

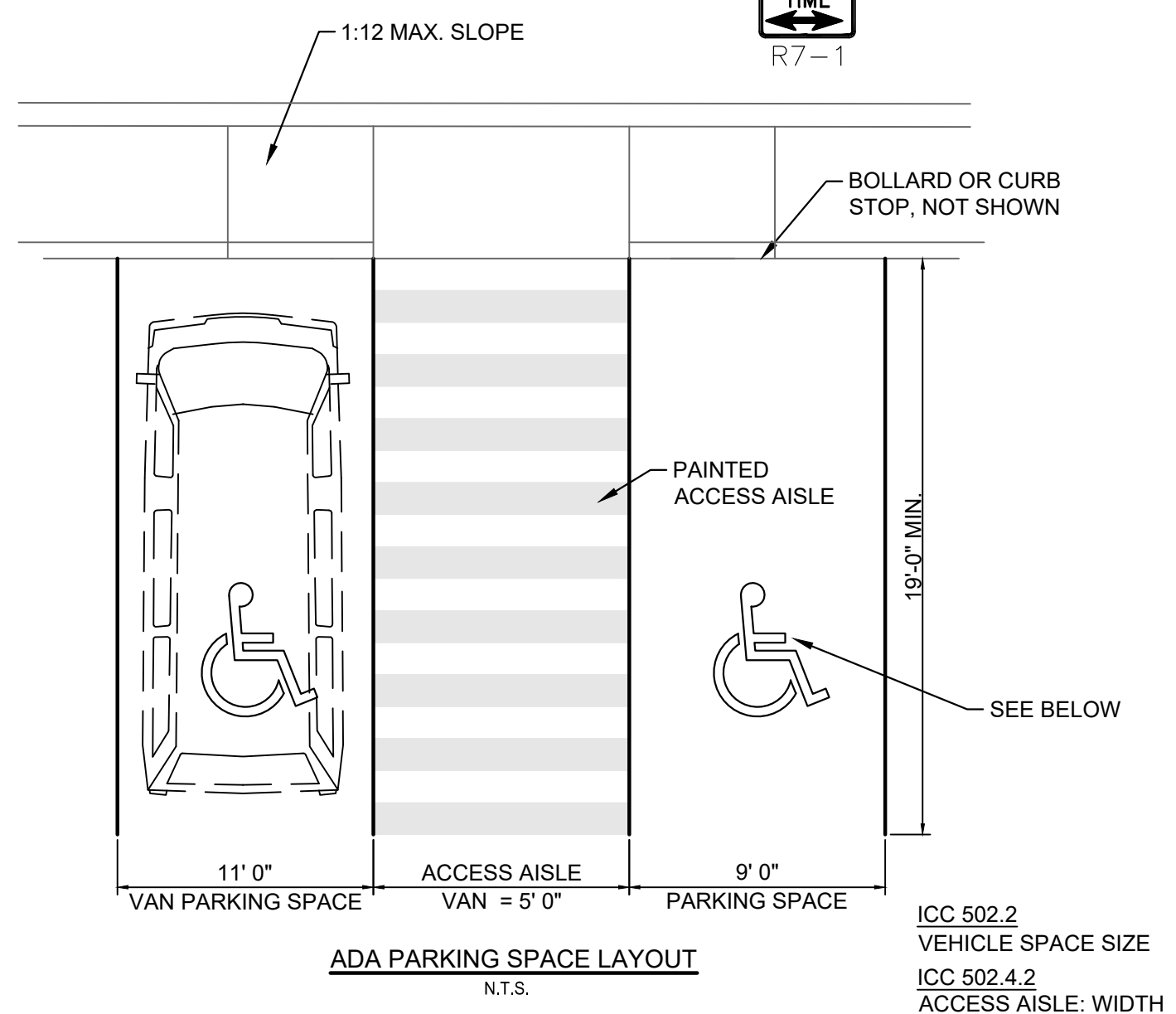
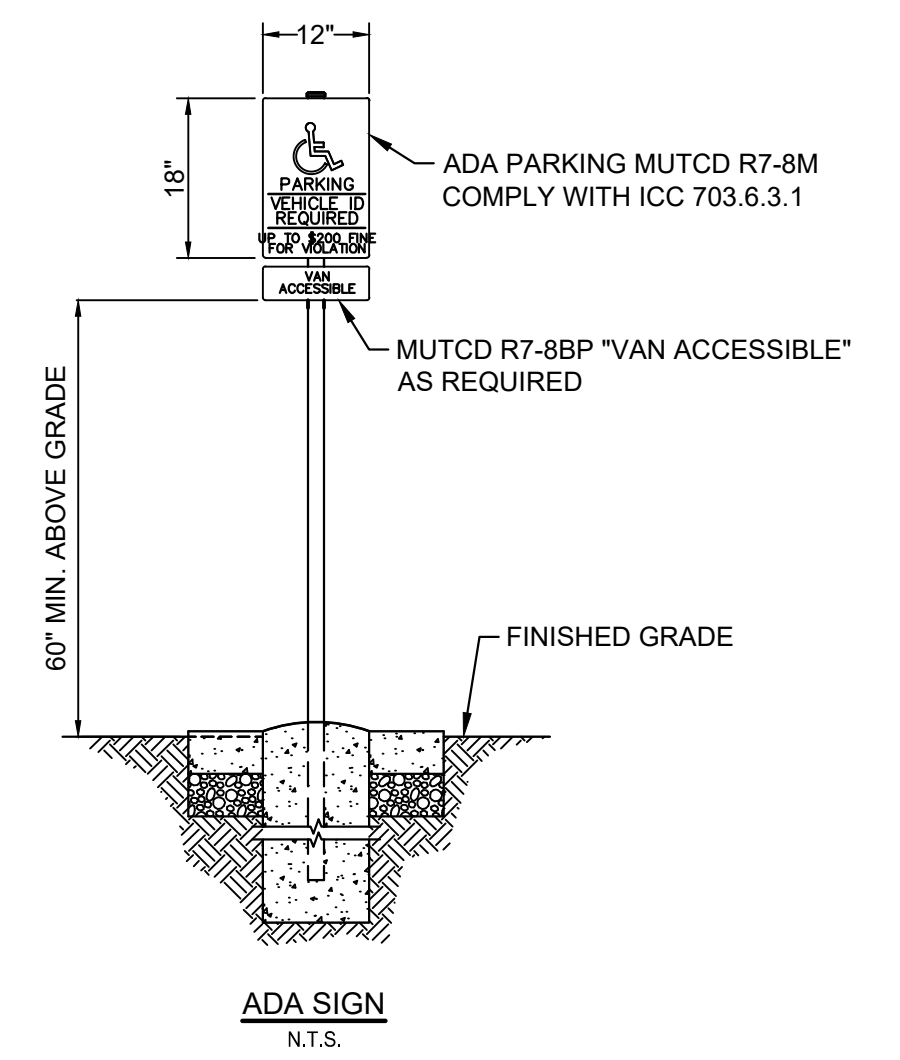
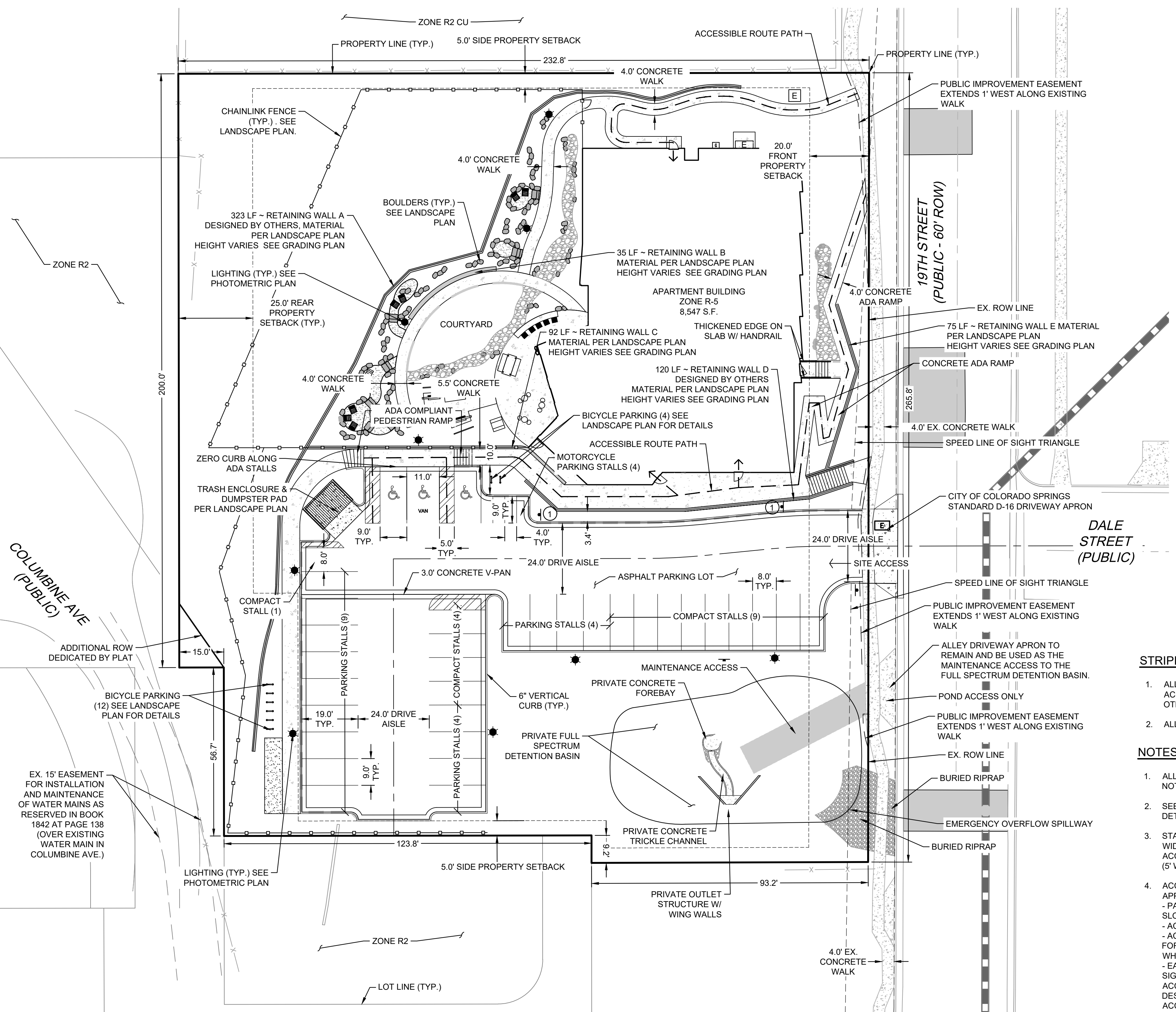
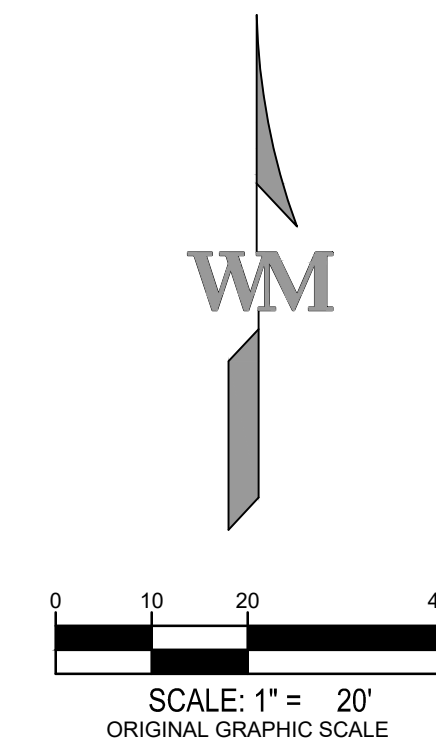
DEVELOPMENT PLAN

LOT 1, LAUNCHPAD 864 NORTH 19TH STREET

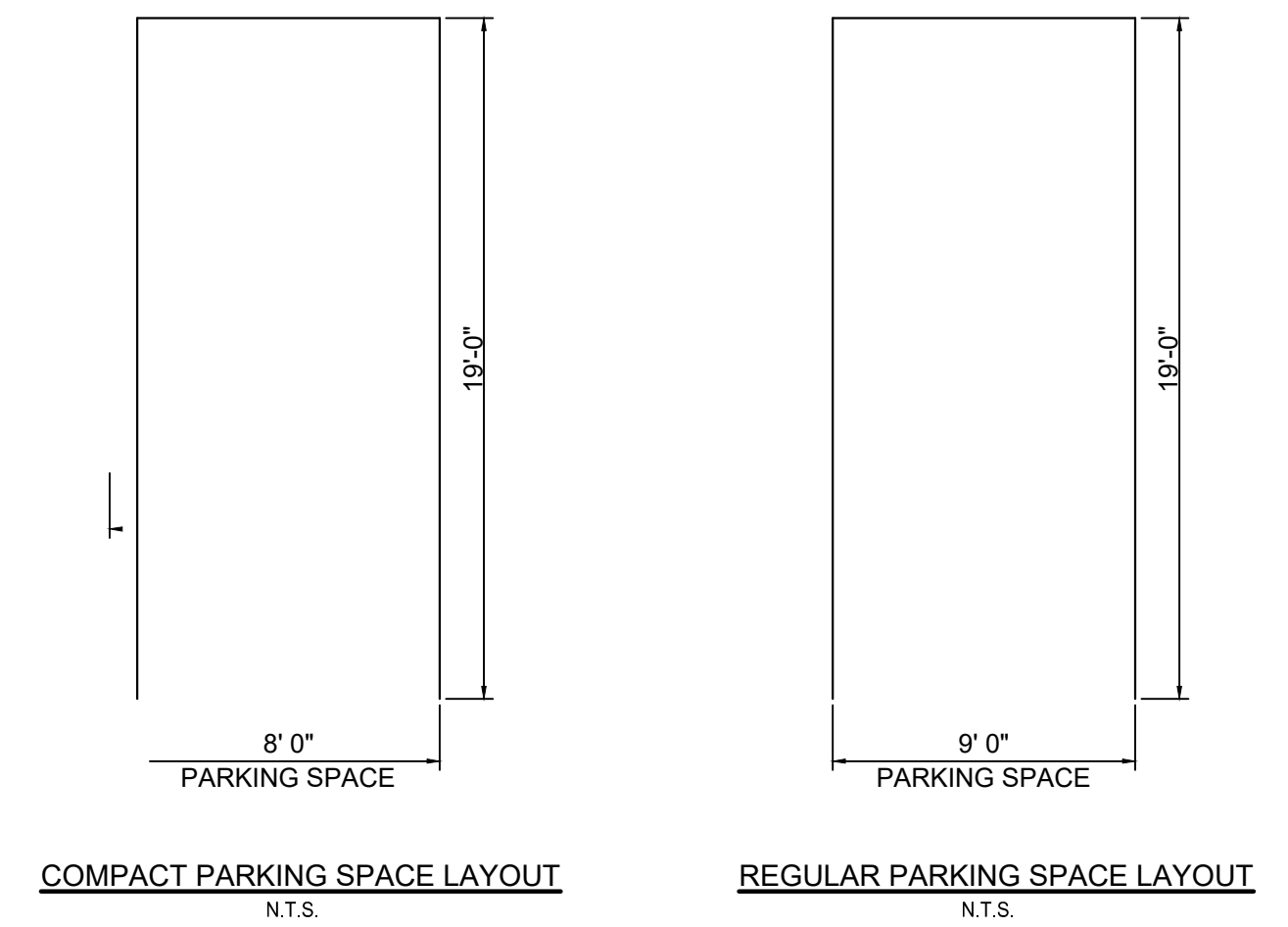
SITUATED IN THE NORTHEAST ¼ SECTION 11, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- PROPERTY LINE
- EXISTING LOT LINE
- PROPERTY SETBACK
- EXISTING CURB AND GUTTER
- CURB AND GUTTER
- EXISTING STORM SEWER, MANHOLE & INLET
- EXISTING FENCE
- CHAINLINK FENCE
- BUILDING
- EXISTING CONCRETE
- GRAVEL
- CONCRETE
- EXISTING
- TYPICAL
- SPILL CURB
- LIGHTING; SEE PHOTOMETRIC PLAN
- NO PARKING FIRE LANE R8-31
- NO PARKING ANY TIME R7-1



- STRIPING NOTES:**
- ALL LINE STRIPING AND PAVEMENT MESSAGES SHALL BE WATER-BASED ACRYLIC LATEX TRAFFIC MARKING PAINT, COLOR: WHITE (UNLESS NOTED OTHERWISE).
 - ALL LINE STRIPING IS 4" WIDTH, UNLESS NOTED OTHERWISE.
- NOTES:**
- ALL CURB AND GUTTER TO BE 6" VERTICAL CATCH CURB UNLESS OTHERWISE NOTED.
 - SEE GEOTECHNICAL REPORT FOR TYPICAL STREET SECTIONS AND PAVEMENT DETAILS.
 - STANDARD PARKING STALL (9' WIDE X 19' LONG), COMPACT PARKING STALL (8' WIDE X 19' LONG), ACCESSIBLE PARKING STALL (9' WIDE X 19' LONG), ACCESSIBLE AISLE (5' WIDE X 19' LONG), MOTORCYCLE PARKING STALL (4' WIDE X 9' LONG).
 - ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND SIGNAGE SHALL MEET ALL APPLICABLE CITY CODE REQUIREMENTS INCLUDING:
 - PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
 - ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR INCH (4") LINES.
 - ACCESSIBLE AISLES SHALL BE OUTLINED AND DIAGONALLY STRIPED AT FORTY-FIVE DEGREE (45°) ANGLES IN A CONTRASTING COLOR SUCH AS YELLOW, WHITE, OR BLUE.
 - EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OR ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN CONTAINING THE DESIGNATION, "VAN ACCESSIBLE", MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. EACH ACCESSIBLE PARKING SPACE SIGN SHALL BE NO SMALLER THAN EIGHTEEN INCHES (18") TALL BY TWELVE INCHES (12") WIDE. EACH VAN ACCESSIBLE SIGN SHALL BE NO SMALLER THAN SIX INCHES (6") TALL BY TWELVE INCHES (12") WIDE. SIGNS SHALL BE LOCATED AT THE HEAD OF THE SPACE WITH THE BOTTOM OF THE SIGN(S) BETWEEN FIVE FEET (5') AND SEVEN FEET (7') ABOVE THE FINISH FLOOR OR GROUND SURFACE.



WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

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PREPARED FOR:
THE PLACE COHEN-ESERY

LAUNCHPAD
864 NORTH 19TH STREET
COLORADO SPRINGS, COLORADO

DATE:

DP 01	01/03/2023
DP 02	02/14/2023
DP 03	03/14/2023
DP 04	04/11/2023

SHEET TITLE:
SITE PLAN