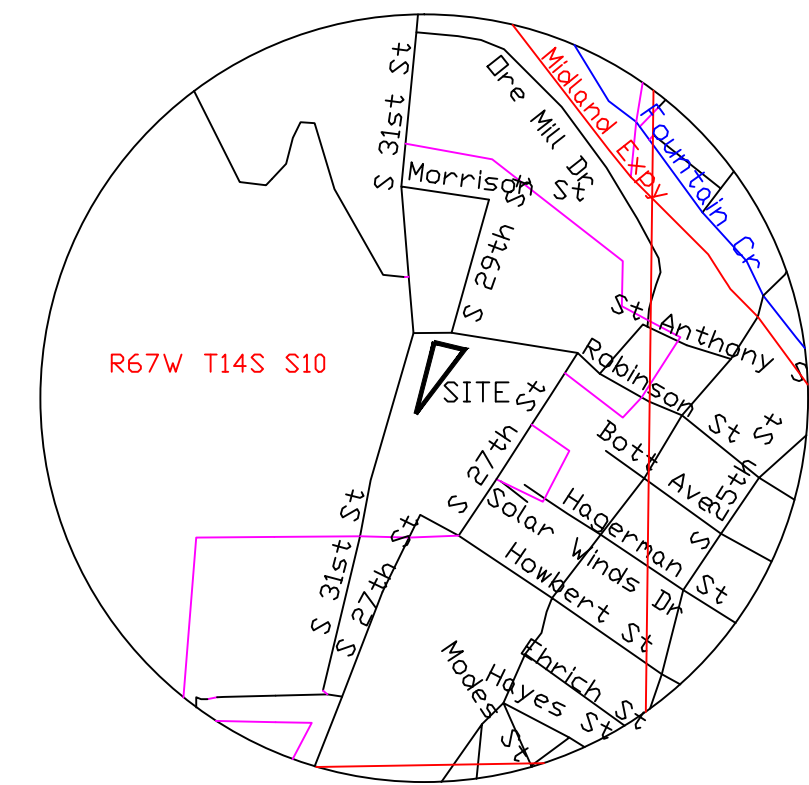
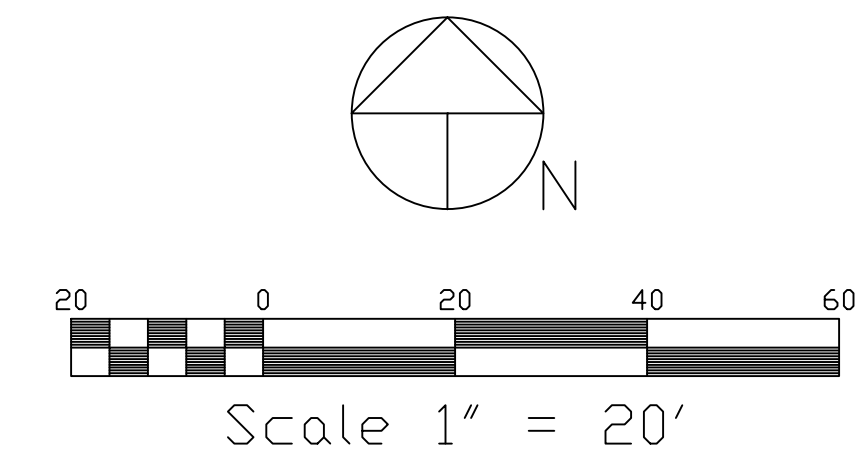


RESUB. LOTS 15-17  
STAGGS IND. DEV.



VICINITY MAP  
1"=1000'



LEGEND:

- FOUND ILLEG. 1" AL. CAP ON #5 REBAR
- ⊗ WATER VALVE
- FIRE HYDRANT
- ◆ HAND FAUCENT
- POWER POLE
- LIGHT POLE
- MAIL BOX
- ELECTRICAL VAULT

Owner:  
Action Excavation & Landscape Co.  
Attn: Eric Wyatt  
3533 W. Colorado Ave.  
Colorado Springs, CO 80904

Legal Description:  
Lot 1 Chico Subdivision, County of El Paso, State of Colorado, and  
containing 0.71 acres / 31,107sf

Units of measurement: US Survey Feet

Address: 2915 Robinson Street

Zone: M

Setbacks:  
Front = 15'  
Rear = 15'  
Side = none listed  
Max Building Height: 50'

Assessors Parcel No.: 74104-12-001

Flood plain:  
According to the current effective Federal Emergency Management  
Agency Flood Insurance Rate Map, the subject property is located  
outside the boundary of the 100 Year Floodplain, as identified on FEMA  
Mapping Panel No. 08041C0726 G, dated December 7, 2018.

Use(s):  
Mini storage

Area:  
Overall: 31,107 sf 100%  
Buildings: 12,018 sf 38%  
Impervious: 19,088 sf 62%

Parking requirements:  
Total bldg(s) sf = 12,018, Storage: @ 1 space / 1000 sf = 1 space  
Provided: 3 spaces with 1 marked for handicapped parking of which one  
H/C space to be van accessible

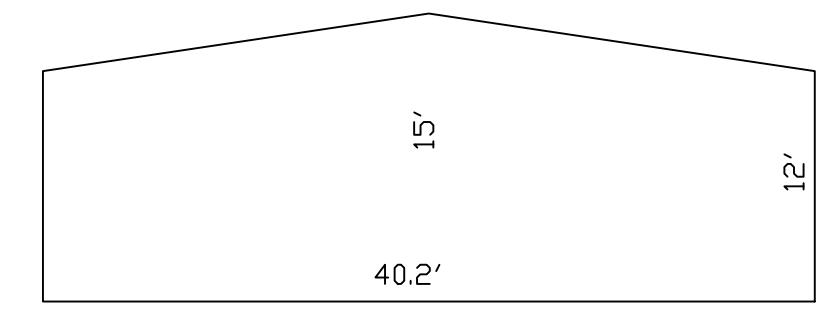
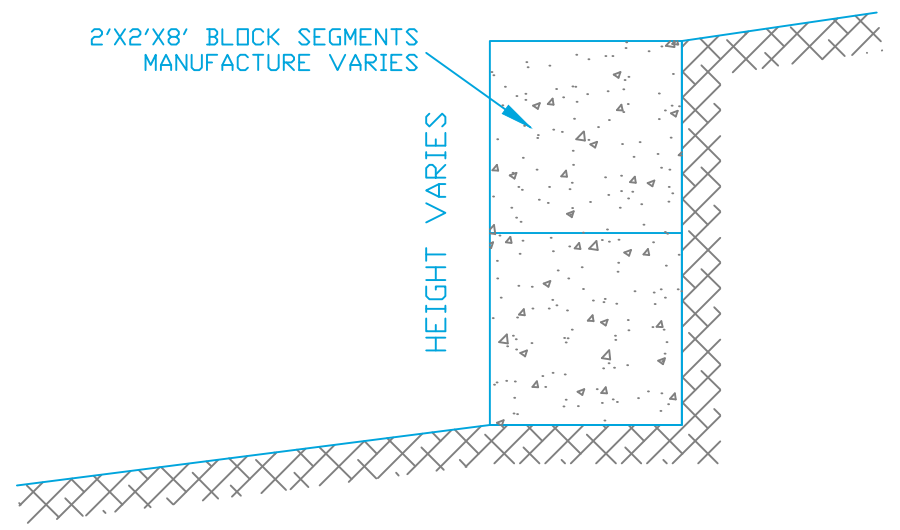
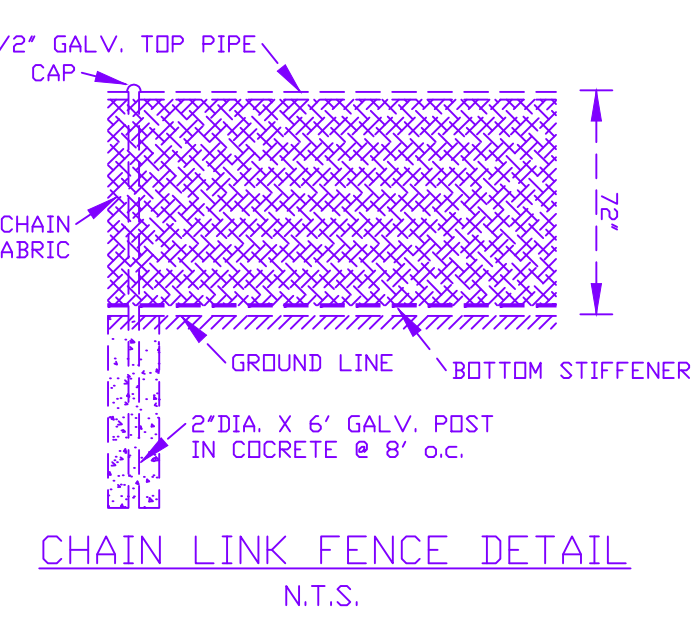
Site notes:

1. The items shown on the plan are existing as of October 2023
2. Trash dumpster is to be screened by a 6' high, wooden fenced enclosure.
3. All parking and driveway areas are paved to meet H-20 load specs.
4. Accessible parking spaces, access aisles, and signage shall meet all applicable County 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.
5. 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 County of 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.

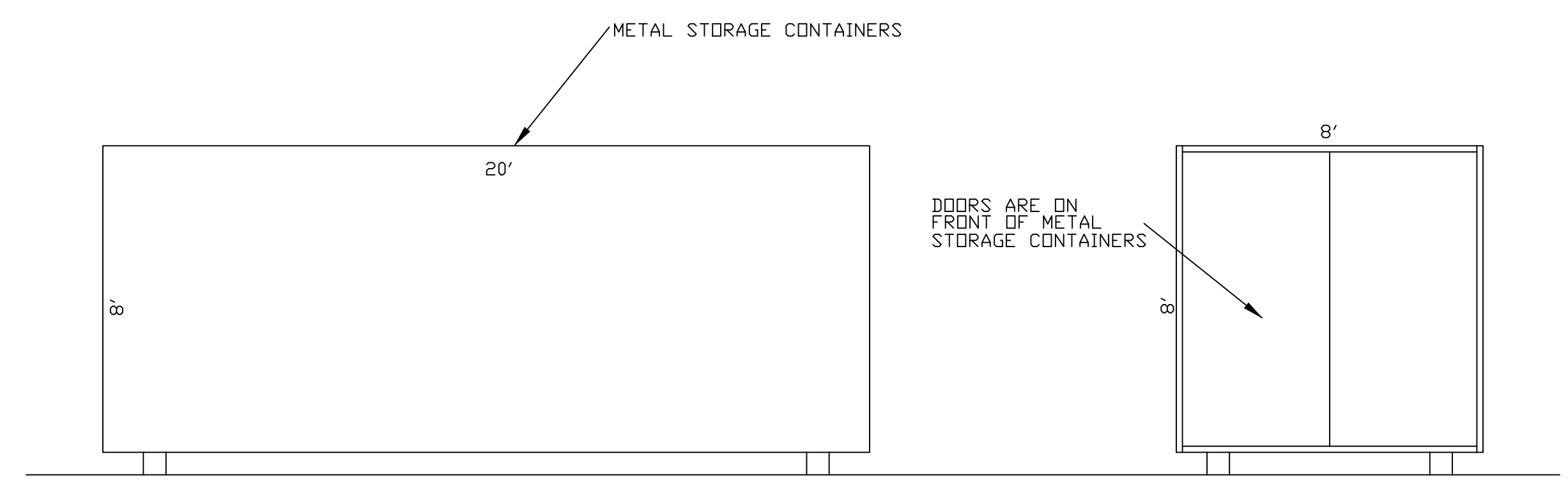
Site drainage:

Drainage will conform to the County approved drainage letter. There will be no change in the existing runoff

EDARP File No.:



2915 W. ROBINSON  
1"=10'  
DOORS ON REAR AND FRONT OF BUILDING



SIDE

END

BUILDING ELEVATIONS  
1"=2'

UNPLATTED

UNPLATTED

BLOCK WALL  
1/2"=1'-0"  
HEIGHT VARIES

N 14°24'34" E 383.37'

S 76°31'44" E 162.73'  
15' PUBLIC UTILITY AND DRAINAGE EASEMENT

S 37°19'04" W 418.00'

N 14°24'34" E 383.37'

DRAWN BY: D.E. WATTS DATE: 11-6-23 DWG. NO.: 23-5981-02 SURVEYED BY: ESW, DJW, 11-6-23	APPROVED BY: PROJ. NO.: DWG.:	REVISIONS:	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT: 2915 W. ROBINSON ST. LOT 1, CHICO SUB. COLORADO SPRINGS	SHEET NO.: <b>DEVELOPMENT PLAN</b> 1 OF 1	Prepared by the office of: Oliver E. Watts, Consulting Engineer, Inc. 614 Elkton Drive Colorado Springs, CO 80907 (719) 593-0173 Oliewatts@aol.com Celebrating 44 years in Business
---	-------------------------------------	------------	--	---	---	---