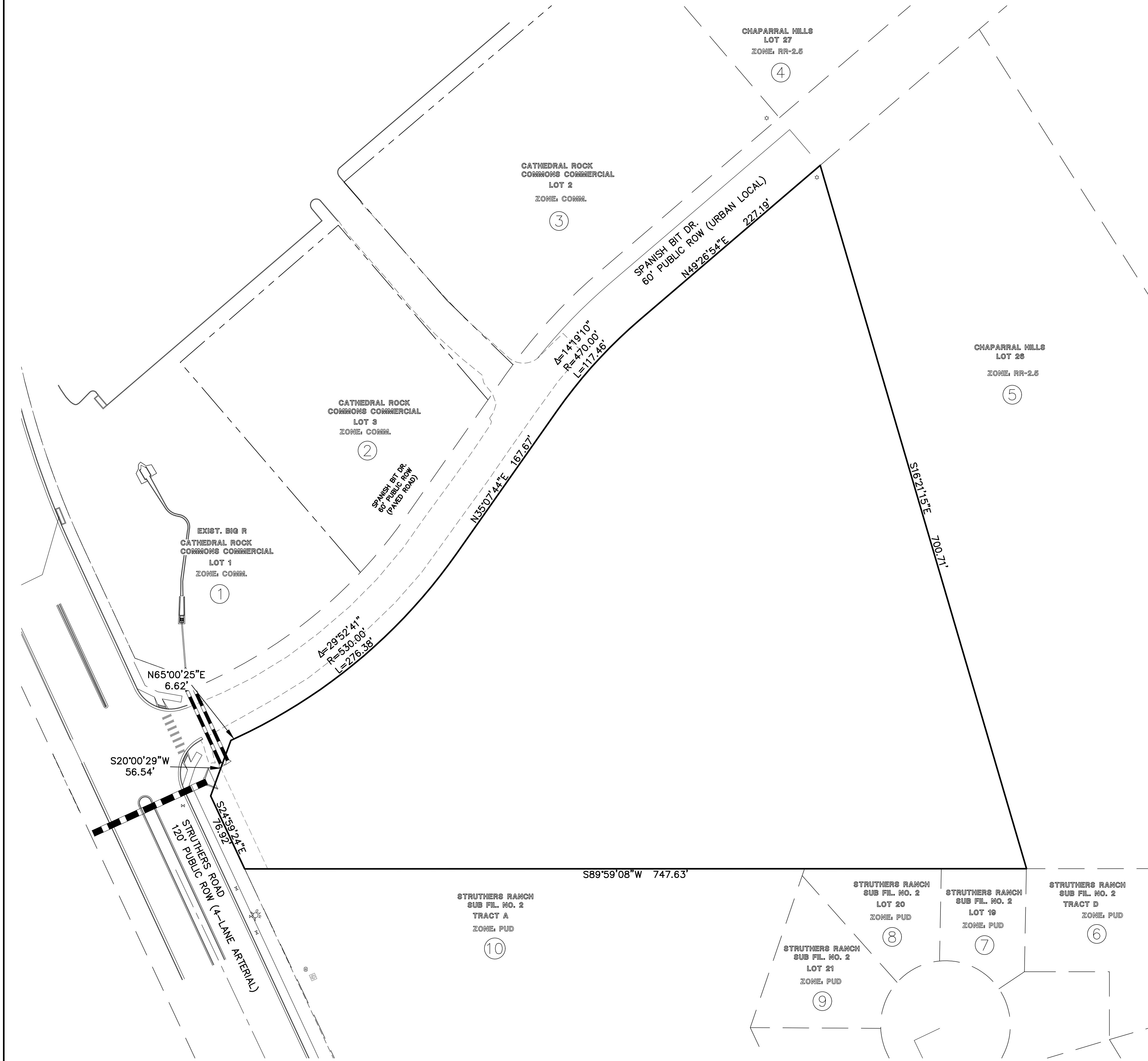


URBAN LANDING

COUNTY OF EL PASO, STATE OF COLORADO, SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN



LEGAL DESCRIPTION:

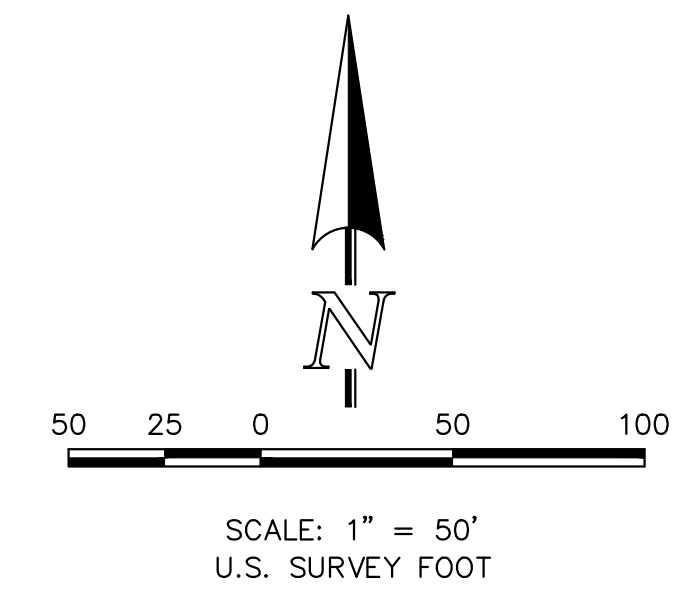
A TRACT OF LAND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 36 IN TOWNSHIP 11 SOUTH IN RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, CHAPARRAL HILLS, AS RECORDED IN PLAT BOOK T-2 AT PAGE 2 IN THE RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE S 89 DEGREES 59 MINUTES 08 SECONDS W ON SAID SOUTH LINE, 880.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF A TRACT DESCRIBED BY DEED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, RECORDED AUGUST 12, 1963 IN BOOK 1969 AT PAGE 746 UNDER RECEPTION NO. 301954 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N 24 DEGREES 59 MINUTES 35 SECONDS W, ON SAID NORTHEASTERLY LINE, 61.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY LINE OF SPANISH BIT DRIVE AS PLATTED IN SAID CHAPARRAL HILLS; THENCE ALONG THE SAID SOUTHEASTERLY LINE OF SPANISH BIT DRIVE FOR THE FOLLOWING FIVE COURSES, N 65 DEGREES 00 MINUTES 25 SECONDS E, 166.60 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 29 DEGREES 52 MINUTES 41 SECONDS, HAVING A RADIUS OF 530.00 FEET, AN ARC DISTANCE OF 276.38 FEET; THENCE N 35 DEGREES 07 MINUTES 44 SECONDS E, 167.67 FEET TO A POINT OF CURVE; THENCE ON A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 14 DEGREES 19 MINUTES 10 SECONDS, HAVING A RADIUS OF 470.00 FEET; AN ARC DISTANCE OF 117.46 FEET; THENCE N 49 DEGREES 26 MINUTES 54 SECONDS E, 227.19 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 26, CHAPARRAL HILLS; THENCE S 16 DEGREES 21 MINUTES 15 SECONDS E, 700.71 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION CONVEYED BY SPECIAL WARRANTY DEED RECORDED JANUARY 2, 2007 AT RECEPTION NO. 207000186, EL PASO COUNTY, COLORADO.

CONTAINING 6.576 ACRES "NET" (286,453 SQUARE FEET), MORE OR LESS.

ADJACENT OWNERS

ADJACENT OWNER	NAME	MAILING ADDRESS	CITY STATE ZIP
1	STORE MASTER FUNDING VIII LLC	100 BIG R STREET	PUEBLO, CO 81001
2	CATHEDRAL ROCKS INVESTMENTS LLC	7605 WINDING OAKS DRIVE	COLORADO SPRINGS, CO 80919
3	CATHEDRAL ROCKS INVESTMENTS LLC	7605 WINDING OAKS DRIVE	COLORADO SPRINGS, CO 80919
4	SCHANEL FAMILY LIVING TRUST	795 STRUTHERS LOOP	COLORADO SPRINGS, CO 80921
5	PAUL A. KRAUSE	795 SPANISH BIT DRIVE	COLORADO SPRINGS, CO 80921
6	STRUTHERS RANCH HOMEOWNERS ASSOCIATION	2760 N ACADEMY BLVD #302	COLORADO SPRINGS, CO 80917
7	CARMEN L. TOURANGEAU	14737 ALLEGIANCE DRIVE	COLORADO SPRINGS, CO 80921
8	ALEXANDER JOEL JOHNSON	14747 ALLEGIANCE DRIVE	COLORADO SPRINGS, CO 80921
9	JAMES PATRICK RYAN ODONAHUE	14748 ALLEGIANCE DRIVE	COLORADO SPRINGS, CO 80921
10	CATHEDRAL ROCK CHURCH	590 HIGHWAY 105 SUITE 190	MONUMENT, CO 80132



PCD NO. PUDSP243



URBAN LANDING
PUD DEV. PLAN & PRELIMINARY PLAN
LEGAL BOUNDARY MAP AND
ADJACENT OWNERS LIST

DESIGNED BY	MAW	SCALE	DATE	8/30/24
DRAWN BY	MAW	(H) 1" = 50'	SHEET	2 OF 9
CHECKED BY	(V) 1" = N/A	JOB NO.	1308.01	

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719) 785-0790
(719) 785-0799 (Fax)



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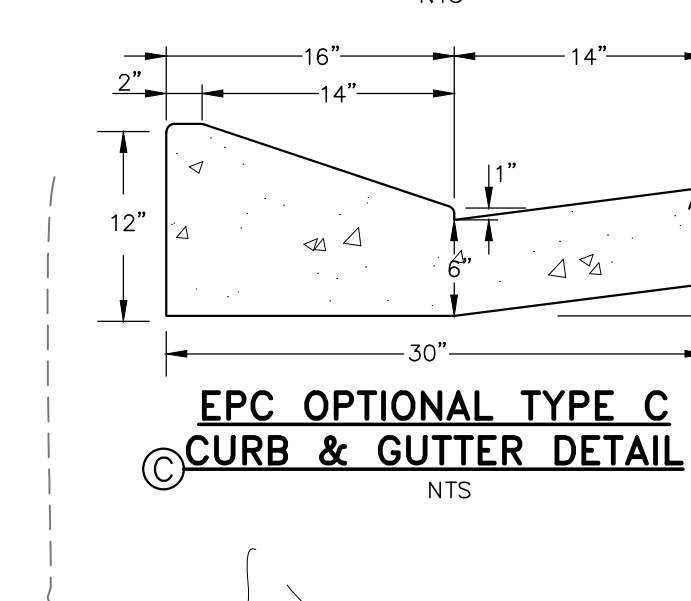
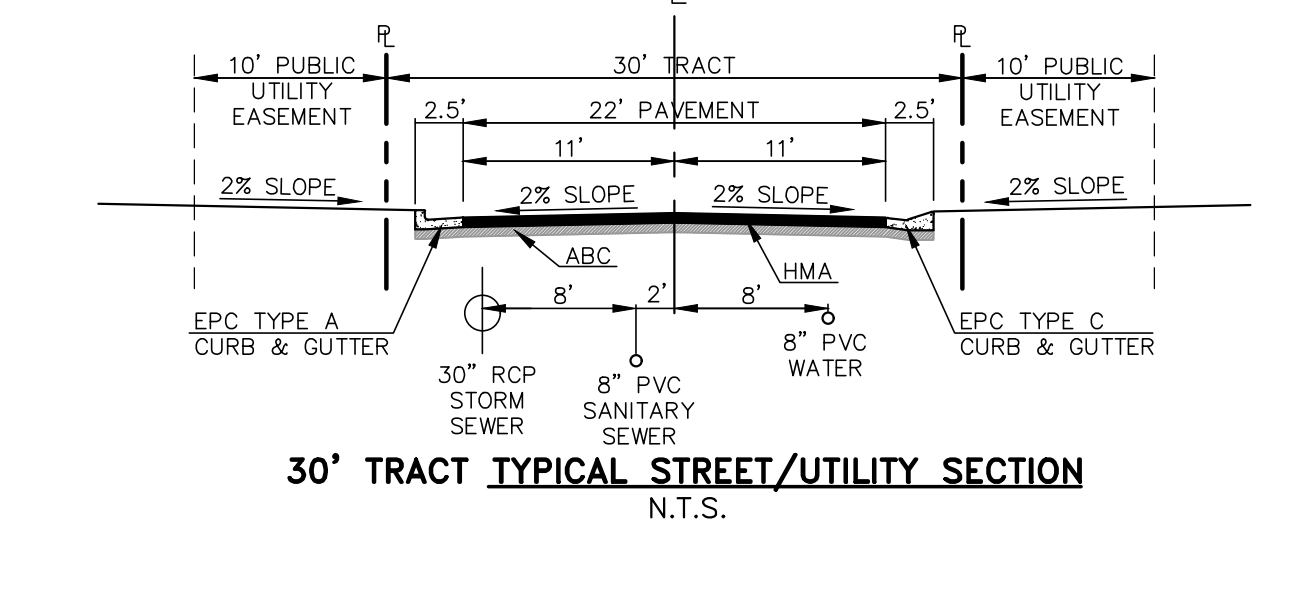
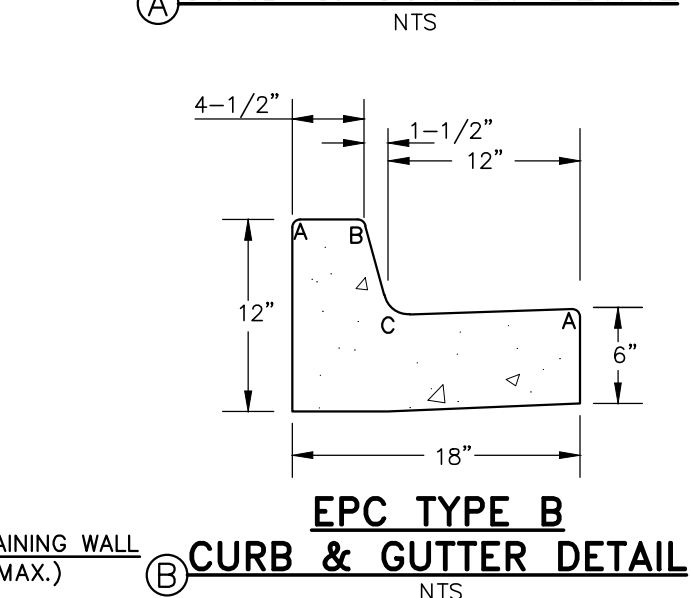
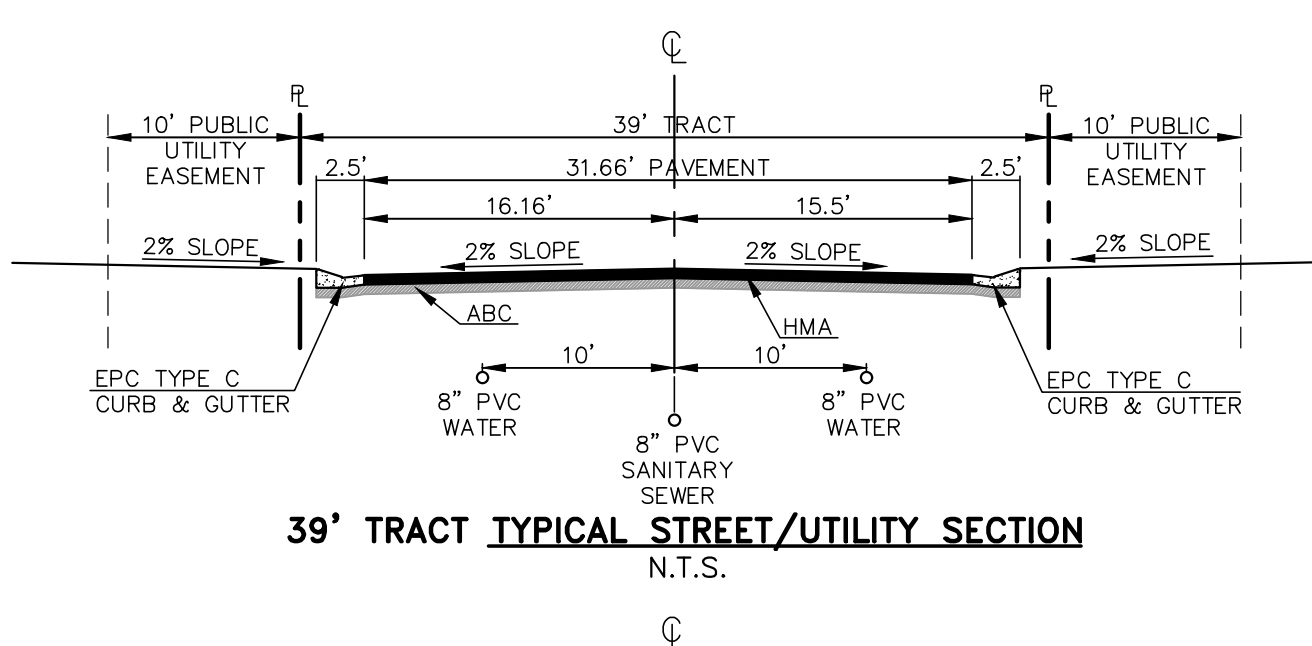
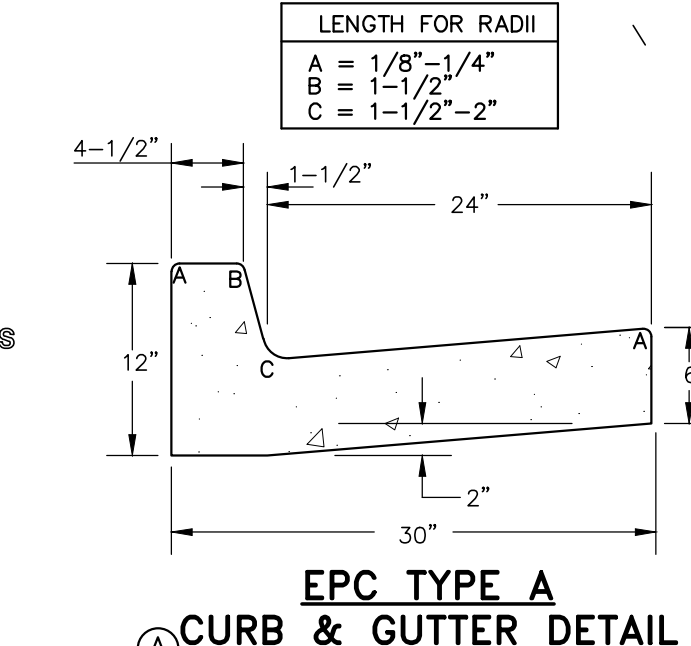
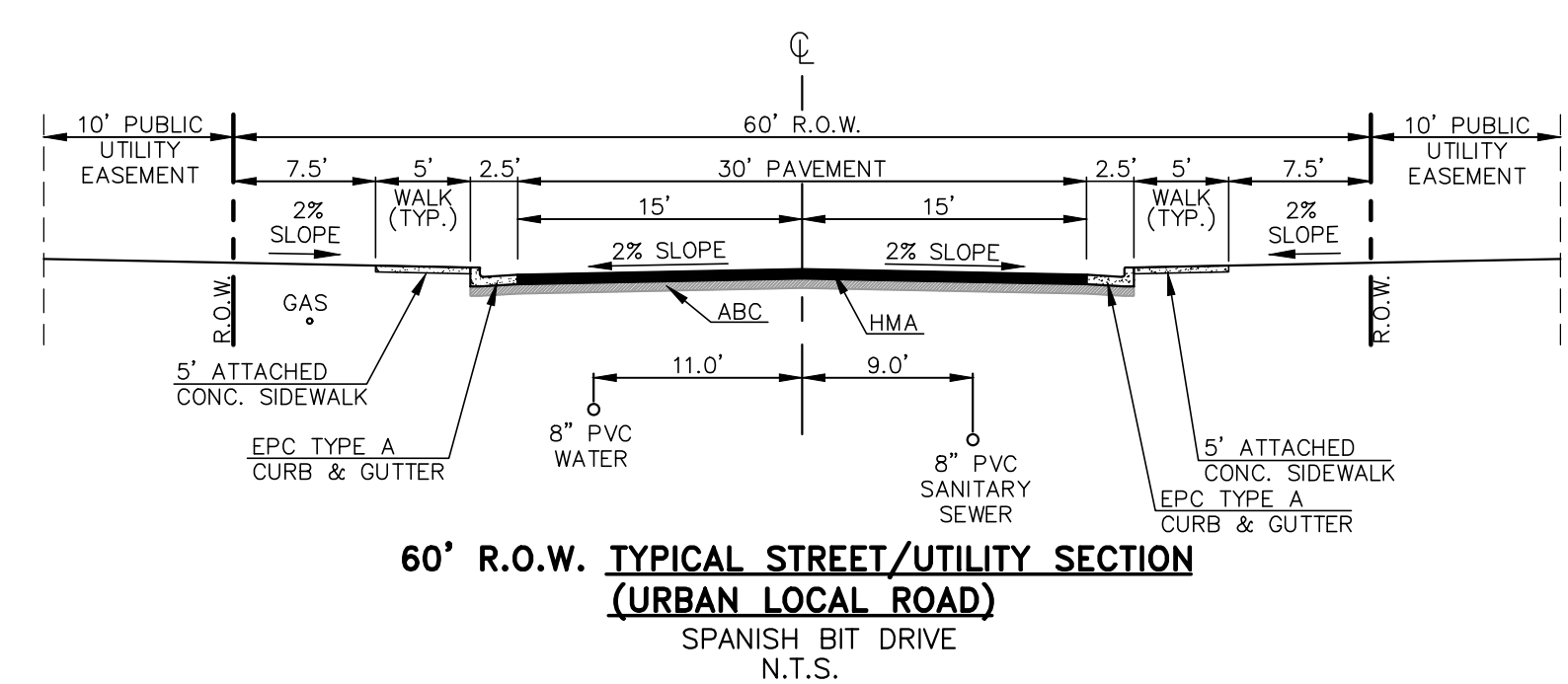
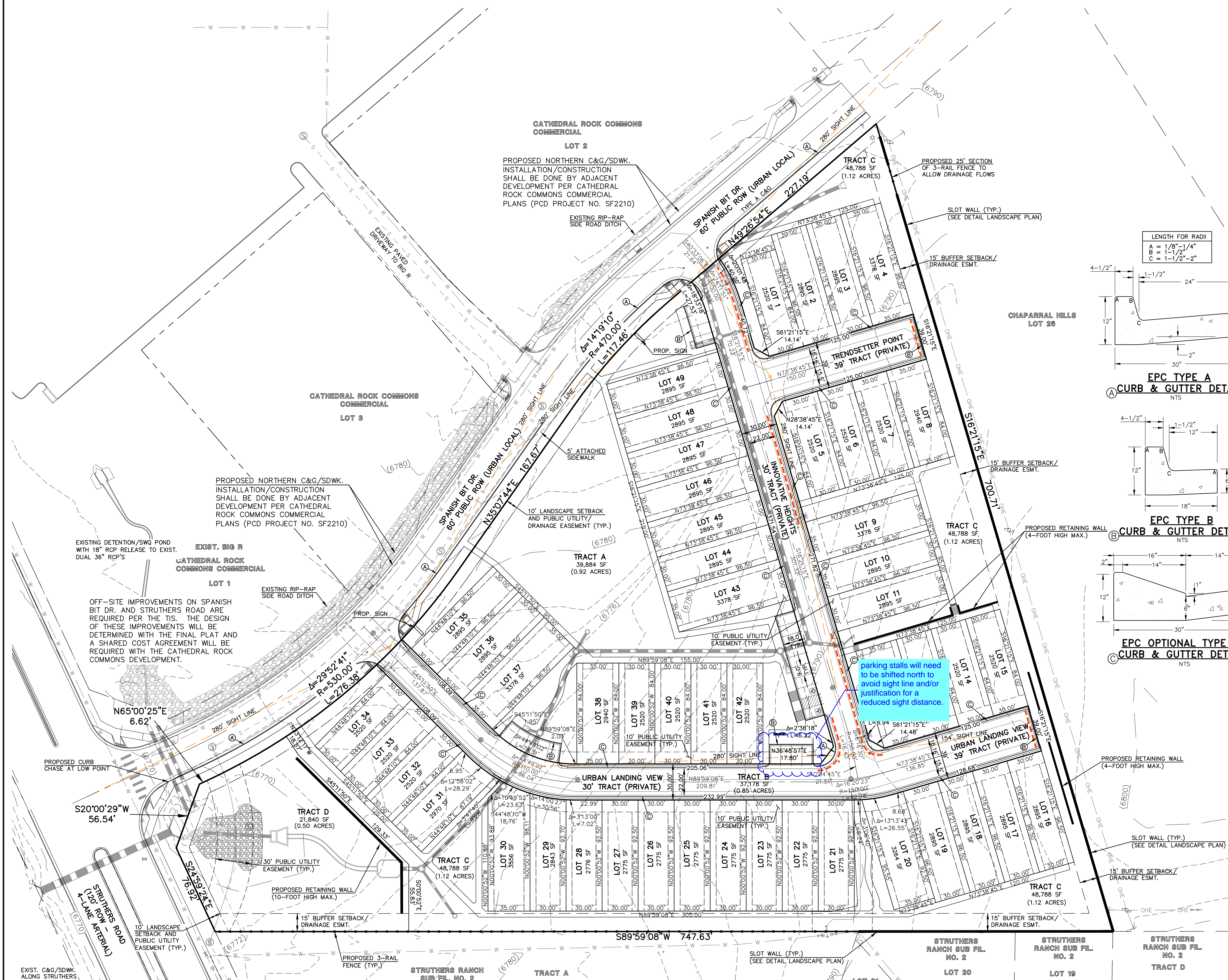
URBAN LANDING

COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

LEGEND

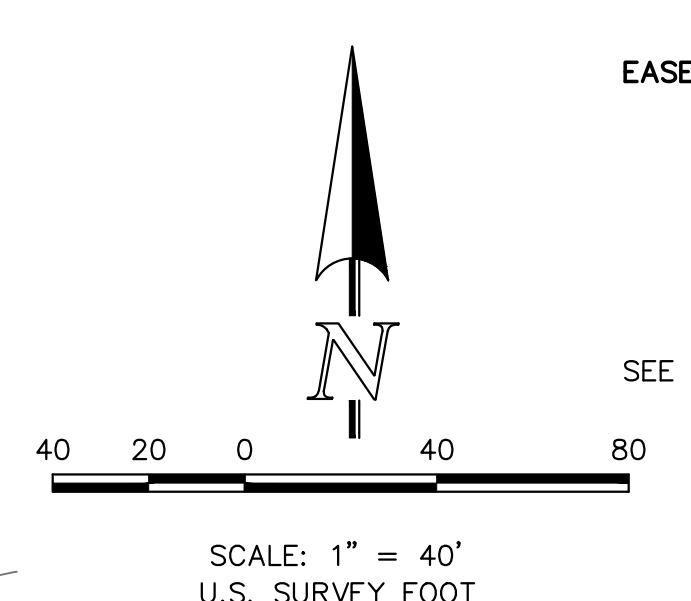
BOUNDARY LINE	—
PROPERTY LINE	—
EASEMENT SETBACK LINE	- - -
LINE OF SIGHT	- - -
NO PARKING SIGNED OR STRIPED CURB	- - -
EXISTING WATER LINE	— W — W —
EXISTING SANITARY SEWER	— S — S — S —
EXISTING STORM LINE	—
SITE DISTANCE LINE	- - -



STANDARD PARKING STALL DIMENSIONS:
WIDTH = 9.0'
LENGTH = 18.0'
(LENGTH ALSO INCLUDES 2.0' OVERHANG IN FRONT)

SIDEWALK NOTE:
ALL SIDEWALKS ADJACENT TO PARKING STALLS ARE 7' WIDE TO ACCOUNT FOR 2' VEHICLE OVERHANG.

EASEMENT NOTE:
ALL LOTS WITHIN URBAN LANDING (PUD ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:
5' SIDE YARD PUBLIC UTILITY ESMT.
10' REAR YARD PUBLIC UTILITY ESMT.
SEE SHEET 4 FOR LOT SETBACK AND EASEMENT DETAILS.



PCD NO. PUDSP243

URBAN LANDING
PUD DEV. PLAN & PRELIMINARY PLAN
SITE PLAN SHEET

CLASSIC CONSULTING

DESIGNED BY	MAW	SCALE	DATE	4/01/2024
DRAWN BY	MAW	(H) 1" = 40'	SHEET	3 OF 9
CHECKED BY	(V) 1" = N/A	JOB NO.	1308.01	

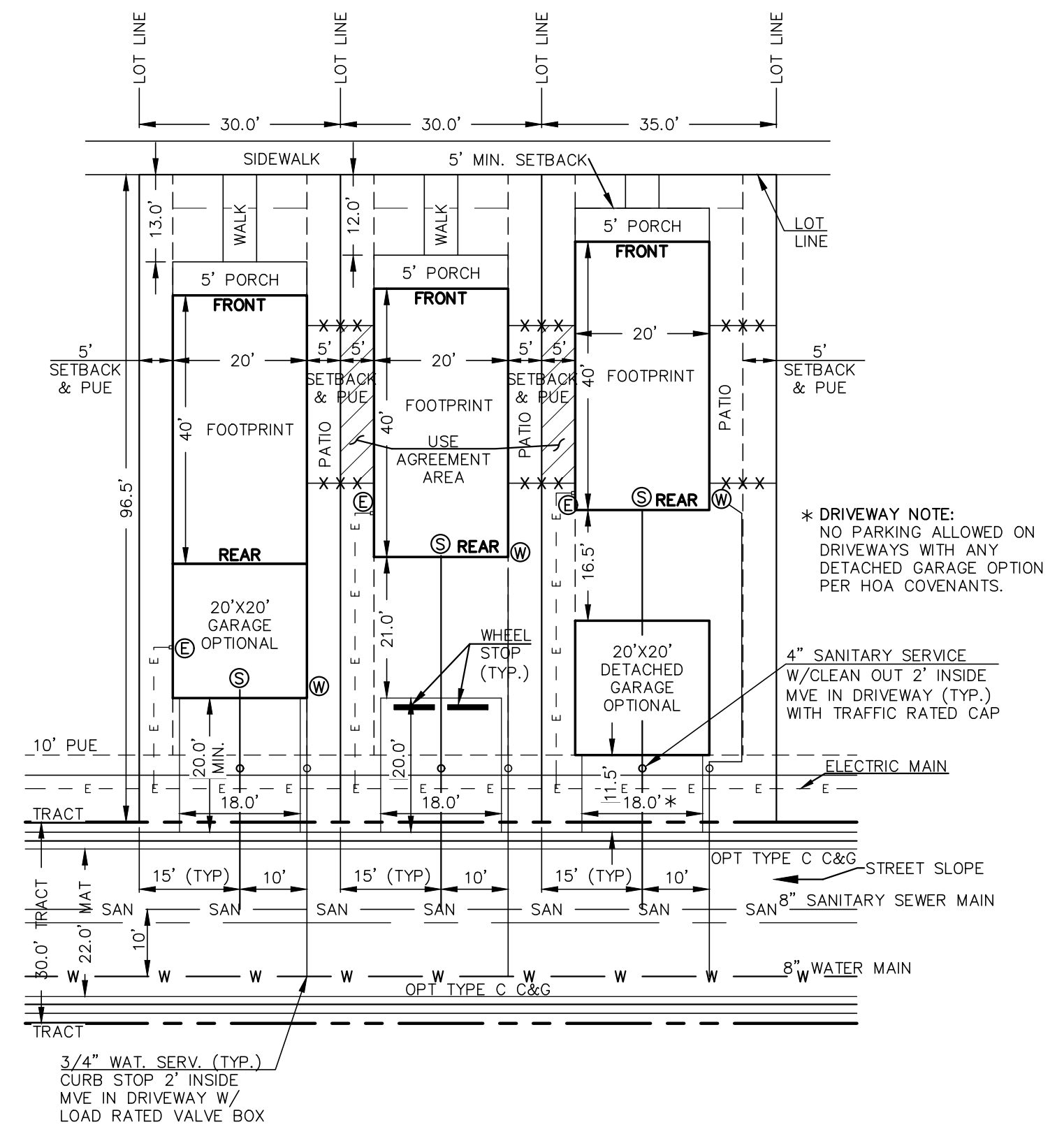
619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

URBAN LANDING

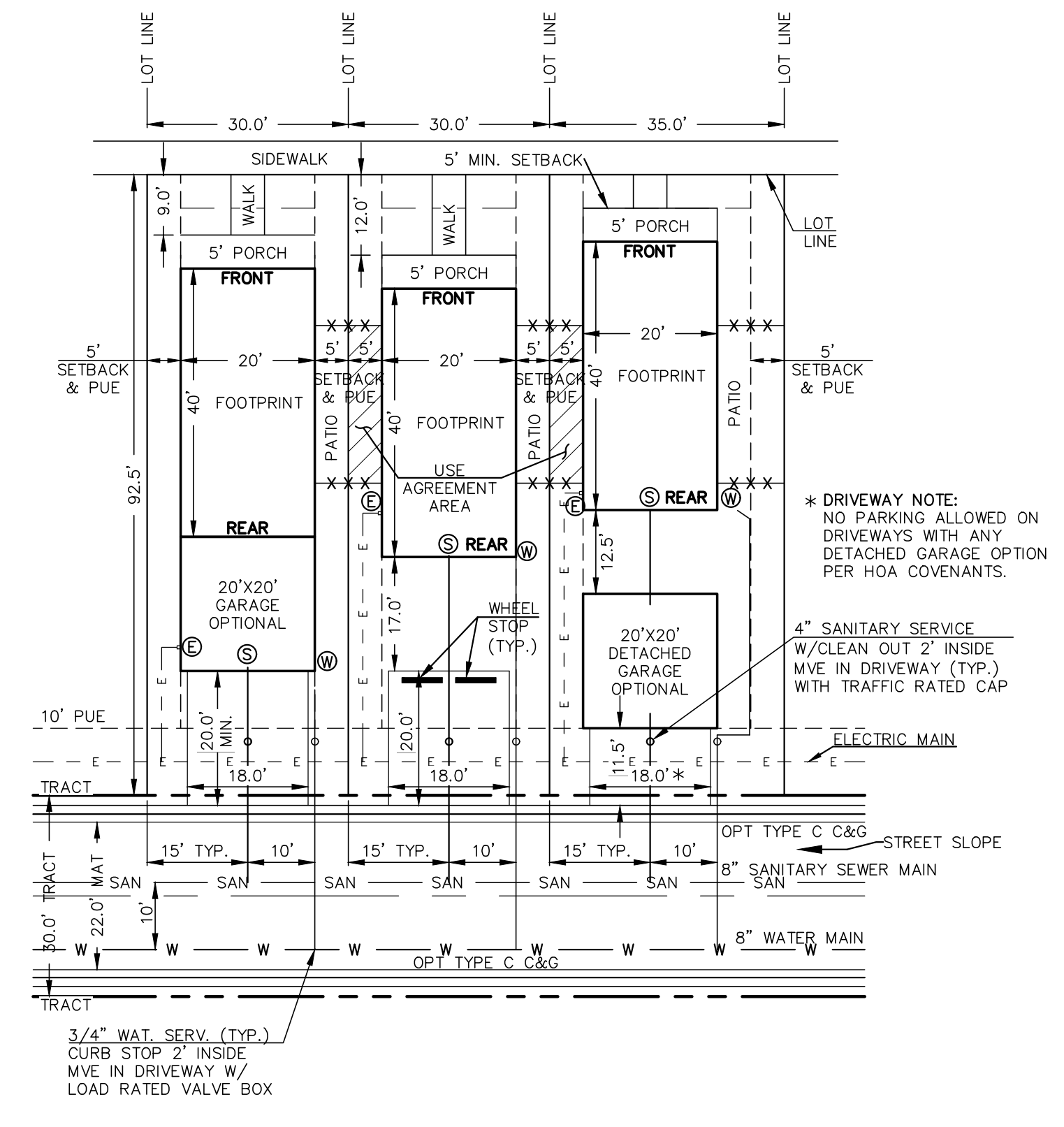
COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

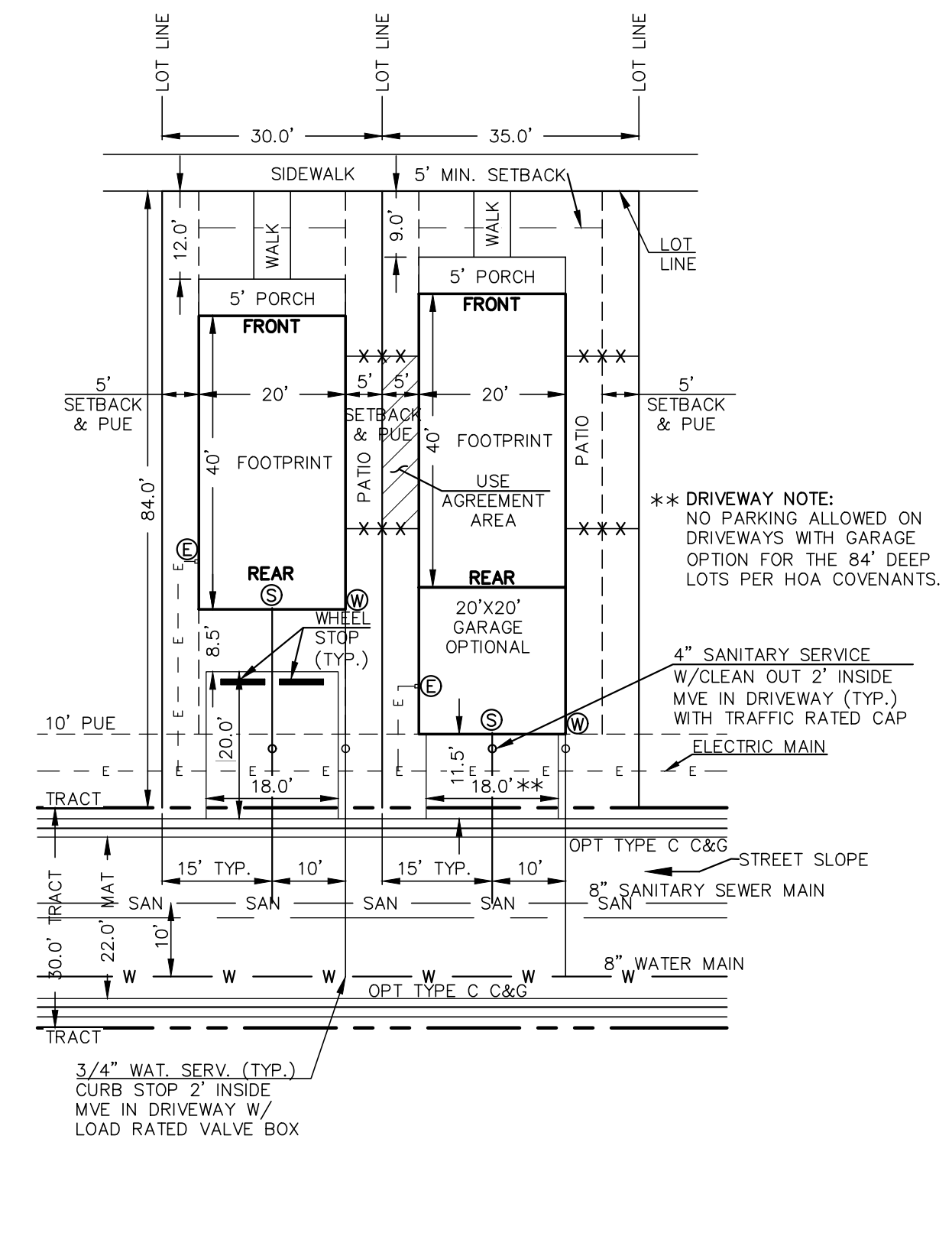
NOTE:
COMMUNITY IS ELECTRIC SERVICES ONLY.
NO GAS SERVICE TO BE PROVIDED



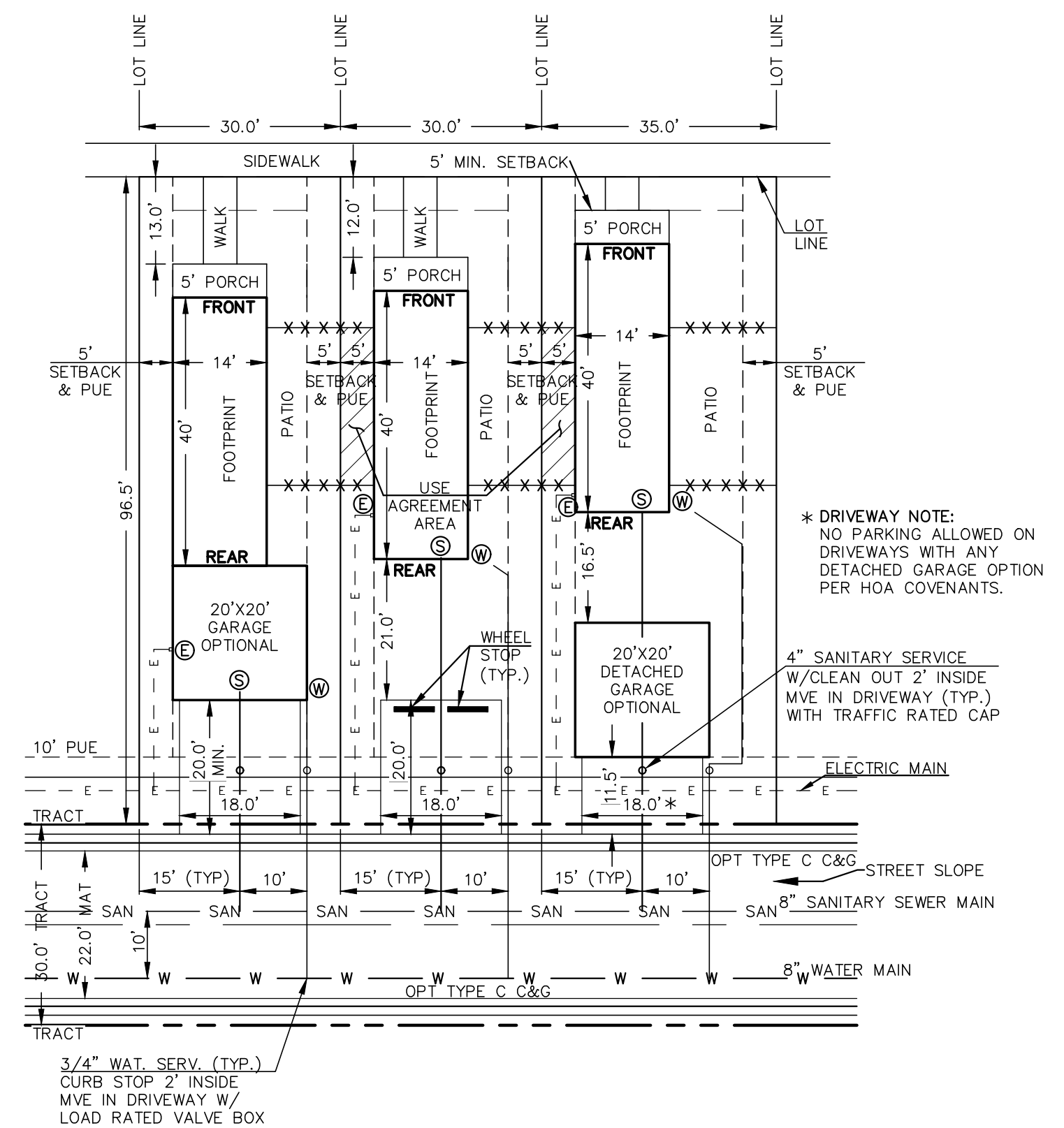
PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES
(96.5' LOT DEPTH W/20'x40' BUILDING)



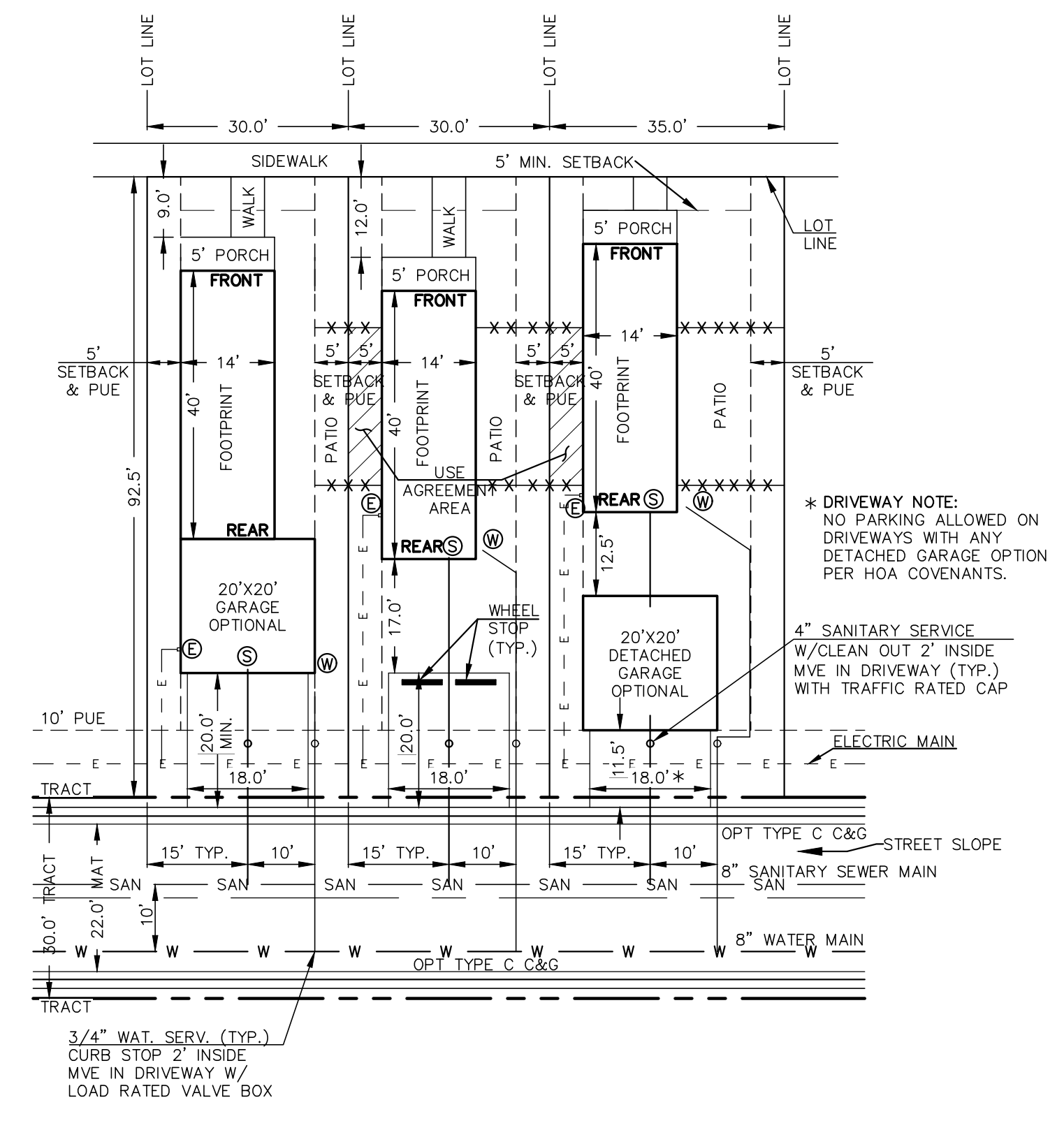
PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES
(92.5' LOT DEPTH W/20'x40' BUILDING)



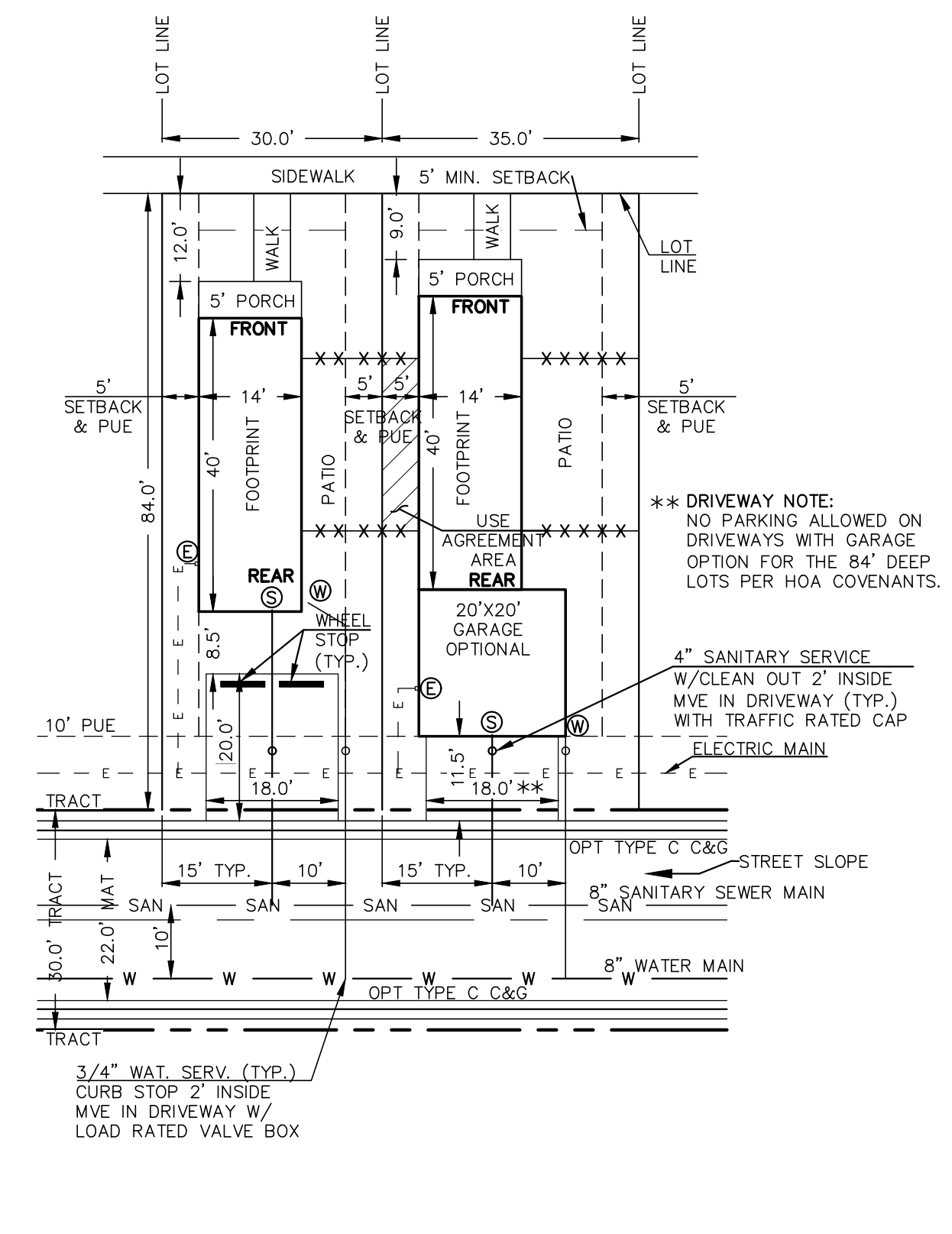
PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES
(84.0' LOT DEPTH W/20'x40' BUILDING)



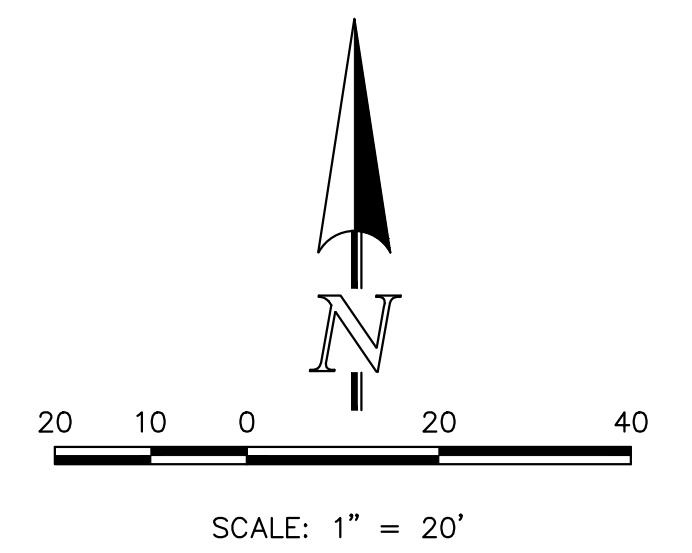
PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES
(96.5' LOT DEPTH W/14'x40' BUILDING)



PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES
(92.5' LOT DEPTH W/14'x40' BUILDING)



PROPOSED PREAMBLE COLLECTION TEMPLATE W/UTILITIES
(84.0' LOT DEPTH W/14'x40' BUILDING)



PCD NO. PUDSP243



URBAN LANDING
PUD DEV. PLAN & PRELIMINARY PLAN
PUD SITE PLAN SHEET
TYPICAL LOT LAYOUTS

DESIGNED BY	MAW	SCALE	DATE	4/01/2024
DRAWN BY	MAW	(H) 1" = 20'	SHEET	4 OF 9
CHECKED BY	(V) 1" = N/A	JOB NO.	1308.01	

619 N. Cascade Avenue, Suite 200 (719) 785-0790
Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

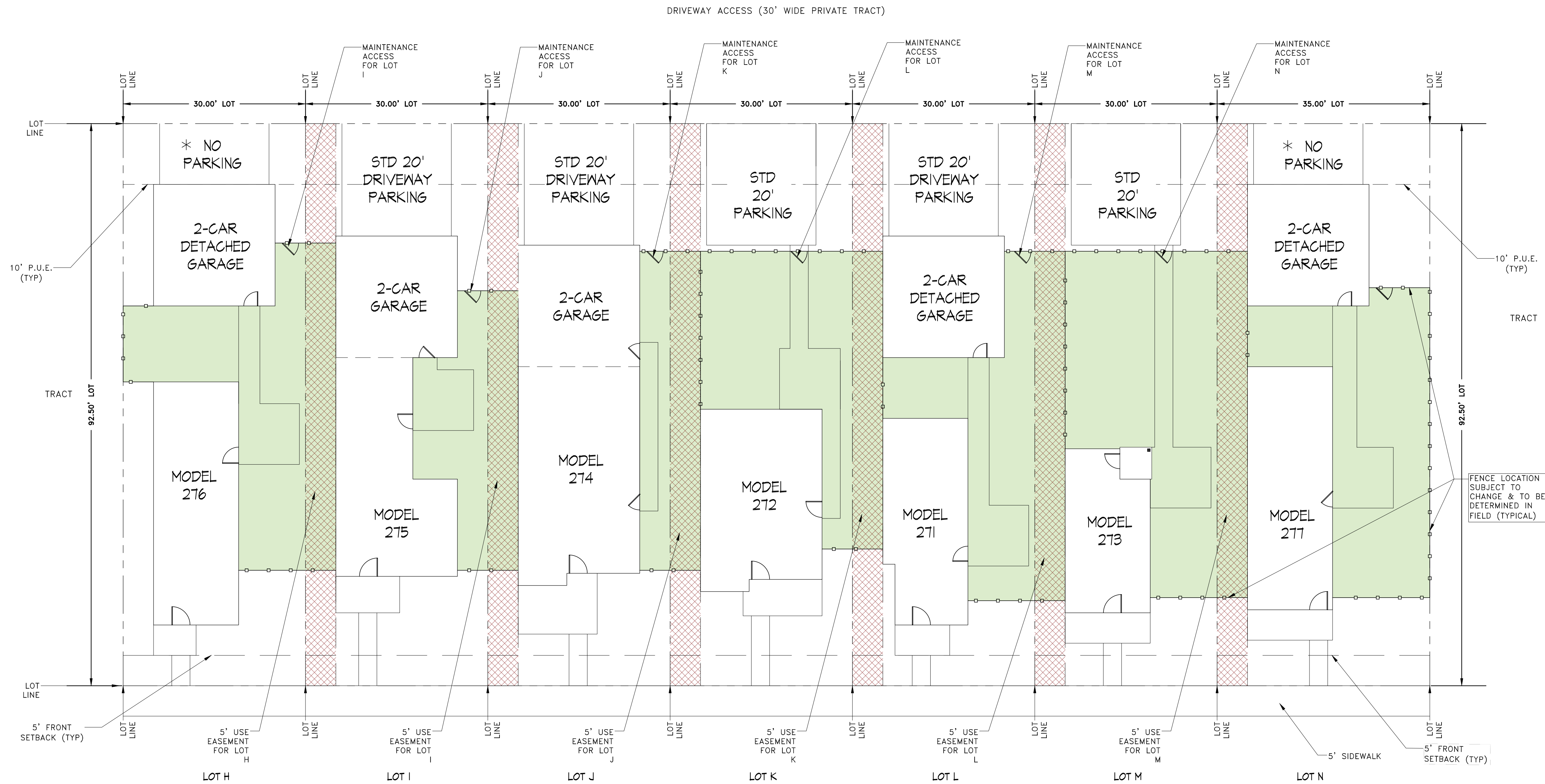
V:\33801\URBAN LANDING\DEVELOPMENT\04-130801-SP-04 LOT DETAILS REV.dwg, 10/23/2024 11:57:16 AM, 1:1

URBAN LANDING

COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST

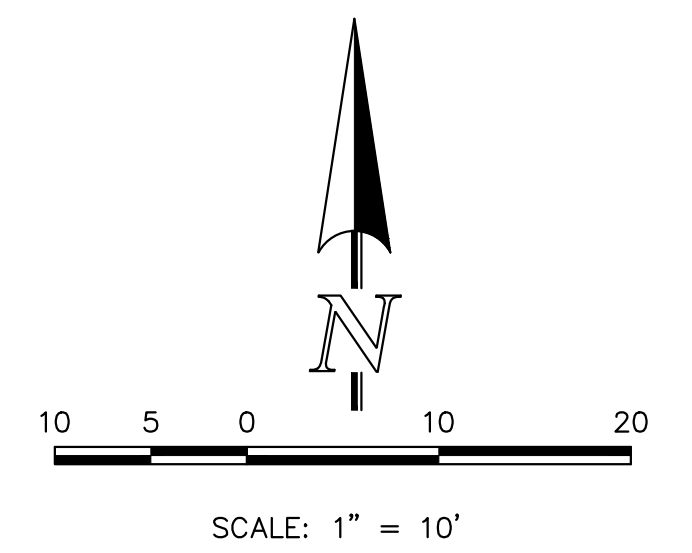
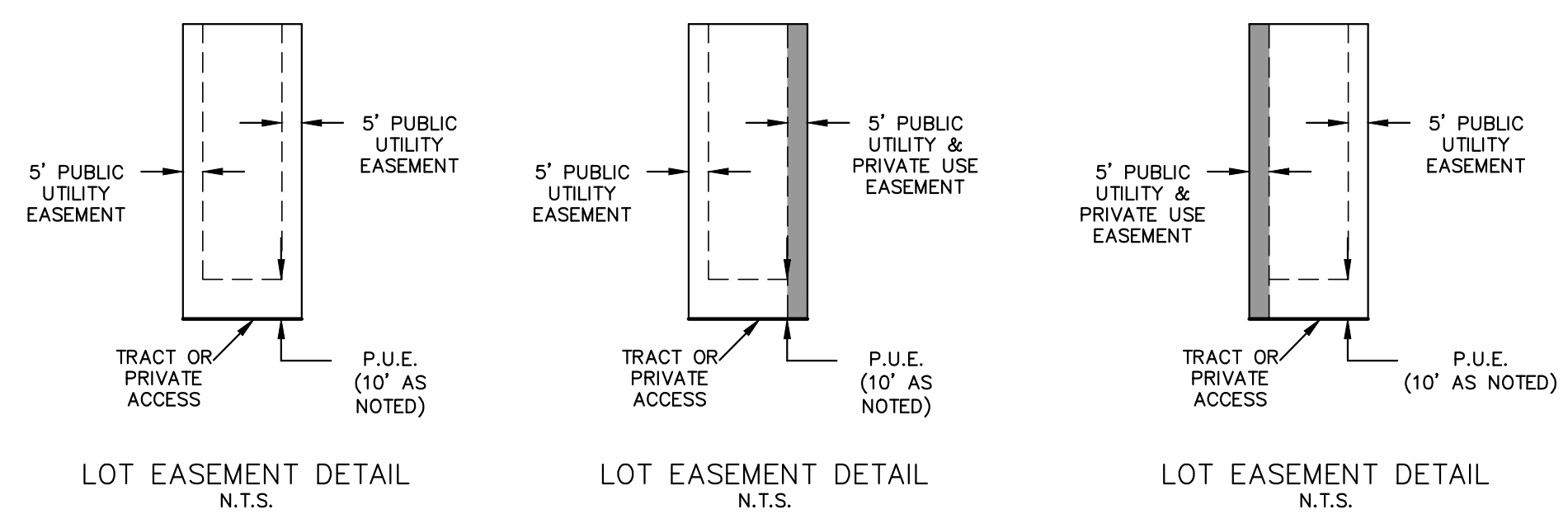
PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

"USE" EASEMENT & "MAINTENANCE" ACCESS EXHIBIT



* DRIVEWAY NOTE:
NO PARKING ALLOWED ON
DRIVEWAYS WITH ANY
DETACHED GARAGE OPTION
PER HOA COVENANTS.

NOTES:
1. ONE GATE PER FENCED AREA; LOCATE AT
THE DRIVEWAY ACCESS SIDE AND ONTO
PROPERTY OWNER'S LOT.
2. HOUSE PLANS, SIDEWALKS & FENCE
LOCATIONS ON THIS DOCUMENT WILL VARY
AND ARE SHOWN FOR ILLUSTRATION
PURPOSES ONLY.



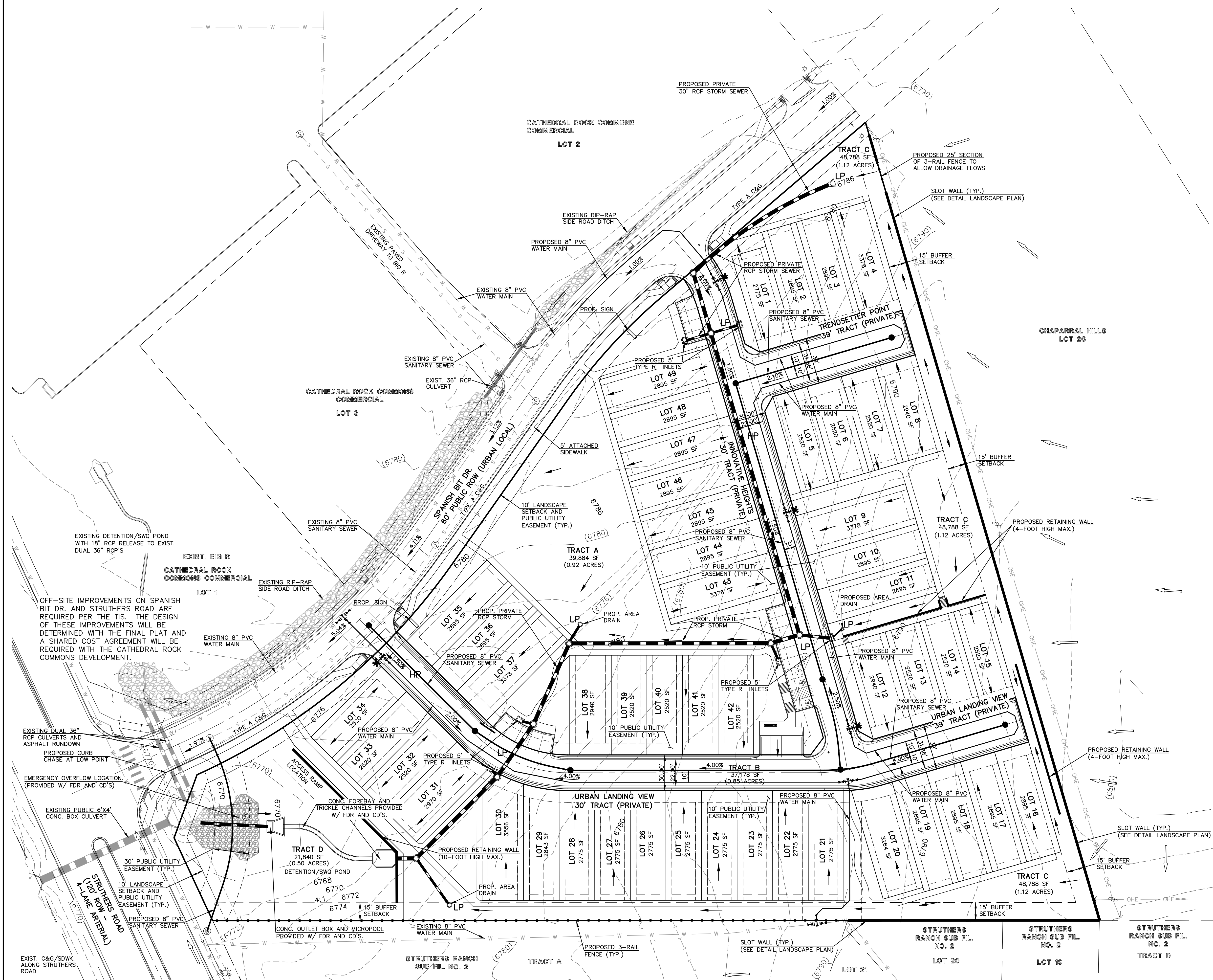
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	PUD DEV. PLAN & PRELIMINARY PLAN			
PUD SITE PLAN SHEET		LOT USE EASEMENT & MAINTENANCE ACCESS		
DESIGNED BY	MAW	SCALE	DATE 4/01/2024	
DRAWN BY	MAW	(H) 1" = 10'	SHEET 5 OF 9	
CHECKED BY		(V) 1" = N/A	JOB NO. 1308.01	
<small>619 N. Cascade Avenue, Suite 200 Colorado Springs, Colorado 80903 (719) 785-0790 (719) 785-0799 (Fax)</small>				

V:\130801\URBAN LANDING\DEVELOPMENT\05-130801-SP-05 LOT USE DETAILS.dwg, 9/19/2024 10:44:11 AM, 1:1

URBAN LANDING

COUNTY OF EL PASO, STATE OF COLORADO SECTION 36, TOWNSHIP 11 SOUTH, RANGE 67 WEST

PUD DEVELOPMENT PLAN & PRELIMINARY PLAN

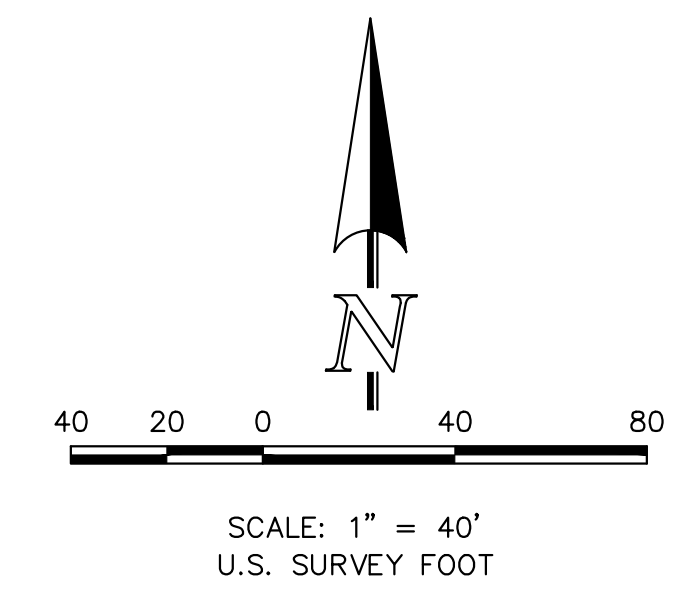


LEGEND

- PROPOSED CONTOUR-10
- PROPOSED CONTOUR-2
- EXISTING CONTOUR-10
- EXISTING CONTOUR-2
- PROPOSED FLOW DIRECTION
- EXISTING FLOW DIRECTION
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN W/ MANHOLE
- EXISTING STORM INLET
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER MAIN W/ MANHOLE
- PROPOSED WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM INLET
- PROPOSED STORM SEWER
- PROPOSED 3-RAIL FENCE
- PROPOSED SLOT WALL
- PROPOSED HIGH POINT
- PROPOSED LOW POINT

EASEMENT NOTES

1. ALL LOTS WITHIN URBAN LANDING (PUD ZONE) WILL HAVE THE FOLLOWING ESMTS. AS SHOWN UNLESS OTHERWISE NOTED:
 5' SIDE YARD PUBLIC UTIL./DRAINAGE ESMT.
 5' FRONT BUILDING SETBACK ESMT.
 10' REAR YARD PUBLIC UTIL./DRAINAGE ESMT.
 SEE SHEET 4 FOR LOT SETBACK AND EASEMENT DETAILS.



PCD NO. PUDSP243

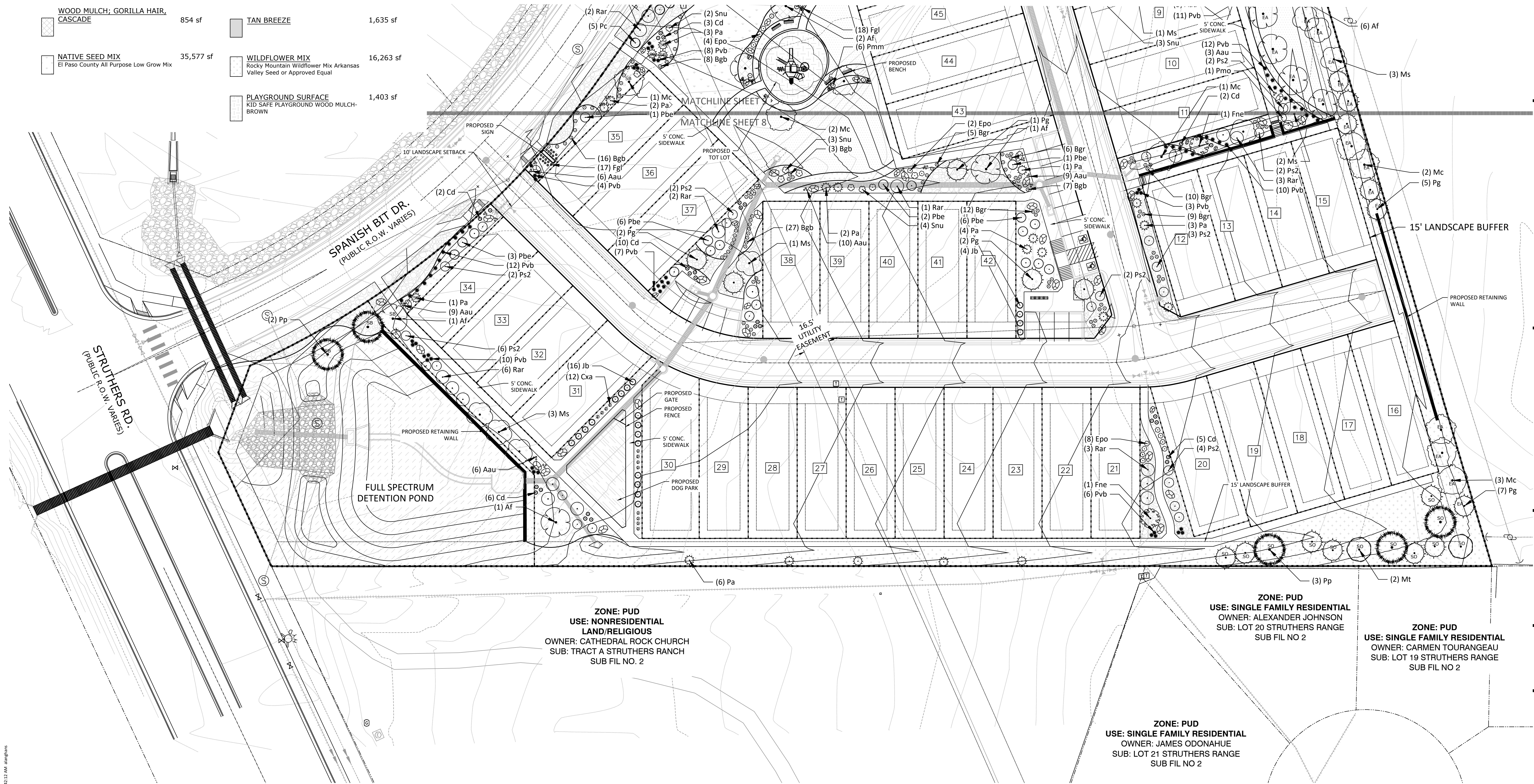
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	PRELIMINARY GRADING AND UTILITY PLAN		
DESIGNED BY	MAW	SCALE	DATE 4/01/2024
DRAWN BY	MAW	(H) 1" = 40'	SHEET 6 OF 9
CHECKED BY	(V) 1" = N/A	JOB NO.	1308.01

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 Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

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CONCEPT PLANT SCHEDULE

	SYNTHETIC TURF	7,045 sf
	1-1/2" ROCK MULCH	19,709 sf
	ROCK COBBLE	26,066 sf
	BLUEGRASS SOD Tall Fescue Blend	15,499 sf
	WOOD MULCH; GORILLA HAIR, CASCADE	854 sf
	NATIVE SEED MIX El Paso County All Purpose Low Grow Mix	35,577 sf
	DETENTION SEED MIX All-Purpose Detention Mix Big Bluestem - 20% Blue Grama - 10% Green Needlegrass - 10% Western Wheatgrass - 20% Sideoats Grama - 10% Switchgrass - 10% Prairie Sandreed - 10% Yellow Indiangrass - 10% Seeding will be in compliance with SCM Ch. 5 Hydroseed @ 19.3 PLS/acre	43,456 sf
	TAN BREEZE	1,635 sf
	WILDFLOWER MIX Rocky Mountain Wildflower Mix Arkansas Valley Seed or Approved Equal	16,263 sf
	PLAYGROUND SURFACE KID SAFE PLAYGROUND WOOD MULCH-BROWN	1,403 sf



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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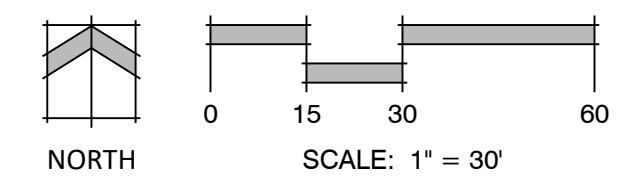
URBAN LANDING

FINAL LANDSCAPE PLAN
SPANISH BIT DRIVE

DATE: 05/15/2024
PROJECT MGR: B. SWENSON
PREPARED BY: A.LANGHANS

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
05/15/2024	BY A.LANGHANS	
09/12/2024	BY A.LANGHANS	
10/25/2024	BY A.LANGHANS	
10/28/2024	BY A.LANGHANS	



SHEET TITLE

8

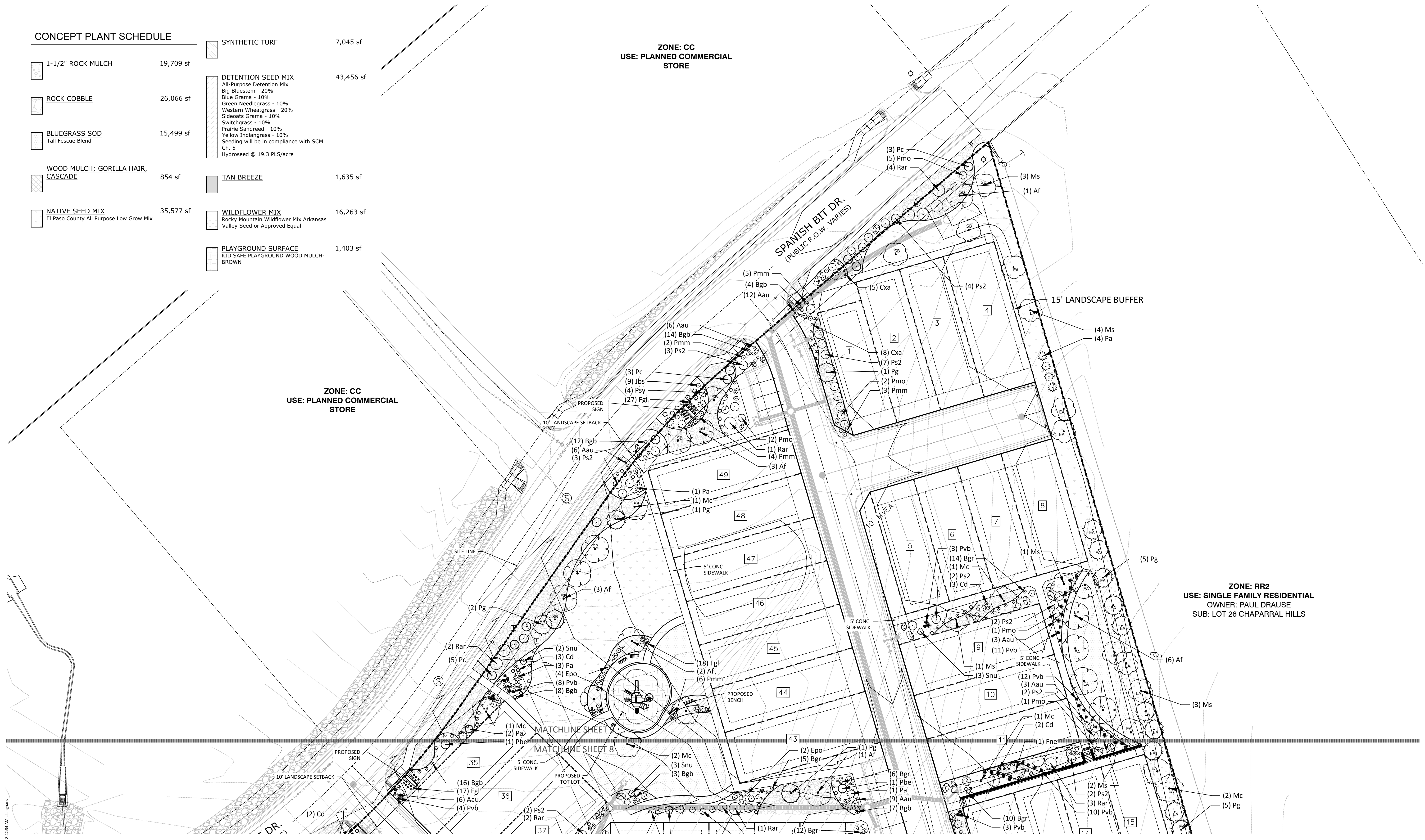
8 OF 9

PLAN FILE # PUDSP243

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CONCEPT PLANT SCHEDULE

	SYNTHETIC TURF	7,045 sf
	1-1/2" ROCK MULCH	19,709 sf
	ROCK COBBLE	26,066 sf
	BLUEGRASS SOD Tall Fescue Blend	15,499 sf
	WOOD MULCH; GORILLA HAIR, CASCADE	854 sf
	NATIVE SEED MIX El Paso County All Purpose Low Grow Mix	35,577 sf
	DETENTION SEED MIX All Purpose Detention Mix Big Bluestem - 20% Blue Grama - 10% Green Needlegrass - 10% Western Wheatgrass - 20% Sideoats Grama - 10% Switchgrass - 10% Prairie Sandreed - 10% Yellow Indiangrass - 10% Seeding will be in compliance with SCM Ch. 5 Hydroseed @ 19.3 PLS/acre	43,456 sf
	TAN BREEZE	1,635 sf
	WILDFLOWER MIX Rocky Mountain Wildflower Mix Arkansas Valley Seed or Approved Equal	16,263 sf
	PLAYGROUND SURFACE KID SAFE PLAYGROUND WOOD MULCH-BROWN	1,403 sf



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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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URBAN LANDING
FINAL LANDSCAPE PLAN
SPANISH BIT DRIVE

DATE: 05/15/2024
PROJECT MGR: B. SWENSON
PREPARED BY: A. LANGHANS

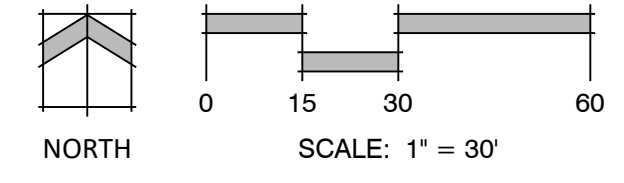
ENTITLEMENT

DATE:	BY:	DESCRIPTION:
05/15/2024	BY A. LANGHANS	
09/12/2024	BY A. LANGHANS	
10/25/2024	BY A. LANGHANS	
10/28/2024	BY A. LANGHANS	

SHEET TITLE

9
9 OF 9

PLAN FILE # PUDSP243



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