



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
		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 = 3,561

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



AMENDED BY:
CLASSIC CONSULTING

Amendment	Parcel	Approval Status	Approval Date
CPC MP 06-00219	A10M21	PENDING	Parcel 18, Parcel 17, and Parcel 14
CPC MP 06-00219	AM219	04-09-2019	Parcel 13, Parcel 17, & Parcel 18, Parcel 17, & Parcel 18, Parcel 17, & Parcel 18
CPC MP 06-00219	AM219	01-31-2019	Parcel 13 - Residential
CPC MP 06-00219	AM219	04-07-2018	Parcel 22A - Residential
CPC MP 06-00219	A10M19	10-25-2018	Parcel 3 - Collector
CPC MP 06-00219	AM219	03-22-2018	Parcel 28 Office Use
CPC MP 06-00219	A10M19	10-20-2018	Park Detention / Open Space
CPC MP 06-00219	AM214	05-12-2018	Parcel 36 / Traffic Signal
CPC MP 06-00219	AM212	06-25-2018	PROJECT 4231
CPC MP 06-00219	A10M11	08-26-2011	Parcel 36 / 4148B
CPC MP 06-00219	A10M06	01-28-2008	Parcel 10 / 3125D

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-A10M21

EXHIBIT A - MASTER PLAN AMENDMENT