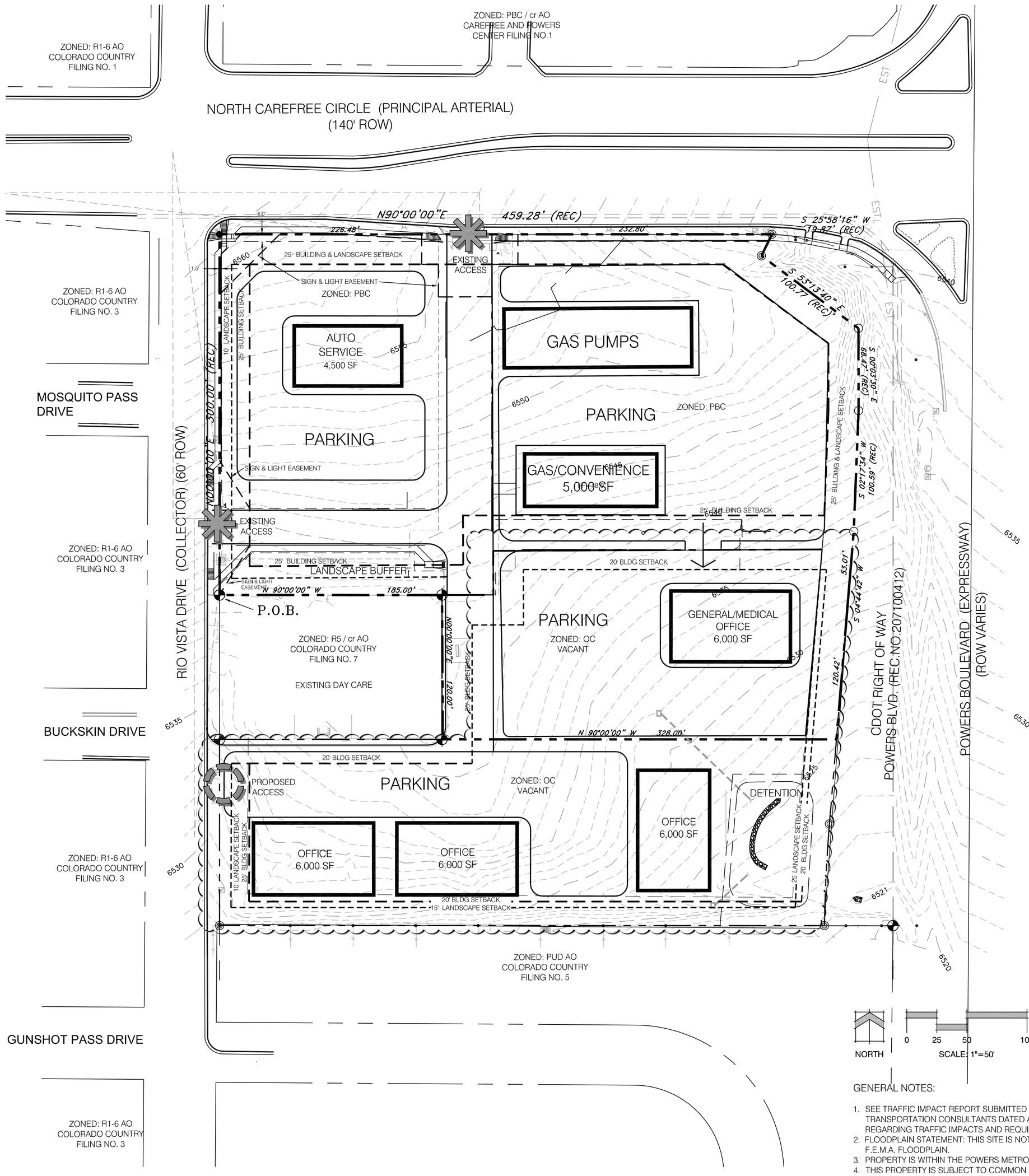


GENERAL NOTES:

1. SEE TRAFFIC IMPACT REPORT SUBMITTED BY LSC TRANSPORTATION CONSULTANTS DATED APRIL 26, 2015 REGARDING TRAFFIC IMPACTS AND REQUIREMENTS.
2. FLOODPLAIN STATEMENT: THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN.
3. PROPERTY IS WITHIN THE POWERS METROPOLITAN DISTRICT.
4. THIS PROPERTY IS SUBJECT TO COMMON PRIVATE EASEMENTS FOR ACCESS, UTILITY AND DRAINAGE, SIGN AND LIGHT, AND LANDSCAPE AS SHOWN ON THE FINAL PLATS FOR COLORADO COUNTRY FILING 14A AND 15 (REC. NO. 212033803)
5. THE PROPOSED ACCESS ON RIO VISTA DRIVE IS ILLUSTRATIVE ONLY AND A TRAFFIC ANALYSIS WILL BE REQUIRED WITH ANY SUBSEQUENT DEVELOPMENT PLAN TO JUSTIFY ACCESS LOCATION.

FIGURE 1

P:\Books\SW Corner Powers & N. Carefree\Drawings\Planning\Concept\Concept Plan_AMEND'16.dwg [24x36] 6/29/2016 10:55:55 AM jromero

LEGAL DESCRIPTION: (EXISTING CONCEPT BOUNDARY)

THAT PORTION OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BASIS OF BEARINGS: ALL BEARINGS USED IN THESE DESCRIPTIONS ARE RELATIVE TO THOSE SHOWN ON "COLORADO COUNTRY FILING NO. 14A" AS
RECORDED AT RECEPTION NUMBER 215713602 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

BEGINNING AT THE MOST SOUTHWESTERLY CORNER OF LOT 1 OF SAID "COLORADO COUNTRY FILING NO. 14A", POINT ALSO BEING ON THE EASTERLY
RIGHT OF WAY OF "RIO VISTA DRIVE" AS PLATTED IN "COLORADO COUNTRY FILING NO. 3" AS RECORDED IN PLAT BOOK K-3 AT PAGE 26 OF SAID RECORDS;

THENCE N 00°00'00" E, ALONG SAID EASTERLY RIGHT OF WAY, 300.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF "NORTH CAREFREE CIRCLE" AS PLATTED IN "COLORADO COUNTRY FILING NO. 1" AS RECORDED IN PLAT BOOK J-3 AT PAGE 51 OF SAID RECORDS;

THENCE N 90°00'00" E, ALONG SAID SOUTHERLY RIGHT OF WAY, 459.28 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY OF "POWERS BOULEVARD" AS RECORDED UNDER RECEPTION NUMBER 207100412 OF SAID RECORDS;

THENCE ALONG SAID WESTERLY RIGHT OF WAY FOR THE FOLLOWING SEVEN (7) COURSES;

1. S 25°58'16" W, 19.87 FEET;
2. S 53°13'40" E, 100.77 FEET;
3. S 00°03'30" E, 68.47 FEET;
4. S 02°17'34" W, 100.59 FEET, TO THE NORTHEAST CORNER OF LOT 2 OF SAID "COLORADO COUNTRY 14A";
5. S 04°44'42" W, 53.01 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SAID "COLORADO COUNTRY 14A";
6. S 04°44'42" W, 191.09 FEET TO A POINT OF CURVATURE;
7. ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1256.52 FEET, AN ARC LENGTH OF 84.69 FEET, AND A CENTRAL ANGLE OF 3°51'43" TO A POINT ON THE NORTHERLY BOUNDARY OF COLORADO COUNTRY FILING NO. 5 AS RECORDED IN PLAT BOOK N-3 AT PAGE 10;

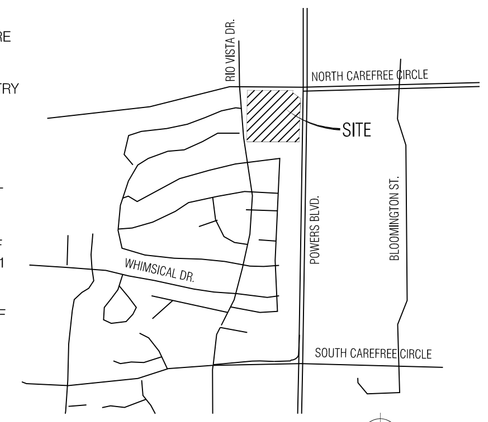
THENCE N 90°00'00" W, ALONG SAID NORTHERLY BOUNDAY, 503.00 FEET TO A POINT ON SAID EASTERLY RIGHT OF WAY OF RIO VISTA DRIVE;

THENCE N 00°00'00" E, ALONG SAID RIGHT OF WAY, 155.00 FEET, TO THE SOUTHWEST CORNER OF "COLORADO COUNTRY FILING NO. 7" AS RECORDED
IN PLAT BOOK R-3 AT PAGE 13 OF SAID RECORDS;

THENCE N 90°00'00" E, 185.00 FEET TO THE SOUTHEAST CORNER OF SAID "COLORADO COUNTRY NO. 7";

THENCE N 00°00'00" E, 120.00 FEET TO THE NORTHEAST CORNER OF SAID "COLORADO COUNTRY NO. 7";

THENCE N 90°00'00" W, 185.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 273,630.8 SQ.FT. (6.282 ACRES) MORE OR LESS.



VICINITY MAP
NO SCALE

SITE DATA

AREA: 6.28 AC. GROSS AREA)
EXISTING ZONE: R5 cr/AO (ORDINANCE NO. 80-296)
CONDITIONS OF RECORD:
1. AVIGATION EASEMENT TO BE FILLED WITH PLAT.
2. NOISE ATTENUATION CONSTRUCTION METHODS, AS APPROVED BY FAA, REQUIRED TO MITIGATE NOISE IMPACT.

PBC cr/AO (ORDINANCE NO. 80-297)
CONDITIONS OF RECORD:
1. ONLY ONE ACCESS TO NORTH CAREFREE CIRCLE.
2. NO ACCESS TO BE ALLOWED TO POWERS BLVD.
3. AVIGATION EASEMENT TO BE FILLED WITH PLAT.
4. NOISE ATTENUATION CONSTRUCTION METHODS, AS APPROVED BY FAA, REQUIRED TO MITIGATE NOISE IMPACT.

PROPOSED ZONE: PBC cr/AO (ORDINANCE NO. _____)
CONDITIONS OF RECORD:
1. NO ACCESS TO BE ALLOWED TO POWERS
2. AVIGATION EASEMENT TO BE FILLED WITH PLAT.
3. NOISE ATTENUATION CONSTRUCTION METHODS, AS APPROVED BY FAA, REQUIRED TO MITIGATE NOISE IMPACT.

OC cr/AO
CONDITIONS OF RECORD:
1. ONLY ONE ACCESS TO NORTH CAREFREE CIRCLE.
2. NO ACCESS TO BE ALLOWED TO POWERS BLVD.
3. ALL PERMITTED USES UNDER THE OC ZONE DISTRICT ALLOWED EXCEPT THE FOLLOWING:
-DETOXIFICATION CENTER
-AUTOMOTIVE RENTALS
-SPECIALTY FOOD SALES
-NEIGHBORHOOD SERVING RETAIL
-DRIVE-IN OR FAST FOOD
-QUICK-SERVE RESTAURANT
-SIT-DOWN RESTAURANT

THE FOLLOWING USES WILL BE CONDITIONAL USES IN THE NEW OC ZONE AS THEY ARE USES THAT CANNOT BE EXCLUDED FROM ANY ZONE PER STATE LAW:
-HUMAN SERVICE SHELTER
-DRUG OR ALCOHOL TREATMENT FACILITY

OWNER:

CAREFREE & POWERS SW, INC.
P.O. BOX 60399
COLORADO SPRINGS, CO 80960-0399

APPLICANT:

N.E.S. INC.
508 S. TEJON
COLORADO SPRINGS, CO 80903

MASTER PLAN: COLORADO COUNTRY (CPC MP 80-232-A2(82))
ALLOWED USES:
NORTHERN 3.3 ACRES - COMMERCIAL
SOUTHERN 2.9 ACRES - MULTI-FAMILY (25 DU/AC 73 UNITS), OFFICE, BUSINESS, TOWNHOMES

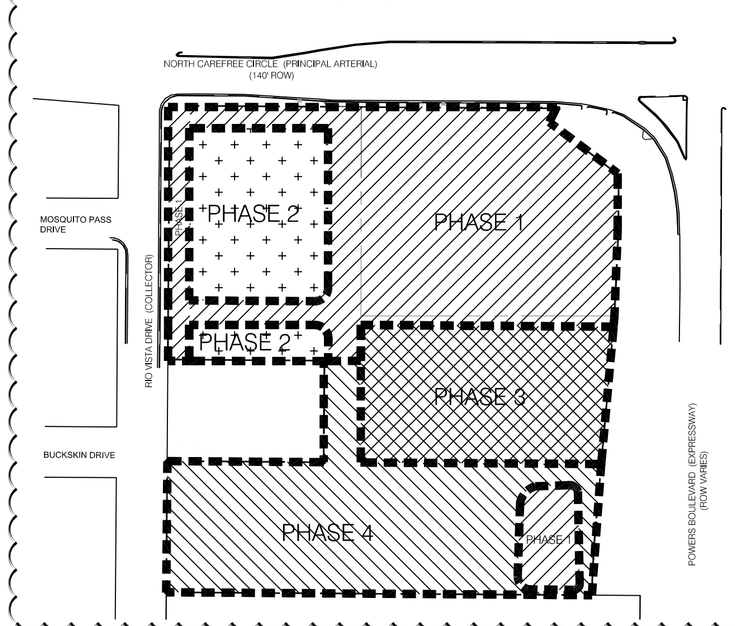
PROPOSED USES: CONVENIENCE STORE, GAS, AUTO SERVICE CENTER, MEDICAL OFFICES AND GENERAL OFFICES.

BLDG SETBACKS:
PBC cr/AO:
FRONT: 25' (ADJACENT TO PUBLIC STREETS)
SIDE: 25' (PERIPHERY)
REAR: 25' (PERIPHERY)
MAX BLDG HEIGHT: 45'

OC cr/AO:
FRONT: 25' (ADJACENT TO PUBLIC STREETS)
SIDE: 20' (PERIPHERY)
REAR: 20' (PERIPHERY)
MAX BLDG HEIGHT: 30'

LANDSCAPE SETBACKS:
POWERS BLVD.: 25'
RIO VISTA DR.: 10'
NORTH CAREFREE CIR.: 25'
ADJACENT TO RESIDENTIAL: 15' BUFFER

PHASING PLAN:



PHASE NOTES:

PHASE I - THIS PHASE WILL INCLUDE THE DEVELOPMENT OF ALL STRUCTURES AND PARKING ON LOT 1 COLORADO COUNTRY FILING 14. THE LANDSCAPING ALONG NORTH CAREFREE CIRCLE, RIO VISTA DRIVE, AND POWERS BOULEVARD, THE INSTALLATION OF ALL ACCESS ROADS WITHIN PHASE 1, THE STORMWATER QUALITY POND, THE SIDEWALKS ALONG NORTH CAREFREE CIRCLE AND RIO VISTA.

PHASE 2 - THIS PHASE WILL INCLUDE THE DEVELOPMENT OF ALL STRUCTURES, PARKING, AND LANDSCAPING ON LOT 1 COLORADO COUNTRY FILING 14A.

PHASE 3 - THIS PHASE WILL INCLUDE THE DEVELOPMENT OF ALL STRUCTURES, PARKING, AND LANDSCAPING ON LOT 1 COLORADO COUNTRY FILING 15

PHASE 4 - THIS PHASE WILL INCLUDE THE DEVELOPMENT OF STRUCTURES, PARKING AND LANDSCAPING ON THE REMAINING UNPLATTED PARCEL AND THE LANDSCAPE BUFFER ALONG THE SOUTHERN BOUNDARY OF THE CONCEPT PLAN AREA.

Land Planning
Landscape Architecture
Urban Design

NES

N.E.S. Inc.
508 South Tejon Street
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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PLANNERS / LANDSCAPE ARCHITECTS

IN ASSOCIATION WITH

Southwest Powers Blvd & North Carefree Concept Plan

PROJECT INFO

DATE: April 26. 2016
PROJECT MGR.: A. Barlow
PREPARED BY: J. Romero

SEAL

ISSUE/INFO

DATE:	BY:	DESCRIPTION:
6.17.16	JAR	CITY COMMENT

ISSUE / REVISION

Concept Plan Amendment

SHEET TITLE

SHEET NUMBER

1

1 OF 1

PLAN FILE #

AR CP 11-00482-A2MJ16