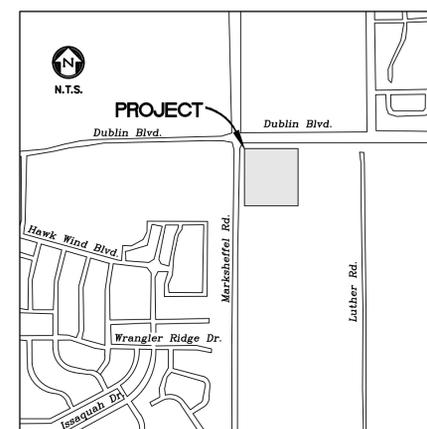
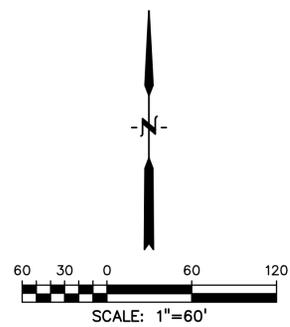


# DUBLIN TOWNE CENTRE CONCEPT PLAN

6465 N. MARKSHEFFEL ROAD  
COLORADO SPRINGS, COLORADO



VICINITY MAP  
NOT TO SCALE

**LEGEND**

- EX. . . . . EXISTING
- EX. INTERMEDIATE CONTOUR. . . . . 6764
- EX. INDEX CONTOUR. . . . . 6785
- EDGE OF PAVEMENT . . . . .
- EX. C & G . . . . .
- EX. CITY LIMITS . . . . .
- BLDG SETBACK . . . . .
- LANDSCAPE SETBACK . . . . .
- PROP ROW . . . . .
- BUFFER STRIP . . . . .

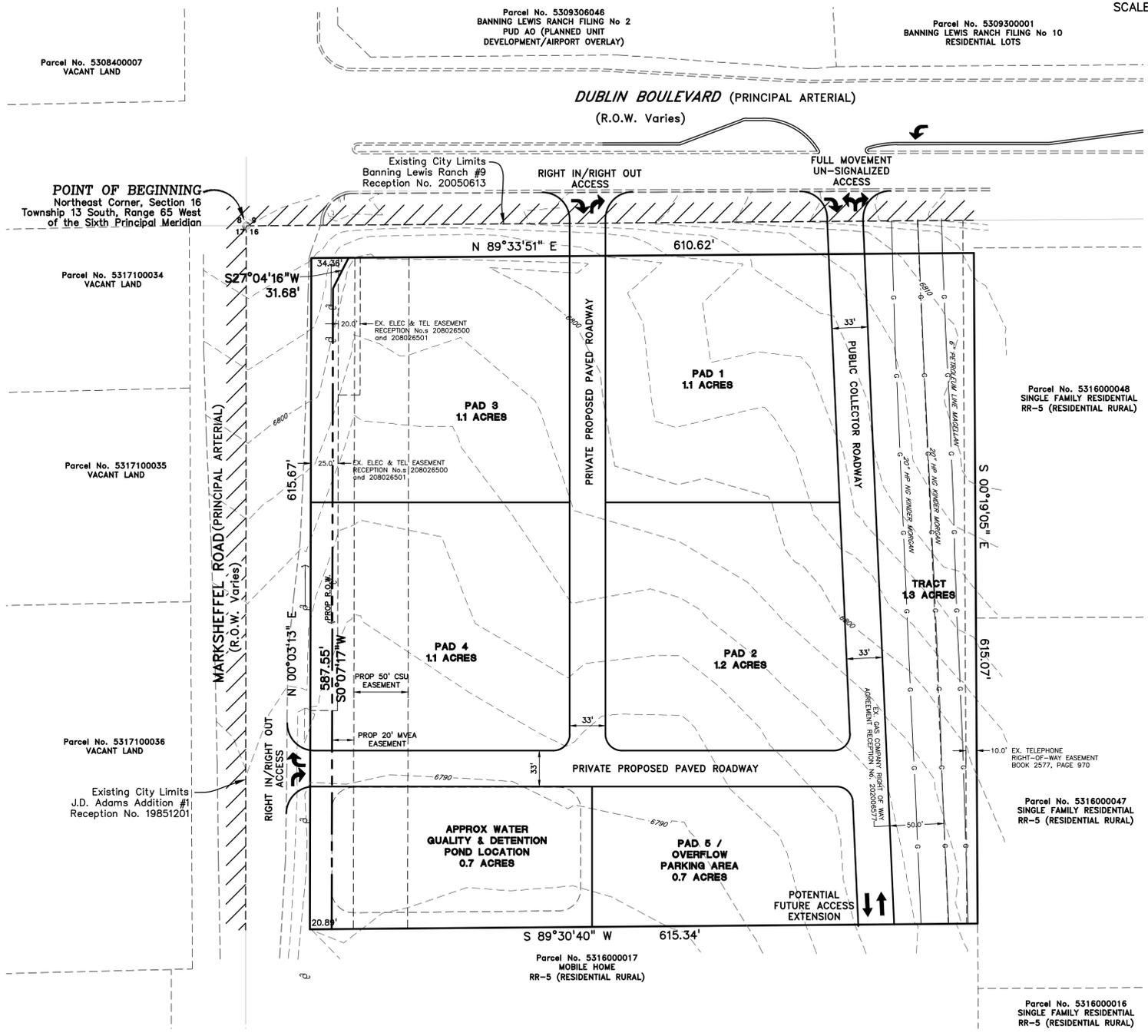
**LEGAL DESCRIPTION**

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 16; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 16 A DISTANCE OF 670.43 FEET; THENCE ANGLE RIGHT 90°20'44" SOUTHERLY A DISTANCE OF 647.50 FEET; THENCE ANGLE RIGHT 89°39'16" WESTERLY A DISTANCE OF 674.81 FEET TO INTERSECT THE WEST LINE OF SAID SECTION 16; THENCE ANGLE RIGHT 90°44' NORTHERLY ALONG THE WEST LINE OF SAID SECTION 16 A DISTANCE OF 647.54 FEET TO THE NORTHWEST CORNER OF SAID SECTION 16 AND THE POINT OF BEGINNING; EXCEPT THE WEST AND NORTH 30 FEET THEREOF FOR ROAD PURPOSES.

**FLOODPLAIN STATEMENT**

THE SUBJECT PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD PLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL NUMBER 08041C0545 F, HAVING AN EFFECTIVE DATE OF MARCH 17, 1997.



**SITE DATA:**

- PROPOSED LOT AREA: 8.66 ACRES
- ZONING: EXISTING - RR-5 (RESIDENTIAL RURAL - COUNTY)  
PROPOSED - C-5 (INTERMEDIATE BUSINESS)
- PROPOSED LAND USE: COMMERCIAL / MFR
- MAXIMUM IMPERVIOUS COVERAGE: 90%
- ADDRESS: 6465 N. MARKSHEFFEL RD.  
COLORADO SPRINGS, CO 80817
- MAXIMUM BUILDING HEIGHT: 45 FT
- MAXIMUM COMMERCIAL SQUARE FOOTAGE: 15,000 SF/PAD
- MINIMUM BUILDING SETBACKS REQUIRED: 20 FT (FRONT)  
\* - WHEN ADJACENT TO A RESIDENTIAL ZONE, THE SETBACK WILL BE THE SAME AS THE RESIDENTIAL ZONE. 5 FT (SIDE)\*  
20 FT (REAR)
- PARKING SPACES REQUIRED: COMMERCIAL: (1:200) . . . . . 300 SPACES  
HANDICAP SPACES . . . . . 7 SPACES
- LANDSCAPE SETBACKS REQUIRED:  
DUBLIN BLVD (MAJOR ARTERIAL) . . . . . 25 FT  
MARKSHEFFEL RD (MAJOR ARTERIAL) . . . . . 25 FT  
MINOR ARTERIAL . . . . . 20 FT  
NON-ARTERIAL RD. . . . . 10 FT

**CURRENT OWNER/APPLICANT**

DUBLIN TOWNE CENTRE, LLC  
P.O. BOX 60069  
COLORADO SPRINGS, CO 80960-0069  
TEL: (719) 475-7474

**REZONE NOTE:**

THE EXISTING LOT IS ZONED RR-5 (EL PASO COUNTY) AND IS PROPOSED TO BE REZONED AS C-5 (CITY OF COLORADO SPRINGS).

**PHASING**

UNKNOWN, CONCEPT PLAN IS NOT FOR PRELIMINARY PLATTING PURPOSES.

**NOTES**

- 1. NO ACCESS WILL BE ALLOWED ON MARKSHEFFEL ROAD.

PREPARED BY:

DREXEL, BARRELL & CO.  
Engineers-Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPRINGS, COLORADO 80905  
CONTACT: TIM D. MCCONNELL, P.E.  
(719) 256-0887  
BOULDER • COLORADO SPRINGS  
GRAND JUNCTION

CLIENT:

DUBLIN TOWNE CENTRE, LLC

P.O. BOX 60069  
COLORADO SPRINGS, CO 80960  
(719) 475-7474  
CONTACT: ROBERT C. IRWIN

DUBLIN TOWNE CENTRE  
CONCEPT PLAN  
6465 N. MARKSHEFFEL ROAD  
COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	01/16/14
LATEST ISSUE	04/22/14

DESIGNED BY:	GCL
DRAWN BY:	GCL
CHECKED BY:	TMD
FILE NAME:	20534-01CV01

DRAWING SCALE:
HORIZONTAL: 1"=60'
VERTICAL: N/A

CONCEPT SITE PLAN

PROJECT NO. 20534-01CSCV  
DRAWING NO.

CP1

SHEET: 1 OF 1