

Colorado Springs, CO

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



Final Report - Corrections Required **Application No. DEPN-26-0068**

Report Date: 07/23/2026

Description : single family residential development with optional ADU. 41 lots

Address : 0 tbd

Record Type : Development Plans

Document Filename : DP Creekridge at Flying Horse Filing No. 2 V2.pdf

Comment Author Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Allison Stocker	allison.stocker@coloradosprings.gov	-
Caroline Miller	caroline.miller@coloradosprings.gov	719-385-6089
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Joel Dagnillo	joel.dagnillo@coloradosprings.gov	-
Gregory Stachon	gregory.stachon@coloradosprings.gov	719-385-5613
Brian Corrado	brian.corrado@coloradosprings.gov	719-444-3168
Sabrina Untal	sabrina.untal.ctr@us.af.mil	-

General Comments

Comment ID	Reviewer : Department	Review Comments
34	Sabrina Untal : Military Installations	The United States Air Force Academy (USFA) has received the Creek Ridge at Flying Horse Filing No. 2 (DEPN-26-0068) development review. Per the AF-O overlay requirements (UDC section 7.2.602), USFA requests an avigation easement be filed for this development if it has not already been completed. The avigation easement instructions can be provided by the Colorado Springs planner Allison Stocker at allison.stocker@coloradosprings.gov. Once the avigation easement has been filed with the El Paso County Clerks and Records Office, please provided the official avigation easement, with the reception number, to Sabrina Untal at sabrina.untal.ctr@us.af.mil and 10ces.cenp.usafadevreviewgrp@us.af.mil.

Comment ID	Reviewer : Department	Review Comments
35	Sabrina Untal : Military Installations	As this property is located in the AF-O Overlay, we request a noise notice is added to the final plat. The official noise notice document has been provided to the Colorado Springs planner, Allison Stocker. If you wish to have this document for your records, you can reach her at Allison.Stocker@coloradosprings.gov. Below you will find the updated noise notice verbiage to copy and paste onto the plat. o□“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.”
36	Sabrina Untal : Military Installations	The USAFA acknowledges SWENT’s comment on the Development Plan, and our team would appreciate the opportunity to review the Preliminary Drainage Report once the corrections have been finalized. Over the past few decades USAFA has commented extensively on development-related stormwater impacts to the installation’s infrastructure, natural habitat, and mission. As this development is located near Black Squirrel Creek, we would like the City to note that the Installation has recently completed a large repair/restoration project to repair damage on the portion of Black Squirrel Creek that flows through USAFA property through the Intergovernmental Support Agreement (IGSA) with the SWENT team. Please provided the finalized Preliminary Drainage Report at your earliest convenience to Sabrina Untal at sabrina.untal.ctr@us.af.mil and 10ces.cenp.usafadevreviewgrp@us.af.mil.
5	Brian Corrado : Planning	•□Recommend landscaping trimmed between 4' and 6' to provide natural surveillance of exterior, and 4' from foundation/walls •□Recommend landscaping material not consist of large river rock or other large items that could be used to force entry •□Recommend increased lighting at all pedestrian walkways, outlying parking areas, and dumpster areas •□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. •□Parking Signage -Installation of permanent signage on premises to indicate that unauthorized/long-term parking, unauthorized soliciting, & trespassing are prohibited •□Bicycle -Bicycle storage options (racks) that provide adequate safeguards against theft; installation of signage near racks encouraging properly securing a bicycle even for short durations •□Trespass Letter -File an official City of Colorado Springs Trespass Letter with Crime Prevention Officer •□Utility Box Covers -Installation of lockable covers/boxes on all exterior utilities to prevent unauthorized access of utilities (i.e., electrical outlets & water faucets) •□Trash Cans -Selection of pedestrian trash receptacles that encourage proper disposal/separation of recyclables but prevents dumping & rummaging, and that it cannot be easily removed •□Benches should be designed to discourage unwanted use such as camping, skateboarding by having a divider in the middle Ofc. B.P.Corrado; Falcon Division Crime Prevention Officer; brian.corrado@coloradosprings.gov

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

Comment ID	Page Reference	Reviewer : Department	Review Comments
77	1	Erica Schmitz : City Engineering - SWENT	SWENT response to comment 36, the reviewer is still reviewing the Preliminary Drainage Report (STM-REV26-0502). The Stormwater Enterprise (SWENT) requests that the DP not be approved prior to all major comments on the drainage report being resolved.
33	4	Erica Schmitz : City Engineering - SWENT	Planned Infiltration Areas (PIAs) must match the applicable drainage report. This comment will remain open until the drainage report (STM-REV26-0502) is approved.
69	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.
70	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.
71	1	Joel Dagnillo : City Engineering Dev Review	Please upload a copy of the City-signed Geological Hazard Not Applicable Form (Project Dox #STM-REV26-0814) into Accela with the other DEPN-26-0068 documents. Thank you.
78	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.
72	2	Joel Dagnillo : City Engineering Dev Review	Please submit an Engineering Criteria Manual Variance to get a formal City decision on the curb/gutter requirement along Interquest Pkwy. Link
73	2	Joel Dagnillo : City Engineering Dev Review	An additional tract needs to be dedicated beyond the 90' easement to accommodate options for the proposed SH21/SH83 Interchange. The additional tract should measure 100' along SH83 and 300' along the western edge of the 90' easement.
67	1	Matthew Alcuran : Col Springs Utilities	**No further action items from Springs Utilities** **Project Specific Note: Colorado Springs Utilities shall make the final determination of the location of all water, wastewater, electric and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan.**
74	1	Caroline Miller : Planning	Not addressed, no meeting scheduled: Regarding PLDO Notes 1 & 2: 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 second development application since that updated analysis, following DEPN-26-0063. 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. Depending on direction, community park fees may be due for this development.
75	1	Caroline Miller : Planning	PLDO Note 2 will need to be clarified before DP and plat approvals. Additional Park Notes may be added upon next review.
79	1	Allison Stocker : Planning	See follow-up comment on ADU parking
68	7	Gregory Stachon : Planning	Title page says "Preliminary Landscape Plan" please clarify

LEGAL DESCRIPTION

TO BE PLATTED AS CREEKRIDGE AT FLYING HORSE FILING NO. 2

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 RECEPTION NUMBER 09973481; 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. 2257155578, 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 ALONG SAID WEST LINE A DISTANCE OF 398.34 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FREESTED DRIVE, AS DEDICATED TO THE PUBLIC ON SAID 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 THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SOMERSTONE DRIVE AS DEDICATED TO THE PUBLIC ON THE PLAT OF SAID DOWNTOWN FLYING HORSE FILING NO. 1; THENCE NORTH 70°06'34" EAST A DISTANCE OF 1,358.51 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 83 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED APRIL 12, 2004 UNDER RECEPTION NO. 204057932, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 69°06'52" WEST A DISTANCE OF 180.62 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 300.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;
THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°47'39", AN ARC DISTANCE OF 19.87 FEET;
THENCE NORTH 17°11'58" WEST, A DISTANCE OF 16.40 FEET;
THENCE NORTH 60°09'24" WEST A DISTANCE OF 30.00 FEET;
THENCE SOUTH 76°53'10" WEST A DISTANCE OF 16.40 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 300.00 FEET, WHOSE CENTER BEARS NORTH 35°00'25" EAST;
THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°59'35", AN ARC DISTANCE OF 47.09 FEET;
THENCE NORTH 46°00'00" WEST A DISTANCE OF 298.20 FEET;
THENCE NORTH 01°00'00" WEST A DISTANCE OF 28.28 FEET;
THENCE NORTH 44°00'00" EAST A DISTANCE OF 592.73 FEET;
THENCE NORTH 89°00'00" EAST A DISTANCE OF 16.97 FEET;
THENCE NORTH 44°00'00" EAST A DISTANCE OF 30.00 FEET;
THENCE NORTH 01°00'00" WEST A DISTANCE OF 26.86 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 140.00 FEET, WHOSE CENTER BEARS NORTH 56°49'38" WEST;
THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°23'16", AN ARC DISTANCE OF 106.02 FEET;
THENCE NORTH 79°17'05" EAST, A DISTANCE OF 6.38 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 522.40 FEET, WHOSE CENTER BEARS NORTH 74°19'35" EAST;
THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°44'44", AN ARC DISTANCE OF 170.92 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 536.00 FEET, WHOSE CENTER BEARS NORTH 53°06'04" EAST;
THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°14'17", AN ARC DISTANCE OF 142.55 FEET;
THENCE SOUTH 52°08'13" EAST A DISTANCE OF 151.67 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 83;
THENCE SOUTH 20°43'11" WEST ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 91.17 FEET TO THE NORTH CORNER OF STATE HIGHWAY 83, AS DESCRIBED IN SAID SPECIAL WARRANTY DEED;
THENCE SOUTH 28°11'32" WEST ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 566.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 355,668 SQUARE FEET (8.16502 ACRES), MORE OR LESS

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 EASTMENT 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, SKIPPING ROCK AVENUE, OR INTERQUEST PARKWAY.
- 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. AND 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 27' WIDE.
- ALL DRIVEWAYS SHALL BE A MINIMUM OF 20' LONG AS MEASURED FROM BACK OF CURB TO STRUCTURE UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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.
- A PRIVATE AVIGATION 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.
- TRACTS A, B, AND C ARE FOR OPEN SPACE, LANDSCAPE, SIGNAGE, PUBLIC IMPROVEMENTS, PUBLIC ACCESS TO BE OWNED BY THE FLYING HORSE METROPOLITAN DISTRICT NO. 1, AND MAINTAINED BY THE FLYING HORSE HOA. OWNERSHIP OF SAID TRACT TO BE CONVEYED BY SEPARATE INSTRUMENT.
- 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. 205048262.
- 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.
- 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. FINAL APPROVAL OF LOCATION SHOW WILL BE UNDER USPS.
- WALK CONNECTION LOCATIONS FROM PROPOSED WALKS TO FRONT ACCESS OF RESIDENTIAL BUILDINGS TO BE DETERMINE WITH SELECTION OF BUILDING FOOTPRINT TYPES.
- SIDEYARD PATIOS ARE NOT ALLOWED TO BE ENCLOSED OR COVERED.
- THE DEVELOPER WILL BE RESPONSIBLE FOR APPLICABLE TRAFFIC IMPACT STUDY RECOMMENDED ROADWAY IMPROVEMENTS SHOWN ON FIGURE 10 AND FIGURE 11 OF THE TIS BY LSC TRANSPORTATION CONSULTANTS.
- LOTS 1-7, INCLUSIVE, SHALL BE ADDRESSED FROM SKIPPING ROCK AVENUE WITH ADDRESSES ON THE FRONT OF THE BUILDING ONLY. LOTS 28-41, INCLUSIVE, SHALL BE ADDRESSED FROM SOMERSTONE DRIVE WITH ADDRESSES ON THE FRONT OF THE BUILDING ONLY. ALL OTHER BUILDINGS SHALL BE ADDRESSED OFF THE NAMED STREET AT THE REAR OF THE HOME WITH ADDRESSES PLACED ON BOTH THE FRONT AND REAR OF THE BUILDING.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN APPLICATIONS.

CREEKRIDGE AT FLYING HORSE FILING NO. 2

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

DEVELOPMENT PLAN

TITLE SHEET
JULY 2026

SWENT response to comment 36, the reviewer is still reviewing the Preliminary Drainage Report (STM-REV26-0502). The Stormwater Enterprise (SWENT) requests that the DP not be approved prior to all major comments on the drainage report being resolved.

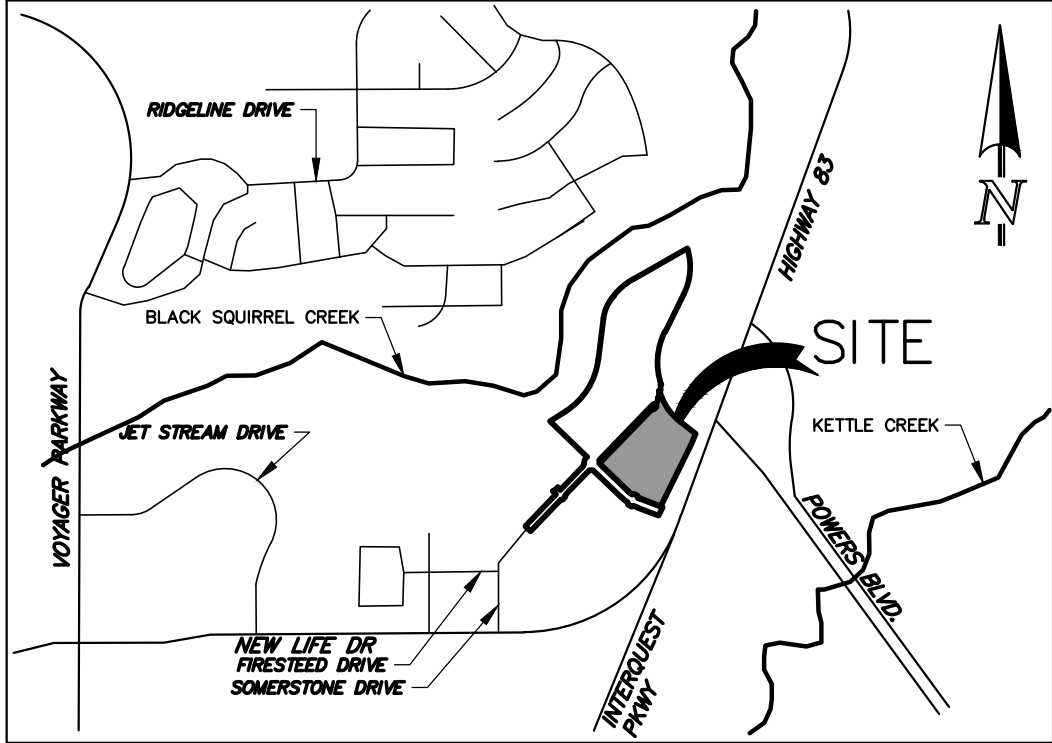
WQ/DETENTION:

WATER QUALITY AND DETENTION IS PROVIDED FOR CREEKRIDGE FILING NO. 1 IN AN EXISTING SUB-REGIONAL FACILITY PERMANENT CONTROL MEASURE CONSTRUCTED WITH THE DOWNTOWN AT FLYING HORSE DEVELOPMENT. SEE THE FINAL DRAINAGE REPORT FOR DOWNTOWN FLYING HORSE FILING NO. 1 PRELIMINARY DRAINAGE REPORT FOR DOWNTOWN FLYING HORSE FUTURE FILINGS BY CLASSIC CONSULTING APPROVED 01-12-2023 FOR PERMANENT CONTROL MEASURE DETAILS

CITY ENGINEERING

ALL EXISTING CURB AND GUTTER AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG ALL PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977

No further action items from Springs Utilities **Project Specific Note: Colorado Springs Utilities shall make the final determination of the location of all water, wastewater, electric and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan.**



VICINITY MAP

N.T.S.

PLDO NOTES:

- THE PARKLAND OBLIGATION FOR CREEKRIDGE AT FLYING HORSE FILING 2 IS PER THE APPROVED LAND USE PLAN (LUPL-25-0023) AND WILL BE MET THROUGH PARKLAND DEDICATION.
- THE FUTURE 3.5 PARK SITE PER THE APPROVED LAND USE PLAN IS INTENDED TO MEET NEIGHBORHOOD PARK OBLIGATIONS FOR PARCELS 13, 17 AND 28 WITHIN THE PREVIOUS FLYING HORSE MASTER PLAN. COMMUNITY PARK FEES IN LIEU MAY BE DUE AT THE TIME OF BUILDING PERMIT

DEVELOPMENT PLAN SHEET INDEX

TITLE SHEET
SITE DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN
PLANNED INFILTRATION EXHIBIT
LANDSCAPE PLAN TITLE SHEET
PRELIMINARY LANDSCAPE PLAN-OVERALL
PRELIMINARY LANDSCAPE PLAN
PRELIMINARY LANDSCAPE PLAN
LANDSCAPE HYDROZONE PLAN
LANDSCAPE ACTIVE GREENSPACE PLAN
PLANTING DETAILS & NOTES
SITE DETAILS
PRELIMINARY LANDSCAPE PLAN-BUILDING TYPICALS

SHEET 1 OF 14
SHEET 2 OF 14
SHEET 3 OF 14
SHEET 4 OF 14
SHEET 5 OF 14
SHEET 6 OF 14
SHEET 7 OF 14
SHEET 8 OF 14
SHEET 9 OF 14
SHEET 10 OF 14
SHEET 11 OF 14
SHEET 12 OF 14
SHEET 13 OF 14
SHEET 14 OF 14

ACCESSORY DWELLING UNITS (ADU) NOTES:

- THE OWNER(S) SHALL COMPLY WITH ANY OWNER-OCCUPANCY REQUIREMENTS SET-FORTH IN CITY CODE FOR INTEGRATED ACCESSORY DWELLING UNITS (ADUs) AS RELATED TO ORD. #25-45
- THE OWNER(S) AGREES TO NOTIFY PROSPECTIVE PURCHASERS OF THE PROPERTY OF THE REGULATIONS GOVERNING ADUs AND OF THE OWNER-OCCUPANCY REQUIREMENTS SET FORTH IN CITY CODE.
- AN ADDITIONAL ON-SITE, OFF-STREET PARKING SPACE WILL BE A BUILDER OPTION PROVIDED ON EACH LOT TO ACCOMMODATE THE OCCUPANT OF THE NEW INTEGRATED ADU.
- THE ADU SHALL NOT BE HELD IN SEPARATE OWNERSHIP FROM THE PRIMARY DWELLING AND CANNOT BE FURTHER SUBDIVIDED.
- ONLY ONE INTEGRATED ADU ALLOWED PER EACH LOT.
- ACCESSORY DWELLING UNITS WILL BE APPLICABLE TO PARK, SCHOOL, AND CITYWIDE DEVELOPMENT IMPACT (POLICE & FIRE) FEES, DUE AT THE TIME OF BUILDING PERMIT

REQUIRED PARKING:

REQUIRED PARKING			
SINGLE FAMILY		2 PER DU	
LOTS (DU)	41	2	82
10% GUEST PARKING			9
TOTAL			91

PROVIDED PARKING:

PROVIDED PARKING			
SINGLE FAMILY DETACHED		2 PER DU (2 PER GARAGE)	
	41	2	82

GUEST PARKING	23
TOTAL PARKING SPACES PROVIDED	105*

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 9 OF 12).

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.

OWNER / APPLICANT / DEVELOPER

PULPIT ROCK INVESTMENTS LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921
MR. JIM BOULTON
(719) 785-3259

LANDSCAPE ARCHITECT

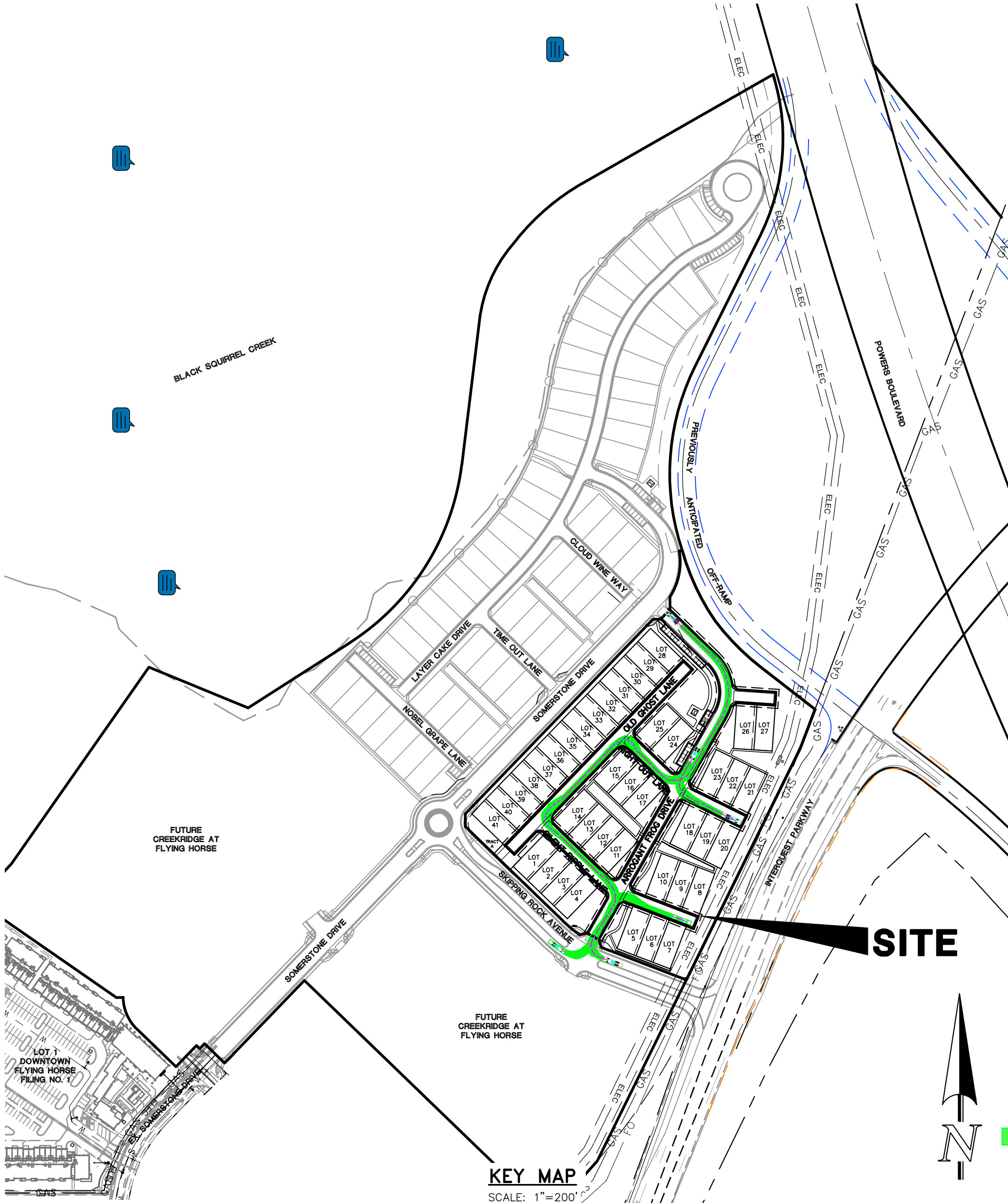
SUNFLOWER LANDSCAPES
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
MR. MIKE BERTA
(719) 637-0313

SITE DATA:

PROPOSED LAND USE:	SINGLE FAMILY DETACHED RESIDENTIAL WITH ACCESSORY DWELLING UNITS ADU (COMPACT LOT)
TOTAL AREA:	8.165 ACRES
DENSITY:	5.02 DU/AC
TOTAL LOTS:	41 LOTS

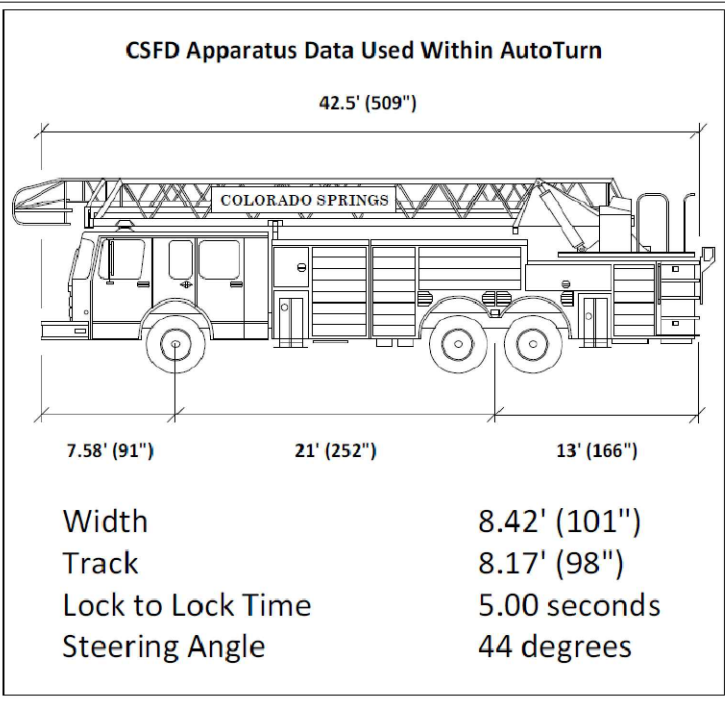
R-Flex Medium: Lot and Building Standards		
Density and Lot Standards		
Residential density range of area included in Land Use Plan	5 - 16 du/ac	
Lot area (minimum)	Residential uses: 1,500 sq per du	
	Non-residential uses: N/A	
Lot width (minimum)	Residential structures: 20 ft per du	
	Non-residential uses: N/A	
Setbacks (minimum)		
A Front	All residential structures except garages	10 ft
	Street-loaded garage (1)	20 ft (see Table 7.4.2.B)
	Non-residential structures, frontage	Min. 5 ft. Max. 20 ft
B Side		
	Interior, residential use	1 ft minimum with 6 ft combined both sides, or 0 ft if attached
	Corner lot side street, residential use	15 ft
	Interior, non-residential use	10 ft
	Corner lot side street, non-residential use	20 ft
C Rear		
	All residential structures	10 ft
	Detached Garage or Carport	5 ft from property line adjacent to the alley or from the edge of any access easement
	Non-residential use	15 ft
Height (maximum)		
D Building height		45 ft
Notes:		
[1] If no sidewalk exists, the distance is measured from 5 ft behind the curb line.		

TAX SCHEDULE NO.:	62000-00-640, 62000-00-737
MASTER PLAN:	FLYING HORSE CPC MP 06-00219 AS AMENDED
LAND USE PLAN:	CREEKRIDGE AT FLYING HORSE CREEK (LUPL-25-0023)
EXISTING ZONING:	R-FLEX MEDIUM/AF-0 ORDINANCE NO. 26-14
DEVELOPMENT SCHEDULE:	2026/2027 FULL BUILD OUT (NO PHASING)



KEY MAP

SCALE: 1"=200'



TRACT TABLE			
TRACT	SIZE	USE	OWNERSHIP& MAINTENANCE
TRACT A	0.84 AC	OPEN SPACE, LANDSCAPE, SIGNAGE, PUBLIC IMPROVEMENTS, PUBLIC ACCESS	OWNED BY FLYING HORSE METROPOLITAN DISTRICT NO. 1 MAINTAINED BY THE FLYING HORSE HOA
TRACT B	0.25 AC	OPEN SPACE, LANDSCAPE, SIGNAGE, PUBLIC IMPROVEMENTS, PUBLIC ACCESS	OWNED BY FLYING HORSE METROPOLITAN DISTRICT NO. 1 MAINTAINED BY THE FLYING HORSE HOA
TRACT C	1.69 AC	OPEN SPACE, LANDSCAPE, SIGNAGE, PUBLIC IMPROVEMENTS, PUBLIC ACCESS	OWNED BY FLYING HORSE METROPOLITAN DISTRICT NO. 1 MAINTAINED BY THE FLYING HORSE HOA

FOR CITY USE:

CITY FILE NUMBER
DEPN-26-0068



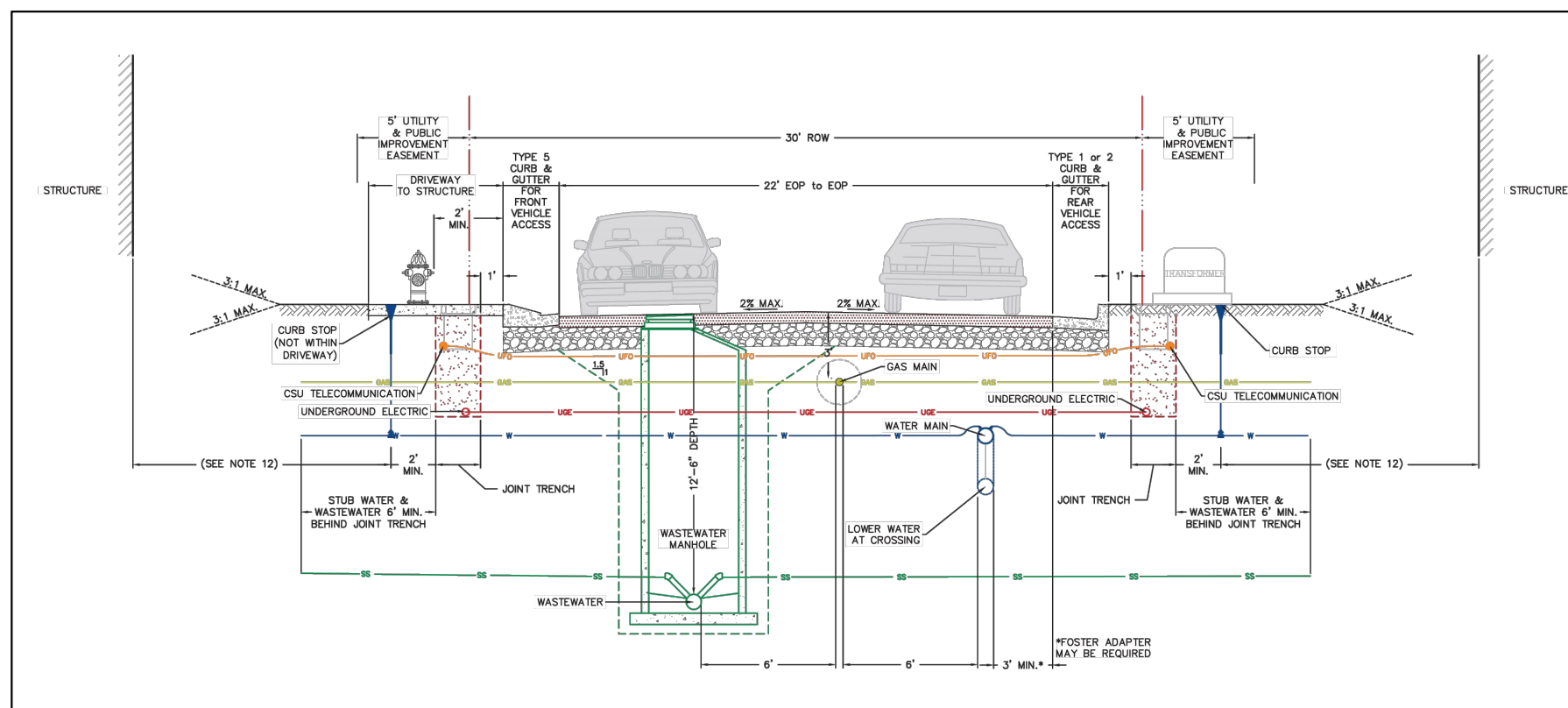
CREEKRIDGE AT FLYING HORSE
FILING NO. 2
DEVELOPMENT PLAN
TITLE SHEET

DESIGNED BY	JRH	SCALE	DATE	7/8/26
DRAWN BY	JRH	(H) 1"= N/A	SHEET	1 OF 14
CHECKED BY	DLG	(V) 1"= N/A	JOB NO.	1171.79

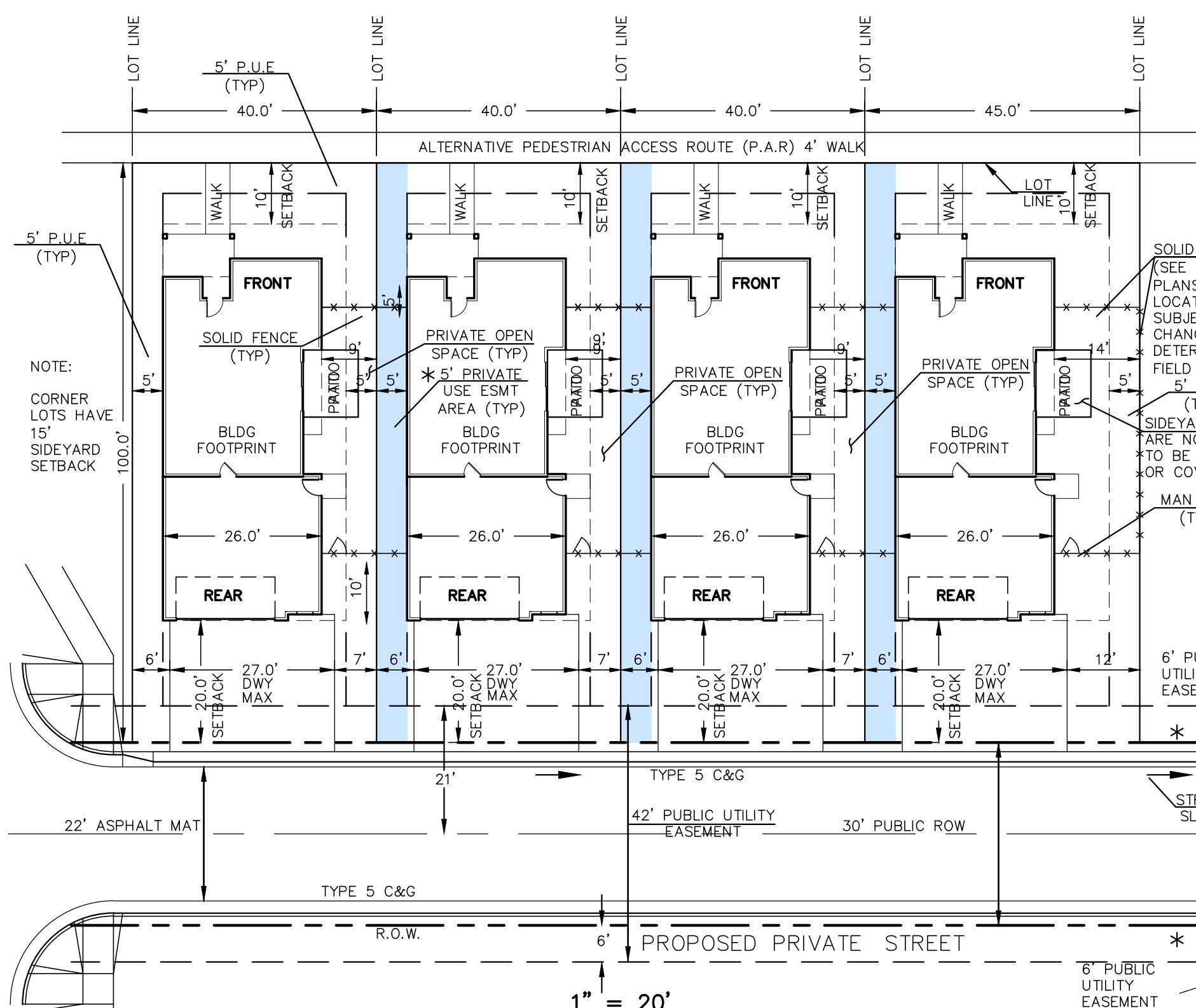
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (fax)



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.



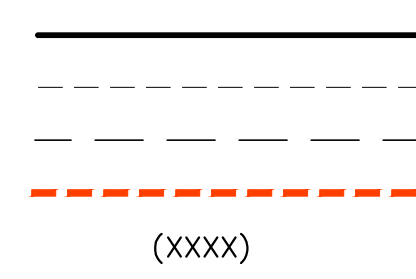
30' ROW PUBLIC RESIDENTIAL
CITY TYPICAL SECTION 1L
SCALE: 1" = 10'
NO PARKING ALLOWED



* 5' PRIVATE USE
EASEMENT/AGREEMENT TO
BE FILED BY SEPARATE
DOCUMENT AND TO BE USED
AS SIDE YARD PRIVATE
EXTERIOR LIVING SPACES
UTILIZING THE SHARED USE
EASEMENT TO MAXIMIZE THE
SIDE YARD DIMENSIONS.

1" = 20'
TYPICAL A.D.U. DETAIL

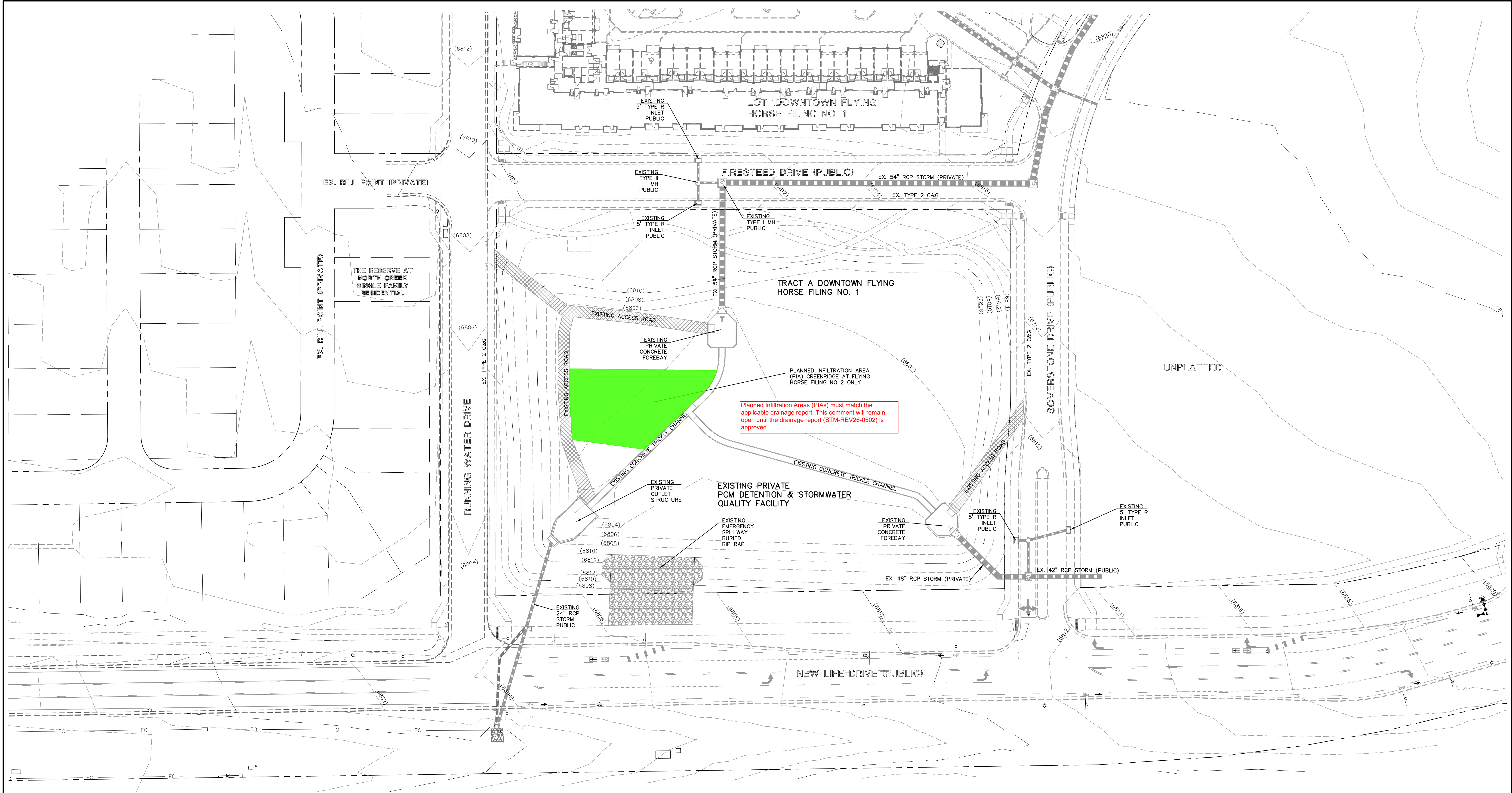
BOUNDARY LINE
BUILDING SETBACK LINE
LINE OF SIGHT
NO PARKING FIRE LANE SIGNED
ADDRESS LOCATION
USE EASEMENT AREAS



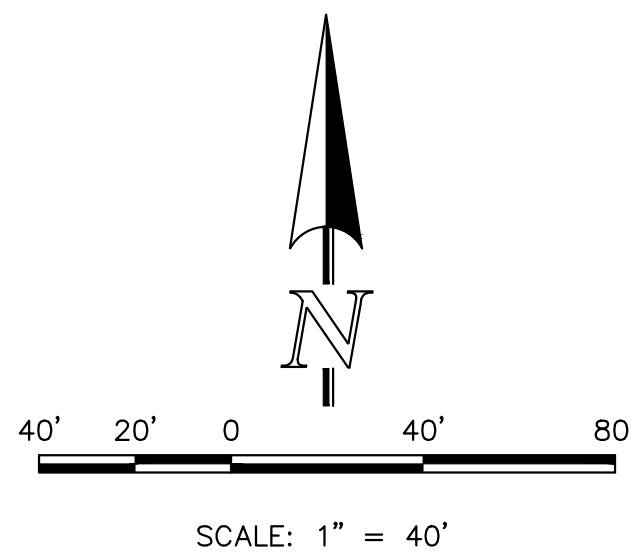
CREEKRDIGE AT FLYING HORSE
FILING NO. 2
DEVELOPMENT PLAN
SITE DEVELOPMENT PLAN

DESIGNED BY	JRH	SCALE	DATE	5/13/26
DRAWN BY	JRH	(H) 1"= 40'	SHEET 2	OF 1
CHECKED BY		(V) 1"= N/A	JOB NO.	1171.79

CLASSIC



Planned Infiltration Areas (PIAs) must match the applicable drainage report. This comment will remain open until the drainage report (STM-REV26-0502) is approved.



LEGEND	
	EXISTING CONTOUR
	PROPOSED CONTOUR
	BOUNDARY/FILING LINE
	EXISTING FLOW DIRECTION
	PROPOSED FLOW
	EXISTING VEGETATION
	PROPOSED INLET
	PROPOSED STORM SEWER PIPE
	PROPOSED HIGH POINT
	PROPOSED LOW POINT
	PROPOSED RETAINING WALL

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903

(719) 785-0790
(719) 785-0799 (Fax)

CREEKRDIGE AT FLYING HORSE FILING NO. 2 DEVELOPMENT PLAN PIA EXHIBIT			
DESIGNED BY	JRH	SCALE	DATE 4/16/26
DRAWN BY	JRH	(H) 1"= 40'	SHEET 5 OF 14
CHECKED BY		(V) 1"= N/A	JOB NO. 1171.79

FOR CITY USE:

CITY FILE NUMBER
DEPN-26-0068

N:\17179\DRAWINGS\DEVELOPMENT\17179_PIA-05.dwg, 7/8/2026 12:16:52 PM, 1:1

