FOUNTAIN & UNION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO

CONCEPT PLAN

CONCEPT PLAN LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY OF LOT 1, BLOCK 1 AS PLATTED IN OLYMPIC VILLAGE FILING NO. 1 RECORDED IN PLAT BOOK H-6 AT PAGE 50 RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "DB&CO PLS 27605" AND AT THE EASTERLY END BY A 3-1/2" ALUMINUM SURVEYORS CAP STAMPED "CDOT PLS 9014 WC 1 FT" ASSUMED TO BEAR N58°13'28"E, A DISTANCE OF 281.78 FEET.

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 1 AS PLATTED IN OLYMPIC VILLAGE FILING NO. 1 RECORDED IN PLAT BOOK H-6 AT PAGE 50, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE, ON THE EASTERLY, NORTHERLY AND WESTERLY BOUNDARY OF SAID LOT 1, BLOCK 1 AS PLATTED IN OLYMPIC VILLAGE FLIING NO. 1 THE FOLLOWING (8) EIGHT COURSES:

1. N40°49'47"W, A DISTANCE OF 178.62 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N21°22' 31"W HAVING A DELTA OF 20°19'25", A RADIUS OF 75.00 FEET AND A DISTANCE OF 26.60 FEET TO A POINT OF TANGENT;
3. S88°56'54"W, A DISTANCE OF 266.01 FEET TO A POINT OF CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 19°35'51", A RADIUS OF 200.00 FEET AND A DISTANCE OF 68.41 FEET TO A POINT OF TANGENT;
5. S69°21'03"W, A DISTANCE OF 109.69 FEET;
6. S31°02' 53"E, A DISTANCE OF 67.82 FEET;
7. S42°47' 20"E, A DISTANCE OF 25.00 FEET;
8. S47°12'40"W, A DISTANCE OF 25.00 FEET TO A POINT ON THE EASTERLY LINE OF PARCEL 27 OF U.S. HIGHWAY 24 BYPASS RECORDED IN BOOK 6369 AT PAGE 721;

THENCE N42°47'23"W, ON THE EASTERLY LINE OF SAID PARCEL 27 OF U.S. HIGHWAY 24 BYPASS RECORDED IN BOOK 6369 AT PAGE 721, A DISTANCE OF 25.06 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF UNION BOULEVARD AS RECORDED IN BOOK 3429 AT PAGE 360;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF SAID UNION BOULEVARD THE FOLLOWING (2) TWO COURSES:

1. N31°02'53"W, A DISTANCE OF 125.79 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 29°59'45", A RADIUS OF 440.00 FEET AND A DISTANCE OF 230.35 FEET TO A POINT OF TANGENT SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF UNION BOULEVARD DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 5295 AT PAGE 360;

THENCE ON THE EASTERLY RIGHT OF WAY LINE OF UNION BOULEVARD DESCRIBED IN A DOCUMENT RECORDED UNDER RECEPTION NO. 5295 AT PAGE 360 THE FOLLOWING (7) SEVEN COURSES:;

1. N01°03'08"W, A DISTANCE OF 66.66 FEET;
2. N43°14'26"E, A DISTANCE OF 28.64 FEET;
3. N01°03'08"W, A DISTANCE OF 85.00 FEET;
4. S88°56'52"W, A DISTANCE OF 10.00 FEET;
5. N27°03'20"W, A DISTANCE OF 22.81 FEET;
6. N01°03'08"W, A DISTANCE OF 343.94 FEET;
7. N36°50'29"E, A DISTANCE OF 17.05 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LOT 1, BLOCK 1 AS PLATTED IN PROSPECT PARK SUBDIVISION NO. 6 RECORDED IN PLAT BOOK G-3 AT PAGE 10 SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF FOUNTAIN BOULEVARD AS PLATTED IN PROSPECT PARK SUBDIVISION NO. 1 RECORDED IN PLAT BOOK F-2 AT PAGE 48;

THENCE N88°56' 53"E, ON THE NORTHERLY BOUNDARY OF SAID LOT 1, BLOCK 1 AS PLATTED IN PROSPECT PARK SUBDIVISION NO. 6 AND THE SOUTHERLY RIGHT OF WAY LINE OF SAID FOUNTAIN BOULEVARD A DISTANCE OF 429.57 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK 1 AS PLATTED IN PROSPECT PARK SUBDIVISION NO. 6;
THENCE CONTINUING N88°56'53"E ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID FOUNTAIN BOULEVARD, A DISTANCE OF 448.75 FEET TO THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 1 AS PLATTED IN PROSPECT PARK SUBDIVISION NO. 7 RECORDED IN PLAT BOOK N-3 AT PAGE 116;

THENCE ON THE WESTERLY, SOUTHERLY AND EASTERLY BOUNDARY OF SAID LOT 1, BLOCK 1 AS PLATTED IN PROSPECT PARK SUBDIVISION NO. 7 THE FOLLOWING (3) THREE COURSES:

1. S01°03'07"E, A DISTANCE OF 300.00 FEET;
2. N88°56'53"E, A DISTANCE OF 200.00 FEET;
3. N01°03'07"W, A DISTANCE OF 300.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 1, BLOCK 1 AS PLATTED IN PROSPECT PARK SUBDIVISION NO. 7 SAID POINT BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID FOUNTAIN BOULEVARD;

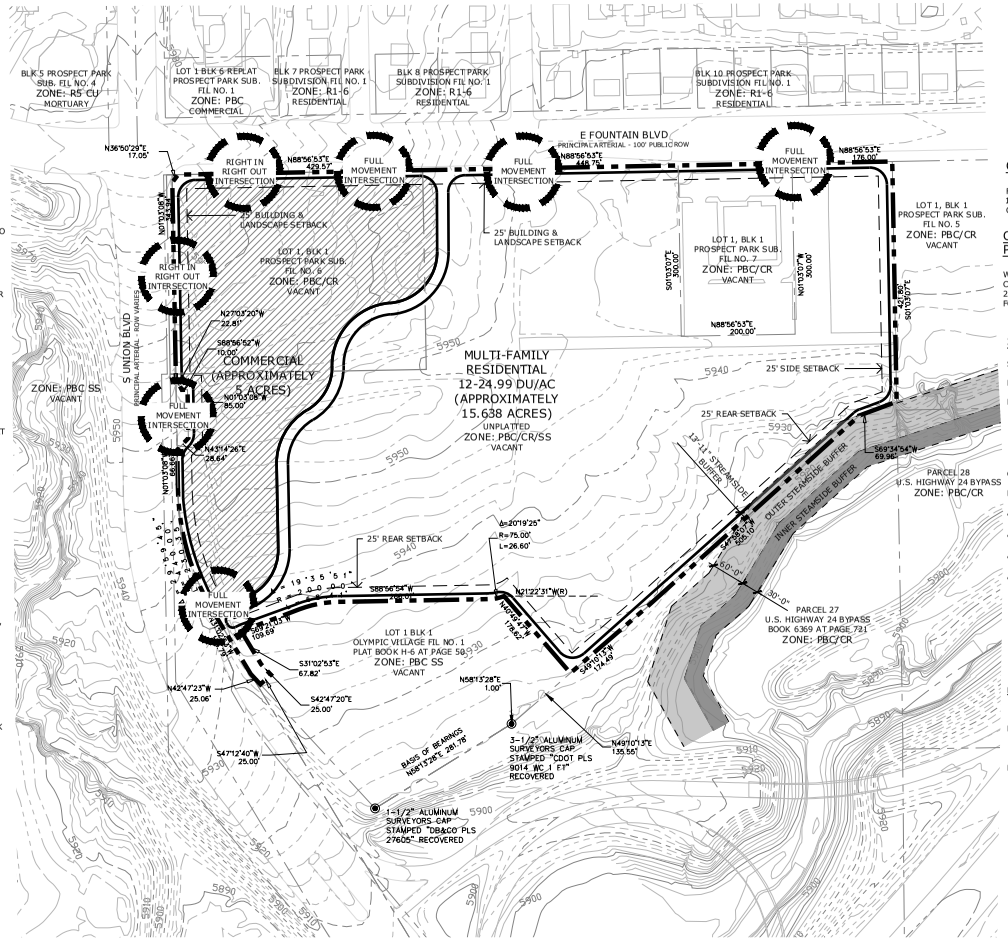
THENCE N88°56'53"E ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID FOUNTAIN BOULEVARD, A DISTANCE OF 176.00 FEET TO THE NORTHWESTERLY CORNER OF LOT 1, BLOCK 1 AS PLATTED IN PROSPECT PARK SUBDIVISION NO. 5 RECORDED IN PLAT BOOK Y-2 AT PAGE 33;
THENCE S01°03' 07"E, ON THE WESTERLY BOUNDARY OF SAID LOT 1, BLOCK 1 AS PLATTED IN PROSPECT PARK SUBDIVISION NO. 5 A DISTANCE OF 421.80 TO THE NORTHWESTERLY CORNER OF PARCEL 28 OF U.S. HIGHWAY 24 BYPASS RECORDED IN BOOK 6502 AT PAGE 714 SAID POINT BEING ALSO THE NORTHEASTERLY CORNER OF PARCEL 27 OF U.S. HIGHWAY 24 BYPASS RECORDED IN BOOK 6369 AT PAGE 721;

THENCE ON THE NORTHERLY BOUNDARY OF SAID PARCEL 27 THE FOLLOWING (2) TWO COURSES:

1. S69°34'54"W, A DISTANCE OF 69.96 FEET;
2. S47°58'07"W, A DISTANCE OF 505.10 FEET;
3. S49°10'13"W, A DISTANCE OF 174.49 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 19.258 ACRES.
AND
LOT 1 BLK 1 PROSPECT PARK SUB NO 7 COLO SPGS
CONTAINING A CALCULATED AREA OF 1.38 ACRES

TOTAL CONCEPT PLAN ACREAGE: 20.638 ACRES



GENERAL NOTES:

1. APPROPRIATE BUFFERS TO BE PROVIDED BETWEEN INTERNAL RESIDENTIAL AND COMMERCIAL USES AT DEVELOPMENT PLAN STAGE.
2. RESIDENTIAL DEVELOPMENT WILL REQUIRE A SEPARATE APPLICATION AS A CONDITIONAL USE. THE CONDITIONAL USE WILL REQUIRE CITY PLANNING COMMISSION APPROVAL.
3. A DEVELOPMENT PLAN WILL BE REVIEWED WITH THE STREAMSIDE OVERLAY, AND THIS WILL ENSURE THAT THE STREAMSIDE OVERLAY REQUIREMENTS ARE MET.
4. THIS PROPERTY CONTAINS STREAMSIDE OVERLAY DESIGNATION AND THEREFORE STREAMSIDE OVERLAY REQUIREMENTS APPLY. AT THE TIME OF DEVELOPMENT PLAN, THE OVERLAY BUFFER MUST BE SHOWN ON THE PLANS, AND APPROPRIATE LANDSCAPE PLANTINGS WILL BE REQUIRED. NO OPAQUE FENCING IS PERMITTED WITHIN THE STREAMSIDE OVERLAY. SLOPES WITHIN THE STREAMSIDE OVERLAY MUST BE MAINTAINED AT 3:1 OR LESS.
5. PRIOR TO THE APPROVAL OF PROPOSED ACCESS POINTS, THE APPLICANT IS REQUIRED TO SUBMIT A TRAFFIC IMPACT ANALYSIS (TIA) WITH FUTURE DEVELOPMENT PLANS TO ANALYZE ACCESS LOCATIONS AND FUTURE ROADWAY IMPROVEMENTS.

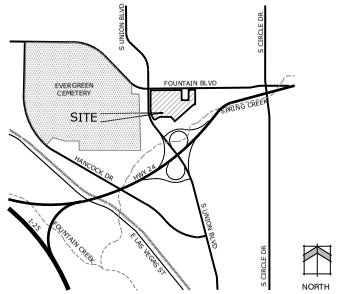
PARK LAND ORDINANCE :

PARK LAND ORDINANCE OBLIGATION: THE CHANGE IN USE FROM COMMERCIAL TO RESIDENTIAL WITH THIS MASTER PLAN AMENDMENT (FILE NO CPC MP 81-16-A2M120) TRIGGERS THE NEED FOR PARK LAND DEDICATION OR FEE'S IN LIEU OF LAND DEDICATION. THE APPLICANT WILL PROVIDE TO PARKS, RECREATION AND CULTURAL SERVICES DEPARTMENT STAFF A PROPOSAL OF HOW THIS OBLIGATION WILL BE MET NO LATER THAN DURING THE DEVELOPMENT PLAN APPLICATION PROCESS, AND PRIOR TO A PLAT APPROVAL FOR THE RESIDENTIAL PROJECT. DEPENDING ON THE LAND PROPOSAL, THIS PROPOSAL MAY NEED TO OBTAIN A PARKS, RECREATION AND CULTURAL SERVICES ADVISORY BOARD APPROVAL, AS THAT IS TYPICALLY SOUGHT AND OBTAINED PRIOR TO A MASTER PLAN APPLICATION CITY COUNCIL HEARING. THE PARK LAND OBLIGATION WILL BE DETERMINED BASED UPON THE PARK LAND DEDICATION ORDINANCE IN EFFECT WHEN THE DEVELOPMENT PLAN IS SUBMITTED.

FEMA FLOODPLAIN NOTE:

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0733G EFFECTIVE DATE DECEMBER 7, 2018

VICINITY MAP



OWNERS/ DEVELOPER:

FOUNTAIN VALLEY HOLDINGS LLC
1497 N 150 E SUITE 820
OREM, UTAH 84057

OWNER LOT 1 BLK 1 PROSPECT PARK SUB NO 7:

WELCOME TO REALTY, LLC
CHRISTOPHE ATTARD
2614 S TIMBERLINE STE 105 PMB 149
FORT COLLINS CO, 80525

CIVIL ENGINEER:

CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. CASCADE AVE., SUITE 200
COLORADO SPRINGS, CO 80903

APPLICANT:

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

SITE DATA:

SITE ADDRESS:	0 E. FOUNTAIN BLVD & 2125 E. FOUNTAIN BLVD
MASTER PLAN NAME:	PROSPECT PARK MASTER PLAN
EXISTING ZONING:	PBC/CR/SS (PLANNED BUSINESS CENTER WITH CONDITION OF RECORD AND STREAMSIDE OVERLAY) PER ORDINANCE NO. 84-277. THE CONDITION OF RECORD IS NOTED UNDER DEVELOPMENT HISTORY.
CONCEPT PLAN ACREAGE:	20.638

DEVELOPMENT HISTORY:

- PROSPECT PARK MASTER PLAN (CPC MP 81-16) APPROVED ON FEBRUARY 6, 1981.
- PROSPECT PARK MASTER PLAN (CPC MP 81-16-A1(84) APPROVED ON OCTOBER 23, 1984.
- PROSPECT PARK MASTER PLAN AMENDMENT (CPC MP 81-16-A2MJ20) UNDER REVIEW.
- FOUNTAIN & UNION CONCEPT PLAN (CPC CP 20-00041) UNDER REVIEW. ZONE CHANGE (CPC P 84-3) APPROVED BY CITY COUNCIL ON NOVEMBER 13, 1984 WITH CONDITION OF RECORD PER ORDINANCE 84-277, AND THE CONDITION OF RECORD STATES: SAID PBC-2 SHALL BE COMBINED WITH THE PBC-2 LOCATED SOUTH OF THE INTERSECTION OF DONIPHAN DRIVE AND FOUNTAIN BOULEVARD (CPC P 84-3) TO FORM A SINGLE PBC-2 ZONE."

TAX SCHEDULE NUMBERS:	6421308002, 6421300022, 6421309001
PROPOSED LAND USE	
COMMERCIAL:	APPROXIMATELY 5.0 ACRES
RESIDENTIAL:	APPROXIMATELY 15.638 ACRES (12-24.99DU/AC)
MAXIMUM BUILDING HEIGHT:	
RESIDENTIAL:	45'
COMMERCIAL:	45'

BUILDING SETBACKS:

COMMERCIAL (PBC ZONE)		RESIDENTIAL (PBC ZONE/R5 STANDARDS)	
FRONT:	25'	FRONT:	20'
SIDE:	25'	SIDE:	5'
REAR:	25'	REAR:	25'
MAX LOT COVERAGE:	N/A	MAX LOT COVERAGE:	40%

LANDSCAPE SETBACKS
E FOUNTAIN BLVD: 25'
S UNION BLVD: 25'

NORTH SCALE: 1" = 100'

Land Planning
Landscape Architecture
Urban Design
NES
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www.nescolorado.com

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FOUNTAIN & UNION

CONCEPT PLAN

COLORADO SPRINGS, CO

DATE: 2/7/2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. SWENSON

DATE:	BY:	DESCRIPTION:
3/17/2020	JBS	PBR CITY COMMENTS
4/14/2020	JBS	PBR CITY COMMENTS

CONCEPT PLAN

1
1 OF 1

CPC # 20-00041

FIGURE 2

P:\Fountain Valley Holdings\Fountain and Union\Drawings\Planning\Concept\Fountain&Union-CP.dwg [24x36], 4/14/2020 4:38:34 PM bswenson