

CLARK PLACE - CONCEPT PLAN

LEGAL DESCRIPTION:

LOTS 2 AND 3, BLOCK 2, RUSTIC HILLS SUBDIVISION NO. 6 FILING NO. 3 AS RECORDED UNDER PLAT BOOK J-2, PAGE 10 OF THE RECORDS OF EL PASO COUNTY, COLORADO. CONTAINING A CALCULATED AREA OF 11.009 ACRES.

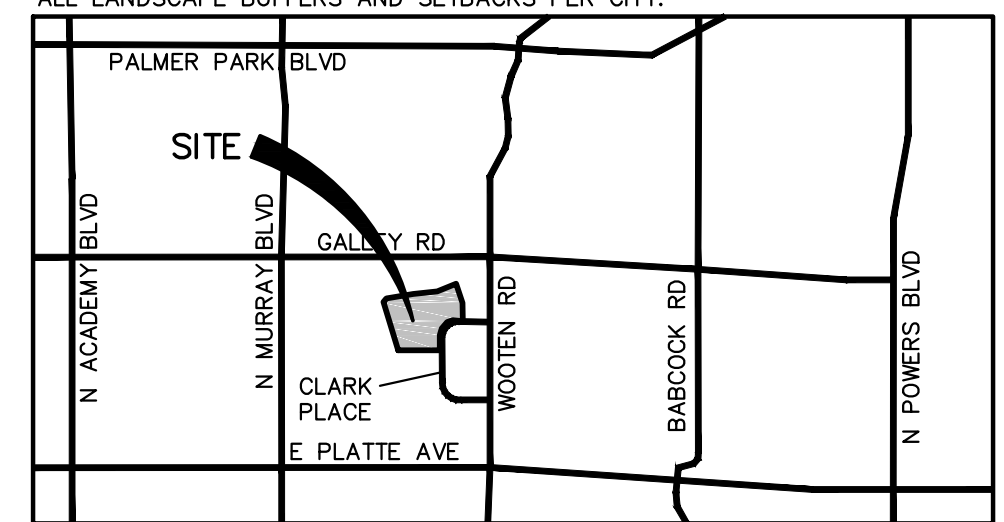
TO BE REPLATTED INTO TRACT A AND LOTS PRIOR TO CONVEYANCE TO CITY AS "CLARK PLACE SUBDIVISION NO. 1"

GENERAL NOTES:

- FLOODPLAIN STATEMENT: PORTIONS OF THE PROPOSED SITE ARE WITHIN A 100-YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER 08041C 0751G EFFECTIVE DATE, DECEMBER 07, 2018.
- STORM WATER QUALITY AND DETENTION WILL BE PROVIDED FOR THIS SITE WITHIN FACILITIES TO BE DETERMINED AS DEVELOPMENT TAKES PLACE.
- FUTURE DEVELOPMENT PLANS TO BE REVIEWED AND APPROVED PRIOR TO CONSTRUCTION.
- PRIOR TO THE 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.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATIONS.
- PER CITY CODE SECTION 7.4.102.D ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. THE EXTERIOR BUILDING LIGHTING, INCLUDING PARKING LOT LIGHTS, SHALL BE FULL CUT-OFF FIXTURES WITH NO SAG LENS.
- HANDICAP ACCESS AISLES, RAMPS, PARKING SPACES AND ADJOINING SIDEWALKS SHALL MEET ALL APPLICABLE CITY AND ADA CODE REQUIREMENTS.
- TRACT A IS FOR PUBLIC DRAINAGE AND PUBLIC UTILITIES AND IS TO BE OWNED AND MAINTAINED BY THE CITY OF COLORADO SPRINGS. OWNERSHIP OF SAID TRACT A IS TO BE CONVEYED BY SEPARATE DOCUMENT.
- 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.
- PLATTING: THIS CONCEPT PLAN INCLUDES ALL NECESSARY INFORMATION AS REQUIRED FOR A CONCEPT PLAN AND PRELIMINARY PLAT AND MAY BE USED FOR PLATTING. AS PROPOSED, A SINGLE LOT IS TO BE CREATED. IF MULTIPLE LOTS ARE PROPOSED WITH FUTURE REPLATTING, A CONCURRENT CONCEPT PLAN AMENDMENT WILL BE REQUIRED.
- AN APPLICATION FOR GEOLOGICAL HAZARD WAIVER REQUEST AS PREPARED BY ENTECH ENGINEERING, INC. AND DATED NOVEMBER 24, 2020 HAS BEEN ACCEPTED BY THE CITY AND A COPY OF SAID APPLICATION CAN BE FOUND IN THE CITY'S PROJECT FILE.
- 5' DETACHED SIDEWALK REQUIRED ALONG CLARK PLACE AS DEVELOPMENT TAKES PLACE.

SITE DATA:

NAME OF SUBDIVISION: CLARK PLACE SUBDIVISION NO. 1
 APPLICANT: CLASSIC CONSULTING ENGINEERS & SURVEYORS
 619 N. CASCADE AVE., SUITE 200
 COLORADO SPRINGS, COLORADO 80903
 MR. KYLE CAMPBELL P.E. (719) 785-0790
 OWNER/DEVELOPER: CLARK PLACE VENTURES CORPORATION
 2 N. CASCADE AVENUE, SUITE 590
 COLORADO SPRINGS, CO 80903
 TAX SCHEDULE NO.: 64114-03-005
 64114-03-006
 ADDRESS: 742 CLARK PLACE
 732 CLARK PLACE
 AREA: 11.009 ACRES
 ANNEXATION: PER ORDINANCE NO. BOOK 1992 PAGE #345
 SMART'S ANNEXATION NO. 9
 EXISTING ZONING: (PIP1) PLANNED INDUSTRIAL PARK
 EXISTING LAND USE: UNDEVELOPED
 PROPOSED LAND USE: THE PROPERTY IN QUESTION MAY BE DEVELOPED WITH USES ACCORDING TO CITY CODE SECTION 7.3.203 PERMITTED, CONDITIONAL AND ACCESSORY USES FOR THE PIP-1 ZONE DISTRICT
 MAXIMUM BUILDING HEIGHT ALLOWED: 45'
 MAXIMUM LOT COVERAGE: 40% - AS APPROVED WITH CONCURRENTLY REVIEWED AND APPROVED NON-USE VARIANCES (AR NV 20-00765)
 DRAINAGE BASIN: SAND CREEK WEST FORK
 BUILDING SETBACKS & LANDSCAPE BUFFERS:
 ALONG CLARK PLACE: 50' MINIMUM BUILDING
 10' MINIMUM LANDSCAPE
 REAR SETBACK: 50' MINIMUM BUILDING
 SIDEYARD SETBACK: 10' MINIMUM BUILDING / LANDSCAPE - AS APPROVED WITH CONCURRENTLY REVIEWED AND APPROVED NON-USE VARIANCES (AR NV 20-00764)
 PARKING REQUIREMENTS:
 PARKING SHALL ADHERE TO CITY CODE 7.4.203.
 LANDSCAPE BUFFERS AND SETBACKS
 ALL LANDSCAPE BUFFERS AND SETBACKS PER CITY.



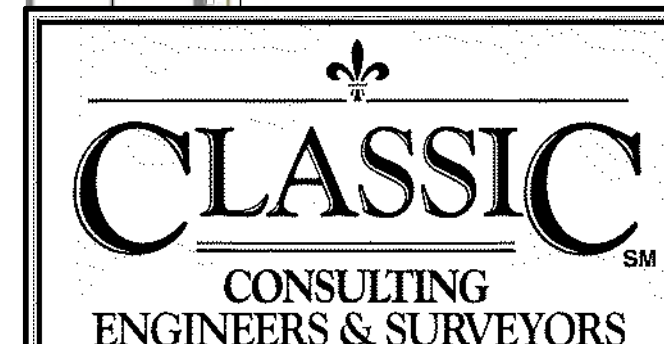
VICINITY MAP
NOT TO SCALE

AR CP 20-00763
 AR NV 20-00764
 AR NV 20-00765

CLARK PLACE - CONCEPT PLAN

(LOT 2 & 3, BLOCK 3, RUSTIC HILLS SUBDIVISION NO. 6 FILING NO. 3)

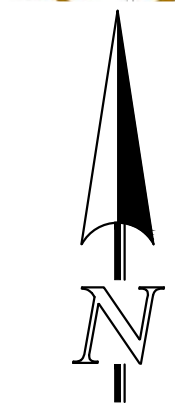
DESIGNED BY	KRC	SCALE	DATE	12/02/20
DRAWN BY	KC	(H) 1" = 60'	SHEET	1 OF 1
CHECKED BY	(V) 1" = N/A	JOB NO.	2217.50	



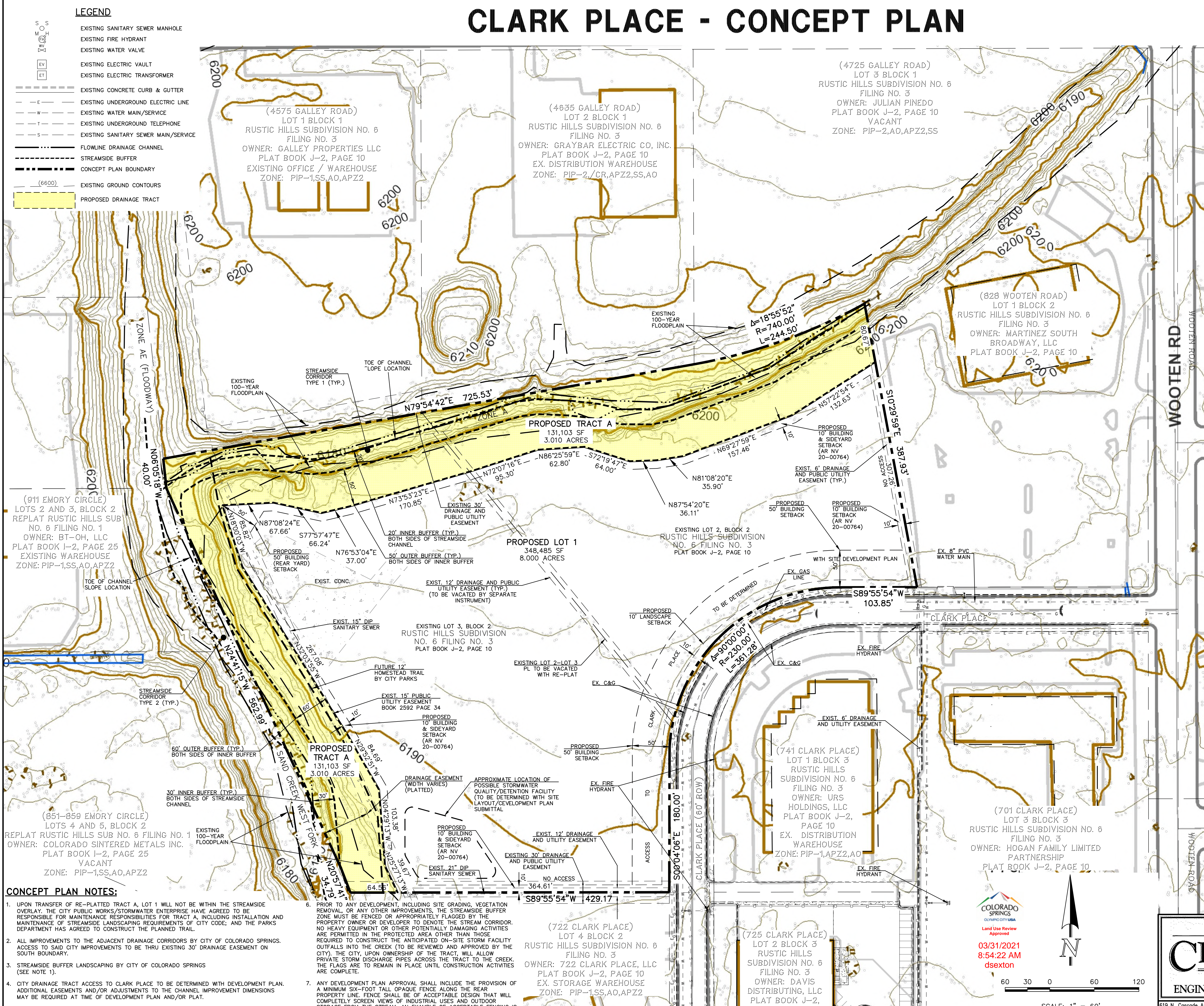
619 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 785-0790
 (719) 785-0799 (Fax)



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 dsexton



SCALE: 1" = 60'



LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING ELECTRIC VAULT
- EXISTING ELECTRIC TRANSFORMER
- EXISTING CONCRETE CURB & GUTTER
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING WATER MAIN/SERVICE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING SANITARY SEWER MAIN/SERVICE
- FLOWLINE DRAINAGE CHANNEL
- STREAMSIDE BUFFER
- CONCEPT PLAN BOUNDARY
- EXISTING GROUND CONTOURS
- PROPOSED DRAINAGE TRACT

CONCEPT PLAN NOTES:

- UPON TRANSFER OF RE-PLATTED TRACT A, LOT 1 WILL NOT BE WITHIN THE STREAMSIDE OVERLAY. THE CITY PUBLIC WORKS/STORMWATER ENTERPRISE HAVE AGREED TO BE RESPONSIBLE FOR MAINTENANCE RESPONSIBILITIES FOR TRACT A, INCLUDING INSTALLATION AND MAINTENANCE OF STREAMSIDE LANDSCAPING REQUIREMENTS OF CITY CODE; AND THE PARKS DEPARTMENT HAS AGREED TO CONSTRUCT THE PLANNED TRAIL.
- ALL IMPROVEMENTS TO THE ADJACENT DRAINAGE CORRIDORS BY CITY OF COLORADO SPRINGS. ACCESS TO SAID CITY IMPROVEMENTS TO BE THRU EXISTING 30' DRAINAGE EASEMENT ON SOUTH BOUNDARY.
- STREAMSIDE BUFFER LANDSCAPING BY CITY OF COLORADO SPRINGS (SEE NOTE 1).
- CITY DRAINAGE TRACT ACCESS TO CLARK PLACE TO BE DETERMINED WITH DEVELOPMENT PLAN. ADDITIONAL EASEMENTS AND/OR ADJUSTMENTS TO THE CHANNEL IMPROVEMENT DIMENSIONS MAY BE REQUIRED AT TIME OF DEVELOPMENT PLAN AND/OR PLAT.
- EXISTING TOPOGRAPHY IS CITY FIRMS AND HAS NOT BEEN FIELD VERIFIED.
- PRIOR TO ANY DEVELOPMENT, INCLUDING SITE GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, THE 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 OTHER THAN THOSE REQUIRED TO CONSTRUCT THE ANTICIPATED ON-SITE STORM FACILITY OUTFALLS INTO THE CREEK (TO BE REVIEWED AND APPROVED BY THE CITY). THE CITY, UPON OWNERSHIP OF THE TRACT, WILL ALLOW PRIVATE STORM DISCHARGE PIPES ACROSS THE TRACT TO THE CREEK. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
- ANY DEVELOPMENT PLAN APPROVAL SHALL INCLUDE THE PROVISION OF A MINIMUM SIX-FOOT TALL OPAQUE FENCE ALONG THE REAR PROPERTY LINE. FENCE SHALL BE OF ACCEPTABLE DESIGN THAT WILL COMPLETELY SCREEN VIEWS OF INDUSTRIAL USES AND OUTDOOR STORAGE FROM THE STREAM. AN EXAMPLE OF ACCEPTABLE FENCING IS A 6' GALVANIZED CHAIN LINK FENCE WITH PLASTIC SLATS.

N:\221750\DRAWINGS\DEVELOPMENT\221750 CONCEPT PLAN.dwg, 3/15/2021, 7:45:16 AM, 1:1