

COLORADO CENTRE ADDITION NO. 3
LOTS 4 & 5 OF COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO. 1
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH
P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

PROJECT DESCRIPTION	DATE	STATUS	COMMENTS
Project A	2023-01-15	Completed	On time and within budget.
Project B	2023-02-01	In Progress	Minor delays, but on track.
Project C	2023-03-10	On Hold	Waiting for client approval.
Project D	2023-04-05	Planned	Initial planning phase.
Project E	2023-05-20	Completed	Exceeded expectations.

THE PROJECT PROPOSES TO DESIGNATE 31.73 AC± TO BE NOW KNOWN AS COLORADO CENTRE ADDITION NO. 3, A PROPOSED MIX OF INDUSTRIAL AND COMMERCIAL USES.

GENERAL NOTES

1. BUILDING ELEVATIONS TO BE SUBMITTED WITH EACH FUTURE DEVELOPMENT PLAN, WHEN APPLICABLE.
2. ALL MAJOR ARTERIAL STREETS ARE LIMITED TO ONE LANE IN EACH DIRECTION ONLY. THE FINAL DESIGN SHALL BE APPROVED BY TRAFFIC ENGINEERING.
3. CITY ENGINEERING PRIOR TO THE APPROVAL OF THE DEVELOPMENT PLANS AFFECTING THOSE STREETS.
4. LAND USES AND ROADWAY LAYOUTS ARE CONCEPTUALLY SHOWN. FINAL ROADWAY AND LOT SIZES WILL BE DETERMINED WITH FUTURE CHANNEL IMPROVEMENTS.
5. CHANNEL IMPROVEMENTS WILL BE DESIGNED AND CONSTRUCTED OR ASSURANCES FOR CHANNEL IMPROVEMENTS WILL BE POSTED PRIOR TO THE DEVELOPMENT OF THE PROJECT. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE PROJECT PLAN. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE PROJECT PLAN.
6. BUILDING PERMIT ISSUANCE FOR COLORADO CENTRE ADUO, NO. 3 ANNEXANCES, AND CHANNEL IMPROVEMENTS MUST BE CONSTRUCTED AND ACCEPTED INTO PERMANENT ACCEPTANCE PRIOR TO RELEASE FOR FUTURE DEVELOPMENT PLANS LOCATED IN THE COLORADO CENTRE.
7. DRAINAGE, GRADING, AND WATER QUALITY RELATED FEATURES WILL BE PROVIDED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS. STORMWATER MANAGEMENT SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL.
8. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE PROJECT PLAN. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE PROJECT PLAN.
9. PERMIT TO ISSUANCE OF A BUILDING PERMIT OR AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT.
10. LANDSCAPING REQUIREMENTS (INCLUDING LANDSCAPE BUFFERS AND SETBACKS) MUST BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADUO ZONING CODE FOR EACH TYPE OF USE.
11. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS APPLICABLE TO THE EASEMENT. THE EASEMENT SHALL BE SUBJECT TO THE EASEMENT OF INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON. SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
12. FOR CONSTRUCTION PLANS APPROVED BY THE DEVELOPER IS REQUIRED TO REMIT THE AMOUNT OF \$100,000.00 FOR THE FUTURE ANTICIPATED MATERIALS STORED OUTDOORS SHALL BE ENCLOSED WITH AN OPAQUE SCREEN AND IN NO CASE SHALL MATERIALS BE STORED IN SUCH A WAY THAT THEY EXCEED THE HEIGHT OF THE REAR-YARD FENCE.
13. VEHICLE AND EQUIPMENT STORAGE IS REQUIRED TO BE STORED ON PROPERTY UNLESS APPROVAL OF A CONDITIONAL USE PERMIT FOR A HEAVY VEHICLE AND EQUIPMENT STORAGE IS OBTAINED.
14. VEHICULAR ACCESS SHALL BE ALLOWED ONLY TO BRADLEY ROAD VIA PRIVATE ACCESS AND UTILITY EASEMENT WITHIN THIS DEVELOPMENT.
15. THE PARTIES RESPONSIBLE FOR THE PLANNING SHALL BE RESPONSIBLE FOR OBTAINING ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA STANDARDS AND GUIDELINES. THE CITY ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THE PROJECT PLAN.
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DEVELOPMENT PLAN NOTES

1. THE DEVELOPER WILL NEED TO CONSTRUCT A CENTER LANE ALONG FOREIGN TRADE ZONE BOULEVARD BETWEEN AEROSPACE BOULEVARD AND THE SITE NORTH PROPERTY LINE.
2. THE DEVELOPER WILL NEED TO CONSTRUCT A NORTHBOUND LEFT TURN LANE AT FOREIGN TRADE ZONE BOULEVARD/AEROSPACE BOULEVARD.
3. THE DEVELOPER WILL NEED TO EXTEND THE EXISTING WESTBOUND ACCELERATION LANE ALONG BRADLEY ROAD TO THE EAST EDGE OF THE PROPOSED RIGHT IN/OUT ACCESS. THIS LANE WILL SERVE AS ACCELERATION/DECELERATION LANE.
4. THE DEVELOPER WILL BE RESPONSIBLE TO COORDINATE THE ACCESS PERMIT WITH CDOT.

OVERALL SITE DATA

ACREAGE	31.73AC±
TAX SCHEDULE NUMBER	5509101001 & 5509101002
EXISTING ZONE(S)	I-2 CAD-O & CC CAD-O
PROPOSED ZONE	MX-M AP-O, U-AP-O & GI - AP-O
PARCEL OVERALL	31.73AC±
GI-AP-O	10.538AC±
MX-L-AP-O	4.831AC±
U-AP-O	16.364AC±
OPEN SPACE/PONDS	0.0AC±
PRIVATE DRIVE EASEMENT*	1.747AC±

*PRIVATE DRIVE EASEMENT IS INCLUDED WITHIN THE LI-AP-0 ZONE

PROPOSED LAND USE	
CLASSIFICATION	ACREAGE
GI-AP-O	10.538±
WX-L-AP-O	4.831±
LI-AP-O*	16.384±
PROPOSED (CIVIC/PUBLIC) LAND USE	
LAND USE	ACREAGE±
OPEN SPACE /DRAINAGE/PONDS	0.0±
PRIVATE DRIVE EASEMENT*	1.747±

*PRIVATE DRIVE EASEMENT IS INCLUDED WITHIN THE LI-AP-O ZONE.

Kimley»»Horn

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2 NORTH NEVADA AVENUE, SUITE 300

COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

LEGAL DESCRIPTION

LOT 4, AND LOT 5, ALL OF COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO.1, A SUBDIVISION RECORDED UNDER RECEPTION NO. 1463836 OF THE RECORDS OF EL PASO COUNTY, COLORADO

PARCEL CONTAINS 1,386,515 SQUARE FEET OR 31.73 ACRES MORE OR LESS.

FLOODPLAIN NOTES

THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0768G', EFFECTIVE DATE 12/7/2018.

APPLICANT:

PLANNER:
KIMLEY-HORN AND ASSOCIATES INC.
C/O LARRY SALAZAR
2 N. NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, 80903

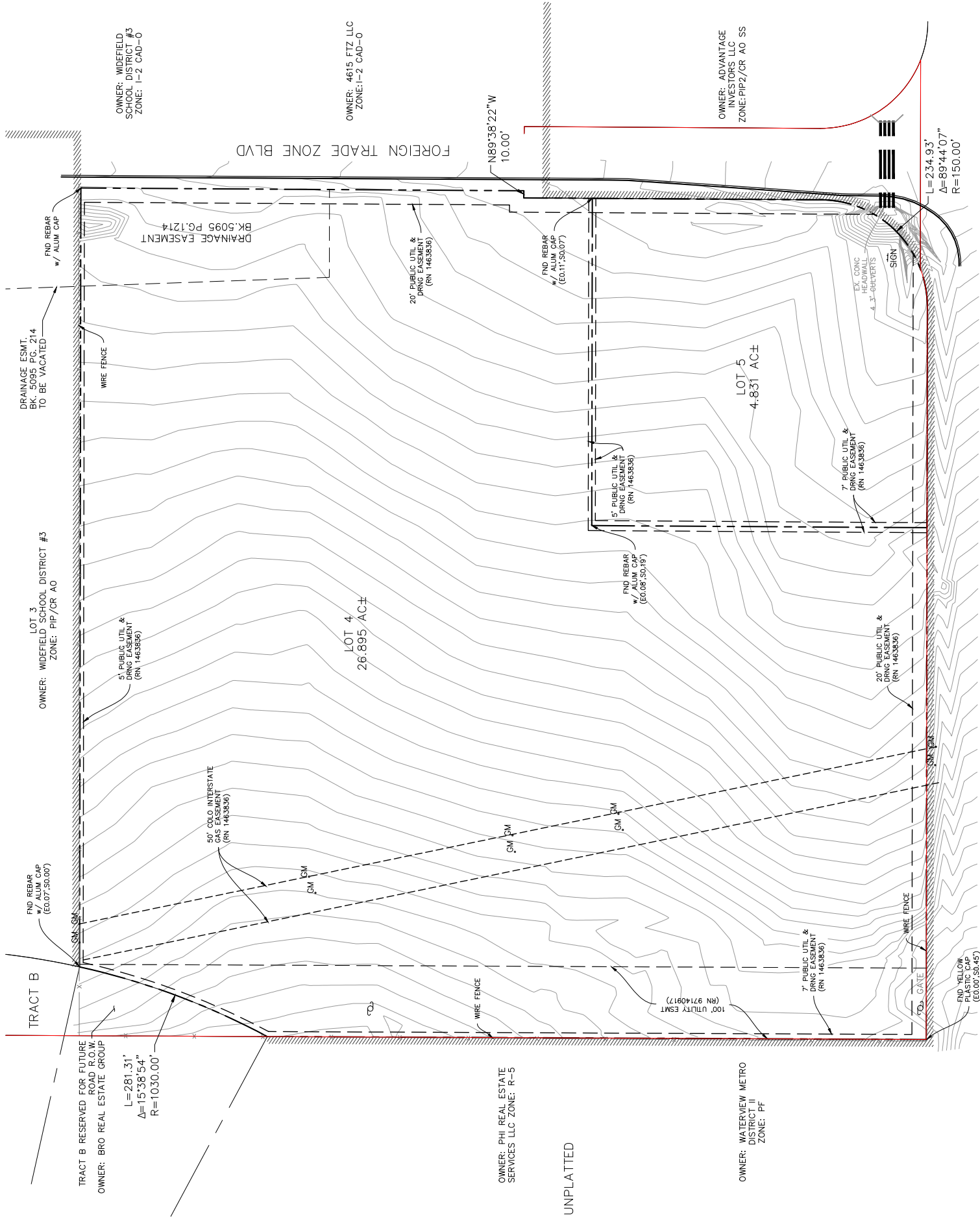
LEGEND:

SHEET 1 OF 4	COVER
SHEET 2 OF 4	EXISTING CONDITIONS
SHEET 3 OF 4	LAND USE PLAN
SHEET 4 OF 4	REZONE PLAN

LAND USE PLAN - COVER
SHEET 01 OF 04

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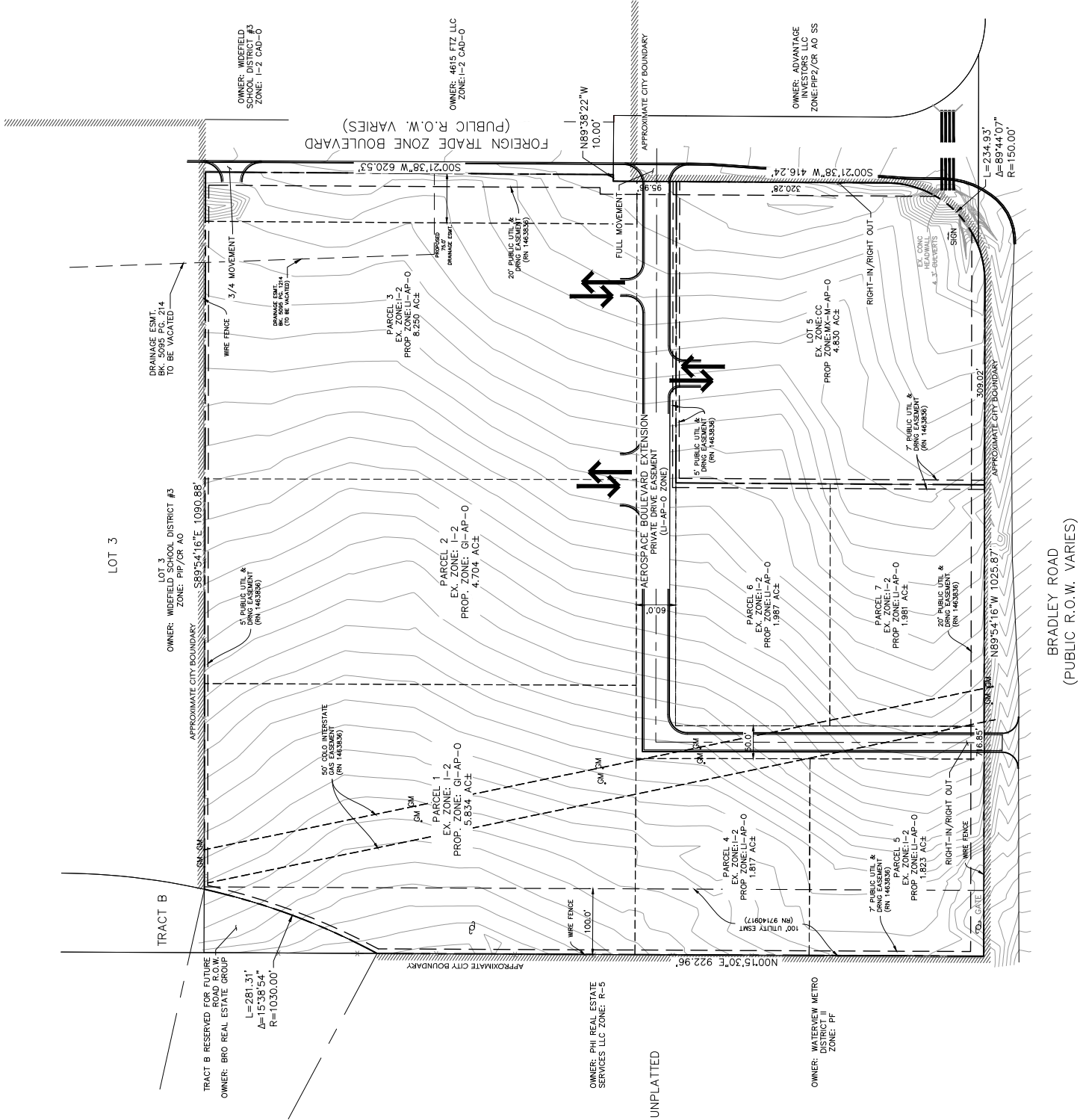


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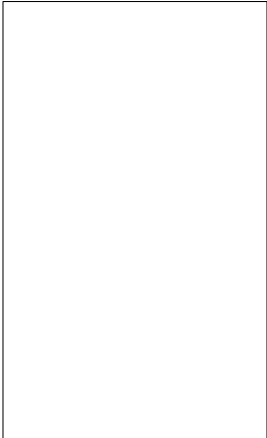
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PROPOSED LAND USE		
CLASSIFICATION		ACREAGE
GI-AP-O		10.538±
MX4AP-O		4.831±
LI-AP-O*		16.364±
PROPOSED (CIVIC/PUBLIC) LAND USE		
LAND USE		
OPEN SPACE/DRAINAGE/PONDS		0.0±
PRIVATE DRIVE EASEMENT*		1.747±

*PRIVATE DRIVE EASEMENT IS INCLUDED WITHIN THE LI-AP-O ZONE.

CITY APPROVAL:

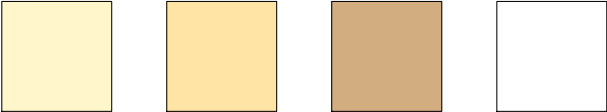


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LEGEND

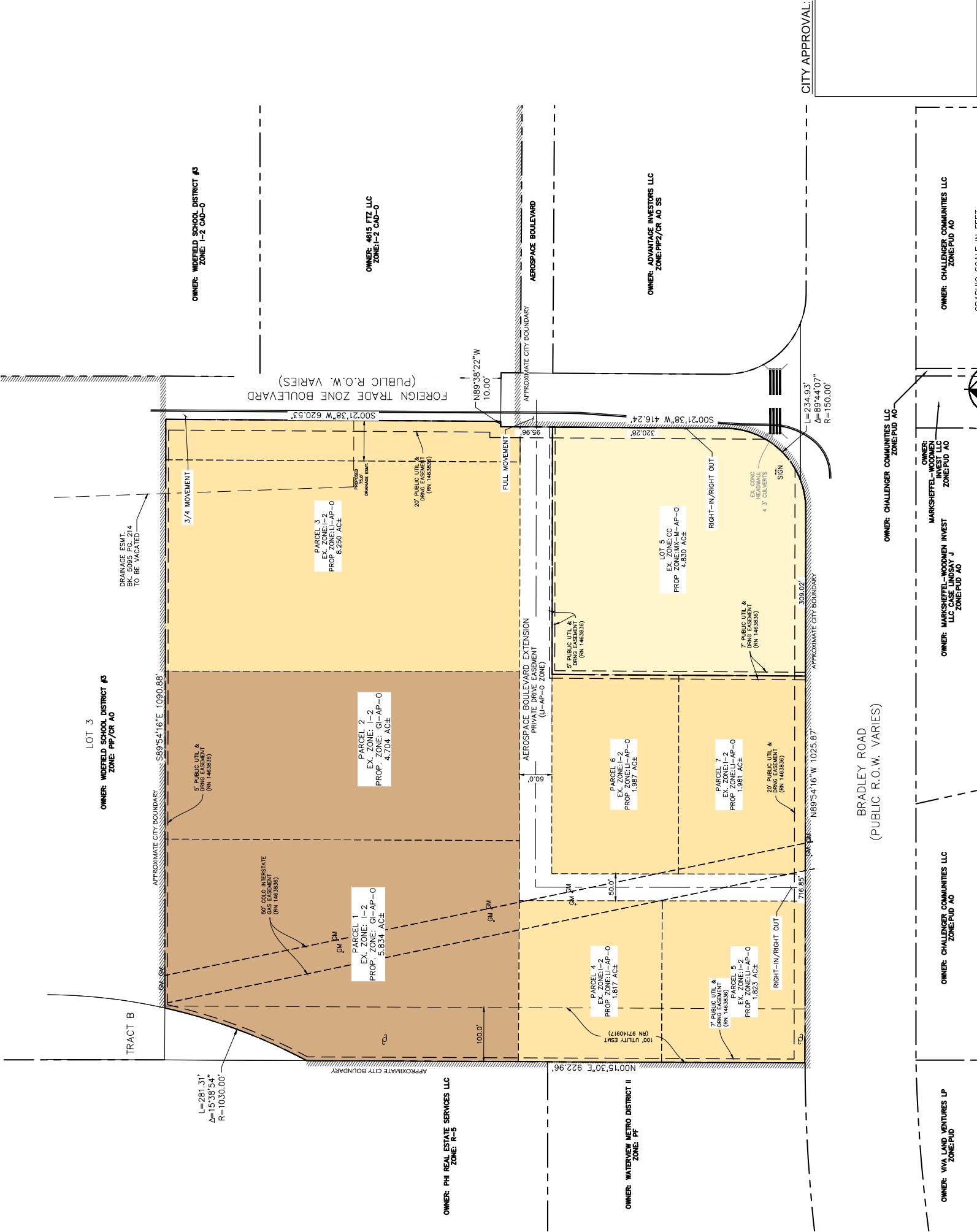


ZONE: MIXED USE-MEDIUM (MX-M)

ZONE: LIGHT INDUSTRIAL (LI)

ZONE: GENERAL INDUSTRIAL (GI)

PRIVATE DRIVE



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