

SITE DEVELOPMENT PLAN - DWIRE YARD

EL PASO COUNTY, STATE OF COLORADO  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP  
13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,

No uses in the LDC  
for this, should reflect  
an office space,  
warehouse, and  
Contractor's  
Equipment Yard

SITE DATA:

OWNERS NAME & ADDRESS

DL HOLDINGS LLC  
6547 N. ACADEMY BLVD #523  
COLORADO SPRINGS, CO 80918

SITE PLAN ACREAGE: 5.337 AC  
PROPERTY SCHEDULE NUMBER: 5300000176  
EXISTING ZONING: I-3 CAD-O HEAVY INDUSTRIAL  
PROPOSED ZONING: I-3 CAD-O HEAVY INDUSTRIAL  
DEVELOPMENT SCHEDULE: 2020-2021

CURRENT LAND USE:  
PROPOSED USE:

VACANT  
OFFICE/WAREHOUSE STORAGE YARD

NUMBER OF LOTS:  
NUMBER OF TRACTS:

2

TOTAL SITE PERIMETER SETBACKS:  
A MINIMUM 25' STRUCTURAL SETBACK

TOTAL DISTURBED AREA OF PROPERTY: 297,515 SF, 6.83 AC

BUILDING DATA:

NEW BUILDING FOOTPRINT AREA: 11,925 SF NON-SPRINKLED

NEW BUILDING HEIGHT: 36'0" TYPE V-B  
NEW BUILDING CONSTRUCTION TYPE:

PARKING REQUIRED: OFFICE SPACE 90  
PARKING PROVIDED: OFFICE SPACE 93  
HANDICAP PARKING REQUIRED: 4  
HANDICAP PARKING PROVIDED: 4

PARKING REQUIRED: WAREHOUSE 19  
PARKING PROVIDED: WAREHOUSE 21  
HANDICAP PARKING REQUIRED: 1  
HANDICAP PARKING PROVIDED: 1

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: A PORTION OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO. THE SECTION CORNER COMMON TO SECTIONS 28, 29, 32, AND 33 BEING MONUMENTED WITH A 3" ALUMINUM CAP STAMPED "PLS 38256", FROM WHICH A YELLOW PLASTIC CAP STAMPED "PLS 37909", BEARS N89°58'59"E, A DISTANCE OF 861.03 FEET.

COMMENCING AT THE AFORESAID YELLOW PLASTIC CAP; THENCE N09°06'45"E A DISTANCE OF 145.85 FEET; THENCE N00°59'19"E A DISTANCE OF 325.07 FEET; THENCE N01°07'15"W A DISTANCE OF 804.53 FEET TO THE SOUTHERLY LINE OF THE FORMER CHICAGO, ROCK ISLAND, AND PACIFIC RAILROAD AS RECORDED UNDER RECEPTION NO. 215057836 IN THE RECORDS OF EL PASO COUNTY, COLORADO; THENCE 849.44 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT ON SAID SOUTHERLY LINE, SAID CURVE HAVING A RADIUS OF 1795.32 FEET, AND A CENTRAL ANGLE OF 20°43'34" (THE CHORD OF WHICH BEARS N75°36'49"E, 645.91 FEET); THENCE S00°13'52"W A DISTANCE OF 1455.11 FEET TO THE AFORESAID SOUTH LINE OF SECTION 28; THENCE N89°57'07"W ALONG SAID SOUTH LINE A DISTANCE OF 626.77 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A CALCULATED AREA OF 843,414 S.F. (19.362 ACRES MORE OR LESS).

NOTES:

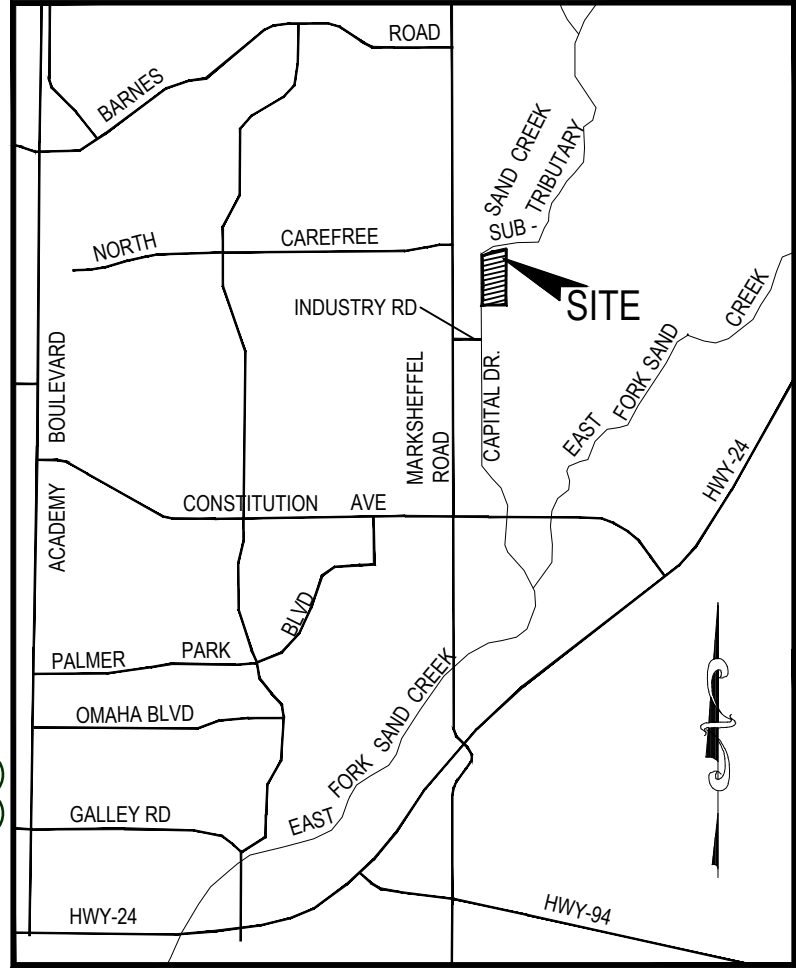
PUBLIC IMPROVEMENTS:  
INCLUDING ALL INGRESS/EGRESS ACCESSES,  
ROADWAY IMPROVEMENTS ALONG FRONTAGE AND UTILITIES.

MAINTENANCE:  
TO BE OWNED AND MAINTAINED BY THE OWNER.

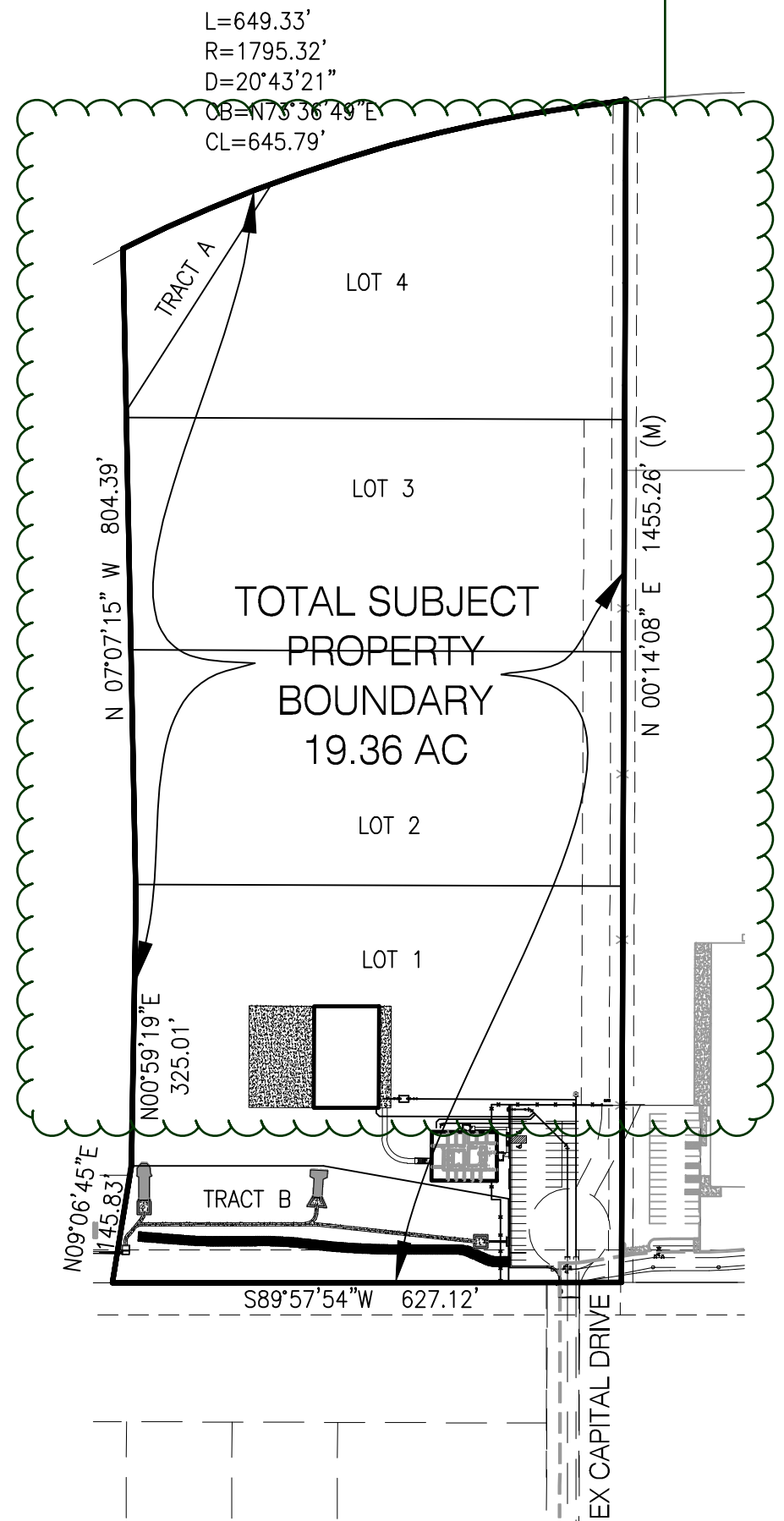
NOTES:  
1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0543 G, EFFECTIVE DATE DECEMBER 7, 2018. A PORTION OF THIS PROPERTY IS WITHIN AN ZONE AE AS IDENTIFIED IN THE FEMA FLOODPLAIN MAP.

CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT FOR THIS VIA CAPITAL DRIVE. NO DIRECT ACCESS TO MARKSHEFFEL

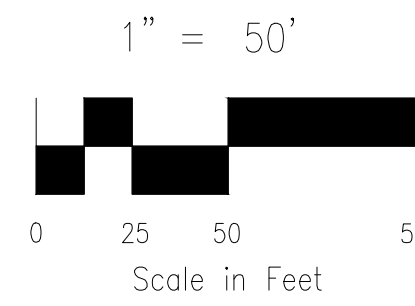
E OF EQUIPMENT (PERMANENT OR TEMPORARY) WILL 200 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, LIGANT IS TO FILE AN AIRSPACE EVALUATION CASE WITH ERAL AVIATION ADMINISTRATION (FAA) AND PROVIDE THE TO THE AIRPORT BEFORE THE COMMENCEMENT OF CTION ACTIVITIES. MORE INFORMATION ABOUT THE : EVALUATION SUBMITTAL PROCESS IS AVAILABLE ON THE :STRUCTION EVALUATION/AIRPORT AIRSPACE ANALYSIS (https://oeaaa.faa.gov/oeaaa/external/portal.jsp)



VICINITY MAP  
N.T.S. Update



AREA MAP  
1"=200'



1" = 50'

Scale in Feet

All outdoor storage needs to be identified, where vehicle storage is, how many, where raw material, finished material, etc area all being stored.

See engineer comments and City of Colorado Springs comments about permanent turn-around here. Also parking may not back out into ROW.

Elevation plans show 26' 11 5/8"

parking here needs to move, cannot back out into a egress/ingress

Not a warehouse, this is an office building

15' RAILROAD SPUR EASEMENT (BOOK 2722, PAGE 86) (BOOK 3505, PAGE 9)

15' RAILROAD SPUR EASEMENT (BOOK 2722, PAGE 86) (BOOK 3505, PAGE 6) (BOOK 3505, PAGE 9)

UNPLATTED  
SCHEDULE No. 5300000176  
ZONING: I-3 (COUNTY)  
NOT A PART

WEST LINE OF THE SOUTHWEST QUARTER SECTION 28, T13S, R65W

N 00°02'12" W 298.20' (R)

AZTEC CONSULTANTS INC  
T13S, R65W  
S29°52'28" E 529.528'  
S27°53'33" E 527.533'  
2015  
PLS 38256

SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 28, T13S, R65W  
FOUND #6 REBAR w/ 3.25" ALUMINUM CAP  
FLUSH w/ GRADE

PROP STORM OUTFALL

POINT OF COMMENCEMENT

40' RESERVED R.O.W FOR ROADWAY & UTILITY PURPOSES (BOOK 2722, PAGE 87) (BOOK 2936, PAGE 973) (BOOK 3034, PAGE 700) (BOOK 3187, PAGE 433) (BOOK 3552, PAGE 190) (BOOK 3552, PAGE 192)

LOT 7  
MARKSHEFFEL INDUSTRIAL PARK  
SCHEDULE No. 5333201007  
ZONING: I-3 (COUNTY)  
NOT A PART

SITE MAP  
1"=50'

40' RESERVED R.O.W FOR ROADWAY & UTILITY PURPOSES (BOOK 3062, PAGE 868) (BOOK 3505, PAGE 14) (BOOK 3552, PAGE 192) (BOOK 3559, PAGE 817)

EX TYPE C CURB

SCHEDULE ZONING

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:

"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."

Also required is an additional page illustrating the ADA route.

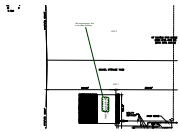
COVER SHEET - SITE PLAN  
DWIRE YARD  
JOB NO. 43-117  
DATE PREPARED: JANUARY 24, 2020  
DATE REVISED:



102 E. PIKES PEAK AVE STE. 500  
COLORADO SPRINGS,  
COLORADO 80903  
719.955.5485

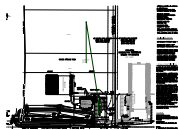
# SDP\_V1.pdf Markup Summary

## Cloud+ (6)



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Not a warehouse, this is an office building



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parking here needs to move, cannot back out into a egress/ingress



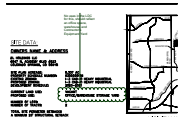
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Elevation plans show 26' 11 5/8"



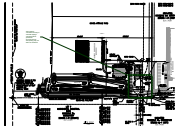
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Update



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No uses in the LDC for this, should reflect an office space, warehouse, and Contractor's Equipment Yard



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See engineer comments and City of Colorado Springs comments about permanent turn-around here. Also parking may not back out into ROW.

### Text Box (3)



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**Space:**

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Also required is an additional page illustrating the ADA route.

301 AIRSPACE ANALYSIS  
x:\external\portco-jay\



Y FILE NO. PPR 20-000  
PPR-20-004

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PPR-20-004

All outdoor storage needs to be identified, where vehicle storage is, how many, where raw material, finished material, etc area all being stored.

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All outdoor storage needs to be identified, where vehicle storage is, how many, where raw material, finished material, etc area all being stored.