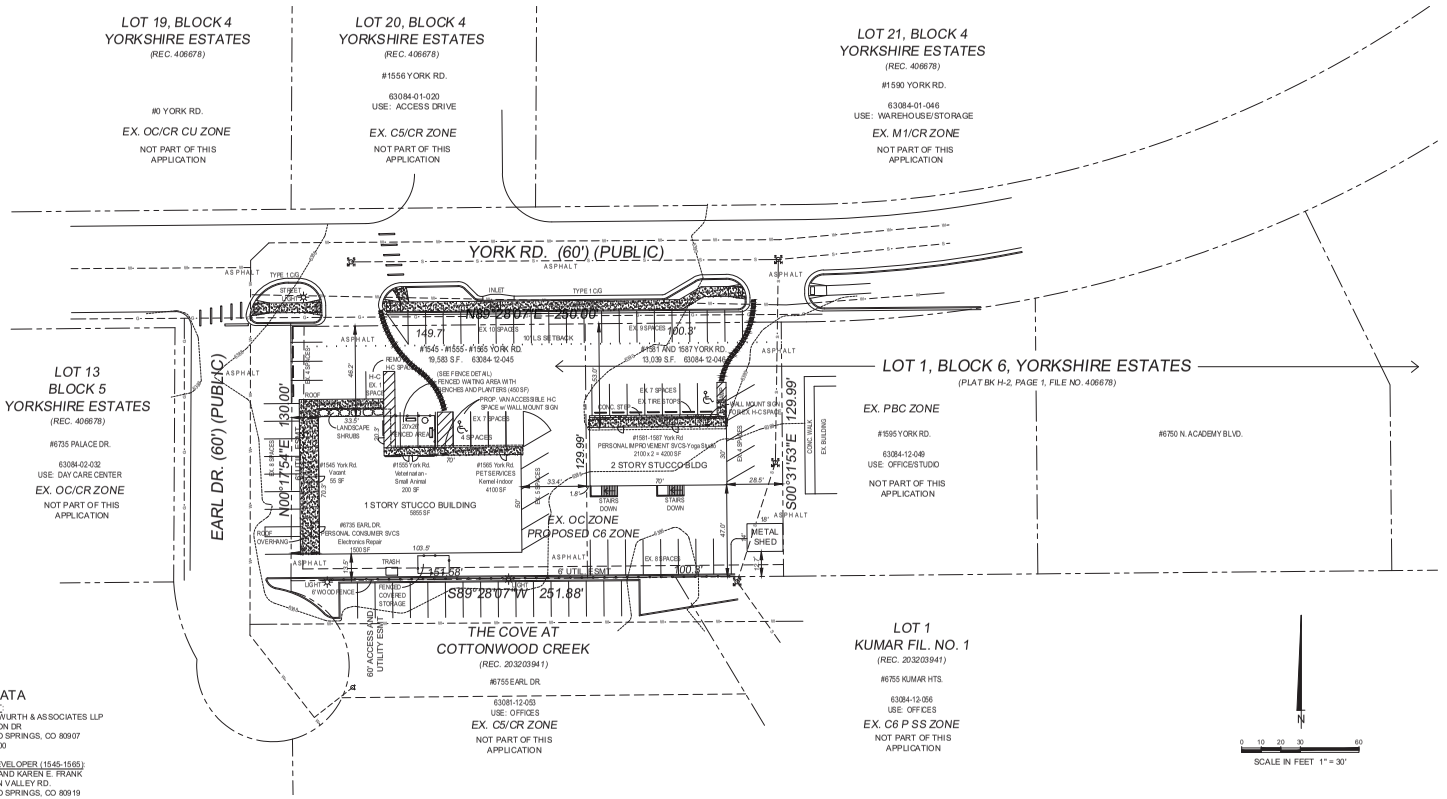
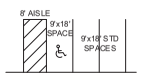


LEGEND

- SAN. SEWER MANHOLE
- FIRE HYDRANT
- LIGHT POLE
- CONCRETE
- ELECTRIC VAULT
- ELECTRIC TRANSFORMER
- EX. CURB
- UNDERGROUND ELECTRIC LINE
- WATER MAIN/SERVICE
- UNDERGROUND TELEPHONE
- SANITARY SEWER MAIN/SERVICE
- EASEMENT LINE
- PROPERTY LINE
- FENCE
- EXISTING CONTOUR (1 FT)
- ADA ACCESSIBLE ROUTE

HANDICAP PARKING SIGN
NO SCALE



PARKING STALL DETAIL
NO SCALE

SITE DATA

APPLICANT:
OBERING, WURTH & ASSOCIATES LLP
1046 ELKTON DR
COLORADO SPRINGS, CO 80907
719-531-6200

OWNER/DEVELOPER (1545-1565):
GLENN M. AND KAREN E. FRANK
540 HIDDEN VALLEY RD.
COLORADO SPRINGS, CO 80919

JULIE WAID
1565 YORK RD.
COLORADO SPRINGS, CO 80918

OWNER/DEVELOPER (1581-1587):
COLTON AND AMANDA PEED
SATYA YOGA STUDIO
1581 YORK RD.
COLORADO SPRINGS, CO 80918

TAX SCHEDULE #: 63084-12-045 AND 63084-12-046

ADDRESS: 1545-1555-1565 AND 1581-1587 YORK RD.

TOTAL AREA: 32,622 S.F.
MORE THAN 99.5% OF THE SITE IS IMPERVIOUS (BUILDINGS, PAVEMENT). LANDSCAPING EXISTS BETWEEN THE WEST BUILDING AND ITS MOST NORTHERLY SIDEWALK.

EXISTING ZONE: OC

PROPOSED ZONE: O6
SETBACKS TO BE DETERMINED BY COMPLIANCE WITH LANDSCAPE AND PARKING REQUIREMENTS PER CITY CODE.

MAX. BUILDING HEIGHT: 50'

EXISTING USE:
63084-12-045: VETERINARY-SMALL ANIMAL; KENNEL-INDOOR; PERSONAL CONSUMER SERVICES
63084-12-046: PERSONAL IMPROVEMENT SERVICES

PROPOSED USE:
63084-12-045: VETERINARY-SMALL ANIMAL; KENNEL-INDOOR; PERSONAL CONSUMER SERVICES
63084-12-046: PERSONAL IMPROVEMENT SERVICES

PROPOSED DEVELOPMENT
INSTALL FENCED OUTDOOR WAITING AREA AND RESTRIPE PARKING SPACES IN FRONT OF 1555 YORK RD.

PARKING REQUIREMENTS:
VETERINARY-SMALL ANIMAL - 200 SF @ 1/200 = 1 SPACE
KENNEL-INDOOR - 4100 SF @ 1/400 = 11 SPACES
PERSONAL CONSUMER SERVICES - 1500 SF @ 1/400 = 4 SPACES
OFFICE SPACE (VACANT) - 55 SF @ 1/400 = 1 SPACE

PERSONAL IMPROVEMENT SERVICES - 2100x2 SF @ 1/250 = 17 SPACES

TOTAL REQUIRED: 34 SPACES, INCLUDING 2 H-C

PARKING PROVIDED: 59 STD SPACES, INCLUDING 2 H-C

NOTES

1. THE SITE DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN PER FLOOD INSURANCE RATE MAP 08041C0516 F, EFFECTIVE DATE MARCH 17, 1997, AND SUBSEQUENT LETTER OF MAP REVISION CASE NO. 15-08-01778, EFFECTIVE DATE JULY 27, 2015..

2. THIS ZONE CHANGE WILL NOT ALTER THE EXISTING ZONE DISTRICT BOUNDARIES.

3. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

4. NO ADDITIONAL EXTERIOR LIGHTING IS PROPOSED

5. CONTOURS ARE FIMS 2-FT INTERVAL.

6. THE FENCE WAITING AREA WILL BE INSTALLED IN THE FALL OF 2018.

7. SIGNS ARE BUILDING MOUNTED.

8. SITE LIGHTING IS FROM BUILDING MOUNTED LIGHTS (NOT SHOWN). STREET LIGHTINGS ARE SHOWN.

9. ALL EXISTING CURB, GUTTER AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG YORK RD ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND 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 INSPECTOF CAN BE REACHED AT 719-385-5977.

10. KENNEL- INDOOR USE: ALL SERVICES SHALL BE COMPLETELY CONTAINED WITHIN THE BUILDING. FENCED WAITING AREA: SHALL NOT BE USED FOR OUTDOOR KENNELING OR EXERCISE SPACE RELATED TO INDOOR KENNEL USE.

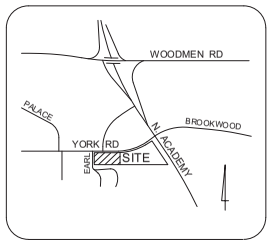
11. HANDICAP PARKING SIGNS SHALL BE BUILDING MOUNTED. SEE SIGN DETAIL.

LEGAL DESCRIPTION

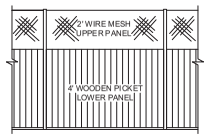
THAT PORTION OF LOT 1, BLOCK 6, YORKSHIRE ESTATES AS RECORDED IIN PLAT BOOK H-2 AT PAGE 1, FILE NO. 406678 OF THE RECORDS OF EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 6, YORKSHIRE ESTATES, THENCE N00°17' 54"E 130.00 FEET ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE NORTHWEST CORNER THEREOF, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF YORK ROAD AS PLATTED IN SAID YORKSHIRE ESTATES; THENCE N89°28'07"E ALONG SAID RIGHT OF WAY LINE 250.00 FEET; THENCE S00°31'53"E 129.99 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1; THENCE S89°28'07"W ALONG SAID SOUTHERLY LINE 252.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 32,622 SQUARE FEET, (0.75 AC), MORE OR LESS



VICINITY MAP
NO SCALE



FENCE DETAIL
NO SCALE

FIGURE 2

NO.	DATE	REVISION	BY
1	8–15–18	REVISED PER CITY COMMENTS	LJA

SHEET TITLE: DEVELOPMENT PLAN FOR ZONE CHANGE APPLICATION AND PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

PROJECT: A PORTION OF LOT 1, BLOCK 6 YORKSHIRE ESTATES COLORADO SPRINGS, CO

PREPARED BY:
Obering, Wurth & Associates LLP
Consulting Civil Engineers
Professional Land Surveyors
1046 Elkton Drive
Colorado Springs, Colorado
Phone 719–531–6200 Fax 719–531–6266

FIELD BOOK NO. N/A
SCALE 1" = 30'
DATE JUNE 2019
DESIGNED
CHECKED RGO
DRAWN LJA
PROJECT NO. 18020
SHEET NO. 1 OF 1 SHEETS

ISSUED FOR REVIEW
17 AUGUST 2018

FILE # CPC ZC 18-00093 CPC DP 18-00094

PROJECT NAME: YORK ROAD ZONE CHANGE
PLOTTED BY: LJA PLOTTED: 8/15/2018 4:45 PM
ACAD DWG. NAME: J:\DWG\LJA\18020\1802DP_DP-SHT-2018
PROJECT NO.: 18020 UPDATED BEFORE DATE OF PLOTTING