

LEGEND

---	PROPERTY LINE
---	SETBACK LINE
○-○-○	FENCE A: ALUM. SPEAR-TOP
x-x-x	FENCE B: SCREENED CHAIN LINK
□-□-□	FENCE C: PRECAST CONCRETE
---	CONTOUR (MAJOR)
---	CONTOUR (MINOR)
---	EX RIGHT OF WAY LINE
6900	EX CONTOUR (MAJOR)
---	EX CONTOUR (MIN)
x	EX FENCE
---	EX TELEPHONE
---	EX OVERHEAD ELECTRIC
---	EX FIBER OPTIC
---	EX ELECTRIC POLE
---	EX FIBER OPTIC INFRASTRUCTURE
---	EX TELEPHONE INFRASTRUCTURE

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

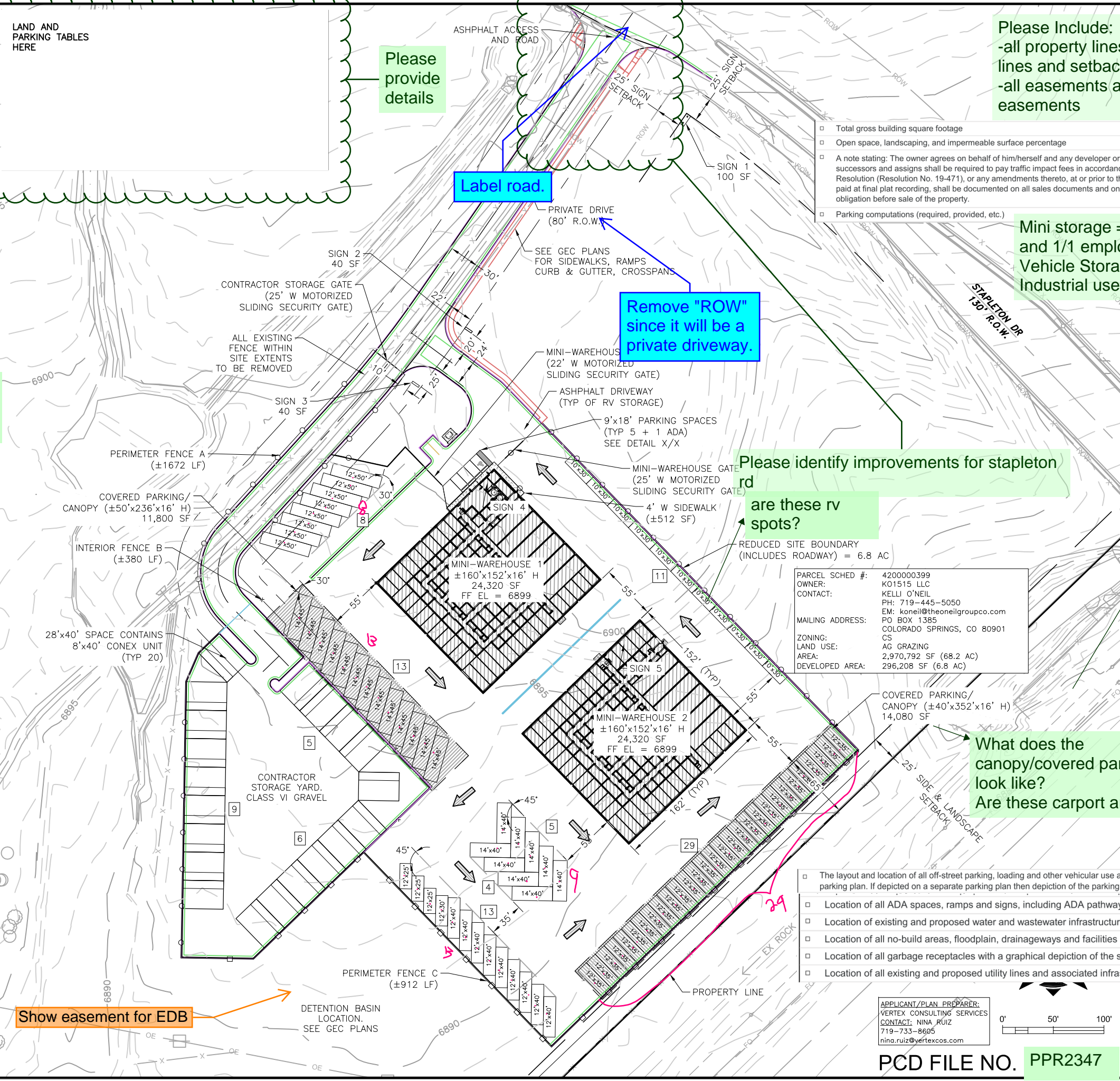
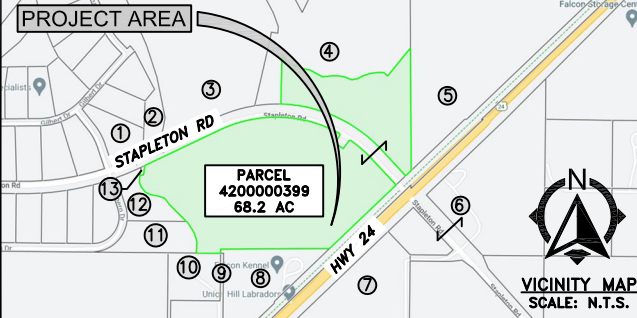
Please provide an aerial view of the of the property as a whole, this view is extremely limiting

DIRECTOR _____ DATE _____

LEGAL DESCRIPTION:
 THAT POR OF THE SW4 SEC 28 AND NW4 SEC 33-12-64 DESC AS FOLS; COM AT THE N4 COR OF SD SEC 33 SD PT BEING THE POB; TH S 00<29'25" E ALG THE E LN OF TH NW4 OF SD SEC 33, 531.44 FT TO A PT ON THE NLY LN OF AN OPEN SPACE TR OWNED BY EL PASO COUNTY; S 45<55'49" W ALG THE N LN OF SD TR 1120.13 FT TO A PT ON THE S LN OF THE N2NW4 OF SD SEC 33, N 89<52'19" W ALG THE S LN OF THE SELY COR OF 4 WAY RANCH FIL NO 1, TH NLY ALG THE BDRY OF 4 WAY RANCH FIL NO 1, N 02<27'23" E 104.58 FT, N 17<26'00" W 90.67 FT, N 33<15'23" W 117.65 FT, N 46<37'58" W 111.92 FT, N 45<44'00" W 135.29 FT, N 37<54'04" W 77.43 FT, N 69<38'28" W 63.38 FT, N 82<03'50" W 73.71 FT, N 64<06'52" W 66.05 FT, N 40<27'09" W 60.18 FT, N 23<15'18" W 46.89 FT, N 02<19'25" E 78.58 FT, N 09<28'16" E 72.82 FT, N 64<09'32" E 76.66 FT, N 25<50'28" W 120.00 FT, N 01<31'24" E 5.63 FT, N 64<09'32" E 777.32 FT TO A PT OF CUR, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 1405.00 FT AN ARC DIST OF 643.30 FT A C/A OF 26<14'06", N 00<00'00" E 472.54 FT, S 33<21'54" E 38.41 FT, S 47<17'41" E 101.84 FT, S 61<19'38" E 141.06 FT, N 82<46'11" E 108.65 FT, S 88<09'15" E 52.66 FT, S 80<32'47" E 61.96 FT, S 65<00'13" E 28.10 FT, S 72<21'55" E 39.19 FT, N 80<50'46" E 53.31 FT, N 62<43'20" E 59.22 FT, N 69<17'32" E 67.16 FT, N 81<21'20" E 79.00 FT, N 90<00'00" E 64.36 FT, S 50<51'09" E 50.33 FT, N 38<29'42" E 283.74 FT TO A PT OF CUR, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 640.00 FT AN ARC DIST OF 65.23 FT A C/A OF 05<50'23" TO A PT ON THE E LN OF THE SW4 OF SD SEC 28, S 00<26'21" E 685.75 FT TO POB EX THAT POR CONV BY REC #211019377 & 212052339 EX THAT POR CONV TO COUNTY FOR ROAD BY REC #212064636

LEGEND: ADJACENT PROPERTY OWNERSHIP

MARK	OWNER	ACRES	ZONING	LAND USE
1	GROENHOF JOHN H	4.1	RR-2.5	SINGLE FAMILY RES.
2	ACM ALF VIII JV SUB II LLC	10.15	PUD	VACANT 10 AND <35 AC
3	ACM ALF VIII JV SUB II LLC	159.94	PUD	VACANT>100 AC
4	ACM ALF VIII JV SUB II LLC	131.53	A-35	VACANT>100 AC
5	VORHES GARY	116.47	A-35	AG. GRAZING
6	SILVER STAR FAMILY	31.92	PUD	SINGLE FAMILY RES.
7	STORE MASTER FUNDING VIII LLC	35.33	CS	MERCHANDISING
8	14094 E US HIGHWAY 24 LLC	10.61	A-35 PUD	SINGLE FAMILY RES.
9	DISTINCTIVE MARINE CO	5.0	A-35	SINGLE FAMILY RES.
10	DISTINCTIVE MARINE CO	10.0	A-35	MOBILE ON OWNED LAND
11	GUINANE JORDON	5.06	RR-2.5	SINGLE FAMILY RES.
12	GUINANE JORDON	3.80	RR-2.5	SINGLE FAMILY RES.
13	935 DEVELOPMENT	0.07	PUD	VACANT COMMERCIAL LOTS



Please provide details

Please Include:
 -all property lines and dimensions of property lines and setbacks to ALL property lines
 -all easements and dimensions of easements

GENERAL NOTES

- THE PARTIES RESPONSIBLE FOR THIS PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.
- THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES.

- Total gross building square footage
- Open space, landscaping, and impermeable surface percentage
- A note stating: The owner agrees on behalf of him/herself and any developer or builder successors and assigns that Subdivider and/or said successors and assigns shall be required to pay traffic impact fees in accordance with the El Paso County Road Impact Fee Program Resolution (Resolution No. 19-471), or any amendments thereto, at or prior to the time of building permit submittals. The fee obligation, if not paid at final plat recording, shall be documented on all sales documents and on plat notes to ensure that a title search would find the fee obligation before sale of the property.
- Parking computations (required, provided, etc.)

Mini storage = 1 parking space/100 units and 1/1 employee
 Vehicle Storage = 3 spaces
 Industrial use: 1 space / 750 sq ft

Label Hwy 24 ROW dimensions and turn lanes

Please identify improvements for stapleton rd

are these rv spots?

PARCEL SCHED #: 4200000399
 OWNER: K01515 LLC
 CONTACT: KELLI O'NEIL
 PH: 719-445-5050
 EM: koneil@theoneilgroupco.com
 MAILING ADDRESS: PO BOX 1385, COLORADO SPRINGS, CO 80901
 ZONING: CS
 LAND USE: AG GRAZING
 AREA: 2,970,792 SF (68.2 AC)
 DEVELOPED AREA: 296,208 SF (6.8 AC)

FOR REVIEW

NO.	REVISION/ISSUE	DATE

THE O'NEIL GROUP CO.
 4-WAY COMMERCIAL DEVELOPMENT PLAN

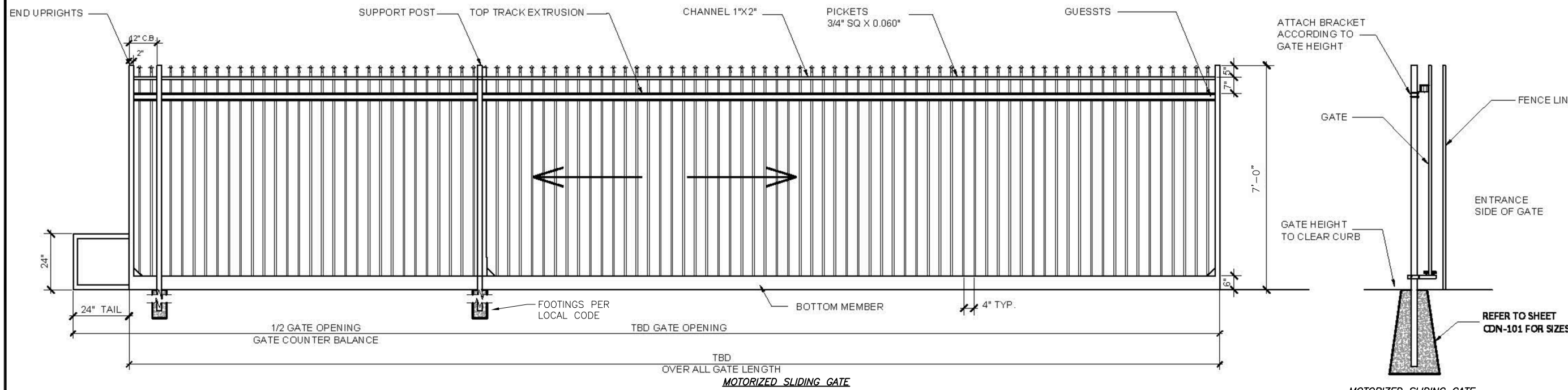
- The layout and location of all off-street parking, loading and other vehicular use areas, unless otherwise depicted in detail on a separate parking plan. If depicted on a separate parking plan then depiction of the parking areas are required.
- Location of all ADA spaces, ramps and signs, including ADA pathways
- Location of existing and proposed water and wastewater infrastructure, including well and septic locations, if applicable
- Location of all no-build areas, floodplain, drainageways and facilities
- Location of all garbage receptacles with a graphical depiction of the screening mechanism
- Location of all existing and proposed utility lines and associated infrastructure

APPLICANT/PLAN PREPARER:
 VERTEX CONSULTING SERVICES
 CONTACT: NINA RUIZ
 719-733-8605
 nina.ruiz@vertexcscos.com



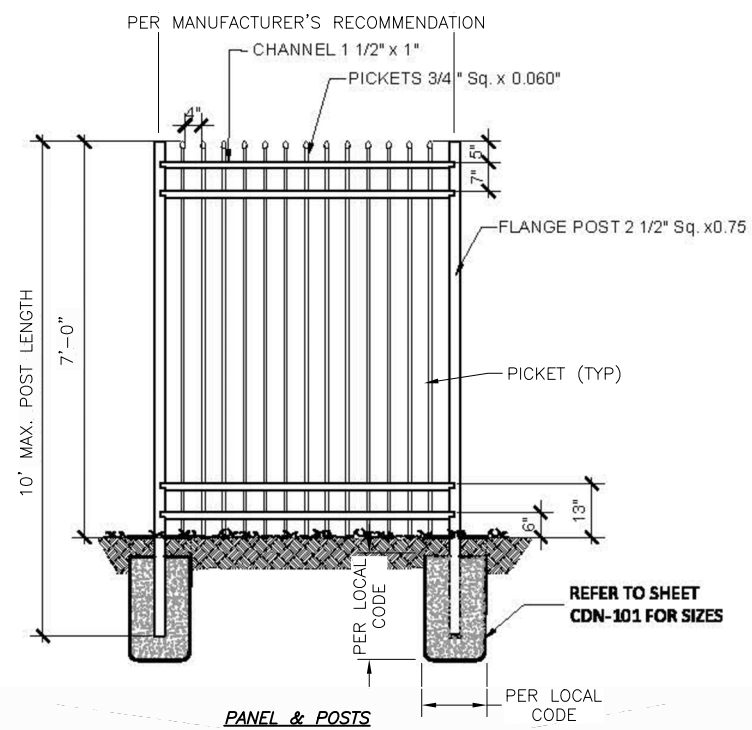
PCD FILE NO. PPR2347

PROJECT NO.	SHEET
DATE: 11/16/23	C1
PREPARED: GGM	APPROVED: CAD

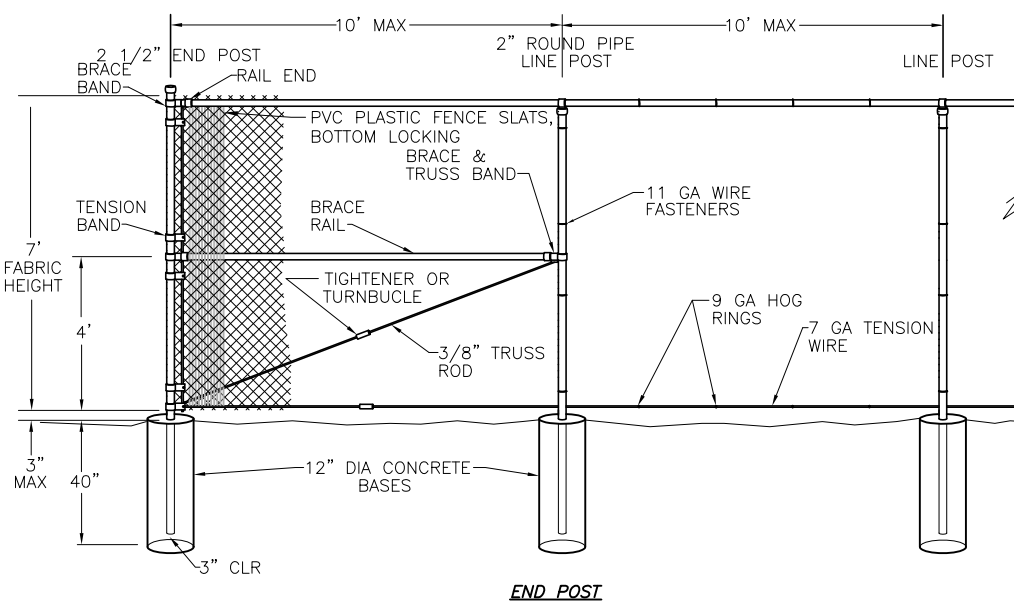


MOTORIZED SLIDING GATE

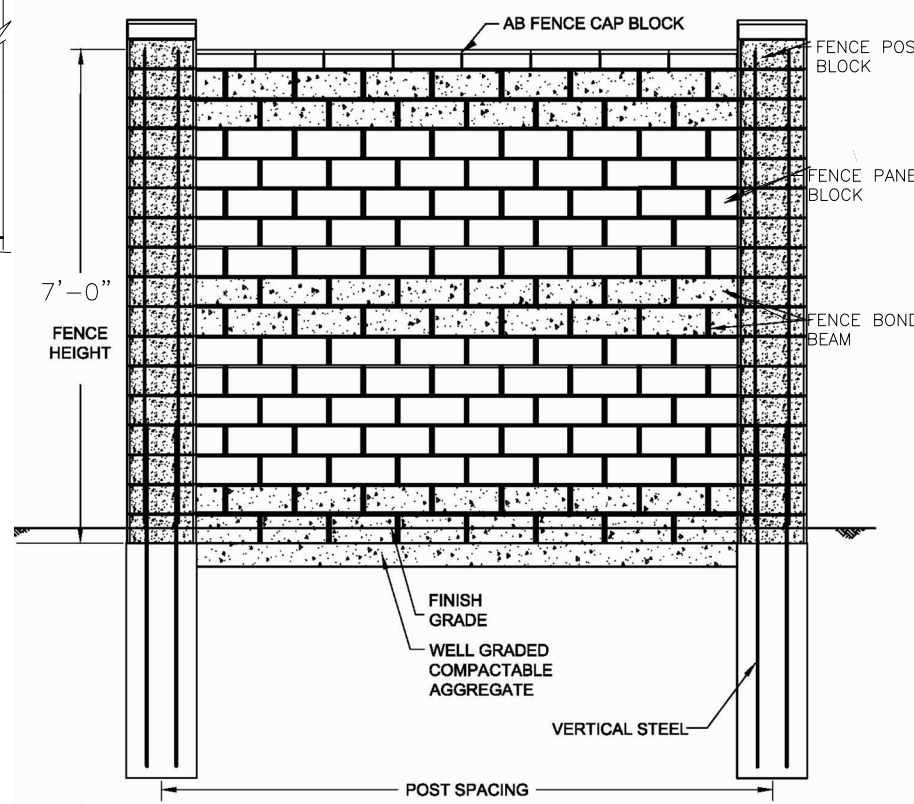
MOTORIZED SLIDING GATE



A FENCE TYPE A: ALUMINUM SPEAR-TOP
SCALE: N.T.S.



B FENCE TYPE B: SCREENED CHAIN LINK
SCALE: N.T.S.



C FENCE TYPE C: PRECAST CONCRETE W/BRICK VENEER
SCALE: N.T.S.

GENERAL NOTES

FOR REVIEW

NO.	REVISION/ISSUE	DATE

THE O'NEIL GROUP CO.
4-WAY COMMERCIAL
SITE DEVELOPMENT PLAN
DETAILS

VERTEX
Consulting Services
455 E. Pikes Peak Avenue, Suite 101
Colorado Springs, Colorado 80903
719-733-8605

PROJECT NO.	SHEET
DATE 11/16/23	C2
PREPARED GGM	
APPROVED CAD	

C:\BY ENTIT\Vertex Consulting Services, LLC\Land Development\Colorado Projects\4-Way Commercial\Site Development\CAD Drawings\Working\4-Way-Comm-Detail.dwg | 11/20/2023 9:21 AM