

PROJECT TEAM

PROPERTY OWNER/CLIENT
 LANDSCAPE ENDEAVORS
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GENERAL CONTRACTOR
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 NUNN CONSTRUCTION
 (719)599-7710

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

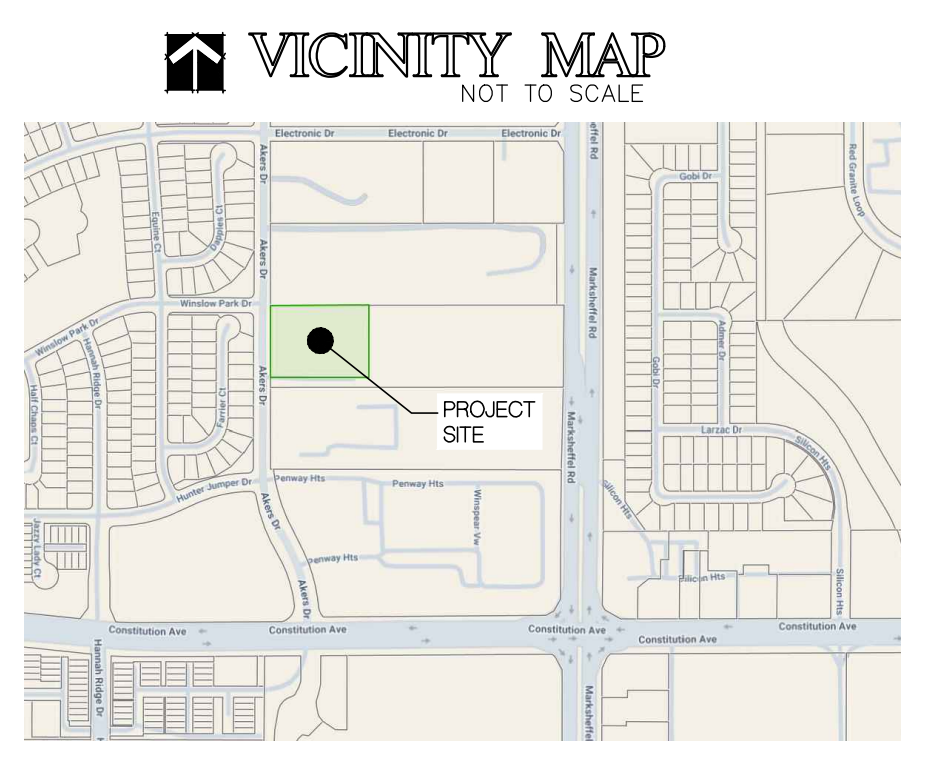
OFFICE: 5,000 S.F. @ 1 STALL PER 200 S.F. = 25 STALLS REQUIRED.

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.



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Brian K. Bucher, AIA
 Architect
 CO license no. C-4889
 CA license no. C 23506

A PROPOSED SDP AMENDMENT

LANDSCAPE ENDEAVORS

2725 AKERS DR
 COLORADO SPRINGS, CO

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

Preliminary review - additional review required
 Reviewed by: malcuran
 02/18/2025 10:24:17 AM

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."

PCD FILE NO. _____