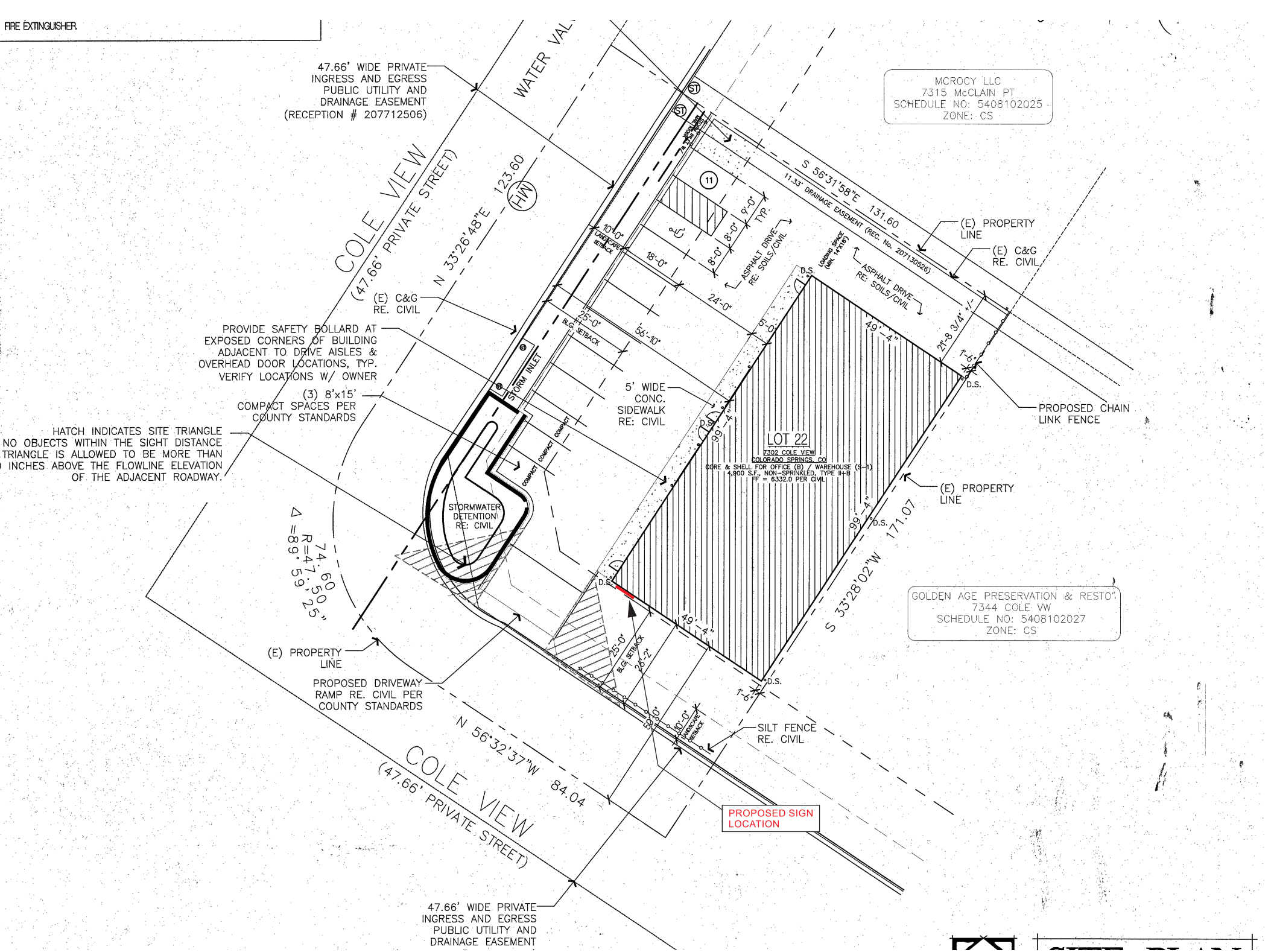
FIRE EXTINGUISHER
47.66' WIDE PRIVATE INGRESS AND EGRESS PUBLIC UTILITY AND DRAINAGE EASEMENT (RECEPTION # 207712506)
WATER VAL
COLE VIEW (47.66' PRIVATE STREET)
N 33°26'48"E 123.60
(HW)
MCROCY LLC
7315 McCLAIN PT
SCHEDULE NO: 5408102025
ZONE: CS
S 56°31'58"E 131.60
11-33' DRAINAGE EASEMENT (REC. No. 207130526)
(E) PROPERTY LINE
(E) C&G RE. CIVIL
10'-0" LANDSCAPE SETBACK
18'-0"
9'-0" TYP.
8'-0"
8'-0"
ASPHALT DRIVE RE: SOILS/CIVIL
LOADING SPACE (MIN. 14'x35')
ASPHALT DRIVE RE: SOILS/CIVIL
24'-0"
25'-0" BLDG. SETBACK
56'-10"
49'-4"
27'-8 3/4" +/-
1'-6"
D.S.
PROVIDE SAFETY BOLLARD AT EXPOSED CORNERS OF BUILDING ADJACENT TO DRIVE AISLES & OVERHEAD DOOR LOCATIONS, TYP. VERIFY LOCATIONS W/ OWNER
(3) 8'x15' COMPACT SPACES PER COUNTY STANDARDS
STORM INLET
5' WIDE CONC. SIDEWALK RE: CIVIL
PROPOSED CHAIN LINK FENCE
HATCH INDICATES SITE TRIANGLE
NO OBJECTS WITHIN THE SIGHT DISTANCE TRIANGLE IS ALLOWED TO BE MORE THAN INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
COMPACT
COMPACT
COMPACT
LOT 22
7302 COLE VIEW
COLORADO SPRINGS, CO
CORE & SHELL FOR OFFICE (B) / WAREHOUSE (S-1)
4,900 S.F., NON-SPRINKLED, TYPE II-B
FF = 6332.0 PER CIVIL
STORMWATER DETENTION RE: CIVIL
99'-4"
(E) PROPERTY LINE
S 33°28'02"W 171.07
GOLDEN AGE PRESERVATION & RESTO
7344 COLE VW
SCHEDULE NO: 5408102027
ZONE: CS
Δ=89°59'25"
R=47.50
74.60
(E) PROPERTY LINE
PROPOSED DRIVEWAY RAMP RE. CIVIL PER COUNTY STANDARDS
25'-0" BLDG. SETBACK
26'-2"
10'-0" LANDSCAPE SETBACK
SILT FENCE RE. CIVIL
N 56°32'37"W 84.04
PROPOSED SIGN LOCATION
COLE VIEW (47.66' PRIVATE STREET)
47.66' WIDE PRIVATE INGRESS AND EGRESS PUBLIC UTILITY AND DRAINAGE EASEMENT