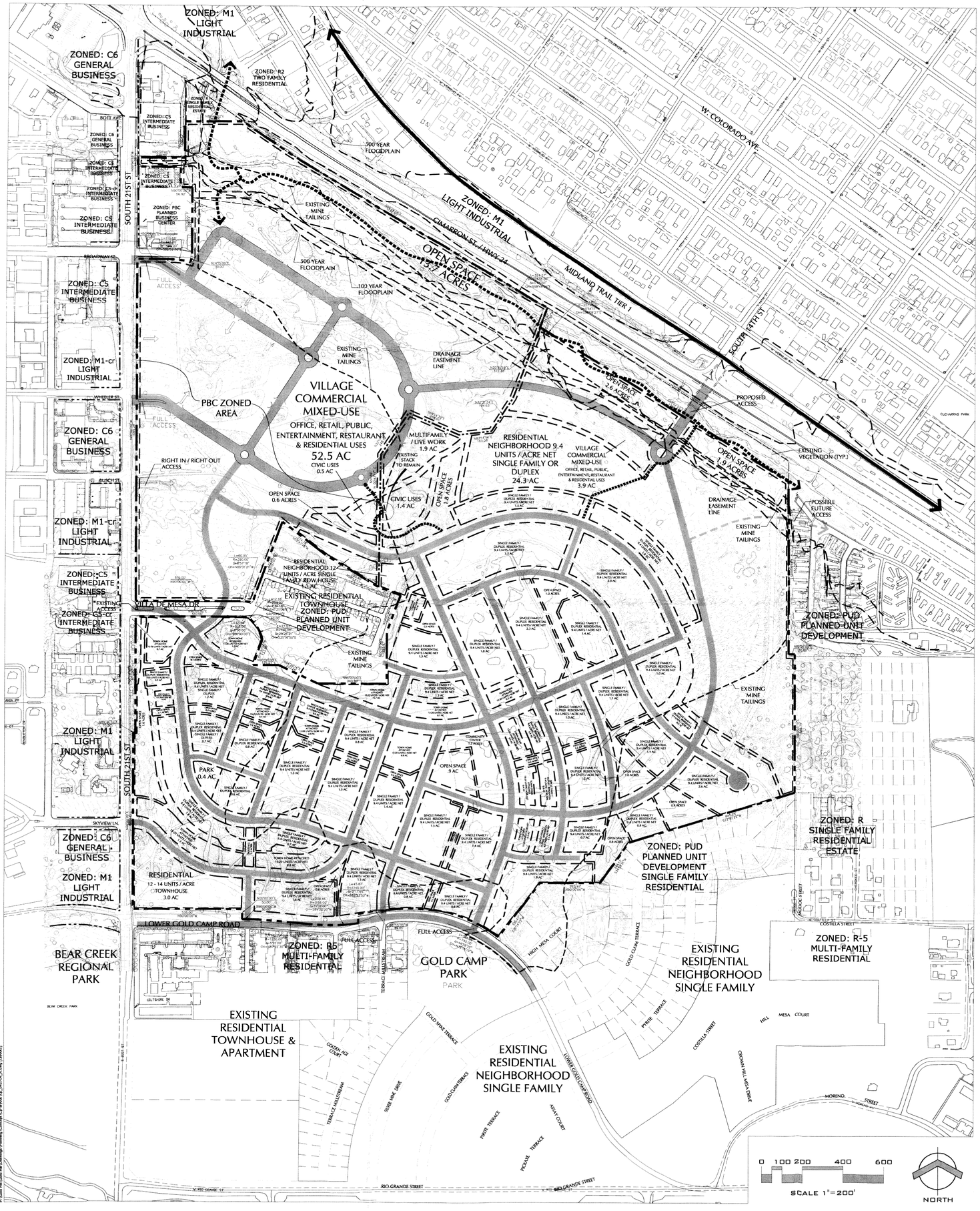
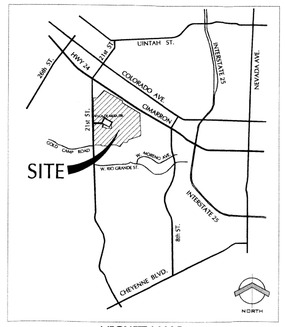
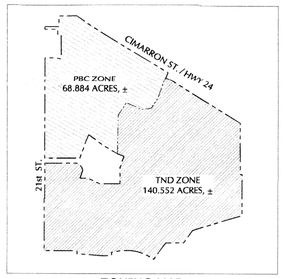




VICINITY MAP
N.T.S.



ZONING MAP
1'=1000'

TND LEGAL DESCRIPTION

That certain parcel of land situated in the East One-Half of Section 14 and the West One-Half of the West One-Half of Section 13, both of Township 14 South, Range 67 West of the 6th P.M., City of Colorado Springs, County of El Paso, State of Colorado, more particularly described as follows:

Commencing at the Northwest Corner of the Northeast One-Quarter said Section 14, (all bearings used in this description area relative to the West line of the Northeast One-Quarter of said Section 14, which was assumed to be South 00°00'00" East); thence North 89°42'59" East along the Northerly Line of said Northeast One-Quarter, 30.23 feet; thence South 29°00'00" East, 181.31 feet, said point also being the Northwest Corner of Lot 1, Block 2, GOLDEN CYCLE SUBDIVISION NO. 1 as recorded in Plat Book A-2 at Page 54 of the records of said El Paso County; thence North 90°00'00" East along the North line of said Lot 1, 230.00 feet to a point on the East line of said GOLDEN CYCLE SUBDIVISION NO. 1; thence North 00°00'00" East along said East line, 180.94 feet; thence North 89°40'22" East, 284.95 feet to a point on the Southwesterly right-of-way line of that tract of land conveyed to the Colorado Department of Highways in Book 1961 at Page 983 of the records of said El Paso County; thence Southerly and Easterly along said Southwesterly right-of-way line for the following three (3) courses; (1) thence South 55°22'27" East, 281.72 feet; (2) thence South 59°09'04" East, 1146.85 feet; (3) thence on the arc of a curve to the right having a central angle of 00°48'50", a radius of 22,835.00 feet and an arc length of 324.37 feet to a point on the Westerly line of that tract of land as described in Book 2974 at Page 688 of the records of said El Paso County; thence South 29°31'59" West along the Westerly of said tract on a non-tangent line to the last mentioned curve, 101.92 feet to the POINT OF BEGINNING;

Thence Easterly along the Northerly line of said tract the following two (2) courses; (1) thence on the arc of a curve to the right whose chord bears South 58°09'28" East, having a central angle of 00°14'17", a radius of 22,735.00 feet and an arc length of 93.80 feet; (2) thence South 58°02'22" East on the forward tangent to the last mentioned curve, 1339.21 feet to a point on the Westerly line of that tract of land described in Book 2889 at page 547 of the records of said El Paso County; thence South 00°00'24" East along said Westerly line, 853.50 feet to the Southerly line thereof; thence N89°56'50"E along said Southerly line, 30.86 feet to a point on the Westerly line of PORTLAND HEIGHTS as recorded in Plat Book 1 at Page 55 of the records of said El Paso County; thence South 00°03'10" East along said Westerly line, 680.79 feet to the Northwesterly Corner of that tract of land described in Reception No. 201135455 of the records of said El Paso County; thence South 34°58'31" West, 844.13 feet to the North line of Parcel A as described in Reception No. 97035459 of the records of said El Paso County; thence Westerly and Southwesterly along the Northerly and Northwesterly lines of said tract for the following two (2) courses; (1) thence North 90°00'00" West, 292.45 feet; (2) thence South 36°14'22" West, 335.47 feet to the Northerly right-of-way line of Lower Gold Camp Road as shown on CROWN HILL MESA SUBDIVISION FILING NO. 3 as recorded at Reception No. 200156380 of the records of said El Paso County; thence Northwesterly, Westerly and Southerly along the Northerly right-of-way line of said Lower Gold Camp Road for the following four (4) courses; (1) thence on the arc of a curve to the left whose chord bears North 26°15'19" West, having a central angle of 44°59'22", a radius of 240.00 feet and an arc length of 581.06 feet; (2) thence South 81°15'00" West on the forward tangent to the last mentioned curve, 94.85 feet; (3) thence on the arc of a curve to the right whose chord bears South 82°23'52" West, having a central angle of 02°17'44", a radius of 1145.00 feet and an arc length of 45.87 feet; (4) thence South 00°00'00" East, 49.94 feet to the Northerly line of that tract of land described in Book 2786 at Page 137 of the records of said El Paso County; thence Westerly along the Northerly line of said tract for the following five (5) courses; (1) thence on the arc of a curve to the right whose chord bears South 89°32'00" West having a central angle of 11°26'00", a radius of 1195.00 feet and an arc length of 238.46 feet; (2) thence North 84°45'00" West on the forward tangent to the last mentioned curve, 188.00 feet; (3) thence on the arc of a curve to the left having a central angle of 9°15'00", a radius of 1230.00 feet and an arc length of 112.70 feet; (4) thence North 90°00'00" West on the forward tangent and an arc length of 112.70 feet; (5) thence North 90°00'00" West on the forward tangent to the last mentioned curve, 30.00 feet to a point on the Easterly line of GOLD HILL PLAZA FILING NO. 1 as recorded in Plat Book 3-3 at Page 69 of the records of said El Paso County; thence along the Easterly and Northerly lines of said GOLD HILL PLAZA FILING NO. 1 for the following two (2) courses; (1) thence North 00°00'00" East, 50.00 feet; (2) thence North 90°00'00" West, 535.00 feet to a point on the Easterly right-of-way line of said South 21st Street; thence Northerly along said Easterly right-of-way line for the following three (3) courses; (1) thence North 00°00'00" East, 871.13 feet; (2) thence North 89°36'52" East, 10.00 feet; (3) thence North 00°00'00" East, 573.09 feet to the Northwest corner of Common Area C as platted in VILLA DEMESA FILING NO.1 as recorded in Plat Book K-2 at Page 6 of the records of said El Paso County; thence along the North line of said Common Area C for the following (2) courses; (1) thence North 90°00'00" East, 510.00 feet; (2) thence on the arc of a curve to the right having a central angle of 9°00'00", a radius of 310.00 feet and an arc length of 43.28 feet; thence on the arc of a curve to the right whose chord bears South 41°21'09" East, having a central angle of 2°42'18", a radius of 258.00 feet and an arc length of 12.18 feet; thence South 40°00'00" East on the forward tangent of the last mentioned curve, 40.00 feet; thence on the arc of a curve to the right having a central angle of 29°26'21", a radius of 150.00 feet and an arc length of 77.08 feet; thence South 19°30'00" West on a non-tangent line to the last mentioned curve, 133.88 feet to a point on the South line of said VILLA DEMESA FILING NO.1; thence Easterly, Northerly and Westerly along the Southerly, Easterly and Northerly lines of said VILLA DEMESA FILING NO. 1 for the following six (6) courses; (1) thence North 90°00'00" East, 125.21 feet; (2) thence South 64°59'14" East, 210.24 feet; (3) thence North 90°00'00" East, 340.00 feet; (4) thence North 00°00'00" East, 253.97 feet; (5) thence North 19°30'00" East, 199.16 feet; (6) thence North 70°30'00" West, 114.51 feet to the Southerly Corner of the tract of land described in Book 1902 at Page 179 of the records of said El Paso County; thence North 00°43'11" East along the Easterly line of said tract, 651.59 feet to a point on the Northwesterly boundary line of a tract of land conveyed in Book 2033 at Page 614 of the records of said El Paso County; thence Northeasterly and Southeasterly along the Northerly boundary line of said conveyed tract for the following courses; (1) thence North 33°11'57" East, 248.10 feet; (2) thence South 64°14'39" East, 268.91 feet; (3) thence North 83°14'56" East, 160.08 feet; (4) thence North 32°31'34" East, 194.63 feet; (5) thence North 20°31'09" East, 372.38 feet to the POINT OF BEGINNING.

Area = 140.552 Acres. More or Less.

TND LAND USE CHART

GROSS ACRES	140.552 ACRES TND	
LAND USE	REQUIRED	PROVIDED
-SINGLE FAMILY ATTACHED OR DETACHED HOUSING, TWO FAMILY DWELLING UNITS AND TOWNHOUSES	30% / 42 ACRES	87% / 122.56 ACRES
-MULTI-FAMILY HOUSING	15% / 21 ACRES	1% / 1.9 ACRES
-OPEN SPACE / PARKS	15% / 21 ACRES	10% / 14.8 ACRES
-COMMERCIAL (RETAIL, PARKING, OFFICE, INDUSTRIAL)	5% / 7 ACRES	0% / 0 ACRES
-CIVIC USE (COMMUNITY CENTER AND SPECIAL USE AREAS)	5% / 7 ACRES	1% / 1.2 ACRES
-PLAZA / SQUARE / COURTYARD (PUBLIC OR PRIVATE)	5% / 7 ACRES	1% / .09 ACRES
(ALL PERCENTAGES ARE EXPRESSED AS GROSS ACREAGE)		

TND SITE DATA

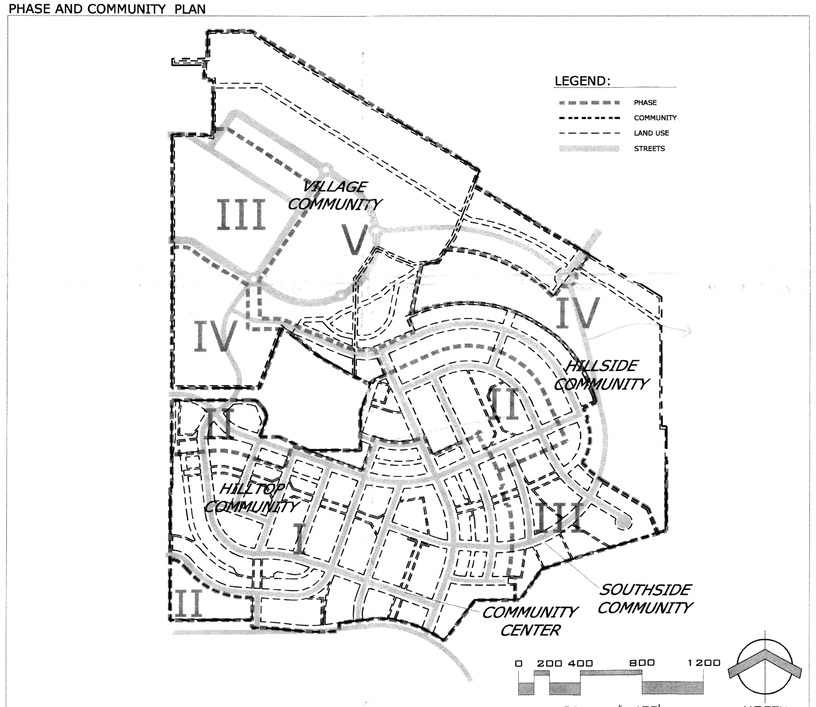
SITE ACREAGE: 140.552
EXISTING ZONING: TND

OWNER: GOLD HILL MESA TOWNSHIP, LLC
1040 S. 8th ST.
SUITE 101
COLORADO SPRINGS, CO 80906

GENERAL NOTES:

1. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGICAL HAZARD REPORT PREPARED BY CTL/THOMPSON, INC. DATED OCTOBER 9, 2002. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE CPC ZC 02-232 AND CPC CP 02-231 OF THE CITY OF COLORADO SPRINGS, DEVELOPMENT SERVICE DIVISION. CONTACT DEVELOPMENT SERVICES 30 SOUTH NEVADA AVENUE, SUITE 301, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
2. THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF THE VOLUNTARY CLEANUP PLAN (VCUP) PREPARED BY SPECTRUM SERVICES. A COPY OF SAID REPORT AND THE COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT APPROVAL LETTER DATED DECEMBER 20, 2002 HAS BEEN PLACED WITHIN FILE CPC ZP 02-232 AND CPC CP 02-231 OF THE CITY OF COLORADO SPRINGS, DEVELOPMENT SERVICE DIVISION. CONTACT DEVELOPMENT SERVICES 30 SOUTH NEVADA AVENUE, SUITE 301, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT. THE MATERIALS MANAGEMENT PLAN IS CONTAINED WITHIN THE VCUP.
3. THE GOLD HILL MESA PROPERTY WILL UTILIZE THE SEVEN PRINCIPALS OF XERISCAPE WHEN DESIGNING LANDSCAPE AREAS FOR THE PROJECT. THIS EFFORT WILL ALSO BE COORDINATED WITH ESTABLISHED ENVIRONMENTAL REVIEW AS DISCUSSED IN THE VCUP.
4. ALL PARKS WITHIN THE GOLD HILL MESA AREA SHALL BE PRIVATELY OWNED AND MAINTAINED.
5. ACCESS TO U.S. HIGHWAY 24 AS ILLUSTRATED ON THIS PLAN IS NOT APPROVED WITH THIS PLAN. AN ACCESS PERMIT/APPROVAL IS REQUIRED BY THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT).
6. IF ACCESS TO U.S. HIGHWAY 24 IS NOT GRANTED, MODIFICATIONS TO INTERNAL CIRCULATION WILL BE NEEDED IN ORDER TO SERVE THE COMMERCIAL AREA.
7. A MIX OF HOUSING DENSITIES AND TYPES WILL BE PROVIDED IN THE RESIDENTIAL NEIGHBORHOOD.
8. A LIGHTING AND SIGNAGE PLAN WILL BE PROVIDED WITH EACH DEVELOPMENT PLAN.
9. A TRANSIT STOP WILL BE PROVIDED AT A LOCATION MUTUALLY AGREEABLE WITH THE SPRINGS TRANSIT.
10. WHEN GOLD HILL MESA IS DEVELOPED, CIVIC USE AREA, COMMERCIAL USE, AND THE SPECIAL USE AREA WILL BE DESIGNED TO PROVIDE APPROPRIATE PUBLIC OR PRIVATE PLAZAS, COURTYARDS, AND OR SQUARES.
11. GRADING FOR THE HILLSIDE RESIDENTIAL AREA (PHASE II) SHALL BE DONE IN CONJUNCTION WITH OR BEFORE THE VILLAGE/COMMERCIAL MIXED USE AREA (PHASE III).
12. A SIDEWALK SHALL BE PROVIDED ALONG THE EAST SIDE OF 21ST STREET WHEN THE STREET IS IMPROVED.
13. A HOMEOWNERS ASSOCIATION OR OTHER ENTITY SHALL BE ESTABLISHED TO MAINTAIN COMMON AREAS/PARKS AND POSSIBLY PRIVATE LANDSCAPE AREAS AS WELL.
14. A PASSIVE-VENTINTING RADON SYSTEM SHALL BE INSTALLED FOR EACH STRUCTURE CONSTRUCTED IN THE SITE.
15. TRAFFIC CALMING TECHNIQUES WILL BE USED FOR THE MAIN STREET ALONG THE EAST SIDE OF THE SITE.
16. RIGHT-OF-WAY ADJACENT TO THE SITE WILL BE DEDICATED AS REQUIRED PER CITY STANDARDS.
17. PRIOR TO OR IN CONJUNCTION WITH THE FIRST DEVELOPMENT PLAN, THE WALL LOCATION AND DESIGN ADJACENT TO THE VILLA DE MESA HOA SHALL BE SUBMITTED.
18. FULL IMPROVEMENTS TO LOWER GOLD CAMP ROAD SHALL BE COMPLETED IN CONJUNCTION WITH THE FIRST DEVELOPMENT PLAN.
19. A PEDESTRIAN CONNECTION WILL BE PROVIDED WITH THE DEVELOPMENT OF THE SMOKESTACK AREA (PHASE V) TO THE RESIDENTIAL AREA ON THE UPPER MESA.
20. THE FIRST DEVELOPMENT PLAN FOR THIS SITE SHALL BE REVIEWED AND APPROVED BY CITY COUNCIL.
21. IN CONJUNCTION WITH THE FIRST DEVELOPMENT PLAN A PHASED PUBLIC IMPROVEMENTS PLAN AND / OR FUNDING FOR PUBLIC IMPROVEMENTS SHALL BE APPROVED.
22. THIS PROPERTY IS SUBJECT TO THE CITY'S STREAMSIDE ORDINANCE. CITY PLANNING RECOGNIZES THAT THIS PROPERTY IS SUBJECT TO TO A VCUP AS REGULATED BY THE STATE (CDPHE).

PHASE AND COMMUNITY PLAN



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GOLD HILL MESA
CONCEPT PLAN

DRAWN: ADT	DATE:	BY:	COMMENTS:	DATE: 4/29/04
APPROVED: TWS	DATE:	BY:	COMMENTS:	

SHEET NO.
1

CPC CP 04-127
PLANNER: MAYERL