

Colorado Springs, CO

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



Final Report - Corrections Required **Application No. SUBD-26-0037**

Report Date: 06/04/2026

Description : Single Family residential north of New Life Drive in the Flying Horse Masterplan.

Address : 0 tbd

Record Type : Subdivision (Major and Minor)

Document Filename : FP Creekridge at Flying Horse Filing No. 1 26 0504.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
Jason Jacobsen	jason_jacobsen@comcast.com	-
Caelen Wendt	cwendt@csu.org	-
Michelle Lavelle	michelle.lavelle@coloradosprings.gov	-
Barbara Reinardy	barbara.reinardy@coloradosprings.gov	719-385-5601
Matthew Alcuran	malcuran@csu.org	-
Hao Vo	hao.vo@coloradosprings.gov	-
Erica Schmitz	erica.schmitz@coloradosprings.gov	-
Steve Smith	steven.smith@coloradosprings.gov	-
Teresa Guagliardo	teresa.guagliardo@state.co.us	-
Cory Sharp	cory.sharp@coloradosprings.gov	-

General Comments

Comment ID	Reviewer : Department	Review Comments
16	Teresa Guagliardo : CDOT	Please refer to the planning referral letter emailed to Allison on 5-19-26 for CDOT's comments regarding this development.
18	Becky Allen : Regional Building-Enumerations	1. All street names have been approved and are in our records.

Comment ID	Reviewer : Department	Review Comments
		2. For addressing purposes, if tract addresses are needed please add an addressing marker. 3. Standard Final Plat comments apply: a. Enumerations will review the pre-plat (mylar) prior to plat for address placement, street names, and title block. b. A \$10.00 per lot and tract platting fee will be due at the time of the review of the pre-plat, (two addresses per lot and tract). If an address is not needed on a tract then no fee applies. Check should be made out to PIKES PEAK REGIONAL BUILDING DEPARTMENT or PPRBD. As of December 5th 2023, the fee for all credit/debit cards has changed from the flat 2.95% fee to the following: Over the phone Credit/Debit Card payments will be 2.3% and In-Person Debit Card payments will be 1.5% (in-person only). Paid directly to the Enumerations Department. c. Pre-plat reviews can be reviewed via "pdf" or in-person. The pre-plat will be stamped by Enumerations for accuracy and returned to the applicant and the planner. All payments to be mailed to RBD via a check or credit card payment over the phone. Plats should not be recorded prior to Enumerations stamping the pre-plat and receiving payment of plat fees. If any pre-plat changes occur, even if changes do not apply to Enumerations, we still need to re-stamp the pre-plat. The Enumerations stamped pre-plat copy should match the recorded document minus a few signatures. If you would like an in-person review, please make an appointment on our website, Link d. A copy of the final recorded plat is required prior to plan submittal for RESIDENTIAL. Please email the Enumerations staff member that reviewed your project. BeckyA@pprbd.org

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

Comment ID	Page Reference	Reviewer : Department	Review Comments
23	1	Erica Schmitz : City Engineering - SWENT	Info Only: Please contact the Lead Reviewer, Erica Schmitz (erica.schmitz@coloradosprings.gov) with any questions related to SWENT comments. Please reference the Planning review number in all communications.
24	1	Erica Schmitz : City Engineering - SWENT	An approved PDR, Final Drainage Letter, or Drainage Memo is required for a Final Plat to be recorded.
25	1	Erica Schmitz : City Engineering - SWENT	SWENT cannot mark this Plat as approved until all major comments on the PDR (STM-REV26-0460) are resolved. This comment will remain open until the major comments are resolved.
26	1	Erica Schmitz : City Engineering - SWENT	Info Only: The Stormwater Enterprise (SWENT) has recently updated Criteria regarding required submittals. For all Development Plans (DPs) which previously required a Final Drainage Report (FDR) submittal (generally, all DPs with 1 acre or more of earth disturbance proposed), a Preliminary Drainage Report (PDR) submittal is now acceptable instead of an FDR submittal. This change in Criteria allows for such DPs to be approved without requiring detailed, final drainage design calculations at the planning stage of the project. For DPs with less than 1 acre of earth disturbance proposed, a Final Drainage Letter (FDL) submittal is required. A PDR submittal is now acceptable instead of an FDR submittal in support of a Final Plat (FP). The PDR must be approved before the FP can be recorded. An FDR may still be submitted in support of DP or FP approval if final design information is available at the time of the DP or FP submittal. FDR Addendums are no longer accepted. All required final calculations must be included in the FDR prior to FDR approval. FDR approval is still a prerequisite for Construction Drawing (CD) approval (e.g., GEC Plan, Drainage Plan/Profile, PCM Plan, etc.). Master Development Drainage Plans (MDDPs) are no longer required for DPs with 10 or more acres of earth disturbance proposed. Please see SWENT's website for updated checklists: Link
21	4	Hao Vo : City Engineering Dev Review	Please call out the Public Improvement Easement (PIE) along all public roadways.
19	1	Caelen Wendt : Col Springs Utilities	Typo

Comment ID	Page Reference	Reviewer : Department	Review Comments
14	2	Matthew Alcuran : Col Springs Utilities	Informational Item, please acknowledge: Information Items: Final Plat Contact Customer Contract Administration (CCA) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility-related costs that may apply to this development. In instances where metered water and/or wastewater connections exist on the property, please contact CCA to discuss distribution of Water and/or Wastewater Development Charges to eligible lots. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to Colorado Springs Utilities prior to Service Contract issuance and building permit approval. Colorado Springs Utilities requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the Colorado Springs Utilities Line Extension and Service Standards or contact Field Engineering at 719-668-4985. Colorado Springs Utilities may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, Colorado Springs Utilities may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities. Colorado Springs Utilities require wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org .
22	6	Caelen Wendt : Col Springs Utilities	Appears to be missing utility easement per Rec. No. 219116632
1	1	Jason Jacobsen : Comcast	Comcast does not have any issues.
27	1	Steve Smith : Fire	Disapproved pending outcome of DP and secondary access.
10	1	Cory Sharp : Planning	please update the numbering of the notes
11	1	Cory Sharp : Planning	planning review fee: 61 lots at \$107.49 per lot = \$6556.89
28	1	Caroline Miller : Planning	Informational - As detailed by District 20 on DEPN-26-0063, the School Fee box will be notated as 'Due at Building Permit' by staff on plat mylar.
29	1	Caroline Miller : Planning	Staff requests second review before confirming Park Fee box, after applicant meeting as detailed with DEPN-26-0063.
30	1	Allison Stocker : Planning	Per CDOT, the plat cannot be approved until an access permit has been received and approved by CDOT. This comment will remain on the plat until confirmation that this item has been resolved.
31	1	Allison Stocker : Planning	Please verify that the lot sizes shown on the related DP match the plat. There are a few minor discrepancies/typos.
13	2	Michelle Lavelle : Planning	Street naming - Street names spelled correctly and appropriate use of suffixes.
15	2	Cory Sharp : Planning	per the basis of bearings statement this is a PLS 30118 please revise accordingly
17	2	Cory Sharp : Planning	platted distance is 398.35' is it a rounding difference
12	4	Cory Sharp : Planning	when will this easement be vacated as it will encumber several lots and streets
2	1	Barbara Reinardy : Real Estate Services	You can remove the lines for the signer's name and title, as they are already included.

Comment ID	Page Reference	Reviewer : Department	Review Comments
3	1	Barbara Reinardy : Real Estate Services	On all sheets: SUBD-26-0037
4	3	Barbara Reinardy : Real Estate Services	Please explain the purpose(s) of a private use easement. Would one interfere with a public utility easement? Please note that private easements cannot be dedicated by plat, and can only be granted by a separately recorded easement document.
5	3	Barbara Reinardy : Real Estate Services	Please include "P.U.E." in your legend, or spell it out in each Easement Detail.
8	3	Barbara Reinardy : Real Estate Services	To vacate a public easement(s), please refer to Real Estate Services' website at coloradosprings.gov/Departments/Real Estate Services , for a current Public Application Form and Instructions regarding the process. For questions, contact Barbara Reinardy, 719-385-5601, or Barbara.Reinardy@coloradosprings.gov . To submit your paperwork: 30 S. Nevada Ave., Ste. 502, Colorado Springs, CO 80903. Allow a minimum of 4-6 weeks for processing.
9	3	Barbara Reinardy : Real Estate Services	Please show the rear lot line easements. They appear to be either 5' or 6' public utility easements?
7	4	Barbara Reinardy : Real Estate Services	Is this a Public utility easement?
6	5	Barbara Reinardy : Real Estate Services	Please number lots.

BE IT KNOWN BY THESE PRESENTS:

THAT PULPIT ROCK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY BEING THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LEGAL DESCRIPTION

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 RECORDER UNDER RECEPTION NUMBER 099173481; 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 "CCES LLC PLS 34977"; FOUND 0.2 FEET ABOVE GROUND, AND AT THE NORTH END WITH A NO. 5 REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118"; FOUND 0.2 FEET ABOVE GROUND, AND DETERMINED BY GPS OBSERVATION TO BEAR NORTH 00°04'57" EAST, A DISTANCE OF 725.95 FEET.

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

THENCE NORTH 00°04'57" 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 212.26 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 SOUTH 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 NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°35'28", 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°20'51" 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 318.96 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°09'25", AN ARC DISTANCE OF 175.84 FEET;

THENCE NORTH 39°06'44" 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 480.85 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°30'00" 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°00'52", 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 SOUTHEASTERLY, 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°09'24" 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 69°06'52" 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. 204057932;

THENCE SOUTH 26°11'32" WEST ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 70.30 FEET;

THENCE NORTH 69°06'52" 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 SOUTH 73°14'18" WEST, A DISTANCE OF 17.47 FEET;

THENCE NORTH 60°09'24" WEST A DISTANCE OF 30.00 FEET;

THENCE NORTH 13°33'06" 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 263.50 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;

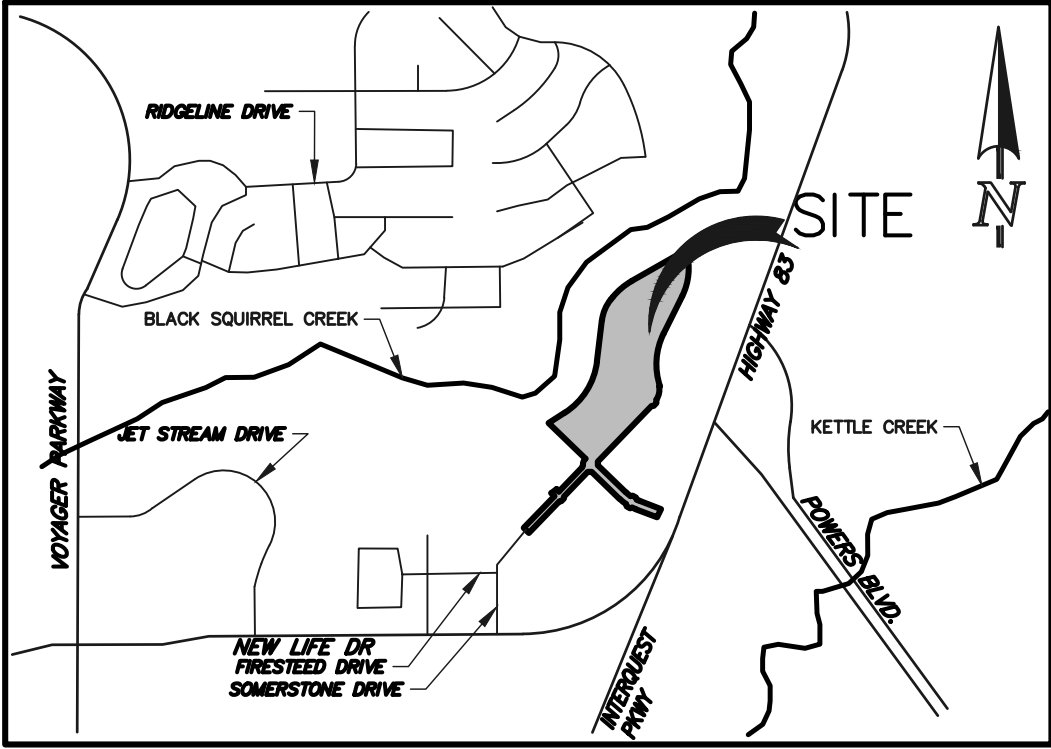
THENCE SOUTH 44°00'00" WEST A DISTANCE OF 336.38 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID SOMERSTONE DRIVE;

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 818,811 SQUARE FEET (18.79732 ACRES), MORE OR LESS.

CREEKRIDGE FILING NO. 1

A PORTION OF THE SOUTH HALF (S1/2) OF SECTION 16 AND THE NORTH HALF (N1/2) OF SECTION 21, ALL IN TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO



VICINITY MAP
N.T.S.

DEDICATION:

THE UNDERSIGNED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, STREETS, A TRACT AND EASEMENTS, AS SHOWN ON THE PLAT. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC STREETS AND PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS; PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUITCLAIM ALL OR ANY DEDICATED PUBLIC STREETS AND PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. ALL PUBLIC STREETS OR ADDITIONAL PUBLIC RIGHTS OF WAY ARE HEREBY DEDICATED TO THE CITY OF COLORADO SPRINGS FOR PUBLIC USE. THIS TRACT OF LAND SHALL BE KNOWN AS "CREEKRIDGE FILING NO. 1", LOCATED IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

NOTICE IS HEREBY GIVEN:

THAT THE AREA INCLUDED IN THE PLAT DESCRIBED HEREIN IS SUBJECT TO THE CODE OF THE CITY OF COLORADO SPRINGS, 2001, AS AMENDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR BUILDING SITES WITHIN THIS PLAT UNTIL ALL REQUIRED FEES HAVE BEEN PAID AND ALL REQUIRED PUBLIC AND PRIVATE IMPROVEMENTS HAVE BEEN INSTALLED AS SPECIFIED BY THE CITY OF COLORADO SPRINGS OR ALTERNATIVELY UNTIL ACCEPTABLE ASSURANCES INCLUDING BUT NOT LIMITED TO LETTERS OF CREDIT, CASH SUBDIVISION BONDS OR COMBINATIONS THEREOF GUARANTEEING THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS INCLUDING BUT NOT LIMITED TO DRAINAGE, STREET AND EROSION CONTROL HAVE BEEN PLACED ON FILE WITH THE CITY OF COLORADO SPRINGS.

OWNER:

THE AFOREMENTIONED, PULPIT ROCK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY, HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 20____, AD.

BY _____, AS _____, OF DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA INC. A COLORADO CORPORATION, MANAGER OF PULPIT ROCK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

STATE OF COLORADO }
COUNTY OF EL PASO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, A.D., BY DOUGLAS M. STIMPLE, CEO, ELITE PROPERTIES OF AMERICA INC. A COLORADO CORPORATION MANAGER OF PULPIT ROCK INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

GENERAL NOTES:

- THE DATE OF PREPARATION IS APRIL 23, 2026.
- FLOODPLAIN STATEMENT: THIS SITE, CREEKRIDGE FILING NO. 1, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBERS 08041C0506G AND 08041C0295G, EFFECTIVE DATE OF DECEMBER 7, 2018. (ZONE X)
- THE SUBJECT PROPERTY IS INCLUDED IN THE FLYING HORSE METROPOLITAN DISTRICT NO. 1. FINDINGS AND DECREE FOR FLYING HORSE METROPOLITAN DISTRICT NO. 1 ARE RECORDED UNDER RECEPTION NO. 204189317 AND AS AMENDED.
- THIS PROPERTY MAY BE IMPACTED BY NOISE AND/OR SIMILAR SENSORY EFFECTS CAUSED BY, BUT NOT LIMITED TO, THE NORMAL DAILY ACTIVITIES FROM THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM; COMBAT TRAINING; AND SPECIAL EVENTS. THESE ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO, FIXED AND ROTARY WING AIRCRAFT, LIVE WEAPONS FIRE TRAINING AT THE FIRING RANGE, SIMULATED EXPLOSIVES, CONTROLLED HUNTING DURING HUNTING SEASONS, AND OTHER ACTIVITIES THAT MAY PRODUCE NOISE, VIBRATIONS, DUST, SMOKE AND ALL OTHER EFFECTS THAT MAY BE PRODUCED BY SUCH ACTIVITIES AND EXPERIENCED BEYOND THE INSTALLATION'S BOUNDARIES. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT, AND MILITARY TRAINING PURPOSES AND SPECIAL EVENTS, OR UNTIL ALL AIRFIELDS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED AND SPECIAL EVENTS ARE PERMANENTLY DISCONTINUED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- THE ADDRESSES () EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- ALL EASEMENTS SHOWN OR DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NO. 224026331 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, CLASSIC CONSULTING ENGINEERS AND SURVEYORS AND THE SURVEYOR OF RECORD RELIED UPON THE TITLE COMMITMENT FILE NUMBER 9797C0R ISSUED BY CORE TITLE GROUP LLC, COMMITMENT DATE APRIL 25, 2026 AT 7:30 A.M.
- 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.
- TRACT A IS FOR OPEN SPACE, LANDSCAPE, SIGNAGE, PUBLIC IMPROVEMENTS, PUBLIC ACCESS AND PUBLIC UTILITIES TO BE OWNED AND MAINTAINED BY FLYING HORSE METROPOLITAN DISTRICT NO. 1. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE INSTRUMENT.

CLERK AND RECORDER:

STATE OF COLORADO)
COUNTY OF EL PASO) ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____ M. THIS _____ DAY OF _____, 20____, A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

STEVE SCHLEIKER, RECORDER

BY: _____ DEPUTY

FEE: _____

SURCHARGE: _____

EASEMENTS:

EASEMENTS ARE AS SHOWN, WITH THE SOLE RESPONSIBILITY FOR SURFACE MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. ANY PUBLIC IMPROVEMENT EASEMENT LYING WITHIN ANY LOT, AS SHOWN ON THIS PLAT, HAVE THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.

SURVEYOR'S STATEMENT:

THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATES AND DECLARES THAT THE ACCOMPANYING PLAT WAS SURVEYED AND DRAWN UNDER HIS RESPONSIBLE CHARGE AND ACCURATELY SHOWS THE DESCRIBED TRACT OF LAND, AND SUBDIVISION THEREOF, AND THAT THE REQUIREMENTS OF TITLE 38 OF THE COLORADO REVISED STATUTES, 1973, AS AMENDED, HAVE BEEN MET TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED
REVISION VERSION FOR 1ST SUBMITTAL

ROBERT L. MEADOWS JR., P.L.S. NO. 34977
PREPARED FOR AND ON BEHALF OF
CLASSIC CONSULTING, ENGINEERS AND SURVEYORS, LLC.

NOTICE:

ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CITY APPROVAL:

ON BEHALF OF THE CITY OF COLORADO SPRINGS, THE UNDERSIGNED HEREBY APPROVE FOR FILING THE ACCOMPANYING PLAT OF "CREEKRIDGE FILING NO. 1".

CITY PLANNING DIRECTOR _____ DATE _____
CITY ENGINEER _____ DATE _____
CITY CLERK _____ DATE _____

FEE:

SCHOOL FEE: _____
BRIDGE FEE: _____
PARK FEE: _____
DRAINAGE FEE: _____

SHEET 1 OF 6
APRIL 23, 2026
JOB NO. 1171.78
CREEKRIDGE FILING NO. 1



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

On all sheets: SUBD-26-0037

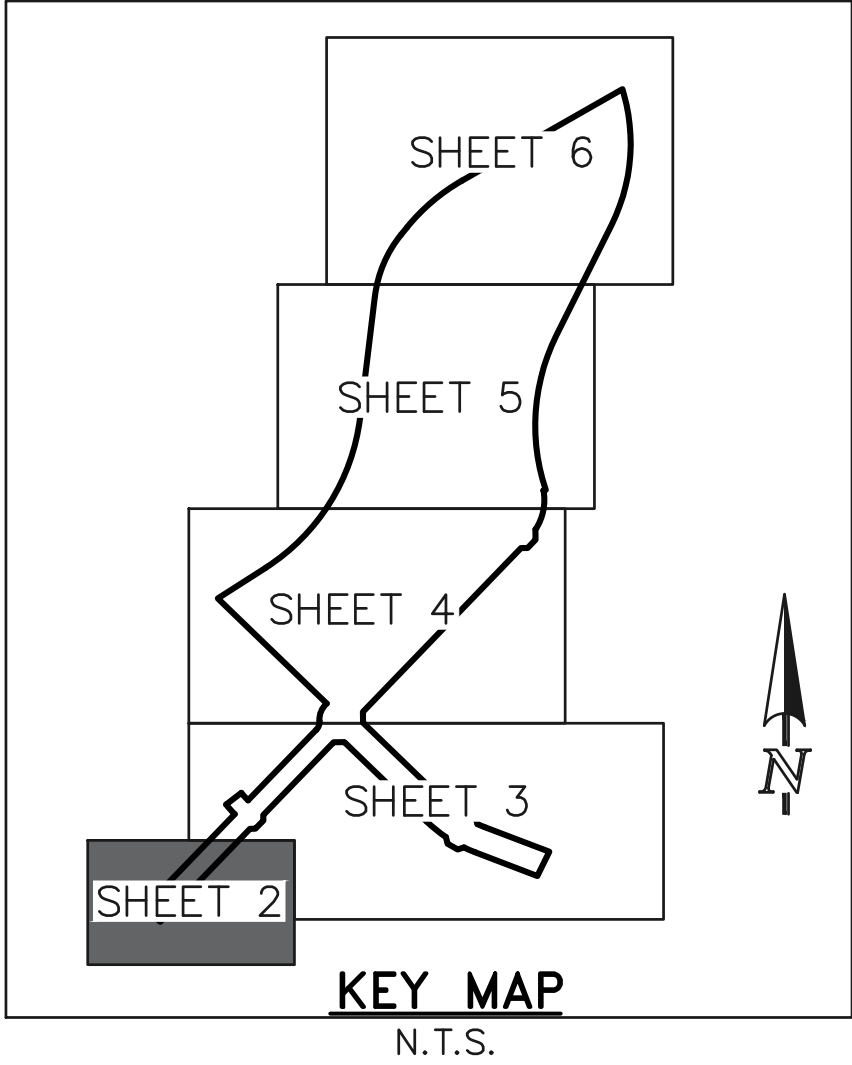
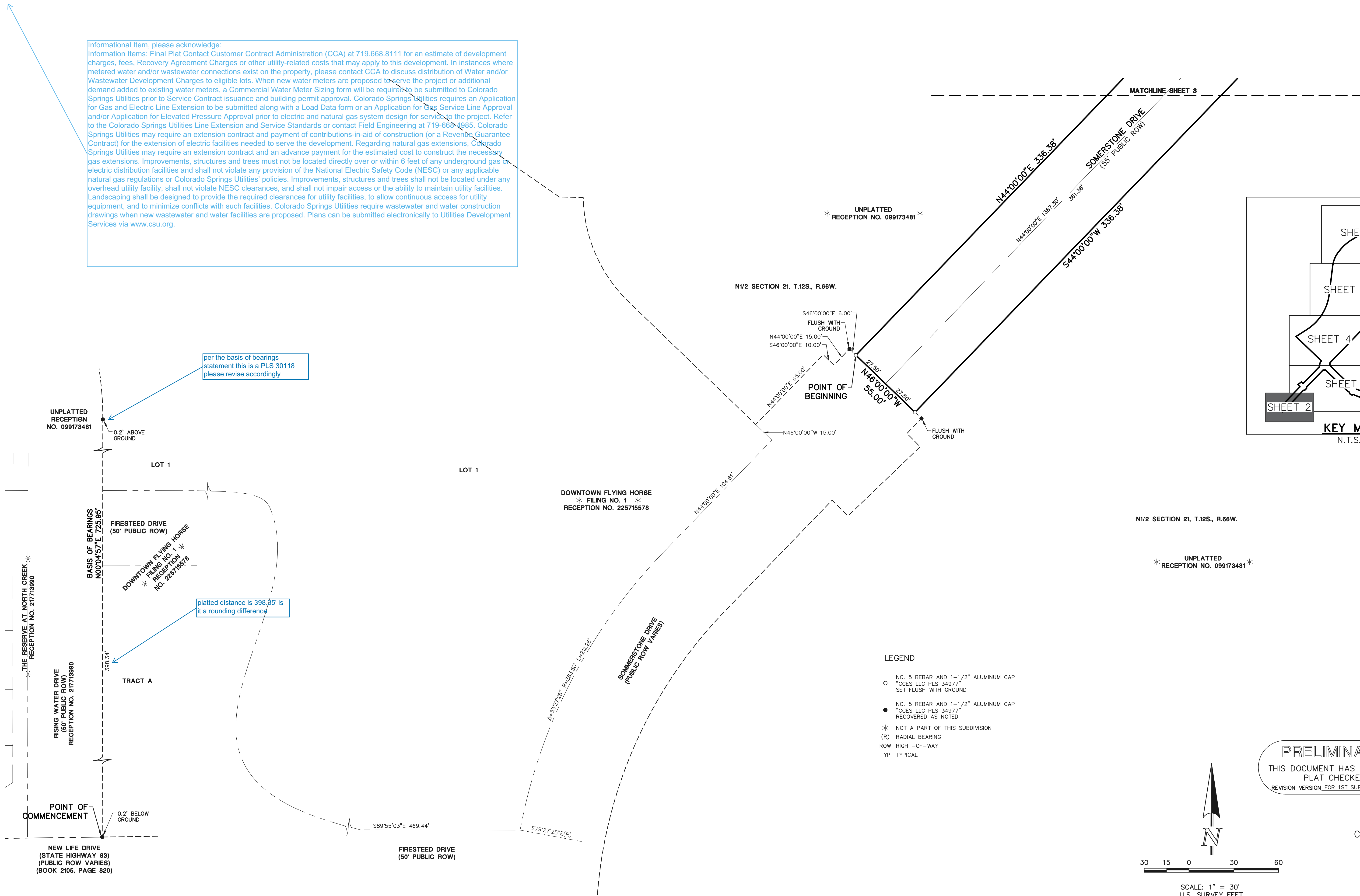
CITY FILE NO. _____

CREEKRIDGE FILING NO. 1

Informational Item, please acknowledge:
Information Items: Final Plat Contact Customer Contract Administration (CCA) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility-related costs that may apply to this development. In instances where metered water and/or wastewater connections exist on the property, please contact CCA to discuss distribution of Water and/or Wastewater Development Charges to eligible lots. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing form will be required to be submitted to Colorado Springs Utilities prior to Service Contract issuance and building permit approval. Colorado Springs Utilities requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the Colorado Springs Utilities Line Extension and Service Standards or contact Field Engineering at 719-668-4985. Colorado Springs Utilities may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development. Regarding natural gas extensions, Colorado Springs Utilities may require an extension contract and an advance payment for the estimated cost to construct the necessary gas extensions. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or Colorado Springs Utilities' policies. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities. Colorado Springs Utilities require wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to Utilities Development Services via www.csu.org.

per the basis of bearings statement this is a PLS 30118 please revise accordingly

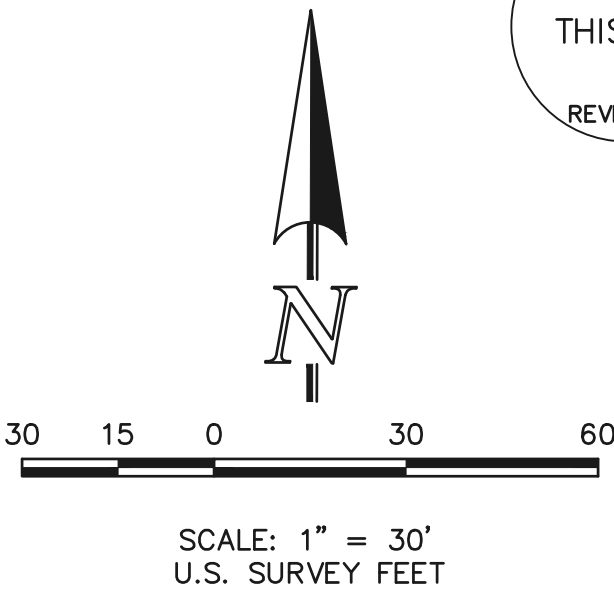
platted distance is 398.55' is it a rounding difference



LEGEND

- NO. 5 REBAR AND 1-1/2" ALUMINUM CAP
"CCES LLC PLS 348777"
SET FLUSH WITH GROUND
- NO. 5 REBAR AND 1-1/2" ALUMINUM CAP
"CCES LLC PLS 348777"
RECOVERED AS NOTED
- * NOT A PART OF THIS SUBDIVISION
- (R) RADIAL BEARING
- ROW RIGHT-OF-WAY
- TYP TYPICAL

PRELIMINARY
THIS DOCUMENT HAS NOT BEEN
PLAT CHECKED
REVISION VERSION FOR 1ST SUBMITTAL

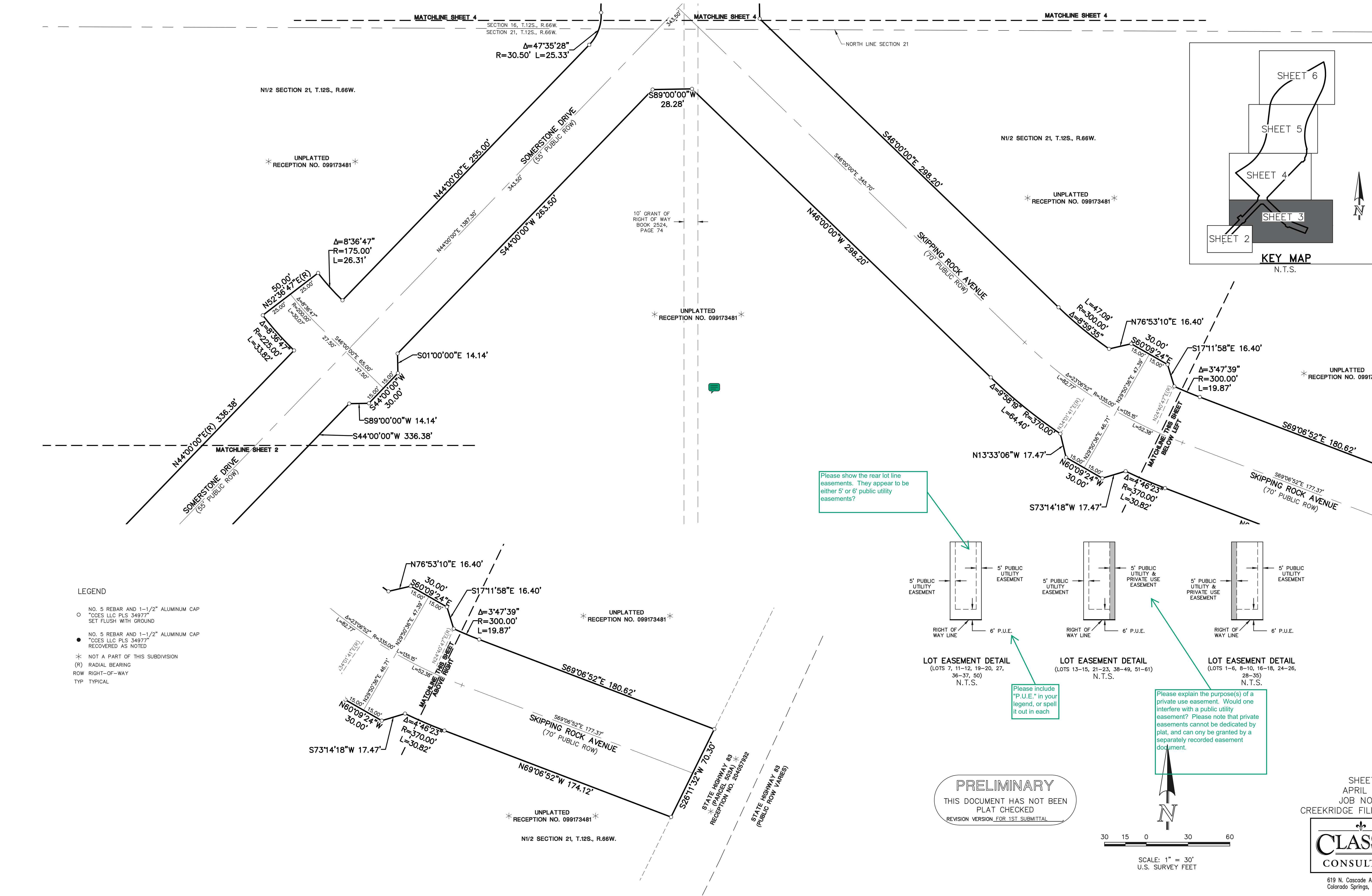


SHEET 2 OF 6
APRIL 23, 2026
JOB NO. 1171.78
CREEKRIDGE FILING NO. 1

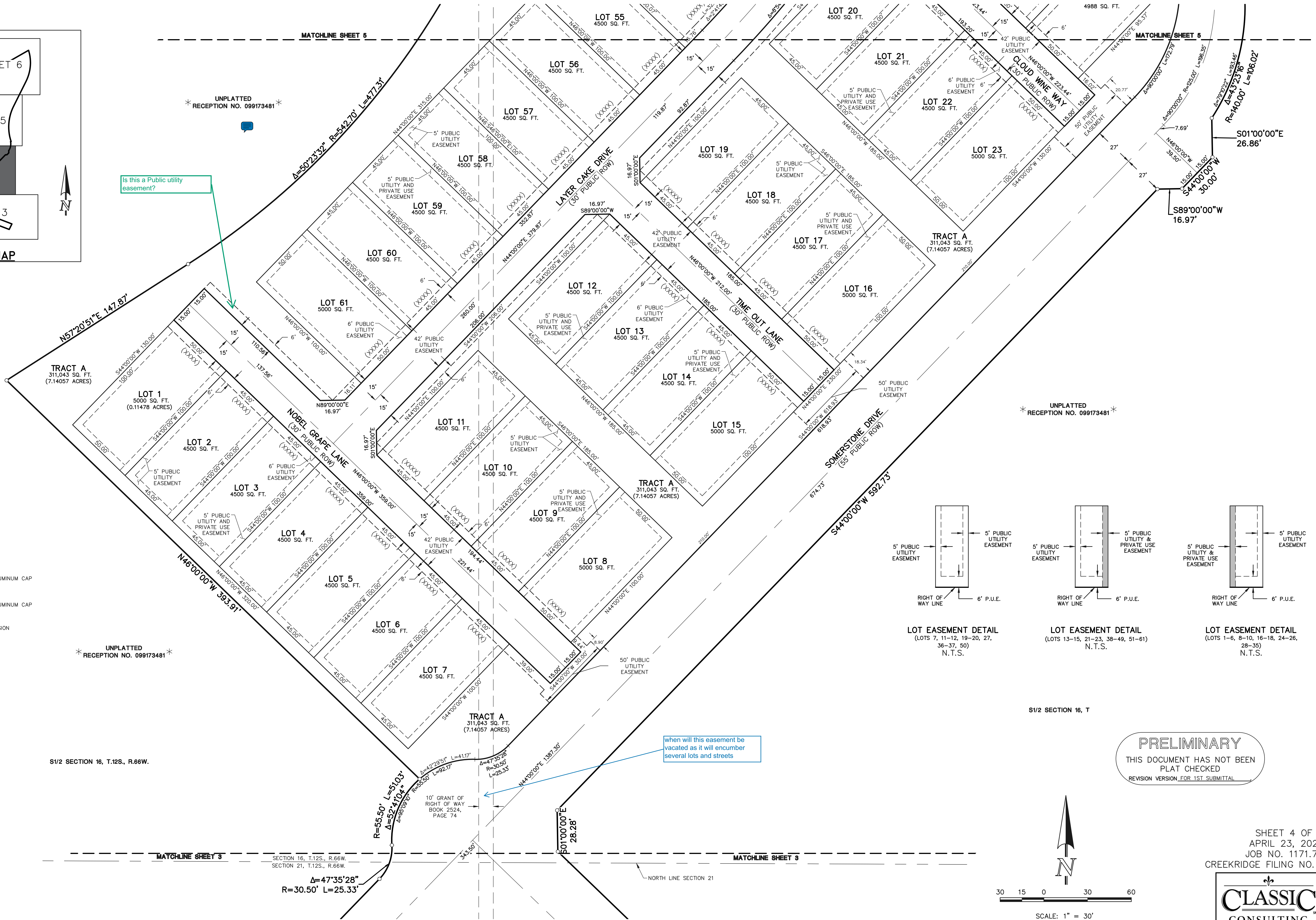
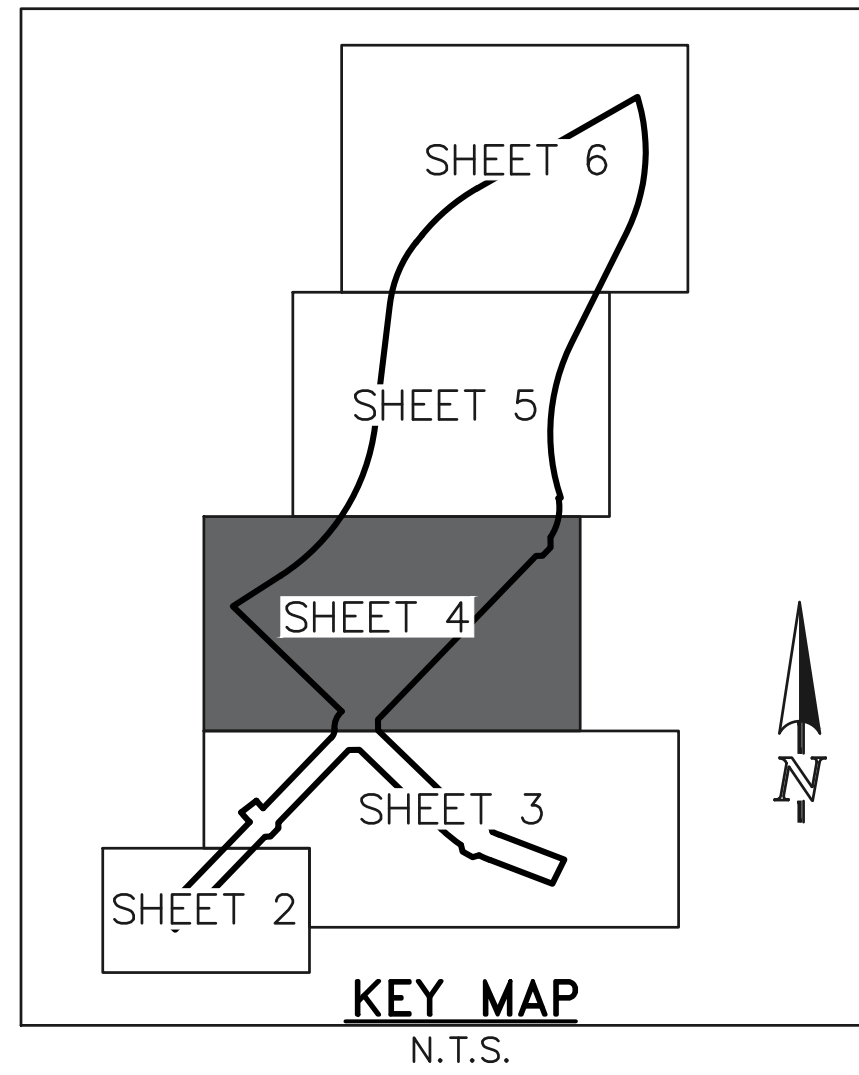
CLASSIC
CONSULTING

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Colorado Springs, Colorado 80903
(719)785-0790

CREEKRIDGE FILING NO. 1



CREEKRIDGE FILING NO. 1

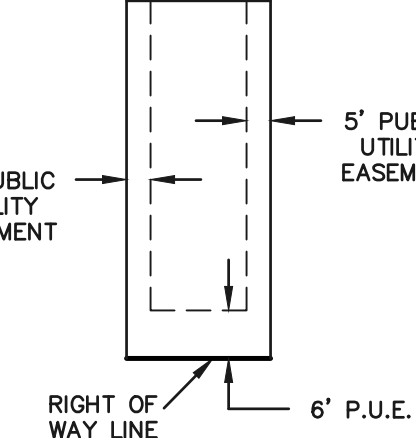


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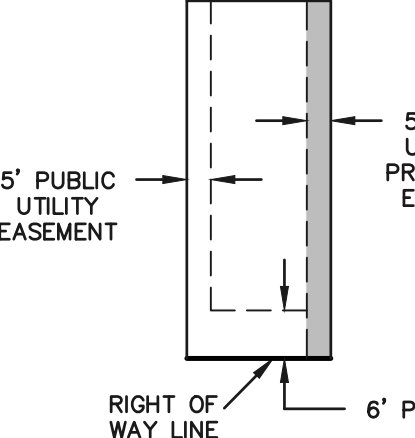
- NO. 5 REBAR AND 1-1/2" ALUMINUM CAP
"CCES LLC PLS 34977"
SET FLUSH WITH GROUND
- NO. 5 REBAR AND 1-1/2" ALUMINUM CAP
"CCES LLC PLS 34977"
RECOVERED AS NOTED
- * NOT A PART OF THIS SUBDIVISION
- (R) RADIAL BEARING
- ROW RIGHT-OF-WAY
- TYP TYPICAL

* UNPLATTED
RECEPTION NO. 099173481 *

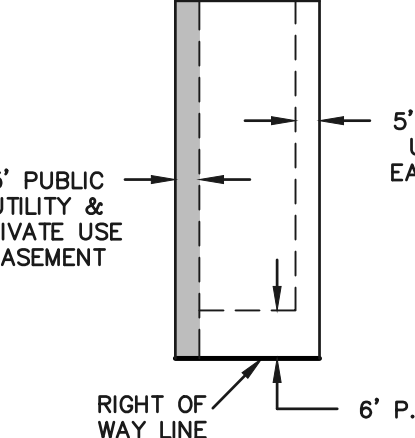
* UNPLATTED
RECEPTION NO. 099173481 *



LOT EASEMENT DETAIL
(LOTS 7, 11-12, 19-20, 27,
36-37, 50)
N.T.S.



LOT EASEMENT DETAIL
(LOTS 13-15, 21-23, 38-49, 51-61)
N.T.S.



LOT EASEMENT DETAIL
(LOTS 1-6, 8-10, 16-18, 24-26,
28-35)
N.T.S.

S1/2 SECTION 16, T

S1/2 SECTION 16, T.12S., R.66W.

SECTION 16, T.12S., R.66W.
SECTION 21, T.12S., R.66W.

NORTH LINE SECTION 21

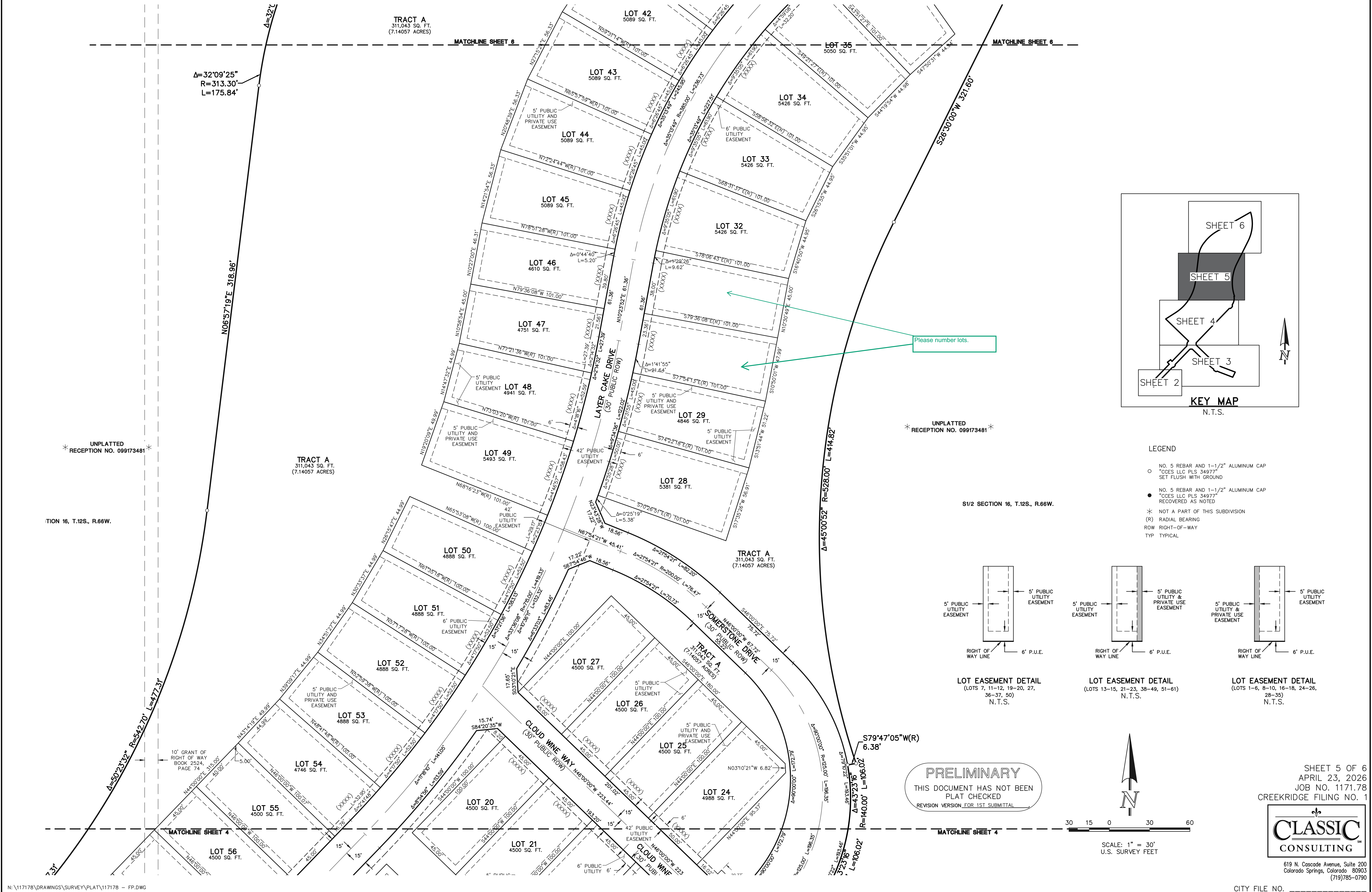
PRELIMINARY

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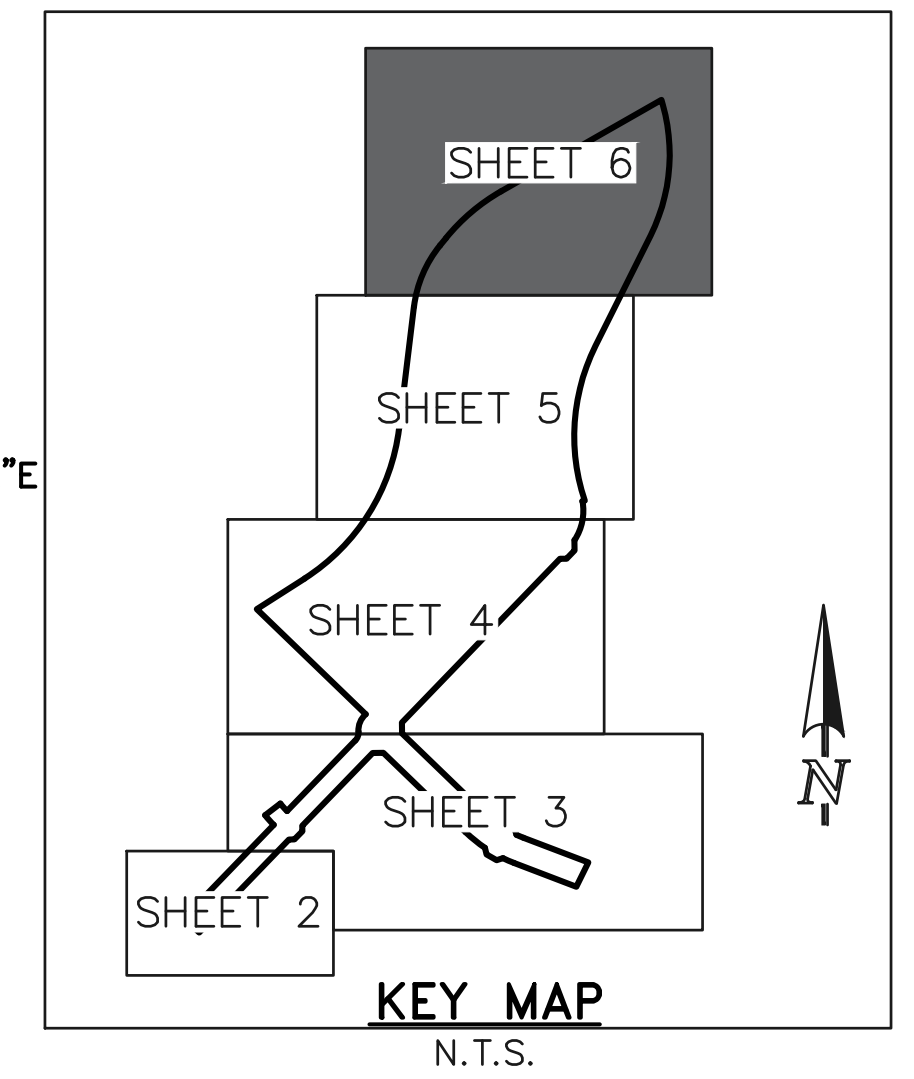
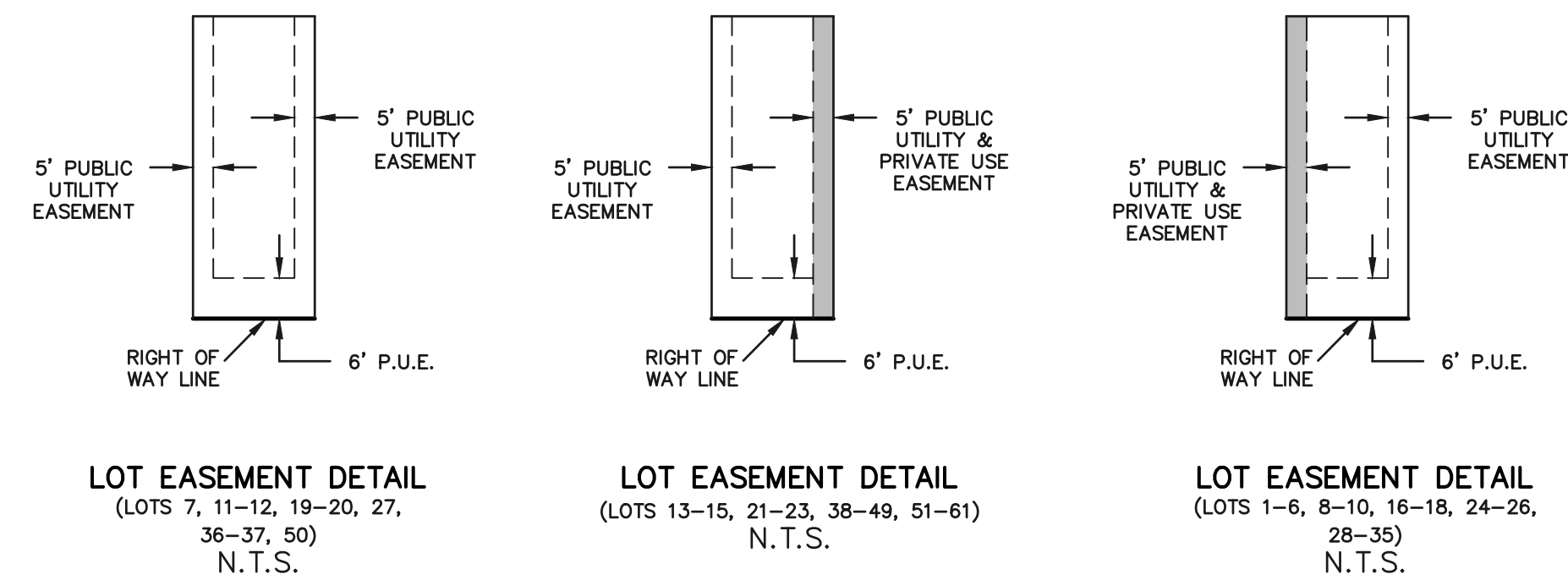


SCALE: 1" = 30'
U.S. SURVEY FEET

CREEKRIDGE FILING NO. 1



CREEKRIDGE FILING NO. 1



LEGEND

- NO. 5 REBAR AND 1-1/2" ALUMINUM CAP
"CCES LLC PLS 34977"
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- TYP TYPICAL

UNPLATTED
* RECEPTION NO. 099173481 *

TRACT A
311,043 SQ. FT.
(7.14057 ACRES)

UNPLATTED
* RECEPTION NO. 099173481 *

S1/2 SECTION 16, T.12S., R.66W.

PRELIMINARY

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REVISION VERSION FOR 1ST SUBMITTAL



SCALE: 1" = 30'
U.S. SURVEY FEET

SHEET 6 OF 6
APRIL 23, 2026
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CITY FILE NO. _____