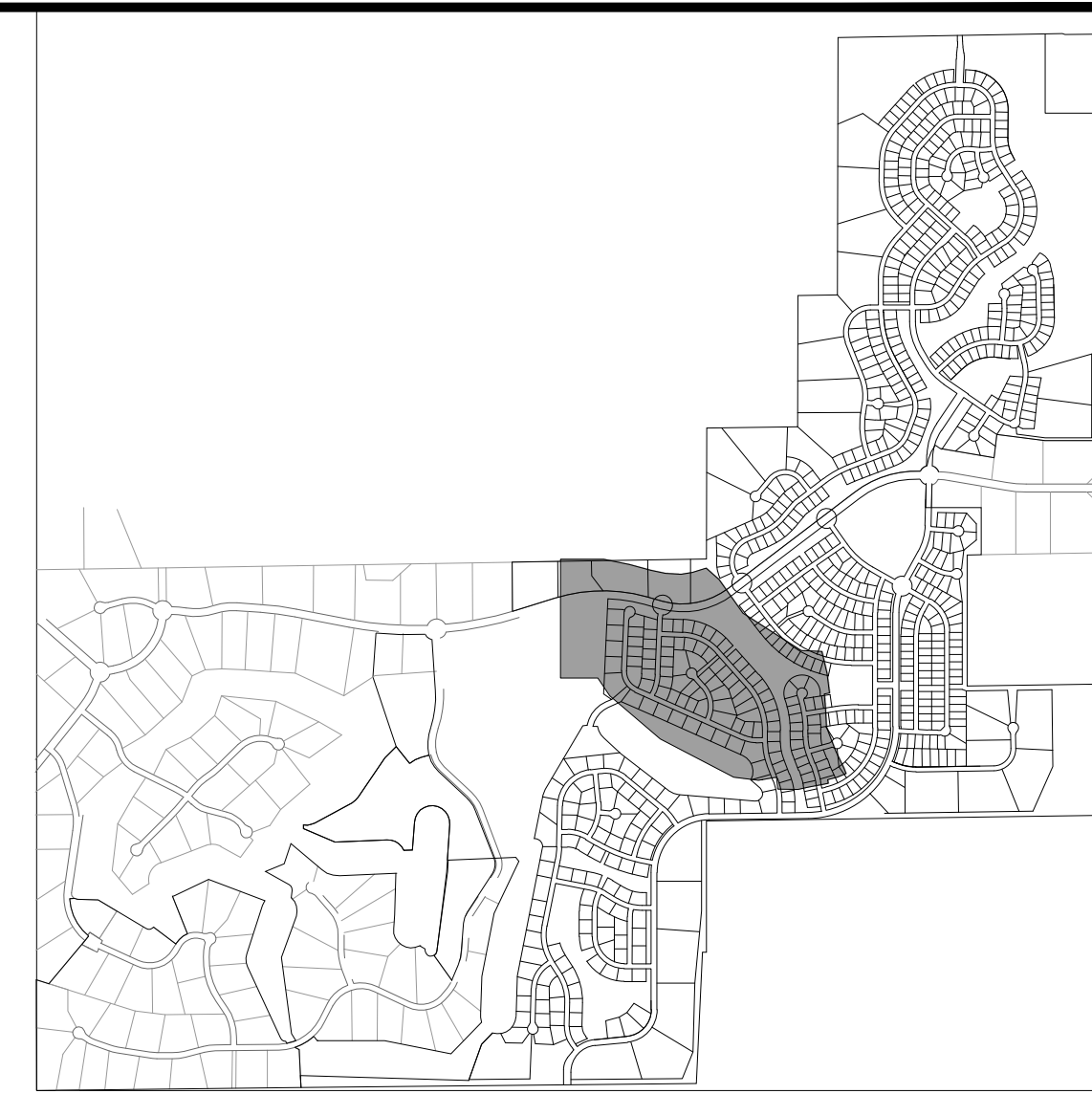
**FLYING HORSE NORTH PHASE 2 PUD
PRI #2, LLC.**
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN
LANDSCAPE PLAN

PCD FILE NO.: PUDSP234
SHEET
L.05
5

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

A PORTION OF SECTIONS 34 (NE 1/4, SE 1/4, NW 1/4, & NE 1/4) AND 38 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



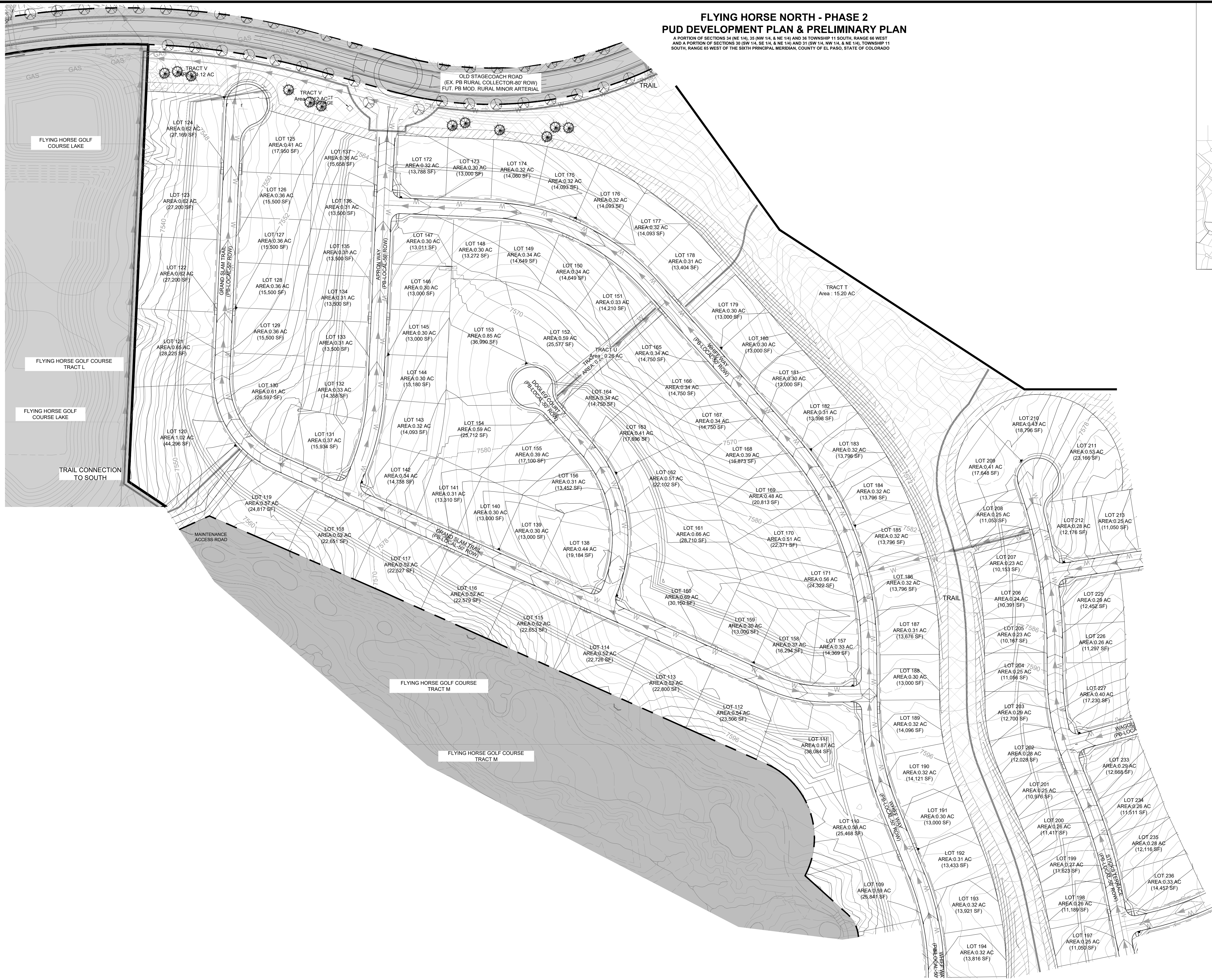
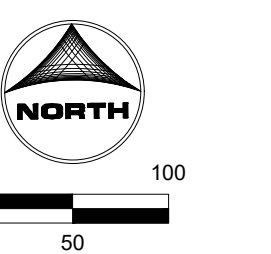
KEY MAP
SCALE: N.T.S

GROUND COVER LEGEND

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

TREE LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



PCD FILE NO.: PUDSP234

DRAWN BY: JAG JOB DATE: 3.11.2024
 APPROVED: PLS JOB NUMBER: 211030
 CAD DATE: 3/12/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PPL\landscape_Plan

NO.	DATE	BY	REVISION DESCRIPTION

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

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

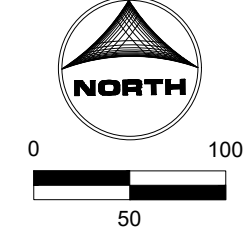
**PUD PRELIMINARY PLAN
 LANDSCAPE PLAN**

SHEET
L.06
 6

HERGER, DANIEL, 3/12/2024, 2:04 PM

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

TREE LEGEND	
SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



**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

DRAWN BY: JAG	JOB DATE: 3.11.2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS. IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
APPROVED: PLS	JOB NUMBER: 211030	
CAD DATE: 3/12/2024		
CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Landscap_Plan		

NO.	DATE	BY	REVISION DESCRIPTION

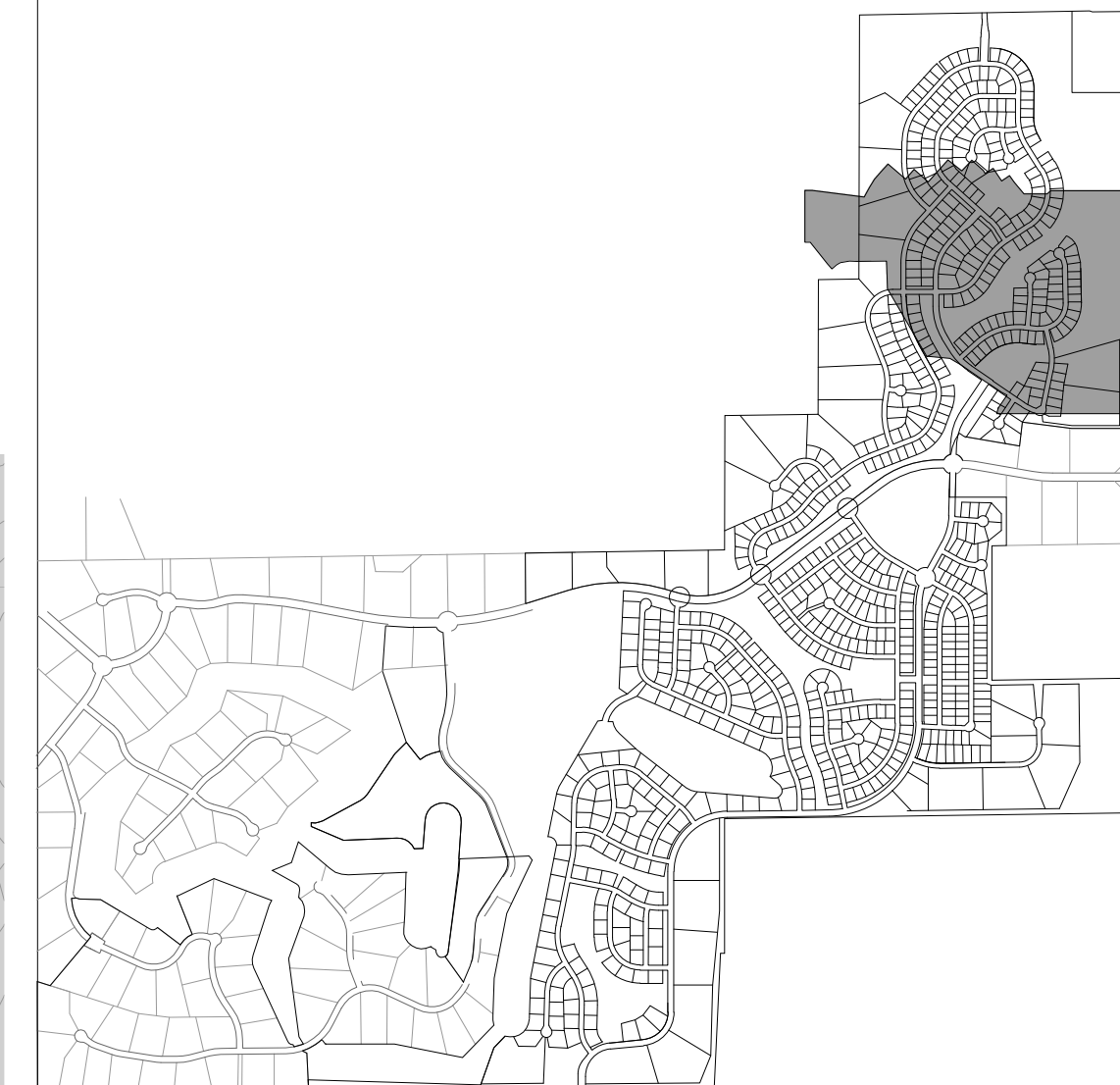
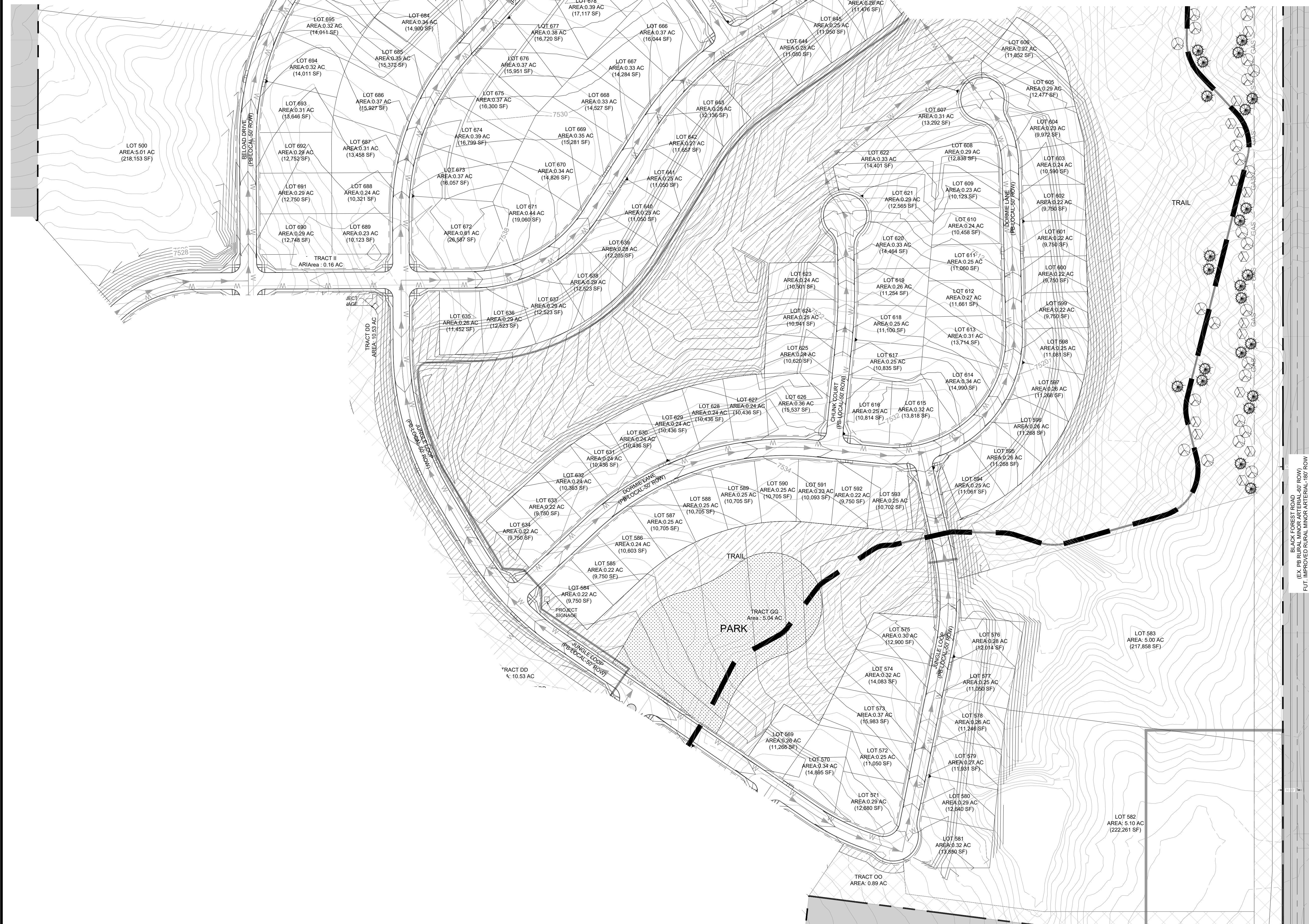
HRGreen
HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
PHONE: 719.300.4140
FAX: 713.965.0044

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

PUD PRELIMINARY PLAN
LANDSCAPE PLAN
SHEET **L.10** **10**

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

A PORTION OF SECTIONS 34 (NE 1/4, SW 1/4, SE 1/4) AND 35 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



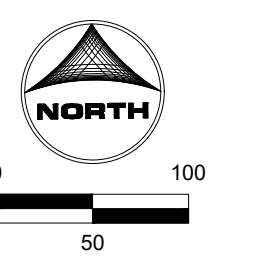
KEY MAP
SCALE: N.T.S

GROUND COVER LEGEND

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

TREE LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



DRAWN BY: JAG	JOB DATE: 3.11.2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: PLS	JOB NUMBER: 211030	0" = 1"
CAD DATE: 3/12/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PPL\Landscape_Plan		

NO.	DATE	BY	REVISION DESCRIPTION

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

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

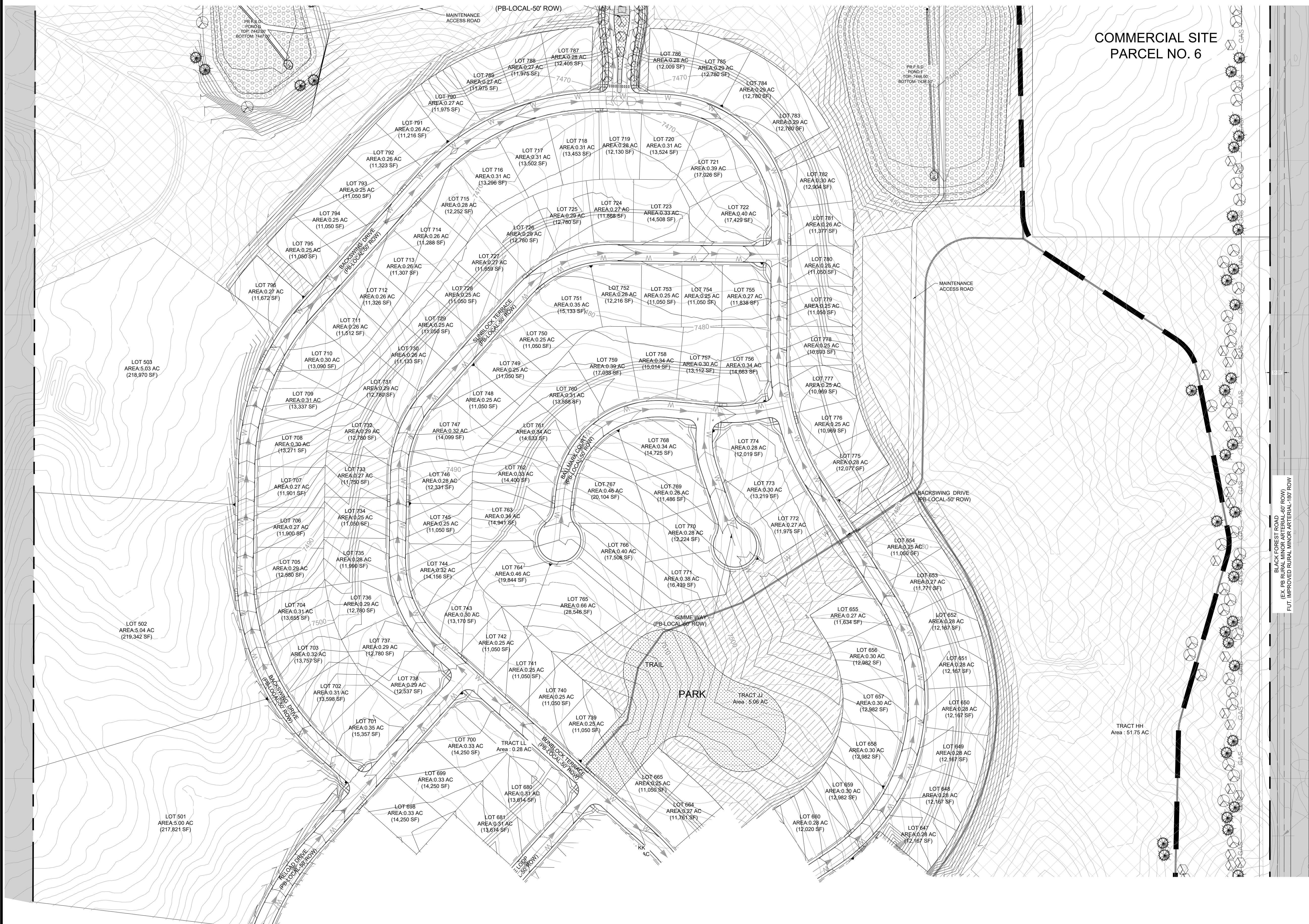
**PUD PRELIMINARY PLAN
 LANDSCAPE PLAN**

**SHEET
 L.11
 11**

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

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
AND A PORTION OF SECTIONS 39 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11
SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

HERGER, DANIEL, 3/12/2024, 2:05 PM



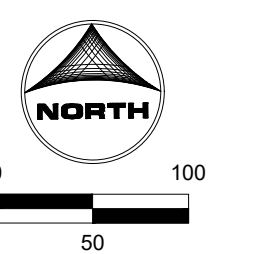
KEY MAP
SCALE: N.T.S

GROUND COVER LEGEND

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

TREE LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



DRAWN BY: JAG JOB DATE: 3.11.2024
 APPROVED: PLS JOB NUMBER: 211030
 CAD DATE: 3/12/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PPL\Landscape_Plan

NO.	DATE	BY	REVISION DESCRIPTION

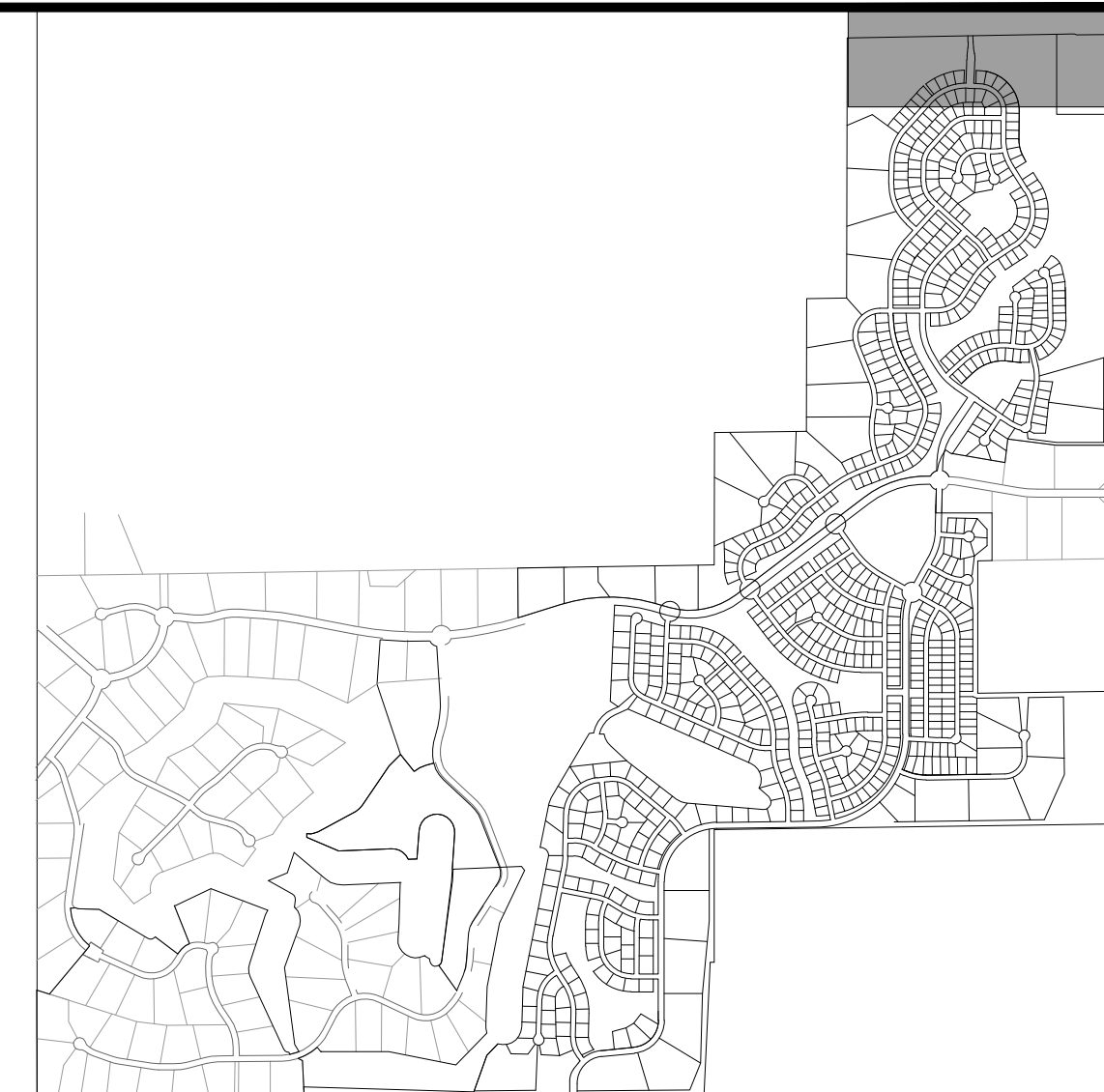
HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

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

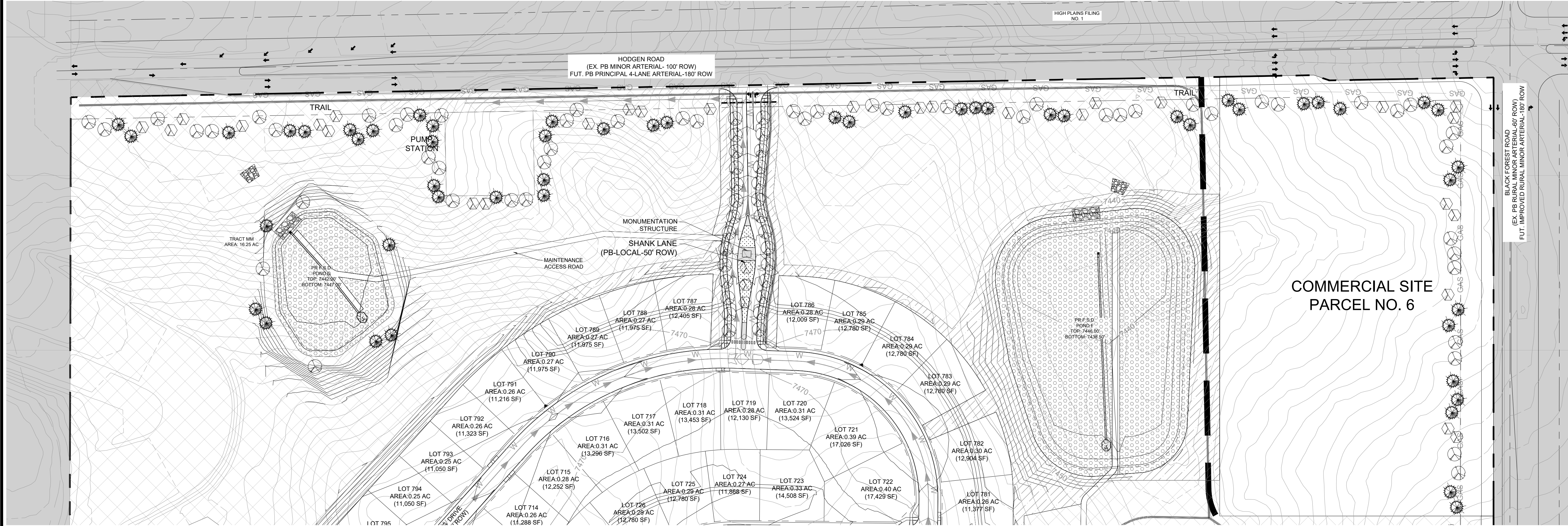
PUD PRELIMINARY PLAN
LANDSCAPE PLAN

PCD FILE NO.: PUDSP234
SHEET
L.10 **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 39 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11
 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



**KEY MAP
SCALE: N.T.S**

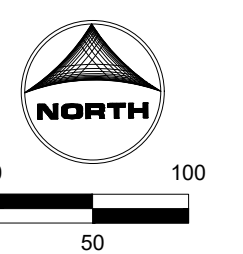


GROUND COVER LEGEND

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

TREE LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL TREE



HERGER, DANIEL, 3/12/2024, 2:05 PM

DRAWN BY: JAG JOB DATE: 3.11.2024
 APPROVED: PLS JOB NUMBER: 211030
 CAD DATE: 3/12/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PPL\landscape_Plan

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

NO.	DATE	BY	REVISION DESCRIPTION

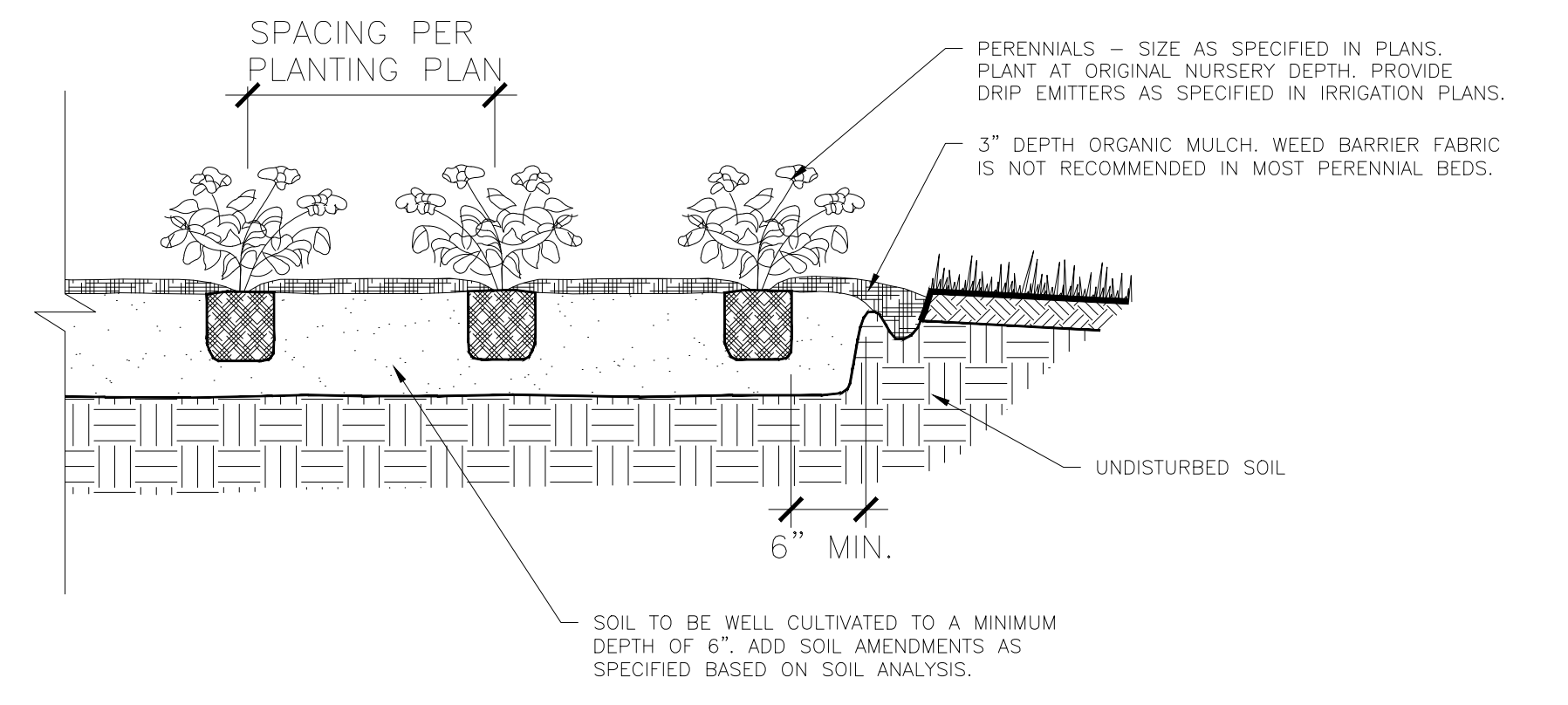
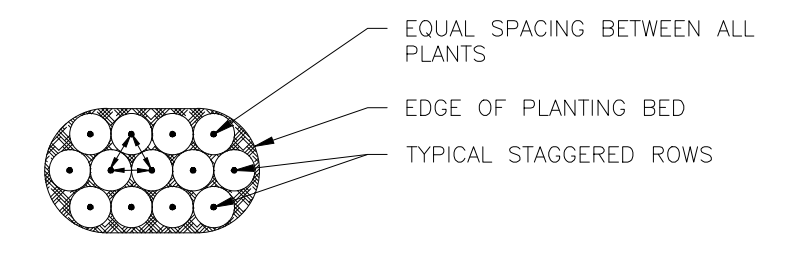
HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

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

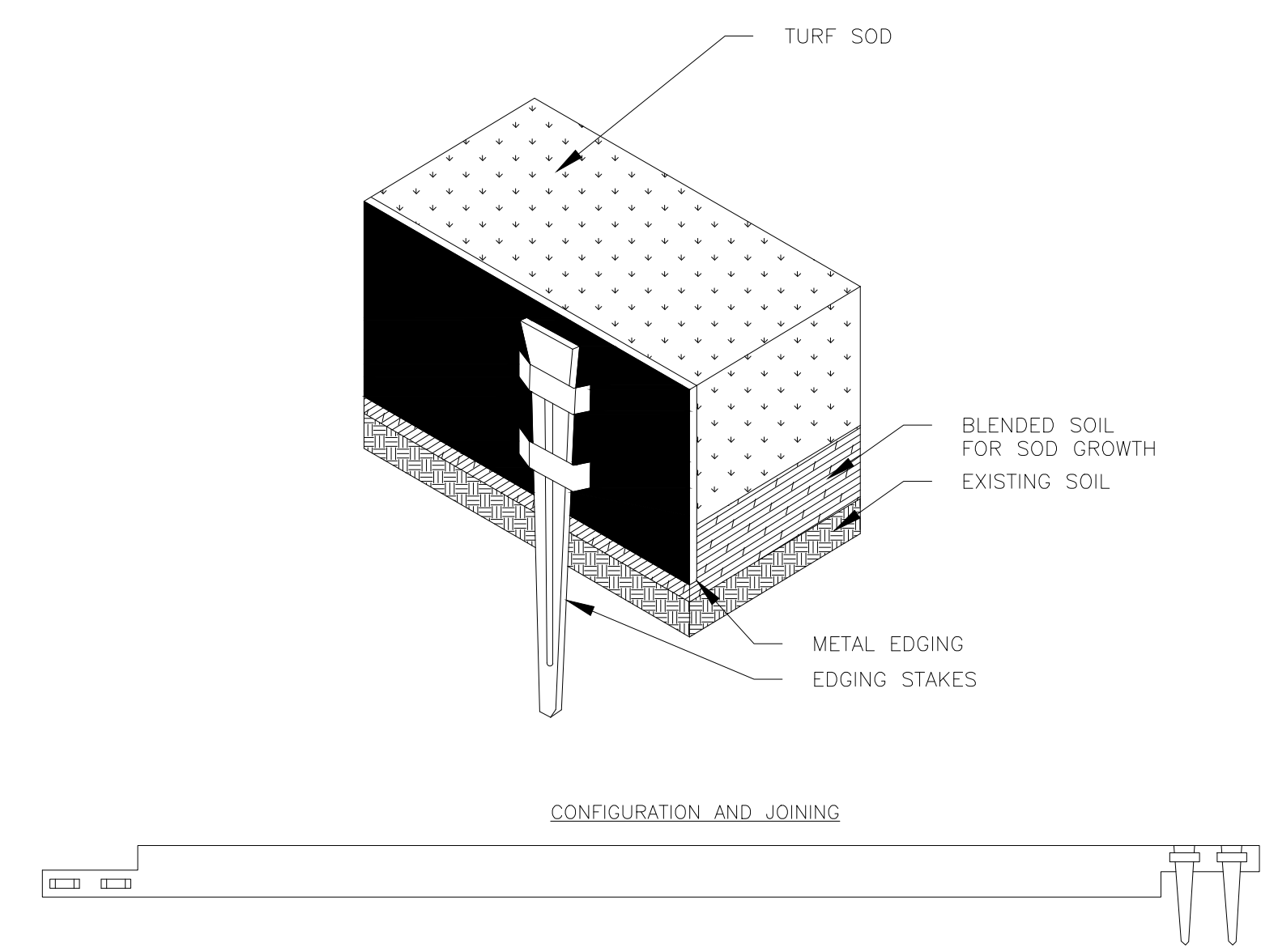
PUD PRELIMINARY PLAN
 LANDSCAPE PLAN

PCD FILE NO.: PUDSP234
 SHEET
L.13 **13**

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



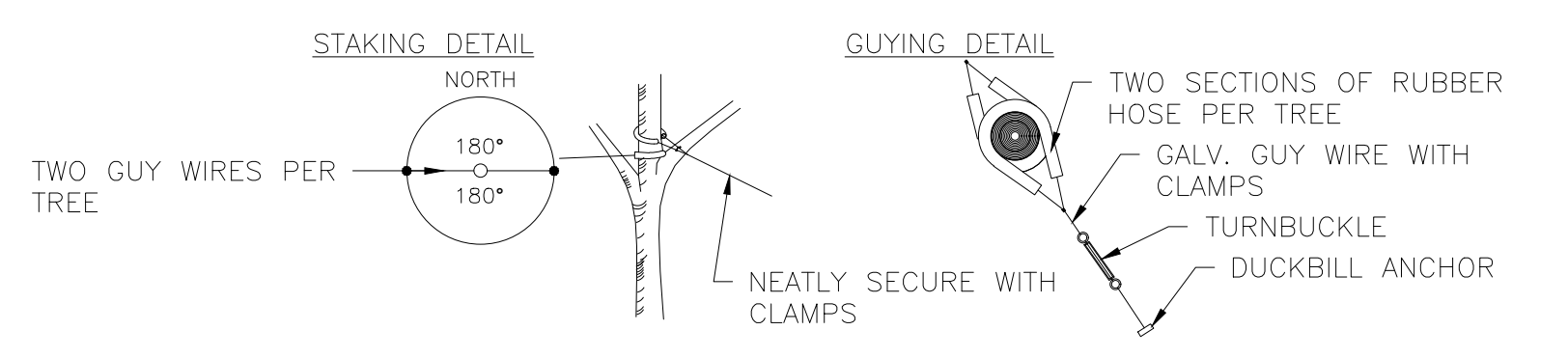
1 TYP. PERENNIAL PLANTING DETAIL
SCALE: NTS



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

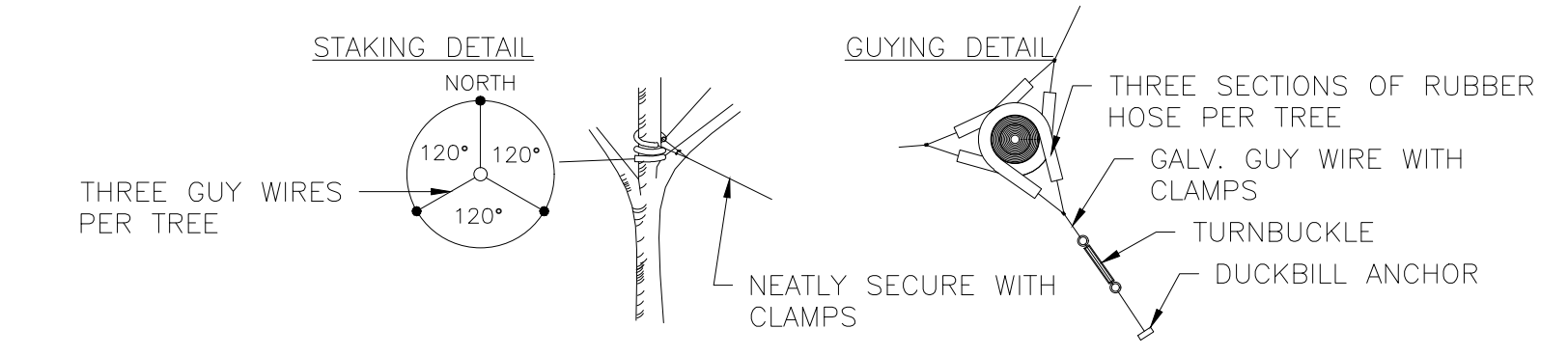
5 TYP. METAL EDGING DETAIL
SCALE: NTS

- GUYING STANDARDS
- TWO (2) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 - 13' OF 1/8" 7x7 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.
 - TWO (2) TURNBUCKLES, EYE AND EYE TYPE, 3/8" THREAD DIAMETER WITH 3" TAKE-UP
 - FOUR (4) 1/8" CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH 1/4" ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)
 - TWO (2) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



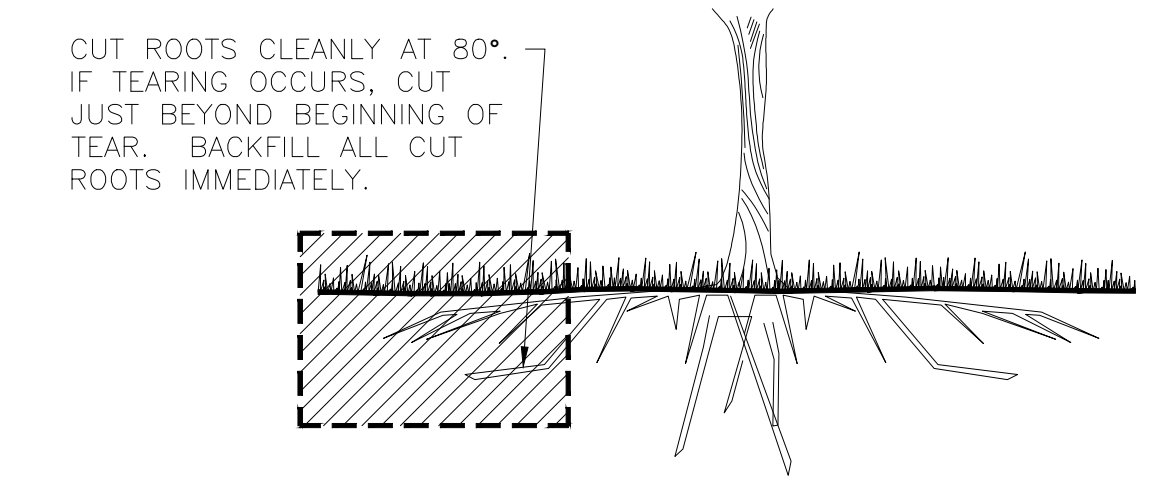
*APPLIES TO SINGLE TRUNK DECIDUOUS TREES 3" CAL. AND LESS & EVERGREEN TREES 8' HT. AND LESS

- GUYING STANDARDS
- THREE (3) MODEL 68 DUCKBILL ANCHORS (HOLDING CAPACITY 1100# PER ANCHOR IN NORMAL SOIL.
 - 13' OF 1/8" 7x7 GALVANIZED STEEL TUBING 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) 1/8" CABLE CLAMPS, ZINC PLATED (DR-2 STEEL DRIVE ROD 2' LONG WITH 1/4" ROUND DRIVING TIP NEEDED TO INSTALL ANCHORS. ONE ROD, NOT INCLUDED IN KIT, DRIVES HUNDREDS OF ANCHORS)
 - THREE (3) RUBBER HOSE TREE COLLARS, 21" LONG, EA.



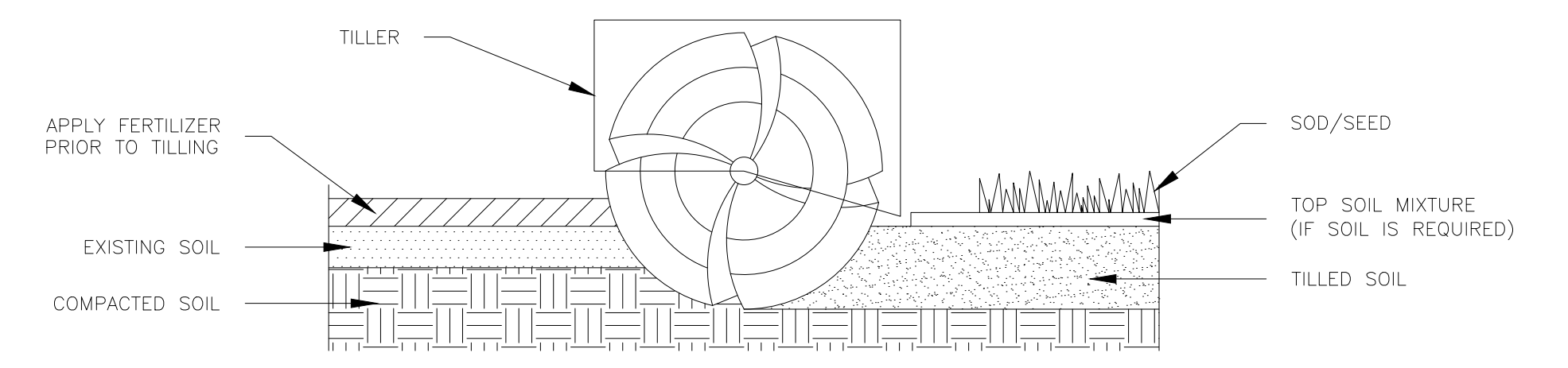
*APPLIES TO SINGLE TRUNK DECIDUOUS TREES GREATER THAN 3" CAL. & EVERGREEN TREES GREATER THAN 8' HT.

2 TYP. GUYING DETAIL
SCALE: NTS

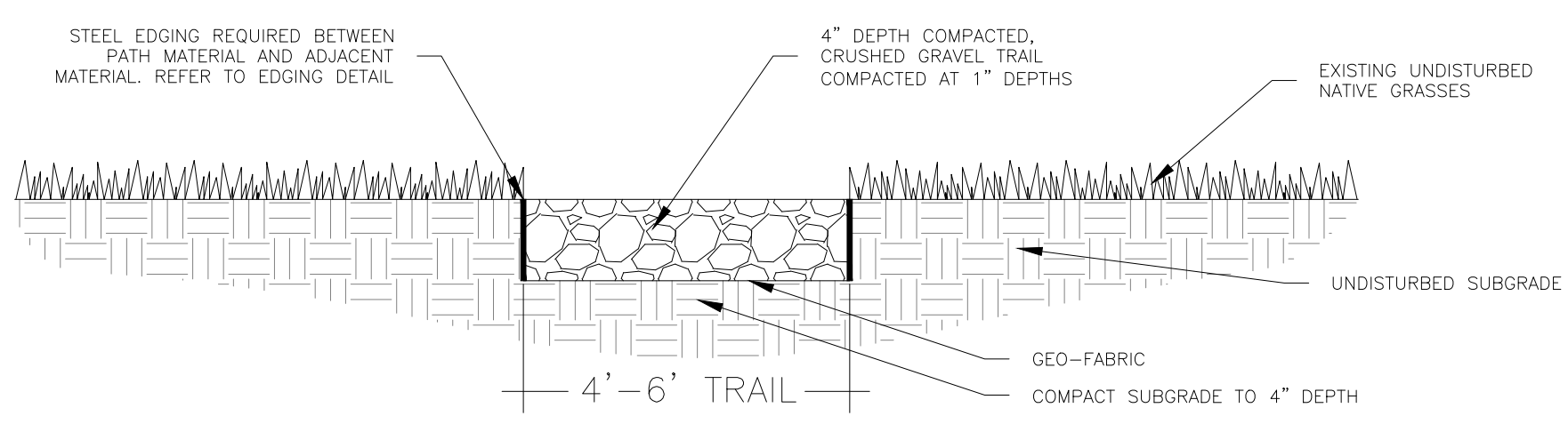


3 TYP. ROOT PRUNING DETAIL
SCALE: NTS

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



4 TYP. SOIL PREPARATION (ALL AREAS)
SCALE: NTS



6 TYP. CRUSHED GRAVEL TRAIL
SCALE: NTS

NO.	DATE	BY	REVISION DESCRIPTION