

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—SS—SS— | UNDERGROUND SANITARY SEWER |
| —UTV—UTV—UTV— | UNDERGROUND CABLE TV LINE |
| —UE—UE—UE— | UNDERGROUND ELECTRIC LINE |
| —UG—UG—UG— | UNDERGROUND GAS LINE |
| —UT—UT—UT— | UNDERGROUND TELEPHONE LINE |
| —WL—WL—WL— | UNDERGROUND WATER LINE |
| — — — — — | PROPERTY LINE |
| — — — — — | EASEMENT |
| — — — — — | VARIOUS SETBACKS (MARKED AS NOTED) |
| —UD—UD—UD— | UNDERGROUND DATA LINE (COMMUNICATION CABLE) |

NOTES:

- 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.

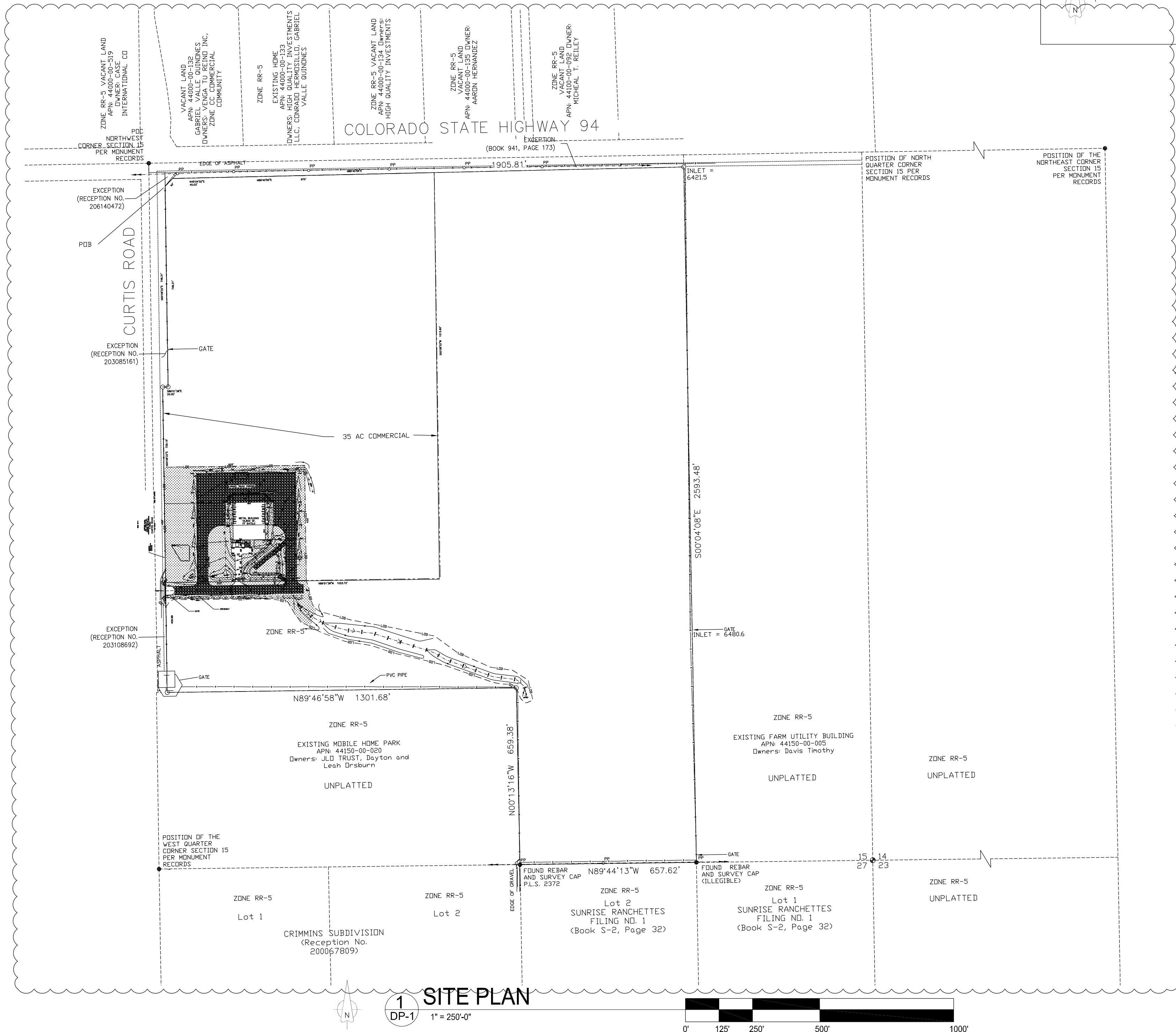
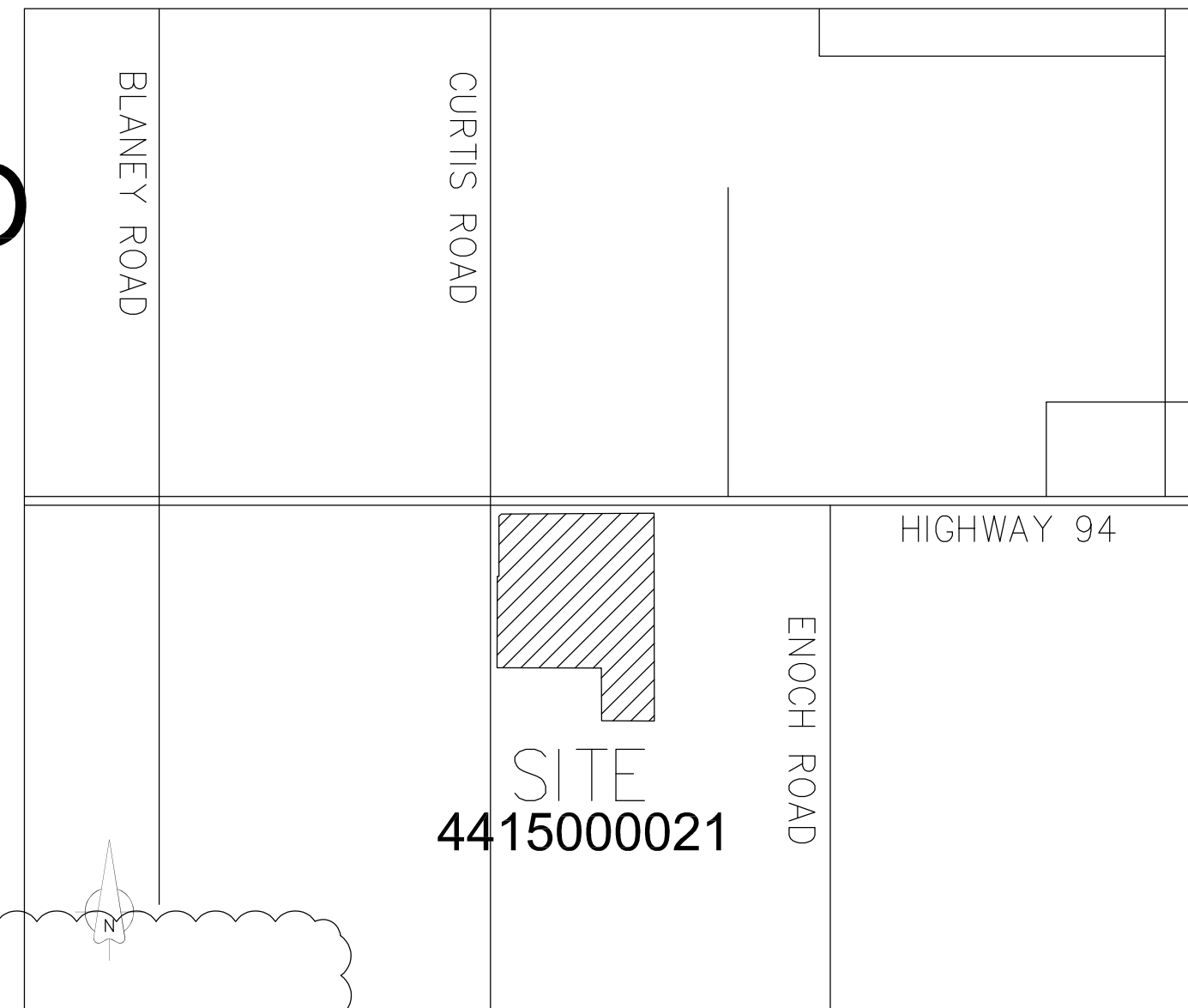
CITY LINK TRUCKING

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 |

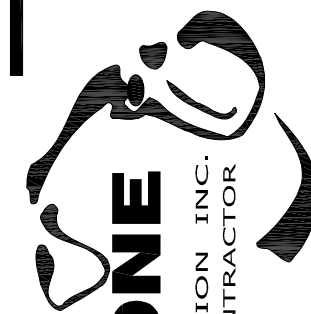
Approved

By: Ashlyn Mathy
Date: 07/11/2024

El Paso County Planning & Community Development

APPROVAL
SIGNATURE
BLOCK

PPR2339



Design Development
Consultants @

1310 FORD STREET
COLORADO SPRINGS, CO 80915
(719) 570-1456

| Revisions | |
|-----------|--------------|
| # | DESCRIPTION |
| 1 | RE-SUBMITTAL |
| 3 | RE-SUBMITTAL |

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



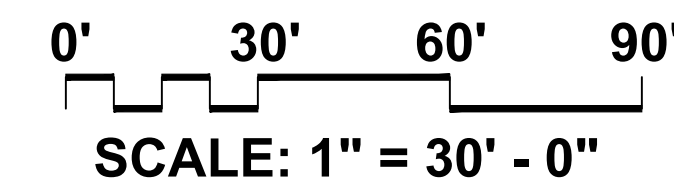


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|------------------|------------|
| DATE: | 09/12/2023 |
| DESIGNED: | WFG |
| CHECKED: | GEM |

NOTES:

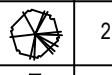

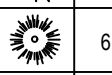

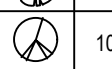
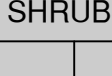
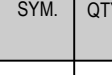
SHEET NO.

FILE NO. PPR2339

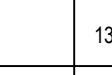


LANDSCAPE SCHEDULE (Outlying Areas):
Planting Schedule:

TREES

| SYMBOL | QTY. | KEY | DROUGHT TOLERANT DEER RESISTANT | BOTANICAL/COMMON NAME | MATURE HT./WD. | PLANTING SIZE | NOTES |
|---|------|------|--|---|-------------------|------------------|--|
|  | 2 | [KO] | <input type="checkbox"/> | SHADENANT MONTELOUST (Rhoiciss bicoloris var. Shadenant) | 40-57 30-47 | 1.5' cal. | B&B Nursery Grown. Size to meet or exceed AAN, min. size |
|  | 18 | [KG] | <input type="checkbox"/> | KENTUCKY COFFEE TREE (Gymnocladus dioica Espresso) | 40-57 30-47 | 1.5' cal. | B&B Nursery Grown. Size to meet or exceed AAN, min. size |
|  | 6 | [PO] | <input type="checkbox"/> | PONDEROSA PINE (Pinus ponderosa) | 50-67 20-37 | 6" st. | B&B Nursery Grown. Size to meet or exceed AAN, min. size |
|  | 6 | [PI] | <input type="checkbox"/> | PIKON PINE (Pinus edulis) | 10-25 10-25 | 6" st. | Container Grown. Size to meet or exceed AAN, min. size |
|  | 5 | [TA] | <input type="checkbox"/> | TATAMCUM MARLE (Acacia salicaria H&M Wigg) | 15-27 15-27 | 1.0' cal. | Container Grown. Size to meet or exceed AAN, min. size |
|  | 5 | [HA] | <input type="checkbox"/> | HAWTHORN (Crataegus crataegus var. crataegus) | 20-37 20-37 | 1.0' cal. | Container Grown. Size to meet or exceed AAN, min. size |
|  | 10 | [BU] | <input type="checkbox"/> | BUR OAK (Quercus robur) | 50-67 30-47 | 1.5' cal. | Container Grown. Size to meet or exceed AAN, min. size |

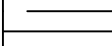
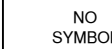




SHRUBS

| SYMBOL | QTY. | KEY | DROUGHT TOLERANT DEER RESISTANT | BOTANICAL/COMMON NAME | MATURE HT./WD. | PLANTING SIZE | NOTES |
|---|------|------|--|--|-------------------|------------------|--|
|  | 13 | [SG] | <input type="checkbox"/> | SEA GREEN JUNIPER (Juniperus x media Sea Green) | 6-8 6-8 | 5 gal. | Container Grown. Size to meet or exceed AAN, min. size |
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GRASSES, PERENNIALS, GROUNDCOVERS

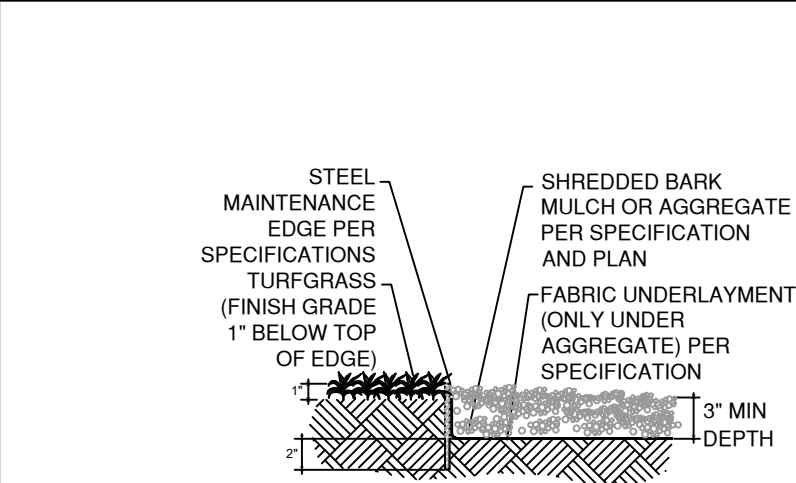
| SYMBOL | QTY. | KEY | DROUGHT TOLERANT DEER RESISTANT | BOTANICAL/COMMON NAME | MATURE HT./WD. | PLANTING SIZE | NOTES |
|--------|------|-----|--|-----------------------|-------------------|------------------|-------|
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SYMBOL KEY:

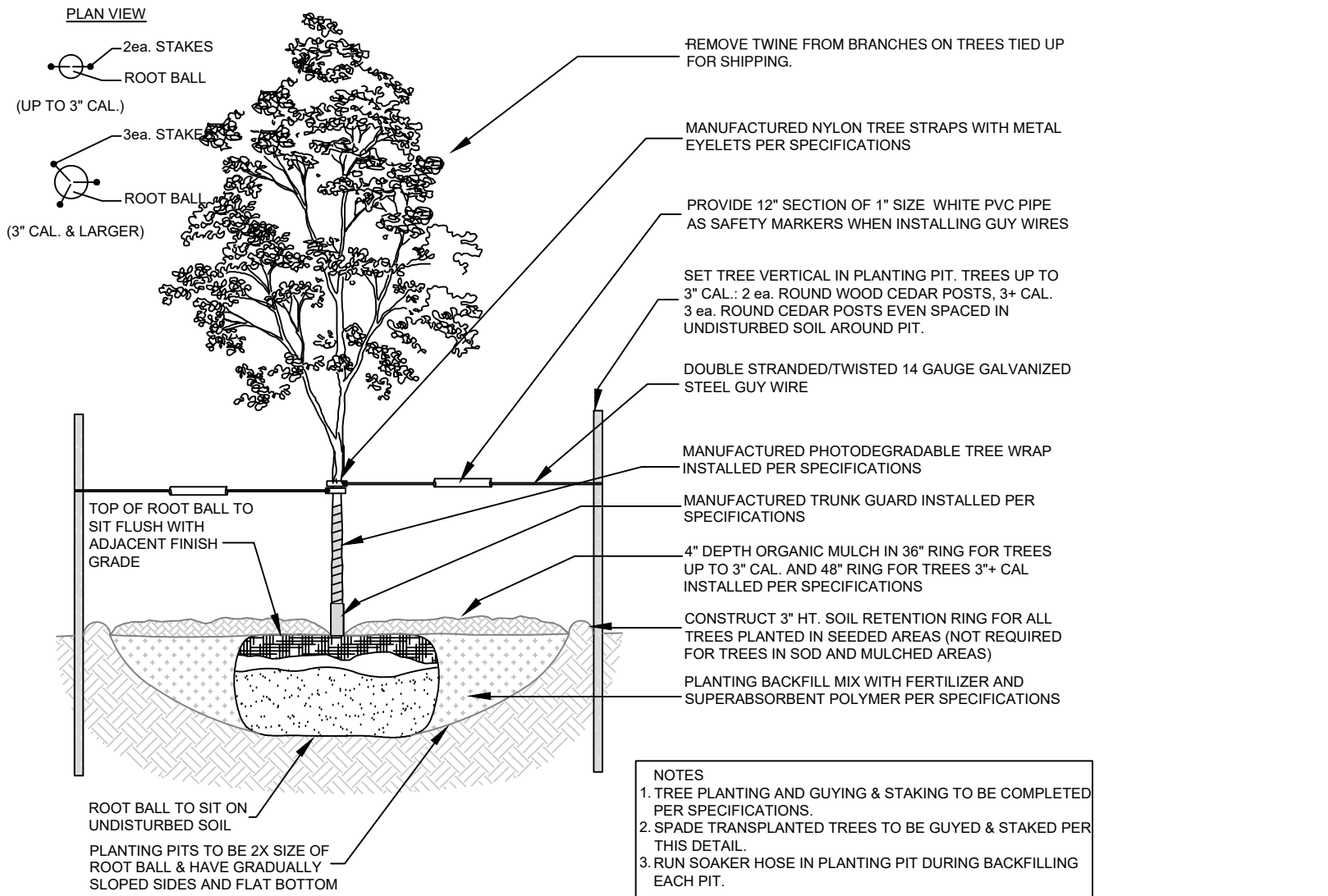
| SYMBOL | DESCRIPTION/REMARKS |
|---|--|
|  | STEEL MAINTENANCE EDGE; 3/16" x 4" ROLL TOP STEEL, GREEN COLOR |
|  | IDAHO CEDAR WOOD MULCH: UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] Area: 400 square feet. |
|  | ORGANIC MULCH TYPE 'A': 'DECO SHRED' BARK MULCH, PLACED TO A UNIFORM 3" DEPTH ON FABRIC UNDERLAYMENT [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] |
|  | AGGREGATE 'B': 1-1/2" SIZE WHOLE WASHED WHITE RIVER ROCK PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] Area: 273 square feet. |
|  | SEEDED TURF (El Paso County Conservation District All Purpose Mix for Upland, Transition and Permanent Control Measure Areas): [25% BIG BLUESTEM, 10% BLUE GRAMA, 10% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 10% SIDEWATER GRAMA, 10% SWITCHGRASS, 10% PRAIRIE SAND REED, 10% YELLOW INDIAN GRASS] Seed rate (lbs PLS/acre) : 19.3 Irrigated broadcast or irrigated hydrosseeded. Area in square feet: 15,544 square feet. |
|  | SEEDED TURF (El Paso County All Purpose Low Grow Mix for Upland and Transition Areas): [25% BUFFALOGRASS, 20% BLUE GRAMA, 20% SIDEWATER GRAMA, 5% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 1% SAND DROPSSEED] Seed rate (lbs PLS/acre) : 42 Irrigated broadcast or irrigated hydrosseeded. |
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LANDSCAPE NOTES:

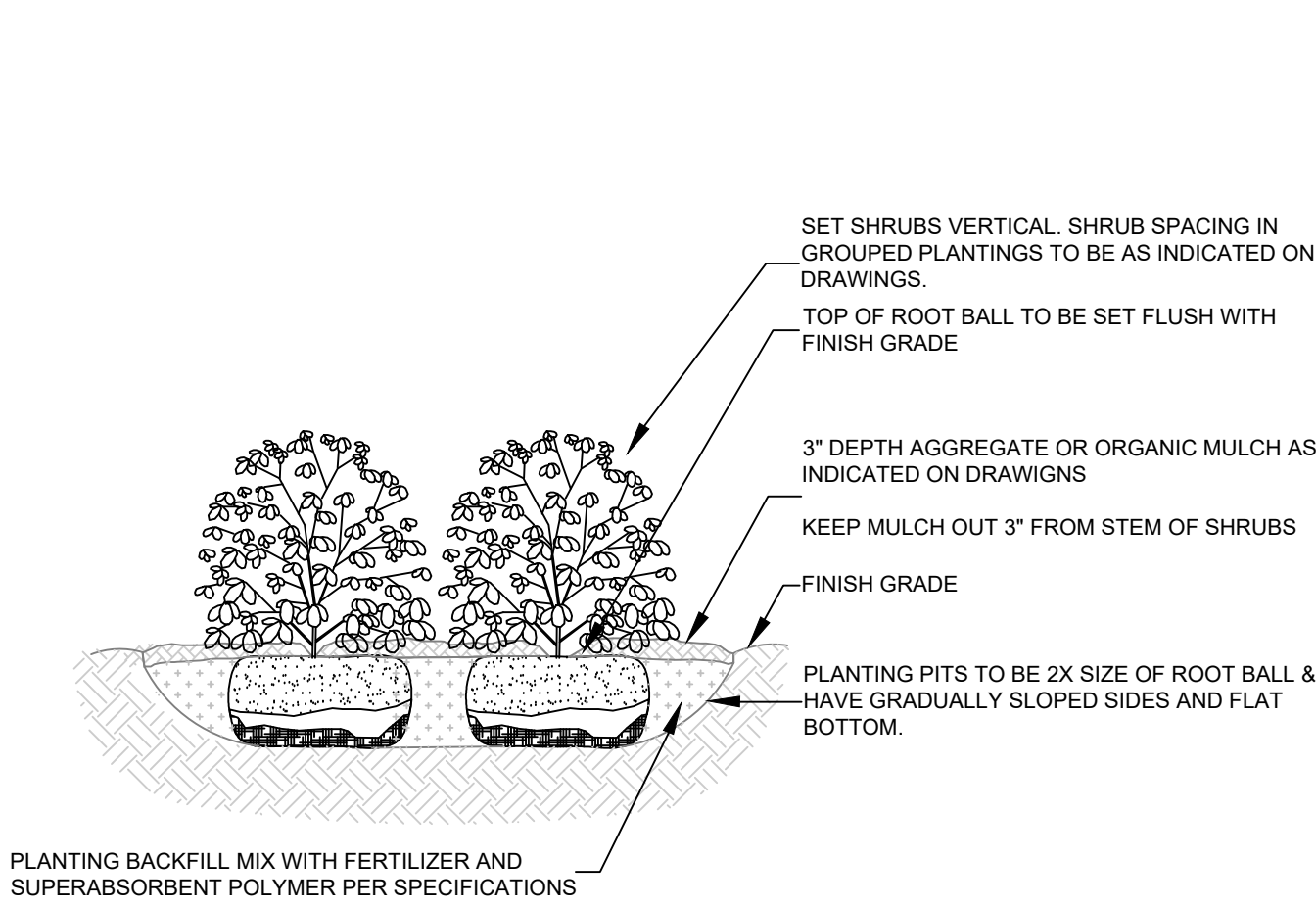
- DRAWINGS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
- QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED, OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND VERIFYING ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC. WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSTRUCTED AS ACCEPTANCE OF CONDITIONS.
- COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
- THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAXIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
- PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS AND LIGHTING STANDARDS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS MAY BE AVAILABLE. IF THE AMOUNT OF TOPSOIL NEEDED TO COMPLETE FINAL GRADING IS NOT AVAILABLE, THE CONTRACTOR SHALL IMPORT THE AMOUNT OF SOIL NEEDED.
- CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION VIA THE IRRIGATION SYSTEM IS CAPABLE OF EXTENDING AMOUNTS OF WATER REQUIRED TO ESTABLISH AND SUSTAIN PLANT GROWTH AT THE TIME OF INSTALLATION.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM DRAWING AND SPECIFICATIONS:
 - IN LANDSCAPE SETBACK AREAS ALONG ROAD FRONTAGES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES
 - NEW SODDED TURF INTERIOR LANDSCAPE AREAS; 20' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS
 - NEW SEEDED TURF AREAS; 30' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS SHRUBS AND TREES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES, EMITTERS FOR ALL SHRUBS
- SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
- ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMENCED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.
- 1"x14 GAUGE GALVANIZED STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SOD AND SEEDED TURF AREAS. PIN EDGING WITH 12" STEEL EDGING PINS AT 24" SPACING.
- ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS. GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS. PROVIDE SHREDDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SOD AND SEEDED AREAS (MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE GROUND COVER AREAS).
- PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS. NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOILS ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SOILS SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR TESTING. THIS WOULD INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOD/NATIVE SEED). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND THE CITY OF COLORADO SPRINGS PRIOR TO INSTALLING ANY LANDSCAPING (PLANTING/NATIVE SEED ON SITE).
- THE MINIMUM SOIL AMENDMENT AMOUNTS ARE AS FOLLOWS: (CU per 1,000 SF) FOR AMENDMENTS (TYPE: CLASS 1) FOR NATIVE SEED (AT LEAST 3 CU per 1,000 SF), SHRUB BEDS (AT LEAST 3 CU per 1,000 SF) AND SOD AREAS (AT LEAST 4 CU per 1,000 SF). THESE AMOUNTS MAY CHANGE BASED ON THE FUTURE SOILS REPORT.



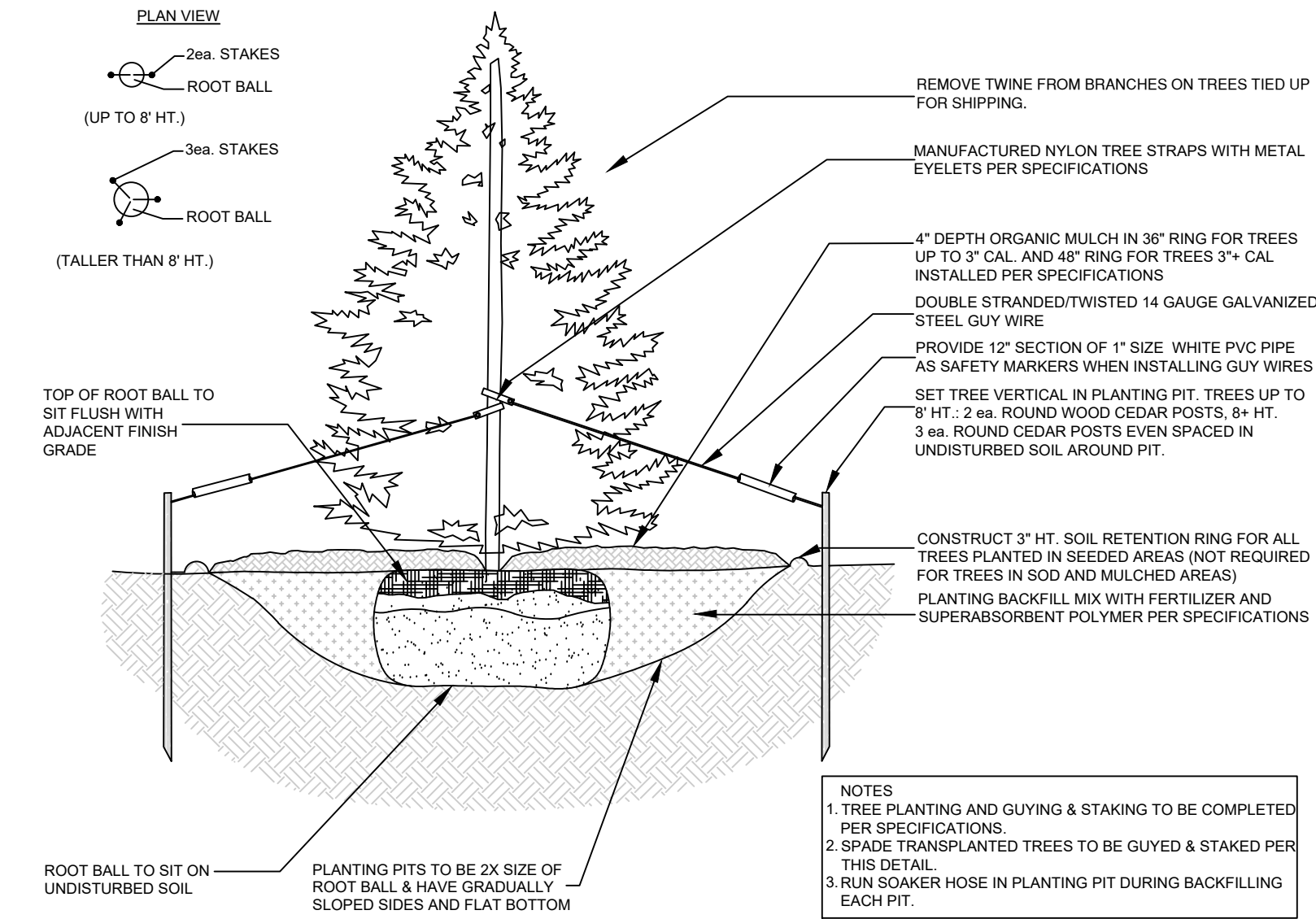
A STEEL MAINTENANCE EDGE
NOT TO SCALE



B DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



C SHRUB PLANTING DETAIL
NOT TO SCALE



D EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



8' PANEL FENCE AND SCREENING SYSTEM

E 8' PANEL FENCE AND SCREENING SYSTEM
NOT TO SCALE

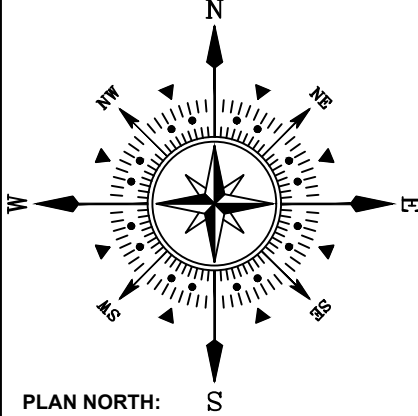
APPROVAL:

William Guman & Associates, Ltd.
LANDSCAPE ARCHITECTURE
731 North Weber Street
Colorado Springs, CO 80903
(719) 633-9700
www.GumanLtd.net
bill@guman.net

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THIS DRAWING IS DIAGRAMMATIC. IN THE EVENT OF A CONFLICT, ALL QUANTITIES THAT CAN BE DETERMINED GRAPHICALLY SHALL PREVAIL OVER ANY QUANTITIES STATED. OR IMPLIED QUANTITIES. FIELD CHANGES MADE WITHOUT PRIOR APPROVAL BY THE DESIGN AGENT OF THE RECORD. DRAWING WILL RESULT IN DELAY OF FINAL ACCEPTANCE AND/OR ISSUANCE OF CERTIFICATE OF OCCUPANCY WHERE APPLICABLE.

ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



CITY LINK TRUCKING
225 N. CURTIS ROAD
PEYTON, CO 80930
DEVELOPMENT PLAN

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION:

| | |
|-----------|------------|
| DATE: | 09/12/2023 |
| DESIGNED: | WFG |
| CHECKED: | GEM |
| NOTES: | |

| REVISIONS: | DATE: | BY: | DESCRIPTION: |
|------------|-------|-----|--------------|
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PLAN SCALE: 1" = 300' (OR AS NOTED ON PLAN)

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NO.
2
2 OF 2 SHEETS

FILE NO.
PPR2339

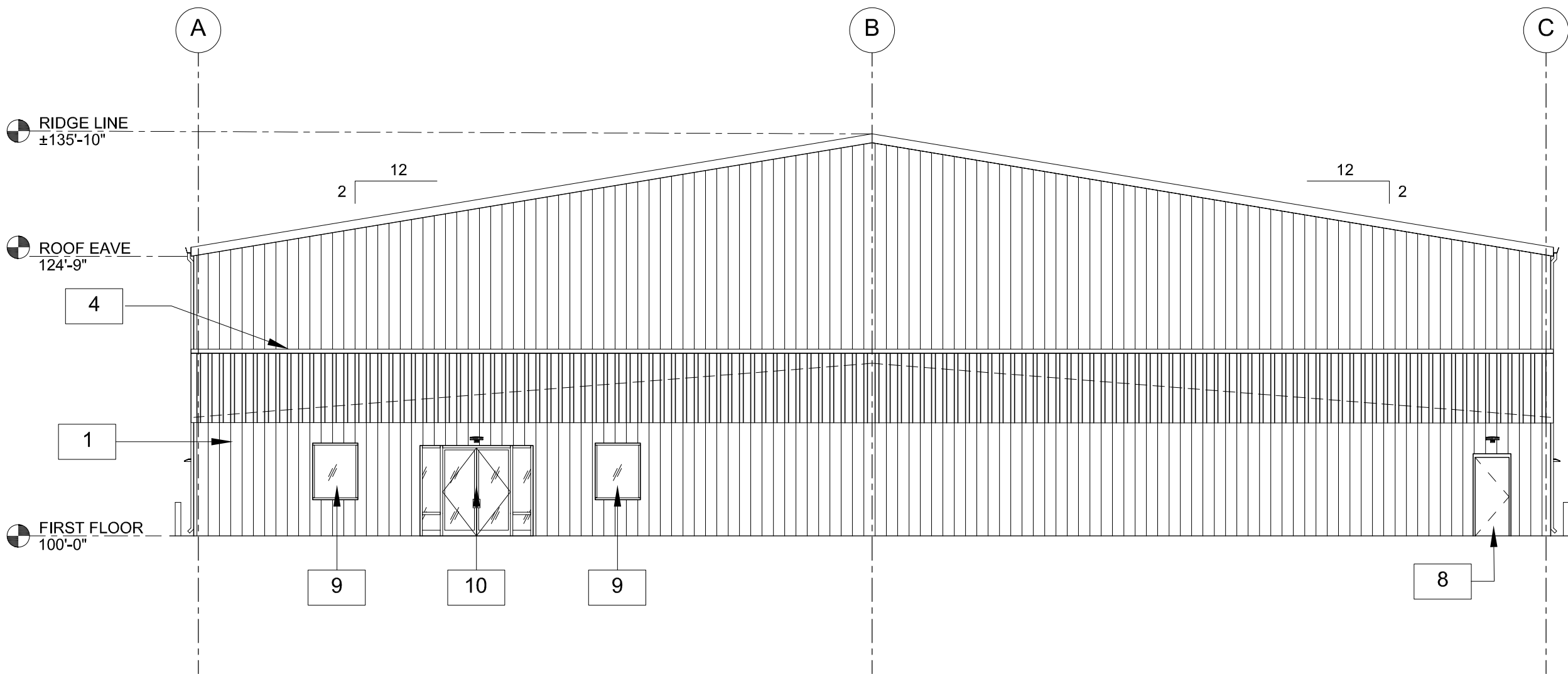
| |
|--|
| <p>LIGHT FIXTURE NOTE:</p> <p>ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.</p> |
|--|

| LIGHT FIXTURE SCHEDULE | | | | | | | | | | |
|------------------------|---------------------|---------------------------------|------|------|------|--------------------|----------------|---------|-------|-------|
| MARK | MANUFACTURER | MODEL | LAMP | | | MOUNTING | DESCRIPTION | VOLTAGE | TOTAL | |
| | | | QTY. | WATT | TYPE | | | | WATTS | NOTES |
| AA | LSI INDUSTRIES, INC | SLM-LED-18L-SIL-4-40-70CRI | 1 | 135 | LED | POLE @ 15' & 20' | AREA LUMINAIRE | 120/277 | 135 | 1 - 2 |
| WP1 | LITHONIA | DSXW1 LED 10C 350 30K T4M MVOLT | 1 | 13.3 | LED | WALL SURFACE @ 15' | WALLPACK | 120/277 | 13.3 | 1 - 2 |

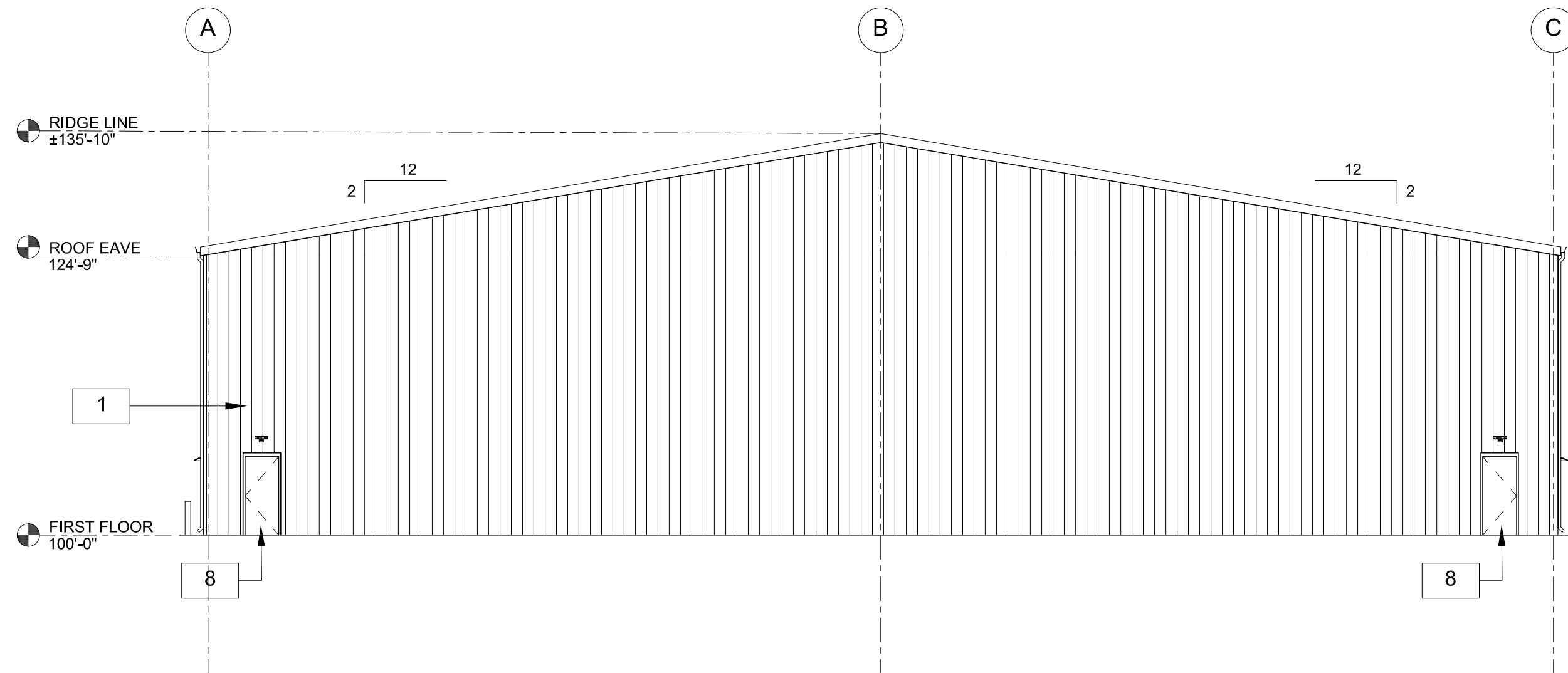
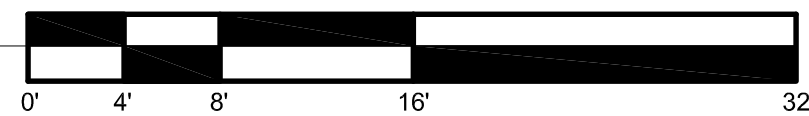
NOTES:

- 1) LIGHTING FIXTURE TO BE CONTROLLED VIA LIGHTING CONTROL PANEL WITH TIME CLOCK AND PHOTOCELL.
- 2) CONFIRM ALL LIGHT FIXTURE SELECTIONS WITH TENANT PRIOR TO ORDERING. THIS INCLUDES COLORS, COLOR TEMPERATURES, MANUFACTURER, ETC.

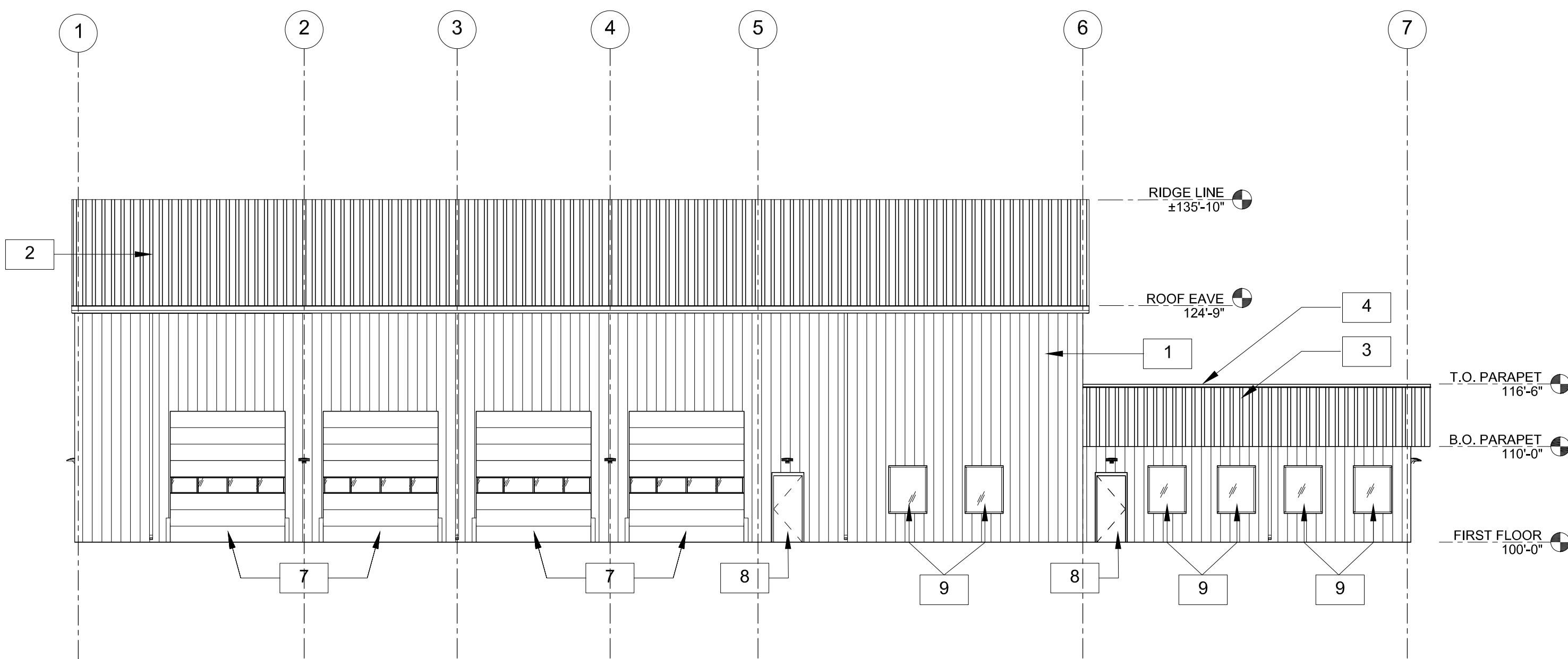
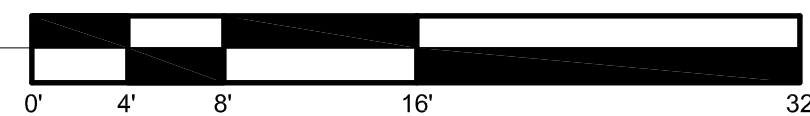
- KEY NOTES:
- 1 PRE-FINISHED METAL WALL PANEL
 - 2 PRE-FINISHED STANDING SEAM METAL ROOF PANEL
 - 3 PRE-FINISHED METAL PANEL ROOF PARAPET
 - 4 PRE-FINISHED METAL PARAPET CAP
 - 5 PRE-FINISHED METAL ROOF FLASHING AND GUTTERS
 - 6 PRE-FINISHED METAL OPEN FACED DOWNSPOUT
 - 7 12x14' HIGH LIFT ROLL-UP DOOR WITH GLASS PANEL
 - 8 HOLLOW METAL SWING DOOR, PROVIDED BY METAL BUILDING COMPANY
 - 9 STOREFRONT WINDOW SYSTEM
 - 10 STOREFRONT ENTRANCE DOOR SYSTEM
 - 11 WALL MOUNTED SECURITY LIGHT FIXTURE
 - 12 CONCRETE FILLED PIPE BOLLARD, PAINT.



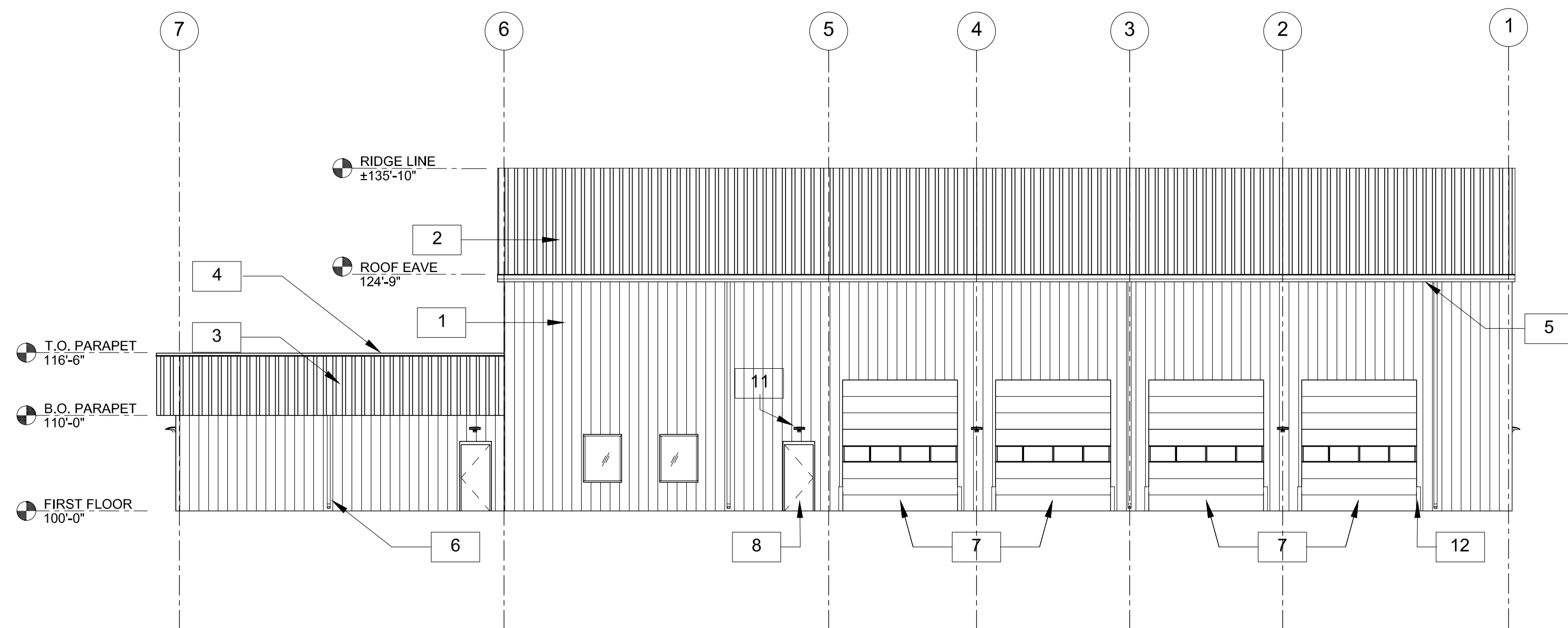
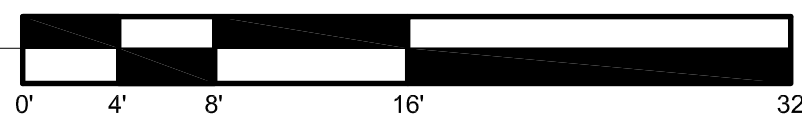
1 FRONT(SOUTH) ELEVATION
DP-4 3/32" = 1'-0"



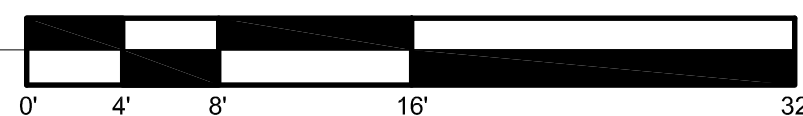
4 REAR (NORTH) ELEVATION
DP-4 3/32" = 1'-0"



2 SIDE (WEST) ELEVATION
DP-4 3/32" = 1'-0"



3 SIDE(EAST)ELEVATION
DP-4 3/32" = 1'-0"



Design Development
Consultants @

1310 FORD STREET
COLORADO SPRINGS, CO 80915
(719) 570-1456

(C) ALL RIGHTS RESERVED

| # | DESCRIPTION | DATE |
|---|-------------|------|
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CITY LINK TRUCKUING

225 N. CURTIS ROAD
COLORADO SPRINGS, CO

D2-1109

CD'S

| | |
|----------|------------|
| DATE | 05-18-2022 |
| CHECKED | - |
| DRAWN BY | - |

ELEVATIONS

DP-4



Vertex Consulting Services, LLC
455 Pikes Peak Avenue, Suite 101
Colorado Springs, CO 80903-3672
719-733-8605

**City Link Trucking
Site Development Plan
Letter of Intent**

September 13, 2023
PPR-23-039

Land View LLC
2908 E Gunnison Street, Colorado Springs, CO 80909
(719) 473-4895

Planner/Applicant: Vertex Consulting Services, Nina Ruiz
455 E Pikes Peak Avenue, Suite 101
Colorado Springs, CO 80903
719-733-8605
Nina.ruiz@vertexcos.com

Contractor: T-Bone Construction, Inc
1310 Ford Street
Colorado Springs, CO 80915
(719) 623-3314

Civil Engineer: JPS Engineering
19 E Willamette Ave.
Colorado Springs, CO 80903
(719) 477-9429

Tax Schedule No: 44150-00-021

Acreage: 99.97 Acres

Zoning: CS & RR-5 (Residential Rural)

Utilities: well (water), septic (wastewater), MVEA (electric), propane gas (if needed)

Site Location:

The property is located southwest of the Curtis Road and Highway 94 intersection.

Request:

A request for site development plan approval to allow City Link Trucking (motor freight terminal). The use has been permitted by an approved special use (AL2121). The site will not be open to the general public. The improvements will also include compliance with the County MS4 permit requirements (e.g. construction of a detention pond). With the exception of the alternative landscape plan the proposed development is in full compliance with all El Paso County regulations.

Signage: No signage is being proposed

Access: Access will be taken via a driveway off of Curtis Road.

Alternative Landscape Request:

Pursuant to Section 6.2.2.A.4 of the Land Development Code (LDC), the Director may approve an alternative landscape plan, provided the proposed landscaping provides an equivalent. The LDC requires perimeter landscaping of one tree per 15 feet when a commercial use is adjacent to a residential use/zoning district along with a solid privacy fence. The surrounding properties are residentially zoned.

The property is 99.97 acres in size, whereas the proposed development will be less than 5-acres in size. The commercial activities take place in the southwest quadrant of the property. The outside storage will be screened from the residential properties by the solid 8-foot fence. All development will be setback a minimum of 130' from the property line. The proposed screening, size of the property, and large setback allow for any potential visual impact to be mitigated. Water is provided by a well, which does not allow for adequate water for irrigation of the plantings required by the Code.

The LDC would require a total of 612 trees on the perimeter as well as 174,170 internal plantings, which is excessive considering the limited area being utilized. The LDC would also require a solid privacy fence along the entire perimeter of the property, which is out of character with the adjacent rural residential lots and would cause the property to stand out in place of blending into the surrounding neighborhood. Privacy fencing is instead proposed immediately adjacent to the outside storage area.

The proposed alternative landscaping request to utilize privacy fencing as well as plantings at the building entrance will meet the intent of the Code. Additionally, the proposed landscaping is in keeping with the character of the surrounding neighborhood.

Traffic:

- Access to the site will be provided at a new property access drive off of Curtis Road. The entrance will provide a 100'+ drive prior to the fenced yard entrance gate, providing space for a staging or holding area for Trucking Vehicle operation of the yard gate, a to not block any traffic on Curtis Road.
- Vehicular Traffic: Daily vehicle trip generation varies based but generally do not exceed 25. Peak hour trips do not exceed 10.
- There are no additional proposed minor or major roadway intersections
- The increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends
- The change in the type of traffic to be generated does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property
- The acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained
- No roadway or intersection in the immediate vicinity has a history of safety or accident problems
- There is no change of land use with access to a State Highway.
- Pedestrian Traffic: proposed use will not generate any new pedestrian traffic.
- Bicycle Traffic: proposed use will not generate any new bicycle traffic