

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 ENCR OACH ON ANY AVIGATION EASEMENTS.

PROPERTY INFORMATION:

LOT SIZE: 99.97 ACRES (4,354,257 S.F.)
 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
 BUILDING HEIGHT: 22'-0"
 LOT COVERAGE:
 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)

Please include:
 Impermeable surface %

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: 6 PARKINGS SPACES / 1 ADA PARKING SPACES

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:

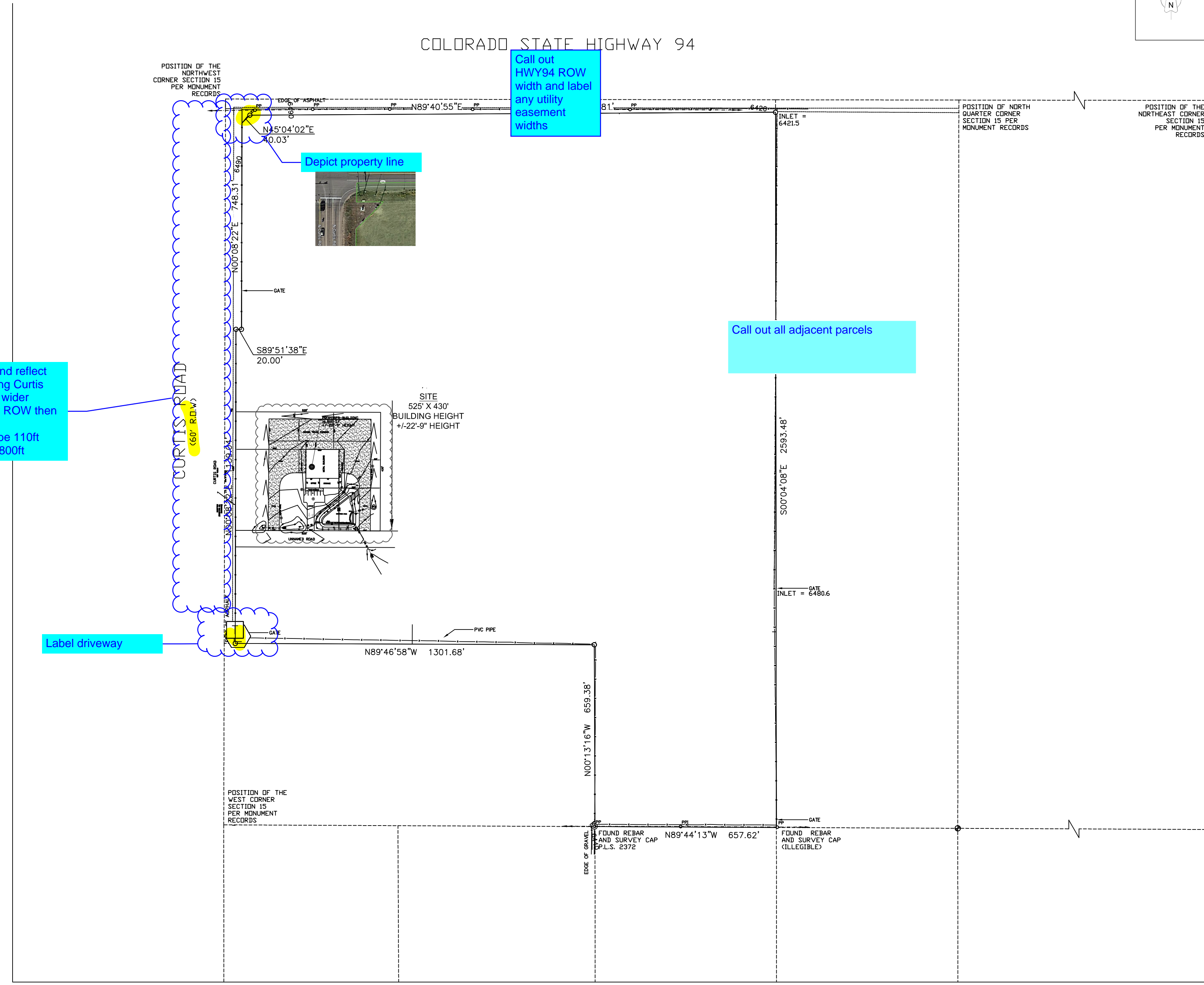
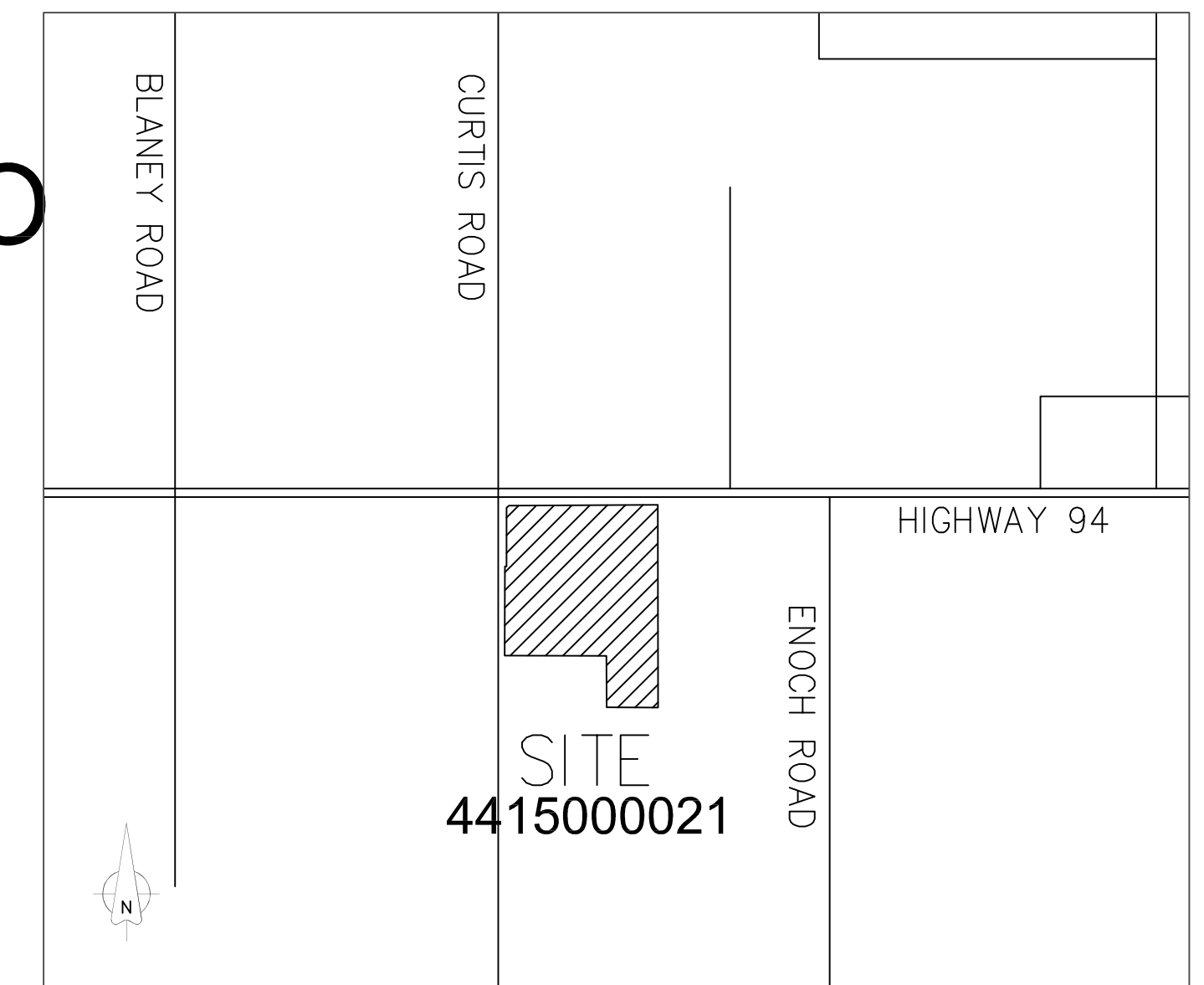
1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH 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
DP-3	FLOOR PLAN
DP-4	EXTERIOR ELEVATIONS

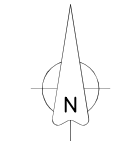
Update sheet index only 2 pages to SDP

Call out and reflect ROW along Curtis there is a wider section of ROW then just 60ft. Looks to be 110ft ROW for 800ft

Call out HWY94 ROW width and label any utility easement widths

Call out all adjacent parcels

Label driveway

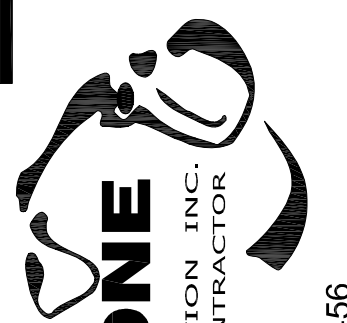


1 SITE PLAN
 DP-1 1" = 50'-0"

Add a graphic scale

APPROVAL SIGNATURE BLOCK

PPR2339



T-BONE CONSTRUCTION INC.
 GENERAL CONTRACTOR

Design Development Consultants @
 1310 FORD STREET
 COLORADO SPRINGS, CO 80915
 (719) 570-1456

Revisions	DATE
#	
DESCRIPTION	

CITY LINK TRUCKING
 225 N. CURTIS ROAD
 COLORADO SPRINGS, CO

DP

DATE 08-25-2023

CHECKED -

DRAWN BY -

ARCHITECTURAL SITE PLAN

DP-1

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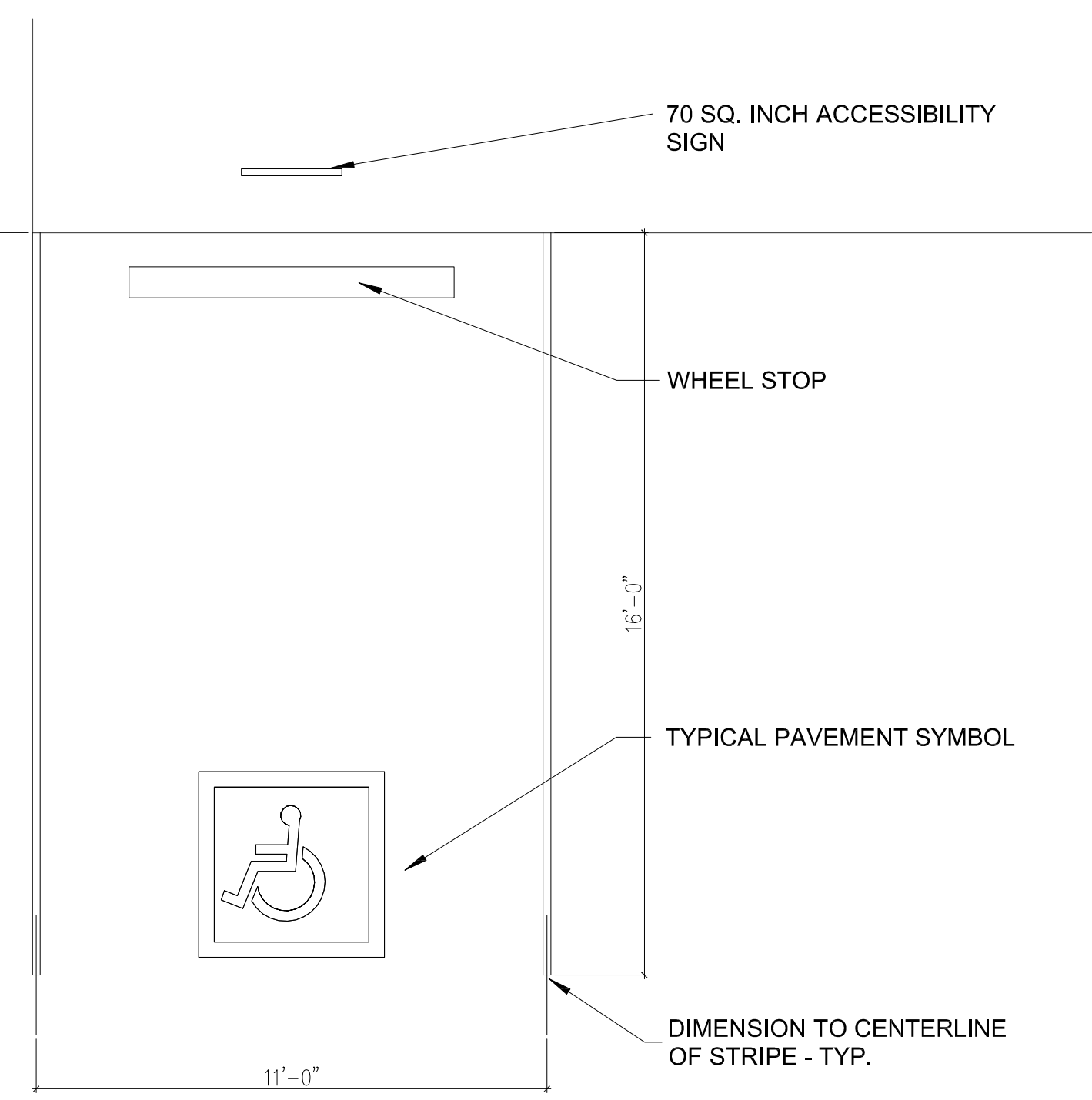
Please include:
 -setback distances of all structures to each property lines
 -locations of well/septic infrastructure
 -locations of garbage receptacles/screening mechanisms
 -location of no build areas, floodplains or drainage ways (if none, then specify)
 -height of office and storage buildings

Please depict this garage on the SDP

Why are these in different areas than what is proposed on the SDP?

NOTE:
 1 STANDARD ACCESSIBLE SIGNS.

2 ADA SIGN DETAIL
 DP-2 NTS



3 ADA PARKING
 DP-2 NTS

APPROVAL SIGNATURE BLOCK

1 ENLARGED SITE PLAN
 DP-2 1" = 30'-0"

provide gate setback distance detail.

ROW Entrance Min 25ft
 Max width is 40ft per
 ECM 2.4.1.E Access
 Width

Label width of the
 driveway entrance
 and call out 50ft long
 paved apron.

Please include:
 Parking spot dimensions

Lighting is required for 5
 or more spots in a
 parking lot.
 Section 6.2.5.C.2.b

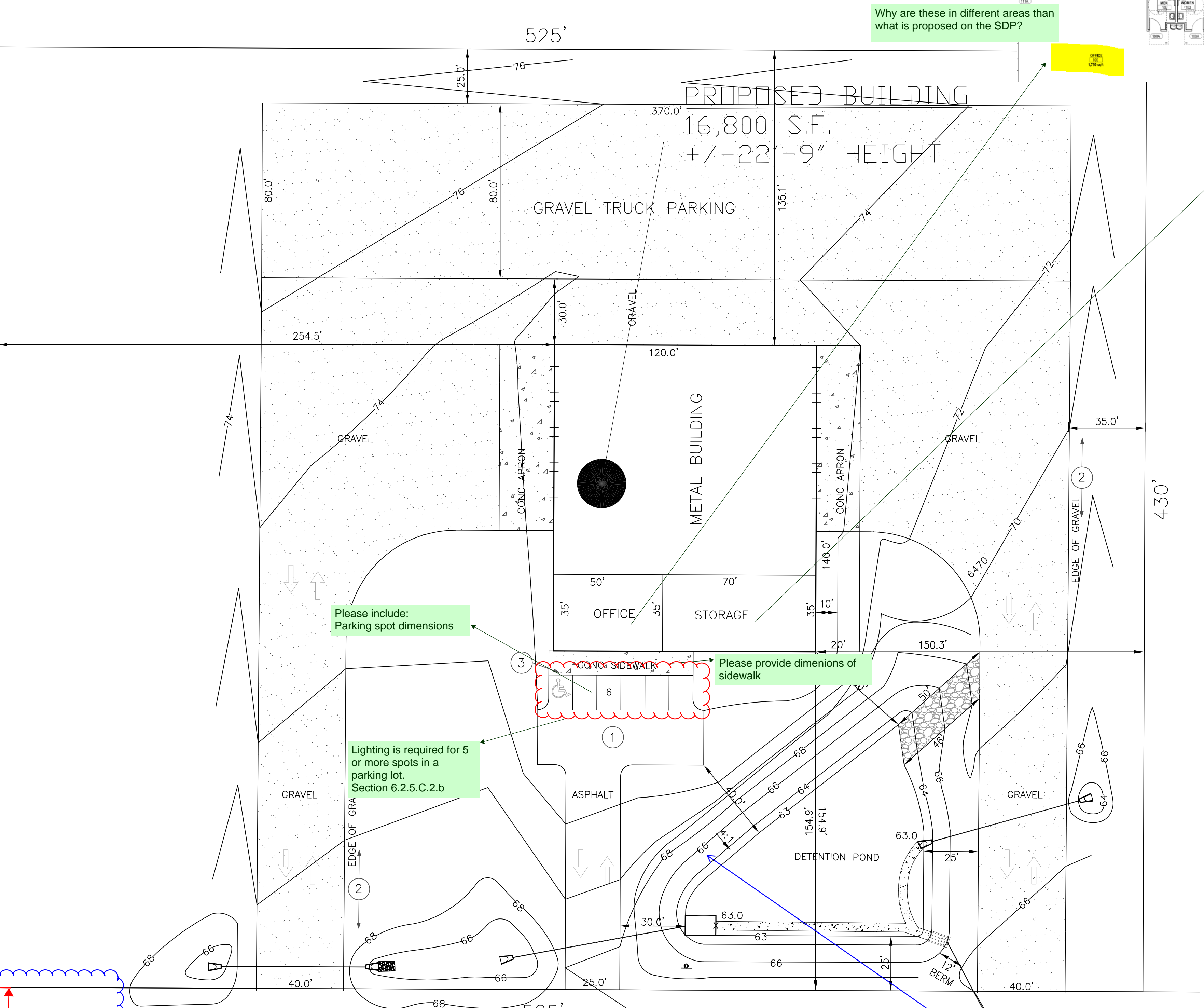
Please provide dimensions of
 sidewalk

Reflect drainage
 easement around
 pond

CURTIS ROAD
 (60' R.O.W.)

EXCEPTION NO. 203108692
 N 00° 08' 22" E 1139.04'
 EDGE OF ASPHALT 430'

6480



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Revisions	DATE
#	DESCRIPTION

CITY LINK TRUCKING
 225 N. CURTIS ROAD,
 COLORADO SPRINGS, CO

D2-1109

DP

DATE 08-25-2023
 CHECKED -
 DRAWN BY -

ENLARGED SITE PLAN

DP-2