

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING WITHIN SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE EAST END BY A 3/4" ALUMINUM CAP STAMPED "PLS 17496" AND AT THE WEST END BY A 3/4" ALUMINUM CAP STAMPED "PLS 17496", ASSUMED TO BEAR S89°23'04"W, A DISTANCE OF 5221.44 FEET.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO;

THENCE N00°10'59"E, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 108.46 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 206093480, RECORDS OF EL PASO COUNTY, COLORADO, RECORDED UNDER RECEPTION NO. 206093480, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THE FOLLOWING TWO (2) COURSES ARE ALONG THE NORTHERLY AND WESTERLY BOUNDARY LINES OF SAID PARCEL OF LAND DESCRIBED IN SAID DOCUMENT RECORDED UNDER RECEPTION NO. 206093480;

1. THENCE S89°18'28"W, A DISTANCE OF 199.77 FEET;
2. THENCE S00°10'59"W, A DISTANCE OF 78.46 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WOODMEN ROAD;

THENCE S89°18'28"W, ON SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1144.82 FEET;  
THENCE N03°49'17"E, A DISTANCE OF 1219.82 FEET TO A POINT OF CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 37°27'43", A RADIUS OF 950.00 FEET, A DISTANCE OF 621.14 FEET TO A POINT OF TANGENT;

THENCE N33°38'27"W, A DISTANCE OF 272.22 FEET;  
THENCE S75°08'00"E, A DISTANCE OF 243.00 FEET;  
THENCE N30°42'00"E, A DISTANCE OF 193.00 FEET;  
THENCE N13°39'00"W, A DISTANCE OF 369.00 FEET;  
THENCE N31°25'00"E, A DISTANCE OF 224.00 FEET;  
THENCE N63°38'00"E, A DISTANCE OF 205.00 FEET;  
THENCE N17°08'00"E, A DISTANCE OF 222.00 FEET;  
THENCE N25°23'00"W, A DISTANCE OF 272.00 FEET;  
THENCE N41°34'00"W, A DISTANCE OF 204.00 FEET;  
THENCE N34°21'00"W, A DISTANCE OF 107.00 FEET;  
THENCE N17°10'00"W, A DISTANCE OF 104.00 FEET;  
THENCE N13°26'00"E, A DISTANCE OF 147.00 FEET;  
THENCE N60°48'00"E, A DISTANCE OF 348.00 FEET;

THENCE N45°46'00"E, A DISTANCE OF 69.10 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 14 OF THE PAWNEE RANCHEROS FILING NO. 2, AS RECORDED IN BOOK U2 AT PAGE 45 OF SAID RECORDS;

THENCE N89°17'09"E, ON THE SOUTHERLY BOUNDARY LINE OF SAID PAWNEE RANCHEROS FILING NO. 2, A DISTANCE OF 928.40 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 17 OF SAID PAWNEE RANCHEROS FILING NO. 2, SAID POINT BEING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4;

THENCE S00°10'59"W, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 293.00 TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 204211658 OF SAID RECORDS;

THENCE S00°10'59"W, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 AND ON THE EASTERLY BOUNDARY LINE OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 204211658 OF SAID RECORDS, A DISTANCE OF 640.55 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 204211658 OF SAID RECORDS, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 204004025 OF SAID RECORDS;

THENCE S00°10'59"W, ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1660.55 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 4,917,159 SQUARE FEET OR 112.882 ACRES.

**GENERAL NOTES:**

1. PRIOR TO THE APPROVAL OF THE FIRST DEVELOPMENT PLAN AND/OR SUBDIVISION PLAT LOCATED ADJACENT TO ANY CITY DESIGNATED STREAMSIDE OVERLAY AREA, THE PUP CONCEPT PLAN, DEVELOPMENT PLAN AND SUBDIVISION PLAT SHALL BE FOUND TO BE IN COMPLIANCE WITH THE CITY STREAMSIDE OVERLAY STANDARDS AND REQUIREMENTS.
2. THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. BUYERS SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POSSIBILITY AND THE RAMIFICATIONS THEREOF.
3. AN AVIATION EASEMENT SHALL BE RECORDED AND NOTED ON ALL APPROVED DEVELOPMENT PLANS AND SUBDIVISION PLATS.
4. PRIOR TO ISSUANCE OF ANY SIGN PERMIT FOR ANY SIGN LOCATED WITHIN THE PROJECT LIMITS (PROPERTY LINE) OF SHILOH MESA AT WOODMEN HEIGHTS, AN OVERALL SIGNAGE PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY SIGN SPECIALIST. A COORDINATED SIGN PLAN WILL BE REQUIRED WHEN THE DEVELOPEMENT PLAN IS SUBMITTED FOR THE COMMERCIAL PORTION OF THE AREA.
5. PEDESTRIAN CONNECTIONS WILL BE ILLUSTRATED ON SUBSEQUENT DEVELOPMENT PLANS INDICATING SIDEWALKS AND PATHWAYS ON AND TO/FROM THE INTERIOR AND EXTERIOR OF THE SITE AS WELL AS CONNECTIONS FROM PARKING AREAS TO ADJACENT BUILDING ENTRYWAYS.
6. ACCESS TO THE CHANNEL AND PROPOSED CHANNEL IMPROVEMENTS WILL BE PROVIDED AT THE DEVELOPMENT PLAN STAGE.
7. FINAL DESIGN (BY WOODMEN HEIGHTS METRO DISTRICT) OF MARKSHEFFEL ROAD AND ADJACENT DEVELOPMENT IS PENDING. PUD CONCEPT SUBMITTAL INDICATES DESIGN INTENT. SUBSEQUENT DEVELOPMENT PLANS WILL INCORPORATE BOTH: FINAL DESIGN AND CITY TRAFFIC ENGINEER'S REVIEW COMMENTS.
8. NO LOT SHALL HAVE DIRECT VEHICULAR ACCESS TO WOODMEN ROAD.
9. PORTIONS OF THE PROPERTY ARE LOCATED IN THE 100-YEAR ZONE AE FLOODPLAIN PRE FLOOD INSURANCE RATE MAP NO. 08041C0535F, EFFECTIVE DATE MARCH 17, 1997 AND AS MODIFIED BY LOMR 04-08-0779P EFFECTIVE DATE 12-07-2005. ANY GRADING OR DEVELOPMENT ACTIVITY WITHIN OR ADJACENT TO THE 100-YEAR ZONE AE FLOODPLAIN WILL REQUIRE A FLOODPLAIN DEVELOPMENT PERMIT.
10. GEOLOGIC HAZARD STUDY: REFER TO THE APPROVED PRELIMINARY STUDY PREPARED BY CTL/THOMPSON, JUNE 7, 2005, LOCATED WITH CITY PLANNING FILE CPC MP 03-279.
11. THE OWNER/DEVELOPER UNDERSTANDS AND ACKNOWLEDGES HIS OBLIGATIONS FOR THE REQUIRED SAND CREEK CHANNEL IMPROVEMENTS, THE EXTENSION OF PUBLIC DRAINAGE SYSTEMS SHALL BE FULFILLED, AND THAT A MASTER DRAINAGE DEVELOPMENT PLAN (MDDP) SHALL BE APPROVED BY CITY ENGINEERING PRIOR TO ANY APPROVAL OF A DEVELOPMENT PLAN AND/OR SUBDIVISION PLAT FOR ANY PROJECT WITHIN THE PUP CONCEPT PLAN AREA. IN ADDITION, THE OWNER/DEVELOPER ACKNOWLEDGES THE REQUIRED ADJACENT REGIONAL DETENTION (POND 3) CONSTRUCTION AND THE NEED FOR STORMWATER QUALITY MEASURES. STORMWATER QUALITY MUST BE IN CONFORMANCE WITH THE SAND CREEK DRAINAGE BASIN PLANNING STUDY AND THE APPROVED MDDP FOR SHILOH MESA AT WOODMEN HEIGHTS.
12. PUD GUIDELINES AND DEVELOPMENT STANDARDS WILL BE ESTABLISHED AT THE TIME OF DEVELOPMENT PLAN AND SUBDIVISION PLAT REVIEW AND APPROVAL.
13. PROPOSED ZONING OF THIS PARCEL WILL INCLUDE PUD, A0-CAD, AND SS OVERLAY ZONES.
14. CITY SMALL LOT PUD GUIDELINES MAY APPLY AT THE TIME OF DEVELOPMENT PLAN REVIEW AND APPROVAL.
15. AT THE TIME OF DEVELOPMENT PLAN REVIEW FOR THE NEW WOODMEN VALLEY CHAPEL, A TRAFFIC MANAGEMENT PLAN MUST BE PREPARED AND IMPLEMENTED TO CHANNEL TRAFFIC DIRECTLY TO MARKSHEFFEL AND WOODMEN FRONTAGE ROAD AND AWAY FROM THE EXISTING NEIGHBORHOOD TO THE EAST.

FILE NAME: S:116.886.001 SDC Shiloh Mesa 5(Dwg)Conceptual Plan1886-CS01.dwg  
PLOT DATE: August 9, 2017 10:57 AM  
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

# SHILOH MESA AT WOODMEN HEIGHTS PDZ LAND USE PLAN MODIFICATION

## COLORADO SPRINGS, COLORADO PROJECT # PDZZ-24-0002 & PROJECT # PDZL-24-0004

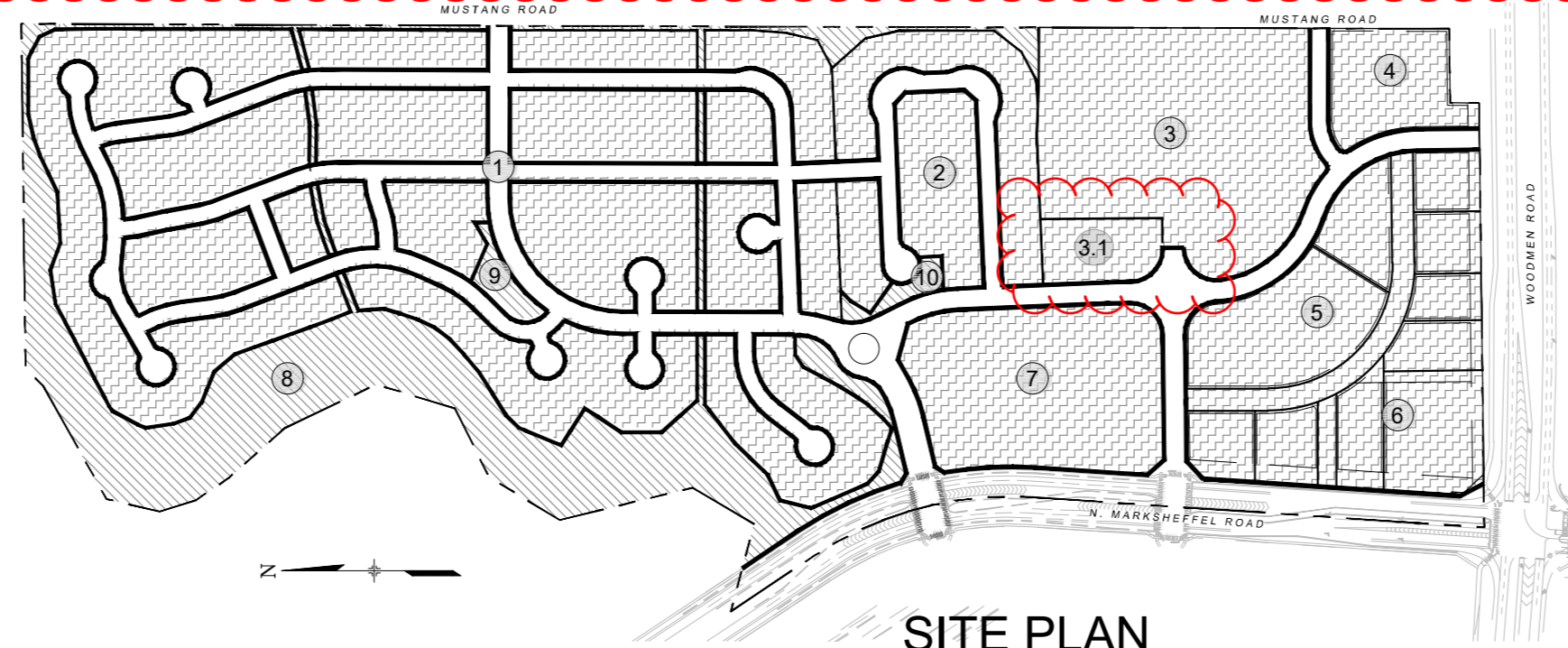
**GENERAL NOTES (CONTINUED)**

16. CONSTRUCTION WITHIN THE PROPOSED MARKSHEFFEL ROAD ROW IS TO BE PERFORMED BY THE WOODMEN HEIGHTS METROPOLITAN DISTRICT.
17. UPON DEVELOPMENT OF THE MAJOR ASSEMBLY PARCELS, SOME TYPE OF TRANSITIONAL BUFFER SHALL BE FACILITATED ON THE EASTERN EDGE OF THE PROPERTY.
18. DEVELOPMENT OF THE NORTHERN PART OF THE SITE WILL REQUIRE FURTHER DEDICATION AND DEVELOPMENT OF MARKSHEFFEL RD. PENDING CITY ENGINEERING APPROVAL.
19. THIS AREA IS LOCATED WITHIN THE WOODMEN HEIGHTS METROPOLITAN DISTRICT AND IS SUBJECT TO THE APPROVAL OF THE DISTRICT SERVICE PLAN AND INTERGOVERNMENTAL AGREEMENT, AND OTHER AGREEMENTS INCLUDE FEES, OBLIGATIONS, AND OTHER REQUIREMENTS.
20. BUILDING SETBACKS SHALL BE DESIGNED AND DESIGNATED UNDER EACH RESPECTIVE DEVELOPMENT PLAN.
21. MAJOR MODIFICATION TO THE LAND USE PLAN REQUIRE PARK LAND AND SCHOOL SITE DEDICATIONS. PARK LAND IS TO BE MET BY FEES IN LIEU OF LAND DEDICATION FOR NEW UNITS, TO BE DUE AT TIME OF BUILDING PERMIT.
22. PER SECTION 7.4.1005.C - SENIOR HOUSING, THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES MAY BE REDUCED BY TWENTY-FIVE (25) PERCENT FOR MULTI-FAMILY DWELLINGS THAT QUALIFY AS AGE-RESTRICTED COMMUNITIES UNDER THE FEDERAL FAIR HOUSING AMENDMENTS ACT.
23. ADJUSTMENTS TO MINIMUM MOTOR VEHICLE PARKING REQUIREMENTS: PER SECTION 7.4.1005.B- AFFORDABLE HOUSING, THE PLANNING MANAGER MAY ALLOW A REDUCTION IN THE MINIMUM NUMBER OF OFF STREET PARKING SPACES WHEN DWELLING UNITS ARE WITHIN THE 80% OR LESS AREA MEDIAN INCOME (AMI) CATEGORY. THE REDUCTION IS JUSTIFIED BY ALTERNATIVE TRANSPORTATION METHODS THAT ARE TO BE PROVIDED BY OWNER/MANAGING COMPANY BY COMPANY CARE TRANSPORTS.

Parcel	Net Access	Proposed Land Use	Max. Net Density	Net Units	Max. Gross Building Sq.Ft.	Building Height	Parking Requirement	Required Spaces	Provided Spaces
ROAD ROW	22.4	Road ROW	N/A						
POD1	35.61	Residential	3.5-7.99 du/acre	240		30'			garage provided
POD2	6.5	Residential	3.5-7.99 du/acre	43		30'			garage provided
POD3	9.99	Minor Public Assembly	N/A		1000,000 up to 3 Levels	45', Tower 60'	1 sp/4 seats	375	TBD
*POD3.1	1.01	Multi-Family Residential	49.99 du/ac		45,000 up to 4 Levels	50'	*	53*	32*
POD4	2.31	Commercial	N/A		141,000 up to 3 Levels	45', Tower 60'	1 sp/250 sf		TBD
POD5	5.03	Commercial/Office/Multi-Family	N/A		141,000 up to 3 Levels	45', Tower 60'	1 sp/250 sf		TBD (Shared with Pod 5 & 6)
POD6	8.22	Commercial	N/A		141,000 up to 3 Levels	45', Tower 60'	1 sp/250 sf		TBD (Shared with Pod 5 & 6)
POD7	6.69	Commercial/Office/Multi-Family	N/A		141,000 up to 3 Levels	45', Tower 60'	1 sp/5000 sf		TBD
POD8	14.29	Open Space	N/A						garage provided
POD9	0.47	Open Space	N/A						garage provided
POD10	6.37	Open Space	N/A						garage provided

\* See table below referencing "POD 3.1" Reductions.

	Required Parking	Section 7.4.1005.C Reduction	Section 7.4.1005.B Reduction	Proposed Parking Total
POD3.1	53	-13	-8	32



**SITE PLAN**

NOT TO SCALE

**MAJOR MODIFICATION**

THIS MAJOR MODIFICATION CONSISTS OF A LAND USE CHANGE OF PARCEL \*POD 3.1\* FROM MINOR PUBLIC ASSEMBLY TO MULTI-FAMILY RESIDENTIAL. AMEND THE BUILDING HEIGHT MAXIMUM FROM 45' TO 50'. MODIFY PARKING REQUIREMENTS ASSOCIATED TO PARCEL \*POD 3.1\*.



**VICINITY MAP**

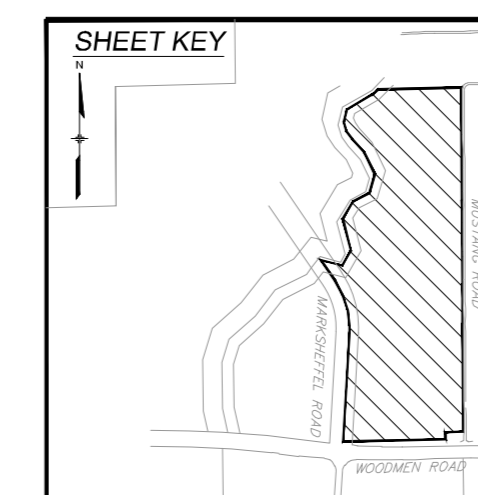
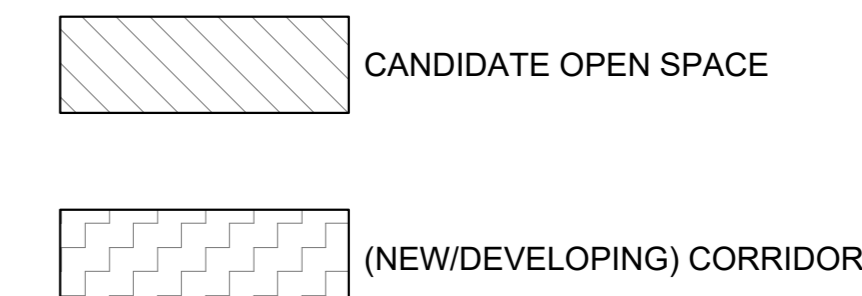
NOT TO SCALE

AMENDMENT HISTORY TABLE		
FILE NUMBER	REQUEST PURPOSE	DATE OF APPROVAL
CPC PUP 07-00245-A1/MN10	ADDITION OF ACCESS ROAD	OCTOBER 1, 2014
CPC PUP 07-00245-A2/MJ14	CHANGE OF ZONE DENSITY	MARCH 4, 2015
CPC PUP 07-00245-A3/MJ16	CHANGE OF ZONE DENSITY	JUNE 29, 2017
CPC PUP 07-00245-A4/MN17	CHANGE OF LOT ACCESS	JANUARY 5, 2023
PDZL-24-0004	CHANGE OF ZONE & DENSITY	PENDING

**SHEET INDEX**

DESCRIPTION	SHEET NUMBER/NAME
COVER SHEET & GENERAL NOTES	1 (CS01)
EXISTING FEATURES	2 (EX01)
OVERALL SITE REFERENCE	3 (OS01)
STREAMSIDE OVERLAY PLAN	4 (SS01)
CONCEPT PLANS	5-6 (BP01-02)
PHASING PLAN	7 (PH01)
MASTER UTILITY PLAN	8 (UT01)
TYPICAL ROADWAY SECTIONS	9 (TY01)

**LAND USE LEGEND**



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CITY PLANNING FILE NO.:  
**PDZL-24-0004**

**SHILOH MESA AT WOODMEN HEIGHTS  
PDZ LAND USE PLAN MODIFICATION**

**COVER SHEET**

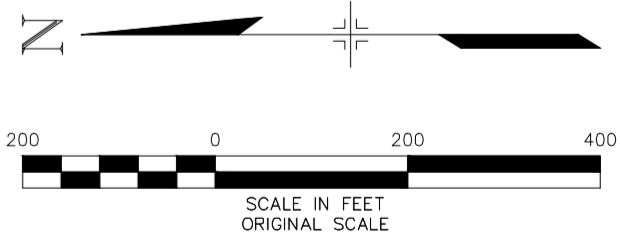
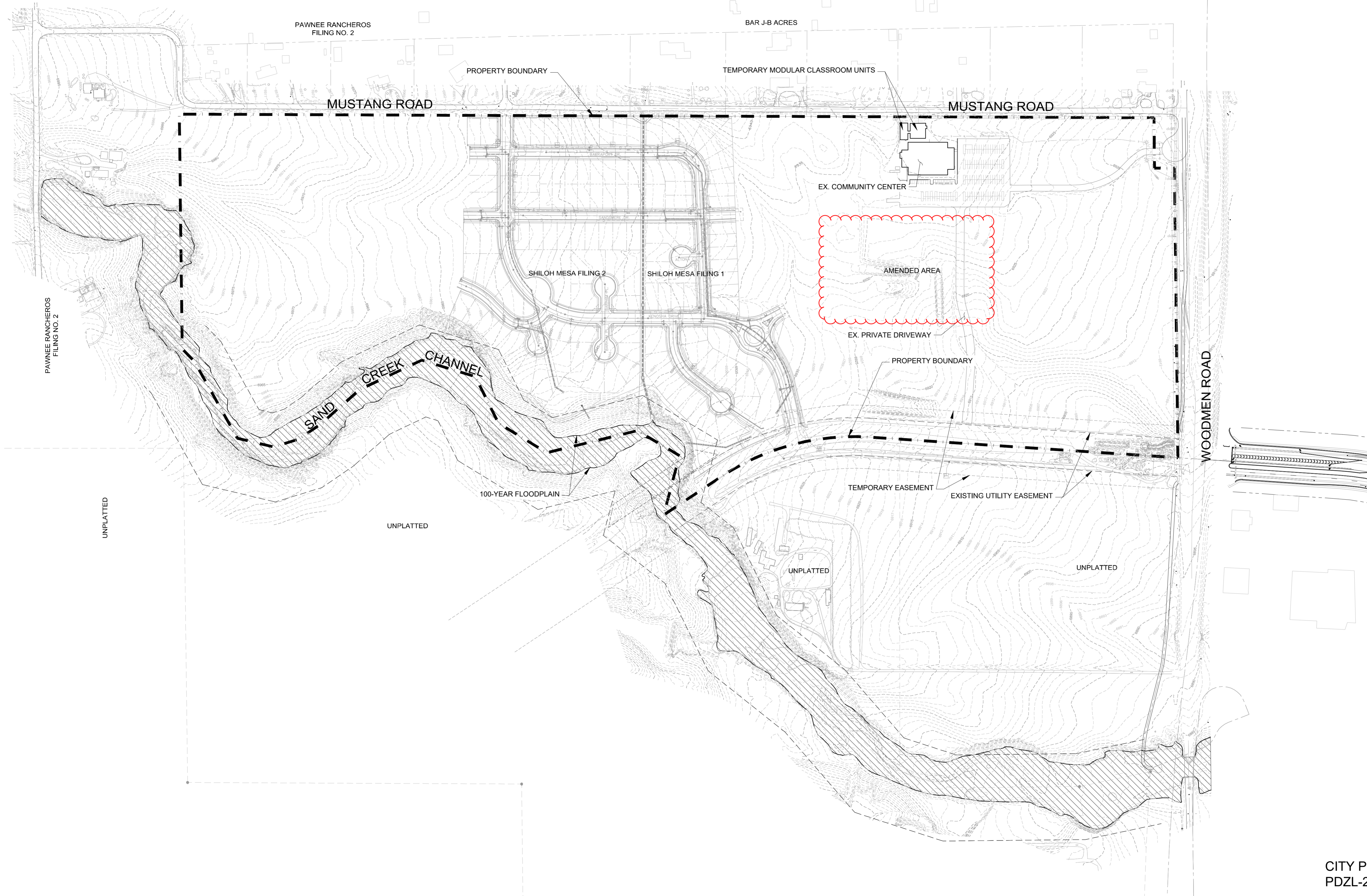
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DRAWN BY:	RAF	HORIZ	N/A		
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**CS01**





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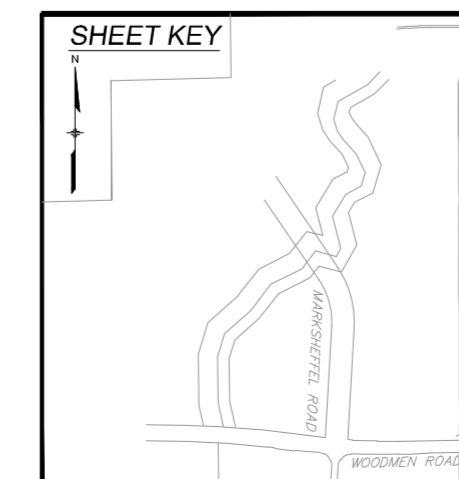


CITY PLANNING FILE NO.:  
PDZL-24-0004

SHILOH MESA AT WOODMEN HEIGHTS  
PDZ LAND USE PLAN MODIFICATION

EXISTING FEATURES

DESIGNED BY:	GSS	SCALE	DATE ISSUED:	March 17	DRAWING No.
DRAWN BY:	RAF	HORIZ	1" = 200'		EX01
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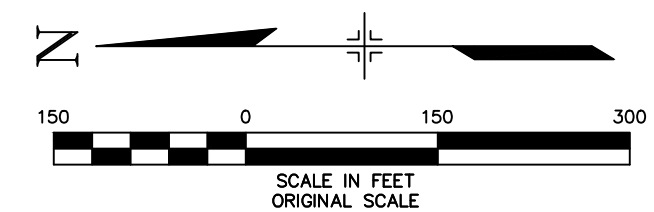
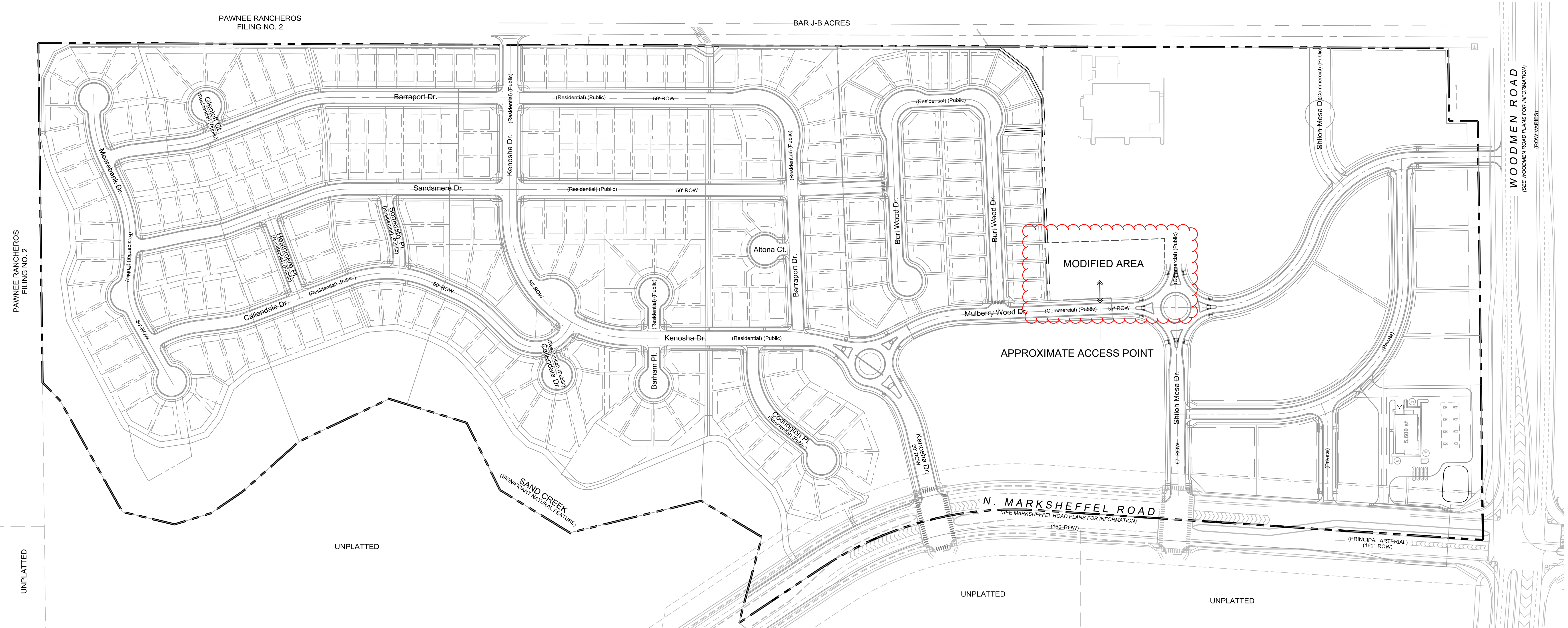
MODIFIED BY: **Kimley** **Horn**  
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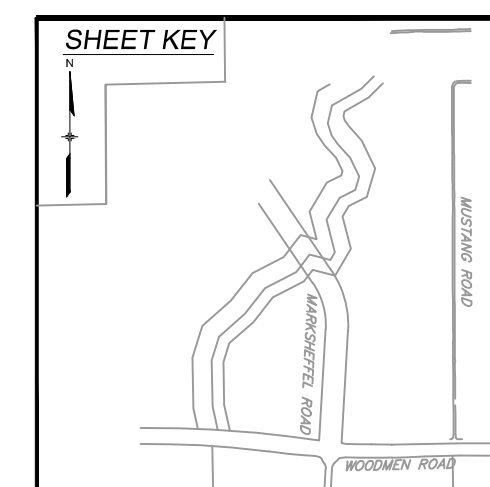
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CITY PLANNING FILE NO.:  
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SHILOH MESA AT WOODMEN HEIGHTS  
PDZ LAND USE PLAN MODIFICATION

OVERALL SITE REFERENCE PLAN



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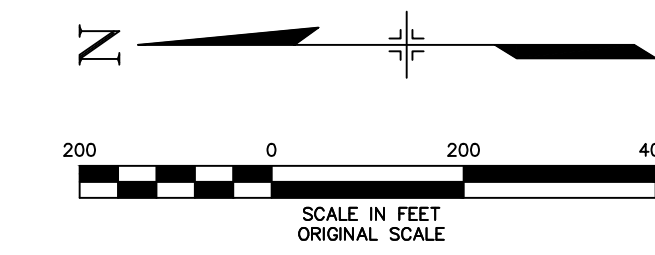
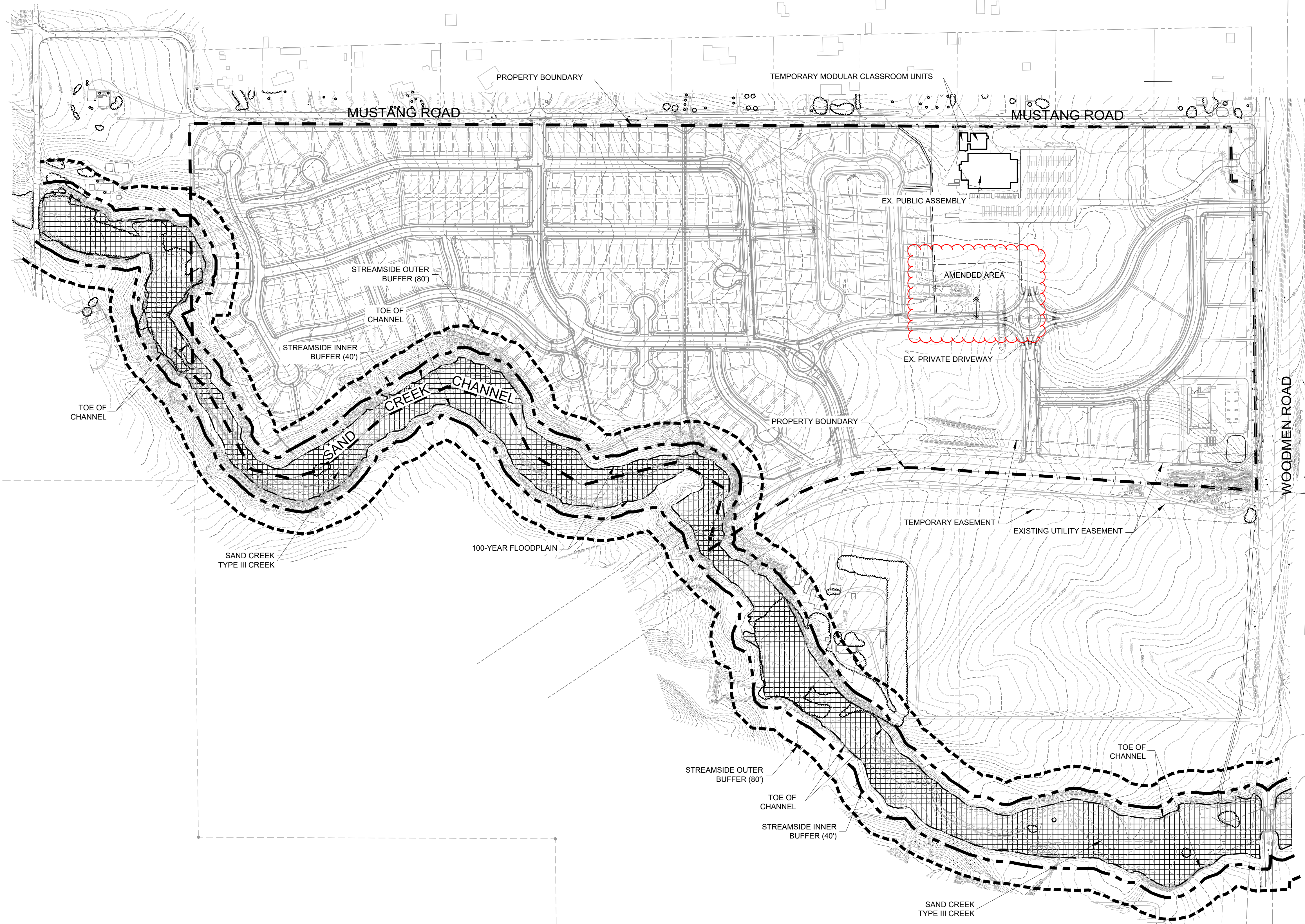
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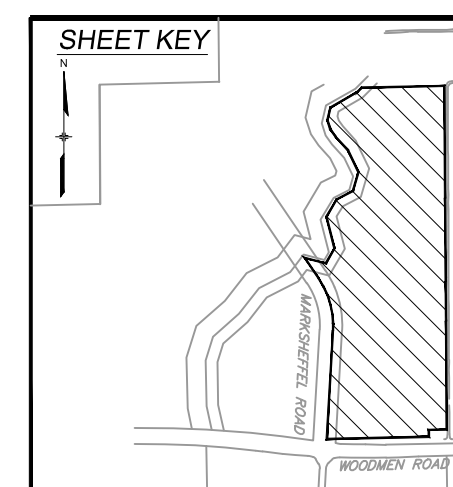
CITY PLANNING FILE NO.:  
PDZL-24-0004

**NOTES:**

1. LOTS ADJACENT TO CREEK WITH STREAMSIDE OVERLAY ON PROPERTY MUST MEET IMPERVIOUS SURFACE LIMITATIONS OF 25% OF OUTER BUFFER.
2. DURING THE DEVELOPMENT PLAN REVIEW PROCESS JUSTIFICATION FOR THE STREAMSIDE REVIEW CRITERIA, A LAND SUITABILITY ANALYSIS, AND CALCULATION OF IMPERVIOUS SURFACE WITHIN THE STREAM BUFFER WILL BE REQUIRED.
3. STREAM SIDE OVERLAY BUFFERS: BASED ON TYPE THREE STREAM CALCULATION SAND CREEK CONTAINS TWO BUFFER ZONES. A 40' STREAMSIDE INNER BUFFER, AND A 80' OUTER BUFFER.

FILE NAME: S:116.886.001 SDC Shloh Mesa 5\Drawg\Conceptual Plan\886-SS01.dwg  
PLOT DATE: September 26, 2017 12:22 PM  
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SHILOH MESA AT WOODMEN HEIGHTS  
PDZ LAND USE PLAN MODIFICATION

**STREAMSIDE OVERLAY**

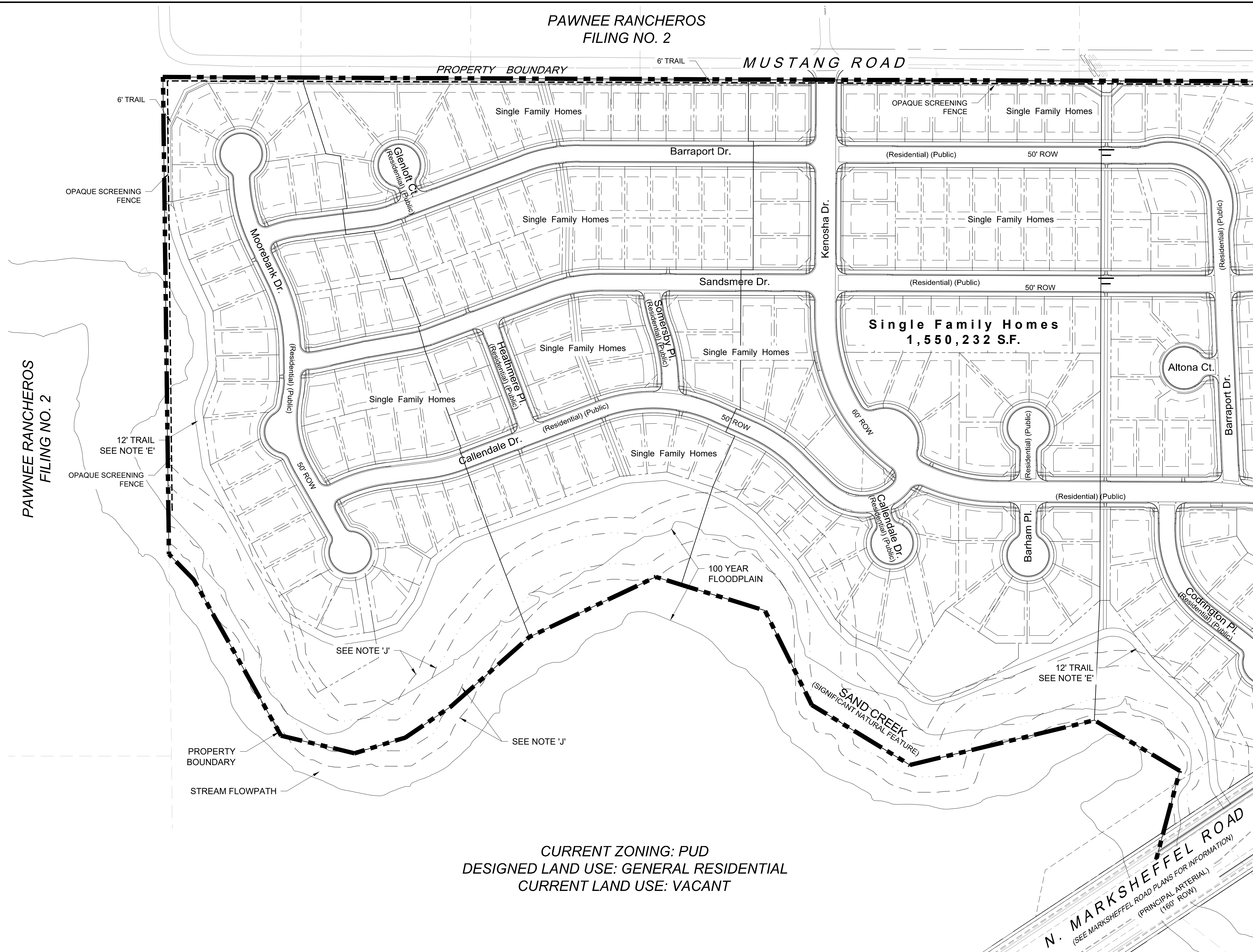
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# PAWNEE RANCHEROS FILING NO. 2



### CONCEPT PLAN NOTES:

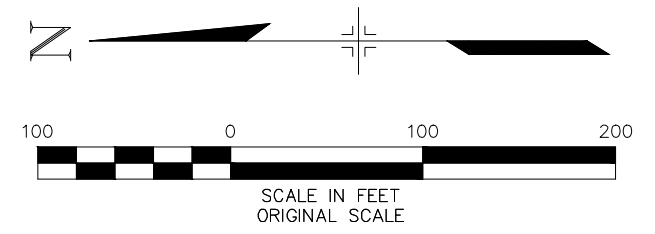
- A. ALL NEIGHBORHOOD STREETS ARE INTENDED TO FACILITATE ON STREET PARKING.
- B. RESIDENTIAL LOTS WITH ACCESS TO A PRIVATE ALLEY SHALL GAIN VEHICULAR ACCESS ONLY FROM THE ALLEY.
- C. ALL EXISTING TREES AT PERIMETER ROAD NETWORK TO BE PRESERVED/ MAINTAINED UNLESS OTHERWISE INDICATED.
- D. ANY ADDITIONAL DEVELOPMENT STANDARDS WILL BE DETERMINED AND ADDRESSED AT CITY DEVELOPMENT PLAN SUBMISSION AND PLAT REVIEW AND APPROVAL.
- E. 12' WIDE TIER 1 CONCRETE SAND CREEK TRAIL W/ 2' SHOULDERS TO BE PER CITY'S MULTI-USE TRAIL STANDARDS. PUBLIC ACCESS AND PUBLIC USE OF THE TRAIL TO BE PER CITY STANDARDS.
- F. THE TIER 1 TRAIL ALONG THE EASTERN SIDE OF SAND CREEK CHANNEL WITHIN THE SHILOH MESA DEVELOPMENT WILL BE CONSTRUCTED IN CONJUNCTION WITH THE PROPOSED RESIDENTIAL DEVELOPMENT NORTH OF KENOSHA DRIVE. THIS PORTION OF THE SAND CREEK TRAIL WILL CONNECT TO THE PROPOSED SAND CREEK TRAIL SOUTH AND WEST OF MARKSHEFFEL ROAD. DEPENDING UPON TIMING OF THE MARKSHEFFEL ROAD SAND CREEK CROSSING, THIS CONNECTION MAY BE TEMPORARY IN NATURE UNTIL THE ROADWAY CROSSING IS COMPLETED. AS PART OF THE CONSTRUCTION OF MARKSHEFFEL ROAD OVER SAND CREEK, A PERMANENT TRAIL UNDERPASS WILL BE COMPLETED FOR THE SAND CREEK TRAIL SYSTEM. TO PROVIDE ACCESS TO THE PROPOSED 9 ACRE PARK LOCATED WEST OF MARKSHEFFEL ROAD, NORTH OF SAND CREEK AND SOUTH OF COWPOKE ROAD, THE TRAIL WILL CROSS SAND CREEK VIA EITHER A LOW WATER CROSSING OR A PEDESTRIAN BRIDGE. THIS CROSSING WILL BE COMPLETED AS PART OF THE CONSTRUCTION OF THE PARK.
- G. MUSTANG ROAD SETBACK AND SCREENING BUFFER. NO BUILDINGS OR PARKING MAY ENCR OACH CLOSER THAN 60' TO MUSTANG ROAD CENTERLINE.
- H. IMPROVEMENTS ALONG MARKSHEFFEL ROAD SHALL BE CONSTRUCTED IN CONCERT WITH THE FIRST PHASE DEVELOPMENT.
- I. NO LOT SHALL HAVE DIRECT ACCESS TO WOODMEN ROAD.
- J. STREAM SIDE OVERLAY BUFFERS: BASED ON TYPE THREE STREAM CALCULATION SAND CREEK CONTAINS TWO BUFFER ZONES. A 40' STREAMSIDE INNER BUFFER, AND A 80' OUTER BUFFER.
- K. SPECIFIC DESIGN FOR ROUNDABOUTS TO BE COMPLETED DURING THE DEVELOPMENT PLAN PHASE INCLUSIVE OF SITE VISIBILITY TRIANGLES.
- L. FOR ROADWAY INFORMATION INCLUDING ROW AND PAVEMENT WIDTHS, SEE TYPICAL SECTIONS.
- M. ALL STREETS ARE PUBLIC DOMAIN UNLESS OTHERWISE NOTED.
- N. THE DEVELOPMENT OF THIS SITE WILL NEED TO CONSTRUCT MARKSHEFFEL ROAD TO THEIR NORTHERLY MOST PROPERTY BOUNDARY. IMPROVEMENTS TO MARKSHEFFEL ROAD NORTH OF KENOSHA DR. INTERSECTION INCLUSIVE OF SAND CREEK CHANNEL CROSSING AND SAND CREEK TRAIL PEDESTRIAN UNDERPASS TO BE COMPLETED BY OTHERS.
- O. OWNERSHIP NOTE:  
1. RESIDENTIAL, COMMERCIAL, AND RETAIL REGIONS ARE INTENDED TO BE FOR- PROFIT AREAS. THE COMMUNITY CENTER, AND CHURCH REGIONS (TO INCLUDE MINISTRY OFFICES) ARE INTENDED TO BE FOR NON-PROFIT AREAS.
- P. THE EXACT LAYOUT, NUMBER OF UNITS, STREETS, AND ALLEYS WITHIN THIS AREA WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN AND SUBDIVISION PLAT REVIEW AND APPROVAL.

### NOTES:

- 1. TRAFFIC SIGNAL ESCROW WILL BE REQUIRED IN THE AMOUNT OF \$75,000 PER CORNER PRIOR TO BUILDING PERMIT FOR EACH INTERSECTION WHERE SIGNALS ARE ANTICIPATED IN THE FUTURE.

MATCHLINE - SEE SHEET BP02

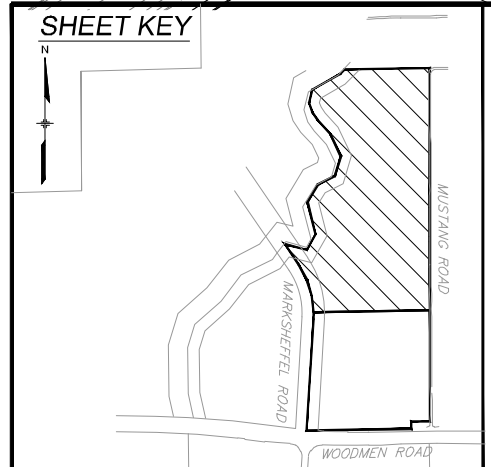
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CURRENT LAND USE: VACANT



CITY PLANNING FILE NO.:  
PDZL-24-0004

FILE NAME: S:\116.886.001.SDC Shiloh Mesa 51Dwg\Conceptual Plan\886-BP01-02.dwg  
PLOT DATE: August 9, 2017 10:44 AM  
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

MODIFIED BY:  
**Kimley»Horn**  
Expect More. Experience Better.



PREPARED BY:  
**Matrix**  
DESIGN GROUP  
2435 Research Pkwy, Suite 300  
Colorado Springs, CO 80920  
Phone 719.575.0100

SHILOH MESA AT WOODMEN HEIGHTS PDZ LAND USE PLAN MODIFICATION			
<b>CONCEPT PLAN</b>			
DESIGNED BY: GSS	SCALE: HORIZ. 1" = 100'	DATE ISSUED: August 17	DRAWING No.
DRAWN BY: RAF	VERT. N/A	SHEET 05 OF 09	BP01
CHECKED BY: EWS			





Know what's below.  
Call before you dig.

BAR J-B ACRES  
EL PASO COUNTY  
LAND USE: LOW DENSITY RESIDENTIAL  
ZONING: RR-5

MUSTANG ROAD

PROPERTY BOUNDARY

OPAQUE SCREENING FENCE  
15' LANDSCAPE BUFFER  
ALONG ALL COMMERCIAL LOTS  
ADJACENT TO MUSTANG ROAD

15' LANDSCAPE BUFFER  
ALONG ALL COMMERCIAL LOTS  
ADJACENT TO MUSTANG ROAD

Commercial  
100,478 S.F.

EXISTING CHURCH

Public Institutional  
435,137 S.F.

Single Family Homes  
1,550,232 S.F.

Multi-Family  
Residential  
43,807 S.F.

Office / Commercial / Multi-Family  
219,211 S.F.

Office / Commercial / Multi-Family  
291,269 S.F.

Commercial  
358,263 S.F.

5,600 sf

N. MARKSHEFFEL ROAD  
(SEE MARKSHEFFEL ROAD PLANS FOR INFORMATION)

(PRINCIPAL ARTERIAL)  
(160' ROW)

WOODMEN ROAD  
(SEE WOODMEN ROAD PLANS FOR INFORMATION)

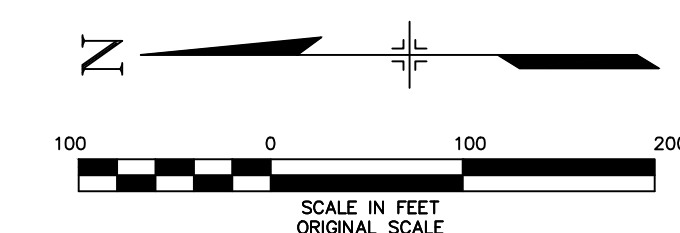
FUTURE COMMERCIAL CENTER  
CURRENT ZONING: PBC  
DESIGNED LAND USE: NEW  
DEVELOPING CORRIDOR  
CURRENT LAND USE: VACANT

CONCEPT PLAN NOTES:

- A. ALL NEIGHBORHOOD STREETS ARE INTENDED TO FACILITATE ON STREET PARKING.
- B. RESIDENTIAL LOTS WITH ACCESS TO A PRIVATE ALLEY SHALL GAIN VEHICULAR ACCESS ONLY FROM THE ALLEY.
- C. ALL EXISTING TREES AT PERIMETER ROAD NETWORK TO BE PRESERVED/ MAINTAINED UNLESS OTHERWISE INDICATED.
- D. ANY ADDITIONAL DEVELOPMENT STANDARDS WILL BE DETERMINED AND ADDRESSED AT CITY DEVELOPMENT PLAN SUBMISSION AND PLAT REVIEW AND APPROVAL.
- E. 12' WIDE TIER 1 CONCRETE SAND CREEK TRAIL W/ 2' SHOULDERS TO BE PER CITY'S MULTI-USE TRAIL STANDARDS. PUBLIC ACCESS AND PUBLIC USE OF THE TRAIL TO BE PER CITY STANDARDS.
- F. THE TIER 1 TRAIL ALONG THE EASTERN SIDE OF SAND CREEK CHANNEL WITHIN THE SHILOH MESA DEVELOPMENT WILL BE CONSTRUCTED IN CONJUNCTION WITH THE PROPOSED RESIDENTIAL DEVELOPMENT NORTH OF KENOSHA DRIVE. THIS PORTION OF THE SAND CREEK TRAIL WILL CONNECT TO THE PROPOSED SAND CREEK TRAIL SOUTH AND WEST OF MARKSHEFFEL ROAD. DEPENDING UPON TIMING OF THE MARKSHEFFEL ROAD SAND CREEK CROSSING, THIS CONNECTION MAY BE TEMPORARY IN NATURE UNTIL THE ROADWAY CROSSING IS COMPLETED. AS PART OF THE CONSTRUCTION OF MARK SHEFFEL ROAD OVER SAND CREEK, A PERMANENT TRAIL UNDERPASS WILL BE COMPLETED FOR THE SAND CREEK TRAIL SYSTEM. TO PROVIDE ACCESS TO THE PROPOSED 9 ACRE PARK LOCATED WEST OF MARKSHEFFEL ROAD, NORTH OF SAND CREEK AND SOUTH OF COWPOKE ROAD, THE TRAIL WILL CROSS SAND CREEK VIA EITHER A LOW WATER CROSSING OR A PEDESTRIAN BRIDGE. THIS CROSSING WILL BE COMPLETED AS PART OF THE CONSTRUCTION OF THE PARK.
- G. MUSTANG ROAD SETBACK AND SCREENING BUFFER. NO BUILDINGS OR PARKING MAY ENCRACH CLOSER THAN 60' TO MUSTANG ROAD CENTERLINE.
- H. IMPROVEMENTS ALONG MARKSHEFFEL ROAD SHALL BE CONSTRUCTED IN CONCERT WITH THE FIRST PHASE DEVELOPMENT.
- I. NO LOT SHALL HAVE DIRECT ACCESS TO WOODMEN ROAD.
- J. STREAM SIDE OVERLAY BUFFERS: BASED ON TYPE THREE STREAM CALCULATION SAND CREEK CONTAINS TWO BUFFER ZONES. A 40' STREAMSIDE INNER BUFFER, AND A 80' OUTER BUFFER.
- K. SPECIFIC DESIGN FOR ROUNDABOUTS TO BE COMPLETED DURING THE DEVELOPMENT PLAN PHASE INCLUSIVE OF SITE VISIBILITY TRIANGLES.
- L. FOR ROADWAY INFORMATION INCLUDING ROW AND PAVEMENT WIDTHS, SEE TYPICAL SECTIONS.
- M. ALL STREETS ARE PUBLIC DOMAIN UNLESS OTHERWISE NOTED.
- N. THE DEVELOPMENT OF THIS SITE WILL NEED TO CONSTRUCT MARKSHEFFEL ROAD TO THEIR NORTHERLY MOST PROPERTY BOUNDARY. IMPROVEMENTS TO MARKSHEFFEL ROAD NORTH OF KENOSHA DR. INTERSECTION INCLUSIVE OF SAND CREEK CHANNEL CROSSING AND SAND CREEK TRAIL PEDESTRIAN UNDERPASS TO BE COMPLETED BY OTHERS.
- O. OWNERSHIP NOTE:  
1. RESIDENTIAL, COMMERCIAL, AND RETAIL REGIONS ARE INTENDED TO BE FOR- PROFIT AREAS. THE COMMUNITY CENTER, AND CHURCH REGIONS (TO INCLUDE MINISTRY OFFICES) ARE INTENDED TO BE FOR NON-PROFIT AREAS.
- P. THE EXACT LAYOUT, NUMBER OF UNITS, STREETS, AND ALLEYS WITHIN THIS AREA WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN AND SUBDIVISION PLAT REVIEW AND APPROVAL.

NOTES:

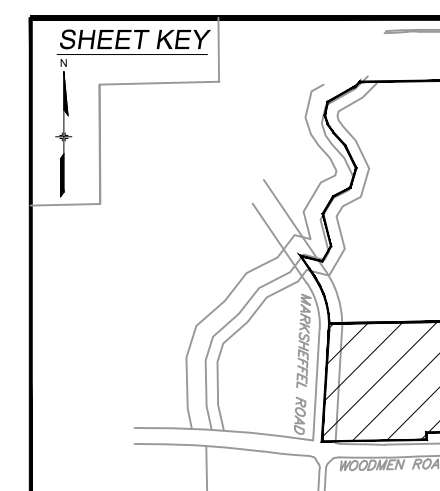
- 1. TRAFFIC SIGNAL ESCROW WILL BE REQUIRED IN THE AMOUNT OF \$75,000 PER CORNER PRIOR TO BUILDING PERMIT FOR EACH INTERSECTION WHERE SIGNALS ARE ANTICIPATED IN THE FUTURE.



FUTURE WOODMEN HEIGHTS COMMERCIAL CENTER

CURRENT ZONING: A  
DESIGNED LAND USE: NEW DEVELOPING CORRIDOR  
CURRENT LAND USE: VACANT

MATCHLINE - SEE SHEET BP01



PREPARED BY:



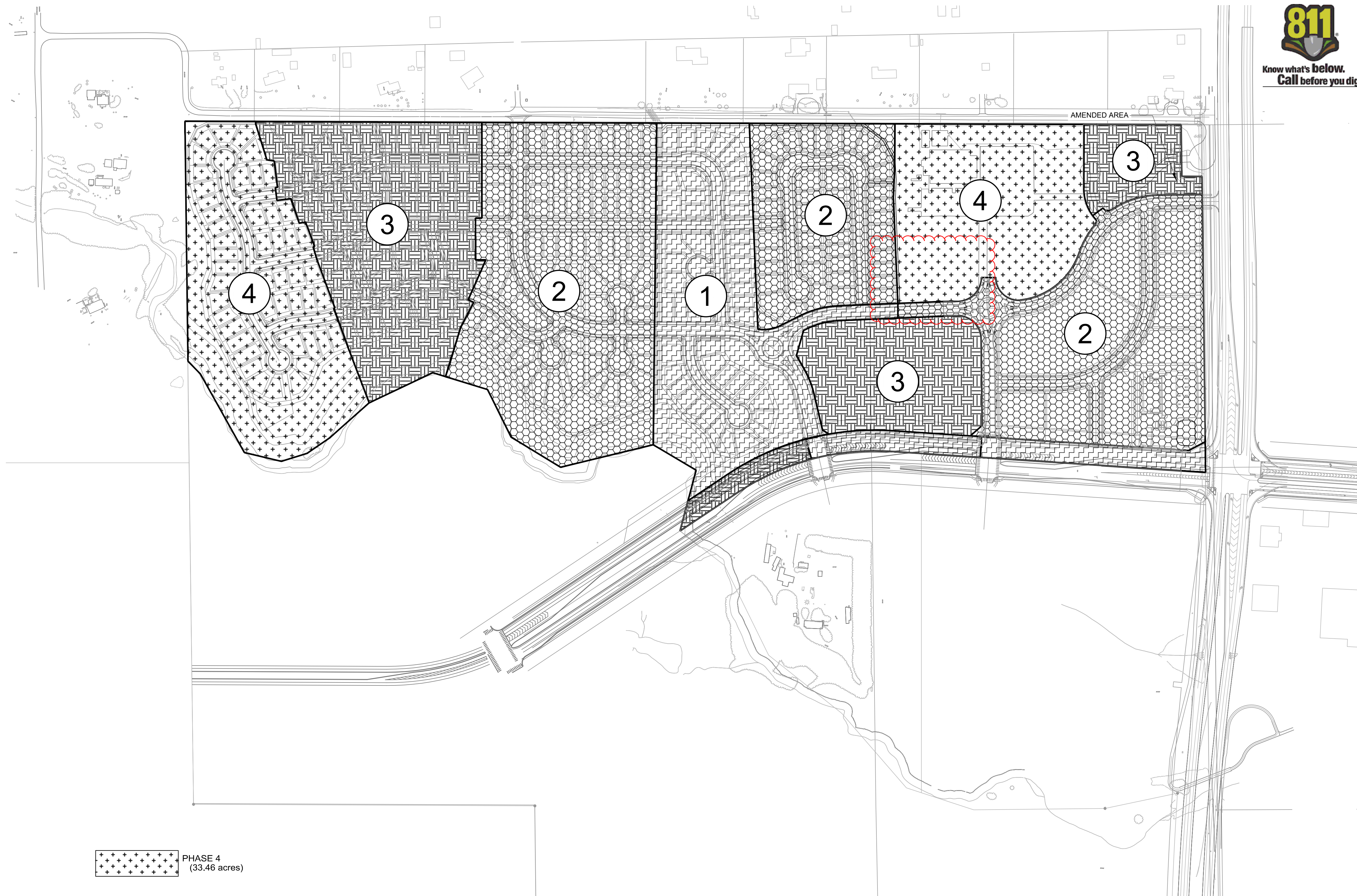
2435 Research Pkwy, Suite 300  
Colorado Springs, CO 80920  
Phone 719.575.0100

SHILOH MESA AT WOODMEN HEIGHTS  
PDZ LAND USE PLAN MODIFICATION

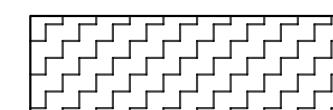
CONCEPT PLAN

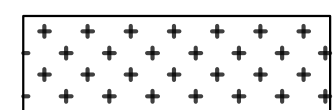
CITY PLANNING FILE NO.:  
PDZL-24-0004

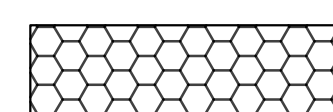


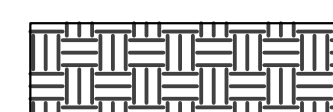


**LEGEND**

 PHASE 1  
(17.45 acres)

 PHASE 4  
(33.46 acres)

 PHASE 2  
(45.36 acres)

 PHASE 3  
(16.61 acres)

**TIMELINE:**

- PHASE 1 - CURRENTLY UNDER CONSTRUCTION
- PHASE 2 - 2017/2018
- PHASE 3 - UNKNOWN (MARKET DRIVEN)
- PHASE 4 - 2024 - (MARKET DRIVEN)

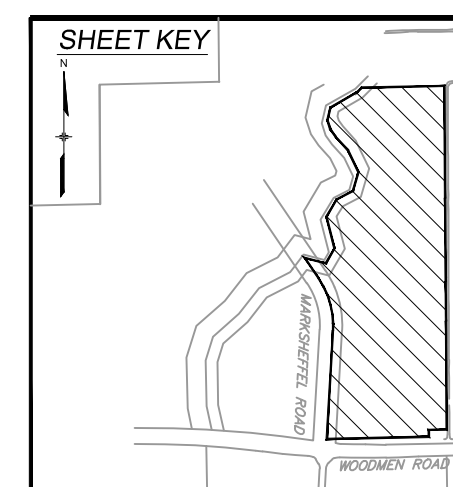
**PHASING NOTE:**

IMPROVEMENTS TO MARKSHEFFEL ROAD WILL BE COMPLETED AS FOLLOWS:

1. A PHASED 1/2 SECTION OF MARKSHEFFEL ROAD WILL BE CONSTRUCTED BETWEEN WOODMEN ROAD AND THE 1ST INTERSECTION NORTH OF WOODMEN ROAD AS PART OF PHASE 1 OF THE DEVELOPMENT.
2. PRIOR TO DEVELOPMENT WITHIN PHASE 3, MARKSHEFFEL ROAD WILL BE COMPLETED BETWEEN WOODMEN ROAD AND KENOSHA DRIVE AS A FOUR LANE DIVIDED ROADWAY PURSUANT TO THE APPROVED TYPICAL SECTION WITHIN THE SHILOH MESA CONCEPT PLAN.
3. PRIOR TO DEVELOPMENT NORTH OF THE SAND CREEK CROSSING, MARKSHEFFEL ROAD WILL BE REQUIRED TO ACCOMMODATE THE ULTIMATE SIX LANE DIVIDED ROADWAY PURSUANT TO THE APPROVED TYPICAL SECTION WITHIN THE SHILOH MESA CONCEPT PLAN.

WOODMEN ROAD IS CURRENTLY UNDER CONSTRUCTION AND, UPON COMPLETION, WILL CONSIST OF A FOUR LANE DIVIDED RURAL EXPRESSWAY. PRIOR TO THE COMPLETION OF DEVELOPMENT WITHIN PHASE 3, WOODMEN ROAD WILL BE WIDENED TO A SIX LANE RURAL EXPRESSWAY.

MODIFIED BY:  
**Kimley»Horn**  
Expect More. Experience Better.



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Colorado Springs, CO 80920  
Phone 719.575.0100

CITY PLANNING FILE NO.:  
PDZL-24-0004

SHILOH MESA AT WOODMEN HEIGHTS  
PDZ LAND USE PLAN MODIFICATION

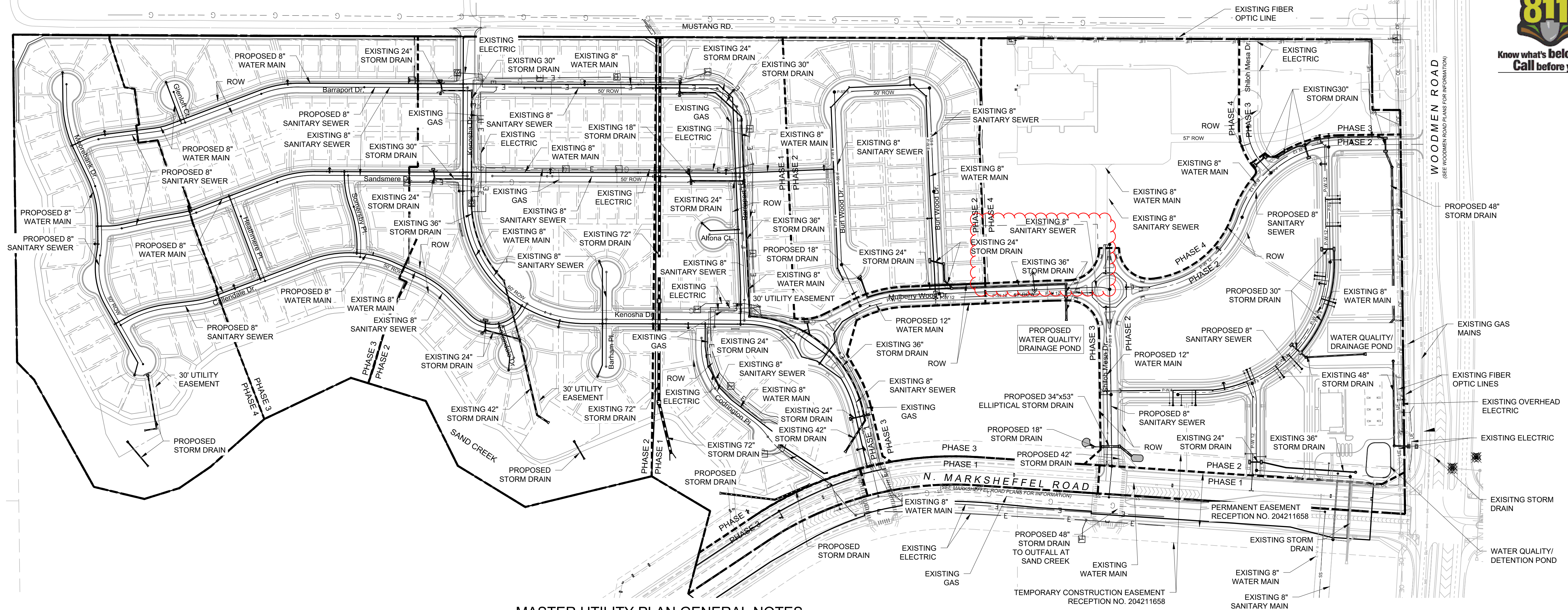
**PHASING PLAN**

DESIGNED BY: GSS	SCALE: 1" = 200'	DATE ISSUED: August 17	DRAWING No.
DRAWN BY: RAF	HORIZ: N/A	SHEET	PH01
CHECKED BY: EWS	VERT: N/A	07 OF 09	





Know what's below. Call before you dig.



### MASTER UTILITY PLAN GENERAL NOTES

WATER AND WASTEWATER MAINS ARE ALL PROPOSED TO BE PUBLIC FACILITIES.

EXISTING ELECTRIC FACILITIES ON SITE (FOR THE EXISTING COMMUNITY CENTER) ARE OWNED AND MAINTAINED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION IN THE INTERIM CONDITION.

EXISTING GAS AND ELECTRIC FACILITIES IN PHASE 1 AND PHASE 2 MAY NOT PORTRAY EXACT LOCATIONS DUE TO THE FACT THAT THEY HAVE BEEN ESTIMATED FROM CSU FIMS MAPS.

EXISTING FIBER OPTIC FACILITIES ARE OWNED AND MAINTAINED BY QWEST COMMUNICATIONS.

UNDER COMPLETION OF THE MARKSHEFFEL SAND CREEK CROSSING, THE 24" WATER MAIN CURRENTLY UNDER THE CHANNEL WILL BE RELOCATED EITHER UNDER THE ROADWAY SECTION IF BOX CULVERTS ARE USED FOR THE CROSSING OR ON THE BRIDGE. FINANCIAL ASSURANCES HAVE BEEN POSTED BY THE WOODMEN HEIGHTS METROPOLITAN DISTRICT FOR THIS RELOCATION.

THE DEVELOPER RECOGNIZES THAT UTILITY ALIGNMENTS, EASEMENTS, AND SIZES ARE SUBJECT TO FURTHER REVIEW AND COMMENT AT THE TIME OF DEVELOPMENT PLAN REVIEW AND APPROVAL.

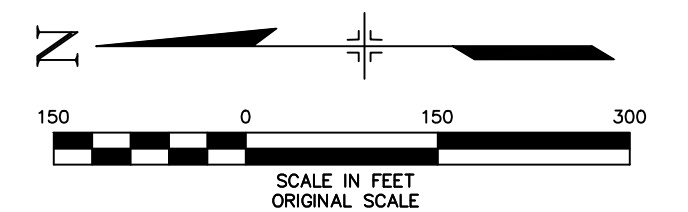
THE OWNER ("OWNER") OF THE SUBJECT PROPERTY ("PROPERTY") ACKNOWLEDGES AND AGREES TO THE FOLLOWING CONCERNING ANY PROPOSED WATER, WASTEWATER, ELECTRIC AND GAS UTILITY SERVICE ("UTILITY SERVICES"):

1. THIS DRAWING IS A PRELIMINARY MASTER UTILITY PLAN AND, THEREFORE, COLORADO SPRINGS UTILITIES ("SU") SHALL MAKE THE FINAL DETERMINATION OF THE SIZE AND LOCATION OF ALL WATER, WASTEWATER, ELECTRIC, AND GAS FACILITIES, WHICH MAY NOT BE THE SAME SIZE AND LOCATION AS SHOWN ON THIS MASTER UTILITY PLAN. FURTHER, OWNER ACKNOWLEDGES THAT APPROVAL OF THIS MASTER UTILITY PLAN DOES NOT IMPLY A GUARANTEE OF WATER SUPPLY, WASTEWATER TREATMENT CAPACITY, OR ANY OTHER UTILITY SERVICE SUPPLY OR CAPACITY, AND SU DOES NOT GUARANTEE UTILITY SERVICE TO THE PROPERTY UNTIL SUCH TIME AS PERMANENT SERVICE IS INITIATED BY SU.
2. OWNER ACKNOWLEDGES RESPONSIBILITY FOR DESIGN, MATERIAL, AND INSTALLATION COSTS OF THE REQUIRED WATER AND WASTEWATER EXTENSIONS AND SHALL ENSURE THAT THE EXTENSIONS ARE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS IN EFFECT AT THE TIME OF THE EXTENSION AND/OR CONNECTION TO SU'S SYSTEM, INCLUDING SU'S LINE EXTENSION AND SERVICE STANDARDS, UTILITIES RULES & REGULATIONS AND POLICIES, AND CITY CODE ("REGULATIONS"). THE WATER AND WASTEWATER MAINS SHALL BE EXTENDED TO THE FARTHEST POINTS OF THE PROPERTY, AND THEREAFTER AS DETERMINED BY SU TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM.
3. THE WATER DISTRIBUTION SYSTEM EXTENSIONS MUST MEET SU'S CRITERIA FOR WATER QUALITY, PRESSURE AND RELIABILITY, INCLUDING LOOPING REQUIREMENTS. IN ORDER TO MEET SUCH RELIABILITY REQUIREMENTS, OWNER HAS THE OPTION TO PAY FOR THE DESIGN, MATERIAL, INSTALLATION AND MAINTENANCE OF A TEMPORARY WATER PUMP STATION, WHICH WOULD ALLOW SU TO MAINTAIN WATER PRESSURE AND SERVICE RELIABILITY TO THE PROPERTY IN THE EVENT OF AN OUTAGE. THIS OPTION WOULD BE A TEMPORARY MEASURE, AND WOULD BE REQUIRED UNTIL PERMANENT WATER MAIN EXTENSIONS ARE INSTALLED.
4. OWNER ACKNOWLEDGES THAT SU'S CONNECTION REQUIREMENTS SHALL INCLUDE OWNER'S PAYMENT OF ALL APPLICABLE DEVELOPMENT CHARGES, RECOVERY-AGREEMENT CHARGES, ADVANCE RECOVERY-AGREEMENT CHARGES, AID-TO-CONSTRUCTION CHARGES AND OTHER FEES OR CHARGES APPLICABLE TO THE REQUESTED UTILITY SERVICES. SU'S CONNECTION REQUIREMENTS MAY REQUIRE THE OWNER TO PROVIDE A BOND, TO EXECUTE A REVENUE GUARANTEE CONTRACT, OR TO PROVIDE OTHER SU-APPROVED GUARANTEE FOR THE EXTENSION OF ANY UTILITY SERVICE BEFORE SU AUTHORIZES THE EXTENSION OF UTILITY SERVICES OR OTHER UTILITY SYSTEMS IMPROVEMENTS, AND/OR ANY SERVICE CONNECTION TO THE PROPERTY.

5. PURSUANT TO THAT CERTAIN TITLE REPORT PREPARED BY LAND TITLE GUARANTEE COMPANY DATED JANUARY 5, 2015 AND INDEXED AS ORDER NUMBER SC55048560-2; THE PROPERTY DESCRIBED THEREIN AND REPRESENTED HERON IS ENCUMBERED BY CERTAIN UTILITY EASEMENTS DESCRIBED AS ENCOMPASSING THE EXISTING UTILITY IN THE CONSTRUCTED OR INSTALLED LOCATION. A PRECISE MATHEMATICALLY DESCRIBED LOCATION FOR THESE EASEMENTS ARE NOT DISCLOSED WITHIN THE FOLLOWING RECORDED DOCUMENTS:

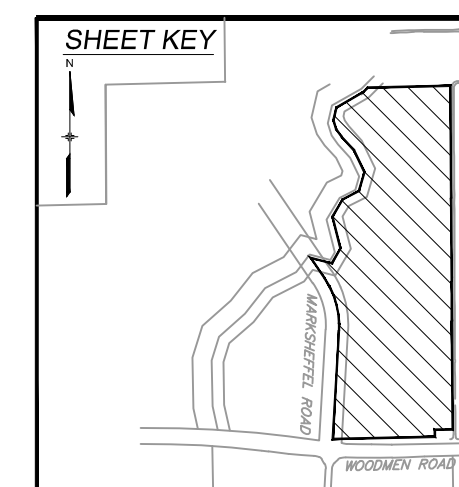
- GRANTED TO FORD, BACON & DAVIS ON OCTOBER 15, 1927 IN BOOK 798 AT PAGE 162
- GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION ON DECEMBER 4, 1958 IN BOOK 1714 AT PAGE 541
- GRANTED TO MOUNTAIN VIEW ELECTRIC ASSOCIATION ON JUNE 9, 2004 UNDER RECEPTION NO. 204096192

6. OWNER AGREES TO COOPERATE WITH SU TO ENSURE THAT THE EXTENSION OF ELECTRIC OR GAS FACILITIES REQUIRED TO SERVE THE OWNER'S DEVELOPMENT ARE IN ACCORDANCE WITH THE REGULATIONS. OWNER ACKNOWLEDGES THAT AN EXTENSION CONTRACT MAY BE REQUIRED FOR THE EXTENSION OF GAS AND/OR ELECTRIC SERVICE TO OR WITHIN THE PROPERTY.
7. OWNER, AT ITS SOLE COST AND EXPENSE, SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SU DETERMINES ARE REQUIRED FOR ALL EXISTING AND PROPOSED UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. IF IT IS NECESSARY TO RELOCATE ANY EXISTING UTILITY FACILITIES, THEN SUCH RELOCATION SHALL BE AT THE OWNER'S EXPENSE, AND IF REQUIRED, OWNER SHALL GRANT NEW EASEMENTS FOR THE RELOCATED FACILITIES. ADDITIONALLY, OWNER AGREES TO GRANT EASEMENTS FOR ALL EXISTING UTILITIES WITHIN THE PROPERTY THAT DO NOT HAVE RECORDED EASEMENTS, AND TO ENSURE THAT NO STRUCTURES ENROACH UPON ANY UTILITY EASEMENT. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SU'S THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SU'S WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SU INCURS IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. ACCORDINGLY, OWNER AGREES TO REIMBURSE SU WITHIN THIRTY (30) DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.
9. IN CONJUNCTION WITH THE BRIDGE CONSTRUCTION OF THE MARKSHEFFEL ROAD-SAND CREEK CROSSING, THE EXISTING 24-INCH WATER MAIN UNDER THE SAND CREEK CHANNEL AT THIS LOCATION WILL BE RELOCATED SO THAT IT IS NO LONGER IN THE SAND CREEK CHANNEL. THE 24-INCH MAIN IS TO BE LOCATED ON THE PROPOSED BRIDGE OR UNDER MARKSHEFFEL ROAD (IN THE EVENT A BOX CULVERT IS UTILIZED FOR SUCH CROSSING). THE RESPONSIBILITY FOR THE COSTS OF THIS WATER MAIN RELOCATION WILL BE DETERMINED AT A LATER DATE.
10. THE STREET CROSS-SECTION DRAWINGS ARE PRELIMINARY, AND THE OWNER WILL PROVIDE DETAILED STREET CROSS SECTIONS PRIOR TO SU'S APPROVAL OF ANY DEVELOPMENT PLAN FOR THE PROPERTY. THEREFORE, OWNER ACKNOWLEDGES THAT THE STREET CROSS-SECTIONS FOR ALL STREETS WITH STORM DRAIN FACILITIES SHALL MEET OR EXCEED SU'S CLEARANCE REQUIREMENT INCLUDING THE OSHA TRENCH SLOPE REQUIREMENT FOR CLASS C SOILS (1.5:1). CONSEQUENTLY, OWNER ACKNOWLEDGES AND AGREES THAT THE STREET AND/OR EASEMENT WIDTHS MAY NEED TO BE WIDER THAN AS SHOWN ON THIS MASTER UTILITY PLAN.
11. UNTIL SU'S PERMANENT ELECTRIC SERVICE IS EXTENDED TO THE PROPERTY, THE PROPERTY IS PROVIDED ELECTRIC SERVICE FROM MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA) ON AN INTERIM BASIS. OWNER AGREES TO PAY MVEA, DIRECTLY, FOR THE COSTS ASSOCIATED WITH SPRINGS UTILITIES' ACQUISITION OF THE ELECTRIC SERVICE TERRITORY AS SPECIFIED IN C.R.S. §§ 40-9.5-204 (1)(A) AND 40-9.5-205 (1)(B) WITHIN 30 DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS. OWNER ALSO AGREES TO PAY SPRINGS UTILITIES FOR THE COSTS SPECIFIED IN C.R.S. §§ 40-9.5-204 (1)(C) AND 40-9.5-204 (1)(D) WITHIN 30 DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.
12. APPROVAL OF THIS MASTER UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SU OR THE CITY TO APPLY THE REGULATIONS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF THE REGULATIONS, THEN THE REGULATIONS SHALL APPLY AS DETERMINED BY SU. APPROVAL OF THIS MASTER UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SU OR THE CITY TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE REGULATIONS.



FILE NAME: S:\116.886.001\_SDC Shloh Mesa 5\DWG\Conceptual Plan\886-UT01.dwg  
PLOT DATE: September 26, 2017 12:26 PM  
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MODIFIED BY:  
**KimleyHorn**  
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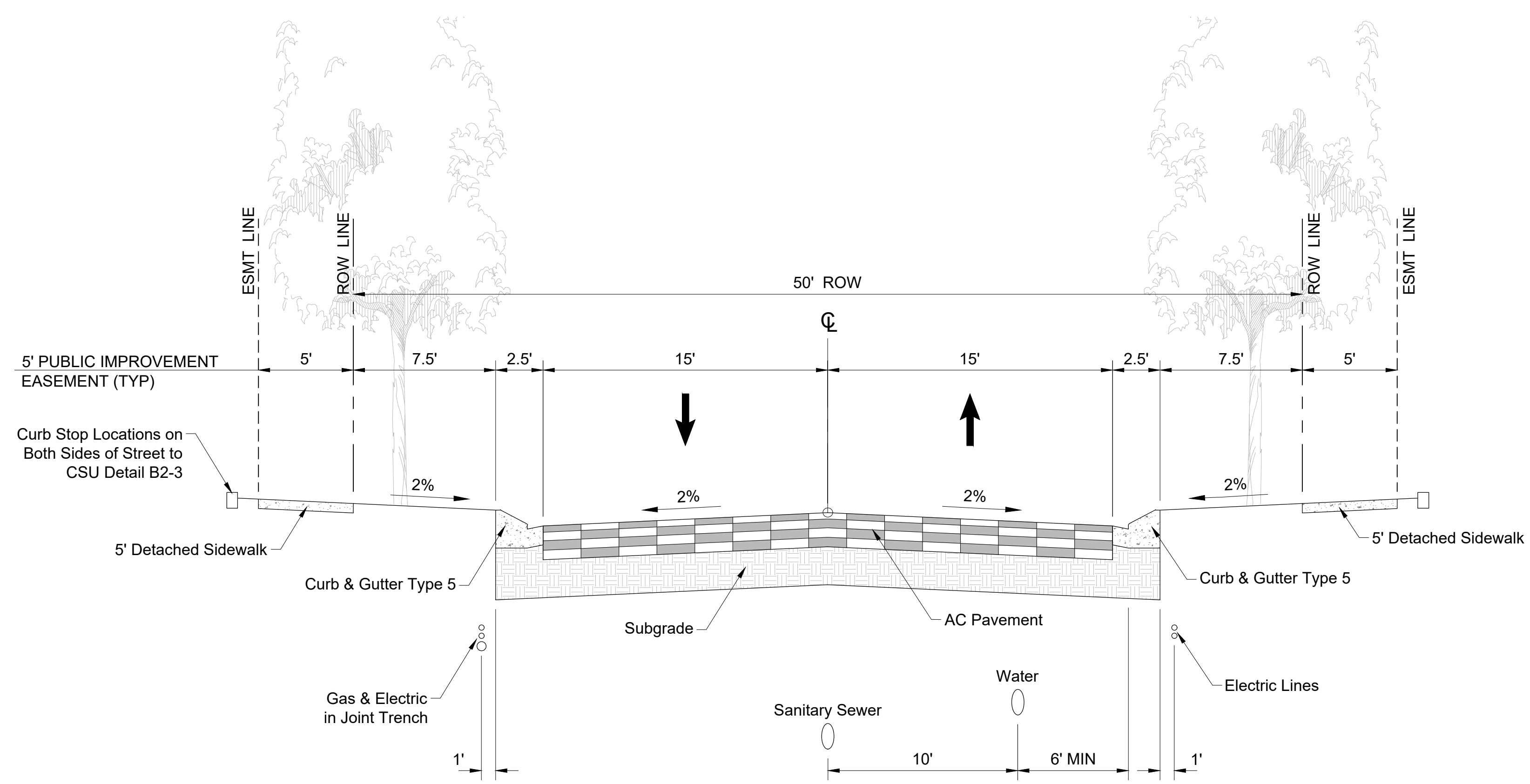
PREPARED BY:  
**Matrix DESIGN GROUP**  
2435 Research Pkwy, Suite 300  
Colorado Springs, CO 80920  
Phone 719.575.0100

CITY PLANNING FILE NO.:  
**PDZL-24-0004**  
**SHILOH MESA AT WOODMEN HEIGHTS**  
PDZ LAND USE PLAN MODIFICATION

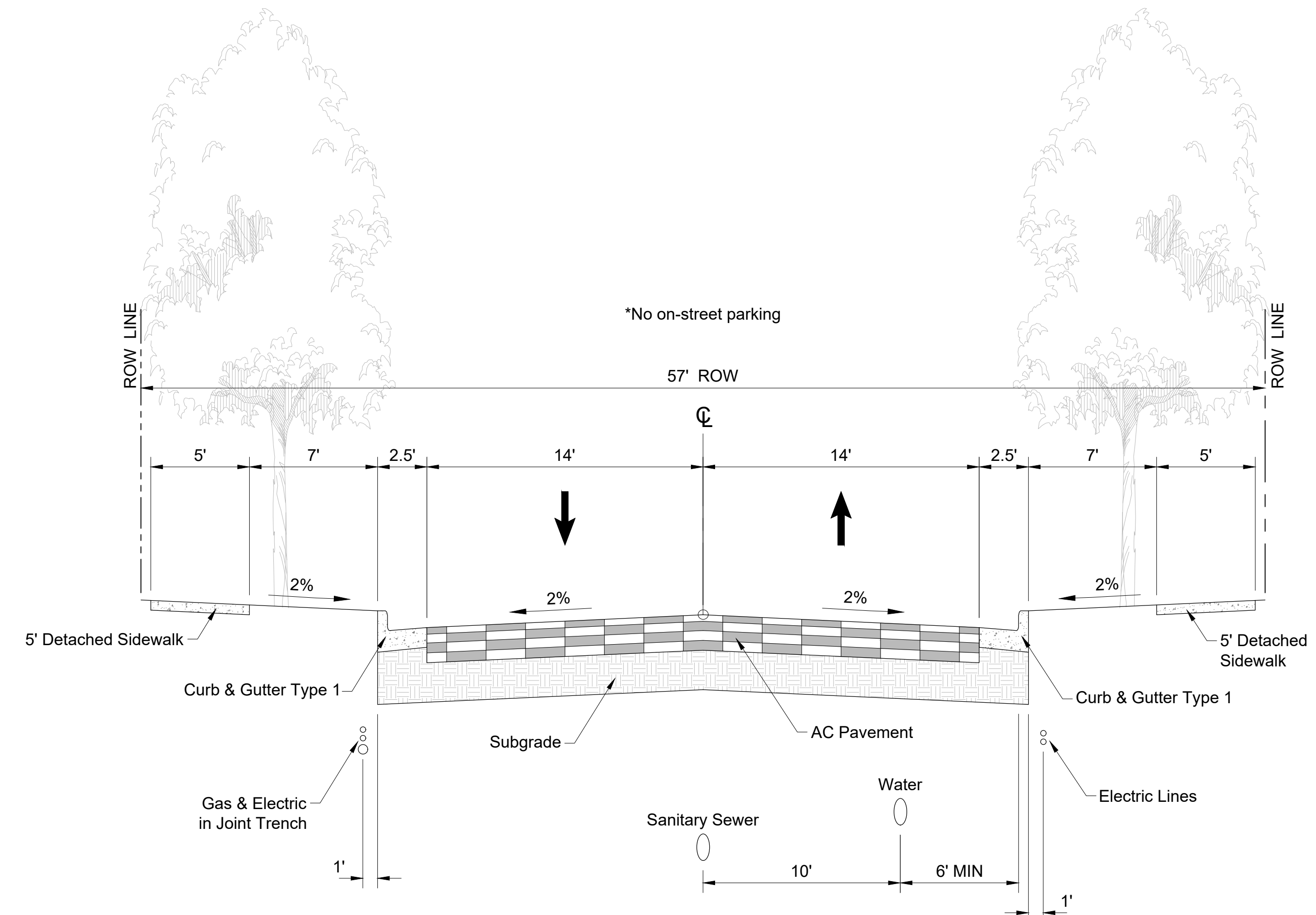
**MASTER UTILITY PLAN**

DESIGNED BY: GSS	SCALE: 1" = 200'	DATE ISSUED: August 17	DRAWING No. UT01
DRAWN BY: RAF	HORIZ: N/A	SHEET 08 OF 09	
CHECKED BY: EWS	VERT: N/A		

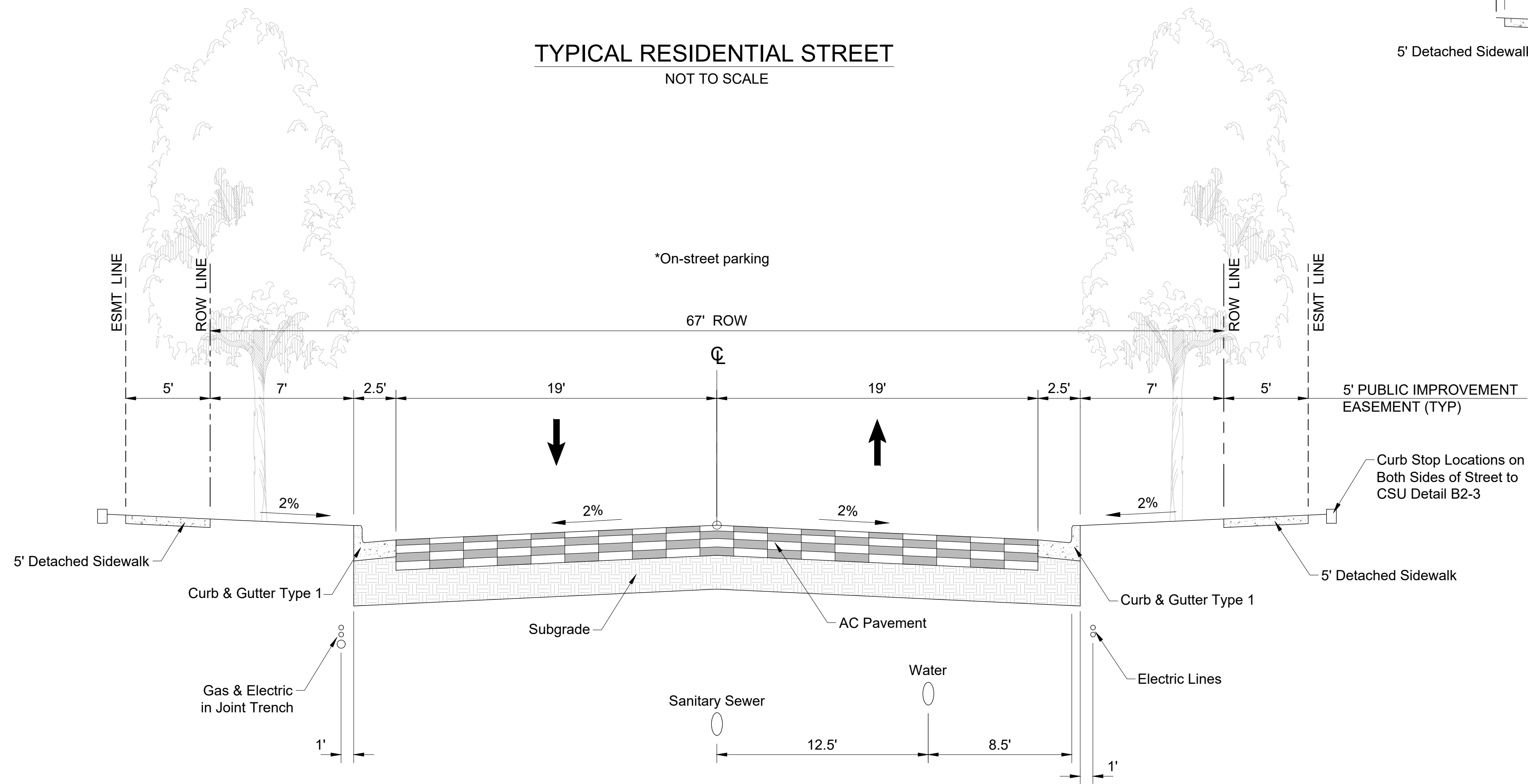




**TYPICAL RESIDENTIAL STREET**  
NOT TO SCALE



**TYPICAL COLLECTOR STREET**  
NOT TO SCALE



**TYPICAL LOCAL COLLECTOR STREET**  
NOT TO SCALE

**GENERAL NOTES:**

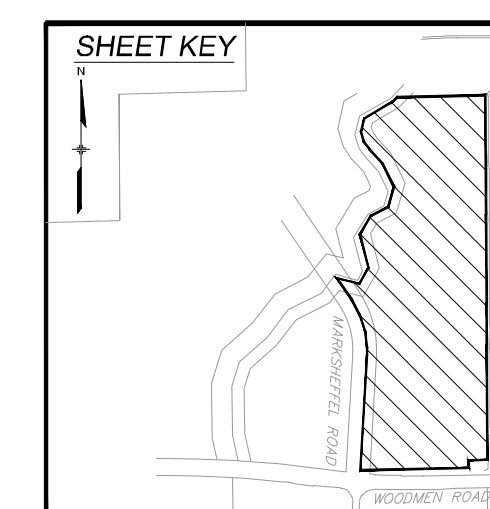
1. FINAL DESIGN OF ROADWAYS (AND ASSOCIATED CROSS SECTIONS) INTERNAL TO THE SHILOH MESA DEVELOPMENT ARE PENDING. PUD CONCEPT SUBMITTAL (AND ASSOCIATED CROSS SECTIONS) INDICATE DESIGN INTENT. SUBSEQUENT DEVELOPMENT PLANS WILL INCORPORATE BOTH: FINAL DESIGN AND CITY TRAFFIC ENGINEER'S REVIEW COMMENTS.

MODIFIED BY:

**Kimley»Horn**

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CITY PLANNING FILE NO.:  
PDZL-24-0004



**PREPARED BY:**

**Matrix**  
DESIGN GROUP  
2435 Research Pkwy, Suite 300  
Colorado Springs, CO 80920  
Phone 719.575.0100

SHILOH MESA AT WOODMEN HEIGHTS  
PDZ LAND USE PLAN MODIFICATION

**TYPICAL SECTIONS**

DESIGNED BY: GSS	SCALE: HORIZ 1" = 5'	DATE ISSUED: August 17	DRAWING No. TY01
DRAWN BY: RAF	VERT. N/A	SHEET 09 OF 09	
CHECKED BY: EWS			