

COMMERCIAL SITE DATA: MASTER PLAN | IVYWILD NEIGHBORHOOD MASTERPLAN **VICINITY MAP** SOUTH NEVADA AVE. AREA **URBAN RENEWAL PLAN** 6340209003, 6340209077, 6430209071, 6430209072, 6340209078, 6430209079, TAX SCHEDULE NUMBER 6430209074, 6430209080, 6430209075, 6430209076, 6430209029, 6430213031, 6430213019, 6430213018, 6430213029, 6430213022, 6430213021, 6430213030, 6430210008, 6430210009, 6430210005, 6430210007 . BROOKSIDE S TOTAL CONCEPT PLAN AREA 14.392 AC ± C5, C5SS, R5, R5 SS **EXISTING ZONING** C5, C5SS, PUD SS (LOT A ONLY) PROPOSED ZONING OFFICES, RETAIL, RESTAURANT, EXISTING LAND USE SINGLE AND MULTI-FAMILY RESIDENTIAL MIX RETAIL, RESTAURANT, COMMERCIAL, SERVICE PROPOSED LAND USE OFFICE, OR SIMILAR MULTI-FAMILY RESIDENTIAL (LOT A ONLY) MAXIMUM BUILDING HEIGHT PUD: 85' C5: 45' **BUILDING SETBACK:** FRONT (SEE VARIANCE AA) 28' - 31' APPROX. (SNURD STD.) OR 20'2(C5) * SEE VARIANCE AR NV 18-00525 5' ADJACENT R5 ZONING 20' 3 *SEE VARIANCE AR NV 18-00525 REAR (SEE VARIANCE BB)

NOTES

- 1. WHEN ADJACENT TO A RESIDENTIAL ZONE, THE SETBACK WILL BE THE SAME AS THE RESIDENTIAL ZONE.
- 2. NOTED FRONT SETBACKS APPLY ONLY TO PROPERTY LINES ADJACENT TO PUBLIC STREETS. INTERIOR FRONT SETBACKS FOR LOTS CONTAINED WITHIN UNIFIED RETAIL OR OFFICE DEVELOPMENTS SHALL BE DETERMINED IN CONJUNCTION WITH REVIEW OF THE DEVELOPMENT PLAN. *SEE VARIANCE AR NV 18-00525
- 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 A UNIFIED DEVELOPMENT SHALL BE DETERMINED IN CONJUNCTION WITH REVIEW OF THE DEVELOPMENT PLAN. *SEE VARIANCE AR NV 18-00525

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		PARKING CALCU	LATIONS		ICTION FOR PUBLIC TRAIL ON FOR PUBLIC TRANSIT
	USE	PARKING RATIO	SF OR UNITS	PARKING REQUIRED	PARKING PROVIDED
	MULTIFAMILY RESIDENTIAL	1.5 STALLS PER DWELLING UNIT	400 UNITS	600 STALLS (540 AFTER REDUCTION*)	546
	COMMERCIAL	1 / 300 SF	72,984 SF	243	456

NOTE: SEE AR DP 18-00832-A1MN21 FOR PARKING CALCULATIONS AND PARKING PROVIDED SOUTH OF E. SAINT ELMO AVE. NOTE: SEE AR DP 21-00551 FOR PARKING CALCULATIONS AND PARKING PROVIDED FOR COMMERCIAL LOTS NORTH OF ST. ELMO AVE.

FLOODPLAIN:

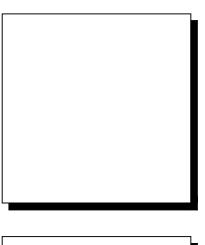
- 1. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041CO737G' EFFECTIVE DATE DECEMBER 7, 2018.
- 2. PORTIONS OF THE CHANNEL AND FLOODPLAIN WITHIN THIS SITE HAVE BEEN IMPROVED PER AN EXISTING LOMR, CASE NO. 21-08-0112P, EFFECTIVE DATE DECEMBER 20, 2021.

GENERAL NOTES:

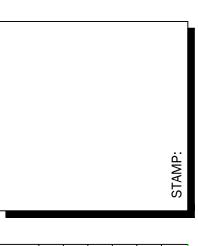
- 1. BUILDING LAYOUTS ARE CONCEPTUALLY SHOWN. FINAL BUILDING USE AND SIZE, PARKING LAYOUT, LANDSCAPE REQUIREMENTS, AND SIDEWALK LOCATIONS WILL BE DETERMINED WITH THE FUTURE DEVELOPMENT PLAN SUBMITTALS.
- DRAINAGE, GRADING, AND WATER QUALITY RELATED FEATURES WILL BE PROVIDED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS. IT IS ANTICIPATED STORMWATER WILL BE HANDLED IN AN UNDERGROUND SYSTEM THAT WILL REQUIRE A FUTURE STORMWATER VARIANCE. THE UNDERGROUND BMP'S MUST BE ACCEPTED BY BOTH THE CITY'S VARIANCE COMMITTEE AND PUEBLO COUNTY PRIOR TO APPROVAL.
- 3. UTILITIES SHOWN ARE CONCEPTUAL AND WILL BE FINALIZED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS. ALL UTILITIES AND EASEMENTS WILL BE MAINTAINED UNTIL FINAL DEVELOPMENT PLAN APPROVAL.
- 4. PUBLIC AND PRIVATE EASEMENTS FOR UTILITIES AND ACCESS RELATED TO ADJACENT PROPERTIES WILL BE MAINTAINED.
- 5. CHEYENNE CREEK IS LOCATED ALONG THE WESTERN SIDE OF THE SITE AND IT IS ANTICIPATED THAT THE STREAMSIDE OVERLAY STANDARDS WILL BE MET WITHIN THE PROJECT AREA.
- 6. THERE IS A 10' WIDE CHEYENNE CREEK TRAIL PROPOSED ALONG THE EAST SIDE OF THE CREEK. THIS IS A PAVED CONCRETE TRAIL. IT IS ANTICIPATED THAT PARCELS TO THE NORTH OF THIS SITE WILL ALSO INCLUDE A TRAIL AND/OR CORRIDOR ALONG CHEYENNE CREEK THAT THIS WILL CONNECT WITH AS DEVELOPMENT OCCURS.
- THERE ARE 13 PARCELS IN THIS DEVELOPMENT THAT ARE CURRENTLY IN THE PROCESS OF BEING REZONED FROM R5 SS AND C5 SS TO PUD SS IN ORDER TO ACCOMMODATE THE PROPOSED USES
- 8. PARKING FOR COMMERCIAL LOTS WILL BE BASED ON THE COMMERCIAL CENTER PARKING MINIMUM RATIO OF 1/300 BASED ON THE GROSS FLOOR AREA OF BUILDINGS.
- 9. A BUS STOP WILL BE PROVIDED ALONG S. NEVADA AVE. BETWEEN E. RAMONA AVE. AND E. ST.ELMO AVE.
- 10. THERE MAY BE A PHASING PLAN SUBMITTED WITH FUTURE DEVELOPMENT PLANS.
- 11. THE STREETSCAPE/LANDSCAPE ALONG S. NEVADA, CHEYENNE RD., ST ELMO AND E RAMONA WILL BE DESIGNED PER THE S.N.U.R.D. DESIGN GUIDELINES. THE STREETSCAPES IMPROVEMENTS WILL BE DESIGNED AND INSTALLED AS PART OF THE PHASED CREEKWALK DEVELOPMENT. THE ADJACENT STREETSCAPES ALONG WELLS FARGO AND MCDONALD'S WILL BE INSTALLED AS PART OF THE S. NEVADA AVE ELECTRICAL UNDER-GROUNDING AND /OR WHEN MAJOR RELATED SITE IMPROVEMENTS WITH THOSE PROPERTIES ARE COMPLETED.
- 12. PRIOR TO THE DEMOLISHING OF EXISTING BUILDINGS ALL SIGNAGE AND ACCESS WILL BE MAINTAINED TO REMAINING BUILDINGS WITHIN THE PROJECT LIMITS.
- 13. PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, A STREAMSIDE DEVELOPMENT PLAN MUST BE SUBMITTED AND APPROVED BY LAND USE REVIEW, AND THE INNER STREAMSIDE BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
- 14. CHANNEL IMPROVEMENTS ALONG THE CHEYENNE CREEK CORRIDOR ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF EACH ADJACENT STREAMSIDE LOT AT THE TIME OF DEVELOPMENT.

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E. CHEYENNE RD.



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B 10.10.2022	B 10.10.2022	H 10.10.2022	तः 096949003	AS NOTED
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SOUTH NEVADA CREEKWALK CONCEPT BOUNDARY

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983(2011). THE BEARING OF THE LINE BETWEEN NATIONAL GEODETIC SURVEY (NGS) STATIONS JOHNSON (PID-DE5606), A FOUND STAINLESS STEEL ROD ENCLOSED IN A 6-INCH PVC PIPE WITH LID) AND Y 395 (PID-JK0841), A FOUND STAINLESS STEEL ROD ENCLOSED IN A 6-INCH PVC PIPE WITH LID) IS NORTH 38° 37' 41" EAST A DISTANCE OF 7,478.00 FEET.

AREA A (NORTH - BOUNDED BY E. RAMONA AVE., S. NEVADA AVE., E. ST. ELMO AVE. AND CHEYENNE CREEK):

BEING A TRACT OF LAND IN THE NORTHWEST ONE-QUARTER OF SECTION 30, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH/ P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY

BEGINNING AT THE NORTHEAST CORNER OF TRACT A AS DEPICTED ON THE PLAT TITLED "CREEKWALK FILING 1" RECORDED AT RECEPTION NUMBER 222714933 IN THE RECORDS OF THE EL PASO COUNTY CLERK & RECORDER'S OFFICE FROM WHENCE SAID NGS POINT Y 395 BEARS NORTH 70° 22' 35" EAST A DISTANCE OF 4,916.34 FEET AND NGS POINT JOHNSON BEARS SOUTH 00° 30' 42" WEST A DISTANCE OF 4,191.00 FEET, SAID POINT BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SOUTH NEVADA AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF EAST RAMONA AVENUE AS DESCRIBED ON THE "PLAT OF IVYWILD" RECORDED IN BOOK A AT PAGE 115 IN THE RECORDS OF SAID COUNTY;

THENCE ALONG THE EAST OF RIGHT-OF-WAY LINE OF SAID SOUTH NEVADA AVENUE THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 01° 02' 24" EAST A DISTANCE OF 4.50 FEET;
- 2) SOUTH 01° 05' 33" EAST A DISTANCE OF 251.23 FEET; 3) SOUTH 01° 05' 27" EAST A DISTANCE OF 99.59 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 88° 22' 49" WEST A DISTANCE OF 99.15 FEET;

THENCE SOUTH 00° 54' 33" EAST A DISTANCE OF 100.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST ST. ELMO AVENUE AS DESCRIBED IN SAID "PLAT OF IVYWILD";

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EAST ST. ELMO AVENUE SOUTH 88° 22' 56" WEST A DISTANCE OF 194.82 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID EAST ST. ELMO AVENUE SOUTH 88° 22' 27" WEST A DISTANCE OF 453.71 FEET TO THE SOUTHEAST CORNER OF TRACT B OF THE PLAT TITLED "IVYWILD TOWNHOMES" RECORDED AT RECEPTION NUMBER 220714547 IN THE RECORDS OF SAID COUNTY;

THENCE CONTINUING ALONG THE COINCIDENT LINE OF SAID RIGHT-OF-WAY AND THE SOUTH LINE OF TRACT B SOUTH 88° 22' 27" WEST A DISTANCE OF 56.99 FEET TO THE SOUTHWEST CORNER THEREOF, ALSO BEING THE SOUTHEAST CORNER OF TRACT F OF "IVYWILD TOWNHOMES":

THENCE CONTINUING ALONG THE COINCIDENT LINE OF SAID RIGHT-OF-WAY AND THE SOUTH LINE OF TRACT F SOUTH 88° 22' 27" WEST A DISTANCE OF 12.50 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE ALONG THE WEST LINE OF SAID TRACT F THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 03° 05' 39" WEST A DISTANCE OF 115.96 FEET;
- NORTH 17° 43'59" EAST A DISTANCE OF 16.85 FEET;
- NORTH 13° 20' 05" EAST A DISTANCE OF 26.22 FEET; NORTH 00° 58' 42" EAST A DISTANCE OF 24.83 FEET;
- NORTH 04° 55' 49" WEST A DISTANCE OF 9.67 FEET;
- 6) NORTH 30° 10'35" EAST A DISTANCE OF 9.41 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE ALONG THE NORTH LINE OF SAID TRACT F NORTH 88° 26' 40" EAST A DISTANCE OF 14.70 FEET THE NORTHEAST CORNER THEREOF, ALSO BEING THE NORTHWEST CORNER OF SAID TRACT B;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID TRACT B NORTH 88° 26' 40" EAST A DISTANCE OF 37.40 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE THE FOLLOWING SIX (6) COURSES ALONG THE WEST OF LINE OF METZLER'S SUBDIVISION RECORDED NOVEMBER 05, 1923 IN BOOK P AT PAGE 4 IN THE RECORDS OF SAID COUNTY;

THENCE THE FOLLOWING SIX (6) COURSES:

- NORTH 00° 44' 47" EAST A DISTANCE OF 30.74 FEET;
- NORTH 36° 02' 10" EAST A DISTANCE OF 28.26 FEET;
- NORTH 36° 02' 10" EAST A DISTANCE OF 74.48 FEET;
- 4) NORTH 57° 57' 36" EAST A DISTANCE OF 69.19 FEET TO THE NORTHWEST CORNER OF LOT 9, BLOCK A OF SAID "METZLER'S SUBDIVISION", ALSO BEING THE SOUTHWEST CORNER OF THE NORTH HALF OF LOT 2, BLOCK 2 OF SAID "PLAT OF IVYWILD";

THENCE THE FOLLOWING TWO (2) COURSES ALONG THE WEST OF LINE OF SAID "PLAT OF IVYWILD";

- NORTH 58° 03' 37" EAST A DISTANCE OF 84.61 FEET; 5) NORTH 43° 29' 36" EAST A DISTANCE OF 117.11 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST RAMONA AVENUE;

THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID EAST RAMONA AVENUE THE FOLLOWING FIVE (5) COURSES: NORTH 89° 33' 14" EAST A DISTANCE OF 193.10 FEET TO NORTHWEST CORNER OF SAID TRACT A OF "CREEKWALK FILING 1":

- NORTH 89° 33' 14" EAST A DISTANCE OF 23.25 FEET;
- SOUTH 00° 03' 50" WEST A DISTANCE OF 5.00 FEET:
- NORTH 89° 58' 16" EAST A DISTANCE OF 206.44 FEET; NORTH 89° 58' 39" EAST A DISTANCE OF 52.49 FEET TO THE POINT OF BEGINNING.

THE AREA DESCRIBED HEREIN CONTAINS A TOTAL OF 321,906 SQUARE FEET OR 7.3899 ACRES, MORE OR LESS.

AREA B (SOUTH):

BEING ALL OF LOTS, 2, 4 & 5 AS DEPICTED ON THE PLAT TITLED "SOUTH NEVADA CREEKWALK FILING NO. 1" RECORDED AT RECEPTION NUMBER 219714371 IN THE RECORDS OF THE EL PASO COUNTY CLERK & RECORDER'S OFFICE AND ALL OF LOTS 1 & 2 AND TRACT A AS DEPICTED ON THE PLAT TITLED "SOUTH NEVADA CREEKWALK FILING NO. 2" RECORDED AT RECEPTION NUMBER 221714826 IN THE RECORDS OF SAID COUNTY, CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHEAST CORNER OF TRACT A AS DEPICTED ON SAID PLAT SOUTH NEVADA CREEKWALK FILING NO. 2, FROM WHENCE THE SOUTHEAST CORNER OF SAID PLAT "CREEKWALK FILING 1" BEARS NORTH 73° 08' 49" EAST A DISTANCE OF 188.97 FEET;

THENCE ALONG THE EAST LINE OF SAID TRACT A THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 00° 49' 19" EAST A DISTANCE OF 249.58 FEET;
- 2) SOUTH 01° 26' 06" EAST A DISTANCE OF 20.00 FEET;
- 3) SOUTH 00° 47' 38" EAST A DISTANCE OF 250.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST CHEYENNE ROAD AS DESCRIBED IN RECEPTION NUMBER 219714371 IN THE RECORDS OF SAID COUNTY;

THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST CHEYENNE ROAD THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 88° 35' 39" WEST A DISTANCE OF 400.00 FEET; SOUTH 88° 29' 01" WEST A DISTANCE OF 191.25 FEET;
- 3) SOUTH 88° 28' 24" WEST A DISTANCE OF 211.10 FEET;
- 4) SOUTH 88° 29' 17" WEST A DISTANCE OF 84.16 FEET;

THENCE ON A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 106° 49' 10" AND AN ARC LENGTH OF 65.25 FEET. THE CHORD OF SAID CURVE BEARS NORTH 37° 45' 32" WEST A DISTANCE OF 56.20 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SOUTH CASCADE AVENUE;

THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH CASCADE AVENUE NORTH 15° 50' 45" EAST A DISTANCE OF 28.65 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 88° 40' 11" EAST A DISTANCE OF 70.00 FEET;

THENCE NORTH 58° 47' 56" EAST A DISTANCE OF 63.30 FEET;

THENCE NORTH 65° 43' 12" EAST A DISTANCE OF 63.30 FEET;

THENCE NORTH 50° 51' 43" EAST A DISTANCE OF 42.74 FEET;

THENCE NORTH 01° 32' 24" WEST A DISTANCE OF 8.04 FEET;

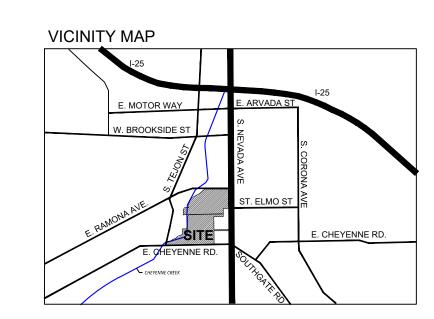
THENCE NORTH 54° 54' 57" EAST A DISTANCE OF 118.76 FEET; THENCE SOUTH 01° 31' 30" EAST A DISTANCE OF 63.05 FEET;

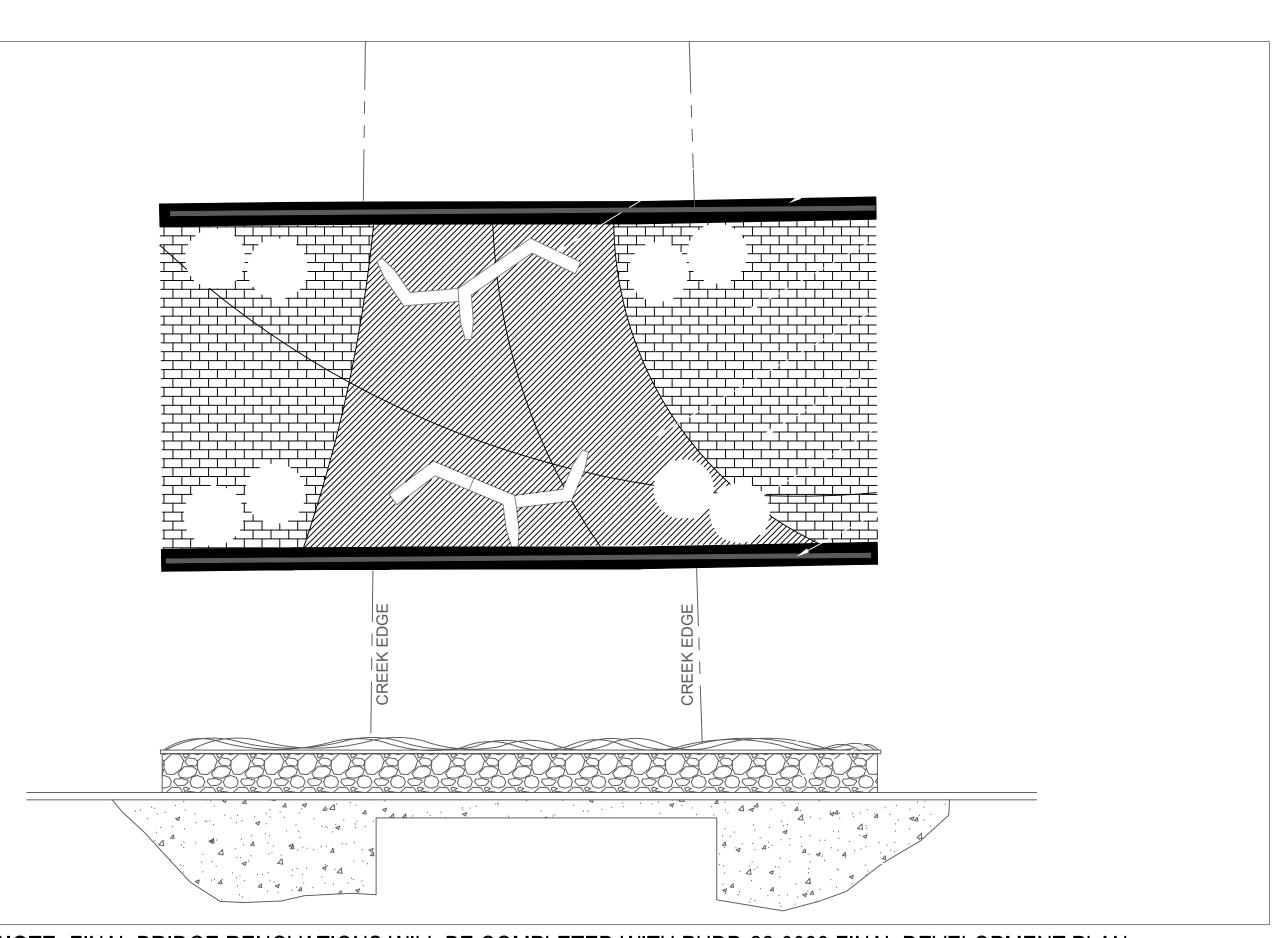
THENCE NORTH 49° 30' 35" EAST A DISTANCE OF 43.99 FEET;

THENCE NORTH 43° 16' 45" EAST A DISTANCE OF 153.67 FEET;

THENCE SOUTH 88° 32' 51" WEST A DISTANCE OF 32.58 FEET;

THENCE NORTH 01° 25' 05" WEST A DISTANCE OF 221.12 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF EAST ST. ELMO AVENUE AS DESCRIBED IN BOOK A AT PAGE 115 IN THE RECORDS OF SAID COUNTY FROM WHENCE THE SOUTHEAST CORNER OF TRACT B OF SAID PLAT TITLED "IVYWILD TOWNHOMES" BEARS NORTH 25° 47' 13" EAST A DISTANCE OF 53.94 FEET;





NOTE: FINAL BRIDGE RENOVATIONS WILL BE COMPLETED WITH PUDD-22-0038 FINAL DEVELOPMENT PLAN APPROVAL AND FINAL AGREEMENT WITH CITY TRAFFIC ENGINEERING.

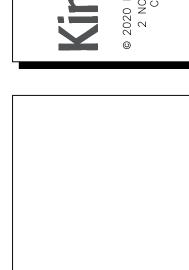


BRIDGE CONVERSION

CP2

City File Number: COPN-22-0025

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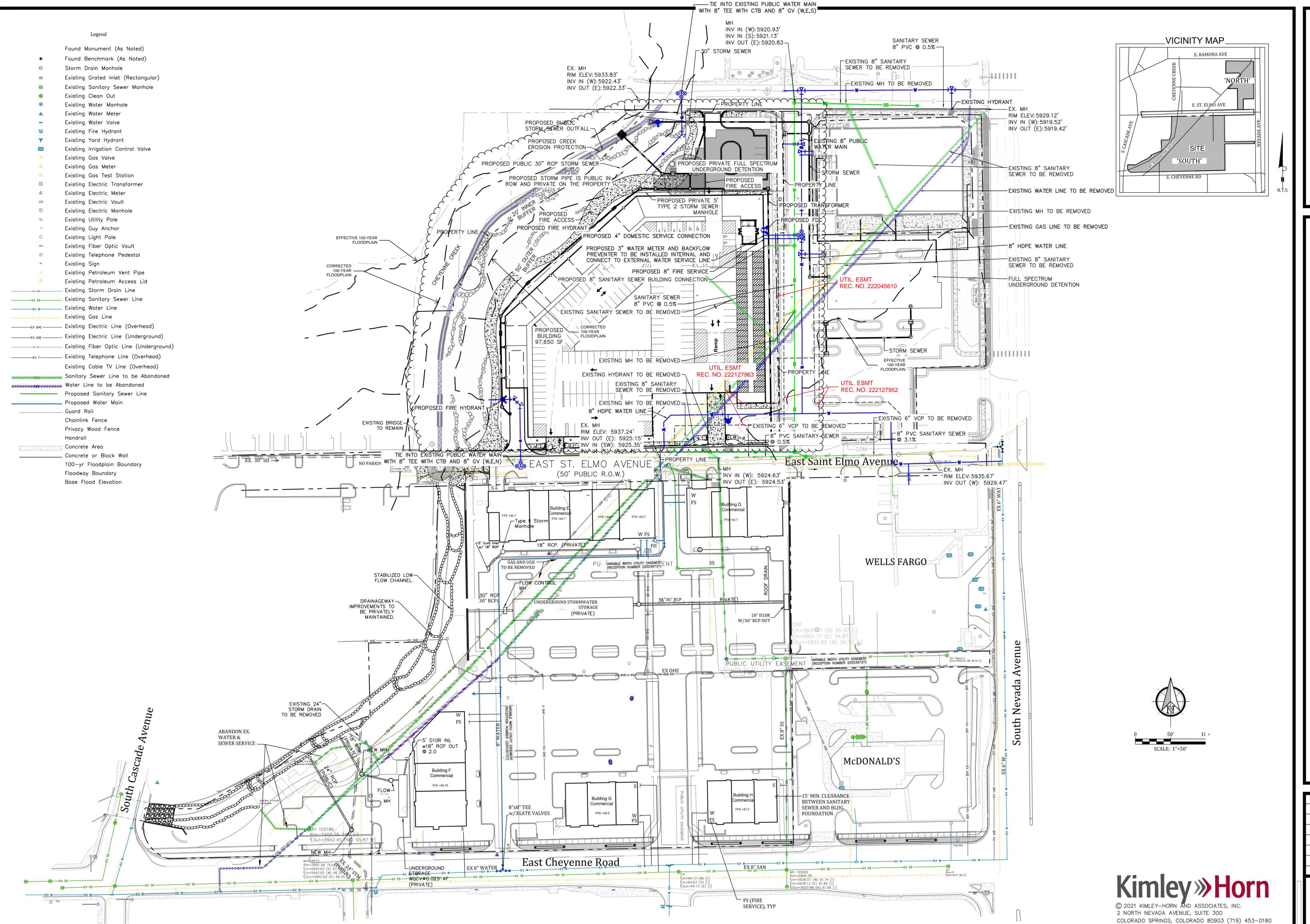






REV # REVISIONS 1 CONCEPT PLAN AMENDMENT 2 CONCEPT PLAN AMENDMENT 3 4 4 6 6 6	DATE	07.16.2021	10.10.2022				
	REVISIONS	CONCEPT PLAN AMENDMENT	CONCEPT PLAN AMENDMENT				
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CREEKWALK MARKETPLACE
CONCEPT UTILITY PLAN

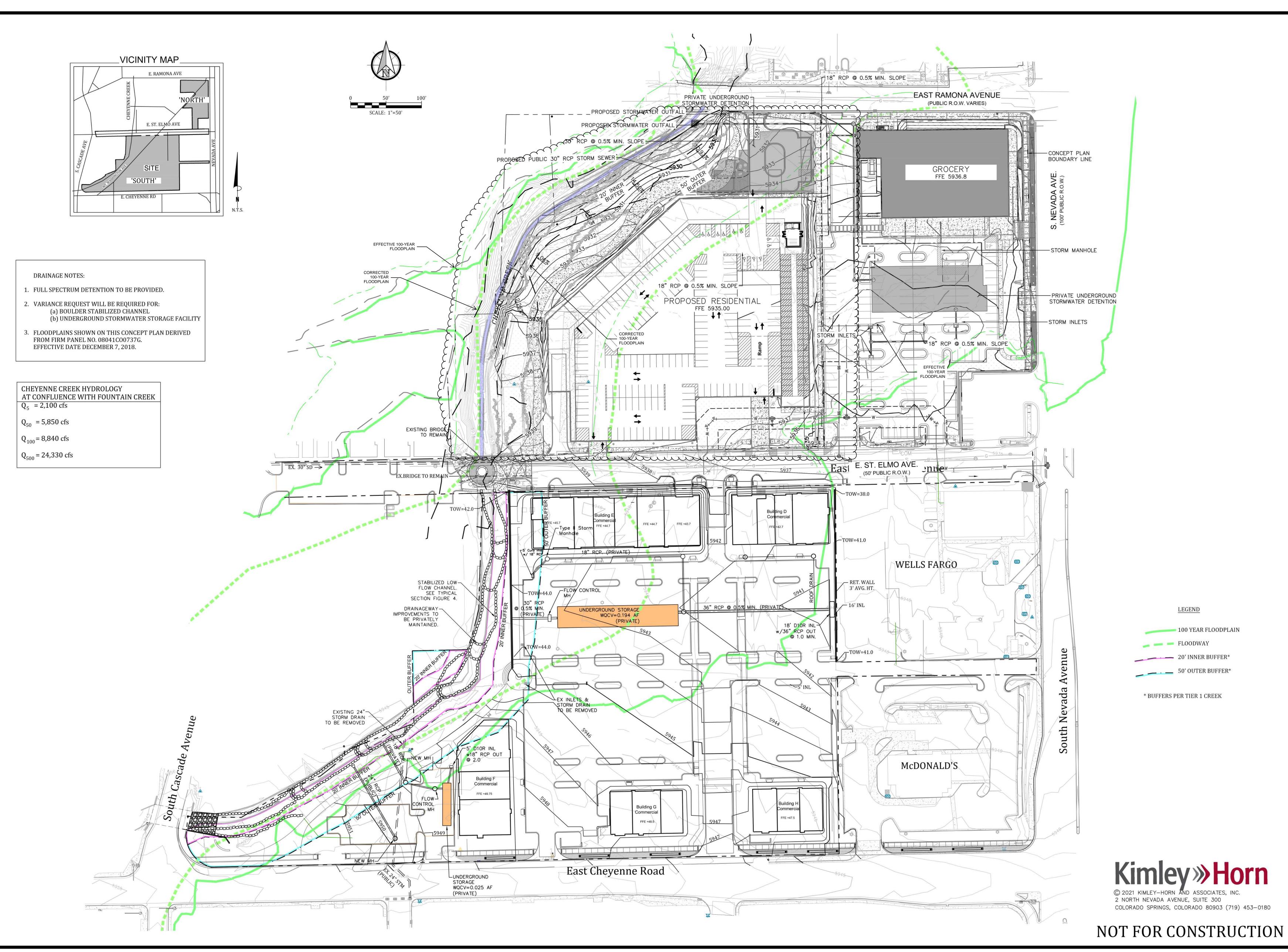
Project No.: 18012

Date: March 20, 2019

Design: RNW

Drawn: CAD

Check: RNW





CREEKWALK MARKETPLA
CONCEPT GRADING & DRAINAGE F
Colorado Springs, Colorado

Project No.: 18012

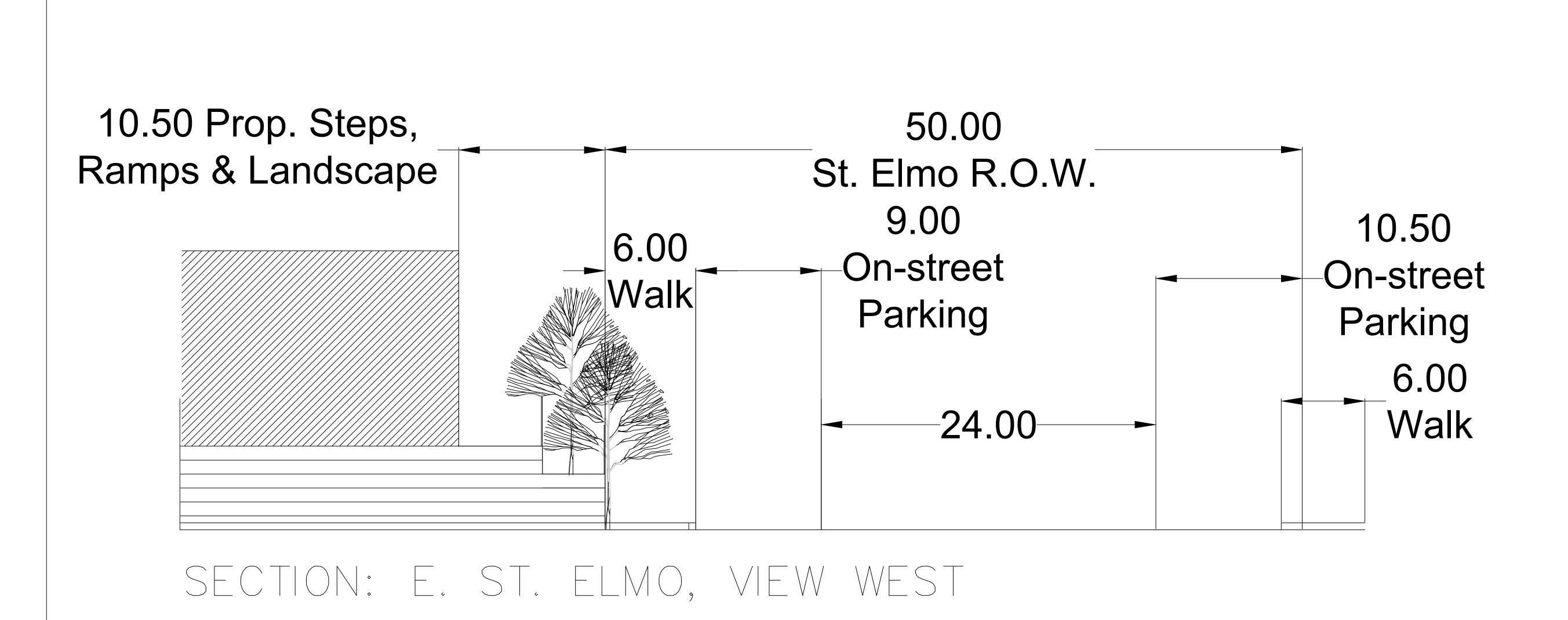
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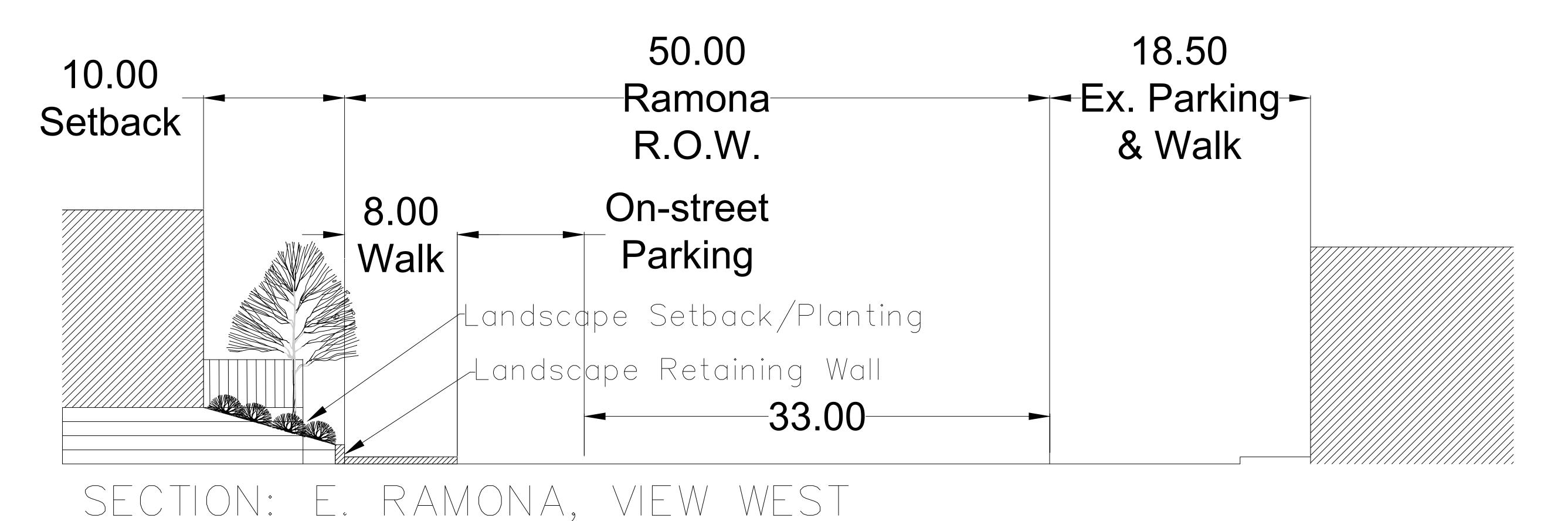
Design: RNW

Drawn: CAD

Check: RNW

Revisions:





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2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903
PHONE: 719-453-0180

CREEKWALK

JATE 16.2021 10.2022 STAMP:

 DESIGNED
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