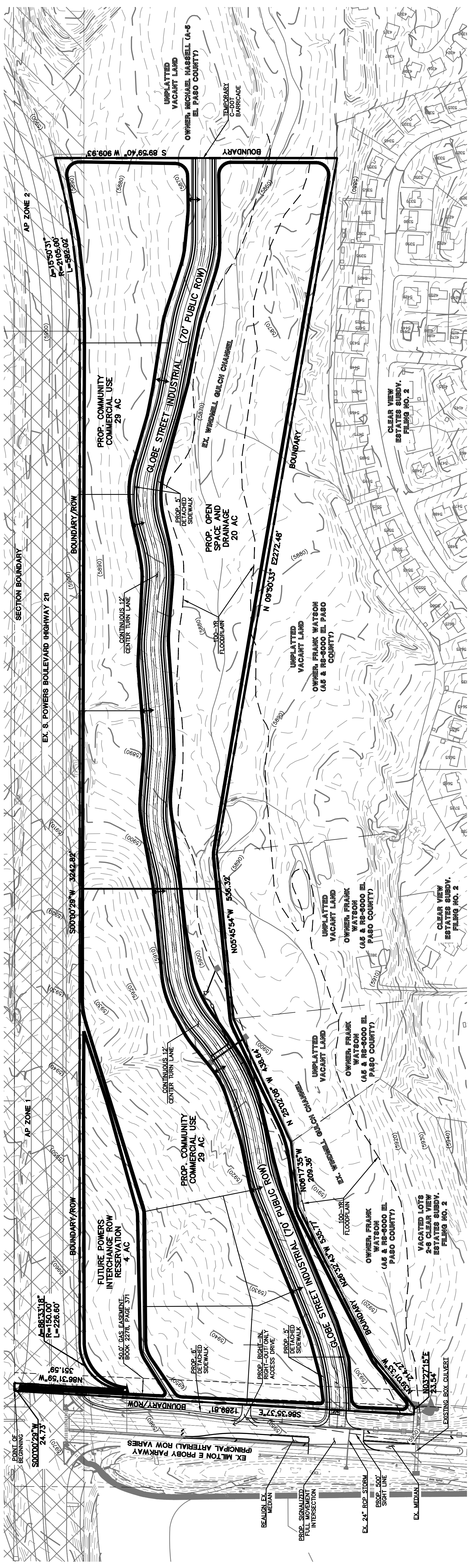


AIRPORT SPECTRUM



STREAMSIDE NOTES:

1. WINDMILL GULCH CHANNEL IS A STREAMSIDE CORRIDOR.
2. AS DEPICTED ON THE PROPOSED STREET CROSS SECTION BELOW, SIDEWALK TO BE REQUIRED ON THE WEST SIDE OF PROPOSED PUBLIC STREET.
3. LANDSCAPING TO BE INSTALLED ALONG WEST SIDE OF STREET PER STREAMSIDE GUIDELINES.
4. ALL PROPOSED LOTS EAST OF PUBLIC STREET TO BE CONSIDERED "STREET SEPARATED"

TRAFFIC NOTES:

1. THE DEVELOPER WILL BE RESPONSIBLE TO CONSTRUCT A WESTBOUND & EASTBOUND TURN LANES WITH THE APPROPRIATE LANE AND PAPER LENGTH AT THE INTERSECTION OF MILTON E PROBY PARKWAY WITH GLOBE STREET.
2. THE DEVELOPER WILL BE RESPONSIBLE TO CONSTRUCT AN EASTBOUND TURN LANE AT THE FLOW LINE AND END AT THE PROPOSED RIGHT IN/OUT ACCESS WEST FLOW LINE.
3. THE DEVELOPER IS REQUIRED TO EITHER REMIT THE AMOUNT OF \$250,000 FOR THE FUTURE ANTICIPATED TRAFFIC SIGNAL AT THE INTERSECTION OF MILTON E PROBY PARKWAY WITH GLOBE STREET OR INSTALL A STOP SIGN WHEN GLOBE STREET IS CONNECTED TO MILTON E PROBY PARKWAY AND IN FULL OPERATION.



GENERAL NOTES:

1. FLOORPLAN STATEMENT: A PORTION OF THE PROPOSED SITE IS WITHIN A 100-YEAR FLOODPLAIN AS SHOWN ON THE FLOODPLAIN MAP (F.I.R.M.) MAP NUMBER 0604C 0745 EFFECTIVE DATE 11/21/2019.
2. STORM WATER QUALITY AND DETENTION WILL BE PROVIDED FOR THIS SITE WITHIN FACILITIES TO BE DETERMINED AS DEVELOPMENT PHASES PLACE.
3. GLOBE STREET IS PUBLIC AND SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE MUTCD GUIDELINES.
4. FUTURE DEVELOPMENT PLANS TO BE REVIEWED USING CC & PBC DESIGN AND USE.
5. THE PROPERTY BEING PLATTED HEREIN IS SUBJECT TO AN AVIGATION EASEMENT FOR PUBLIC AVIGATION PURPOSES. SAID EASEMENT SHALL BE CONSIDERED A PART OF THE PROPERTY BEING PLATTED. THE RECORDS OF THE RECORDS OF EL PASO COUNTY, COLORADO, ALL OTHER EASEMENTS OR INTERESTS OF RECORD AFFECTING ANY OF THE PROPERTY BEING PLATTED SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
6. A PORTION OF THE FUTURE REGIONAL TRAIL CONNECTING THE POWERS TRAIL TO THE MILTON E PROBY PARKWAY WILL BE LOCATED WITHIN THE OPEN SPACE TO THE SOUTH WILL BE LOCATED WITHIN THE PROPOSED DEDICATED OPEN SPACE.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5307 AT PAGE 1472, EL PASO COUNTY RECORDS, BEING MONUMENTED AT THE NORTHERLY END (A CORNER BEING MONUMENTED BY A 1 1/2" ALUMINUM SURVEYORS CAP STAMPED "1868") TO THE SOUTHERLY END BY A 1 1/2" REBAR, "CO REG PLS 12388" IS ASSIGNED TO BEAR S00°00'29" W, A DISTANCE OF 3242.82 FEET.

COMMENCING AT A POINT ON THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5307 AT PAGE 1472, RECORDS OF EL PASO COUNTY, COLORADO, BEING THE POINT OF TANGENT FROM THE NORTHERLY MOST CURVE DESCRIBED IN SAID DOCUMENT, MONUMENTED BY A 1" ORANGE PLASTIC CAP STAMPED "CO REG PLS 12368";

THENCE N53°33'02"E, A DISTANCE OF 259.84 FEET TO A POINT ON THE WESTERLY LINE OF LOT 2, COLORADO SPRINGS AIRPORT FILING NO. 1, RECORDED UNDER RECEPTION NUMBER 201028279 OF SAID RECORDS, BEING ALSO A POINT ON THE EAST LINE OF LOT 2, RECORDED UNDER RECEPTION NUMBER 201028279 OF SAID RECORDS, BEING ALSO A POINT ON THE EAST LINE OF LOT 2, BEING THE POINT OF BEGINNING; THENCE S00°00'29" W, ON THE EAST LINE OF SAID SECTION 1 AND THE WESTERLY LINE OF SAID LOT 2, AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 3833.79 FEET;

THENCE S74°10'05" W, A DISTANCE OF 135.25' TO A POINT ON THE WESTERLY LINE OF SAID DOCUMENT RECORDED IN BOOK 5307 AT PAGE 1472, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED BY A 1 1/2" ALUMINUM SURVEYORS CAP STAMPED "1868";

THENCE N69°50'33"E, A DISTANCE OF 809.93 FEET TO A POINT ON THE EASTERLY LINE OF SAID DOCUMENT RECORDED IN BOOK 5307 AT PAGE 1472, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED BY A 1 1/2" REBAR, "CO REG PLS 12388";

THENCE N69°50'33"E, ON SAID EASTERLY LINE, A DISTANCE OF 2272.48 FEET TO THE SOUTHEASTERLY CORNER OF A QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. 202068128 OF SAID RECORDS, SAID POINT BEING MONUMENTED BY A 1 1/2" REBAR, "CO REG PLS 12388";

THENCE S74°10'05" W, ON THE EASTERLY LINE OF SAID WARRANTY DEED, A DISTANCE OF 1864.64 FEET TO THE SOUTHEASTERLY CORNER OF A WARRANTY DEED RECORDED NO. 20110417 OF SAID RECORDS; SAID POINT BEING MONUMENTED BY A 1 1/2" REBAR, "CO REG PLS 12388";

THENCE S74°10'05" W, ON THE EASTERLY LINE OF SAID WARRANTY DEED, A DISTANCE OF 1864.64 FEET TO THE SOUTHEASTERLY CORNER OF A WARRANTY DEED RECORDED NO. 20110420 OF SAID RECORDS; SAID POINT BEING MONUMENTED BY A 1 1/2" REBAR;

THENCE N02°17'25" W, A DISTANCE OF 209.38 FEET TO A 1 1/2" ALUMINUM SURVEYORS CAP STAMPED "1868";

THENCE S00°00'29" W, A DISTANCE OF 209.38 FEET TO A 1 1/2" ALUMINUM SURVEYORS CAP STAMPED "1868";

THENCE S00°00'29" W, A DISTANCE OF 214.27 FEET TO THE SOUTHEASTERLY CORNER OF DRENNAN ROAD AS PLATTED IN CLEAR VIEW ESTATES SUBDIVISION NO. 2, RECORDED IN BOOK W-2 AT PAGE 58 OF SAID RECORDS, SAID POINT BEING A 1" ORANGE PLASTIC CAP STAMPED "37928";

THENCE N02°17'25" E, ON THE EASTERLY LINE OF SAID DRENNAN ROAD, A DISTANCE OF 235.4 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MILTON E. PROBY PARKWAY (FORMERLY DRENNAN ROAD), BEING MONUMENTED BY A 1" ORANGE PLASTIC CAP STAMPED "37928";

THENCE S88°35'37"E, ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MILTON E. PROBY PARKWAY, A DISTANCE OF 1289.81 FEET TO THE POINT OF BEGINNING.

CONTAINING A GROSS CALCULATED AREA OF 78.955 ACRES.

EXCEPTING THEREFROM

ANY PORTION LYING WITHIN THE POWERS BOULEVARD RIGHT OF WAY AS DESCRIBED IN BOOK 5307 AT PAGE 1472 RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 18.745 ACRES.

CONTAINING A NET CALCULATED AREA OF 60.210 ACRES.

SITE DATA:

APPLICANT: CLASSIC CONSULTING ENGINEERS & SURVEYORS
 COLORADO PROFESSIONAL ENGINEERING NO. 0006858
 COLORADO SPRINGS, COLORADO 80903
 MR. KYLE CAMPBELL P.E. (719) 785-0790

OWNER/DEVELOPER: BERT A. GETZ TRUST, S.D. SUITE 250
 PARADISE VALLEY, CO 80833
 C/O MR. PETER JOHNSON (970) 729-1033

TAX SCHEDULE NO.: 6500000094

ADDRESS: 0 DRENNAN ROAD

AREA: 60.21 AC.

EXISTING ZONING: CC & CR (COUNTY)

PROPOSED ZONING: PUD-S5-AO (CITY)

EXISTING LAND USE: UNDEVELOPED

PROPOSED LAND USE: COMMUNITY COMMERCIAL (PRG. & CC USES)

MAXIMUM BUILDING HEIGHT ALLOWED: 45'

MAXIMUM LOT COVERAGE: 40% MAX. (CC)

PROP. COMMUNITY COMMERCIAL AREA: 29 ACRES

PROP. OPEN SPACE AREA: 20 ACRES

BUILDING SETBACKS & LANDSCAPE BUFFERS: 25' MINIMUM (BOTH)

ALONG MILTON PROBY PARKWAY: 25' MINIMUM (BOTH)

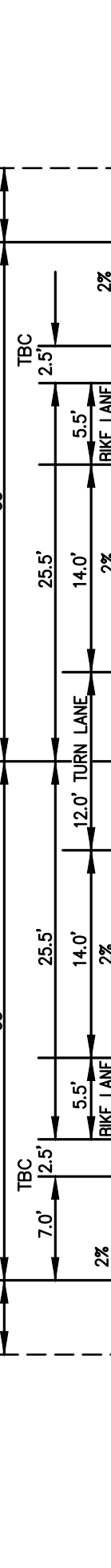
ALONG POWERS BOULEVARD: 25' MINIMUM (BOTH)

ALONG GLOBE STREET: 10' MINIMUM LANDSCAPE

PARKING REQUIREMENTS: PARKING SHALL ADHERE TO CITY CODE 7.4.203.

LEGEND:

DESCRIPTION	SYMBOL
EXISTING STORM SEWER	--- (6600)
EXISTING STORM INLET	--- (6600)
BOUNDARY LINE	---
EXISTING GROUND CONTOUR	--- (6600)
PROPOSED FINISHED GRADE CONTOUR	---
CONCEPT PLAN BOUNDARY	---
100-YR FLOODPLAIN	---
APPROX. VEHICLE ACCESS POINT	---
APZ-1	---
APZ-2	---



70' R.O.W. INDUSTRIAL PUBLIC STREET

SCALE: 1" = 10'

CLASSIC CONSULTING ENGINEERS & SURVEYORS
 838 N. Colorado Avenue, Suite 300 (719) 785-0790
 Colorado Springs, Colorado 80903 (719) 785-0799 (Fax)

DESIGNED BY: KRC
 DRAWN BY: EAS
 CHECKED BY: (V)

SCALE: (H) 1" = 100'
 (V) 1" = N/A

DATE: 06/04/2018
 SHEET: 1 OF 2
 JOB NO.: 2423-10

FIGURE 9