

# SPRINGS WASTE ON DRENNAN ROAD

## COLORADO SPRINGS, CO

### CONCEPT PLAN

#### FEBRUARY 2016

#### GENERAL NOTES

1. THIS PROPERTY MAY BE IMPACTED BY 100-YEAR FLOODPLAIN AS DETERMINED BY THE INSURANCE RATE MAP (IRM) NUMBER 080410742F EFFECTIVE DATE MARCH 17, 1997. THE LOCATION OF THIS PARCEL OF LAND IS INDICATED BY THE X (AREA OF 500-YEAR FLOOD), AND WHITE ZONE X (OUTSIDE 500-YEAR FLOOD).
2. NOTICE: THIS PROPERTY MAY BE IMPACTED BY 100-YEAR FLOODPLAIN AS DETERMINED BY THE INSURANCE RATE MAP (IRM) NUMBER 080410742F EFFECTIVE DATE MARCH 17, 1997. THE LOCATION OF THIS PARCEL OF LAND IS INDICATED BY THE X (AREA OF 500-YEAR FLOOD), AND WHITE ZONE X (OUTSIDE 500-YEAR FLOOD).
3. A SOUND OPaque WALL SHALL BE PROVIDED ALONG APPROPRIATE SOUND BUFFER BETWEEN THE PROPOSED VEHICLE MAINTENANCE USE AND THE EXISTING CENTRAL NEIGHBORHOOD TO THE NORTH OF THE SITE.
4. TRUCK LOADING DOCKS SHALL NOT BE ORIENTED TO THE NORTH.
5. CROSS ACCESS EASEMENTS WILL BE PROVIDED AT THE TIME OF DEVELOPMENT PLAN, IF NEEDED.
6. ALL EXTERIOR LIGHTING WILL CONSIST OF FULL CUT OFF SHIELDING.
7. A FINAL DRAINAGE REPORT WILL BE REQUIRED FOR EACH LOT UPON SUBMITTAL OF THEIR RESPECTIVE DEVELOPMENT PLANS.
8. AN AVIGATION EASEMENT WILL BE REQUIRED IF ONE HAS NOT ALREADY BEEN RECORDED AGAINST THE PROPERTY.
9. AN APPLICATION FOR A ZONE CHANGE ON THIS PROPERTY WILL BE REQUIRED. THE PROPOSED BUILDING AND LANDSCAPE SETBACKS REPRESENT THE EXISTING C6 ZONING. THE PROPOSED BUILDING AND LANDSCAPE SETBACKS REPRESENT THE PROPOSED M1 ZONING.
10. UTILITIES SHOWN ARE TAKEN FROM CSU FMS MAPS AND HAVE NOT BEEN FIELD LOCATED TO DATE.

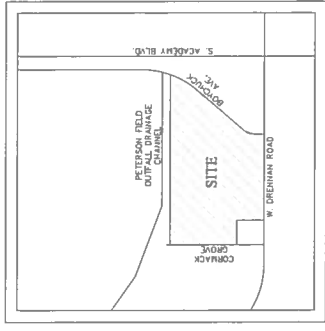
#### EXISTING CONDITIONS OF RECORD PER APPROVED CONCEPT PLAN DATED SEPT. 28, 2010

- A. THE FOLLOWING USES ARE PROHIBITED FROM THE ENTIRE C-5 ZONE DISTRICTS (LARGE SCALE ACTIVITY):
  1. SEXUALLY ORIENTED BUSINESS
  2. MINING OPERATIONS
- B. THE FOLLOWING USES ARE ALLOWED WITHIN THE ZONE DISTRICT BUT ARE REQUIRED TO BE LOCATED A MINIMUM OF 100-FT FROM THE CENTER LINE OF THE DRAINAGE CUTO SERVICE:
  1. AUTOMOTIVE REPAIR GARAGE (INCLUDING OUTDOOR VACUUMS)
  2. BODY & FENDER SERVICES
  3. EXTERMINATING SERVICES
  4. KENNELS
  5. DRIVE-IN OR FAST FOOD RESTAURANT
  6. VETERINARY SERVICE (SMALL ANIMAL CLINIC)
  7. CONSTRUCTION AND/OR CONTRACTOR'S YARD
  8. GENERAL INDUSTRY (LIGHT)
  9. WAREHOUSE
- C. A MINIMUM FRONT YARD SETBACK OF 20-FT IS REQUIRED.

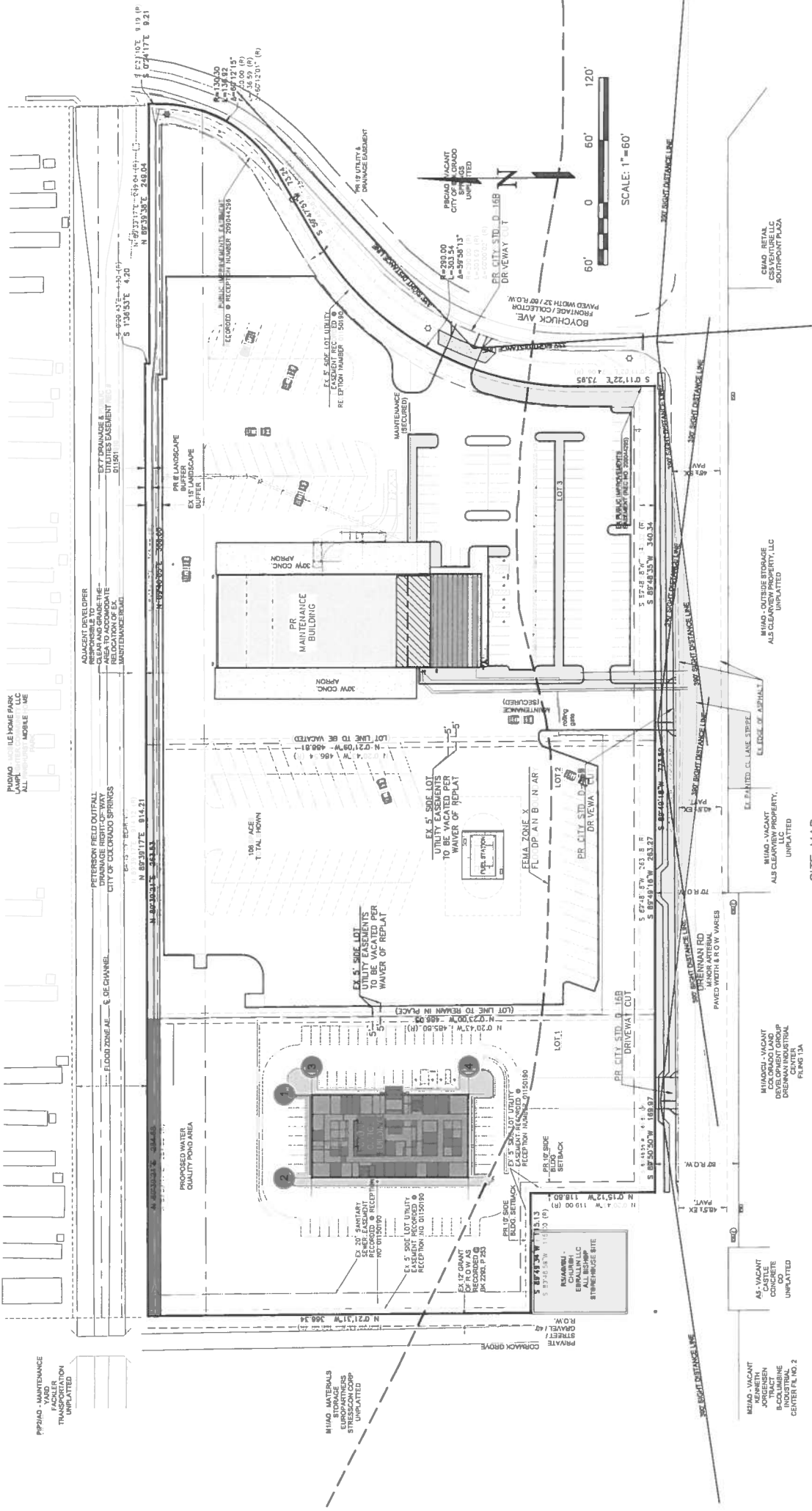
IF IN THE FUTURE THE CURRENT OR FUTURE PR. PERTY DEVELOPMENT PLAN IS CHANGED, THE CITY PLANNING DEPARTMENT WILL NEED TO BE MADE AND HEARD BY B.T.H. THE CITY PLANNING COMMISSION AND CITY COUNCIL.

#### LEGAL DESCRIPTION:

LOTS 1, 2, & 3, KATE MEADE SUBDIVISION, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO AS RECORDED AT RECEPTION NUMBER 0150190



#### VICINITY MAP N.T.S.



#### SITE MAP

SCALE: 1"=60'

#### SITE MAP

SCALE: 1"=60'

PREPARED FOR <b>TBONE CONSTRUCTION</b> ATTN: MIKE THIBAUT 1310 FORD ST. COLORADO SPRINGS, CO 80915 (719) 591-5217		ENGINEER <b>TERRA NOVA</b> ENGINEERING, INC. 1225 N. WALKER AVE. COLORADO SPRINGS, CO 80903 (719) 591-5217 WWW.TERRANOVA.COM	
COVER SHEET CONCEPT PLAN		SPRINGS WASTE ON DRENNAN ROAD	
DESIGNED BY: DLU	CHECKED BY: DLU	SCALE: AS SHOWN	DATE ISSUED: 02/25/16
SHEET NO. 1	OF 1		

- TRAFFIC ENGINEERING  
 CITY OF COLORADO SPRINGS  
 30 S. NEVADA AVENUE  
 COLORADO SPRINGS, COLORADO 80903  
 MS. KATHLEEN KRAGER, (719) 385-7628
- CSU DEVELOPMENT SERVICES:  
 CITY OF COLORADO SPRINGS  
 1521 HAINCOCK EXPRESSWAY  
 COLORADO SPRINGS, CO 80903  
 WATER, USA ROSS, (719) 668-8270  
 WASTEWATER, USA ROSS, (719) 668-8270
- CSU INSPECTIONS  
 CITY OF COLORADO SPRINGS  
 2880 INTERNATIONAL CIRCLE  
 COLORADO SPRINGS, CO 80903  
 RICH WALKER, (719) 668-4490
- FIRE PREVENTION DIVISION:  
 CITY OF COLORADO SPRINGS  
 7710 DURANT DRIVE  
 COLORADO SPRINGS, CO 80920  
 TONY COLVIL, (719) 668-5768
- TELEPHONE COMPANY  
 U.S. WEST COMMUNICATIONS  
 (LOCAL) (719) 668-5768  
 A.T. & T. (800) 922-1887

SITE DATA	
TAX SCHEDULE NO	643-4401002
AREA	643-4401003, 643-4401004
EXISTING ZONING	1072 AC
PROPOSED ZONING	C6/AO
EXISTING USE	3 VACANT LIGHT INDUSTRIAL LOTS
PROPOSED USE	OFFICE BUILDING & GARAGE SERVICE AREA
DEVELOPMENT SCHEDULE	FALL 2016-WINTER 2017
SITE ADDRESS	3640, 3720 & 3800 DRENNAN ROAD
SITE PLAT NEEDED	N/A
LOT 1 LAND USE	FUTURE OFFICE BUILDING
LOTS 2 & 3 LAND USE	TRUCK MAINTENANCE SERVICE AREA & OFFICE BUILDING

SURVEY LEGEND:	
○	BOUNDARY MONUMENT FOUND (NUMBER DENOTES TYPE & SIZE)
1	1/2" 4 REBAR W/ YELLOW PLASTIC CAP PLS 2068
2	1/2" 4 REBAR W/ YELLOW PLASTIC CAP SMASHED OR ILLEGIBLE
3	1/2" 4 REBAR W/ ORANGE PLASTIC CAP PLS 1989
4	1/2" 4 REBAR W/ YELLOW PLASTIC CAP PLS 5078
5	1/2" 4 REBAR W/ YELLOW PLASTIC CAP PLS 5078
6	1/2" 4 REBAR W/ YELLOW PLASTIC CAP PLS 1162
○	BOUNDARY MONUMENT SET (NUMBER DENOTES TYPE & SIZE)
1	1/2" 5 REBAR W/ ORANGE PLASTIC CAP PLS 3243
2	CONCRETE WALL W/ ALUMINUM WASHER PLS 3243
(R)	RECORD
⊗	SANITARY SEWER MANHOLE
⊗	UNDERGROUND SANITARY SEWER SIGN
—	STREET SIGN
—	CHART LINK FENCE
—	BARBED-WIRE FENCE
—	CONCRETE SURFACE
—	ASPHALT SURFACE
○	POWER POLE
○	FIBER OPTIC LINE
—	UNDERGROUND GAS LINE
—	UNDERGROUND ELECTRIC LINE
—	UNDERGROUND TELEPHONE LINE
—	OVERHEAD POWER LINE
—	EXISTING WATER LINE
—	EXISTING SANITARY LINE

CP NUMBER HERE

FIGURE 3