

**LANDSCAPE NOTE:**  
 Applicant is familiar with the landscape requirements listed in section 6.2.2(D)2(B) of the Code and is requesting an alternative landscape plan that will minimize visibility from the residential lots by placing 1 tree every 25 feet (with 1/3 of the trees being evergreen) around the concrete apron instead of the entire common parcel line.

**ACCESSIBILITY NOTE:**  
 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.

**SITE LEGEND**

-  NEW 4" THICK CONCRETE SLAB W/ 4x4 WWF PROVIDE CONTROL JOINTS AS SHOWN, PROVIDE BROOM FINISH
-  EXISTING BUILDING FOOTPRINT
-  NEW BUILDING FOOTPRINT
-  PROPERTY LINE
-  SETBACK LINE
-  EASEMENT LINE
-  LOT LINE
-  (E) 6" HIGH CEDAR FENCE UNO
-  PROPOSED GRADE / FINISH FLOOR (FEET)

**CONTACTS**

**OWNER:** PECK FAMILY LIVING TRUST  
 204 WESTCOTT AVE  
 COLORADO SPRINGS, CO, 80906

**APPLICANT:** CONTACT: PAUL FARICY  
 p. 719.491.8011  
 e. pfaricy@faricy.com

**ARCHITECT:** ECHO ARCHITECTURE  
 4 SOUTH WAHSATCH AVE #120  
 COLORADO SPRINGS, CO 80903

CONTACT: SCOTT SCHUSTER  
 p. 719.387.7836  
 e. scott@echo-arch.com

**PROJECT DATA**

**PROJECT SUMMARY:** NEW METAL BUILDING TO EXISTING LOT

**PROJECT ADDRESS:** 1875 MAIN STREET  
 COLORADO SPRINGS CO 80911

**TSN:** 6501312002

**LEGAL DESCRIPTION:** LOT 2 ELM GROVE VILLA SUBDIVISION

**COUNTY ZONING:** CC (COMMERCIAL COMMUNITY)

**PROJECT TYPE:** COMMERCIAL

**BUILDING/SITE DATA**

**TOTAL SITE AREA:** 70,567 S.F. (1.62 ACRES)

**BUILDING FOOTPRINT:** 4,800 S.F.

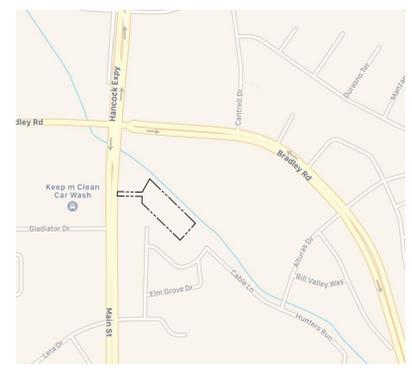
**# OF STORIES:** 1

**BUILDING HEIGHT:** 21'-0"

**PROPOSED LOT COVERAGE:** 7%

**IMPERVIOUS AREA:** NEW CONC.: 14,198 S.F.  
 BUILDING PAD: 4,800 S.F.  
 TOTAL NEW: 18,998 S.F.  
 (E) ASPHALT DRIVE: 5,150 S.F.  
 TOTAL (E) + NEW: 24,148 S.F.  
 (0.55 ACRES)

**PARKING:** 1 VAN ACCESSIBLE  
 3 STANDARD STALLS  
 TOTAL: 4 STALLS



**SITE PLAN**  
 PCD FILE NO: AL 1821

**ECHO**

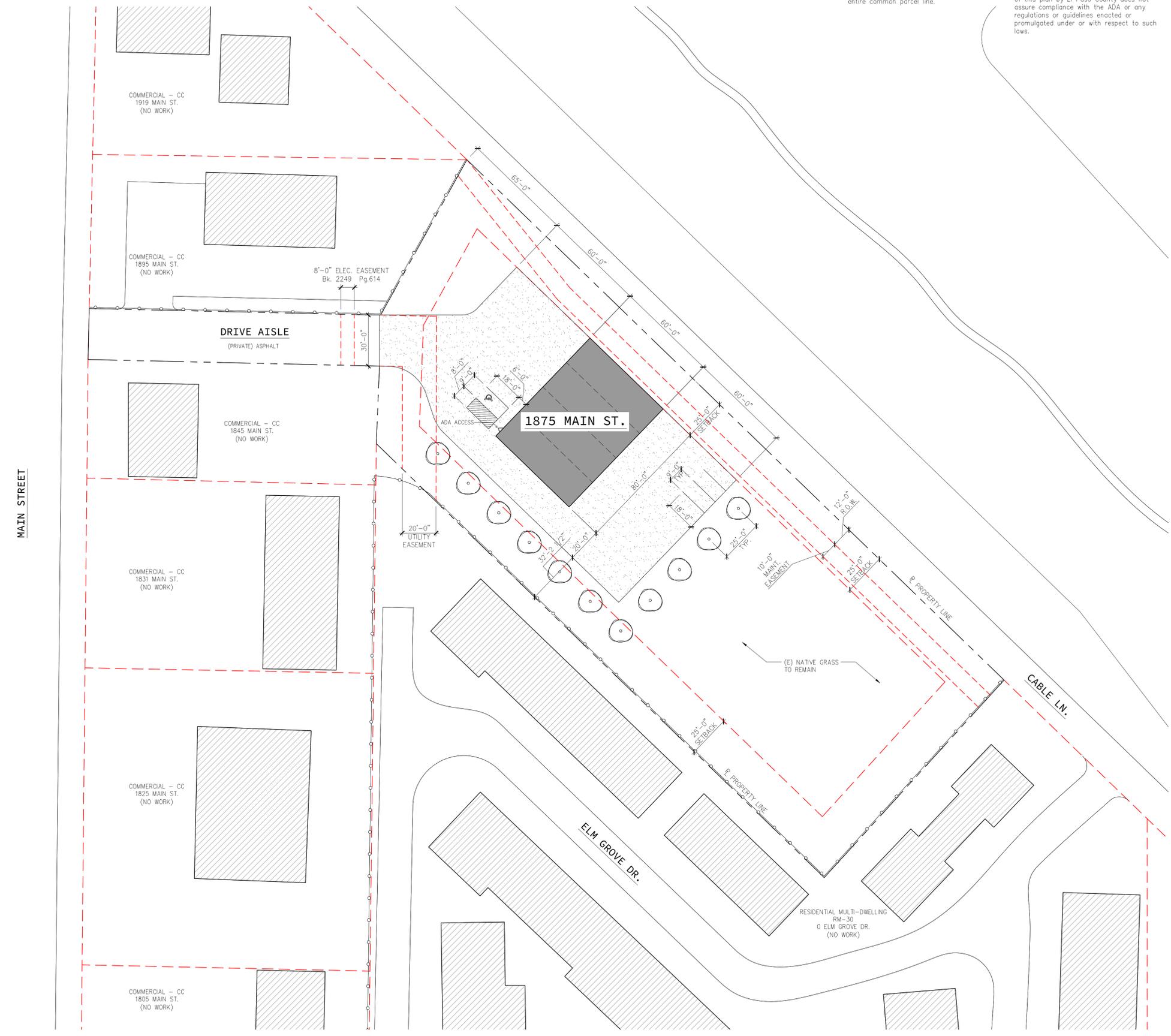
2018-016-FARICY  
 REC BUILDING  
 1875 MAIN ST.  
 COLORADO SPRINGS

date: 09.02.2018  
 phase: SITE CONCEPT  
 drawn by: RCS

**VICINITY MAP**  
 N.T.S.

Echo Architecture, LLC  
 4 S Wahsatch Ave, #120  
 Colorado Springs, CO 80903  
 www.echo-arch.com  
 t 719.387.7836

**A1**



**1 SITE PLAN**  
 1" = 30'-0"

