

GENERAL NOTES:

- THIS CONCEPT PLAN IS ASSOCIATED WITH THE FOLLOWING ANNEXATIONS: THE SANDS ADDITION NO. 1 (CPC A 17-00004), THE SANDS ADDITION NO. 2 (CPC A 17-00005), THE SANDS ADDITION NO. 3 (CPC A 17-00006), AND THE SANDS ADDITION NO. 4 (CPC A 17-00007). FUTURE POINTS OF CONNECTION AS SHOWN AND NUMERICAL ACREAGE ARE CONCEPTUAL AND SUBJECT TO APPROVAL OF FINAL DEVELOPMENT PLAN.
- TO APPROVE OF FINAL DEVELOPMENT PLAN.
- ANY FUTURE INDIVIDUAL PLAT THAT IS PART OF THE RESIDENTIAL AREA SHALL MAINTAIN THE PROPOSED RESIDENTIAL DENSITY.
- PROPOSED RESIDENTIAL ZONING IS R1-6000DFOZ/SS, ALL RESIDENTIAL DEVELOPMENT SHALL COMPLY WITH THE INTENDED DIMENSIONAL CONTROLS OF THIS ZONE DISTRICT.
- FUTURE APPROVALS WILL ESTABLISH USES ALLOWED IN THE COMMERCIAL AND INDUSTRIAL ZONE DISTRICTS.
- SPECIFIC SQUARE FOOTAGE PER DEFINED AREA FOR COMMERCIAL AND INDUSTRIAL PARCELS ARE NOT IDENTIFIED WITH THIS CONCEPT PLAN BUT SHALL COMPLY WITH ALL DIMENSIONAL CONTROLS FOR FUTURE DEVELOPMENT AS SET FORTH BY CITY PLANNING OFFICE.
- FUTURE DEVELOPMENT PLANS WILL ESTABLISH APPROPRIATE PERMETER BUFFERS AS MAY BE REQUIRED.
- PER THIS CONCEPT PLAN THE ESTIMATED PARKLAND OBLIGATION IS 10.73 ACRES. PER THE LAND DEDICATION ORDINANCE, A 5.6 ACRE PARK SITE SHALL BE DEDICATED VIA PLAT TO THE CITY OF COLORADO SPRINGS WITH THE RESIDUAL LAND OBLIGATION MET THROUGH FEE'S IN LIEU OF LAND, NOTED ON THE PLAT, AND COLLECTED AT TIME OF BUILDING PERMIT. THE PUBLIC PARK DESIGN AND CONSTRUCTION IS THE RESPONSIBILITY OF THE CITY PARKS DEPARTMENT.
- AN APPLICATION FOR A ZONE CHANGE SHALL BE FILED AND APPROVED FOR ALL PUBLIC PARKLAND TO BE DEVELOPED IN ACCORDANCE WITH CITY CODE PRIOR TO APPROVAL OF ALL FINAL PLATS THAT ACCOUNT FOR MORE THAN 50% OF THE ARKLAND BOUNDARY. LAND DEDICATION SHALL BE PROVIDED AT TIME OF FINAL PLAT RECORDATION.
- CONCEPT PLAN IS SUBJECT TO CITY PLANNING OFFICE REVIEW AND APPROVAL.
- FUTURE ALIGNMENT AND ACCESS OF CAPITAL DRIVE TO BE DETERMINED WITH FUTURE DEVELOPMENT PLANS.
- IMPROVEMENTS ALONG MARKSHEFFEL ROAD ARE EXISTING BUT FUTURE DECELERATION LANES FOR POTENTIAL ACCESS ALONG MARKSHEFFEL ROAD WILL BE ANALYZED AND DETERMINED AT THE TIME OF THE DEVELOPMENT PLAN. THE FULL MOVEMENT ACCESS ALONG MARKSHEFFEL ROAD WILL BE ANALYZED AND DETERMINED AT THE TIME OF THE DEVELOPMENT PLAN.
- ALL RECOMMENDATIONS SHOWN ON THE TRAFFIC IMPACT ANALYSIS PREPARED BY LSC DATED MAY 17, 2016 SHALL BE REFLECTED ON FUTURE DEVELOPMENT PLAN SUBMITTALS FOR THIS SITE.
- THE DEVELOPER WILL BE RESPONSIBLE TO MODIFY THE PROPOSED FULL MOVEMENT ACCESS ALONG MARKSHEFFEL ROAD TO MEET CITY STANDARDS FOR A CHANNELIZED INTERSECTION DESIGN, INCLUDING RECOMMENDED DECELERATION AND ISLANDIZATION LANES. THE CITY MAINTAINS THE RIGHTS TO MODIFY ACCESS DUE TO SAFETY CONCERNS OR OPERATIONAL ISSUES.
- THE DEVELOPER IS REQUIRED TO REMIT THE AMOUNT OF \$75,000 FOR THE FUTURE ANTICIPATED TRAFFIC SIGNAL AT THE INTERSECTION OF CONSTITUTION AVENUE AND CAPITAL DRIVE. THE TIMING OF THE REMITTED ESCROW WILL BE DETERMINED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
- THE DEVELOPER IS REQUIRED TO REMIT THE AMOUNT OF \$150,000 FOR THE FUTURE ANTICIPATED TRAFFIC SIGNAL IMPROVEMENTS AT THE INTERSECTION OF CONSTITUTION AVENUE AND THE PROPOSED FULL MOVEMENT ACCESS. THE TIMING OF THE REMITTED ESCROW WILL BE DETERMINED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
- ALL TRACTS, OPEN SPACES, COMMON AREAS, AND PERMETER STREETScape PLANTINGS WITHIN THE RESIDENTIAL DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE SANDS METROPOLITAN DISTRICT.
- LOT LAYOUTS, STREETS, ACCESS LOCATIONS, LANDSCAPE, SIDEWALKS, UTILITIES, USPS MAIL, KOSK, ETC. LOCATIONS WILL BE DETERMINED AT THE TIME OF FINAL PLAT RECORDATION.
- FULL ROADWAY DESIGN AND FINAL ACCESS POINT LOCATIONS WILL BE REVIEWED AND EVALUATED AT TIME OF DEVELOPMENT PLAN PRELIMINARY PLAT OR FINAL PLAT.
- THE PHASING FOR THE SANDS IS UNKNOWN AT THIS TIME. THE CONCEPT PLAN IS NOT FOR PRELIMINARY PLATTING PURPOSES.
- THE AVIGATION EASEMENT DEDICATED HEREIN FOR PUBLIC AVIGATION PURPOSES, SHALL BE CONSIDERED A PUBLIC EASEMENT SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDED AT RECEPTION NO. 217089867 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
- AN URBAN TIER 2 TRAIL CONNECTION TO BE PROVIDED ALONG CONSTITUTION AVENUE. FINAL CONFIGURATION TO BE DETERMINED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
- SEE SHEET LSCA1 OF THIS CONCEPT PLAN FOR LAND SUITABILITY ANALYSIS.

FLOODPLAIN:

- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 10040107068F AND 1004100430F EFFECTIVE DATE MARCH 17, 1997. PORTIONS OF THE CHANNEL AND FLOODPLAIN WITHIN THIS SITE HAVE BEEN IMPROVED PER AN EXISTING LOMR, CASE NO. 04-08-0062P, EFFECTIVE DATE NOVEMBER 18, 2004.
- A LOMR/LOMR WILL BE SUBMITTED AND REVIEWED FOR APPROVAL BY FEMA IN ORDER TO PROVIDE CHANNEL IMPROVEMENTS AND REVISE THE FLOODPLAIN LIMITS FOR THOSE AREAS OF THE SUB-TRIBUTARY NOT PREVIOUSLY REVISED VIA THE LOMR/LOMR PROCESS.
- AREAS IDENTIFIED WITHIN THE MAPS INCLUDE BOTH AE WITH BASE FLOOD ELEVATIONS DETERMINED AND ZONE X WITH AREAS IDENTIFIED INSIDE AND OUTSIDE THE 500 YEAR FLOODPLAIN. CONSIDER WITH THE FIRST PHASE OF DEVELOPMENT THE DRAINAGE CHANNEL WILL BE INCLUDED WITHIN A TRACT TO BE DEDICATED TO THE CITY OF COLORADO SPRINGS UPON PLATTING OF THE ADJACENT SUBDIVISION AREA. FUTURE DEVELOPMENT PLANS WILL IDENTIFY THE TRACTS TO BE DEVELOPED.
- PROBATIONARY ACCEPTANCE OF THE CHANNEL IMPROVEMENTS SHALL BE DEPENDENT UPON PLATTING AND DEDICATION OF THE CHANNEL.
- SITE WORK MAY PROCEED UNDER AN APPROVED LOMR/LOMR; HOWEVER, ANY INDIVIDUAL LOTS LOCATED WITHIN THE FLOODPLAIN LIMITS MAY NOT BE PLATTED UNTIL A LOMR/LOMR PROCESS IS COMPLETED REMOVING SAID LOTS FROM THE FLOODPLAIN. THE SUBMITTAL AND REVIEW OF THE LOMR/LOMR WILL OCCUR INDEPENDENTLY OF THE SUBDIVISION REVIEW. FUTURE DEVELOPMENT PLANS WILL FURTHER DEFINE THE DETAILED LOT LAYOUT, FLOODPLAIN LIMITS AND RESERVATIONS FOR FUTURE DEVELOPMENT. ANY LOTS NOT CURRENTLY LOCATED WITHIN THE FLOODPLAIN LIMITS MAY BE PLATTED WITHOUT RESTRICTION.

GEOLOGIC HAZARDS STATEMENT:

This property is subject to the findings, summary and conclusions of a Geologic Hazard Study provided by RMG Engineers dated October 26, 2017. Copies of said study have been placed within files CPC 17-00084 of the City of Colorado Springs City Planning Office. The developer, construction contractor, and builders should be familiar with the findings of the geologic hazard study for this development.

- A Geologic Hazard Study was completed by RMG - Rocky Mountain Group for The Sands. This report identified no significant geologic hazards that are anticipated to preclude the proposed development. However, the potential does exist for geologic hazards or conditions related to the following:
 - Expansive soil and expansive bedrock.
 - Shallow water tables.
 - Shallow water tables.
 - History of landfill activity or undocumented/uncontrolled fill activity.
 - Erosion.

These geologic conditions are considered relatively common to the immediate area and mitigation can generally be accomplished by implementing common engineering and construction practices.

- Site specific subsurface soil investigations shall be conducted prior to construction on all lots. In addition to providing anticipated foundation design recommendations, these investigations should also consider lot-specific recommendations related to the following:
 - Mitigation for collapsible and/or expansive soils/bedrock and uncontrolled fill conditions (if encountered), and
 - Potential shallow groundwater conditions and feasibility of below-grade construction, based on the groundwater depths identified in the Geologic Hazard Study report referenced above and the groundwater depths encountered in the site specific investigations (whichever is shallower). Note, the groundwater depths identified in the Geologic Hazard Study may need to be adjusted for cut/fill operations performed at the time of overlot grading.

At a minimum, separate subsurface perimeter drains should be provided around the below-grade (habitable) portions of each foundation. Additional drainage measures may also be required as determined by the lot-specific subsurface soil investigation and/or the lot-specific excavation observation performed at the time of construction.

An area along the central portion of the site has been identified as a floodplain. This area (as currently configured) is not within the 100 year floodplain. The existing grading has been completed. It is anticipated that a LOMR will be submitted and that the LOMR will modify the boundaries of the floodplain to exclude some or all of these affected lots. The affected lots shall not be platted until a revised LOMR indicates that they have been excluded from the floodplain.

Since the current submission is for annexation and zone change based on a Master Concept Plan, a list of the lots affected by the hazards and/or conditions identified above cannot be prepared at this time. If a list of affected lots is required for future submittals, such a list can be determined once the proposed lot layout has been finalized.

INDUSTRIAL SITE DATA:

MASTER PLAN	The Sands
TAX SCHEDULE NUMBER	5300000637
TOTAL CONCEPT PLAN AREA	17,577 AC
EXISTING ZONING	I-3 County
PROPOSED ZONING	M-17 AD / SS
EXISTING LAND USE	VACANT
PROPOSED LAND USE	LIGHT INDUSTRIAL
MAXIMUM BLDG. HEIGHT	40'
BUILDING SETBACKS: (per each lot in case of subdivision)	
FRONT	20'
REAR	0' - or same as Residential if adjacent
SIDE	20' - Same as Residential if adjacent
LANDSCAPE SETBACK: (per each lot in case of subdivision)	
GENOA DR (nonarterial)	10'
CAPITAL DR (nonarterial)	10'
SIDE (Industrial)	0
REAR (Residential)	15' BUFFER

RESIDENTIAL SITE DATA:

MASTER PLAN	The Sands
TAX SCHEDULE NUMBER	5300000637, 5300000638, 5300000675
TOTAL CONCEPT PLAN AREA	86,941 AC (Includes 5.6 Acre Park Site)
EXISTING ZONING	I-3 County
PROPOSED ZONING	R-1 6000 DFOZ/SS
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY DETACHED RESIDENTIAL
APPROX. NUMBER OF UNITS	3-5 DU/ACRE
SCHEDULE FOR CONSTRUCTION	2018-2019

DESIGN FLEXIBILITY OVERLAY ZONE - RESIDENTIAL:

MINIMUM LOT SIZE CRITERIA	
AVERAGE LOT SIZES	6,000 SF
MINIMUM LOT SIZE	4,000 SF
MINIMUM LOT SIZE OF AT LEAST 50% OF LOTS	6,000 SF
MAX. LOT COVERAGE (PRINCIPAL AND ACCESSORY BLDGS.)	40% FOR LOTS LESS THAN 6,000SF
HOMES MORE THAN 18' H. ?	30% FOR 6,000SF OR GREATER
HOMES LESS THAN 18' H. ?	45% FOR LOTS LESS THAN 6,000SF
	40% FOR LOTS 6,501 - 9,500SF
	35% FOR LOTS 9,501' - greater
MINIMUM LOT WIDTH AT FRONT & REAR SETBACKS	40 FT
MINIMUM STREET FRONTAGE (EXCEPT FLAG STEMS)	30 FT
MINIMUM STREET FRONTAGE AT FLAG STEMS	20 FT
FRONT YARD SETBACKS:	
ALL UNLESS ADJACENT TO COLLECTOR/ARTERIAL	
HOUSE	15 FT
GARAGE	20 FT FROM BACK OF SIDEWALK
ADJACENT COLLECTOR	25 FT (GARAGE SETBACK MIN. 20 FT)
ADJACENT MINOR ARTERIAL	30 FT (GARAGE SETBACK MIN. 20 FT FROM BACK OF SIDEWALK)
ADJACENT MAJOR ARTERIAL	40 FT (FROM BACK OF SIDEWALK)
SIDE YARD SETBACKS:	
SUM OF SIDE YARD SETBACKS	10 FT
REAR YARD SETBACKS:	
ADJACENT MINOR ARTERIAL	30 FT
ADJACENT MAJOR ARTERIAL	40 FT

- Notes:
- When a development provides a dedicated landscape tract between the right of way of a major or minor arterial and an adjacent lot, the landscape tract may be used to meet the required 40 foot or 30 foot rear/front setback (20 feet or 25 feet) for that particular zone. All other nonconforming minimum standards requirement (i.e., 20 feet or 25 feet) for that particular zone.
 - Lot coverage flexibility is being provided for single level homes compared to two-story (above grade) architectural mix on similar sized lots. Lot coverage for single level homes while providing a variable architectural mix on similar sized lots. (Ord. 04-107, Ord. 01-42, Ord. 02-153, Ord. 03-74, Ord. 03-157, Ord. 04-110, Ord. 04-72)

COMMERCIAL SITE DATA:

MASTER PLAN	The Sands
TAX SCHEDULE NUMBER	530000639 / 5300000675
TOTAL CONCEPT PLAN AREA	10,786 AC
EXISTING ZONING	I-3 County
PROPOSED ZONING	PBC7 AD / SS
EXISTING LAND USE	VACANT
PROPOSED LAND USE	COMMERCIAL/OFFICE
MAXIMUM BLDG. HEIGHT	45'
BUILDING SETBACKS:	
FRONT	25' 1
SIDE	25' 2
REAR	25' 3
LANDSCAPE SETBACK: (per each lot in case of subdivision)	
CONSTITUTION AVE (Principal Arterial)	25'
MARKSHEFFEL RD (Principal Arterial)	25'
SIDE (Residential)	15' BUFFER
BACK (Residential)	15' BUFFER

Notes:

- Noted front setbacks apply only to property lines adjacent to public streets. Interior front setbacks for lots contained within future subdivisions, unified retail or office developments shall be determined in conjunction with review of the development plan.

These setbacks may vary from the setbacks shown on this plan. The setbacks shown on this plan are for informational purposes only and do not constitute a guarantee of any kind. The setbacks shown on this plan are for informational purposes only and do not constitute a guarantee of any kind. The setbacks shown on this plan are for informational purposes only and do not constitute a guarantee of any kind.



SCALE: 1" = 200'

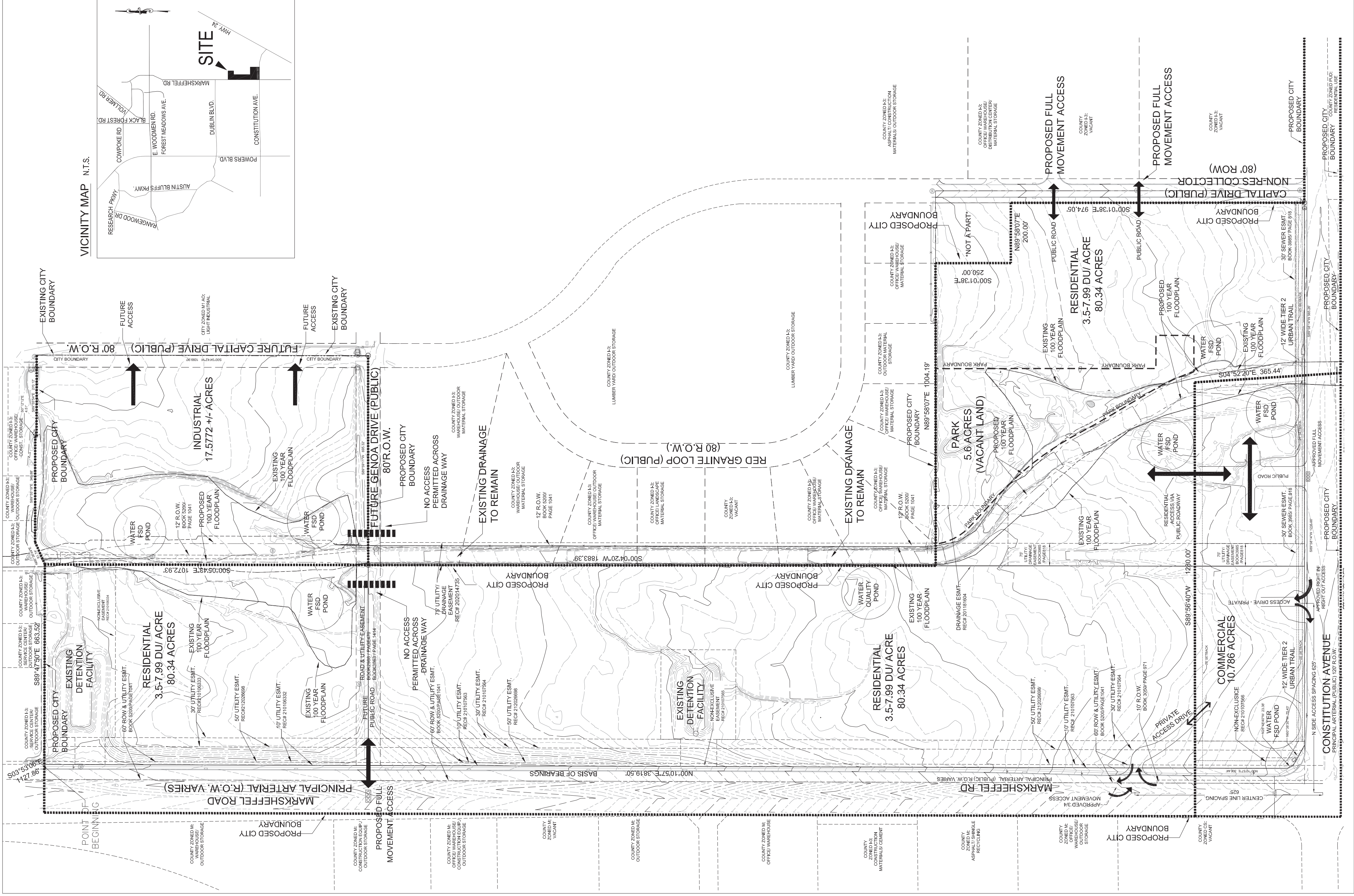


FIGURE 14