



**VICINITY MAP**

SCALE: N.T.S.



5885 PALMER PARK BLVD  
5406304002  
ZONE: CC CAD-0  
7.36 AC  
LOT 1 BLK 1 WALDORF SUB

LAST SAVED: 8/20/2024 10:48:48 AM PATH: \\nasd\imp\engineers\cadd\179592\Civil\Drawings\From RMG\2024\Civil\Drawings\179592\_Powers\Stationing & Drainage Plan.dwg

5819-5883 PALMER PARK BLVD  
5406304050  
ZONE: CR CAD-0  
5.55 AC  
LOT 1 POWERS CENTRE FIL NO. 3

PALMER PARK BLVD  
5406304017  
ZONE: I-2 CAD-0  
2.11 AC  
TRACT A POWERS PLAZA

- DEVELOPMENT DETAILS:**
- 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.
  - EXISTING SITE AREA: 2.58 ACRES
  - PROPOSED BUILDING ADDITION HEIGHT: MAX HEIGHT = 19'-4"
  - PROPOSED BUILDING ADDITION FOOTPRINT = 9,030 SQUARE FEET
  - PERCENT OF LOT COVERAGE BY BUILDING: 8.03%
  - PERCENT LOT COVERAGE BY IMPERVIOUS SURFACES (LESS BUILDING): 1.05 ACRE / 2.58 LOT ACREAGE = 40.7%
  - NO PROPOSED SIGNAGE IS INCLUDED WITH THIS PLAN
  - EXISTING LAND USE: AUTOMOTIVE REPAIR GARAGE (I-2 CAD-0)
  - PROPOSED LAND USE: PROPOSED BUILDING ADDITION TO EXISTING BUILDING TO INCLUDE AUTOMOTIVE REPAIR, OFFICE, AND WAREHOUSE (I-2 CAD-0)
  - NEW PARKING REQUIRED: 1-STORY AUTOMOTIVE REPAIR GARAGE (9,030 SF)
    - 1 STALL PER 200 SF OF AUTO SERVICE = 42 STALL
    - 1 STALL PER 400 SF OF OFFICE SPACE = 2 STALL
    - TOTAL REQUIRED = 44 STALLS
  - ADA PARKING:
    - 11'X18' ADA STALL (VAN ACCESSIBLE)
    - 8'X18' ADA STALL

**FEMA FLOODPLAIN STATEMENT:**  
FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP 0804100752G, 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.)

- NOTE:**
- SURVEY LINWORK AND TOPOGRAPHIC INFORMATION VIA SURVEY PROVIDED BY RMG-ROCKY MOUNTAIN GROUP. HORIZONTAL DATUM IS NAD83 COLORADO STATE PLANE CENTRAL U.S. FOOT (CO83-NE) AND VERTICAL DATUM IS NAVD88. THE CONTRACTOR SHALL CALIBRATE TO ELEVATION DATUM AS NEEDED.
  - 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.
  - NOT ALL UTILITIES MAY BE SHOWN, ESPECIALLY UTILITIES SUCH AS FIBER OPTIC CABLES, TELEPHONE, TELEVISION, PHONE, ETC.
  - 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.
  - THERE ARE 42 PARKING SPACES LABELED AND ACCOUNTED FOR ON THE NORTH AND SOUTH SIDE OF THE PROPOSED PEMB (PER CITY CODE 7.4.20.3).
  - 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 7.4.20.3).
  - SIGNAGE TO BE INSTALLED INDICATING THAT OUTSIDE DRIVE AISLE ARE FIRE ACCESS LANES AND PARKING IS NOT PERMITTED.
  - 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.
  - ALL AREAS NOT COVERED BY SOD ARE TO BE SEEDED WITH DRY LAND GRASS MIXTURE. TO BE MOWED AND MAINTAINED.
  - 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 SPACES, 3 ADDITIONAL TREES HAVE BEEN ADDED.
  - AN EXISTING STORMWATER 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.
  - EXISTING LANDSCAPE IS FOUND AT THE FRONTAGE AND SIDES. THE REAR OF THE LOT IS SPARSELY COVERED IN NATIVE GRASSES AND SHRUBS.
  - 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.
  - THIS PROPERTY DOES NOT LIE WITHIN THE CITY'S STREAM SIDE ZONE
  - FOUNDATIONS ON ALL LOTS TO BE LOCATED AND DESIGNED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF COLORADO.
  - SEE SEPARATE PHOTOMETRIC PLAN FOR PROPOSED LIGHTING.

**LEGEND**

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

**SITE HATCHING**

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

