

OFFICE/WAREHOUSE

1250 AINSWORTH STREET, COLORADO SPRINGS, CO SITE DEVELOPMENT PLAN LOT 3 POWERS POINTE FIL NO 5 NW 1/4 SECTION 7, T14S, R65W

LOCATION MAP



SITE DEVELOPMENT PLAN, NEW CONSTRUCTION OF A PREMANUFACTURED METAL BUILDING ON THE VACANT LOT.

THE PROPOSED DEVELOPMENT WILL NOT ENCR OACH ON ANY AVIGATION EASEMENTS.

TAX SCHEDULE NUMBER: 5407205045
LOT SIZE: 1.09 ACRES / 47,674 SF
BUILDING AUTHORITY: EL PASO COUNTY
ZONING CLASSIFICATION: CC CAD-O

PROPOSED USE: 40% OFFICE / 60% WAREHOUSE
CONSTRUCTION TYPE: IIB
OCCUPANCY TYPE: B/S-2

	ALLOWABLE	PLANNED
BUILDING AREA:	23,000 SF	8,790 SF
BUILDING HEIGHT LIMITS:	40'	32'-0"

PARKING REQUIREMENTS:

OFFICE: 1 PARKING SPACE PER 200 SF; 3,860SF/200 = 19 PARKING SPACES
WAREHOUSE: 1 PARKING SPACE PER 1000 SF; 4,930SF/1000 = 5 PARKING SPACES

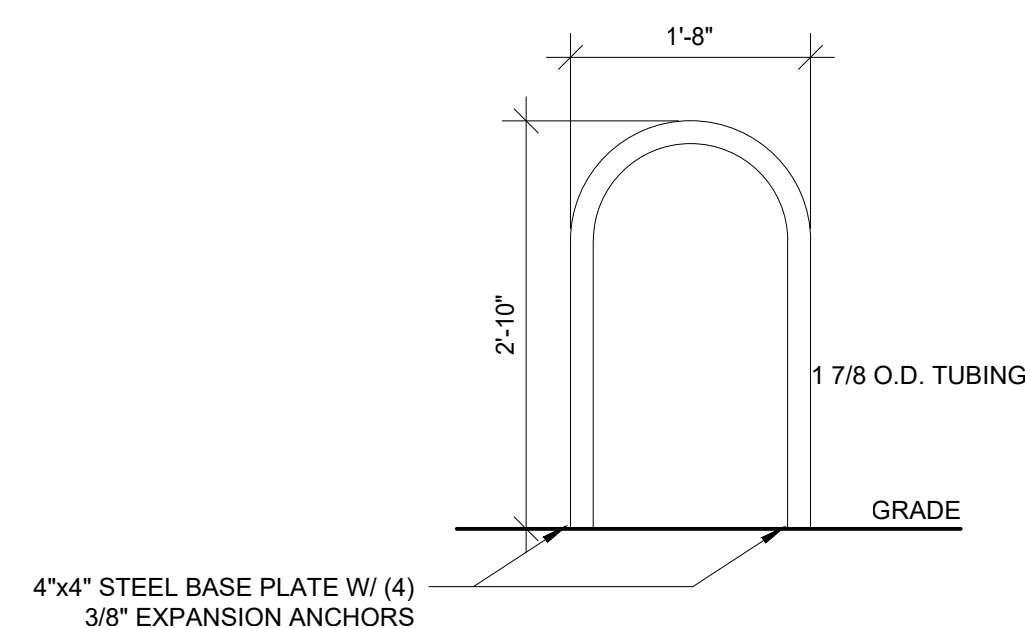
TOTAL REQUIRED: 24 PARKING SPACES REQUIRED / 1 ADA PARKING SPACE REQUIRED

PROVIDED: 25 PARKINGS SPACES / 1 ADA PARKING SPACE

SHEET INDEX	
NUMBER	SHEET NAME
DP-1	SITE PLAN
DP-2	FLOOR PLAN
DP-3	EXTERIOR ELEVATIONS
DP-4	XXXX
DP-5	XXXX
DP-6	XXXX

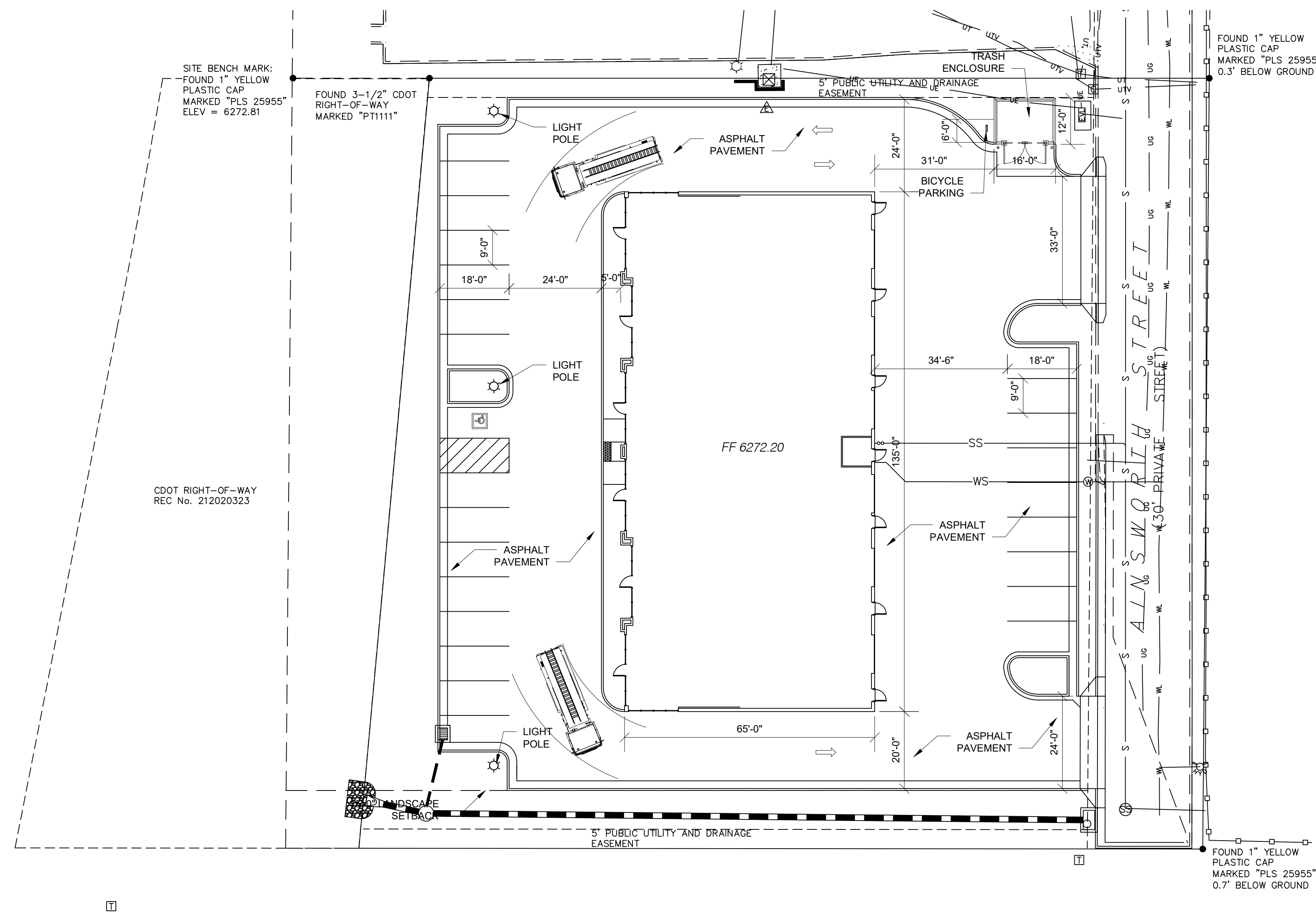
NOTES:

- The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

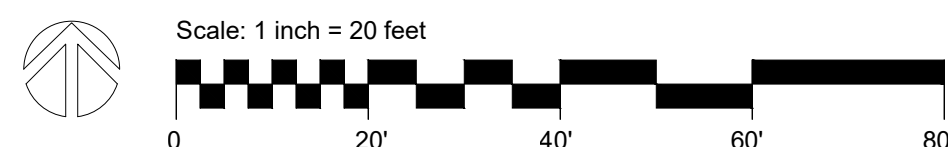


- NOTES:
1. DO NOT SCALE DRAWINGS.
2. SEE SITE PLAN FOR LOCATION.

1 BICYCLE RACK
DP-1 3/4" = 1'-0"



2 PROPOSED NEW SITE PLAN
DP-1 1" = 20'-0"



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Consultants @
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Revisions	DATE
#	DESCRIPTION

OFFICE/WAREHOUSE
1250 AINSWORTH STREET
COLORADO SPRINGS, CO
T2-0284
DP

DATE	03-18-21
CHECKED	DCW
DRAWN BY	KJS

SITE PLAN
DP-1

PCD FILE #