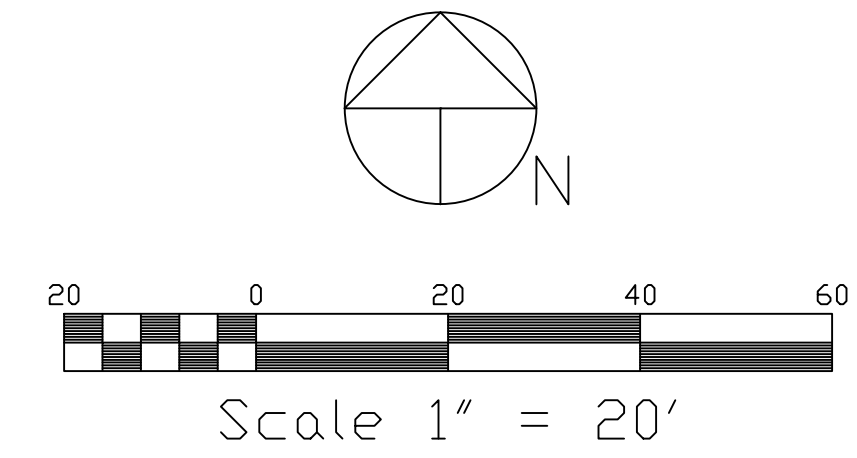
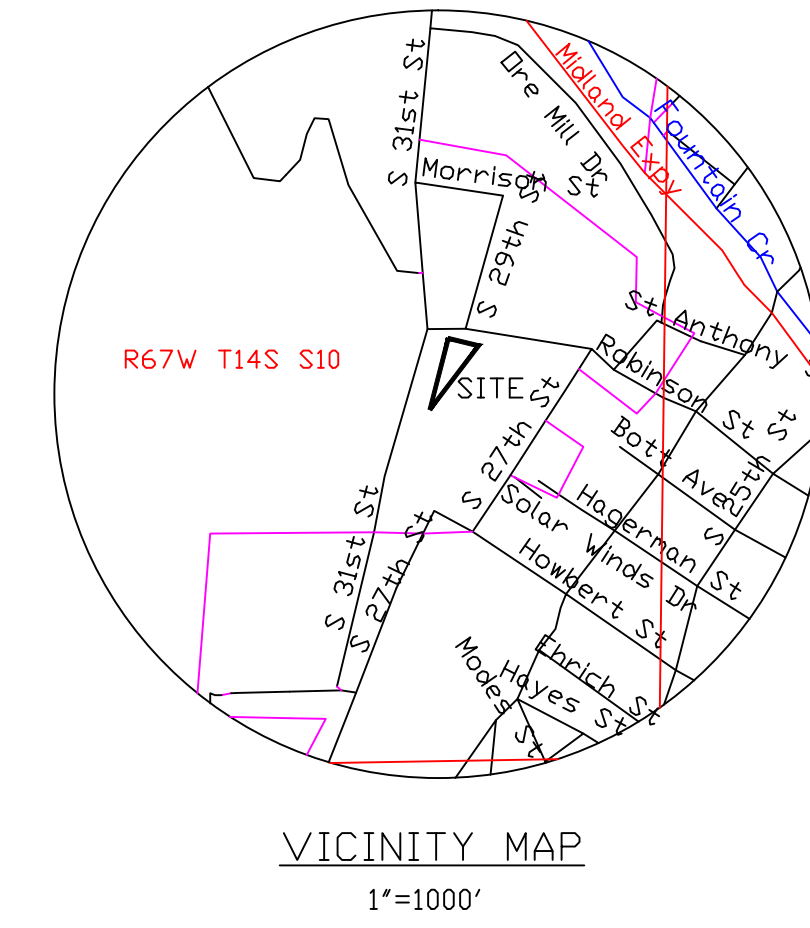


Please indicate the following on the Site Plan:  
 - points of ingress and egress  
 - traffic circulation  
 - parking  
 - location of garbage receptacle  
 - location of existing lighting

These structures must be moved out of the 5' drainage and utility easement as structures are not allowed to encroach on said easements. If you cannot move the structures and you wish to vacate the easements, you can accomplish that via a plat amendment (vacation).

All storage containers will have to be moved outside of the drainage easement. Please update site plan.

RESUB. LOTS 15-17  
 STAGGS IND. DEV.



- LEGEND:**
- FOUND ILLEG. 1" AL. CAP ON #5 REBAR
  - ⊗ WATER VALVE
  - FIRE HYDRANT
  - ◆ HAND FAUCET
  - 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 (31,107 sf)

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: 12,948 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.

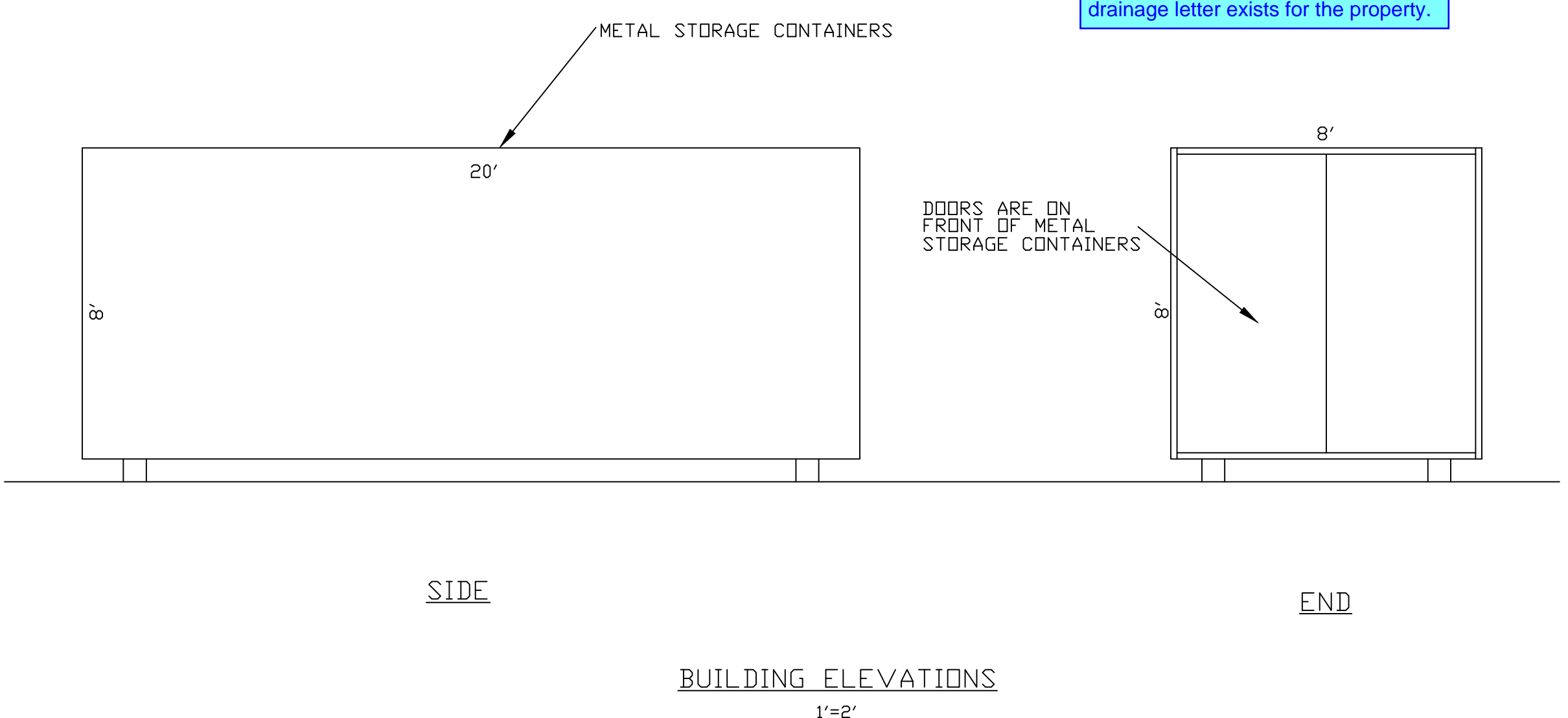
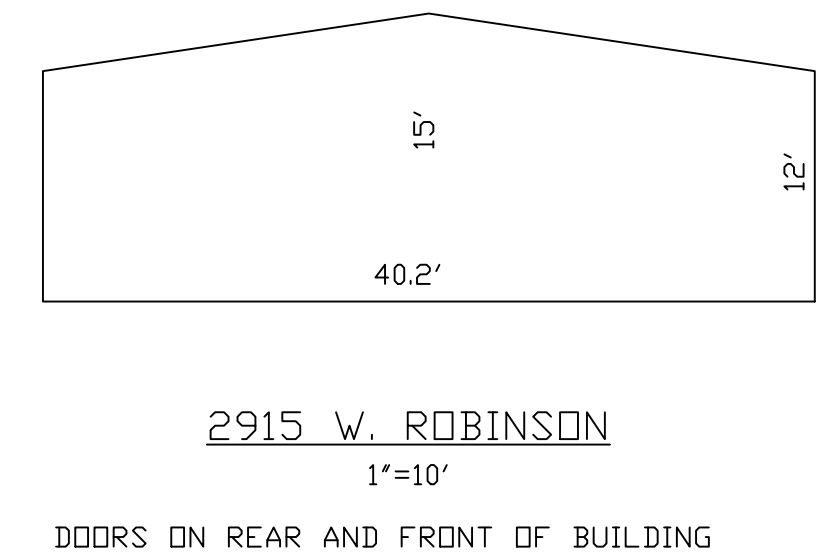
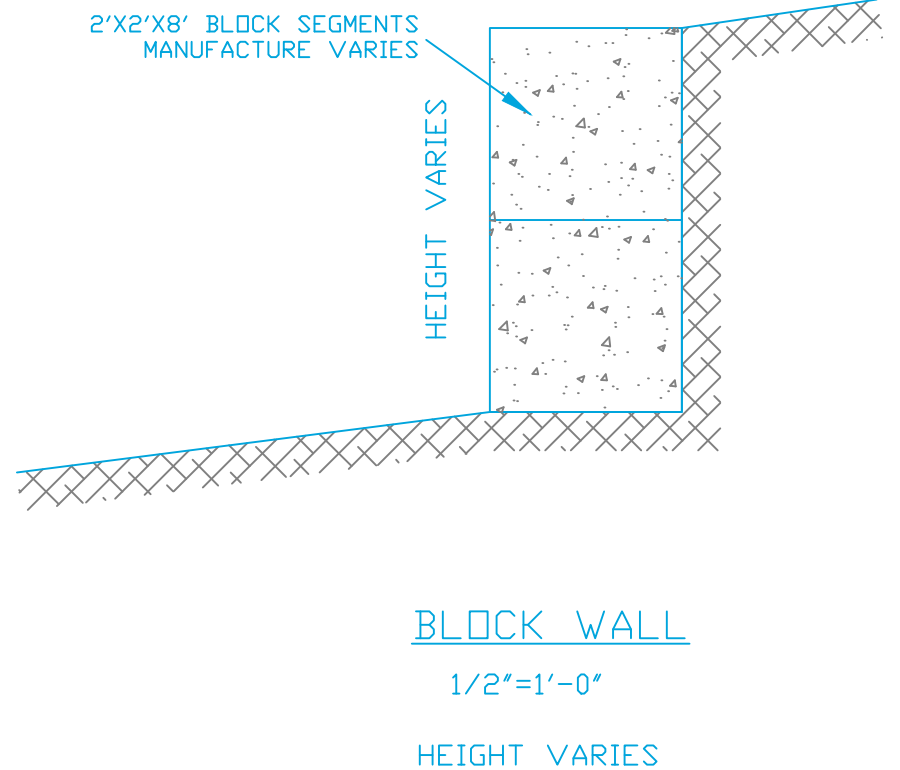
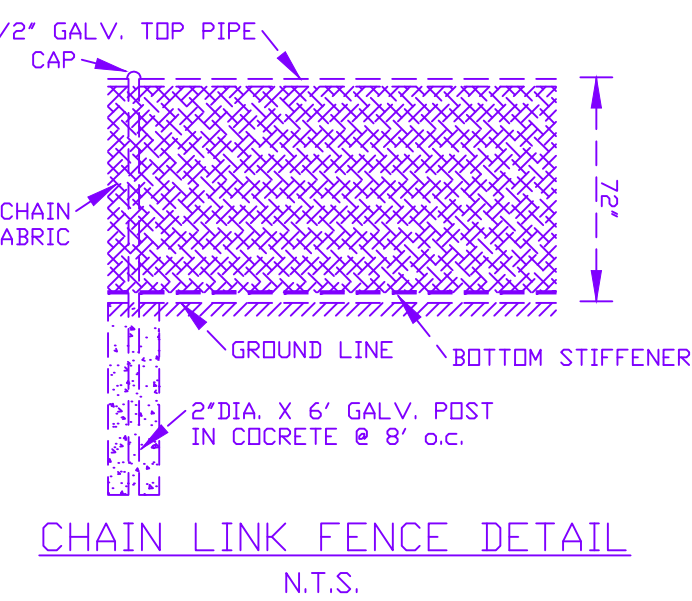
Site drainage:

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

EDARP File No.:

"PCD File No. PPR242"

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.



Please depict where these spaces will be on the site plan

Verify this calculation. The square footage and acreage do not seem to match.

Change to 645 S 31st St. per Enumerations comment

UNPLATTED

UNPLATTED

Prepared by the office of:  
 Oliver E. Watts, Consulting Engineer, Inc.  
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 Colorado Springs, CO 80907  
 (719) 593-0173  
 oliewatts@aol.com  
 Celebrating 44 years in Business

DRAWN BY: O.E. WATTS DATE: 11-6-23 DWG. NO.: 23-5981-02 SURVEYED BY: ESW, DJW, 11-6-23	APPROVED BY: PROJ. NO. DWG.	REVISIONS	PROJECT 2915 W. ROBINSON ST. LOT 1, CHICO SUB. COLORADO SPRINGS	PREPARED BY: OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT 2915 W. ROBINSON ST. LOT 1, CHICO SUB. COLORADO SPRINGS	SHT. NO. <b>DEVELOPMENT PLAN</b> 1 OF 1
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