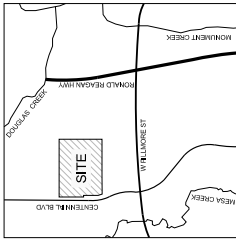


OUTLOOK AT CENTENNIAL AND FILLMORE

CITY OF COLORADO SPRINGS, COLORADO

PUD CONCEPT PLAN

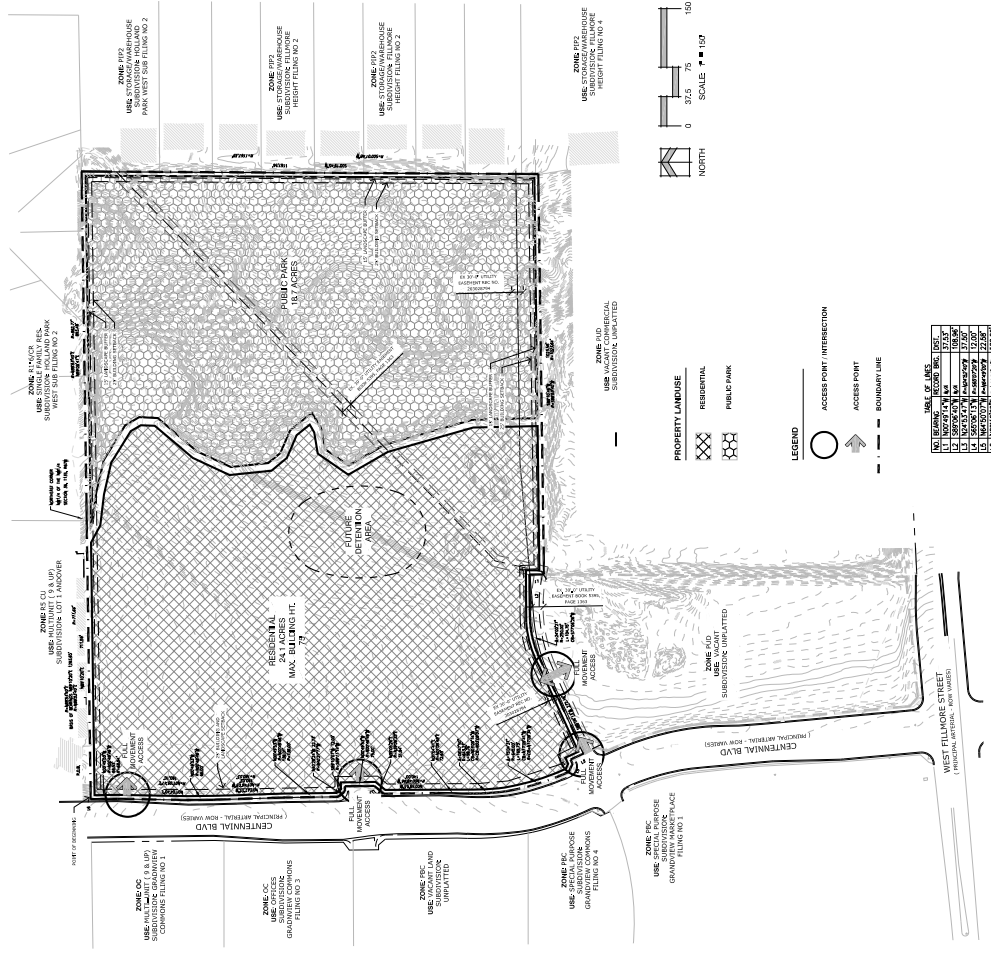
VICINITY MAP



DEVELOPER:
TURTLE CREEK GRANDVIEW OFFICE LLC
DENVER, CO 80222, 3873 S BELLAIRE ST SUITE 1106

APPLICANT:
N.E.S. INC.
COLORADO SPRINGS, CO 80903, 409 N CASCADE AVE, SUITE 200

OWNER:
TURTLE CREEK GRANDVIEW OFFICE LLC
DALLAS, TX 75201, 2601 BLOSSOM AVE, SUITE 400



PROPERTY LANDUSE

- RESIDENTIAL
- PUBLIC PARK

LEGEND

- ACCESS POINT - INTERSECTION
- ACCESS POINT
- BOUNDARY LINE

SCALE: 1" = 150'

0 25.0 75 150

AREA OF LOTS

LOT 1	1,000.00
LOT 2	1,000.00
LOT 3	1,000.00
LOT 4	1,000.00
LOT 5	1,000.00
LOT 6	1,000.00
LOT 7	1,000.00
LOT 8	1,000.00
LOT 9	1,000.00
LOT 10	1,000.00
LOT 11	1,000.00
LOT 12	1,000.00
LOT 13	1,000.00
LOT 14	1,000.00
LOT 15	1,000.00
LOT 16	1,000.00
LOT 17	1,000.00
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LOT 40	1,000.00
LOT 41	1,000.00
LOT 42	1,000.00
LOT 43	1,000.00
LOT 44	1,000.00
LOT 45	1,000.00
LOT 46	1,000.00
LOT 47	1,000.00
LOT 48	1,000.00
LOT 49	1,000.00
LOT 50	1,000.00

SITE DATA:

PARCEL #: PD 23600001
 PROJECT NAME: OUTLOOK AT CENTENNIAL AND FILLMORE
 EASTERLY CORNER: 100' TO THE CENTERLINE OF CENTENNIAL BLVD.
 PROPOSED ZONE: PUD
 PROJECT ADDRESS: 409 N CASCADE AVE, SUITE 200
 PROJECT AREA: 42.8 AC
 PUBLIC PARK: 387 AC

REGISTRATION: MULTIFAMILY SINGLE-FAMILY ATTACHED, TOWNHOMES, SENIOR HOUSING
 (THIS PLAN INCLUDES ASSISTED LIVING, RETIREMENT HOME, MEMORY CARE, AND SKILLED CARE) - 15-34.09 BUAJZ

BOUNDARY SETBACKS:

FRONT: 15' (EASTERN BOUNDARY)
 REAR: 15' (WESTERN BOUNDARY)
 SIDE: 15' (NORTHERN AND SOUTHERN BOUNDARY)

LANDSCAPE SETBACKS/BUFFER:

NORTHERN BOUNDARY: 15' BUFFER
 EASTERN BOUNDARY: 15' BUFFER
 SOUTHERN BOUNDARY: 15' BUFFER

THE PROJECT IS BEING DEVELOPED AS A UNIFIED DEVELOPMENT SO ALL BUILDING SETBACKS SHALL BE MEASURED FROM THE PROPERTY OF THE DEVELOPER AS SPECIFIED ON THE PLAN AND NOT INTERNAL LINES, ROADWAYS OR ACCESS DRIVES.

LEGAL DESCRIPTION

THAT PORTION OF THE TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED SEPTEMBER 16, 1981 IN BOOK 3481, AT PAGE 413, LYING EAST OF SECTION 36, TOWNSHIP 43 SOUTH RANGE 47 WEST OF THE 10TH PRINCIPAL MERIDIAN, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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GENERAL NOTES

1. MASTER PLAN: THE PROJECT SITE IS PART OF THE HILL PROPERTIES MASTER PLAN (CPC # 19A-0000000000).
2. FLOODPLAIN STATEMENTS: THE SITE DOES NOT LIE WITHIN FEMA DESIGNATED FLOODPLAIN, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 58040C0130. THE FLOODPLAIN STATEMENTS AND FLOODPLAIN MAPS ARE ATTACHED TO THIS PLAN. THE FLOODPLAIN STATEMENTS AND FLOODPLAIN MAPS SHALL BE OBTAINED BY THE APPLICANT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND BE OBTAINED AS ZONE A, AREA DESIGNATED AS ZONE X, AREA DESIGNATED AS ZONE A, AREA DESIGNATED AS ZONE X, AREA DESIGNATED AS ZONE A, AREA DESIGNATED AS ZONE X.
3. ADJACENT PROPERTY: THE APPLICANT IS RESPONSIBLE FOR THIS PLAN HAVING BEEN FURNISHED TO ALL ADJACENT PROPERTY OWNERS AND TO ALL ADJACENT PROPERTY OWNERS OF THE CITY OF COLORADO SPRINGS. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL ADJACENT PROPERTY OWNERS AND FROM THE CITY OF COLORADO SPRINGS. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL ADJACENT PROPERTY OWNERS AND FROM THE CITY OF COLORADO SPRINGS. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL ADJACENT PROPERTY OWNERS AND FROM THE CITY OF COLORADO SPRINGS.
4. CROWNED DISCLOSURE STATEMENT: THE APPLICANT HAS REVIEWED THE RECORDS OF THE CITY OF COLORADO SPRINGS AND HAS DETERMINED THAT THE PROJECT DOES NOT VIOLATE ANY CITY ORDINANCES OR REGULATIONS. THE APPLICANT HAS REVIEWED THE RECORDS OF THE CITY OF COLORADO SPRINGS AND HAS DETERMINED THAT THE PROJECT DOES NOT VIOLATE ANY CITY ORDINANCES OR REGULATIONS. THE APPLICANT HAS REVIEWED THE RECORDS OF THE CITY OF COLORADO SPRINGS AND HAS DETERMINED THAT THE PROJECT DOES NOT VIOLATE ANY CITY ORDINANCES OR REGULATIONS.
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PUD CONCEPT PLAN

1 OF 1

CPC PUP 20-00120