

**SITE ADDRESS:**  
 20 BOULDER CRESCENT  
 COLORADO SPRINGS, CO  
 80903  
**OWNER:** MORLEY  
 COMPANIES FAMILY  
 INVESTMENTS LLP  
**PHONE:** 719-471-1742  
**TAX SCHEDULE:** 6418203006  
**LOT SIZE:** 22,303 SQFT  
 (.51 ACRES)  
**LOT COVERAGE:** 27%  
**EXISTING SQ FT:** 4,585  
**NEW SQ FT:** 1,406  
**DATE:** 6/4/18

**DEVELOPMENT PLAN**  
 COVER PAGE

SHEET #

**1**

OF 6 SHEETS

CITY STAMP:

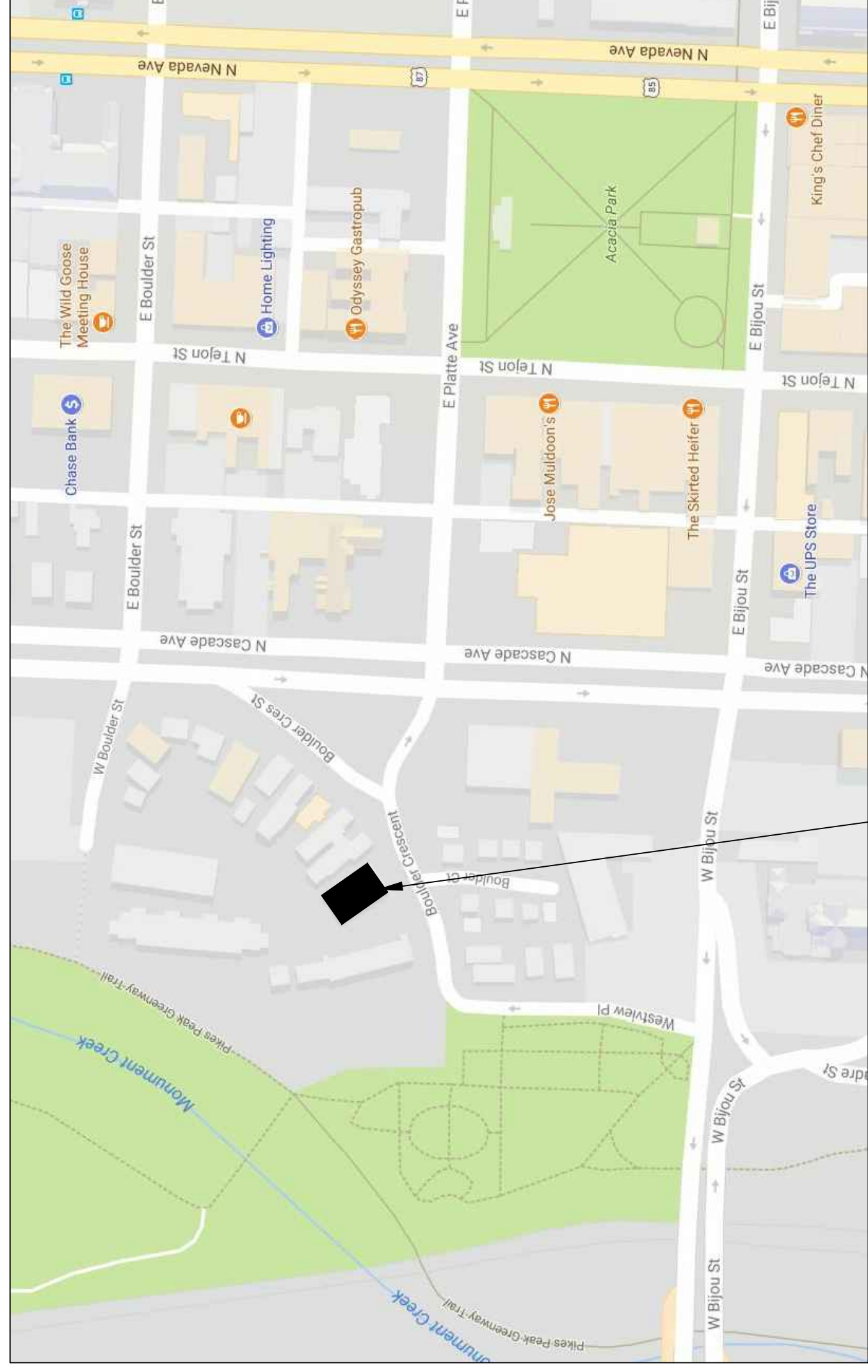
ZONING FILE NO:  
 CPC ZC 18-00041  
 DEVELOPMENT PLAN FILE NO:  
 CPC DP 18-00042  
 NON VARIANCE FILE NO:  
 CPC NV 18-00043

# 20 BOULDER CRESCENT

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- 1 COVER
- 2 SITE PLAN
- 3 ENLARGED SITE PLAN AND PARKING ELEVATIONS
- 4 BUILDING ADJACENCIES
- 5 PROPOSED ADDITION SPACE PLANS & TRASH ENCLOSURE DETAILS
- 6

**VICINITY MAP:**



20 BOULDER CRESCENT

**BUILDING SQ FOOTAGES**

FLOOR	EXISTING	NEW	TOTAL
FIRST FLOOR	4,585	1,406	5,991
SECOND FLOOR	5,076	283	5,359
THIRD FLOOR	0	5,360	5,360
FOURTH FLOOR	0	5,174	5,174
OVERALL TOTALS	9,661	12,223	21,884

SITE & BUILDING DATA

**OWNER NAME:**  
 MORLEY COMPANIES FAMILY INVESTMENTS LLP  
 20 BOULDER CRESCENT  
 COLORADO SPRINGS, CO 80903

**APPLICANT NAME:**  
 BOBBY HILL DESIGNS  
 219 WEST COLORADO AVE #308  
 COLORADO SPRINGS, 80903

**SITE ADDRESS:**  
 20 BOULDER CRESCENT  
 COLORADO SPRINGS, CO 80903

**PROJECT TYPE:**  
 PROPOSED ZONE CHANGE TO ACCOMMODATE MIXED USE RESIDENTIAL AND OFFICE

**TAX SCHEDULE #:**  
 6418203006

**LEGAL DESCRIPTION:**  
 THAT PORTION OF THE EASTERLY HALF OF LOT 4 AND THAT PORTION OF LOT 5, BLOCK D, ADDITION NO. 5 TO THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A AT PAGE 78 OF THE RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 4; THENCE ALONG THE SOUTHERLY LINE THEREOF ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°37'59", A RADIUS OF 620.35 FEET A LENGTH OF 50.16 FEET, AND WHOSE CHORD BEARS S52°46'54"W A DISTANCE OF 50.15 FEET;  
 THENCE N34°39'43"W A DISTANCE OF 160.91 FEET;  
 THENCE N29°13'02"E A DISTANCE OF 38.36 FEET TO THE EASTERLY LINE OF SAID LOT 4, FROM WHICH THE SOUTHEAST CORNER BEARS S39°35'42"E, 176.16 FEET;

THENCE N38°35'46"W ALONG THE WEST LING OF LOT 5, A DISTANCE OF 43.81 FEET;  
 THENCE N51°13'04"E A DISTANCE OF 41.55 FEET;  
 THENCE S53°50'27"E A DISTANCE OF 218.78 FEET TO THE SOUTH LINE OF SAID LOT 5;

THENCE ALONG SAID SOUTH LINE ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08°52'04", A RADIUS OF 620.35 FEET, A LENGTH OF 96.01 FEET, AND WHOSE CHORD BEARS S.46°01'52"W A DISTANCE OF 95.92 FEET.

AS SURVEYED THE PROPERTY CONTAINS A CALCULATED AREA OF 22,303 S.F. OR 0.51 ACRES MORE OR LESS

**NOTES:**  
 ALL EXISTING CURB, GUTTER, SIDEWALK, AND DRIVEWAY APRONS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG BOULDER CRESCENT ST. ADJACENT TO THE SITE WILL NEED TO BE REMOVED OR 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 719-385-5977.



# DEVELOPMENT PLAN

## OVER SITE PLAN AND 100' BOUNDARY

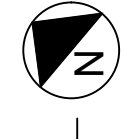
SHEET #

# 2

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SCALE: NTS

1

SITE PLAN

FIGURE 1



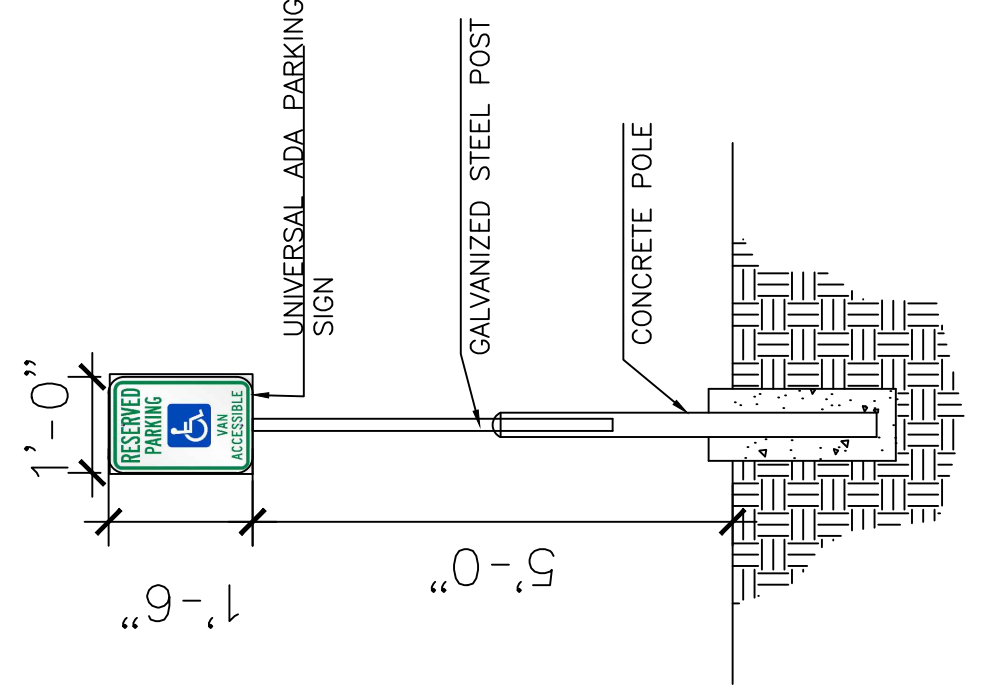
# DEVELOPMENT PLAN

## SITE PLAN & PARKING

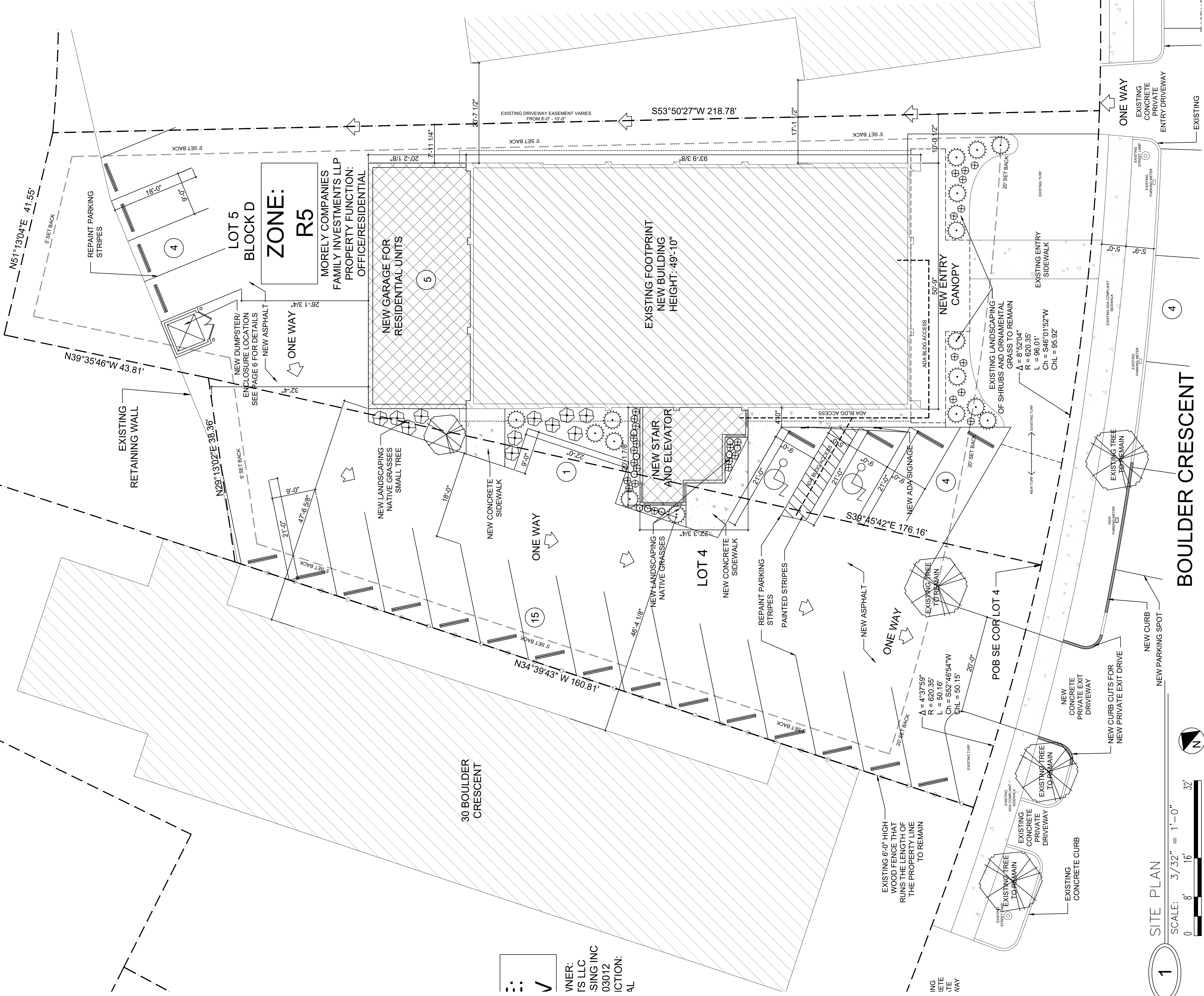
PARKING CALCULATIONS				
OCCUPANCY	SQ. FOOTAGE	RATIO	PARKING REQUIRED	PARKING PROVIDED
BUSINESS (B)				
1ST FLOOR	4,585 SF	1-400	11,4625	13
2ND FLOOR	5,076 SF	1-400	12.69	14
RESIDENTIAL (R)				
3RD FLOOR (2) 2 BDM UNITS		1.7/UNIT	3.4	4
4TH FLOOR (1) 3 BDM UNIT		2/UNIT	2	2
<b>TOTAL</b>			<b>30</b>	<b>33 (31 STANDARD, 2 ADA)</b>

### GENERAL SITE NOTES

A. 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 (DOJ).



**2** ADA PARKING SIGN  
SCALE: 1/2" = 1'-0"



**1** SITE PLAN  
SCALE: 1/32" = 1'-0"  
0 8' 16' 32'

**FIGURE 1**

DATE: 6/4/18  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: 1/32" = 1'-0"



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DEVELOPMENT PLAN  
EXTERIOR BUILDING ELEVATIONS

ROOF LINE 49'-10"

FOURTH LEVEL 34'-0"

THIRD LEVEL 22'-6"

SECOND LEVEL 11'-0"

GROUND LEVEL 0'-0"

1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION CONCEPT  
SCALE: NTS



2 WEST ELEVATION CONCEPT  
SCALE: NTS



3 NORTH ELEVATION CONCEPT  
SCALE: NTS



4 EAST ELEVATION CONCEPT  
SCALE: NTS

SHEET #

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# DEVELOPMENT PLAN

ADJACENT BUILDING INFORMATION

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2 WEST ADJACENT BUILDING

SCALE: NTS



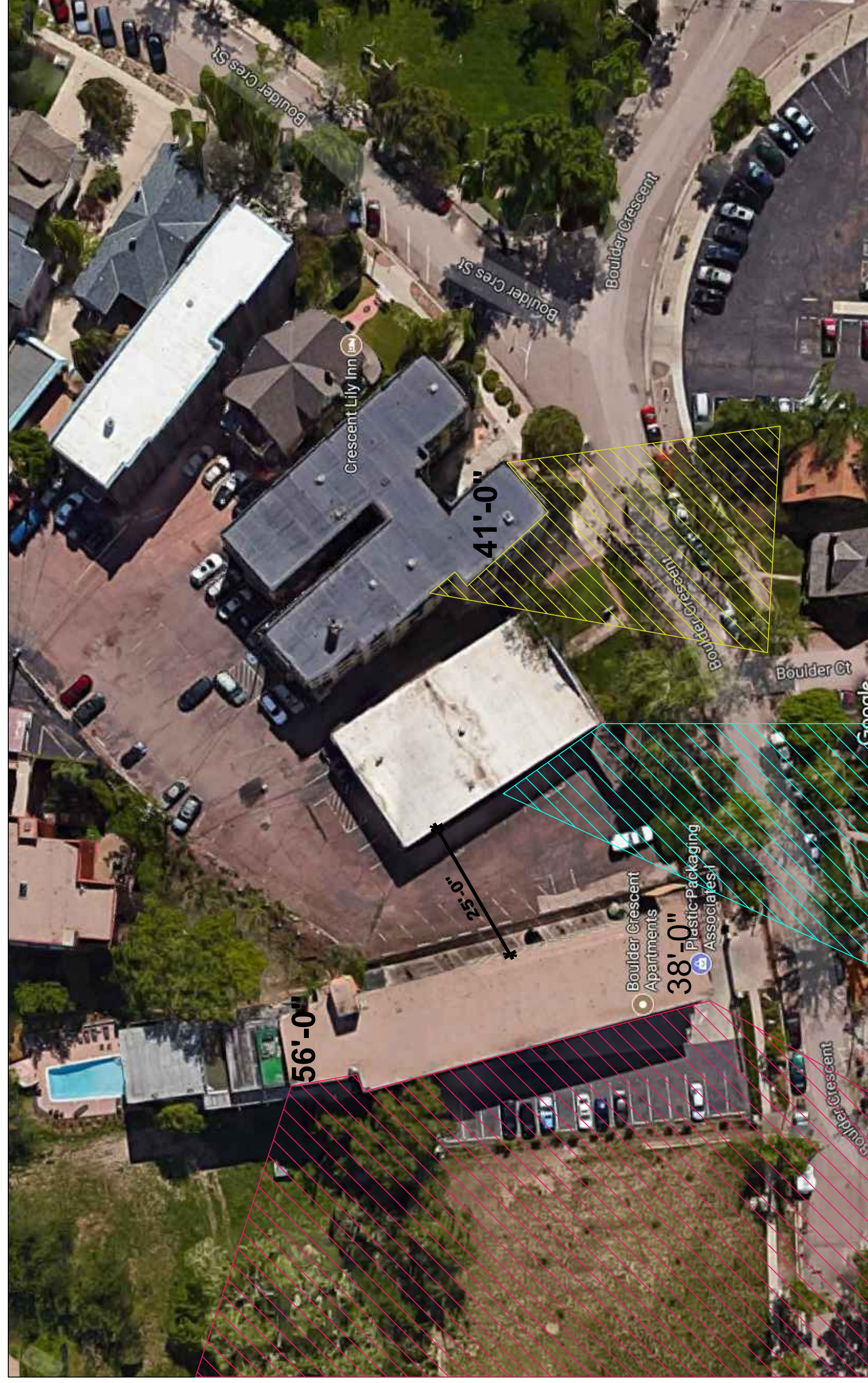
4 EXISTING BUILDING HEIGHT

SCALE: NTS



1 EAST ADJACENT BUILDING

SCALE: NTS



3 VIEW DIAGRAM

SCALE: NTS



**DEVELOPMENT PLAN**  
PROPOSED THIRD AND FOURTH FLOOR PLANS

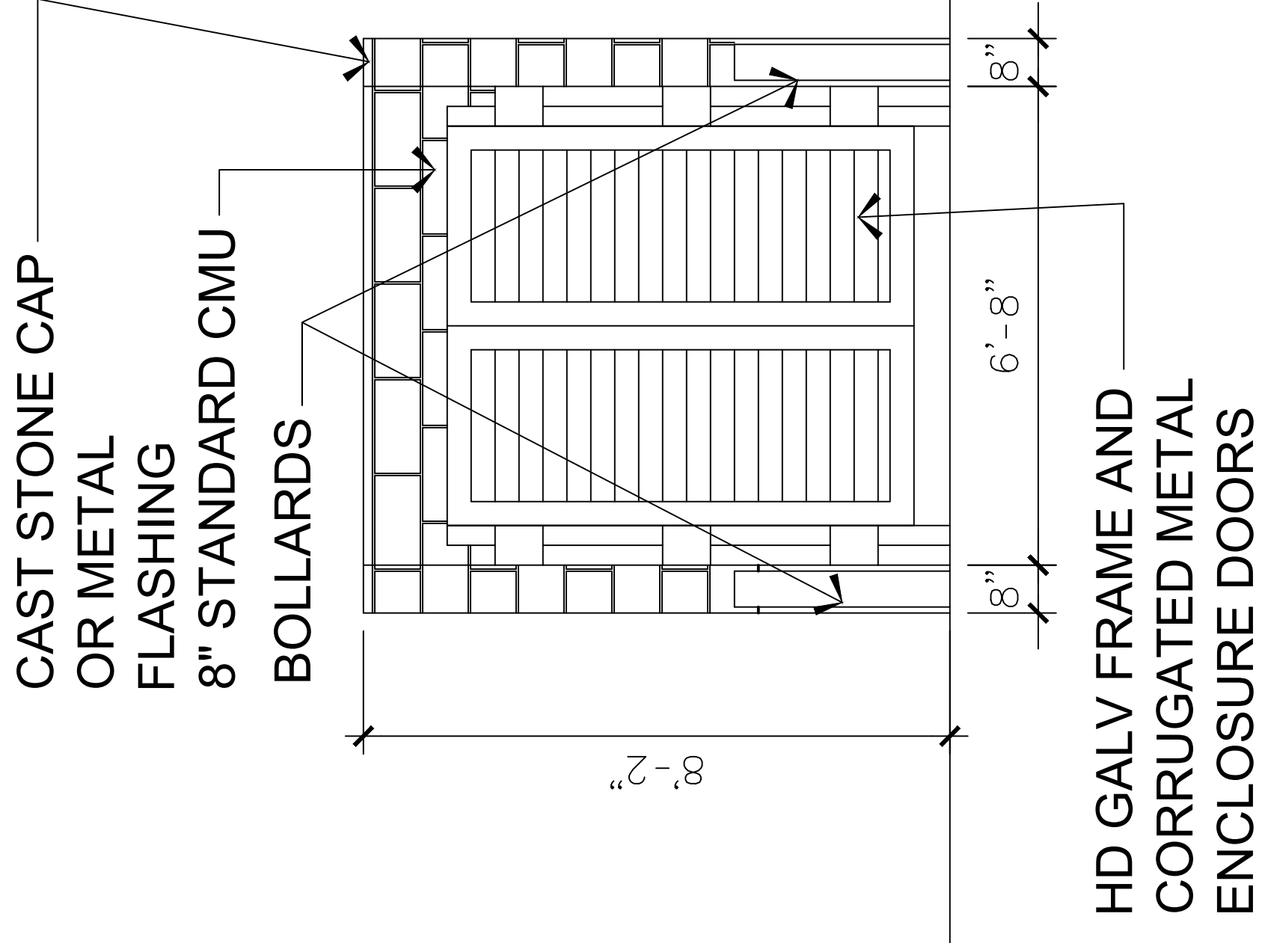
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**6**

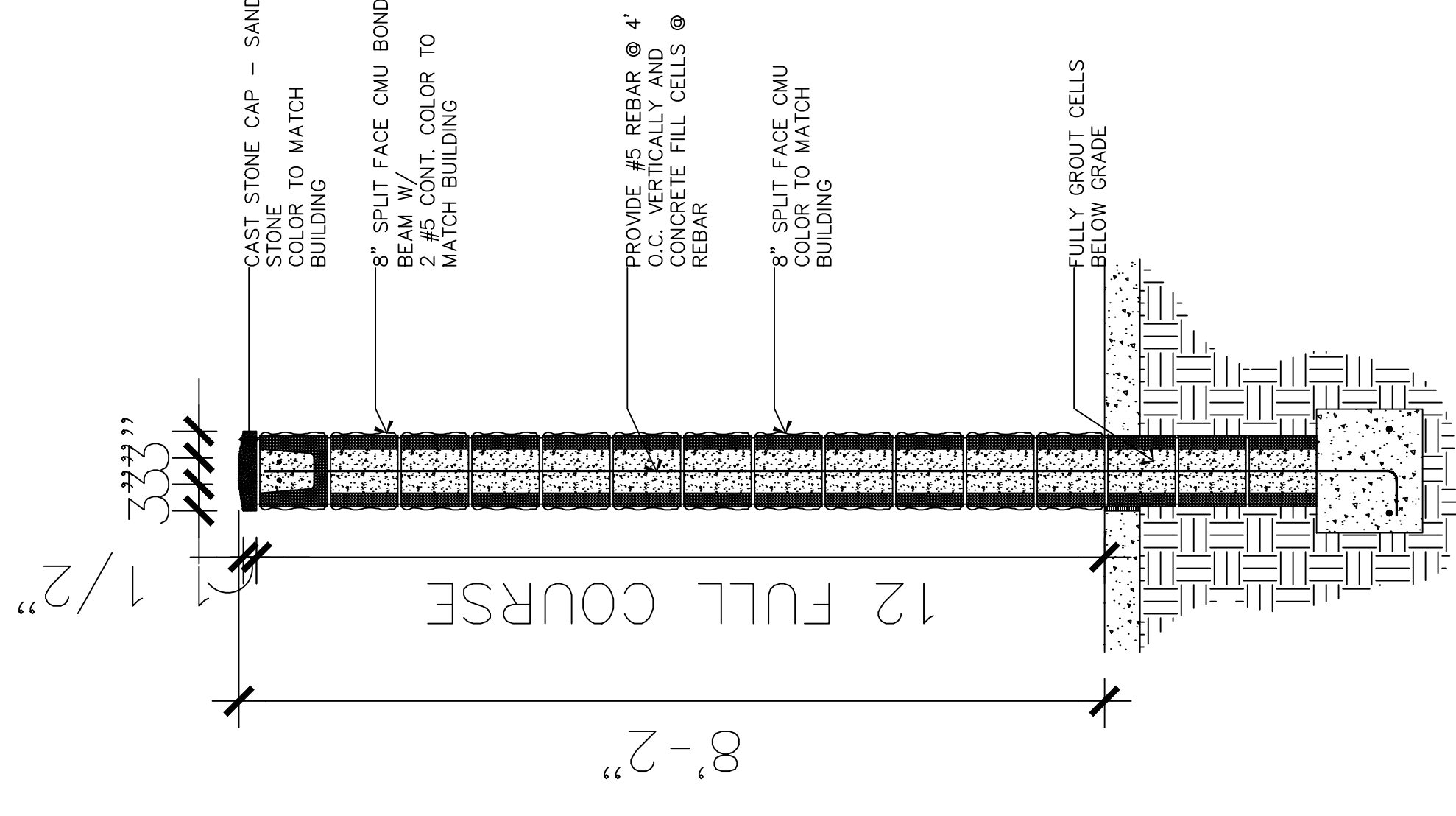
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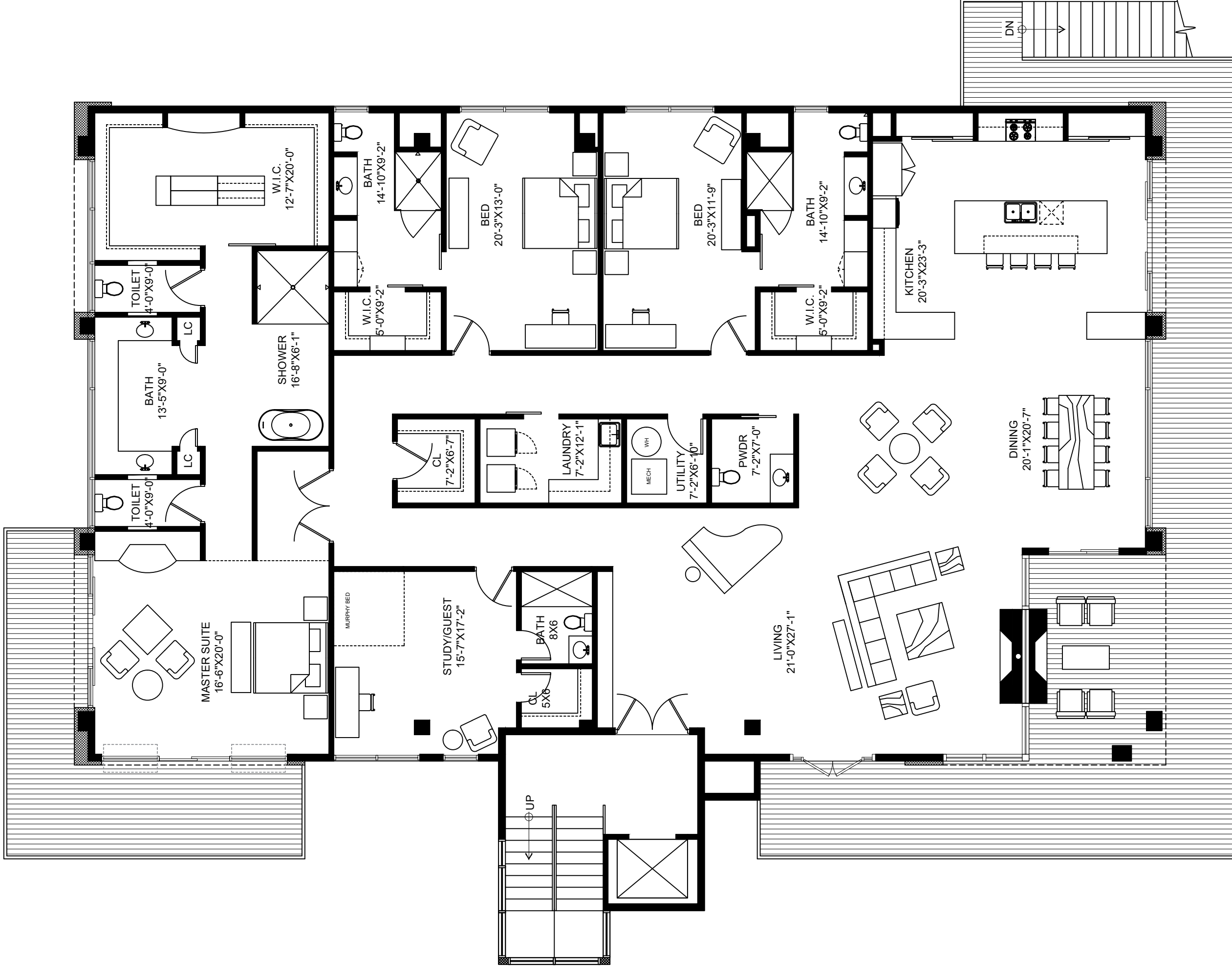
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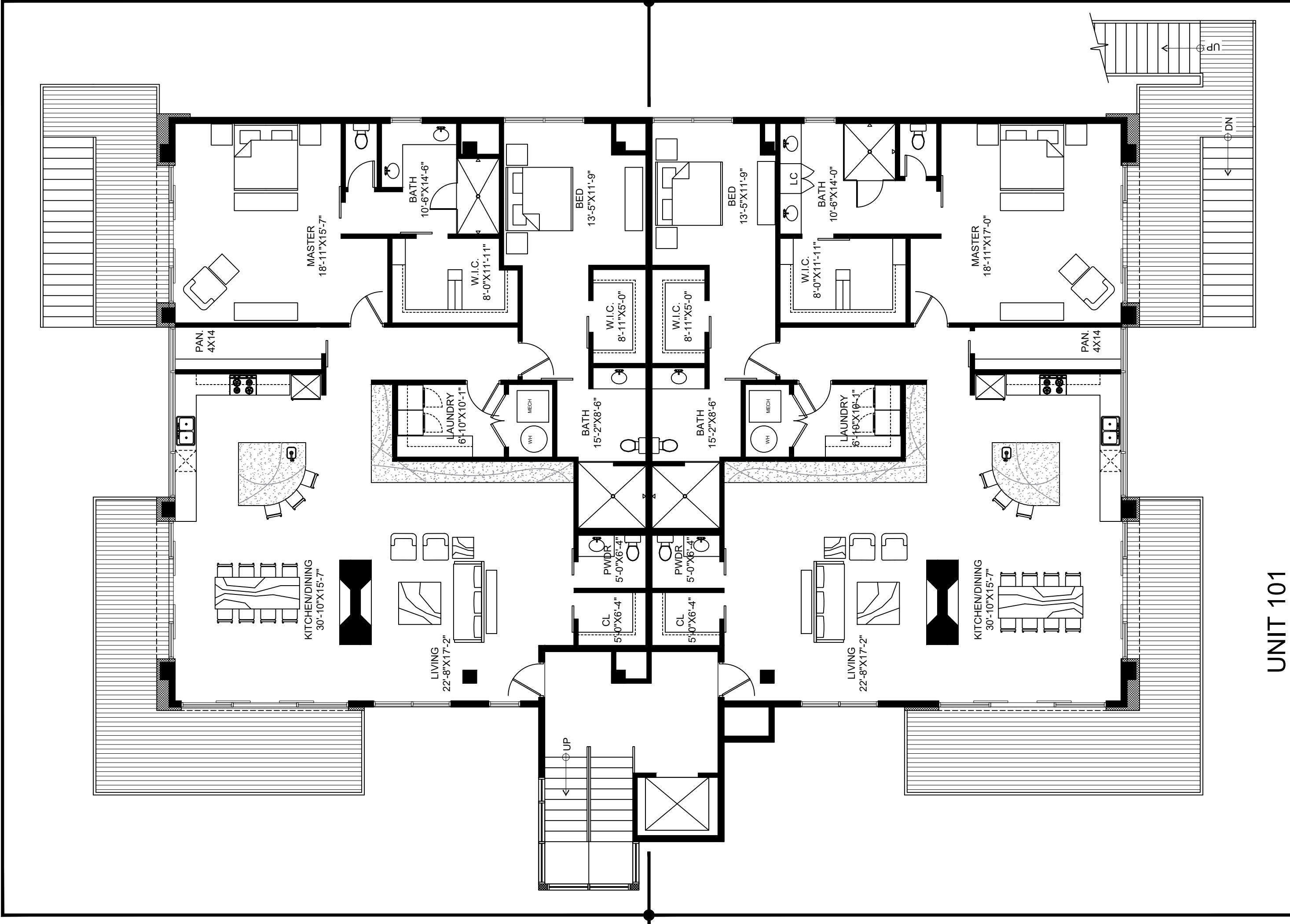
**3** TRASH ENCLOSURE ELEVATION  
SCALE: 1/2" = 1'-0"



**4** TRASH ENCLOSURE SECTION  
SCALE: 3/4" = 1'-0"



**2** FOURTH FLOOR/ UNIT 201  
SCALE: 1/8" = 1'-0"



**1** THIRD FLOOR/ UNITS 101 & 102  
SCALE: 1/8" = 1'-0"