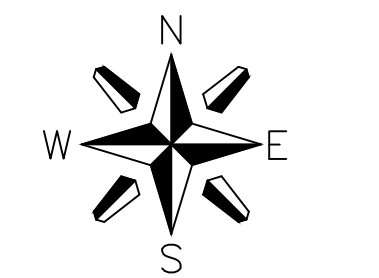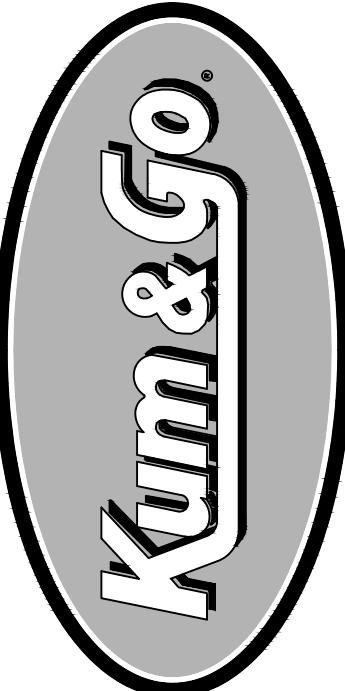# SPACE VILLAGE FILING No. 3
PRELIMINARY PLAN
A COMMERCIAL SUBDIVISION LOCATED IN SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

1" = 40'
0 20' 40' 80'
SCALE IN FEET

Review comments (blue/green callouts):
- Label the street name and identify as CDOT
- Show the existing and proposed line work in greater detail and include dimension labels identifying lane widths.
- Per the Traffic Study the (2) 50' left turn lane should be located to the east at the US-24 access and a proposed westbound left-turn into the north drive was recommended. Adjust the linework accordingly.
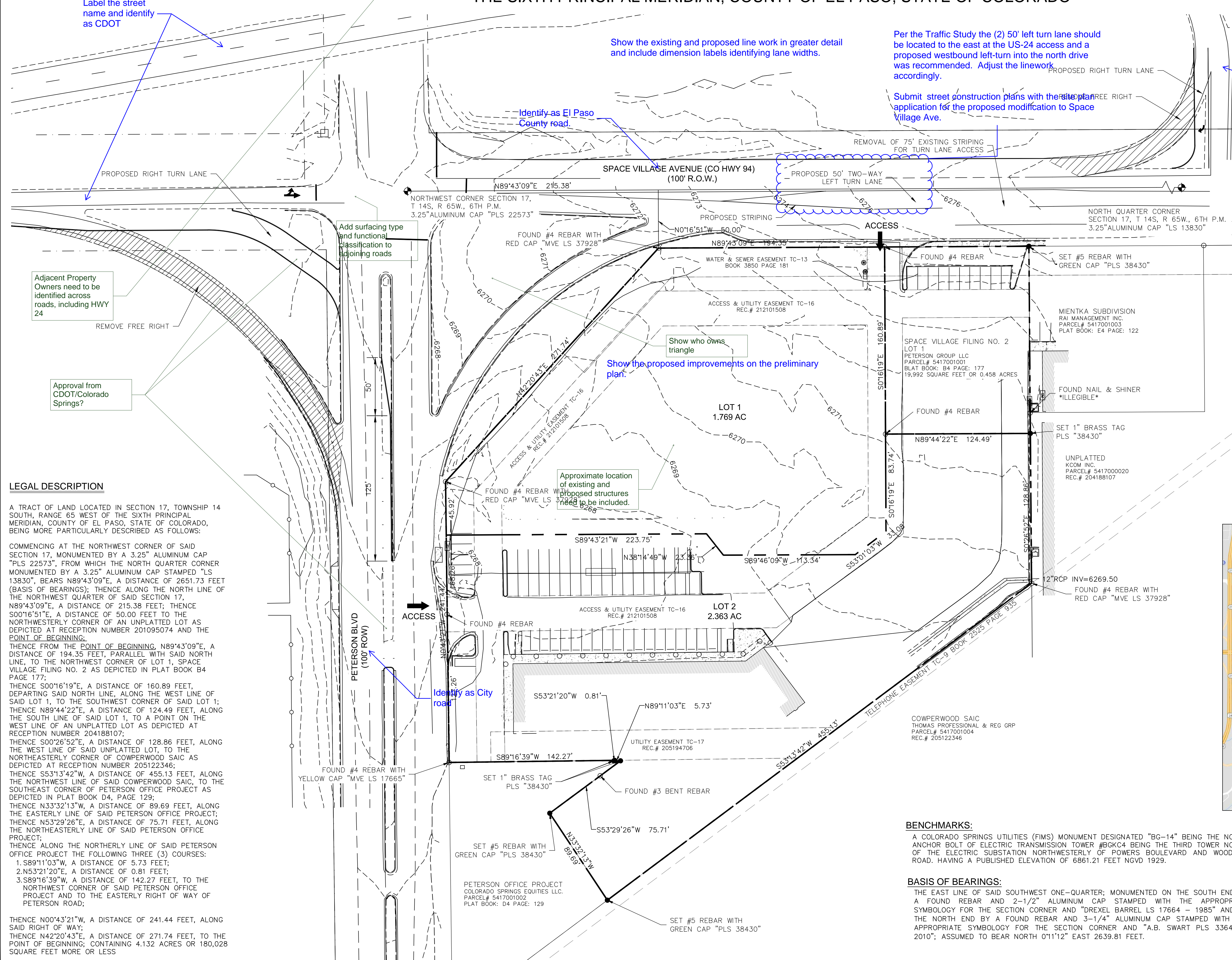- Label the street and identify as CDOT
- Submit street construction plans with the site plan application for the proposed modification to Space Village Ave.
- Proposed improvements to City or County streets must be approved by these jurisdictions.
- Identify as El Paso County road.
- Add surfacing type and functional classification to adjoining roads
- Adjacent Property Owners need to be identified across roads, including HWY 24
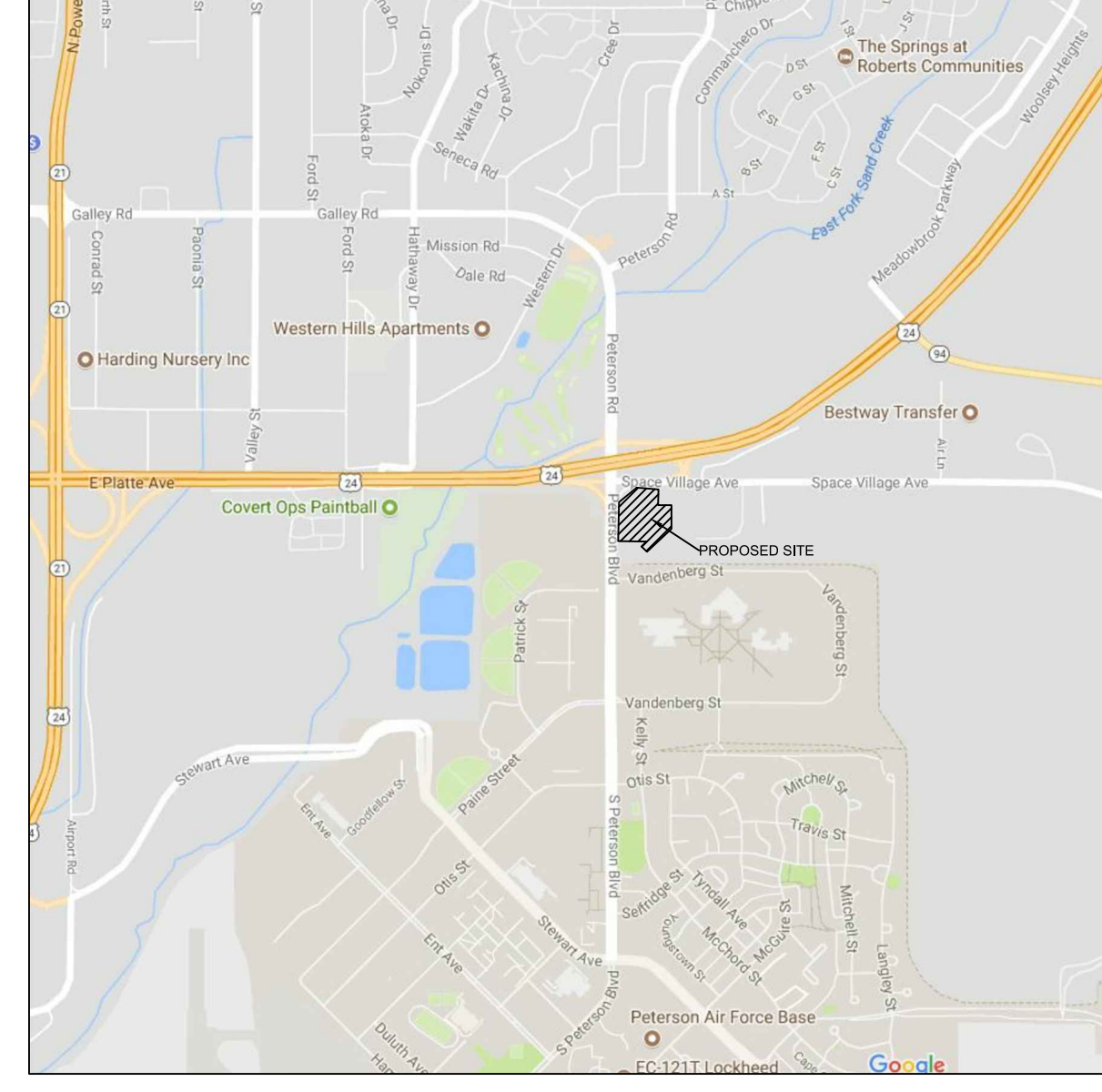- Approval from CDOT/Colorado Springs?
- Show who owns triangle
- Show the proposed improvements on the preliminary plan.
- Approximate location of existing and proposed structures need to be included.
- Identify as City road

Plan labels:
- PROPOSED RIGHT TURN LANE
- REMOVE FREE RIGHT
- SPACE VILLAGE AVENUE (CO HWY 94) (100' R.O.W.)
- REMOVAL OF 75' EXISTING STRIPING FOR TURN LANE ACCESS
- PROPOSED 50' TWO-WAY LEFT TURN LANE
- PROPOSED STRIPING
- PROPOSED RIGHT TURN LANE
- REMOVE FREE RIGHT
- NORTHWEST CORNER SECTION 17, T 14S, R 65W, 6TH P.M. 3.25" ALUMINUM CAP "PLS 22573"
- NORTH QUARTER CORNER SECTION 17, T 14S, R 65W, 6TH P.M. 3.25" ALUMINUM CAP "LS 13830"
- N89°43'09"E 215.38'
- N016°51"W 50.00
- N89°43'09"E 194.35'
- FOUND #4 REBAR WITH RED CAP "MVE LS 37928"
- FOUND #4 REBAR
- SET #5 REBAR WITH GREEN CAP "PLS 38430"
- WATER & SEWER EASEMENT TC-13 BOOK 3850 PAGE 181
- ACCESS
- ACCESS & UTILITY EASEMENT TC-16 REC.# 212101508
- MIENTKA SUBDIVISION RAI MANAGEMENT INC. PARCEL# 5417001003 PLAT BOOK: E4 PAGE: 122
- SPACE VILLAGE FILING No. 2 LOT 1 PETERSON GROUP LLC PARCEL# 5417001001 PLAT BOOK: B4 PAGE: 177 19,992 SQUARE FEET or 0.458 ACRES
- FOUND NAIL & SHINER *ILLEGIBLE*
- UNPLATTED KCOM INC. PARCEL# 5417000020 REC.# 204188107
- LOT 1 1.769 AC
- FOUND #4 REBAR
- SET 1" BRASS TAG PLS "38430"
- N89°44'22"E 124.49'
- FOUND #4 REBAR RED CAP "MVE LS
- PETERSON BLVD (100' ROW)
- ACCESS
- FOUND #4 REBAR
- ACCESS & UTILITY EASEMENT TC-16 REC.# 212101508
- S89°43'21"W 223.75'
- N38°14'49"E 23.35'
- S89°46'09"W 113.34'
- LOT 2 2.363 AC
- 12"RCP INV=6269.50
- FOUND #4 REBAR WITH RED CAP "MVE LS 37928"
- S53°21'20"W 0.81'
- N89°11'03"E 5.73'
- S53°29'26"W 75.71'
- S89°16'39"W 142.27'
- UTILITY EASEMENT TC-17 REC.# 205194706
- COWPERWOOD SAIC THOMAS PROFESSIONAL & REG GRP PARCEL# 5417001004 REC.# 205122346
- FOUND #4 REBAR WITH YELLOW CAP "MVE LS 17665"
- SET 1" BRASS TAG PLS "38430"
- FOUND #3 BENT REBAR
- SET #5 REBAR WITH GREEN CAP "PLS 38430"
- PETERSON OFFICE PROJECT COLORADO SPRINGS EQUITIES LLC. PARCEL# 5417001002 PLAT BOOK: D4 PAGE: 129
- SET #5 REBAR WITH GREEN CAP "PLS 38430"
- TELEPHONE EASEMENT TC-9 BOOK 2525 PAGE 935

LEGAL DESCRIPTION

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

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17, MONUMENTED BY A 3.25" ALUMINUM CAP "PLS 22573", FROM WHICH THE NORTH QUARTER CORNER MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "LS 13830", BEARS N89°43'09"E, A DISTANCE OF 2651.73 FEET (BASIS OF BEARINGS); THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, N89°43'09"E, A DISTANCE OF 215.38 FEET; THENCE S00°16'51"E, A DISTANCE OF 50.00 FEET TO THE NORTHWESTERLY CORNER OF AN UNPLATTED LOT AS DEPICTED AT RECEPTION NUMBER 201095074 AND THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, N89°43'09"E, A DISTANCE OF 194.35 FEET, PARALLEL WITH SAID NORTH LINE, TO THE NORTHWEST CORNER OF LOT 1, SPACE VILLAGE FILING No. 2 AS DEPICTED IN PLAT BOOK B4 PAGE 177;

THENCE S00°16'19"E, A DISTANCE OF 160.89 FEET, DEPARTING SAID NORTH LINE, ALONG THE WEST LINE OF SAID LOT 1, TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE N89°44'22"E, A DISTANCE OF 124.49 FEET, ALONG THE SOUTH LINE OF SAID LOT 1, TO A POINT ON THE WEST LINE OF AN UNPLATTED LOT AS DEPICTED AT RECEPTION NUMBER 204188107;

THENCE S00°26'52"E, A DISTANCE OF 128.86 FEET, ALONG THE WEST LINE OF SAID UNPLATTED LOT, TO THE NORTHEASTERLY CORNER OF COWPERWOOD SAIC AS DEPICTED AT RECEPTION NUMBER 205122346;

THENCE S53°13'42"W, A DISTANCE OF 455.13 FEET, ALONG THE NORTHWEST LINE OF SAID COWPERWOOD SAIC, TO THE SOUTHEAST CORNER OF PETERSON OFFICE PROJECT AS DEPICTED IN PLAT BOOK D4, PAGE 129;

THENCE N33°32'13"W, A DISTANCE OF 89.69 FEET, ALONG THE EASTERLY LINE OF SAID PETERSON OFFICE PROJECT;

THENCE N53°29'26"E, A DISTANCE OF 75.71 FEET, ALONG THE NORTHEASTERLY LINE OF SAID PETERSON OFFICE PROJECT;

THENCE ALONG THE NORTHERLY LINE OF SAID PETERSON OFFICE PROJECT THE FOLLOWING THREE (3) COURSES:
1. S89°11'03"W, A DISTANCE OF 5.73 FEET;
2. N53°21'20"E, A DISTANCE OF 0.81 FEET;
3. S89°16'39"W, A DISTANCE OF 142.27 FEET, TO THE NORTHWEST CORNER OF SAID PETERSON OFFICE PROJECT AND TO THE EASTERLY RIGHT OF WAY OF PETERSON ROAD;

THENCE N00°43'21"W, A DISTANCE OF 241.44 FEET, ALONG SAID RIGHT OF WAY;

THENCE N42°20'43"E, A DISTANCE OF 271.74 FEET, TO THE POINT OF BEGINNING; CONTAINING 4.132 ACRES OR 180,028 SQUARE FEET MORE OR LESS

BENCHMARKS:

A COLORADO SPRINGS UTILITIES (FIMS) MONUMENT DESIGNATED "BG-14" BEING THE NORTH ANCHOR BOLT OF ELECTRIC TRANSMISSION TOWER #BGKC4 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 SYMBOLOGY 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 WITH THE APPROPRIATE SYMBOLOGY FOR THE SECTION CORNER AND "A.B. SWART PLS 33649 – 2010"; ASSUMED TO BEAR NORTH 0°11'12" EAST 2639.81 FEET.

THE FOLLOWING DOCUMENTS/REPORTS ARE ON FILE:
1. GEOTECHNICAL REPORT PREPARED BY OLSSON ASSOCIATES.
2. FINAL DRAINAGE REPORT PREPARED BY OLSSON ASSOCIATES.
3. TRAFFIC IMPACT STUDY PREPARED BY OLSSON ASSOCIATES.
4. PRELIMINARY GRADING AND EROSION CONTROL PLAN PREPARED BY OLSSON ASSOCIATES.

SITE INFORMATION

PARCEL NUMBER	5417000022
PARCEL AREA	4.132 AC
LOT 1	1.769 AC
LOT 2	2.363 AC
EXISTING ZONING	C-1
EXISTING USE	COMMERCIAL/RETAIL

VICINITY MAP
NOT TO SCALE

NOTE:
THIS DOCUMENT HAS BEEN RELEASED BY OLSSON ASSOCIATES FOR REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONALS, AND IS SUBJECT TO CHANGE. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.

811
Know what's below.
Call before you dig.
CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING, GRADING OR EXCAVATING FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

PRELIMINARY NOT FOR CONSTRUCTION

Kum & Go

#0692 - EL PASO COUNTY, CO
6809 SPACE VILLAGE AVENUE
PRELIMINARY PLAN

KG PROJECT TEAM:
RDR: JXH
SDM: RJH
CPM: TLK

REVISIONS
REVISION DESCRIPTION
DATE

DATE: 09/08/2017
SHEET NUMBER: 1 OF 1

Markup Summary

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Checkmark: Unchecked
Author: dsdlaforce
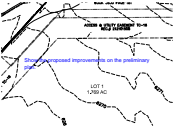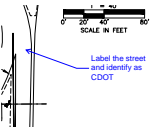**Date:** 10/26/2017 8:25:52 AM
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Proposed improvements to City or County streets must be approved by these jurisdictions.

Subject: Text Box
Page Label: [1] BOUNDARY
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Checkmark: Unchecked
Author: dsdlaforce
Date: 10/26/2017 8:26:00 AM
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Show the proposed improvements on the preliminary plan.
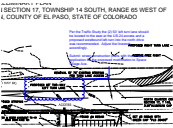
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Per the Traffic Study the (2) 50' left turn lane should be located to the east at the US-24 access and a proposed westbound left-turn into the north drive was recommended. Adjust the linework accordingly.

Submit street construction plans with the site plan application for the proposed modification to Space Village Ave.
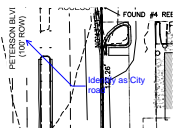

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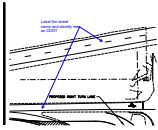
Identify as El Paso County road.

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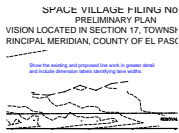**Color:** ■

Label the street and identify as CDOT

Subject: Callout
Page Label: [1] BOUNDARY
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Checkmark: Unchecked
Author: dsdlaforce
Date: 10/26/2017 8:25:49 AM
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Identify as City road

Subject: Callout
Page Label: [1] BOUNDARY
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Status:
Checkmark: Unchecked
Author: dsdlaforce
Date: 10/26/2017 8:25:52 AM
Color: ■

Label the street name and identify as CDOT

Subject: Text Box
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Checkmark: Unchecked
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Date: 10/26/2017 8:25:45 AM
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Show the existing and proposed line work in greater detail and include dimension labels identifying lane widths.

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dsdsevigny (5)
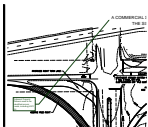
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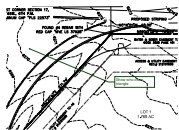Adjacent Property Owners need to be identified across roads, including HWY 24
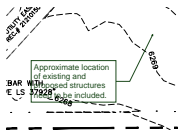
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Date: 10/26/2017 8:25:57 AM
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Approximate location of existing and proposed structures need to be included.
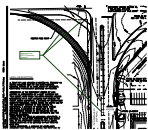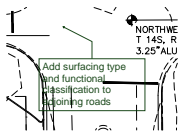

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Approval from CDOT/Colorado Springs?

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Checkmark: Unchecked
Author: dsdsevigny
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Show who owns triangle

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Page Label: [1] BOUNDARY
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Status:
Checkmark: Unchecked
Author: dsdsevigny
Date: 10/26/2017 8:25:56 AM
Color: ■

Add surfacing type and functional classification to adjoining roads