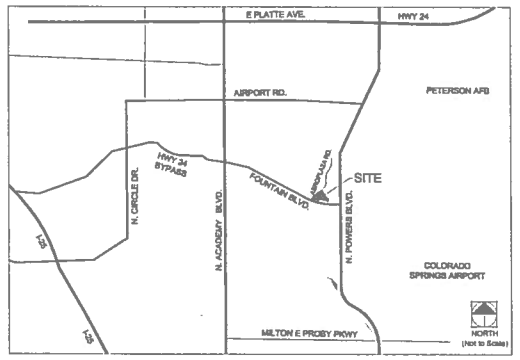
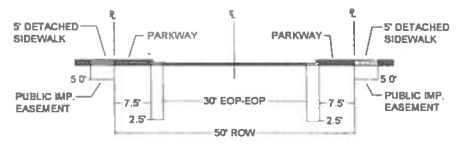
FIGURE 1

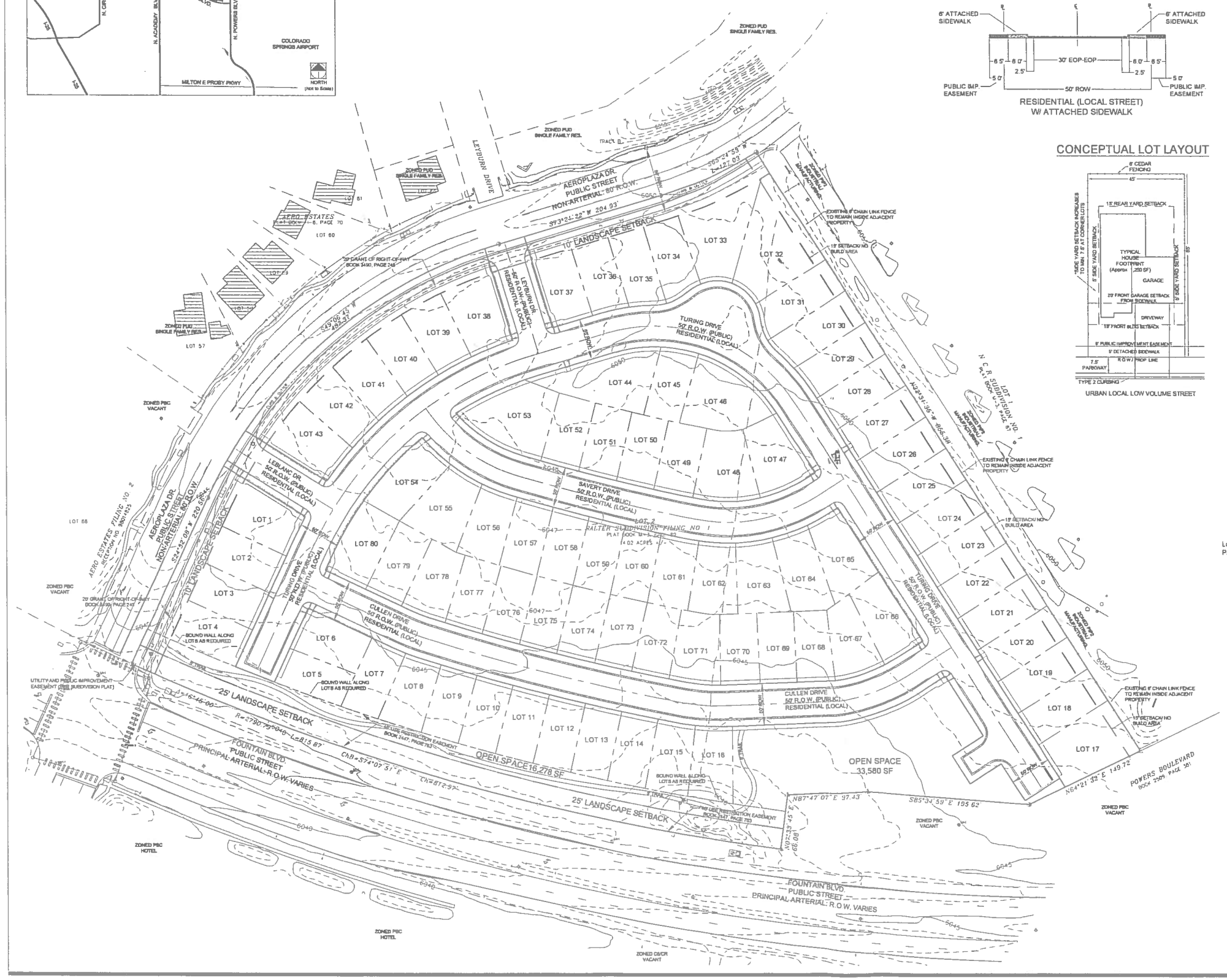
VICINITY MAP





RESIDENTIAL (LOCAL STREET)
W/ DETACHED SIDEWALK

RESIDENTIAL (LOCAL STREET)
W/ ATTACHED SIDEWALK



CONCEPTUAL LOT LAYOUT

URBAN LOCAL LOW VOLUME STREET

PROJECT STATEMENT:

THE VILLAGE AT AEROPLAZA DEVELOPMENT PROJECT PROPOSES TO REZONE 14.02 ACRES FROM PBC/ CR TO PUD TO ALLOW FOR 80 SMALL LOT, SINGLE FAMILY DETACHED RESIDENTIAL UNITS.

GENERAL NOTES:

1. THIS SITE IS LIMITED TO SINGLE-FAMILY DETACHED RESIDENTIAL USES AND OPEN SPACE. NO OFFICE OR INDUSTRIAL USES WILL BE PERMITTED.
2. ALL TRACTS, OPEN SPACES, COMMON AREAS, AND PERIMETER STREETSCAPE PLANTINGS WITHIN THIS DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. THE HOA TO BE COMPLETED BY SEPARATE INSTRUMENT
3. THERE ARE NO SIGNIFICANT FEATURES SUCH AS VEGETATION, ROCK OUTCROPPINGS, OR STREAMS FOUND ON THIS SITE.
4. FEES IN LIEU OF LAND WILL BE PROVIDED FOR SCHOOLS AND PARKS.
5. A SOUND WALL MAY BE REQUIRED ALONG FOUNTAIN BLVD TO MEET CURRENT NOISE POLICY STANDARDS.
6. DRAINAGE, GRADING, AND WATER QUALITY RELATED FEATURES WILL BE PROVIDED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
7. ALL UTILITY RELATED ELEMENTS WILL BE PROVIDED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.

EXISTING CONDITIONS OF RECORD:

1. THE PROPERTY IS SUBJECT TO TERMS, CONDITIONS, DUTIES AND OBLIGATIONS AS SET FORTH IN AGREEMENT RECORDED MAY 27, 1971 IN BOOK 2411 AT PAGE 298 AND SUPPLEMENTAL ANNEXATION AGREEMENT RECORDED OCTOBER 19, 1971 IN BOOK 2443 AT PAGE 960, NOVEMBER 5, 1971 IN BOOK 2447 AT PAGE 783 AND MAY 22, 1972 IN BOOK 2490 AT PAGE 535.
2. THE PROPERTY IS SUBJECT TO THE 46 FOOT SCENIC EASEMENT AFFECTING THE SOUTHERLY PORTION OF SUBJECT PROPERTY AS SHOWN ON THE RECORDED PLAT AND PER CITY SUPPLEMENTAL ANNEXATION AGREEMENT RECORDED IN BOOK 2447 AT PAGE 783
3. THE PROPERTY IS SUBJECT TO THE AVIGATION AND HAZARD EASEMENT GRANTED TO THE CITY OF COLORADO SPRINGS BY THE INSTRUMENT RECORDED NOVEMBER 12, 1975 IN BOOK 2790 AT PAGE 185 UPON THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT, OVER SUBJECT PROPERTY.
4. THE PROPERTY IS SUBJECT TO AN EASEMENT FOR PUBLIC STREET AND INCIDENTAL PURPOSES GRANTED TO THE CITY OF COLORADO SPRINGS BY THE INSTRUMENT RECORDED OCTOBER 9, 1981 IN BOOK 3490 AT PAGE 245.
5. THE PROPERTY IS SUBJECT TO THE PERMANENT EASEMENT AND RIGHT OF WAY AGREEMENT TO THE CITY OF COLORADO SPRINGS ON BEHALF OF ITS UTILITIES, RECORDED MAY 19, 1995 AT RECEPTION NO 095048534.

OPEN SPACE:

1. PER SMALL LOT PUD GUIDELINES, REQUIRED OPEN SPACE IS 600 S.F. PER LOT FOR LOTS BELOW 3,999 S.F.
2. OPEN SPACE REQUIRED:
   80 UNITS X 600 SF= 48,000 SF
3. COMMON OPEN SPACE PROVIDED:
   49,858 SF PROVIDED OPEN SPACE
4. REQUIRED LANDSCAPE SETBACKS AND BUFFERS ARE NOT COUNTED IN MEETING THE COMMON OPEN SPACE REQUIREMENT.
5. PRIVATE OPEN SPACE PROVIDED WILL BE A MINIMUM 600 SF PER LOT AS A RESULT OF LOT SIZE AND LOT SETBACKS.

FLOODPLAIN:

This property is not located within a designated FEMA floodplain as determined by the flood insurance rate map, community map number '08041C0761 F' effective date 'March 17, 1997'.

DEVELOPMENT STANDARDS AND GUIDELINES

Minimum Lot Area: 3,825 SF
Maximum Percentage of Structural Coverage of Lot: Forty Five Percent (45%).
Maximum Structural Height: Thirty Five Feet (35').
Setback Requirements:
- a. Front yard: Fifteen Feet (15')
- b. Front Garage Setback: Twenty Feet (20') from Inside Edge of Sidewalk to the Face of the Garage
- c. Side yard: Five Feet (5')
- d. Corner yard setback: Seven and One Half Feet (7.5')
- e. Rear yard: Fifteen Feet (15')

VILLAGE AT AEROPLAZA LEGAL DESCRIPTION:

Lot 2, in Salter Subdivision Filing No. 1, as recorded in Plat Book M-3 at page 89 of the records of the El Paso County Clerk and Recorder, in the City of Colorado Springs, County of El Paso, State of Colorado.

SITE DATA

SITE LOCATION:	NORTHEAST CORNER OF FOUNTAIN BLVD. AND AEROPLAZA RD.
TAX SCHEDULE NUMBER	No. 8452040002
SITE ACREAGE:	14.02 AC
EXISTING ZONING:	PBC/ CR
PROPOSED ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	SINGLE-FAMILY DETACHED RESIDENTIAL
TOTAL UNITS	80
GROSS DENSITY	5.7 DU / AC.
NET DENSITY	10.0 DU / AC.
TOTAL RESIDENTIAL AREA	349,956 SF (8.0 AC)
TOTAL R.O.W. AREA	168,369 SF (3.8 AC)
TOTAL OPEN SPACE AREA	85,944 SF (2.2 AC)
SCHEDULE FOR CONSTRUCTION	WINTER 2015/ SPRING 2016
ON STREET PARKING	ALLOWED EXCEPT WHERE MARKED AS "NO PARKING FIRE LANE"

PROJECT TEAM

OWNER/ APPLICANT:
AEROPLAZA FOUNTAIN LLC
212 N WASATCH AVE., SUITE 301
COLORADO SPRINGS, CO 80903
PHONE: (719) 635-3200

PLANNERS/ LANDSCAPE ARCH.:
THOMAS & THOMAS
702 N. TEJON STREET
COLORADO SPRINGS, CO 80903
PHONE: (719) 578-8777

NORTH

0 30' 60' 90'

SCALE: 1" = 60'

City File Number:
CPC PUD 15-00032

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

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	CITY COMMENT REVIEW #1	5/15/15	JRA		
2					
3					
4					
5					
6					

DESIGNED	JRA	04.03.15	
DRAWN	JRA	00.00.00	
CHECKED	LT	00.00.00	
PROJECT NUMBER		3412.00	
SCALE:			AS NOTED

VILLAGE AT AEROPLAZA
CONCEPT PUD PLAN
Colorado Springs, CO

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