

2864 S. CIRCLE

CONCEPT PLAN

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

SEPTEMBER 2016

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

THE NORTHERLY BOUNDARY OF LOT 1, BLOCK 1, AMOCO SUBDIVISION FILING NO. 1 RECORDED IN PLAT BOOK D-4 AT PAGE 65, RECORDS OF EL PASO COUNTY, COLORADO, MONUMENTED AT BOTH ENDS BY A 1-1/4" ALUMINUM SURVEYORS CAP #29749, IS ASSUMED TO BEAR S89°45'10"W, A DISTANCE OF 100.00 FEET.

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK 1, AMOCO SUBDIVISION FILING NO. ONE RECORDED IN PLAT BOOK D-4 AT PAGE 65, RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF JANITTELL ROAD AS PLATTED IN HARRISON SUBDIVISION FILING NO. 1 RECORDED IN PLAT BOOK A-3 AT PAGE 85, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE ON THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF SAID AMOCO SUBDIVISION FILING NO. ONE, THE FOLLOWING (3) THREE COURSES:

1. N89°45'10"E, A DISTANCE OF 100.00 FEET;
2. N00°14'50"W, A DISTANCE OF 100.00 FEET;
3. S89°45'10"W, A DISTANCE OF 100.00 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF JANITTELL ROAD;

THENCE N00°14'50"W, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 555.40 FEET;

THENCE N89°45'10"E, A DISTANCE OF 387.14 FEET;

THENCE S01°37'10"W, A DISTANCE OF 769.22 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF HARRISON ANNEXATION PLAT AS RECORDED IN PLAT BOOK J-2 AT PAGE 56;

THENCE N78°25'30"W, ON SAID NORTHERLY BOUNDARY, A DISTANCE OF 291.33 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CIRCLE DRIVE;

THENCE N87°08'50"W, ON SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 291.33 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF JANITTELL ROAD;

THENCE N00°14'50"W, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 8.80 FEET TO A POINT ON SAID NORTHERLY BOUNDARY OF HARRISON ANNEXATION PLAT;

THENCE CONTINUING N00°14'50"W, ON SAID EASTERLY RIGHT OF WAY LINE OF JANITTELL ROAD AND THE EASTERLY BOUNDARY OF SAID HARRISON ANNEXATION PLAT, A DISTANCE OF 31.81 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 5.754 ACRES.

SITE DATA:

APPLICANT: CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. CASCADE AVE., SUITE 200
COLORADO SPRINGS, COLORADO 80903
MR. KYLE CAMPBELL P.E. (719) 785-0790

OWNER/DEVELOPER: TOMA ALLIANCE GROUP, LLC
2204 E. MAIN STREET
CORTEZ, CO 81321-4222

TAX SCHEDULE NO.: 64283-00-011, 012, 014

ADDRESS: 2875 & 2879 JANITTELL ROAD
2864 & 2868 S. CIRCLE DRIVE

AREA: 5.754 ACRES

EXISTING COUNTY ZONING: CC

EXISTING USE: HIGH RISE OFFICE

MAXIMUM BUILDING HEIGHT ALLOWED: HEIGHT OF EXISTING BUILDING

BUILDING & LANDSCAPE SETBACKS: 25' MINIMUM BUILDING
10' MINIMUM LANDSCAPE

ALONG JANITTELL ROAD: 25' MINIMUM BUILDING
25' MINIMUM LANDSCAPE

PARKING REQUIREMENTS: PARKING SHALL ADHERE TO CITY CODE 7.4.203.

REQUIRED PARKING - OFFICE (1,400 SF)

PROVIDED PARKING: 367 SPACES

512 SPACES

GENERAL NOTES:

1. FLOODPLAIN STATEMENT: NO PORTION OF THE PROPOSED SITE IS WITHIN A 100-YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER 08041C 074F EFFECTIVE DATE, MARCH 17, 1997.
2. STORMWATER QUALITY AND DETENTION WILL BE PROVIDED WITH ANY EXPANSION OR REDEVELOPMENT OF THE SITE.
3. A TRAFFIC IMPACT ANALYSIS WILL BE REQUIRED WHEN THE DEVELOPMENT PLAN APPLICATION IS SUBMITTED FOR THIS CONCEPT PLAN AREA.



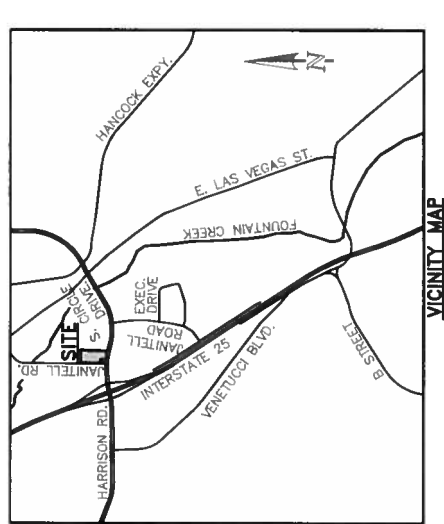
CLASSIC CONSULTING ENGINEERS & SURVEYORS

2864 S. CIRCLE
COLORADO SPRINGS, COLORADO

CONCEPT PLAN

CPC CP 16-00119

DESIGNED BY	KRC	SCALE	DATE	09/13/16
DRAWN BY	KC	(H) 1" = 30'	SHEET	1 OF 1
CHECKED BY	(V) 1" = N/A	JOB NO.	2424-00	



LEGEND:

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
PROPOSED WATER MAIN	---	EXISTING WATER MAIN	---
PROPOSED SANITARY SEWER SERVICE	---	EXISTING SANITARY SEWER MAIN W/ MANHOLE	---
EXISTING WATER MAIN	---	EXISTING GAS MAIN	---
EXISTING SANITARY SEWER	---	EXISTING GROUND CONTOUR	---
EXISTING STORM SEWER	---	CONCEPT PLAN BOUNDARY	---
EXISTING STRAIN INLET	---		
COLORADO SPRINGS CITY LIMITS	---		

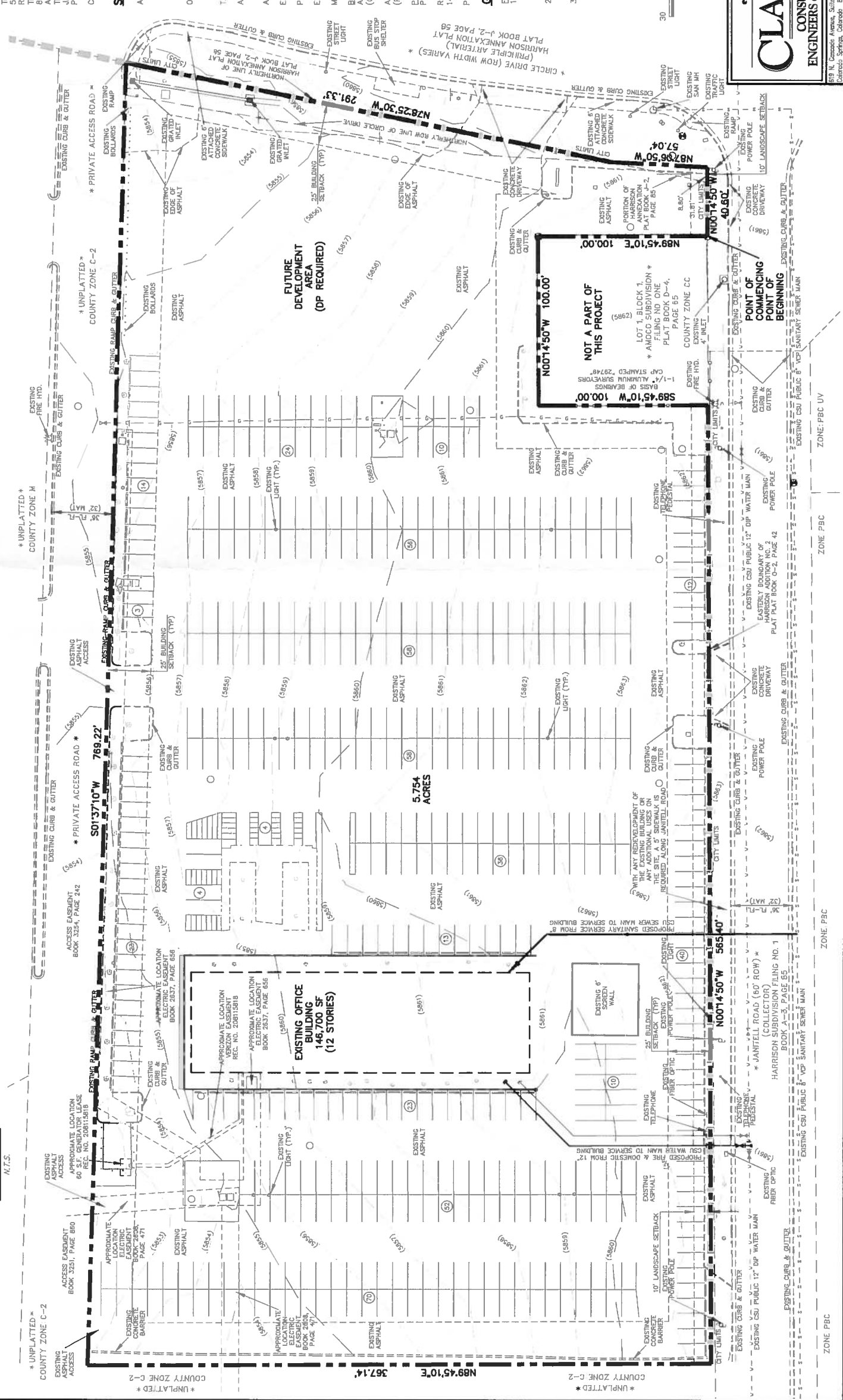


FIGURE 1

2864 S. CIRCLE

CONCEPT PLAN

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SEPTEMBER 2016

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2. N00°14'50"W, A DISTANCE OF 100.00 FEET;
3. S89°45'10"W, A DISTANCE OF 100.00 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF JANITTELL ROAD;

THENCE N00°14'50"W, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 565.40 FEET;

THENCE N89°45'10"E, A DISTANCE OF 367.14 FEET;

THENCE N00°14'50"W, A DISTANCE OF 769.22 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF HARRISON ANNEXATION PLAT AS RECORDED IN PLAT BOOK J-2 AT PAGE 58;

THENCE N78°25'30"W, ON SAID NORTHERLY BOUNDARY, A DISTANCE OF 291.33 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CIRCLE DRIVE;

THENCE N87°06'50"W, ON SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 57.04 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE OF JANITTELL ROAD;

THENCE N00°14'50"W, ON SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 8.00 FEET TO A POINT ON SAID NORTHERLY BOUNDARY OF HARRISON ANNEXATION PLAT;

THENCE CONTINUING N00°14'50"W, ON SAID EASTERLY RIGHT OF WAY LINE OF JANITTELL ROAD AND THE EASTERLY BOUNDARY OF SAID HARRISON ANNEXATION PLAT, A DISTANCE OF 31.81 FEET TO THE POINT OF BEGINNING.

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AREA: 5.754 ACRES
CC
PBC
HIGH RISE OFFICE

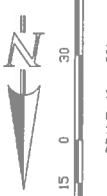
EXISTING COUNTY ZONING: CC
PROPOSED CITY ZONING: PBC
EXISTING USE: HIGH RISE OFFICE
MAXIMUM BUILDING HEIGHT ALLOWED: HEIGHT OF EXISTING BUILDING

BUILDING & LANDSCAPE SETBACKS:
ALONG JANITTELL ROAD: 25' MINIMUM BUILDING
(COLLECTOR) 10' MINIMUM LANDSCAPE
ALONG CIRCLE DRIVE (PRINCIPLE ARTERIAL): 25' MINIMUM BUILDING
25' MINIMUM LANDSCAPE

PARKING REQUIREMENTS:
PARKING SHALL ADHERE TO CITY CODE 7.4.203.
REQUIRED PARKING - OFFICE (1/400 SF): 367 SPACES
145,700 SF
PROVIDED PARKING: 512 SPACES

GENERAL NOTES:

1. NO PORTION OF THE PROPOSED SITE IS WITHIN A 100-YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER 08041C 0741F EFFECTIVE DATE, MARCH 17, 1997.
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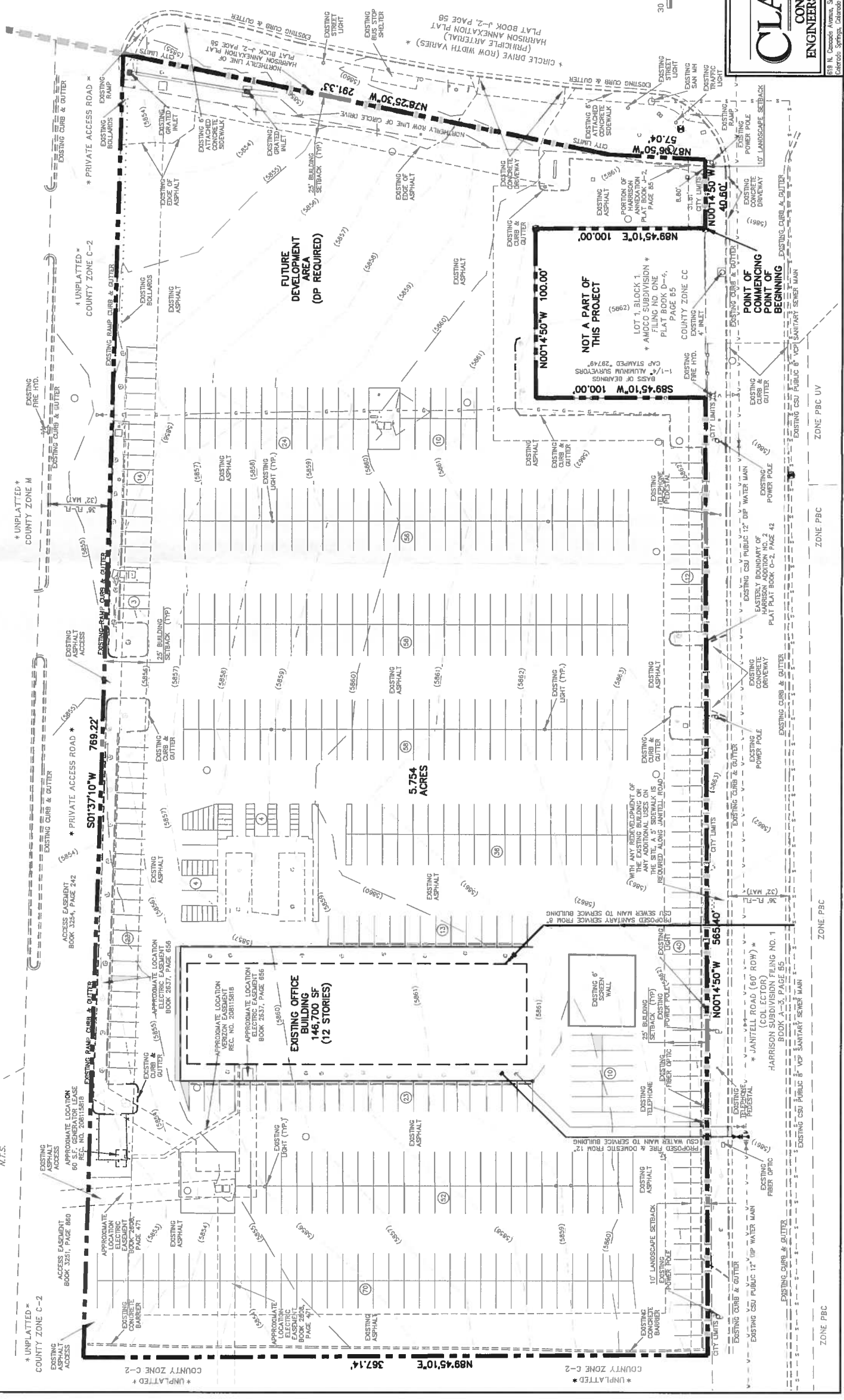
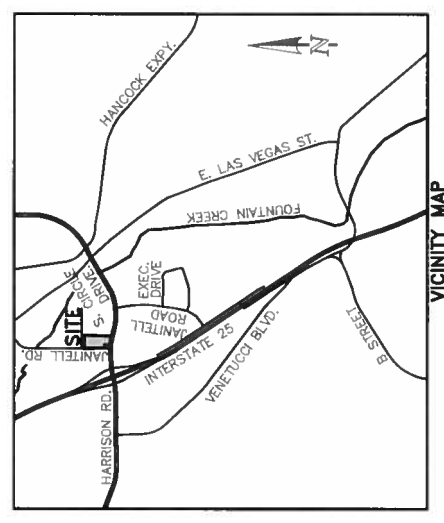


FIGURE 1