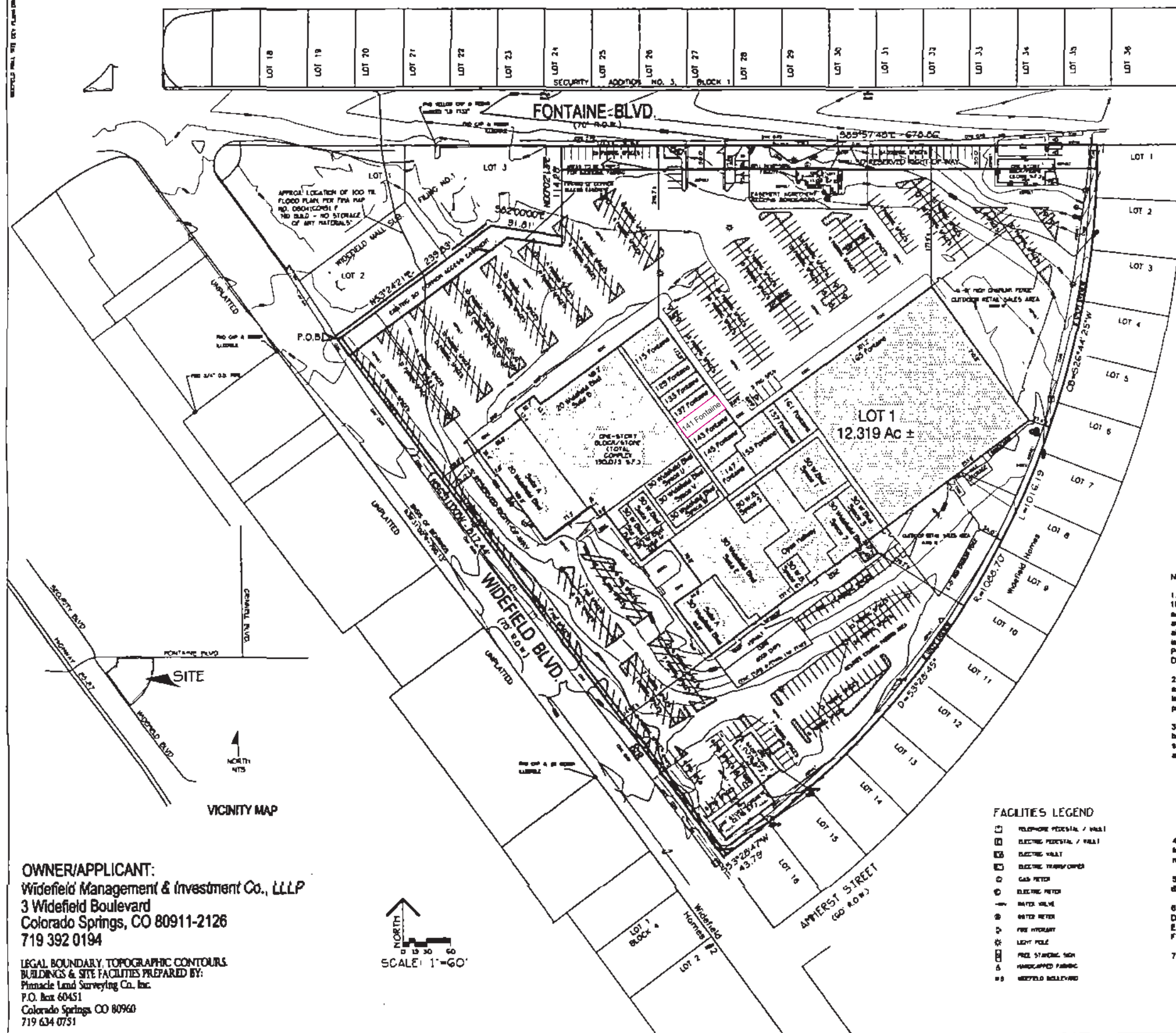




WIDEFIELD MALL SUBDIVISION



LAND DESCRIPTION:

This proposed tract of land is the North One-half (1/2) of Section 24, Township 15 South, Range 68 West of the 6th P.M., El Paso County, Colorado, described as follows:

Tracts 1 through 5 as described in Quit Claim Deed recorded in Book 6062 of Page 330 of the records of the Clerk and Recorder's Office of said County, being more particularly described as follows:

Beginning at the Southeast corner of Widefield Mall Subdivision Filing No. 1 as recorded under Recordation No. 201168774 in the records of the Clerk and Recorder's Office of said County; Thence along the Southerly and Easery lines of said Widefield Mall Subdivision Filing No. 1 the following three (3) courses:

- 1.) S37°24'21"E, a distance of 238.83 feet,
- 2.) Thence S82°00'00"E, a distance of 81.81 feet,
- 3.) Thence N07°02'13"E, a distance of 114.28 feet

to a point on the Southerly Right-of-Way line of Fontaine Boulevard, Thence S82°57'48"E, along said Southerly Right-of-Way line, a distance of 878.08 feet to the Northwest corner of Widefield Mall as recorded in Part Book 2 of Page 23 in the records of the Clerk and Recorder's Office of said County; Thence along the West line of said Widefield Mall along the arc of a non-bounded curve to the right, having a central angle of S72°43', a radius of 1085.70 feet, an arc length of 1018.18 feet which chord bears S26°44'25"W; Thence S27°28'47"E, a distance of 63.79 feet to the Southeast corner of said Widefield Mall and the Northerly Right-of-Way line of Widefield Boulevard, Thence N34°31'00"W, along the Northerly Right-of-Way line of said Widefield Boulevard, a distance of 817.44 feet to the Point of Beginning.

Said tract contains 536,811 sq. ft. (12.319 acres) more or less.

EASEMENTS:

Unless shown greater in width, the right-of-way line is hereby granted with an eight (8) foot easement for drainage purposes and public utilities only, with sole responsibility for maintenance being vested with the individual property owners.

BASIS OF BEARINGS:

The bearings for this survey are based upon the Southerly Right-of-Way line of Widefield Boulevard being monumented at the Southeast corner by a found 25 meter and Right-of-Way line and at the Northwest corner by a found meter and Right-of-Way line. Said line bears N 34°31'00" W a distance of 780.13 feet.

NOTES:

1. The site is an existing commercial center that was developed and built in the 1950's and early 1970's. Buildings, parking areas, access driveways, internal drives and site features are shown as they presently exist. Some additional parking spaces are being added along the north side of the site and some spaces are being restored along the south side of the site as noted on the Plan. The Site Development Plan area is 12.319 acres in size, proposed Lot 1 of Widefield Mall Subdivision Filing No. 2. A Preliminary Plan and Final Plat are being processed in conjunction with the Site Development Plan.

2. The existing zoning is CC, Commercial Community. Existing commercial buildings, as shown on the Plan, total 139,000 S.F. Another smaller building, 1,170 S.F. in size, is being used as a well monitoring facility. No new buildings are being proposed as part of this Site Development Plan.

3. Parking Requirements. Required parking for 139,000 S.F. of commercial buildings, based upon requirements for Commercial Centers of more than 10 acres in size, is one space per 300 S.F. of commercial building. Handicapped spaces required are 2% of the total spaces required.

Required regular parking spaces: 520 Spaces
Required handicapped parking spaces: 11 Spaces
Required total parking spaces: 531 Spaces

Regular parking spaces (7x18) provided: 520 Spaces
Handicapped parking spaces provided: 20 Spaces
Total parking spaces provided: 540 Spaces

4. Building Height. The maximum building height on the largest existing building is 20 feet, all other existing buildings are less than that. The zone district building height requirement allows a maximum height of 40 feet.

5. Existing Tax Schedule Numbers: 0524100070, 0524100003, 0524100046, 0524100037 and 0524100048.

6. Utility Services: Water and Sewer is provided by Widefield Water and Sanitation District, City of Fountain Electric Department provides electric power and Black Hills Energy provides natural gas service. Fire protection service is provided by Security Fire Protection District.

7. Topographic contour intervals: one foot.

FACILITIES LEGEND

- ☐ TELEPHONE PEDestal / WALL
- ☐ ELECTRIC PEDestal / WALL
- ☐ ELECTRIC WALL
- ☐ ELECTRIC TRANSFORMER
- GAS METER
- ELECTRIC METER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- LIGHT POLE
- FREE STANDING SIGN
- HANDICAPPED PARKING
- WIDEFIELD BOULEVARD

Skinner & Associates
Land Planning - Site Design

WIDEFIELD MALL SUBDIVISION
FILING NO. 2
Site Development Plan
El Paso County, Colorado

WIDEFIELD MALL SUBDIVISION
FILING NO. 2
Site Development Plan
El Paso County, Colorado

DATE: JUNE 8, 2010
SCALE: 1"=60'

REVISED	BY	DATE	REASON
1	SK	06/08/10	Initial Plan
2	SK	06/08/10	Revised Plan
3	SK	06/08/10	Revised Plan
4	SK	06/08/10	Revised Plan
5	SK	06/08/10	Revised Plan

Widefield Mall Subdivision
Filing No. 2
El Paso County, CO

SITE DEVELOPMENT PLAN

SHEET NUMBER

1 of 1

