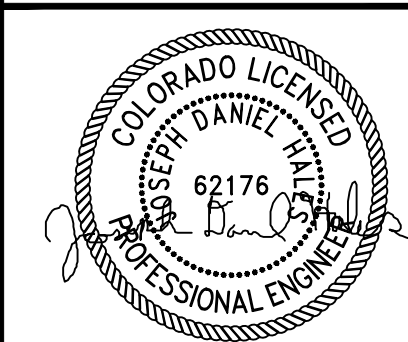


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PROJECT NAME:
**RCH VALLEY
875 VALLEY STREET**

RCH VALLEY SITE/DEMO LITATION PLAN

CLIENT NAME:
HHI CORPORATION

DRAWING TITLE:

PLOT DATE:
AUGUST 22, 2024

DRAWN BY / REVIEWED BY:
SM/JDH

REVISIONS:

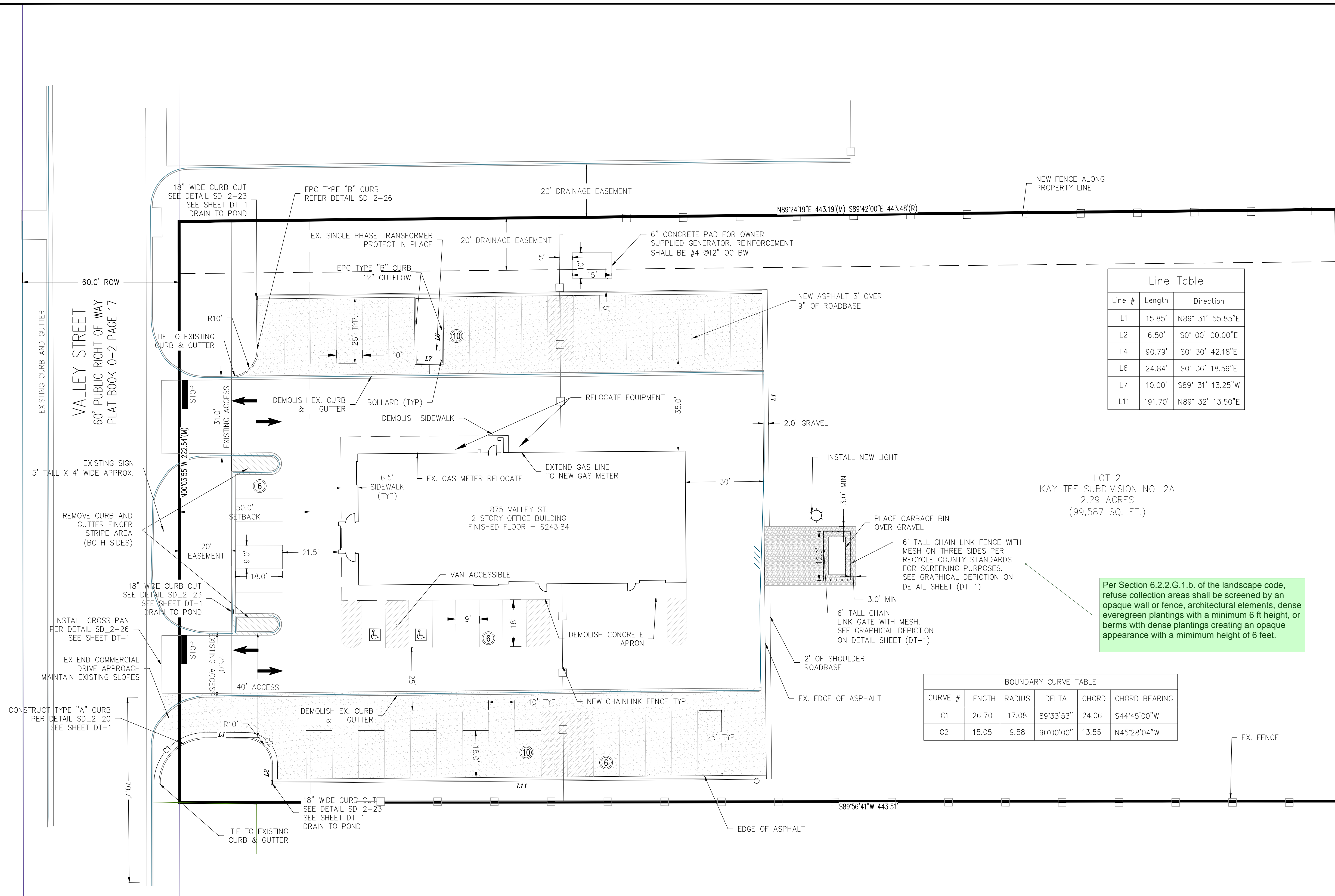
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PROJECT # 07263



Line Table

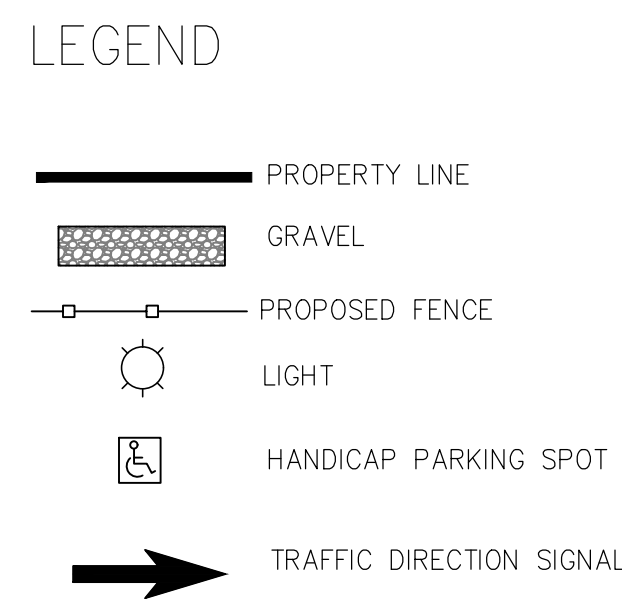
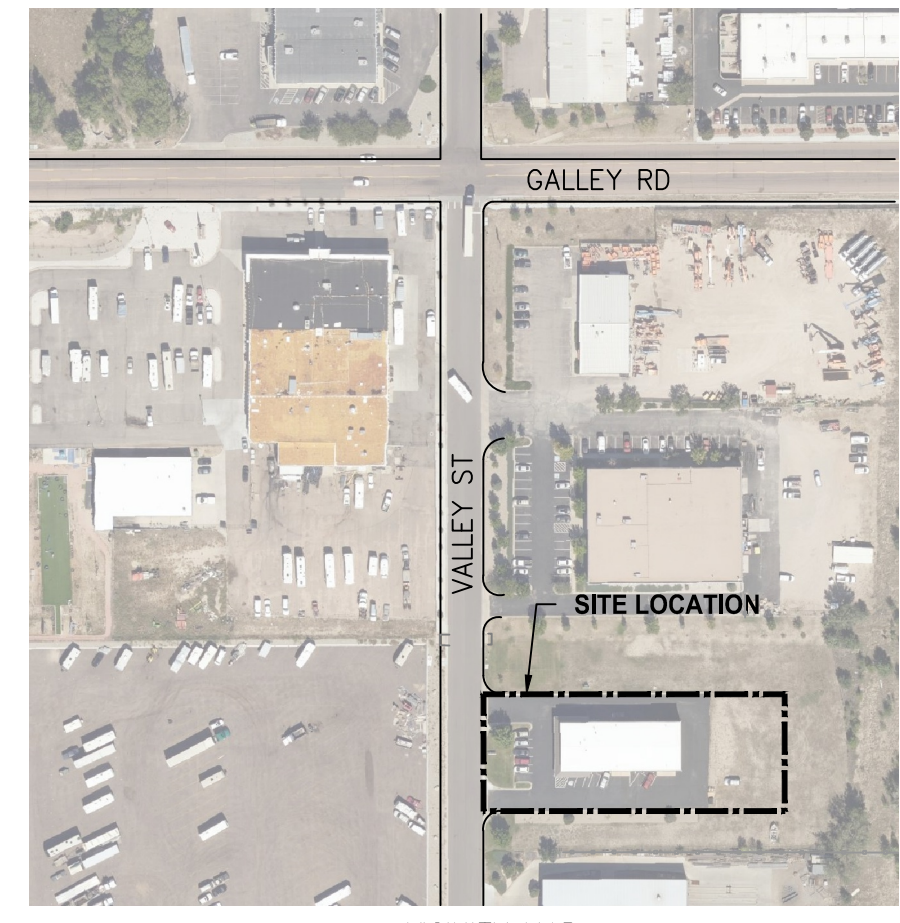
Line #	Length	Direction
L1	15.85'	N89° 31' 55.85"E
L2	6.50'	S0° 00' 00.00"E
L4	90.79'	S0° 30' 42.18"E
L6	24.84'	S0° 36' 18.59"E
L7	10.00'	S89° 31' 13.25"W
L11	191.70'	N89° 32' 13.50"E

LOT 2
KAY TEE SUBDIVISION NO. 2A
2.29 ACRES
(99,587 SQ. FT.)

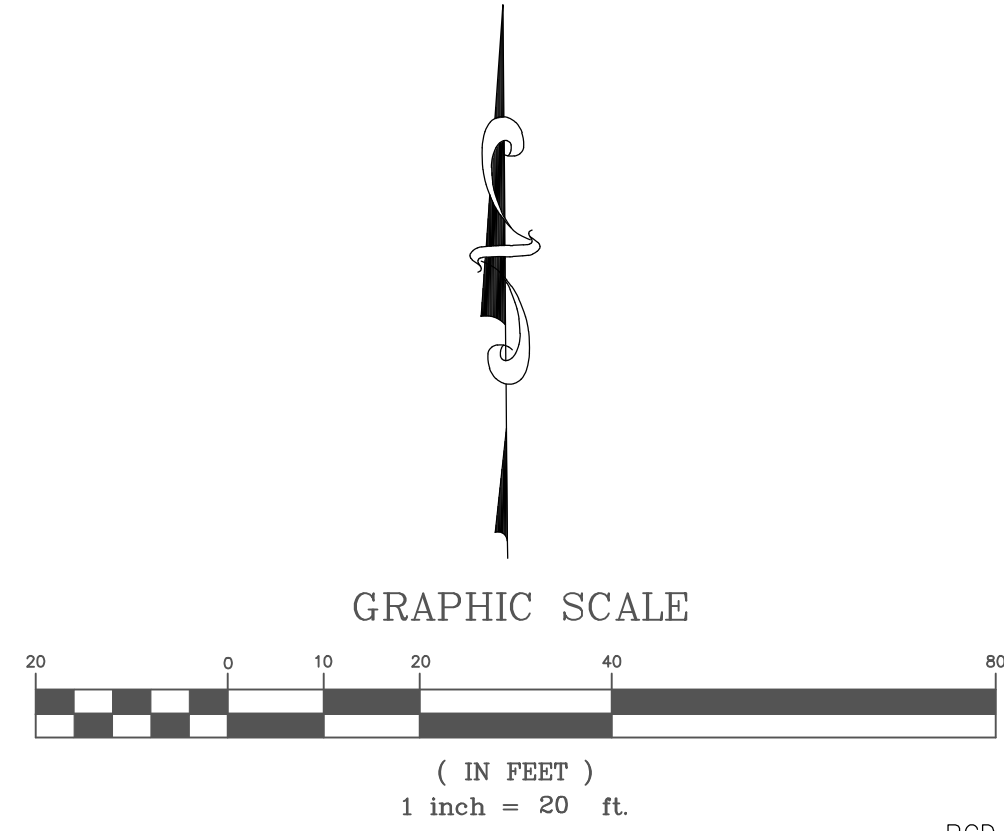
BOUNDARY CURVE TABLE

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

Per Section 6.2.2.G.1.b. of the landscape code, refuse collection areas shall be screened by an opaque wall or fence, architectural elements, dense evergreen plantings with a minimum 6 ft height, or berms with dense plantings creating an opaque appearance with a minimum height of 6 feet.



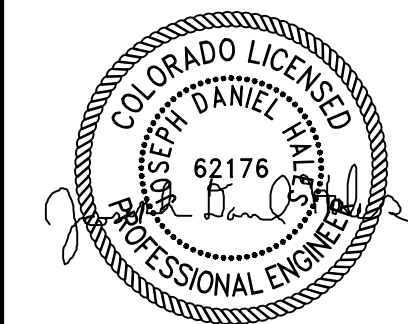
- NOTES:
- 2 ACCESSIBLE STALLS.
 - 32 PUBLIC STALL (INCLUDES ACCESSIBLE STALLS).
 - 12 PRIVATE STALLS.
 - REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING CONSTRUCTION.
 - THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS 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



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:

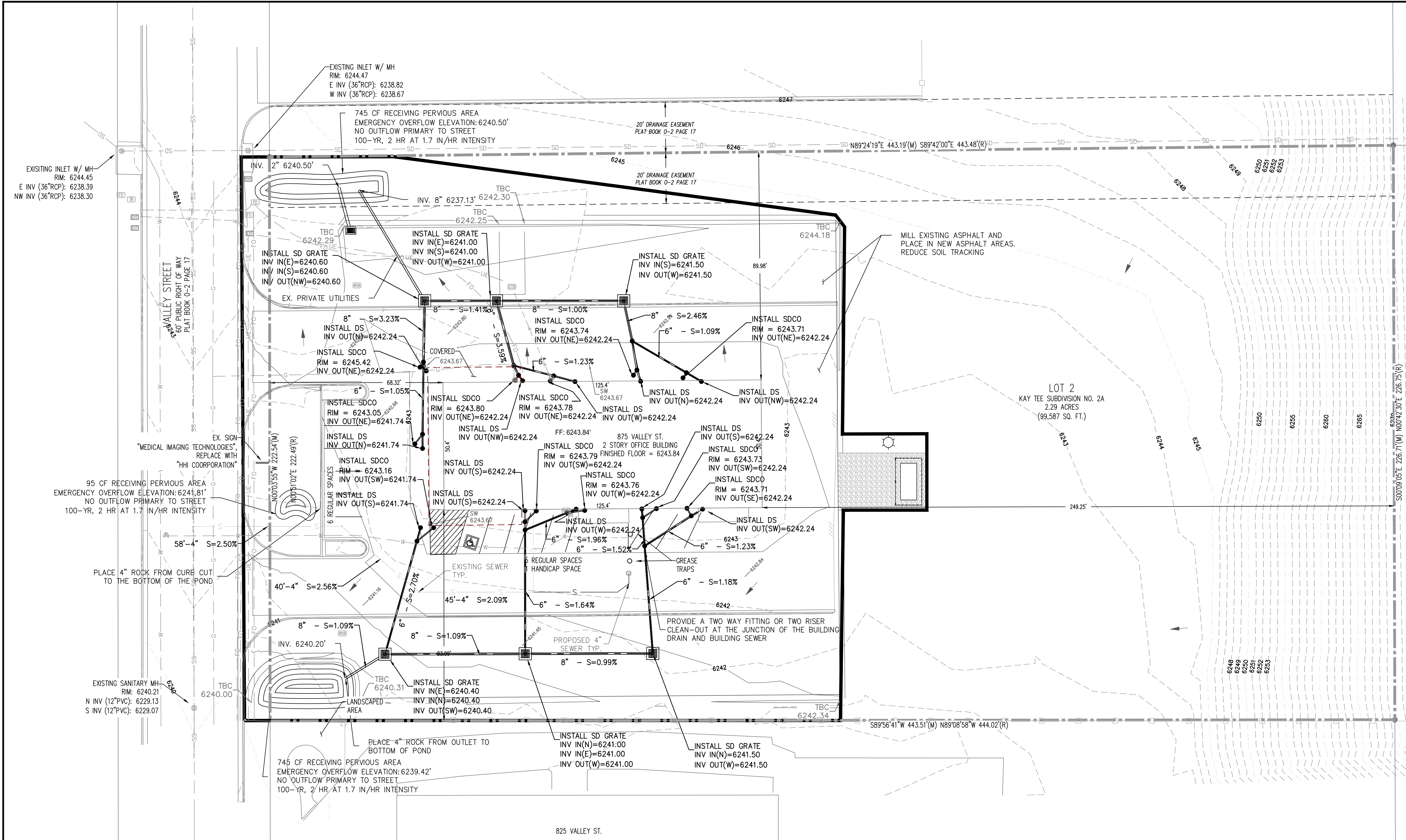
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PROJECT# 07623

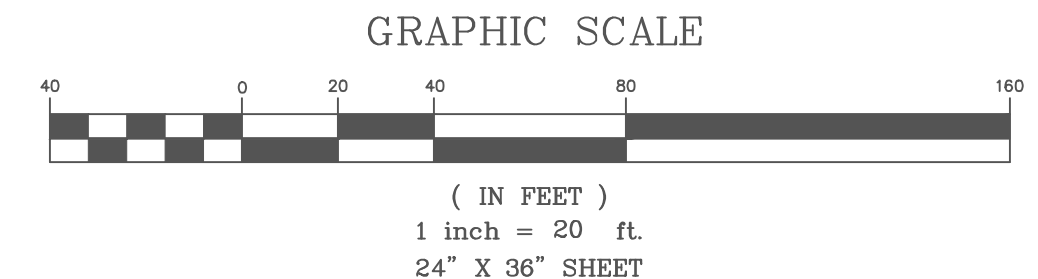


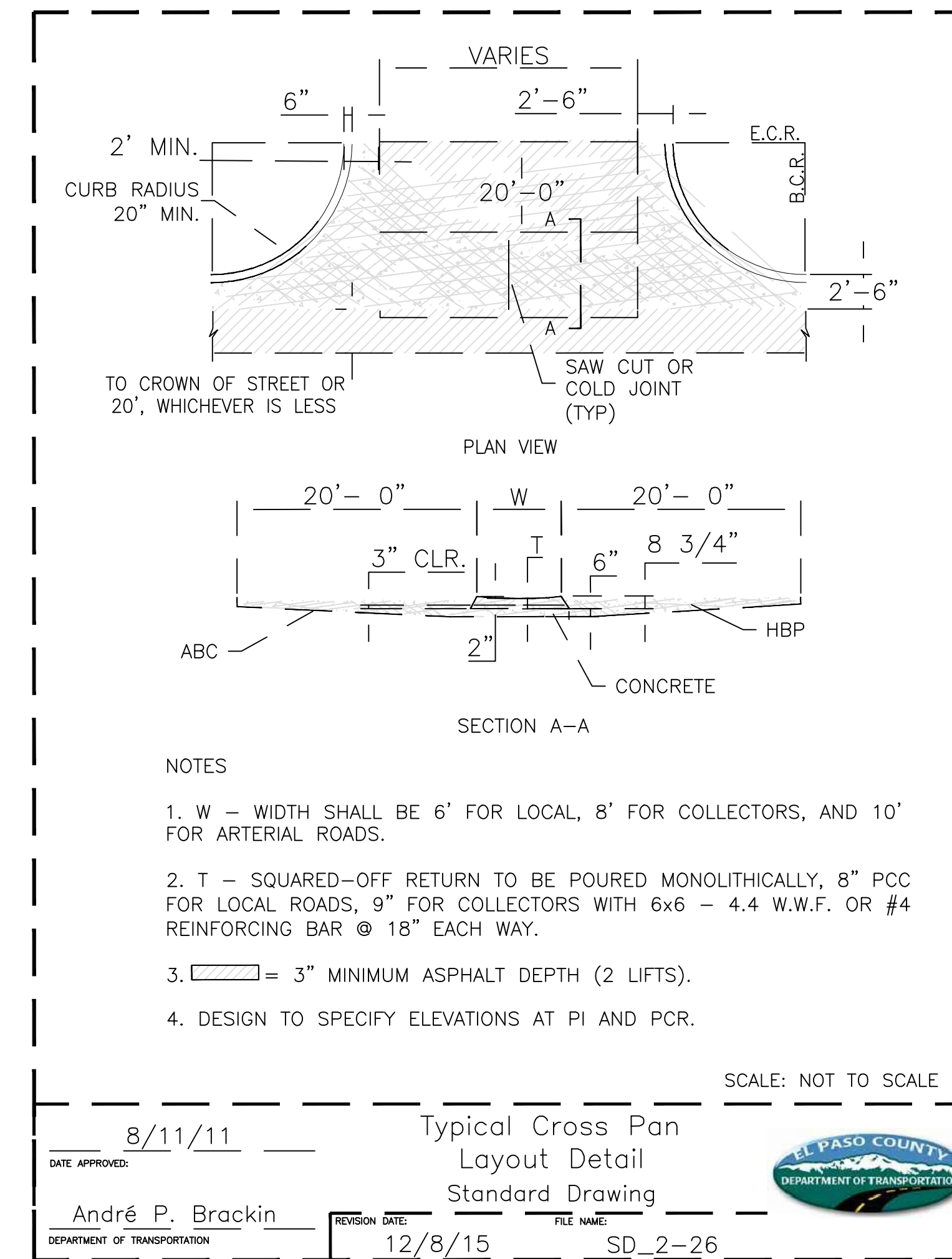
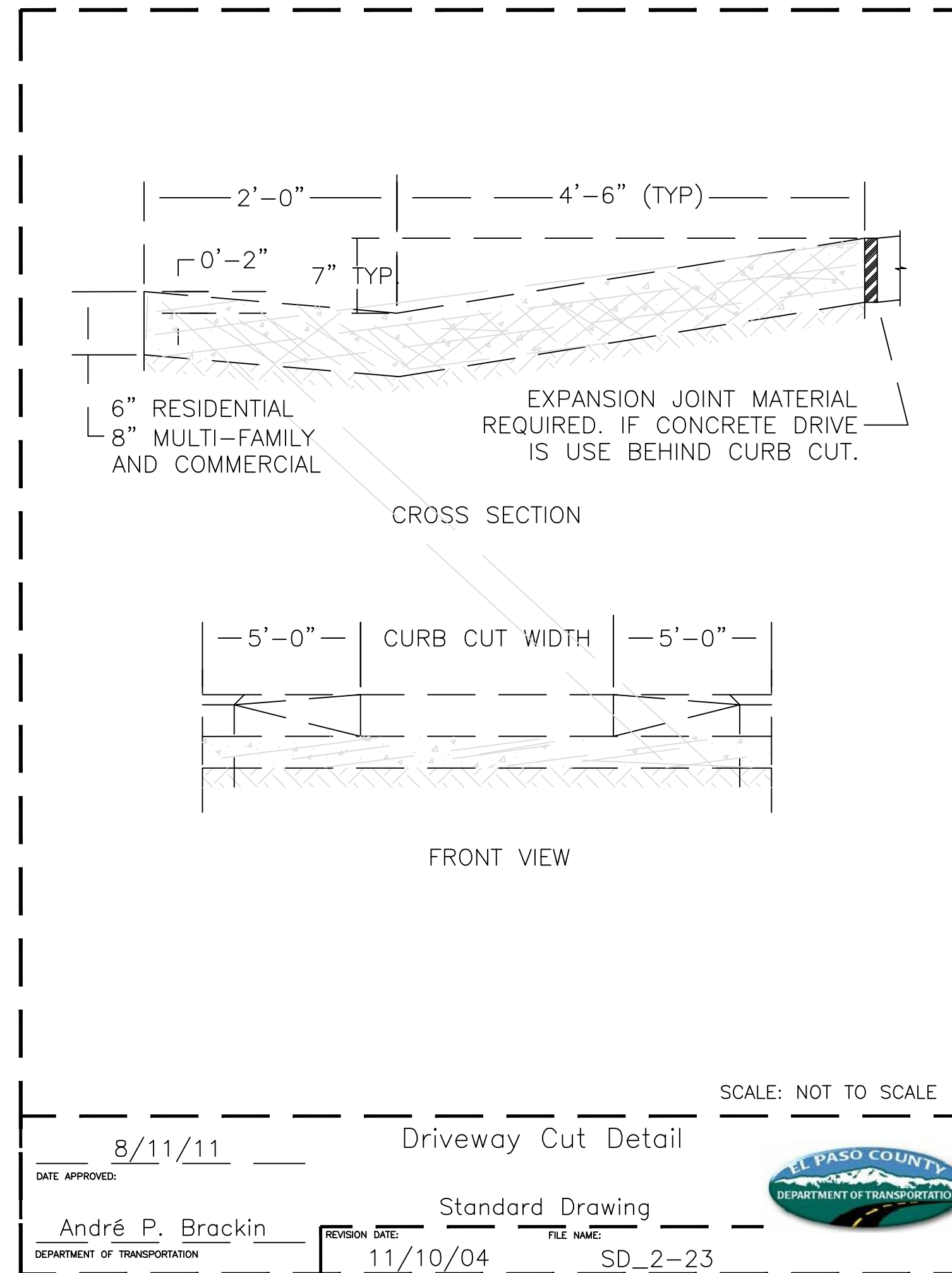
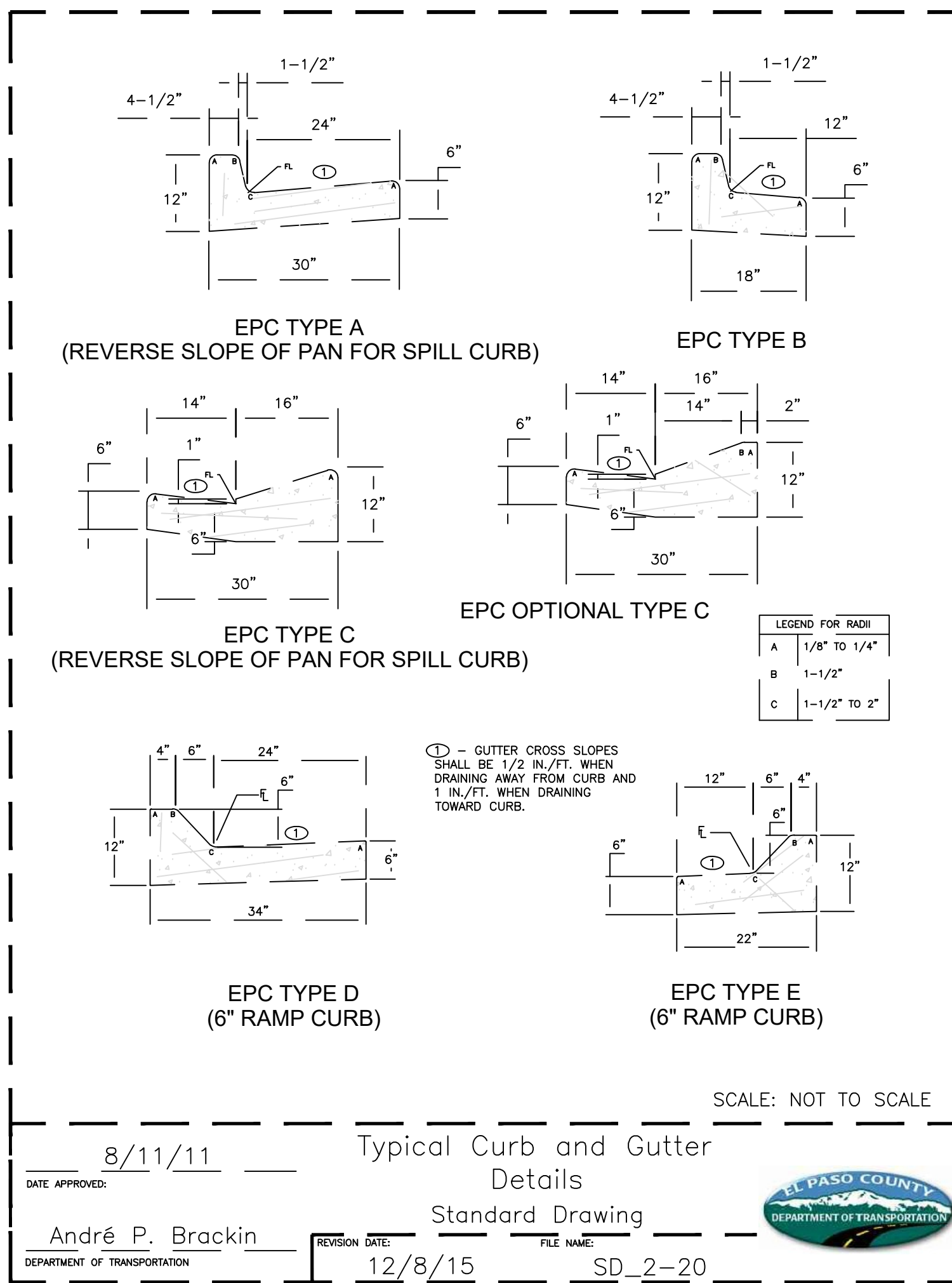
LEGEND

- | | | | | | |
|-----------|------------------------------|---|------------------------|---|------------------------|
| — — — — — | 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 | | | | |
| — — — — — | 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.





Per Section 6.2.2.G.1.b. of the landscape code, refuse collection areas shall be screened by an opaque wall or fence, architectural elements, dense evergreen plantings with a minimum 6 ft height, or berms with dense plantings creating an opaque appearance with a minimum height of 6 feet.

GRAPHICAL DEPICTION OF GARBAGE RECEPTACLE 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:
 AUGUST 22, 2024

DRAWN BY / REVIEWED BY:
 SMJDH

REVISIONS:

PRINTED FOR:
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PROJECT # 07263