



FLYING HORSE

LEGEND / LANDUSE TABLE:

| | | | |
|---------------|---------------------------------------------------------|------------|-------------------------------------------|
| R-2 | 225 ACRES RESIDENTIAL: 0 - 1.99 DU/AC - 280 UNITS | C | 72.05 ACRES COMMERCIAL |
| R2-3.5 | 678.5 ACRES RESIDENTIAL: 2 - 3.5 DU/AC - 1,674 UNITS | C/R | 20 ACRES PRIVATE CLUB / FITNESS CENTER |
| R3.5-8 | 50.05 ACRES RESIDENTIAL: 3.5 - 8 DU/AC - 213 UNITS | 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. |
| | | P/I | 22 ACRES PUBLIC / INSTITUTIONAL |
| | | 73 | PARCEL NUMBER |

TOTAL ACRES = 1,503
TOTAL RESIDENTIAL DWELLING UNITS = 2,165

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



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.

CPC MP 06-00219-A9M19



| AMENDMENT HISTORY | | | |
|-------------------|------------|--------------------------------------------------|---------------------------------|
| Amendment | Date | Description | Project ID |
| CPC MP 06-00219 | 04-03-2019 | Parcel 15, Parcel 17 & Parcel 28 sites & utility | Parcel 15 Residential |
| CPC MP 06-00219 | 01-31-2019 | | |
| CPC MP 06-00219 | 04-01-2018 | | Parcel 22-A Residential |
| CPC MP 06-00219 | 3-7-2018 | | Parcel 22-B Residential |
| CPC MP 06-00219 | 03-22-2018 | | Parcel 21 Office Use |
| CPC MP 06-00219 | 03-22-2018 | | Parcel 22-C Office / Club / Bar |
| CPC MP 06-00219 | 08-25-2017 | | Parcel 27 / 10th Signal |
| CPC MP 06-00219 | 08-25-2017 | | Project ID 42317 |
| CPC MP 06-00219 | 08-08-2017 | | Project ID 41486 |
| CPC MP 06-00219 | 07-29-2016 | | Project ID 37526 |

FIGURE 2