

4 VICINITY MAP

LEGAL DESCRIPTION:
 LOTS 1 AND 2, CIMARRON SERVICE CENTER SUB. LOCATED IN EL PASO COUNTY, COLORADO

LAND USE	AREA	%
BUILDING COVERAGE	50,895 SF	25.5
PAVING (IMPERVIOUS SURFACES)	111,691 SF	60.0
LANDSCAPING/OPEN SPACE (NON-IMPERVIOUS)	36,963 SF	18.5
TOTAL	199,549 SF	100.0

EXISTING ZONING: I-2 CAD-O
 PROPOSED USE: OFFICE / WAREHOUSE / RETAIL

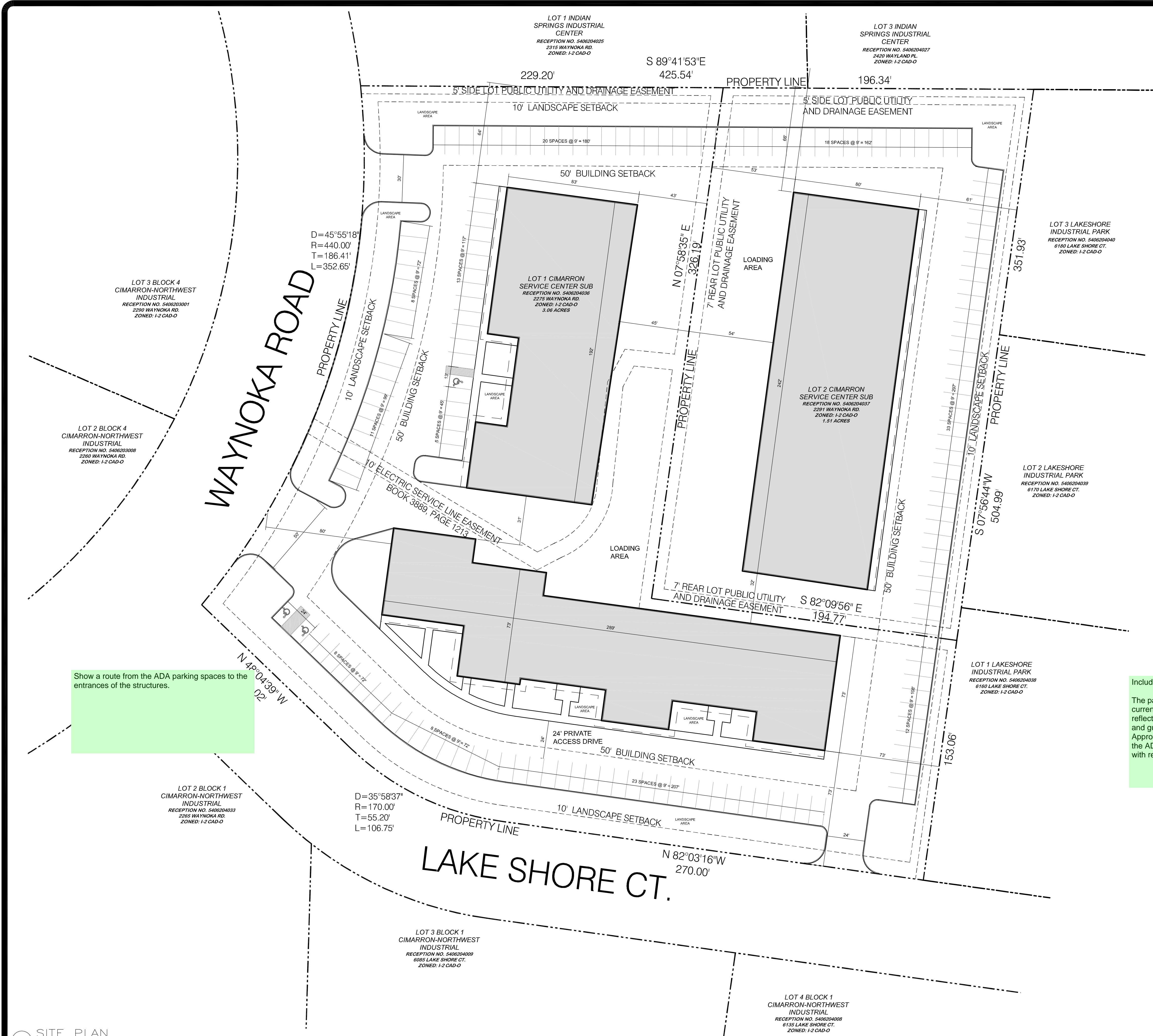
PROPERTY OWNER:
 CRAIG REAL ESTATE INVESTMENTS LLC
 4735 CENTENNIAL BOULEVARD COLORADO
 SPRINGS CO. 80919

3 SITE DATA

PARKING	use	Commercial Center
	blgd area	56,028 sf
	ratio	1 parking space per 400 SF = 140 spaces
	required	140 required
	provided	162 provided

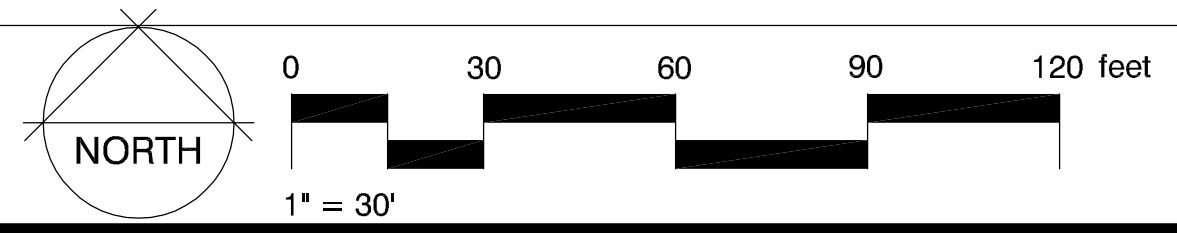
Include this note:
 The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department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

File No: COM-19-031



Show a route from the ADA parking spaces to the entrances of the structures.

21 SITE PLAN



SCALE: 1" = 30'

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

Structural:	n/a
Electrical:	n/a
Mechanical:	n/a
Plumbing:	n/a

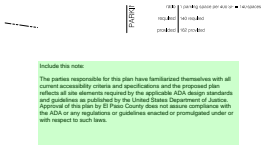
Cimarron Service Center
2283 Waynoka Rd.
 El Paso County, Colorado

Site No.	09-090
Directory	Waynoka Rd.
File	L-1
Drawn By	ctm
Date	7-31-2019
Revised	

DRAWING NO.
SP1
 SITE PLAN
 Sheet 1 of 1

COM drawing-redline.pdf Markup Summary

dskendall (3)



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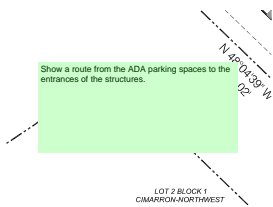
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Show a route from the ADA parking spaces to the entrances of the structures.