# WESTGATE INDUSTRIAL
## CITY OF COLORADO SPRINGS
## LAND USE PLAN

### GENERAL NOTES

1. THIS LAND USE PLAN MAP IS A DRAWING REPRESENTING A PROPOSED DEVELOPMENT SHOWING CONCEPTUAL PLANING AREAS, LAND USE TYPES AND LOCATIONS IN ORDER TO EVALUATE THE FEASIBILITY OF THE PROJECT. LAND USE AREAS MAY CHANGE SIZE AND LOCATION WITHIN THE OVERALL PARAMETERS OF THE LAND USE PLAN WITHOUT THE NEED TO AMEND OR MODIFY THIS LAND USE PLAN.
2. PRIOR TO ANY DEVELOPMENT ON THE PROPERTY, A DEVELOPMENT PLAN MUST BE SUBMITTED AND APPROVED.
3. UNTIL APPROVED BY THE CITY OF COLORADO SPRINGS, ALL PROPOSED ACCESS LOCATIONS, ROAD LOCATIONS, WIDTHS AND AND ALIGNMENTS, INTERSACTIONS LOCATIONS AND DESIGN SHOWN ON THIS LAND USE PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL LOCATION AND DESIGN WILL BE DETERMINED THROUGH THE SUBSEQUENT DEVELOPMENT PLANS.
4. ALL STREETS WILL BE DESIGNED PER CITY OF COLORADO SPRINGS STANDARDS UNLESS OTHERWISE NOTED AND APPROVED.
5. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE _____. THE APPLICANT HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER (S) IDENTIFIED AND NO FURTHER ACTION TAKEN.
6. CITY WIDE DEVELOPMENT IMPACT FEES FOR POLICE AND FIRE APPLY TO ALL DEVELOPMENT, TO BE DUE AT TIME OF BUILDING PERMIT.

### STORMWATER NOTES

1. THIS PROPERTY IS SUBJECT TO ALL STORMWATER CRITERIA INCLUDING BUT NOT LIMITED TO GRADING AND EROSION CONTROL, WATER QUALITY, AND CHANNEL STABILIZATION REQUIREMENTS.
2. FULL SPECTRUM DETENTION FACILITIES WILL BE OWNED AND MAINTAINED BY PROPERTY OWNER.

### GEOHAZARD NOTES

1. GEOLOGIC HAZARD AND SOILS INVESTIGATIONS SHALL BE COMPLETED AT TIME OF THE DEVELOPMENT PLAN STAGE, WHEN MORE DETAILED SITE DESIGN, GRADING, INFRASTRUCTURE, AND LAND USE INFORMATION IS AVAILABLE. ANY REQUIRED GEOTECHNICAL AND GEOLOGIC HAZARD STUDIES SHALL BE COMPLETED AT THAT TIME TO EVALUATE SITE-SPECIFIC CONDITIONS AND IDENTIFY ANY NECESSARY MITIGATION MEASURES.

### FEMA NOTE

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0753G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN)

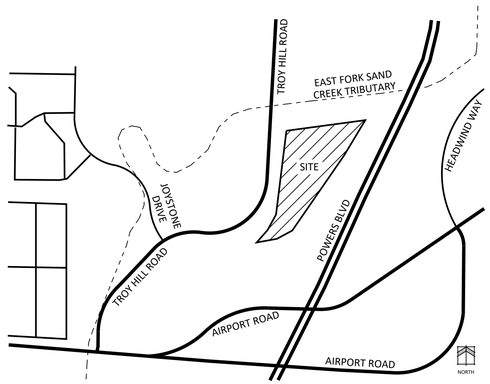
### AVIGATION NOTES

1. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
2. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT WILL BE RECORDED WITH THE SUBDIVISION PLAT. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND 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 OTHER EASEMENT OR INTERESTS OF RECORD AFFECTING ANY OF THE PLATTED PROPERTY DEPICTED HEREON SHALL NOT BE AFFECTED AND SHALL REMAIN IN FULL FORCE AND EFFECT.

### ADA DESIGN PROFESSIONAL STANDARDS STATEMENT

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA 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 REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIE WITH THE PROPERTY OWNER.

### KEY MAP




### LEGAL DESCRIPTION

PROPERTY DESCRIPTION: A tract of land being a portion of the Southeast Quarter of Section 13, Township 14 South, Range 66 West of the 6th P.M., situate in the City of Colorado Springs, El Paso County, Colorado, described as follows:

Beginning at the most Northerly corner of that tract described by document (Reception No. 210026728, El Paso County, Colorado records) (all bearings in this description are relative to the Northwesterly line of said tract, which bears S79°43'34"W "assumed"); thence S79°43'34"W along said tract's Northwesterly line, 150.79 feet to a point on the Southeasterly right-of-way line of Troy Hill Road (r.o.w. width varies) as described by document (Book 6266, Page 904, said El Paso County records) (the following three courses are along said Troy Hill Road's Southeasterly right-of-way line); 1) N41°21'14"E, 121.49 feet; 2) N28°32'17"E, 130.03 feet; 3) N07°02'39"E, 620.00 feet to a point on the Southerly line of the Sand Creek Center Tributary Channel described by document (Book 6266, Page 919, said records); thence N82°19'35"E along said Channel's Southerly line, 584.53 feet to a point on the Northwesterly right-of-way line of S. Powers Boulevard (r.o.w. width varies) as described by document (Reception No. 209027408, said records) (the following three (3) courses are along said S. Powers Boulevard's Northwesterly right-of-way line); 1) S30°58'41"W, 303.33 feet; 2) S34°36'13"W, 669.34 feet; 3) S61°41'47"W, 128.46 feet to the Point of Beginning and the terminus point of this description;

Containing 6.505 acres (283,355 square feet) of land, more or less.

### PROJECT TEAM

| | | | |
|---|---|---|---|
| OWNER/DEVELOPER: | POWERS & AIRPORT LLC<br>2600 N ASHTON BLVD STE 200<br>LEHI, UT 84043 | APPLICANT: | N.E.S. INC.<br>619 N. CASCADE AVE., SUITE 200<br>COLORADO SPRINGS, CO 80903 |
| SURVEYOR: | LDC, INC.<br>3898 MAIZELAND ROAD<br>COLORADO SPRINGS, CO 80909 | CIVIL: | JPS ENGINEERING<br>19 WILLIAMETTE AVE. COLORADO SPRINGS, CO 80903 |

### SITE DATA

| | |
|---|---|
| TAX SCHEDULE NUMBER : | 6413000123 |
| TOTAL AREA: | 6.505 AC |
| DISTRICT AREA: | N/A |
| CURRENT ZONE: | MX-M, SS-O, RPZ, APZ1, AP-O |
| PROPOSED ZONE: | LI, SS-O, RPZ, APZ1, AP-O |
| PROPOSED USE: | LIGHT INDUSTRIAL* |
| MAX. BUILDING HEIGHT | 60' |

*THE LIGHT INDUSTRIAL LAND USE IS A CONDITIONAL USE IN THE STREAMSIDE OVERLAY, A FUTURE CONDITIONAL USE REQUEST WILL BE REQUIRED TO ESTABLISH THE USE WITHIN THE STREAMSIDE OVERLAY. THE CONDITIONAL USE WILL BE REVIEWED BASED ON THE DEFINITION OF THE LIGHT INDUSTRY LAND USE IN THE UDC AT TIME OF APPROVAL (ORD. 23-03).

### SHEET INDEX


| NUMBER | DESCRIPTION |
|---|---|
| 1 | COVER |
| 2 | LAND USE PLAN |
| 3 | LAND SUITABILITY ANALYSIS |



NES
N.E.S. Inc.
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www.nescolorado.com

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PLANNING / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

WESTGATE INDUSTRIAL

LAND USE PLAN

PROJECT INFO
DATE: 11-17-26
PROJECT MGR: AB
PREPARED BY: AR

STAMP

ISSUE INFO
LAND USE PLAN

| DATE: | BY: | DESCRIPTION: |
|---|---|---|

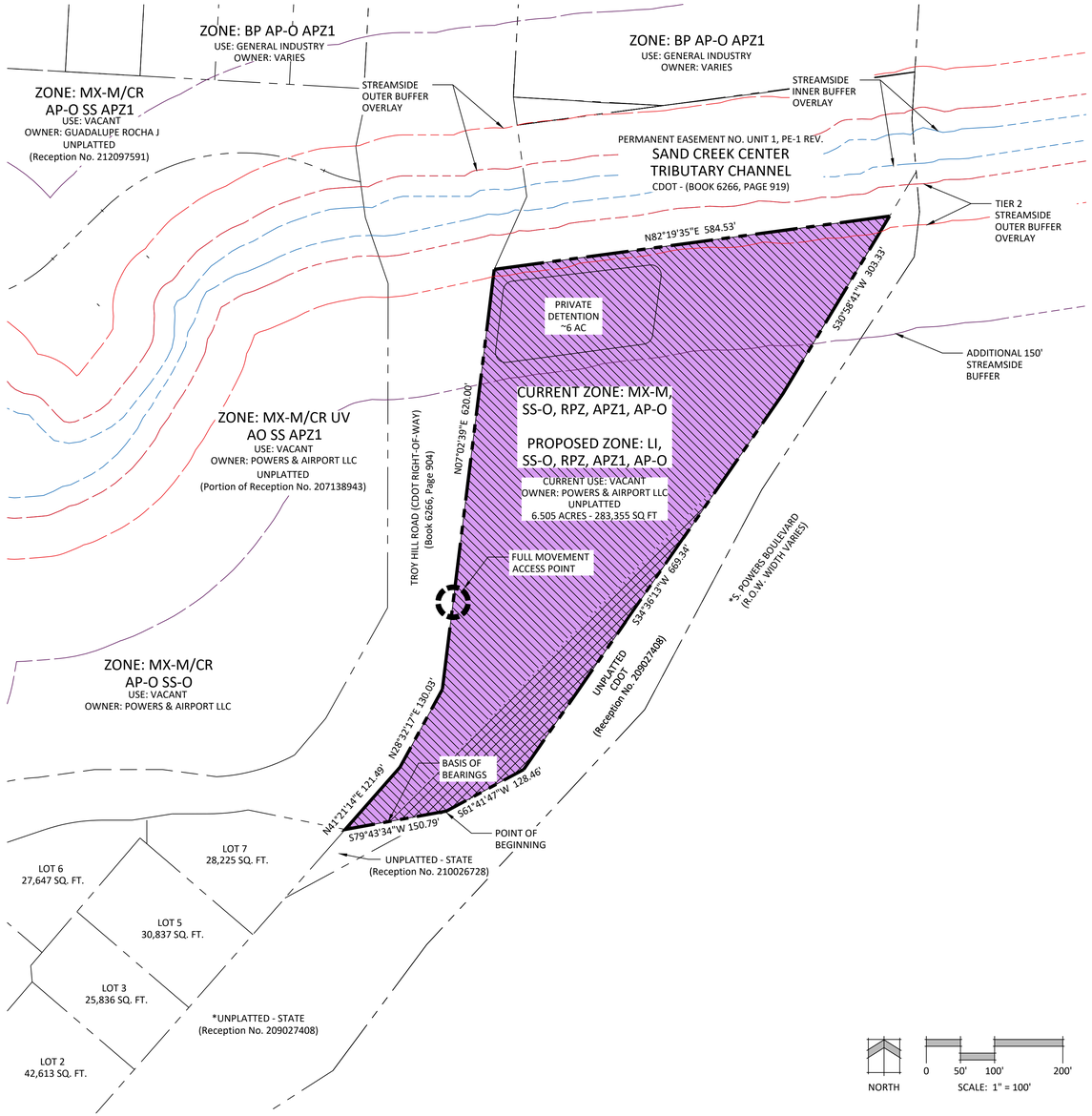
ISSUE / REVISION

SHEET DESCRIPTION
**COVER**

SHEET NUMBER/TITLE
1
1 OF 3

PLAN FILE #

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NORTH

0 50' 100' 200'

SCALE: 1" = 100'

LINE TYPE LEGEND

- SUBJECT PROPERTY
- ADJACENT PROPERTY
- STREAMSIDE BUFFERS
- LIGHT INDUSTRIAL USE
- APZ1 OVERLAY
- RPZ OVERLAY


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ISSUE / REVISION

SHEET DESCRIPTION

**LAND USE PLAN**

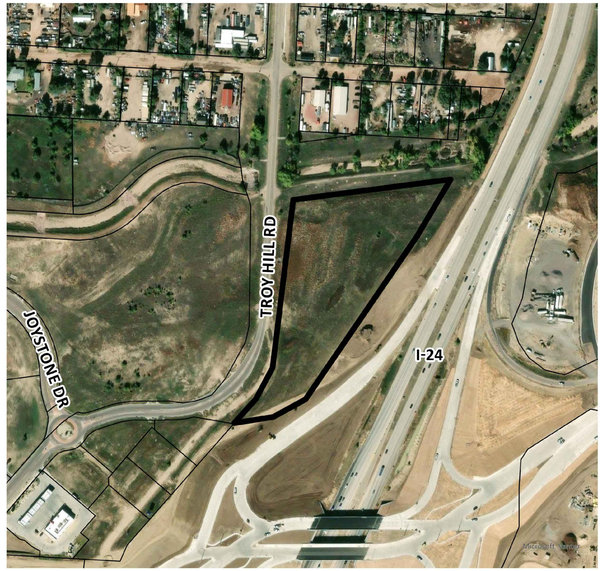
SHEET NUMBER/TITLE

2

2 OF 3

PLAN FILE #

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**COMPOSITE**

- BOUNDARY
- Parcels
- AREA OF CONSTRAINT (NONE)



**LANDCOVER**

- Woodland
- Wetlands



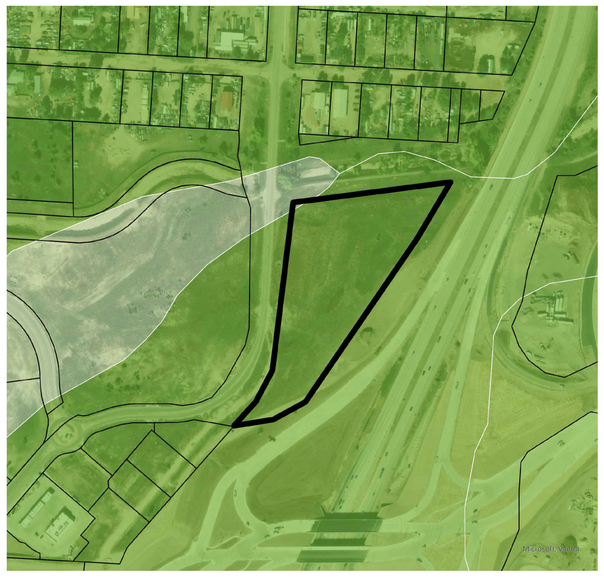
**STREAMSIDE BUFFER OVERLAY**

- Outer
- Inner




**SLOPE ANALYSIS**

- ≤10 %
- ≤15 %
- ≤20 %
- ≥25 %



**SOILS**

- CLAY LOAM
- PRAIRIEE LOAM



**FEMA FLOOD HAZARD AREAS**

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Special Floodway

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**LAND SUITABILITY ANALYSIS**

SHEET NUMBER/TITLE

3

3 OF 3

PLAN FILE #

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