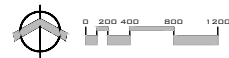


# FLYING HORSE

## LEGEND / LANDUSE TABLE:

<b>R-2</b> 225 ACRES RESIDENTIAL: 0 - 1.99 DU/AC - 280 UNITS	<b>C</b> 72.05 ACRES COMMERCIAL	<b>P</b> 28 ACRES PARK	<b>P/I</b> 22 ACRES PUBLIC / INSTITUTIONAL
<b>R2-3.5</b> 678.5 ACRES RESIDENTIAL: 2 - 3.5 DU/AC - 1,674 UNITS	<b>C/R</b> 20 ACRES PRIVATE CLUB / FITNESS CENTER	<b>OS</b> 87 ACRES OPEN SPACE	<b>73</b> PARCEL NUMBER
<b>R3.5-8</b> 50.05 ACRES RESIDENTIAL: 3.5 - 8 DU/AC - 215 UNITS	<b>O</b> 39.8 ACRES OFFICE	<b>GC</b> 197 ACRES GOLF COURSE	
	<b>S</b> 80 ACRES SCHOOL	<b>ROW</b> 93.6 ACRES POWERS BLVD.	
	<b>POCKET PARK</b>		

NOTES:  
 1. IF APPROVED BY CDOT, A RIGHT IN / RIGHT OUT ACCESS TO POWERS BLVD. WILL BE LOCATED IN THE VICINITY OF PARCELS 18 & 24.  
 2. A TRAIL CONNECTION TO PARCEL 33 (LEZARD LEAP PARK) WILL BE PROVIDED FROM PARCEL 10 THROUGH PARCELS 5 AND 3B.  
 3. APPLICABLE PARK FEES SHALL BE PAID FOR ALL UNITS DEVELOPED WITHIN PARCEL 28. AN ADDITIONAL \$200 PER UNIT 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.



TOTAL ACRES = 1,503  
 TOTAL RESIDENTIAL DWELLING UNITS = 2,163

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.

## FIGURE 5

AMENDMENT HISTORY			
AMENDMENT NUMBER	DATE	PROJECT NAME	DESCRIPTION
CPC MP 06-00219	ABM119	04-03-2019	Parcel 13, Parcel 17 & Parcel 28 acres & units
CPC MP 06-00219	ABM118	01-11-2019	Parcel 13 - Residential
CPC MP 06-00219	ABM118	04-01-2018	Parcel 20A Residential
CPC MP 06-00219	ATM116	10-25-2016	Parcel 3 Corridor
CPC MP 06-00219	ABM115	03-22-2016	Parcel 25 Office Use
CPC MP 06-00219	ASM115	10-29-2015	Park Dedication / Open Space
CPC MP 06-00219	ABM115	12-12-2015	Parcel 36 / Traffic Signal
CPC MP 06-00219	ASM111	09-06-2011	Project 62 42311
CPC MP 06-00219	ATM108	01-29-2008	Project 62 41486
CPC MP 06-00219	ATM108	01-29-2008	Project 62 37220



CPC MP 06-00219-A9M119