



VICINITY MAP  
NOT TO SCALE

REVISIONS	DATE
REVIEW COMMENTS 2/24/97	

**AERIALS GYMNASTICS**  
3502 RANDALL DRIVE  
COLORADO SPRINGS, COLORADO

Figure is not approved with this plan. All necessary approvals are required. Contact Zoning Administration at 161 W. Pueblo for site plan approvals.  
**APPROVED**  
DEVELOPMENT SERVICES DIVISION  
MAR 05 1997  
BY DEVELOPMENT SERVICES MANAGER

**LEGEND**

	PROPERTY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	PROPOSED CONC. SIDEWALK
	PROPOSED ASPHALT PAVING

**PROJECT DATA**

**LEGAL DESCRIPTION:** THAT PORTION OF LOT 1, BLOCK 1, WOODMEN TERRACE FILING NO. 1 AS RECORDED IN PLAT BOOK C-4 AT PAGE 138 UNDER RECEPTION NO. 01654019 OF THE RECORDS OF EL PASO COUNTY, COLORADO C-6P

**ZONE:** C-6P

1. LAND USES SHALL BE LIMITED TO THOSE USES WHICH ARE PERMITTED IN THE PBC-2 ZONE DISTRICT PLUS THE FOLLOWING USES WHICH MAY HAVE OUTDOOR ACTIVITY: LUMBER/HARDWARE STORES, NURSERY/GARDEN CENTER, OUTDOOR RECREATION, AUTO REPAIR, CAR WASH.

2. DEVELOPMENT REGULATIONS SECTION 14-3-1400 OF THE CODE OF THE CITY OF COLORADO SPRINGS 1986 AS AMENDED, AND DEVELOPMENT PLAN SECTION 14-3-1410 OF THE CODE OF THE CITY OF COLORADO SPRINGS 1986 AS AMENDED, AS STATED IN THE PBC-2 ZONE DISTRICT SHALL BE REQUIRED.

3. A CONCEPT PLAN WHICH ACCURATELY DEPICTS THE PROPOSED DEVELOPMENT OF THE 41655 ACRES COMMERCIAL SITE SHALL BE SUBMITTED AND APPROVED PRIOR TO SUBMITTING INDIVIDUAL DEVELOPMENT PLANS.

**LOT AREA:** 136,600 SQ. FT. (3.20 ACRES)  
**BUILDING AREA:** 20,100 SQ. FT. GROSS  
**BUILDING FOOTPRINT:** 11,750 SQ. FT. GROSS  
**BUILDING SETBACKS:** FRONT - 10' LANDSCAPE, SIDE - NONE, REAR - 15' LANDSCAPE BUFFER  
**LOT COVERAGE:** 14% BUILDING  
**OCCUPANCY:** A-3 / B-2 ASSEMBLY / OFFICE  
**FIRE PROTECTION:** FULLY FIRE SPRINKLERED

**REQUIRED PARKING:** OFFICE: 2,100 SQ. FT. / 400 + 5 SPACES  
ASSEMBLY/EXERCISE: 18,600 SQ. FT. / 250 + 75 SPACES  
80 TOTAL SPACES

**PROVIDED PARKING:** 80 TOTAL SPACES

**HANDICAP PARKING:** REQUIRED: 2 / 15 - 99 SPACES  
PROVIDED: 2 SPACES

**INTERVIOUS AREA:** 42 % LOT AREA  
**NON-INTERVIOUS AREA:** 58 % LOT AREA

**EXTERIOR LIGHTING:** PROVIDED ON BUILDING WALL AND (3) 14' HIGH STANDARDS.

**DRAINAGE BASIN:** COTTONWOOD CREEK

**FEMA FLOODPLAIN:** THE PROPERTY DOES NOT FALL WITHIN A FEMA FLOOR PLAN ACCORDING TO THE COMMUNITY PANEL NUMBER 220000-0145C AS REVISED MARCH 2, 1995.

**DEVELOPMENT SCHEDULE:** BREAK GROUND MARCH OF 1997 / COMPLETE IN JUNE, 1997

**SITE DEVELOPMENT PLAN**  
SCALE: 1" = 30'-0"  
NORTH

**NOTE:**  
FUTURE EXPANSIONS ARE NOT APPROVED WITH THIS DEVELOPMENT PLAN. A DEVELOPMENT PLAN AMENDMENT WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THESE AREAS.

VACANT LAND ZONED C-6  
LOT 1, BLOCK 1, WOODMEN TERRACE  
SUBDIVISION FILING NO. 1  
PLAT BOOK C-4 PAGE 138  
RECEPTION NO. 01654019

VACANT LAND ZONED C-6  
LOT 1, BLOCK 1, WOODMEN TERRACE  
SUBDIVISION FILING NO. 1  
PLAT BOOK C-4 PAGE 138  
RECEPTION NO. 01654019

**Jack B. Paulson, AIA**  
ARCHITECTURE/ENVIRONMENTAL PLANNING  
1014 N. WASHINGTON ST.  
COLORADO SPRINGS, COLORADO 80908  
(719) 540-5883 OFFICE  
(719) 540-0888 FAX

**DRAWN BY:** JBP  
**CHECKED BY:** JBP  
**DATE:** 1/3/96  
**SCALE:** AS NOTED  
**JOB NUMBER:**  
**SHEET NUMBER:**  
**AS-1**  
OF 1