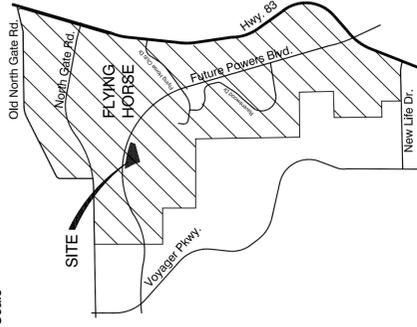


VICINITY MAP

Not to Scale



SITE DATA

Developer: Classic Development, Flying Horse LLC
6885 Corporate Dr.
Colorado Springs, CO 80919

Applicant: N.E.S. Inc.
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903

Location: East of Old Northgate Rd & Pride Mountain Dr.
Tax ID Number: 6200000612
Master Plan: Flying Horse Master Plan, CPC MP 06-002-19
Current Zoning: A PUD
Proposed Zoning: Vacant
Current Land Use: Single-Family Detached Residential
Development Schedule: Spring, 2017
Total Area: 10.34 AC
Number of Lots: 12
Gross Density: 1.16 DU/AC
Minimum Lot Size: 12,000 S.F.
Average Lot Size: 23,226 S.F.
Minimum Lot Width & Depth: 70' x 120'
Maximum Lot Coverage: 40%
Maximum Building Height: 35'

GENERAL NOTES

- FLOODPLAIN STATEMENT: THIS SITE, OLD NORTHGATE ROAD AT PRIDE MOUNTAIN DRIVE, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060410029F, EFFECTIVE MARCH 11, 1991.
- PRIDE MOUNTAIN DRIVE IS A CONTINUATION OF AN EXISTING MINOR ARTERIAL, TO BE CLASSIFIED AS A NON-ARTERIAL THROUGH THIS PROPOSED DEVELOPMENT.
- EXISTING UTILITIES ON SINGLE FAMILY LOTS SHALL NOT EXCEED 24" WIDE AT THE PUBLIC STREET TO MEET CITY CODE REQUIREMENTS.
- OWNERSHIP OF TRACTS BELONGS TO FLYING HORSE METRO DISTRICT.
- MAINTENANCE OF TRACTS SHALL BE THE RESPONSIBILITY OF FLYING HORSE HOME OWNERS ASSOCIATION (FHOA).
- ALL PROPOSED STREETS TO BE PAVED ASPHALT.
- THE PROPERTY OWNER SHALL MAINTAIN THE SURFACE OF ALL EASEMENTS.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR INCIDENTAL SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN THE USAF ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARINGS: THE NORTHERLY BOUNDARY OF LOT 2, FLYING HORSE NO. 308 RECORDED UNDER RECEPTION NO. 2077729-2 RECORDS OF EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "CCES LLS 3011B". IS ASSUMED TO BE 64'-38" 3/32" WIDE AT A DISTANCE OF 153.57 FEET.
COMMENCING AT THE NORTHWESTERLY CORNER OF LOT 4 AS PLATTED IN FLYING HORSE NO. 308 UNDER RECEPTION NO. 206712314, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;
THENCE S20°13'05"W, ON THE NORTHWESTERLY BOUNDARY OF SAID LOT 4, A DISTANCE OF 197.04 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 205075714; THENCE S75°00'00"W, ON SAID NORTHERLY BOUNDARY, A DISTANCE OF 715.00 FEET TO THE SOUTHEASTERLY CORNER OF LOT 2 AS PLATTED IN FLYING HORSE NO. 308 RECORDED UNDER RECEPTION NO. 2077729-2;
THENCE ON THE EASTERLY, NORTHERLY AND WESTERLY BOUNDARY OF SAID LOT 2, THE FOLLOWING (4) FOUR COURSES:
1. N50°00'00"W, A DISTANCE OF 260.00 FEET;
2. N27°54'00"W, A DISTANCE OF 270.23 FEET;
3. S84°30'00"W, A DISTANCE OF 158.57 FEET;
4. S37°00'00"W, A DISTANCE OF 181.29 FEET TO THE MOST EASTERLY CORNER OF FLYING HORSE NO. 8 FILING NO. 1, RECORDED UNDER RECEPTION NO. 212713286;
THENCE ON THE NORTHERLY AND EASTERLY BOUNDARY OF SAID FLYING HORSE NO. 8 FILING NO. 1, THE FOLLOWING (8) EIGHT COURSES:
1. N53°00'00"W, A DISTANCE OF 168.02 FEET;
2. N65°00'00"W, A DISTANCE OF 42.24 FEET;
3. S65°00'00"W, A DISTANCE OF 124.72 FEET;
4. S61°10'00"W, A DISTANCE OF 83.50 FEET;
5. N68°00'00"W, A DISTANCE OF 100.00 FEET;
6. N08°00'00"W, A DISTANCE OF 57.00 FEET;
7. S81°10'00"W, A DISTANCE OF 20.00 FEET;
8. N08°50'00"W, A DISTANCE OF 109.95 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS S09°13'44"E, HAVING A DELTA OF 29°26'49", A RADIUS OF 3320.00 FEET AND A DISTANCE OF 1706.30 FEET TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED AREA OF 10.340 ACRES.



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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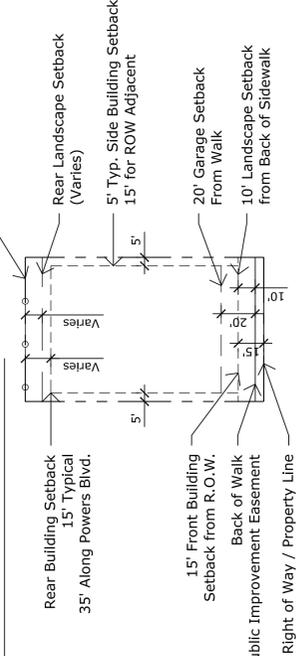
TRACT TABLE

Tract	Size (S.F.)	Use	Ownership	Maintenance
Tract A	64,043 SF	Open Space, Landscaping, Pocket Park	FH Metro District	FHFOA
Tract B	9,235 SF	Mail Kiosk, Landscaping	FH Metro District	FHFOA
Tract C	4,447 SF	Retaining Walls, Landscaping	FH Metro District	FHFOA

SHEET INDEX

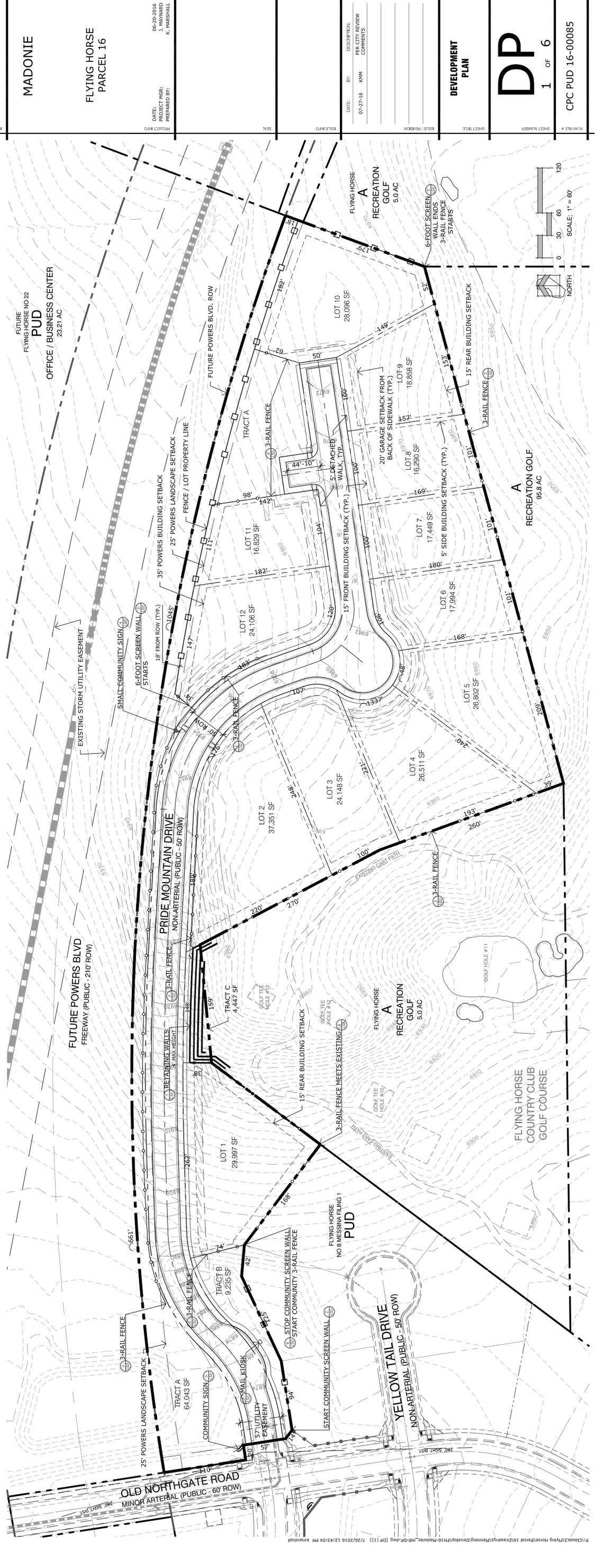
- Sheet 1 of 6: DP - Development Plan
Sheet 2 of 6: UP - Preliminary Utilities Plan
Sheet 3 of 6: GP1 - Preliminary Grading Plan
Sheet 4 of 6: GP2 - Preliminary Grading Plan
Sheet 5 of 6: LP1 - Preliminary Landscape Plan
Sheet 6 of 6: LP2 - Preliminary Landscape and Site Details

TYPICAL LOT DIAGRAM



DIMENSIONAL REQUIREMENTS

- BUILDING SETBACKS:**
Front: 15' Minimum from R.O.W., 20' From back of sidewalk to garage opening
Side: 5' Minimum, 15' Minimum from R.O.W.
Rear: 15' Minimum, 35' Minimum along Powers Blvd R.O.W.
Building Height: 35' Maximum
LANDSCAPE SETBACKS: Powers Blvd Arterial Freeway Non-arterial, Pride Mountain Drive 25' Minimum, 10' Minimum



MADONIE
FLYING HORSE
PARCEL 16

DATE: 06-26-2016
PROJECT MGR: J. MAYNARD
PREPARED BY: K. MARSHALL

PROJECT NO. _____
SCALE _____
BLOCK NO. _____
DATE: 07-27-16
BY: KMM
PER CITY REVIEW COMMENTS: _____
ISSUE / REVISION: _____
SHEET TITLE: DEVELOPMENT PLAN
SHEET NUMBER: 1 OF 6
PLAN FILE # CPC PUD 16-00085

FIGURE 1