

COLORADO CENTRE ADDITION NO. 3

LOTS 4 & 5 OF COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO. 1

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SITE DATA
 OWNER: COPO 9560 REAL ESTATE LLC
 TAX ID NO.: 5509101001 & 5509101002
 CURRENT ZONING: I-2 CAD-O & CC CAD-O
 TOTAL ACRES: 31.73 AC±
 EXISTING LAND USE: VACANT, GRAZING LAND

PROJECT DESCRIPTION

THE PROJECT PROPOSES TO DESIGNATE 31.73 AC± TO BE NOW KNOWN AS COLORADO CENTRE ADDITION NO. 3, A PROPOSED MIX OF INDUSTRIAL AND COMMERCIAL USES.

- GENERAL NOTES:**
1. ALL DEVELOPMENTS TO BE SUBMITTED WITH EACH FUTURE DEVELOPMENT PLAN, WHEN APPLICABLE.
 2. ALL UNDERLYING STREETS BEING USED AS PUBLIC STREETS.
 3. THE DESIGN OF COLLECTOR STREET INTERSECTIONS ARE CONCEPTUAL ONLY. THE FINAL DESIGN SHALL BE APPROVED BY TRAFFIC ENGINEERING AND CITY ENGINEERING PRIOR TO THE APPROVAL OF THE DEVELOPMENT PLANS AFFECTING THOSE STREETS.
 4. ALL DEVELOPMENT PLANS AFFECTING THOSE STREETS ARE CONCEPTUALLY SHOWN. FINAL ROADWAY AND LOT SIZES WILL BE DETERMINED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
 5. CHANNEL IMPROVEMENTS WILL BE DESIGNED AND CONSTRUCTED OR ASSURANCES FOR CHANNEL IMPROVEMENTS WILL BE POSTED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CHANNEL IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED OR ASSURANCES FOR CHANNEL IMPROVEMENTS WILL BE POSTED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CHANNEL IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED OR ASSURANCES FOR CHANNEL IMPROVEMENTS WILL BE POSTED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 6. CHANNEL IMPROVEMENTS WILL BE DESIGNED AND CONSTRUCTED OR ASSURANCES FOR CHANNEL IMPROVEMENTS WILL BE POSTED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 7. OWNERS OF EACH PARCEL WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ACCESS RELATED TO ADJACENT PROPERTIES SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF EACH PARCEL.
 8. LANDSCAPING REQUIREMENTS (INCLUDING LANDSCAPE BUFFERS AND SETBACKS) WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADIPTION ZONING CODE FOR EACH TYPE OF USE.
 9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ACCESS RELATED TO ADJACENT PROPERTIES SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF EACH PARCEL.
 10. EASEMENTS OF INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
 11. PRIOR TO CONSTRUCTION PLANS APPROVAL, THE DEVELOPER IS REQUIRED TO REMIT THE AMOUNT OF \$100,000 FOR THE FUTURE ANTICIPATED TRAFFIC SIGNAL AT THE INTERSECTION OF BRADLEY ROAD AND FOREIGN TRADE ZONE BOULEVARD.
 12. MATERIALS STORED OUTDOORS SHALL BE ENCLOSED WITH AN OPAQUE SCREEN AND IN NO CASE SHALL MATERIALS BE STORED IN SUCH A WAY AS TO BE VISIBLE TO THE PUBLIC.
 13. NO VEHICLES EXCEEDING 15,000 GVWR SHALL BE STORED ON PROPERTY UNLESS APPROVAL OF A CONDITIONAL USE PERMIT FOR A HEAVY VEHICLE AND EQUIPMENT STORAGE IS SECURED.
 14. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ACCESS RELATED TO ADJACENT PROPERTIES SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF EACH PARCEL.
 15. A PRIVATE DRIVE IS ILLUSTRATED. THE EASEMENT WILL BE BETTER DEPICTED UPON THE FINAL PLAT PHASE OF THE PROJECT SET FORTH.
 16. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ACCESS RELATED TO ADJACENT PROPERTIES SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF EACH PARCEL.
 17. APPROXIMATELY 5841 WILL BE ABOUT 166 PSI. THE 24" LOIN IMPROVEMENTS THROUGH CS AIRPORT PROPERTY AND TERMINATING AT THE NEAR MARGSHEFFEL ROAD AND BRADLEY ROAD MUST BE COMPLETED. ALSO, THE 16" WATER MAIN ON DRENNAN ROAD FROM THE EAST SIDE OF THE AIRPORT TO AEROSPACE BLVD. MUST BE COMPLETED.

DEVELOPMENT PLAN NOTES:

1. THE DEVELOPER WILL NEED TO CONSTRUCT A CENTER LANE ALONG FOREIGN TRADE ZONE BOULEVARD BETWEEN AEROSPACE BOULEVARD AND THE SITE NORTH PROPERTY LINE.
2. THE DEVELOPER WILL NEED TO CONSTRUCT A NORTHBOUND LEFT TURN LANE AT FOREIGN TRADE ZONE BOULEVARD/AEROSPACE BOULEVARD INTERSECTION. THIS TURN LANE MUST BE 150 FEET LONG WITH 40 FEET BAY TAPE.
3. THE DEVELOPER WILL NEED TO EXTEND THE EXISTING WESTBOUND ACCELERATION LANE ALONG BRADLEY ROAD TO THE EAST EDGE OF THE PROPOSED RIGHT IN/OUT ACCESS. THIS LANE WILL SERVE AS ACCELERATION/DECELERATION LANE.
4. THE DEVELOPER WILL BE RESPONSIBLE TO COORDINATE THE ACCESS PERMIT WITH COOT.

OVERALL SITE DATA	
ACREAGE	31.73AC±
TAX SCHEDULE NUMBER	5509101001 & 5509101002
EXISTING ZONE(S)	I-2 CAD-O & CC CAD-O
PROPOSED ZONE	MX-M-AP-O, LI-AP-O & GI - AP-O
PARCEL OVERALL	31.73AC±
GI-AP-O	10.538AC±
MX-L-AP-O	4.831AC±
LI-AP-O	16.364AC±
OPEN SPACE/PONDS	0.00AC±
PRIVATE DRIVE EASEMENT*	1.747AC±

*PRIVATE DRIVE EASEMENT IS INCLUDED WITHIN THE LI-AP-O ZONE.

PROPOSED LAND USE	
CLASSIFICATION	ACREAGE
GI-AP-O	10.538±
MX-L-AP-O	4.831±
LI-AP-O*	16.364±
PROPOSED (CIVIC/PUBLIC) LAND USE	
LAND USE	ACREAGE±
OPEN SPACE/DRAINAGE/PONDS	0.0±
PRIVATE DRIVE EASEMENT*	1.747±

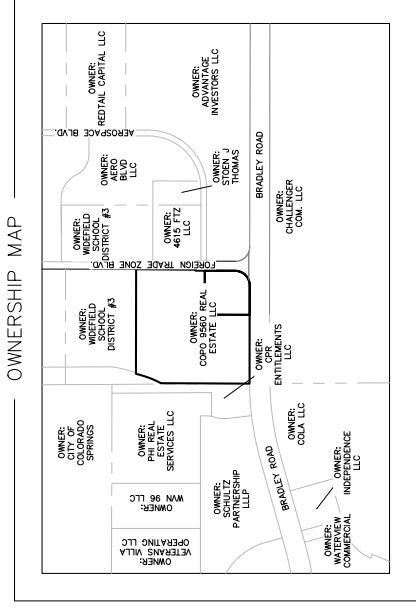
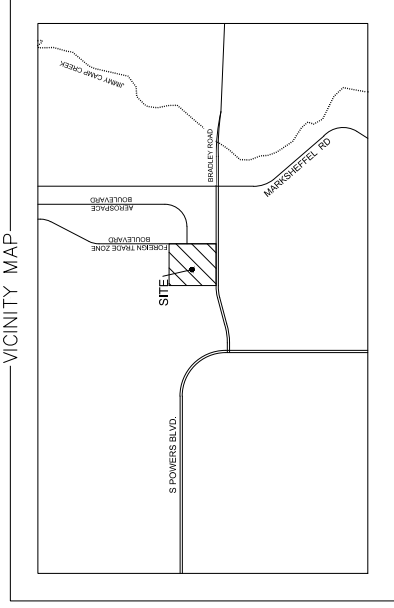
*PRIVATE DRIVE EASEMENT IS INCLUDED WITHIN THE LI-AP-O ZONE.



LEGAL DESCRIPTION

LOT 4, AND LOT 5, ALL OF COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO.1, A SUBDIVISION RECORDED UNDER RECEPTION NO. 1468586 OF THE RECORDS OF EL PASO COUNTY, COLORADO

PARCEL CONTAINS 1,386,515 SQUARE FEET OR 31.73 ACRES MORE OR LESS.



FLOODPLAIN NOTES:

THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0768C, EFFECTIVE DATE 12/7/2018.

CITY APPROVAL:

OWNERS:
 COPO 9560 REAL ESTATE LLC
 TSN:5509101001, 5509101002
 31 N. TEJON STREET, SUITE 518
 COLORADO SPRINGS, CO 80903

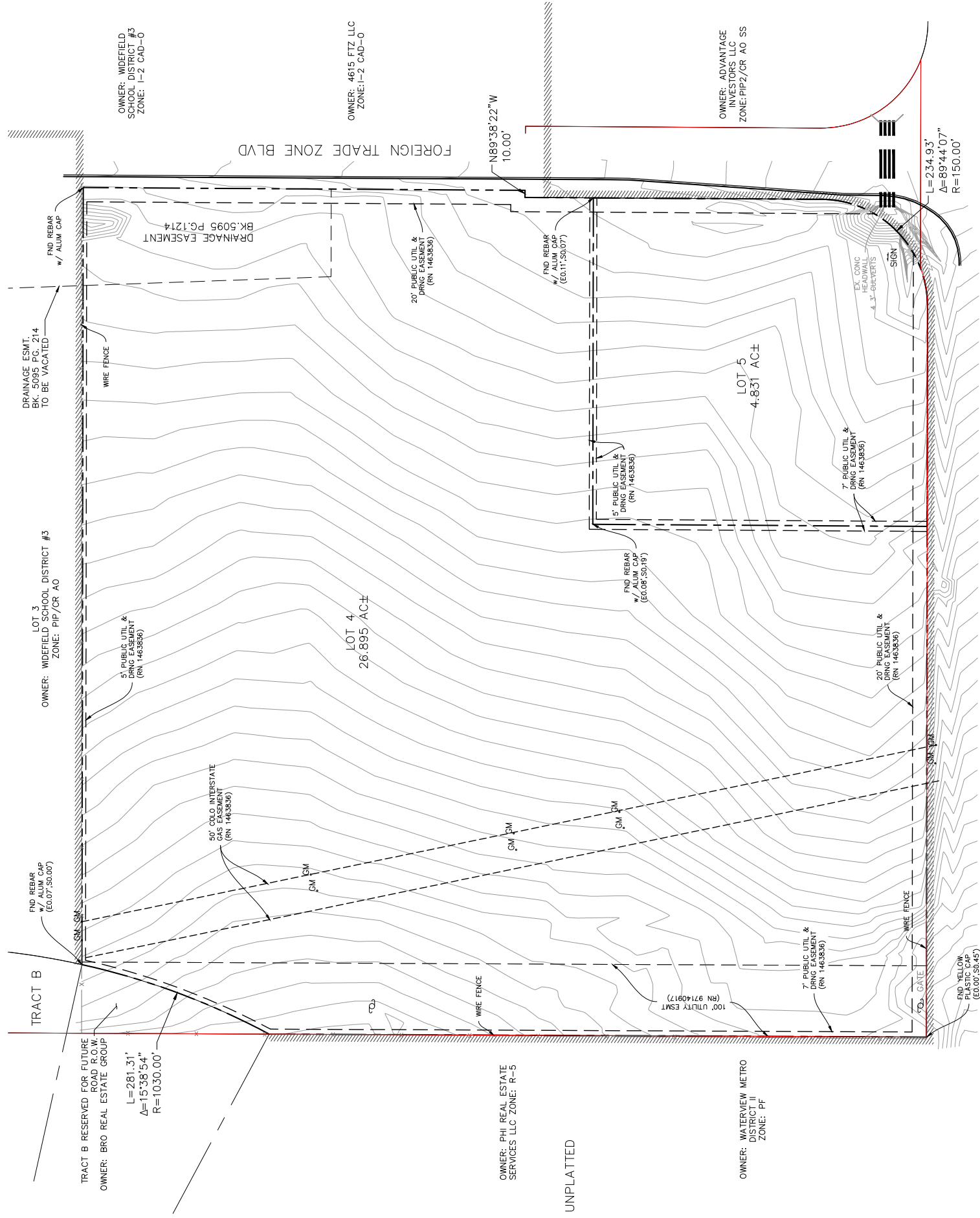
APPLICANT:

PLANNER:
 KIMLEY-HORN AND ASSOCIATES INC.
 C/O LARRY SALAZAR
 1000 W. TEJON STREET, SUITE 900
 COLORADO SPRINGS, 80903

LEGEND:
 SHEET 1 OF 4 COVER
 SHEET 2 OF 4 EXISTING CONDITIONS
 SHEET 3 OF 4 LAND USE PLAN
 SHEET 4 OF 4 REZONE PLAN

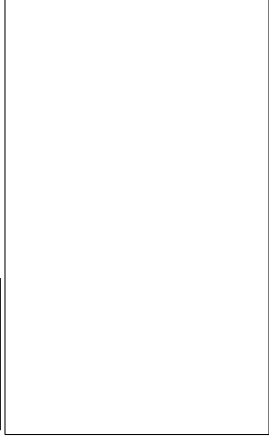
LAND USE PLAN - COVER
 SHEET 01 OF 04

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BRADLEY ROAD
(NEW DRENNAN ROAD)

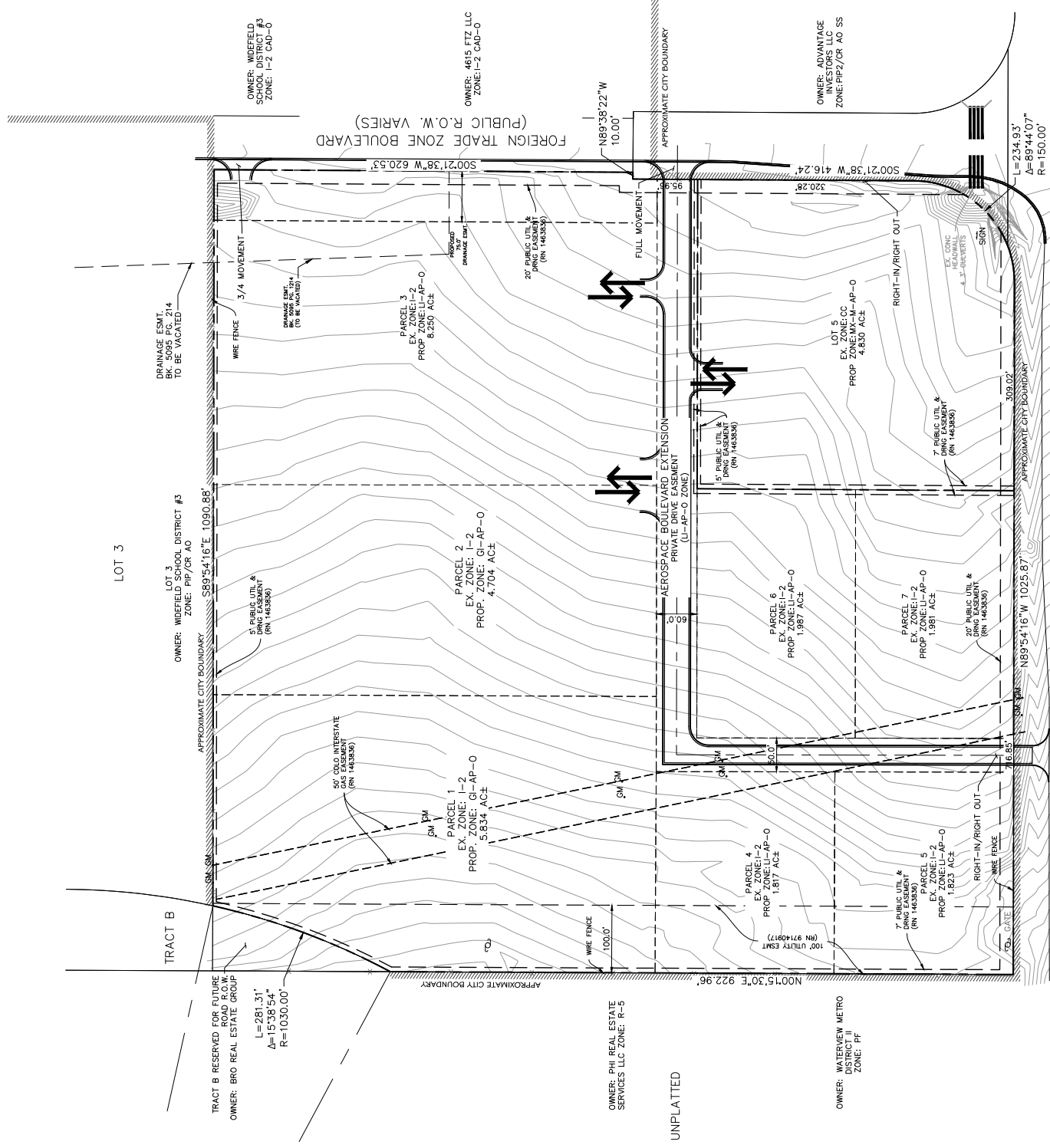
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CLASSIFICATION	ACREAGE
GI-AP-O	10.538±
MM/AP-O	4.831±
LI-AP-O*	16.364±
PROPOSED (CIVIC/PUBLIC) LAND USE	
LAND USE	ACREAGE±
OPEN SPACE/DRAINAGE/PONDS	0.0±
PRIVATE DRIVE EASEMENT*	1.777±

*PRIVATE DRIVE EASEMENT IS INCLUDED WITHIN THE LI-AP-O ZONE.

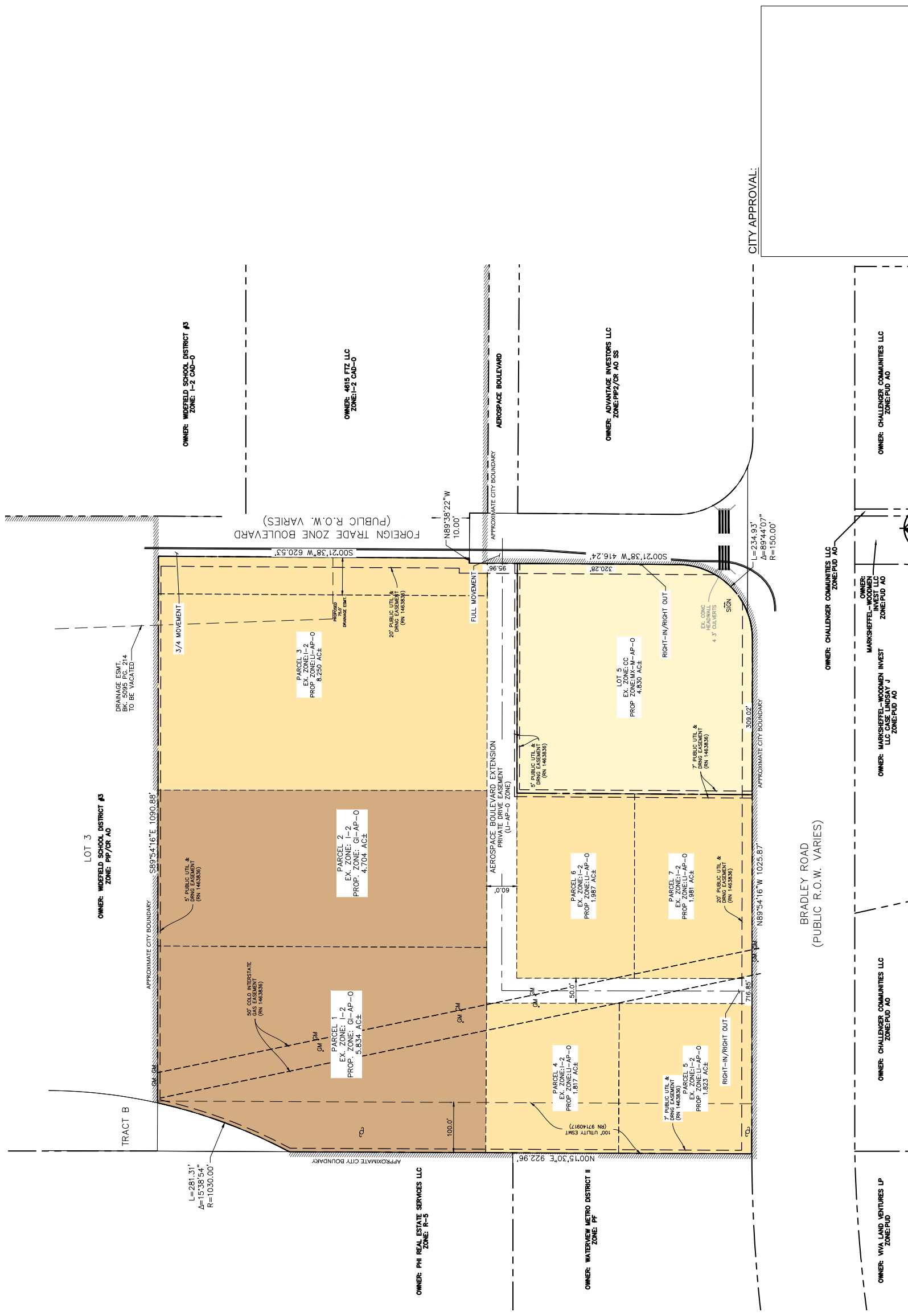


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LEGEND

- ZONE: MIXED USE-MEDIUM (MX-M)
- ZONE: LIGHT INDUSTRIAL (LI)
- ZONE: GENERAL INDUSTRIAL (GI)
- PRIVATE DRIVE

Kimley»Horn
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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180