

ASPEN MEADOWS FILING 4 COLORADO SPRINGS, CO PUD CONCEPT PLAN

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CONTRACT INFORMATION:

PROJECT NO: 21080103
DATE: 01/14/2014
BY: [Signature]

REVISION HISTORY:

NO.	DATE	DESCRIPTION
1	02/20/2014	INITIAL SUBMITTAL
2	05/14/2014	SECOND SUBMITTAL
3	05/14/2014	THIRD SUBMITTAL

DRAWING INFORMATION:

PROJECT NO: 21080103
DATE: 01/14/2014
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]
SHEET TITLE: COVER SHEET



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PUD CONCEPT PLAN
COLORADO SPRINGS, CO

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COVER SHEET

CS01

SHEET 01 OF 02
CITY FILE NO: CPC PUD 210804

PUD CONCEPT PLAN GENERAL NOTES:

- SMALL LOT PUD GUIDELINES OR ANY OTHER PUD GUIDELINES IN EFFECT WOULD BE APPLICABLE AT THE TIME OF DEVELOPMENT.
- WOODMEN HEIGHTS METROPOLITAN DISTRICT NO. 2 AND NO. 3 AS ESTABLISHED BY THE SECOND NUMBERED AND REVISED RESOLUTION RECORDED NOVEMBER 19, 2013 UNDER RECEPTION NO. 21314684.
- THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF THE WOODMEN ROAD METROPOLITAN DISTRICT, RECORDED DECEMBER 27, 2005, UNDER RECEPTION NO. 20502289.
- CROSS SECTIONS AND ROW INFORMATION WILL BE INCLUDED IN FUTURE FILINGS PER ENGINEERING REQUIREMENTS. ALL FULL MOVEMENT ACCESS INTERSECTIONS SHALL ACCOMMODATE BICYCLE AND PEDESTRIAN TRANSPORTATION.
- EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED. ANY CHANGES IN UTILITY AND SUBJECT TO CHANGE. SPECIFIC DETAILS OF SITE DESIGN SHALL BE COMPLETED AT THE TIME OF THE DEVELOPMENT PLAN SUBMITTAL.
- THIS SITE IS WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0335G, PANEL NUMBER 533, DATED DECEMBER 7, 2014.
- A PRELIMINARY DRAINAGE REPORT FOR ASPEN MEADOWS FILING 4 HAS BEEN SUBMITTED FOR REVIEW BY THE COLORADO SPRINGS STORM WATER ENTERPRISE DEPARTMENT. FULL SPECTRUM DETENTION WILL BE PROVIDED ON-SITE. REFER TO THIS PRELIMINARY DRAINAGE REPORT FOR MORE INFORMATION.
- SEPARATE TRAFFIC SIGNALS SHALL BE PROVIDED WITHIN THIS PLAN. A SEPARATE ROW PERMIT IS REQUIRED.
- SEPARATE TRAFFIC SIGNALS SHALL BE SUBMITTED WITH THE CONCEPT PLAN FOR MORE DETAILED INFORMATION REGARDING TRAFFIC PLANNING. FUTURE DEVELOPMENT PLANS SHALL FOLLOW THE RECOMMENDATIONS OUTLINED IN THIS TRAFFIC LETTER. ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED WITH FUTURE SUBMITTALS UNLESS A CHANGE OF USE IS REQUESTED.
- THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REQUIRED SITE ELEMENTS. SEE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AS PUBLISHED BY THE DEPARTMENT OF JUSTICE.
- STREETS SHALL BE FULLY PAVED TO THE CURB AND SHALL BE OPEN TO ALL TYPES OF VEHICLES.
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- PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL OR ANY OTHER IMPROVEMENTS, AN APPROVED DEVELOPMENT PLAN MUST BE SECURED, AND THE INNER STREAMSIDE BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE BUFFER ZONE. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR THE FENCING OR FLAGGING OF THE BUFFER ZONE.
- PROCESSES FOR OBTAINING A SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.
- STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE HOA OR CURRENT ADJACENT OWNER.
- IF NOT COMPLETED WITH ADJACENT DEVELOPERS, THE DEVELOPER OF ASPEN MEADOWS FILING NO. 4 SHALL BE RESPONSIBLE TO FULLY CONSTRUCT COMPOSITE ROAD BETWEEN FOREST MEADOWS AVENUE AND MARSHFELLD ROAD. THE DEVELOPER WILL BE RESPONSIBLE FOR ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, AND TELEPHONE. ALL UTILITIES SHALL BE SHOWN ON FUTURE DEVELOPMENT PLANS.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL THOMPSON, INC. DATED JUNE 7, 2008 WHICH IDENTIFIED SPECIFIC GEOLOGIC HAZARDS ON THE SUBJECT PROPERTY. A COPY OF SAID REPORT HAS BEEN PLACED IN FILE #PCW-09-279 OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM FOR MORE INFORMATION REGARDING THE GEOLOGIC HAZARD INVESTIGATIONS OR VALIDATIONS WHICH WILL BE REQUIRED AT THE TIME OF DEVELOPMENT PLAN SUBMITTALS.

PARK AND OPEN SPACE NOTES:

- ALL PROPOSED PARKS, COMMON AREAS, AND OPEN SPACES WITHIN ASPEN MEADOWS FILING 4 WILL BE OWNED BY AND MAINTAINED BY THE WOODMEN HEIGHTS METROPOLITAN DISTRICT (AND/OR A HOMEOWNERS ASSOCIATION).
- PARKLAND DEDICATION ORDNANCE (PUDO).
- THE PUDO OBLIGATION FOR ASPEN MEADOWS FILING 4 IS APPROXIMATELY 1.999 ACRES OF LAND DEDICATION OR \$29,496.00 OF FEES IN LIEU OF FINAL CALCULATIONS WILL BE UPDATED AT THE TIME OF FUTURE DEVELOPMENT PLAN AND PLAT APPLICATIONS WITH FINAL LOT COUNTS.
- AT THE TIME THE OWNER/DEVELOPER WILL PROVIDE FEES IN LIEU OF IN ORDER TO MEET CURRENT PUDO OBLIGATIONS.
- ANY POTENTIAL PARK SITES, SIZE, AND LOCATIONS WILL BE COORDINATED WITH FUTURE DEVELOPMENT PLAN AND PLAT APPLICATIONS.

PROPERTY SIZE	TOTAL ACRES
530000709.5300000891	22.65 ACRES

APPROVED MASTER PLAN USE	SCHOOL SITE
VACANT LAND	VACANT LAND

EXISTING ZONING	EXISTING ZONING
RESIDENTIAL SINGLE-FAMILY	A

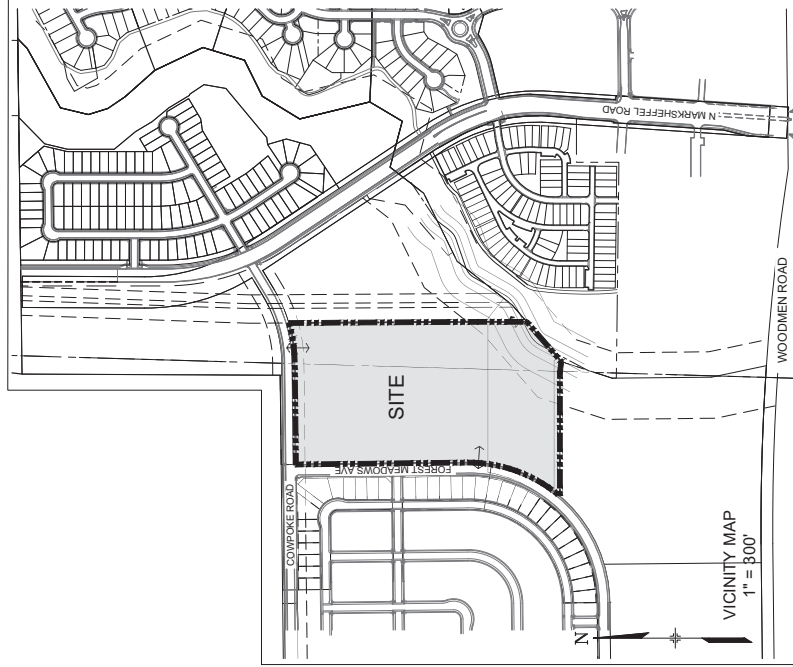
PROPOSED ZONING	PUDO ACROSS
PUDO ACROSS	48'

MAX BUILDING HEIGHT	DENSITY
MAX BUILDING HEIGHT	3.5 - 7.99 DU/AC

NOTE: ADDITIONAL RESIDENTIAL DEVELOPMENT STANDARDS APPLY TO THIS PROPERTY. THE DEVELOPER SHALL INCLUDE BUT ARE NOT LIMITED TO LOT COVERAGE AND PARCEL DETAILS.

SHEET INDEX:

- 1 OF 2 CS01 COVER SHEET
- 2 OF 2 C001 PUD CONCEPT PLAN



LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 4 AND THE EAST ONE-HALF OF SECTIONS 5, TOWNSHIP 13 SOUTH, RANGES 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COLORADO, AS SHOWN ON THE PLAT OF THE ASPEN MEADOWS FILING NO. 2, ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED DECEMBER 7, 2010 IN MESA FILING NO. 4, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JUNE 7, 2010 IN MESA FILING NO. 4, MONUMENTED AT EACH END WITH A ROUND 5/8 INCH REBAR WITH 1.12 INCH DIAMETER, BEARING T-5, 33118 02E1, HAVING AN ASSUMED BEARING OF N 01° 13' 27" 00" WEST 224.68 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF LOT 14 IN FARMER RANCHEROS ACCORDING TO THE PLAT OF THE ASPEN MEADOWS FILING NO. 2, ACCORDING TO THE OFFICIAL MAP THEREOF RECORDED NOVEMBER 19, 2013 UNDER RECEPTION NO. 21314684, AND PROCEEDING NORTH 89° 59' 11" WEST A DISTANCE OF 548.05 FEET; THENCE SOUTH 89° 59' 11" WEST A DISTANCE OF 548.05 FEET; THENCE SOUTH 17° 00' 00" EAST A DISTANCE OF 103.84 FEET; THENCE SOUTH 17° 00' 00" EAST A DISTANCE OF 103.84 FEET; THENCE SOUTH 41° 33' 46" EAST A DISTANCE OF 204.03 FEET TO THE EXTERIOR OF SHILOH MESA FILING NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED OCTOBER 29, 2010 UNDER RECEPTION NO. 21080103; THENCE SOUTH 17° 00' 00" EAST A DISTANCE OF 103.84 FEET TO THE EXTERIOR OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 21080103.

THENCE SOUTHERLY, ON SAID EXTERIOR, THE FOLLOWING (6) SIX COURSES:

- THENCE SOUTH 45° 48' 07" WEST A DISTANCE OF 69.05 FEET;
- THENCE SOUTH 05° 49' 07" WEST A DISTANCE OF 548.05 FEET;
- THENCE SOUTH 17° 00' 00" EAST A DISTANCE OF 103.84 FEET;
- THENCE SOUTH 17° 00' 00" EAST A DISTANCE OF 103.84 FEET;
- THENCE SOUTH 41° 33' 46" EAST A DISTANCE OF 204.03 FEET TO THE EXTERIOR OF SHILOH MESA FILING NO. 3, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED OCTOBER 29, 2010 UNDER RECEPTION NO. 21080103; THENCE SOUTH 17° 00' 00" EAST A DISTANCE OF 103.84 FEET TO THE EXTERIOR OF THE EL PASO COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 21080103;
- THENCE SOUTHERLY, ON SAID EXTERIOR, THE FOLLOWING (2) TWO COURSES:

- THENCE SOUTH 25° 22' 52" EAST A DISTANCE OF 271.89 FEET;
- THENCE SOUTH 67° 38' 11" WEST A DISTANCE OF 170.50 FEET;
- THENCE SOUTH 67° 38' 11" WEST A DISTANCE OF 295.00 FEET;
- THENCE SOUTH 31° 20' 00" WEST A DISTANCE OF 229.00 FEET;
- THENCE SOUTH 67° 38' 11" WEST A DISTANCE OF 170.50 FEET;
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 - THENCE SOUTH 17° 00' 00" WEST A DISTANCE OF 170.50 FEET;
 - THENCE SOUTH 67° 38' 11" WEST A DISTANCE OF 295.00 FEET;
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CONSULTANTS

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PROJECT
**ASPEN MEADOWS FILING 4
 PUD CONCEPT PLAN
 COLORADO SPRINGS, CO**

REVISION HISTORY

NO.	DATE	DESCRIPTION	BY
1	02/20/21	INITIAL SUBMITTAL	RMF

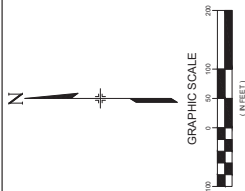
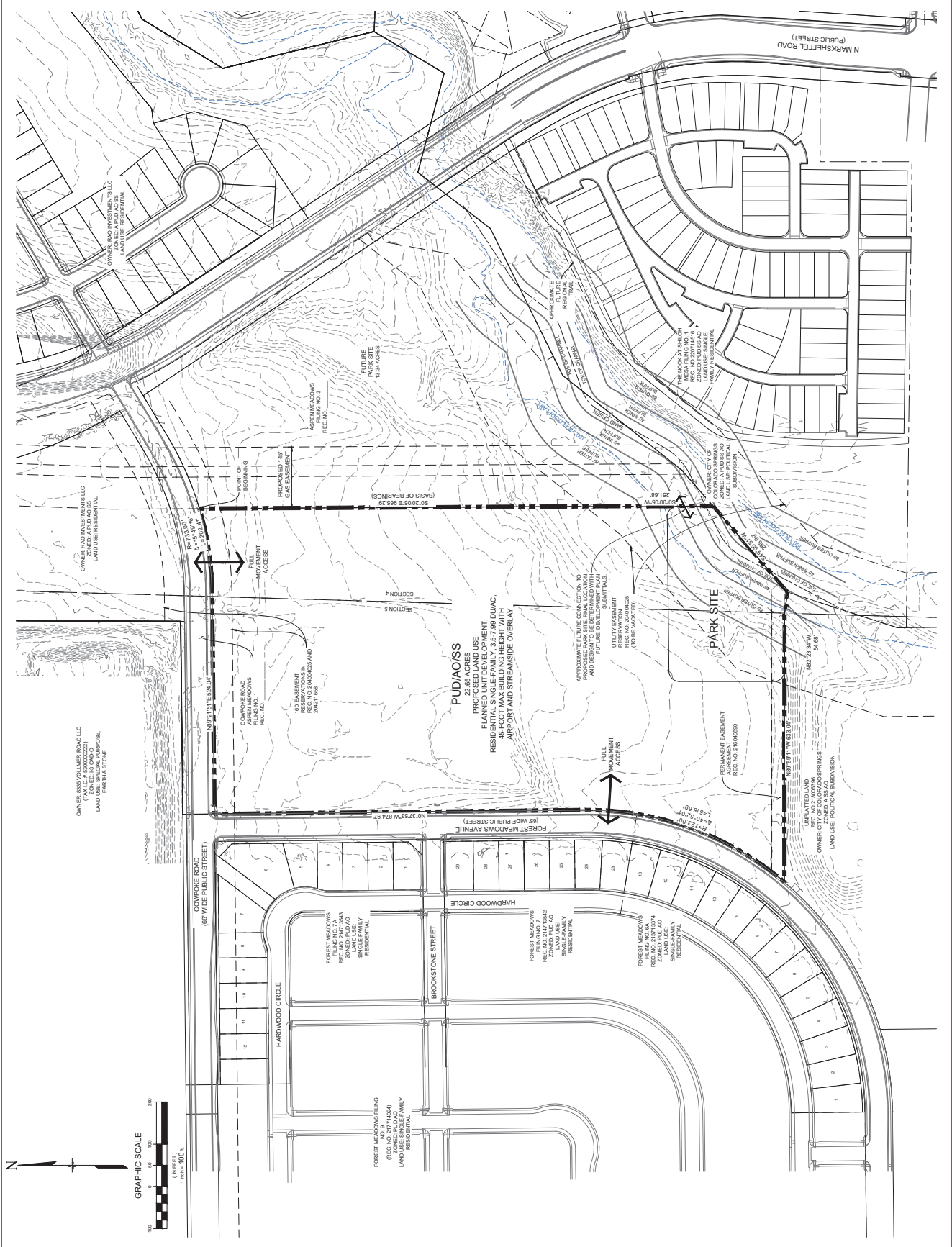
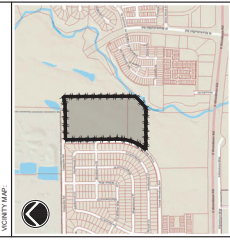
DRAWING INFORMATION
 PROJECT NO.: 21081035
 DRAWING NO.: 040
 CHECKED BY: JRM
 APPROVED BY: JRA
 SHEET TITLE:

PUD CONCEPT PLAN

CP01

SHEET 02 OF 02

CITY FILE NO.: CPC-PUP-210024



CONCEPT PLAN

FILE LOCATION: S:\01_08_03_05_ASPEN MEADOWS\04-CP-01\0104_PAN_BRT\CONCEPT PLAN\CP01.DWG