

ENGINEER:
 OLSSON ASSOCIATES
 1880 FALL RIVER DRIVE, SUITE 200
 LOVELAND, CO 80538
 CONTACT: JOSH ERRAMOUSPE
 PH: (970)461.7733
 E: JERRAMOUSPE@OLSSONASSOCIATES.COM

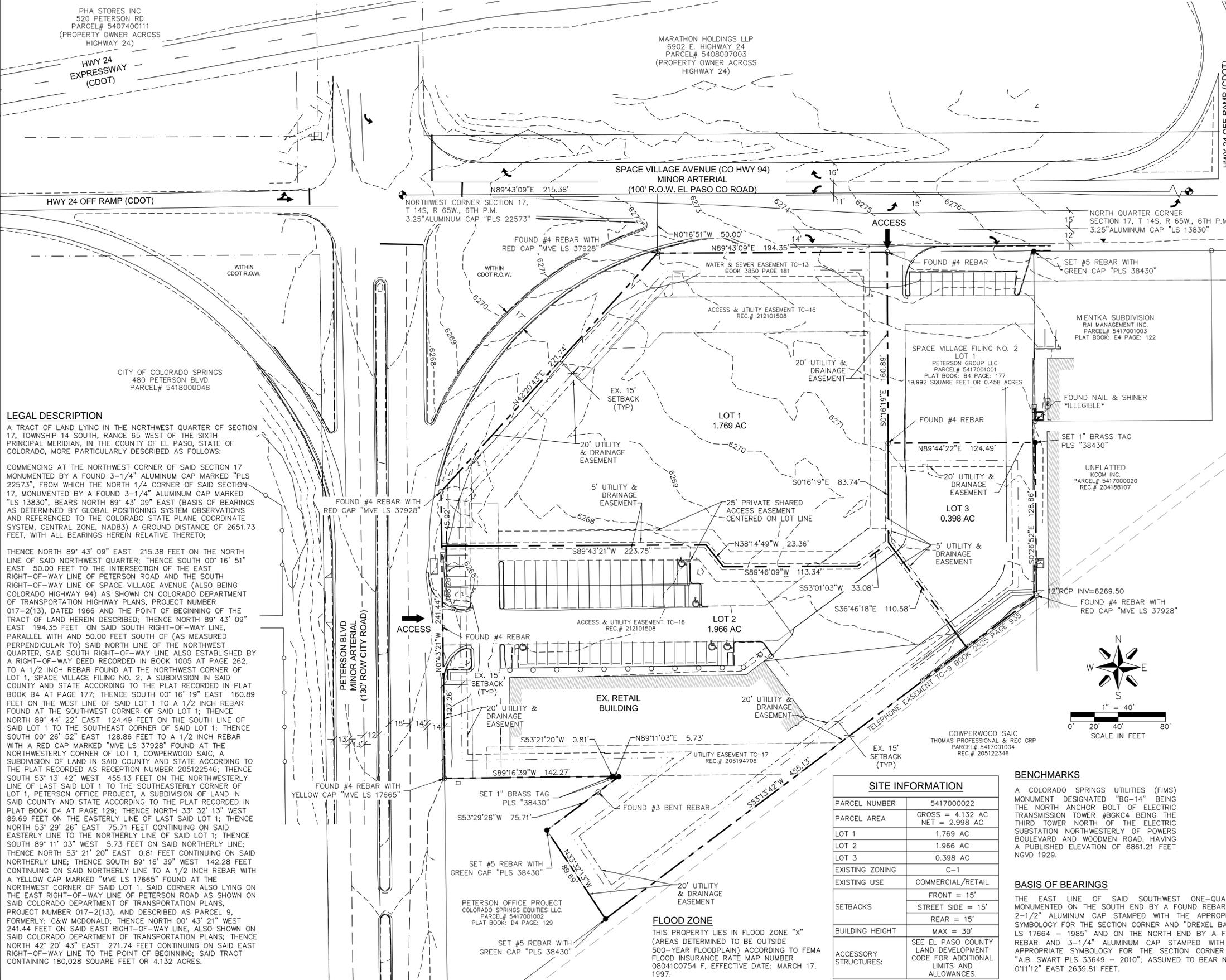
OWNER/SUBDIVIDER:
 SPACE VILLAGE RETAIL LLC
 90 SOUTH CASCADE AVE, SUITE 1500
 COLORADO SPRINGS, CO 80903
 CONTACT: DANNY MIENKA
 PH: (719)448.4034
 E: DANNY@THEEQUITYGROUP.NET

SPACE VILLAGE FILING No. 3 PRELIMINARY PLAN

A COMMERCIAL SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH,
 RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

GENERAL NOTES

- ALL (FUTURE) STRUCTURAL FOUNDATIONS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF COLORADO. FOUNDATION DESIGN SHALL ADHERE TO THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT PREPARED BY OLSSON ASSOCIATES (PROJECT 017-1754, DATED 9/13/2017).
- ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM THESE MANUALS MUST BE REQUESTED AND APPROVED IN WRITING PRIOR TO CONSTRUCTION.
- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN CONJUNCTION WITH THE PRELIMINARY PLAN OR FINAL PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY DEVELOPMENT SERVICES DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOTECHNICAL REPORT; FIRE PROTECTION REPORT AND NATURAL FEATURES REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH ALL EL PASO COUNTY AND UNITED STATES POSTAL SERVICE REGULATIONS.
- DEVELOPER HAS DELEGATED THE RESPONSIBILITY FOR DETENTION POND/WATER QUALITY BMP FINAL DESIGN AND CONSTRUCTION TO THE INDIVIDUAL LOT PURCHASER, AS DESCRIBED IN THE APPROVED PRELIMINARY/FINAL DRAINAGE REPORT FOR THIS SUBDIVISION. FINAL DESIGN, CONSTRUCTION DRAWINGS AND DRAINAGE REPORT UPDATES FOR THE DETENTION POND/WATER QUALITY BMP(S) SERVING EACH LOT SHALL BE PROVIDED WITH SITE DEVELOPMENT PLAN SUBMITTAL FOR EITHER LOT 1 OR LOT 3, WHICHEVER DEVELOPS FIRST. THE DETENTION POND/WATER QUALITY BMP(S) SHALL BE CONSTRUCTED AND COMPLETED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS. THE PETERSON GATEWAY METROPOLITAN DISTRICT SHALL ENTER INTO A PRIVATE DETENTION BASIN / STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT ("AGREEMENT") PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE SUBJECT LOTS.
- THE SUBDIVIDER(S) AGREE ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNS THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE COUNTYWIDE TRANSPORTATION IMPROVEMENT FEE RESOLUTION (RESOLUTION 16-454), AS AMENDED, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- NO BUILDING PERMITS SHALL BE ISSUED FOR ANY INDIVIDUAL LOT WITHIN THE SUBDIVISION UNLESS AND UNTIL THE REQUIRED PUBLIC IMPROVEMENTS TRIGGERED BY THE DEVELOPMENT OF THAT LOT HAVE BEEN CONSTRUCTED AND COMPLETED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS. PRELIMINARY ACCEPTANCE OF SAID PUBLIC IMPROVEMENTS HAS BEEN RECEIVED FROM EL PASO COUNTY, AND DEFECT WARRANTY COLLATERAL HAS BEEN POSTED WITH THE COUNTY. IN THE ALTERNATIVE, THE OWNER OF A PARTICULAR LOT MAY ENTER INTO A DEVELOPMENT AGREEMENT, IN ASSOCIATION WITH THE REQUIRED SITE DEVELOPMENT PLAN, WITH EL PASO COUNTY WHICH WILL ALLOW FOR THE ISSUANCE OF A BUILDING PERMIT UPON THE PROVISION OF PUBLIC IMPROVEMENT CONSTRUCTION COLLATERAL.
- UNLESS OTHERWISE INDICATED, SIDE, FRONT, AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT (FIVE FOOT FOR BELOW 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES SHALL HAVE A 20 FOOT (SEVEN FOOT FOR BELOW 2.5 ACRES) PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- IN THE INSTANCE THAT LOT 3 DEVELOPS PRIOR TO LOT 1, THE OWNER OF LOT 3 SHALL BE GRANTED LEGAL ACCESS TO CONSTRUCT ALL NECESSARY DRAINAGE IMPROVEMENTS (I.E. A DETENTION POND AND ASSOCIATED PIPING) ON LOT 1. IN ADDITION, AN EASEMENT SHALL BE GRANTED AROUND THE CONSTRUCTED POND FOR THE BENEFIT OF LOTS 1 AND 3 AND THE PETERSON GATEWAY METROPOLITAN DISTRICT.



LEGAL DESCRIPTION
 A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17 MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP MARKED "PLS 22573", FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION 17, MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP MARKED "LS 13830", BEARS NORTH 89° 43' 09" EAST (BASIS OF BEARINGS AS DETERMINED BY GLOBAL POSITIONING SYSTEM OBSERVATIONS AND REFERENCED TO THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83) A GROUND DISTANCE OF 2651.73 FEET, WITH ALL BEARINGS HEREIN RELATIVE THERETO;

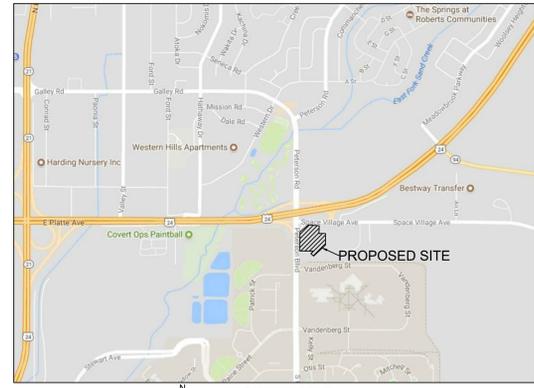
THENCE NORTH 89° 43' 09" EAST 215.38 FEET ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00° 16' 51" EAST 50.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF PETERSON ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF SPACE VILLAGE AVENUE (ALSO BEING COLORADO HIGHWAY 94) AS SHOWN ON COLORADO DEPARTMENT OF TRANSPORTATION HIGHWAY PLANS, PROJECT NUMBER 017-2(13), DATED 1966 AND THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE NORTH 89° 43' 09" EAST 194.35 FEET ON SAID SOUTH RIGHT-OF-WAY LINE, PARALLEL WITH AND 50.00 FEET SOUTH OF (AS MEASURED PERPENDICULAR TO) SAID NORTH LINE OF THE NORTHWEST QUARTER, SAID SOUTH RIGHT-OF-WAY LINE ALSO ESTABLISHED BY A RIGHT-OF-WAY DEED RECORDED IN BOOK 1005 AT PAGE 262, TO A 1/2 INCH REBAR FOUND AT THE NORTHWEST CORNER OF LOT 1, SPACE VILLAGE FILING NO. 2, A SUBDIVISION IN SAID COUNTY AND STATE ACCORDING TO THE PLAT RECORDED IN PLAT BOOK B4 AT PAGE 177; THENCE SOUTH 00° 16' 19" EAST 160.89 FEET ON THE WEST LINE OF SAID LOT 1 TO A 1/2 INCH REBAR FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89° 44' 22" EAST 124.49 FEET ON THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00° 26' 52" EAST 128.86 FEET TO A 1/2 INCH REBAR WITH A RED CAP MARKED "MVE LS 37928" FOUND AT THE NORTHWESTERLY CORNER OF LOT 1, COWPERWOOD SAIC, A SUBDIVISION OF LAND IN SAID COUNTY AND STATE ACCORDING TO THE PLAT RECORDED AS RECEPTION NUMBER 205122546; THENCE SOUTH 53° 13' 42" WEST 455.13 FEET ON THE NORTHWESTERLY LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF LOT 1, PETERSON OFFICE PROJECT, A SUBDIVISION OF LAND IN SAID COUNTY AND STATE ACCORDING TO THE PLAT RECORDED IN PLAT BOOK D4 AT PAGE 129; THENCE NORTH 33° 32' 13" WEST 89.69 FEET ON THE EASTERLY LINE OF SAID LOT 1; THENCE NORTH 53° 29' 26" EAST 75.71 FEET CONTINUING ON SAID EASTERLY LINE TO THE NORTHERLY LINE OF SAID LOT 1; THENCE SOUTH 89° 11' 03" WEST 5.73 FEET ON SAID NORTHERLY LINE; THENCE NORTH 53° 21' 20" EAST 0.81 FEET CONTINUING ON SAID NORTHERLY LINE; THENCE SOUTH 89° 16' 39" WEST 142.28 FEET CONTINUING ON SAID NORTHERLY LINE TO A 1/2 INCH REBAR WITH A YELLOW CAP MARKED "MVE LS 17665" FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, SAID CORNER ALSO LYING ON THE EAST RIGHT-OF-WAY LINE OF PETERSON ROAD AS SHOWN ON SAID COLORADO DEPARTMENT OF TRANSPORTATION PLANS, PROJECT NUMBER 017-2(13), AND DESCRIBED AS PARCEL 9, FORMERLY: C&W MCDONALD; THENCE NORTH 00° 43' 21" WEST 241.44 FEET ON SAID EAST RIGHT-OF-WAY LINE, ALSO SHOWN ON SAID COLORADO DEPARTMENT OF TRANSPORTATION PLANS; THENCE NORTH 42° 20' 43" EAST 271.74 FEET CONTINUING ON SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 180,028 SQUARE FEET OR 4.132 ACRES.

SITE INFORMATION

PARCEL NUMBER	5417000022
PARCEL AREA	GROSS = 4.132 AC NET = 2.998 AC
LOT 1	1.769 AC
LOT 2	1.966 AC
LOT 3	0.398 AC
EXISTING ZONING	C-1
EXISTING USE	COMMERCIAL/RETAIL
SETBACKS	FRONT = 15' STREET SIDE = 15' REAR = 15'
BUILDING HEIGHT	MAX = 30'
ACCESSORY STRUCTURES:	SEE EL PASO COUNTY LAND DEVELOPMENT CODE FOR ADDITIONAL LIMITS AND ALLOWANCES.

BENCHMARKS
 A COLORADO SPRINGS UTILITIES (FIMS) MONUMENT DESIGNATED "BG-14" BEING THE NORTH ANCHOR BOLT OF ELECTRIC TRANSMISSION TOWER #BGK4 BEING THE THIRD TOWER NORTH OF THE ELECTRIC SUBSTATION NORTHWESTERLY OF POWERS BOULEVARD AND WOODMEN ROAD, HAVING A PUBLISHED ELEVATION OF 6861.21 FEET NGVD 1929.

BASIS OF BEARINGS
 THE EAST LINE OF SAID SOUTHWEST ONE-QUARTER; MONUMENTED ON THE SOUTH END BY A FOUND REBAR AND 2-1/2" ALUMINUM CAP STAMPED WITH THE APPROPRIATE SYMBOLOLOGY FOR THE SECTION CORNER AND "DREXEL BARREL LS 17664 - 1985" AND ON THE NORTH END BY A FOUND REBAR AND 3-1/4" ALUMINUM CAP STAMPED WITH THE APPROPRIATE SYMBOLOLOGY FOR THE SECTION CORNER AND "A.B. SWART PLS 33649 - 2010"; ASSUMED TO BEAR NORTH 01°11'2" EAST 2639.81 FEET.



OLSSON ASSOCIATES
 PRELIMINARY NOT FOR CONSTRUCTION

SPACE VILLAGE FILING No. 3
 PETERSON BOULEVARD & SPACE VILLAGE AVENUE
 PRELIMINARY PLAN

REVISION DESCRIPTION	
DATE	
DATE	10/02/2018
SHEET NUMBER	1 OF 1
	SP-17-009

USER: jerramouspe
 DWG: F:\2017\1501-2000\017-1754\40-Design\AutoCAD\Preliminary\Plans\GNV\OR-SET\VC_PREL-PLAN_71754.dwg
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