

PROJECT DATA

OWNER:

COLORADO SPRINGS UTILITIES  
CLINT BARDEN, PROJECT MANAGER  
PHONE: 719-668-4735  
EMAIL: CBARDEN@CSU.ORG

APPLICANT:

BURNS AND MCDONNELL  
DEREK HOLSCHER  
PHONE: 303-474-2204  
EMAIL: DHOLSCHER@BURNSMCD.COM

PLAN PREPARER:

COLORADO SPRINGS UTILITIES  
CLINT BARDEN, PROJECT MANAGER  
PHONE: 719-668-4735  
EMAIL: CBARDEN@CSU.ORG

PROPERTY ADDRESS:

PARCEL 5329400005  
NORTH CAREFREE CIR  
COLORADO SPRINGS, CO 80922

PROPERTY TAX SCHEDULE NUMBER:

TAX EXEMPT FOR PARCELS 5329400005 AND 532940015

LEGAL DESCRIPTION:

TR OF LAND IN SE4 SEC 29-13-65 DES AS FOLS: COM AT SE COR OF SD SEC 29 FROM WHICH THE S4 COR BEARS S 89<43'48" W 2634.93 FT, S 89<43'48" W 994.51 FT TO SW COR OF TR CONV IN BK 5686-146 & FOR POB, TH CONT S 89<43'48" W 300.02 FT, N 00<27'02" E 1391.73 FT, N 89<42'22" E 262.43 FT TO A POC TO L, TH ELY ALG ARC OF CUR TO L HAVING A RAD OF 1060.00 FT A C/A OF 02<01'59" AN ARC DIST OF 37.61 FT WHICH CHORD BEARS N 88<41'22" E 37.61 FT, S 00<27'02" W 1392.52 FT TO POB

LOT/PARCEL SIZE:

9.58 ACRES

LOT AREA COVERAGE CALCULATION:

5.00 ACRES COVERAGE  
9.58 TOTAL ACRES  
52% LOT AREA COVERAGE

EXISTING/PROPOSED LAND USE AND ZONING:

EXISTING - RR-5 CAD-0 POLITICAL SUBDIVISION  
PROPOSED - RR-5 CAD-0 POLITICAL SUBDIVISION

TOTAL GROSS BUILDING SQUARE FOOTAGE:

SCALE HOUSE - 160 SQ. FT.

OPEN SPACE, LANDSCAPING, AND IMPERMEABLE SURFACE PERCENTAGE:

OPEN SPACE - 0.00 ACRES  
LANDSCAPING - 4.58 NATURAL GRASSES  
IMPERMEABLE - 00.25 ACRES

DENSITY AND TOTAL NUMBER OF DWELLING UNITS (RESIDENTIAL):

N/A

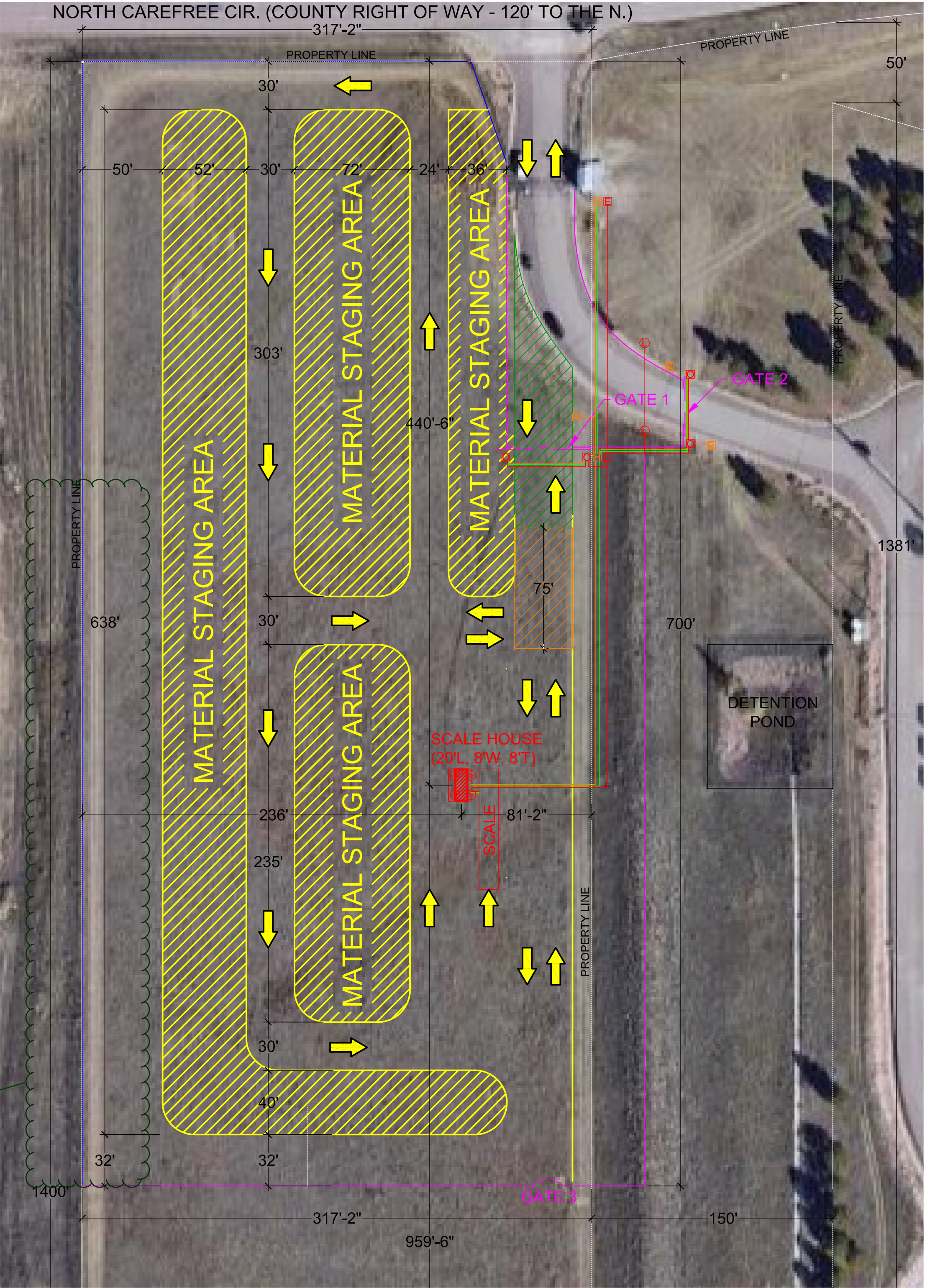
PARKING COMPUTATIONS:

REQUIRED - 0  
PROVIDED - 0  
ACCESSIBLE - 0

NOTES:

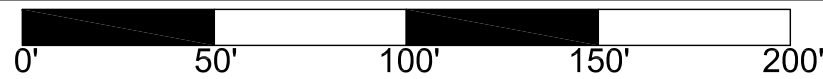
- ADA: THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- THE CITY OF COLORADO SPRING (COLORADO SPRINGS UTILITIES CURRENTLY OWNS PARCELS 5329400005, 5329400015, AND 5329400014. CURRENTLY UTILITIES USES THE THREE PARCELS IN CONJUNCTION WITH EACH OTHER FOR STORM WATER RETENTION AND ACCESS. THE MATERIAL STAGING YARD STOCK PILES WILL BE LIMITED TO PARCEL 5329400005.
- NO EXISTING EASEMENTS EXIST ON PARCELS 532940005, 5329400014, AND 5329400015.

This site plan still does not depict the proposed 7 ft tall fence



PROPOSED STAGING YARD

SCALE: 1" = 50'-0"



VICINITY MAP

SCALE: NONE

SYMBOLS

- [E] ELECTRICAL PANEL
- [H] HOFFMAN BOX
- [G] GATE OPERATOR
- [L] LIGHT POLE (15 FT. TALL, 62,235 LUMENS)
- [R] CARD READER PEDESTAL
- [WP] WALL PACKS (7 FT. TALL, 7,200 LUMENS)
- [<] DIRECTION OF TRAFFIC

LEGEND

- [Green Hatched] NEW ASPHALT
- [Orange Hatched] TRACKING AREA
- [Yellow Hatched] MATERIAL STAGING AREA
- [Red Line] NEW UNDERGROUND ELECTRICAL
- [Orange Line] NEW UNDERGROUND LOW VOLT
- [Green Line] NEW UNDERGROUND SPARE CONDUIT
- [Magenta Line] NEW FENCE LINE (7' TALL)
- [Blue Line] EXISTING FENCE LINE (7' TALL)

COLORADO SPRINGS UTILITIES  
2021 NE GRAVEL STAGING AREA RELOCATION

7723 NORTH CAREFREE CIRCLE  
COLORADO SPRINGS, COLORADO

2	REVISION 1	11/6/2021
1	DESIGN	4/28/2021
#	Revision	Date

Designed By CB  
Checked By J.B.  
Reviewed By  
WO #  
Schedule/Tax #: 532400005  
Status

C1.01

SITE DEVELOPMENT PLAN



PCD File No. U-21-001 and PPR-21-050  
Colorado Springs Utilities NE Gravel Staging Area  
Site Development Plan Checklist

Items with an X are included on the site development plan; those marked N/A do not apply to the project.

Graphic scale	X
Vicinity map showing the property in relation to the surrounding area	X
Location of the property lines, right-of-way, and all existing and proposed easements	X
Dimensions of all property lines	X
The building footprint for all structures depicted and labeled to include the proposed use(s), floor area, and height. The setbacks of all building footprints dimensioned from all property lines.	X
Location and height of all fences, walls, or berms	X
Location and dimensions of all existing and proposed signs	N/A
Traffic circulation including all points of ingress/egress into the property	X
The layout and location of all off-street parking, loading and other vehicular use areas	X
Location of all ADA parking spaces, ramps, pathways, and signs	N/A
Location, height and intensity of all outdoor illumination	X
Location of all no-build areas, floodplain(s), and drainage facilities	X
Location and screening of all dumpster(s) and loading dock areas	N/A
Standard details of parking (compact, ADA, standard), ADA ramps, driveways, and signs	N/A
Location of all existing and proposed utility lines and associated infrastructure	X
Existing/proposed land use, parcel size, and zoning	X
Percent of open space, landscaping, and lot coverage	X
Computation identifying the required parking and the provided parking	N/A