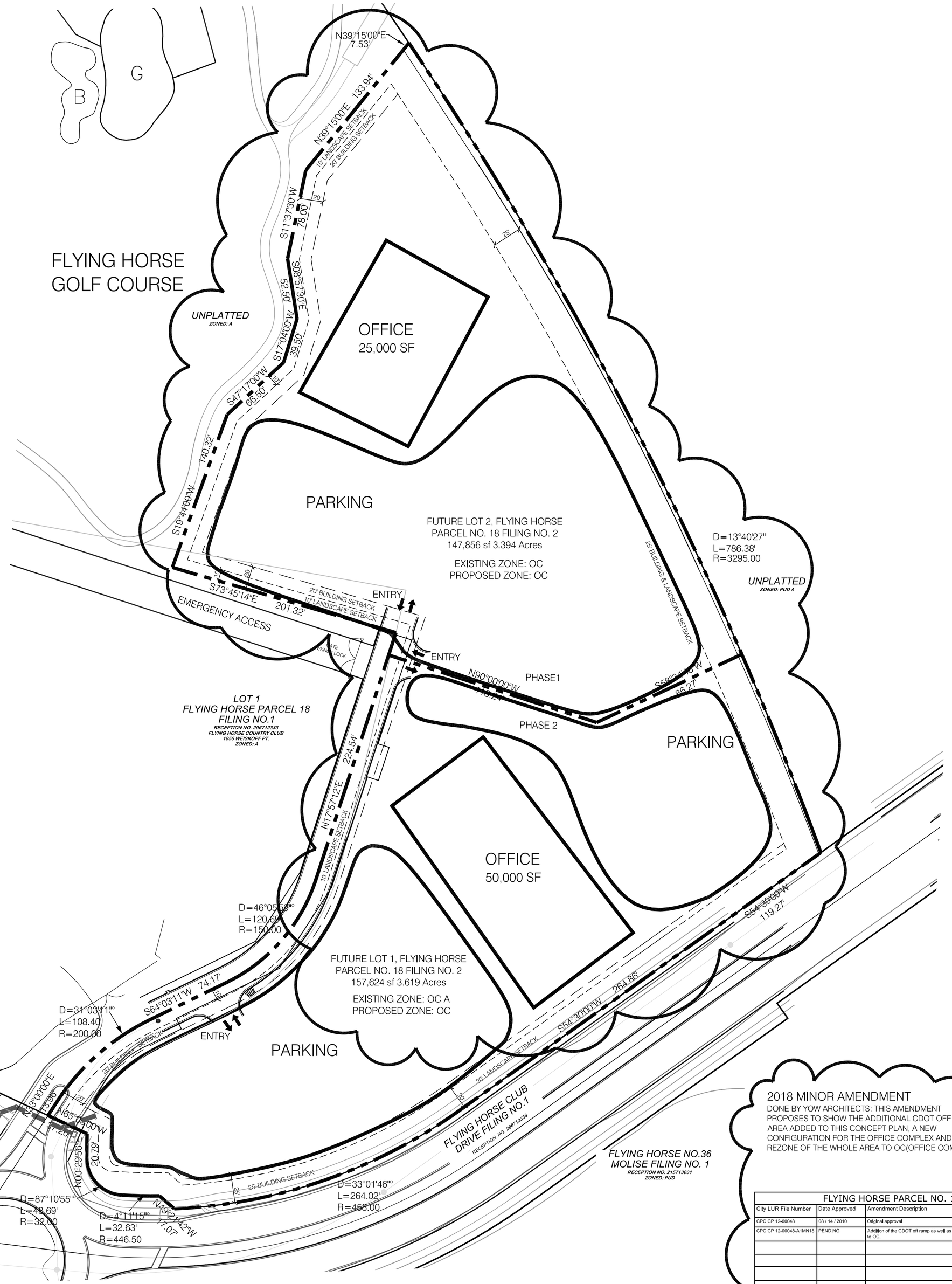

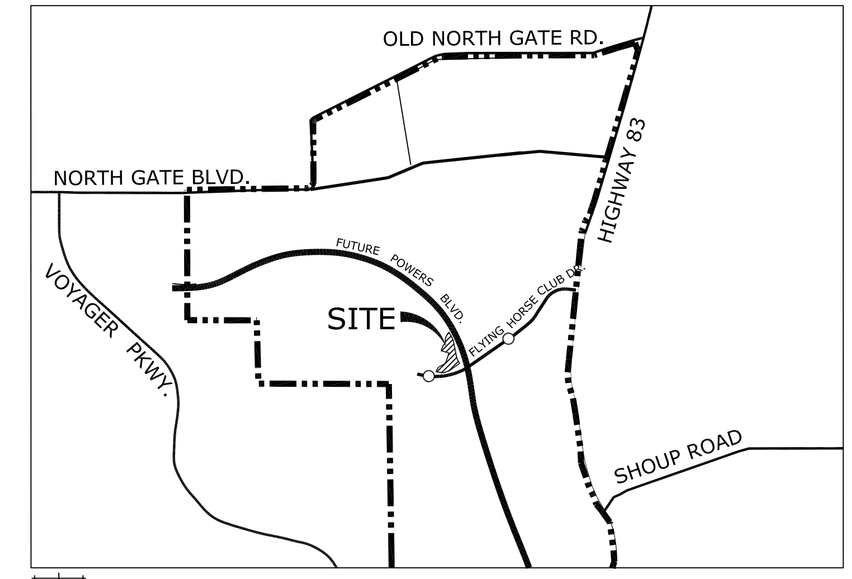

NORTH

Vicinity Map

Not To Scale

LEGAL DESCRIPTION:

LOT 2 AND 3 FLYING HORSE PARCEL 18 FILING NO. 1,

ALONG WITH A PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE SOUTHEASTERLY BOUNDARY OF LOT 3 AS PLATTED IN FLYING HORSE NO. 18, FILING NO. 1, RECORDED UNDER RECEPTION NO. 213713356, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR WITH ALUMINUM CAP STAMPED "CCES LLC PLS 30118", ASSUMED TO BEAR S54°30'00"E, A DISTANCE OF 264.86 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 3 AS PLATTED IN FLYING HORSE PARCEL NO. 18, FILING NO. 1,RECORDED UNDER RECEPTION NO. 213713356 , RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF FLYING HORSE CLUB DRIVE AS PLATTED IN FLYING HORSE CLUB DRIVE FILING NO. 1, RECORDED UNDER RECEPTION NO. 206712333, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE ON THE EASTERLY BOUNDARY OF SAID FLYING HORSE PARCEL NO. 18 FILING NO.1, THE FOLLOWING (5)FIVE COURSES;

1. N35°30'00"W, A DISTANCE OF 30.46 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 24°00'05", A RADIUS OF 376.00 FEET AND A DISTANCE OF 157.51 FEET TO A POINT OF TANGENT;
3. N11°29'55"W, A DISTANCE OF 354.03 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 09°47'34", A RADIUS OF 819.00 FEET AND A DISTANCE OF 139.98 FEET TO A POINT ON CURVE;
5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S58°14'57"W, HAVING A DELTA OF 02°19'52", A RADIUS OF 3320.00 FEET AND A DISTANCE OF 135.08 FEET TO A POINT ON CURVE; SAID POINT BEING THE MOST NORTHERLY CORNER OF LOT 2 AS PLATTED IN SAID FLYING HORSE PARCEL NO. 18 FILING NO. 1;

THENCE N39°15'00"W, A DISTANCE OF 7.53 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S56°11'31"W, HAVING A DELTA OF 13°40'27", A RADIUS OF 3295.00 FEET AND A DISTANCE OF 786.38 FEET TO A POINT ON CURVE, SAID POINT BEING ON SAID NORTHERLY RIGHT OF WAY LINE OF FLYING HORSE CLUB DRIVE;
THENCE S54°30'00"W, ON SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 119.27 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 1.308 ACRES.

TOTAL AREA OF 7.013 ACRES

OWNER/DEVELOPER:

FLYING HORSE, LLC
6385 CORPORATE DRIVE
COLORADO SPRINGS, CO 80919
PHONE: (719) 592-9333

APPLICANT:

N.E.S. INC.
508 S. TEJON
COLORADO SPRINGS, CO 80903
PHONE: (719) 471-0073

SITE DATA

AREA: 7.013 AC
EXISTING ZONE: OC/A (Office Complex and Agricultural)(Ord. 12-55, City File#:CPC ZC 12-00047; Ord. 03-182, City File #: CPC ZC 02-00235)
PROPOSED ZONE: OC (Office Complex)(City File #:CPC ZC 18-00022)
CURRENT USE: VACANT
PROPOSED USES: COMMERCIAL / OFFICE
MASTER PLAN: FLYING HORSE MASTER PLAN(City File #: CPC MP 06-00219, as amended)
DRAINAGE BASIN: Monument Branch

BLDG SETBACKS:
POWERS BLVD.: 25'
FLYING HORSE CLUB DRIVE: 25'
PERIPHERY: 20'

This project is being developed as a Unified Office Development; thus, setbacks will only be measured from the periphery of the overall development as described above.

LANDSCAPE SETBACKS:
POWERS BLVD.: 25'
FLYING HORSE DRIVE: 20'
PERIPHERY: 10'

PARKING PROGRAM: 1 SPACE PER 400 SF

MAX BLDG HEIGHT: 45' max (2-3 Story)

GENERAL NOTES:

1. CONCEPT PLAN WILL BE USED FOR PRELIMINARY PLATTING PURPOSES.
2. FLOODPLAIN STATEMENT:
   THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN.
3. "NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR INCIDENTAL SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE 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."
4. PRIOR TO APPROVAL OF ANY DEVELOPMENT PLANS OR FINAL PLATS FOR THE PROPOSED PARCELS, A PRIVATE AVIGATION EASEMENT SHALL BE ESTABLISHED.
5. WATER QUALITY AND DETENTION FOR THIS SITE IS PROVIDED BY THE FLYING HORSE DETENTION/RETENTION FACILITY NO. 3 LOCATED WITHIN THE EXISITNG FLYING HORSE GOLF COURSE.

2018 MINOR AMENDMENT

DONE BY YOW ARCHITECTS: THIS AMENDMENT PROPOSES TO SHOW THE ADDITIONAL CDOT OFF RAMP AREA ADDED TO THIS CONCEPT PLAN, A NEW CONFIGURATION FOR THE OFFICE COMPLEX AND A REZONE OF THE WHOLE AREA TO OC(OFFICE COMPLEX).

FLYING HORSE PARCEL NO. 18

City LUR File Number	Date Approved	Amendment Description	Notes / Comments
CPC CP 12-00048	08 / 14 / 2010	Original approval	
CPC CP 12-00048-A1MN18	PENDING	Addition of the CDOT off ramp as well as rezoning to OC.	

NORTH

0 25 50 100

SCALE: 1"=50'

Land Planning
Landscape Architecture
Urban Design
NES
N.E.S. Inc.
508 South Tejon Street
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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PLANNERS / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

Flying Horse Parcel 18

Concept Plan

PROJECT INFO

DATE: 04-26-12
PROJECT MGR.: J. Maynard
PREPARED BY: S. Cassat

SEAL

ISSUE INFO

DATE:	BY:	DESCRIPTION:
6-13-12	SC	Per City Comments

ISSUE / REVISION

SHEET TITLE

Concept Plan

SHEET NUMBER

1

1 OF 1

PLAN TITLE #

CPC CP 12-00048-A1MN18

FIGURE 1

I:\104 ARCH\EVE\1-02 MASTER ARCH\EVE\Flying Horse Parcel 18 - 22\Planning\development plan\concept plan\Concept Plan rev 3-28-18.dwg [24x36] 3/29/2018 11:15:03 AM bretchals