

PROJECT ACADEMY

USE VARIANCE

LOT 1, SMM'S PROPERTIES FILING NO. 1, AS RECORDED IN PLAT BOOK Z-3, AT PAGE 25 OF THE RECORDS OF EL PASO COUNTY, COLORADO

1. TRACT SUBJECT TO AVIATION EASEMENT RECORDED IN BOOK 2588 AT PAGE 846 OF S&D RECORDS;
 2. SURVEY FOR EASEMENTS, BEARINGS, DISTANCES AND CURVE DATA;
 3. THE PROPOSED DELIVERY STATION USE IS SIMILAR TO DISTRIBUTION CENTER, LISTED IN THE COLORADO SPRINGS ZONING CODE.

USE VARIANCE SUBMITTAL - 11.13.20

APPLICANT - ARCHITECT
 WARE MALCOMB
 901 S. BROADWAY, #320
 DENVER, CO 80209

PROJECT ACADEMY
 PROJECT DESCRIPTION:
 EXISTING STRUCTURE AND SITE TO REMAIN AS SHOWN.
 THIS SHEET IS PROVIDED IN SUPPORT OF THE
 REQUESTED VARIANCE TO ALLOW FOR A DELIVERY
 STATION USE

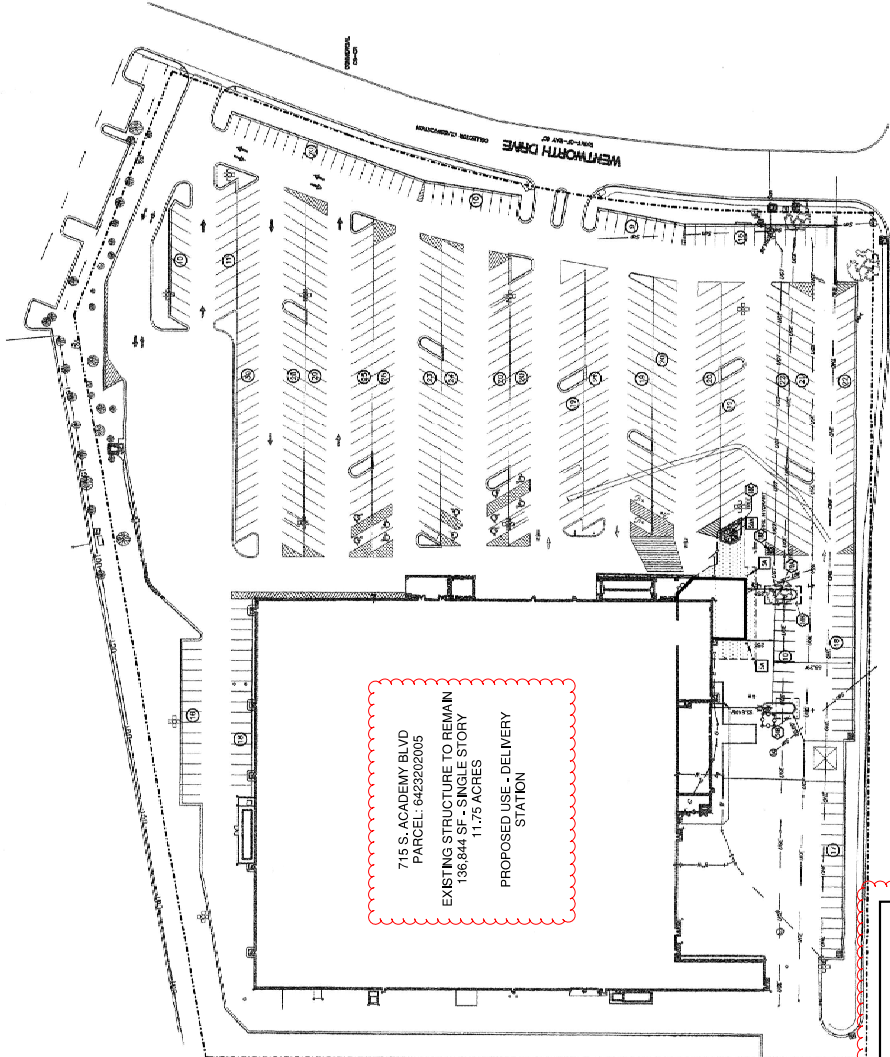
PARKING SPACE ANALYSIS:
 SPACES PROVIDED: 356 SPACES
 REQUIRED SPACES: 153 SPACES
 136,844 S.F. BUILDING
 9,760 S.F. OFFICE AT 1,400 S.F. = 28 SPACES
 127,074 S.F. WAREHOUSE/DISTRIBUTION AT 11,000 S.F. = 128



NOTES:
 1. SEE ALL NOTES ON THE PREVIOUS SHEETS OF THIS SET.
 2. SEE ALL NOTES ON THE PREVIOUS SHEETS OF THIS SET.

LEGEND

EXISTING	
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715 S. ACADEMY BLVD
 PARCEL: 6423202005
 EXISTING STRUCTURE TO REMAIN
 136,844 SF - SINGLE STORY
 11.75 ACRES
 PROPOSED USE - DELIVERY
 STATION

AMENDMENTS:
 ORIGINAL AMENDMENT - PD DP 85-132-A3 (02) 08.23.2002
 USE VARIANCE AMENDMENT - CPC UV 20-00158 11.30.2020

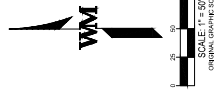
CPC UV 20-00158
 PD DP 85-132-A3 (02)

ALTANSPS LAND TITLE SURVEY

A PORTION OF THE WEST QUARTER OF SECTION 23, TOWNSHIP 14 SOUTH,
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- | | |
|-------------------------------------|-----------|
| SECTION LINE | — — — — — |
| SITE BOUNDARY | — — — — — |
| EXISTING EASEMENT | — — — — — |
| EXISTING LOT LINE | — — — — — |
| FOUND MONUMENT AS NOTED | ○ |
| SQUARE FEET | □ |
| RIGHT-OF-WAY | — — — — — |
| RECEPTION NUMBER | REC. NO. |
| COURSE FROM PLAT RECORDED AT | (P) |
| BY TITLE EXCEPTION IDENTIFIER | (A) |
| MAINTENANCE FENCE | — — — — — |
| EXISTING UNDERGROUND ELECTRIC | — — — — — |
| EXISTING UNDERGROUND GAS LINE | — — — — — |
| EXISTING UNDERGROUND WATER LINE | — — — — — |
| EXISTING UNDERGROUND SANITARY SEWER | — — — — — |
| EXISTING UNDERGROUND WATER LINE | — — — — — |
| ELECTRICAL METER | ⊖ |
| ELECTRICAL BREAKER | ⊖ |
| FIBER OPTIC MARKER | ⊖ |
| FIBER OPTIC WIRE | ⊖ |
| FIRE HYDRANT | ⊖ |
| HANDICAP PARKING SPACE | ⊖ |
| IRIGATION CONTROL BOX | ⊖ |
| IRRIGATION VALVE | ⊖ |
| LIGHT | ⊖ |
| SEMI-ANNUAL SEWER MANHOLE | ⊖ |
| TELEPHONE PEDESTAL | ⊖ |
| WATER VALVE | ⊖ |
| FIRE DIRECT CONNECT | ⊖ |



JOB NO.	DATE	SCALE	SHEET
11042000	11/04/2020	1" = 50'	2 OF 7

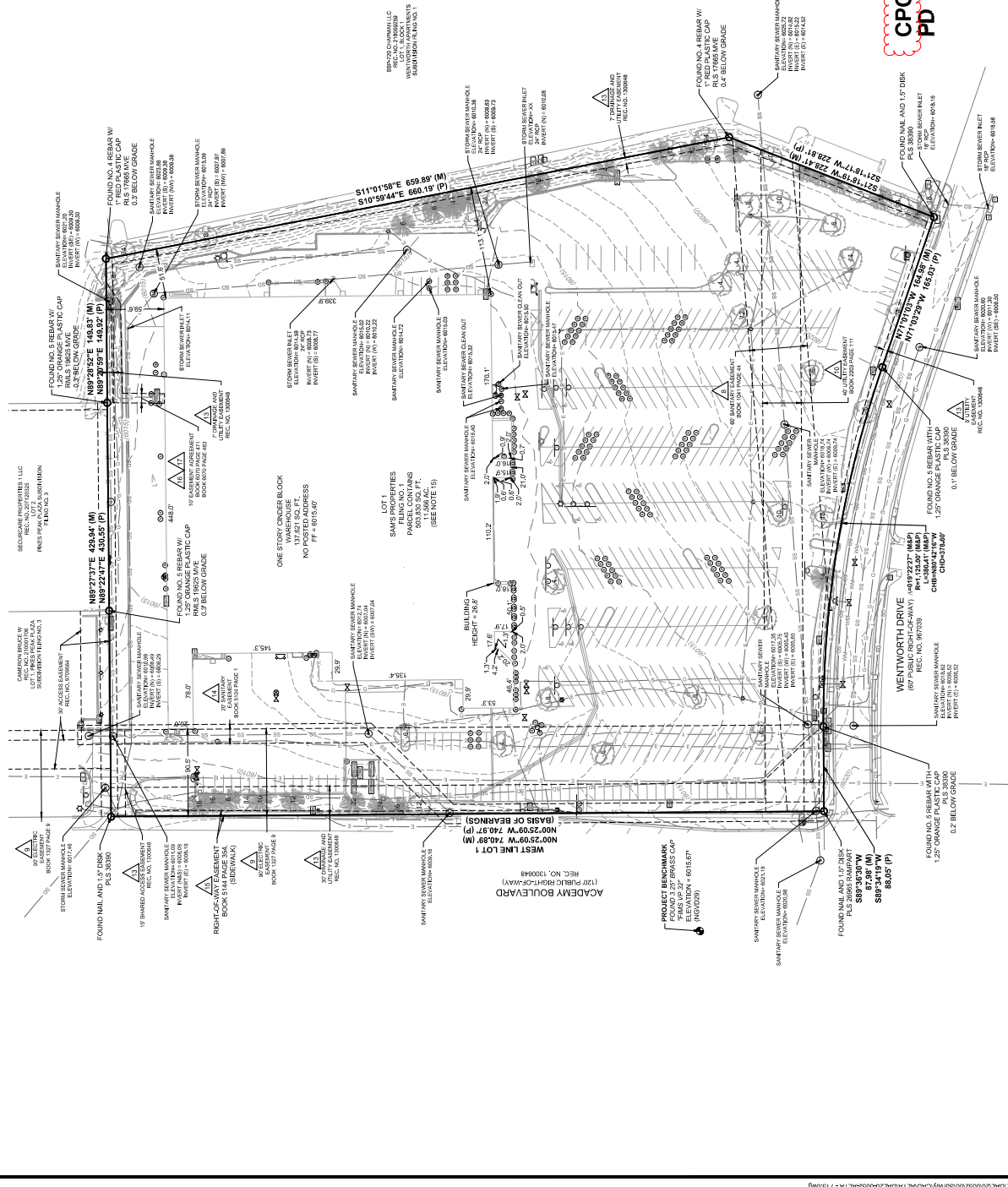
CPC UV 20-00158
PD DP 85-132-A3 (02)

38430

WARE MALCOMB
CIVIL ENGINEERING & SURVEYING

630 South Broadway #4
Suite 202
Denver, CO 80209
303.733.8888
waremalcomb.com

DATE	BY	CHKD	APP'D



AMENDMENT TO DEVELOPMENT PLAN

FOR

LIQUOR ADDITION SAM'S CLUB #8272

715 SOUTH ACADEMY BLVD, COLORADO SPRINGS, CO 80910

PLAN INDEX:

- | | |
|----------------------------|------------|
| 1. COVER SHEET | |
| 2. SITE PLAN | |
| 3. SITE PLAN W/ FLOOR PLAN | |
| 4. DETAIL SHEET | |
| 5. TRAILING ELEVATIONS | |
| APPROVED _____ | DATE _____ |

CITY OF COLORADO SPRINGS
TELEPHONE CO. _____
ELECTRIC CO. _____
WATER AND POLLUTION CONTROL DEPARTMENT _____

RESOURCE LIST:

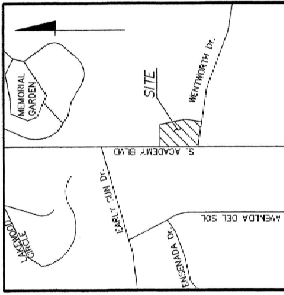
DELL OF COLORADO SPRINGS
30 SOUTH NEWMAN AVENUE
COLORADO SPRINGS,
CO 80903
719-395-2499

PLANNING AND DEVELOPMENT
SRINIVASAN, SHANKAR
719-586-5989

CIVIL ENGINEERING
CONTACT: CORY SHARP /
719-392-5412

UTILITIES
CONTACT: MARY SPRINGS UTILITIES
719-586-6882

ARCHITECT
CONTACT: MARGARET SMITH
719-586-5989



Vicinity Map
NOT TO SCALE

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE OFFICIAL CONTRACT DOCUMENTS (719) 742-1028. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE ARCHITECT. CONSULTING ENGINEERS SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.



ENGINEERING ASSOCIATES, INC
ENGINEERS • PLANNERS • SURVEYORS
3317 SW "J" Street
Bartonsville, AR 72712

(501) 273-9472
FAX (501) 273-0844

PROJECT DESCRIPTION:

1. TO CONSTRUCT AN ADDITION AT THE SOUTHWEST CORNER OF THE EXISTING BUILDING

NON-USE VARIANCE:

1. TO ALLOW A 20 FOOT SIDE AND REAR YARD SETBACKS FOR THE EXISTING BUILDING APPROVED AT THE JUNE 2, 2007 IN AIDING OFFICER MEETING.

SIGNAGE:

1. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT ZONING ADMINISTRATION AT 101 WEST CORTILLA FOR FURTHER PLAN APPLICATIONS.

LEGAL DESCRIPTION:

1. LOT 1 OF SAFTS PROPERTY TRACT, MAP 1
1/4 1 PORTION OF THE WEST HALF OF SECTION 23, TOWNSHIP 14 SOUTH
RANGE 08 WEST OF THE 6TH P.M., CL. PASO COUNTY, COLORADO.

ZONING:

EXISTING ZONING = PBC
PROPOSED ZONING = PBC

GENERAL NOTES:

A. THESE CIVIL PLANS WERE PREPARED BASED ON THE SITE DEVELOPMENT PLANS BY CFC ENGINEERING ASSOCIATES, INC., DATED JUNE 20, 1991, AND BY THE ARCHITECT, DATE UNKNOWN, AND BY VESTIBULE AND THE EXPANSION PLANS PREPARED BY CFC ENGINEERING ASSOCIATES, INC. AND CFC FOR THE EXPANSION PLANS WORK ORDER ON 11/19/00. A GEOTECHNICAL REPORT AND PHASE I ENVIRONMENTAL REPORT COULD NOT BE LOCATED IN THE 1991 FILES, AND HAS NOT BEEN PROVIDED OR PROVIDED. CFC ENGINEERING ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR ANY IMPROVEMENTS OR CONFLICTS DUE TO DISCREPANCIES BETWEEN THE PLANS AND THE EXISTING FIELD CONDITIONS.

B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE UNIFORM DEVELOPMENT ORDINANCES FOR THE CITY OF COLORADO SPRINGS.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SET SITE MARKS AS SHOWN ON THE PLANS.

D. OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS, DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

E. THE DESIGNER (REGISTERED) IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE ENGINEER NOR HIS PERSONNEL CAN OR DO WARRANT THESE PLANS OR PLANS AS CONSTRUCTION TO MEET THE PHYSICAL CONDITIONS ON A CONTINGENT BASIS AT THE SITE.

F. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.

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H. ALL EXISTING CURBS, GUTTERS, SIDEWALKS, PEDESTRIAN RAMPS AND CROSSINGS SHALL BE MAINTAINED AND REPAIRED AS NECESSARY. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.

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J. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.

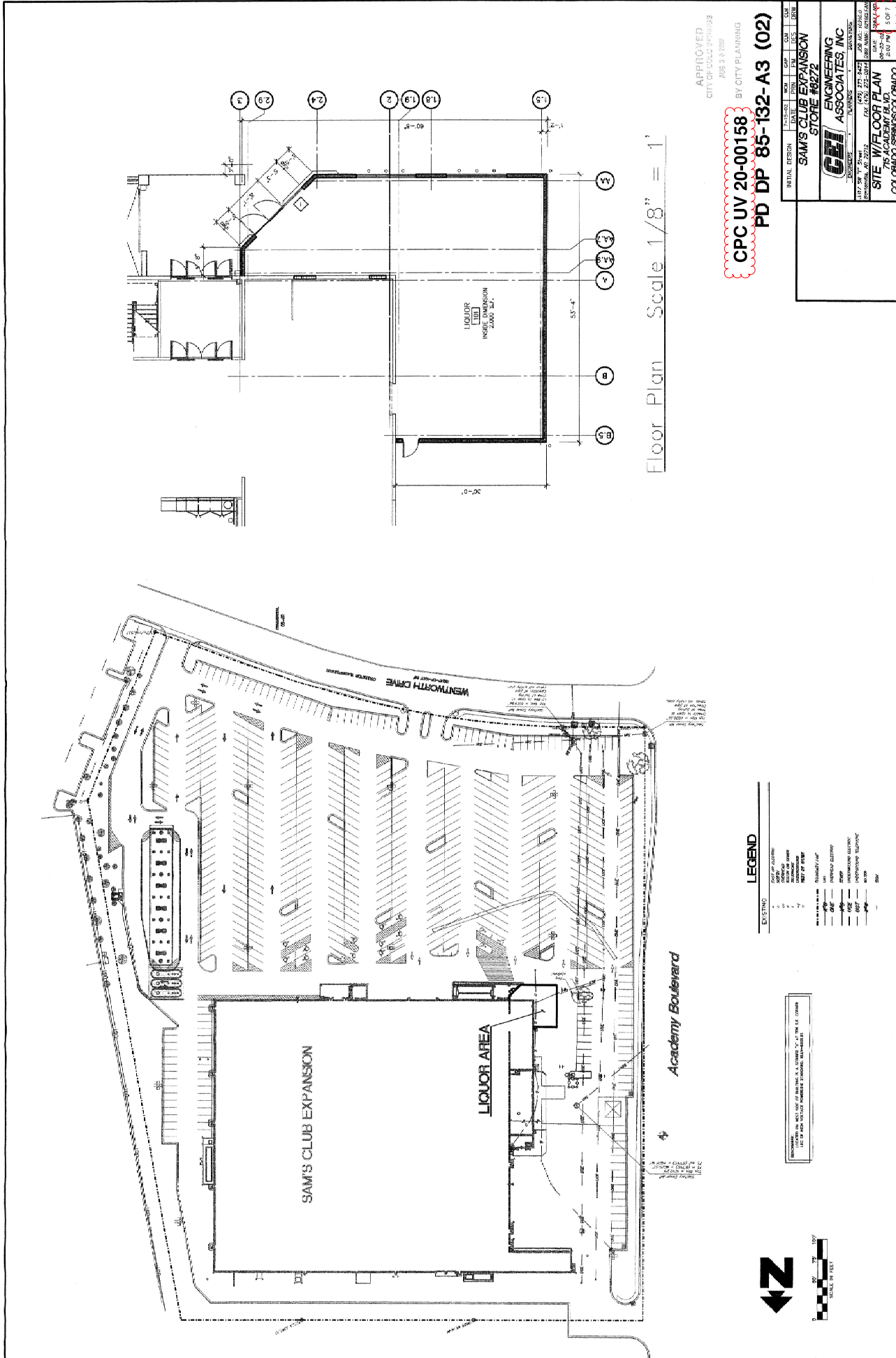
FLOOD CERTIFICATION:

THE PROPERTY MUST LOCATED IN ANY PRESENTLY REGULATED WATERSHED FLOOD PLANS AS DETERMINED BY FEMA. FLOOD PLANS SHALL BE OBTAINED DATE 10/17/2018.

Bartonsville, Arkansas * Fresno, California * St. Augustine, Florida * Nashville, Tennessee * Atlanta, Georgia * Dallas, Texas * Jasonville, Indiana * Scranton, Pennsylvania

APPROVED
CITY OF COLORADO SPRINGS
AUG 2 6 08
BY CITY PLANNING
CPC UV 20-00158
MINOR AMENDMENT
PD DP 85-132-A3 (02)

FORM NO. 100-10-10
DATE: 07-27-03
3.08 PM '03



APPROVED
CITY OF COLORADO SPRINGS
AUG 23, 2009

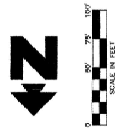
BY CITY PLANNING

CPC UV 20-00158
PD DP 85-132-A3 (02)

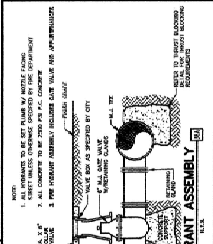
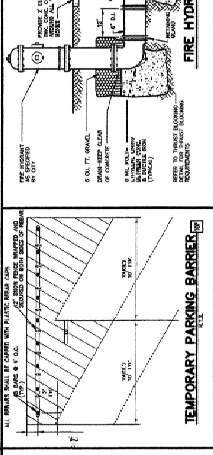
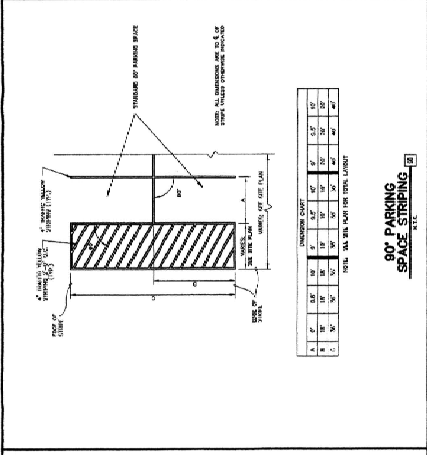
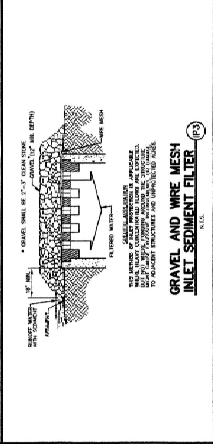
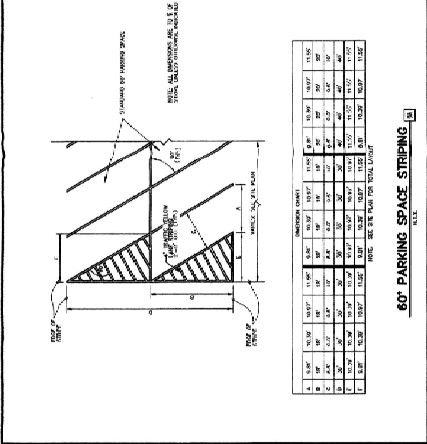
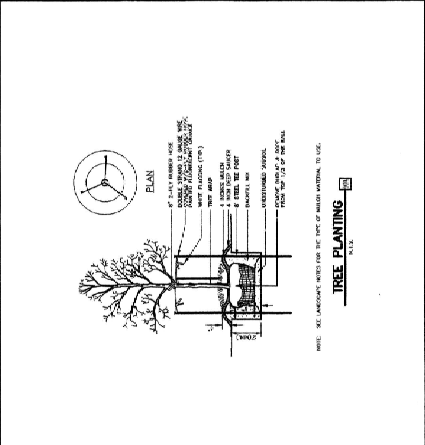
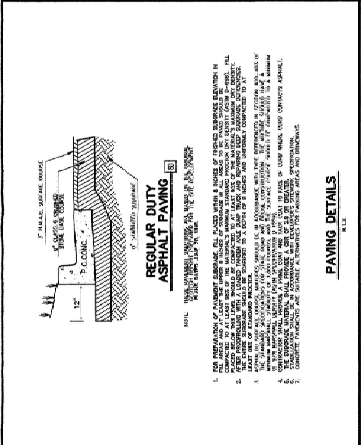
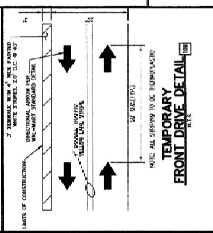
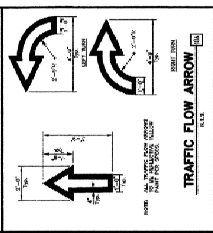
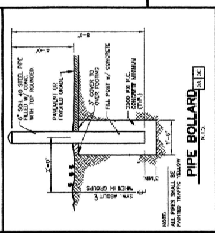
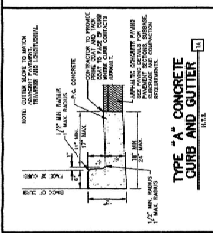
Floor Plan Scale 1/8" = 1'

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INITIAL DESIGN	DATE	BY	CHK	APP
SAM'S CLUB EXPANSION				
STORE #6272				
GPI ENGINEERING ASSOCIATES, INC.				
1000 S. W. ACADAMY BLVD., SUITE 200, COLORADO SPRINGS, CO 80904				
TEL: 719.575.1234 FAX: 719.575.1234				
WWW.GPI-ENGINEERING.COM				
SITE W/FLOOR PLAN				
70 ACADAMY BLVD.				
COLORADO SPRINGS, CO 80904				
DATE: 8/23/09				
SCALE: 1/8" = 1'-0"				
SHEET: 5 OF 7				



APPROVED
 CITY OF COLORADO SPRINGS

CPC UV 20-00158
 PD DP 85-132-A3 (02)

AUG 30 2008
 CITY PLANNING

SAM'S CAFE AND BANQUET STORE #6272

ENGINEERING ASSOCIATES, INC.

DETAIL SHEET
 75 ACADEMY BLVD
 COLORADO SPRINGS, COLORADO

