

DOBROWSKI, COLIN, 12/10/2024 2:16 PM

# FLYING HORSE NORTH FILING NO. 4

## PUD PRELIMINARY PLAN

### AN AMENDMENT TO FLYING HORSE NORTH 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

#### PURPOSE AND INTENT:

A MINOR AMENDMENT TO THE APPROVED 2016 PUD PRELIMINARY PLAN FOR THE PROPOSED FILING NO. 4 AREA ADJACENT TO OLD STAGECOACH ROAD WITH A PROPOSED CONNECTION TO BLACK FOREST ROAD. THE FILING IS FOR 48 SINGLE-FAMILY RESIDENTIAL ESTATE LOTS OF A MINIMUM 2.5 ACRES. THE 2016 PUD FOR THE FLYING HORSE NORTH SUBDIVISION WAS FOR A TOTAL OF 263 RESIDENTIAL LOTS. THE TOTAL LOT COUNT INCLUDING THIS FILING TOTALS 180 LOTS (FILING 1 = 81 LOTS; FILING NO. 3 = 51 LOTS; FILING NO. 4 = 48 LOTS). THIS PUD PLAN INCLUDES AMENDMENTS TO THE ROADWAY AND LOT LAYOUTS, PROPOSED FULL SPECTRUM DETENTION PONDS, AND PUBLIC ROADWAY IMPROVEMENTS.

#### AUTHORITY

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

#### APPLICABILITY

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

#### ADOPTION

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

#### RELATIONSHIP TO COUNTY REGULATIONS

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

#### ENFORCEMENT

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

#### CONFLICT

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

#### MAXIMUM LEVEL OF DEVELOPMENT

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

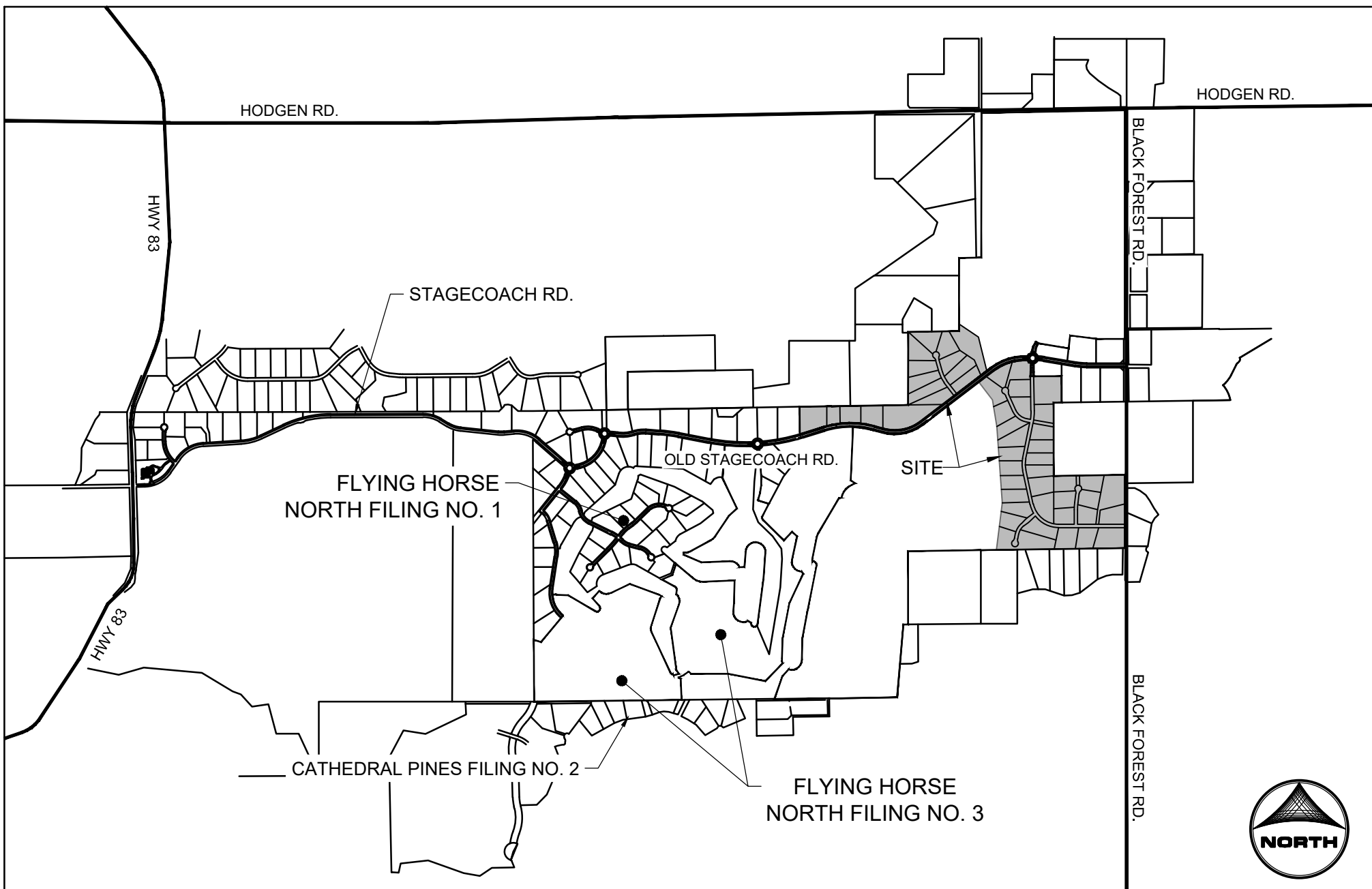
THE STANDARD ZONING REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE INCLUDING OFF-STREET PARKING, LANDSCAPING, SITE DEVELOPMENT, ACCESSORY AND TEMPORARY USES, BY SPECIAL REVIEW AND VARIANCE PROCESSES SHALL APPLY TO THIS PUD/PRELIMINARY PLAN, EXCEPT AS MODIFIED IN THIS SUBMITTAL.

#### LEGAL DESCRIPTION:

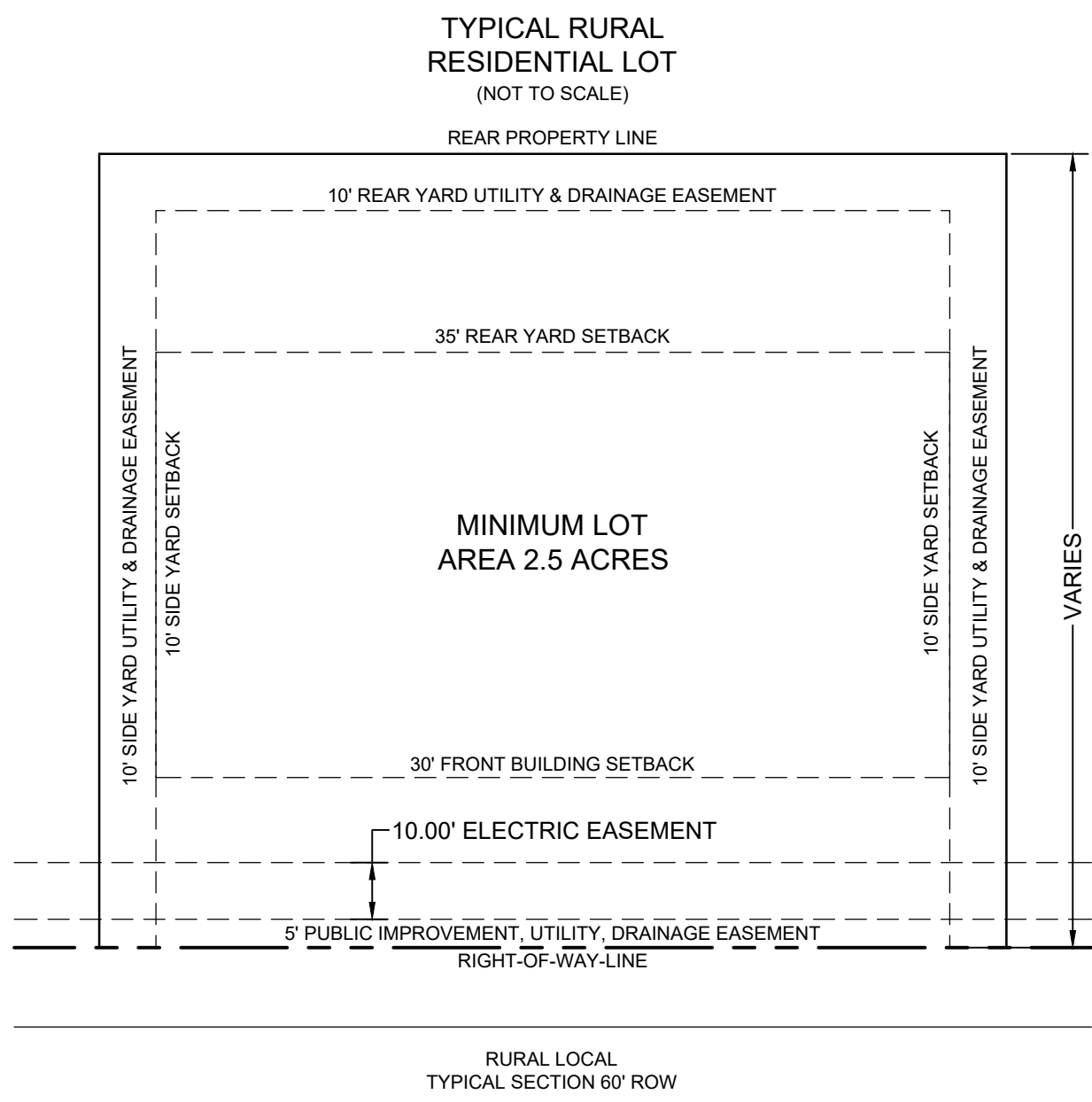
SEE SHEET 2

#### FLYING HORSE NORTH PUD DEVELOPMENT GUIDELINES:

- A. **PROJECT DESCRIPTION**  
FLYING HORSE NORTH IS A PLANNED RESIDENTIAL COMMUNITY LOCATED GENERALLY WEST OF BLACK FOREST ROAD AND SOUTH OF HODGEN ROAD IN EL PASO COUNTY, COLORADO. THE PROPERTY CONSISTS OF 1,417 ACRES OF LAND. FLYING HORSE NORTH IS A PLANNED UPGRADE, AMENITIZED RESIDENTIAL COMMUNITY, WITH PLANS FOR A GOLF COURSE, CLUBHOUSE AND SUBSTANTIAL OPEN SPACE WITHIN THE COMMUNITY.
- B. PERMITTED USES WITHIN THE FLYING HORSE NORTH PUD INCLUDE SINGLE FAMILY HOMES, GOLF COURSE, AND ASSOCIATED FACILITIES WHICH MAY INCLUDE CLUBHOUSE, MAINTENANCE FACILITIES, RESTROOMS, SHELTERS, DRIVING RANGE, PONDS DESIGNED FOR WATER STORAGE, OPEN SPACE, TRAILS AND ASSOCIATED RECREATIONAL FACILITIES.
- C. PERMITTED ACCESSORY USES SHALL INCLUDE AND BE SUBJECT TO THE REGULATIONS OF SECTION 5.2.2 OF THE 2024 LAND DEVELOPMENT CODE, AS MAY BE AMENDED IN THE FUTURE. IN ADDITION, ACCESSORY LIVING QUARTERS (GUEST HOUSE) MAY BE CONSTRUCTED ON LOTS DESIGNATED FOR SUCH USE BY THE ARCHITECTURAL CONTROL COMMITTEE. ACCESSORY LIVING QUARTERS (GUEST HOUSE) MAY NOT EXCEED TWO THOUSAND (2,000) SQUARE FEET OF LIVING SPACE AND MAY NOT HAVE A KITCHEN UNLESS AN AFFIDAVIT SIGNED BY THE OWNER IS FILED FOR RECORDING WITH THE CLERK AND RECORDERS THAT THE ACCESSORY LIVING QUARTER (GUEST HOUSE) MAY NOT BE LEASED OR RENTED. AFFIDAVITS AVAILABLE FROM THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. ALL ELECTRIC, GAS CENTRAL OR MUNICIPAL, SEWER AND WATER SERVICES TO THE ACCESSORY LIVING QUARTER (GUEST HOUSE) SHALL BE INTERCONNECTED TO AND INDISTINGUISHABLE FROM THAT OF THE PRINCIPAL DWELLING UNIT AND SHALL NOT HAVE SEPARATE METERS, SERVICE LINES OR BILLINGS.
- D. PERMITTED TEMPORARY USES MAY INCLUDE RESIDENTIAL SALES OFFICE AND GOLF CLUB BUILDING.
- E. **SIGNS**
  - a. ALL PERMANENT SIGNS SHALL BE LOCATED WITHIN DESIGNATED TRACTS.
  - b. MAJOR COMMUNITY SIGNS AS IDENTIFIED ON THE PUD PRELIMINARY PLAN MAY HAVE A MAXIMUM SIZE OF 150 SQUARE FEET. STRUCTURES ASSOCIATED WITH THESE SIGNS ARE LIMITED TO 45' IN HEIGHT MEASURED FROM FINISHED GRADE.
  - c. MINOR COMMUNITY SIGNS AS IDENTIFIED ON THE PUD PRELIMINARY PLAN MAY HAVE A MAXIMUM SIZE OF 75 SQUARE FEET. STRUCTURES ASSOCIATED WITH THESE SIGNS ARE LIMITED TO 10' IN HEIGHT MEASURED FROM FINISHED GRADE.
  - d. DIRECTIONAL SIGNS ARE PERMITTED AND LIMITED TO 15 SQUARE FEET.
  - e. SETBACKS OF THE PUD ZONE DO NOT APPLY TO SIGNS WITHIN THE FLYING HORSE NORTH PUD, HOWEVER, ALL OTHER SETBACK PROVISIONS, ESPECIALLY RELATIVE TO PUBLIC SAFETY, WILL BE CONSISTENT WITH THE PROVISIONS OF THE EL PASO COUNTY LAND USE CODE.
- F. LAND DESIGNATED AS GOLF COURSE SHALL ALSO BE DETERMINED TO BE OPEN SPACE. SHOULD THE GOLF COURSE SHOWN ON THE PUD PRELIMINARY PLANS NOT BE CONSTRUCTED, OR SHOULD SAID GOLF COURSE USE BE TERMINATED, THE LAND MAY ONLY BE USED FOR OPEN SPACE OR RECREATIONAL USES.
- G. **DEVELOPMENT REQUIREMENTS**
  - a. MAXIMUM LOT COVERAGE: TWENTY (20) PERCENT
  - b. MAXIMUM BUILDING HEIGHT: THIRTY-FIVE (35) FEET. THE GOLF CLUBHOUSE OR RECREATIONAL FACILITY MAY HAVE A MAXIMUM HEIGHT OF FORTY-FIVE (45) FEET.
  - c. **SETBACK MINIMUMS:**
    - FRONT YARD: THIRTY (30) FEET MINIMUM
    - SIDE YARD: TEN (10) FEET MINIMUM
    - CORNER LOT SIDE YARD: TWENTY (20) FEET MINIMUM
    - REAR YARD: THIRTY-FIVE (35) FEET MINIMUM
  - d. MINIMUM LOT SIZE: 2.5 ACRES
  - e. ACCESSORY BUILDING MUST COMPLY WITH THE SETBACKS ESTABLISHED ABOVE, EXCEPT THAT THE REAR YARD SETBACK MAY BE REDUCED TO TWENTY (20) FEET FOR ANY LOTS THAT DO NOT ADJUT A PUBLIC STREET OR THE GOLF COURSE. ACCESSORY STRUCTURES ARE ARCHITECTURAL COVENANTS REGARDING BUILDING COLORS AND MATERIALS TO BE CONSISTENT WITH THE PRIMARY STRUCTURE OF THE SITE.
  - f. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE LAND DEVELOPMENT CODE IN EFFECT AT THE TIME OF PUD PRELIMINARY PLAN APPROVAL.
  - g. MAIL KIOSK STRUCTURES MAY HAVE A MAXIMUM HEIGHT OF TWELVE (12) FEET, WIDTH OF FIVE (5) FEET AND DEPTH OF TEN (10) FEET.
- H. **STREETS**
  - a. STREETS WITHIN FLYING HORSE NORTH SUBDIVISION PROVIDE GENERAL VEHICULAR CIRCULATION THROUGHOUT THE DEVELOPMENT. ALL STREETS SHALL BE PUBLICLY OWNED AND MAINTAINED. CONSTRUCTION WILL BE TO EL PASO COUNTY STANDARDS UNLESS OTHERWISE MODIFIED BY THIS PUD PRELIMINARY PLAN. ALL STREETS WILL BE PAVED UNLESS OTHERWISE INDICATED.
- I. **LANDSCAPE**
  - a. ALL COMMON LANDSCAPE, OPEN SPACE, PARKS, TRACTS AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE FLYING HORSE NORTH HOA OR METROPOLITAN DISTRICT.
  - b. LANDSCAPE MAINTENANCE WITHIN RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE FLYING HORSE NORTH HOA OR METROPOLITAN DISTRICT WITH A COUNTY AGREEMENT.
  - c. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES PER THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE FOUR (4) FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS.
  - d. PROPOSED TRAILS TO BE SOFT SURFACE (I.E. CRUSHED REFINES) AND FINAL TRAIL ALIGNMENT TO BE DETERMINED ON GRADE, VEGETATION, AND OTHER EXISTING SITE FEATURES AT THE TIME OF THE FINAL PLAT.
  - e. ANY FUTURE NON-REGIONAL TRAILS TO BE OWNED AND MAINTAINED BY THE FLYING HORSE NORTH HOA.
- J. **STRUCTURES IN TRACTS**
  - a. RESTROOMS, SHELTERS, AND MAINTENANCE BUILDINGS ARE PERMITTED IN TRACTS DESIGNATES FOR USE AS GOLF COURSE AND OPEN SPACE PARKS.
- K. **ARCHITECTURAL CONTROL COMMITTEE REVIEW / COVENANTS**
  - a. COVENANTS FOR FLYING HORSE NORTH HAVE BEEN CREATED BY SEPARATE DOCUMENTS. THE COVENANTS ESTABLISH RULES AND REGULATIONS FOR THE PROPERTY WITHIN THE SUBDIVISION AND ESTABLISH THE GOVERNANCE MECHANISM OF THE SUBDIVISION, INCLUDING THE CREATION OF THE ARCHITECTURAL CONTROL COMMITTEE. ARCHITECTURAL CONTROL COMMITTEE REVIEW AND APPROVAL IS REQUIRED PRIOR TO APPLICATION FOR COUNTY PERMITS.



VICINITY MAP  
NOT TO SCALE



#### SITE DATA

TAX ID NUMBER:	5131000902
EXISTING LAND USE:	AGRICULTURAL (VACANT)
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	PUD
SITE ACREAGE:	175.78 AC - 100% RI
PROPOSED NUMBER OF UNITS:	48
PROPOSED GROSS DENSITY:	.27 DU/AC
OPEN SPACE REQUIRED:	765,893 SF (10% OF SITE AREA)
OPEN SPACE PROVIDED:	970,081 SF (12.7% OF SITE AREA)
25% CONTIGUOUS USABLE OPEN SPACE REQUIRED:	191,423 SF
25% CONTIGUOUS USABLE OPEN SPACE PROVIDED:	199.1 AC (Golf Course)

#### CONTACTS

<b>OWNER/DEVELOPER:</b> PRI #2, LLC 6385 CORPORATE DRIVE, STE. 200 COLORADO SPRINGS, CO 80919 ATTN: DREW BALSICK	<b>EL PASO COUNTY PLANNING:</b> 2880 INTERNATIONAL CIRCLE, STE. 110 COLORADO SPRINGS, CO 80910 ATTN: RYAN HOWER
<b>PLANNER/LANDSCAPE ARCHITECT:</b> HR GREEN DEVELOPMENT, LLC 1975 RESEARCH PARKWAY, STE. 160 COLORADO SPRINGS, CO 80920 ATTN: BLAINE PERKINS	<b>EL PASO COUNTY ENGINEERING:</b> 2880 INTERNATIONAL CIRCLE, STE. 110 COLORADO SPRINGS, CO 80910 ATTN: DANIEL TORRES, PE
<b>CIVIL ENGINEER:</b> HR GREEN DEVELOPMENT, LLC 1975 RESEARCH PARKWAY, STE. 160 COLORADO SPRINGS, CO 80920 ATTN: RICHARD LYON, PE	<b>NATURAL GAS:</b> BLACK HILLS ENERGY ATTN: ADAM MAGOON
<b>SURVEY:</b> EDWARD JAMES SURVEYING INC. 926 ELKTON DRIVE COLORADO SPRINGS, CO 80907 ATTN: JON TESSIN, PLS	<b>ELECTRIC:</b> MOUNTAIN VIEW ELECTRIC ASSOCIATION ATTN: GINA PERRY
<b>TRAFFIC ENGINEER:</b> SM ROCHA, LLC 6 S. TEJON ST. #618 COLORADO SPRINGS, CO 80903 ATTN: MIKE ROCHA	

#### GENERAL NOTES:

- MINOR CHANGES SUCH AS MINOR LOT OR TRACT LINE ADJUSTMENTS UPON FINAL ENGINEERING WILL NOT REQUIRE A PUD OR PRELIMINARY PLAN AMENDMENT.
- 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.
- THERE SHALL BE NO DIRECT LOT ACCESS TO BLACK FOREST ROAD.
- 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 REFERENCE TO SUCH LAWS. IT IS THE RESPONSIBILITY OF THE DEVELOPER / HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE PRIVATE SIDEWALKS.
- 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).
- 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 FILING NO. 4, ENTECH ENGINEERING, SEPTEMBER 11, 2024 IN FILE PUDSP244 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT. POTENTIAL HAZARD AREAS ALSO MAPPED WITHIN THIS PUD.
  - ARTIFICIAL FILL OF HOLOCENE AGE (MAN-PLACED FILL DEPOSITS ASSOCIATED);
  - ALLUVIUM OF HOLOCENE AGE (RECENT WATER DEPOSITED SEDIMENTS ALONG DRAINAGES);
  - COLLUVIUM OF QUATERNARY AGE OVERLYING THE DAWSON FORMATION OF TERTIARY TO CRETACEOUS AGE (SHEETWASH AND RESIDUAL SOIL DEPOSITS OVERLYING ANKOSIC SANDSTONE WITH INTERBEDDED CLAYSTONE AND SILTSTONE).
- FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP NUMBER 88041C0315G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
- FINAL PLAT WILL SHOW EASEMENTS FOR DRAINAGE FACILITIES AND WATER QUALITY FACILITIES. EASEMENTS OR TRACTS FOR PONDS WILL BE SHOWN ON PRELIMINARY PLAN AND FINAL PLAT.

PROJECT HISTORY TRACKER			
COUNTY FIL. NO.	PROJECT NAME	RECORDED RESOLUTION NO.	RECORDING DATE
PUD162	FLYING HORSE NORTH PLANNED UNIT DEVELOPMENT	16-442	12/15/2016
SP 17-012	FLYING HORSE NORTH PRELIMINARY PLAN	18-351	9/10/2018
PUDSP244	FLYING HORSE NORTH FILING NO. 4 PUD PRELIMINARY PLAN MINOR AMENDMENT	TBD	TBD

OVERALL DEVELOPMENT DWELLING UNIT TRACKER*	
FILING	DWELLING UNITS
1	81
2	N/A
3	51
4	48
TOTAL	180

\*PER THE APPROVED 2016 FLYING HORSE PUD PLAN, 263 RESIDENTIAL UNITS ARE ALLOWED.

LAND USE TABLE		
LAND USE	AREA (ACRES)	% OF LAND
RESIDENTIAL	142.88 AC	81.3 %
RIGHT-OF-WAY	10.60 AC	6.0 %
TRACTS	22.27 AC	12.7 %

#### LAND OWNER CERTIFICATION

IN WITNESS WHEREOF,  
I, \_\_\_\_\_ HAS EXECUTED THESE PRESENTS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A COLORADO CORPORATION  
DREW BALSICK, VICE PRESIDENT  
PRI #2 LLC C/O ELITE PROPERTIES OF AMERICA  
STATE OF COLORADO  
COUNTY OF EL PASO  
SIGNED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
BY \_\_\_\_\_ (NAME(S) OF INDIVIDUAL(S) MAKING STATEMENT),  
(NOTARY'S OFFICIAL SIGNATURE)  
(TITLE OF OFFICE)  
(COMMISSION EXPIRATION)

#### CLERK AND RECORDER CERTIFICATION

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 RECORDED AT RECEPTION NUMBER \_\_\_\_\_ OF THE RECORDS OF EL PASO COUNTY  
EL PASO COUNTY CLERK AND RECORDER \_\_\_\_\_ DATE \_\_\_\_\_

#### EL PASO COUNTY CERTIFICATION

THIS PUD PRELIMINARY PLAN AMENDMENT (MINOR) FOR FLYING HORSE NORTH FILING NO. 4 WAS APPROVED BY THE EL PASO COUNTY, COLORADO PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_ SUBJECT TO ANY NOTES OR CONDITIONS SPECIFIED HEREON. ALL PREVIOUS CONDITIONS OF APPROVAL AND NOTATIONS APPLY.  
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR \_\_\_\_\_

#### SHEET INDEX

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- 10 - 2016 PUD AMENDMENT - AREA OF CHANGE
- 11 - GEOLOGIC HAZARDS CONSTRAINT MAP

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APPROVED: KMH	JOB NUMBER: 211030.140	0" = 1"
CAD DATE: 12/10/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-Amendment-F4\Cover		

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 FILING NO. 4  
PUD PRELIMINARY PLAN MINOR AMENDMENT  
PRI #2, LLC.  
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT  
COVER  
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PCD FILE NO.: PUDSP244

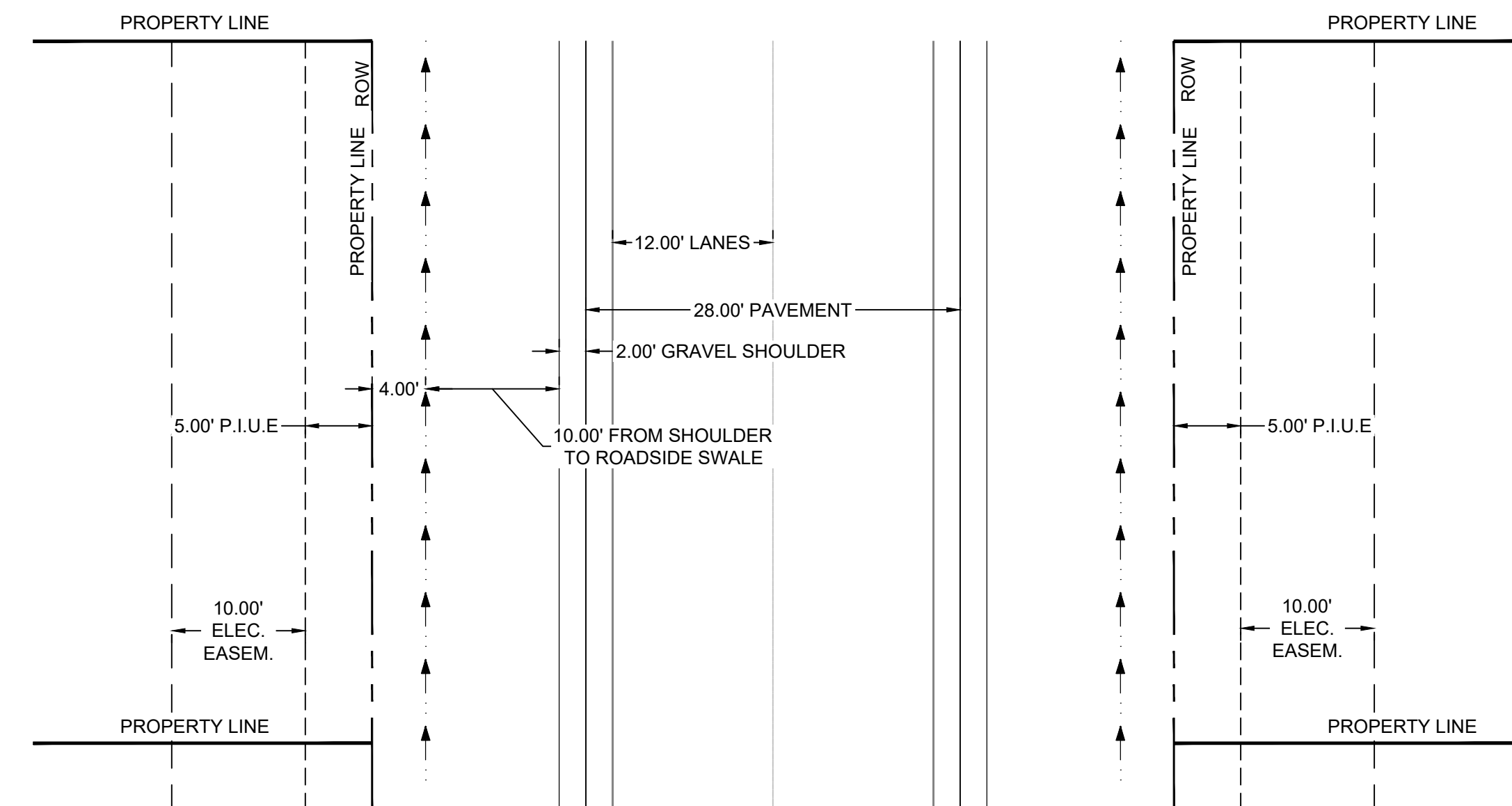
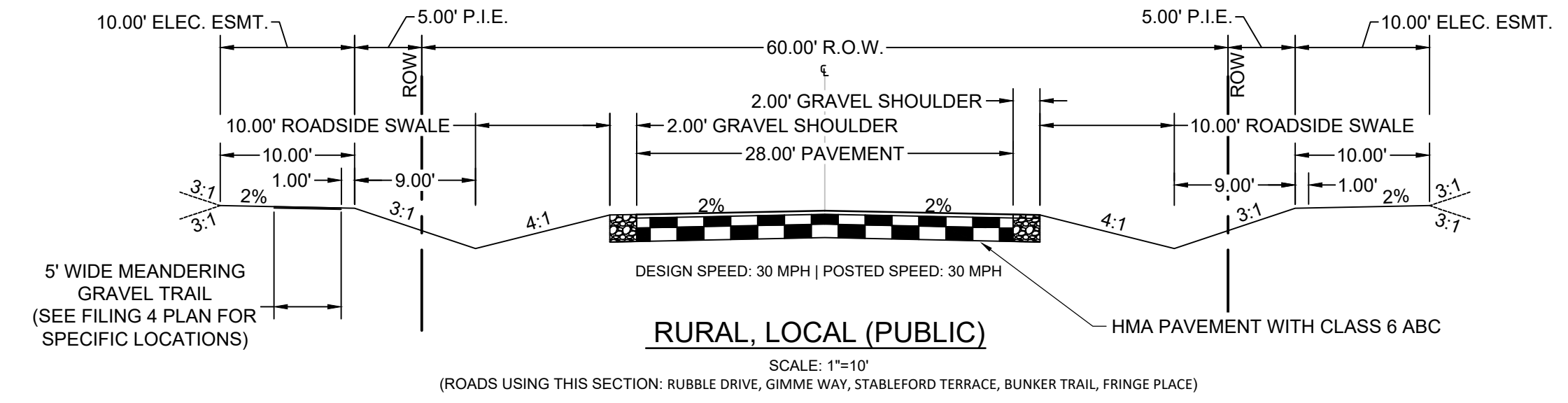
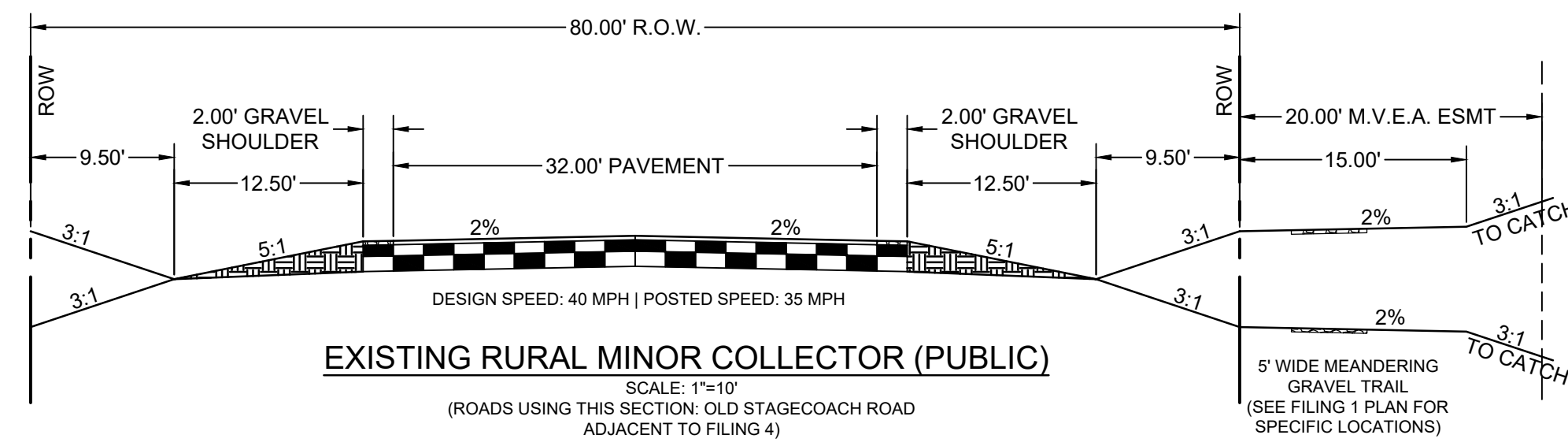
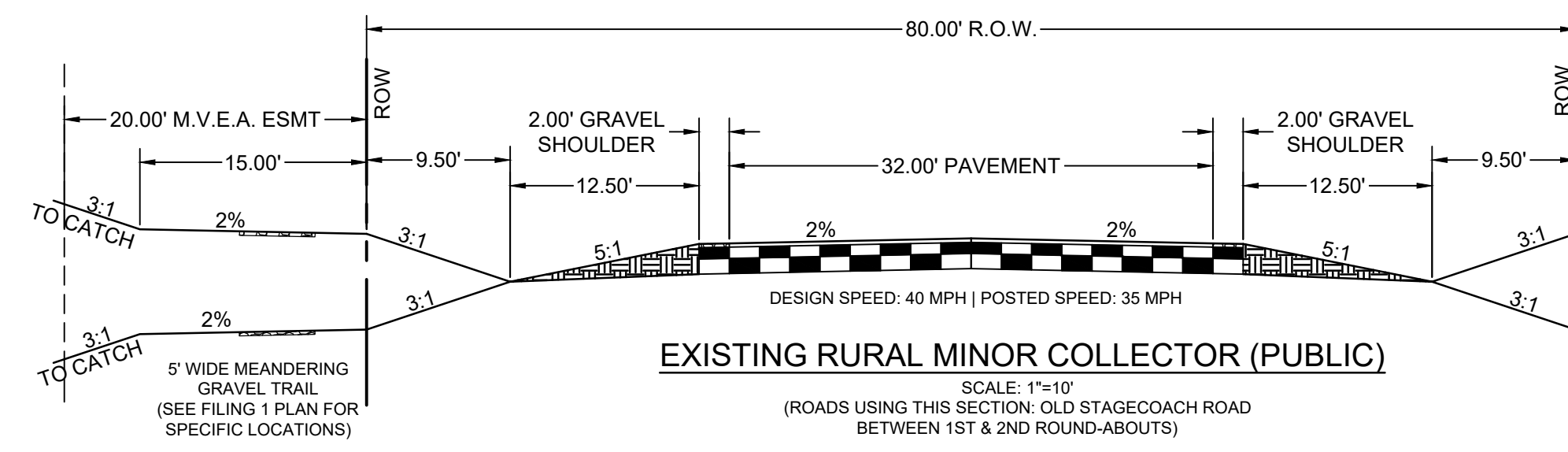


# FLYING HORSE NORTH FILING NO. 4

## PUD PRELIMINARY PLAN MINOR AMENDMENT

### A MINOR AMENDMENT TO THE 2016 FHN PUD

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



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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

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 PUD PRELIMINARY PLAN MINOR AMENDMENT  
 PRI #2, LLC.  
 EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT  
 TYPICAL ROADWAY SECTIONS

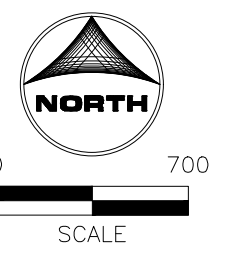
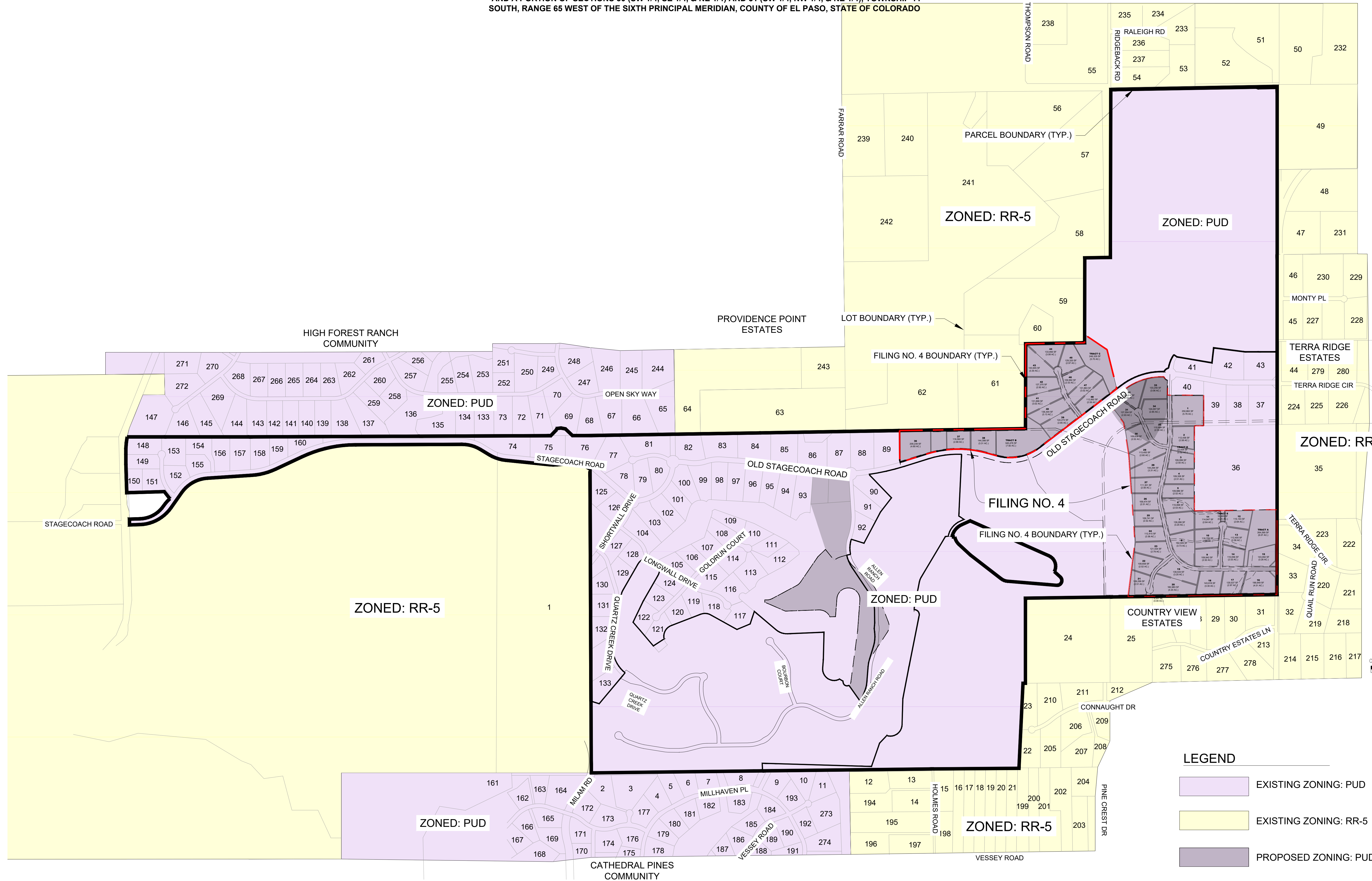
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**TRS**  
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#### LEGEND

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

DRAWN BY: DLH      JOB DATE: 9/12/2024      BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
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 HR GREEN - COLORADO SPRINGS  
 1975 RESEARCH PARKWAY SUITE 230  
 COLORADO SPRINGS, CO 80920  
 PHONE: 719.300.4140  
 FAX: 713.965.0044

FLYING HORSE NORTH FILING NO. 4  
 PUD PRELIMINARY PLAN MINOR AMENDMENT  
 PRI #2, LLC.  
 EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT  
 ZONING MAP

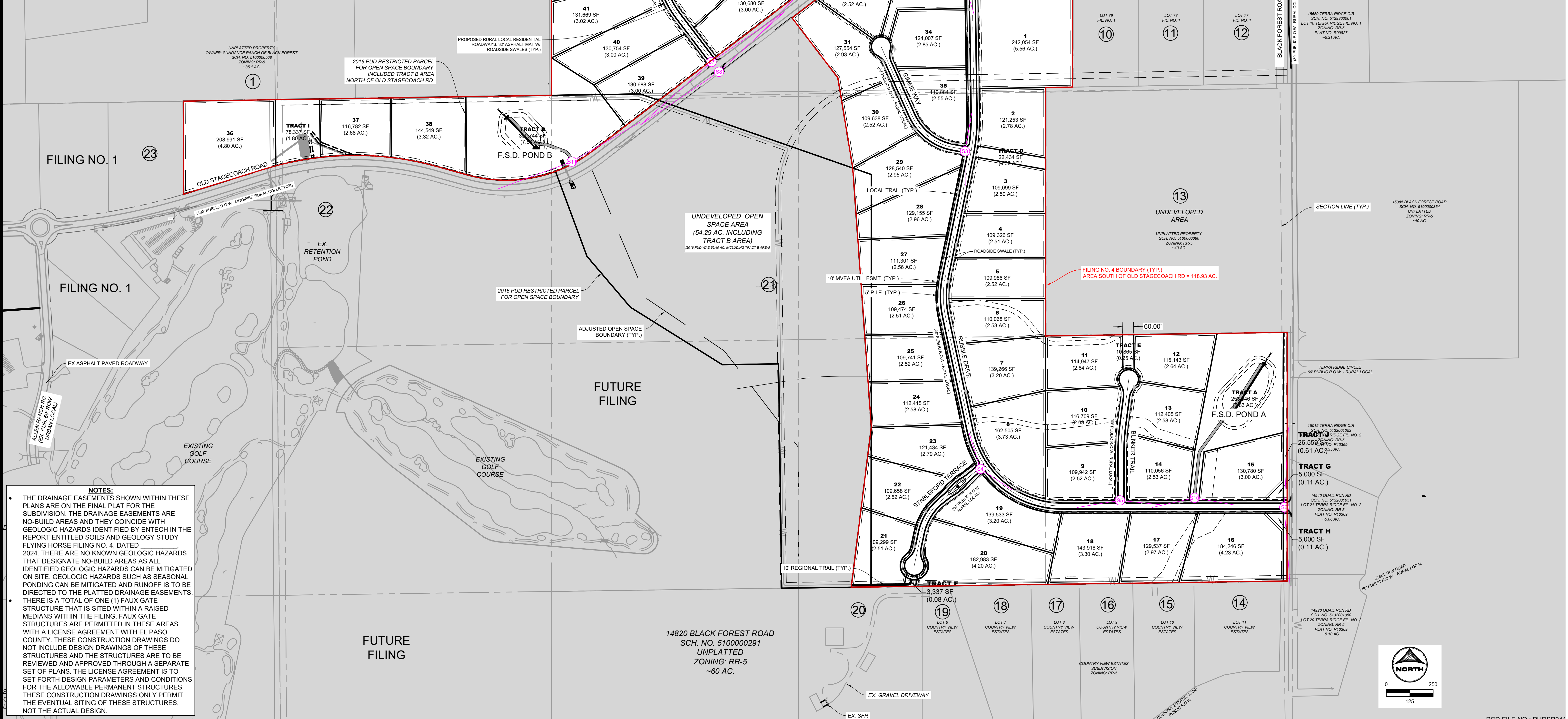
PCD FILE NO.: PUDSP244  
 SHEET  
**ZN**  
**4**

DOMBROWSKI, COLIN, 12/10/2024, 2:18 PM

INTERSECTION SIGHT DISTANCE TABLE				
LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE LEFT (FT)	SIGHT DISTANCE RIGHT (FT)
S1	RURAL LOCAL	RURAL COLLECTOR	405	425
S2	RURAL COLLECTOR	RURAL LOCAL	-	425
S3	RURAL LOCAL	RURAL LOCAL	205	184
S4	RURAL LOCAL	RURAL LOCAL	200	200
S5	RURAL LOCAL	RURAL LOCAL	215	215
S6	RURAL LOCAL	RURAL COLLECTOR	425	425
S7	RURAL LOCAL	RURAL COLLECTOR	474	507
S8	RURAL LOCAL	RURAL COLLECTOR	474	507
S9	RURAL COLLECTOR	RURAL MINOR ARTERIAL	570	570
S10	MAINT. PATH	RURAL LOCAL	200	184
S11	MAINT. PATH	RURAL COLLECTOR	425	425
S12	MAINT. PATH	RURAL COLLECTOR	425	425

FLYING HORSE NORTH FILING NO. 4 - TRACT TABLE										
TRACT NAME	AREA (SF)	AREA (AC.)	PUBLIC IMPROVEMENTS	PRIVATE UTILITIES	SIGNAGE	MAINTENANCE	OWNERSHIP			
A	264,200	6.07			X		FHN METRO #3	FHN METRO #3		
B	340,476	7.82			X		FHN METRO #4	FHN METRO #4		
C	248,320	5.70			X		FHN METRO #4	FHN METRO #4		
D	22,431	0.52	X	X			FHN METRO #3	FHN METRO #3		
E	10,865	0.25	X	X			FHN METRO #3	FHN METRO #3		
F	3,337	0.08	X	X			FHN METRO #3	FHN METRO #3		
G	5,000	0.11				X	FHN METRO #3	FHN METRO #3		
H	5,000	0.11				X	FHN METRO #3	FHN METRO #3		
I	78,227	1.80				X	FHN METRO #4	FHN METRO #4		
J	26,559	0.61					FHN METRO #3	FHN METRO #3		

ADJACENT PROPERTY OWNERS:		
OWNER	LOCATION	
1. SUNDANCE RANCH OF BLACK FOREST LLC	5975 HODGEN RD., COLORADO SPRINGS, CO, 80908	
2. SUNDANCE RANCH OF BLACK FOREST LLC	5975 HODGEN RD., COLORADO SPRINGS, CO, 80908	
3. CHEROKEE METRO DISTRICT	8250 PALMER PARK BLVD., COLORADO SPRINGS, CO, 80915-1721	
4. ALAN GREAVES	3880 INSPIRATION DR., COLORADO SPRINGS, CO, 80917	
5. PRI #2 LLC	BLACK FOREST RD., COLORADO SPRINGS, CO	
6. AARON SMITH	6590 OLD STAGECOACH RD., COLORADO SPRINGS, CO, 80908-6159	
7. GEORGE D HARRIS	6670 OLD STAGECOACH RD., COLORADO SPRINGS, CO, 80908-6160	
8. DONALD & SYLVIA MCGRATH FAMILY	6750 OLD STAGECOACH RD., COLORADO SPRINGS, CO, 80908	
9. RODERICK BENNETT	6595 OLD STAGECOACH RD., COLORADO SPRINGS, CO, 80908	
10. MONACOST LIVING TRUST	6675 OLD STAGECOACH RD., COLORADO SPRINGS, CO, 80908	
11. LINH NGUYEN	6715 OLD STAGECOACH RD., COLORADO SPRINGS, CO, 80908	
12. DANIEL DERKSEN	6755 OLD STAGECOACH RD., COLORADO SPRINGS, CO, 80908	
13. LESLIE APODACA	15380 BLACK FOREST RD., COLORADO SPRINGS, CO, 80908-2119	
14. SEAN HOPSON	6770 COUNTRY ESTATES LN., COLORADO SPRINGS, CO, 80908-3000	
15. WAYNE SOMBRIC	6740 COUNTRY ESTATES LN., COLORADO SPRINGS, CO, 80908-3000	
16. JUAN MACEDO	6710 COUNTRY ESTATES LN., COLORADO SPRINGS, CO, 80908-3000	
17. AARON COPPOCK	6680 COUNTRY ESTATES LN., COLORADO SPRINGS, CO, 80908-3001	
18. PATRICK HERRON	6650 COUNTRY ESTATES LN., COLORADO SPRINGS, CO, 80908-3001	
19. ABELL LIVING TRUST	6620 COUNTRY ESTATES LN., COLORADO SPRINGS, CO, 80908-3001	
20. 14820 BFR LLC	14820 BLACK FOREST RD., COLORADO SPRINGS, CO	
21. PRI #2 LLC	BLACK FOREST RD., COLORADO SPRINGS, CO	
22. FLYING HORSE COUNTRY CLUB LLC	5772 OLD STAGECOACH RD., COLORADO SPRINGS, CO, 80908	
23. RUSSELL LONG	5630 OLD STAGECOACH RD., COLORADO SPRINGS, CO, 80908	



**NOTES:**

- THE DRAINAGE EASEMENTS SHOWN WITHIN THESE PLANS ARE ON THE FINAL PLAN FOR THE SUBDIVISION. THE DRAINAGE EASEMENTS ARE NO-BUILD AREAS AND THEY COINCIDE WITH GEOLOGIC HAZARDS IDENTIFIED BY ENTECH IN THE REPORT ENTITLED SOILS AND GEOLOGY STUDY FLYING HORSE FILING NO. 4, DATED 2024. THERE ARE NO KNOWN GEOLOGIC HAZARDS THAT DESIGNATE NO-BUILD AREAS AS ALL IDENTIFIED GEOLOGIC HAZARDS CAN BE MITIGATED ON SITE. GEOLOGIC HAZARDS SUCH AS SEASONAL PONDS CAN BE MITIGATED AND RUNOFF IS TO BE DIRECTED TO THE PLATTED DRAINAGE EASEMENTS.
- THERE IS A TOTAL OF ONE (1) FAUX GATE STRUCTURE THAT IS SITED WITHIN A RAISED MEDIANS WITHIN THE FILING. FAUX GATE STRUCTURES ARE PERMITTED IN THESE AREAS WITH A LICENSE AGREEMENT WITH EL PASO COUNTY. THESE CONSTRUCTION DRAWINGS DO NOT INCLUDE DESIGN DRAWINGS OF THESE STRUCTURES AND THE STRUCTURES ARE TO BE REVIEWED AND APPROVED THROUGH A SEPARATE SET OF PLANS. THE LICENSE AGREEMENT IS TO SET FORTH DESIGN PARAMETERS AND CONDITIONS FOR THE ALLOWABLE PERMANENT STRUCTURES. THESE CONSTRUCTION DRAWINGS ONLY PERMIT THE EVENTUAL SITING OF THESE STRUCTURES, NOT THE ACTUAL DESIGN.

DRAWN BY: RDL JOB DATE: 12/10/2024 BAR IS ONE INCH ON OFFICIAL DRAWINGS.  
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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 FILING NO. 4  
 PUD PRELIMINARY PLAN MINOR AMENDMENT  
 PRI #2, LLC.  
 EL PASO COUNTY, CO

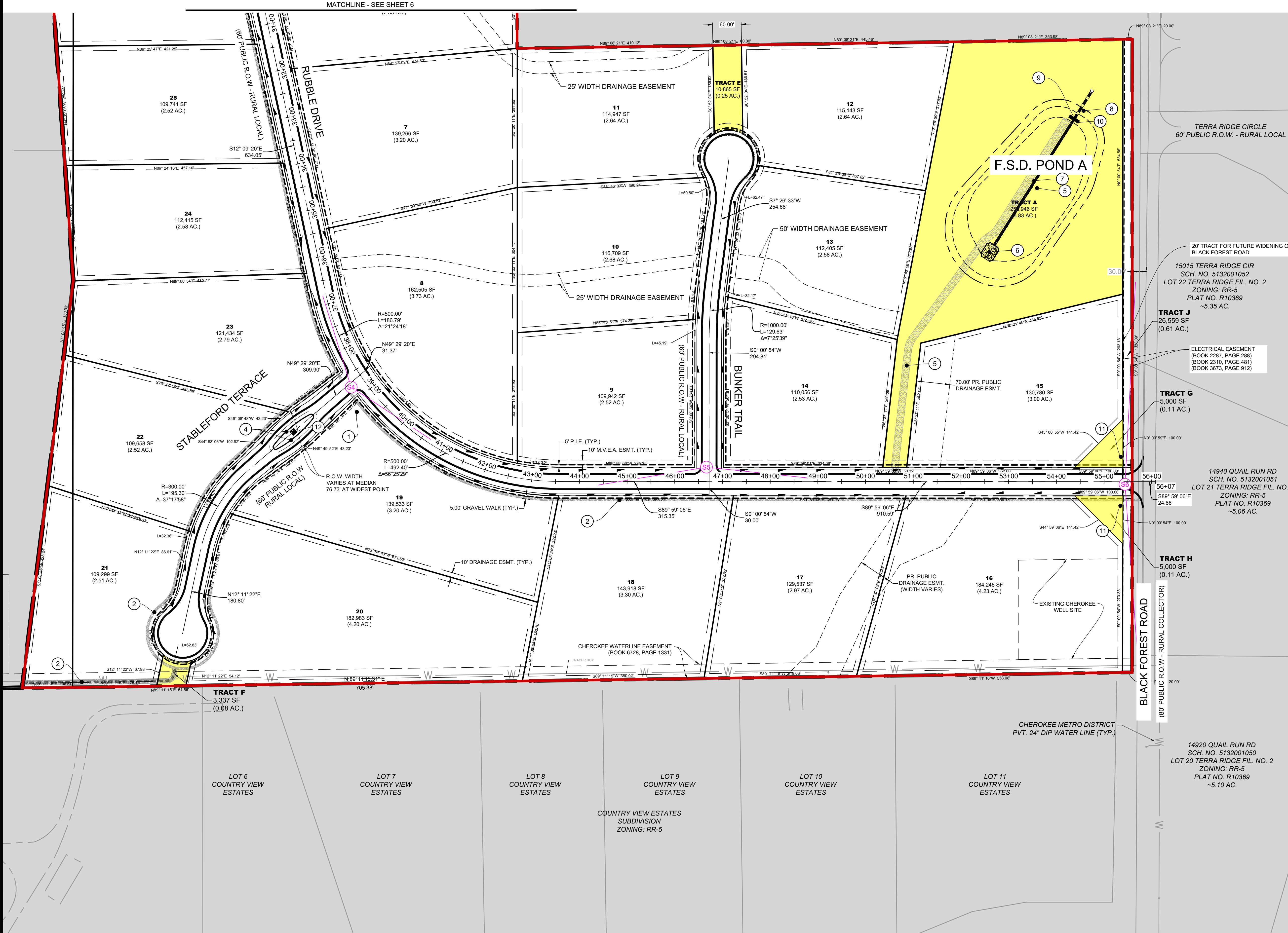
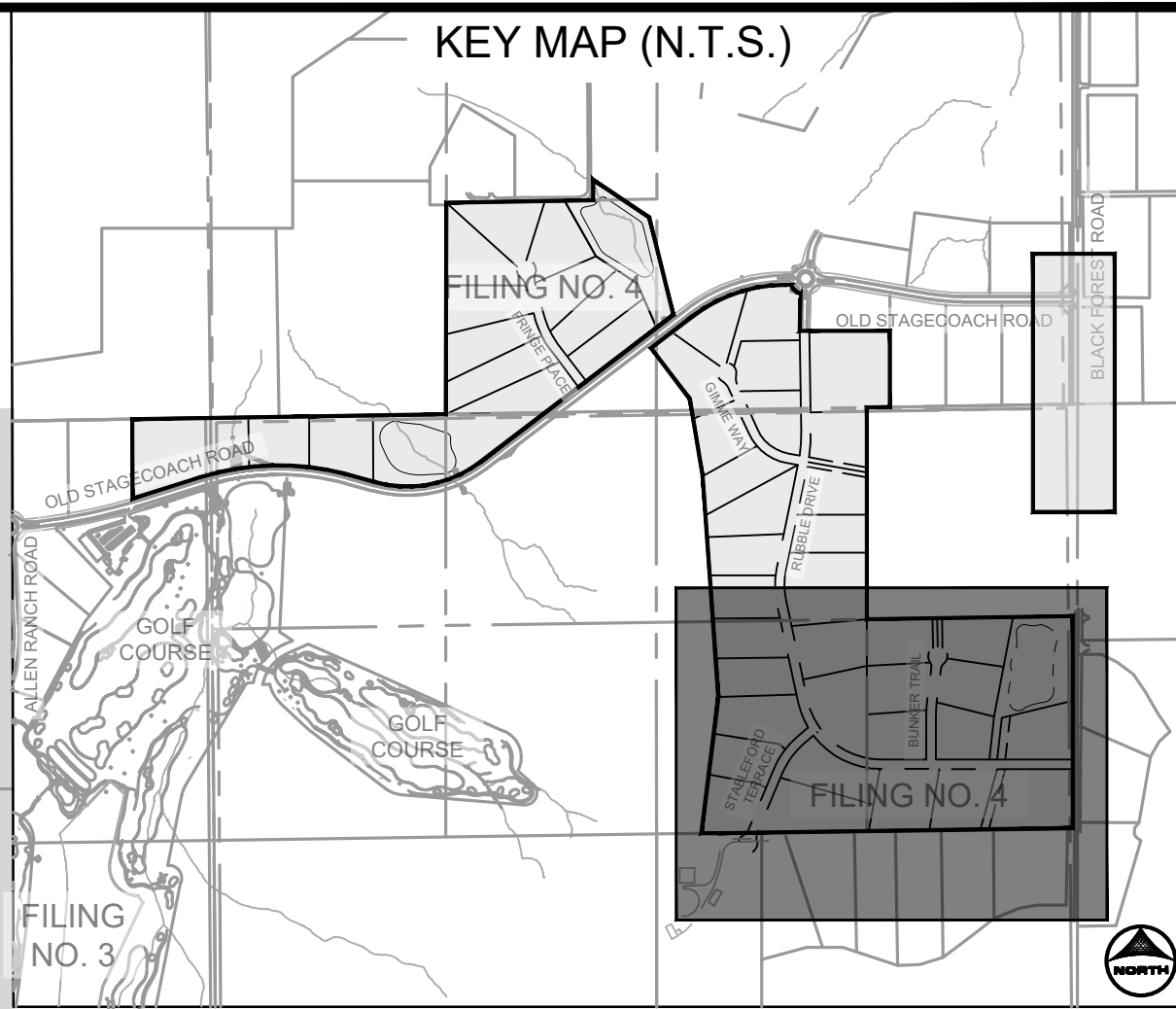
PUD PRELIMINARY PLAN MINOR AMENDMENT  
 OVERALL SITE PLAN AND ADJACENT OWNERS

SHEET  
 OSP  
 5

PCD FILE NO.: PUDSP244



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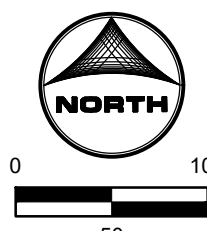


**LINWORK LEGEND**

- MATCH LINE
- PR FILING 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
- PR TRACTS
- NOT WITHIN SCOPE OF PUD

- NOTES:**
1. SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS.
  2. SIGHT DISTANCE TRIANGLES THAT ENCRoACH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS

- SITE SCHEDULE**
- 1 PR 30" R1-1 STOP SIGN W. STREET NAME SIGNS
  - 2 PR 5" DIRT TRAIL
  - 3 PR 10' REGIONAL TRAIL
  - 4 PR EPC TYPE B VERTICAL CURB & GUTTER
  - 5 PR 15' MAINTENANCE ACCESS ROAD 6" MIN. OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EPC ECM.
  - 6 PR CONCRETE FOREBAY (PRIVATE)
  - 7 PR CONCRETE TRICKLE CHANNEL (PRIVATE)
  - 8 PR EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
  - 9 PR CONCRETE OUTLET STRUCTURE (PRIVATE)
  - 10 PR CONCRETE MICRO-POOL (PRIVATE)
  - 11 PR MONUMENT SIGN
  - 12 PR STATUE / SCULPTURE



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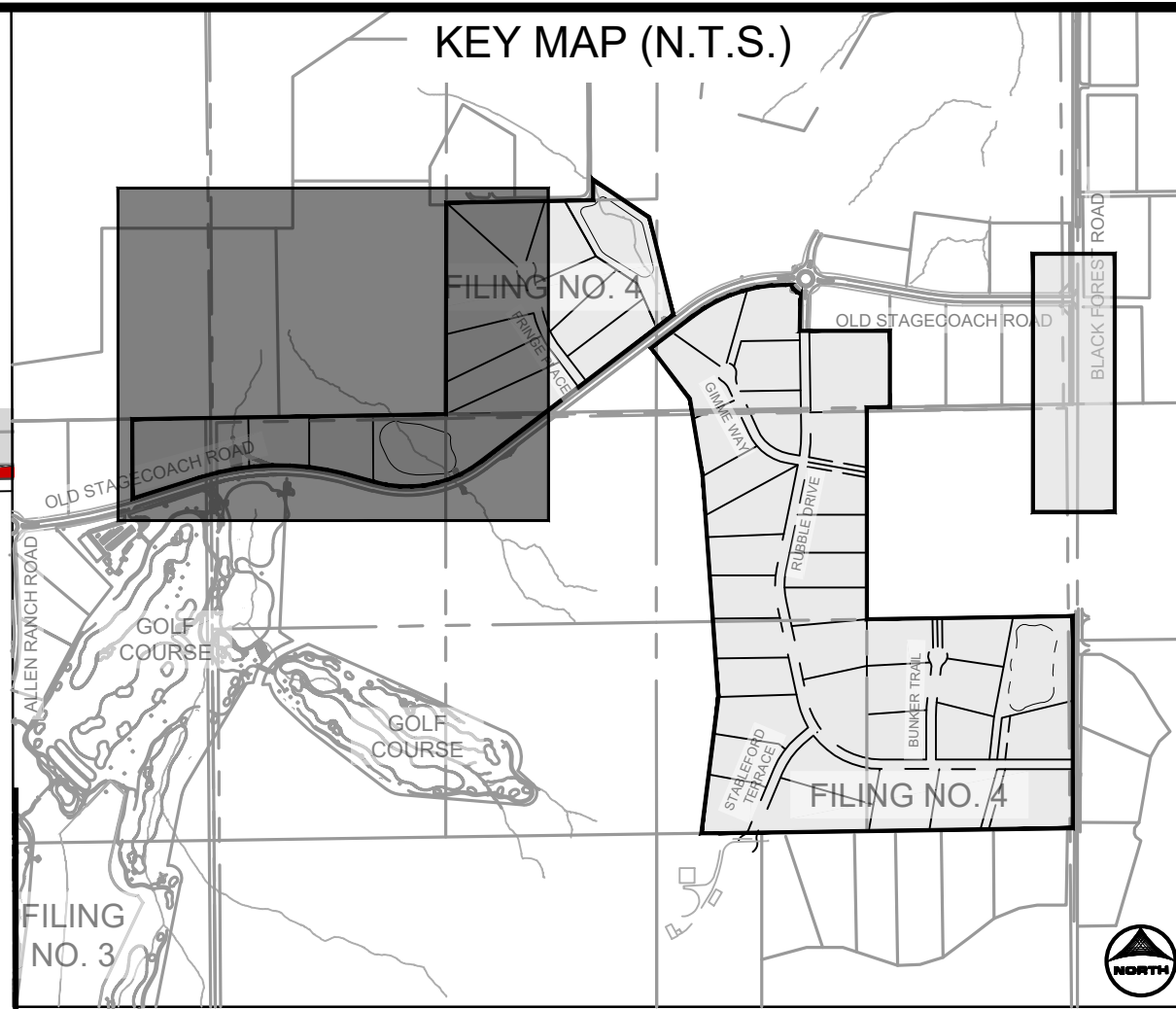
**HRGreen**  
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FLYING HORSE NORTH FILING NO. 4  
 PUD PRELIMINARY PLAN MINOR AMENDMENT  
 PRI #2, LLC.  
 EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT  
 SITE PLAN 2

SHEET  
 SP2  
 7

PCD FILE NO.: PUDSP244

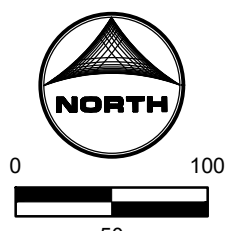
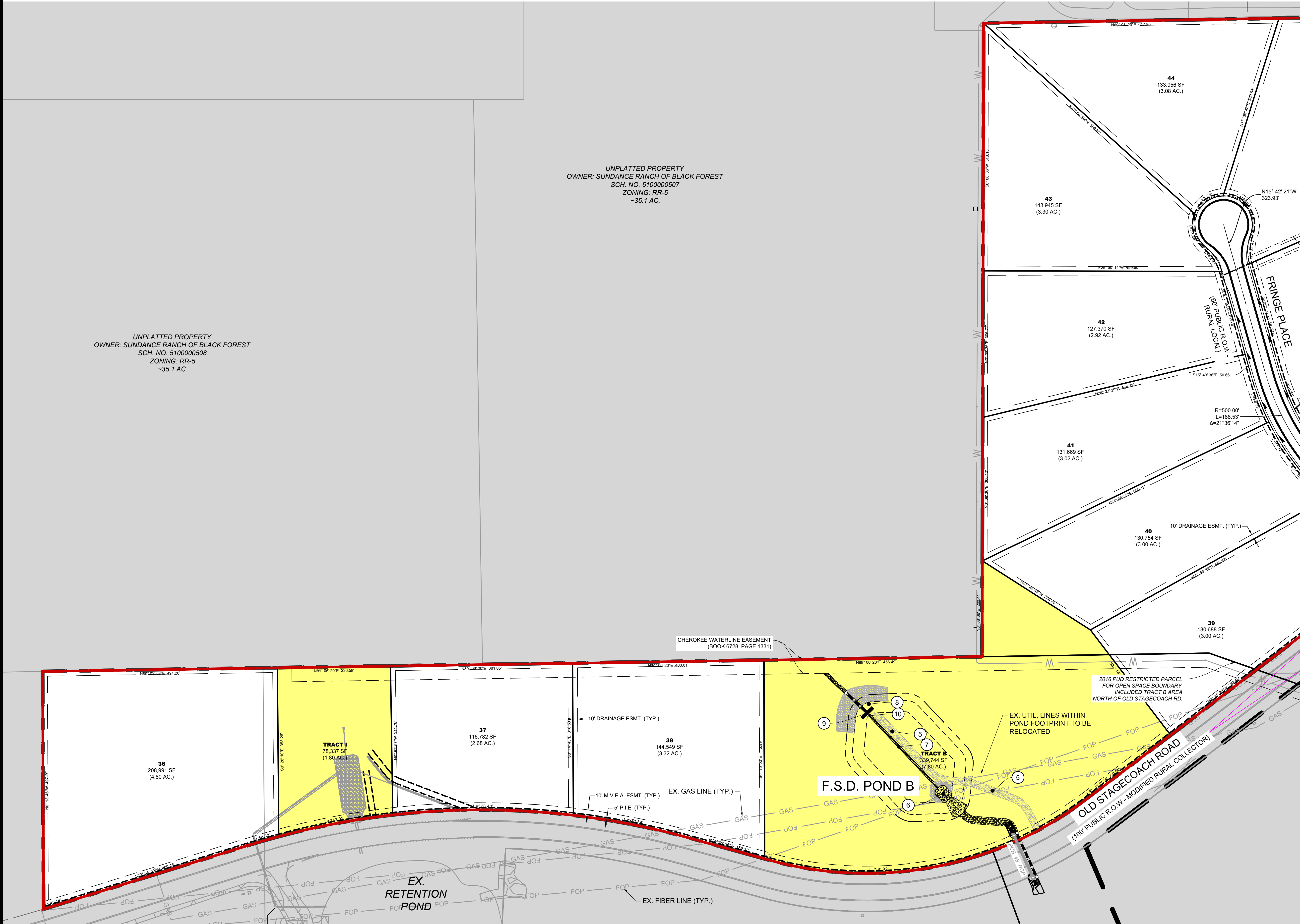


**LINEWORK LEGEND**

MATCH LINE	---
PR FILING LINE	---
EX PROPERTY LINE	---
PR EASEMENT LINE	---
EX EASEMENT LINE	---
PR RIGHT OF WAY	---
EX RIGHT OF WAY	---
PR LOT LINE	---
EX LOT LINE	---
PR SWALE	---
EX SWALE	---
PR ACCESS TRAIL	---
PR REGIONAL TRAIL	---
EX CURB & GUTTER	---
PR CURB & GUTTER	---
EX SIDEWALK	---
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	---
POTENTIAL	---
GEOLOGICAL HAZARD	---
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NOT WITHIN SCOPE OF PUD	---

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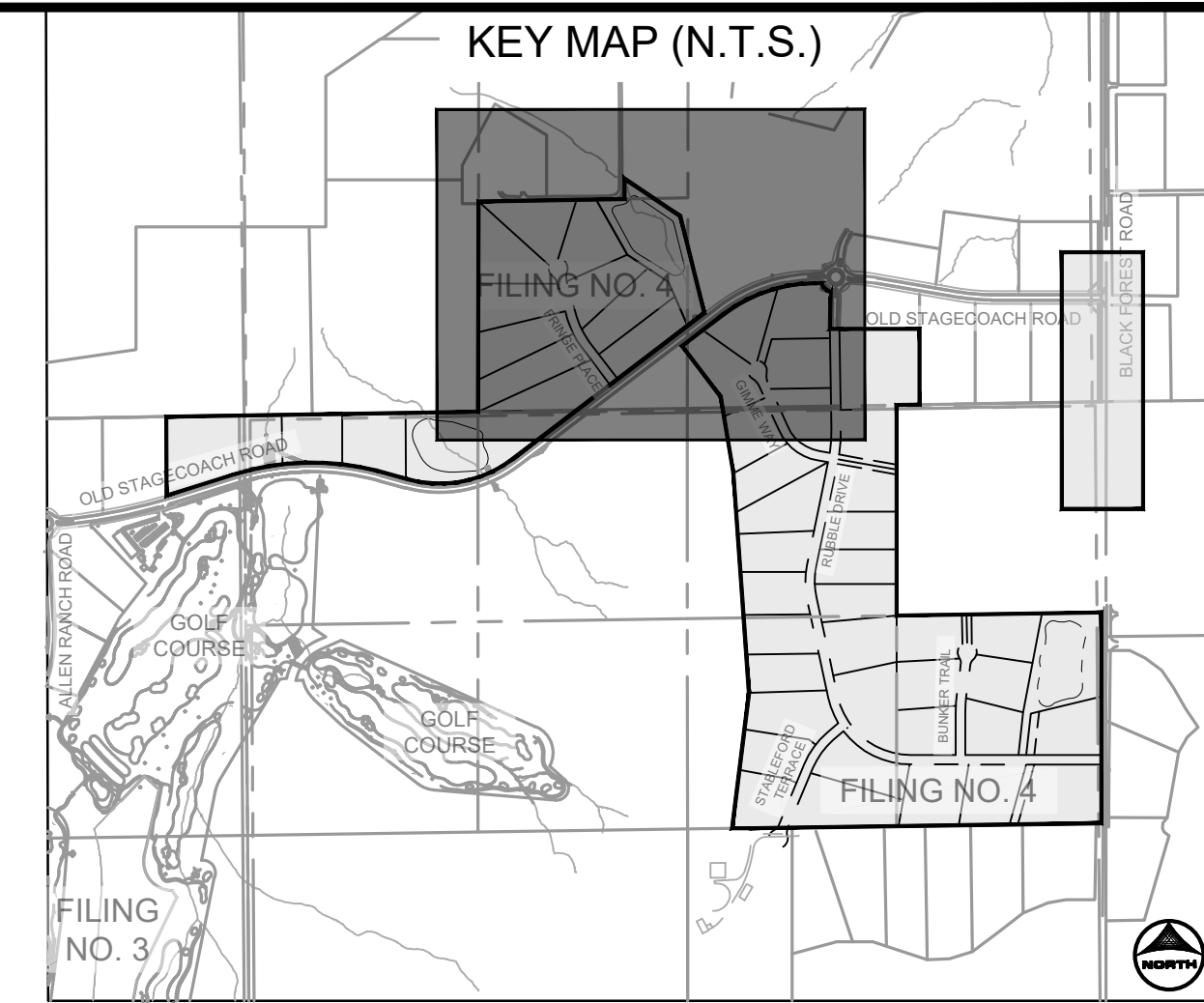
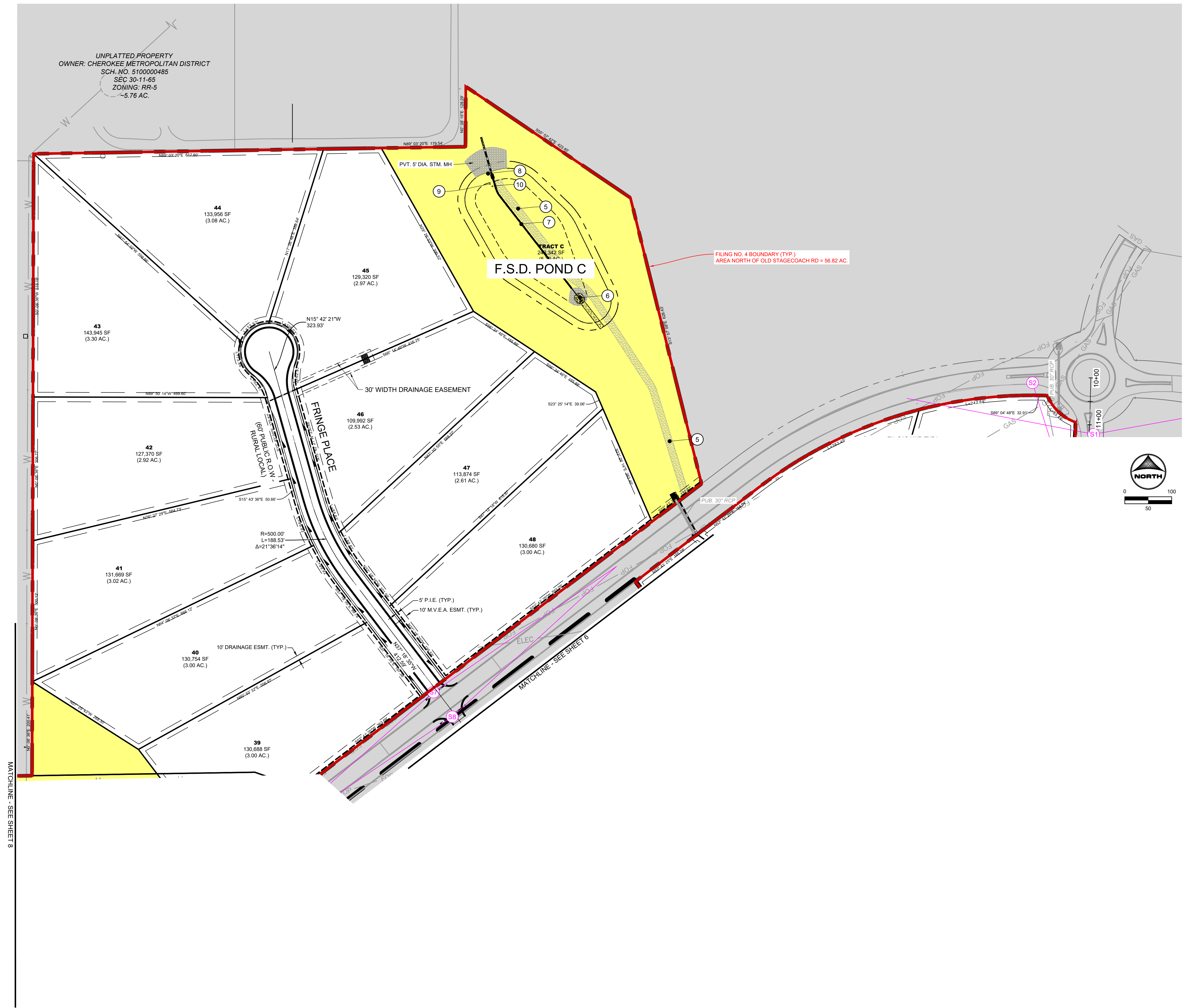
PUD PRELIMINARY PLAN MINOR AMENDMENT  
SITE PLAN 3

PCD FILE NO.: PUDSP244

SHEET  
SP3  
8



UNPLATTED PROPERTY  
OWNER: CHEROKEE METROPOLITAN DISTRICT  
SCH. NO. 510000485  
SEC 30-11-65  
ZONING: RR-5  
~5.76 AC.



**LINWORK LEGEND**

MATCH LINE	---
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PR EASEMENT LINE	---
EX EASEMENT LINE	---
PR RIGHT OF WAY	---
EX RIGHT OF WAY	---
PR LOT LINE	---
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PR SWALE	---
EX SWALE	---
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PR INDEX CONTOUR	---
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PR INTER. CONTOUR	---
EX INTER. CONTOUR	---
PR OVERFLOW PATH	---
PR SIGHT DISTANCE POTENTIAL	---
POTENTIAL GEOLOGICAL HAZARD	---
PR TRACTS	---
NOT WITHIN SCOPE OF PUD	---

**NOTES:**

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 EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT  
 SITE PLAN 4

PCD FILE NO.: PUDSP244  
 SHEET  
**SP4**  
**9**



FILING NO. 4

FILING NO. 4

Legend:

- Qaf - Artificial Fill of Holocene Age: man-place fill deposits associated
- Qal - Alluvium of Holocene Age: recent water deposited sediments along drainages
- Qc/Tkd - Colluvium of Quaternary Age overlying the Dawson Formation of Tertiary to Cretaceous Age: Sheetwash and residual soil deposits overlying arkosic sandstone with interbedded claystone and siltstone
- er - erosion
- psw - potential seasonally shallow groundwater area
- sp - seasonally area of ponded water



GEOLOGY / ENGINEERING MAP

FLYING HORSE NORTH, FILING NO. 4  
FLYING HORSE NORTH, LLC

11

