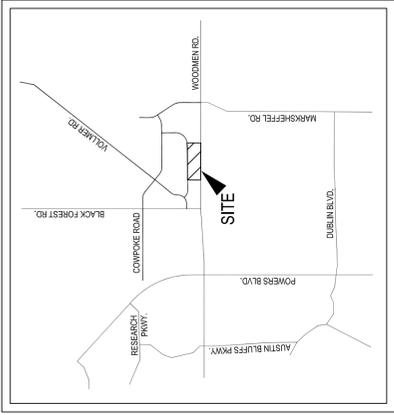


FOREST MEADOWS SOUTH CONCEPT PLAN

VICINITY MAP

N.T.S.



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 215,517.59 SQUARE FEET (4.95 ACRES) OF LAND, MORE OR LESS.

AND

A PORTION OF LAND LYING WITHIN THE SOUTHWEST QUARTER 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.

(1) COURSE ALONG SAID SOUTH LINE OF FOREST MEADOWS AVENUE;

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:

(1) N 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(2) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

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

(1) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(2) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(3) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(4) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(5) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(6) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(7) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(8) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(9) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(10) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(11) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(12) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(13) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(14) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(15) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(16) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(17) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(18) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(19) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(20) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(21) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(22) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(23) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(24) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(25) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(26) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(27) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(28) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(29) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(30) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(31) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(32) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(33) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(34) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(35) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(36) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(37) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(38) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(39) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(40) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(41) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(42) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

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(45) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(46) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(47) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

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(60) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(61) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(62) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(63) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(64) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(65) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

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(80) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(81) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(82) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(83) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(84) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(85) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(86) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

(87) S 89°21'46" E, A DISTANCE OF 1,286.05 FEET;

NOTES

1. 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.
2. PERMANENT EASEMENT SHALL BE RECORDED AND NOTED ON ALL APPROVED DEVELOPMENT PLANS AND SUBDIVISIONS PLANS.
3. PEDESTRIAN CONNECTIONS WILL BE ILLUSTRATED ON SUBSEQUENT DEVELOPMENT PLANS INDICATING SIDEWALKS AND CROSSINGS.
4. THE LAND USES ARE LIMITED TO THOSE IDENTIFIED ON THE PLAN.
5. PARKING WILL BE PROVIDED IN ACCORDANCE WITH CITY PARKING STANDARDS.
6. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FLOODPLAIN 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.
7. THIS PROPERTY IS SUBJECT TO THE CITY OF COLORADO SPRINGS CITY PLANNING OFFICE, CONTACT CITY PLANNING, MP 03-279 OF THE CITY OF COLORADO SPRINGS, CO. P. 100 WOULD LIKE TO REVIEW SAID REPORTS. (ORD. 01-42, 3-13-2001) AVENUE, SUITE 301, COLORADO SPRINGS, CO. P. 100 WOULD LIKE TO REVIEW SAID REPORTS. (ORD. 01-42, 3-13-2001)
8. THE REQUIREMENT FOR A SITE NOISE MITIGATION VISIBUSSES 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 CTL 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, MP 03-279 OF THE CITY OF COLORADO SPRINGS, CO. P. 100 WOULD LIKE TO REVIEW SAID REPORTS. (ORD. 01-42, 3-13-2001) AVENUE, SUITE 301, COLORADO SPRINGS, CO. P. 100 WOULD LIKE TO REVIEW SAID REPORTS. (ORD. 01-42, 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

SCHEDULE FOR CONSTRUCTION: SPRING 2017
MASTER PLAN: P107/AS-CAD (ORDINANCE 07-207)
PROPOSED ZONING: PUD/JD
SCHEDULE FOR CONSTRUCTION: SPRING 2017
MASTER PLAN: P107/AS-CAD (ORDINANCE 07-207)
PROPOSED ZONING: PUD/JD
SCHEDULE FOR CONSTRUCTION: SPRING 2017
MASTER PLAN: P107/AS-CAD (ORDINANCE 07-207)
PROPOSED ZONING: PUD/JD

TAX ID:
5304000662
5304000662
5305200003
5305200002

DEVELOPER

SPRINGS LAND VENTURES LLC
COLORADO SPRINGS, COLORADO 80901
PO BOX 508

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'

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

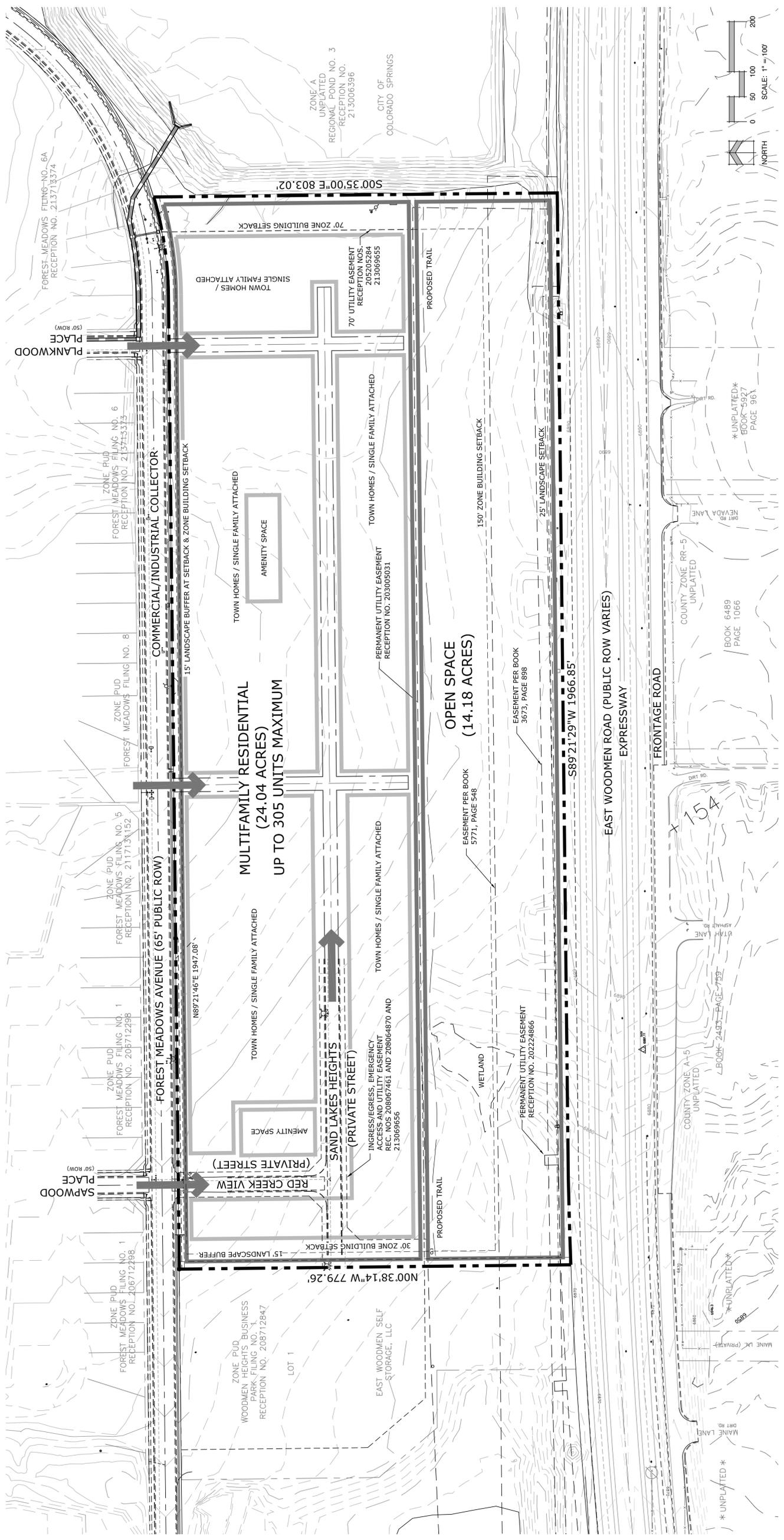


FIGURE 1



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

Concept Plan

1 OF 1
CPC PUP 16-00093