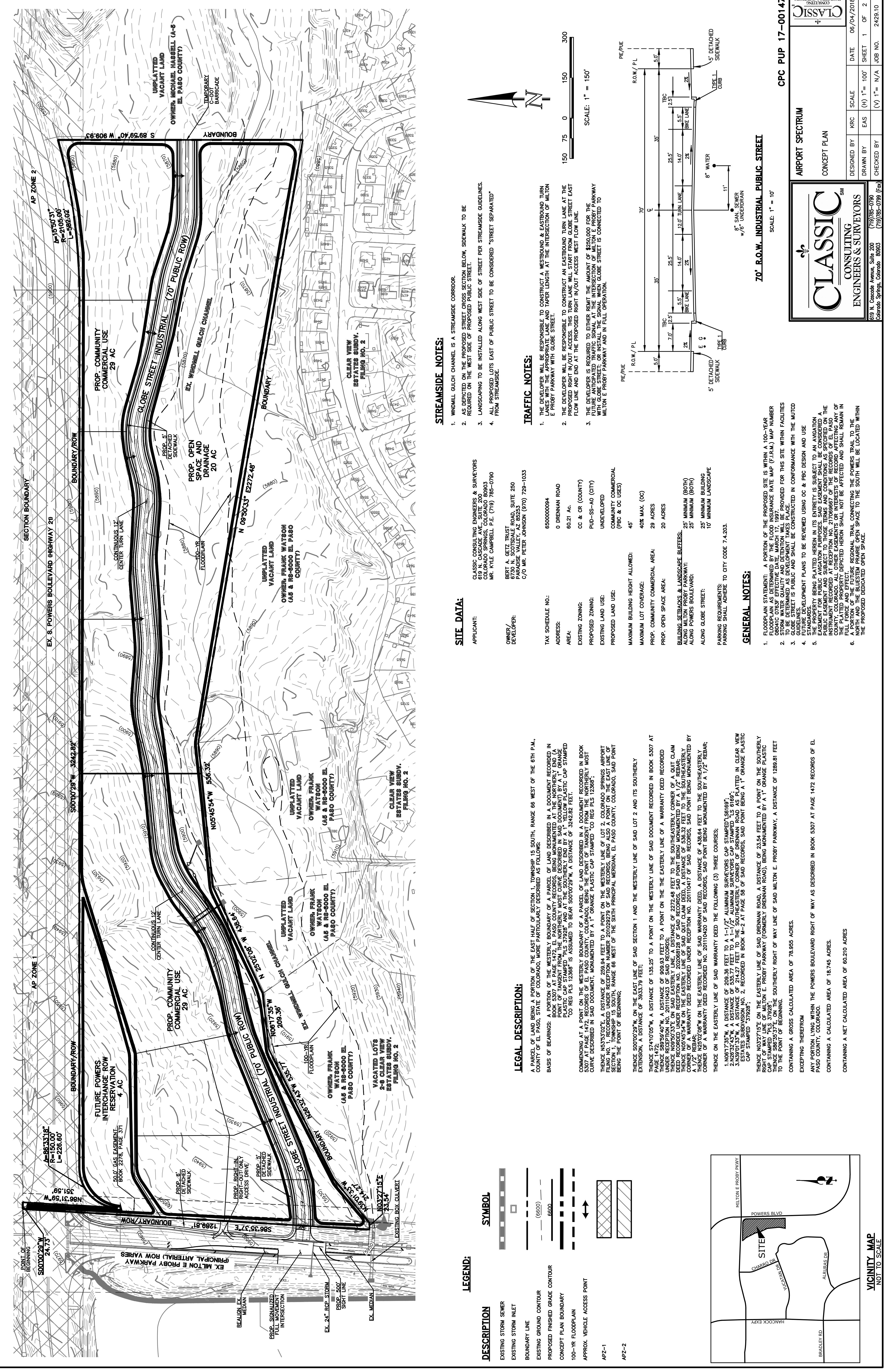


AIRPORT SPECTRUM

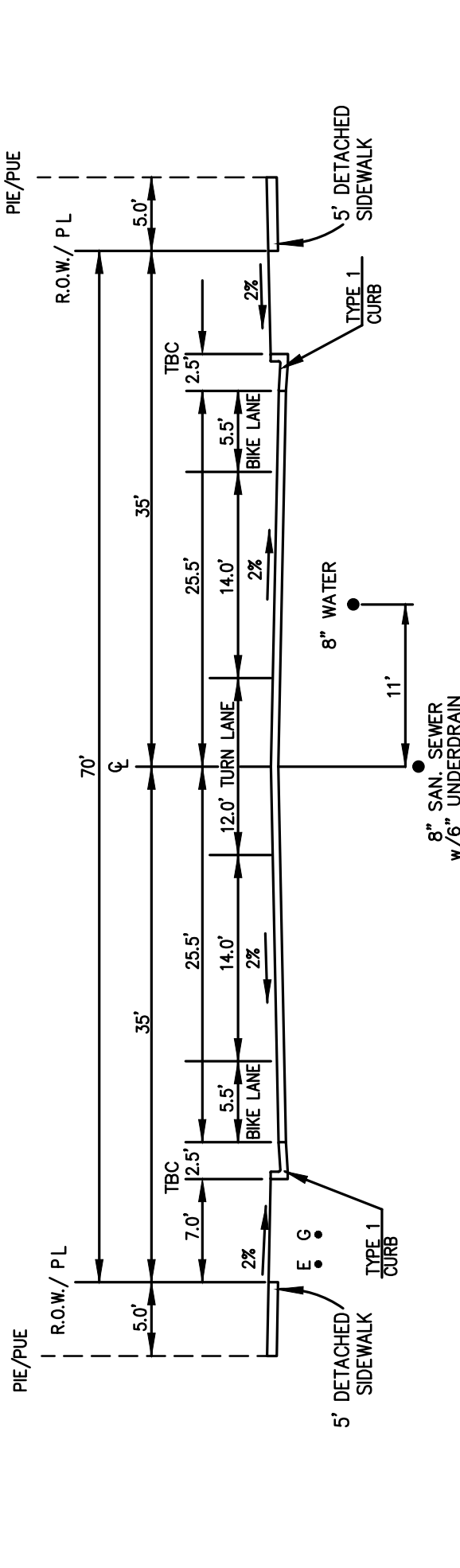


STREAMSIDE NOTES:

1. WINDMILL GULCH CHANNEL IS A STREAMSIDE CORRIDOR.
2. AS DEPICTED ON THE PROPOSED STREET CROSS SECTION BELOW, SIDEWALK TO BE REQUIRED ON THE WEST SIDE OF PROPOSED PUBLIC STREET.
3. LANDSCAPING TO BE INSTALLED ALONG WEST SIDE OF STREET PER STREAMSIDE GUIDELINES.
4. ALL PROPOSED LOTS EAST OF PUBLIC STREET TO BE CONSIDERED "STREET SEPARATED"

TRAFFIC NOTES:

1. THE DEVELOPER WILL BE RESPONSIBLE TO CONSTRUCT A WESTBOUND & EASTBOUND TURN LANES WITH THE APPROPRIATE LANE AND PAPER LENGTH AT THE INTERSECTION OF MILTON E PROBY PARKWAY WITH GLOBE STREET.
2. THE DEVELOPER WILL BE RESPONSIBLE TO CONSTRUCT AN EASTBOUND TURN LANE AT THE FLOW LINE AND END AT THE PROPOSED RIGHT IN/OUT ACCESS WEST FLOW LINE.
3. THE DEVELOPER IS REQUIRED TO EITHER REMIT THE AMOUNT OF \$250,000 FOR THE FUTURE ANTICIPATED TRAFFIC SIGNAL AT THE INTERSECTION OF MILTON E PROBY PARKWAY WITH GLOBE STREET OR INSTEAD SIGN WITH AN INTERSECTION SIGN WHEN GLOBE STREET IS CONNECTED TO MILTON E PROBY PARKWAY AND IN FULL OPERATION.



SITE DATA:

APPLICANT:
CLASSIC CONSULTING ENGINEERS & SURVEYORS
COLORADO SPRINGS, COLORADO 80903
MR. KYLE CAMPBELL P.E. (719) 785-0790

OWNER/DEVELOPER:
BERT A. GETZ TRUST
7777 WEST WINDMILL DRIVE
PARADISE VALLEY, CO 80833
C/O MR. PETER JOHNSON (970) 729-1033

TAX SCHEDULE NO.: 6500000094
ADDRESS: 0 DRENNAN ROAD
AREA: 60.21 AC.

EXISTING ZONING: CC & CR (COUNTY)
PROP. ZONING: PUD-S8-AO (CITY)
EXISTING LAND USE: UNDEVELOPED
PROPOSED LAND USE: COMMUNITY COMMERCIAL (PRG. & OC USES)

MAXIMUM BUILDING HEIGHT ALLOWED: 45'
MAXIMUM LOT COVERAGE: 40% MAX. (CC)
PROP. COMMUNITY COMMERCIAL AREA: 29 ACRES
PROP. OPEN SPACE AREA: 20 ACRES

BUILDING SETBACKS & LANDSCAPE BUFFERS:
ALONG MILTON PROBY PARKWAY: 25' MINIMUM (BOTH)
ALONG POWERS BOULEVARD: 25' MINIMUM (BOTH)
ALONG GLOBE STREET: 10' MINIMUM LANDSCAPE

PARKING REQUIREMENTS: 7.4.203.
PARKING SHALL ADHERE TO CITY CODE 7.4.203.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5307 AT PAGE 1472, EL PASO COUNTY RECORDS, BEING MONUMENTED AT THE NORTHERLY END (A) BY A 100'-00" CURVE BEARING S 89° 00' 00" W, RADIUS 100'-00", AND AT THE SOUTHERLY END BY A 122'-00" PLASTIC CAP STAMPED "11/22/08" AND AT THE SOUTHERLY END BY A 122'-00" PLASTIC CAP STAMPED "11/22/08" IS ASSIGNED TO BEAR S 00° 00' 00" W, A DISTANCE OF 3242.82 FEET.

COMMENCING AT A POINT ON THE WESTERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 5307 AT PAGE 1472, RECORDS OF EL PASO COUNTY, COLORADO, BEING THE POINT OF TANGENT FROM THE NORTHERLY MOST CURVE DESCRIBED IN SAID DOCUMENT, MONUMENTED BY A 1" ORANGE PLASTIC CAP STAMPED "CO REG PLS 12368"; A DISTANCE OF 259.84 FEET TO A POINT ON THE WESTERLY LINE OF LOT 2, COLORADO SPRINGS AIRPORT TRAIL, RECORDED UNDER RECEPTION NUMBER 201028279 OF SAID RECORDS, BEING ALSO A POINT ON THE EAST LINE OF LOT 2, COLORADO SPRINGS AIRPORT TRAIL, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S 00° 00' 29" W, ON THE EAST LINE OF SAID SECTION 1 AND THE WESTERLY LINE OF SAID LOT 2, AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 3833.79 FEET;

THENCE S 74° 10' 05" W, A DISTANCE OF 135.25' TO A POINT ON THE WESTERLY LINE OF SAID DOCUMENT RECORDED IN BOOK 5307 AT PAGE 1472; THENCE S 89° 00' 00" W, A DISTANCE OF 209.38 FEET TO A POINT ON THE EASTERLY LINE OF A WARRANTY DEED RECORDED UNDER RECEPTION NO. 201028279 OF SAID RECORDS;

THENCE N 89° 50' 33" E, A DISTANCE OF 2272.48 FEET TO THE SOUTHEASTERLY CORNER OF A QUIT CLAIM DEED RECORDED UNDER RECEPTION NO. 202068129 OF SAID RECORDS, SAID POINT BEING MONUMENTED BY A 1 1/2" ORANGE PLASTIC CAP STAMPED "12/12/08" AND AT THE SOUTHERLY CORNER OF A WARRANTY DEED RECORDED UNDER RECEPTION NO. 20110417 OF SAID RECORDS; SAID POINT BEING MONUMENTED BY A 1 1/2" ORANGE PLASTIC CAP STAMPED "12/12/08";

THENCE N 09° 50' 33" E, A DISTANCE OF 2272.48 FEET TO A POINT ON THE WESTERLY LINE OF LOT 2, THE SOUTHEASTERLY CORNER OF A WARRANTY DEED RECORDED NO. 20110420 OF SAID RECORDS; SAID POINT BEING MONUMENTED BY A 1 1/2" ORANGE PLASTIC CAP STAMPED "3/29/08";

THENCE N 07° 17' 25" W, A DISTANCE OF 209.38 FEET TO A 1-1/2" ALUMINUM SURVEYORS CAP STAMPED "L86168";

THENCE S 00° 00' 29" W, A DISTANCE OF 214.27 FEET TO THE SOUTHEASTERLY CORNER OF DRENNAN ROAD AS PLATTED IN CLEAR VIEW ESTATES SUBDIVISION NO. 2, RECORDED IN BOOK W-2 AT PAGE 58 OF SAID RECORDS, SAID POINT BEING A 1" ORANGE PLASTIC CAP STAMPED "3/29/08";

THENCE N 07° 17' 25" W, ON THE EASTERLY LINE OF SAID DRENNAN ROAD, A DISTANCE OF 235.4 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MILTON E. PROBY PARKWAY (FORMERLY DRENNAN ROAD), BEING MONUMENTED BY A 1" ORANGE PLASTIC CAP STAMPED "3/29/08";

THENCE S 88° 35' 37" E, ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MILTON E. PROBY PARKWAY, A DISTANCE OF 1289.81 FEET TO THE POINT OF BEGINNING.

CONTAINING A GROSS CALCULATED AREA OF 78.955 ACRES.

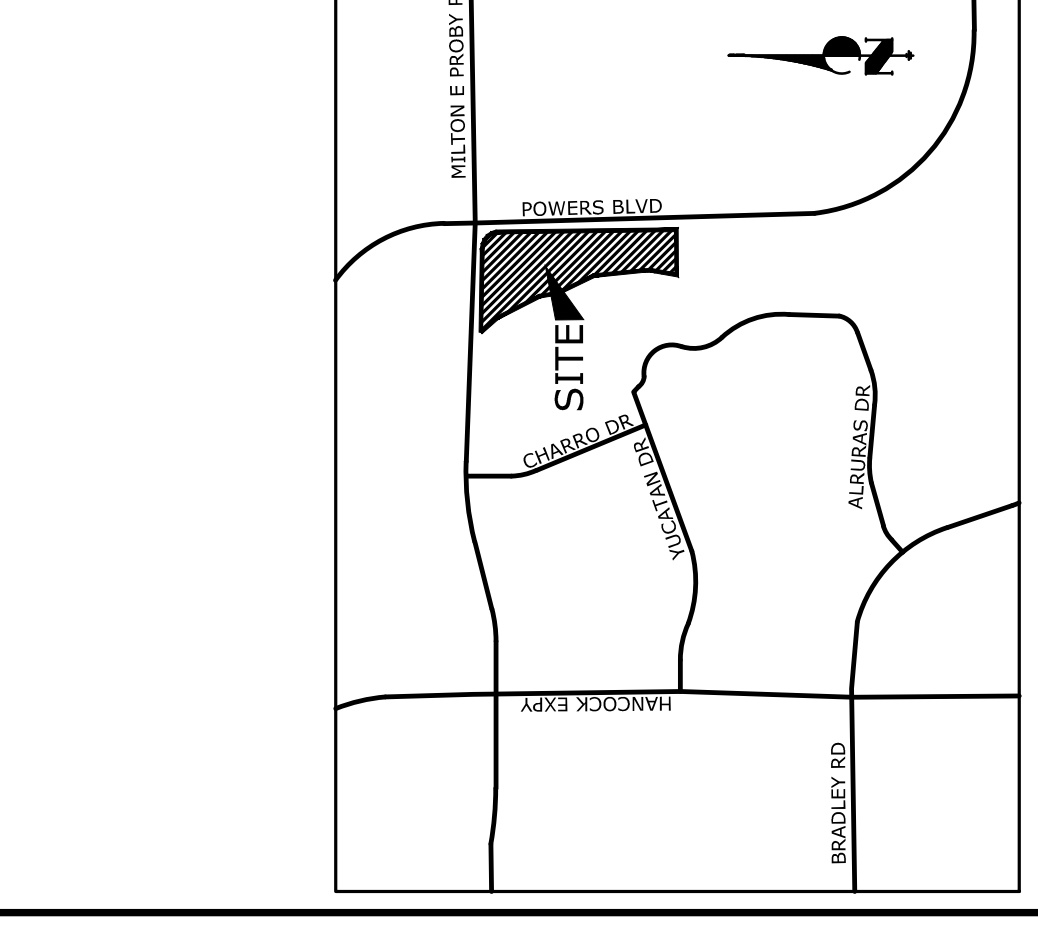
EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE POWERS BOULEVARD RIGHT OF WAY AS DESCRIBED IN BOOK 5307 AT PAGE 1472 RECORDS OF EL PASO COUNTY, COLORADO.

CONTAINING A CALCULATED AREA OF 18.745 ACRES.

CONTAINING A NET CALCULATED AREA OF 60.210 ACRES.

LEGEND:

DESCRIPTION	SYMBOL
EXISTING STORM SEWER	—●—●—●—
EXISTING STORM INLET	—○—○—○—
BOUNDARY LINE	—(6600)—
EXISTING GROUND CONTOUR	—(6600)—
PROPOSED FINISHED GRADE CONTOUR	—(6600)—
CONCEPT PLAN BOUNDARY	—(6600)—
100-YR FLOODPLAIN	—(6600)—
APPROX. VEHICLE ACCESS POINT	—(6600)—
APZ-1	—(6600)—
APZ-2	—(6600)—



70' R.O.W. INDUSTRIAL PUBLIC STREET

SCALE: 1" = 10'

CLASSIC CONSULTING ENGINEERS & SURVEYORS

CONCEPT PLAN

AIRPORT SPECTRUM

CPC PUP 17-00147

DESIGNED BY	KRC	SCALE		DATE	06/04/2018
DRAWN BY	EAS	(H) 1" = 100'		SHEET	1 OF 2
CHECKED BY		(V) 1" = N/A		JOB NO.	2423-10

838 N. Cascade Avenue, Suite 300
Colorado Springs, Colorado 80903
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(719) 785-0799 (fax)