

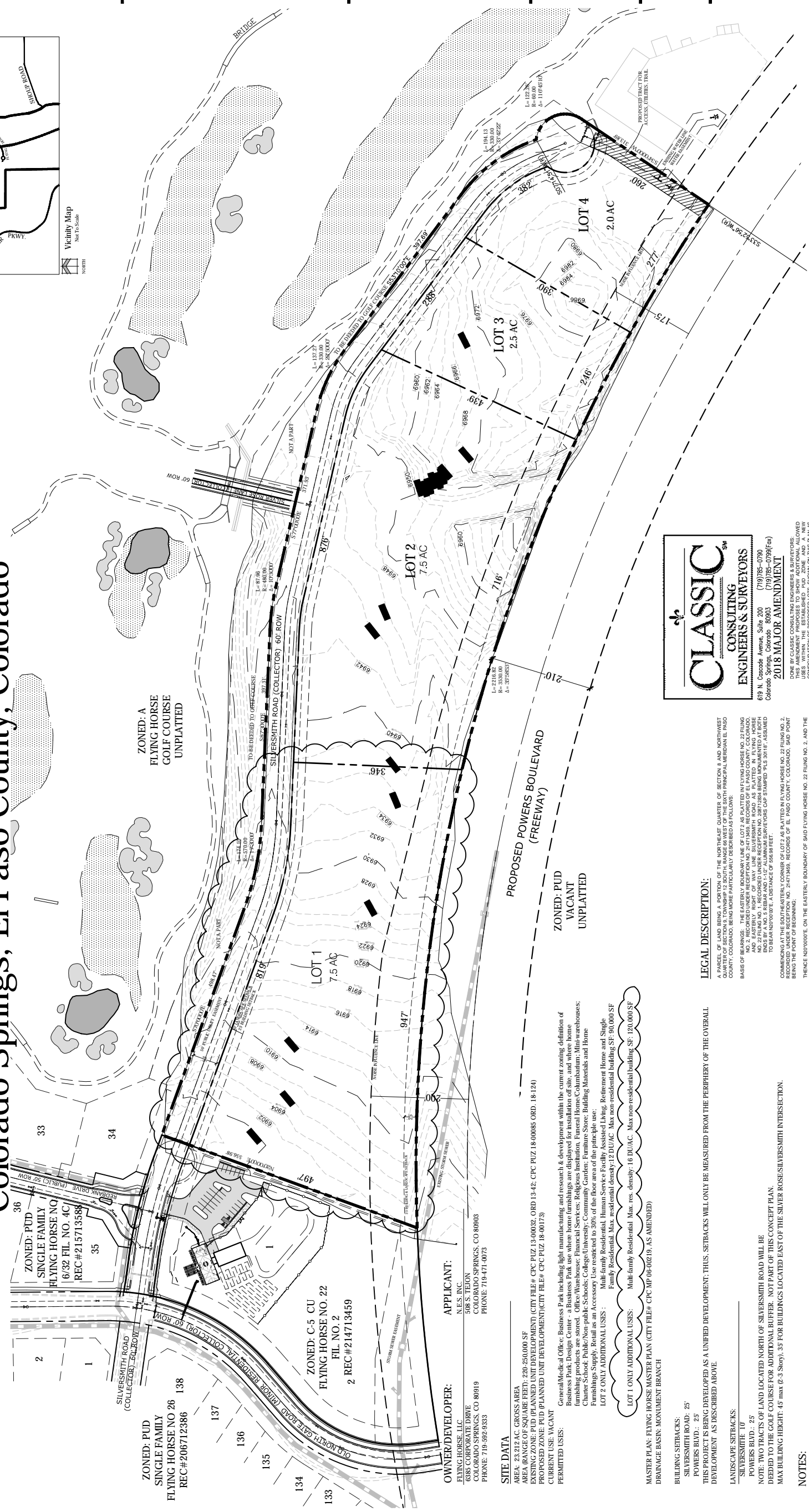
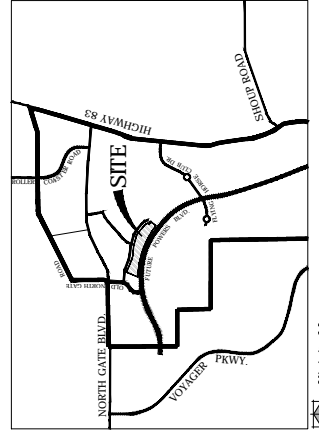
Flying Horse Parcel 22

Northeast Quarter of Section 8 and Northwest Quarter of Section 9, Township 12 South, Range 66 West 6th Principal Meridian

Colorado Springs, El Paso County, Colorado

Land Planning
Landscape
Architecture
Urban Design

N.E.S. Inc.
508 South Tejon Street
Colorado Springs, CO 80903
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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: 23.212 AC. GROSS AREA
AREA RANGE OF SQUARE FEET: 229-250,000 SF
EXISTING ZONE: PUD PLANNED UNIT DEVELOPMENT (CITY FILE# CPC PIZ 13-00032, ORD 13-42; CPC PIZ 18-00085 ORD. 18-124)
PROPOSED ZONE: PUD PLANNED UNIT DEVELOPMENT (CITY FILE# CPC PIZ 18-00173)
CURRENT USE: VACANT
PERMITTED USES:
General/Medical Office; Business Park including light manufacturing and research & development within the current zoning definition of Business Park; Design Center - a Business Park use where home furnishings are displayed for installation off site, and where home furnishings products are stored; Office/Warehouse; Financial Services; Religious Institution; Funeral Home/Columbarium; Mini-warehouses; Charter School; Public/Non-public Schools; College/University; Community Garden; Furniture Store; Building Materials and Home Furnishings Supply; Retail as an Accessory Use restricted to 30% of the floor area of the principal use;
LOT 2 ONLY ADDITIONAL USES:
Multi-family Residential, Human Service Facility, Assisted Living, Retirement Home, and Single Family Residential (Max residential density: 12 DU/AC. Max non-residential building SF: 100,000 SF)
LOT 1 ONLY ADDITIONAL USES:
Multi-family Residential (Max. res. density: 16 DU/AC. Max non-residential building SF: 100,000 SF)

MASTER PLAN: FLYING HORSE MASTER PLAN (CITY FILE# CPC PIZ 08-00219, AS AMENDED)
DRAINAGE BASIN: MONUMENT BRANCH

BUILDING SETBACKS:
SILVERSMITH ROAD: 25'
POWERS BLVD: 25'
THIS PROJECT IS BEING DEVELOPED AS A UNIFIED DEVELOPMENT. THUS, SETBACKS WILL ONLY BE MEASURED FROM THE PERIPHERY OF THE OVERALL DEVELOPMENT AS DESCRIBED ABOVE.

LANDSCAPE SETBACKS:
SILVERSMITH: 10'
POWERS BLVD: 25'

NOTE: TWO TRACTS OF LAND LOCATED NORTH OF SILVERSMITH ROAD WILL BE DEDICATED TO THE GOLF COURSE FOR AN ADDITIONAL BUFFER. NOT PART OF THIS CONCEPT PLAN.
MAX BUILDING HEIGHT: .45 MAX (2-3 Story). .35 FOR BUILDINGS LOCATED EAST OF THE SILVER ROSE/SILVERSMITH INTERSECTION.

LEGAL DESCRIPTION:
A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 8 AND NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 12 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASE OF BEARINGS: THE EASTERLY BOUNDARY LINE OF LOT 4 AS PLATTED IN FLYING HORSE NO. 25 FIL. NO. 2, RECORDED UNDER RECEPTION NO. 214713459, RECORDS OF EL PASO COUNTY, COLORADO, AND EASTERLY RIGHT-OF-WAY LINE SILVERSMITH ROAD AS PLATTED IN FLYING HORSE NO. 22 FIL. NO. 2, RECORDED UNDER RECEPTION NO. 206712386, RECORDS OF EL PASO COUNTY, COLORADO, ENDS BY A N. 5 DEGREE AND 1-1/2' ALUMINUM SURVEYORS CAP STAMPED "PLS 30118" ASSUMED TO BEAR 6070'00" ± A DISTANCE OF 558.93 FEET.
COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 2 AS PLATTED IN FLYING HORSE NO. 22 FIL. NO. 2, BEING THE POINT OF BEGINNING;
THENCE NORTH 07°00'00" ON THE EASTERLY BOUNDARY OF SAID FLYING HORSE NO. 22 FIL. NO. 2, AND THE EASTERLY A RIGHT-OF-WAY LINE SILVERSMITH ROAD AS PLATTED IN FLYING HORSE NO. 22 FIL. NO. 1, A DISTANCE OF 174.10 FEET TO A POINT OF TANGENCY;
THENCE ALONG SAID BOUNDARY OF SAID SILVERSMITH ROAD NO. 206712386 A DISTANCE OF 368.98 FEET TO THE NORTHEASTERLY CORNER OF SAID SILVERSMITH ROAD;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°00'00" A RADIUS OF 490.00 FEET AND A DISTANCE OF 7.98 FEET TO A POINT OF TANGENCY;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 22°30'00" A RADIUS OF 300.00 FEET AND A DISTANCE OF 107.77 FEET TO A POINT OF TANGENCY;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 52°22'22" A RADIUS OF 300.00 FEET AND A DISTANCE OF 119.46 FEET TO A POINT OF TANGENCY;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 102°28'22" A RADIUS OF 60.00 FEET AND A DISTANCE OF 122.28 FEET TO A POINT ON CURVE SAID POINT OF INTERSECTION OF BOUNDARY OF LOT 1, AS PLATTED IN FLYING HORSE NO. 20A RECORDED UNDER RECEPTION NO. 20871234;
THENCE ON THE BOUNDARY OF LOT 1, AS PLATTED IN FLYING HORSE NO. 20A RECORDED UNDER RECEPTION NO. 20871234, A DISTANCE OF 11.50 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY BOUNDARY OF PARCEL 18 AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 3389587, A DISTANCE OF 33.89 FEET TO A POINT ON CURVE; TO THE LEFT HORSE CENTER BEARS 338.95 FEET, HAVING A DELTA OF 33°58'37" A RADIUS OF 400.00 FEET AND A DISTANCE OF 276.82 FEET, TO THE POINT OF BEGINNING;
CONTAINING A CALCULATED AREA OF 23.212 ACRES.

CLASSIC CONSULTING & SURVEYORS
619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0798 (fax)
2018 MAJOR AMENDMENT

Done by CLASSIC CONSULTING ENGINEERS & SURVEYORS, INC. FOR THE APPLICANT. THIS PLAN IS SUBJECT TO THE REVISIONS AND AMENDMENTS SHOWN ON THIS PLAN AS CONFIGURATION OF PROPOSED LOTS, SHOWN ON THIS PLAN AS LOT 1.

CITY LIB. FILE NUMBER	DATE APPROVED	AMENDMENT DESCRIPTION	NOTES / COMMENTS
CPC PUP 13-00033	AUG. 13 2013	ORIGINAL APPROVAL	
CPC PUP 13-00033 AMJ18	DEC. 11, 2018	ADDITIONAL USES ADDED TO THE APPROVED PUD ZONE RECONFIGURATION OF LOTS	
CPC PUP 13-00033 A2MJ18	PENDING	ADDITIONAL USES ADDED TO THE APPROVED PUD ZONE RECONFIGURATION OF LOTS	

FLYING HORSE PARCEL NO. 22

NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY DISTURBANCES FROM AIRCRAFT OPERATIONS AT COLORADO SPRINGS AIRPORT. AIRCRAFT NOISE AND OTHER SIMILAR SENSORY DISTURBANCES FROM AIRCRAFT OPERATIONS AT COLORADO SPRINGS AIRPORT ARE A NATURAL AND OCCASIONAL PART OF THE AIRCRAFT'S TRAINING PROGRAMS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADREY SHALL CEASE TO BE USED FOR TRAINING PURPOSES. THIS NOTICE SHALL RUN WITH THE LAND.

PRIOR TO APPROVAL OF ANY DEVELOPMENT PLANS OR FINAL PLATS FOR THE PROPOSED PARCELS, A PRIVATE AVIGATION EASEMENT SHALL BE ESTABLISHED.

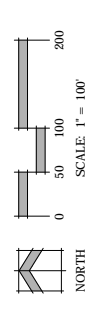


FIGURE 2