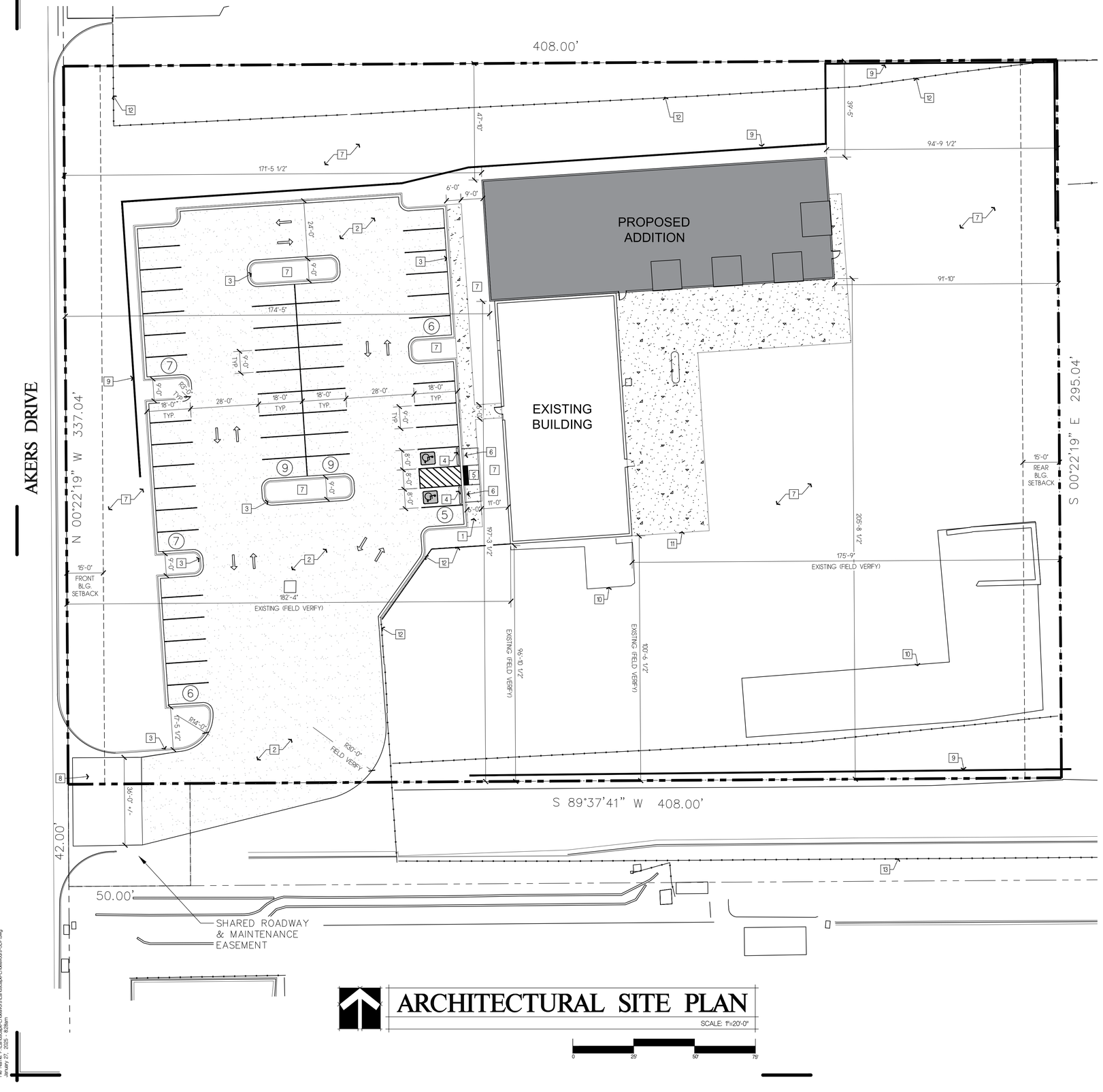



# ARCHITECTURAL SITE PLAN

SCALE: 1"=20'-0"

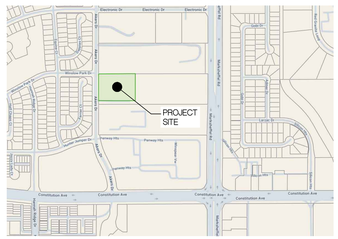
0 25' 50' 75'

## SITE PLAN KEY NOTES

1. PROPOSED CONC. SIDEWALK, RE. CIVIL, TYP.
2. NEW ASPHALT PAVING WHERE INDICATED RE. CIVIL
3. PROPOSED CONC. CURB, GUTTER, TYP. RE. CIVIL
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. CIVIL. PATCH/REPAIR AS REQUIRED PER COUNTY STANDARDS.
9. PROPOSED RETAINING WALL RE. CIVIL
10. EXISTING CONC. SLAB TO REMAIN, OWNER VERIFY.
11. PROPOSED CONC. SLAB RE. CIVIL
12. RE-CONFIGURE EXISTING CHAIN LINK FENCE AS REQUIRED . COORDINATE W/ OWNER
13. EXISTING FENCE TO REMAIN, TYP. OWNER VERIFY.

## VICINITY MAP

NOT TO SCALE




## PROJECT TEAM

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

**ARCHITECT**
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**SITE LIGHTING ENGINEER**
DMCE ENGINEERING
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WHEAT RIDGE, CO 80033
(303) 421-3208

**GENERAL CONTRACTOR**
BROOKS WILLIAMS, SENIOR MANAGER
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

PCD FILE NO. _____

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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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