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FLYING HORSE 25A - OFFICE

CONCEPT PLAN

13364 Flying Horse Club Drive

DATE: 11.26.15
PROJECT NO.: 13-001
PREPARED BY: J. Romero

ENTITLEMENT

DATE: 12.23.15
BY: JAR
CITY COMMENT:

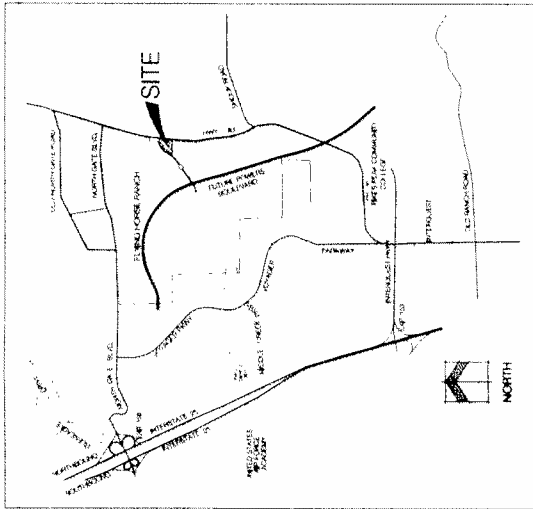
CONCEPT PLAN

1

1 of 2

CPC CP 15-00137

VICINITY MAP



LEGAL DESCRIPTION:

LOT 1, OF THE AS YET UNRECORDED PLAT OF FLYING HORSE NO. 25A, BEING A PORTION OF LOTS 7 AND 8 AND TRACTS A AND C AS PLATTED IN FLYING HORSE NO. 25 FILING NO. 2, RECORDED UNDER RECEPTION NO. 21271262, RECORDS OF EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE WESTERLY LINE OF TRACT B AS PLATTED IN FLYING HORSE CLUB DRIVE FILING NO. 1, RECORDED UNDER RECEPTION NO. 20671233, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED BY AT BOTH ENDS BY A NO. 5 REBAR AND 1 1/2 INCH ALUMINUM SURVEYORS CAP STAMPED "CCES PLUS 30118", ASSUMED TO BEAR S16°42'11"W, A DISTANCE OF 764.60 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 6 AS PLATTED IN FLYING HORSE NO. 25 FILING NO. 2, RECORDED UNDER RECEPTION NO. 21271262, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S82°04'09"W, ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 6 AND ITS WESTERLY EXTENSION A DISTANCE OF 196.32 FEET TO A POINT ON CURVE, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE FLYING HORSE CLUB DRIVE, AS PLATTED IN FLYING HORSE CLUB DRIVE FILING NO. 1, RECORDED UNDER RECEPTION NO. 20671233; THENCE ON SAID SOUTHERLY RIGHT OF WAY LINE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S82°32'44"E, A HAVING A DELTA OF 61°29'48", A RADIUS OF 458.00 FEET AND A DISTANCE OF 491.45 FEET TO A POINT ON CURVE;

THENCE S04°42'47"E, A DISTANCE OF 198.25 FEET;

THENCE S84°16'30"W, A DISTANCE OF 93.81 FEET;

THENCE N02°56'25"W, ON SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 32.34 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 62,569 SQUARE FEET.

SITE DATA

OWNER:
Flying Horse, LLC
6385 Corporate Drive
Colorado Springs, CO

Tax ID Number: 6208106009
Master Plan: Flying Horse
Current Zoning: PUD
Proposed Zoning: OC
Development Schedule: Spring 2016

Building Use: Office
Building Size: 11,450sf
Building Height: 45' max

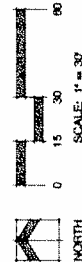
Building Setbacks:
-Front: 25'
-Side: 20'
-Rear: 20'

Landscaping Setbacks:
-Flying Horse Club Drive: 20'
-South Boundary: 15' (buffer)

Parking Required: 29 spaces @ 1 space/400sf
Parking Provided: 50 spaces

SHEET INDEX

SHEET 1 CONCEPT PLAN
SHEET 2 UTILITY & PUBLIC FACILITY PLAN



NOTES

- 1. This Concept Plan is for Preliminary Planning purposes.
- 2. Per FEMA Flood Plain Map number 060410055SF, effective on 03/17/1997, this area is shown to be Zone X, areas determined to be outside the 500y floodplain.

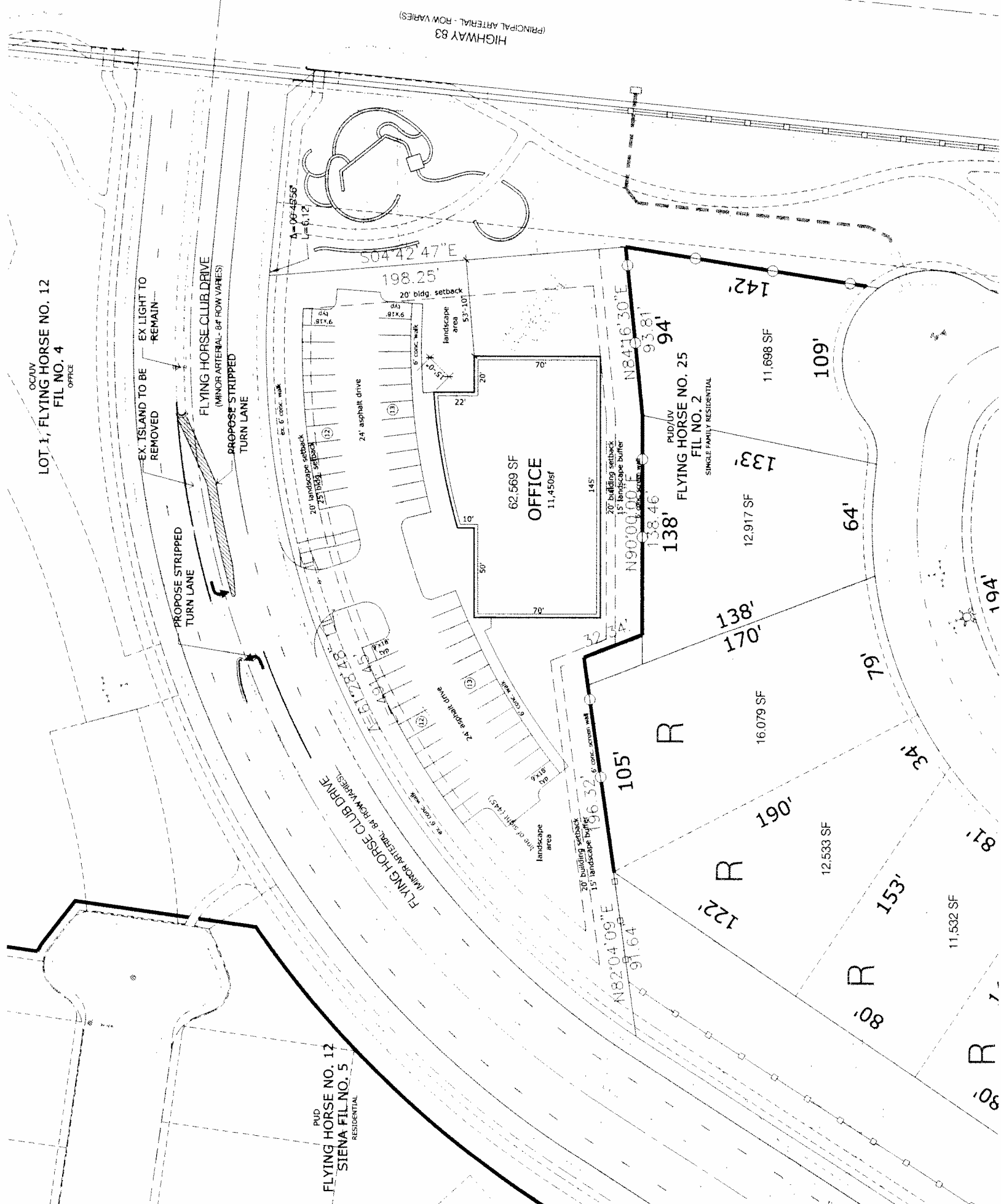


FIGURE 1