

CREEKRIDGE AT FLYING HORSE

COLORADO SPRINGS, CO

LAND USE PLAN

GENERAL NOTES

1. PRIOR TO ANY DEVELOPMENT ON THE PROPERTY, A DEVELOPMENT PLAN MUST BE SUBMITTED AND APPROVED.
2. SCHOOL FEES WILL BE PAID IN LIEU OF LAND DEDICATION.
3. UNTIL APPROVED BY THE CITY OF COLORADO SPRINGS, ALL PROPOSED ACCESS LOCATIONS, ROAD LOCATIONS, WIDTHS AND AND ALIGNMENTS, INTERSECTION LOCATIONS AND DESIGN SHOWN ON THIS LAND USE PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATION AND DESIGN WILL BE DETERMINED THROUGH THE SUBSEQUENT DEVELOPMENT PLANS.
4. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS, AND COVENANTS OF THE FLYING HORSE METROPOLITAN DISTRICT NO.1 RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 204189317.
5. ALL STREETS WILL BE DESIGNED PER CITY OF COLORADO SPRINGS STANDARDS UNLESS OTHERWISE NOTED AND APPROVED.
6. SIGNAGE IS NOT APPROVED PER PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982, 2880 INTERNATIONAL CIRCLE FOR SIGN PERMIT APPLICATION.
7. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE LUPL-25-0023.
8. CITY WIDE DEVELOPMENT IMPACT FEES FOR POLICE AND FIRE APPLY TO ALL DEVELOPMENT, TO BE DUE AT TIME OF BUILDING PERMIT.
9. ALL LANDSCAPE TRACTS WITHIN THE DEVELOPMENT WILL BE OWNED AND MAINTAINED BY THE OWNER OR METROPOLITAN DISTRICT.
10. REFER TO THE TRAFFIC STUDY SUBMITTED WITH THIS LAND USE PLAN FOR MORE DETAIL REGARDING TRAFFIC VOLUMES, CIRCULATION, ETC. FUTURE DEVELOPMENT PLANS SHALL FOLLOW THE RECOMMENDATIONS OUTLINED IN THIS TRAFFIC STUDY. ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED WITH FUTURE SUBMITTALS UNLESS A CHANGE OF USE IS REQUESTED.
11. PHASING OF DEVELOPMENT SHALL BE DETERMINED AT TIME OF DEVELOPMENT PLAN.
12. THIS LAND USE PLAN REFLECTS THE PREBLES MEADOW JUMPING MOUSE HABITAT MITIGATION AS DETAILED IN THE CORE CONSULTANT'S BIOLOGICAL ASSESSMENTS AND THE BIOLOGICAL OPINION ISSUED BY THE U.S. FISH AND WILDLIFE IN CONSULTATION WITH THE U.S. CORPS OF ENGINEERS AS COMPLETED WITH PREVIOUS FILINGS.
13. BLACK SQUIRREL CREEK TRAIL AS SHOWN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE PENDING MORE DETAILED DESIGN. THE TRAIL IS TO BE BUILT BY THE DEVELOPER.
14. 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.

STORMWATER NOTES

1. THIS PROPERTY IS SUBJECT TO ALL STORMWATER CRITERIA INCLUDING BUT NOT LIMITED TO GRADING AND EROSION CONTROL, WATER QUALITY, AND CHANNEL STABILIZATION REQUIREMENTS.
2. PRIVATE FULL SPECTRUM DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY FLYING HORSE METROPOLITAN DISTRICT.
3. A MASTER DEVELOPMENT DRAINAGE PLAN (MDDP) WILL BE REQUIRED TO BE SUBMITTED WITH THE FIRST DEVELOPMENT PLAN. THE MDDP WILL ANALYZE THE AREA WITHIN THE DEVELOPMENT PLAN BOUNDARY ALONG WITH ALL AREA OUTSIDE THE BOUNDARY THAT IS TRIBUTARY TO THE SITE OR ANY PROPOSED PERMANENT WATER QUALITY/DETENTION FACILITY.
4. REQUIRED IMPROVEMENTS TO BLACK SQUIRREL CREEK HAVE BEEN INSTALLED DURING THE DEVELOPMENT OF FLYING HORSE NO. 4 PALERMO FILING NO. 5 3, 4, & 5 BLACK SQUIRREL CREEK CHANNEL IMPROVEMENTS. ASSURANCES HAVE BEEN POSTED AND ARE TIED TO THE FLYING HORSE PALERMO DEVELOPMENT. BLACK SQUIRREL CREEK IS TO BE DEDICATED TO THE CITY OF COLORADO SPRINGS PER THE APPROVED STORMWATER PLANS.
5. FULL SPECTRUM DETENTION WILL BE REQUIRED FOR THE ENTIRE AREA WITHIN THE LAND USE PLAN. ALL DRAINAGE DESIGN WILL BE REQUIRED TO MEET THE CURRENT STANDARDS AT THE TIME OF DEVELOPMENT.

FEMA NOTE

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0295G AND 08041C0506G, EFFECTIVE DATES, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN)

AVIGATION NOTES

1. A PRIVATE AVIGATION EASEMENT ACKNOWLEDGING THE USAFA AIRMANSHIP PROGRAM WILL BE ESTABLISHED PRIOR TO RECORDATION OF THE FINAL SUBDIVISION PLAT(S) FOR THIS DEVELOPMENT OR PRIOR TO THE ISSUANCE OF A CERTIFICATED OF OCCUPANCY FOR ANY UNIT WITHIN THE DEVELOPMENT.
2. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN BOTH THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTH HALF SECTION 21 AND THE SOUTH HALF 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, BEING A PORTION OF WARRANTY DEED RECORDED NOVEMBER 10, 1999 UNDER RECEPTION NUMBER 099173481 WITH ALL REFERENCED DOCUMENTS BEING RECORDS IN THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, COLORADO; 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 BEING MONUMENTED AT THE SOUTH END BY A NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 30118" FOUND 0.2 FEET BELOW GROUND AND MONUMENTED ON THE NORTH END BY A NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CCES LLC PLS 34977" FOUND 0.2 FEET ABOVE GROUND; DETERMINED FROM GPS OBSERVATIONS 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 ON THE WEST AND NORTHWESTERLY LINES OF SAID DOWNTOWN FLYING HORSE FILING NO. 1 THE FOLLOWING THREE COURSES:

1. THENCE NORTH 00°04'57" EAST A DISTANCE OF 725.95 FEET TO A TANGENT CURVE HAVING A RADIUS OF 225.00 FEET, WHOSE CENTER BEARS WESTERLY;
2. THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°47'04", AN ARC DISTANCE OF 93.40 FEET;
3. THENCE NORTH 43°43'45" EAST, ON THE NORTH LINE A DISTANCE OF 311.10 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 43°43'45" EAST A DISTANCE OF 100.77 FEET;

THENCE NORTH 34°57'46" EAST A DISTANCE OF 526.44 FEET;

THENCE SOUTH 67°38'36" EAST A DISTANCE OF 235.42 FEET;

THENCE NORTH 57°20'51" EAST A DISTANCE OF 264.76 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;

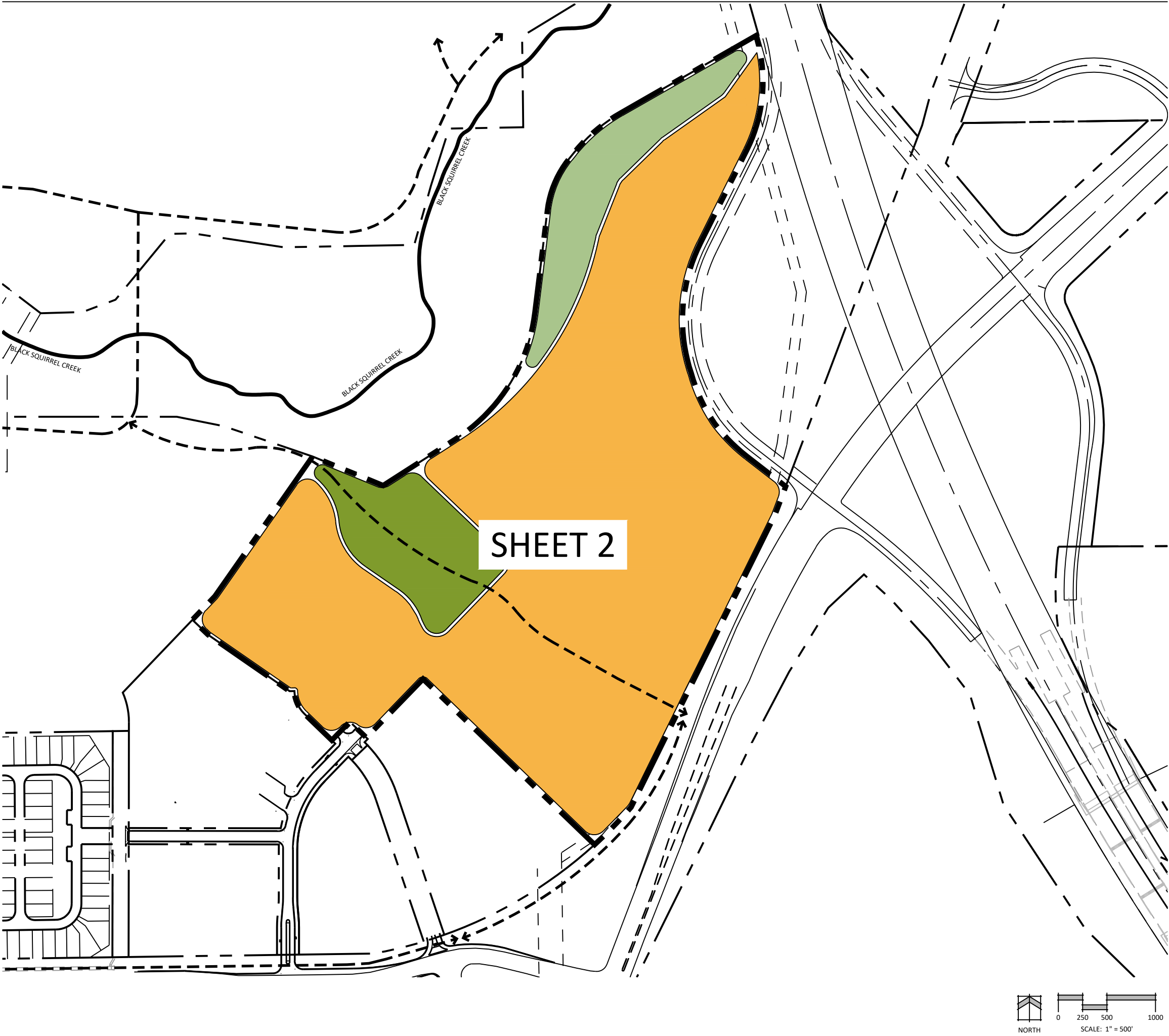
THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°08'38", AN ARC DISTANCE OF 189.42 FEET;

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 SOUTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°18'12", AN ARC DISTANCE OF 348.49 FEET;

KEY MAP



LEGAL DESCRIPTION CONT.

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 TO THE CUSP WITH 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 THE CUSP OF 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 WESTERLY RIGHT-OF-WAY LINE OF COLORADO STATE HIGHWAY 83;

THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES

1. THENCE SOUTH 20°43'11" WEST A DISTANCE OF 91.17 FEET;
2. THENCE SOUTH 26°11'32" WEST A DISTANCE OF 1,008.86 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 1,372.50 FEET, WHOSE CENTER BEARS NORTH 49°04'52" WEST;
3. THENCE SOUTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°44'59", AN ARC DISTANCE OF 161.68 FEET;

THENCE NORTH 46°00'00" WEST, A DISTANCE OF 736.62 FEET;

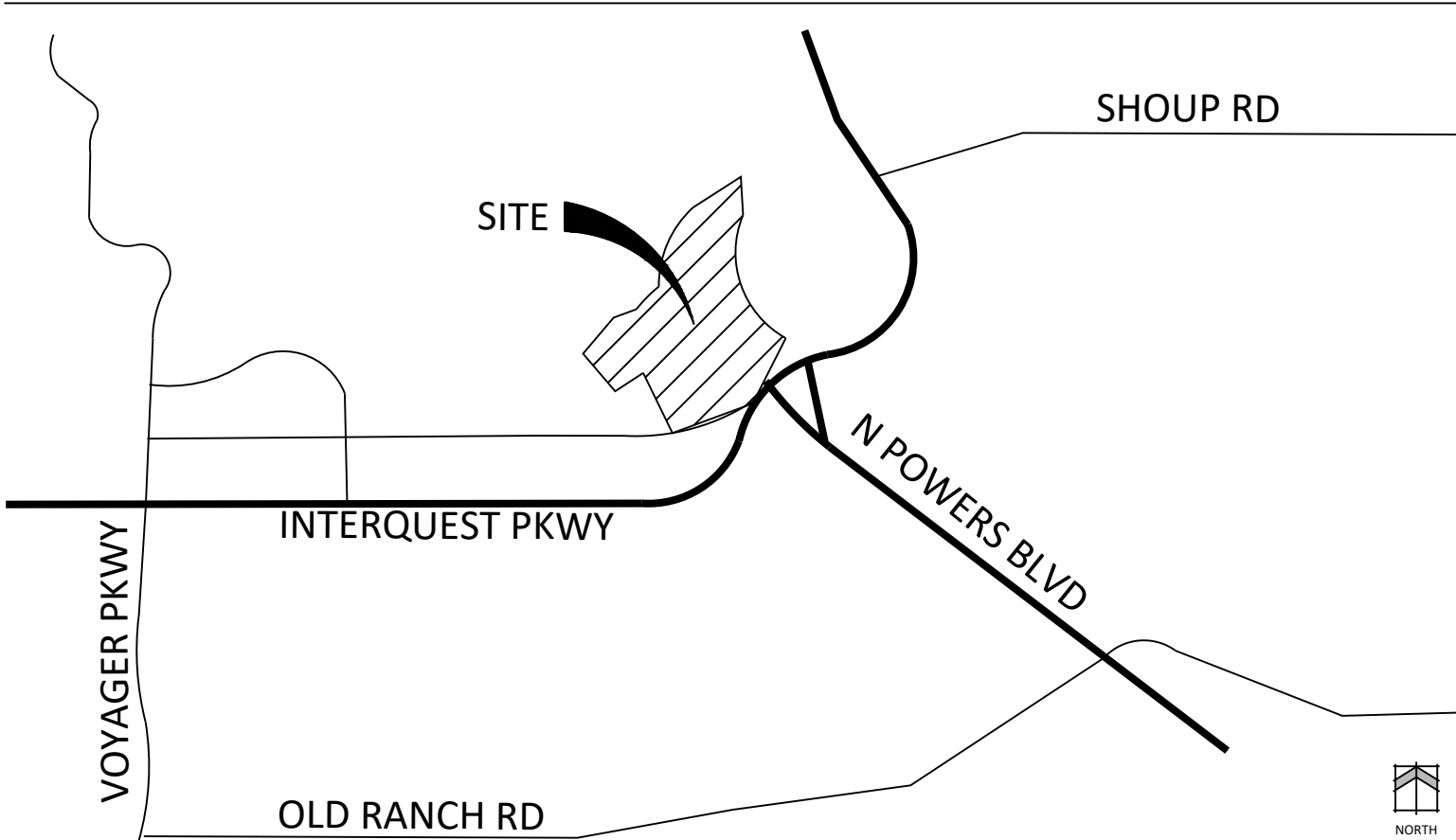
THENCE SOUTH 44°00'00" WEST A DISTANCE OF 251.88 FEET TO POINT ON THE EXTERIOR OF SAID DOWNTOWN FLYING HORSE FILING NO. 1;

THENCE ON SAID EXTERIOR THE FOLLOWING NINE COURSES.

1. THENCE NORTH 46°00'00" WEST A DISTANCE OF 61.00 FEET;
2. THENCE SOUTH 44°00'00" WEST A DISTANCE OF 15.00 FEET;
3. THENCE NORTH 46°00'00" WEST A DISTANCE OF 10.00 FEET;
4. THENCE SOUTH 44°00'00" WEST A DISTANCE OF 65.00 FEET;
5. THENCE NORTH 46°00'00" WEST A DISTANCE OF 118.17 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 100.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;
6. THENCE NORTHWESTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 44°51'32", AN ARC DISTANCE OF 78.29 FEET;
7. THENCE SOUTH 88°51'32" WEST A DISTANCE OF 15.00 FEET;
8. THENCE NORTH 55°19'51" WEST A DISTANCE OF 305.93 FEET;
9. THENCE NORTH 46°16'15" WEST A DISTANCE OF 67.16 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 1,947,839 SQUARE FEET (44.71622 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

VICINITY MAP



PROJECT TEAM

OWNER:	PULPIT ROCK INVESTMENTS, LLC. 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921	APPLICANT:	N.E.S. INC. 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903
DEVELOPER:	CLASSIC DEVELOPMENT FLYING HORSE, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921	CIVIL:	CLASSIC CONSULTING 619 N. CASCADE AVE., SUITE 200 COLORADO SPRINGS, CO 80903

SITE DATA

LANDSCAPE SETBACK	
TAX SCHEDULE NUMBER :	6200000640, 6200000735
TOTAL AREA:	44.71622 AC
CURRENT ZONE:	PDZ UV
PROPOSED ZONE:	R-FLEX MEDIUM / AF-O
PROPOSED USE:	RESIDENTIAL
MAX. DENSITY:	16 DU/AC
PROPOSED DENSITY:	5 - 16 DU/AC

LAND USE TABLE

PARCEL	SIZE	PROPOSED USE	LAND USE DENSITY	MAX. BLDG HEIGHT
RESIDENTIAL MEDIUM DENSITY	36.31 AC (1,581,664 SF)	MEDIUM DENSITY RESIDENTIAL	5 - 16 DU/AC	45'
PARK	3.5 AC (152,460 SF)	PARK	--	--
OPEN SPACE	4.91 AC (213,880 SF)	OPEN SPACE	--	--

PLDO REQUIREMENTS

HOUSING TYPE (#UNITS PER STRUCTURE)	ESTIMATED # OF UNITS	NEIGHBORHOOD PARKS	COMMUNITY PARKS
SINGLE FAMILY DETACHED RESIDENTIAL STRUCTURE	169	0.00664 AC/UNIT	1.12 AC (48,787.20 SF)
2 - 4 UNITS IN RESIDENTIAL STRUCTURE	131	0.00539 AC/UNIT	0.71 AC (30,927.60 SF)

PLDO NOTES

1. 3.5 ACRE PARK SITE INTENDED TO MEET NEIGHBORHOOD PARK OBLIGATIONS OR PARCELS 13, 17, AND 28 WITHIN PREVIOUS FLYING HORSE MASTER PLAN. COMMUNITY PARK FEES IN LIEU MAY BE DUE AT TIME OF BUILDING PERMIT.
2. ANY FUTURE NEIGHBORHOOD PARK INTENDED TO MEET PLDO OBLIGATIONS SHALL BE A MINIMUM 3.5 ACRES IN SIZE WITH PUBLIC ACCESS. THE SITE SHALL MEET THE DESIGN GUIDELINES AS ILLUSTRATED IN THE PARKS LAND DEDICATION ORDINANCE.
3. SHALL FUTURE PLDO OBLIGATIONS REQUIRE A NEIGHBORHOOD PARK SITE LESS THAN 3.5 ACRES IN SIZE, FEES IN LIEU OF MAY BE CONSIDERED.
4. ALL NEIGHBORHOOD PARKS IDENTIFIED ON THE CREEKRIDGE AT FLYING HORSE LAND USE PLAN SHALL BE OWNED AND MAINTAINED BY THE FLYING HORSE METROPOLITAN DISTRICT, AND AN ALTERNATIVE COMPLIANCE AGREEMENT SIGNED WITH PRCS DEPARTMENT PRIOR TO PARK PLAT RECORDATION. ALL PARK SITE DESIGNS ARE SUBJECT TO THE PRCS PARKS ADVISORY BOARD REVIEW AND RECOMMENDATION PRIOR TO THE CONSTRUCTION, AND THAT THE LAND IS PERMANENTLY DESIGNATED FOR PARK PURPOSES THROUGH EASEMENT, DEED RESTRICTION, OR COVENANT. NEIGHBORHOOD PARK CONSTRUCTION SHALL BE COMPLETED AT THE TIME 50% OF THE BUILDING PERMITS OF THE ADJACENT DEVELOPMENT HAVE BEEN PULLED.

SHEET INDEX

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2	LAND USE PLAN



N.E.S. Inc.
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CREEKRIDGE AT FLYING HORSE

LAND USE PLAN

NW CORNER OF NEW LIFE & HIGHWAY 83

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
01/13/2026	AN	SUB NO. 2 REVISIONS
02/09/2026	AR	SUB NO. 3 REVISIONS

LAND USE PLAN

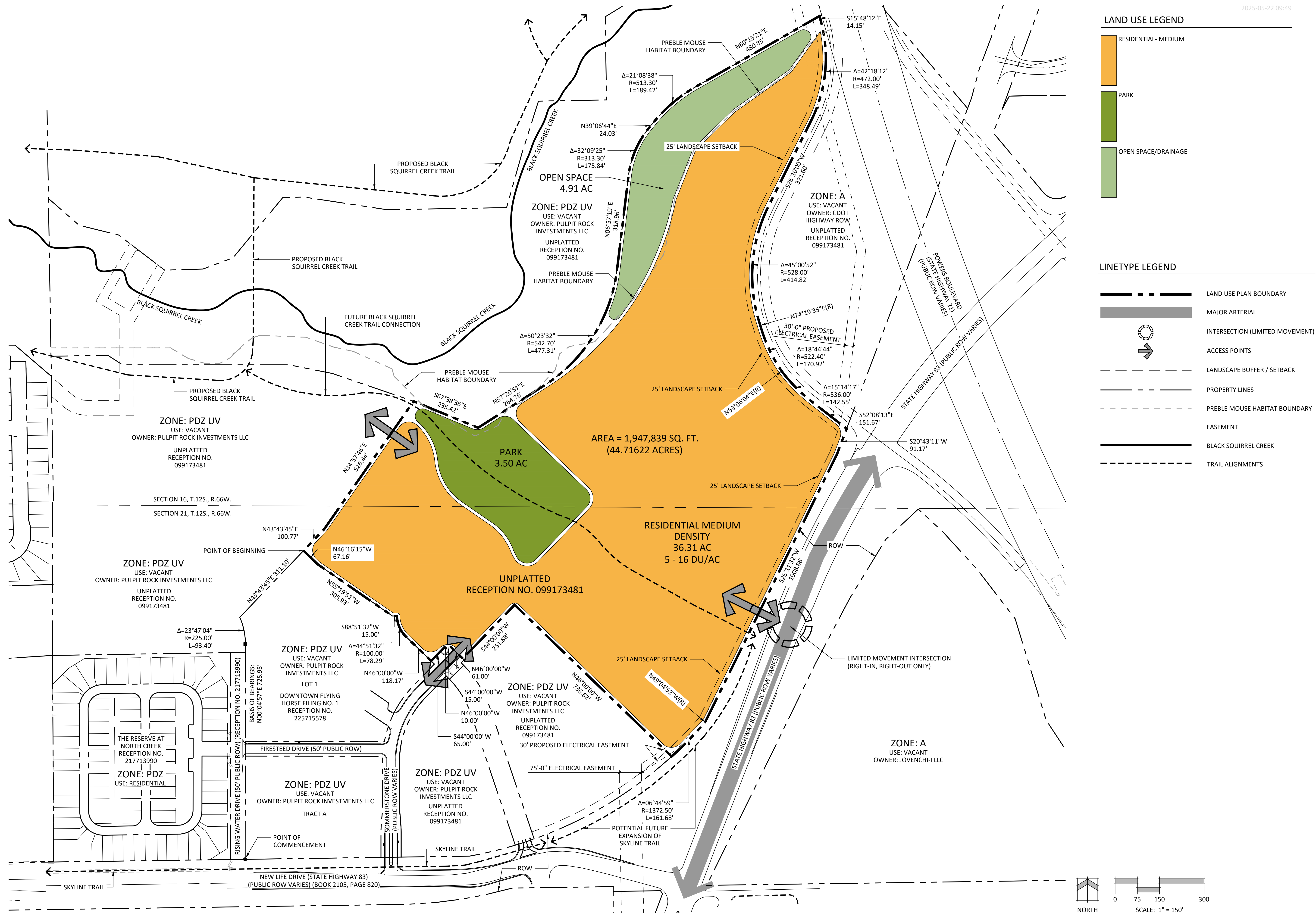
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1 OF 2

LUPL-25-0023

CREEKRIDGE AT FLYING HORSE

COLORADO SPRINGS, CO

LAND USE PLAN



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CREEKRIDGE AT FLYING HORSE

LAND USE PLAN

NW CORNER OF NEW
LIFE & HIGHWAY 83

PROJECT INFO
DATE: 02.09.26
PROJECT MGR: J. ALWINE
PREPARED BY: C. HELMLINGER / A. NETTER

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
01/13/2026	AN	SUB NO. 2 REVISIONS
02/09/2026	AR	SUB NO. 3 REVISIONS

LAND USE PLAN

2

OF 2

UPL-25-0023