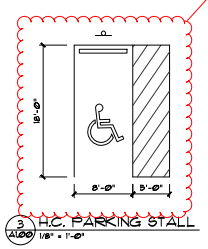
OFFICE WAREHOUSE
DEVELOPMENT PLAN MINOR AMMENDMENT

9495 PEACEFUL VALLEY ROAD
COLORADO SPRINGS, COLORADO 80925

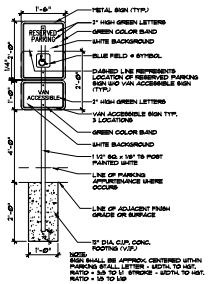
Must be van accessible space. Depict dimensions on detail and on site development plan.

Screening for parking should be evergreen and needs to reach a height of 3' at maturity

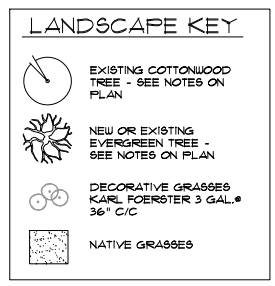
Show screening detail on site development plan

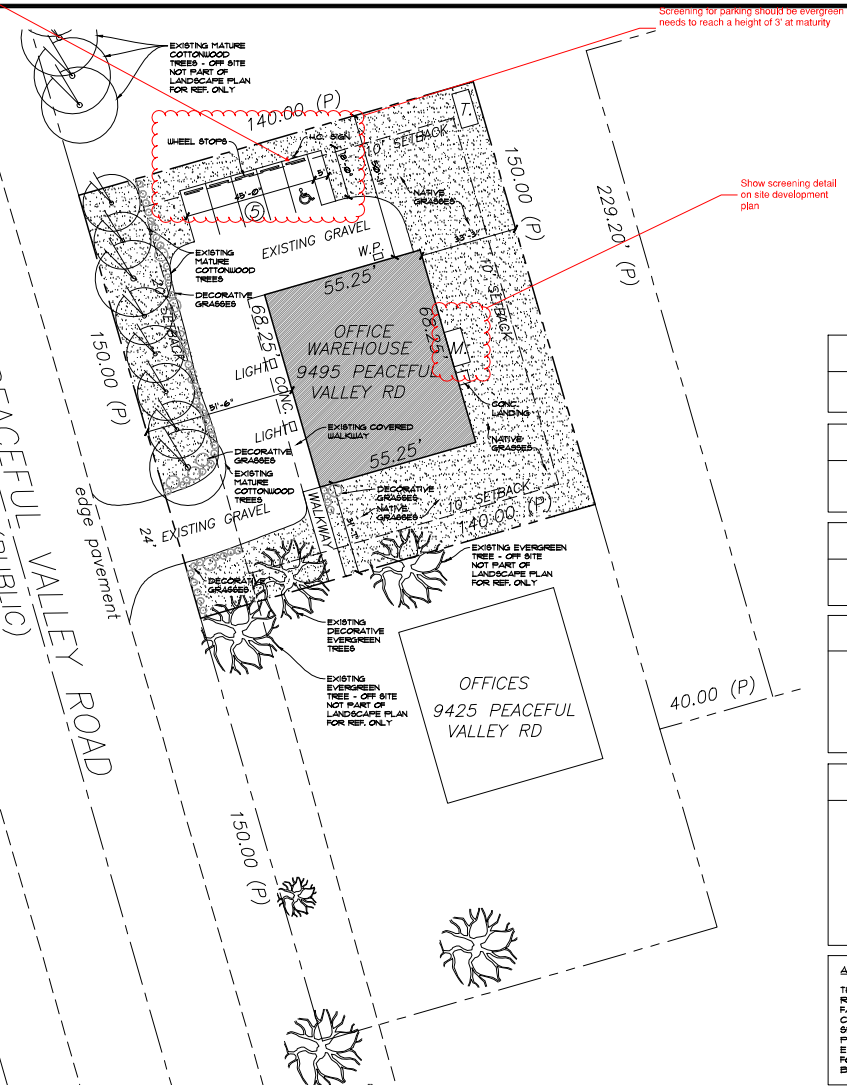


3 A1.00 H.C. PARKING STALL
1/8" = 1'-0"

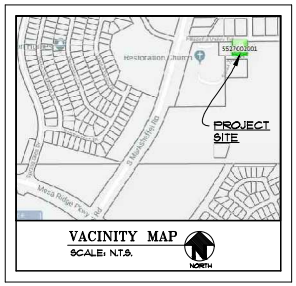


2 A1.00 H.C. PARKING SIGN
1/2" = 1'-0"





1 A1.00 SITE/LANDSCAPE PLAN
1:20



LEGAL DESCRIPTION:

LOT 1 PEACEFUL VALLEY SHOPETTE NO1

LOT SETBACKS:

Lot 1: Front - 20' from lot line
Side - 10' from perimeter of PBC district boundary
Rear - 10' from perimeter of PBC district boundary

LANDSCAPE:

OWNER RESPONSIBLE: THE OWNER IS RESPONSIBLE FOR ALL REGULAR AND NORMAL MAINTENANCE OF REQUIRED LANDSCAPING INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING AND MOWING.

PARKING SUMMARY:

3768 S.F. FOOTPRINT (3560 S.F. CONDITIONED)
1/1000 WAREHOUSE (2630 S.F.) = 2.6 SPACES
1/300 OFFICE (500 S.F.) =1.6 SPACES
1/1000 SERVICE (430 S.F.) =.43 SPACES
TOTAL PARKING REQUIRED: 4.63 = 5
1-5 PARKING: GRAVEL ALLOWED = OK

PROJECT DATA

OWNER:
RESTORATION CHURCH ASSEMBLY OF GOD
9355 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO. 80925-9593

TAX ID#: 5527001001

ZONING: CC

PROJECT SITE:
9495 PEACEFUL VALLEY RD
COLORADO SPRINGS, CO

PROPOSED BUILDING USE:
NO CHANGE IN USE: OFFICE WAREHOUSE

LOT SIZE (SF.):
22,651 SF

EXISTING LOT COVERAGE: 16.6%
PROPOSED LOT COVERAGE:
NO CHANGE

ADA PROFESSIONAL STANDARDS

THE DESIGN PROFESSIONAL RESPONSIBLE FOR THE PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS. SEE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN", AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ).

AVIGATION EASEMENT, GIVEN TO THE CITY OF COLORADO SPRINGS, RECORDED FEBRUARY 3, 1972 IN BOOK 2465 AT PAGE 481 AND IN BOOK 2465 AT PAGE 159 AND IN BOOK 3635 AT PAGE 688, SAID EASEMENT CONTAINS RESTRICTIONS WHICH INCLUDE RESTRICTION AGAINST INTERFERENCE WITH AIRCRAFT AND AIRPORTS AND THEIR PERFORMANCE AND NECESSARY FUNCTIONS.

FILE NO.: PPR 1948

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johnp@jpnarch.com

SITE /LANDSCAPE PLAN

OFFICE WAREHOUSE
INTERIOR REMODEL
9495 PEACEFUL VALLEY ROAD
COLORADO SPRINGS, COLORADO 80925

PROJECT NO.
DRN. BY: L. ROSS
REVISIONS:

STATE OF COLORADO JOHN P. NELSON 20976 LICENSED ARCHITECT

ISSUE DATE: 5-25-2019
SHEET:
A1.00