

HR GREEN Xrefs: wpt-cdn(1-1030); access_limitation: note; cad_file: J:\2021\211030\CAD\DWG\CIPUD-PP\Cover

PURPOSE AND INTENT:

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

AUTHORITY

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

APPLICABILITY

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

ADOPTION

THE ADOPTION OF THIS PUD / PRELIMINARY PLAN SHALL EVIDENCE THE FINDINGS AND DECISIONS OF THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS THAT THIS PLAN FOR FLYING HORSE NORTH PUD PARCELS 1-6 IS IN GENERAL CONFORMITY WITH THE EL PASO COUNTY MASTER PLAN, EL PASO COUNTY POLICY PLAN, IS AUTHORIZED UNDER 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 PARCELS 1, 2, 5, & 6.

LEGAL DESCRIPTION:

SEE SHEET 2

ADA NOTE:

- 1. THE SUBDIVIDER / DEVELOPER HAS FAMILIARIZED ITSELF WITH THE CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS 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 HAZARD AREAS ALSO MAPPED ON SITE PLAN.

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

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

FLOODPLAIN NOTES:

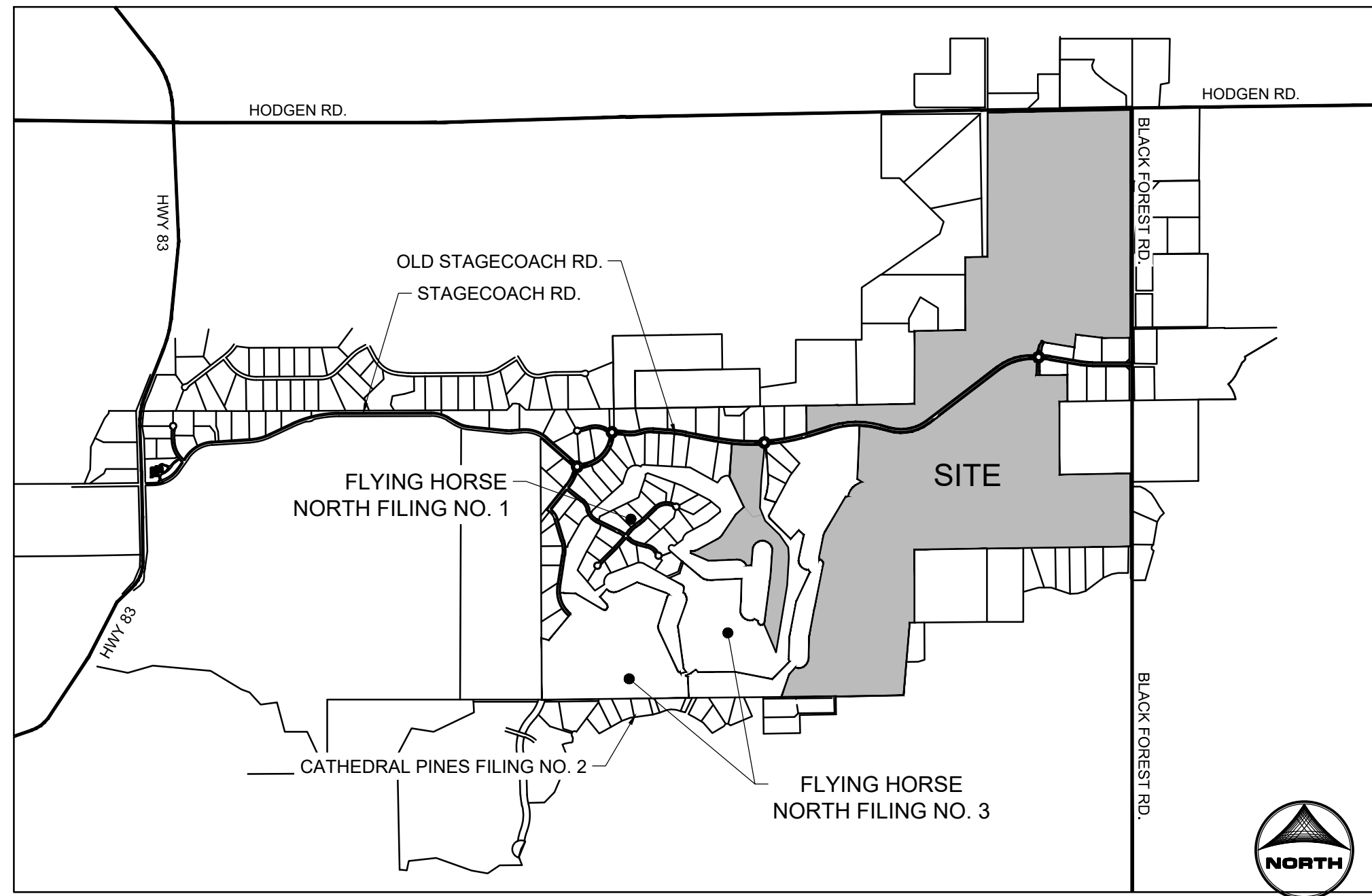
- 1. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FEMA NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE MAP NUMBERS: 19041C0335G AND 19041C0315G WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018.
2. THE EXISTING FLOODPLAIN BOUNDARIES ARE INTENDED TO REMAIN AND DEVELOPMENT WILL OCCUR OUTSIDE THE FLOODPLAIN LIMITS.
3. NO STRUCTURES OR SOLID FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA.

DISTRICTS AND UTILITY SERVICES:

- LEWIS-PALMER DISTRICT 38 (165 LOTS IN PARCEL NO. 4) AND ACADEMY DISTRICT 20 (63 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

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 table listing sheet numbers and titles: 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

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 FHN PUD PARCELS 1-6.
3. MINIMUM LOT AREA:
a. URBAN RESIDENTIAL: NINE THOUSAND SEVEN HUNDRED AND FIFTY SQUARE FEET (9,750SF).
b. RURAL RESIDENTIAL: TWO AND ONE HALF ACRES (2.5 ACRES)
4. MAXIMUM PERCENTAGE OF STRUCTURAL COVERAGE OF LOT: 65% URBAN RESIDENTIAL, 20% RURAL RESIDENTIAL
5. MAXIMUM STRUCTURAL HEIGHT: THIRTY FIVE FEET (35').
6. TYPICAL LOT WIDTHS AT FRONT SETBACK: REFER TO LOT TYPICALS ON SHEET 3
7. SETBACK REQUIREMENTS:
a. FRONT YARD: TWENTY FEET (20') TO FACE OF GARAGE
FIFTEEN FEET (15') TO FACE OF HOUSE
b. SIDE YARD: REFER TO LOT TYPICALS ON SHEET 3
c. REAR YARD: REFER TO LOT TYPICALS ON SHEET 3
d. CORNER YARD (NON-DRIVEWAY SIDE): REFER TO LOT TYPICALS ON SHEET 3
e. CORNER YARD ADJACENT TO AN OPEN SPACE TRACT: REFER TO LOT TYPICALS ON SHEET 3

- ACCESSORY USE STANDARDS:
8. ACCESSORY STRUCTURE USE SHALL BE LIMITED TO TYPICAL RESIDENTIAL STRUCTURES SUCH AS SHEDS, DECKS, DETACHED DECKS, GAZEBOS, PATIOS, HOT TUBS AND POOLS WITH THE EXCEPTION OF ONE (1) GUEST HOUSE (ACCESSORY LIVING QUARTER) PER LOT - SEE STANDARDS BELOW.
9. ACCESSORY STRUCTURES SHALL ONLY BE LOCATED WITHIN THE BACK-YARD AND MUST BE LOCATED BEHIND THE MAIN STRUCTURE. NO ACCESSORY USES WILL BE PERMITTED IN THE FRONT YARD OR IN FRONT OF THE PRIMARY RESIDENCE.
10. ACCESSORY STRUCTURE SETBACK REQUIREMENTS:
a. HEIGHT: FIFTEEN (15') - ONE STORY
b. FRONT YARD: FIFTY FEET (50')
c. SIDE YARD: FIVE FEET (5')
d. REAR YARD: FIVE FEET (5')
e. CORNER YARD (NON-DRIVEWAY SIDE): FIFTEEN FEET (15')
f. CORNER YARD ADJACENT TO AN OPEN SPACE TRACT (5')
11. GUEST HOUSE (ACCESSORY LIVING QUARTER) SETBACK REQUIREMENTS:
a. HEIGHT: THIRTY FIVE (35') - TWO 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, 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.
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
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 INDICATED 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 table with columns: County File Number, Project Name, Recording Number, Recording Date. Rows include PUD162, SKP223, and PUDSP234.

OWNERS CERTIFICATE

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

AS MANAGER/MEMBER OF COMPANY, A STATE LIMITED LIABILITY COMPANY.

BY: TITLE:

ATTEST:

SECRETARY TREASURER

STATE OF COLORADO, COUNTY OF EL PASO

ACKNOWLEDGED BEFORE ME THIS DAY OF 20 BY AS

MY COMMISSION EXPIRES

WITNESS MY HAND AND OFFICIAL SEAL NOTARY PUBLIC

BOARD OF COUNTY COMMISSIONERS CERTIFICATE

THIS PLAT FOR FLYING HORSE NORTH PHASE 2 WAS APPROVED FOR FILING BY THE EL PASO COUNTY, COLORADO BOARD OF COUNTY COMMISSIONERS ON THE DAY OF 200, 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 #

SITE DATA

Table with columns: EXISTING LAND USE, PROPOSED ZONING, SITE ACREAGE, PROPOSED NUMBER OF UNITS, PROPOSED NON-RESIDENTIAL LOTS, MAXIMUM GROSS DENSITY, PROPOSED GROSS DENSITY, TOTAL AREAS (SEE LAND USE TABLE).

CONTACTS

Table listing contacts for Owner/Developer, Planner/Landscape Architect, Civil Engineer, Survey, and Traffic Engineer.

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

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

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

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

PUD PRELIMINARY PLAN COVER SHEET CV 1

PDD FILE NO.: PUDSP234

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

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

LEGAL DESCRIPTION FLYING HORSE NORTH PUD REMAINDER

BASIS OF BEARINGS:

THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND THE EAST END BY A 2" ALUMINUM TAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E A DISTANCE OF 1,332.09 FEET.

TRACT A

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

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

THENCE ON THE RIGHT-OF-WAY LINE OF SAID ALLEN RANCH ROAD THE FOLLOWING THREE (3) COURSES:

1. S03°38'37"E A DISTANCE OF 615.47 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 22°42'11", A RADIUS OF 970.00 FEET, A DISTANCE OF 384.35 FEET TO A POINT OF REVERSE CURVE;
3. ON THE ARC OF CURVE TO THE LEFT, HAVING A DELTA OF 30°48'52", A RADIUS OF 530.00 FEET, A DISTANCE OF 285.04 FEET TO A POINT ON CURVE;

THENCE CONTINUING ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 22°00'35", A RADIUS OF 530.00 FEET A DISTANCE OF 203.60 FEET TO A POINT OF TANGENT; THENCE S33°45'53"E A DISTANCE OF 496.37 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°57'06", A RADIUS OF 470.00 FEET A DISTANCE OF 270.30 FEET TO A POINT OF TANGENT; THENCE S08°48'47"E A DISTANCE OF 209.02 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°16'06", A RADIUS OF 187.00 FEET A DISTANCE OF 36.78 FEET TO A POINT OF REVERSE CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°16'06", A RADIUS OF 228.00 FEET A DISTANCE OF 44.84 FEET TO A POINT OF TANGENT; THENCE S00°48'47"E A DISTANCE OF 10.02 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°16'06", A RADIUS OF 470.00 FEET A DISTANCE OF 44.84 FEET TO A POINT OF REVERSE CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°16'06", A RADIUS OF 187.00 FEET A DISTANCE OF 36.78 FEET TO A POINT OF TANGENT; THENCE S00°48'47"E A DISTANCE OF 40.27 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°54'41", A RADIUS OF 470.00 FEET A DISTANCE OF 146.93 FEET TO A POINT OF TANGENT; THENCE S10°54'50" A DISTANCE OF 216.15 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 12°33'58", A RADIUS OF 530.00 FEET A DISTANCE OF 116.24 FEET TO A POINT OF TANGENT; THENCE S04°31'56" W A DISTANCE OF 244.95 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°59'00", A RADIUS OF 470.00 FEET A DISTANCE OF 147.82 FEET TO A POINT OF TANGENT; THENCE S22°30'56" W A DISTANCE OF 192.89 FEET TO A POINT OF CURVE; THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 02°22'21", A RADIUS OF 470.00 FEET A DISTANCE OF 19.46 FEET TO A POINT ON CURVE; THENCE N35°14'00" W A DISTANCE OF 310.03 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE BOUNDARY LINE OF TRACT K AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1; THENCE ON THE BOUNDARY LINE OF SAID TRACT K, THE FOLLOWING FIFTEEN (15) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N31°11'57" W, HAVING A DELTA OF 51°15'37", A RADIUS OF 60.00 FEET, A DISTANCE OF 53.68 FEET TO TANGENT;
2. N07°32'28"E A DISTANCE OF 809.64 FEET;
3. N04°16'49"E A DISTANCE OF 483.65 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 180°00'00", A RADIUS OF 180.00 FEET, A DISTANCE OF 56.49 FEET TO A POINT OF TANGENT;
5. S04°16'45" W A DISTANCE OF 284.57 FEET;
6. S89°20'23" W A DISTANCE OF 87.77 FEET TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S66°09'28" W, HAVING A DELTA OF 68°09'39", A RADIUS OF 180.00 FEET, A DISTANCE OF 214.13 FEET TO A POINT OF TANGENT;
8. S87°59'49" W A DISTANCE OF 527.00 FEET;
9. N68°21'10" W A DISTANCE OF 348.91 FEET;
10. N00°25'40" E A DISTANCE OF 36.95 FEET TO A POINT ON CURVE;
11. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N09°45'03"E, HAVING A DELTA OF 37°48'36", A RADIUS OF 180.00 FEET, A DISTANCE OF 118.78 FEET TO A POINT OF TANGENT;
12. N61°56'28"E A DISTANCE OF 430.63 FEET TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 27°31'13", A RADIUS OF 180.00 FEET, A DISTANCE OF 86.46 FEET TO A POINT OF TANGENT;
14. N34°25'16" E A DISTANCE OF 478.77 FEET;
15. N46°07'49" E A DISTANCE OF 163.89 FEET;

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

CONTAINING A CALCULATED AREA OF 1,771,737 SQUARE FEET, OR 40.673 ACRES, MORE OR LESS.

TRACT B

COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°06'20"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,474.13 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTION 31; THENCE N00°08'56"E, ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, A DISTANCE OF 1,325.48 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 30; THENCE N89°03'20"E, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 920.27 FEET;

THENCE N00°18'16"E A DISTANCE OF 1,326.28 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30;

THENCE N89°01'31"E, ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 399.42 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 30; THENCE N00°08'49"E, ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 2,604.74 FEET TO A POINT 60.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE N88°58'45"E, ON A LINE 50.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2,270.00 FEET; THENCE S71°21'27"E A DISTANCE OF 29.72 FEET; THENCE N88°58'45"E A DISTANCE OF 299.96 FEET TO A POINT THAT IS 60.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, ALSO BEING 30.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF BLACK FOREST ROAD.

THENCE S00°00'49" W ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID BLACK FOREST ROAD, SAID POINT BEING 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 2,595.64 FEET;

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

1. N89°59'04" W A DISTANCE OF 502.35 FEET;
2. N82°41'19" W A DISTANCE OF 492.47 FEET;
3. S06°27'11" W A DISTANCE OF 236.35 FEET;
4. N80°16'16" W A DISTANCE OF 554.19 FEET;
5. N56°06'05" W A DISTANCE OF 60.00 FEET TO A POINT ON CURVE;
6. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS S56°06'05"E, HAVING A DELTA OF 24°24'59", A RADIUS OF 530.00 FEET, A DISTANCE OF 225.86 FEET TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S12°54'16"E, HAVING A DELTA OF 52°02'48", A

8. RADIUS OF 100.00 FEET, A DISTANCE OF 90.84 FEET TO A POINT ON CURVE;
9. N88°31'45" W A DISTANCE OF 8.27 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 38°46'50", A RADIUS OF 1,040.00 FEET AND A DISTANCE OF 703.92 FEET TO A POINT OF TANGENT;
10. S52°41'25" W A DISTANCE OF 16.62 FEET TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 52°50'29", A RADIUS OF 760.00 FEET AND A DISTANCE OF 700.92 FEET TO A POINT OF TANGENT;
12. N74°28'06" W A DISTANCE OF 169.05 FEET TO A POINT OF CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 32°53'45", A RADIUS OF 1,640.00 FEET, A DISTANCE OF 941.59 FEET TO A POINT OF TANGENT;
14. S72°38'09" W A DISTANCE OF 400.46 FEET TO A POINT OF CURVE;
15. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 00°45'53", A RADIUS OF 3,460.00 FEET, A DISTANCE OF 46.18 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 28 AS PLATTED IN SAID FLYING HORSE NORTH FILING NO. 1;

THENCE N00°13'45" W ON THE EASTERLY BOUNDARY OF SAID LOT 28 A DISTANCE OF 497.29 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36;

THENCE N89°03'58"E ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36, A DISTANCE OF 481.20 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 14,100,034 SQUARE FEET, OR 323.692 ACRES, MORE OR LESS.

TRACT C

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALSO BEING THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL QUARTER OF SAID SECTION 36, A DISTANCE OF 973.69 FEET; THENCE N00°39'01" W A DISTANCE OF 50.11 FEET TO A POINT ON THE BOUNDARY LINE OF FLYING HORSE NORTH FILING NO. 1 AS RECORDED UNDER RECEPTION NUMBER 218714238, RECORDS OF EL PASO COUNTY, COLORADO; THENCE ON THE BOUNDARY OF SAID FLYING HORSE NORTH FILING NO. 1 THE FOLLOWING ELEVEN (11) COURSES:

1. N19°16'02"E A DISTANCE OF 386.88 FEET;
2. N43°30'36"E A DISTANCE OF 161.72 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N17°38'34"E, HAVING A DELTA OF 105°57'32", A RADIUS OF 183.50 FEET, A DISTANCE OF 339.35 FEET TO A POINT OF TANGENT;
4. N01°41'01"E A DISTANCE OF 409.04 FEET;
5. N10°53'40"E A DISTANCE OF 511.85 FEET;
6. N47°16'18"E A DISTANCE OF 146.93 FEET TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N69°45'19" W, HAVING A DELTA OF 113°41'16", A RADIUS OF 80.00 FEET, A DISTANCE OF 158.74 FEET TO A POINT ON CURVE;
8. N11°19'44"E A DISTANCE OF 449.78 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 19°27'35", A RADIUS OF 180.00 FEET, A DISTANCE OF 151.28 FEET TO A POINT OF TANGENT;
10. N30°43'19"E A DISTANCE OF 748.70 FEET;
11. N83°30'56"E A DISTANCE OF 43.73 FEET;

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

1. N88°19'51"E A DISTANCE OF 44.51 FEET TO A POINT ON CURVE;
2. N58°01'51"E A DISTANCE OF 178°15'28"E, HAVING A DELTA OF 35°23'13", A RADIUS OF 222.71 FEET, A DISTANCE OF 137.55 FEET TO A POINT OF TANGENT;
3. S47°07'47"E A DISTANCE OF 236.98 FEET;
4. S52°20'15"E A DISTANCE OF 614.62 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N37°35'23"E, HAVING A DELTA OF 32°48'43", A RADIUS OF 180.00 FEET, A DISTANCE OF 103.13 FEET TO A POINT OF TANGENT;
6. S85°14'20"E A DISTANCE OF 773.82 FEET TO A POINT ON CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N03°54'09"E, HAVING A DELTA OF 141°44'47", A RADIUS OF 74.72 FEET, A DISTANCE OF 184.84 FEET TO A POINT OF TANGENT;
8. N07°50'39" W A DISTANCE OF 125.93 FEET TO A POINT ON CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N62°07'29" W, HAVING A DELTA OF 93°42'48", A RADIUS OF 178.44 FEET, A DISTANCE OF 291.86 FEET TO A POINT OF TANGENT;
10. N65°50'18" W A DISTANCE OF 926.31 FEET;
11. N66°22'10" W A DISTANCE OF 418.60 FEET;

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

1. N56°12'59" W A DISTANCE OF 96.82 FEET;
2. N02°34'45"E A DISTANCE OF 964.84 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S01°51'31" W, HAVING A DELTA OF 13°40'23", A RADIUS OF 1,560.00 FEET, A DISTANCE OF 372.28 FEET TO A POINT OF TANGENT;
4. S72°00'00" W A DISTANCE OF 477.97 FEET TO A POINT OF CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 52°50'29", A RADIUS OF 840.00 FEET, A DISTANCE OF 774.70 FEET TO A POINT OF TANGENT;
6. N52°41'25"E A DISTANCE OF 1,610.12 FEET TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 38°46'50", A RADIUS OF 960.00 FEET, A DISTANCE OF 648.77 FEET TO A POINT ON CURVE;
8. THENCE S88°31'45"E A DISTANCE OF 8.27 FEET TO A POINT ON CURVE;
9. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N67°53'33"E, HAVING A DELTA OF 48°57'51", A RADIUS OF 100.00 FEET, A DISTANCE OF 85.46 FEET TO A POINT ON CURVE;
10. S01°28'15" W A DISTANCE OF 152.16 FEET TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 00°53'47", A RADIUS OF 5,030.00 FEET, A DISTANCE OF 78.89 FEET TO A POINT ON CURVE;
12. S89°25'32"E A DISTANCE OF 60.00 FEET;
13. N89°59'06"E A DISTANCE OF 505.80 FEET;
14. S00°00'00" E A DISTANCE OF 477.97 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN;

THENCE S89°04'37" W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 54.82 FEET TO THE EAST SIXTEENTH CORNER OF SECTION 31; THENCE S00°00'11"E, ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 2,608.28 FEET TO THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 31; THENCE N89°08'21"E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,289.57 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BLACK FOREST ROAD, SAID POINT BEING 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S89°00'54" W, ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID BLACK FOREST ROAD, BEING ALSO 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,328.09 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S89°11'47" W, ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 2,608.28 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 31; THENCE S89°11'00" W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,320.84 FEET TO THE CENTER WEST SIXTEENTH CORNER OF SAID SECTION 31; THENCE S00°00'34" W, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,329.16 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 31; THENCE S00°00'00" E, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 37.78 FEET TO A POINT ON A LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED UNDER RECEPTION NO. 20418865; THENCE S02°42'03" W, ON SAID LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED UNDER RECEPTION NO. 20418865, A DISTANCE OF 1,330.04 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,329.35 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 16,328,906 SQUARE FEET, OR 374.860 ACRES, MORE OR LESS.

CONTAINING A TOTAL CALCULATED AREA OF 32,200,677 SQUARE FEET OR 739.225 ACRES.

PUBLIC STREETS

1. STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, DEDICATED TO EL PASO COUNTY FOR AND UPON ACCEPTANCE BY EL PASO COUNTY, SHALL BE MAINTAINED BY EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS EXCEPT FOR LANDSCAPE AREAS WHICH SHALL BE MAINTAINED BY THE FLYING HORSE NORTH HOMEOWNERS ASSOCIATION.
2. LANDSCAPE MAINTENANCE WITHIN RIGHTS-OF-WAY ARE THE RESPONSIBILITY OF THE FHN HOA OR METROPOLITAN DISTRICT WITH A COUNTY AGREEMENT, AGREEMENT, LICENSE AGREEMENT OR INTER-GOVERNMENT AGREEMENT.
3. PUBLIC STREETS WITHIN THIS DEVELOPMENT PROVIDE LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY ON FILE FOR THIS PROJECT.

PRIVATE STREETS

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

TRAFFIC IMPACT FEES:

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

LANDSCAPE

1. ALL COMMON LANDSCAPE, OPEN SPACE, PARKS, TRACTS AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE FHN HOA OR METROPOLITAN DISTRICT WITH THE EXCEPTION OF THE COUNTY TRAIL, AS DEPICTED ON THE PUD/PRELIMINARY PLAN.
2. LANDSCAPE MAINTENANCE WITHIN RIGHTS-OF-WAY ARE THE RESPONSIBILITY OF THE FHN HOA OR METROPOLITAN DISTRICT WITH A COUNTY AGREEMENT.
3. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.4.1.D. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
4. TRAILS TO BE SOFT SURFACE (I.E. CRUSHED REFINES) AND FINAL TRAIL ALIGNMENT TO BE DETERMINED IN THE BASED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES AT THE TIME OF THE FINAL PLAT.
5. ANY FUTURE NON-REGIONAL TRAILS TO BE OWNED AND MAINTAINED BY THE FLYING HORSE NORTH HOME OWNERS ASSOCIATION.

SIGNS

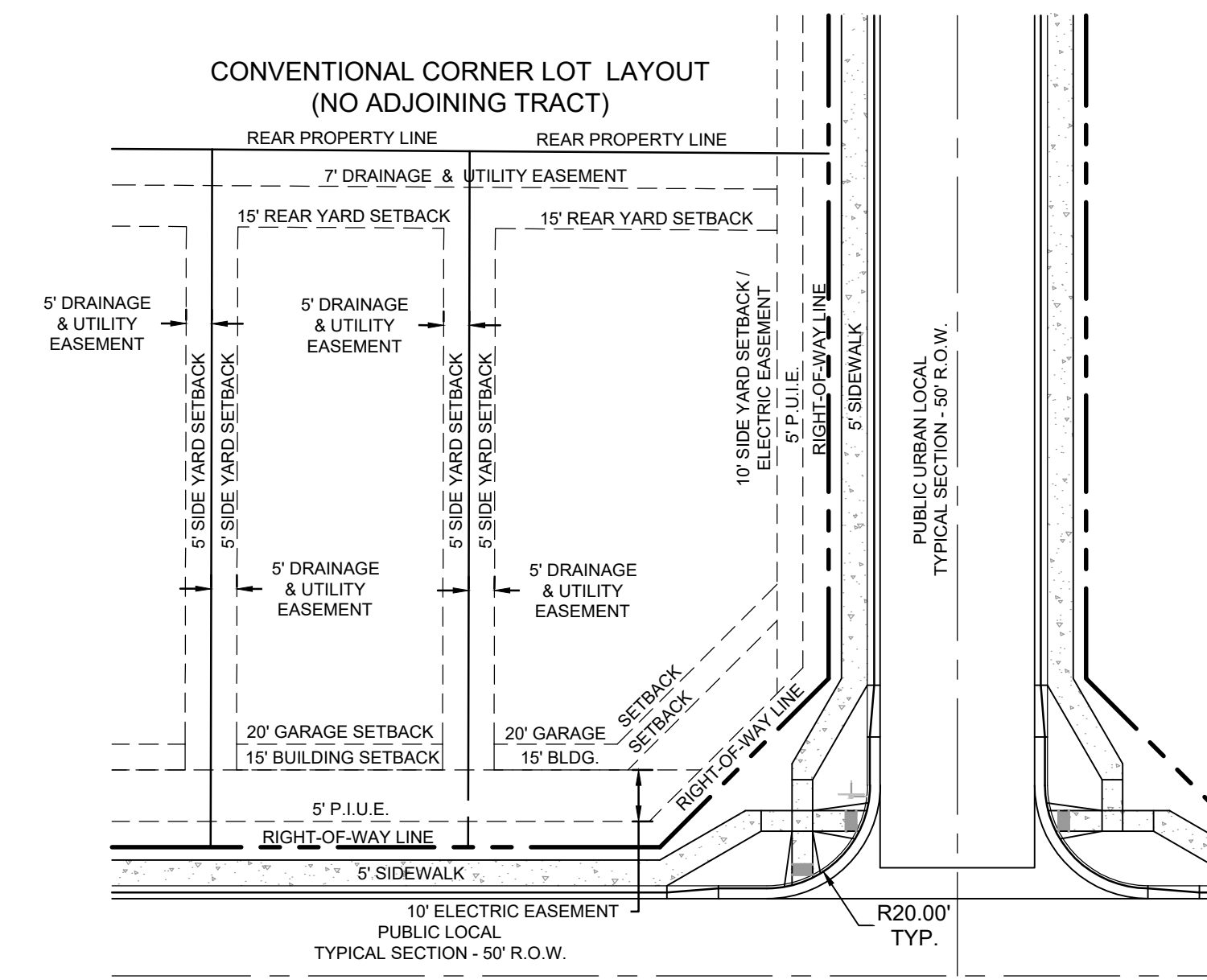
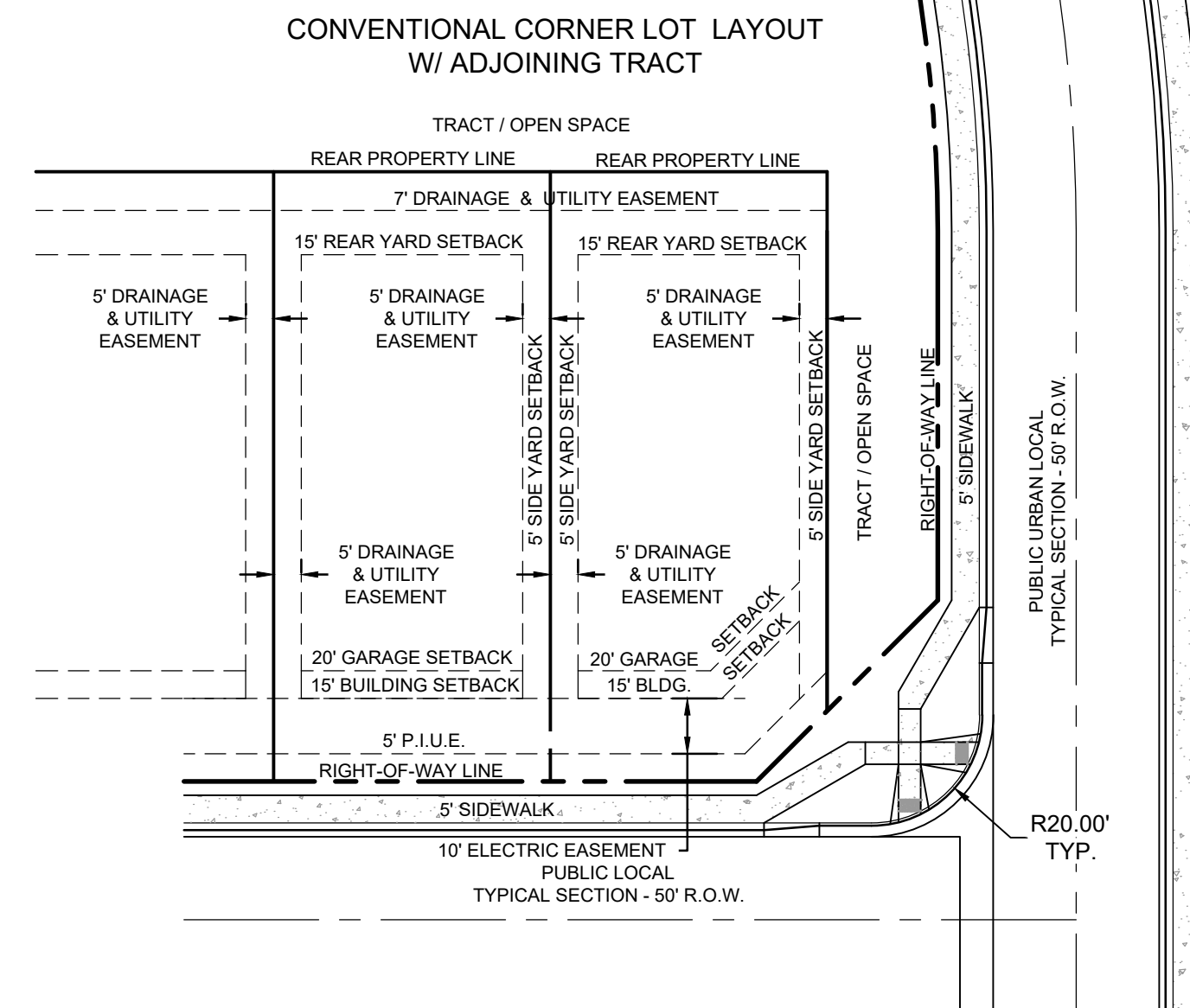
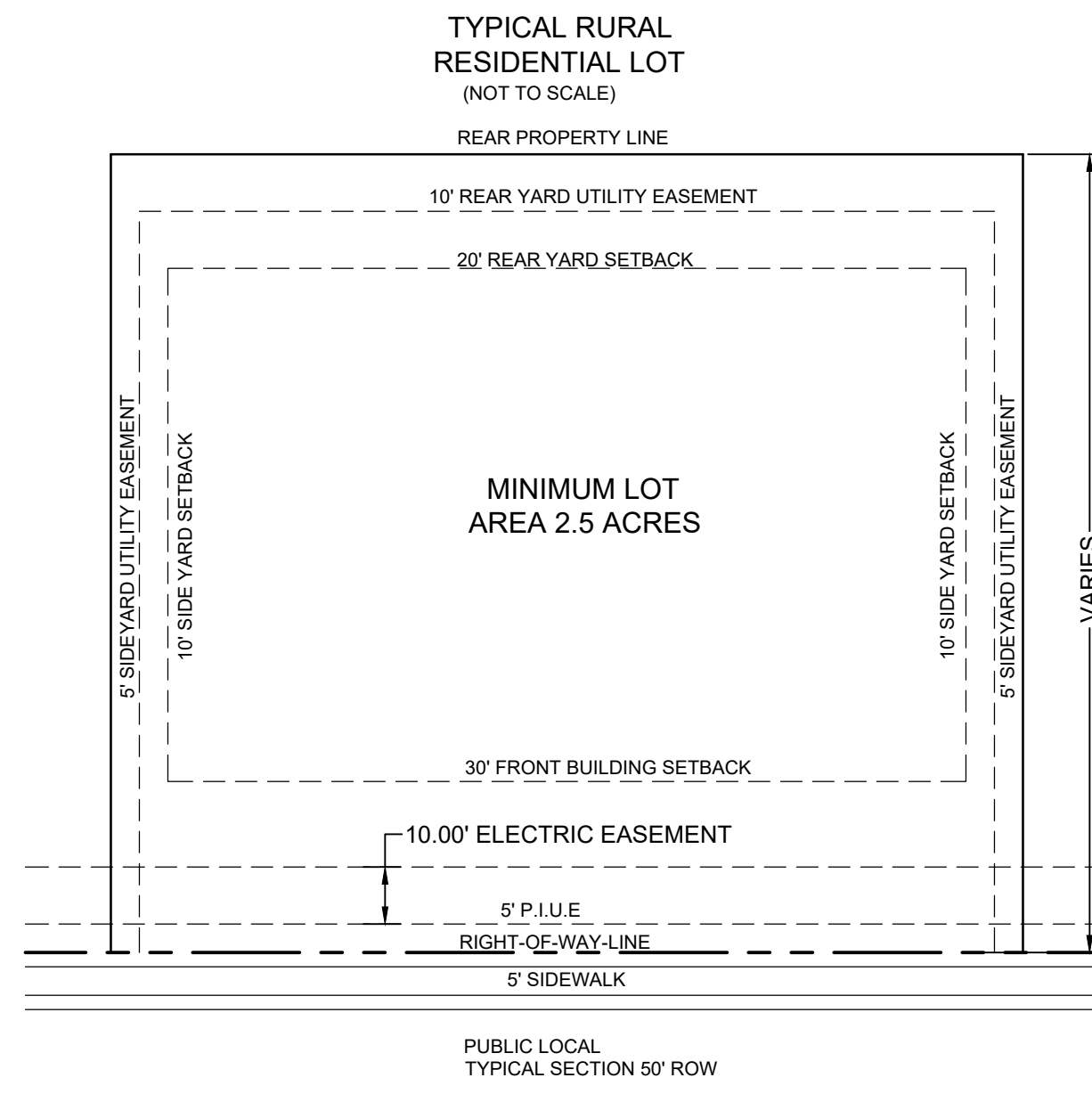
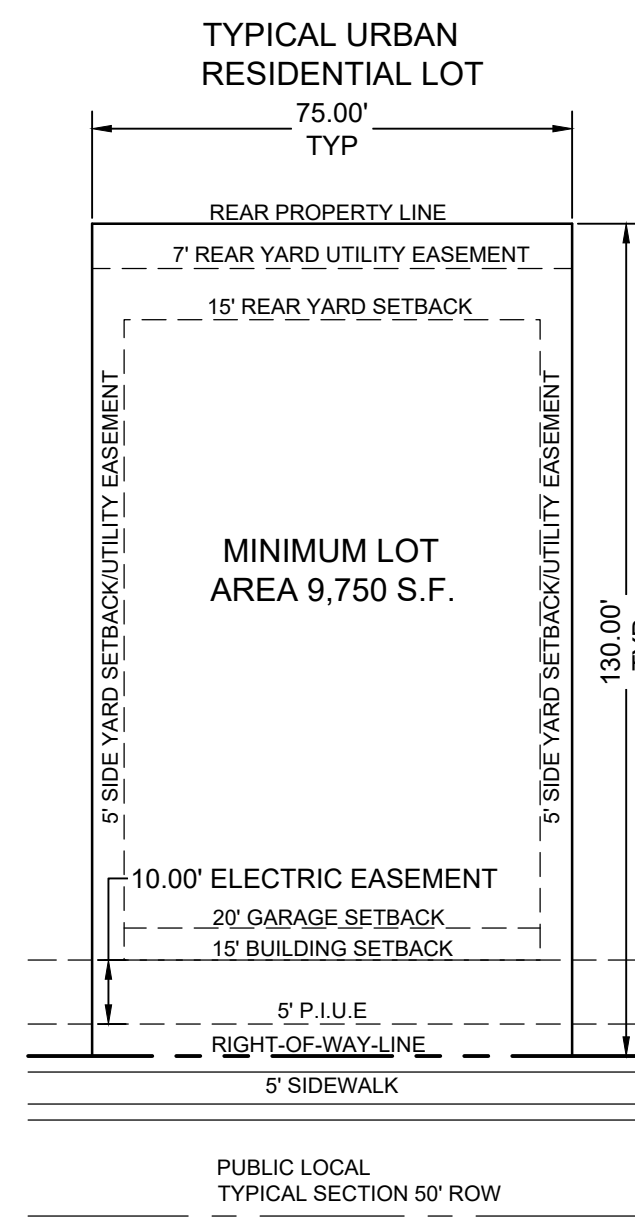
1. ALL PERMANENT SIGNS WILL BE LOCATED IN EASEMENTS AND LOCATIONS WILL ADHERE TO THE MASTER SIGN PLAN FOR THE PROJECT.
2. MAJOR COMMUNITY IDENTITY WILL HAVE A MAXIMUM COPY SIZE OF 100 SQUARE FEET AND THE STRUCTURE WILL HAVE A MAXIMUM HEIGHT OF 30' FEET.
3. MINOR COMMUNITY IDENTITY SIGNS WILL HAVE A MAXIMUM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

MAIL KIOSK

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

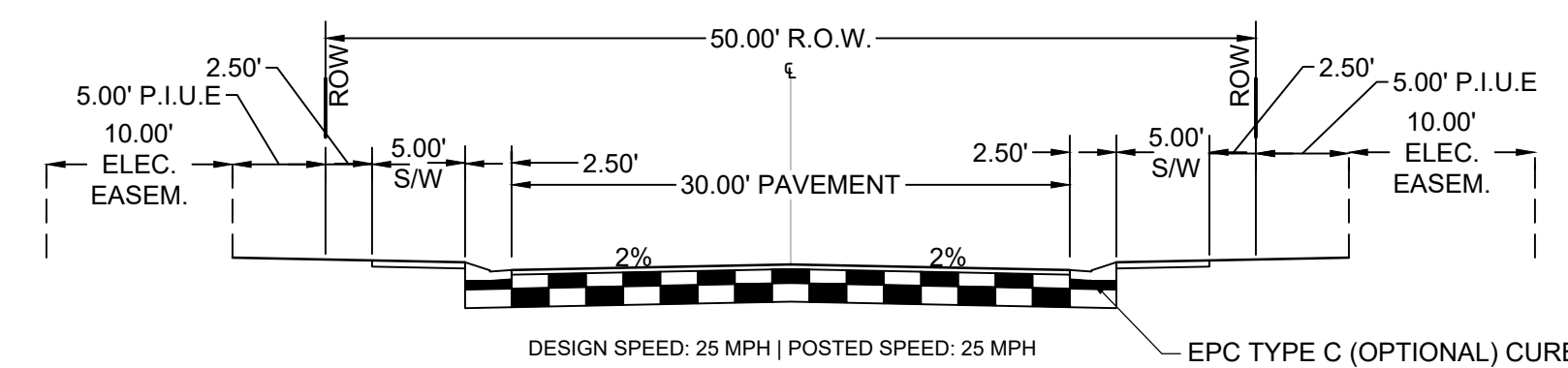
GENERAL NOTES

1. THE FLYING HORSE NORTH PUD PARCELS 1-6 WILL MEET THE OVERALL SKETCH PLAN APPROVALS.
2. CLUSTERING OF UNITS WITHIN RESIDENTIAL DISTRICTS IS PERMITTED, SO LONG AS THE OVERALL DENSITY LIMIT OF THE OVERALL PROJECT IS NOT EXCEEDED. THE USE OF CLUSTERING IS ENCOURAGED TO PROMOTE COMMON OPEN SPACE, PROTECT NATURAL FEATURES, AND PROVIDE CREATIVE AND FLEXIBLE DESIGN ALTERNATIVES.
3. A DENSITY TRANSFER MAY BE PERMITTED ON FOR ALL RESIDENTIAL PARCELS. THIS TRANSFER WOULD BE PROPOSED AT THE TIME OF REZONING AND/OR AMENDED PRELIMINARY PLAN (WHERE APPROPRIATE) AND WOULD NEED TO BE REVIEWED BY STAFF TO ENSURE THAT THE OVERALL DEVELOPMENT CONCEPT IS ADHERED TO. A DENSITY TRANSFER NOT TO EXCEED TWENTY PERCENT (20%) OF THE MAXIMUM UNITS FOR EACH PARCEL IS PERMITTED. THE TRANSFERRED DENSITY SHALL MEET ALL MINIMUM REQUIREMENTS OF THE RECEIVING AREA SUCH AS LOT SIZE, SETBACKS, ETC. IN NO CASE SHALL THE OVERALL DENSITY CAP EXCEED THE TOTAL UNITS APPROVED FOR THE PROJECT.
4. DEVELOPMENT OF THIS PROPERTY SHALL BE IN ACCORDANCE WITH THIS PUD/PRELIMINARY PLAN. MAJOR MODIFICATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE EL PASO COUNTY BOARD OF COUNTY COMMISSIONERS UNLESS OTHERWISE PROVIDED BY THE EPC LAND DEVELOPMENT CODE.
5. CENTRAL WATER INFRASTRUCTURE TO BE CONSTRUCTED, OWNED AND OPERATED BY FAWWA (FALCON AREA WATER & WASTEWATER AUTHORITY) (OR SIMILAR PROVIDER) WHICH WILL PROVIDE WATER SERVICE TO THE PROJECT. ON-SITE WATER FACILITIES MAY BE OWNED BY THE FHN METRO DISTRICT.
6. CENTRAL WASTEWATER INFRASTRUCTURE WILL CONSIST OF A COLLECTION SYSTEM OWNED AND OPERATED BY THE FHN METROPOLITAN DISTRICT WHO WILL PROVIDE SERVICE TO THE INDIVIDUAL HOMES. THE COLLECTIONS SYSTEM WILL ULTIMATELY CONNECT TO THE TRIVIEW METROPOLITAN DISTRICT (OR SIMILAR PROVIDER).
7. ALL TRACTS ARE TO BE OWNED AND MAINTAINED BY THE FHN METROPOLITAN DISTRICT. TRACTS INCLUDE LANDSCAPE EASEMENTS, DRAINAGE TRACTS, STORM WATER FACILITIES, OPEN SPACE TRACTS, STREETScape PLANTINGS, DETENTION PONDS, UTILITIES, FENCES, PARKS AND RECREATIONAL FACILITIES, TRAILS, MAILBOX CLUSTERS, AND OTHER USES. TRACTS IDENTIFIED AS PRIVATE WILL BE OWNED AND MAINTAINED BY THE METRO DISTRICT OR HOA.
8. ALL DETENTION PONDS AND CROSS LOT DRAINAGE DITCHES WILL BE LOCATED WITHIN DRAINAGE EASEMENTS PROVIDING ACCESS FOR MAINTENANCE BY THE FHN METROPOLITAN DISTRICT OR HOA.
9. ALL ELECTRICAL SERVICES SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION. ALL TRACTS THROUGH WHICH MVEA UTILITIES WILL BE LOCATED WILL BE GIVEN EASEMENTS AS REQUIRED.
10. BLACK HILLS ENERGY WILL PROVIDE NATURAL GAS.
11. PUBLIC UTILITY DRAINAGE EASEMENTS SHALL BE PROVIDED ON ALL LOTS AS INDICATED ON THE DRAWINGS AND/OR AS SHOWN WITHIN THE DETAILS.
12. PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/OR FEES WITH REVIEW AND APPROVED BY EL PASO COUNTY PARKS. ANY PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARK VIA PARK LAND AGREEMENTS.
13. FEES IN LIEU OF LAND WILL BE PROVIDED FOR SCHOOLS AND PARKS.
14. THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICES.
15. PUBLIC UTILITY/ DRAINAGE EASEMENTS SHALL BE PROVIDED AROUND THE PERIMETER OF THE LOTS AS FOLLOWS:
 - a. FRONT: TEN FEET (10')
 - b. SIDE: TEN FEET (10')
 - c. REAR: TEN FEET (10')
 - d. TRAIL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE DESIGNED FOR PUBLIC UTILITIES AS REQUIRED.
 - e. MVEA: TWENTY FEET (20') MIN. WIDTH EASEMENT WILL BE PROVIDED TO MVEA IN SELECT AREAS AROUND THE PERIMETER OF THE OVERALL SITE OR THROUGH OPEN SPACE TRACTS. THE EXACT LOCATIONS SHALL BE COORDINATED WITH MVEA WITH FINAL LOCATIONS TO BE INCLUDED ON THE FINAL PLAT. MVEA INFRASTRUCTURE DESIGN WAS IN PROGRESS AT THE TIME OF THIS PUD PRELIMINARY PLAN APPROVAL.
16. URBAN LOTS
 - a. FRONT: TEN FEET (10')
 - b. SIDE: FIVE FEET (5')
 - c. REAR: SEVEN FEET (7')
 - d. TRAIL TRACTS, LANDSCAPE AND DETENTION FACILITIES WILL BE DESIGNED FOR PUBLIC UTILITIES AS REQUIRED.
 - e. MVEA: TWENTY FEET (20') MIN. WIDTH EASEMENT WILL BE PROVIDED TO MVEA IN SELECT AREAS AROUND THE PERIMETER OF THE OVERALL SITE OR THROUGH OPEN SPACE TRACTS. THE EXACT LOCATIONS SHALL BE COORDINATED WITH MVEA WITH FINAL LOCATIONS TO BE INCLUDED ON THE FINAL PLAT. MVEA INFRASTRUCTURE DESIGN WAS IN PROGRESS AT THE TIME OF THIS PUD PRELIMINARY PLAN APPROVAL.
17. INDIVIDUAL LOT SIDE YARD SWALES SHALL BE CONSTRUCTED DURING INDIVIDUAL LOT CONSTRUCTION/ LANDSCAPING TO PROVIDE ADEQUATE DRAINAGE. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. HOMEOWNERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES, INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNERS SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES, WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
18. GRASS BUFFER BMPs WILL BE MAINTAINED



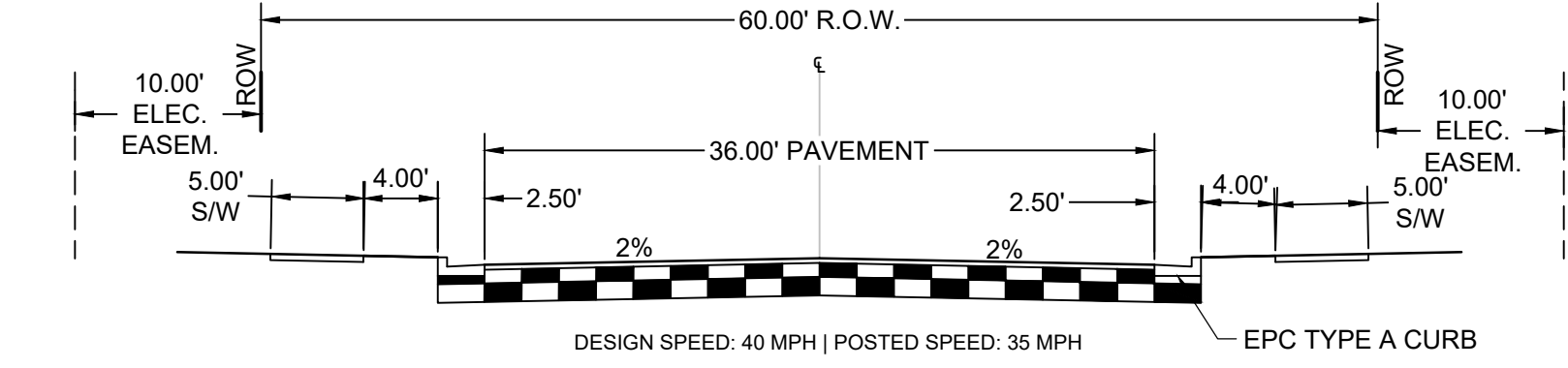
- 15' BUILDING SETBACK: A PORTION OF THE PRINCIPAL STRUCTURE, INCLUDING PORCHES.
- THE SIDE SETBACK WILL BE 5' IF A MINIMUM OPEN SPACE TRACT IS PROVIDED OF 10' OR MORE, MEASURED FROM RIGHT OF WAY TO LOT LINE.
- ON INTERIOR LOTS, SIDE YARD SETBACKS ARE MEASURED FROM THE PROPERTY LINE.
- ON CORNER LOTS, 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.



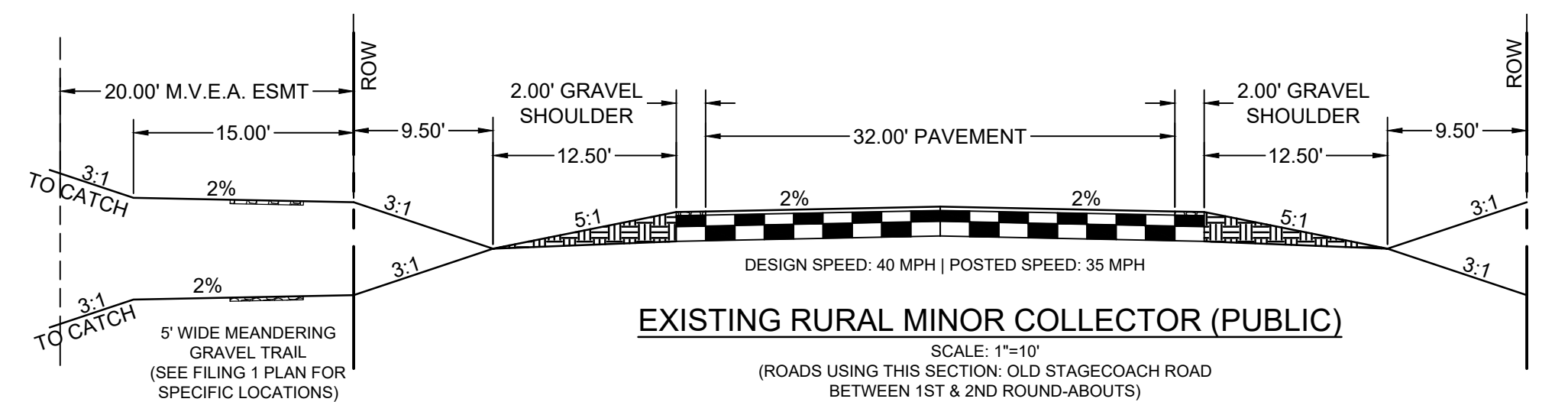
URBAN, LOCAL (PUBLIC)

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)



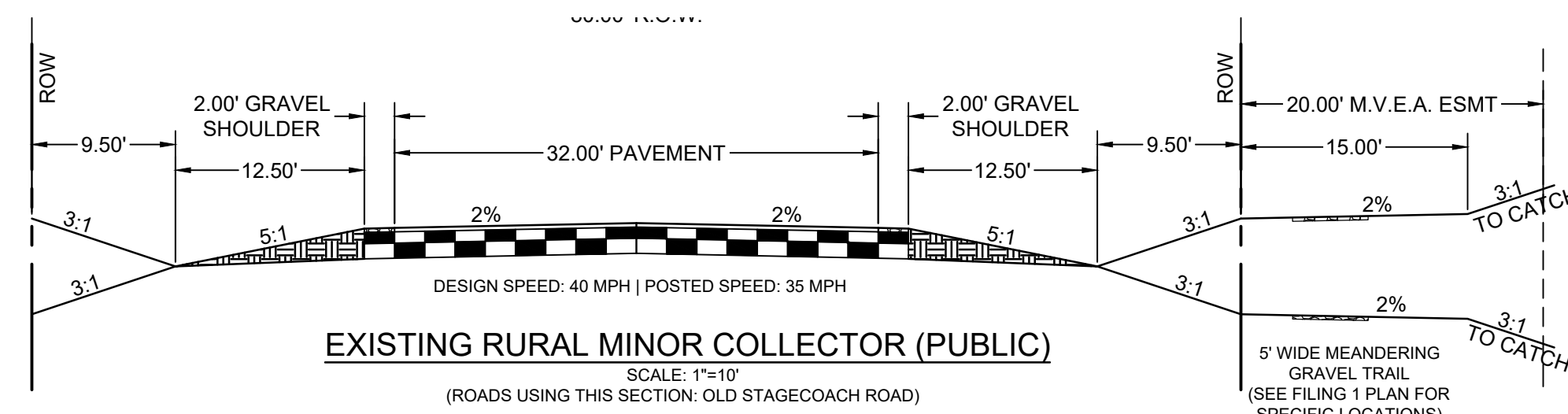
URBAN, RESIDENTIAL COLLECTOR (PUBLIC)

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



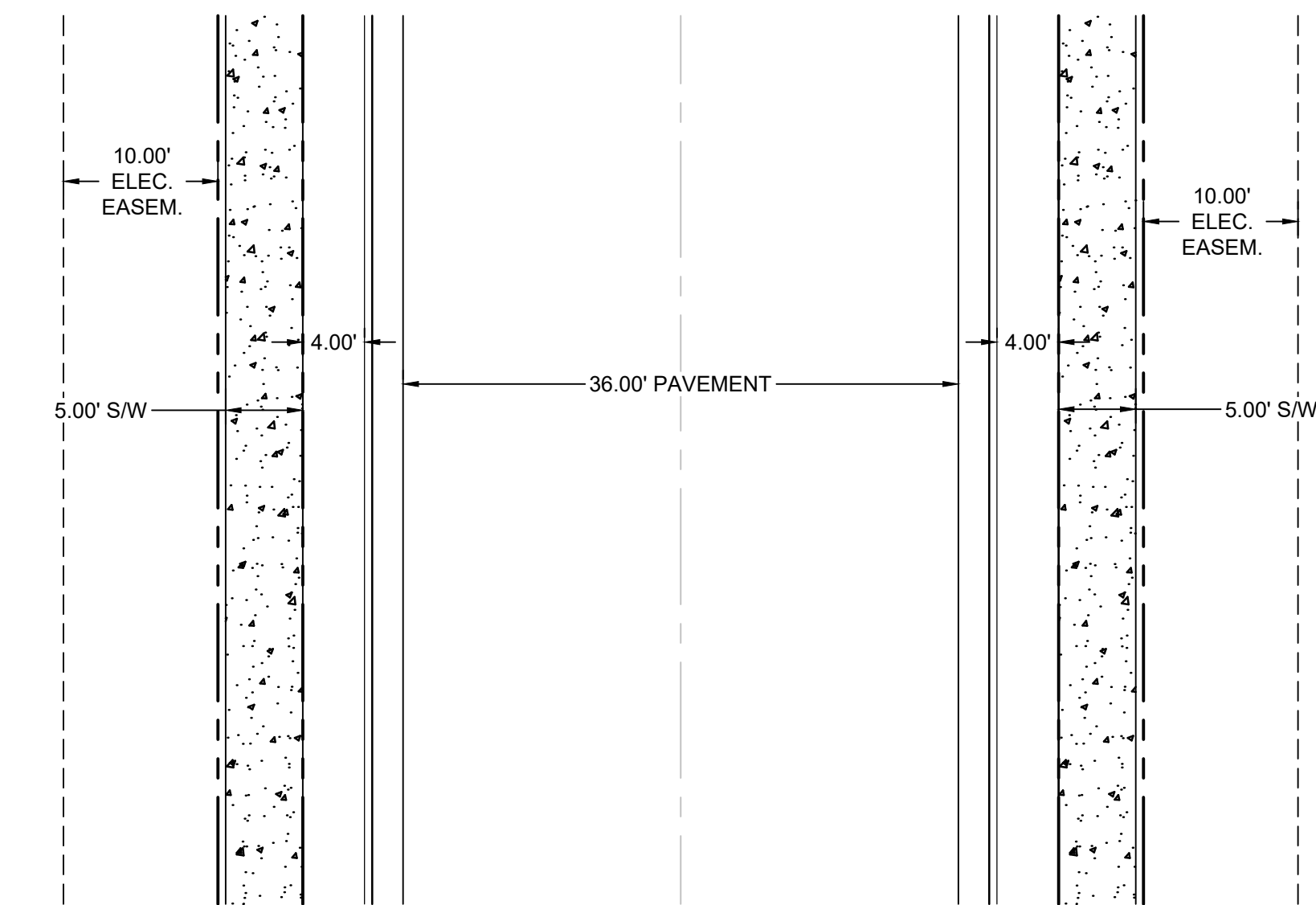
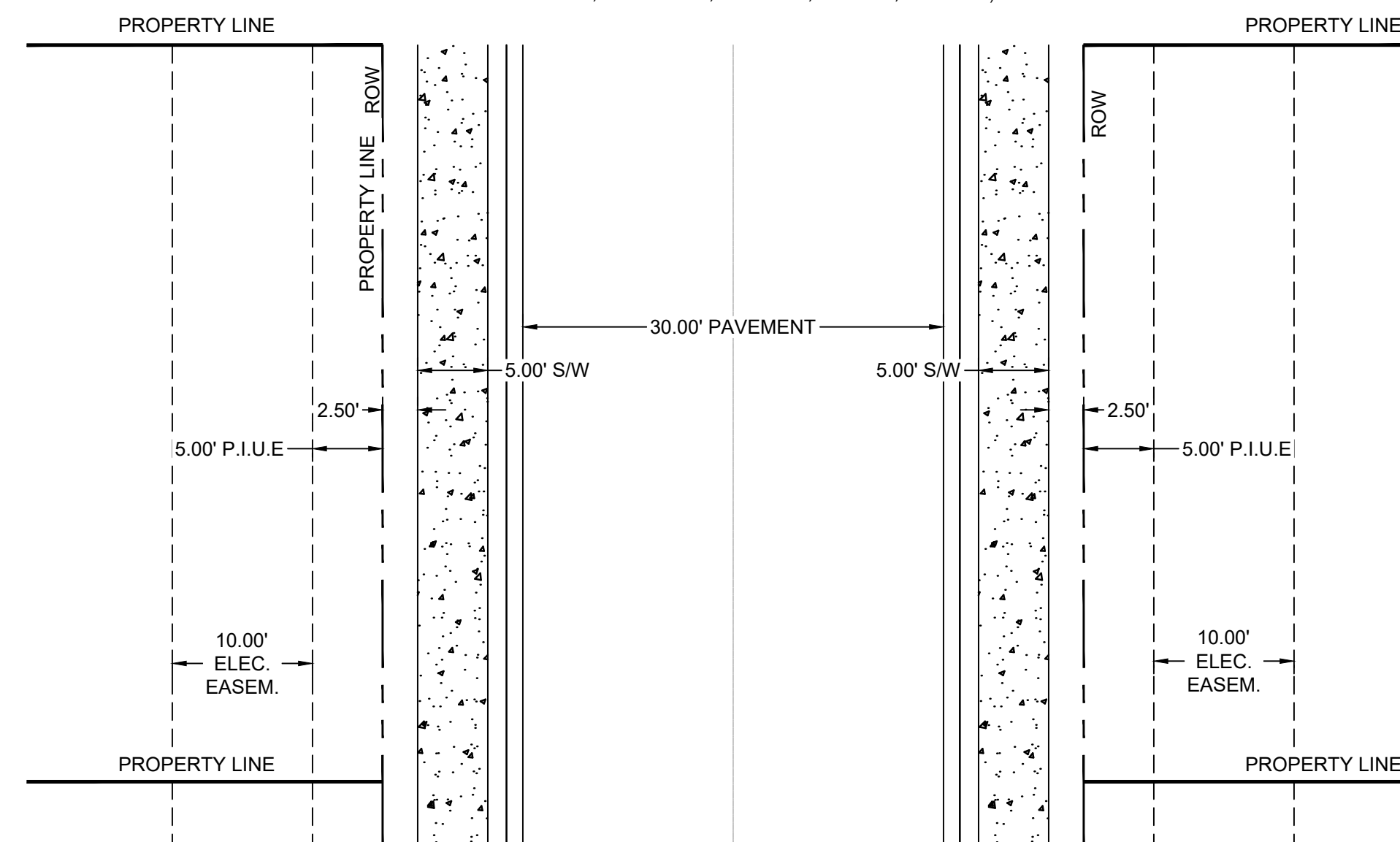
EXISTING RURAL MINOR COLLECTOR (PUBLIC)

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)



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 APPROVED: KMH JOB NUMBER: 211030 0"=1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
 CAD DATE: 3/12/2024
 CAD FILE: J:\2021\211030\CAD\Drawings\CIPUD-PP1\typ_sections

NO.	DATE	BY	REVISION DESCRIPTION

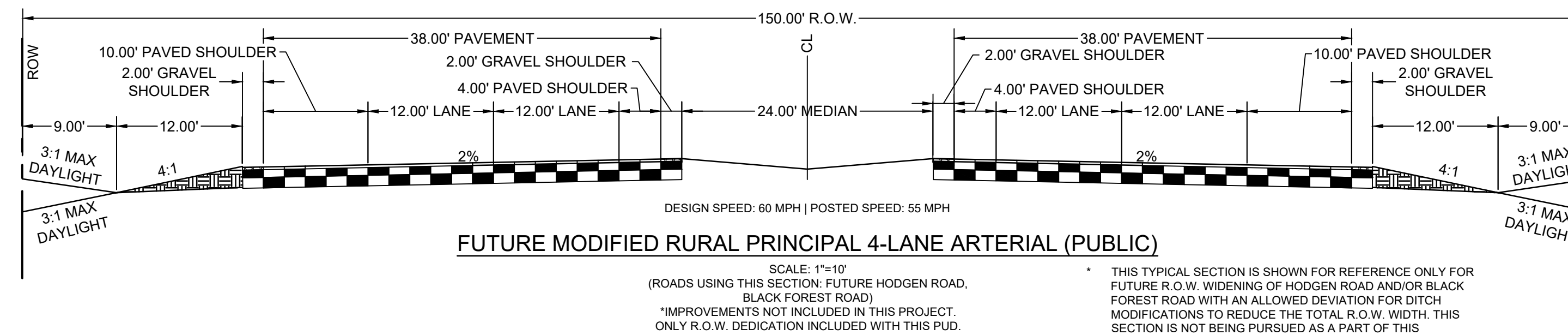
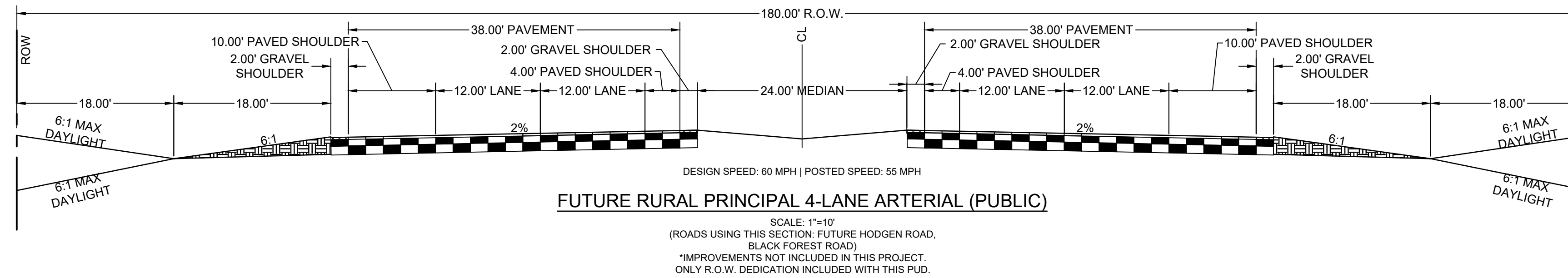
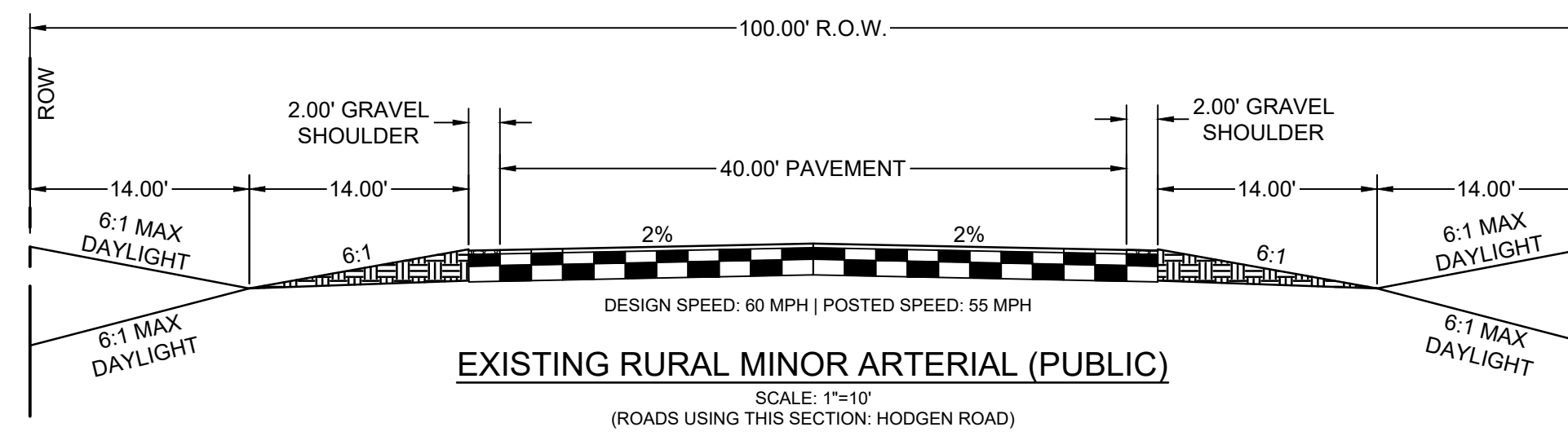
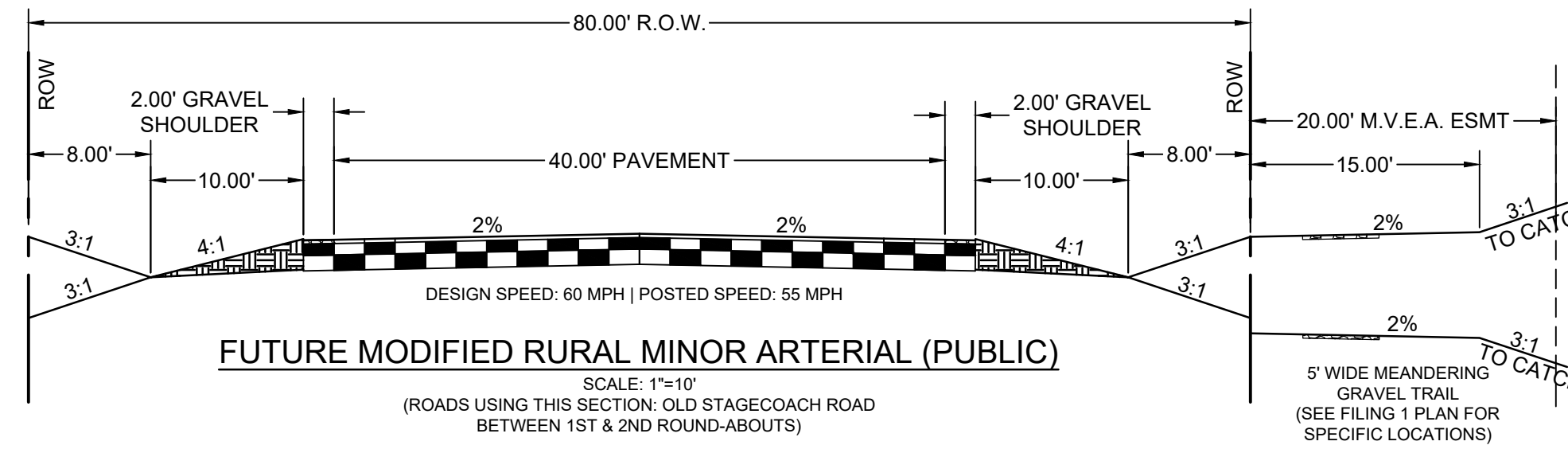
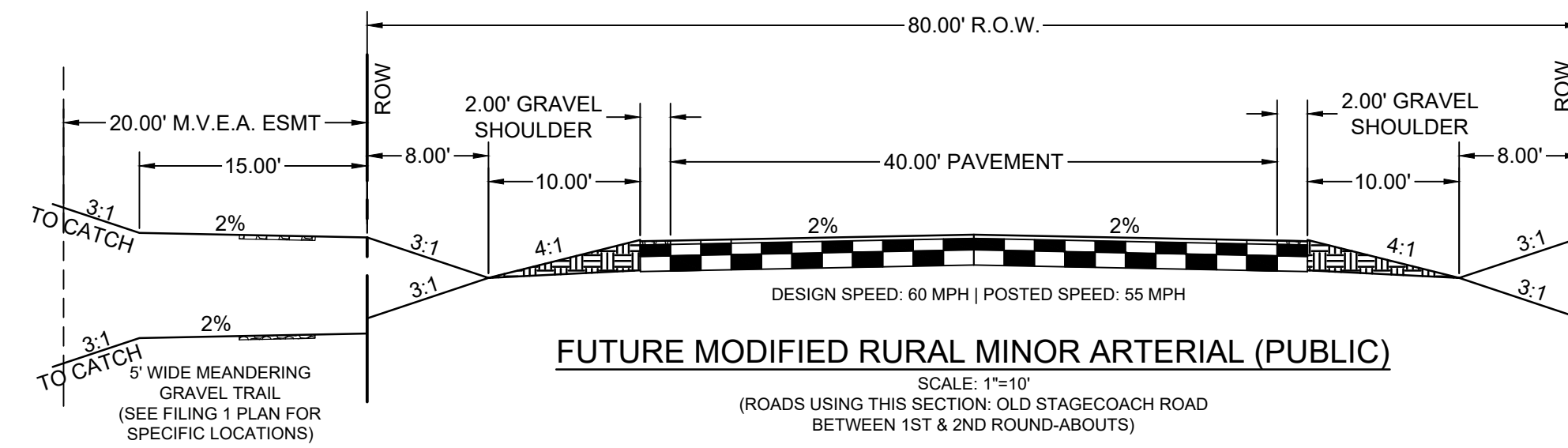


HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 719.965.0044

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

COVER & TYP. SECTIONS
 TYPICAL LOT SECTIONS

SHEET
 TYP
 3



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
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 FAX: 713.965.0044

FLYING HORSE NORTH PHASE 2 PUD
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 EL PASO COUNTY, CO


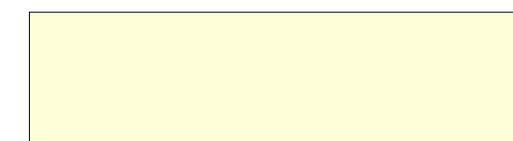

COVER & TYP. SECTIONS
 FUTURE TYPICAL ROAD SECTIONS

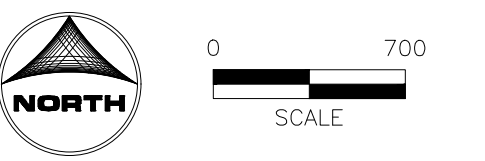
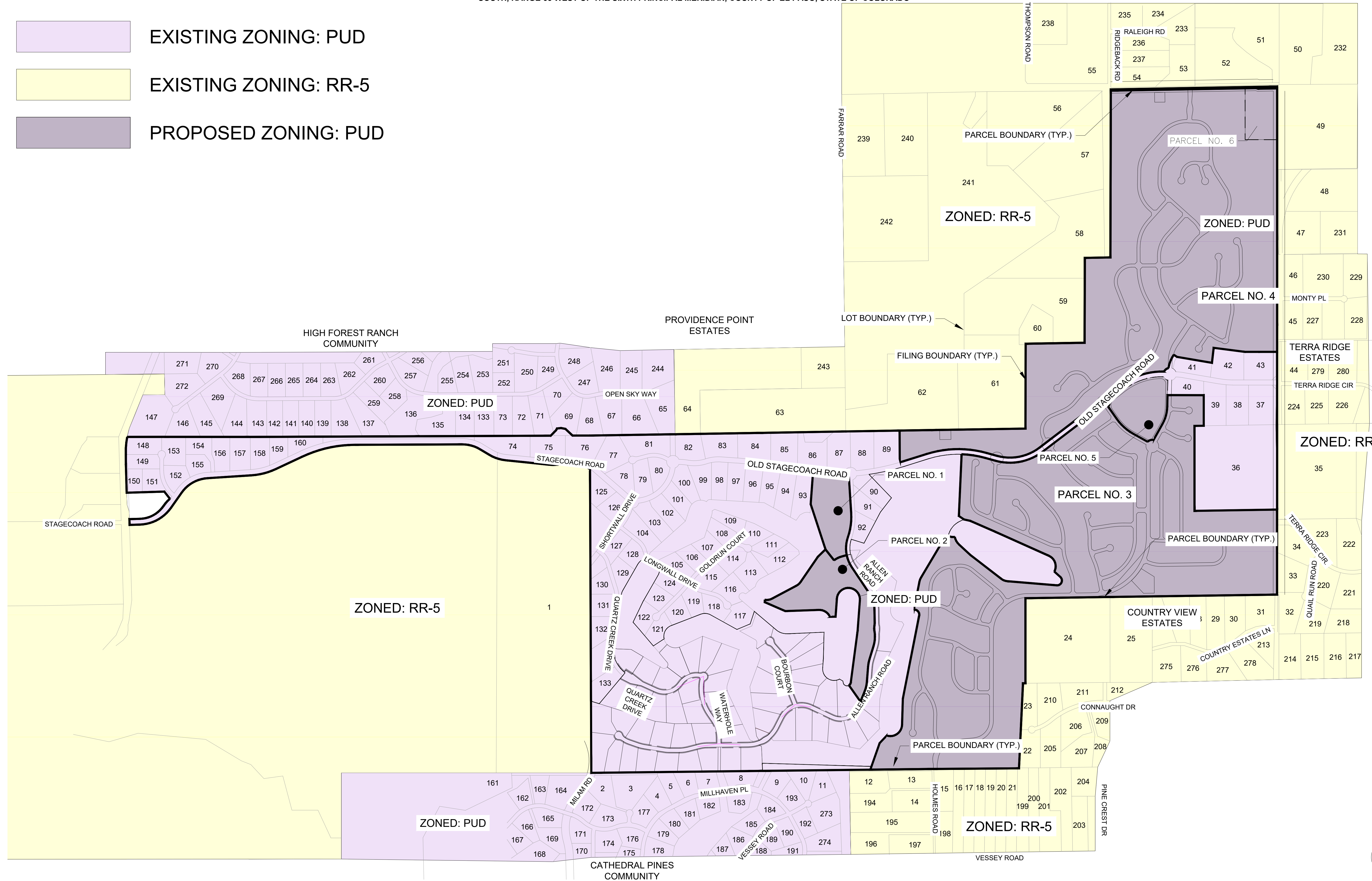
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 SHEET TYP 4

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


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

LEGEND

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



PCD FILE NO.: PUDSP234

DRAWN BY: DLH	JOB DATE: 3/12/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.  1" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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CAD DATE: 3/12/2024		
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NO.	DATE	BY	REVISION DESCRIPTION



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

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

PUD PRELIMINARY PLAN
 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

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
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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

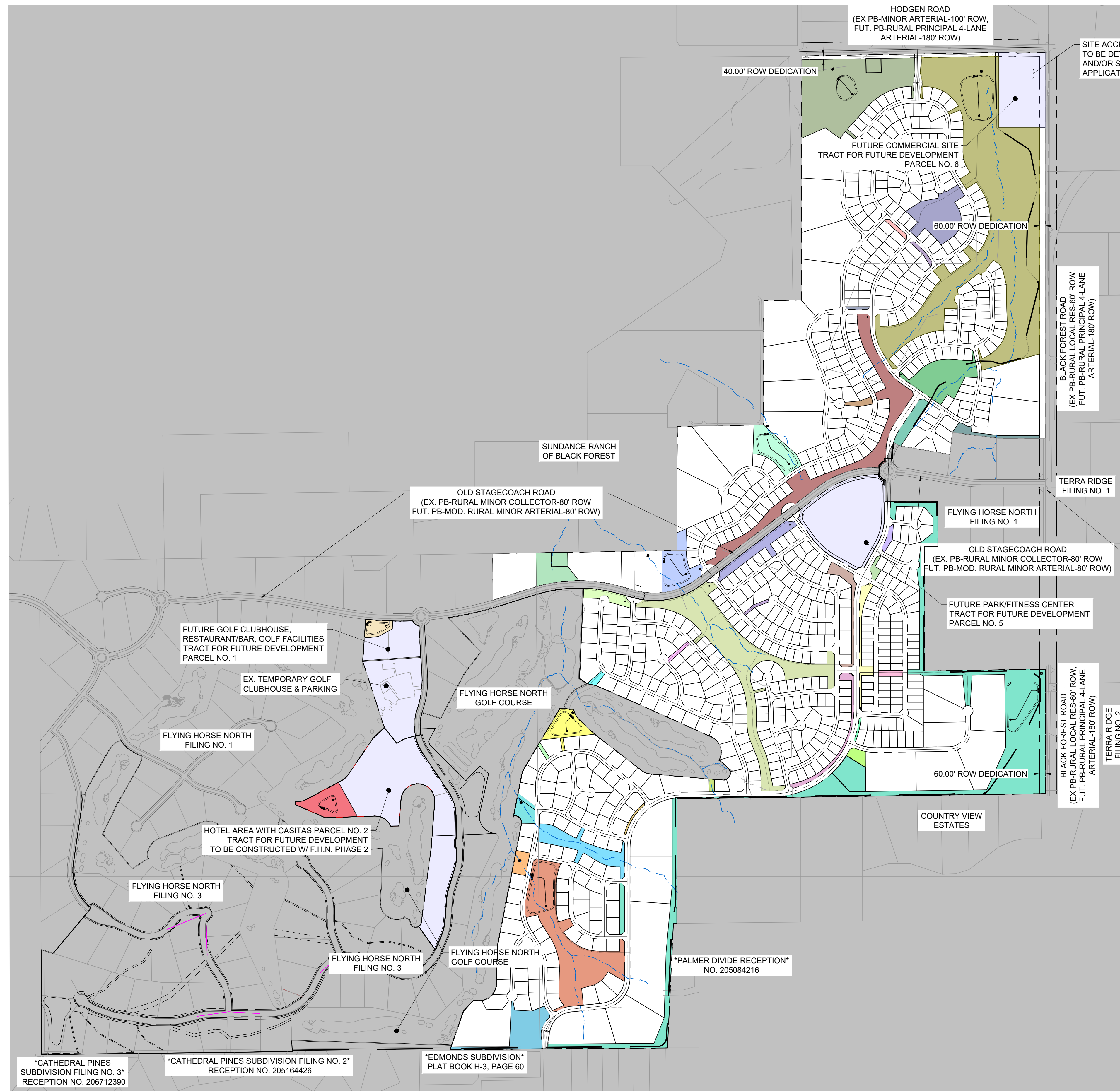
PUD PRELIMINARY PLAN
 ADJACENT OWNERS

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

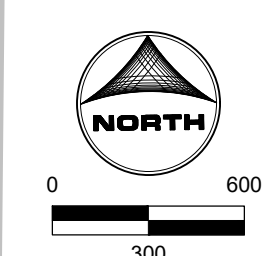


KEY MAP
SCALE: N.T.S



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	[Dark Purple]
TRACT K	[Dark Blue]
TRACT L	[Blue-Gray]
TRACT M	[Gray-Blue]
TRACT N	[Gray]
TRACT O	[Light Gray]
TRACT P	[White]
TRACT Q	[Light Blue]
TRACT R	[Blue]
TRACT S	[Dark Blue]
TRACT T	[Dark Purple]
TRACT U	[Purple]
TRACT V	[Light Purple]
TRACT W	[Purple]
TRACT X	[Dark Purple]
TRACT Y	[Dark Blue]
TRACT Z	[Blue]
TRACT AA	[Light Blue]
TRACT BB	[Blue]
TRACT CC	[Dark Blue]
TRACT DD	[Dark Purple]
TRACT EE	[Purple]
TRACT FF	[Light Purple]
TRACT GG	[Purple]
TRACT HH	[Dark Purple]
TRACT II	[Dark Blue]
TRACT JJ	[Blue]
TRACT KK	[Dark Blue]
TRACT LL	[Blue-Gray]
TRACT MM	[Gray-Blue]
TRACT NN	[Gray]
TRACT OO	[Light Gray]
FUTURE DEVELOPMENT	[Light Blue]
NOT WITHIN SCOPE OF PUD	[White]



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

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

DRAWN BY: DLH JOB DATE: 3/12/24
APPROVED: KMH JOB NUMBER: 211030
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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

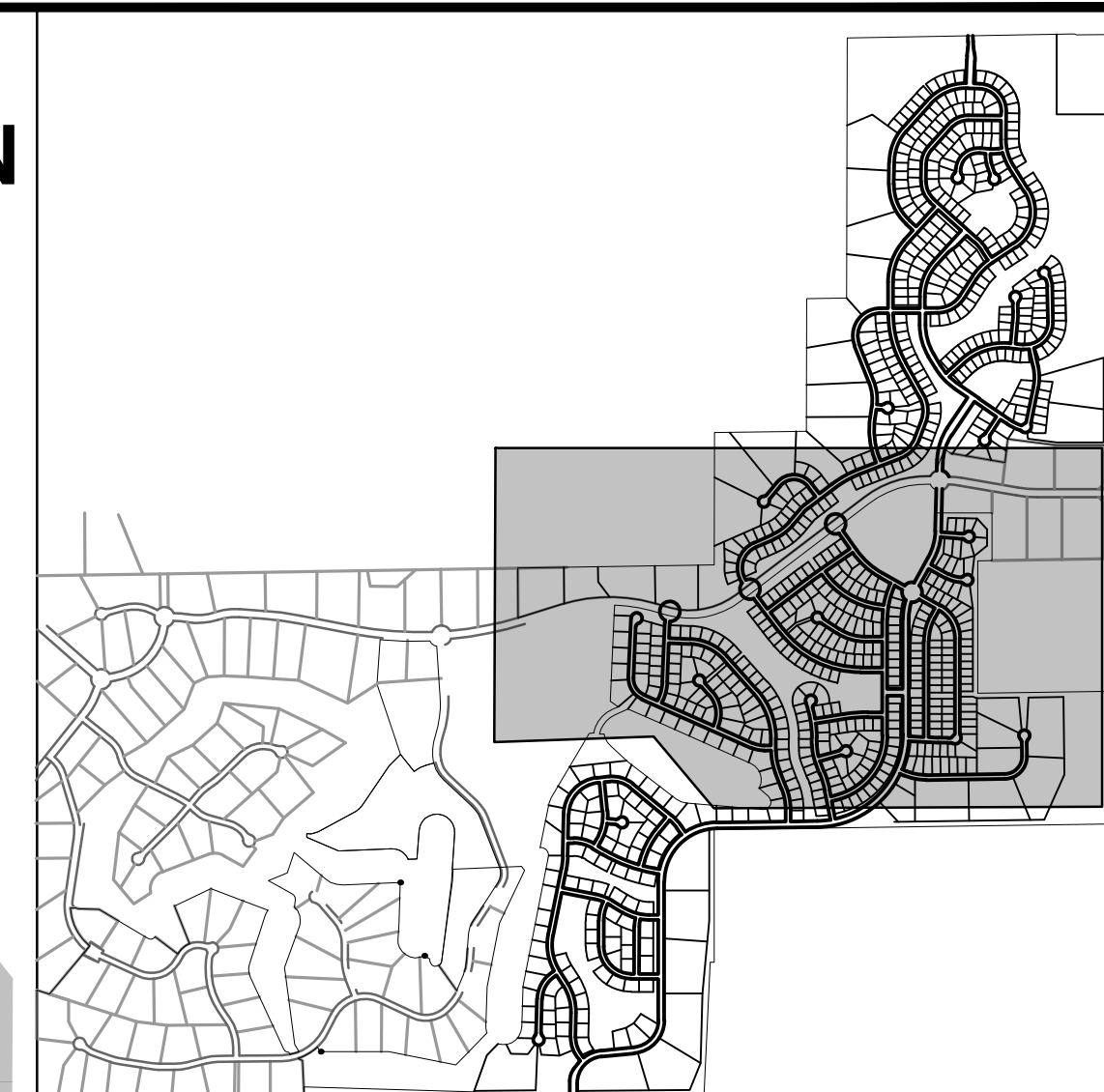
PUD PRELIMINARY PLAN
OVERALL TRACT PLAN

SHEET
TP
9

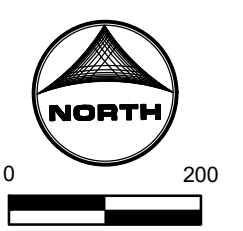
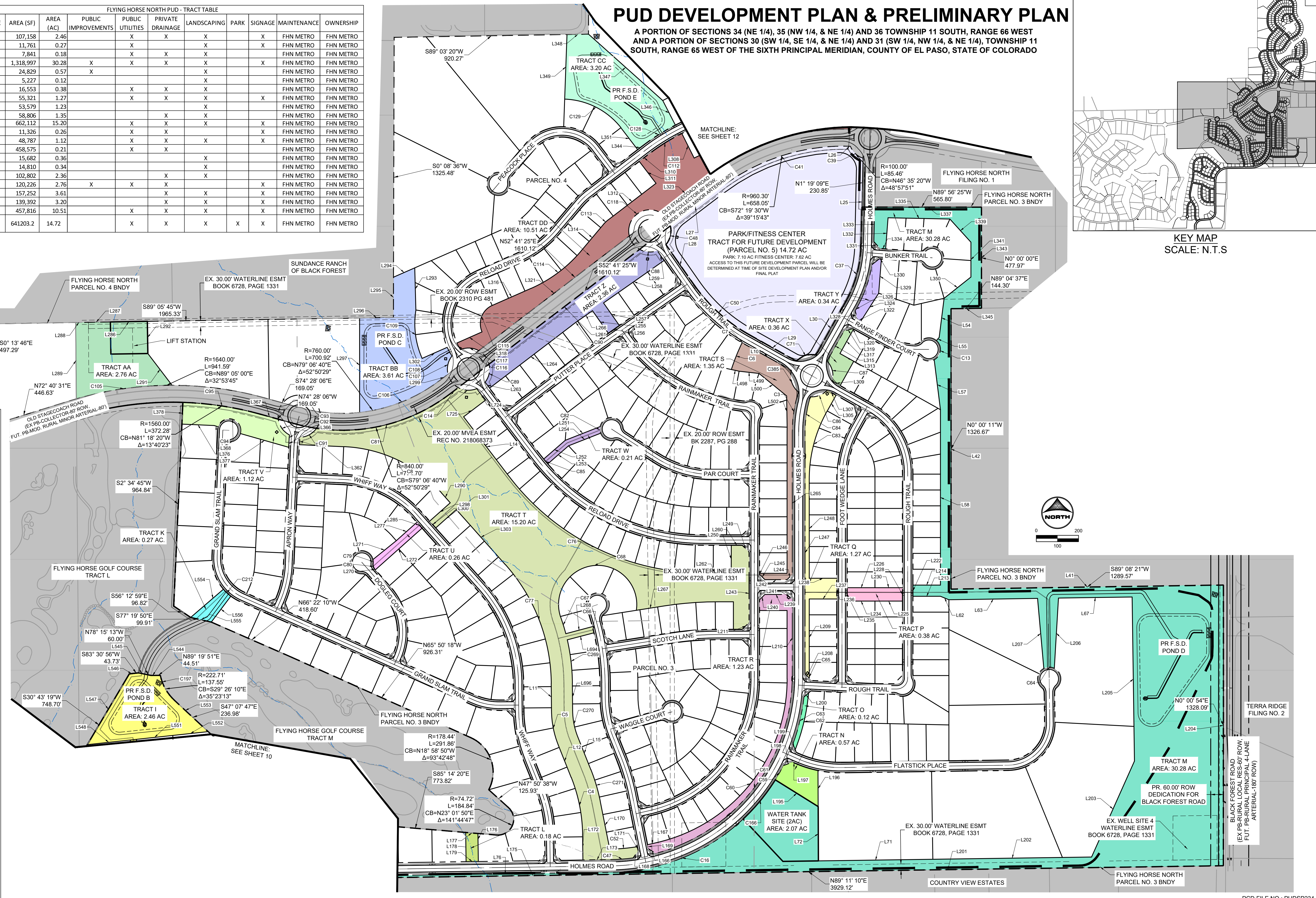
FLYING HORSE NORTH - PHASE 2 PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

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
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 - TRACT Y
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 - TRACT BB
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 - 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



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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**

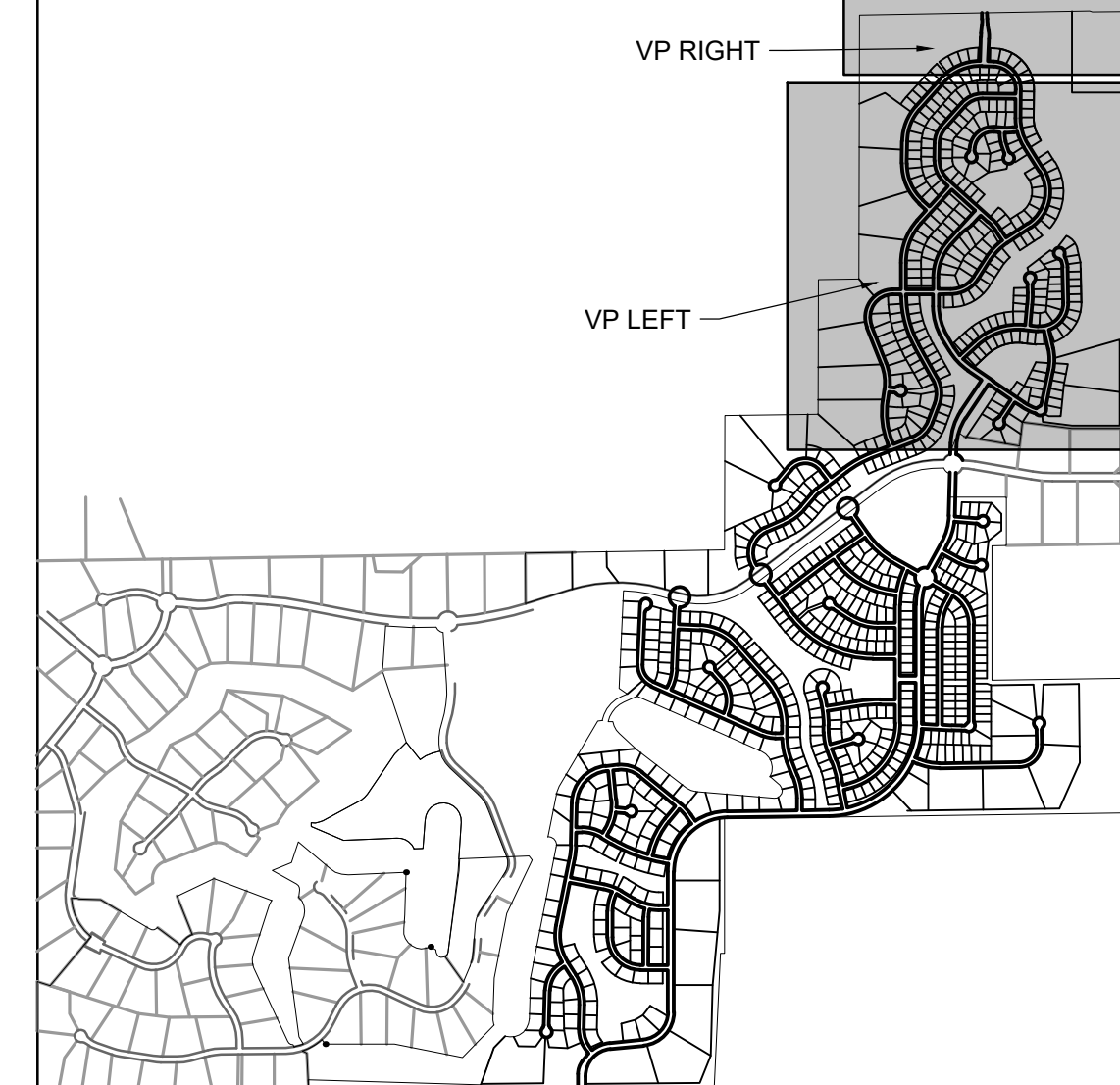
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 TP 11**

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

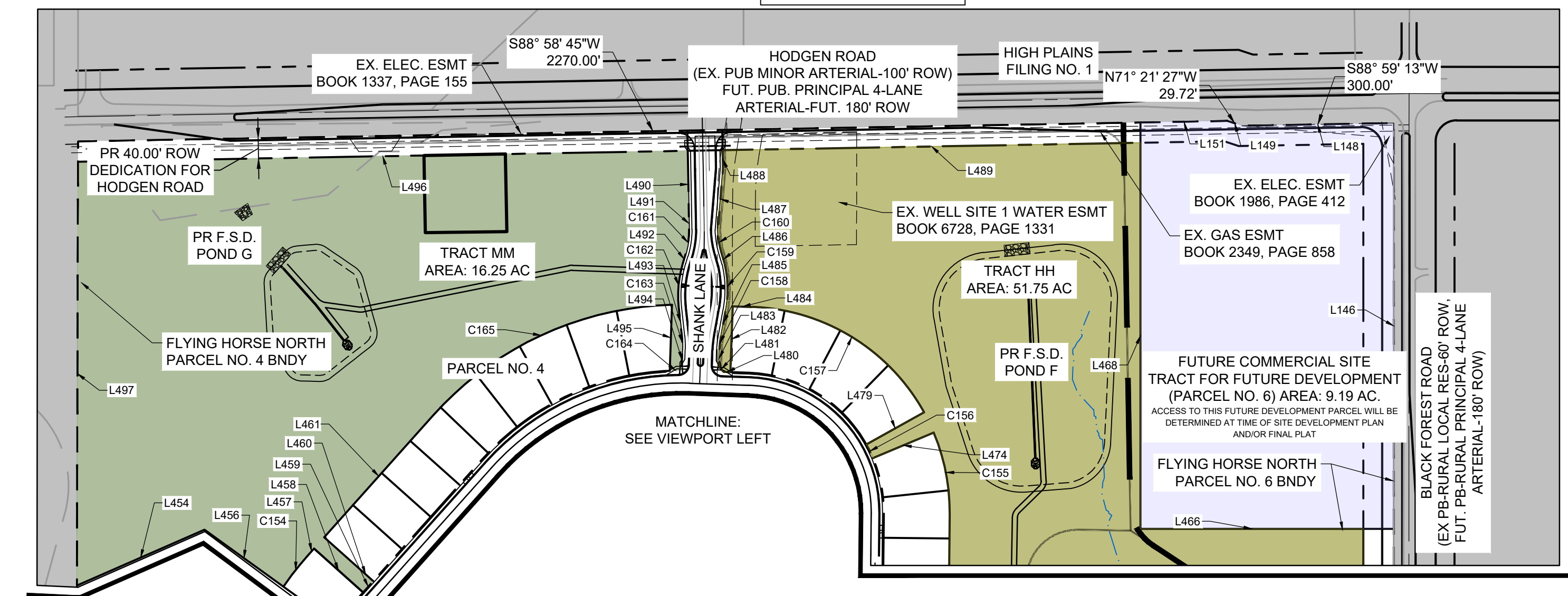
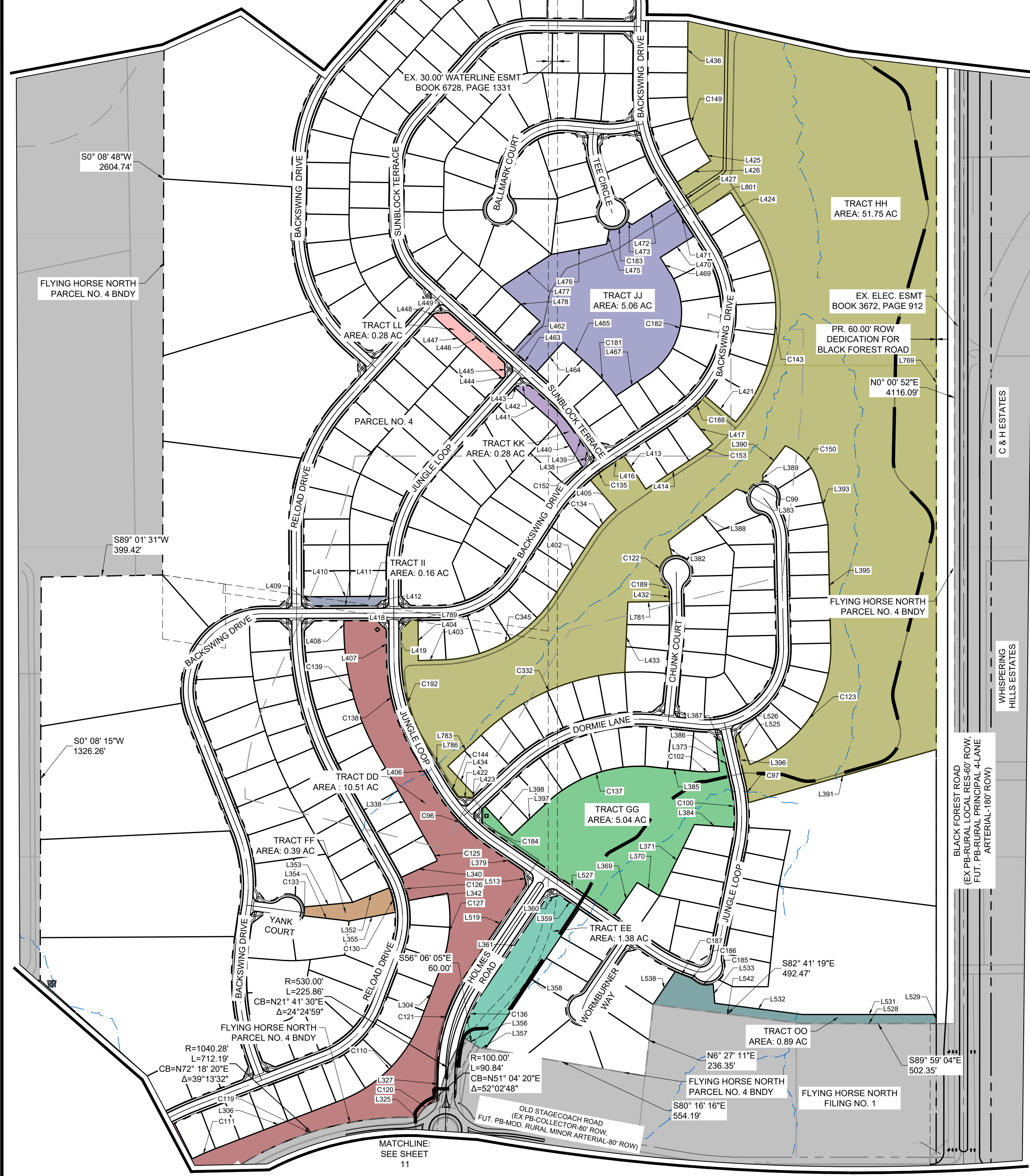
A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST
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SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

TRACT LEGEND

TRACT A	[Red]
TRACT B	[Orange]
TRACT C	[Yellow]
TRACT D	[Light Green]
TRACT E	[Green]
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TRACT P	[Light Blue-Gray]
TRACT Q	[Light Green-Gray]
TRACT R	[Light Blue-Gray]
TRACT S	[Light Green-Gray]
TRACT T	[Light Blue-Gray]
TRACT U	[Light Green-Gray]
TRACT V	[Light Blue-Gray]
TRACT W	[Light Green-Gray]
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TRACT LL	[Light Blue-Gray]
TRACT MM	[Light Green-Gray]
TRACT NN	[Light Blue-Gray]
TRACT OO	[Light Green-Gray]
FUTURE DEVELOPMENT	[Light Blue]
NOT WITHIN SCOPE OF PUD	[Light Gray]

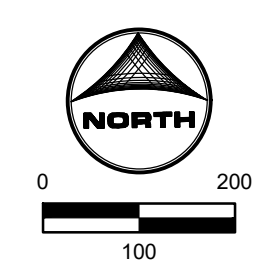


KEY MAP
SCALE: N.T.S



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
MM	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



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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

PCD FILE NO.: PUDSP234
 SHEET
 TP
 12

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

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

TRACT CURVE TABLE					
CURVE TAG #	LENGTH (FT)	RADIUS (FT)	DELTA	CHORD BEARING	CHORD LENGTH
C1	118.78	180.00	37°48'36"	S80° 50' 50"W	116.64
C2	52.22	595.00	5°01'42"	N2° 31' 30"E	52.20
C3	191.56	630.00	17°25'17"	N8° 42' 30"E	190.82
C4	276.27	755.00	20°57'55"	N11° 18' 00"W	274.73
C5	165.16	445.00	21°15'55"	N11° 09' 00"W	164.22
C6	136.32	965.00	8°05'37"	S21° 52' 10"W	136.20
C7	8.22	825.00	0°34'14"	N60° 32' 00"W	8.22
C8	522.64	655.00	45°43'05"	N64° 33' 40"W	508.89
C9	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"W	501.36
C125	37.13	455.00	4°40'31"	S27° 01' 10"E	37.12
C126	80.28	325.00	14°09'08"	S17° 36' 20"E	80.07

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' 50"E	117.52

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" W
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" W
L51	0.70	S 29°01'50" E
L52	183.81	N 87°59'49" E
L54	186.56	S 7°14'16" W
L55	20.00	S 40°46'01" W
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" E
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 48°17'50" E
L277	130.00	S 48°17'50" W
L285	37.06	N 41°42'10" W
L286	175.00	S 89°06'20" W
L287	134.22	S 89°06'20" W
L288	30.25	S 89°03'58" W
L289	361.14	S 0°28'30" E
L290	62.64	N 41°42'10" W
L291	189.10	N 37°21'17" W
L292	152.08	N 0°53'40" W
L293	199.42	N 1°33'42" W
L294	109.74	S 66°18'39" W
L295	190.81	S 0°08'36" W
L296	160.02	S 89°06'20" W
L297	446.57	S 0°00'26" W
L298	130.00	N 48°17'50" E
L299	49.44	N 52°41'25" E
L300	43.18	N 41°42'10" W
L301	130.00	S 48°17'50" W
L302	130.00	S 66°07'33" W
L303	349.77	N 41°42'10" W
L304	184.77	S 20°53'59" W
L305	89.00	N 29°10'53" E
L306	443.59	S 68°56'48" W
L307	48.11	N 60°49'07" W
L308	130.00	N 26°38'08" W
L309	43.09	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

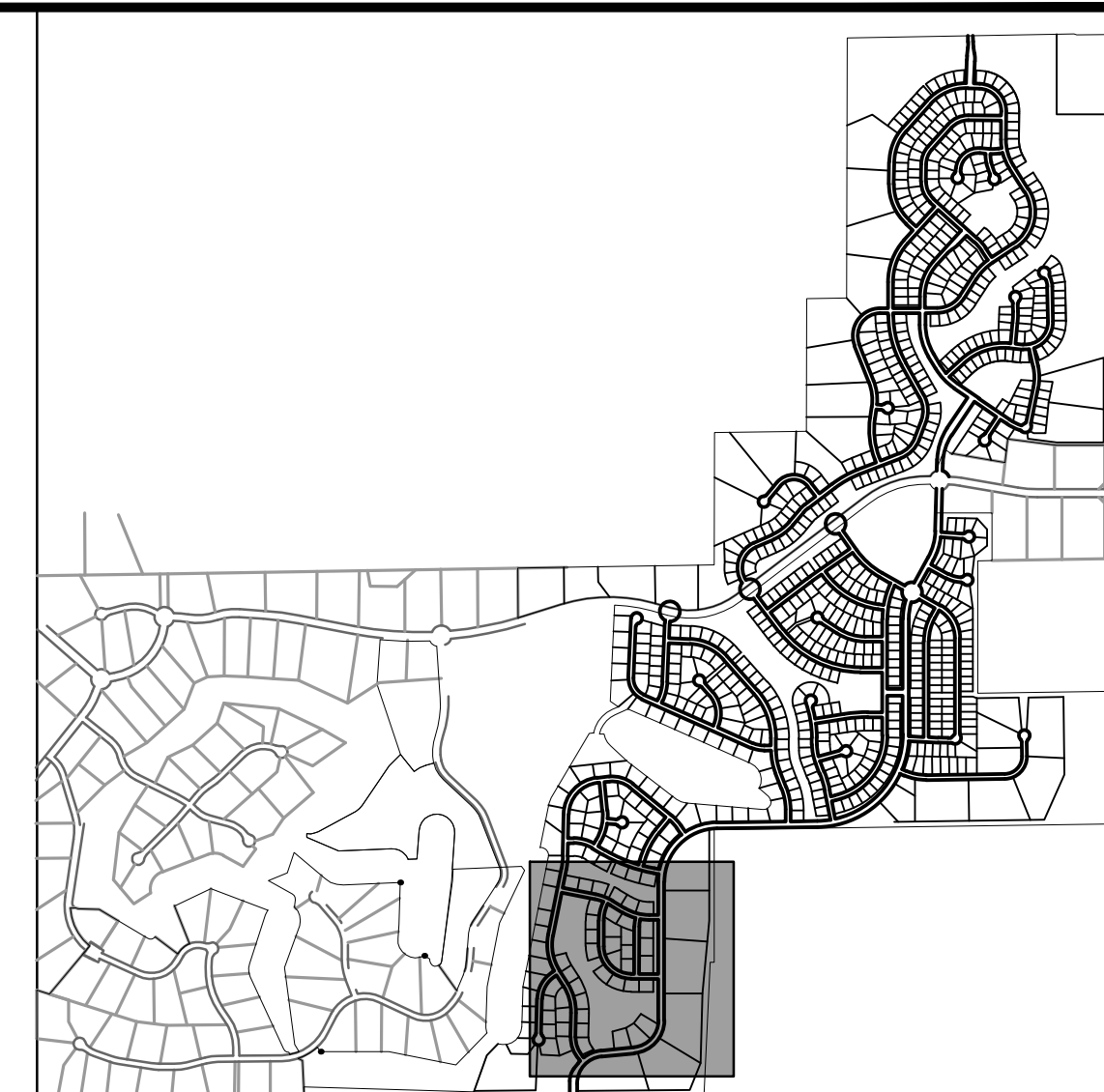
TRACT LINE TABLE		
LINE TAG #	LENGTH (FT)	BEARING
L316	199.59	S 66°18'39" W
L317	131.68	N 29°10'53" E
L318	130.00	S 66°07'33" W
L319	42.43	S 74°10'53" W
L320	5.67	N 60°49'07" W
L321	895.85	N 52°41'25" E
L322	17.30	S 37°47'55" W
L323	298.22	N 52°41'25" E
L324	157.16	N 32°38'21" E
L325	8.27	S 88°31'45" 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" E
L359	78.00	N 55°37'06" W
L360	45.06	N 52°41'25" W
L361	374.28	S 33°53'55" W
L362	213.07	N 87°25'15" W
L365	34.76	N 3°19'57" E
L366	33.64	N 2°34'45" E
L367	87.75	N 74°28'06" W
L368	20.00	S 72°19'52" E
L369	130.00	N 34°22'54" E
L370	84.42	S 59°03'51" E
L371	260.95	N 26°11'35" E
L373	148.62	N 12°43'38" W
L376	152.59	S 87°25'15" E
L377		

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

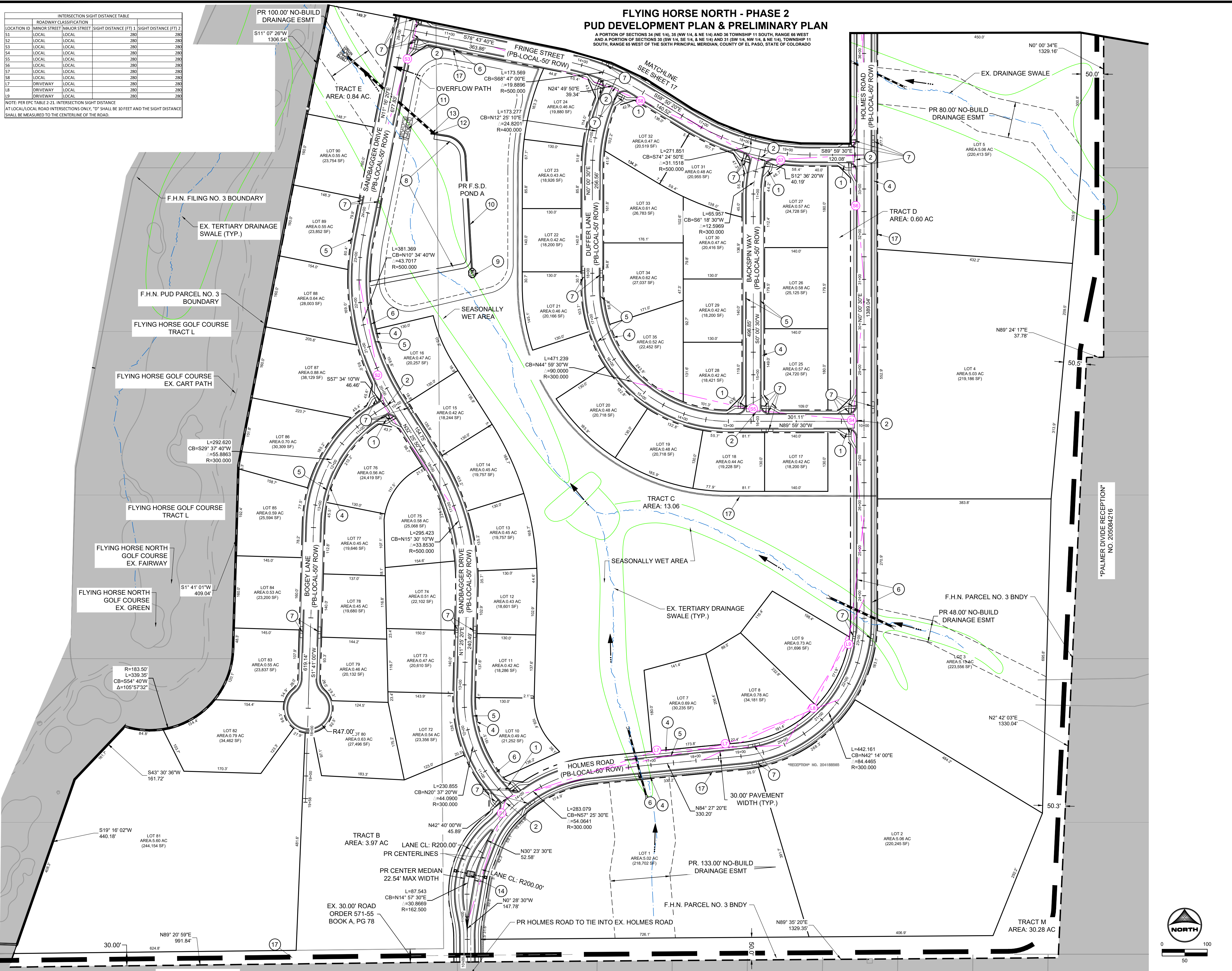
LINWORK LEGEND

- 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 ECM.
- PR CONCRETE FOREBAY (PRIVATE)
- PR CONCRETE TRICKLE CHANNEL (PRIVATE)
- PR EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- PR CONCRETE OUTLET STRUCTURE (PRIVATE)
- PR MICRO-POOL
- PR ENTRY SIGN (SEE LANDSCAPE PLANS)
- PR MODULAR BLOCK WALL
- PR CONCRETE MID-BLOCK CURB RAMP
- PR 10" WIDE ACCESS TRAIL



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 APPROVED: KMH JOB NUMBER: 211030
 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

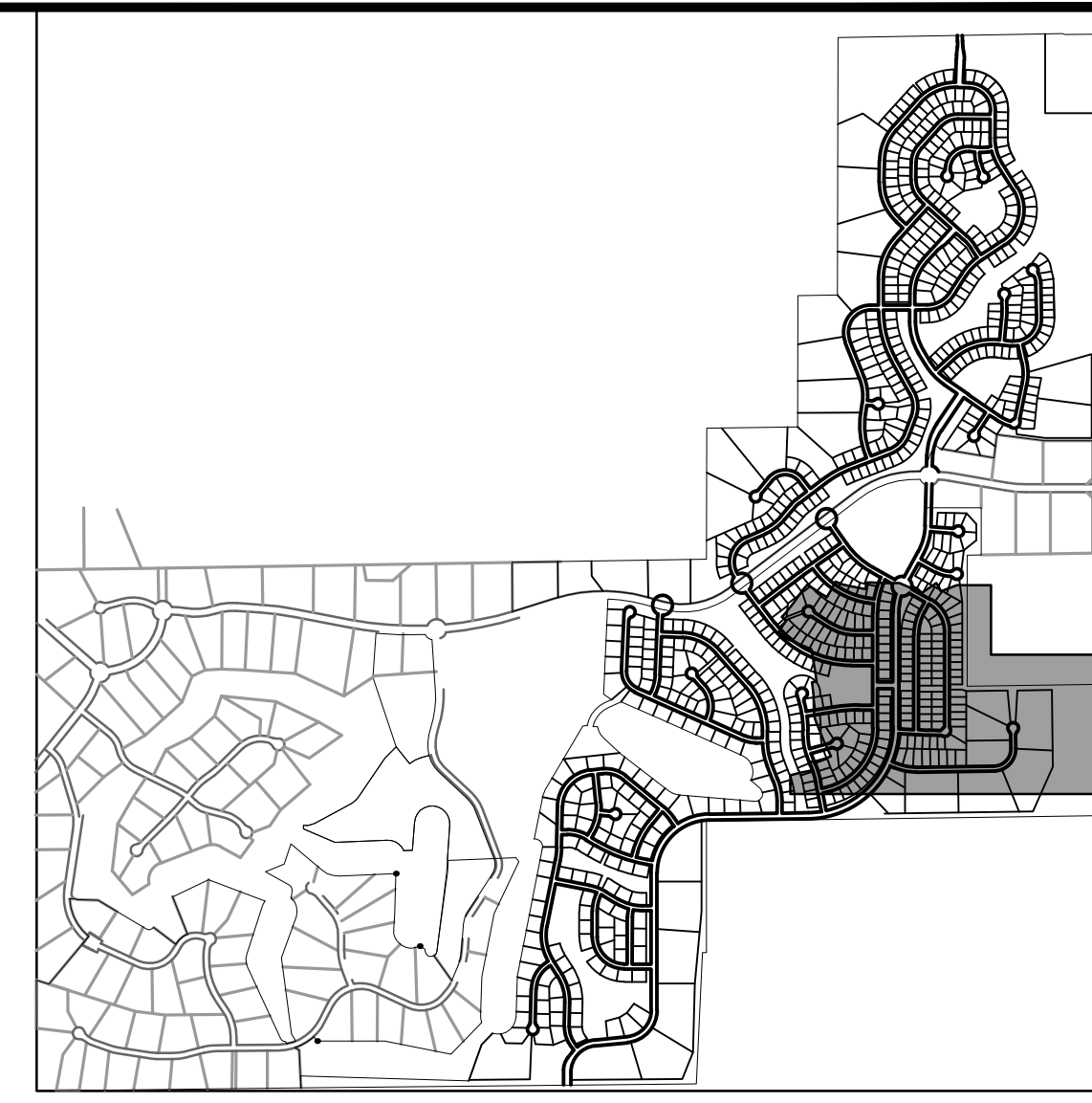
HERGER, DANIEL, 3/12/2024 1:42 PM

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 ENCR OACH 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

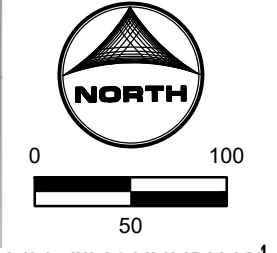
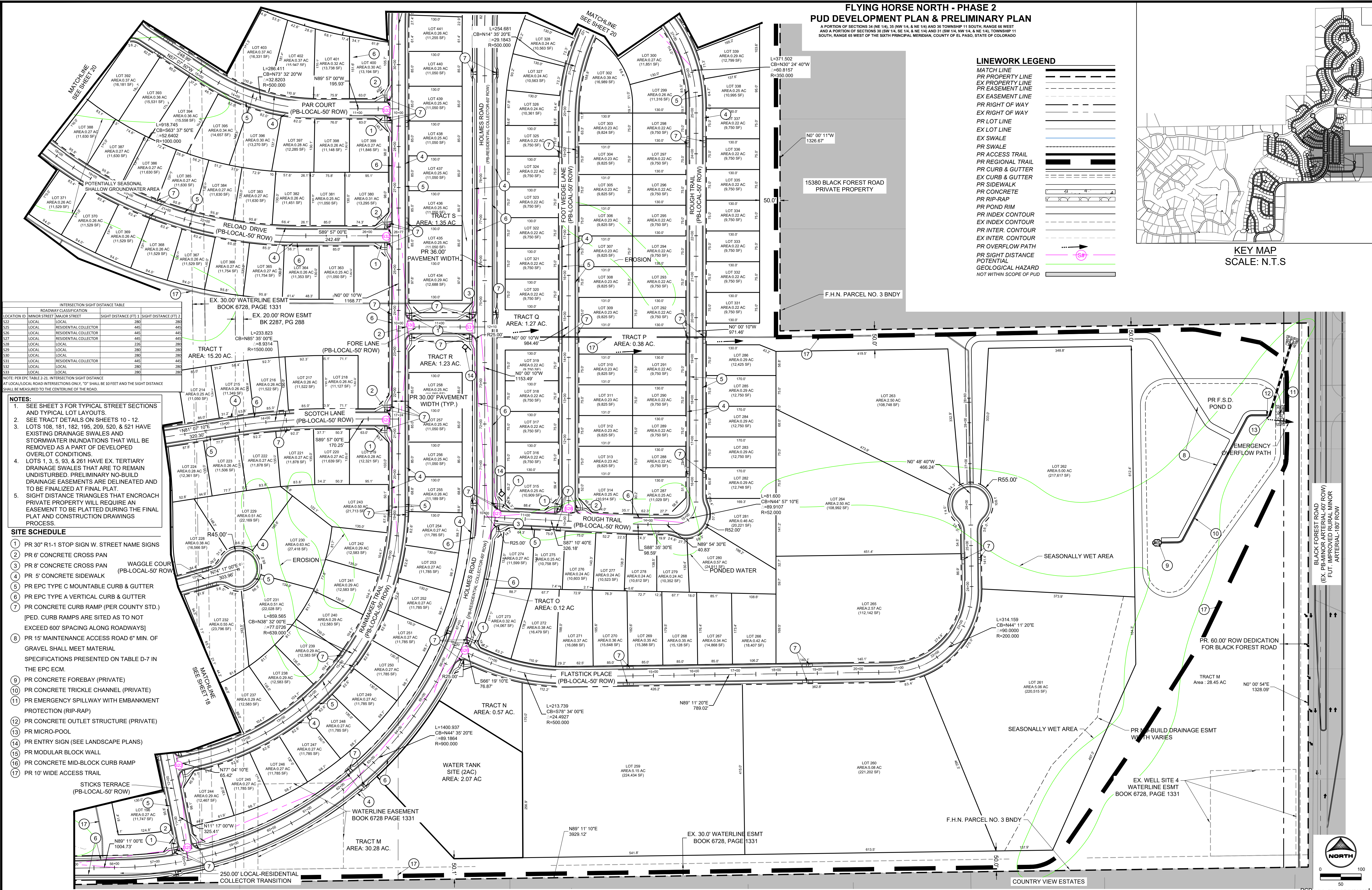
DRAWN BY: DLH JOB DATE: 3.12.2024
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 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PPS_Site_Plan

NO.	DATE	BY	REVISION DESCRIPTION

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

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

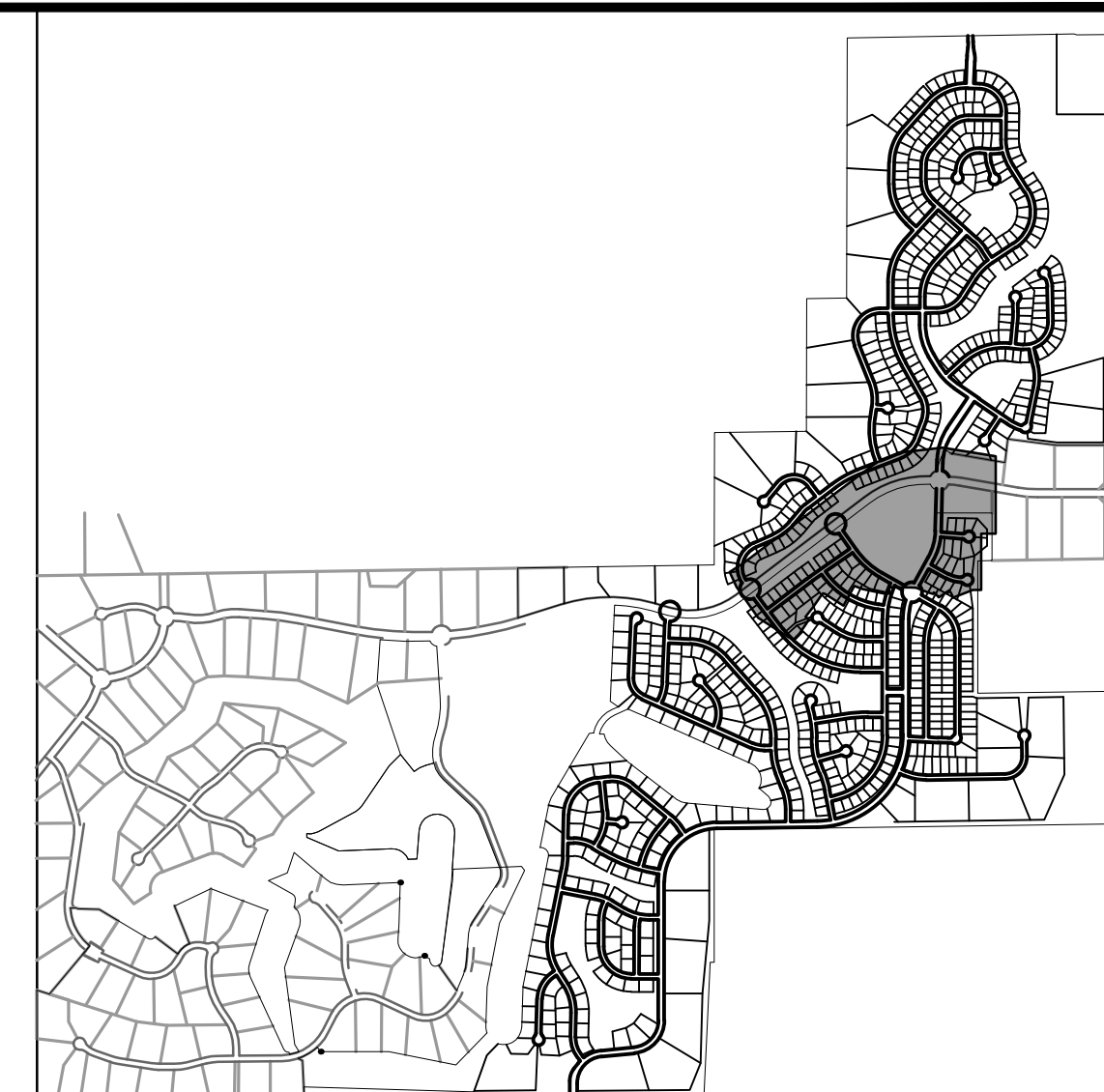
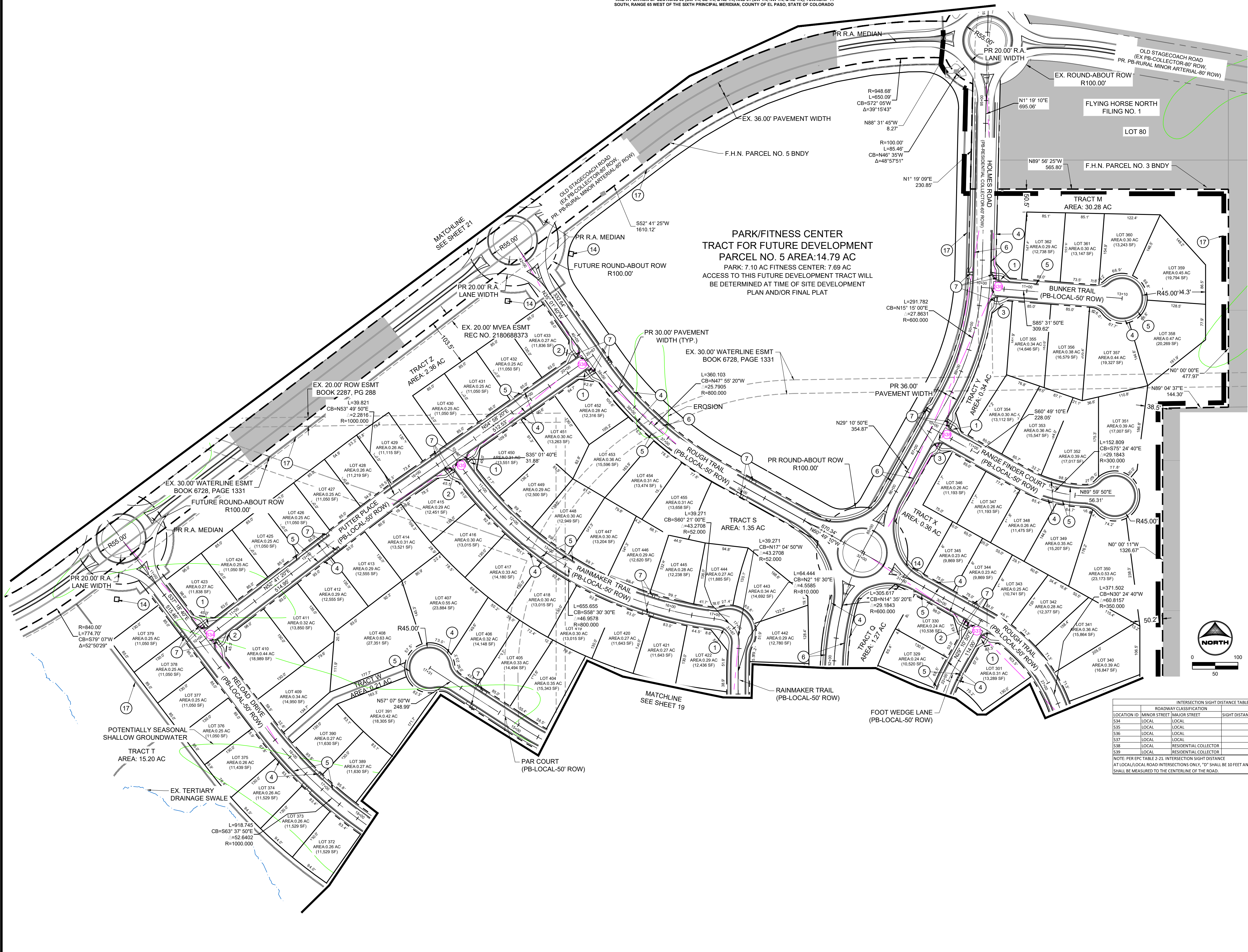
PUD PRELIMINARY PLAN
 SITE PLAN 4
 SHEET SP 19



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

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4 & 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

HERGER, DANIEL, 3/12/2024, 1:44 PM



**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 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' 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

INTERSECTION SIGHT DISTANCE TABLE

LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE (FT.) 1	SIGHT DISTANCE (FT.) 2
S34	LOCAL	LOCAL	280	280
S35	LOCAL	LOCAL	280	280
S36	LOCAL	LOCAL	280	280
S37	LOCAL	LOCAL	280	280
S38	LOCAL	RESIDENTIAL COLLECTOR	445	445
S39	LOCAL	RESIDENTIAL COLLECTOR	445	445

NOTE: PER EPC TABLE 2-23, 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.

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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**

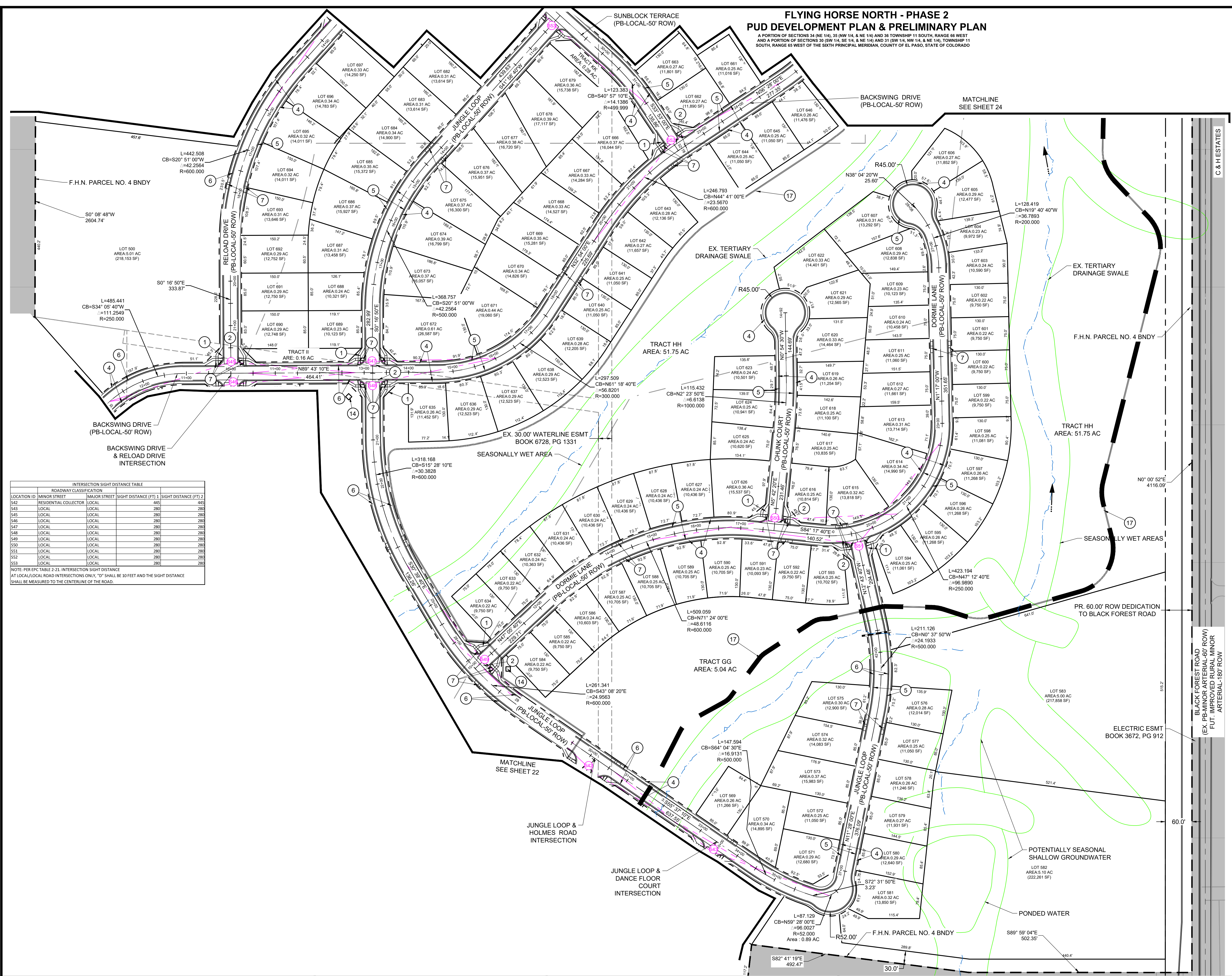
**PUD PRELIMINARY PLAN
 SITE PLAN 5**

**SHEET
 SP
 20**

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, 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 (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, 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

INTERSECTION SIGHT DISTANCE TABLE			
LOCATION ID	ROADWAY CLASSIFICATION	MINOR STREET	MAJOR STREET
S42	RESIDENTIAL COLLECTOR	LOCAL	LOCAL
S43	LOCAL	LOCAL	LOCAL
S45	LOCAL	LOCAL	LOCAL
S46	LOCAL	LOCAL	LOCAL
S47	LOCAL	LOCAL	LOCAL
S48	LOCAL	LOCAL	LOCAL
S49	LOCAL	LOCAL	LOCAL
S50	LOCAL	LOCAL	LOCAL
S51	LOCAL	LOCAL	LOCAL
S52	LOCAL	LOCAL	LOCAL
S53	LOCAL	LOCAL	LOCAL

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

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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

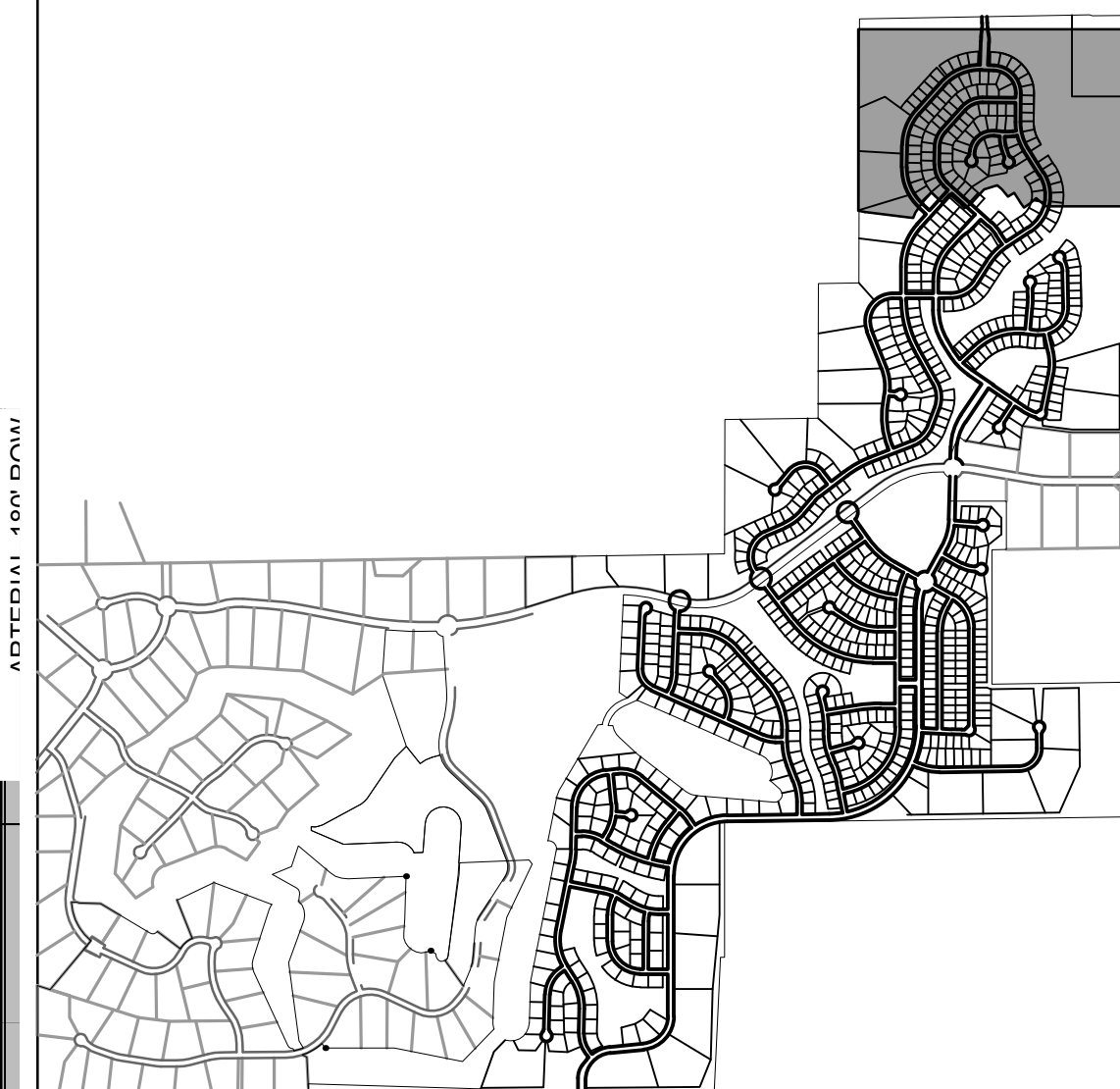
PUD PRELIMINARY PLAN
 SITE PLAN 8
 SHEET SP 23
 PCD FILE NO.: PUDSP234

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	MAJOR STREET	SIGHT DISTANCE (FT)
553	LOCAL	LOCAL	280
554	LOCAL	LOCAL	280
555	LOCAL	LOCAL	280
556	LOCAL	LOCAL	280
557	LOCAL	LOCAL	280
558	LOCAL	LOCAL	280
559	LOCAL	LOCAL	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

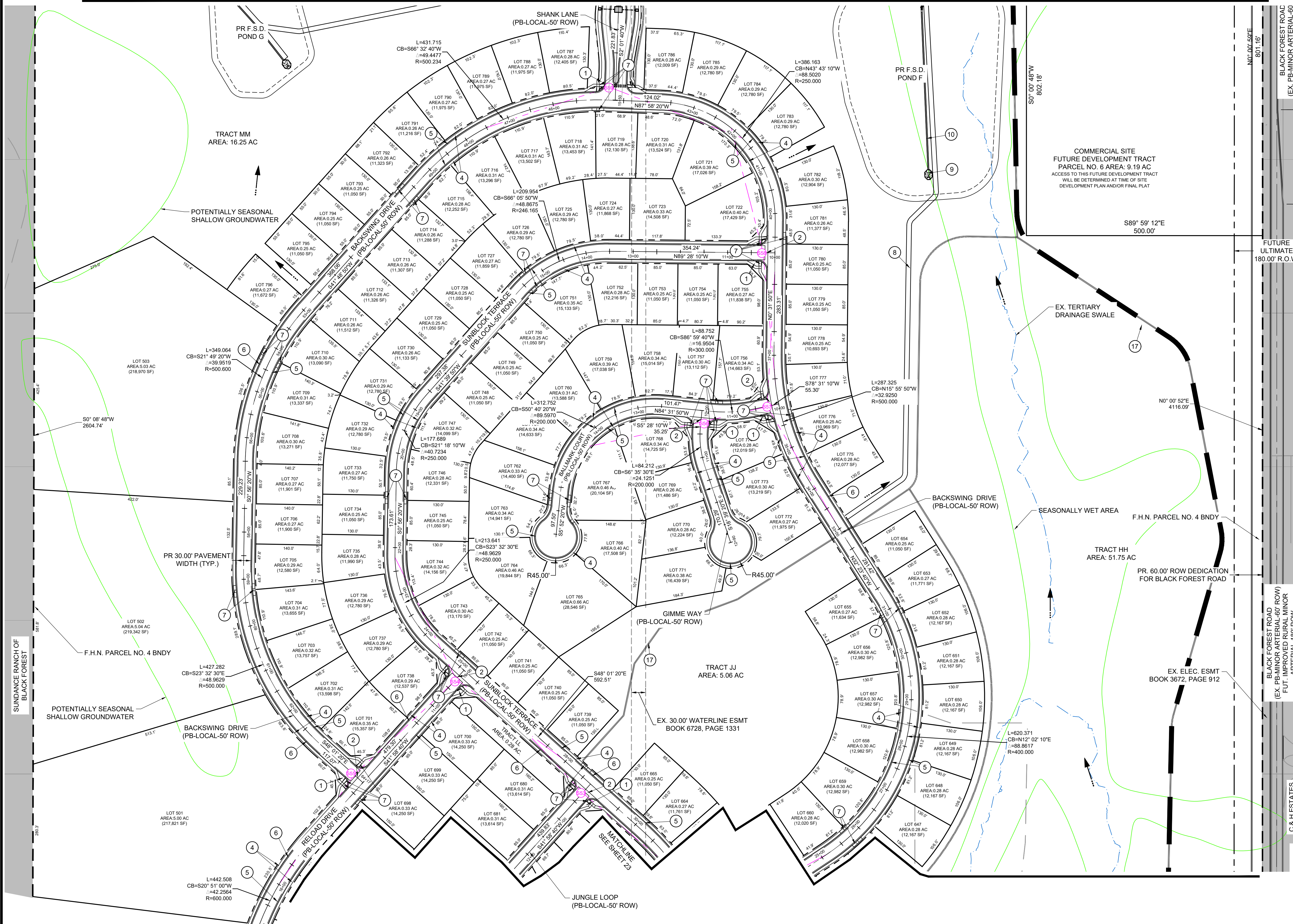
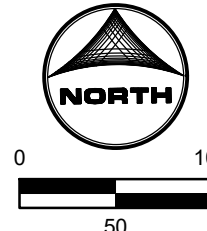
LINework LEGEND

- 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 ECM.
- PR CONCRETE FOREBAY (PRIVATE)
- PR CONCRETE TRICKLE CHANNEL (PRIVATE)
- PR EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
- PR CONCRETE OUTLET STRUCTURE (PRIVATE)
- PR MICRO-POOL
- PR ENTRY SIGN (SEE LANDSCAPE PLANS)
- PR MODULAR BLOCK WALL
- PR CONCRETE MID-BLOCK CURB RAMP
- PR 10' WIDE ACCESS TRAIL



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NO.	DATE	BY	REVISION DESCRIPTION

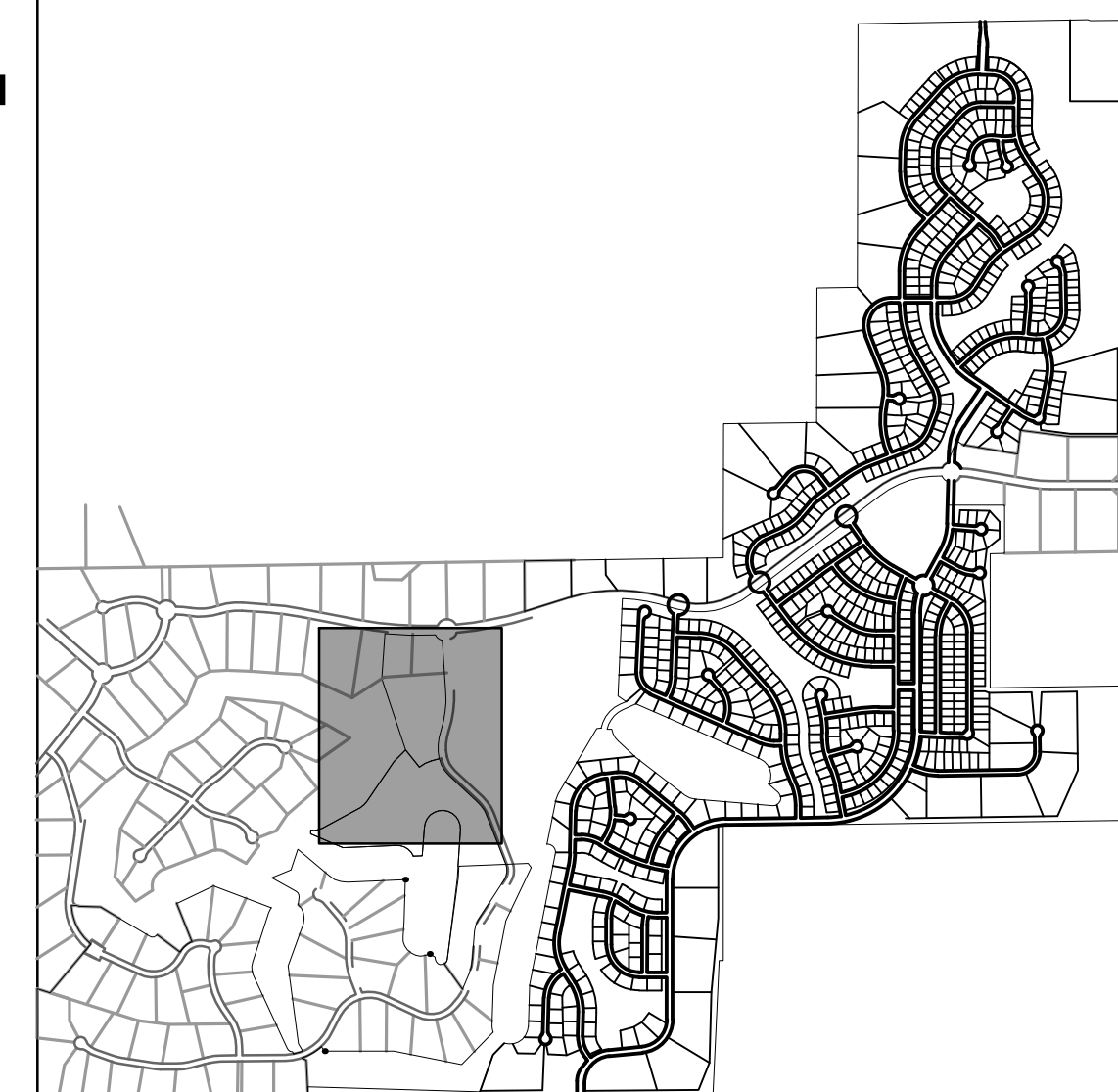
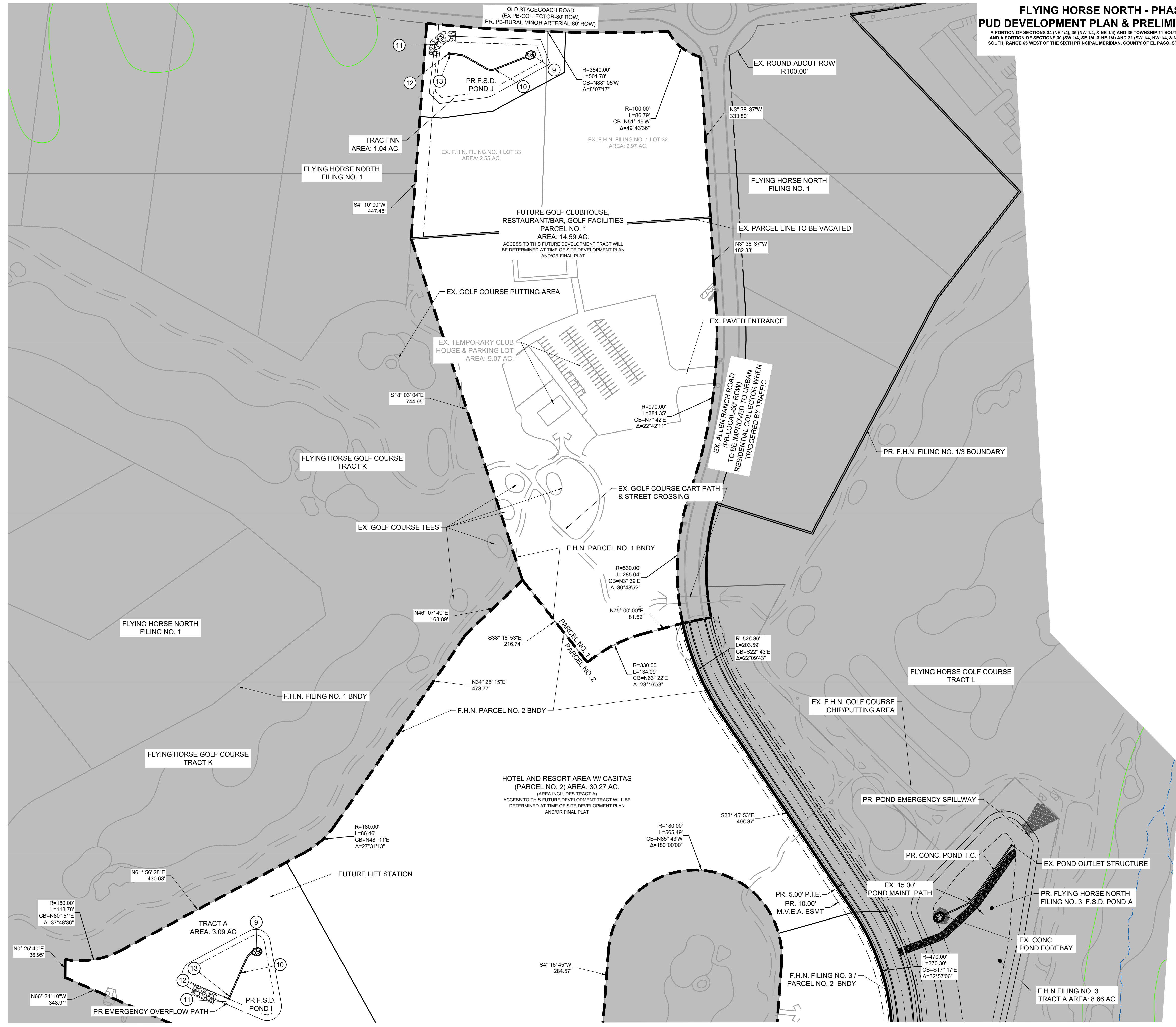
HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

**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

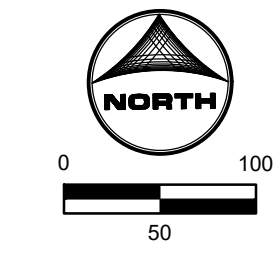
- MATCH LINE
- PR PROPERTY LINE
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- EX SWALE
- PR SWALE
- PR ACCESS TRAIL
- PR REGIONAL TRAIL
- PR CURB & GUTTER
- EX CURB & GUTTER
- PR SIDEWALK
- PR CONCRETE
- PR RIP-RAP
- PR POND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

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, 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

PEDESTRIAN RAMP DATA TABLE							
ID	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.	NORTHING	EASTING
PED RAMP 1	EPC STD. PED CURB RAMP	APRON WAY	STA 12+06.91	17.9' L	7566.22	446320.9392	223992.4946
PED RAMP 2	EPC STD. MIDBLOCK RED. CURB RAMP	APRON WAY	STA 12+06.86	17.0' R	7566.22	446322.5636	223957.5946
PED RAMP 3	EPC STD. MIDBLOCK RED. CURB RAMP	APRON WAY	STA 14+87.59	17.0' L	7570.76	446040.5865	223978.9268
PED RAMP 4	EPC STD. MIDBLOCK RED. CURB RAMP	APRON WAY	STA 14+87.59	17.0' R	7570.76	446042.1165	223943.9612
PED RAMP 5	EPC STD. PED CURB RAMP	APRON WAY	STA 18+54.41	17.9' L	7572.73	445674.9629	223921.2508
PED RAMP 6	EPC STD. PED CURB RAMP	APRON WAY	STA 18+54.40	17.9' R	7571.88	445689.5527	223888.4760
PED RAMP 7	EPC STD. PED CURB RAMP	BARKIE LANE	STA 10+30.86	17.9' L	7565.45	444865.2596	223344.6744
PED RAMP 8	EPC STD. PED CURB RAMP	BARKIE LANE	STA 10+31.03	18.0' R	7565.46	444861.4053	223309.0058
PED RAMP 9	EPC STD. PED CURB RAMP	BARKIE LANE	STA 14+42.39	17.6' L	7588.35	444450.9703	223368.8669
PED RAMP 10	EPC STD. MIDBLOCK RED. CURB RAMP	BARKIE LANE	STA 14+42.39	17.0' R	7588.08	444456.5780	223334.7441
PED RAMP 11	EPC STD. PED CURB RAMP	BARKIE LANE	STA 16+66.08	17.9' L	7586.65	444238.4464	223284.7083
PED RAMP 12	EPC STD. PED CURB RAMP	BARKIE LANE	STA 16+66.08	17.8' R	7586.54	444256.5150	223253.9009
PED RAMP 13	EPC STD. PED CURB RAMP	BOGEY LANE	STA 10+30.95	17.9' L	7602.18	442939.0041	222863.8354
PED RAMP 14	EPC STD. PED CURB RAMP	BOGEY LANE	STA 10+30.66	17.7' R	7601.59	442969.1997	222844.9947
PED RAMP 15	EPC STD. MIDBLOCK RED. CURB RAMP	BOGEY LANE	STA 15+81.91	17.0' L	7623.30	442458.2059	222711.9872
PED RAMP 16	EPC STD. MIDBLOCK RED. CURB RAMP	BOGEY LANE	STA 15+81.91	17.0' R	7623.30	442459.2049	222678.0019
PED RAMP 17	EPC STD. PED CURB RAMP	BUNKER TRAIL	STA 10+33.84	19.0' L	7582.14	447369.2497	226727.2505
PED RAMP 18	EPC STD. PED CURB RAMP	BUNKER TRAIL	STA 10+33.65	19.1' R	7582.14	447331.2890	226724.0871
PED RAMP 19	EPC STD. PED CURB RAMP	WAGGLE COURT	STA 10+30.65	18.1' L	7597.83	445123.8523	225501.1409
PED RAMP 20	EPC STD. PED CURB RAMP	WAGGLE COURT	STA 10+31.83	18.7' R	7597.86	445088.7879	225512.2419
PED RAMP 21	EPC STD. PED CURB RAMP	DOGLEG COURT	STA 10+30.95	17.9' L	7591.38	445439.3992	224500.4255
PED RAMP 22	EPC STD. PED CURB RAMP	DOGLEG COURT	STA 10+30.95	17.9' R	7591.71	445424.8159	224483.1857
PED RAMP 23	EPC STD. MIDBLOCK PED. CURB RAMP	DOGLEG COURT	STA 14+80.25	17.0' L	7577.69	445821.2049	224337.1867
PED RAMP 24	EPC STD. MIDBLOCK PED. CURB RAMP	DOGLEG COURT	STA 14+80.25	17.0' R	7577.69	445843.8239	224362.5713
PED RAMP 25	EPC STD. PED CURB RAMP	DOGLEG COURT	STA 10+30.95	17.9' L	7615.42	442907.6942	223888.7248
PED RAMP 26	EPC STD. PED CURB RAMP	DUFFER LANE	STA 10+30.95	17.9' R	7615.04	442943.5697	223888.7308
PED RAMP 27	EPC STD. MIDBLOCK PED. CURB RAMP	DUFFER LANE	STA 12+14.00	17.0' L	7607.93	442908.6623	223705.6727
PED RAMP 28	EPC STD. PED CURB RAMP	DUFFER LANE	STA 12+14.05	17.9' R	7607.50	442943.6000	223705.6262
PED RAMP 29	EPC STD. PED CURB RAMP	DUFFER LANE	STA 22+10.22	18.3' L	7600.40	443665.1780	223342.3696
PED RAMP 30	EPC STD. PED CURB RAMP	DUFFER LANE	STA 22+10.22	18.3' R	7600.70	443649.7816	223375.6453
PED RAMP 31	EPC STD. PED CURB RAMP	FLATSTICK PLACE	STA 10+32.49	19.8' L	7629.33	444994.8601	226330.5285
PED RAMP 32	EPC STD. PED CURB RAMP	FLATSTICK PLACE	STA 10+32.49	19.8' R	7630.33	444958.5226	226314.5923
PED RAMP 33	EPC STD. MIDBLOCK PED. CURB RAMP	FLATSTICK PLACE	STA 14+38.35	17.0' L	7612.87	444935.9122	226718.6015
PED RAMP 34	EPC STD. MIDBLOCK PED. CURB RAMP	FLATSTICK PLACE	STA 14+38.35	17.0' R	7612.88	444901.9156	226719.0836
PED RAMP 35	EPC STD. MIDBLOCK PED. CURB RAMP	FLATSTICK PLACE	STA 18+76.09	17.0' L	7598.82	444942.1187	227156.2938
PED RAMP 36	EPC STD. MIDBLOCK PED. CURB RAMP	FLATSTICK PLACE	STA 18+76.09	17.0' R	7598.82	444908.1221	227156.7758
PED RAMP 37	EPC STD. MIDBLOCK PED. CURB RAMP	FLATSTICK PLACE	STA 24+68.23	17.0' L	7562.51	445205.0133	227539.1233
PED RAMP 38	EPC STD. MIDBLOCK PED. CURB RAMP	FLATSTICK PLACE	STA 24+68.23	17.0' R	7562.51	445205.4958	227573.1531
PED RAMP 39	EPC STD. PED CURB RAMP	FORE LANE	STA 10+28.94	18.7' L	7604.16	445789.4217	226187.5001
PED RAMP 40	EPC STD. PED CURB RAMP	FORE LANE	STA 10+28.94	18.7' R	7604.04	445752.0258	226187.5020
PED RAMP 41	EPC STD. PED CURB RAMP	FORE LANE	STA 11+76.06	19.6' L	7606.20	445790.3098	226334.6223
PED RAMP 42	EPC STD. PED CURB RAMP	FORE LANE	STA 11+76.06	19.6' R	7606.22	445751.1529	226334.6243
PED RAMP 43	EPC STD. PED CURB RAMP	FOOT WEDGE LANE	STA 10+31.89	18.3' L	7610.92	445828.6295	226555.3259
PED RAMP 44	EPC STD. PED CURB RAMP	FOOT WEDGE LANE	STA 10+30.11	17.7' R	7610.15	445326.8589	226591.2512
PED RAMP 45	EPC STD. MIDBLOCK PED. CURB RAMP	FOOT WEDGE LANE	STA 14+46.74	17.0' L	7599.92	445743.4845	226556.5669
PED RAMP 46	EPC STD. MIDBLOCK PED. CURB RAMP	FOOT WEDGE LANE	STA 14+46.74	17.0' R	7599.92	445743.4862	226550.5669
PED RAMP 47	EPC STD. MIDBLOCK PED. CURB RAMP	FOOT WEDGE LANE	STA 19+00.84	17.0' L	7610.66	446197.5801	226556.5433
PED RAMP 48	EPC STD. MIDBLOCK PED. CURB RAMP	FOOT WEDGE LANE	STA 19+00.84	17.0' R	7610.66	446197.5818	226550.5433
PED RAMP 49	EPC STD. PED CURB RAMP	FOOT WEDGE LANE	STA 23+22.19	17.9' L	7602.02	446606.2708	226681.8301
PED RAMP 50	EPC STD. PED CURB RAMP	FOOT WEDGE LANE	STA 23+22.17	18.2' R	7602.02	446588.6313	226693.3808
PED RAMP 51	EPC STD. PED CURB RAMP	FRINGE STREET	STA 10+30.44	18.1' L	7580.88	443305.3904	222936.4782
PED RAMP 52	EPC STD. PED CURB RAMP	FRINGE STREET	STA 10+30.95	17.9' R	7580.90	443769.9435	222929.9287
PED RAMP 53	EPC STD. MIDBLOCK PED. CURB RAMP	FRINGE STREET	STA 14+52.58	17.0' L	7599.52	443713.3359	223351.1606
PED RAMP 54	EPC STD. PED CURB RAMP	FRINGE STREET	STA 14+50.47	18.6' R	7599.98	443880.9370	223336.2570
PED RAMP 55	EPC STD. PED CURB RAMP	FRINGE STREET	STA 18+10.76	17.8' R	7605.12	443517.2179	223657.6587
PED RAMP 56	EPC STD. MIDBLOCK PED. CURB RAMP	FRINGE STREET	STA 18+10.89	17.0' L	7604.96	443550.6520	223687.3426
PED RAMP 57	EPC STD. PED CURB RAMP	FRINGE STREET	STA 20+39.33	18.1' L	7607.42	443533.2003	223889.3337
PED RAMP 58	EPC STD. PED CURB RAMP	FRINGE STREET	STA 20+38.82	17.9' R	7607.21	443497.1571	223888.8224
PED RAMP 59	EPC STD. PED CURB RAMP	RAINMAKER TRAIL	STA 10+30.95	18.0' L	7592.15	446971.9874	225564.5397
PED RAMP 60	EPC STD. PED CURB RAMP	RAINMAKER TRAIL	STA 10+30.95	17.9' R	7592.15	446951.3947	225535.1611
PED RAMP 61	EPC STD. MIDBLOCK PED. CURB RAMP	RAINMAKER TRAIL	STA 15+57.51	17.0' L	7603.55	446672.6293	225972.2798
PED RAMP 62	EPC STD. MIDBLOCK PED. CURB RAMP	RAINMAKER TRAIL	STA 15+57.10	17.0' R	7603.59	446640.2979	225961.7511
PED RAMP 63	EPC STD. PED CURB RAMP	GRAND SLAM TRAIL	STA 10+30.86	18.0' L	7592.33	445194.4216	225012.4738
PED RAMP 64	EPC STD. PED CURB RAMP	GRAND SLAM TRAIL	STA 10+30.95	17.9' R	7592.12	445230.3076	225012.0580
PED RAMP 65	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM TRAIL	STA 13+61.15	17.0' L	7596.77	445279.8251	224690.9649
PED RAMP 66	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM TRAIL	STA 13+61.15	17.0' R	7596.77	445310.8866	224704.8220
PED RAMP 67	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM TRAIL	STA 16+59.39	17.0' L	7590.80	445401.1157	224418.5255
PED RAMP 68	EPC STD. PED CURB RAMP	GRAND SLAM TRAIL	STA 16+59.30	17.8' R	7591.02	445432.8646	224432.7650
PED RAMP 69	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM TRAIL	STA 19+87.99	17.0' L	7582.58	445534.7510	224118.3247
PED RAMP 70	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM TRAIL	STA 19+87.99	17.0' R	7582.58	445565.8124	224132.1518
PED RAMP 71	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM TRAIL	STA 22+73.99	17.0' L	7571.16	445651.0612	223857.0434
PED RAMP 72	EPC STD. PED CURB RAMP	GRAND SLAM TRAIL	STA 22+73.94	17.9' R	7571.35	445682.9580	223871.2996
PED RAMP 73	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM TRAIL	STA 27+99.89	17.0' L	7551.85	446061.2861	223605.4800
PED RAMP 74	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM TRAIL	STA 27+99.89	17.0' R	7551.85	446059.7560	223639.4455
PED RAMP 75	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM TRAIL	STA 31+10.53	17.0' L	7548.03	446371.6172	223199.4596
PED RAMP 76	EPC STD. MIDBLOCK PED. CURB RAMP	GRAND SLAM TRAIL	STA 31+10.53	17.0' R	7548.03	446370.0871	223663.4251
PED RAMP 77	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 14+05.90	17.4' L	7625.90	442107.3066	223157.5724
PED RAMP 78	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 14+06.17	17.0' R	7625.81	442080.0001	223178.5163

PEDESTRIAN RAMP DATA TABLE							
ID	DESC.	ALIGNMENT	STATION	OFFSET	FL EL.	NORTHING	EASTING
PED RAMP 79	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 19+33.00	17.0' L	7619.86	442205.9444	223676.6098
PED RAMP 80	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 19+33.00	17.0' R	7620.06	442172.8414	223683.4588
PED RAMP 81	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 23+04.87	17.0' L	7621.00	442446.8974	223900.2716
PED RAMP 82	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 23+04.87	17.0' R	7621.08	442442.5428	223933.9915
PED RAMP 83	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 28+16.83	17.9' L	7615.92	442956.5776	223901.7429
PED RAMP 84	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 28+16.88	17.0' R	7615.88	442956.6240	223936.6807
PED RAMP 85	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 34+05.78	18.1' L	7608.02	443545.5350	223901.6725
PED RAMP 86	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 34+05.84	17.0' R	7607.89	443545.5868	223936.7781
PED RAMP 87	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 38+59.48	17.6' L	7610.42	444002.0939	223916.9109
PED RAMP 88	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 38+59.41	17.0' R	7610.22	443994.2979	223950.6439
PED RAMP 89	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 43+03.59	17.6' L	7599.21	443465.7773	224175.5228
PED RAMP 90	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 43+03.75	17.0' R	7599.06	444336.5202	224194.0360
PED RAMP 91	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 47+69.63	17.0' L	7603.72	444456.2312	224634.4128
PED RAMP 92	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 47+69.63	17.0' R	7603.72	444422.2347	224634.8973
PED RAMP 93	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 52+96.72	17.9' L	7607.88	444484.6803	225161.4338
PED RAMP 94	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 52+96.67	17.0' R	7607.73	444429.7453	225161.8794
PED RAMP 95	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 57+49.14	23.1' L	7620.13	444485.7134	225609.7305
PED RAMP 96	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 57+48.99	20.0' R	7620.00	444403.9738	225616.5157
PED RAMP 97	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 62+45.10	20.0' L	7631.26	444685.4117	226044.0153
PED RAMP 98	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 62+45.10	20.0' R	7631.26	444655.1496	226070.1699
PED RAMP 99	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 66+74.45	20.0' L	7629.26	445023.9738	226285.4780
PED RAMP 100	EPC STD. PED CURB RAMP	HOLMES ROAD	STA 66+76.51	21.8' R	7629.23	445010.4049	226325.0257
PED RAMP 101	EPC STD. MIDBLOCK PED. CURB RAMP	HOLMES ROAD	STA 70+03.20	20.0' L	7617.60	445337.3613	2263

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 various pedestrian ramp locations and specifications.

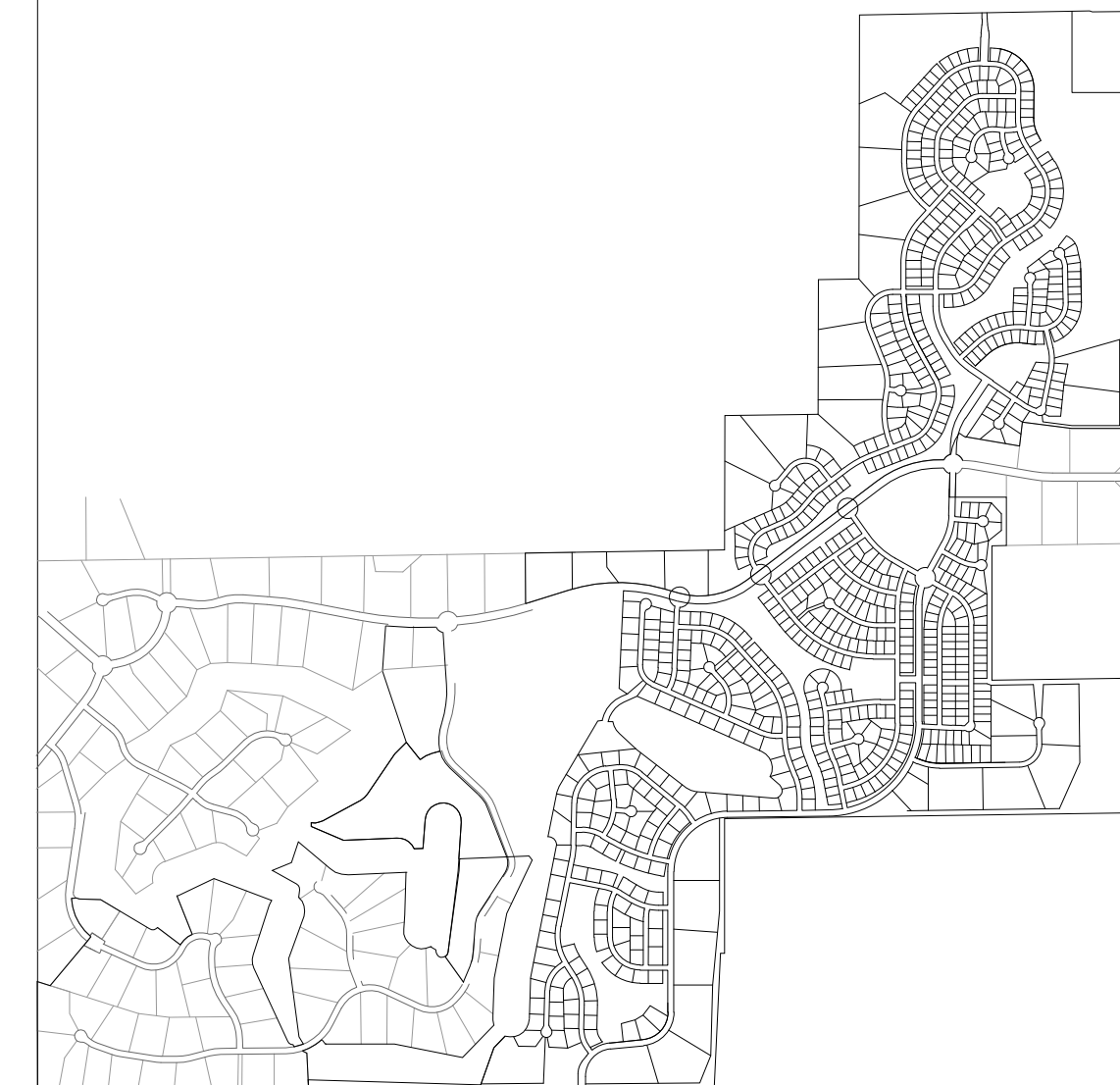
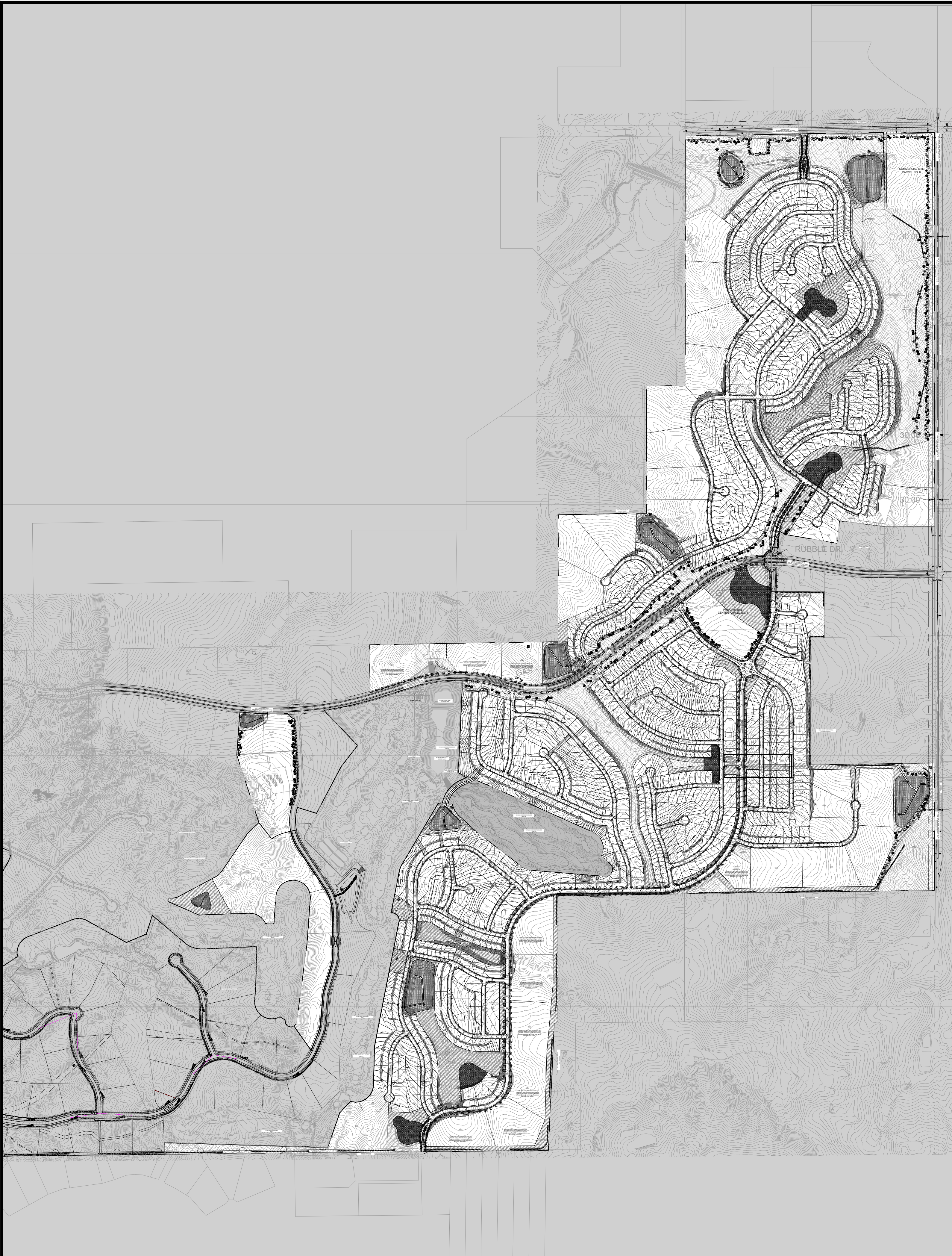
DRAWN BY: DLH JOB DATE: 3/7/2024 BAR IS ONE INCH ON OFFICIAL DRAWINGS. APPROVED: KMH JOB NUMBER: 211030 0" IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY. CAD DATE: 3/12/2024 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-PP\Roadway_Tables

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

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 PEDESTRIAN CURB RAMP DATA



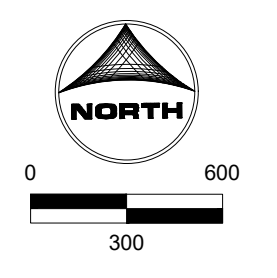
KEY MAP
SCALE: N.T.S

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

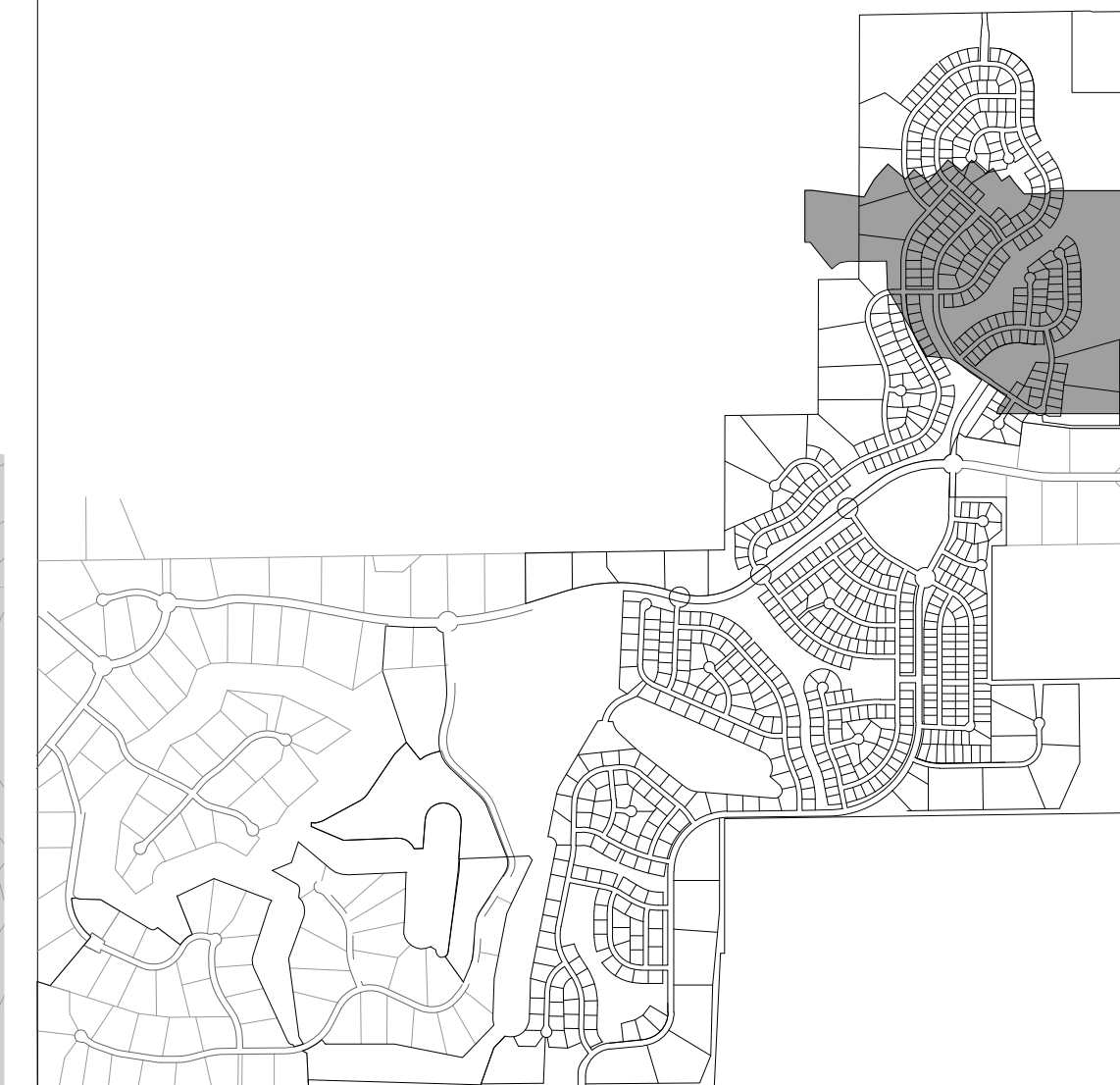
FLYING HORSE NORTH PHASE 2 PUD
 PRI #2, LLC.
 EL PASO COUNTY, CO

PUD PRELIMINARY PLAN
 OVERALL LANDSCAPE PLAN

PCD FILE NO.: PUDSP234
 SHEET
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3

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

A PORTION OF SECTIONS 34 (NE 1/4, SW 1/4, NW 1/4, & NE 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



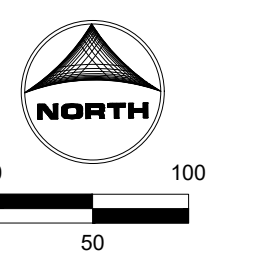
KEY MAP
SCALE: N.T.S

GROUND COVER LEGEND

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APPROVED: PLS	JOB NUMBER: 211030	0" = 1"
CAD DATE: 3/12/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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HRGreen
 HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
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**FLYING HORSE NORTH PHASE 2 PUD
 PRI #2, LLC.
 EL PASO COUNTY, CO**

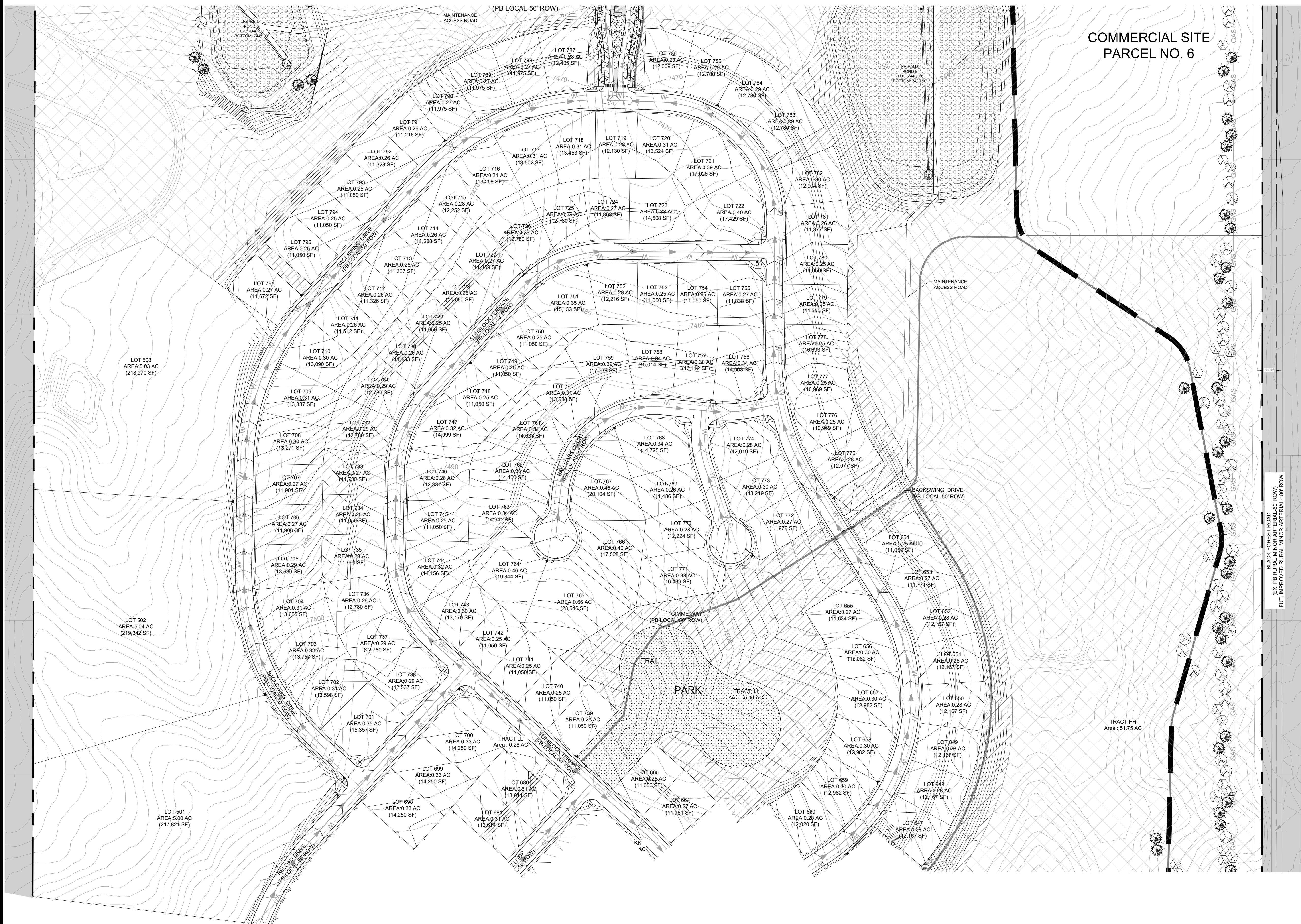
**PUD PRELIMINARY PLAN
 LANDSCAPE PLAN**

**SHEET
 L.11
 11**

**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



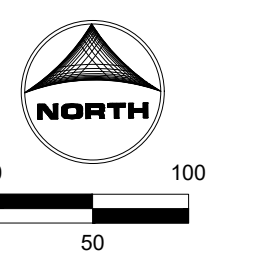
**KEY MAP
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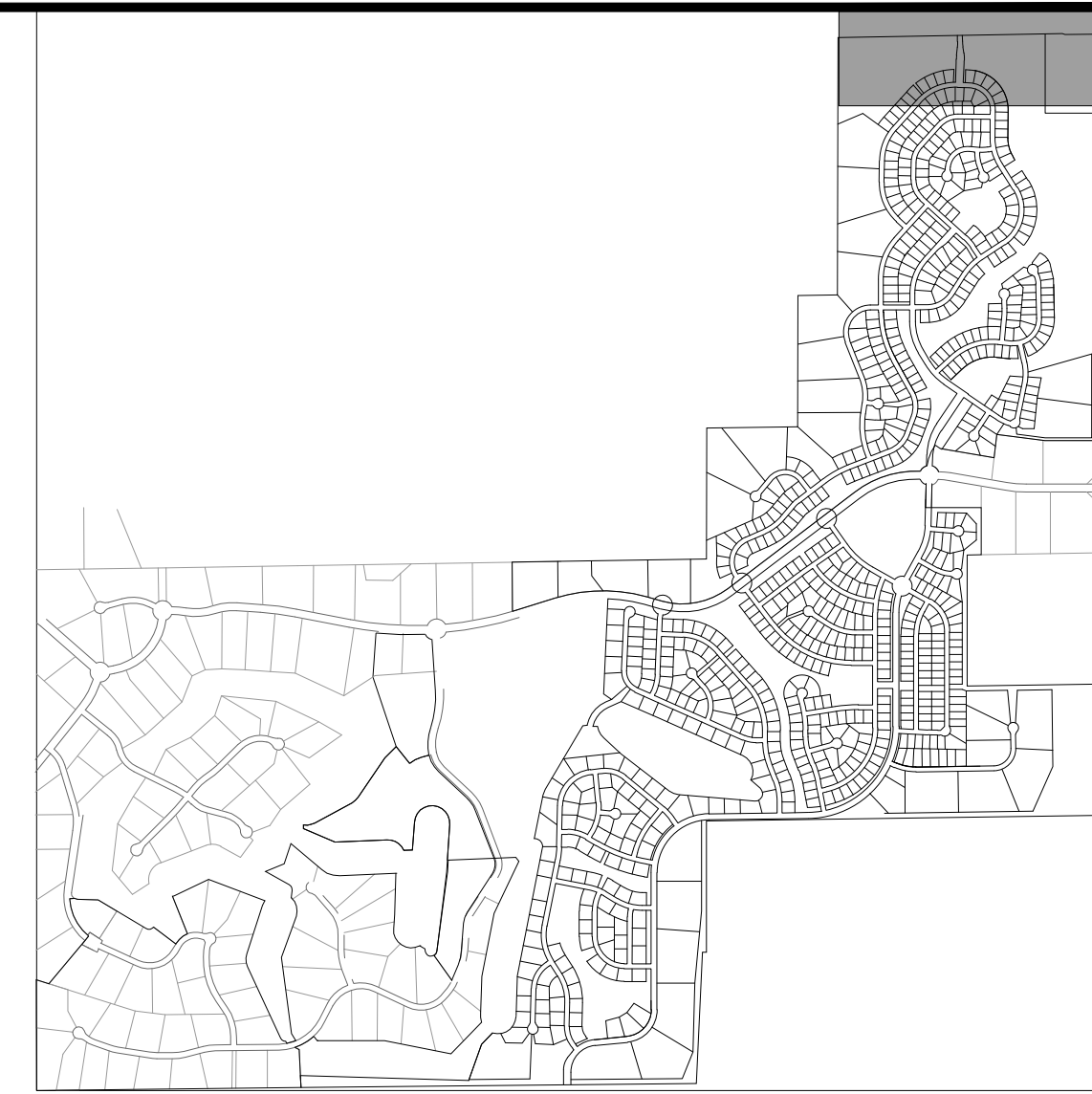
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 PRI #2, LLC.
 EL PASO COUNTY, CO**

**PUD PRELIMINARY PLAN
 LANDSCAPE PLAN**

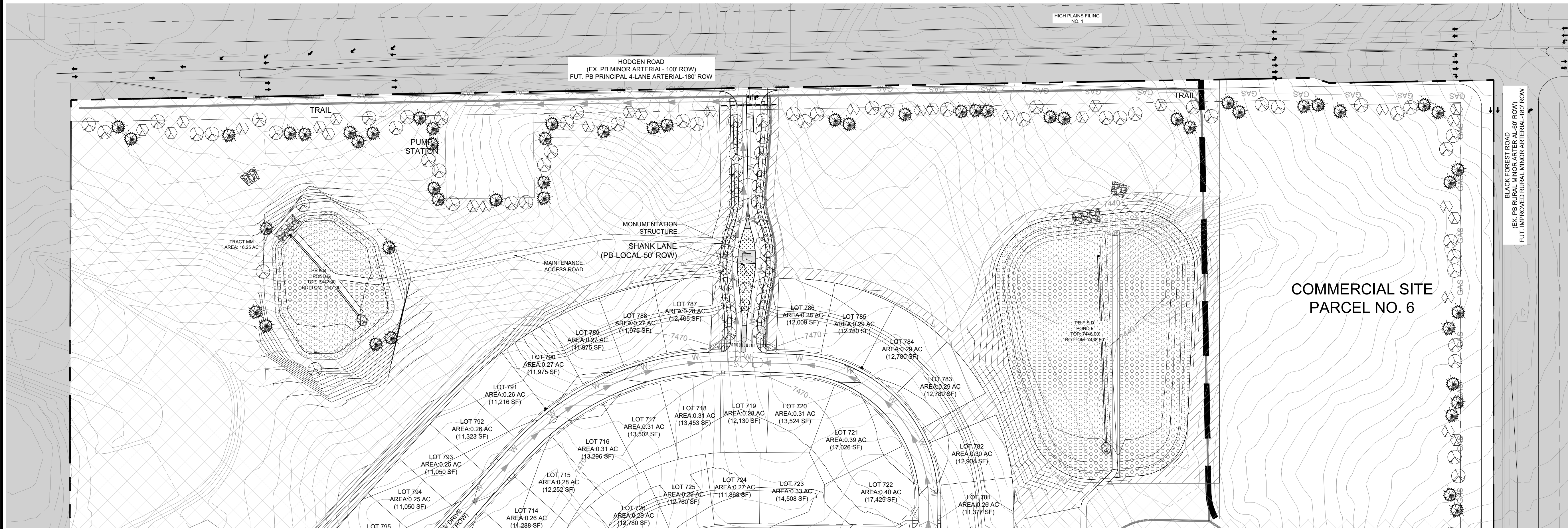
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**FLYING HORSE NORTH - PHASE 2
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN**

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

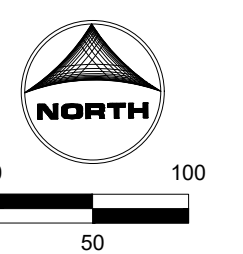


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PRI #2, LLC.**
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN
LANDSCAPE PLAN

PCD FILE NO.: PUDSP234
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