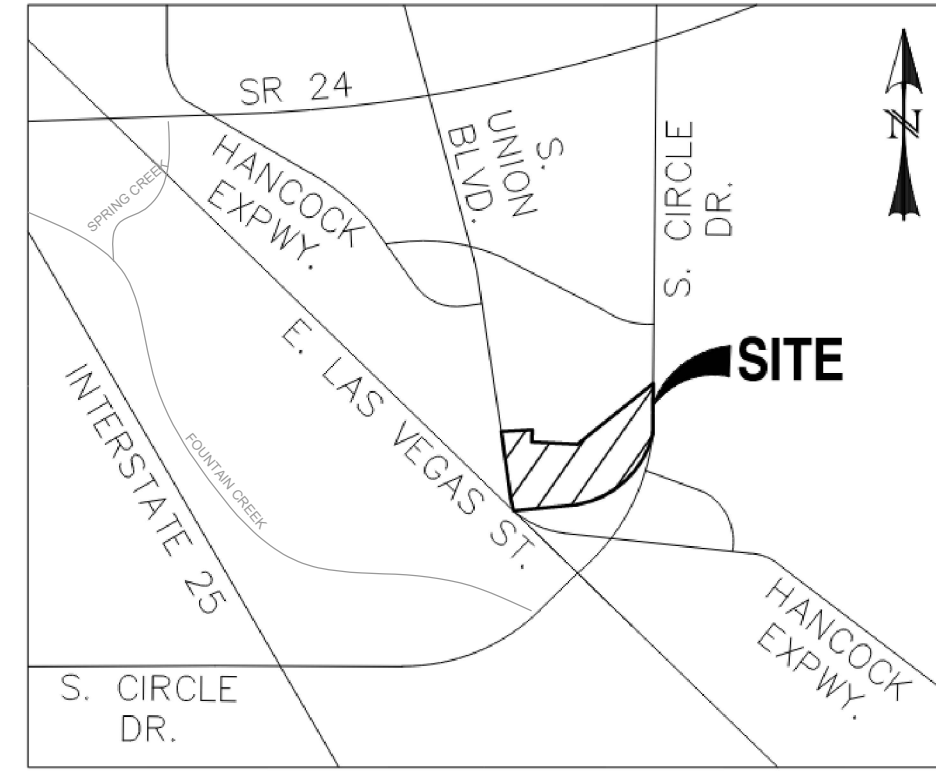


VICINITY MAP



THE COTTAGES AT SPRING CREEK LAND USE PLAN



GENERAL NOTES:

- 1. THE DEVELOPER WILL BE REQUIRED TO RESTRIPE THE EXISTING SOUTHBOUND TURN LANE ALONG CIRCLE DRIVE APPROACHING THE PROPOSED RIGHT IN/OUT SITE ACCESS.
2. THE DEVELOPER WILL BE REQUIRED TO STRIPE A WESTBOUND LEFT TURN LANE AT THE CIRCLE DRIVE RAMP / PROPOSED SITE ACCESS INTERSECTION. THIS TURN LANE WILL NEED TO CONTAIN 120-FOOT TURN LANE AND 140-FOOT LONG TRANSITION TAPER.
3. THE DEVELOPER WILL BE REQUIRED TO STRIPE A WESTBOUND RIGHT TURN LANE AT THE CIRCLE DRIVE RAMP / PROPOSED SITE ACCESS INTERSECTION. THIS TURN LANE WILL NEED TO CONTAIN 120-FOOT TURN LANE AND 140-FOOT LONG TRANSITION TAPER.
4. THE DEVELOPER WILL BE REQUIRED TO STRIPE AN EASTBOUND LEFT TURN LANE AT THE CIRCLE DRIVE RAMP / PROPOSED SITE ACCESS INTERSECTION. THIS TURN LANE WILL NEED TO CONTAIN 115-FOOT TURN LANE AND 120-FOOT LONG TRANSITION TAPER.
5. THE DEVELOPER WILL BE REQUIRED TO RESTRIPE THE EXISTING WESTBOUND TURN LANE ALONG CIRCLE DRIVE RAMP APPROACHING UNION BOULEVARD TO PROVIDE 225-FOOT TURN LANE AND 120-FOOT LONG TRANSITION TAPER.
6. THE DEVELOPER IS REQUIRED TO REMIT THE AMOUNT OF \$75,000 FOR UNION BLVD / CIRCLE DRIVE RAMP SIGNAL UPGRADES AND MODIFICATIONS.
7. FULL PUBLIC IMPROVEMENTS, INCLUDING CURB, GUTTER AND SIDEWALK, WILL BE REVIEWED AND ASSESSED DURING THE SUBSEQUENT DEVELOPMENT PLAN APPLICATION.
8. FUTURE STREETS WITHIN THE DEVELOPMENT WILL BE PRIVATE.
9. PARK LAND DEDICATION IS TO BE MET BY FEES IN LIEU OF LAND DEDICATION.
10. FUTURE PRIVATE WATER QUALITY AND DETENTION FACILITIES WILL BE MAINTAINED BY THE DEVELOPER AND/OR THEIR ASSIGNS. THE EXTENTS OF FUTURE CHANNEL IMPROVEMENTS, IF NECESSARY, WILL BE DETERMINED DURING FUTURE DEVELOPMENT PLAN APPLICATION.

GEOLOGIC HAZARD NOTE:

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY RMG DATED OCTOBER 14, 2024, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THE PROPERTY: LANDSLIDE SUSCEPTIBILITY, EXPANSIVE SOILS AND BEDROCK, SEASONAL FLUCTUATING GROUNDWATER, UNSTABLE OR POTENTIALLY UNSTABLE SLOPES, DOWNHILL/DOWNSLOPE CREEP, UNDOCUMENTED FILL PLACEMENT, SEISMICITY, AND RADON. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE #LUPL-24-0014, OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT. SITE SPECIFIC GEOLOGICAL HAZARD INVESTIGATIONS MUST OCCUR AT TIME OF DEVELOPMENT PLAN SUBMITTAL. NO BASEMENTS WILL BE ALLOWED FOR ALL PROPOSED BUILDING WITH THIS DEVELOPMENT.

ADA NOTE:

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.

FLOODPLAIN STATEMENT

NO PORTION OF THE DEVELOPMENT LIES WITHIN AN F.E.M.A. DESIGNATED FLOODPLAIN PER FIRM 08041C0741G AND 08041C0742G, EFFECTIVE DECEMBER 7, 2018. A F.E.M.A FLOOD INSURANCE FIRMETTE HAS BEEN PROVIDED IN THE APPENDIX.

SITE DATA:

Table with 2 columns: OWNER/DEVELOPER, APPLICANT, TAX ID NUMBER, SITE AREA, MASTER PLAN, DEVELOPMENT SCHEDULE, DRAINAGE BASIN, CURRENT ZONING, CURRENT GROSS DENSITY, CURRENT MAX. BUILDING HT., PROPOSED ZONING, PROPOSED GROSS DENSITY, PROPOSED LOT COVERAGE, CURRENT USE, PROPOSED USE, LANDSCAPE SETBACK, BUILDING SETBACK.

Table with 3 columns: LINE, BEARING, DISTANCE. Lists boundary measurements for Lot 1.

LAND USE LEGEND

- RESIDENTIAL (7.55 AC)
-OPEN SPACE / LANDSCAPING (7.29 AC)
-DETENTION / WATER QUALITY (11.87 AC)
-TOTAL: 16.71 AC

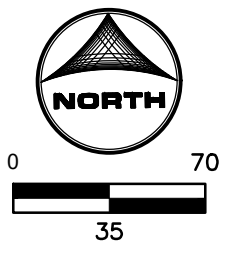


Table with 2 columns: FIELD (DRAWN BY, APPROVED, CAD DATE, CAD FILE) and VALUE (YOU, KEN, 1/9/2025, J:\2024\2403385\CAD\DWG\IC\Development Plan\2403385-Site).

Table with 4 columns: NO., DATE, BY, REVISION DESCRIPTION.

HRGreen logo and contact information for HR Green - Colorado Springs, including address, phone, and fax.

THE COTTAGES AT SPRING CREEK GOODWIN KNIGHT COLORADO SPRINGS, COLORADO logo and contact information.

ZONING MAP AMENDMENT (REZONE) LAND USE PLAN SHEET LUP 1

PRELIMINARY NOT FOR CONSTRUCTION

LAND USE REVIEW FILE NO: LUPL-24-0014 / PDZZ-24-0004