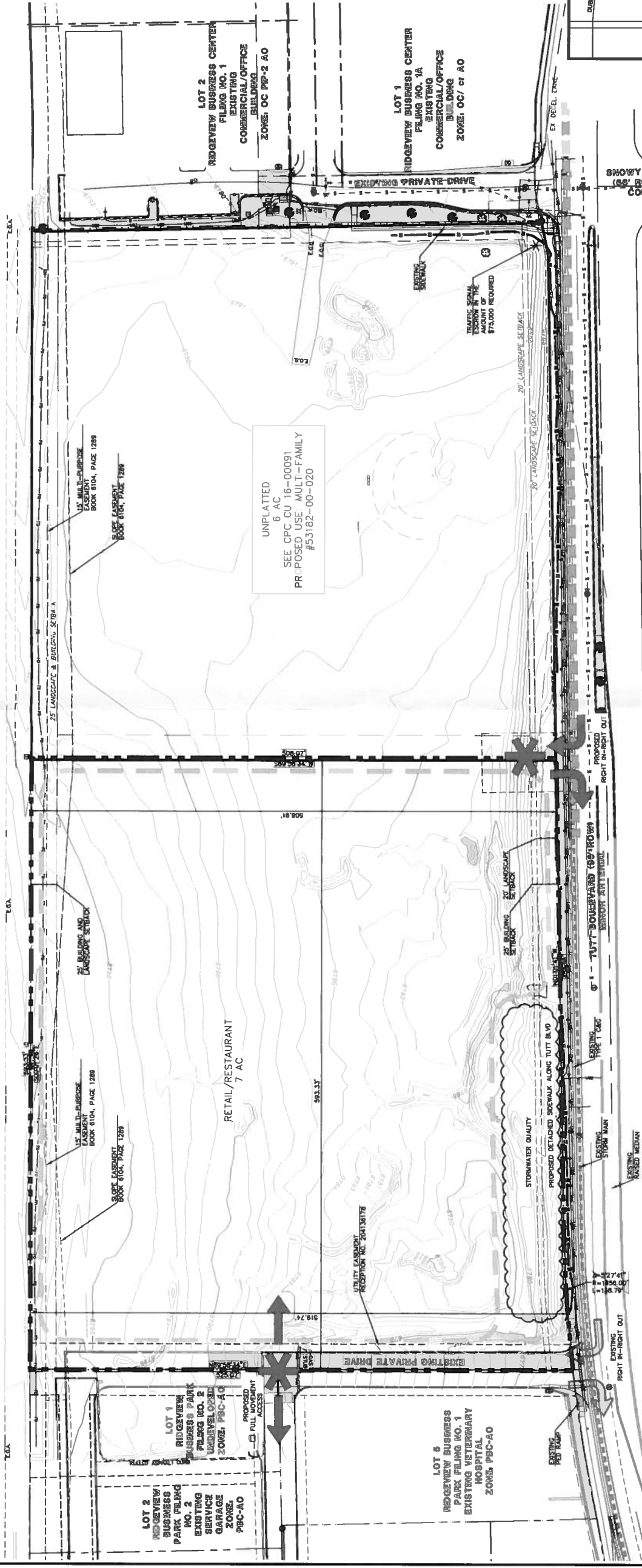
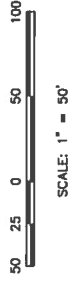


# NORTH POWERS II CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO CONCEPT PLAN

JUNE 2016

POWERS BOULEVARD (REAR 175' ROW VARIED)  
FREEWAY



### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 18, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 2, RIDGEVIEW BUSINESS CENTER FILING NO. 1, AS RECORDED UNDER RECEPTION NO. 20059819 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE 500'73\"/>

### GENERAL NOTES:

- NO PORTION OF THE PROPOSED SITE IS WITHIN A 100-YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 0801C 0377 EFFECTIVE DATE, MARCH 17, 1997.
- AGREEMENTS FOR COMMON ACCESS AND PARKING BETWEEN LOTS SHALL BE PROVIDED FOR THE BENEFIT OF ALL LOT OWNERS & USERS.
- COMMON ACCESS EASEMENTS BETWEEN LOTS SHALL BE RECORDED WITH THE FINAL PLAT.
- SHORELINE SHALL BE IN ACCORDANCE WITH THE CITY ZONING CODE PROVISIONS.
- THIS IS A PRELIMINARY CONCEPT PLAN. CONDITIONS AT THE TIME OF DEVELOPMENT PLAN SUBMITTAL SHALL BE THE BASIS FOR THE DEVELOPMENT PLAN.
- THE MASTER DEVELOPMENT DRAINAGE PLAN HAS BEEN APPROVED FOR STETSON HILLS. AT THE TIME OF THE DEVELOPMENT PLAN, A SITE SPECIFIC PRELIMINARY DRAINAGE REPORT IS REQUIRED. AT THE ANALYSIS OF OFF-SITE IMPACTS, A DRAINAGE REPORT IS REQUIRED. THE REPORT SHALL INCLUDE AN ANALYSIS OF OFF-SITE IMPACTS.
- STORMWATER QUALITY, DETAILS, LOCATION, SIZE, DESIGN AND MATERIAL SHALL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN REVIEW AND APPROVAL.
- FRONT AND/OR ARTICULATED ELEVATIONS SHALL BE PROVIDED ON THE PORTIONS OF THE BUILDINGS WHICH FACE THE RESIDENTIAL AREA.
- ALL UTILITY AND TRASH FACILITIES SHALL BE PROVIDED ON THE BUILDING ELEVATIONS WHICH FACE THE RESIDENTIAL AREA.
- ALL EXTERIOR LIGHT FIXTURES SHALL BE FULLY SHIELDED.
- THE SITE DOES NOT CONTAIN ANY SIGNIFICANT NATURAL FEATURES.
- ALL UTILITIES SHALL MEET ALL CITY REQUIREMENTS FOR LANDSCAPING.
- A STATEMENT SHALL BE INCLUDED IN THE AVIGATION EASEMENT AND RECORDED ON THE PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THIS PROPERTY MAY BE IMPACTED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF WITH THE AIRPORT'S OPERATIONS AND PROCEDURES. THE BUYER SHALL FAMILIARIZE HIMSELF WITH THE AIRPORT'S OPERATIONS AND PROCEDURES. THE BUYER SHALL FAMILIARIZE HIMSELF WITH THE AIRPORT'S OPERATIONS AND PROCEDURES. THE BUYER SHALL FAMILIARIZE HIMSELF WITH THE AIRPORT'S OPERATIONS AND PROCEDURES.
- IF DETACHED SIDEWALK ALONG TUTT BOULEVARD TO BE CONSTRUCTED WITH INITIAL SITE IMPROVEMENTS OR WITH FIRST LOT DEVELOPMENT WITH PROJECT AREA.
- IMPROVEMENTS OR WITH FIRST LOT DEVELOPMENT WITH PROJECT AREA.
- NORTH-SOUTH PRIVATE STREET WITHIN THE SITE.
- ALL LOTS SHALL BE ADDRESSED OFF TUTT BOULEVARD.
- THE MASTER QUALITY FACILITY WILL BE CONSTRUCTED WITH THE FIRST PHASE OF DEVELOPMENT.
- FOR THIS SITE.

### SITE DATA:

TAX SCHEDULE NO.:	53183-00-020
AREA:	13.00 ACRES
EXISTING ZONING:	PBC-AO
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	LIMITED TO ALL USE TYPES PERMITTED UNDER THE PBC ZONE PER CITY CODE.
MASTER PLAN:	STETSON HILLS PHASE II (IMPLEMENTED PER CITY CODE 7.5.402.B.2)
FILE NO.:	OFFICE INDUSTRIAL PARK, P&E CPC MPA 05-246
MAXIMUM BUILDING HEIGHT ALLOWED:	45'
PARKING REQUIREMENTS:	MAXIMUM BUILDING HEIGHT TO CITY CODE 7.4.203.

### APPLICANT:

CLASSIC CONSULTING ENGINEERS & SURVEYORS  
619 N. CASCADE AVE., SUITE 200  
COLORADO SPRINGS, COLORADO 80919  
MR. KYLE CAMPBELL P.E. (719) 785-0790

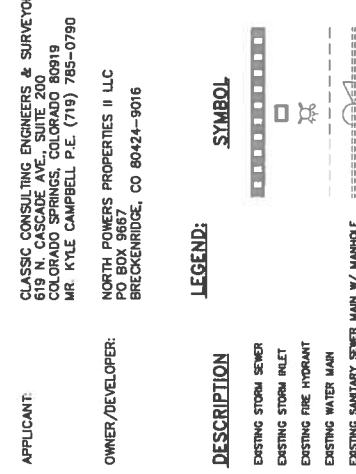
### OWNER/DEVELOPER:

NORTH POWERS PROPERTIES II LLC  
BOX 1807  
BRECKENRIDGE, CO 80424-8016

### DESCRIPTION

SYMBOL	DESCRIPTION
(Symbol: Dashed line)	EXISTING STORM SEWER
(Symbol: Solid line)	EXISTING STORM INLET
(Symbol: Dashed line with arrow)	EXISTING FIRE HYDRANT
(Symbol: Dashed line with circle)	EXISTING WATER MAIN
(Symbol: Dashed line with square)	EXISTING SANITARY SEWER MAIN W/ MANHOLE
(Symbol: Dashed line)	BOUNDARY LINE
(Symbol: Dashed line)	CONCEPT PLAN BOUNDARY

### VICINITY MAP



**CLASSIC**  
CONSULTING  
ENGINEERS & SURVEYORS

819 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80903  
(719) 785-0790  
(719) 785-0799 Fax

CPC CP 09-00107-A1MN16			
NORTH POWERS II		DATE 06/24/16	
COLORADO SPRINGS, COLORADO		SCALE (H) 1" = 50'	
CONCEPT PLAN		SHEET 1 OF 1	
DESIGNED BY	RRC	SCALE	DATE
DRAWN BY	JRH	(H) 1" = 50'	SHEET 1 OF 1
CHECKED BY	(U) 1" = N/A	JOB NO	2417.80

FIGURE 1