



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: 01-12-2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

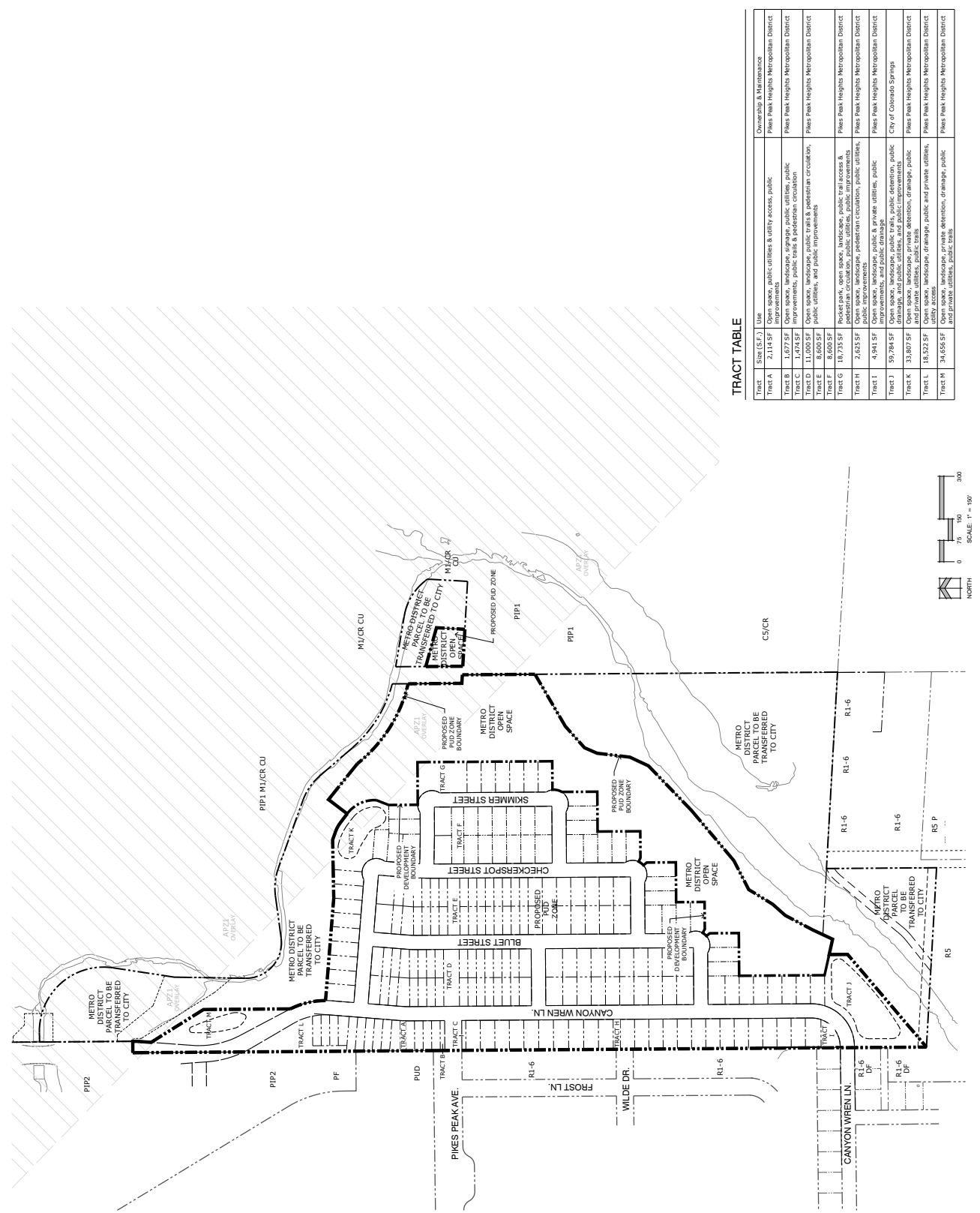
ENTITLEMENT

DATE	BY	DESCRIPTION
03-23-18	MM	PRELIMINARY
04-16-18	MM	CONNECTION/NOA
05-12-18	MM	COMMENTS
12-12-18	MM	COMMENTS
01-12-20	MM	COMMENTS

**OVERALL
 DISTRICT
 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	1,474 SF	Open space, landscape, public trails & pedestrian circulation, public utilities, and public improvements	Pikes Peak Heights Metropolitan District
Tract D	11,000 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	8,600 SF	Open space, landscape, public trails & pedestrian circulation, public utilities, and public improvements	Pikes Peak Heights Metropolitan District
Tract G	18,735 SF	Open space, landscape, public trails & pedestrian circulation, public utilities, and public improvements	Pikes Peak Heights Metropolitan District
Tract H	2,623 SF	Open space, landscape, public trails, public detention, public improvements, and public drainage	Pikes Peak Heights Metropolitan District
Tract I	4,941 SF	Open space, landscape, public trails, public detention, public improvements, and public drainage	Pikes Peak Heights Metropolitan District
Tract J	59,784 SF	Open space, landscape, public trails, public detention, public improvements, and public drainage	City of Colorado Springs
Tract K	33,807 SF	Open space, landscape, public trails, public detention, public improvements, and public drainage	Pikes Peak Heights Metropolitan District
Tract L	18,522 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

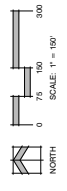


FIGURE 2

Project: Pikes Peak Heights Metropolitan District - PUD Development Plan | Date: 01/12/2018 | 9:43:31 AM | Drawn: [Name]



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PIKES PEAK HEIGHTS

PUD DEVELOPMENT PLAN

PIKES PEAK AVE AT SAND CREEK COLORADO SPRINGS CO, 80916

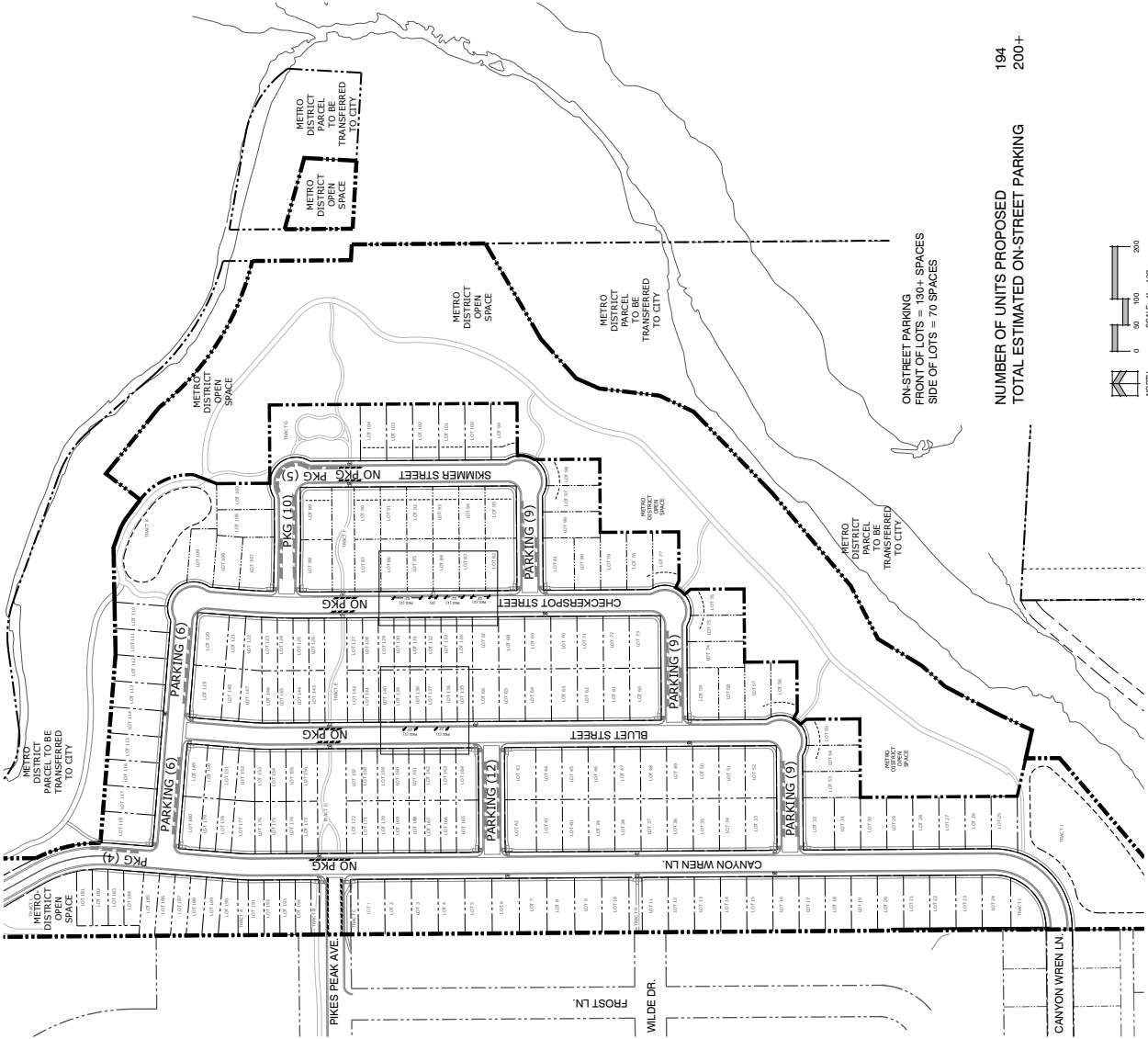
DATE: 07-13-2018
DRAWN BY: [Name]
PROJECT NO: [Number]

ENTITLEMENT

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

PARKING STUDY EXHIBIT

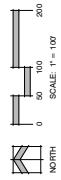
DP2
3 OF 10
CPC PUD 18-00091



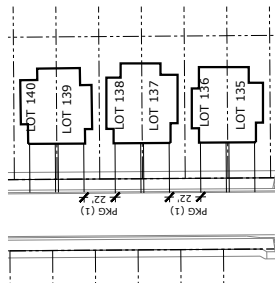
ON-STREET PARKING
FRONT OF LOTS = 130+ SPACES
SIDE OF LOTS = 70 SPACES

NUMBER OF UNITS PROPOSED
TOTAL ESTIMATED ON-STREET PARKING

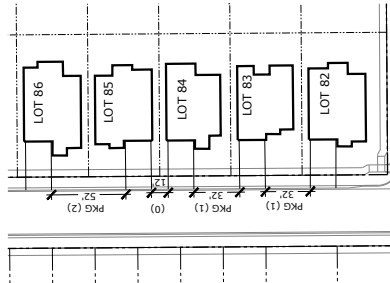
194
200+



THE SPACES SHOWN ARE FOR GENERAL PURPOSES ONLY AND DO NOT REPRESENT THE EXACT LOCATION OF SPACES. DIMENSIONS SHOWN ARE APPROXIMATE AND NOT TO BE CONSIDERED ACTUAL REPRESENTATION.

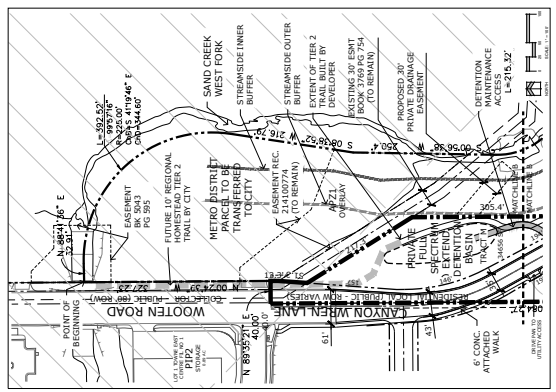


ON-STREET PARKING
DUPLIX LOTS = 1 SPACE PER LOT / 2 UNITS
(-1 PER BLOCK)



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
COLD SPRING
CO, 80915

DATE: 07-12-2018
DRAWN BY: [Name]
PREPARED BY: [Name]

ENTITLEMENT

DATE:	07-12-2018	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

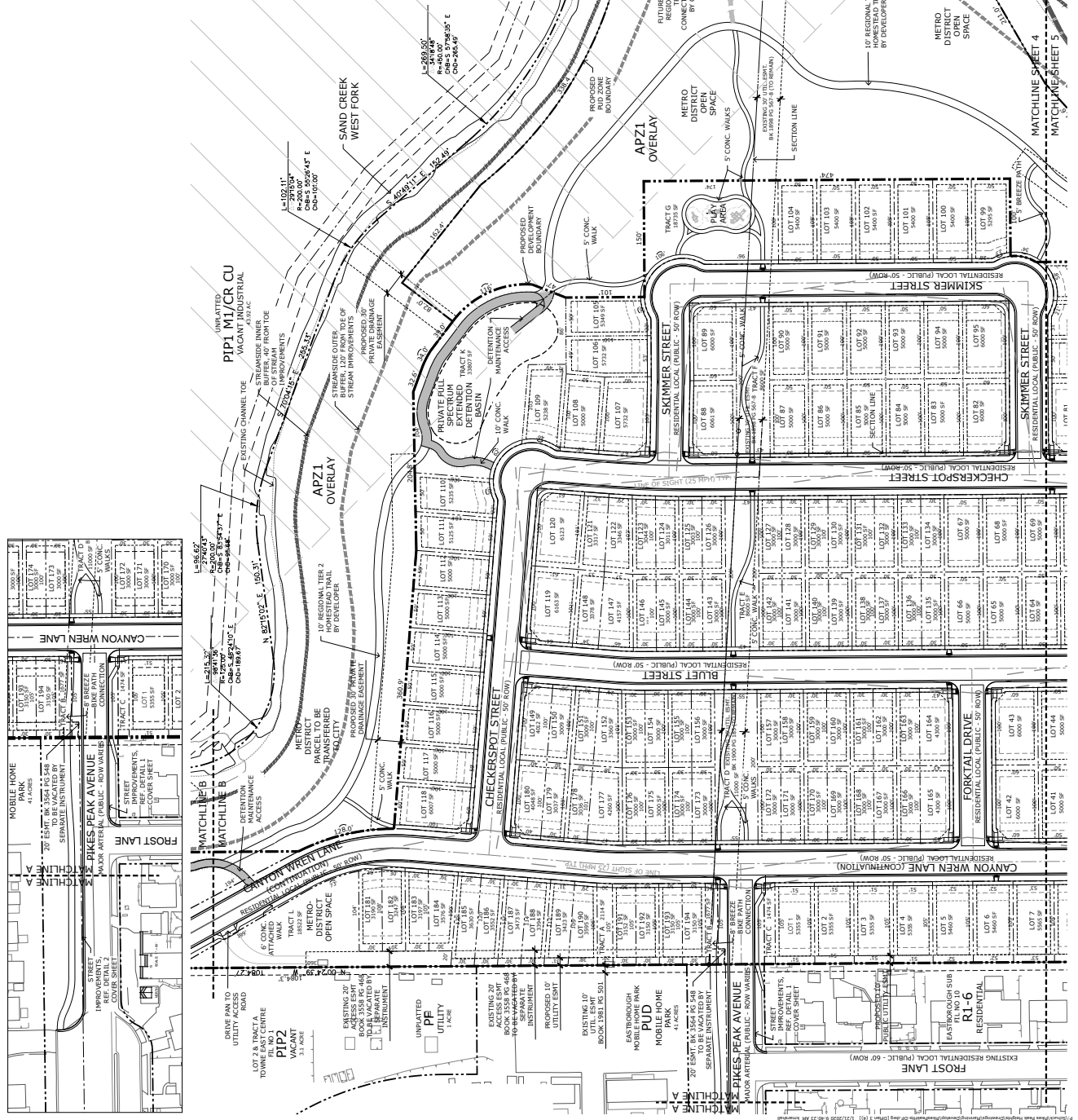


FIGURE 2



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PIKES PEAK HEIGHTS

PUD DEVELOPMENT PLAN

PIKES PEAK AREA AT SAND CREEK COASTAL HILLS TRAIL, 1000' S.W. OF SAND CREEK TRAIL BY CITY

DATE: 07-13-2012
PROJECT NO.: 12-000000-0000
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

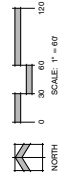
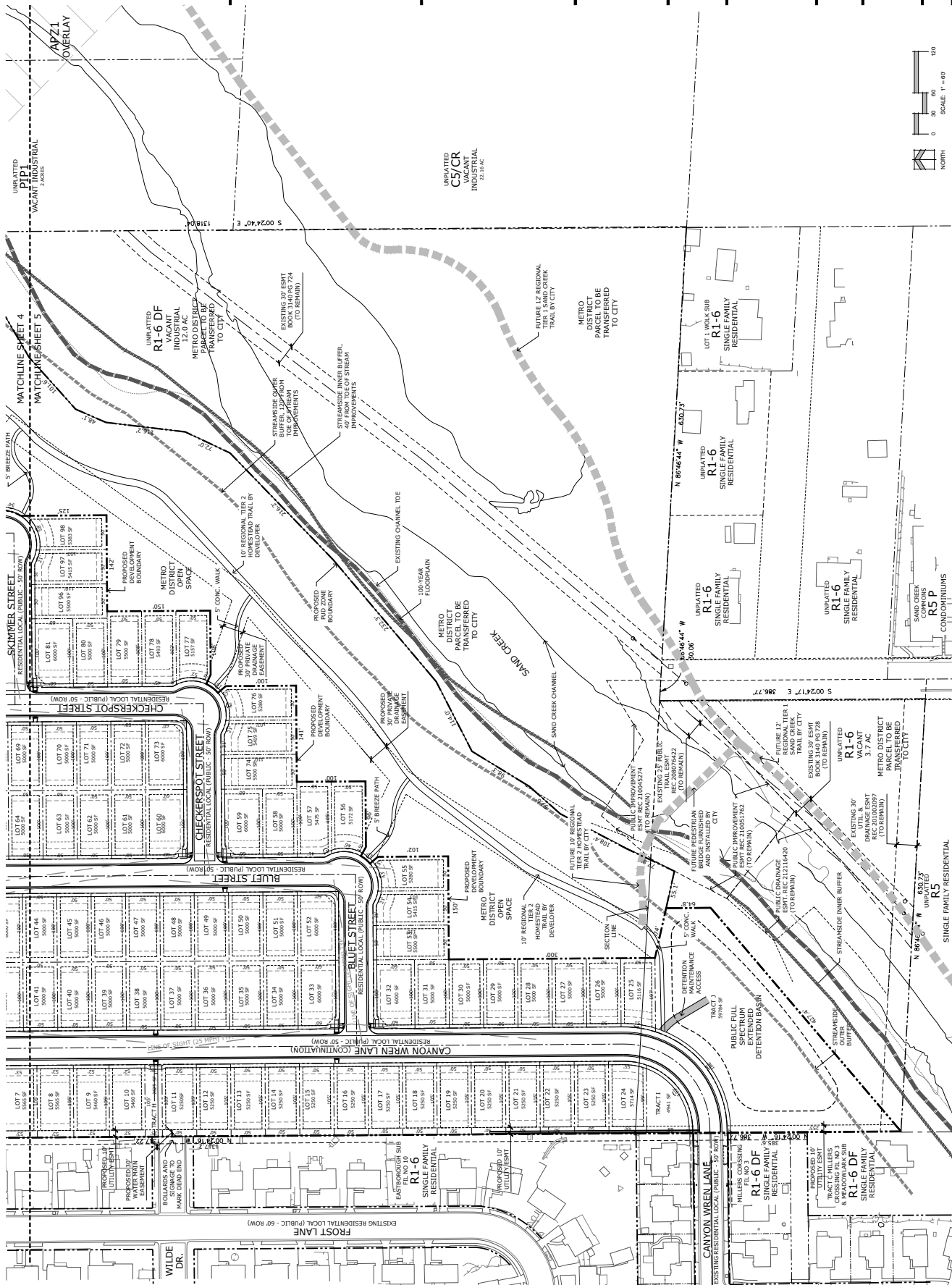


FIGURE 2

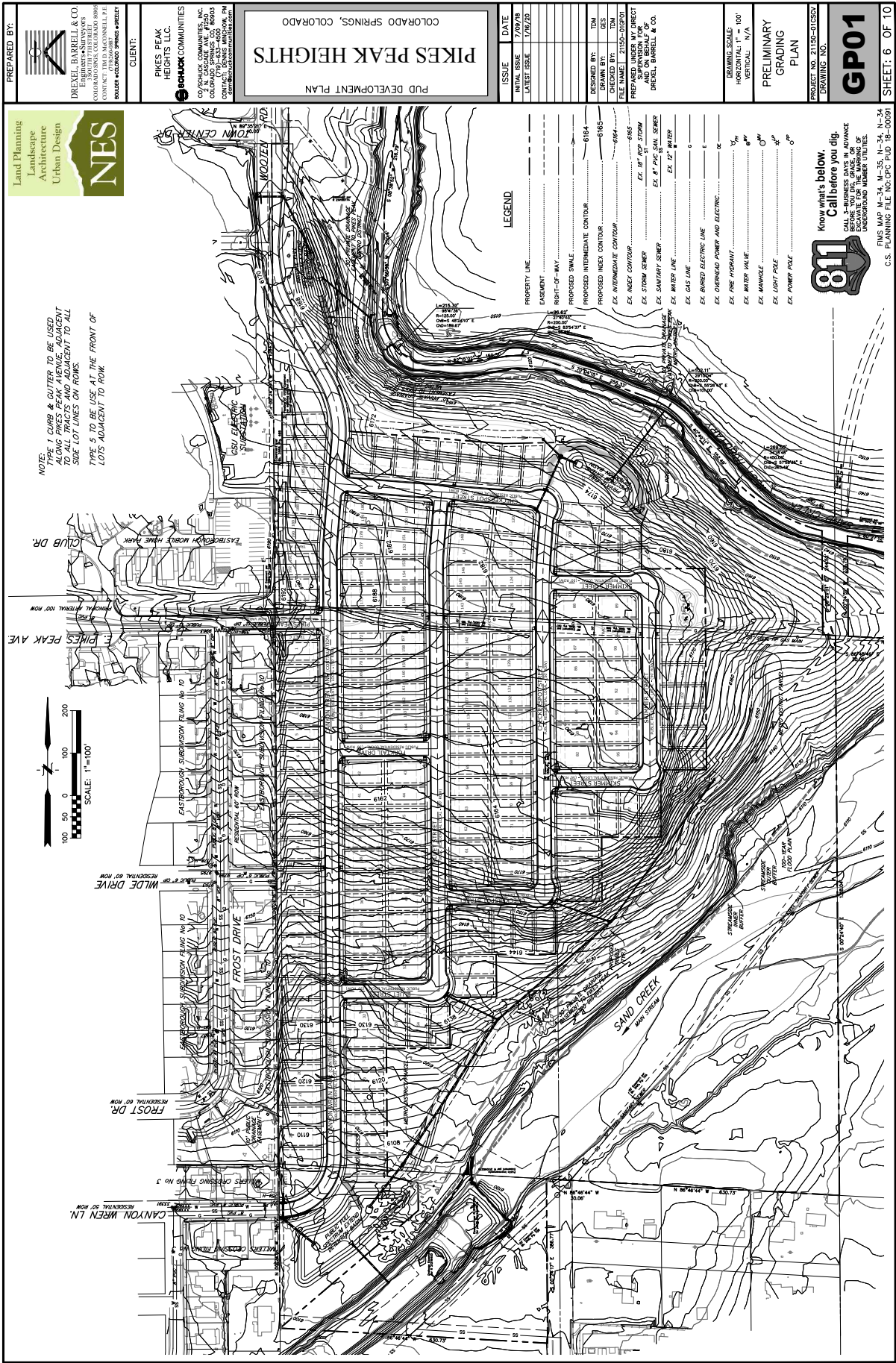


FIGURE 2



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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	REVISIONS
04-15-10	JKH	REVISIONS
04-15-10	JKH	REVISIONS
04-15-10	JKH	REVISIONS
04-15-10	JKH	REVISIONS
04-15-10	JKH	REVISIONS
04-15-10	JKH	REVISIONS
04-15-10	JKH	REVISIONS
04-15-10	JKH	REVISIONS
04-15-10	JKH	REVISIONS

PRELIMINARY LANDSCAPE PLAN

LPI
9 OF 10

CPC PUD 18-00091

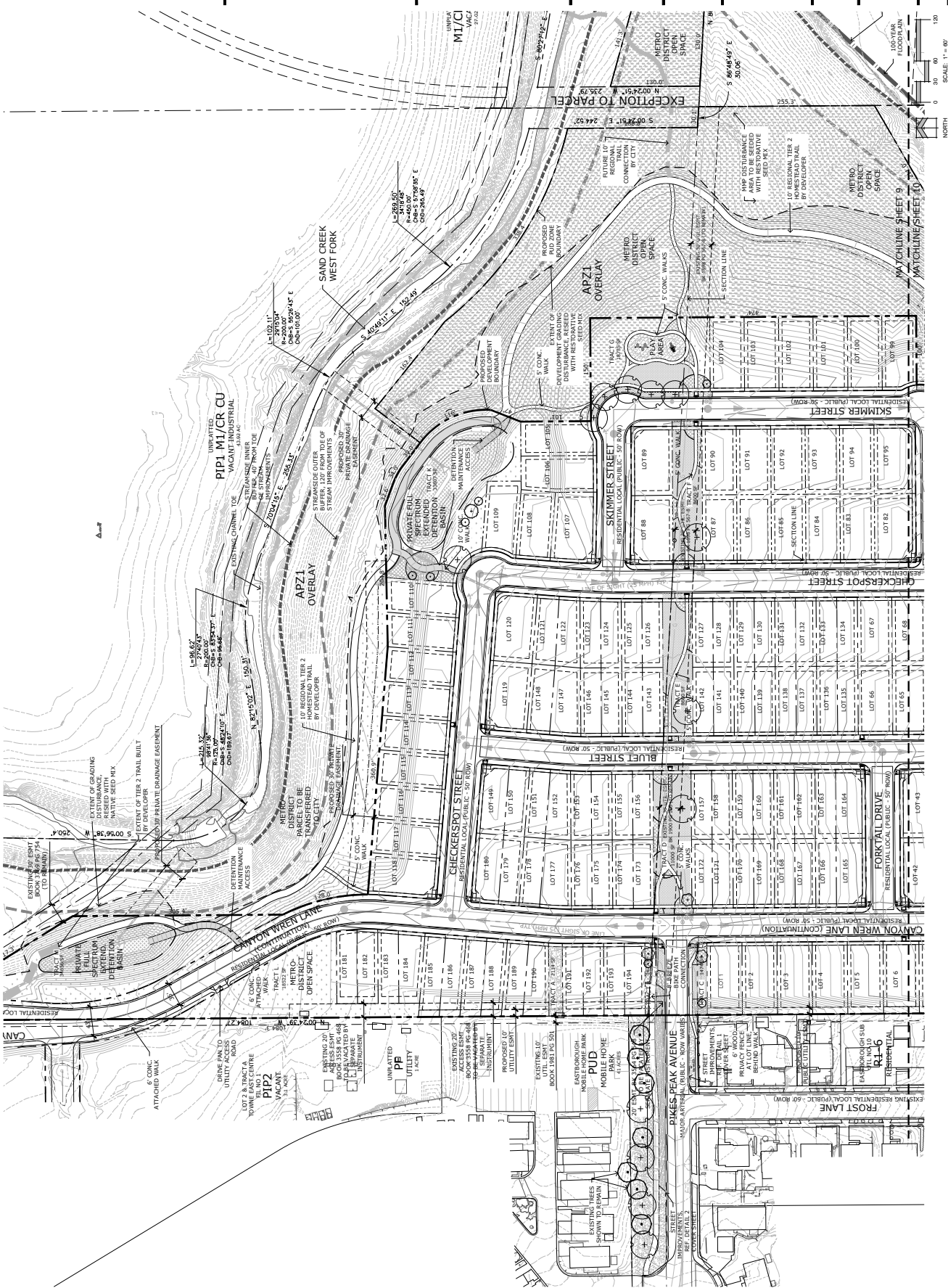


FIGURE 2



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PIKES PEAK HEIGHTS

PUD DEVELOPMENT PLAN

PIKES PEAK AREA AT SAND CREEK
COLORADO SPRINGS, CO, 80916

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

ENTITLEMENT

DATE	BY	DESCRIPTION
07-23-10	DNM	RECEIVED REVIEW
04-23-10	DNM	RECEIVED REVIEW
04-23-10	DNM	LOCAL ACCESS
04-23-10	DNM	NON-ADJACENT ACCESS
09-15-09	DNM	COMMENTS
09-15-09	DNM	COMMENTS
09-15-09	DNM	COMMENTS
09-15-09	DNM	COMMENTS

PRELIMINARY LANDSCAPE PLAN

LP2
10 OF 10
CPC PUD 18-00091

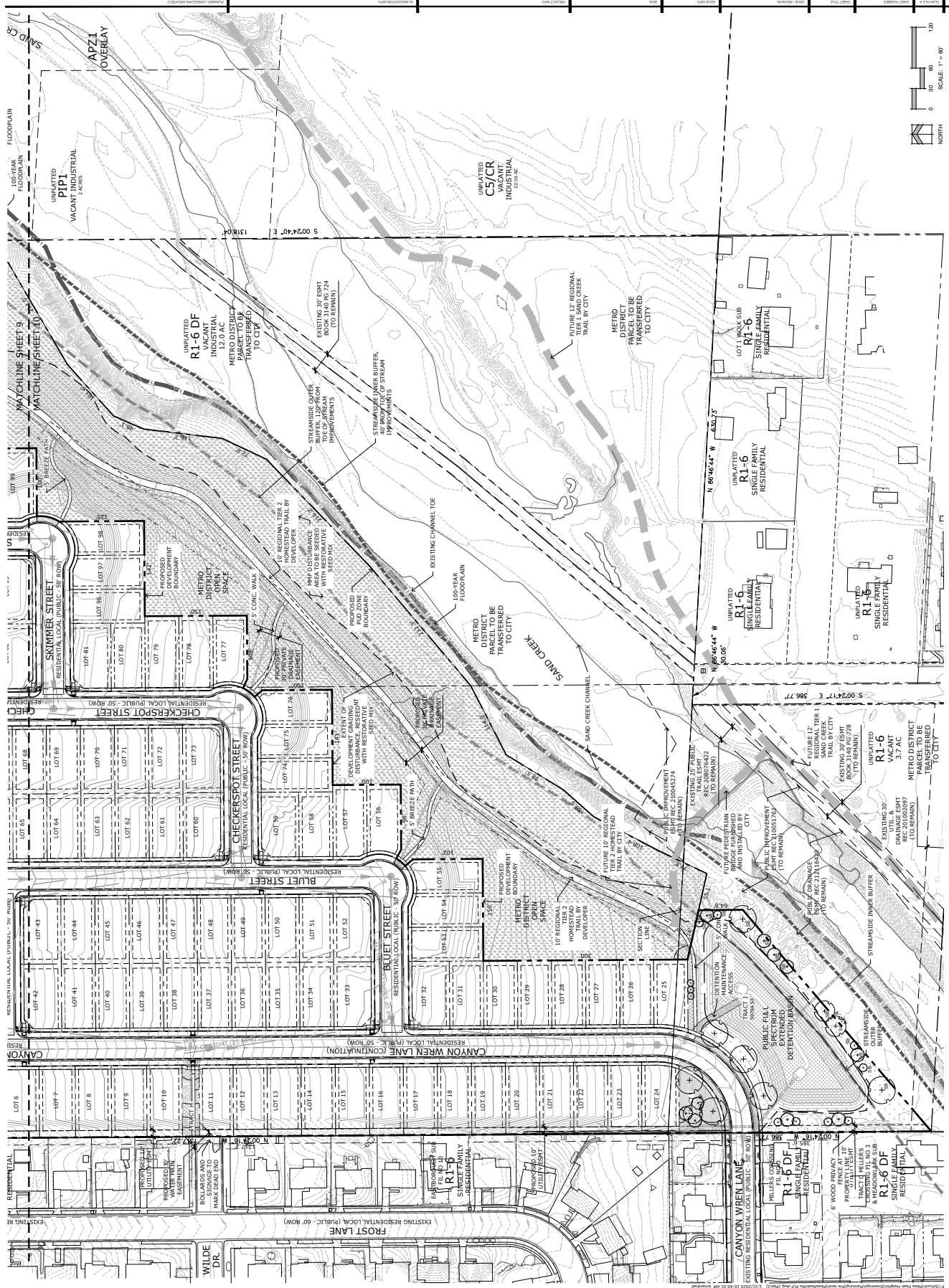


FIGURE 2