AIRPORT OZ Subdivision

Cygnet Helghts.
COLORADO SPRINGS, COLORADO 80917
25.81 ACRES
CONCEPT PLAN

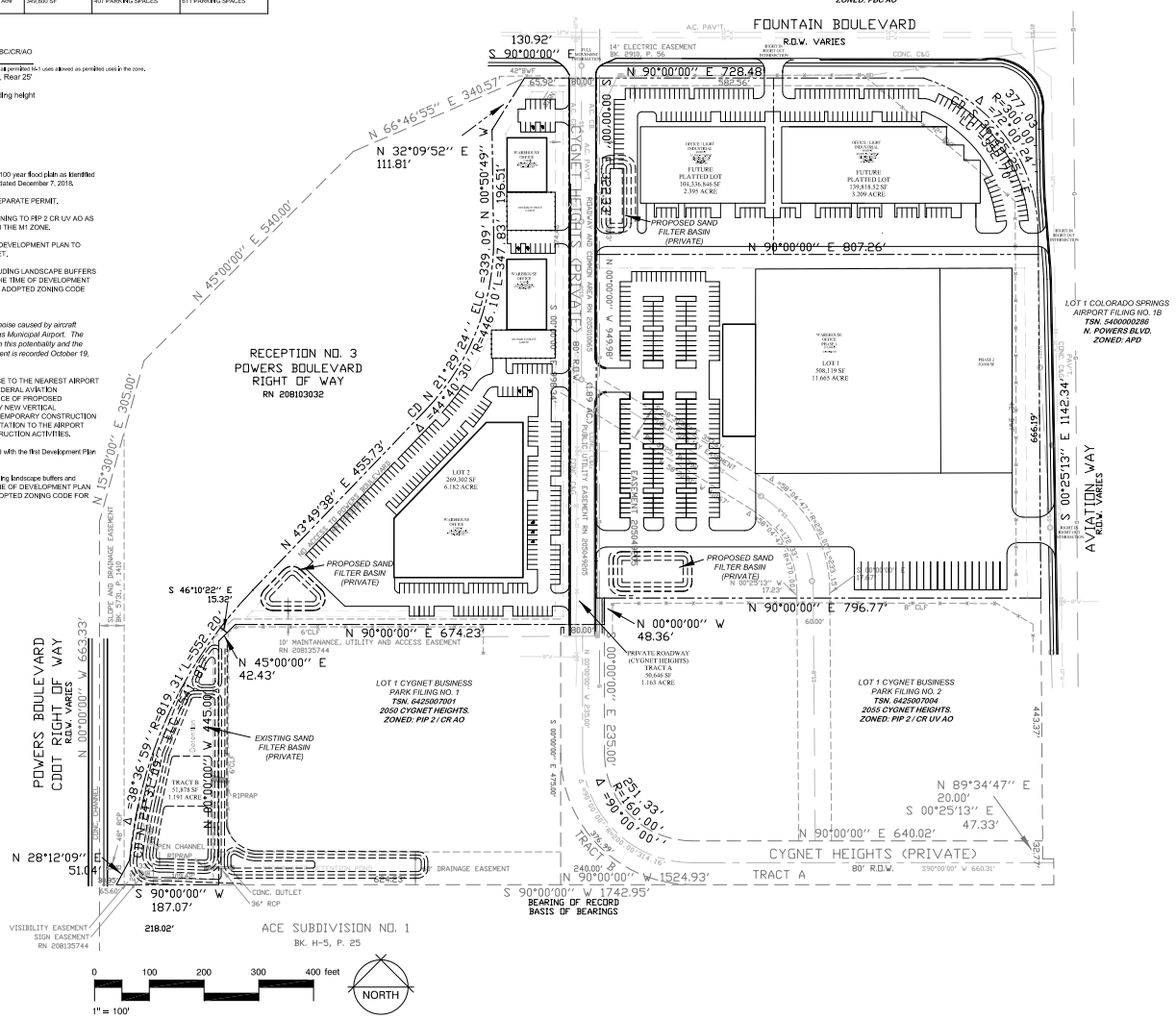
CYGNET CONCEPT PLAN LOT SPECIFICATION					
LOT	USE	LOT SIZE	BUILDING SIZE	PARKING REQUIREMENT	PARKING PROVIDED
LOT 1	WAREHOUSE / OFFICE	508,119 SF / 11.665 Acres	131,000 SF / 50,000 SF	181 PARKING SPACES / 1 space per 1,000 sf	221 PARKING SPACES
LOT 2	WAREHOUSE / OFFICE	269,302 SF / 6.182 Acres	68,800 SF	69 PARKING SPACES / 1 space per 1,000 sf	206 PARKING SPACES
FUTURE PLATTED LOT	OFFICE / LIGHT INDUSTRIAL	104,337 SF / 2.40 Acres	40,000 SF	63 PARKING SPACES / 1/3 SF INDUSTRIAL, 1/4 OFFICE	73 PARKING SPACES
FUTURE PLATTED LOT	OFFICE / LIGHT INDUSTRIAL	139,819 SF / 3.21 Acres	60,000 SF	94 PARKING SPACES / 1/3 SF INDUSTRIAL, 1/4 OFFICE	111 PARKING SPACES
TRACT B	WATER DETENTION	51,878 SF / 1.191 Acres			
TRACT A	ACCESS	50,646 SF / 1.163 Acres			
TOTAL		1,124,101 SF / 25.81 Acre	349,800 SF	407 PARKING SPACES	611 PARKING SPACES

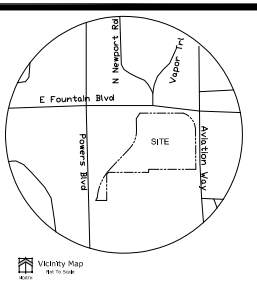
SITE DATA

tax schedule no.:	6425000086
area	25.81 acres
ex zone	PIP2/CR/AO and PBC/CR/AO
proposed zone	PIP2/CR AO One A _____ The condition of record is all permitted M-1 uses allowed as permitted uses in the zone.
Building setbacks	Front 25', Side 10', Rear 25'
Lot coverage	40% max
Building height	45' maximum building height
ex use	Vacant
proposed use	Industrial

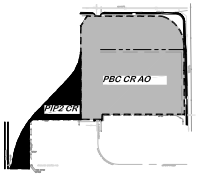
NOTES:

1. FLOODPLAIN STATEMENT:
   This parcel is not within the limits of the 100 year flood plain as identified on FEMA Mapping Panel No. 08041C0761 G, dated December 7, 2018.
2. ALL SIGNAGE WILL BE APPROVED VIA A SEPARATE PERMIT.
3. THIS CONCEPT PLAN SHALL UNIFY THE ZONING TO PIP 2 CR UV AO AS WELL AS ALLOWING FOR ALL USES WITHIN THE M1 ZONE.
4. PARKING WILL BE REVIEWED AT TIME OF DEVELOPMENT PLAN TO ENSURE PARKING REQUIREMENTS ARE MET.
5. ALL LANDSCAPING REQUIREMENTS (INCLUDING LANDSCAPE BUFFERS AND SETBACKS) WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE AND USE.
6. AVIGATION EASEMENT:
   Notice: this property may be impacted by noise caused by aircraft operating in and out of the Colorado Springs Municipal Airport. The buyer should familiarize himself/herself with this potentiality and the ramifications thereof. An Avigation Easement is recorded October 19, 1971, in Book 2443 at Pages 975 - 978.
7. BASED ON ELEVATION DATA AND DISTANCE TO THE NEAREST AIRPORT RUNWAY, THE APPLICANT SHOULD FILE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460-1 "NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" FOR ANY NEW VERTICAL DEVELOPMENT AT THIS SITE, INCLUDING TEMPORARY CONSTRUCTION EQUIPMENT, AND PROVIDE FAA DOCUMENTATION TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
8. The detention pond facility shall be constructed with the first Development Plan for approval.
9. ALL LANDSCAPING REQUIREMENTS (including landscape buffers and setbacks) WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTED ZONING CODE FOR EACH TYPE OF USE.

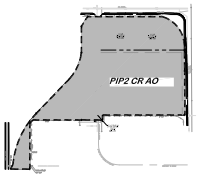




EX ZONE MAP NTS



PROPOSED ZONE MAP NTS



Legal Description:
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF "TRACT RECONVEYED A-1" IN WARRANTY DEED RECORDED SEPTEMBER 10, 1970 IN BOOK 2360 AT PAGE 994 UNDER RECEPTION NO. 750451 OF THE RECORDS OF EL PASO COUNTY, COLORADO; BEGINNING AT THE NORTHEAST CORNER OF LOT 1, "ACE SUBDIVISION NO. 1" AS RECORDED JULY 08, 1966 UNDER RECEPTION NO. 966065303 IN PLAT BOOK H-5 AT PAGE 25 OF SAID EL PASO COUNTY RECORDS, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED JANUARY 16, 1968 BOOK 2817 AT PAGE 5 OF SAID EL PASO COUNTY RECORDS; THENCE S 00 DEGREES 00 MINUTES 00 SECONDS W (BASIS OF BEARING) ALONG THE NORTHERLY LINE OF SAID LOT 1, 1742.95 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 210 FOOT WIDE POWERS BOULEVARD AS DEDICATED IN "EXHIBIT L" IN WARRANTY DEED RECORDED JULY 27, 1972 IN BOOK 2509 AT PAGE 501 UNDER RECEPTION NO. 954715 OF SAID EL PASO COUNTY RECORDS; THENCE N 00 DEGREES 00 MINUTES 00 SECONDS E ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 663.33 FEET TO THE MOST SOUTHERLY CORNER OF A TRACT OF LAND DEDICATED AS ADDITIONAL RIGHT-OF-WAY FOR POWERS BOULEVARD AND DESCRIBED IN TRACT "C" IN WARRANTY DEED RECORDED SEPTEMBER 10, 1970 BOOK 2443 AT PAGE 960 UNDER RECEPTION NO. 897110 OF SAID EL PASO COUNTY RECORDS, SAID CORNER BEING S16.66 FEET SOUTH OF THE NORTH LINE OF "TRACT C"; THENCE ALONG THE EASTERLY AND SOUTHERLY LINES OF SAID ADDITIONAL RIGHT-OF-WAY THE FOLLOWING THREE (3) COURSES: (1) THENCE N 15 DEGREES 30 MINUTES 00 SECONDS E, 305.00 FEET; (2) THENCE N 45 DEGREES 00 MINUTES 00 SECONDS E, 540.00 FEET; (3) N 66 DEGREES 46 MINUTES 55 SECONDS E, 340.57 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FOUNTAIN BOULEVARD AS DESCRIBED IN "TRACT B" IN WARRANTY DEED RECORDED SEPTEMBER 10, 1970 BOOK 2443 AT PAGE 960 UNDER RECEPTION NO. 897110 OF SAID EL PASO COUNTY RECORDS; THENCE FORTY 25.79 FEET EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF APOMEAGH 210 FOOT POWERS BOULEVARD; THENCE S 90 DEGREES 00 MINUTES 00 SECONDS E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF FOUNTAIN BOULEVARD, 728.48 FEET TO INTERSECT A CURVE ON THE SOUTHERLY AND WESTERLY LINES OF ADDITIONAL RIGHT-OF-WAY FOR FOUNTAIN BOULEVARD AS DESCRIBED IN WARRANTY DEED RECORDED APRIL 15, 1977 IN BOOK 2813 AT PAGE 367 UNDER RECEPTION NO. 3114416 OF SAID EL PASO COUNTY RECORDS; THENCE ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 360.50 FEET AND A CENTRAL ANGLE OF 72 DEGREES 00 MINUTES 24 SECONDS, A LENGTH OF 377.23 FEET (THE CHORD OF WHICH BEARS S 36 DEGREES 22 MINUTES 48 SECONDS E, A DISTANCE OF 353.70 FEET) TO A POINT OF TANGENT; THENCE S 00 DEGREES 52 MINUTES 12 SECONDS E ALONG THE WESTERLY LINE OF SAID ADDITIONAL RIGHT-OF-WAY FOR FOUNTAIN BOULEVARD, 1142.34 FEET; THENCE S 89 DEGREES 34 MINUTES 47 SECONDS W ALONG THE SOUTHERLY LINE OF SAID ADDITIONAL RIGHT-OF-WAY LINE FOR FOUNTAIN BOULEVARD, 20.00 FEET TO INTERSECT THE ABOVE-MENTIONED WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED IN WARRANTY DEED RECORDED JANUARY 16, 1968 IN BOOK 2817 AT PAGE 5 OF SAID EL PASO COUNTY RECORDS, SAID TRACT NOW KNOWN AS "COLORADO SPRINGS AIRPORT FILING NO. 1" RECORDED MARCH 08, 2001 UNDER RECEPTION NO. 201058979 OF SAID EL PASO COUNTY RECORDS; THENCE S 00 DEGREES 25 MINUTES 13 SECONDS E ALONG SAID WESTERLY LINE 47.38 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION CONTAINED WITHIN THE RECORDED PLAT OF CYGNET HEIGHTS PARK FILING NO. 1 RECORDED JANUARY 30, 2006 UNDER RECEPTION NO. 206018867 AND EXCEPT THAT PORTION CONVEYED TO PIONEER TRUCK LEASING CO., L.P., A DELAWARE LIMITED PARTNERSHIP IN WARRANTY DEED RECORDED AUGUST 1, 2008 UNDER RECEPTION NO. 208113110 AND EXCEPTING THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION RECORDED SEPTEMBER 18, 2008 UNDER RECEPTION NO. 208139826.
Total Acreage: 25.81

LOTS 3 AND 4, SHOWN AS FUTURE PLATTED LOTS SHALL BE PLATTED AT A LATER DATE THROUGH SEPARATE INSTRUMENT.

ADA DESIGN PROFESSIONAL STANDARD NOTE:

The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA Design Standards and Guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

"The City of Colorado Springs is federally mandated to identify and monitor all stormwater discharges within the City. The City accomplishes this task by requiring a storm water connection Permit from the City Engineering Department. The applicant will need to contact Jerry Huntley at 385-5384 or at JHuntley@springsgov.com to obtain this permit."

OWNER INFO

company name	Nomind 6 LLC
address	2 N. Cascade Ave.
city/state	Suite 300
phone no	Colorado Springs CO, 80903

city file no: CPC CP 06-085-A1MJ19

YOW ARCHITECTS
ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

AIRPORT OZ Subdivision
Concept Plan
Colorado Springs, Colorado 80916

Structural: —
Electrical: —
Mechanical: —
Plumbing: —

Job No. 19079
Directory —
File Concept.dwg
Drawn By DBN
Date 6.06.2019
Revised 11.20.2019

DRAWING NO.
1 of 1
CONCEPT PLAN

FIGURE 1