

ENT CREDIT UNION

SITE DEVELOPMENT PLAN

LOT 1, BLOCK 1, CLAREMONT RANCH FILING NO. 9B

PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- PROPERTY BOUNDARY LINE
- - - ADJACENT PROPERTY BOUNDARY LINE
- - - EASEMENT BOUNDARY LINE
- EXISTING TO REMAIN
- - - EXISTING TO BE REMOVED
- PROPOSED CURB AND GUTTER
- PROPOSED ADA ROUTE
- PROPOSED NEW
- 6" STM
- PROPOSED STORM SEWER
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING ELECTRICAL VAULT
- EXISTING TRANSFORMER
- EXISTING ELECTRICAL CABINET
- EXISTING LIGHT POLE
- PROPOSED TRANSFORMER & PAD
- PROPOSED SITE LIGHTING
- PROPOSED MANHOLE COVER
- PROPOSED INLET
- PROPOSED MANHOLE
- TRAFFIC DIRECTION
- PARKING COUNT
- BIKE RACK

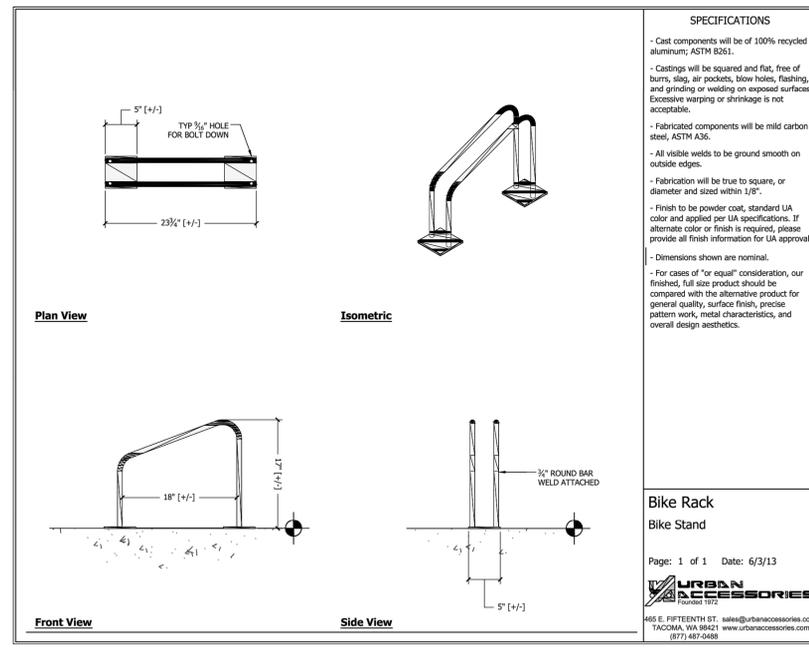
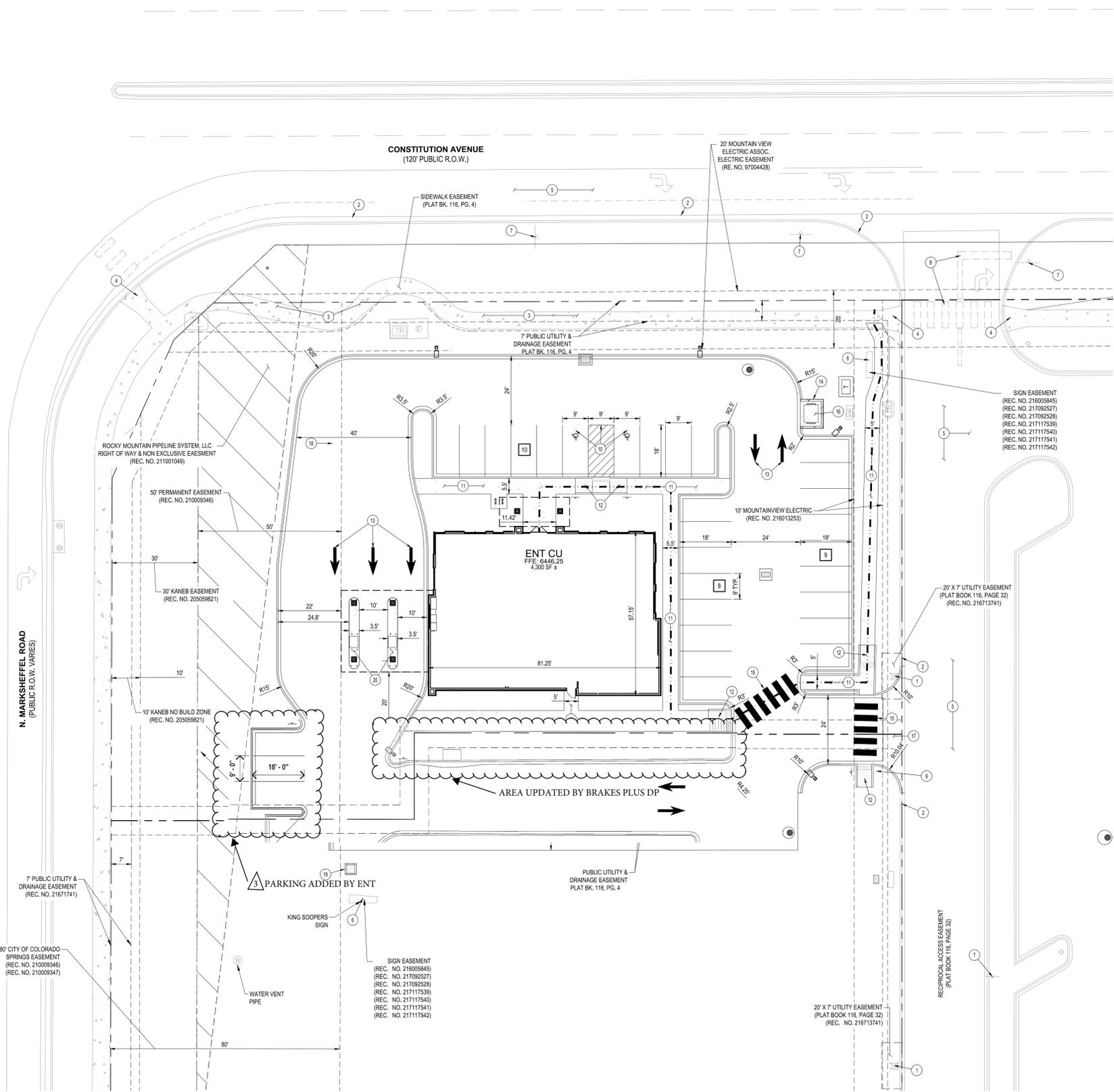


SCHEDULE

- 1 EXISTING FIRE HYDRANT TO REMAIN.
- 2 EXISTING VERTICAL CURB AND GUTTER TO REMAIN.
- 3 EXISTING CONCRETE SIDEWALK TO REMAIN.
- 4 EXISTING ADA RAMP TO REMAIN.
- 5 EXISTING ASPHALT PAVING TO REMAIN.
- 6 EXISTING MONUMENT SIGN TO REMAIN.
- 7 EXISTING SIGN TO REMAIN.
- 8 EXISTING CROSSWALK AND STOP BAR TO REMAIN.
- 9 PROPOSED R1-1 "STOP" SIGN.
- 10 PROPOSED 9'x18' ADA PARKING STALL WITH 9'x18' PAINTED ACCESS AISLE.
- 11 PROPOSED CONCRETE SIDEWALK (SIZE AS NOTED).
- 12 PROPOSED ADA RAMP
- 13 PROPOSED DIRECTIONAL STRIPING.
- 14 PROPOSED TRASH ENCLOSURE.
- 15 PROPOSED CROSSWALK.
- 16 PROPOSED HEAVY DUTY CONCRETE PAVING AT TRASH ENCLOSURE.
- 17 PROPOSED 6' CROSSSPAN.
- 18 PROPOSED CAR STACKING FOR DRIVE-THRU.
- 19 TEMPORARY STORM STRUCTURE.
- 20 TURN-DOWN CONCRETE SLAB ISLANDS (NO CURB)

SITE NOTES

1. THIS SITE DEVELOPMENT SHALL CONFORM TO THE OPERATIONAL STANDARDS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 6.2.7.
2. THIS SITE DEVELOPMENT SHALL CONFORM TO THE OVERHEAD SIGN STANDARDS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 6.2.10.
3. 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.



SPECIFICATIONS

- Cast components will be of 100% recycled aluminum; ASTM B261.
- Castings will be squared and flat, free of burrs, slag, air pockets, blow holes, flashing, and grinding or welding on exposed surfaces. Excessive warping or shrinkage is not acceptable.
- Fabricated components will be mild carbon steel; ASTM A36.
- All visible welds to be ground smooth on outside edges.
- Fabrication will be true to square, or diameter and sized within 1/8".
- Finish to be powder coat, standard UA color and applied per UA specifications. If alternate color or finish is required, please provide all finish information for UA approval.
- Dimensions shown are nominal.
- For cases of "or equal" consideration, our finished, full size product should be compared with the alternative product for general quality, surface finish, precise pattern work, metal characteristics, and overall design aesthetics.

Bike Rack
Bike Stand

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URBAN ACCESSORIES
FOUNDED 1972

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ENT CREDIT UNION
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LOT 1, BLOCK 1,
CLAREMONT RANCH FILING NO. 9B
MARKSHEFFEL RD. AND CONSTITUTION AVE
COLORADO SPRINGS, COLORADO

#	Date	Issue / Description	Init.
1	05/09/18	2nd SUBMITTAL	JSB
2	06/12/18	3rd SUBMITTAL	JSB
3	12/12/22	ADDED PARKING REVISION	CMC

Project No: ECU007
 Drawn By: JSB
 Checked By: JRR
 Date: 05/03/18

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