

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

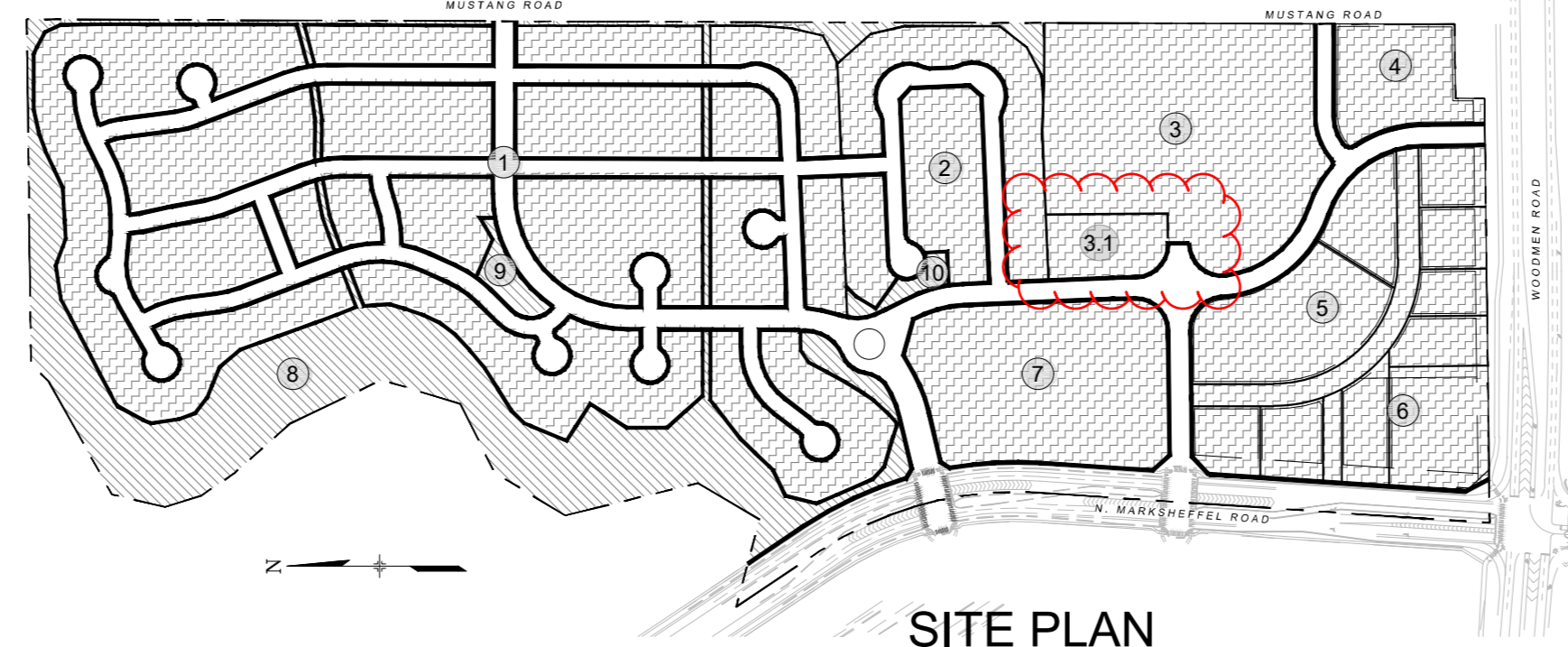
GENERAL NOTES (CONTINUED)

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*.



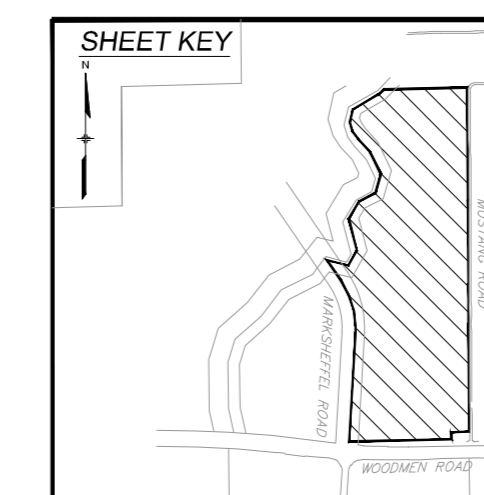
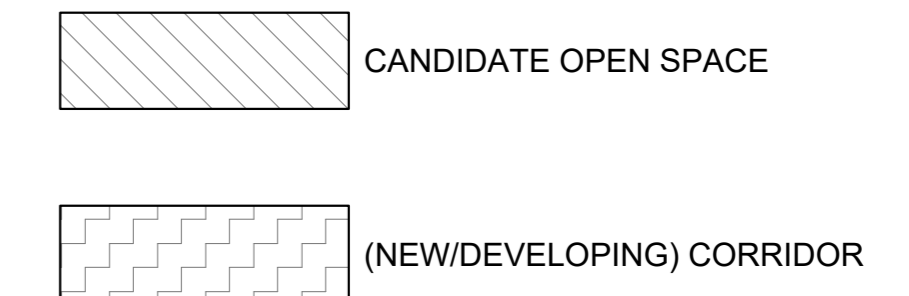
VICINITY MAP
NOT TO SCALE

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



MODIFIED BY: **Kimley-Horn**
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CITY PLANNING FILE NO.:
PDZL-24-0004

SHILOH MESA AT WOODMEN HEIGHTS
PDZ LAND USE PLAN MODIFICATION

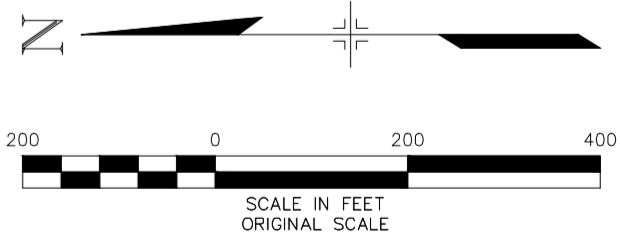
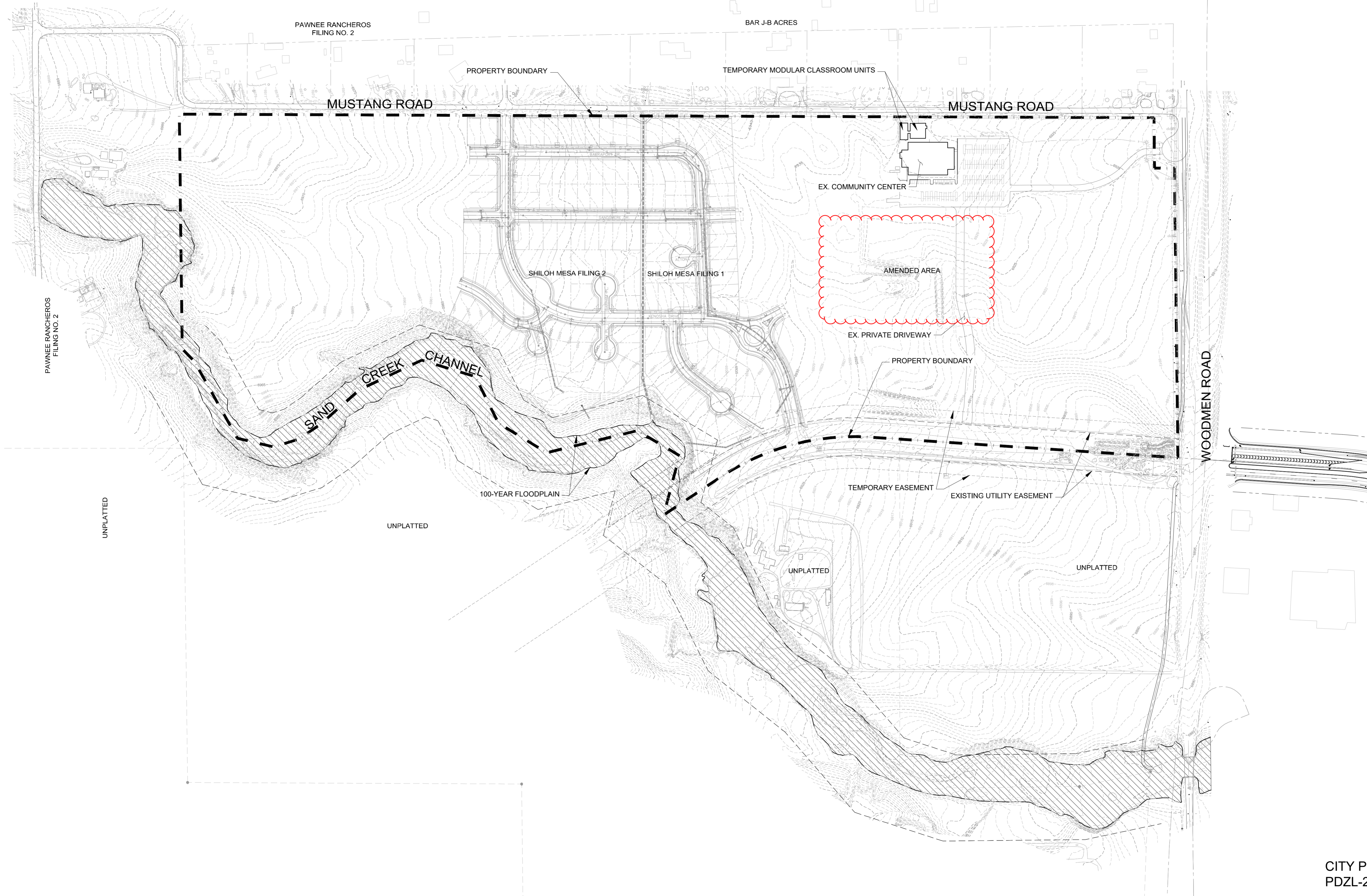
COVER SHEET

DESIGNED BY:	GSS	SCALE	DATE ISSUED:	August 17	DRAWING No.
DRAWN BY:	RAF	HORIZ	N/A		
CHECKED BY:	EWS	VERT.	N/A	SHEET	01 OF 09

CS01



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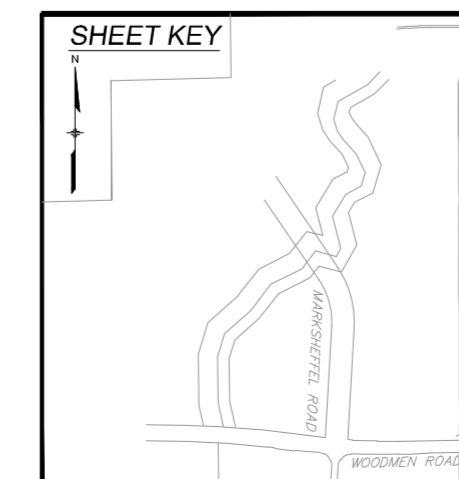


CITY PLANNING FILE NO.:
PDZL-24-0004

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
CHECKED BY:	EWS	VERT.	N/A	SHEET	02 OF 09

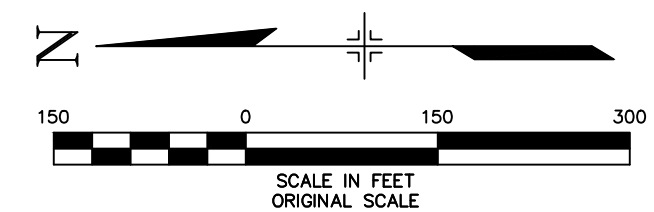
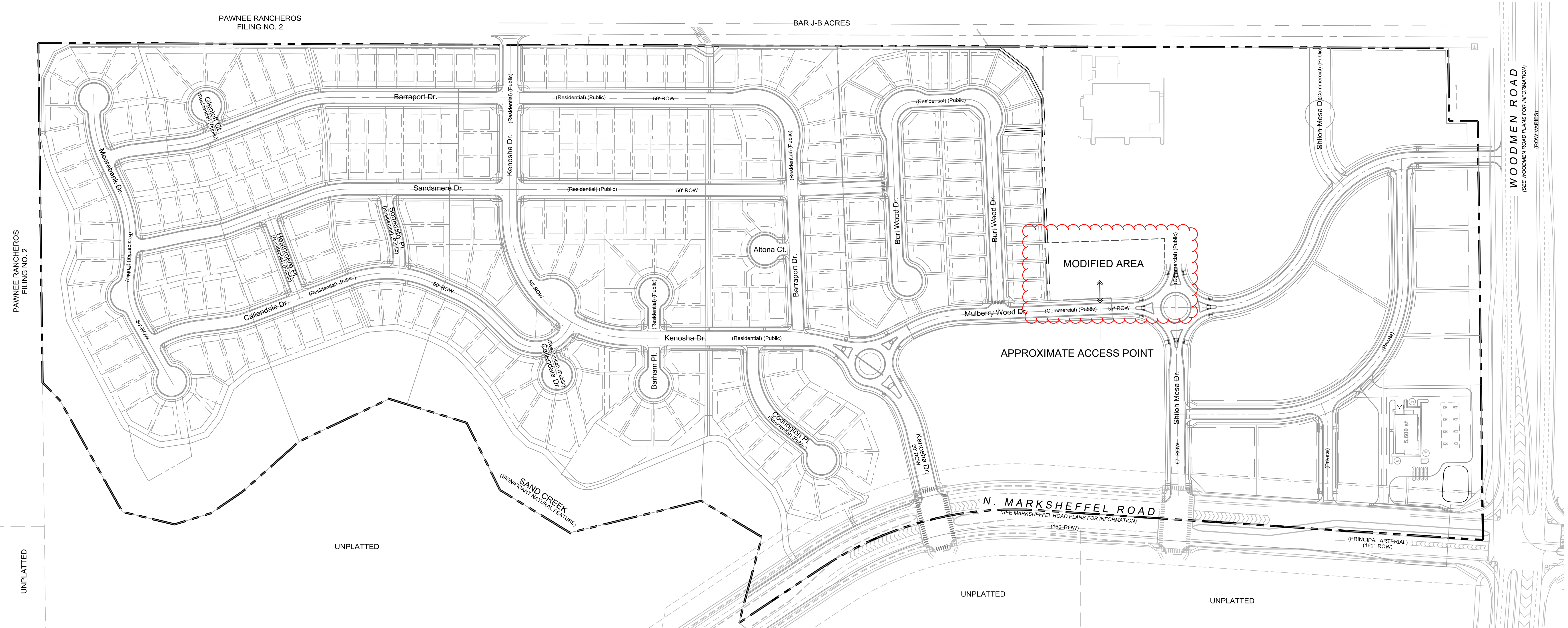


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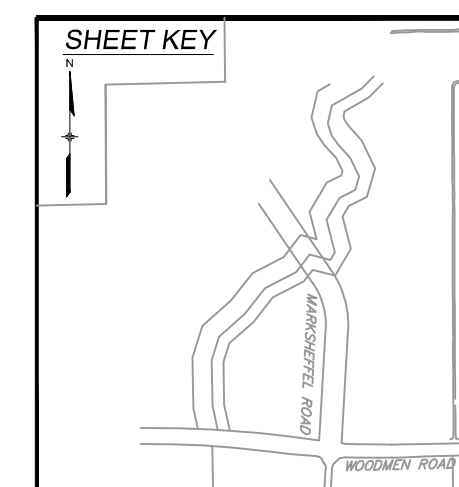
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SHILOH MESA AT WOODMEN HEIGHTS
PDZ LAND USE PLAN MODIFICATION

OVERALL SITE REFERENCE PLAN



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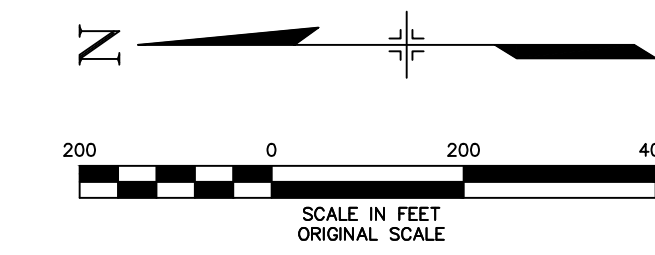
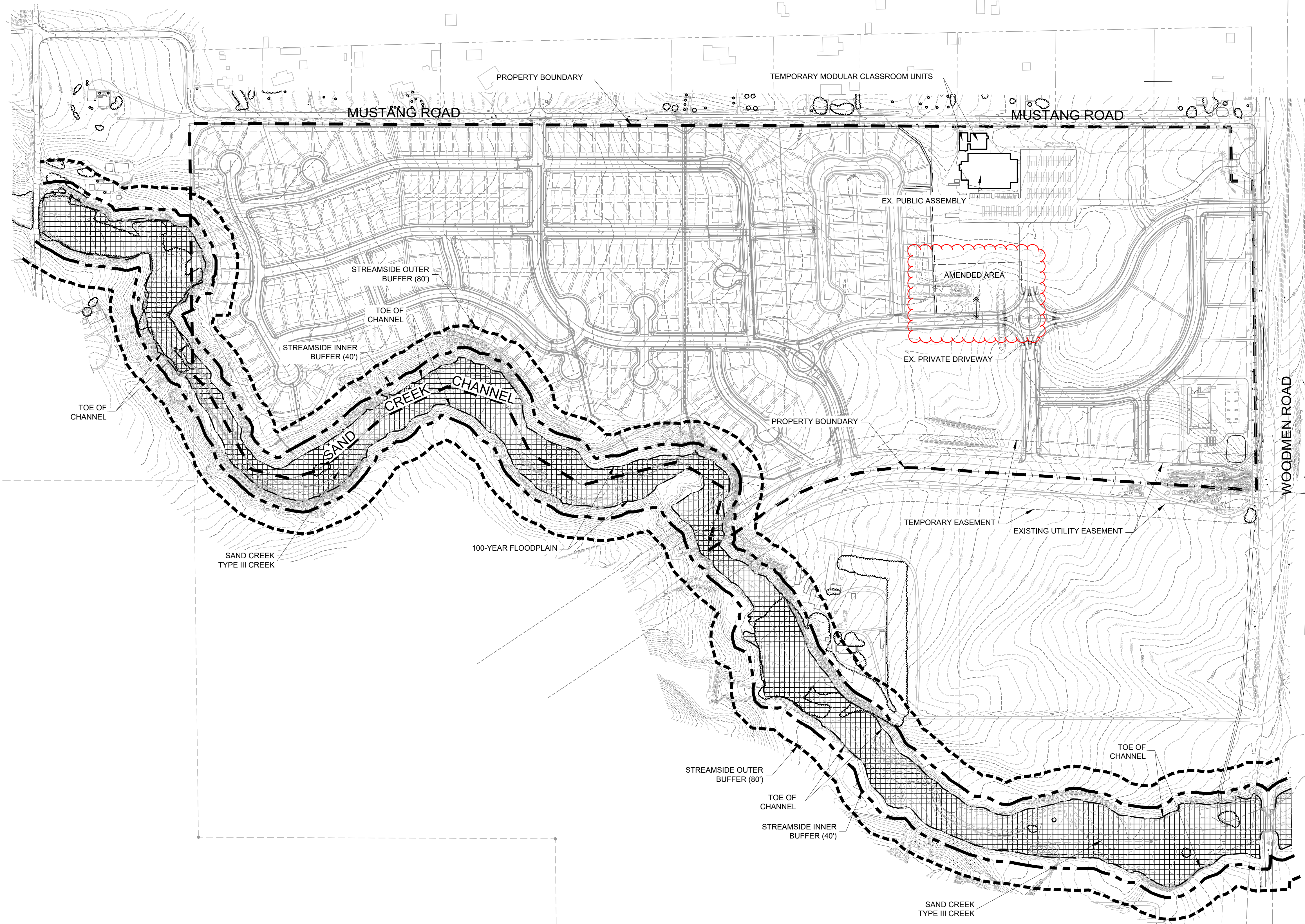
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					OS01

FILE NAME: S:\16.886.001 SDC Shiloh Mesa 5\Dwg\Conceptual Plan\886-OS01.dwg
PLOT DATE: September 26, 2017 12:18 PM
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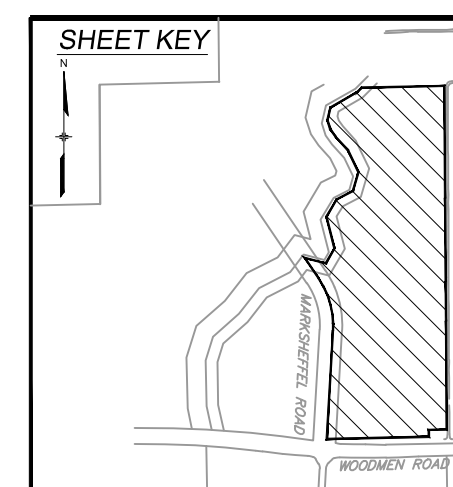
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PDZL-24-0004

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:\16.886.001 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

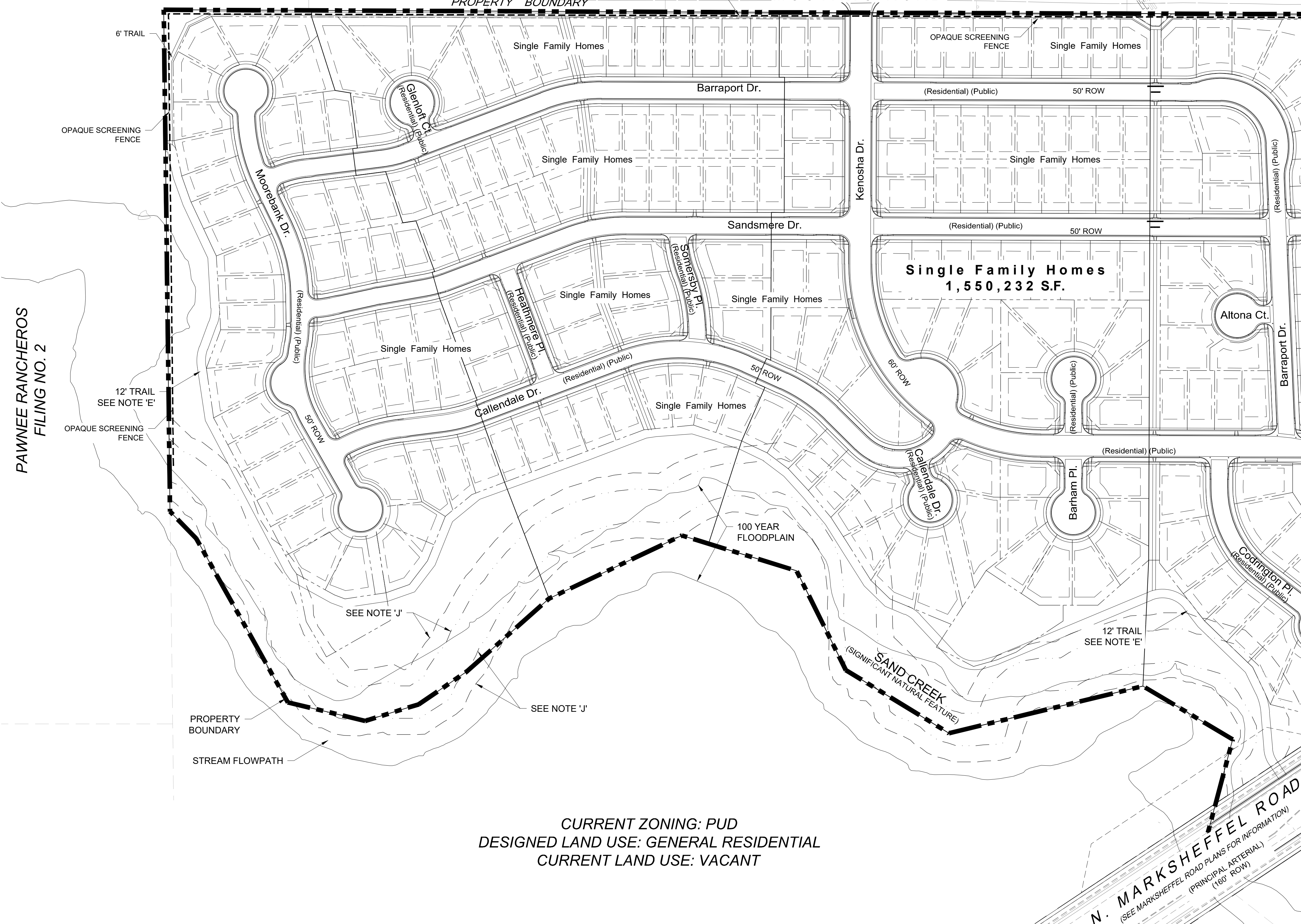
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PAWNEE RANCHEROS
FILING NO. 2

MUSTANG ROAD



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.

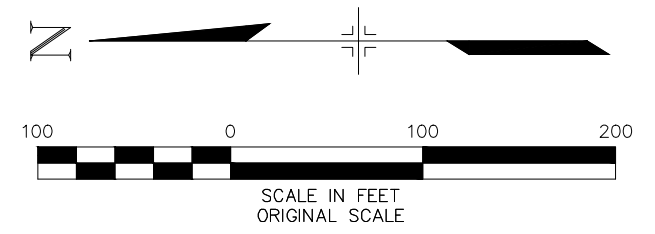
NOTES:

- 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.

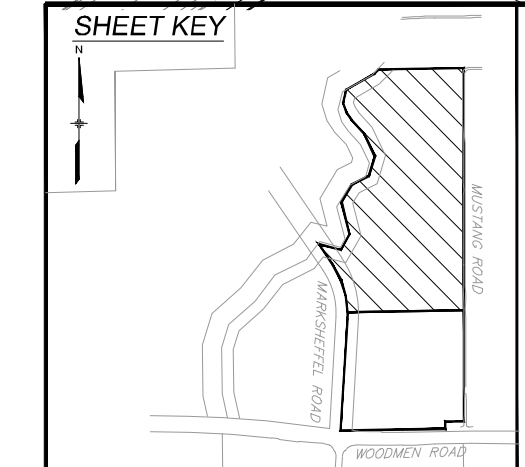
MATCHLINE - SEE SHEET BP02

PAWNEE RANCHEROS
FILING NO. 2

CURRENT ZONING: PUD
DESIGNED LAND USE: GENERAL RESIDENTIAL
CURRENT LAND USE: VACANT



CITY PLANNING FILE NO.:
PDZL-24-0004



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SHILOH MESA AT WOODMEN HEIGHTS
PDZ LAND USE PLAN MODIFICATION

CONCEPT PLAN

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			

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.



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)

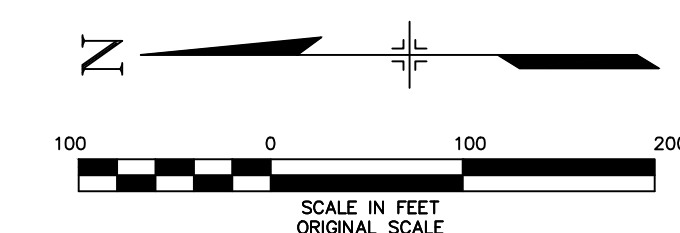
FUTURE COMMERCIAL CENTER
CURRENT ZONING: PBC
DESIGNED LAND USE: NEW
DEVELOPING CORRIDOR
CURRENT LAND USE: VACANT

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:

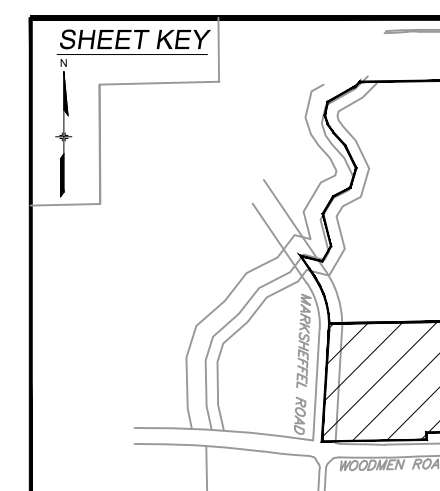
- 1. TRAFFIC SIGNAL ESCROW WILL BE REQUIRED IN THE AMOUNT OF \$75,000 PER CORNER PRIOR TO BUILDING PERMIT FOR EACH INTERSECTION WHERE SIGNALS ARE ANTICIPATED IN THE FUTURE.



FUTURE WOODMEN HEIGHTS COMMERCIAL CENTER

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

MATCHLINE - SEE SHEET BP01



PREPARED BY:

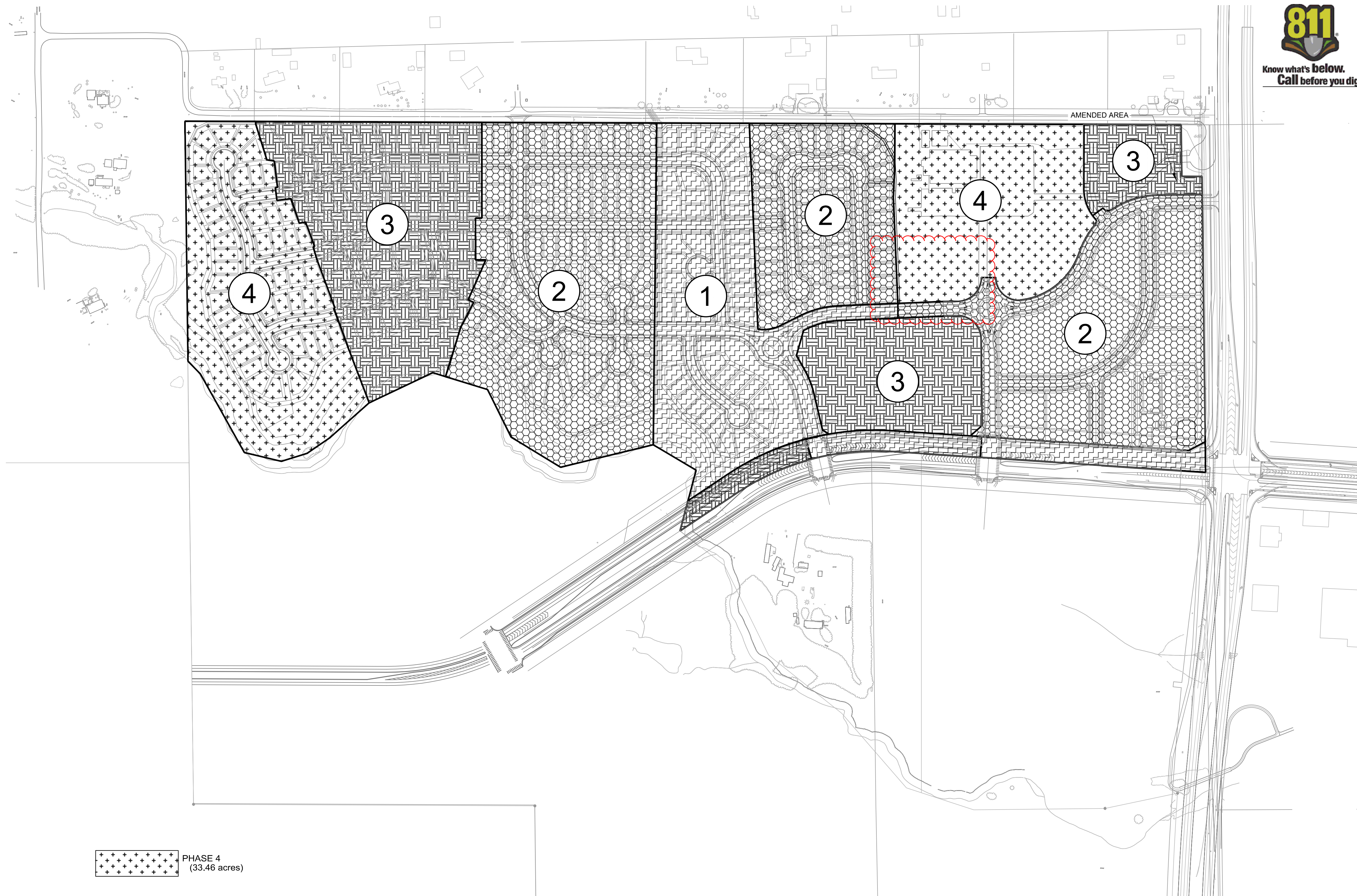


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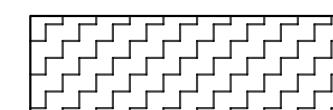
SHILOH MESA AT WOODMEN HEIGHTS
PDZ LAND USE PLAN MODIFICATION

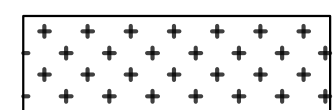
CONCEPT PLAN

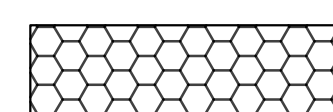
CITY PLANNING FILE NO.:
PDZL-24-0004

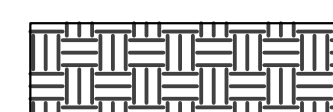


LEGEND

 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)

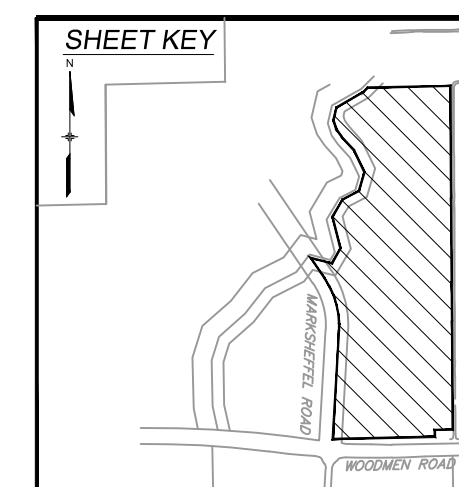
PHASING NOTE:

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:
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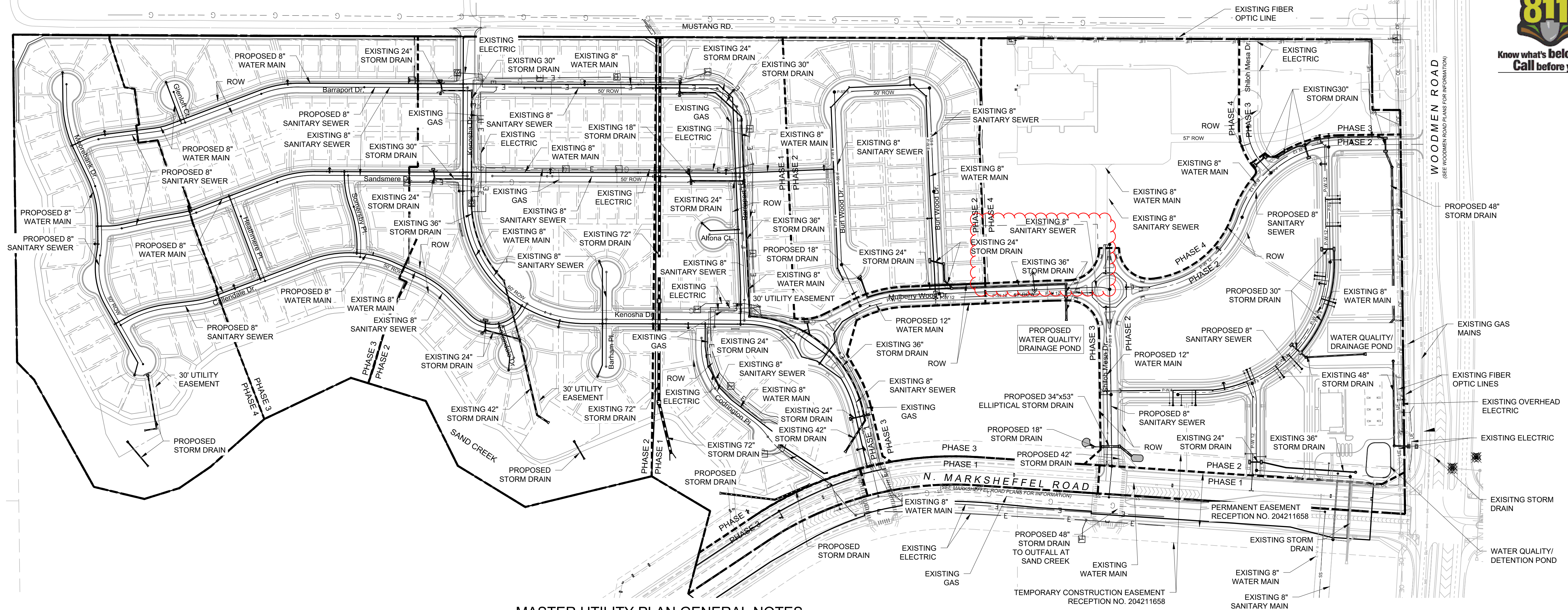
SHILOH MESA AT WOODMEN HEIGHTS
PDZ LAND USE PLAN MODIFICATION

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 WOODMONT 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.

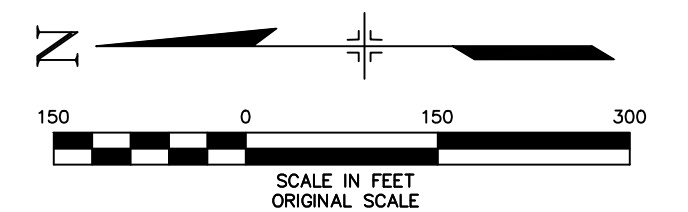
THE OWNER ("OWNER") OF THE SUBJECT PROPERTY ("PROPERTY") ACKNOWLEDGES AND AGREES TO THE FOLLOWING CONCERNING ANY PROPOSED WATER, WASTEWATER, ELECTRIC AND GAS UTILITY SERVICE ("UTILITY SERVICES"):

- 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...
2. OWNER ACKNOWLEDGES RESPONSIBILITY FOR DESIGN, MATERIAL, AND INSTALLATION COSTS OF THE REQUIRED WATER AND WASTEWATER EXTENSIONS...
3. THE WATER DISTRIBUTION SYSTEM EXTENSIONS MUST MEET SU'S CRITERIA FOR WATER QUALITY, PRESSURE AND RELIABILITY...
4. OWNER ACKNOWLEDGES THAT SU'S CONNECTION REQUIREMENTS SHALL INCLUDE OWNER'S PAYMENT OF ALL APPLICABLE DEVELOPMENT CHARGES...

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...

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

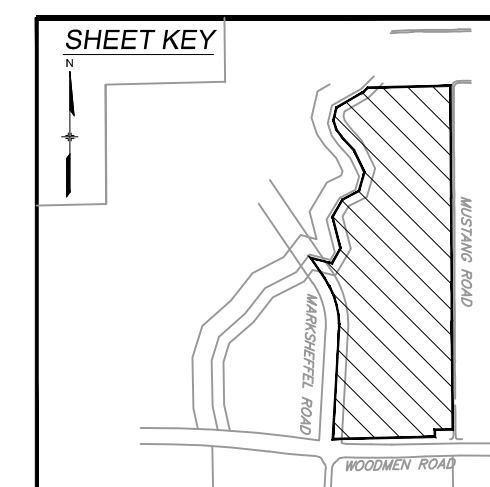
- 6. OWNER AGREES TO COOPERATE WITH SU TO ENSURE THAT THE EXTENSION OF ELECTRIC OR GAS FACILITIES REQUIRED TO SERVE THE OWNER'S DEVELOPMENT ARE IN ACCORDANCE WITH THE REGULATIONS...
7. OWNER, AT ITS SOLE COST AND EXPENSE, SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SU DETERMINES ARE REQUIRED...
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SU'S WATER SYSTEM...
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...
10. THE STREET CROSS-SECTION DRAWINGS ARE PRELIMINARY, AND THE OWNER WILL PROVIDE DETAILED STREET CROSS SECTIONS PRIOR TO SU'S APPROVAL...
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...
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...



CITY PLANNING FILE NO.: PDZL-24-0004

FILE NAME: S:\116.886.001 SDC Shloh Mesa 5\DWG\Conceptual Plan\886-UT01.dwg
PLOT DATE: September 26, 2017 12:26 PM
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.

MODIFIED BY: KimleyHorn

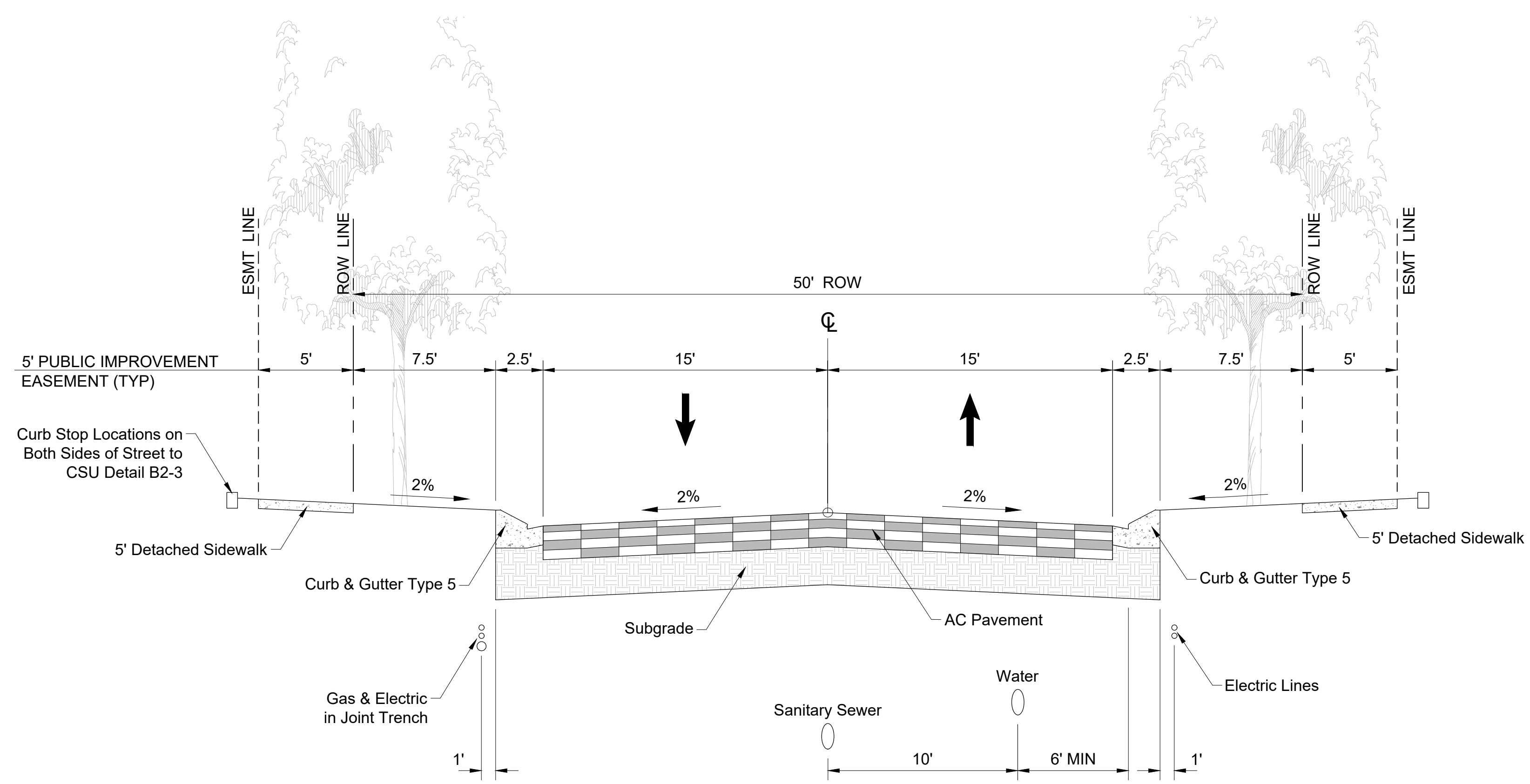


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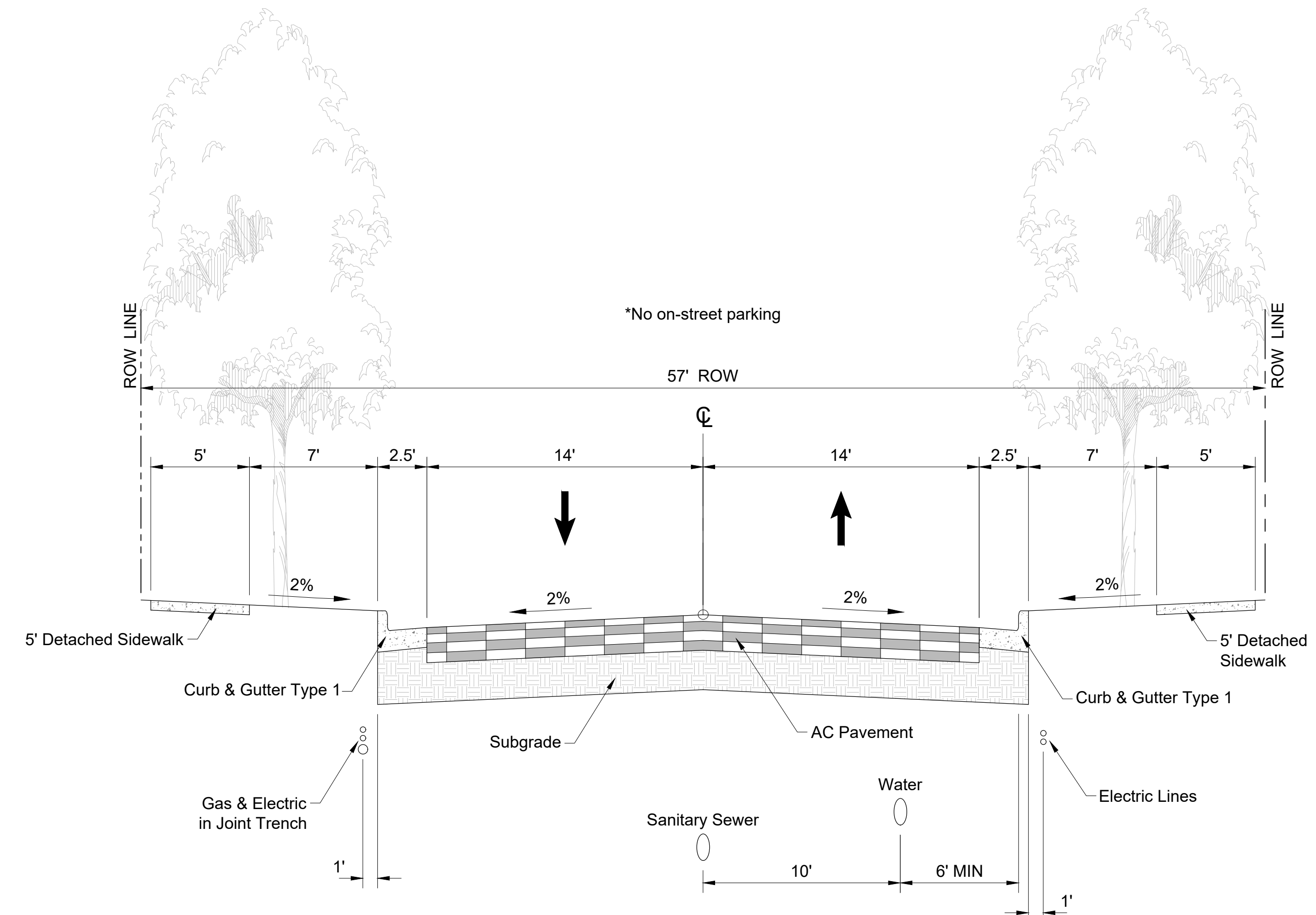
SHILOH MESA AT WOODMEN HEIGHTS
PDZ LAND USE PLAN MODIFICATION

MASTER UTILITY PLAN

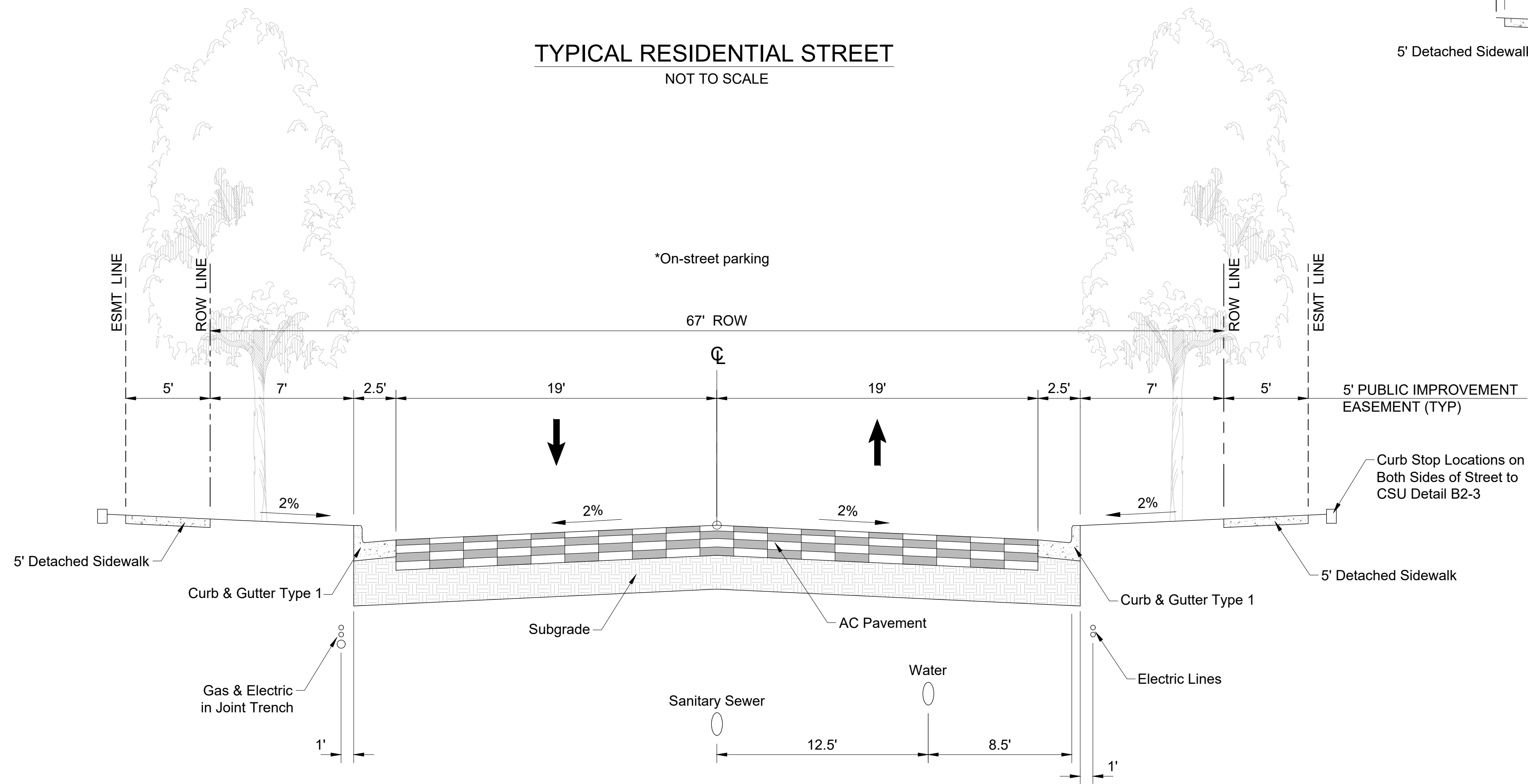
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TYPICAL RESIDENTIAL STREET
NOT TO SCALE



TYPICAL COLLECTOR STREET
NOT TO SCALE



TYPICAL LOCAL COLLECTOR STREET
NOT TO SCALE

GENERAL NOTES:

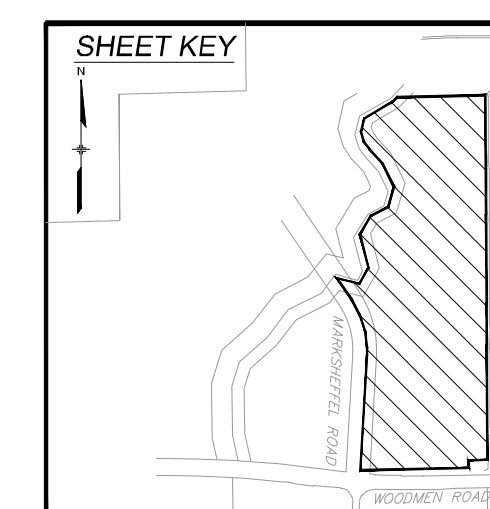
1. FINAL DESIGN OF ROADWAYS (AND ASSOCIATED CROSS SECTIONS) INTERNAL TO THE SHILOH MESA DEVELOPMENT ARE PENDING. PUD CONCEPT SUBMITTAL (AND ASSOCIATED CROSS SECTIONS) INDICATE DESIGN INTENT. SUBSEQUENT DEVELOPMENT PLANS WILL INCORPORATE BOTH: FINAL DESIGN AND CITY TRAFFIC ENGINEER'S REVIEW COMMENTS.

MODIFIED BY:

Kimley»Horn

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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			