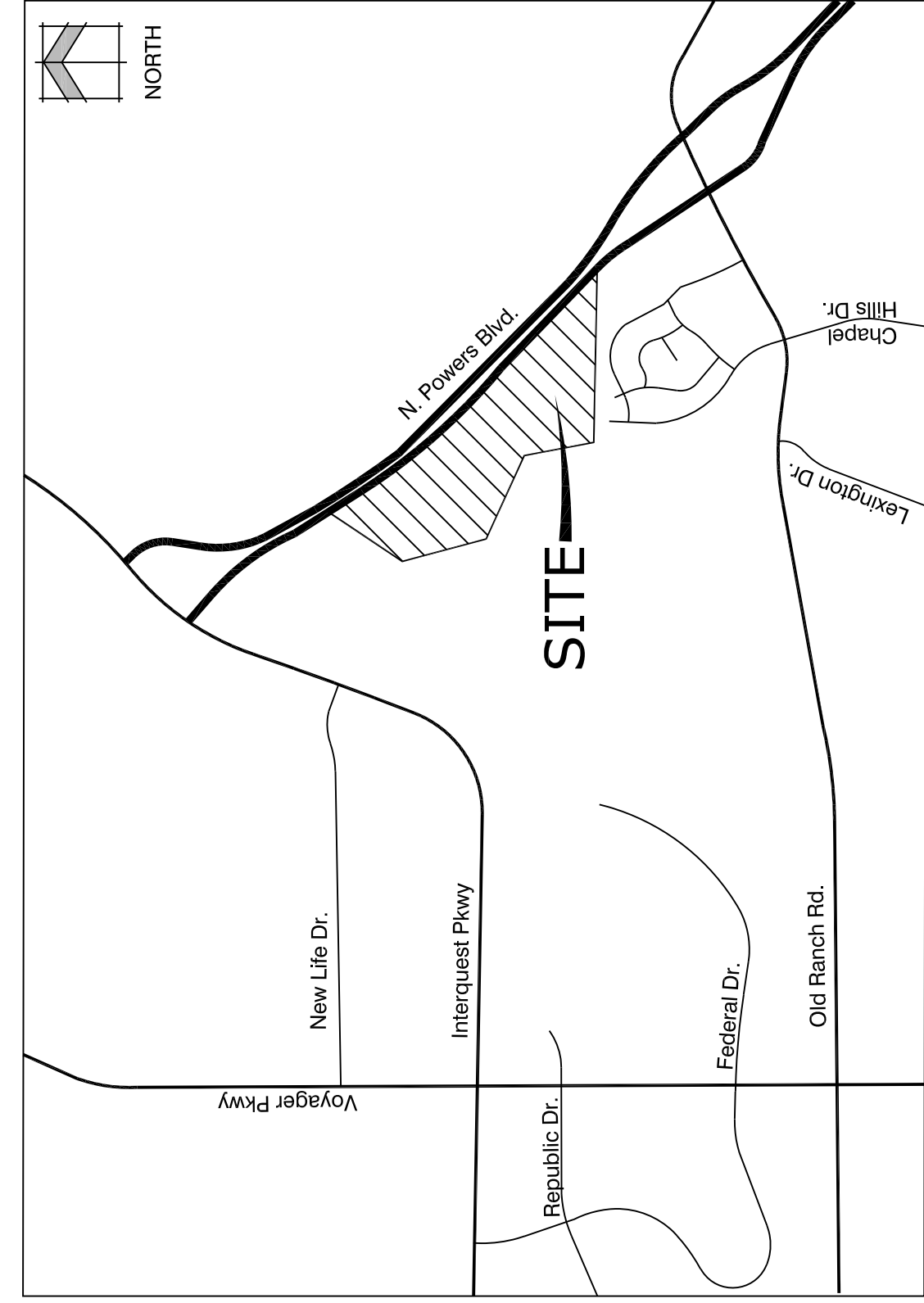


**VICINITY MAP**



**LEGEND:**

- R-M MEDIUM DENSITY RESIDENTIAL (8-11.99 DU/AC)
- R-LM LOW-MEDIUM DENSITY RESIDENTIAL (3.5-7.99 DU/AC)
- NP NEIGHBORHOOD PARK

**OWNER**

CITY OF COLORADO SPRINGS  
CONTROLLING DEPARTMENT: PARKS, RECREATION  
AND CULTURAL SERVICES

**APPLICANT**

N.E.S., INC.  
619 N. CASCADE AVE., SUITE 200  
COLORADO SPRINGS, CO 80903

**LEGAL DESCRIPTION**

A TRACT OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 21 AND A PORTION OF THE WEST HALF OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 06 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 12 SOUTH, RANGE 06 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD LS 10877" AND AT THE EASTERLY END BY A 3-1/4" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD LS 10877", BEING ASSUMED TO BEAR S 89 DEGREES 23' 40" E, A DISTANCE OF 2582.94 FEET.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22, THENCE S 24 DEGREES 29' 25" W, A DISTANCE OF 1486.41 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY "A LINE" RIGHT-OF-WAY OF POWERS BOULEVARD, AS SHOWN ON THE COLORADO DEPARTMENT OF TRANSPORTATION PLANS (BY USRS); THENCE ON SAID "A LINE" RIGHT-OF-WAY, THE FOLLOWING SEVEN (7) COURSES:

1. S 37 DEGREES 01' 46" E, A DISTANCE OF 355.84 FEET TO A POINT ON CURVE;
  2. ON THE ARC OF A CURVE TO THE LEFT, WHOSE CENTER BEARS N 53 DEGREES 39' 06" E, HAVING A DELTA OF 06 DEGREES 52' 26", A RADIUS OF 9589.52 FEET, A DISTANCE OF 1148.07 FEET TO A POINT ON CURVE;
  3. S 41 DEGREES 33' 30" E, A DISTANCE OF 191.91 FEET;
  4. S 29 DEGREES 06' 09" E, A DISTANCE OF 101.55 FEET;
  5. S 44 DEGREES 44' 55" E, A DISTANCE OF 873.40 FEET;
  6. S 49 DEGREES 43' 21" E, A DISTANCE OF 744.67 FEET;
  7. S 49 DEGREES 43' 21" E, A DISTANCE OF 161.12 FEET TO A POINT ON THE NORTHERLY LINE OF THE TRACT OF LAND DESCRIBED IN BOOK 5301 AT PAGE 824;
- THENCE S 89 DEGREES 06' 30" W ON SAID NORTHERLY LINE, A DISTANCE OF 1540.74 FEET TO A POINT ON THE PROPOSED EASTERLY BOUNDARY OF THE PROPOSED KETTLE CREEK PRESERVE MEADOW LUMPING MOUSE PRESERVE BOUNDARY;
- THENCE ON SAID PROPOSED BOUNDARY, THE FOLLOWING SEVEN (7) COURSES:
1. N 13 DEGREES 01' 15" W, A DISTANCE OF 680.00 FEET;
  2. N 69 DEGREES 21' 22" W, A DISTANCE OF 976.90 FEET;
  3. N 13 DEGREES 34' 04" W, A DISTANCE OF 841.34 FEET;
  4. N 26 DEGREES 57' 20" E, A DISTANCE OF 512.77 FEET;
  5. N 54 DEGREES 57' 12" E, A DISTANCE OF 297.96 FEET;
  6. N 33 DEGREES 13' 25" W, A DISTANCE OF 84.63 FEET;
  7. N 14 DEGREES 19' 38" W, A DISTANCE OF 19.71 FEET TO A POINT ON SAID WESTERLY "A LINE" RIGHT-OF-WAY.

THENCE N 89 DEGREES 18' 05" E ON SAID "A LINE" RIGHT-OF-WAY, A DISTANCE OF 4.85 FEET TO THE POINT OF BEGINNING, EXCEPT ANY PORTION HEREOF AS MAY BE FOUND TO LIE WITHIN THAT PROPERTY CONVEYED IN WARRANTY DEED TO DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO RECORDED MARCH 25, 2004 AT RECEPTION NO. 2004070997, EL PASO COUNTY, COLORADO.

Total: 57.82 AC

**NOTES:**

1. LOT SETBACKS AND SIZES TO BE DETERMINED AT DEVELOPMENT PLAN.
2. NOISE BUFFER TO BE FURTHER REVIEWED AT TIME OF DEVELOPMENT PLAN.
3. ALL ROADWAYS WILL BE DESIGNED TO MEET CITY STANDARDS AND WILL BE FURTHER REVIEWED AT TIME OF DEVELOPMENT PLAN.
4. THAT PARK IS TO BE BUILT, OWNED, AND MAINTAINED BY THE DEVELOPER. THE PARK SITE SHALL BE CONSTRUCTED NO LATER THAN THE FINAL APPROVAL OF THE LAST ADJACENT SUBDIVISION PLAT.
5. THE DEVELOPER WILL BE REQUIRED TO REMIT THE AMOUNT OF \$150,000 FOR THE FUTURE ANTICIPATED TRAFFIC SIGNAL AT THE INTERSECTION OF OLD RANCH ROAD WITH CHAPEL RIDGE DRIVE/CHAPEL HILLS DRIVE. FURTHER TRAFFIC REVIEW WILL BE COMPLETED AT TIME OF DEVELOPMENT PLAN.
6. THIS SITE, NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0507F, EFFECTIVE MARCH 17, 1997.
7. SIGNAGE ALONG POWERS BLVD. SHALL COMPLY WITH THE CURRENT COLORADO OUTDOOR ADVERTISING ACT, SECTIONS 43-1-401 TO 421, AND ALL RULES PERTAINING TO OUTDOOR ADVERTISING.
8. ANY UTILITY WORK WITHIN THE STATE HIGHWAY RIGHT-OF-WAY WILL REQUIRE A UTILITY PERMIT FROM CDOT.
9. THE U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE DIVISION CONFIRMS THAT THERE IS NO SUITABLE HABITAT FOR THREATENED OR ENDANGERED SPECIES OF HCP PROTECTED AREAS WITHIN THE PROPOSED PROJECT AREA.
10. ACADEMY DISTRICT 20 IS REQUESTING FEES IN LIEU OF LAND DEDICATION PER THE EXISTING COLORADO SPRINGS CODE FOR ALL RESIDENTIAL DEVELOPMENT WITHIN THE LARRY OCHS PARK SITE REDEVELOPMENT CONCEPT PLAN BUT RESERVES THE RIGHT TO REQUEST LAND DEDICATION IN LIEU OF FEES FOLLOWING REVIEW OF THE FINAL DEVELOPMENT PLAN AND ACTUAL PLATTING OF THE SITE.
11. PARKLAND DEDICATION IS PER THE BRIARGATE MASTER PLAN.



N.E.S., Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel. 719.471.0073  
Fax 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

**LARRY OCHS**

N. POWERS BLVD.

DATE: 05/05/17  
PROJECT MGR: C. Liber  
PREPARED BY: A. Kuruda

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
DESCRIPTION: \_\_\_\_\_

**Concept Plan**