

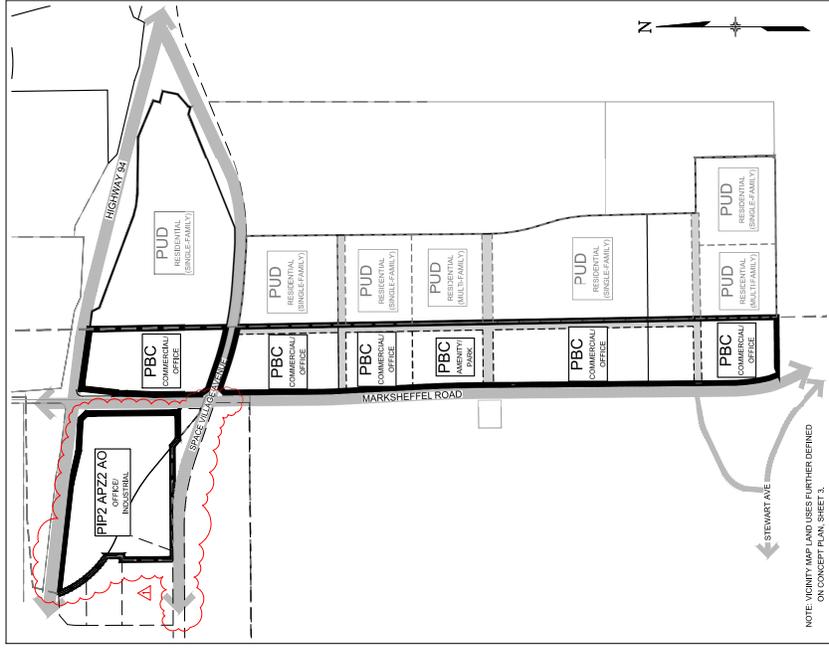


REAGAN RANCH COLORADO SPRINGS, CO CONCEPT PLAN AMENDMENT

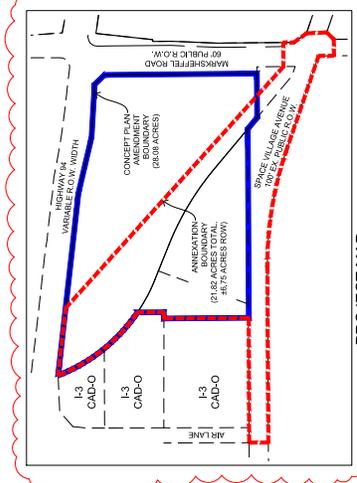
SHEET INDEX:

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

| PROPERTY SIZE | SUMMARY DATA |
|--------------------------|--|
| 163.8 ACRES | 540000254 540000254 |
| 540000254 540000254 | 540000254 540000254 |
| 540000254 540000254 | 540000254 540000254 |
| TAX SCHEDULE NO. | REAGAN RANCH (PUD-UP TO 150,000 SF PER LOT) |
| MASTER PLAN | REAGAN RANCH |
| CONCEPT PLAN | JIMMY CAMP CREEK |
| DRAINAGE BASIN | 2002-2025 |
| DEVELOPMENT SCHEDULE | AG GRASSLAND LAND VACANT |
| EXISTING LAND USE | AG GRASSLAND LAND VACANT |
| APPROVED MASTER PLAN USE | RD (RESEARCH & DEVELOPMENT) |
| EXISTING LAND USE | AG GRASSLAND LAND VACANT |
| PROPOSED LAND USE | OFFICE INDUSTRIAL |
| EXISTING ZONING | PDP22 AP22 AO |
| PROPOSED ZONING | CP22 AP22 AO |
| MAX. BUILDING HEIGHT | 35' |
| MAX. BUILDING SETBACKS | TO BE DETERMINED WITH FUTURE ZONING APPLICATIONS |
| PARCEL | PBC 60.00 ACRES |
| FUTURE PUBLIC R.O.W. | 8.00 ACRES |
| APPROVED MASTER PLAN USE | RD (RESEARCH & DEVELOPMENT) |
| EXISTING LAND USE | AG GRASSLAND LAND VACANT |
| PROPOSED LAND USE | COMMERCIAL OFFICE, OFFICE INDUSTRIAL |
| EXISTING ZONING | PDP22 AP22 AO |
| PROPOSED ZONING | PDP22 AP22 AO |
| MAX. BUILDING HEIGHT | 35' |
| MAX. BUILDING SETBACKS | 25' FRONT / 25' SIDE / 25' REAR |



VICINITY MAP (SCALE: 1" = 500')



PROJECT MAP (SCALE: 1" = 300')

CONCEPT PLAN GENERAL NOTES:

- THE SUBJECT PROPERTY WILL BE INCLUDED WITHIN THE REAGAN RANCH METROPOLITAN DISTRICT APPROVED AUGUST 28, 2020.
- ALL LANDSCAPE TRACTS AND PARKS WITHIN REAGAN RANCH WILL BE OWNED AND MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT APPROVED AUGUST 28, 2020.
- FUTURE LAND DEVELOPMENT APPLICATIONS WILL ESTABLISH USES ALLOWED IN THE COMMERCIAL AND USE DISTRICTS. DEVELOPMENT WILL OCCUR APPROXIMATELY 2025-2030.
- DESIGN STANDARDS AND GUIDELINES TO BE DETERMINED WITH FUTURE LAND DEVELOPMENT APPLICATIONS.
- ALL ARTIFICAL AND COLLECTOR LEVEL CLASSIFICATION STREETS AS SHOWN WILL BE PUBLIC. CROSS SECTIONS AND ROW INFORMATION WILL BE INCLUDED IN FUTURE FILINGS PER ENGINEERING REQUIREMENTS. ALL FULL MOVEMENT ACCESS INTERSECTIONS SHALL ACCOMMODATE BICYCLE AND PEDESTRIAN TRANSPORTATION.
- ACCESS LOCATIONS, FUTURE POINTS OF CONNECTION AS SHOWN AND NUMERICAL ACREAGE ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
- THE SUBJECT PROPERTY WILL BE INCLUDED WITHIN THE REAGAN RANCH METROPOLITAN DISTRICT APPROVED AUGUST 28, 2020.
- THIS SITE IS NOT WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 6904C0206G, PANEL NUMBER 726, DATED DECEMBER 7, 2018.
- TRAIL LOCATIONS AS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. TRAIL LOCATIONS OF TRAILS AND BIKE LANES TO BE DETERMINED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
- A MASTER DEVELOPMENT DRAINAGE PLAN FOR REAGAN RANCH (MDPP) WAS SUBMITTED IN CONNECTION WITH THIS MASTER PLAN. REFER TO THIS MDPP FOR FURTHER INFORMATION ON DRAINAGE DESIGN AND DETENTION FOR INDIVIDUAL PARCELS WILL UNLESS EXISTING DETENTION FACILITIES OR WILL REQUIRE ON-SITE DETENTION.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE INSTRUMENT.
- STORAGE 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. THIS TRAFFIC IMPACT STUDY IS SUBJECT TO CHANGE. ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED WITH FUTURE SUBMITTALS UNLESS A CHANGE OF USE IS REQUESTED.
- THE MASTER DEVELOPER WILL BE RESPONSIBLE TO CONSTRUCT FUTURE ANTICIPATED ROADWAY IMPROVEMENTS INCLUDING SIGNALS AND ROUNDABOUTS THAT WERE OUTLINED IN THE KEY-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 FOR MORE INFORMATION ON ADA REQUIREMENTS. THE DESIGN PROFESSIONAL HAS CONDUCTED VISUAL ACCESSIBILITY ANALYSIS AND HAS INCLUDED OR RECEIVING A FUTURE EIGHT (8) ACRE SCHOOL SITE LAND DEDICATION AS SHOWN ON THE CONCEPT PLAN.
- PRIOR TO APPROVAL OF THE FIRST DEVELOPMENT PLAN FOR THE REAGAN RANCH DEVELOPMENT, THE REAGAN RANCH TRAFFIC IMPACT STUDY SHALL BE SUBMITTED TO THE CITY OF COLORADO SPRINGS AND THE COLORADO SPRINGS AIRPORT FOR REVIEW AND APPROVAL. THE CITY OF COLORADO SPRINGS SHOULD AN ACCESS TO STATE HIGHWAY 84 BE APPROVED. CITY PLANNING MAY REQUIRE A WORK AMENDMENT TO THE CONCEPT PLAN.

| LAND ADDRESS (UNIT) | UNIT QUANTITY | LAND UNIT | FEI UNIT | SUB-TOTALS | TOTALS |
|--------------------------|---------------|-----------|----------|--------------|--------------|
| DENSITY: 3 DU/AC & UNDER | 1262 | 0.00226 | 0.006 | 0.006 | 20.82 |
| DENSITY: 3 DU/AC & OVER | 1262 | 0.01656 | 0.01656 | 20.82 | 20.82 |
| DENSITY: 3 DU/AC & UNDER | 1262 | | \$ 1.78 | \$ 0 | \$ 1,596.168 |
| DENSITY: 3 DU/AC & OVER | 1262 | | \$ 1,254 | \$ 1,596.168 | \$ 1,596.168 |
| *Subject to Change | | | | | |

PARK AND OPEN SPACE NOTES:

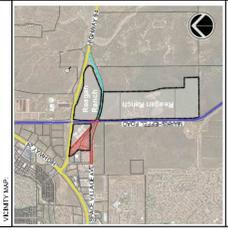
- ALL PROPOSED PUBLIC PARKS, COMMON AREAS AND OPEN SPACE WITHIN REAGAN RANCH ARE TO BE BUILT, OWNED AND MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT APPROVED AUGUST 28, 2020.
- PARKLAND DEDICATION ORIGINATE FROM THE CITY OF COLORADO SPRINGS CITY COUNCIL ON AUGUST 28, 2020.
- CONCEPTUAL LOCATIONS AND SIZES OF PROPOSED PUBLIC PARKS AS ILLUSTRATED ON THE CONCEPT PLAN ARE INTENDED TO FULFILL PLDLD LAND OBLIGATION. AT THE TIME OF THIS CONCEPT PLAN AN ESTIMATED 5.1 ACRES OF PARKLAND IS REQUIRED PER CONCEPT PLAN CALCULATIONS.
- FINAL PUBLIC PARK SITES, EXACT LOCATION AND DESIGN WILL BE ADDRESSED WITH THE FUTURE DEVELOPMENT PLAN AND PLAT APPLICATIONS. THE DESIGN PROFESSIONAL HAS CONDUCTED VISUAL ACCESSIBILITY ANALYSIS AND HAS INCLUDED OR RECEIVING A FUTURE EIGHT (8) ACRE SCHOOL SITE LAND DEDICATION AS SHOWN ON THE CONCEPT PLAN.
- FUTURE PARK SITES IDENTIFIED FOR FULFILLING FLOOD OBLIGATIONS SHALL BE REDZONED TO PPK WITH FUTURE FINAL PLATS ADJACENT TO 5400 PARK DRIVE.

COVER SHEET

CS01

SHEET 01 OF 3

CITY FILE NO.: CP-CP-20-003-CAM-01



PROJECT:
**REAGAN RANCH
 CONCEPT PLAN AMENDMENT
 COLORADO SPRINGS, CO**

| REVISION HISTORY | DATE | DESCRIPTION |
|------------------|------------|------------------|
| 1 | 10/05/2021 | RECORD SUBMITTAL |
| 2 | 10/05/2020 | THEO SUBMITTAL |

DRAWING INFORMATION:
 PROJECT NO.: 21-224-FH4
 DRAWN BY: RJP
 CHECKED BY: JRA
 APPROVED BY: JRA
 DATE PLOTTED:

| REV # | DATE | AMENDMENT HISTORY |
|-------|------------|---|
| 1 | 10/05/2021 | REVISE THE P-CAD PORTION OF THE PARCEL TO PIP AP22 AO AND ADJUST ACREAGE FROM 26.34 TO 21.82 ACRES. REVISE THE P-CAD PORTION OF THE PARCEL TO PBC AS PART OF THE CONCEPT PLAN. REVISE THE P-CAD PORTION OF THE PARCEL TO PBC TOTAL WITH 45.75 ACRES ROW AND REZONE (14.87 AC) SUBMITTALS. |

