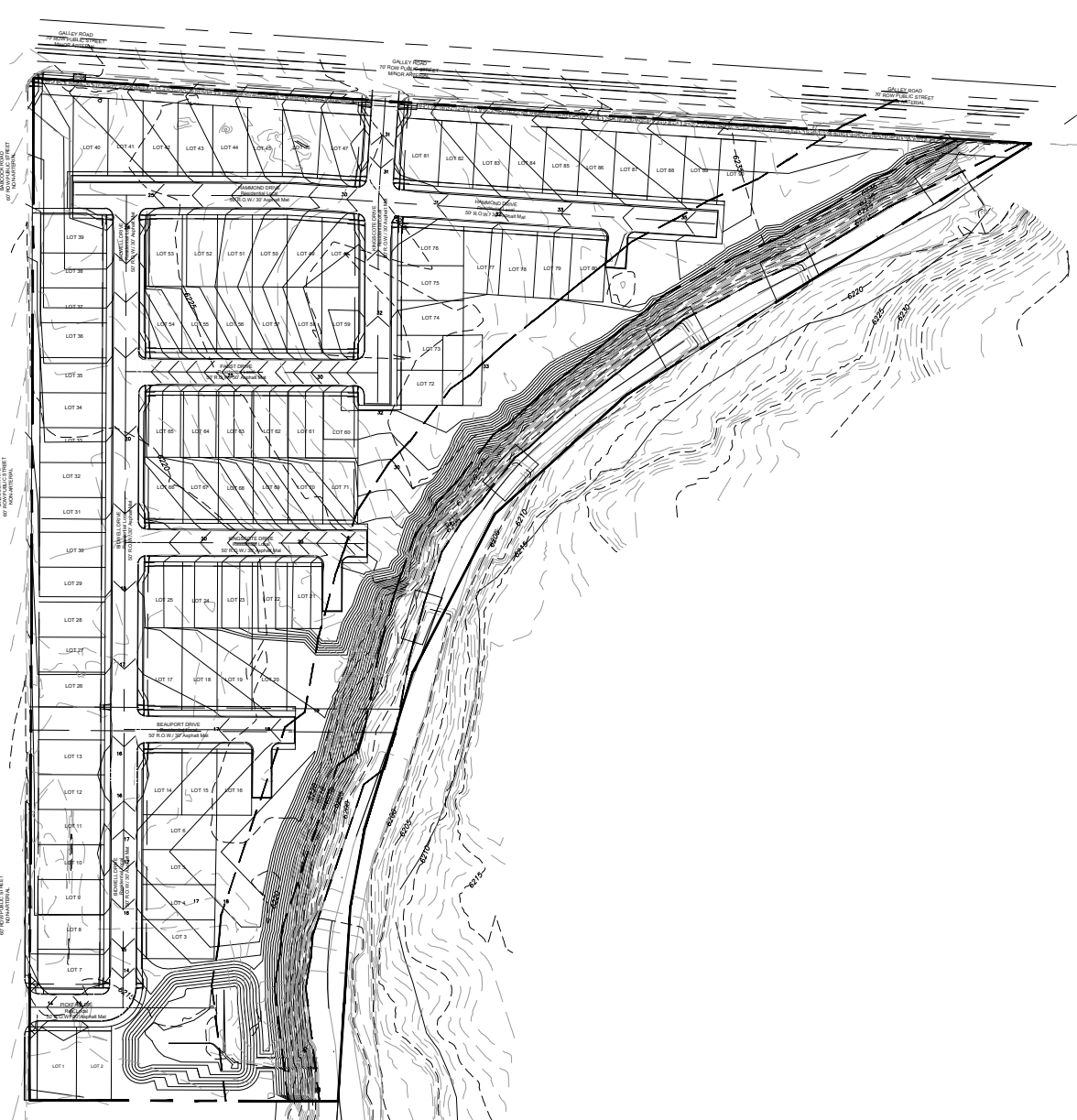


OVERALL LAYOUT PLAN:



TRACT MAP



THE RIDGE AT SAND CREEK  
LEGAL DESCRIPTION

A tract in the Southeast Quarter of Section 12, Township 14 South, Range 66 West of the 6th P.M., in the City of Colorado Springs, El Paso County, Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter, thence N00°11'50"E along the Easterly line of said Southeast Quarter 130.00 feet to a point on the Northerly right of way line of U.S. Highway 24; thence N89°43'10"W along said right of way 783.70 feet to a point of curve; thence continue Westerly along said Northerly right-of-way line on a curve to the right having a radius of 5660.0 feet, a central angle of 3°35'00" a distance of 354.00 feet to a point of tangent; thence N86°08'10"W along said Northerly right-of-way line and said tangent 1124.86 feet; thence N3°10'00"E a distance of 534.69 feet to an angle point; thence N00°10'00"E a distance of 10.40 feet to a point on the Southerly line of a drainage right of way as described in Book 2336 at Page 572 of the records of said El Paso County; thence N89°45'10"W on said Southerly line a distance of 64.23 feet to the Southwest corner of said drainage right of way; thence N00°14'50"E on the Westerly line of said drainage right of way a distance of 300.00 feet to the Northwest corner of said drainage right of way; thence S89°45'10"E on the Northerly line of said drainage right of way a distance of 64.46 feet; thence N3°41'40"E a distance of 385.90 feet to the TRUE POINT OF BEGINNING of the tract to be described hereby; thence continue N3°41'40"E a distance of 252.70 feet to a point of curve; thence continue Northeasterly on a curve to the right having a radius of 437.50 feet and a central angle of 13°30'00" a distance of 103.08 feet to a point of tangent; thence N17°11'40"E on said tangent 210.37 feet to a point of curve; thence continue Northeasterly on a curve to the right having a radius of 644.50 feet and a central angle of 41°00'24" a distance of 461.27 feet to a point of tangent; thence N58°12'04"E on said tangent 612.52 feet to a point on the Southerly right of way line of Galley Road as described in Book 2336 at Page 571 of said records of El Paso County; thence N86°13'35"W on said Southerly line a distance of 1288.55 feet to a point on the Easterly right of way line of Babcock Road as described in Book 441 at Page 11 of said records of El Paso County; thence S00°14'50"W of said Easterly line a distance of 1317.38 feet; thence S89°45'10"E a distance of 397.66 feet to the POINT OF BEGINNING.

PROJECT STATEMENT:

THE RIDGE AT SAND CREEK DEVELOPMENT PROJECT PROPOSES TO REZONE 19.26 ACRES FROM PIP1/AO/SS TO PUD/AO/SS TO ALLOW FOR 90 SMALL LOT, SINGLE FAMILY DETACHED RESIDENTIAL UNITS FOR A DENSITY OF 4.67 DU/AC.

SITE DATA

SITE LOCATION:	SOUTHEAST CORNER OF GALLEY RD. AND BABCOCK RD.
TAX SCHEDULE NUMBER:	No. 6412400005
SITE ACREAGE:	19.26 AC
EXISTING ZONING:	PIP1/ AO/ SS
PROPOSED ZONING:	PUD/ AO/ SS
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE-FAMILY DETACHED RESIDENTIAL
TOTAL UNITS	90
GROSS DENSITY	4.67 DU / AC.
TOTAL RESIDENTIAL AREA	362,578 SF (8.32 AC)
TOTAL R.O.W. AREA	158,255 SF (3.64 AC)
TOTAL OPEN SPACE AREA	318,128 SF (7.30 AC)
SCHEDULE FOR CONSTRUCTION:	FALL/ WINTER 2019
ON STREET PARKING	ALLOWED EXCEPT WHERE MARKED AS "NO PARKING FIRE LANE"
ON-SITE PARKING	EACH LOT SHALL PROVIDE 2 PARKING SPACES ON THE PAVED DRIVEWAY AS SHOWN IN THE LOT LAYOUT STANDARD DETAIL ON SHEET P2

PHASING PLAN:

THERE IS NO PHASING PLAN FOR THE RIDGE AT SAND CREEK AS THE PROJECT WILL BE DEVELOPED IN ONE PHASE DUE TO ITS SIZE. THERE ARE NO LIMITING FEATURES OR SERVICES THAT WOULD DELAY DEVELOPMENT.

FLOODPLAIN:

Portions of this property are located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0751G' and '08041C0753G', effective date 'December 7, 2018'. The portions of the site that lie within the floodplain are entirely within the Sand Creek channel area where several improvements have previously been made. The current floodplain boundaries will have no affect on the proposed site layout and use.

DEVELOPMENT STANDARDS AND GUIDELINES

- Minimum Lot Area: 3,825 SF
- Maximum Percentage of Structural Coverage of Lot: Forty Five Percent (45%).
- Maximum Structural Height: Thirty Feet (30').
- Setback Requirements:
  - Front yard: Fifteen Feet (15') from Front Property Line
  - Front Garage Setback: Twenty Feet (20') from Inside Edge of Sidewalk to the Face of the Garage
  - Side yard: Five Feet (5')
  - Corner yard setback: Seven and One Half Feet (7.5')
  - Rear yard: Fifteen Feet (15')

RIDGE AT SAND CREEK TRACT TABLE

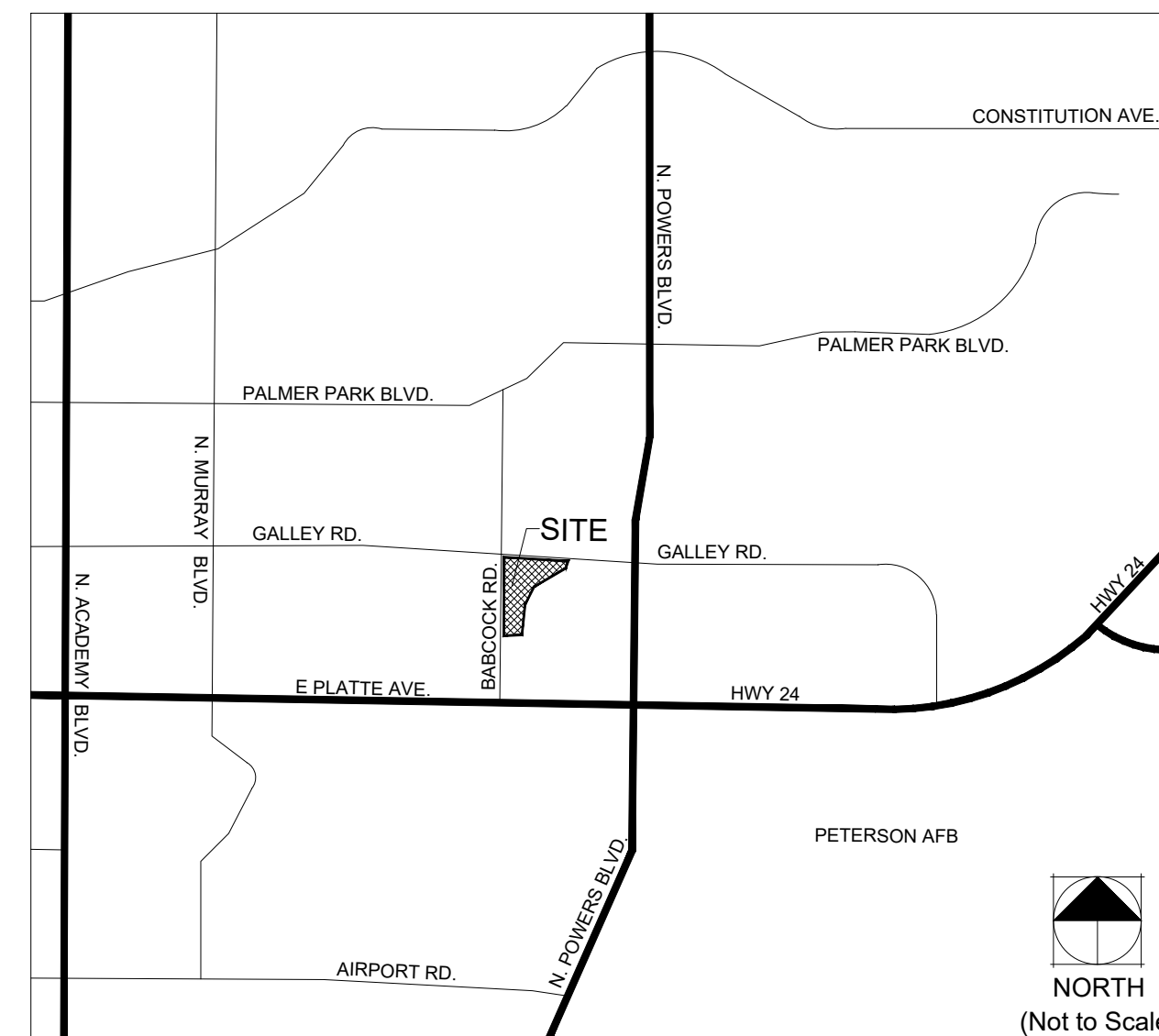
GENERAL NOTES:

- THE RIDGE AT SAND CREEK SHALL FOLLOW THE "SMALL LOT PLANNED UNIT DEVELOPMENTS REVIEW CRITERIA AND GUIDELINES."
- THE LOTS AS SHOWN ARE STREET ORIENTED UNITS WITH ACCESS ONTO A PUBLIC, RESIDENTIAL STREET AS DEFINED IN THE "SMALL LOT PLANNED UNIT DEVELOPMENTS REVIEW CRITERIA AND GUIDELINES."
- THIS SITE AND DEVELOPMENT PLAN IS LIMITED TO SINGLE-FAMILY DETACHED RESIDENTIAL USES AND OPEN SPACE. NO OFFICE, COMMERCIAL, OR INDUSTRIAL USES ARE PERMITTED.
- AS REQUIRED BY THE CITY OF COLORADO SPRINGS AIRPORT AN AVIGATION EASEMENT SHALL BE RECORDED PRIOR TO APPROVAL OF THE FINAL PLAN.
- FOR THE COLORADO SPRINGS AIRPORT, DEVELOPER SHALL FILE THE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460-1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" FOR ANY NEW VERTICAL DEVELOPMENT AT THIS SITE, INCLUDING TEMPORARY CONSTRUCTION EQUIPMENT, AND PROVIDE THE FAA DOCUMENTATION TO THE AIRPORT PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. REFER TO THE FAA'S OBSTRUCTION EVALUATION/ AIRPORT AIRSPACE ANALYSIS WEBSITE FOR MORE INFORMATION ON THE SUBMITTAL PROCESS.
- ALL RIDGE AT SAND CREEK LANDSCAPE TRACTS, OPEN SPACES, COMMON AREAS, AND PERIMETER STREETScape PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- TRACT A WILL BE DEDICATED TO THE CITY OF COLORADO SPRINGS. CREEK BANK DEDICATION AREA TO BE OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS. SEE TRACT 'A' FOR AREA TO BE DEDICATED.
- THE STREAM SIDE OVERLAY LISTS SAND CREEK AS A TIER 3 STREAM. REFER TO THE LAND SUITABILITY ANALYSIS AND PRELIMINARY LANDSCAPE PLAN FOR STREAM SIDE OVERLAY REQUIREMENTS.
- THERE ARE NO SIGNIFICANT FEATURES ON THIS SITE WITH THE EXCEPTION OF SAND CREEK, SAND CREEK AND ITS BANKS LIE OUTSIDE ANY AREA OF PROPOSED DEVELOPMENT.
- GRADING FOR STREAMBANK STABILIZATION WILL OCCUR WITHIN THE STREAM SIDE OVERLAY INNER BUFFER ZONE. NO OTHER DISTURBANCE WILL OCCUR WITHIN THE INNER BUFFER.
- US POST OFFICE APPROVED CLUSTER BOX UNITS WILL BE LOCATED AT THE TIME OF FINAL PLAT APPROVALS. LOCATION SHOWN ON THE DRAWINGS IS PRELIMINARY.
- FEES IN LIEU OF LAND WILL BE PROVIDED FOR SCHOOLS AND PARKS.
- PEDESTRIAN RAMP LOCATIONS AND DESIGN WILL BE FINALIZED AT PLAN AND PROFILE.
- PUBLIC IMPROVEMENT AND UTILITIES TO BE PROVIDED WITH THIS PROJECT INCLUDE NEW ROADWAYS, WATER LINES AND CONNECTIONS, WASTEWATER SERVICES, STORM WATER DETENTION FEATURES, AND LANDSCAPING.
- ALL EXISTING VEGETATION THAT IS NOT DISTURBED BY SITE IMPROVEMENTS SHALL BE PRESERVED AND PROTECTED.
- SEE GRADING PLAN FOR PROPOSED SITE GRADING, HEIGHT AND ANY RETAINING WALLS.
- IMPROVEMENT EASEMENTS WILL BE PROVIDED WITH THE FINAL PLAT WHERE THE SIDEWALK (AND TRAFFIC CONTROL FIXTURES) ARE OUTSIDE THE PUBLIC RIGHT OF WAY.
- STREET LIGHTS SHALL BE PROVIDED WITHIN THE PUBLIC RIGHTS OF WAY AS REQUIRED BY THE CITY OF COLORADO SPRINGS.
- BUS STOP SIGNAGE AND BENCH AMENITY TO BE PROVIDED BY THE CITY OF COLORADO SPRINGS. DEVELOPER SHALL CONSTRUCT A 4" THICK CONCRETE BUS STOP PAD AS SHOWN ON SHEET P3. CONCRETE PAD SHALL ADHERE TO ADA STANDARDS.

STREET NOTES:

- DEVELOPER SHALL CONSTRUCT A 6' DETACHED SIDEWALK ALONG GALLEY RD. AS SHOWN PRIOR TO ISSUANCE OF THE 1ST (FIRST) CERTIFICATE OF OCCUPANCY.
- PRIOR TO ISSUANCE OF THE 1ST (FIRST) BUILDING PERMIT A FINANCIAL ASSURANCE OF THE PROBABLE COST TO CONSTRUCT CURB & GUTTER ALONG GALLEY ROAD SHALL BE PROVIDED TO THE CITY OF COLORADO SPRINGS. EXISTING GALLEY ROAD WILL REMAIN AS IS UNTIL FUTURE IMPROVEMENTS TO GALLEY ROAD ARE CONSTRUCTED. THESE IMPROVEMENTS WILL BE CONSTRUCTED BY THE CITY OF COLORADO SPRINGS AT A DATE TO BE DETERMINED. THE CURB AND GUTTER WILL BE CONSTRUCTED IN CONJUNCTION WITH GALLEY ROAD IMPROVEMENTS.
- STREET IMPROVEMENT PLANS WILL BE SUBMITTED PRIOR TO BUILDING PERMIT APPROVAL.
- ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION, OR DOES NOT MEET CURRENT CITY STANDARDS ALONG BABCOCK RD. ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED BY THE DEVELOPER. AN ON-SITE MEETING CAN BE SET UP WITH THE DEVELOPMENT INSPECTOR, TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 385-5877.

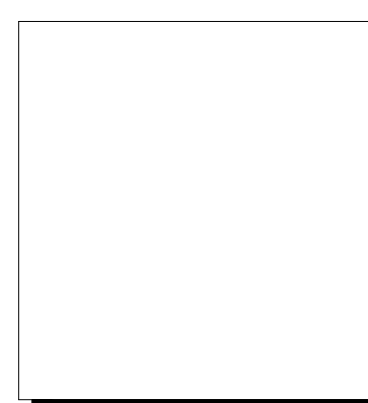
VICINITY MAP



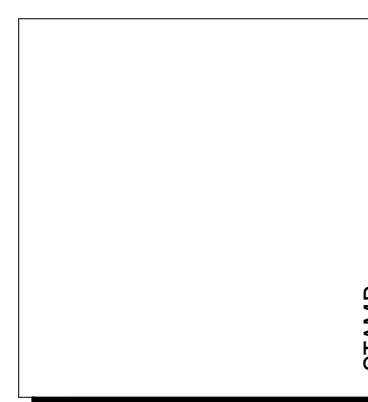
INDEX TO DRAWINGS

P1	DEVELOPMENT PLAN COVER SHEET
P2	DEVELOPMENT PLAN DETAILS
P3-4	DEVELOPMENT PLAN
P5	PRELIMINARY GRADING PLAN
P6	PRELIMINARY UTILITY PLAN
L1-3	PRELIMINARY LANDSCAPE PLAN
LSA1-2	PRELIMINARY LANDSCAPE PLAN

**Thomas+Thomas**  
planning, urban design + landscape architecture, inc.  
702 North Tejon  
Colorado Springs, Colorado 80903  
(719) 635-8777



THE RIDGE AT SAND CREEK  
SMALL LOT PUD DEVELOPMENT PLAN  
Colorado Springs, Colorado



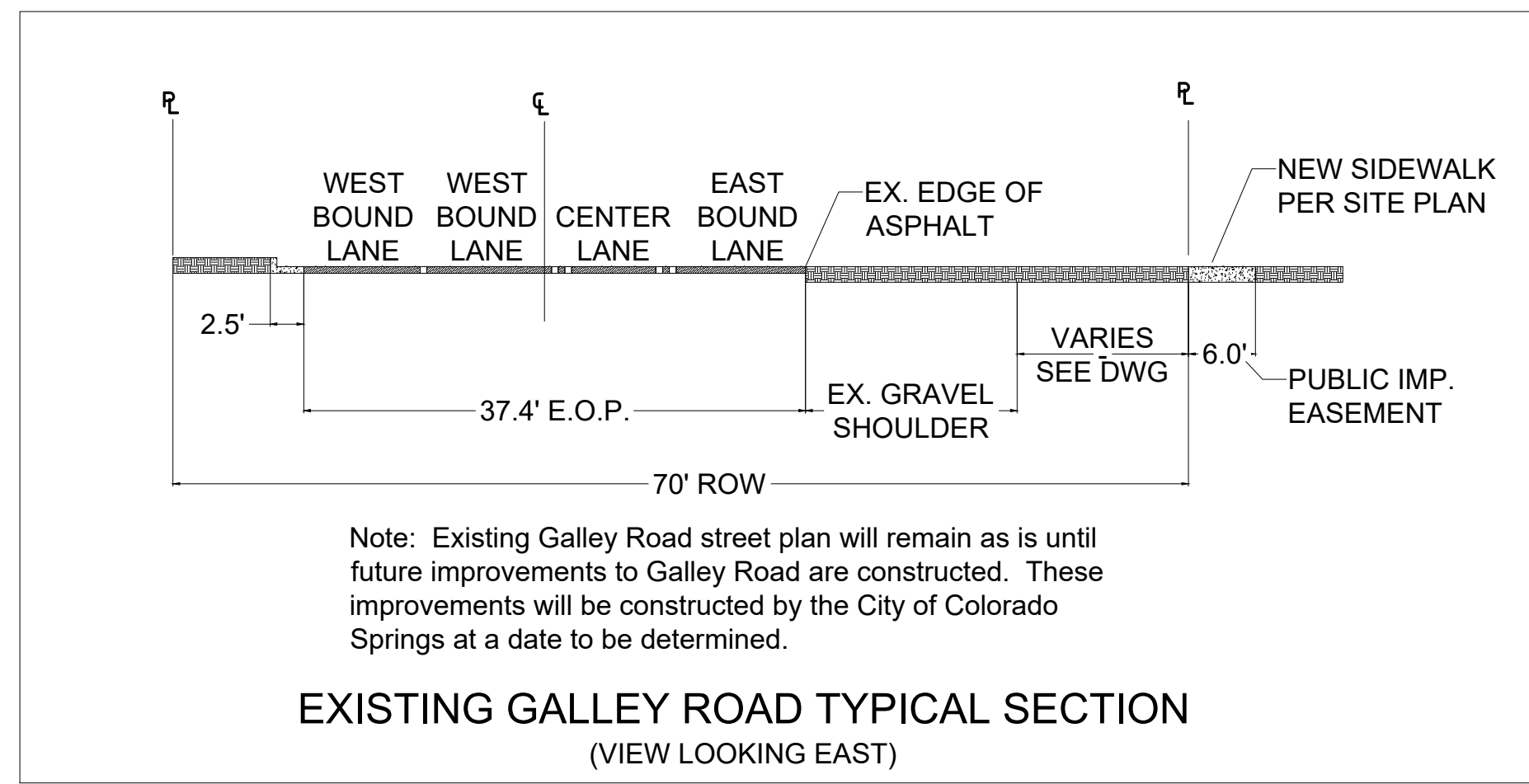
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DESIGNED	STB	01.31.19	PROJECT NUMBER: 2806.02	SCALE: AS NOTED
DRAWN	STB	01.31.19		
CHECKED	JH	01.31.19		

COVER SHEET

P1 OF

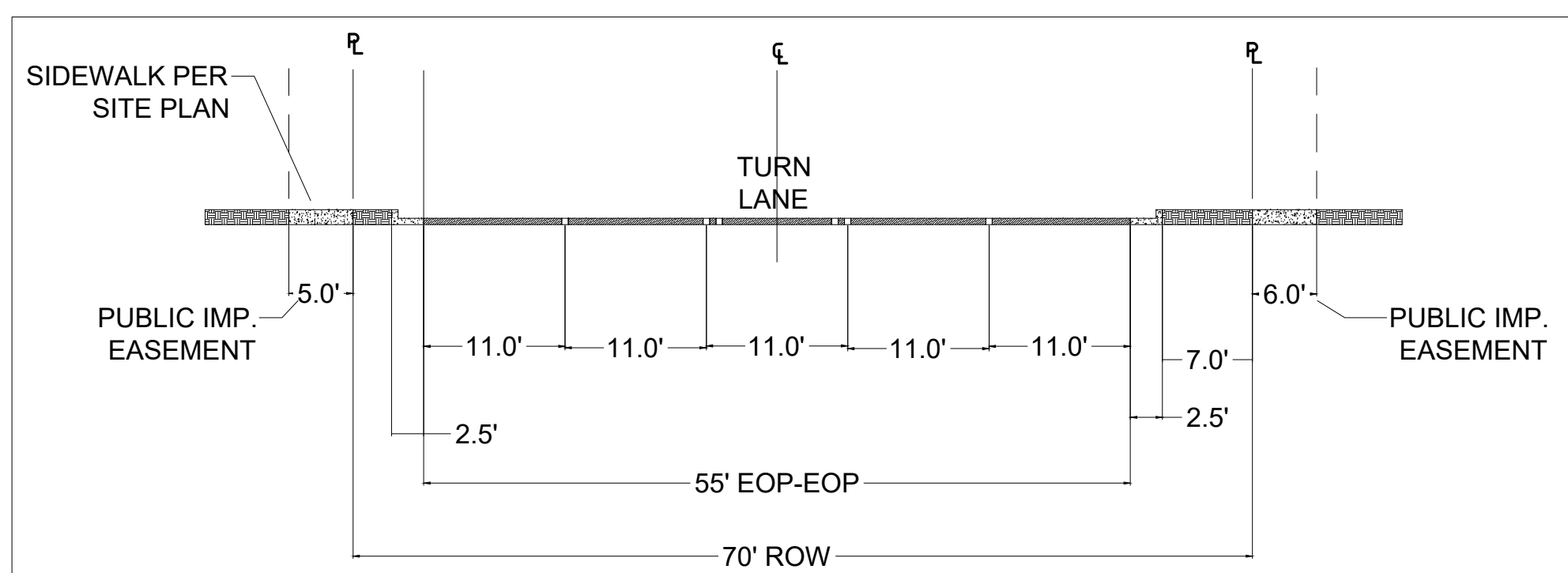
City File Number:



Note: Existing Galley Road street plan will remain as is until future improvements to Galley Road are constructed. These improvements will be constructed by the City of Colorado Springs at a date to be determined.

**EXISTING GALLEY ROAD TYPICAL SECTION**  
(VIEW LOOKING EAST)

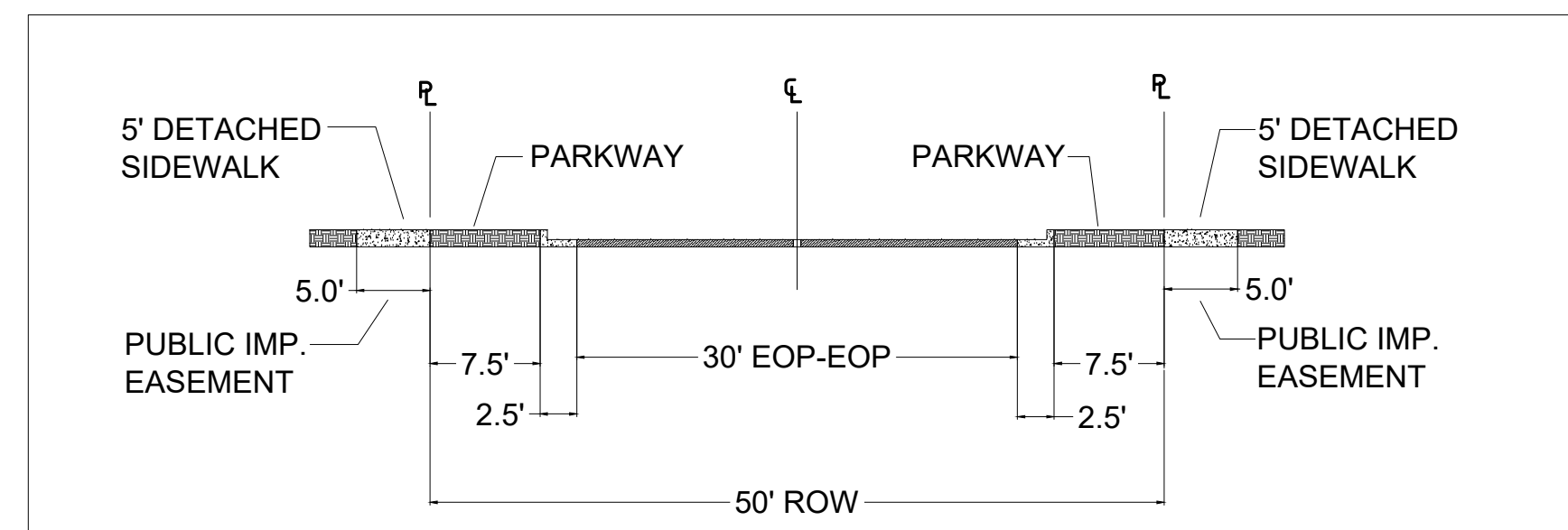
**1 GALLEY ROAD: EXISTING CONDITIONS**  
NTS



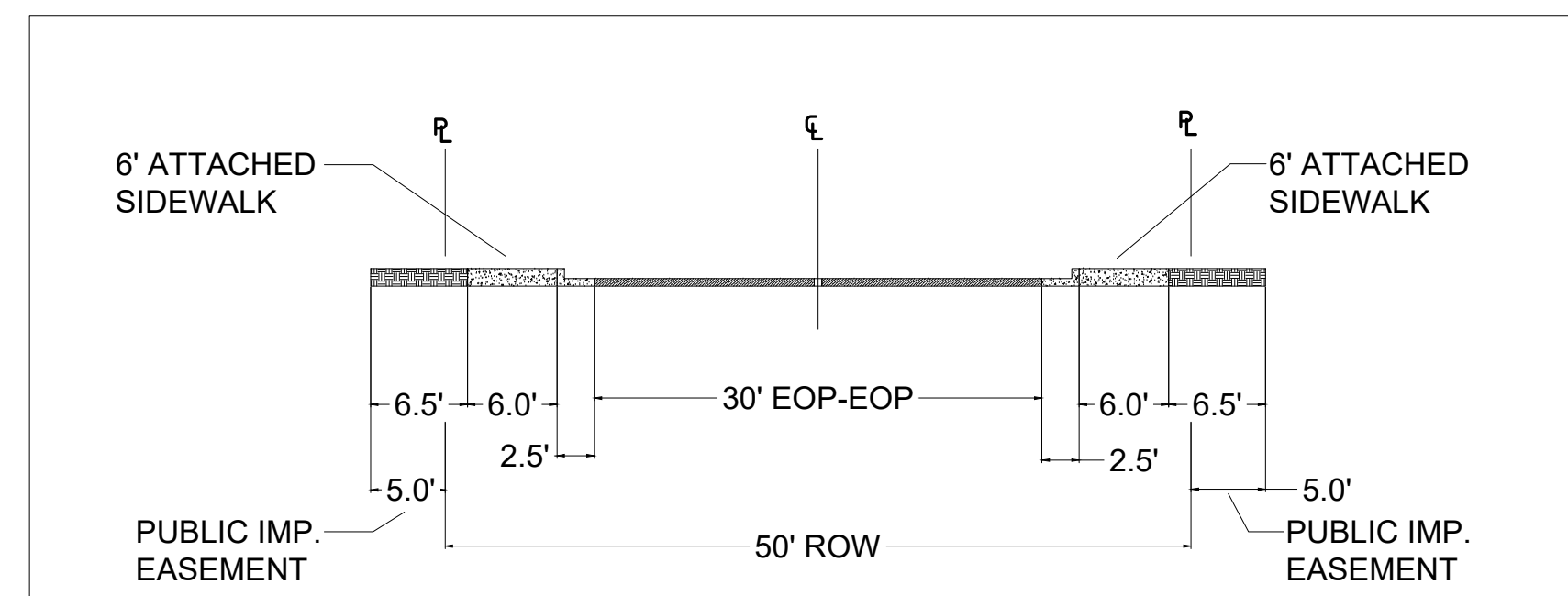
Note: This industrial street cross section is a future condition to be constructed along Galley Rd. at a later date by the City of Colorado Springs. The existing road and striping conditions along Galley Rd. shall remain as is until future road improvements are scheduled for construction. See the Street Notes located on the Development Plan Cover Sheet.

**GALLEY ROAD INDUSTRIAL STREET TYPICAL SECTION**  
(VIEW LOOKING EAST)

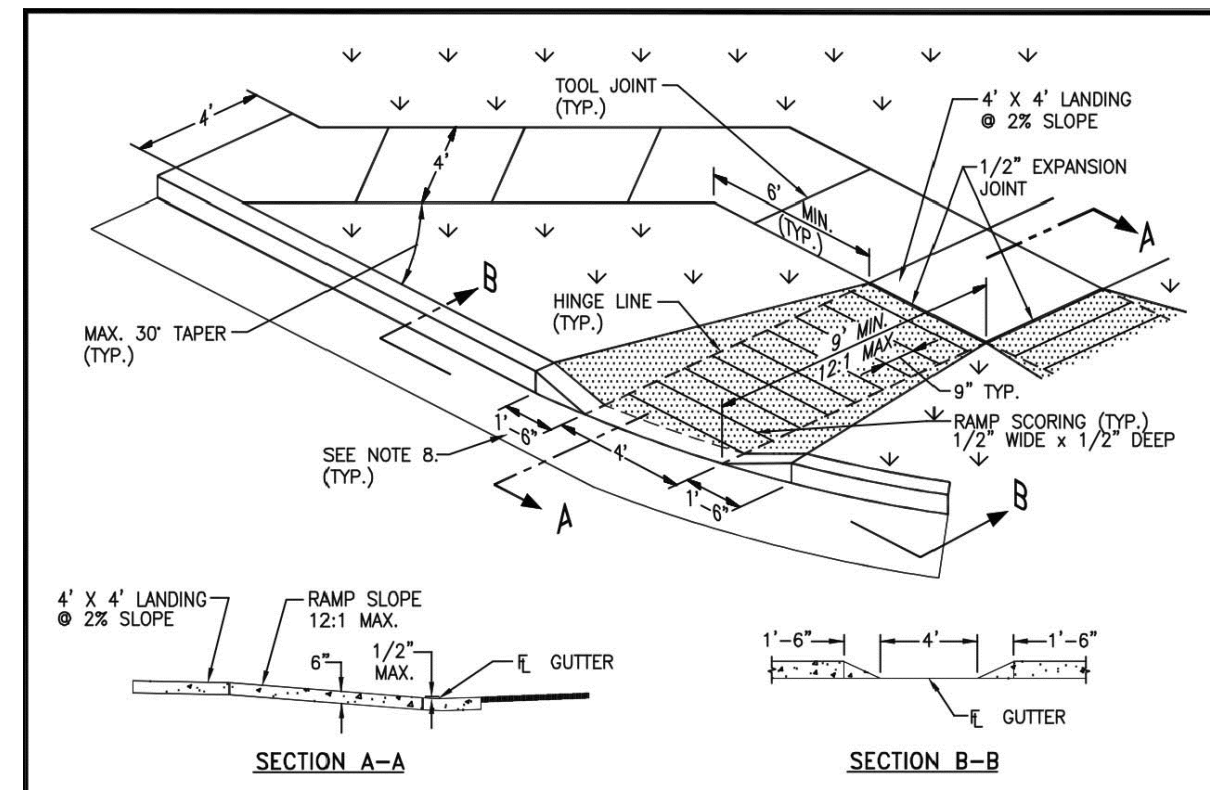
**2 GALLEY ROAD: FUTURE CROSS SECTION**  
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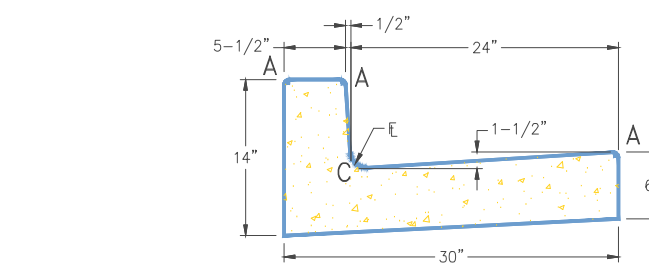
**3 RESIDENTIAL: LOCAL STREET WITH DETACHED SIDEWALK**  
NTS



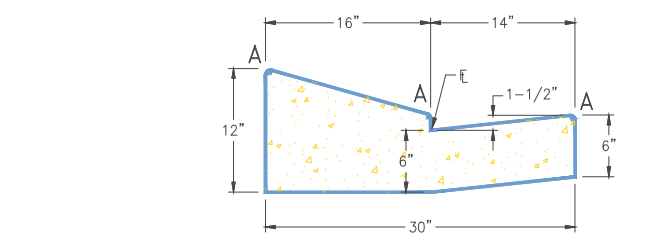
**4 RESIDENTIAL: LOCAL STREET WITH ATTACHED SIDEWALK**  
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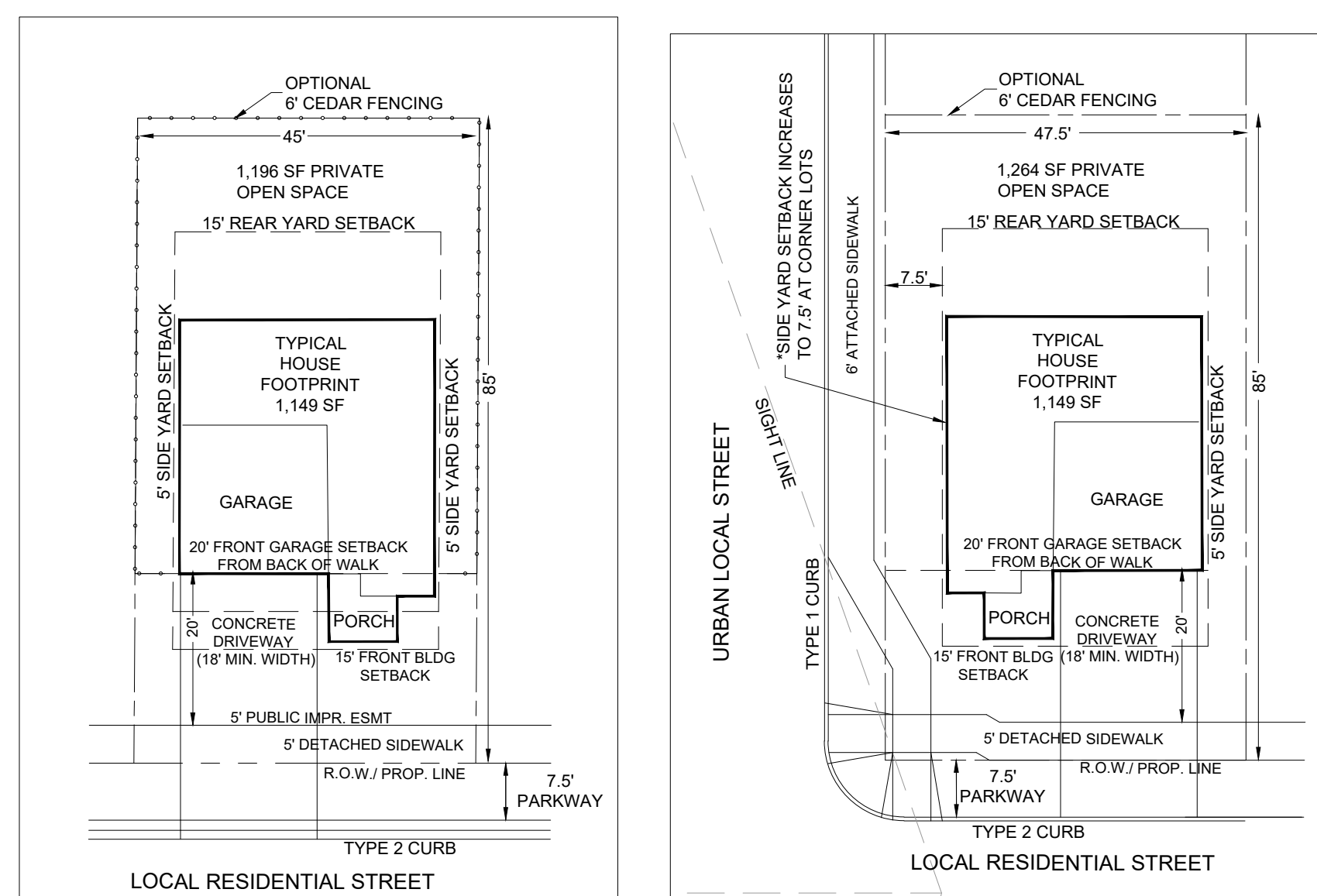
**5 STANDARD PED RAMP DETAIL**  
NTS



**7 CITY STANDARD TYPE 1 CURB**  
NTS



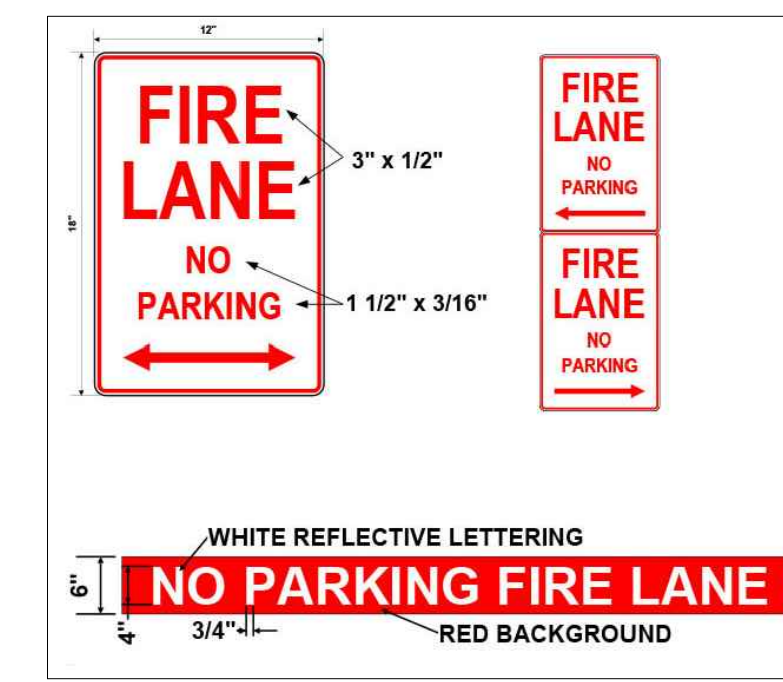
**8 CITY STANDARD TYPE 2 CURB**  
NTS



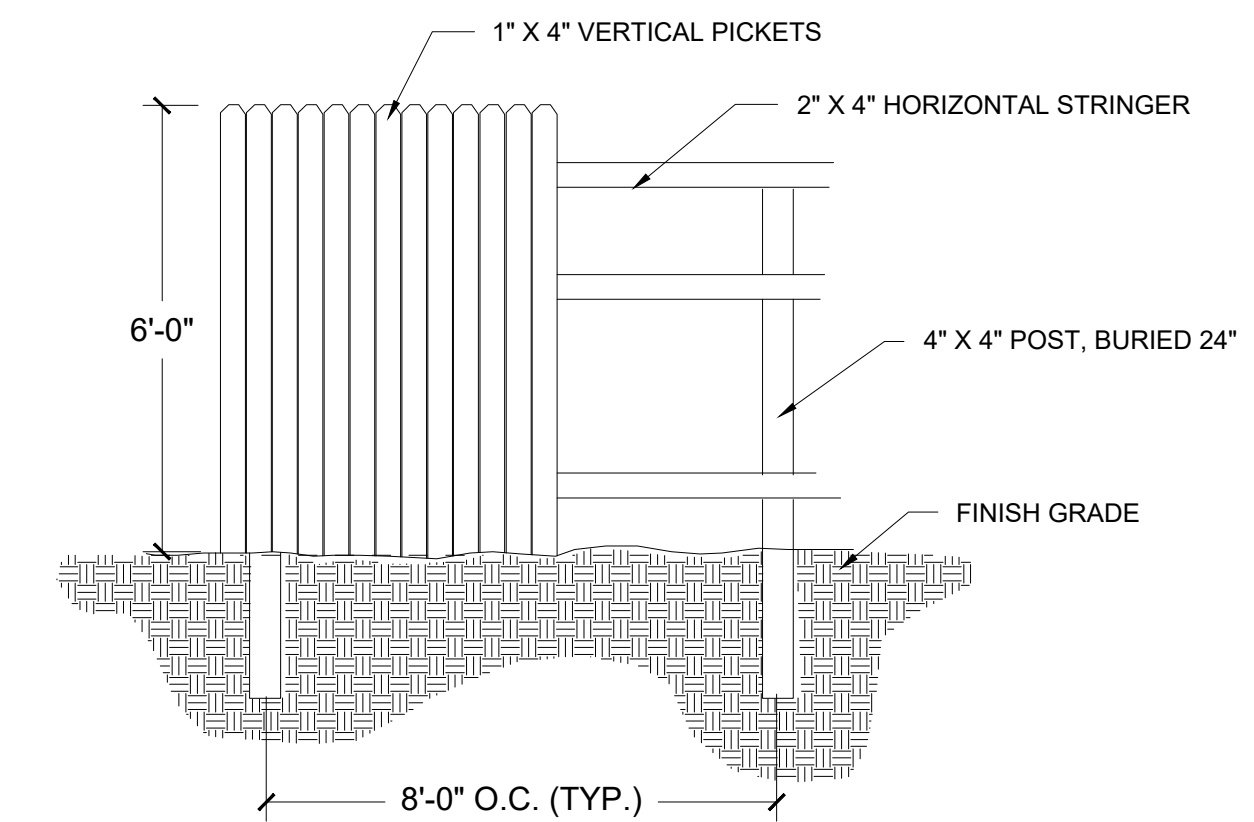
**LOT TYPICAL NOTES:**

1. LOCATION OF PRIVATE SIDEWALKS TO FRONT ENTRY TO BE DETERMINED BY INDIVIDUAL HOUSE INGRESS/ EGRESS CONFIGURATION.
2. ENSURE THAT DRIVEWAYS DO NOT CONFLICT WITH PED RAMP TRANSITIONS.
3. 10' MINIMUM SEPARATION BETWEEN UNITS.
4. FACE OF GARAGE TO BE MINIMUM 20' FROM BACK OF SIDEWALK.

**9 LOT LAYOUT STANDARDS**  
NTS

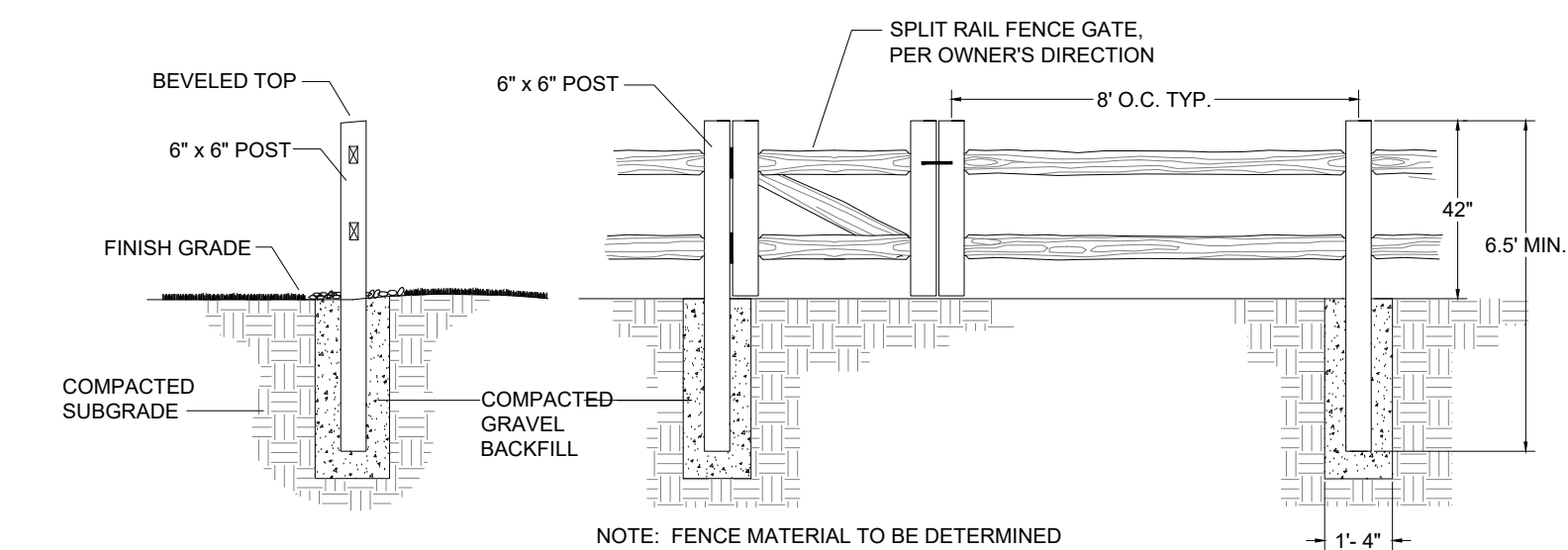


**6 FIRE LANE SIGNAGE DETAIL**  
NTS



1. SCREEN FENCE TO BE USED ALONG GALLEY RD., BABCOCK RD., AND THE SOUTHERN BOUNDARY

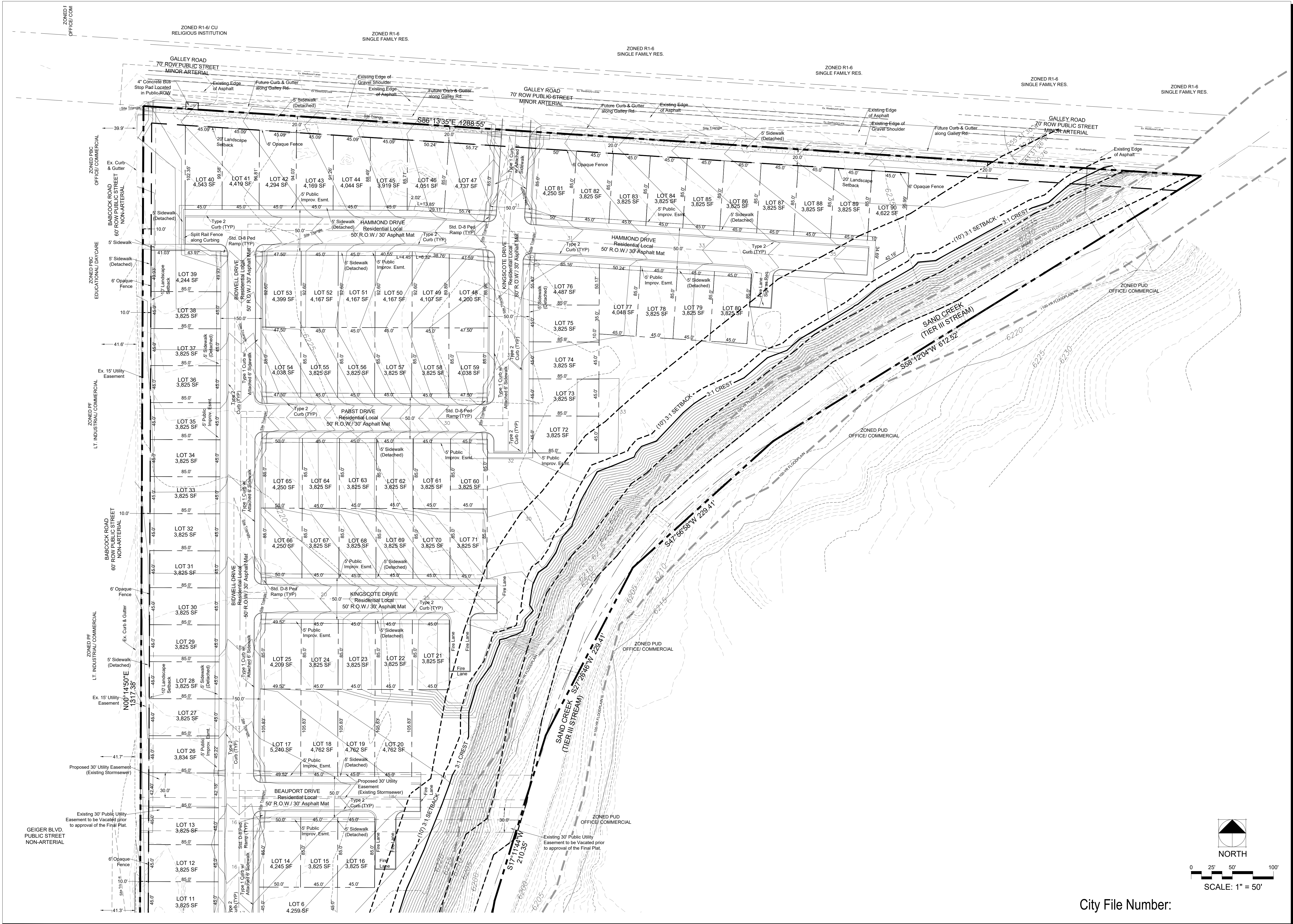
**10 6' WOOD SCREEN FENCE**  
NTS



**11 SPLIT RAIL FENCE DETAIL**  
N.T.S.

REV#	DATE	REVISIONS
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DESIGNED	STB	01.31.19
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CHECKED	JH	01.31.19
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SCALE:		AS NOTED



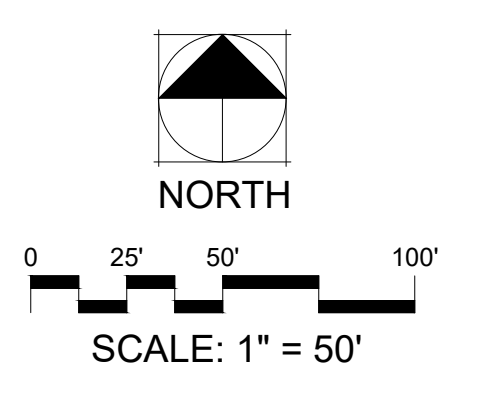
**THE RIDGE AT SAND CREEK**  
 SMALL LOT PUD DEVELOPMENT PLAN  
 Colorado Springs, Colorado

REVISIONS

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 DRAWN: STB 01.31.19  
 CHECKED: JH 01.31.19  
 PROJECT NUMBER: 2805.02

SCALE: AS NOTED



City File Number:

STAMP:



**COLORADO**

1,414 sq ft  
 Plan # 1414TS  
 THREE BEDROOM  
 2 1/2 BATHS  
 OPEN LIVING



UPPER LEVEL FLOOR PLAN  
 812 sq ft



MAIN LEVEL FLOOR PLAN  
 601 sq ft



**COLORADO**

1,414 sq ft  
 Plan # 1414TS  
 THREE BEDROOM  
 2 1/2 BATHS  
 OPEN LIVING



UPPER LEVEL FLOOR PLAN  
 812 sq ft



MAIN LEVEL FLOOR PLAN  
 601 sq ft

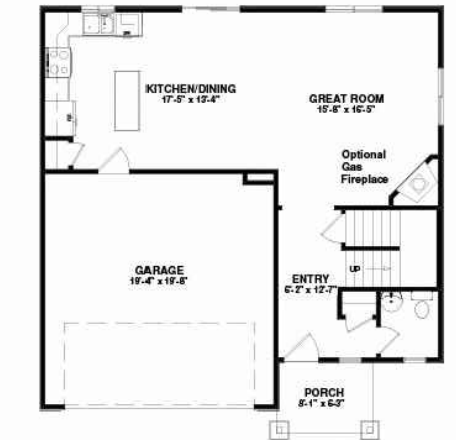


**GUNNISON**

1,590 sq ft  
 Plan # 1590TS  
 THREE BEDROOM w/VAULTED MASTER  
 2 1/2 BATHS  
 OPEN LIVING

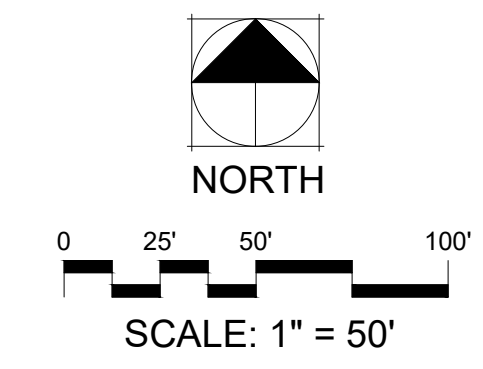


UPPER LEVEL FLOOR PLAN  
 892 sq ft



MAIN LEVEL FLOOR PLAN  
 698 sq ft

12 BUILDING ELEVATIONS AND FOOTPRINTS  
 NTS



City File Number:

**THE RIDGE AT SAND CREEK**  
 SMALL LOT PUD DEVELOPMENT PLAN  
 Colorado Springs, Colorado

STAMP:

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