

SITE LEGEND

	PROPOSED BUILDING FOOTPRINT		NEW 4" THICK CONCRETE SLAB W/ 4x4 WWF PROVIDE CONTROL JOINTS AS SHOWN, PROVIDE BROOM FINISH		--- SETBACK / EASEMENT LINE		--- T --- TELEPHONE LINE
	EXISTING BUILDING FOOTPRINT		NEW ASPHALT PAVING		--- PROPERTY LINE		--- E --- UNDERGROUND ELECTRICAL LINE
			AREA OF LANDSCAPING		--- 7h WROUGHT IRON FENCE		--- FO --- FIBER OPTIC LINE
					--- 7h CHAIN LINK FENCE W/ PRIVACY SLATS AND SECURITY BARBED WIRE		--- W --- WATER LINE
					--- ACCESSIBLE ROUTE		--- G --- GAS LINE
							--- S --- SANITARY LINE

SITE NOTES

1 (E) CURB AND GUTTER TO REMAIN	5 "VAND-OFF" PAVILION AND MONUMENT SIGN; RE: SIGN PLAN	8 NEW CURB AND GUTTER; RE: CIVIL	12 GABION BASKET / STEEL PATIO RAIL	15 DOG RUN
2 (E) SIDEWALK TO REMAIN	6 PRE-MANUFACTURED CARPORT	9 NEW CONCRETE SIDEWALK	13 COLUMN	16 PERMEABLE SURFACE PICNIC AREA
3 (E) STAIR AND RAILING TO REMAIN	7 RESURFACE (E) ASPHALT W/ MILLING AND 2" ASPHALT OVERLAY	10 MONUMENT SIGN; RE: SIGN PLAN	14 NEW WROUGHT IRON, TELESCOPIC SLIDING VEHICLE ACCESS GATE W/ KNOX BOX	17 NEW WROUGHT IRON, DOUBLE SLIDING VEHICLE ACCESS GATE W/ KNOX BOX
4 (E) UTILITIES TO REMAIN		11 CONCRETE PATIO		

SITE PLAN NOTES

- SIGNAGE IS NOT APPROVED WITH THIS CONCEPT/DEVELOPMENT PLAN. SIGNAGE DESIGN IS TBD AND WILL BE SUBMITTED IN FUTURE SEPARATE SUBMITTAL.
- FLOOD LIGHTING IS PROHIBITED.
- ALL LIGHTING SHALL BE ARRANGED TO REFLECT AWAY FROM ADJOINING PROPERTIES AND PUBLIC RIGHT-OF-WAYS AND SHALL BE SHIELDED TO CONTAIN ALL DIRECT RAYS ON SITE. ALL LIGHTING FIXTURES SHALL BE FULL SHIELD OUT-OFF.

TRAFFIC IMPACT NOTE

- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 25-337), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.

PROJECT DATA

PROJECT SUMMARY:	OFFICE AND LIGHT MANUFACTURING RENOVATION
PROJECT ADDRESS:	1570 PAONIA ST, COLORADO SPRINGS, CO 80915
TSN:	5406304016
LEGAL DESCRIPTION:	LOT 3 POWERS PLAZA
COUNTY ZONING:	I-2 CAD-0
PROJECT TYPE:	COMMERCIAL RENOVATION

BUILDING/SITE DATA

TOTAL SITE AREA:	1.78 ACRES
(E) BUILDING FOOTPRINT:	24,233 S.F.
GROSS BUILDING AREA:	24,338 S.F.
# OF STORIES:	1 (+ MEZZANINE)
EXISTING LOT COVERAGE:	31% (35% MAX.)
PROPOSED LOT COVERAGE:	41.4% < 20% INCREASE FOR ADMINISTRATIVE RELIEF
ACTUAL BUILDING HEIGHT:	20' - 0"

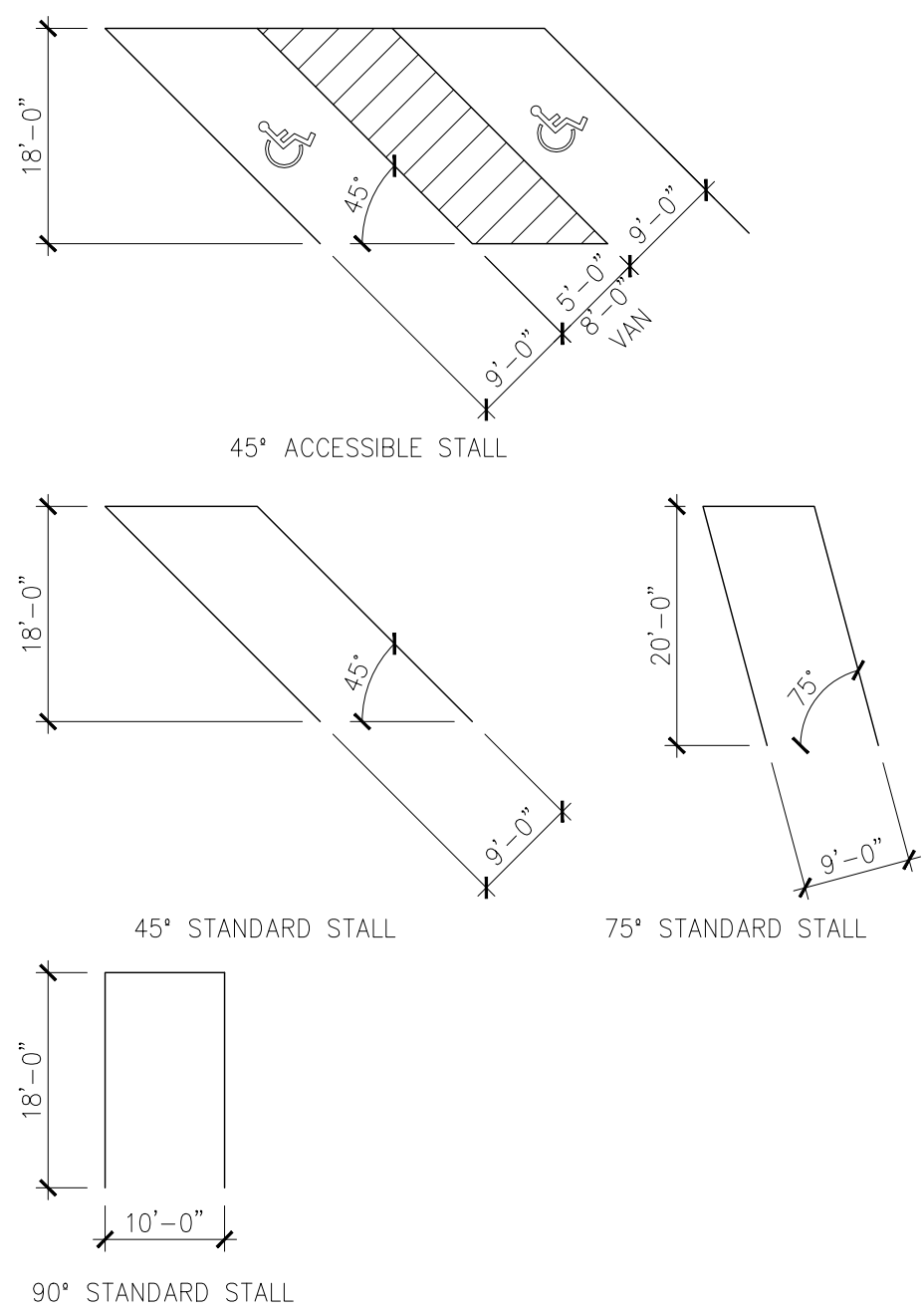
CONTACTS

OWNER:	WAYFARER VANS 2708 GUNNISON ST COLORADO SPRINGS, CO 80909 CONTACT: IAN HORGAN p. 719.417.8267 e. cvo@wayfarervans.com
APPLICANT / ARCHITECT:	ECHO ARCHITECTURE 2752 WEST COLORADO AVE COLORADO SPRINGS, CO 80904 CONTACT: SCOTT SCHUSTER p. 719.387.7836 e. scott@echo-arch.com
LANDSCAPE:	URBAN LANDSCAPE 2752 W. COLORADO AVE. COLORADO SPRINGS, CO 80904 CONTACT: JOHN OLSON p. 719.231.3959 e. john@urbanlandscapes.design
CIVIL:	3 ROCKS ENGINEERING 6 SOUTH TEJON STREET #614 COLORADO SPRINGS, CO 80903 CONTACT: GRAHAM FRANK p. 719.430.5333 e. jgrahamf@3rocksengineering.com

VICINITY MAP

N.T.S.

TYP. PARKING DIMENSIONS



PARKING CALCULATION

	REQUIRED PER COUNTY CODE	SQUARE FOOTAGE	SUBTOTAL
PROFESSIONAL OFFICE	1 SPACES PER 200 SQUARE FEET	7,225 S.F.	37
INDUSTRIAL USE	1 SPACE PER 750 SQUARE FEET	17,007 S.F.	23
TOTAL REQUIRED			60
TOTAL PROVIDED			65

PRINTED NAME / PLANNING DIRECTOR _____

SIGNATURE _____ DATE _____

