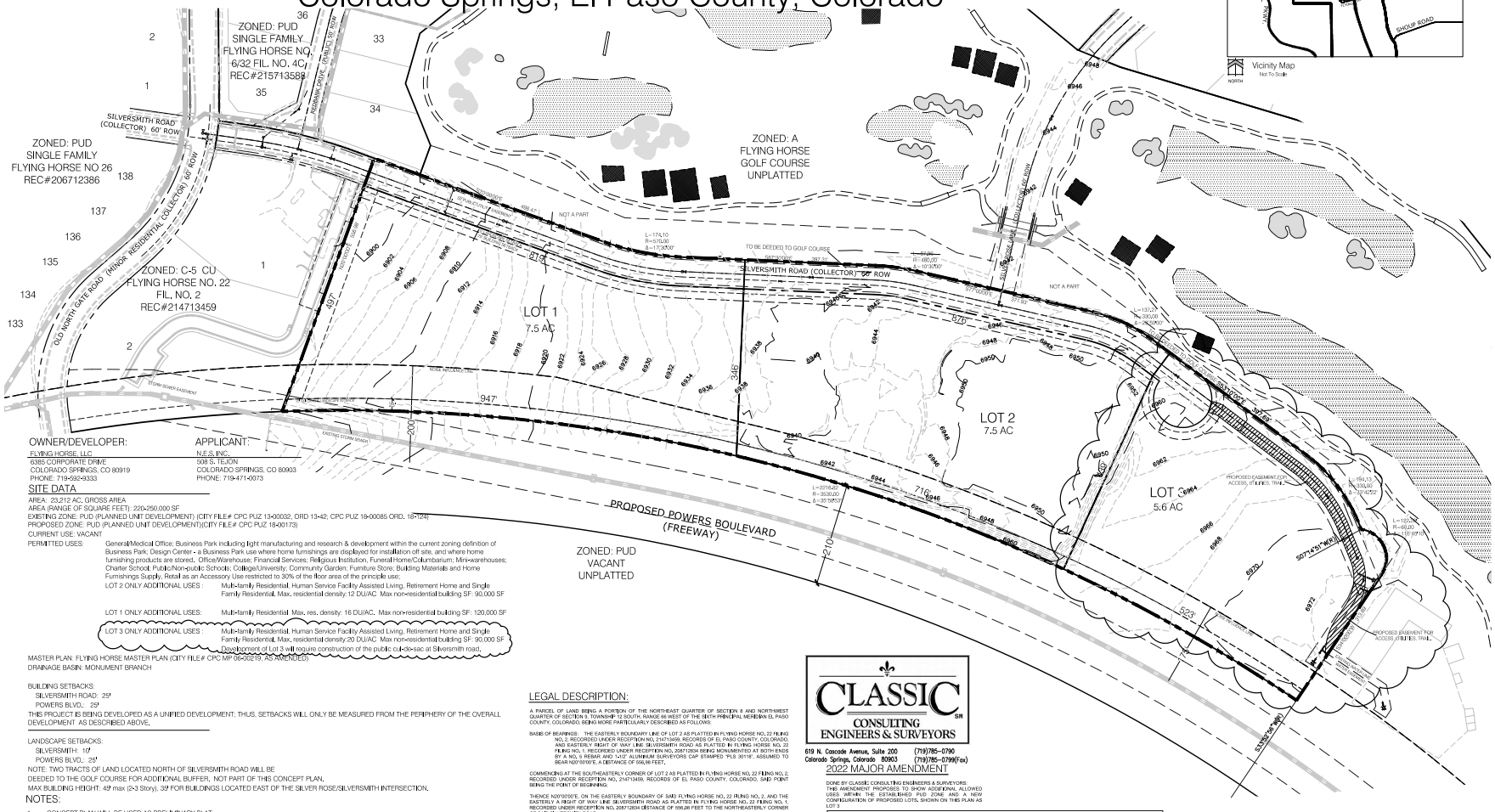
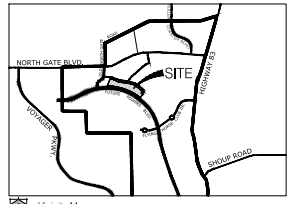
# Flying Horse Parcel 22
# Northeast Quarter of Section 8 and Northwest Quarter of Section 9, Township 12 South, Range 66 West 6th Principal Meridian
# Colorado Springs, El Paso County, Colorado




| OWNER/DEVELOPER: | APPLICANT: |
|---|---|
| FLYING HORSE, LLC | N.E.S. INC. |
| 6385 CORPORATE DRIVE | 508 S. TEJON |
| COLORADO SPRINGS, CO 80919 | COLORADO SPRINGS, CO 80903 |
| PHONE: 719-592-9333 | PHONE: 719-471-0073 |

## SITE DATA

AREA: 23.212 AC, GROSS AREA
AREA (RANGE OF SQUARE FEET): 220-250,000 SF
EXISTING ZONE: PUD (PLANNED UNIT DEVELOPMENT) (CITY FILE# CPC PUZ 13-00032, ORD 13-42; CPC PUZ 18-00085 ORD. 18-124)
PROPOSED ZONE: PUD (PLANNED UNIT DEVELOPMENT)(CITY FILE# CPC PUZ 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 furnishing 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 principle 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: 90,000 SF

LOT 1 ONLY ADDITIONAL USES: Multi-family Residential, Max, res. density: 16 DU/AC. Max non-residential building SF: 120,000 SF

LOT 3 ONLY ADDITIONAL USES : Multi-family Residential, Human Service Facility Assisted Living, Retirement Home and Single Family Residential, Max, residential density:20 DU/AC Max non-residential building SF: 90,000 SF. Development of Lot 3 will require construction of the public cul-de-sac at Silversmith road.

MASTER PLAN: FLYING HORSE MASTER PLAN (CITY FILE# CPC MP 06-00219, 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: 11'
POWERS BLVD.: 25'
NOTE: TWO TRACTS OF LAND LOCATED NORTH OF SILVERSMITH ROAD WILL BE DEEDED TO THE GOLF COURSE FOR ADDITIONAL BUFFER. NOT PART OF THIS CONCEPT PLAN.
MAX BUILDING HEIGHT: 45' max (2-3 Story), 39' FOR BUILDINGS LOCATED EAST OF THE SILVER ROSE/SILVERSMITH INTERSECTION.

## NOTES:

1. CONCEPT PLAN WILL BE USED AS PRELIMINARY PLAT
2. NOISE INFLUENCE LINE DOES NOT APPLY TO NON-RESIDENTIAL LAND USE. PRIOR TO CONSTRUCTION OF POWERS BLVD A NEW NOISE STUDY MAY BE COMPLETED AND RECOMMENDATIONS OF SAID STUDY MAY NEED TO BE IMPLEMENTED ON DEVELOPED AREAS WITHIN THIS PARCEL IN THE FUTURE.
3. PARKING FOR USE WILL MEET OR EXCEED CITY MINIMUM REQUIREMENTS FOR THAT USE.
4. DEVELOPMENT OF LOT 2 WILL REQUIRE THE EXTENSION OF SILVERSMITH ROAD AND SILVER ROSE LANE.
5. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

## 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 OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE EASTERLY BOUNDARY LINE OF LOT 2 AS PLATTED IN FLYING HORSE NO. 22 FILING 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 FILING NO. 1, RECORDED UNDER RECEPTION NO. 208712834 BEING MONUMENTED AT BOTH ENDS BY A NO. 5 REBAR AND 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "PLS 30118", ASSUMED TO BEAR N01°00'00"E, A DISTANCE OF 696.96 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 2 AS PLATTED IN FLYING HORSE NO. 22 FILING NO. 2, RECORDED UNDER RECEPTION NO. 214713459, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N00°00'00"E, ON THE EASTERLY BOUNDARY OF SAID FLYING HORSE NO. 22 FILING NO. 2, AND THE EASTERLY A RIGHT OF WAY LINE SILVERSMITH ROAD AS PLATTED IN FLYING HORSE NO. 22 FILING NO. 1, RECORDED UNDER RECEPTION NO. 208712834 DISTANCE OF 696.96 FEET TO THE NORTHEASTERLY CORNER OF SAID SILVERSMITH ROAD;
THENCE S70°00'00"E, A DISTANCE OF 496.47 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 17°30'00", A RADIUS OF 570.00 FEET AND A DISTANCE OF 174.10 FEET TO A POINT OF TANGENT;
THENCE S87°30'00"E, A DISTANCE OF 397.31 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 10°30'00", A RADIUS OF 480.00 FEET AND A DISTANCE OF 87.96 FEET TO A POINT OF TANGENT;
THENCE S77°00'00"E, A DISTANCE OF 210.00 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 23°50'00", A RADIUS OF 330.00 FEET AND A DISTANCE OF 137.27 FEET TO A POINT OF TANGENT;
THENCE S53°10'00"E, A DISTANCE OF 161.66 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 37°42'22", A RADIUS OF 330.00 FEET AND A DISTANCE OF 194.63 FEET TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S37°54'51"W HAVING A DELTA OF 1°56'43"00", A RADIUS OF 9520 FEET AND A DISTANCE OF 322.26 FEET TO A POINT ON CURVE SAID POINT BEING ON THE WESTERLY BOUNDARY OF LOT 3, AS PLATTED IN FLYING HORSE NO, 30A RECORDED UNDER RECEPTION NO. 208712314;
THENCE S34°00'00"W, ON THE WESTERLY BOUNDARY OF SAID LOT 3 AND THE WESTERLY BOUNDARY OF PARCEL B AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 209078174, A DISTANCE OF 313.89 FEET, TO A POINT ON CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S33°52'56"W, HAVING A DELTA OF 35°58'53", A RADIUS OF 3530.00 FEET AND A DISTANCE OF 2216.82 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 23.212 ACRES.

CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. Cascade Avenue, Suite 200 (719)785-0790
Colorado Springs, Colorado 80903 (719)785-0799(Fax)

## 2022 MAJOR AMENDMENT

DONE BY CLASSIC CONSULTING ENGINEERS & SURVEYORS
THIS AMENDMENT PROPOSES TO SHOW ADDITIONAL ALLOWED USES WITHIN THE ESTABLISHED PUD ZONE AND A NEW CONFIGURATION OF PROPOSED LOTS, SHOWN ON THIS PLAN AS LOT 3

FLYING HORSE PARCEL NO. 22

| CITY LUR FILE NUMBER | DATE APPROVED | AMENDMENT DESCRIPTION | NOTES / COMMENTS |
|---|---|---|---|
| CPC PUP 13-00033 | AUG. 13 2013 | ORIGINAL APPROVAL | |
| CPC PUP 13-00033 A1MJ18 | DEC. 11, 2018 | ADDITIONAL USES ADDED TO THE APPROVED PUD ZONE RECONFIGURATION OF LOTS | |
| CPC PUP 13-00033 A2MJ18 | APR. 09, 2019 | ADDITIONAL USES ADDED TO THE APPROVED PUD ZONE RECONFIGURATION OF LOTS | |
| CPC PUP 13-00033 A3MJ22 | PENDING | ADDITIONAL USES ADDED TO THE APPROVED PUD ZONE RECONFIGURATION OF LOTS SHORTENING SILVERSMITH ROAD | |

NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S TRAINING PROGRAMS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY 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.

NORTH
0 50 100 200
SCALE: 1" = 100'


Land Planning
Landscape Architecture
Urban Design
NES
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www.nescolorado.com

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**Flying Horse Parcel 22**

**Concept Plan Amendment**

DATE: April 12, 2013
PROJECT MGR. J. Maynard
PREPARED BY: S. Cassel

DATE: BY: DESCRIPTION:

**Concept Plan**

SHEET NO. 1 OF 1

CPC PUP 13-00033-A3MJ22

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