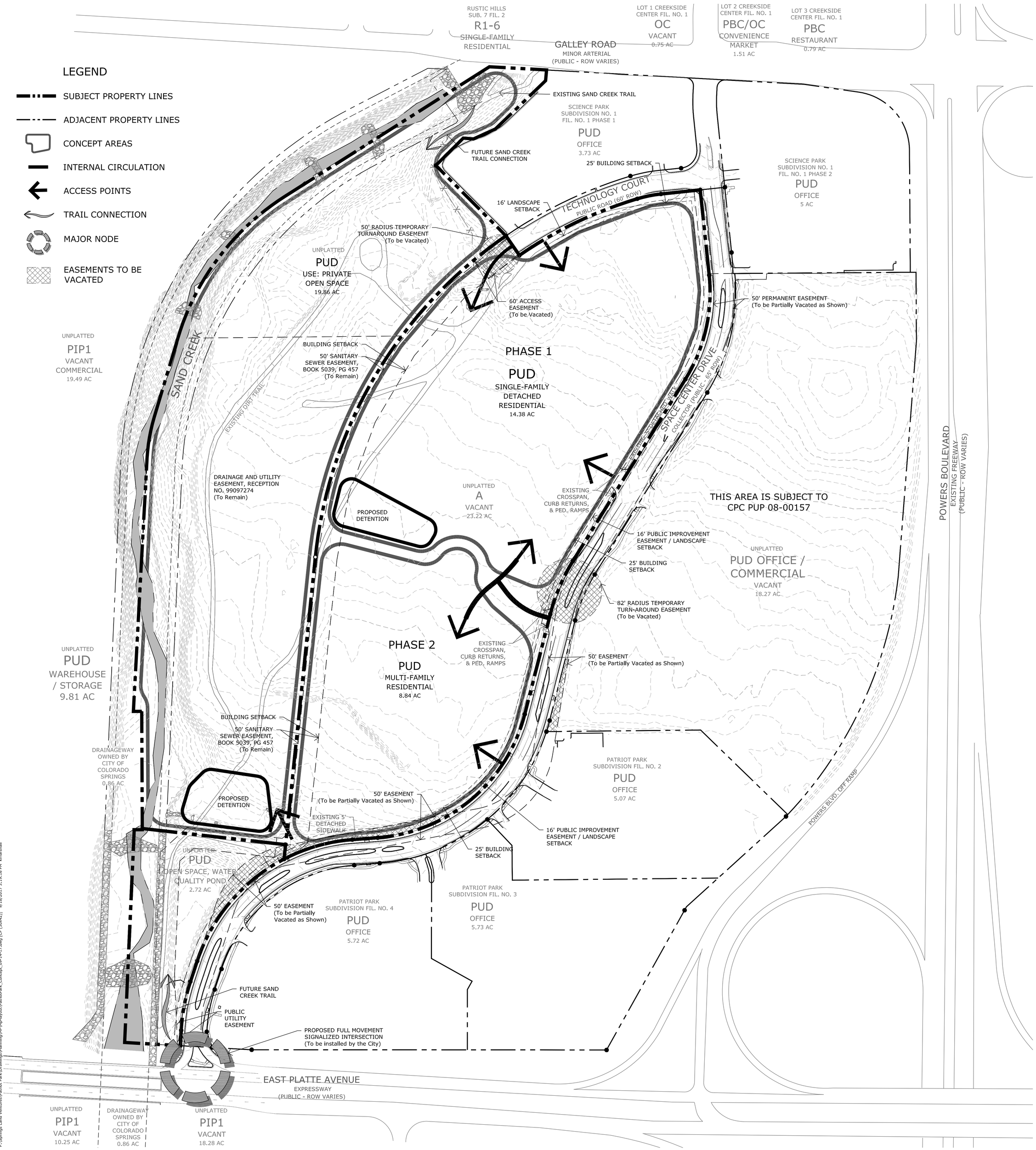
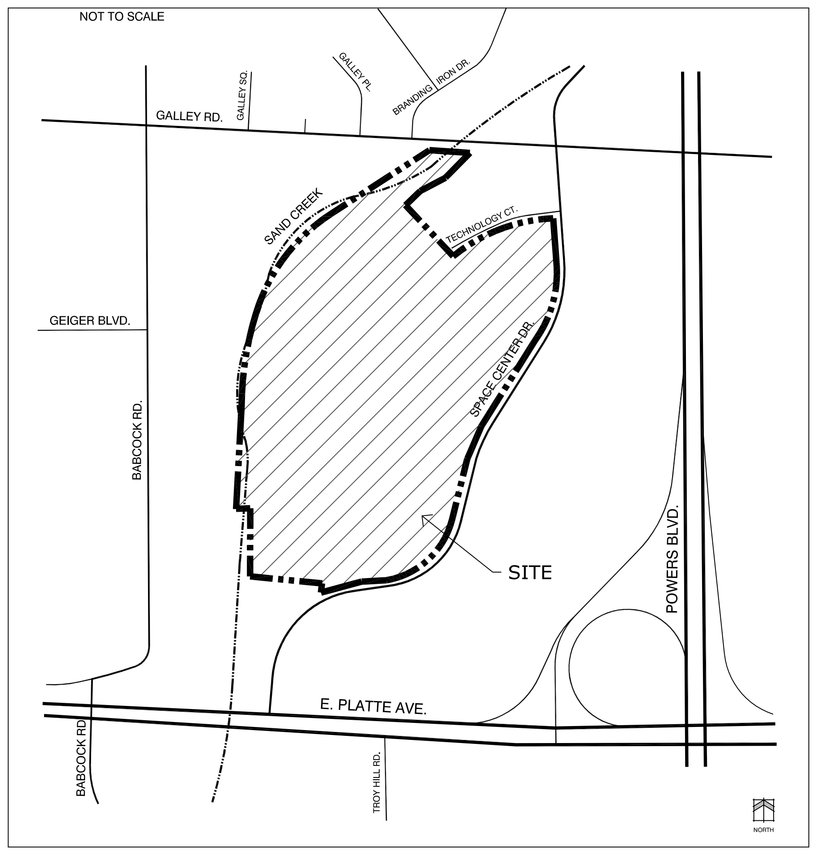


VICINITY MAP

NOT TO SCALE



SITE DATA

OWNER:	Patriot Park Investments LLC 421 S. Tejon St., Ste. 330 Colorado Springs, CO 80903 GRDS LLC 421 S. Tejon St., Ste. 330 Colorado Springs, CO 80903
APPLICANT:	N.E.S. Inc. 619 N. Cascade Ave., Ste. 200 Colorado Springs, CO 80903
Tax ID Number:	6412400016, 6412400008
Site Area:	43.076 Acres
Concept Plan:	Patriot Park Subdivision, CPC PUP 08-00157
Current Zoning:	PUD/AO - CAD/SS (Ordinance 09-24)
Current Use:	Vacant
Proposed Zoning:	a) Single-family residential, max height 35',8-11.99 du/ac - 14.38 acres b) Multi-family residential, max height 55', 25+ du/ac - 8.84 acres c) Private Open Space - 19.86 acres d) Ordinance # _____
Proposed Use:	Single-family residential, multi-family residential, and private open space
Development Schedule:	Spring 2018
Maximum Building Height:	Single-Family Residential: 35' Multi-Family Residential: 55'
Zone Setbacks:	West Boundary (Park): Defined by limit of 50' utility easement Space Center Dr: 25' Technology Ct: 25' Up to first access road into development
Landscape Setbacks:	Space Center Dr: Defined by limit of 16' public improvement easement Technology Ct: 16' Up to first access road into development

NOTES:

1. The avigation easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at Reception No. 217069667 of the records of El Paso County, Colorado. All other easements or interests of record affecting any of the platted property depicted hereon shall not be affected and shall remain in full force and effect.
2. The following easements are redundant and will be vacated by separate instrument:
   50' Permanent Easement, Reception No. 205097921
   82' radius Temporary Turnaround Easement, Reception No. 205097921
   50' radius Temporary Turnaround Easement, Book X-3, Page 146
   60' Access Easement, Reception No. 99097276
3. A 50' trail easement will be dedicated to the City of Colorado Springs prior to development plan approval for the multi-family and single-family development plan approvals. The exact alignment will be determined at development plan.
4. PLDO fees will be due for the single-family and multi-family projects. The Land Dedication Obligation for this concept plan is estimated to be 6.0 Acres based upon the stated residential (average) density. Fee's in Lieu of Land will be due, and is estimated to fall within the 8 du/ac and over rate category of ($ 1,264/unit).
5. The exact design for the private open space will be determined at time of development plan; however, provision is to be made for a playground, picnic area and trails that are adequate to serve the multi-family and single-family users in addition to the City trail.
6. Prior to 50% build out of the residential development adjacent to the private open space, the private open space amenities will be installed.
7. Ownership and maintenance of the private open space will be provided by the Metro District.
8. The previously proposed realignment of Space Center Drive under CPC PUP 08-00157, which would extend the road over to Sand Creek connecting to Platte Avenue via Babcock Road, is no longer part of this Concept Plan. The existing alignment of Space Center Drive will remain and the City is proposing to install a new full movement signalized intersection at Space Center Drive and Platte Avenue, construction of which is scheduled for 2018.
9. The site is within a designated FEMA floodplain as determined by the flood insurance rate map, community panel number 08041C0753F, effective March 17,1997.
10. Space Center Drive at Platte Avenue intersection can function as a full movement intersection only after re-building Sand Creek Bridge.
11. Interior Roads in Phase 1 will be public streets and Phase 2 will be Private Streets.
12. PUD design standards for the single-family lots will be reviewed at the development plan stage to ensure compliance with PUD review criteria.
13. Streamside criteria do not apply to the area adjacent to the creek as long as the use is open space / park. Any change in use may be subject to streamside criteria.
14. The lot sizes for single-family residential ranges from approximately 2,100 to 4,900 SF.
15. No channel improvements to Sand Creek will be required unless the 19.68 Acre FRDS Parcel (Proposed Open Space) is platted adjacent to the channel.
16. Within 60 days of a request by the City, property owner shall convey to the City, at no cost, any easements or fee interest requested by City in that area located within 150 feet of the west property line of the 19.86 acre open space parcel to allow City to do improvements in the Sand Creek channel.

Land Planning
Landscape Architecture
Urban Design
NES
N.E.S. Inc.
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Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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PLANNERS / LANDSCAPE ARCHITECT

PE / ENGINEER / SURVEYOR

PATRIOT PARK

PATRIOT PARK INVESTMENTS LLC

SOUTHWEST CORNER OF
SPACE CENTER DRIVE & TECHNOLOGY COURT
COLORADO SPRINGS, CO 80915

PROJECT INFO

DATE:	06-20-17
PROJECT MGR:	A. BARLOW
PREPARED BY:	K. MARSHALL

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
08-11-17	KMM	PER CITY REVIEW COMMENTS
09-18-17	KMM	PER CITY REVIEW COMMENTS

ISSUE / REVISION

SHEET TITLE

CONCEPT PLAN AMENDMENT

SHEET NUMBER

1 OF 1

PLAN FILE #

CPC PUP 08-00157-A1MJ17

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FIGURE 2