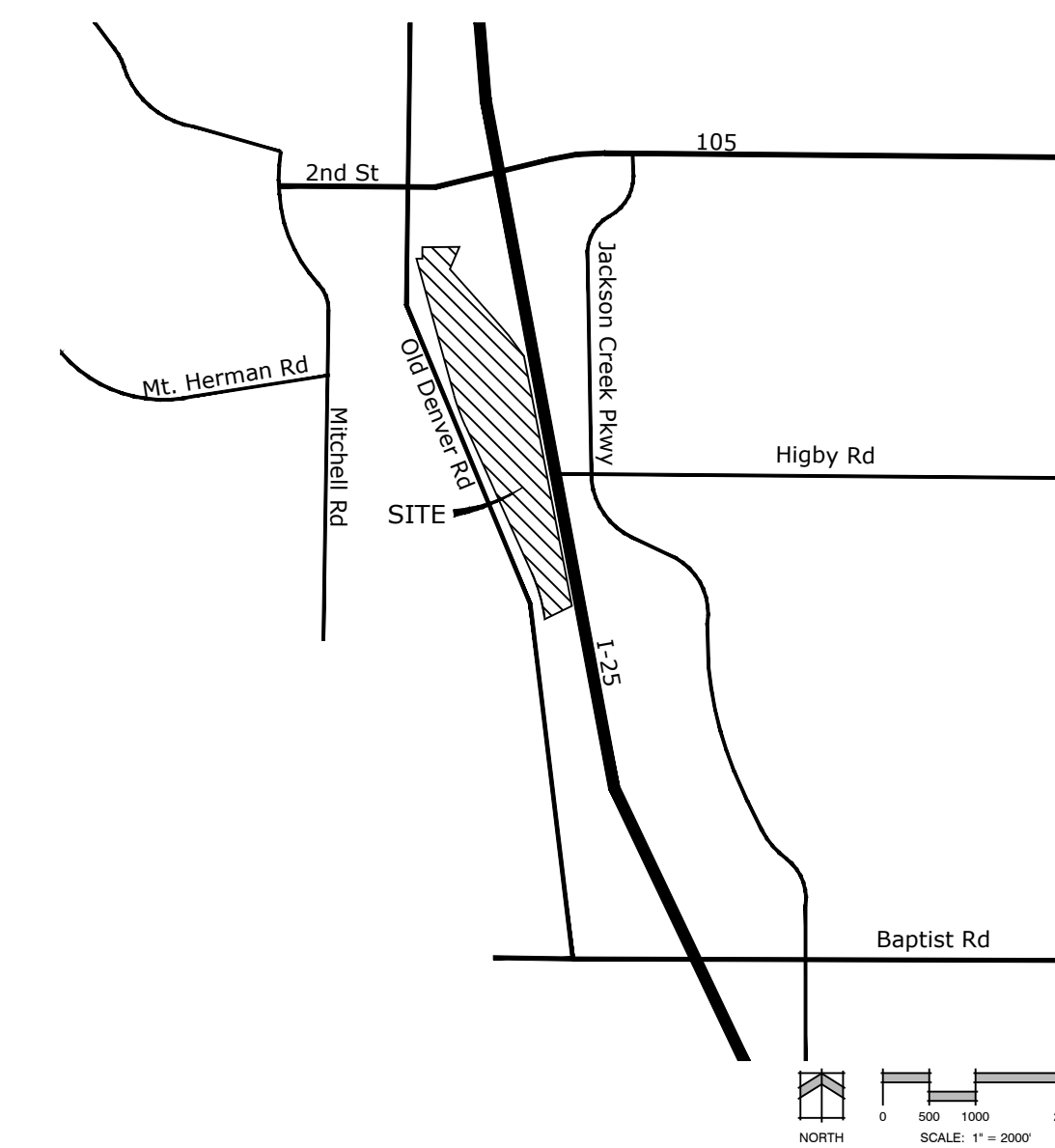


CONEXUS PHASE 2 & 3

SKETCH PD PLAN

A PORTION OF THE NORTH HALF OF SECTION 26, AND THE SOUTH HALF OF SECTION 23,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

VICINITY MAP



CERTIFICATION BLOCKS:

OWNERSHIP CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT PHOENIX BELL & ASSOC. and WAYNE JOHNSON BEING THE OWNER(S), OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LEGAL DESCRIPTION:

SEE LEGAL DESCRIPTION ON THIS PAGE

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN AS CONEXUS PHASE 2 & 3 IN THE TOWN OF MONUMENT.

OWNER(S) SIGNATURE(S) (NOTARIZED)

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 _____

LIENHOLDER SUBORDINATION CERTIFICATE:

THERE IS NO LIENHOLDER ON THIS PROPERTY

TITLE CERTIFICATION:

I, _____ AN AUTHORIZED REPRESENTATIVE OF _____

_____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES, AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED SIGNATURE (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 _____

BOARD OF TRUSTEES APPROVAL:

THIS SKETCH PD PLAN FOR CONEXUS PHASE 2 & 3 SKETCH PD PLAN IS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MONUMENT, COLORADO ON THIS _____ DAY OF _____, 20____.

MAYOR _____ DATE _____

ATTEST:
TOWN CLERK _____ DATE _____

PLANNING DEPARTMENT CERTIFICATION:

THE SKETCH PLAN AND ZONING REGULATIONS FOR CONEXUS PHASE 2 & 3 PD SKETCH PLAN WERE REVIEWED BY THE TOWN OF MONUMENT PLANNING DEPARTMENT THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR _____ DATE _____

LEGAL DESCRIPTION:

PARCEL OF LAND
A TRACT OF LAND LOCATED IN PORTIONS OF SECTIONS 14, 23 AND 28 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. 20700074 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 1401.66';
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 30°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 S 10°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 (143.98 ACRES) MORE OR LESS.

Include a reception number reference for the MOU if available or provide a copy.

GENERAL NOTES:

- All public streets and roads will be dedicated to the Town of Monument and be maintained by TriView Metro District. All streets will be constructed to the Town of Monument standards, including paving and street lights.
- All detention and drainage tracts will be owned & maintained by TriView Metro District.
- The CONEXUS Property Owners Association will act as the Architectural Control Committee for building architecture. The CONEXUS Property Owners Association will maintain all entry signs.
- No uses shall be permitted that would generate toxic materials or waste.
- Water and wastewater service will be provided by the Tri-View Metropolitan District.
- Signs require submittal of a separate sign permit to the Planning Department for review and approval.
- The site is within a designated FEMA floodplain as determined by the flood insurance rate map, community panel number 08041C0278G, effective December 7, 2018.
- For residential uses, park and school land dedication or fees in lieu of land will be required per the applicable requirements of Chapter 16-32 of the Town of Monument Municipal Code at the time of Final Plat recording.
- Regional detention for all land use areas will be provided within the CoNexus Phase 2-3 Sketch PD Plan boundary.
- The CONEXUS Phase 2 & 3 PD Sketch Plan will be subject to the Memorandum of Understanding (MOU) between El Paso County and Phoenix Bell Ltd. (the landowner), which permits up to six crossings of the New Santa Fe Regional Trail. The MOU requires that any proposed trail crossing shall be reviewed by the County and will meet the following terms and conditions of the MOU:
 - The Developer will provide a license agreement for the trail crossing for approval by the Board of County Commissioners in accordance with the MOU. This will require approval before recording of the first Final Plat on the site.
 - The Developer will provide a trail signage plan to El Paso County Community Development Services for review and approval in accordance with the MOU. This will require approval before recording of the first Final Plat on the site.
- The CONEXUS Phase 2 & 3 PD Sketch Plan will be subject to the Memorandum of Understanding (MOU) between El Paso County and Phoenix Bell Ltd. (the landowner), which permits up to six crossings of the New Santa Fe Regional Trail. The MOU requires that any proposed trail crossing shall be reviewed by the County and will meet the following terms and conditions of the MOU:

Add the following note:
- No direct lot access is permitted from Old Denver Road.

Confirm coordination with EPC Parks prior to approval.

UNITED STATES AIRFORCE ACADEMY NOTES

FOR RESIDENTIAL USE ONLY:

- A PRIVATE AVIGATION EASEMENT ACKNOWLEDGING THE USAFA AIRMANSHIP PROGRAM WILL BE ESTABLISHED PRIOR TO RECORDATION OF THE FINAL SUBDIVISION PLAT(S) FOR THIS DEVELOPMENT.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR INCIDENTAL SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.

SITE DATA:

Existing Zoning: PID Regency Park
Existing Use: Vacant
Proposed Zoning: PD
Proposed Use: See Land Use Table
Development Schedule: 2024
Total Acres: 146 Acres

Site Standards:
Building Setbacks:
- Interstate 25: 50'
- Old Denver Road: 25'
Landscape Setbacks/Buffers:
- Interstate 25: 25'
- Old Denver Road: 20'
Maximum Building Height: Ninety (90) feet

LAND USE TABLE:

	AREA		PERMITTED LAND USE TYPE	NON-RESIDENTIAL		RESIDENTIAL
	Acres	%		Maximum SF	Approx. FAR*	Maximum # Units
AREA A	34.5	23.6%	Commercial Civic Office Light Industrial Multi-Use* Residential High-Density Residential Medium-Density	320,000	≈0.25	150 90
AREA B	35.5	24.3%	Commercial Civic Office Light Industrial Multi-Use* Residential High-Density Residential Medium-Density	330,000	≈0.25	155 90
AREA C	38	26.0%	Commercial Civic Office Light Industrial Multi-Use* Residential High-Density Residential Medium-Density	350,000	≈0.25	160 100
AREA D	24	16.5%	Open Space, Park, Trails, Drainage			
AREA E	6.5	4.5%	Open Space, Drainage			
R.O.W.	7.5	5.1%	Right-of-Way			
TOTAL	146	100		1,000,000		465

* A 15% reduction for on-site regional detention from Area Acreages is assumed in calculating FAR.

LAND USE NOTES:

- Commercial Use Types: Uses including the sale, rental, service, and distribution of goods; and the provision of services. Includes commercial recreation/entertainment, hotels/motels, conference centers, mini-storage.
- Civic Use Types: Includes the performance of educational, recreational, cultural, medical, protective, utility, governmental, and other uses which are strongly vested with public social importance.
- Light Industrial Use Types: Includes the manufacture or processing of finished products from previously prepared materials (not from raw materials) and the storage and distribution of products. Include buildings used primarily for warehousing and distribution and research & development facilities. Screened outdoor storage is allowed as a principal use.
- Multi-use Use Type: commercial, office, or light industrial and/or residential combined in the same building or lot.
- Office Use Types: Uses providing for administrative services, professional services, and accessory activities. Includes call centers.
- Residential Use Types: Uses providing wholly or primarily permanent living accommodations (includes retirement and assisted living facilities).
 - Residential use is limited to 25% of each land use area.
 - Medium-Density Residential: 6-12 du/ac
 - High-Density Residential: 12-20 du/ac

SHEET INDEX:

SHEET 1 OF 5 :	COVER SHEET
SHEET 2 OF 5:	SKETCH PLAN
SHEET 3 OF 5:	CONCEPTUAL UTILITY PLAN
SHEET 4 OF 5:	ENVIRONMENTAL ASSESSMENT
SHEET 5 OF 5:	SLOPE ANALYSIS MAP

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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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PHASE 2 & 3
SKETCH PD PLAN

Old Denver Road
Monument, CO
80132

DATE: 05/18/2020
PROJECT MGR: A. Barlow
PREPARED BY: K. Marshall

DATE: BY: DESCRIPTION:

ISSUE / REVISION

COVER SHEET

1 OF 5

CONEXUS PHASE 2 & 3

SKETCH PD PLAN

A PORTION OF THE NORTH HALF OF SECTION 26, AND THE SOUTH HALF OF SECTION 23,
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO

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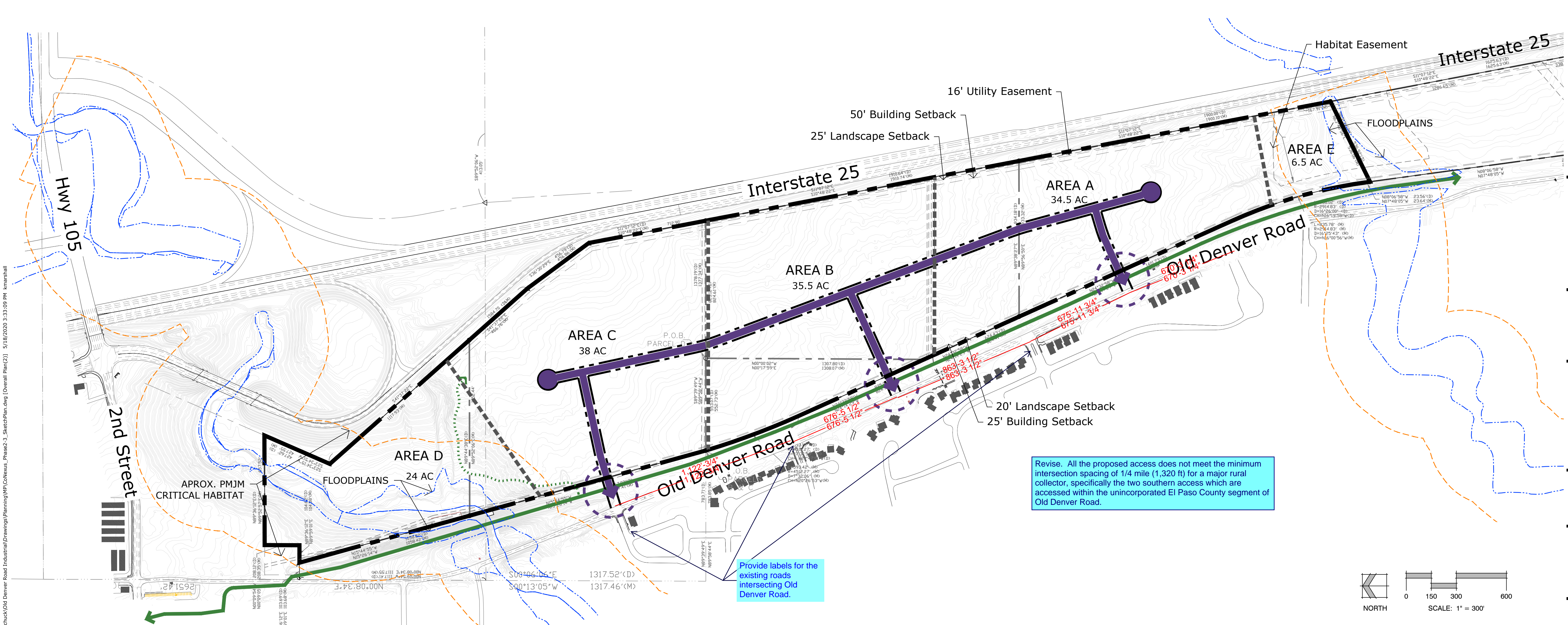
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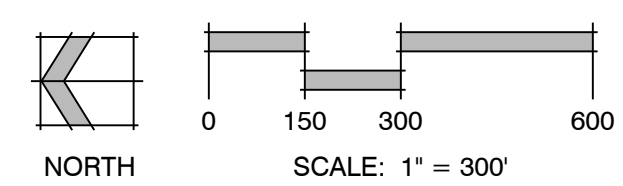
LEGEND

-  SITE BOUNDARY
-  EXISTING PROPERTY LINES
-  USE AREA BOUNDARIES
-  FLOOD ZONE AE
-  APPROX. LIMIT OF CRITICAL PMJM HABITAT
-  EASEMENTS
-  SITE SETBACKS
-  PROPOSED PUBLIC STREETS
-  ACCESS LOCATIONS
-  EXISTING SANTA FE REGIONAL TRAIL
-  PROPOSED TRAIL



Revise. All the proposed access does not meet the minimum intersection spacing of 1/4 mile (1,320 ft) for a major rural collector, specifically the two southern access which are accessed within the unincorporated El Paso County segment of Old Denver Road.

Provide labels for the existing roads intersecting Old Denver Road.



CONEXUS
BUSINESS CENTER
PHASE 2 & 3
SKETCH PD PLAN

Old Denver Road
Monument, CO
80132

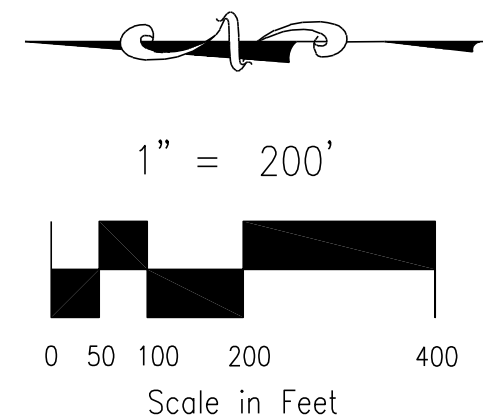
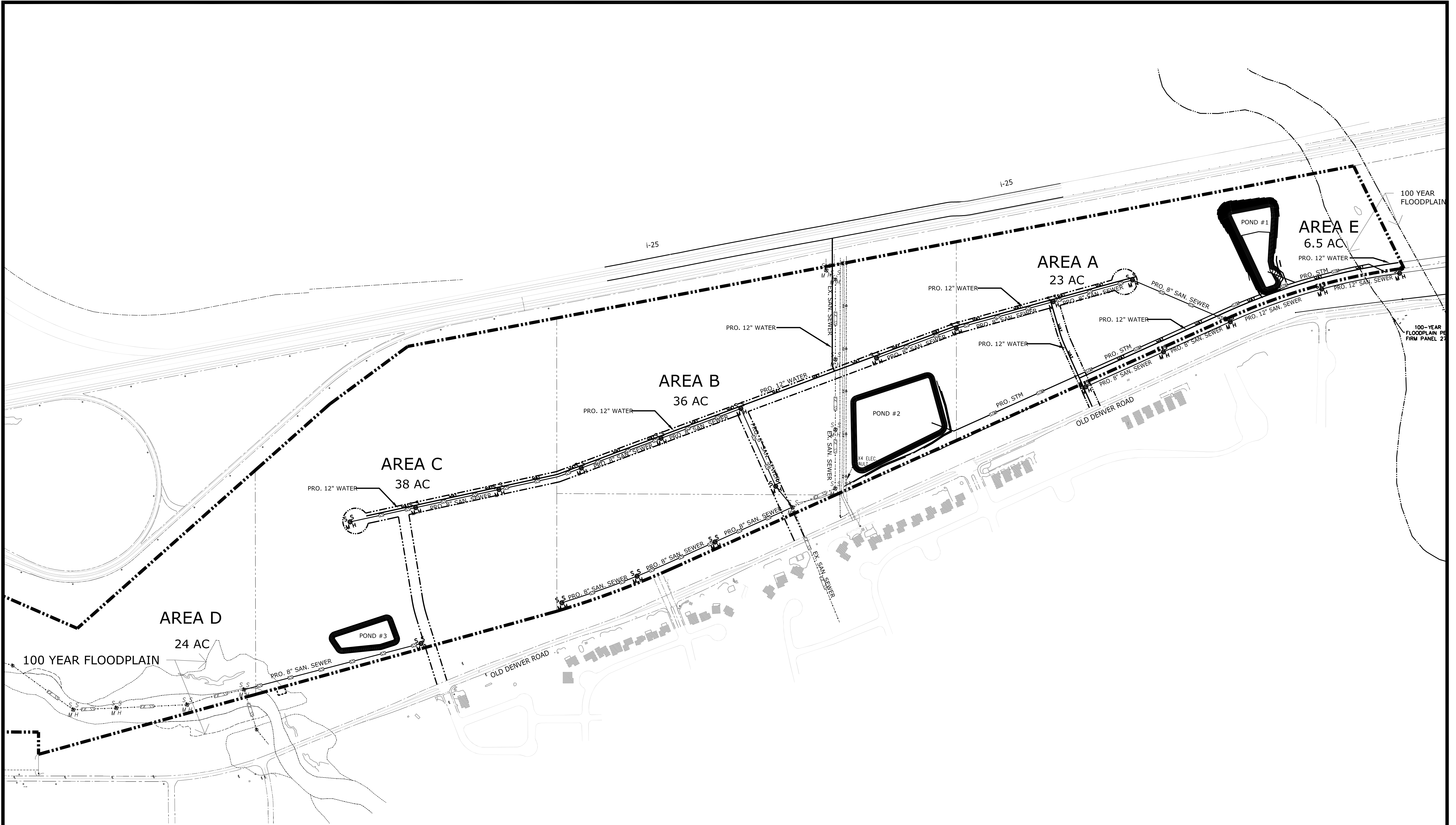
DATE: 05/18/2020
PROJECT MGR: A. Barlow
PREPARED BY: K. Marshall

DATE: BY: DESCRIPTION:

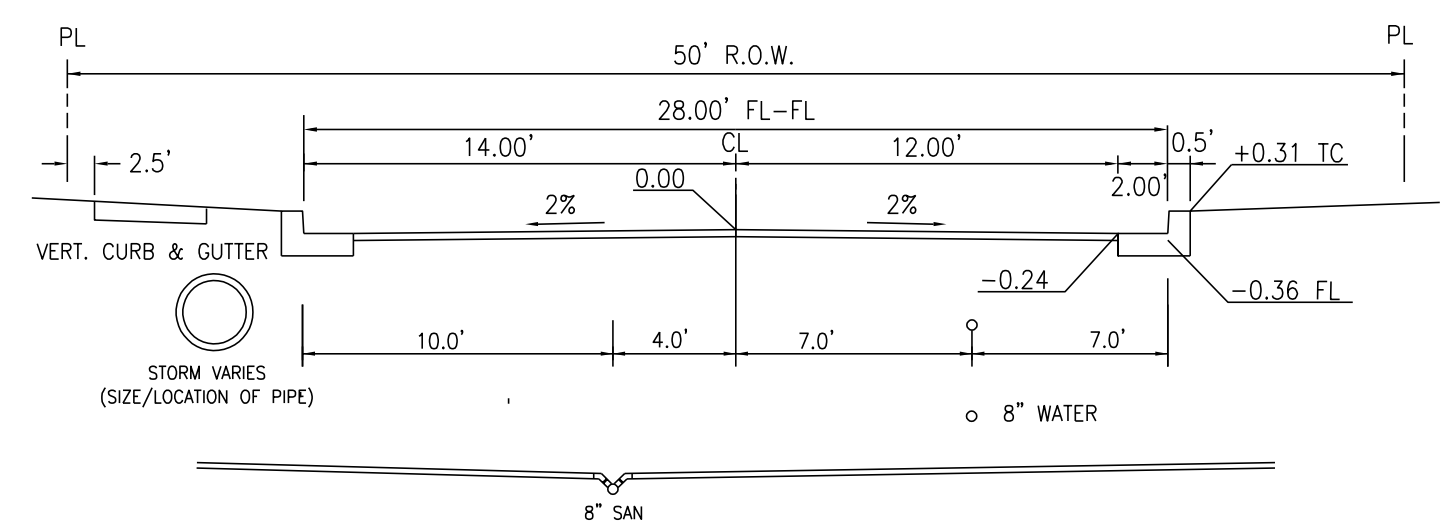
SKETCH PD PLAN

1 OF 5

P:\Sketch\Old Denver Road Industrial\Drawings\Planning\MP\Conexus_Phase2_3_SketchPlan.dwg (Overall Plan) (2) 5/18/2020 3:33:09 PM kmarshall




LEGEND		
PROPOSED	UTILITY	EXISTING
— WAT —	WATER	--- EX. WAT ---
— S S —	SANITARY SEWER	--- EX. S S ---
— GAS —	GAS	--- EX. GAS ---
INLET	UNDERGROUND ELECTRIC	--- EX. ELEC ---
INLET	STORM SEWER	--- EX. STORM ---
INLET	VALVE	bc
INLET	FIRE HYDRANT	bc
S S	MANHOLE	S S
M H		M H



SHEET 3 OF 5

FILE: 190305KETCH.DWG 5/9/20



ENGINEERING • SURVEYING
1955 N. UNION BLVD., SUITE 200
COLORADO SPRINGS, CO 80909
(719) 475-2575 • FAX (719) 475-9225

**CONEXUS PHASES 2 & 3
PRELIMINARY UTILITY PLAN**

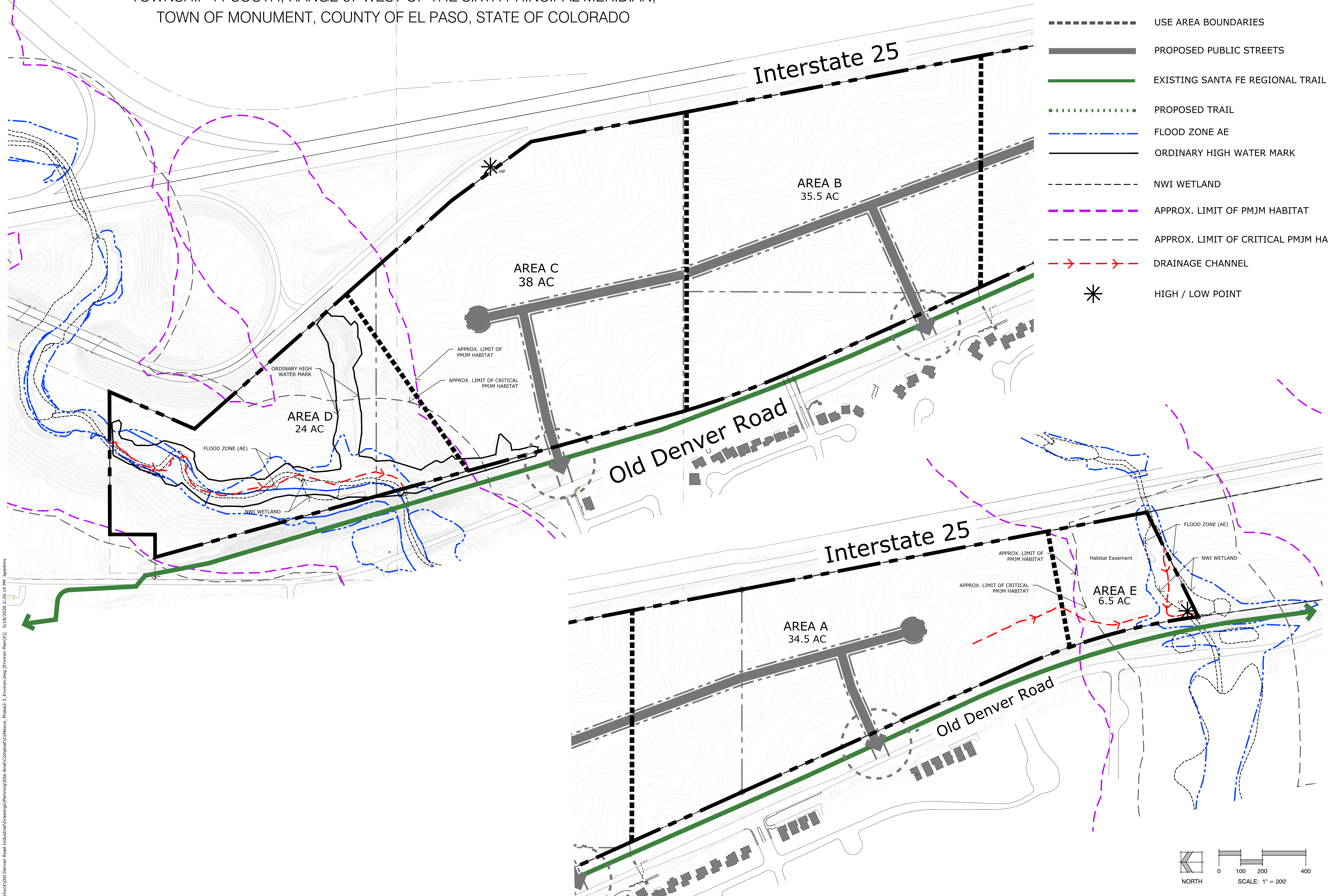
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SCALE : 1"=200' DRAWN BY : KDR
DATE : 5/9/20 CHECKED BY : KDR

19-030
JOB NO.

CONEXUS PHASE 2

SKETCH PD PLAN

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TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF MONUMENT, COUNTY OF EL PASO, STATE OF COLORADO



- LEGEND**
- SITE BOUNDARY
 - EXISTING PROPERTY LINES
 - USE AREA BOUNDARIES
 - PROPOSED PUBLIC STREETS
 - EXISTING SANTA FE REGIONAL TRAIL
 - PROPOSED TRAIL
 - FLOOD ZONE AE
 - ORDINARY HIGH WATER MARK
 - NWI WETLAND
 - APPROX. LIMIT OF PMJM HABITAT
 - APPROX. LIMIT OF CRITICAL PMJM HABITAT
 - DRAINAGE CHANNEL
 - HIGH / LOW POINT

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PHASE 2 & 3
SKETCH PD PLAN

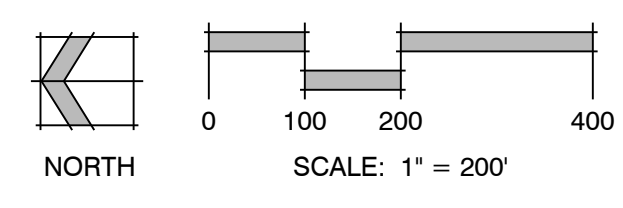
Old Denver Road
Monument, CO
80132

DATE: 05/18/2020
PROJECT MGR: A. Barlow
PREPARED BY: B. Perkins

DATE:	BY:	DESCRIPTION:

ENVIRONMENTAL
ASSESSMENT MAP

P:\Schuck\Old Denver Road Industrial\Drawings\Planning\Site-Plan\Composite\Conexus_Phase2-3_Environment.dwg (Environ Plan) 01/18/2020 2:25:14 PM bperkins



CONEXUS PHASE 2 & 3

SKETCH PD PLAN

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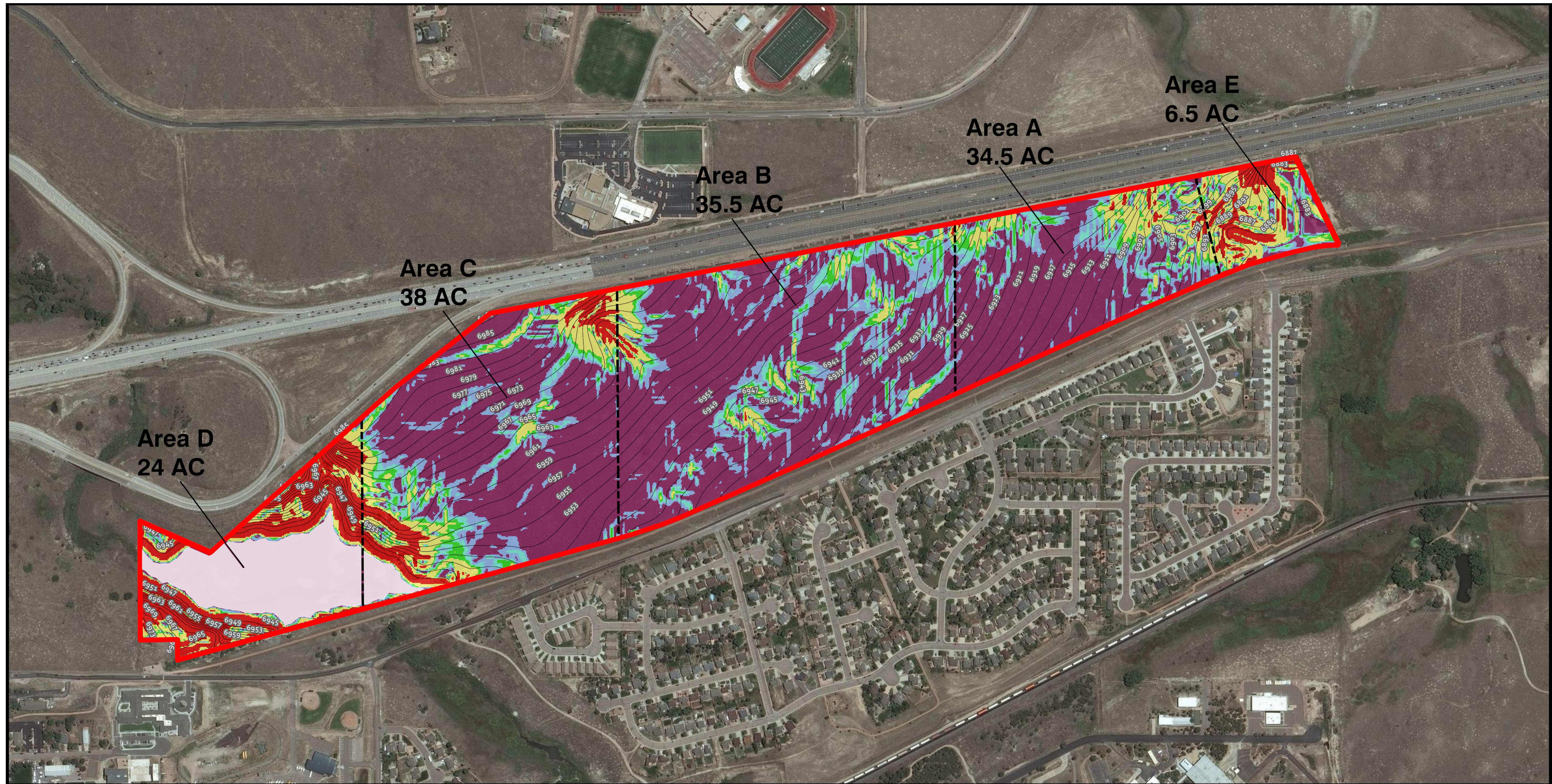


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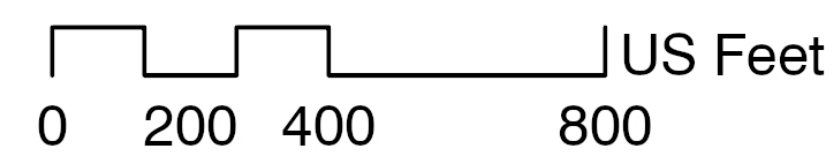
Degree of Slope

Value

- ≤ 10
- ≤ 15
- ≤ 20
- ≤ 25
- ≤ 50
- ≤ 50+

— Contour (2 ft)

▭ Project Boundary



PHASE 2 & 3
SKETCH PD PLAN

Old Denver Road
Monument, CO
80132

DATE: 05/18/2020
PROJECT MGR: A. Barlow
PREPARED BY: K. Pietkoski

SCALE

SCALE INFO

DATE:	BY:	DESCRIPTION:

SCALE / REGION

SLOPE ANALYSIS

SHEET NUMBER

5 OF 5

PLANT FILE #