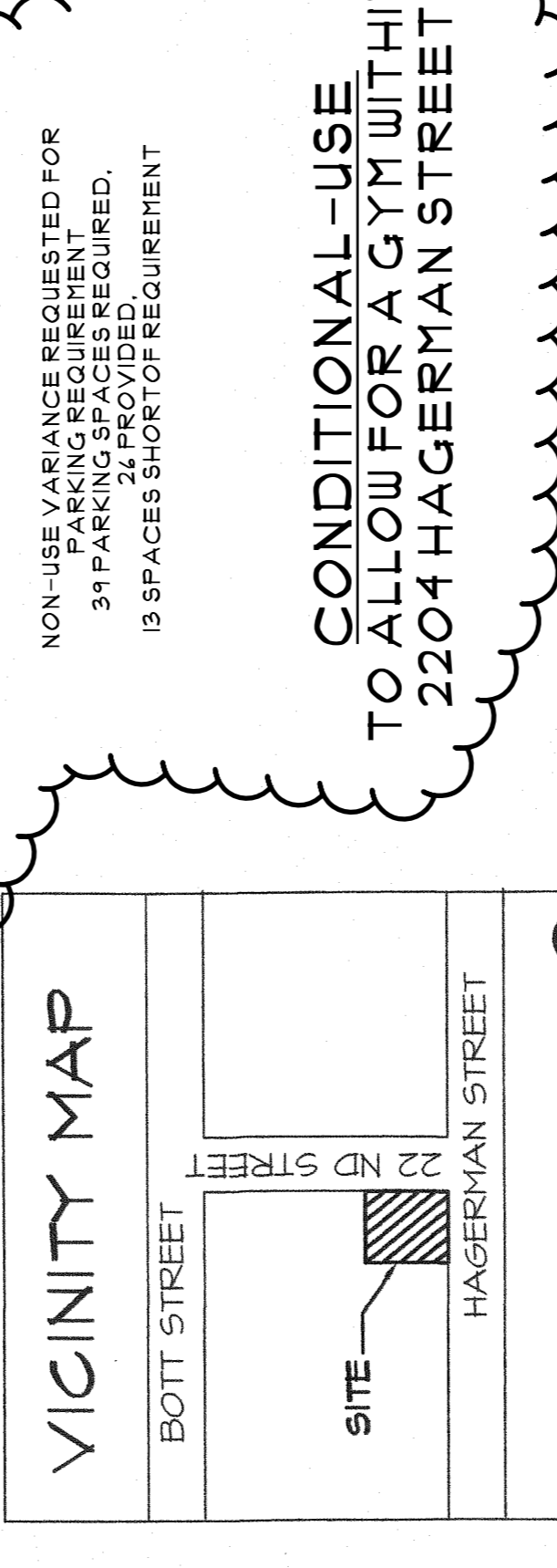


THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS, SEE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AS PUBLISHED BY THE DEPARTMENT OF JUSTICE. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATIONS.

**PHOENIX MULTISPORT
LEGAL DESCRIPTION**
US TELPHONICS SUBDIVISION REC.#913404
LOTS 11 THROUGH 20, INCLUSIVE, BLOCK 252, ANTHONY BOTTS ADDITION NO.2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK A AT PAGE 166 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

SITE INFORMATION
ZONING: M-1
ADDRESS: 2204 HAGERMAN STREET
ADDITION HEIGHT: 20'-0"
EXIST'G BUILDING HEIGHT: 16'-6"
ACREAGE: .413 ACRES
TSN#141316019
LOT AREA
EXISTING BUILDING AREA
ADDITION WAREHOUSE AREA
TOTAL STRUCTURE AREA
PAVED AREA
PARKING CALCULATIONS:
WAREHOUSE + MEZZANINE: 1 SPACE PER 1,000 sf

WAREHOUSE	1,800 sf
TOTAL	1,800 sf
PERSONAL IMPROVEMENT: 1 SPACE PER 250 sf	7.2 SPACES
OFFICE: 1 SPACE PER 400 sf	4.5 SPACES
TOTAL	11.7 SPACES
PAVED AREA	5,435.5 SF = 30.14%
EXISTING BUILDING AREA	12,000 SF = 100%
ADDITION WAREHOUSE AREA	4,400 SF = 25.43%
TOTAL STRUCTURE AREA	16,600 SF = 64.44%
PERSONAL IMPROVEMENT	7.2 SPACES
OFFICE	4.5 SPACES
TOTAL	11.7 SPACES
38 TOTAL SPACES REQUIRED	
15 SPACES INCLUDING 2 ADA SPACES	
24 TOTAL SPACES PROVIDED	



NON-USE VARIANCE REQUESTED FOR PARKING REQUIREMENT. 39 PARKING SPACES REQUIRED. 24 PROVIDED. 15 SPACES SHORT TO REQUIREMENT.

SITE CATEGORY CALCULATIONS (CODE SECTION POLICY 320 & 37 (pp. 31 & 38))

Plant Label	Street Name / Zone Boundary	Width (ft)	Tree / Feed Classification	Required	No. Trees Provided	Shrub Substitutions Required	Provided
HS	Hagerman Subtask	10'	120'	4	2	20	20
TS	22nd Street Subtask	10'	150'	5	5	0	0

LANDSCAPE PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES	APP. B KEY
DBB	6	Encyrtus alatus	David Burdick Bush	5' x 4'	5 Gallon	Container	4S
BHJ	6	Juniperus horizontalis	Bar Harbor Juniper	1' x 5'	1 Gallon	Container	2568A
KN	11	Arctostaphylos uva-ursi	Kinnikinnick	6' x 3'	1 Gallon	Container	5678DA

**CONDITIONAL-USE
TO ALLOW FOR A GYM WITHIN
2204 HAGERMAN STREET**

- PRE-EXCAVATION CHECKLIST**
- CALL UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT LEAST TWO (2) BUSINESS DAYS PRIOR TO EXCAVATION 1-800-922-1987 AT NO CHARGE
 - OBSERVE WHERE UTILITIES ARE LOCATED AND MARKED ON THE GROUND
 - HAVE UTILITY LINES REMARKED IF INITIAL MARKING IS MORE THAN 90 DAYS OLD
 - TRAIN EMPLOYEES ON PROPER EXCAVATION OF NATURAL GAS LINES WHEN EXCAVATION APPROACHES GAS LINES; EMPLOYEES MUST EXPOSE LINES BY CAREFUL PROBING AND HAND DIGGING

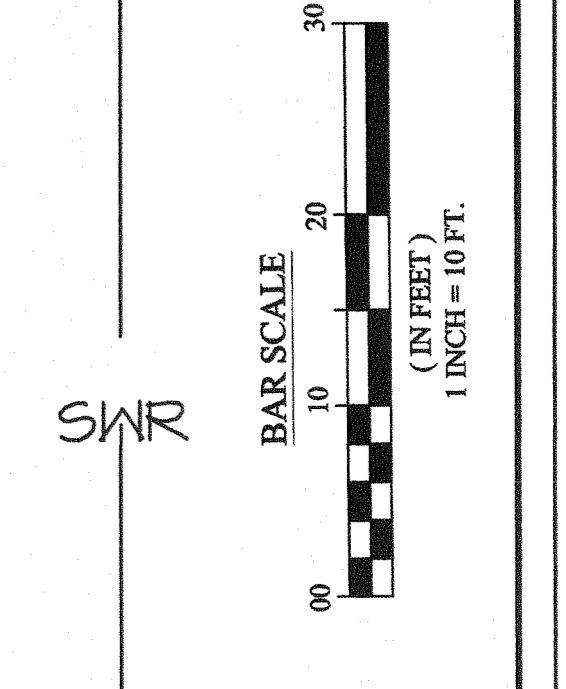
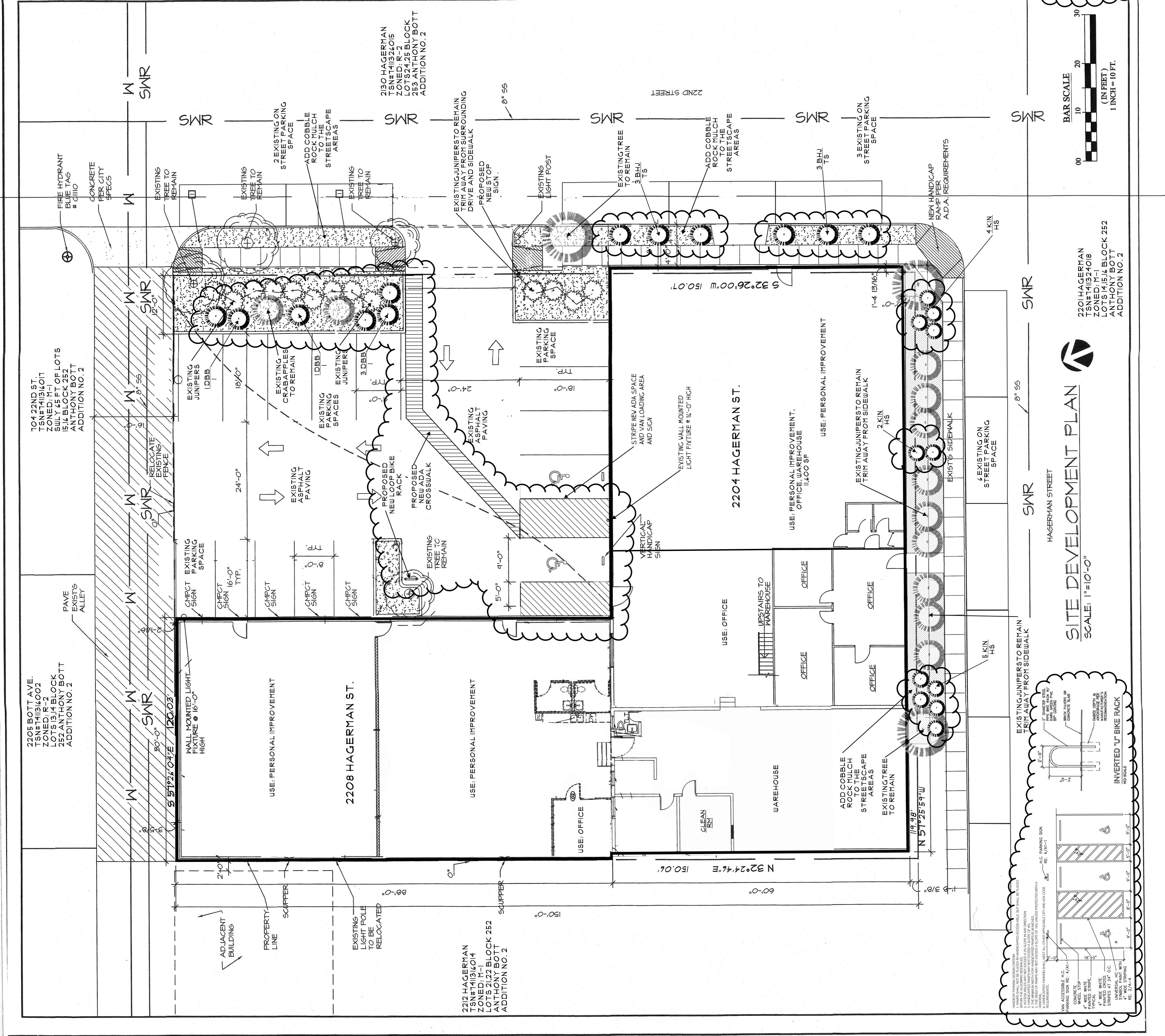
- INDEX TO DRAWINGS:**
- SP-1 SITE DEVELOPMENT PLAN
 - A-1 FLOOR PLAN, REFLECTED CLG. PLAN, ROOF PLAN AND GENERAL NOTES
 - A-2 EXTERIOR ELEVATIONS, DOOR DETAILS, AND SCHEDULES
 - A-3 WALL SECTIONS, DETAILS
 - S-1 FOUNDATION PLAN AND ROOF FRAMING PLAN
- LAND DEVELOPMENT HISTORY:**
PLAT OF COULDSUB-00044 FOR THE PERSONAL IMPROVEMENT OF THE LOT LOCATED AT 2204 HAGERMAN STREET TO ALLOW FIFTEEN (15) PARKING SPACES WHERE 31 PARKING SPACES ARE BOTH CURRENTLY UNDER REVIEW

SP-1
SHEET

OWNER/DEVELOPER
CARL W. SMITH
US TELPHONICS
2204 HAGERMAN
1-800-958-0044

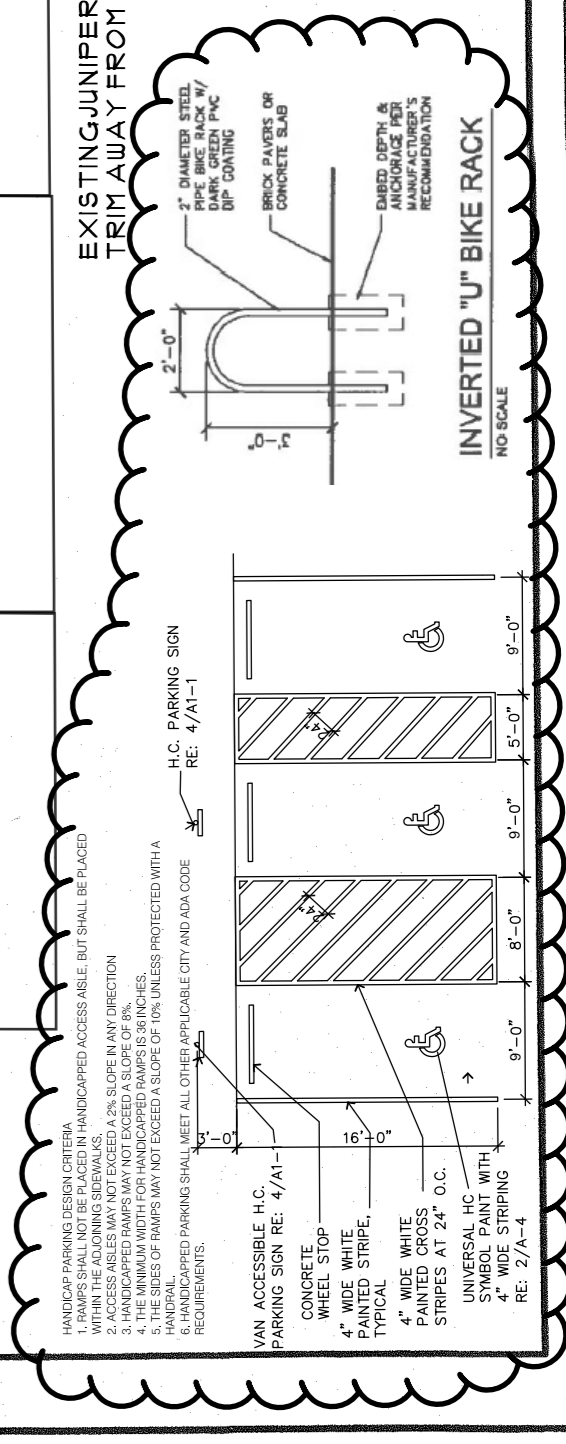
2011 CONDITIONAL USE
COMPLETED BY YOU
ARCHITECTS.

CITY FILE NUMBER: CFC CU 18-00004-
CFC NV 18-00005



2204 HAGERMAN
TSN#141316019
ZONED: M-1
LOTS 14, 15, 16 BLOCK 252
ANTHONY BOTTS
ADDITION NO. 2

SITE DEVELOPMENT PLAN
SCALE: 1"=10'-0"



ARCHITECTURE & ENGINEERING
1837 Colorado Springs Parkway, Suite 100
Colorado Springs, Colorado (719) 528-1177

SITE DEVELOPMENT PLAN
US TELPHONICS, INC. ADDITION
2204 HAGERMAN STREET
COLORADO SPRINGS, COLORADO 80904
OWNER: CARL W. SMITH

JOB NO. APR. 14, 1999
DRAWN BY YEG
CHECKED DC
APPROVED
REVISED