

Not addressed: Action Item: Label existing Wood Pole Single: CSU #OH045536

Not addressed: Action Item: Show and label existing 50-foot public utility easement, Book 798 Page No. 453.

Not addressed: Action Item: Show and label Secondary UG Conductor: CSU # 13FV-1

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:

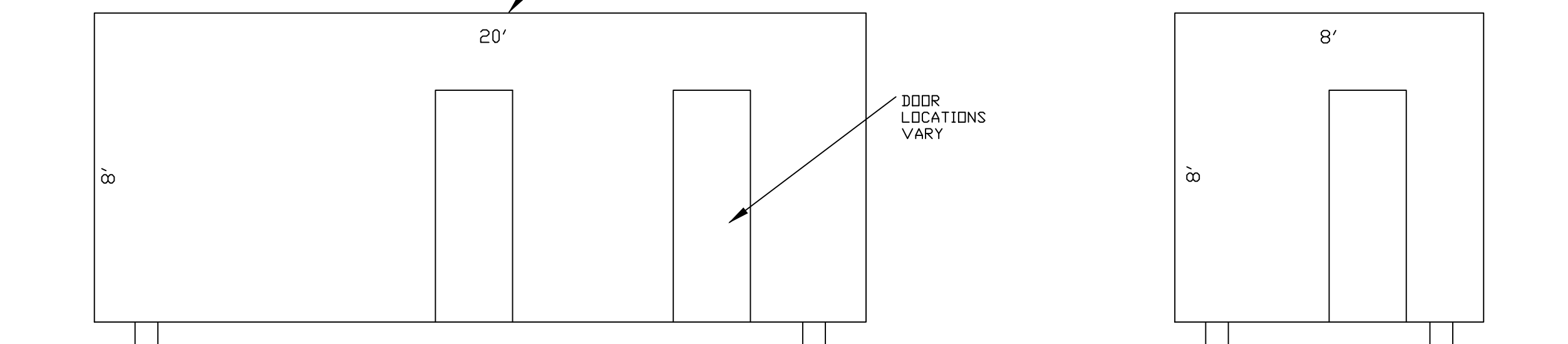
- The items shown on the plan are existing as of October 2023
- Trash dumpster is to be screened by a 6' high, wooden fenced enclosure.
- All parking and driveway areas are paved to meet H-20 load specs. Accessible parking spaces, access aisles, and signage shall meet all applicable County code requirements 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 five degree (45°) angles in a contrasting color such as yellow, white, or blue. Each accessible parking space shall be no smaller than 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.
- 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 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:

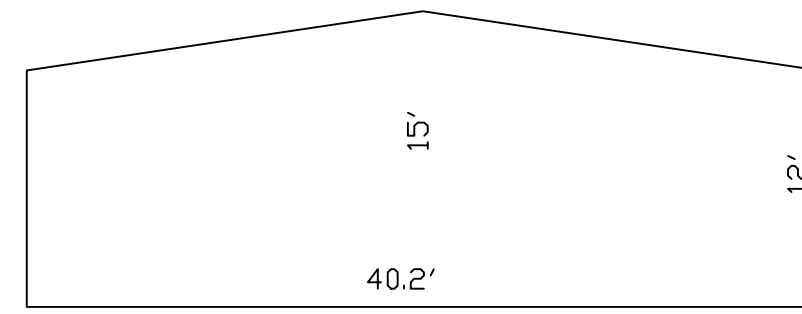
Drainage will conform to the County approved drainage letter. There will be no change in the existing runoff

EDARP File No.:

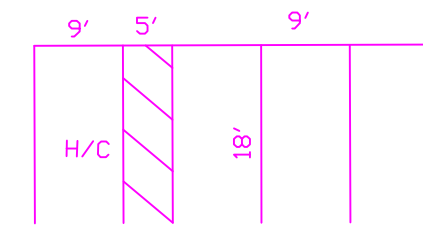
METAL STORAGE CONTAINERS
SHIPPING CONTAINERS



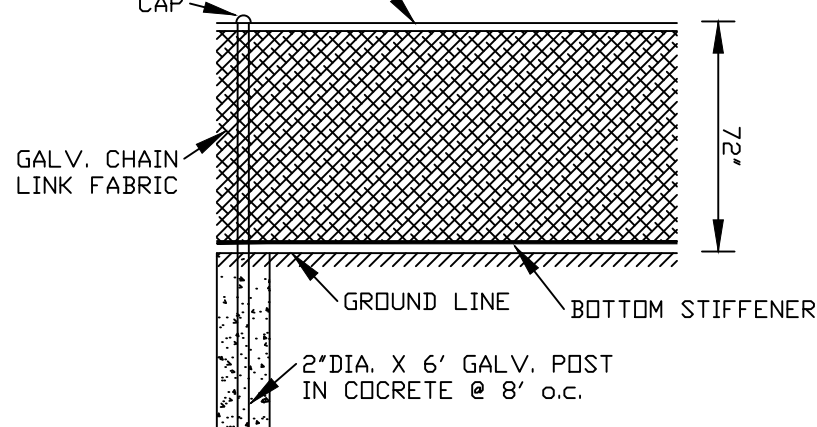
BUILDING ELEVATIONS
1"=2'



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

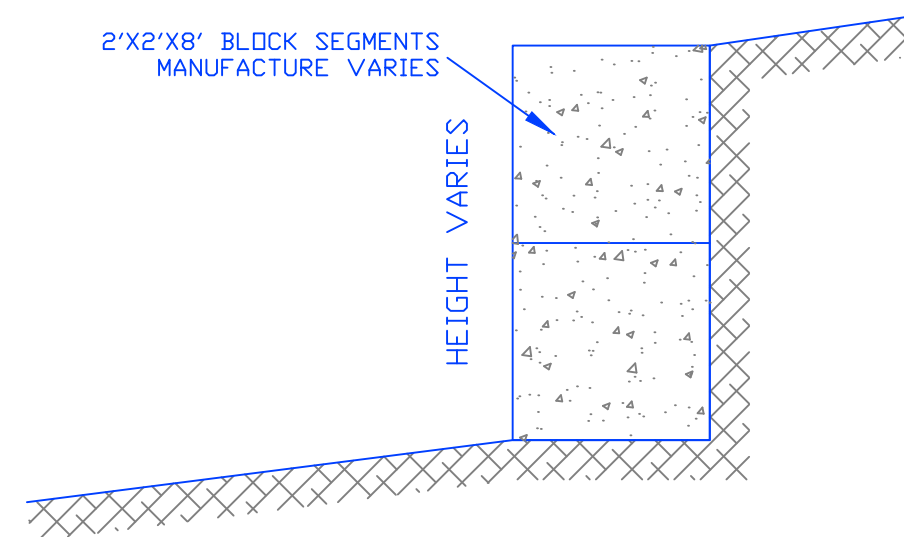


PARKING DETAIL

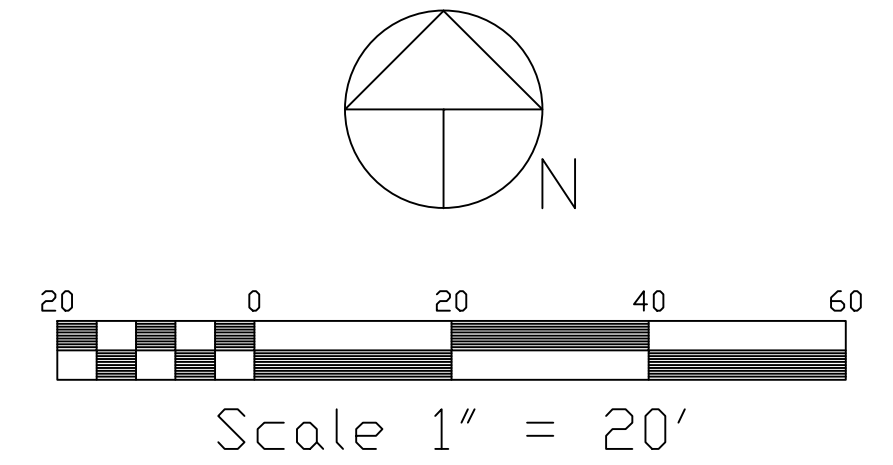


CHAIN LINK FENCE DETAIL
N.T.S.

Alternative landscape for east property line

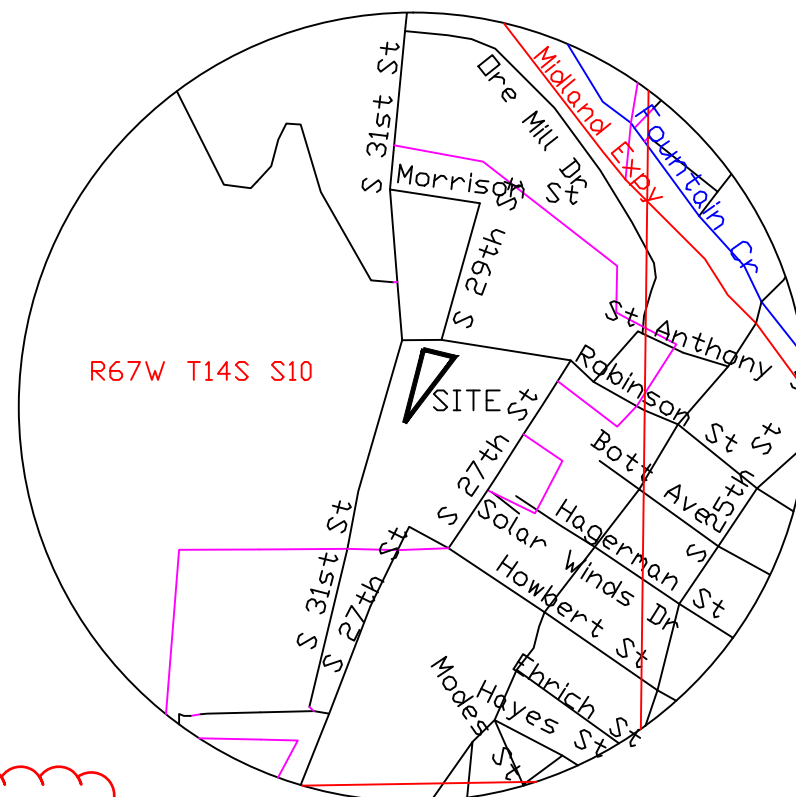


BLOCK WALL
1/2"=1'-0"
HEIGHT VARIES



LEGEND:

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



VICINITY MAP
1"=1000'

REDROCK CANYON OPEN SPACE
UNPLATTED

UNPLATTED

RAY, TONY

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DRAWN BY: O.E. WATTS	APPROVED BY:	REVISIONS 7-8-24 USE AGREEMENT RN 224051708 DEW	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT 2915 W. ROBINSON ST. LOT 1, CHICO SUB. COLORADO SPRINGS	SHT. NO. DEVELOPMENT PLAN 1 OF 1
DATE: 11-6-23	PROJ. NO.:	8-8-24 SHOW RN 099188965 DEW			
DWG. NO.: 23-5981-02	DWG.:				
SURVEYED BY: ESW, DJW, 11-6-23					