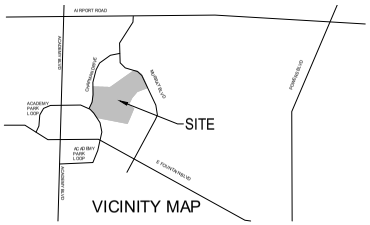
CHAPEL HEIGHTS PUD CONCEPT PLAN



PROJECT STATEMENT/DESCRIPTION:
THE CHAPEL HEIGHTS PUD IS A MIXED RESIDENTIAL DENSITY DEVELOPMENT WITH SINGLE-FAMILY ATTACHED AND SINGLE-FAMILY DETACHED LOTS, AS WELL AS MULTI-FAMILY DUPLEXES, ON 42.02 ACRES WITH AN OVERALL PROPOSED DENSITY RANGE OF 8-11.99 DU/AC. LOT TYPES INCLUDE: SINGLE-FAMILY DETACHED LOTS, SINGLE-FAMILY ATTACHED LOTS, MULTI-FAMILY DUPLEXES.

OVERALL SITE DATA	
ACREAGE	42.02 ACRES
TAX SCHEDULE NUMBER	6423301011, 6423300023
EXISTING/ PROPOSED ZONING	SU A/O (EXIST.)/ PUD A/O (PROPOSED)
MAX. DENSITY RANGE	8-11.99 DU/AC
INTERNAL LANDSCAPING	
OPEN SPACE REQUIRED (10%)	4.2 AC (182,952 SF)
TREES REQUIRED	1 TREE PER LOT (EXCLUDING AREA E)

AREA A SITE DATA	
ACREAGE	11.09 ACRES
PROPOSED LAND USES	SINGLE-FAMILY DETACHED RESIDENTIAL & SINGLE-FAMILY ATTACHED RESIDENTIAL
TYPICAL BUILDING AREA	TBD BY AREA A PUD DEVELOPMENT PLAN
MAX BUILDING HEIGHT	35 FEET MAX
BUILDING SETBACKS	
CHAPMAN DRIVE	10' SETBACK
ACADEMY PARK LOOP	20' SETBACK
SOUTH BOUNDARY	15' SETBACK
DENSITY RANGE	8-11.99 DU/ACRE

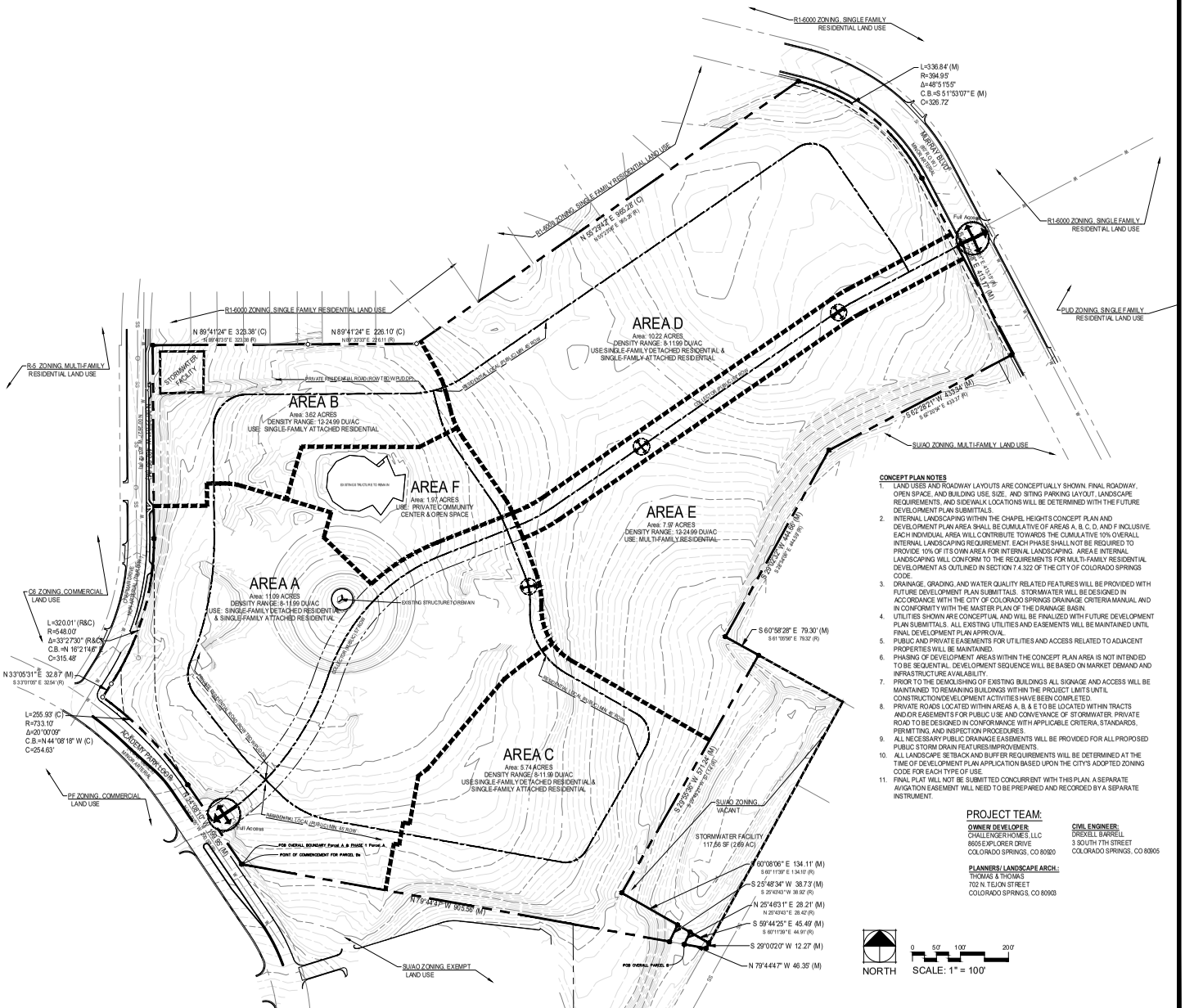
AREA B SITE DATA	
ACREAGE	3.62 ACRES
PROPOSED LAND USES	SINGLE-FAMILY ATTACHED RESIDENTIAL
TYPICAL BUILDING AREA	TBD BY AREA B PUD DEVELOPMENT PLAN
MAX BUILDING HEIGHT	35 FEET MAX
BUILDING SETBACKS	
CHAPMAN DRIVE	10' SETBACK
NORTH BOUNDARY	15' SETBACK
DENSITY RANGE	12-24.99 DU/ACRE

AREA C SITE DATA	
ACREAGE	5.74 ACRES
PROPOSED LAND USES	SINGLE-FAMILY DETACHED RESIDENTIAL & SINGLE-FAMILY ATTACHED RESIDENTIAL
TYPICAL BUILDING AREA	TBD BY AREA C PUD DEVELOPMENT PLAN
MAX BUILDING HEIGHT	35 FEET MAX
BUILDING SETBACKS	
SOUTH BOUNDARY	15' SETBACK
DENSITY RANGE	8-11.99 DU/ACRE

AREA D SITE DATA	
ACREAGE	10.22 ACRES
PROPOSED LAND USES	SINGLE-FAMILY DETACHED RESIDENTIAL & SINGLE-FAMILY ATTACHED RESIDENTIAL
TYPICAL BUILDING AREA	TBD BY AREA D PUD DEVELOPMENT PLAN
MAX BUILDING HEIGHT	35 FEET MAX
BUILDING SETBACKS	
MURRAY BLVD	20' SETBACK
NORTH BOUNDARY	15' SETBACK
DENSITY RANGE	8-11.99 DU/ACRE

AREA E SITE DATA	
ACREAGE	7.97 ACRES
PROPOSED LAND USES	MULTI-FAMILY RESIDENTIAL
TYPICAL BUILDING AREA	TBD BY AREA E PUD DEVELOPMENT PLAN
MAX BUILDING HEIGHT	35 FEET MAX
INTERNAL LANDSCAPING	
OPEN SPACE REQUIRED	15% (1.22 AC)
TREES REQUIRED	1 TREE PER 500 SF OF REQ. OPEN SPACE
BUILDING SETBACKS	
MURRAY BLVD	20' SETBACK
EAST BOUNDARY	15' SETBACK
DENSITY RANGE	12-24.99 DU/ACRE

AREA F SITE DATA	
ACREAGE	1.97 ACRES
PROPOSED LAND USES	COMMUNITY CENTER/OPEN SPACE
TYPICAL BUILDING AREA	TBD BY AREA F PUD DEVELOPMENT PLAN
MAX BUILDING HEIGHT	50 FEET MAX
	NOTE: FINAL PROGRAM AND USE OF PRIVATE COMMUNITY CENTER AND OPEN SPACE TO BE DETERMINED BY THE DEVELOPMENT PLAN SUBMITTED AND APPROVED FOR THIS AREA F



CONCEPT PLAN NOTES

1. LAND USES AND ROADWAY LAYOUTS ARE CONCEPTUALLY SHOWN. FINAL ROADWAY, OPEN SPACE, AND BUILDING USE, SIZE, AND SITING PARKING LAYOUT, LANDSCAPE REQUIREMENTS, AND SIDEWALK LOCATIONS WILL BE DETERMINED WITH THE FUTURE DEVELOPMENT PLAN SUBMITTALS.
2. INTERNAL LANDSCAPING WITHIN THE CHAPEL HEIGHTS CONCEPT PLAN AND DEVELOPMENT PLAN AREA SHALL BE CUMULATIVE OF AREAS A, B, C, D, AND F INCLUSIVE. EACH INDIVIDUAL AREA WILL CONTRIBUTE TOWARDS THE CUMULATIVE 10% OVERALL INTERNAL LANDSCAPING REQUIREMENT. EACH PHASE SHALL NOT BE REQUIRED TO PROVIDE 10% OF ITS OWN AREA FOR INTERNAL LANDSCAPING. AREA E INTERNAL LANDSCAPING WILL CONFORM TO THE REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT AS OUTLINED IN SECTION 7.4.322 OF THE CITY OF COLORADO SPRINGS CODE.
3. DRAINAGE, GRADING, AND WATER QUALITY RELATED FEATURES WILL BE PROVIDED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS. STORMWATER WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL AND IN CONFORMITY WITH THE MASTER PLAN OF THE DRAINAGE BASIN.
4. UTILITIES SHOWN ARE CONCEPTUAL AND WILL BE FINALIZED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS. ALL EXISTING UTILITIES AND EASEMENTS WILL BE MAINTAINED UNTIL FINAL DEVELOPMENT PLAN APPROVAL.
5. PUBLIC AND PRIVATE EASEMENTS FOR UTILITIES AND ACCESS RELATED TO ADJACENT PROPERTIES WILL BE MAINTAINED.
6. PHASING OF DEVELOPMENT AREAS WITHIN THE CONCEPT PLAN AREA IS NOT INTENDED TO BE SEQUENTIAL. DEVELOPMENT SEQUENCE WILL BE BASED ON MARKET DEMAND AND INFRASTRUCTURE AVAILABILITY.
7. PRIOR TO THE DEMOLISHING OF EXISTING BUILDINGS ALL SIGNAGE AND ACCESS WILL BE MAINTAINED TO REMAINING BUILDINGS WITHIN THE PROJECT LIMITS UNTIL CONSTRUCTION/DEVELOPMENT ACTIVITIES HAVE BEEN COMPLETED.
8. PRIVATE ROADS LOCATED WITHIN AREAS A, B, & E TO BE LOCATED WITHIN TRACTS AND/OR EASEMENTS FOR PUBLIC USE AND CONVEYANCE OF STORMWATER. PRIVATE ROAD TO BE DESIGNED IN CONFORMANCE WITH APPLICABLE CRITERIA, STANDARDS, PERMITTING, AND INSPECTION PROCEDURES.
9. ALL NECESSARY PUBLIC DRAINAGE EASEMENTS WILL BE PROVIDED FOR ALL PROPOSED PUBLIC STORM DRAIN FEATURES/IMPROVEMENTS.
10. ALL LANDSCAPE SETBACK AND BUFFER REQUIREMENTS WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE OF USE.
11. FINAL PLAT WILL NOT BE SUBMITTED CONCURRENT WITH THIS PLAN. A SEPARATE AVIGATION EASEMENT WILL NEED TO BE PREPARED AND RECORDED BY A SEPARATE INSTRUMENT.

PROJECT TEAM:

OWNER/ DEVELOPER:
CHALLENGER HOMES, LLC
8605 EXPLORER DRIVE
COLORADO SPRINGS, CO 80920

CIVIL ENGINEER:
DREXELL BARRELL
3 SOUTH 7TH STREET
COLORADO SPRINGS, CO 80905

PLANNERS/ LANDSCAPE ARCH.:
THOMAS & THOMAS
702 N. TEJON STREET
COLORADO SPRINGS, CO 80903

CITY FILE NUMBER: CPC PUP 19-00079

FIGURE 3

Thomas+Thomas
Master Planning, Landscape Architecture & Urban Design
planning, landscape architecture & urban design
Colorado Springs, Colorado 80903
702 N. Tejon
(719) 636-8277

Chapel Heights
Colorado Springs, CO
PUD CONCEPT PLAN

STAMP:

REV.#	REVISIONS	DATE
1	REV1 - RESPONSE TO COMMENTS	09.13.19
2	REV2 - RESPONSE TO COMMENTS	10.15.19
3		
4		
5		
6		

DESIGNED	RF	06.10.19
DRAWN	RF	06.10.19
CHECKED	JEH	06.10.19
PROJECT NUMBER:	3903.00	
SCALE:	AS NOTED	

CONCEPT PLAN

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