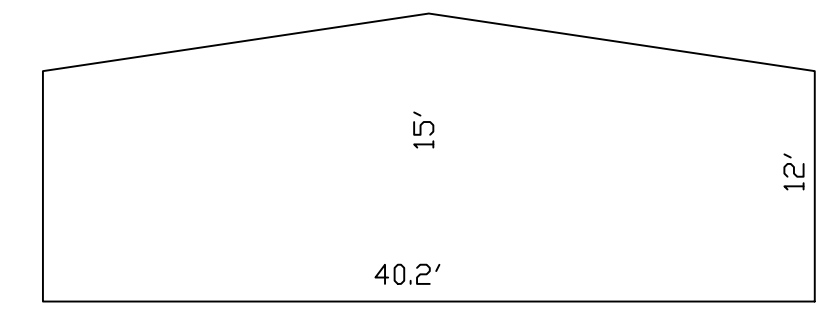
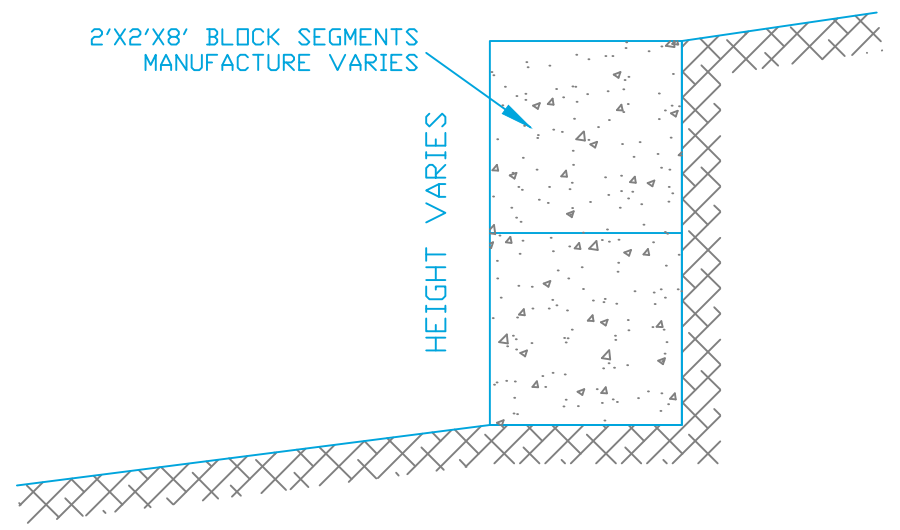
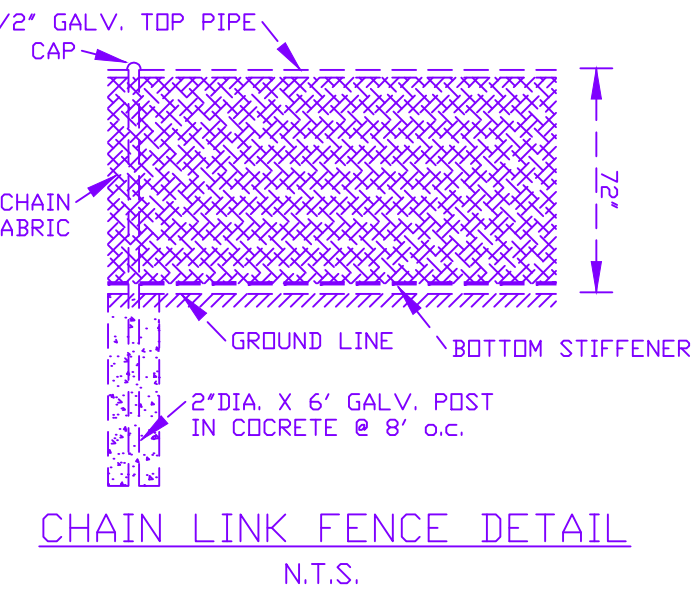


Label existing Wood Pole Single: CSU #OH045536

Show and label existing 50-foot public utility easement, Book 798 Page No. 453.

Show and label Secondary UG Conductor: CSU # 13FV-1

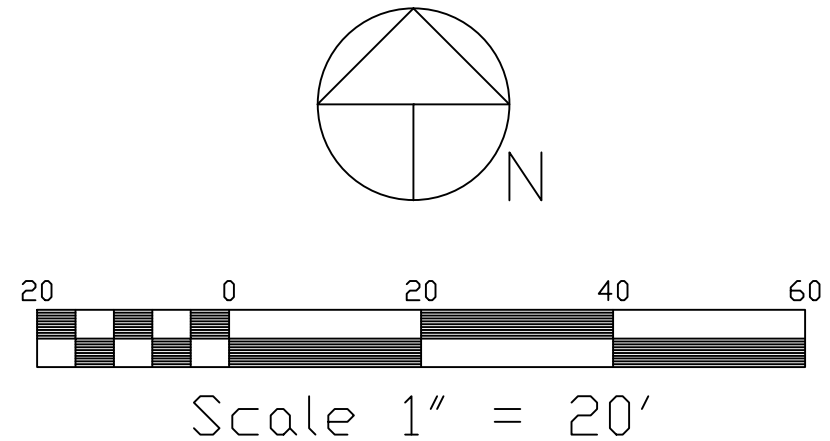
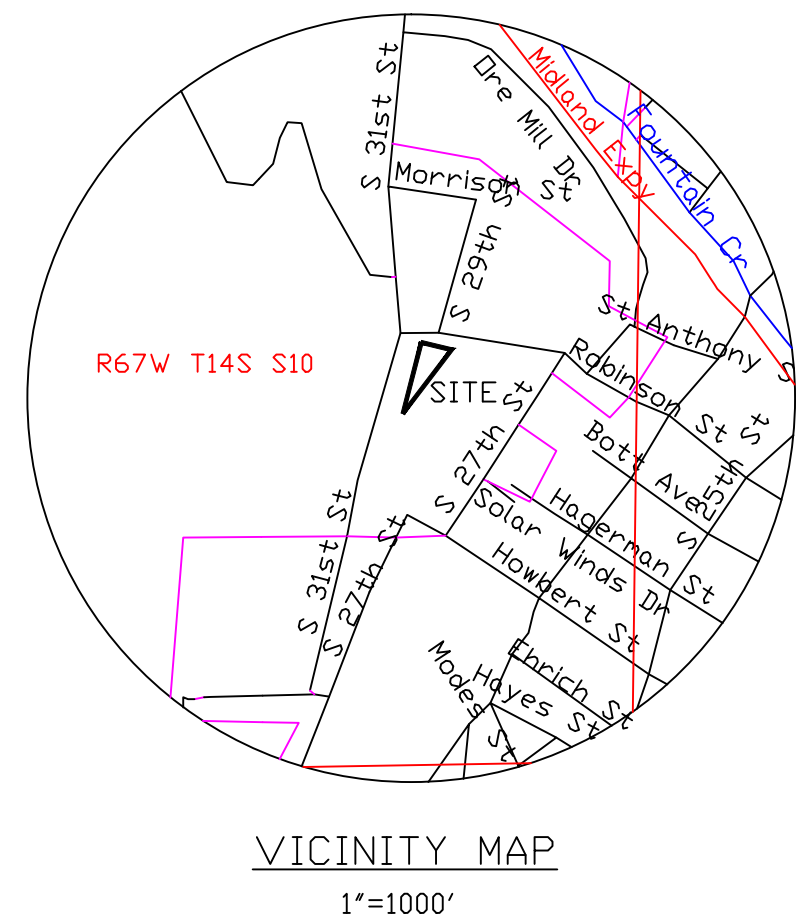


2915 W. ROBINSON
1"=10'

DOORS ON REAR AND FRONT OF BUILDING

Please acknowledge the following:

- Information Items:
 1. Please contact Utilities Development Services (UDS) at 719.668.8111 for an estimate of development charges, fees, Recovery Agreement Charges or other utility related costs that may apply to this development.
 2. In instances where metered water and/or wastewater connections existed on the property, please contact UDS to discuss distribution of Water and/or Wastewater Development Charges to eligible lots.
 3. When new water meters are proposed to serve the project or additional demand added to existing water meters, a Commercial Water Meter Sizing Form will be required to be submitted to CSU prior to Service Contract issuance and plan set approval.
 4. CSU requires an Application for Gas and Electric Line Extension to be submitted along with a Load Data form or an Application for Gas Service Line Approval and/or Application for Elevated Pressure Approval prior to electric and natural gas system design for service to the project. Refer to the CSU Line Extension and Service Standards and contact Field Engineering at 719-668-4985.
 5. CSU may require an extension contract and payment of contributions-in-aid of construction (or a Revenue Guarantee Contract) for the extension of electric facilities needed to serve the development.
 6. With regard to natural gas extensions, CSU may require an extension contract and advance payment for the estimated costs to construct the necessary gas extensions.
 7. Improvements, structures and trees must not be located directly over or within 6 feet of any underground gas or electric distribution facilities and shall not violate any provision of the National Electric Safety Code (NESC) or any applicable natural gas regulations or CSU policies.
 8. Improvements, structures and trees shall not be located under any overhead utility facility, shall not violate NESC clearances, and shall not impair access or the ability to maintain utility facilities.
 9. Landscaping shall be designed to provide the required clearances for utility facilities, to allow continuous access for utility equipment, and to minimize conflicts with such facilities.
 10. CSU requires wastewater and water construction drawings when new wastewater and water facilities are proposed. Plans can be submitted electronically to UDS via www.csu.org.



LEGEND:

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

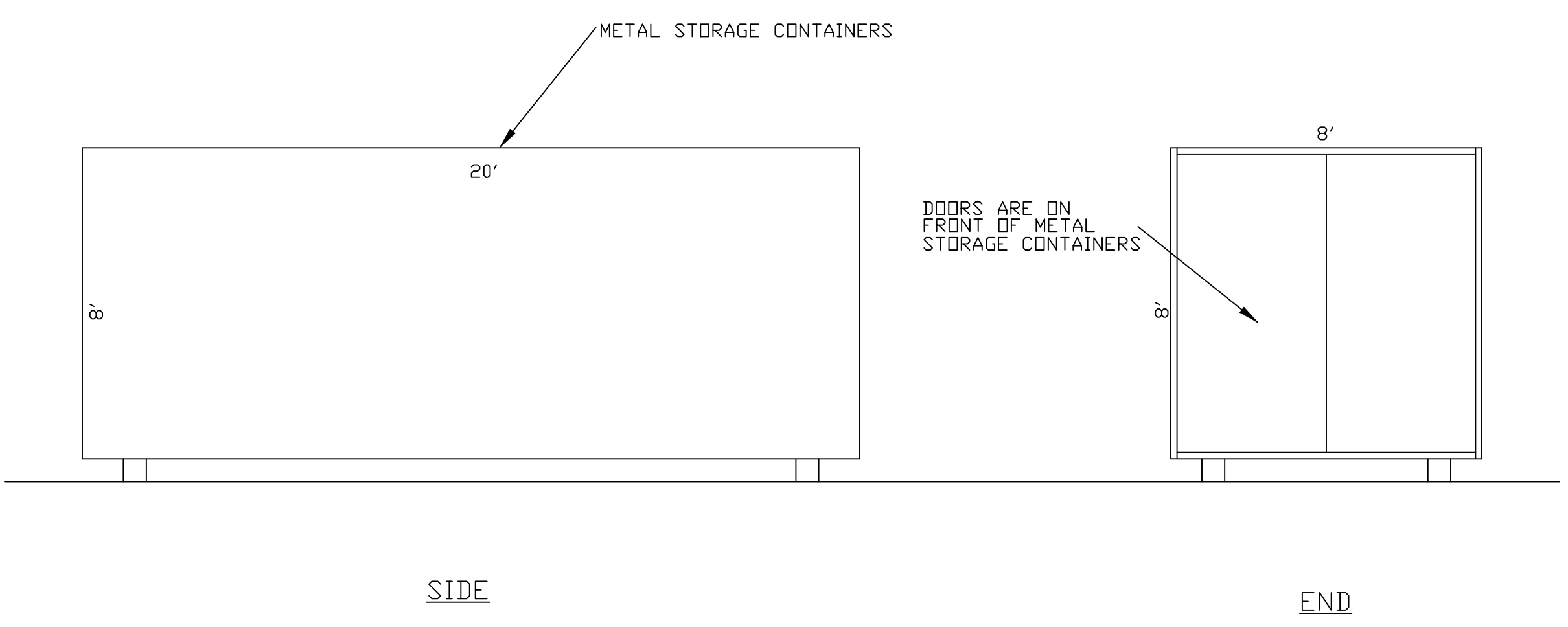
Site notes:

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 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.:



BUILDING ELEVATIONS
1"=2'

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

SHT. NO.
DEVELOPMENT PLAN
1 OF 1

Prepared by the office of:
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Celebrating 44 years in Business