

Colorado Springs, CO

Planning and Development
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903



Final Report - Corrections Required **Application No. DEPN-26-0063**

Report Date: 07/23/2026

Description : Single Family Detached residential development located north of New Life Drive in the Flying Horse Master Plan

Address : 0 tbd

Record Type : Development Plans

Document Filename : DP Creekridge at Flying Horse Filing No. 1 V2.pdf

Comment Author Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Becky Allen	beckya@pprbd.org	719-799-2707
Allison Stocker	allison.stocker@coloradosprings.gov	-
Caroline Miller	caroline.miller@coloradosprings.gov	719-385-6089
Matthew Alcuran	malcuran@csu.org	-
Erica Schmitz	erica.schmitz@coloradosprings.gov	-
Joel Dagnillo	joel.dagnillo@coloradosprings.gov	-
Gregory Stachon	gregory.stachon@coloradosprings.gov	719-385-5613
Brian Corrado	brian.corrado@coloradosprings.gov	719-444-3168

General Comments

Comment ID	Reviewer : Department	Review Comments
5	Brian Corrado : Planning	•□Recommend landscaping material not consist of large river rock or other large items that could be used to force entry •□Construction Signage -Installation of temporary signage indicating No Trespassing or Video Surveillance in Progress during construction to deter unwanted persons on the property. •□Construction Fencing -Temporary installation of construction barrier fencing around proposed location during any phase of demolition or area prep to deter unwanted foot traffic. •□Trespassing Signage -Installation of signage on premises to indicate that the property is for shopping customers only & that trespassing, soliciting, and unauthorized parking is prohibited per City Ordinance 9.6.102. •□Contact CSPD Crime Prevention office site survey and/or staff training prior to occupancy Ofc. B.P.Corrado; Falcon Division Crime Prevention Officer; brian.corrado@coloradosprings.gov

Comment ID	Reviewer : Department	Review Comments
7	Becky Allen : Regional Building-Enumerations	1. All street names have been approved and are in our records. 2. For addressing purposes, if tract addresses are needed please add an addressing marker. 3. Standard Development Plan comments apply: a. For assignment of addressing for lots and tracts, place addressing marker (xxx) where they are intended to be utilized. Addressing marker for lots should be front door, and should be placed as close to the edge of the lot as possible, running parallel to the street it is being addressed from. b. Provide a 100 scale copy or larger of the entire APPROVED development plan (d.p.) to this department so that addressing can be assigned. Once received, the development plan will be placed on a list to be addressed. Development plans that are not yet approved may be addressed, however additional plan review fees will accrue if changes are made to the D.P. after initial addressing. c. If underground service is needed prior to plat, submit a Utilities Addressing Plan (UAP), to Colorado Springs Utilities via the related link at Link For more information contact: Jade Swan jswan@csu.org

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Reviewer : Department	Review Comments
94	1	Erica Schmitz : City Engineering - SWENT	I don't know that this last sentence is correct..I thought certain features would end up with the City not the Creek itself in this area. Could this sentence be removed?
95	1	Erica Schmitz : City Engineering - SWENT	STM-REV26-0460 has not been approved yet. A couple items to work through. Please send this DP back in for review. Comments to remain open for now.
104	1	Joel Dagnillo : City Engineering Dev Review	Per the annexation agreement, a 90' wide easement will be required adjacent to the eastern property line. This easement must be platted in a tract.
105	1	Joel Dagnillo : City Engineering Dev Review	Please upload a copy of the City-signed Geological Hazard Not Applicable Form (Project Dox #STM-REV26-0472) into Accela with the other DEPN-26-0063 documents. Thank you.
106	1	Joel Dagnillo : City Engineering Dev Review	Please add the following note: Prior to installing the public ROW improvements, submit street and signage construction plans to EDRD and Traffic Engineering through our electronic review system called ProjectDox for review and approval. Financial assurances for all public ROW improvements shall be posted to the City prior to approving the construction plans. The amount to be submitted to the City will be agreed upon at that time. The public ROW improvements will follow EDRD's probationary and final street acceptance procedures. Reference Chapter 11 in the Subdivision Policy Manual for information.
108	1	Joel Dagnillo : City Engineering Dev Review	Please provide documentation related to the payment of the \$3,000,000 Transportation Impact Fee noted in Section V.A.6 of the Annexation Agreement.
103	9	Matthew Alcuran : Col Springs Utilities	Call out new manhole location. Confirm and add note that City Traffic Engineering is in support of new manhole location based on road will be shutdown for future maintenance.

Comment ID	Page Reference	Reviewer : Department	Review Comments
96	1	Caroline Miller : Planning	Not Addressed, meeting requested: Regarding PLDO Note 1: As detailed with LUPL-25-0023, the PLDO Calculations and Analysis report, Staff sees a surplus of 0.95 acres of Flying Horse Master Plan park dedications, which could be used following the Analysis - within Flying Horse Master Plan Parcels 13 & 17. This is the first development application since that updated analysis. Please schedule a meeting with PLDO Reviewer to discuss the application of the 0.95 acres surplus, the adjacent Neighborhood Park site, and future Alternative Compliance Agreement which will be needed for the metro district ownership and maintenance of the neighborhood park under current 7.4.307 code. Staff does not anticipate any fees due for this development, but the processing of this application will set in motion the direction for future applications and fees. This also impacts the related subdivision plat, SUBD-26-0037.
97	1	Caroline Miller : Planning	Additional Park Notes may be added upon next review.
101	1	Allison Stocker : Planning	See follow-up on ADA stalls.
109	2	Allison Stocker : Planning	will the vinyl fencing be on top of these retaining walls?
99	3	Allison Stocker : Planning	Lot 43
92	23	Gregory Stachon : Planning	don't see where the retaining walls are proposed. please label on landscape and grading plan if there are any proposed walls along with their max. height. Remove details if not used.
100	23	Allison Stocker : Planning	I am still having difficulty locating the proposed retaining wall and vinyl fence locations. Please make sure they are called out on the plan sheets
90	24	Gregory Stachon : Planning	The following notes need to be included with the landscape typical (COS Landscape Manual Appendix C) "All Trees located within City ROW are to be chosen from the current Forestry City Approved Street Tree List." "All required Compact Lot trees shall be installed by the developer/builder. Long term maintenance responsibility and irrigation for trees will be provided by _____ " (applicant to provide) "All required Compact Lot trees shall have an automatic irrigation system (drip/sod irrigation/etc.) which provides watering at time of planting."
91	24	Gregory Stachon : Planning	The standard is met, but note that... "No more than twenty-five (25) percent of the portion of a lot not covered by a primary or accessory structure or a driveway, patio, deck, or walkway shall be planted with High Water Use Turfgrass."

CREEKRIDGE AT FLYING HORSE FILING NO. 1

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DEVELOPMENT PLAN

TITLE SHEET

JUNE 2026

LEGAL DESCRIPTION:

TO BE PLATTED AS CREEKRIDGE AT FLYING HORSE FILING NO. 1.

A PARCEL OF LAND LOCATED IN THE NORTH HALF (N1/2) OF SECTION 21, AND THE SOUTH HALF (S1/2) OF SECTION 16, ALL IN TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, WITHIN A PORTION OF WARRANTY DEED RECORDED NOVEMBER 10, 1999 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDED UNDER RECEPTION NUMBER 090173481; SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE WEST LINE OF DOWNTOWN FLYING HORSE FILING NO. 1, RECORDED AUGUST 29, 2025 UNDER RECEPTION NO. 225715578, MONUMENTED AT THE SOUTH END BY A NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "CCS LLC PLS 30116", FOUND 0.2 FEET ABOVE GROUND, AND AT THE NORTH END WITH A NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "CCS LLC PLS 30116", FOUND 0.2 FEET ABOVE GROUND, AND DETERMINED BY GPS OBSERVATION TO BEAR NORTH 00°54'57" EAST, A DISTANCE OF 725.95 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID DOWNTOWN FLYING HORSE FILING NO. 1:

THENCE NORTH 00°54'57" EAST ON SAID WEST LINE, A DISTANCE OF 398.34 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FIRESTEED DRIVE AS DEDICATED TO THE PUBLIC ON SAID PLAT OF DOWNTOWN FLYING HORSE FILING NO. 1;

THENCE SOUTH 89°55'03" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 469.44 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 363.50 FEET, WHOSE CENTER BEARS SOUTH 79°27'25" EAST, SAID POINT BEING THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF FIRESTEED DRIVE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SOMERSTONE DRIVE, AS DEDICATED TO THE PUBLIC ON SAID DOWNTOWN FLYING HORSE FILING NO. 1;

THENCE NORTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°27'25", AN ARC DISTANCE OF 212.28 FEET;

THENCE NORTH 44°00'00" EAST A DISTANCE OF 104.61 FEET;

THENCE NORTH 46°00'00" WEST A DISTANCE OF 15.00 FEET;

THENCE NORTH 44°00'00" EAST A DISTANCE OF 65.00 FEET;

THENCE SOUTH 46°00'00" EAST A DISTANCE OF 10.00 FEET;

THENCE NORTH 44°00'00" EAST A DISTANCE OF 15.00 FEET;

THENCE NORTH 46°00'00" EAST A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 44°00'00" EAST A DISTANCE OF 336.38 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 225.00 FEET, WHOSE CENTER BEARS NORTH 44°00'00" EAST;

THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°36'47", AN ARC DISTANCE OF 33.82 FEET;

THENCE NORTH 52°36'47" EAST, A DISTANCE OF 50.00 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 175.00 FEET, WHOSE CENTER BEARS NORTH 52°36'47" EAST;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°36'47", AN ARC DISTANCE OF 26.31 FEET;

THENCE NORTH 44°00'00" EAST, A DISTANCE OF 255.00 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 30.50 FEET, WHOSE CENTER BEARS NORTHWESTERLY;

THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°32'28", AN ARC DISTANCE OF 25.33 FEET TO A 55.50 FEET FOOT REVERSE CURVE;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°41'04", AN ARC DISTANCE OF 51.03 FEET;

THENCE NORTH 46°00'00" WEST, A DISTANCE OF 393.91 FEET;

THENCE NORTH 57°22'02" EAST, A DISTANCE OF 147.87 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 542.70 FEET, WHOSE CENTER BEARS NORTHWESTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 50°23'32", AN ARC DISTANCE OF 477.31 FEET;

THENCE NORTH 06°57'19" EAST A DISTANCE OF 316.98 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 313.30 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°02'28", AN ARC DISTANCE OF 175.84 FEET;

THENCE NORTH 39°08'44" EAST A DISTANCE OF 24.03 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 513.30 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°08'38", AN ARC DISTANCE OF 189.42 FEET;

THENCE NORTH 60°15'21" EAST A DISTANCE OF 480.88 FEET;

THENCE SOUTH 15°48'12" EAST A DISTANCE OF 14.15 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 472.00 FEET, WHOSE CENTER BEARS SOUTHWESTERLY;

THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°18'12", AN ARC DISTANCE OF 348.49 FEET;

THENCE SOUTH 26°50'00" WEST A DISTANCE OF 321.60 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 528.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°02'52", AN ARC DISTANCE OF 414.82 FEET;

THENCE SOUTH 79°47'05" WEST, A DISTANCE OF 6.38 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 140.00 FEET, WHOSE CENTER BEARS SOUTH 79°47'05" WEST;

THENCE SOUTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°23'16", AN ARC DISTANCE OF 106.02 FEET;

THENCE SOUTH 01°00'00" EAST, A DISTANCE OF 26.86 FEET;

THENCE SOUTH 44°00'00" WEST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89°00'00" WEST A DISTANCE OF 16.97 FEET;

THENCE SOUTH 44°00'00" WEST A DISTANCE OF 592.73 FEET;

THENCE SOUTH 01°00'00" EAST A DISTANCE OF 28.28 FEET;

THENCE SOUTH 46°00'00" EAST A DISTANCE OF 298.20 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 300.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°59'35", AN ARC DISTANCE OF 47.09 FEET;

THENCE NORTH 76°53'10" EAST, A DISTANCE OF 16.40 FEET;

THENCE SOUTH 60°08'24" EAST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 17°11'58" EAST A DISTANCE OF 16.40 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 300.00 FEET, WHOSE CENTER BEARS NORTH 24°40'47" EAST;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°47'39", AN ARC DISTANCE OF 19.87 FEET;

THENCE SOUTH 60°08'24" EAST A DISTANCE OF 180.62 FEET TO A POINT ON THE NORTHWESTERLY LINE OF STATE HIGHWAY NO. 83 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 12, 2004 UNDER RECEPTION NO. 204057832;

THENCE SOUTH 26°13'22" WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 70.30 FEET;

THENCE NORTH 60°08'24" WEST A DISTANCE OF 174.12 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 370.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°46'23", AN ARC DISTANCE OF 30.82 FEET;

THENCE NORTH 73°14'16" WEST, A DISTANCE OF 17.47 FEET;

THENCE NORTH 60°08'24" WEST A DISTANCE OF 30.00 FEET;

THENCE NORTH 13°33'08" WEST A DISTANCE OF 17.47 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 370.00 FEET, WHOSE CENTER BEARS NORTH 34°01'41" EAST;

THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°58'19", AN ARC DISTANCE OF 64.40 FEET;

THENCE NORTH 46°00'00" WEST A DISTANCE OF 298.20 FEET;

THENCE SOUTH 89°00'00" WEST A DISTANCE OF 28.28 FEET;

THENCE SOUTH 44°00'00" WEST A DISTANCE OF 283.50 FEET;

THENCE SOUTH 01°00'00" EAST A DISTANCE OF 14.14 FEET;

THENCE SOUTH 44°00'00" WEST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89°00'00" WEST A DISTANCE OF 14.14 FEET;

THENCE SOUTH 44°00'00" WEST A DISTANCE OF 336.38 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID SOMERSTONE DRIVE;

THENCE NORTH 46°00'00" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 818.81 SQUARE FEET (18.79732 ACRES).

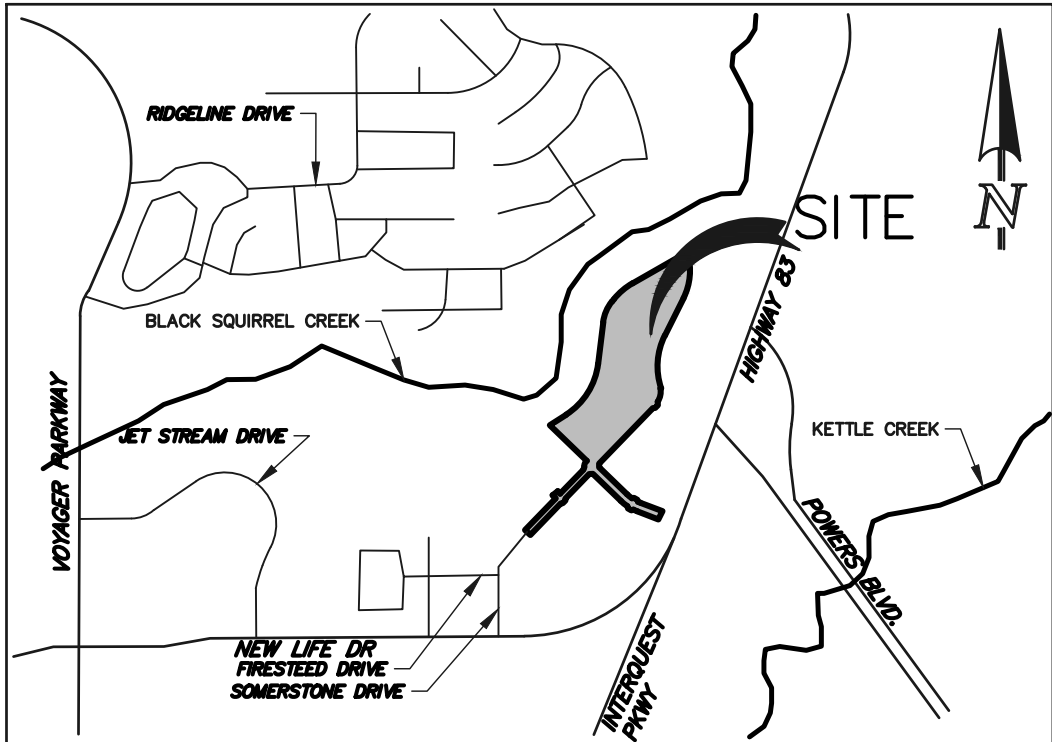
GENERAL NOTES:

- NO PORTION OF THIS SITE IS LOCATED WITHIN F.E.M.A. DESIGNATED FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBERS 08041C00295G & 08041C00506G EFFECTIVE DECEMBER 7, 2018.
- THE SUBJECT PROPERTY IS INCLUDED IN THE FLYING HORSE METROPOLITAN DISTRICT NO. 2. THE FINDINGS AND DECREE FOR FLYING HORSE METROPOLITAN DISTRICT NO. 2 IS RECORDED UNDER RECEPTION NO. 204189318 AND AS AMENDED.
- FINDINGS AND DECREE FOR FLYING HORSE METROPOLITAN DISTRICT NO. 1 ARE RECORDED UNDER RECEPTION NO. 204189317 AND AS AMENDED.
- SIDEWALKS WITHIN PUBLIC RIGHT-OF-WAY WILL BE DESIGNED AND INSTALLED PER CITY STANDARDS. SIDEWALKS WITHIN THE PRIVATE TRACTS NOT IN A PUBLIC IMPROVEMENT EASEMENT SHALL BE INSTALLED 4' OR 5' WIDE, UNLESS ATTACHED TO CURB WHERE SIDEWALK WILL BE 6' WIDE. ALL SIDEWALKS SHALL BE INSTALLED CONCURRENT WITH DEVELOPMENT.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY LOT OR TRACT TO SOMERSTONE DRIVE OR SKIPPING ROCK AVENUE.
- SPEED LINE OF SIGHT ANALYSIS IS REQUIRED FOR ALL FENCING AND VEGETATION OTHER THAN DECIDUOUS TREES, AT STREET INTERSECTIONS.
- ALL LANDSCAPING NOT WITHIN PRIVATE PROPERTY, SHALL BE INSTALLED CONCURRENT WITH DEVELOPMENT.
- ALL STREET TREES AND STREETSCAPE LOCATED IN THE R.O.W. INCLUDING MEDIANS, SITE LANDSCAPING IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF FLYING HORSE METROPOLITAN DISTRICT NO. 2 AND/OR ITS ASSIGNS.
- NO ON STREET PARKING ALLOWED ON 30' R.O.W. PUBLIC STREETS. NO PARKING SIGNS WILL BE INSTALLED.
- ALL DRIVEWAYS SHALL MAINTAIN A MINIMUM WIDTH OF 18' WIDE AND NOT EXCEED 24' WIDE.
- ALL PRIVATE AND PUBLIC SIDEWALK/TRAIL SEGMENTS SHALL BE CONSTRUCTED OF CONCRETE AND NOT LESS THAN 4' IN WIDTH WITHIN COMMON OPEN SPACE AND 4' FOR PEDESTRIAN CONNECTIONS TO ON-STREET AND GUEST PARKING FACILITIES AND COMMON OPEN SPACE CONSTRUCTED PER CITY STANDARD DETAIL. ALL SEGMENTS SHALL BE INSTALLED CONCURRENT WITH DEVELOPMENT.
- THE DENSITY, DESIGN AND DIMENSIONAL CONTROLS ESTABLISHED UNDER CITY CODE CHAPTER 7 SHALL APPLY UNLESS OTHERWISE STATED BY THIS DEVELOPMENT PLAN, OR APPROVED LAND USE PLAN.
- ALL CURB RETURNS WITHIN THE SITE TO BE 15' RADIUS MINIMUM PER CITY STANDARDS.
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
- SIDEWALKS SHALL BE FREE OF OBSTRUCTIONS (E.G. VAULTS, RISERS), AND SHALL MEANDER AROUND OBSTACLES.
- INSTALLATION OF ELECTRICAL DEVICES IN THE PUBLIC ROW SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY SPECIFICATION SECTION 1001 AND COMPLETE THE COLORADO SPRINGS UTILITIES "ELECTRIC INSPECTION IN THE RIGHT-OF-WAY CERTIFICATE" IN ACCORDANCE WITH UTILITIES REQUIREMENTS FOR ELECTRIFICATION. THE CERTIFICATE SHALL ALSO BE PROVIDED TO THE CITY INSPECTOR.
- REQUIRED GREEN INFRASTRUCTURE PLANNED INFILTRATION AREA (P.I.A.) ALL LOCATED IN BOTTOM OF THE EXISTING OFF-SITE PRIVATE FULL SPECTRUM DETENTION FACILITY.
- NO VARIANCES WILL BE ALLOWED.
- ALL "STOP SIGNS" AND PAVEMENT MARKINGS WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN BOTH THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
- A PRIVATE AVIATION EASEMENT ACKNOWLEDGING THE USAFA AIRMANSHIP PROGRAM WILL BE ESTABLISHED PRIOR TO RECORDING OF THE FINAL SUBDIVISION PLAT(S) FOR THIS DEVELOPMENT OR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY UNIT WITHIN THE DEVELOPMENT.
- THE AREA INCLUDED IN THIS PLAT IS SUBJECT TO THE GOLF-PLAY EASEMENT AGREEMENT RECORDED UNDER RECEPTION NO. 206053073. FUTURE LOT OWNERS SHOULD BECOME FAMILIAR WITH THIS DOCUMENT.
- THE ARTICLES OF INCORPORATION OF FLYING HORSE HOMEOWNERS ASSOCIATION, INC. WERE FILED WITH THE COLORADO SECRETARY OF STATE UNDER IDENTIFICATION NO. 20041265160. THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR FLYING HORSE RESIDENTIAL ARE RECORDED UNDER RECEPTION NO. 205049282.
- ON STREET PARKING SPACES SHALL BE USED FOR VEHICULAR PARKING ONLY. NO SALES, RENTAL, STORAGE, REPAIR, SERVICING OF VEHICLES, EQUIPMENT OR MATERIALS, DISMANTLING, OR OTHER ACTIVITIES SHALL BE CONDUCTED OR LOCATED IN SUCH AREAS. ON STREET SPACES CANNOT BE DESIGNATED AS PRIVATE OR RESERVED FOR ADJACENT USE.
- SCHOOL SITE DEDICATION TO BE MET THROUGH FEES IN LIEU OF LAND, TO BE DUE AT THE TIME OF BUILDING PERMIT.
- THIS DEVELOPMENT PLAN REFLECTS THE PREBBLES MEADOW JUMPING MOUSE (PMJM) HABITAT MITIGATION LINE SHOWN FOR REFERENCE AS DETAILED IN THE CORE CONSULTANTS BIOLOGICAL ASSESSMENT AND THE BIOLOGICAL OPINION ISSUED BY US FISH AND WILDLIFE IN CONSULTATION WITH THE US CORPS OF ENGINEERS.
- MAILBOX KIOSK DESIGN: THE DESIGN AND CONSTRUCTION OF THE MAILBOX KIOSK SHALL BE SIMILAR TO THE MAILBOX KIOSK DESIGN AND CONSTRUCTION CURRENTLY BUILT IN FLYING HORSE. SEE DETAIL ON SHEET xx. FINAL APPROVAL OF LOCATION SHOWN WILL BE UNDER USFS.
- WALK CONNECTION LOCATIONS FROM PROPOSED WALKS TO FRONT ACCESS OF RESIDENTIAL BUILDINGS TO BE DETERMINE WITH SELECTION OF BUILDING FOOTPRINT TYPES.
- THE DEVELOPER WILL BE RESPONSIBLE FOR APPLICABLE TRAFFIC IMPACT STUDY RECOMMENDED ROADWAY IMPROVEMENTS SHOWN ON FIGURE 10 AND FIGURE 11 OF THE ITS BY LSC TRANSPORTATION CONSULTANTS.
- REQUIRED IMPROVEMENTS TO BLACK SQUIRREL CREEK HAVE BEEN INSTALLED DURING THE DEVELOPMENT OF FLYING HORSE HORSE NO. 4 PALERMO FILING NO'S 3,4,4&5 BLACK SQUIRREL CREEK CHANNEL IMPROVEMENTS. ASSURANCES HAVE BEEN TO THE FLYING HORSE PALERMO DEVELOPMENT. BLACK SQUIRREL CREEK IS TO BE DEDICATED TO THE CITY OF COLORADO SPRINGS PER THE APPROVED STORMWATER PLANS.

32. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2860 INTERNATIONAL CIRCLE FOR SIGN APPLICATIONS.

I don't know that this last sentence is correct...I thought certain features would end up with the City not the Creek itself in this area. Could this sentence be removed?

STM-REV26-0460 has not been approved yet. A couple items to work through. Please send this DP back in for review. Comments to remain open for now.



VICINITY MAP

N.T.S.

PLDO NOTES:

- THE PARKLAND OBLIGATION FOR CREEKRIDGE AT FLYING HORSE FILING 1 IS PER THE APPROVED LAND USE PLAN (LUPL-25-0023) AND WILL BE MET THROUGH PARKLAND DEDICATION.

REQUIRED PARKING:

REQUIRED PARKING			
SINGLE FAMILY	2 PER DU		
LOTS (DU)	61	2	122
10% GUEST PARKING			12
TOTAL			134

PROVIDED PARKING:

PROVIDED PARKING			
SINGLE FAMILY DETACHED	2 PER DU (2 PER GARAGE)		
61	2		122

GUEST PARKING	48
TOTAL PARKING SPACES PROVIDED	170*

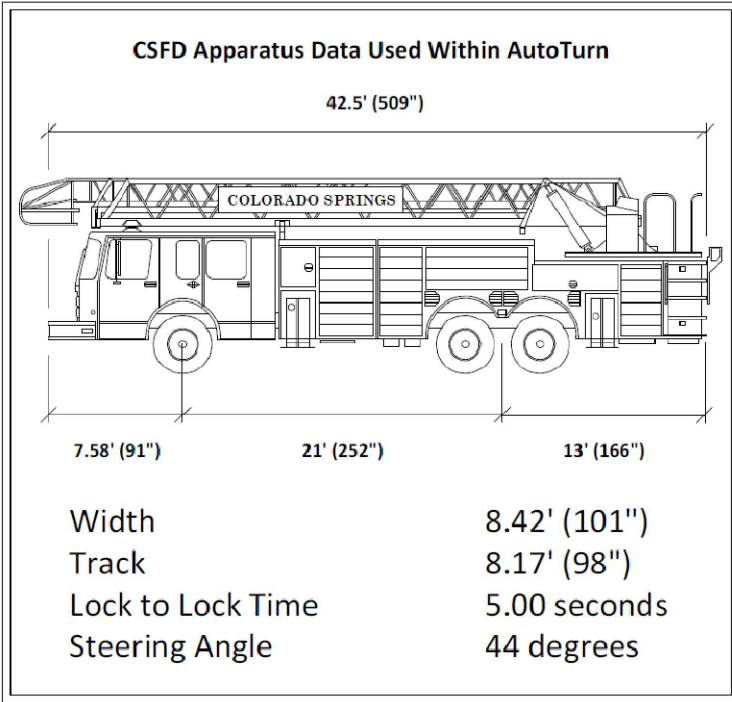
30' ACCESS STREET - NO PARKING ALLOWED
*ADDITIONAL PARALLEL PARKING ALLOWED ALONG SOMERSTONE DRIVE (NOT INCLUDED IN COUNT)

GREEN SPACE:

SEE LANDSCAPE ACTIVE GREENSPACE PLAN (SHEET 20 OF 23).

ADA STATEMENT:

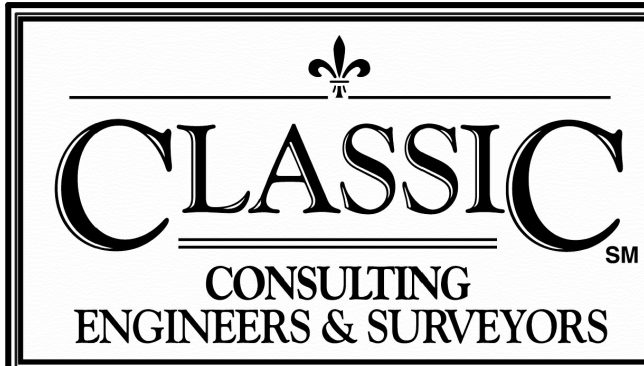
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.



TRACT TABLE			
TRACT	SIZE	USE	OWNERSHIP & MAINTENANCE
TRACT A	0.533 AC	OPEN SPACE, LANDSCAPE, SIGNAGE, PUBLIC IMPROVEMENTS, PUBLIC ACCESS	FLYING HORSE METROPOLITAN DISTRICT NO. 1
TRACT B	2.14 AC	OPEN SPACE, LANDSCAPE, SIGNAGE, PUBLIC IMPROVEMENTS, PUBLIC ACCESS	FLYING HORSE METROPOLITAN DISTRICT NO. 1
TRACT C	4.46 AC	OPEN SPACE, AND PREBBLES JUMPING MOUSE HABITAT	FLYING HORSE METROPOLITAN DISTRICT NO. 1

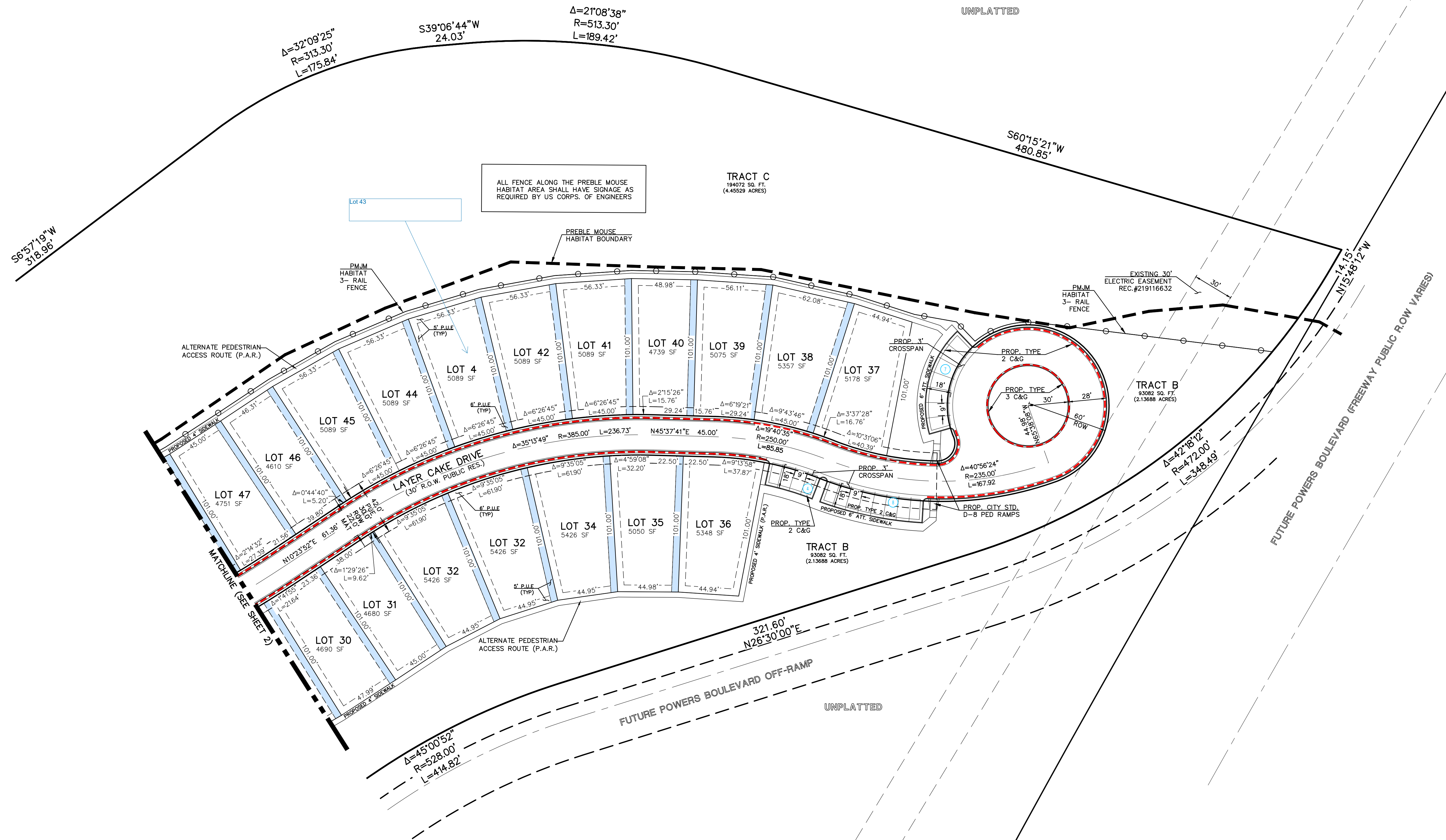
FOR CITY USE:

CITY FILE NUMBER
DEPN-26-0063



CREEKRIDGE AT FLYING HORSE
FILING NO. 1
DEVELOPMENT PLAN
TITLE SHEET

DESIGNED BY	JRH	SCALE	DATE	6/23/26
DRAWN BY	JRH	(H) 1"= N/A	SHEET	1 OF 24
CHECKED BY	DLG	(V) 1"= N/A	JOB NO.	1171.78



- NOTES:**
1. OUTSIDE LOT DIMENSIONS SHOWN. SEE PLAT FOR ALL LOT DIMENSIONS.
 2. ALL SIDEWALKS ARE CONCRETE.
 3. ALL ROADWAYS AND PARKING TO BE ASPHALT.
 4. SITE DOES NOT CONTAIN ANY SITE LIGHTING. THE ADDITION OF SITE LIGHTING MAY REQUIRE AN AMENDMENT TO THIS PLAN AND/OR A PHOTOMETRIC PLAN
 5. LOCATION OF PRIVATE 4' WIDE SIDEWALKS TO BE DETERMINED BY HOUSE INGRESS/EGRESS CONFIGURATION.

BOUNDARY LINE	_____
BUILDING SETBACK LINE	_____
LINE OF SIGHT	_____
NO PARKING FIRE LANE SIGNED	_____
ADDRESS LOCATION	_____
USE EASEMENT AREAS	_____

40' 20' 0 40' 80'

SCALE: 1" = 40'

LEGEND

(XXXX)



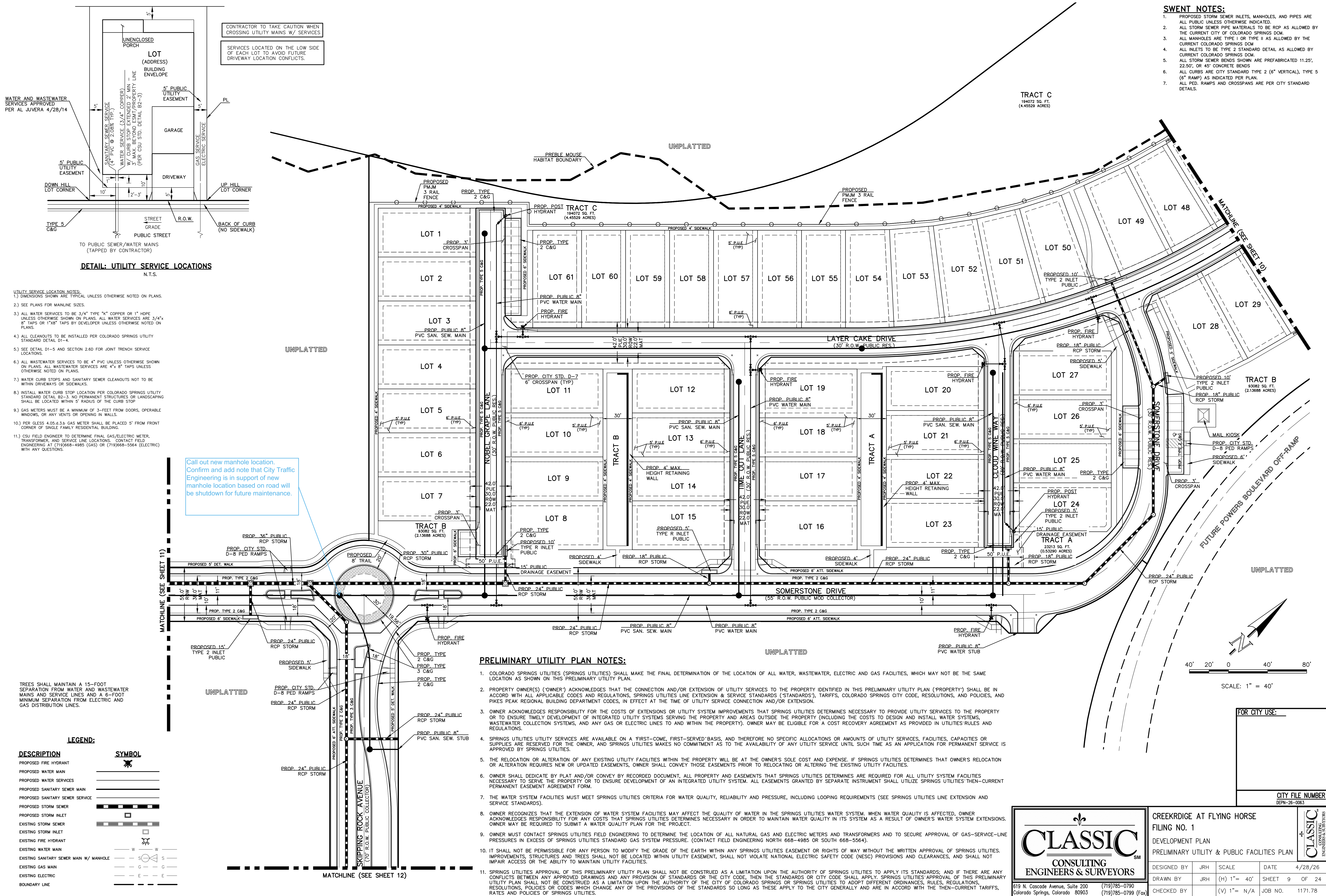
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

CREEKRIDGE AT FLYING HORSE
FILING NO. 1
DEVELOPMENT PLAN
SITE DEVELOPMENT PLAN

DESIGNED BY	JRH	SCALE	DATE	4/16/26
DRAWN BY	JRH	(H) 1"= 40'	SHEET	3 OF 24
CHECKED BY	(V) 1"= N/A	JOB NO.	1171.78	

CITY FILE NUMBER
DEPN-26-0063





NOTE: FINAL SELECTION OF BENCHES, TRASH RECEPTACLE AND WALLS AND FENCING SUBJECT TO CHANGE BASED ON DELIVERY TIMES, AVAILABILITY & DEVELOPER CHOICE.



DurMor, Inc. Model 139 series pl (Grey Color)

A Bench
NOT TO SCALE

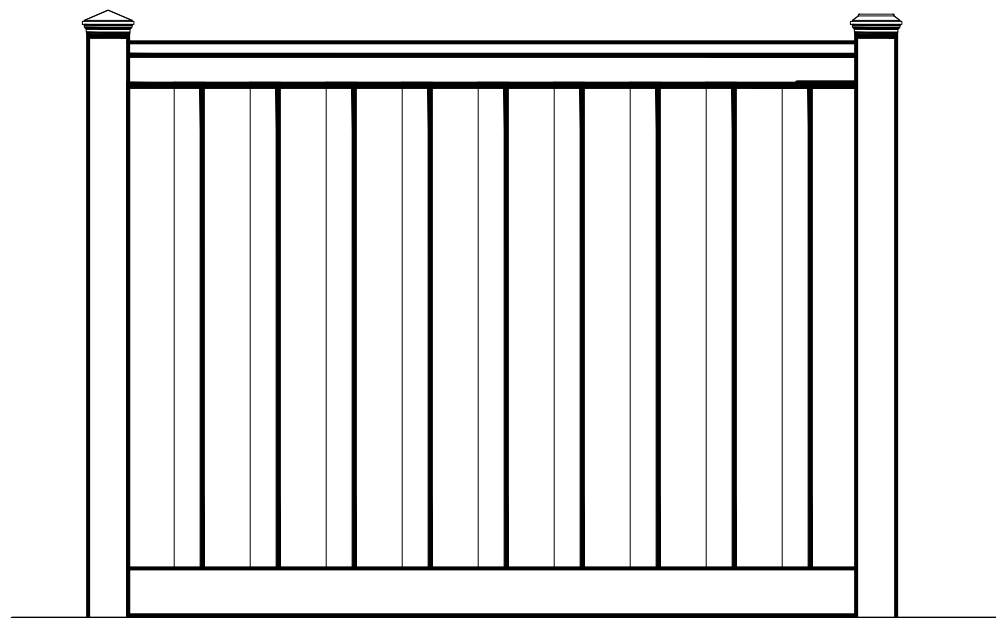


DurMor, Inc. Model 272-32-SO

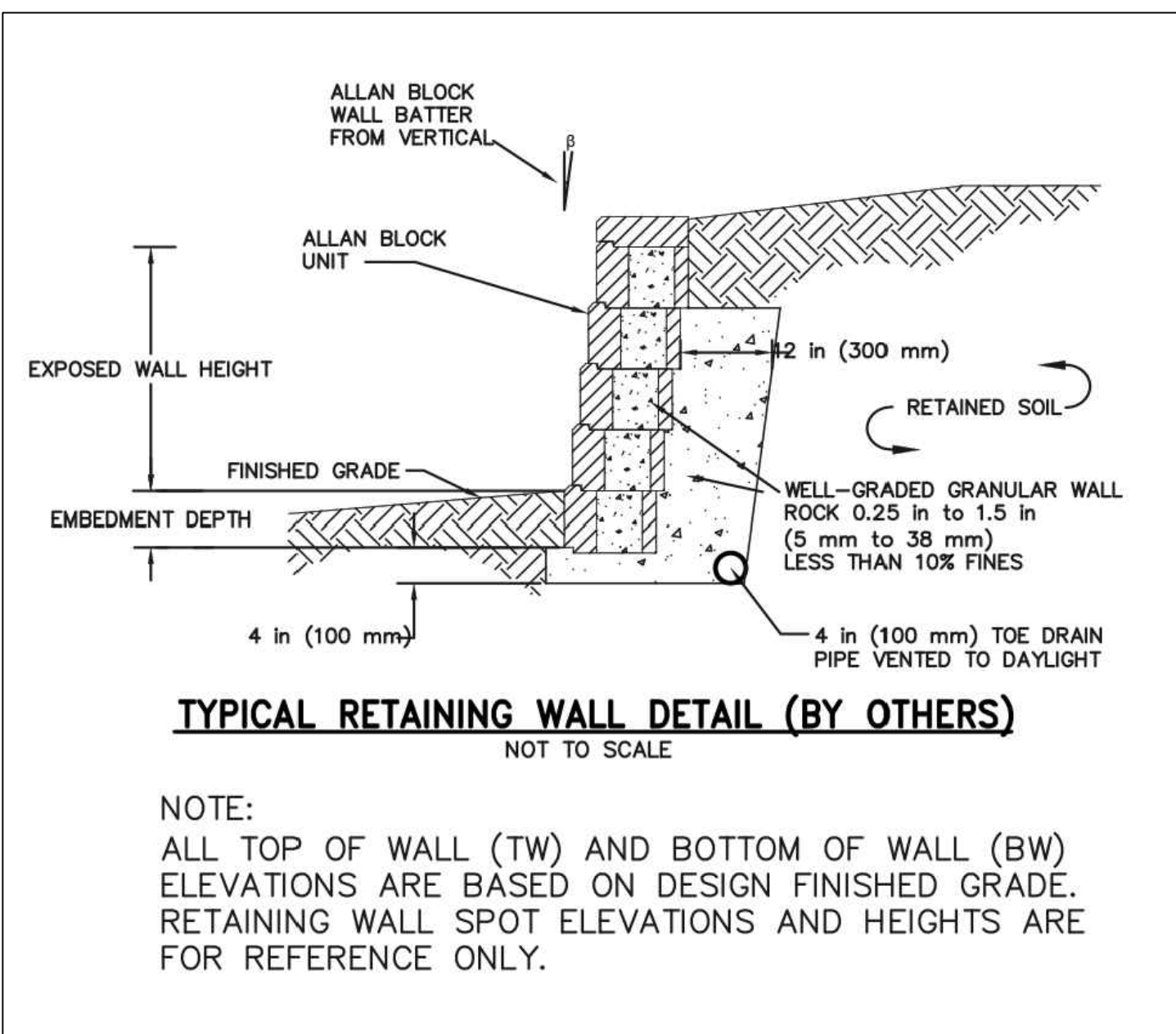
B Trash Receptacle
NOT TO SCALE

I am still having difficulty locating the proposed retaining wall and vinyl fence locations. Please make sure they are called out on the plan sheets

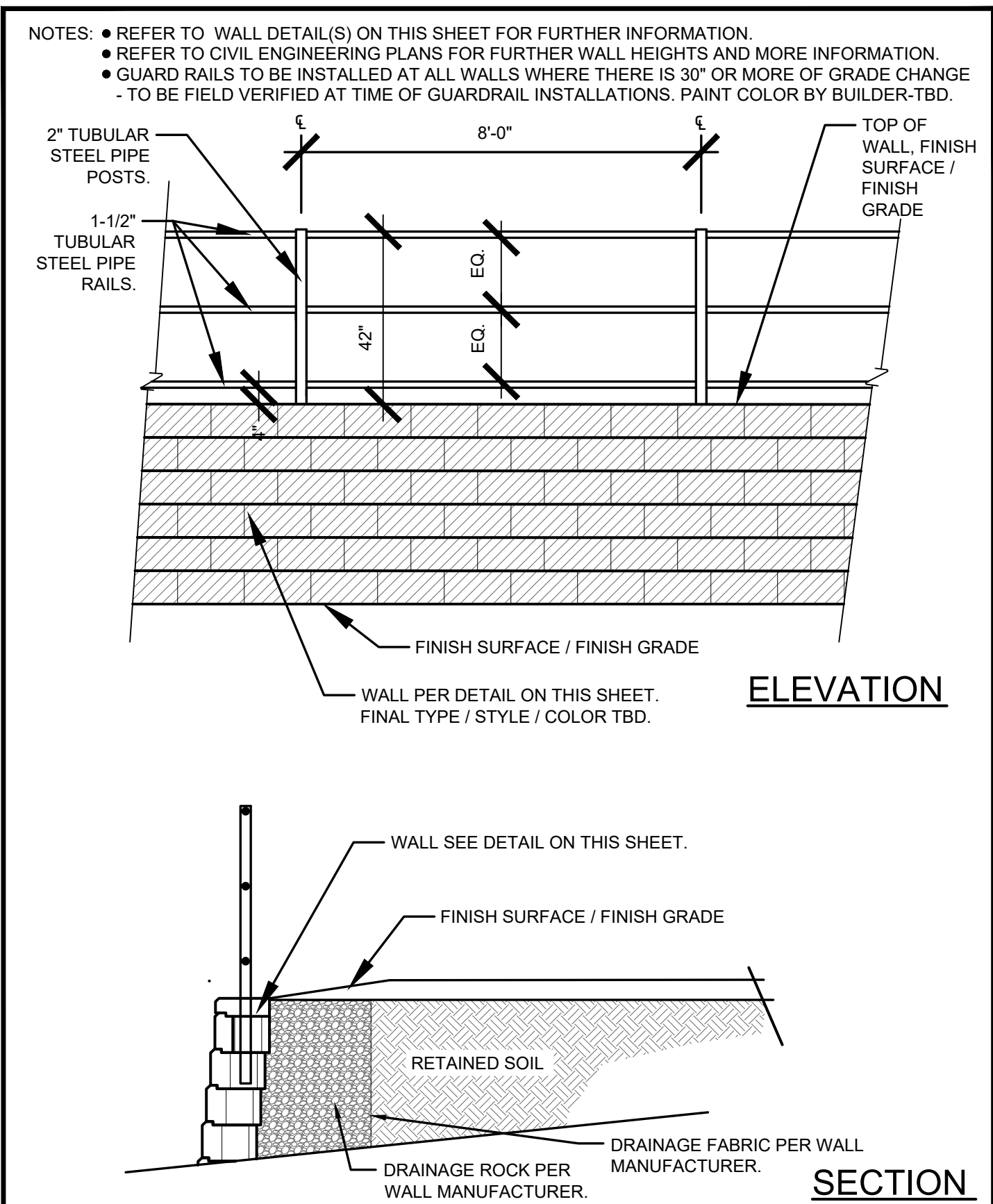
NOTES: • SEE PLANS FOR LOCATIONS
• FINAL COLOR, TYPE, AND STYLE TO BE DETERMINED - BY BUILDER



C 6' HIGH VINYL FENCE

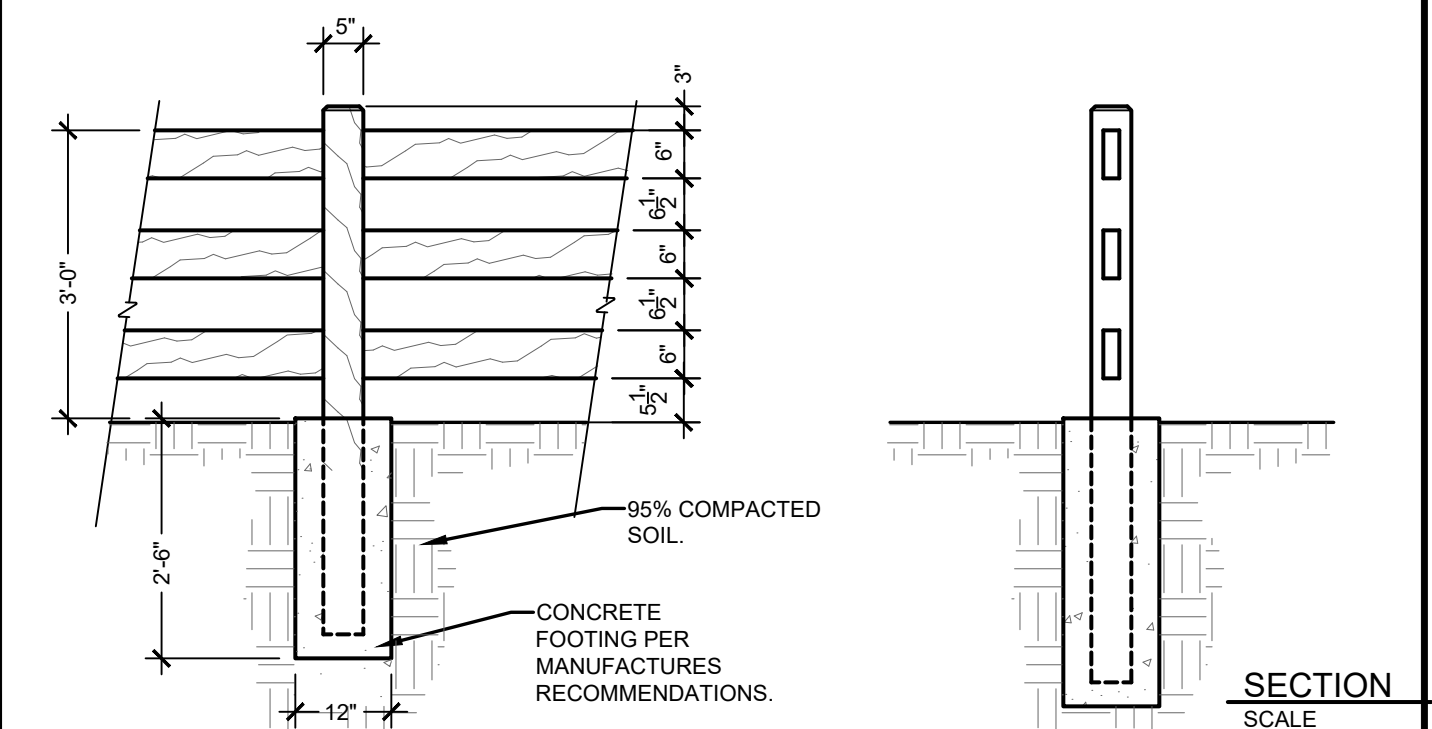


D RETAINING WALL DETAIL
NOT TO SCALE



E GUARD RAIL AT WALLS
SCALE 3/8"=1'-0"

NOTES: • SEE PLANS FOR LOCATIONS
• COLOR NUMBER 338 BUCKSKIN 3% LOADING.
• INSTALL PER MANUFACTURER RECOMMENDATIONS



G 3' CONCRETE 3 RAIL FENCE

DATE	REVISION DESCRIPTION
6/10/2026	City comment #1 revisions



RENAISSANCE AT CREEKBRIDGE FLYING HORSE

FILING 1
SOMERSTONE STREET

JOB NUMBER 2787-0326

DATE 5/5/2026

DRAWN BY MB

DRAWING DESCRIPTION
SITE DETAILS

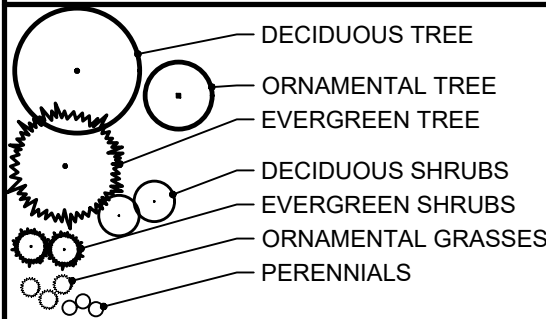
SHEET # L-8 23 of 24

PLANTING LEGEND			
Notes Key: X=Xeric plant, R=Rabbit Resistant, DE=Deer Resistant, F=Firewise plant Z=Zone, K=Altitude, Water Use inch / year, D=Dry (13-20"), A=Adaptable (18-28") S=Steady (23-38"), W=Wet (36"+) SIG=Signature plant (City of Colorado Springs)			
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME SIZE NOTES
DECIDUOUS TREES			
ACT		Acer tataricum	Maple tatarian 1-1/2" Z=3, 8.5K,A,SIG
CCH		Crataegus crus-galli 'Inermis'	Hawthorn, Cockspur (Thornless) 1-1/2" R,DE,F,Z=4,8.5K,A,D,SIG
MSS		Malus 'Spring Snow'	Crabapple, Spring Snow 1-1/2" F,Z=4, 8.5K,S,SIG
PCR		Prunus virginiana 'Schubert'	Cherry, Canada Red 1-1/2" R,DE,F,Z=2, 9.5K,A,S,SIG
DECIDUOUS SHRUBS			
BRG		Berberis thunbergii 'Rose Glow'	Barberry, Rosy Glow 5 Gal R,DE,Z=4, 7K,A,SIG
PBS		Prunus Besseyi 'Pawnee Buttes'	Western Sandcherry 'Pawnee Buttes' 5 Gal F,Z=3, 9.5K,A,SIG
POG		Potentilla fruticosa 'Gold finger'	Potentilla, Gold finger 5 Gal R,DE,F,Z=2, 10K,S,SIG
SPF		Spiraea x bumalda 'Froebel'	Spirea, Froebel 5 Gal R,DE, 7.5K,A,S,SIG
SPG		Spiraea x bumalda 'Goldmound'	Spirea, Goldmound 5 Gal R,DE,Z=3,7.5K,A,S,SIG
EVERGREEN SHRUBS			
JBU		Juniperus Sabina	Juniper, Buffalo 5 Gal R,DE,Z=3,8.5K,A,SIG
PGS		Picea pungens 'Glauca Globosa'	Spruce, Globe Blue 5 Gal Z=2, 10K,S,SIG
ORNAMENTAL GRASSES			
CAA		Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass 1 Gal R,DE,Z=3, 6.5K,A,SIG
PSR		Panicum virgatum 'Rebraun'	Switch grass 'Rebraun' 1 Gal R,DE,Z=5, 7K,D,SIG
PERENNIALS			
PER		Selected Perennials To Be Determined from this list: Blanket Flower, Coreopsis, Columbine, Gazania, Phlox,Yarrow, Snow-in-sunmer, Coneflower, Hosta, Lavender, Shasta Daisy, Penstemon, Black eyed Susan, Salvia & Sedum.	

GROUND COVER LEGEND

SYMBOL	DESCRIPTION
	1-1/2" ALPINE CREEK 3" IN DEPTH WITH WEED FABRIC
	GRAY ROSE ROCK MIX 2-4" AND 5-12" 3" IN DEPTH WITH WEED FABRIC
	3/4" CLEAR CREEK ROCK 3" IN DEPTH WITH WEED FABRIC
	KENTUCKY BLUEGRASS SOD

PLANT SYMBOL KEY



DATE	REVISION DESCRIPTION
6/10/2026	City comment #1 revisions



RENAISSANCE AT CREEKRIDGE FLYING HORSE
FILING 1
SOMERSTONE STREET

JOB NUMBER	2787-0326
DATE	5/5/2026
DRAWN BY	MB
DRAWING DESCRIPTION	PRELIMINARY LANDSCAPE PLAN - BUILDING TYPICALS
SHEET #	L-9 24 of 24

DEPN-26-0063