

- DEVELOPMENT PLAN NOTES:**
- THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 080410513 F, EFFECTIVE DATE: MARCH 17, 1997 HAS BEEN REVIEWED AND THE SUBJECT SITE DOES NOT LIE WITHIN THE DESIGNATED 100 YEAR FLOODPLAIN AS ESTABLISHED THEREIN.
 - JOINT ACCESS AND CROSS PARKING AGREEMENTS WILL BE EXECUTED FOR LOTS WITHIN THIS DEVELOPMENT.
 - BUILDING SETBACK REQUIREMENTS WITHIN A PBC (PLANNED BUSINESS CENTER) ZONE ARE: FRONT: 25'; SIDE: 25'; REAR: 25'. THESE SETBACKS APPLY TO THE PERIPHERY OF THE ZONE DISTRICT. INTERIOR BUILDING SETBACKS ARE ESTABLISHED ON THE DEVELOPMENT PLAN. THE CENTENNIAL BOULEVARD RIGHT-OF-WAY LINE IS THE ZONE DISTRICT BOUNDARY. ALL OTHER BOUNDARY LINES ARE INTERIOR TO THE ZONE. LANDSCAPE SETBACKS ARE: 25' FROM MAJOR ARTERIAL ROADWAYS (CENTENNIAL BOULEVARD - GARDEN OF THE GODS ROAD).
 - ALL STANDARD PARKING SPACES ARE 9 FT. WIDE X 18 FT. LONG. SPACES DESIGNATED (C) ARE COMPACT SPACES AND ARE 8 FT. WIDE. HANDICAP ACCESSIBLE SPACES ARE IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS. DRIVE AISLES ARE 24 FT. WIDE (WITH PARKING ON BOTH SIDES) AND 28 FT. WIDE (WITH PARKING ON ONE SIDE OR NEITHER SIDE). THE ALLOWABLE TWO FOOT OVERHANG HAS BEEN UTILIZED IN CERTAIN AREAS (AS SHOWN HEREIN) RESULTING IN 16 FT. LONG STANDARD SPACES.
 - THE EXISTING SITE HAS BEEN BULK GRADED UNDER A SEPARATE PROJECT AND HAS BEEN RE-SEED. NO SIGNIFICANT VEGETATION OR OTHER NATURAL FEATURES EXIST ON THE SITE.
 - THERE ARE NO VARIANCES ON THE SUBJECT SITE EITHER EXISTING OR BEING REQUESTED AS A PART OF THIS DEVELOPMENT PLAN SUBMITTAL.
 - THE EXISTING ZONE IS PBC (PLANNED BUSINESS CENTER). A CONCEPT PLAN AMENDMENT ENTITLED "CONCEPT PLAN AMENDMENT - WINDWARD CORNER", APPROVED BY CITY PLANNING ON APRIL 30, 1998, CPC P 97-00078-A1 (98) INCLUDES THE PROPERTY CONTAINED IN THIS DEVELOPMENT PLAN APPLICATION. THE DEVELOPMENT PLAN IS IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCED CONCEPT PLAN AMENDMENT.
 - THE CONDITIONS OF RECORD ESTABLISHED BY THE REFERENCED CONCEPT PLAN AMENDMENT ARE:
 - FOR SIGNAGE PURPOSES, THIS SITE IS CONSIDERED AS ONE 15.99 ACRE PBC DISTRICT.
 - THE FOLLOWING USES SHALL NOT BE ALLOWED: ADULT, X-RATED THEATERS, BOOKSTORES OR NOVELTY SHOPS. PAVN SHOPS. TATTOO PARLORS.
 - DWNER: W&A, LLC. MR. JOHN GATTO (MANAGING MEMBER). 2 NORTH CASCADE AVENUE, SUITE 650, COLORADO SPRINGS, COLORADO 80901, 719-652-6200.
 - THE TOTAL SITE AREA IS 340,120 SQUARE FEET (7.8081 ACRES).
 - THE APPROXIMATE SCHEDULE FOR DEVELOPMENT IS:
 - PHASE 1 (A) - IMMEDIATELY UPON APPROVAL OF THIS DEVELOPMENT PLAN - FALL 2001
 - PHASE 2 - UNKNOWN
 - PHASE 3 - UNKNOWN

WINDWARD CORNER, FILING NO. 7
 UDP ID# 2000080
 (RECEPTION NO. 201013107)

- LEGEND**
- EXIST. SANITARY SEWER MH.
 - PROP. SANITARY SEWER MH.
 - PROP. SANITARY CLEAN-OUT
 - PROP. ELECTRIC METER BANK
 - EXISTING GAS VALVE
 - PROPOSED GAS METER BANK
 - PROPOSED 2" WATER METER PIT
 - EXISTING FIRE HYDRANT
 - PROP. FIRE HYDRANT
 - EXISTING WATER VALVE
 - PROP. WATER VALVE
 - PROP. WATER MAIN REDUCER
 - PROP. CONCRETE THRUST REACTION BLOCK

LAND USE/PARKING TABULATION

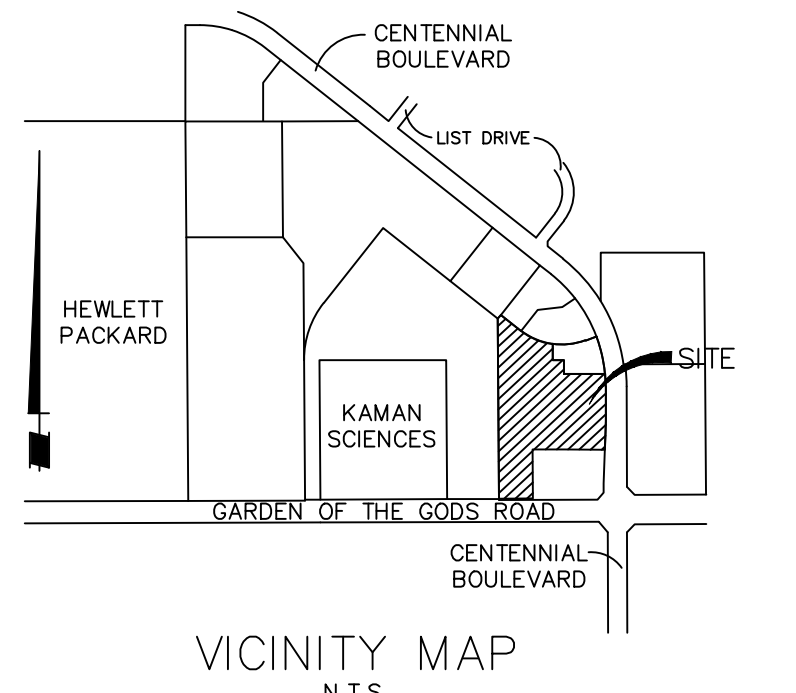
PHASE	LOT #	LOT AREA	% OF TOTAL BLDG. AREA	BLDG. AREA	LAND USE	% COVERAGE	PARKING RATIO	REQUIRED SP.
PHASE 1 - WINDWARD CORNER, FILING NO. 7	LOT 1	30,025 S.F.	8.8%	2,700 S.F. RESTAURANT	10.7%	1 SP/100 S.F.	32 SPACES	
	LOT 2	49,155 S.F.	14.4%	11,989 S.F. RETAIL	24.4%	1 SP/300 S.F.	40 SPACES	
	LOT 3	82,685 S.F.	24.3%	23,942 S.F. RETAIL	29.0%	1 SP/300 S.F.	80 SPACES	
PHASE 2 - WINDWARD CORNER, FILING NO. 8	LOT 1	57,691 S.F.	17.0%	18,000 S.F. RETAIL	31.2%	1 SP/300 S.F.	60 SPACES	
	LOT 2	59,435 S.F.	17.5%	9,753 S.F. RETAIL	16.4%	1 SP/300 S.F.	33 SPACES	
PHASE 3 - WINDWARD CORNER, FILING NO. 9	LOT 1	26,857 S.F.	7.9%	2,150 S.F. RESTAURANT	18.1%	1 SP/300 S.F.	8 SPACES	
	LOT 2	2,700 S.F.	0.8%	500 S.F. RESTAURANT	18.5%	1 SP/100 S.F.	27 SPACES	
TOTAL DEVELOPMENT		TOTAL	100%	74,980 S.F.	SEE ABOVE	21.8%	SEE ABOVE	312 SPACES

DEVELOPMENT PLAN AMENDMENT LEGAL DESCRIPTION:
 A PORTION OF LOT 1 AND 2, WINDWARD CORNER, FILING NO. 7 AS RECORDED UNDER RECEPTION NO. 201013107 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

DEVELOPMENT PLAN LEGAL DESCRIPTION:
 A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 67 WEST, OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, WINDWARD SUBDIVISION, FILING NO. 4 AS RECORDED UNDER RECEPTION NO. 99043622 OF THE RECORDS OF EL PASO COUNTY, COLORADO, SAID POINT BEING ALSO ON THE NORTHERLY RIGHT-OF-WAY LINE OF EXISTING GARDEN OF THE GODS ROAD AS DESCRIBED IN INSTRUMENT RECORDED UNDER RECEPTION NO. 98045999 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S 89°49'21" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 176.00 FEET TO A POINT ON THE EASTERLY LINE OF "KAMAN SCIENCES SUBDIVISION NO. 2" AS RECORDED IN PLAT BOOK Z-2 AT PAGE 17 UNDER RECEPTION NO. 03642 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE N 00°D22'30" W (BASIS OF BEARING ALONG SAID EASTERLY LINE, 937.37 FEET TO THE SOUTHWEST CORNER OF LOT 1, WINDWARD CORNER, FILING NO. 2 AS RECORDED UNDER RECEPTION NO. 98146135 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S 38°21'27" E, ALONG THE SOUTHERLY LINE THEREOF, 25.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF "WINDWARD CORNER, FILING NO. 5" AS RECORDED UNDER RECEPTION NO. 20068442 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S 51°38'31" E, ALONG SAID SOUTHWESTERLY LINE AND ALONG THE SOUTHERLY LINE OF "WINDWARD CORNER, FILING NO. 3" AS RECORDED UNDER RECEPTION NO. 9810352 OF THE RECORDS OF EL PASO COUNTY, COLORADO, A DISTANCE OF 130.28 FEET TO A POINT OF CURVE; THENCE ALONG SAID SOUTHERLY LINE AND ON A CURVE TO THE LEFT, HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 30°10'34", AN ARC DISTANCE OF 184.34 FEET TO THE NORTHWEST CORNER OF "WINDWARD CORNER, FILING NO. 6" AS RECORDED UNDER RECEPTION NO. 200145521 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S 00°10'39" E, ALONG THE WESTERLY LINE THEREOF, 82.19 FEET; THENCE N 89°49'47" E, ALONG SAID WESTERLY LINE, 58.63 FEET; THENCE S 00°10'39" E, ALONG SAID WESTERLY LINE, 72.62 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 89°49'47" E, ALONG THE SOUTHERLY LINE THEREOF, 214.90 FEET TO THE SOUTHEAST CORNER THEREOF; SAID POINT BEING ALSO ON THE WESTERLY RIGHT-OF-WAY LINE OF EXISTING CENTENNIAL BLVD.; THENCE SOUTHERLY, ALONG A CURVE IN SAID WESTERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 05°05'52", AN ARC DISTANCE OF 66.73 FEET (THE CHORD OF WHICH CURVE BEARS S 02°41'29" E, 66.71 FEET) TO A POINT OF TANGENT; THENCE S 00°08'33" E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG SAID TANGENT, 181.13 FEET; THENCE S 01°59'16" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 188.28 FEET TO THE NORTHEAST CORNER OF "WINDWARD CORNER, FILING NO. 1" AS RECORDED UNDER RECEPTION NO. 98063823 OF THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE S 89°49'21" W, ALONG THE NORTHERLY LINE THEREOF, 210.60 FEET TO THE NORTHWEST CORNER THEREOF; SAID POINT BEING ALSO ON THE EASTERLY LINE OF "WINDWARD CORNER, FILING NO. 4"; THENCE N 00°10'39" W, ALONG SAID EASTERLY LINE, 42.50 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 89°49'21" W, ALONG THE NORTHERLY LINE THEREOF, 164.05 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 00°10'39" E, ALONG THE WESTERLY LINE THEREOF, 255.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 340,120 SQUARE FEET (7.8081 ACRES), MORE OR LESS.



PROJECT NAME: WINDWARD CORNER SOUTH - DEVELOPMENT PLAN AMENDMENT
 DRAWN BY: OBERING, WURTH & ASSOCIATES (10/20/01) DWG. (X-REF. 028565X.DWG)
 PROJECT NO.: 00029-A (REVISED) UPDATED VERSION: 05-04-2001

ISSUED FOR REVIEW
 08 MAY 2001

NO.	DATE	REVISION	BY

SHEET TITLE: **DEVELOPMENT PLAN AMENDMENT SITE PLAN**

SCALE: 1" = 50'

DATE: MAY 4, 2001

DESIGNED BY: TLW

CHECKED BY: TLW/RGO

DRAWN BY: TLW

PROJECT: **WINDWARD CORNER SOUTH COLORADO SPRINGS, CO**

PREPARED BY: **Obering, Wurth & Associates**
 Consulting Civil Engineers
 Registered Land Surveyors

1015 Elkton Drive
 Colorado Springs, Colorado
 Phone (719) 531-6200

PROJECT NO.: 00029-A
 SHEET NO.: **DP-1**
 OF 5 SHEETS