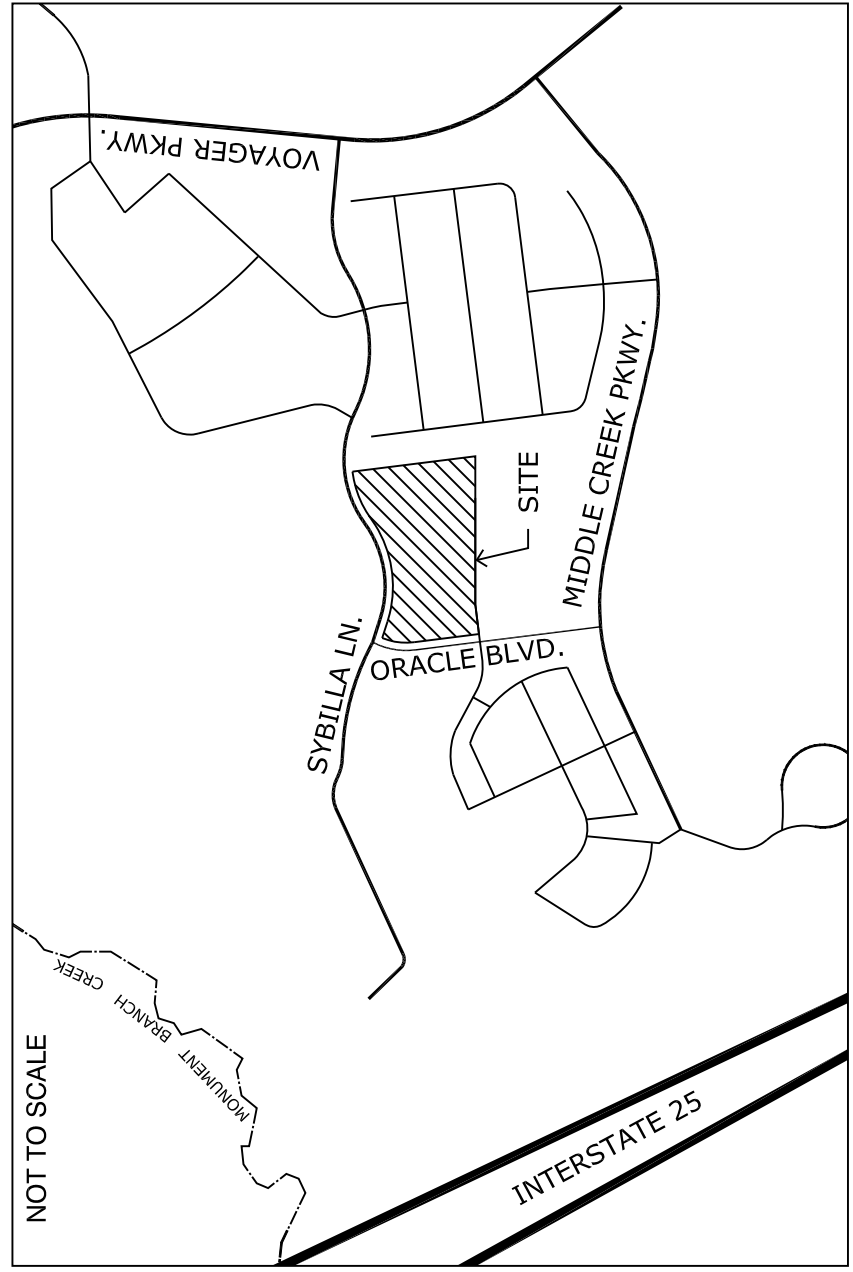


VICINITY MAP



SITE DATA

OWNER:
 NC FOUNDATION
 12295 Oracle Blvd Ste. 300
 Colorado Springs, CO 80921

Tax ID Number: 6218102001
 Legal Description: Lot 2 N C FOUNDATION SUB FIL NO 1 (Rec. No. 201155059)

Limit of Work Area: 6.81 Acres
 Drainage Basin: Middle Tributary Northgate Master Plan
 Master Plan: OC/CR (CPC ZC 06-00278, as amended)
 Current Zoning: OC/CR (CPC ZC 06-00251, Ord. 06-249)
 Proposed Use: OC (CPC ZC 17-00098)
 Proposed Use: Single Family Attached
 Number of Units: 73
 Density: 10.72 DU/AC

Max Building Height:
 35' for 2-story units
 28' for 1-story units

Building Setbacks:
 -Sybilla Lane: 25'
 -Oracle Blvd.: 25'
 -East Single Family Bndy: 20'
 -South Commercial Bndy: 20'

Landscape Setbacks:
 -Sybilla Lane: 15'
 -Oracle Blvd.: 20'
 -East Single Family Bndy: 15'
 -South Commercial Bndy: 15'

NOTES:
 1. Public sidewalks on Sybilla Lane and Oracle Blvd. will be shown on the Development Plan.
 2. Notice: This property may be impacted by noise and other similar incidental sensory effects of flight caused by aircraft used in the United States Air Force Academy's AirmanShip Program. This notice shall remain in effect until the Academy shall cease to be actively used. This notice shall run with the land.

LOT 3 ORACLE COLORADO CAMPUS SUB. NO. 1
PIP1/CR
 VACANT
 COMMERCIAL
 15.84 AC

LOT 1 ORACLE COLORADO CAMPUS SUB. NO. 1
PIP1/CR
 OFFICES
 20.12 AC

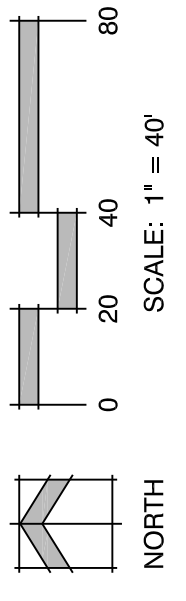
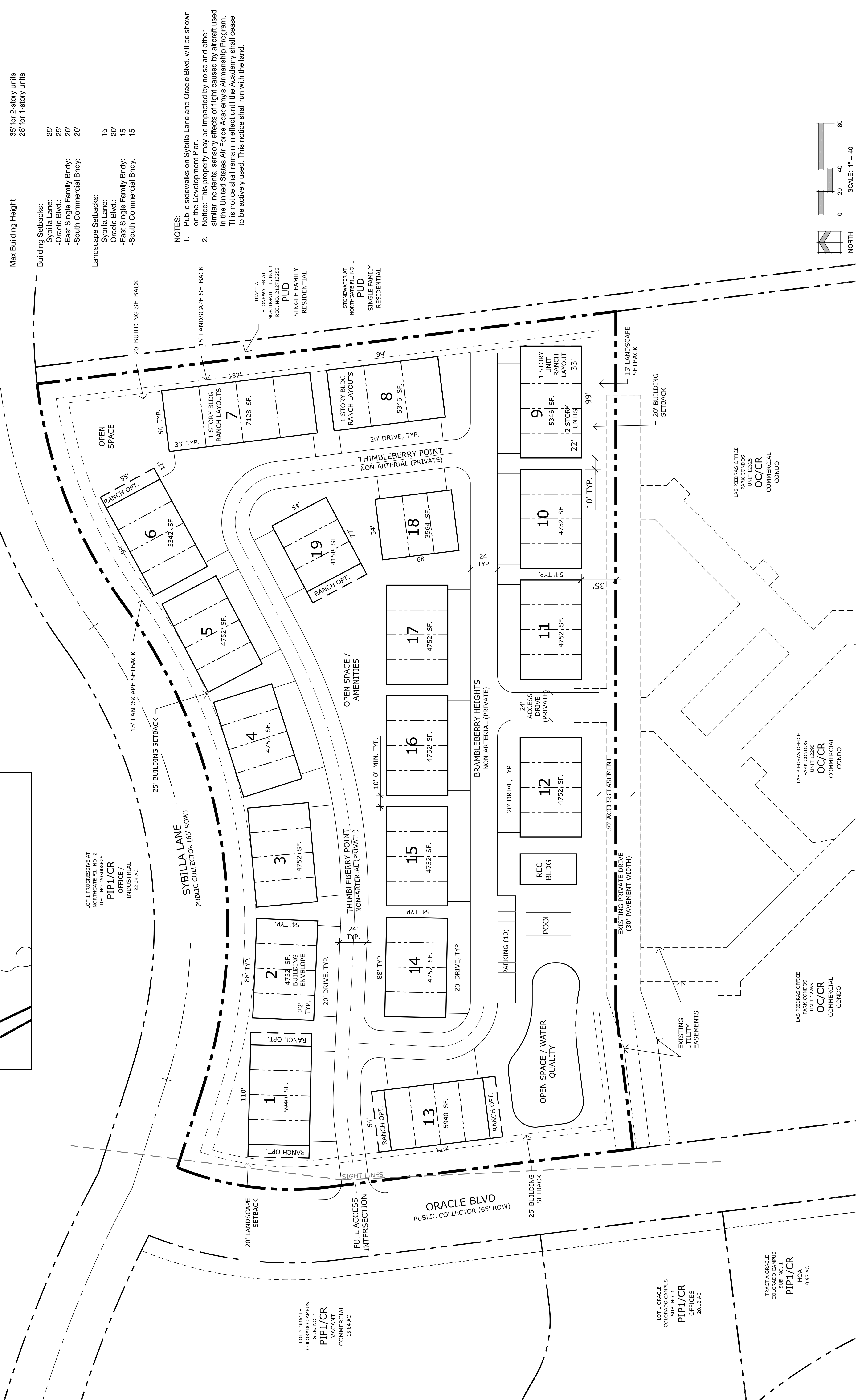
TRACT A ORACLE COLORADO CAMPUS SUB. NO. 1
PIP1/CR
 HOA
 0.97 AC

LOT 1 PROGRESSIVE AT NORTHGATE FIL. NO. 2
 REC. NO. 205008628
PIP1/CR
 OFFICE/
 INDUSTRIAL
 22.34 AC

SYBILLA LANE
 PUBLIC COLLECTOR (65' ROW)

TRACT A STONEWATER AT NORTHGATE FIL. NO. 1
 REC. NO. 232713233
PUD
 SINGLE FAMILY RESIDENTIAL

STONEWATER AT NORTHGATE FIL. NO. 1
PUD
 SINGLE FAMILY RESIDENTIAL



N.E.S., Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903

Tel. 719.471.0073
 Fax 719.471.0267
 www.nescolorado.com
 © 2017. All Rights Reserved.

ORACLE BLVD. TOWNHOMES CONCEPT PLAN

12385 ORACLE BLVD.
 COLORADO SPRINGS,
 CO 80921

DATE: 06-26-2017
 PROJECT MGR: J. MAYNARD
 PREPARED BY: K. MARSHALL

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
08-02-17	KMM	PER CITY REVIEW COMMENTS
08-21-17	KMM	PER CITY REVIEW COMMENTS

CONCEPT PLAN

1 OF 1

CPC CP 17-00099

FIGURE 2