

TABLE OF CONENT:

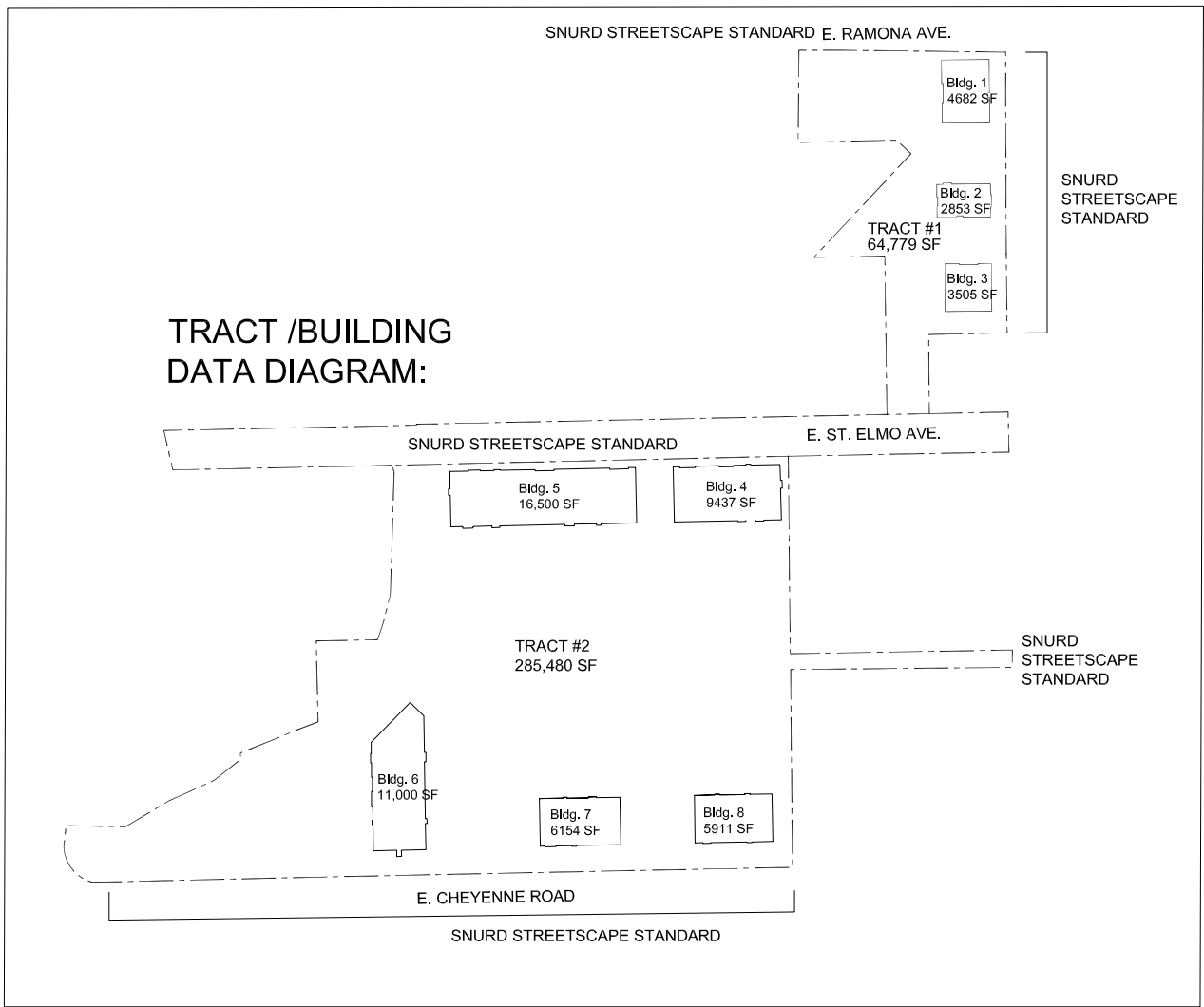
- 1 OF 5 CONCEPT PLAN
- 2 OF 5 CONCEPT PLAN LEGAL
- 3 OF 5 CONCEPT GRADING & DRAINAGE PLAN
- 4 OF 5 CONCEPT UTILITY PLAN
- 5 OF 5 STREET SECTIONS

BUILDING / TRACT SCHEDULE:

Bldg/LOT / TRACT	SQUARE FOOTAGE	PROPOSED USES
BLDG/LOT. 1	4,682 SF	COMMERCIAL
BLDG/LOT. 2	2,853 SF	COMMERCIAL
BLDG/LOT. 3	3,505 SF	COMMERCIAL
BLDG/LOT. 4	9,437 SF	COMMERCIAL
BLDG/LOT. 5	16,500 SF	COMMERCIAL
BLDG/LOT. 6	11,000 SF	COMMERCIAL
BLDG/LOT. 7	6,154 SF	COMMERCIAL
BLDG/LOT. 8	5,911 SF	COMMERCIAL
TRACT 1	64,779 SF	ACCESS DRIVES, PARKING, LANDSCAPING WATER QUALITY
TRACT 2	285,480 SF	ACCESS DRIVES, PARKING, OPEN SPACE, GREENWAY TRAIL, LANDSCAPING WATER QUALITY

*PRELIMINARY BUILDING AND LOT SQUARE FOOTAGES. FINAL SIZE TO BE DEFINED WITH DEVELOPMENT PLAN AND FINAL PLAT

TRACT /BUILDING DATA DIAGRAM:



COMMERCIAL SITE DATA:

MASTER PLAN	IVYWILD NEIGHBORHOOD MASTERPLAN
URBAN RENEWAL PLAN	SOUTH NEVADA AVE. AREA
TAX SCHEDULE NUMBER	6430213013, 6430213014, 6430213015, 6430213010, 6430212032, 6430212035, 6430212022, 6430212023, 6430212020, 6430212019, 6430212036, 6430212037, 6430212005, 6430212013, 6430212012, 6430212010, 6430212007, 6430212003, 6430212004, 6430212006, 6430212011, 6430213003, 6430213001, 6430213002, 6430209023, 6430209024, 6430211018, 6430211021
TOTAL CONCEPT PLAN AREA	10.63 AC
EXISTING ZONING	C5, C6SS, R5, R5 SS
PROPOSED ZONING	C5, C6SS
EXISTING LAND USE	OFFICES, RETAIL, RESTAURANT, SINGLE AND MULTI-FAMILY RESIDENTIAL
PROPOSED LAND USE	MIX RETAIL, RESTAURANT, COMMERCIAL, SERVICE, OFFICE, OR SIMILAR
MAXIMUM BUILDING HEIGHT	45'
BUILDING SETBACK:	
FRONT (SEE VARIANCE AA)	28' - 31' APPROX. (SNURD STD.) OR 20' (C5) * SEE VARIANCE AR NV 18-00525
SIDE	5' ADJACENT R5 ZONING
REAR (SEE VARIANCE BB)	20' *SEE VARIANCE AR NV 18-00525
LANDSCAPE SETBACK:	
E. RAMONA AVE. (NON ARTERIAL)	10'
S. NEVADA AVE. (PRINCIPAL ARTERIAL)	25'
E. CHEYENNE RD. (MINOR ARTERIAL)	20'
SIDE	0'
REAR	0'

Notes:

- When adjacent to a residential zone, the setback will be the same as the residential zone.
- Noted front setbacks apply only to property lines adjacent to public streets. Interior front setbacks for lots contained within unified retail or office developments shall be determined in conjunction with review of the development plan. *See variance AR NV 18-00525
- Noted side and rear setbacks apply only to the side and/or rear property lines on the periphery of the development. Side and rear setbacks for lots contained within a unified development shall be determined in conjunction with review of the development plan. *See variance AR NV 18-00525

PARKING CALCULATIONS (NORTH OF ST. ELMO AVE.)

SIZE - S.F. (ACRES)	USE	RATIO	PARKING REQ'D.	PARKING PROVIDED
463,043 S.F. (10.63 AC)	COMMERCIAL CENTER	1/300 11,040sf/300	35	7 COMPACT 70 STANDARD
	HANDICAPPED		2	3 STANDARD 3 VAN
			37	83

PARKING CALCULATIONS (SOUTH OF ST. ELMO AVE.)

SIZE - S.F. (ACRES)	USE	RATIO	PARKING REQ'D.	PARKING PROVIDED
463,043 S.F. (10.63 AC)	COMMERCIAL CENTER	1/300 51,686sf/300	166	44 COMPACT 267 STANDARD
	HANDICAPPED		6	12 STANDARD 12 VAN
			172	335

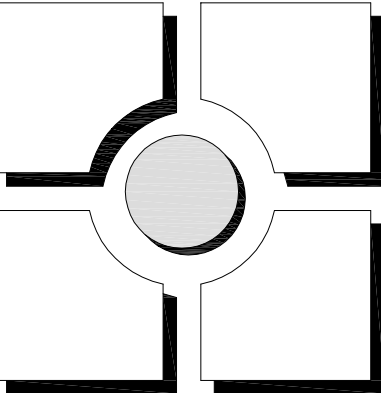
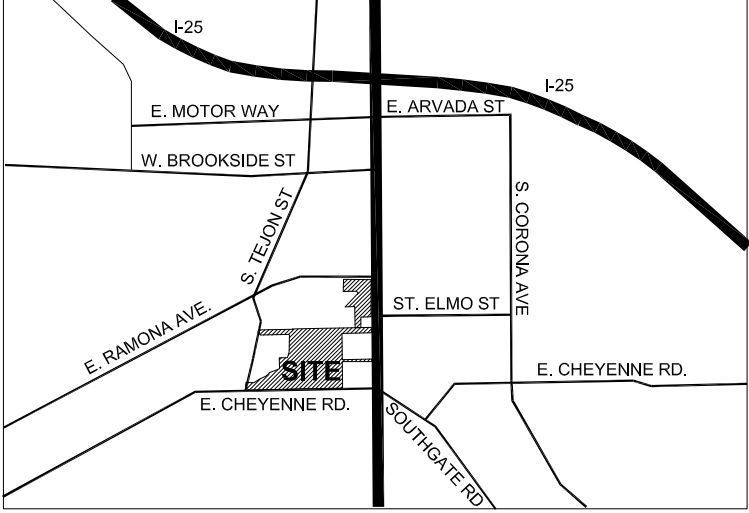
FLOODPLAIN:

- PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0737F' EFFECTIVE DATE MARCH 17, 1997.
- PORTIONS OF THE CHANNEL AND FLOODPLAIN WITHIN THIS SITE HAVE BEEN IMPROVED PER AN EXISTING LOMR, CASE NO. 15-08-0401P-080060, EFFECTIVE DATE MARCH 7, 2016.

GENERAL NOTES:

- BUILDING LAYOUTS ARE CONCEPTUALLY SHOWN. FINAL BUILDING USE AND SIZE, PARKING LAYOUT, LANDSCAPE REQUIREMENTS, AND SIDEWALK LOCATIONS WILL BE DETERMINED WITH THE FUTURE DEVELOPMENT PLAN SUBMITTALS.
- DRAINAGE, GRADING, AND WATER QUALITY RELATED FEATURES WILL BE PROVIDED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS. IT IS ANTICIPATED STORMWATER WILL BE HANDLED IN AN UNDERGROUND SYSTEM THAT WILL REQUIRE A FUTURE STORMWATER VARIANCE. THE UNDERGROUND BMP'S MUST BE ACCEPTED BY BOTH THE CITY'S VARIANCE COMMITTEE AND PUEBLO COUNTY PRIOR TO APPROVAL.
- UTILITIES SHOWN ARE CONCEPTUAL AND WILL BE FINALIZED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS. ALL UTILITIES AND EASEMENTS WILL BE MAINTAINED UNTIL FINAL DEVELOPMENT PLAN APPROVAL.
- PUBLIC AND PRIVATE EASEMENTS FOR UTILITIES AND ACCESS RELATED TO ADJACENT PROPERTIES WILL BE MAINTAINED.
- CHEYENNE CREEK IS LOCATED ALONG THE WESTERN SIDE OF THE SIDE AND IT IS ANTICIPATED THAT THE STREAMSIDE OVERLAY STANDARDS WILL BE MET WITHIN THE PROJECT AREA.
- THERE IS A 10' WIDE CHEYENNE CREEK TRAIL PROPOSED ALONG THE EAST SIDE OF THE CREEK. THIS IS A PAVED CONCRETE TRAIL. IT IS ANTICIPATED THAT PARCELS TO THE NORTH OF THIS SITE WILL ALSO INCLUDE A TRAIL AND/OR CORRIDOR ALONG CHEYENNE CREEK THAT THIS WILL CONNECT WITH AS DEVELOPMENT OCCURS.
- THERE ARE 15 PARCELS IN THIS DEVELOPMENT THAT ARE CURRENTLY IN THE PROCESS OF BEING REZONED FROM R5/R5 SS TO C5/C5 SS IN ORDER TO ACCOMMODATE THE PROPOSED USES.
- THERE ARE MULTIPLE STREET VACATIONS UNDERLYING THIS CONCEPT PLAN AS PARCELS ARE BEING COMBINED TO ALLOW FOR THIS PROPOSED SITE LAYOUT.
- PARKING WILL BE BASED ON THE COMMERCIAL CENTER PARKING MINIMUM RATIO OF 1/300 BASED ON THE GROSS FLOOR AREA OF BUILDINGS.
- A BUS STOP WILL BE PROVIDED ALONG S. NEVADA AVE. BETWEEN E. RAMONA AVE. AND E. ST.ELMO AVE.
- THERE MAY BE A PHASING PLAN SUBMITTED WITH FUTURE DEVELOPMENT PLANS.
- THE STREETSCAPE/LANDSCAPE ALONG S. NEVADA, CHEYENNE RD., ST. ELMO AND E. RAMONA WILL BE DESIGNED PER THE S.N.U.R.D. DESIGN GUIDELINES. THE STREETSCAPES IMPROVEMENTS WILL BE DESIGNED AND INSTALLED AS PART OF THE PHASED CREEK WALK DEVELOPMENT. THE ADJACENT STREETSCAPES ALONG WELLS FARGO AND MCDONALD'S WILL BE INSTALLED AS PART OF THE S. NEVADA AVE ELECTRICAL UNDER-GROUNDING AND /OR WHEN MAJOR RELATED SITE IMPROVEMENTS WITH THOSE PROPERTIES ARE COMPLETED.
- PRIOR TO THE DEMOLISHING OF EXISTING BUILDINGS ALL SIGNAGE AND ACCESS WILL BE MAINTAINED TO REMAINING BUILDINGS WITHIN THE PROJECT LIMITS.

VICINITY MAP



THOMAS THOMAS
Planning
Urban Design
Landscape Architecture
702 North Tejon
Colorado Springs, Colorado 80903
(719) 576-6777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	Resubmitted Per City Comments	03.23.19			
2					
3					
4					
5					
6					

DESIGNED	JEH	7.24.18
DRAWN	KLC	7.24.18
CHECKED	JEH	7.24.18
PROJECT NUMBER:		3519.04
SCALE:		AS NOTED

CREEK WALK
CONCEPT PLAN

Colorado Springs, CO



City Council
Approved

12/11/2018

RTefertiller



SCALE: 1" = 80'



City File Number: CPC ZC 18-00096, CPC CP 18-00097

July 24, 2018

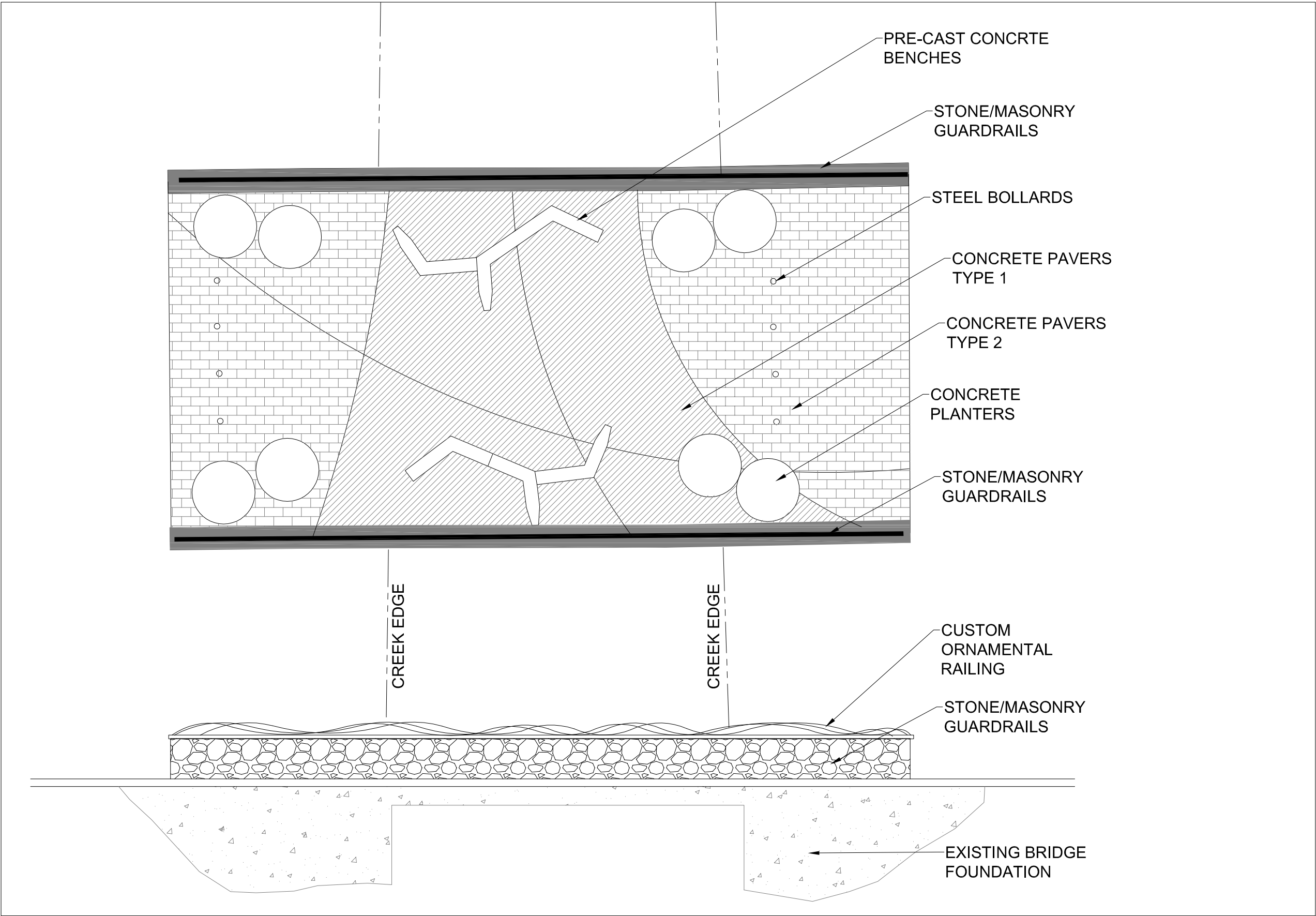
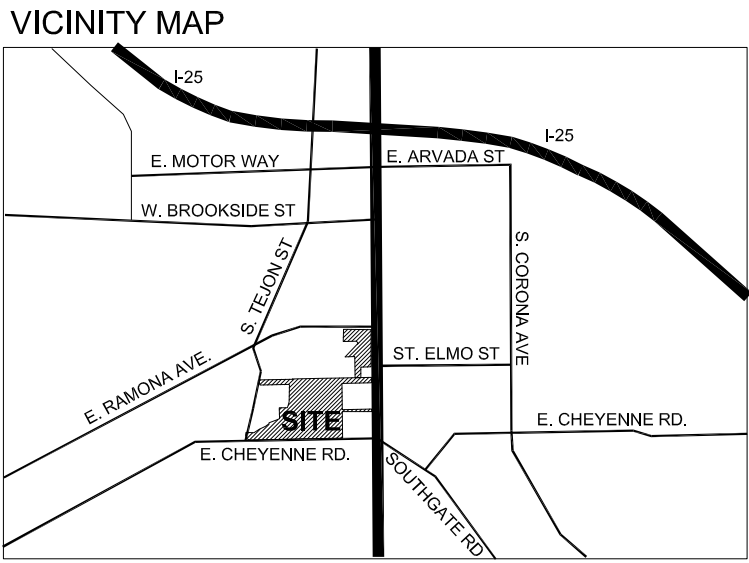
A portion of those parcels conveyed by deed under Reception Numbers: 217025738, 218048821, 95014947, 217025712, 218048942, 218048958, 218048950, 218048820, 218048819, 217026808, 203162086, 218057399, 96023445, 205004379, 218048936 of the Official Records of El Paso County, State of Colorado, along with portions of Mt. Washington Avenue, East St. Elmo Avenue and two (2) alleys being 20 feet in width as shown upon the plat of Ivywild recorded at Book A, Page 115 of said Official Records; all lying within the Northwest quarter or Section 30, Township 14 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 12, Block 4, as shown upon said Ivywild plat; thence along the North right-of-way line of East Cheyenne Road, S88°50'23"W (Bearings are relative to the South line of Lots 9-12, Block 4, of said Ivywild plat, being monumented at the Southwest corner of Lot 9 by a found No. 4 rebar with a 1-1/4" yellow plastic cap being illegible and at the Southeast corner of Lot 12 by a found No. 5 rebar with 1-1/4" yellow plastic cap stamped "ALESSI PLS 30130", and measured to bear N88°50'23"E, a distance of 400.00 feet), a distance of 400.00 feet to the Southeast corner or that parcel described in the Quit Claim Deed recorded under Reception Number 218048820 of said Official Records; thence continuing along said North right-of-way line, S88°43'45"W, a distance of 191.25 feet to the Southwest corner of the parcel described in the Quit Claim Deed recorded under Reception Number 218048936 of said Official Records; thence continuing along said North right-of-way line, S88°43'08"W, a distance of 211.10 feet to the Southeast corner of that parcel described in the Quit Claim Deed recorded under Reception Number 218048819 of said Official Records; thence continuing along said North right-of-line, S88°44'01"W, a distance of 84.16 feet to the Southwest corner of said parcel; thence transitioning to the East right-of-way line South Cascade Avenue along the arc of a curve to the right having a radius of 35.00 feet, a central angle of 106°49'10", an arc length of 65.25 feet, and a radial bearing of N00°55'24"W; thence along said East right-of-way line, N16°05'29"E, a distance of 28.65 feet to the Southwest corner of that parcel described in the Warranty Deed recorded under Reception Number 214111954 of said Official Records; thence along the Southerly boundary of said parcel, S88°25'27"E, a distance of 70.00 feet to the Southeast corner of said parcel; thence continuing along the Southeasterly boundary of said parcel the following three (3) courses;

N59°02'40"E, a distance of 63.30 feet;
N65°57'56"E, a distance of 63.30 feet;
N51°06'27"E, a distance of 42.74 feet;

to the most Easterly corner of said parcel; thence along the Easterly boundary of said parcel N01°16'34"W, a distance of 8.04 feet; thence along the Southerly boundary of that parcel described in the Warranty Deed recorded under Reception Number 203162086 of said Official Records, N68°06'35"E, a distance of 75.86 feet to an angle point in said Southerly boundary line; thence leaving said Southerly boundary line, N68°06'35"E, a distance of 29.89 feet to a point lying on the Easterly boundary line of said parcel; thence along said Easterly boundary line, N01°18'04"W, a distance of 11.46 feet; thence N01°18'10"W, a distance of 90.80 feet to the Northeast corner of said parcel; thence along the South line of a 20 foot alley as shown upon said plat of Ivywild, N88°47'35"E, a distance of 109.94 feet; thence leaving said South line, N01°10'21"W, a distance of 21.11 feet to the Southeast corner of that parcel described in the Warranty Deed recorded under Reception Number 203162086 of said Official Records; thence along the East line of said parcel, N01°10'21"W, a distance of 200.00 feet to the Northeast corner of said parcel; thence along the Southerly right-of-way line of East St. Elmo Avenue, S88°49'40"W, a distance of 288.07 feet to the Northwest corner of that parcel described in the Warranty Deed recorded under Reception Number 203162086 in said Official Records; thence along the Easterly right-of-way line of South Cascade Avenue, N14°04'01"W, a distance of 51.66 feet to the Southwest corner of that parcel described in the Quit Claim deed recorded under Reception Number 207034313 of said Official Records; thence along the Northerly right of way line of said East St. Elmo Avenue, N88°51'50"E, a distance of 596.46 feet to the Southeast corner of that parcel described in the Warranty Deed recorded under Reception Number 215131259; thence continuing along the said Northerly right-of-way line, N88°45'19"E, a distance of 70.20 feet to the Southwest corner of that parcel described in the Personal Representative's Deed recorded under Reception Number 200135923 of said Official Records; thence continuing along said Northerly right-of-way line, N88°48'46"E, a distance of 249.64 feet to the Southeast corner of said parcel; thence along the East line of said parcel, N00°46'25"W, a distance of 199.70 feet to the Northeast corner of said parcel; thence along the North line of said parcel, S88°48'18"W, a distance of 55.39 feet to the Northwest corner of said parcel; thence along the Easterly right-of-way line of Mt. Washington Avenue, N43°11'06"E, a distance of 102.74 feet; thence leaving said Easterly right-of-way line, N00°00'00"E, a distance of 72.83 feet to the Northeast corner of that parcel described in the Quit Claim Deed recorded under Reception Number 200046397 of said Official Records; thence along the North line of said parcel, S88°57'27"W, a distance of 124.49 feet to the Southeast corner of that parcel described in the Quit Claim Deed recorded under Reception Number 206106331 of said Official Records; thence along the East line of said parcel, N00°33'04"E, a distance of 116.35 feet to the Northwest corner of that parcel described in the Warranty Deed recorded under Reception Number 217025738 of said Official Records; thence along the Southerly right-of-way line of East Ramona Avenue, S89°35'31"E, a distance of 258.82 feet; thence along the Westerly right-of-way line of South Nevada Avenue, S00°40'06"E, a distance of 355.33 feet to the Northeast corner of that parcel described in the Warranty Deed recorded under Reception Number 206108650 of said Official Records; thence along the North line of said parcel, S88°48'39"W, a distance of 99.15 feet to the Northwest corner of said parcel; thence along the West line of said parcel, S00°28'43"E, a distance of 100.03 feet to the Southwest corner of said parcel; thence along the Northerly right-of-way of East St. Elmo Avenue, N88°48'46"E, a distance of 99.48 feet to the Southeast corner of said parcel; thence along said Westerly right-of-way line of South Nevada Avenue, S01°25'40"E, a distance of 50.78 feet to the Northeast corner of that parcel described in the Warranty Deed recorded under Reception Number 001870137 of said Official Records; thence along the Southerly right-of-way line of East St. Elmo Avenue, S88°55'26"W, a distance of 278.94 feet to the Northwest corner of said parcel; thence along the West line of said parcel, S00°34'35"E, a distance of 249.45 feet to the Southwest corner of said parcel; thence along the North line of a 20 foot alley as shown upon said Ivywild plat, N89°02'20"E, a distance of 280.72 feet to the Southeast corner of said parcel; thence along said Westerly right-of-way line of South Nevada Avenue, S00°42'43"W, a distance of 22.03 feet to the Northeast corner of Lot 1, Block 1, of Starsmore Subdivision of said Official Records; thence along the South line of said alley, S89°27'06"W, a distance of 280.00 feet to the Northwest corner of said Lot 1; thence along the West line of said Lot 1, S00°32'54"E, a distance of 250.01 feet to the **POINT OF BEGINNING**.

Containing 457,331 square feet or 10.499 acres, more or less.



NOTE: FINAL BRIDGE RENOVATIONS WILL BE COMPLETED WITH FINAL DEVELOPMENT PLAN APPROVAL AND FINAL AGREEMENT WITH CITY TRAFFIC ENGINEERING.

1
CP2
NTS

BRIDGE CONVERSION

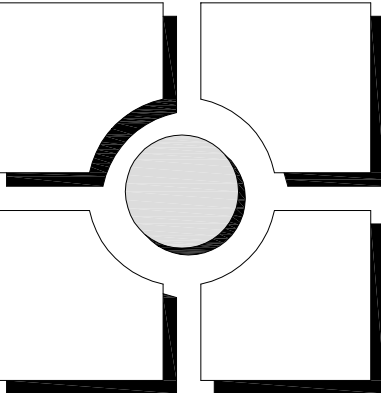


City Council
Approved

12/11/2018

RTefertilier

City File Number: CPC ZC 18-00096, CPC CP 18-00097



THOMAS THOMAS

Planning
Urban Design
Landscape Architecture

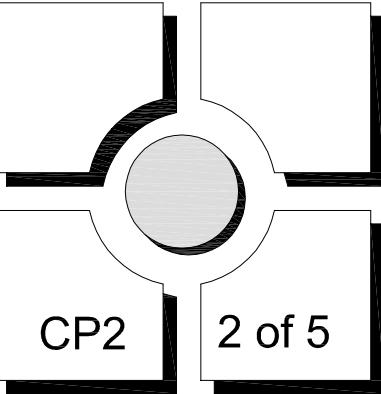
702 Main, Regen
Colorado Springs, Colorado 80903
(719) 506-6777

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	Resubmitted Per City Comments	03.23.19			
2					
3					
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5					
6					

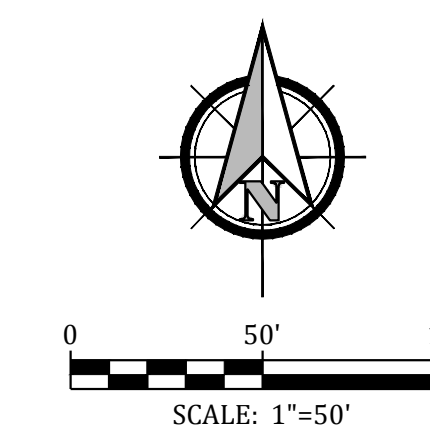
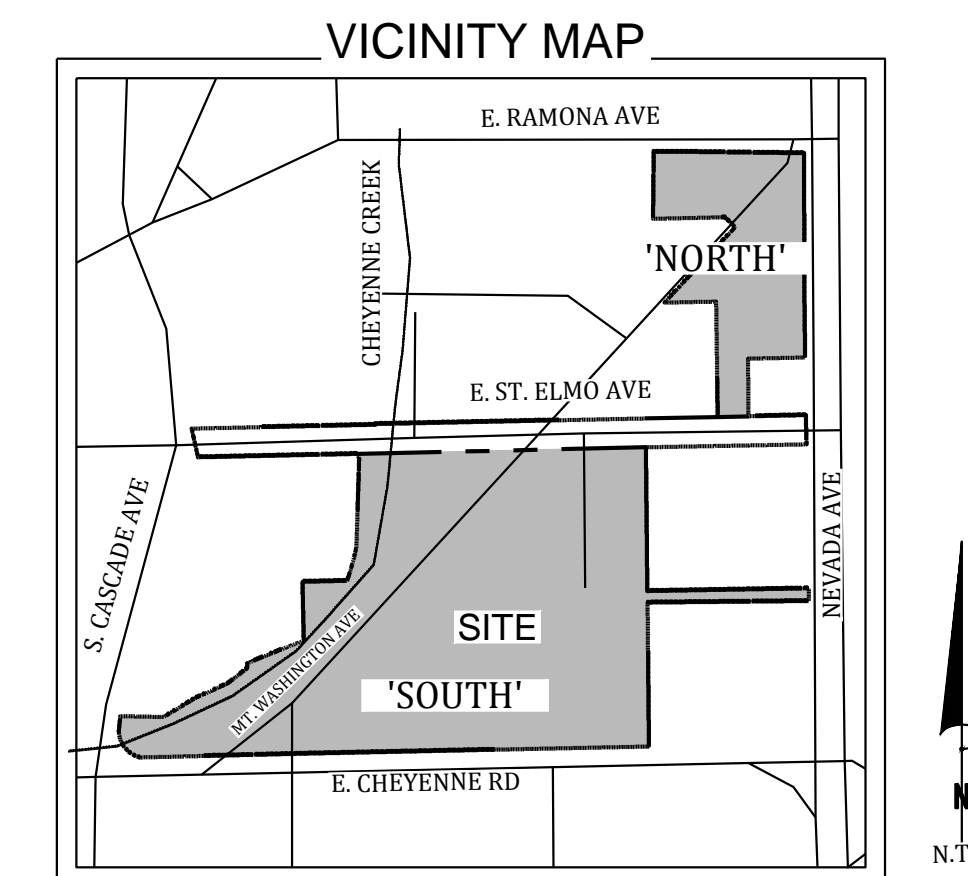
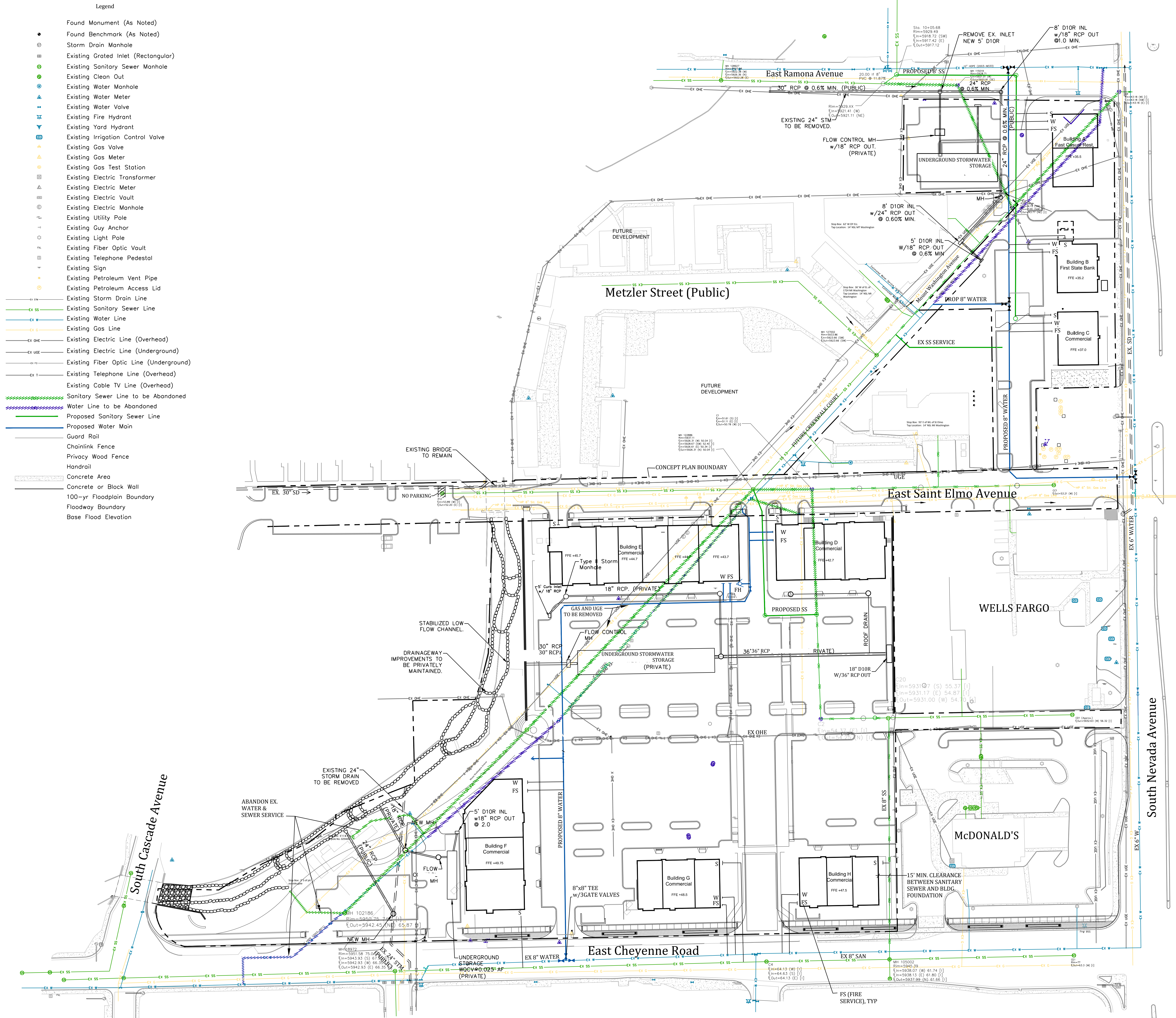
DESIGNED	JEH	7.24.18
DRAWN	KLC	7.24.18
CHECKED	JEH	7.24.18
PROJECT NUMBER:	3519.04	
SCALE:	AS NOTED	

CREEKWALK
CONCEPT PLAN LEGAL

Colorado Springs, CO



- Legend
- Found Monument (As Noted)
 - Found Benchmark (As Noted)
 - Storm Drain Manhole
 - Existing Grated Inlet (Rectangular)
 - Existing Sanitary Sewer Manhole
 - Existing Clean Out
 - Existing Water Manhole
 - Existing Water Meter
 - Existing Water Valve
 - Existing Fire Hydrant
 - Existing Yard Hydrant
 - Existing Irrigation Control Valve
 - Existing Gas Valve
 - Existing Gas Meter
 - Existing Gas Test Station
 - Existing Electric Transformer
 - Existing Electric Meter
 - Existing Electric Vault
 - Existing Electric Manhole
 - Existing Utility Pole
 - Existing Guy Anchor
 - Existing Light Pole
 - Existing Fiber Optic Vault
 - Existing Telephone Pedestal
 - Existing Sign
 - Existing Petroleum Vent Pipe
 - Existing Petroleum Access Lid
 - Existing Storm Drain Line
 - Existing Sanitary Sewer Line
 - Existing Water Line
 - Existing Gas Line
 - Existing Electric Line (Overhead)
 - Existing Electric Line (Underground)
 - Existing Fiber Optic Line (Underground)
 - Existing Telephone Line (Overhead)
 - Existing Cable TV Line (Overhead)
 - Sanitary Sewer Line to be Abandoned
 - Water Line to be Abandoned
 - Proposed Sanitary Sewer Line
 - Proposed Water Main
 - Guard Rail
 - Chainlink Fence
 - Privacy Wood Fence
 - Handrail
 - Concrete Area
 - Concrete or Block Wall
 - 100-yr Floodplain Boundary
 - Floodway Boundary
 - Base Flood Elevation



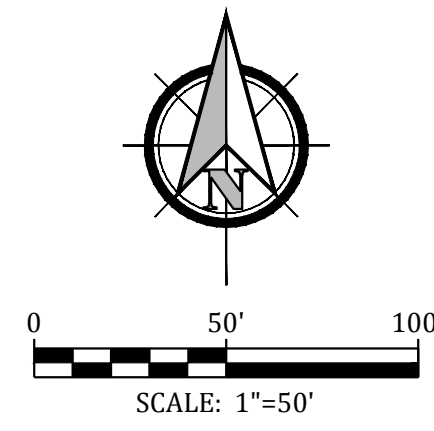
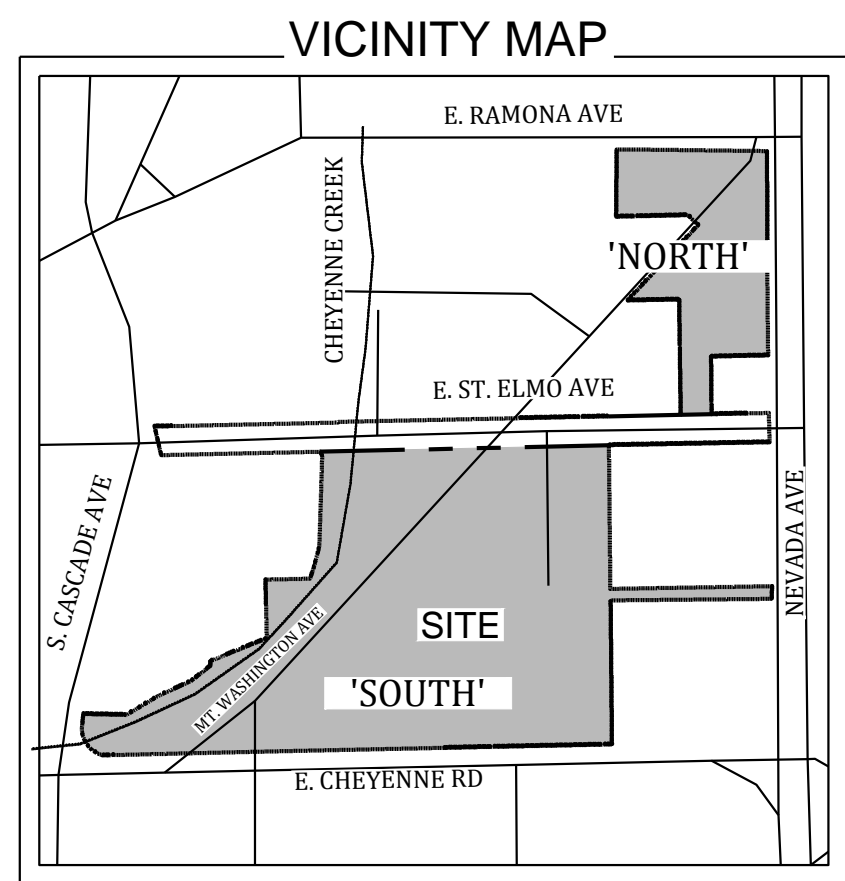
12/11/2018

RTefertilizer

CPC ZC 18-00096
CPC CP 18-00097
CPC V 18-00098

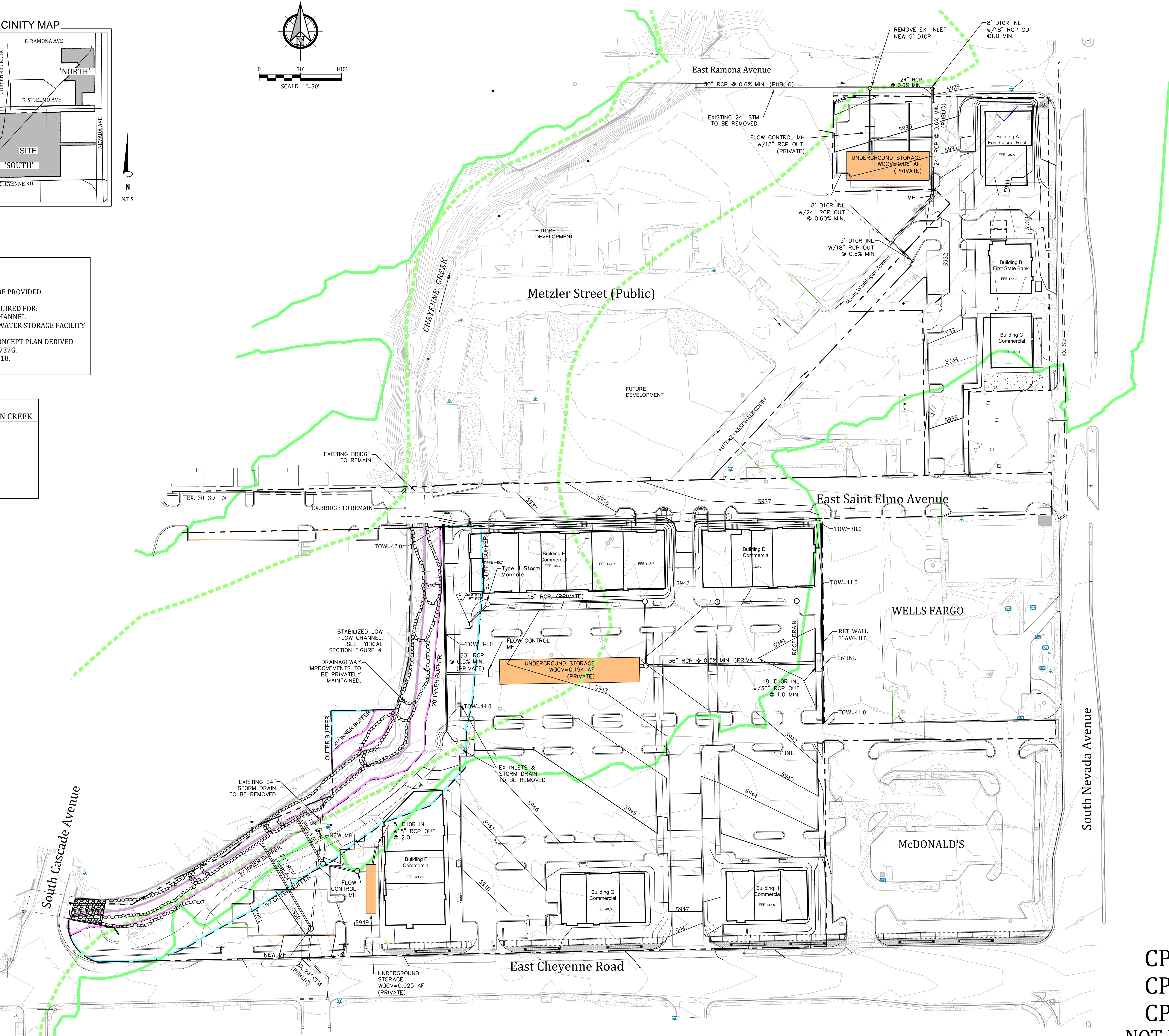
CREEKWALK MARKETPLACE
CONCEPT UTILITY PLAN
Colorado Springs, Colorado

Project No.:	18012
Date:	March 20, 2019
Design:	RNW
Drawn:	CAD
Check:	RNW
Revisions:	



- DRAINAGE NOTES:**
1. FULL SPECTRUM DETENTION TO BE PROVIDED.
 2. VARIANCE REQUEST WILL BE REQUIRED FOR:
 - (a) BOULDER STABILIZED CHANNEL
 - (b) UNDERGROUND STORMWATER STORAGE FACILITY
 3. FLOODPLAINS SHOWN ON THIS CONCEPT PLAN DERIVED FROM FIRM PANEL NO. 08041C00737G. EFFECTIVE DATE DECEMBER 7, 2018.

CHEYENNE CREEK HYDROLOGY AT CONFLUENCE WITH FOUNTAIN CREEK	
Q_5	= 2,100 cfs
Q_{50}	= 5,850 cfs
Q_{100}	= 8,840 cfs
Q_{500}	= 24,330 cfs

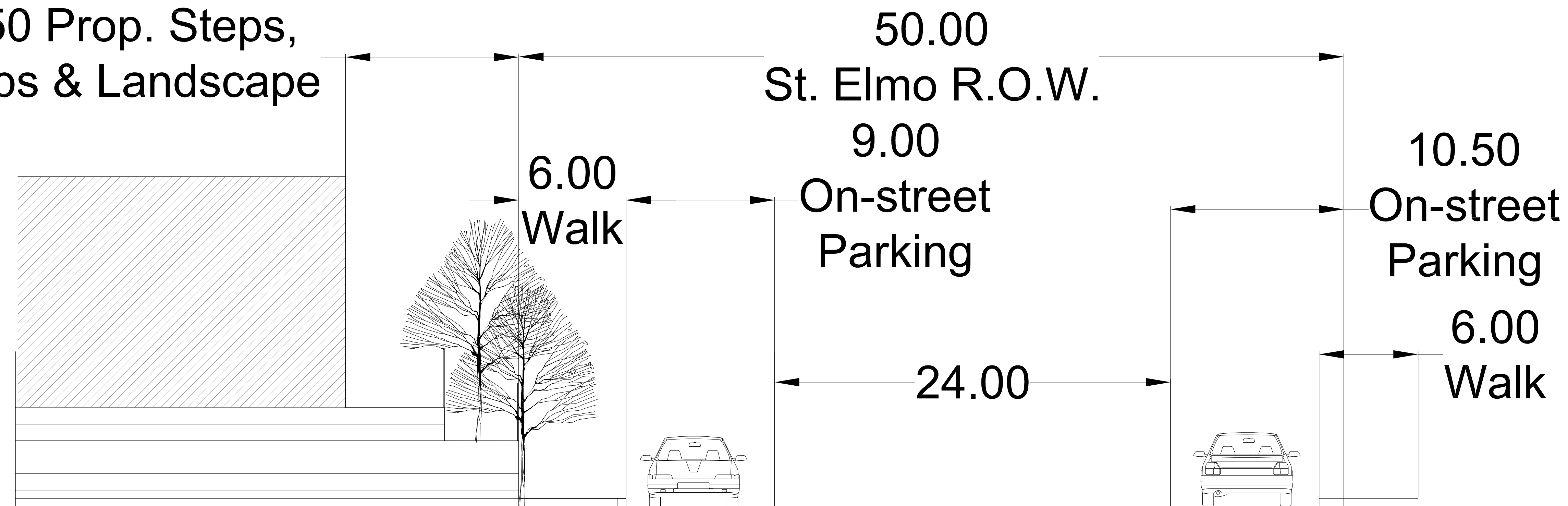


- LEGEND**
- 100 YEAR FLOODPLAIN
 - FLOODWAY
 - 20' INNER BUFFER*
 - 50' OUTER BUFFER*
- * BUFFERS PER TIER 1 CREEK

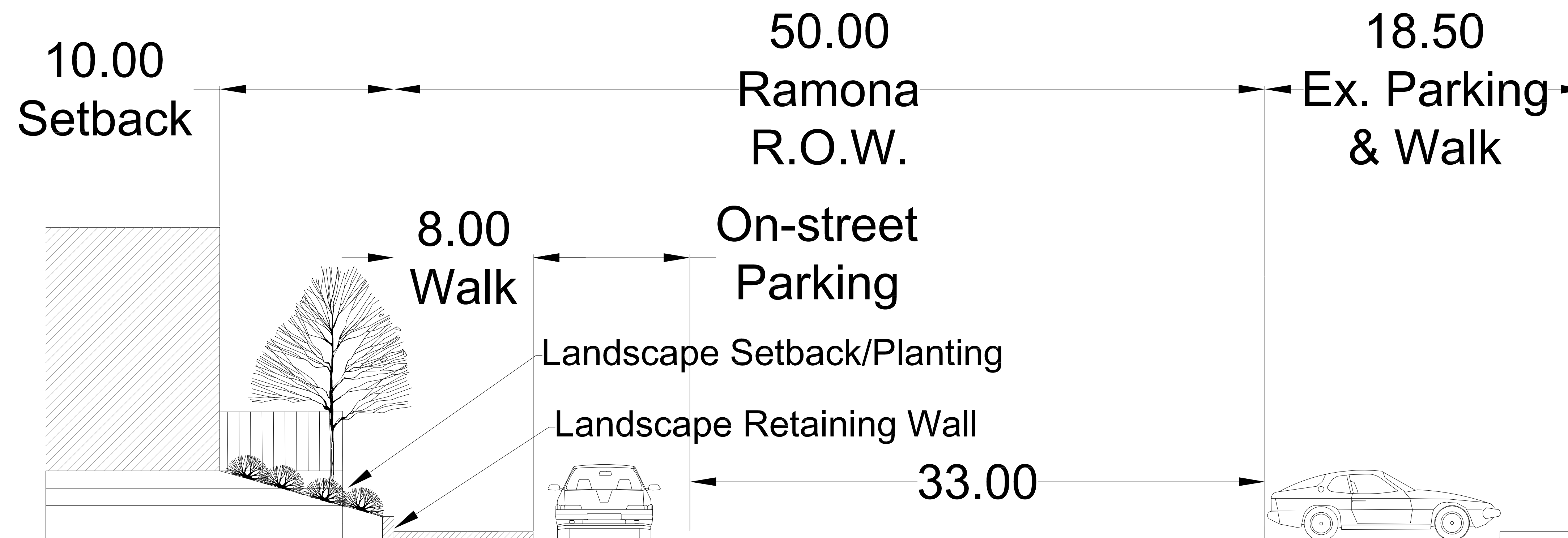
COLORADO SPRINGS
OLYMPIC CITY USA
City Council
Approved
12/11/2018
RTefertiller

CPC ZC 18-00096
CPC CP 18-00097
CPC V 18-00098
NOT FOR CONSTRUCTION

10.50 Prop. Steps,
Ramps & Landscape



SECTION: E. ST. ELMO, VIEW WEST

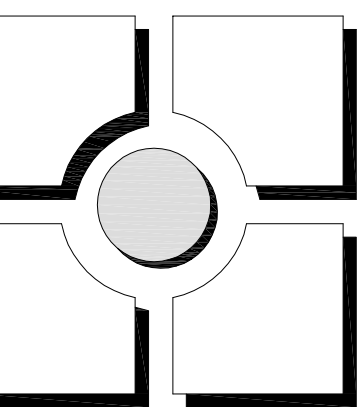


SECTION: E. RAMONA, VIEW WEST



12/11/2018

RTefertiller



THOMAS THOMAS
Planning
Urban Design
Landscape Architecture
702 North Tejon
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(719) 515-6777

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CREEK WALK
CONCEPT PLAN
Street Sections
Colorado Springs, CO