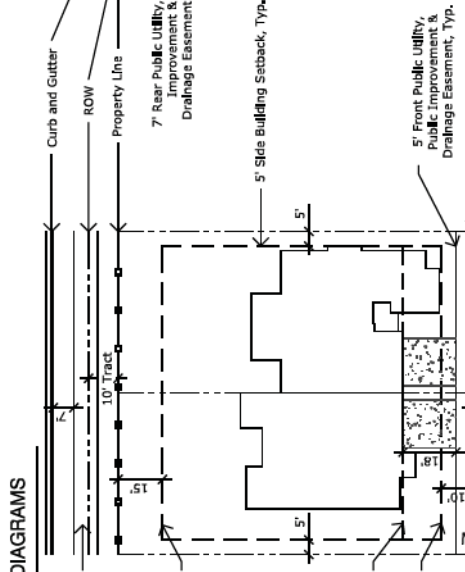


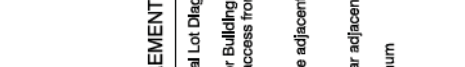
TYPICAL LOT DIAGRAMS



DOUBLE FRONTAGE COLLECTOR (57' ROW) AT REAR



DOUBLE FRONTAGE RESIDENTIAL (50' ROW) AT REAR



DIMENSIONAL REQUIREMENTS:

Building Setbacks: (See Typical Lot Diagram)

Front: 10' Minimum for Building
18' Min. Entry access from Back of Sidewalk

Side: 5' Minimum
18' Min. for Side adjacent to ROW

Rear: 15' Minimum
25' Min. for Rear adjacent to ROW

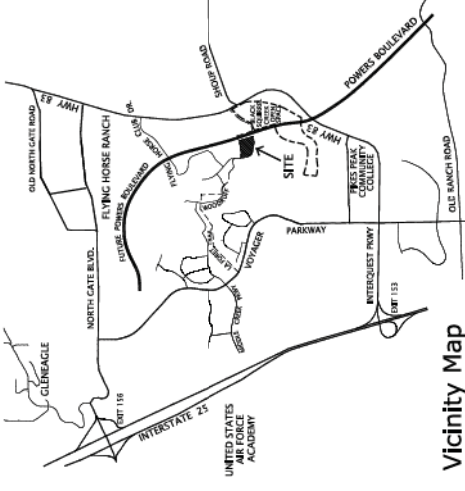
Building Height: 30' Maximum

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

OWNER: Pulpit Rock Investments LLC
Classic Development, Flying Horse
6885 Corporate Dr.
Colorado Springs, CO 80919

Tax ID Number: 6200000656
Total Area: 14.676 AC
Number of Lots: 54
Gross Density: 3.679 DU/AC
Minimum Lot Size: 5,033 S.F.
Minimum Lot Width: 55'
Maximum Lot Width: 60%
Average Lot Size: 8,135 S.F.

Existing Zoning: A
Proposed Zoning: PUD
Existing Land Use: Agricultural Grazing
Proposed Land Use: Paired Single-Family Attached Flying Horse Master Plan
Master Plan: Flying Horse Master Plan
Development Schedule: Spring 2017



LEGAL DESCRIPTION:
A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: A PORTION OF THE SOUTHERLY BOUNDARY OF FLYING HORSE NO. 5 MILAN FILING NO. 2 RECORDED UNDER RECEPTION NO. 214713498 RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE BOTH ENDS BY A NO. 8 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CES LLC PLUS 30118", IS ASSUMED TO BEAR S41°30'00"W A DISTANCE OF 475.06 FEET.
COMMENCING AT THE MOST SOUTHERLY POINT OF HAWKSTONE DRIVE AS PLATTED IN FLYING HORSE NO. 5 MILAN FILING NO. 2, RECORDED UNDER RECEPTION NO. 214713498, RECORDS OF EL PASO COUNTY, COLORADO;
THENCE S29°57'18"E, A DISTANCE OF 866.59 FEET TO THE POINT OF BEGINNING;
THENCE N89°00'00"E, A DISTANCE OF 56.50 FEET;
THENCE N90°00'00"E, A DISTANCE OF 57.00 FEET;
THENCE S89°00'00"E, A DISTANCE OF 345.39 FEET TO A POINT OF CURVE;
DISTANCE OF 185.21 FEET TO A POINT OF TANGENT;
THENCE N74°11'48"E, A DISTANCE OF 300.65 FEET;
THENCE S19°48'12"E, A DISTANCE OF 790.06 FEET;
THENCE S74°11'48"W, A DISTANCE OF 273.21 FEET TO A POINT ON CURVE;
18°44'44", A RADIUS OF 575.00 FEET AND A DISTANCE OF 186.12 FEET TO A POINT OF TANGENT;
THENCE N81°00'00"W, A DISTANCE OF 294.62 FEET TO A POINT OF CURVE;
DISTANCE OF 550.47 FEET TO A POINT OF TANGENT;
THENCE N89°00'00"W, A DISTANCE OF 15.58 FEET;
THENCE N90°00'00"W, A DISTANCE OF 50.00 FEET;
THENCE N00°00'00"E, A DISTANCE OF 191.50 FEET TO THE POINT OF BEGINNING,
CONTAINING A CALCULATED AREA OF 14,676 ACRES.

GENERAL NOTES:
1. 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.
2. THIS AREA, SEC 16-12-66, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0295F, EFFECTIVE MARCH 17, 1997.
3. ALL SINGLE FAMILY LOTS SHALL NOT EXCEED A MAXIMUM DRIVEWAY WIDTH OF 24' AT THE PUBLIC SIDEWALKS.
4. OVERHEAD UTILITY SEPARATE INSTRUMENTS SHALL BE PROVIDED FOR ALL UTILITIES ADJACENT TO THE TRACTS SHOWN HEREIN.
5. 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.
6. OUTDOOR ACCESSORY USES LIMITED TO FIREPLACES, FOUNTAINS, AND BARBEQUES LESS THAN 8' IN HEIGHT AND LESS THAN 120 S.F. IN SIZE MAY BE LOCATED AGAINST SIDE AND/OR REAR LOT LINES. OPEN FIREPLACES SHALL MAINTAIN A MINIMUM DISTANCE OF 10 FEET AWAY FROM COMBUSTIBLE HOUSE STRUCTURES, STAIRWAYS AND ENTRANCES.
7. ALL AREAS IN LOTS EXTERIOR OF BUILDING FOOTPRINTS WILL BE MAINTAINED BY FLYING HORSE HOA.
8. ON-LOT BUILDING FOOTPRINTS MAY VARY AS LONG AS THEY FIT WITHIN BUILDING ENVELOPES AS SHOWN.
9. THE 66DE NOISE CONTOUR FOR POWERS BOULEVARD IN THE VICINITY OF THE SUBDIVISION IS ANTICIPATED TO BE LOCATED 150 FEET FROM THE CENTER LINE. SOURCE: NOISE ANALYSIS BY HANKARD ENVIRONMENTAL 10/22/02. THE LOCATION OF THIS LINE ON THE SITE IS LOCATED OUTSIDE OF THE LOTS.
10. LOTS 13 TO 18 AND 35 TO 40 WILL NOT BE PERMITTED FOR CONSTRUCTION OR FOR SALE UNTIL THE EXISTING ELECTRIC LINES ARE RELOCATED AND THE EASEMENT IS VACATED.
11. CONSTRUCTION SHALL BE PROVIDED FOR RIDGELINE DRIVE.
12. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR INCIDENTAL SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN THE USAF ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.

TRACT TABLE

Tract	Size (S.F.)	Use	Ownership	Maintenance
Tract A	4,486 SF	Open Space, Landscape, Mail Kiosk	FH Metro District	Flying Horse HOA
Tract B	63,479 SF	Open Space, Landscape Buffer, Utilities, Trail	FH Metro District	Flying Horse HOA

SHEET INDEX

Sheet 1 of 7:	Development Plan
Sheet 2 of 7:	Preliminary Utilities Plan 1
Sheet 3 of 7:	Preliminary Utilities Plan 2
Sheet 4 of 7:	Preliminary Grading Plan 1
Sheet 5 of 7:	Preliminary Grading Plan 2
Sheet 6 of 7:	Preliminary Landscape Plan
Sheet 7 of 7:	Site Details

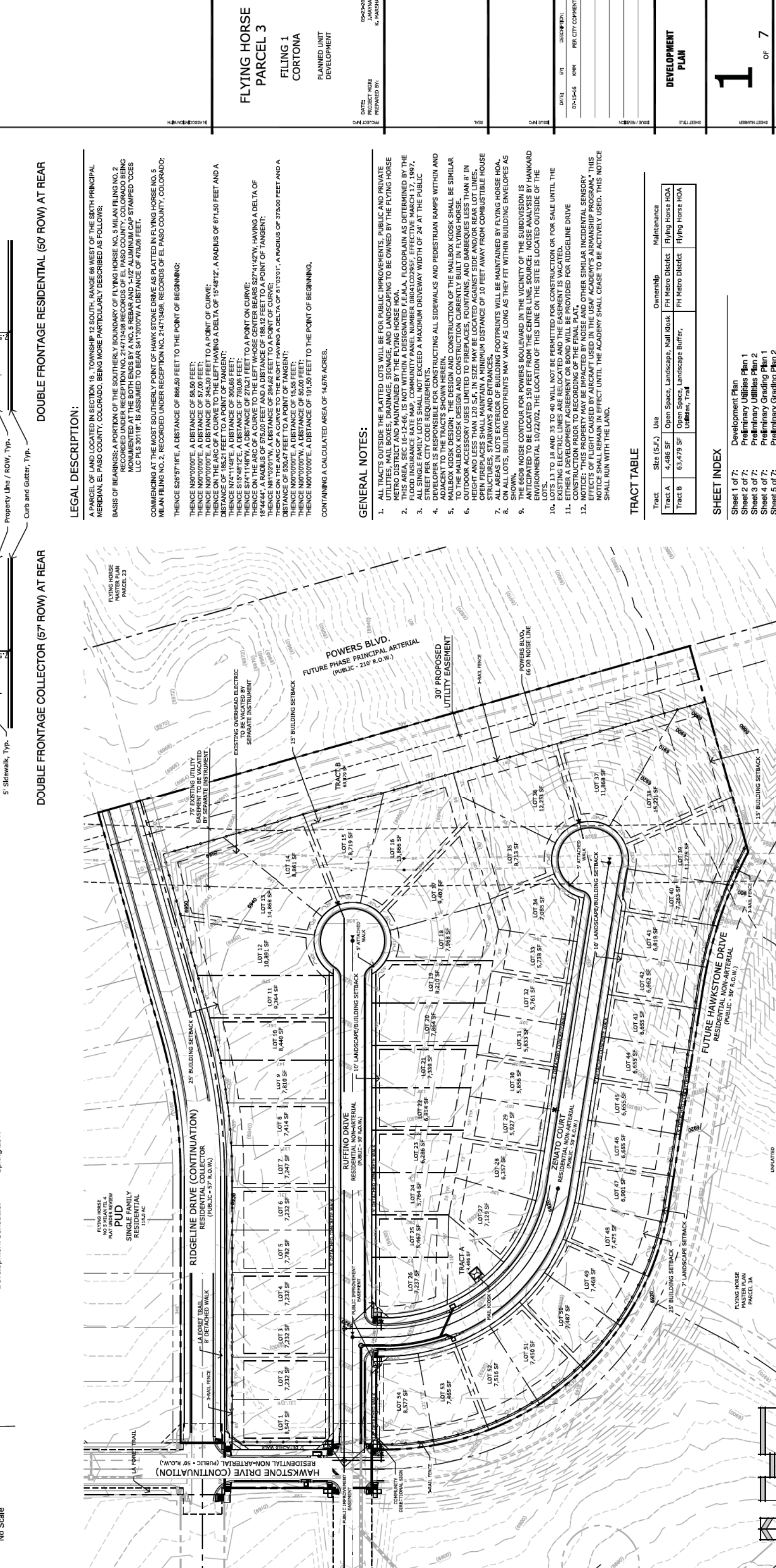


FIGURE 1