

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.

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APPROVED: KMH	JOB NUMBER: 211030.140	0 1"
CAD DATE: 11/1/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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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 FILING NO. 4
PUD PRELIMINARY PLAN MINOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT
LEGAL

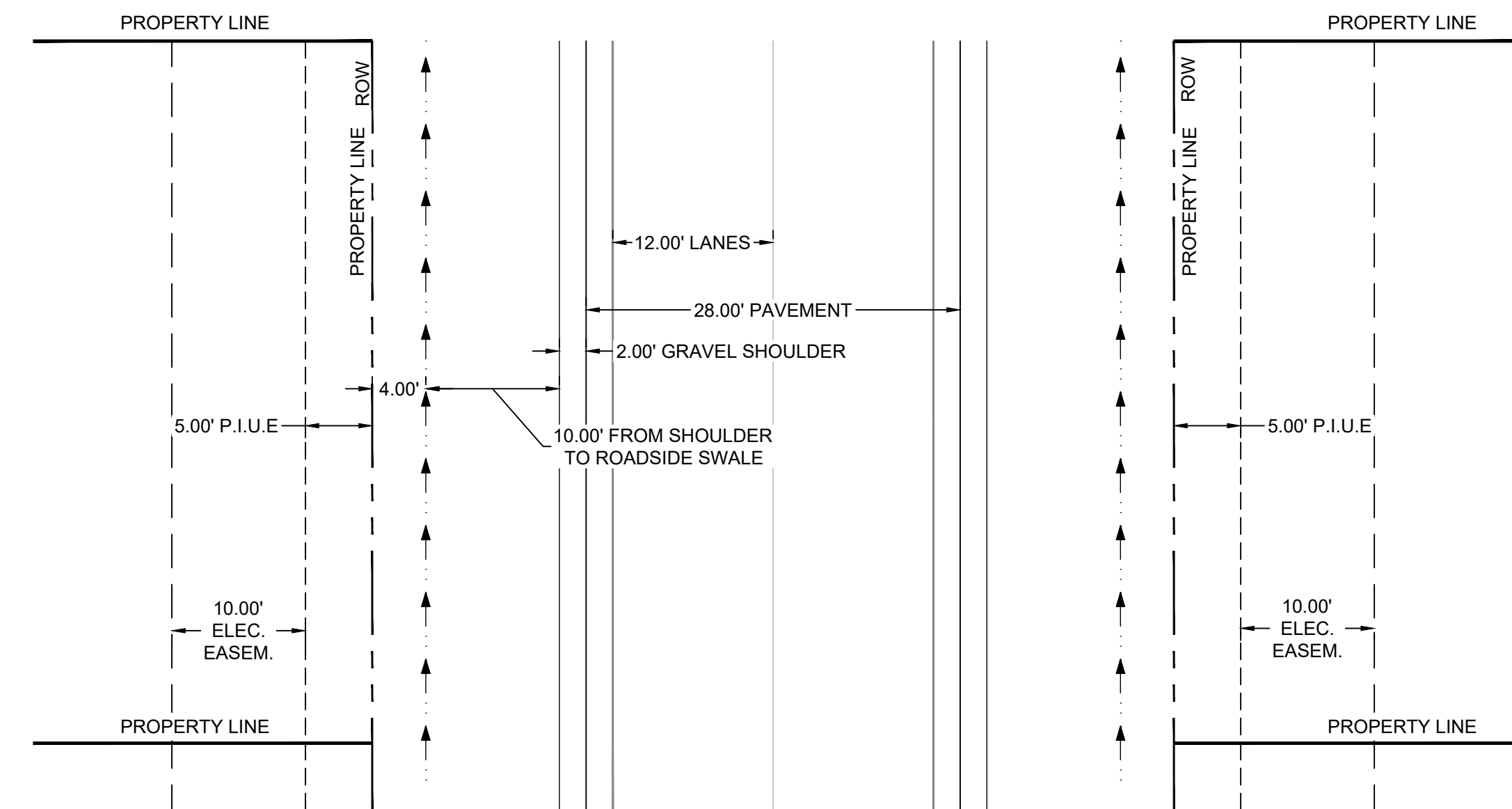
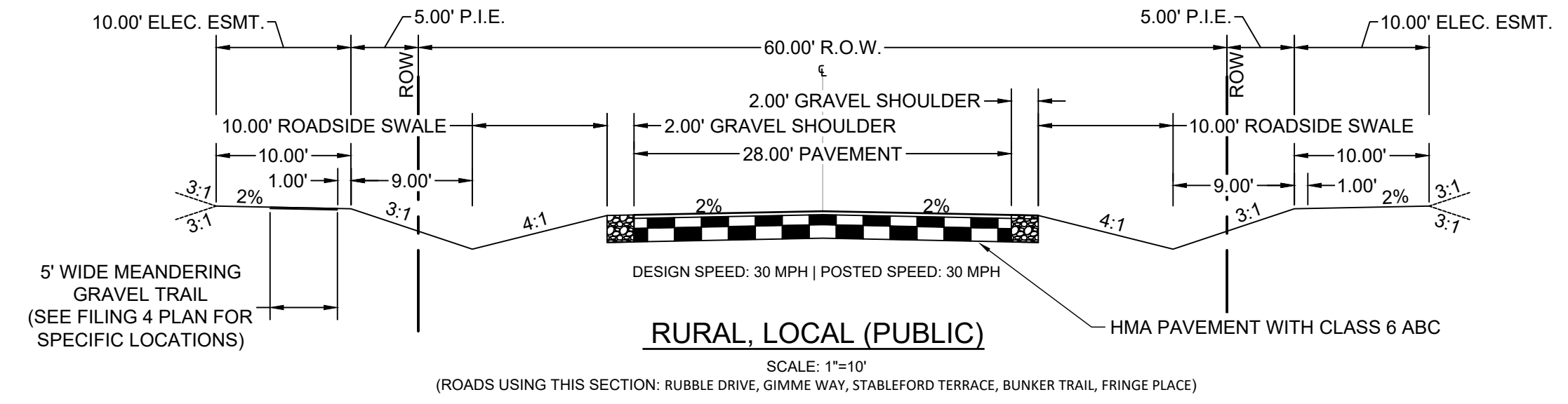
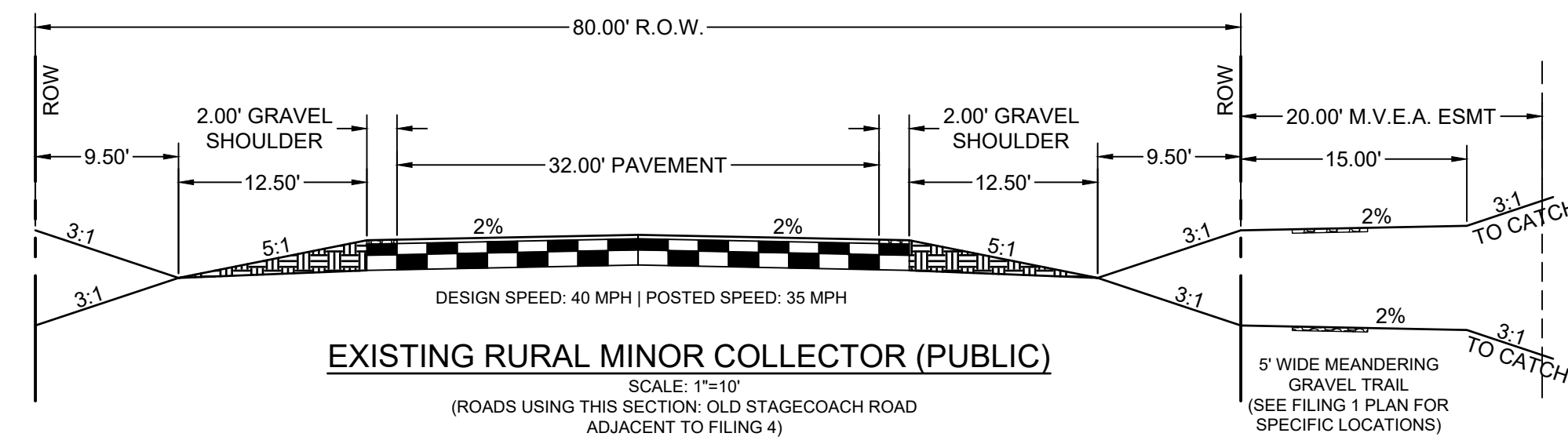
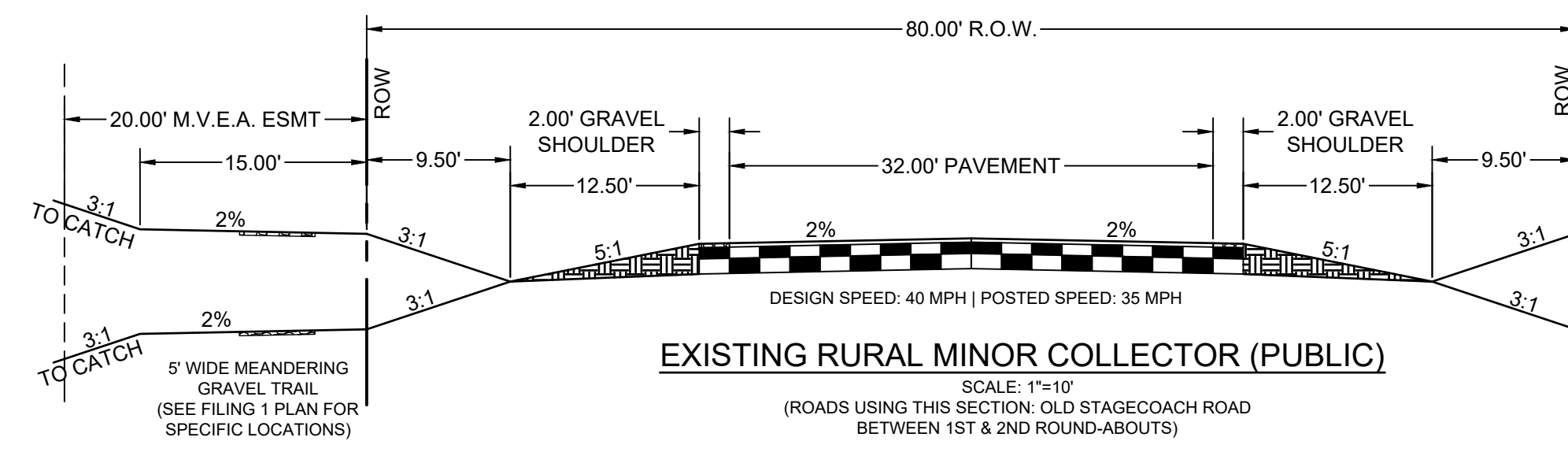
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FLYING HORSE NORTH FILING NO. 4

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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 APPROVED: KMH JOB NUMBER: 211030.140
 CAD DATE: 11/1/2024
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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
 TYPICAL ROADWAY SECTIONS

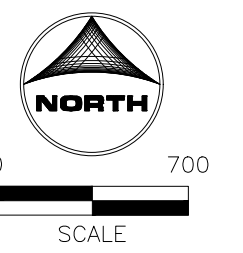
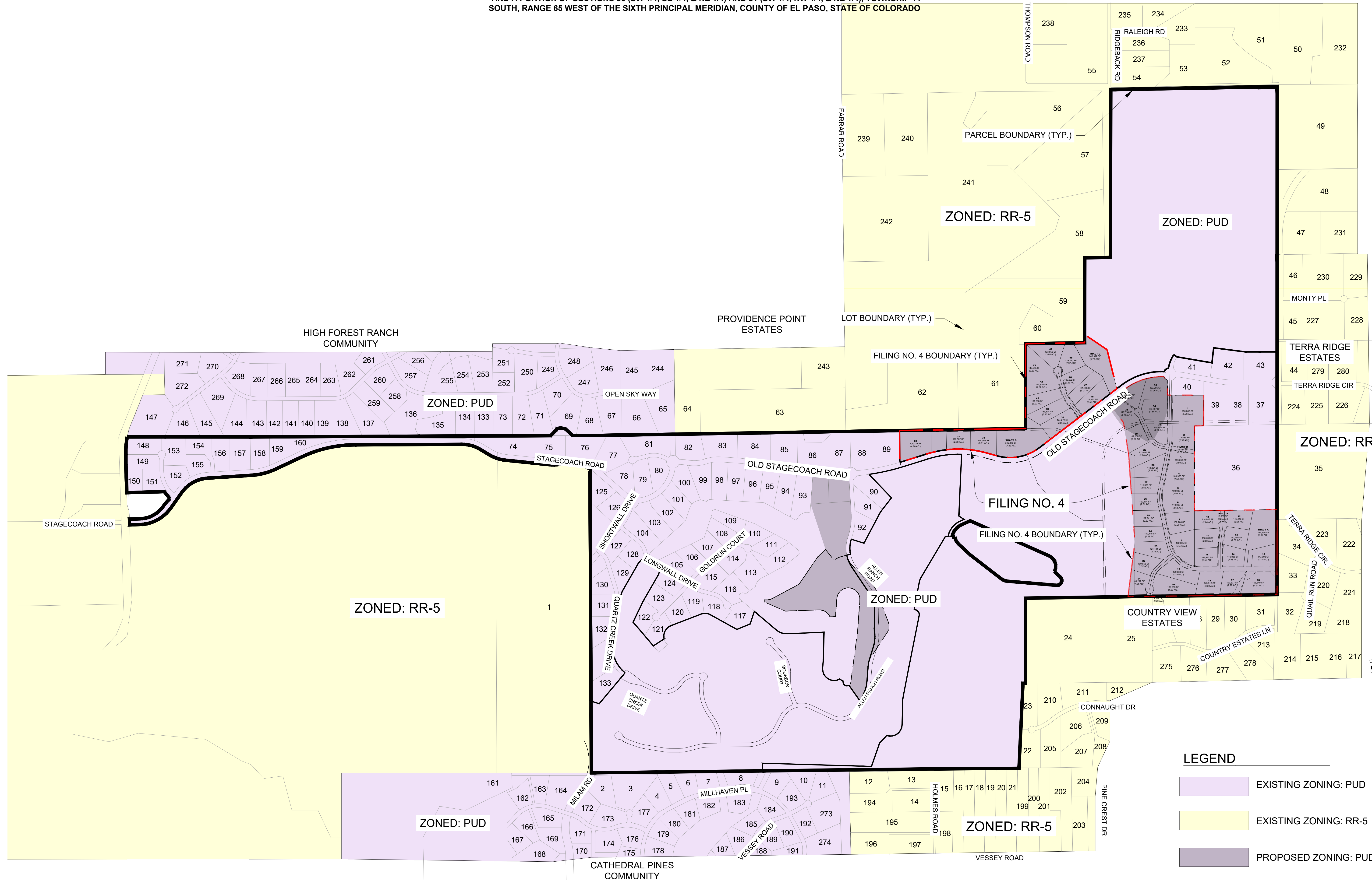
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FLYING HORSE NORTH FILING NO. 4

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LEGEND

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

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 CAD DATE: 11/1/2024 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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 PRI #2, LLC.
 EL PASO COUNTY, CO

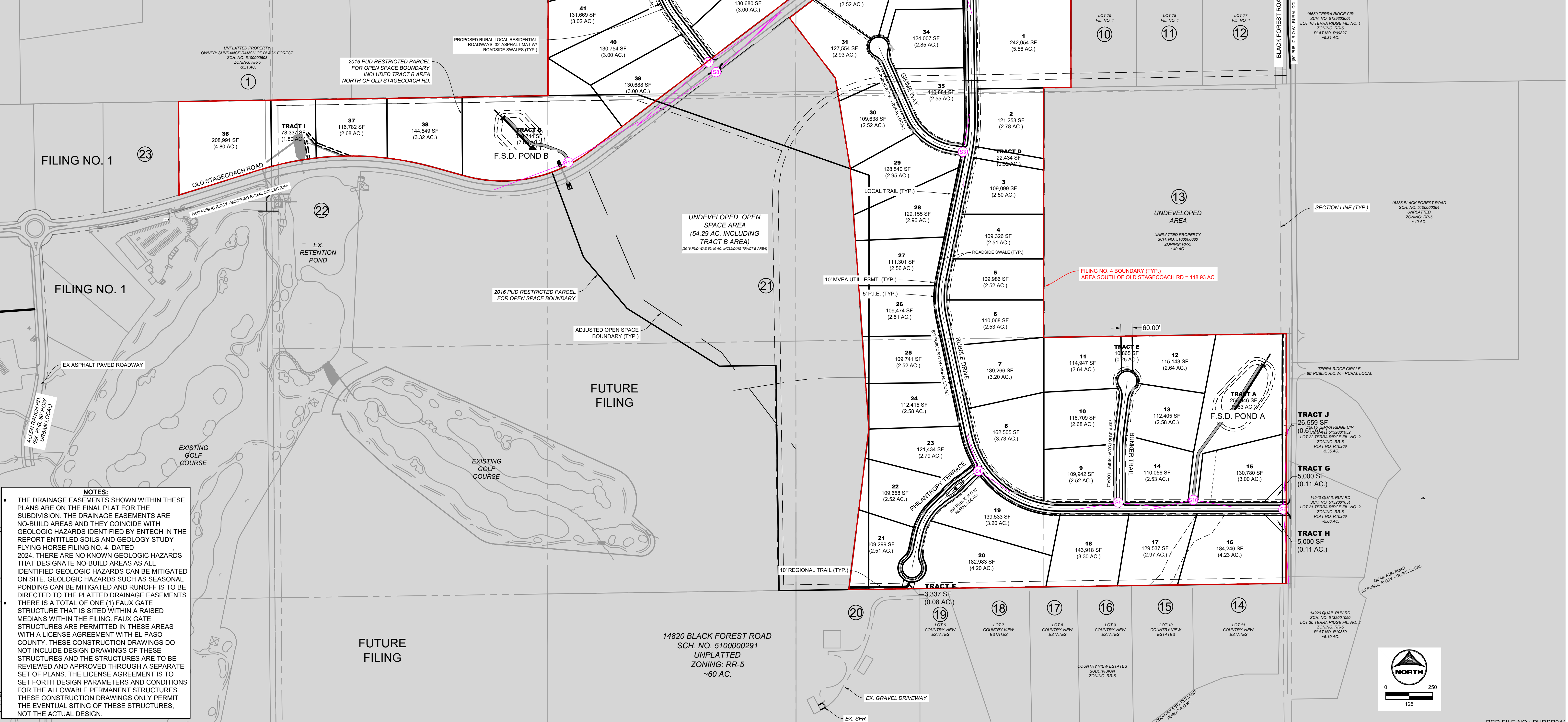
PUD PRELIMINARY PLAN MINOR AMENDMENT
 ZONING MAP

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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	UTILITIES	PRIVATE UTILITY	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	22,434	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	26,550	0.61					FHN METRO #3	FHN METRO #3	

ADJACENT PROPERTY OWNERS:		
OWNER	LOCATION	
1. SUNDANCE RANCH OF BLACK FOREST LLC	5975 HOGDEN RD., COLORADO SPRINGS, CO, 80908	
2. SUNDANCE RANCH OF BLACK FOREST LLC	5975 HOGDEN 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. MONACOSTI 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, 80909-3001	
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	5772 OLD STAGECOACH RD., COLORADO SPRINGS, CO, 80908	
22. FLYING HORSE COUNTRY CLUB LLC	5630 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.

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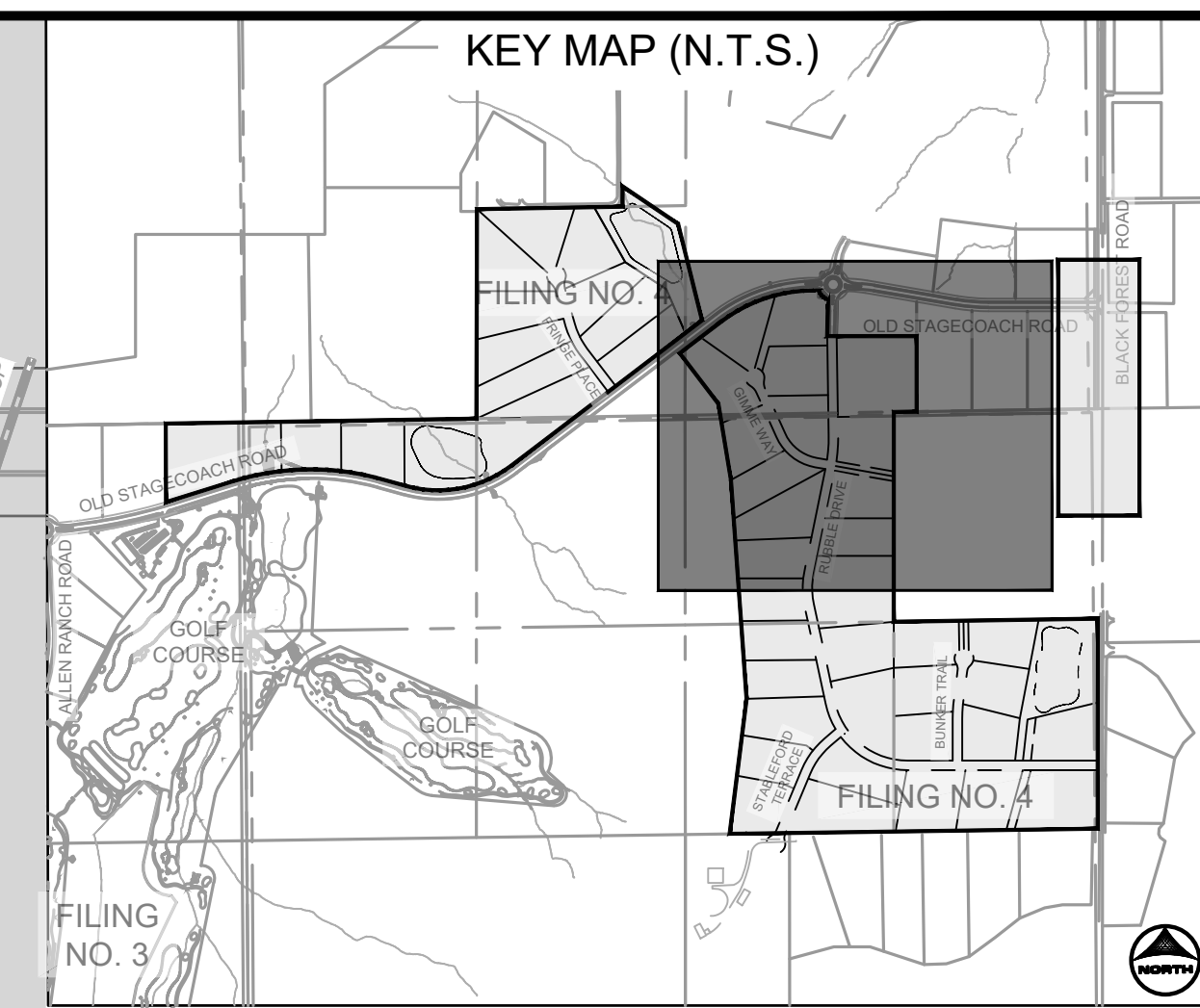
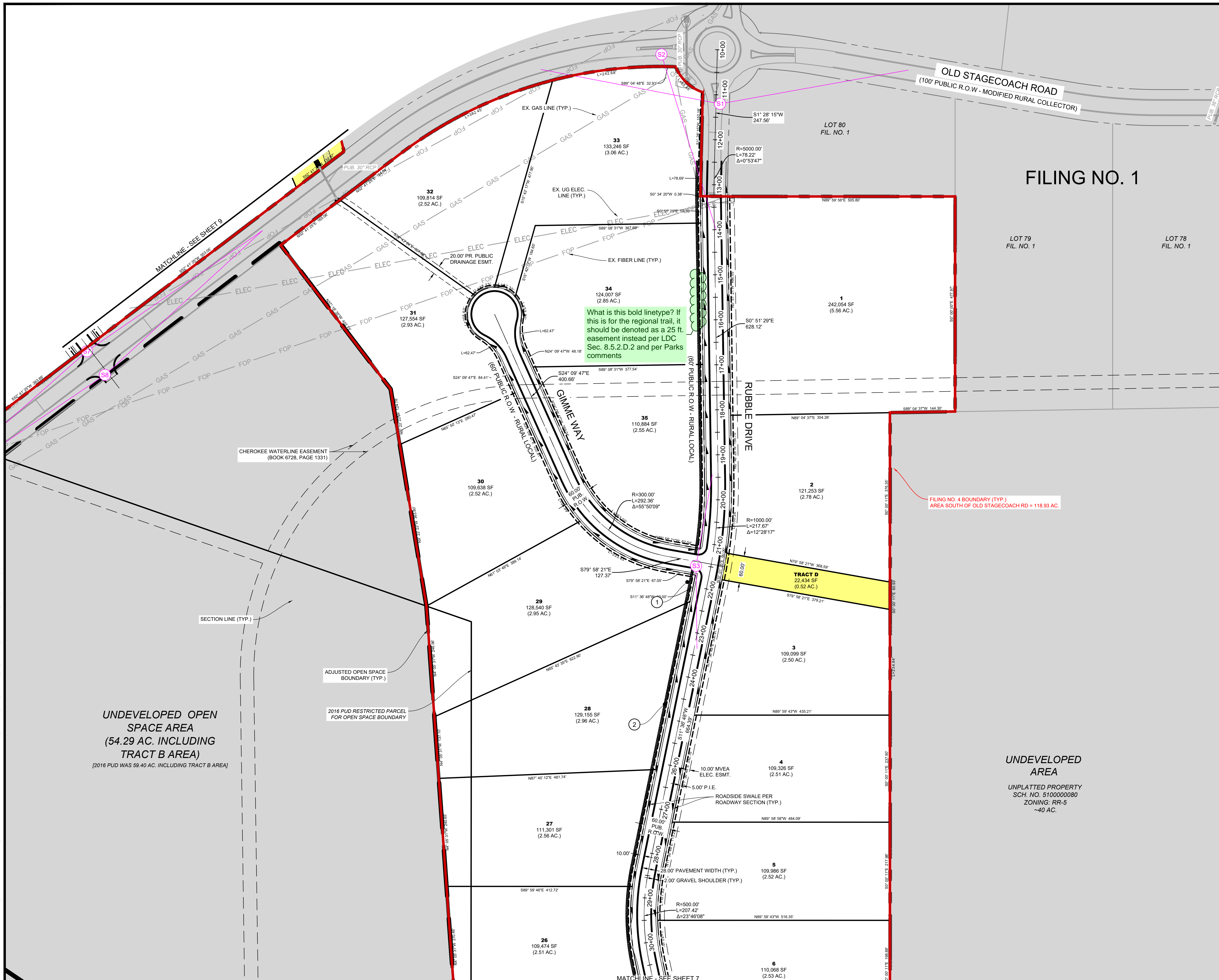
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FLYING HORSE NORTH FILING NO. 4
 PUD PRELIMINARY PLAN MINOR AMENDMENT
 PRI #2, LLC.
 EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT
 OVERALL SITE PLAN AND ADJACENT OWNERS

SHEET
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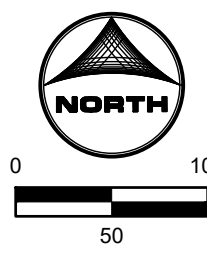


LINWORK LEGEND

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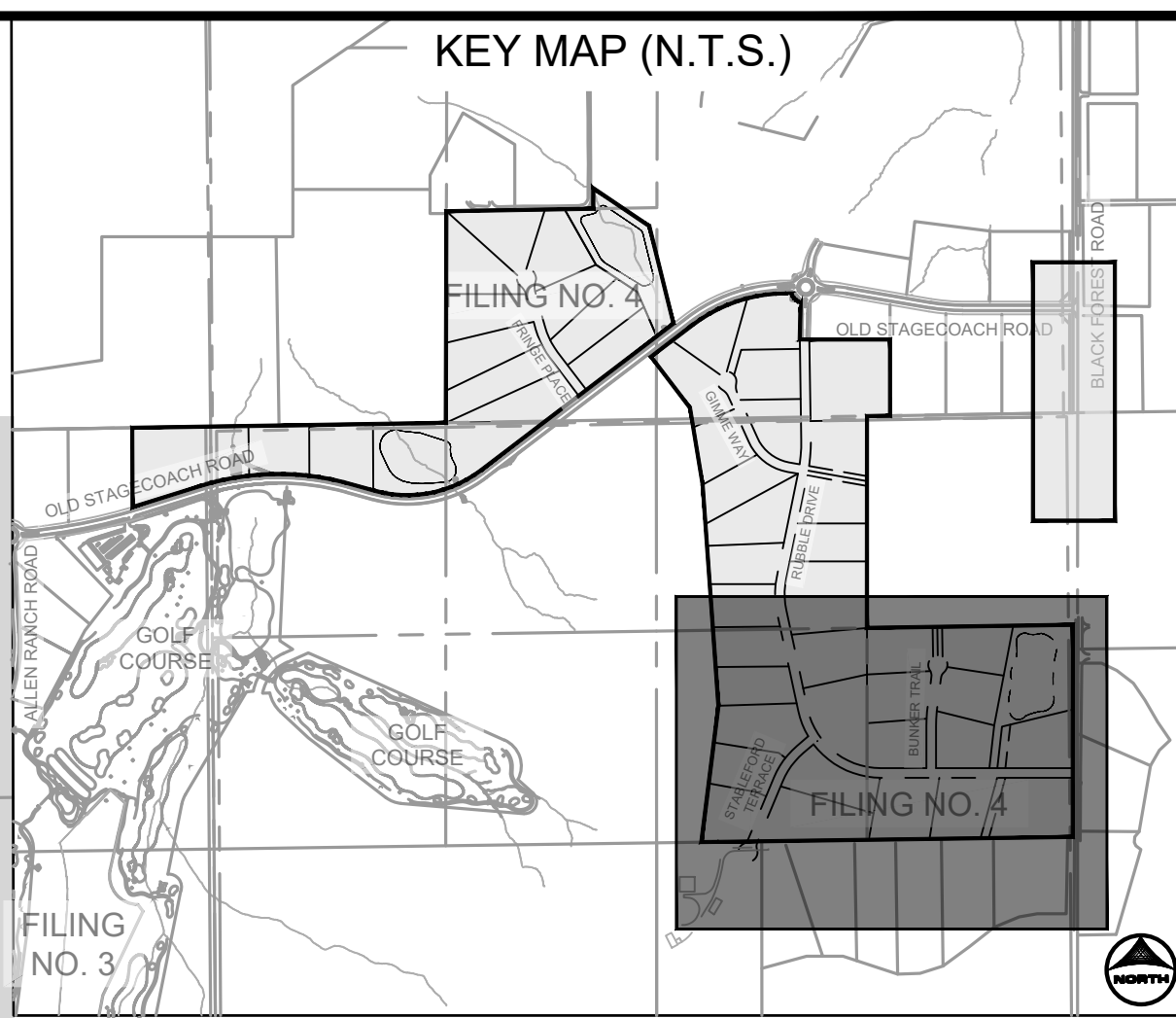
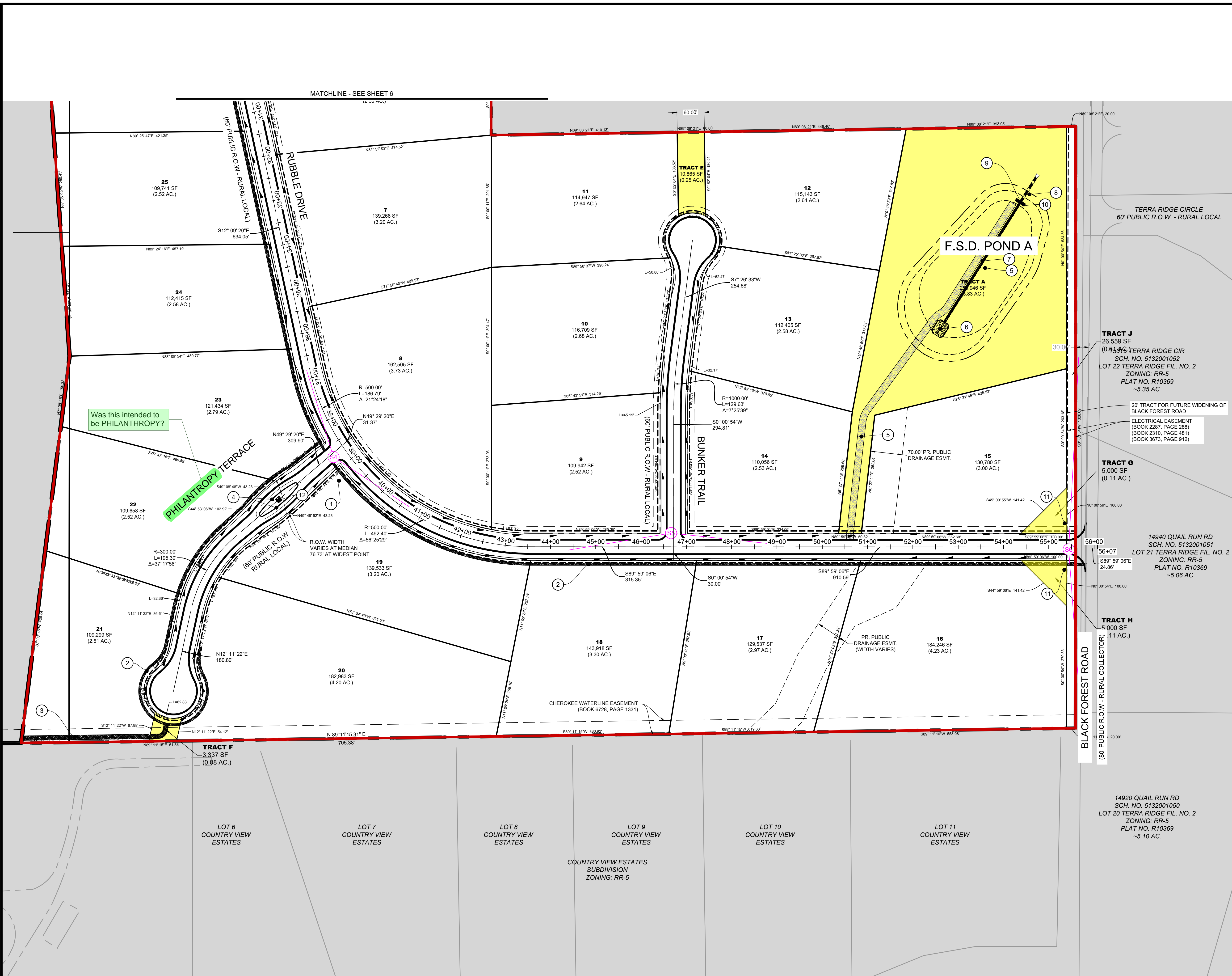
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 PUD PRELIMINARY PLAN MINOR AMENDMENT
 PRI #2, LLC.
 EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT
 SITE PLAN 1

SHEET
SP1
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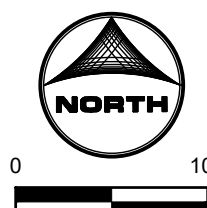


LINWORK LEGEND

- 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
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- 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 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
 - PR 10" 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



DRAWN BY: RDL JOB DATE: 11/1/2024
 APPROVED: RDL JOB NUMBER: 211030.140
 CAD DATE: 11/1/2024
 CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-Amendment-FA\Site_Plans

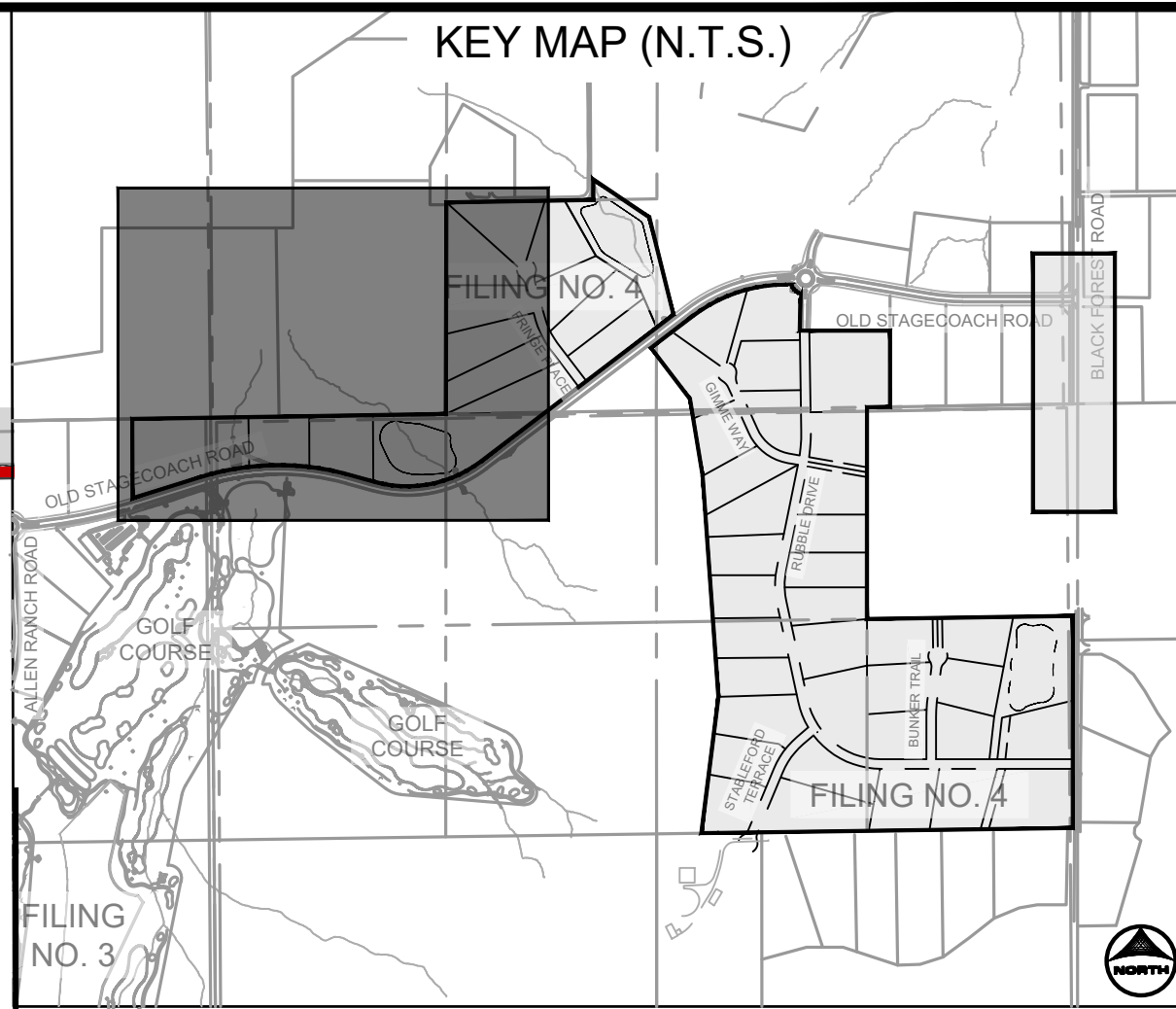
NO.	DATE	BY	REVISION DESCRIPTION

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
 SITE PLAN 2

SHEET
 SP2
 7



LINWORK LEGEND

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

UNPLATTED PROPERTY
OWNER: SUNDANCE RANCH OF BLACK FOREST
SCH. NO. 510000508
ZONING: RR-5
~35.1 AC.

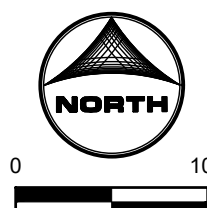
UNPLATTED PROPERTY
OWNER: SUNDANCE RANCH OF BLACK FOREST
SCH. NO. 510000507
ZONING: RR-5
~35.1 AC.

CHEROKEE WATERLINE EASEMENT
(BOOK 6728, PAGE 1331)

2016 PUD RESTRICTED PARCEL
FOR OPEN SPACE BOUNDARY
INCLUDED TRACT B AREA
NORTH OF OLD STAGECOACH RD.

F.S.D. POND B

OLD STAGECOACH ROAD
(100' PUBLIC R.O.W. - MODIFIED RURAL COLLECTOR)



- 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.
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DRAWN BY: RDL	JOB DATE: 11/11/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS.
APPROVED: RDL	JOB NUMBER: 211030.140	0" = 1"
CAD DATE: 11/11/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-Amendment-F4\Site_Plans		

NO.	DATE	BY	REVISION DESCRIPTION

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

PUD PRELIMINARY PLAN MINOR AMENDMENT
SITE PLAN 3

SHEET
SP3
8

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

