

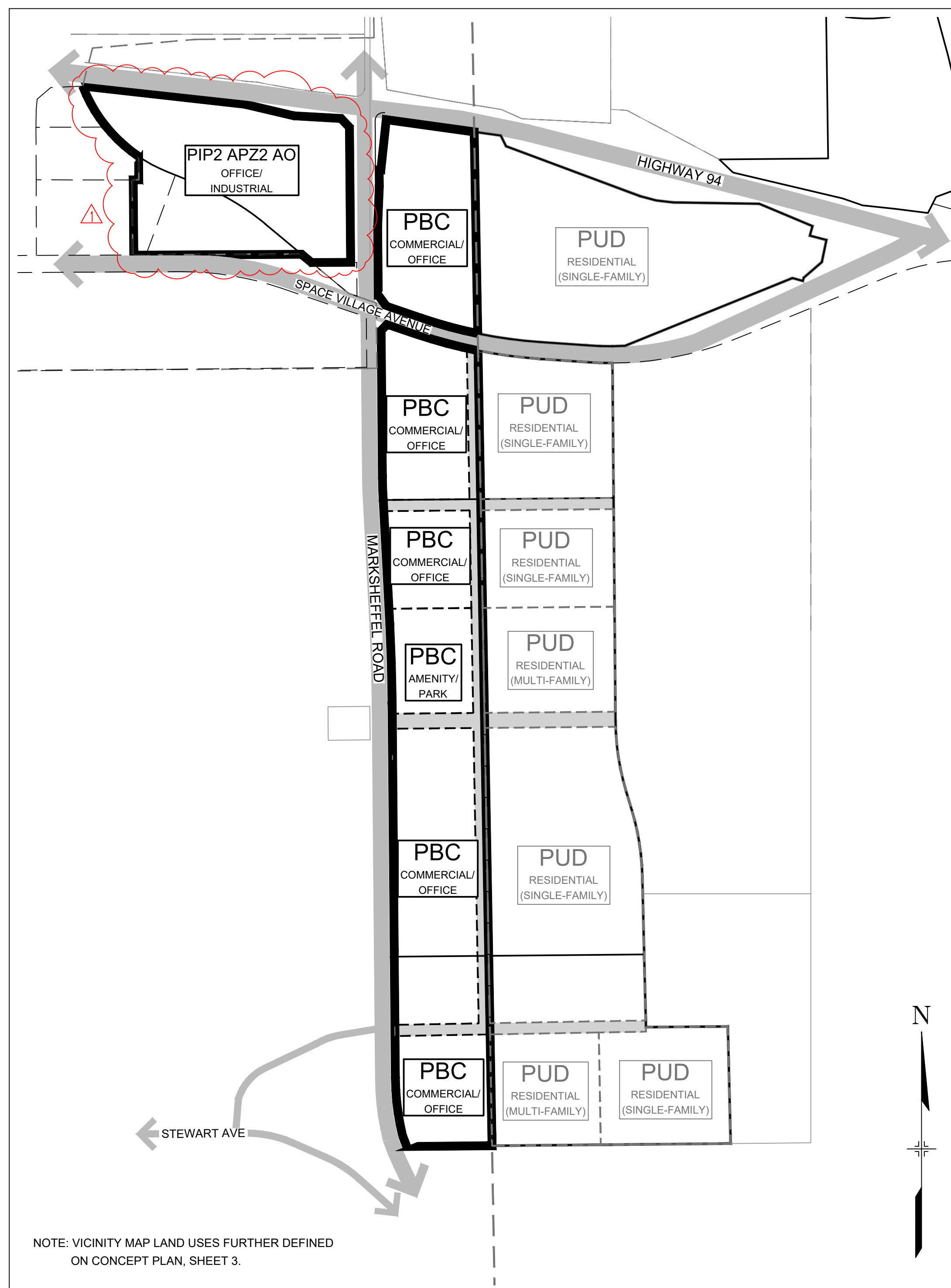
# REAGAN RANCH

## COLORADO SPRINGS, CO

### CONCEPT PLAN AMENDMENT

CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

OWNER/DEVELOPER:  
**PIKES PEAK INVESTMENTS LLC**  
 90 SOUTH CASCADE AVE., SUITE 1500  
 COLORADO SPRINGS, CO 80903  
 (719) 448-4034



NOTE: VICINITY MAP LAND USES FURTHER DEFINED ON CONCEPT PLAN, SHEET 3.

VICINITY MAP  
 1" = 500'

#### SHEET INDEX:

- 1 OF 3 CS01 COVER SHEET
- 2 OF 3 CS02 COVER SHEET
- 3 OF 3 CP01 CONCEPT PLAN

SUMMARY DATA	
PROPERTY SIZE	105.87 ACRES
TAX SCHEDULE NO.	5408000054, 5400000280, 5400000279, 5400000278, 5400000275, 5408002009, 5408002018
MASTER PLAN	BANNING LEWIS RANCH (CPC MP 87-00381-A17MN17)
CONCEPT PLAN	REAGAN RANCH
DRAINAGE BASIN	JIMMY CAMP CREEK
DEVELOPMENT SCHEDULE	2020-2025
EXISTING LAND USE	AG GRAZING LAND/ VACANT

PIP2 AP22 AO	
PARCEL	28.08 ACRES
APPROVED MASTER PLAN USE	R&D (RESEARCH & DEVELOPMENT)
EXISTING LAND USE	AG GRAZING LAND/ VACANT
PROPOSED LAND USE	OFFICE/ INDUSTRIAL
EXISTING ZONING	PIP2cr AP22 AO
PROPOSED ZONING	PIP2 AP22 AO
MAX. BUILDING HEIGHT	50'
BUILDING SETBACKS	TO BE DETERMINED WITH FUTURE ZONING APPLICATIONS

PBC	
PARCEL	68.93 ACRES
FUTURE PUBLIC R.O.W.	8.86 ACRES
APPROVED MASTER PLAN USE	R&D (RESEARCH & DEVELOPMENT) IDP (INDUSTRIAL PARK)
EXISTING LAND USE	AG GRAZING LAND/ VACANT
PROPOSED LAND USE	COMMERCIAL / OFFICE, and AMENITY PARK
EXISTING ZONING	PIP2cr AP22 A, PIP2cr AP21 AO, and PIP2cr
PROPOSED ZONING	PBC/ AO
MAX. BUILDING HEIGHT	45'
BUILDING SETBACKS	25' FRONT / 25' SIDE / 25' REAR

#### CONCEPT PLAN GENERAL NOTES:

- THE SUBJECT PROPERTY WILL BE INCLUDED WITHIN THE REAGAN RANCH METROPOLITAN DISTRICT APPROVED AUGUST 25, 2020.
- ALL LANDSCAPE TRACTS AND PARKS WITHIN REAGAN RANCH WILL BE OWNED AND MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT APPROVED AUGUST 25, 2020.
- FUTURE LAND DEVELOPMENT APPLICATIONS WILL ESTABLISH USES ALLOWED IN THE COMMERCIAL LAND USE DISTRICTS. DEVELOPMENT WILL OCCUR OVER MULTIPLE PHASES. SIZES/DIMENSIONS OF INDIVIDUAL PARCELS ARE UNKNOWN AT THIS TIME.
- DESIGN STANDARDS AND GUIDELINES TO BE DETERMINED WITH FUTURE LAND DEVELOPMENT APPLICATIONS.
- ALL ARTERIAL AND COLLECTOR LEVEL CLASSIFICATION STREETS AS SHOWN WILL BE PUBLIC. CROSS SECTIONS AND ROW INFORMATION WILL BE INCLUDED IN FUTURE FILINGS PER ENGINEERING REQUIREMENTS. ALL FULL MOVEMENT ACCESS INTERSECTIONS SHALL ACCOMMODATE BICYCLE AND PEDESTRIAN TRANSPORTATION.
- ACCESS LOCATIONS, FUTURE POINTS OF CONNECTION AS SHOWN AND NUMERICAL ACREAGE ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED AT THE TIME OF THE DEVELOPMENT PLAN SUBMITTAL FOR EACH PARCEL.
- THERE SHALL BE NO DIRECT ACCESS TO STATE HIGHWAY 94.
- THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0758G, PANEL NUMBER 758, DATED DECEMBER 7, 2018.
- TRAIL LOCATIONS AS SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATIONS OF TRAILS AND BIKE LANES TO BE DETERMINED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
- A MASTER DEVELOPMENT DRAINAGE PLAN FOR REAGAN RANCH (MDDP) WAS SUBMITTED IN CONJUNCTION WITH THIS MASTER PLAN. REFER TO THIS MDDP FOR PRELIMINARY DRAINAGE INFORMATION DATED NOVEMBER 2020. DETENTION FOR INDIVIDUAL PARCELS WILL UTILIZE EXISTING DETENTION FACILITIES OR WILL REQUIRE ON-SITE DETENTION.
- PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED.
- REFER TO THE TRAFFIC IMPACT STUDY SUBMITTED WITH THIS CONCEPT PLAN FOR MORE DETAIL REGARDING TRAFFIC VOLUMES, CIRCULATION, ETC. FUTURE DEVELOPMENT PLANS SHALL FOLLOW THE RECOMMENDATIONS OUTLINED IN THIS TRAFFIC LETTER. ADDITIONAL TRAFFIC ANALYSIS SHALL NOT BE REQUIRED WITH FUTURE SUBMITTALS UNLESS A CHANGE OF USE IS REQUESTED.
- THE MASTER DEVELOPER WILL BE RESPONSIBLE TO CONSTRUCT FUTURE ANTICIPATED ROADWAY IMPROVEMENTS (INCLUDING SIGNALS AND ROUNDABOUTS) THAT WERE OUTLINED IN THE KIMLEY-HORN TRAFFIC IMPACT STUDY INCLUDED AS PART OF THIS SUBMITTAL.
- THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REQUIRED SITE ELEMENTS. SEE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN", AS PUBLISHED BY THE DEPARTMENT OF JUSTICE.
- SCHOOL FEES IN LIEU WILL BE PAID AT TIME OF BUILDING PERMIT FOR THE FIRST 289 UNITS OF THE REAGAN RANCH DEVELOPMENT. WHEN A DEVELOPMENT PLAN IS SUBMITTED TO THE CITY OF COLORADO SPRINGS FOR ENTITLEMENT OF THE 290TH RESIDENTIAL UNIT, THE SCHOOL DISTRICT WILL EVALUATE CONTINUING FEES IN LIEU OR RECEIVING A FUTURE EIGHT (8) ACRE SCHOOL SITE LAND DEDICATION AS SHOWN ON THE CONCEPT PLAN.
- PRIOR TO APPROVAL OF THE FIRST DEVELOPMENT PLAN AS PART OF THE REAGAN RANCH DEVELOPMENT, THE REAGAN RANCH TRAFFIC IMPACT STUDY SHALL BE APPROVED BY CITY OF COLORADO SPRINGS, EL PASO COUNTY, AND THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT).

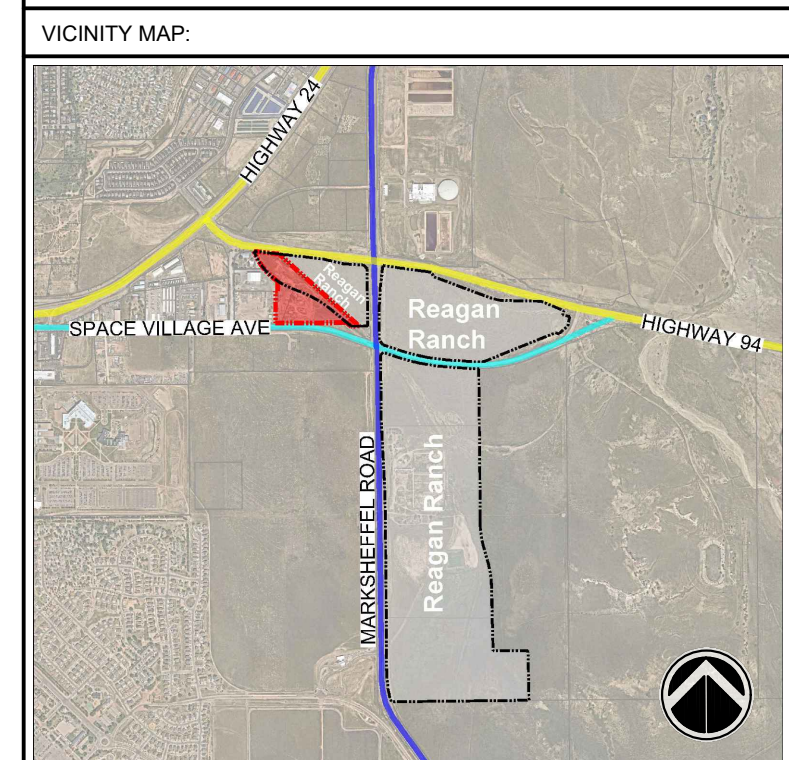
#### PARKLAND OBLIGATION ESTIMATE\*

	UNIT QUANTITY	LAND/ UNIT	FEE/ UNIT	SUB-TOTALS	TOTALS
LAND (ACRES/ UNIT)					
DENSITY: 8 DU/AC & UNDER		0.02325		0.000	
DENSITY: 8 DU/AC & OVER	1262	0.01650		20.82	20.82
FEES (\$/UNIT)					
DENSITY: 8 DU/AC & UNDER					
DENSITY: 8 DU/AC & OVER	1262		\$ 1,781	\$ 0	
*Subject to Change			\$ 1,264	\$ 1,595,168	\$ 1,595,168

#### PARK AND OPEN SPACE NOTES:

- ALL PROPOSED PUBLIC PARKS, COMMON AREAS, AND OPEN SPACE WITHIN REAGAN RANCH ARE TO BE BUILT, OWNED AND MAINTAINED BY THE REAGAN RANCH METROPOLITAN DISTRICT.
- THE REAGAN RANCH METROPOLITAN DISTRICT WAS APPROVED BY THE CITY OF COLORADO SPRINGS CITY COUNCIL ON AUGUST 25, 2020.
- PARKLAND DEDICATION ORDINANCE (PLDO):
  - CONCEPTUAL LOCATIONS AND SIZES OF PROPOSED PUBLIC PARKS AS ILLUSTRATED ON THE CONCEPT PLAN ARE INTENDED TO FULFILL PLDO LAND OBLIGATION. AT THE TIME OF THIS CONCEPT PLAN AN ESTIMATED 21 ACRES OF PARKLAND IS REQUIRED PER CURRENT PLDO CALCULATIONS.
  - IF THERE SHOULD BE ADDITIONAL PLDO OBLIGATIONS THIS MAY BE MET THROUGH PARK LAND DEDICATION, FEES IN LIEU OF, OR A COMBINATION OF BOTH.
  - FINAL PUBLIC PARK SIZE, EXACT LOCATION AND DESIGN WILL BE ADDRESSED WITH THE FUTURE DEVELOPMENT PLAN AND PLAT APPLICATIONS. THE DESIGN OF THE PARK SITES ARE REQUIRED TO GO TO THE PROS ADVISORY BOARD FOR HEARING. SHOULD THERE BE A NEW ORDINANCE IN PLACE AT TIME OF THESE SUBMITTALS, THE CURRENT OBLIGATION MAY BE RECALCULATED, AND HOW THESE PARKS ARE FINALIZED TO MEET THE NEW OBLIGATION WILL BE DONE ADMINISTRATIVELY.
  - ALL FUTURE PARK SITES IDENTIFIED FOR FULFILLING PLDO OBLIGATIONS SHALL BE REZONED TO (PK) WITH FUTURE FINAL PLATS ADJACENT TO SAID PARK SITES.

AMENDMENT HISTORY		
REV #	DATE	DESCRIPTION
1	10/05/2021	REVISE THE I-3 CAD-O PORTION OF THE PARCEL TO PIP2 AP22 AO AND ADJUST ACREAGE TO INCLUDE TWO ADDITIONAL PARCELS AS PART OF THE CONCEPT PLAN AMENDMENT, ANNEXATION AND REZONE SUBMITTALS.



PROJECT:  
**REAGAN RANCH**  
**CONCEPT PLAN AMENDMENT**  
 COLORADO SPRINGS, CO

REVISION HISTORY:			
NO.	DATE	DESCRIPTION	BY
0	10/05/2021	FIRST SUBMITTAL	RAF

DRAWING INFORMATION:  
 PROJECT NO: 21.224.014  
 DRAWN BY: RAF  
 CHECKED BY: JRA  
 APPROVED BY: JRA

SHEET TITLE:  
**COVER SHEET**

**CS01**  
 SHEET 01 OF 3  
 CITY FILE NO.: CPC CP 20-00137



### LEGAL DESCRIPTION (PBC)

A portion of the parcel being described in that Special Warranty Deed, recorded March 23, 2018 in Reception No. 218032766, the parcel being described in that Personal Representative's Deed, recorded September 7, 2018 in Reception No. 218105041, the parcel being described in that Special Warranty Deed, recorded March 23, 2018 in Reception No. 218032815, and the parcel described in Book 5562, Page 362, recorded October 5, 1988, in the Official Public Records of El Paso County, Colorado, located in the West 1/2 of Section 16, Township 14 South, Range 65 West, and Southwest 1/4 of Section 9, Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

#### PARCEL A

BEGINNING at a point on the southwest corner of that parcel described in Reception No. 218032815, also being a point on the east right-of-way line of Marksheffel Road; thence along said east right-of-way line, along the arc of a non-tangent curve to the right, whose center bears N67°53'32"E, (Basis of bearings is the south line of Parcel C as described in that Warranty Deed recorded March 23, 2018 under Reception No. 218032815 in the records of the El Paso County Clerk and Recorder, monumented on the east by #5 rebar with an aluminum cap, illegible, flush with grade and on the west by #5 rebar with a green plastic cap, stamped "PLS 38245", flush with grade and measured to bear S89°28'30"W, a distance of 1933.22 feet.), having a radius of 1,940.00 feet, a central angle of 02°05'19", a distance of 70.72 feet; thence continuing along said east line along the following seven (7) courses:

1. along the arc of a non-tangent compound curve to the right, whose center bears N76°34'34"E, having a radius of 1,565.61 feet, a central angle of 12°34'18", a distance of 343.52 feet;
2. N00°29'23"W, a distance of 2,249.72 feet;
3. along the arc of a non-tangent curve to the left, whose center bears S89°26'06"W, having a radius of 11,096.50 feet, a central angle of 02°22'50", a distance of 461.03 feet;
4. N02°58'46"W, a distance of 806.40 feet;
5. along the arc of a non-tangent curve to the right, whose center bears N87°00'11"E having a radius of 1,600.00 feet, a central angle of 02°29'01", a distance of 69.35 feet;
6. N00°29'24"W, a distance of 882.74 feet, to a point herein referred to as "Point A";
7. N44°26'37"E, a distance of 52.42 feet, to a point on the south right-of-way line of Space Village Avenue;

thence S71°12'30"E, along said south right-of-way line, a distance of 179.07 feet; thence along said south right-of-way line, along the arc of a non-tangent curve to the left, whose center bears N18°48'44"E, having a radius of 2,915.97 feet, a central angle of 07°35'02", a distance of 385.97 feet, to a point on the Airport Overlay Zone line;

thence leaving said south right-of-way line, S01°00'21"E, along said Airport Overlay Zone line, a distance of 4,749.78 feet, to a point on the south line of that parcel described in said Special Warranty Deed, recorded in Reception No. 218032815; thence along said south line, S89°28'30"W, a distance of 509.19 feet, to the POINT OF BEGINNING.

Containing 2,723,260 Sq. Ft. or 62.517 acres, more or less.

#### TOGETHER WITH

#### PARCEL B

COMMENCING at aforementioned "Point A"; thence N04°27'02"W, a distance of 211.80 feet, to a point on the south line of that parcel being described in Book 5562, Page 362, also being a point on the north right-of-way line of Space Village Avenue, also being the POINT OF BEGINNING; thence along the west line of said parcel, also being the east right-of-way line of Marksheffel Road, the following five (5) courses:

1. N00°30'20"W, a distance of 410.06 feet;
2. N02°22'05"E, a distance of 240.28 feet;
3. N00°31'32"W, a distance of 97.57 feet;
4. N89°02'42"E, a distance of 9.66 feet;
5. N06°13'39"E, a distance of 301.91 feet, to a point on the north line of the parcel described in Book 5562, Page 362, also being the south right-of-way line of Highway 94;

thence along the south right-of-way line of Highway 94, S82°07'39"E, a distance of 529.69 feet, to a point on said Airport Overlay Zoning line; thence along said Airport Overlay Zoning line, S01°00'21"E, a distance of 1,204.63 feet, to a point on the north right-of-way line of Space Village Avenue; thence continuing along said north right-of-way line the following three (3) courses;

1. along the arc of a non-tangent curve to the right, whose center bears N11°40'58"E, having a radius of 2,815.00 feet, a central angle of 07°08'45", a distance of 351.08 feet;
2. N71°12'13"W, a distance of 218.95 feet;
3. N35°54'36"W, a distance of 81.68 feet;

Containing 665,038 Sq. Ft. or 15.267 acres, more or less.

### LEGAL DESCRIPTION (PIP2 AP22 AO)

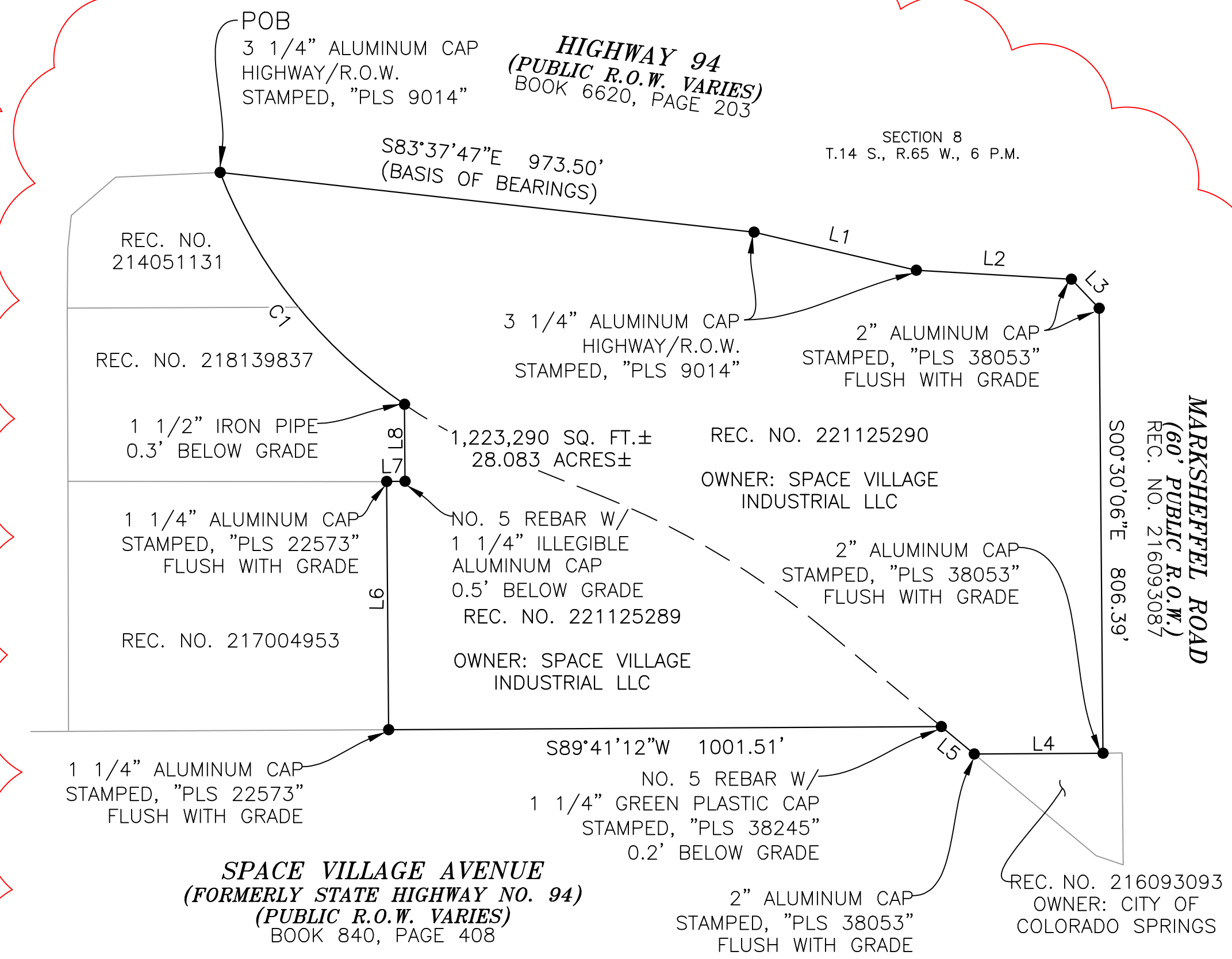
The land described in that Special Warranty Deed recorded January 28, 2020 under Rec. No. 220012262 of the Official Public Records of El Paso County, Colorado and the land described in that Quit Claim Deed recorded November 23, 2016 under Rec. No. 216136646 in said County, located in the Southeast 1/4 of Section 8, Township 14 South, Range 65 West, of the 6th P.M., El Paso County, Colorado, being more particularly described as follows:

BEGINNING at the northwest corner of said parcel described in said Special Warranty Deed, also being a point on the south right-of-way line of Highway 94; thence S83°37'47"E, (Basis of Bearings is the north line of the land described in that Special Warranty Deed recorded January 28, 2020 under Rec. No. 220012262 in the records of the El Paso County Clerk and Recorder, monumented at both ends by a 3 1/4" aluminum cap, stamped "PLS 9014", 1' below grade, having a measured bearing of S83°37'47"E, a distance of 973.50 feet), along said south right-of-way line, a distance of 973.50 feet; thence continuing along said south right-of-way line, the following two (2) courses:

1. S76°44'46"E, a distance of 302.04 feet;
2. S86°42'55"E, a distance of 281.30 feet;

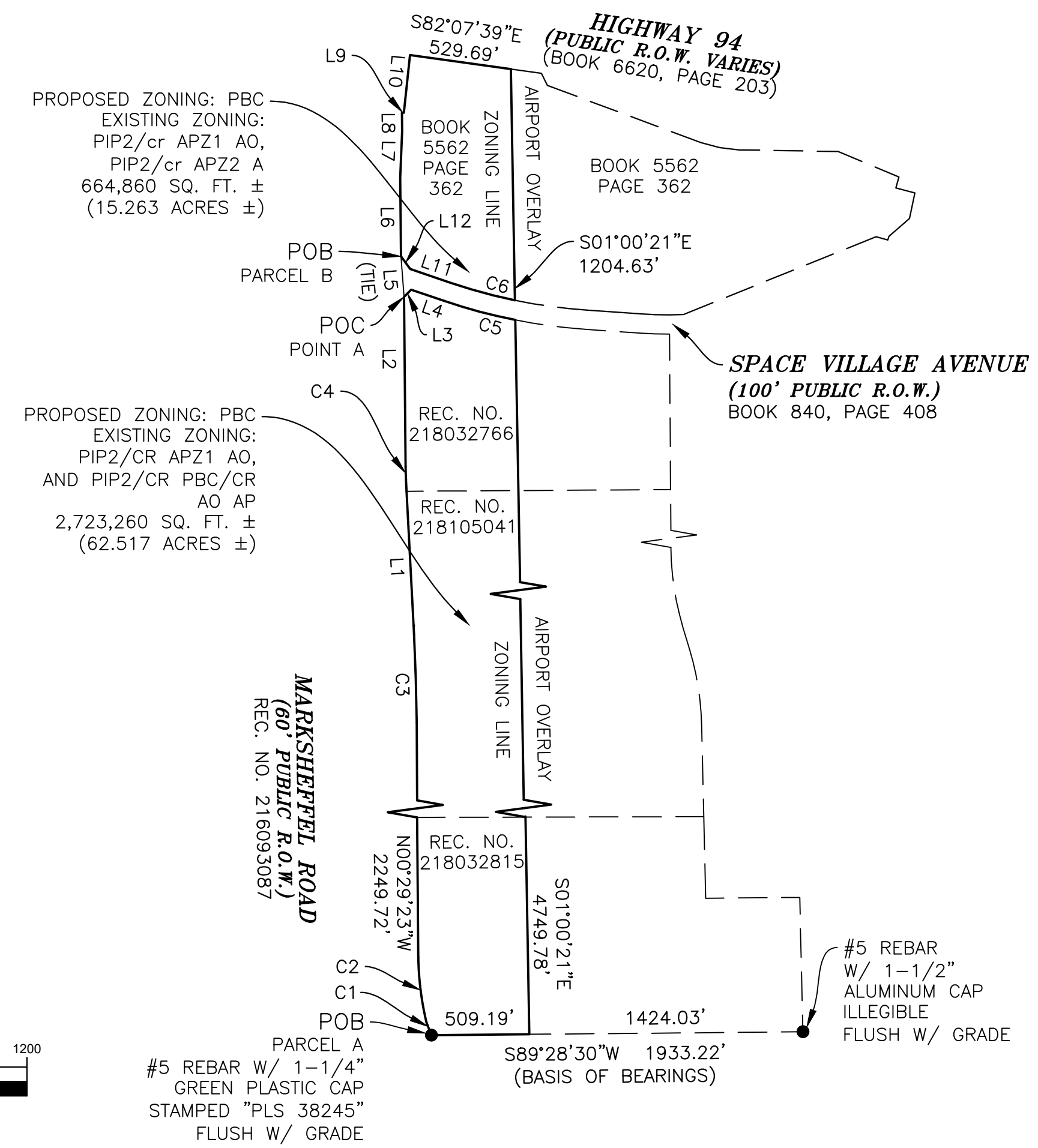
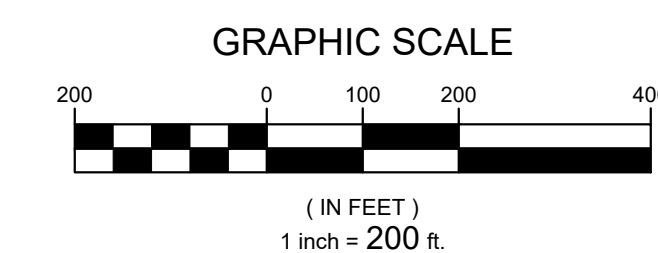
to a point on the west right-of-way line of Marksheffel Road; thence along said west right-of-way line, S43°37'54"E, a distance of 72.97 feet; thence continuing along said west right-of-way line, S00°30'06"E, a distance of 806.39 feet, to a point on the north line of that parcel described in that Special Warranty Deed recorded under Rec. No. 216093093; thence along said north line, S89°38'32"W, a distance of 233.38 feet, to a point on the north right-of-way line of Space Village Avenue; thence along said north line, N50°11'35"W, a distance of 77.53 feet, to the southeast corner of the land described in that Quit Claim Deed recorded November 23, 2016 under Rec. No. 216136646 of said County; thence continuing along the south line of said land, S89°41'12"W, a distance of 1001.51 feet, to the southwest corner of said land; thence along the west line of said land, N00°26'33"W, a distance of 449.74 feet, to a point on the south line of the land described in that Special Warranty Deed recorded December 4, 2018 under Rec. No. 218139837 of said County; thence along said South line, N89°04'53"E, a distance of 33.11 feet, to the southeast corner of said land; thence along the East line of said land, N00°19'58"W, a distance of 139.41 feet, to a point on the south line of the land described in that Special Warranty Deed recorded January 28, 2020 under Rec. No. 220012262; thence along said south line, along a non-tangent curve to the right, with an arc length of 545.07 feet, a radius of 903.68 feet, a delta angle of 34°33'31", a radial of N34°13'48"E, to the POINT OF BEGINNING.

Containing 1,223,290 Sq. Ft. or 28.083 acres, more or less.



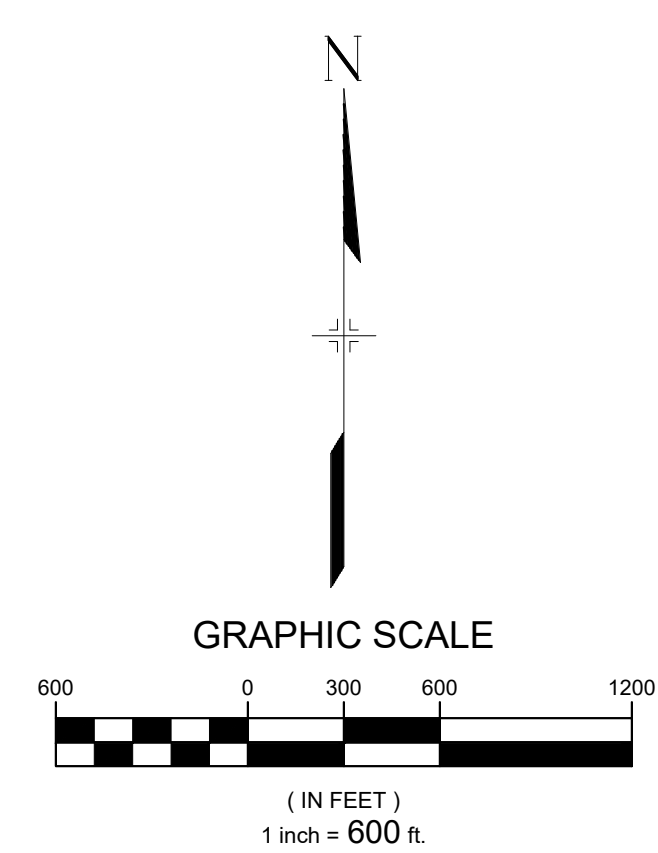
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	903.68'	545.07'	34°33'31"	N34°13'48"E

LINE	BEARING	DISTANCE
L1	S76°44'46"E	302.04'
L2	S86°42'55"E	281.30'
L3	S43°37'54"E	72.97'
L4	S89°38'32"W	233.38'
L5	N50°11'35"W	77.53'
L6	N00°26'33"W	449.74'
L7	N89°04'53"E	33.11'
L8	N00°19'58"W	139.41'



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	RADIAL BEARING
C1	1940.00'	70.72'	2°05'19"	N67°53'32"E
C2	1565.61'	343.52'	12°34'18"	N76°34'34"E
C3	11096.50'	461.03'	2°22'50"	S89°26'06"W
C4	1600.00'	69.35'	2°29'01"	N87°00'11"E
C5	2915.97'	385.97'	7°35'02"	N18°48'44"E
C6	2815.00'	351.08'	7°08'45"	N11°40'58"E

LINE	BEARING	DISTANCE
L1	N02°58'46"W	806.40'
L2	N00°29'24"W	882.74'
L3	N44°26'37"E	52.42'
L4	S71°12'30"E	179.07'
L5	N04°27'02"W	211.80'
L6	N00°30'20"W	410.06'
L7	N02°22'05"E	240.28'
L8	N00°31'32"W	97.57'
L9	N89°02'42"E	9.66'
L10	N06°13'39"E	301.91'
L11	N71°12'13"W	218.95'
L12	N35°54'36"W	81.68'



CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

OWNER/DEVELOPER:  
**PIKES PEAK INVESTMENTS LLC**  
 90 SOUTH CASCADE AVE., SUITE 1500  
 COLORADO SPRINGS, CO 80903  
 (719) 448-4034



VICINITY MAP:  
  
 PROJECT:  
**REAGAN RANCH  
 CONCEPT PLAN AMENDMENT**  
 COLORADO SPRINGS, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	10/05/2021	FIRST SUBMITTAL	RAF

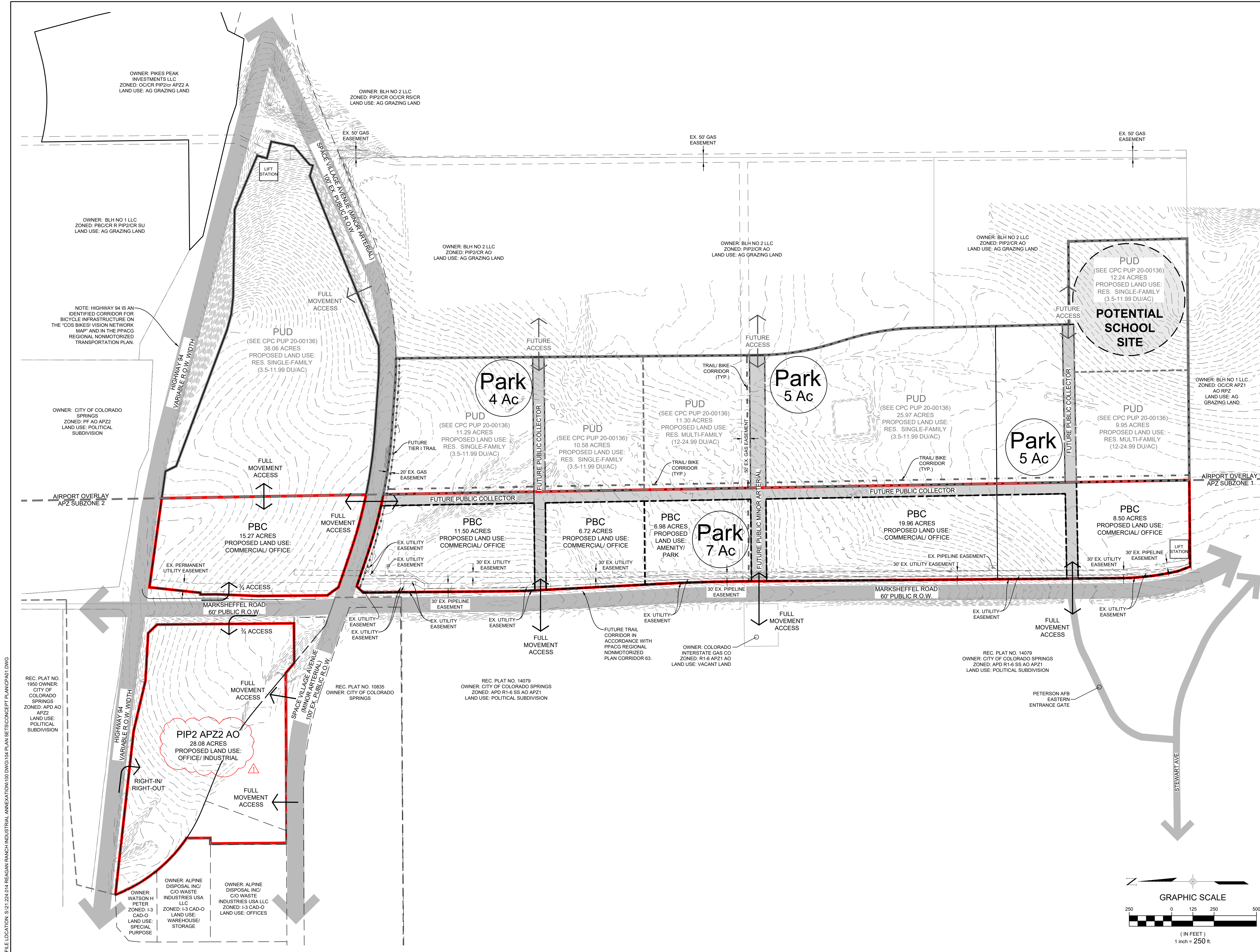
DRAWING INFORMATION:  
 PROJECT NO: 21.224.014  
 DRAWN BY: RAF  
 CHECKED BY: JRA  
 APPROVED BY: JRA  
 SHEET TITLE:

**COVER SHEET (2)**

**CS02**  
 SHEET 02 OF 3  
 CITY FILE NO.: CPC CP-20-00137

FILE LOCATION: S:\21.224.014 REAGAN RANCH INDUSTRIAL ANNEXATION\100 DWG\104 PLAN SET\CONCEPT PLAN\CPAD1.DWG

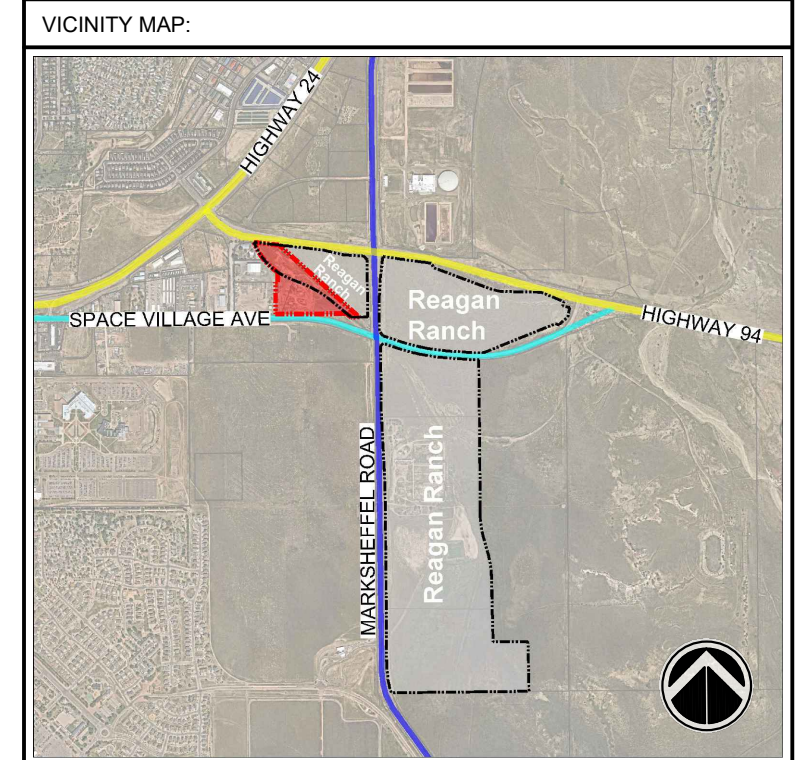




CONSULTANTS:  
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:  
**Matrix**  
 2435 RESEARCH PARKWAY, SUITE 300  
 COLORADO SPRINGS, CO 80920  
 PHONE: (719) 575-0100  
 FAX: (719) 575-0208

OWNER/DEVELOPER:  
**PIKES PEAK INVESTMENTS LLC**  
 90 SOUTH CASCADE AVE., SUITE 1500  
 COLORADO SPRINGS, CO 80903  
 (719) 448-4034

Reagan Ranch



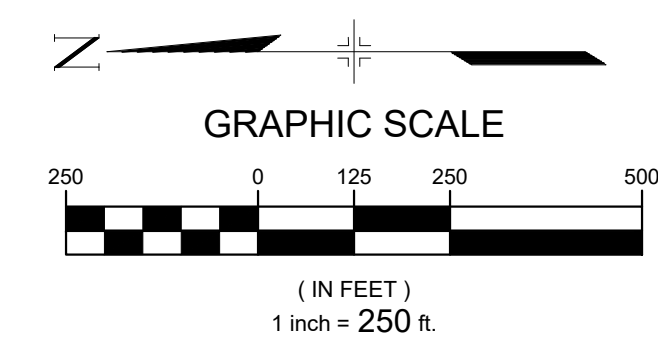
PROJECT:  
**REAGAN RANCH  
 CONCEPT PLAN AMENDMENT**  
 COLORADO SPRINGS, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	10/05/2021	FIRST SUBMITTAL	RAF

DRAWING INFORMATION:  
 PROJECT NO: 21.224.014  
 DRAWN BY: RAF  
 CHECKED BY: JRA  
 APPROVED BY: JRA

SHEET TITLE:  
**CONCEPT PLAN  
 AMENDMENT**  
 CP01  
 SHEET 03 OF 3  
 CITY FILE NO.: CPC CP 20-00137



FILE LOCATION: S:\21.224.014 REAGAN RANCH INDUSTRIAL ANNEXATION\100 DWG\104 PLAN SET\CONCEPT PLAN\CP01.DWG