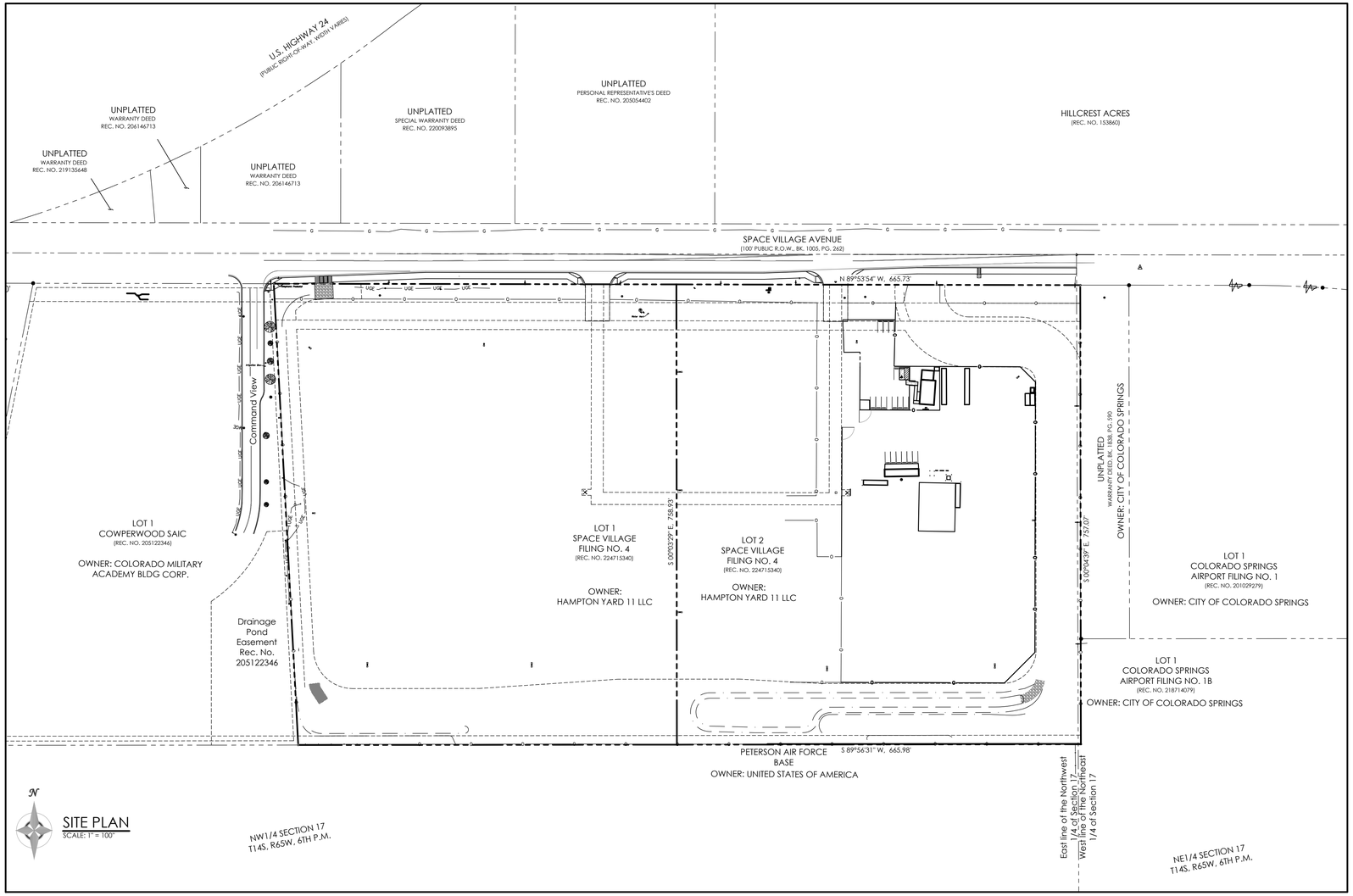
SITE DEVELOPMENT PLAN

FOR

GEOCYCLE

LOT 2, SPACE VILLAGE FILING NO. 4

LOCATED IN THE NORTH 1/2 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



SITE PLAN
SCALE: 1" = 100'

LEGEND

	PROPERTY LINE
	EASEMENT LINE
	SECTION LINE
	BUILDING SETBACK LINE
	ADJACENT PROPERTY LINE

EXISTING		PROPOSED	
5985	INDEX CONTOUR	5985	INDEX CONTOUR
84	INTERMEDIATE CONTOUR	84	INTERMEDIATE CONTOUR
	CONCRETE AREA		CONCRETE AREA
	ASPHALT AREA		ASPHALT AREA
	CURB AND GUTTER		CURB AND GUTTER
	BUILDING/ BUILDING OVERHANG		BUILDING/ BUILDING OVERHANG
	DECK		DECK
	RETAINING WALL - SOLID/ ROCK		RETAINING WALL
	SIGN		SIGN
	BOLLARD		BOLLARD
	WOOD FENCE	(100)	UNIT ADDRESS
	CHAIN LINK FENCE		FIRE LANE
	BARBED WIRE FENCE		ADA ROUTE
	TREE (EVERGREEN/DECIDUOUS)		
	SHRUB		
	ROCK		
	LIGHT POLE		

SITE DATA

OWNER
HAMPTON YARDS LLC
201 FILLMORE ST, SUITE 201
DENVER, CO 80206

DEVELOPER
GEOCYCLE
1170 TRANSIT DRIVE
COLORADO SPRINGS, CO 80903

CONSULTANT/ENGINEER
M.V.E., INC.
1903 LELARAY STREET
COLORADO SPRINGS, CO 80909

ZONING
I-3 CAD-0

BUILDING USE
OFFICE / MEETING / BREAK ROOM

CONSTRUCTION SCHEDULE
START: FALL 2025
FINISH: FALL 2025

TAX SCHEDULE NO.
5417001012

PROPERTY ADDRESS
7233 SPACE VILLAGE AVE
COLORADO SPRING, CO 80929

COVERAGE DATA

RECYCLING FACILITY AREA	3.881 ACRES	33.5 %
LANDSCAPE / DETENTION POND	3.377 ACRES	29.1 %
UNUSED GRAVEL AREA	4.329 ACRES	37.4 %
TOTAL AREA	11.587 ACRES	100.0 %

PARKING DATA

OFFICE / BREAKROOM = 1,632 SF

INDUSTRIAL = 1 SPACE / 750 SF = 1,632 / 750 = 3 SPACES

PROVIDED SPACES = 16 REGULAR SPACES + 1 ADA VAN

BUILDINGS

MODULAR PREFABRICATED OFFICE = 960 SF.

MODULAR PREFABRICATED BREAK ROOM = 672 SF.

SHED / CONTAINERS FOR SITE STORAGE (NO OCCUPANCY)

BUILDING HEIGHT

MAX HT = 40'

SET BACKS

FRONT, SIDE & REAR SETBACKS = 30'

LANDSCAPING

LANDSCAPING REQUIREMENT MET IN ORIGINAL DEVELOPMENT OF SPACE VILLAGE FILING NO. 4

FIXED LIGHTING

LIGHTING APPROVED AND CONSTRUCTED IN ORIGINAL DEVELOPMENT OF SPACE VILLAGE FILING NO. 4

FIXED SIGNAGE
N/A AS SIGNAGE IS NOT REQUIRED

SHEET INDEX

SITE DEVELOPMENT PLAN

DP-1	COVER SHEET
DP-2	SITE PLAN

FLOODPLAIN STATEMENT

ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." AS SHOWN ON FEMA FIRM MAP NO. 08041C0754G, EFFECTIVE DATE, DECEMBER 7, 2018.

MAP NOTES

1. BEARINGS ARE BASED ON A PORTION OF THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWHNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN, PER THE PLAT OF COWPERWOOD SAIC RECORDED AUGUST 9, 2005 AT RECEPTION NO. 205122346 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF EL PASO, STATE OF COLORADO, WHICH BEARS SOUTH 89°53'54" EAST BETWEEN THE MONUMENTS SHOWN AND DESCRIBED HEREON.

2. THE EXISTING BASE MAPPING WAS PROVIDED BY STERLING DESIGN ASSOCIATES.

3. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM THE MAPPING PROVIDED BY STERLING DESIGN ASSOCIATES. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.

LEGAL DESCRIPTION

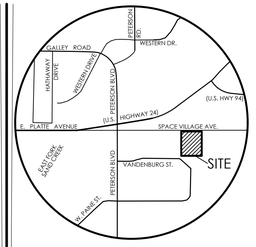
LOT 2, SPACE VILLAGE FILING NO. 4 LOCATED IN THE NORTH 1/2 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

CONTAINING A PLATTED AREA OF 11.587 ACRES, MORE OR LESS.

DEVELOPMENT NOTES:

1. WATER SERVICE SHALL BE PROVIDED BY CHEROKEE METROPOLITAN DISTRICT.
2. SEWER SERVICE SHALL BY PROVIDED BY CHEROKEE METROPOLITAN DISTRICT.
3. GAS SERVICE IF REQUIRED SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
4. ELECTRIC SERVICE SHALL BE PROVIDED BY COLORADO SPRINGS UTILITIES.
5. PERIMETER LANDSCAPE / SCREENING FOR THIS DEVELOPMENT WAS PREVIOUSLY APPROVED WITH SPACE VILLAGE FILING NO. 4. SEE LANDSCAPE PLAN FOR INTERIOR LANDSCAPING.
6. FIXED LIGHTING WAS PREVIOUSLY ESTABLISHED WITH THE DEVELOPMENT OF SPACE VILLAGE FILING NO. 4.
7. SIGNS WILL BE BUILDING AND FENCE MOUNTED. SIGN PERMITS SHALL BE THROUGH SEPARATE APPLICATION.

PCD FILE # PPR-25-028



VICINITY MAP
NOT TO SCALE

BENCHMARK

NGS BENCH MARK "R 76"
LOCATED 0.2 MILE EAST ALONG HIGHWAY 94 FROM PETERSON ROAD, 22 FEET SOUTH-SOUTHEAST OF THE SOUTHEAST CORNER OF AN ADDITION TO THE BUILDING (SANDY'S RESTAURANT), 48 FEET NORTH OF THE CENTERLINE OF THE HIGHWAY, 3.5 FEET SOUTH OF A POWER POLE AND 3 FEET SOUTH OF A FIBERGLASS WITNESS POST.
ELEVATION = 6289.86 FEET (NAVD 1988)

N

10 0 50 100 200
1" = 100' 1:200

MVE, INC.
ENGINEERS / SURVEYORS
1903 lelaray street, suite 200 colorado springs co 80909 719.635.5736

REVISIONS
1. REVISE SITE LAYOUT 11/19/2026

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

GEOCYCLE
PROCESSING FACILITY

LOT 2, SPACE VILLAGE
FILING NO. 4

COVER SHEET

DP-1

MVE PROJECT 61232
MVE DRAWING DEV-CS

DECEMBER 12, 2025

SHEET 1 OF 2

SPACE VILLAGE AVENUE
(100' PUBLIC R.O.W., BK. 1005, PG. 262)

EXISTING 10' WIDE SIDEWALK

EXISTING ADA RAMP

EXISTING 10' WIDE SIDEWALK

EX. 30.00' CHEROKEE UTIL ESMT (BK. 4779, PG 2)

BOUNDARY
N 89°53'54" W, 665.73'

40.00' DRNG ESMT (REC# 2247153401)

EXISTING 6' WOOD FENCE

EXISTING 6' WOOD FENCE

Water Vent

EXISTING CONCRETE DRIVE ENTRANCE

EX. 15.00' DRNG ESMT (REC# 2247153401)

EX. 30.00' COS UTIL ESMT (REC# 213002461)

WHEEL STOPS (TYP) TO DELINEATE PARKING

EXISTING DRAINAGE

EX. DRNG ESMT (REC# 2247153401)

EXISTING GRAVEL SURFACE

UNPAVED DRIVE AREA

NEW 6' CHAINLINK FENCE

CONC PAD FOR ADA PARKING

GRAVEL PARKING

24'x40' OFFICE
960 SF.
(7213)

CONNEX

CONNEX

CONNEX

CONNEX

CONNEX

SHED

239'

UNUSED

400'

SIGN

GATE

ELEC

GATE

40' GATE w/ KNOX LOCK

EXISTING GRAVEL SURFACE

EXISTING DRAINAGE

EX. 20.00' DRNG ESMT (REC# 2247153401)

OPERATIONS AREA
3.881± ACRES

TRUCK / TRAILER PRKG

GRAVEL PARKING

WHEEL STOPS (TYP) TO DELINEATE PARKING

(7227)

12'x56' BREAK RM
672 SF.

343'

267'

ELEC

EV

TRANSFORMER / ELECTRIC METER & GAS METER LOCATION TO BE DESIGNED BY CSU

CONNEX

60' x 80'
CONC PAD
(7233)

CONNEX

TRAILER UNLOADING AREA

UNPAVED DRIVE AREA

EXISTING FIRE HYDRANT

HAMMERHEAD FOR FIRE TURNAROUND

EXISTING GRAVEL SURFACE

BOUNDARY
S 00°06'26" E, 658.93'

LOT 1
SPACE VILLAGE
FILING NO. 4
(REC. NO. 224715340)

OWNER:
HAMPTON YARD 11 LLC

LOT 2
SPACE VILLAGE
FILING NO. 4
(REC. NO. 224715340)

OWNER:
HAMPTON YARD 11 LLC

UNUSED

EXISTING GRAVEL SURFACE

EXISTING GRAVEL SURFACE

EXISTING GRAVEL SURFACE

TRUCK / TRAILER PRKG

EXISTING GRAVEL SURFACE

NEW 6' CHAINLINK FENCE

NEW 6' CHAINLINK FENCE

S 00°06'26" E, 657.07
BOUNDARY

UNPLATTED
WARRANTY DEED, BK. 1838, PG. 590

OWNER: CITY OF COLORADO SPRINGS

EXISTING 6' WOOD FENCE

LOT 1
COLORADO SPRINGS
AIRPORT FILING NO. 1
(REC. NO. 201029279)

OWNER: CITY OF COLORADO SPRINGS

EXISTING DRAINAGE

LOT 1
COLORADO SPRINGS
AIRPORT FILING NO. 1B
(REC. NO. 218714079)

OWNER: CITY OF COLORADO SPRINGS

EXISTING
SAND FILTER BASIN "EAST POND"
(SPACE VILLAGE FIL. NO. 4)
(PCD FILE NO. PPR233)

EX. DRNG ESMT (REC# 2247153401)

NEW 6' CHAINLINK FENCE

EX. 15.00' CHEROKEE METROPOLITAN DISTRICT UTIL. ESMT.

S 89°56'31" W, 665.98'
BOUNDARY

PETERSON AIR FORCE BASE
OWNER: UNITED STATES OF AMERICA

PCD FILE # PPR-25-028

COLORADO SPRINGS UTILITY NOTES:

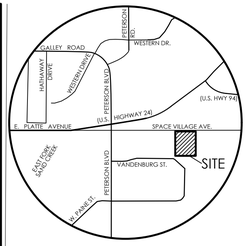
KNOX PADLOCK ON ALL GATES TO PROVIDE ACCESS TO COLORADO SPRINGS UTILITY DEPARTMENT

FENCING SHALL NOT STOP ACCESS TO UTILITY LINES OR CONFLICT WITH UTILITY EQUIPMENT.

GAS METERS MUST BE A MINIMUM OF 3-FEET FROM DOORS, OPERABLE WINDOWS, OR ANY VENTS OR OPENINGS IN WALLS.

CSU FIELD ENGINEER TO DETERMINE FINAL GAS/ELECTRIC METER, TRANSFORMER, AND SERVICE LINE LOCATIONS. CONTACT FIELD ENGINEERING AT 719-668-4985 (GAS) OR 719-668-5564 (ELECTRIC) WITH ANY QUESTIONS.

NOTE: GAS AND ELECTRIC METERS TO BE SITE LOCATED AND NOT MOUNTED ON PROPOSED MODULAR BUILDINGS. DESIGN BY COLORADO SPRINGS UTILITIES.



VICINITY MAP

NOT TO SCALE

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10 0 20 40 80

1" = 40' 1:480

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DESIGNED BY
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AS-BUILTS BY
CHECKED BY

GEOCYCLE RECYCLING FACILITY

LOT 2, SPACE VILLAGE FILING NO. 4

SITE PLAN

DP-2

MVE PROJECT 61232
MVE DRAWING DEV-CS

DECEMBER 12, 2025

SHEET 2 OF 2