

# PROJECT DATA

**OWNER:**  
 COLORADO SPRINGS UTILITIES  
 CLINT BARDEN, PROJECT MANAGER  
 PHONE: 719-668-4735  
 EMAIL: CBARDEN@CSU.ORG

**APPLICANT:**  
 BURNS AND MCDONNELL  
 DEREK HOLSCHER  
 PHONE: 303-474-2204  
 EMAIL: DHOLSCHER@BURNMCD.COM

**PLAN PREPARER:**  
 COLORADO SPRINGS UTILITIES  
 CLINT BARDEN, PROJECT MANAGER  
 PHONE: 719-668-4735  
 EMAIL: CBARDEN@CSU.ORG

**PROPERTY ADDRESS:**  
 PARCEL 5329400005  
 NORTH CAREFREE CIR  
 COLORADO SPRINGS, CO 80922

**PROPERTY TAX SCHEDULE NUMBER:**  
 TAX EXEMPT FOR PARCELS 5329400005 AND 532940015

**LEGAL DESCRIPTION:**  
 TR OF LAND IN SE4 SEC 29-13-65 DES AS FOLS: COM AT SE COR OF SD SEC 29 FROM WHICH THE S4 COR BEARS S 89<43'48" W 2634.93 FT, S 89<43'48" W 994.51 FT TO SW COR OF TR CONV IN BK 5686-146 & FOR POB, TH CONT S 89<43'48" W 300.02 FT, N 00<27'02" E 1391.73 FT, N 89<42'22" E 262.43 FT TO A POC TO L, TH ELY ALG ARC OF CUR TO L HAVING A RAD OF 1060.00 FT A C/A OF 02<01'59" AN ARC DIST OF 37.61 FT WHICH CHORD BEARS N 88<41'22" E 37.61 FT, S 00<27'02" W 1392.52 FT TO POB

**LOT/PARCEL SIZE:**  
 9.58 ACRES

**LOT AREA COVERAGE CALCULATION:**  
 5.00 ACRES COVERAGE  
 9.58 TOTAL ACRES  
 52% LOT AREA COVERAGE

**EXISTING/PROPOSED LAND USE AND ZONING:**  
 EXISTING - RR-5 CAD-0 POLITICAL SUBDIVISION  
 PROPOSED - RR-5 CAD-0 POLITICAL SUBDIVISION

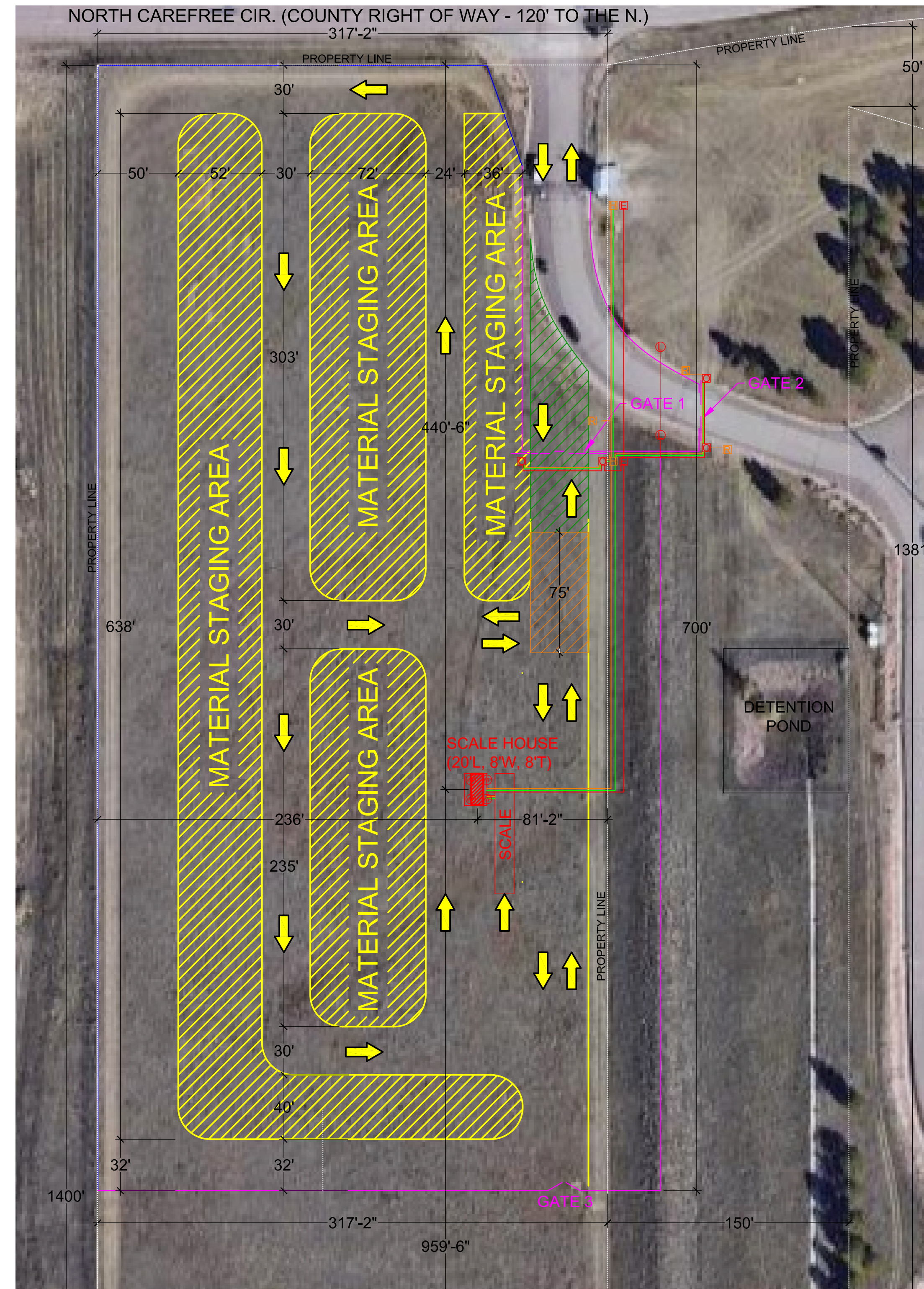
**TOTAL GROSS BUILDING SQUARE FOOTAGE:**  
 SCALE HOUSE - 160 SQ. FT.

**OPEN SPACE, LANDSCAPING, AND IMPERMEABLE SURFACE PERCENTAGE:**  
 OPEN SPACE - 0.00 ACRES  
 LANDSCAPING - 4.58 NATURAL GRASSES  
 IMPERMEABLE - 00.25 ACRES

**DENSITY AND TOTAL NUMBER OF DWELLING UNITS (RESIDENTIAL):**  
 N/A

**PARKING COMPUTATIONS:**  
 REQUIRED - 0  
 PROVIDED - 0  
 ACCESSIBLE - 0

- NOTES:**
1. ADA: 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 ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
  2. THE CITY OF COLORADO SPRING (COLORADO SPRINGS UTILITIES CURRENTLY OWNS PARCELS 5329400005, 5329400015, AND 5329400014. CURRENTLY UTILITIES USES THE THREE PARCELS IN CONJUNCTION WITH EACH OTHER FOR STORM WATER RETENTION AND ACCESS. THE MATERIAL STAGING YARD STOCK PILES WILL BE LIMITED TO PARCEL 5329400005.
  3. NO EXISTING EASEMENTS EXIST ON PARCELS 532940005, 5329400014, AND 5329400015.



**SCALE: 1" = 50'-0"**



**VICINITY MAP**  
 SCALE: NONE

- SYMBOLS**
- [E] ELECTRICAL PANEL
  - [H] HOFFMAN BOX
  - [G] GATE OPERATOR
  - [L] LIGHT POLE (15 FT. TALL, 62,235 LUMENS)
  - [R] CARD READER PEDESTAL
  - [WP] WALL PACKS (7 FT. TALL, 7,200 LUMENS)
  - [D] DIRECTION OF TRAFFIC

- LEGEND**
- [Green Hatched] NEW ASPHALT
  - [Orange Hatched] TRACKING AREA
  - [Yellow Hatched] MATERIAL STAGING AREA
  - [Red Line] NEW UNDERGROUND ELECTRICAL
  - [Orange Line] NEW UNDERGROUND LOW VOLT
  - [Green Line] NEW UNDERGROUND SPARE CONDUIT
  - [Purple Line] NEW FENCE LINE (7' TALL)
  - [Blue Line] EXISTING FENCE LINE (7' TALL)



**FACILITIES DEPARTMENT**  
 404 FONTANERO  
 BUILDING 456 MAIL CODE 1260  
 COLORADO SPRINGS, CO 80947-1260  
 PHONE: 719-668-8888  
 FAX: 719-668-2888  
 www.csu.org

**COLORADO SPRINGS UTILITIES**  
**2021 NE GRAVEL STAGING AREA RELOCATION**  
 7723 NORTH CAREFREE CIRCLE  
 COLORADO SPRINGS, COLORADO

2	REVISION 1	11/6/2021
1	DESIGN	4/28/2021
#	Revision	Date

Designed By CB  
 Checked By J.B.  
 Reviewed By  
 WO #  
 Schedule/Tax #: 532400005  
 Status

**C1.01**  
 SITE DEVELOPMENT PLAN



PCD File No. U-21-001 and PPR-21-050  
 Colorado Springs Utilities NE Gravel Staging Area  
 Site Development Plan Checklist

Items with an X are included on the site development plan; those marked N/A do not apply to the project.

Graphic scale	X
Vicinity map showing the property in relation to the surrounding area	X
Location of the property lines, right-of-way, and all existing and proposed easements	X
Dimensions of all property lines	X
The building footprint for all structures depicted and labeled to include the proposed use(s), floor area, and height. The setbacks of all building footprints dimensioned from all property lines.	X
Location and height of all fences, walls, or berms	X
Location and dimensions of all existing and proposed signs	N/A
Traffic circulation including all points of ingress/egress into the property	X
The layout and location of all off-street parking, loading and other vehicular use areas	X
Location of all ADA parking spaces, ramps, pathways, and signs	N/A
Location, height and intensity of all outdoor illumination	X
Location of all no-build areas, floodplain(s), and drainage facilities	X
Location and screening of all dumpster(s) and loading dock areas	N/A
Standard details of parking (compact, ADA, standard), ADA ramps, driveways, and signs	N/A
Location of all existing and proposed utility lines and associated infrastructure	X
Existing/proposed land use, parcel size, and zoning	X
Percent of open space, landscaping, and lot coverage	X
Computation identifying the required parking and the provided parking	N/A