SPECTRUM LOOP

A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, CITY OF COLORADO SPRINGS, COLORADO

PUD CONCEPT PLAN

LEGAL DESCRIPTION

PARCEL A: A TRACT OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTHEASTERLY RIGHT-OF-WAY LINE OF VOYAGER PARKWAY, AS PLATTED IN NORTHGATE FILING NO. 7, RECORDED UNDER RECEPTION NO. 200095536, RECORDS OF EL PASO COUNTY, COLORADO, MONUMENTED AT THE NORTHWESTERLY END BY A NO. 5 REBAR AND 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD LS 17502" AND AT THE SOUTHEASTERLY END BY A NO. 5 REBAR AND 5 REBAR AND 1-1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG LTD LS 17502", BEARING N48°56'16"W, A DISTANCE OF 980.45 FEET.

COMMENCING AT THE NORTHEASTERLY CORNER OF VOYAGER PARKWAY AS PLATTED IN NORTHGATE FILING NO. 7, RECORDED UNDER RECEPTION NO. 200095536, RECORDS OF EL PASO COUNTY, COLORADO, THENCE S00°13'45"W, A DISTANCE OF 778.33 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID VOYAGER PARKWAY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N84°29'22"E, A DISTANCE OF 214.79 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 08°50'05", A RADIUS OF 1000.00 FEET, A DISTANCE OF 154.20 FEET TO A POINT OF TANGENT;
THENCE S86°40'33"E, A DISTANCE OF 496.77 FEET;
THENCE S16°02'38"E, A DISTANCE OF 726.77 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF PARCEL 701 AS DESCRIBED IN THAT LEGAL DESCRIPTION PREPARED BY WILSON & COMPANY FOR AND ON BEHALF OF THE COLORADO DEPARTMENT OF TRANSPORTATION DATED OCTOBER 4, 2004;
THENCE ON SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING THREE (3) COURSES:
1. N76°33'09"W, A DISTANCE OF 443.42 FEET TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 31°17'55", A RADIUS OF 500.00 FEET, A DISTANCE OF 273.13 FEET TO A POINT ON CURVE;
3. N69°22'16"W, A DISTANCE OF 254.76 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE;
THENCE ON SAID EASTERLY RIGHT-OF-WAY LINE AND ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N68°31'59"E, HAVING A DELTA OF 15°52'58", A RADIUS OF 1940.00 FEET, A DISTANCE OF 537.78 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THAT PORTION OF SUBJECT PARCEL LYING WITHIN VOYAGER PARKWAY, AS PLATTED IN NORTHGATE FILING NO. 7, RECORDED AUGUST 17, 2008 AT BOOK 100 PAGE 190 UNDER RECEPTION NO. 208095536, RECORDS OF EL PASO COUNTY, COLORADO AND SPECTRUM LOOP AS DEDICATED TO THE CITY BY PLAT OF GREYHAWK AT NORTH GATE FILING NO. 1 RECORDED FEBRUARY 9, 2005, BOOK 106, PAGE 41, UNDER RECEPTION NO. 206712248.

TRACT B: TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS OVER AND ACROSS THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, AS SET FORTH AND DESCRIBED IN THE DECLARATION OF EASEMENTS AND CONSTRUCTION AND MAINTENANCE OBLIGATIONS RECORDED DECEMBER 30, 2004 UNDER RECEPTION NO. 204213160, RECORDS OF EL PASO COUNTY, COLORADO

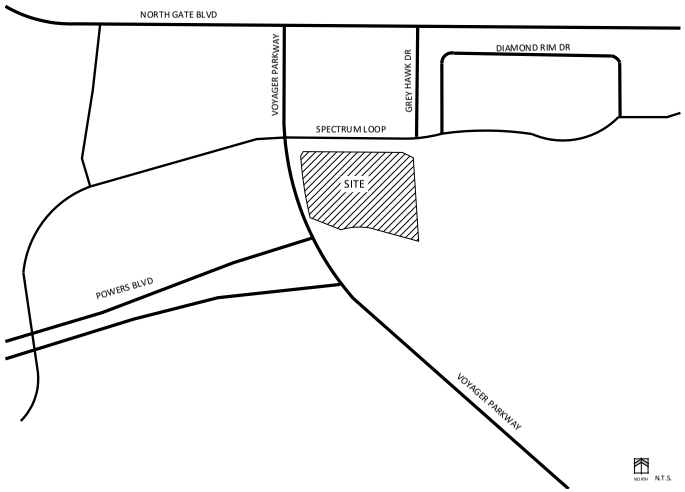
(Per Title Commitment SC55101820-13, with an effective date of 04/27/2022 at 5:00 P.M. as provided by Old Republic National Title Insurance Company.)

TOTAL ACRES: 11.925

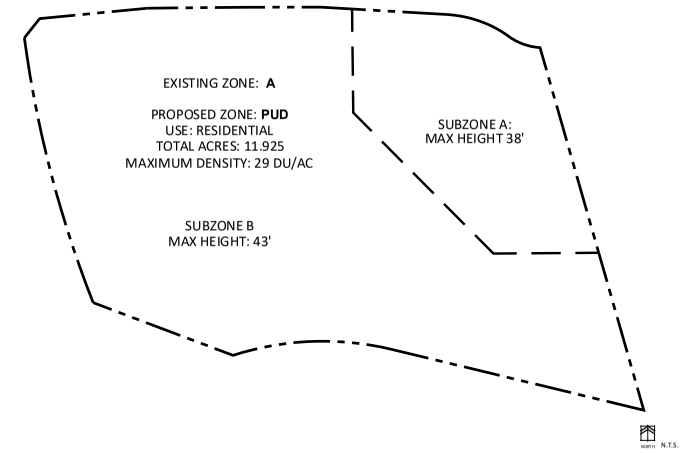
GENERAL NOTES

1. A PRIVATE AVIGATION EASEMENT ACKNOWLEDGING THE USAFA AIRMANSHIP PROGRAM WILL BE ESTABLISHED PRIOR TO RECORDATION OF THE FINAL SUBDIVISION PLAT(S) FOR THIS DEVELOPMENT OR PRIOR TO THE ISSUANCE OF A CERTIFICATED OF OCCUPANCY FOR ANY UNIT WITHIN THE DEVELOPMENT.
2. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN BOTH THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
3. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0290G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
4. PARKING SHALL BE CALCULATED WITH DEVELOPMENT PLAN PER CITY CODE 7.4.203.
5. THE SITE LAYOUT IS CONCEPTUAL AND IS SUBJECT TO CHANGE WITH THE DEVELOPMENT PLAN.
6. THE CHANGE IN USE TO RESIDENTIAL TRIGGERS THE NEED FOR PARK LAND DEDICATION OR FEES IN LIEU OF LAND DEDICATION, TO BE COORDINATED WITH THE PARKS, RECREATION AND CULTURAL SERVICES DEPARTMENT WITH THE DEVELOPMENT PLAN APPLICATION.
7. FEES IN LIEU OF LAND DEDICATION FOR ACADEMY DISTRICT 20 WILL BE PROVIDED PER THE EXISTING COLORADO SPRINGS CITY CODE FOR ALL RESIDENTIAL UNITS INCLUDED WITHIN THIS DEVELOPMENT.
8. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE CPC PUP 22-00058. THE APPLICANT HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
9. PRIOR TO CONSTRUCTION PLANS APPROVAL, THE DEVELOPER IS REQUIRED TO REMIT THE AMOUNT OF $75,000 FOR THEIR SHARE OF THE TRAFFIC SIGNAL AT THE INTERSECTION OF VOYAGER PKWY WITH SPECTRUM LOOP.
10. THE DEVELOPER WILL BE RESPONSIBLE TO STRIPE A WESTBOUND LEFT-TURN LANE AT BOTH PROPOSED SITE ACCESS POINTS ALONG SPECTRUM LOOP.

VICINITY MAP



PUD ZONING AND SUBZONES EXHIBIT



SITE DATA

Tax ID Number:	6207100002
Total Area:	11.925 Acres
Development Schedule:	Spring 2023
Master Plan:	NORTHGATE
Drainage Basin:	MONUMENT BRANCH
Current Zoning:	A
Proposed Zoning:	PUD
Current Use:	Vacant
Proposed Use:	Multifamily
Proposed Maximum Density:	29 DU/AC
Maximum Building Height:	
Subzone A	38'
Subzone B	43'
Building Setbacks:	
Spectrum Loop:	20'
Voyager Parkway:	25'
Powers Blvd:	25'
East Boundary:	15'
Landscape Setbacks / Buffers:	
Spectrum Loop:	15' Landscape Buffer
Voyager Parkway:	25' Setback
Powers Blvd:	25' Setback
East:	15' Landscape Buffer

PROJECT TEAM

OWNER:	Chapter Two Investments LLC 8585 Criterion Dr #63060 Colorado Springs, CO 80920-1045
DEVELOPER:	Morgan Group 201 Fillmore Street, Suite 201 Denver, CO 80206
APPLICANT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903

SHEET INDEX

Sheet 1 of 2:	Cover Sheet
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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

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PLANNER / LANDSCAPE ARCHITECT

PLA ASSOCIATION WITH

SPECTRUM LOOP

PUD CONCEPT PLAN

PROJECT ADDRESS

PROJECT INFO

DATE: 3.11.2022
PROJECT MGR: A. BARLOW
PREPARED BY: T. KNAB

SCHAP

ISSUE INFO

DATE:	BY:	DESCRIPTION:
05.10.22	TK	PER CITY COMMENTS
06.30.22	TK	PER CITY COMMENTS
07.21.22	TK	PER CITY COMMENTS
09.13.22	TK	PER CITY COMMENTS

ISSUE REVISION

SHEET TITLE

COVER SHEET

SHEET NUMBER

1

1 OF 2

PLAN FILE #

CPC PUP 22-00058

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SPECTRUM LOOP

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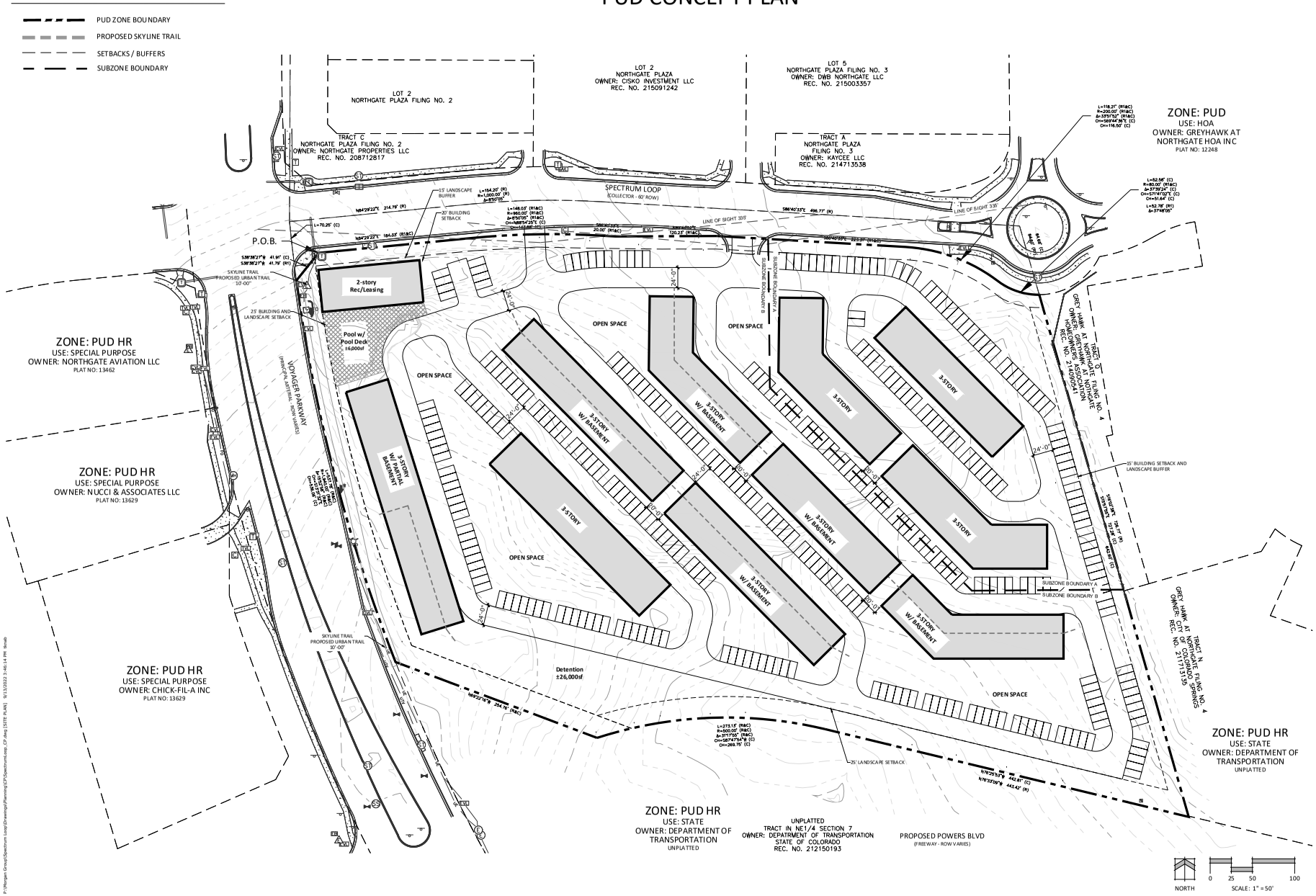
PUD CONCEPT PLAN

LINE-TYPE LEGEND

- PUD ZONE BOUNDARY
- PROPOSED SKYLINE TRAIL
- SETBACKS / BUFFERS
- SUBZONE BOUNDARY



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

SPECTRUM LOOP

PUD CONCEPT PLAN

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STAMP

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SHEET TITLE

PUD CONCEPT PLAN

SHEET NUMBER

2

2 OF 2

PLAN FILE #

CPC PUP 22-00058

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