USE VARIANCE DEVELOPMENT PLAN
TOOL ZONE

COLORADO SPRINGS, EL PASO COUNTY, COLORADO

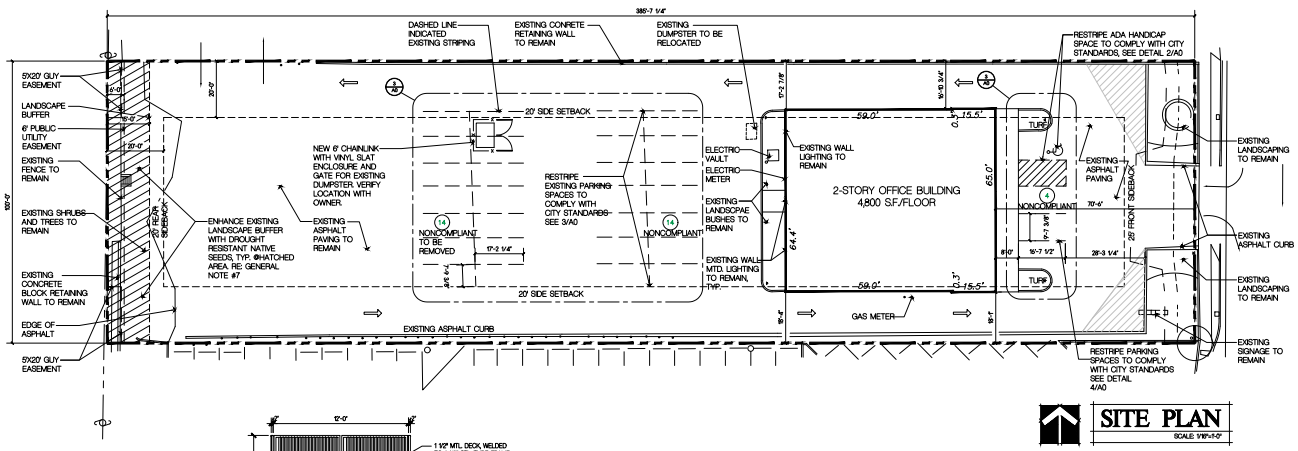
BUILDING USE, AREA & PARKING

PROPOSED USE	GROSS AREA	RATIO	STALLS REQUIRED
CONSTRUCTION SALES AND SERVICE	8600 SF	1 PER 600 SF.	16

EXISTING PARKING STALLS : 32 (INCL. NONCOMPLIANT)

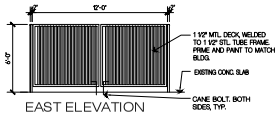
PARKING STALLS REQUIRED: 16
PROPOSED PARKING STALLS PER RESTRIPING: 16

HANDICAP STALLS REQUIRED: 1 PER 25= 1
HANDICAP STALLS PROVIDED: 2

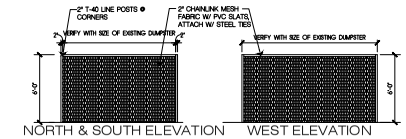


SITE PLAN

SCALE: 1/16"=1'-0"

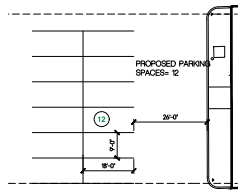


EAST ELEVATION

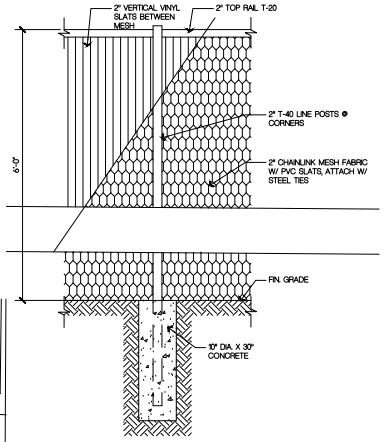


NORTH & SOUTH ELEVATION — WEST ELEVATION

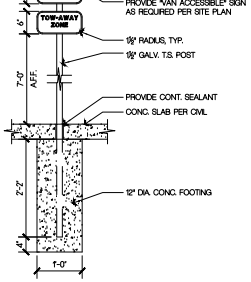
6/A0 TRASH ENCLOSURE
SCALE: 1/4"=1'-0"



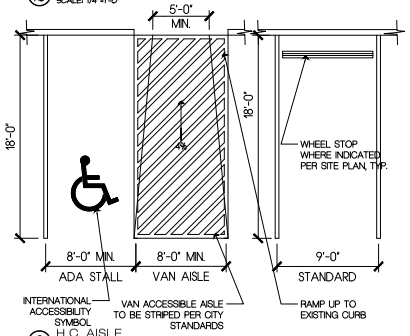
3/A0 PROPOSED REAR PARKING PLAN
SCALE: 1/16"=1'-0"



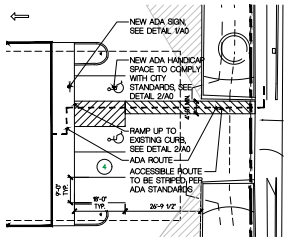
5/A0 FENCE POST DETAIL AT DUMPSTER
SCALE: 1"=1'-0"



1/A0 H.C. SIGN
SCALE: 3/8"=1'-0"



2/A0 H.C. AISLE
SCALE: 1/4"=1'-0"



4/A0 PROPOSED FRONT PARKING PLAN
SCALE: 1/16"=1'-0"

PROJECT TEAM

OWNER
BRENDAN LOGUE
TRINITY SCS REAL ESTATE LLC.
7056 S. CHAPPARAL CIRCLE W.
CENTENNIAL, CO 80016
(832) 928-5618

SURVEYOR
JIM BRINKMAN
CROSSED PATHS SURVEYING SERVICES, INC.
P.O. BOX 49742
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PHONE: 719-661-2349
EMAIL: jim@cpsllhc.com

ARCHITECT
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PRESIDENT, ARCHITECT
12325 ORACLE BLVD, SUITE 111
COLORADO SPRINGS, CO 80921
(719) 484-0480

LEGAL DESCRIPTION

EXISTING LEGAL DESCRIPTION:
- LOT 42, BLOCK 1 AUSTIN ESTATES SUBDIVISION NO. 3
NO. 243601 IN THE CITY OF COLORADO SPRINGS,
EL PASO COUNTY, COLORADO

SITE INFORMATION

EXISTING PARCEL NO:	6410101036
AREA OF LOT:	38,560 S.F. / ~ ACRES
EXIST. BUILDING ADDRESSES:	1316 N. ACADEMY BLVD.
EXISTING ZONING:	OC (OFFICE COMPLEX)
USE VARIANCE:	CONSTRUCTION SALES AND SERVICE
BUILDING SETBACKS:	25' FRONT 20' SIDE 20' REAR
LANDSCAPE SETBACKS/BUFFER:	EX. LANDSCAPE TO REMAIN, RE: NOTE #7
EASEMENTS:	AS SHOWN ON PLAN
DRAINAGE BASIN:	SITE IS LOCATED IN THE SPRING CREEK DRAINAGE BASIN

GENERAL NOTES

1. Property owners are responsible for the maintenance for shared common tracts, access drives, preservation areas, and landscape areas adjacent to their property.

2. Signage is not approved per this plan. A separate sign permit is required. Contact the Development Review Enterprise at 719-385-5982 to begin a sign permit application.

3. Per City Code Section 7.4.102.D, all lighting fixtures shall be full cut-off or have shielding to reduce off-site lighting impacts onto adjacent properties and roadways. All exterior lighting shall be arranged to mitigate light directed away from adjacent properties and any public right-of-way. An amendment to this plan may be required if the lighting type is changed.

4. Accessible parking spaces, access aisles, and signage shall meet all applicable city code requirements including:

   Parking spaces and access aisles shall be level with surface slopes not exceeding one to fifty (1:50) (2 percent) in all directions.

   Accessible parking spaces shall be marked with four inch (4") lines.

   Accessible aisles shall be outlined and diagonally striped at forty five degree (45°) angles in a contrasting color such as yellow, white, or blue.

   Each accessible parking space shall be designated as reserved by a sign showing the international symbol of accessibility. van accessible spaces shall have an additional sign containing the designation, "van accessible", mounted below the symbol of accessibility. each accessible parking space sign shall be no smaller than eighteen inches (18") tall by twelve inches (12") wide. each van accessible sign shall be no smaller than six inches (6") tall by twelve inches (12") wide. signs shall be located at the head of the space with the bottom of the sign(s) between five feet (5') and seven feet (7') above the finish floor or ground surface.

5. The mineral estate owner notification certification affidavit was submitted and can be found in file cpc xx xx-- 00xxx. The applicant (or property owner) has attested there are no separate mineral estate owner(s) identified and no further action was taken.

6. No ground disturbance or drainage pattern change will occur with the Use Variance Development Plan.

7. The existing landscaping should be enhanced and upgraded at the west of the property with non- irrigated seed and possible shrubs. Native seed to be pawnee buttes seed company (or approved equal) low grow native mix.

8. Property owners acknowledge that there is an existing Comcast cable on west of property and through the center of the property to feed the existing building. This shall not be disturbed.

DRAWING INDEX

SHT. #	DESCRIPTION
A0	COVER SHEET / GENERAL INFORMATION

VICINITY MAP

CPC UV 21-00067

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CA license no. C 23506

PROPOSED USE VARIANCE DEVELOPMENT PLAN

1316 NORTH ACADEMY

1316 N. ACADEMY BLVD
COLORADO SPRINGS, CO

Sheet Title:
COVER SHEET

Drawing Status:
CD SET

Revisions:

No.	Description	By	Date
-	-	-	-

Date: 6/16/21
Drawn by: JP
Checked by:
Scale: AS NOTED
Job No.: -

Sheet No.: A0
1 Of 1

DEVELOPMENT PLAN