

Colorado Springs, CO

Planning and Development
30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903



Final Report - Corrections Required **Application No. DEPN-26-0013**

Report Date: 07/10/2026

Description : Development Plan to establish internal roadways and lots. No end-users are proposed with this development plan application.

Address : 0 BRADLEY RD Colorado Springs CO

Record Type : Development Plans

Document Filename : DP_V2_06-24-26

Comment Author Contact Information:

Reviewer Name	Reviewer Email	Reviewer Phone No.:
Patrick Dosch	pdosch@csu.org	719-668-7890
Drew Foxx	drew.foxx@coloradosprings.gov	-
Chris Padilla	chris.padilla@coloradosprings.gov	719-550-1906
Brent Johnson	brent@pprbd.org	-
Joel Dagnillo	joel.dagnillo@coloradosprings.gov	-
Mike Gackle	mgackle@csu.org	-
Sara Rivera	sara.rivera@coloradosprings.gov	-

General Comments

Comment ID	Reviewer : Department	Review Comments
5	Chris Padilla : COS Airport	Action Item: 2/26/2026: This item was reviewed and approved by the AAC with the following comments: This item will be reviewed by the Airport Advisory Commission on 2/25/2026 with the below Action item: • FAA Form 7460-1: Based on elevation data and distance to runway, the applicant will need to file Federal Aviation Administration (FAA) Form 7460-1 "Notice of Proposed Construction or Alteration" for any new vertical development at this site, including temporary construction equipment, and provide FAA documentation to the Airport before this item is presented to the Airport Advisory Commission; FAA's website (Link)

Comment ID	Reviewer : Department	Review Comments
6	Chris Padilla : COS Airport	Informational Item: 2/26/2026: This item was reviewed and approved by the AAC with the following comments: This item will be reviewed by the Airport Advisory Commission on 2/25/2026 with the below Informational Item: • Avigation Easement: An avigation easement is noted, no further action required.
67	Drew Foxx : Planning	Provide a completed and signed posting affidavit. A blank copy of this affidavit has been attached to the end of this letter.
93	Drew Foxx : Planning	Informational: All required sidewalks and pedestrian walkways shall be installed at or before the time of issuance of any Certificate of Occupancy for an adjacent property. The Certificate of Occupancy will be withheld until all sidewalks are completed
75	Brent Johnson : Regional Building-Enumerations	All streets now show an approved private street name. Previous comments regarding address assignment still apply. Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: brent@pprbd.org W: pprbd.org

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Reviewer : Department	Review Comments
30	1	Sara Rivera : City Engineering - SWENT	Please contact the Lead Reviewer, Sara Rivera (sara.rivera@coloradosprings.gov), with any SWENT-related questions. Please reference the Planning review number in all communications.
32	1	Sara Rivera : City Engineering - SWENT	The Final Drainage Report (STM-REV26-0003) was created, but no document was uploaded. Please review the ProjectDox User Manual for how to complete the upload and send it for review: Link
37	1	Sara Rivera : City Engineering - SWENT	The Four Step Process and detention requirements must be met for this site, as disturbance is greater than 1 acre. Show provisions for WQ/Detention or provide a note on the cover sheet stating the name and location of the existing facility that provides water quality and detention for the site. The note must include the full FDR name that designed the PCM, who prepared that report, and the approval date of the report. If this Site is a redevelopment, detention may not be required if the downstream drainage system is shown to have capacity for the proposed developed flow.
68	1	Sara Rivera : City Engineering - SWENT	No file has been uploaded to ProjectDox for 118+ days. SWENT cannot review the report since no document has been uploaded. SWENT will have additional comments on the Development Plan once this file is uploaded and reviewed. SWENT cannot approve this development plan until the drainage report is close to approval.
70	1	Sara Rivera : City Engineering - SWENT	Show location of the proposed PCM on this development plan. Add a note indicating the location and full name of the water quality/detention facility (or facilities). Include the full name of the FDR that designed for the facility, who prepared the FDR, and the approval date.

Comment ID	Page Reference	Reviewer : Department	Review Comments
42	5	Sara Rivera : City Engineering - SWENT	Info Only: The City of Colorado Springs (City) Public Works Department issued updated standard details for inlets on July 8th, 2024. The updated inlet details are available here: Link . All proposed inlets in the City of Colorado Springs must conform to these updated inlet details. Please note that these five (5) new City standard inlet types are similar to other previously acceptable inlet types, as can be seen in SWENT's May 2025 Policy Clarification, "Hydraulic Modeling for Colorado Springs Standard Inlets" available here: Link .
43	5	Sara Rivera : City Engineering - SWENT	All proposed inlets must meet one of the five (5) new / updated City standard inlet types. See related Info Only comment for more information.
45	5	Sara Rivera : City Engineering - SWENT	Label all existing and proposed drainage infrastructure with size and ownership (private or public).
47	5	Sara Rivera : City Engineering - SWENT	The offsite disturbance associated with utility installations must be included in the total disturbed area. In the FDR, areas of disturbance for offsite utility installation can be excluded from the total disturbed area as it applies to the Four Step Process, but this exclusion must be clearly documented. Please reach out to the Lead Reviewer if there are questions on how to show this. For the GEC and CWMP this disturbed area must be shown and included. This area cannot be excluded in these plans/reports.
69	5	Sara Rivera : City Engineering - SWENT	Any storm pipe that is located outside of the ROW and in private property must be labeled as private. If this is owned by a Metro district, this should be labeled as private.
73	1	Joel Dagnillo : City Engineering Dev Review	Please remove Note 23
72	2	Joel Dagnillo : City Engineering Dev Review	Previous comment partially addressed -Please also label and call out all public improvements along Bradley Rd. (such as sidewalk, curb/gutter, pedestrian ramps) to be installed by the Metro District. These improvements are shown on separate City-approved street construction plans.
74	6	Mike Gackle : Col Springs Utilities	Lots 3,4,5 and possibly Lot 6 cannot have Construction Plans approved until the water main has 'Looping' provided for redundancy.
76	6	Patrick Dosch : Col Springs Utilities	Wastewater main to C&G is a 5' minimum horizontal clearance. Please revise, typical
77	6	Patrick Dosch : Col Springs Utilities	Please upload the HGL and WWMFF response documents.
78	6	Patrick Dosch : Col Springs Utilities	Previous comment not addressed: Please provide the street cross section detail from the LESS
82	1	Drew Foxx : Planning	Revise: Future development of each lot shall be subject to additional development plan applications for review by City Planning.
83	1	Drew Foxx : Planning	Remove due to revisions to note 28.
84	1	Drew Foxx : Planning	Revise note 21: This is not a correct statement. There are several uses that are not permitted within the APZ-1 within the industrial/commercial land use categories. Please discuss with Chris Padilla (CS Airport Planner) as to what note they would like on this cover sheet addressing the APZ-1 Overlay.
85	1	Drew Foxx : Planning	Provide name of metro district.
86	1	Drew Foxx : Planning	Veterans Victory Fil No. 1 does not encompass this site. I'm not sure it is correct to state that the aviation easement applicable to this subdivision establishes the aviation easement for this subdivision. Please confirm with CS Airport.
87	1	Drew Foxx : Planning	Please place all ADA standards in its own block. Ensure the following is included: Accessible parking spaces, access aisles, and signage shall meet all applicable City code

Comment ID	Page Reference	Reviewer : Department	Review Comments
			requirements including: •□Parking spaces and access aisles shall be level with surface slopes not exceeding one to fifty (1:50) (2 percent) in all directions. •□Accessible parking spaces shall be marked with four inch (4") lines, •□Accessible aisles shall be outlined and diagonally striped at forty five degree (45°) angles in a contrasting color such as yellow, white, or blue. •□Each accessible parking space shall be designated as reserved by a sign showing the International Symbol of Accessibility. Van accessible spaces shall have an additional sign containing the designation, "van accessible", mounted below the symbol of accessibility. Each accessible parking space sign shall be no smaller than eighteen inches (18") tall by twelve inches (12") wide. Each van accessible sign shall be no smaller than six inches (6") tall by twelve inches (12") wide. Signs shall be located at the head of the space with the bottom of the sign(s) between five feet (5') and seven feet (7') above the finish floor or ground surface."
89	1	Drew Foxx : Planning	Revise the master and concept plan line items to include their titles: Title_File Number
90	1	Drew Foxx : Planning	All building setbacks are N/A for this zone district. Please revise.
91	1	Drew Foxx : Planning	While this note may be addressing the metro districts responsibility to build the private roadways, please either add to the note or create a new note addressing the continued maintenance and ownership.
81	2	Drew Foxx : Planning	Previous comment not addressed: Label zone and use classification for this parcel.
92	2	Drew Foxx : Planning	Per 7.4.403.C.8: On stub end streets designed to provide future connection with adjoining unsubdivided areas, there shall be provided a temporary turnaround at the stub end or a temporary connection to another street if required by the City Engineer or Fire Code Official. If such a provision is required, the design for such stub end or connecting street shall be approved by the City Engineer and Fire Code Official.
94	2	Drew Foxx : Planning	Comment not addressed: Add width and reception number of all public utility and access easements.

Contact the Lead Reviewer, Sara Rivera (sara.rivera@coloradosprings.gov), with any SWENT-related questions. Please reference the Planning review number in all communications.
The Final Drainage Report (STM-REV26-0003) was created, but no document was uploaded. Please review the ProjectDox User Manual for how to complete the upload and send it for review: <https://coloradosprings.gov/stormwater/planreview>
No file has been uploaded to ProjectDox for 118+ days. SWENT cannot review the report since no document has been uploaded. SWENT will have additional comments on the Development Plan once this file is uploaded and reviewed.
SWENT cannot approve this development plan until the drainage report is close to approval.

RAY CHARLES COMMERCIAL CENTRE FILING NO.1 DEVELOPMENT PLAN

LOCATED IN A PORTION OF SECTIONS 8 & 9,
TOWNSHIP 15 S, RANGE 65 W, OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO

GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE SITE. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS, FENCES, AND ROADWAYS FROM DAMAGE DUE TO THIS PROJECT. ANY DAMAGE TO THE ABOVE WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- DEVELOPER IS RESPONSIBLE FOR REQUIRED TURN LANE MARKING, STRIPING AND ASSOCIATED TRAFFIC SIGNS.
- THE CONTRACTOR SHALL OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND THEY SHALL BE KEPT ONSITE AT ALL TIMES.
- THE SITE SHALL BE STRIPPED TO A MINIMUM OF 0.5' BELOW EXISTING GRADE.
- MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE NOTED.
- DUST CONTROL SHALL BE SUPPLIED BY THE GRADING CONTRACTOR THROUGH THE DURATION OF THE GRADING ACTIVITIES.
- BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" ALUM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" ALUM. CAP PLS 10377).
- 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.
- LANDSCAPE IMPROVEMENTS, INCLUDING LANDSCAPE SETBACK TREES, SHALL BE PROVIDED, INSTALLED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER, AND/OR THEIR ASSIGNS, AT TIME OF DEVELOPMENT.
- ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ADJUTING PROPERTY OWNER.
- AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE "VETERANS VICTORY FILING NO. 1" SUBDIVISION PLAT. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
- PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
- PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
 - ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR INCH (4") LINES.
 - ACCESSIBLE AISLE SHALL BE OUTLINED AND DIAGONALLY STRIPED AT FORTY FIVE DEGREE (45°) ANGLES IN A CONTRASTING COLOR SUCH AS YELLOW, WHITE, OR BLUE.
- THE METRO DISTRICT WILL BE RESPONSIBLE TO CONSTRUCT ALL OF THE RECOMMENDED ROADWAY IMPROVEMENTS SHOWN ON FIGURE 18 & 19 OF LSC TRANSPORTATION CONSULTANTS TRAFFIC IMPACT AND ACCESS ANALYSIS PRIOR TO DEVELOPMENT OF THIS SITE..
- THE METRO DISTRICT WILL BE RESPONSIBLE TO CONSTRUCT A TRAFFIC SIGNAL AT BRADLEY ROAD/LEGACY HILL DRIVE INTERSECTION.
- THE METRO DISTRICT WILL INSTALL THE SOUTHWEST CORNER OF THE
- A PORTION OF THE PROPOSED DEVELOPMENT IS WITHIN THE ACCIDENT POTENTIAL ZONE 1 (APZ-1) SUBZONE OF THE COMMERCIAL AIRPORT OVERLAY DISTRICT. RESIDENTIAL IS PROHIBITED IN APZ-1; INDUSTRIAL/COMMERCIAL AND OFFICE DEVELOPMENT IS PERMISSIBLE WITHIN THE APZ-1 SUBZONE.
- THE DEVELOPMENT AND ITS OCCUPANTS MAY BE IMPACTED BY AIR ILLUMINATION OR APPROACH LIGHTING SYSTEMS THAT USE MEDIUM AND HIGH-INTENSITY LIGHTS TO GUIDE AIRCRAFT TO THE RUNWAY CENTERLINE USED FOR NAVIGATION OR FLIGHT IN AIR.
- ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.
- ALL EXISTING CURB, GUTTER, SIDEWALK, PEDESTRIAN RAMPS, CROSSPANS AND DRIVEWAY APRONS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG ALL CITY PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
- PLEASE CONTACT MARISA MEDRANO (MARISA.J.MEDRANO@USPS.GOV) DIRECTLY TO REVIEW THIS DEVELOPMENT FOR MAIL SERVICE. TO ESTABLISH MAIL DELIVERY AND KIOSK LOCATIONS AN APPOINTMENT WILL BE REQUIRED WITH USPS TO DETERMINE FINAL LOCATIONS. INFORMATION REQUIRED FOR THIS ESTABLISHMENT INCLUDE PROPOSED LOCATIONS, TYPE OF MAIL RECEPTACLE, FINAL PLAT WITH ADDRESSES, TYPE OF DEVELOPMENT (RESIDENTIAL/COMMERCIAL) AND DATE OF FIRST OCCUPANCY.
- FACILITIES, BUILDINGS, OR PORTIONS OF BUILDINGS HEREFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD WITH ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING UP TO 75,000 POUNDS WITH A MINIMUM SINGLE AXLE WEIGHT OF 27,000 POUNDS.
- LANDSCAPE SETBACK TREES TO BE PROVIDED BY INDIVIDUAL LOTS AS THEY DEVELOP.
- CITYWIDE DEVELOPMENT IMPACT FEES WILL BE APPLICABLE FOR FUTURE DEVELOPMENTS, WITH FEES DUE AT TIME OF BUILDING PERMIT.
- PARKING REQUIREMENTS TO BE DETERMINED BY LOT SPECIFIC DEVELOPMENT PLAN.
- NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED ONTO POWERS BLVD. FROM PARCEL(S) WITHIN THIS DEVELOPMENT.
- THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS, AND COVENANTS OF THE WATERVIEW NORTH METROPOLITAN DISTRICT. AS RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 223103275.

Please place all ADA standards in its own block.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9; THENCE S00°17'38"E ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 752.56 FEET TO THE TRUE POINT OF BEGINNING;

THENCE N89°59'31"E, DEPARTING SAID WEST LINE, A DISTANCE OF 298.48 FEET TO A POINT OF CURVE TO THE LEFT;

THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 620.00 FEET, A DELTA ANGLE OF 56°20'33", AN ARC LENGTH OF 609.68' FEET, WHOSE LONG CHORD BEARS S36°07'28"E A DISTANCE OF 585.41 FEET TO A POINT OF REVERSE CURVE;

THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 480.30 FEET, A DELTA ANGLE OF 16°52'18", AN ARC LENGTH OF 141.43' FEET, WHOSE LONG CHORD BEARS S55°51'35"E A DISTANCE OF 140.92 FEET;

THENCE S47°25'27"E A DISTANCE OF 20.23 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 547.00 FEET, A DELTA ANGLE OF 21°19'53", AN ARC LENGTH OF 293.65' FEET, WHOSE LONG CHORD BEARS S36°45'30"E A DISTANCE OF 202.48 FEET TO A POINT OF COMPOUND CURVE;

THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 253.12 FEET, A DELTA ANGLE OF 17°33'31", AN ARC LENGTH OF 77.57' FEET, WHOSE LONG CHORD BEARS S17°18'48"E A DISTANCE OF 77.27 FEET;

THENCE S08°32'02"E A DISTANCE OF 35.97 FEET;

THENCE S81°34'22"W A DISTANCE OF 187.97 FEET;

THENCE S55°32'50"W A DISTANCE OF 456.06 FEET TO A POINT OF CURVE TO THE RIGHT, SAID POINT BEING ON THE NORTHERLY R.O.W LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;

THE FOLLOWING FOUR (4) COURSES ARE ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AND THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY.

1. THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2759.79 FEET, A DELTA ANGLE OF 00°43'59", AN ARC LENGTH OF 35.31' FEET, WHOSE LONG CHORD BEARS S86°57'52"W A DISTANCE OF 35.31 FEET;

2. THENCE S87°19'50"W A DISTANCE OF 64.33 FEET TO A POINT OF CURVE TO THE RIGHT;

3. THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 82°43'18", AN ARC LENGTH OF 216.56' FEET, WHOSE LONG CHORD BEARS N51°18'31"W A DISTANCE OF 198.24 FEET TO A POINT OF REVERSE CURVE;

4. THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 2105.00 FEET, A DELTA ANGLE OF 30°33'26", AN ARC LENGTH OF 1122.65' FEET, WHOSE LONG CHORD BEARS N25°13'35"W A DISTANCE OF 1109.39 FEET;

THENCE N89°59'31"E, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 364.44 FEET TO THE TRUE POINT OF BEGINNING.

TO BE PLATTED AS "RAY CHARLES COMMERCIAL CENTRE FILING NO.1".

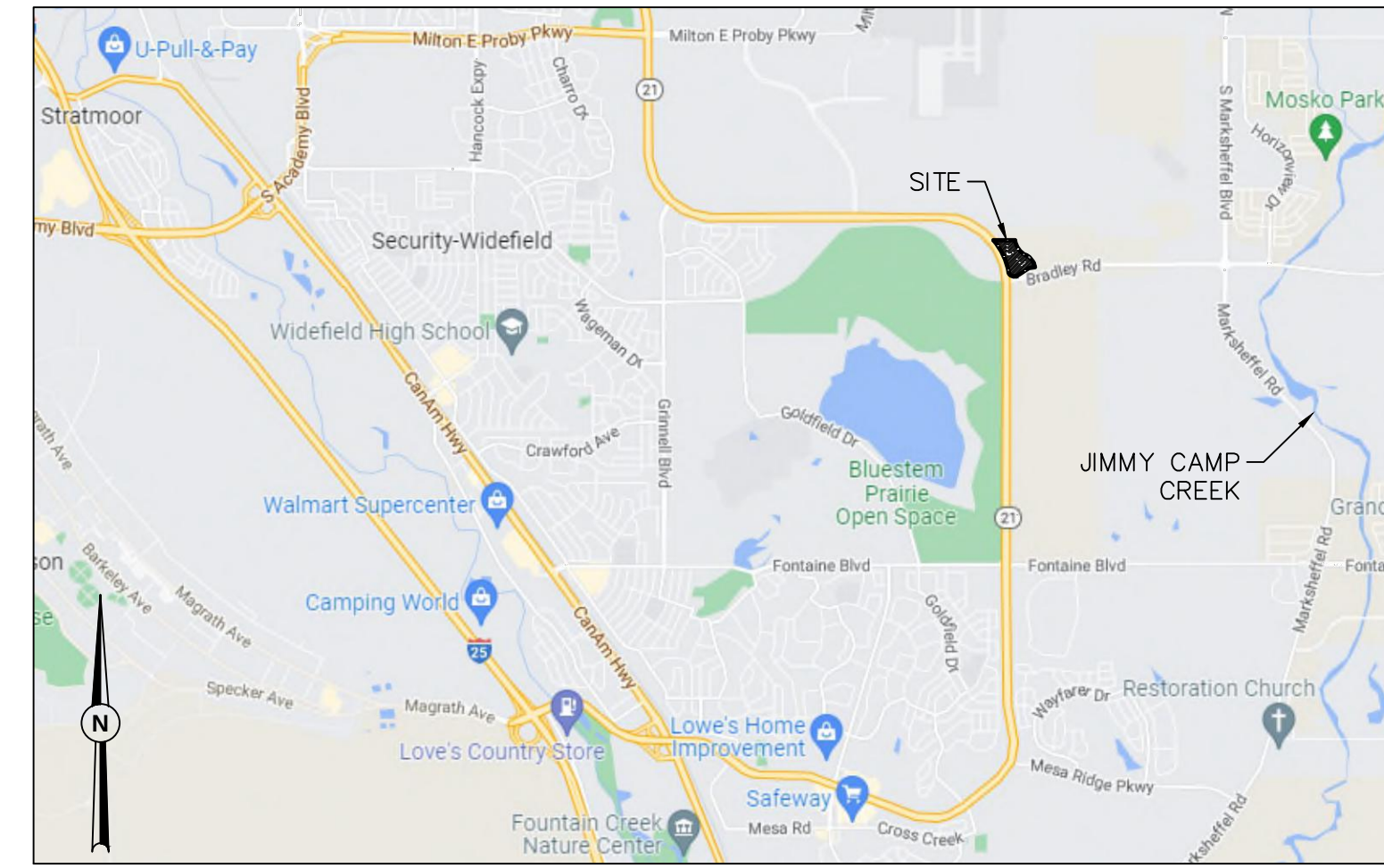
THE ABOVE TRACT OF LAND CONTAINS 718,836 SQUARE FEET OR 16.50 ACRES, MORE OR LESS.

Revise note 21: This is not a correct statement. There are several uses that are not permitted within the APZ-1 within the industrial/commercial land use categories.

Please remove Note 23

Revise: Future development of each lot shall be subject to additional development plan applications for review by City Planning.

Remove due to revisions to note 28.



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER
QUEEN BEE INVESTMENTS, LLC
119 N WAHSATCH AVE
COLORADO SPRINGS CO 80903

APPLICANT
DAKOTA SPRINGS ENGINEERING, LLC
15 S WAHSATCH AVE
COLORADO SPRINGS CO 80903

PREPARED BY
DAKOTA SPRINGS ENGINEERING, LLC
15 S WAHSATCH AVE
COLORADO SPRINGS CO 80903

SITE INFORMATION

SITE ADDRESS: TO BE DETERMINED

FLOODPLAIN STATEMENT:

ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP PANEL 08041C0768G (EFFECTIVE DATE DECEMBER 7, 2018), THIS PARCEL IS LOCATED WITHIN FEMA FLOOD PLAIN ZONE X.

GEOLOGIC HAZARD STATEMENT:

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF GEOLOGIC HAZARD REPORTS PREPARED BY ENTECH ENGINEERING, INC. DATED MAY 15, 2020, OCTOBER 1, 2020, AND JULY 15, 2022, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD AND ENGINEERED MITIGATION: EXPANSIVE SOILS MAY BE MITIGATED PRIOR TO AND DURING CONSTRUCTION BY OVEREXCAVATION AND DRILLED PIER FOUNDATIONS. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE COPN-22-0002 OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 105, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

LOT AREA: 718,836 S.F. (16.50 ACRES)

SCHEDULE #: 5500000523

ZONING: MX-L APZ 1 AP-O (MIXED-USE LARGE SCALE AND AIRPORT PROTECTION ZONE 1 WITH AIRPORT OVERLAY); ORD. 23-52 (CITY FILE NO. ZONE-22-0014)

PROPOSED USE: COMMERCIAL/RETAIL

SETBACKS:
FRONT 0 (20' PARKING)
SIDE 20
REAR 20

All building setbacks are N/A for this zone district.

BUILDING HEIGHT: MAXIMUM HEIGHT 65'

MASTER PLAN: MAPN-22-0002
CONCEPT PLAN: COPN-22-0002
DRAINAGE BASIN: JIMMY CAMP CREEK

Revise the master and concept plan line items to include their titles: Title_File Number

SHEET LIST

- | NO. | TITLE |
|-----|--|
| 1 | COVER |
| 2 | SITE PLAN |
| 3 | OVERALL GRADING PLAN |
| 4 | PAVING GRADING PLAN |
| 5 | STORM PLAN |
| 6 | PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN |

CITY APPROVAL

**PRELIMINARY
NOT FOR CONSTRUCTION**

CITY FILE NO.: DEP-26-0013

Know what's below.
Call 811 before you dig



DESIGNED BY: JJM DATE: 9.12.25
DRAWN BY: JJM DATE: 10.13.25
CHECKED BY: DATE:

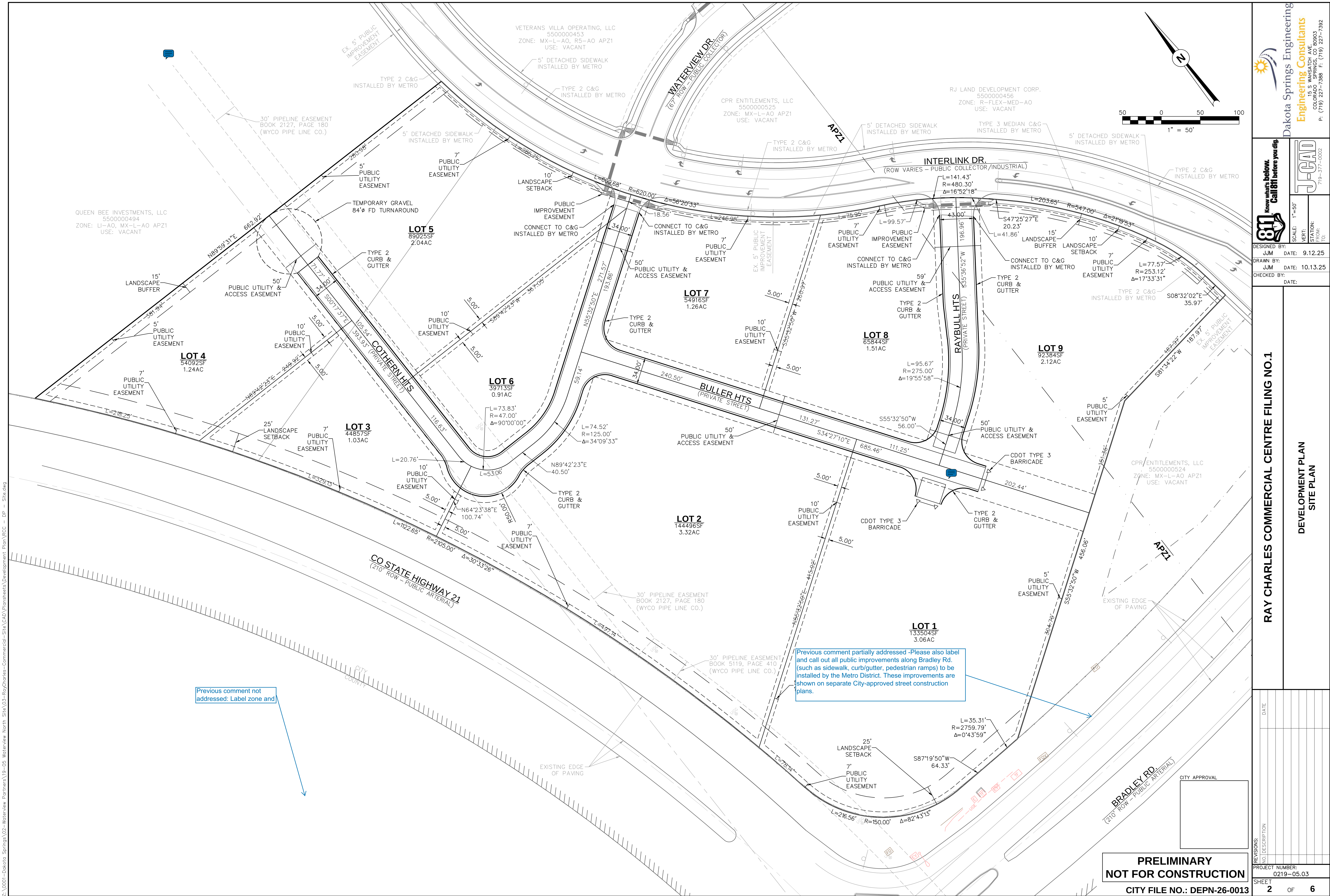
RAY CHARLES COMMERCIAL CENTRE FILING NO.1

DEVELOPMENT PLAN
COVER

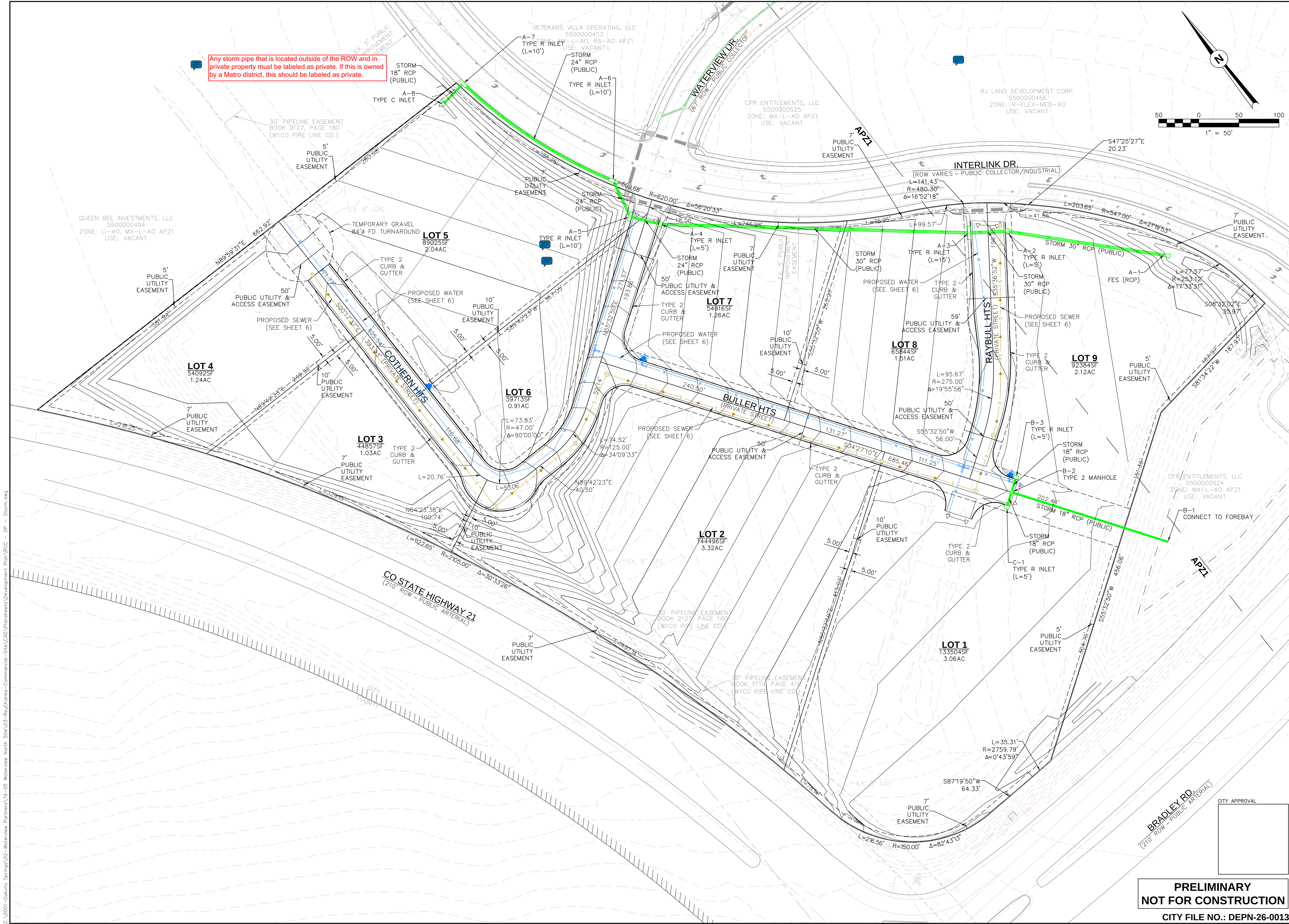
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PROJECT NUMBER:
0219-05.03

SHEET
1 OF 6



Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\03-RayCharles-Commercial-Site\CAD Plansheets\Development Plan\ROC - DP - Storm.dwg



Dakota Springs Engineering
Engineering Consultants
15 S WAHSATCH AVE.
COLORADO SPRINGS, CO 80903
P: (719) 227-7386 F: (719) 227-7392

811
Know what's below.
Call 811 before you dig

DESIGNED BY: JJM DATE: 9.12.25

DRAWN BY: JJM DATE: 10.16.25

CHECKED BY: DATE:

REVISIONS:
NO. DESCRIPTION
DATE

PROJECT NUMBER:
0219-05.03

SHEET
5 OF 6

RAY CHARLES COMMERCIAL CENTRE FILING NO.1

DEVELOPMENT PLAN
STORM PLAN

PRELIMINARY
NOT FOR CONSTRUCTION

CITY FILE NO.: DEP-26-0013

CITY APPROVAL

