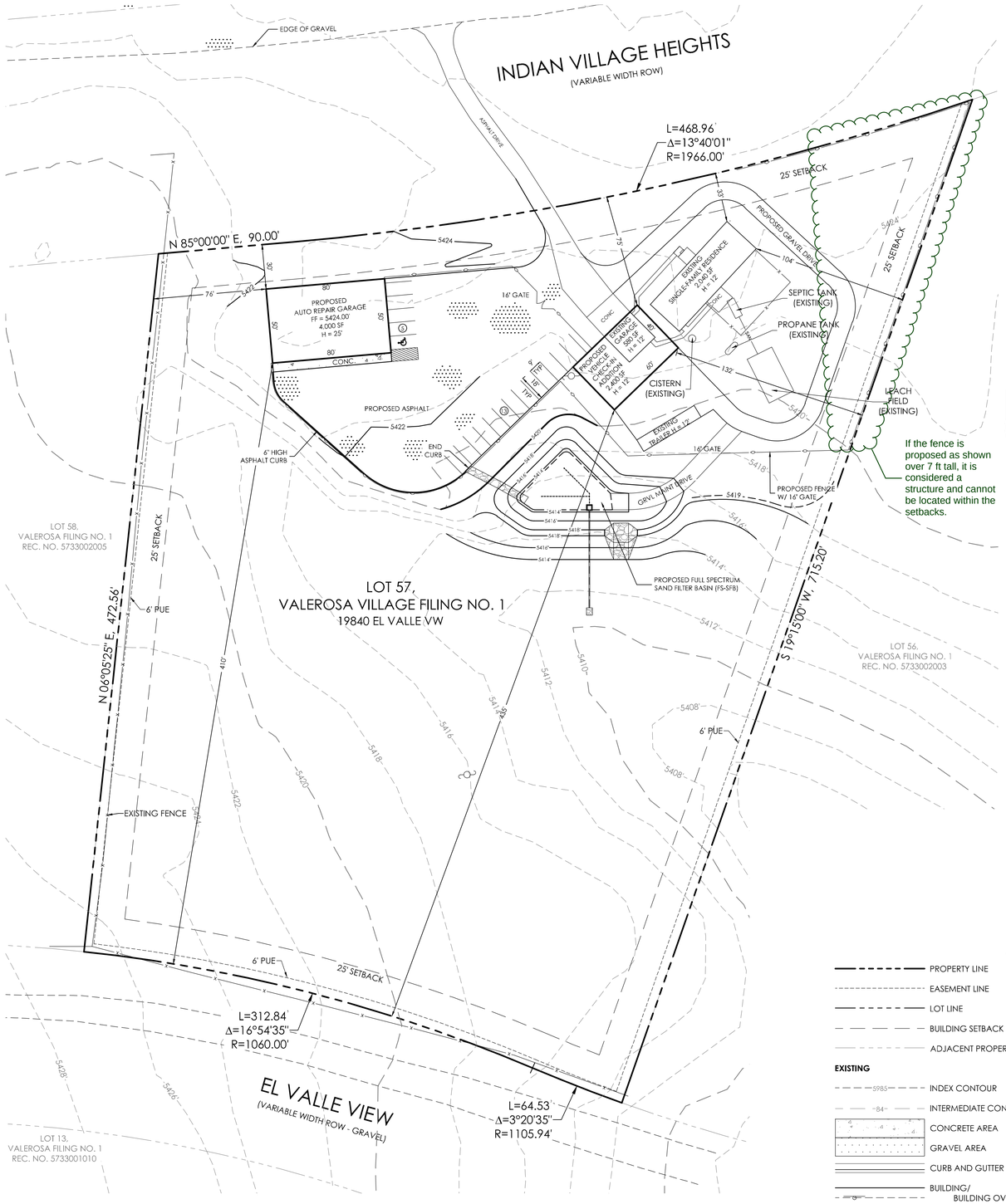
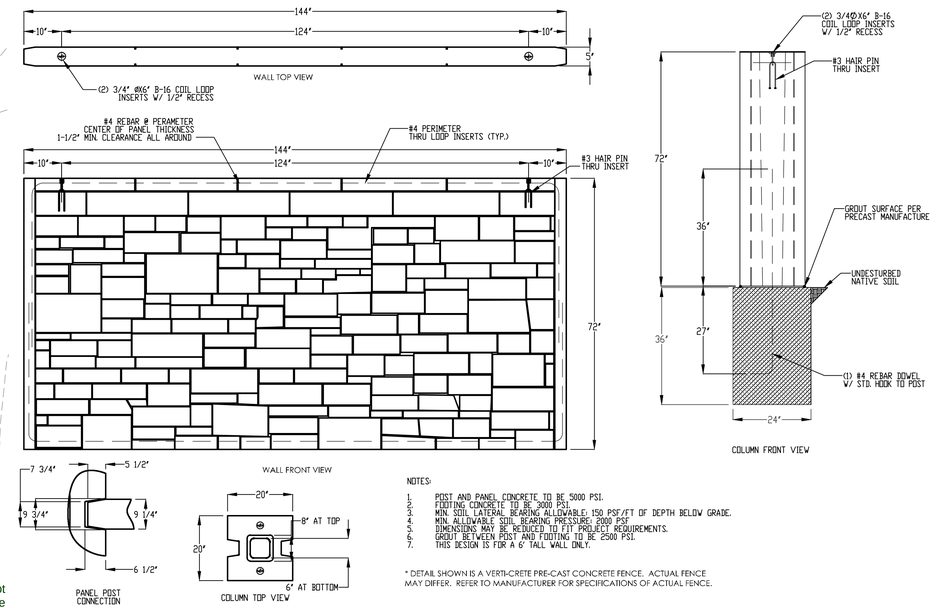


If the fence is proposed as shown over 7 ft tall, it is considered a structure and cannot be located within the setbacks.



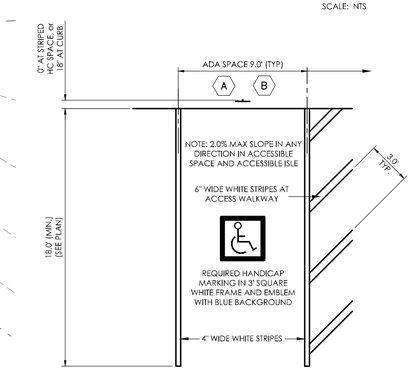
NOTES:

1. POST AND PANEL CONCRETE TO BE 5000 PSI.
2. FOOTING CONCRETE TO BE 3000 PSI.
3. MIN. SOIL LATERAL BEARING ALLOWABLE: 150 PSF/FT OF DEPTH BELOW GRADE.
4. MIN. ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF
5. DIMENSIONS MAY BE REDUCED TO FIT PROJECT REQUIREMENTS.
6. GROUT BETWEEN POST AND FOOTING TO BE 2500 PSI.
7. 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.

TYPICAL PRECAST ORNAMENTAL WALL

SCALE: NTS



TYPICAL HANDICAP PARKING SPACE

SCALE: NTS

1. TYPOGRAPHY TO BE HELVETICA MEDIUM
2. 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.
3. DO NOT MOUNT HANDICAP SIGNAGE ON BUILDING.
4. 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.
5. 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"

LEGEND

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

ABBREVIATIONS

BLDG	BUILDING
EX	EXISTING
NO.	NUMBER
PUE	PUBLIC UTILITY EASEMENT
REC.	RECEPTION
ROW	RIGHT-OF-WAY

EXISTING

5985 INDEX CONTOUR
84 INTERMEDIATE CONTOUR
CONCRETE AREA
GRAVEL AREA
CURB AND GUTTER
BUILDING/ BUILDING OVERHANG
SIGN
FENCE
SAN SAN SAN SANITARY SEWER SERVICE LINE
UTILITY POLE/GUY WIRE

PROPOSED

5985 INDEX CONTOUR
84 INTERMEDIATE CONTOUR
CONCRETE AREA
ASPHALT AREA
CURB AND GUTTER
BUILDING/ BUILDING OVERHANG
SIGN
86.0 TW / 83.0 FG — TOP OF WALL/GRADE AT BOTTOM OF WALL
86.85 / 83.35 — TOP OF CURB/FLOWLINE
84.96 / TSW — SPOT ELEVATION FL = FLOWLINE TSW = TOP OF SIDEWALK
FF = 5986.00 — FINISHED FLOOR ELEVATION
FENCE

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 (FRM) 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.

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.

NOTE: THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.

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

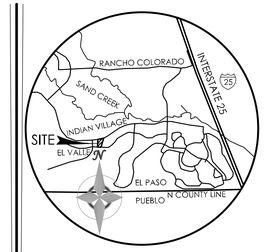
EXISTING BUILDING (ROOF)	3,361 SF	(1.35%)
PROPOSED BUILDING (ROOF)	4,000 SF	(1.60%)
PAVEMENT	15,573 SF	(6.23%)
PASTURE/MEADOW	226,879 SF	(90.82%)
TOTAL AREA	249,813 SF	(100.0%)
	5.73 ± ACRES	

PARKING DATA

REQUIRED PARKING (14)
AUTO REPAIR:
4 SERVICE BAYS @ 3 SPACES PER SERVICE BAY = 12 SPACES
1 EMPLOYEE @ 1 SPACE PER EMPLOYEE = 1 SPACE
INCLUDING 1 REQUIRED HANDICAP SPACE

PROVIDED PARKING (17)
16 STANDARD SPACES
1 HANDICAP SPACE
TOTAL = 17 SPACES PROVIDED

PCD FILE NO. AL-21-011



VICINITY MAP

NOT TO SCALE

BENCHMARK

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

N

10 0 20 40 80

1" = 40' 1:480

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

19840 EL VALLE VW

SPECIAL USE SITE PLAN

SP-1

MVE PROJECT **61150**
MVE DRAWING **DEV-SP**

JUNE 15, 2022
SHEET 1 OF 1