

SPECTRUM LOOP PUD CONCEPT PLAN

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



NES, Inc.
619 N. Cascade Avenue, Suite 200
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SITE DATA

Tract ID Number:	630700002
Development Schedule:	Spring 2023
Director of Public Works:	MONUMENT BRANCH
Current Zoning:	A
Proposed Zoning:	PUD
Current Use:	Vacant
Proposed Maximum Density:	35 du/ac
Maximum Building Height:	40'
Subzone A:	45'
Subzone B:	60'
Subzone C:	60'
Building Setbacks:	
Spectrum Loop:	20'
Powerline Easement:	25'
East Boundary:	15'
Landscape Setbacks / Buffers:	
Voyager Parkway:	15' Landscape Buffer
Powerline:	25' Setback
East:	25' Setback
West:	25' Landscape Buffer

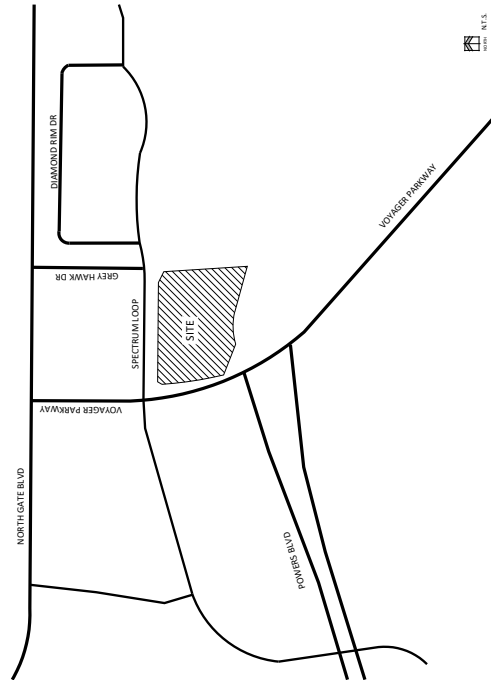
PROJECT TEAM

OWNER:	Chapter Two Investment LLC 888 Criterion Dr #63060 Colorado Springs, CO 80920-1046
DEVELOPER:	Morgan Group 1000 West 20th Street, Suite 201 Denver, CO 80202
APPLICANT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903

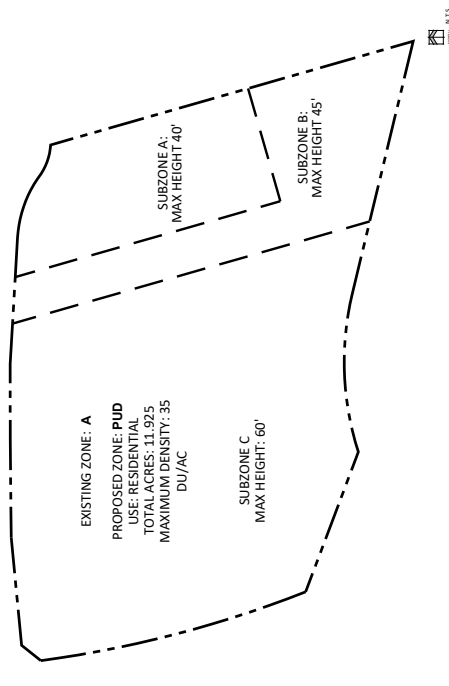
SHEET INDEX

Sheet 1 of 2:	Cover Sheet
Sheet 2 of 2:	Concept Plan

VICINITY MAP



PUD ZONING AND SUBZONES EXHIBIT



LEGAL DESCRIPTION

PARCELS 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:

THENCE 88°43'22"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 05°00'00", A RADIUS OF 500.00 FEET, A DISTANCE OF 27.13 FEET TO A POINT OF CURVE;

THENCE S88°43'22"E, A DISTANCE OF 486.77 FEET, TO A POINT OF BEGINNING;

THENCE ON THE EASTERN BOUNDARY OF THE SPECTRUM LOOP, A NON-EXCLUSIVE EASEMENT FOR AND ON BEHALF OF THE COLORADO DEPARTMENT OF TRANSPORTATION DATED FEBRUARY 9, 2006, BOOK 106, PAGE 41, UNDER RECEPTION NO. 206712248;

THENCE ON SAID NORTHERLY BOUNDARY LINE, THE FOLLOWING THREE (3) CORNERS:

1. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 317°25'57", A RADIUS OF 500.00 FEET, A DISTANCE OF 27.13 FEET TO A POINT OF CURVE;

2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 317°25'57", A RADIUS OF 500.00 FEET, A DISTANCE OF 27.13 FEET TO A POINT OF CURVE;

3. ON SAID EASTERN BOUNDARY OF WAY LINE AND ON THE ARC OF A CURVE TO THE RIGHT, WHOSE CENTER BEARS N88°17'59"E, HAVING A DELTA OF 155°2'58", A RADIUS OF 1940.00 FEET, A DISTANCE OF 537.76 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THAT PORTION OF SUBJECT PARCELS LYING WITHIN VOYAGER PARKWAY, AS SHOWN ON THE PLAT OF VOYAGER PARKWAY, A NON-EXCLUSIVE EASEMENT FOR AND ON BEHALF OF THE COLORADO DEPARTMENT OF TRANSPORTATION DATED FEBRUARY 9, 2006, BOOK 106, PAGE 41, UNDER RECEPTION NO. 206712248;

TRACT B: TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR TRAFFIC, A TRACT OF LAND BEING A 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 EASEMENT AGREEMENT DATED FEBRUARY 9, 2006, BOOK 106, PAGE 41, UNDER RECEPTION NO. 204131616, RECORDS OF EL PASO COUNTY, COLORADO, SS. 2004 UWEB;

(Per the Commitment, S255101820-13, with an effective date of 04/27/2022 at 5:00 P.M. on TOTAL ACRES: 11.925

GENERAL NOTES

1. THE LAND SUBMITTER HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND EL PASO COUNTY FOR THIS DEVELOPMENT.
2. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY UNIT WITHIN THE DEVELOPMENT, THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND EL PASO COUNTY.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
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N.T.S.



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PLANNING / LANDSCAPE ARCHITECT

PROJECT ADDRESS
SPECTRUM LOOP

PUD CONCEPT PLAN
PROJECT ADDRESS

DATE: 3.12.2022
PROJECT FOR: A. BARNOW
PREPARED BY: S. JAVAN

DATE: 05.10.22 TK. REVISION COMMENTS
06.02.22 TK. REVISION COMMENTS
07.23.22 TK. REVISION COMMENTS

DATE: 05.10.22 TK. REVISION COMMENTS
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PUD CONCEPT PLAN

- LINE-TYPE LEGEND
- PUD ZONE BOUNDARY
 - PROPOSED SKYLINE TRAIL
 - SETBACKS/ BUFFERS
 - SUBZONE BOUNDARY

