

Flying Horse Parcel 18

Concept Plan

DATE: 04-26-12
PROJECT MGR: J. Myrland
PREPARED BY: S. Casati

SCALE:

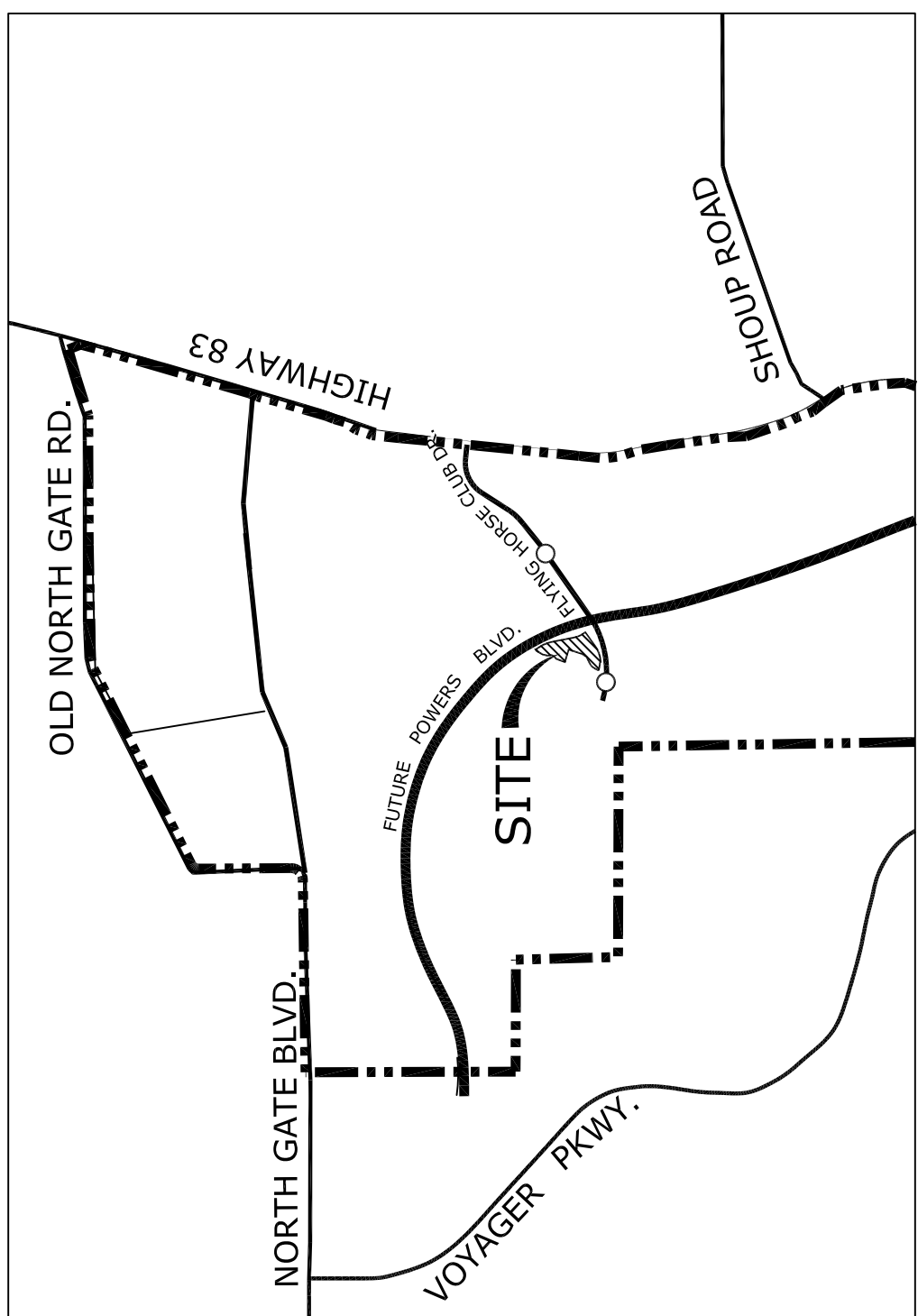
DATE: 6-13-12
BY: SC
DESCRIBED: Per City Comments

SCALE: RES/REASON:

Concept Plan

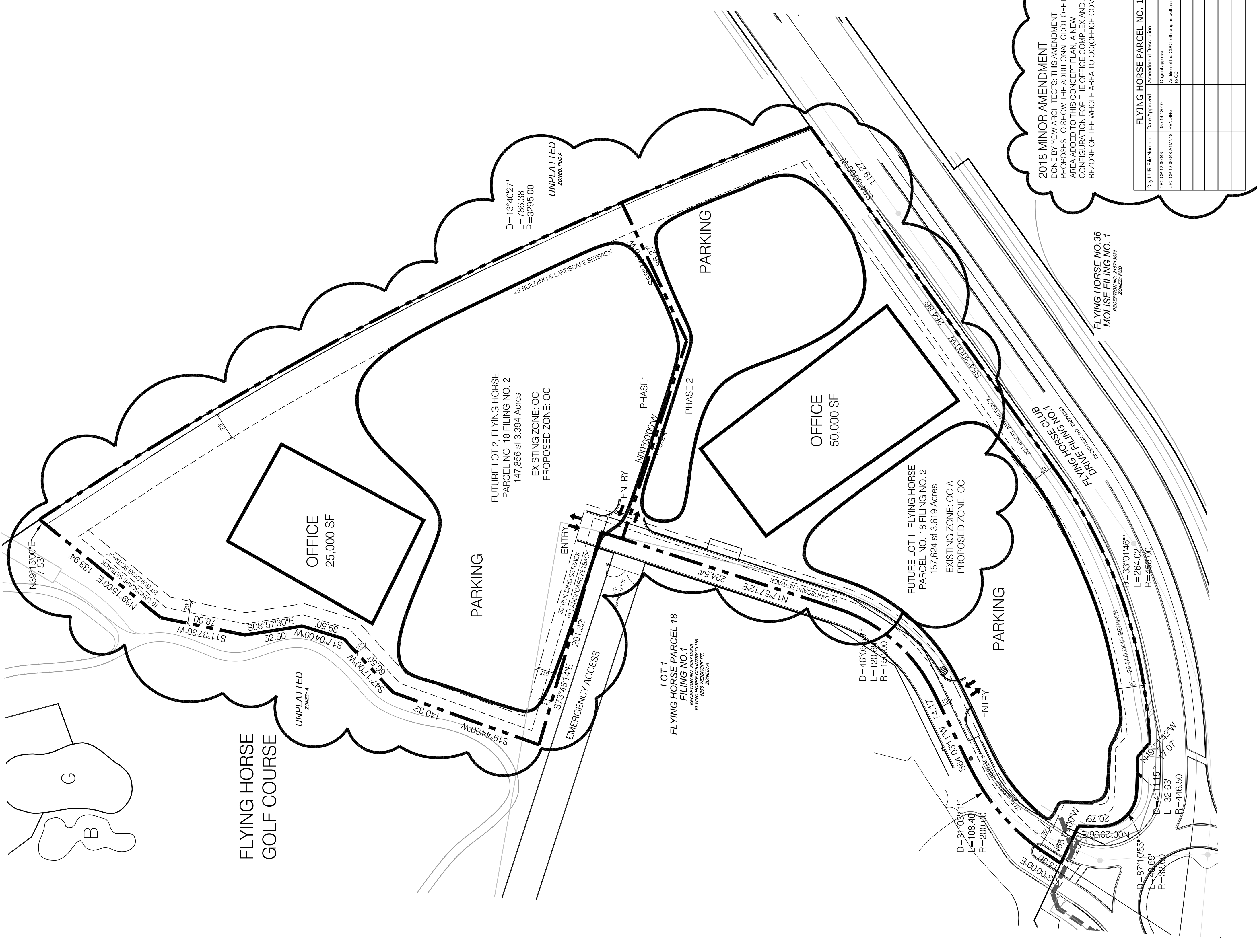
1
1 OF 1

PLAN TITLE # CPC CP 12-00048-A1M118



Vicinity Map
Not To Scale

LEGAL DESCRIPTION:
LOT 2 AND FLYING HORSE PARCEL 18 FILING NO. 1, ALONG WITH A PARCEL OF LAND LOCATED IN SECTIONS 9, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PORTION OF THE SOUTHWESTERLY BOUNDARY OF LOT 3 AS PLATTED IN FLYING HORSE NO. 18, COLORADO, BEING MONUMENTED AT BOTH ENDS BY A 1/4" BARS WITH ALUMINUM CAP STAMPED "OCES LLC PLS 3018". A DISTANCE OF 264.80 FEET.
COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 2 AS PLATTED IN FLYING HORSE PARCEL NO. 18, FILING NO. 1, RECORDING UNDER RECEPTION NO. 20972323, 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) COURSES:
1. N03°30'00"W, A DISTANCE OF 30.44 FEET TO A POINT OF CURVE.
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 24°00'00", A RADIUS OF 370.00 FEET AND A DISTANCE OF 119.27 FEET TO A POINT OF BEGINNING.
3. N11°29'55"W, A DISTANCE OF 26.03 FEET TO A POINT OF CURVE.
4. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 89°17'34", A RADIUS OF 819.50 FEET AND A DISTANCE OF 104.96 FEET TO A POINT OF BEGINNING.
5. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S80°14'57"W, HAVING A DELTA OF 107°15'27", A RADIUS OF 118.12 FEET TO A POINT OF BEGINNING.
6. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S80°14'57"W, HAVING A DELTA OF 107°15'27", A RADIUS OF 118.12 FEET TO A POINT OF BEGINNING.
THENCE ON THE WESTERLY BOUNDARY OF SAID FLYING HORSE PARCEL NO. 18 FILING NO. 1, HAVING A DELTA OF 19°42'27", A RADIUS OF 147.856 FEET TO A POINT OF BEGINNING.
THENCE S43°02'07"W, ON SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 119.27 FEET TO THE POINT OF BEGINNING.
CONTAINING A CALCULATED AREA OF 1.08 ACRES.
TOTAL AREA OF 7.013 ACRES.



OWNER/DEVELOPER:
FLYING HORSE, LLC
1805 S. PULASKI BLVD.
COLORADO SPRINGS, CO 80919
PHONE: (719) 592-9333

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

SITE DATA
AREA: 7.013 ACRES
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 MF 06-00219, as amended)
DRAINAGE BASIN: Monument Branch

BLDG SETBACKS:
FLYING HORSE CLUB DRIVE: 25'
PARKWAY: 20'

LANDSCAPE SETBACKS:
FLYING HORSE CLUB DRIVE: 25'
PARKWAY: 10'

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 AIRCRAFT CAUSED BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL PERFORM AN AIRCRAFT NOISE AND VIBRATION STUDY. THE STUDY SHALL BE CONDUCTED ON THE PARCELS A PRIVATE AVIATION EASEMENT SHALL BE ESTABLISHED FOR THE PROPOSED PARCELS.
4. WATER QUALITY AND DETENTION FOR THIS SITE IS PROVIDED BY THE FLYING HORSE DETENTION/RETENTION FACILITY NO. 3 LOCATED WITHIN THE EXISTING FLYING HORSE GOLF COURSE.

| City/Lot File Number | Date Approved | Amendment Description | Notes / Comments |
|-----------------------|---------------|---|------------------|
| CPC CP 12-00048 | 06/14/2012 | Original approval | |
| CPC CP 12-00048-1M118 | PENDING | Number of the COOZ of impervious well as receiving lot. | |
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2018 MINOR AMENDMENT
DONE BY: JON ARCHITECTS: THIS AMENDMENT IS A MINOR AMENDMENT TO THE OFFICE COMPLEX AND A CONFIGURATION FOR THE OFFICE COMPLEX AND A REZONE OF THE WHOLE AREA TO OC(OFFICE COMPLEX).

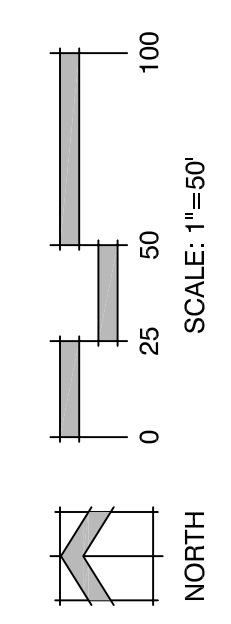


FIGURE 1