SITE DATA

OWNER/APPLICANT:
DIANNE AND MATTHEW BIERI
729 E. FILLMORE ST.
COLORADO SPRINGS, CO 80907
719-344-2722

TAX SCHEDULE #: 6332307040

ADDRESS: 725 E. FILLMORE ST.

TOTAL AREA: 12,829 S.F.
MORE THAN 99.5% OF THE SITE IS IMPERVIOUS (BUILDINGS, PAVEMENT), LANDSCAPING EXISTS WITHIN THE R.O.W. BETWEEN THE PROPERTY AND FILLMORE STREET.

EXISTING ZONE: M-1/CU (LIGHT INDUSTRIAL WITH CONDITIONAL USE)

PROPOSED ZONE: M-1/CU (LIGHT INDUSTRIAL WITH CONDITIONAL USE)

SETBACKS TO BE DETERMINED BY COMPLIANCE WITH LANDSCAPE AND PARKING REQUIREMENTS PER CITY CODE.

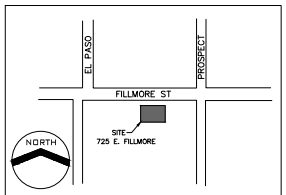
EXISTING USE: SHOPPING CENTER, PRINTER AND RETAIL SALES

PROPOSED USE: AUTOMOBILE SALES AND AUTOMOBILE RENTALS

PROPOSED DEVELOPMENT: STRIPING OF ONE-WAY ARROW

NOTES

1. THE SITE FALLS WITHIN THE AREA SOUTH OF W. GARDEN OF THE GODS ROAD AND NORTH OF E. UINTAH STREET WHICH DOES NOT LIE WITHIN AN AREA WITH AVAILABLE FEMA FLOOD PLAIN INSURANCE RATE MAP DATA. THE PARCEL IS NORTH OF FLOOD INSURANCE RATE MAP 08041C0729G, EFFECT DATE 12/7/18.
2. THIS ZONE CHANGE WILL NOT ALTER THE EXISTING ZONE DISTRICT BOUNDARIES.
3. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH THE RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER. COMPLIANT CROSSWALKS WILL BE ADDED IN THE FUTURE IF MORE SUBSTANTIAL IMPROVEMENTS OR ADDITIONS ARE PROPOSED.
4. NO ADDITIONAL EXTERIOR LIGHTING IS PROPOSED.
5. CONTOURS ARE 1-FT INTERVAL CONTOURS FROM THE ORIGINAL SITE PLAN DATED NOVEMBER 2, 1987.
6. THE PROPOSED HANDICAP VAN ACCESSIBLE SPACE IS TO BE STRIPED WITH A HANDICAP SYMBOL AND/OR FURNISHED WITH A HANDICAP PARKING SIGN. SIGN TO BE MOUNTED OR FREE STANDING DEPENDING ON SITE CONDITIONS.
7. ALL EXISTING CURB, GUTTER AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG FILLMORE STREET ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 716-385-5977.
8. RMG-ROCKY MOUNTAIN GROUP PREPARED THE LINEWORK FOR THE SITE AND LANDSCAPE PLANS SHOWN BELOW AS A REFERENCE DOCUMENT REFLECTING THE ORIGINAL SITE AND LANDSCAPE PLANS DATED NOVEMBER 2, 1987 FOR THE PURPOSE OF A CONDITIONAL USE PERMIT FOR THE PROPERTY OF 725 E. FILLMORE ST. RMG-ROCKY MOUNTAIN GROUP ASSUMES NO LIABILITY FOR THE ACCURACY OF THE EXISTING LINEWORK INFORMATION SHOWN ON THIS PLAN. THE OWNER/APPLICANT IS RESPONSIBLE FOR ANY SITE DEVELOPMENT REQUESTED BY THE CITY AND/OR STATE IN ORDER TO COMPLY WITH CURRENT MUNICIPAL, STATE, AND FEDERAL ENGINEERING STANDARDS AND QUALIFY FOR PERMIT USE.
9. THERE IS A TOTAL OF 9 VEHICLE INVENTORY DISPLAY DESIGNATED PARKING SPACES; 4 OF THE 9 SPACES ARE DESIGNATED ON THE PROPERTY OUTSIDE OF THE BUILDING AND 5 OF THE 9 SPACES ARE DESIGNATED WITHIN THE BUILDING.
10. NO VEHICLE STORAGE IS ALLOWED IN THE FRONT STREETSCAPE AREA.



1 SD-1 VICINITY MAP
NO PARTICULAR SCALE

BUILDING AND PROPERTY INFO

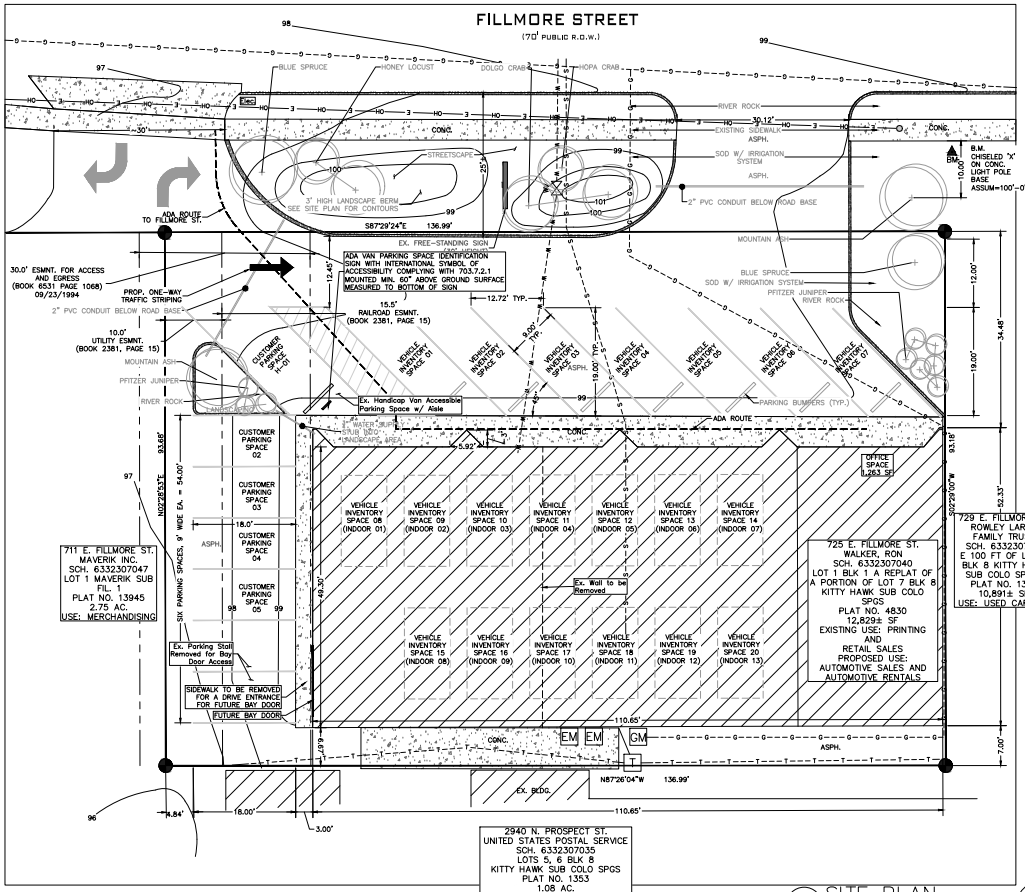
ZONE	M-1/CU (LIGHT INDUSTRIAL WITH CONDITIONAL USE)
OCCUPANCY	B-4
BUILDING TYPE	TYPE V, NO HOUR
BUILDING HEIGHT	15'-2"
BUILDING AREA EXISTING	5,360 SF
GROSS OFFICE AREA	1,263 SF
LOT AREA	12,829 SF (0.29 AC)
% LOT COVERAGE	41.7%
PARKING REQUIRED (AUTO SALES & RENTALS: 1 SPACE PER 400 SF OF OFFICE PLUS VEHICLE STORAGE):	4
ADA PARKING REQUIRED	1
PARKING PROVIDED	5
OUTDOOR VEHICLE INVENTORY SPACES	7
INDOOR VEHICLE INVENTORY SPACES	13
TOTAL VEHICLE INVENTORY SPACES	20
FIRE EXTINGUISHING SYSTEM REQUIRED?	NO
TYPE OF SYSTEM	N/A

GENERAL

ALL DRIVING AISLES AND PARKING STALLS SHOWN ON THIS DRAWING SHALL BE SUBJECT TO COMMON PUBLIC USAGE.

LEGAL DESCRIPTION

LOT 1, BLOCK 1, A REPLAT OF A PORTION OF LOT 7, BLOCK 8, IN KITTYHAWK SUBDIVISION IN THE CITY OF COLORADO SPRINGS AS RECORDED IN PLAT BOOK F3 AT PAGE 68 OF THE RECORDS OF EL PASO COUNTY, COLORADO



3 SD-1 SITE PLAN
SCALE: 1"=10'-0

ADA DESIGN PROFESSIONAL STANDARD NOTE:

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAW LIES WITH THE PROPERTY OWNER.

BUILDING USE INFORMATION:

- EXISTING USE: PRINTING AND RETAIL SALES
- PROPOSED USE: AUTOMOTIVE SALES AND AUTOMOTIVE RENTALS
- MAX BUILDING HEIGHT: 40'
- BUILDING SETBACKS: 20' FRONT, 0' SIDE, 10' REAR
- LANDSCAPE SETBACK: 10' FRONT

ROCKY MOUNTAIN GROUP
Professional Surveyors
Geotechnical Materials Testing Civil Engineering
RMG
SOUTHERN COLORADO
13275 BEACH HOLLOW DR. CO 80132
719 480-0145 - WWW.RMGENGINEERS.COM
SOUTHERN COLORADO, CENTRAL NORTH, NORTHWEST COLORADO

COLORADO LICENSED PROFESSIONAL ENGINEER 53921

725 E. FILLMORE STREET
725 E. FILLMORE ST.
COLORADO SPRINGS, CO 80907
DIANNE AND MATTHEW BIERI

These plans are copyrighted 2019 by Geotechnical Engineers Inc. dba RMG - Rocky Mountain Group. All rights reserved. Any re-use, reproduction, creation of derivative works based on these plans for any purpose without proper compensation to and the express written consent of RMG, is strictly prohibited.

SHEET NAME: DEVELOPMENT PLAN
PROJECT STATUS: CU PERMIT APP

ENG.	RDL
DRAWN:	RDL
CHECKED:	RDL
DATE	06/28/19

#	REVISION	DATE
	CU PERMIT APP	02/2019
	CITY REV. CU PERMIT	05/2019
	CITY REV. CU PERMIT 2	06/2019
	CITY REV. CU PERMIT 3	06/2019
	—	—
	—	—
	—	—
	—	—

JOB NO. 168899

SHEET NO. 01 of 01

CITY FILE NO.: CPC CU 19-00038

FIGURE 3