

RESUB. LOTS 15-17
STAGGS IND. DEV.

ROBINSON STREET

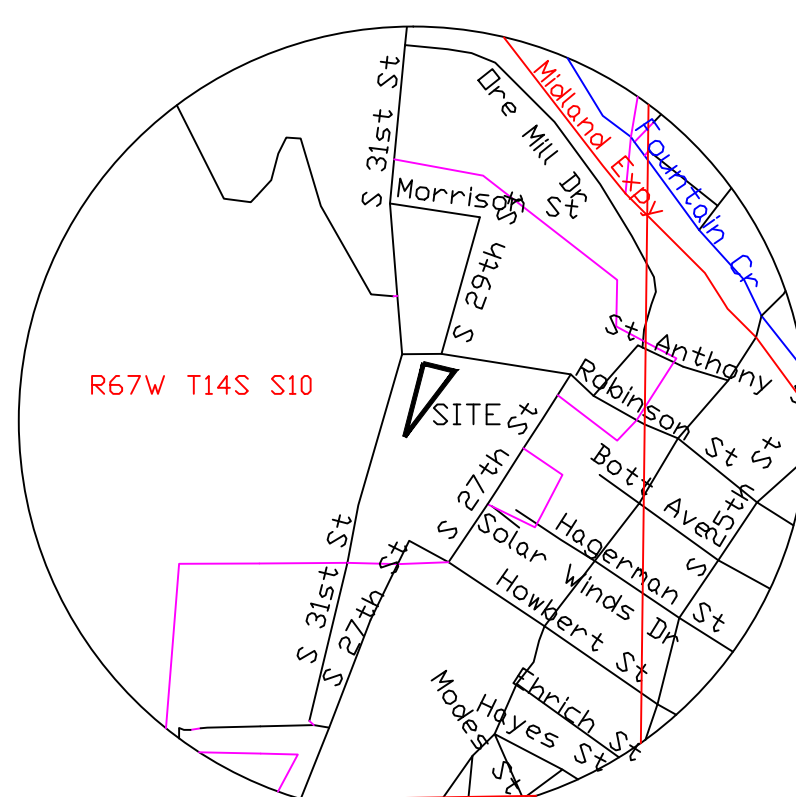
29TH STREET

S 76°31'44" E 162.73'

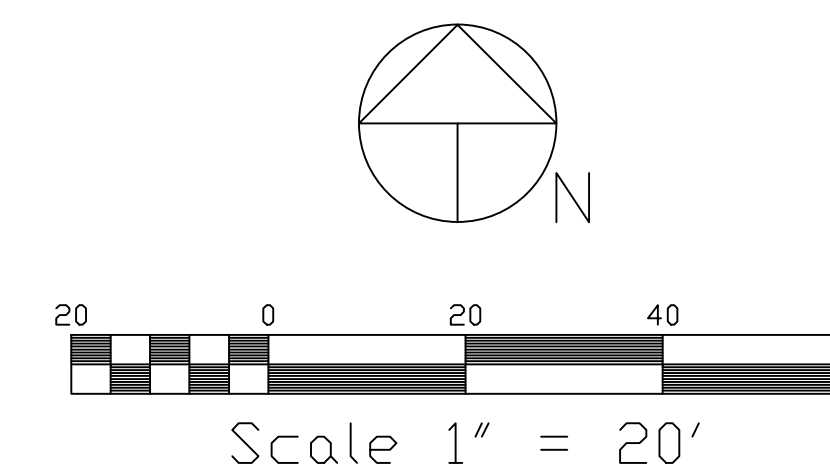
2915 W. ROBINSON ST.
1 STORY
METAL
STORAGE BUILDING
4945 SF

LOT 1
0.71 AC.
31,107 SF

REDROCK CANYON OPEN SPACE
UNPLATTED



VICINITY MAP
1"=1000'



Scale 1" = 20'

LEGEND:

- FOUND ILLEG. 1" AL. CAP DN #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 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.

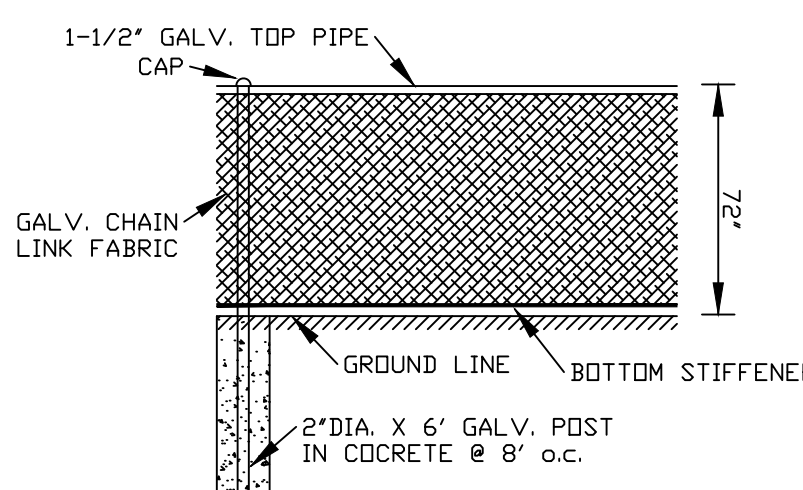
Site drainage:

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

EDARP File No.:

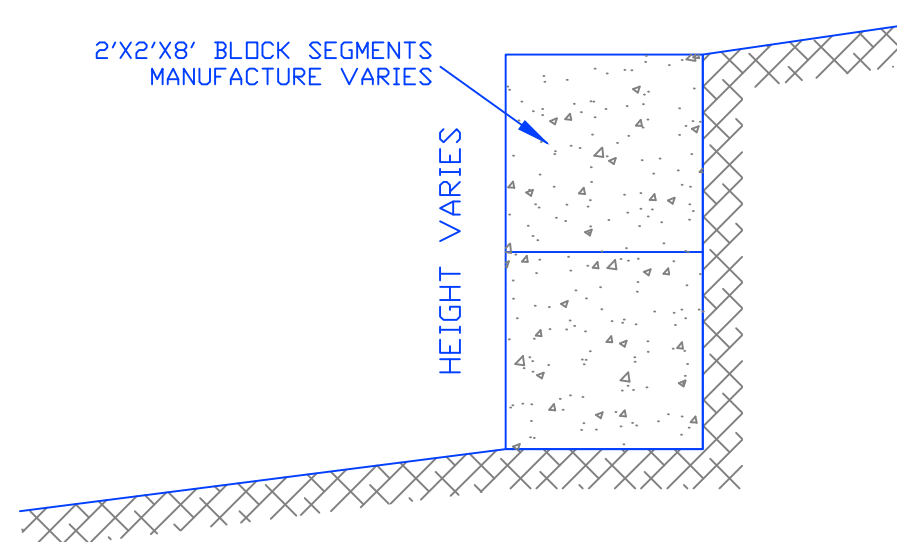
Review C1: *PCD File No. PPR242*
Review C2: Unresolved.

Review C1: Please provide PCD file number of the approved drainage letter or copy. Staff could not locate drainage letter.
Alternatively, revise statement if no drainage letter exists for the property.
Review C2: Unresolved.

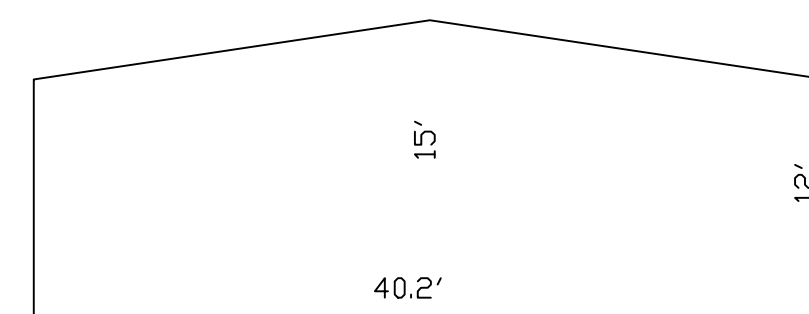


CHAIN LINK FENCE DETAIL
N.T.S.

Alternative landscape for east property line

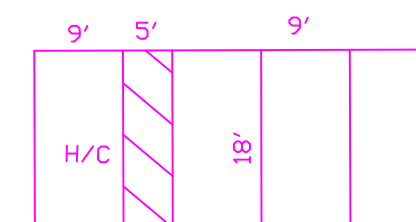


BLOCK WALL
1/2"-1'-0"
HEIGHT VARIES

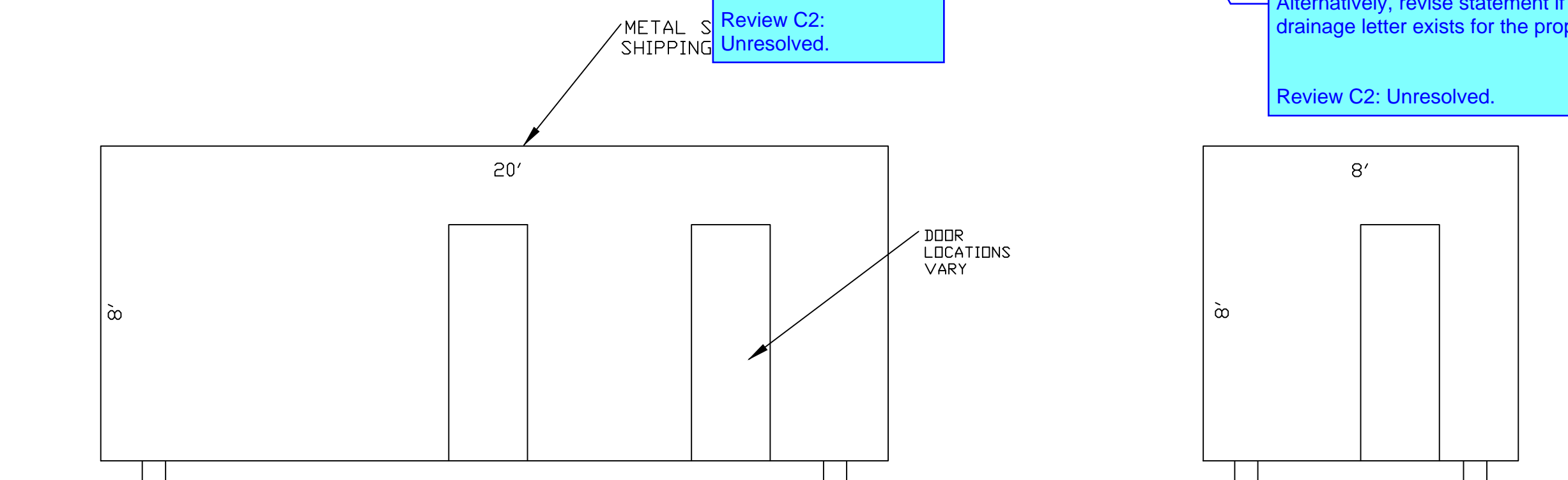


2915 W. ROBINSON
1"=10'

DOORS ON REAR AND FRONT OF BUILDING



PARKING DETAIL



SIDE

END

BUILDING ELEVATIONS
1"=2'

Prepared by the office of:
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DRAWN BY: O.E. WATTS
DATE: 11-6-23
DWG. NO.: 23-5981-02
SURVEYED BY: ESW, BJW, 11-6-23

APPROVED BY:
PROJ. NO.
DWG.

REVISIONS 7-8-24 USE AGREEMENT RN 224051708 DEW
8-8-24 SHOW RN 099188965 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