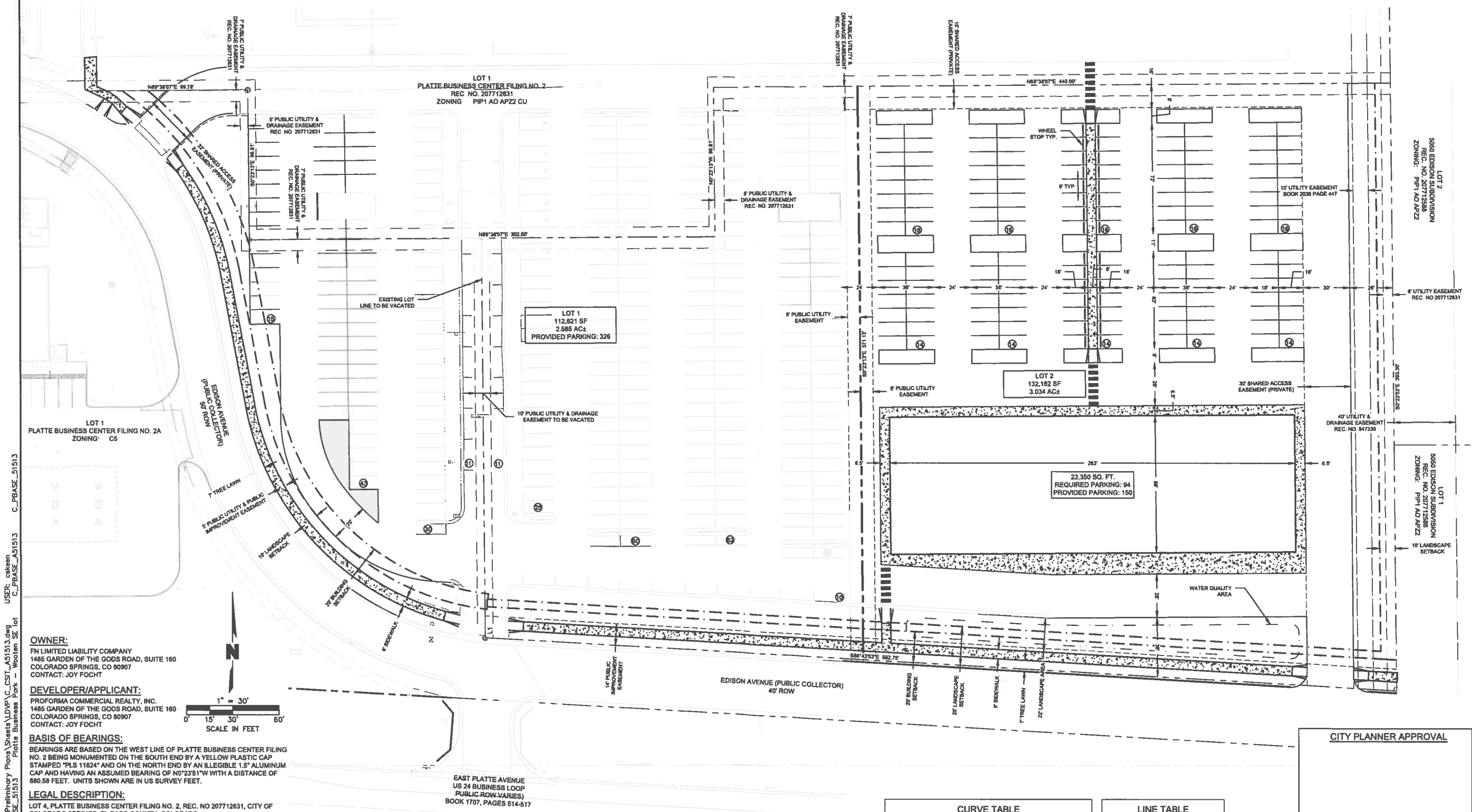
PLATTE BUSINESS CENTER FILING NO. 2B

BEING A REPLAT OF LOT 2, PLATTE BUSINESS CENTER FILING NO. 2A AND LOT 4, PLATTE BUSINESS CENTER FILING NO.2
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



OWNER:

FN LIMITED LIABILITY COMPANY
1485 GARDEN OF THE GODS ROAD, SUITE 160
COLORADO SPRINGS, CO 80907
CONTACT: JOY FOCHT

DEVELOPER/APPLICANT:

PROFORMA COMMERCIAL REALTY, INC.
1485 GARDEN OF THE GODS ROAD, SUITE 160
COLORADO SPRINGS, CO 80907
CONTACT: JOY FOCHT

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF PLATTE BUSINESS CENTER FILING NO. 2 BEING MONUMENTED ON THE SOUTH END BY A YELLOW PLASTIC CAP STAMPED "PLS 11624" AND ON THE NORTH END BY AN ILLEGIBLE 1.5" ALUMINUM CAP AND HAVING AN ASSUMED BEARING OF N0°23'51"W WITH A DISTANCE OF 880.58 FEET. UNITS SHOWN ARE IN US SURVEY FEET.

LEGAL DESCRIPTION:

LOT 4, PLATTE BUSINESS CENTER FILING NO. 2, REC. NO 207712631, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

NOTES:

1. EXISTING UTILITIES ARE SHOWN FROM BEST AVAILABLE RECORD INFORMATION SUPPLEMENTED BY FIELD SURVEY OF VISIBLE SURFACE APPURTENANCES. UNDERGROUND ALIGNMENTS ARE FROM RECORD AND HAVE NOT BEEN FIELD VERIFIED.
2. THE FLOOD INSURANCE RATE MAP FIRM PANEL NO. 08041C0753F. EFFECTIVE DATE OF MARCH 17, 1997, HAS BEEN EXAMINED AND THE SUBJECT PROPERTY DOES NOT LIE WITHIN ANY FLOODPLAIN AS DESIGNATED THEREON.
3. THIS SITE LIES WITHIN THE SAND CREEK BASIN.
4. THE PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT RECORDED IN BOOK 5661 AT PAGE 287 OF THE RECORDS OF EL PASO COUNTY, COLORADO
5. THIS CONCEPT PLAN IS BEING SUBMITTING CONCURRENTLY WITH A ZONE CHANGE APPLICATION FOR LOT 1, WHICH INCLUDES PROPOSED IMPROVEMENTS OF CERTAIN ACCESS DRIVES SHOWN THEREON.
6. DUE TO THE LOCATION OF THIS PROJECT (EAST OF INTERSTATE 25), NEITHER A GEOLOGIC HAZARD STUDY NOR AN EXEMPTION REQUEST WILL BE REQUIRED FOR THE DEVELOPMENT
7. THE CITY OF COLORADO SPRINGS IS FEDERALLY MANDATED TO IDENTIFY AND MONITOR ALL STORM WATER DISCHARGES WITHIN THE CITY THE CITY ACCOMPLISHES THIS TASK BY REQUIRING A STORM WATER CONNECTION PERM T FROM THE CITY ENGINEERING DEPARTMENT. THE APPLICANT WILL NEED TO CALL 719-385-5980 TO OBTAIN THIS PERMIT.
8. THIS CONCEPT PLAN IS ALSO USED FOR PRELIMINARY PLATTING PURPOSES
9. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OF REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON, RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED MAY 11, 2006, UNDER RECEPTION NO 206069850
10. THIS PROPERTY IS SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF PLATTE BUSINESS CENTER FILING NO.2 RECORDED AUGUST 03 2007 UNDER RECEPTION NO. 207712631
11. PHASING: ALL IMPROVEMENTS SHOWN ON THIS CONCEPT PLAN INCLUDING CONSTRUCTION AND INSTALLATION OF PUBLIC UTILITIES, FACILITIES AND IMPROVEMENTS ARE ANTICIPATED TO BE CONSTRUCTED IN A SINGLE PHASE CONSTRUCTION OF PHASE 1 IMPROVEMENTS IS ANTICIPATED TO START THE FALL OF 2016.
12. BUILDING ELEVATIONS FRONTING EDISON/PLATTE SHALL INCLUDE BUILDING FENESTRATION, AWNINGS, BUILDING MATERIALS AND/OR OTHER ELEMENTS THAT PROVIDE A "FRONTWARD" APPEARANCE TO THE BUILDING.
13. A ROW VACATION REQUEST (CITY FILE NO. CPC V 15-00106) HAS PREVIOUSLY BEEN FILED ALONG WITH THE PLATTE BUSINESS CENTER FILING NO. 2A REPLAT.

CURVE TABLE				
CURVE #	RADIUS	DIRECTION	LENGTH	CHORD
C1	175.00'	N35°18'24"W	150.68'	146.06'
C3	175.00'	S47°11'10"E	223.24'	208.41'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S0°23'53"E	8.47'

SITE DATA

LOT	USE	EX. ZONE	PR. ZONE	LOT AREA	BUILDING AREA	BUILDING COVERAGE	PROVIDED PARKING	REQUIRED PARKING	PARKING FORMULA	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
1	PARKING	PIP-1/CU/AO-APZ-2	PIP-1/CU/AO-APZ-2	112,621 SF	N/A	N/A	326	N/A	N/A	20 FT	0 FT	0 FT
2	COMM. CENTER	PIP-1/CU/AO-APZ-2	C-5/AO-APZ-2	132,182 SF	23,350 SF	17.67%	150	94	1:250	20 FT	0 FT	0 FT

CITY PLANNER APPROVAL

SITE

VICINITY MAP
NOT TO SCALE

CPC CP 15-00131

OLSSON ASSOCIATES
2285 McKinney Blvd. #160
Loveland, CO 80538
TEL 970.461.7733
FAX 720.237.2638
www.olssonassociates.com

NOTE
THIS DOCUMENT HAS BEEN RELEASED BY OLSSON ASSOCIATES ONLY FOR REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONALS, AND IS SUBJECT TO CHANGE. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.

OLSSON ASSOCIATES ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS (HORIZONTAL OR VERTICAL). THE EXISTING UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS HOWEVER THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

811 Know what's below. Call before you dig.
CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

REV. NO.	DATE	REVISIONS DESCRIPTION
		REVISIONS

PLATTE BUSINESS CENTER FILING NO. 2B
4930 EDISON AVE
CONCEPT PLAN
COLORADO SPRINGS, CO 2016

drawn by: BAM
checked by: JE
approved by: JE
QA/QC by: JE
project no.: A15-1513
drawing no.: C_SIT_A51513
date: 01/14/2016

SHEET
1 OF 1

DWG: F:\Projects\A15--1513\40--Design\AutoCAD\Preliminary Plans\Sheets\LDVP\C_CSIT_A51513.dwg
DATE: Jan 14, 2016 - 11:31am
USER: cskeen
XREFS: C_PBASE_51513 C_PBASE_A51513

FIGURE 3