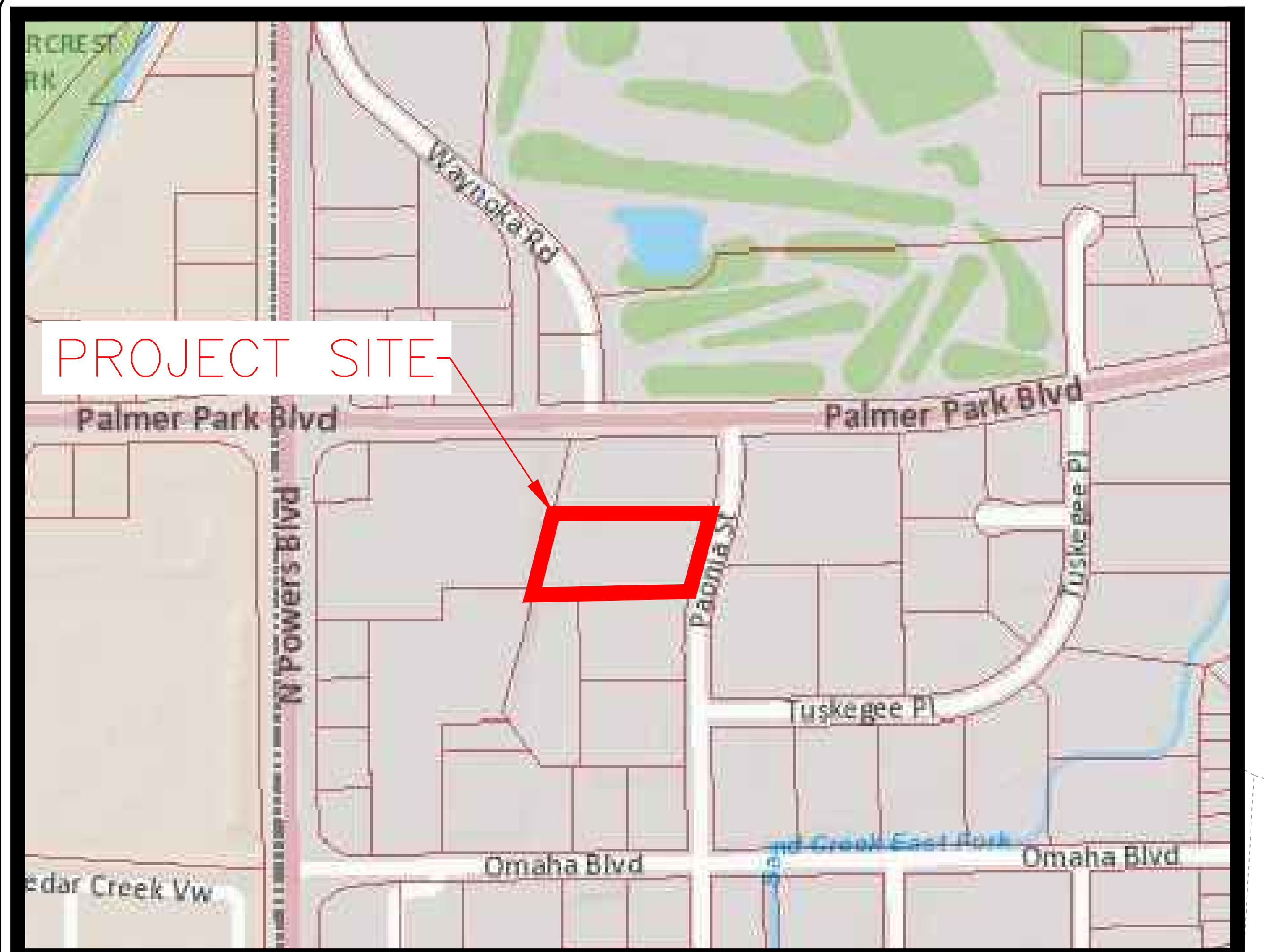


VICINITY MAP

SCALE: N.T.S.

NORTH

DEVELOPMENT DETAILS:

1. PROPERTY DESCRIPTION: LOT 5, BLOCK 1 OF THE PALMER PARK BUSINESS CENTER SUBDIVISION FILING NO. 3, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, ACCORDING TO THE SUBDIVISION PLAT NO. 6746 OF THE EL PASO COUNTY RECORDS.
2. EXISTING SITE AREA: 2.58 ACRES
3. PROPOSED BUILDING HEIGHT: MAX HEIGHT = 20 FEET
4. PROPOSED BUILDING FOOTPRINT = 9,030 SQUARE FEET
5. PERCENT OF LOT COVERAGE BY BUILDING: 8.03%
6. PERCENT LOT COVERAGE BY IMPERVIOUS SURFACES (LESS BUILDING): 1.05 ACRE / 2.58 LOT ACREAGE = 40.7%
7. NO PROPOSED SIGNAGE IS INCLUDED WITH THIS PLAN
8. EXISTING LAND USE: AUTOMOTIVE REPAIR GARAGE (I–2 CAD–0)
9. PROPOSED LAND USE: AUTOMOTIVE REPAIR GARAGE (I–2 CAD–0)
10. NEW PARKING REQUIRED: 1–STORY AUTOMOTIVE REPAIR GARAGE (9,030 SF)
   - 10.1. 1 STALL PER 200 SF OF AUTO SERVICE = 42 STALL
   - 10.2. 1 STALL PER 400 SF OF OFFICE SPACE = 2 STALL
     - 10.2.1. TOTAL REQUIRED = 44 STALLS
   - 10.3. ADA PARKING:
     - 10.3.3. (1) 11'X18' ADA STALL (VAN ACCESSIBLE)
     - 10.3.4. (1) 8'X18' ADA STALL

> these do not match. please fix. if there are two separate buildings, then state that here. you will need to provide the square footage and use for each building so we can confirm that parking was calculated accurately.

FEMA FLOODPLAIN STATEMENT:

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP 08041C0752G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO NOT BE WITHIN A FLOOD ZONE (AREAS TO BE DETERMINED OUTSIDE 500 YEAR FLOODPLAIN.)

> your site plan references a business center. please add uses in business center to proposed use.

> where is this page?

NOTE:

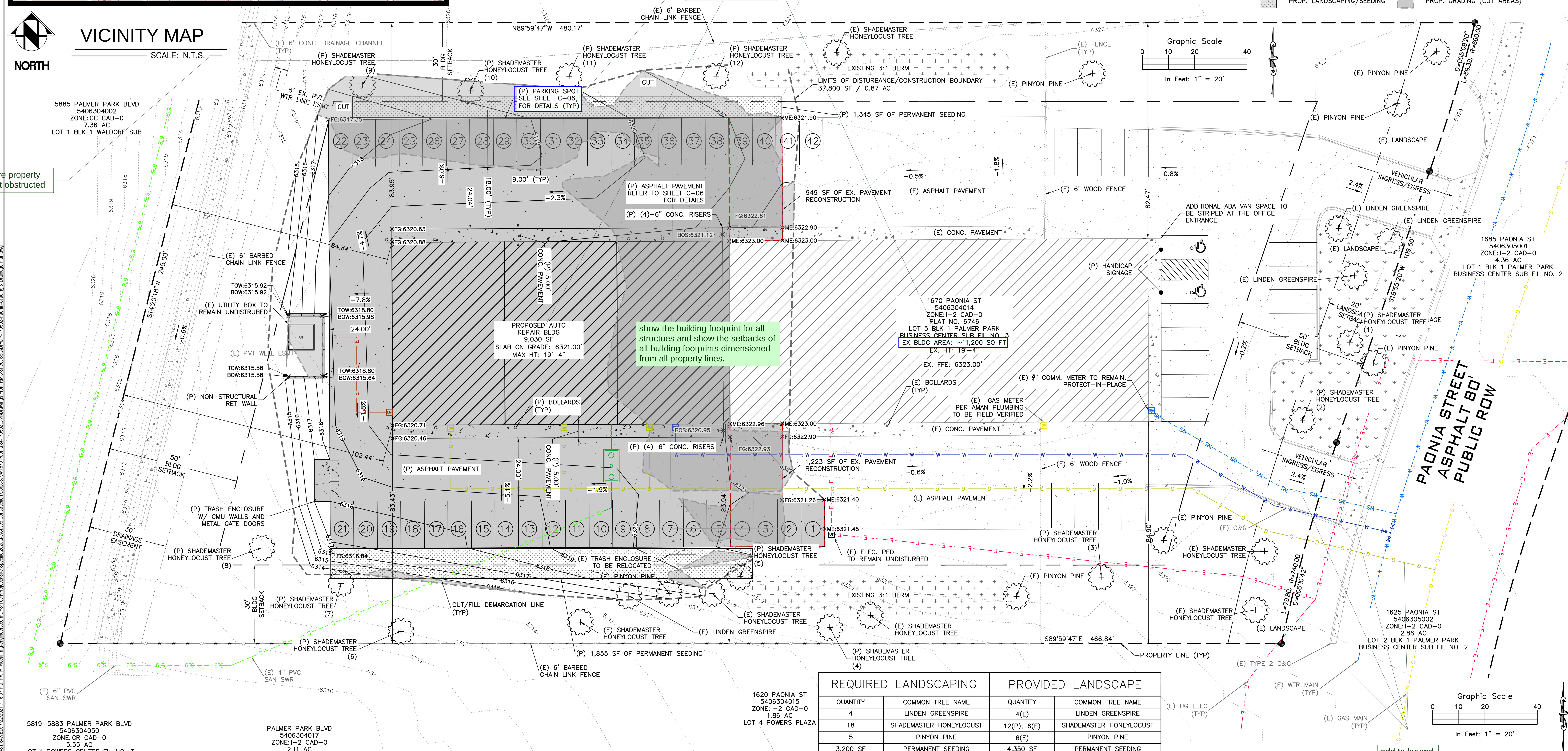
1. SURVEY LINEWORK AND TOPOGRAPHIC INFORMATION VIA SURVEY PROVIDED BY RMG–ROCKY MOUNTAIN GROUP. HORIZONTAL DATUM IS NAD83 COLORADO STATE PLANE CENTRAL U.S. FOOT (C083–NF) AND VERTICAL DATUM IS NAVD88. THE CONTRACTOR SHALL CALIBRATE TO ELEVATION DATUM AS NEEDED.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE OWNER OR ITS REPRESENTATIVE SHOULD DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.
3. NOT ALL UTILITIES MAY BE SHOWN, ESPECIALLY UTILITIES SUCH AS FIBER OPTIC CABLES, TELEPHONE, TELEVISION, PHONE, ETC.
4. THERE IS NO SITE LIGHTING PROPOSED. ALL PHOTOMETRICS TO BE VIA THE PRE–ENGINEERED METAL BUILDING LIGHTING AS DEPICTED ON THE ARCHITECTURAL PLANS AND/OR PEMB MANUFACTURER PLANS.
5. THERE ARE 42 PARKING SPACES LABELED AND ACCOUNTED FOR ON THE NORTH AND SOUTH SIDE OF THE PROPOSED PEMB (PER CITY CODE 7.4.203.)
6. THE EAST END OF THE PARCEL CARRIES TWO ADDITIONAL 9'X18' HANDICAP STALLS TO BE STRIPED TO THE EXISTING TWO 11'X18' ADA VAN ACCESSIBLE STALL (PER CITY CODE 7.4.203).
7. SIGNAGE TO BE INSTALLED INDICATING THAT OUTSIDE DRIVE AISLE ARE FIRE ACCESS LANES AND PARKING IS NOT PERMITTED.
8. DISTURBED AREAS WITH EXISTING VEGETATION ARE TO BE REVEGETATED WITH SEEDING AND MULCHING WITH A DENSITY OF AT LEAST 70 PERCENT OF PRE–DISTURBANCE LEVELS.
9. ALL AREAS NOT COVERED BY SOD ARE TO BE SEEDED WITH DRY LAND GRASS MIXTURE. TO BE MOWED AND MAINTAINED.
10. PER EL PASO COUNTY'S LANDSCAPE POLICY AND DESIGN MANUAL, PART 3, SECTION 1, REQUIRES AN ADDITIONAL TREE FOR EVERY 15 PARKING SPACES. WITH 42 PROPOSED PARKING SPOTS, 3 ADDITIONAL TREES HAVE BEEN ADDED.
11. AN EXISTING STORWATER QUALITY STRUCTURE TOWARDS THE REAR OF THE LOT LOCATED ON THE WEST SIDE IS TO BE MAINTAINED AND CLEARED OF IMPOSING VEGETATION WITHIN 50 FEET OF THE DRAINAGE CHANNEL BY THE OWNER.
12. EXISTING LANDSCAPE IS FOUND AT THE FRONTAGE AND SIDES. THE REAR OF THE LOT IS SPARSELY COVERED IN NATIVE GRASSES AND SHRUBS.
13. FROM PLAT MAP: "EASEMENTS: UNLESS SHOWN GREATER IN WIDTH, BOTH SIDES OF ALL SIDE LOTS LINES ARE HEREBY PLATTED WITH A FIVE (5) FOOT EASEMENT FOR UTILITY PURPOSES AND BOTH SIDES OF ALL REAR LOT LINES ARE HEREBY PLATTED WITH A SEVEN (7) FOOT EASEMENT FOR UTILITY PURPOSES, WITH THE SOLE RESPONSIBILITY OF MAINTENANCE OF ALL EASEMENTS BEING VESTED WITH PROPERTY OWNERS OF THE LOT(S) IN WHICH THE EASEMENT(S) LIES.
14. THIS PROPERTY DOES NOT LIE WITHIN THE CITY'S STREAM SIDE ZONE
15. FOUNDATIONS ON ALL LOTS TO BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
16. SEE SEPARATE PHOTOMETRIC PLAN FOR PROPOSED LIGHTING.

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- LIMITS OF DISTURBANCE/CONSTRUCTION BOUNDARY
- CUT FILL — CUT/FILL DEMARCATION LINE
- BM — PROPERTY CORNER/MONUMENT, BENCHMARK OR TEMPORARY BENCHMARK
- FLOWLINE
- SHEET FLOW/DRAINAGE DIRECTION
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- SPOT ELEVATION

SITE HATCHING

PROP. ASPHALT PAVEMENT	EX. ASPHALT PAVEMENT
PROP. CONCRETE PAVEMENT	EX. CONCRETE PAVEMENT
PROP. STRUCTURE/BUILDING	EX. STRUCTURE/BUILDING
PROP. LANDSCAPING/SEEDING	PROP. GRADING (CUT AREAS)



> make sure property line is not obstructed

> show the building footprint for all structues and show the setbacks of all building footprints dimensioned from all property lines.

> add to legend

REQUIRED LANDSCAPING		PROVIDED LANDSCAPE	
QUANTITY	COMMON TREE NAME	QUANTITY	COMMON TREE NAME
4	LINDEN GREENSPIRE	4(E)	LINDEN GREENSPIRE
18	SHADEMASTER HONEYLOCUST	12(P), 6(E)	SHADEMASTER HONEYLOCUST
5	PINYON PINE	6(E)	PINYON PINE
3,200 SF	PERMANENT SEEDING	4,350 SF	PERMANENT SEEDING

ROCKY MOUNTAIN GROUP

RMG ARCHITECTS ENGINEERS

Geotechnical, Materials Testing, Civil, Planning

Architectural, Structural, Forensics

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SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO

FOR CIVIL ONLY

PHASES TRUCK AND AUTO REPAIR
1670 PAONIA STREET
COLORADO SPRINGS, COLORADO
CASCO CONSTRUCTION CORP.

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SHEET NAME: SITE PLAN

PROJECT STATUS: PERMIT

ENG:	RDL
DRAWN:	AMC
CHECKED:	RDL
DATE	07/21/2021

#	REVISION	DATE
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JOB NO. 179592

SHEET NO. C-01 of 1

PCD FILING NO.: AL–21–07

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