

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,

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP
13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,

OWNERS NAME & ADDRESS

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

NUMBER OF LOTS: 1
NUMBER OF TRACTS: 2

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

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

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 80.53 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 649.44 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 W75°36'49"E 645.91 FEET);
THENCE S82°52'15"E 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).

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://oeeaa.faa.gov/oeeaa/external/portal.jsp>)



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

SHEET 1 OF 1

EL PASO COUNTY FILE NO. PPR 20-000