

PERMITTED AND CONDITIONAL LAND USES:

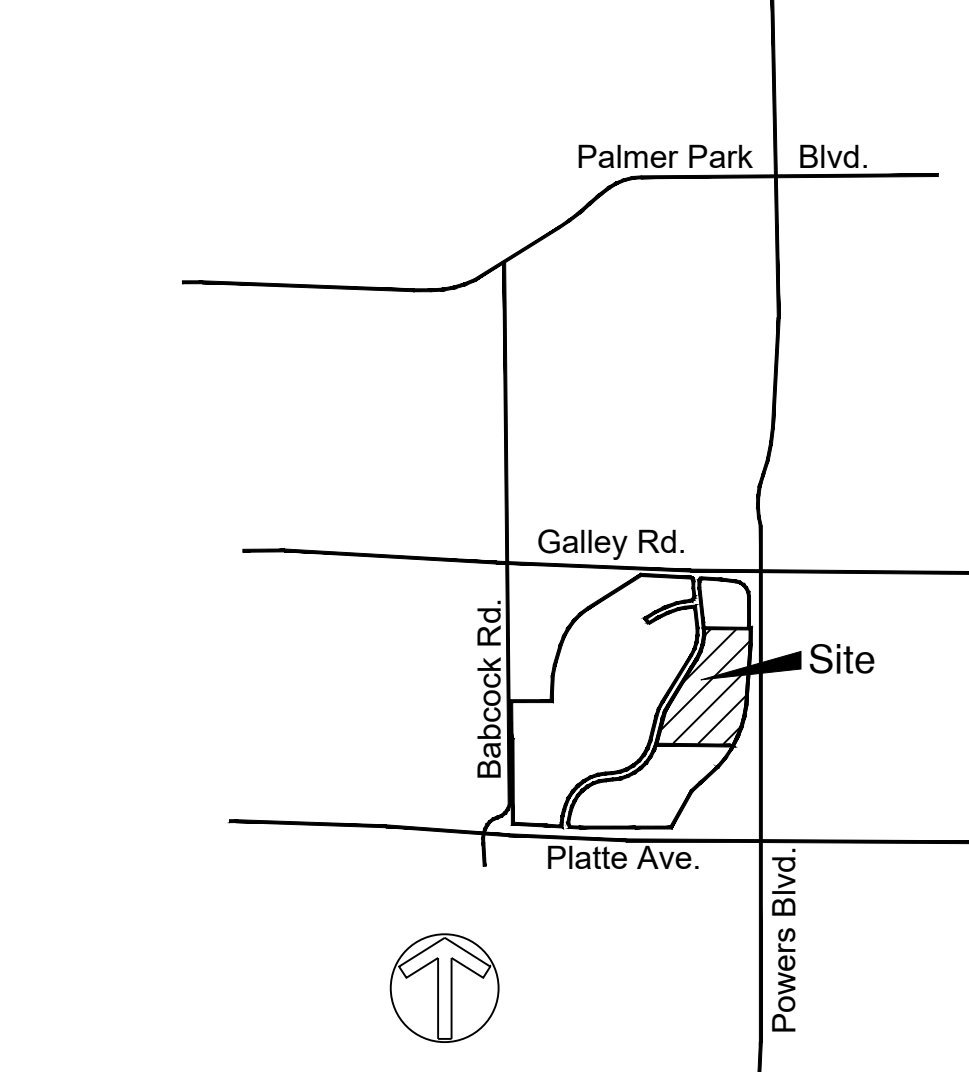
Office Use Types	Commercial Use Types	Industrial Use Types	Miscellaneous Use Types
Administrative Office	Business Office Support Services	Automotive Rental	Medical Clinic
...

Office Buildings will be allowed to provide first floor supportive retail and restaurant uses.
No outdoor storage is permitted.

LAND USE AREAS WITH PARKING RATIOS:

Area	Building Number	Building Use	Footprint SF or DU/AC	Number of Stores	Total Building SF or DU	Parking Spaces / SF or DU	Ratio	Parking Required	Parking Provided
A	1	Existing Office	33,800	3	102,000	1 / 400 SF		255	328
B	2	Existing Office	33,000	1	33,000	1 / 400 SF		83	128
C	3	Multi-Family Residential	25-35 DU/AC	1**	90,000**	1.77 / 355 DU		630	630
D	5	Existing Office	26,005	2	50,600	1 / 400 SF		127	127
E	6	Existing Office	30,750	3	109,290	1 / 400 SF		273	273
F	7	Existing Office	31,025	3	90,659	1 / 400 SF		226	226
TOTAL			230,181		479,105			1828	2169

VICINITY MAP



LEGAL DESCRIPTION OF AMENDED AREA:

PROPERTY DESCRIBED:
A PARCEL OF LAND BEING A PORTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST PLATTE AVENUE, MONUMENTED ON THE WEST END BY A FOUND FOOT RIGHT-OF-WAY 31.0' ALUMINUM CAP STAMPED PLS 3282, AND ON THE EAST END BY A FOUND 1.5' ALUMINUM CAP STAMPED MATRIX PLS 3282, AND IS ASSUMED TO BEAR S89°58'10"E...
THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES:
1. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 482.50 FEET, A CENTRAL ANGLE OF 02°27'50", A DISTANCE OF 29.17', A CHORD BEARING OF N60°03'09" E WITH A CHORD DISTANCE OF 29.17 FEET;
2. THENCE N14°19'34"E, A DISTANCE OF 261.87 FEET TO A POINT OF CURVATURE;
3. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 471.50 FEET, A CENTRAL ANGLE OF 17°25'31", A DISTANCE OF 109.14', A CHORD BEARING OF N23°02'10" E WITH A CHORD DISTANCE OF 126.45 FEET;
4. THENCE N31°44'47"E, A DISTANCE OF 542.48 FEET TO A POINT OF CURVATURE;
5. THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 482.50 FEET, A CENTRAL ANGLE OF 02°27'50", A DISTANCE OF 29.17', A CHORD BEARING OF N60°03'09" E WITH A CHORD DISTANCE OF 29.17 FEET TO A POINT ON THE SOUTH LINE OF PATRIOT PARK SUBDIVISION FILING NO. 1, PHASE 2, RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER OFFICE AT RECEPTION NO. 2007348;
THENCE N89°36'41"E ALONG SAID SOUTH LINE, A DISTANCE OF 459.45 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH POWERS BOULEVARD;
THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES:
1. THENCE S00°20'33"E, A DISTANCE OF 174.98 FEET;
2. THENCE S04°25'19"W, A DISTANCE OF 588.82 FEET TO A NON-TANGENT POINT OF CURVATURE;
3. THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1057.12 FEET, A CENTRAL ANGLE OF 36°36'23", A DISTANCE OF 676.01', A CHORD BEARING OF S54°30'39" W WITH A CHORD DISTANCE OF 868.56 FEET TO A POINT ON THE NORTH LINE OF PATRIOT PARK SUBDIVISION FILING NO. 2 RECORDED IN THE EL PASO COUNTY CLERK AND RECORDER OFFICE AT RECEPTION NO. 2007348;
THENCE N45°52'23"W ALONG SAID NORTH LINE, A DISTANCE OF 307.80 FEET AND S89°24'48"W, A DISTANCE OF 390.94 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 785,909 SQUARE FEET OR 18.272 ACRES, MORE OR LESS

ZONING SUMMARY

EXISTING ZONE: PUD AD (Ordinance # 09-24)
PROPOSED ZONE: PUD AD (Ordinance # _____)
PERMITTED AND CONDITIONAL LAND USES: Please Refer to Chart of Permitted Uses
PUD PLANNING DISTRICT ACREAGE: 18,272 AC
MAXIMUM BUILDING HEIGHT: 6F
GRANDDAD BARR: None Listed
BUILDING SETBACKS: 25' Building setbacks from all public street R.O.W.

NOTES:

- FULL CUTOFF SHIELDING SHALL BE PROVIDED ON ALL LIGHT FIXTURES TO REDUCE OFF SITE LIGHTING IMPACTS.
- SEWERAGE WILL BE PROVIDED TO PERMIT CONVENIENT FEEDERAL CONNECTION FROM THE PERIMETER OF THE SITE TO INTERNAL LOCATIONS. SIDEWALKS AS PROPOSED ON THE PLAN WILL BE 2" MINIMUM CONCRETE.
- FOUR-SIDED ARCHITECTURE WILL BE USED ON ALL BUILDINGS THROUGHOUT THIS PROJECT TO PREVENT VISUALLY INCOMPATIBLE VIEWS FROM ADJACENT PROPERTIES.
- THE CITY OF COLORADO SPRINGS RESERVES THE RIGHT TO MODIFY OR REMOVE ANY TRAFFIC SIGNAL, TRAFFIC SIGN OR STREET MARKING (TRAFFIC CONTROL DEVICE ON PUBLIC RIGHT-OF-WAY OR EASEMENT SHOWN ON THIS OR ANY OTHER ENVIRONMENTAL DOCUMENT, THE DEVELOPER OR ITS OWNER HAS NO OWNERSHIP RIGHT, OR VESTED INTEREST, AFTER INSTALLATION, TO ANY TRAFFIC CONTROL DEVICE ON PUBLIC RIGHT OF WAY. ALL TRAFFIC SIGNALS, SIGNS AND MARKINGS SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER AND MUST HAVE TWO APPROVALS FROM THE CITY TRAFFIC ENGINEER BY SIGNATURE ON THE DRAWINGS:
- CONCEPTUAL APPROVAL OF FUTURE INSTALLATION
- DESIGN APPROVAL AND PRIMARILY TO INSTALL
ALL DESIGN, CRITERIA AND CONDITIONS ON THE APPROVED TRAFFIC SIGNAL, SIGN AND MARKINGS DRAWINGS SHALL SUPERSEDE ANY OTHER INFORMATION FOUND IN THE DEVELOPMENT DOCUMENTS.
- GEOLOGIC HAZARD DISCLOSURE STATEMENT: THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF THE FOLLOWING GEOLOGIC HAZARD REPORTS:
- REPORTS PREPARED BY C.T. THOMPSON, DATED MAY 18, 2001, APRIL 20, 2006, AND AUGUST 29, 2008, COPIES OF WHICH HAVE BEEN PLACED WITHIN FILE CPC PUP 08-00157 OF THE CITY OF COLORADO SPRINGS DEVELOPMENT SERVICES DIVISION.
- REPORT PREPARED BY C.T. THOMPSON, DATED AUGUST 20, 2009, A COPY OF WHICH HAS BEEN PLACED WITHIN FILE AR DP 08-0543 OF THE CITY OF COLORADO SPRINGS DEVELOPMENT SERVICES DIVISION.
- DESIGN APPROVAL AND PRIMARILY TO INSTALL
- LOT SUBDIVISION: IT IS THE INTENT OF THE DEVELOPER TO SUBDIVIDE THE PROPERTY INTO SPECIFIC LOTS FOR EACH BUILDING. ALL CITY REQUIRED PERMITS FOR EACH BUILDING WILL BE OBTAINED ON EACH SPECIFIC LOT.
- DESIGN APPROVAL AND PRIMARILY TO INSTALL
SUBDIVISION PLAT, SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE INSTRUMENT RECORDED IN THE INSTRUMENT RECEPTION NO. 2116869 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENT OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED BY THIS INSTRUMENT.
- FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBERS 080410275G AND 080410271G EFFECTIVE DATE DECEMBER 7, 2016, 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 FLOOD PLAIN).
NO LOT ACCESS PERMITTED OFF POWERS BLVD.

AMENDMENT HISTORY

City LUR File Number	Date	Amendment Description
CPC PUP 08-00157-A2M17	DECEMBER 2017	REZONE OF 43.08 ACRES FROM PUD/AD-CAD/SS OFFICE AND COMMERCIAL TO PUD/AD FOR: SINGLE FAMILY RESIDENTIAL (14.38 AC), MULTI-FAMILY RESIDENTIAL (8.84 AC), AND PRIVATE OPEN SPACE (19.86 AC).
CPC PUP 08-00157-A2M17	CURRENT	REZONE OF 18.272 ACRES FROM PUD/AD OFFICE AND COMMERCIAL TO PUD/AD FOR MULTI-FAMILY RESIDENTIAL AND INDUSTRIAL COMMERCIAL FLEX.

NOTICE TO ARCHITECT/CONTRACTOR/ENGINEER:
THE DETAILS SHOWN ON THIS CONCEPT PLAN ARE FOR PLANNING PURPOSES ONLY. DO NOT USE THIS PLAN SET FOR PRODUCT SPECS, ENGINEERING DETAILS, OR CONSTRUCTION PURPOSES.
A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED TO REVIEW ALL APPROVALS AND DESIGN CRITERIA PRIOR TO STARTING ANY SITE WORK.

Patriot Park PUD Plan
COLORADO SPRINGS, COLORADO

Prepared For: Patriot Park Investments, LLC

Prepared By:

