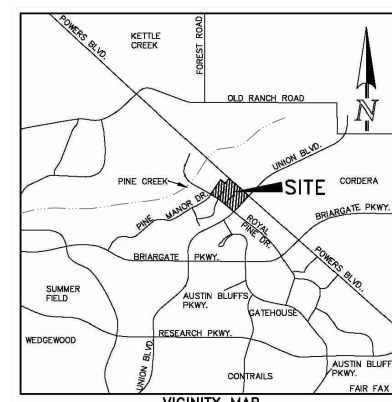


THE MARKET AT PINE CREEK SUBDIVISION

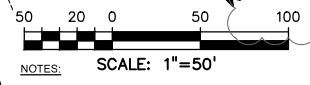
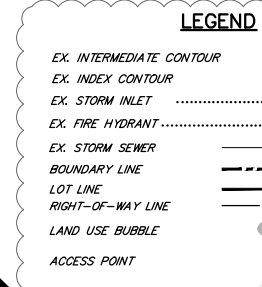
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

CONCEPT PLAN MAJOR AMENDMENT

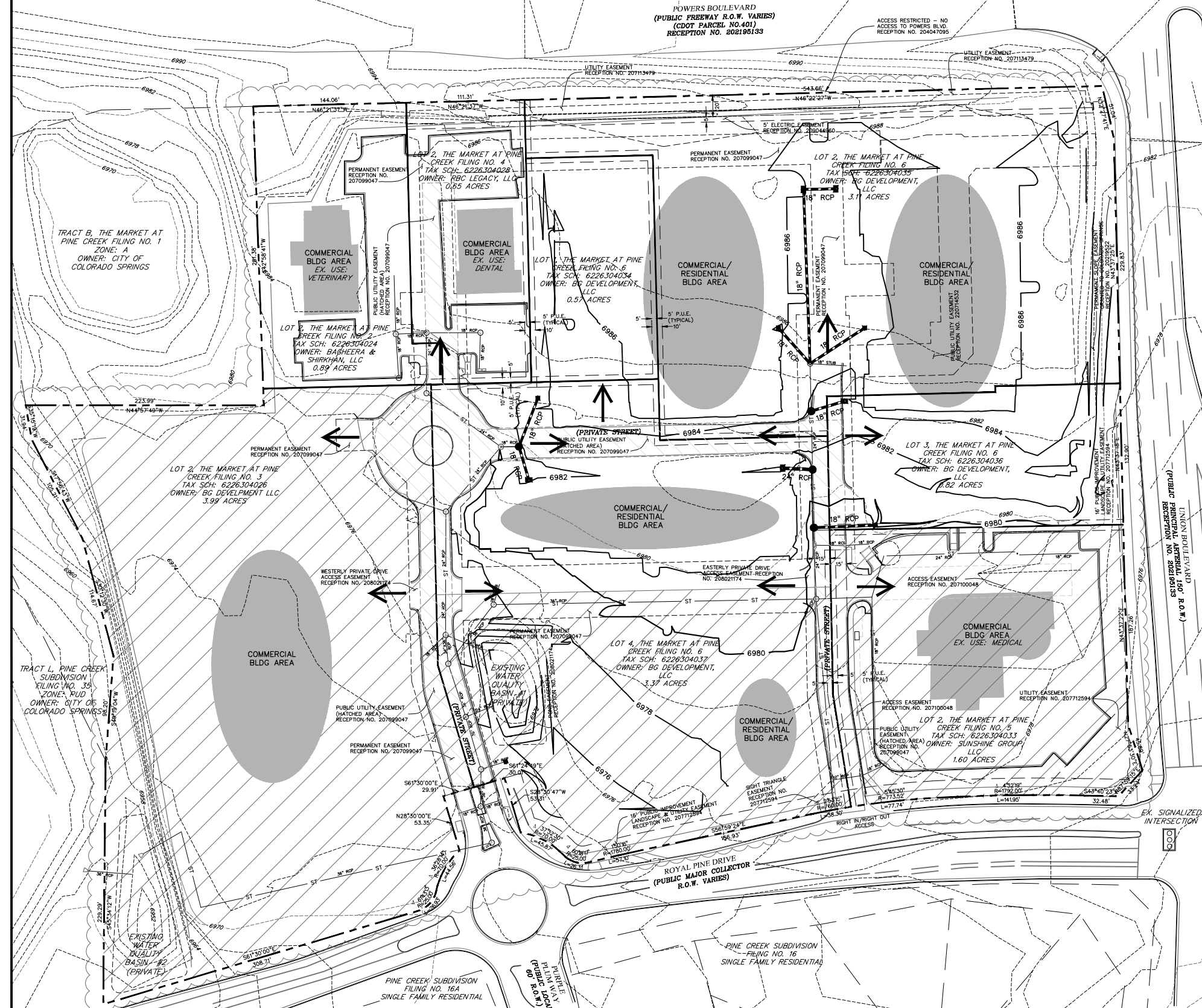
POWERS BOULEVARD
(PUBLIC FREEWAY R.O.W. VARIES)
(CDOT PARCEL NO.401)
RECEPTION NO. 202196133



VICINITY MAP
NOT TO SCALE



SCALE: 1"=50'



- EXISTING ZONING: PBC/CR 06-207 TO BE KNOWN AS MIX-M
- MAXIMUM BUILDING HEIGHT:
LOTS 4, 5, AND 6 - THIRTY EIGHT FEET (38')
- MINIMUM SETBACKS:
FRONT - TWENTY FIVE FEET (25')
SIDE - TWENTY FIVE FEET (25')
REAR - TWENTY FIVE FEET (25')
- LANDSCAPE SETBACK:
FRONT (ROYAL PINE) 15'
SIDE (UNION BLVD) 25'
SIDE 15'
REAR (POWERS BLVD) 25'
- *NOTED FRONT SETBACKS APPLY ONLY TO PROPERTY LINES ADJACENT TO PUBLIC STREETS. INTERIOR SETBACKS FRONT SETBACKS FOR LOTS CONTAINED WITHIN UNIFIED RETAIL OR OFFICE DEVELOPMENTS SHALL BE DETERMINED IN CONJUNCTION WITH REVIEW OF THE DEVELOPMENT PLAN.
- *NOTED SIDE AND REAR SETBACKS APPLY ONLY TO THE SIDE AND/OR REAR PROPERTY LINES ON THE PERIPHERY OF THE DEVELOPMENT. SIDE AND REAR SETBACKS FOR LOTS CONTAINED WITHIN UNIFIED OFFICE DEVELOPMENTS SHALL BE DETERMINED IN CONJUNCTION WITH REVIEW OF THE DEVELOPMENT PLAN.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY A.C. WASSERMAN, INC. DATED APRIL 13, 2018. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN THE FILE OF THE CITY OF COLORADO SPRINGS CITY PLANNING OFFICE, CONTACT CITY PLANNING 30 SOUTH NEVADA AVE, COLORADO SPRINGS, CO 80903 IF YOU WOULD LIKE TO REVIEW SAID REPORT.
 - BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE 'X' AREA DETERMINED TO BE OUTSIDE THE 50-YEAR FLOOD PLAN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 0804100507G LAST REVISED DECEMBER 7, 2018. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.
 - PUBLIC ACCESS EASEMENTS ARE IN EFFECT PER RECEPTION NOS 207712594, 207712706 & 208021174.
 - SIDEWALKS WILL BE SHOWN AT TIME OF DEVELOPMENT PLAN.
 - A FOUR FOOT SOLID SCREEN (WALL AND/OR BERM) WILL BE PROVIDED TO SCREEN PARKING AREAS ONLY WHERE HEAD IN PARKING AREAS ARE REQUIRED ADJACENT TO THE ROYAL PINE DRIVE FRONTAGE AND AROUND THE SERVICE AREA OF LOT 6.
 - A FIFTEEN FOOT SETBACK IS REQUIRED AROUND ALL BUILDINGS FOR LANDSCAPE AND SIDEWALKS.
 - ALL TRASH ENCLOSURES AND SERVICE AREAS SHALL BE LOCATED AWAY FROM PUBLIC VIEW AND SHALL BE HEAVILY SCREENED WITH LANDSCAPING.
 - MAXIMUM TRIP GENERATION IS 8,441 TRIPS IDENTIFIED IN THE TRAFFIC IMPACT STUDY. EXPECTED TRIPS GENERATED FROM THIS DEVELOPMENT ARE 2,250-8,441.
 - EXISTING AND PROPOSED STORM INFRASTRUCTURE ON SITE AND WITHIN PRIVATE STREETS ARE PRIVATE.
 - ANY RESIDENTIAL DEVELOPMENT TRIGGER THE PARK LAND DEDICATION ORDINANCE WHICH WILL BE COORDINATED AT TIME OF DEVELOPMENT PLAN.
 - THE PROPERTY MAY BE SUBJECT TO NOISE GENERATED BY FLIGHT TRAINING AROUND THE AIRFIELD, FLIGHT PATHS AND USAF TRAINING AREAS, OR BY TRAINING IN JACKS VALLEY AT THE NORTHERN END OF THE INSTALLATION.
 - DETENTION IS PROVIDED IN PINECREEK REGIONAL DETENTION FACILITY #1

- CONDITIONS OF RECORD
- THE APPROVAL OF THIS CONCEPT PLAN IS SUBJECT TO A TRIP GENERATION BUDGET. ANY SUBSEQUENT DEVELOPMENT APPLICATIONS ASSOCIATED WITH THIS CONCEPT PLAN APPROVAL SHALL NOT CUMULATIVELY EXCEED THE MAXIMUM TRIP GENERATION OF 8,441 TRIPS AS IDENTIFIED IN THE TRAFFIC IMPACT STUDY FOR THE MARKET AT PINE CREEK, PREPARED BY KRAGER AND ASSOCIATES, INC. JULY 2006.
 - NORMAL BUSINESS HOURS WILL BE LIMITED TO 9:00AM TO 10:00PM SUNDAY TO THURSDAY AND 6:00AM TO 11:00PM FRIDAY AND SATURDAY (BANK ATMS CAN BE ACCESSED 24 HOURS).
 - FAST FOOD AND DRIVE-THRU RESTAURANTS SHALL BE PROHIBITED.
 - THE BUILDING HEIGHT ON LOTS 4, 5 AND 6 WILL BE RESTRICTED TO A MAXIMUM OF 38 FEET.

APPROVAL HISTORY		
NO.	REVISION	APPROVAL DATE
1	CPC CP 05-00222-A1MN16: LOT 4-CONCERT BANK DRIVE THRU TO OFFICE SPACE, ADD PARKING LOT AREA, AND ENTRY CANOPY	5/18/16
2	CPC CP 05-00222-A2MN19: LOT 1, 2 AND 3-UPDATE LAND USES, LOT SIZES AND SITE LAYOUT	3/20/20
3	COPN 23-0015: UPDATE LAND USES	

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers & Surveyors
3 SOUTH 7TH STREET
COLORADO SPRINGS, COLORADO 80905
CONTACT: TIM D. MCCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

DBG
PROPERTIES,
LLC

2164 SW PARK PLACE
PORTLAND, OR 97205
(503) 956-4355
CONTACT: ERIC GRODAHL

CONCEPT PLAN FOR
**THE MARKET AT PINE
CREEK SUBDIVISION**
ROYAL PINE DRIVE
COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	6/2/23
LATEST ISSUE	10/30/23
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21754-01 CP

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1" = 40"
VERTICAL: N/A

CONCEPT PLAN
MAJOR
AMENDMENT

PROJECT NO. 21754-01CSCV
DRAWING NO.

CP