

OWNER: LAND VIEW LLC
 OWNERS REPRESENTATIVE: ERNESTO GARCIA
 2908 E GUNNISON ST.
 COLORADO SPRINGS, CO 80909
 (719) 4734895
 citylinktrucking@outlook.com

APPLICANT / PLAN PREPARER: T-BONE CONSTRUCTION, INC.
 1310 FORD ST.
 COLORADO SPRINGS, CO 80915
 (719) 570-1369
 marcos.cazares@tboneconstruction.com

SITE DEVELOPMENT PLAN, NEW CONSTRUCTION OF A BUILDING ON THE VACANT PORTION OF THE EXISTING LOT.

THE PROPOSED DEVELOPMENT WILL NOT ENCROACH ON ANY AVIGATION EASEMENTS.

PROPERTY INFORMATION:

LOT SIZE: 99.97 ACRES (4,354,693.2 SQ.FT.)
 BUILDING AUTHORITY: EL PASO COUNTY
 ZONING CLASSIFICATION: CS, RR-5

PROPOSED USE: CONTRACTORS STORAGE YARD
 CONSTRUCTION TYPE: II-B
 OCCUPANCY TYPE: OFFICE/STORAGE

BUILDING AREA: 16,800 SF
 STORAGE HEIGHT: 35'-7"
 OFFICE HEIGHT: 16'-6"

SITE COVERAGE
 PROPOSED SITE: 225,750 SF
 TOTAL SITE COVERAGE: 225,750 (5.2% OF LOT)

BUILDING AREA
 PROPOSED BUILDING: 16,800 SF
 TOTAL BUILDING COVERAGE: 16,800 SF (0.3% OF LOT)

OPEN SPACE/LANDSCAPING: 4,337,457 SF (99.6% OF LOT)

IMPERMEABLE SURFACE: 102,947 SF (2.4% OF LOT)

PARKING REQUIREMENTS:

OFFICE: 1 PARKING SPACE PER 300 SF; 1,750SF/300 = 6 PARKING SPACES

TOTAL REQUIRED: 6 PARKING SPACES REQUIRED / 1 ADA PARKING SPACE REQUIRED
 PROVIDED: 9 PARKINGS SPACES / 1 ADA PARKING SPACE(S)

ANY DUMPSTER WILL BE KEPT INDOORS OR BEHIND THE SOLID PRIVACY FENCE THAT IS ALREADY SCREENING THE OUTSIDE STORAGE.

NO FLOODPLAINS, DRAINAGE WAYS, OR NO BUILD AREAS.

SYMBOL LEGEND:

- BOUNDARY MONUMENT FOUND (MARKED AS NOTED)
- TEST BORE
- CABLE TV PEDESTAL
- △ ELECTRIC METER
- ⊗ ELECTRIC TRANSFORMER
- ⊞ ELECTRIC VAULT
- ⊙ ELECTRIC LIGHT POLE
- ⊕ SANITARY SEWER MANHOLE
- ⊞ TELEPHONE PEDESTAL
- ⊕ FIRE HYDRANT
- CHAIN LINK FENCE
- SS UNDERGROUND SANITARY SEWER
- UTV UNDERGROUND CABLE TV LINE
- UE UNDERGROUND ELECTRIC LINE
- UG UNDERGROUND GAS LINE
- UT UNDERGROUND TELEPHONE LINE
- WL UNDERGROUND WATER LINE
- PROPERTY LINE
- - - EASEMENT
- - - VARIOUS SETBACKS (MARKED AS NOTED)
- UD UNDERGROUND DATA LINE (COMMUNICATION CABLE)

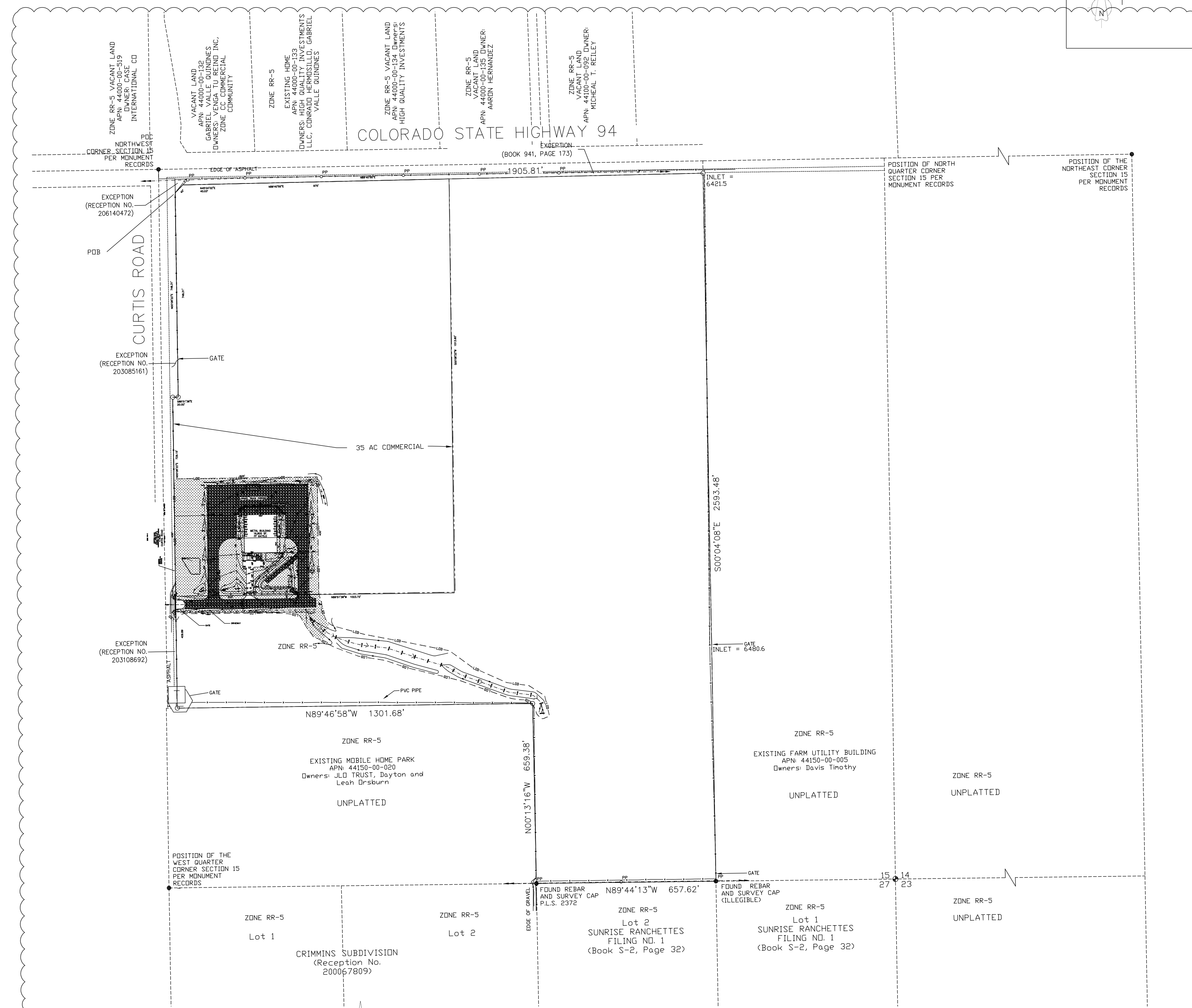
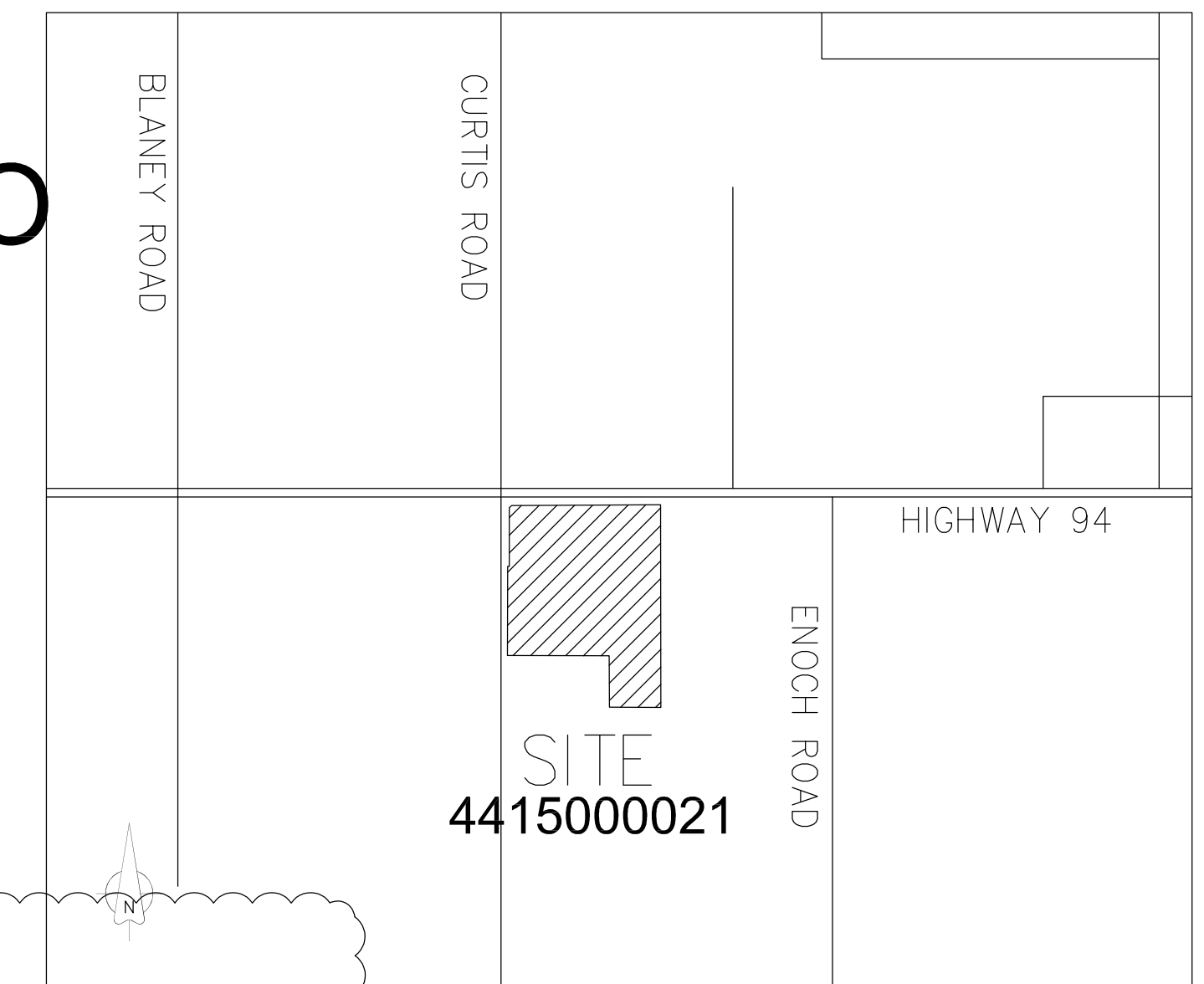
NOTES:
 1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

CITY LINK TRUCKING

225 N. CURTIS RD. COLORADO SPRINGS, CO SITE DEVELOPMENT PLAN

W2E2NW4, NW4NW4, N2SW4NW4, EX THAT PT CONV TO STATE D O T
 BY REC #206140472, EX PT TO COUNTY BY REC #203085161 SEC
 15-14-64

LOCATION MAP



SHEET INDEX	
NUMBER	SHEET NAME
DP-1	SITE PLAN
DP-2	ENLARGED SITE PLAN

T-BONE
 CONSTRUCTION, INC.
 GENERAL CONTRACTOR
 Design Development Consultants @
 1310 FORD STREET
 COLORADO SPRINGS, CO 80915
 (719) 570-1456

Revisions		
#	DESCRIPTION	DATE
1	RE-SUBMITTAL	2/23/2024
3	RE-SUBMITTAL	5/17/2024

CITY LINK TRUCKING

225 N. CURTIS ROAD,
 COLORADO SPRINGS, CO

D2-1109

DP

DATE 08-25-2023
 CHECKED -
 DRAWN BY -

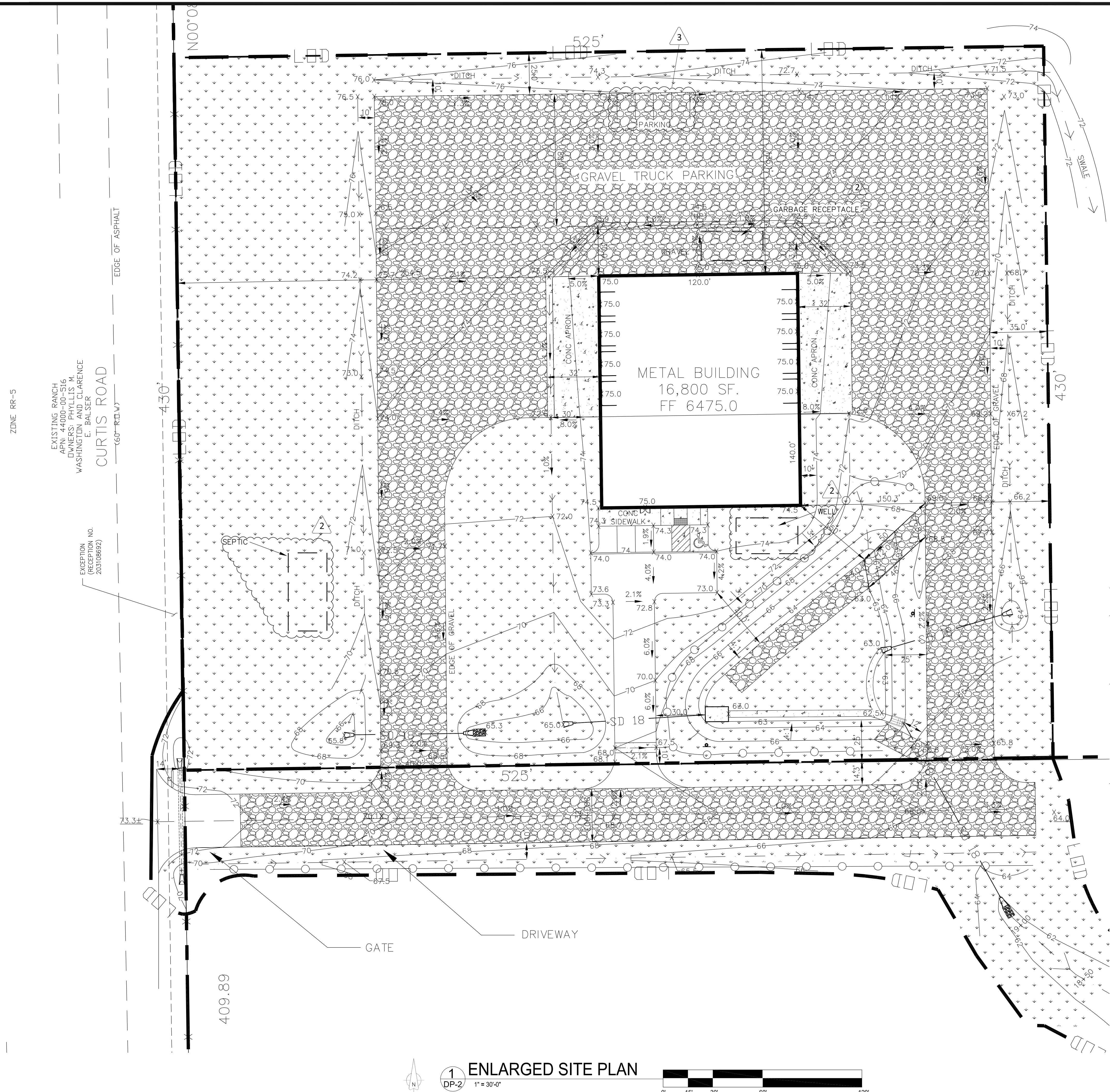
ARCHITECTURAL
 SITE PLAN

DP-1

APPROVAL
 SIGNATURE
 BLOCK

PPR2339

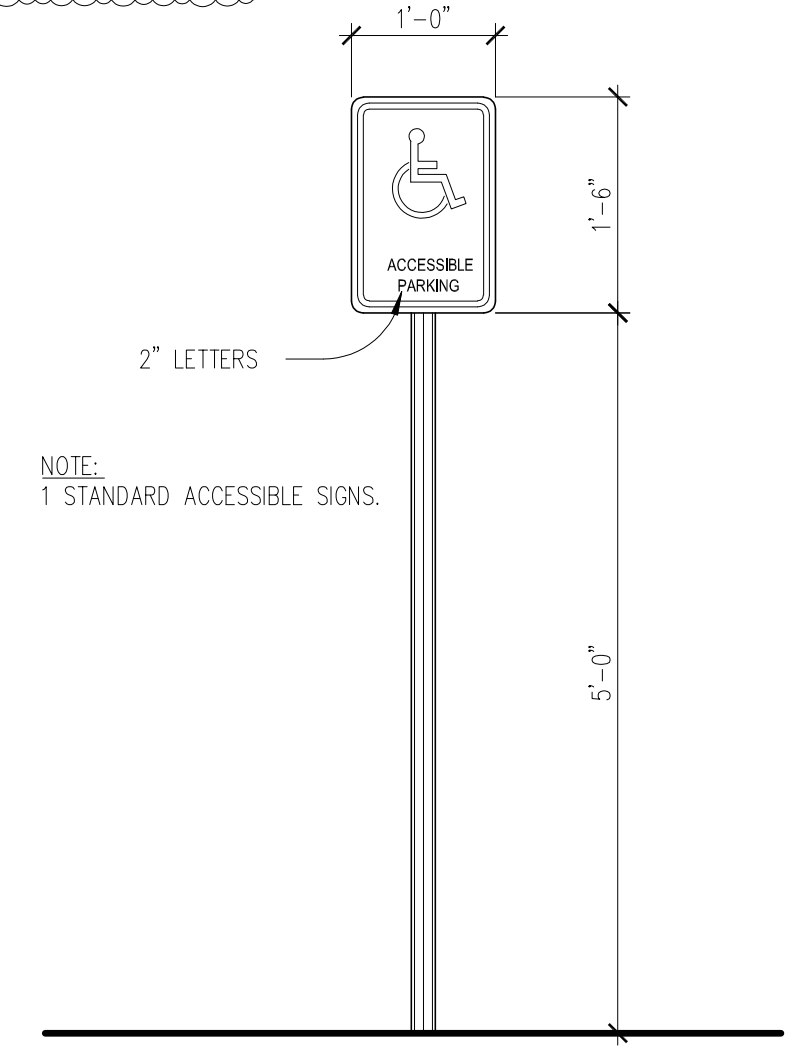
(C) ALL RIGHTS RESERVED



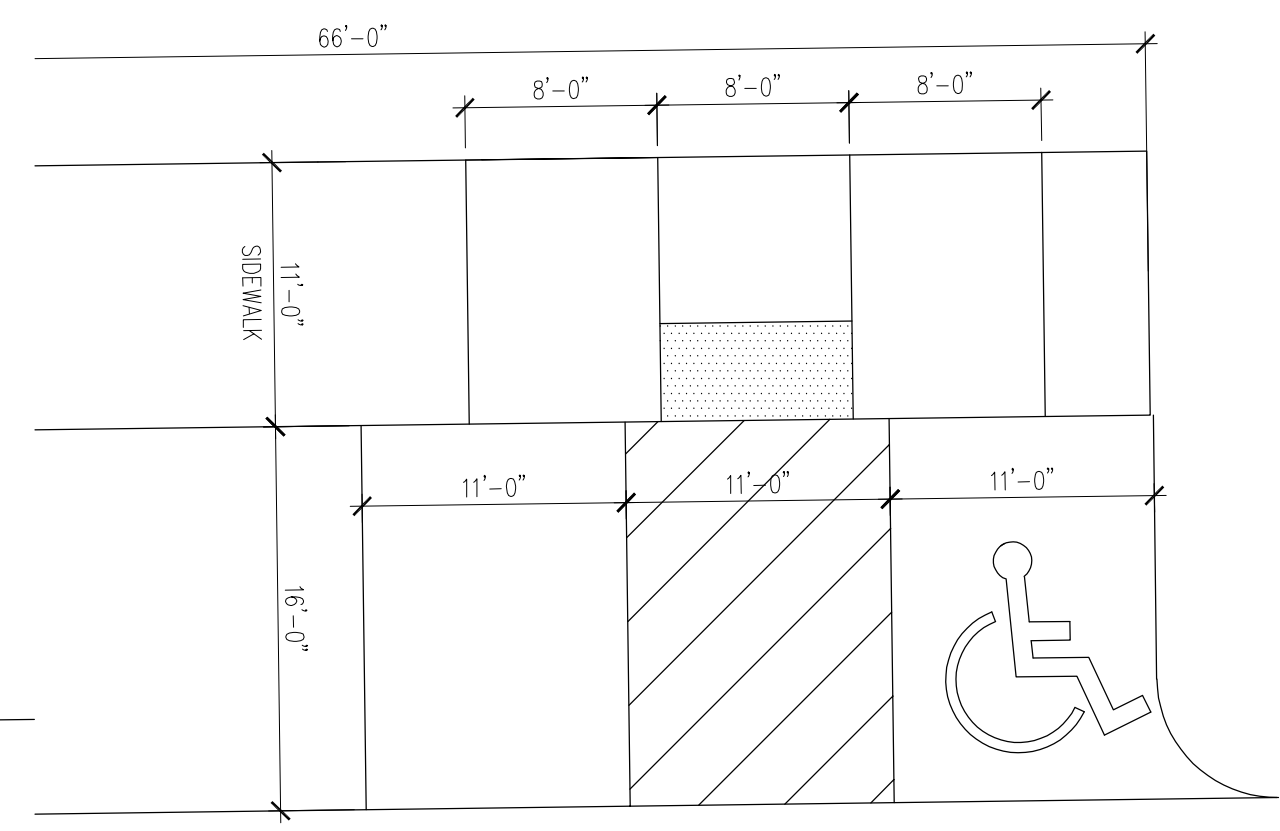
- SITE PLAN KEY NOTES:**
- ① ASPHALT PARKING LOT AND PARKING STRIPING
 - ② EDGE OF PAVING
 - ③ ADA PARKING SPACE AND SIGNAGE

LEGEND

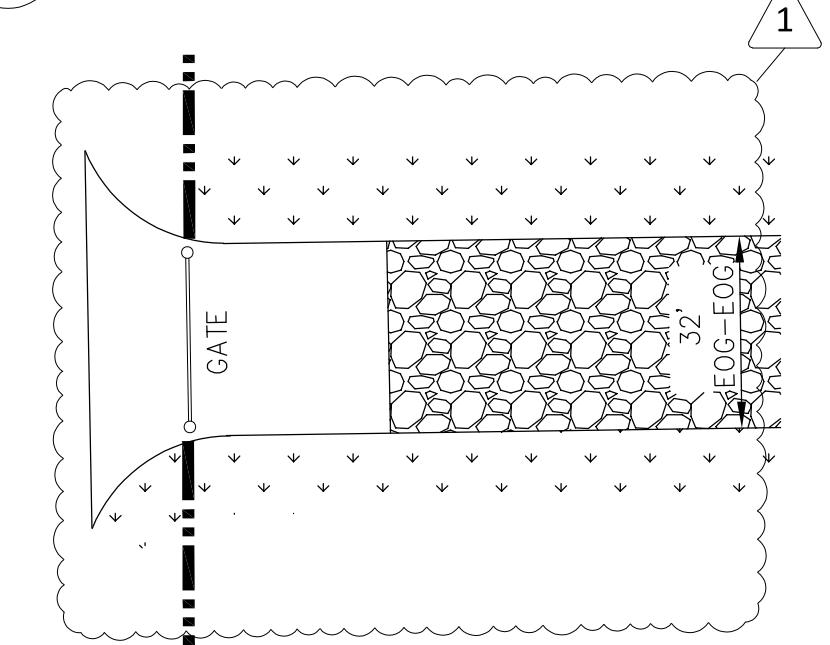
- GRASS
- GRAVEL
- CONCRETE



② ADA SIGN DETAIL
DP-2 NTS

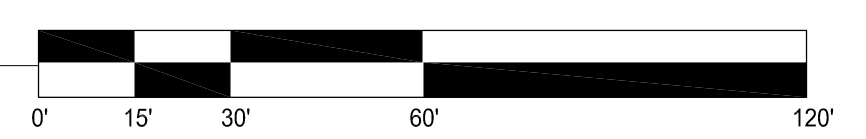


③ ADA PARKING
DP-2 NTS



④ GATE SETBACK DETAIL
DP-2 NTS

① ENLARGED SITE PLAN
DP-2 1" = 30'-0"



PER STANDARD COUNTY DETENTION MAINTENANCE AGREEMENT, A BLANKET MAINTENANCE EASEMENT HAS BEEN PROVIDED ACROSS THE PROPERTY

APPROVAL SIGNATURE BLOCK

FILE NUMBER:
PPR2339

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ENLARGED SITE PLAN

DP-2