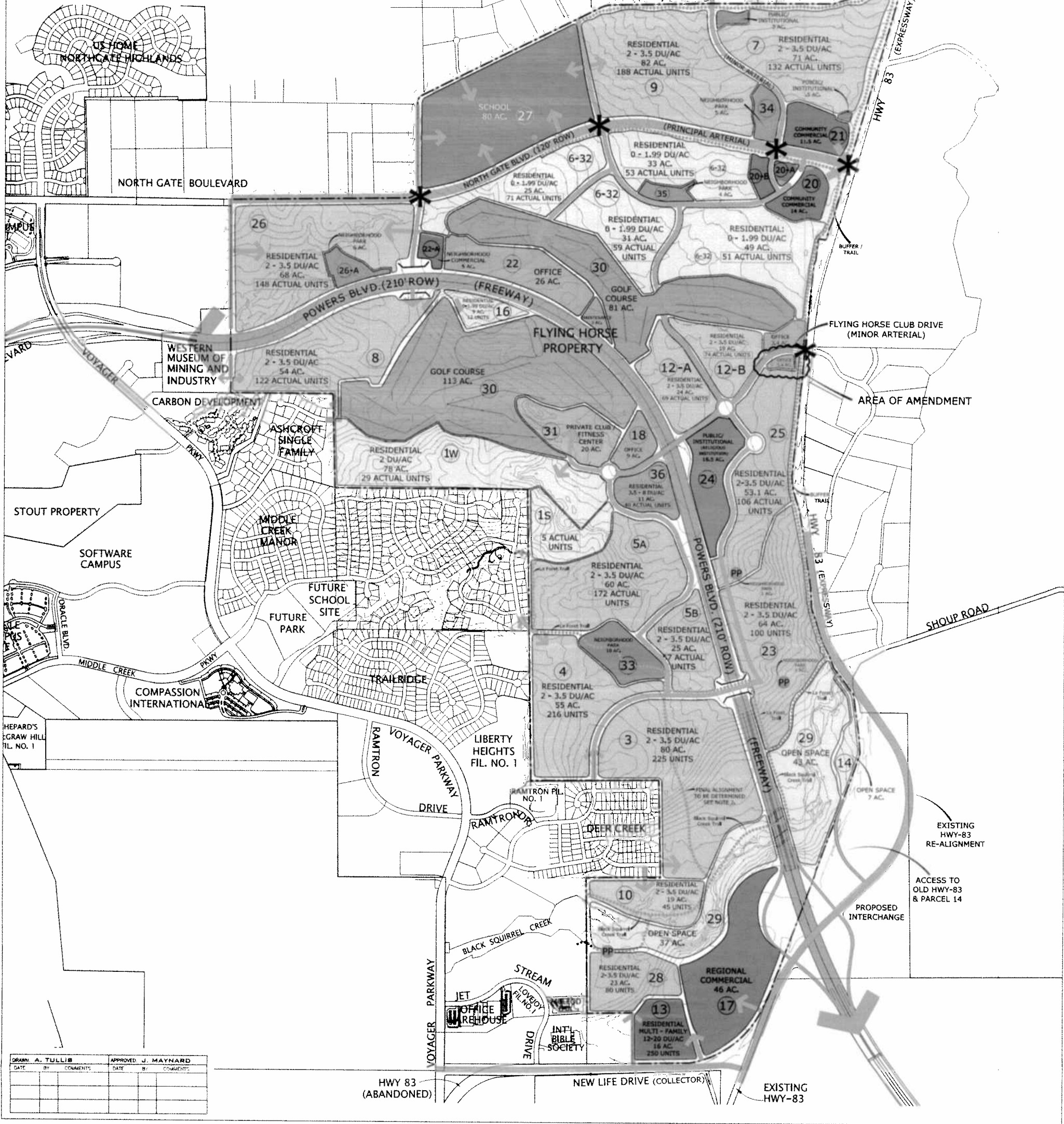


AMENDMENT #14 (Parcel 25/ Office Lot)

November 2015



DRAWN: A. TULLIE	APPROVED: J. MAYNARD
DATE: _____	DATE: _____
BY: _____	BY: _____
COMMENTS: _____	COMMENTS: _____

FLYING HORSE

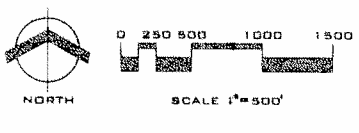
LEGEND / LANDUSE TABLE:

R-2	225 ACRES RESIDENTIAL: 0 - 1.99 DU/AC - 280 UNITS
R2-3.5	697.1 ACRES RESIDENTIAL: 2 - 3.5 DU/AC - 1,734 UNITS
R3.5-8	11 ACRES RESIDENTIAL: 3.5 - 8 DU/AC - 40 UNITS
R12-20	16 ACRES RESIDENTIAL: 12 - 20 DU/AC - 250 UNITS

C	76.5 ACRES COMMERCIAL
C/R	20 ACRES PRIVATE CLUB / FITNESS CENTER
O	39.8 ACRES OFFICE
S	80 ACRES SCHOOL

P	28 ACRES PARK
OS	87 ACRES OPEN SPACE
GC	197 ACRES GOLF COURSE
ROW	93.6 ACRES POWERS BLVD.

AREA OF AMENDMENT
PARCEL 25 OFFICE USE
(NOVEMBER 2015)



- NOTES:
- IF APPROVED BY CDOT, A RIGHT IN / RIGHT OUT ACCESS TO POWERS BLVD. WILL BE LOCATED IN THE VICINITY OF PARCELS 18 & 25.
 - A TRAIL CONNECTION TO PARCEL 33 (LIZARD LEAP PARK) WILL BE PROVIDED FROM PARCEL 10 THROUGH PARCELS 3 AND 5B.
 - APPLICABLE PARK FEES SHALL BE PAID FOR ALL UNITS DEVELOPED WITHIN PARCEL 28. AN ADDITIONAL \$200 PER UNITS SHALL BE ESCROWED FOR THE SPECIFIC PURPOSE TO ALLOW THE CITY OF COLORADO SPRINGS TO CONSTRUCT AND MAINTAIN A PEDESTRIAN BRIDGE ACROSS BLACK SQUIRREL CREEK IMMEDIATELY NORTH OF PARCEL 28.

P/I	22 ACRES PUBLIC / INSTITUTIONAL
73	PARCEL NUMBER

NOTE:
All residential densities shown on the Flying Horse Master Plan are gross densities. Actual number of units and resulting density will be determined by incorporating adjacent streets, private parks, open space and drainage detention ponds into the area of the parcel.



TOTAL ACRES = 1,593
TOTAL RESIDENTIAL DWELLING UNITS = 2,304

CPC MP 06-00219-A6MN15

FIGURE 1

FLYING HORSE NO 25A

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

UTILITY AND PUBLIC FACILITY PLAN

DECEMBER 2015



CPC CP 15-00137

FLYING HORSE 25A FILING NO. 1

CONCEPT PLAN

UTILITY AND PUBLIC FACILITY PLAN

DESIGNED BY	D.L.G.	SCALE	(H) 1" = 30'	DATE	12/18/15
DRAWN BY	D.L.G.	(H) 1" = 30'	SHEET	1	OF 1
CHECKED BY	(H) 1" = 30'	(H) 1" = 30'	SHEET NO.	1	OF 1
			JOB NO.	117115	

CLASSIC CONSULTING ENGINEERS & SURVEYORS
 819 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 785-0790
 (719) 785-0799 (fax)

LEGEND

	PROPOSED WATER MAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER W/MAH
	PROPOSED SANITARY SEWER W/MAH
	PROPOSED GAS MAIN
	PROPOSED FIBER OPTIC/CABLE
	PROPOSED ELECTRIC
	PROPOSED WATER VALVE
	PROPOSED PLUG W/BLANKOFF ASSY.
	PROPOSED FIRE HYDRANT
	EXISTING WATER MAIN
	EXISTING PLUG W/BLANKOFF ASSY.
	EXISTING FIRE HYDRANT

SCALE: 1" = 30'

FIGURE 1