

LEGEND

|  |                  |  |                  |  |      |                                    |  |                                    |
|--|------------------|--|------------------|--|------|------------------------------------|--|------------------------------------|
|  | EX PROPERTY LINE |  | EX WATER VALVE   |  | 5540 | PP CONTOURS—MAJOR                  |  | PP EROSION CONTROL BLANKET (FINAL) |
|  | EX RIGHT-OF-WAY  |  | EX WATER MANHOLE |  |      | PP CONTOURS—MINOR                  |  | STAGING AREA (INITIAL)             |
|  | EX FENCE         |  |                  |  |      | PP WATER/SEWER LINE                |  | CONCRETE WASHOUT (INITIAL)         |
|  |                  |  |                  |  |      | PP U.G. ELECTRIC LINE              |  | REVEGETATION AREA (FINAL)          |
|  |                  |  |                  |  |      | PP FENCE                           |  | GRAVEL "MULCH" (FINAL)             |
|  |                  |  |                  |  |      | PP FIRE HYDRANT                    |  | DEMO AREAS                         |
|  |                  |  |                  |  |      | PP WATER VALVE                     |  | PRE-DEVELOPED FLOW DIRECTION       |
|  |                  |  |                  |  |      | PP VEHICLE TRACKING PAD (INITIAL)  |  | DEVELOPED FLOW DIRECTION           |
|  |                  |  |                  |  |      | PP EROSION CONTROL BALES (INITIAL) |  | VEHICLE CIRCULATION PATH           |
|  |                  |  |                  |  |      | PP SILT FENCE (INITIAL)            |  |                                    |

NOTES:

- AERIAL IMAGERY IS NOT ACCURATELY SCALED AND SHOULD BE UTILIZED FOR REFERENCE ONLY (SOURCE: GOOGLE MAPS).
- 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.
- PROPOSED BUILDING SITE IS LOCATED OUTSIDE OF FLOODPLAIN (SEE FEMA FLOODPLAIN MAP).
- SEE UTILITY PLAN FOR DETAILED EXISTING UTILITY LINE LOCATIONS.

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DISTRICT

Add note stating: The owner agrees on behalf of him/herself and any developer or builder successors and assignees that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.

This needs to be regraded and changed to not encroach into adjoining property off the lot. Address this in the drainage letter and redesign. Correct on GEC Plan

Easement, not R.O.W.

There should be a property line here between County ROW and State land.

Identify Theriot Road.

Please provide documentation that identifies permission to use the 45' State Land Board easement to install a permanent access point for the water storage tank. Potential amendment to Contract 3536 (uploaded copy in EDARP)?

Move vicinity map so it is not blocking the identified access information.

dimension of the all property lines,

Include this in the GEC plan

Add diameter and sqft

Please clearly identify the height of the tank. LDC definition: "Building Height — The vertical distance measured from the average elevation of the finished grade adjoining the building to the highest point of the roof surface, if a flat roof;"

Please add property address and tax schedule number.

Call out buried tank

add sqft

relocate gate out of the ROW and correct access gate into the lot

Clarify in the Drainage Letter why you are utilizing Permeable Pavement (PP) and not some other surface. PP is typically used for stormwater quality treatment. But if the cumulative site disturbances (as I explained further in the Letter of Intent) are <1ac, than WQ treatment would not be required so PP would be unnecessary.

Parking is identified on the Site Dev. Plan, please include in calculation. (then check numbers)

| COVERAGE:                    | SF     | %    |
|------------------------------|--------|------|
| LOT (TANK SITE A)            | 43,560 |      |
| STRUCTURES (EX & PP)         | 7,272  | 16.7 |
| DRIVEWAY & PARKING (EX & PP) | 14,429 | 33.1 |
| PUBLIC STREET RIGHT-OF-WAY   | 0      | 0.0  |
| OPEN SPACE & LANDSCAPED AREA | 1,388  | 3.2% |
| DENSITY                      | 23,089 | 53%  |

correct sheet #

IF BAR DOES NOT MEASURE ONE INCH, SCALE OF THIS DRAWING HAS BEEN ALTERED

2024/07/01 8:50 AM By: Ryan Mangino N:\Projects\112 Woodmen Hills\112.126 Theriot Concrete Tank Drawings\Design\112126\_1\_Civil\_RMM.dwg