

# FLYING HORSE NORTH PRELIMINARY PLAN

2 PARCELS OF LAND BEING A PORTION OF SECTIONS 34, 35, AND 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

## LEGAL DESCRIPTION

**EAST PARCEL**

A PARCEL OF LAND BEING ALL OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALL IN EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASES OF BEARINGS:** THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 2" ALUMINUM CAP STAMPED "24964" AND THE EAST END BY A 2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118" IS ASSUMED TO BEAR S89°51'30"E, A DISTANCE OF 1316.62 FEET.

**COMMENCING** AT THE NORTHWEST 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°00'00"E, ON THE SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 202134767, RECORDS OF EL PASO COUNTY, COLORADO AND THE NORTH LINE OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, A DISTANCE OF 1332.12 FEET TO THE SOUTHEASTLY CORNER OF SAID HIGH FOREST RANCH FILING NO. 2, SAID POINT BEING THE WEST SIXTEENTH CORNER OF SAID SECTION 36;

THENCE N89°00'00"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1331.92 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 36;

THENCE N89°11'18"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1331.92 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 36;

THENCE N89°10'30"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1332.39 FEET TO THE NORTHWEST CORNER OF SAID SECTION 36;

THENCE N89°02'07"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, A DISTANCE OF 1474.13 FEET TO THE WEST SIXTEENTH CORNER OF SAID SECTION 31;

THENCE N89°00'00"E, ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, A DISTANCE OF 1325.48 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 30;

THENCE N89°02'07"E, ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, A DISTANCE OF 883.27 FEET TO THE SOUTHWEST CORNER OF THE EASTERLY TWELVE (1/2) ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30;

THENCE N02°08'15"E, ON THE WEST LINE OF SAID EASTERLY (1/2) TWELVE ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, A DISTANCE OF 1326.26 FEET TO THE NORTHWESTERLY CORNER OF SAID EAST (1/2) TWELVE ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, SAID POINT BEING ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30 (HELD MONUMENTS DERIVED ON LAND SURVEY PLAT DEPOSITED UNDER RECEPTION NO. 9100488 BY BERGE-BREWER & ASSOCIATES, INC. ON JULY 28, 1991);

THENCE N89°01'31"E, ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, A DISTANCE OF 399.42 FEET TO THE CENTER QUARTER OF SAID SECTION 30;

THENCE N02°04'48"E, ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 2624.74 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 210010116;

THENCE ON SAID SOUTHERLY BOUNDARY, THE FOLLOWINGS (3) THREE COURSES:

- N88°58'45"E, A DISTANCE OF 2270.00 FEET;
- S71°21'27"E, A DISTANCE OF 30.72 FEET;
- N88°28'45"E, A DISTANCE OF 290.96 FEET TO A POINT ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 30;

THENCE S00°02'48"W, ON SAID PARALLEL LINE, A DISTANCE OF 2556.64 FEET TO A POINT ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHWEST QUARTER SAID SECTION 30;

THENCE S00°03'03"W, ON SAID PARALLEL LINE, A DISTANCE OF 2626.67 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30;

THENCE S89°02'07"W, ON SAID SOUTH LINE, A DISTANCE OF 1290.01 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 31;

THENCE S00°01'11"E, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1326.67 FEET TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 31;

THENCE N89°02'17"E, ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1289.57 FEET TO A POINT ON A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31;

THENCE S02°02'54"W, ON SAID PARALLEL LINE, A DISTANCE OF 1328.26 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF COUNTY VIEW ESTATES, RECORDED UNDER RECEPTION NO. 3901504;

THENCE S89°11'15"W, ON SAID SOUTH LINE AND THE NORTHERLY BOUNDARY OF SAID COUNTY VIEW ESTATES AND ITS WESTERLY EXTENSION, A DISTANCE OF 2808.26 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 NORTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1320.84 FEET TO THE CENTER-WEST SIXTEENTH CORNER OF SAID SECTION 31;

THENCE S00°02'48"W, ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, A DISTANCE OF 1329.16 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 31, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF PALMER DIVIDE, RECORDED UNDER RECEPTION NO. 202084116;

THENCE S89°04'17"W, ON SAID SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31 AND SAID NORTHERLY BOUNDARY OF PALMER DIVIDE AND ITS WESTERLY EXTENSION, A DISTANCE OF 1440.81 FEET TO THE SOUTH SIXTEENTH CORNER OF SAID SECTION 36;

THENCE S02°02'17"E, ON THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, A DISTANCE OF 1323.57 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 36, SAID POINT ALSO BEING THE NORTH-EASTERN CORNER OF EDMONS SUBDIVISION, RECORDED IN PLAT BOOK H43 AT PAGE 60;

THENCE S89°20'29"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36, THE NORTHERLY BOUNDARY OF SAID EDMONS SUBDIVISION AND THE NORTHERLY BOUNDARY OF CATHEDRAL PINES SUBDIVISION FILING NO. 2, RECORDED UNDER RECEPTION NO. 201546493, A DISTANCE OF 2024.61 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 36;

THENCE S89°20'29"W, ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 30, CONTINUING ON SAID NORTHERLY BOUNDARY OF CATHEDRAL PINES SUBDIVISION FILING NO. 2 AND ON THE NORTHERLY BOUNDARY OF CATHEDRAL PINES SUBDIVISION FILING NO. 3, RECORDED UNDER RECEPTION NO. 206125890, A DISTANCE OF 2674.51 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 30;

THENCE N01°43'43"W, ON THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 3268.38 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1546.825 ACRES.

**IN ADDITION TO: WEST PARCEL**

**WEST PARCEL**

A PARCEL OF LAND BEING A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASES OF BEARINGS:** THE EAST LINE OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A 2" ALUMINUM CAP STAMPED "22564" AND THE SOUTH END BY A 2" ALUMINUM CAP STAMPED "9132"; IS ASSUMED TO BEAR S00°14'34"E, A DISTANCE OF 3269.38 FEET.

**COMMENCING** AT THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S00°14'34"E, ON THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 523.85 FEET TO A POINT ON CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S33°01'31"W, HAVING A DELTA OF 38°29'48", A RADIUS OF 533.00 FEET AND A DISTANCE OF 368.69 FEET TO A POINT OF TANGENT;

THENCE S84°37'03"W, A DISTANCE OF 175.44 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 11°13'59", A RADIUS OF 615.00 FEET AND A DISTANCE OF 120.57 FEET TO A POINT OF TANGENT;

THENCE N89°02'07"W, A DISTANCE OF 686.98 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 25°19'51", A RADIUS OF 615.00 FEET AND A DISTANCE OF 292.37 FEET TO A POINT OF TANGENT;

THENCE N89°02'07"W, A DISTANCE OF 165.91 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 31°18'40", A RADIUS OF 635.00 FEET AND A DISTANCE OF 276.37 FEET TO A POINT OF TANGENT;

THENCE S89°15'13"W, A DISTANCE OF 1074.58 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 24°25'43", A RADIUS OF 1090.00 FEET AND A DISTANCE OF 61.06 FEET TO A POINT OF TANGENT;

THENCE S89°15'13"W, A DISTANCE OF 459.47 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 1°22'27", A RADIUS OF 1040.00 FEET AND A DISTANCE OF 387.57 FEET TO A POINT OF TANGENT;

THENCE S88°15'57"W, A DISTANCE OF 662.41 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 31°05'28", A RADIUS OF 535.00 FEET AND A DISTANCE OF 477.09 FEET TO A POINT OF TANGENT;

THENCE S89°10'18"W, A DISTANCE OF 501.83 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 53°07'49", A RADIUS OF 615.00 FEET AND A DISTANCE OF 570.29 FEET TO A POINT OF TANGENT;

THENCE S88°10'17"W, A DISTANCE OF 160.75 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 63;

THENCE N01°41'53"W, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 90.00 FEET TO THE SOUTHWESTERLY CORNER OF LOT 1 AS PLATTED IN WESCOTT FIRE STATION NO. 3, RECORDED UNDER RECEPTION NO. 212711392 RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF SAID LOT 1 AS FOLLOWS (5) FIVE COURSES:

- N88°18'07"E, A DISTANCE OF 163.75 FEET TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 41°10'43", A RADIUS OF 480.00 FEET AND A DISTANCE OF 434.97 FEET TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 15°19'05", A RADIUS OF 560.00 FEET AND A DISTANCE OF 148.72 FEET TO A POINT ON CURVE;
- N89°00'00"W, A DISTANCE OF 141.67 FEET;
- S88°20'00"W, A DISTANCE OF 687.65 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID STATE HIGHWAY 63;

THENCE ON SAID EASTERLY RIGHT OF WAY THE FOLLOWINGS (3) THREE COURSES:

- N01°14'53"W, A DISTANCE OF 446.49 FEET;
- N01°02'53"W, A DISTANCE OF 446.49 FEET TO A POINT ON CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S9°06'06"E, HAVING A DELTA OF 07°31'36", A RADIUS OF 1380.65 FEET AND A DISTANCE OF 181.38 FEET TO A POINT ON CURVE, SAID POINT BEING THE SOUTHWESTERLY CORNER OF HIGH FOREST RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 201016972, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N89°54'54"E, ON THE SOUTHERLY BOUNDARY OF SAID HIGH FOREST RANCH FILING NO. 1, AND SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, A DISTANCE OF 346.61 FEET TO THE EAST SIXTEENTH CORNER OF SAID SECTION 34;

THENCE S89°38'36"E, ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34 AND CONTINUING ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 1, A DISTANCE OF 1319.30 FEET TO THE NORTHWEST CORNER OF SAID SECTION 34;

THENCE N89°40'15"E, CONTINUING ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 1 AND ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, A DISTANCE OF 2660.36 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 35;

THENCE N89°43'02"E, CONTINUING ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 1, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35 AND THE SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 2, RECORDED UNDER RECEPTION NO. 202134767, A DISTANCE OF 3248.53 FEET;

THENCE ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 2, THE FOLLOWING (5) FIVE COURSES:

- N44°21'15"E, A DISTANCE OF 120.12 FEET;
- N07°42'44"E, A DISTANCE OF 120.12 FEET;
- N83°51'56"E, A DISTANCE OF 62.76 FEET;
- S79°32'21"E, A DISTANCE OF 62.76 FEET;
- S46°40'22"E, A DISTANCE OF 153.62 FEET TO A POINT ON SAID NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35;

THENCE N89°48'10"E, ON SAID SOUTHERLY BOUNDARY OF HIGH FOREST RANCH FILING NO. 2 AND SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, A DISTANCE OF 270.47 FEET TO THE POINT OF BEGINNING;

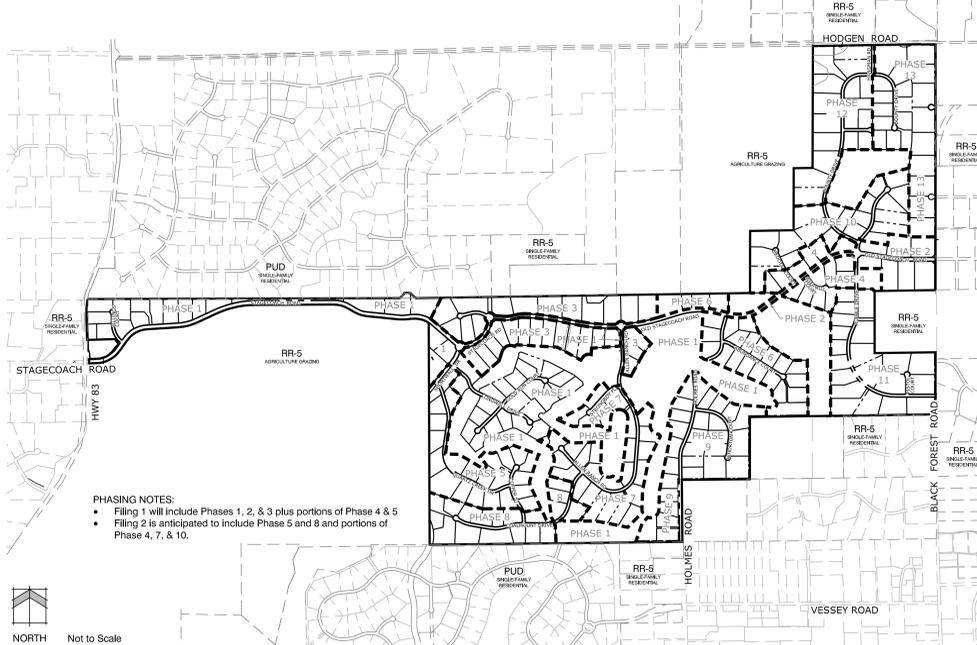
CONTAINING A CALCULATED AREA OF 70.826 ACRES.

**LEGAL DESCRIPTION STATEMENT:**

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, IS CORRECT.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
 COLORADO P.L.S. NO. 30118  
 FOR AND ON BEHALF OF CLAUSS CONSULTING  
 ENGINEERS AND SURVEYORS

## PHASING PLAN



- PHASING NOTES:**
- Filing 1 will include Phases 1, 2, & 3 plus portions of Phase 4 & 5
  - Filing 2 is anticipated to include Phase 5 and 8 and portions of Phase 1, 7, & 10.

## PHASE TABLE

PHASE NO.	NUMBER OF LOTS	ACREAGE
1	(29)	377
2	7	44
3	(29)	116
4	15	46
5	22	75
6	23	73
7	27	87
8	16	61
9	28	96
10	20	79
11	20	96
12	17	92
13	20	84

## AMENDMENT TABLE

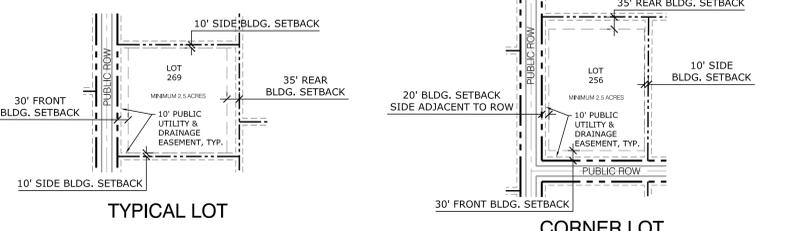
INDEX	DATE	REVISIONS
△	02-12-2019	Added lot line, splits Lot 35 into two lots (35 & 36). Lot number 36 no longer omitted. Corrections to Phase Table

## TRACT TABLE

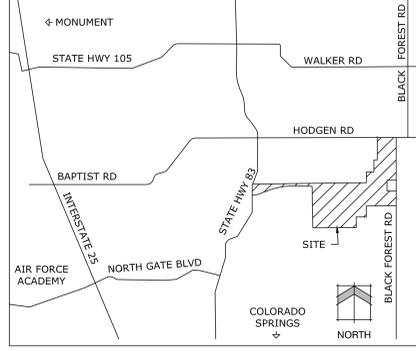
TRACT NO.	USE / ALLOWED STRUCTURES	OWNER / MAINT.
FILING 1		
A	OPEN SPACE	FIRE STATION
C	OPEN SPACE	HOA
B, E, F, H, I	DRAINAGE AND OPEN SPACE / DRAINAGE STRUCTURE	HOA
D, G	FUTURE RIGHT OF WAY / STREET	EPC
J, K, L, M	GOLF COURSE / CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS, SHELTERS	OWNER OF RECORD
N, O	SIGN / SIGNS	HOA
P, Q	ADDL. RIGHT OF WAY DESIGNATION (BLACK FOREST) / STREET	EPC
R	ADDL. RIGHT OF WAY DESIGNATION (HWY 83) / STREET	CDOT
FUTURE FILINGS		
S, T, U, V	GOLF COURSE / CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS, SHELTERS	OWNER OF RECORD
W	DRAINAGE AND OPEN SPACE / DRAINAGE STRUCTURES	FLYING HORSE COUNTRY CLUB
X, Y	DRAINAGE AND OPEN SPACE / DRAINAGE STRUCTURES	HOA
Z, AA	OPEN SPACE	HOA
BB, CC, DD	OPEN SPACE, FUTURE PARK / RESTROOMS, SHELTERS, MAINTENANCE BUILDINGS	HOA
EE, FF	FUTURE RIGHT OF WAY / STREET	EPC
GG, HH, II, JJ, KK, LL, MM	ADDL. RIGHT OF WAY DESIGNATION (BLACK FOREST) / STREET	EPC
OWNERSHIP OF ALL TRACTS TO BE CONVEYED BY SEPARATE INSTRUMENT		

## LOT TYPICALS\*

\* LOT TYPICALS ARE GENERAL RULE TO MINIMUM BUILDING SETBACKS. LOCATIONS FOR REAR, SIDE, AND FRONT SETBACKS MAY VARY DUE TO ROW AND LOT LAYOUT. SEE PRELIMINARY PLAN FOR ADDITIONAL BUFFER SETBACKS.



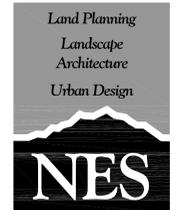
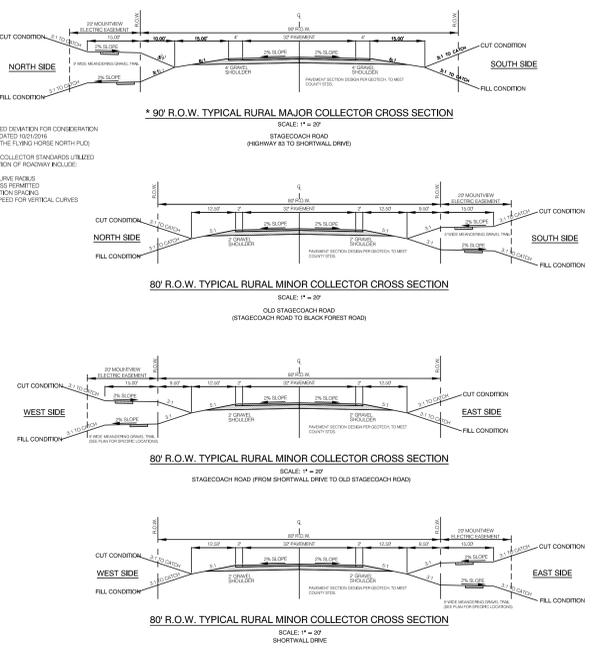
## VICINITY MAP



## SITE DATA

<b>OWNER / SUBDIVIDER:</b>	PRI2 LLC 6385 Corporate Drive, Suite 200 Colorado Springs, CO 80919
<b>APPLICANT:</b>	N.E.S. Inc. 619 N Cascade Ave., Suite 200 Colorado Springs, CO 80903
<b>SITE ACREAGE:</b>	1417.751 AC
<b>ZONING:</b>	PUD
<b>PROPOSED LAND USE:</b>	Residential Lots: 985.0 AC, 283 Lots. Gross Density: 0.200 DU/AC Net Density: 0.287 DU/AC -Minimum lot size: 2.50 AC
<b>Open Space Tracts:</b>	324.1 AC, 22.8% of site -Recreation (Golf): 208.0 AC -Park: 92.3 AC -Private Open Spaces: 6.6 AC -Drainage: 17.2 AC
<b>Public ROW:</b>	108.6 AC -Provided: 102.6 AC -Designated for Future: 6.0 AC

## STREET SECTIONS



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267

www.nescolorado.com  
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## FLYING HORSE NORTH

## PRELIMINARY PLAN MINOR AMENDMENT

DATE: 11-30-2017  
 PROJECT MGR: J. MAYNARD, J. ROBERO  
 PREPARED BY: K. MARSHALL

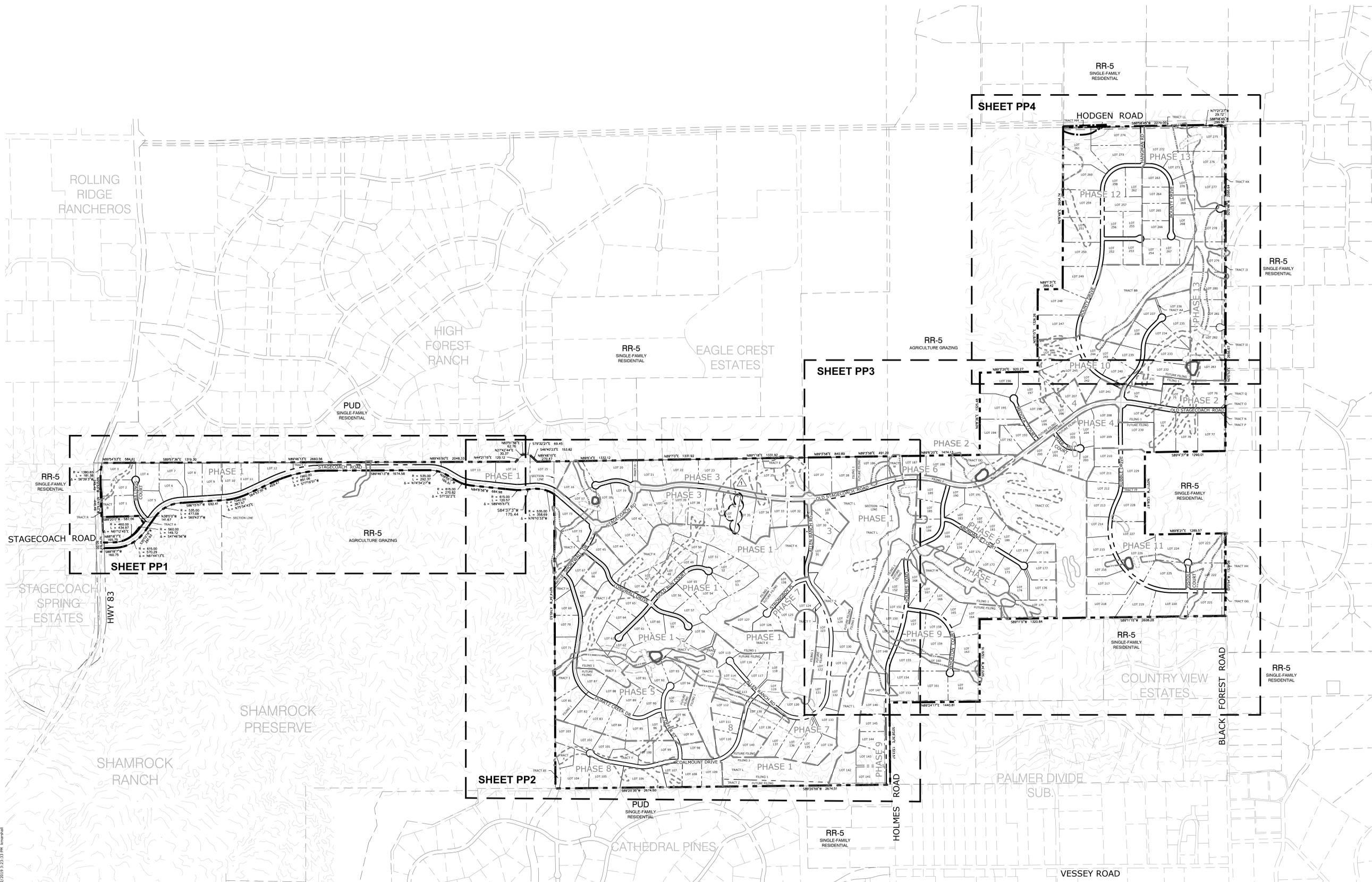
## ENTITLEMENT

DATE	BY	DESCRIPTION
04-03-18	KMM	PER COUNTY REVIEW COMMENTS
06-14-18	KMM	PER COUNTY REVIEW COMMENTS
07-18-18	KMM	PER PLANNING COMMISSION
09-10-18	KMM	PER COUNTY REVIEW REQUEST

02-12-19 KMM △ PRELIMINARY PLAN AMENDMENT

## COVER SHEET

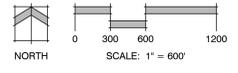
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1 OF 6  
SP 192



**OVERALL SITE PLAN AND SHEET KEY**

<b>LEGEND</b>	<b>EXISTING GEOLOGIC HAZARDS*</b>	<b>LEGEND</b>	
	FLOODPLAIN		PROPERTY BOUNDARY
	EXISTING PONDED WATER		PHASE LINES
	SEASONAL SHALLOW GROUNDWATER		SHEET LAYOUT KEY
	POTENTIAL SEASONAL SHALLOW GROUNDWATER		
	DOWNSLOPE CREEP		
	EROSION		
	MAN-MADE ARTIFICIAL FILL		

\*BASED ON THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH DATED FEBRUARY 22, 2016. IF ANY DISCREPANCIES ARE FOUND BETWEEN THIS PLAN AND SAID REPORT, THE REPORT SUPERSEDES.



- NOTES:
- GEOLOGIC HAZARDS IDENTIFIED ON THIS PRELIMINARY PLAN WILL BE MITIGATED AS RECOMMENDED ON PAGES 7-10 OF THE SOIL, GEOLOGY, GEOLOGIC HAZARD AND WASTEWATER STUDY BY ENTECH ENGINEERS INC DATED 02/22/2016.
  - CDOT REQUIRES ON HWY 83 AT THE INTERSECTION OF STAGECOACH ROAD: NORTHBOUND RIGHT TURN ACCELERATION & DECELERATION LANES, SOUTHBOUND LEFT TURN DECELERATION & ACCELERATION LANES
  - A NORTHBOUND LEFT TURN LANE ON BLACK FOREST ROAD AT THE INTERSECTION OF OLD STAGECOACH ROAD WILL BE REQUIRED AT BUILD OUT OF THE HOLMES CONNECTION.

**FLYING HORSE NORTH**  
**PRELIMINARY PLAN**  
**MINOR AMENDMENT**

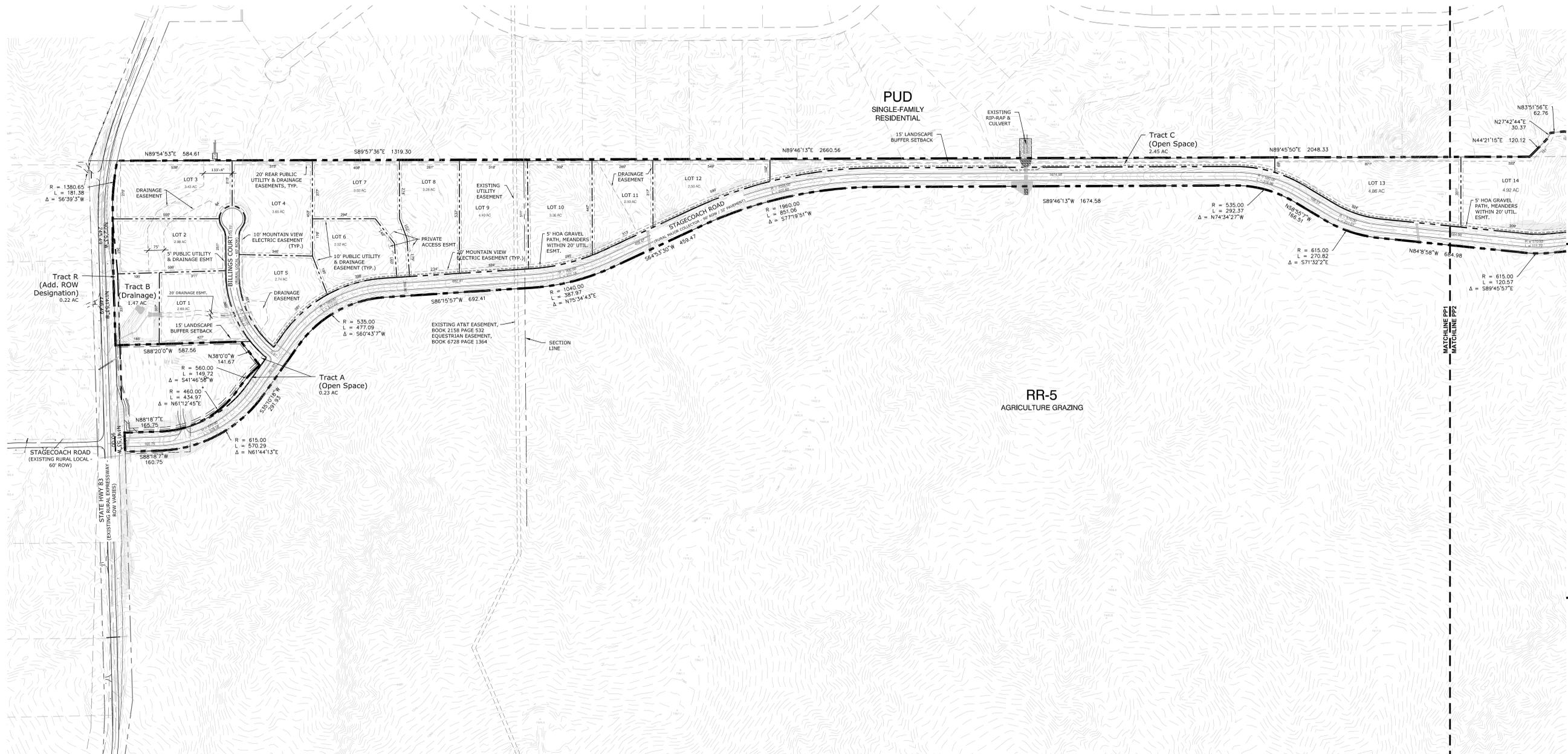
DATE: 11-30-2017  
PROJECT MGR: J. MAYNARD, J. ROMERO  
PREPARED BY: K. MARSHALL

**ENTITLEMENT**

DATE	BY	DESCRIPTION
04-03-18	KMM	PER COUNTY REVIEW COMMENTS
06-14-18	KMM	PER COUNTY REVIEW COMMENTS
07-18-18	KMM	PER PLANNING COMMISSION
09-10-18	KMM	PER COUNTY REVIEW REQUEST
02-12-19	KMM	PRELIMINARY PLAN AMENDMENT

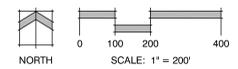
**OVERALL SITE PLAN**

**PP**  
2 of 6



FLYING HORSE  
NORTH

PRELIMINARY PLAN  
MINOR AMENDMENT



DATE: 11-30-2017  
PROJECT MGR: J. HAYWARD, J. ROHNERO  
PREPARED BY: K. MARSHALL

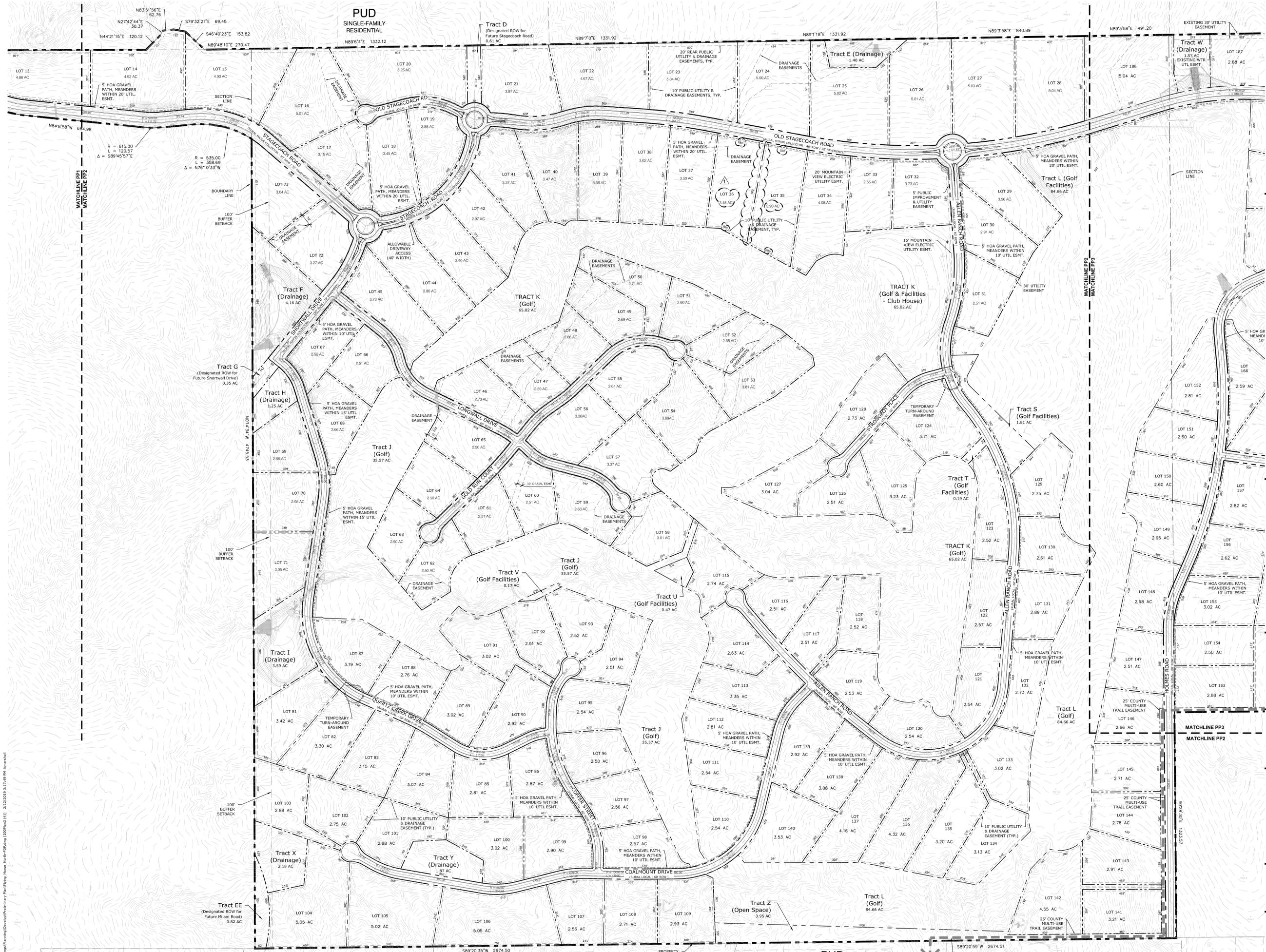
ENTITLEMENT

DATE	BY	DESCRIPTION
04-03-18	KMM	PER COUNTY REVIEW COMMENTS
06-14-18	KMM	PER COUNTY REVIEW COMMENTS
07-18-18	KMM	PER PLANNING COMMISSION
09-10-18	KMM	PER COUNTY REVIEW REQUEST
02-12-19	KMM	PRELIMINARY PLAN AMENDMENT

PRELIMINARY PLAN

PP1  
3 OF 6

SP 192



FLYING HORSE  
NORTH  
PRELIMINARY PLAN  
MINOR AMENDMENT

DATE: 11-30-2017  
PROJECT MGR: J. HAYWARD, J. ROHBERG  
PREPARED BY: K. MARSHALL

ENTITLEMENT

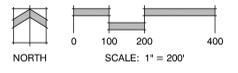
DATE	BY	DESCRIPTION
04-03-18	KMM	PER COUNTY REVIEW COMMENTS
06-14-18	KMM	PER COUNTY REVIEW COMMENTS
07-18-18	KMM	PER PLANNING COMMISSION
09-10-18	KMM	PER COUNTY REVIEW REQUEST
02-12-19	KMM	PRELIMINARY PLAN AMENDMENT

PRELIMINARY  
PLAN

PP2  
4 OF 6

SP 192

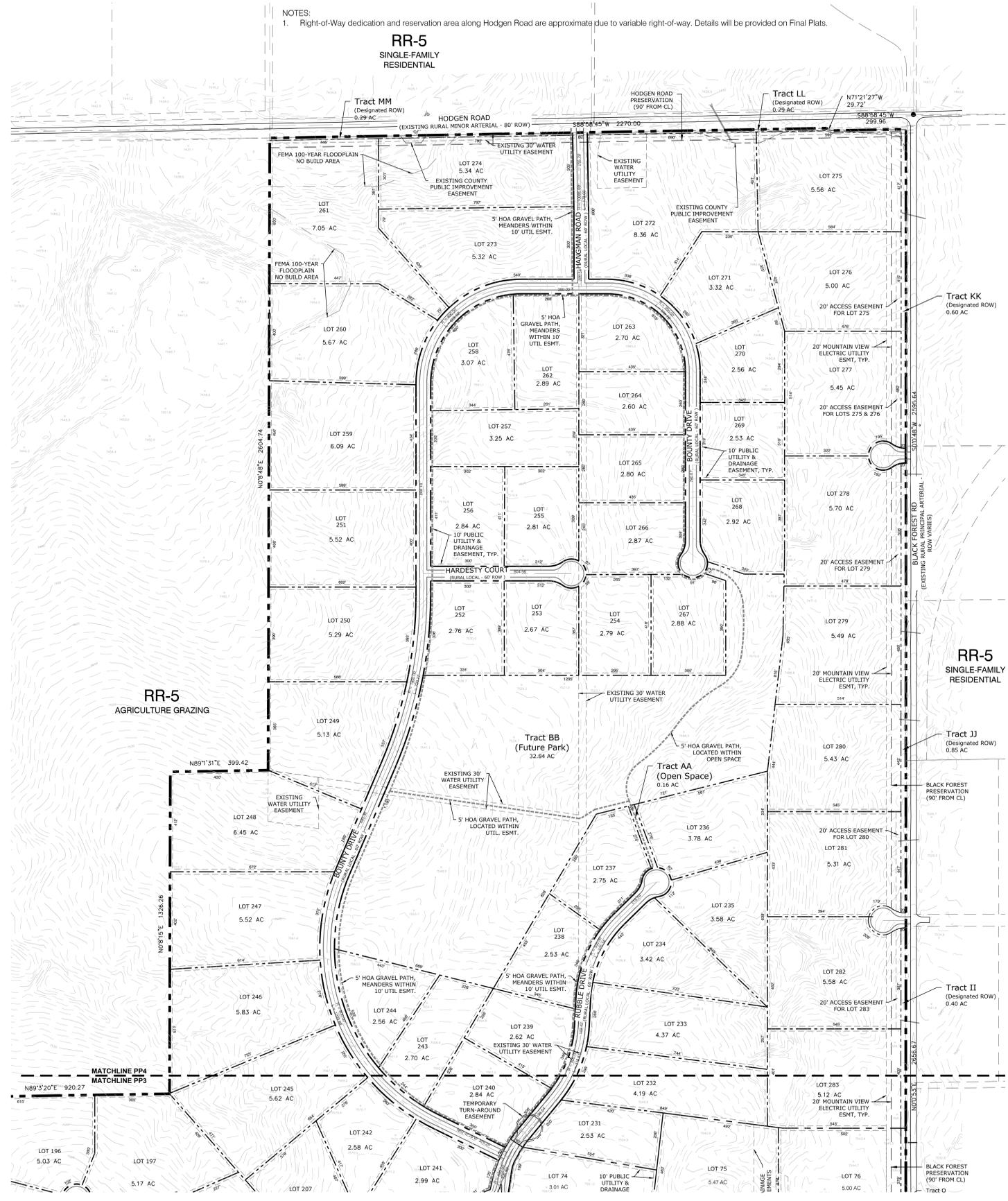
NOTES:  
1. ROW WIDTH FOR DESIGNATED ROADS TO BE DETERMINED ON PLAT SUBMITTALS.



P:\Client\1818\Drawings\Planning\Development\1818 Flying Horse North\PP2.dwg [2018.11.30 3:17:49 PM] kmarshall



NOTES:  
1. Right-of-Way dedication and reservation area along Hodgen Road are approximate due to variable right-of-way. Details will be provided on Final Plans.



FLYING HORSE  
NORTH

PRELIMINARY PLAN  
MINOR AMENDMENT

DATE: 11-30-2017  
PROJECT MGR: J. MAYNARD, J. ROMERO  
PREPARED BY: K. MARSHALL

ENTITLEMENT

DATE	BY	DESCRIPTION
04-03-18	KMM	PER COUNTY REVIEW COMMENTS
06-14-18	KMM	PER COUNTY REVIEW COMMENTS
07-18-18	KMM	PER PLANNING COMMISSION
09-10-18	KMM	PER COUNTY REVIEW REQUEST
02-12-19	KMM	PRELIMINARY PLAN AMENDMENT

PRELIMINARY PLAN

PP4  
6 of 6