

DEVELOPMENT PLAN PIKES PEAK ATHLETICS COLORADO SPRINGS, CO

LEGAL DESCRIPTION

A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6th P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF ELKTON BUSINESS CAMPUS AS RECORDED UNDER RECEPTION NUMBER 98187389 OF THE RECORDS OF THE EL PASO COUNTY, COLORADO, CLERK AND RECORDER;

THENCE ALONG THE SOUTHWESTERLY BOUNDARY THEREOF, THE FOLLOWING TWO COURSES:

(1) THENCE NORTHERLY ALONG THE ARC OF A 330.00 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30° 50'32" (THE LONG CHORD OF WHICH BEARS N 14° 49' 34" E, A LONG CHORD DISTANCE OF 176.50 FEET), AN ARC LENGTH OF 177.64 FEET TO THE SOUTHERLY CORNER OF LOT 1 IN SAID ELKTON BUSINESS CAMPUS;

(2) THENCE N 64° 24' 28" W, A DISTANCE OF 343.38 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 1;

THENCE S 53° 54' 40" W, A DISTANCE OF 309.73 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF LOT 2, McCULLOUGH SUBDIVISION AS RECORDED IN PLAT BOOK Z-2 AT PAGE 66 OF SAID COUNTY RECORDS;

THENCE S 00° 23' 26" E ALONG SAID LINE, A DISTANCE OF 140.89 FEET TO A POINT ON THE NORTHERLY LINE OF ELKTON DRIVE;

THENCE N 89° 24' 18" E ALONG SAID NORTHERLY LINE OF ELKTON DRIVE, A DISTANCE OF 514.14 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2.95 ACRES, MORE OR LESS.

CONTACTS

OWNER/DEVELOPER:

PPA LANDOCO, LLC
125 IRON DUKE

COLORADO SPRINGS, CO. 80906
MR. GEORGE HEIDINGER

SURVEYOR:

ROCKY MOUNTAIN LAND SERVICES
1623 SOUTH TEJON STREET
COLORADO SPRINGS, CO
(719) 630-0559
CHRISTOPHER THOMPSON

ARCHITECT/PLAN PREPARER:

IRELAND DEAN DESIGNS
6912 WELFORD PLACE
CASTLE ROCK, CO. 80108
(720) 878-6534
SHANNIN ALBERS

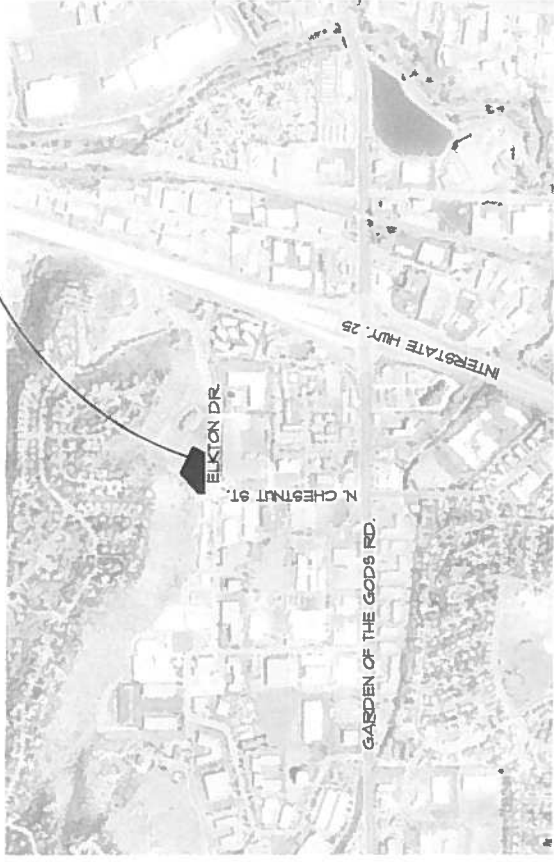
LANDSCAPE ARCHITECT:

HIGHER GROUND DESIGNS, INC.
3610 REBECCA LN., STE. 111
COLORADO SPRINGS, CO 80917
(719) 477-1646
JOHN MACKAY

CIVIL ENGINEER:

WESTWORKS ENGINEERING
1023 W. COLORADO AVENUE
COLORADO SPRINGS, CO. 80904
(719) 685-1670 X20
CHAD KUZBEK

VICINITY MAP



SHEET INDEX

DP - 1 of 9	COVER SHEET
DP - 2 of 9	SITE PLAN
DP - 3 of 9	ARCHITECTURAL ELEVATIONS
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SITE NOTES

- TAX SCHEDULE NUMBER: 73244-00-038
- CONCEPT PLAN ON FILE AT CITY: ELKTON HEIGHTS, 1998
- PROPERTY CURRENTLY UNDEVELOPED, VACANT
- PROPOSED USE IS AN ATHLETIC/AQUATIC TRAINING FACILITY
- CURRENT ZONE DISTRICT: (RHS) LARGE LOT RESIDENTIAL/HILLSIDE
- PROPOSED ZONE DISTRICT: (PBC/HS) PLANNED BUSINESS CENTER/HILLSIDE
- SCHEDULE OF DEVELOPMENT BUILD OUT: 2016
- FEMA FLOODPLAIN MAP NUMBER: 08041C0514 F EFFECTIVE DATE MARCH 17, 1997. PANEL 514 OF 1300, EL PASO COUNTY, COLORADO. THIS SITE IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN.
- A GEOLOGIC HAZARDS EVALUATION AND GEOTECHNICAL INVESTIGATION WAS PREPARED BY CTL THOMPSON INC. ON DECEMBER 4, 2015 AND AMENDED IN APRIL 2016, BY TIMOTHY A. MITCHELL, P.E. COPIES OF THE REPORT AND APPLICATION FOR GEOLOGIC HAZARD HAVE BEEN INCLUDED WITH THIS DEVELOPMENT PLAN APPLICATION.
- PROPOSED DEVELOPMENT IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED CONCEPT PLAN.
- THIS SITE IS TO BE PLATTED AS ELKTON BUSINESS CAMPUS FILING NO. 2.

SITE ANALYSIS

LOT 1	128,373.13 SF = 2.95 AC
EXISTING USE	VACANT LAND
PROPOSED USE	PERSONAL IMPROVEMENT SERVICE
USER/TENANT	AQUATIC TRAINING FACILITY
LANDSCAPE AREA	57,600 SF = 45%
PAVING/HARDSCAPE AREA	50,468 SF = 39%
BUILDING FLOOR PRINT	20,478 SF = 16%
1ST FLOOR AREA	20,478 SF
2ND FLOOR AREA	8,412 SF
TOTAL BLDG AREA	28,890 SF
BUILDING HEIGHT - PROPOSED	30'-0"
BUILDING HEIGHT - ALLOWED	45'-0"
PARKING REQUIRED 1 PER 250 SF	28,890 SF TOTAL BUILDING REQUIRED MAX 116 STALLS
PARKING PROVIDED	119 STANDARD 4 HANDI CAP 123 TOTAL
ZONING EXISTING:	LARGE LOT RESIDENTIAL (R/HS)
ZONING PROPOSED:	PLANNED BUSINESS CENTER/HILLSIDE (PBC/HS)

FIGURE 1

DEVELOPMENT PLAN PIKES PEAK ATHLETICS COLORADO SPRINGS, CO

GENERAL NOTES

- ALL SIGNS REQUIRE A SUBMITTAL AND APPROVAL OF A SIGN PERMIT THROUGH THE CITY OF COLORADO SPRINGS.

LEGEND

- HANDI CAP RAMP
- SETBACKS
- PROPERTY LINE
- GUARD RAIL
- RETAINING WALL
- MONUMENT SIGN
- LIGHT POLE
- BLDG MOUNT LIGHT
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- TRAFFIC ARROWS
- PARKING COUNT
- BUILDING FOOTPRINT

SITE ANALYSIS

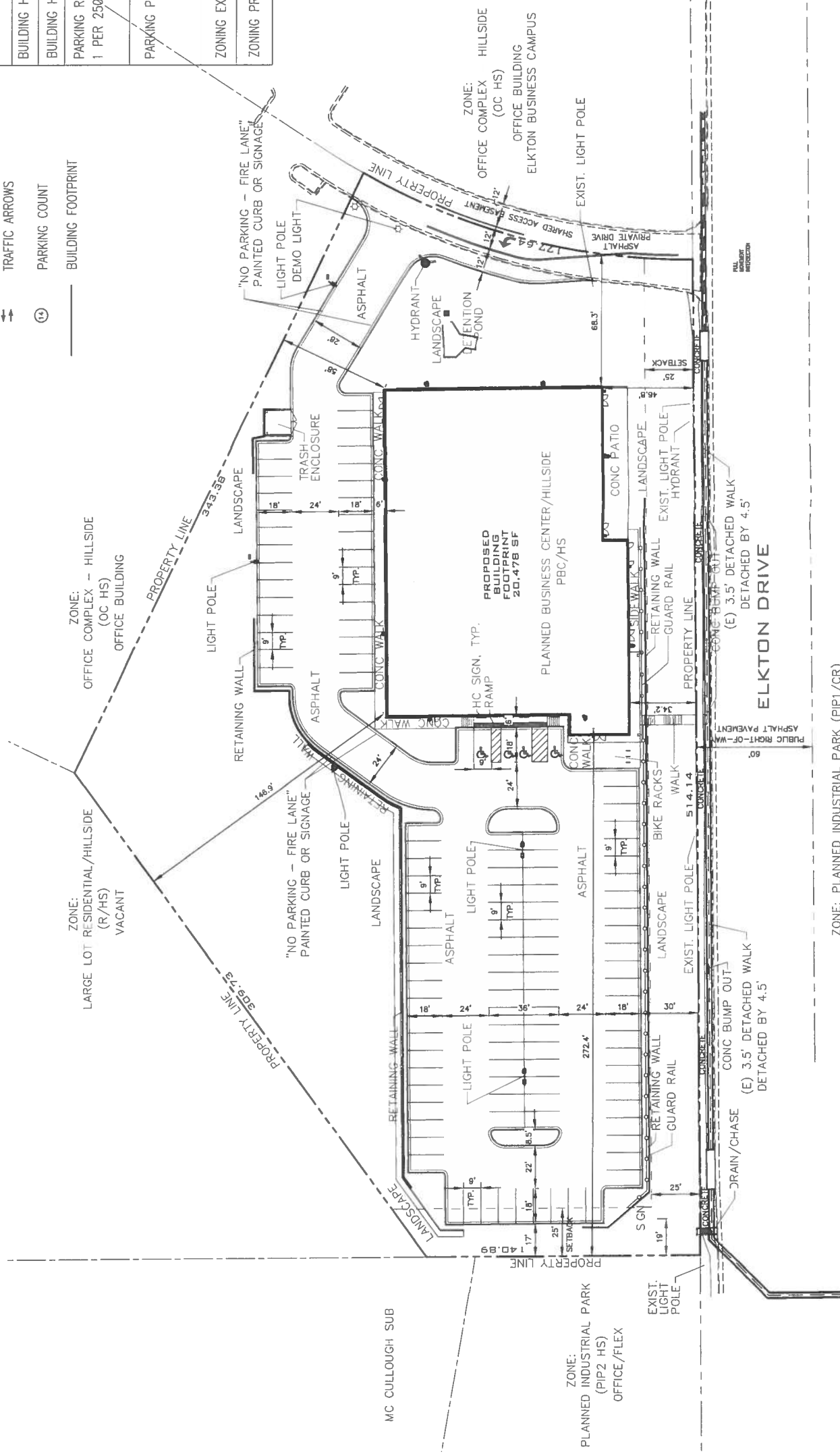
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ZONING PROPOSED:	PLANNED BUSINESS CENTER (PBC)	

DEVELOPMENT PLAN
PIKES PEAK ATHLETICS
COLORADO SPRINGS, CO

IRELAND DEAN
DESIGNS, LLC
ARCHITECTURE
DEVELOPMENT SERVICES
4813 WELFORD PL.
CAPITOL HILL, COLORADO
P 303 845 8970

DATE: 03/01/16
1ST OFFICIAL SUBMITTAL
04/15/16
2ND OFFICIAL SUBMITTAL
SITE PLAN

PROJECT #: 15-0377
DRAWN BY: KA
DESIGNED BY: KA
CHECKED BY: SDA



ZONE: PLANNED INDUSTRIAL PARK (PIP)/CR
INDUSTRIAL/OFFICE



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

FIGURE 1

