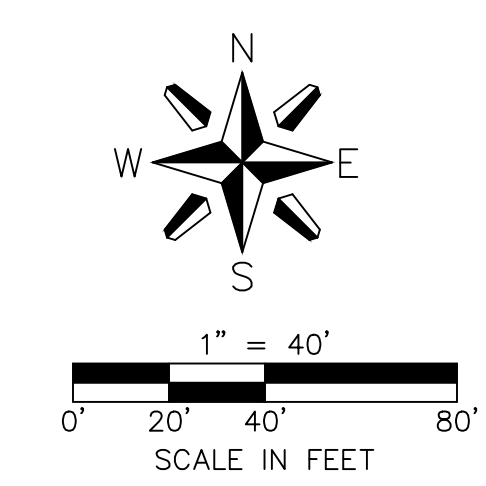


SPACE VILLAGE FILING No. 3 PRELIMINARY PLAN

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



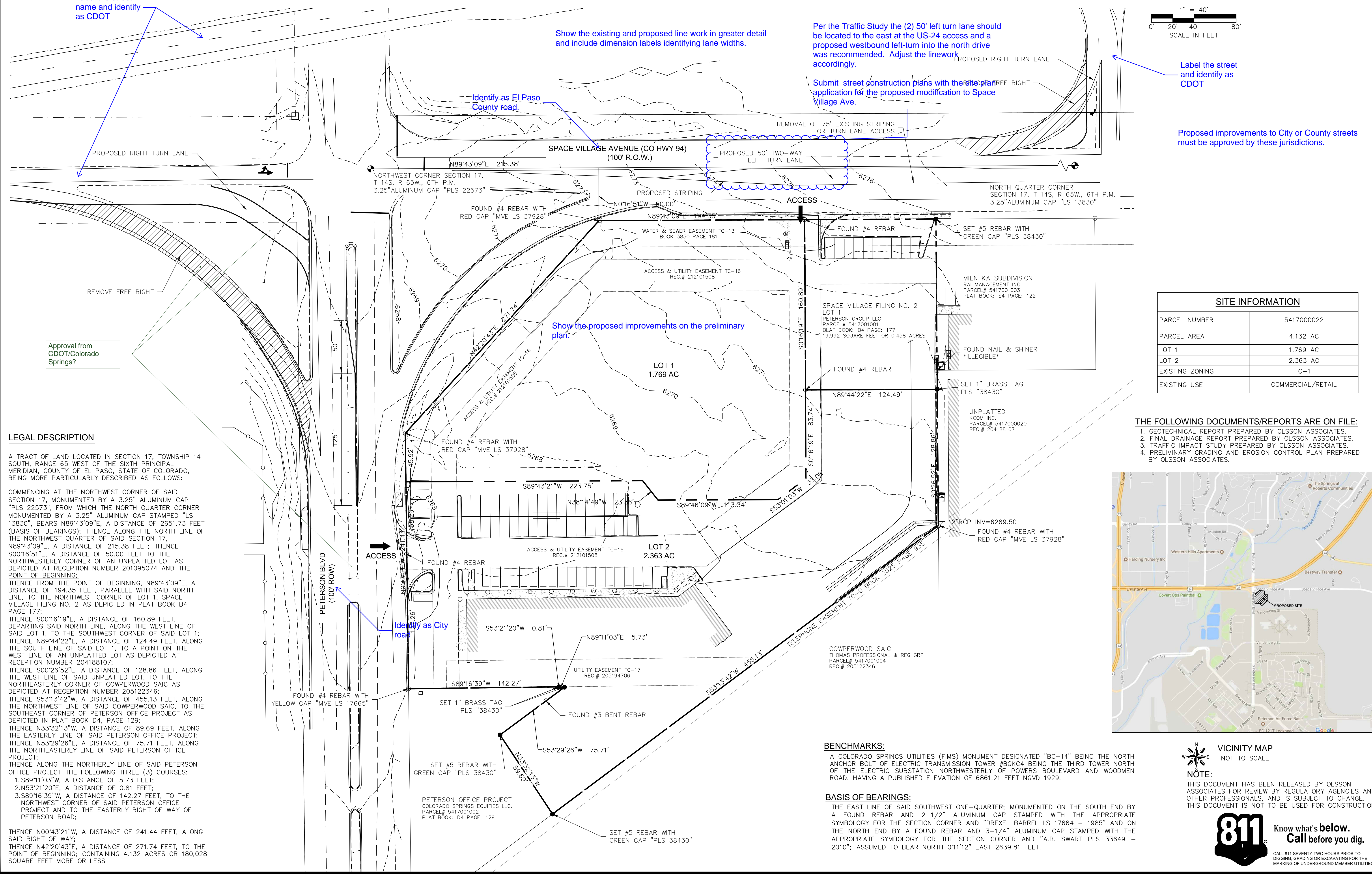
Label the street name and identify as CDOT

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

Proposed improvements to City or County streets must be approved by these jurisdictions.



Approval from CDOT/Colorado Springs?

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;

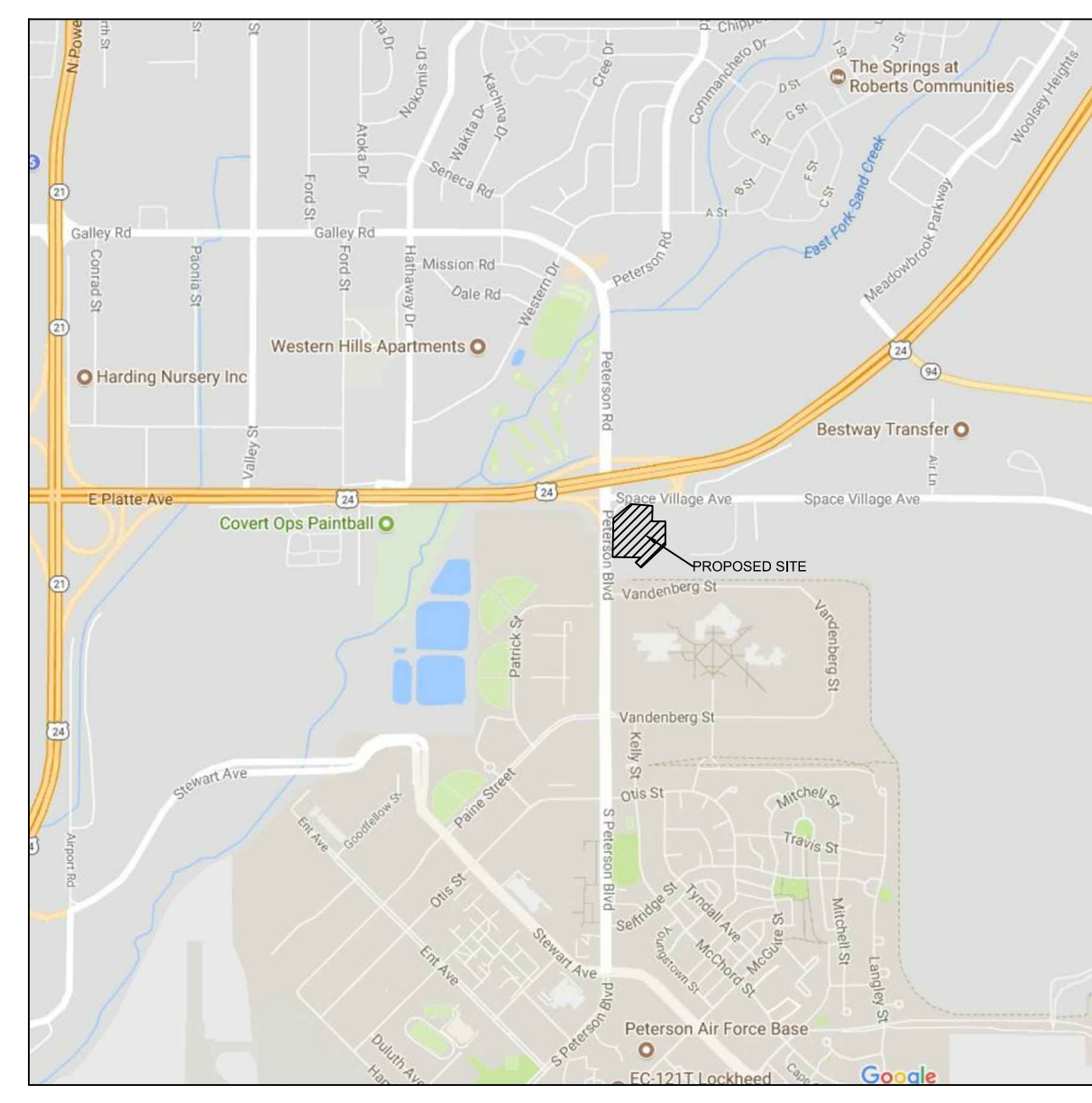
3. S89°16'39"W, A DISTANCE OF 142.27 FEET, TO THE NORTHWEST CORNER OF SAID PETERSON OFFICE PROJECT AND TO THE EASTERLY RIGHT OF WAY OF PETERSON ROAD;

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

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

- 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.



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 0°11'12" EAST 2639.81 FEET.

REVISION DESCRIPTION	DATE

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

Markup Summary

dsdlaforce (8)



Proposed improvements to City or County streets must be approved by these jurisdictions.

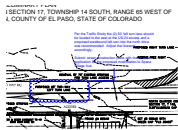
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Proposed improvements to City or County streets must be approved by these jurisdictions.



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Show the proposed improvements on the preliminary plan.



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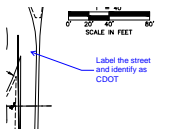
Per the Traffic Study the (2) 50' left turn lane should be located to the east at the US-24 access and a proposed westbound left-turn into the north drive was recommended. Adjust the linework accordingly.

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



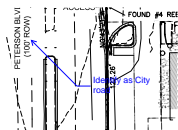
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Identify as El Paso County road.



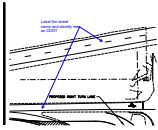
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Label the street and identify as CDOT



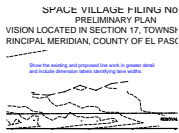
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Identify as City road



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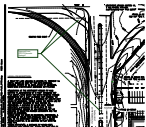
Label the street name and identify as CDOT



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Show the existing and proposed line work in greater detail and include dimension labels identifying lane widths.

dsdsevigny (1)



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Approval from CDOT/Colorado Springs?