



N.E.S. Inc.
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PIKES PEAK HEIGHTS

PUD DEVELOPMENT PLAN

PIKES PEAK AVE AT SAND CREEK
 COLORADO SPRINGS CO, 80916

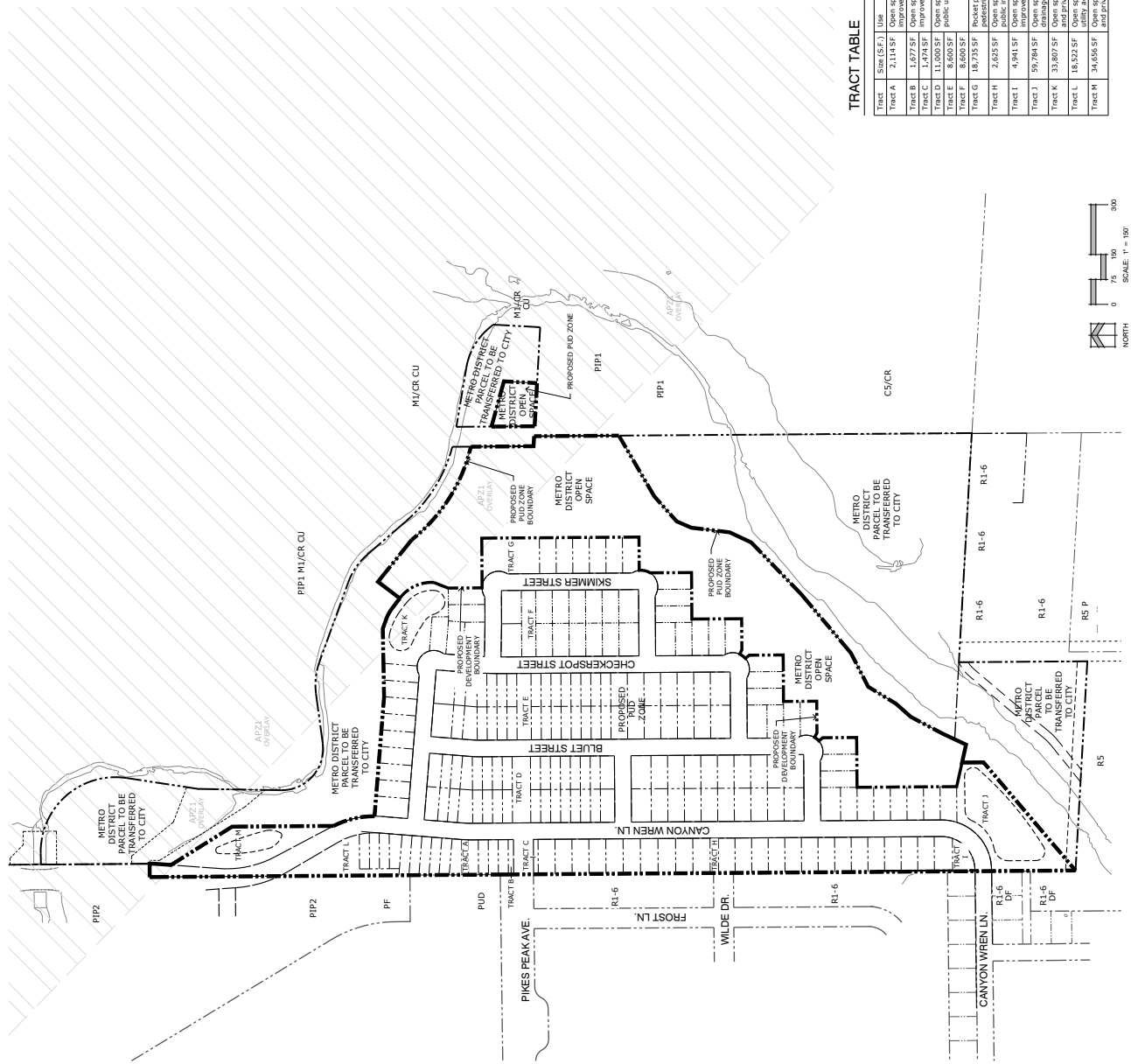
DATE: 01-13-2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]

ENTITLEMENT

DATE	BY	DESCRIPTION
03-23-18	KN	PER CITY REVIEW
04-16-18	KN	CONNECTION PLAN
05-12-18	KN	CONNECTION PLAN
12-12-18	KN	CONNECTION PLAN
01-17-20	KN	CONNECTION PLAN

OVERALL CONTEXT TRACT MAP

DPI
 2 OF 10
 CPC PUD 18-00091



TRACT TABLE

Tract	Size (SF.)	Use	Ownership & Maintenance
Tract A	2,114 SF	Open space, public utilities & utility access, public improvements, public trails & pedestrian circulation	Pikes Peak Heights Metropolitan District
Tract B	1,474 SF	Open space, landscape, signage, public utilities, public improvements, public trails & pedestrian circulation	Pikes Peak Heights Metropolitan District
Tract C	11,000 SF	Open space, landscape, public trails & pedestrian circulation, public utilities, and public improvements	Pikes Peak Heights Metropolitan District
Tract D	8,600 SF	Open space, landscape, public trails & pedestrian circulation, public utilities, and public improvements	Pikes Peak Heights Metropolitan District
Tract E	8,600 SF	Open space, landscape, public trails & pedestrian circulation, public utilities, and public improvements	Pikes Peak Heights Metropolitan District
Tract F	18,735 SF	Open space, landscape, public trails & pedestrian circulation, public utilities, and public improvements	Pikes Peak Heights Metropolitan District
Tract G	2,623 SF	Open space, landscape, public trails, public detention, public improvements, and public drainage	Pikes Peak Heights Metropolitan District
Tract H	4,941 SF	Open space, landscape, public trails, public detention, public improvements, and public drainage	Pikes Peak Heights Metropolitan District
Tract I	59,784 SF	Open space, landscape, public trails, public detention, public improvements, and public drainage	City of Colorado Springs
Tract J	33,807 SF	Open space, landscape, public trails, public detention, public improvements, and public drainage	Pikes Peak Heights Metropolitan District
Tract K	18,522 SF	Open space, landscape, public trails, public detention, public improvements, and public drainage	Pikes Peak Heights Metropolitan District
Tract L	34,555 SF	Open space, landscape, public trails, public detention, public improvements, and public drainage	Pikes Peak Heights Metropolitan District
Tract M	34,555 SF	Open space, landscape, public trails, public detention, public improvements, and public drainage	Pikes Peak Heights Metropolitan District

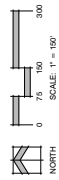


FIGURE 2

Project: Pikes Peak Heights Metropolitan District PUD 18-00091 Date: 01/13/2018 9:43:38 AM



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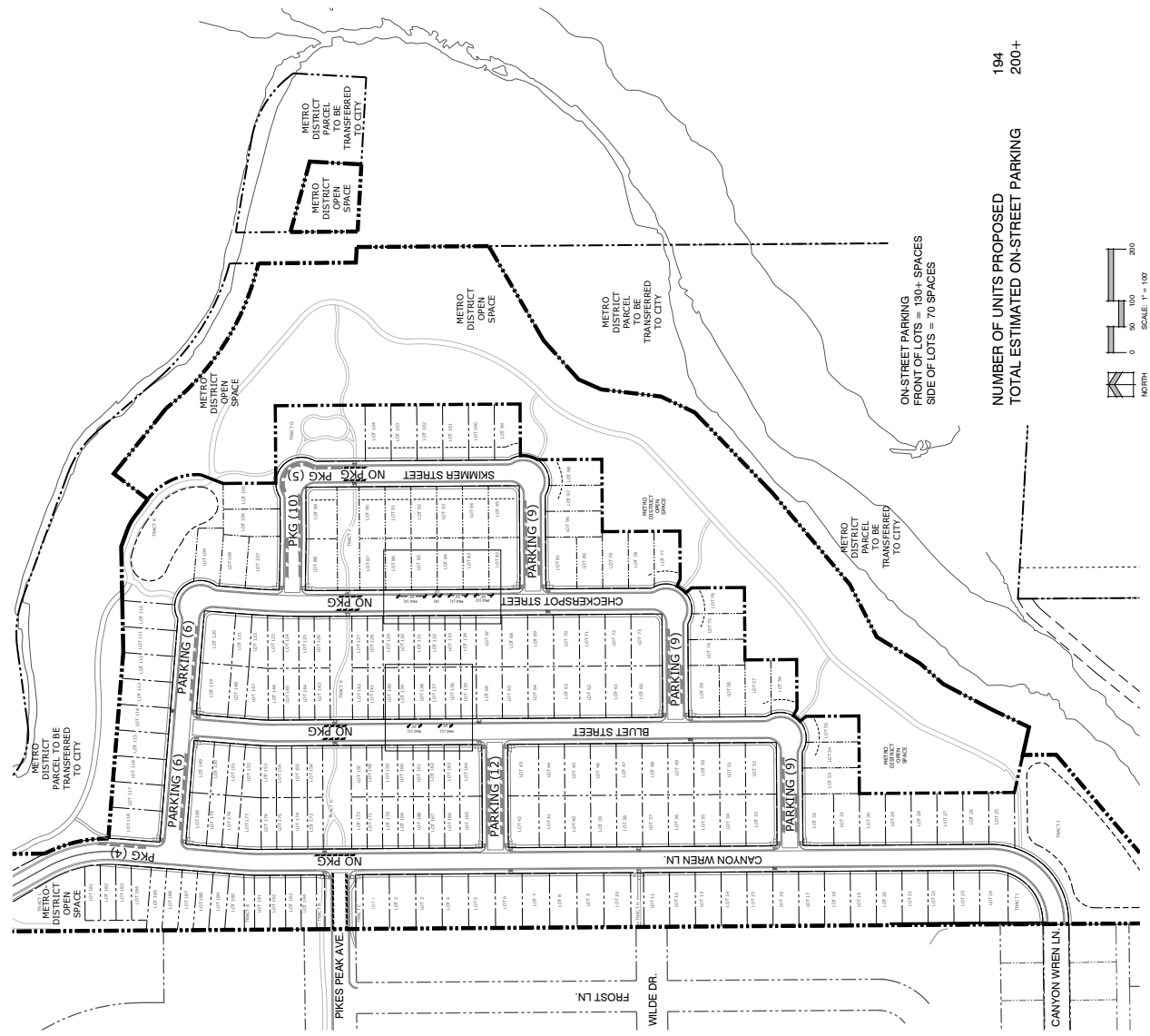
PIKES PEAK HEIGHTS
PUD DEVELOPMENT PLAN
PIKES PEAK AVE AT SAND CREEK
COLORADO SPRINGS CO, 80916
DATE: 07-13-2018
DRAWN BY: [Name]
PROJECT NO: [Number]

ENTITLEMENT

DATE	BY	DESCRIPTION
03-23-18	MM	PRELIMINARY
04-16-18	MM	PRELIMINARY
05-12-18	MM	PRELIMINARY
05-17-18	MM	PRELIMINARY

PARKING STUDY EXHIBIT

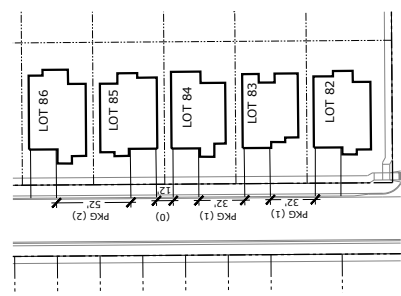
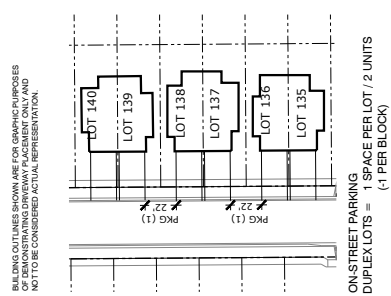
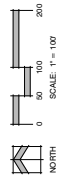
DP2
3 OF 10
CPC PUD 18-00091



ON-STREET PARKING
FRONT OF LOTS = 130+ SPACES
SIDE OF LOTS = 70 SPACES

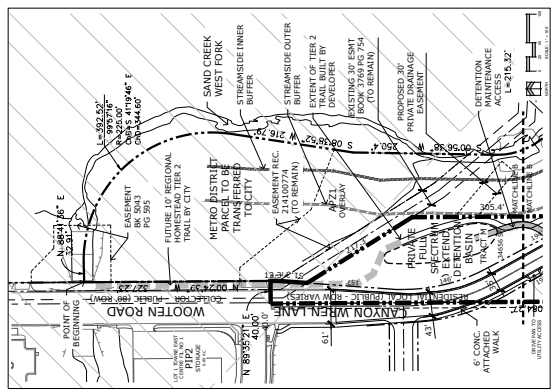
NUMBER OF UNITS PROPOSED
TOTAL ESTIMATED ON-STREET PARKING

194
200+



ON-STREET PARKING
SINGLE FAMILY LOTS = 1 SPACE PER LOT
AVERAGE WITH VARIATION
(-1 PER BLOCK)

FIGURE 2



PIKES PEAK HEIGHTS PUD DEVELOPMENT PLAN

PIKES PEAK ARE AT
SAND CREEK
COLORADO SPRINGS
CO, 80903

DATE: 07-12-2008
DRAWN BY: [Name]
PREPARED BY: [Name]

ENTITLEMENT

DATE:	07-12-2008	REVISION:	01
BY:	[Name]	REVISION:	02
BY:	[Name]	REVISION:	03
BY:	[Name]	REVISION:	04
BY:	[Name]	REVISION:	05
BY:	[Name]	REVISION:	06
BY:	[Name]	REVISION:	07
BY:	[Name]	REVISION:	08
BY:	[Name]	REVISION:	09
BY:	[Name]	REVISION:	10
BY:	[Name]	REVISION:	11
BY:	[Name]	REVISION:	12

**SITE
DEVELOPMENT
PLAN**

DP3
4 OF 10

CPC PUD 18-00091

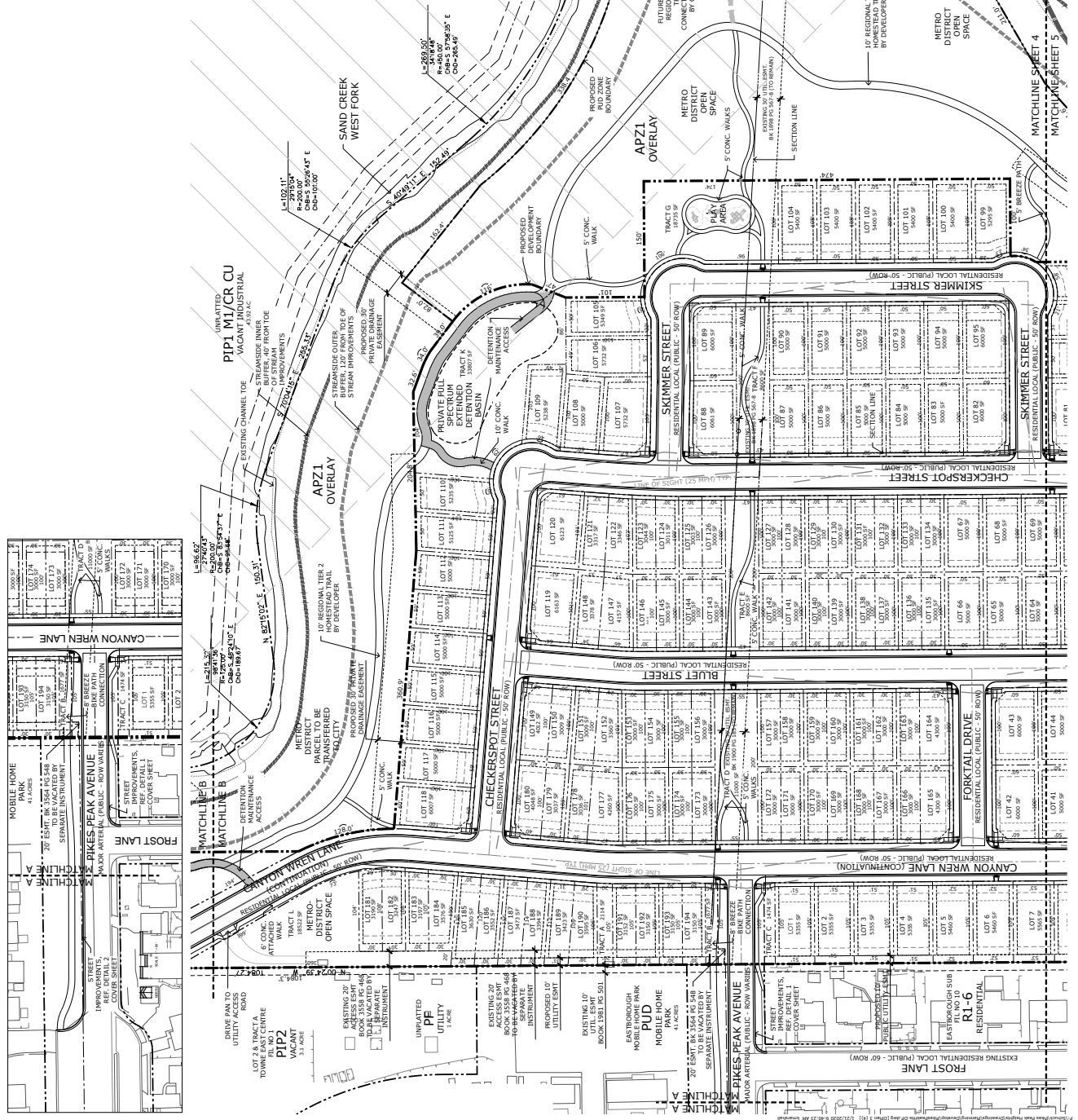


FIGURE 2



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PIKES PEAK HEIGHTS

PUD DEVELOPMENT PLAN

PIKES PEAK AREA AT SAND CREEK COLORADO SPRINGS CO, 80903

DATE: 07-13-2012
PROJECT NO: 12-0001
PREPARED BY: K. NORTON

ENTITLEMENT

DATE	BY	DESCRIPTION
02-23-10	KN	RECEIVED REVIEW
04-23-10	KN	RECEIVED REVIEW
04-23-10	KN	COMMENTS FROM
09-15-10	KN	COMMENTS FROM
12-15-10	KN	COMMENTS FROM
01-12-10	KN	COMMENTS FROM

SITE DEVELOPMENT PLAN

DP2
5 OF 10
CPC PUD 18-00091

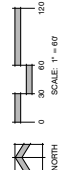
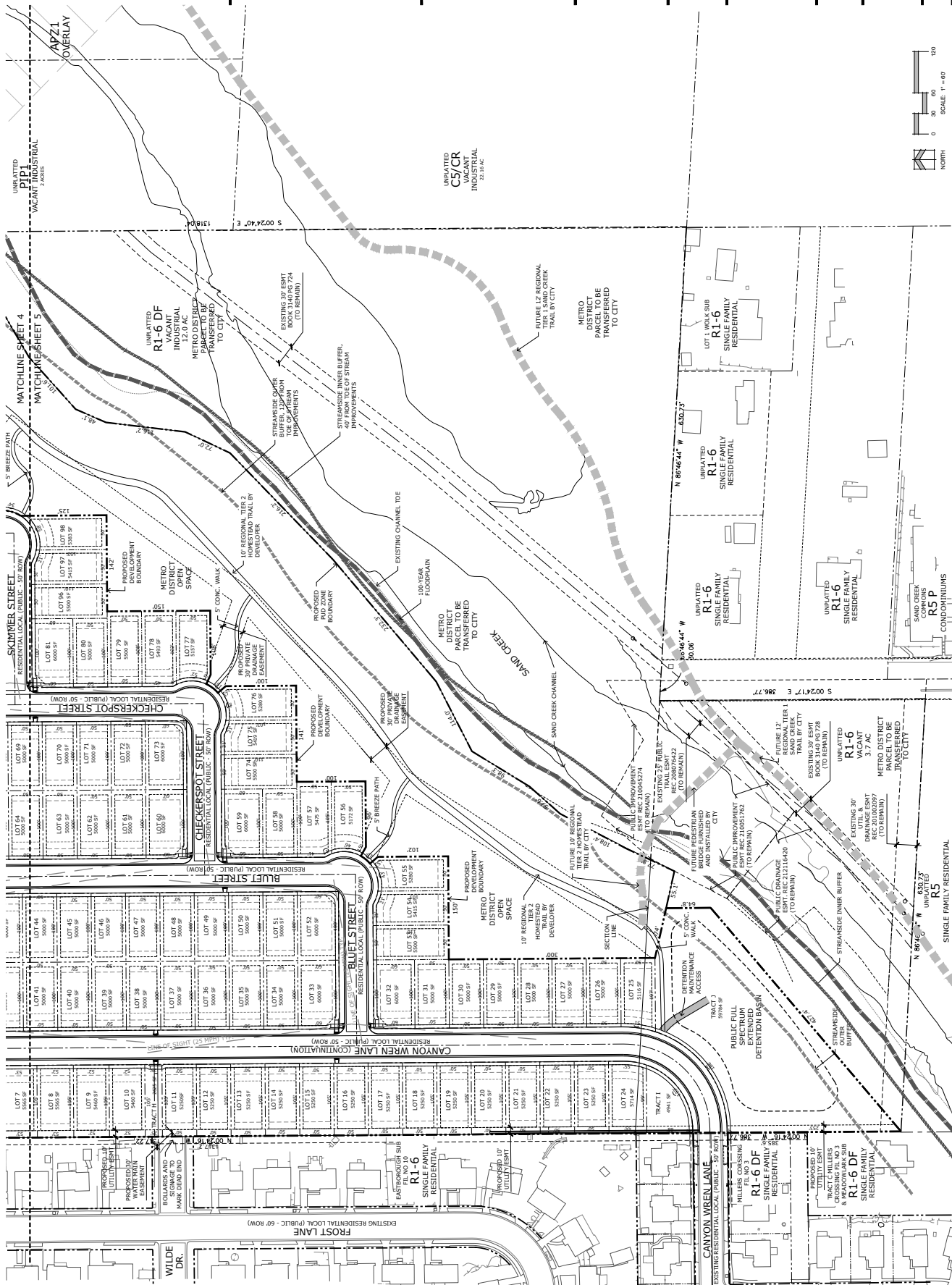


FIGURE 2

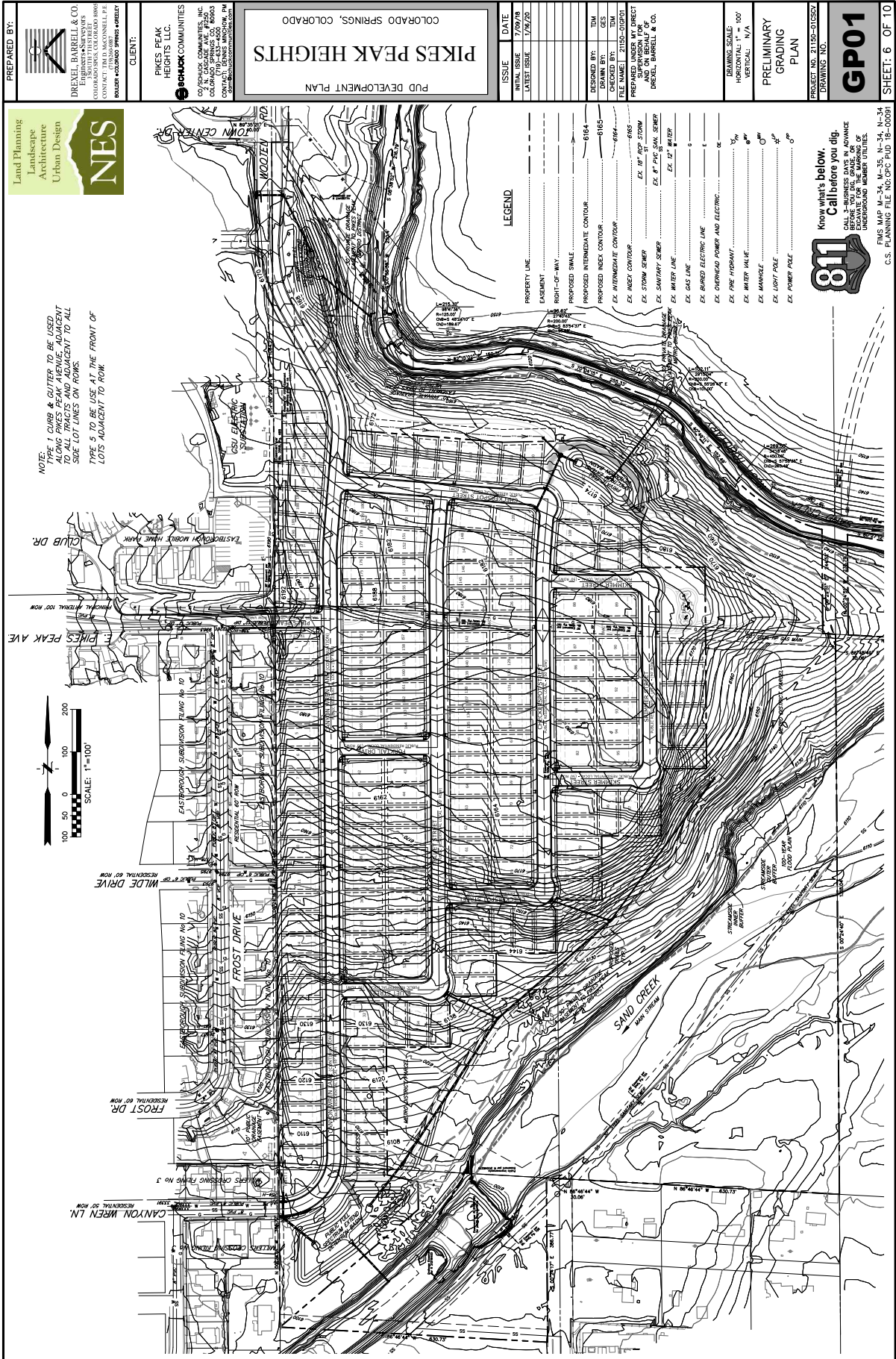


FIGURE 2



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PIKES PEAK HEIGHTS

PUD DEVELOPMENT PLAN

PIKES PEAK AT SAND CREEK COLONIAL HOMES
COLO. 80903
DATE: 07-13-10
DRAWN BY: J. HANSEN
PREPARED BY: K. HANSEN

ENTITLEMENT

DATE	BY	DESCRIPTION
07-13-10	JKH	REVISION
04-13-10	JKH	REVISION
04-13-10	JKH	REVISION
04-13-10	JKH	REVISION
04-13-10	JKH	REVISION
04-13-10	JKH	REVISION
04-13-10	JKH	REVISION
04-13-10	JKH	REVISION
04-13-10	JKH	REVISION
04-13-10	JKH	REVISION

PRELIMINARY LANDSCAPE PLAN

LPI

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CPC PUD 18-00091

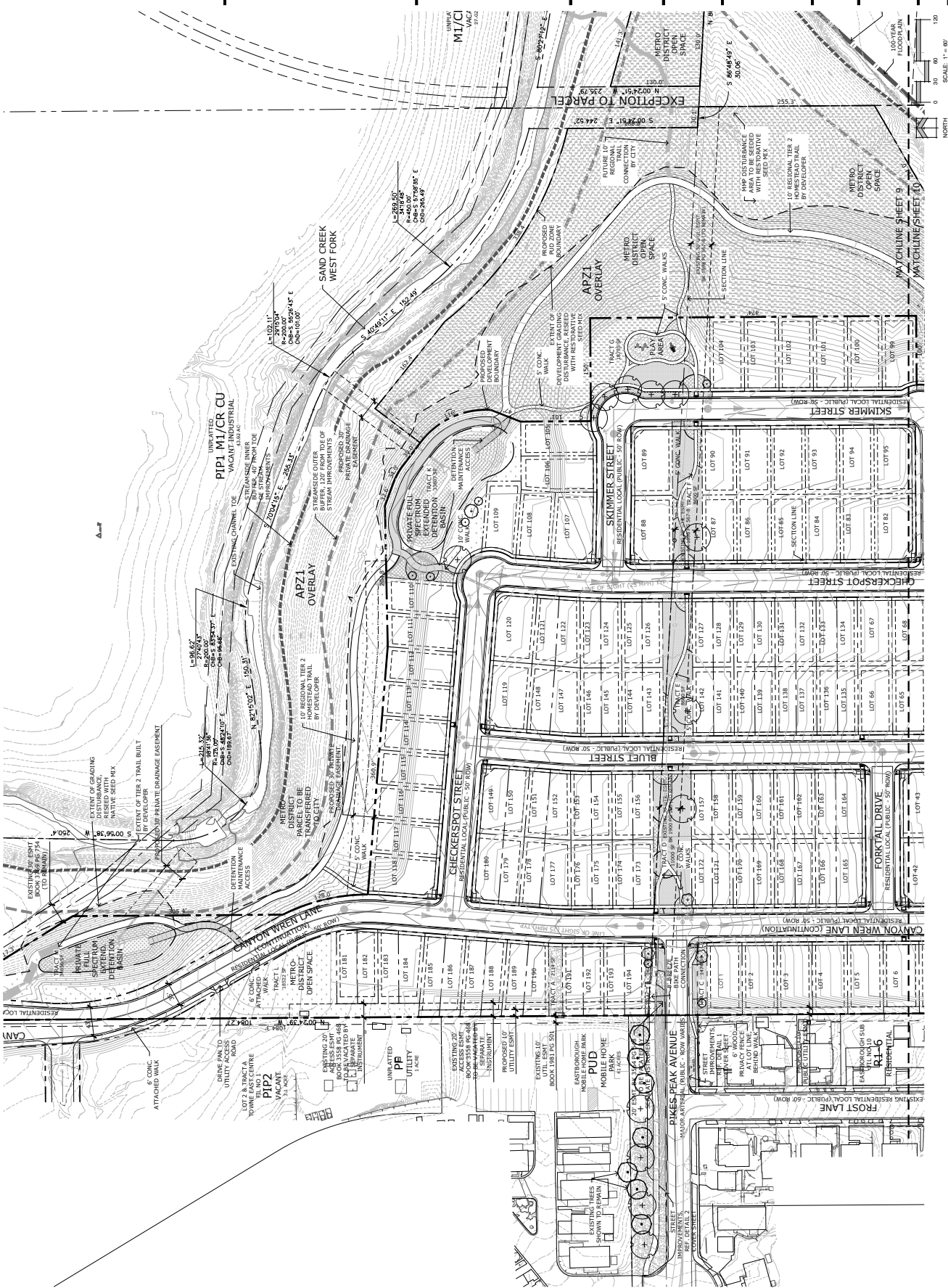


FIGURE 2



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PUD DEVELOPMENT PLAN
PIKES PEAK AREA AT SAND CREEK
COLORADO SPRINGS, CO, 80916

DATE: 07-13-2012
DRAWN BY: [Name]
CHECKED BY: [Name]
PREPARED BY: [Name]

ENTITLEMENT

DATE	BY	DESCRIPTION
07-13-12	DNM	RECEIVED REVIEW
04-23-12	DNM	RECEIVED REVIEW
04-23-12	DNM	RECEIVED REVIEW
09-12-11	DNM	LOCAL ACCESS
09-12-11	DNM	NON-ADJACENT
09-12-11	DNM	COMMENTS
09-12-11	DNM	COMMENTS
09-12-11	DNM	COMMENTS
09-12-11	DNM	COMMENTS

PRELIMINARY LANDSCAPE PLAN

LP2
10 OF 10
CPC PUD 18-00091

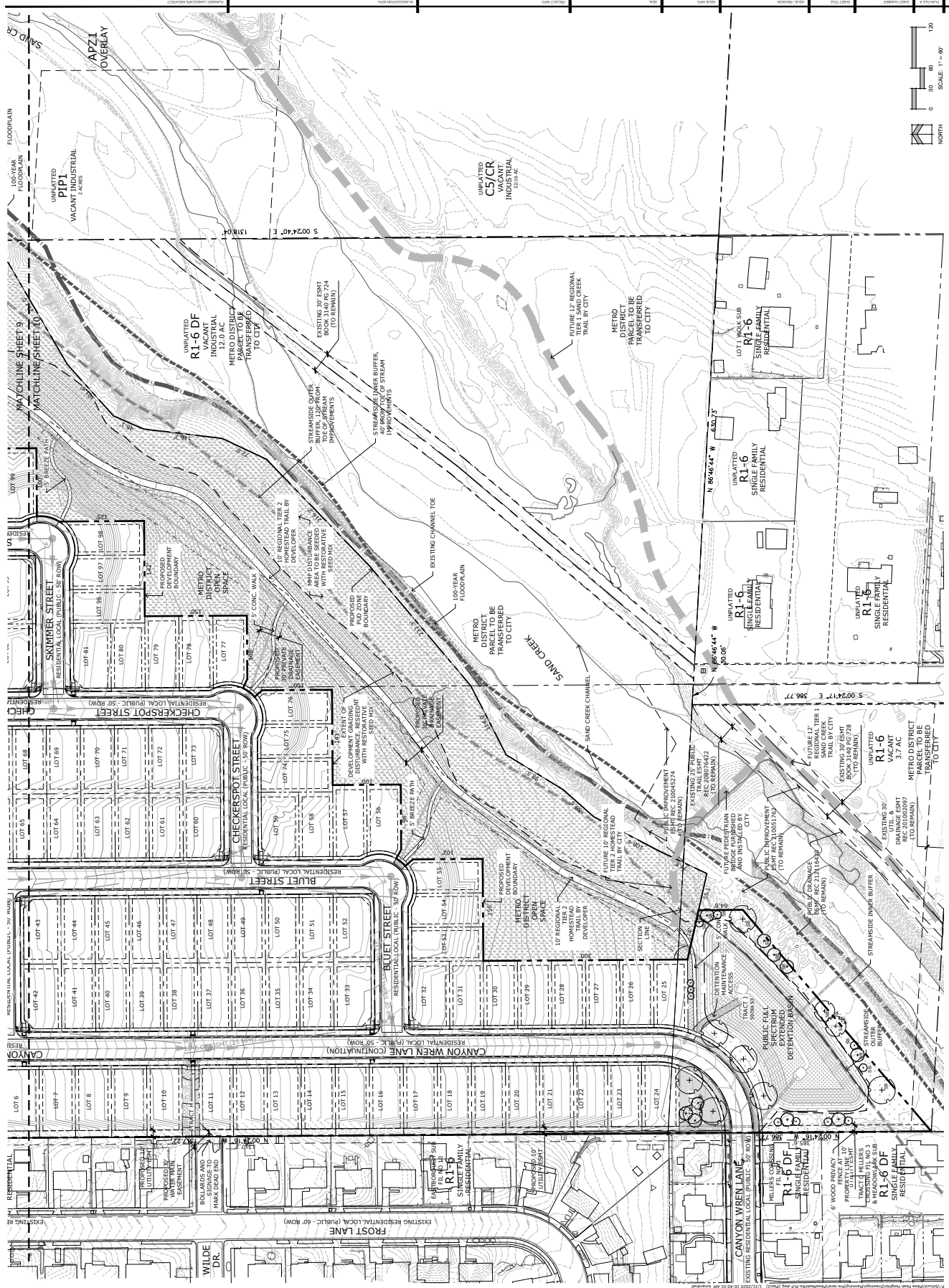


FIGURE 2