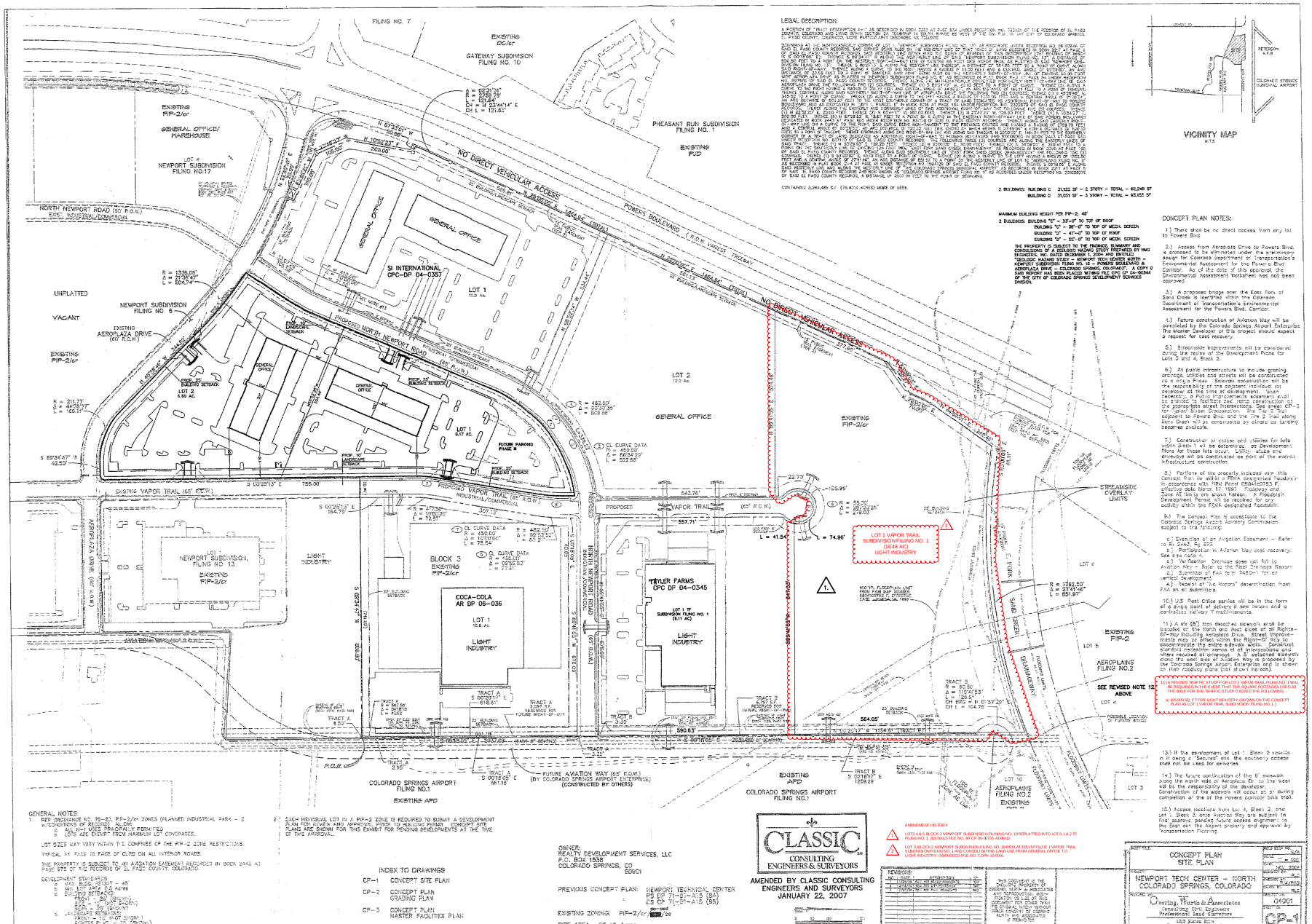
LEGAL DESCRIPTION:
CONTAINING 3,284,485 S.F. (75.4014 ACRES) MORE OR LESS.
2 BUILDINGS: BUILDING C 21,122 SF – 2 STORY – TOTAL – 42,245 SF
BUILDING D 21,033 SF – 2 STORY – TOTAL – 63,153 SF
MAXIMUM BUILDING HEIGHT PER PIP-2: 45'
2 BUILDINGS: BUILDING "C" – 35'-0" TO TOP OF ROOF
BUILDING "C" – 38'-0" TO TOP OF MECH. SCREEN
BUILDING "D" – 47'-0" TO TOP OF ROOF
BUILDING "D" – 52'-0" TO TOP OF MECH. SCREEN
THE PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOLOGIC HAZARD STUDY PREPARED BY MAG ENGINEERS, INC. DATED DECEMBER 1, 2004 AND ENTITLED "GEOLOGIC HAZARD STUDY – NEWPORT TECH CENTER NORTH – NEWPORT SUBDIVISION FILING NO. 16 – POWERS BOULEVARD & AEROPLAZA DRIVE – COLORADO SPRINGS, COLORADO". A COPY OF SAID GEOLOGIC HAZARD STUDY IS ON FILE AT THE OFFICE OF THE CITY OF COLORADO SPRINGS DEVELOPMENT SERVICES DIVISION.
CONCEPT PLAN NOTES:
1.) There shall be no direct access from any lot to Powers Blvd.
2.) Access from Aeroplaza Drive to Powers Blvd. is proposed to be eliminated under the preliminary design for Colorado Department of Transportation's Environmental Assessment for the Powers Blvd Corridor. As of the date of this approval, the Environmental Assessment Worksheet has not been approved.
3.) A proposed bridge over the East Fork of Sand Creek is identified within the Colorado Department of Transportation's Environmental Assessment for the Powers Blvd. Corridor.
4.) Future construction of Aviation Way will be completed by the Colorado Springs Airport Enterprise. The Master Developer of this project should expect a request for cost recovery.
5.) Streamside improvements will be considered during the review of the Development Plans for Lots 3 and 4, Block 2.
6.) All public infrastructure to include grading, drainage, utilities and streets will be constructed via a single Phase. Sidewalk construction will be the responsibility of the adjacent individual lot developer at the time of development. When necessary, a Public Improvements easement shall be granted to facilitate bike ramp construction at the appropriate street intersections. See sheet CP-2 for typical Street Cross-section. The Tier 2 Trail adjacent to Powers Blvd. and the Tier 2 Trail along Sand Creek will be constructed by others as funding becomes available.
7.) Construction of sewer and utilities for lots within Block 1 will be determined as Development Plans for those lots occur. Utility, water and driveway will be considered as part of the overall infrastructure construction.
8.) Portions of the property included with this Concept Plan lie within a FEMA designated floodplain in accordance with FIRM Panel 08041C0753 F, effective date March 17, 1997. Floodway and Zone AE limits are shown hereon. A Floodplain Development Permit will be required for any activity within the FEMA designated floodplain.
9.) The Concept Plan is acceptable to the Colorado Springs Airport Advisory Commission subject to the following:
a.) Execution of an Avigation Easement – Refer to By Deed, Pg 853.
b.) Participation in Aviation Way cost recovery. See avo note 4.
c.) Verification Drainage does not fall to Aviation Way – Refer to the Final Drainage Report.
d.) Submittal of FAA form 7460-1 for all vertical development.
e.) Receipt of "No Hazard" determination from FAA on all submittals.
10.) U.S. Post Office service will be in the form of a single point of delivery if one tenant and a centralized delivery if multi-tenants.
11.) A six (6') foot detached sidewalk shall be installed on the North and West slope of all Rights-Of-Way including Aeroplaza Drive. Street Improvements may be offset within the Right-Of Way to accommodate the entire sidewalk width. Construct standard pedestrian ramps at all intersections and where required at driveways. A 5' detached sidewalk along the west side of Aviation Way is proposed by the Colorado Springs Airport Enterprise and is shown on their roadway plans (not shown hereon).
12.) A REVISED TRIP IMPACT STUDY FOR LOT 1 VAPOR TRAIL FILING NO. 1 WILL BE REQUIRED IN THE EVENT THAT THE SQUARE FOOTAGES USED AS THE BASIS FOR THE TRIP IMPACT STUDY EXCEED THE FOLLOWING:
a) 165,000 SQ. FT FOR LIGHT INDUSTRY (SHOWN ON THE CONCEPT PLAN AS LOT 1 VAPOR TRAIL SUBDIVISION FILING NO.1.)
13.) If the development of Lot 1, Block 2 results in it being a "Secured" site, the southerly access can not be used for deliveries.
14.) The future construction of the 6' sidewalk along the north side of Aeroplaza Dr. to the West will be the responsibility of the developer. Construction of the sidewalk will occur at or during completion of the of the Powers corridor bike trail.
15.) Access locations from Lot 4, Block 2, and Lot 1, Block 3, onto Aviation Way are subject to final approval pending future access alignment to the East on the Airport property and approval by Transportation Planning.
GENERAL NOTES:
1. PER ORDINANCE NO. 98-62, PIP-2/c ZONES (PLANNED INDUSTRIAL PARK – 2 w/CONDITIONS OF RECORD), ALLOW:
a. ALL M-1 USES PROPERLY PERMITTED
b. LOTS ARE EXEMPT FROM MINIMUM LOT COVERAGES.
LOT SIZES MAY VARY WITHIN THE CONFINES OF THE PIP-2 ZONE RESTRICTIONS.
TYPICAL 44' FACE TO FACE OF CURB ON ALL INTERIOR ROADS.
THE PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT RECORDED IN BOOK 5443 AT PAGE 675 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
DEVELOPMENT STANDARDS:
a. MAX. BLDG. HEIGHT – 45'
b. MIN. LOT AREA: 0.5 ACRE
c. BUILDING SETBACKS:
FRONT – 25' (SHOWN)
SIDE – 15' (NOT SHOWN)
REAR – 25' (SHOWN)
d. LANDSCAPE SETBACKS:
FRONT – 15' (NOT SHOWN)
POWERS BLVD. – 25' (SHOWN)
2. EACH INDIVIDUAL LOT IN A PIP-2 ZONE IS REQUIRED TO SUBMIT A DEVELOPMENT PLAN FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT. CONCEPT SITE PLANS ARE SHOWN FOR THIS EXHIBIT FOR PENDING DEVELOPMENTS AT THE TIME OF THE APPROVAL.
INDEX TO DRAWINGS
CP–1 CONCEPT SITE PLAN
CP–2 CONCEPT PLAN GRADING PLAN
CP–3 CONCEPT PLAN MASTER FACILITIES PLAN
OWNER:
REALTY DEVELOPMENT SERVICES, LLC
P.O. BOX 1538
COLORADO SPRINGS, CO 80901
PREVIOUS CONCEPT PLAN: NEWPORT TECHNICAL CENTER
PS DP 71-91-A15 (94)
ES DP 71-97-A15 (95)
EXISTING ZONING: PIP-2/c/ /ss
SITE AREA: 75.42 Acres
CLASSIC CONSULTING ENGINEERS & SURVEYORS
AMENDED BY CLASSIC CONSULTING ENGINEERS AND SURVEYORS JANUARY 22, 2007
AMENDMENT HISTORY:
1 LOTS 4 & 5, BLOCK 2 NEWPORT SUBDIVISION FILING NO. 16 REPLATTED INTO LOTS 1 & 2 TP
PUBLISHED 1/30/07 (CPC NO. MP-07-00175-AMND 2)
2 LOT 3, BLOCK 2 NEWPORT SUBDIVISION FILING NO. 16 REPLAT TED INTO LOT 1 VAPOR TRAIL SUBDIVISION FILING NO. 1, LAND CONSOLIDATING LAND USE FROM GENERAL OFFICE TO LIGHT INDUSTRY. (CONSOLIDATED FILE NO. COPN-22-0001)
REVISIONS
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CONCEPT PLAN
SITE PLAN
NEWPORT TECH CENTER – NORTH
COLORADO SPRINGS, COLORADO
PREPARED BY:
Oberling, Morris & Associates
Consulting Civil Engineers
Professional Land Surveyors
1109 Kiowa Drive
Colorado Springs, Colorado
719-633-8884 – FAX (719) 591-8883
JOB NO. 04001
SHEET NO. CP-1
VICINITY MAP
N.T.S.
FILE NO. COPN-22-0001