

DOWNTOWN FLYING HORSE

CITY OF COLORADO SPRINGS, COLORADO

PUD CONCEPT PLAN

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF SECTION 16 AND THE NORTH HALF OF SECTION 21, ALL IN 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 32820" 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. 217713990, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NEW LIFE DRIVE AS DESCRIBED IN BOOK 2105 AT PAGE 820, SAID POINT 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 23°47'04", A RADIUS OF 225.00 FEET AND A DISTANCE OF 93.40 FEET TO A POINT ON CURVE;
THENCE N43°43'45"E, A DISTANCE OF 411.87 FEET;
THENCE N34°57'46"E, A DISTANCE OF 526.44 FEET;
THENCE S67°38'36"E, A DISTANCE OF 235.42 FEET;
THENCE N57°20'51"E, A DISTANCE OF 84.61 FEET TO A POINT ON THE EASTERLY BOUNDARY OF FLYING HORSE METROPOLITAN DISTRICT NO. 2 AS RECORDED UNDER RECEPTION NO. 213098577;

THENCE ON THE SOUTHERLY BOUNDARY OF SAID FLYING HORSE METROPOLITAN DISTRICT NO. 2 THE FOLLOWING FOURTEEN (14) COURSES:

1. CONTINUING N57°20'51"E, A DISTANCE OF 180.15 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 50°23'32", A RADIUS OF 542.70 FEET AND A DISTANCE OF 477.31 FEET TO A POINT OF TANGENT;
3. N06°57'19"E, A DISTANCE OF 318.96 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 32°09'25", A RADIUS OF 313.30 FEET AND A DISTANCE OF 175.84 FEET TO A POINT OF TANGENT;
5. N39°06'44"E, A DISTANCE OF 24.03 FEET TO A POINT OF CURVE;
6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 21°08'38", A RADIUS OF 513.30 FEET AND A DISTANCE OF 189.42 FEET TO A POINT OF TANGENT;
7. N60°15'21"E, A DISTANCE OF 480.85 FEET;
8. S15°48'12"E, A DISTANCE OF 14.15 FEET TO A POINT OF CURVE;
9. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 42°18'12", A RADIUS OF 472.00 FEET AND A DISTANCE OF 348.49 FEET TO A POINT OF TANGENT;
10. S26°30'00"W, A DISTANCE OF 321.60 FEET TO A POINT OF CURVE;
11. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 45°00'52", A RADIUS OF 528.00 FEET AND A DISTANCE OF 414.82 FEET TO A POINT ON CURVE;
12. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N74°19'35"E, HAVING A DELTA OF 18°44'44", A RADIUS OF 522.40 FEET AND A DISTANCE OF 170.92 FEET TO A POINT ON CURVE;
13. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N53°06'04"E, HAVING A DELTA OF 15°14'17", A RADIUS OF 536.00 FEET AND A DISTANCE OF 142.55 FEET TO A POINT OF TANGENT;
14. S52°08'13"E, A DISTANCE OF 151.67 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID COLORADO STATE HIGHWAY 83;

THENCE S20°43'11"W, ON SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 91.17 FEET TO A POINT ON THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 204057932;
THENCE S26°11'32"W, ON SAID WESTERLY BOUNDARY, A DISTANCE OF 1008.86 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205019987;
THENCE ON SAID NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205019987, ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N49°04'52"W, HAVING A DELTA OF 29°15'54", A RADIUS OF 1372.50 FEET AND A DISTANCE OF 701.03 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID NEW LIFE DRIVE;

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

1. CONTINUING ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 09°39'57", 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 67.424 ACRES.

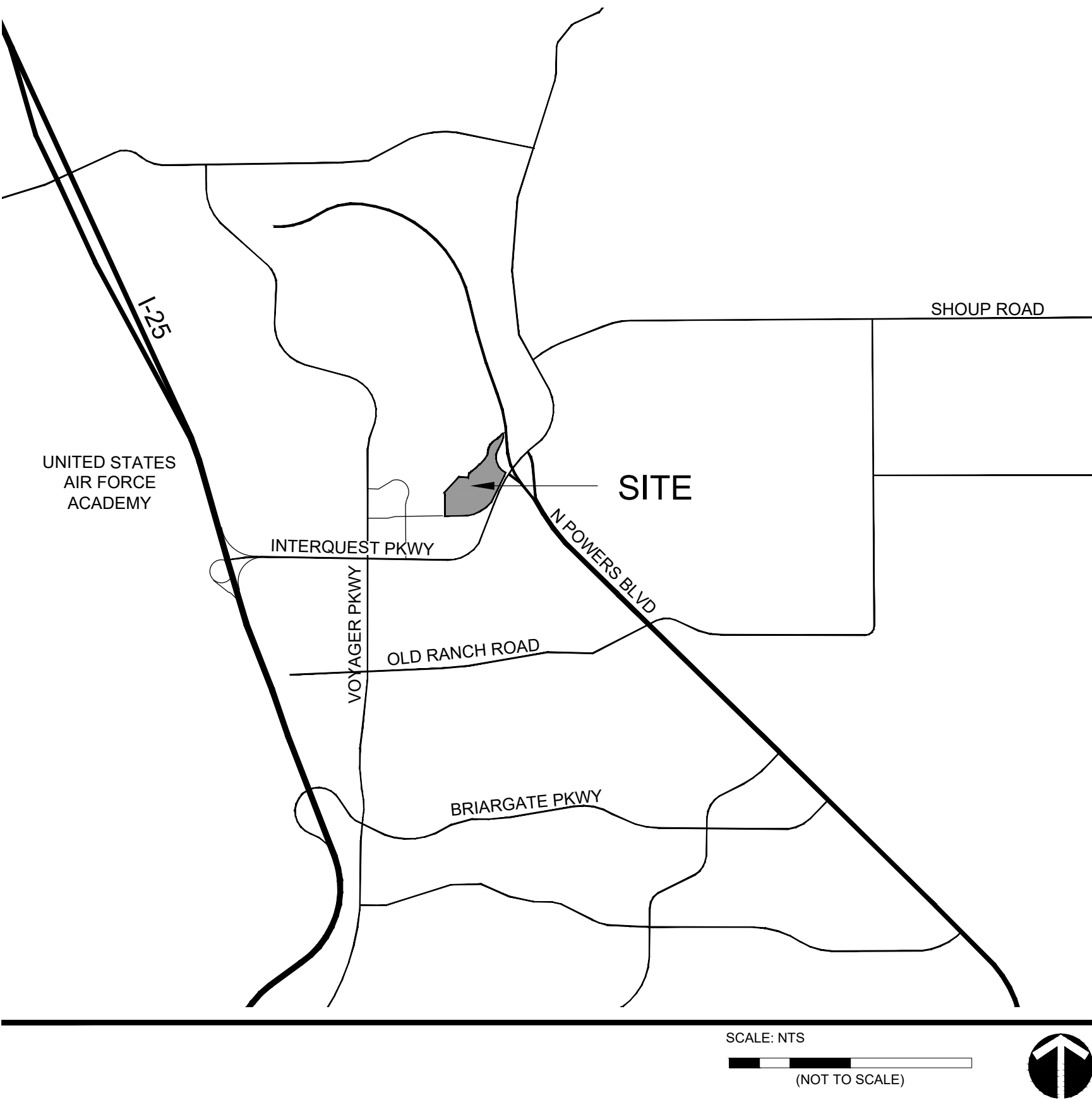
LEGAL DESCRIPTION STATEMENT:

I, DOUGLAS P. REINELT, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED UNDER MY RESPONSIBLE CHARGE AND ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE CORRECT.

DOUGLAS P. REINELT, PROFESSIONAL LAND SURVEYOR
COLORADO P.L.S. NO. 30118
FOR AND ON BEHALF OF CLASSIC CONSULTING
ENGINEERS AND SURVEYORS

DATE _____

VICINITY MAP



SHEET INDEX

01	COVER SHEET
02	LAND USE PLAN
03	TYPICAL STREET SECTIONS

PROJECT TEAM

OWNER PULPIT ROCK INVESTMENTS, LLC 2138 FLYING HORSE CLUB DR. COLORADO SPRINGS, CO 80921 719.592.9333	DEVELOPER STILLWATER CAPITAL 4145 TRAVIS STREET SUITE 300 DALLAS, TX 75204 972.629.6028
ARCHITECT 505 DESIGN 1360 WALNUT STREET SUITE 102 BOULDER, CO 80302 720.565.0505	CIVIL ENGINEER CLASSIC CONSULTING 619 NORTH CASCADE SUITE 200 COLORADO SPRINGS, CO 80903 719.785.0790
LAND PLANNER / LANDSCAPE ARCHITECT LANDDESIGN 1360 WALNUT STREET, SUITE 102 BOULDER, CO 80302 720.274.0814	

SITE INFORMATION

TOTAL SITE AREA	67.42 AC
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KEY MAP

SEAL

NOT FOR
CONSTRUCTION

PROJECT

DOWNTOWN
FLYING HORSE

PUD CONCEPT PLAN
NW CORNER OF NEW LIFE
DR & HIGHWAY 83

LANDDESIGN PROJ.# 3520011

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	SECOND SUBMITTAL	12/09/2020
2	THIRD SUBMITTAL	05/14/2021
3	FOURTH SUBMITTAL	06/23/2021

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT:
HORZ:

SHEET TITLE

COVER SHEET

SHEET NUMBER

01 OF 03

DOWNTOWN FLYING HORSE
CITY OF COLORADO SPRINGS, COLORADO
PUD CONCEPT PLAN

KEY MAP

SEAL

NOT FOR
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PROJECT

DOWNTOWN
FLYING HORSE

PUD CONCEPT PLAN
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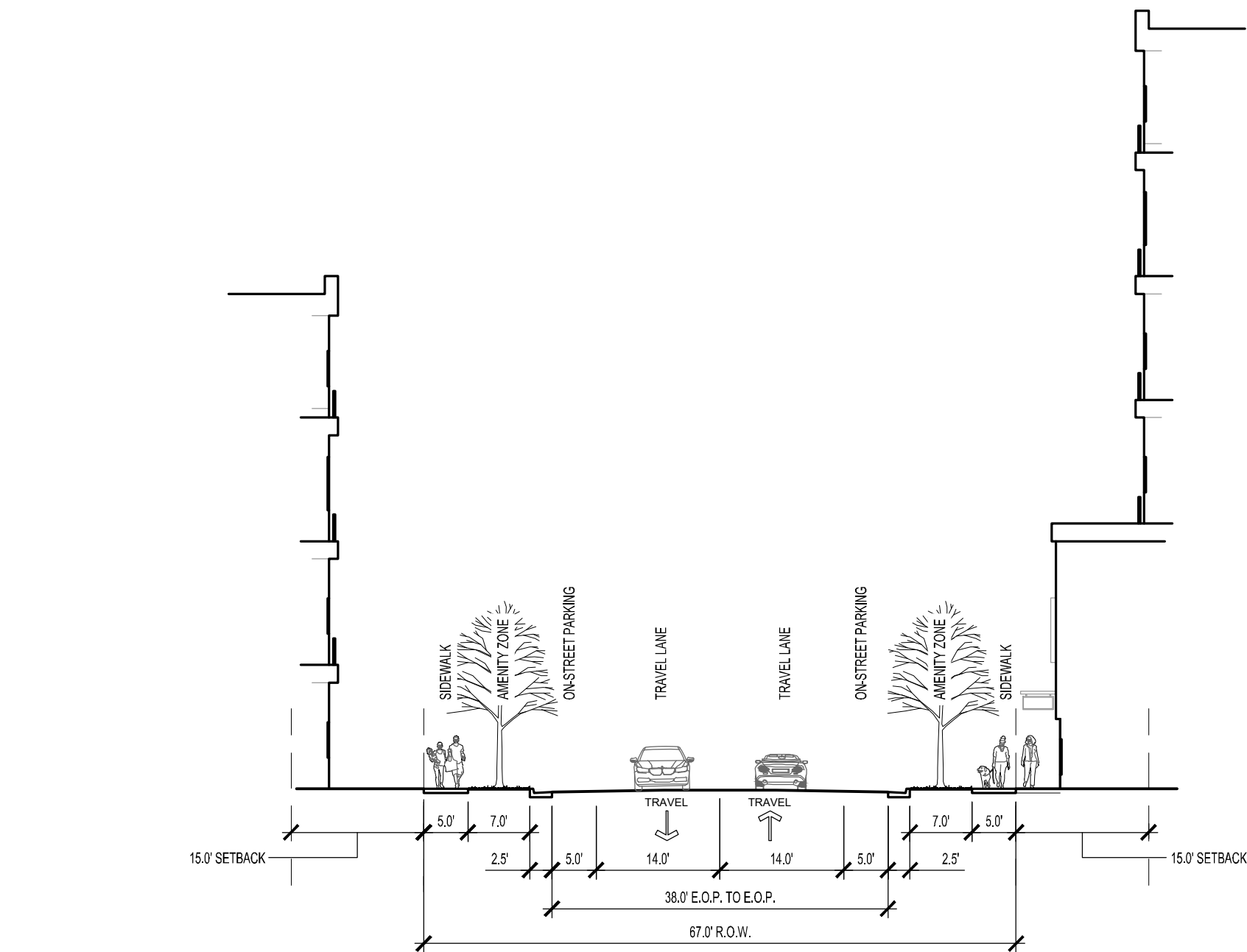
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VERT: ####

SHEET TITLE

TYPICAL STREET SECTIONS

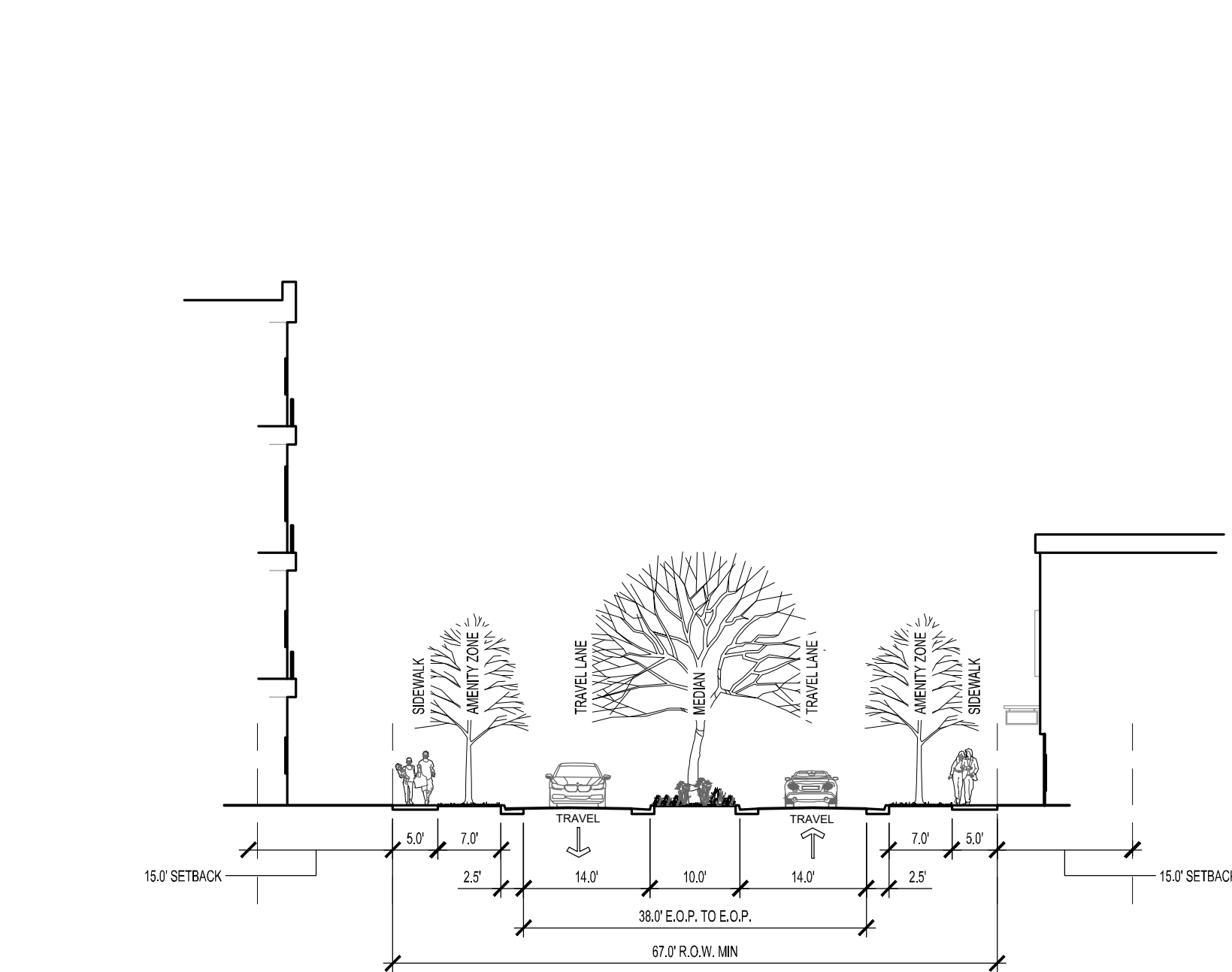
SHEET NUMBER

03 OF 03



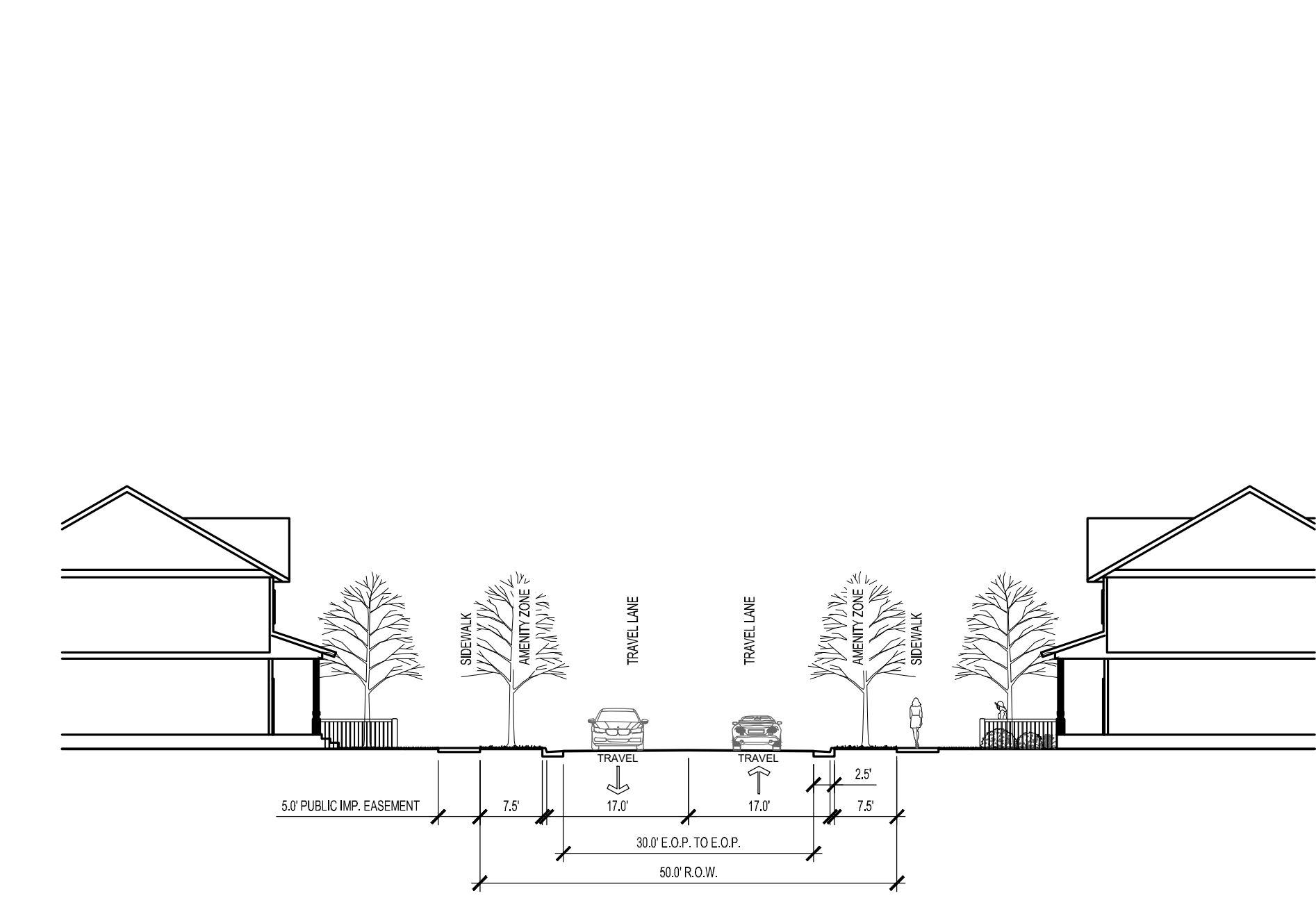
1 COLLECTOR (WITH PARKING) - PUBLIC
SCALE: 1/16" = 1'

- NOTES:
- ON-STREET PARKING IS ALLOWED ON BOTH SIDES OF THE STREET
 - SIDEWALKS ARE DETACHED FROM VERTICAL CURB
 - AMENITY ZONE MAY INCLUDE TREE WELLS, PLANT BEDS, PAVING, AND SITE FURNISHINGS
 - BICYCLE TRAVEL CAN BE ACCOMMODATED WITH 14' TRAVEL LANES
 - BUILD WITHIN ZONE DOES NOT APPLY TO STRUCTURES IN PARCELS
 - 0-15' BUILD WITHIN IS ACCEPTABLE AS NOTED ON SHEET 02 OF 03 - LAND USE PLAN.



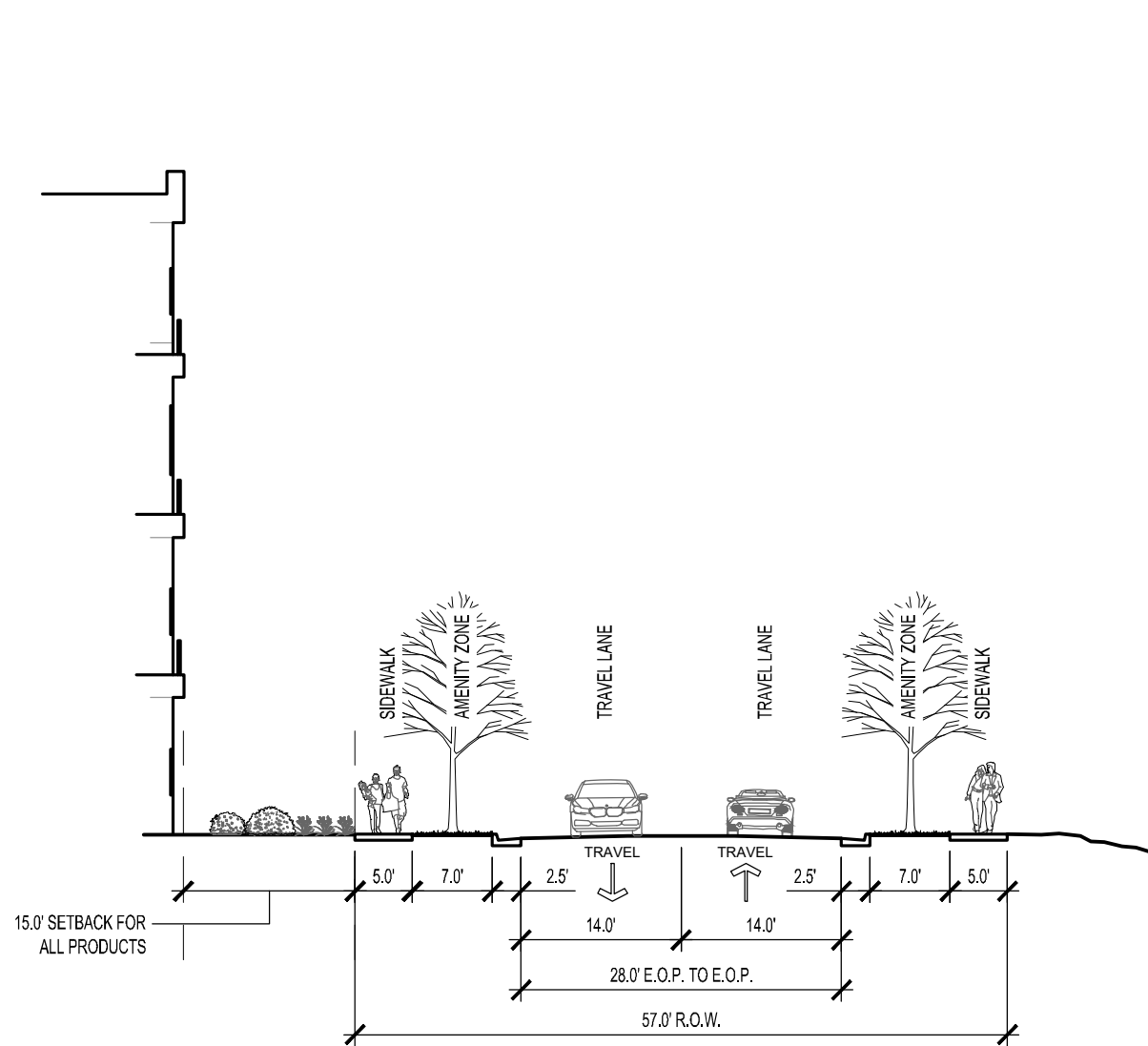
3 COLLECTOR STREET WITH MEDIAN - PUBLIC
SCALE: 1/16" = 1'

- NOTES:
- SIDEWALKS ARE DETACHED FROM VERTICAL CURB
 - AMENITY ZONE MAY INCLUDE TREE WELLS, PLANT BEDS, PAVING, AND SITE FURNISHINGS
 - BICYCLE TRAVEL CAN BE ACCOMMODATED WITH 14' TRAVEL LANES



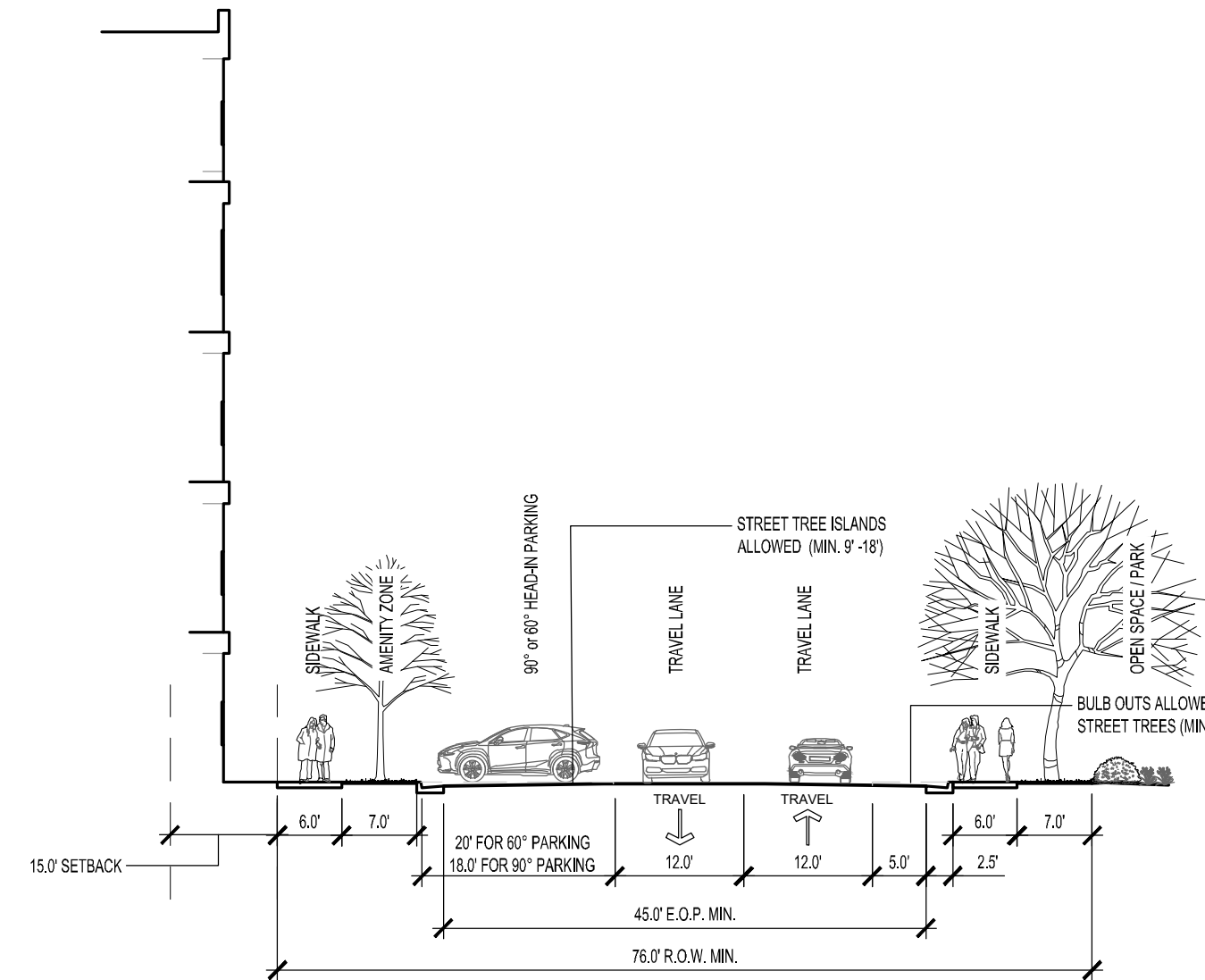
5 RESIDENTIAL LOCAL STREET - PRIVATE / PUBLIC
SCALE: 1/16" = 1'

- NOTES:
- SIDEWALKS ARE DETACHED FROM VERTICAL CURB
 - BICYCLE TRAVEL CAN BE ACCOMMODATED IN TRAVEL LANES



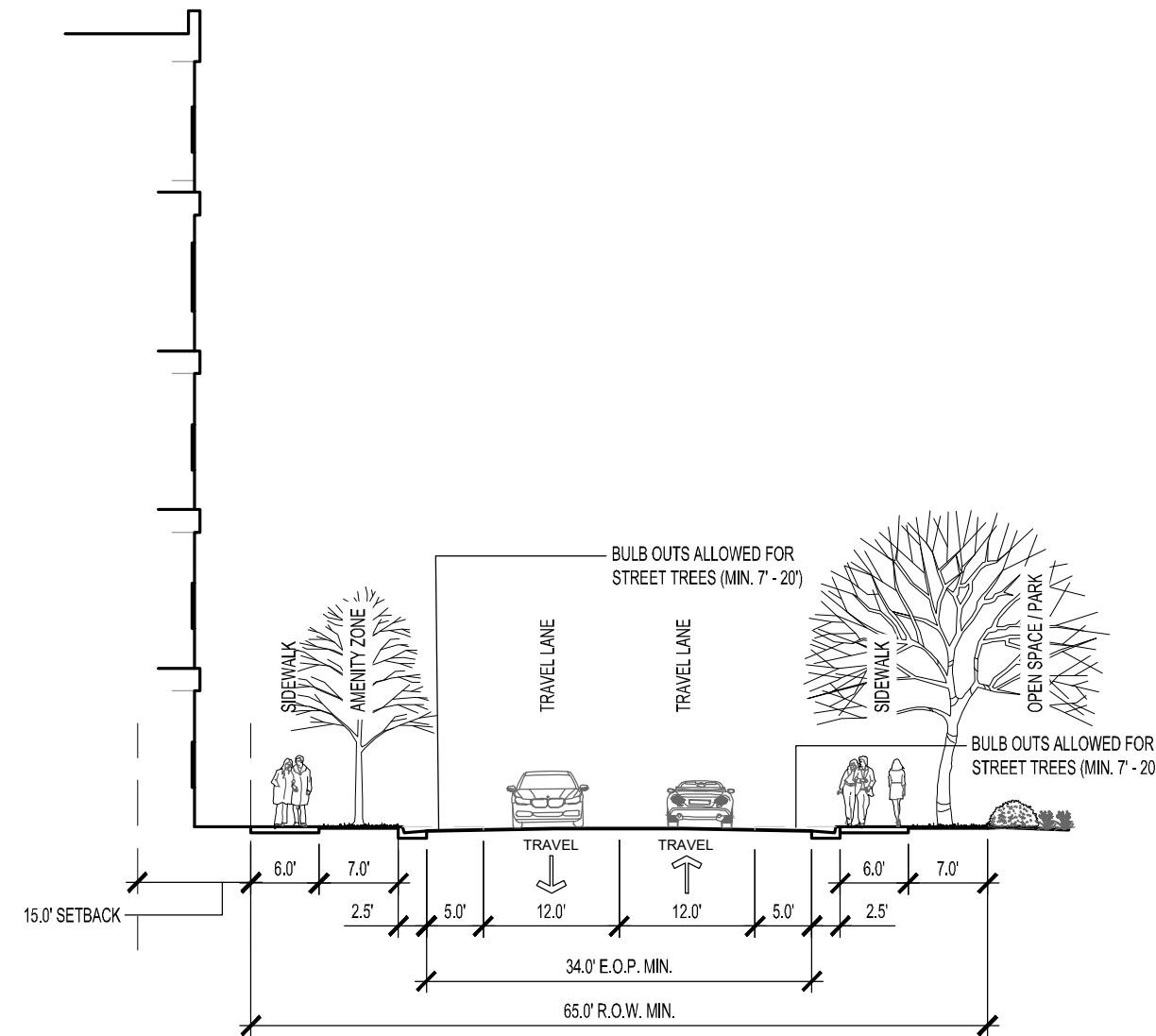
2 COLLECTOR (WITHOUT PARKING) - PUBLIC
SCALE: 1/16" = 1'

- NOTES:
- ON-STREET PARKING IS PROHIBITED
 - SIDEWALKS ARE DETACHED FROM VERTICAL CURB
 - BICYCLE TRAVEL CAN BE ACCOMMODATED WITH 14' TRAVEL LANES

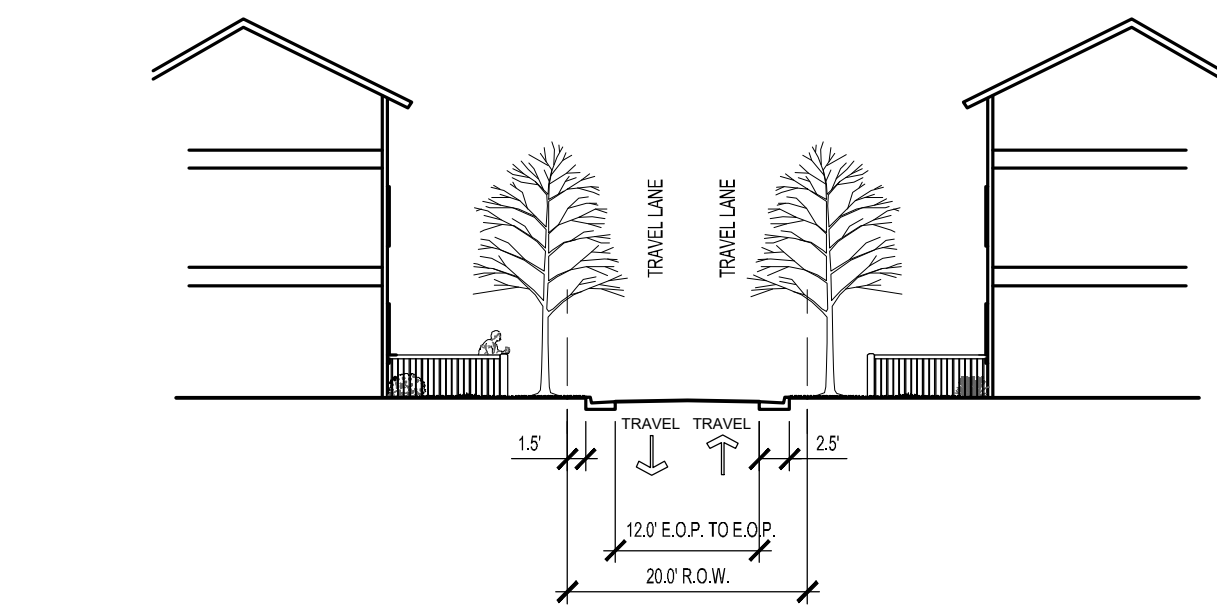


4 COMMERCIAL LOCAL STREET - PRIVATE
SCALE: 1/16" = 1'

- NOTES:
- SECTION A: PARALLEL ON-STREET PARKING IS ALLOWED ON ONE SIDE OF THE STREET, AND HEAD IN PARKING (90' OR 90') IS ALLOWED ON THE OTHER SIDE OF THE STREET
 - SECTION B: PARALLEL ON-STREET PARKING IS ALLOWED ON BOTH SIDES OF THE STREET
 - AMENITY ZONE MAY INCLUDE TREE WELLS, PLANT BEDS, PAVING, AND SITE FURNISHINGS
 - STREET TREE ISLANDS AREA ALLOWED WITHIN HEAD IN PARKING AT MINIMUM 9'-18'
 - BULB OUTS ALLOWED FOR STREET TREES WITHIN PARALLEL PARKING AT MINIMUM 9'-20'
 - SECTION A OR SECTION B MAY BE UTILIZED IN ANY LOCATIONS DESIGNATED AS COMMERCIAL LOCAL STREET - PRIVATE, ON PUD CONCEPT PLAN
 - 0-15' BUILD WITHIN IS ACCEPTABLE AS NOTED ON SHEET 02 OF 03 - LAND USE PLAN.

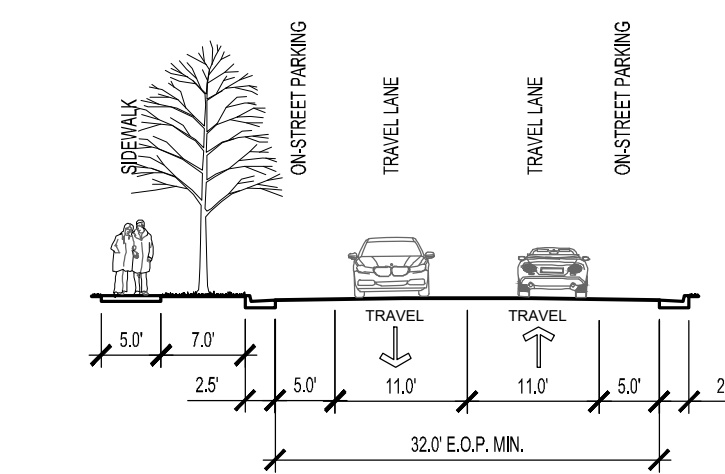


SECTION B



6 RESIDENTIAL ALLEY - PRIVATE
SCALE: 1/16" = 1'

- NOTES:
- PARKING IS PROHIBITED



7 PRIMARY DRIVE AISLES - WITHIN BLOCKS
SCALE: 1/16" = 1'

- NOTES:
- ON-STREET PARKING IS PERMITTED
 - SIDEWALKS ARE DETACHED FROM VERTICAL CURB



Land Use Review
Approved

09/16/2021
1:17:32 PM
Hannah.VanNi