

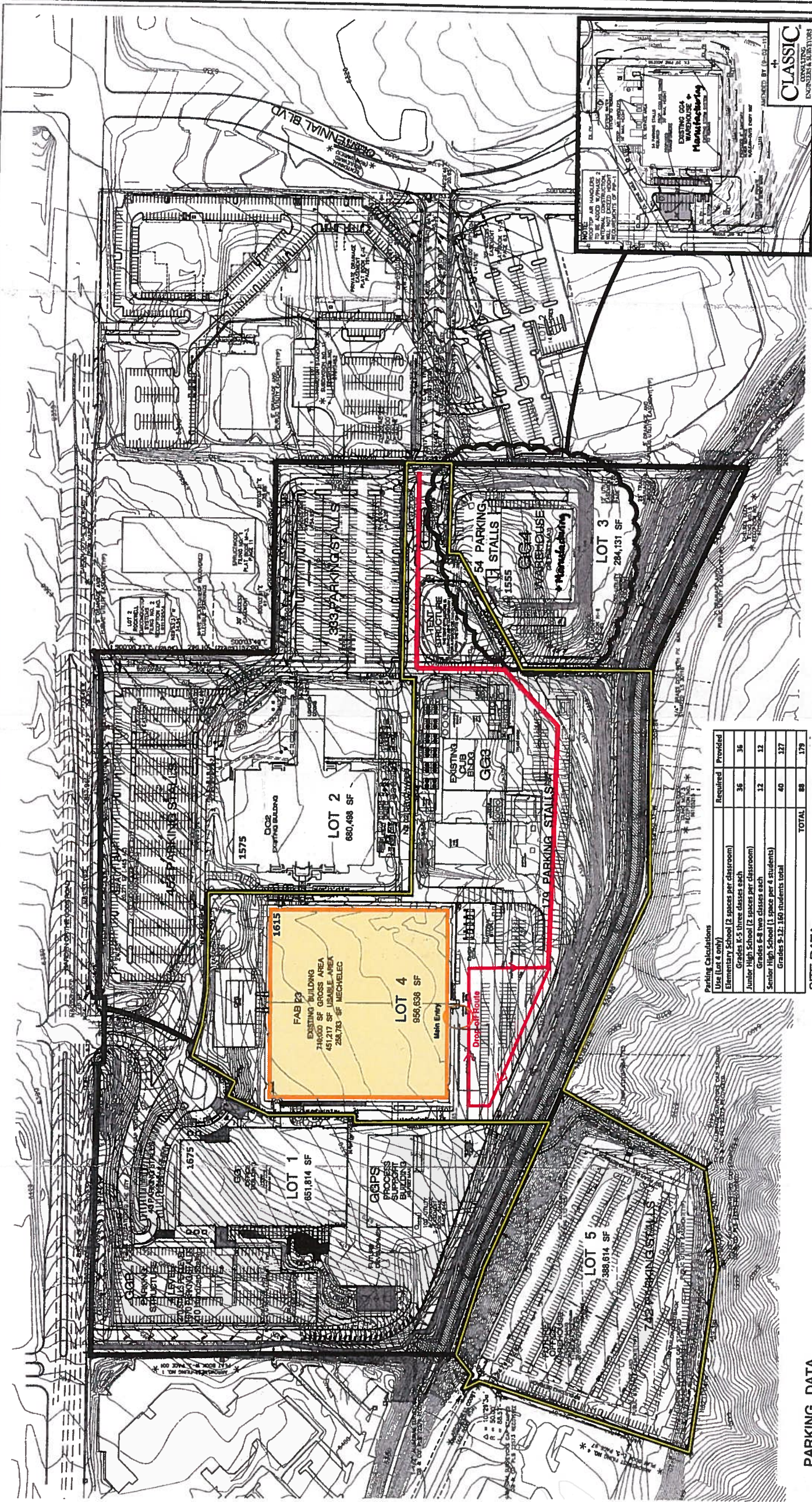
# CORPORATE RIDGE

## Thomas Maclaren School - Conditional Use

1115 7TH ST, SUITE 200  
COLORADO SPRINGS, CO 80904

100% AFFILIATE OF  
THE UNIVERSITY OF  
COLORADO

DATE: 1/17/2012  
DRAWN BY: E. WEBER  
CHECKED BY: T. BERRY  
DATE: 01/17/12  
SCALE: AS SHOWN  
PROJECT NO: 10-00090  
SHEET NO: 1 OF 1

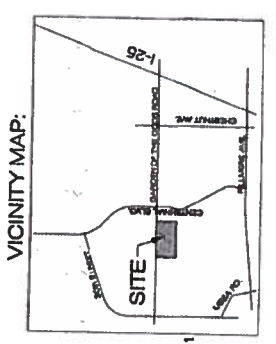


2010 MINOR AMENDMENT:

- TO REPLANT EXISTING SINGLE LOT INTO 5 NEW LOTS
- A NON-USE VARIANCE (AR NV 10-00090) WAS APPROVED IN CONJUNCTION WITH THIS DEVELOPMENT PLAN TO ALLOW 179 PARKING SPACES WHERE 602 ARE REQUIRED ON LOT 4. THE PROPERTY CONTAINS A CROSS ACCESS AND PARKING AGREEMENT BETWEEN ALL LOTS.

**LEGAL DESCRIPTION:**  
SPRINGS GARDEN OF THE GODS LLC CORPORATE RIDGE FILING NO. 1 AS RECORDED AT RECEPTION NO. 210713078 LOCATED IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

**NOTES:**  
REFER TO CITY FILE NUMBER AR DP 00-177 FOR LANDSCAPING PLAN  
A CROSS ACCESS AND PARKING AGREEMENT FOR ALL PROPERTY WITHIN THIS DEVELOPMENT PLAN IS RECORDED AT RECEPTION NO. 210713078  
TEMPORARY USE (TU 10-00028) WAS APPROVED TO ALLOW THE TENT STRUCTURE ON THE SITE TO BE USED FOR CONSTRUCTION STORAGE AND STAGING FOR 24 MONTHS. THE TEMPORARY USE WILL EXPIRE ON JUNE 1, 2012.  
See Corporate Ridge Filing #1 for all documents on this site.



### SETBACK REQUIREMENTS:

REQUIRED	PROPOSED
FRONT BUILDING SETBACK	50
BACK BUILDING SETBACK	30
ADJ. RESIDENTIAL BLDG. SETBACK	50
ADJ. RESIDENTIAL BLDG. SETBACK	100
FRONT LANDSCAPE SETBACK	25
BACK LANDSCAPE SETBACK	0

### AREA AND SITE PERCENTAGES:

AREA	PERCENTAGE
BUILDINGS	666,879 s.f. 22%
PAVEMENT	1,213,503 s.f. 41%
LANDSCAPE	1,092,364 s.f. 37%

### SITE DATA:

OWNER	SPRINGS GARDEN OF THE GODS LLC
TOTAL SITE AREA	3,002,897 s.f.
ACREAGE	67.981 acres
EXISTING ZONING	PP-1
LAND USE	OFFICE/MANUFACTURING
SCHEDULE OF DEVELOPMENT	CONSTRUCTION COMPLETE

### PARKING DATA

BLDG. SIZE	PARKING RATIO	SPACES REQUIRED	SPACES PROVIDED
LOT 1			
GG1 - OFFICE BUILDING	1400 SF	750	
GG2 - PROCESS SUPPORT BLDG	1750 SF	35	
GG3 - FUTURE ADDITION	5,012 SF	762	1,113
LOT 2			
GG2 - BUILDING EQUIPMENT	14,000 SF	59	
GG3 - OFFICE AREA	108,000 SF	271	
GG3 - Telemeeting (2nd Floor)	80,000 SF	750	
LOT 3			
GG4 - WAREHOUSE BUILDING	40,748 SF	54	
LOT 4			
FAB 23 Charter School Use	451,217 SF	602	See Table above
CP8 - CENTRAL POWER SUPPLY MECHANICAL PLANT	7,481 SF	10	
GG3 - CENTRAL UTILITY BLDGS	22,897 SF	30	
TOTE STORAGE	12,057 SF	16	
	2,897 SF	4	
LOT 5			
SATELLITE PARKING AREA		682	179
<b>TOTALS</b>		<b>2,238</b>	<b>2,873</b>

**Parking Calculations**

Use (Lot 4 only)	Required	Provided
Elementary School (2 spaces per classroom)	36	36
Grades K-5 (three classes each)		
Junior High School (2 spaces per classroom)	12	12
Grades 6-8 (two classes each)		
Senior High School (1 space per 4 students)	40	37
Grades 9-12 (160 students total)		
<b>TOTAL</b>	<b>88</b>	<b>179</b>

FIGURE 2