

ASPEN MEADOWS FILING 4

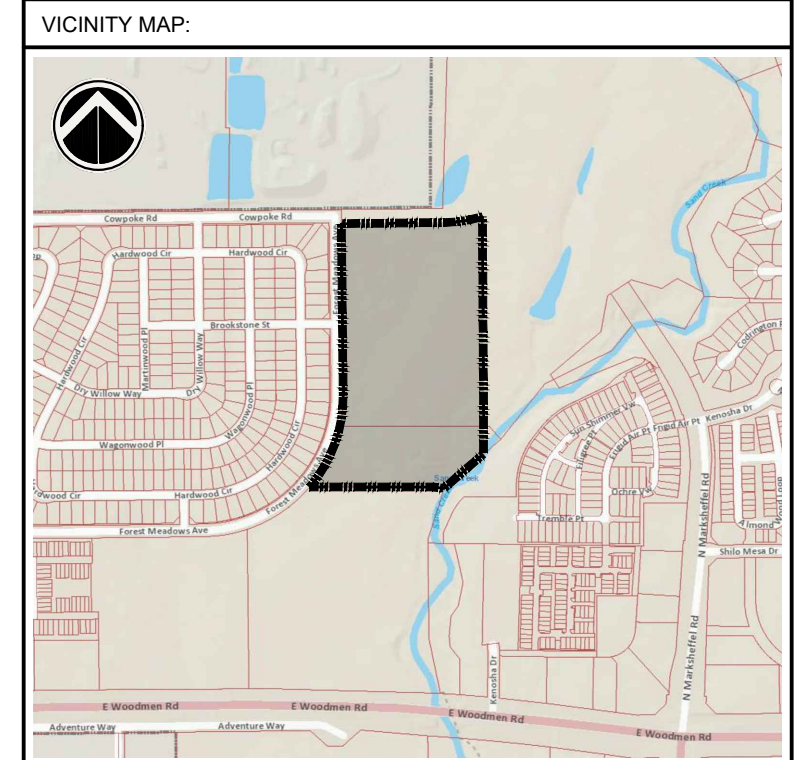
COLORADO SPRINGS, CO

PUD CONCEPT PLAN

CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:

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ASPEN VIEW HOMES
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PROJECT:
ASPEN MEADOWS FILING 4
PUD CONCEPT PLAN
COLORADO SPRINGS, CO

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	02/22/2021	INITIAL SUBMITTAL	RAF

DRAWING INFORMATION:
 PROJECT NO: 21.886.035
 DRAWN BY: RAF
 CHECKED BY: JRA
 APPROVED BY: JRA

SHEET TITLE:

COVER SHEET

CS01

SHEET 01 OF 02

CITY FILE NO.: CPC CP 21-XXXX

SHEET INDEX:

- 1 OF 2 CS01 COVER SHEET
- 2 OF 2 CP01 PUD CONCEPT PLAN

SUMMARY DATA	
PROPERTY SIZE	22.65 ACRES
TAX SCHEDULE NO.	5300000709, 5300000661
MASTER PLAN	WOODMEN HEIGHTS (CPC MPA 06-000206-A12MJ19)
CONCEPT PLAN	ASPEN MEADOWS FILING 4
DRAINAGE BASIN	SAND CREEK
DEVELOPMENT SCHEDULE	2021-2026
EXISTING LAND USE	VACANT LAND

PUD	
PARCEL	22.65 ACRES
APPROVED MASTER PLAN USE	SCHOOL SITE
EXISTING LAND USE	VACANT LAND
PROPOSED LAND USE	RESIDENTIAL
EXISTING ZONING	A
PROPOSED ZONING	PUD
MAX. BUILDING HEIGHT	45'
DENSITY	3.5 - 7.99 DU/AC

NOTE: ADDITIONAL RESIDENTIAL DEVELOPMENT STANDARDS SHALL BE ESTABLISHED AT THE TIME OF INDIVIDUAL PUD DEVELOPMENT PLAN SUBMITTAL. ADDITIONAL STANDARDS SHALL INCLUDE BUT ARE NOT LIMITED TO LOT COVERAGE AND PARCEL SETBACKS.

PUD CONCEPT PLAN GENERAL NOTES:

- RESIDENTIAL DEVELOPMENT STANDARDS SHALL BE ESTABLISHED AT THE TIME OF INDIVIDUAL PUD DEVELOPMENT PLAN SUBMITTALS. DEVELOPMENT STANDARDS SHALL INCLUDE BUT ARE NOT LIMITED TO LOT COVERAGE AND PARCEL SETBACKS.
- THE SUBJECT PROPERTY IS INCLUDED WITHIN THE WOODMEN HEIGHTS METROPOLITAN DISTRICT 2 AND 3.
- 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 AND FUTURE POINTS OF CONNECTION AS SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. SPECIFIC DETAILS OF SITE DESIGN WILL BE COMPLETED AT THE TIME OF THE DEVELOPMENT PLAN SUBMITTAL.
- THIS SITE IS WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP NUMBER 08041C0533G, PANEL NUMBER 533, DATED DECEMBER 7, 2018.
- A PRELIMINARY DRAINAGE REPORT FOR ASPEN MEADOWS FILING 1-4 HAS BEEN SUBMITTED FOR REVIEW BY THE COLORADO SPRINGS STORM WATER ENTERPRISE DEPARTMENT. REFER TO THIS PRELIMINARY DRAINAGE REPORT FOR MORE INFORMATION.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED.
- REFER TO THE TRAFFIC GENERATION MEMO SUBMITTED WITH THIS CONCEPT PLAN FOR MORE DETAIL INFORMATION REGARDING TRAFFIC PLANNING. 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 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.
- ASPEN MEADOWS FILING 4 SHALL PAY SCHOOL FEES IN-LIEU OF LAND DEDICATION TO FALCON SCHOOL DISTRICT 49.
- ALL PROPOSED PUBLIC PARKS, COMMON AREAS, AND OPEN SPACE WITHIN ASPEN MEADOWS FILING 4 WILL BE OWNED BY AND MAINTAINED BY THE WOODMEN HEIGHTS METROPOLITAN DISTRICT AND/ OR A HOMEOWNER'S ASSOCIATION.
- FINAL PUBLIC PARK SIZE, LOCATION AND DESIGN WILL BE ADDRESSED WITH FUTURE DEVELOPMENT PLAN APPLICATIONS.
- PARKLAND DEDICATION ORDINANCE OBLIGATIONS MAY BE MET THROUGH PARK LAND DEDICATION, FEES IN LIEU OF, OR A COMBINATION OF BOTH PENDING APPROVAL BY PRCS STAFF.

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 4 AND THE EAST ONE-HALF OF SECTION 5, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS, WITH BEARINGS REFERENCED TO A PORTION OF THE WEST LINE OF ASPEN MEADOWS FILING NO. 3 RECORDED _____, 2021 IN THE OFFICE OF THE EL PASO COUNTY CLERK UNDER RECEPTION NUMBER _____; MONUMENTED ON BOTH ENDS BY NO. 5 REBAR WITH 1-1/2 INCH ALUMINUM CAP STAMPED "MATRIX PLS 34977" FOUND FLUSH WITH THE GROUND; ASSUMED TO BEAR SOUTH 00°20'05" EAST 965.29 FEET;

BEGIN AT THE NORTHWEST CORNER OF SAID ASPEN MEADOWS FILING NO. 3;

THENCE ON THE EXTERIOR OF SAID ASPEN MEADOWS FILING NO. 3 THE FOLLOWING (2) TWO COURSES:

- THENCE SOUTH 00°20'05" EAST A DISTANCE OF 965.29 FEET;
- THENCE SOUTH 00°00'05" WEST A DISTANCE OF 251.68 FEET TO THE EXTERIOR OF THE NOOK AT SILOH MESA FILING NO. 1 RECORDED MAY 28, 2020 IN SAID RECORDS UNDER RECEPTION NUMBER 220714516;

THENCE SOUTH 49°05'51" WEST ON SAID EXTERIOR, A DISTANCE OF 268.99 FEET TO THE NORTHEASTERLY CORNER OF THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JANUARY 15, 2013 IN SAID RECORDS UNDER RECEPTION NUMBER 213006396;

THENCE ON THE EXTERIOR OF SAID SPECIAL WARRANTY DEED THE FOLLOWING (2) TWO COURSES:

- NORTH 82°23'34" WEST, A DISTANCE OF 54.68 FEET;
- THENCE NORTH 89°59'11" WEST A DISTANCE OF 633.04 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 723.00 FEET, WHOSE CENTER BEARS NORTH 49°45'52" WEST, SAID POINT BEING ON THE EXTERIOR OF FOREST MEADOWS FILING NO. 6A RECORDED SEPTEMBER 10, 2013 IN SAID RECORDS UNDER RECEPTION NUMBER 213713374;

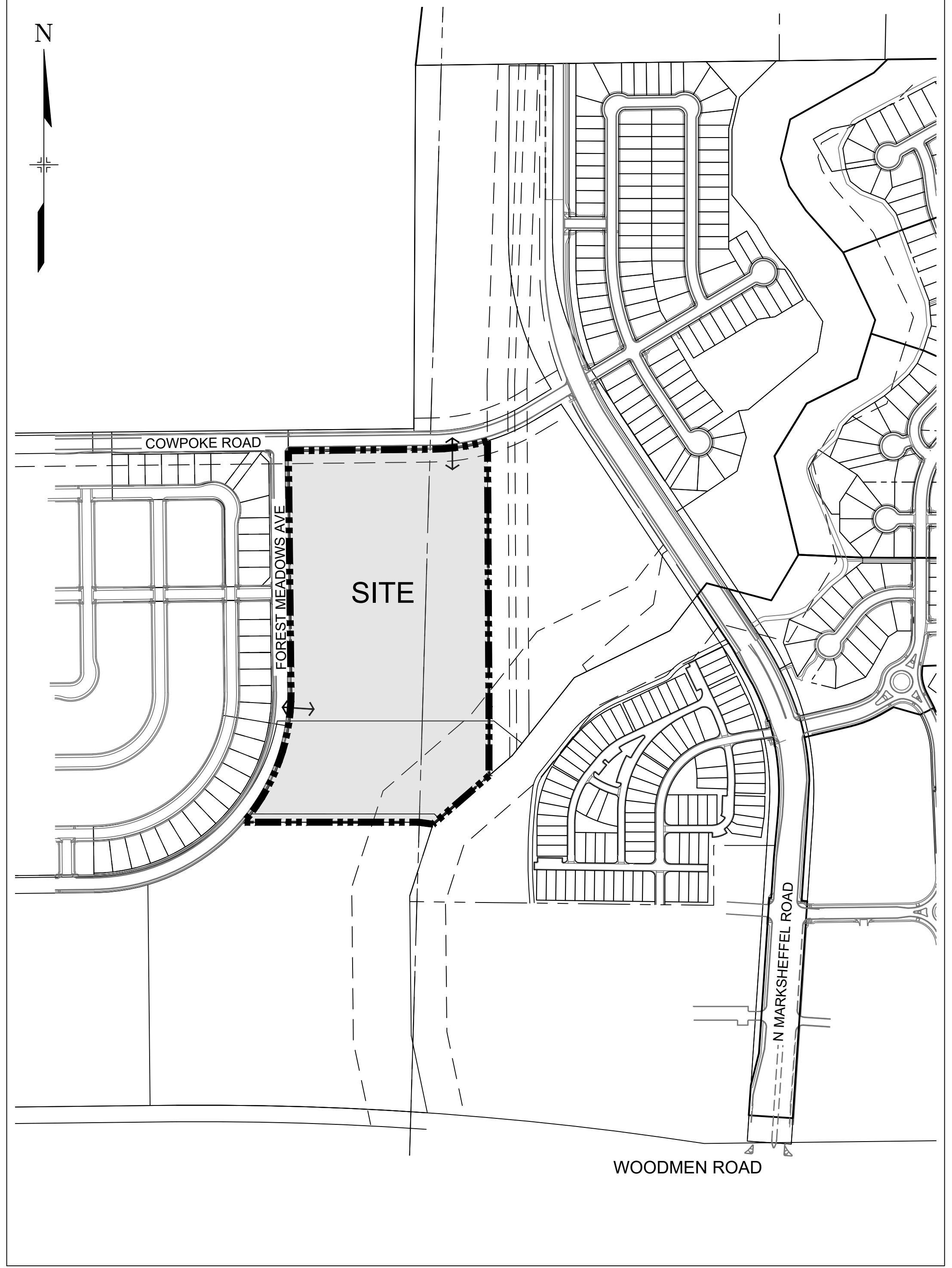
THENCE ON THE EXTERIOR OF SAID FOREST MEADOWS FILING NO. 6A AND THE EXTERIOR OF FOREST MEADOWS FILING NO. 7 RECORDED NOVEMBER 20, 2014 IN SAID RECORDS UNDER RECEPTION NUMBER 214713542 AND THE EXTERIOR OF FOREST MEADOWS FILING NO 7A RECORDED NOVEMBER 20, 2014 IN SAID RECORDS UNDER RECEPTION NUMBER 214713543 THE FOLLOWING (2) TWO COURSES:

- THENCE NORTHERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°52'01", AN ARC DISTANCE OF 515.69 FEET;
- THENCE NORTH 00°37'53" WEST A DISTANCE OF 874.97 FEET TO THE EXTERIOR OF ASPEN MEADOWS FILING NO. 1 RECORDED _____, 2021 IN SAID RECORDS UNDER RECEPTION NUMBER _____;

THENCE ON THE EXTERIOR OF SAID ASPEN MEADOWS FILING NO. 1 THE FOLLOWING (2) TWO COURSES:

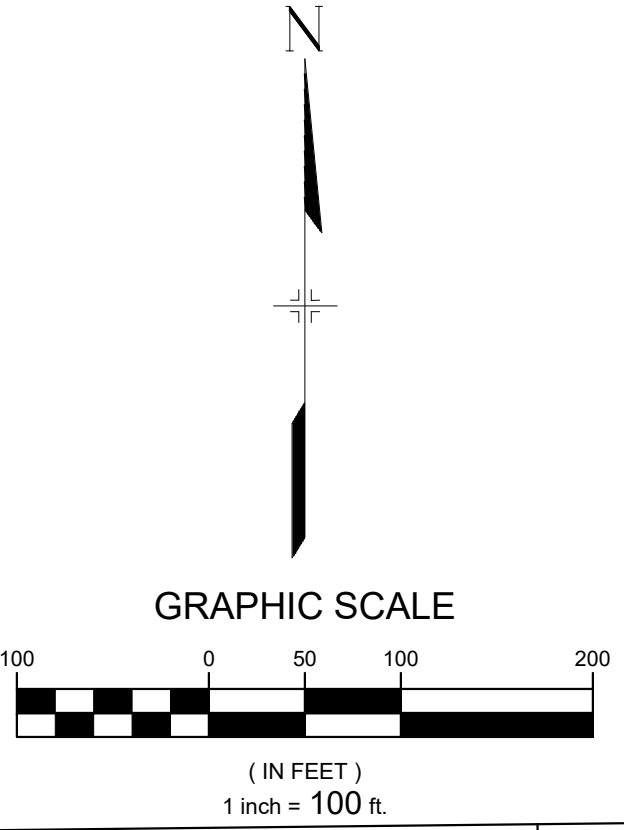
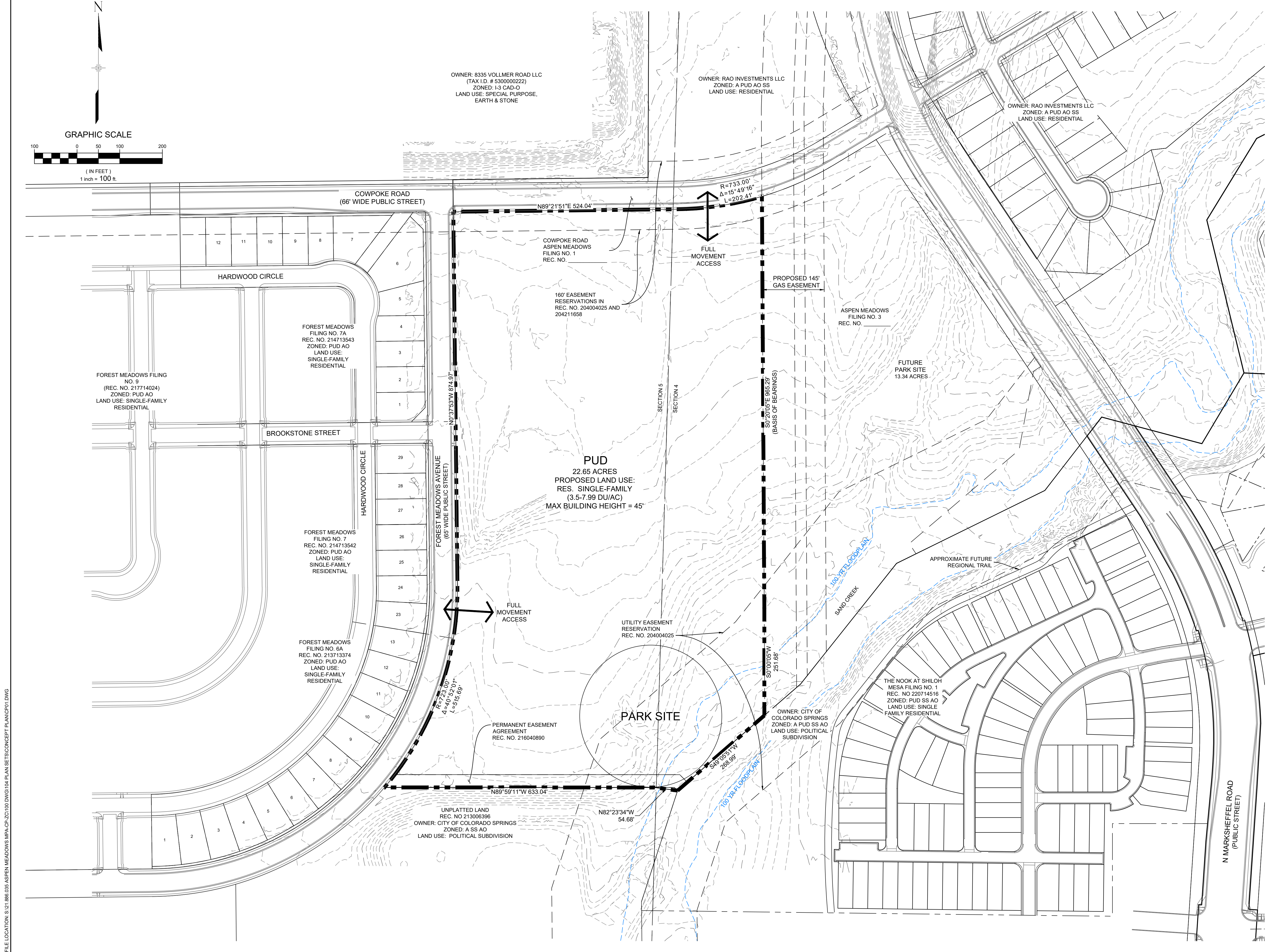
- THENCE NORTH 89°21'51" EAST A DISTANCE OF 524.04 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 733.00 FEET, WHOSE CENTER BEARS NORTHWESTERLY;
- THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°49'16", AN ARC DISTANCE OF 202.41 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 986,780 SQUARE FEET (22.65336 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.



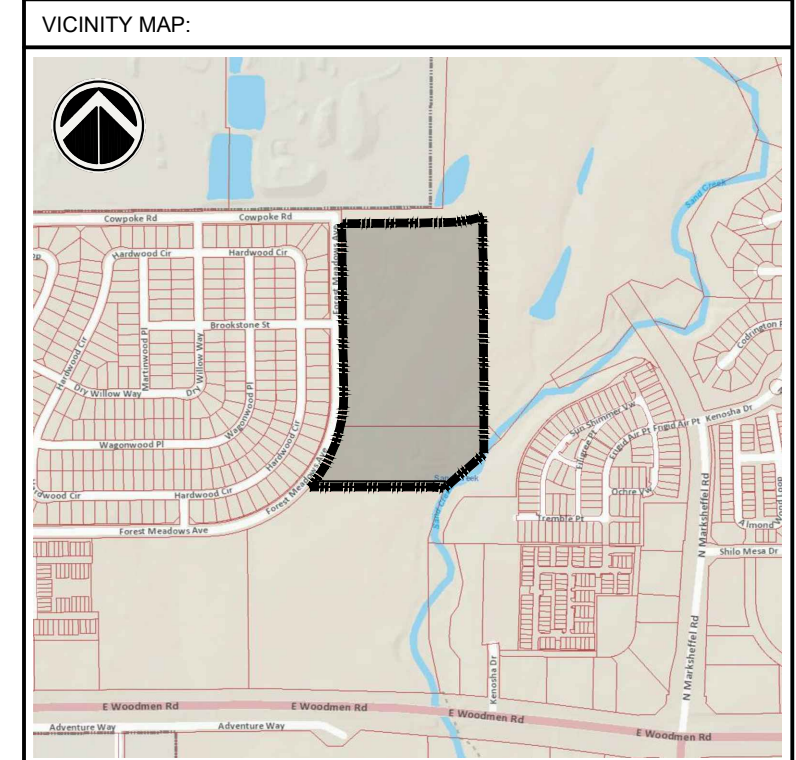
VICINITY MAP
 1" = 300'

FILE LOCATION: S:\21.886.035 ASPEN MEADOWS MPA\CP-ZC\100 DWG\104 PLAN BETS\CONCEPT PLAN\CP01.DWG



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PUD CONCEPT PLAN
CP01
 SHEET 02 OF 02
 CITY FILE NO.: CPC CP 21-XXXXX

FILE LOCATION: S:\21.886.035 ASPEN MEADOWS\MPA-CP-21-001 DWG\104 PLAN SET\CONCEPT PLAN\CP01.DWG