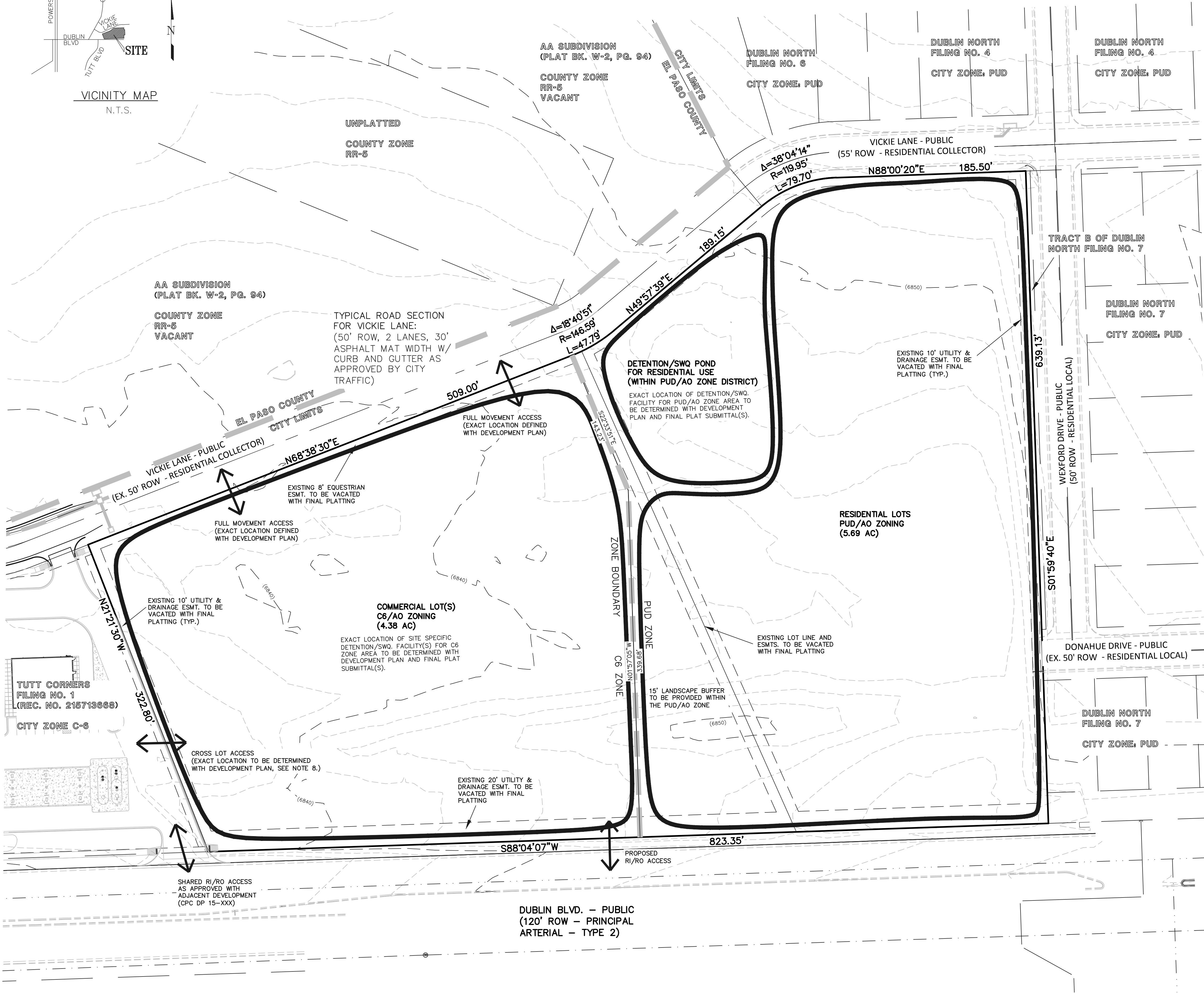
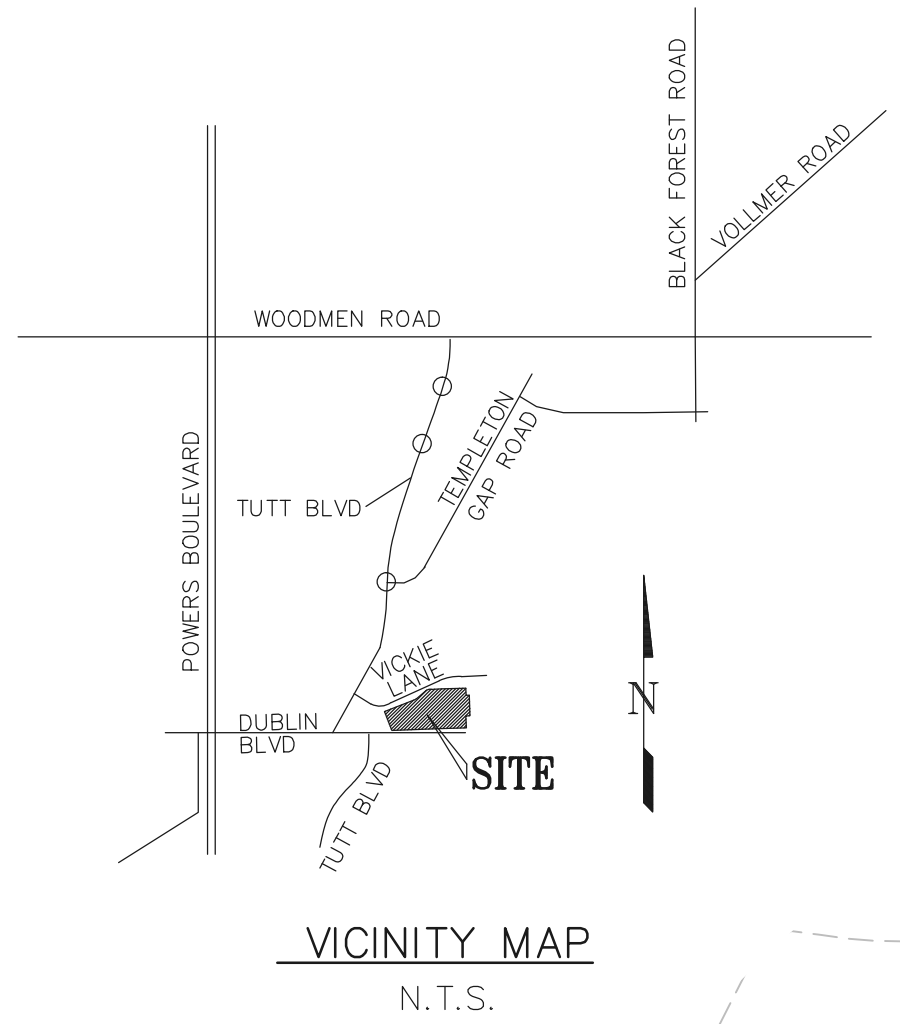


CONCEPT PLAN

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DUBLIN NORTH ADDITION NO. 4

JANUARY 2018



LEGAL DESCRIPTION:

LOTS 3 AND 4, AA SUBDIVISION, PLAT BOOK W-2, PAGE 94 OF THE RECORDS OF EL PASO COUNTY.

SITE DATA:

OWNER: VICKIE LANE, LLC
P.O. BOX 1204
MONUMENT, CO 80132
MRS. KRISTIN OTTAWAY

DEVELOPER: TKO DEVELOPMENT, LLC
P.O. BOX 1204
MONUMENT, CO 80132
MR. RANDY OTTAWAY

SITE ADDRESSES: 6145 & 6235 VICKIE LANE

PROPOSED USES: RESIDENTIAL - SINGLE FAMILY DETACHED/ATTACHED
COMMERCIAL - ALL ALLOWED USES IN THE C-6 ZONE PER CITY CODE CHAPTER 7

ANNEXATION: DUBLIN NORTH ADDITION NO. 4 (FILE NO. CPC A 15-00039)

BUILDING SETBACKS: PUD ZONE - SINGLE FAMILY RESIDENTIAL DETACHED/ATTACHED USE (TO BE DEFINED ON DEVELOPMENT PLAN)
DENSITY RANGE: 3.5 - 11.99 DU/AC.
CONSIDERATION SHOULD BE GIVEN TO THE CITY SMALL LOT PUD GUIDELINES FOR FURTHER STANDARDS OF THE RESIDENTIAL DEVELOPMENT. DIMENSIONAL CONTROLS AND FURTHER DETAILS OF SITE DEVELOPMENT WILL BE EVALUATED AT THE DEVELOPMENT PLAN REVIEW.

LANDSCAPE SETBACKS: DUBLIN BLVD. 25' MIN.
VICKIE LANE 10' MIN.
ALONG ZONE BOUNDARY 15' MIN. (LANDSCAPE BUFFER PROVIDED WITHIN TRACTS A AND B OF THE PUD ZONE)

ANTICIPATED CONSTRUCTION: RESIDENTIAL USE - SPRING 2018
COMMERCIAL USE - SPRING 2018

THIS PROPERTY HAS BEEN GRANTED A GEOLOGIC HAZARD EXEMPTION, PREPARED BY JULIA M. MURPHY MS.PG DATED JUNE 16, 2016.

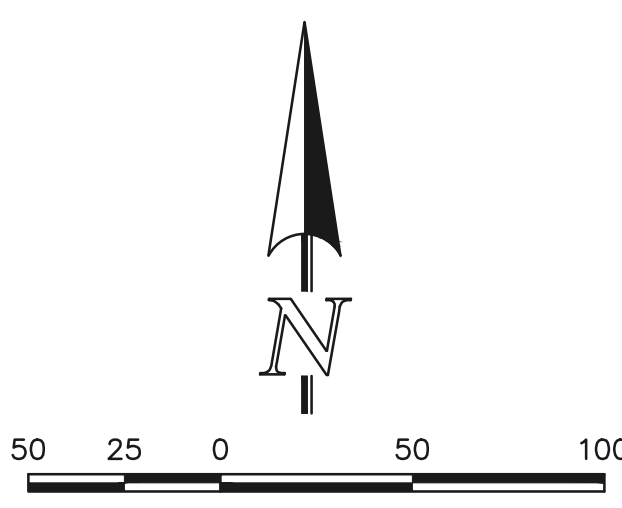
NO PORTION OF THIS SITE IS LOCATED WITHIN A FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) MAP NUMBER 08041C0537F, EFFECTIVE DATE MARCH 17, 1997.

THIS AREA IS SUBJECT TO AN AVIGATION EASEMENT TO THE CITY OF COLORADO SPRINGS TO BE RECORDED PRIOR TO OR CONCURRENT WITH ANNEXATION RECORDATION.

NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSE BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.

NOTES:

- NO ADDITIONAL ROAD IMPROVEMENTS ALONG DUBLIN BLVD. ARE REQUIRED WITH THIS DEVELOPMENT.
- DEVELOPER RESPONSIBLE FOR 6' DETACHED SIDEWALK ALONG THE NORTH SIDE OF DUBLIN BLVD. WITHIN A PUBLIC IMPROVEMENT ESMT. TO BE PROVIDED AT TIME OF FINAL PLATING.
- PRIOR TO DEVELOPMENT PLAN SUBMITTAL, DEVELOPER TO COORDINATE WITH UTILITIES DEVELOPMENT SERVICES TO DISCUSS LOCATION OF PROPOSED WASTEWATER AND WATER MAINS AND REQUIRED EASEMENTS.
- DEVELOPER RESPONSIBLE FOR CONSTRUCTION OF VICKIE LANE (A RESIDENTIAL COLLECTOR WITH 50' ROW) ADJACENT TO THE PROPERTY WITH ROAD COST RECOVERIES INCLUDING STORM SEWER ABLE TO BE FILED AGAINST THE ADJACENT PROPERTIES. PER THE ANNEXATION AGREEMENT, IF THE COMMERCIAL PROPERTY DEVELOPS FIRST THEN THE EXTENSION OF VICKIE LANE MUST TAKE PLACE ADJACENT TO THE COMMERCIAL PROPERTY. IF THE RESIDENTIAL DEVELOPS FIRST THEN THE EXTENSION OF VICKIE LANE AS A PART OF THIS CONCEPT PLAN MUST BE COMPLETED THE ENTIRE LENGTH OF THE PROPERTY.
- A CROSS LOT ACCESS AGREEMENT WILL BE PROVIDED FOR THE COMMERCIAL LOT(S) ALONG WITH THE ADJACENT COMMERCIAL LOT ALONG THE WEST BOUNDARY. THESE AGREEMENTS WILL ASSIGN MAINTENANCE RESPONSIBILITIES FOR THE SHARED ACCESS CONNECTIONS.
- STREET IMPROVEMENT PLANS WILL BE SUBMITTED FOR DUBLIN BLVD. PRIOR TO APPROVAL OF THE CURB CUT ACCESS FROM DUBLIN BLVD.
- DEVELOPER HAS ALREADY PAID THE DUBLIN BLVD. COST RECOVERY ALONG ENTIRE LENGTH OF DUBLIN BLVD. FRONTAGE. DUBLIN BLVD. COST RECOVERY OBLIGATION HAS BEEN MET FOR THIS DEVELOPMENT.



CPC CP 16-00030

CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

DUBLIN NORTH ADDITION NO. 4
CONCEPT PLAN

DESIGNED BY	MAW	SCALE	DATE	1-2-18
DRAWN BY	MAW	(H) 1" = 50'	SHEET	1 OF 1
CHECKED BY		(V) 1" = N/A	JOB NO.	2467.50

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)