

OWNER
 CDG - GARDEN OF THE GODS - LLC

CITY FILE NUMBER
 CITY FILE NO. - CPC ZC 21-00053 & CPC CP 21-00054.

PARCEL TAX SCHEDULE NUMBER
 7325222001; 7325213020

CURRENT ZONING
 PIP-2/C5P (PLANNED INDUSTRIAL PARK AND INTERMEDIATE BUSINESS WITH PLANNED PROVISIONAL OVERLAY) (ORDINANCE 3568 & ORDINANCE 82-146)

PROPOSED ZONING
 C-5 INTERMEDIATE BUSINESS

SITE AREA

TOTAL SITE AREA	- 2.776 ACRES
LOT 1	- 1.173 ACRES
LOT 2	- 0.869 ACRES
LOT 3	- 0.834 ACRES

LEGAL DESCRIPTION - GARDEN OF THE GODS WEST

LOT 1, BLOCK 3, WESTTECH 1 SUBDIVISION, FILING NO. 1, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

AND

LOT 7 IN BUCKINGHAM INDUSTRIAL PARK, IN THE CITY OF COLORADO SPRINGS, EXCEPT THAT PORTION CONVEYED IN DEED RECORDED MAY 24, 1984 IN BOOK 6482 AT PAGE 1242 DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN LOT 7, BUCKINGHAM INDUSTRIAL PARK AS RECORDED IN PLAT BOOK M-2 AT PAGE 22 OF THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF SAID LOT 7; (THE FOLLOWING THREE (3) COURSES ARE ALONG THE NORTHERLY LINE OF SAID LOT 7); THENCE ON AN ASSUMED BEARING OF SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 32.50 FEET;

THENCE SOUTH 01 DEGREE 56 MINUTES 48 SECONDS WEST A DISTANCE OF 13.47 FEET;

THENCE SOUTH 89 DEGREES 23 MINUTES 12 SECONDS EAST A DISTANCE OF 10.00 FEET;

THENCE SOUTH 00 DEGREES 36 MINUTES 48 SECONDS WEST A DISTANCE OF 500 FEET TO A POINT FIVE (5) FEET SOUTHERLY AS MEASURED PERPENDICULAR TO THE EASTERLY PORTION OF THE NORTHERLY LINE OF SAID LOT 7;

THENCE NORTH 89 DEGREES 23 MINUTES 12 SECONDS WEST PARALLEL WITH AND FIVE (5) FEET SOUTHERLY AS MEASURED PERPENDICULAR TO SAID NORTHERLY LINE A DISTANCE OF 29.15 FEET;

THENCE SOUTH 35 DEGREES 36 MINUTES 48 SECONDS WEST A DISTANCE OF 24.26 FEET TO WESTERLY LINE OF SAID LOT 7;

THENCE NORTH 01 DEGREE 56 MINUTES 48 SECONDS EAST ALONG SAID WESTERLY LINE A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.

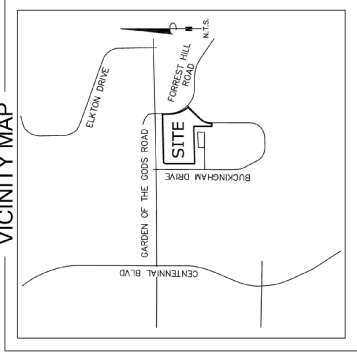
CONTAINING A CALCULATED AREA OF 120.9355 SQUARE FEET (2.77629 ACRES), MORE OR LESS.

NOTES:

1. ALL STOP SIGNS AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER AT LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT CITY TRAFFIC ENGINEERING, SIGNS & MARKETING AT 719-365-6720 FOR ASSISTANCE.
2. ADA NOTE THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR ORDINANCES ENACTED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
3. PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY.
4. ALL LIGHTING FIXTURES SHALL FULL CUT OFF SHIELDS OR FIXTURES TO REDUCE OFF SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS.
5. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD WAIVER PREPARED BY ENTECH ENGINEERING, INC. DATED APRIL 30, 2021. A COPY OF SAID WAIVER HAS BEEN PLACED IN FILE #CPC 21-00054 OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 701, COLORADO SPRINGS, CO 80903 IF YOU WOULD LIKE TO REVIEW SAID WAIVER.
6. THE FIRST DEVELOPMENT WILL TRIGGER THE INSTALLATION OF THE ACCESS DRIVEWAYS OFF BUCKINGHAM DRIVE AND FORREST HILL ROAD.
7. PRIVACY FENCING WILL BE REQUIRED ALONG THE SOUTH BOUNDARY OF SITE. FENCING SHOULD BE INSTALLED WHEN LOTS 2 AND 3 DEVELOP.
8. STANDARD OFF-STREET PARKING AND ACCESSIBLE PARKING WILL BE FURTHER ADDRESSED WITH EACH DEVELOPMENT PLAN BY USE PER CITY CODE.
9. THE INTERNAL STREETS ARE TO BE PRIVATE. PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE FOR SHARED ACCESS DRIVES AND LANDSCAPE AREAS ADJACENT TO THEIR PROPERTY.
10. REFER TO DRAINAGE REPORT PREPARED BY WALLACE ENGINEERING. A DRAINAGE REPORT WILL BE REQUIRED WITH EACH DEVELOPMENT PLAN AND FINAL PLAT.
11. FLOODPLAIN STATEMENT: THE SITE DOES NOT LIE WITHIN FEMA DESIGNATED FLOODPLAIN. FLOOD INSURANCE RATE MAP (FIRM) PANEL FM08041C0513G DATED DECEMBER 7, 2018 FOR EL PASO COUNTY, COLORADO, INDICATED THAT SITE IS RATED AS ZONE X (OTHER AREAS) OR AREAS DETERMINED TO BE OUTSIDE THE 500-YR ANNUAL CHANCE OF FLOODPLAIN.
12. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO APPLICABLE THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE HOLLAND PARK COMMUNITY ASSOCIATION.

CONDITIONS OF RECORD:

1. THERE ARE NO CURRENT ISSUES THAT AFFECT THE DEVELOPMENT OF THE PROJECT.



LOCATION MAP
 SCALE: NTS

OWNER
 CDG - GARDEN OF THE GODS WEST-LLC
 4014 N GOLDWATER BLVD, STE. 204
 SCOTTSDALE AZ, 85251
 CONTACT: CLINT JAMESON
 (918) 259-5700

ENGINEER
 WALLACE ENGINEERING
 STRUCTURAL AND CIVIL CONSULTANTS
 9800 PYRAMID COURT, SUITE 350
 ENGLEWOOD, CO 80112
 (303) 350-1890
 ATTN: AARON BARNHART P.E.
 ABARNHART@WALLACESC.COM

SURVEYOR
 COMPASS SURVEYING & MAPPING, LLC.
 3249 W. CAREFREE CIRCLE
 COLORADO SPRINGS, CO 80917
 (719) 354-4120/MAIN
 (719) 354-4120/FAX
 MARK.JOHANNES, P.L.S., C.F.S.

GARDEN OF THE GODS WEST

COLORADO SPRINGS, CO

REV	DATE	DESCRIPTION

DATE

DESCRIPTION

REV

DATE 08/02/2021

PROJECT NO. 2175024

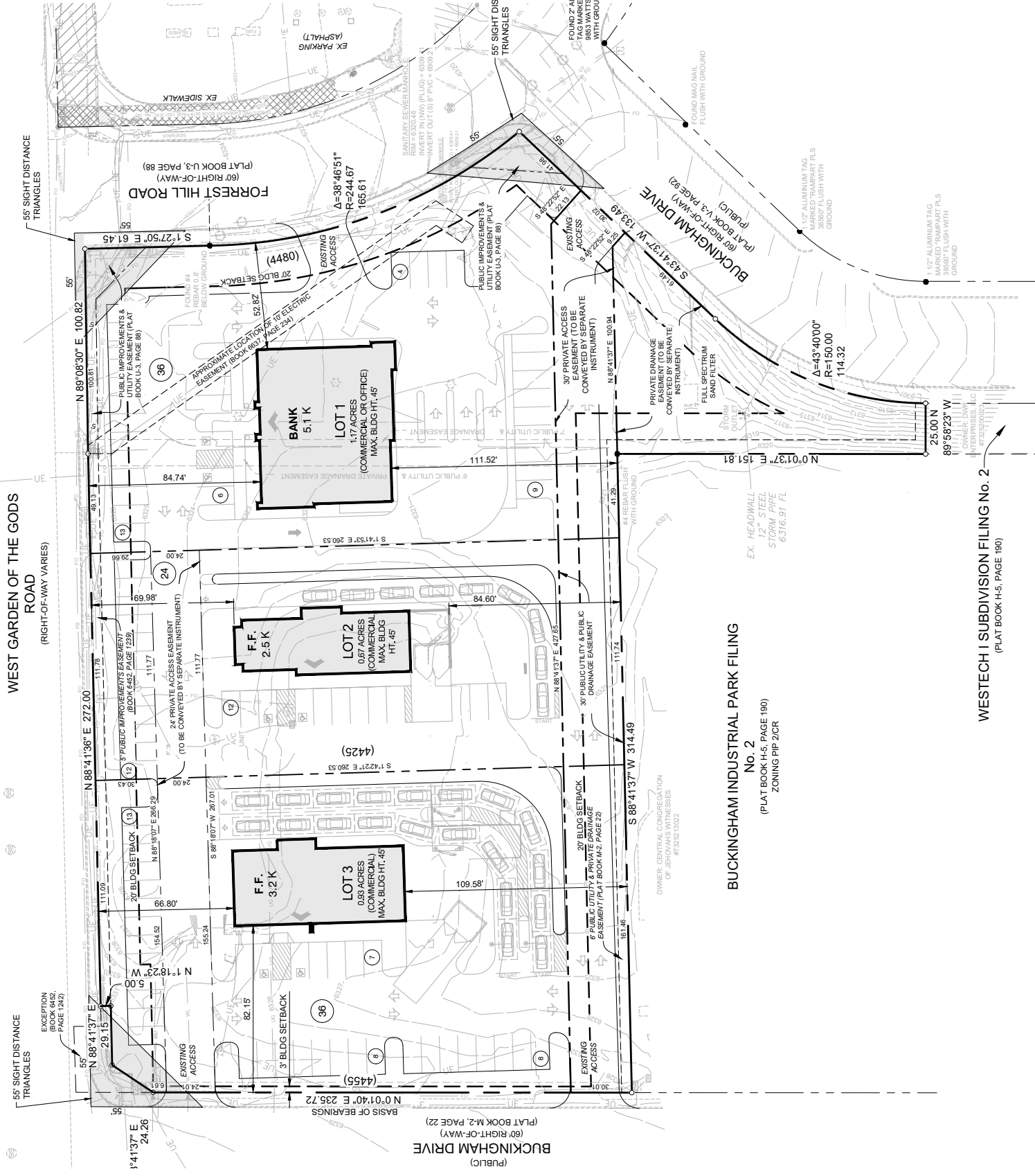
SHEET NAME

CONCEPT SITE PLAN

SHEET NO. **1 of 1**

CITY FILE NO. CPC CP 21-00054
 CPC ZC 21-00053

WEST GARDEN OF THE GODS ROAD
 (RIGHT-OF-WAY VARIES)



BUCKINGHAM INDUSTRIAL PARK FILING No. 2
 (PLAT BOOK H-5, PAGE 190)
 ZONING PIP 2/C

WESTTECH 1 SUBDIVISION FILING No. 2
 (PLAT BOOK H-5, PAGE 180)

OWNER: CENTRAL CONGREGATION OF JEWELERS (87.6253.10322)

OWNER: AARON BARNHART P.E. (719.354.4120)

OWNER: WALLACE ENGINEERING (303.350.1890)

OWNER: COMPASS SURVEYING & MAPPING, LLC (719.354.4120)

OWNER: CDG - GARDEN OF THE GODS WEST-LLC (918.259.5700)

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