

PROJECT DATA

OWNER:
 COLORADO SPRINGS UTILITIES
 NATHAN BLOOMFIELD, PROJECT MANAGER
 PHONE: 719-668-3665
 EMAIL: NBLOOMFIELD@CSU.ORG

APPLICANT:
 COLORADO SPRINGS UTILITIES
 NATHAN BLOOMFIELD, PROJECT MANAGER
 PHONE: 719-668-3665
 EMAIL: NBLOOMFIELD@CSU.ORG

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

PROPERTY ADDRESS:
 PARCEL 5233000004
 VOLLMER RD.
 COLORADO SPRINGS, CO 80908

PROPERTY TAX SCHEDULE NUMBER:
 5233000004

LEGAL DESCRIPTION:
 THAT PART OF NW4SW4 LY MELY NWLY OF CO RD SEC 33-12-65

LOT/PARCEL SIZE:
 1.82 ACRES

LOT AREA COVERAGE CALCULATION:
 0.92 ACRES COVERAGE
 1.82 TOTAL ACRES
 50.5% LOT AREA COVERAGE

EXISTING/PROPOSED LAND USE AND ZONING:
 EXISTING - RR-2.5 CAD-0
 PROPOSED - RR-2.5 CAD-0

TOTAL GROSS BUILDING SQUARE FOOTAGE:
 NEW REGULATOR BLDG - 943 SQ. FT.
 EXISTING STRUCTURES COMBINED - 1,148 SQ. FT.
 FUTURE ODORIZER TANK - 200 SQ. FT.

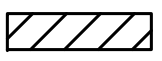
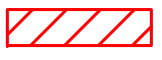
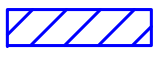


OPEN SPACE, LANDSCAPING, AND IMPERMEABLE SURFACE PERCENTAGE:
 OPEN SPACE - 0.00 ACRES
 LANDSCAPING - 0.9 NATURAL GRASSES
 IMPERMEABLE - 0.5 ACRES

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.
 - COLORADO SPRINGS UTILITIES HAS A 30'X165' EASEMENT ON THE WEST PROPERTY LINE WHERE THE NEW STRUCTURE AND METER STATION WILL EXIST ON PARCEL 5233000004. NO OTHER EASEMENTS EXIST.

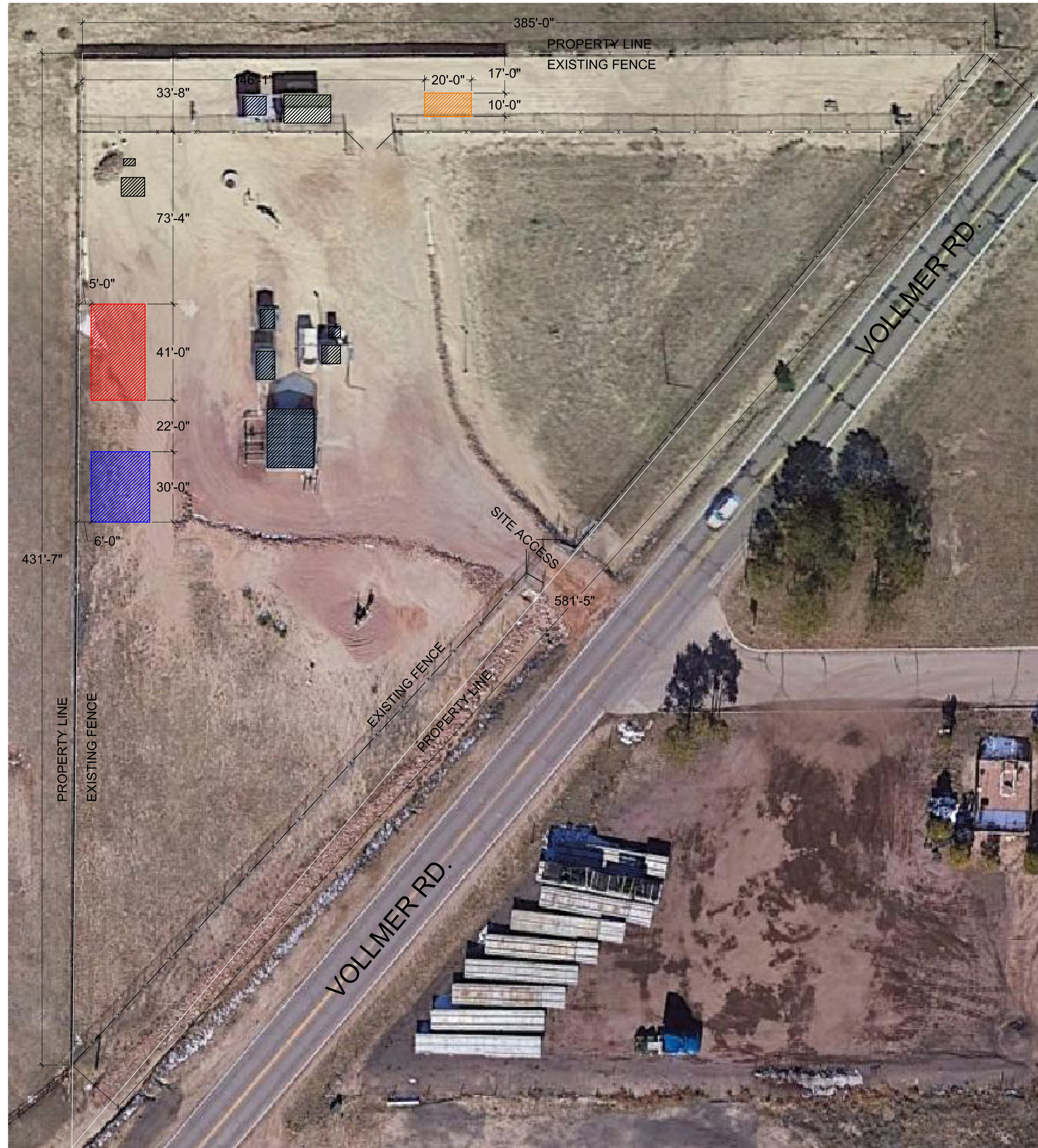
LEGEND

-  EXISTING STRUCTURES
-  NEW GAS REGULATOR BLDG.
-  NEW ABOVE GRADE METER STATION
-  FUTURE ODORIZER TANK
-  EXISTING FENCE LINE



VICINITY MAP

SCALE: NONE



PROPOSED SITE DEVELOPMENT PLAN - NEW STRUCTURES

SCALE: 1" = 25'-0"



Approved
 By: Kevin Mastin
 Date: 05/17/2022
 El Paso County Planning & Community Development




FACILITIES DEPARTMENT
 404 FONTANERO
 BUILDING 456 MAIL CODE 1260
 COLORADO SPRINGS, CO 80947-1260
 PHONE: 719-668-8888
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 www.csu.org

COLORADO SPRINGS UTILITIES
 MCCLINTOCK GATE STATION
 VOLLMER ROAD
 COLORADO SPRINGS, COLORADO 80908

#	Revision	Date
2	REVISION 1	
1	DESIGN	3/25/2022

Designed By CB
 Checked By N.B.
 Reviewed By
 WO #
 Schedule/Tax #: 5233000004
 Status

C1.01

SITE DEVELOPMENT PLAN