

FLYING HORSE NORTH FILING NO. 5

PUD PRELIMINARY PLAN

A MINOR AMENDMENT TO THE 2016 FHN PUD

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION

FLYING HORSE NORTH FILING NO. 5

A TRACT OF LAND BEING A PORTION OF SOUTH HALF OF SECTION 30, AND A PORTION OF NORTH HALF OF SECTION 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.

COMMENCING AT THE NORTHEAST CORNER OF TRACT F, FLYING HORSE FILING NO. 3 AS RECORDED UNDER RECEPTION NUMBER 224715365, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OLD STAGECOACH ROAD AS PLATTED IN FLYING HORSE NORTH FILING NO. 1, AS RECORDED UNDER RECEPTION NUMBER 218714238, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S01°51'31"W, HAVING A DELTA OF 13°40'23", A RADIUS OF 1,560.00 FEET A DISTANCE OF 372.28 FEET TO A POINT OF TANGENT;
2. S74°28'06"E A DISTANCE OF 169.05 FEET TO A POINT OF CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 52°50'29", A RADIUS OF 840.00 FEET A DISTANCE OF 774.70 FEET TO A POINT OF TANGENT;
4. N52°41'25"E A DISTANCE OF 1,280.10 FEET;


THENCE S37°18'35"E A DISTANCE OF 402.75 FEET; THENCE S09°22'22"E A DISTANCE OF 488.58 FEET; THENCE S04°05'31"E A DISTANCE OF 1,388.17 FEET; THENCE S07°08'46"W A DISTANCE OF 860.74 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31; THENCE S89°11'15"W ON SAID SOUTHERLY LINE A DISTANCE OF 280.88 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 31; THENCE S89°11'00"W ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 31 A DISTANCE OF 447.29 FEET; THENCE N01°31'19"E A DISTANCE OF 225.22 FEET; THENCE N88°25'47"W A DISTANCE OF 316.03 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE BOUNDARY LINE OF TRACT M, AS PLATTED IN SAID FLYING HORSE FILING NO. 1; THENCE ON THE BOUNDARY LINE OF SAID TRACT M, THE FOLLOWING FIVE (5) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N66°58'15"W, HAVING A DELTA OF 70°52'24", A RADIUS OF 74.72 FEET A DISTANCE OF 92.42 FEET TO A POINT OF TANGENT;
2. N47°50'38"W A DISTANCE OF 125.93 FEET TO A POINT ON CURVE;
3. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N62°07'29"W, HAVING A DELTA OF 93°42'48", A RADIUS OF 178.44 FEET A DISTANCE OF 291.86 FEET TO A POINT OF TANGENT;
4. N65°50'18"W A DISTANCE OF 926.31 FEET;
5. N66°22'10"W A DISTANCE OF 418.60 FEET;


THENCE N77°19'50"W A DISTANCE OF 99.91 FEET TO A POINT ON THE BOUNDARY OF TRACT F, FLYING HORSE FILING NO. 3, AS RECORDED UNDER RECEPTION NUMBER 224715365; THENCE ON SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. N56°12'59"W A DISTANCE OF 96.82 FEET;
2. N02°34'45"E A DISTANCE OF 964.84 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5,015,016 SQUARE FEET OR 115. 129 ACRES, MORE OR LESS.

DRAWN BY: DLH	JOB DATE: 10/11/2024	BAR IS ONE INCH ON OFFICIAL DRAWINGS. 
APPROVED: KMH	JOB NUMBER: 211030.150	
CAD DATE: 10/11/2024		IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.
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NO.	DATE	BY	REVISION DESCRIPTION



HR GREEN - COLORADO SPRINGS
 1975 RESEARCH PARKWAY SUITE 160
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

FLYING HORSE NORTH FILING NO. 5
 PUD PRELIMINARY PLAN MINOR AMENDMENT
 PRI #2, LLC.
 EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT
 LEGAL

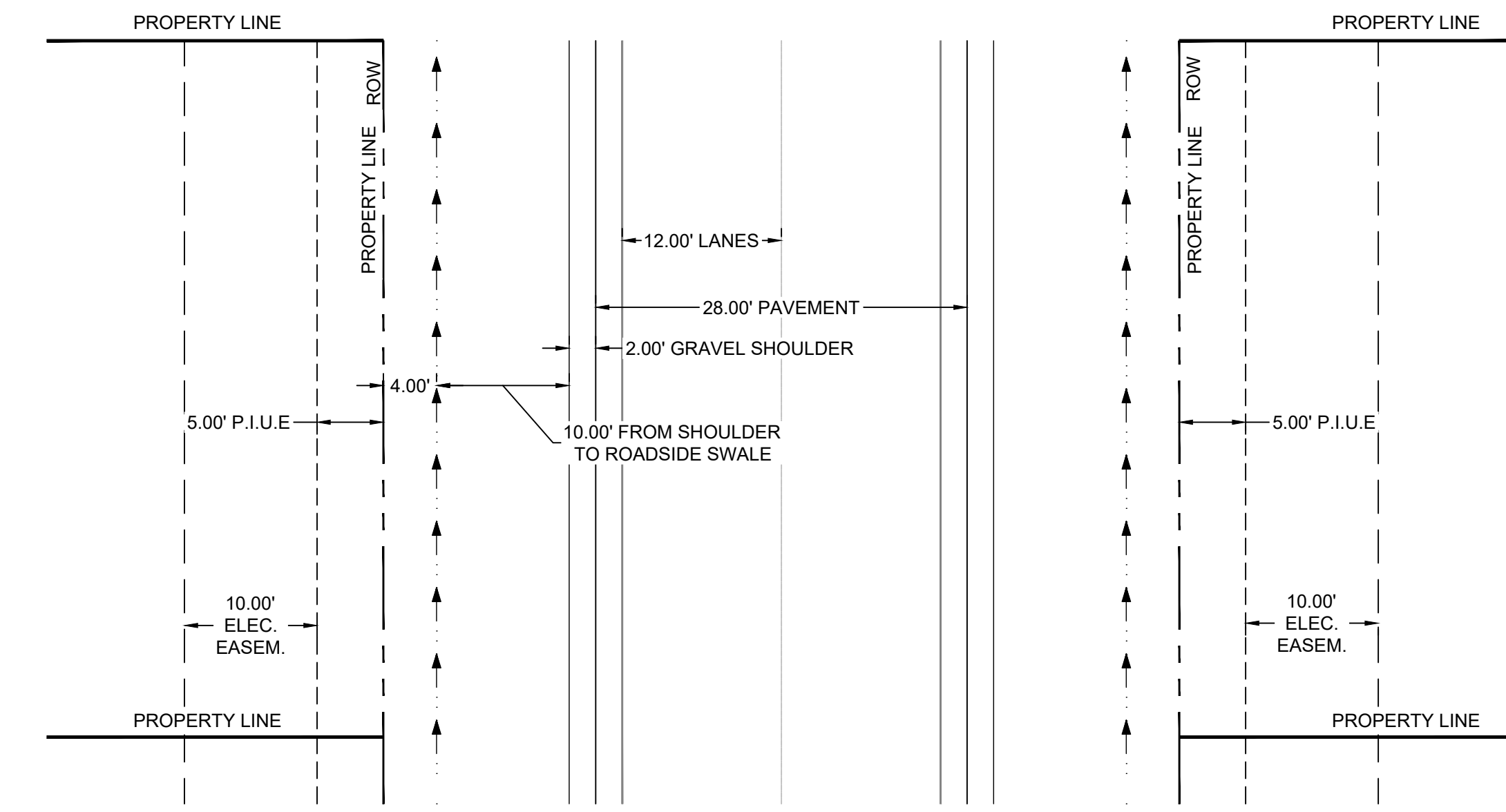
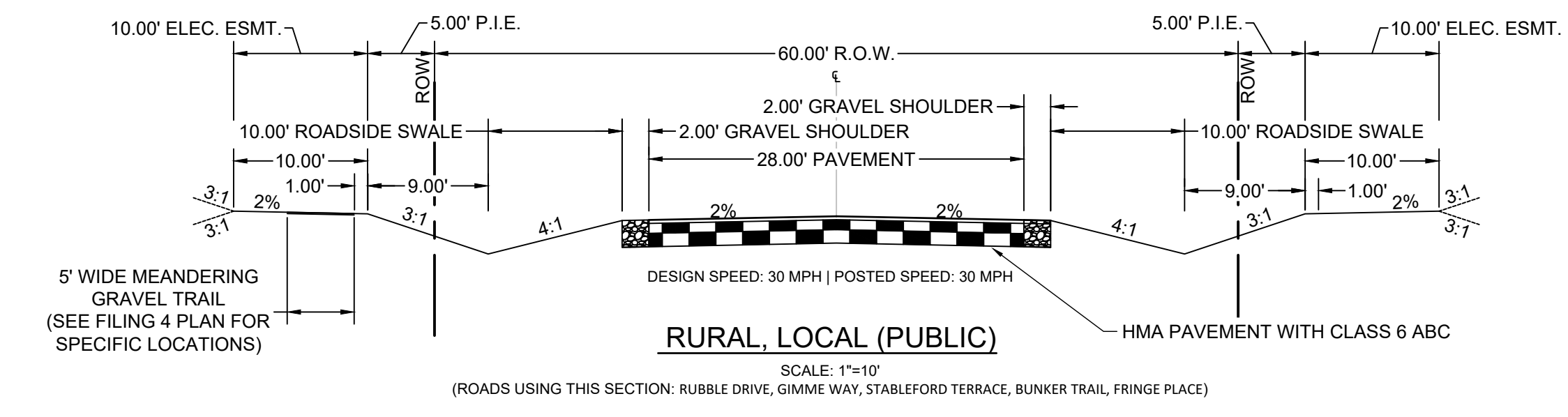
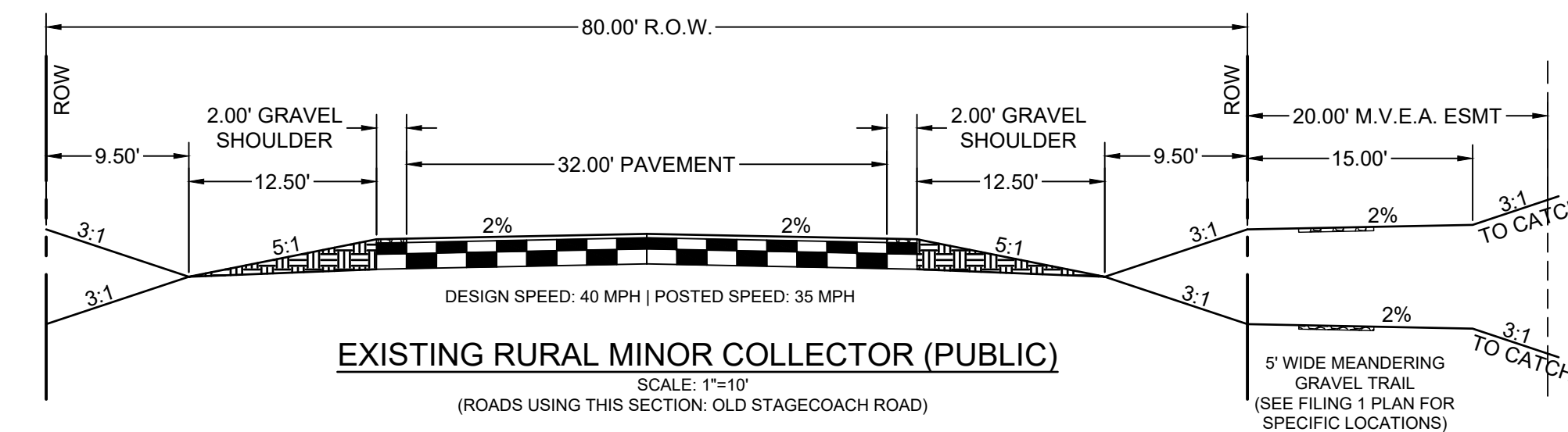
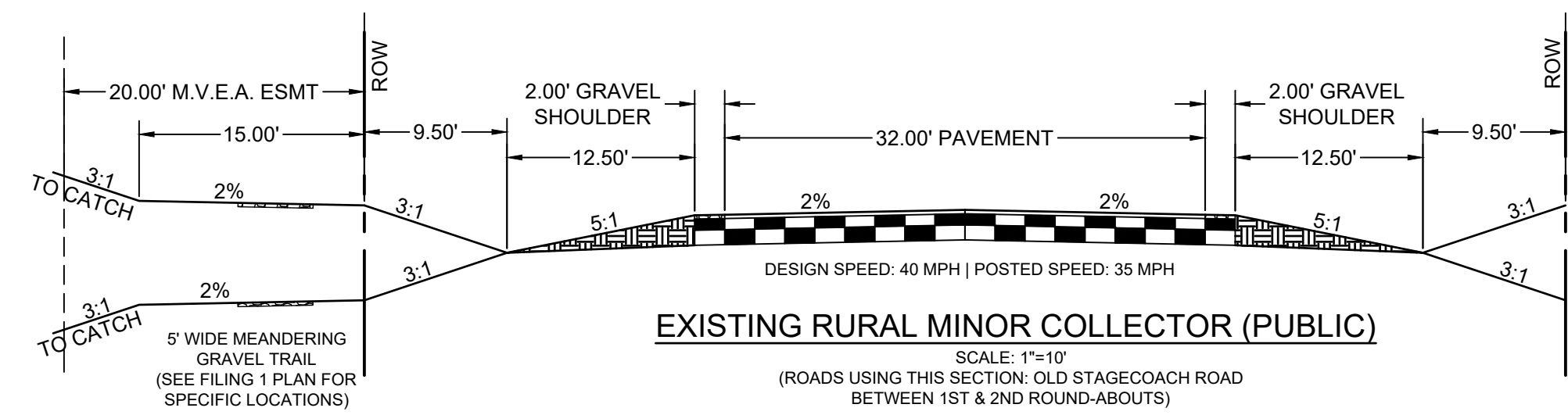
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FLYING HORSE NORTH FILING NO. 5

PUD PRELIMINARY PLAN MINOR AMENDMENT

A MINOR AMENDMENT TO THE 2016 FHN PUD

A PORTION OF SECTIONS 34 (NE 1/4), 35 (NW 1/4, & NE 1/4) AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST AND A PORTION OF SECTIONS 30 (SW 1/4, SE 1/4, & NE 1/4) AND 31 (SW 1/4, NW 1/4, & NE 1/4), TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO



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 APPROVED: KMH JOB NUMBER: 211030.150
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 1975 RESEARCH PARKWAY SUITE 160
 COLORADO SPRINGS, CO 80920
 PHONE: 719.300.4140
 FAX: 713.965.0044

FLYING HORSE NORTH FILING NO. 5
 PUD PRELIMINARY PLAN MINOR AMENDMENT
 PRI #2, LLC.
 EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT
 TYPICAL LOT AND ROADWAY SECTIONS

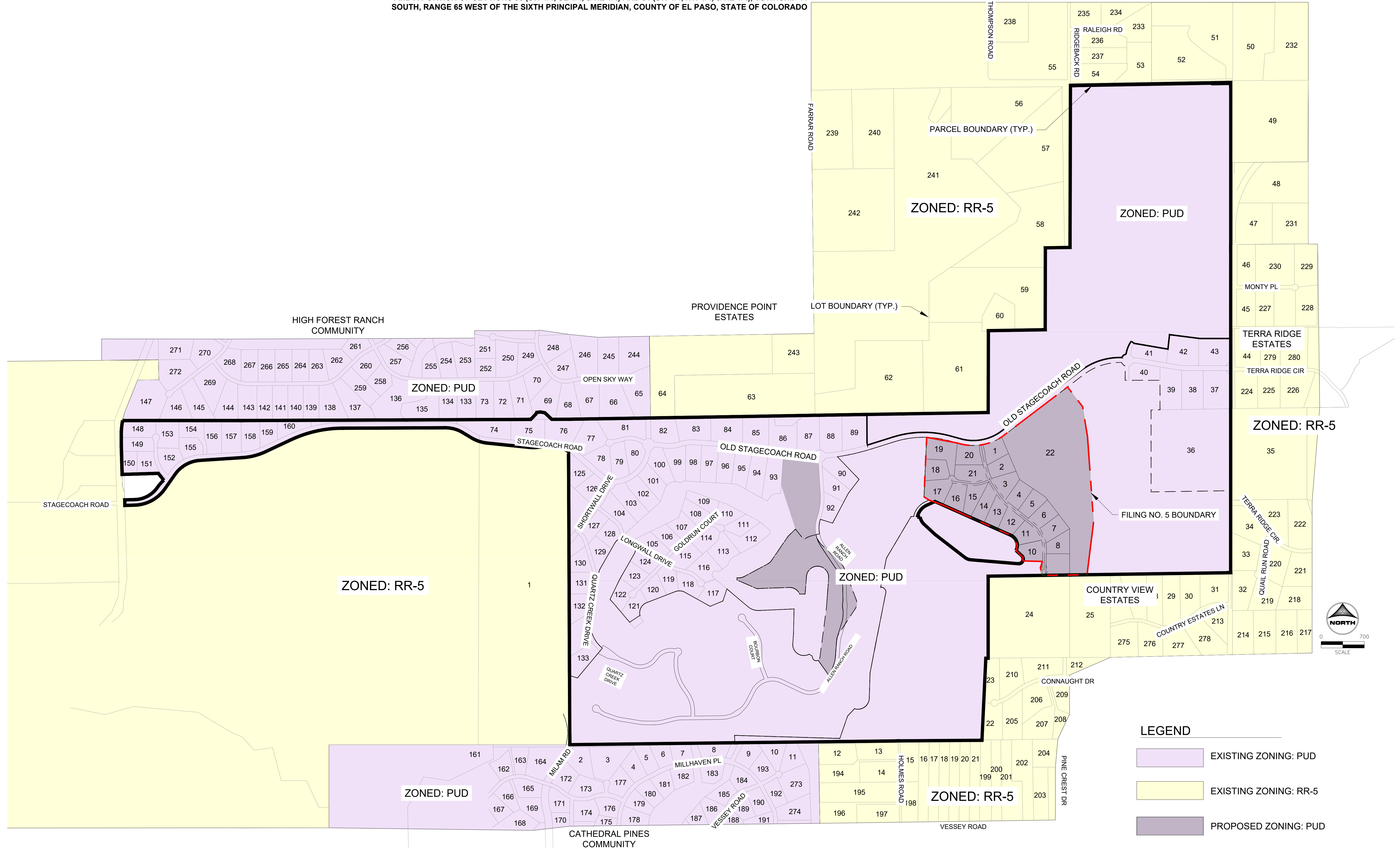
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FLYING HORSE NORTH FILING NO. 5

PUD PRELIMINARY PLAN MINOR AMENDMENT

A MINOR AMENDMENT TO THE 2016 FHN PUD

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LEGEND

- EXISTING ZONING: PUD
- EXISTING ZONING: RR-5
- PROPOSED ZONING: PUD

DRAWN BY: DLH JOB DATE: 10/3/2024
 APPROVED: KMH JOB NUMBER: 211030.150
 CAD DATE: 10/11/2024
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 1975 RESEARCH PARKWAY SUITE 160
 COLORADO SPRINGS, CO 80920
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 PUD PRELIMINARY PLAN MINOR AMENDMENT
 PRI #2, LLC.
 EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT
 ZONING MAP

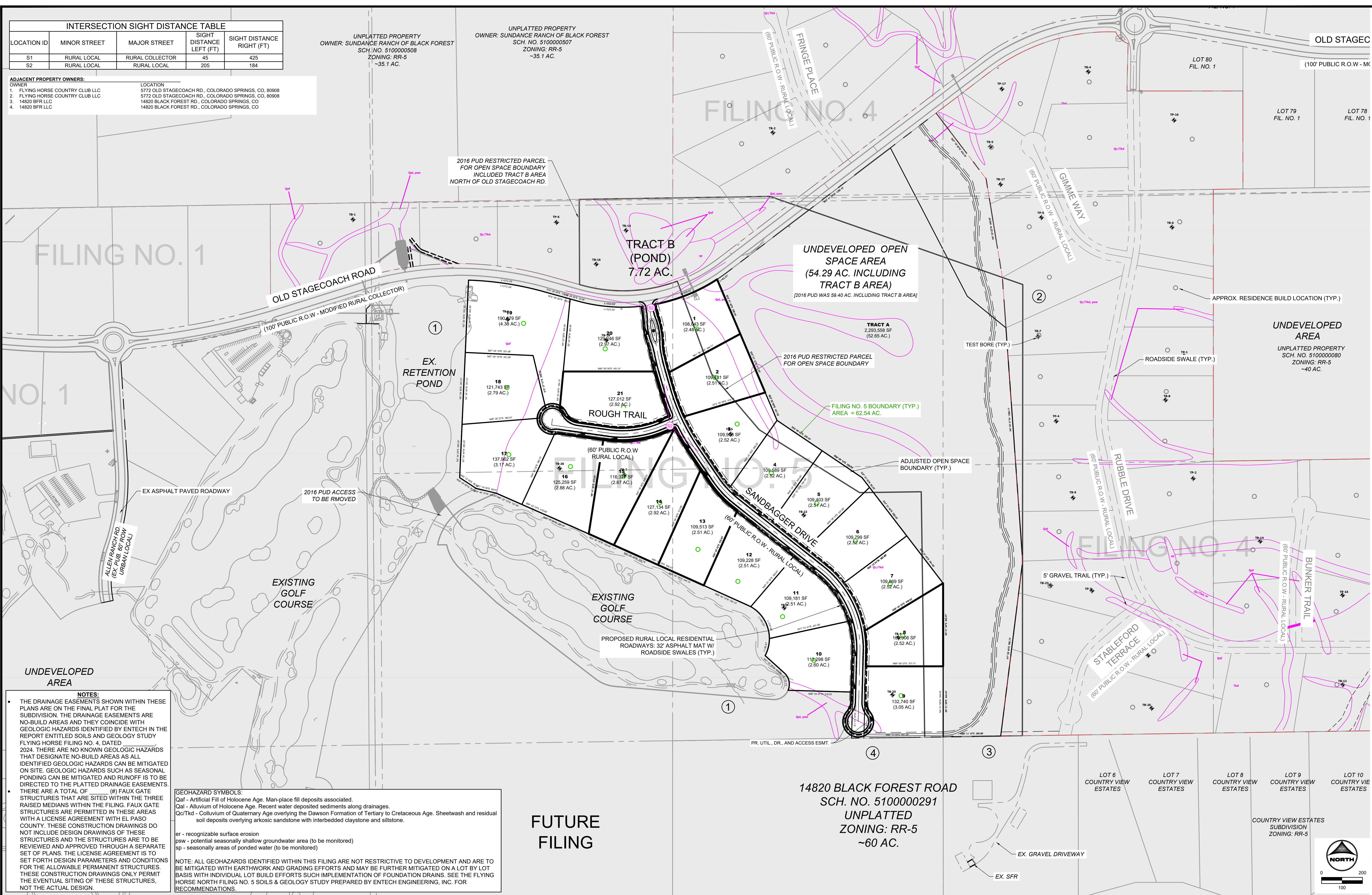
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LOCATION ID	MINOR STREET	MAJOR STREET	SIGHT DISTANCE LEFT (FT)	SIGHT DISTANCE RIGHT (FT)
S1	RURAL LOCAL	RURAL COLLECTOR	45	425
S2	RURAL LOCAL	RURAL LOCAL	205	184

OWNER	LOCATION
1. FLYING HORSE COUNTRY CLUB LLC	5772 OLD STAGECOACH RD., COLORADO SPRINGS, CO, 80908
2. FLYING HORSE COUNTRY CLUB LLC	5772 OLD STAGECOACH RD., COLORADO SPRINGS, CO, 80908
3. 14820 BFR LLC	14820 BLACK FOREST RD., COLORADO SPRINGS, CO
4. 14820 BFR LLC	14820 BLACK FOREST RD., COLORADO SPRINGS, CO

UNPLATTED PROPERTY
OWNER: SUNDANCE RANCH OF BLACK FOREST
SCH. NO. 5100000508
ZONING: RR-5
~35.1 AC.

UNPLATTED PROPERTY
OWNER: SUNDANCE RANCH OF BLACK FOREST
SCH. NO. 5100000507
ZONING: RR-5
~35.1 AC.



UNDEVELOPED AREA

NOTES:

- THE DRAINAGE EASEMENTS SHOWN WITHIN THESE PLANS ARE ON THE FINAL PLAN FOR THE SUBDIVISION. THE DRAINAGE EASEMENTS ARE NO-BUILD AREAS AND THEY COINCIDE WITH GEOLOGIC HAZARDS IDENTIFIED BY ENTECH IN THE REPORT ENTITLED SOILS AND GEOLOGY STUDY FLYING HORSE FILING NO. 4, DATED 2024. THERE ARE NO KNOWN GEOLOGIC HAZARDS THAT DESIGNATE NO-BUILD AREAS AS ALL IDENTIFIED GEOLOGIC HAZARDS CAN BE MITIGATED ON SITE. GEOLOGIC HAZARDS SUCH AS SEASONAL PONDING CAN BE MITIGATED AND RUNOFF IS TO BE DIRECTED TO THE PLATTED DRAINAGE EASEMENTS. THERE ARE A TOTAL OF (4) FAUX GATE STRUCTURES THAT ARE SITED WITHIN THE THREE RAISED MEDIANS WITHIN THE FILING. FAUX GATE STRUCTURES ARE PERMITTED IN THESE AREAS WITH A LICENSE AGREEMENT WITH EL PASO COUNTY. THESE CONSTRUCTION DRAWINGS DO NOT INCLUDE DESIGN DRAWINGS OF THESE STRUCTURES AND THE STRUCTURES ARE TO BE REVIEWED AND APPROVED THROUGH A SEPARATE SET OF PLANS. THE LICENSE AGREEMENT IS TO SET FORTH DESIGN PARAMETERS AND CONDITIONS FOR THE ALLOWABLE PERMANENT STRUCTURES. THESE CONSTRUCTION DRAWINGS ONLY PERMIT THE EVENTUAL SITING OF THESE STRUCTURES, NOT THE ACTUAL DESIGN.

GEOHAZARD SYMBOLS:

Qaf - Artificial Fill of Holocene Age. Man-place fill deposits associated.

Qal - Alluvium of Holocene Age. Recent water deposited sediments along drainages.

QcTkd - Colluvium of Quaternary Age overlying the Dawson Formation of Tertiary to Cretaceous Age. Sheetwash and residual soil deposits overlying arkosic sandstone with interbedded claystone and siltstone.

er - recognizable surface erosion

psw - potential seasonally shallow groundwater area (to be monitored)

sp - seasonally areas of ponded water (to be monitored)

NOTE: ALL GEOHAZARDS IDENTIFIED WITHIN THIS FILING ARE NOT RESTRICTIVE TO DEVELOPMENT AND ARE TO BE MITIGATED WITH EARTHWORK AND GRADING EFFORTS AND MAY BE FURTHER MITIGATED ON A LOT BY LOT BASIS WITH INDIVIDUAL LOT BUILD EFFORTS SUCH IMPLEMENTATION OF FOUNDATION DRAINS. SEE THE FLYING HORSE NORTH FILING NO. 5 SOILS & GEOLOGY STUDY PREPARED BY ENTECH ENGINEERING, INC. FOR RECOMMENDATIONS.

FUTURE FILING

**14820 BLACK FOREST ROAD
SCH. NO. 510000291
UNPLATTED
ZONING: RR-5
~60 AC.**

DRAWN BY: AXB
JOB DATE: 10/11/2024
APPROVED: KMH
JOB NUMBER: 211030.150
CAD DATE: 10/11/2024
CAD FILE: J:\2021\211030\CAD\DWG\CIPUD-Amendment-F5\Overall_Site_Plan

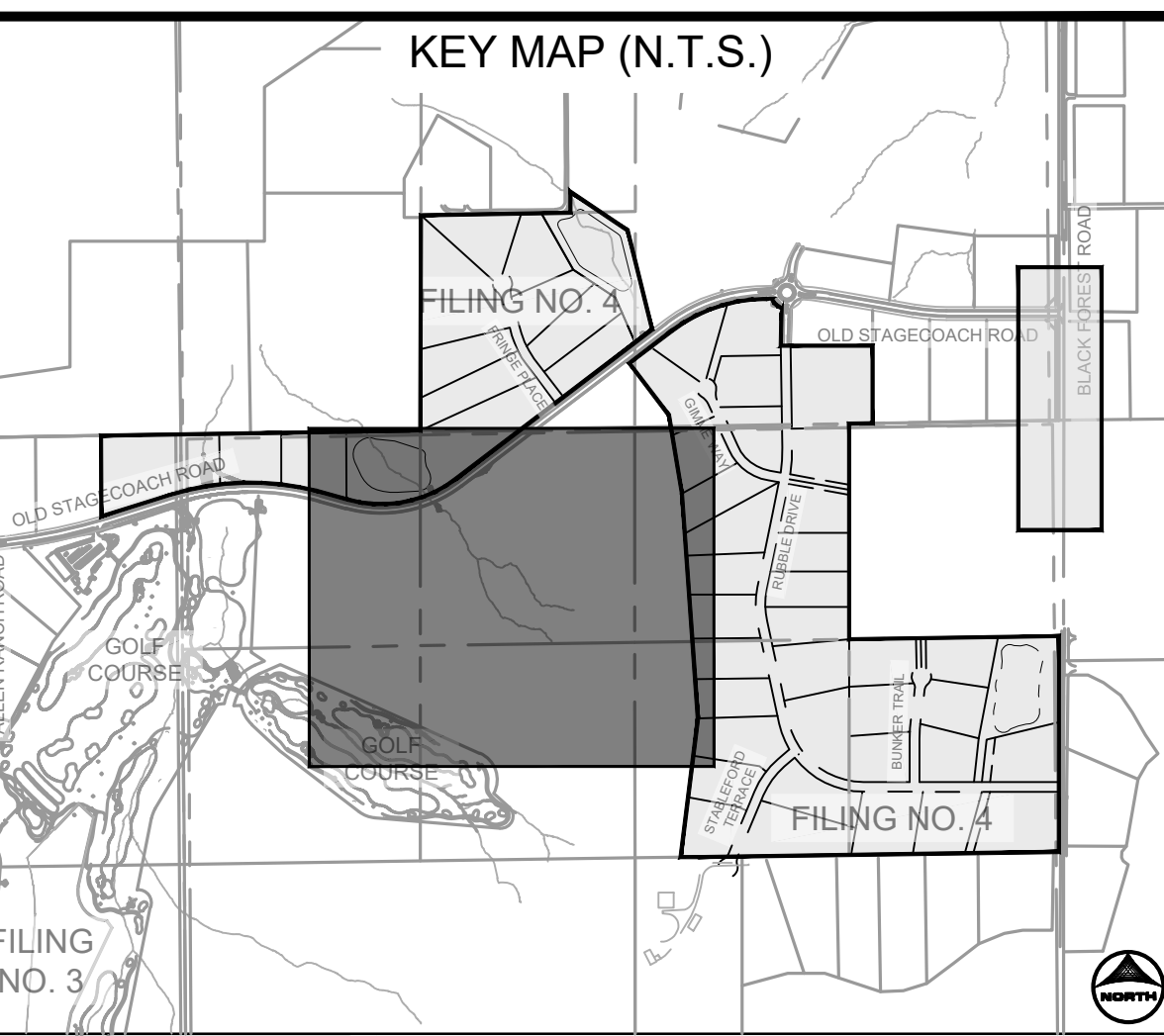
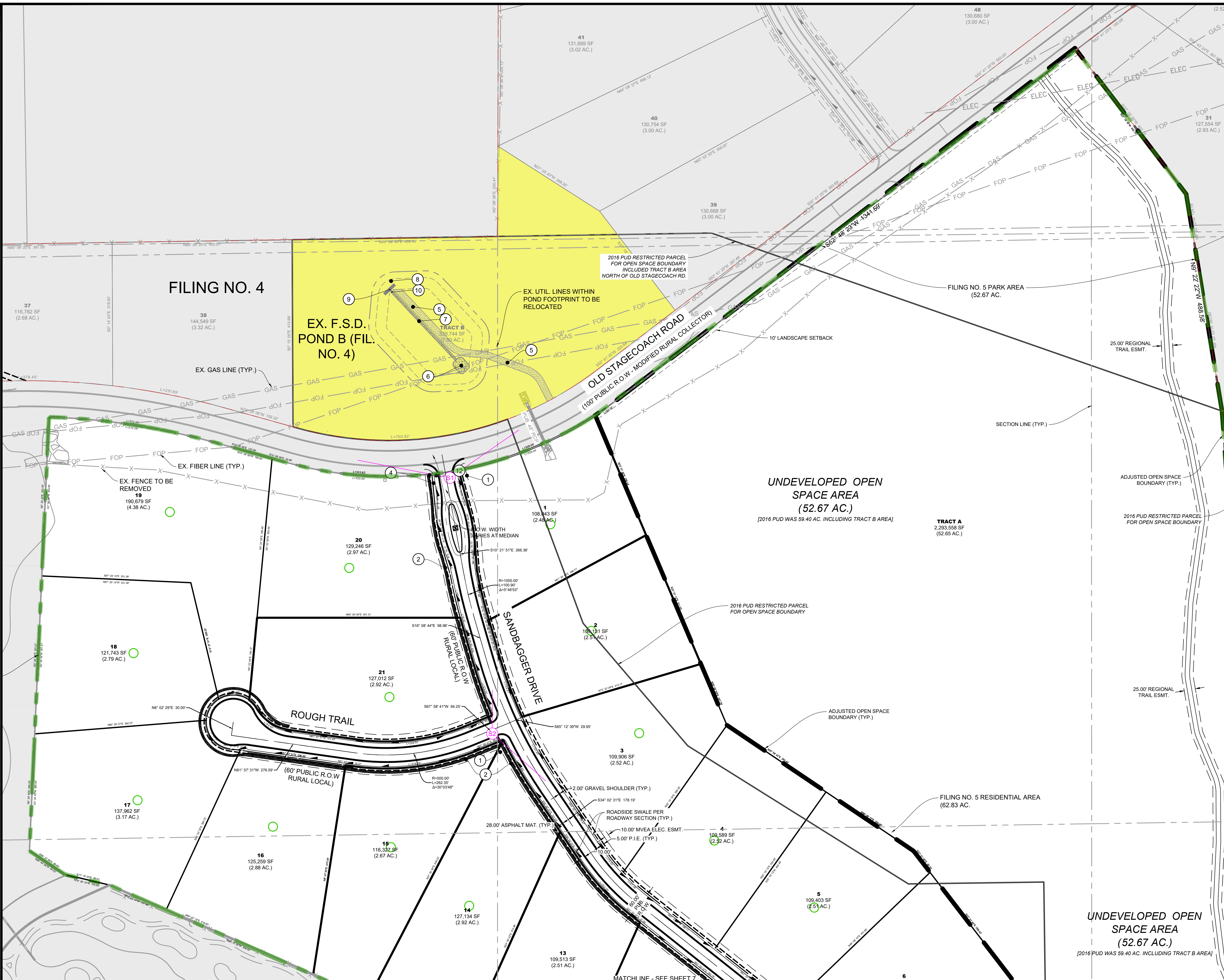
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HRGreen
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1975 RESEARCH PARKWAY SUITE 160
COLORADO SPRINGS, CO 80920
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FLYING HORSE NORTH FILING NO. 5
PUD PRELIMINARY PLAN MINOR AMENDMENT
PRI #2, LLC.
EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT
OVERALL SITE PLAN

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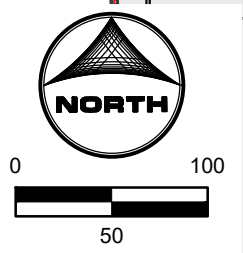


LINWORK LEGEND

- MATCH LINE
- PR FILING LINE
- EX PROPERTY LINE
- PR EASEMENT LINE
- EX EASEMENT LINE
- PR RIGHT OF WAY
- EX RIGHT OF WAY
- PR LOT LINE
- EX LOT LINE
- PR SWALE
- EX SWALE
- PR ACCESS TRAIL
- PR REGIONAL TRAIL
- PR CURB & GUTTER
- EX CURB & GUTTER
- PR SIDEWALK
- PR CONCRETE
- PR RIP-RAP
- PR POND RIM
- PR INDEX CONTOUR
- EX INDEX CONTOUR
- PR INTER. CONTOUR
- EX INTER. CONTOUR
- PR OVERFLOW PATH
- POTENTIAL SIGHT DISTANCE
- GEOLOGICAL HAZARD
- PR TRACTS
- NOT WITHIN SCOPE OF PUD

- NOTES:**
- SEE SHEET 3 FOR TYPICAL STREET SECTIONS AND TYPICAL LOT LAYOUTS.
 - SIGHT DISTANCE TRIANGLES THAT ENCROACH PRIVATE PROPERTY WILL REQUIRE AN EASEMENT TO BE PLATTED DURING THE FINAL PLAT AND CONSTRUCTION DRAWINGS PROCESS.

- SITE SCHEDULE**
- PR 30" R1-1 STOP SIGN W. STREET NAME SIGNS
 - PR 5" DIRT TRAIL
 - PR 10' REGIONAL TRAIL
 - PR EPC TYPE B VERTICAL CURB & GUTTER
 - PR 15' MAINTENANCE ACCESS ROAD 6" MIN. OF GRAVEL SHALL MEET MATERIAL SPECIFICATIONS PRESENTED ON TABLE D-7 IN THE EPC ECM.
 - PR CONCRETE FOREBAY (PRIVATE)
 - PR CONCRETE TRICKLE CHANNEL (PRIVATE)
 - PR EMERGENCY SPILLWAY WITH EMBANKMENT PROTECTION (RIP-RAP)
 - PR CONCRETE OUTLET STRUCTURE (PRIVATE)
 - PR CONCRETE MICRO-POOL (PRIVATE)
 - PR MONUMENT SIGN
 - PR STATUE / SCULPTURE



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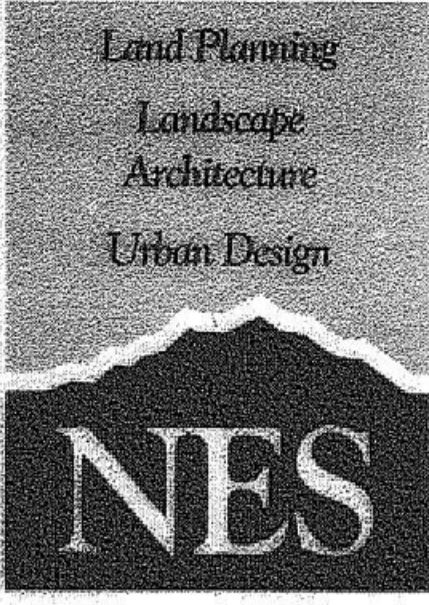
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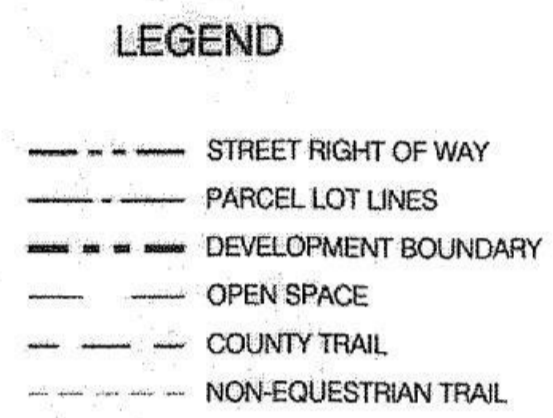
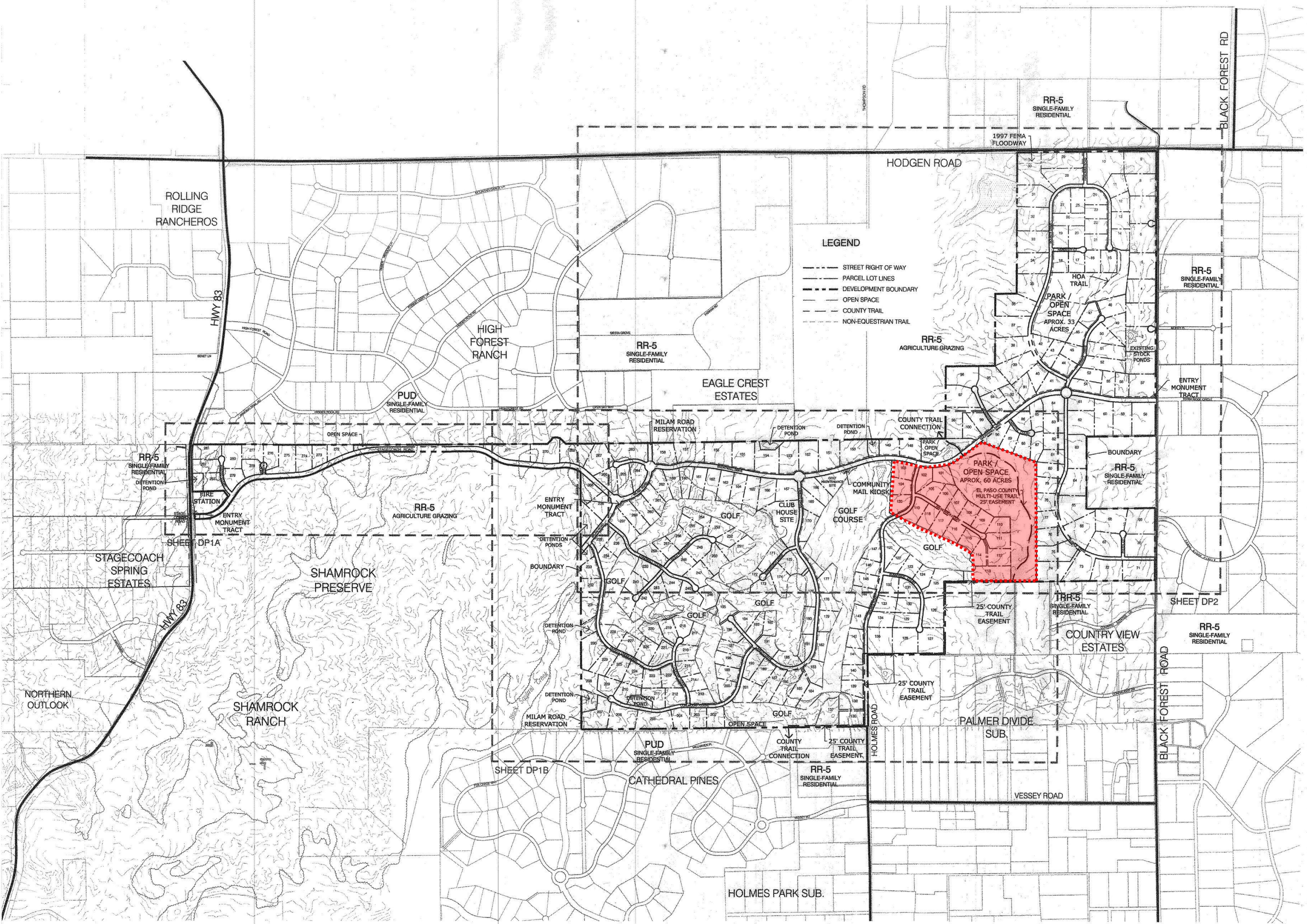
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 PUD PRELIMINARY PLAN MINOR AMENDMENT
 PRI #2, LLC.
 EL PASO COUNTY, CO

PUD PRELIMINARY PLAN MINOR AMENDMENT
 SITE PLAN 1

PCD FILE NO.: PUDSP###
 SHEET SP1 6



N.E.S. Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903
 Tel. 719.471.0073
 Fax 719.471.0267
 www.nescolorado.com
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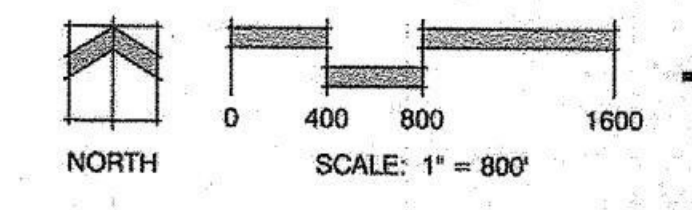
FLYING HORSE NORTH
 PLANNED UNIT DEVELOPMENT

DATE: 04-18-2016
 PROJECT MGR: J. MAYNARD
 PREPARED BY: K. MARSHALL

DATE:	BY:	DESCRIPTION:
07-25-16	KMM	Per review comments
09-07-16	KMM	Per 2nd review comments
11-28-16	KMM	Milam Revisions

DEVELOPMENT PLAN OVERALL SITE

8



3/22/2017 217032585

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