

CONEXUS BUSINESS PARK PHASES 2 & 3

TOWN OF MONUMENT, COLORADO

PRELIMINARY PUD PLAN

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH/ P.M. IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO

Signature Blocks:

OWNERSHIP CERTIFICATION:
THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN HEREIN AS CONEXUS BUSINESS PARK PAHSES 2 & 3 IN THE TOWN OF MONUMENT.

LEGAL DESCRIPTION ON THIS SHEET

LANDOWNER (NOTARIZED SIGNATURE)

SIGNED THIS ____ DAY OF ____, 20__.

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

SIGNED THIS ____ DAY OF ____, 20__ COUNTY ____
STATE ____

LANDOWNER (NOTARIZED SIGNATURE)

SIGNED THIS ____ DAY OF ____, 20__.

STATE OF COLORADO)
) SS
COUNTY OF EL PASO)

SIGNED THIS ____ DAY OF ____, 20__ COUNTY ____
STATE ____

NOTARY SIGNATURE

MY COMMISSION EXPIRES

TOWN CERTIFICATION:

THE PRELIMINARY PUD PLAN FOR CONEXUS BUSINESS PARK PHASES 2 & 3 WAS REVIEWED BY THE TOWN OF MONUMENT PLANNING DEPARTMENT THIS ____ DAY OF ____, 20__.

PLANNING DIRECTOR _____ DATE _____

TOWN APPROVAL:

THIS PRELIMINARY PUD PLAN FOR CONEXUS BUSINESS PARK PHASES 2 & 3 IS APPROVED.

SIGNED THIS ____ DAY OF ____, 20__.

TOWN OF MONUMENT

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

PLANNING DEPARTMENT CERTIFICATION:

THE PRELIMINARY PUD PLAN AND ZONING REGULATIONS FOR CONEXUS BUSINESS PARK PHASES 2 & 3 WERE REVIEWED BY THE TOWN OF MONUMENT PLANNING DEPARTMENT THIS ____ DAY OF ____, 20__.

PLANNING MANAGER _____ DATE _____

TRIVIEW METROPOLITAN DISTRICT:

BY: _____ DATE _____

THESE PLANS HAVE BEEN REVIEWED ONLY FOR GENERAL CONFORMANCE WITH THE RULES, REGULATIONS, AND POLICIES OF THE TRIVIEW METROPOLITAN DISTRICT. APPROVAL OF THIS PLANNING DOCUMENT DOES NOT CONSTITUTE AS AN APPROVAL FOR ALTERATION, EXTENSION, OR CONNECTION TO ANY TRIVIEW WATER OR SEWER INFRASTRUCTURE.

Legal Description:

PARCEL OF LAND
A TRACT OF LAND LOCATED IN PORTIONS OF SECTIONS 14, 23 AND 26 OF TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH/ P.M., TOWN OF MONUMENT, COUNTY OF EL PASO STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BASIS OF BEARING
N 89°24'51" E ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH/ P.M. AS SHOWN ON AN ALTA SURVEY AS RECORDED UNDER RECEPTION NO. 207900074 OF THE RECORDS OF SAID EL PASO COUNTY.
COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 26; THENCE N 89°24'51" E ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 329.30';

THENCE N 07°48'05" W, A DISTANCE OF 3385.70 TO A POINT;

THENCE CONTINUE N 07°48'05" W, A DISTANCE OF 2003.37' TO THE POINT OF BEGINNING;

THENCE CONTINUE N 07°48'05" W A DISTANCE OF 23.64' TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 2914.83' A DELTA ANGLE OF 16°25'43", AN ARC DISTANCE OF 835.78';

THENCE N 24°14'29" W, A DISTANCE OF 1401.68';

THENCE CONTINUE N 24°14'29" W, A DISTANCE OF 624.41' TO A POINT;

THENCE CONTINUE N 24°14'29" W, A DISTANCE OF 824.97' TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 4512.27', A DELTA ANGLE OF 07°32'06" AND AN ARC DISTANCE OF 593.42';

THENCE N 15°26'14" W, A DISTANCE OF 1467.41' TO A POINT;

THENCE CONTINUE N 15°26'14" W, A DISTANCE OF 1058.42';

THENCE N 89°59'01" E, A DISTANCE OF 104.58';

THENCE N 00°09'05" E, A DISTANCE OF 208.35';

THENCE N 89°52'57" E, A DISTANCE OF 657.52' TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF INTERSTATE I-25;

THENCE ALONG SAID WESTERLY RIGHT-OF WAY FOR SEVEN (7) COURSES;

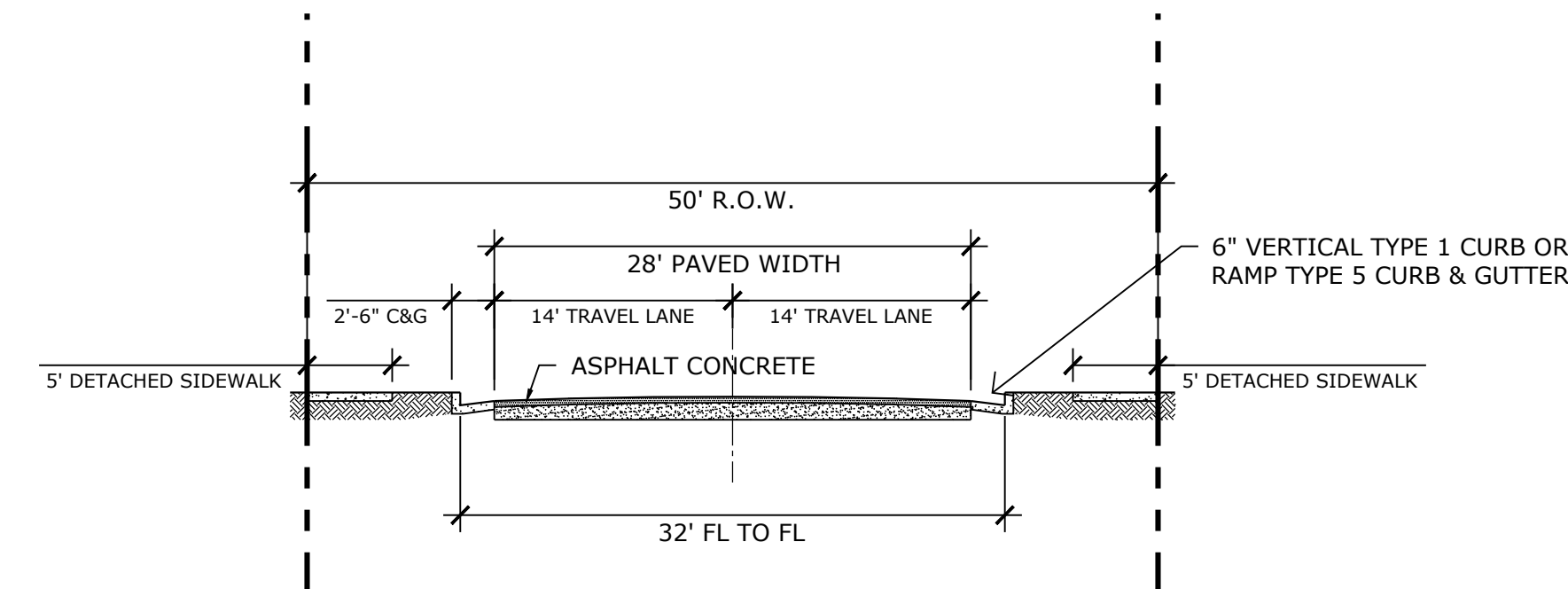
1. S 23°34'51" W, A DISTANCE OF 427.55';
2. THENCE S 41°37'22" E, A DISTANCE OF 1117.93' TO A POINT;
3. THENCE CONTINUE S 41°37'22" E, A DISTANCE OF 466.76';
4. THENCE S 36°30'29" E, A DISTANCE OF 456.86';
5. THENCE S 10°48'22" E, A DISTANCE OF 712.90';
6. THENCE CONTINUE S 10°48'22" E, A DISTANCE OF 1910.74' TO A POINT;
7. THENCE CONTINUE S10°48'22" E, A DISTANCE OF 1900.10';

THENCE S 63°48'56" W, A DISTANCE OF 536.06' TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 6,358,997.69 SQUARE FEET (145.98 ACRES) MORE OR LESS.

Land Use Chart:

	ACREAGE	PRIMARY LAND USE TYPE/CATEGORY ¹	RESIDENTIAL UNITS	NON-RESIDENTIAL SQ.FT. ²
Lot 1	19.0	High Density Residential (12-25 du/ac)	475	
Lot 2	11.7	Medium Density Residential (6- 12 du/ac)	140	
Lot 3	1.7	Commercial/Civic/Office or Medium Density Residential (6- 12 du/ac)	20	30,000
Lot 4	10.8	Medium Density Residential (6- 12 du/ac)	129	
Lot 5	2.0	Commercial/Civic/Office or Medium Density Residential (6- 12 du/ac)	24	35,000
Lot 6	18.7	Commercial/Civic/Office		435,000
Lot 7	40.8	Industrial		500,000
Tract A	5.4	Open Space		
Tract B	5.1	Detention		
Tract C	1.2	Detention		
Tract D	0.4	Open Space		
Tract E	23.8	Open Space		
Right-of-Way	5.4	Right-of-Way		
TOTAL	146.0		788	1,000,000

1. Permitted uses within each land use category per Development Guidelines of the Conexus Phases 2 & 3 Preliminary PUD Plan.
2. Square footage allowances for non-residential use may transfer between lots provided it is within the same use category.

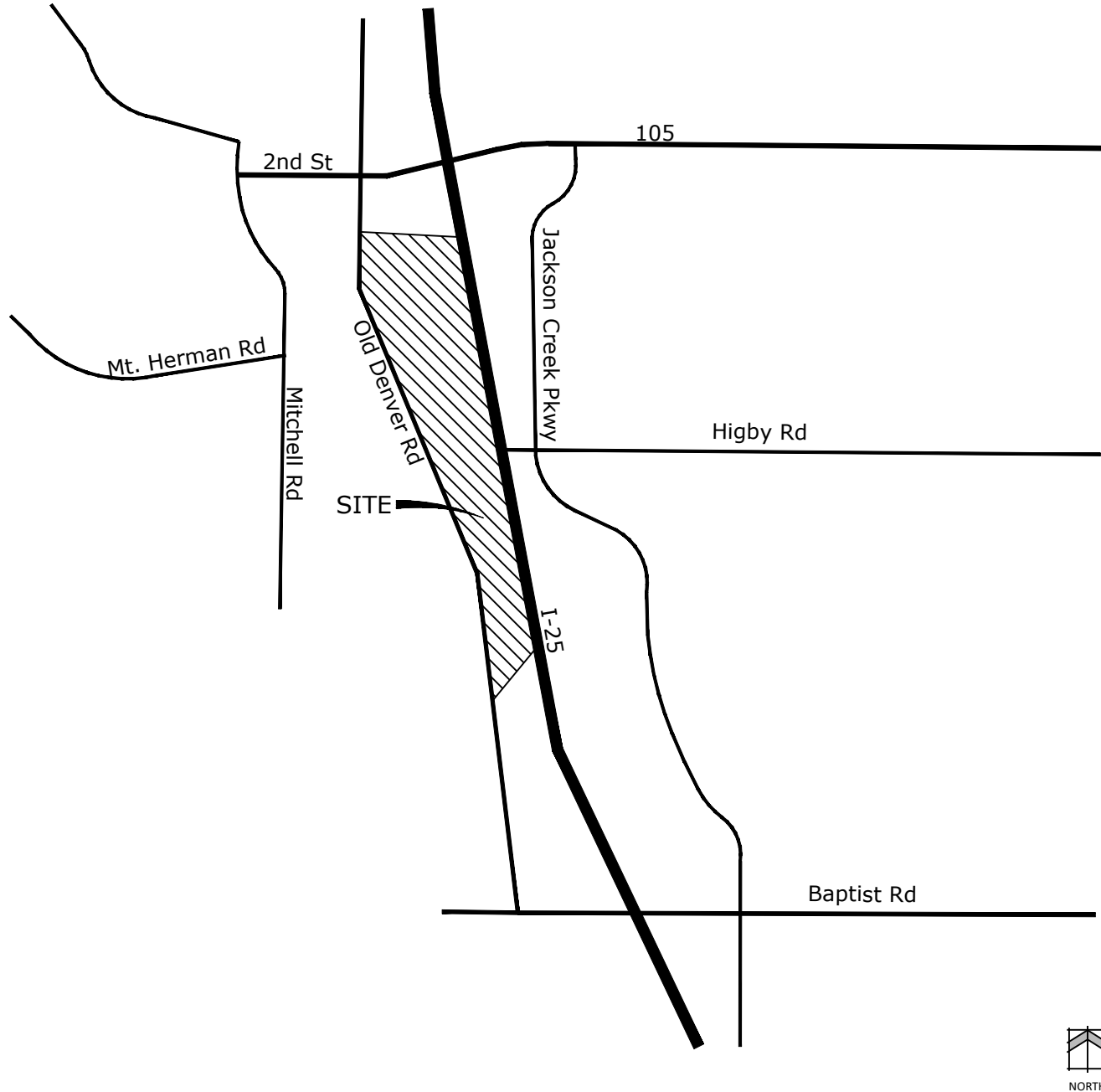


1 LOCAL TYPE II COLLECTOR

General Notes:

1. All regional detention and drainage systems/tracts will be owned and maintained by Triview Metropolitan District.
2. No uses shall be permitted that would generate toxic materials or waste, per federal, state and local regulations.
3. Water and wastewater will be provided and maintained by the Triview Metropolitan District.
4. All lots must receive sanitary sewer and water from Tri-View Metropolitan District; septic tanks are prohibited.
5. Conexus Phases 2 & 3 are expected and intended to be a phased development, with project improvements and development of parcels occurring over time. Appropriate levels of improvements shall be completed to serve each phase of the project (as determined by the Town of Monument staff).
6. All lots shall allow a cross access easement to provide internal lot access to public streets.
7. Handicap ramps will be provided for access from handicap spaces to building entrances and be built to Town of Monument standards.
8. The Final PUD Site Plan for individual uses/lots will determine final lot size and configuration and building and parking area layouts, and will include detailed grading, utility, landscape and elevation plans.
9. This Preliminary PUD Plan identifies 29.6 acres of open space to serve the overall development, which is 20% of the total 145.98-acre PUD area. Future Final PUD Plans for residential development should include adequate amenity areas to serve future residents but are not required to provide additional open space or public parks.
10. Federal Emergency Management Agency, flood insurance rate map number 08041C0278 G, effective date, December 7, 2018, indicates the area in the vicinity of this parcel of land to be zone AH (area with 1% Annual Flood Hazard) and zone X (area determined to be out of the 500-year floodplain).
11. A private avigation easement acknowledging the USAFA airmanship program will be established prior to recordation of the final subdivision plat(s) for this development.
12. NOTICE: This property may be impacted by noise and other similar sensory effects of flight caused by aircraft both in 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.

Vicinity Map



Site Data:

Existing Zoning:	PUD (Ord.# 20-2020)
Master Plan:	CoNexus Phase 2 & 3 Sketch PD Plan (Ord.# 20-2020)
Existing Use:	Agriculture
Proposed Use:	Reference Land Use Chart
Development Schedule:	2022
Total Acres:	145.98 Acres

Project Team:

Owner:	CoNexus LLC 2 N Cascade Ave Suite 1280 Colorado Springs, CO 80903
Owner:	Wayne & Cheryl Johnson 3812 Camelrock View Colorado Springs, CO 80904
Plan Preparer/ Land Planner:	N.E.S. Inc. 619 N. Cascade Avenue, Suite 200 Colorado Springs, CO 80903 (719) 471-0073
Engineer and Surveyor:	JR Engineering 1955 N Union Blvd #200 Colorado Springs, CO 80909 (719) 475-2575

SHEET INDEX:

1 OF 5:	Cover Sheet
2 OF 5:	Zoning Regulations & Development Guidelines
3 OF 5:	PUD Plan
4 OF 5:	PUD Plan
5 OF 5:	Preliminary Utility Plan



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CoNexus Business Park Phases 2 & 3

Preliminary PUD Plan

Old Denver Road

DATE: 11.19.2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

Cover Sheet

1

1 OF 5

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CONEXUS BUSINESS PARK PHASES 2 & 3

TOWN OF MONUMENT, COLORADO

PRELIMINARY PUD PLAN

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 26, TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH/ P.M. IN THE TOWN OF MONUMENT, EL PASO COUNTY, COLORADO

Zoning Regulations:

- A. Adoption/Authorization. The Board of Trustees has adopted the Preliminary PUD Plan and zoning regulations for Conexus Phase 2 & 3 pursuant to Chapter 18 of the Monument Municipal Code after appropriate public notice and hearing.
- B. Applicability. The provisions of this Preliminary PUD Plan and zoning regulations shall run with the land and bind all landowners of record, their successors, heirs, or assigns of the land as approved by the Monument Board of Trustees.
- C. Maximum level of development. The maximum level of development within the established use areas is the maximum allowed for platting development. The actual floor area/number of units approved will be determined at the Final PUD Plan and Final Plat stage of review based upon environmental constraints, utility and street capacity, compatibility with surrounding land uses, and other relevant factors.
- D. Relationship to Town regulations. The provisions of the Preliminary PUD Plan and these zoning regulations shall prevail and govern this planned development provided, however, that where the provisions of this Preliminary PUD Plan and these zoning regulations do not address a particular subject, the relevant provisions of the Monument Municipal Code, as amended, or any other applicable resolutions or regulations of the Town of Monument, shall apply.
- E. Definitions. The standard definitions found in the Monument Municipal Code Chapter 18.07 shall apply to this planned development, except as modified in No. 12 of the Development Guidelines herein.
- F. Overall Project Standards. The Conexus Phases 2 & 3 Planned Development (PD) Zoning and Sketch PD Plan approved in September 2020 for light industrial/commercial/multi-use/residential uses provides the zoning, land uses, and development parameters for this Preliminary PUD Plan. The Conexus Phase 2 & 3 Preliminary PUD Plan further refines and defines the zoning regulations and permitted land uses for this property.
- G. Severability of Provisions. In the event that any provisions hereof shall be determined to be illegal or void by the final order of any court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

Development Guidelines

- Project Description. Conexus Phases 2 & 3 is a planned mixed-use development with a variety of light industrial, commercial, civic, office, residential, and open space uses on 145.88 acres of land located west of I-25 and east of Old Denver Road in the Town of Monument.
- Permitted Uses. The permitted uses for the Conexus Phase 2 & 3 Preliminary PUD Plan shall be as follows. The use definitions in the Monument Municipal Code Chapter 18.07 shall apply, except as modified in No. 12 of the Development Guidelines herein.
 - Commercial Uses:
 - Bank including drive through or up service
 - Bar/Tavern
 - Car Wash
 - Check-cashing facility
 - Communication services
 - Convenience store
 - Equipment sales and service, light
 - Farmers or artisan's market
 - Fitness center
 - Funeral Parlor or Mortuary
 - General Retail
 - Hotel, motel or extended-stay lodging
 - Mini warehouse/self-storage units
 - Microbrewery or distillery
 - Personal service establishments
 - Pharmacy
 - Recreational/entertainment/sports facility, indoor or outdoor
 - Restaurants including drive-through or drive-up
 - Service Station
 - Shopping center
 - Small animal clinic
 - Vehicle parking lot
 - Vehicle sales and rental
 - Vehicle service and repairs, light
 - Wholesale sales
 - Office Uses:
 - Call centers
 - Office, Business or Professional
 - Industrial Uses:
 - Building material sales
 - Contractors shop and storage yard
 - Equipment sales and service, heavy
 - Light industrial and manufacturing
 - Office showrooms
 - Outdoor storage
 - Research and development facility
 - Vehicle service and repairs, heavy
 - Warehousing and distribution
 - Civic Uses:
 - Childcare centers, small and large
 - Club, lodge or service organization
 - Community facility or library
 - Community recreational facility
 - Cultural facility
 - Data Centers
 - Hospitals, medical clinics, and urgent care facilities
 - Medical services
 - Assisted living facility or nursing home
 - Public, private, proprietary schools, colleges or universities
 - Religious assembly
 - Residential Uses:
 - Accessory Dwelling Unit
 - Bed and Breakfast Inn
 - Family Care home
 - Group homes, all categories
 - Home occupation
 - Live/work dwelling unit
 - Manufactured housing
 - High Density Residential (not to exceed twenty (25) dwelling units per acre):
 - Multifamily dwelling, including apartments, condominiums, townhomes and patio homes
 - Senior housing including assisted and independent living uses
 - Medium Density Residential (not to exceed twelve (12) dwelling units per acre):
 - Single-family dwelling (detached)
 - Single-family dwelling (attached and/or two-family dwelling)
 - Townhomes and patio homes.
 - Other Uses
 - CMRS facility, all categories
 - Essential services
 - Multi-Use (see definition in 12(d))
 - Open Space
 - Solar energy system, all categories
 - Transit center
- Temporary Uses. Temporary uses shall be subject to the provisions of section 18.03.350 of the Town's Municipal Code, as amended.
- Accessory Structures. Accessory Structures must comply with development standard in Item (6) of these guidelines and shall be subject to the provisions of section 18.03.340 of the Town's Municipal Code, as amended.
- Signs. Signs shall be permitted in accordance with the sign standards in Chapter 18.06 of the Town's Municipal Code, as amended. The Planning Director may grant minor modifications of any sign standard of twenty (20) percent or less, subject to the approval criteria noted in Chapter 18.06.220 (B) of the Municipal Code, as amended. Preliminary entry sign locations are provided in this Preliminary PUD Plan, but these locations may change with Final PUD Site Plans. All signs require submittal of separate sign permit to the Planning Department for review and approval. The Conexus Property Owners Association will maintain all entry signs.
- Development Standards.
 - Maximum Building Height (subject to the building height definition set out in this Preliminary PUD Plan):
 - Buildings located within the 500-foot buffer adjacent to Old Denver Road, as depicted on this Preliminary PUD Plan, shall be limited to 60 feet in height.
 - Buildings located outside the 500-foot buffer adjacent to Old Denver Road, as depicted on this Preliminary PUD Plan, shall be limited to 90 feet in height, as approved on the PD Sketch Plan.
 - Minimum Building Setbacks:
 - Interstate 25: Fifty (50) foot
 - Old Denver Road: Twenty-five (25) foot measured from the Conexus Phases 2 & 3 western property line.
 - Internal Spine Road: Ten (10) foot
 - Internal Lot Lines: Zero (0) foot
 - Maximum Lot Coverage (subject to the lot coverage definition set out in this Preliminary PUD Plan): Forty (40) percent of lot area for all non-residential uses.
- Lot Size: The lot configuration on this Preliminary PD Plan is illustrative only. The Final PUD Plans and Final Plats will establish the final lot configuration and lot sizes.
- Streets: All streets within the Conexus development shall provide general vehicular circulation throughout the development. Public streets shall be dedicated to the Town of Monument and maintained by the Tri-View Metropolitan District. Other future streets may be privately owned or may be dedicated public roads, for which the design and construction will conform to the Town of Monument Engineering Criteria Manual, subject to any waiver or variance that may be approved by the Town. All private roads will be asphalt or concrete.
- Parking: The off-street parking standards set out in Table 5.1 of the Monument Municipal Code, as amended, and shall apply to this planned development. The Planning Director may consider variations to the minimum parking standards based upon the type of activity, intensity of use, number of employees, and other factors associated with a particular use. All parking spaces and handicapped spaces and aisles are to be striped to Town of Monument standards. The surface treatment of all parking areas will be asphalt or concrete.
- Architectural and Design: The architecture and design of all buildings will require exterior treatment of the buildings as follows:
 - No metal buildings are allowed for principal structures. Accessory structures may be metal.
 - All principal buildings must include CMU block, concrete, brick, stone, stucco, wood, or cement siding detailing on all four (4) sides.
 - The color of materials will be in a "earth tone" palette. Accent colors will be allowed.
 - All outdoor storage areas, loading docks, and trash enclosures will be screened with an opaque structure or enhanced landscaping or berms.
 - Parking lot lighting shall have a maximum mounting height of thirty (30) feet.
 - Flexibility will be applied to ensure that there is a variety in architectural and design between buildings, while maintaining the same general design character/theme.
- All roof-top mechanical equipment, with the exception of solar energy devices, shall be screened from view by the use of compatible and appropriate materials. Roof top screening will only be required to screen equipment from views at the finished grade of the developed building site, or the equivalent grade on the adjacent portion on contiguous buildings sites. Where roof top mechanical equipment cannot be adequately screened because of elevation changes or higher buildings in the vicinity, then screening accompanied by compatible painting of equipment is permissible.
- Definitions: The following definitions modify the standard definitions in Chapter 18.07 the Monument Municipal Code and shall apply to this planned development:
 - BUILDING HEIGHT: The vertical distance above a reference datum measured to the highest point of a flat roof/parapet or deck line of a mansard roof or the midpoint of the highest gable of a pitched or hipped roof.
 - BUILDING SETBACK: The distance from the property line to the nearest part of the applicable building or structure, measured perpendicularly to the property line. Covered patios or decks are not permitted in the setbacks. Parking and fencing/screening is allowed in the Building Setback.
 - CALL CENTER: An establishment whose primary purpose is to provide individual work stations for employees engaged in calling persons that may provide technical or product support, solicit retail or service-related sales.
 - COMMUNICATION SERVICES: Establishments primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic mechanisms but excludes those classified as major utility services. Facilities that broadcast exclusively over the internet and have no live broadcasts are not included within this definition. Typical uses include television studios, radio stations, telecommunication service centers, cable television facilities, or film and sound recording facilities.
 - DATA CENTER: A facility that houses large capacity data storage servers which may contain minimal office space necessary for employees to maintain and operate the facility.
 - LOT COVERAGE: The percentage of the lot area that may be covered by all of the footprints of the buildings and structures on a lot including detached garages, carports, sheds, gazebos, covered patios and decks. Driveways, surface parking and other impervious surfaces are not included.
 - MULTI-USE: commercial, office, or light industrial and/or residential combined in the same building or lot.
 - OFFICE SHOWROOM: a combination of office, storage, distribution, and showroom uses, where a minimum of twenty percent (20%) and a maximum of sixty five percent (65%) of the floor area is used for office space.
- Industrial uses.

The following standards modify and supersede the Industrial Uses standards in Chapter 18.04.160 of the Monument Municipal Code, as amended, and shall govern this planned development:

 - Buffers:
 - Any structure containing an industrial use shall be located a minimum of five hundred (500) feet from the boundary of any residential zone district in existence prior to the approval of the Preliminary PUD Plan. The 500-foot buffer zone from the residential zone district to the west of Old Denver Road is depicted on this Preliminary PUD Plan. No industrial structure is permitted in this zone. This 500-foot buffer do not apply internally to the Conexus mixed-use PUD zone between the proposed residential and industrial uses.
 - The 50-foot wide landscape buffer between industrial and less intense uses or zone districts required by Section 18.04.150.A.4 of the Town's Municipal Code does not apply to this PUD. Landscape buffer requirements for this PUD are set out under Development Landscape Standards.
 - Traffic. Semi-truck traffic is not permitted on nearby residential streets and will be directed away from residential areas where practical. Semi-truck traffic will be directed to the north and south access streets identified on this Preliminary PUD Plan.

- Screening. A fence, wall, hedge, landscaping, earth berm, natural buffer area, or any combination thereof, shall be provided to reasonably screen the following structures and activities within the non-residential use areas on this Preliminary PUD Plan from immediately adjacent property or public right-of-way:
 - Dumpster or trash-handling areas;
 - Service entrances, loading docks/spaces; and
 - Outdoor storage, material stocks, and equipment.
- Enclosure. Every industrial use, unless expressly exempted by the Board of Trustees, shall be operated in its entirety within a completely enclosed structure, except associated truck/vehicle loading & parking.
- Outdoor storage. Outdoor storage shall be behind any building setback line, screened from view from adjacent properties and abutting streets.
- External Effects.
 - Noise generated on the property shall not exceed eighty (80) dB between 6:00 a.m. and 6:00 p.m. and seventy-five (75) dB between 6:00 p.m. and 6:00 a.m. Noise generated on the property shall not exceed the above levels at the perimeter of the property.
 - The industrial use shall comply with all applicable federal, state and local regulations concerning the vibration, material handling and waste disposal, radioactive material, water pollution, air pollution, and other emissions.

Development Landscape Standards:

- All Final PUD Plan submittals within Conexus Phases 2 & 3 shall include a landscape plan and irrigation plan that conforms to the minimum specifications in Article 4 of the Monument Municipal Code, as amended.
- Landscape Setbacks:
 - Interstate 25: Twenty-five (25) foot
 - Old Denver Road: Twenty (20) foot measured from the Conexus Phases 2 & 3 western property line.
 - Internal Spine Road: Ten (10) foot
 - Internal Lot Lines: Zero (0) foot
- Landscape Buffers:
 - A minimum fifteen (15) foot wide landscape buffer shall be provided along any future lot line within the Conexus Phase 2 & 3 PUD zone district where a non-residential use is adjacent to a residential use. Buffers are not required between multifamily and single-family residential uses within the Conexus Phase 2 & 3 Preliminary PUD Plan. The more intense use will provide the buffer along the lot line adjacent to the less intense use. The landscape buffer overrides the building or landscape setback if it is the greater requirement and is not an additional requirement.

Where a landscape buffer is required, one tree shall be planted for every twenty-five (25) linear feet of the buffer length, and at least fifty percent (50%) shall be evergreen tree meeting the standards of these regulations shall be planted and maintained.



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www.nescolorado.com

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

CoNexus Business Park Phases 2 & 3 Preliminary PUD Plan

Old Denver Road

PROJECT INFO

DATE: 11.19.2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

STAMP

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

Zoning Regulations & Development Guidelines

2

2 OF 5

SHEET NUMBER
PLAN FILE #

CONEXUS BUSINESS PARK PHASES 2 & 3

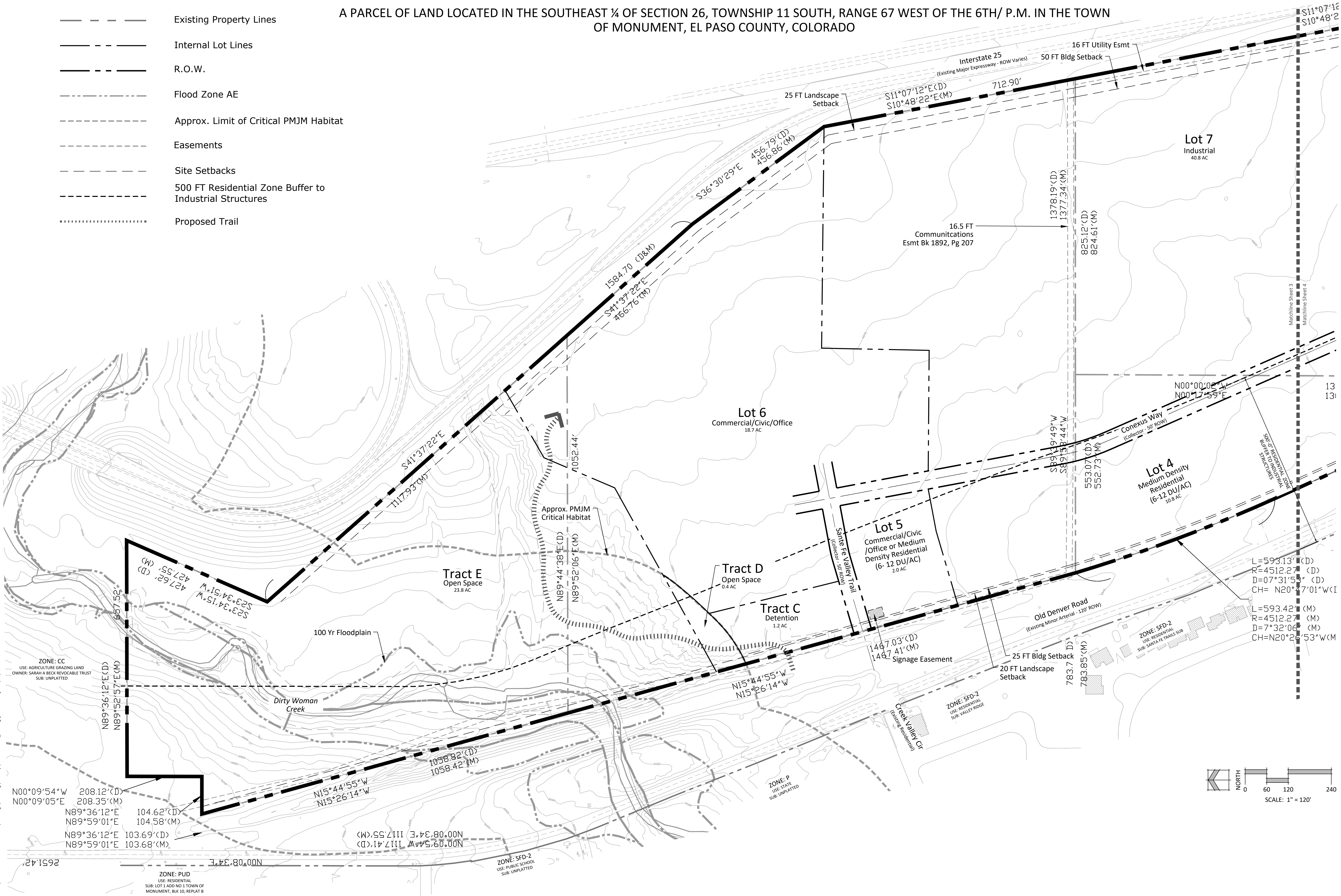
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LINETYPE LEGEND

- Site Boundary
- Existing Property Lines
- Internal Lot Lines
- R.O.W.
- Flood Zone AE
- Approx. Limit of Critical PMJM Habitat
- Easements
- Site Setbacks
- 500 FT Residential Zone Buffer to Industrial Structures
- Proposed Trail



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CoNexus
Business Park
Phases
2 & 3
Preliminary PUD Plan
Old Denver Road

DATE: 11.19.2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

L=593.13' (D)
R=4512.27' (D)
D=07°31'53" (D)
CH=N20°47'01"W (C)
L=593.42' (M)
R=4512.27' (M)
D=7°32'06" (M)
CH=N20°26'53"W (M)

DATE: BY: DESCRIPTION:

Preliminary PUD Plan

3
3 OF 5

CONEXUS BUSINESS PARK PHASES 2 & 3

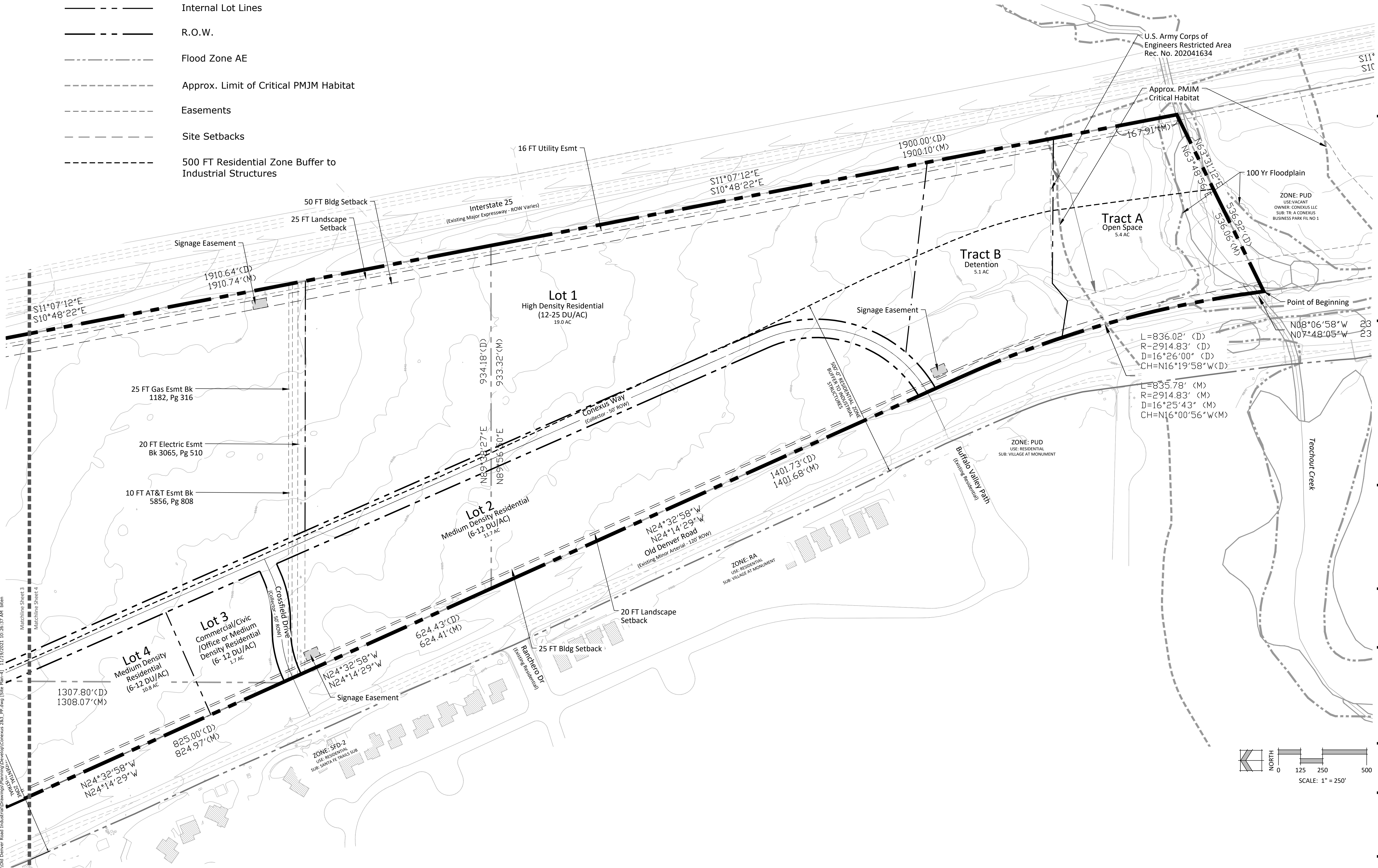
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LINETYPE LEGEND

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CoNexus Business Park Phases 2 & 3

Preliminary PUD Plan

Old Denver Road

DATE: 11.19.2021
PROJECT MGR: A. BARLOW
PREPARED BY: B. ITEN

STAMP

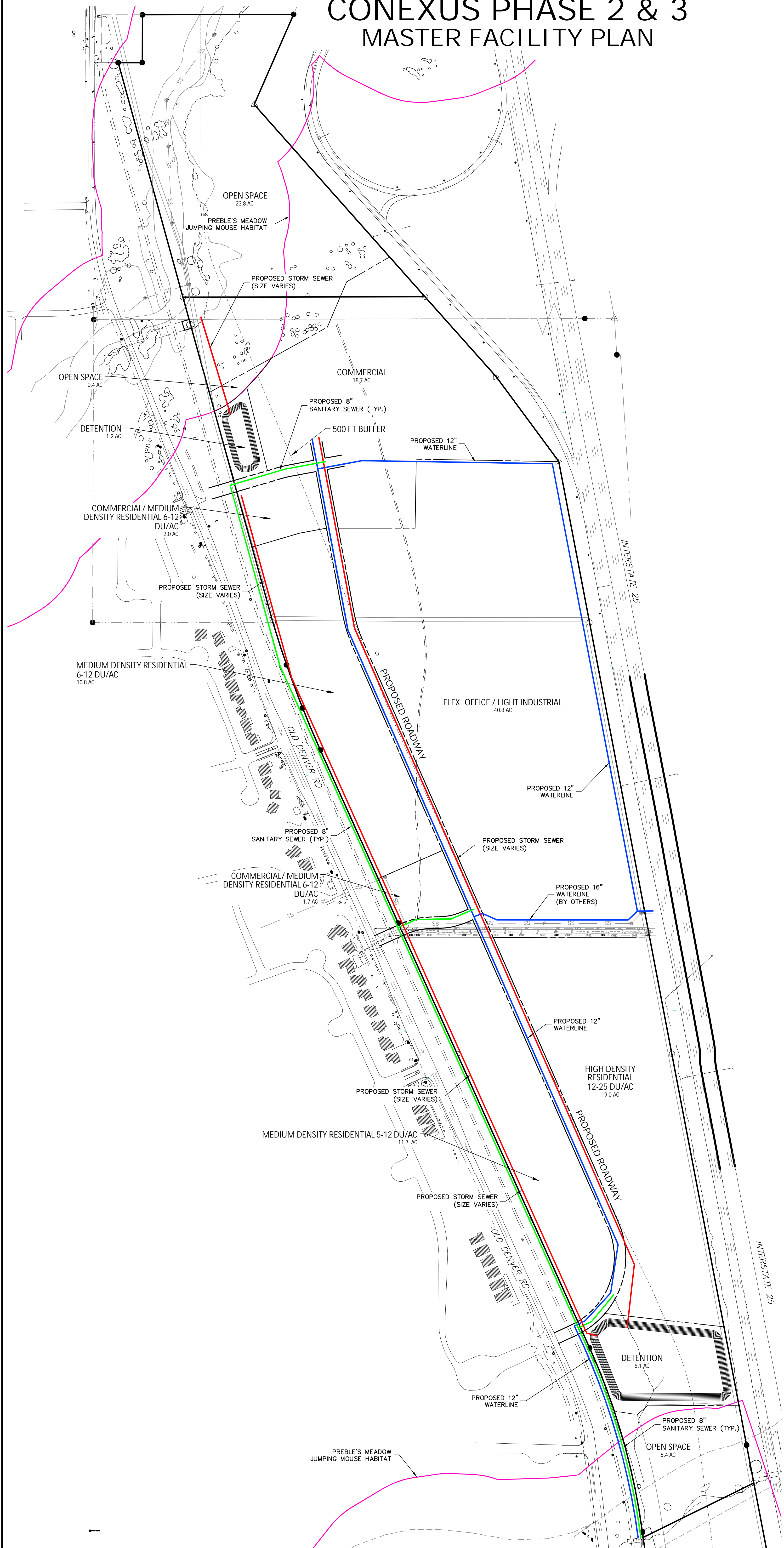
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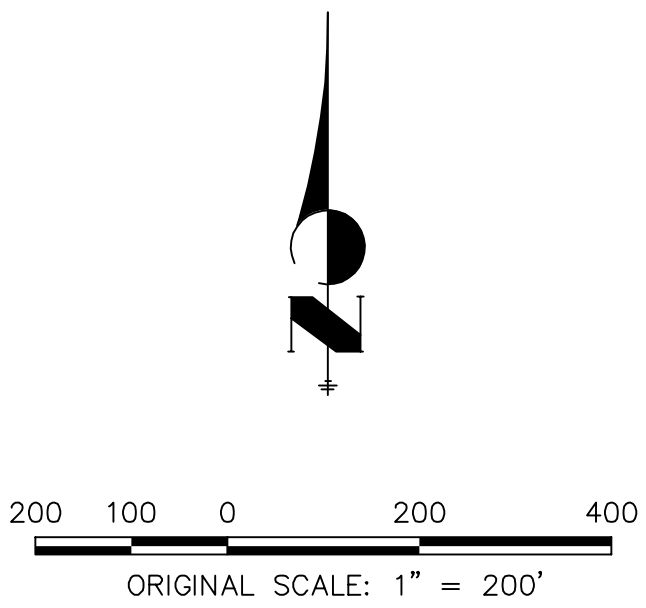
Preliminary PUD Plan

4
3 OF 5

CONEXUS PHASE 2 & 3 MASTER FACILITY PLAN



LEGEND	
—	PROPOSED STORM SEWER
—	PROPOSED WATERLINE
—	PROPOSED SANITARY SEWER
—	PREBLE'S JUMPING MOUSE HABITAT



MASTER FACILITY PLAN
CONEXUS PHASE 2 & 3
JOB NO. 2-5247.00
11/16/21
SHEET 1 OF 1

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