

FLYING HORSE NORTH FILING NO. 3

REPLAT OF TRACT L, TRACT J, FLYING HORSE NORTH FILING NO. 1, LOT 1, FLYING HORSE FILING NO. 2, AND A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN

moved tables and signature block to page 1
For organizational purposes, staff offers this recommendation: please move all the information on this page to the cover sheet. If there is not enough room, the general notes and/or the legal description can be included on page 2.

Unresolved from Submittal 1 - On the submitted PBMP form, Exclusion E "Large Lot Single Family Sites" was selected to exclude the site from a PBMP. The qualifications for this exclusion is presented in the ECM section 1.7.1.B.5:
"Large Lot Single Family Sites. A single-family residential lot, or agricultural zoned lands, greater than or equal to 2.5 acres in size per dwelling and having a total lot impervious area of less than 10 percent. A total lot imperviousness greater than 10 percent is allowed when a study specific to the watershed and/or MS4 shows that expected soil and vegetation conditions are suitable for infiltration/filtration of the WQCV for a typical site, and the permittee accepts such study as applicable within its MS4 boundaries. The maximum total lot impervious covered under this exclusion shall be 20 percent."
Add a note to the plat acknowledging that per ECM section 1.7.1.B.5, the residential lots impervious area may not exceed 10 percent unless a study is prepared in compliance with the requirements laid out in the above ECM section and the impervious area may not exceed 20 percent. This impervious area for each lot must include the proposed driveway.

SUMMARY:

51 LOTS	144,791 ACRES	49.302%
6 TRACTS	133,598 ACRES	45.491%
PUBLIC RIGHT-OF-WAY	15,294 ACRES	5.208%
TOTAL	293,683 ACRES	100.00%

DENSITY EXCLUDING GOLF COURSE TRACTS AND LOT 4
3.41 D.U. PER ACRE

Include gross density and net density.
revised

TRACT	USE	MAINTENANCE	OWNER	AREA
A	DETENTION POND, DRAINAGE	PRI #2	PRI #2	8.644 ACRES
B	DETENTION POND, DRAINAGE	FLYING HORSE METROPOLITAN DISTRICT NO. 1	FLYING HORSE METROPOLITAN DISTRICT NO. 4	3.882 ACRES
C	DRINKING PUBLIC UTILITIES, CISTERN, MAIL BOX, KIOSK	FLYING HORSE METROPOLITAN DISTRICT NO. 1	FLYING HORSE METROPOLITAN DISTRICT NO. 4	0.350 ACRES
D	DETENTION POND, DRAINAGE	FLYING HORSE METROPOLITAN DISTRICT NO. 1	FLYING HORSE METROPOLITAN DISTRICT NO. 4	0.519 ACRES
E	GOLF COURSE/CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS SHELTERS	OWNER OF RECORD	FLYING HORSE GOLF CLUB	35.571 ACRES
F	GOLF COURSE/CLUB HOUSE, MAINTENANCE BUILDING, RESTROOMS SHELTERS	OWNER OF RECORD	FLYING HORSE GOLF CLUB	84.832 ACRES

easement added
easement missing see notes SH3

Fill these in
revised

Flying Horse Country Club?
revised

GENERAL NOTES:

- 1. THE DATE OF PREPARATION IS JUNE 9, 2023.
- 2. BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 1" YELLOW PLASTIC CAP STAMPED "18235" AND THE EAST END BY A 2" ALUMINUM CAP STAMPED "32439" WITH APPROPRIATE MARKINGS, IS ASSUMED TO BEAR N89°03'58"E A DISTANCE OF 1,332.09 FEET.
- 3. THE TRACT OF LAND HEREIN PLATTED LIES WITHIN SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- 4. THIS PLAT SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EDWARD-JAMES SURVEYING, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY, OR TITLE OF RECORD, EDWARD-JAMES SURVEYING, INC. RELIED UPON TITLE COMMITMENT NO. 23905, PREPARED BY CAPSTONE TITLE, WITH AN EFFECTIVE DATE OF FEBRUARY 26, 2024 AT 8:00 A.M. THE NUMBERS IN OUR COMMENTS CORRESPOND TO THE NUMBERING SYSTEM USED IN SAID TITLE COMMITMENT.
- 5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 6. THE ADDRESS(ES) EXHIBITED ON THIS PLAT ARE FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT THE LEGAL DESCRIPTION AND ARE SUBJECT TO CHANGE.
- 7. THE LINEAL UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- 8. FLOODPLAIN STATEMENT: THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0315G, EFFECTIVE DATE DECEMBER 7, 2018.
- 9. UNLESS SHOWN OTHERWISE, ALL FRONT LOT LINES ARE HEREBY PLATTED WITH A 5.00 FOOT WIDE PUBLIC UTILITY, PUBLIC IMPROVEMENT, AND DRAINAGE EASEMENT, AND AN ADDITIONAL 10.00 FOOT WIDE PUBLIC UTILITY EASEMENT. ALL SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A 10.00 FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT, WITH THE SOLE RESPONSIBILITY FOR THE SURFACE MAINTENANCE OF EASEMENTS BEING VESTED WITH THE INDIVIDUAL PROPERTY OWNER.
- 10. THIS PLAT IS REGULATED BY A P.U.D. DEVELOPMENT PLAN AS RECORDED UNDER RECEPTION NO. 217032258 OF THE RECORDS OF EL PASO COUNTY AND AS AMENDED (PUD162).
- 11. THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY FILE NO. SP17-012 OR FINAL PLAT FILE NO. SF-2326 FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRAFFIC IMPACT STUDY; MASTER DEVELOPMENT DRAINAGE PLAN; PRELIMINARY DRAINAGE REPORT; WATER RESOURCES REPORT; GEOLOGY REPORT; PRELIMINARY SOILS INVESTIGATION REPORT; WASTEWATER DISPOSAL REPORT OWTS REPORT.
- 12. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO COLORADO PARKS AND WILDLIFE WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, THE U.S. FISH & WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO THE LISTED SPECIES (E.G. THE PREBLE'S MEADOW JUMPING MOUSE).
- 13. THE TOTAL NUMBER OF LOTS BEING PLATTED IS 51, THE TOTAL NUMBER OF TRACTS IS 6.
- 14. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- 15. FIRE PROTECTION IS BY BLACK FOREST FIRE PROTECTION DISTRICT.
- 16. THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS FOR FLYING HORSE NORTH HOMEOWNERS ASSOCIATION AS SET FORTH IN THE RESTRICTIONS AND COVENANTS AS RECORDED AT RECEPTION NUMBER 218129432 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- 17. THE FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1 IS ESTABLISHED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. _____ RECORDS OF EL PASO COUNTY, COLORADO.
- 18. THE FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 2 IS ESTABLISHED IN THE DOCUMENT RECORDED UNDER RECEPTION NO. _____ RECORDS OF EL PASO COUNTY, COLORADO.
- 19. THE SUBDIVIDER(S) AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR BUILDER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- 20. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- 21. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER UNLESS OTHERWISE INDICATED. HOMEBUILDERS ARE RESPONSIBLE TO ENSURE PROPER DRAINAGE AROUND STRUCTURES INCLUDING ELEVATIONS OF FOUNDATIONS AND WINDOW WELLS IN RELATION TO SIDE-LOT DRAINAGE EASEMENTS AND SWALES. HOMEOWNER SHALL NOT CHANGE THE GRADE OF THE LOT OR DRAINAGE SWALES WITHIN SAID EASEMENTS, AS CONSTRUCTED BY THE BUILDER, IN A MANNER THAT WOULD CAUSE ADVERSE DRAINAGE IMPACTS TO PROPERTIES, STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- 22. INDIVIDUAL LOT PURCHASER IS RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.3.3.C.3.
- 23. UTILITY PROVIDERS:
WATER AND SANITARY SEWER: INDIVIDUAL WELL AND SEPTIC SYSTEM
ELECTRIC: MOUNTAIN VIEW ELECTRIC ASSOCIATION
GAS: BLACK HILLS ENERGY

Unresolved comment from review 1. Fix the numbering. The number 23 is duplicated (the notes are not duplicated, but there are two notes labeled no. 23).
numbers revised

note revised
Update this note to clearly identify that one of the 51 lots is a replat of an existing lot (filing 2) so it doesn't appear that a new lot is being proposed.

Reception numbers will need to be filled in prior to plat recordation.

reception number added

see note 5

GENERAL NOTES CONTINUED:

- 23. INDIVIDUAL WELL IS THE RESPONSIBILITY OF EACH PROPERTY OWNER. PERMITS FOR INDIVIDUAL DOMESTIC WELLS MUST BE OBTAINED FROM THE STATE ENGINEER WHO BY LAW HAS THE AUTHORITY TO SET CONDITIONS FOR THE ISSUANCE OF THESE PERMITS.
- 24. THE STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF COLORADO.
- 25. WATER RIGHTS AVAILABLE TO SERVE AN INDIVIDUAL WELLS ON LOT SHALL BE OWNED BY THE FLYING HORSE NORTH HOMEOWNERS ASSOCIATION AND NOT THE PROPERTY OWNERS. EACH PROPERTY OWNER MUST OBTAIN A WATER CERTIFICATE FROM THE HOMEOWNERS ASSOCIATION GRANTING THE RIGHT TO WITHDRAW THE WATER TO SUPPORT WELL PERMIT APPLICATIONS.
- 26. WATER IN THE DENVER BASIN AQUIFERS IS ALLOCATED BASED ON A 100-YEAR AQUIFER LIFE; HOWEVER, FOR EL PASO COUNTY PLANNING PURPOSES, WATER IN THE DENVER BASIN AQUIFERS IS EVALUATED BASED ON A 300-YEAR AQUIFER LIFE. APPLICANTS AND ALL FUTURE OWNERS IN THE SUBDIVISION SHOULD BE AWARE THAT THE ECONOMIC LIFE OF A WATER SUPPLY BASED ON WELLS IN A GIVEN DENVER BASIN AQUIFER MAY BE LESS THAN EITHER THE 100 YEARS OR 300 YEARS INDICATED DUE TO ANTICIPATED WATER LEVEL DECLINES. FURTHERMORE, THE WATER SUPPLY PLAN SHOULD NOT RELY SOLELY UPON NON-RENEWABLE AQUIFERS. ALTERNATIVE RENEWABLE WATER RESOURCES SHOULD BE ACQUIRED AND INCORPORATED IN A PERMANENT WATER SUPPLY PLAN THAT PROVIDES FUTURE GENERATIONS WITH A WATER SUPPLY.
- 27. THE SUBDIVISION HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONSTRAINTS. MITIGATION MEASURES AND EXPLANATION OF CONSTRAINTS IN THE AREA CAN BE FOUND IN THE SOILS AND GEOLOGY STUDY FLYING HORSE NORTH FILING NO. 3 BY ENTECH ENGINEERING, INC. FEBRUARY 28, 2024 IN FILE PCD FILE NO. SF2326, AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:
-EXPANSIVE SOILS
-DRAINAGE AREAS
-SLOPE STABILITY AND LANDSLIDE HAZARD
-POTENTIALLY UNSTABLE SOILS
- 28. NO LOT OR INTEREST THEREIN, SHALL BE SOLD, CONVEYED, OR TRANSFERRED WHETHER BY DEED OR BY CONTRACT, NOR SHALL BUILDING PERMITS BE ISSUED, UNTIL AND UNLESS EITHER THE REQUIRED PUBLIC AND COMMON DEVELOPMENT IMPROVEMENTS HAVE BEEN CONSTRUCTED AND COMPLETED AND PRELIMINARILY ACCEPTED IN ACCORDANCE WITH THE SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE APPLICANT/OWNER AND EL PASO COUNTY AS RECORDED AT RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, OR, IN THE ALTERNATIVE, OTHER COLLATERAL IS PROVIDED TO MAKE PROVISION FOR THE COMPLETION OF SAID IMPROVEMENTS IN ACCORDANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL, ANY SUCH ALTERNATIVE COLLATERAL MUST BE APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR AND MEET THE POLICY AND PROCEDURE REQUIREMENTS OF EL PASO COUNTY PRIOR TO THE RELEASE BY THE COUNTY OF ANY LOTS FOR SALE, CONVEYANCE OR TRANSFER.
THIS PLAT RESTRICTION MAY BE REMOVED OR RESCINDED BY THE BOARD OF COUNTY COMMISSIONERS OR, IF PERMITTED BY THE SUBDIVISION IMPROVEMENTS AGREEMENT, BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR UPON EITHER APPROVAL OF AN ALTERNATIVE FORM OF COLLATERAL OR COMPLETION AND PRELIMINARY ACCEPTANCE BY THE EL PASO BOARD OF COUNTY COMMISSIONERS OF ALL IMPROVEMENTS REQUIRED TO BE RELEASE OF LOTS FOR SALE, CONVEYANCE OR TRANSFER MAY ONLY BE GRANTED IN ACCORDANCE WITH ANY APPLICABLE PARTIAL RELEASE OF LOTS AUTHORIZED BY THE SUBMISSIONS IMPROVEMENTS AGREEMENT.
- 29. APPROVAL OF THIS PLAT HEREBY VACATES AND RELEASES ANY RIGHTS EL PASO COUNTY MAY HAVE ACQUIRED OR BE ENTITLED TO IN THE 30 FEET ON EACH OF THE SECTION LINES RECORDED IN ROAD BOOK A AT PAGE 78 AND BOOK 571 AT 55, AS THEY BY AFFECT THIS PLAT.
- 30. THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORM WATER QUALITY BMP MAINTENANCE AND EASEMENT AS RECORDED AT RECEPTION NUMBER _____ THE HOAIS
RESPONSIBLE FOR MAINTAIN OF THE SUBJECT DRAINAGE FACILITIES.
- 31. THE FLYING HORSE NORTH HOMEOWNERS ASSOCIATION SHALL MAINTAIN ALL IMPROVEMENTS LYING WITHIN MEDIANS, ISLAND AND SIMILAR AREAS LYING WITHIN THE PLATTED RIGHT OF WAY PER THE LANDSCAPE LICENSE AGREEMENT RECORDED UNDER RECEPTION NUMBER 218129428.
The following note shall be placed on the plat: "Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to C.R.S. § 18-4-508"
Gas and electric provider - new note 22 or 1st note 23 this page
Gas and electric:
The subdivider/developer is responsible for extending utilities to each lot, tract or building site.
Gas and electric service for this subdivision is provided by _____ (Provider name(s)) subject to the District's (Providers) rules, regulations and specifications. (Combined note, which can be broken into separate notes for gas or electric in the case of different providers)
Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

Unresolved from review 1. Please correct the typos in this note.

Complete / update this part of the note.
revised

Certification / signature / approval signature blocks shall be on the front page of the plat.
moved to front page

LIMITATION OF ACTIONS AGAINST LAND SURVEYORS:
ALL ACTIONS AGAINST ANY LAND SURVEYOR BROUGHT TO RECOVER DAMAGES RESULTING FROM ANY ALLEGED NEGLIGENT OR DEFECTIVE LAND SURVEY SHALL BE BROUGHT WITHIN THREE YEARS AFTER THE PERSON BRINGING THE ACTION EITHER DISCOVERED OR IN THE EXERCISE OF REASONABLE DILIGENCE AND CONCERN SHOULD HAVE DISCOVERED THE NEGLIGENCE OR DEFECT WHICH GAVE RISE TO SUCH ACTION, AND NOT THEREAFTER, BUT IN NO CASE SHALL SUCH AN ACTION BE BROUGHT MORE THAN TEN YEARS AFTER THE COMPLETION OF THE SURVEY UPON WHICH SUCH ACTION IS BASED.

SURVEYOR'S STATEMENT:
I, JONATHAN W. TESSIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON _____ BY ME OR MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AND SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:10,000; AND THAT SAID PLAT HAD BEEN PREPARED IN FULL COMPLIANCE WITH ALL LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISION, OR SURVEYING OF LAND AND ALL APPLICABLE PROVISIONS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

JONATHAN W. TESSIN, PROFESSIONAL LAND SURVEYOR _____ DATE
COLORADO P.L.S. NO. 33196
FOR AND ON BEHALF OF EDWARD-JAMES SURVEYING, INC.

COUNTY APPROVAL CERTIFICATE:
THIS PLAT FOR FLYING HORSE NORTH FILING NO. 3 WAS APPROVED FOR FILING BY THE EXECUTIVE DIRECTOR OF THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON THIS _____ DAY OF _____, 20____, SUBJECT TO ANY NOTES SPECIFIED HEREON AND ANY CONDITIONS INCLUDED IN THE RECORD OF ADMINISTRATIVE DETERMINATION, THE DEDICATION OF LAND TO THE PUBLIC EASEMENTS ARE ACCEPTED, BUT PUBLIC IMPROVEMENTS THEREON WILL NOT BECOME MAINTENANCE RESPONSIBILITY OF EL PASO COUNTY UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE AND ENGINEERING CRITERIA MANUAL AND THE SUBDIVISION IMPROVEMENTS AGREEMENT.

EXECUTIVE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT _____ DATE

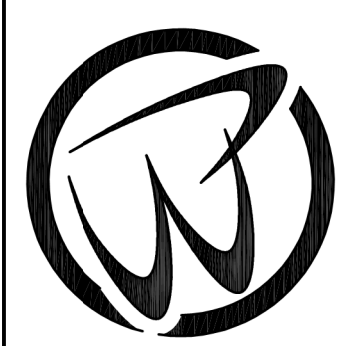
CLERK AND RECORDER:
STATE OF COLORADO)
COUNTY OF EL PASO) SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ ON _____, 20____, AND WAS RECORDED UNDER RECEPTION NUMBER _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BY: _____ DEPUTY STEVE SCHLEIKER, RECORDER

NO.	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206
4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247



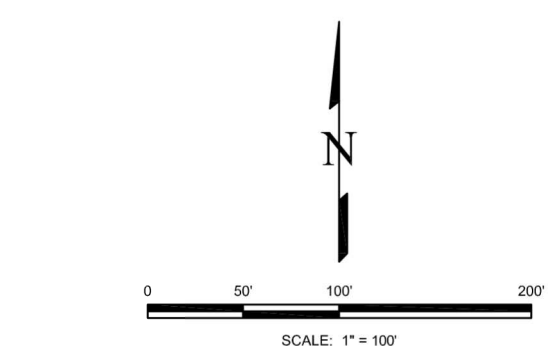
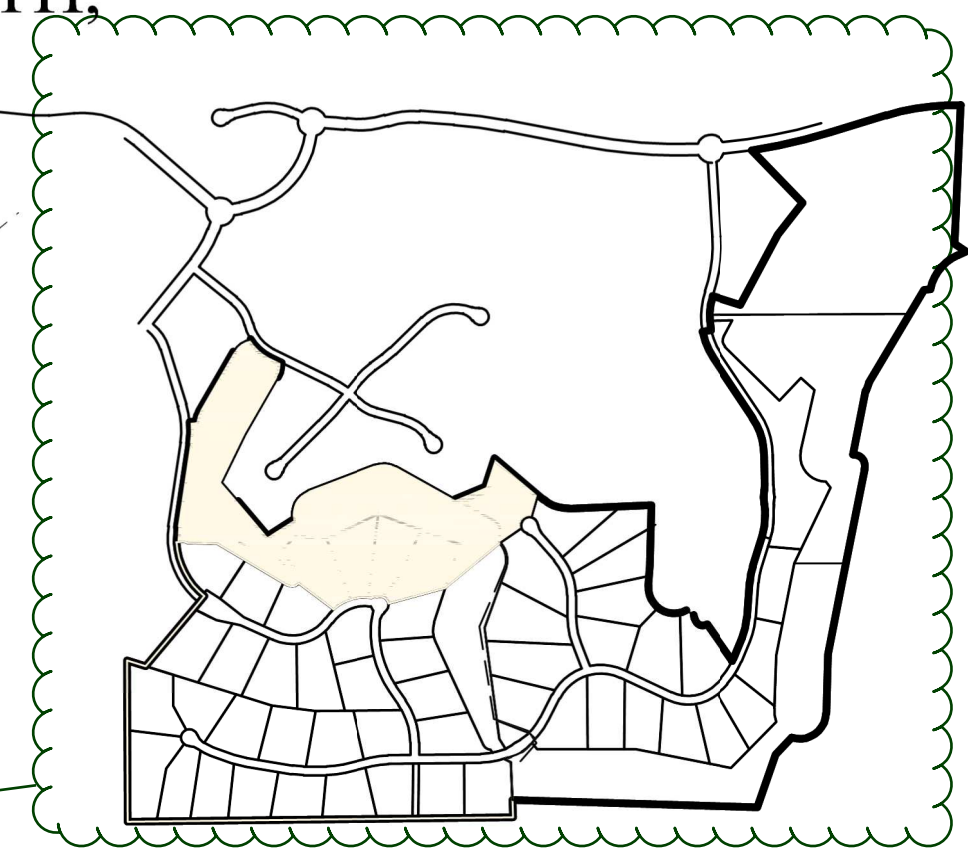
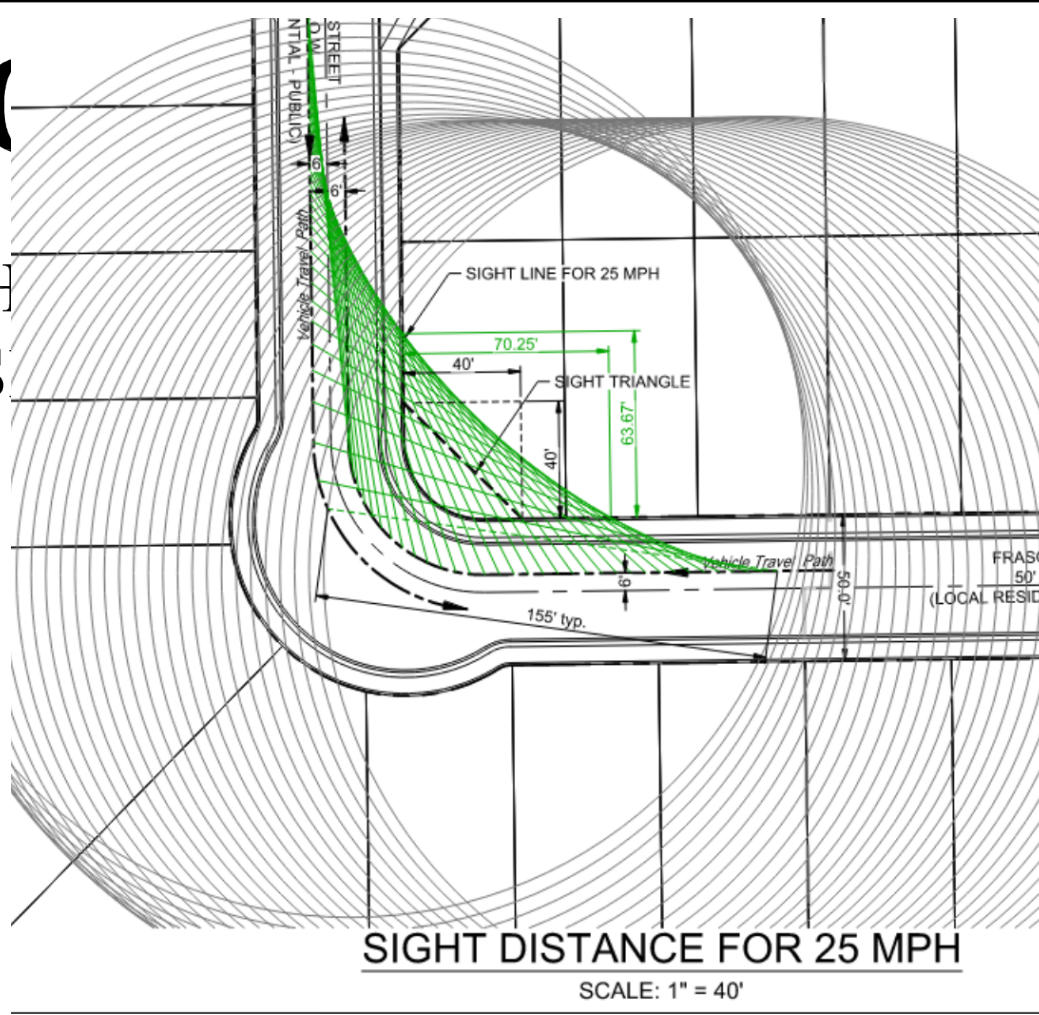
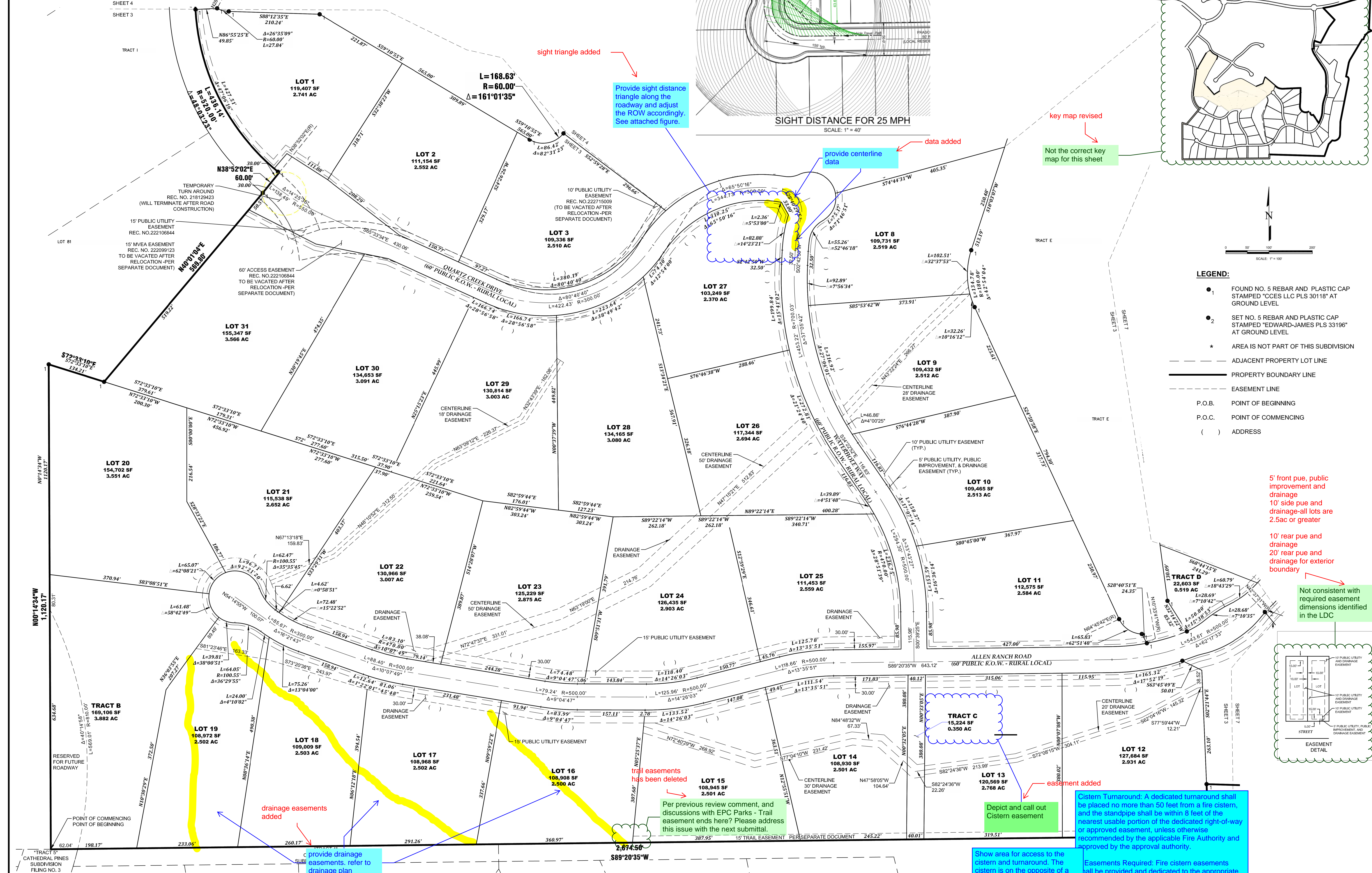
FLYING HORSE NORTH FILING NO. 3
REPLAT
A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	1" = 100'
JOB NO.	2417-00
DATE CREATED	6/9/23
DATE ISSUED	DRAFT
SHEET NO	2 OF 7

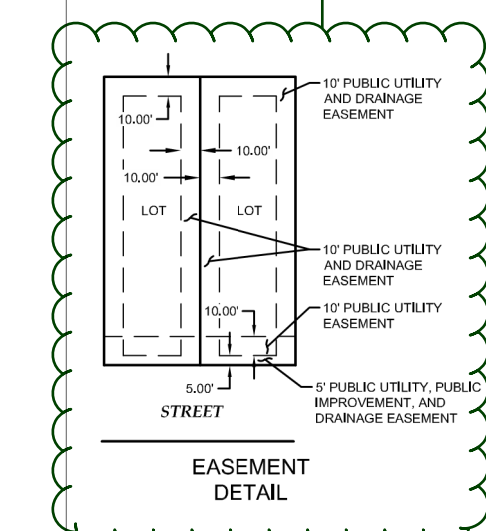
FLYING HORSE NORTH

REPLAT OF TRACT L, TRACT J, FLYING HORSE NORTH FILING NO. 1, TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF THE RANGE 65 WEST OF THE S

0.3
 JO. 2, AND A PORTION OF SECTION 36, SECTION 31, TOWNSHIP 11 SOUTH,



- LEGEND:**
- FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "CCES LLC PLS 30118" AT GROUND LEVEL
 - SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GROUND LEVEL
 - * AREA IS NOT PART OF THIS SUBDIVISION
 - ADJACENT PROPERTY LOT LINE
 - PROPERTY BOUNDARY LINE
 - - - EASEMENT LINE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - () ADDRESS



sight triangle added

Provide sight distance triangle along the roadway and adjust the ROW accordingly. See attached figure.

SIGHT DISTANCE FOR 25 MPH
 SCALE: 1" = 40'

data added

provide centerline data

key map revised

Not the correct key map for this sheet

5' front pue, public improvement and drainage
 10' side pue and drainage-all lots are 2.5ac or greater
 10' rear pue and drainage
 20' rear pue and drainage for exterior boundary

Not consistent with required easement dimensions identified in the LDC

trail easements has been deleted

Per previous review comment, and discussions with EPC Parks - Trail easement ends here? Please address this issue with the next submittal.

easement added

Depict and call out Cistern easement

Cistern Turnaround: A dedicated turnaround shall be placed no more than 50 feet from a fire cistern, and the standpipe shall be within 8 feet of the nearest usable portion of the dedicated right-of-way or approved easement, unless otherwise recommended by the applicable Fire Authority and approved by the approval authority.

Show area for access to the cistern and turnaround. The cistern is on the opposite of a ditch. Update CDs as needed to match plat.

Easements Required: Fire cistern easements shall be provided and dedicated to the appropriate department to afford accessibility of the cistern on a public road. Easements shall be of sufficient size to facilitate maintenance.

drainage easements added

provide drainage easements. refer to drainage plan

NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
 926 Elkton Drive
 Colorado Springs, CO 80907
 Office: (719) 576-1216
 Fax: (719) 576-1206

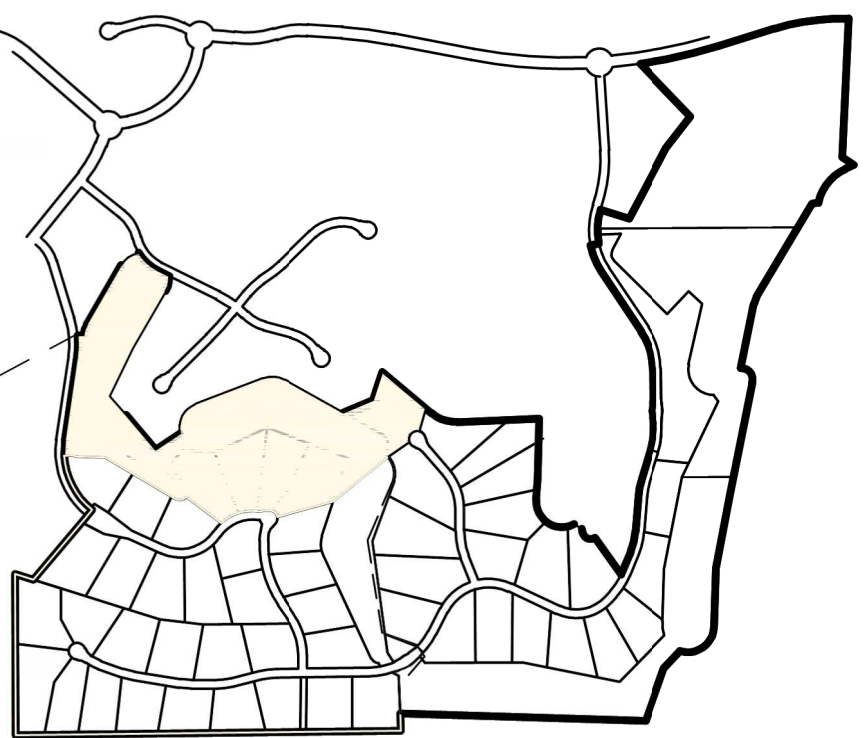
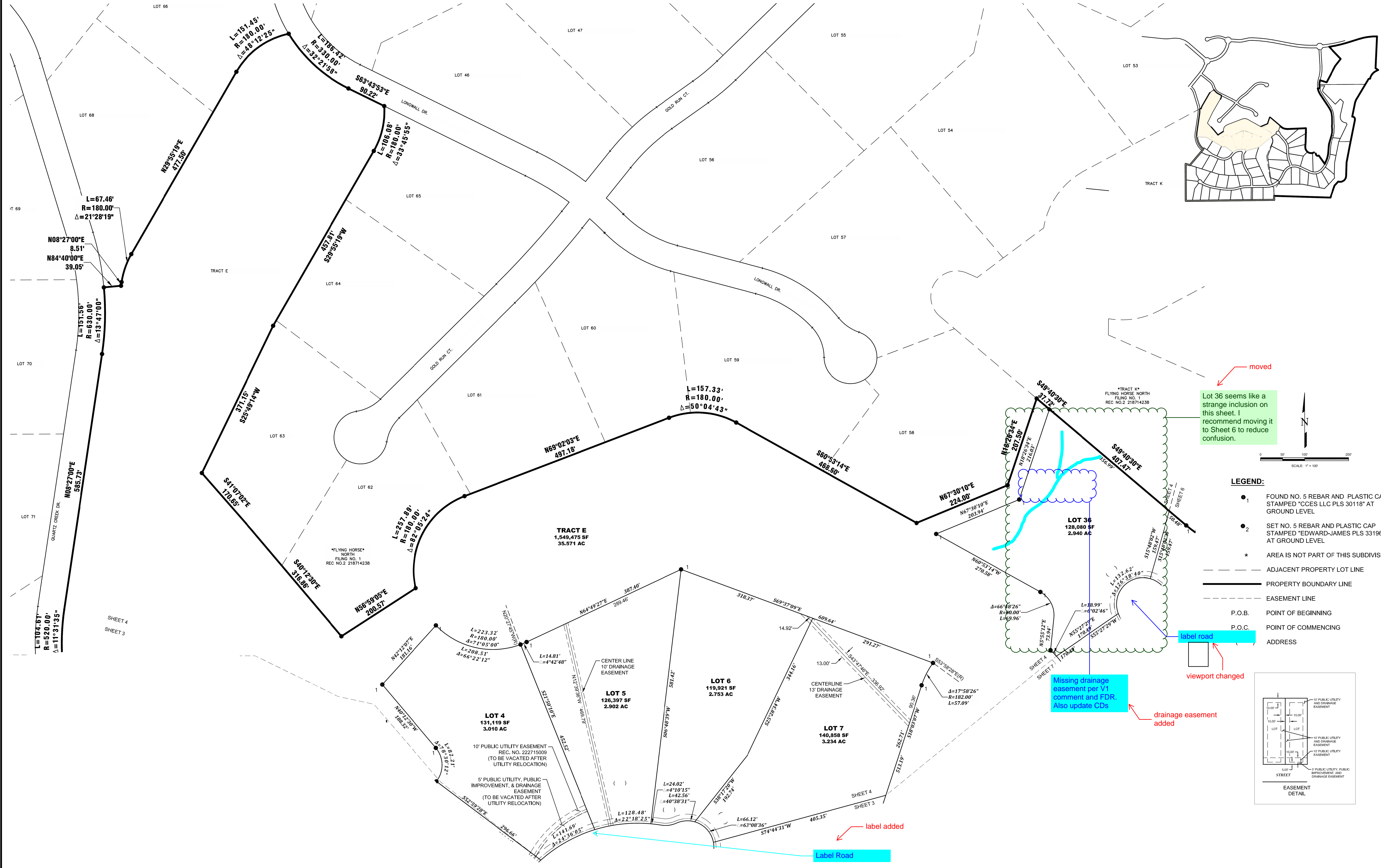
4732 Eagleledge Circle
 Pueblo, CO 81008
 Office: (719) 545-6240
 Fax: (719) 545-6247

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 AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 31,
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DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2417-00
DATE CREATED	6/9/23
DATE ISSUED	DRAFT
SHEET NO	3 OF 7

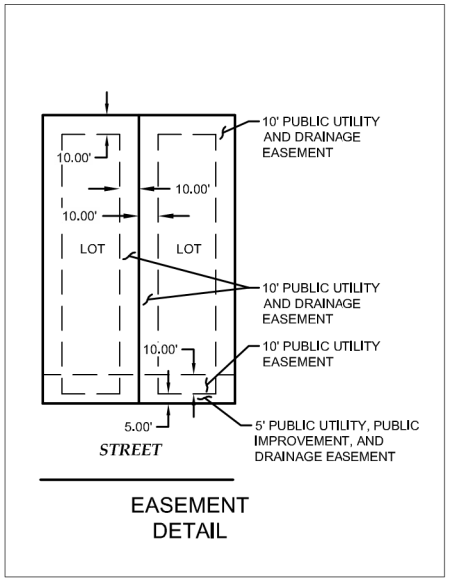
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TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 31,
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN



Lot 36 seems like a strange inclusion on this sheet. I recommend moving it to Sheet 6 to reduce confusion.

- LEGEND:**
- 1 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "CCES LLC PLS 30118" AT GROUND LEVEL
 - 2 SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GROUND LEVEL
 - * AREA IS NOT PART OF THIS SUBDIVISION
 - ADJACENT PROPERTY LOT LINE
 - PROPERTY BOUNDARY LINE
 - - - EASEMENT LINE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - ADDRESS



NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206

4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247

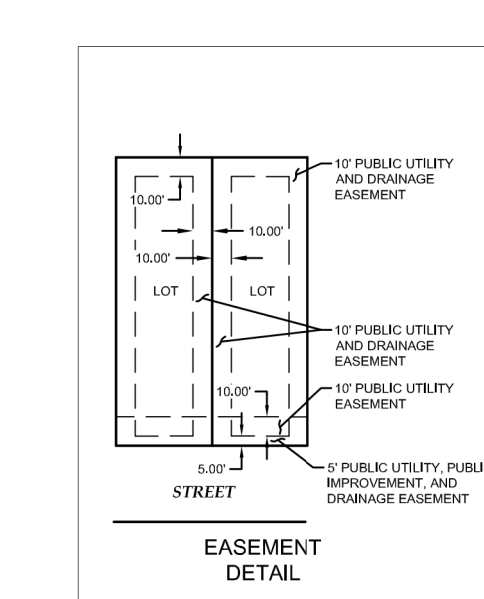
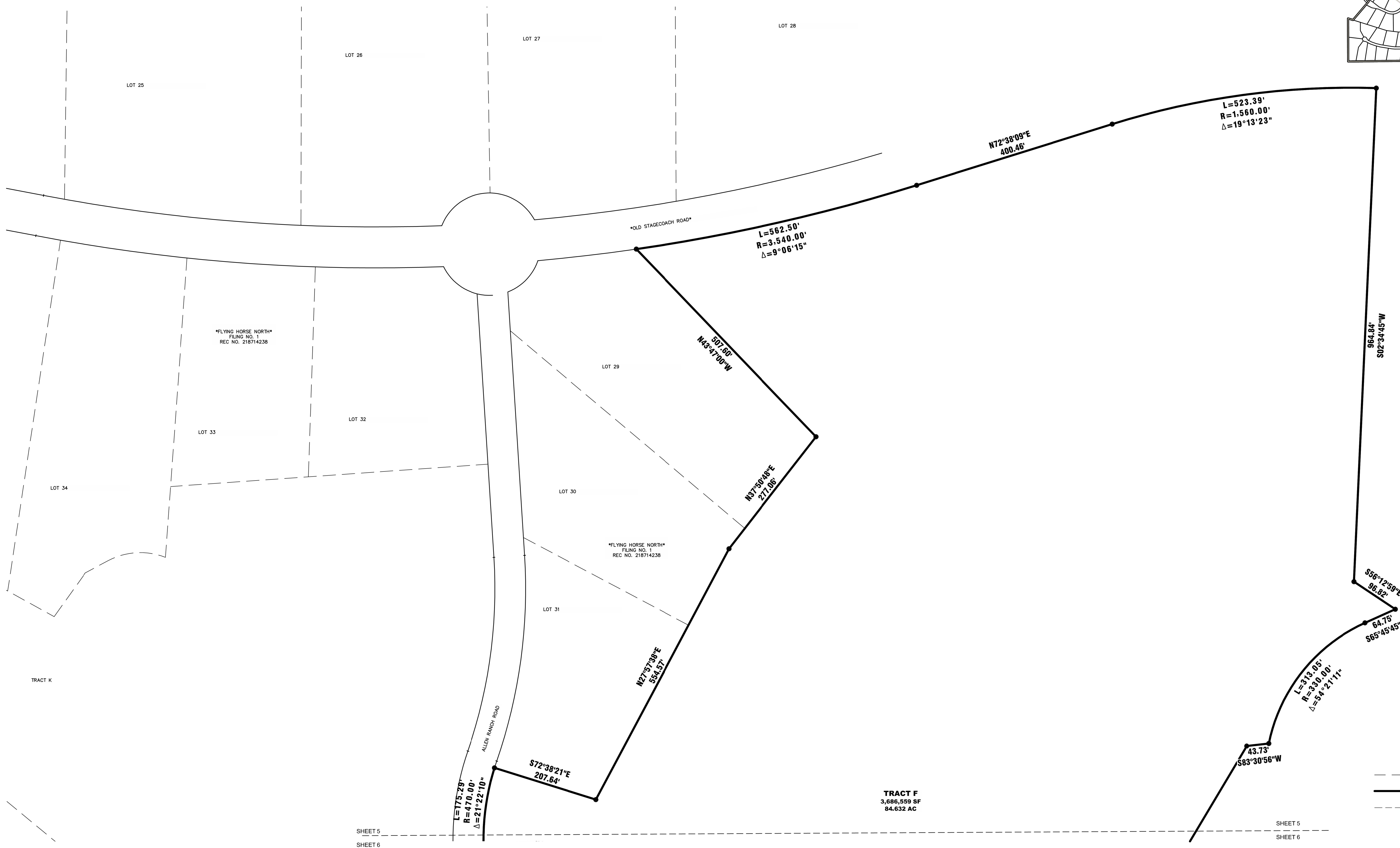
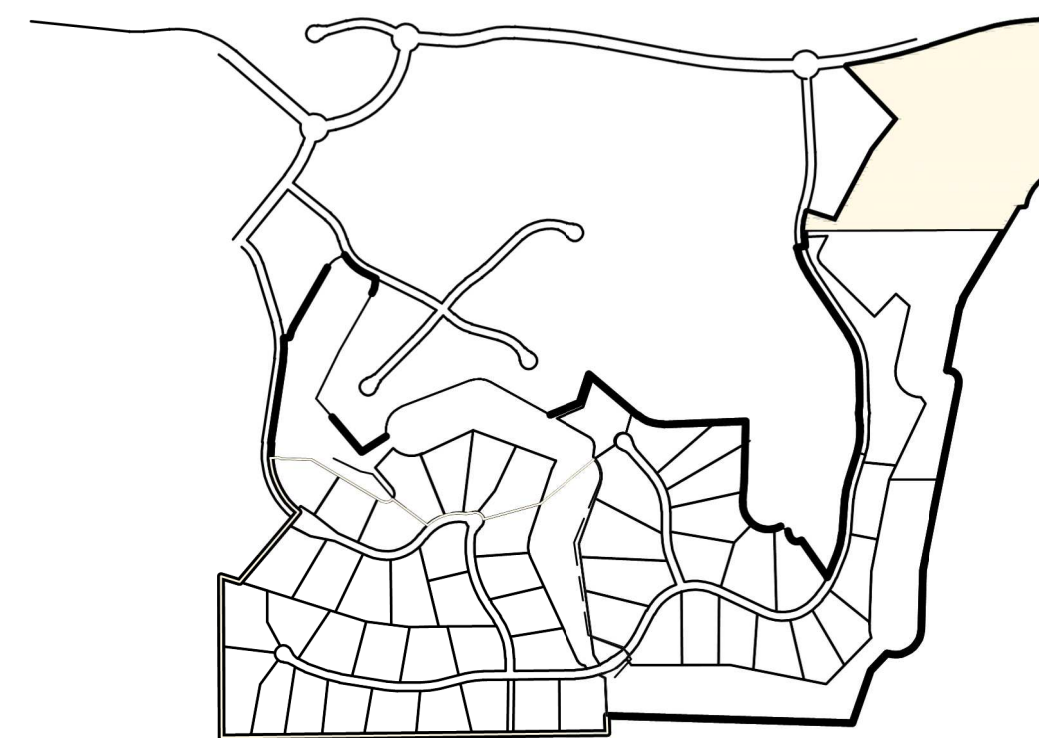


FLYING HORSE NORTH FILING NO. 3
REPLAT
A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST,
AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2417-00
DATE CREATED	6/9/23
DATE ISSUED	DRAFT
SHEET NO.	4 OF 7

FLYING HORSE NORTH FILING NO. 3

REPLAT OF TRACT L, TRACT J, FLYING HORSE NORTH FILING NO. 1, LOT 1, FLYING HORSE FILING NO. 2, AND A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN



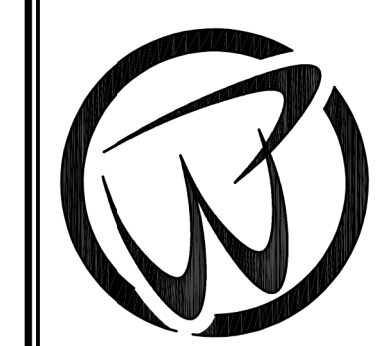
- LEGEND:**
- 1 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "CCES LLC PLS 30118" AT GROUND LEVEL
 - 2 SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GROUND LEVEL
 - * AREA IS NOT PART OF THIS SUBDIVISION
 - ADJACENT PROPERTY LOT LINE
 - PROPERTY BOUNDARY LINE
 - - - EASEMENT LINE
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING
 - () ADDRESS

TRACT F
3,686,859 SF
84.632 AC

NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
Fax: (719) 576-1206

4732 Eagleridge Circle
Pueblo, CO 81008
Office: (719) 545-6240
Fax: (719) 545-6247



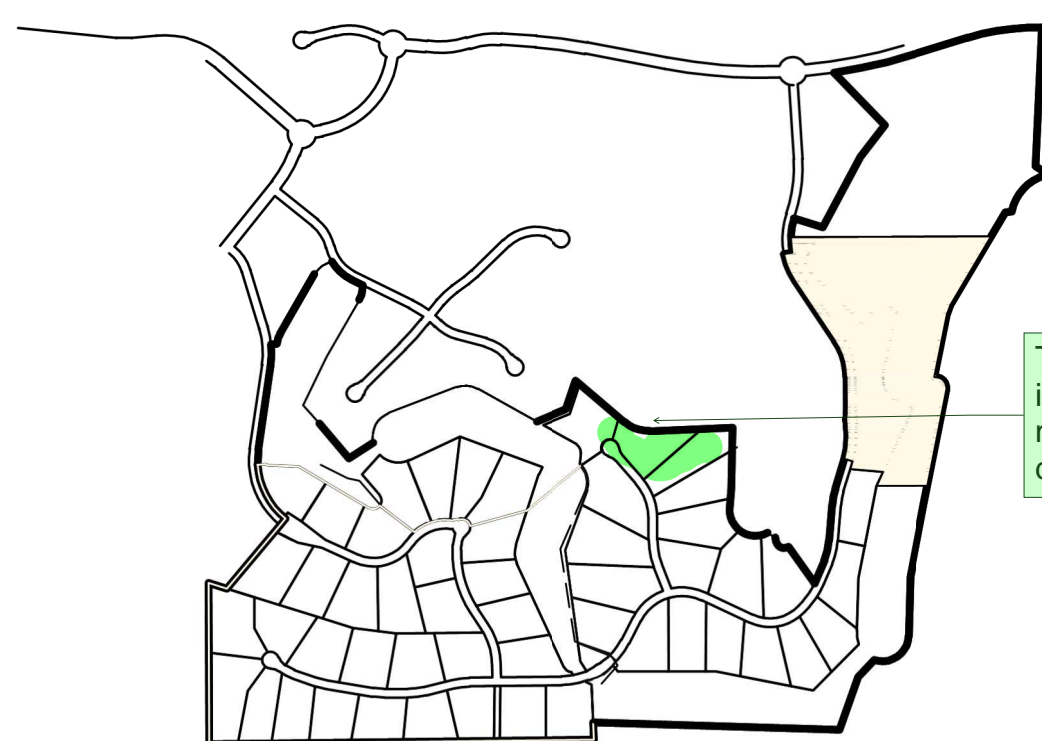
FLYING HORSE NORTH FILING NO. 3
REPLAT

A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2417-00
DATE CREATED	6/9/23
DATE ISSUED	DRAFT
SHEET NO	5 OF 7

FLYING HORSE NORTH FILING NO. 3

REPLAT OF TRACT L, TRACT J, FLYING HORSE NORTH FILING NO. 1, LOT 1, FLYING HORSE FILING NO. 2, AND A PORTION OF SECTION 36,
TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST
OF THE SIXTH PRINCIPAL MERIDIAN



This green should be included in the key map since it's depicted on this page

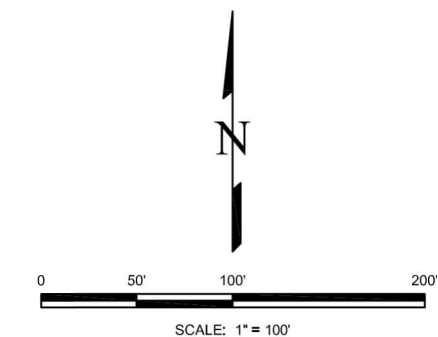
revised

What is this area? Is this part of Tract F?

another label added

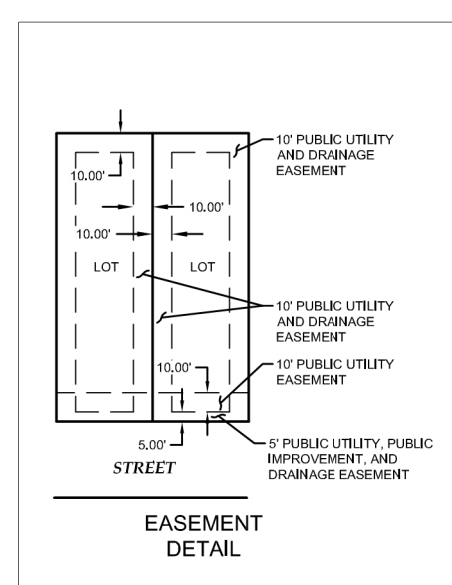
text moved to road

shift roadway text closer to the roadway

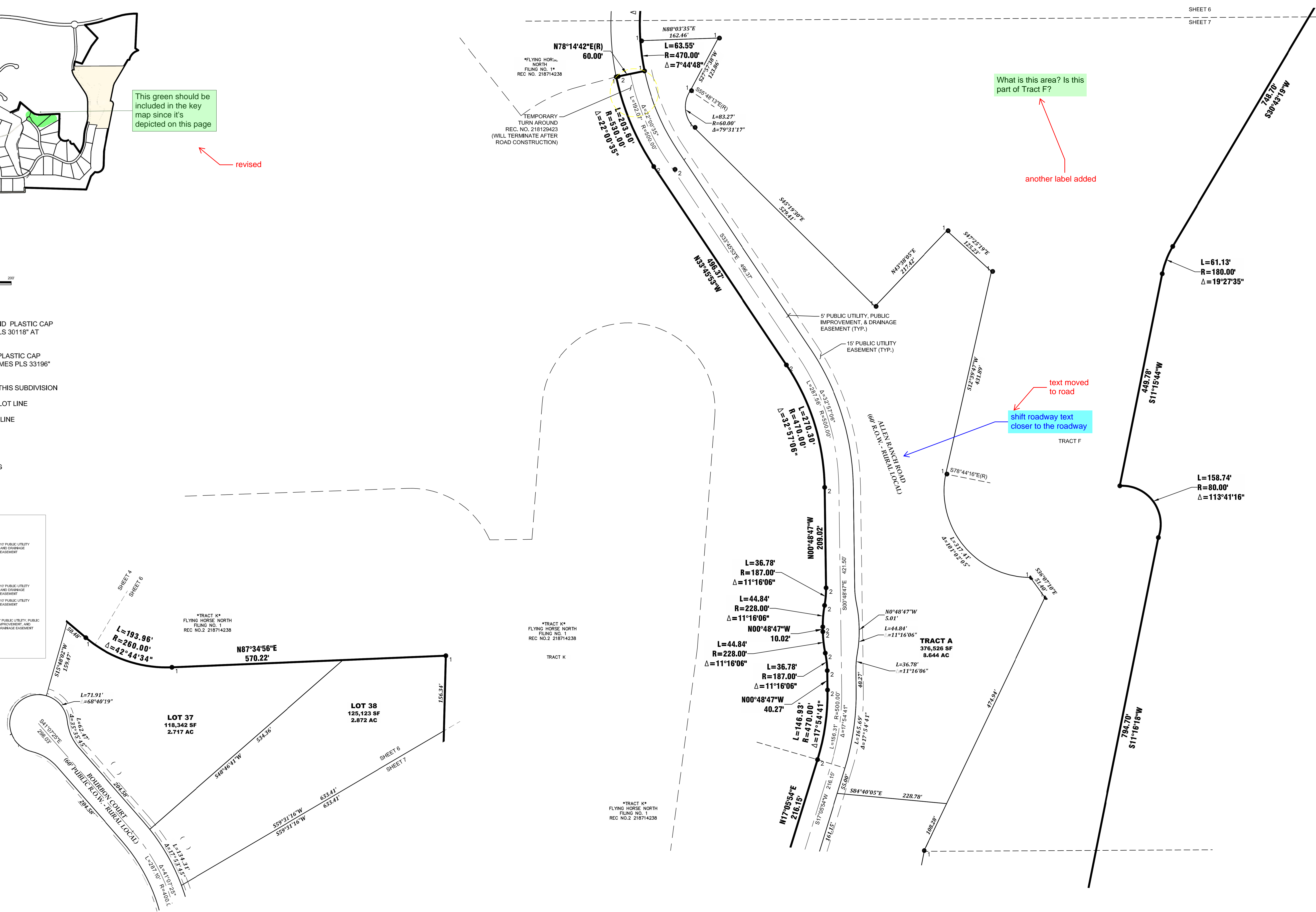


LEGEND:

- 1 FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "CCES LLC PLS 30118" AT GROUND LEVEL
- 2 SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GROUND LEVEL
- * AREA IS NOT PART OF THIS SUBDIVISION
- - - - - ADJACENT PROPERTY LOT LINE
- PROPERTY BOUNDARY LINE
- - - - - EASEMENT LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- () ADDRESS



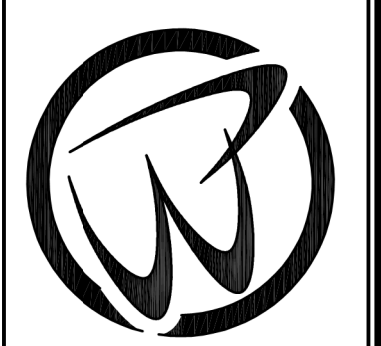
SHEET 6
SHEET 7



NO.	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.
 926 Elkton Drive
 Colorado Springs, CO 80907
 Office: (719) 576-1216
 Fax: (719) 576-1206

4732 Eagleridge Circle
 Pueblo, CO 81008
 Office: (719) 545-6240
 Fax: (719) 545-6247



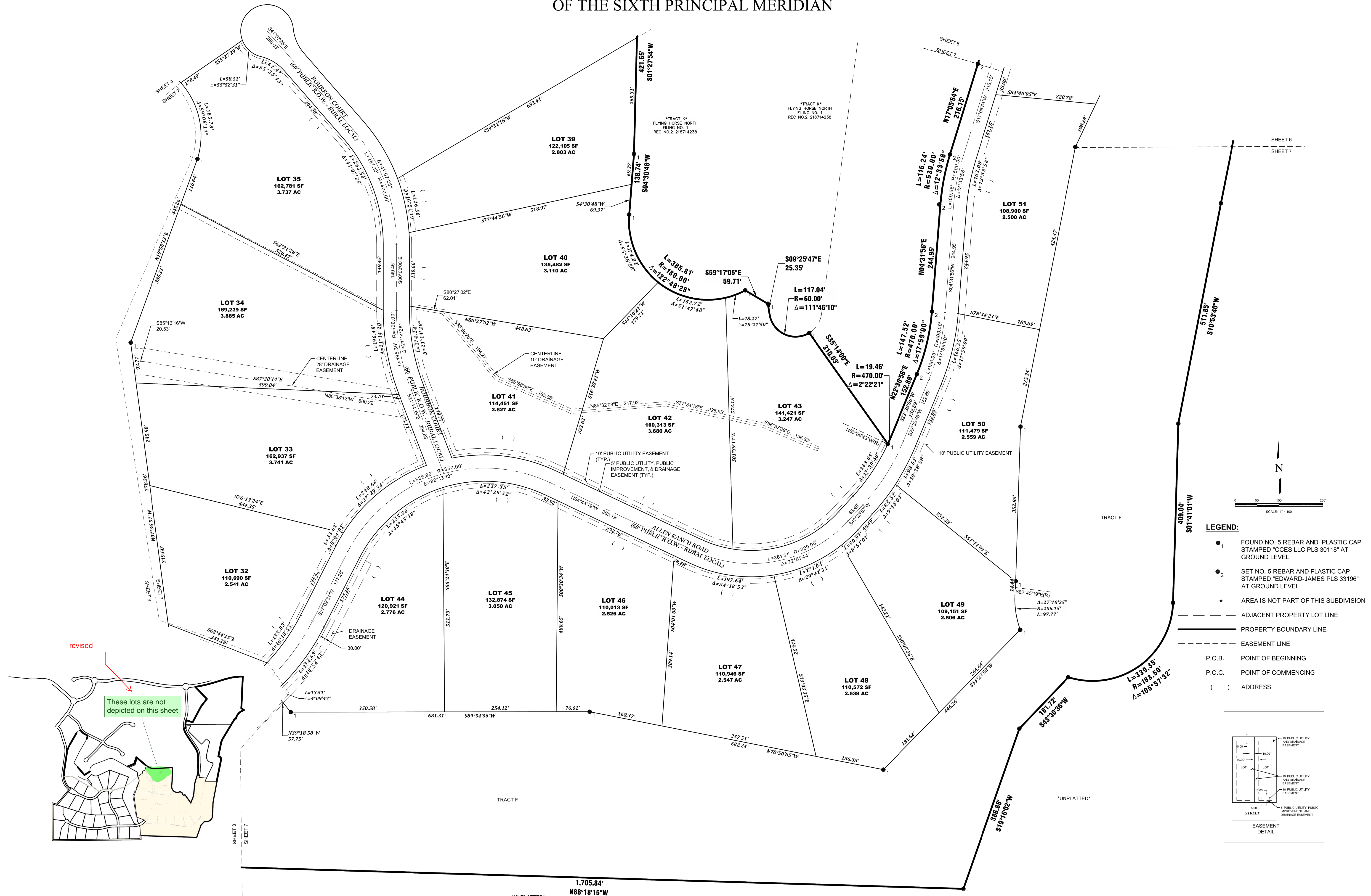
FLYING HORSE NORTH FILING NO. 3
REPLAT

A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST,
AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2417-00
DATE CREATED	6/9/23
DATE ISSUED	DRAFT
SHEET NO	6 OF 7

FLYING HORSE NORTH FILING NO. 3

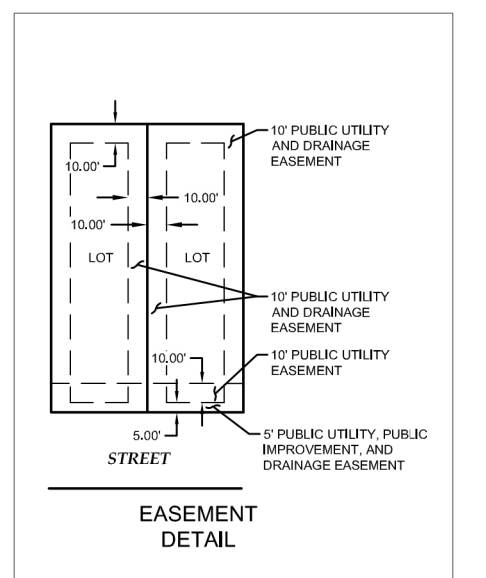
REPLAT OF TRACT L, TRACT J, FLYING HORSE NORTH FILING NO. 1, LOT 1, FLYING HORSE FILING NO. 2, AND A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN



revised

These lots are not depicted on this sheet

- LEGEND:**
- FOUND NO. 5 REBAR AND PLASTIC CAP STAMPED "CCES LLC PLS 30118" AT GROUND LEVEL
 - SET NO. 5 REBAR AND PLASTIC CAP STAMPED "EDWARD-JAMES PLS 33196" AT GROUND LEVEL
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 - - - ADJACENT PROPERTY LOT LINE
 - PROPERTY BOUNDARY LINE
 - - - EASEMENT LINE
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NO.	REVISIONS	DESCRIPTION	DATE

EDWARD-JAMES SURVEYING, INC.

926 Elkton Drive
Colorado Springs, CO 80907
Office: (719) 576-1216
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Pueblo, CO 81008
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FLYING HORSE NORTH FILING NO. 3

REPLAT

A PORTION OF SECTION 36, TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN.

DRAWN BY	JWT
CHECKED BY	ERF
H-SCALE	N/A
JOB NO.	2417-00
DATE CREATED	6/9/23
DATE ISSUED	DRAFT
SHEET NO	7 OF 7