

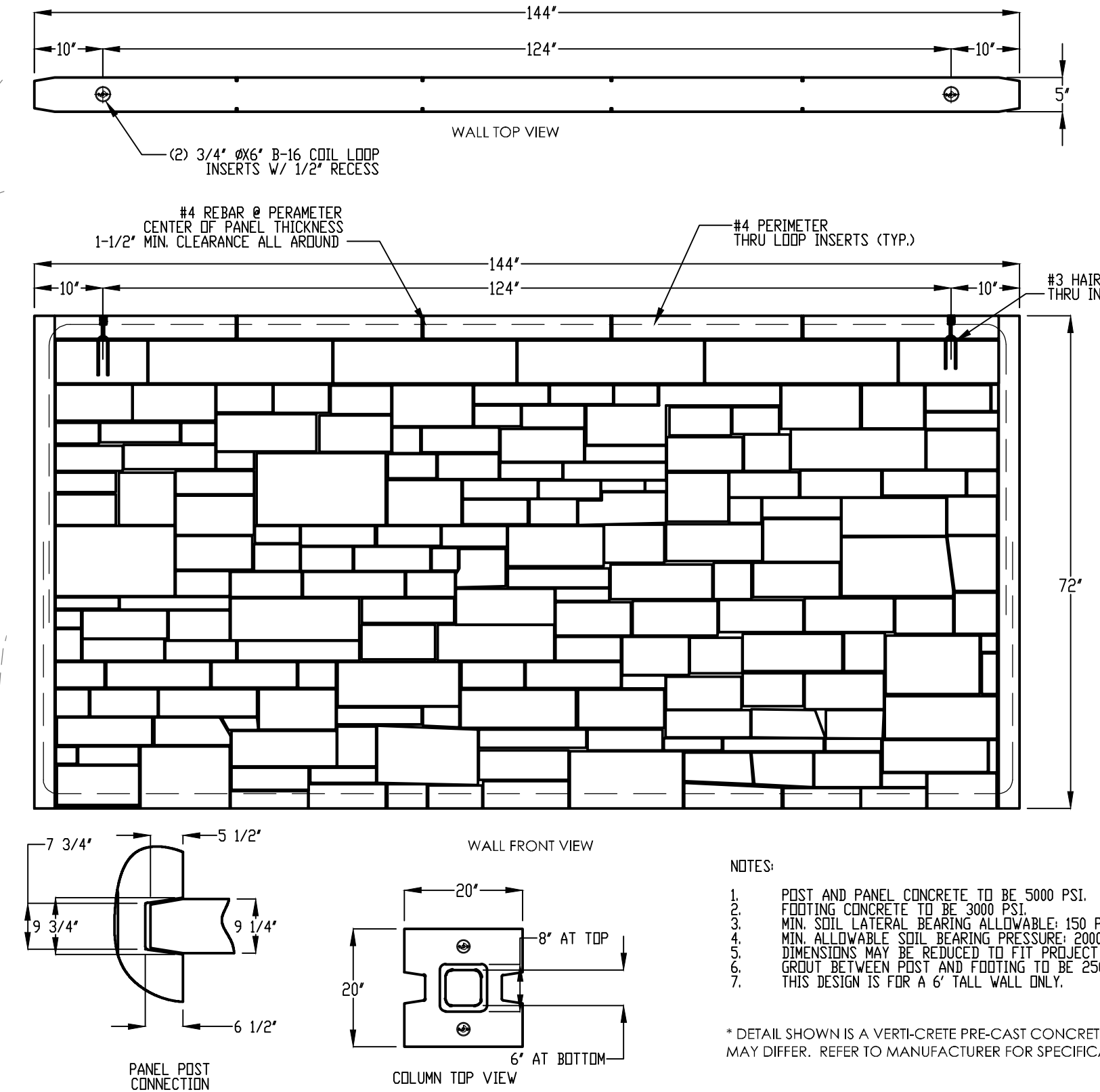
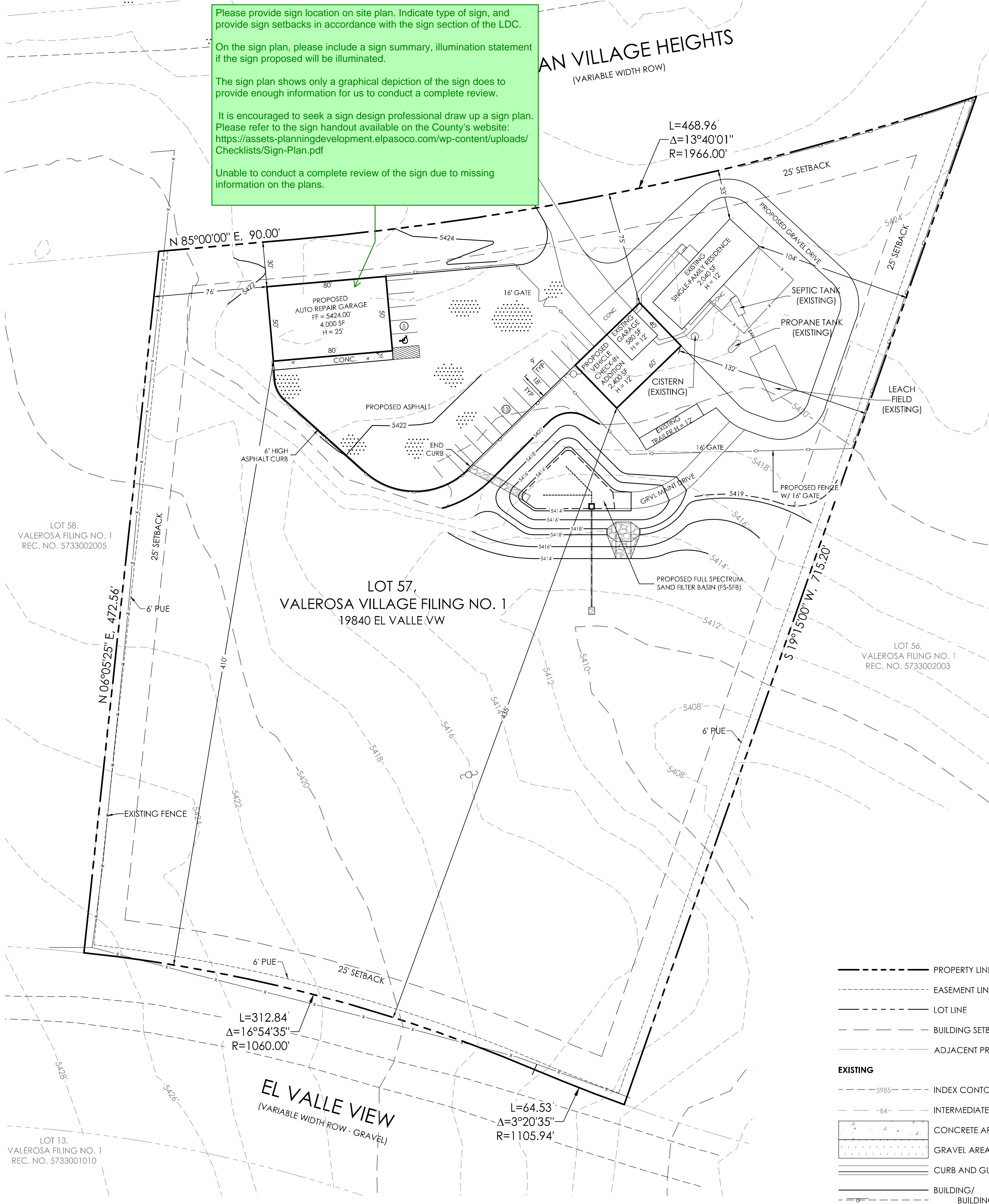
Please provide sign location on site plan. Indicate type of sign, and provide sign setbacks in accordance with the sign section of the LDC.

On the sign plan, please include a sign summary, illumination statement if the sign proposed will be illuminated.

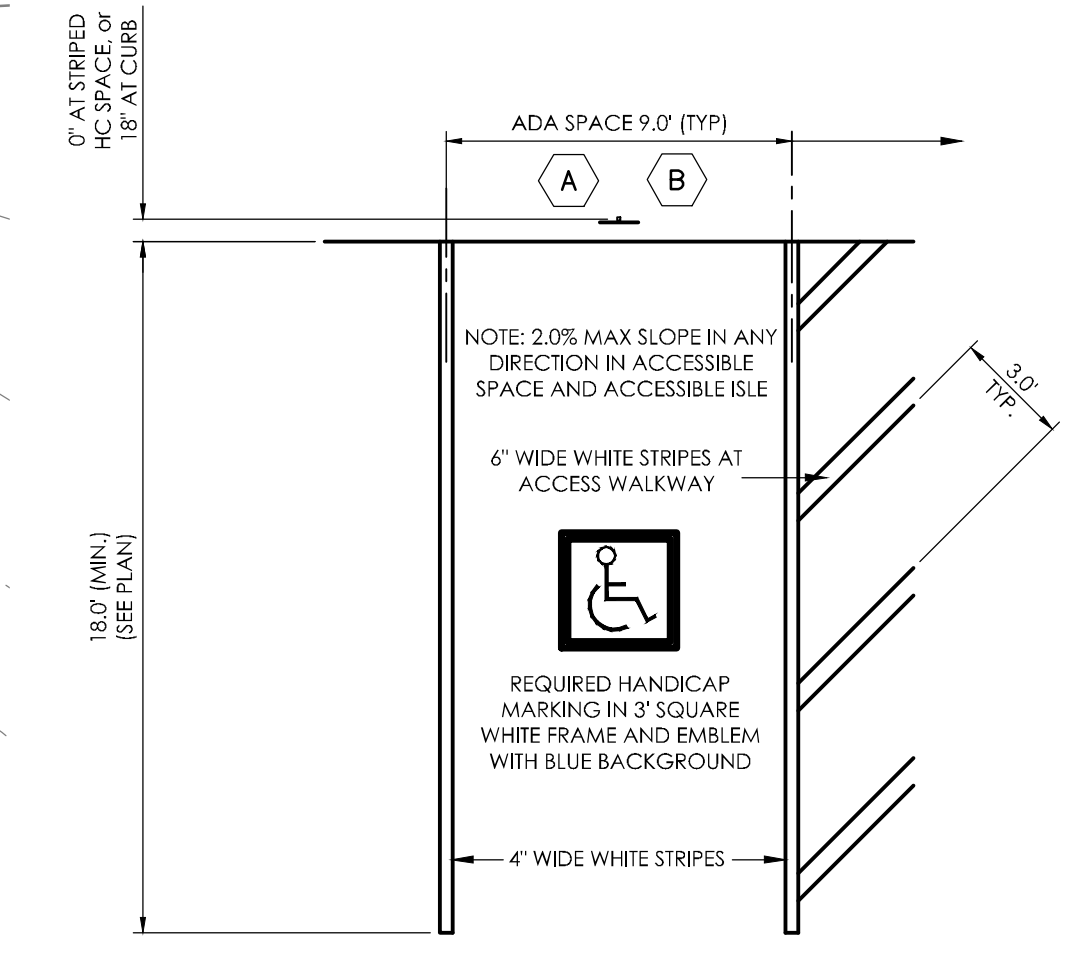
The sign plan shows only a graphical depiction of the sign does to provide enough information for us to conduct a complete review.

It is encouraged to seek a sign design professional draw up a sign plan. Please refer to the sign handout available on the County's website: <https://assets-planningdevelopment.elpasoco.com/wp-content/uploads/Checklists/Sign-Plan.pdf>

Unable to conduct a complete review of the sign due to missing information on the plans.



TYPICAL PRECAST ORNAMENTAL WALL
SCALE: NTS

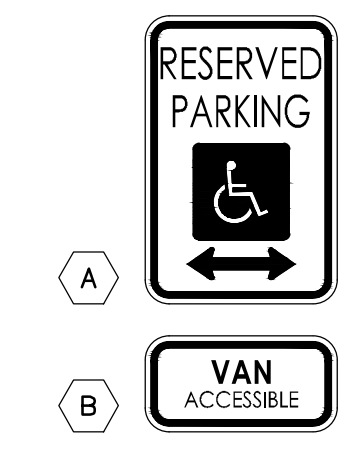


TYPICAL HANDICAP PARKING SPACE
SCALE: NTS

LEGEND

EXISTING	PROPOSED
--- PROPERTY LINE	--- PROPERTY LINE
--- EASEMENT LINE	--- EASEMENT LINE
--- LOT LINE	--- LOT LINE
--- BUILDING SETBACK LINE	--- BUILDING SETBACK LINE
--- ADJACENT PROPERTY LINE	--- ADJACENT PROPERTY LINE
--- INDEX CONTOUR	--- INDEX CONTOUR
--- INTERMEDIATE CONTOUR	--- INTERMEDIATE CONTOUR
--- CONCRETE AREA	--- CONCRETE AREA
--- GRAVEL AREA	--- ASPHALT AREA
--- CURB AND GUTTER	--- CURB AND GUTTER
--- BUILDING/ BUILDING OVERHANG	--- BUILDING/ BUILDING OVERHANG
--- SIGN	--- SIGN
--- FENCE	--- FENCE
--- SANITARY SEWER SERVICE LINE	--- SANITARY SEWER SERVICE LINE
--- UTILITY POLE/GUY WIRE	--- UTILITY POLE/GUY WIRE
86.0 TW 83.0 FG	TOP OF WALL/GRADE AT BOTTOM OF WALL
86.85 83.35	TOP OF CURB/FLOWLINE
84.76 TSW	SPOT ELEVATION FL = FLOWLINE TSW = TOP OF SIDEWALK
FF = 5986.00	FINISHED FLOOR ELEVATION

- NOTES:
- POST AND PANEL CONCRETE TO BE 5000 PSI
 - FOOTING CONCRETE TO BE 3000 PSI
 - MIN. SOIL LATERAL BEARING ALLOWABLE: 150 PSF/FT OF DEPTH BELOW GRADE.
 - MIN. ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF
 - DIMENSIONS MAY BE REDUCED TO FIT PROJECT REQUIREMENTS.
 - GROUT BETWEEN POST AND FOOTING TO BE 2500 PSI.
 - THIS DESIGN IS FOR A 6' TALL WALL ONLY.
- * DETAIL SHOWN IS A VERTI-CRETE PRE-CAST CONCRETE FENCE. ACTUAL FENCE MAY DIFFER. REFER TO MANUFACTURER FOR SPECIFICATIONS OF ACTUAL FENCE.



- 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 4'-0" ABOVE FINISH GRADE TO BOTTOM OF SIGN-TYP.
 - DO NOT MOUNT HANDICAP SIGNAGE ON BUILDING.
 - STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS AND THE CITY OF COLORADO SPRINGS TRAFFIC ENGINEERING STANDARDS.
 - 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.
- FIRE LANE MARKING:

SITE SIGNAGE LEGEND
SCALE: 1" = 1'-0"

SITE DATA

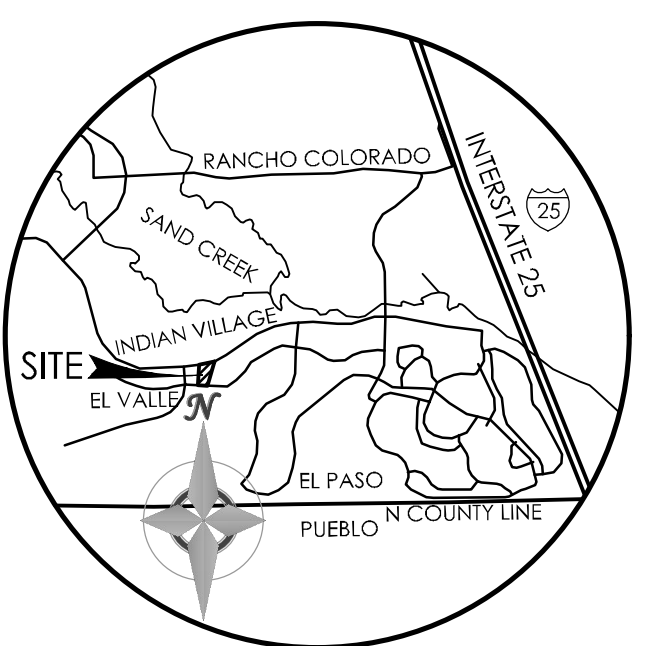
OWNER	JAMES OSTLER 7895 INDIAN VILLAGE HEIGHTS FOUNTAIN CO, 80817 PH (719) 679-7535
APPLICANT	M.V.E., INC. DAVID R. GORMAN, P.E. 1903 LELARAY STREET COLORADO SPRINGS, CO 80909 PH (719) 635-5736 FAX (719) 635-5450 DAVEG@MVECIVIL.COM
TAX SCHEDULE NO.	5733002004
CURRENT ADDRESS	19840 EL VALLE VIEW
LAND USE	CURRENT: RESIDENTIAL PROPOSED: RESIDENTIAL WITH RURAL HOME OCCUPATION FOR VEHICLE REPAIR GARAGE
ACREAGE	5.73 ± ACRES
LEGAL DESCRIPTION	LOT 57 VALEROSA VILLAGE FIL NO 1 CONTAINING AN AREA OF 249,813 SF. (5.73 ACRES) MORE OR LESS.
ZONING	CURRENT ZONING: RESIDENTIAL RURAL (RR-5)
SETBACKS	FRONT SETBACK = 25' REAR SETBACK = 25' SIDE SETBACK = 25'
MAX BUILDING HEIGHT	30'
SCHEDULE	FALL 2021 - FALL 2022
COVERAGE DATA	EXISTING BUILDING (ROOF) 3,361 SF (1.35%) PROPOSED BUILDING (ROOF) 4,000 SF (1.60%) PAVEMENT 15,573 SF (6.23%) PASTURE/MEADOW 226,879 SF (90.82%) TOTAL AREA 249,813 SF (100.0%) 5.73 ± ACRES
PARKING DATA	REQUIRED PARKING (14) AUTO REPAIR: 4 SERVICE BAYS @ 3 SPACES PER SERVICE BAY = 12 SPACES INCLUDING 1 REQUIRED HANDICAP SPACE PROVIDED PARKING (17) 16 STANDARD SPACES 1 HANDICAP SPACE TOTAL = 17 SPACES PROVIDED

FLOODPLAIN STATEMENT

THIS PROPERTY IS NOT LOCATED WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA. THIS PROPERTY IS SHOWN AS FLOOD ZONE CLASSIFICATION "X", AN AREA OF MINIMAL FLOOD HAZARD AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C1170 G, EFFECTIVE DECEMBER 7, 2018.

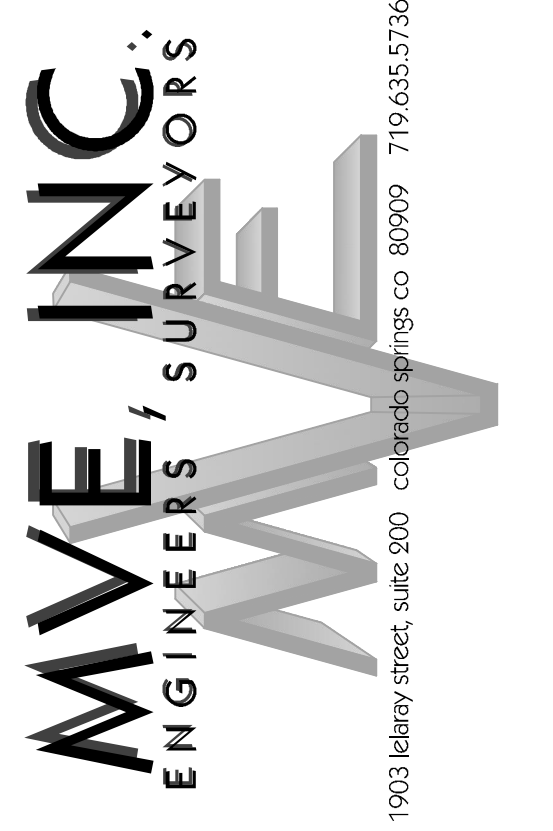
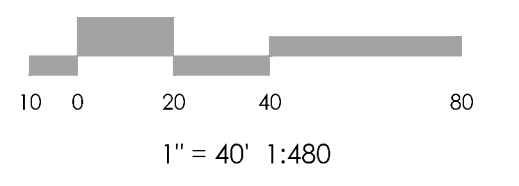
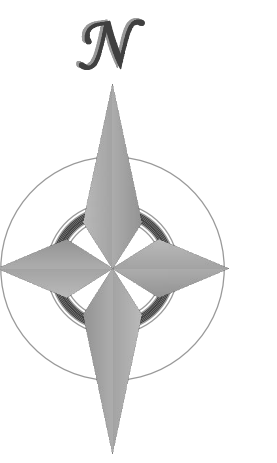
ADA STATEMENT

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



VICINITY MAP
NOT TO SCALE

BENCHMARK
FIMS MONUMENT "AG07"
ELEVATION = 6194.1
NATIONAL GEODETIC VERTICAL, 1929 AND THE 1960 SUPPLEMENTARY ADJUSTMENT.



REVISIONS

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

19840 EL VALLE VW

SPECIAL USE
SITE PLAN

SP-1 MVE PROJECT 61150
MVE DRAWING DEV-SP

JUNE 15, 2022
SHEET 1 OF 1

PCD FILE NO. AL-21-011