

Owner
AAA Eagle Limited Partnership, a Colorado limited partnership ATTN: Robert Cummings
9551 E Orchard Drive

Englewood, C🛮 80111

Legal Description:
Lot 5, Block A, in a Resubdivision of Lots 4 and 5, Block 1, Clearview Industrial Park Filing No. 1, according to the plat thereof recorded October 6, 1977, in Plat Book E3 at Page 86, under Reception No. 365905, County of El Paso, State of Colorado;
EXCEPTING therefrom the tract conveyed to the El Paso County Board of County Commissioners by Warranty Deed recorded November 6, 1992 in Book 6071 at Page 522, under Reception No. 2220747-1992, of said county records, El Paso, County, Colorado

<u>Units of measurement:</u> US Survey Feet

Address: 4250 Hancock Expressway

<u>Zone:</u> M CAD-□

<u>Setbacks:</u> Front = 15'

Rear = 15' Side = none listed

Max Building Height: 50' Max Lot Coverage: None listed Actuals are shown on the Plan/Elevations

Assessors Parcel No.: 65020-02-015

Flood plain: According to the current effective Federal Emergency Management Agency Flood Insurance Rate Map, the subject property is located outside the boundary of the 100 Year Floodplain, as identified on FEMA Mapping Panel No. 08041C0763 G, dated December 7, 2018.

<u>Proposed Use(s):</u> Automobile repair/service

<u>Development time table:</u> Winter, 2021

Area: Overall: 36,246 sf 100% Building: 7,562 sf 21% Impervious: 21,484 59% Landscape: 7,200 20%

<u>Parking requirements:</u> Total bldg(s) sf = 7,562 with two stalls Required: 1 space per employee on maximum shift plus 3 spaces per stall with 1 marked for handicapped parking Provided: 24 spaces total, with 2 marked for handicapped parking

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Site notes:

1. Trash dumpsters are to be screened by a 6' high, wooden fenced enclosure.

2. All parking and driveway areas are to be paved to meet H-20 load specs.

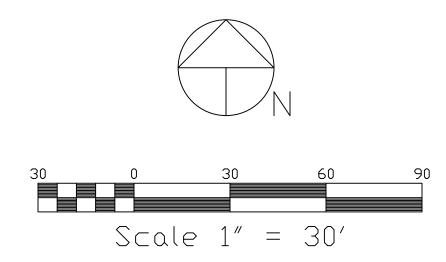
3. The street continuous spaces are to be marked and have a vertical sign. Ha

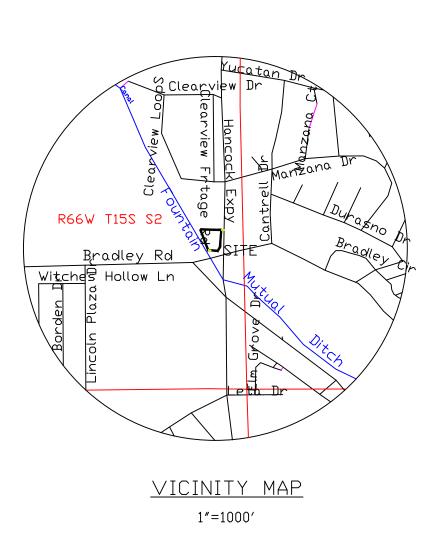
3. All handicapped parking spaces are to be marked and have a vertical sign. Handicapped parking will meet all applicable County and ADA requirements. Ramps are to be placed in a handicapped access aisle, be a minimum of 5' wide, and have a slope of no more than 8

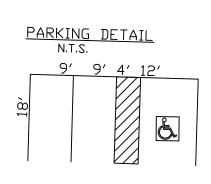
requirements. Ramps are to be placed in a handicapped access aisle, be a minimum of 5° wide, and have a slope of no more than 8° not exceed 2% slope in any direction.

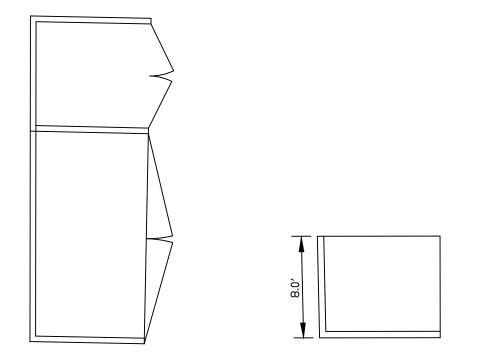
4. The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the El Paso County does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner.

<u>Site drainage:</u> Drainage will not change due to this action









TRASH DETAIL

<u>File No.:</u>

Prepared by the office of: Oliver E. Watts, Consulting Engineer, Inc. 614 Elkton Drive Colorado Springs, CO 80907 (719) 593-0173 □lliewatts@aol.com Celebrating 41 years in Business

		REVISIONS		PROJECT	SHT. NAME	SHT. NO.	
DRAWN BY: D.E. WATTS	APPROVED BY:		OLIVER E. WATTS	4250 HANCOCK ESPRESSWAY			1
DATE: 1-6-21	PROJ. NO.		CONSULTING ENGINEER	L5, BA, RESUB. L'S 4&5 CLEARVIEW IND. PK. F#1			1
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DWG. NO.: 20-5570-01 ESW, DEW V, 1-6-21	DWG.	-	COLORADO SPRINGS	EL PASO COUNTY, COLORADO	DE VEE OTTVIET VET ET ET	1 - 1	1
SURVEYED BY: DEW, ESW, 6-26-01, 7-27-01, 8-27-14						1	1