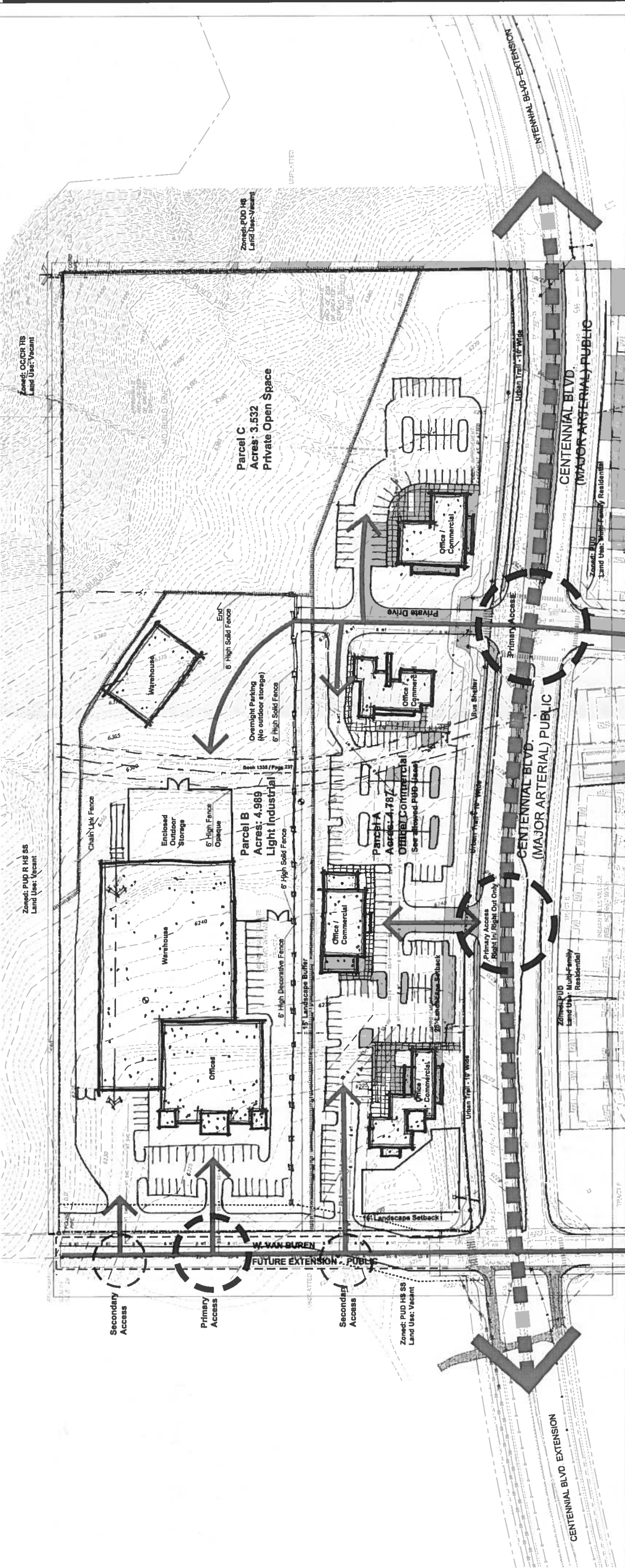


THOMAS THOMAS
 Planning
 Urban Design
 Landscape Architecture
 702 North Tejon
 Colorado Springs, Colorado 80903
 (719) 578-8777

| REV # | DATE | DRAWN | CHECKED | APPROVED | REVISIONS |
|-------|---------|-------|---------|----------|----------------------|
| 1 | 1.17.17 | KC | JM | | 1st Review Revisions |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |

| DESIGNED | DRAWN | CHECKED | PROJECT NUMBER | SCALE |
|----------|---------|---------|----------------|----------|
| KC | 1.17.17 | | 3634.00 | AS NOTED |

**INDIAN HILLS
 PLANNED BUSINESS PARK**
 Colorado Springs, CO
 PUD CONCEPT PLAN



GENERAL NOTES:

- Building Location and Size; Parking Layout; Landscape Requirements; and Sidewalk Locations will be determined with future development plan submissions.
- Drainage, Grading, and Water Quality related features will be provided with future development plan submissions.
- Sidewalk network to be provided adjacent to all public/private streets to provide internal pedestrian connectivity and external connections to existing and/or proposed sidewalk and trails.
- Specification of site lighting, architecture, landscaping, walkways, and signage to be addressed in the development plan.
- There are steep slopes and bedrock located in the northwest corner of the site that will be private open space in order to avoid these features.
- The city will not allow the development to utilize East Mesa Valley Road and East Van Buren Street if Centennial Boulevard is not fully connected to Filmore Street and Fontanero Street.

VICINITY MAP

SCALE: 1" = 60'
 0 30' 60' 120'

NORTH

CPC PUP 16-00145

PARCEL A :
 Proposed Zone: PUD
 Proposed Use: Office/ Commercial

Permitted Uses:

- General and Medical Office
- Personal Improvement Services
- Financial Institutions
- Child care Facilities
- SK down restaurants

Building Setback Requirements:
 Front - 25'
 Rear - 10'
 Side - 15'

Building Height:
 35' Maximum

Design Guidelines:

- Architecture - Exterior Finishes + Materials:
 - Brick or Stone veneer will be utilized for at least 30% of all structures
 - Stucco, Wood, Concrete Masonry Units, or Metal Panels will be utilized for the remainder of the facade up to 70%
- Roofing:
 - Either flat roof or a minimum slope of 4:12, and shall be either Concrete tile or Prefinished Metal
- Lighting:
 - All to have full cut off
 - Sidewalk areas to have 12H Poles or Bollard with lights
- Trash Enclosure:
 - Enclosures will match the exterior finishes allowed
- Fencing/Gates:
 - Composed of a combination of stone veneer columns and pre-finished Aluminum fence that is 6' High
- Landscape:
 - At least 50% of required planting to be evergreen along Centennial Blvd
- No outdoor storage areas

PARCEL B :
 Proposed Zone: PUD
 Proposed Use: Light Industrial

Permitted Uses:

- Light Industrial - Establishments engaged in the manufacture or processing of finished products from previously prepared materials through assembly, Office, incidental storage, sales, and distribution are allowed on site. All manufacturing must be contained within the building. These establishments are characterized by having no major external environmental effects across property lines and include no unenclosed or unenclosed outdoor storage. Outdoor storage will be unenclosed and located behind the building on the plain. Typical uses include heating and plumbing facilities.

Building Setback Requirements:
 Front - 25'
 Rear - 15'
 Side - 15'
 Rear - 25'

Building Height:
 35' Maximum

Design Guidelines:

- Office Architecture - Exterior Finishes + Materials:
 - Brick or Stone veneer is to be utilized for at least 30% of the office structure
 - Wood, Concrete Masonry Units, or Metal Panels will be utilized for the remainder of the facade up to 70%
- Warehouse Architecture - Exterior Finishes + Materials:
 - Pre-manufactured metal walls
- Roofing:
 - Either flat roof or a minimum slope of 4:12, and shall be either Concrete tile or Prefinished Metal
 - All to have full cut off
 - Sidewalk areas to have 12H Poles or Bollard with lights
 - Enclosures will match the exterior finishes allowed
- Lighting:
 - Maximum Pole Height 24'
 - All to have full cut off
 - Sidewalk areas to have 12H Poles or Bollard with lights
- Trash Enclosure:
 - Enclosures will match the exterior finishes allowed
- Fencing/Gates:
 - Composed of a combination of Stucco, Concrete Panel Systems, or Concrete Masonry Unit
 - 6' High and Opaque solid coverage around the overnight parking area
 - 6' High and Decorative adjacent the office and warehouse
- Landscape:
 - At least 70% of required planting to be evergreen

PARCEL C :
 Proposed Zone: PUD
 Proposed Use: Private Open Space

Permitted Uses:

- Trails
- Wayfinding Signage

*** No buildings or outdoor storage

PARCEL DATA:

| LOT # | ACRES | PROPOSED LAND USE | BUILDING MAX. HEIGHT | APPROX. SQ FOOTAGE |
|----------|-------|-----------------------------------|----------------------|--------------------|
| Parcel A | 4.787 | OFFICE COMMERCIAL | 35' | 51,000 SQ FT |
| Parcel B | 4.989 | LIGHT INDUSTRIAL - See definition | 35' | 61,500 SQ FT |
| Parcel C | 3.532 | PRIVATE OPEN SPACE | N/A | N/A |

LEGAL DESCRIPTION:
 Tract A Indian Hills Village

FLOODPLAIN:
 This property is not within a designated FEMA floodplain as determined by the flood insurance rate map numbered 08041C0272F, effective date March 17, 1997.

GEOLOGIC HAZARD NOTES:

- This development is subject to the findings of the Geologic Hazards Evaluation and Preliminary Geotechnical Investigation prepared by CTL Thompson on December 13, 2016. If the proposed buildings are not constructed within about three years, contact CTL Thompson to determine if the report should be updated.
- The initial investigation identified no geologic hazards that preclude development of the site as planned using recommended approaches to reworking surface materials while also utilizing appropriate foundation and floor systems. Hazards identified include claystone bedrock and expansive soils, to a limited extent potentially unstable slopes, and the occurrence of undecomposed fill in the southern one-third of the site. Irrigation of landscaping should be minimized to reduce problems associated with expansive soils. It is recommended that future site specific soil and foundation investigations take place for individual structures and on-site pavements. Refer to the soils report for detailed information.

FIGURE 1 - Concept Plan



19 E. Wilmetta Ave.
 Colorado Springs, CO
 80903
 PH: 719-477-8429
 FAX: 719-471-0766
 www.jpsengr.com



CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
 1-800-922-1987
 CALL 2-BUSINESS DAYS IN ADVANCE
 FOR THE MARKING OF UNDERGROUND
 MEMBER UTILITIES.

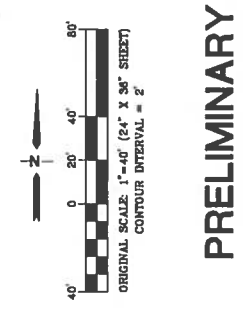
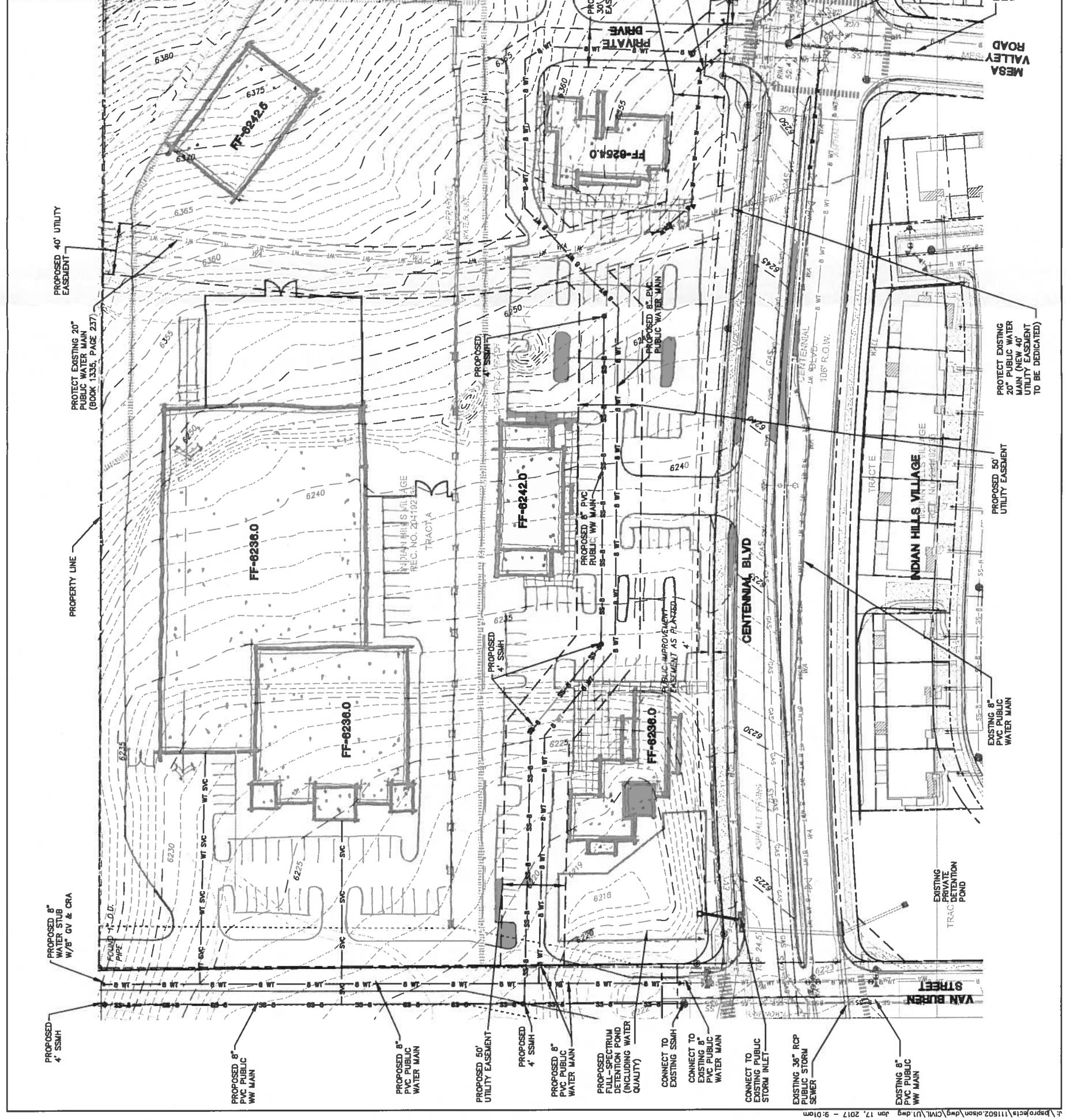
| No. | REVISION | BY | DATE |
|-----|----------|----|------|
| | | | |
| | | | |
| | | | |

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

| | | |
|----------------------|-------------------|-------------------------|
| HORIZ. SCALE: 1"=40' | DATE: 11/16/17 | DESIGNED: JPS |
| VERT. SCALE: N/A | CHECKED: JPS | PROJECT NO: 111602 |
| SURVEYED: LWA | CREATED: 12/03/16 | LAST MODIFIED: 11/17/17 |
| PROJECT NO: 111602 | MODIFIED BY: BAJ | SHEET: U1 |

INDIAN HILLS PLANNED BUSINESS PARK CENTENNIAL BLVD, COLORADO SPRINGS, CO

- General Notes for all Preliminary Utility Plans**
 (required for all Development Plan submissions)
- Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plans:
 1. This drawing is a Preliminary Utility Plan and therefore, Colorado Springs Utilities shall make the final determination of the location of all water, wastewater, electric, and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan.
 2. Property Owner(s) ("Owner") acknowledge that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan ("Property") shall be in accordance with all applicable codes and regulations, Colorado Springs Utilities Line Extension and Service Standards ("Standards"), tariffs, rules, regulations and policies. City of Colorado Springs ("City") shall not be responsible for the design, construction, or maintenance of any utility service connection and/or extension.
 3. Owner acknowledges responsibility for the costs of extension or utility system improvements that Springs Utilities may require for the Property. The costs of extension or utility system improvements shall include, but not be limited to, utility systems serving the Property and areas outside the Property (including the costs to design and install all water and non-potable water system facilities and appurtenances, and all wastewater collection system facilities and appurtenances, and any water or wastewater service lines to and within the Property). Owner may be eligible for a cost recovery Agreement as provided in Utilities Rules and Regulations.
 4. Springs Utilities utility services are available on a "first-come, first-served" basis, and therefore no specific allocations or amounts of utility services, facilities, capacities or supplies are reserved for the Owner, and Springs Utilities makes no commitment as to the availability of any utility service until such time as permanent service is installed.
 5. Only with the prior written approval of Springs Utilities, Owner may cause the relocation or alteration of any utility facilities within the Property at the Owner's sole cost and expense. If Springs Utilities determines that the proposed relocation or alteration of any utility facilities is not in the best interest of the utility, Owner shall remedy such conditions prior to resubmitting the Preliminary Utility Plan.
 6. Owner, at its sole cost and expense, shall obtain all necessary permits, easements, and approvals from all applicable agencies and authorities to ensure development of an integrated utility system. All easements granted by separate instrument shall utilize Springs Utilities' then-current Payment Easement Agreement form for Executive Agreement form without modification unless approved by Springs Utilities.
 7. The water distribution system facilities must meet Springs Utilities' criteria for water quality, reliability and pressure, including looping requirements (see Section 4.06 of Springs Utilities' Water Standards).
 8. Owner recognizes that the extension of water system facilities may affect the quality of water in Springs Utilities water system. When water quality is affected, Owner acknowledges responsibility for any costs that Springs Utilities determines necessary to incur in order to maintain water quality in its system as a result of Owner's water system extensions. (Water-quality Maintenance Costs). Owner shall reimburse Springs Utilities for such Water-quality Maintenance Costs within thirty (30) days of receipt of an invoice for such costs.
 9. Owner must contact Springs Utilities Field Engineering to secure approval of gas-service-line pressures in excess of Springs Utilities standard gas system pressure, and the location of all meters and treatment. (Contact North West Center 688-4855 or South West Center 688-5584).
 10. It shall not be permissible for any person to modify the grade of the earth on any Springs Utilities easement or right of way without the written approval of Springs Utilities (City Code 12.2.54).
 11. Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards, and if there are any conflicts between any approved drawings and any provision of Standards or the City Code, then the Standards and any Springs Utilities approved drawings shall prevail. Springs Utilities reserves the right to adopt different standards, rules, regulations, policies or codes which change any of the provisions of the Standards so long as these apply to the City generally and are in accord with the then-current tariffs, rates, rules, regulations and policies of Springs Utilities.



PRELIMINARY

FIGURE 1 - Concept Plan