

SPRINGS WASTE ON DRENNAN ROAD

COLORADO SPRINGS, CO

CONCEPT PLAN

FEBRUARY 2016

GENERAL NOTES

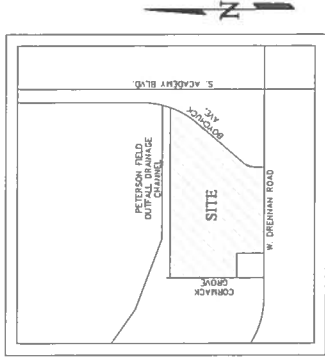
1. THIS PROPERTY MAY BE IMPACTED BY 100-YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 08041C0742F EFFECTIVE DATE MARCH 17, 1997. THE AREA IN THE VICINITY OF THIS PARCEL OF LAND IS INDICATED TO BE IN FLOOD ZONE X (AREA OF 500-YEAR FLOOD), AND WHITE ZONE X (OUTSIDE 500-YEAR FLOOD).
2. NOTICE: THIS PROPERTY MAY BE IMPACTED BY 100-YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 08041C0742F EFFECTIVE DATE MARCH 17, 1997. THE AREA IN THE VICINITY OF THIS PARCEL OF LAND IS INDICATED TO BE IN FLOOD ZONE 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 RESIDENTIAL 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 FOR 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

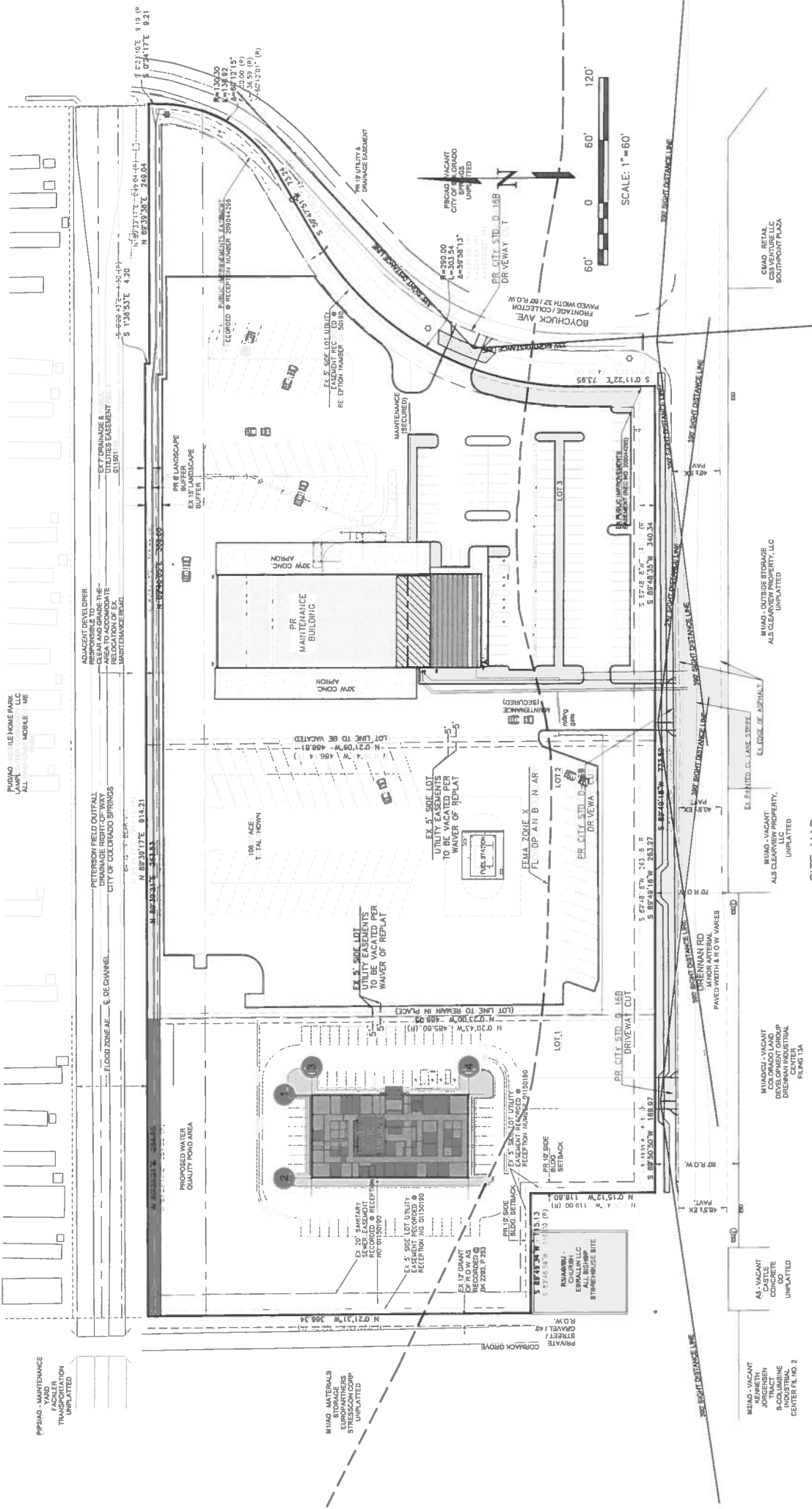
- A. THE FOLLOWING USES ARE PROHIBITED FROM THE ENTIRE C-5 ZONE DISTRICTS (LARGE SCALE ACTIVITY)
 - B. SEXUALLY ORIENTED BUSINESS
 - C. SURPLUS SALES
 - D. MINING OPERATIONS
- THE FOLLOWING USES ARE ALLOWED WITHIN THE ZONE DISTRICT BUT ARE REQUIRED TO BE LOCATED A MINIMUM OF 100-FT FROM THE CENTER LINE OF THE DRAINAGE CUTO SERVICE
- A. AUTOMOTIVE REPAIR GARAGE (INCLUDING OUTDOOR VACUUMS)
 - B. BODY & FENDER SERVICES
 - C. EXTERMINATING SERVICES
 - D. DRIVE-IN OR FAST FOOD RESTAURANT
 - E. KENNELS
 - F. VETERINARY SERVICE (SMALL ANIMAL CLINIC)
 - G. CONSTRUCTION AND/OR CONTRACTOR'S YARD
 - H. GENERAL INDUSTRY (LIGHT)
 - I. WAREHOUSE

- A. MINIMUM FRONT YARD SETBACK 30 FT
 - 20-FT IS REQUIRED.
- IF IN THE FUTURE THE CURRENT OR FUTURE PR. PERTY DEVELOPMENT PLAN IS SUBMITTED TO THE CITY OF EL PASO, STATE OF COLORADO AS RECORDED AT RECEPTION NUMBER 0150190

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'

<p>CONTRACTS: OWNER/DEVELOPER CIVIL ENGINEER GEOTECHNICAL ENGINEER ARCHITECT ENGINEERING DIVISION</p>	<p>CONTRACTS: OWNER/DEVELOPER CIVIL ENGINEER GEOTECHNICAL ENGINEER ARCHITECT ENGINEERING DIVISION</p>	<p>CONTRACTS: OWNER/DEVELOPER CIVIL ENGINEER GEOTECHNICAL ENGINEER ARCHITECT ENGINEERING DIVISION</p>	<p>CONTRACTS: OWNER/DEVELOPER CIVIL ENGINEER GEOTECHNICAL ENGINEER ARCHITECT ENGINEERING DIVISION</p>
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- 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
 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, COLORADO 80920
 TONY COLVIL, (719) 668-5768
- TELEPHONE COMPANY
 U.S. WEST COMMUNICATIONS
 (LOCAL) (719) 668-5768
 A.T. & T.
 (800) 922-1887

TAX SCHEDULE NO	643-4401002	643-4401003	643-4401004
AREA	1072 AC		
EXISTING ZONING	C6/AO		
PROPOSED ZONING	M1/CU/AO		
EXISTING USE	3 VACANT LIGHT INDUSTRIAL LOTS		
PROPOSED USE	OFFICE BUILDING & GARAGE		
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		

LOT 1 FUTURE OFFICE BUILDING SIZE IN SQUARE FEET	24,000 SF
FUTURE LOT 1 MAXIMUM BUILDING HEIGHT	45'
LOT 2 & 3 PROPOSED GARAGE BUILDING SIZE IN SQUARE FEET	21,730± SF
LOT 2 & 3 PROPOSED OFFICE BUILDING SIZE IN SQUARE FEET	4,270± SF
PROPOSED LOT 2 & 3 MAXIMUM BUILDING HEIGHT	36' PR / 45' MAX

SURVEY LEGEND:

- BOUNDARY MONUMENT FOUND (NUMBER DENOTES TYPE & SIZE)
 - 1 Hs 4 REBAR W/ YELLOW PLASTIC CAP PLS 2068
 - 2 Hs 4 REBAR W/ YELLOW PLASTIC CAP SMASHED
 - 3 Hs 4 REBAR W/ ORANGE PLASTIC CAP PLS 1899
 - 4 Hs 4 REBAR W/ YELLOW PLASTIC CAP PLS 5078
 - 5 Hs 4 REBAR W/ YELLOW PLASTIC CAP PLS 5078
 - 6 Hs 4 REBAR W/ YELLOW PLASTIC CAP PLS 1162
- BOUNDARY MONUMENT SET (NUMBER DENOTES TYPE & SIZE)
 - 1 Hs 5 REBAR W/ ORANGE PLASTIC CAP PLS 3243
 - 2 CONCRETE INAL W/ ALUMINUM WASHER PLS 3243
- (R) RECORD
- ⊕ SANITARY SEWER MANHOLE
- ⊕ UNDERGROUND SANITARY SEWER SIGN
- STREET SIGN
- CHAIN 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

PREPARED FOR
TBONE CONSTRUCTION
 ATTN: MIKE THIBAUT
 1310 FORD ST.
 COLORADO SPRINGS, CO 80915
 (719) 591-5217

122 N. WASHINGTON AVE
 COLORADO SPRINGS, CO 80903
 (719) 591-5217
 www.tbone.com

DATE: 2/16/16
 DRAWN BY: DLU
 CHECKED BY: AD
 SCALE: AS SHOWN
 SHEET NO. 1 OF 3

SPRINGS WASTE ON DRENNAN ROAD
 COVER SHEET
 CONCEPT PLAN

CP NUMBER HERE

FIGURE 3