FLYING HORSE PARCEL 13- CAPRI

CITY OF COLORADO SPRINGS, COLORADO

DEVELOPMENT PLAN

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTIONS 16 AND 21, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY OF DEER CREEK AT NORTHGATE FILING NO. 1, RECORDED UNDER RECEPTION NO. 201078881, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A 1-1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "JR ENG LTD RLS 32822" AND AT THE EASTERLY END BY A ONE INCH RED PLASTIC CAP "LS 1593" IS ASSUMED TO BEAR S88°58'48"W, A DISTANCE OF 1806.87 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF THE RESERVE AT NORTH CREEK RECORDED UNDER RECEPTION NO. 217113990, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NEW LIFE DRIVE AS DESCRIBED IN BOOK 2105 AT PAGE 820, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE N00°04'57"E, ON THE EASTERLY BOUNDARY OF SAID THE RESERVE AT NORTH CREEK AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 725.95 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 19°55'43", A RADIUS OF 225.00 FEET AND A DISTANCE OF 78.26 FEET TO A POINT ON CURVE;
THENCE N43°43'45"E, A DISTANCE OF 709.55 FEET;
THENCE S85°07'21"E, A DISTANCE OF 301.30 FEET;
THENCE S11°30'23"W, A DISTANCE OF 106.22 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 11°25'31", A RADIUS OF 528.50 FEET AND A DISTANCE OF 105.39 FEET TO A POINT OF TANGENT;
THENCE S00°04'57"W, A DISTANCE OF 35.74 FEET;
THENCE S89°55'03"E, A DISTANCE OF 57.00 FEET;
THENCE S00°04'57"W, A DISTANCE OF 505.83 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 28°10'43", A RADIUS OF 306.50 FEET AND A DISTANCE OF 150.74 FEET TO A POINT OF TANGENT;
THENCE S28°05'45"E, A DISTANCE OF 155.05 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 09°28'11", A RADIUS OF 363.50 FEET AND A DISTANCE OF 60.08 FEET TO A POINT OF TANGENT;
THENCE S18°37'35"E, A DISTANCE OF 139.56 FEET TO A POINT ON CURVE, SAID POINT BEING ON SAID NORTHERLY RIGHT OF WAY LINE OF NEW LIFE DRIVE;

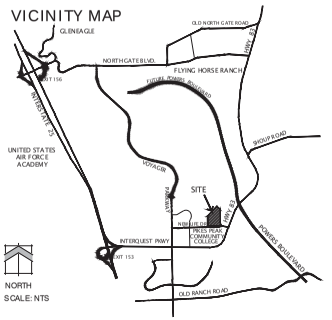
THENCE ON SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING (2) TWO COURSES:

1. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N19°48'57"W, HAVING A DELTA OF 09°39'56", A RADIUS OF 1372.50 FEET AND A DISTANCE OF 231.54 FEET TO A POINT OF TANGENT;
2. S89°11'35"W, A DISTANCE OF 756.96 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 22.039 ACRES.

OVERALL MAP

VICINITY MAP



OWNER / APPLICANT:

Pulpit Rock Investments LLC
6385 Corporate Dr., Suite 200
Colorado Springs, CO 80919

LANDSCAPE ARCHITECT:

N.E.S. Inc.
619 N. Cascade Ave. Suite 200
Colorado Springs, CO 80903

CIVIL ENGINEER:

Classic Consulting Engineers & Surveyors
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903

SITE DATA:

Location:	New Life Dr. & Redding Water Dr. Colorado Springs, CO 80908
Tax ID Number:	6200006697 (0 Hawk Stone Dr.) 6200000640 (0 Highway 83)
Total Area:	22.039 AC (Project Limit Area)
Existing Zoning:	A
Proposed Zoning:	PUD
Existing Land Use:	Agricultural & Vacant
Proposed Land Use:	Residential, Single Family Detached
Master Plan:	Flying Horse Master Plan, CPC MP 06-00219-A8MN18
Development Schedule:	Fall 2019
Ordinance Number:	
Number of Lots:	98
Gross Density:	4.45 DU/AC
Total Lot Area:	440,235 SF / 10.11 AC / 45.87%
Total Tract Area:	301,921 SF / 6.93 AC / 31.44%
Total R.O.W. Area:	217,863 SF / 4.999 AC / 22.69%
Average Lot Size:	4,500 S.F.
Minimum Lot Width:	50'
Minimum Lot Depth:	90'
Maximum Building Height:	35'

GENERAL NOTES:

1. WALK CONNECTION LOCATIONS FROM PROPOSED WALKS TO FRONT ACCESS OF RESIDENTIAL BUILDINGS TO BE DETERMINED WITH SELECTION OF BUILDING FOOTPRINT TYPES.
2. 50' RIGHT-OF-WAY REQUIRES A 5' EASEMENT ON BOTH SIDES OF THE STREET AS REQUIRED BY CITY STANDARD.
3. NO PARKING WILL BE PERMITTED ON 30' ROW PUBLIC ALLEYS.
4. ALL PROPOSED STREETS ARE TO BE PAVED ASPHALT.
5. DEVELOPER IS RESPONSIBLE FOR CONSTRUCTING ALL SIDEWALKS AND PEDESTRIAN RAMPS WITHIN AND ADJACENT TO THE TRACTS SHOWN HEREIN.
6. THE FRONT OF ALL LOTS WILL EITHER BE AN OPEN SPACE TRACT OR PUBLIC STREET.
7. ALL TRACTS OUTSIDE THE PLATTED LOTS WILL BE FOR PUBLIC IMPROVEMENTS, PUBLIC AND PRIVATE UTILITIES, MAIL BOXES, DRAINAGE, SIGNAGE, AND LANDSCAPING TO BE OWNED BY THE FLYING HORSE METRO DISTRICT AND MAINTAINED BY THE FLYING HORSE HOA OR METRO DISTRICT. PUBLIC SIDEWALK AND PUBLIC STORM SEWER THAT LIE WITHIN THESE TRACTS ARE INCLUDED.
8. THE PROPERTY OWNER WILL MAINTAIN THE LANDSCAPE SURFACING OF ALL PROPERTY EASEMENTS.
9. DRIVEWAY WIDTHS ON SINGLE FAMILY LOTS SHALL NOT EXCEED 24' WIDE AT THE PUBLIC STREET TO MEET CITY CODE REQUIREMENTS AND SHALL MAINTAIN A MINIMUM WIDTH OF 18' FOR TWO CARS AND 10' FOR ONE CAR.
10. 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. SEE DETAIL ON SHEET 13. FINAL APPROVAL OF LOCATION SHOWN WILL BE UNDER USPS.
11. ON ALL LOTS, BUILDING FOOTPRINTS MAY VARY AS LONG AS THEY FIT WITHIN BUILDING ENVELOPES AS SHOWN.
12. FLOODPLAIN STATEMENT:
    THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0506G, EFFECTIVE DECEMBER 7, 2018.
13. MINIMUM LOT SIZES INDICATED ARE TYPICAL WITH EXCEPTION OF CORNER LOTS ADJACENT TO HAMMERHEADS DUE TO CURVE ALIGNMENT OF HAMMERHEAD CURB.
14. SEE SHEET 9 OF 13 FOR TYPICAL ROAD SECTIONS.
15. EXISTING PREBLE'S MEADOW JUMPING MOUSE (PMJM) CRITICAL HABITAT LINE SHOWN FOR REFERENCE. CURRENT APPLICATION FOR PROPOSED PMJM CRITICAL HABITAT LINE IN PROCESS WITH THE UNITED STATES FISH AND WILDLIFE SERVICE.
16. THIS PROJECT IS CONSIDERED UNDER THE SMALL LOT PUD REVIEW CRITERIA AND GUIDELINES MANUAL DATED APRIL 2005.
17. GUEST PARKING IS LOCATED AT THE END OF ALL HAMMERHEAD CUL-DE-SACS AND ALONG CAVIT CT. AND SANGRIA RD. AND AT THE END OF TODI RD. TOTAL GUEST PARKING SPACES IS 78.
18. NO PARKING SIGNS SHALL BE ADDED TO THE ROADWAYS WHICH WILL NOT ALLOW FOR ON STREET PARKING.
19. THIS PROPERTY MAY BE IMPACTED BY NOTICE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES. THIS NOTICE SHALL RUN WITH THE LAND.
20. 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.
21. THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS. SEE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN", AS PUBLISHED BY THE DISPARTMENT OF JUSTICE (DOJ)
22. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS, AND COVENANTS OF _____, WHICH IS CREATED BY ORDINANCE NO. _____ AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. _____.
23. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THE _____.
24. THE DENSITY DESIGN AND DIMENSIONAL CONTROLS SET FORTH IN THIS PUD DEVELOPMENT PLAN SHALL GOVERN THE FLYING HORSE CAPRI PROJECT. ALL OTHER DENSITY, DESIGN AND DIMENSIONSAL CONTROLS ESTABLISHED UNDER CITY CODE CHAPTER 7 SHALL NOT APPLY UNLESS OTHERWISE STATED BY THIS PUD DEVELOPMENT PLAN.

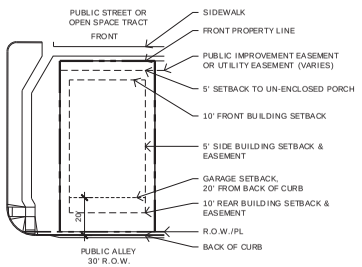
TRACT TABLE- FILING 1 (SEE SHEET 2 OF 13 FOR TRACT MAP)

TRACT	SIZE (SF)	SIZE (AC)	USE	OWNERSHIP	MAINTENANCE
TRACT A	2,523 SF	0.057 AC	LANDSCAPING & OPEN SPACE	FLYING HORSE METRO DISTRICT	FLYING HORSE HOA
TRACT B	1,150 SF	0.026 AC	LANDSCAPING & OPEN SPACE	FLYING HORSE METRO DISTRICT	FLYING HORSE HOA
TRACT C	1,250 SF	0.029 AC	LANDSCAPING & OPEN SPACE	FLYING HORSE METRO DISTRICT	FLYING HORSE HOA
TRACT D	5,557 SF	0.128 AC	LANDSCAPING & OPEN SPACE	FLYING HORSE METRO DISTRICT	FLYING HORSE HOA
TRACT E	16,746 SF	0.384 AC	LANDSCAPING, OPEN SPACE, PARKING, PUBLIC UTILITY	FLYING HORSE METRO DISTRICT	FLYING HORSE HOA
TRACT F	16,050 SF	0.368 AC	LANDSCAPING, OPEN SPACE, PARKING, PUBLIC UTILITY & DRAINAGE	FLYING HORSE METRO DISTRICT	FLYING HORSE HOA
TRACT G	2,889 SF	0.066 AC	LANDSCAPING & OPEN SPACE	FLYING HORSE METRO DISTRICT	FLYING HORSE HOA
TRACT H	140,176 SF	3.218 AC	LANDSCAPING, OPEN SPACE, PARKING, PUBLIC UTILITY & DRAINAGE, MAIL KIOSK, PRIVATE WATER QUALITY POND	FLYING HORSE METRO DISTRICT	FLYING HORSE HOA

TRACT TABLE- FILING 2 (SEE SHEET 2 OF 13 FOR TRACT MAP)

TRACT	SIZE (AC)	SIZE (AC)	USE	OWNERSHIP	MAINTENANCE
TRACT A	90,867 SF	2.086 AC	LANDSCAPING, OPEN SPACE, PUBLIC UTILITY, PARKING, COMMON SPACE	FLYING HORSE METRO DISTRICT	FLYING HORSE HOA
TRACT B	900 SF	0.021 AC	LANDSCAPING	FLYING HORSE METRO DISTRICT	FLYING HORSE HOA
TRACT C	10,750 SF	0.247 AC	LANDSCAPING & OPEN SPACE	FLYING HORSE METRO DISTRICT	FLYING HORSE HOA
TRACT D	900 SF	0.021 AC	LANDSCAPING	FLYING HORSE METRO DISTRICT	FLYING HORSE HOA
TRACT E	12,163 SF	0.279 AC	LANDSCAPING & OPEN SPACE	FLYING HORSE METRO DISTRICT	FLYING HORSE HOA

TYPICAL LOT DIAGRAM



DIMENSIONAL REQUIREMENTS:

Setbacks (See Typical Lot Diagram)

Front: 10' Building,
5' Un-enclosed Porch,
5' - 6" Min. from back of Sidewalk to Building

Side: 5' Building,
5' Un-enclosed Porch

Rear: 10' Building
20' to Garage Opening from Back of Curb

SMALL LOT PUD CRITERIA:

PARKING:	RATIO PROVIDED:	LOT COUNT:	REQ. / PROV.
LOTS W/O DRIVEWAY	1 SPACE PER LOT	98	98 / 78
OPEN SPACE:	RATIO:	LOT COUNT:	REQ. / PROV.
PRIVATE:	300 SF / LOT		300 SF/LOT / 495 SF/LOT
COMMON:	400 SF / LOT	98	39,200 SF / 65,620 SF

SHEET INDEX

Sheet 1 of 14: Cover Sheet
Sheet 2 of 14: Overall Development Plan & Tract Map
Sheet 3 of 14: Development Plan
Sheet 4 of 14: Development Plan
Sheet 5 of 14: Preliminary Grading Plan
Sheet 6 of 14: Preliminary Grading Plan
Sheet 7 of 14: Preliminary Grading Plan
Sheet 8 of 14: Preliminary Utilities and Public Facilities Plan
Sheet 9 of 14: Preliminary Utilities and Public Facilities Plan
Sheet 10 of 14: Preliminary Utilities and Public Facilities Plan
Sheet 11 of 14: Final Landscape Plan
Sheet 12 of 14: Final Landscape Plan
Sheet 13 of 14: Final Landscape Notes & Details
Sheet 14 of 14: Building Elevations

Land Planning
Landscape Architecture
Urban Design

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FLYING HORSE PARCEL 13- CAPRI FILING 1 & 2

NEW LIFE DRIVE & REDDING WATER DR.

DATE: 2-20-19
PROJECT MGR: J. MAYNARD
PREPARED BY: R. SAWYER

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
4-30-19	RS	PER CITY COMMENTS
6-17-19	RS	PER CITY COMMENTS

COVER SHEET

1

1 OF 14

CPC PUD 19-00030

FIGURE 3

P:\Classic\25\Flying Horse\Parcel 13\Drawings\Planning\Develop\NES_FH Parcel 13.DP.dwg, DP-1 (13 Cover), 6/17/2019 10:14:18 AM, rsawyer

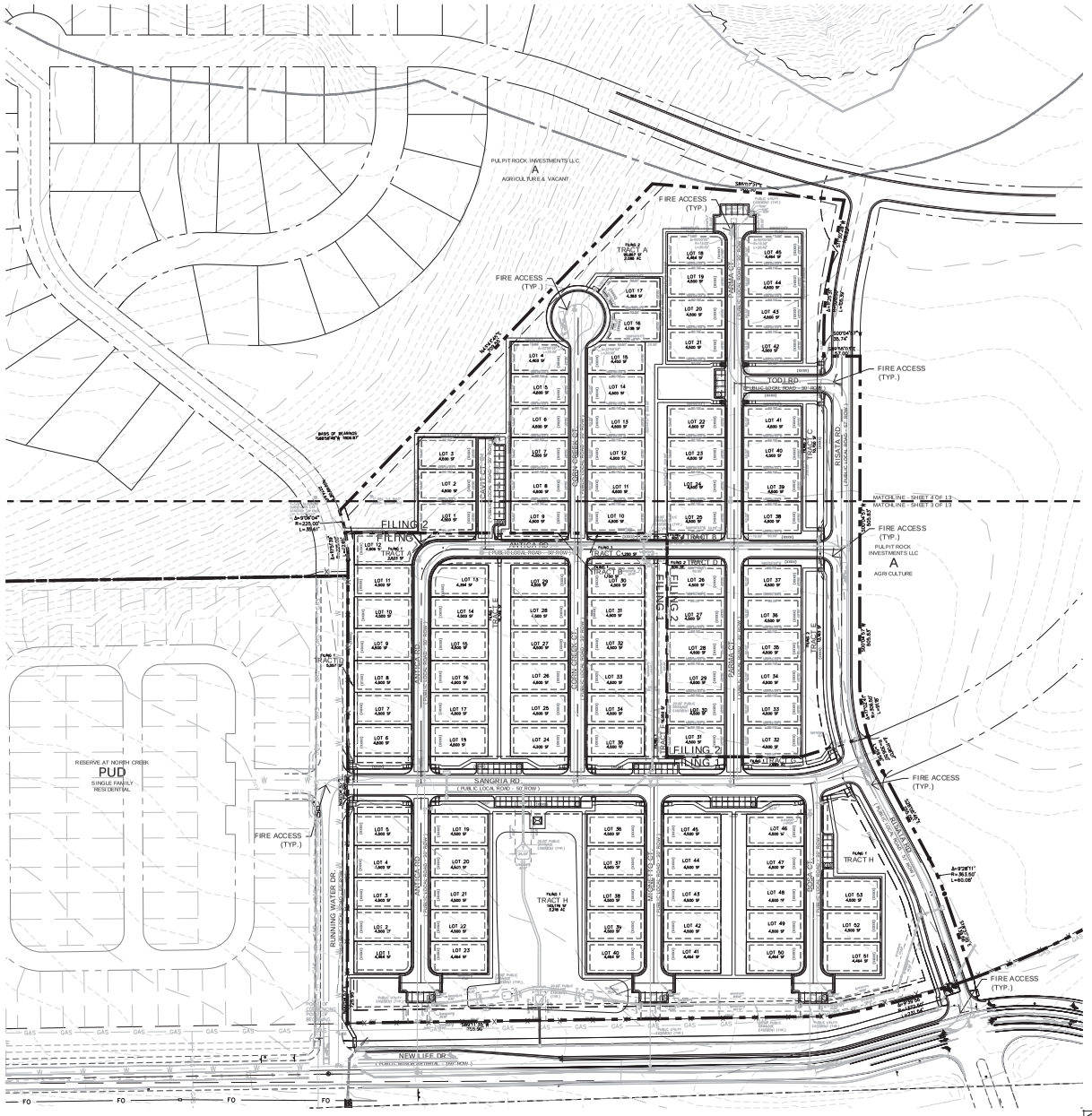

FIGURE 3

Land Planning
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DATE: 2-20-19
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ENTITLEMENT

DATE:	BY:	DESCRIPTION:
4-30-19	RS	PER CITY COMMENTS
6-17-19	RS	PER CITY COMMENTS

OVERALL DEVELOPMENT PLAN & TRACT MAP

2

2 OF 14

CPC PUD 19-00030