

SITE DATA
 EXISTING ZONE: E4
 EXISTING BUILDING SIZE: 2546 SF PER FLOOR
 BUILDING HEIGHT (MAX): UNLIMITED
 PROPOSED BUILDING HEIGHT (ACTUAL): 21'-0"

PROPOSED USE: RETAIL BUILDING
 LOT SIZE: 13,919 SF (0.317 ACRES)
 STRUCTURE COVERAGE: 18.2% (25,446 SF)
 CONCRETE COVERAGE: 18.16% (25,326 SF)
 LANDSCAPE COVERAGE: 8.16% (15,519 SF)

SETBACKS:
 FRONT YARD: 0'
 SIDE YARD: 0'
 REAR YARD: 0'

PARKING DATA

USE	AREA	PARKING TO FLOOR SPACE	SPACES REQUIRED	TOTAL SPACES PROVIDED	REGULAR SPACES PROVIDED	HANDICAPPED SPACES PROVIDED	TOTAL SPACES PROVIDED
RETAIL (PHASE 1)	2,546	3 PLUS 1/200 SF NFA	12	15	14	1	15
		EXCEEDING 6,000 SF NFA					

QUANTITIES OF PARKING SPACES ARE DENOTED THIS ON THE PLAN INCLUDING HANDICAPPED SPACES THAT MAY OCCUR IN A ROW

LEGAL DESCRIPTION

LOT 1 CLUB MANOR SUB 2ND LESS PORTION SOLD TO STATE HIGHWAY DEPT (60 SF X DEED 1234914)
 TAX SCHEDULE NUMBER 053012005

BUILDING ADDRESS
 909 WEST HIGHWAY 50
 PUEBLO, COLORADO 81008

CONSTRUCTION SCHEDULE
 CONSTRUCTION TO START IMMEDIATELY AFTER OBTAINING A BUILDING PERMIT FOR OCCUPANCY BY JULY 1, 2018

7 SITE INFORMATION

OWNER: INDEX REAL ESTATE SERVICES
 4302 SOUTH US HIGHWAY ONE
 SUITE 100
 JUPITER, FLORIDA 33411

APPLICANT: JOHN DAVIS DESIGN GROUP
 1200 W. WASHINGTON ST.
 COLORADO SPRINGS, COLORADO 80901
 (719) 528-1171

ARCHITECT AND LAND PLANNER: JOHN DAVIS DESIGN GROUP
 1200 W. WASHINGTON ST.
 COLORADO SPRINGS, COLORADO 80901
 (719) 528-1171

CIVIL ENGINEER: JOHN DAVIS DESIGN GROUP
 1200 W. WASHINGTON ST.
 COLORADO SPRINGS, COLORADO 80901
 (719) 528-1171

SURVEYOR: OLLIVER E. WATTS CONSULTING ENGINEER, INC
 614 ELKTON DRIVE
 COLORADO SPRING, COLORADO 80901
 (719) 593-0713

LANDSCAPE ARCHITECT: HIGHER GROUND DESIGN, INC
 3600 SERRAVALLE LANE SUITE III
 COLORADO SPRINGS, COLORADO 80917
 (719) 471-1646

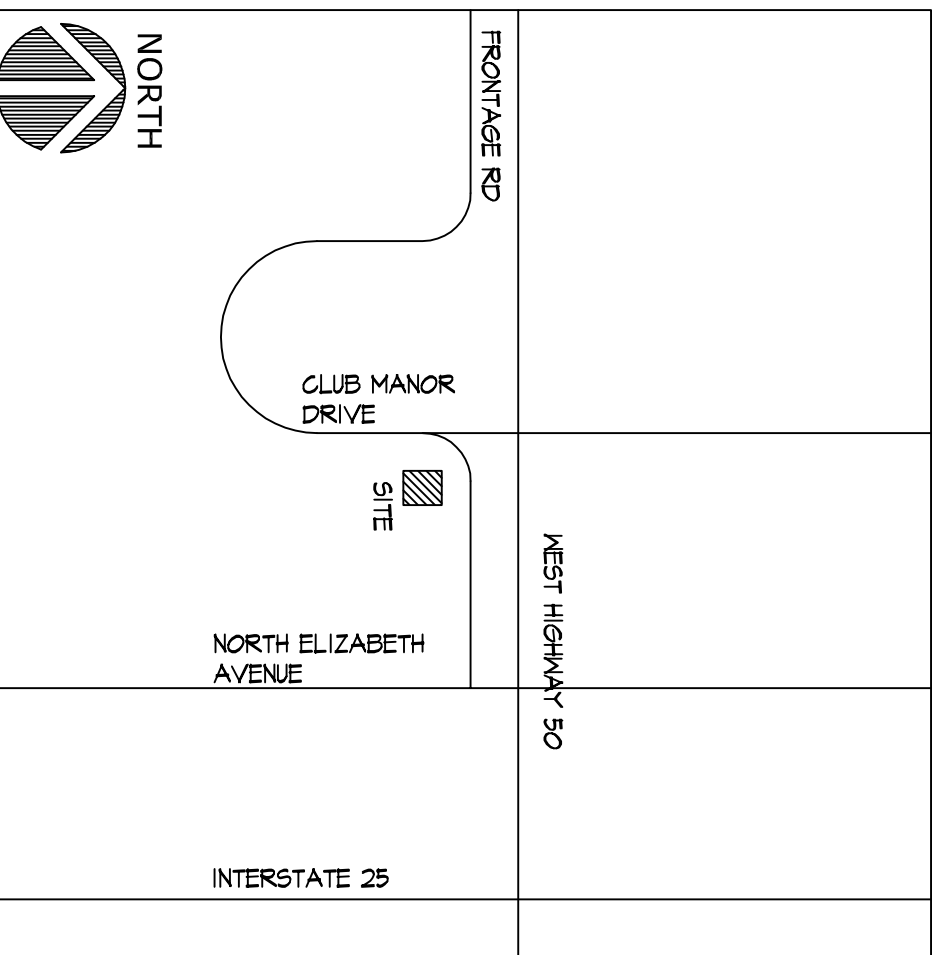
13 PROJECT TEAM

SHEET NO.: DESCRIPTION

SHEET SDP1.1 INDEX TO DRAWINGS,
 SITE DEVELOPMENT
 PLAN, SITE DATA

SHEET SDP1.2 EXTERIOR ELEVATIONS
 SHEET AS.1 SITE DETAILS
 SHEET AS.2 EXTERIOR ELEVATIONS
 SHEET LP-01 LANDSCAPE PLAN
 SHEET LP-02 LANDSCAPE DETAILS,
 LANDSCAPE NOTES

14 INDEX TO DRAWINGS



20 VICINITY MAP

NOT TO SCALE



CLUB MANOR DRIVE

80' R.O.W.

A.C. PAVT.

$L=478.89'$
 $\Delta=09^{\circ}53'30''$
 $R=260.00'$

NORTH

LOT 2

FRONTAGE ROAD

A.C. PAVT.

CONC. S/W

JOHN DAVIS DESIGN GROUP

176 TALAMINE COURT
 SUITE 100
 COLORADO SPRINGS,
 COLORADO 80907
 P 719/528-1177
 F 719/444-8409

JOHN DAVIS DESIGN GROUP

ARCHITECTS
 INTERIORS
 PLANNERS

STATE OF COLORADO
 JOHN R. DAVIS
 B-2265
 LICENSED ARCHITECT

12 - 18 - 17

DO NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF JOHN DAVIS DESIGN GROUP. NO PART OF THESE DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JOHN DAVIS DESIGN GROUP.

SITE DEVELOPMENT PLAN, SITE DATA

**NEW SHELL BUILDING ADDITION FOR:
 INDEX DEVELOPMENT
 MANAGEMENT, LLC
 908 WEST HIGHWAY 50
 PUEBLO, COLORADO**

PROJECT NO. 2017B4
 DATE DECEMBER 18, 2017
 DRAWN BY JRD
 CHECKED BY JRD
 APPROVED BY JRD
 REVISED

SDP1.1

SHEET