

# 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,

## 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: 530000176  
 EXISTING ZONING: I-3 CAD-O HEAVY INDUSTRIAL  
 PROPOSED ZONING: I-3 CAD-O HEAVY INDUSTRIAL  
 DEVELOPMENT SCHEDULE: 2020-2021

CURRENT LAND USE: VACANT  
 PROPOSED USE: OFFICE/WAREHOUSE STORAGE YARD

NUMBER OF LOTS: 1  
 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  
 TYPE V-B

NEW BUILDING HEIGHT: 36'0"  
 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 (SW 1/4) 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 69.44 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:

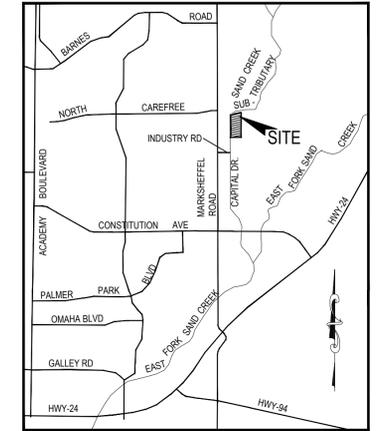
**PUBLIC IMPROVEMENTS:**  
 INCLUDING ALL INGRESS/EGRESS ACCESSES, ROADWAY IMPROVEMENTS ALONG FRONTAGE AND UTILITIES.

**MAINTENANCE:**  
 TO BE OWNED AND MAINTAINED BY THE OWNER.

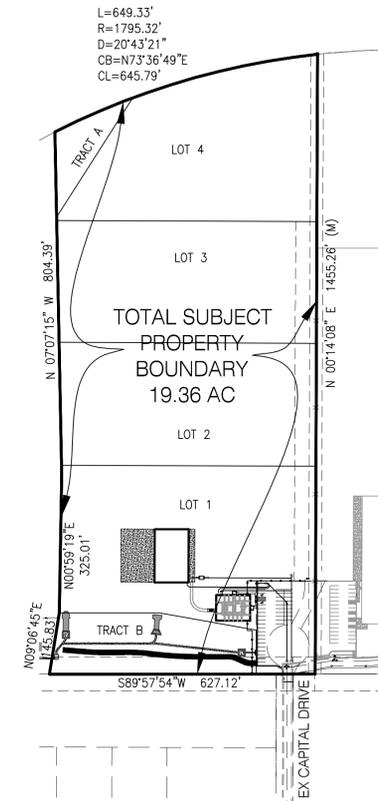
**NOTES:**  
 1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0543 G, EFFECTIVE DATE DECEMBER 7, 2018. A PORTION OF THIS PROPERTY IS WITHIN AN ZONE AE AS IDENTIFIED IN THE FEMA FLOODPLAIN MAP.

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

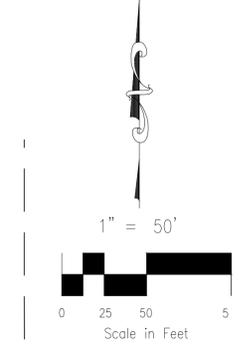
3. IF USE OF EQUIPMENT (PERMANENT OR TEMPORARY) WILL EXCEED 200 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT IS TO FILE AN AIRSPACE EVALUATION CASE WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) AND PROVIDE THE RESULTS TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. MORE INFORMATION ABOUT THE AIRSPACE EVALUATION SUBMITTAL PROCESS IS AVAILABLE ON THE FAA'S OBSTRUCTION EVALUATION/AIRPORT AIRSPACE ANALYSIS WEBSITE (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>)



VICINITY MAP  
 N.T.S.



AREA MAP  
 1"=200'



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

N 00°02'12" W 298.20' (R)

AZTEC CONSULTANTS INC  
 T13S R65W  
 529 S28  
 537 S33  
 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

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 3167, 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

UNPLATTED SCHEDULE No. 530000190 ZONING: M-1 (CITY) NOT A PART

