

VICINITY NTS

LEGAL:
LOT 1 BLK 2 ROCKY MOUNTAIN INDUSTRIAL PARK FIL NO 1

SITE DATA

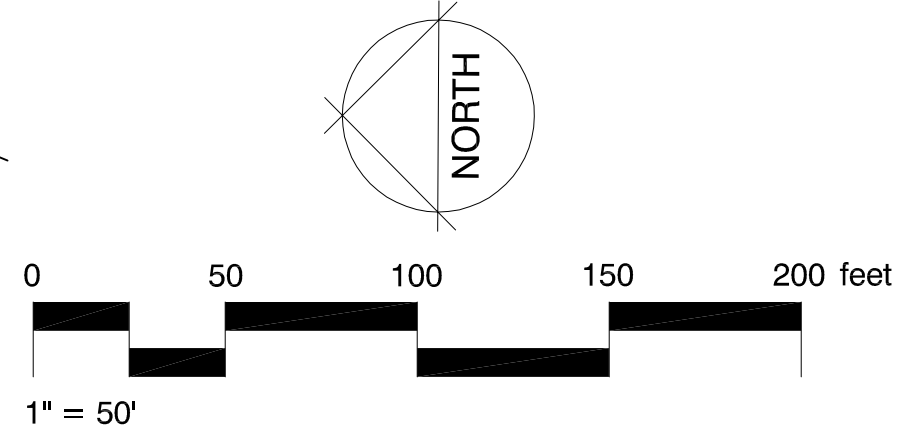
tax schedule no.:	5333302001
area	14.96ac
ex zone	I3
proposed zone	n/a
ex use	warehouse/storage
proposed use	warehouse/storage
development schedule	FALL 2015
proposed use	warehouse/storage
area	14.96ac
proposed use	warehouse/storage
bldg area	31,900sf
max. bldg height	varies (25' plus 2:1 ratio from PL)
prop. bldg height	30'
bldg setbacks	front 30' side 30' rear 30'
landscape setbacks	front 10' side 10' rear 10'
%lot coverage	12% (84,600sf)
bldgs impervious	6% (36,135sf)

PARKING

use	warehouse/storage	office
bldg area	74,600sf	10,000sf
parking ratio	1/1000sf	1/200sf
required (incl h/c)	77 (incl h/c)	50 (incl h/c)
provided	77 total	50 total

LANDSCAPING

site perimeter	3,200 lineal feet
tree requirements	1/30 = 107 trees required
existing trees	34 evergreens - 71 deciduous
new required/provided	2 evergreens - 32 deciduous



OWNER INFO

company name	LN REAL ESTATE LLC
address	PO BOX 460069
city/state	HOUSTON TX
phone no.	

previous co. file no:
approved co. file no:

YOW ARCHITECTS PC
A PROFESSIONAL CORPORATION ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Pro-Build
Site Development Plan
2810 Capital Drive
Colorado Springs, CO

201 No. 14-113
Directory Planning
File ProBuild_SDP_2
Drawn By JFW
Date 7/7/2015
Revised

DRAWING NO.
S1
SITE DEVELOPMENT
PLAN