

SITE DATA
 tax schedule no.: 641300023
 area: 6.5 ACRES
 ex zone: PBC PIP1 SS APZ1 RPZ AO
 ex use: VACANT
 proposed use: office/retail/restaurant
 master plan: townes east (CPC MP 85-217-ARM12)
 development schedule: SPRING 2020

GENERAL NOTES:
 1. The applicant is required to obtain all necessary permits from the City of Colorado Springs, including but not limited to: building, fire, health, and environmental. The applicant shall be responsible for obtaining all necessary permits and for the cost thereof.
 2. All pedestrian sidewalks and ramps, designed per city specifications, shall be illustrated on the project Development Plan. Final sidewalk elevations shall be provided on Final Landscape Plan.
 3. All utility lines, including but not limited to water, sewer, gas, and electric, shall be shown on the project Development Plan. The applicant shall be responsible for the location and maintenance of all utility lines, public or private, across all portions of all lots in accordance with all applicable codes and ordinances.
 4. This property is subject to the following easements and conditions of a easement: easement proposed by Kumar and Kumar, dated 12/15/11, recorded in Public Records, Book 100, Page 100; easement proposed by Kumar and Kumar, dated 12/15/11, recorded in Public Records, Book 100, Page 100; easement proposed by Kumar and Kumar, dated 12/15/11, recorded in Public Records, Book 100, Page 100.
 5. All traffic signs must comply with MUTCD standards, per the Federal Highway Administration related to the United States Code on January 16, 2007.
 6. The applicant shall be responsible for obtaining all necessary permits from the City of Colorado Springs, including but not limited to: building, fire, health, and environmental. The applicant shall be responsible for obtaining all necessary permits and for the cost thereof.
 7. A. A Certificate of Approval (COA) is required from the El Paso County Department of Health and Environment for any food service facility. The applicant shall be responsible for obtaining all necessary permits and for the cost thereof.
 8. The applicant shall be responsible for obtaining all necessary permits from the City of Colorado Springs, including but not limited to: building, fire, health, and environmental. The applicant shall be responsible for obtaining all necessary permits and for the cost thereof.
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CS AIRPORT NOTES:
 1. All building and equipment shall be set back from the City of Colorado Springs Airport Runway Protection Zone (RPZ) by a minimum of 200 feet.
 2. The applicant shall be responsible for obtaining all necessary permits from the City of Colorado Springs, including but not limited to: building, fire, health, and environmental. The applicant shall be responsible for obtaining all necessary permits and for the cost thereof.
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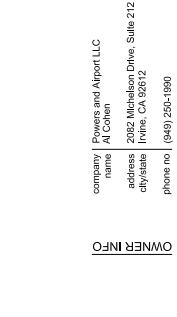
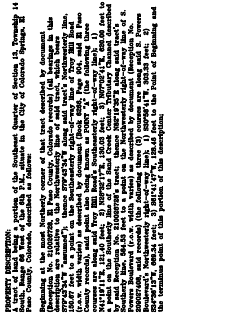
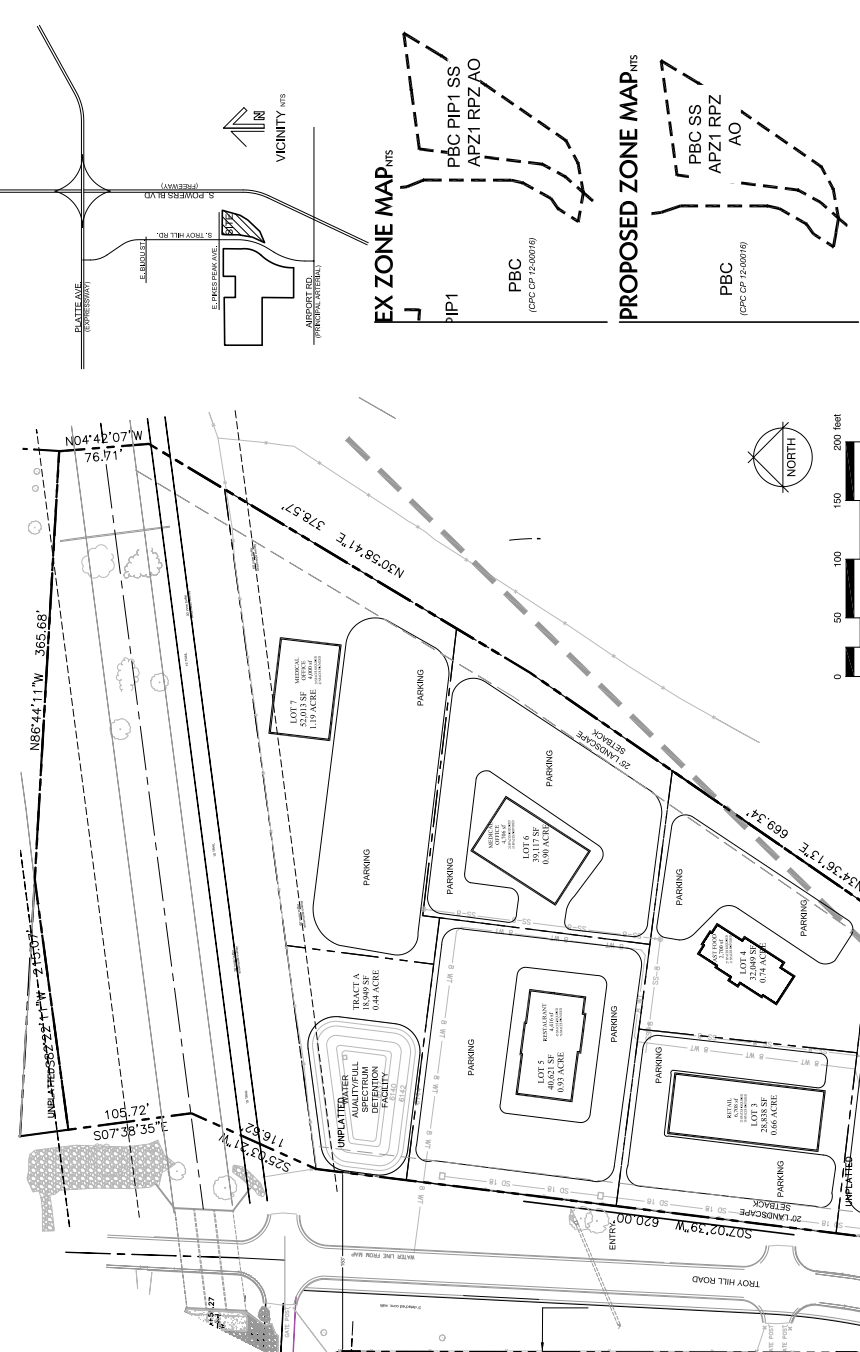
CSFD NOTES:
 1. All building and equipment shall be set back from the City of Colorado Springs Fire Department structure by a minimum of 20 feet.
 2. The applicant shall be responsible for obtaining all necessary permits from the City of Colorado Springs, including but not limited to: building, fire, health, and environmental. The applicant shall be responsible for obtaining all necessary permits and for the cost thereof.
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PROPOSED ZONE MAP NTS
 PBC
 (CPC CP 13-00016)

EX ZONE MAP NTS
 PBC PIP1 SS
 APZ1 RPZ AO
 PBC
 (CPC CP 13-00016)

PROPOSED ZONE MAP NTS
 PBC SS
 APZ1 RPZ
 AO
 PBC
 (CPC CP 13-00016)

PROPOSED ZONE MAP NTS
 PBC
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LOT INFO	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	TRACT A
area	2,700sf	4,700sf	6,700sf	n/a	4,416sf	n/a	5,000sf	18,948sf
proposed use	Fast Food	Gen Office	Retail	Fast food	Restaurant	Med Office	Med Office	DETENTION AREA
bidg area	2,700sf	4,700sf	6,700sf	n/a	4,416sf	n/a	5,000sf	n/a
bidg area	2,700sf	4,700sf	6,700sf	n/a	4,416sf	n/a	5,000sf	n/a
prop. bidg height	25'	25'	25'	25'	25'	25'	25'	n/a
use	Fast Food	Office	Retail	Fast food	Restaurant	Med Office	Med Office	Med Office
bidg area	2,700sf	4,700sf	6,700sf	2,700sf	4,416sf	4,700sf	4,000sf	4,000sf
required (per lot)	27 (med lvg)	24 (med lvg)	23 (med lvg)	27 (med lvg)	45 (med lvg)	24 (med lvg)	20 (med lvg)	20 (med lvg)
provided	30 (med 3h/c)	47 (med 3h/c)	50 (med 4h/c)	31 (med 2h/c)	76 (med 4h/c)	53 (med 4h/c)	54 (med 3h/c)	54 (med 3h/c)

PROPOSED ZONE MAP NTS
 PBC
 (CPC CP 13-00016)

OWNER INFO
 company name: Powers and Airport LLC
 address: 2052 Nichols Drive, Suite 212
 Fayetteville, AR 72703
 phone no: (849) 250-1990
 previous city file no: CPC CP 18-0080
 approved city file no: CPC CP 18-0080



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

Structural
 Electrical
 Mechanical
 Plumbing

Westgate @ Powers
 Concept Plan
 Colorado Springs, Colorado 80916

DATE: 05/11/2019
 DRAWN: JACOB
 CHECKED: JACOB
 SCALE: AS SHOWN

1 of 2
 CONCEPT PLAN

