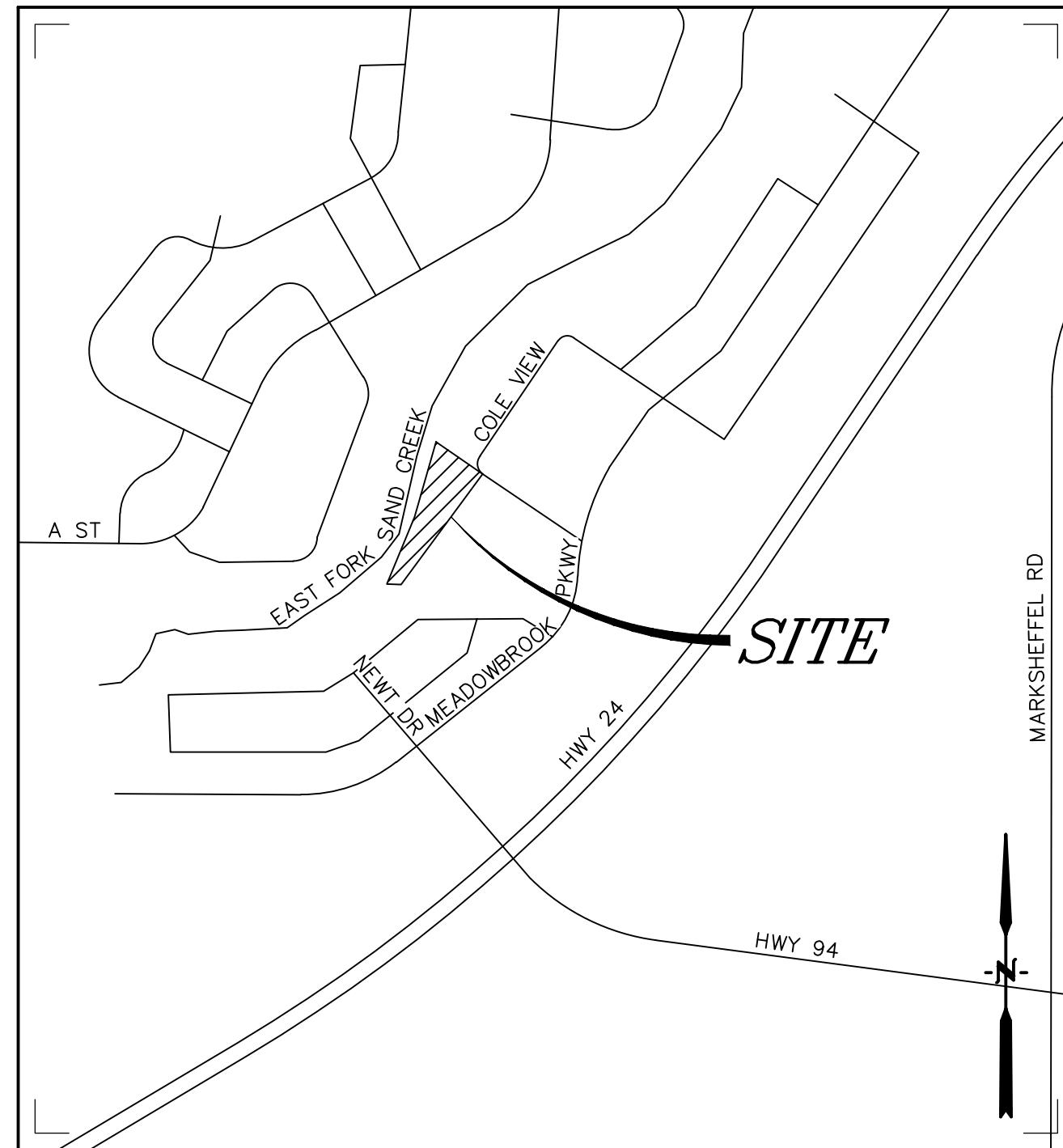


# 7315 COLE VIEW

A PORTION OF THE NE  $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 14S, RANGE 65W OF THE 6TH P.M.  
EL PASO COUNTY, COLORADO

## SITE DEVELOPMENT PLAN



VICINITY MAP  
NTS

SHEET INDEX

1	CV	COVER SHEET
2	SP01	PRELIMINARY SITE PLAN

SITE DATA

PROPERTY INFORMATION

OWNER NAME:	RYAN FOSTER BLACK DIAMOND CABLE 7315 COLE VIEW COLORADO SPRINGS, CO 80915
LEGAL DESCRIPTION:	LOT 31, CLAREMONT BUSINESS PARK FILING NO. 2
PARCEL NUMBER:	5408102035
ZONING:	CS CAD-0
CURRENT USE:	WAREHOUSE/CONTRACTOR YARD
LOT SIZE:	1.83 ACRES (79,715 SF)
DISTURBED AREA:	0.68 ACRES
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C0752G, DATED 12/7/18)

BUILDING INFORMATION:

GROSS BUILDING AREA:	10,000 SF
BUILDING OCCUPANCY:	B/S-2
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE

ZONING CODE STUDY:

PROPOSED PRINCIPAL USE:	OFFICE/WAREHOUSE
STRUCTURAL COVERAGE:	12.5%
BUILDING STRUCTURAL HEIGHT:	TBD (NOT TO EXCEED 45' MAX, ANTICIPATED TO BE 20-25')
FRONT YARD SETBACK:	25'
<b>SIDE YARD SETBACK:</b>	<b>25'</b>
<b>REAR YARD SETBACK:</b>	<b>25'</b>

REQUIRED PARKING SPACES:	
OFFICE-(1 SPACE/300 SF)	8
(2,000 SF/300 SF)	1
WAREHOUSE-(1 SPACE/1,000 SF)	17
(8,000 SF/1,000 SF)	16
H.C.-(1 SPACE/25 REQ'D)	1
TOTAL PARKING SPACES REQUIRED:	16
TOTAL PARKING SPACES PROVIDED:	17
STANDARD SPACES PROVIDED	16
H.C. SPACED PROVIDED	1
COMPACT SPACES PROVIDED	0
LOADING SPACE PROVIDED	1 (14'x18')

DEVELOPMENT SCHEDULE:

BEGIN	WINTER 2023/2024
FINAL STABILIZATION	FALL 2024

PREPARED BY:



CLIENT:

BLACK DIAMOND CABLE  
  
7315 COLE VIEW  
COLORADO SPRINGS, CO 80915  
CONTACT: RYAN FOSTER  
(719) 306-4478

SITE DEVELOPMENT PLAN FOR:  
**7315 COLE VIEW**  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	10/12/23
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21813-00 DPVC

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.  
DRAWING SCALE:  
HORIZONTAL: N/A  
VERTICAL: N/A

COVER SHEET

PROJECT NO. 21813-00CSCV  
DRAWING NO.

**CV**

SHEET: 1 OF 2

ADA DESIGN PROFESSIONAL STANDARDS:

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 STANDARD 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 OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

NOTES:

- A SEPARATE SIGN PERMIT IS REQUIRED.
- ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
- THE ADA PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
- OWNER IS AWARE THAT THE ACCESS PERMITS (AP211569, AP21170) ARE SUBJECT TO CONDITIONS OF APPROVAL.

GENERAL NOTES:

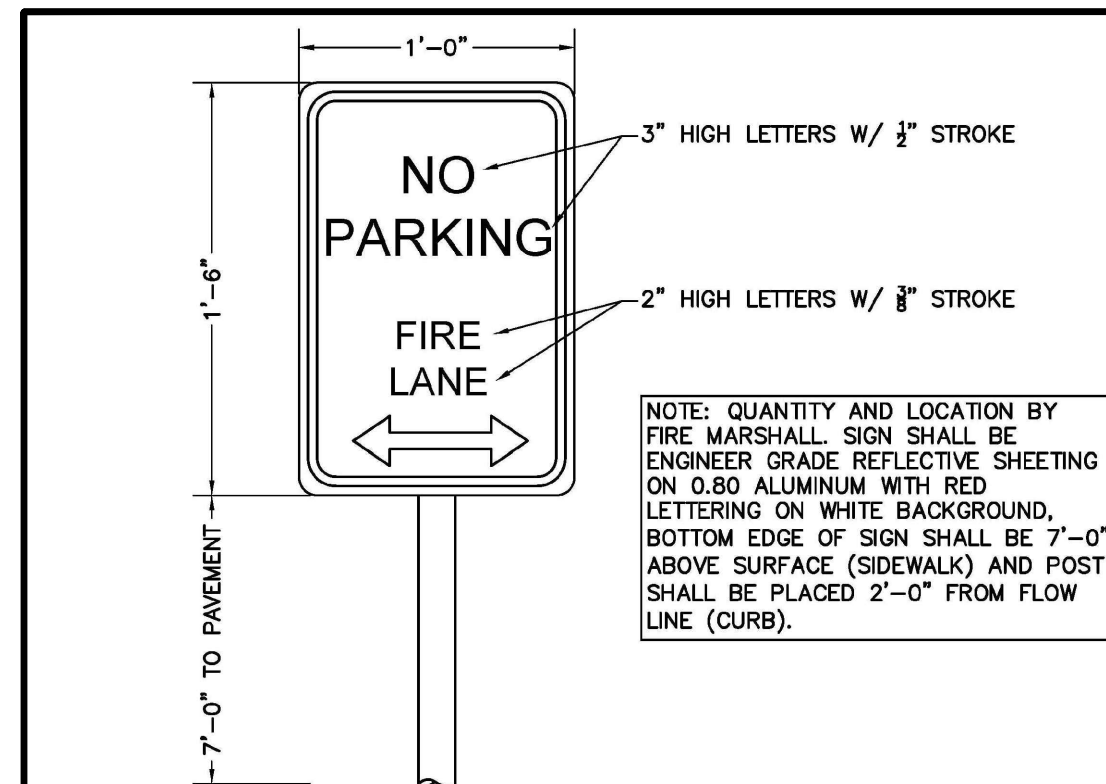
- ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS.
- THE GENERAL DRAINAGE PATTERNS ARE TO THE SOUTHERLY AND WESTERLY DIRECTION.
- THIS DEVELOPMENT IS ONE PHASE AND IS EXISTING.
- LANDSCAPE MAINTENANCE OF THE PROPERTY IS THE OWNER'S RESPONSIBILITY.
- ALL DRIVEWAYS AND PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.
- ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS ARE TO BE CONSTRUCTED WITH TYPE 3 CURB AND GUTTER.

Northeast and Southeast Property Lines have a zero foot setback  
Table 5-5: 2 The minimum setback is 25 feet from the perimeter boundary of the district, but no minimum setback is required from any internal side or rear lot line within the same district.

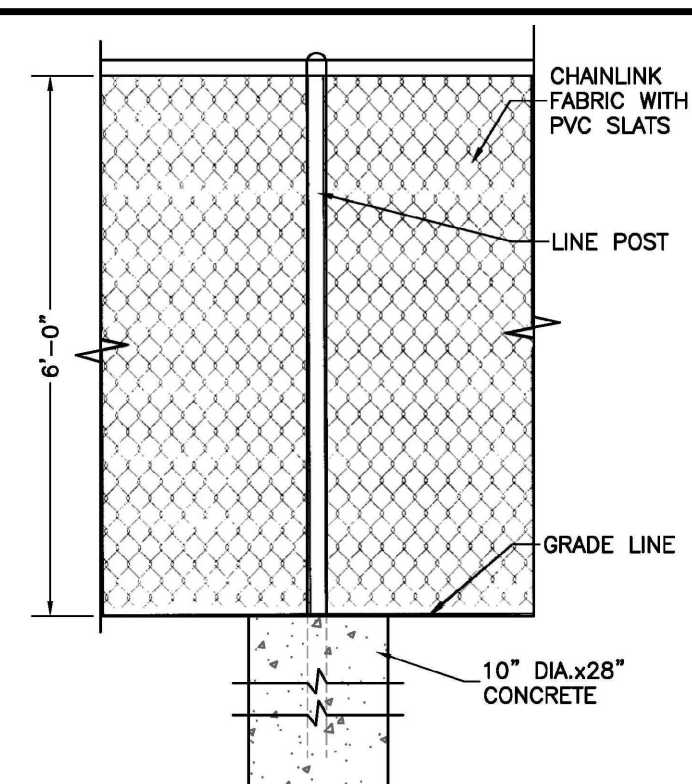
Table 6-2 of the LDC  
Professional Office = a space / 200SF  
2000 / 200 = 10 required spaces

18 spaces required not including accessible space

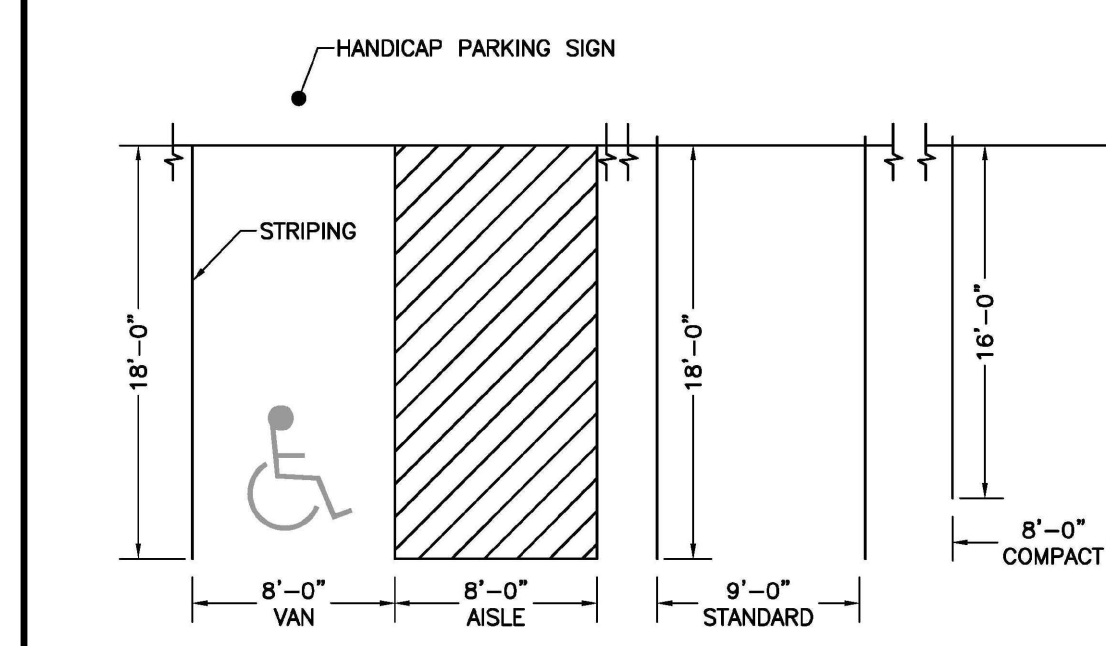
PPR2344



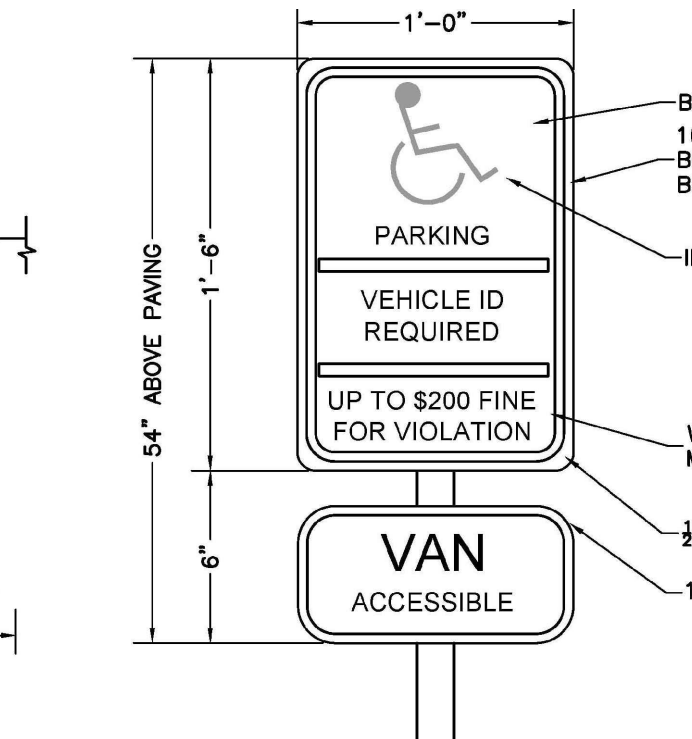
1 FIRE LANE SIGN  
NOT TO SCALE



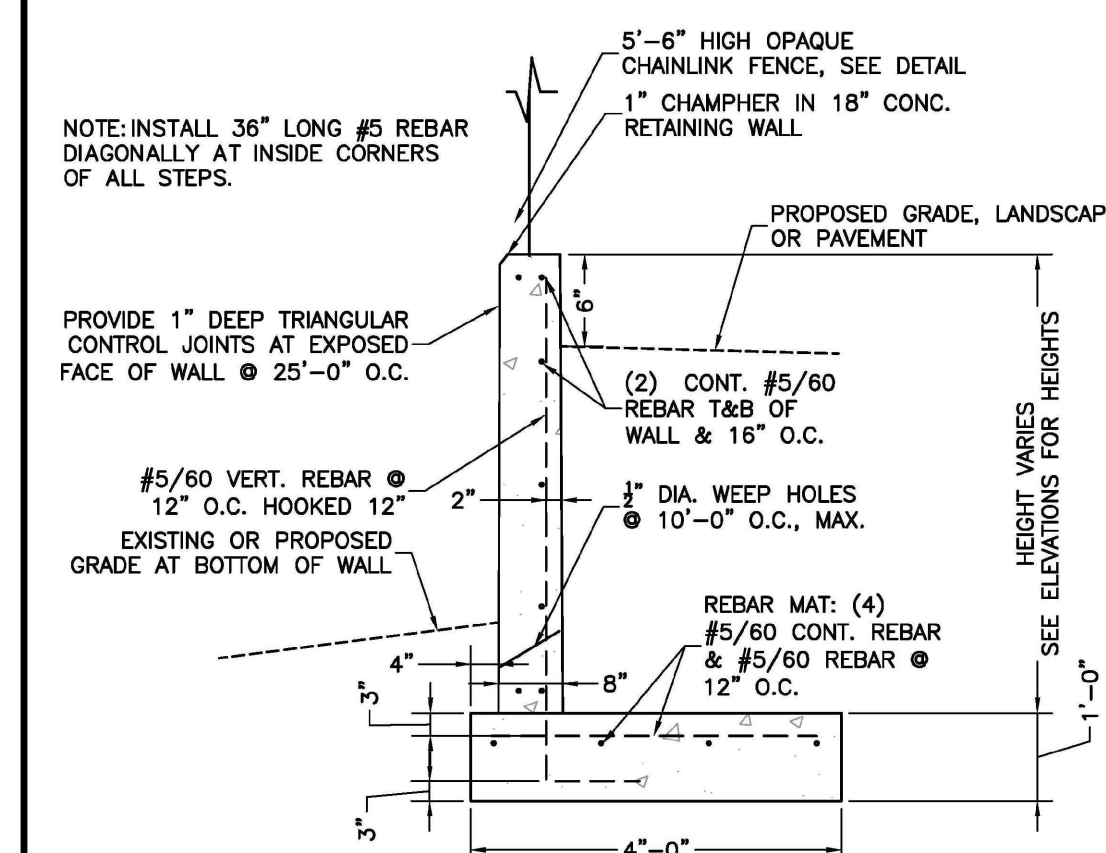
2 FIRE LANE SIGN  
NOT TO SCALE



3 ADA, STANDARD & COMPACT PARKING  
NOT TO SCALE

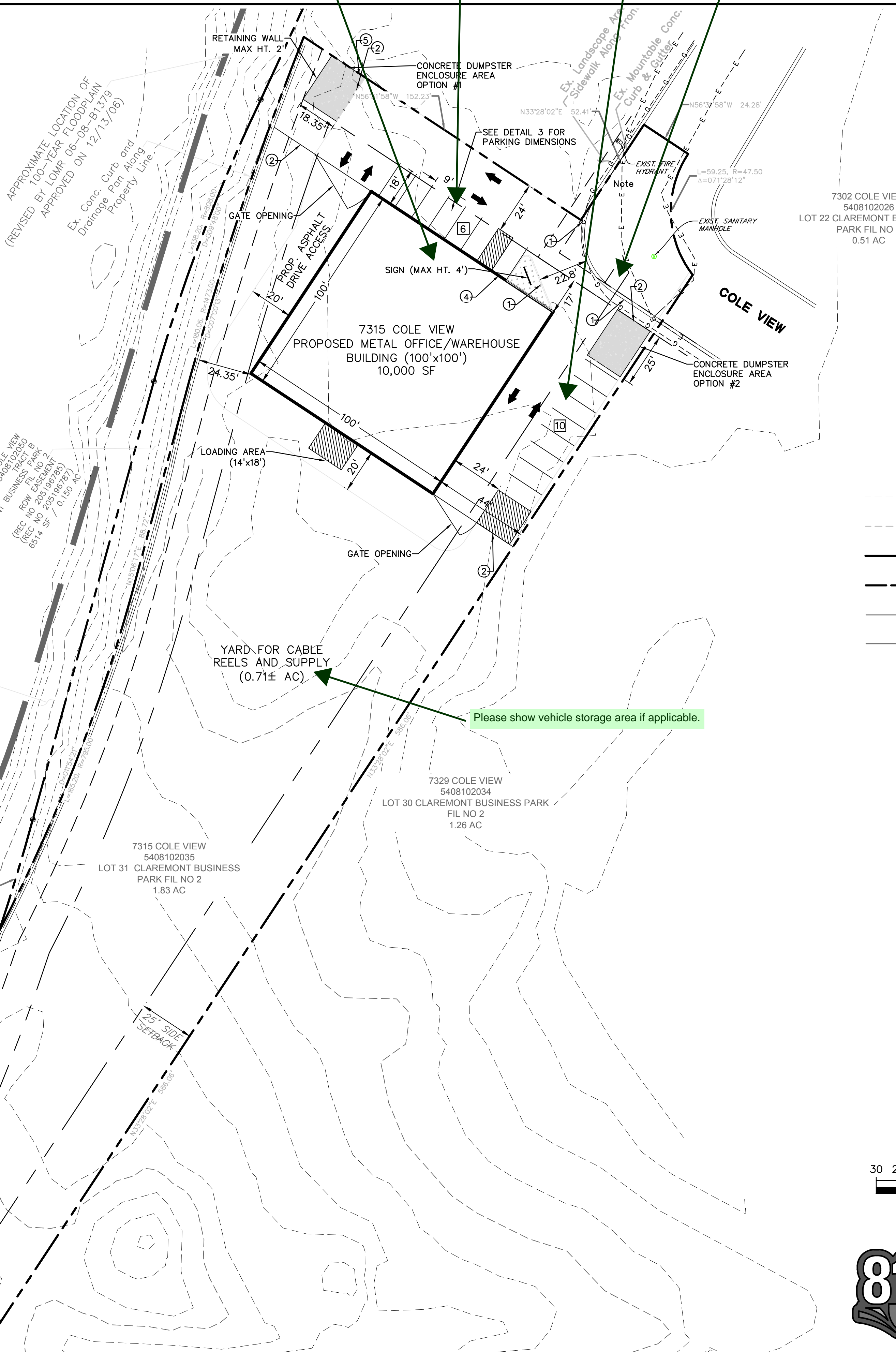


4 HANDICAPPED PARKING SIGN  
NOT TO SCALE



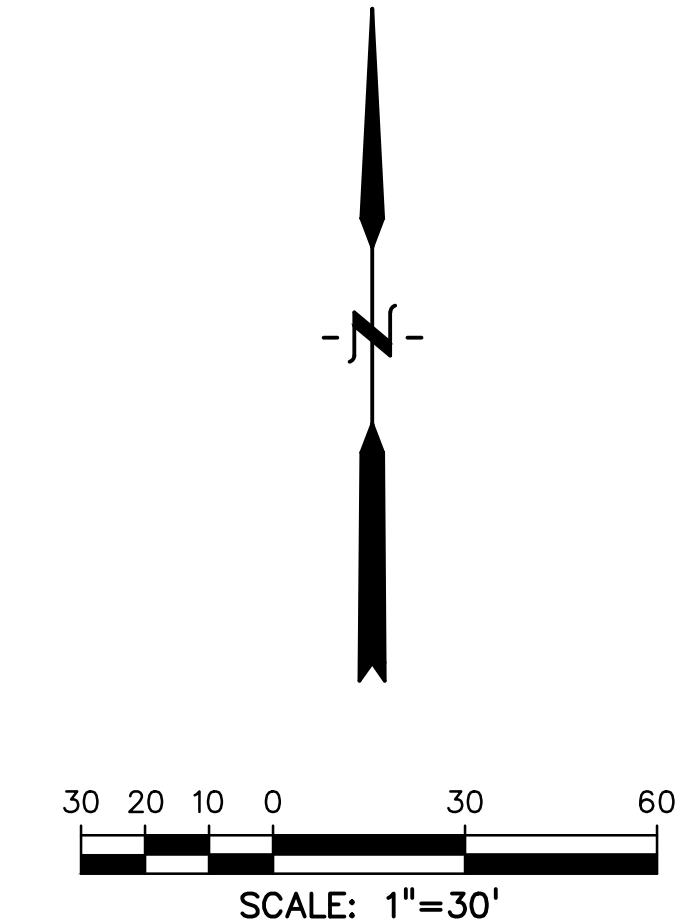
5 RETAINING WALL (ANTICIPATED, TBD FOR FINAL)  
NOT TO SCALE

FENCE SPECIFICATIONS:  
POSTS:  
• ALL POSTS WILL BE SET IN CONC.  
END & CORNER  
• 2-3/8" T-40 LINE POSTS  
• 2" T-40 @ 10'-0" OC  
TOP RAIL:  
• 1-5/8" T-20  
CHAINLINK FABRIC:  
• 2" MESH x 11 GA  
• GALVANIZED AFTER WEAVING  
• ATTACHED W/ STEEL TIES  
• START 1" A.F.F.  
SLATS:  
• DOUBLE WALL PVC  
PRIVACY FILLER STRIPS  
• LOCKING TRACK ON BOTTOM  
• START 2" A.F.F.  
GATES:  
• ROLLING GATES TO INCLUDE  
SAFETY POST INSIDE GATE ROLL  
AREAS



LEGEND

- EX. MINOR CONTOUR
- - - - - 6800 EX. MAJOR CONTOUR
- CURB FLOWLINE
- - - - - PROPERTY BOUNDARY
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE



PREPARED BY:  
  
DREXEL, BARRELL & CO.  
Engineers • Surveyors  
3 SOUTH 7TH STREET  
COLORADO SPGS, COLORADO 80905  
CONTACT: TIM D. MCCONNELL, P.E.  
(719)260-0887  
BOULDER • COLORADO SPRINGS • GREELEY

CLIENT:  
BLACK DIAMOND CABLE  
7315 COLE VIEW  
COLORADO SPRINGS, CO 80915  
CONTACT: RYAN FOSTER  
(719) 306-4478

SITE DEVELOPMENT PLAN FOR:  
**7315 COLE VIEW**  
EL PASO COUNTY, COLORADO

ISSUE	DATE
INITIAL ISSUE	10/12/23
DESIGNED BY:	SBN
DRAWN BY:	SBN
CHECKED BY:	TDM
FILE NAME:	21813-00SP01

PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

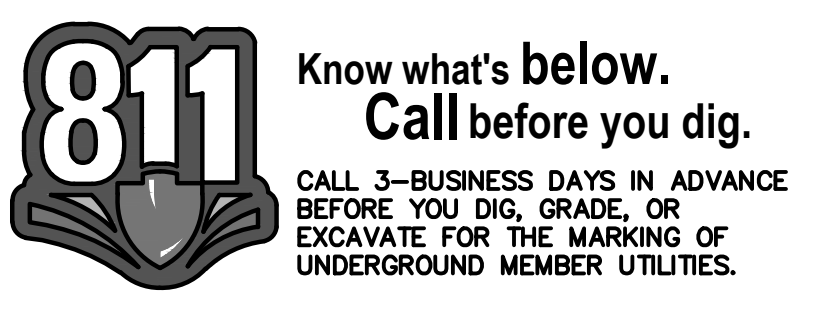
DRAWING SCALE:  
HORIZONTAL: 1"=30'  
VERTICAL: N/A

PRELIMINARY  
SITE PLAN

PROJECT NO. 21813-00SCV  
DRAWING NO.

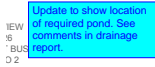
**SP01**

SHEET: 2 OF 2



# V1\_Site Development Plan REDLINES.pdf Markup Summary

(11)



Update to show location of required pond. See comments in drainage report.

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**Page Label:** [1] SHT1  
**Author:** lpackman  
**Date:** 10/31/2023 1:36:35 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Update to show location of required pond. See comments in drainage report.



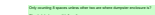
Is this a 6 or 9? Either way, I'm counting 7 spaces.

**Subject:** Text Box  
**Page Label:** [1] SHT1  
**Author:** ChristianHaas  
**Date:** 11/1/2023 3:46:10 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Is this a 6 or 9? Either way, I'm counting 7 spaces



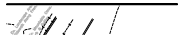
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**Author:** ChristianHaas  
**Date:** 11/1/2023 3:45:32 PM  
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**Space:**



Only counting 8 spaces unless other two are where dumpster enclosure is?

**Subject:** Text Box  
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**Date:** 11/1/2023 4:10:44 PM  
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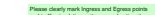
Only counting 8 spaces unless other two are where dumpster enclosure is?



Clearly label accessible/handicap space.



**Subject:** Arrow  
**Page Label:** [1] SHT1  
**Author:** ChristianHaas  
**Date:** 11/1/2023 3:46:53 PM  
**Status:**  
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**Space:**



Please clearly mark Ingress and Egress points and traffic circulation patten around entire site.

**Subject:** Text Box  
**Page Label:** [1] SHT1  
**Author:** ChristianHaas  
**Date:** 11/1/2023 4:10:47 PM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please clearly mark Ingress and Egress points and traffic circulation patten around entire site.





Subject: Arrow  
 Page Label: [1] SHT1  
 Author: ChristianHaas  
 Date: 11/1/2023 4:06:46 PM  
 Status:  
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Subject: Text Box  
 Page Label: [1] SHT1  
 Author: ChristianHaas  
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 Space:

Sign Plan says there will be no signage. Please include sign dimensions on updated sign plan.

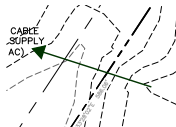


Subject: Arrow  
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Subject: Text Box  
 Page Label: [1] SHT1  
 Author: ChristianHaas  
 Date: 11/1/2023 4:21:50 PM  
 Status:  
 Color: ■  
 Layer:  
 Space:

Please show vehicle storage area if applicable.



Subject: Arrow  
 Page Label: [1] SHT1  
 Author: ChristianHaas  
 Date: 11/1/2023 4:22:09 PM  
 Status:  
 Color: ■  
 Layer:  
 Space: