

WESTSIDER'S GARAGE

626 S. 29TH STREET
COLORADO SPRINGS, CO

SITE DEVELOPMENT PLAN

NOTES:

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 - ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR INCH (4") LINES.
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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

Parking provided meets standards in Table 6-2 of the Land Development Code

FEMA FLOODPLAIN STATEMENT:

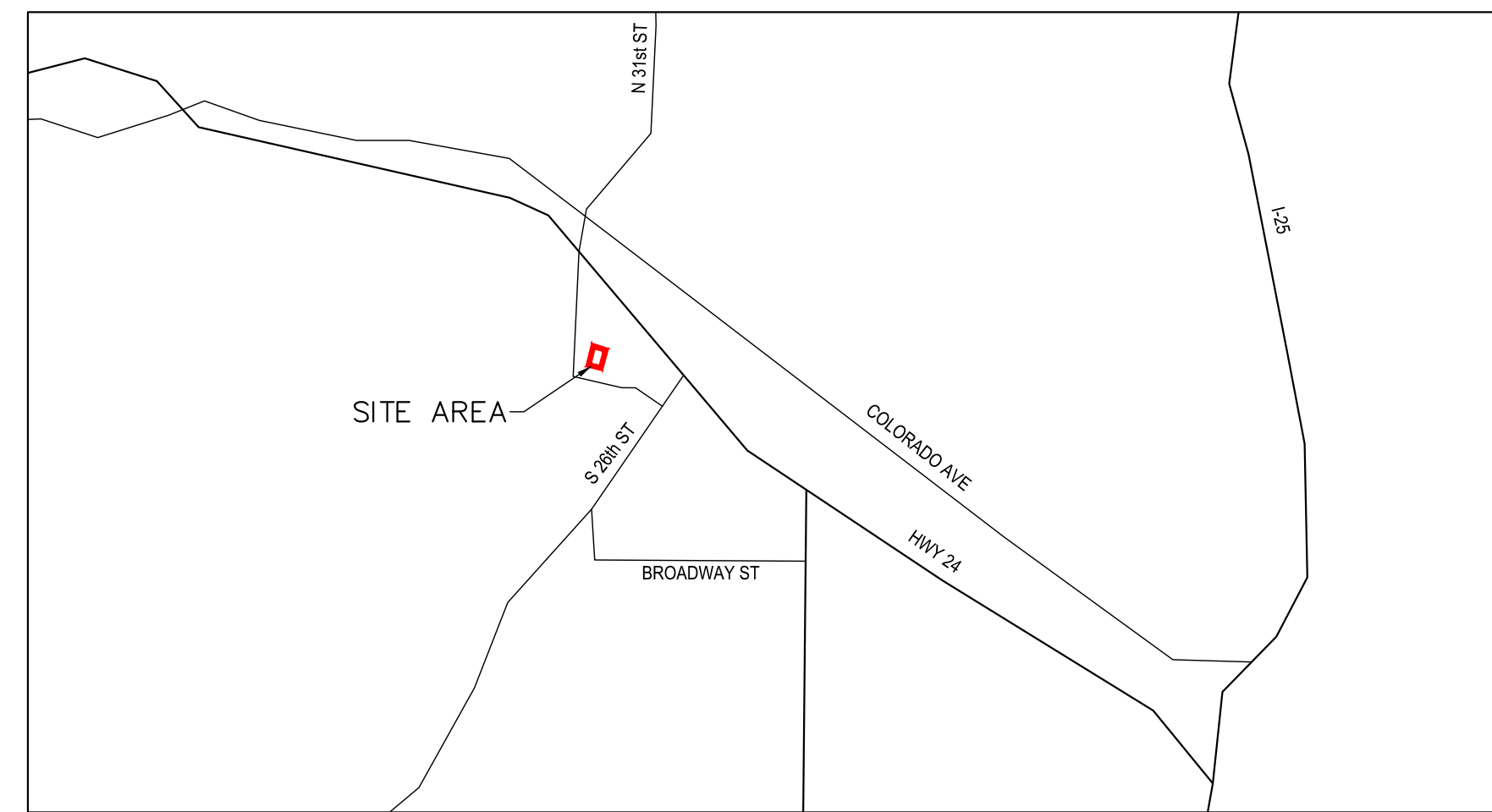
FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NUMBER 08041C0726 G, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOOD PLAIN).

ADA DESIGN PROFESSIONAL STANDARDS NOTES:

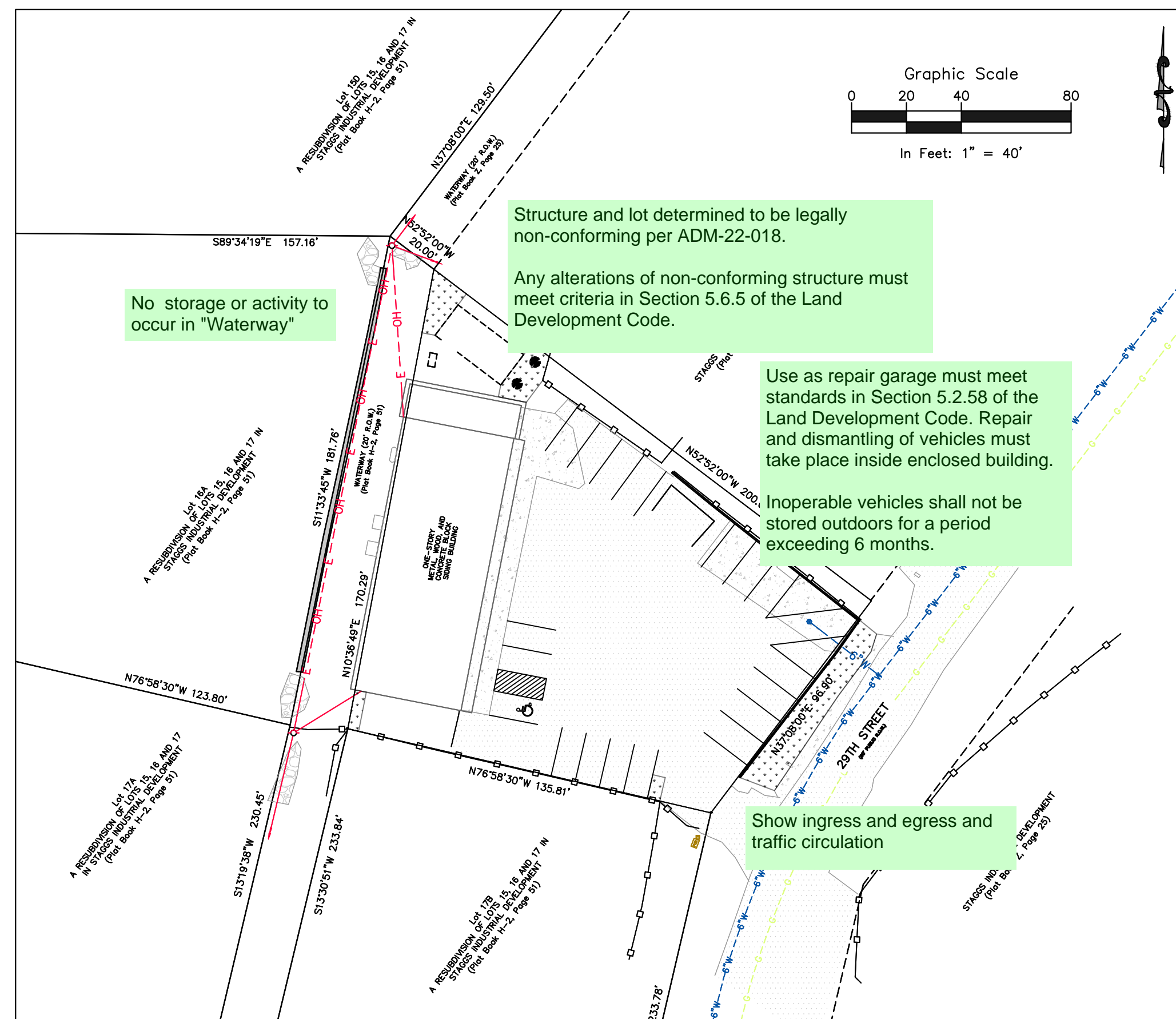
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Need to see:

- Driveway and traffic circulation pattern
- Size of building (in square feet)



VICINITY MAP
NOT TO SCALE



SITE MAP
SCALE: 1" = 40'

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

Include building size in square feet.

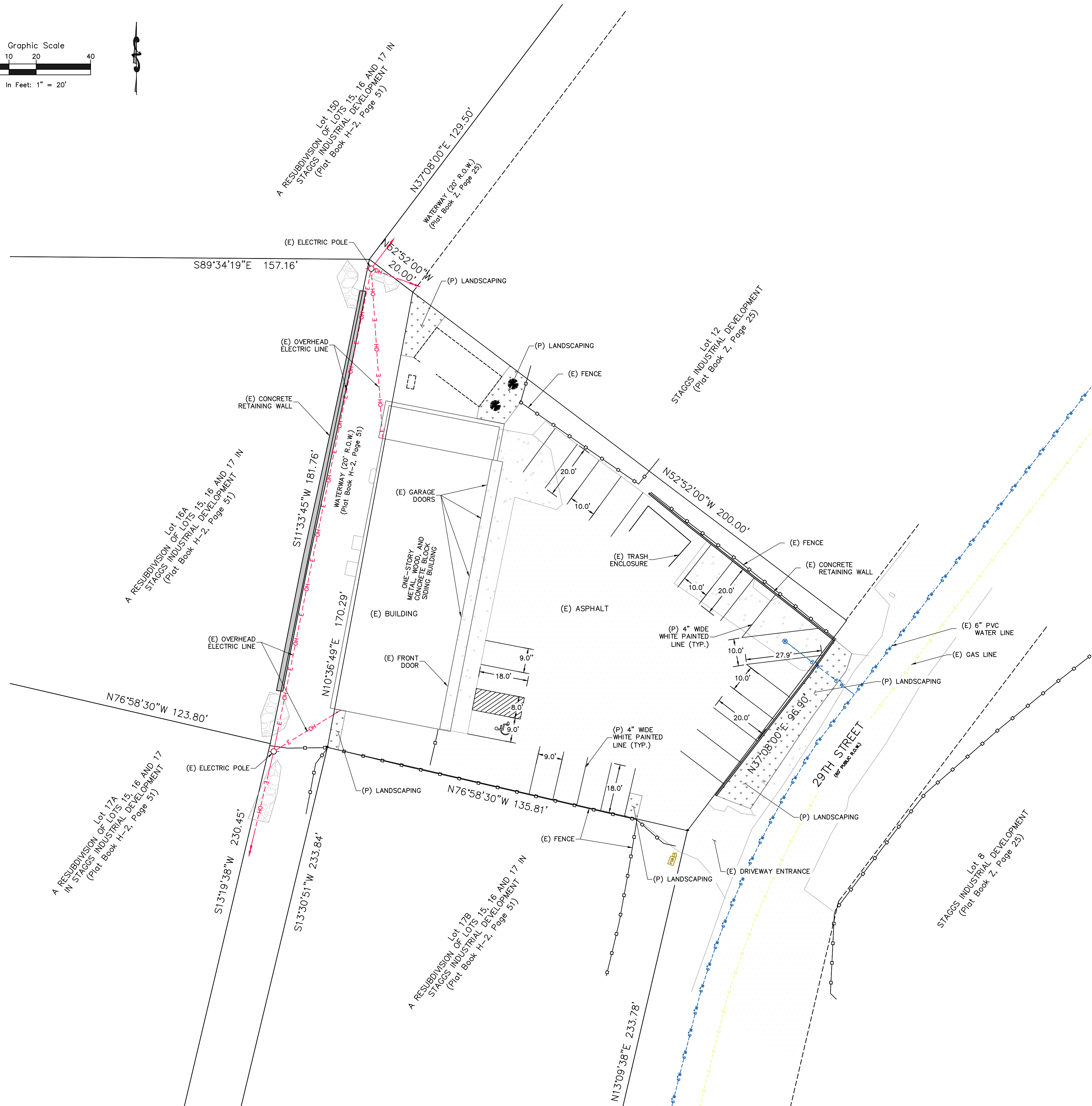
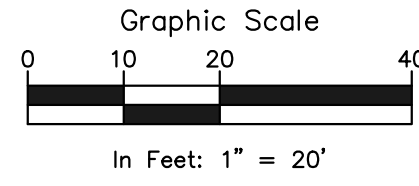
SHEET INDEX

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

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SHEET NAME	SDP COVER	
PROJECT STATUS	SITE DEVELOPMENT PLAN	
ENG:	DSW	
DRAWN:	AMH	
CHECKED:	TPT	
DATE	03-28-2023	
#	REVISION	DATE
JOB NO.	191138	
SHEET NO.	C-01 of 04	



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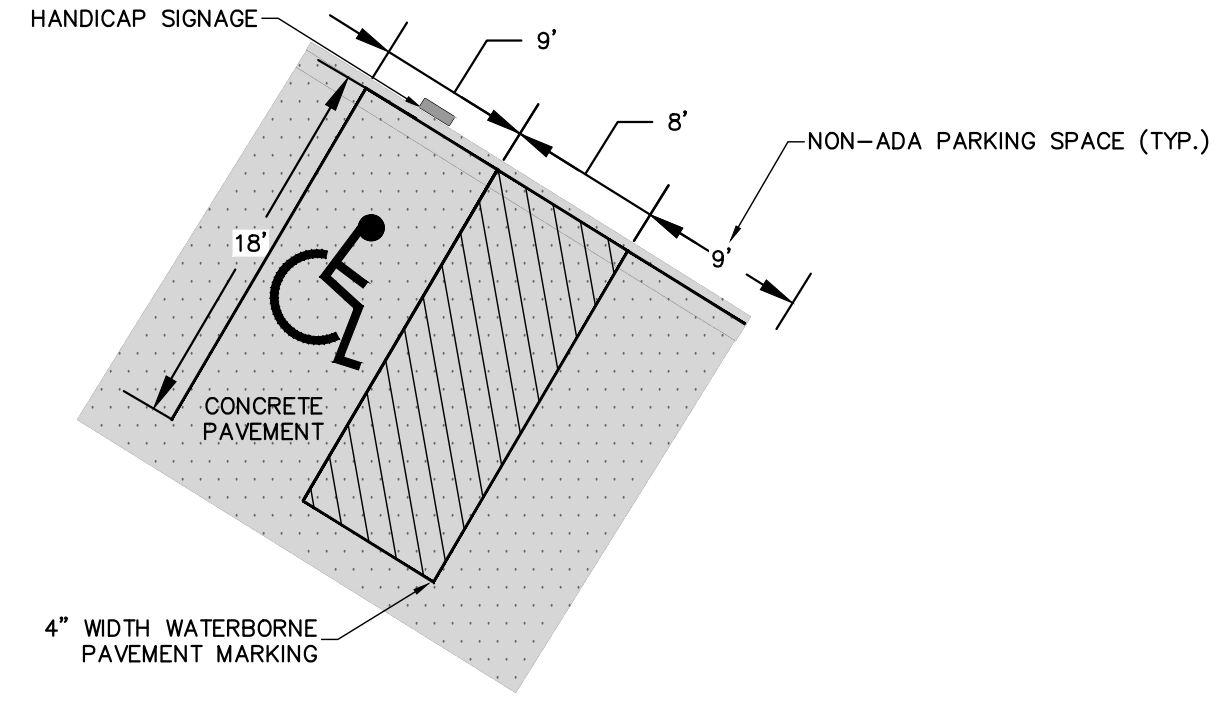
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TYPICAL HANDICAP PARKING STALL

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

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