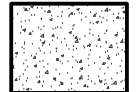






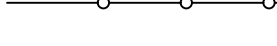
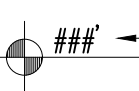


SITE LEGEND

-  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: 18,998 S.F. (0.44 ACRES)

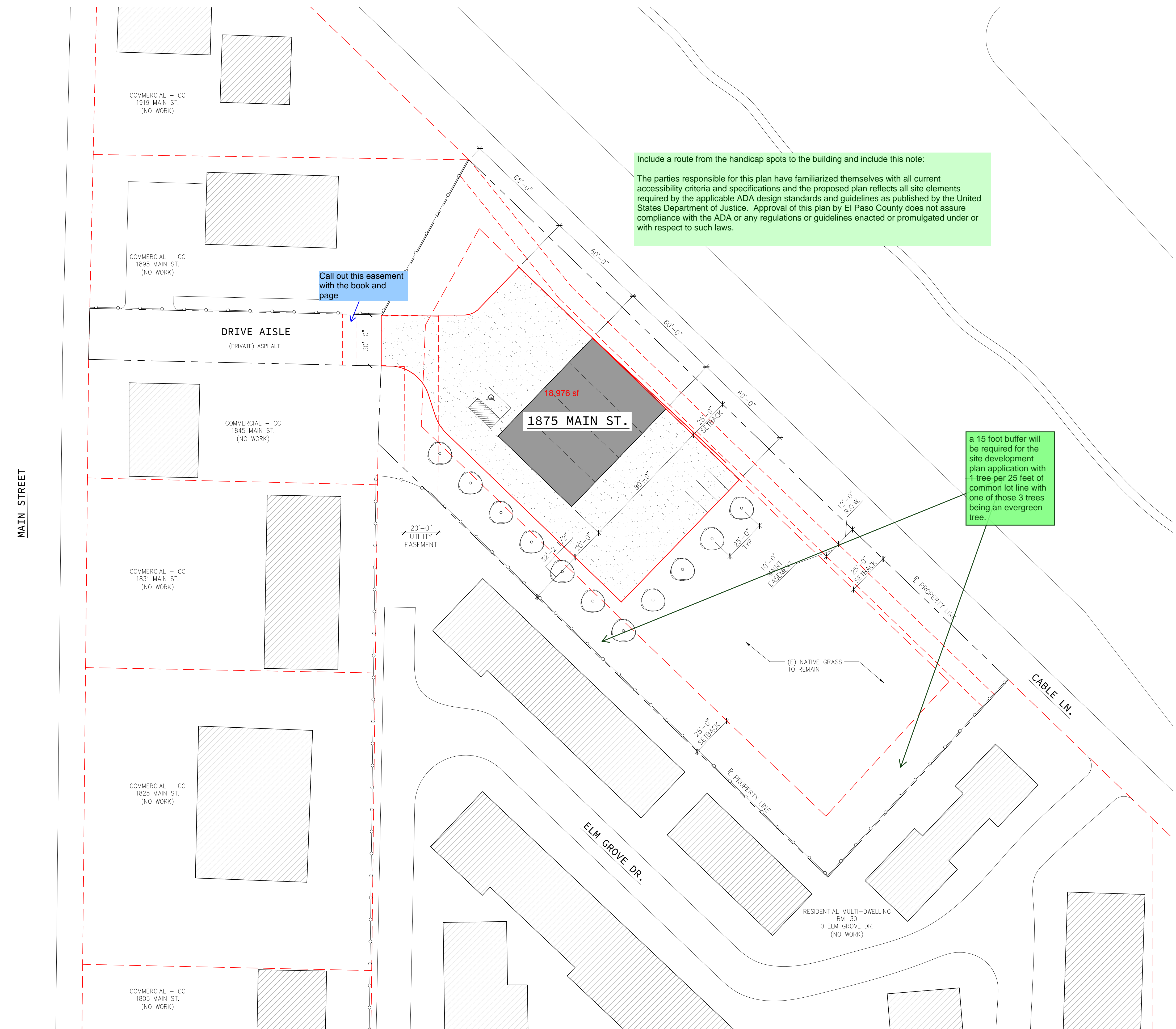
PARKING: 1 VAN ACCESSIBLE
3 STANDARD STALLS
TOTAL: 4 STALLS

The existing asphalt drive aisle must also be included in the impervious area.

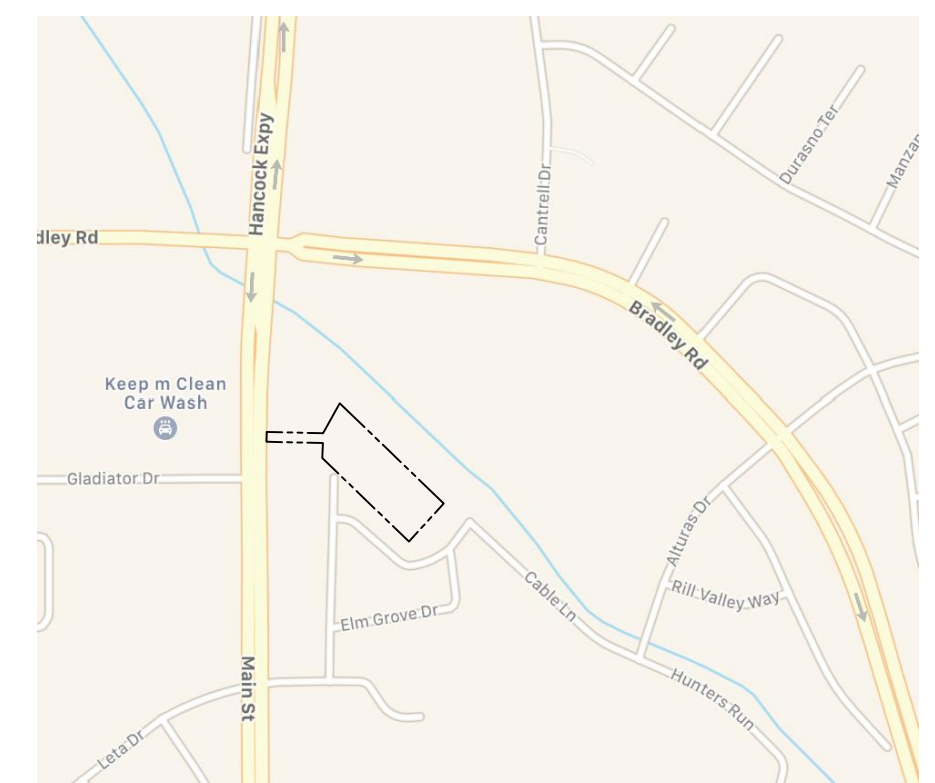
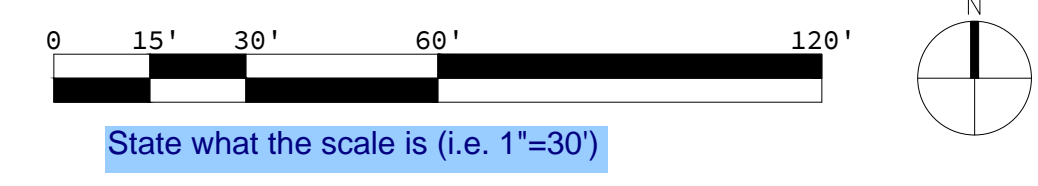
Include a route from the handicap spots to the building and include this note:
The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards 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.

a 15 foot buffer will be required for the site development plan application with 1 tree per 25 feet of common lot line with one of those 3 trees being an evergreen tree.

Call out this easement with the book and page



1 SITE PLAN
1" = 30'-0"



SITE PLAN

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.

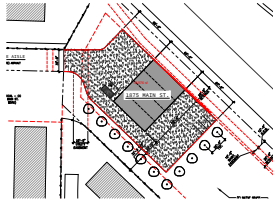
Echo Architecture, LLC
4 S Wahsatch Ave, #120
Colorado Springs, CO 80903
www.echo-arch.com
t 719.387.7836

A1

Add PCD File No. AL1821

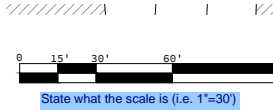
Markup Summary

dsdgrimm (5)



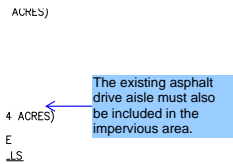
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Page Label: [1] A1-A1
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Author: dsdgrimm
Date: 10/4/2018 12:40:40 PM
Color: ■

18,976 sf



Subject: Engineer
Page Label: [1] A1-A1
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Author: dsdgrimm
Date: 10/4/2018 12:40:41 PM
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State what the scale is (i.e. 1"=30')



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Date: 10/4/2018 12:40:42 PM
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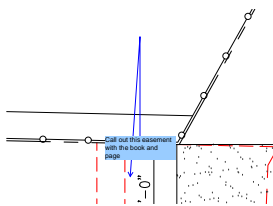
The existing asphalt drive aisle must also be included in the impervious area.

A1

Add PCD File No.
AL1821

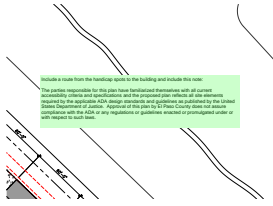
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Add PCD File No. AL1821



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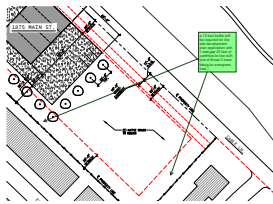
Call out this easement with the book and page



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Include a route from the handicap spots to the building and include this 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.



Subject: Callout
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a 15 foot buffer will be required for the site development plan application with 1 tree per 25 feet of common lot line with one of those 3 trees being an evergreen tree.