

DATE:	BY:	COMMENTS:
APPROXIMATE 10/10/20		
10/10/20		
10/10/20		
10/10/20		
10/10/20		
10/10/20		
10/10/20		

PUD SITE PLAN
SHEET NO. 1
OF 4 SHEETS
CPC PUD 09-0012B

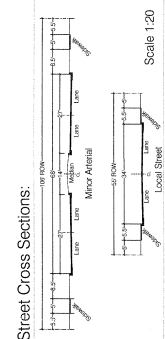
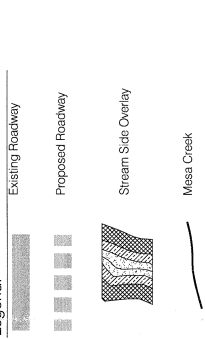
Site Data:
 Owner: MVS Development
 10217 Edin Blvd NE
 Albuquerque, NM 87113
 Tax ID Number: 47140002
 Current Zoning: PUD HS SS
 Proposed Zoning: PUD SS
 Proposed Land Use: Residential

- Residential:
- Single Family
 - Duplex
 - Townhomes
 - Multi-Family (apartments)
- Open Space:
- Public Facility
 - Open Space
 - 91.9 Acres
- Open Space Area: 60.0 Acres
 Conditional ROW Dedication: 4.5 Acres
 Additional Land Dedication: 3.6 Acres

Density:

L-M 4-8 DU/AC (13.1 AC / 53-105 DU)
 M-H 12-16 DU/AC (11.5 AC / 138-184 DU)
 H 16-20 DU/AC (6.1 AC / 98-122 DU)
TOTAL: (289-411 Dwelling Units)

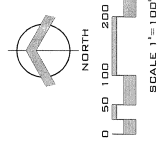
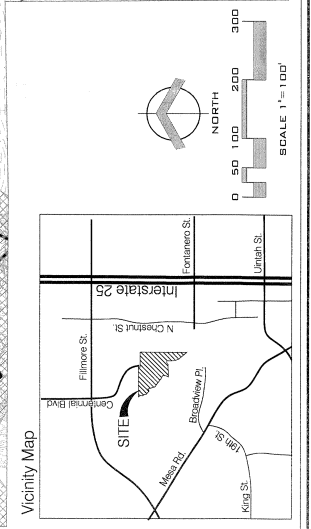
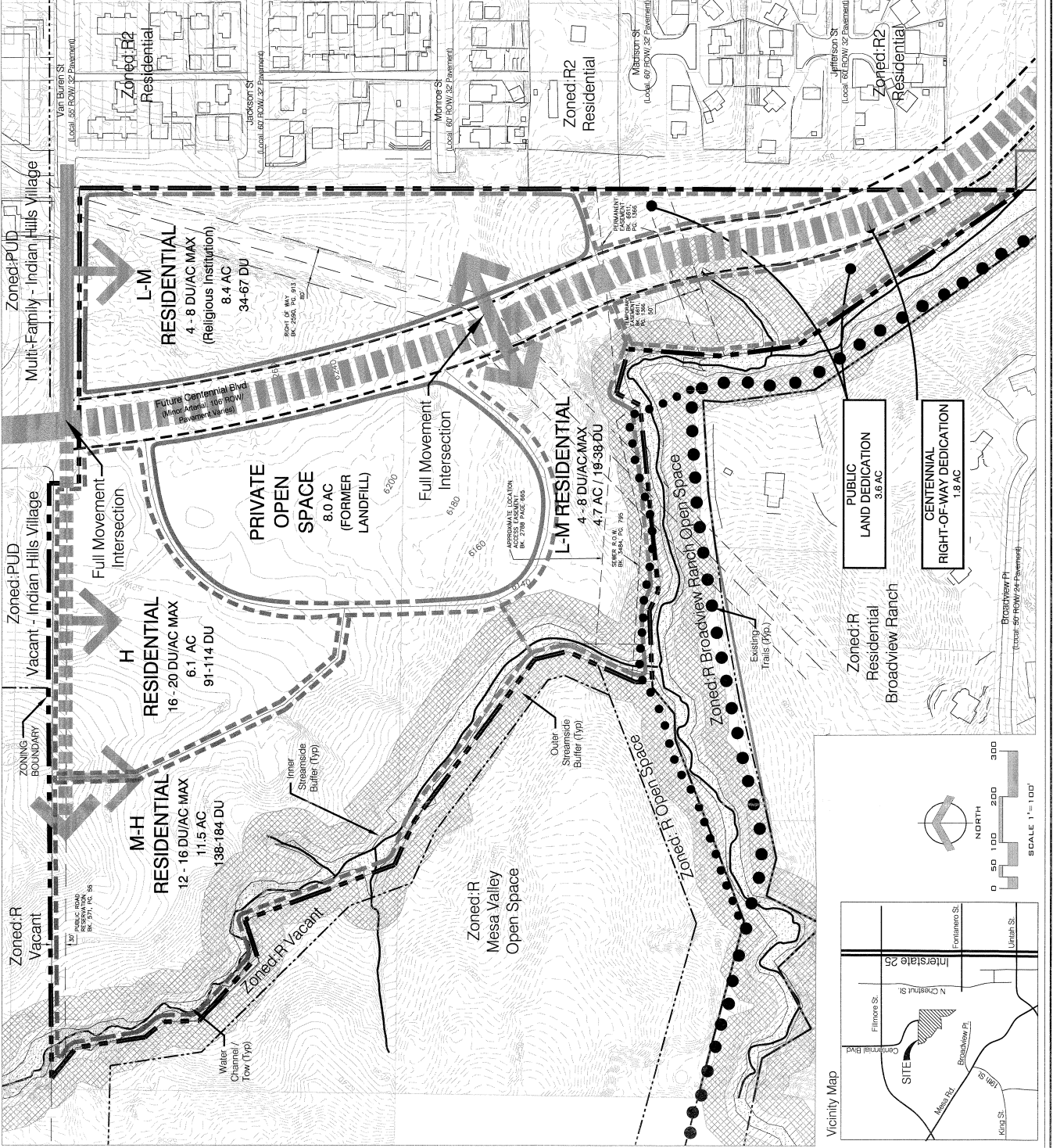
Max Building Height: 35'



General Notes:

- The Street Side Overlay shown in diagrams is a diagrammatic. The specific Street Side Overlay boundary will be determined through the development plan review process.
- Utilities to be determined with Development Plans.
- Topography may vary. The developer shall provide access to provide internal pedestrian connectivity and external connections to existing and/or proposed sidewalks and trails.
- Specifications for lighting, architecture, landscaping, wells, fencing, and signage to be determined through the development plan review process.
- The private open space shall be owned and maintained by a Community HOA (Home District) and shall be planned at the time of platting for the property.
- Temporary access for the religious institution will only be to the Centennial Boulevard. When the religious institution is constructed, the developer shall provide access for the church that will be allowed through the Mesa Springs neighborhood.
- Conditions of Record:

1. Centennial Boulevard, located and dedicated 14,200 cu.c. new (11 units, religious institution, 35' ft. max height).



APPROVED
 DEC 14, 2010
 BY CITY COUNCIL

Sheet Index
 PUD PLAN
 PUD PLAN NOTES & CONDITIONS
 LSA COMPOSITE PLAN
 WASTEWATER UTILITY MAP

SHEET 1
 SHEET 2
 SHEET 3
 SHEET 4

FIGURE 4

DATE	1.20.19
APPROVED	RJB
PREPARED	DJD

REVISIONS	DATE	BY	COMMENTS

PUD PLAN NOTES & CONDITIONS
SHEET NO.
2
OF 4 SHEETS
CPC PUP 09-00 128

APPROVED
DEC 14, 2019
BY CITY COUNCIL

Legal Description:

A portion of the Northwest quarter of Section 1, Township 14 South, Range 70 West of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado and being more particularly described as follows: Commencing at the Southwest Corner of said quarter, said line being coincident with the East line of Edgewater Basin Subdivision as shown on the subdivision plat thereof recorded in the book B-3 at Page 18 of the Northeast corner of Tract A, as Traced by said Edgewater Basin Subdivision and to the POINT OF BEGINNING of the tract described herein, the following eight (8) courses are on the East and Northern lines of said Tract A, to-wit: 1) N 102° 37' 17" W a distance of 260.33 feet; 4) S 75° 52' 27" W a distance of 100.01 feet; 5) S 20° 03' 03" W a distance of 54.99 feet; 6) S 83° 57' 49" W a distance of 307.38 feet; 7) N 69° 16' 57" W a distance of 177.75 feet; 8) S 87° 07' 46" W a distance of 278.88 feet; 9) S 89° 06' 06" W a distance of 166.86 feet; 10) S 87° 07' 46" W a distance of 278.88 feet; 11) N 102° 37' 17" W a distance of 260.33 feet; 12) courses are on the Eastern lines of said tract described in book 2788 at page 865, to-wit: 1) N 102° 37' 17" W a distance of 38.64 feet; 2) S 87° 07' 46" W a distance of 278.88 feet; 3) S 89° 06' 06" W a distance of 166.86 feet; 4) S 87° 07' 46" W a distance of 278.88 feet; 5) N 69° 16' 57" W a distance of 177.75 feet; 6) N 20° 43' 00" W a distance of 437.00 feet; 7) N 69° 16' 57" W a distance of 177.75 feet; 8) N 20° 43' 00" W a distance of 437.00 feet; 9) N 69° 16' 57" W a distance of 177.75 feet; 10) N 20° 43' 00" W a distance of 437.00 feet; 11) N 69° 16' 57" W a distance of 177.75 feet; 12) courses are on the Northern line of the Northwest quarter of Section 1, Township 14 South, Range 70 West, a distance of 1096.94 feet. Subdivision and shown on the subdivision plat thereof recorded at Reception No. 20418036 of said El Paso County records, to-wit: S 200° 05' 02" E on the Western right-of-way line of Van Buren Street, a distance of 50.00 feet; thence N 69° 16' 57" W on the Eastern line of the Northwest quarter of Section 1, Township 14 South, Range 70 West, a distance of 294.38 feet to the POINT OF BEGINNING and containing 47,022 acres of land, more or less as measured.

Notes

G1. The following notes D1 through D6 and C1 through C7 rely on the acquisition of right-of-way and relocation of utilities from Pueblo Bank & Trust for Centennial Blvd. on the Pueblo Bank and Trust property. The City commits to pursue the acquisition of the Centennial right-of-way on the Pueblo Bank & Trust property within 30 days of the issuance of the first building permit.

Developer Obligations

- D1. MVS will construct 550 ft. of full width Centennial Blvd. to City standards across a section of graded public right-of-way to the north of the Pueblo Bank & Trust property. The right-of-way shall be paid by Pueblo Bank & Trust or subsequent owner (see note G1).
- D2. MVS will install underground public utilities (water, sanitary sewer, storm sewer, gas and electric) within the Centennial Blvd. right-of-way. It is anticipated that these underground public utilities will extend a distance of approximately 1,200 ft. to the south of the Centennial Blvd./Van Buren intersection.
- D3. Prior to any public utility construction, MVS will relocate/consolidate the existing landfill so that no portion of the Centennial Blvd. right-of-way is occupied by the landfill. A portion of the work associated with the approved State of Colorado VCLUP procedure.
- D4. MVS will convey the southern portion of the MVS parcel (approximately 2.4 acres) by warranty deed to the City in "AS IS" condition. The City shall have 90 days of approval of the conveyance within 90 days of approval of the concept plan. MVS will be responsible for all associated costs (closing costs, appraisals, etc) to convey the deed to the City. MVS will be allowed to utilize a portion of this parcel outside of the Centennial H-C-W for storm water detention facilities will be determined by future drainage reports.
- D5. MVS will convey by warranty deed the required right-of-way for Centennial Blvd. for a distance of 1200 ft. to the south of the Centennial Blvd./Van Buren intersection within 90 days of approval of the concept plan. MVS will enter into a contract with the City to complete the VCLUP requirements along the Centennial alignment and complete the earthwork to design subgrade standards for 1,200 ft. south of Van Buren. MVS will be responsible for all associated costs (closing costs, appraisals, etc) to convey the deed to the City. MVS will be responsible for the relocation to MVS by the City for the additional land dedication.
- D6. By completing the 550 ft. of Centennial Boulevard on the Pueblo Bank & Trust property, completing the VCLUP mitigation for the Centennial right-of-way, completing the Centennial easement to Centennial Blvd. on the Pueblo Bank & Trust property, and by conveying the land to D4 & D5 for Centennial Boulevard meets all MVS's obligations for any future extension of Centennial Boulevard south of Van Buren. This includes no obligation on MVS's part for the future traffic signal at Centennial Boulevard and Van Buren.

Notes

- City/Colorado Springs Utilities Obligations:
- C1. Any required existing overhead utility line relocation for the installation of Centennial Boulevard shall be at the City's expense. The City shall be responsible for the relocation of the existing overhead utility lines for the relocation of the required overhead support structure. The owner agrees to provide an adjustment to the assessment as determined by CSU for the relocation of the overhead line within 60 days of CSU's request for such assessment. Relocation may result in the vacation of a portion of the right-of-way. Relocation of the overhead utility lines shall be in its sole determination and shall occur before the alignment design of the relocated overhead utility line. Colorado Springs Utilities will coordinate with both the City and the developer in the determination of the assessment.
 - C2. The City shall provide any relief, reconsideration, or approval to aid MVS in acquiring the VCLUP permit from the State of Colorado.
 - C3. The City shall provide required permits for site grading, the construction of the roadway and public utilities referenced herein based on those plans submitted by MVS meeting City Standards.
 - C4. The City shall construct the full-width cross-section of Centennial Boulevard from Van Buren Street to 400 ft. north of Mesa Valley Road. The work shall be completed concurrently with the construction of the 550 ft. of the Pueblo Bank & Trust property.
 - C5. The City will complete all the remaining utility and roadway construction work for the extension of Centennial Blvd. south of the Van Buren intersection and for its eventual connection to Fontanero in the future. The cost of this future construction and any associated right of way shall be the responsibility of the City. MVS will have no obligation in the future for any cost of this future work of the associated right-of-way.
 - C6. The City shall provide the design and installation of emergency access street closures on Van Buren and on Mesa Valley Streets that shall occur on Centennial from cutting through the adjacent neighborhood.
 - C7. In relation to future development plans to be submitted by MVS for the area to the west of the Centennial Blvd., the City will allow access of the area to the west of the Centennial Blvd. south of the Centennial Blvd. area until the City completes the construction of Centennial Blvd. south beyond the Meyrose intersection. Once this work is completed by the City, a second point of access would be available for this area, to the south of the reconfigured landfill/open space area.

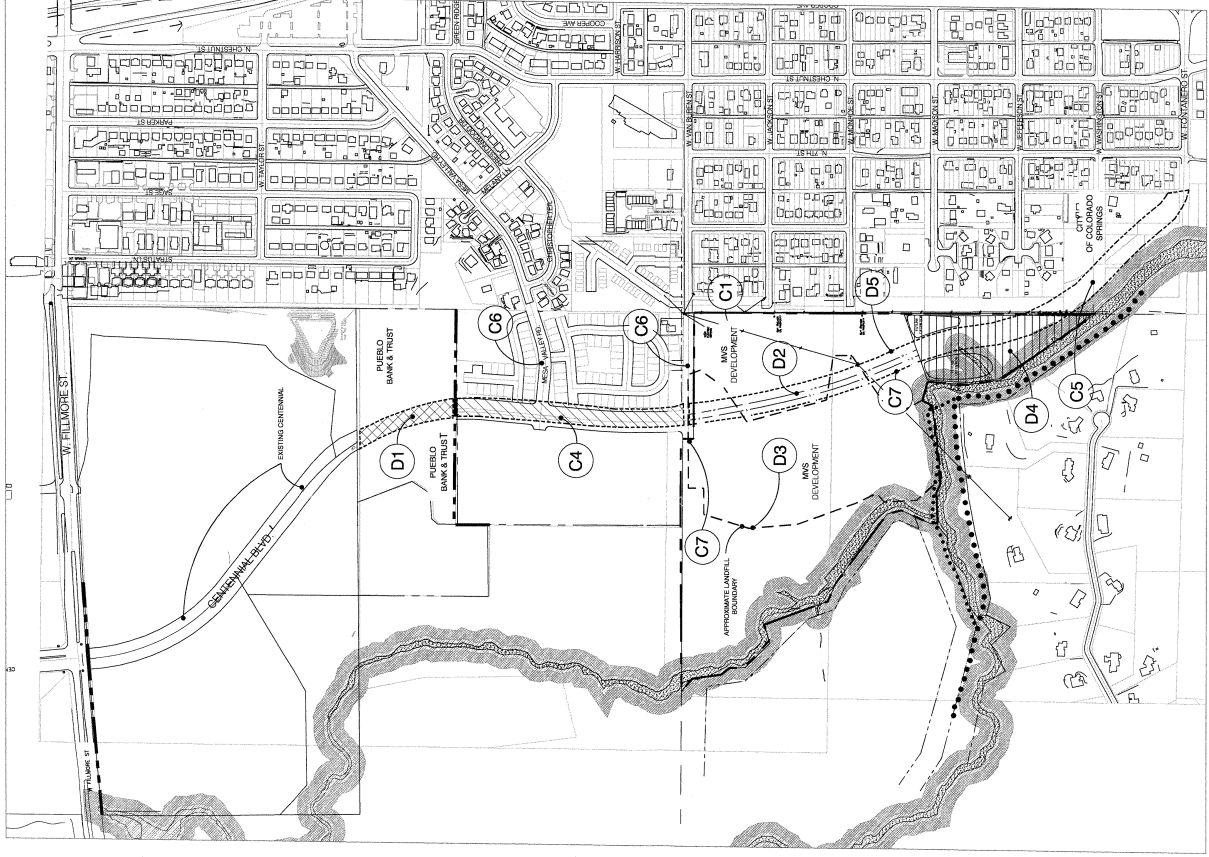
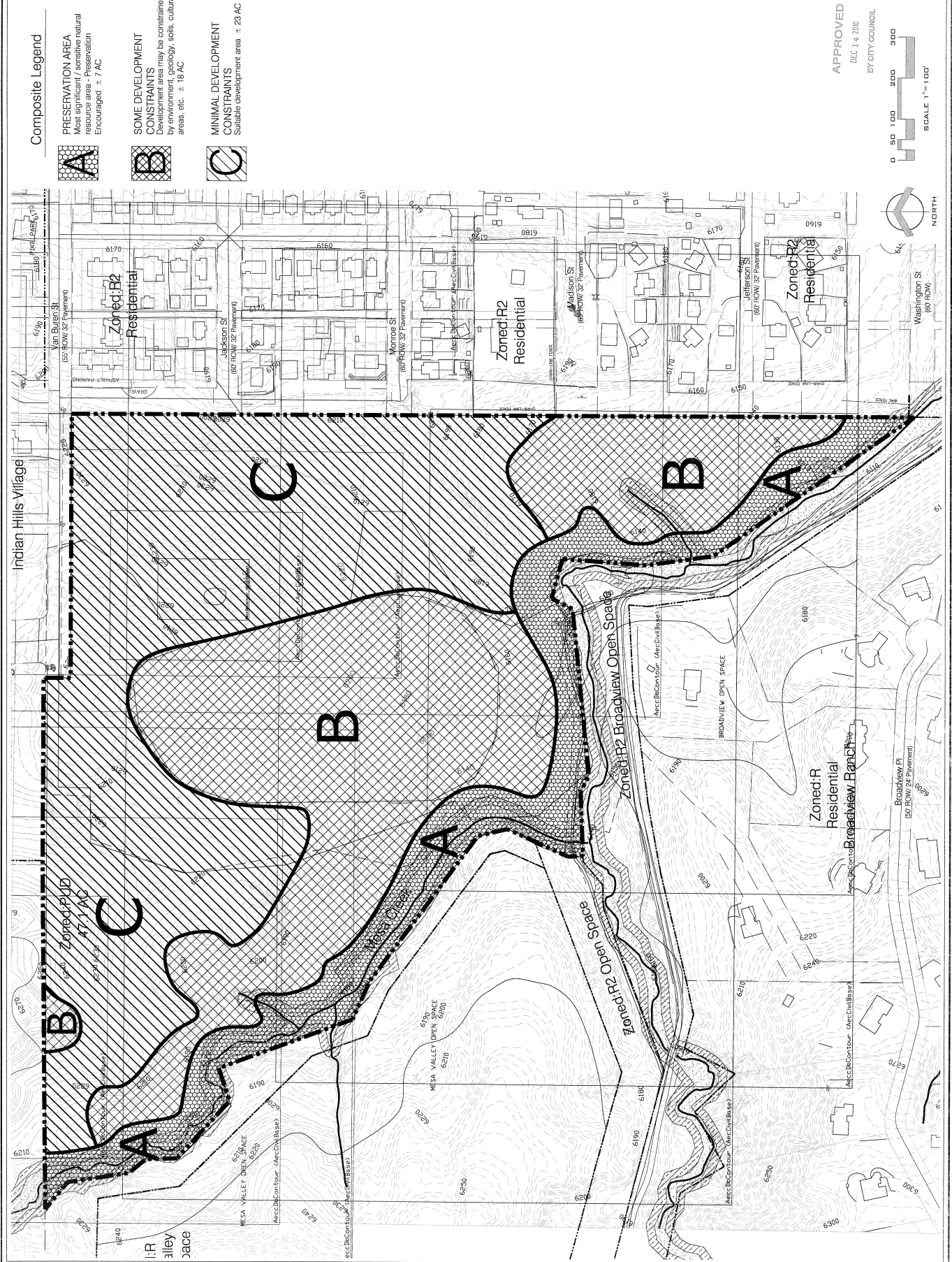


FIGURE 4

Centennial Corridor - Fillmore to Fontanero



Composite Legend

PRESERVATION AREA

 Most significant / sensitive natural resource area. Preservation Encouraged ± 7 AC

SOME DEVELOPMENT CONSTRAINTS

 Development area may be constrained by environment, geology, soils, cultural areas, etc. ± 18 AC

MINIMAL DEVELOPMENT CONSTRAINTS

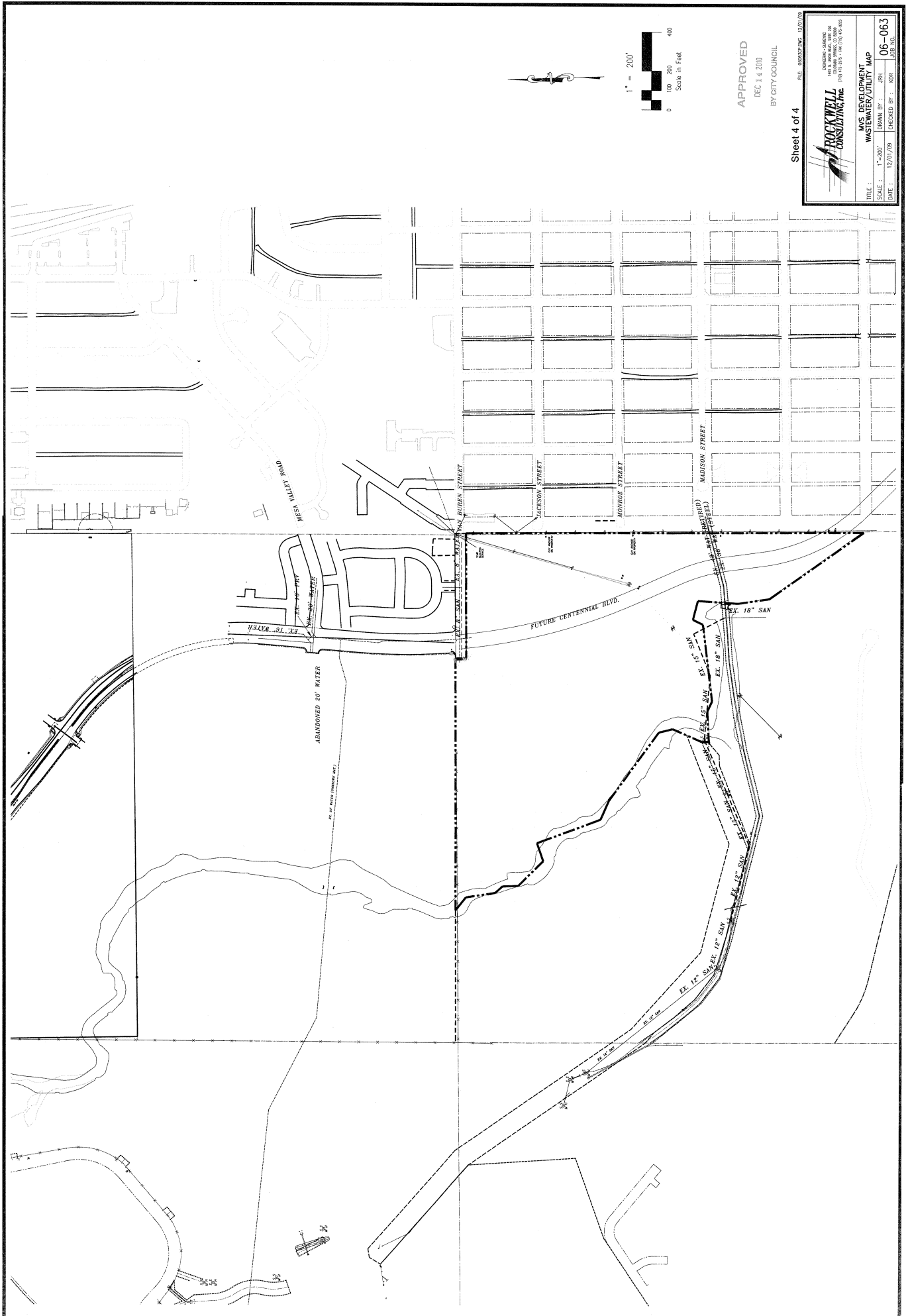
 Suitable development area ± 23 AC

APPROVED

 DEC 14, 2010

 BY CITY COUNCIL

FIGURE 4



Sheet 4 of 4

APPROVED
DEC 14 2010
BY CITY COUNCIL

FILE: 060525296 12/01/10

ROCKWELL CONSULTING, Inc.
ENGINEERS, ARCHITECTS
165 N. WILSON BLVD., SUITE 200
MESA, AZ 85202-3202
(480) 932-2522 FAX (480) 932-4002

AWIS DEVELOPMENT
WASTEWATER/UTILITY MAP

TITLE: 1"=200'
SCALE: 12/01/10
DATE: 12/01/10
DRAWN BY: JRH
CHECKED BY: KJR
JOB NO.: 06-063

FIGURE 4