

V1_Site Plan Drawing_COMMENTS.pdf Markup Summary

Joseph Sandstrom (5)



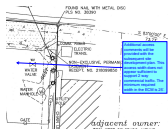
Subject: Text Box
Page Label: 1
Author: Joseph Sandstrom
Date: 5/19/2026 2:41:45 PM
Status:
Color: ■
Layer:
Space:

Include Label: City owned and maintained



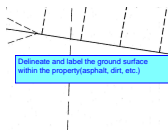
Subject: Text Box
Page Label: 1
Author: Joseph Sandstrom
Date: 5/19/2026 5:12:01 PM
Status:
Color: ■
Layer:
Space:

Please note that a traffic study and drainage report may be required at the subsequent site development plan application.



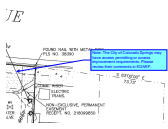
Subject: Callout
Page Label: 1
Author: Joseph Sandstrom
Date: 5/20/2026 9:20:00 AM
Status:
Color: ■
Layer:
Space:

Additional access comments will be provided with the subsequent site development plan. This access width does not appear sufficient to support 2 way commercial traffic. The minimum required width in the ECM is 25'.



Subject: Text Box
Page Label: 1
Author: Joseph Sandstrom
Date: 5/19/2026 7:47:38 AM
Status:
Color: ■
Layer:
Space:

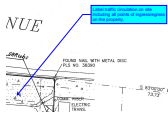
Delineate and label the ground surface within the property (asphalt, dirt, etc.)



Subject: Callout
Page Label: 1
Author: Joseph Sandstrom
Date: 5/20/2026 9:11:19 AM
Status:
Color: ■
Layer:
Space:

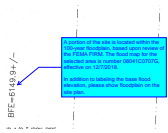
Note: The City of Colorado Springs may have access permitting or access improvement requirements. Please review their comments in EDARP.

Laura Besler (7)



Subject: Callout
Page Label: 1
Author: Laura Besler
Date: 5/19/2026 3:31:53 PM
Status:
Color: ■
Layer:
Space:

Label traffic circulation on site including all points of ingress/egress on the property.



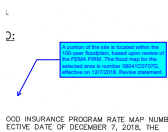
Subject: Text Box
Page Label: 1
Author: Laura Besler
Date: 5/12/2026 11:10:34 AM
Status:
Color: ■
Layer:
Space:

A portion of the site is located within the 100-year floodplain, based upon review of the FEMA FIRM. The flood map for the selected area is number 08041C0707G, effective on 12/7/2018.

In addition to labeling the base flood elevation, please show floodplain on the site plan.

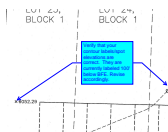


Subject: Cloud
Page Label: 1
Author: Laura Besler
Date: 5/12/2026 10:31:21 AM
Status:
Color: ■
Layer:
Space:



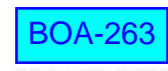
Subject: Text Box
Page Label: 1
Author: Laura Besler
Date: 5/12/2026 10:31:56 AM
Status:
Color: ■
Layer:
Space:

A portion of the site is located within the 100-year floodplain, based upon review of the FEMA FIRM. The flood map for the selected area is number 08041C0707G, effective on 12/7/2018. Revise statement.



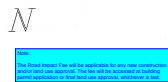
Subject: Callout
Page Label: 1
Author: Laura Besler
Date: 5/12/2026 11:11:23 AM
Status:
Color: ■
Layer:
Space:

Verify that your contour labels/spot elevations are correct. They are currently labeled 100' below BFE. Revise accordingly.



Subject: Text Box
Page Label: 1
Author: Laura Besler
Date: 5/15/2026 3:51:33 PM
Status:
Color: ■
Layer:
Space:

BOA-263

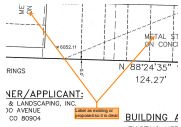


Subject: Text Box
Page Label: 1
Author: Laura Besler
Date: 5/20/2026 8:25:33 AM
Status:
Color: ■
Layer:
Space:

Note:

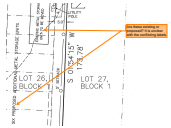
The Road Impact Fee will be applicable for any new construction and/or land use approval. The fee will be accessed at building permit application or final land use approval, whichever is last.

Mikayla Hartford (3)



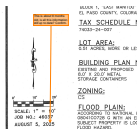
Subject: SW - Textbox with Arrow
Page Label: 1
Author: Mikayla Hartford
Date: 5/19/2026 1:03:53 PM
Status:
Color: ■
Layer:
Space:

Label as existing or proposed so it is clear



Subject: SW - Textbox with Arrow
Page Label: 1
Author: Mikayla Hartford
Date: 5/19/2026 1:26:13 PM
Status:
Color: ■
Layer:
Space:

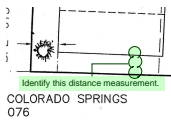
Are these existing or proposed? It is unclear with the conflicting labels



Subject: SW - Textbox with Arrow
Page Label: 1
Author: Mikayla Hartford
Date: 5/19/2026 1:28:42 PM
Status:
Color: ■
Layer:
Space:

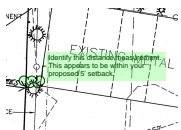
This is about 9 months old, is all this information still up to date? Confirm.

MirandaBenson2 (23)



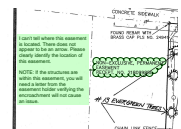
Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/7/2026 10:00:43 AM
Status:
Color: ■
Layer:
Space:

Identify this distance measurement.



Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/21/2026 3:01:17 PM
Status:
Color: ■
Layer:
Space:

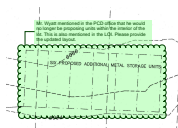
Identify this distance measurement. This appears to be within your proposed 5' setback.



Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/20/2026 11:42:36 AM
Status:
Color: ■
Layer:
Space:

I can't tell where this easement is located. There does not appear to be an arrow. Please clearly identify the location of this easement.

NOTE: If the structures are within this easement, you will need a letter from the easement holder verifying the encroachment will not cause an issue.



Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/20/2026 11:44:30 AM
Status:
Color: ■
Layer:
Space:

Mr. Wyatt mentioned in the PCD office that he would no longer be proposing units within the interior of the lot. This is also mentioned in the LOI. Please provide the updated layout.



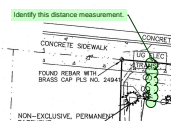
Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/7/2026 10:11:30 AM
Status:
Color: ■
Layer:
Space:

"SITE PLAN"
This document serves as the Dimensional Variance Site Plan. A full Site Development Plan project is required separately. To avoid confusion, please correct this title.



Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/21/2026 3:04:17 PM
Status:
Color: ■
Layer:
Space:

A "Caretaker's Quarters" unit is an allowed accessory use in this zoning district. However, this is not clearly identified on the site plan. Please label this structure on the site plan.



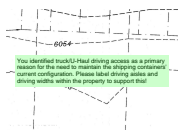
Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/19/2026 12:38:32 PM
Status:
Color: ■
Layer:
Space:

Identify this distance measurement.



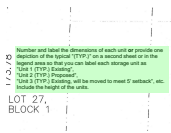
Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/19/2026 12:38:28 PM
Status:
Color: ■
Layer:
Space:

Identify this distance measurement.



Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/20/2026 11:23:36 AM
Status:
Color: ■
Layer:
Space:

You identified truck/U-Haul driving access as a primary reason for the need to maintain the shipping containers' current configuration. Please label driving aisles and driving widths within the property to support this!



Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/21/2026 3:02:39 PM
Status:
Color: ■
Layer:
Space:

Number and label the dimensions of each unit or provide one depiction of the typical "(TYP.)" on a second sheet or in the legend area so that you can label each storage unit as "Unit 1 (TYP.) Existing", "Unit 2 (TYP.) Proposed", "Unit 3 (TYP.) Existing, will be moved to meet 5' setback", etc. Include the height of the units.



Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/21/2026 3:04:13 PM
Status:
Color: ■
Layer:
Space:

Mini-Storage has a minimum parking space requirement of 1 standard space for every 100 units plus one space per employee. The minimum parking requirement will be 1 customer parking and 1 employee parking (total 2 standard spaces), plus 1 ADA van accessible space. (3 total) Show this on the site plan and include this detail in the summary area. Dimensions need to be shown.



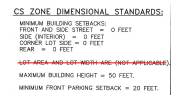
Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/21/2026 3:08:47 PM
Status:
Color: ■
Layer:
Space:

The dimensional standards for CS are those identified in the Code. You need to include a separate section below with "REQUESTED DIMENSIONAL STANDARDS" and those should match what is requested in the Letter of Intent and shown on the site plan.



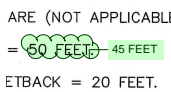
Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/21/2026 2:51:28 PM
Status:
Color: ■
Layer:
Space:

LANDSCAPING

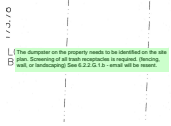


Subject: Pen
Page Label: 1
Author: MirandaBenson2
Date: 5/21/2026 2:52:39 PM
Status:
Color: ■
Layer:
Space:

45 FEET

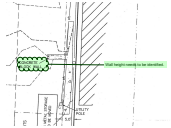


Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/21/2026 2:53:04 PM
Status:
Color: ■
Layer:
Space:



Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/21/2026 2:59:15 PM
Status:
Color: ■
Layer:
Space:

The dumpster on the property needs to be identified on the site plan. Screening of all trash receptacles is required. (fencing, wall, or landscaping) See 6.2.2.G.1.b - email will be resent.



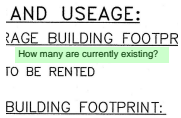
Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/21/2026 3:01:59 PM
Status:
Color: ■
Layer:
Space:

Wall height needs to be identified.



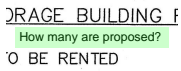
Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/21/2026 3:04:35 PM
Status:
Color: ■
Layer:
Space:

Add the other required landscaping standards vs. request



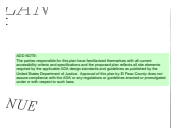
Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/21/2026 3:06:04 PM
Status:
Color: ■
Layer:
Space:

How many are currently existing?



Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/21/2026 3:06:22 PM
Status:
Color: ■
Layer:
Space:

How many are proposed?



Subject: ADA Note
Page Label: 1
Author: MirandaBenson2
Date: 5/21/2026 3:07:29 PM
Status:
Color: ■
Layer:
Space:

ADD NOTE:
 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 El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.



Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/21/2026 3:08:14 PM
Status:
Color: ■
Layer:
Space:

Height and % opacity must be identified for all fencing.

NOTE FOR FUTURE SITE DEV. PLAN
A detailed landscape plan will be required showing tree type, species, mature height, quantity, etc.
Lighting will need to be shown and detailed.
Parking dimensions and striping detail will be requested.
Signage will need to be shown, but a separate sign permit will be required if any exists for the business.

BU
ACTC
3533
COLO
719
attn.:
AD
3511
COCC
1 F r

Subject: Planner
Page Label: 1
Author: MirandaBenson2
Date: 5/21/2026 3:12:42 PM
Status:
Color: ■
Layer:
Space:

NOTE FOR FUTURE SITE DEV. PLAN

A detailed landscape plan will be required showing type tree, species, mature height, quantity, etc.

Lighting will need to be shown and detailed.

Parking dimensions and striping detail will be requested.

Signage will need to be shown, but a separate sign permit will be required (if any exists for the business).

"SITE PLAN"
 This document serves as the Dimensional Variance Site Plan. A full Site Development Plan project is required separately. To avoid confusion, please correct this title.

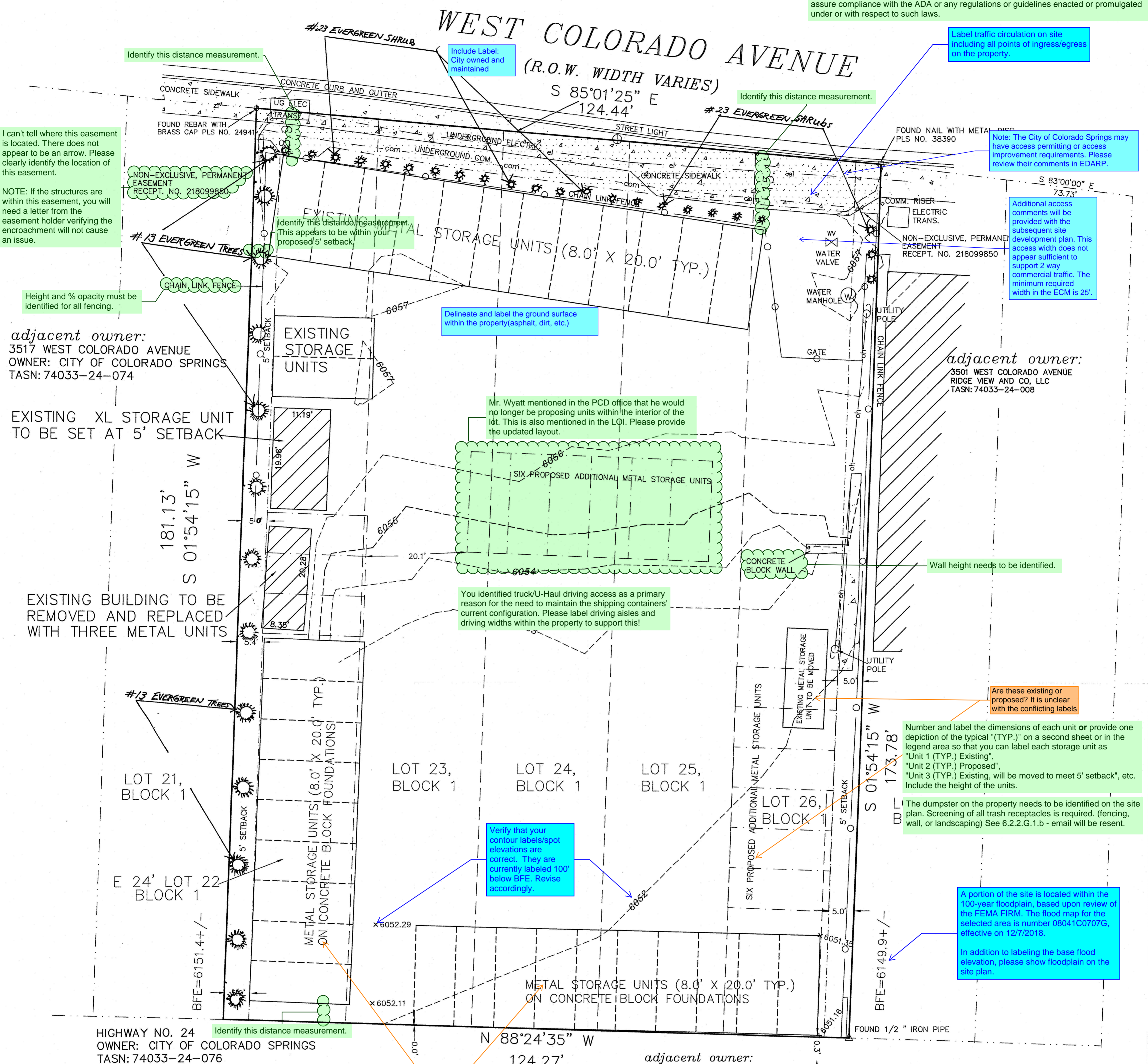
DEVELOPMENT PLAN

ACTION EXCAVATING STORAGE UNIT SITE
 3511 WEST COLORADO AVENUE
 EL PASO COUNTY, COLORADO

Note:
 The Road Impact Fee will be applicable for any new construction and/or land use approval. The fee will be assessed at building permit application or final land use approval, whichever is last.

Please note that a traffic study and drainage report may be required at the subsequent site development plan application.

ADD NOTE:
 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 El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.



NOTE FOR FUTURE SITE DEV. PLAN
 A detailed landscape plan will be required showing type tree, species, mature height, quantity, etc.
 Lighting will need to be shown and detailed.
 Parking dimensions and striping detail will be requested.
 Signage will need to be shown, but a separate sign permit will be required (if any exists for the business).

BUILDER/OWNER/APPLICANT:
 ACTION EXCAVATING & LANDSCAPING, INC.
 3533 WEST COLORADO AVENUE
 COLORADO SPRINGS, CO 80904
 719-685-1505
 attn.: ERIC WYATT

ADDRESS:
 3511 WEST COLORADO AVE.
 COLORADO SPRINGS, COLORADO 80904

LEGAL DESCRIPTION:
 LOTS 23, 24, 25, 26 AND THE EAST 24' OF LOT 22, BLOCK 1, "EAST MANITOU"
 EL PASO COUNTY, COLORADO

TAX SCHEDULE NUMBER:
 74033-24-007

LOT AREA:
 0.51 ACRES, MORE OR LESS.

BUILDING PLAN NO.:
 EXISTING AND PROPOSED
 8.0' X 20.0' METAL STORAGE CONTAINERS

ZONING:
 CS

FLOOD PLAIN:
 ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM RATE MAP NUMBER 08041C0728 G WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD.

adjacent owner:
 HIGHWAY NO. 24
 OWNER: CITY OF COLORADO SPRINGS
 TASN: 74033-24-076

BUILDING AREAS AND USAGE:
EXISTING METAL STORAGE BUILDING FOOTPRINT:
 160 SQ FT. PER UNIT
 USAGE: STORAGE UNIT TO BE RENTED

EXISTING MANAGERS BUILDING FOOTPRINT:
 220 SQUARE FEET
 MANAGER'S RESIDENCE

PROPOSED METAL STORAGE BUILDING FOOTPRINT:
 160 SQ FT. PER UNIT
 USAGE: STORAGE UNIT TO BE RENTED

PARKING:
 NO ONSITE PARKING IS PERMITTED EXCEPT FOR ONSITE

The dimensional standards for CS are those identified in the Code. You need to include a separate section below with "REQUESTED DIMENSIONAL STANDARDS" and those should match what is requested in the Letter of Intent and shown on the site plan.

CS ZONE DIMENSIONAL STANDARDS:

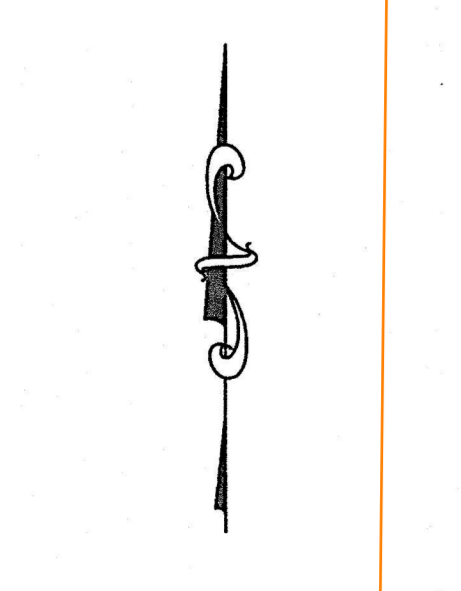
- MINIMUM BUILDING SETBACKS:
 FRONT AND SIDE STREET = 0 FEET
 SIDE (INTERIOR) = 0 FEET
 CORNER LOT SIDE = 0 FEET
 REAR = 0 FEET
- ~~LOT AREA AND LOT WIDTH ARE (NOT APPLICABLE).~~
- MAXIMUM BUILDING HEIGHT = 50 FEET - 45 FEET
- MINIMUM FRONT PARKING SETBACK = 20 FEET.
 LANDSCAPING

Add the other required landscaping standards vs. request

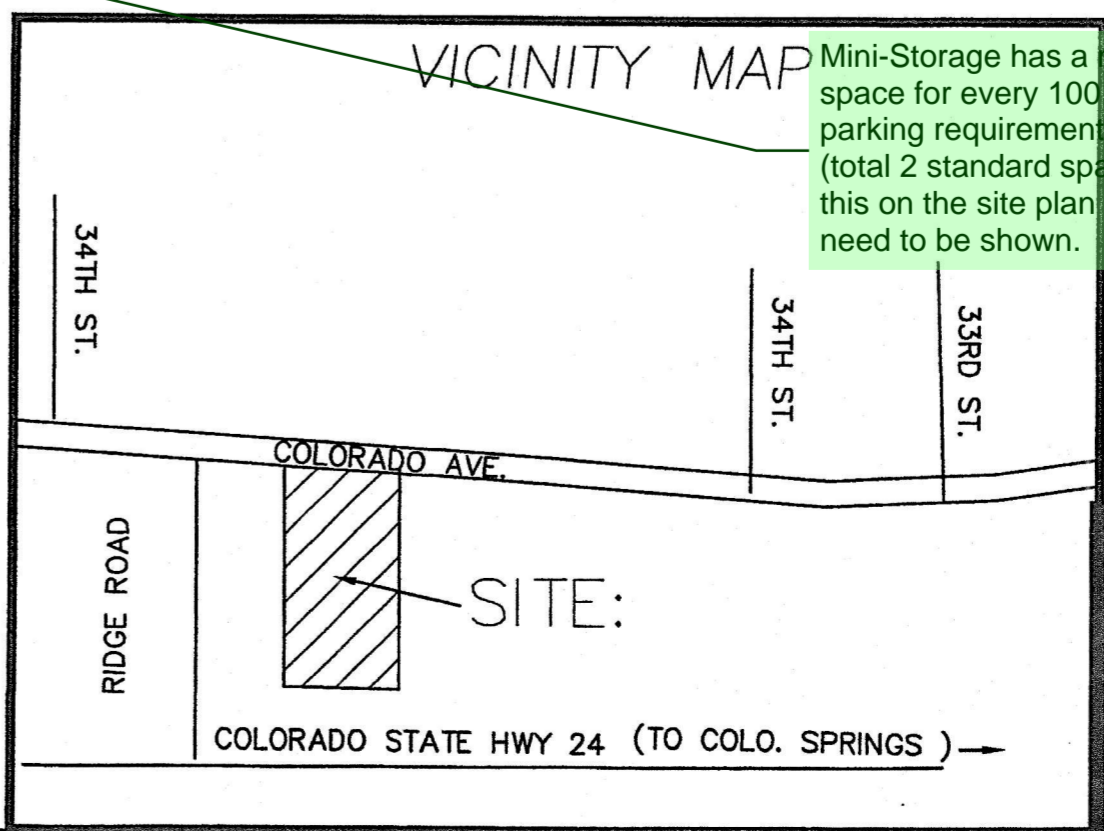
A "Caretaker's Quarters" unit is an allowed accessory use in this zoning district. However, this is not clearly identified on the site plan. Please label this structure on the site plan.

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This is about 9 months old, is all this information still up to date? Confirm.



SCALE: 1" = 10'
 JOB NO.: 46037
 AUGUST 5, 2025



COUNTY PLANNING FILE NO.: BOA-263

ROCKY MOUNTAIN LAND SERVICES
 4465 NORTHPARK DRIVE, SUITE 303
 COLORADO SPRINGS, COLORADO
 719-630-0559