

Note see comments on LOI concerning business use type

depict all easements per plat #15321

408.00'

Heights of all retaining walls to be called out on SDP

denot sqft size of new building 7100sqft

PROPOSED ADDITION

EXISTING BUILDING

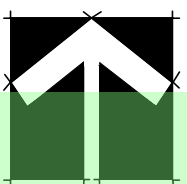
call out sqft size and use

please call out all surface types

please label as existing and use

Denote ground cover see comments in GEC and FDR

Add reception # Per Plat #15321 its a 42ft wide



# ARCHITECTURAL SITE PLAN

SCALE: 1"=20'-0"



- Please depict the following:
- location of existing and proposed water and wastewater infrastructure including well and septic if applicable
  - location of garbage receptacles with a graphical depiction of the screening mechanism
  - location of all existing and proposed utility lines and associated infrastructure

**PROPERTY OWNER/CLIENT**  
 LANDSCAPE ENDEAVORS  
 CORY SHORETTE  
 (719) 683-5480

**ARCHITECT**  
 BUCHER DESIGN STUDIO, INC.  
 BRIAN K. BUCHER AIA, NCARB, ICC  
 PRESIDENT, ARCHITECT  
 12325 ORACLE BLVD., SUITE 101  
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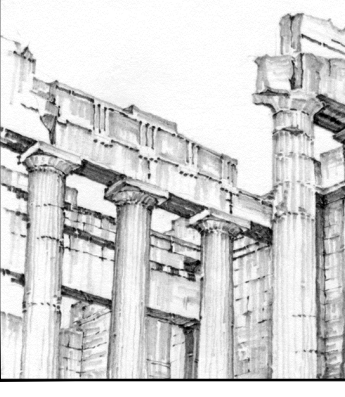
**CIVIL ENGINEER**  
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**SITE LIGHTING ENGINEER**  
 DMCE ENGINEERING  
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Architect  
CO license no. C-4889  
CA license no. C 23506

## PROPERTY DATA

PROJECT ADDRESS: 2725 AKERS DRIVE  
COLORADO SPRINGS CO 80922

TAX SCHEDULE NO: 5332414003

LEGAL DESCRIPTION: LOT 1 SEDER SUB.

(E) COUNTY ZONING: M

LOT SIZE: 120,376 SQ. FT. / 2.76 ACRES

BUILDING SETBACKS:  
NORTH/SOUTH (SIDE) = 0 FT.  
EAST (REAR) = 15 FT.  
WEST (FRONT) = 15 FT.

BUILDING HEIGHT: MAX. 50 FT. / PROPOSED = 22 FT. +/-

## PROJECT/BUILDING DATA

PROJECT NAME: LANDSCAPE ENDEAVORS SDP AMENDMENT  
 PROJECT DESCRIPTION: PROPOSED ADDITION TO EXISTING BUILDING AND SITE DEVELOPMENT.  
 BUILDING AREA: 5,000 S.F. EXISTING + 7,100 S.F. ADDITION = 12,100 S.F. TOTAL  
 CONSTRUCTION TYPE: TYPE-II-B  
 FIRE SPRINKLER SYSTEM: NO  
 PROPOSED OCCUPANCY USE: OFFICE/WAREHOUSE

## OFF-STREET PARKING

OFFICE: 5,000 S.F. @ 1 STALL PER 200 S.F. = 25 STALLS REQUIRED.  
 WAREHOUSE: 7,100 S.F. @ 1 STALL PER 1,000 S.F. = 7 STALLS REQUIRED.  
 32 TOTAL STALLS REQUIRED / 49 STANDARD STALLS PROVIDED  
 2 DISABLED SPACES REQ'D / 2 DISABLED SPACES PROVIDED

## SITE PLAN KEY NOTES

- 1 PROPOSED CONC. SIDEWALK, RE. CIVL, TYP.
- 2 NEW ASPHALT PAVING WHERE INDICATED RE. CIVL
- 3 PROPOSED CONC. CURB, GUTTER, TYP. RE. CIVL
- 4 PROPOSED WHEEL STOP, TYP. WHERE INDICATED
- 5 ADA CURB RAMP PER COUNTY STANDARDS & ANSI A117.1-2017.
- 6 ADA PARKING SIGN, TYP. AT ADA STALLS, SEE DETAIL ON ELEVATIONS SHEET.
- 7 PROPOSED LANDSCAPING AREA RE. LANDSCAPE PLANS.
- 8 EXISTING ENTRY DRIVE RE. CIVL. PATCH/REPAIR AS REQUIRED PER COUNTY STANDARDS.
- 9 PROPOSED RETAINING WALL RE. CIVL.
- 10 EXISTING CONC. SLAB TO REMAIN, OWNER VERIFY.
- 11 PROPOSED CONC. SLAB RE. CIVL.
- 12 RE-CONFIGURE EXISTING CHAIN LINK FENCE AS REQUIRED. COORDINATE W/ OWNER
- 13 EXISTING FENCE TO REMAIN, TYP. OWNER VERIFY.

## VICINITY MAP



## Comments from Colorado Springs Utilities:

Action Item: Gas meter locations on plan view and building elevations must be shown and labeled.

Action Item: Add note " Gas meters must be a minimum of 3-feet from doors, operable windows, or any vents or openings in walls."

Action Item: Add note "CSU Field Engineer to determine final gas meter, transformer and service line locations. Contact Field Engineering at 719-668-4985 (Gas) with any questions."

SDP or GEC plan needs to include design type details of the retaining walls.

Sheet Title:  
SITE PLAN/  
COVER SHEET

Drawing Status:  
DEVELOPMENT  
PLAN

Revisions:

No.	Description	By	Date

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Date: 01/31/2025

Drawn by:

Checked by:

Scale: AS NOTED

Job No.:

Sheet No.:

DP1

Of

PCD FILE NO. PPR255