

FLYING HORSE NORTH SKETCH PLAN

A PORTION OF SECTIONS 34, 35 AND 36 TOWNSHIP 11 SOUTH, RANGE 66 WEST, AND A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 11 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

NOTES

GENERAL NOTES

- A TOTAL OF 846 DWELLING UNITS ARE PROPOSED WITHIN THE FLYING HORSE NORTH SKETCH PLAN ON APPROXIMATELY 912.6 ACRES. THE SUBMITTAL ALSO, INCLUDES A LUXURY RESORT HOTEL, CASITAS AND FLATS THAT TOTAL 275 KEYS (ROOMS)/UNITS.
- CLUSTERING OF UNITS WITHIN RESIDENTIAL DISTRICTS IS PERMITTED, BUT NOT REQUIRED, SO LONG AS THE OVERALL DENSITY LIMIT IS NOT EXCEEDED. THE USE OF CLUSTERING IS ENCOURAGED TO PROMOTE COMMON OPEN SPACE, PROTECT NATURAL FEATURES, AND PROVIDE CREATIVE AND FLEXIBLE DESIGN ALTERNATIVES.
- A DENSITY TRANSFER MAY BE PERMITTED ON FLYING HORSE NORTH FOR ALL RESIDENTIAL DISTRICTS. THIS TRANSFER WOULD BE PROPOSED AT THE TIME OF REZONING AND/OR PRELIMINARY PLAN (WHERE APPROPRIATE) AND WOULD NEED TO BE REVIEWED BY STAFF TO ENSURE THAT THE OVERALL DEVELOPMENT CONCEPT IS ADHERED TO. A DENSITY TRANSFER NOT TO EXCEED TWENTY PERCENT (20%) OF THE MAXIMUM UNITS FOR EACH PARCEL IS PERMITTED. THE TRANSFERRED DENSITY SHALL MEET ALL MINIMUM REQUIREMENTS OF THE RECEIVING AREA SUCH AS LOT SIZE, SETBACKS, ETC. IN NO CASE SHALL THE OVERALL DENSITY CAP EXCEED THE TOTAL UNITS APPROVED FOR THE PROJECT.
- SPECIFIC DEVELOPMENT STANDARDS SUCH AS SETBACKS, LOT COVERAGE, BUILDING HEIGHTS AND LAND USES SHALL BE ADDRESSED WITH A SUBSEQUENT ZONING OF THE PROPERTY AT A LATER DATE. THESE STANDARDS WILL EITHER FOLLOW SPECIFIC PROPOSED PUD DEVELOPMENT PLANS OR PER COUNTY ZONING STANDARDS IF FOLLOWING "CONVENTIONAL ZONING" OF THE COUNTY.
- ALL COMMON LANDSCAPE, OPEN SPACE, PARKS, TRACTS AND DRAINAGE FACILITIES WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE HOA (TO BE NAMED) OR FLYING HORSE NORTH METROPOLITAN DISTRICT WITH THE EXCEPTION OF THE COUNTY TRAIL AS DEPICTED ON THE SKETCH PLAN.
- ALL DETENTION PONDS AND CROSS LOT DRAINAGE DITCHES WILL BE LOCATED WITHIN DRAINAGE EASEMENTS PROVIDING ACCESS FOR MAINTENANCE TO THE FLYING HORSE NORTH METROPOLITAN DISTRICT OR HOA (TO BE NAMED).
- THERE SHALL BE NO DIRECT RESIDENTIAL LOT ACCESS TO BLACK FOREST ROAD EXCEPT FOR THE EXISTING STAGECOACH ROAD ACCESS AND POTENTIAL COMMERCIAL ACCESS.
- PARK IMPROVEMENTS PROVIDED BY THE DEVELOPER MAY BE APPLIED TO PARK LAND DEDICATION AND/OR FEES WITH REVIEW AND APPROVAL BY EL PASO COUNTY PARKS. ANY PARK IMPROVEMENTS WILL BE COORDINATED AT A LATER DATE WITH EL PASO COUNTY PARKS VIA PARK LAND AGREEMENTS.
- ALL ELECTRIC SERVICE SHALL BE PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION AND GAS TO BE PROVIDED BY BLACK HILLS ENERGY. NATURAL GAS EASEMENTS WILL BE PROVIDED AS REQUIRED.
- SITE LIGHTING, IF REQUIRED, WILL MEET THE REQUIREMENTS SET FORTH IN SECTION 6.2.3 OF EL PASO COUNTY LAND DEVELOPMENT CODE.
- THE DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AN OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO PARKS AND WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS IT RELATES TO ANY LISTED SPECIES.
- THE FOLLOWING DISTRICTS WILL SERVE THE PROPERTY
LEWIS-PALMER DISTRICT 38 AND ACADEMY DISTRICT 20
FIRE EMERGENCY - BLACK FOREST FIRE PROTECTION DISTRICT
EMERGENCY SERVICES - BLACK FOREST FIRE PROTECTION DISTRICT
TELECOM/FIBER - FORCE BROADBAND & COMCAST
PIKES PEAK LIBRARY DISTRICT
ELECTRICAL SERVICES - MVEA
- THE MAILBOX KIOSK WILL BE DETERMINED WITH EACH FINAL PLAT AND IN COORDINATION WITH THE U.S. POSTAL SERVICE.
- THE FIRE STATION LOCATED IN FILING 1 CAN BE RELOCATED ANYWHERE IN THE SKETCH PLAN AREA IF NEEDED. IF FIRE DEPARTMENT DETERMINES RELOCATION IS NOT NEEDED, THE LAND NEED NOT BE DEDICATED TO THEM.
- APPLICABLE PARK, SCHOOL, TRANSPORTATION, DRAINAGE, BRIDGE, AND TRAFFIC FEES SHALL BE PAID TO THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT THE TIME OF RECORDING ANY FINAL PLAT.
- ACCESS LOCATIONS AND ROADWAY CLASSIFICATIONS ARE CONCEPTUAL ONLY AND WILL BE DETERMINED AT THE TIME PRELIMINARY PLAN REVIEW. FINAL LOCATIONS AND CLASSIFICATIONS OF ROADWAYS WILL BE SUBJECT MORE DETAILED LAND DESIGN AND SUBDIVISION REVIEW.

FLOODPLAIN NOTES:

- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FEMA NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE MAP NUMBERS '08041C0305G' AND '08041C0315G' WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018.
- THE EXISTING FLOODPLAIN BOUNDARIES ARE INTENDED TO REMAIN AND DEVELOPMENT WILL OCCUR OUTSIDE THE FLOODPLAIN LIMITS.
- NO STRUCTURES OR SOLID FENCES ARE PERMITTED WITHIN THE DESIGNATED FLOODPLAIN AREA.

PUBLIC STREETS

- PER THE INTERGOVERNMENTAL AGREEMENT, THE CITY OF COLORADO SPRINGS WILL REQUIRE THE STREETS TO BE DESIGNED AND CONSTRUCTED TO THE CITY STANDARDS.
- SIDEWALKS OR WALKWAYS WILL BE PROVIDED ALONG ALL STREETS AND INTERIOR TO DEVELOPMENT PARCELS, PARKS AND TRAIL SYSTEMS.
- PUBLIC STREETS WITHIN THIS DEVELOPMENT SHALL PROVIDE FOR LEVELS OF VEHICULAR CIRCULATION REQUIRED BY THE TRAFFIC STUDY AND SHALL BE PAVED.
- UNTIL APPROVED BY THE COUNTY ENGINEER ALL ACCESS POINTS SHOWN ON THIS PLAN ARE CONCEPTUAL AND NON-BINDING UPON THE COUNTY APPROVAL OF THIS SKETCH PLAN AMENDMENT SHALL NOT BE INTERPRETED TO INCLUDE APPROVAL OF ANY ACCESS TO ANY PUBLIC ROADS. THE COUNTY ENGINEER SHALL APPROVE ALL ACCESSES IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OF THE ENGINEERING CRITERIA MANUAL AT THE TIME OF PUD DEVELOPMENT PLAN AND/OR SUBDIVISION SUBMITTAL AND REVIEW.

PRIVATE STREETS

- ANY FUTURE PRIVATE STREETS, IF PROPOSED, WILL BE PRIVATELY OWNED AND MAINTAINED BY THE FLYING HORSE NORTH METROPOLITAN DISTRICT NO. 1 OR HOA (HOMEOWNERS ASSOCIATION-TO BE NAMED).

PHASING PLAN:

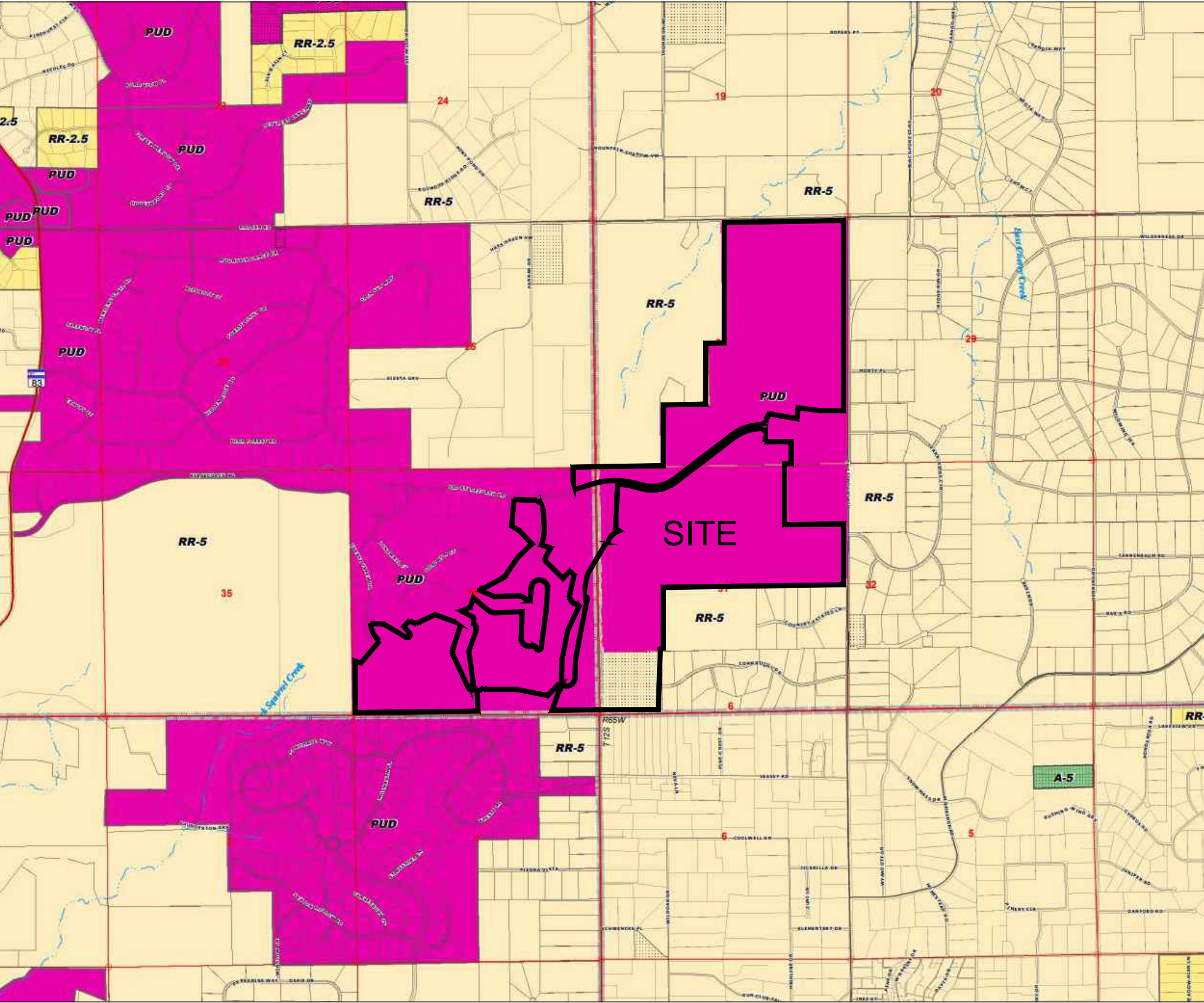
- THE FLYING HORSE NORTH PROJECT WILL BE DEVELOPED IN MULTIPLE PHASES AND PLATTED IN MULTIPLE FILINGS, WHICH HAVE YET TO BE DETERMINED. THE SEQUENCE OF CONSTRUCTION AND DEVELOPMENT IS NOT DEPENDENT UPON UTILITIES OR INFRASTRUCTURE.

GEOLOGIC HAZARDS DISCLOSURE STATEMENT:

- AREAS OF PROPOSED SUBDIVISION HAVE BEEN FOUND TO BE IMPACTED BY GEOLOGICAL CONDITIONS, INCLUDING SEASONAL AND POTENTIALLY SEASONAL SHALLOW GROUND WATER, ARTIFICIAL FILL, LOOSE AND EXPANSIVE SOILS AND SLOPE STABILITY. THESE CONDITIONS CAN BE MITIGATED BY AVOIDANCE, RE-GRADING, PROPER ENGINEERING DESIGN, AND CONSTRUCTION TECHNIQUES. A MAP OF THE HAZARD AREAS AND PROPOSED MITIGATION MEASURES CAN BE FOUND IN THE GEOLOGICAL HAZARD STUDY AND WASTEWATER STUDY PREPARED BY ENTECH ENGINEERING INC., DATED JANUARY 15, 2019. FURTHER STUDIES OF THESE CONDITIONS SHALL BE PROVIDED WITH EITHER PRELIMINARY OR FINAL PLANS.

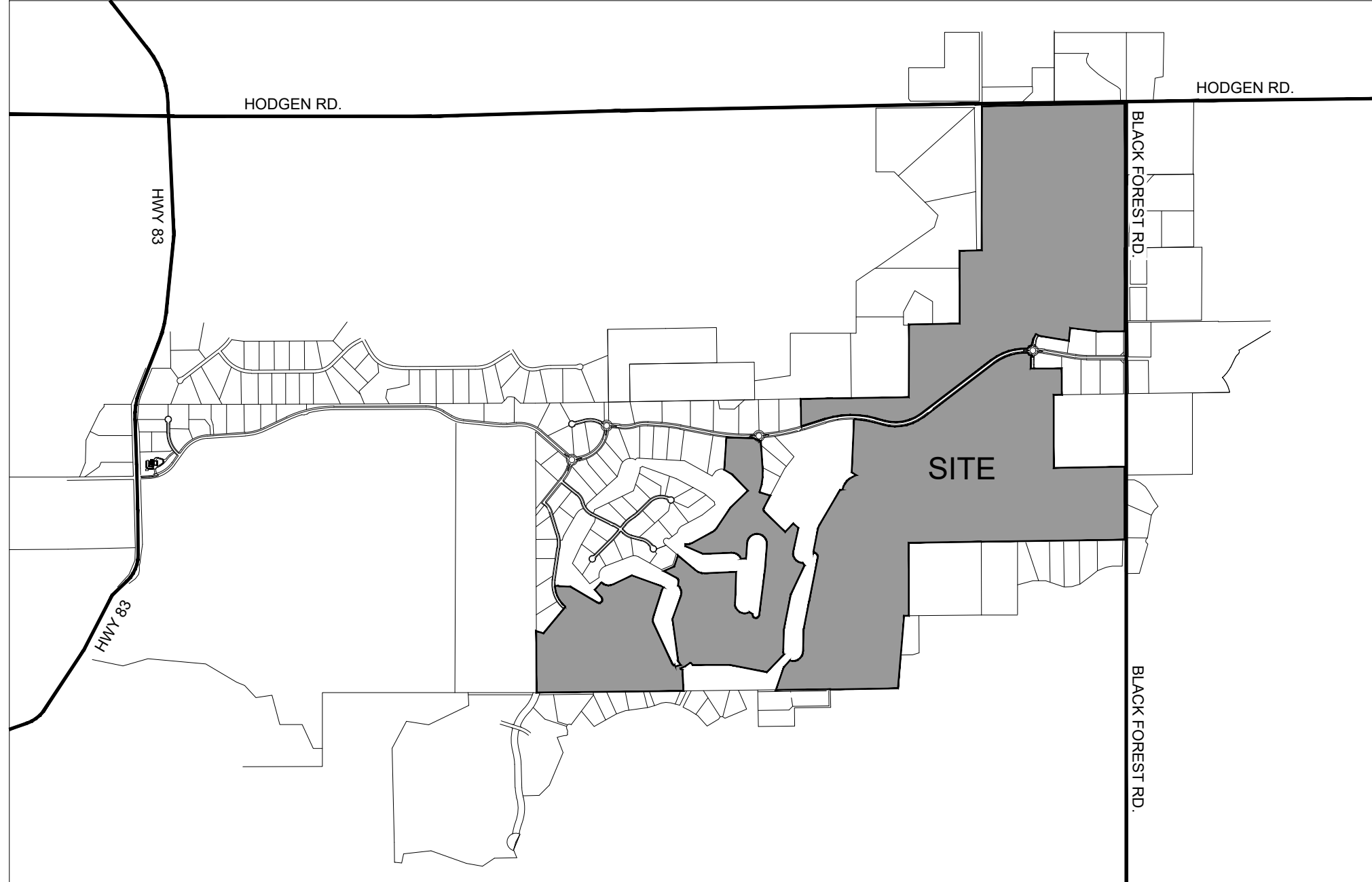
ZONING MAP

SCALE = N.T.S



VICINITY MAP

SCALE = N.T.S



SHEET INDEX

SHEET 1 OF 5: COVER SHEET
SHEET 2 OF 5: SKETCH PLAN
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SHEET 5 OF 5: ADJACENT PROPERTY OWNERS

OWNER/DEVELOPER:
FLYING HORSE DEVELOPMENT LLC
2138 FLYING HORSE CLUB DRIVE
COLORADO SPRINGS, CO 80921

PLANNER/LANDSCAPE ARCHITECT:
HRGREEN DEVELOPMENT, LLC
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
720.602.4941

CIVIL ENGINEER:
HRGREEN DEVELOPMENT, LLC
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80920
720.602.4965

ECOLOGIST:
BRISTLECONE ECOLOGY
2023 W. SCOTT PLACE
DENVER, CO 80211
971.237.3906

TRANSPORTATION CONSULTANTS:
SM ROCHA, LLC
DENVER, CO 80211
303.458.9798

SITE DATA

EXISTING LAND USE: VACANT
EXISTING ZONING: PUD & RR-5

SITE ACREAGE: 912.6 AC
MAXIMUM NUMBER OF RESIDENTIAL UNITS: 846
MAXIMUM GROSS DENSITY FOR RESIDENTIAL UNITS: 0.93 DU/AC

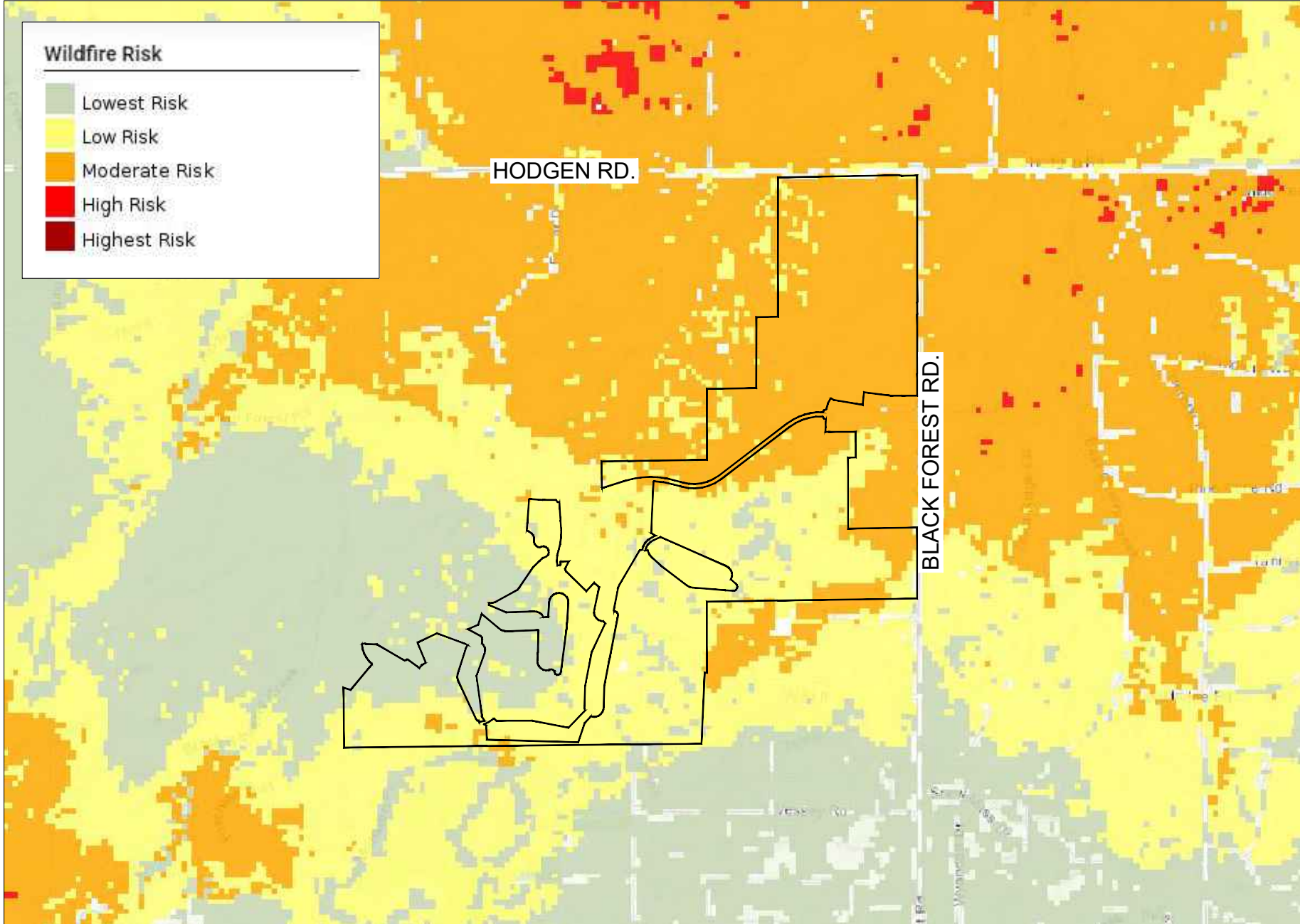
TOTAL AREAS (SEE LAND USE CHART ON SHEET 2)

RESIDENTIAL: 853.8 AC
ESTATE LOTS (5 ACRES) 118.3 AC
ESTATE LOTS (2.5 ACRES) 152.7 AC
LOW DENSITY 332.9 AC
MEDIUM DENSITY 46.0 AC
ESTIMATED OPEN SPACE 203.9 AC

HOTEL/CASITAS/FLATS 32.2 AC
GOLF CLUB, RESTAURANT/BAR, GOLF AMENITIES (HOTEL) 11.0 AC
ESTATE CLUBHOUSE (HOTEL) 2.4 AC
COMMERCIAL 9.1 AC
FITNESS CENTER 4.1 AC

WILDFIRE RISK MAP

SCALE = N.T.S



COUNTY FILE NUMBER: SKP223

DRAWN BY: JAG
APPROVED: PLS
CAD DATE: 9/15/2022
CAD FILE: J:\2021\211030\CAD\Drawings\Sketch-Plan\COVER-SHEET

JOB DATE: 3/1/2022
JOB NUMBER: 211030

BAR IS ONE INCH ON OFFICIAL DRAWINGS.
0" 1"
IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY.

NO.	DATE	BY	REVISION DESCRIPTION

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FLYING HORSE NORTH
DEVELOPMENT, LLC.
EL PASO COUNTY, COLORADO

FLYING HORSE NORTH SKETCH PLAN
COVER SHEET

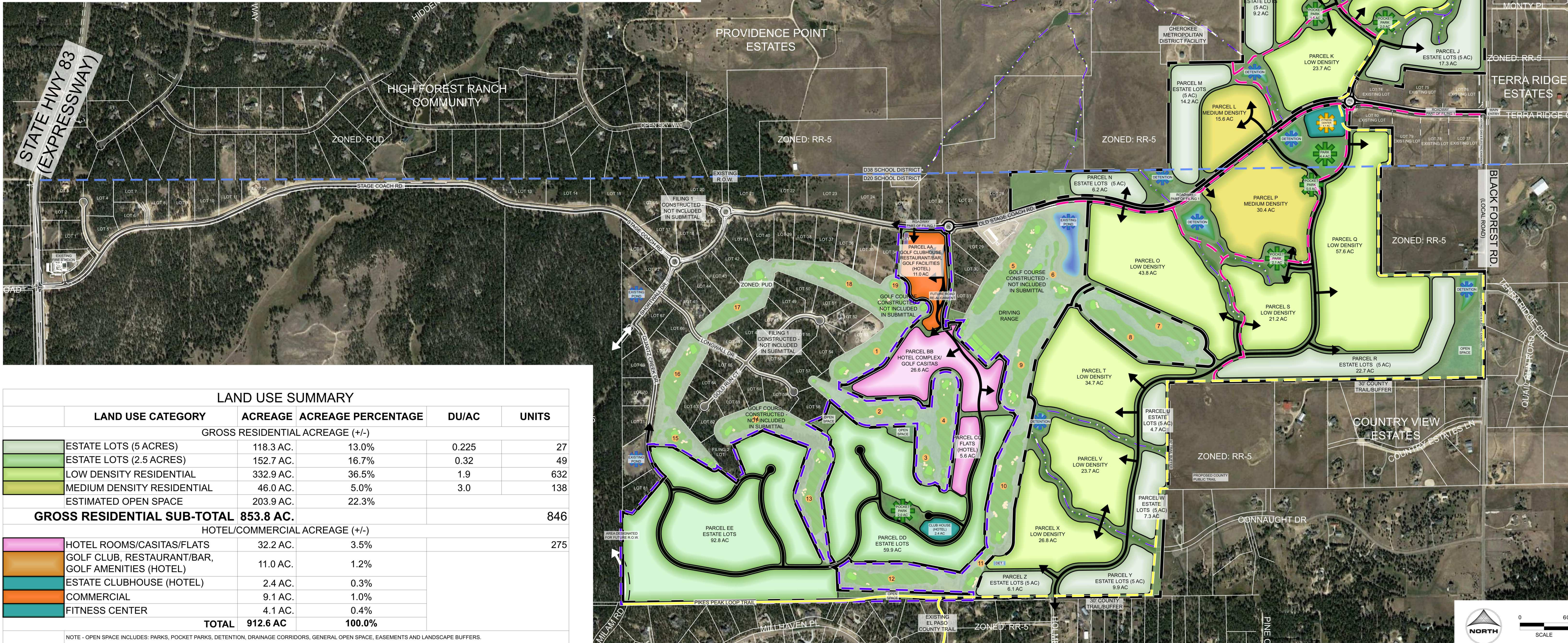
SHEET
SP.1

1

FLYING HORSE NORTH SKETCH PLAN

LEGEND

	ESTATE LOTS (5 AC)		HOTEL PARCELS
	ESTATE LOTS (2.5 AC)		SCHOOL DISTRICT LINE
	LOW DENSITY		FHN TRAIL
	MEDIUM DENSITY		PUBLIC COUNTY TRAIL
	COMMERCIAL		EXISTING DRAINAGE WAY
	GOLF CLUB, FITNESS CENTER, RESTAURANT/BAR (HOTEL)		PARK/POCKET PARK
	HOTEL COMPLEX		FITNESS CENTER
	CLUBHOUSE		POTENTIAL FIRE STATION
	ROADWAY		DETENTION
	DETENTION		
	SITE BOUNDARY		



LAND USE SUMMARY

LAND USE CATEGORY	ACREAGE	ACREAGE PERCENTAGE	DU/AC	UNITS
GROSS RESIDENTIAL ACREAGE (+/-)				
ESTATE LOTS (5 ACRES)	118.3 AC.	13.0%	0.225	27
ESTATE LOTS (2.5 ACRES)	152.7 AC.	16.7%	0.32	49
LOW DENSITY RESIDENTIAL	332.9 AC.	36.5%	1.9	632
MEDIUM DENSITY RESIDENTIAL	46.0 AC.	5.0%	3.0	138
ESTIMATED OPEN SPACE	203.9 AC.	22.3%		
GROSS RESIDENTIAL SUB-TOTAL				846
HOTEL/COMMERCIAL ACREAGE (+/-)				
HOTEL ROOMS/CASITAS/FLATS	32.2 AC.	3.5%		275
GOLF CLUB, RESTAURANT/BAR, GOLF AMENITIES (HOTEL)	11.0 AC.	1.2%		
ESTATE CLUBHOUSE (HOTEL)	2.4 AC.	0.3%		
COMMERCIAL	9.1 AC.	1.0%		
FITNESS CENTER	4.1 AC.	0.4%		
TOTAL	912.6 AC	100.0%		

NOTE - OPEN SPACE INCLUDES: PARKS, POCKET PARKS, DETENTION, DRAINAGE CORRIDORS, GENERAL OPEN SPACE, EASEMENTS AND LANDSCAPE BUFFERS.

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NO.	DATE	BY	REVISION DESCRIPTION

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EL PASO COUNTY, COLORADO

FLYING HORSE NORTH SKETCH PLAN
SKETCH PLAN DRAWING

SHEET
SP.2

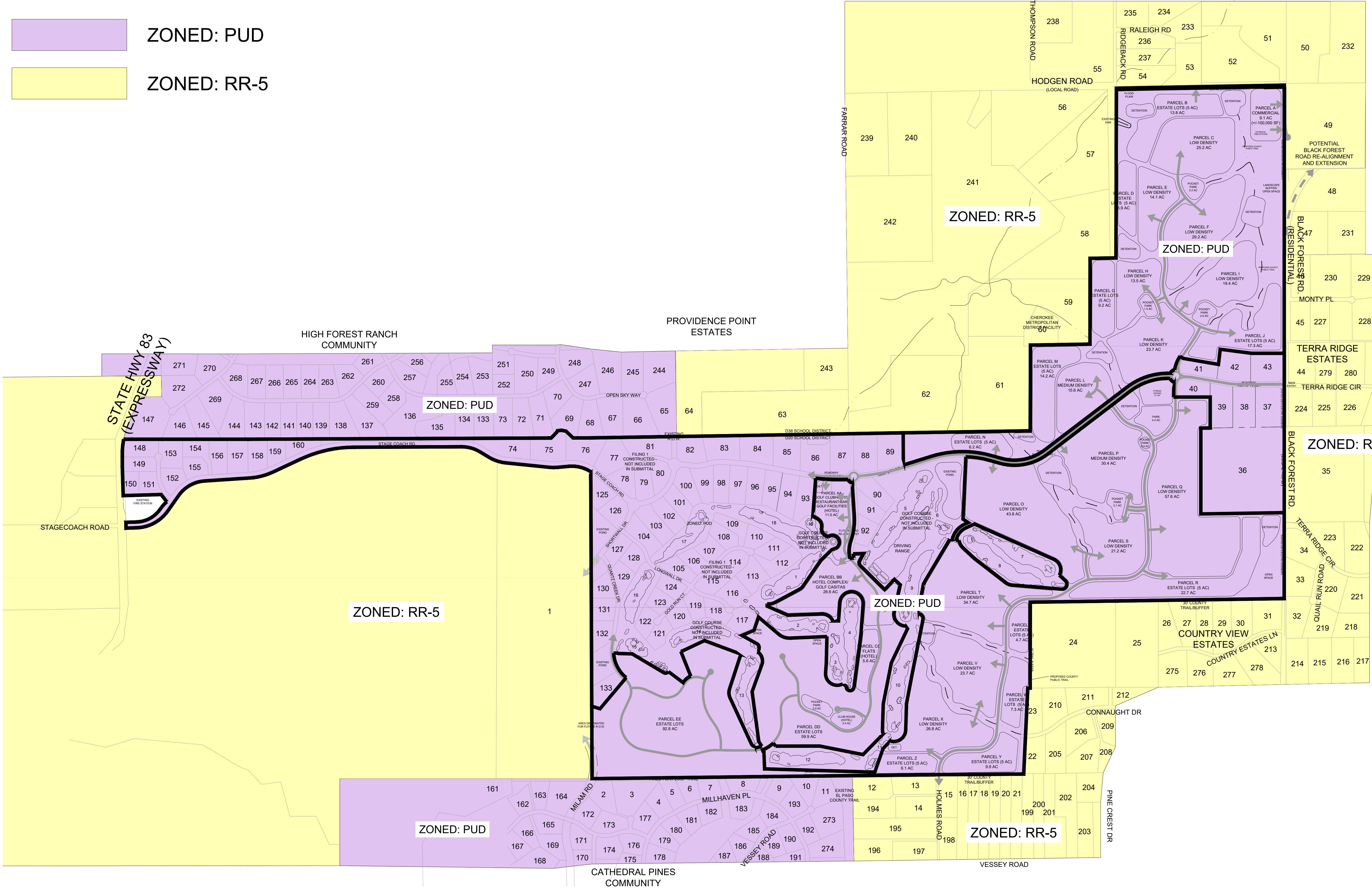
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COUNTY FILE NUMBER: SKP223

FLYING HORSE NORTH SKETCH PLAN

LEGEND

- ZONED: PUD
- ZONED: RR-5



COUNTY FILE NUMBER: SKP223

DRAWN BY: JAG JOB DATE: 3/1/2022
APPROVED: PLS JOB NUMBER: 211030
CAD DATE: 2/21/2022
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NO.	DATE	BY	REVISION DESCRIPTION



FLYING HORSE NORTH
DEVELOPMENT, LLC.
EL PASO COUNTY, COLORADO

FLYING HORSE NORTH SKETCH PLAN
ADJACENT PROPERTY DATA MAP

SHEET
SP.3
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