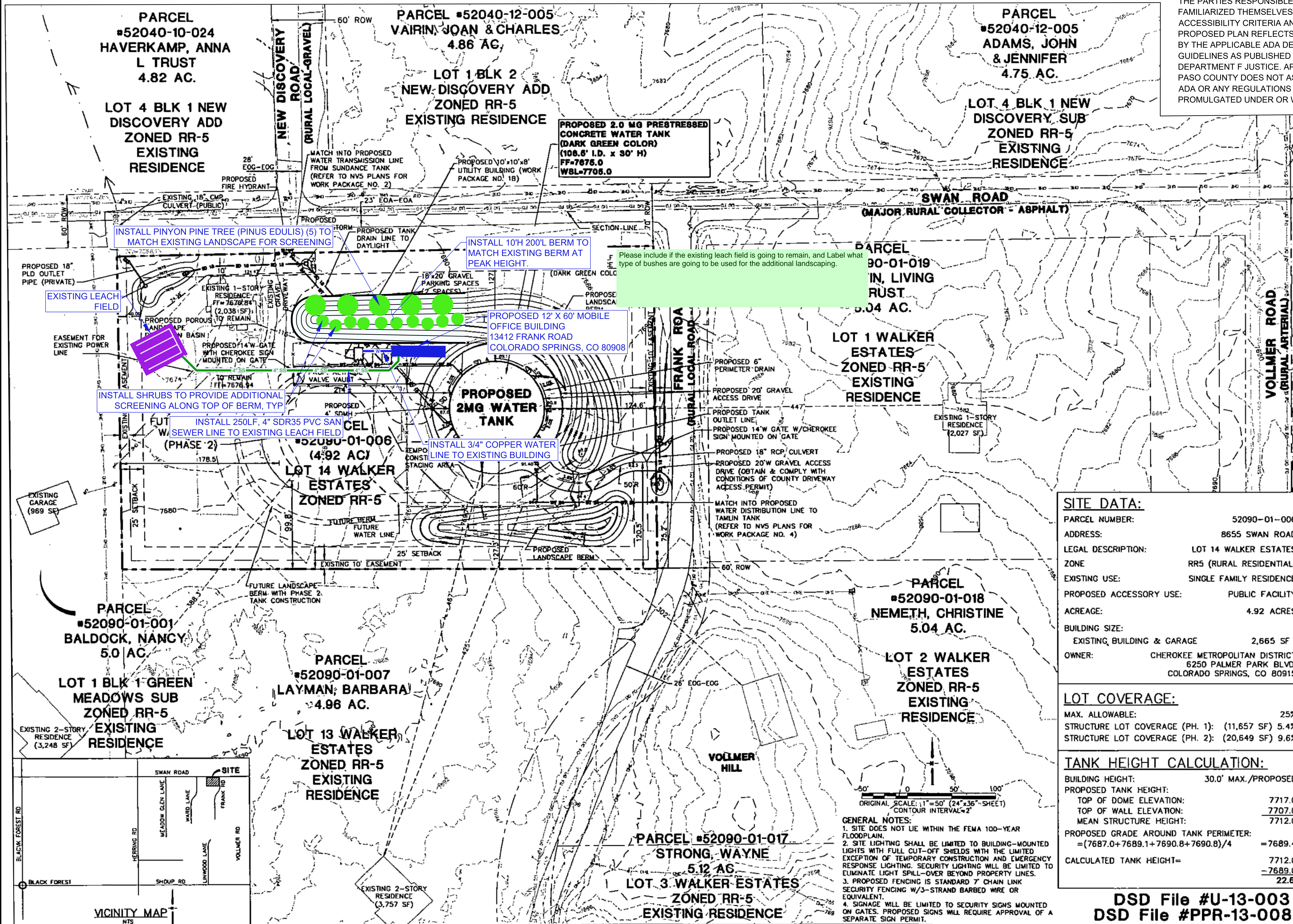


CHEROKEE METROPOLITAN DISTRICT - MOBILE OFFICES

8655 E. SWAN RD.
 COLORADO SPRINGS, COLORADO 80908
 SITE DEVELOPMENT PLAN - SWAN RD SITE

THIS SITE DEVELOPMENT PLAN IS A
 MODIFICATION TO THE PREVIOUSLY APPROVED
 SITE DEVELOPMENT PLAN SUBMITTED BY JPS
 ENGINEERING ON JUNE 4, 2013. ALL PROPOSED
 WORK IS DISPLAYED IN GREEN.

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 APPLICABLE ADA DESIGN STANDARDS AND
 GUIDELINES AS PUBLISHED 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.



SITE DATA:

PARCEL NUMBER:	52090-01-006
ADDRESS:	8655 SWAN ROAD
LEGAL DESCRIPTION:	LOT 14 WALKER ESTATES
ZONE:	RR5 (RURAL RESIDENTIAL)
EXISTING USE:	SINGLE FAMILY RESIDENCE
PROPOSED ACCESSORY USE:	PUBLIC FACILITY
ACREAGE:	4.92 ACRES
BUILDING SIZE:	
EXISTING BUILDING & GARAGE:	2,665 SF
OWNER:	CHEROKEE METROPOLITAN DISTRICT 6250 PALMER PARK BLVD. COLORADO SPRINGS, CO 80915

LOT COVERAGE:

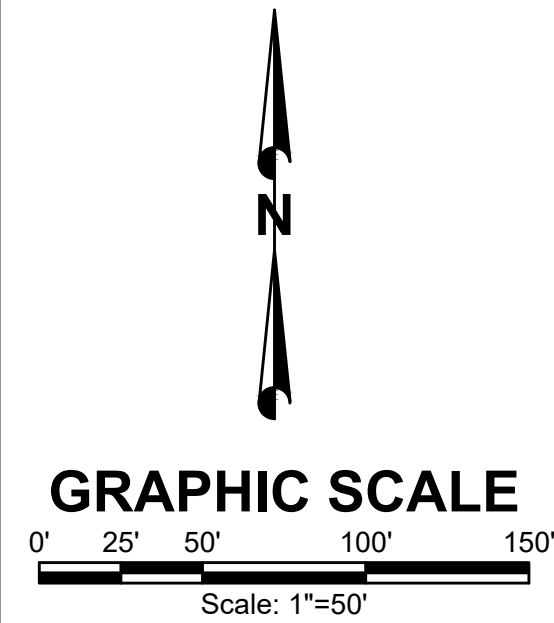
MAX. ALLOWABLE:	25%
STRUCTURE LOT COVERAGE (PH. 1):	(11,657 SF) 5.4%
STRUCTURE LOT COVERAGE (PH. 2):	(20,649 SF) 9.6%

TANK HEIGHT CALCULATION:

BUILDING HEIGHT:	30.0' MAX./PROPOSED
PROPOSED TANK HEIGHT:	
TOP OF DOME ELEVATION:	7717.0
TOP OF WALL ELEVATION:	7707.0
MEAN STRUCTURE HEIGHT:	7712.0
PROPOSED GRADE AROUND TANK PERIMETER:	
$= (7687.0 + 7689.1 + 7690.8 + 7690.8) / 4$	= 7689.4
CALCULATED TANK HEIGHT =	7712.0
	- 7689.0
	22.6'

GENERAL NOTES:

- SITE DOES NOT LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN.
- SITE LIGHTING SHALL BE LIMITED TO BUILDING-MOUNTED LIGHTS WITH FULL CUT-OFF SHIELDS WITH THE LIMITED EXCEPTION OF TEMPORARY CONSTRUCTION AND EMERGENCY RESPONSE LIGHTING. SECURITY LIGHTING WILL BE LIMITED TO ELIMINATE LIGHT SPILL-OVER BEYOND PROPERTY LINES.
- PROPOSED FENCING IS STANDARD 7' CHAIN LINK SECURITY FENCING W/3-STAND BARBED WIRE OR EQUIVALENT.
- SIGNAGE WILL BE LIMITED TO SECURITY SIGNS MOUNTED ON GATES. PROPOSED SIGNS WILL REQUIRE APPROVAL OF A SEPARATE SIGN PERMIT.



FORSGREN Associates, Inc. 50 Inverness Drive East, Suite 112, Englewood, CO 80112 PH: 720.214.5884 FAX: 720.000.0000	NO.	REVISIONS	BY	DATE
OWNER CHEROKEE METRO DISTRICT 13412 Frank Road Colorado Springs, CO 80908	PROJECT NO.	04-17-0185		
	DRAWN	C. BURBA		
	DESIGNED	C. BURBA		
	APPROVED	C. BURBA		
MOBILE OFFICES SITE DEVELOPMENT PLAN	SHEET NO.	DP-01		
	DATE:	04/02/2018		
	PAGE NO.	1 OF 1		

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