

USE VARIANCE DEVELOPMENT PLAN
 AMERICAN MEDICAL RESPONSE
 LOT 1, DELUXE CORP. SUBDIVISION FILING NO. 1,
 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



AMERICAN MEDICAL RESPONSE
COLORADO SPRINGS, CO
 DEVELOPMENT REVIEW SET MARCH 8, 2022

21232 AMCC

DESIGN PARTNERS
 ARCHITECTURE / REAL ESTATE / DEVELOPMENT
 TORGERSON
 ARCHITECTURE / REAL ESTATE / DEVELOPMENT
 ARCHITECTURAL CORPORATION LICENSE NUMBER: 20141243579
 115 NORTH 2ND AVENUE - DENVER, CO 80202
 1915 NORTH 2ND AVENUE - DENVER, CO 80202
 COLORADO SPRINGS, EL PASO COUNTY, CO 80918

NEW AMBULANCE BASE TENANT INFILL
 AMERICAN MEDICAL RESPONSE

INTERIM REVIEW ONLY
 THESE DOCUMENTS ARE ACCURATE AND ARE
 BASED ON THE INFORMATION PROVIDED AND ARE
 NOT BEING REWROTE OR CONSTRUCTION
 PERSPECTIVE

ARCHITECT OF RECORD:
 JOHN TORGERSON
 ARCHITECTURAL LICENSE #:
 400380880

PROJECT NUMBER:
 Z1252 AMCC

CITY FILE NUMBER:
 CPC LV 22 0000

A0.0
 COVER SHEET
 SHEET 1 OF 5
 DATE: MARCH 8, 2022



PROJECT SITE

VICINITY MAP
 N.T.S.



LEGEND

- WALL INFILTRATION
- WALL TYPE
- ROOM TAG
- SECTION CUT TAG
- NEW DOOR AND DOOR TAG
- EXISTING INFRASTRUCTURE TO BE DEMOLISHED

FEMA FLOODPLAIN STATEMENT

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARDOUS AREA AS INDICATED ON THE MAP FLOOD INSURANCE RATE MAP FOR EL PASO COUNTY. PANEL NUMBER: 6806050155. EFFECTIVE DATE: DECEMBER 7, 2018.

GENERAL NOTES

1. PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE FOR SHARED COMMON TRACTS, ACCESS ROADS, AND OTHER UTILITY INFRASTRUCTURE. THE CLIENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROPERTY AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PROPERTY.
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PROJECT DESCRIPTION

ALLOW VARIANCE TO ALLOW AN ADMINISTRATIVE AND SAFETY SERVICES IN P238 PLANNED INDUSTRIAL SUBDIVISION LOTS 1, 2 AND 3, CONSISTING OF 4.72 ACRES. A MIXTURE OF FINISHED, INCOMPLETE, AND UNBUILT ADDITION AND RETENOR REPAIRS.

PROJECT TEAM

- OWNER: DELUXE CORP., JOHN WATTHEW REISER, BROOKFIELD CO BROTHERS, 115 NORTH 2ND AVENUE, DENVER, COLORADO 80202
- APPLICANT DEVELOPER: GERMEN VILLAGE COBBLER, 115 NORTH 2ND AVENUE, DENVER, COLORADO 80202
- ARCHITECT: JOHN TORGERSON, ARCHITECTURE, 115 NORTH 2ND AVENUE, DENVER, COLORADO 80202

PROJECT INFORMATION

PROJECT ADDRESS:	1915 NORTH 2ND AVENUE, COLORADO SPRINGS, EL PASO COUNTY, CO 80918
LEGAL DESCRIPTION:	LOT 1, BLK 1, DELUXE CORP. SUBDIVISION NO 1, COLORADO SPRINGS, CO
TAX KEY:	72000002
TAX SCHEME NUMBER:	075
ADMITTED ZONING CODE:	075
CITY CODE:	075
CURRENT ZONING:	075
TOTAL DEVELOPMENT AREA:	24.80 ACRES (1.00 ACRE)
LANDSCAPE SITE COVERING AREA:	24.80 ACRES (1.00 ACRE)
LANDSCAPE SITE COVERING AREA:	24.80 ACRES (1.00 ACRE)
MAXIMUM BUILDING HEIGHT:	45' 0"
ESTIMATED LOT COVERAGE:	60%
PROPOSED LAND USE:	INDUSTRIAL OFFICE
PARKING REQUIRED:	ADMINISTRATIVE AND SAFETY SERVICES - 15 SPACES PER 600 SF GENERAL OFFICE - 20 SPACES PER 1000 SF
PARKING PROVIDED:	ADMINISTRATIVE AND SAFETY SERVICES - 200 PARKING SPACES PROVIDED
ANTICIPATED DEVELOPMENT SCHEDULE:	REVISION 1, MARCH 8, 2022

SHEET INDEX

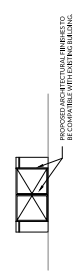
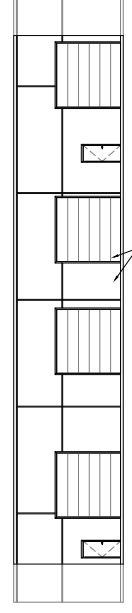
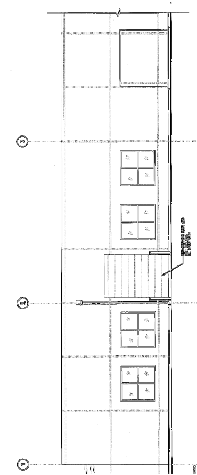
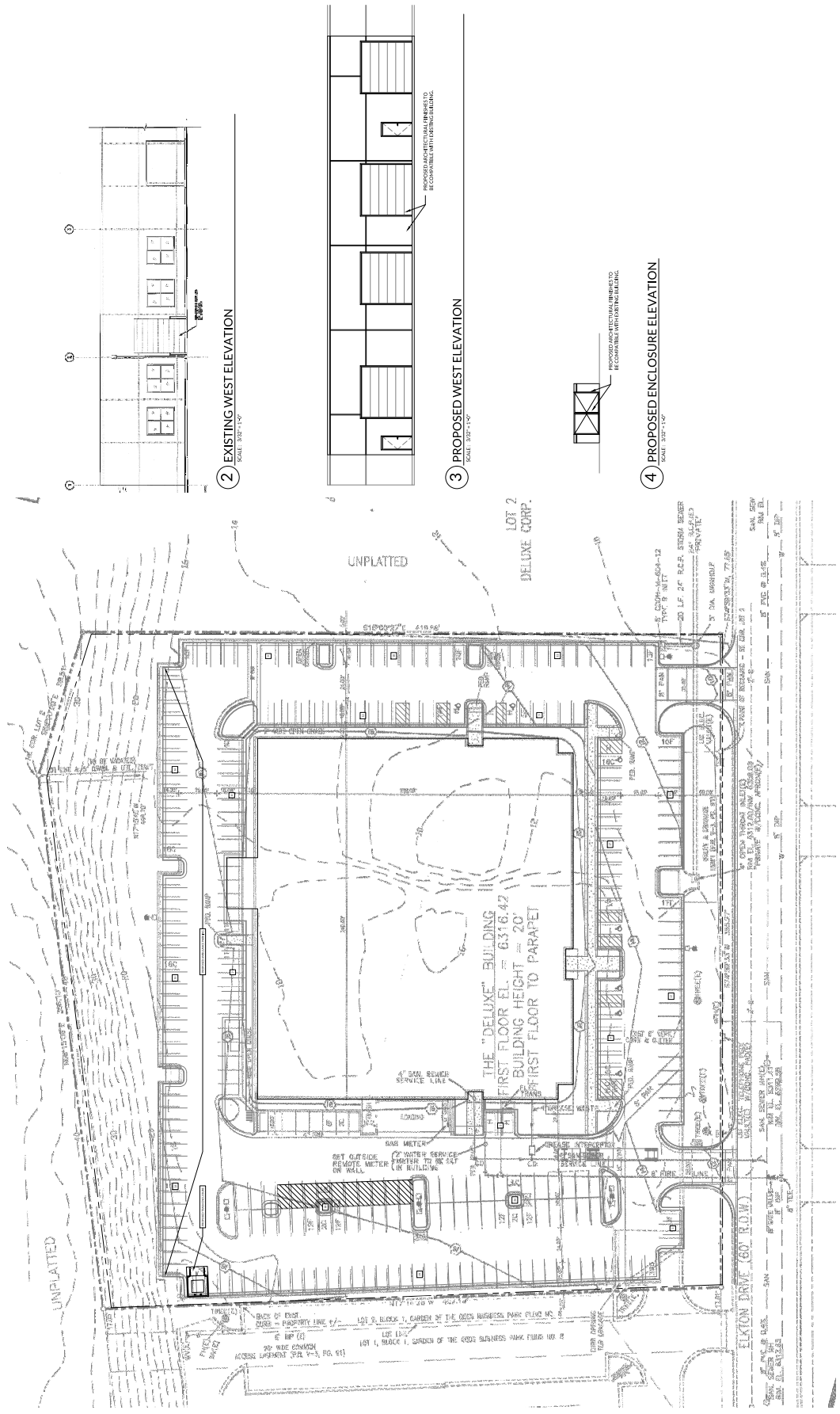
03	A0.0	COVER SHEET
04	SHEET 1	EXISTING SITE PLAN
05	A1.0	PROPOSED SITE PLAN
06	A1.1	PROPOSED FLOOR PLAN
07	SHEET 2	PROPOSED LANDSCAPE PLAN

INTERIM REVIEW ONLY
 THESE DOCUMENTS ARE PRELIMINARY AND ARE NOT BEING SUBMITTED FOR PERMITS. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE ARCHITECT PRIOR TO CONSTRUCTION. NO PERMITS SHALL BE OBTAINED FOR THESE DOCUMENTS.

ARCHITECT OF RECORD:
 JOHN TORGERSON
 ARCHITECTURAL LICENSE #: 21232 AMCC

PROJECT NUMBER:
 21232 AMCC
 CITY FILE NUMBER:
 CPC IV 25-00020

A1.0
 SITE
 PLAN
 DATE: MARCH 1, 2022

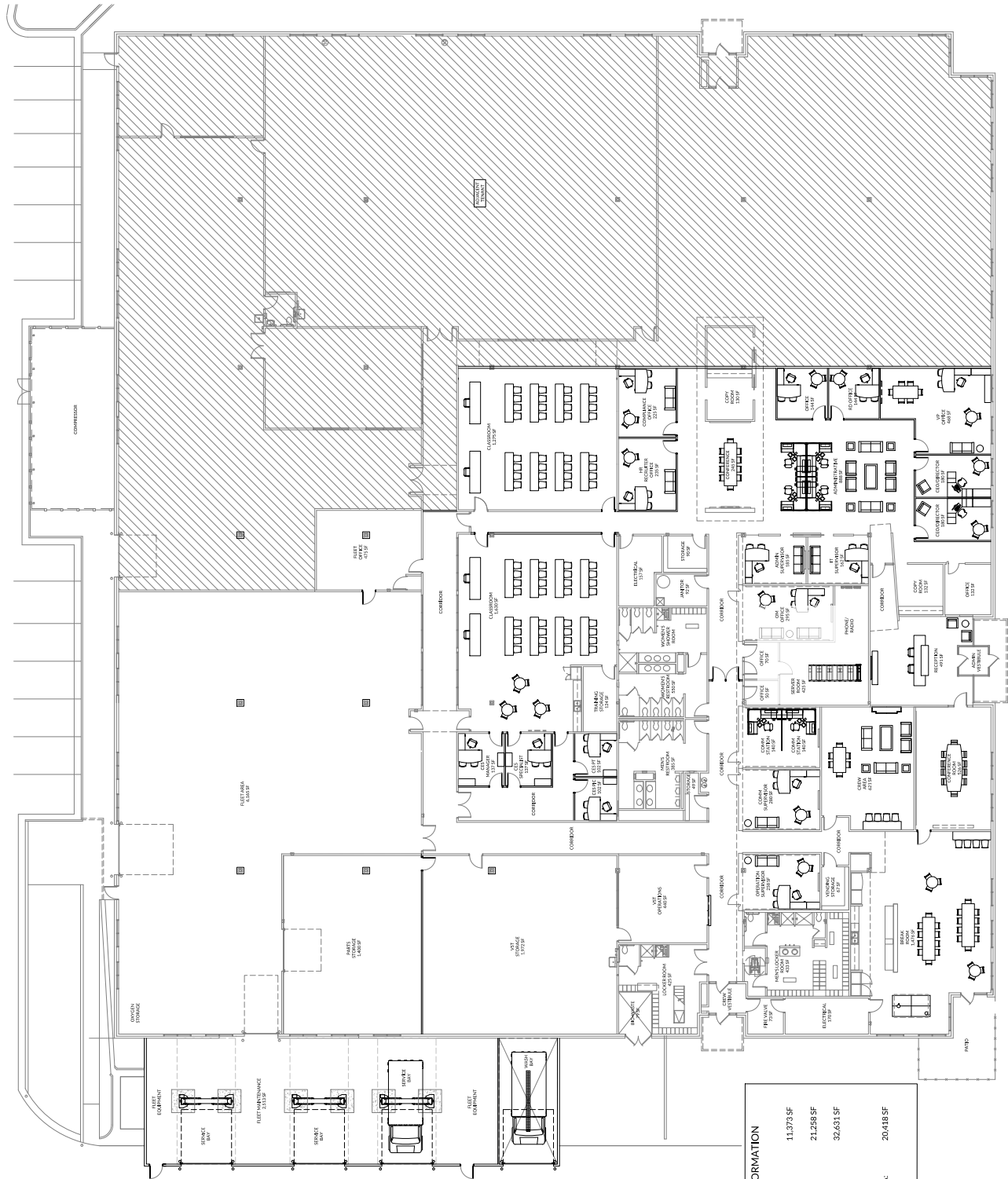


1 SITE PLAN
 SCALE: 1" = 30'-0"

INTERIM REVIEW ONLY
 THESE DOCUMENTS ARE PRELIMINARY AND ARE NOT FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE SERVICES DESCRIBED IN THE CONTRACT DOCUMENTS.

ARCHITECT OF RECORD:
 JOHN TORGERSON
 ARCHITECTURAL LICENSE #:
 2014000045

PROJECT NUMBER:
 2122 AMCC
 CITY FILE NUMBER:
 CPC IV 23-00020



BUILDING LEASE INFORMATION	
FLEET LEASE AREA:	11,375 SF
OFFICE LEASE AREA:	21,258 SF
TOTAL LEASE AREA:	32,633 SF
ADJACENT TENANT LEASE AREA:	20,418 SF

LANDSCAPE SCHEDULE:

SYMBOL	SIZE	DESCRIPTION/REMARKS
	2.00" cal.	WESTERN HACKBERRY (<i>Celtis occidentalis</i>) bbb, single straight trunks, uniformly branched canopies w/minimum 6' branching height.
	2.00" cal.	PALMYRE ASH (<i>Fraxinus pennsylvanica</i> Primore) bbb, single straight trunks, uniformly branched canopies w/minimum 6' branching height.
	2.00" cal.	PECAN (<i>Carya carya</i>) bbb, single straight trunks, uniformly branched canopies, matched in appearance w/minimum 4' branching height.

LANDSCAPE SCHEDULE:

SYMBOL	SIZE	DESCRIPTION/REMARKS
	8" ht.	COLORADO BLUE SPRUCE (<i>Picea pungens</i> glauca) bbb or spc transplanted nursery grown trees, uniformly branched and shaped trees.
	6" ht.	PINON PINE (<i>Pinus edulis</i>) bbb collected native trees, uniformly shaped.
	8" ht.	PONDEROSA PINE (<i>Pinus ponderosa</i>) bbb or spc transplanted trees, specimen quality trees.

MINIMUM REQUIREMENT:
 OPEN PARKING SPACES TO BE SCREENED FROM STREET VIEW TO AN EXTENT OF 10' HEIGHT BY USE OF PLANTINGS. PLANTINGS TO BE SCREENING AFFECTED FRONTAGE TO BE SCREENED, 10' MINIMUM HEIGHT. 10' MINIMUM SPACING BETWEEN PLANTINGS. 10' MINIMUM SPACING BETWEEN PLANTINGS.
 ELKTON DRIVE (North-4th-9th) 1 TREE PER 30' FRONTAGE (400' FRONTAGE = 14 TREES)
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 NON-STREET BOUNDARY (North) 1 TREE PER 30' FRONTAGE (400' FRONTAGE = 14 TREES)
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 NON-STREET BOUNDARY (East) 1 TREE PER 30' FRONTAGE (400' FRONTAGE = 14 TREES)
 NON-STREET BOUNDARY (West) 1 TREE PER 30' FRONTAGE (400' FRONTAGE = 14 TREES)
 A MINIMUM OF SIX OF THE SITE'S NET AREA (118,877 SQ. FT.) SHALL BE SET ASIDE FOR LANDSCAPING. LANDSCAPED AREA SHALL BE IN LIVING PLANTING MATERIAL. PLANTINGS TO BE INSTALLED IN INTERNAL AREAS TO BE SCREENED FROM STREET VIEW.
 STATEMENT OF THE TYPE OF EQUIPMENT AND METHODS TO BE USED TO IRRIGATE THE REQUIRED LANDSCAPE AREAS.
 ALL LANDSCAPED AREAS TO BE DESIGNED & INSTALLED UNDERGROUND AUTOMATICALLY CONTROLLED IRRIGATION SYSTEM.
 18,877 SQ. FT. (80% LIVING MATERIAL)
 19 TREES
 13 TREES (7 Evgs.)
 14 TREES (7 Evgs.)
 14 TREES (6 Evgs.)
 15 TREES (5 Evgs.)
 21 TREES
 BEBAS AND PLANTINGS

LANDSCAPE SCHEDULE:

PURPOSE:
 1. PARKING LOT SCREENING
 2. PARKING LOT TREES
 3. LANDSCAPED SETBACKS
 4. LANDSCAPED BUFFER
 5. INTERNAL LANDSCAPING
 6. IRRIGATION

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 15 TREES (5 Evgs.)
 21 TREES
 BEBAS AND PLANTINGS

QUALIFICATION:
 Administrative relief may be requested by the applicant.

