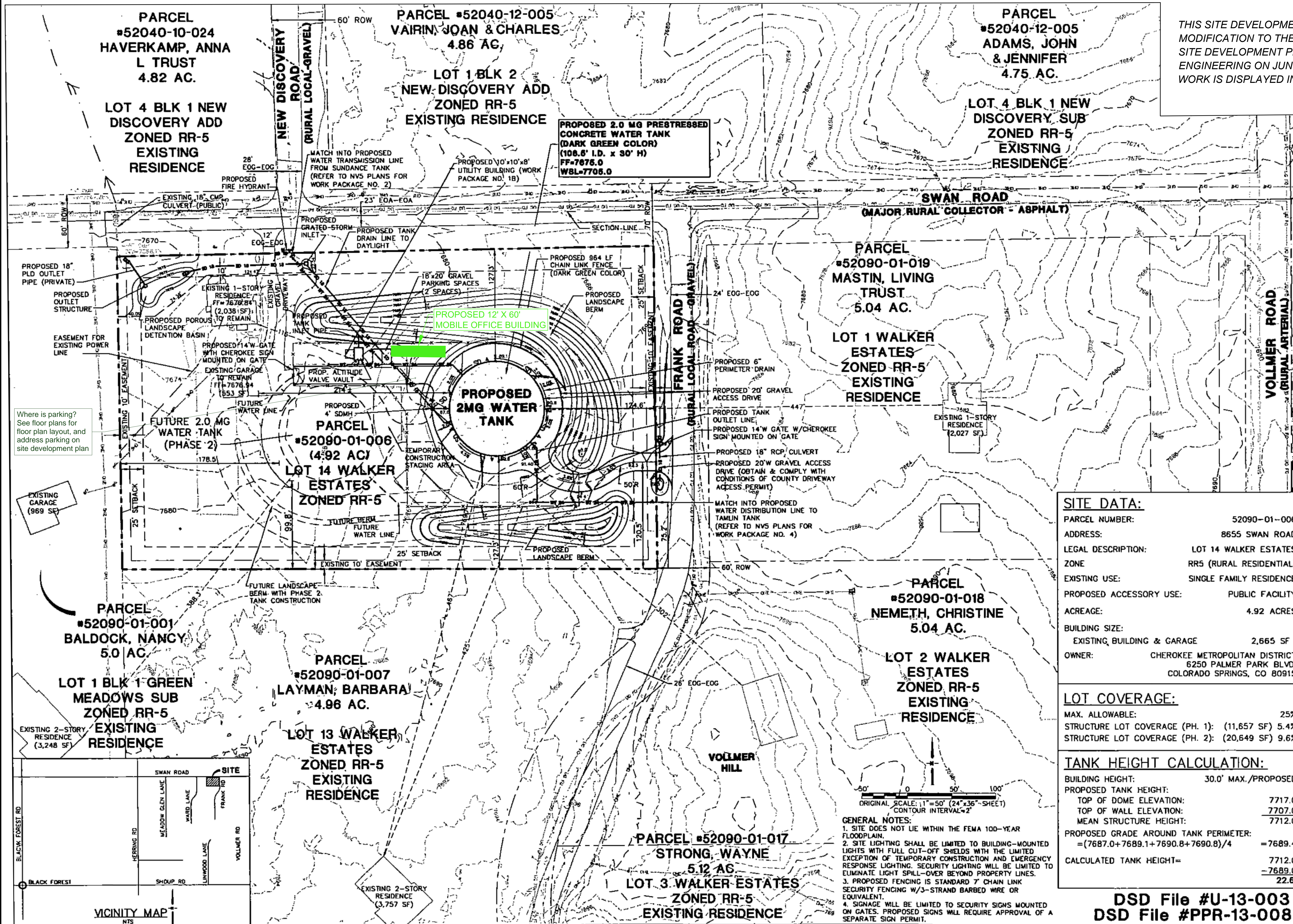


# CHEROKEE METROPOLITAN DISTRICT - MOBILE OFFICES

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.



**SITE DATA:**

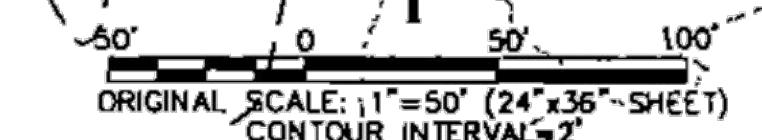
PARCEL NUMBER:	52090-01-006
ADDRESS:	8655 SWAN ROAD
LEGAL DESCRIPTION:	LOT 14 WALKER ESTATES
ZONE:	RR5 (RURAL RESIDENTIAL)
EXISTING USE:	SINGLE FAMILY RESIDENCE
PROPOSED ACCESSORY USE:	PUBLIC FACILITY
ACREAGE:	4.92 ACRES
BUILDING SIZE:	
EXISTING BUILDING & GARAGE:	2,665 SF
OWNER:	CHEROKEE METROPOLITAN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

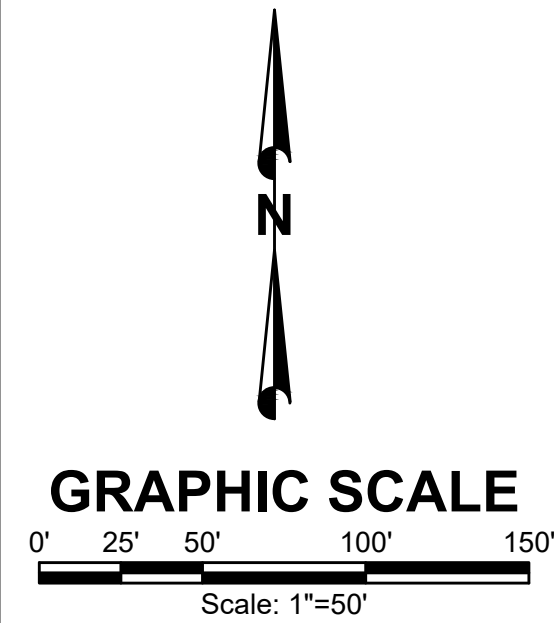
BUILDING HEIGHT:	30.0' MAX./PROPOSED
PROPOSED TANK HEIGHT:	
TOP OF DOME ELEVATION:	7717.0
TOP OF WALL ELEVATION:	7707.0
MEAN STRUCTURE HEIGHT:	7712.0
PROPOSED GRADE AROUND TANK PERIMETER:	
= (7687.0 + 7689.1 + 7690.8 + 7690.8) / 4	= 7689.4
CALCULATED TANK HEIGHT =	7712.0
	- 7689.0
	22.6'



**GENERAL NOTES:**

1. SITE DOES NOT LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN.
2. 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.
3. PROPOSED FENCING IS STANDARD 7" CHAIN LINK SECURITY FENCING W/3-STAND BARBED WIRE OR EQUIVALENT.
4. SIGNAGE WILL BE LIMITED TO SECURITY SIGNS MOUNTED ON GATES. PROPOSED SIGNS WILL REQUIRE APPROVAL OF A SEPARATE SIGN PERMIT.

Per new county standards all site developments plans must have the following note:  
 "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."  
 A separate sheet indicating ADA access routes must be provided.



NO.	REVISIONS	BY	DATE

**FORSGREN Associates, Inc.**  
 50 Inverness Drive East, Suite 112, Englewood, CO 80112  
 PH: 720.214.5884 FAX: 720.000.0000

PROJECT NO.:	04-17-0185
DRAWN:	C. BURBA
DESIGNED:	C. BURBA
APPROVED:	C. BURBA
DATE:	J. MOORE

**OWNER:**  
 CHEROKEE METRO DISTRICT  
 6250 Palmer Park Blvd  
 Colorado Springs, CO 80915

**MOBILE OFFICES SITE DEVELOPMENT PLAN**

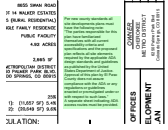
SHEET NO: **DP-01**

DATE: 12/21/2017

PAGE NO: 1 OF 1

# Markup Summary

Locked (2)



**Subject:** Text Box  
**Page Label:** [1] SITE PLAN  
**Lock:** Locked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdseigny  
**Date:** 1/30/2018 10:57:29 AM  
**Color:** ■

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**Page Label:** [1] SITE PLAN  
**Lock:** Locked  
**Status:**  
**Checkmark:** Unchecked  
**Author:** dsdseigny  
**Date:** 1/30/2018 10:57:28 AM  
**Color:** ■

Where is parking? See floor plans for floor plan layout, and address parking on site development plan