DEVELOPMENT PLAN
OF EXISTING CONDITIONS

WOOTEN ROAD

LEGEND
- APPROXIMATE BASIN BOUNDARY
- EXISTING DRAINAGE BASIN # / AREA - (ACRES)
- EXISTING INLET
- EXISTING DRAINAGE FACILITY

EDISON AVE

PL 880.58'

PL 519.42'

PL 530.33'

PL 563.3'

PL 560.58'

EXISTING PROJECT SIGN

LIGHT POLE-TYP

LANDSCAPING AREA TYPICAL

LANDSCAPE ISLANDS TYPICAL

CONC WALKS TYPICAL

PLAZA LANDSCAPING TYPICAL

LANDSCAPING AREA-TYP

PROPOSED NEW LANDSCAPE ISLANDS

PROPOSED NEW DRIVE ACCESS

ED-3 3.6

ED-4 10.5

ED2 5.3

ED-1 6.3

ED-7 2.0

ED-6 2.7

ED-5 6.7

PROPOSED AMPEX BUILDING
(SEE DRAINAGE PLAN I FOR INFORMATION)

ADJACENT PROPERTY ZONING PIP-2

ADJACENT PROPERTY ZONING PIP-2

ADJACENT PROPERTY ZONING PIP-1

GEIGER BLVD.

EXISTING AMPEX BUILDING
OFFICE/ELECTRONICS MANUFACTURING FACILITY

SITE INFORMATION

ZONING: PIP - 1

AREAS:

Site Area:	1,252,520.00 SF/29.67 AC
Building Area:	236,500.00 SF/18.3 %
Landscape Area	264,000.00 SF/35.1 %
Hard Surface Paving:	502,020.00 SF/45.6 %

NOTE: All areas are approximate/not based on survey information.

PARKING PROVIDED: 320 Cars (approximate)

LEGAL DESCRIPTION

LOT 2, IN BLOCK 1, IN RUSTIC HILLS SUBDIVISION NO. 6, FILING NO. 2, COUNTY OF EL PASO, STATE OF COLORADO.

FUTURE BASKETBALL COURT

PROPOSED NEW PAVED DRIVE ACCESS

FUTURE VOLLEYBALL COURT

FUTURE SOFTBALL FIELD

FUTURE HORSESHOE COURTS

EXISTING LANDSCAPING AREA TYPICAL

EXISTING CONCRETE LINED DRAINAGE CHANNEL

EXISTING CONCRETE LINED DRAINAGE CHANNEL

LANDSCAPE ISLANDS TYPICAL

RETAINING WALLS

RECESSED DOCK

6' HIGH SCREEN WALL

CHAIN LINK ENCLOSURE

SCREEN WALL

CHAIN LINK ENCLOSURE-TYP

TRASH DUMPSTER

EXISTING SUMP INLET 2x2 GRATE

EXISTING SUMP INLET 2x2 GRATE

EXISTING SUMP INLET 2x2 GRATE

CHAIN LINK ENCLOSURE-TYP

EXISTING DRAINAGE PLAN
(SCHEMATIC ONLY)

1" = 50'-0"

0 10 25 50 100 200

INTERGROUP
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ARCHITECT

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COLORADO SPRINGS, COLO. 80918
593-2593

AMPEX CORPORATION
OFFICE/MANUFACTURING FACILITY
AT WOOTEN ROAD AND GEIGER BLVD.
COLORADO SPRINGS, COLORADO

DATE	REVISIONS
5-1-89	CITY SUBMITTAL
5-23-89	REVISIONS

DATE PRINTED

SHEET
DRAINAGE PLAN
2

JOB No. 8912