



**SITE DATA**  
tax schedule no.: 644300023  
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-ARMM12)  
development schedule: SPRING 2020

**GENERAL NOTES:**  
1. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF COLORADO SPRINGS, COLORADO, AND THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) PRIOR TO THE START OF CONSTRUCTION.  
2. ALL UTILITIES SHALL BE DEPTH MARKED AND LOCATED PRIOR TO THE START OF CONSTRUCTION.  
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
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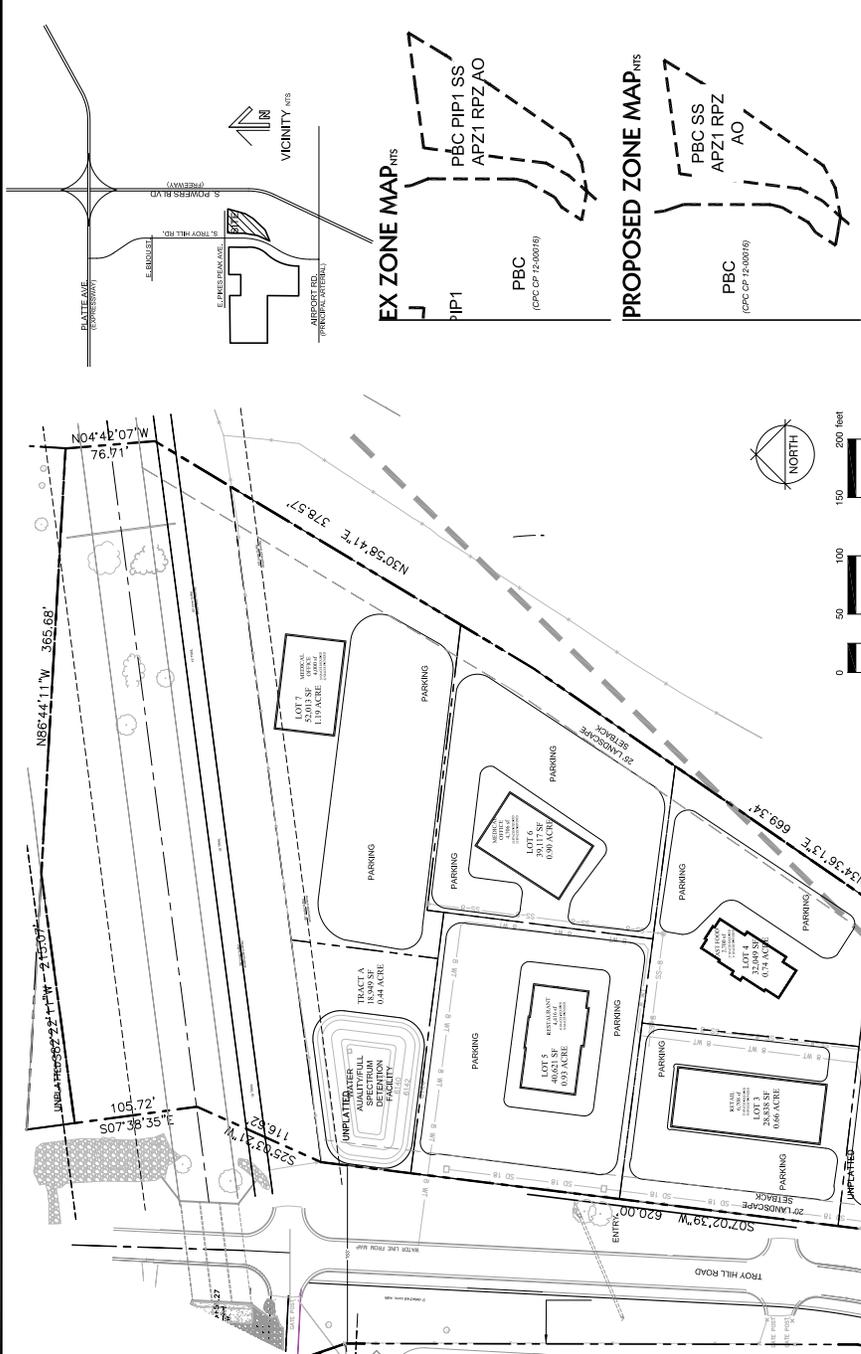
**CS AIRPORT NOTES:**  
1. ALL BUILDING AND APPOINTMENT UTILITIES SHALL BE DEPTH MARKED PRIOR TO THE START OF CONSTRUCTION.  
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**CSFSD NOTES:**  
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**PRELIMINARY NOTES:**  
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**PROPOSED ZONE MAP NTS**  
PBC  
(CPC CP 12-00016)

**EXISTING ZONE MAP NTS**  
PIP1  
PBC PIP1 SS  
APZ1 RPZ AO  
PBC  
(CPC CP 12-00016)



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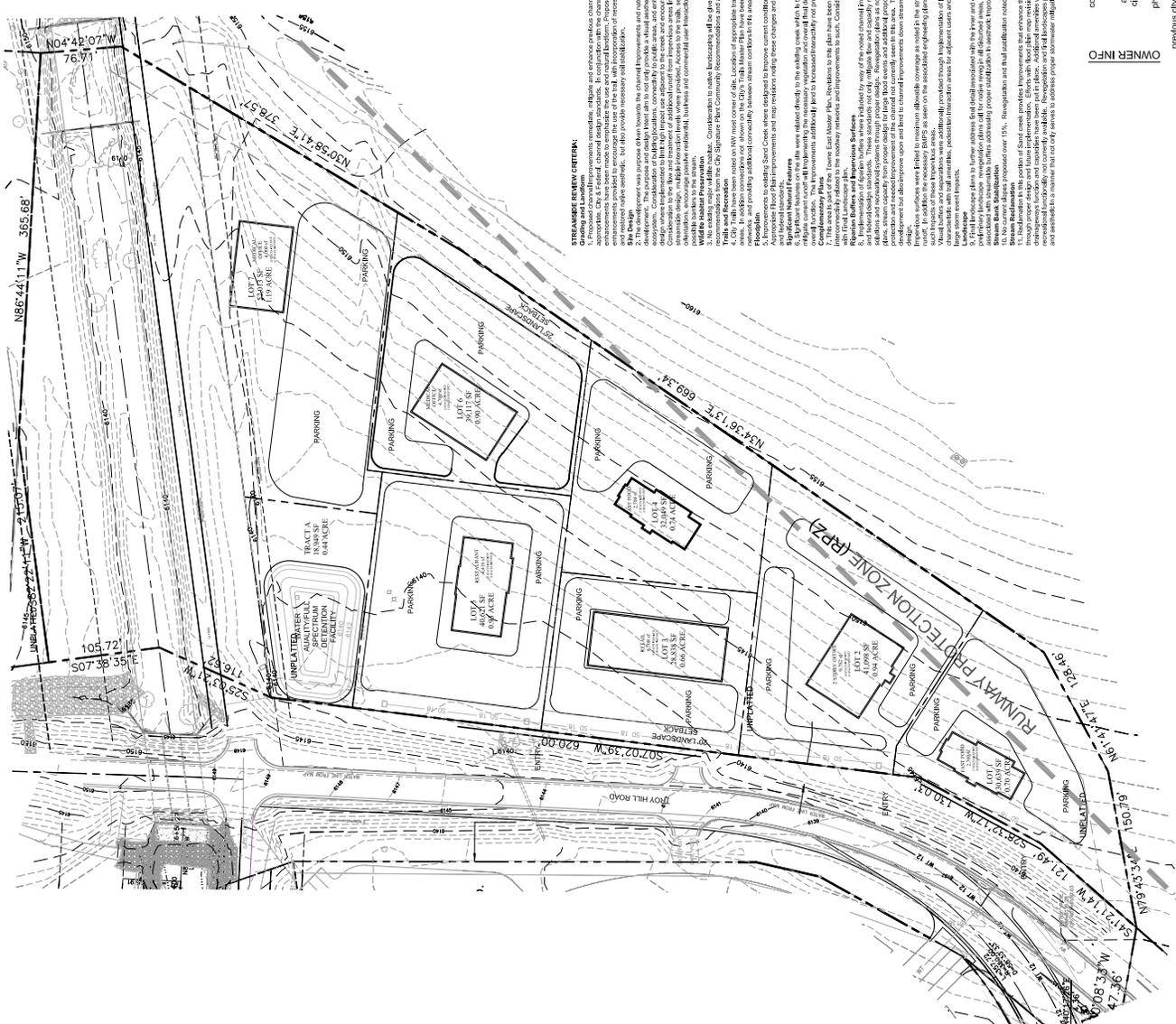
**OWNER INFO**  
company name: Powers and Airport LLC  
address: 2052 Nicholas Drive, Suite 212  
daytona, FL 32117  
phone no: (949) 250-1990  
previous city file no:  
approved city file no: CPC CP 18-0080

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	n/a	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	n/a	n/a	n/a	n/a
bidg area	2,700sf	4,700sf	6,700sf	n/a	n/a	n/a	n/a	n/a
prop. bidg height	25'	25'	25'	25'	25'	25'	25'	25'
use	Fast Food	Office	Retail	Fast food	Restaurant	Med Office	Med Office	Med Office
bidg area	2,700sf	4,700sf	6,700sf	2,700sf	4,150sf	4,000sf	4,000sf	4,000sf
required (per lot)	27 (med 10)	24 (med 10)	23 (med 10)	27 (med 10)	45 (med 10)	24 (med 10)	20 (med 10)	20 (med 10)
provided	30 (med 30)	47 (med 20)	50 (med 20)	31 (med 20)	76 (med 40)	53 (med 40)	54 (med 30)	54 (med 30)



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**STREAMSIDE BUFFER CERTIFICATES:**

**Grading and Landform**  
The site plan includes proposed grading and landform features to be implemented in conjunction with the streamside buffer improvements. The proposed grading and landform features are intended to enhance the streamside buffer and provide a natural, aesthetically pleasing environment. The proposed grading and landform features are intended to enhance the streamside buffer and provide a natural, aesthetically pleasing environment. The proposed grading and landform features are intended to enhance the streamside buffer and provide a natural, aesthetically pleasing environment.

**Plantings**  
The site plan includes proposed plantings to be implemented in conjunction with the streamside buffer improvements. The proposed plantings are intended to enhance the streamside buffer and provide a natural, aesthetically pleasing environment. The proposed plantings are intended to enhance the streamside buffer and provide a natural, aesthetically pleasing environment. The proposed plantings are intended to enhance the streamside buffer and provide a natural, aesthetically pleasing environment.

**Stream Bank Stabilization**  
The site plan includes proposed stream bank stabilization features to be implemented in conjunction with the streamside buffer improvements. The proposed stream bank stabilization features are intended to enhance the streamside buffer and provide a natural, aesthetically pleasing environment. The proposed stream bank stabilization features are intended to enhance the streamside buffer and provide a natural, aesthetically pleasing environment. The proposed stream bank stabilization features are intended to enhance the streamside buffer and provide a natural, aesthetically pleasing environment.

**Stream Bank Erosion Control**  
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**Stream Bank Sedimentation**  
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**Stream Bank Encroachment**  
The site plan includes proposed stream bank encroachment features to be implemented in conjunction with the streamside buffer improvements. The proposed stream bank encroachment features are intended to enhance the streamside buffer and provide a natural, aesthetically pleasing environment. The proposed stream bank encroachment features are intended to enhance the streamside buffer and provide a natural, aesthetically pleasing environment. The proposed stream bank encroachment features are intended to enhance the streamside buffer and provide a natural, aesthetically pleasing environment.

**Stream Bank Access**  
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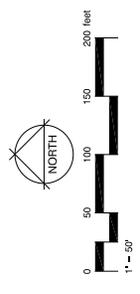
**Stream Bank Safety**  
The site plan includes proposed stream bank safety features to be implemented in conjunction with the streamside buffer improvements. The proposed stream bank safety features are intended to enhance the streamside buffer and provide a natural, aesthetically pleasing environment. The proposed stream bank safety features are intended to enhance the streamside buffer and provide a natural, aesthetically pleasing environment. The proposed stream bank safety features are intended to enhance the streamside buffer and provide a natural, aesthetically pleasing environment.

**Stream Bank Maintenance**  
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**Stream Bank Monitoring**  
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**Stream Bank Documentation**  
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**Stream Bank Compliance**  
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**STREAMSIDE**

channel width	50'
dissipation	Type 2
streamside area	43,568sf
imp allowed (w/65%)	10,996(w/6)
impervious area	102
total impervious	102(0.2%)

**NOTES:**

1. Native seed and grass establishment assurances. All fields both on-site and streamside buffer areas as part of the Certificate of Occupancy. Approval assurance will be tied to a two-year establishment period.
2. Impervious surface calculator. If additional impervious surface is proposed, a new calculation may be needed in conjunction with the development plan.

**OWNER INFO**

company name: Westgate @ Powers and Airport LLC  
address: 2022 Michelson Drive, Suite 212  
city/state: Irvine, CA 92612  
phone no: (949) 250-1990  
previous city file no: CFC CF 18-0080  
approved city file no: CFC CF 18-0080