

Project Name: Drennan Rail Depot

Owner, Developer, and Applicant: Rock & Rail LLC,
1627 Cole Blvd, Ste 100, Lakewood, CO 80401

Development Area: 0.6608 acres

Legal Description:
Parcel 6503102007 Lot 3, Columbine Indust-Rail Center Filing No. 3, as shown on plat recorded March 22, 1984 Under Reception No. 1093682, County of El Paso, State of Colorado
Parcel 6503102009 Tract D, Columbine Indust-Rail Center Filing No. 3, as shown on plat recorded March 22, 1984 Under Reception No. 1093682, Except that portion described in Deed recorded February 13, 1985 in Book 3972 at Page 1009, County of El Paso, State of Colorado

Site Address: 0 Out West Drive (need address assigned)

Tax Schedule Number: 6503102007 and 6503102009

Master Plan: Columbine Indust-Rail Center Filing No. 3

File Number: 6631

FEMA floodplain: Parcels not located within a designated floodplain

Existing Land Use: Rail unloading
Proposed Land Use: Rail unloading with 530 SF rail depot for train crew

Existing or proposed easements permitting use of property by others: None

Parking required: 1
Parking provided: 4
Accessible Parking: 0 (Train crew required to be able to access train, parcel not handicap accessible and not open to public)

Zone District: M-2 Heavy Industrial

Schedule of Development: Install modular depot ASAP, with parking to follow shortly after

Public Facilities: None

Front, rear and side setbacks: 0 feet

Percentage of site covered with structures (no impervious surfaces):
Existing 640 SF + New 530SF/28784 = 4%

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 and State accessibility laws lies with the property owner.

0 500 1,000 2,000 Vicinity Map

Scale: 1" = 1000'



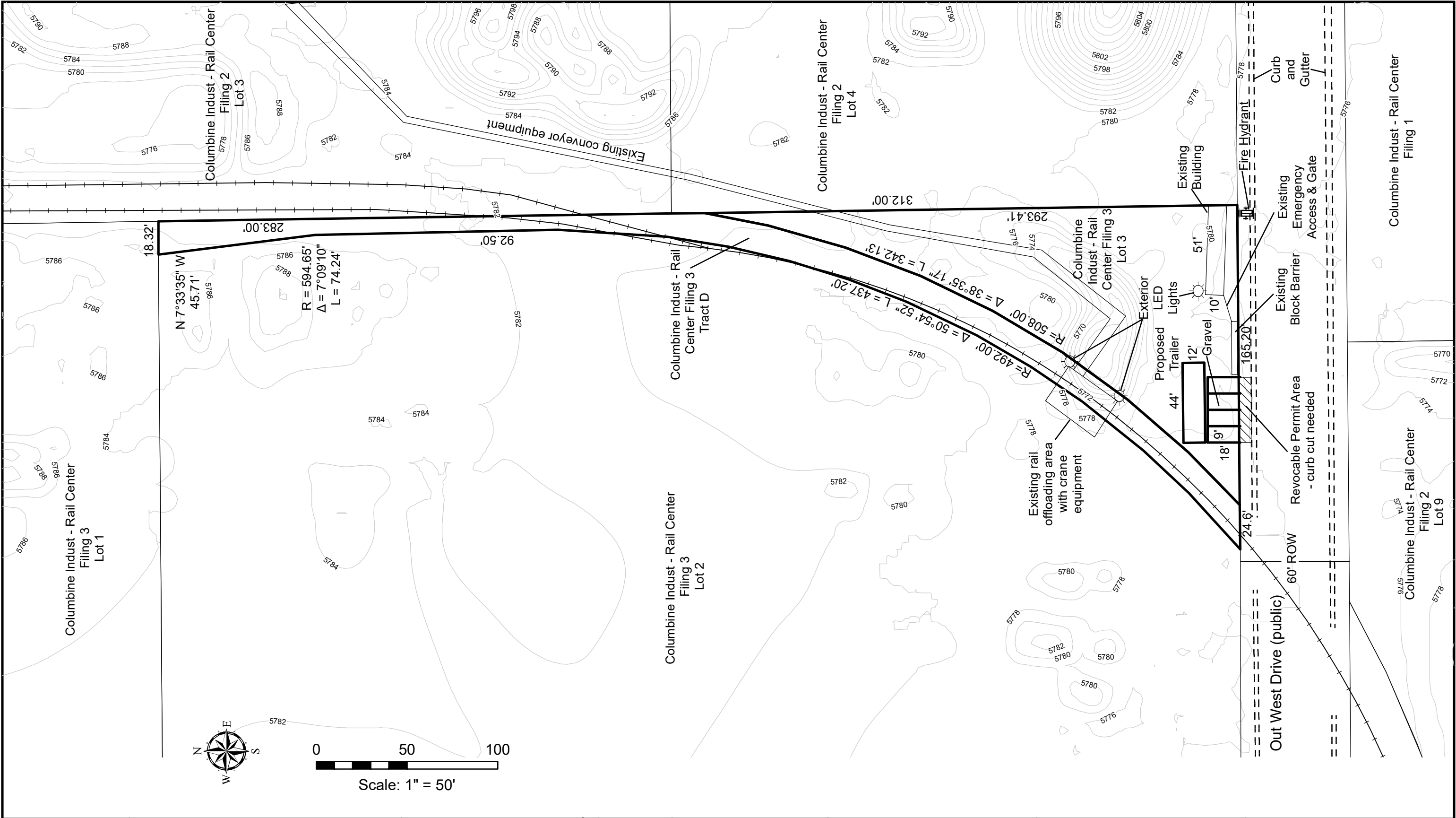
Drennan Rail Depot

Cover Sheet

#	Date	Description
1	3/23/2020	Preliminary Submittal
2		
3		

File Number

Sheet 1 of 3



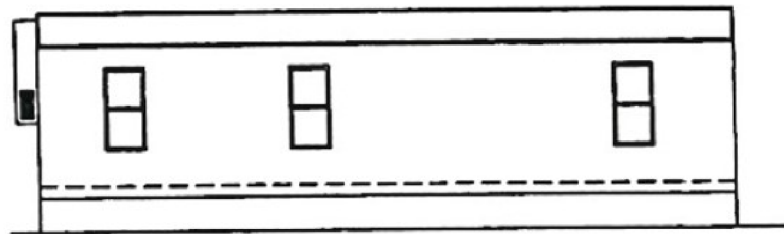
Drennan Rail Depot

Plan Sheet

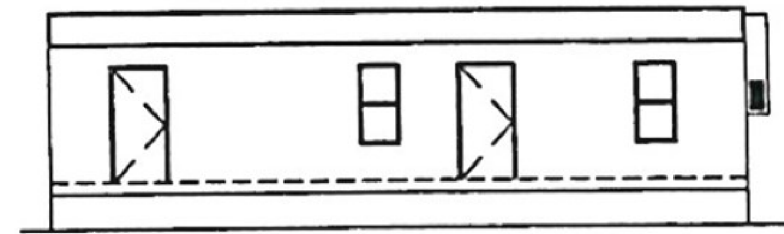
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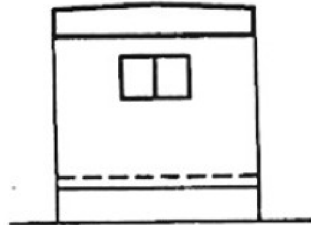
Sheet 2 of 3



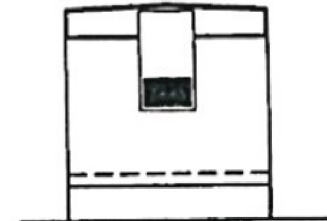
1 ELEVATION
1/8" = 1'-0"



2 ELEVATION
1/8" = 1'-0"



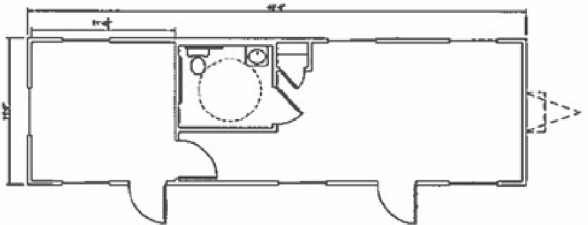
3 ELEVATION
1/8" = 1'-0"



4 ELEVATION
1/8" = 1'-0"

Floorplan

44' x 12' Mobile Office



- Dimensions**
- 44' Long (including hitch)
 - 40' Box size
 - 10' or 12' Wide
 - 8' Ceiling height
- Exterior Finish**
- Aluminum siding
 - I-Beam frame
 - Standard drip rail gutters
- Interior Finish**
- Paneled walls
 - Carpet or vinyl tile floor
 - Gypsum or T-grid suspended ceiling
- Electric**
- Fluorescent ceiling lights
 - Breaker panel
- Heating/Cooling**
- Central HVAC or thru-wall AC
- Windows/Doors**
- Horizontal slider windows
 - (2) Vision panel door with standard lock or (2) steel door with dead bolt lock
- Other**
- Private office(s)
 - Optional restroom

* Photos are representational; actual products vary. Additional floor plans and specifications may vary from those shown and are subject to in-stock availability.



Drennan Rail Depot

Elevations

#	Date	Description
1	3/23/2020	Preliminary Submittal
2		
3		

File Number

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