

WESTSIDER'S GARAGE

626 S. 29TH STREET
COLORADO SPRINGS, CO

SITE DEVELOPMENT PLAN

- NOTES:**
- 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 STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR ORDINANCES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL OR STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
 - ACCESSIBLE PARKING SPACES, ACCESSIBLE ADJES, AND SIGNAGE SHALL MEET ALL APPLICABLE CITY CODE REQUIREMENTS INCLUDING:
 - PARKING SPACES AND ACCESS ADJES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1/50) (3 PERCENT) IN ALL DIRECTIONS.
 - ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR HIGH (4") LINES.
 - ACCESSIBLE ADJES SHALL BE OUTLINED AND DIAGONALLY STRIPPED AT FORTY-FIVE DEGREE (45°) ANGLES BY A CONTRASTING COLOR SUCH AS YELLOW, WHITE, OR BLUE.
 - EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A SIGN BEARING THE INTERNATIONAL SYMBOL OF 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 BETWEEN FIVE FEET (5') AND SEVEN FEET (7') ABOVE THE FINISH FLOOR OR GROUND SURFACE.
 - ALL IMPROVEMENTS DEPICTED WITHIN THIS PLAN ARE REQUIRED BY COUNTY CODE AND/OR ARE A CONDITION OF APPROVAL TO ENSURE COMPLIANCE WITH THE CITY'S REVIEW CRITERIA. ANY PRIVATE IMPROVEMENTS PROVIDED AS EXTRA, WILL BE LABELED AS "EX" AND WILL NOT BE INCLUDED IN THE CALCULATED HOURS REQUIRED FOR FINISHING.
 - ALL EXISTING CURBS, GUTTERS, SIDEWALKS, PEDESTRIAN RAMPS OR CROSSINGS, CROSSING A SAFETY HAZARD, DAMAGE, IMPEDING FUTURE DEVELOPMENT OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTION CAN BE REACHED AT 719-590-3677.
 - LANDSCAPE IMPROVEMENTS AND MAINTENANCE OF ALL LANDSCAPE, HEDGES AND WALL SHALL BE THE RESPONSIBILITY OF THE CURRENT OWNER.
 - THE DRIVE ACCESS WILL BE THE RESPONSIBILITY OF THE CURRENT OWNER.
 - PARKING IS NOT PERMITTED ANYWHERE EXCEPT THE DESIGNATED PARKING STALLS AS SHOWN ON THE PLAN.

- SURVEY NOTES:**
- SURVEY LINES AND TOPOGRAPHIC INFORMATION VIA SURVEY PROVIDED BY L&C, INC., DATED MARCH 16, 2023.
 - SITE BOUNDARY: FMS ADJUDICATION NUMBER F-150 IS A 3" DIAMETER ALUMINUM FMS CAP IN A HANCE BOX ON THE SOUTHEASTERN CORNER OF 29TH STREET, NORTHEASTERLY OF ST. ANDRICK STREET AND SOUTHWESTERLY US HIGHWAY 24. ELEVATION = 6073.66 (FMS DATUM).

PARKING INFORMATION:
USE: 1.5 REPAIR GARAGE = 1 SPACE PER EMPLOYEE ON MAX SHIFT PLUS 3 SPACES PER DAY OR STALL
GROSS FLOOR AREA = 4,999 SF

REQUIRED PARKING SPACES = 12 SPACES

ON-SITE PARKING PROVIDED = 18 PARKING STALLS
1 ADA VAN ACCESSIBLE STALL

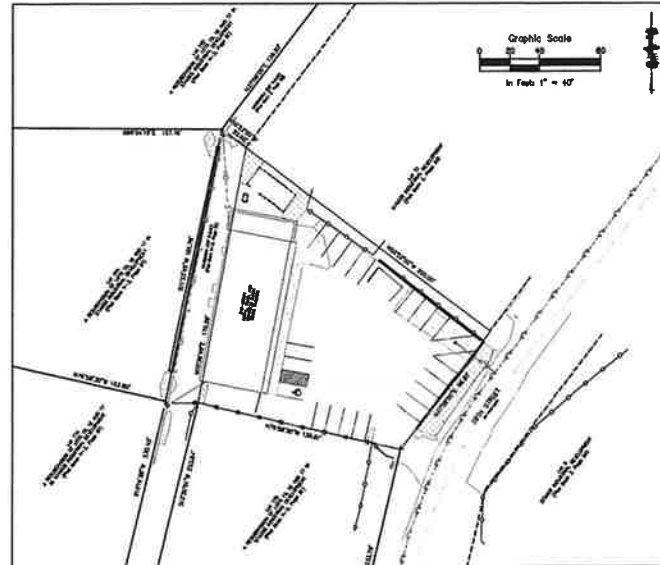
TOTAL PARKING PROVIDED = 18 PARKING STALLS

FEMA FLOODPLAIN STATEMENT:
FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP MAP NUMBER 08010372G D, EFFECTIVE DATE DECEMBER 7, 2016, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A SOME X (AREA DETERMINED TO BE OUT OF THE 300-YEAR FLOOD PLAIN)

ADA DESIGN PROFESSIONAL STANDARDS NOTES:
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 STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR ORDINANCES 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



SITE MAP
SCALE: 1" = 40'

PROJECT CONTACTS:

CLIENT:

DELORES HICKO
HICKO LIMITED, LLC
626 S. 29TH STREET
COLORADO SPRINGS, CO 80903
CINEMAS@HICKOLIMITED.COM
(719) 233-6466

CIVIL ENGINEER:

RMS - ROCKY MOUNTAIN GROUP
DAN WALKER, P.E.
DWALKER@RMS-ENGINEERS.COM
2010 AUSTIN BLUFFS DRIVE, STE 100
COLORADO SPRINGS, CO 80918
(719) 548-0880

SURVEYOR:

LAND DEVELOPMENT CONSULTANTS, INC.
DAVE HOWLEDER
3888 HAZELWOOD ROAD
COLORADO SPRINGS, CO 80909
719-538-6133

PROPERTY DESCRIPTION:

LOT 16L, A REBUNDANCE OF LOTS 15, 16 AND 17 IN "STAGGS INDUSTRIAL DEVELOPMENT" PLAT BOOK H-2, PAGE 87, EL PASO COUNTY, COLORADO RECORDED IN EL PASO COUNTY, COLORADO.

THE DESCRIBED TRACT CONTAINS 21,243 SQUARE FEET, BEING 0.48 ACRES, MORE OR LESS.

EXISTING LAND USE: REPAIR GARAGE & WAREHOUSE/STORAGE

EXISTING ZONING: M (INDUSTRIAL)

SITE AREA: 21,243 SF (0.49 AC)

PERCENT LOT COVERAGE BY BUILDING: 16.0%

PERCENT LOT COVERAGE BY IMPROVED SURFACES (LESS BUILDING): 75.5%

APPROXIMATE SCHEDULE OF DEVELOPMENT: MAY 2023 - SEPTEMBER 2023

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-01	SHP COVER
C-02	SITE PLAN
C-03	LANDSCAPE PLAN
C-04	SITE DETAILS



PRELIMINARY NOT FOR CONSTRUCTION

WESTSIDER'S GARAGE
626 S. 29TH STREET
COLORADO SPRINGS, CO

HICKO LIMITED, LLC

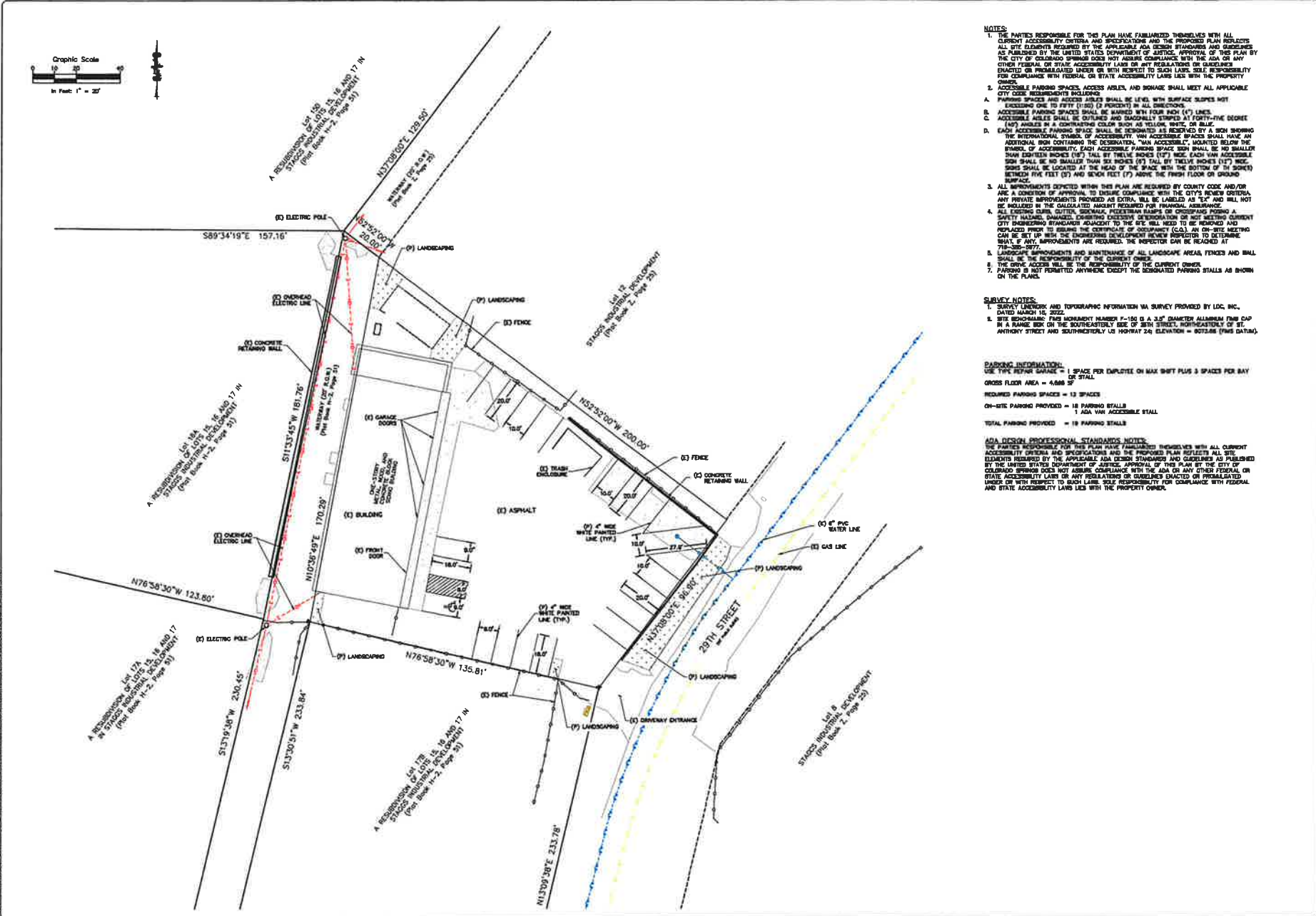
SHP COVER

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C-01

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NOTES:

- 1. 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 STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL, OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR ORDINANCES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL, OR STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- 2. ACCESSIBLE PARKING SPACES, ACCESS ARMS, AND SIGNAGE SHALL MEET ALL APPLICABLE CITY CODE REQUIREMENTS INCLUDING:
 - A. PARKING SPACES AND ACCESS ARMS SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
 - B. ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR (4) FEET (4') LINES. ACCESSIBLE ARMS SHALL BE OUTLINED AND DIAGONALLY STRIPED AT FORTY-FIVE DEGREE (45°) ANGLES IN A CONTRASTING COLOR SUCH AS YELLOW, WHITE OR BLUE.
 - C. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN CONTAINING THE DESIGNATED "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. EACH ACCESSIBLE PARKING SPACE SIGN SHALL BE NO SMALLER THAN FORTY-EIGHT INCHES (4'8") TALL BY TWELVE INCHES (1'2") WIDE. EACH VAN ACCESSIBLE SIGN SHALL BE NO SMALLER THAN SIX INCHES (6") TALL BY TWELVE INCHES (1'2") WIDE. SIGNS SHALL BE LOCATED AT THE HEAD OF THE SPACE WITH THE BOTTOM OF THE SIGN BETWEEN FIVE FEET (5') AND SEVEN FEET (7') ABOVE THE FINISH FLOOR OR GROUND SURFACE.
- 3. ALL IMPROVEMENTS DEPICTED WITHIN THIS PLAN ARE REQUIRED BY COUNTY CODE AND/OR ARE A CONDITION OF APPROVAL. TO ENSURE COMPLIANCE WITH THE CITY'S REVIEW CRITERIA, ANY PRIVATE IMPROVEMENTS PROVIDED AS EXTRA, WILL BE LABELED AS "EX" AND WILL NOT BE INCLUDED IN THE CALCULATED MAINTENANCE REQUIRED FOR FINANCIAL ASSISTANCE.
- 4. ALL EXISTING CURBS, UTILITY ENCLOSURES, PRECASTERS OR CONCRETE PAVING A SAFETY HAZARD, DAMAGE, OR OBSTRUCT EXCESSIVE UTILITY OR NEW MEETING CURRENT CITY ENGINEERING STANDARDS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEPARTMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-520-2677.
- 5. LANDSCAPE IMPROVEMENTS AND MAINTENANCE OF ALL LANDSCAPE AREAS, FENCES AND WALL SHALL BE THE RESPONSIBILITY OF THE CURRENT OWNER.
- 6. THE DRIVE ACCESS WILL BE THE RESPONSIBILITY OF THE CURRENT OWNER.
- 7. PARKING IS NOT PERMITTED ANYWHERE EXCEPT THE DESIGNATED PARKING SPACES AS SHOWN ON THE PLANS.

SURVEY NOTES:

- 1. SURVEY LAYOUT AND TOPOGRAPHIC INFORMATION MA SURVEY PROVIDED BY LOC, INC., DATED MARCH 15, 2022.
- 2. SITE BENCHMARK PINE NAILMENT NUMBER F-150 IS A 3/8" DIAMETER ALUMINUM PINE CAP IN A RANGE BOX ON THE SOUTHEASTERLY SIDE OF 26TH STREET, NORTHEASTERLY OF ST. ANTHONY STREET AND SOUTHWESTERLY US HIGHWAY 24. ELEVATION = 9258.6 (FMS DATA).

PARKING INFORMATION:

USE TYPE REFER SHARED = 1 SPACE PER EMPLOYEE ON MAX SHIFT PLUS 3 SPACES PER BAY
 GROSS FLOOR AREA = 4,688 SF
 REQUIRED PARKING SPACES = 13 SPACES
 ON-SITE PARKING PROVIDED = 18 PARKING SPACES
 1 ADA VAN ACCESSIBLE STALL
 TOTAL PARKING PROVIDED = 19 PARKING SPACES

ADA DESIGN PROFESSIONAL STANDARDS NOTES:

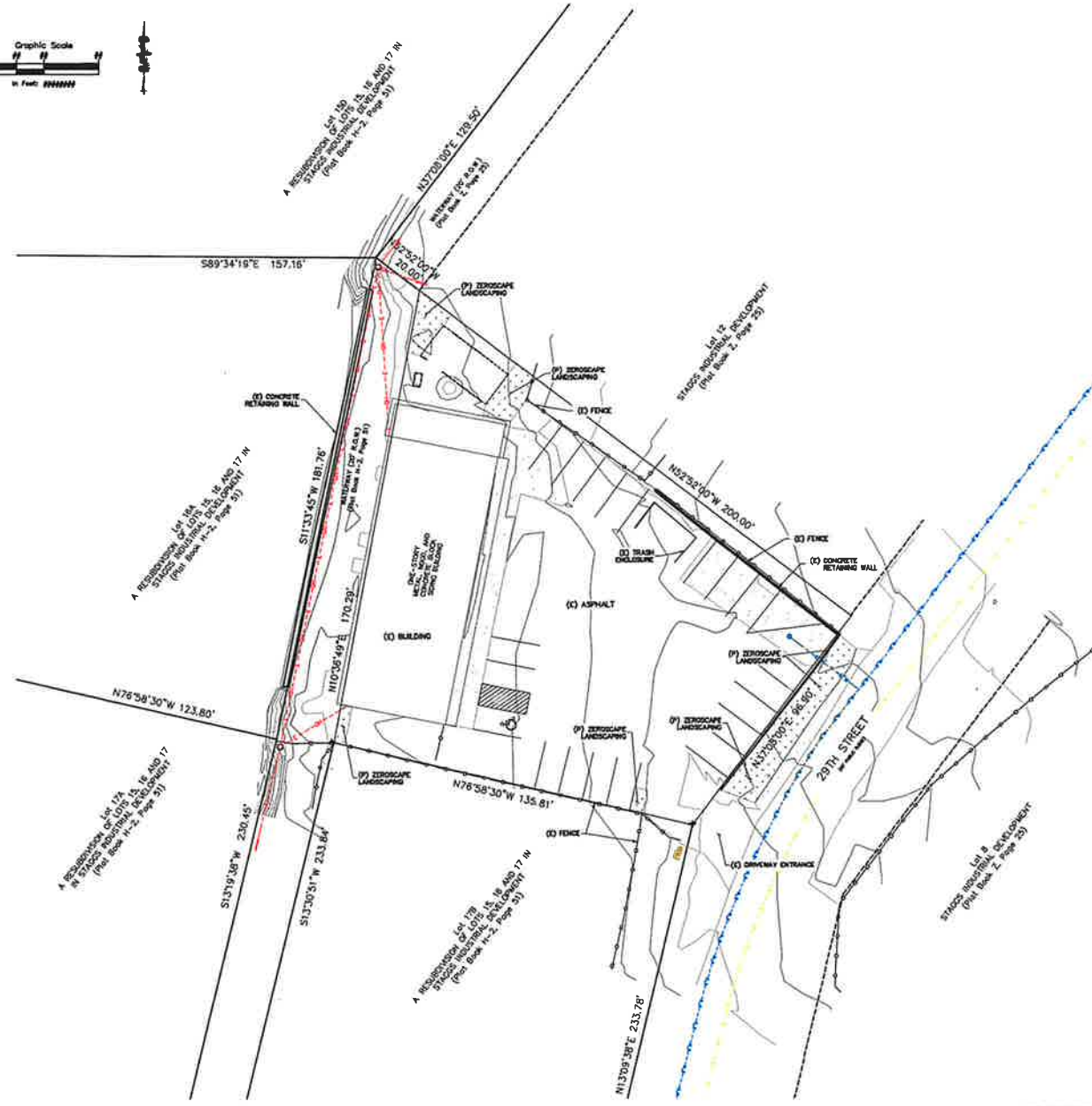
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WESTSIDER'S GARAGE
 826 S. 29TH STREET
 COLORADO SPRINGS, CO
HICOK LIMITED, LLC

DATE	DESCRIPTION
03-03-2023	REVISED
191138	PROJECT NO.
C-02	PLANNING NO.
4 04	SHEET NO.



LANDSCAPING INFORMATION:
 PROPOSED LANDSCAPE AREA: 1,250 SF (0.03 AC)
 SITE AREA: 31,243 SF (0.71 AC)
 PERCENT LOT COVERAGE BY PROPOSED LANDSCAPING: 3.9%

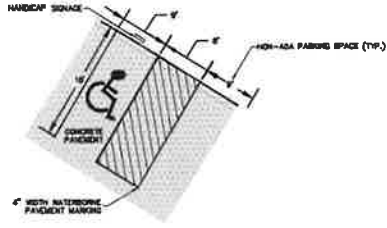
1. The information shown on this plan was prepared by the author or under the direct supervision of the author. The author is a duly licensed professional engineer in the State of Colorado. The author is not responsible for the accuracy or completeness of the information shown on this plan. The user of this plan is advised to verify all information shown on this plan.

RMG
 Engineers | Architects
 1000 14th Street, Suite 1000
 Broomfield, CO 80020
 Phone: (303) 440-1000
 Fax: (303) 440-1001
 www.rmg-engineers.com

PRELIMINARY NOT FOR CONSTRUCTION

WESTSIDER'S GARAGE
 826 S. 28TH STREET
 COLORADO SPRINGS, CO
HICKOK LIMITED, LLC

PROJECT: LANDSCAPE PLAN	
DATE: 03-03-2023	SCALE: 1"=100'
REVISION: 1	DATE: 03-03-2023
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TYPICAL HANDICAP PARKING STALL

REFER TO CITY OF COLORADO SPRINGS CODE OF ORDINANCES SECTION 7A.300 F FOR DIMENSIONAL REQUIREMENTS.



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WESTSIDER'S GARAGE
 608 S. 28TH STREET
 COLORADO SPRINGS, CO
 HICOK LIMITED, LLC

PROJECT NO.	191138
DATE	03-03-2023
REVISION	
NO.	DATE