

FLYING HORSE

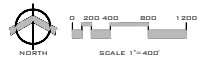
LEGEND / LANDUSE TABLE:

R-2	225 ACRES RESIDENTIAL: 0 - 1.99 DU/AC - 290 UNITS	C	27.05 ACRES COMMERCIAL
R2-3.5	678.5 ACRES RESIDENTIAL: 2 - 3.5 DU/AC - 1,656 UNITS	C/R	20 ACRES PRIVATE CLUB / FITNESS CENTER
R3.5-8	28.05 ACRES RESIDENTIAL: 3.5 - 8 DU/AC - 115 UNITS	O	39.8 ACRES OFFICE
R/C	67 ACRES REGIONAL COM. MULTI-FAMILY RESIDENTIAL 1,500 UNITS	S	80 ACRES SCHOOL
		PP	POCKET PARK

P	28 ACRES PARK	P/I	22 ACRES PUBLIC / INSTITUTIONAL
OS	87 ACRES OPEN SPACE	73	PARCEL NUMBER
GC	197 ACRES GOLF COURSE		
ROW	93.6 ACRES POWERS BLVD.		

TOTAL ACRES = 1,503
TOTAL RESIDENTIAL DWELLING UNITS = 3,561

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 PARCEL 33 (LEGISLATIVE PARKS) WILL BE PROVIDED FROM PARCEL 10 THROUGH PARCELS 3 AND 5B.
3. APPLICABLE FEE SCHEDULE SHALL BE PAID FOR ALL UNITS DEVELOPED WITHIN PARCEL 28. AN ADDITIONAL \$300 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 SQUIBEL CREEK, IMMEDIATELY NORTH OF PARCEL 28.



AMENDED BY:
CLASSIC CONSULTING

AMENDMENT HISTORY	DATE	DESCRIPTION
CPC MP 06-00210	A10M02	PENDING
CPC MP 06-00210	AS0619	06-09-2019 Parcel 13, Parcel 17 & Parcel 28 (ROW & ROW)
CPC MP 06-00210	AS0619	01-11-2019 Parcel 13 - Residential
CPC MP 06-00210	AS0618	04-01-2018 Parcel 25A - Residential
CPC MP 06-00210	A10M16	10-20-2016 Parcel 3 Corridor
CPC MP 06-00210	AS0615	03-22-2016 Parcel 28 Office Unit
CPC MP 06-00210	AS0615	10-29-2016 Park Detention / Court Square
CPC MP 06-00210	AS0614	05-10-2016 Parcel 38 Traffic Signal
CPC MP 06-00210	AS0612	06-25-2012 Project ID 4031
CPC MP 06-00210	A06M11	09-06-2011 Project ID 4148B
CPC MP 06-00210	A10M08	01-28-2008 Project ID 3125D