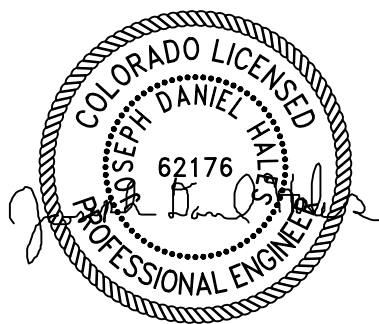


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PROJECT NAME:
**RCH VALLEY
875 VALLEY STREET**

RCH VALLEY SITE/DEMO LITATION PLAN

CLIENT NAME:
HHI CORPORATION

DRAWING TITLE:
RCH VALLEY SITE/DEMO LITATION PLAN

PLOT DATE:
SEPTEMBER 16, 2024

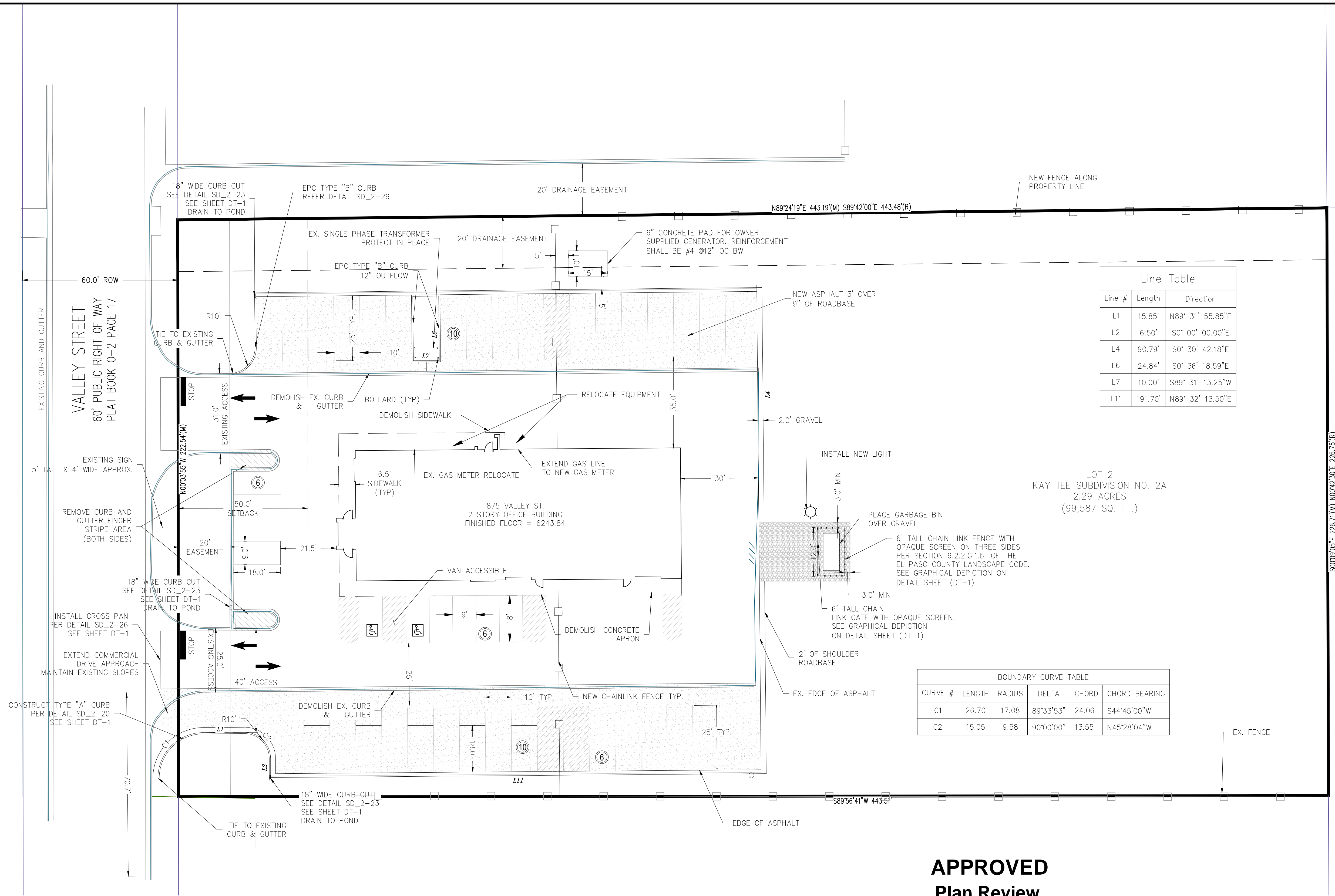
DRAWN BY / REVIEWED BY:
SM/JDH

REVISIONS:

PRINTED FOR:
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SHEET:
C-1

PROJECT # 07263



Line Table

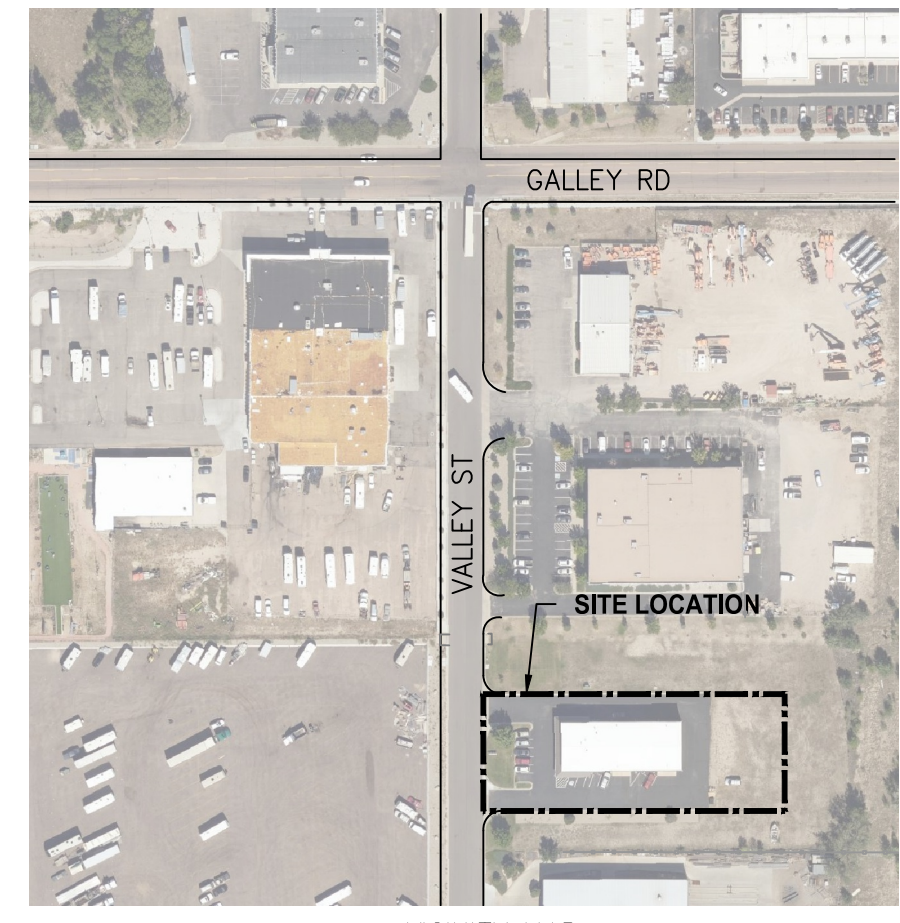
Line #	Length	Direction
L1	15.85'	N89° 31' 55.85"E
L2	6.50'	S0° 00' 00.00"E
L4	90.79'	S0° 30' 42.18"E
L6	24.84'	S0° 36' 18.59"E
L7	10.00'	S89° 31' 13.25"W
L11	191.70'	N89° 32' 13.50"E

BOUNDARY CURVE TABLE

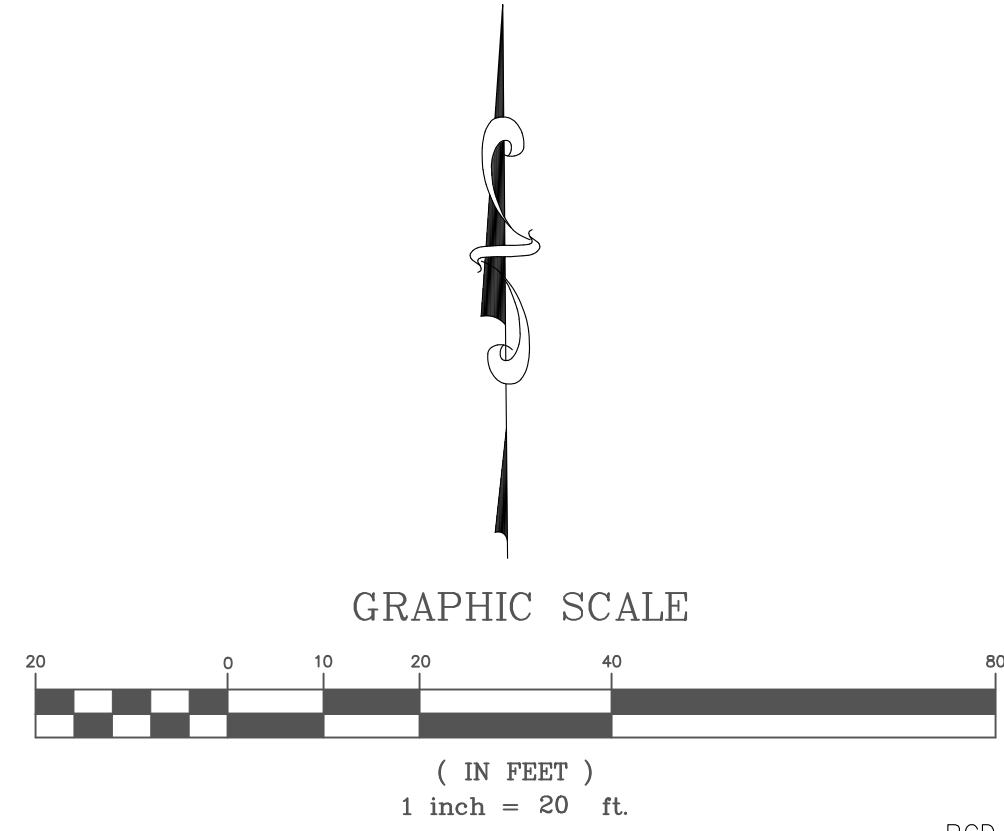
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	26.70	17.08	89°33'53"	24.06	S44°45'00"W
C2	15.05	9.58	90°00'00"	13.55	N45°28'04"W

APPROVED
Plan Review
10/08/2024 4:23:02 PM
dsdweeks
**EPC Planning & Community
Development Department**

- NOTES:
- 2 ACCESSIBLE STALLS.
 - 32 PUBLIC STALL (INCLUDES ACCESSIBLE STALLS).
 - 12 PRIVATE STALLS.
 - REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING CONSTRUCTION.
 - 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.
 - NO ADDITIONS TO THE STRUCTURE WILL BE MADE. THIS PLAN IS FOR PARKING EXPANSION.
 - GATES SPANNING ANY TRAVEL WAY MUST BE A MIN. OF TWO FEET WIDER THAN THE TRAVEL WAY.
 - TRANSFORMER OWNED AND OPERATED BY COLORADO SPRINGS UTILITIES. NO EASEMENT EXISTS. ONSITE UTILITIES ARE PRIVATE SERVICE LINES.
 - NO ADDITIONAL SIGNAGE IS PROPOSED



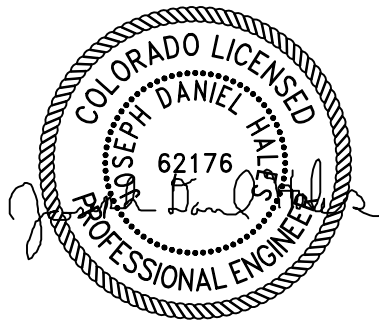
- LEGEND
- PROPERTY LINE
 - ▨ GRAVEL
 - PROPOSED FENCE
 - ☀ LIGHT
 - ♿ HANDICAP PARKING SPOT
 - ➔ TRAFFIC DIRECTION SIGNAL



PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

PCD FILE # COM246

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RCH VALLEY STREET
875 VALLEY STREET

UTILITY & GRADING PLAN

PROJECT NAME:

CLIENT NAME:

HHI CORPORATION

DATE:

August 22, 2024

DRAWN BY / REVIEWED BY:

SM/JDH

REVISIONS:

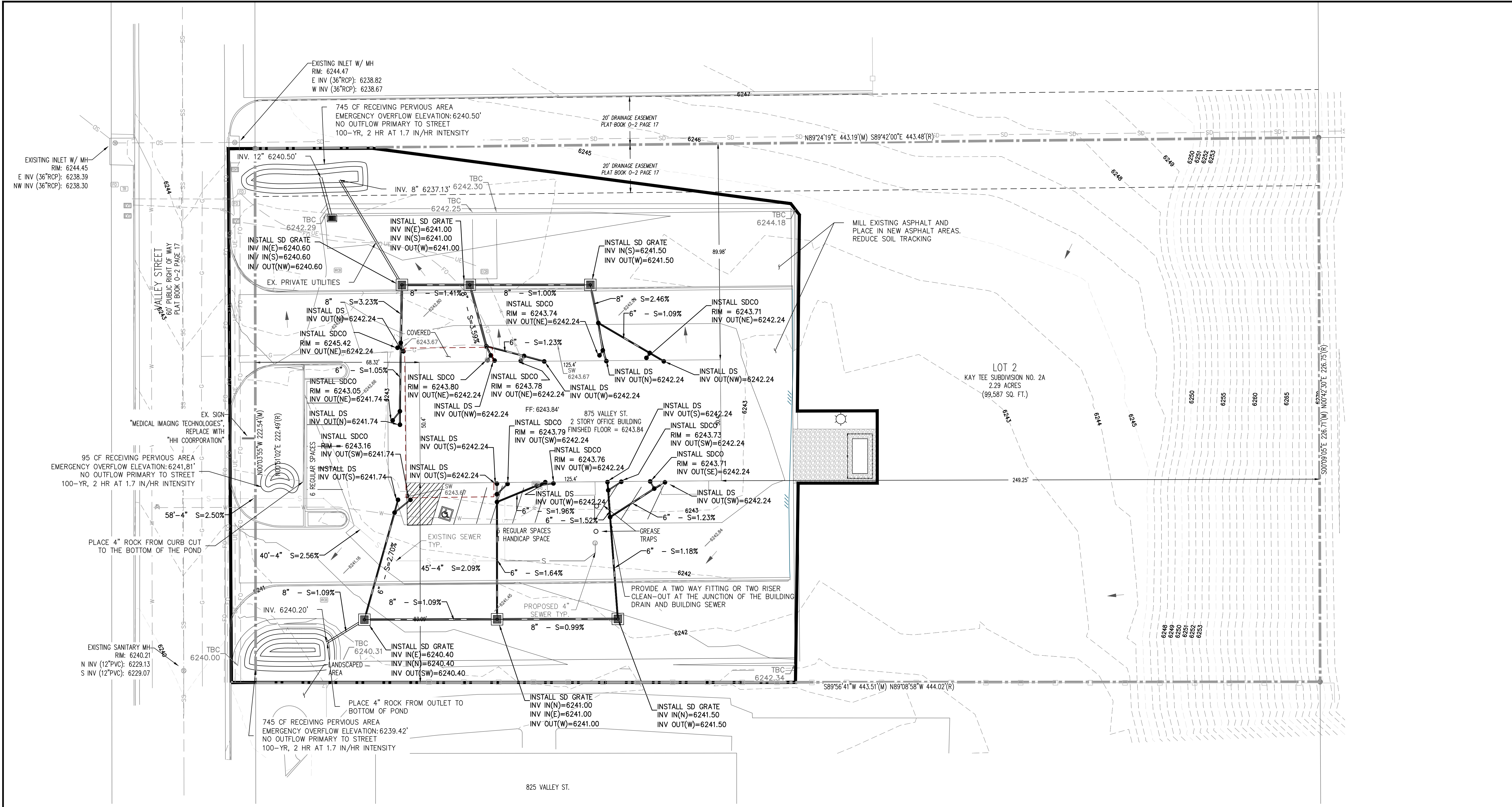
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C-2

PROJECT# 07623

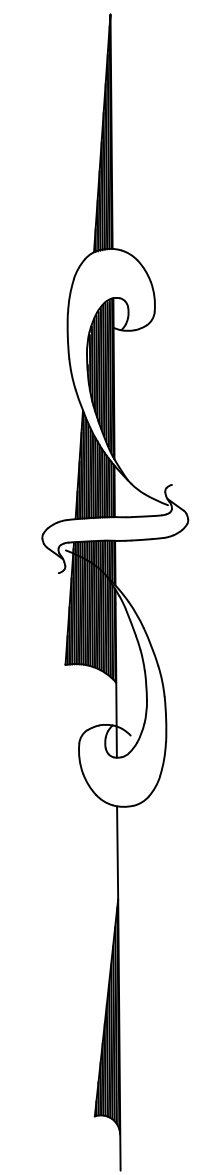
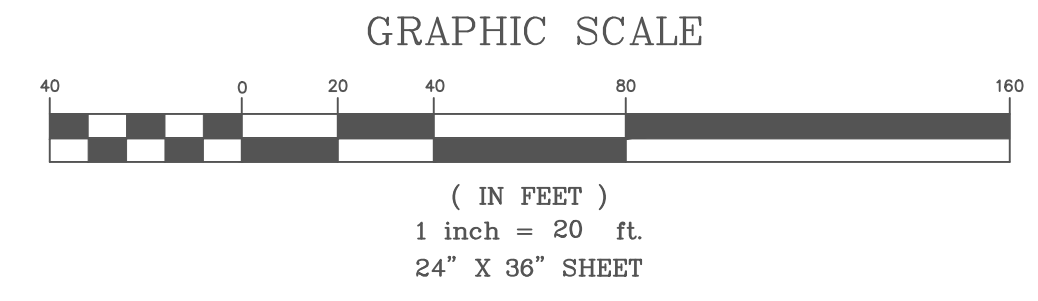


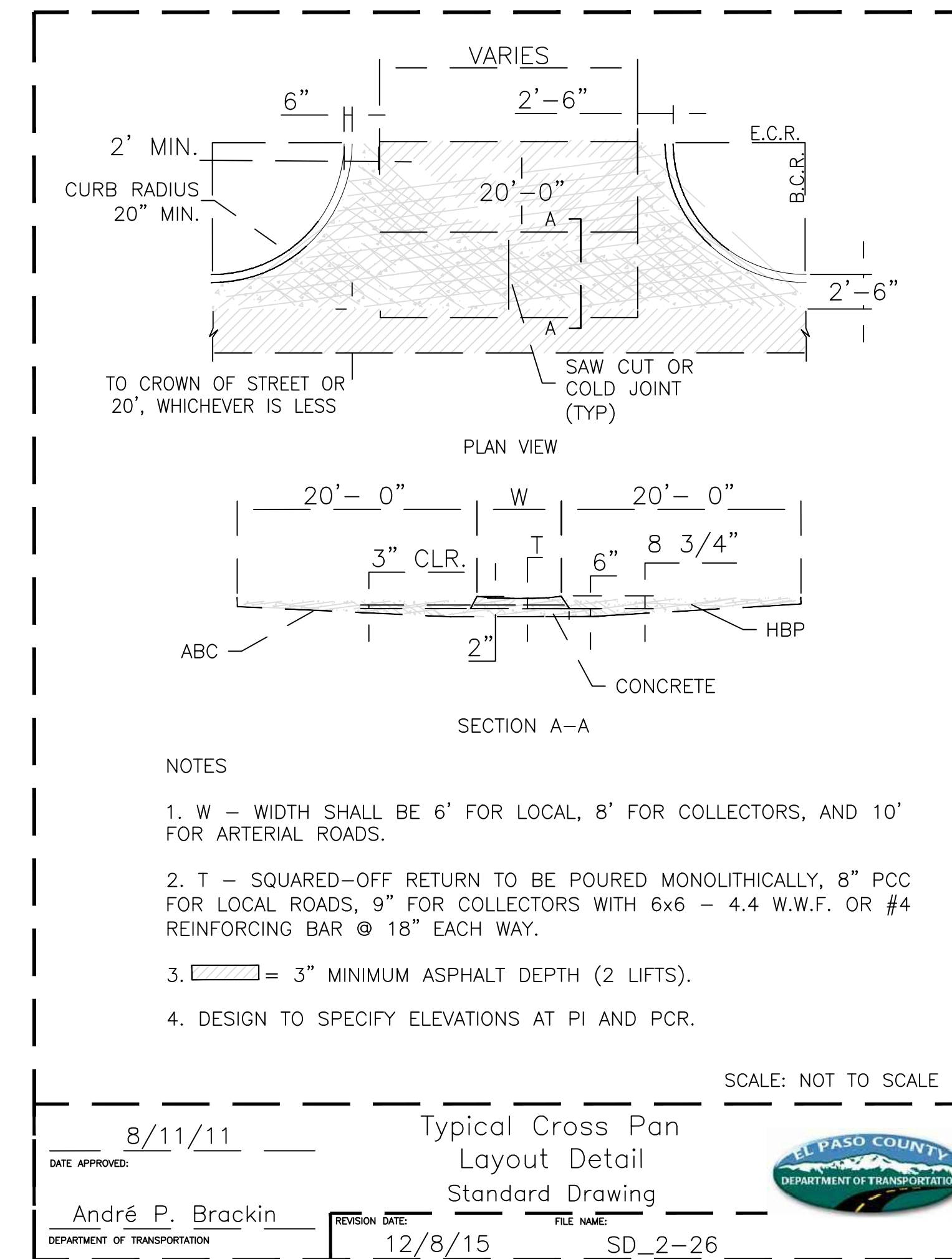
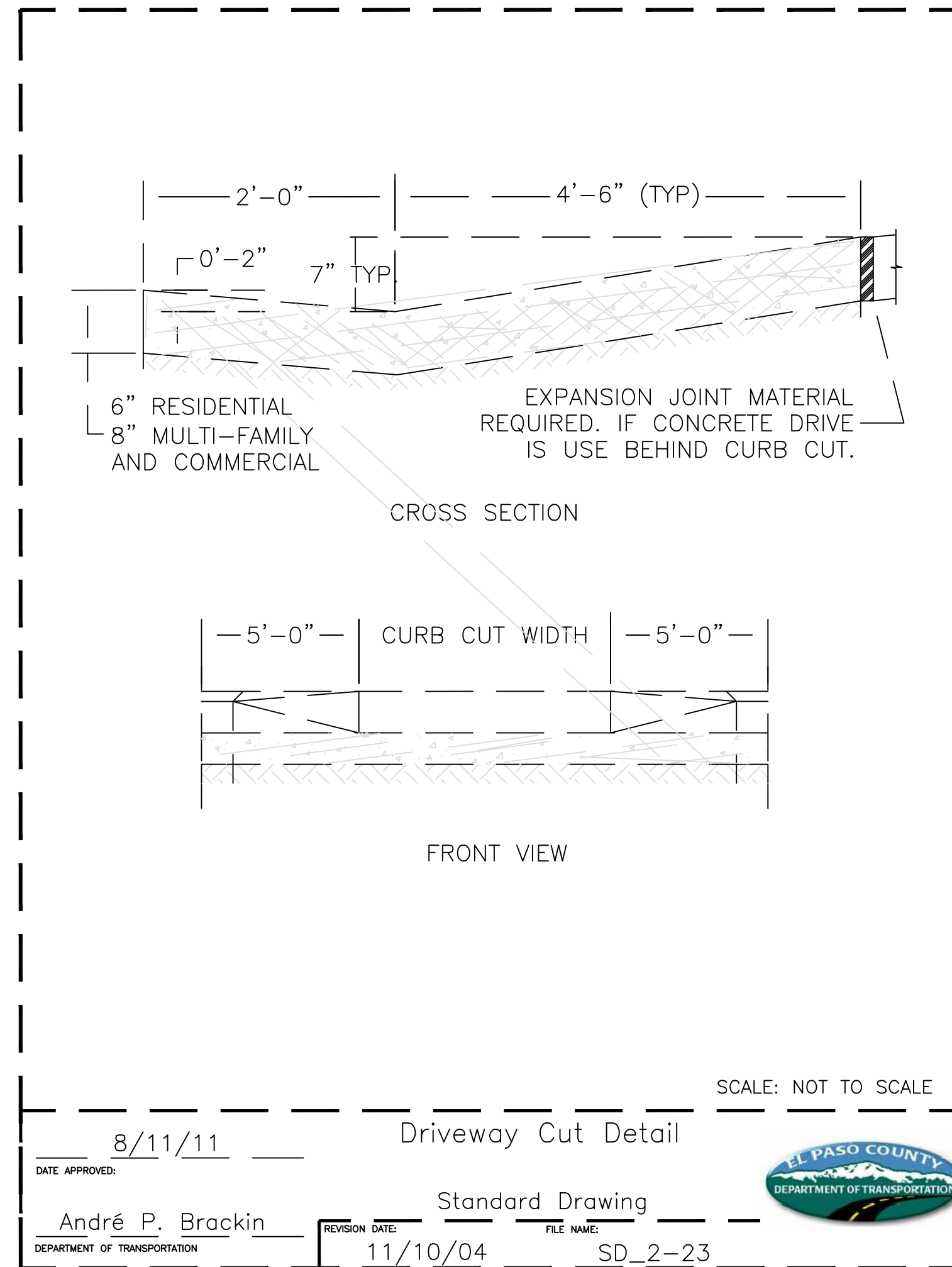
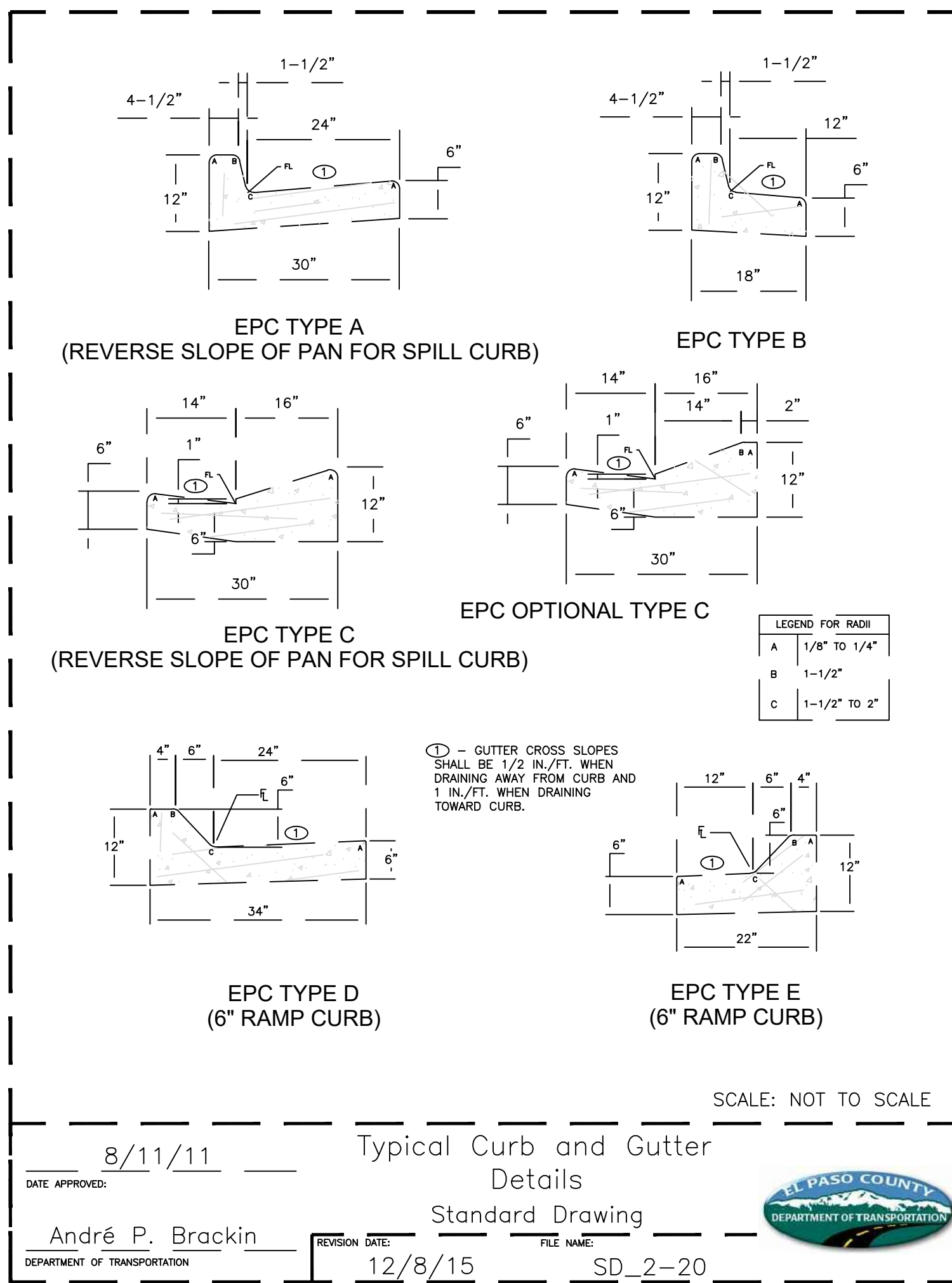
LEGEND

- | | | | | | |
|-----------|------------------------------|---|------------------------|---|------------------------|
| — — — — — | PROPERTY LINE | ⊞ | ELECTRICAL VAULT | ⊞ | SANITARY MANHOLE |
| — — — — — | EXISTING MAJOR CONTOURS | ⊞ | ELECTRICAL TRANSFORMER | ⊞ | SANITARY CLEANOUT |
| — — — — — | EXISTING MINOR CONTOURS | ⊞ | ELECTRICAL METER | ⊞ | STORM MANHOLE |
| — — — — — | EXISTING STORM DRAIN | ⊞ | ELECTRICAL CABINET | ⊞ | IRRIGATION CONTROL BOX |
| — — — — — | FINAL GRADE | ⊞ | AIR CONDITIONER | ⊞ | LIGHT |
| — — — — — | EXISTING GAS LINE | ⊞ | FIBER OPTIC VAULT | ⊞ | SD GRATE |
| — — — — — | PROPOSED STORM DRAIN LINE | ⊞ | FIBER OPTIC RISER | ⊞ | HANDICAP SPACE |
| → | FLOW ARROW | ⊞ | GAS METER | ⊞ | |
| — W — | EXISTING WATER LINE | ⊞ | WATER VALVE | ⊞ | |
| — S — | EXISTING SANITARY SEWER LINE | ⊞ | SD CLEANOUT | | |
| — UE — | EXISTING UNDERGROUND POWER | | | | |
| — FO — | EXISTING FIBER OPTIC LINE | | | | |
| — F — | EXISTING FENCE | | | | |
| — — — — — | LIMIT OF SOIL DISTURBANCE | | | | |

NOTES:

- ALL STORMDRAIN TO BE PVC SDR-26 WITH A MINIMUM 1% SLOPE.
- TOP OF GRATE SHALL BE 3" BELOW ASPHALT FINISHED SURFACE.
- 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 ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
- MIN 2% CROSS SLOPE IN ALL DIRECTIONS PARKING FOR ALL ACCESSIBLE AREAS PER ADA.



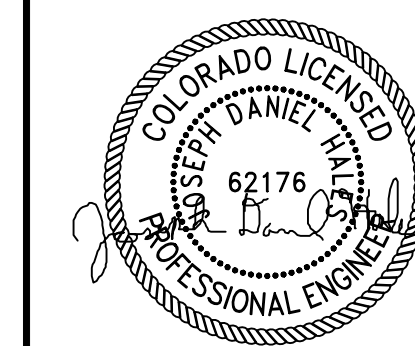


GRAPHICAL DEPICTION OF GARBAGE RECEPTACLE OPAQUE FENCE SCREENING

8184 SOUTH HIGHLAND DRIVE
SUITE C-7
SANDY, UT 84093
385-557-1500

HCF

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PROJECT NAME:
RCH VALLEY
875 VALLEY STREET
DETAILS

CLIENT NAME:	HHI CORPORATION
DRAWING TITLE:	
PLOT DATE:	SEPTEMBER 16, 2024
DRAWN BY / REVIEWED BY:	SMJDH
REVISIONS:	
PRINTED FOR:	FOR USE
SHEET:	DT-1
PROJECT #	07263