

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

LEGAL DESCRIPTION

FLYING HORSE NORTH FILING NO. 4

TWO (2) PARCELS OF LAND BEING A PORTION OF NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST, A PORTION OF SOUTH HALF OF SECTION 30, AND A PORTION OF NORTH HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

PARCEL 1:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°06'20"E ON THE NORTH OF LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 1,474.13 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTION 31; THENCE N00°08'36"E ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, A DISTANCE OF 1325.48 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 30; THENCE N89°03'20"E ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 920.27 FEET; THENCE N00°08'15"E A DISTANCE OF 128.29 FEET; THENCE S55°57'42"E A DISTANCE OF 423.40 FEET; THENCE S13°57'08"E A DISTANCE OF 628.43 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF OLD STAGECOACH ROAD AS PLATTED IN FLYING HORSE NORTH FILING NO.1, RECORDED UNDER RECEPTION NUMBER 218714238; THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:

- S52°41'25"W A DISTANCE OF 1,517.83 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 52°50'29", A RADIUS OF 760.00 FEET A DISTANCE OF 700.92 FEET TO A POINT OF TANGENT;
- N74°28'06"W A DISTANCE OF 169.05 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 32°53'45", A RADIUS OF 1,640.00 FEET, A DISTANCE OF 941.59 FEET TO A POINT OF TANGENT;
- S72°38'09"W A DISTANCE OF 400.46 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 00°45'53", A RADIUS OF 3,460.00 FEET A DISTANCE OF 46.18 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 28 OF SAID FLYING HORSE NORTH FILING NO. 1;

THENCE N00°13'46"W ON THE EAST LINE OF SAID LOT 28, A DISTANCE OF 497.29 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN; THENCE N89°03'58"E ON SAID NORTH LINE A DISTANCE OF 491.20 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,475,776 SQUARE FEET OR 56.836 ACRES, MORE OR LESS.

PARCEL 2:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 80, FLYING HORSE NORTH FILING NO.1, RECORDED UNDER RECEPTION NUMBER 218714238, SAID POINT BEING ON THE WESTERLY LINE OF LOT 79, FLYING HORSE NORTH FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING; THENCE S00°00'00"E ON THE WEST LINE OF SAID LOT 79, A DISTANCE OF 477.97 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

THENCE S89°04'37"W, ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 144.30 FEET TO THE EAST SIXTEENTH CORNER OF SECTION 31; THENCE S00°00'11"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,326.67 FEET TO THE NORTHEAST SIXTEENTH CORNER OF SAID SECTION 31; THENCE N89°08'21"E, ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,289.57 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BLACK FOREST ROAD, SAID POINT BEING 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S00°00'54"W, ON THE 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 SOUTHEAST 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 SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S89°11'15"W, ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 2,327.40 FEET; THENCE N07°08'46"E A DISTANCE OF 860.74 FEET; THENCE N04°05'31"W A DISTANCE OF 1,388.17 FEET; THENCE N09°22'22"W A DISTANCE OF 488.58 FEET; THENCE N37°18'35"W A DISTANCE OF 402.75 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD STAGECOACH ROAD AS PLATTED IN FLYING HORSE NORTH FILING NO.1, RECORDED UNDER RECEPTION NUMBER 218714238; THENCE ON THE BOUNDARY OF SAID FLYING HORSE NORTH FILING NO.1 THE FOLLOWING EIGHT (8) COURSES:

- N52°41'25"E A DISTANCE OF 330.02 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 38°46'50", A RADIUS OF 960.00 FEET A DISTANCE OF 649.77 FEET TO A POINT OF TANGENT;
- S88°31'45"E A DISTANCE OF 8.27 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N67°53'33"E, HAVING A DELTA OF 48°57'51", A RADIUS OF 100.00 FEET A DISTANCE OF 85.46 FEET TO A POINT ON CURVE;
- S01°28'15"W A DISTANCE OF 152.16 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 00°53'47", A RADIUS OF 5,030.00 FEET A DISTANCE OF 78.69 FEET TO A POINT ON CURVE;
- S89°25'32"E A DISTANCE OF 60.00 FEET;
- N89°59'56"E A DISTANCE OF 505.80 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5,181,149 SQUARE FEET OR 119.943 ACRES, MORE OR LESS.

PARCEL 1 AND PARCEL 2 CONTAIN A TOTAL CALCULATED AREA OF 7,656,925 SQUARE FEET OR 175.779 ACRES.

DRAWN BY: DLH	JOB DATE: 10/29/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: KMH	JOB NUMBER: 211030.140	0 1"
CAD DATE: 11/1/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\Drawings\CIPUD-Amendment-F4\Cover		

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

PUD PRELIMINARY PLAN MINOR AMENDMENT
LEGAL

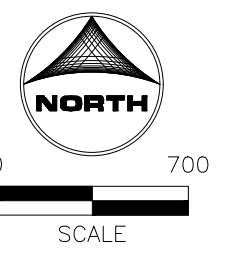
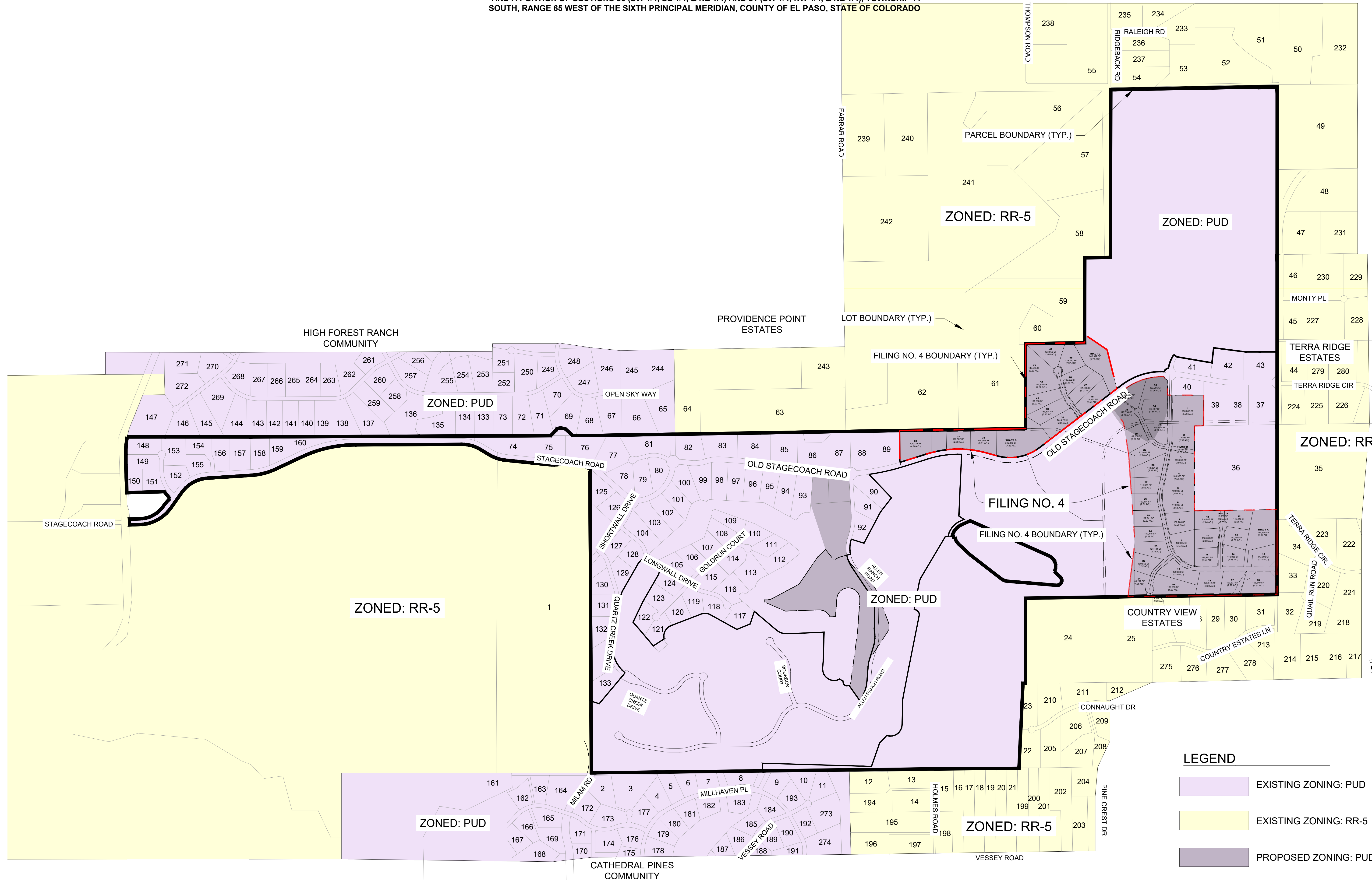
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2

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



LEGEND

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

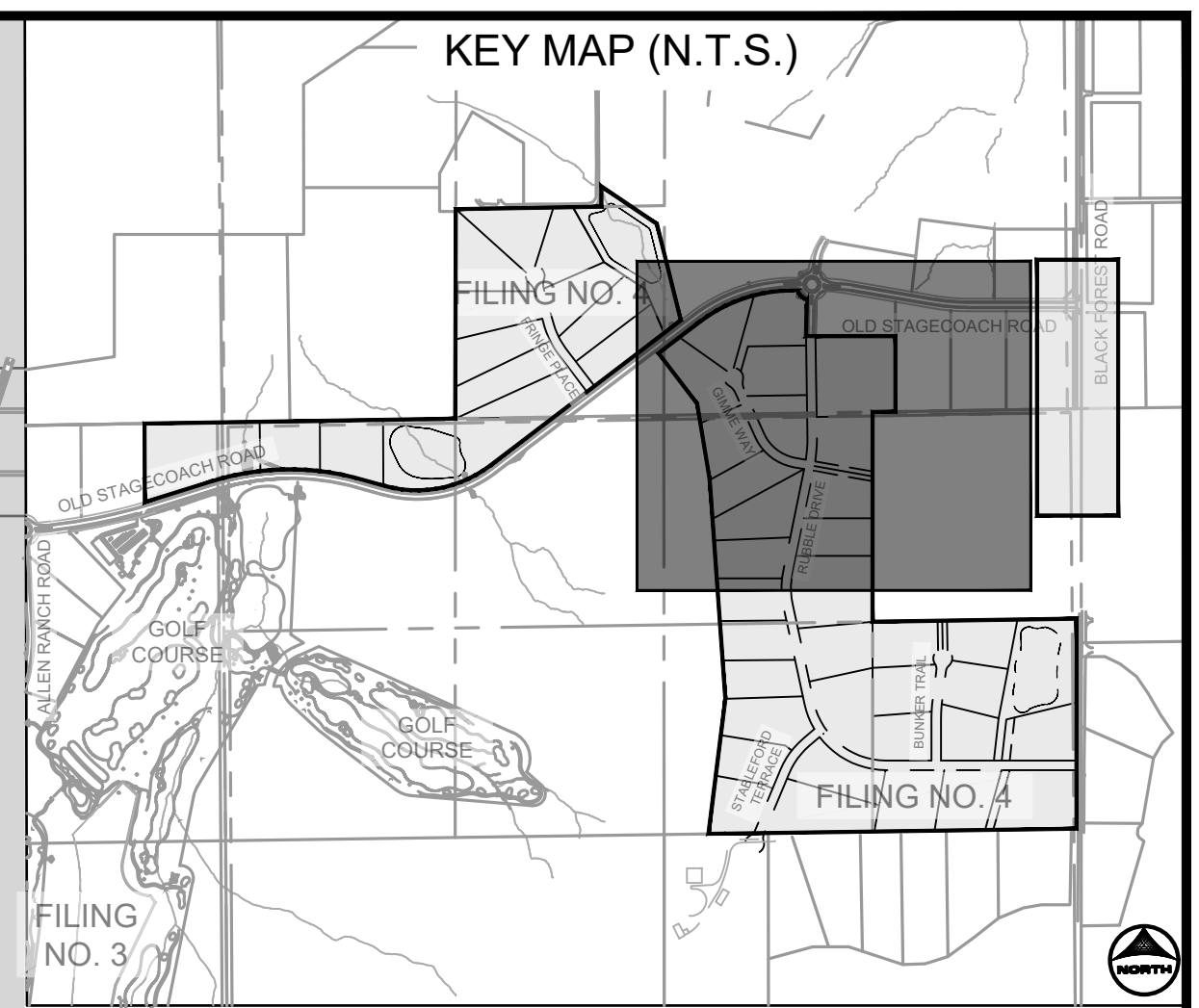
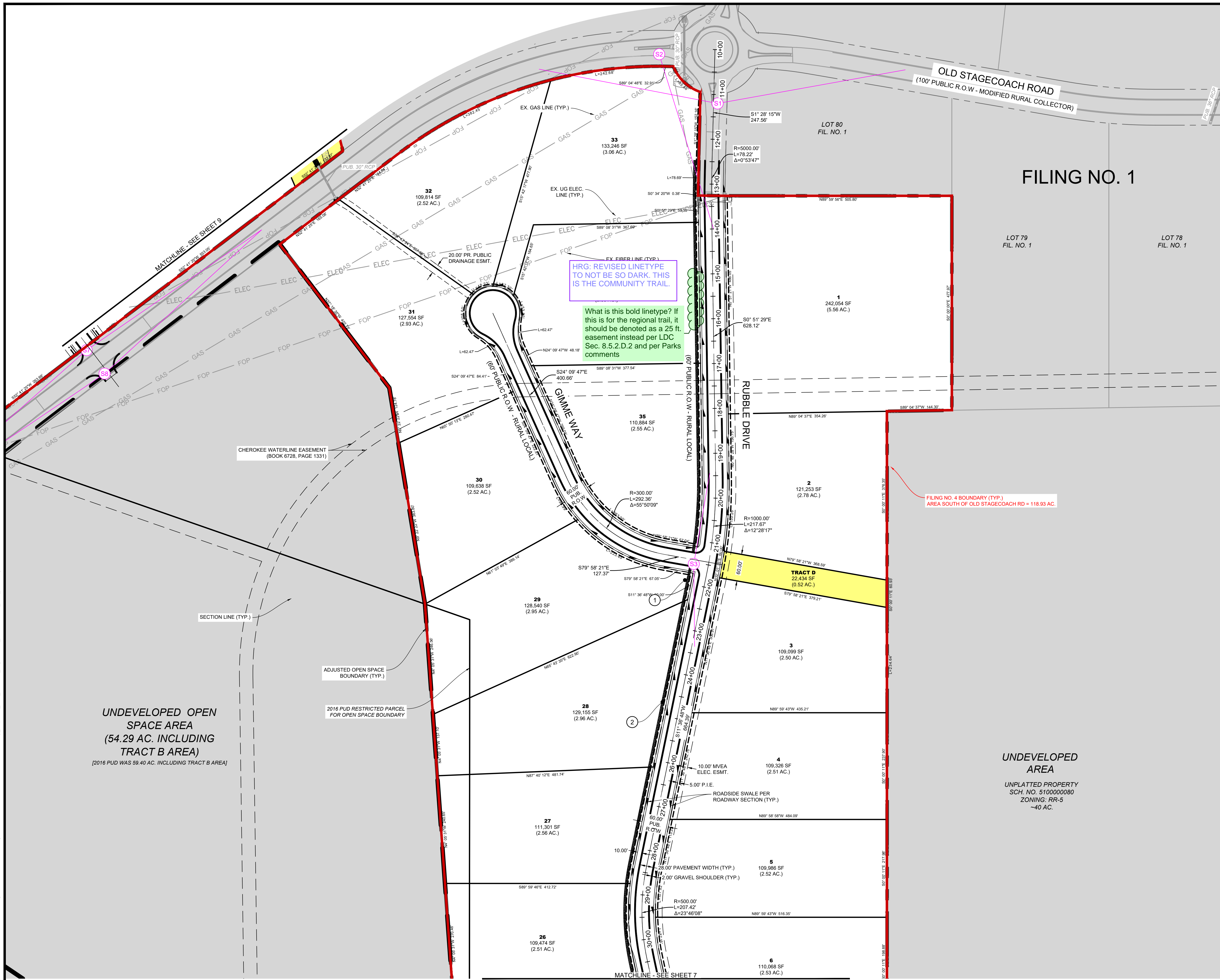
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FLYING HORSE NORTH FILING NO. 4
 PUD PRELIMINARY PLAN MINOR AMENDMENT
 PRI #2, LLC.
 EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT
 ZONING MAP

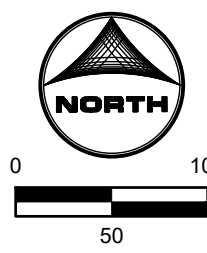


LINWORK LEGEND

- 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:**
- SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS.
 - 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 5' DIRT TRAIL
 - PR 10' REGIONAL TRAIL
 - PR EPC TYPE B VERTICAL CURB & GUTTER
 - 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 CONCRETE MICRO-POOL (PRIVATE)
 - PR MONUMENT SIGN
 - PR STATUE / SCULPTURE



PCD FILE NO.: PUDSP244

DRAWN BY: RDL JOB DATE: 11/1/2024
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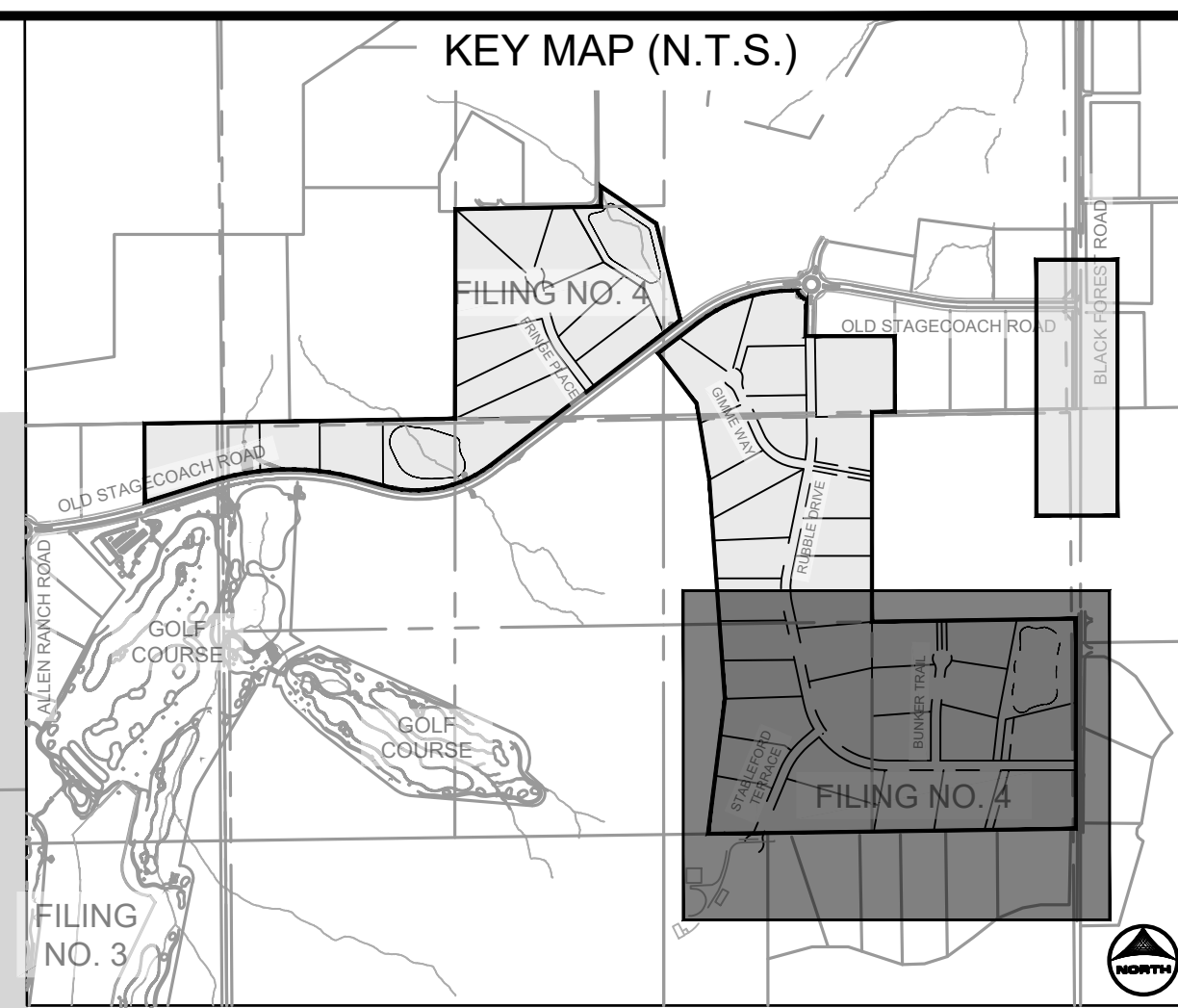
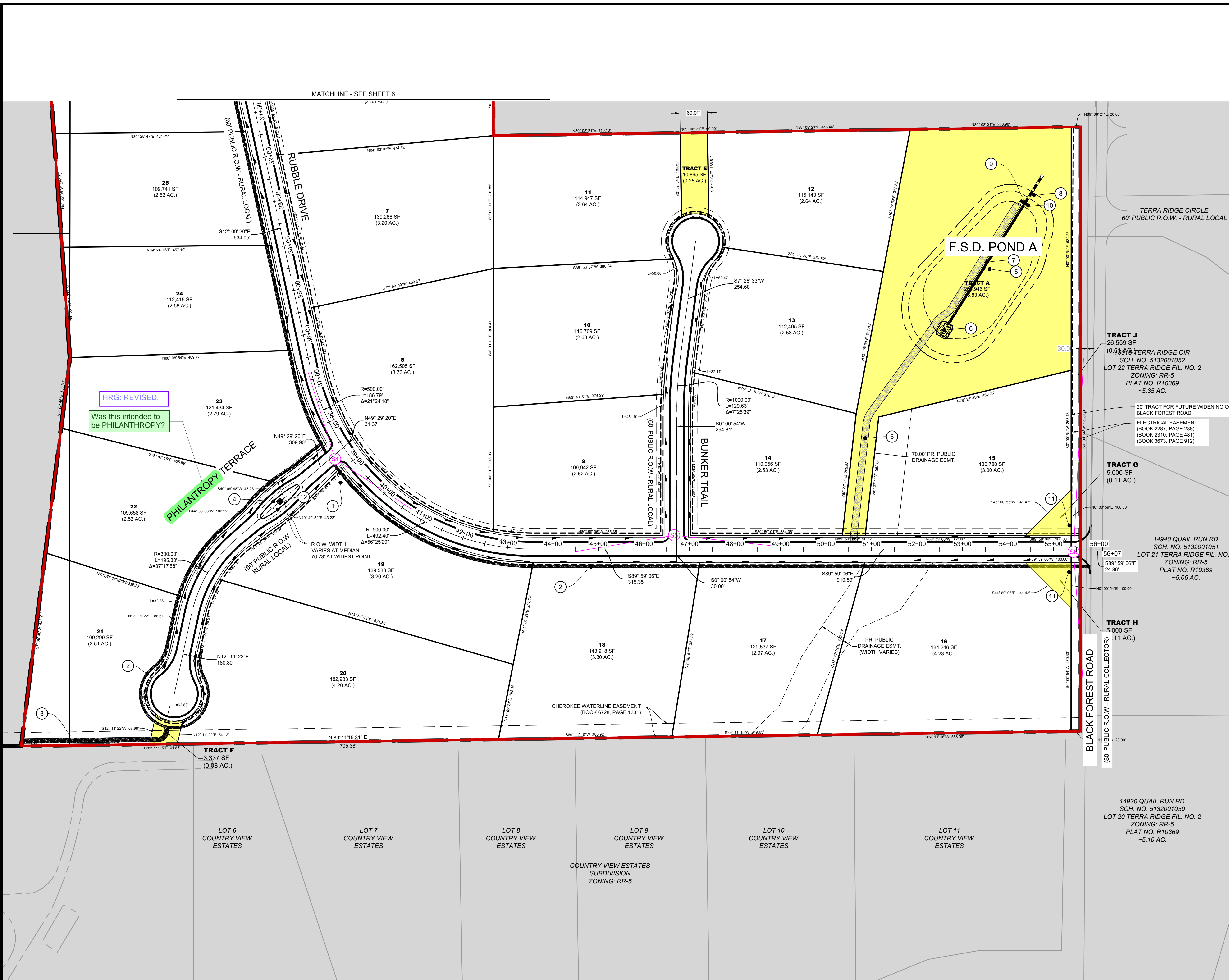
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 PUD PRELIMINARY PLAN MINOR AMENDMENT
 PRI #2, LLC.
 EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT
 SITE PLAN 1

SHEET
SP1
 6

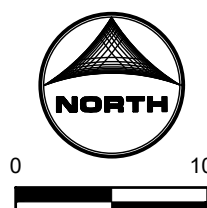


LINWORK LEGEND

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- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
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- PR LOT LINE
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- PR SIGHT DISTANCE POTENTIAL
- GEOLOGICAL HAZARD
- PR TRACTS
- NOT WITHIN SCOPE OF PUD

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

- SITE SCHEDULE**
- PR 30" R1-1 STOP SIGN W. STREET NAME SIGNS
 - PR 5" DIRT TRAIL
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 - PR CONCRETE FOREBAY (PRIVATE)
 - PR CONCRETE TRICKLE CHANNEL (PRIVATE)
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 - PR CONCRETE OUTLET STRUCTURE (PRIVATE)
 - PR CONCRETE MICRO-POOL (PRIVATE)
 - PR MONUMENT SIGN
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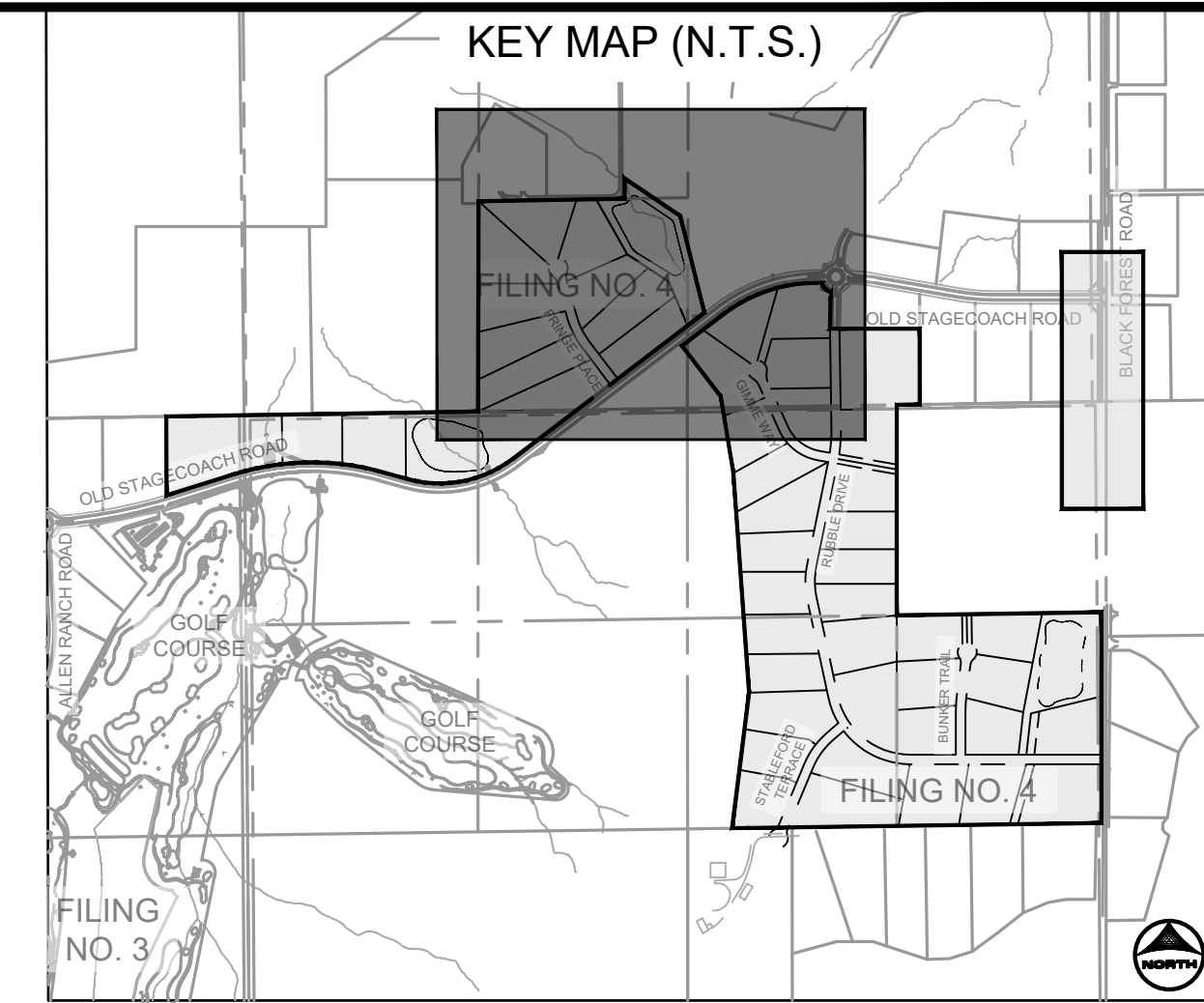
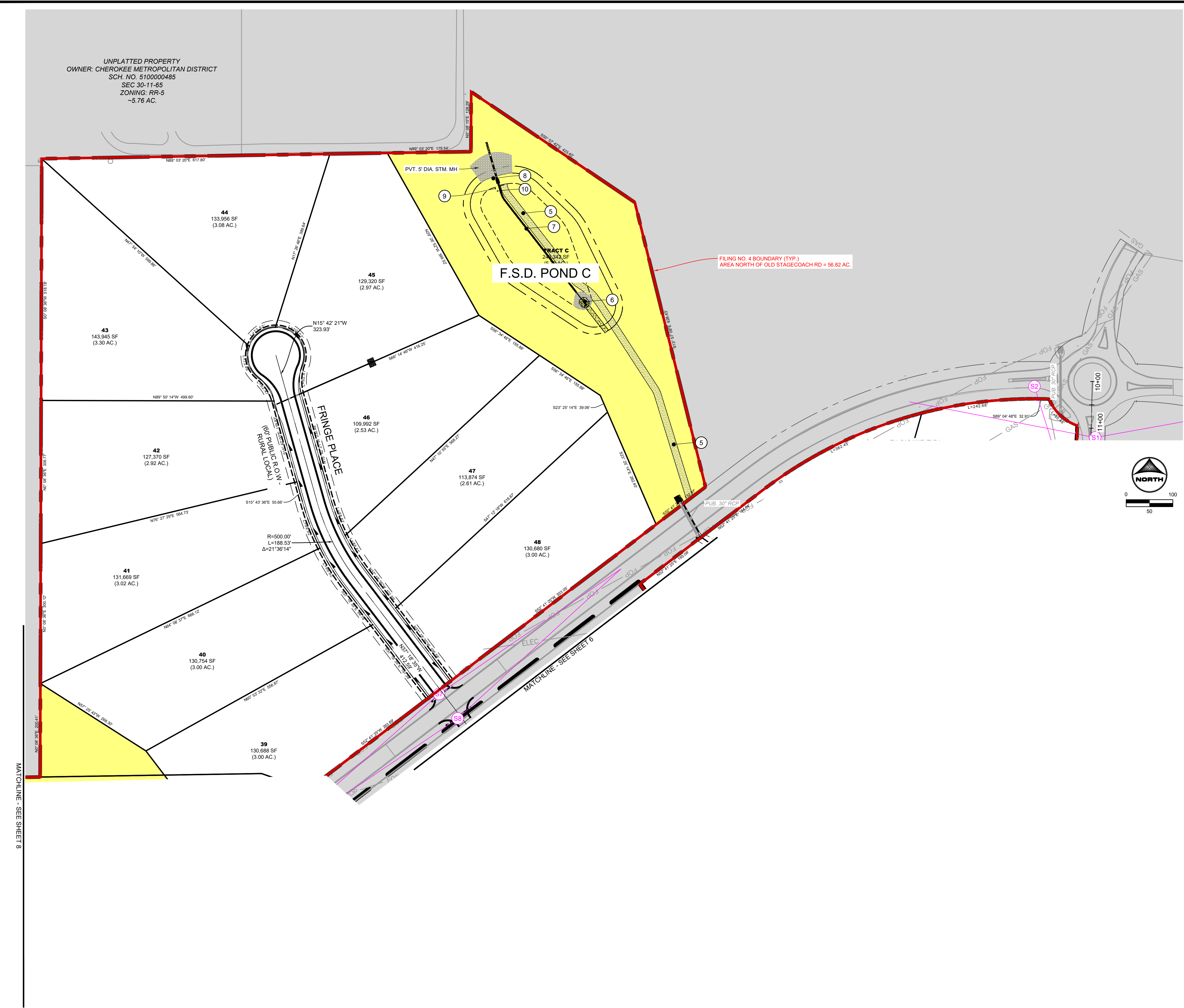
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FLYING HORSE NORTH FILING NO. 4
 PUD PRELIMINARY PLAN MINOR AMENDMENT
 PRI #2, LLC.
 EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT
 SITE PLAN 2

SHEET
 SP2
 7

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



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	---
PR SWALE	---
EX SWALE	---
PR ACCESS TRAIL	---
PR REGIONAL TRAIL	---
PR CURB & GUTTER	---
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PR INTER. CONTOUR	---
EX INTER. CONTOUR	---
PR OVERFLOW PATH	---
POTENTIAL	---
PR SIGHT DISTANCE	---
POTENTIAL	---
GEOLOGICAL HAZARD	---
PR TRACTS	---
NOT WITHIN SCOPE OF PUD	---

NOTES:

- SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS.
- 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 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.
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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

HR GREEN Xref: xv-dgn-1030, xv-cow-1030, xv-utl-1030, xv-dgn-240, xc-cow-030,240, xv-aerial-NM-1030, key, map, Site_Plan_Linework_Legend, Site_Schedule, Site_Plan_Notes, xpl-1-df01-1030

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 PRI #2, LLC.
 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

