

**Southwest Powers Blvd
& North Carefree
Concept Plan**

**MINOR
CONCEPT PLAN
AMENDMENT**

DATE: APRIL 2016
PROJECT NO: A-1000
PREPARED BY: J. DORR

Concept Plan Amendment

1 OF 1

AR CP 11-11482-A2MIN21



VICINITY MAP
1/8" SCALE

LEGAL DESCRIPTION: (EXISTING CONCEPT BOUNDARY)
THAT PORTION OF SECTIONS 13, TOWNSHIP 13 SOUTH, RANGE 88 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 PLATS" RECORDED AT RECEPTION NUMBER 451718902 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
BEGINNING AT THE MOST SOUTHWESTERN CORNER OF LOT 1 OF SAID "COLORADO COUNTRY" PLAT NO. 44; POINT ALSO BEING ON THE EASTERN VERTICA DRIVE" AS PLATTED IN "COLORADO COUNTRY" PLAT NO. 7" AS RECORDED IN PLAT BOOK K-3 AT PAGE 86 OF SAID RECORDS;
THENCE N 0°00'00" E, ALONG SAID EASTERN RIGHT OF WAY, 300.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF "NORTH CAREFREE CIRCLE" AS PLATTED IN "COLORADO COUNTRY" PLAT NO. 1" AS RECORDED IN PLAT BOOK J-3 AT PAGE 18 OF SAID RECORDS;
THENCE S 89°58'00" W, ALONG SAID SOUTHWESTERN RIGHT OF WAY, 485.54 FEET, TO A POINT ON THE WESTERN RIGHT OF WAY OF "POWERS BOULEVARD" AS RECORDED UNDER RECEPTION NUMBER 20710042 OF SAID RECORDS;
THENCE ALONG SAID WESTERN RIGHT OF WAY FOR THE FOLLOWING SEVEN (7) COURSES:
1. S 89°58'00" W, 100.00 FEET;
2. S 89°58'00" W, 100.00 FEET;
3. S 89°58'00" W, 100.00 FEET;
4. S 89°58'00" W, 100.00 FEET;
5. S 89°58'00" W, 100.00 FEET;
6. S 89°58'00" W, 100.00 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID "COLORADO COUNTRY" PLAT NO. 44;
7. ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1258.25 FEET, AN ARC LENGTH OF 84.89 FEET, AND A CENTRAL ANGLE OF 3°52'42" TO A POINT ON THE NORTHERLY BOUNDARY OF COLORADO COUNTRY PLAT NO. 5 AS RECORDED IN PLAT BOOK N-3 AT PAGE 86 OF SAID RECORDS;
THENCE S 14°00'00" W, ALONG SAID NORTHERLY BOUNDARY, 165.00 FEET TO A POINT ON SAID EASTERN RIGHT OF WAY OF SAID "NORTH CAREFREE CIRCLE" AS PLATTED IN "COLORADO COUNTRY" PLAT NO. 1" AS RECORDED IN PLAT BOOK J-3 AT PAGE 18 OF SAID RECORDS;
THENCE N 0°00'00" E, 180.00 FEET TO THE NORTHEAST CORNER OF SAID "COLORADO COUNTRY" PLAT NO. 7;
THENCE N 0°00'00" E, 180.00 FEET TO THE NORTHWEST CORNER OF "COLORADO COUNTRY" PLAT NO. 7;
THENCE N 0°00'00" E, 180.00 FEET TO THE POINT OF BEGINNING, CONTAINING 273,859.35 SQ. FT. (6,282 ACRES), MORE OR LESS.

SITE DATA
SUBMITTAL (DRAWING NO. 00-298)
AREA = 3,279 AC.
1. NOISE ATTENUATION CONSTRUCTION METHODS AS APPROVED BY FTA, REQUIRED TO MITIGATE NOISE IMPACT.
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OWNER:
POWERS SV, INC.
P.O. BOX 60399
COLORADO SPRINGS, CO 80960-0399

APPLICANT:
BASELINE ENGINEERING CORP.
14000 N. W. 14TH AVE.
SUITE 100
DENVER, CO 80202

MASTER PLAN: COLORADO COUNTRY (CPC HP 80-232-A2(02))
ALLOWED USES:
OFFICE, BUSINESS, TOWNHOMES,
SOUTHERN 2.0 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: (PER ADJACENT PUBLIC STREETS)
FRONT: 25' (PERIPHERY)
REAR: 25' (PERIPHERY)
SIDE: 25' (PERIPHERY)
MIN. BLDG HEIGHT: 45'

OC 07/ADJACENT TO PUBLIC STREETS
FRONT: 25' (ADJACENT TO PUBLIC STREETS)
SIDE: 20' (PERIPHERY)
REAR: 20' (PERIPHERY)
MIN. BLDG HEIGHT: 30'

LANDSCAPE STRIPES:
POWERS BLVD.: 25'
NORTH CAREFREE CIR.: 25'
ADJACENT TO RESIDENTIAL: 15' BUFFER

THE FOLLOWING USES WILL BE CONDITIONAL USES IN THE PHASING PLAN:
1. JUNK/REPAIR SHEDS
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PHASING PLAN:
PHASE 1
PHASE 2
PHASE 3
PHASE 4

GENERAL NOTES:
1. SEE TRAFFIC IMPACT REPORT SUBMITTED BY LSC, 2015.
2. FLOODPLAIN STATEMENT: THIS SITE IS NOT WITHIN A DESIGNATED FLOODPLAIN.
3. PROPERTY IS WITHIN THE POWERS METROPOLITAN DISTRICT.
4. THIS PROPERTY IS SUBJECT TO COMMON PRIVATE EASEMENTS AS SHOWN ON THE FINAL PLATS FOR COLORADO COUNTRY.
5. ONLY A TRAFFIC ANALYSIS WILL BE REQUIRED WITH ANY DEVELOPMENT PLAN TO JUSTIFY ACCESS LOCATION.

NOTES 7 AND 8 FROM THE RECORDED PLAT:
7. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF THE PLAT OF SAID "COLORADO COUNTRY" PLAT NO. 44.
8. THIS PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE POWERS METROPOLITAN DISTRICT AS ENFORCED BY INSTRUMENT RECORDED AT RECEPTION NUMBER 20710042 OF SAID RECORDS.

NOTES 5 AND 10 FROM THE RECORDED PLAT:
5. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF THE PLAT OF SAID "COLORADO COUNTRY" PLAT NO. 44.
10. TRACT IS FOR PRIVATE ACCESS, PUBLIC UTILITIES, AND DRAINAGE AND IS OWNED BY POWERS METROPOLITAN DISTRICT BY A SEPARATE INSTRUMENT.

NOTES 11 AND 12 FROM THE RECORDED PLAT:
11. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF THE PLAT OF SAID "COLORADO COUNTRY" PLAT NO. 44.
12. TRACT IS FOR PRIVATE ACCESS, PUBLIC UTILITIES, AND DRAINAGE AND IS OWNED BY POWERS METROPOLITAN DISTRICT BY A SEPARATE INSTRUMENT.

NOTES 13 AND 14 FROM THE RECORDED PLAT:
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NOTES 15 AND 16 FROM THE RECORDED PLAT:
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NOTES 17 AND 18 FROM THE RECORDED PLAT:
17. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF THE PLAT OF SAID "COLORADO COUNTRY" PLAT NO. 44.
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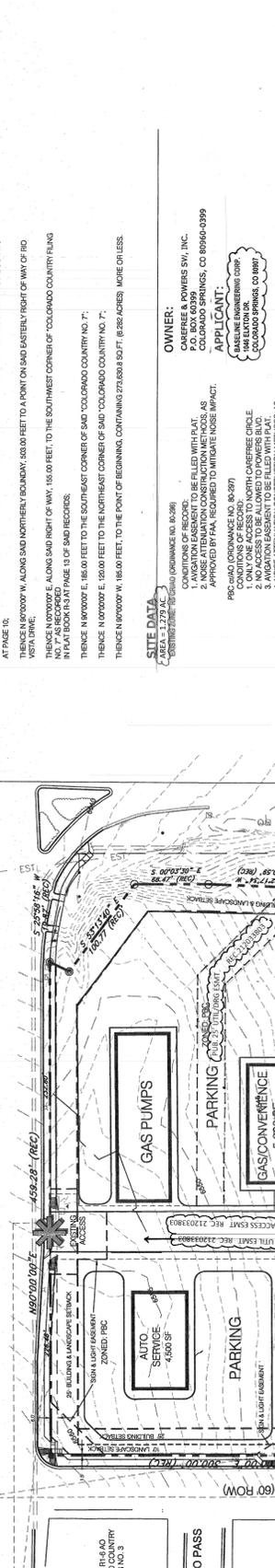
NOTES 19 AND 20 FROM THE RECORDED PLAT:
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NOTES 21 AND 22 FROM THE RECORDED PLAT:
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22. TRACT IS FOR PRIVATE ACCESS, PUBLIC UTILITIES, AND DRAINAGE AND IS OWNED BY POWERS METROPOLITAN DISTRICT BY A SEPARATE INSTRUMENT.

NOTES 23 AND 24 FROM THE RECORDED PLAT:
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NOTES 25 AND 26 FROM THE RECORDED PLAT:
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NOTES 27 AND 28 FROM THE RECORDED PLAT:
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CONCEPT PLAN

SCALE: 1" = 100'

NORTH

0 25 50 100

SCALE 1" = 100'

GENERAL NOTES:

1. SEE TRAFFIC IMPACT REPORT SUBMITTED BY LSC, 2015.

2. FLOODPLAIN STATEMENT: THIS SITE IS NOT WITHIN A DESIGNATED FLOODPLAIN.

3. PROPERTY IS WITHIN THE POWERS METROPOLITAN DISTRICT.

4. THIS PROPERTY IS SUBJECT TO COMMON PRIVATE EASEMENTS AS SHOWN ON THE FINAL PLATS FOR COLORADO COUNTRY.

5. ONLY A TRAFFIC ANALYSIS WILL BE REQUIRED WITH ANY DEVELOPMENT PLAN TO JUSTIFY ACCESS LOCATION.

NOTES 7 AND 8 FROM THE RECORDED PLAT:

7. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF THE PLAT OF SAID "COLORADO COUNTRY" PLAT NO. 44.

8. THIS PROPERTY IS SUBJECT TO THE EFFECT OF INCLUSION OF SUBJECT PROPERTY IN THE POWERS METROPOLITAN DISTRICT AS ENFORCED BY INSTRUMENT RECORDED AT RECEPTION NUMBER 20710042 OF SAID RECORDS.

NOTES 5 AND 10 FROM THE RECORDED PLAT:

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10. TRACT IS FOR PRIVATE ACCESS, PUBLIC UTILITIES, AND DRAINAGE AND IS OWNED BY POWERS METROPOLITAN DISTRICT BY A SEPARATE INSTRUMENT.

NOTES 11 AND 12 FROM THE RECORDED PLAT:

11. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF THE PLAT OF SAID "COLORADO COUNTRY" PLAT NO. 44.

12. TRACT IS FOR PRIVATE ACCESS, PUBLIC UTILITIES, AND DRAINAGE AND IS OWNED BY POWERS METROPOLITAN DISTRICT BY A SEPARATE INSTRUMENT.

NOTES 13 AND 14 FROM THE RECORDED PLAT:

13. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF THE PLAT OF SAID "COLORADO COUNTRY" PLAT NO. 44.

14. TRACT IS FOR PRIVATE ACCESS, PUBLIC UTILITIES, AND DRAINAGE AND IS OWNED BY POWERS METROPOLITAN DISTRICT BY A SEPARATE INSTRUMENT.

NOTES 15 AND 16 FROM THE RECORDED PLAT:

15. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF THE PLAT OF SAID "COLORADO COUNTRY" PLAT NO. 44.

16. TRACT IS FOR PRIVATE ACCESS, PUBLIC UTILITIES, AND DRAINAGE AND IS OWNED BY POWERS METROPOLITAN DISTRICT BY A SEPARATE INSTRUMENT.

NOTES 17 AND 18 FROM THE RECORDED PLAT:

17. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF THE PLAT OF SAID "COLORADO COUNTRY" PLAT NO. 44.

18. TRACT IS FOR PRIVATE ACCESS, PUBLIC UTILITIES, AND DRAINAGE AND IS OWNED BY POWERS METROPOLITAN DISTRICT BY A SEPARATE INSTRUMENT.

NOTES 19 AND 20 FROM THE RECORDED PLAT:

19. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF THE PLAT OF SAID "COLORADO COUNTRY" PLAT NO. 44.

20. TRACT IS FOR PRIVATE ACCESS, PUBLIC UTILITIES, AND DRAINAGE AND IS OWNED BY POWERS METROPOLITAN DISTRICT BY A SEPARATE INSTRUMENT.

NOTES 21 AND 22 FROM THE RECORDED PLAT:

21. THIS PROPERTY IS SUBJECT TO TERMS, CONDITIONS AND PROVISIONS OF THE PLAT OF SAID "COLORADO COUNTRY" PLAT NO. 44.

22. TRACT IS FOR PRIVATE ACCESS, PUBLIC UTILITIES, AND DRAINAGE AND IS OWNED BY POWERS METROPOLITAN DISTRICT BY A SEPARATE INSTRUMENT.