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

SITE DATA

OWNER: COPO 9560 REAL ESTATE LLC
TAX ID NO.: 5509101001 & 5509101002
CURRENT ZONING: I-2 CAD-O & CC CAD-O
TOTAL ACRES: 31.73 AC±
EXISTING LAND USE: VACANT, GRAZING LAND

PROJECT DESCRIPTION

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.

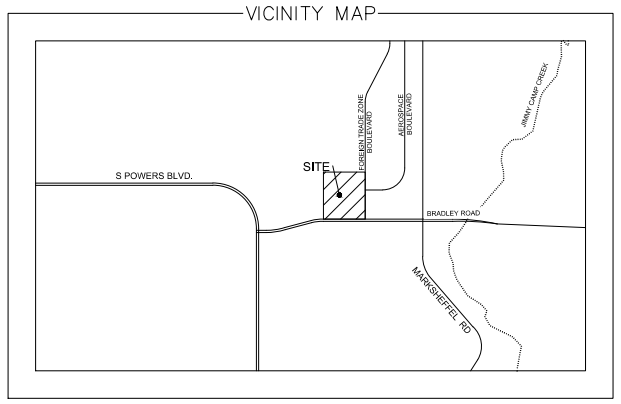
GENERAL NOTES

1. BUILDING ELEVATIONS TO BE SUBMITTED WITH EACH FUTURE DEVELOPMENT PLAN, WHEN APPLICABLE
2. ALL MAJOR ARTERIAL STREETS ARE LISTED AS PUBLIC STREETS.
3. THE DESIGN OF COLLECTOR STREET INTERSECTIONS ARE CONCEPTUAL ONLY. THE FINAL DESIGN SHALL BE APPROVED BY TRAFFIC ENGINEERING AND 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 DEVELOPMENT PLAN SUBMITTALS.
5. CHANNEL IMPROVEMENTS WILL BE DESIGNED AND CONSTRUCTED OR ASSURANCES FOR CHANNEL IMPROVEMENTS WILL BE POSTED PRIOR TO BUILDING PERMIT ISSUANCE FOR COLORADO CENTRE ADDITION NO. 3 ANNEXATION, AND CHANNEL IMPROVEMENTS MUST BE CONSTRUCTED AND ACCEPTED INTO PROBATIONARY ACCEPTANCE PRIOR TO CO RELEASE FOR FUTURE DEVELOPMENT PLANS LOCATED IN THE COLORADO CENTRE ADDITION NO. 3 ANNEXATION AREA.
6. DRAINAGE, GRADING, AND WATER QUALITY RELATED FEATURES WILL BE PROVIDED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS. STORMWATER WILL BE DESIGNED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS DRAINAGE CRITERIA MANUAL.
7. PUBLIC AND PRIVATE EASEMENTS FOR UTILITIES AND ACCESS RELATED TO ADJACENT PROPERTIES SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF EACH PARCEL.
8. PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR SEPARATE RECORDED INSTRUMENT.
9. LANDSCAPING REQUIREMENTS (INCLUDING LANDSCAPE BUFFERS AND SETBACKS) WILL BE DETERMINED AT THE TIME OF DEVELOPMENT PLAN APPLICATION BASED UPON THE CITY'S ADOPTION ZONING CODE FOR EACH TYPE OF USE.
10. ALL EASEMENTS THAT ARE DEDICATED HEREON FOR PUBLIC UTILITY PURPOSES SHALL BE SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112548 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OF INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.
11. PRIOR TO CONSTRUCTION PLANS APPROVAL, THE DEVELOPER IS REQUIRED TO REMIT THE AMOUNT OF $100,000 FOR THE FUTURE ANTICIPATED TRAFFIC SIGNAL AT THE INTERSECTION OF BRADLEY ROAD AND FOREIGN TRADE ZONE BOULEVARD.
12. 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. NO VEHICLES EXCEEDING 15,000 GVWR SHALL BE STORED ON PROPERTY UNLESS APPROVAL OF A CONDITIONAL USE PERMIT FOR A HEAVY VEHICLE AND EQUIPMENT STORAGE IS SECURED.
14. VEHICULAR ACCESS SHALL BE ALLOWED ONTO BRADLEY ROAD VIA PRIVATE ACCESS AND UTILITY EASEMENT WITHIN THIS DEVELOPMENT.
15. A PRIVATE DRIVE IS ILLUSTRATED, THE EASEMENT WILL BE BETTER DEPICTED UPON THE FINAL PLAT PHASE OF THE PROJECT SET FORTH.
16. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH 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 OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
17. APPROXIMATELY 5841 WILL BE ABOUT 166 PSI. THE 24" LOLN IMPROVEMENTS THROUGH CS AIRPORT PROPERTY AND TERMINATING AT THE NEAR MARSSHEFFEL ROAD AND BRADLEY ROAD MUST BE COMPLETED. ALSO, THE 16" WATER MAIN ON DRENNAN ROAD FROM THE EAST SIDE OF THE AIRPORT TO AEROSPACE BLVD. MUST BE COMPLETED.

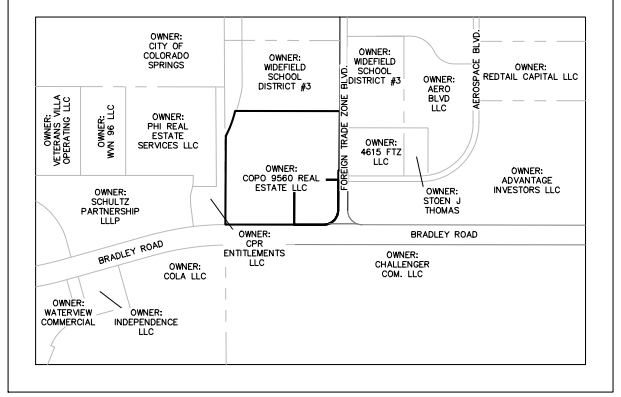
DEVELOPMENT PLAN NOTES

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 LAND AT FOREIGN TRADE ZONE BOULEVARD/AEROSPACE BNOULEVARD INTERSECTION. THIS TURN LANE MUST BE 150 FEET LONG WITH 40 FEET BAY TAPER.
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.

VICINITY MAP



OWNERSHIP MAP



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.

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 , LI-AP-O & GI - AP-O
PARCEL OVERALL	31.73AC±
GI-AP-O	10.538AC±
MX-L-AP-O	4.831AC±
LI-AP-O	16.364AC±
OPEN SPACE/PONDS	0.0AC±
PRIVATE DRIVE EASEMENT*	1.747AC±

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

PROPOSED LAND USE	
CLASSIFICATION	ACREAGE
GI-AP-O	10.538±
MX-L-AP-O	4.831±
LI-AP-O*	16.364±
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.

OWNERS:
COPO 9560 REAL ESTATE LLC
TSN: 5509101001, 5509101002
31 N. TEJON STREET, SUITE 518
COLORADO SPRINGS, CO 80903

APPLICANT:

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

CITY APPROVAL:

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

Kimley»Horn

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2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

LAND USE PLAN - COVER
SHEET 01 OF 04

FOREIGN TRADE ZONE - CITY FILE NO. MAPN-23-0008

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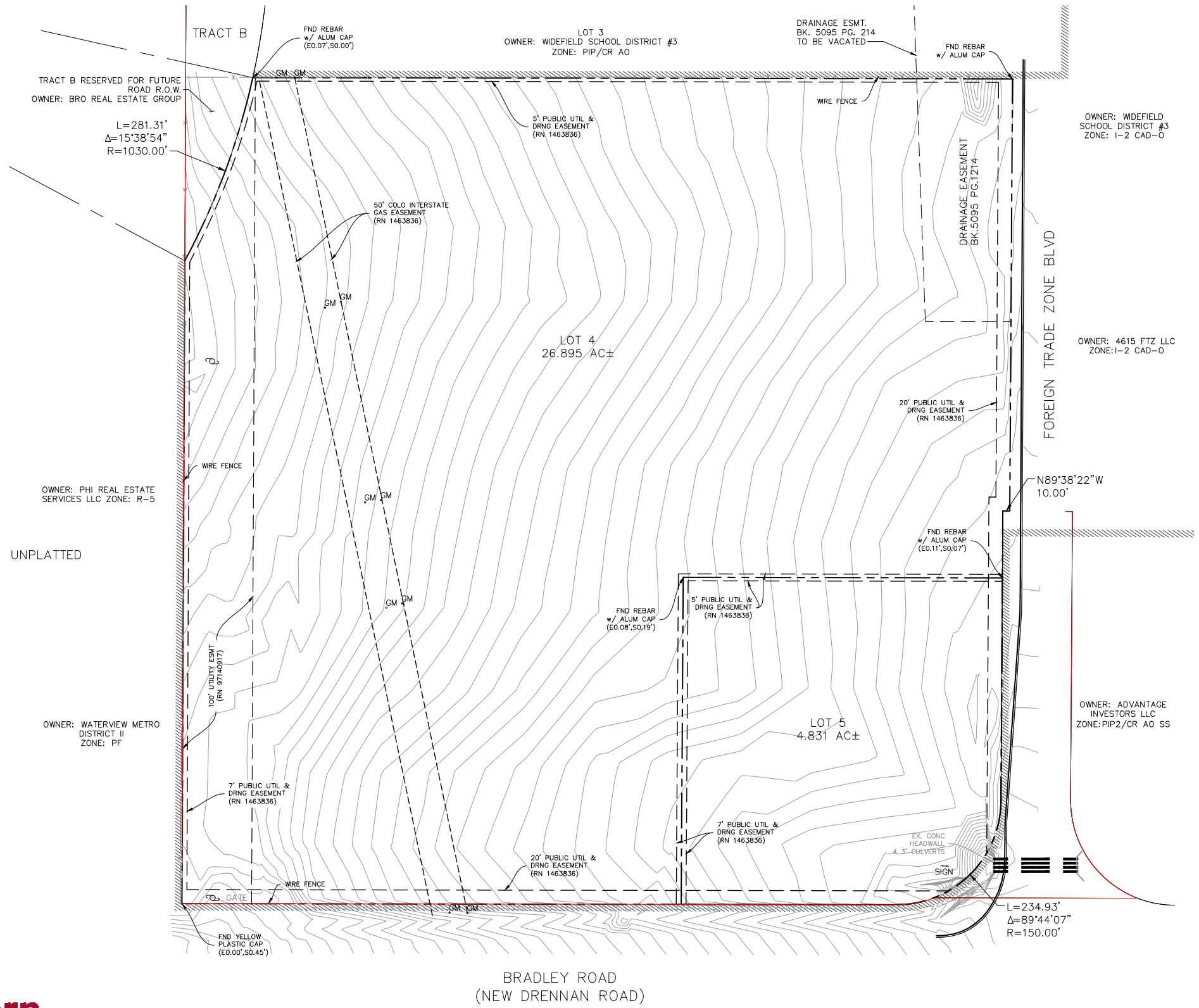
COLORADO CENTRE ADDITION NO. 3

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



CITY APPROVAL:

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LAND USE PLAN - EXISING CONDITIONS

SHEET 02 OF 04

FOREIGN TRADE ZONE - CITY FILE NO. MAPN-23-0008

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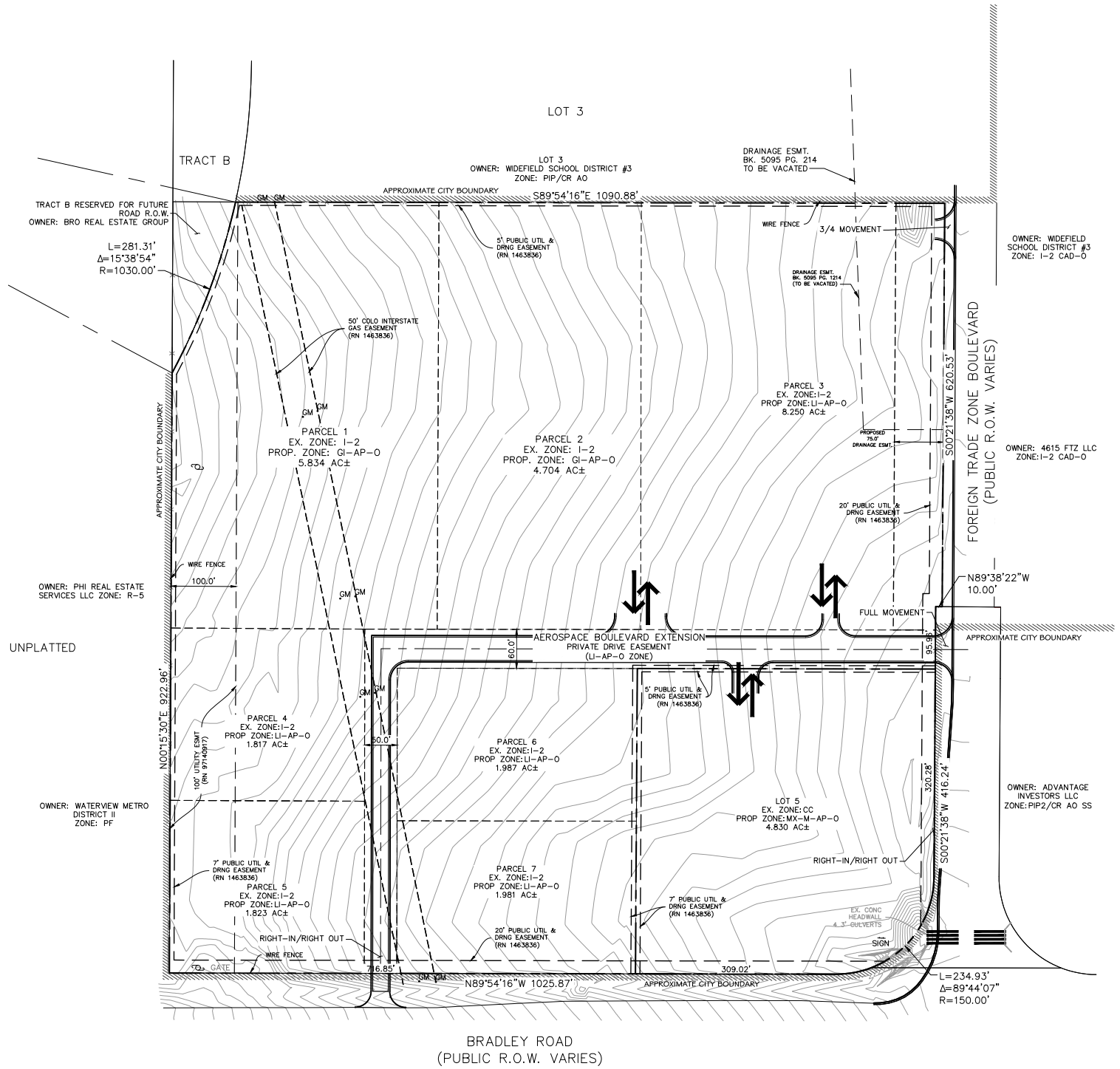

PROPOSED LAND USE	
CLASSIFICATION	ACREAGE
GI-AP-O	10.538±
MX-M-AP-O	4.831±
LI-AP-O*	16.364±
PROPOSED (CIVIC/PUBLIC) LAND USE	
LAND USE	ACREAGE±
OPEN SPACE/DRAINAGE/PONDS	0.0±
PRIVATE DRIVE EASEMENT*	1.747±

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

CITY APPROVAL:

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

LAND USE PLAN - LAND USE PLAN
SHEET 03 OF 04

FOREIGN TRADE ZONE - CITY FILE NO. MAPN-23-0008

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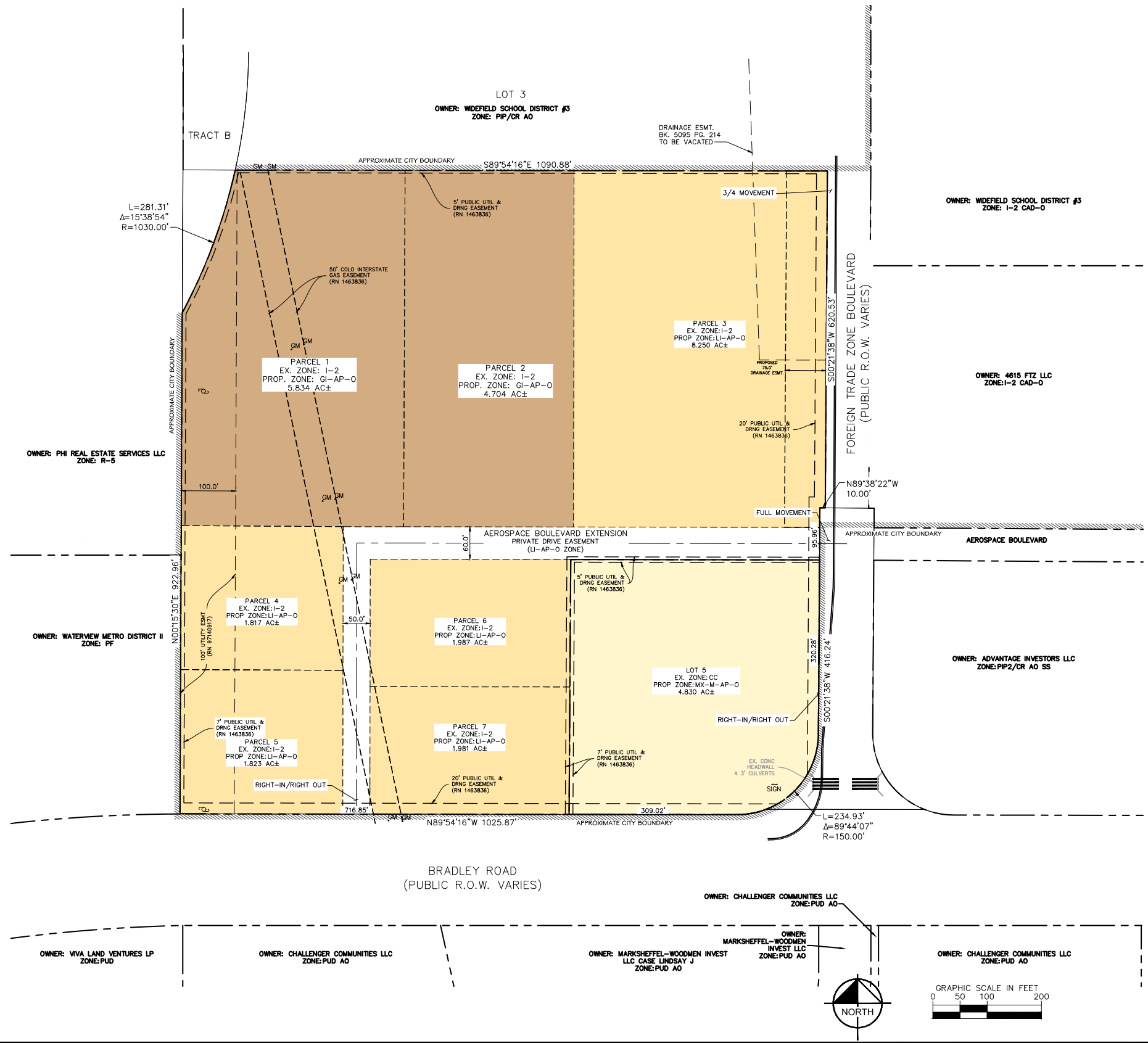

CITY APPROVAL:

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LAND USE PLAN - REZONE

SHEET 04 OF 04

FOREIGN TRADE ZONE - CITY FILE NO. MAPN-23-0008

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