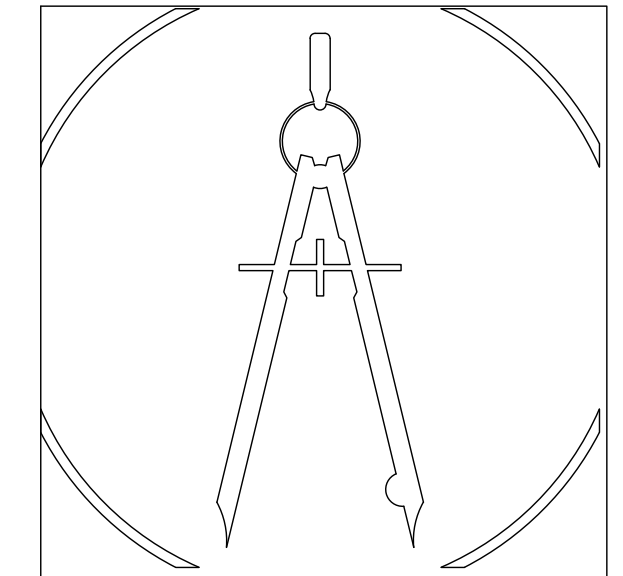


Provide a vicinity map on the plan

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval: 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 El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.

Show and label all existing easements affecting the property. Title commitment lists several easements that are not denoted on this plan.



AFFINITY ENGINEERING
1887 E. Belleview Avenue,
Suite 1100
Englewood, Colorado 80111
Telephone: 303-228-2256
info@Affinity-Engineering.com

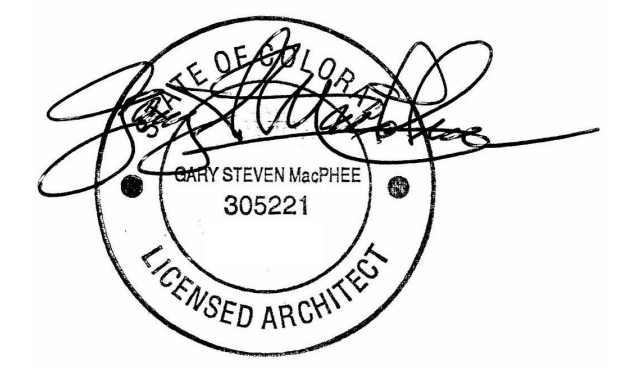
LEGEND

- NEW BUILDING
- EXISTING BUILDING, REMODEL
- ASPHALT PARKING LOT
- NEW 4" CONCRETE WALK W/ 6x6 WWF: PROVIDE BROOM FINISH AND EQUALLY SPACED CONTROL JOINTS AT 8' OC EACH WAY MAX
- LIGHT BOLLARD; REFER TO ELECTRICAL SITE PLAN E-1

Please label this as: Zone AE Floodplain, No-build, no storage of materials

SITE PLAN KEYNOTES

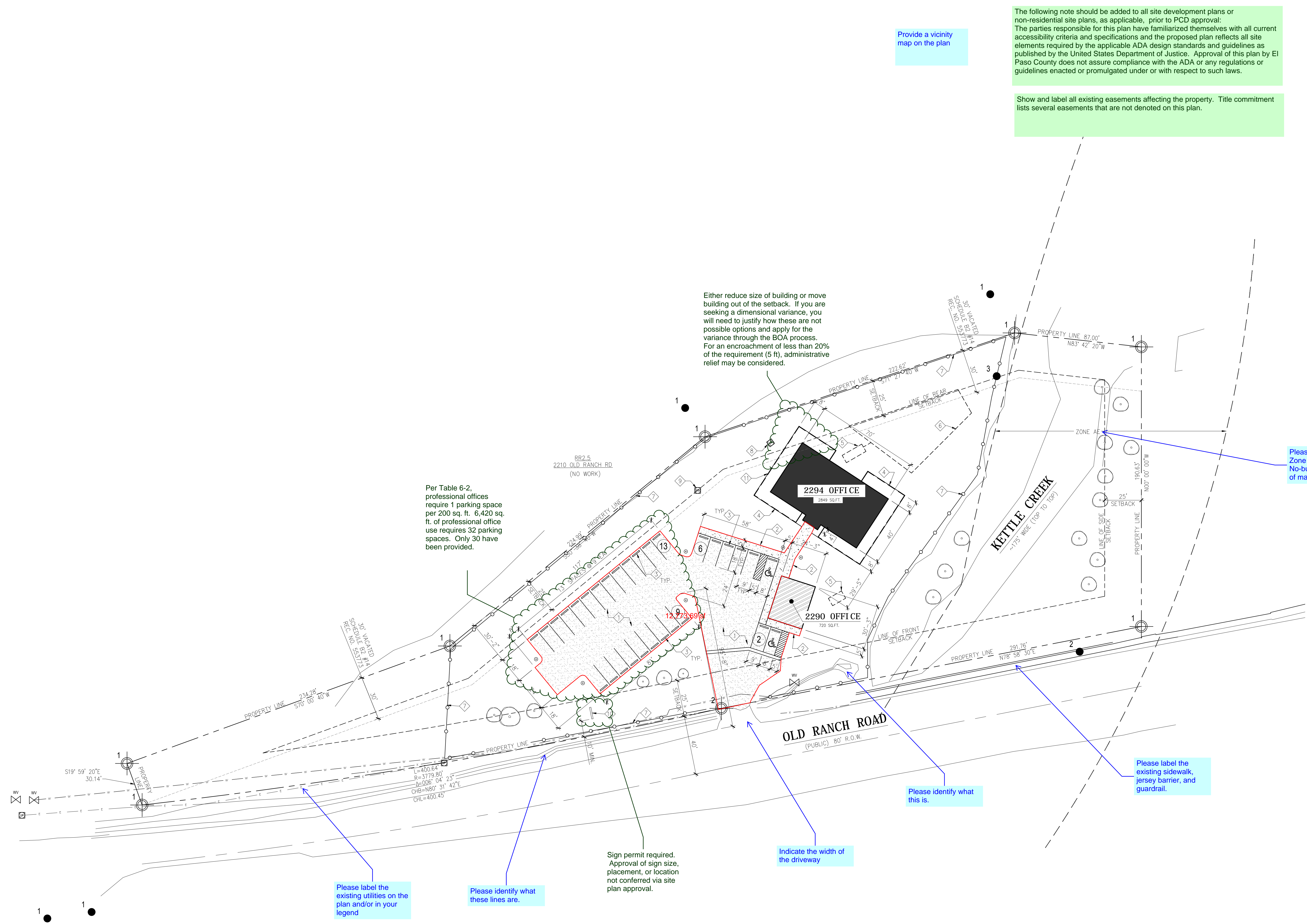
- 1 NEW ASPHALT PARKING LOT
- 2 CONCRETE WALK, 5' WIDE
- 3 WHEEL STOP
- 4 LINE OF DECK ABOVE
- 5 SEPTIC TANK - SEE CIVIL
- 6 LEECH FILED - SEE CIVIL
- 7 NEW SPLIT RAIL FENCE
- 8 EXISTING GAS METER
- 9 EXISTING WATER WELL
- 10 MONUMENT SIGN, 40 SQ FT MAX., MAX 10 FT HEIGHT
- 11 CONCRETE PORCH, SEE FLOOR PLAN A2.2



SHEET:
SITE PLAN

JOB NO: 18-223-HOTCHKISS DATE: 06.10.2019
 PHASE: CD
 JOHN HOTCHKISS COMMERCIAL OFFICE DRAWN BY: RLK
 2290, 2294 OLD RANCH RD COLORADO SPRINGS

A1.1



Either reduce size of building or move building out of the setback. If you are seeking a dimensional variance, you will need to justify how these are not possible options and apply for the variance through the BOA process. For an encroachment of less than 20% of the requirement (5 ft), administrative relief may be considered.

Per Table 6-2, professional offices require 1 parking space per 200 sq. ft. 6,420 sq. ft. of professional office use requires 32 parking spaces. Only 30 have been provided.

Sign permit required. Approval of sign size, placement, or location not conferred via site plan approval.

Indicate the width of the driveway

Please identify what this is.

Please label the existing sidewalk, jersey barrier, and guardrail.

Please label the existing utilities on the plan and/or in your legend

Please identify what these lines are.

Add PCD File No. PPR203

Please also include the parcel #

1 SITE PLAN
1" = 30'-0"

