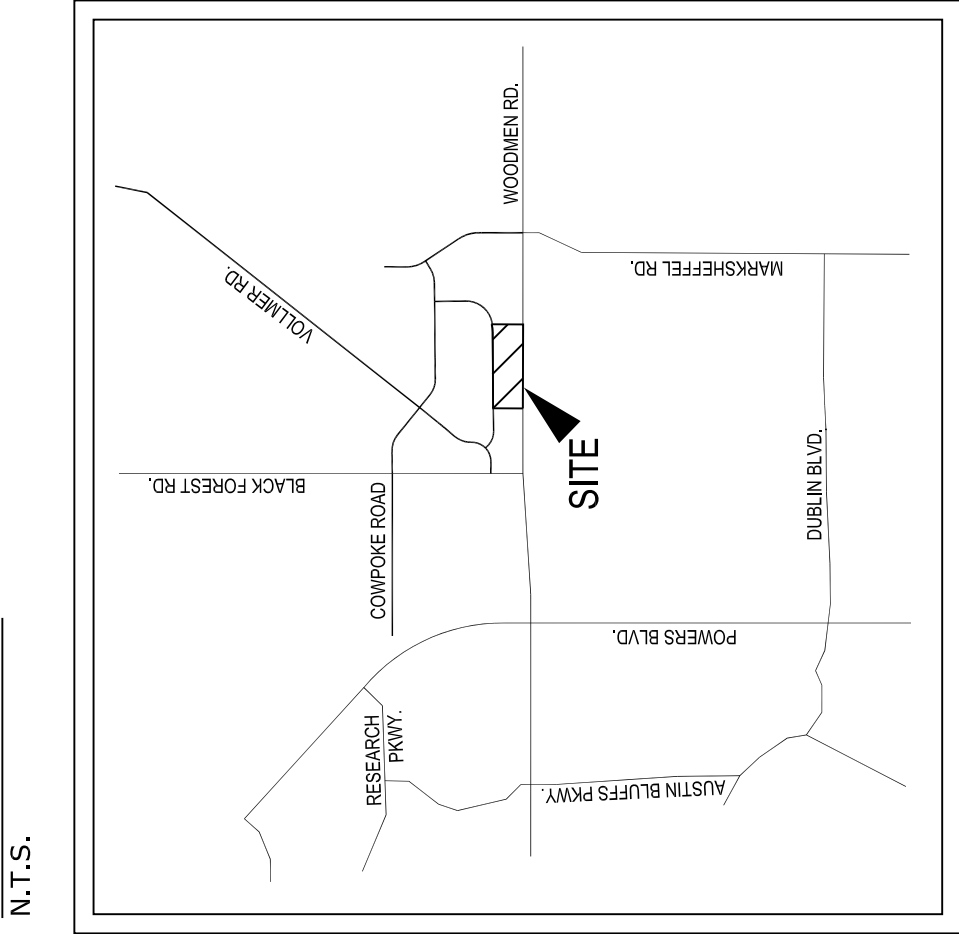


FOREST MEADOWS SOUTH CONCEPT PLAN

VICINITY MAP



LEGAL DESCRIPTION

LOTS 2, 3, 4 AND 5, OF THE WOODMEN HEIGHTS BUSINESS PARK FILING NO. 1, UNDER RECEPTION NO. 208712847, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, CONTAINING A CALCULATED AREA OF 215,547.59 SQUARE FEET (4.95 ACRES) OF LAND, MORE OR LESS.

AND A PORTION OF LAND LYING WITHIN THE SOUTH HALF OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARING IS BASED ON THE SOUTH LINE OF FOREST MEADOWS AVENUE, MONUMENTED AT EACH END WITH A YELLOW PASTIC CAP ON #4 REBAR STAKED PLUS 102%, HAVING AN ASSURED BEARING 189° 21' 46" E. BEGINNING AT THE NORTHEAST CORNER OF LOT 5, WOODMEN HEIGHTS BUSINESS PARK FILING NO. 1 AS RECORDED AT 893.02 FEET TO THE NORTH LINE OF WOODMEN ROAD; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTH LINE OF FOREST MEADOWS AVENUE:

(1) N 89°21'46" E, A DISTANCE OF 1,286.05 FEET;
 (2) 175.28 FEET ALONG THE ARC OF A 10,098.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CHORD BEARING 115° 50' 10" W, A DISTANCE OF 1,150.00 FEET TO THE NORTHWEST CORNER OF THE PARCEL DESCRIBED AT RECEPTION NO. 213006396 OF SAID EL PASO COUNTY RECORDS;
 THENCE S 00°35'00" E ALONG THE WEST LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 213006396, A DISTANCE OF 893.02 FEET TO THE NORTH LINE OF WOODMEN ROAD; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTH LINE OF FOREST MEADOWS AVENUE:

(1) S 89°21'29" W, A DISTANCE OF 1,966.85 FEET;
 (2) 175.28 FEET ALONG THE ARC OF A 10,098.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CHORD BEARING 115° 50' 10" W, A DISTANCE OF 1,150.00 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID WOODMEN HEIGHTS BUSINESS PARK FILING NO. 1;
 THENCE N 00°38'14" W ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 469.26 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF SAID WOODMEN HEIGHTS BUSINESS PARK FILING NO. 1;
 FOLLOWING THREE (3) COURSES ALONG THE SOUTH LINE OF SAID WOODMEN HEIGHTS BUSINESS PARK FILING NO. 1:

(1) N 89°21'46" E, A DISTANCE OF 641.67 FEET;
 (2) 175.28 FEET ALONG THE ARC OF A 10,098.00 FOOT RADIUS TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A CHORD BEARING 115° 50' 10" W, A DISTANCE OF 1,150.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5;
 THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EAST LINE OF SAID LOT 5:
 (1) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;
 (2) N 00°38'14" W, A DISTANCE OF 18.59 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 1,449,183.96 SQUARE FEET (33.27 ACRES) OF LAND, MORE OR LESS.

NOTES

- THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. BUYERS SHOULD BE FAMILIARIZED WITH THIS POTENTIAL AND RAMIFICATIONS THEREOF.
- PERMANENT EASEMENT SHALL BE RECORDED AND NOTED ON ALL APPROVED DEVELOPMENT PLANS AND SUBDIVISIONS PLANS.
- PEDESTRIAN CONNECTIONS WILL BE ILLUSTRATED ON SUBSEQUENT DEVELOPMENT PLANS INDICATING SIDEWALKS AND BIWAYS.
- THE LAND USES ARE LIMITED TO THOSE IDENTIFIED ON THE PLAN.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH CITY PARKING STANDARDS.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD PLAIN AS DETERMINED BY THE FEDERAL FLOOD INSURANCE PROGRAM. FOR DELTAIDATION PURPOSES, THE NUMBER OF INTERSECTIONS ALONG FOREST MEADOWS AVENUE AND THE FINAL LOCATIONS SHALL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL.
- THIS CONCEPT PLAN IS FOR INFORMATION PURPOSES ONLY. THE REQUIREMENT FOR A SITE NOISE MITIGATION STUDY ALONG WOODMEN ROAD WILL BE DETERMINED BY THE DEVELOPMENT PLAN.

GEO HAZARD DISCLOSURE STATEMENT

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PROVIDED BY C.T. THOMPSON DATED JUNE 7, 2005. COPIES OF SAID REPORTS AND LETTER HAVE BEEN PLACED WITHIN FILES CRC MP 03-279 OF THE CITY OF COLORADO SPRINGS CITY PLANNING OFFICE. CONTACT CITY PLANNING, 30 SOUTH NEVADA AVENUE, SUITE 301, COLORADO SPRINGS, CO. P. FOU WOULD LIKE TO REVIEW SAID REPORTS. (ORD. 01-142, 3-13-2001)

SITE DATA

OWNER: COLORADO HOBLEY RETURN LLC
 1111 MAIN ST, STE 1000
 KANSAS CITY, MO 64105

SITE AREA: 38.22 AC
 EXISTING LAND USE: TOWNHOMES
 PROPOSED LAND USE: SINGLE-FAMILY ATTACHED
 CURRENT ADDRESSING: 7140 SAND LAKE HEIGHTS
 7230 SAND LAKE HEIGHTS
 7250 SAND LAKE HEIGHTS
 7290 SAND LAKE HEIGHTS
 DRAINAGE BASIN: SAND CREEK
 SPECIAL DISTRICTS: WOODMEN HEIGHTS METRO DISTRICT #3
 WOODMEN ROAD METRO DISTRICT
 PROPOSED ZONING: R1D/AS-C40 (ORDINANCE 07-207)
 PUD/NO

SCHEDULE FOR CONSTRUCTION: SPRING 2017
 MASTER PLAN: FOREST MEADOWS HEIGHTS
 (COC MPA 06-00206-ADN316)

TAX ID: 5304000662
 5304000662
 5305200003
 5305200002

DEVELOPER: SPRINGS LAND VENTURES LLC
 PO BOX 908
 COLORADO SPRINGS, COLORADO 80901

LAND PLANNER: N.E.S., INC.
 619 N. CASCADE AVE., SUITE 200
 COLORADO SPRINGS, COLORADO 80903

CIVIL ENGINEER: M&S CIVIL ENGINEERING, SUITE 110
 COLORADO SPRINGS, COLORADO 80901

MAXIMUM DENSITY: 7.99 DU/AC
 MAXIMUM HEIGHT: 30 FT
 OPEN SPACE: 14.18 AC (37%)

ZONE BUILDING SETBACK: FRONT (FOREST MEADOWS): 15'
 REAR (WOODMEN ROAD): 150'
 SIDE (EAST): 30'
 SIDE (WEST): 30'

LANDSCAPE SETBACKS & BUFFERS: FOREST MEADOWS ROAD (NON-ARTERIAL): 15' MIN
 WOODMEN ROAD (EXPRESSWAY): 25'
 EAST (ZONE BOUNDARY): NO MINIMUM
 WEST (NON-RESIDENTIAL BUFFER): 15' MINIMUM

DEVELOPER

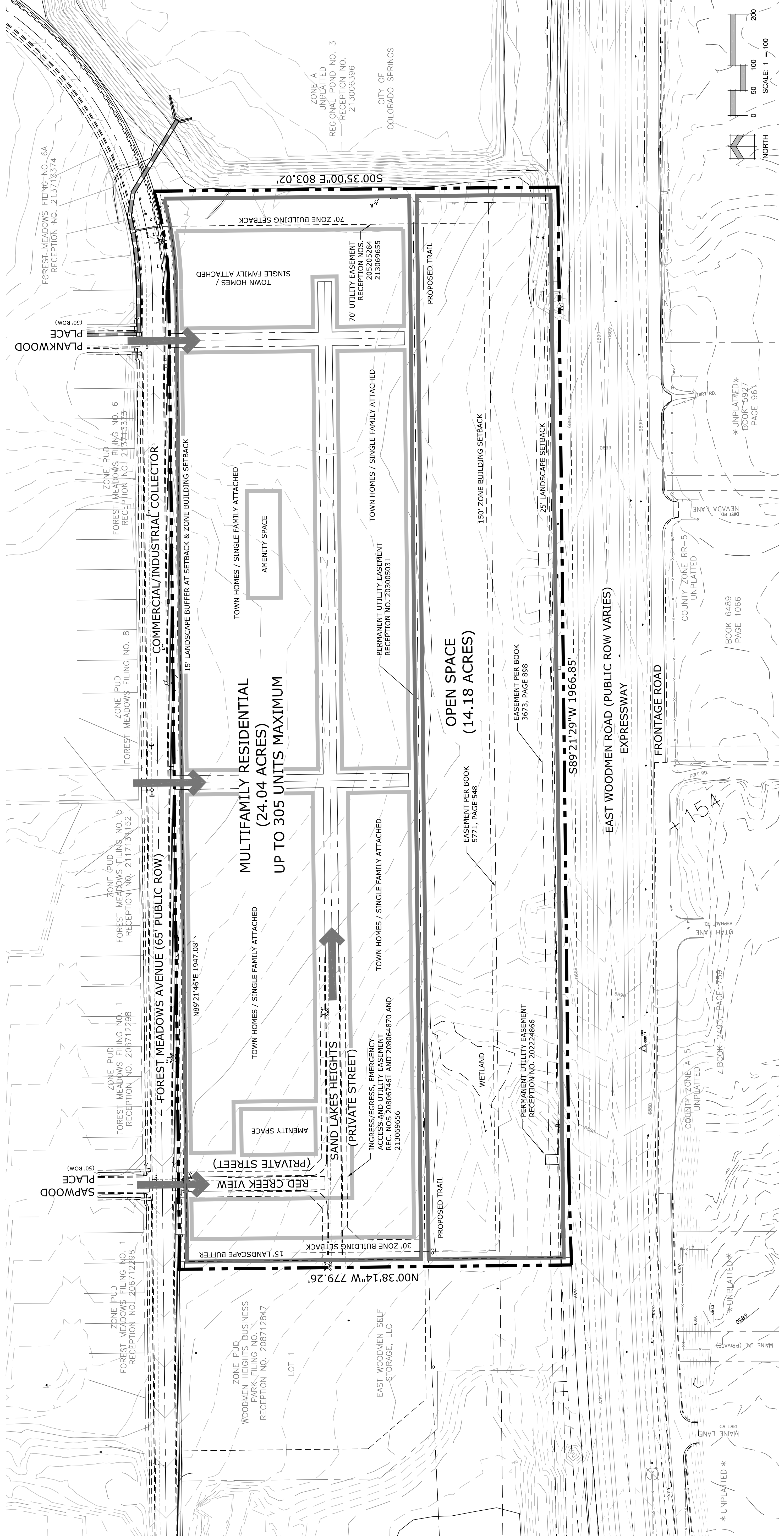
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Concept Plan

1 OF 1
 SHEET NUMBER
 PLAN FILE # CPC PUP 16-00093



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

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Forest
 Meadows
 South
 Springs Land Ventures

DATE: 6/20/16
 PROJECT MGR: A. Barrow
 PREPARED BY: B. Jackson

DATE: BY: DESCRIPTION:

ISSUE / REVISION

Concept Plan

1 OF 1
 SHEET NUMBER
 PLAN FILE # CPC PUP 16-00093

FIGURE 1