

THE SANDS CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO MASTER PLAN

DATA CHART:

USE	DENSITY	AREA
RESIDENTIAL:	3.5 - 7.99 DU/ AC	80.34 ACRES
COMMERCIAL:	Bldg SF TBD	10.79 ACRES
INDUSTRIAL:	Bldg SF TBD	17.58 ACRES
PARK LAND:		5.60 ACRES
ANNEXED ROW:		26.30 ACRES
TOTAL:		140.61 ACRES

(*ANNEXED RIGHT-OF-WAY INCLUDES MARKSHEFFEL RD. AND CONSTITUTION AVE.)

GENERAL NOTES:

- TOTAL MASTER PLANNED AREA = 140.61 ACRES
- THIS MASTER PLAN IS ASSOCIATED WITH THE FOLLOWING ANNEXATIONS: THE SANDS ADDITION NO. 1 (CPC A 17-00004), THE SANDS ADDITION NO. 2 (CPC A 17-00005), THE SANDS ADDITION NO. 3 (CPC A 17-00006), AND THE SANDS ADDITION NO. 4 (CPC A 17-00007).
- ACCESS LOCATIONS: FUTURE POINTS OF CONNECTION AS SHOWN AND NUMERICAL ACREAGE ARE CONCEPTUAL AND SUBJECT TO APPROVAL OF A FINAL DEVELOPMENT PLAN.
- ANY FUTURE INDIVIDUAL PLAT THAT IS PART OF THE RESIDENTIAL AREA SHALL MAINTAIN THE PROPOSED RESIDENTIAL DENSITY.
- PROPOSED RESIDENTIAL ZONING IS R1-6000/DF02/AO/SS. ALL RESIDENTIAL DEVELOPMENT SHALL COMPLY WITH THE INTENDED DIMENSIONAL CONTROLS OF THIS ZONE DISTRICT.
- PROPOSED COMMERCIAL ZONING IS PBC/AO/SS. PROPOSED INDUSTRIAL ZONING IS M-I/AO/SS. FUTURE APPROVALS WILL ESTABLISH USES ALLOWED IN THE COMMERCIAL AND INDUSTRIAL ZONE DISTRICTS.
- SPECIFIC SQUARE FOOTAGE PER DEFINED AREA FOR COMMERCIAL AND INDUSTRIAL PARCELS ARE NOT IDENTIFIED WITH THIS MASTER PLAN BUT SHALL COMPLY WITH ALL DIMENSIONAL CONTROLS FOR FUTURE DEVELOPMENT AS SET FORTH BY CITY CODE.
- FUTURE ENTITLEMENTS WILL ESTABLISH APPROPRIATE BUFFERS AS MAY BE REQUIRED.
- PER THIS MASTER PLAN THE ESTIMATED PARKLAND OBLIGATION IS 10.79 ACRES. PER THE LAND DEDICATION POLICY, AS A CONDITION OF THE ESTABLISHMENT OF PARKLAND, THE CITY OF COLORADO SPRINGS WITH THE RESIDING AS A RESULT OF THE OBLIGATION NET FEE MUST BE PAID TO THE CITY OF COLORADO SPRINGS AT THE TIME OF BUILDING PERMIT. THE PUBLIC PARK DESIGN AND CONSTRUCTION IS THE RESPONSIBILITY OF THE CITY PR&CS DEPARTMENT.
- AN APPLICATION FOR A ZONE CHANGE SHALL BE FILED AND APPROVED FOR ALL PUBLIC PARKLAND TO BE DEVELOPED IN ACCORDANCE WITH CITY CODE PRIOR TO APPROVAL OF ALL FINAL PLATS THAT ACCOUNT FOR MORE THAN 50% OF THE PARKLAND BOUNDARY.
- SCHOOL FEES IN LIEU OF LAND DEDICATION SHALL BE PROVIDED AT TIME OF FINAL PLAT RECORDATION.
- FUTURE ALIGNMENT OF CAPITAL DRIVE TO BE DETERMINED WITH FUTURE DEVELOPMENT PLANS.

FLOODPLAIN:

- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0758F AND 08041C0543F EFFECTIVE DATE MARCH 17, 1997.
- PORTIONS OF THE CHANNEL AND FLOODPLAIN WITHIN THIS SITE HAVE BEEN IMPROVED PER AN EXISTING LOMR, CASE NO. 04-08-0062P, EFFECTIVE DATE NOVEMBER 18, 2004.
- A LOMR/LOMR WILL BE SUBMITTED AND REVIEWED FOR APPROVAL BY FEMA IN ORDER TO PROVIDE CHANNEL IMPROVEMENTS AND REVISE THE FLOODPLAIN LIMITS FOR THOSE AREAS OF THE SUB-TRIBUTARY NOT PREVIOUSLY REVISED VIA THE LOMR/LOMR PROCESS.
- THERE SHALL BE NO RESIDENTIAL LOTS OR STRUCTURES PERMITTED WITHIN THE FLOODPLAIN LIMITS.
- ZONES IDENTIFIED WITHIN THE MAPS INCLUDE BOTH AE WITH BASE FLOOD ELEVATIONS DETERMINED AND ZONE X WITH AREAS IDENTIFIED AS INSIDE AND OUTSIDE THE 500 YEAR FLOODPLAIN.
- THE CONSTRUCTION OF THE REQUIRED CHANNEL IMPROVEMENTS WILL COINCIDE WITH THE FIRST PHASE OF DEVELOPMENT. THE DRAINAGE CHANNEL WILL BE INCLUDED WITHIN A TRACT TO BE DEDICATED TO THE CITY OF COLORADO SPRINGS UPON PLATTING OF THE ADJACENT SUBDIVISION AREA. FUTURE DEVELOPMENT PLANS WILL IDENTIFY THE TRACTS TO BE DEVELOPED.
- SITE WORK MAY PROCEED UNDER AN APPROVED LOMR/LOMR; HOWEVER, ANY INDIVIDUAL LOTS LOCATED WITHIN THE FLOODPLAIN LIMITS MAY NOT BE PLATTED UNTIL A LOMR/LOMR PROCESS IS COMPLETED REMOVING SAID LOTS FROM THE FLOODPLAIN. THE SUBMITTAL AND REVIEW OF THE LOMR/LOMR WILL OCCUR INDEPENDENTLY OF THE SUBDIVISION REVIEW. FUTURE DEVELOPMENT PLANS WILL FURTHER DEFINE THE DETAILED LOT LAYOUT, FLOODPLAIN LIMITS AND RESTRICTIONS, AND PHASING OF DEVELOPMENT. ANY LOTS NOT CURRENTLY LOCATED WITHIN THE FLOODPLAIN LIMITS MAY BE PLATTED WITHOUT RESTRICTION.

GEOLOGIC HAZARDS STATEMENT:

This property is subject to the findings, summary and conclusions of a Geologic Hazard Study provided by RMG Engineers dated October 26, 2017. Copies of said study have been placed within files CPC CP 17-00004 of the City of Colorado Springs City Planning Office. The developer, construction contractor, and builders should be familiar with the findings of the geologic hazard study for this development.

A Geologic Hazard Study was completed by RMG - Rocky Mountain Group for The Sands. This report identified no significant geologic hazards that are anticipated to preclude the proposed development. However, the potential does exist for geologic hazards or conditions related to the following:

- Expansive soil and expansive bedrock,
 - Shallow water tables,
 - Flood prone areas, and
 - History of landslides activity or undocumented/uncontrolled fill activity
9. Erosion.

These geologic conditions are considered relatively common to the immediate area and mitigation can generally be accomplished by implementing common engineering and construction practices.

Site specific subsurface soil investigations shall be conducted prior to construction on all lots. In addition to providing anticipated foundation design recommendations, these investigations should also consider lot-specific recommendations relating to the following geologic conditions:

- Mitigation for collapsible and/or expansive soils/bedrock and uncontrolled fill conditions (if encountered), and
- Potential shallow groundwater conditions and feasibility of below-grade construction, based on the groundwater depths identified in the Geologic Hazard Study report referenced above and the groundwater depths encountered in the site specific investigations (whichever is shallower). Note, the groundwater depths identified in the Geologic Hazard Study may need to be adjusted for curtail operations performed at the time of overall grading.

At a minimum, separate subsurface perimeter drains should be provided around the below-grade (habitable) portions of each foundation. Additional drainage measures may also be required as determined by the lot-specific subsurface soil investigation and/or the lot-specific excavation observation performed at the time of construction.

An area along the central portion of the site has been identified as a floodplain. This area (as currently configured) is anticipated to affect some of the proposed lots. Additional grading has been proposed in this area. Once the grading has been completed, it is anticipated that a new LOMR will be obtained and that this new LOMR will modify the boundaries of the floodplain to exclude some or all of these affected lots. The affected lots shall not be platted until a revised LOMR indicates that they have been excluded from the floodplain.

Since the current submittal is for annexation and zone change based on a Master Concept Plan, a list of the lots affected by the hazards and/or conditions identified above cannot be prepared at this time. If a list of affected lots is required for future submittals, such a list can be determined once the proposed layout has been finalized.

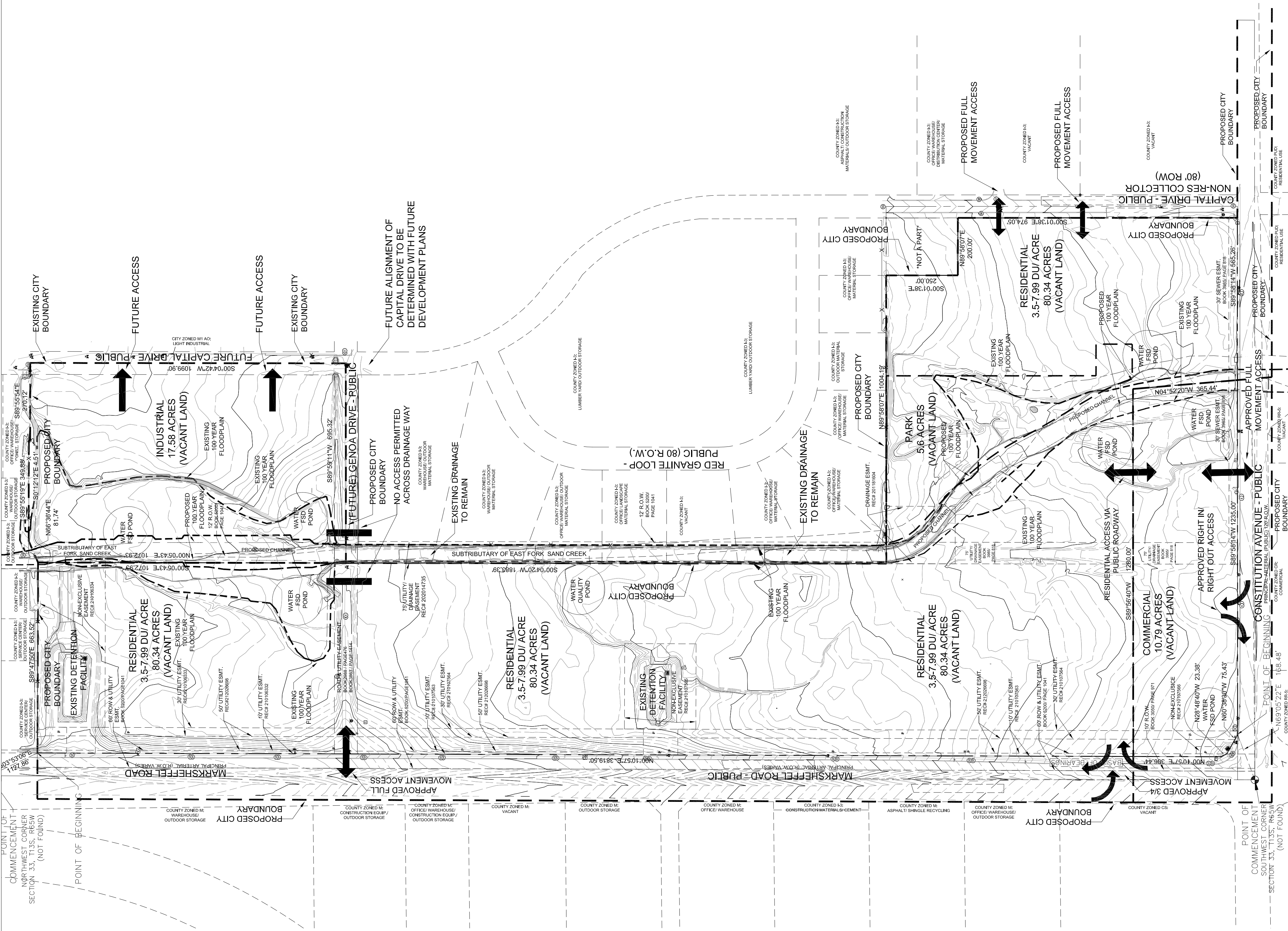


FIGURE 13

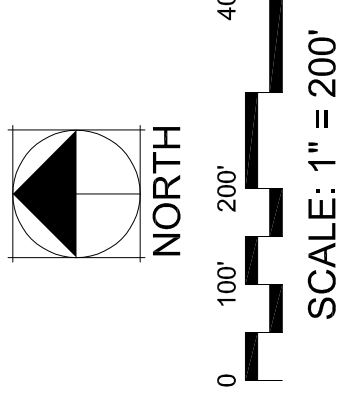
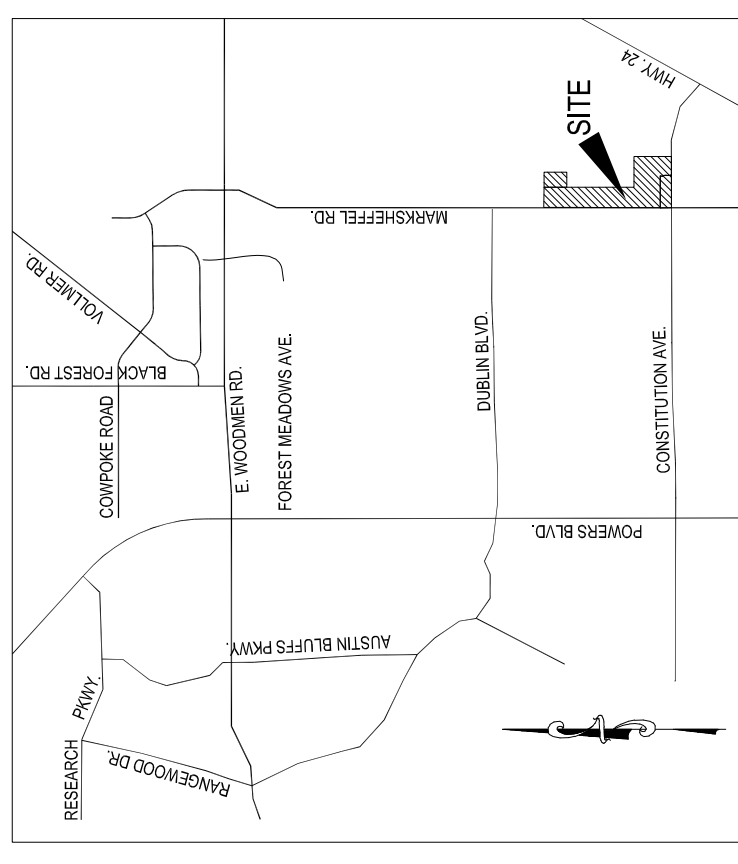
THOMAS THOMAS
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Landscape Architecture
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Colorado Springs, Colorado 80903
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REV #	DATE	REVISIONS	DRAWN	CHECKED	APPROVED
1	7/31/17	CITY COMMENTS REV1			
2	11/02/17	CITY COMMENTS REV2			
3	12/13/17	CITY COMMENTS REV3			
4	1/25/18	CITY COMMENTS REV4			
5					
6					

DESIGNED	JRA	05.23.17
DRAWN	JRA	05.23.17
CHECKED	JLH	05.23.17
PROJECT NUMBER:	3533.01	
SCALE:	AS NOTED	

THE SANDS
Colorado Springs, CO
MASTER PLAN

MP1
1 of 1



City File Number: CPC MP 17-00080