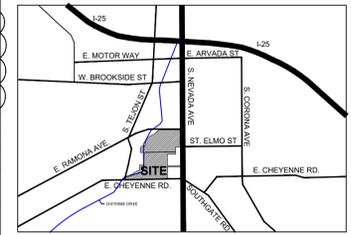


COMMERCIAL SITE DATA:

MASTER PLAN	IVY WILD NEIGHBORHOOD MASTER PLAN
URBAN RENEWAL PLAN	SOUTH NEVADA AVE AREA
TAX SCHEDULE NUMBER	6340209003, 6340209077, 6430209071, 6430209072, 6340209078, 6430209079, 6430209074, 6430209080, 6430209075, 6430209076, 6430209029, 6430213031, 6430213019, 6430213018, 6430213029, 6430213022, 6430213021, 6430213030, 6430210008, 6430210009, 6430210005, 6430210007
TOTAL CONCEPT PLAN AREA	14,392 AC
EXISTING ZONING	C5, C5SS, R5, R5 SS
PROPOSED ZONING	C5, C5SS, PUD SS (LOT A ONLY)
EXISTING LAND USE	OFFICES, RETAIL, RESTAURANT, SINGLE AND MULTI-FAMILY RESIDENTIAL
PROPOSED LAND USE	MIX RETAIL, RESTAURANT, COMMERCIAL SERVICE OFFICE, OR SIMILAR (MULTI-FAMILY RESIDENTIAL (LOT A ONLY))
MAXIMUM BUILDING HEIGHT	PUD: 85' C5: 45'
BUILDING SETBACK:	
FRONT (SEE VARIANCE AA)	28' - 31' APPROX. (SNURD STD.) OR 20' (C5) * SEE VARIANCE AR NV 18-00525
SIDE	5' ADJACENT R5 ZONING
REAR (SEE VARIANCE BB)	20' * SEE VARIANCE AR NV 18-00525
LANDSCAPE SETBACK:	
E. RAMONA AVE. (NON ARTERIAL)	10'
S. NEVADA AVE. (PRINCIPAL ARTERIAL)	25'
E. CHEYENNE RD. (MINOR ARTERIAL)	20'
SIDE	0'
REAR	0'

VICINITY MAP



- WHEN ADJACENT TO A RESIDENTIAL ZONE, THE SETBACK WILL BE THE SAME AS THE RESIDENTIAL ZONE.
- NOTED FRONT SETBACKS APPLY ONLY TO PROPERTY LINES ADJACENT TO PUBLIC STREETS. INTERIOR FRONT SETBACKS FOR LOTS CONTAINED WITHIN UNIFIED RETAIL OR OFFICE DEVELOPMENTS SHALL BE DETERMINED IN CONJUNCTION WITH REVIEW OF THE DEVELOPMENT PLAN. *SEE VARIANCE AR NV 18-00525
- NOTED SIDE AND REAR SETBACKS APPLY ONLY TO THE SIDE AND/OR REAR PROPERTY LINES ON THE PERIPHERY OF THE DEVELOPMENT. SIDE AND REAR SETBACKS FOR LOTS CONTAINED WITHIN A UNIFIED DEVELOPMENT SHALL BE DETERMINED IN CONJUNCTION WITH REVIEW OF THE DEVELOPMENT PLAN. *SEE VARIANCE AR NV 18-00525
- SETBACKS FOR LOT A, ZONED PUD SS, WILL BE DETERMINED WITH THE PUD DEVELOPMENT PLAN FOR THIS LOT

PARKING CALCULATIONS

USE	PARKING RATIO	SF OR UNITS	PARKING REQUIRED	PARKING PROVIDED
MULTIFAMILY RESIDENTIAL	1.5 STALLS PER DWELLING UNIT	400 UNITS	600 STALLS (540 AFTER REDUCTION*)	546
COMMERCIAL	1 / 300 SF	72,984 SF	243	456

NOTE: SEE AR DP 18-00832-A1M21 FOR PARKING CALCULATIONS AND PARKING PROVIDED SOUTH OF E. SAINT ELMO AVE.
 NOTE: SEE AR DP 21-00551 FOR PARKING CALCULATIONS AND PARKING PROVIDED FOR COMMERCIAL LOTS NORTH OF ST. ELMO AVE.

FLOODPLAIN:

- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041CO737G' EFFECTIVE DATE DECEMBER 7, 2018.
- PORTIONS OF THE CHANNEL AND FLOODPLAIN WITHIN THIS SITE HAVE BEEN IMPROVED PER AN EXISTING LOMR, CASE NO. 21-08-0112P, EFFECTIVE DATE DECEMBER 20, 2021.

GENERAL NOTES:

- BUILDING LAYOUTS ARE CONCEPTUALLY SHOWN. FINAL BUILDING USE AND SIZE, PARKING LAYOUT, LANDSCAPE REQUIREMENTS, AND SIDEWALK LOCATIONS WILL BE DETERMINED WITH THE FUTURE DEVELOPMENT PLAN SUBMITTALS.
- DRAINAGE, GRADING, AND WATER QUALITY RELATED FEATURES WILL BE PROVIDED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS. IT IS ANTICIPATED STORMWATER WILL BE HANDLED IN AN UNDERGROUND SYSTEM THAT WILL REQUIRE A FUTURE STORMWATER VARIANCE. THE UNDERGROUND BMP'S MUST BE ACCEPTED BY BOTH THE CITY'S VARIANCE COMMITTEE AND PUEBLO COUNTY PRIOR TO APPROVAL.
- UTILITIES SHOWN ARE CONCEPTUAL AND WILL BE FINALIZED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS. ALL UTILITIES AND EASEMENTS WILL BE MAINTAINED UNTIL FINAL DEVELOPMENT PLAN APPROVAL.
- PUBLIC AND PRIVATE EASEMENTS FOR UTILITIES AND ACCESS RELATED TO ADJACENT PROPERTIES WILL BE MAINTAINED.
- CHEYENNE CREEK IS LOCATED ALONG THE WESTERN SIDE OF THE SITE AND IT IS ANTICIPATED THAT THE STREAMSIDE OVERLAY STANDARDS WILL BE MET WITHIN THE PROJECT AREA.
- THERE IS A 10' WIDE CHEYENNE CREEK TRAIL PROPOSED ALONG THE EAST SIDE OF THE CREEK. THIS IS A PAVED CONCRETE TRAIL. IT IS ANTICIPATED THAT PARCELS TO THE NORTH OF THIS SITE WILL ALSO INCLUDE A TRAIL AND/OR CORRIDOR ALONG CHEYENNE CREEK THAT THIS WILL CONNECT WITH AS DEVELOPMENT OCCURS.
- THERE ARE 13 PARCELS IN THIS DEVELOPMENT THAT ARE CURRENTLY IN THE PROCESS OF BEING REZONED FROM R5 SS AND C5 SS TO PUD SS IN ORDER TO ACCOMMODATE THE PROPOSED USES.
- PARKING FOR COMMERCIAL LOTS WILL BE BASED ON THE COMMERCIAL CENTER PARKING MINIMUM RATIO OF 1/300 BASED ON THE GROSS FLOOR AREA OF BUILDINGS.
- A BUS STOP WILL BE PROVIDED ALONG S. NEVADA AVE. BETWEEN E. RAMONA AVE. AND E. ST. ELMO AVE.
- THERE MAY BE A PHASING PLAN SUBMITTED WITH FUTURE DEVELOPMENT PLANS.
- THE STREETScape/LANDSCAPE ALONG S. NEVADA, CHEYENNE RD., ST. ELMO AND E. RAMONA WILL BE DESIGNED PER THE S.N.U.R.D. DESIGN GUIDELINES. THE STREETScape IMPROVEMENTS WILL BE DESIGNED AND INSTALLED AS PART OF THE PHASED CREEK WALK DEVELOPMENT. THE ADJACENT STREETScapeS ALONG WELLS FARGO AND MCDONALD'S WILL BE INSTALLED AS PART OF THE S. NEVADA AVE ELECTRICAL UNDER-GROUNDING AND/OR WHEN MAJOR RELATED SITE IMPROVEMENTS WITH THOSE PROPERTIES ARE COMPLETED.
- PRIOR TO THE DEMOLISHING OF EXISTING BUILDINGS ALL SIGNAGE AND ACCESS WILL BE MAINTAINED TO REMAINING BUILDINGS WITHIN THE PROJECT LIMITS.
- PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, A STREAMSIDE DEVELOPMENT PLAN MUST BE SUBMITTED AND APPROVED BY LAND USE REVIEW, AND THE INNER STREAMSIDE BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
- CHANNEL IMPROVEMENTS ALONG THE CHEYENNE CREEK CORRIDOR ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF EACH ADJACENT STREAMSIDE LOT AT THE TIME OF DEVELOPMENT.

BUILDING / TRACT SCHEDULE:

BLDG / TRACT / LOT	SQUARE FOOTAGE	PROPOSED USES
SOUTH NEVADA CREEK WALK FILING 1 - LOT 2	27,099 SF	COMMERCIAL
SOUTH NEVADA CREEK WALK FILING 1 - LOT 4	10,314 SF	COMMERCIAL
SOUTH NEVADA CREEK WALK FILING 1 - LOT 5	9,985 SF	COMMERCIAL
SOUTH NEVADA CREEK WALK FILING 2 - LOT 1	15,726 SF	COMMERCIAL
SOUTH NEVADA CREEK WALK FILING 2 - LOT 2	17,555 SF	COMMERCIAL
SOUTH NEVADA CREEK WALK FILING 2 - TRACT A	235,866 SF	ACCESS DRIVES, PARKING, OPEN SPACE, LANDSCAPING, WATER QUALITY, TRAIL
CREEK WALK FILING 2 - LOT 'A'	198,668 SF	PUD, MULTIFAMILY RESIDENTIAL, LANDSCAPING, WATER QUALITY, TRAIL
CREEK WALK FILING 1 - LOT 1	36,306 SF	COMMERCIAL
CREEK WALK FILING 1 - TRACT 'A'	87,036 SF	ACCESS DRIVES, PARKING, OPEN SPACE, LANDSCAPING, WATER QUALITY

*LOT SQUARE FOOTAGES FOR THE AREA NORTH OF E. SAINT ELMO AVE IS PRELIMINARY. FINAL SIZE TO BE DEFINED WITH DEVELOPMENT PLAN AND FINAL PLAT. REFER TO AR DP 21-00182 FOR LOT SQUARE FOOTAGES SOUTH OF E. SAINT ELMO AVE.

TRACT / BUILDING DATA DIAGRAM:

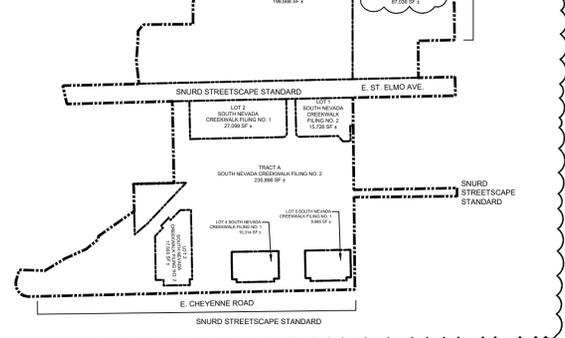
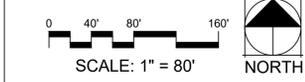


TABLE OF CONTENTS:

- 1 OF 5 CONCEPT PLAN
- 2 OF 5 CONCEPT PLAN LEGAL
- 3 OF 5 CONCEPT GRADING & DRAINAGE PLAN
- 4 OF 5 CONCEPT UTILITY PLAN
- 5 OF 5 STREET SECTIONS



CREEK WALK
 Colorado Springs, CO
CONCEPT PLAN

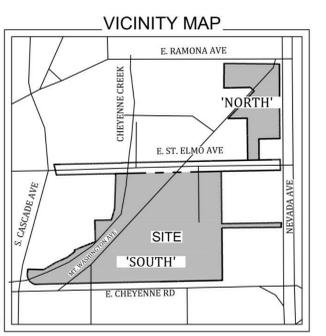
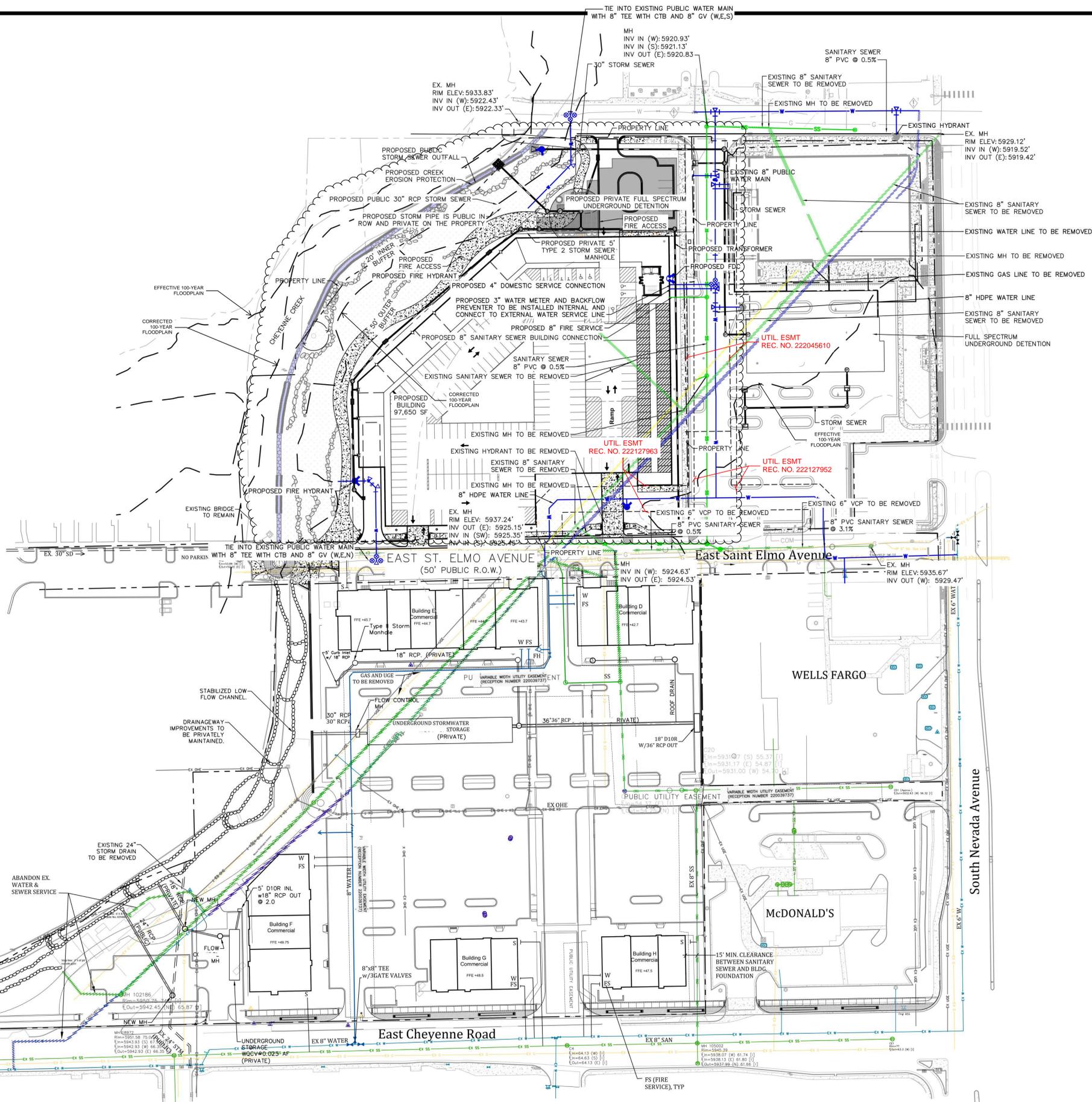
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REV #	REVISIONS	DATE
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2	CONCEPT PLAN AMENDMENT	10.10.2022
3		
4		
5		
6		

DESIGNED	STB	DATE
		10.10.2022
DRAWN	STB	DATE
		10.10.2022
CHECKED	JEH	DATE
		10.10.2022
PROJECT NUMBER: 096949003		

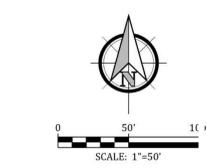
SCALE: AS NOTED

- Legend
- Found Monument (As Noted)
 - Found Benchmark (As Noted)
 - ⊙ Storm Drain Manhole
 - ⊞ Existing Grated Inlet (Rectangular)
 - ⊙ Existing Sanitary Sewer Manhole
 - Existing Clean Out
 - ⊙ Existing Water Manhole
 - ⊙ Existing Water Meter
 - ⊙ Existing Water Valve
 - ⊙ Existing Fire Hydrant
 - ⊙ Existing Yard Hydrant
 - ⊙ Existing Irrigation Control Valve
 - ⊙ Existing Gas Valve
 - ⊙ Existing Gas Meter
 - ⊙ Existing Gas Test Station
 - ⊙ Existing Electric Transformer
 - ⊙ Existing Electric Meter
 - ⊙ Existing Electric Vault
 - ⊙ Existing Electric Manhole
 - ⊙ Existing Utility Pole
 - ⊙ Existing Guy Anchor
 - ⊙ Existing Light Pole
 - ⊙ Existing Fiber Optic Vault
 - ⊙ Existing Telephone Pedestal
 - ⊙ Existing Sign
 - ⊙ Existing Petroleum Vent Pipe
 - ⊙ Existing Petroleum Access Lid
 - ⊙ Existing Storm Drain Line
 - Existing Sanitary Sewer Line
 - Existing Water Line
 - Existing Gas Line
 - Existing Electric Line (Overhead)
 - Existing Electric Line (Underground)
 - Existing Fiber Optic Line (Underground)
 - Existing Telephone Line (Overhead)
 - Existing Cable TV Line (Overhead)
 - Sanitary Sewer Line to be Abandoned
 - Water Line to be Abandoned
 - Proposed Sanitary Sewer Line
 - Proposed Water Main
 - Guard Rail
 - Chainlink Fence
 - Privacy Wood Fence
 - Handrail
 - Concrete Area
 - Concrete or Block Wall
 - 100-yr Floodplain Boundary
 - Floodway Boundary
 - Base Flood Elevation



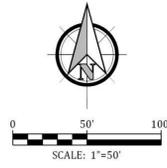
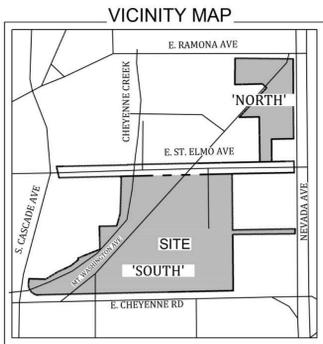
Kiowa
 Celebrating 30 years
 Engineering Corporation
 1604 South 21st Street
 Colorado Springs, Colorado 80904
 (719) 630-7342

CREEKWALK MARKETPLACE
 CONCEPT UTILITY PLAN
 Colorado Springs, Colorado



Kimley»Horn
 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 2 NORTH NEVADA AVENUE, SUITE 300
 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

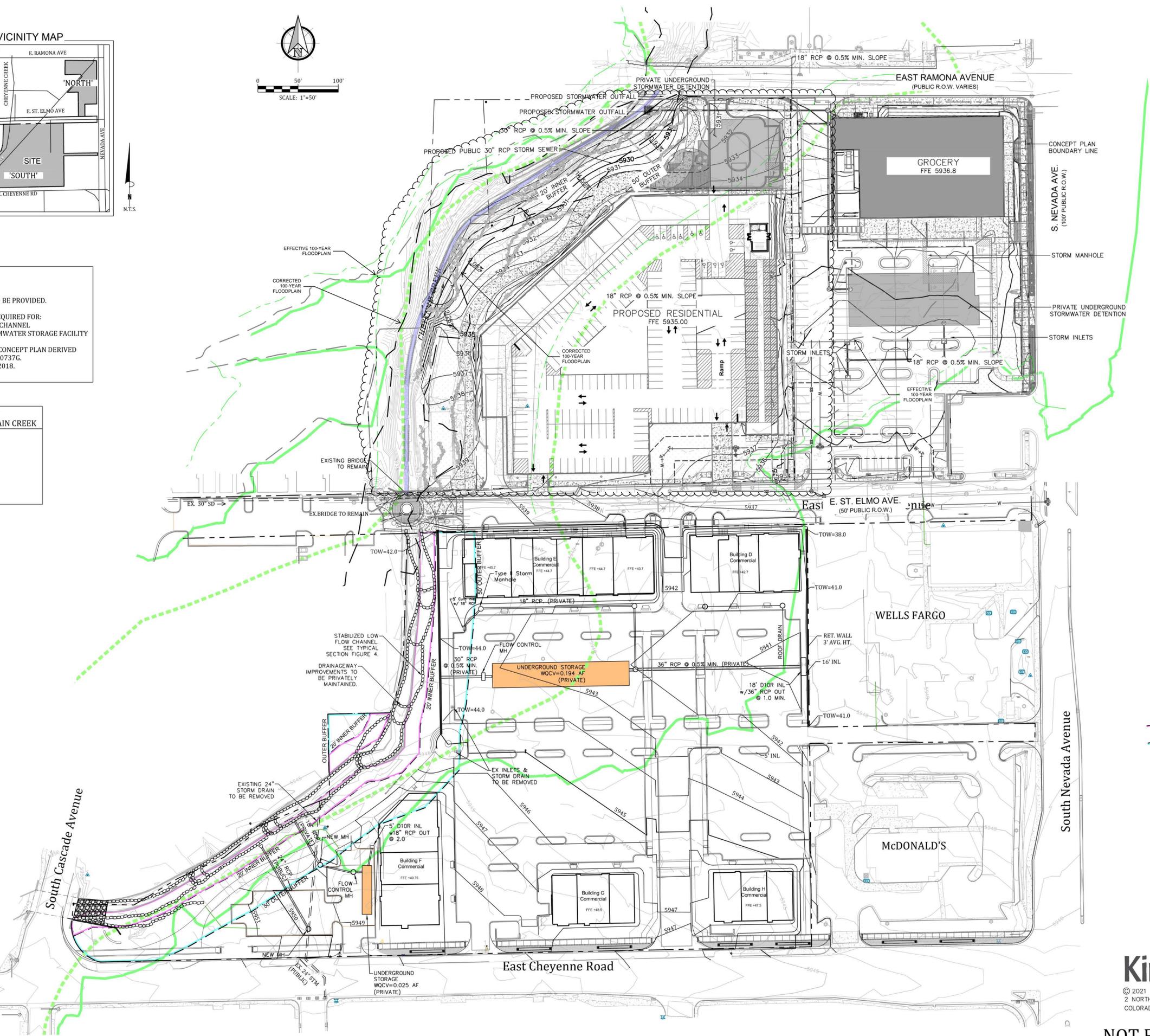
Project No.:	18012
Date:	March 20, 2019
Design:	RNW
Drawn:	CAD
Check:	RNW
Revisions:	



- DRAINAGE NOTES:**
- FULL SPECTRUM DETENTION TO BE PROVIDED.
 - VARIANCE REQUEST WILL BE REQUIRED FOR:
 - BOULDER STABILIZED CHANNEL
 - UNDERGROUND STORMWATER STORAGE FACILITY
 - FLOODPLAINS SHOWN ON THIS CONCEPT PLAN DERIVED FROM FIRM PANEL NO. 08041C00737G. EFFECTIVE DATE DECEMBER 7, 2018.

CHEYENNE CREEK HYDROLOGY AT CONFLUENCE WITH FOUNTAIN CREEK

$Q_5 = 2,100$ cfs
$Q_{50} = 5,850$ cfs
$Q_{100} = 8,840$ cfs
$Q_{500} = 24,330$ cfs

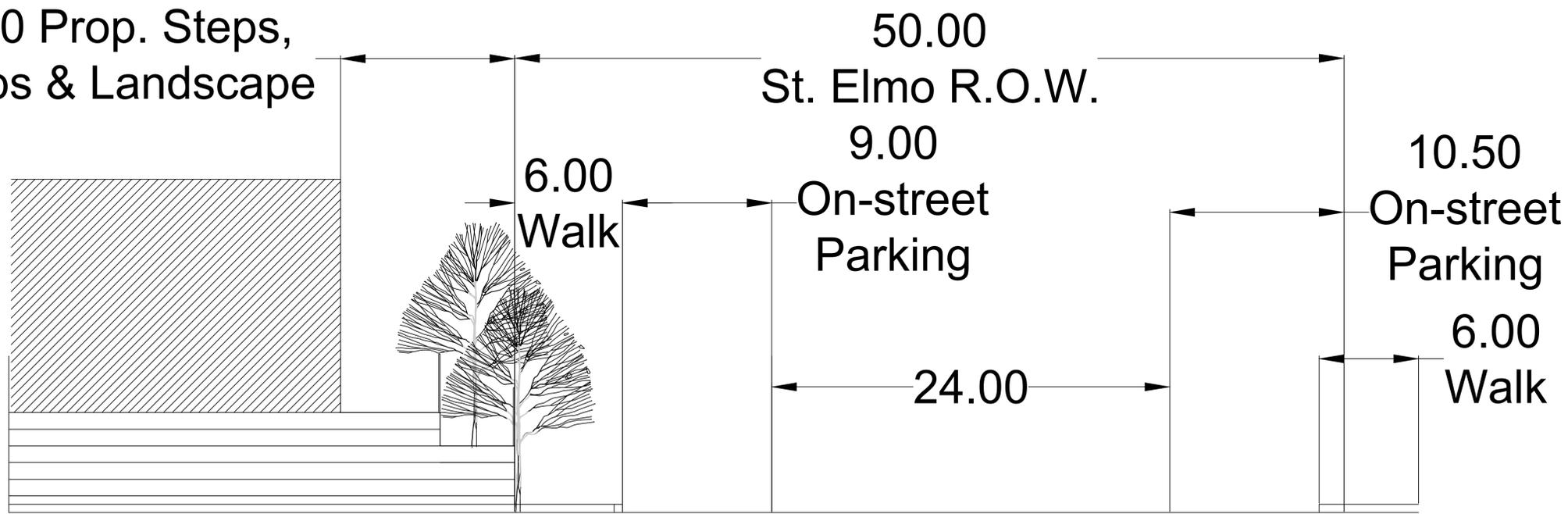


- LEGEND**
- 100 YEAR FLOODPLAIN
 - - - FLOODWAY
 - 20' INNER BUFFER*
 - 50' OUTER BUFFER*
- * BUFFERS PER TIER 1 CREEK

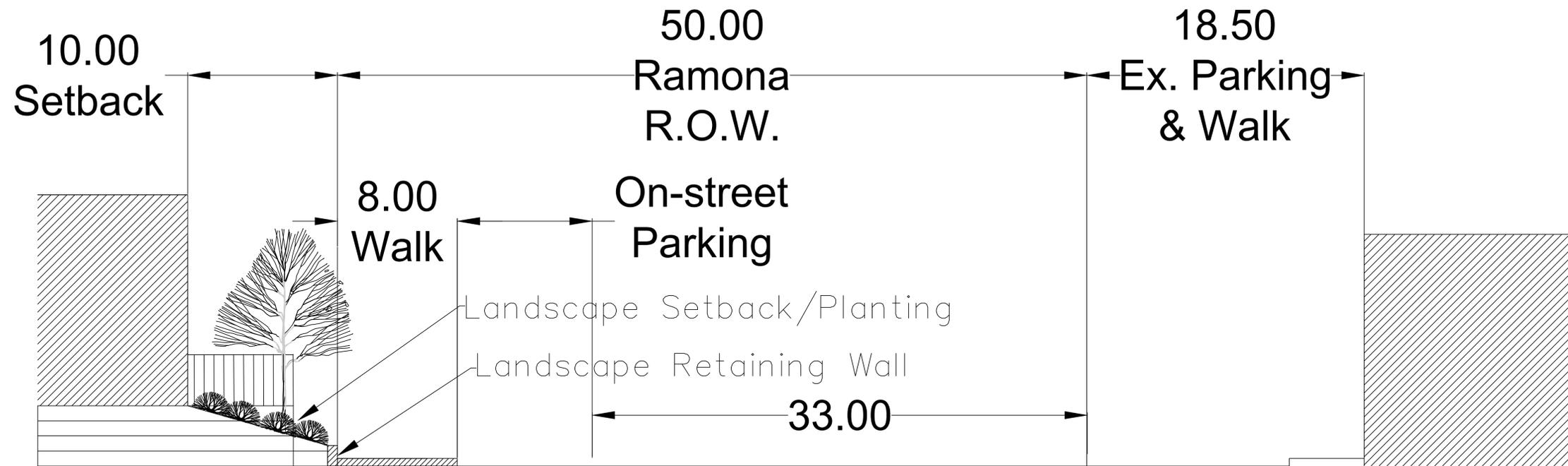
**CREEK WALK MARKETPLACE
 CONCEPT GRADING & DRAINAGE PLAN**
 Colorado Springs, Colorado

Project No.:	18012
Date:	March 20, 2019
Design:	RNW
Drawn:	CAD
Check:	RNW
Revisions:	

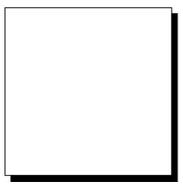
10.50 Prop. Steps,
Ramps & Landscape



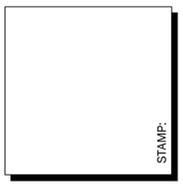
SECTION: E. ST. ELMO, VIEW WEST



SECTION: E. RAMONA, VIEW WEST



CREEKWALK
 Colorado Springs, CO
 CONCEPT PLAN



REV #	REVISIONS	DATE
1	CONCEPT PLAN/AMENDMENT	07.16.2021
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