

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 GUIDELINES 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, 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 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(S) BETWEEN FIVE FEET (5') AND SEVEN FEET (7') ABOVE THE FINISH FLOOR OR GROUND SURFACE.
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- LANDSCAPE IMPROVEMENTS AND MAINTENANCE OF ALL LANDSCAPE AREAS, FENCES 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 PLANS.

SURVEY NOTES:

- SURVEY LINENWORK AND TOPOGRAPHIC INFORMATION VIA SURVEY PROVIDED BY LDC, INC., DATED MARCH 18, 2022.
- SITE BENCHMARK: FIMS MONUMENT NUMBER F-150 IS A 3.5" DIAMETER ALUMINUM FIMS CAP IN A RANGE BOX ON THE SOUTHEASTERLY SIDE OF 26TH STREET, NORTHEASTERLY OF ST. ANTHONY STREET AND SOUTHWESTERLY US HIGHWAY 24; ELEVATION = 6073.68 (FIMS DATUM).

PARKING INFORMATION:

USE TYPE REPAIR GARAGE = 1 SPACE PER EMPLOYEE ON MAX SHIFT PLUS 3 SPACES PER BAY OR STALL
GROSS FLOOR AREA = 4,668 SF

REQUIRED PARKING SPACES = 12 SPACES

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

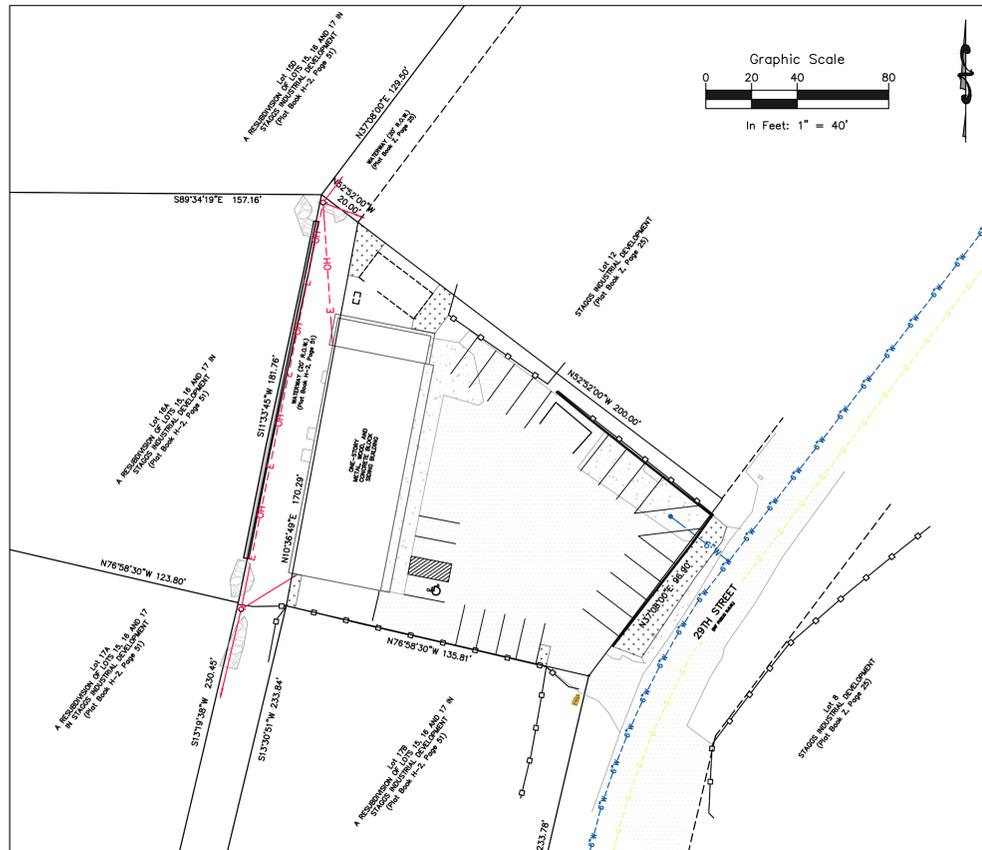
TOTAL PARKING PROVIDED = 19 PARKING STALLS

FEMA FLOODPLAIN STATEMENT:

FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0726 G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOOD PLAIN).

ADA DESIGN PROFESSIONAL STANDARDS NOTES:

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PROJECT CONTACTS:

CLIENT:

DELORES HICOK
HICOK LIMITED, LLC
626 S. 29TH STREET
COLORADO SPRINGS, CO 80930
CSWESTSIDERS@GMAIL.COM
(719) 233-6456

CIVIL ENGINEER:

RMG - ROCKY MOUNTAIN GROUP
DAVID WALKER, P.E.
DWALKER@RMG-ENGINEERS.COM
2910 AUSTIN BLUFFS PKWY, STE 100
COLORADO SPRINGS, CO 80918
(719) 548-0600

SURVEYOR:

LAND DEVELOPMENT CONSULTANTS, INC
DAVE HOSTETLER
3898 MAIZELAND ROAD
COLORADO SPRINGS, CO 80909
719-528-6133

PROPERTY DESCRIPTION:

LOT 16B, A RESUBDIVISION OF LOTS 15, 16 AND 17 IN 'STAGGS INDUSTRIAL DEVELOPMENT' (PLAT BOOK H-2, PAGE 51, EL PASO COUNTY COLORADO RECORDS), IN EL PASO COUNTY, COLORADO.

THE DESCRIBED TRACT CONTAINS 21,243 SQUARE FEET, BEING 0.49 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: 19.5%
PERCENT LOT COVERAGE BY IMPERVIOUS SURFACES (LESS BUILDING): 75.5%

APPROXIMATE SCHEDULE OF DEVELOPMENT: MAY 2023 - SEPTEMBER 2023

SHEET INDEX

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

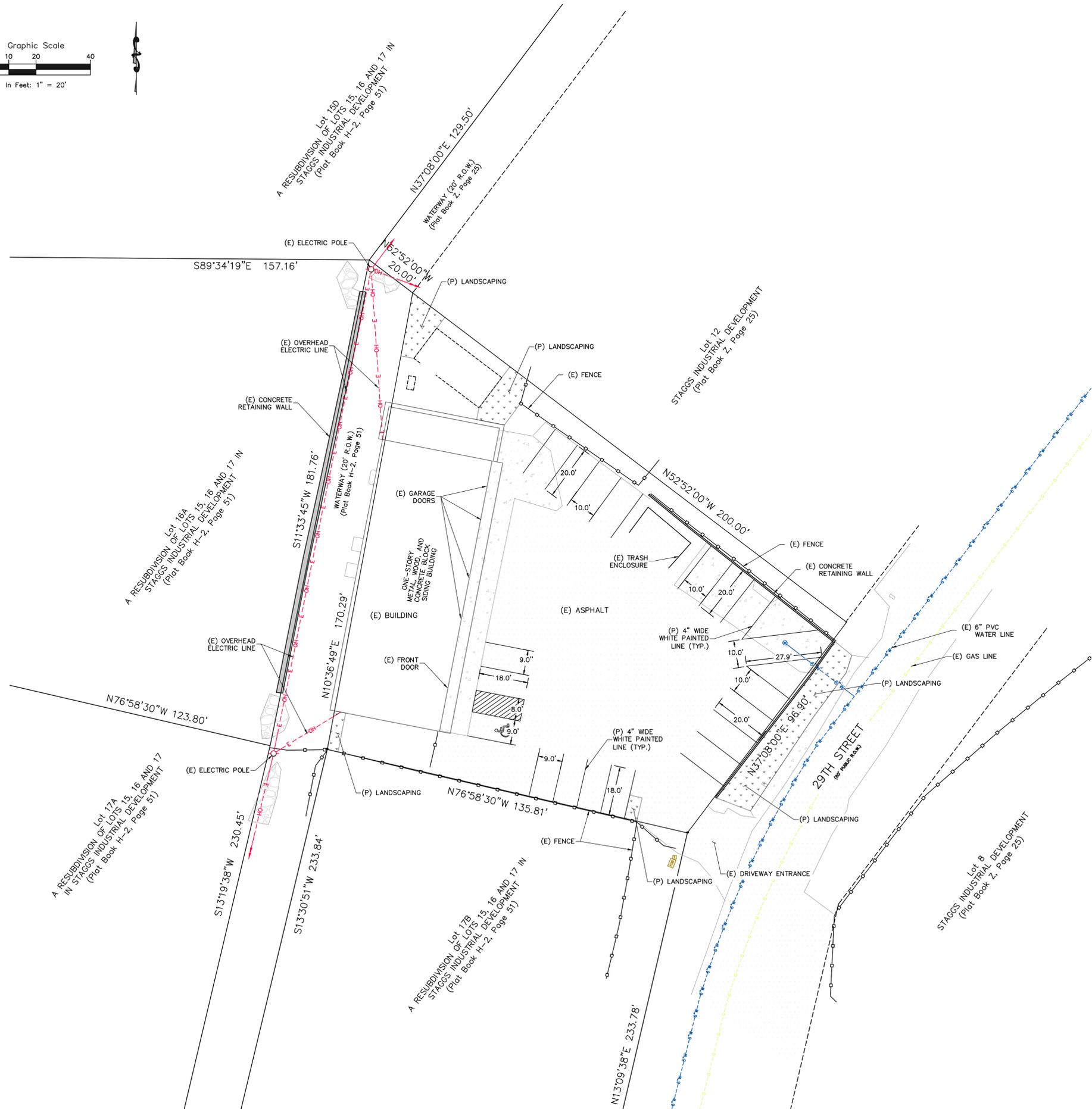
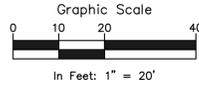
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WESTSIDER'S GARAGE
626 S. 29TH STREET
COLORADO SPRINGS, CO

HICOK LIMITED, LLC

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SHEET NAME		
SDP COVER	SDP COVER	
SITE DEVELOPMENT PLAN		
ENG:	DSW	
DRAWN:	AMH	
CHECKED:	TPT	
DATE		
03-03-2023		
#	REVISION	DATE
JOB NO.	191138	
SHEET NO.	C-01	
	of 04	



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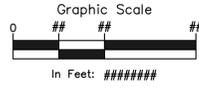
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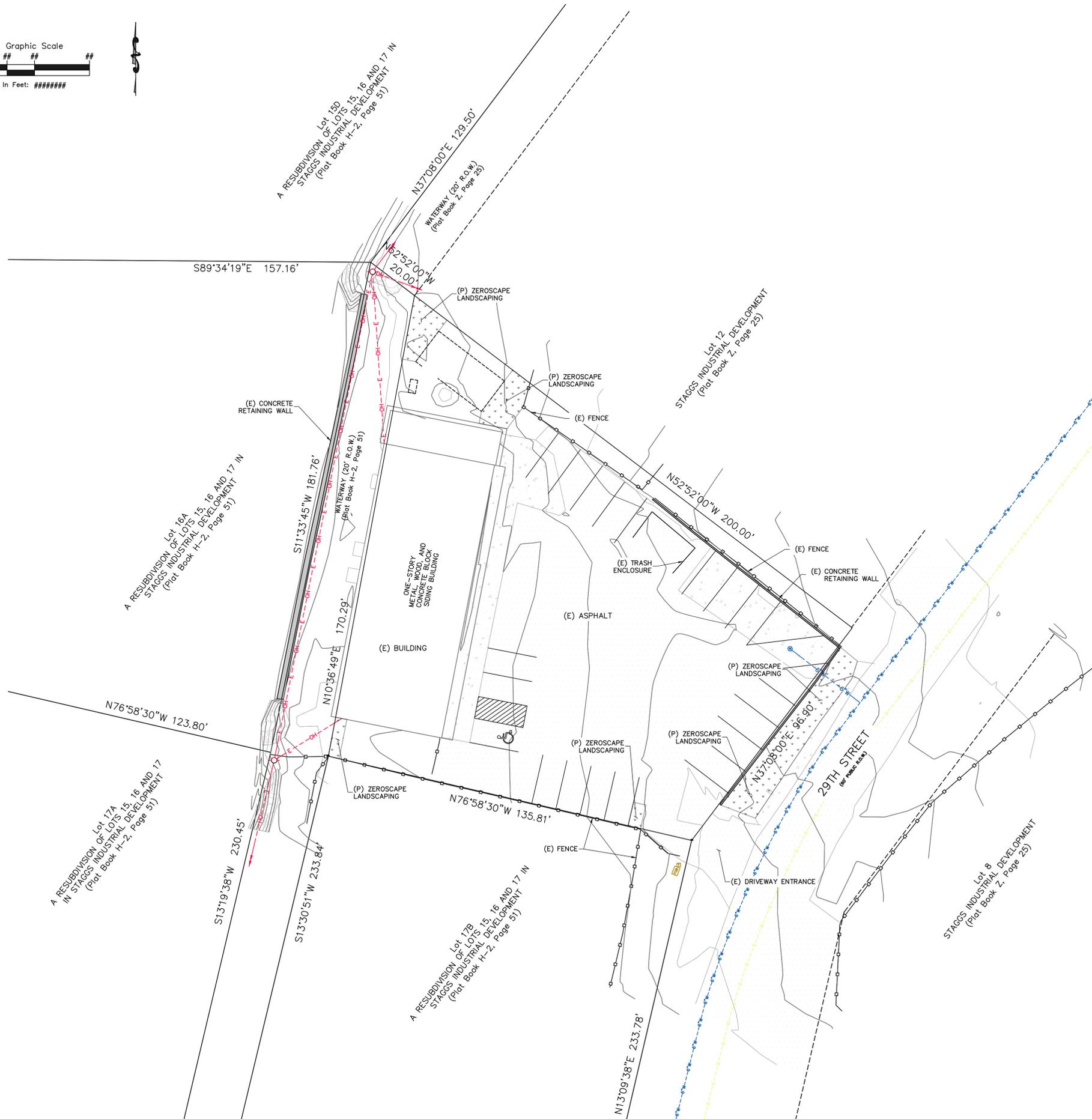
SHEET NAME
SITE PLAN

PROJECT STATUS
SITE DEVELOPMENT PLAN

ENG:	DSW	
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DATE:	03-03-2023	
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SHEET NO.:	C-02 of 04	



LANDSCAPING INFORMATION:
 PROPOSED LANDSCAPE AREA: 1,255 SF (0.03 AC.)
 SITE AREA: 21,243 SF (0.49 AC.)
 PERCENT LOT COVERAGE BY PROPOSED LANDSCAPING: 5.9%



Materials Testing
 Forensics
 Civil Planning

Engineers / Architects

SOUTHERN COLORADO OFFICE
 1719 S 48TH AVENUE
 DENVER, CO 80216

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 DENVER, CO 80216

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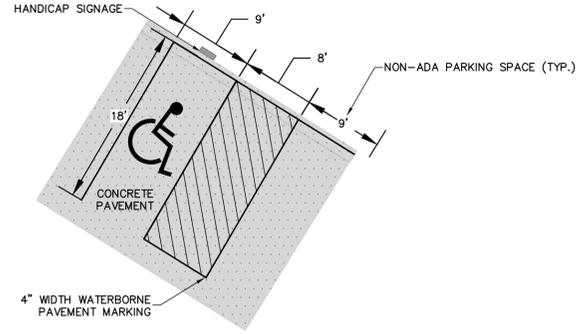
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TYPICAL HANDICAP PARKING STALL

*REFER TO CITY OF COLORADO SPRINGS CODE OF ORDINANCES SECTION 7.4.205 F FOR DIMENSIONAL REQUIREMENTS.

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