

SITE LEGEND

PROPOSED BUILDING FOOTPRINT

EXISTING BUILDING FOOTPRINT

NEW 4" THICK CONCRETE SLAB W/ 4x4 WWF PROVIDE CONTROL JOINTS AS SHOWN, PROVIDE BROOM FINISH

NEW ASPHALT PAVING

AREA OF LANDSCAPING

SETBACK / EASEMENT LINE

PROPERTY LINE

7h WROUGHT IRON FENCE

7h CHAIN LINK FENCE W/ PRIVACY SLATS AND SECURITY BARBED WIRE

ACCESSIBLE ROUTE

T - TELEPHONE LINE

E - UNDERGROUND ELECTRICAL LINE

FO - FIBER OPTIC LINE

W - WATER LINE

G - GAS LINE

S - SANITARY LINE

SITE NOTES

1

(E) CURB AND GUTTER TO REMAIN

2

(E) SIDEWALK TO REMAIN

3

(E) STAIR AND RAILING TO REMAIN

4

(E) UTILITIES TO REMAIN

5

'VAND-OFF' PAVILION AND MONUMENT SIGN; RE: SIGN PLAN

6

PRE-MANUFACTURED CARPORT

7

RESURFACE (E) ASPHALT W/ MILLING AND 2" ASPHALT OVERLAY

8

NEW CURB AND GUTTER; RE: CIVIL

9

NEW CONCRETE SIDEWALK

10

MONUMENT SIGN; RE: SIGN PLAN

11

CONCRETE PATIO

12

GABION BASKET / STEEL PATIO RAIL

13

COLUMN

14

NEW WROUGHT IRON, TELESCOPIC SLIDING VEHICLE ACCESS GATE W/ KNOX BOX

15

DOG RUN

16

PERMEABLE SURFACE PICNIC AREA

17

NEW WROUGHT IRON, DOUBLE SLIDING VEHICLE ACCESS GATE W/ KNOX BOX

SITE PLAN NOTES

- SIGNAGE IS NOT APPROVED WITH THIS CONCEPT/DEVELOPMENT PLAN. SIGNAGE DESIGN IS TBD AND WILL BE SUBMITTED IN FUTURE SEPARATE SUBMITTAL.
- FLOOD LIGHTING IS PROHIBITED.
- ALL LIGHTING SHALL BE ARRANGED TO REFLECT AWAY FROM ADJOINING PROPERTIES AND PUBLIC RIGHT-OF-WAYS AND SHALL BE SHIELDED TO CONTAIN ALL DIRECT RAYS ON SITE. ALL LIGHTING FIXTURES SHALL BE FULL SHIELD OUT-OFF.

TRAFFIC IMPACT NOTE

- 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. 25-337), 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.

PROJECT DATA

PROJECT SUMMARY:	OFFICE AND LIGHT MANUFACTURING RENOVATION
PROJECT ADDRESS:	1570 PAONIA ST, COLORADO SPRINGS, CO 80915
TSN:	5406304016
LEGAL DESCRIPTION:	LOT 3 POWERS PLAZA
COUNTY ZONING:	I-2 CAD-0
PROJECT TYPE:	COMMERCIAL RENOVATION

BUILDING/SITE DATA

TOTAL SITE AREA:	1.78 ACRES
(E) BUILDING FOOTPRINT:	24,233 S.F.
GROSS BUILDING AREA:	24,338 S.F.
# OF STORIES:	1 (+ MEZZANINE)
EXISTING LOT COVERAGE:	31% (35% MAX.)
PROPOSED LOT COVERAGE:	41.4% < 20% INCREASE FOR ADMINISTRATIVE RELIEF
ACTUAL BUILDING HEIGHT:	20' - 0"

CONTACTS

OWNER:	WAYFARER VANS 2708 GUNNISON ST COLORADO SPRINGS, CO 80909 CONTACT: IAN HORGAN p. 719.417.8267 e. cvo@wayfarervans.com
APPLICANT / ARCHITECT:	ECHO ARCHITECTURE 2752 WEST COLORADO AVE COLORADO SPRINGS, CO 80904 CONTACT: SCOTT SCHUSTER p. 719.387.7836 e. scott@echo-arch.com
LANDSCAPE:	URBAN LANDSCAPE 2752 W. COLORADO AVE. COLORADO SPRINGS, CO 80904 CONTACT: JOHN OLSON p. 719.231.3959 e. john@urbanlandscapes.design
CIVIL:	3 ROCKS ENGINEERING 6 SOUTH TEJON STREET #614 COLORADO SPRINGS, CO 80903 CONTACT: GRAHAM FRANK p. 719.430.5333 e. jgrahamf@3rocksengineering.com

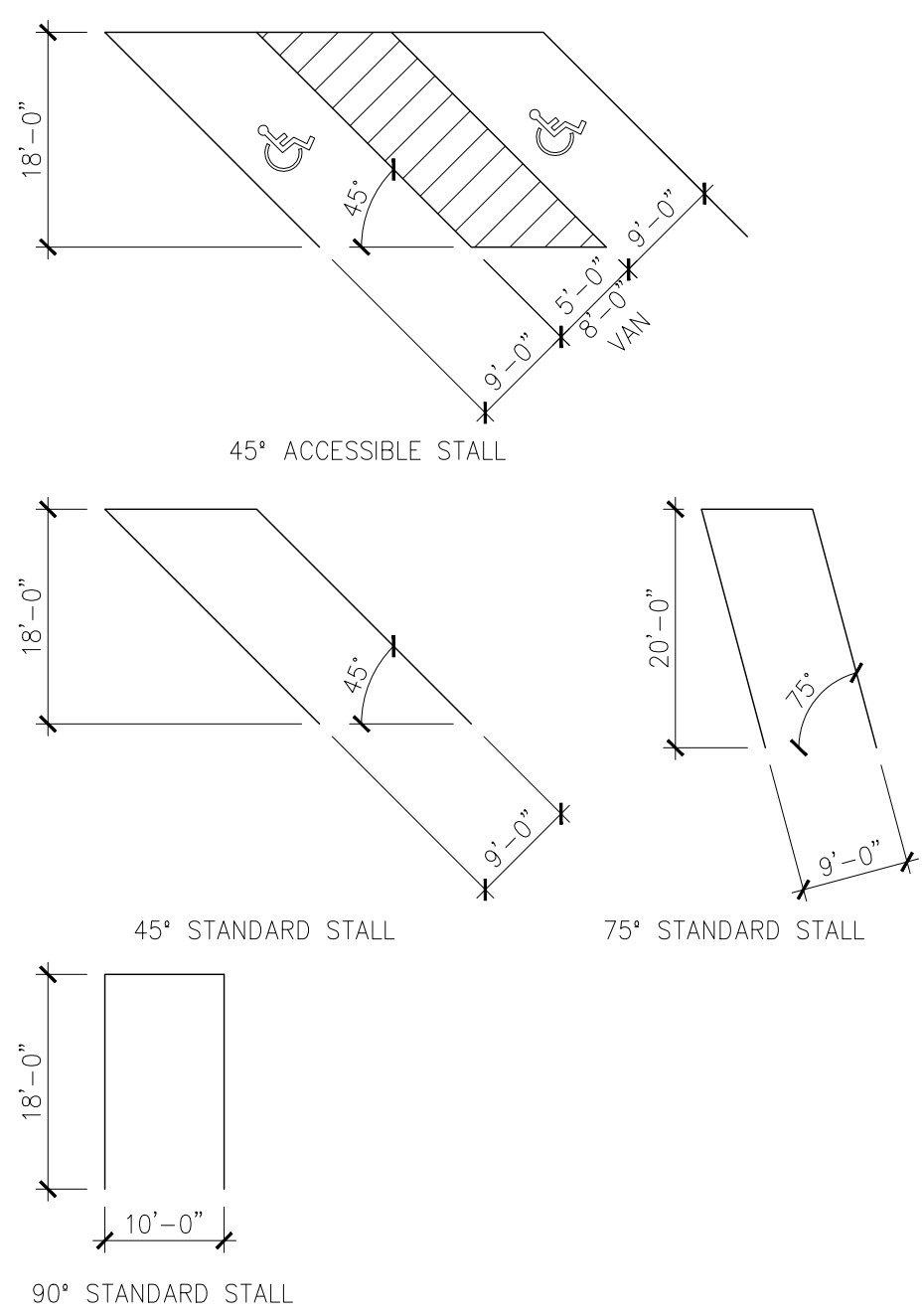
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VICINITY MAP

N.T.S.

TYP. PARKING DIMENSIONS



PARKING CALCULATION

	REQUIRED PER COUNTY CODE	SQUARE FOOTAGE	SUBTOTAL
PROFESSIONAL OFFICE	1 SPACES PER 200 SQUARE FEET	7,225 S.F.	37
INDUSTRIAL USE	1 SPACE PER 750 SQUARE FEET	17,007 S.F.	23
TOTAL REQUIRED			60
TOTAL PROVIDED			65

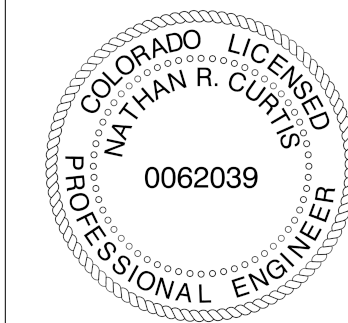
PRINTED NAME / PLANNING DIRECTOR

SIGNATURE

DATE

WAYFARER VANS

1570 PAONIA ST, COLORADO SPRINGS, CO 80915



SITE DEVELOPMENT PLANS AUGUST 17TH, 2026

PROJECT ARCHITECT: TOM MAGNUSON
ECHO ARCHITECTURE + INTERIORS
(719) 387-7836
TOM@ECHO-ARCH.COM

OWNER: WAYFARER VANS
(719) 417-8267

PROJECT ENGINEER: 3 ROCKS ENGINEERING
NATHAN CURTIS, P.E. 62039
(719) 430-9596
NATHANC@3ROCKSENGINEERING.COM

SITE DEVELOPMENT PLAN SUMMARY INFORMATION	
PROPERTY TAX SCHEDULE NUMBER	5406304016
LEGAL DESCRIPTION	LOT 3 POWERS PLAZA

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C1	COVER
C2	GENERAL NOTES
C3	EXISTING CONDITIONS & DEMOLITION PLAN
C4	SITE PLAN
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C6	OVERALL GRADING PLAN
C7	DETAILED GRADING PLAN
C8	ACCESSIBILITY GRADING PLAN
C9	CONSTRUCTION DETAILS

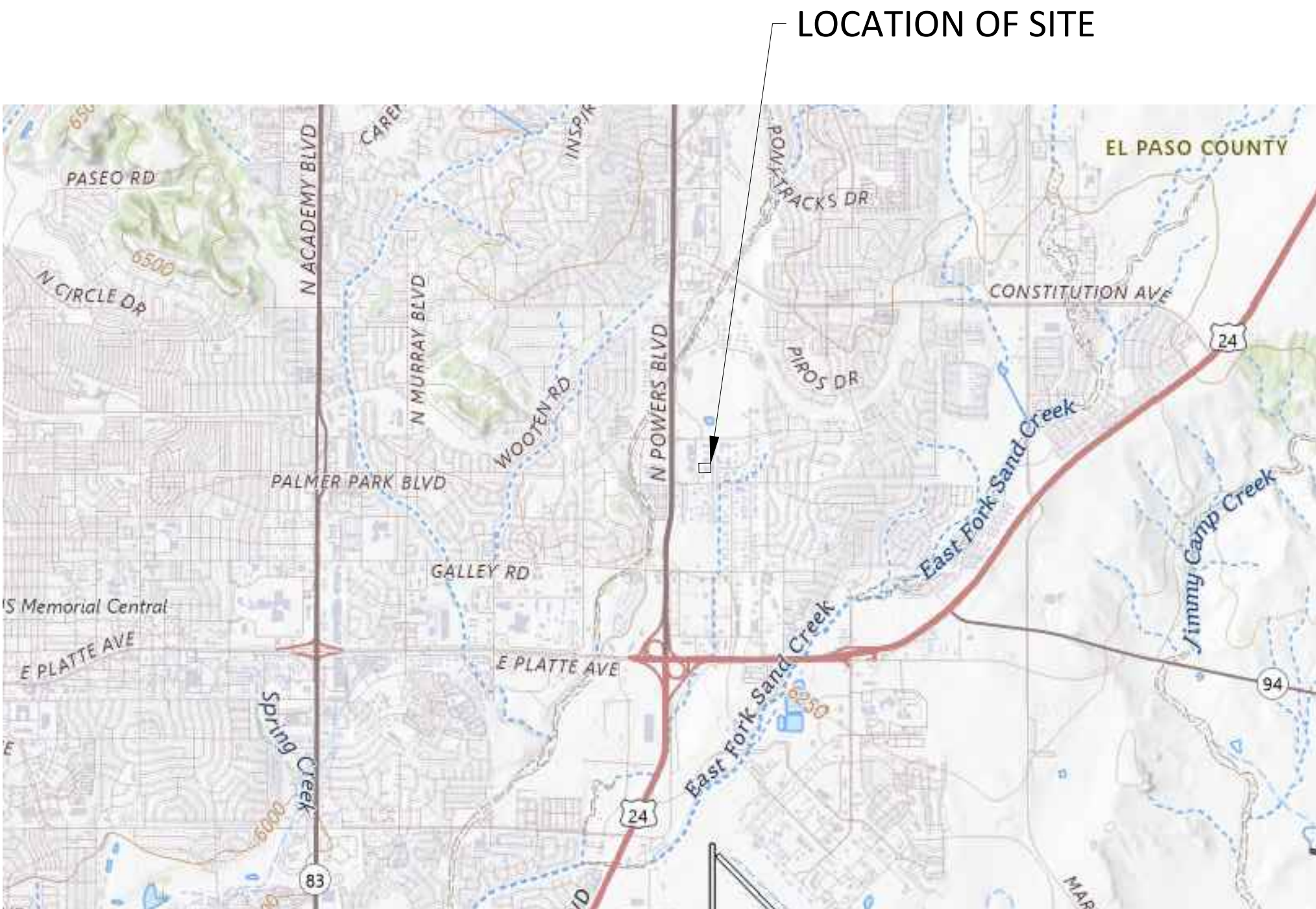
SCOPE OF WORK: The scope of work in these plans includes grading and site layout design to support the proposed building renovation.

ABBREVIATIONS:
ABC = AGGREGATE BASE COURSE
ADA = AMERICANS WITH DISABILITIES ACT OF 1990
AP = ANGLE POINT
APPROX = APPROXIMATE
ARCH = ARCHITECT
ASPH = ASPHALT
BLDG = BUILDING
C&G = CURB AND GUTTER
CDOT = COLORADO DEPARTMENT OF TRANSPORTATION
CO = CLEAN OUT
CONC = CONCRETE
CONT = CONTINUOUS
DEMO = DEMOLITION/DEMOLISH
DR = DRAIN
E = EASTING
EA = EACH
EG = EXISTING GRADE
EL = ELEVATION
ELEC = ELECTRIC
EOA = EDGE OF ASPHALT
EX = EXISTING
FFE = FINISHED FLOOR ELEVATION
FG = FINISHED GRADE
FH = FIRE HYDRANT
FHWA = FEDERAL HIGHWAY ADMINISTRATION
FL = FLOW LINE
HMA = HOT MIX ASPHALT
HWY = HIGHWAY
INV = INVERT
IRR = IRRIGATION
LF = LINEAL FEET
MAX = MAXIMUM
MH = MANHOLE
MIN = MINIMUM
MPH = MILES PER HOUR
N/A = NOT APPLICABLE
N = NOTHING
NTS = NOT TO SCALE
O.C.E.W. = ON CENTER EACH WAY
O/S = OFFSET
OC = ON CENTER
PL = PROPERTY LINE
PROP = PROPOSED
PVC = POLYVINYL CHLORIDE
R-R = REMOVE AND REPLACE
RAD = RADIUS
RAD PNT = CENTER OF RADIUS
RCP = REINFORCED CONCRETE PIPE
REF = REFERENCE
REQ = REQUIRED
ROW = RIGHT OF WAY
SF = SQUARE FEET
SW = SIDEWALK
TBC = TOP BACK OF CURB
TELE = TELEPHONE
TEMP = TEMPORARY
TYP = TYPICAL
VP = VALLEY PAN
WL = WATER LINE

GENERAL NOTES:
1. EXISTING CONDITIONS BASE MAP INFORMATION PROVIDED BY OTHERS.
2. ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION.
3. CONTRACTOR RESPONSIBLE FOR SITE 'CLEAN-UP', DISPOSAL OF EXCESS MATERIALS OR SPOILS, FINAL GRADING, AND RE-LANDSCAPING.

LEGEND:	
	EX TELEPHONE
	PROP TELEPHONE
	EX GAS LINE
	PROP GAS LINE
	EX ELECTRIC
	PROP ELECTRIC
	EX WATER LINE
	PROP WATER LINE
	EX SANSWR
	PROP SANSWR
	EX STRMSWR
	PROP STRMSWR
	DECIDUOUS TREE
	EVERGREEN TREE
	MONUMENT MARKER
	TELE RISER
	CABLE RISER
	ELECTRICAL TRANSFORMER
	EX ELECTRIC MANHOLE METER
	EX TELEPHONE MANHOLE
	EX STORM DRAIN MANHOLE
	EX SEWER MANHOLE
	EX WATER VALVE
	NEW WATER VALVE
	EX FIRE HYDRANT
	NEW FIRE HYDRANT
	NEW WATER SHUT-OFF VALVE
	EX WATER METER
	NEW WATER METER
	SPRINKLER IRRIGATION HEAD
	SOIL BORING LOCATION
	EX POWER POLE
	NEW POWER POLE
	EX STREETLIGHT POLE
	NEW STREETLIGHT POLE
	EX SIGN
	NEW SIGN
	NEW STORM MANHOLE
	NEW SEWER MANHOLE

EL PASO COUNTY ENGINEERING REVIEW:
PLANING & COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____



VICINITY MAP
(NOT TO SCALE)



Know what's below.
Call before you dig.

- GENERAL NOTES:
1. ALL WORK AND CONSTRUCTION FOR THIS PROJECT SHALL CONFORM TO THE CITY OF COLORADO SPRINGS SPECIFICATIONS, EL PASO COUNTY SPECIFICATIONS, AND THE SPECIFICATIONS AND DETAILS SHOWN ON THESE PLANS. IF CONFLICTING SPECIFICATIONS ARE DISCOVERED, CONTACT THE ENGINEER IMMEDIATELY.
 2. THE CONTRACTOR SHALL OBTAIN THE MOST UP TO DATE STANDARD SPECIFICATIONS AND DETAILS FROM ALL AGENCIES EXERCISING AUTHORITY OVER THIS PROJECT. A COPY OF THESE SPECIFICATIONS SHALL BE MAINTAINED AT THE JOBSITE AT ALL TIMES.
 3. THE CONTRACTOR SHALL HAVE IN THEIR POSSESSION AT ALL TIMES (1) SIGNED COPY OF THE PLANS AS APPROVED BY THE LOCAL GOVERNMENT AGENCY, THE OWNER, AND ENGINEER. THE CONTRACTOR SHALL NOT DEVIATE FROM THESE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER, ENGINEER, AND GOVERNING AGENCY.
 4. ALL WORK SHALL CONFORM TO LOCAL, STATE, AND FEDERAL APPLICABLE LAWS AND REGULATIONS.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FROM ALL JOB SITE SAFETY OF THEIR PERSONNEL, SUBCONTRACTORS, VISITORS, AND THE GENERAL PUBLIC. ALL JOB SITE SAFETY SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
 6. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE INDICATED ON THE PLANS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THEIR REPRESENTATIVE.
 7. THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY UPON THE DISCOVERY OF ERRORS OR DISCREPANCIES IN THESE PLANS AND SPECIFICATIONS.
 8. ALL ESTIMATED QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL PROVIDE WORK AND MATERIALS NECESSARY TO CONSTRUCTION THE PROJECT ACCORDING TO THESE PLANS.
 9. ALL CONTRACTOR PROPOSED DEVIATIONS FROM THESE PLANS, MATERIAL SPECIFICATIONS, OR SHOP DRAWINGS SHALL BE SUBMITTED TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE CONSTRUCTION OF SUCH CHANGES.
 10. CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH THE DESIGNATED LOVES CONSTRUCTION PROJECT MANAGER.
 11. CONTRACTOR SHALL PROTECT ALL SURVEY CONTROL AND PROPERTY MONUMENTS. ANY DAMAGED MONUMENTS SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
 12. THE CONTRACTOR SHALL REFER TO OTHER PLAN SETS FOR THE PROJECT ISSUED BY ARCHITECT, STRUCTURAL, ELECTRICAL, AND MECHANICAL ENGINEERS.
 13. IF HAZARDOUS MATERIALS ARE ENCOUNTERED ON THE SITE, THE CONTRACTOR SHALL IMMEDIATELY CEASE CONSTRUCTION AND NOTIFY THE OWNER.
 14. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
 15. SOURCE OF MAPPING: EXISTING FIELD CONDITIONS WERE GENERATED BY A SURVEY PERFORMED BY RED ROCK LAND SURVEYS
 16. THE EXISTING CONDITIONS SURVEY WAS NOT CONDUCTED BY 3 ROCKS ENGINEERING AND THEREFORE 3 ROCKS ENGINEERING IS NOT RESPONSIBLE FOR ANY CHANGE ORDERS OR RE-DESIGNS RESULTING FROM MISSING, MISREPRESENTED OR INCORRECT INFORMATION IN THE EXISTING CONDITIONS SURVEY RECEIVED. 3 ROCKS ENGINEERING CAN ONLY DESIGN OFF OF THE EXISTING CONDITIONS INFORMATION RECEIVED FROM THE THIRD-PARTY SURVEYOR.

- UTILITIES
17. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ONE CALL OF COLORADO AT #811 OR 800-922-1987 A MINIMUM OF 72 HOURS (EXCLUDING HOLIDAYS AND WEEKENDS) IN ADVANCE OF ANY EXCAVATION.
 18. THE LOCATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE ADDITIONAL UTILITIES PRESENT AT THE SITE THAT ARE NOT SHOWN ON THE PLANS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXISTENCE, LOCATION, AND SIZE OF UTILITIES.
 19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT, SUPPORT, AND AVOID DAMAGE TO UTILITIES. COSTS OF EXPLORATORY EXCAVATION, AS REQUIRED, ARE THE CONTRACTORS RESPONSIBILITY. DAMAGES TO EXISTING OR PROPOSED UTILITIES AND STRUCTURES SHALL BE REPORTED TO THE OWNER/ENGINEER AND REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR EXPENSE.
 20. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND SIZING OF ALL EXISTING UTILITIES AND CONFIRM EXACT LOCATIONS/SIZES OF ALL UTILITY SERVICE LINE HOOKUPS TO BUILDINGS PRIOR TO UTILITY CONSTRUCTION.
 21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING ONSITE MEETINGS WITH THE CITY, GOVERNING AGENCIES, AND UTILITY OWNERS PRIOR TO THE START OF CONSTRUCTION ON ANY UTILITIES.
 22. THE CONTRACTOR SHALL CONSTRUCT ALL WATER AND SANITARY SEWER SERVICE LINES AND CONNECTIONS IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE UTILITY PROVIDER.
 23. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYMENTS AND FEES AS REQUIRED FOR SERVICE CONNECTIONS TO UTILITY SERVICE MAINS. THE CONTRACTOR SHALL NOT BACKFILL SERVICE LINE CONNECTIONS UNTIL APPROVED BY THE GOVERNING AGENCY.
 24. UTILITY TRENCHES AND STRUCTURE EXCAVATIONS ARE TO BE SLOPED, BRACED, OR PROTECTED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.
 25. UNLESS NOTED OTHERWISE, THE CONTRACTOR SHALL PROVIDE TRENCHING FOR ALL UTILITY SERVICE LINES.
 26. CONTRACTOR SHALL SET ALL UTILITY STRUCTURES, CLEANOUTS, VALVES, METER PITS, SERVICE STOPS, ETC. TO FINISHED GRADE. EXISTING STRUCTURES SHALL BE RESET OR ADJUSTED TO FINISHED GRADE.
 27. CONTRACTOR SHALL COORDINATE WITH LOCAL FIRE DEPARTMENT TO ENSURE ADEQUATE FIRE PROTECTION IS AVAILABLE AT ALL TIMES TO THE SITE AND ADJACENT PROPERTIES. CONTRACTOR IS RESPONSIBLE FOR ARRANGING AND PROVIDING REQUESTED WATER MAIN VALVES WITH THE LOCAL GOVERNING AGENCY DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH WATER MAIN SHUTOFFS AT THE REQUEST OF THE GOVERNING AGENCY.
 28. TEMPORARY POWER, COMMUNICATIONS, SEWER, AND WATER FOR THE SITE DURING CONSTRUCTION ARE THE CONTRACTOR'S RESPONSIBILITY UNLESS SPECIFIED.

- DEMOLITION
29. CONTRACTOR SHALL PROTECT ALL UTILITY, PAVING, BUILDINGS, ETC. MARKED FOR PROTECTION OR ARE OUTSIDE OF THE PROPOSED CONSTRUCTION LIMITS.
 30. EDGES OF PAVEMENT REMOVAL ADJOINING PAVEMENT TO BE LEFT IN PLACE SHALL BE SAW-CUT THROUGH THE FULL DEPTH OF THE PAVEMENT.
 31. ALL DEMOLITION WORK SHALL BE DONE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS. EXISTING PAVEMENT, STRUCTURES, RUBBLE, ETC. SHALL NOT BE USED AS FILL MATERIAL WITHOUT WRITTEN PERMISSION FROM THE OWNER.
 32. CONTRACTOR SHALL COORDINATE DEMOLITION/REMOVAL OF EXISTING UTILITIES WITH UTILITY OWNERS. SERVICE INTERRUPTIONS SHALL BE COORDINATED WITH THAT UTILITY'S OWNER.
 33. UNANTICIPATED EXISTING STRUCTURES SUCH AS FOUNDATIONS, FOOTINGS, ETC. THAT ARE NOT DESIGNATED ON THE PLANS ARE THE CONTRACTOR'S RESPONSIBILITY.
 34. TREES MARKED FOR REMOVAL SHALL BE COMPLETELY REMOVED INCLUDING THE STUMP AND LARGE ROOTS.
 35. EROSION CONTROL BMPS ARE TO BE INSTALLED PRIOR TO DEMOLITION.

- GRADING
36. REFER TO GEOTECHNICAL REPORT FOR EARTHWORK RECOMMENDATIONS AND REQUIREMENTS.
 37. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS, UNDISTURBED AREAS, OR EXISTING FEATURES TO REMAIN ON THE SITE. CONTRACTOR SHALL PROTECT AREA OUTSIDE CONSTRUCTION LIMITS WITH BMPS, FENCES, BARRICADES, SUPPORTS, ETC. WHERE REQUIRED TO AVOID DAMAGE TO EXISTING FEATURES AND UNDISTURBED AREAS.
 38. ALL GRADING SHALL BE CONFINED INSIDE THE SITES PROPERTY BOUNDARY.
 39. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER OR OWNERS REPRESENTATIVES, AND PAY ALL FEES AS REQUIRED FOR CONSTRUCTION.
 40. PRIOR TO GRADING, CONTRACTOR SHALL PLACE PERIMETER EROSION CONTROL BMPS. REFER TO SWMPP PLAN FOR REQUIREMENTS.
 41. SIDEWALKS ALONG BUILDING FRONTAGE SHALL HAVE A 2% CROSS SLOPE AWAY FROM THE BUILDING.
 42. SOFTSCAPED AREAS TO BE GRADED AWAY FROM BUILDINGS @ MINIMUM 6" FALL IN THE FIRST 10'.
 43. BUILDING FOUNDATION STAKES SHALL BE SET BASED ON THIS SITE PLAN BY A REGISTERED SURVEYOR. SURVEYOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES NOTED DURING STAKING.
 44. SPOT ELEVATIONS, CURB ELEVATIONS, AND FINISHED FLOOR ELEVATIONS ON GRADING PLANS ARE FINISHED GRADE ELEVATIONS.
 45. ON-SITE RECYCLED FILL TO BE PLACED IN 8" LIFTS AND SHOULD BE MOISTURE TREATED TO WITHIN -1% TO +3% OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY OR GREATER.

- TRAFFIC CONTROL
46. THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL AND DEVICES NECESSARY TO COMPLETE THE WORK. ALL TRAFFIC CONTROL DEVICES AND METHODS OF DIRECTING TRAFFIC THROUGH CONSTRUCTION ZONES SHALL BE DONE ACCORDING TO THE LATEST EDITION OF THE MUTCD AND LOCAL/STATE SUPPLEMENTS. ADDITIONAL WORK IN THE ROW AND PERMITS FOR SUCH WORK ARE THE CONTRACTOR'S RESPONSIBILITY.

- STORMWATER MANAGEMENT AND EROSION/SEDIMENT CONTROL
47. CONTRACTOR SHALL NOT COMMENCE WORK UNTIL AN ACTIVE PERMIT HAS BEEN OBTAINED FROM THE STATE'S GOVERNING AUTHORITY. THE CONTRACTOR SHALL CONTINUOUSLY PROVIDE ADEQUATE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN.
 48. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) PRIOR TO ANY SITE WORK BEGINS.

49. THE PLACEMENT OF EROSION AND SEDIMENT CONTROL BMPS SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN.
50. CONTRACTOR IS TO ADJUST QUANTITY, LOCATION, AND TYPE OF BMPS AS NECESSARY FOR ON-SITE CONDITIONS DURING CONSTRUCTION. CONTRACTOR SHALL CONTINUALLY ASSESS AND MODIFY BMPS AS WORK PROGRESSES. THE CONTRACTOR WILL INSPECT ALL BMPS EVERY 14 DAYS OR LESS AND AFTER ALL PRECIPITATION EVENTS.
51. BMP MAINTENANCE AND REPAIR FROM STORM EVENTS SHALL BE COMPLETED WITHIN 24-HOURS OF SWMPPP INSPECTOR'S DIRECTION.
52. ACCUMULATED CONSTRUCTION DEBRIS AND SEDIMENT SHALL BE REMOVED FROM BMPS ON A WEEKLY SCHEDULE OR BEFORE IF ADVERSELY IMPACTING THE FUNCTION OF THE BMPS.
53. ADDITIONAL BMPS USED BY THE CONTRACTOR IN EXCESS OF WHAT IS SHOWN IN THESE PLANS REQUIRE PRIOR APPROVAL BY THE ENGINEER FOR PAYMENT.
54. IT IS THE CONTRACTOR'S RESPONSIBILITY TO USE EROSION CONTROL MEASURES AS NECESSARY.
55. INSTALL SILT FENCE OR STRAW WADDLES, PER CDOT M&S STANDARDS AT THE TOE OF EVERY FILL SLOPE.
56. TRACKING PAD TO BE INSTALLED AT CONSTRUCTION ENTRANCE.
57. PROTECT ALL DISTURBED SLOPES STEEPER THAN 4 FT. HORIZONTAL TO 1 FT. VERTICAL WITH EROSION CONTROL "TURF MATS", VEGETATION OR OTHER MEANS TO PREVENT EROSION. SLOPES SHALL NOT BE STEEPER THAN 2 HORIZ. TO 1 VERT. UNLESS A RETAINING STRUCTURE IS PROVIDED. ALL TEMPORARY SEEDING MIX SHALL BE PROVIDED BY THE CONTRACTOR.
58. PERMANENT EROSION CONTROL TO BE PLACED AFTER CUT AND FILL SLOPES ARE IN PLACE. ALL CUT AND FILL SLOPES TO BE RE-VEGETATED AFTER CONSTRUCTION
59. TOPSOIL SHALL BE SEPARATED FROM SUBSOIL AND STOCKPILED WITHIN THE CONSTRUCTION LIMITS FOR POST-CONSTRUCTION RESTORATION. STOCKPILES SHALL BE PROTECTED FROM EROSION WITH MEASURES SPECIFIED IN SWPPP. SOILS STOCKPILED FOR MORE THAN 30 DAYS SHALL BE MULCHED AND SEEDED WITH A TEMPORARY GRASS COVER WITHIN 14 DAYS OF STOCKPILE CONSTRUCTION.
60. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY IMPACTS TO ADJACENT PROPERTIES, WATERWAYS, WETLANDS, ETC. THAT RESULT FROM WORK DONE AS PART OF THIS PROJECT.
61. A WATER SOURCE MUST BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST. THE CONTRACTOR SHALL ABATE DUST NUISANCE AS NECESSARY BY SPRINKLING WITH WATER OR OTHER MEANS AS NECESSARY. IT IS ANTICIPATED DUST CONTROL WILL BE REQUIRED ON THIS PROJECT.
62. THE CONTRACTOR SHALL KEEP ALL DEBRIS, POLLUTANTS, AND SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM.
63. AII SPILLS INCLUDING, BUT NOT LIMITED TO, PETROLEUM PRODUCTS, SOLVENTS, HYDRAULIC FLUID, AND CEMENT SHALL BE CLEANED UP IMMEDIATELY AND REPORTED AS REQUIRED BY LOCAL AND STATE REGULATIONS.
64. TRUCK LOADS FROM AND TO THE SITE SHALL BE PROPERLY COVERED TO PREVENT DEBRIS ON PUBLIC ROW.
65. ALL CONCRETE WASTE SHALL BE WASHED OUT AT THE SPECIFIED LOCATION ON THE PLANS. WATER FOR CLEANING TRUCKS AND EQUIPMENT SHALL NOT BE DISPOSED OFF IN THE STORMWATER SYSTEM.
66. CONTRACTOR SHALL CLEAN OUT ALL SEDIMENT AND DEBRIS FROM EXISTING AND PROPOSED INLETS, PIPES, MANHOLES, AND BASINS TO THE LEVEL OF QUALITY OF THE OWNER AND LOCAL AUTHORITIES.
67. IF GROUNDWATER IS ENCOUNTERED, THE CONTRACTOR SHALL COORDINATE WITH LOCAL AND STATE AGENCIES TO ACQUIRE THE REQUIRED PERMITS. CONTRACTOR IS RESPONSIBLE FOR MEETING THE CONDITIONS OF SUCH PERMITS.
68. CONTRACTOR SHALL PROVIDE A COMPLETED "NOTICE OF TERMINATION" TO OWNER, FOR OWNERS SUBMITTAL TO THE STATE AT THE COMPLETION OF THE PROJECT. THE PROJECT IS NOT CONSIDERED COMPLETE UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED, SEEDED AREAS SHOW SUBSTANTIAL AND UNIFORM GROWTH, AND ALL TEMPORARY BMPS ARE REMOVED FROM THE SITE.

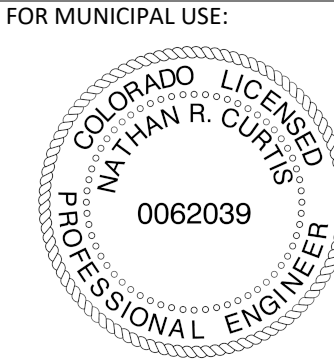
- PAVING NOTES
69. CONTRACTOR SHALL CERTIFY THAT ALL AGGREGATES USED ON THIS PROJECT ARE FREE FROM HAZARDOUS COMPONENTS IN EXCESS OF THE THRESHOLD CONCENTRATIONS ESTABLISHED BY THE E.P.A.

70. CONTRACTOR SHALL CERTIFY THAT ALL AGGREGATES USED ON THIS PROJECT ARE FREE FROM HAZARDOUS COMPONENTS IN EXCESS OF THE THRESHOLD CONCENTRATIONS ESTABLISHED BY THE E.P.A.

- PROJECT CLOSEOUT
71. PRIOR TO PROJECT COMPLETION, THE CONTRACTOR SHALL NOTIFY THE OWNER TO SCHEDULE A SITE VISIT WITH THE OWNER OR THEIR REPRESENTATIVE. FINAL COMPLETION SHALL NOT BE ISSUED UNTIL APPROVAL IS GIVEN BY THE OWNER.

- COMPACTION STANDARDS
72. REFER TO GEOTECHNICAL REPORT FOR COMPACTION STANDARDS. IF THE FOLLOWING COMPACTION STANDARDS CONTRADICT THE RECOMMENDATIONS AND OR REQUIREMENTS OF THE GEOTECHNICAL REPORT OR REQUIREMENTS OF JURISDICTION HAVING REQUIREMENTS, USE THE MORE STRINGENT.

- STANDARD NOTES FOR EL PASO COUNTY CONSTRUCTION PLANS:
1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLAN OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
 3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOIL AND GEOTECHNICAL REPORT, AND ALL THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - 3.1. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - 3.2. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - 3.3. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION
 - 3.4. CDOT M & S STANDARDS
 4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
 5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATION NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
 6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) - INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
 7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
 8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
 9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
 10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
 11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
 12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLAN SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES AND ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
 13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED]
 14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
 15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.
 16. EL PASO COUNTY DOES NOT OWN AND IS NOT RESPONSIBLE FOR THE UNDERDRAINS OR GROUNDWATER DISCHARGE SYSTEMS SHOWN ON THERE PLANS AND ASSUMES NO LIABILITY FOR WATER RIGHTS ADMINISTRATION BY APPROVING THESE PLANS. MAINTENANCE AND WATER RIGHTS ARE THE RESPONSIBILITY OF THE DEVELOPER AND THE CITY OF COLORADO SPRINGS.

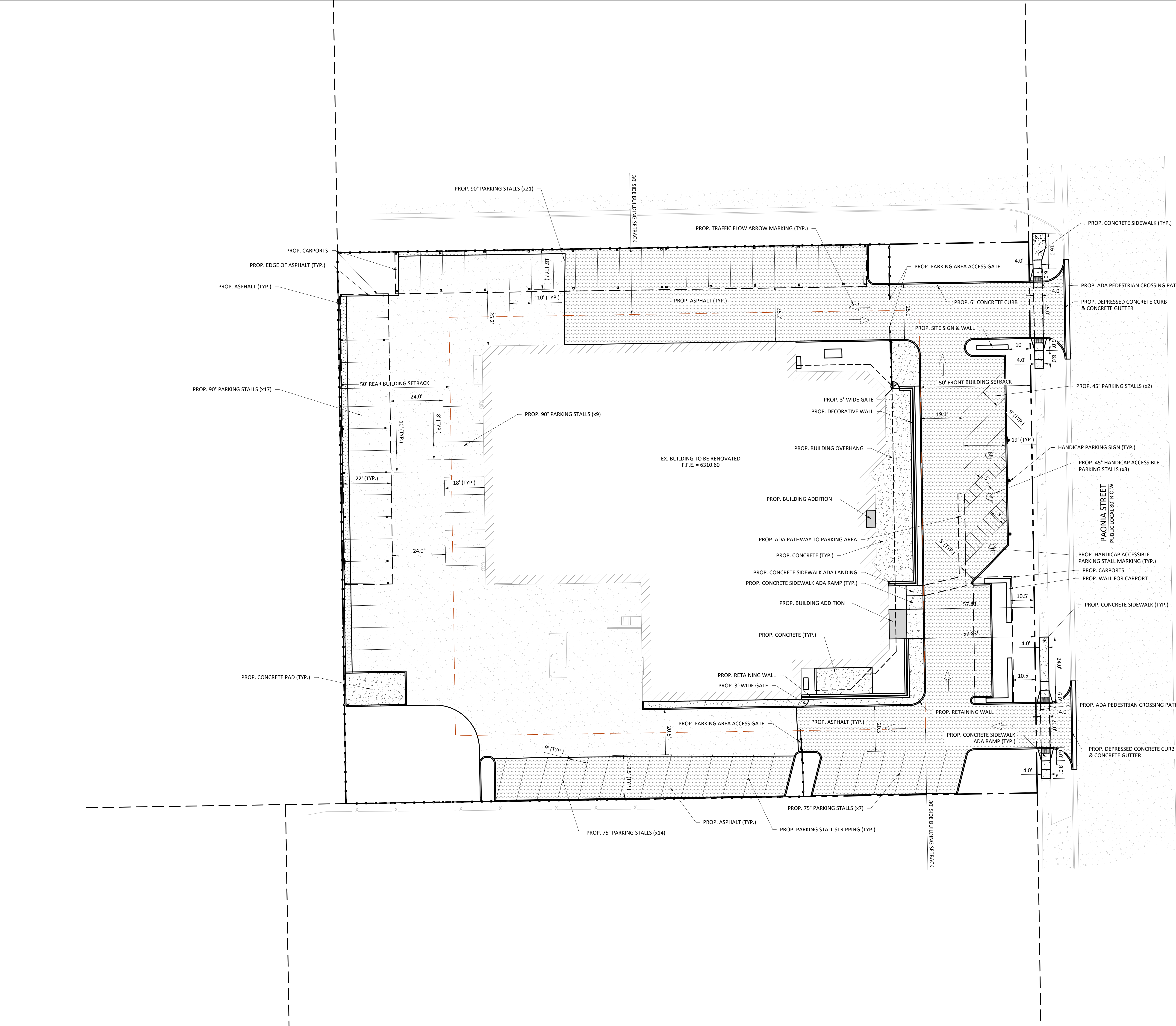


WAYFARER VANS

ISSUED DATES	
V1.0-06/22/2026	
V2.0-08/17/2026	

PROJECT ENG:NRC QA/QC:NRC DRAWN BY:DTP PRI # 26.087 DATE: 06/22/2026	
C2 /9	
GENERAL NOTES	

COUNTY PLAN #: PPR2618



LEGEND

- EX MAJOR CONTOURS
- EX MINOR CONTOURS
- EX UTILITY EASEMENT
- EX ACCESS EASEMENT
- PROPERTY BOUNDARY
- SETBACK

ZONING DISTRICT REQUIREMENTS (I-2, LIMITED INDUSTRIAL DISTRICT)			
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	1 ACRE	1.787 ACRES	1.787 ACRES
MIN. FRONT SETBACK	50 FT.	65.73 FT.	57.83 FT.
MIN. REAR SETBACK	50 FT.	64.74 FT.	64.74 FT.
MIN. SIDE SETBACK (NORTH)	30 FT.	41.38 FT.	41.38 FT.
MIN. SIDE SETBACK (SOUTH)	30 FT.	43.96 FT.	43.96 FT.
MAX. LOT COVERAGE	35%	31.08%	42.94%
MAX. BUILDING HEIGHT	45 FT.	< 45 FT.	< 45 FT.
MIN. PARKING SPACES	1 SPACE PER 750 S.F. OF FLOOR AREA (33 SPACES)	29 SPACES	73 SPACES
MAX. IMPERVIOUS COVERAGE	N/A	79.35%	88.16%

LOT COVERAGE CALCULATIONS		
SURFACE TYPE	EXISTING	PROPOSED
BUILDING	24,197 S.F.	24,337 S.F.
CARPORTS	0 S.F.	7,899 S.F.
TOTAL LOT COVERAGE	24,197 S.F.	32,236 S.F.
LOT AREA	77,857 S.F.	
LOT COVERAGE PERCENTAGE	31.08%	41.40%

IMPERVIOUS COVERAGE CALCULATIONS		
SURFACE TYPE	EXISTING	PROPOSED
BUILDING	24,197 S.F.	24,337 S.F.
CONCRETE	2,554 S.F.	3,679 S.F.
ASPHALT	34,994 S.F.	40,082 S.F.
WALLS	33 S.F.	542 S.F.
TOTAL IMPERVIOUS COVERAGE	61,778 S.F.	68,640 S.F.
LOT AREA	77,857 S.F.	
IMP. COVERAGE PERCENTAGE	79.35%	88.16%

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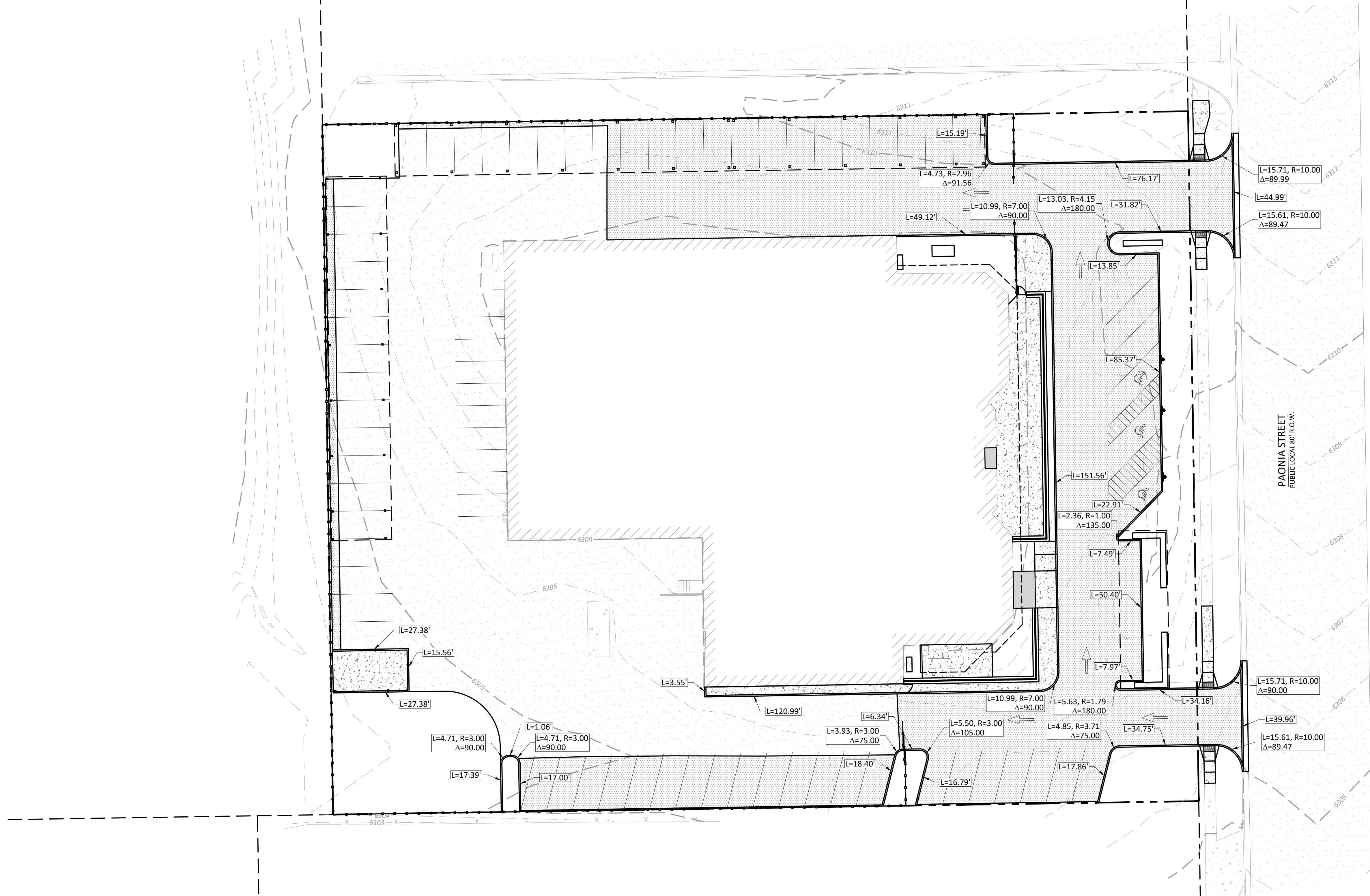
ISSUED DATES

V1.0-06/22/2026
V2.0-08/17/2026

PROJECT ENG: NRC
QA/QC: NRC
DRAWN BY: DTP
PRJ # 26.087
DATE: 06/22/2026

C4 /9

SITE PLAN



LEGEND

- EX MAJOR CONTOURS
- EX MINOR CONTOURS
- EX UTILITY EASEMENT
- EX ACCESS EASEMENT
- PROPERTY BOUNDARY
- SETBACK

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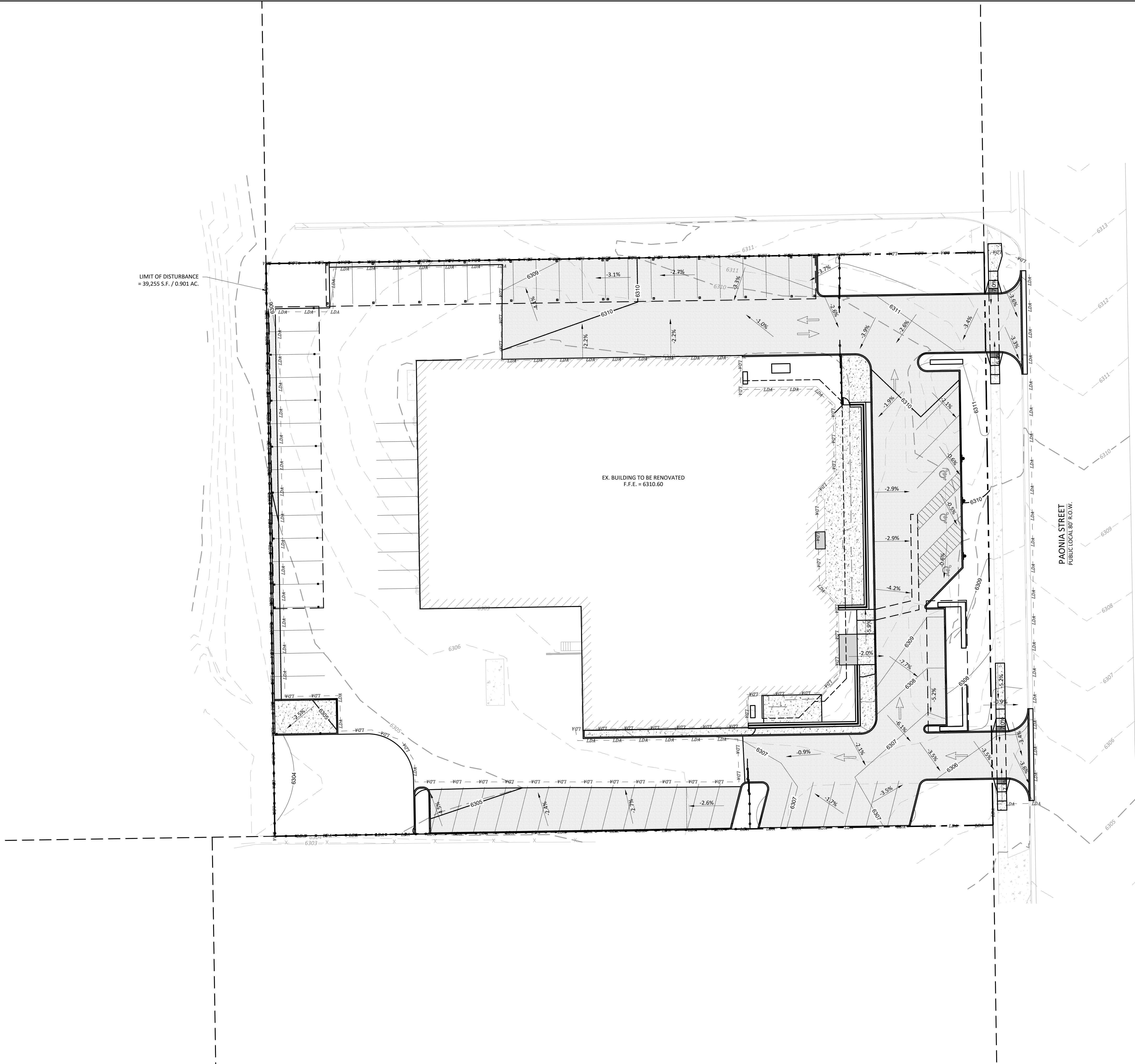
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C5	/9
HORIZONTAL CONTROL & PAVING PLAN	



LEGEND

- EX MAJOR CONTOURS
- EX MINOR CONTOURS
- EX UTILITY EASEMENT
- EX ACCESS EASEMENT
- PROPERTY BOUNDARY
- LDA- LDA- LIMIT OF DISTURBANCE

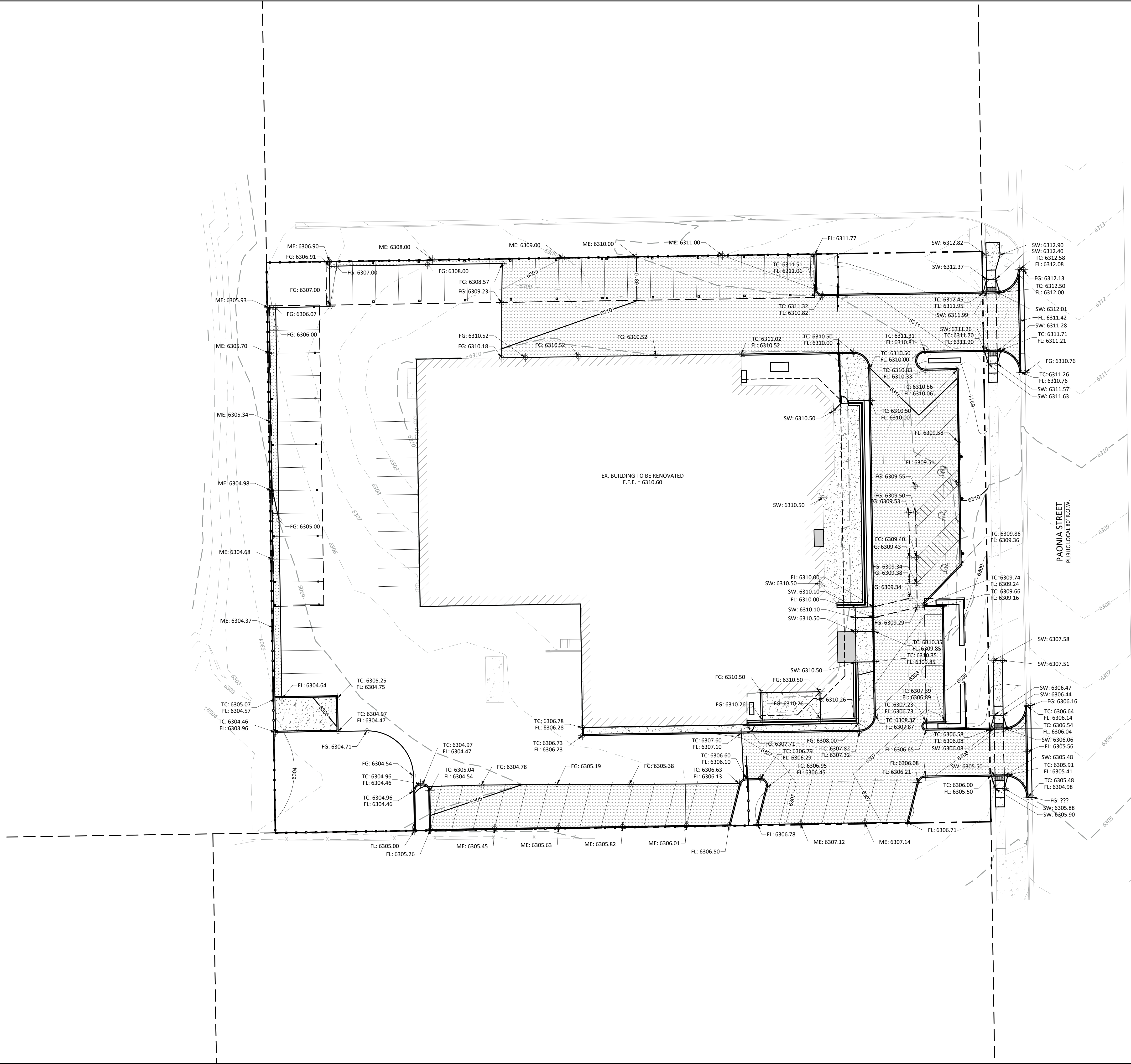
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LEGEND

- EX MAJOR CONTOURS
- EX MINOR CONTOURS
- EX UTILITY EASEMENT
- EX ACCESS EASEMENT
- PROPERTY BOUNDARY
- SETBACK

SPOT ELEVATION LABELS

BW: BOTTOM OF WALL GRADE
FG: FINISHED GRADE
FL: FLOW LINE GRADE
ME: MATCH EXISTING GRADE
SW: SIDEWALK GRADE
TC: TOP BACK OF CURB GRADE
TW: TOP OF WALL GRADE

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