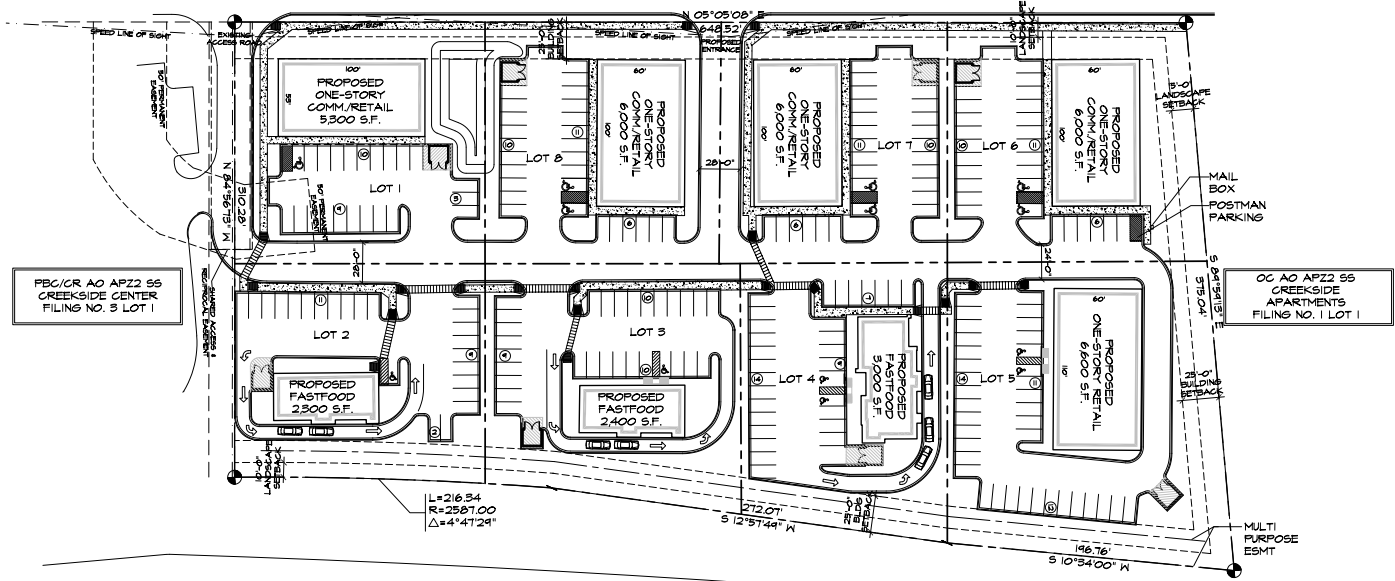


RI-6 AO-55  
BLK I RUSTIC HILLS  
SUB B COLO SP6S

SAND CREEK

SPACE CENTER DRIVE  
60' PUBLIC R.O.W.

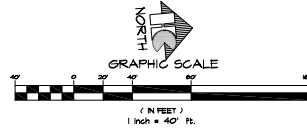


PBC/CR AO AP22 55  
CREEKSIDE CENTER  
FILING NO. 3 LOT 1

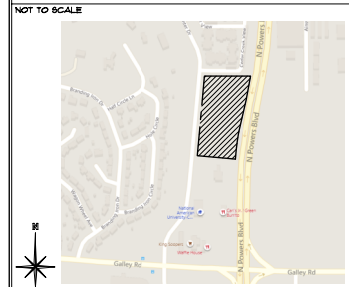
OC AO AP22 55  
CREEKSIDE  
APARTMENTS  
FILING NO. 1 LOT 1

CC CAD-0  
LOT 2 POWERS @ GALLEY  
PLAZA FILING NO. 1

CONCEPT PLAN  
SCALE: 1"=40'-0"



VICINITY MAP



PLAN DATA

CONCEPT PLAN

TOTAL AREA	225,276 SF / 5.15 ACRES
PROPOSED NUMBER OF LOTS	7
PROPOSED NUMBER OF PHASES	0
EXISTING ZONE	PBC/CR 55 AP22 AO
BUILDING HEIGHT	45'-0" MAX.
PARKING REQUIRED	149
PARKING PROVIDED	222
% BLDG COVERAGE ON SITE	16%
% IMPERVIOUS SURFACE ON SITE	56%
FLOODPLAIN STATEMENT	ZONE X (MAP NO. 0804/COT916, DATED DECEMBER 1, 2018)

PARCEL

LEGAL	LOT 1-5, BLK 5 IN RUSTIC HILLS SUBDIVISION NO. 3
LOT 1	
SITE AREA	26,104 SF / 0.65 ACRES
BUILDING AREA	5,300 SF
PROPOSED USE	COMMERCIAL OFFICE/RETAIL
PARKING REQUIRED	33
PARKING PROVIDED	33
LOT 2	
SITE AREA	29,058 SF / 0.67 ACRES
BUILDING AREA	2,500 SF
PROPOSED USE	FASTFOOD RESTAURANT
PARKING REQUIRED	23
PARKING PROVIDED	23
LOT 3	
SITE AREA	27,492 SF / 0.64 ACRES
BUILDING AREA	2,400 SF
PROPOSED USE	FASTFOOD RESTAURANT
PARKING REQUIRED	24
PARKING PROVIDED	24
LOT 4	
SITE AREA	25,455 SF / 0.58 ACRES
BUILDING AREA	3,000 SF
PROPOSED USE	FASTFOOD RESTAURANT
PARKING REQUIRED	50
PARKING PROVIDED	50
LOT 5	
SITE AREA	37,544 SF / 0.86 ACRES
BUILDING AREA	6,000 SF
PROPOSED USE	RETAIL
PARKING REQUIRED	30
PARKING PROVIDED	51
LOT 6	
SITE AREA	27,778 SF / 0.64 ACRES
BUILDING AREA	6,000 SF
PROPOSED USE	COMMERCIAL OFFICE/RETAIL
PARKING REQUIRED	30
PARKING PROVIDED	27
LOT 7	
SITE AREA	25,450 SF / 0.58 ACRES
BUILDING AREA	6,000 SF
PROPOSED USE	COMMERCIAL OFFICE/RETAIL
PARKING REQUIRED	30
PARKING PROVIDED	27
LOT 8	
SITE AREA	26,416 SF / 0.61 ACRES
BUILDING AREA	6,000 SF
PROPOSED USE	COMMERCIAL OFFICE/RETAIL
PARKING REQUIRED	30
PARKING PROVIDED	27

OWNER/DEVELOPER

OWNER COMPANY	JACKSONIA CORPORATION 107 NORTH BEING RED SITE 404 NEWBURY PARK, CA 91320-3110 JOHN MALOUP
OWNER NAME	
DEVELOPMENT APPLICANT COMPANY	HAMMERS CONSTRUCTION INC. 141 INDOLESEY HEIGHTS COLORADO SPRINGS, CO 80915
PHONE NUMBER	(719) 570-1594
FAX NUMBER	(719) 570-1008
APPLICANT NAME	LISA PETERSON
APPLICANT E-MAIL	lpeter@hammersconstruction.com

**HAMMERS CONSTRUCTION INC.**  
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN RESIDENTIAL  
PRESIDENT: STEVE F. HAMMERS  
VICE PRES: DAVID F. HAMMERS  
COLORADO SPRINGS, CO 80915  
(719) 570-1594 FAX (719) 570-7008  
www.hammersconstruction.com

THIS DRAWING CONTAINS MATERIAL & INFORMATION WHICH MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF HAMMERS CONSTRUCTION. THESE DRAWINGS HAVE NOT BEEN PREPARED FOR ANY OTHER PURPOSES AND WILL BE VOID IF ANY CHANGES ARE MADE TO THE DRAWING. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND LICENSES FOR THE PROPOSED PROJECT. CONTACT HAMMERS CONSTRUCTION FOR MORE INFORMATION.

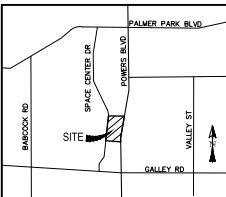
CREEKSIDE PLAZA  
CONCEPT PLAN  
SPACE CENTER DR.  
COLORADO SPRINGS, CO  
EL PASO COUNTY, COLORADO

COLORADO SPRINGS  
OLYMPIC CITY USA  
Land Use Review  
Approved  
10/14/2019  
4:12:17 PM  
MLepke

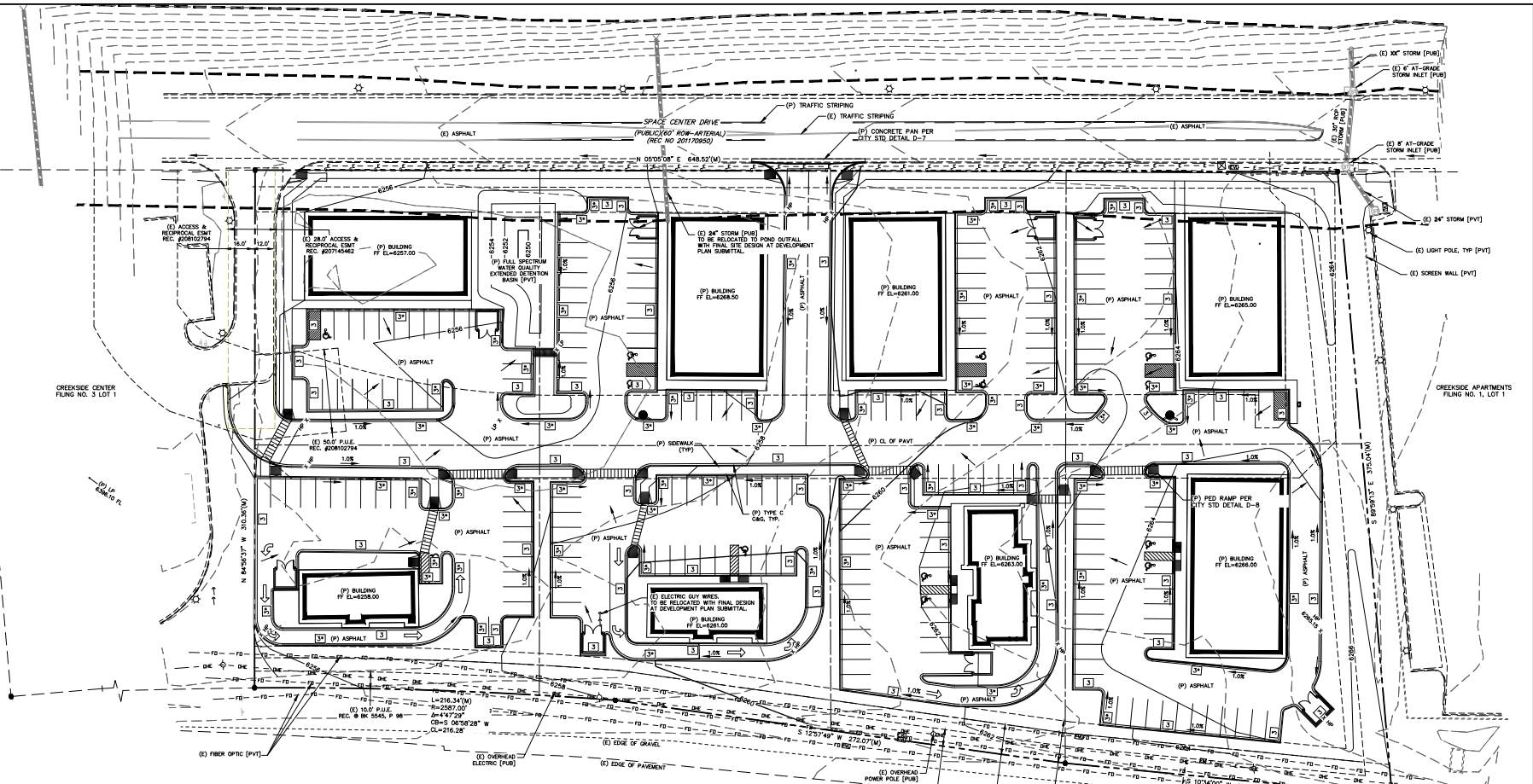
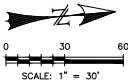
Signage is not approved with this plan.  
A separate sign permit is required.  
Contact Development Review at  
2880 International Circle Ste 200  
for sign plan applications.

DATE: JAN. 22, 2019  
DRAWN BY: D. AGUIRO  
PROJ. MGR: B. GREEN  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO. 1100

- RESUBMITTALS:
- 5/10/18 COMMENTS 5/27/18
- 8/20/18 COMMENTS 9/14/18
- ▲
- ▲
- ▲
- ▲
- ▲



VICINITY MAP  
SCALE: N.T.S.



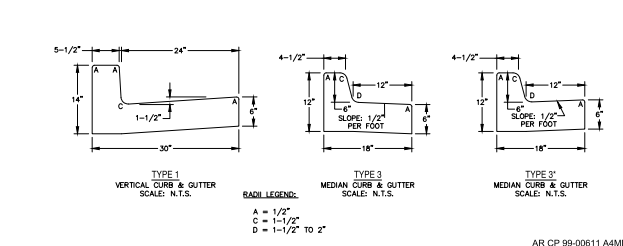
CREEKSIDE CENTER  
PLUNG NO. 3 LOT 1

CREEKSIDE APARTMENTS  
PLUNG NO. 3 LOT 1

POWERS BOULEVARD  
(PUBLIC ROW VARIES)  
(BOOK 5239, PAGE 1306)

**LEGEND**

- |                         |       |                                  |                             |
|-------------------------|-------|----------------------------------|-----------------------------|
| EXISTING                | (E)   | (E) WATER MAIN, BOV, VALVE, FH   | --- v --- v --- v ---       |
| PROPOSED                | (P)   | (E) UG ELECTRIC                  | - - - - -                   |
| FUTURE                  | (F)   | (E) UG TELEPHONE                 | - - - - -                   |
| CURB AND OUTER EASEMENT | C&G   | (E) UG FIBER OPTIC               | - - - - -                   |
| FIRE HYDRANT            | FH    | (E) UG GAS                       | - - - - -                   |
| MANHOLE                 | MH    | (E) SANITARY MAIN, MH            | --- S --- S --- S ---       |
| PROTECT-IN-PLACE        | [PIP] | (E) SANITARY SEWER SERVICE       | --- SS --- SS --- SS ---    |
| SANITARY                | SAN   | (E) STORM SEWER, INLET, MH       | --- SSM --- SSM --- SSM --- |
| SEWER                   | SMW   | (P) STORM SEWER, INLET, MH       | --- SSM --- SSM --- SSM --- |
| STORM                   | STM   | (E) WATER MAIN, BOV, VALVE, FH   | --- W --- W --- W ---       |
| WATER                   | WIR   | (P) WATER SERVICE                | --- WS --- WS --- WS ---    |
| BOUNDARY                | ---   | (E) SIGN                         | --- S --- S --- S ---       |
| RIGHT-OF-WAY            | MH    | (E) TELEPHONE BOX                | --- T --- T --- T ---       |
| LOT LINE                | ---   | (E) STORM MANHOLE                | --- SM --- SM --- SM ---    |
| EASEMENT                | ---   | (E) ELECTRIC MANHOLE             | --- EM --- EM --- EM ---    |
| SETBACK-BUILDING        | ---   | (E) UTILITY POLE GUY WIRE ANCHOR | --- U --- U --- U ---       |
| SETBACK-LANDSCAPE       | ---   | (E) CONIFEROUS TREE              | --- C --- C --- C ---       |
| (E) SANITARY MAIN, MH   | ---   | (E) DECIDUOUS TREE               | --- D --- D --- D ---       |



REV.	DESCRIPTION	DATE



Land Use Review  
Approved  
10/14/2019  
4:12:24 PM  
MLepke

PREPARED FOR:  
HAMMERS CONSTRUCTION  
1411 WOODLEY HEIGHTS  
COLORADO SPRINGS, CO 80915  
(719) 570-1599

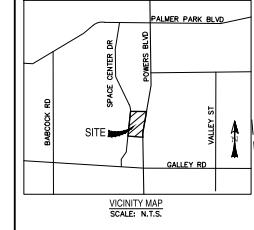
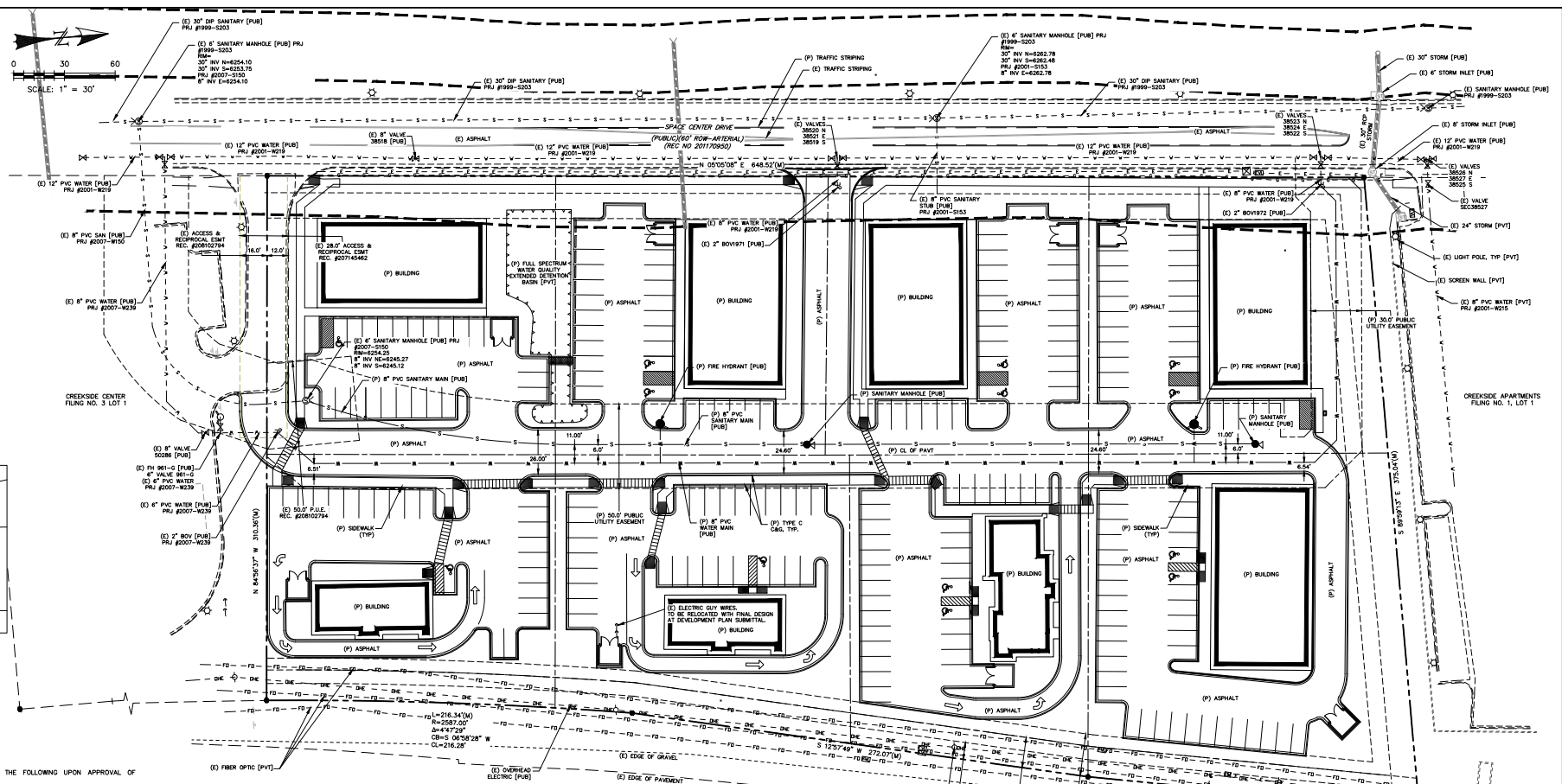
Signage is not approved with this plan. A separate sign permit is required. Contact Development Review at 2880 International Circle Ste 200 for sign plan applications.



CREEKSIDE PLAZA  
PRELIMINARY GRADING PLAN

DESIGNED BY:	DLM	DRAWN BY:	DBM
SCALE:	1" = 30'	DATE:	09/11/19
JOB NUMBER:	18-180	SHEET:	OF

AR CP 99-00611 AAM19



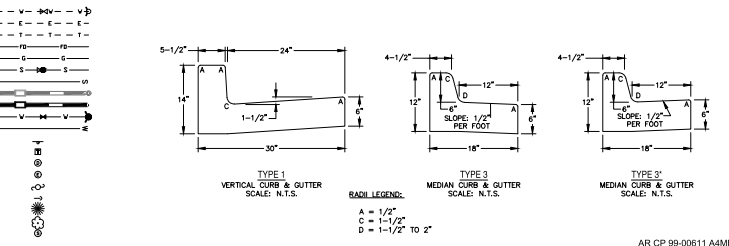
**PRELIMINARY UTILITY PLAN GENERAL NOTES:**

- PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:
- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNER(S) (OWNER) ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN (PROPERTY) SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS (STANDARDS), TARIFFS, COLORADO SPRINGS CITY CODE, REGULATIONS AND POLICES, AND Pikes Peak REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES RULES AND REGULATIONS.
- SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A FIRST-COME, FIRST-SERVED BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
- THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
- OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.

- THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOKING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
- OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 666-4668 OR SOUTH 666-5564).
- IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENTS, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICES OF SPRINGS UTILITIES.

**LEGEND**

EXISTING	(E)	(E) WATER MAIN, BOV, VALVE, FH
PROPOSED	(P)	(E) UG ELECTRIC
FUTURE	(F)	(E) UG TELEPHONE
CURB AND OUTER EASEMENT	C&O	(E) UG FIBER OPTIC
FIRE HYDRANT	FH	(E) UG GAS
PROTECT-IN-PLACE	[Symbol]	(P) SANITARY MAIN, MH
SANITARY	[Symbol]	(P) SANITARY SEWER SERVICE
SEWER	[Symbol]	(P) STORM SEWER, INLET, MH
STORM	[Symbol]	(P) STORM SEWER, INLET, MH
WATER	[Symbol]	(P) WATER MAIN, BOV, VALVE, FH
BOUNDARY	[Symbol]	(P) WATER SERVICE
RIGHT-OF-WAY	[Symbol]	(E) SON
LOT LINE	[Symbol]	(E) TELEPHONE BOX
EASEMENT	[Symbol]	(E) STORM MANHOLE
SETRACK-BUILDING	[Symbol]	(E) ELECTRIC MANHOLE
SETRACK-LANDSCAPE	[Symbol]	(E) UTILITY POLE
(E) SANITARY MAIN, MH	[Symbol]	(E) UTILITY POLE GUY WIRE ANCHOR
		(E) CONIFEROUS TREE
		(E) DECIDUOUS TREE
		(E) SANITARY SEWER MANHOLE



REV.	DESCRIPTION	DATE

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**COLORADO SPRINGS**  
10/14/2019  
4:12:33 PM  
MLePke

PREPARED FOR:  
**HAMMERS CONSTRUCTION**  
1411 WOODLEY HEIGHTS  
COLORADO SPRINGS, CO 80905  
(719) 570-1599

Signage is not approved with this plan. A separate sign permit is required. Contact Development Review at 2880 International Circle Ste 200 for sign plan applications.

**CATAMOUNT ENGINEERING**  
10100 PARKWAY  
WOODBRIDGE PARK, CO 80022  
719.485.1111

**CREEKSIDE PLAZA**  
**PRELIMINARY UTILITY PLAN**

DESIGNED BY: **DLM** DRAWN BY: **DBM**  
SCALE: **1" = 30'** DATE: **09/11/19**  
JOB NUMBER: **18-180** SHEET: **OF**

AR CP 99-00611 AAM19