

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  
PERSONAL IMPROVEMENT: 1 SPACE PER 250 sf  
OFFICE: 1 SPACE PER 400 sf  
TOTAL  
18,000 SF = 100%  
1200 SF = 40%  
4400 SF = 25.43%  
11600 SF = 64.44%  
5435.5 SF = 30.14%  
WAREHOUSE  
TOTAL  
PERSONAL IMPROVEMENT: 1.315 sf  
OFFICE: 2.425 sf  
TOTAL  
38 TOTAL SPACES REQUIRED  
15 SPACES INCLUDING 2 ADA SPACES  
24 TOTAL SPACES PROVIDED

**VICINITY MAP**  
BOTT STREET  
HAGERMAN STREET  
2204 HAGERMAN STREET  
SITE  
NTS

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

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

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

Plant Label	Street Name / Zone Boundary	Width (in Feet)	Linear Tree / Feed	No. Trees	Shrub Substitutions
Code	Classification	Required	Required	Required	Provided
HS	Hagerman Subtask (Non-Atterral)	10'	120'	4	2
TS	22nd Street Subtask (Non-Atterral)	10'	150'	5	0

**LANDSCAPE PLANT SCHEDULE**

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

- PRE-EXCAVATION CHECKLIST**
- CALL UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT LEAST TWO (2) BUSINESS DAYS PRIOR TO EXCAVATION 1-800-222-1987 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

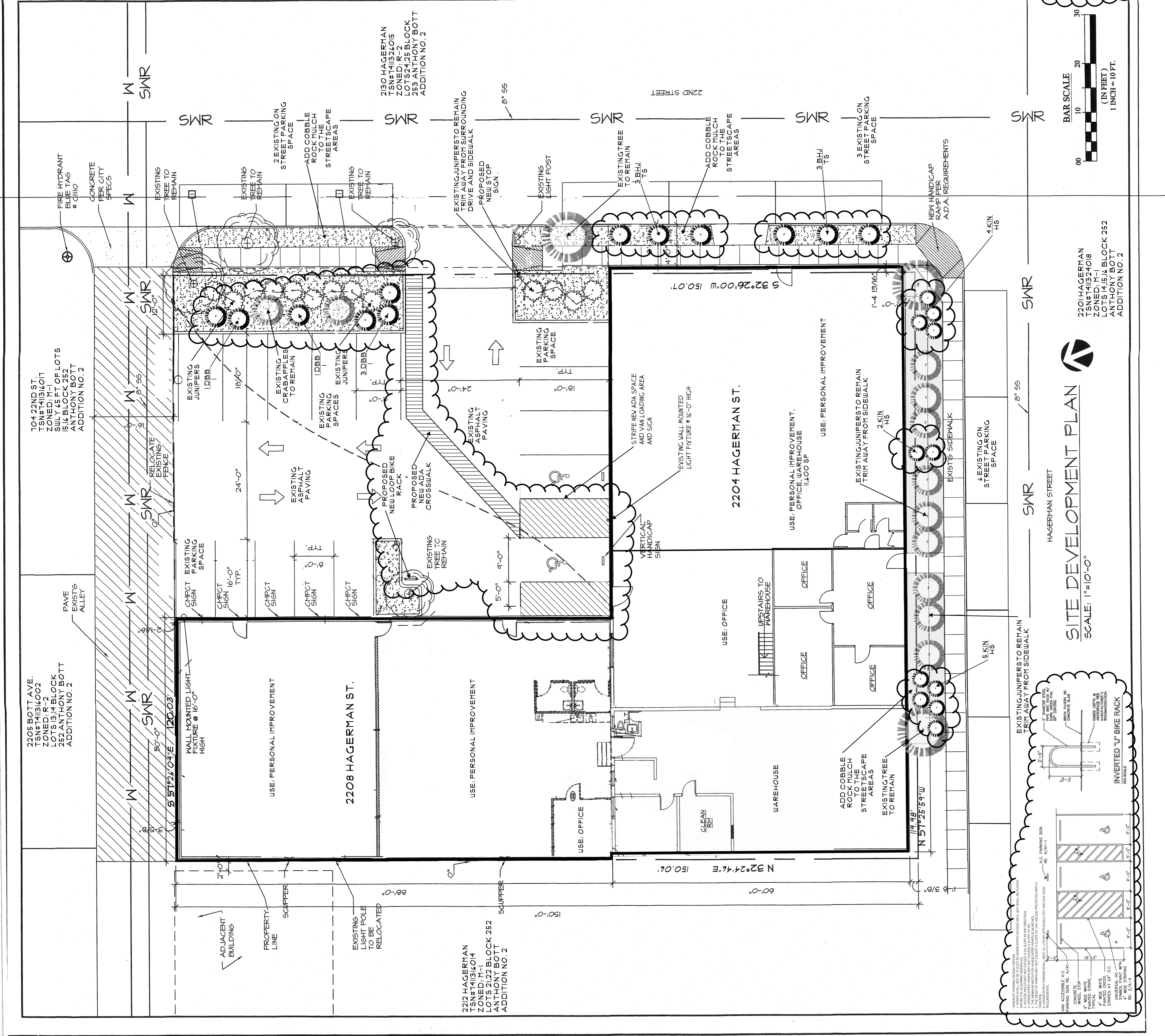
**INDEX TO DRAWINGS:**  
SP-1 SITE DEVELOPMENT PLAN  
A-1 FLOOR PLAN, REFLECTED CLG. PLAN, ROOF PLAN AND GENERAL NOTES  
A-2 EXTERIOR ELEVATIONS, DOOR DETAILS, AND SCHEDULES  
A-3 WALL SECTIONS, DETAILS  
S-1 FOUNDATION PLAN AND ROOF FRAMING PLAN

**LAND DEVELOPMENT HISTORY:**  
PLAT OF COULDSUB-00004  
SUBDIVISION OF LOTS 11-20  
LOCATED AT 2204 HAGERMAN STREET  
TO ALLOW FIFTEEN ON-SITE PARKING SPACES  
SPACES WHERE 31 PARKING SPACES  
ARE BOTH CURRENTLY UNDER REVIEW

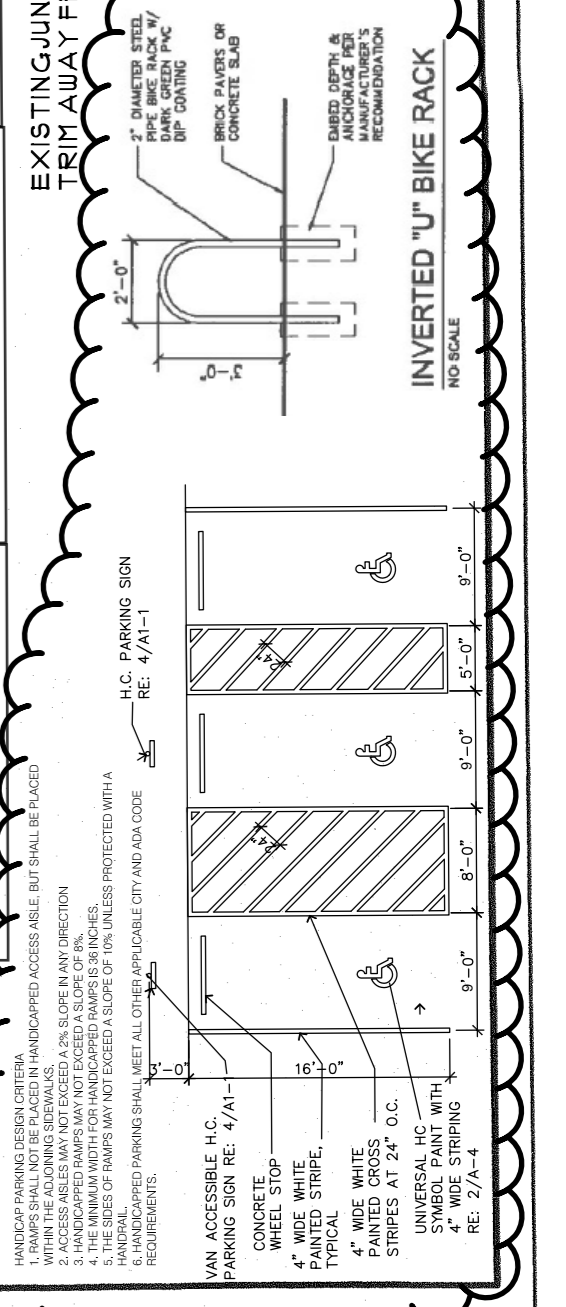
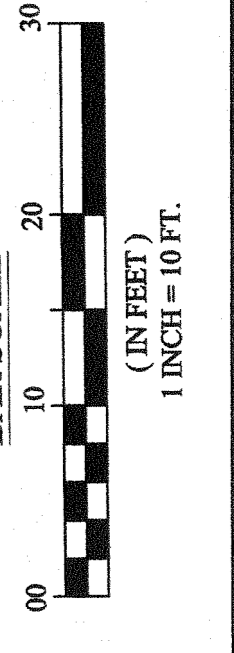
QUINCY/DEVELOPER  
CARL W. SMITH  
2204 HAGERMAN  
1-800-358-0044

2011 CONDITIONAL USE  
COMPLETED BY YOU  
ARCHITECTS.

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



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



ARCHITECTURE & ENGINEERING  
1837 Austin Bluffs 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. \_\_\_\_\_  
DATE APR. 14, 1999  
DRAWN BY YEG  
CHECKED DC  
APPROVED \_\_\_\_\_  
REVISED \_\_\_\_\_

**SP-1**  
SHEET