

REAGAN RANCH COLORADO SPRINGS, CO CONCEPT PLAN

CONSULTANTS

LANDSCAPE ARCHITECT/CIVIL ENGINEER

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Reagan Ranch

CONCEPT PLAN GENERAL NOTES:

1. THE SUBJECT PROPERTY WILL BE INCLUDED WITHIN THE REAGAN RANCH METROPOLITAN DISTRICT APPROVED AUGUST 25, 2020.
2. ALL LANDSCAPE TRACTS AND PARKS WITHIN REAGAN RANCH WILL BE OWNED AND MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT.
3. FUTURE LAND DEVELOPMENT APPLICATIONS WILL ESTABLISH USES ALLOWED IN THE COMMERCIAL AND LAND USE DISTRICTS. DEVELOPMENT WILL OCCUR OVER MULTIPLE PHASES. SIZE DIMENSIONS OF INDIVIDUAL PARCELS ARE UNKNOWN AT THIS TIME.
4. DESIGN STANDARDS AND GUIDELINES TO BE DETERMINED WITH FUTURE LAND DEVELOPMENT APPLICATIONS.
5. ALL ARTERIAL AND COLLECTOR LEVEL CLASSIFICATION STREETS AS SHOWN WILL BE PUBLIC. CROSS SECTIONS AND ROW INFORMATION WILL BE INCLUDED IN FUTURE PLANS PER ENGINEERING REQUIREMENTS. ALL FULL MOVEMENT ACCESS INTERSECTIONS SHALL ACCOMMODATE BICYCLE AND PEDESTRIAN TRANSPORTATION.
6. FUTURE POINTS OF CONNECTION AS SHOWN AND NUMERICAL ADDRESS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED AT THE TIME OF THE DEVELOPMENT PLANS SUBMITTED FOR EACH PARCEL.
7. THIS SITE IS NOT WITHIN A REDESIGNED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 080410278G, PANEL NUMBER 7A, DATED DECEMBER 7, 2018.
8. TRAIL LOCATIONS AS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATIONS OF TRAILS AND BIKE LANES TO BE DETERMINED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
9. MASTER DEVELOPMENT DRAINAGE PLAN FOR REAGAN RANCH (MDPP) WAS SUBMITTED IN CONJUNCTION WITH THIS MASTER PLAN. REFER TO THIS MDPP FOR FUTURE DEVELOPMENT PLAN SUBMITTALS.
10. MASTER DEVELOPMENT DRAINAGE PLAN FOR REAGAN RANCH (MDPP) DATED NOVEMBER 2020. DETENTION FOR INDIVIDUAL PARCELS WILL UTILIZE EXISTING DETENTION FACILITIES OR WILL REQUIRE ON-SITE DETENTION.
11. PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS APPOINT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAN OR SEPARATE RECORDED INSTRUMENT.
12. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED.
13. REFER TO THE TRAFFIC IMPACT STUDY SUBMITTED WITH THIS CONCEPT PLAN FOR MORE DETAIL REGARDING TRAFFIC VOLUMES, CIRCULATION, ETC. FUTURE DEVELOPMENT PLANS SHALL FOLLOW THE RECOMMENDATIONS OUTLINED IN THIS TRAFFIC LETTER. ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED.
14. THE MASTER DEVELOPER WILL BE RESPONSIBLE TO CONSTRUCT FUTURE ANTICIPATED ROADWAY IMPROVEMENTS INCLUDING SIGNALS AND ROUNDABOUTS THAT WERE OUTLINED IN THE KIMLEY-HORN TRAFFIC IMPACT STUDY INCLUDED AS PART OF THIS SUBMITTAL.
15. THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REQUIRED SITE ELEMENTS. SEE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN," AS PUBLISHED BY THE DEPARTMENT OF JUSTICE.
16. SCHOOL FEES IN LIEU WILL BE PAID AT THE TIME OF BUILDING PERMIT FOR THE FIRST 2800 SFTS OF THE REAGAN RANCH DEVELOPMENT. WHEN A DEVELOPMENT PLAN IS LATER RECEIVED FOR A FUTURE EIGHT (8) ACRE SCHOOL SITE AND DEDICATION AS SHOWN ON THE CONCEPT PLAN, THE DISTRICT WILL EVALUATE CONTINUING FEES.
17. PRIOR TO APPROVAL OF THE FIRST DEVELOPMENT PLAN AS PART OF THE REAGAN RANCH DEVELOPMENT, THE REAGAN RANCH TRAFFIC IMPACT STUDY SHALL BE APPROVED BY THE CITY OF COLORADO SPRINGS. PRIOR TO RELEASE OF THE FIRST CERTIFICATE OF OCCUPANCY EVERY EFFORT WILL BE MADE FOR COORDINATION WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT). CDOT MAY REQUIRE REVIEW AND APPROVAL OF AN ACCESS PERMIT FOR ONE OR MORE OF THE PROPOSED ROADWAYS. THE REAGAN RANCH TRAFFIC IMPACT STUDY SHALL BE APPROVED BY THE CITY OF COLORADO SPRINGS WITH CONSTRUCTION DOCUMENT REVIEW. SHOULD A DIRECT ACCESS TO STATE HIGHWAY 148 BE APPROVED, CITY PLANNING MAY REQUIRE A MINOR AMENDMENT TO THIS PLAN.
18. THE DEVELOPER WILL BE RESPONSIBLE FOR THE FAIR SHARE CONTRIBUTION OF THE ROADWAY IMPROVEMENTS AND ASSOCIATED TRAFFIC CONTROL DEVICES SHOWN ON FIGURE 1A, 10 OF KIMLEY HORN TRAFFIC STUDY LETTER DATED 1/31/2023.

PARK AND OPEN SPACE NOTES:

1. ALL PROPOSED PUBLIC PARKS, COMMON AREAS, AND OPEN SPACE WITHIN REAGAN RANCH ARE TO BE BUILT, OWNED AND MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT.
2. THE CITY OF COLORADO SPRINGS METROPOLITAN DISTRICT HAS APPROVED BY THE CITY OF COLORADO SPRINGS CITY COUNCIL ON AUGUST 25, 2020.
3. PARKLAND DEDICATION ORDINANCE (PUDO)
- 3.1. CONCEPTUAL LOCATIONS AND SIZES OF PROPOSED PUBLIC PARKS AS ILLUSTRATED ON THE CONCEPT PLAN AND THE PUDO SHALL BE USED TO ESTIMATE THE TOTAL PARKLAND DEDICATION OBLIGATION AS SHOWN IN THE PUDO TABLE.
- 3.2. IF THERE SHOULD BE ADDITIONAL OBLIGATIONS THIS MAY BE MET THROUGH PARKLAND DEDICATION, FEES IN LIEU OF, OR A COMBINATION OF BOTH.
- 3.3. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE TO CONDUCT A PARKLAND DEDICATION OBLIGATION ANALYSIS. THE DESIGN WILL BE ADDRESS WITH THE FUTURE DEVELOPMENT PLAN AND PLAT APPLICATIONS. THE DESIGN OF THE PARK SITES ARE REQUIRED TO GO TO THE CITY OF COLORADO SPRINGS FOR REVIEW AND APPROVAL. THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE TO RECALCULATE AND HOW THESE PARKS ARE FINIALIZED TO MEET THE NEW OBLIGATION WILL BE DONE ADMINISTRATIVELY.
- 3.4. FUTURE FINAL PLAT APPLICATIONS SHALL BE REQUIRED TO (P/W) WITH THE PUDO TABLE TO SHOW HOW THE PUDO OBLIGATIONS WILL BE MET TO THE CITY OF COLORADO SPRINGS.

RESEARCH AND DESIGN SOLE AGREEMENT	UNIT QUANTITY	LAND UNIT	FEES/UNIT	SUB-TOTALS	TOTALS
1 UNIT PER STRUCTURE	1266	0.0068		8,770	8,770
20-49 UNITS PER STRUCTURE (MULTI-FAMILY)	784		\$ 0.02	\$471,968	\$471,968
CONCEPTUAL PARKLAND DEDICATION REQUIREMENT	1326	0.0060		10,020	10,020
20-49 UNITS PER STRUCTURE (MULTI-FAMILY)	784		\$ 0.05	\$403,760	\$403,760
TOTAL LAND DEDICATION	1266	0.0146			19.39
TOTAL FEES IN LIEU	784		\$ 1,117		\$ 873,728

*Approximate, subject to change

PARKLAND OBLIGATION ESTIMATE*

AMENDMENT HISTORY BOX

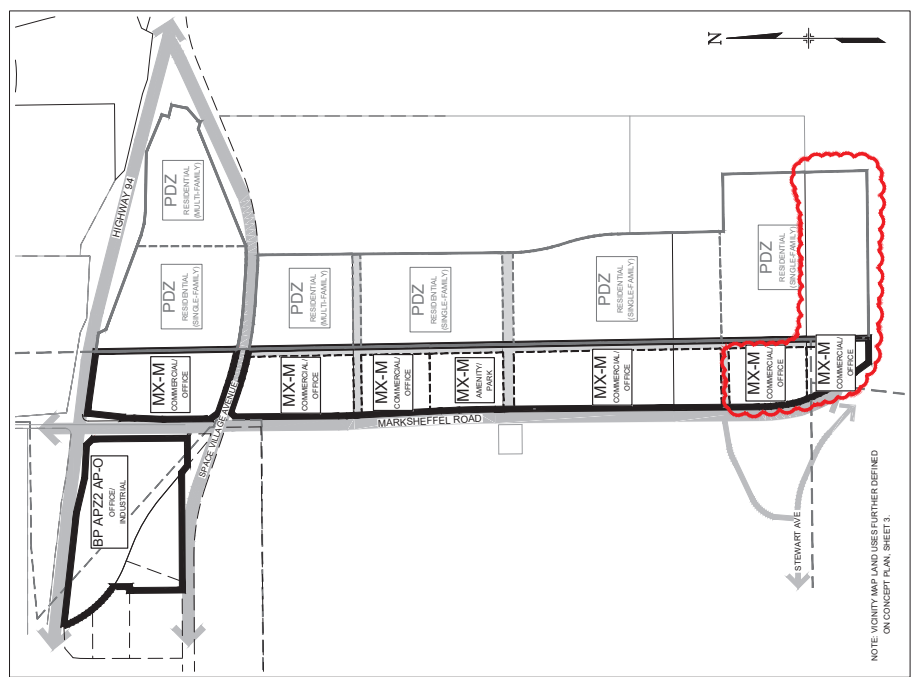
CITY FILE NUMBER: COPN-22-027

DESCRIPTION OF A NEWLY SUBMITTED PLAT PARCEL TO THE SOUTH, SPLIT INTO A RESIDENTIAL AND COMMERCIAL OFFICE SPACE.

SHEET INDEX:

- 1 OF 3 CS01 COVER SHEET
- 2 OF 3 CS02 COVER SHEET
- 3 OF 3 CS01 CONCEPT PLAN

PROPERTY SIZE	TAX SCHEDULE NO.	MASTER PLAN	CONCEPT PLAN	DRAINAGE BASIN	DEVELOPMENT SCHEDULE	EXISTING LAND USE	APPROVED MASTER PLAN USE	EXISTING LAND USE	PROPOSED ZONING	MAX. BUILDING HEIGHT	BUILDING SETBACKS
28.08 ACRES	540002018, 540002028	BP AP22 AP-O	BP AP22 AP-O	JIMMY CAMP CREEK	2020-2025	AG, GRAZING, LAND VACANT	BP AP22 AP-O	INDUSTRIAL	BP AP22 AP-O	50'	TO BE DETERMINED WITH FUTURE ZONING APPLICATIONS
71.00 ACRES	540002018, 540002028	BP AP22 AP-O	BP AP22 AP-O	JIMMY CAMP CREEK	2020-2025	AG, GRAZING, LAND VACANT	BP AP22 AP-O	INDUSTRIAL	BP AP22 AP-O	50'	TO BE DETERMINED WITH FUTURE ZONING APPLICATIONS



VICINITY MAP
1" = 500'

COVER SHEET

CS01
SHEET 1 OF 3

PROJECT

REAGAN RANCH
CONCEPT PLAN

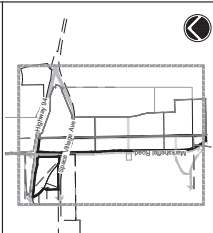
COLORADO SPRINGS, CO
MAJOR AMENDMENT 03/01/2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION
1	03/01/23	INITIAL SUBMITTAL MAJOR AMENDMENT
2	03/01/23	REVISIONS PER CITY COMMENTS
3	03/01/23	REVISIONS PER CITY COMMENTS

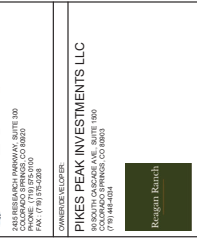
DRAWING INFORMATION:

PROJECT NO: 10-230-058
DATE: 03/01/2023
CHECKED BY: JPA
APPROVED BY: JPA
SHEET TITLE:



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 Reagan Ranch

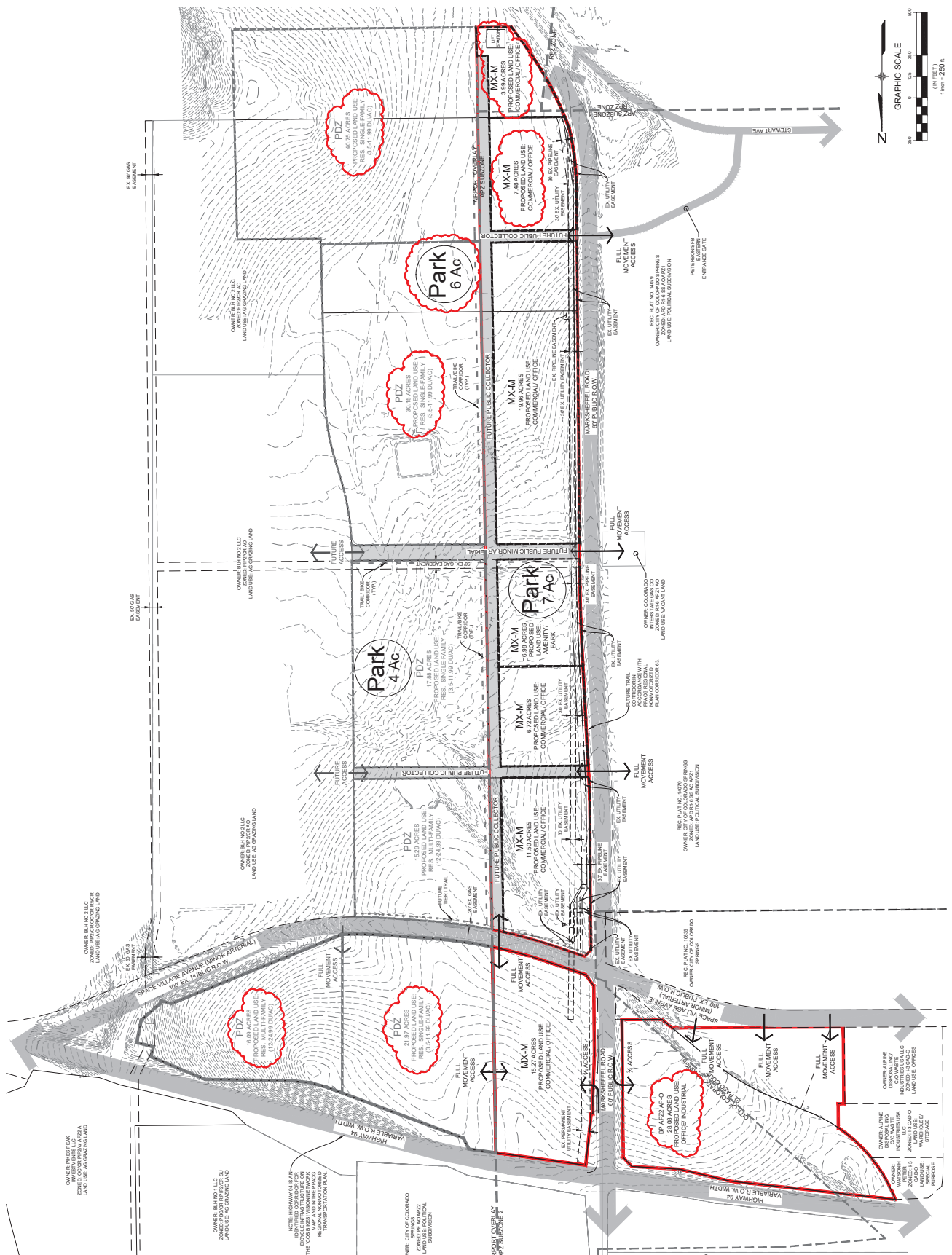


PROJECT
**REAGAN RANCH
 CONCEPT PLAN
 COLORADO SPRINGS, CO
 MAJOR AMENDMENT 03/01/2023**

NO.	DATE	DESCRIPTION
1	02/20/22	INITIAL SUBMITTAL MAJOR AMENDMENT
2	03/01/23	REVISIONS PER COMMENTS
3	03/01/23	REVISIONS PER COMMENTS

DRAWING INFORMATION
 PROJECT NO: 18228.008
 DRAWN BY: JRM
 CHECKED BY: JRM
 APPROVED BY: JRM
 SHEET TITLE: CONCEPT PLAN

CP01
 SHEET 3 OF 3
 CITY FILE NO: CONN-23027



PLAT LOCATION: S119224.008 REAGAN RANCH-150 DWG-1504 PLAN SET/CONCEPT PLAN/CP01 DWG