

# REAGAN RANCH COLORADO SPRINGS, CO CONCEPT PLAN

CONSULTANTS

LANDSCAPE ARCHITECT/CIVIL ENGINEER

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OWNER/CLIENT

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COLORADO SPRINGS, CO 80908  
719.448.4284

Project: Reagan Ranch

### CONCEPT PLAN GENERAL NOTES:

- THE SUBJECT PROPERTY WILL BE INCLUDED WITHIN THE REAGAN RANCH METROPOLITAN DISTRICT APPROVED AUGUST 25, 2020.
- ALL LANDSCAPE TRACTS AND PARKS WITHIN REAGAN RANCH WILL BE OWNED AND MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT.
- FUTURE LAND DEVELOPMENT APPLICATIONS WILL ESTABLISH USES ALLOWED IN THE COMMERCIAL AND LAND USE DISTRICTS. DEVELOPMENT WILL OCCUR OVER MULTIPLE PHASES. SIZE DIMENSIONS OF INDIVIDUAL PARCELS ARE UNKNOWN AT THIS TIME.
- DESIGN STANDARDS AND GUIDELINES TO BE DETERMINED WITH FUTURE LAND DEVELOPMENT APPLICATIONS.
- ALL ARTERIAL AND COLLECTOR LEVEL CLASSIFICATION STREETS AS SHOWN WILL BE PUBLIC. CROSS SECTIONS AND ROW INFORMATION WILL BE INCLUDED IN FUTURE PLANS PER ENGINEERING REQUIREMENTS. ALL FULL MOVEMENT ACCESS INTERSECTIONS SHALL ACCOMMODATE BICYCLE AND PEDESTRIAN TRANSPORTATION.
- THE FUTURE POINTS OF CONNECTION AS SHOWN AND NUMERICAL ADDRESS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED AT THE TIME OF THE DEVELOPMENT PLANS SUBMITTED FOR EACH PARCEL.
- THIS SITE IS NOT WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 080410278G, PANEL NUMBER 7A, DATED DECEMBER 7, 2018.
- TRAIL LOCATIONS AS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATIONS OF TRAILS AND BIKE LANES TO BE DETERMINED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
- MASTER DEVELOPMENT DRAINAGE PLAN FOR REAGAN RANCH (MDPP) WAS SUBMITTED IN CONJUNCTION WITH THIS MASTER PLAN. REFER TO THIS MDPP FOR FUTURE DEVELOPMENT PLAN SUBMITTALS.
- DETENTION FOR INDIVIDUAL PARCELS WILL UTILIZE EXISTING DETENTION FACILITIES OR WILL REQUIRE ON-SITE DETENTION.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT OR AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS APPOINT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAN OR SEPARATE RECORDED INSTRUMENT.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED.
- REFER TO THE TRAFFIC IMPACT STUDY SUBMITTED WITH THIS CONCEPT PLAN FOR MORE DETAIL REGARDING TRAFFIC VOLUMES, CIRCULATION, ETC. FUTURE DEVELOPMENT PLANS SHALL FOLLOW THE RECOMMENDATIONS OUTLINED IN THIS TRAFFIC LETTER. ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED.
- THE MASTER DEVELOPER WILL BE RESPONSIBLE TO CONSTRUCT FUTURE ANTICIPATED ROADWAY IMPROVEMENTS INCLUDING SIGNALS AND ROUNDABOUTS THAT WERE OUTLINED IN THE KIMLEY-HORN TRAFFIC IMPACT STUDY INCLUDED AS PART OF THIS SUBMITTAL.
- THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REQUIRED SITE ELEMENTS. SEE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AS PUBLISHED BY THE DEPARTMENT OF JUSTICE.
- SCHOOL FEES IN LIEU WILL BE PAID AT THE TIME OF BUILDING PERMIT FOR THE FIRST 2800 OF THE REAGAN RANCH DEVELOPMENT. WHEN A DEVELOPMENT PLAN IS LATER RECEIVED FOR A FUTURE EIGHT (8) ACRE SCHOOL, SITES AND DEDICATION AS SHOWN ON THE CONCEPT PLAN.
- 03** PRIOR TO APPROVAL OF THE FIRST DEVELOPMENT PLAN AS PART OF THE REAGAN RANCH DEVELOPMENT, THE REAGAN RANCH TRAFFIC IMPACT STUDY SHALL BE APPROVED BY THE CITY OF COLORADO SPRINGS. PRIOR TO RELEASE OF THE FIRST CERTIFICATE OF OCCUPANCY EVERY EFFORT WILL BE MADE FOR COORDINATION WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT). CDOT MAY REQUIRE REVIEW AND APPROVAL OF AN ACCESS PERMIT FOR ONE WITH CONSTRUCTION DOCUMENT REVIEW. SHOULD A DIRECT ACCESS TO STATE HIGHWAY 148 BE APPROVED, CITY PLANNING MAY REQUIRE A MINOR AMENDMENT TO THIS PLAN.
- 03** THE DEVELOPER WILL BE RESPONSIBLE FOR THE FAIR SHARE CONTRIBUTION OF THE ROADWAY IMPROVEMENTS AND ASSOCIATED TRAFFIC CONTROL DEVICES SHOWN ON FIGURE 1A, 10 OF KIMLEY HORN TRAFFIC STUDY LETTER DATED 1/31/2023.

### PARK AND OPEN SPACE NOTES:

- ALL PROPOSED PUBLIC PARKS, COMMON AREAS, AND OPEN SPACE WITHIN REAGAN RANCH ARE TO BE BUILT, OWNED AND MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT.
- CONCEPTUAL PARK AND OPEN SPACE LOCATIONS WERE APPROVED BY THE CITY OF COLORADO SPRINGS CITY COUNCIL ON AUGUST 25, 2020.
- PARKLAND DEDICATION ORDINANCE (PUDO)
- CONCEPTUAL LOCATIONS AND SIZES OF PROPOSED PUBLIC PARKS AS ILLUSTRATED ON THE CONCEPT PLAN AN ESTIMATED DEDICATION SOLELY FOR INFORMATIONAL PURPOSES. THE CITY OF COLORADO SPRINGS WILL CONDUCT A PUDO HEARING TO DETERMINE THE FINAL DEDICATION SOLELY FOR INFORMATIONAL PURPOSES.
- IF THERE SHOULD BE ADDITIONAL PUDO OBLIGATIONS THIS MAY BE MET THROUGH PARKLAND DEDICATION, FEES IN LIEU OF, OR A COMBINATION OF BOTH.
- DESIGN WILL BE ADDRESS WITH THE FUTURE DEVELOPMENT PLAN AND PLAT APPLICATIONS. THE DESIGN OF THE PARK SITES ARE REQUIRED TO GO TO THE CITY OF COLORADO SPRINGS CITY COUNCIL FOR APPROVAL. THE CITY OF COLORADO SPRINGS WILL CONDUCT A PUDO HEARING TO DETERMINE THE FINAL DEDICATION SOLELY FOR INFORMATIONAL PURPOSES. THESE SUBMITTALS, THE CURRENT OBLIGATION MAY BE RECALCULATED AND HOW THESE PARKS ARE FINIALIZED TO MEET THE NEW OBLIGATION WILL BE DONE ADMINISTRATIVELY.
- FUTURE FINAL PLAT APPLICATIONS TO Satisfy PUDO OBLIGATIONS SHALL BE RETURNED TO (P) WITH APPROXIMATE, SUBJECT TO CHANGE.

DEVELOPER'S ESTIMATED DEDICATION SOLELY FOR INFORMATIONAL PURPOSES	UNIT QUANTITY	LAND UNIT	FEES IN LIEU	SUB-TOTALS	TOTALS
1 UNIT PER STRUCTURE (MULTI-FAMILY)	126	0.0068		8,770	8,770
20-49 UNITS PER STRUCTURE (MULTI-FAMILY)	784		\$ 602	\$471,968	\$471,968
CONCEPTUAL PARKLAND DEDICATION REQUIREMENT	1326	0.0080		10,620	10,620
20-49 UNITS PER STRUCTURE (MULTI-FAMILY)	784		\$ 615	\$483,766	\$483,766
TOTAL LAND DEDICATION	126	0.0146			19.39
TOTAL FEES IN LIEU	784		\$ 1,117		\$ 853,738

\*Approximate, subject to change

### PARKLAND OBLIGATION ESTIMATE\*

### AMENDMENT HISTORY BOX

CITY FILE NUMBER: COPN-22-027

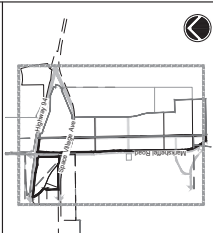
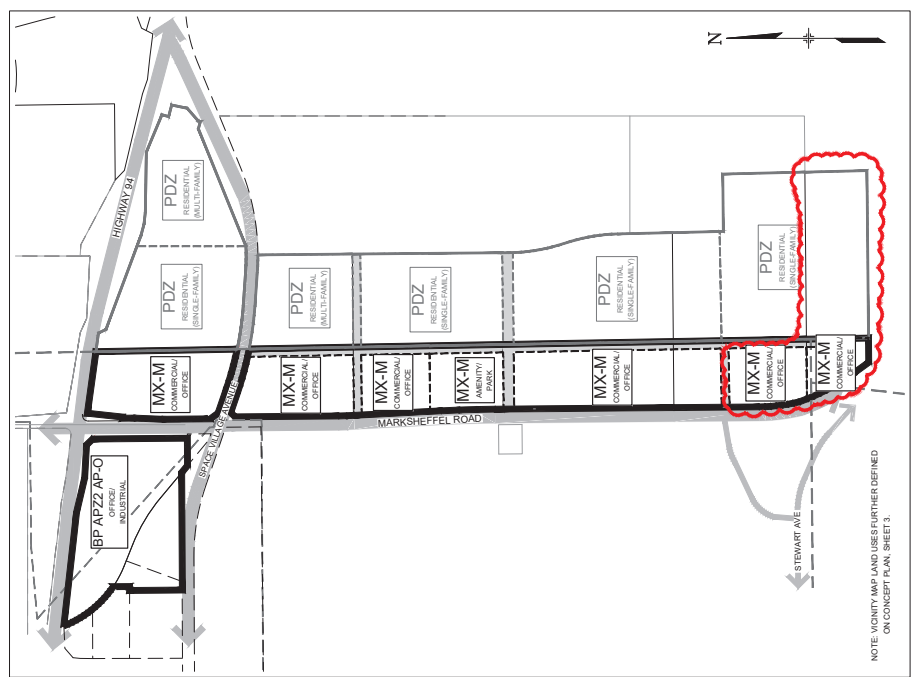
DESCRIPTION OF A NEWLY SUBMITTED PLAT PARCEL TO THE SOUTH, SPLIT INTO A RESIDENTIAL AND COMMERCIAL OFFICE SPACE.

### SHEET INDEX:

1 OF 3	CS01	COVER SHEET
2 OF 3	CS02	COVER SHEET
3 OF 3	CP01	CONCEPT PLAN

### SUMMARY DATA

PROPERTY SIZE	28.09 ACRES
TAX SCHEDULE NO.	54603035X, 54080020X, 54080021X, 54000020X, 54000021X, 54000022X, 54000023X, 54000025X, 54000026X, 54000028X, 54000029X
MASTER PLAN	BANNING CENTER RANCH (CP) (BP AP22 AP-O) (1/1/17)
CONCEPT PLAN	JIMMY CAMP CREEK (BP AP22 AP-O)
DRAINAGE BASIN	2000-2026
DEVELOPMENT SCHEDULE	2000-2026
EXISTING LAND USE	AG, GRAZING, LAND VACANT
APPROVED MASTER PLAN USE	RD (RESEARCH & DEVELOPMENT)
EXISTING LAND USE	AG, GRAZING, LAND VACANT
PROPOSED LAND USE	OFFICE/INDUSTRIAL
EXISTING ZONING	BP AP22 AP-O
MAX. BUILDING HEIGHT	50'
BUILDING SETBACKS	TO BE DETERMINED WITH FUTURE ZONING APPLICATIONS
PARCEL	MX-M
FUTURE PUBLIC ROW	71.00 ACRES
APPROVED MASTER PLAN USE	RD (RESEARCH & DEVELOPMENT)
EXISTING LAND USE	RD (INDUSTRIAL PARKS)
PROPOSED LAND USE	AG, INDUSTRIAL
EXISTING ZONING	BP AP22 AP-O, PDZ
PROPOSED ZONING	MX-M AP-O
MAX. BUILDING HEIGHT	45'
BUILDING SETBACKS	25' FRONT/25' SIDE/25' REAR



PROJECT

REAGAN RANCH  
CONCEPT PLAN

COLORADO SPRINGS, CO  
MAJOR AMENDMENT 03/01/2023

REVISION HISTORY:

NO.	DATE	DESCRIPTION
1	03/02/23	INITIAL SUBMITTAL/MAJOR AMENDMENT
2	03/02/23	REVISIONS PER CITY COMMENTS
3	03/02/23	REVISIONS PER CITY COMMENTS

DRAWING INFORMATION:

PROJECT NO: 10-230-058  
DATE: 03/01/2023  
CHECKED BY: JPA  
APPROVED BY: JPA  
SHEET TITLE: COVER SHEET

COVER SHEET

CS01  
SHEET 1 OF 3

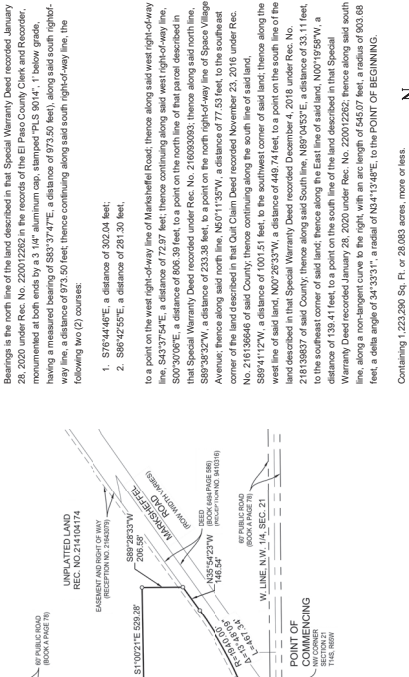
CITY FILE NO: COPN-22-027



LEGAL DESCRIPTION (BP AP22 AP-O)

The land described in the Official Public Records of El Paso County, Colorado and the land described in that Special Warranty Deed recorded January 28, 2020 under Rec. No. 220012292 of that Special Warranty Deed recorded November 23, 2018 under Rec. No. 218138648 in said County, located in the Southeast 1/4 of Section 8, Township 14 South, Range 65 West, of the 6th 12 M., El Paso County, Colorado, being more particularly described as follows:

- BEGINNING at the northwest corner of said parcel described in said Special Warranty Deed, bearing S 89° 45' 25" E, a distance of 100.04 feet; ...



LEGAL DESCRIPTION (MX-M)

A portion of the parcel being described in that Special Warranty Deed, recorded in Reception No. 218032766, in said County of Colorado, recorded September 7, 2018 in Reception No. 218105041, the parcel being described in that Special Warranty Deed recorded November 23, 2018 under Rec. No. 218138648 in said County, located in the West 1/2 of Section 16, Township 14 South, Range 65 West, of the 6th 12 M., El Paso County, Colorado, being more particularly described as follows:

- BEGINNING at a point on the southwest corner of that parcel described in Reception No. 218032766, bearing S 89° 45' 25" E, a distance of 100.04 feet; ...

Table with columns: LINE, BEARING, DISTANCE. Lists survey data for various points and curves.

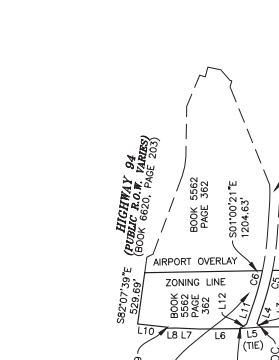


Table with columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, RADIAL BEARING. Details curve specifications for Highway 94.

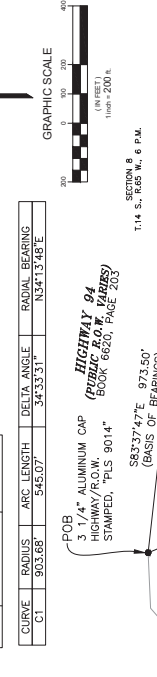


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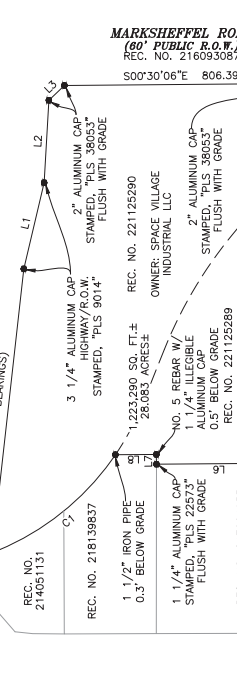


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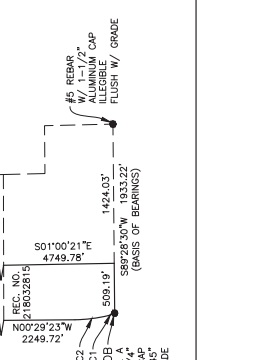


Table with columns: CURVE, RADIUS, ARC LENGTH, DELTA ANGLE, RADIAL BEARING. Details curve specifications for the parcel.

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 BOULDER, COLORADO 80503  
 1770 14th Street  
 Reagan Ranch



PROJECT INFORMATION

PROJECT NO.	10229.008
DATE	03/01/2023
CHECKED BY	JPA
APPROVED BY	JPA
SHEET TITLE	CONCEPT PLAN

REVISION HISTORY

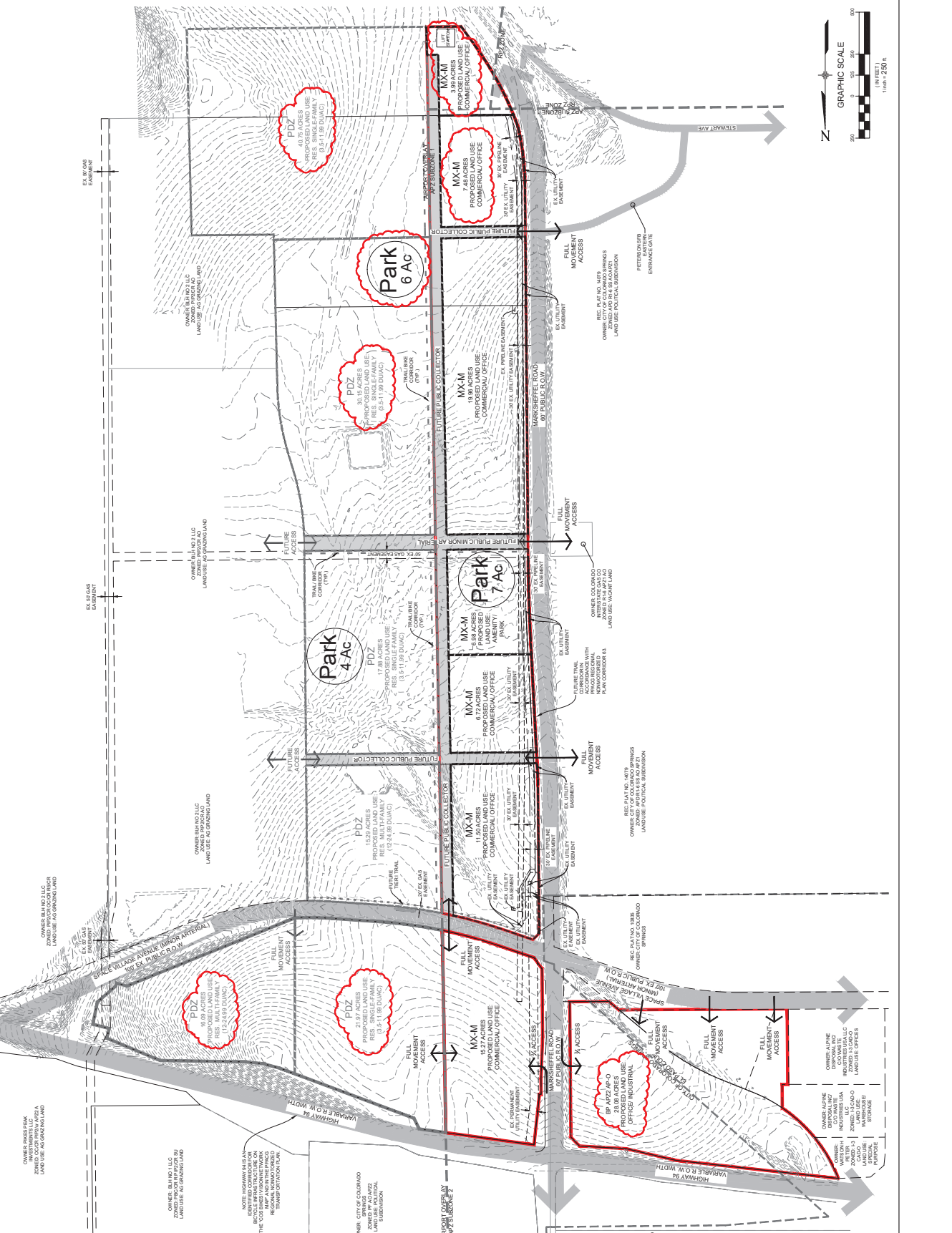
NO.	DATE	DESCRIPTION
1	03/01/2023	INITIAL SUBMITTAL/MAJOR AMENDMENT
2	03/01/2023	REVISED PER CITY COMMENTS

PROJECT  
**REAGAN RANCH**  
**CONCEPT PLAN**  
**COLORADO SPRINGS, CO**  
**MAJOR AMENDMENT 03/01/2023**

GRAPHIC SCALE

1"=250'

CP01  
 SHEET 3 OF 3  
 CITY FILE NO.: CONN-23027



PLN LOCATION: 8119224.008 REAGAN RANCH-150 DWG-104 PLAN RETROCONCEPT PLAN(CP)1.DWG