

RIVIERA ELECTRIC, LLC - SITE PLAN

LOT 1, WOLF BUSINESS PARK FILING NO. 2

2190 WOLF COURT, MONUMENT, COLORADO 80132

SITE DATA

ENGINEER
M.V.E., INC.
CHARLES C. CRUM, P.E.
1903 LELARAY STREET, SUITE 200
COLORADO SPRINGS, CO 80909
Ph (719) 635-5736
Fax (719) 635-5450

SURVEYOR
POLARIS SURVEYING, INC.
1903 LELARAY STREET, SUITE 102
COLORADO SPRINGS, CO 80909
Ph (719) 448-0844

ACREAGE
1.17 ACRES

LAND USE
COMMERCIAL-USE BUILDING

BY APPROVING THIS PRELIMINARY/FINAL PD SITE PLAN, THE TOWN OF MONUMENT BOARD OF TRUSTEES HEREBY APPROVES A CONDITIONAL USE TO ALLOW FOR OUTDOOR STORAGE IN THE PLANNED INDUSTRIAL DEVELOPMENT ZONE DISTRICT.

OWNER/APPLICANT
RIVIERA ELECTRIC LLC
18985 BASE CAMP ROAD
MONUMENT, COLORADO 80132

ZONING
CURRENT: PUD (NO CHANGE)

SETBACKS
NORTH & WEST = 20'
SOUTH & EAST = 10'

TAX SCHEDULE NO.
7111306006

LEGAL DESCRIPTION
LOT 1, WOLF BUSINESS PARK FILING NO. 2

PROPERTY ADDRESS
2190 WOLF COURT

PROPOSED LIGHTING
SHIELDED WALL MOUNTED LIGHTS

SIGNAGE
A SIGN PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN PRIOR TO PLACING ANY SIGN ON THE PROPERTY. INCLUDE ALL ON-SITE DIRECTIONAL SIGNS.

BUILDING DATA
7,000 SF TYPE II-B (SPRINKLED)

PROPOSED UTILITIES
WATER SERVICE LINES, FIRE SERVICE LINES, WASTEWATER SERVICE LINES

SCREENING
PROPOSED SCREENING CONSISTS OF CHAIN LINK FENCE

SCHEDULE

COVERAGE DATA

ASPHALT PAVEMENT	26,367 SF (51.81%)
LANDSCAPE AREA	14,776 SF (29.03%)
PROPOSED BUILDING	7,000 SF (13.75%)
CONCRETE PAVEMENT	2,752 SF (5.41%)

TOTAL AREA	50,895 SF (100.0%)
	1.17 ± ACRES

GENERAL NOTES

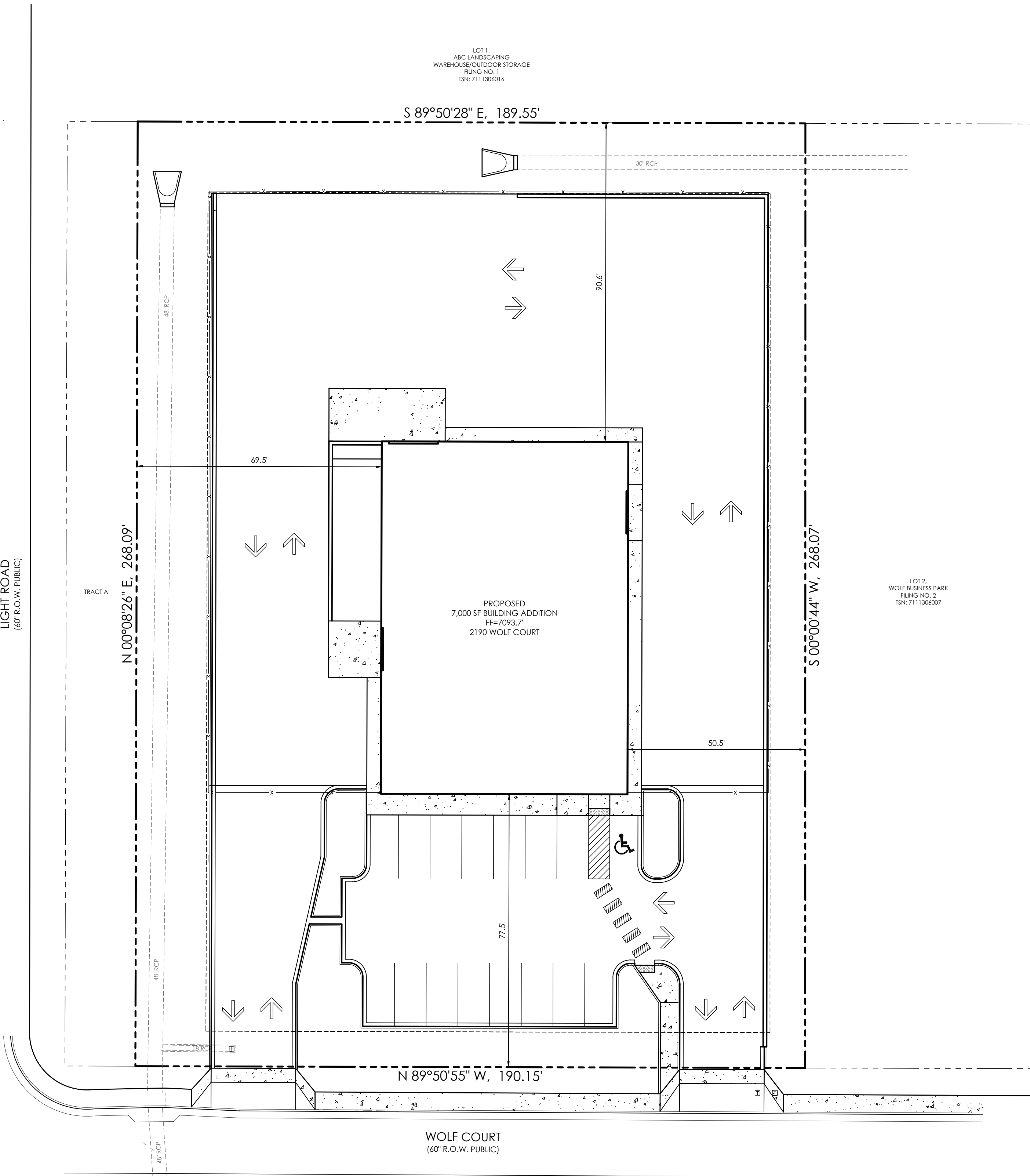
1. THE DATE OF PREPARATION IS JUNE 24, 2021.
2. SUBDIVISION AND PLANNING OF LOT 1, WOLF BUSINESS PARK FILING NO. 2 PROVIDED BY MVE, INC., 1903 LELARAY STREET, SUITE 200, COLORADO SPRINGS, CO 80909, (719) 635-5736.
3. LAND SURVEYING PROVIDED BY OLIVER E. WATTS CONSULTING ENGINEER, INC., 614 ELKTON DR, COLORADO SPRINGS, CO 80907, (719) 593-0173. FIELD WORK CONDUCTED JUNE 2021.
4. ACCORDING TO COLORADO LAW YOU MUST COMMENCE AND LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
5. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES AND PUBLIC LAND SURVEY MONUMENT OF LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
6. NO GRADING SHALL BE CONDUCTED UPON ANY LOT PRIOR TO APPROVAL OF THE GRADING AND EROSION CONTROL PLANS BY THE TOWN OF MONUMENT.

MAP NOTES

1. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY MVE, INC. USING DATA PROVIDED BY OLIVER E. WATTS CONSULTING ENGINEER, INC. (FIMS DATUM)
2. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS OBTAINED FROM COLORADO SPRINGS UTILITIES. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.

FLOODPLAIN STATEMENT

THIS PROPERTY IS NOT LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0276 G, EFFECTIVE DECEMBER 7, 2018.



SHEET INDEX

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DP1.2	PRELIMINARY GRADING PLAN	61156-SP-GP
DP1.3	PRELIMINARY UTILITY PLAN	61156-SP-UP
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DP1.6	CIVIL DETAIL SHEET	61156-SP-DS

PRELIMINARY PLANS
SUBJECT TO REVISION
STOP NOT TO BE USED FOR CONSTRUCTION STOP

OWNERSHIP CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT RIVIERA ELECTRIC LLC BEING THE OWNER(S), OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1, WOLF BUSINESS PARK FILING NO. 2

THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN AS LOT 1, WOLF BUSINESS PARK FILING NO. 2 IN THE TOWN OF MONUMENT.

OWNER SIGNATURE (NOTARIZED SIGNATURE):

STATE OF _____)
COUNTY OF _____) SS:

SIGNED THIS ____ DAY OF _____, 20____, COUNTY _____, STATE _____

NOTARY SIGNATURE

MY COMMISSION EXPIRES

LIENHOLDER SUBORDINATION CERTIFICATE

THE UNDERSIGNED ARE ALL OF THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS LOT 1, WOLF BUSINESS PARK FILING NO. 2, IN THE TOWN OF MONUMENT.

THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY THIS INSTRUMENT RECORDED ON _____ IN BOOK _____ AT PAGE _____ EL PASO COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT:

MORTGAGEE/LIENHOLDER (NOTARIZED SIGNATURE):

SIGNED THIS ____ DAY OF _____, 20____.

STATE OF _____)
COUNTY OF _____) SS:

SIGNED THIS ____ DAY OF _____, 20____, COUNTY _____, STATE _____

NOTARY SIGNATURE

MY COMMISSION EXPIRES

TITLE CERTIFICATION:

I, _____ AN AUTHORIZED REPRESENTATIVE OF _____, A TITLE INSURANCE COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES, AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED SIGNATURE (NOTARIZED SIGNATURE)

SIGNED THIS ____ DAY OF _____, 20____.

STATE OF COLORADO)
COUNTY OF EL PASO) SS:

SIGNED THIS ____ DAY OF _____, 20____, COUNTY _____, STATE _____

NOTARY SIGNATURE

MY COMMISSION EXPIRES

TOWN CERTIFICATION:

PLANNING COMMISSION RECOMMENDATION:

THE PRELIMINARY / FINAL PD SITE PLAN FOR RIVIERA ELECTRIC, LLC IS RECOMMENDED FOR APPROVAL THIS ____ DAY OF _____, 20____.

CHAIRMAN _____ DATE _____

ATTEST:

PLANNING DIRECTOR _____ DATE _____
BOARD OF TRUSTEES APPROVAL:

THE PRELIMINARY / FINAL PD SITE PLAN FOR RIVIERA ELECTRIC, LLC PLANNED DEVELOPMENT IS APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF MONUMENT, COLORADO, ON THIS ____ DAY OF _____, 20____.

MAYOR _____ DATE _____

ATTEST:

TOWN CLERK _____ DATE _____

SURVEYOR'S STATEMENT:

I, RANDALL D. HENY, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE LOT 1, WOLF BUSINESS PARK FILING NO. 2 WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THE SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

RANDALL D. HENY
COLORADO P.L.S. NO. 27605
FOR AND ON BEHALF OF
M.V.E., INC.

RECORDING:

STATE OF COLORADO)
COUNTY OF EL PASO) SS:

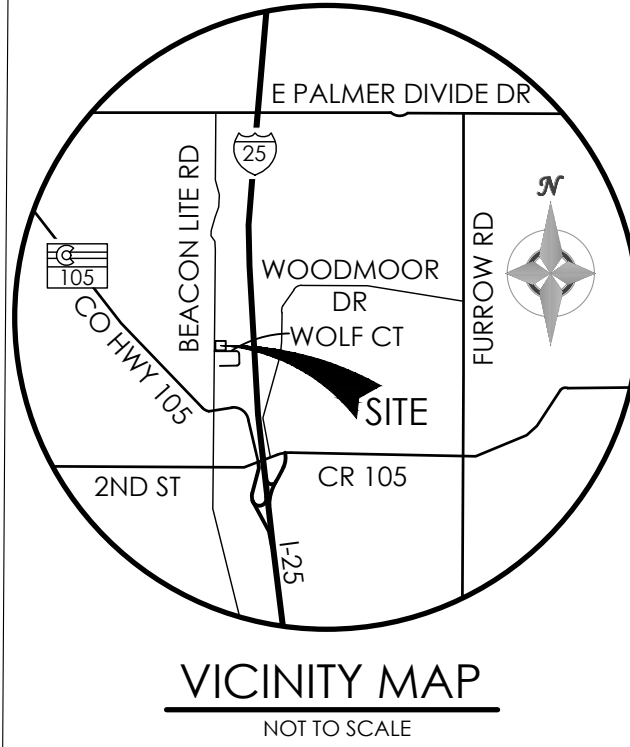
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT ____ O'CLOCK ____M. THIS ____ DAY OF _____, 20____, A.D. AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

CHUCK BROERMAN, RECORDER

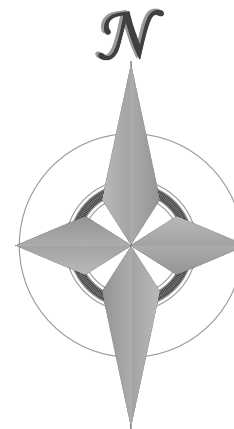
BY: _____
DEPUTY

SURCHARGE: _____

FEE: _____



BENCHMARK
C&GS BRASS CAP NO. 354
HIGHWAY 105 & D&RG RR
ELEV. 7001.16 NAVD 88



5 0 10 20 40
1" = 20' 1:240

MVE, INC.
ENGINEERS & SURVEYORS
1903 LELARAY STREET, SUITE 200
COLORADO SPRINGS, CO 80909
(719) 635-5736

REVISIONS

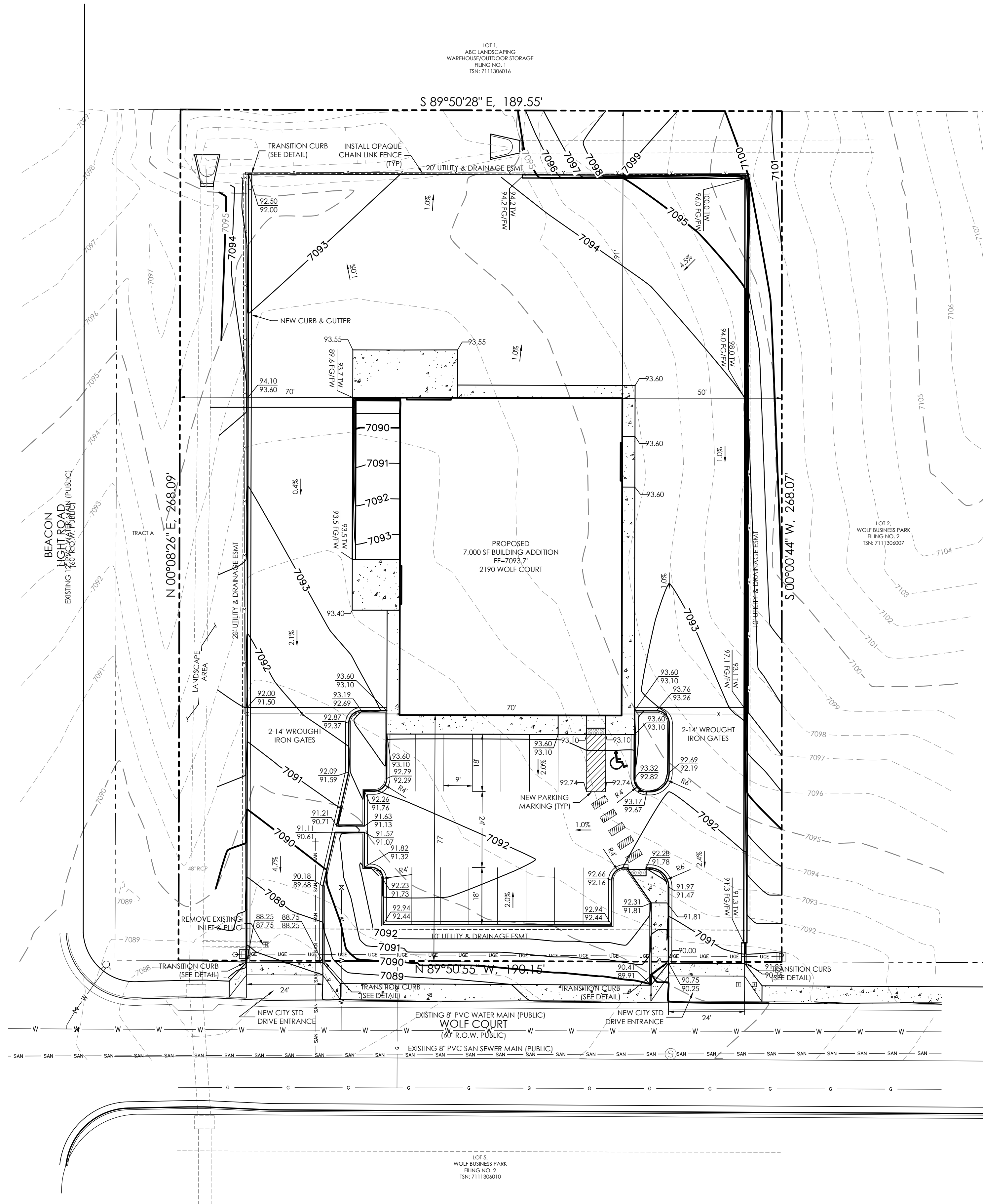
DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

LOT 1, WOLF BUSINESS
PARK FILING NO. 2

PRELIMINARY
PD SITE PLAN
COVER SHEET

DP1.1 MVE PROJECT 61156
MVE DRAWING SP-CS

AUGUST 18, 2021
SHEET 1 OF 6



**PRELIMINARY PLANS
SUBJECT TO REVISION**

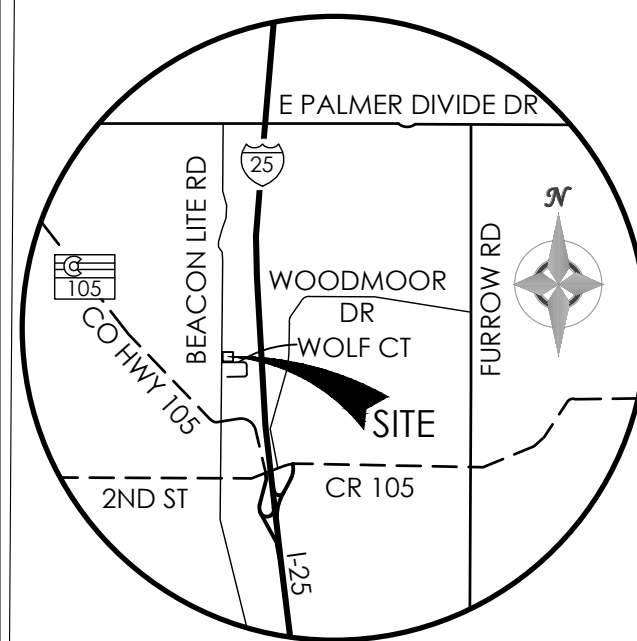
NOT TO BE USED FOR
CONSTRUCTION

FLOODPLAIN STATEMENT

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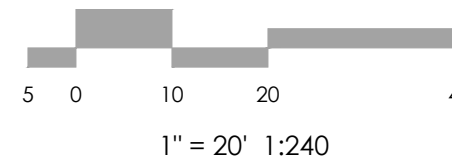
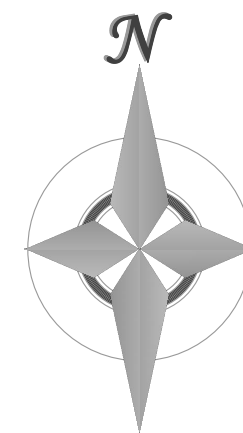
MAP NOTES

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VICINITY MAP
NOT TO SCALE

BENCHMARK
C&GS BRASS CAP NO. 354
HIGHWAY 105 & D&RG RR
ELEV. 7001.16 NAVD 88



REVISIONS

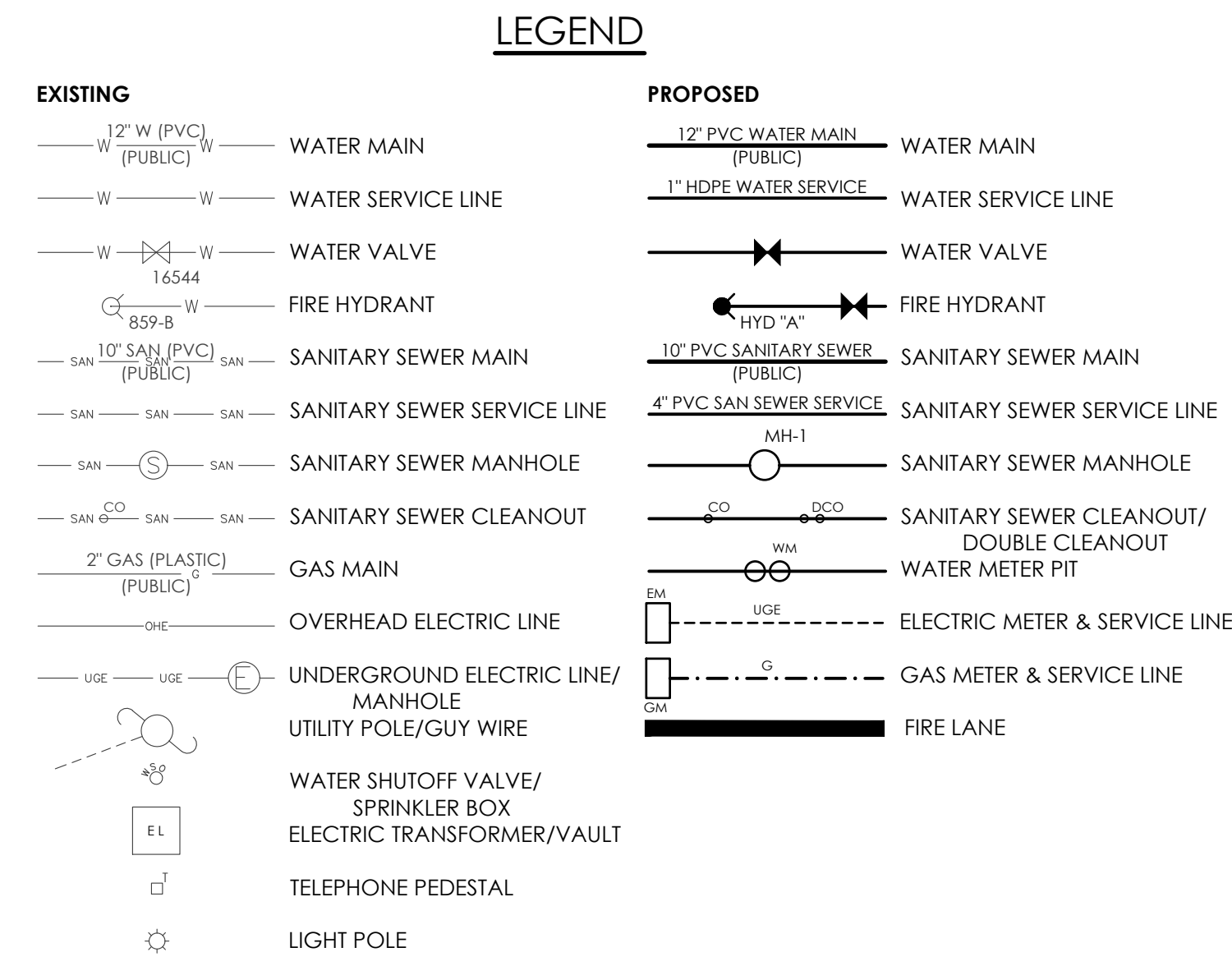
DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

**LOT 1, WOLF BUSINESS
PARK FILING NO. 2**

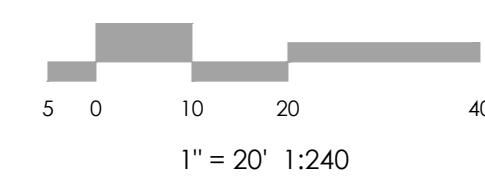
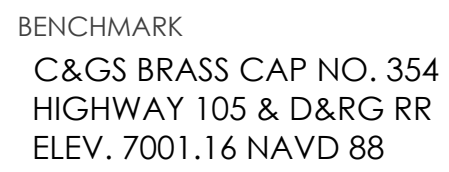
**PRELIMINARY
PD SITE PLAN
GRADING PLAN**

DP1.2 MVE PROJECT **61156**
MVE DRAWING SP-GP

**AUGUST 18, 2021
SHEET 2 OF 6**



1. CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF MONUMENT AND MONUMENT SANITATION DISTRICT STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
3. REVEGETATION OF ALL DISTURBED SLOPES SHALL BE DONE WITH DRY LAND GRASS SEED AFTER FINAL GRADING IS COMPLETE.
4. SANITARY SEWER PIPE SHALL BE PVC ASTM D3034-SDR35 UNLESS OTHERWISE NOTED.
5. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
7. CURB RETURN RADII ARE 15-FEET AT FLOWLINE UNLESS OTHERWISE NOTED.
8. ALL TRENCH BEDDING, THRUST BLOCK AND REVERSE ANCHORS SHALL BE INSTALLED PER THE TOWN OF MONUMENT STANDARDS. ALL WASTE PIPE SHALL BE PVC "C900 CLASS 200 DR-14" WITH TRACER WIRE UNLESS OTHERWISE NOTED OR REGULATED BY THE TOWN OF MONUMENT. DISINFECTION AND TESTING SHALL BE COMPLETED PER THE TOWN OF MONUMENT SPECIFICATIONS.
9. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
10. CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY THE TOWN OF MONUMENT AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
11. BENDS, DEFLECTIONS AND CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO 10 FEET SEPARATION AT ALL POINTS REQUIRED. ALIGNMENT CONSTRUCTION STAKES SHALL BE PLACED AT 25' INTERVALS ALONG CURVES FOR PLACEMENT OF SEWER AND WATER LINES.
12. FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED PER THE TOWN OF MONUMENT STANDARDS AND SHALL INCLUDE LATERAL, VALVE, ELBOW, HYDRANT, AND THRU-ROCK BLOCKS.
13. WHEREVER DUCTILE IRON PIPE IS USED, THE PIPE, FITTINGS AND HYDRANTS SHALL BE WRAPPED IN POLYETHYLENE & CATHODIC PROTECTION SHALL BE PROVIDED BY TOWN STANDARDS.
14. SERVICE LINES SHALL BE INSTALLED PER TOWN OF MONUMENT AND MONUMENT SANITATION DISTRICT STANDARDS.
15. CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE TV UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL NON-CITY UTILITIES SHALL BE 36".
16. REFER TO MECHANICAL DRAWINGS FOR EXTENSION OF UTILITIES INTO BUILDINGS.
17. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
18. ELECTRONIC FILE OF SITE DRAWING IS AVAILABLE FROM ENGINEER FOR CONSTRUCTION STAKING PURPOSES.
19. REFER TO THE GEOTECHNICAL REPORT FOR BACKFILL AND COMPACTION STANDARDS.



MVE, INC.
ENGINEERS' SURVEYORS



1903 Leary Street, Suite 200 Colorado Springs CO 80909 719.635.5736

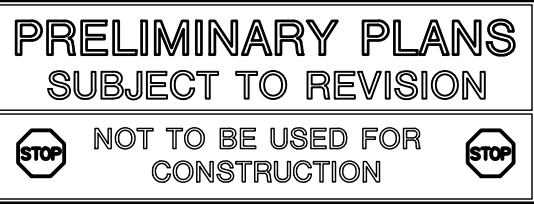
DESIGNED BY _____
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 AS-BUILTS BY _____
 CHECKED BY _____

PRELIMINARY
PD SITE PLAN
UTILITY PLAN

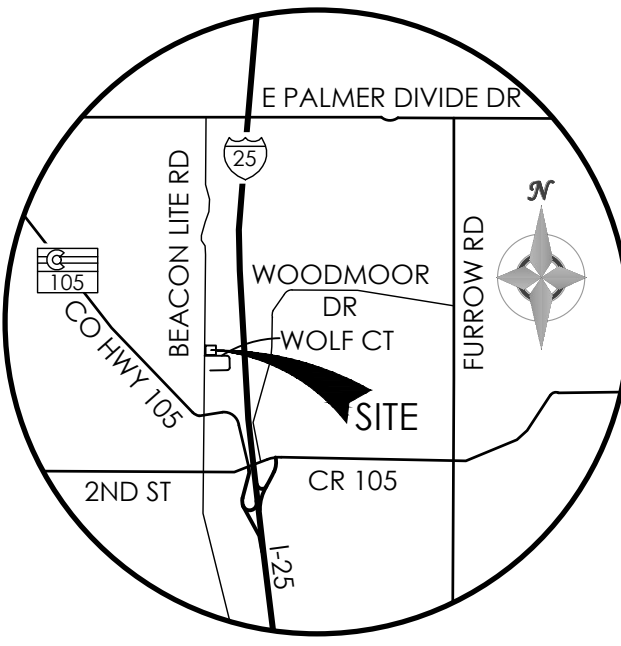
AUGUST 18, 2021
SHEET 3 OF 6

PRELIMINARY PLANS
SUBJECT TO REVISION

 NOT TO BE USED FOR
CONSTRUCTION 

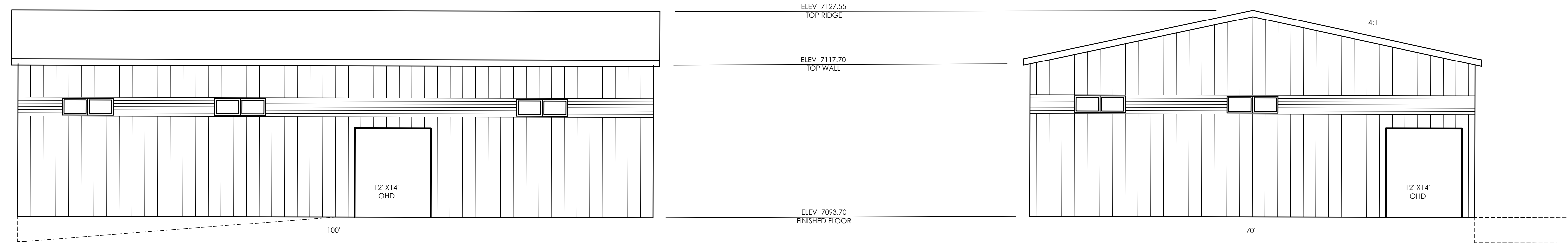
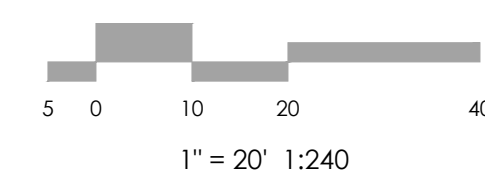
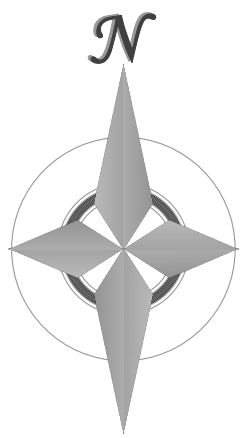


AUGUST 18, 2021
SHEET 4 OF 6



VICINITY MAP
NOT TO SCALE

BENCHMARK
C&GS BRASS CAP NO. 354
HIGHWAY 105 & D&RG RR
ELEV. 7001.16 NAVD 88

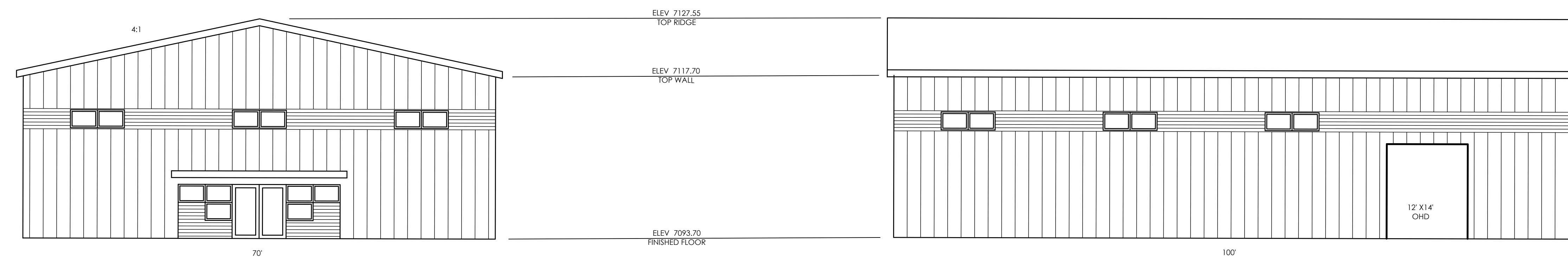


WEST ELEVATION

SCALE 1" = 10'

NORTH ELEVATION

SCALE 1" = 10'



SOUTH ELEVATION

SCALE 1" = 10'

EAST ELEVATION

SCALE 1" = 10'

PRELIMINARY PLANS
SUBJECT TO REVISION
NOT TO BE USED FOR
CONSTRUCTION

REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILT BY _____
CHECKED BY _____

LOT 1, WOLF BUSINESS
PARK FILING NO. 2

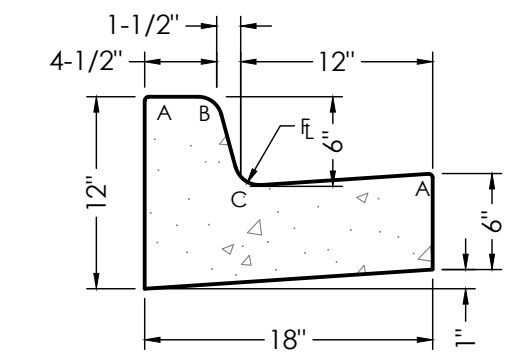
PRELIMINARY
BUILDING
ELEVATIONS

DP1.5 MVE PROJECT **61156**
MVE DRAWING SP-EL

AUGUST 18, 2021
SHEET 5 OF 6



1903 Library Street, Suite 200 Colorado Springs, CO 80909 719.635.5736

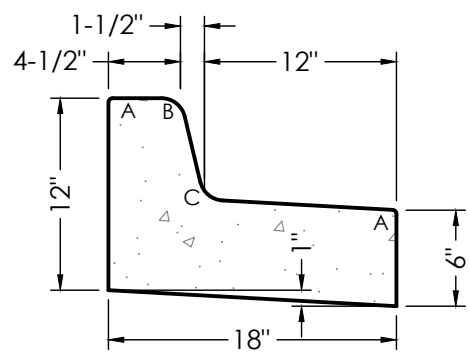


STANDARD CATCH CURB & GUTTER

SCALE 1"=1'

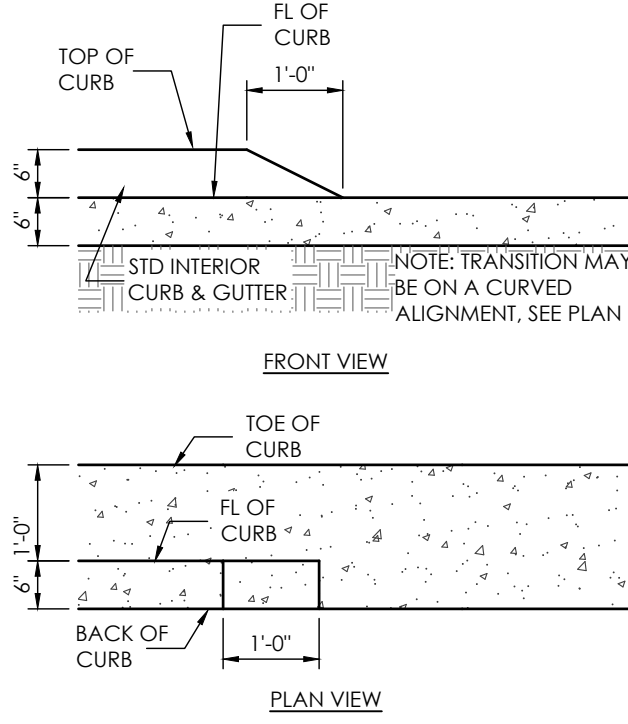
RADII	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"

NOTE: CURB & GUTTER CONCRETE SHALL BE CITY OF COLORADO SPRINGS ENGINEERING DIVISION STANDARD SPECIFICATIONS.



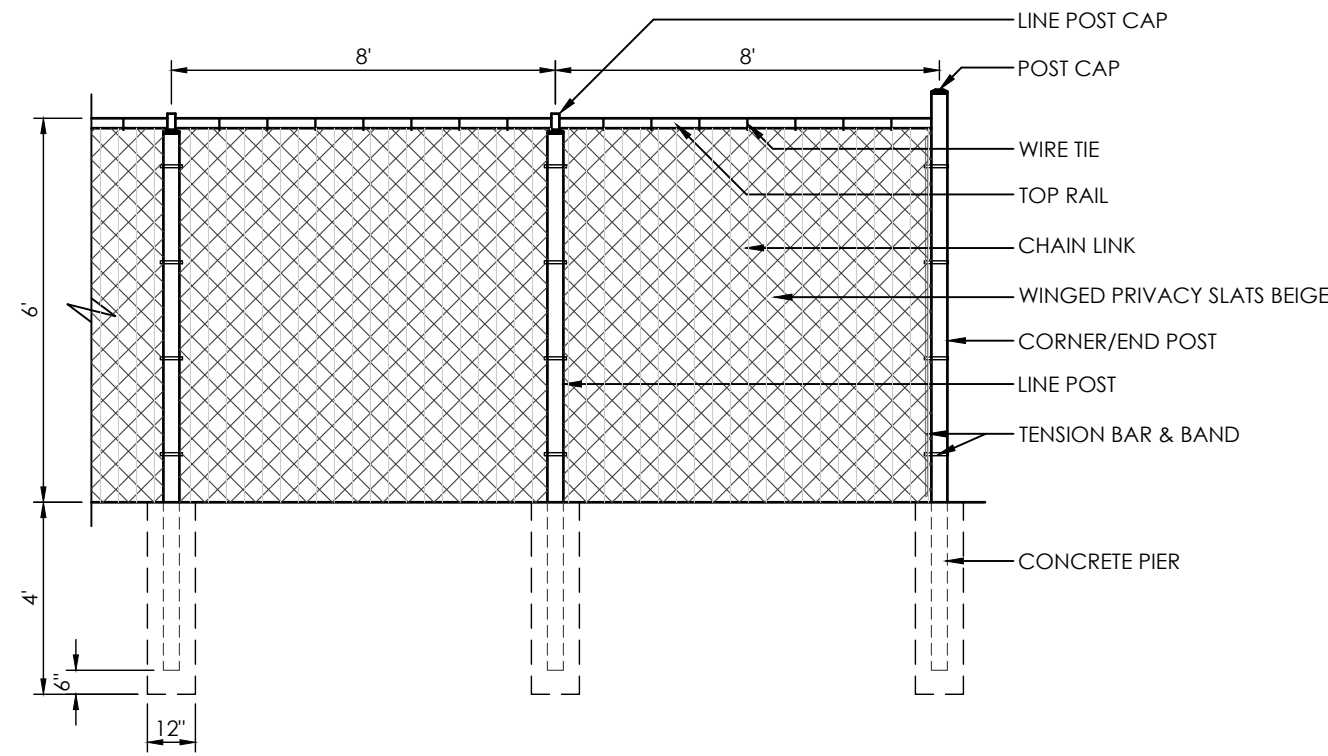
STANDARD SPILL CURB & GUTTER

SCALE 1"=1'



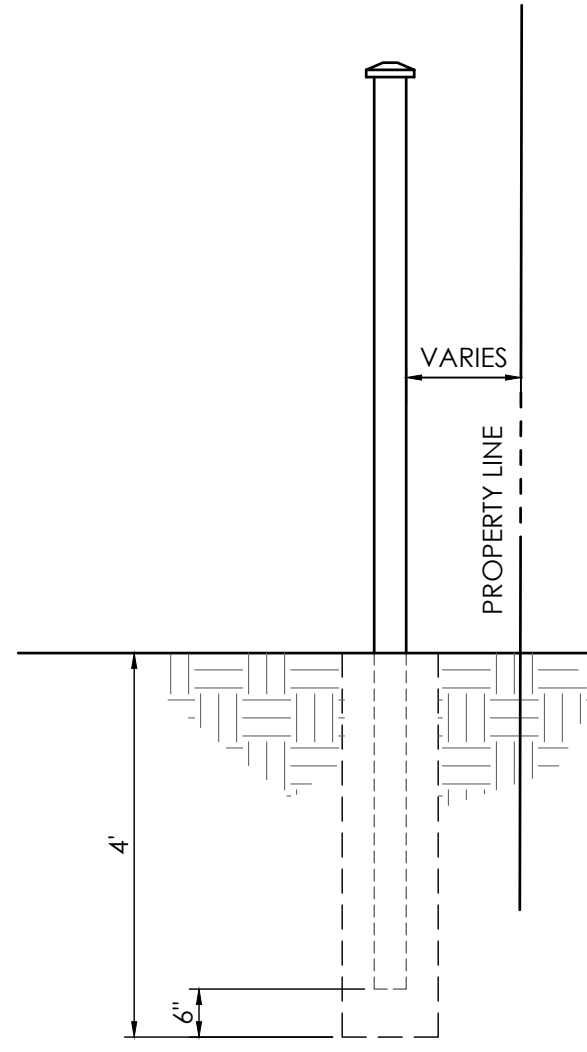
1' CURB TRANSITION DETAIL

SCALE 1"=2.0'



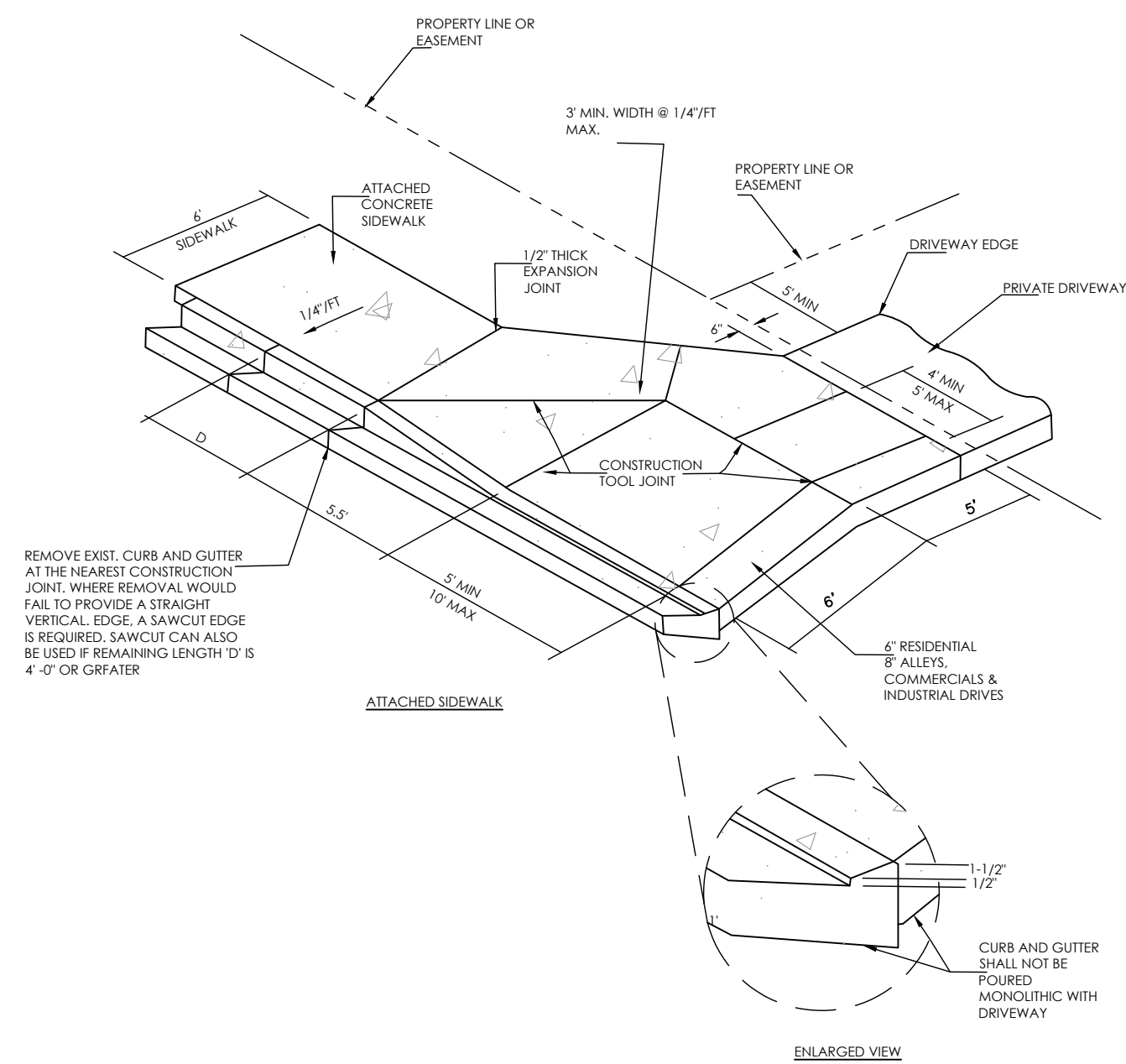
6' OPAQUE CHAIN LINK FENCE DETAIL

SCALE 1/4"=1.0'



6' POST FENCE DETAIL

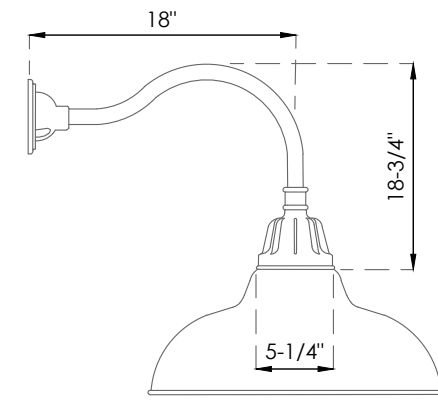
SCALE: 1"=4'



CITY STD D-16 DETAIL

NOT TO SCALE

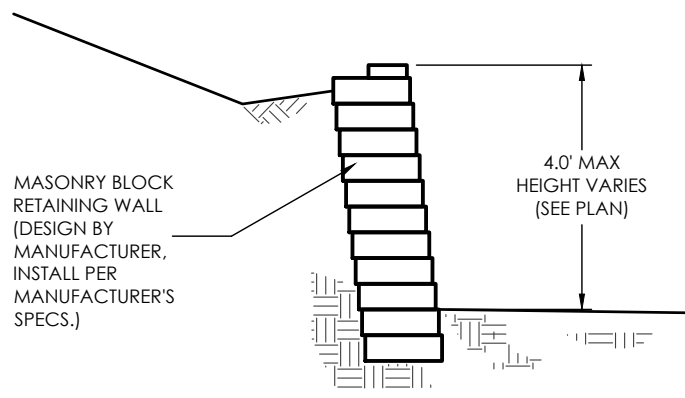
- ALL ALLEYS, COMMERCIAL, OR INDUSTRIAL DRIVE ENTRANCES REQUIRE 8" REINFORCED CONCRETE TO INCLUDE CURB AND GUTTER, WITH #4 REBAR AT 18" O.C.E.W.
- ALL TOOL JOINTS SHALL BE A MINIMUM OF 1-1/2" DEEP.
- WHEN REPLACING EXISTING CURB AND GUTTER WITH NEW DRIVEWAY, ENTIRE CURB AND GUTTER SECTION SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER (VARIABLE CURB HEIGHT) AS SHOWN. DO NOT BREAK CURB FROM GUTTER SECTION. MACHINE SAWCUT IS ALLOWABLE.
- FLARED PORTION OR DRIVEWAY SHALL BE POURED MONOLITHIC WITH MAIN RECTANGULAR PORTION OR DRIVEWAY.
- WHERE THERE IS MORE THAN ONE DRIVEWAY ON A LOT, A MINIMUM OF 30' OF FULL CURB SHALL BE PROVIDED BETWEEN DRIVEWAYS.
- WHERE EXISTING SIDEWALK IS IN PLACE, AND ITS THICKNESS IS LESS THAN 6" (RESIDENTIAL) OR 8" (COMMERCIAL, INDUSTRIAL, OR ALLEY), THE SIDEWALK THROUGH THE DRIVEWAY SHALL BE REMOVED AND REPLACED WITH PORTLAND CEMENT CONCRETE, 6" (RESIDENTIAL) OR 8" (COMMERCIAL, INDUSTRIAL, ALLEY) IN THICKNESS.
- ALL EXCAVATION, EMBANKMENT AND CONCRETE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.
- ALL PROVISIONS OF THE CITY TRAFFIC CRITERIA MANUAL SHALL BE MET WITH REGARD TO MINIMUM SETBACK FROM INTERSECTION AND SIDE PROPERTY LINES. MINIMUM SPACING: MAXIMUM WIDTH, ETC.
- WHEN A DRIVEWAY IS TO BE TAKEN OUT OF SERVICE, THE ENTIRE LENGTH OF CURB AND GUTTER (VARIABLE CURB HEIGHT) SHALL BE REMOVED AND REPLACED WITH NEW CURB AND GUTTER. DO NOT PLACE NEW CURB HEAD ON EXISTING VARIABLE CURB-HEIGHT CURB AND GUTTER.
- IN RETROFIT SITUATIONS, MATCH EXISTING SIDEWALK WIDTHS.
- A MINIMUM 2" PAYMENT SAWCUT/PATCHBACK IS REQUIRED IN RETROFIT SITUATIONS.
- DRIVEWAY AND WALL SHALL BE PLACED ON 6" OF SUITABLE SURGRADE.



FULL CUT OFF LIGHT FIXTURE:
CARSON GOOSNECK WAREHOUSE FIXTURE OR EQUAL
GU 24, UL RATING: WET

WALL LIGHT DETAIL

SCALE: NOT TO SCALE



NOTE: WALL HEIGHTS ABOVE 4' REQUIRES
STRUCTURAL APPROVAL THROUGH
REGIONAL BUILDING DEPARTMENT

MASONRY BLOCK WALL DETAIL

NOT TO SCALE

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LOT LINE
- BUILDING SETBACK LINE
- ADJACENT PROPERTY LINE

EXISTING

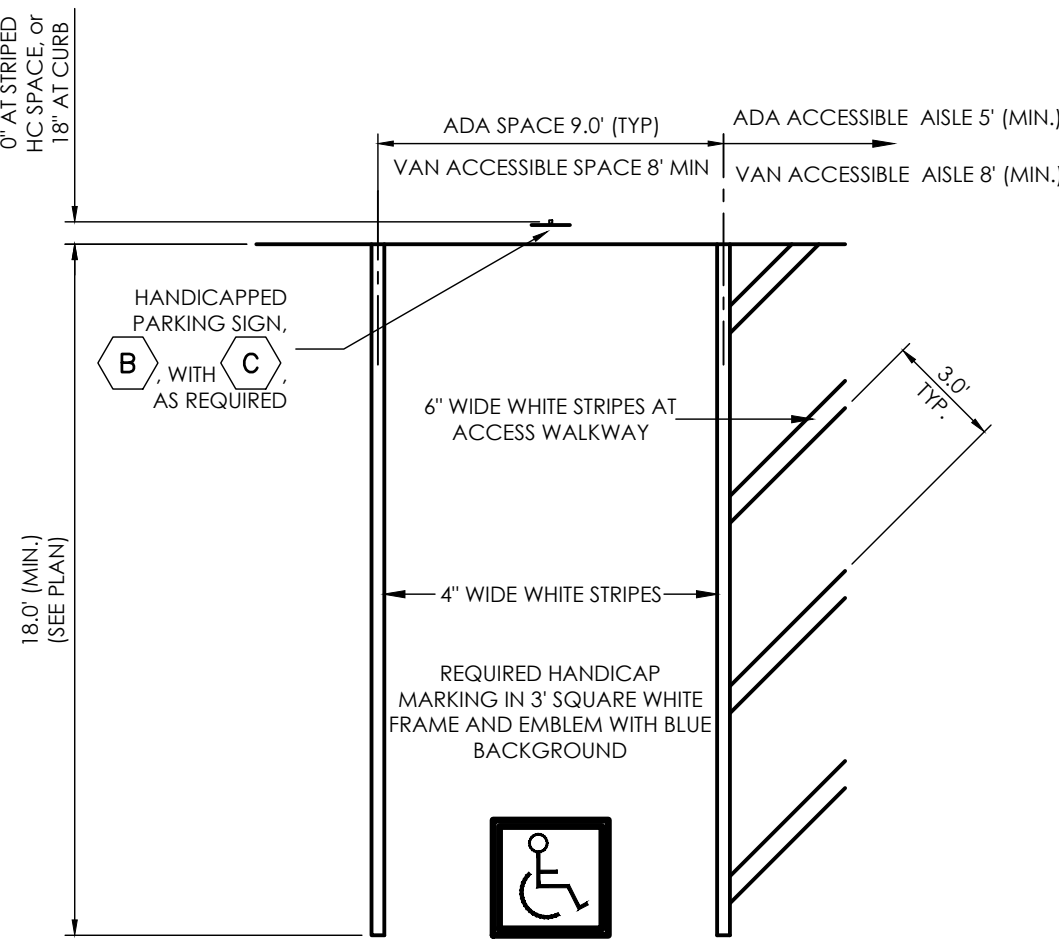
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- CONCRETE AREA
- ASPHALT AREA
- CURB AND GUTTER
- BUILDING/
BUILDING OVERHANG
- SIGN
- OPAQUE MOLDED FENCE
- TREE (EVERGREEN/DECIDUOUS)
- SHRUB
- ROCK

- 12" W (PVC) (PUBLIC) WATER MAIN
- W WATER SERVICE LINE
- W WATER VALVE
- 16544 FIRE HYDRANT
- 859-B 10" SAN (PVC) (PUBLIC) SANITARY SEWER MAIN
- SAN SAN SANITARY SEWER SERVICE LINE
- SAN SAN SANITARY SEWER MANHOLE
- SAN SAN SANITARY SEWER CLEANOUT
- 2" GAS (PLASTIC) (PUBLIC) GAS MAIN
- DHE OVERHEAD ELECTRIC LINE
- UGE UNDERGROUND ELECTRIC LINE/ MANHOLE
- UTILITY POLE/GUY WIRE
- WATER SHUTOFF VALVE/ SPRINKLER BOX
- ELECTRIC TRANSFORMER/VAULT
- TELEPHONE PEDESTAL
- LIGHT POLE

PROPOSED

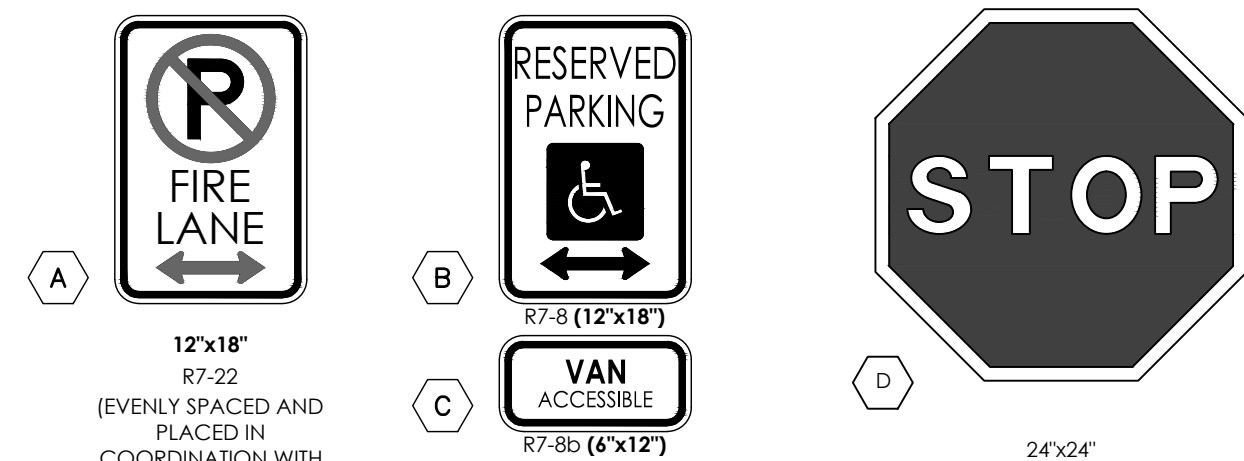
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- CONCRETE AREA
- ASPHALT AREA
- CURB AND GUTTER
- BUILDING/
BUILDING OVERHANG
- SIGN
- 84.0 TW TOP OF WALL/GRADE AT BOTTOM OF WALL
- 83.0 FG TOP OF CURB/FLOWLINE
- 86.85 SPOT ELEVATION
- 83.35 FL = FLOWLINE
- 84.96 TSW TSW = TOP OF SIDEWALK
- FF = 5986.00 FINISHED FLOOR ELEVATION
- STRIPING AREA

- 12" PVC WATER MAIN (PUBLIC) WATER MAIN
- 1" HDPE WATER SERVICE WATER SERVICE LINE
- WATER VALVE
- FIRE HYDRANT
- HYD "A" 10" PVC SANITARY SEWER (PUBLIC) SANITARY SEWER MAIN
- 4" PVC SAN SEWER SERVICE SANITARY SEWER SERVICE LINE
- MH-1 SANITARY SEWER MANHOLE
- CO DCO SANITARY SEWER CLEANOUT/ DOUBLE CLEANOUT
- WM WATER METER PIT
- EM UGE ELECTRIC METER & SERVICE LINE
- GM GAS METER & SERVICE LINE
- TRAFFIC DIRECTION



TYPICAL HANDICAP PARKING SPACE

SCALE: 1"=5'

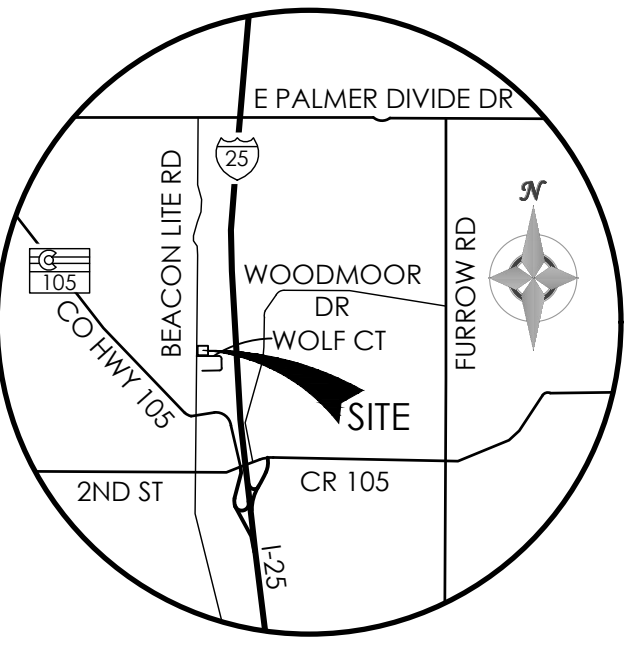


- TYPOGRAPHY TO BE HELVETICA MEDIUM
- ALL PRIMARY SIGNS TO BE MOUNTED ON METAL SIGN POST: 7'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP. ADDITIONAL PLACARD SIGNS SHALL BE MOUNTED AT LEAST 6'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP.
- MOUNT HANDICAP SIGNAGE ON BUILDING.
- FIRE LANE MARKING SHALL BE PROVIDED AS SHOWN. EITHER SIGNAGE OR STRIPING WILL BE PROVIDED IN LOCATIONS SHOWN ON PLAN. FIRE LANE MARKING REQUIREMENTS BY COLORADO SPRINGS FIRE DEPARTMENT DIVISION OF THE FIRE MARSHALL AS REVISED JULY 2016 WILL BE A FOLLOWED FOR MATERIALS AND INSTALLATION OF MARKINGS.

STRIPING AREA

SITE SIGNAGE LEGEND

SCALE: 1"=1'-0"



VICINITY MAP

NOT TO SCALE

BENCHMARK



REVISIONS

DESIGNED BY
DRAWN BY
CHECKED BY
AS-BUILT BY
CHECKED BY

LOT 1, WOLF BUSINESS
PARK FILING NO. 2

PRELIMINARY
PD SITE PLAN
CIVIL & SITE DETAILS

DP1.6 MVE PROJECT 61156
MVE DRAWING SP-DS

AUGUST 18, 2021
SHEET 6 OF 6