

# REAGAN RANCH COLORADO SPRINGS, CO CONCEPT PLAN

CONSULTANTS:  
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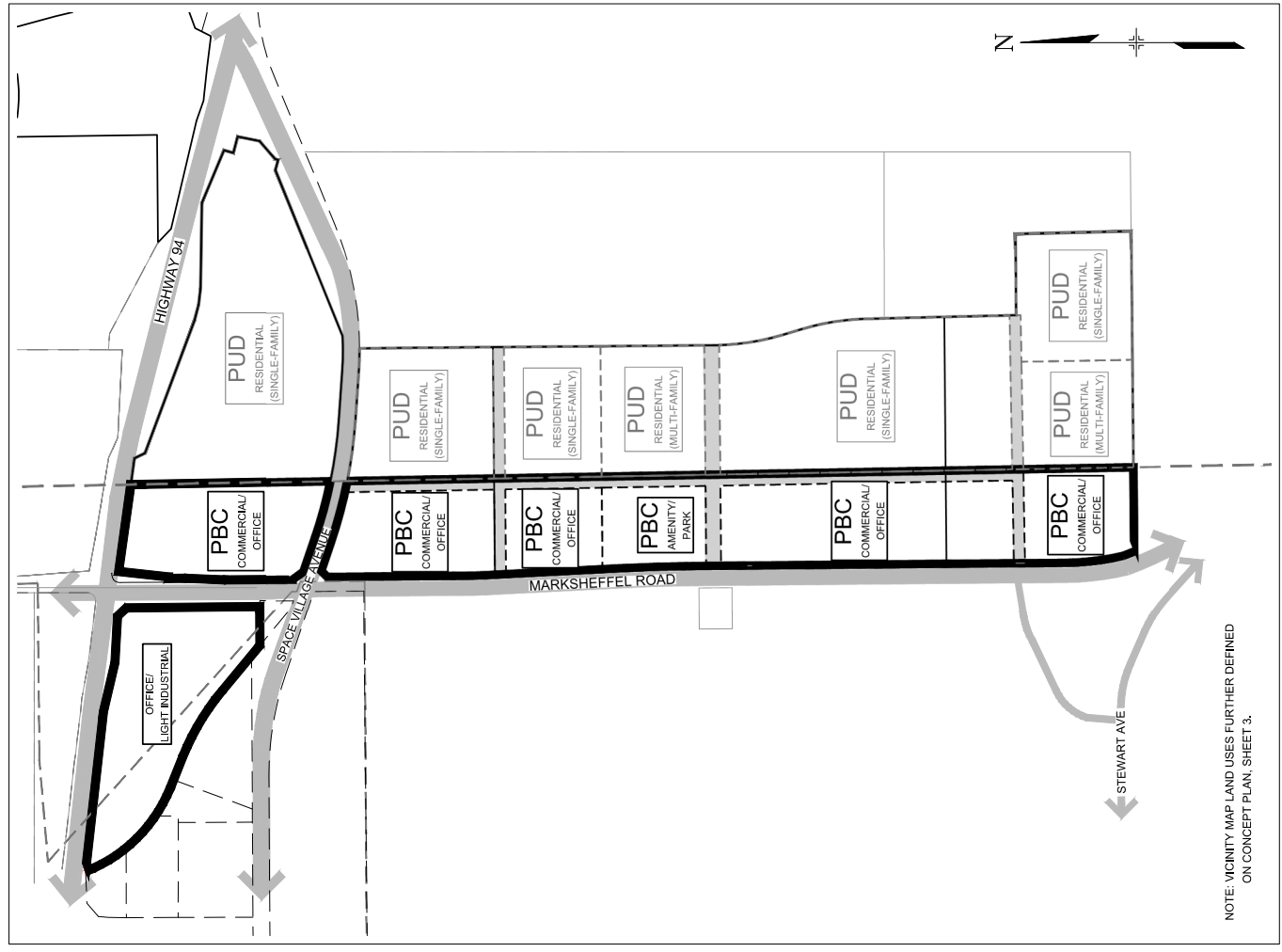
**SHEET INDEX:**  
1 OF 3 CS01 COVER SHEET  
2 OF 3 CS02 COVER SHEET  
3 OF 3 CP01 CONCEPT PLAN

SUMMARY DATA	
PROPERTY SIZE	96.13 ACRES
TAX SCHEDULE NO.	5409000054, 5400000280, 5400000279, 5400000278, 5400000275
MASTER PLAN	BANNING LEWIS RANCH (CPC MP 87-00381-1A17MN17)
CONCEPT PLAN	REAGAN RANCH
DRAINAGE BASIN	JIMMY CAMP CREEK
DEVELOPMENT SCHEDULE	2020-2025
EXISTING LAND USE	AG GRAZING LAND/ VACANT

OFFICE/ LIGHT INDUSTRIAL	
PARCEL	20.34 ACRES
APPROVED MASTER PLAN USE	R&D (RESEARCH & DEVELOPMENT)
EXISTING LAND USE	AG GRAZING LAND/ VACANT
PROPOSED LAND USE	OFFICE/LT. INDUSTRIAL
EXISTING ZONING	PIP2/cr AP22 AO
PROPOSED ZONING	TO BE DETERMINED
MAX. BUILDING HEIGHT	50'
BUILDING SETBACKS	TO BE DETERMINED WITH FUTURE ZONING APPLICATIONS

NOTE: PARCEL WILL REQUIRE REZONE AND PARTIAL ANNEXATION PRIOR TO CONSTRUCTION OR BUILDING PERMIT. THIS MAY BE COMPLETED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.

PBC	
PARCEL	66.95 ACRES
FUTURE PUBLIC R.O.W.	8.86 ACRES
APPROVED MASTER PLAN USE	R&D (RESEARCH & DEVELOPMENT) IDP (INDUSTRIAL PARK)
EXISTING LAND USE	AG GRAZING LAND/ VACANT
PROPOSED LAND USE	COMMERCIAL / OFFICE, and AMENITY/ PARK
EXISTING ZONING	PIP2/cr AP22 A, PIP2/cr AP21 AO, and PIP2/cr
PROPOSED ZONING	PBC/ AO
MAX. BUILDING HEIGHT	45'
BUILDING SETBACKS	25' FRONT / 25' SIDE / 25' REAR



VICINITY MAP  
1" = 500'

NOTE: VICINITY MAP LAND USES FURTHER DEFINED ON CONCEPT PLAN, SHEET 3.

**CONCEPT PLAN GENERAL NOTES:**

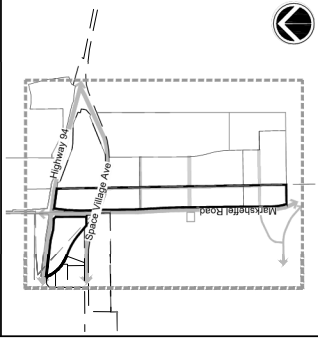
- THE SUBJECT PROPERTY WILL BE INCLUDED WITHIN THE REAGAN RANCH METROPOLITAN DISTRICT APPROVED AUGUST 25, 2020.
- ALL LANDSCAPE TRACTS AND PARKS WITHIN REAGAN RANCH WILL BE OWNED AND MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT APPROVED AUGUST 25, 2020.
- FUTURE LAND DEVELOPMENT APPLICATIONS WILL ESTABLISH USES ALLOWED IN THE COMMERCIAL LAND USE DISTRICTS. DEVELOPMENT WILL OCCUR OVER MULTIPLE PHASES. SIZES/DIMENSIONS OF INDIVIDUAL PARCELS ARE UNKNOWN AT THIS TIME.
- DESIGN STANDARDS AND GUIDELINES TO BE DETERMINED WITH FUTURE LAND DEVELOPMENT APPLICATIONS.
- ALL ARTERIAL AND COLLECTOR LEVEL CLASSIFICATION STREETS AS SHOWN WILL BE PUBLIC. CROSS SECTIONS AND ROW INFORMATION WILL BE INCLUDED IN FUTURE FILINGS PER ENGINEERING REQUIREMENTS. ALL FULL MOVEMENT ACCESS INTERSECTIONS SHALL ACCOMMODATE BICYCLE AND PEDESTRIAN TRANSPORTATION.
- ACCESS LOCATIONS, FUTURE POINTS OF CONNECTION AS SHOWN AND NUMERICAL ACREAGE ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED AT THE TIME OF THE DEVELOPMENT PLAN SUBMITTAL FOR EACH PARCEL.
- THERE SHALL BE NO DIRECT ACCESS TO STATE HIGHWAY 94.
- THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0786G, PANEL NUMBER 758, DATED DECEMBER 7, 2018.
- 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.
- A MASTER DEVELOPMENT DRAINAGE PLAN FOR REAGAN RANCH (MDDP) WAS SUBMITTED IN CONJUNCTION WITH THIS MASTER PLAN. REFER TO THIS MDDP FOR PRELIMINARY DRAINAGE INFORMATION DATED NOVEMBER 2020. DETENTION FOR INDIVIDUAL PARCELS WILL UTILIZE EXISTING DETENTION FACILITIES OR WILL REQUIRE ON-SITE DETENTION.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED.
- 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 WITH FUTURE SUBMITTALS UNLESS A CHANGE OF USE IS REQUESTED.
- 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.
- 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.
- SCHOOL FEES IN LIEU WILL BE PAID AT TIME OF BUILDING PERMIT FOR THE FIRST 289 UNITS OF THE REAGAN RANCH DEVELOPMENT. WHEN A DEVELOPMENT PLAN IS SUBMITTED TO THE CITY OF COLORADO SPRINGS FOR ENTITLEMENT OF THE 290TH RESIDENTIAL UNIT, THE SCHOOL DISTRICT WILL EVALUATE CONTINUING FEES IN LIEU OR RECEIVING A FUTURE EIGHT (8) ACRE SCHOOL SITE LAND DEDICATION AS SHOWN ON THE CONCEPT PLAN.
- 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 CITY OF COLORADO SPRINGS, EL PASO COUNTY, AND THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT).

**PARKLAND OBLIGATION ESTIMATE\***

LAND (ACRES UNIT)	UNIT QUANTITY	LAND/ UNIT	FEE/ UNIT	SUB-TOTALS	TOTALS
DENSITY: 8 DU/JAC & UNDER				0.0000	
DENSITY: 8 DU/JAC & OVER	1262	0.01650		20.82	20.82
FEES (\$/UNIT)					
DENSITY: 8 DU/JAC & UNDER			\$ 1.781	\$ 0	
DENSITY: 8 DU/JAC & OVER	1262		\$ 1,264	\$ 1,595,168	\$ 1,595,168
*Subject to Change					

**PARK AND OPEN SPACE NOTES:**

- 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.
- THE REAGAN RANCH METROPOLITAN DISTRICT WAS APPROVED BY THE CITY OF COLORADO SPRINGS CITY COUNCIL ON AUGUST 25, 2020.
- PARKLAND DEDICATION ORNANCE (PLDO):
  - CONCEPTUAL LOCATIONS AND SIZES OF PROPOSED PUBLIC PARKS AS ILLUSTRATED ON THE CONCEPT PLAN ARE INTENDED TO FULFILL PLDO LAND OBLIGATION. AT THE TIME OF THIS CONCEPT PLAN AN ESTIMATED 21 ACRES OF PARKLAND IS REQUIRED PER CURRENT PLDO CALCULATIONS.
  - IF THERE SHOULD BE ADDITIONAL PLDO OBLIGATIONS THIS MAY BE MET THROUGH PARK LAND DEDICATION, FEES IN LIEU OF, OR A COMBINATION OF BOTH.
  - FINAL PUBLIC PARK SIZE, EXACT LOCATION AND DESIGN WILL BE ADDRESSED WITH THE FUTURE DEVELOPMENT PLAN AND PLAT APPLICATIONS. THE DESIGN OF THE PARK SITES ARE REQUIRED TO GO TO THE PROS ADVISORY BOARD FOR HEARING. SHOULD THERE BE A NEW ORNANCE IN PLACE AT TIME OF THESE SUBMITTALS, THE CURRENT OBLIGATION MAY BE RECALCULATED, AND HOW THESE PARKS ARE FINIALIZED TO MEET THE NEW OBLIGATION WILL BE DONE ADMINISTRATIVELY.
  - ALL FUTURE PARK SITES IDENTIFIED FOR FULFILLING PLDO OBLIGATIONS SHALL BE REZONED TO (PK) WITH FUTURE FINAL PLATS ADJACENT TO S&D PARK SITES.



VICINITY MAP

PROJECT:  
**REAGAN RANCH  
CONCEPT PLAN**

**COLORADO SPRINGS, CO  
FOURTH SUBMITTAL 01/14/2021**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	06/17/2020	INITIAL SUBMITTAL	RAF
1	11/19/2020	REVISED PER CITY COMMENTS	RAF
2	12/17/2020	REVISED PER CITY COMMENTS	RAF
3	01/14/2021	REVISED PER CITY COMMENTS	RAF

DRAWING INFORMATION:

PROJECT NO.:	19,224,008
DRAWN BY:	RAF
CHECKED BY:	JRA
APPROVED BY:	JRA
SHEET TITLE:	

**COVER SHEET**

**CS01**

**SHEET 1 OF 3**

CITY FILE NO.: CPC CP-20-0137

**CONCEPT PLAN**

### LEGAL DESCRIPTION (PBC)

A portion of the parcel being described in that Special Warranty Deed, recorded March 23, 2018 in Reception No. 218032766, the parcel being described in that Personal Representative's Deed, recorded September 7, 2018 in Reception No. 218105041, the parcel being described in that Special Warranty Deed, recorded March 23, 2018 in Reception No. 218032815, and the parcel described in Book 5562, Page 362, recorded October 5, 1988, in the Official Public Records of El Paso County, Colorado, located in the West 1/2 of Section 16, Township 14 South, Range 65 West, and Southwest 1/4 of Section 9, Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

#### PARCEL A

BEGINNING at a point on the southwest corner of that parcel described in Reception No. 218032815, also being a point on the east right-of-way line of Marksheffel Road, thence along said east right-of-way line, along the arc of a non-tangent curve to the right, whose center bears N67°53'32"E, (Basis of bearings is the south line of Parcel C as described in that Warranty Deed recorded March 23, 2018 under Reception No. 218032815 in the records of the El Paso County Clerk and Recorder, monumented on the east by #5 rebar with an aluminum cap, illegible, flush with grade and on the west by #5 rebar with a green plastic cap, stamped "PLS 38245", flush with grade and measured to bear S89°28'30"W, a distance of 1933.22 feet, having a radius of 1,940.00 feet, a central angle of 02°05'19", a distance of 70.72 feet; thence continuing along said east line along the following seven (7) courses:

1. along the arc of a non-tangent compound curve to the right, whose center bears N76°34'34"E, having a radius of 1,565.61 feet, a central angle of 12°34'18", a distance of 343.52 feet;
2. N00°29'23"W, a distance of 2,248.72 feet;
3. along the arc of a non-tangent curve to the left, whose center bears S89°26'06"W, having a radius of 11,096.50 feet, a central angle of 02°22'50", a distance of 461.03 feet;
4. N02°58'46"W, a distance of 806.40 feet;
5. along the arc of a non-tangent curve to the right, whose center bears N87°00'11"E, having a radius of 1,600.00 feet, a central angle of 02°29'01", a distance of 69.35 feet;
6. N00°28'24"W, a distance of 862.74 feet, to a point herein referred to as "Point A";
7. N44°26'37"E, a distance of 52.42 feet, to a point on the south right-of-way line of Space Village Avenue;

thence S71°12'30"E, along said south right-of-way line, a distance of 179.07 feet; thence along said south right-of-way line, along the arc of a non-tangent curve to the left, whose center bears N18°48'44"E, having a radius of 2,915.97 feet, a central angle of 07°35'02", a distance of 385.97 feet, to a point on the Airport Overlay Zone line;

thence leaving said south right-of-way line, S01°00'21"E, along said Airport Overlay Zone line, a distance of 4,749.78 feet, to a point on the south line of that parcel described in said Special Warranty Deed, recorded in Reception No. 218032815; thence along said south line, S69°28'30"W, a distance of 508.19 feet, to the POINT OF BEGINNING.

Containing 2,723,260 Sq. Ft. or 62,517 acres, more or less.

#### TOGETHER WITH

#### PARCEL B

COMMENCING at aforementioned "Point A"; thence N04°27'02"W, a distance of 211.80 feet, to a point on the south line of that parcel being described in Book 5562, Page 362, also being a point on the north right-of-way line of Space Village Avenue, also being the POINT OF BEGINNING; thence along the west line of said parcel, also being the east right-of-way line of Marksheffel Road, the following five (5) courses;

1. N00°30'20"W, a distance of 410.06 feet;
2. N02°22'05"E, a distance of 240.28 feet;
3. N00°31'32"W, a distance of 97.57 feet;
4. N89°02'42"E, a distance of 9.66 feet;
5. N06°13'39"E, a distance of 301.91 feet, to a point on the north line of the parcel described in Book 5562, Page 362, also being the south right-of-way line of Highway 94;

thence along the south right-of-way line of Highway 94, S62°07'39"E, a distance of 528.69 feet, to a point on said Airport Overlay Zoning line; thence along said Airport Overlay Zoning line, S01°00'21"E, a distance of 1,204.63 feet, to a point on the north right-of-way line of Space Village Avenue; thence continuing along said north right-of-way line the following three (3) courses;

1. along the arc of a non-tangent curve to the right, whose center bears N11°40'59"E, having a radius of 2,815.00 feet, a central angle of 07°08'45", a distance of 351.08 feet;
2. N71°12'13"W, a distance of 218.95 feet;
3. N35°54'36"W, a distance of 81.68 feet;

Containing 665,038 Sq. Ft. or 15,267 acres, more or less.

### LEGAL DESCRIPTION (OFFICE/LT INDUSTRIAL)

A portion of that parcel described in Book 5562, Page 362, recorded October 5, 1988, of the Official Public Records of El Paso County, Colorado, located in the Southeast 1/4 of Section 8, Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

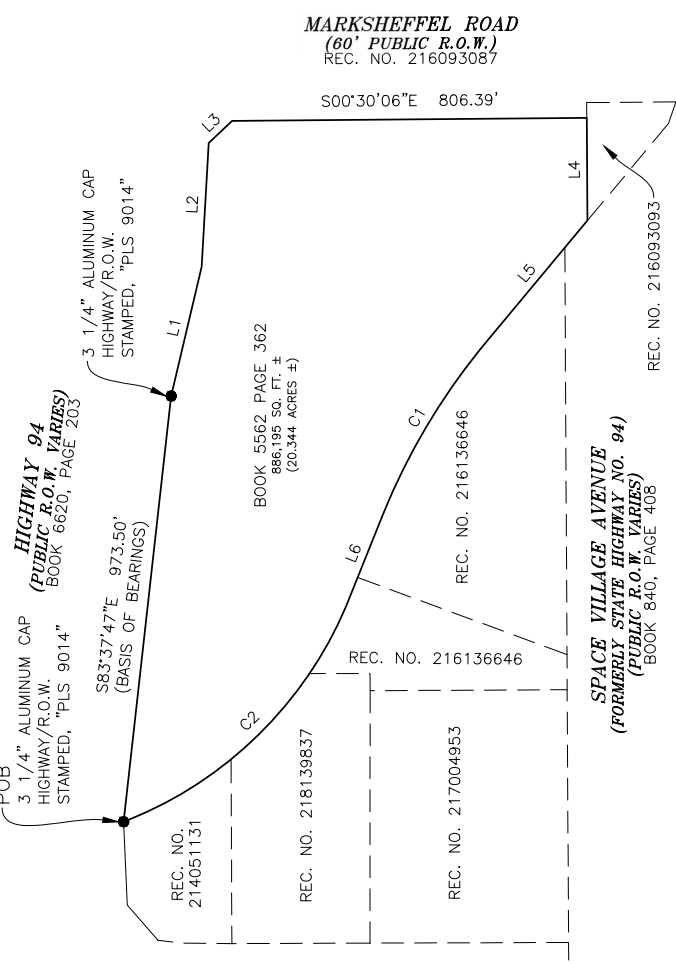
BEGINNING at a point on the northwest corner of said parcel, also being a point on the south right-of-way line of Highway 94; thence S83°37'47"E, (Basis of Bearings is the north line of that parcel as described in Book 5562, Page 362, in the records of the El Paso County Clerk and Recorder, monumented on the west by a 3/1/4" aluminum cap, stamped "PLS 9014", 1" below grade, and on the east by a 3/1/4" aluminum cap, stamped "PLS 9014", 1" below grade, and measured to bear S83°37'47"E, a distance of 973.50 feet; along said south right-of-way line, a distance of 973.50 feet; thence continuing along said south right-of-way line, the following two (2) courses:

1. S76°44'46"E, a distance of 302.04 feet;
2. S86°42'55"E, a distance of 281.30 feet, to a point on the west right-of-way line of Marksheffel Road;

thence leaving said north right-of-way line, S43°37'54"E, along said west right-of-way line, continuing along said west right-of-way line, a distance of 72.87 feet; thence S00°30'06"E, a distance of 806.39 feet; thence leaving said west right-of-way line, S89°38'32"W, along the north line of that parcel described in Reception No. 216093083, a distance of 233.38 feet; thence leaving said north line of said parcel, along the south line of that parcel described in Book 5562, Page 362, N50°10'43"W, a distance of 358.53 feet; thence along the following three (3) courses:

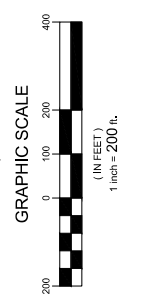
1. along the arc of a non-tangent curve to the left, whose center bears S39°48'39"W, having a radius of 1,482.69 feet, a central angle of 17°58'45", a distance of 465.26 feet;
2. N68°09'57"W, a distance of 200.09 feet;
3. along the arc of a non-tangent curve to the right, whose center bears N21°49'24"E, having a radius of 905.37 feet, a central angle of 46°56'35", a distance of 741.78 feet, to the POINT OF BEGINNING.

Containing 886,202 Sq. Ft. or 20,344 acres, more or less.



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	DELTA ANGLE	RADIAL BEARING
C1	1482.69'	465.26'	17°58'45"	S39°48'39"W	S39°48'39"W
C2	905.37'	741.78'	46°56'35"	N21°49'24"E	N21°49'24"E

LINE	BEARING	DELTA ANGLE	RADIAL BEARING	DELTA ANGLE	RADIAL BEARING
L1	S76°44'46"E	302.04'	S02°04'	302.04'	S02°04'
L2	S86°42'55"E	281.30'	S43°37'54"E	281.30'	S43°37'54"E
L3	S43°37'54"E	72.87'	S89°38'32"W	72.87'	S89°38'32"W
L4	S89°38'32"W	233.38'	N50°10'43"W	233.38'	N50°10'43"W
L5	N50°10'43"W	358.53'	N68°09'57"W	358.53'	N68°09'57"W
L6	N68°09'57"W	200.09'	N21°49'24"E	200.09'	N21°49'24"E



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**COLORADO SPRINGS, CO**  
**FOURTH SUBMITTAL 01/14/2021**

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 PROJECT NO.: 19,224,008  
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 SHEET TITLE:

**COVER SHEET**

**CS02**

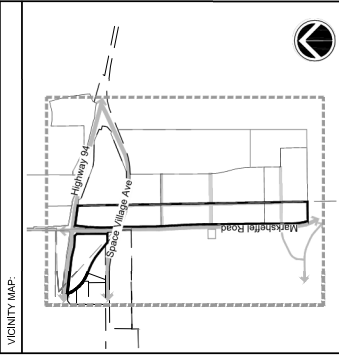
**SHEET 2 OF 3**

CONSULTANTS:  
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 1400 S. W. 10th Street, Suite 1100  
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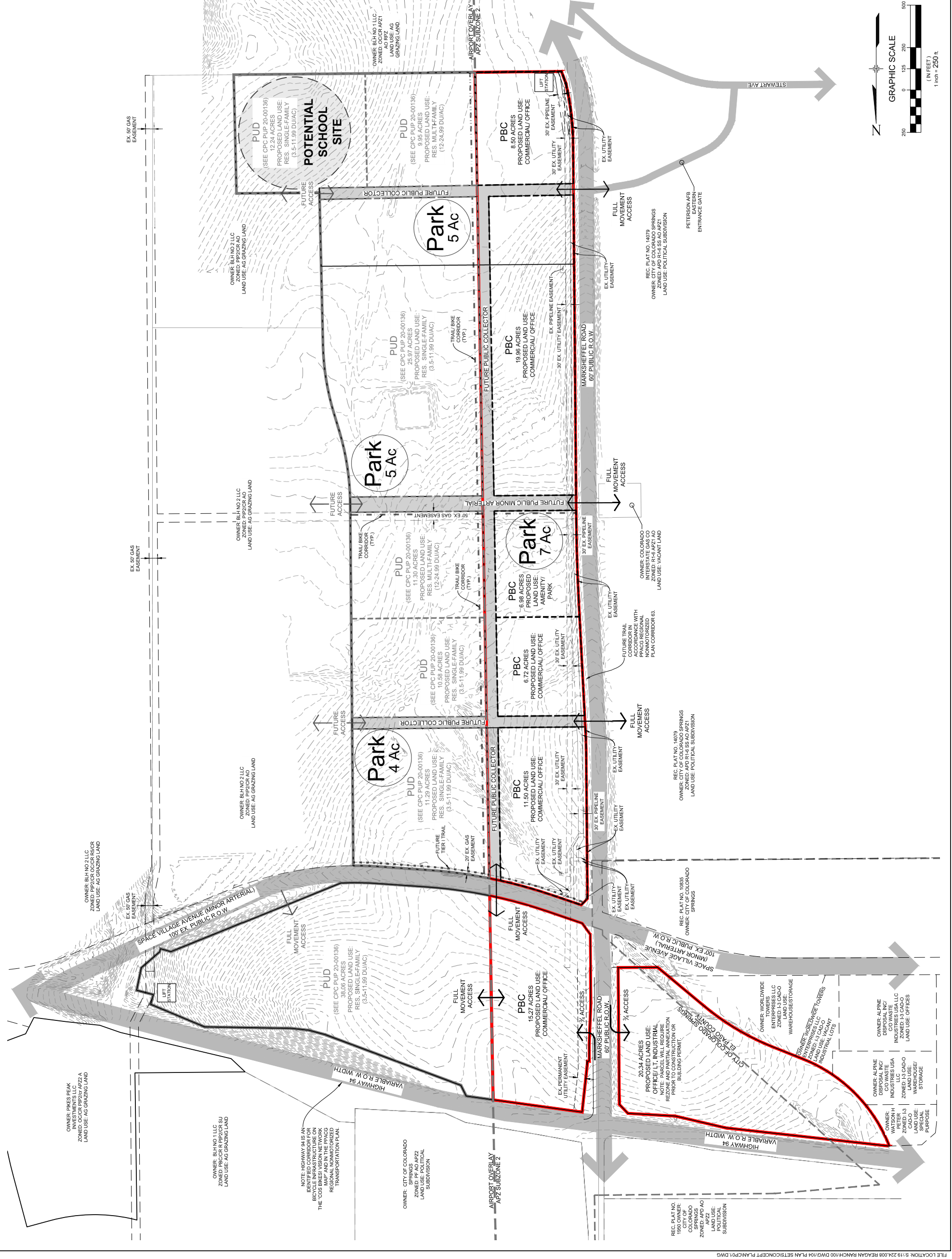
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APPROVED BY: JRA  
SHEET TITLE:

**CONCEPT PLAN**

**CP01**

**SHEET 3 OF 3**

CITY FILE NO.: CPC CP-20-0137



**CONCEPT PLAN**