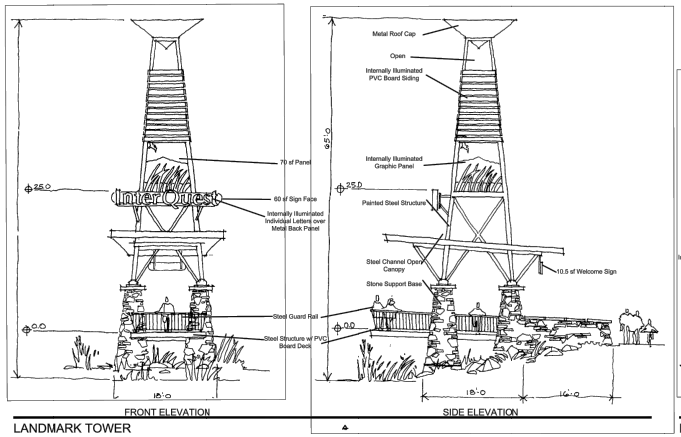
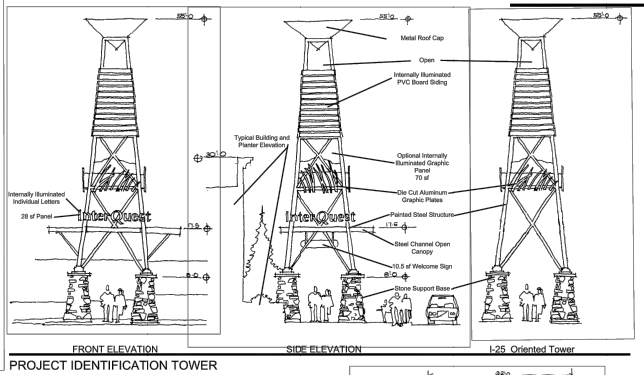
InterQuest Marketplace

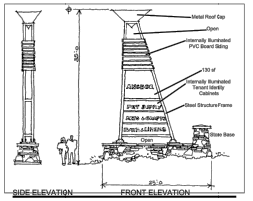
COLORADO SPRINGS, COLORADO



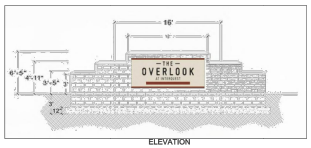
LANDMARK TOWER

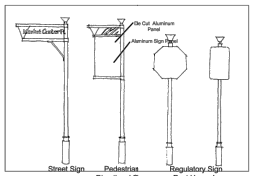


PROJECT IDENTIFICATION TOWER



COMMERCIAL MONUMENT SIGN





Decorative Sign Posts (Optional)

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTIONS 17, 18, 19 AND 20, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE EASTERLY BOUNDARY OF THE UNITED STATES AIR FORCE ACADEMY AS RECORDED IN BOOK A-3 AT PAGE 84, BEING MONUMENTED AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20 BY A 3-1/4" BRASS CAP IN CONCRETE AS PER ILLUSTRATION DATED 1958 AND AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER BY A 3-1/4" BRASS CAP IN CONCRETE AS PER PLS 25172 AND AT THE SOUTHEAST END BY 3-1/2" BRASS CAP IN CONCRETE AS STAMPED, IS ASSUMED TO BEAR N00°00'00"E, A DISTANCE OF 2,640.00 FEET.

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20, THENCE S89°59'57"W, A DISTANCE OF 1,320.00 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20 TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S00°00'00"E, ON THE EASTERLY BOUNDARY AND ON THE WESTERLY BOUNDARY OF SAID UNITED STATES AIR FORCE ACADEMY, A DISTANCE OF 1,320.00 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE S89°59'57"W, ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20 AND ON THE EASTERLY BOUNDARY OF SAID UNITED STATES AIR FORCE ACADEMY, A DISTANCE OF 1,320.00 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE N00°00'00"E, ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20 AND ON THE EASTERLY BOUNDARY OF SAID UNITED STATES AIR FORCE ACADEMY, A DISTANCE OF 1,320.00 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE N89°59'57"E, ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 20 AND ON THE EASTERLY BOUNDARY OF SAID UNITED STATES AIR FORCE ACADEMY, A DISTANCE OF 1,320.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 166.010 ACRES.

EXISTING ZONE: PUD

PERMITTED AND CONDITIONAL LAND USES: All permitted and conditional uses as is allowed in the PBC Zone and Public Facilities.

ACREAGE: 166.010 Acres

MASTER PLAN: Allison Valley Master Plan and Interquest Marketplace Master Plan

DRAINAGE BASIN: Black Squirrel Creek and Elkhorn Basin

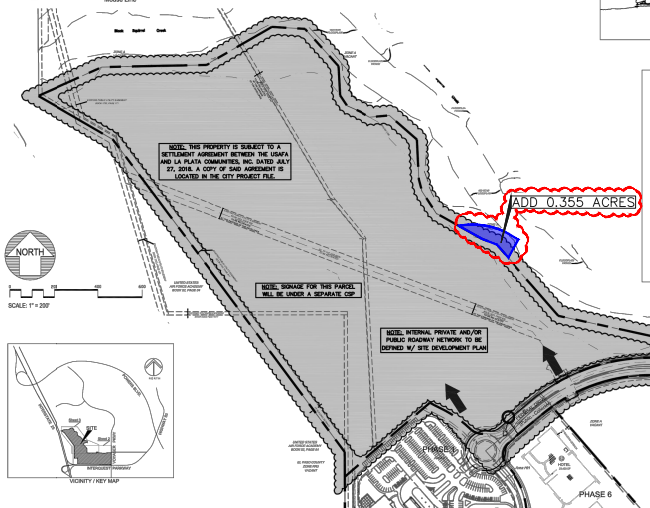
MAXIMUM BASE BUILDING HEIGHT: 45' Except for Building Height Exceptions Described Below.

Building Height Exceptions: The hotel building "50" located in Planning Area "I" will be allowed a maximum building height of 135'. Any buildings in Planning Areas "A - F", with a square footage greater than 12,000 s.f. will be allowed to exceed the base 45' height by an additional 30' for a total of 75', for the incorporation of architectural features such as towers or other ornamental features. The horizontal width of any said ornamental feature, cannot exceed 25 feet in width or 25% of the building frontage width of the individual building on which it is placed, whichever is greater. No habitable or leaseable space shall be allowed within the architectural feature above the 45' height level. All office buildings and hotel structures in addition to those specifically mentioned above will be allowed a maximum height of 120'.

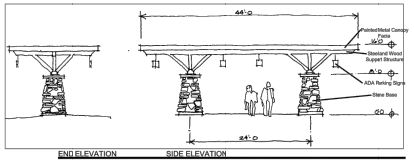
NOTES:

1. Cross access and parking shall be permitted throughout the PUD Plan area, for the use of all property owners, tenants, and customers/guests.
2. NOTICE: This property may be impacted by noise and other similar incidental sensory effects of flight caused by aircraft used in the USAF 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.
3. Full cutoff shielding shall be provided on all light fixtures to reduce off site lighting impacts.
4. Sidewalks will be provided to permit convenient pedestrian connection from the perimeter of the site and public streets to internal locations. Pedestrian interconnectivity will be provided between the building sites and parking areas. Sidewalks and pedestrian ramps will be shown on Development Plans for the proposed building sites.
5. Four-sided architecture will be used on all buildings throughout this project to prevent visually incompatible views from adjacent properties.
6. Landscaping will be provided per City of Colorado Springs standards.
7. The City of Colorado Springs reserves the right to modify or remove any traffic signal, traffic sign or street marking (traffic control device) on public right-of-way or easement shown on this or any other developmental document. The development or its owner has no ownership right, or vested interest, after installation, to any traffic control device on public Right-of-Way. All traffic signals, signs and markings shall be designed and sealed by a professional engineer and must have two approvals from the City Traffic Engineer by signature on the drawings:
   - Conceptual approval of future installation
   - Design approval and permission to install

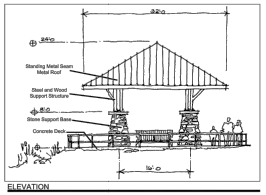
   All design, criteria and conditions on the approved traffic signal, sign and markings drawings drawings shall supersede any other information found in the development documents.
8. The Interquest Parkway, Voyager Parkway, and New Life Drive improvements will be constructed by the developer subject to mutual agreement with City Traffic Engineering and subject to cost recoveries by other adjacent land owners who also front these Right-of-Ways.
9. The traffic signal at Federal Drive and Interquest Parkway will be installed by the developer when signal warrants are met, and when requested by City Traffic Engineering.
10. A Master Development Drainage Plan for the entire site will be needed concurrent with the submittal of a Development Plan. A Final Drainage Report will also be needed for each site.
11. Any conflicting utilities and easements will need to be relocated at the Developer's expense prior to building permit approval.
12. Public improvement-easements will be provided along all public streets where public sidewalks are located outside of public R.O.W.
13. Sight distance requirements will be provided for public streets per section 4.3 of the Traffic Criteria Manual.
14. All directional islands for round-abouts will be included within the public R.O.W. or public improvement easements.
15. Sidewalks will be provided along both sides of all public streets.
16. All future development plans will ensure that adequate Fire Department access roads will be provided within 150' of all portions of structures.
17. All future development plans will provide the locations of all fire lane markings.
18. Amendments to this PUD Plan will not be required for every revision to pad site or inline land uses, provided that required parking ratios can still be maintained for the perspective uses. Trip generation inventories will need to be taken for every land use revision inorder to ensure that the traffic generation capacities set forth in the traffic study for the development are not exceeded.
19. Any Public Facility (PF) use area shall be rezoned prior to plat recordation of said area.



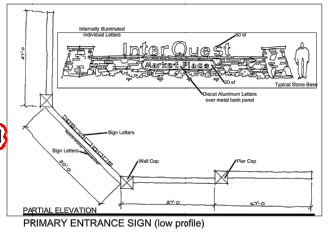
File Number	Approval Date	Revision Description
CPC PUP 06-137	December 18, 2007	Original Interquest Marketplace PUD Plan Approval
CPC PUP 06-137-A1MN10	June 25, 2010	Amendment to show additional access points from Federal Drive and Market Center Pt.; revise building height information to amplify the description based on land use; update plan with the latest development and future proposed layouts.
CPC PUP 06-0017-A2MJ14	August 21, 2014	Amendment to add and remove Area A, Lot 2 from the PUD; add Area G, New Life Drive, revise location of ordertor/water quality pond; located southwest of apartments, and related layout changes due to these revisions; relocate Ha 2 Type H gateway entrance walls from the New Life Drive entrance to the Voyager Parkway entrance; update plan with the latest development plans proposed by applicant; make previously approved right-in/right-out access from Interquest Parkway.
CPC PUP 06-0017-A3MN15	December 22, 2015	Amendment #3 to revise and update the bank building to Area D; update parking requirements.
CPC PUP 06-0017-A4MN17	July 13, 2017	Amendment #4 to add Residential Subdivision Monument Sign and Residential Free-Standing Sign, to add Area F1 redevelopment portion only and Areas G, H, I, and K (Hotel/Restaurant) with latest site layouts and building footprints.
CPC PUP 06-0017-A5MN18	September 7, 2018	REVISE SITE SPECIFIC LAYOUT DETAILS AND PARKING FROM PLANNING AREAS A, BB, CC, DD, EE, FF, AND GG.
CPC PUP 06-0017-AMIN22	PENDING	MINOR AMENDMENT ADD 0.36 ACRES INTO EXISTING PUD AREA BASED UPON THIS SMALL AREA HAVING NO PRESELIS MOUDED IMPACTS



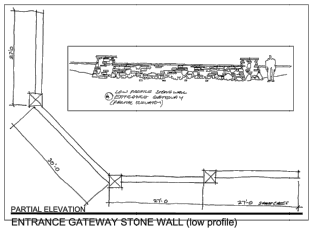
A.D.A. SHELTERS



(OPTIONAL) PAVILLION

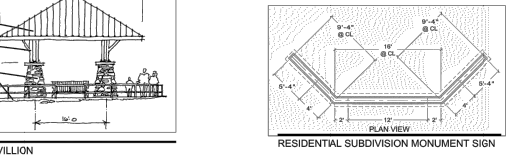


PRIMARY ENTRANCE SIGN (low profile)

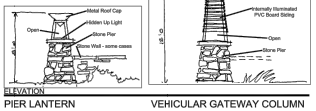


ENTRANCE GATEWAY STONE WALL (low profile)

RESIDENTIAL FREE-STANDING SIGN



RESIDENTIAL SUBDIVISION MONUMENT SIGN



PIER LANTERN

VEHICULAR GATEWAY COLUMN

VEHICULAR DIRECTIONAL SIGNS

SIGNAGE AND LANDMARK/PROJECT IDENTIFICATION TOWER PROVISIONS:

Building mounted signs in Planning Areas "A-X" will be permitted, sized, and located as per the criteria listed in the PBC zone section of the existing City Sign Code. Low profile, free standing, and monument signs, with the exception of the PUB District sign shown on this plan, will be prohibited in Planning Areas "A-X", except low profile fuel price signs as noted below.

Landmark Tower: A landmark tower architectural feature will be allowed to be constructed within Tract "B" of the PUD district as a focal point feature for the Interquest Market Place development. The tower will have a maximum allowable height of 65'. Signage allowed on the tower will amount to a maximum of 150 s.f. per face. Please refer to inset detail elevation. The Landmark Tower location is shown on the PUD Plan.

Project Identification Towers: Six project identification tower architectural features will be allowed to be constructed within the PUD district as iconic focal points for the Interquest Market Place development. Signage allowed on the towers will amount to a maximum of 75s.f. per face.The towers will have a maximum allowable height of 65'. Please refer to inset detail elevations. The Project Identification Tower locations are as shown on the PUD Plan

Monument Signs: Seven Monument Signs 35' in height will be provided for the entire zone district. Five signs will be located along Interquest Parkway and two signs are shown along Voyager Parkway as shown on the plan. Sign face maximum allowable square footage will be calculated only on the sign face areas and will not include the architectural roof features or toppers. Maximum sign face square footage will be 130 s.f. Please refer to inset detail elevations.

Vehicular Directional Signs: Vehicular Directional Signs are used throughout the district to direct users to general uses within the district. The signs are located out of Public R.O.W. Please refer to the PUD Plan for general locations within the district. Refer to inset details for two typical designs to be used.

General Corporate Monument Signs: Planning Areas "AA-H" will be allowed one low profile sign/monument sign with a maximum height and maximum sign face square footages to be determined based upon a building height formula. Buildings one to three stories in height will be allowed one low profile sign with a maximum height of 6' and a maximum sign face of 75s.f. Buildings 4-7 stories inheight will be allowed one low profile sign per building with a maximum height of 8' in height and a maximum sign face of 150s.f. Buildings 8+ stories will be allowed one low profile sign per building with a maximum height of 12' and a maximum sign face of 300s.f.Building mounted signs for each building will be allowed in addition to the low profile sign and will be sized according to the formula of 1.5 square foot of sign multiplied by the building length. Low Profile and Free Standing Pylon signs will be set back from property lines in accordance with the Sign Code standards relating to PBC zoning.

Primary Entrance Signs and Gateway Entrance Walls: Primary Entrance and Gateway Entrance low profile walls will be generally located and rain intersection areas throughout the district as shown on the PUD Plan. Primary Entrance Signs will be allowed a sign face as shown in the inset details of 60sf. for the main district name and an additional 20sf for the sub-district area name.

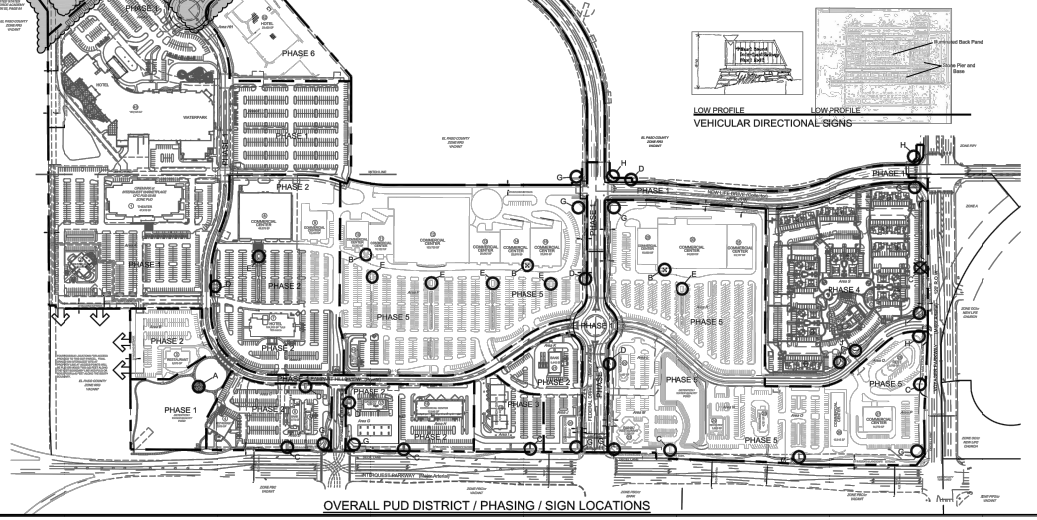
Residential Free-Standing Sign / Residential Subdivision Monument Sign: One residential free-standing sign and two residential subdivision monument signs will be allowed to be constructed within the PUD district for the multifamily component of the district. The Residential Free-Standing Sign maximum sign face square footage will be 38.75 S.F. The free-standing sign will be allowed to state 'Apartment Homes' as part of the sign text. The Residential Subdivision Monument Signs will be allowed a maximum sign face square footage of 49.5 S.F. per sign face for a total of 99 S.F.

Decorative Sign Posts: Decorative Sign posts for regulatory and private street signs will be allowed in the district as an option by the developer.

Fuel Service Low Profile Signs: Low profile signs for the display of fuel prices for fuel service uses will be allowed.

All signs must be located in their Project/PUD zone district.

No specific tenant names may be placed on the directional signs.



OVERALL PUD DISTRICT / PHASING / SIGN LOCATIONS

NOTICE TO ARCHITECT/CONTRACTOR/ENGINEER:
THE DETAILS SHOWN ON THIS CONCEPT PLAN ARE FOR PLANNING PURPOSES ONLY.
DO NOT USE THIS PLAN SET FOR PRODUCT SPECS, ENGINEERING DETAILS, OR CONSTRUCTION PURPOSES.
A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED TO REVIEW ALL APPROVALS AND DESIGN CRITERIA PRIOR TO STARTING ANY SITE WORK.

Prepared For: INTERQUEST MARKETPLACE LLC
111 S. Tejon Suite 222
Colorado Springs, CO 80903
(719) 593-2600

NORWOOD

InterQuest Marketplace

Amendment to PUD Plan

COLORADO SPRINGS, COLORADO

Prepared By:
NASS DESIGN ASSOCIATES
LAND PLANNING • LANDSCAPE ARCHITECTURE
111 S. Tejon, Suite 310
Colorado Springs, CO 80903
(719) 475-0408

PREPARATION: 3-30-07
REVISION: 6-18-07, 5-10-10, 6-16-10, 4-18-14, 11-09-15, 07-03-17
CITY FILE NO: CPC PUP 06-00117-ASMIN18