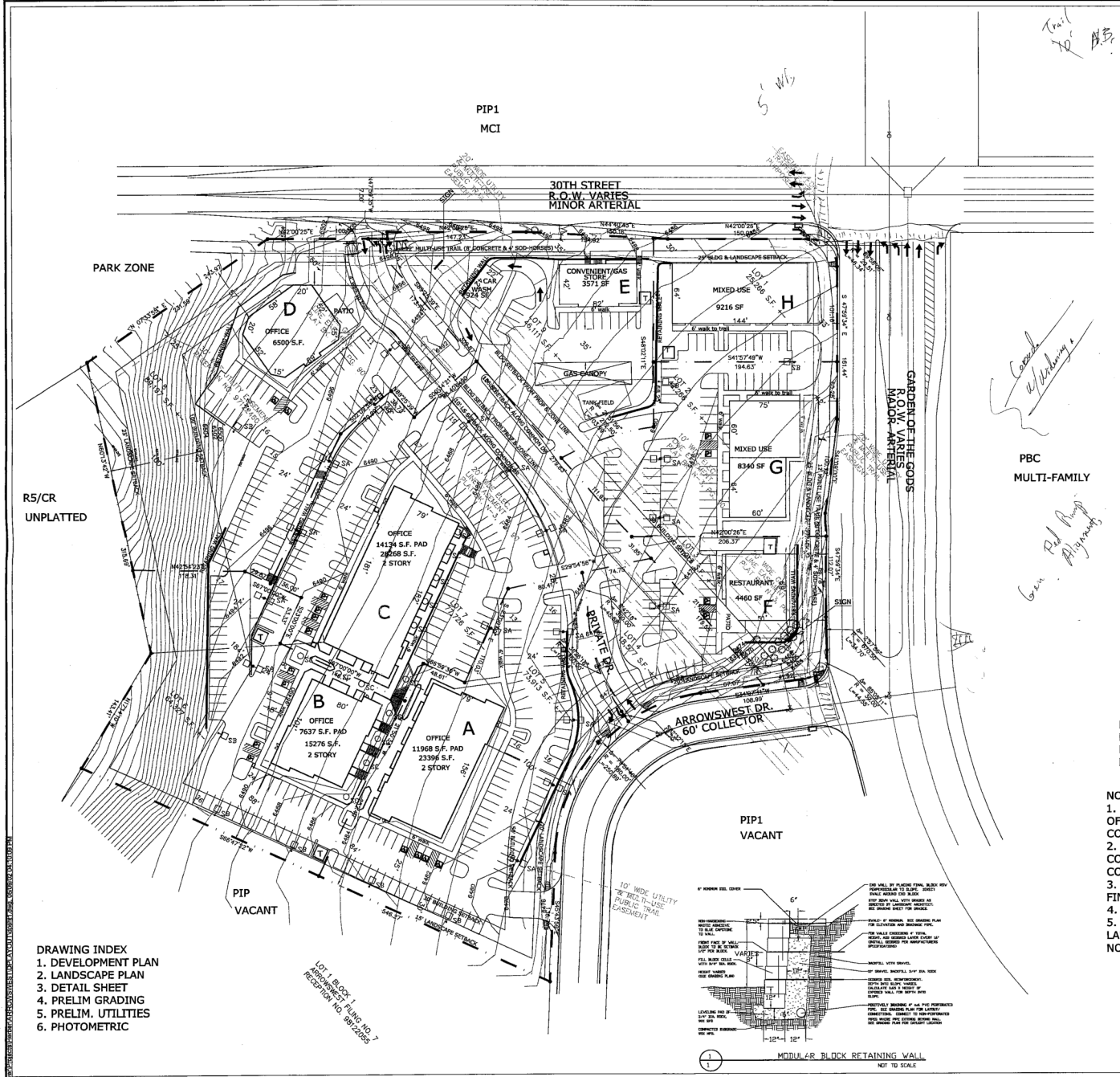
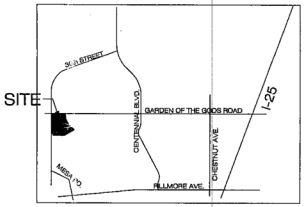


DRAWING INDEX
1. DEVELOPMENT PLAN
2. LANDSCAPE PLAN
3. DETAIL SHEET
4. PRELIM GRADING
5. PRELIM. UTILITIES
6. PHOTOMETRIC

VICINITY MAP:



SITE DATA

EXISTING ZONE: PIP1
PIP1 LOT SIZE = 324,522 S.F.
MAX BLDG HIEGHT: 45'
IMPERVIOUS SURFACE COVERAGE:

LOT	LOT S.F.	BLDG.	BLDG S.F.	LEVELS	TYPE
4	18,577				
5	73,913	A	23,396	2 STORY	MEDICAL
6	64,327	B	15,276	2 STORY	OFFICE
7	77,726	C	26,246	2 STORY	OFFICE
8	89,197	D	6,500	1 STORY	MEDICAL
TOTAL			71,418 S.F.		

PARKING REQUIRED -

MEDICAL - 1 / 200 MEDICAL - 30,436/ 200 = 153
OFFICE - 1 / 400 OFFICE - 41,522/ 400 = 103

TOTAL SPACES REQUIRED = 253
PARKING PROVIDED = 320

EXISTING ZONE: PBC
PIP1 LOT SIZE = 135,036 SF
MAX BLDG HIEGHT: 45'
IMPERVIOUS SURFACE COVERAGE:

LOT	LOT S.F.	BLDG.- USE	TOTAL S.F.	LEVELS
9	46,111	E - GAS & CONV STORE * INCLUDES 924 S.F. CARWASH	4,459 *	1 STORY
3	21,313	F - RESTAURANT	4,460	1 STORY
2	42,266	G - MIXED USE	8,340	1 STORY
1	25,266	H- MIXED USE	9,216	1 STORY
	TOTAL 26,475 S.F.			

PARKING REQUIRED -

PBC <10 AC. = 1/250 S.F. 26,475 / 250 = 106 SPACES REQ
PARKING PROVIDED = 111

OWNER: GARDEN OF THE GODS 30 LLC
1110 GARLOCK LN
COLORADO SPRINGS, CO. 80918

LEGAL DESCRIPTION:
LOTS 1 AND 2, RETAIL PLAZA AT ARROWSWEST, FILING NO. 1, AS RECORDED IN THE RECORDS OF COLORADO SPRINGS, COLORADO, RECEPTION NO. 201097043

NOTES:
1. A 12' MULTI PURPOSE TRAIL RUNS ALONG 30TH STREET & GARDEN OF THE GODS IN THE LANDSCAPE SETBACK. 8' OF THE TRAIL WILL BE CONCRETE & 4' WILL BE SOD FOR EQUESTRIAN USE, TOTALING 12'.
2. ANY RESTAURANT IN THE PIP1 WILL REQUIRE A CONDITIONAL USE TO BE APPROVED BY PLANNING COMMISION.
3. SHARED PARKING AND ACCESS EASEMENTS WILL BE PROVIDED ON FINAL PLAT.
4. NO FAST FOOD RESTAURANT WILL BE PERMITTED ON SITE.
5. AS APPROVED ON CONCEPT PLAN AR DP 01-68, THE 10' LANDSCAPE SETBACK LIES ALONG THE COMMON ACCESS DRIVE, NOT ALONG THE PROPERTY LINE.

NORTH

0 25 50 100 150
SCALE 1"=50'

N.E.S. Inc.

STATUS:

PLAZA @ ARROWSWEST DEVELOPMENT PLAN

CLIENT:

DATE: 5-8-02
DRAWN: KAP
APPROVED: T.P.

DATE:	BY:	COMMENTS:

DP
DPSHT1.DWG

SHEET NO. 1 SCANNED OF 6 SHEETS

AR DP 02-180
PLANNER: MAYERL
6512

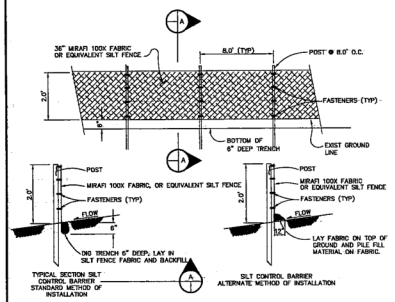
Shops @ Arrowswest #1 Dev.

SHOPS AT ARROWSWEST FILING NO. 1

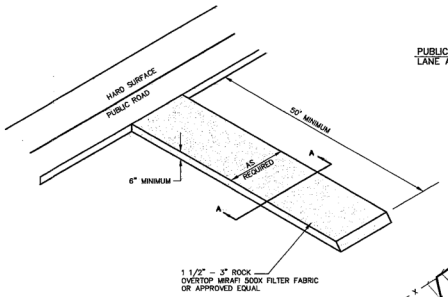
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

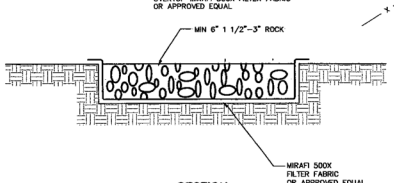
PRELIMINARY GRADING PLAN

APRIL 2002



SILT FENCE CONSTRUCTION DETAIL
N.T.S.



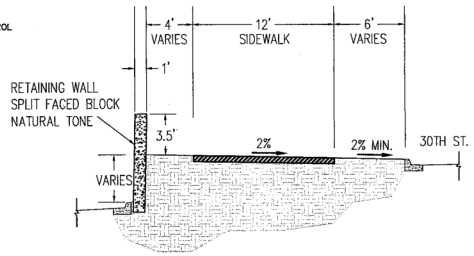


SECTION A–A

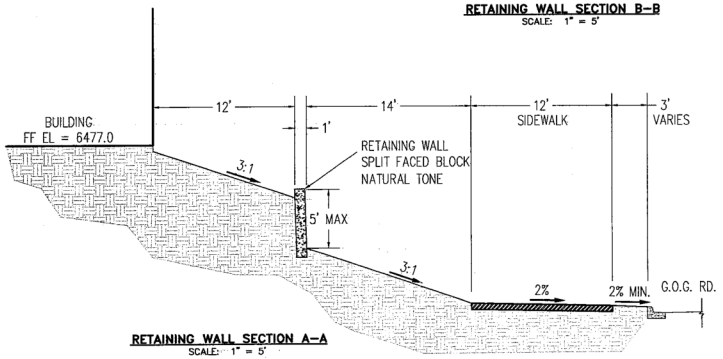
VTC VEHICLE TRACKING CONTROL
N.T.S.

LEGEND

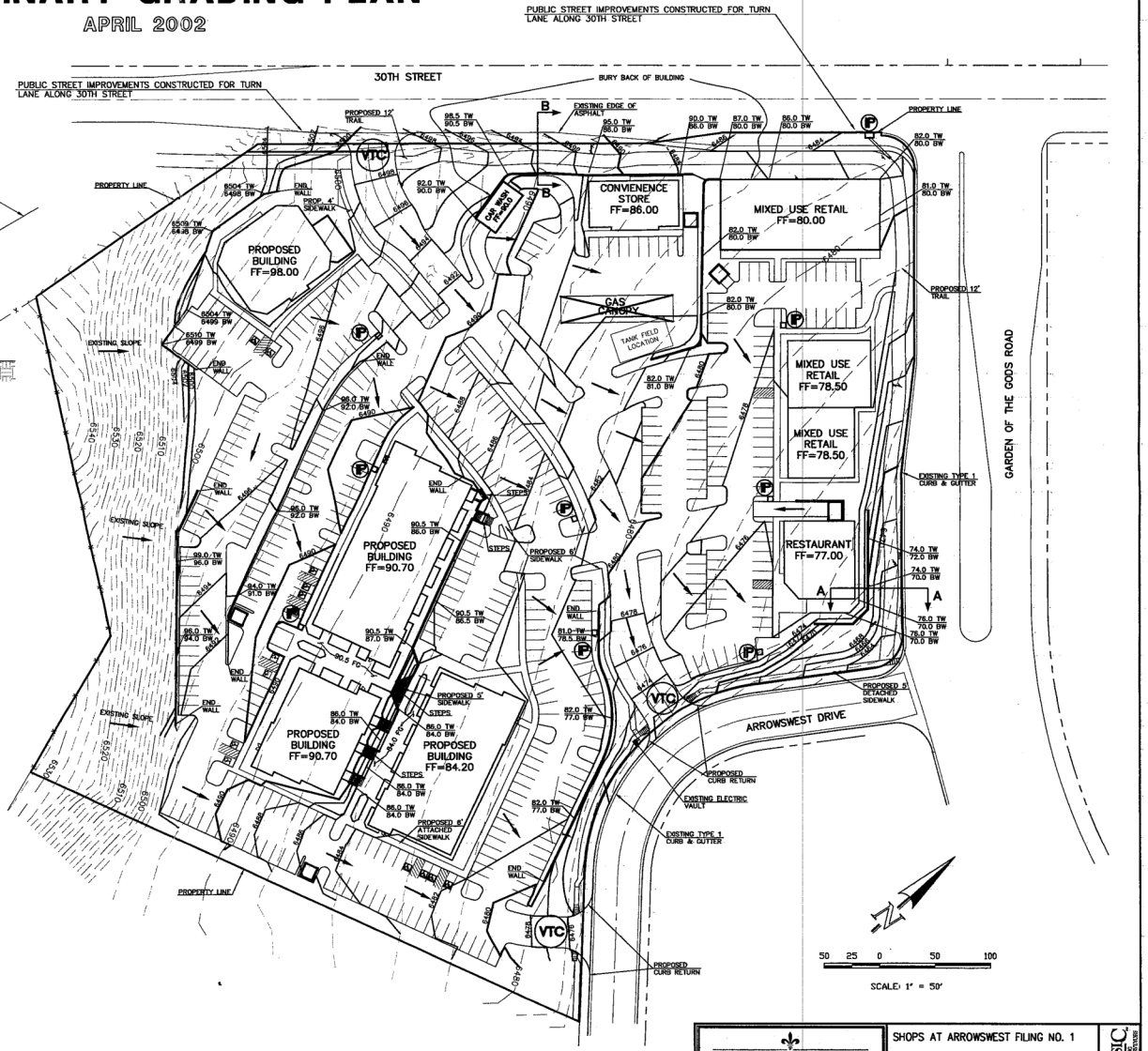
- PROPOSED CONTOUR–10
- PROPOSED CONTOUR–2
- EXISTING CONTOUR–10
- EXISTING CONTOUR–2
- 8' MULTI–USE TRAIL
- X H.P. — HIGH POINT
- X L.P. — LOW POINT
- DIRECTION OF FLOW
- STRAW BALE CHECK DAM
- SILT FENCE
- (P) — STRAW BALE INLET PROTECTION
- VTC — VEHICLE TRACKING CONTROL



RETAINING WALL SECTION B–B
SCALE: 1" = 5'



RETAINING WALL SECTION A–A
SCALE: 1" = 5'



NOTE:
FINAL GRADES AND ELEVATIONS WILL BE DETERMINED BY FINAL DETAILED GRADING PLAN.

CLASSIC SM
CONSULTING ENGINEERS & SURVEYORS
6385 Corporate Drive, Suite 304
Colorado Springs, Colorado 80919
(719)785-0790
(719)785-0799 (Fax)

SHOPS AT ARROWSWEST FILING NO. 1
PRELIMINARY GRADING PLAN
SCANNED

DESIGNED BY	VAS	SCALE		DATE	5/6/02
DRAWN BY	VAS	(H) 1"= 50'		SHEET	4 OF 6
CHECKED BY		(V) 1"= NA		JOB NO.	2050.00