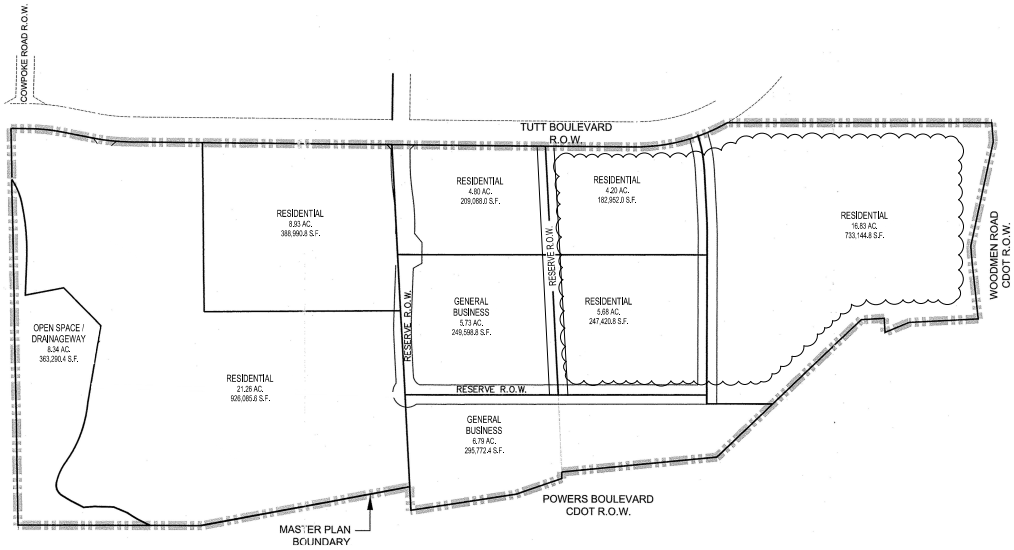
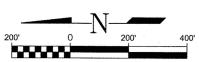




SCALE: 1" = 200'

LEGAL

A tract of land being a portion of the West One-Half of Section 6, Township 13 South, Range 65 West of the 6th P.M., situate in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Commencing at the Southeasterly corner of Tract 1, WESTVIEW ESTATES (Plat Book I–2, Page 37, El Paso County, Colorado records) (all bearings in this description are relative to the Easterly line of said WESTVIEW ESTATES, which bears N00°18'55"E "assumed"); thence N00°18'55"E along said WESTVIEW ESTATES's Easterly line, 41.75 feet to the Point of Beginning of the tract herein described; thence continue N00°18'55"E along said Easterly line, 905.47 feet to a point on the Westerly right-of-way line of Tutt Boulevard (84' r.o.w.) as platted within TUTT BOULEVARD FILING NO. 4 (Reception No. 206712270, said El Paso County records) (the following eight (8) courses are along said Tutt Boulevard's Westerly right-of-way line); 1) Northwesterly on a non-tangent curve to the right, said curve having a central angle of 28°08'44", a radius of 642.00 feet, an arc length of 315.37 feet (the chord of said curve bears N14°46'16"W, a distance of 312.21 feet); 2) N00°41'54"W, 14.60 feet; 3) N00°48'42"E, 725.22 feet; 4) N00°46'20"E, 1001.55 feet (NOTE: A portion of this course and the following courses 5 through 8 are coincident with the lines of the PANORAMA HEIGHTS Development Plan); 5) on a curve to the right, said curve having a central angle of 10°30'48", a radius of 742.00 feet, an arc length of 136.15 feet; 6) N11°17'08"E, 101.38 feet; 7) on a curve to the left, said curve having a central angle of 10°30'48", a radius of 658.00 feet, an arc length of 120.74 feet; 8) N00°46'20"E, 57.75 feet to the Northeasterly corner of said PANORAMA HEIGHTS (the following three (3) courses are along the lines of said PANORAMA HEIGHTS); 1) S89°08'13"W, 1339.39 feet; thence S00°20'55"W, 629.32 feet; thence S10°11'15"E, 727.29 feet to a point on the Easterly line of the Powers Boulevard Master Plan corridor (r.o.w. width varies) and associated Powers Boulevard–Woodmen Road interchange (the following fourteen (14) courses are along said corridor/interchange lines . . . courses 1 through 4 inclusive are also coincident with the lines of the Colorado Springs Utilities Powers Pump Station and Tank Site); 1) S87°09'40"W, 78.58 feet; 2) S08°55'30"E, 367.62 feet; 3) S18°50'07"E, 165.04 feet; 4) N87°09'40"E, 15.63 feet; 5) S05°11'19"E, 1054.52 feet; 6) S42°49'58"E, 677.46 feet; 7) S02°50'18"E, 78.75 feet; 8) S87°09'46"W, 47.51 feet; 9) S21°51'33"E, 89.14 feet; 10) S02°35'28"E, 236.71 feet; 11) N83°54'34"E, 188.66 feet; 12) N85°38'18"E, 60.20 feet; 13) S77°30'56"E, 359.50 feet; 14) N85°38'03"E, 63.18 feet to the Point of Beginning;

Containing 83.128 acres, more or less.

FLOODPLAIN NOTE:

THE FLOOD INSURANCE RATE MAPS, PANEL NUMBERS 08041C0529G, REVISED DECEMBER 7, 2018, INDICATE THIS SITE FALLS WITHIN ZONE "X". ZONE "X" IS DEFINED BY FEMA AS: "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD."

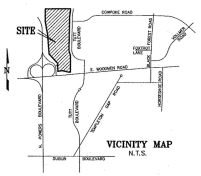
DATA

AREA: 83.128 ACRE
EXISTING ZONE CITY - A/AO/SS, C-6/AO/SS
PROPOSED ZONE: R5/AO/SS, OB/AO/SS, A/AO/SS
PROPOSED USES:
OPEN SPACE/DRAINAGEWAY: 8.34 ACRES
MULTIFAMILY RESIDENTIAL: 61.70 ACRES
DENSITY OF ADDITIONAL AREA: 7.5-12 DU/ACRE
GENERAL BUSINESS: 12.52 ACRES

SHEET INDEX

SHEET 1 NOTES & DATA
SHEET 2 REVISED MASTER PLAN

FILE NUMBER:	DATE APPROVED:	AMENDMENT:	NOTES/COMMENTS:
CPC MP 02-00254		ORIGINAL APPROVAL	
CPC MP 02-00254-A1MJ08	WITHDRAWN	NOT APPLICABLE	NOT APPROVED
CPC MP 02-00254-A2MJ09	1/12/2010	CHANGE OF LAND USE IN THE SOUTHERN PORTION OF THE MASTER PLAN TO ADD NEIGHBORHOOD COMMERCIAL, PUBLIC ASSEMBLY, HOSPITAL/LONG TERM CARE AND PUBLIC UTILITIES.	
CPC MP 02-00254-A3MJ14	1/13/2015	CHANGE OF LAND USE IN THE NORTHERN PORTION OF THE MASTER PLAN TO REDUCE THE OFFICE-INDUSTRIAL AND EXPAND THE MULTI-FAMILY RESIDENTIAL AREAS.	
CPC MP 02-00254-A4MJ22	PENDING	CHANGE OF LAND USE IN THE EASTERN PORTION OF THE MASTER PLAN TO REDUCE THE OFFICE-INDUSTRIAL AND EXPAND THE MULTI-FAMILY RESIDENTIAL AREAS.	
CPC MP 02-00254-A5MJ22	PENDING	CHANGE OF LAND USE IN THE SOUTHERN PORTION OF THE MASTER PLAN TO REPLACE THE NEIGHBORHOOD COMMERCIAL, COMMUNITY COMMERCIAL, AND HOSPITAL / LONG TERM CARE AREAS WITH MULTI-FAMILY RESIDENTIAL.	



NOTES

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0529 F, effective date, March 17, 1997, indicates the area in the vicinity of this parcel of land to be a Zone X (white) (area determined to be out of the 500 year flood plain, Zone X (light gray) (areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood), and Zone AE (dark gray crosshatched) (special flood hazard areas inundated by 100-year flood with base flood elevations determined). Flood hazard line locations are approximate and determined by map measure only . . . specific evaluation as to extent of the flood hazards' affect to property will require a civil engineer's review and opinion.

Any development disturbance of the 100 year floodplain will require a floodplain development permit, fee, and supporting documentation. Other permitting / processing approvals may include an Army Corp. of Engineers 404 Permit and CLOMR/LOMR processing based on the proposed channel improvements.

2. This property is affected by the future extension of Powers Boulevard right-of-way (right-of-way width varies). No direct vehicular access is allowed to or from Powers Boulevard.

3. This property could be affected by a Preble's mouse habitat buffer (see SPORER ENGINEERING, INC Powers and Woodmen Limited and Preliminary Site Evaluation, prepared August 3, 2000).

4. This site is subject to State of Colorado Department of Transportation EXCEPTION parcels, as indicated hereon (Reception No. 200015275 and 20001526, all of the records of El Paso County, Colorado).

5. Parks and Recreation will accept fees (to be determined at time of platting) in lieu of park land dedication. This will include fees on residential areas as well as independent assisted living units within the Hospital/Long Term Care facility.

6. The construction of any residential land uses within 300 feet of the Powers Blvd. right-of-way will trigger the requirement for noise mitigation to achieve the maximum noise levels set forth within the Environmental Assessment for the Powers Corridor.

7. The need, and specific location points, for future access to the unplatted Agricultural and Residential property located to the east within the unincorporated area of the County will be determined in conjunction with the review of the Concept Plan and/or Development Plan applications for the residential portion of the Powerwood No. 2 Addition development.

8. NOTICE: This property may be impacted by the noise and other similar sensory effects of flight by aircraft used in the United States Air Force Academy's Airmanship Program. This notice shall remain in effect until the Air Force Academy shall cease to be used for flight training purposes. This notice shall run with the land.

9. NOTICE: This property may be impacted by noise caused by aircraft operating in and out of the Colorado Springs Municipal Airport. The buyer will familiarize himself/herself with this potentiality and the ramifications thereof.

10. This Development will be responsible for the widening of Woodmen Road to its ultimate configuration adjacent to the site.

11. The Stormwater Enterprise is currently in the process of updating the Cottonwood Creek Drainage Basin Planning Study. The developer has agreed to adhere to the study, which includes the construction of various grade control structures to limit the slope of the channel along with associated low flow channel improvements and slope stabilization per the Master Development Drainage Plan. The City or the property owner to the north will be responsible for the design and construction of the future in-line detention facility to be located east of Powers Boulevard. All drainage from this site will be conveyed to Cottonwood Creek upstream of the proposed pond.

12. Internal Roadways shall, at a minimum, meet industrial commercial standards to facilitate the intensity of development, except within the PUD residential area where typical City of Colorado Springs residential standards apply.

13. At the time of the review of the Concept Plan and/or Development Plan applications mitigation measures shall be formulated that adequately addresses the filing levels of service for the left turn movements at the Woodmen Road/Tutt Boulevard intersection entering and exiting the site as indicated within the Traffic Impact Analysis.

14. At the time of the review of the Concept Plan and/or Development Plan applications mitigation measures shall be formulated that adequately address the transition and compatibility between the urban land uses and the rural residential zoning to the north and east within the unincorporated area of the County.

15. This property is subject to off-site contributions to the extension of Tutt Boulevard from the northerly boundary of the Reel Annexation and contribution to the Tutt Boulevard bridge over Cottonwood Creek in accordance with the terms set forth in the Annexation Agreement.

16. Access to Tutt Boulevard, to be allowed in area indicated on proposed Master Plan drawing if said access is determined, by the City, to be safe, in compliance with all applicable City access criteria and meets City design standards. The determination of the specific type and location of this access point will be made in conjunction with the review of the Concept and/or Development Plan which includes an updated Traffice Impact Analysis setting forth the specific land use types, traffic generation, trip distribution and turning movement data.

17. The Powerwood No. 2 Annexation Agreement, Article V Public Facilities, Section 7 Construction of Internal Public Street Network to Serve Property recorded at the El Paso County Clerk and Recorder on December 3, 2004 under Reception Number 204198231, is clarified for the dedication and construction of Sorpresa Lane west of the Tutt Blvd., and the construction of Rustic Lane north of Hart Drive, as follows:

A. It is understood that development and construction adjacent to Sorpresa or Rustic is not immediately pending nor anticipated in the near future;
B. It is understood that the land uses on the approved Powerwood No. 2 Master Plan may be changed upon the approval of a subsequent master plan amendment in the future;
C. It is mutually beneficial to all Owners and to the City to delay programming and requiring dedication and construction of Sorpresa and Rustic until development is to occur. Said delay may provide a substantial cost savings to the City and the Owners;
D. The Powerwood No.2 Master Plan, Powerwood No. 2 South Concept Plan and Panorama Heights Development Plan shall show Sorpresa and Rustic as "Public Streets – Reserved Right-of-Way to be dedicated to the City at no cost to the City";
E. It is acknowledged that the following factors are dependent on actual land uses and their related traffic impacts, and will be determined at the time of development plan or subdivision plat review:
   i. The appropriate street classification;
   ii. The street right-of-way and pavement width;
   iii. The appropriate street design, improvements and materials;
   iv. The location and turn-around design of any dead-end terminus; and
   v. The design, location of driveway access locations;

F. Prior to the approval of any subdivision plat which includes the dedication of Sorpresa and Rustic rights-of-way, a cost-sharing agreement shall be entered into between the applicable Owners and accepted by the City.

18. This property is subject to the findings, summary, and conclusions of a Geologic Hazard Exemption prepared by CTL Thompson dated April 10, 2009 and entitled "Powerwood No. 2". A copy of said report has been placed within file CPC 02-00254-A2MJ09 of the City of Colorado Springs Development Services Division.

19. Some public improvements, including Tutt Boulevard, already exist and were constructed by the Woodmen Heights Metro District: This property may be subject to applicable district fees, property tax assessments, cost recoveries and reimbursements, as appropriate.

21. This Master Plan and subsequent development shall be in conformance with the Powerwood II Annexation Agreement.

22. School District #20 will accept fees (to be determined at time of platting) in lieu of school land dedication.

23. A Master Development Drainage Plan (MDDP) for the entire Powerwood II Concept Plan area shall be submitted, reviewed and approved by City Engineering – SERT at the time of the first development plan.

CITY FILE NO: CPC MP 02-00254-A5MJ22
CPC PUZ 22-00048

Galloway
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Greenwood Village, CO 80111
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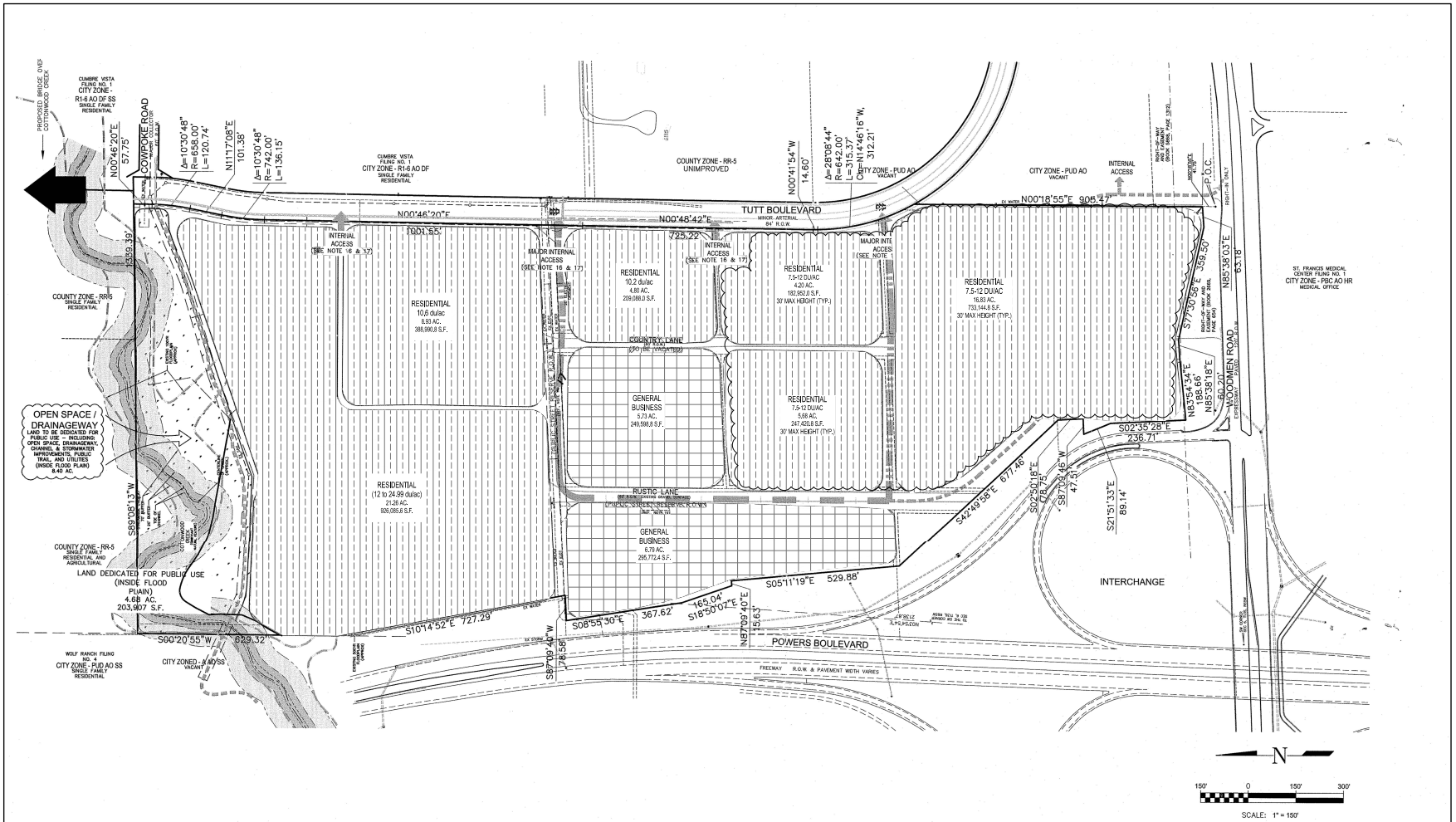
POWERWOOD NO. 2
MASTER PLAN AMENDMENT

VILLAGE AT COTTONWOOD CREEK
COLORADO SPRINGS, CO

#	Date	Issue / Description	Init.

Project No:	EMP001
Drawn By:	BHB
Checked By:	SMB
Date:	06/21/2022

MASTER PLAN AMENDMENT
NOTES & DATA



LAND USE CLASSIFICATION LEGEND

OPEN SPACE / DRAINAGEWAY (OPEN SPACE)
8.40 AC.

GENERAL BUSINESS
12.52 AC

RESIDENTIAL (MULTI-FAMILY 7.5-24.99 DU/AC)
61.70 AC

PROPOSED PUBLIC ROAD

PROPOSED PRIVATE ROAD

RESERVE R.O.W.

CITY FILE NO: CPC MP 02-00254-A5MJ22
CPC PUZ 22-00048

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POWERWOOD NO. 2
MASTER PLAN AMENDMENT

VILLAGE AT COTTONWOOD CREEK
COLORADO SPRINGS, CO

#	Date	Issue / Description	Init.

Project No:	EMP051
Drawn By:	BHB
Checked By:	SMB
Date:	06/21/2022

MASTER PLAN AMENDMENT MAP