

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. ALL DEVELOPMENT TO BE SUBMITTED WITH EACH FUTURE DEVELOPMENT PLAN, WHEN APPLICABLE
2. ALL CURB, ARTSIDE, AND SIDEWALKS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS FOR 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. DEVELOPMENT PLANS SHALL BE SUBMITTED WITH THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS FOR PUBLIC STREETS 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 THE DEVELOPMENT PLAN SUBMITTALS. CHANNEL IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS FOR PUBLIC STREETS AND LOT SIZES WILL BE DETERMINED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
6. ANNUAL FLOODING, AND WATER QUALITY RELATED FEATURES WILL BE PROVIDED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS. STORMWATER MANAGEMENT SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS FOR PUBLIC STREETS AND LOT SIZES WILL BE DETERMINED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
7. PUBLIC AND PRIVATE EASEMENTS FOR UTILITIES AND ACCESS RELATED TO ADJACENT PROPERTIES SHALL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF EACH PARCEL.
8. 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 LOT OR USE.
10. EASEMENTS OF INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL BE SHOWN IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112948 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 BE SHOWN IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112948 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 BE SHOWN IN THE INSTRUMENT RECORDED AT RECEPTION NUMBER 212112948 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
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 AS TO BE A VISUAL OBSTACLE TO TRAFFIC.
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. BRADLEY ROAD, 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 HAVE BEEN ADVISED BY THE UNITED STATES DEPARTMENT OF TRANSPORTATION AND THE FEDERAL HIGHWAY ADMINISTRATION THAT 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 WILL BE THE RESPONSIBILITY OF THE DEVELOPER.
17. APPROXIMATELY 584' WILL BE ABOUT 166 PSI. THE 24" LOIN IMPROVEMENTS THROUGH CS AIRPORT PROPERTY AND TERMINATING AT THE NEAR MARGSHEFFEL 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 SITE NORTH PROPERTY LINE CONSTRUCT A NORTHBOUND LEFT TURN LANE AT FOREIGN TRADE ZONE BOULEVARD/AEROSPACE BOULEVARD INTERSECTION. THIS TURN LANE MUST BE 150 FEET LONG WITH 40 FEET BAY TAPE.
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, 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±	

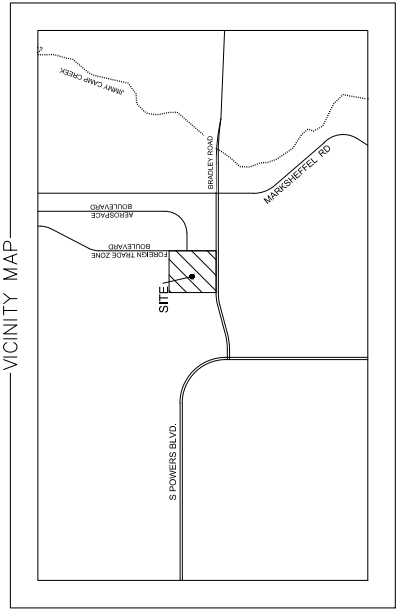
*PRIVATE DRIVE EASEMENT IS INCLUDED WITHIN THE LI-AP-O ZONE.

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.



© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

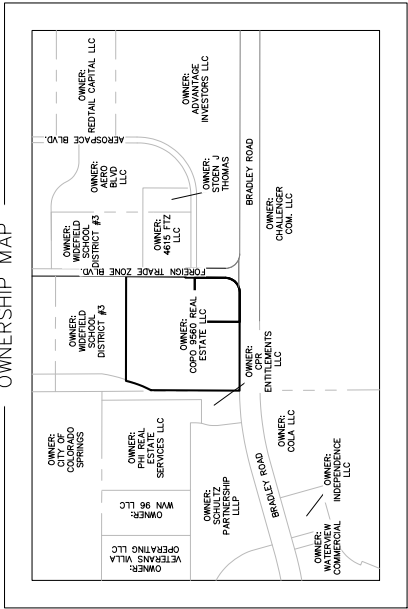


LEGAL DESCRIPTION

LOT 4, AND LOT 5, ALL OF COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO.1, A SUBDIVISION RECORDED UNDER RECEPTION NO. 1463638 OF THE RECORDS OF EL PASO COUNTY, COLORADO

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

OWNERSHIP MAP



FLOODPLAIN NOTES

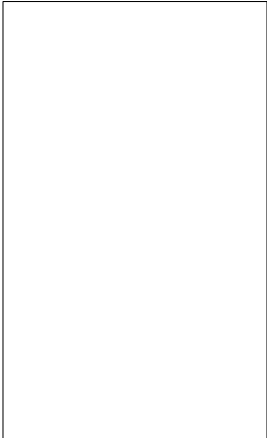
THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0768C, EFFECTIVE DATE 12/7/2018.

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
2100 NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, 80903

CITY APPROVAL:

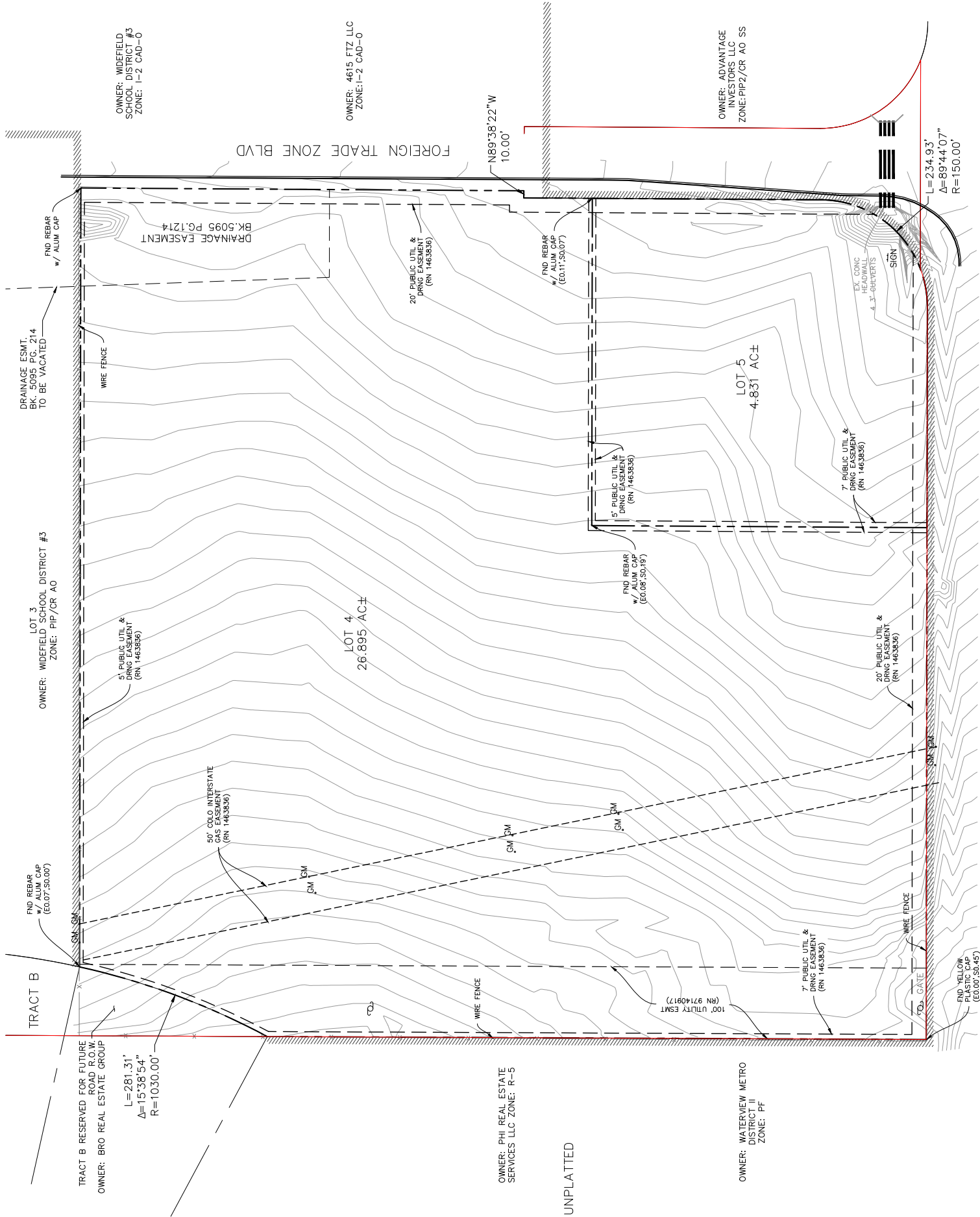


LEGEND:
SHEET 1 OF 4 COVER
SHEET 2 OF 4 EXISTING CONDITIONS
SHEET 3 OF 4 LAND USE PLAN
SHEET 4 OF 4 REZONE PLAN

LAND USE PLAN - COVER
SHEET 01 OF 04

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

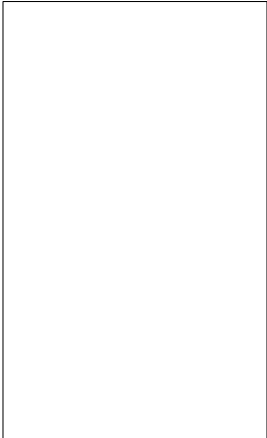


BRADLEY ROAD
(NEW DRENNAN ROAD)



© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

CITY APPROVAL:



LAND USE PLAN - EXISTING CONDITIONS
SHEET 02 OF 04

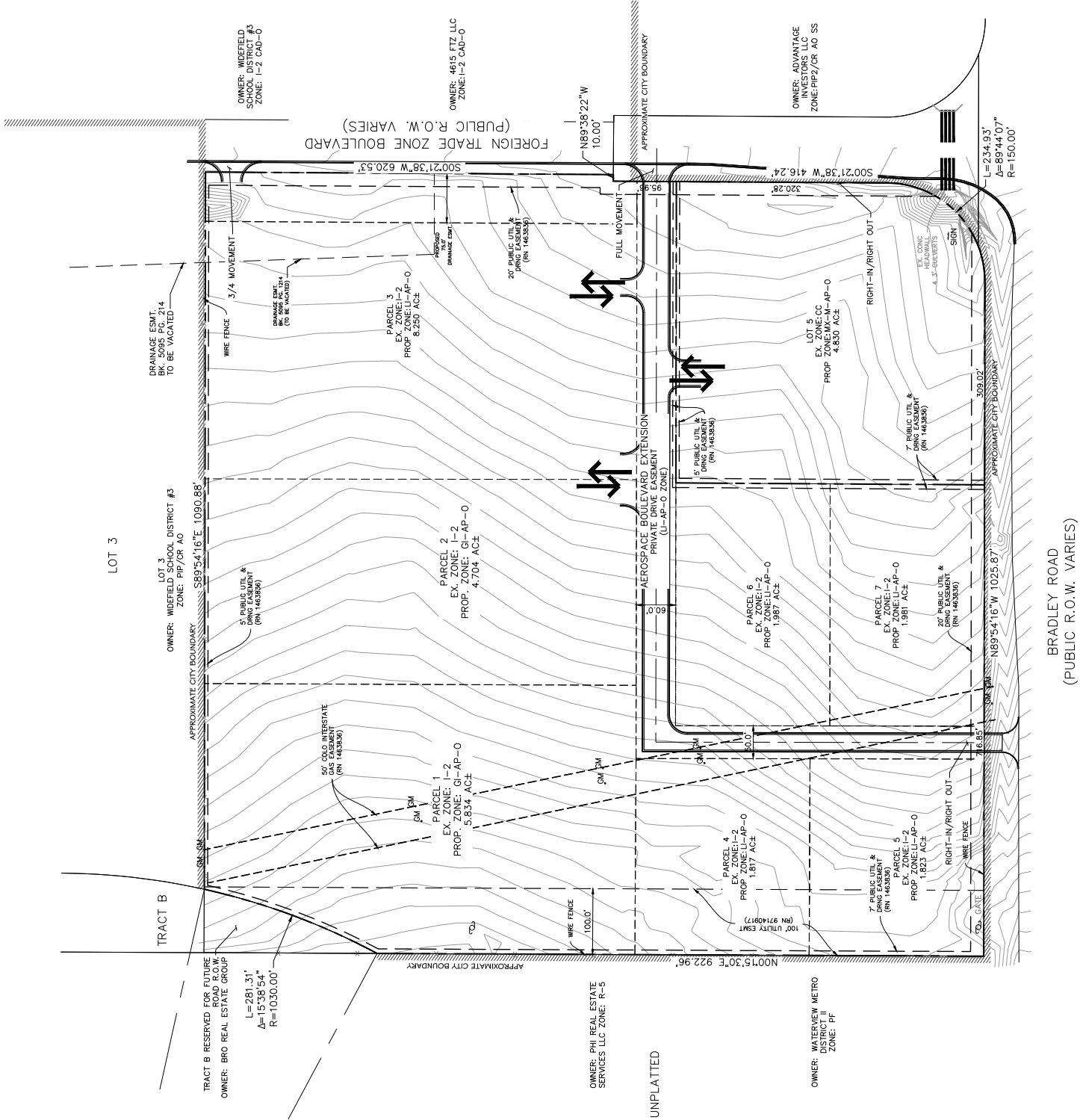
FOREIGN TRADE ZONE - CITY FILE NO. MAPN-23-0008

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

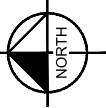
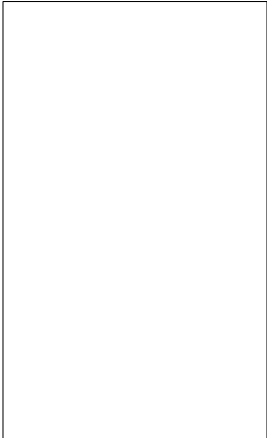
P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



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:



© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

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

LEGEND

