

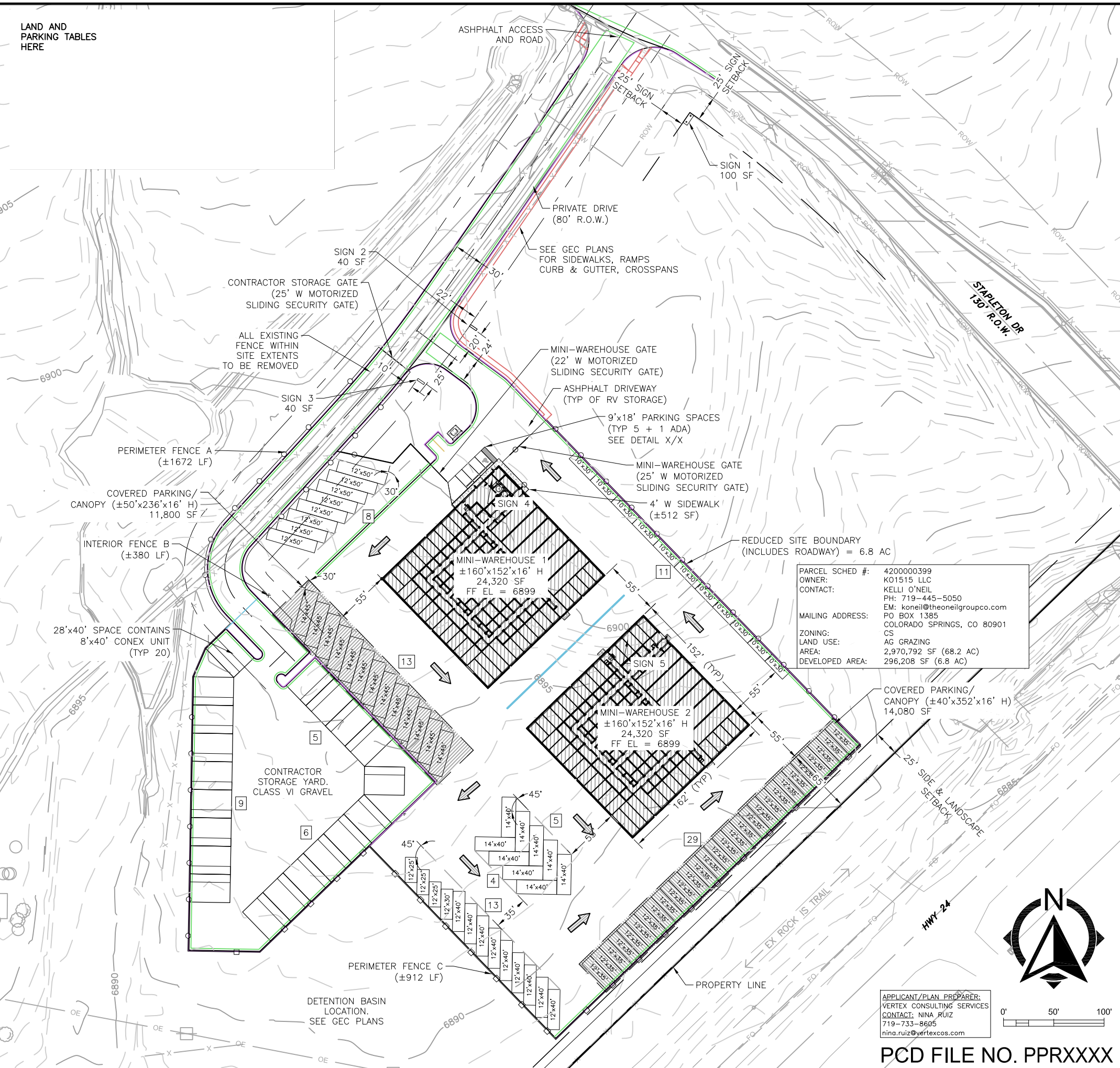
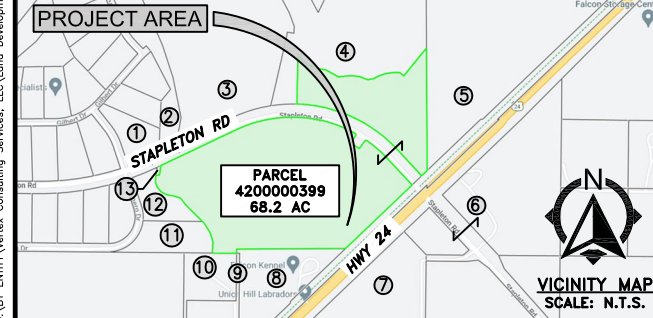
LEGEND	
	PROPERTY LINE
	SETBACK LINE
	FENCE A: ALUM. SPEAR-TOP
	FENCE B: SCREENED CHAIN LINK
	FENCE C: PRECAST CONCRETE
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	EX RIGHT OF WAY LINE
	EX CONTOUR (MAJOR)
	EX CONTOUR (MIN)
	EX FENCE
	EX TELEPHONE
	EX OVERHEAD ELECTRIC
	EX FIBER OPTIC
	EX ELECTRIC POLE
	EX FIBER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

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR APPROVAL: _____

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 BDY 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



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)

- GENERAL NOTES**
1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION 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 OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
 2. FEMA 100-YR FLOODPLAIN NOT WITHIN SITE BOUNDARIES.
 3. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MANY NOT BE ALL INCLUSIVE. CONTRACTOR TO VERIFY.
 4. SEE GEC DRAWINGS FOR GRADING AND EROSION CONTROL DETAILS.
 5. SEE SHEET X FOR SIGNAGE.

FOR REVIEW		
NO.	REVISION/ISSUE	DATE

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

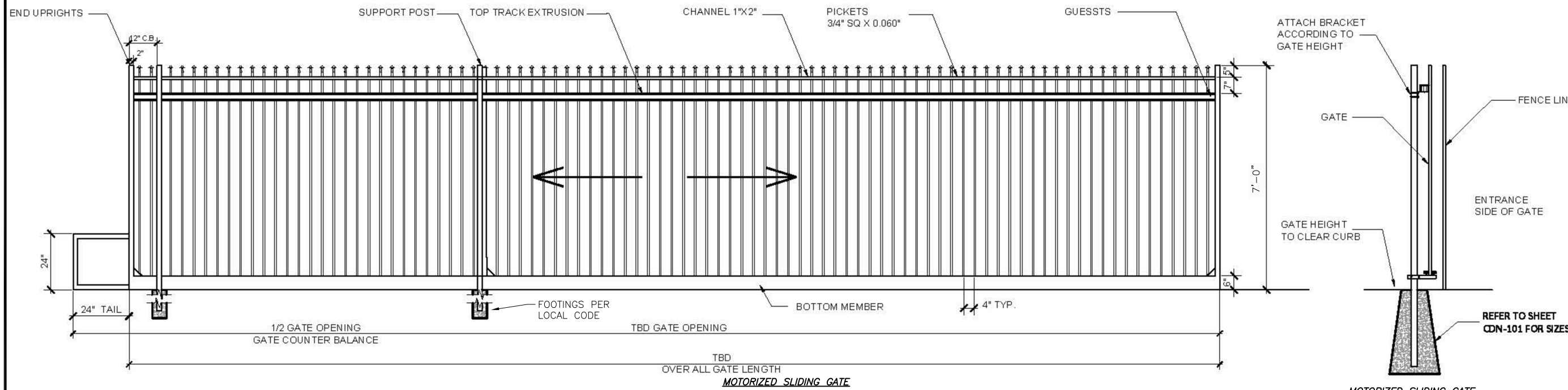
VERTEX
 Consulting Services
 455 E. Pikes Peak Avenue, Suite 101
 Colorado Springs, Colorado 80903
 719-733-8605

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

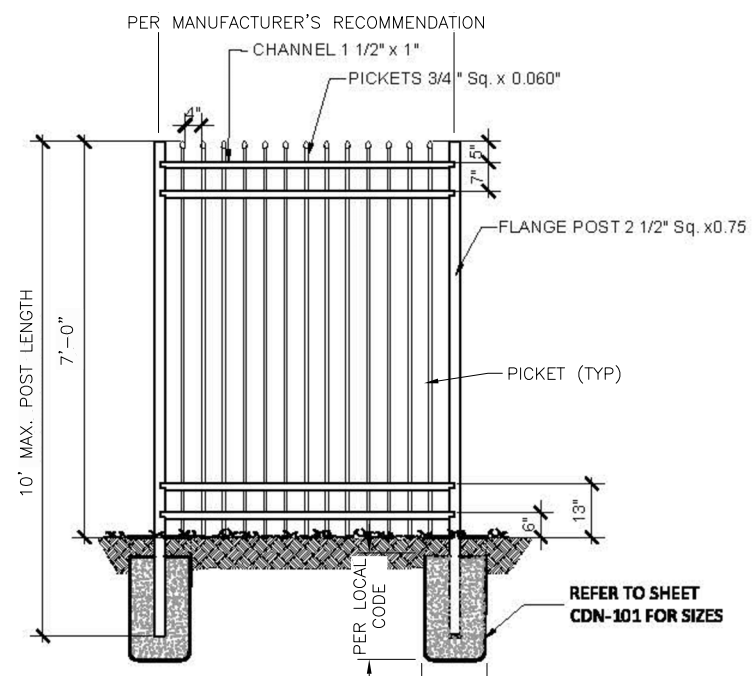
APPLICANT/PLAN PREPARER:
 VERTEX CONSULTING SERVICES
 CONTACT: NINA RUIZ
 719-733-8605
 nina.ruiz@vertexcscos.com

PCD FILE NO. PPRXXXX

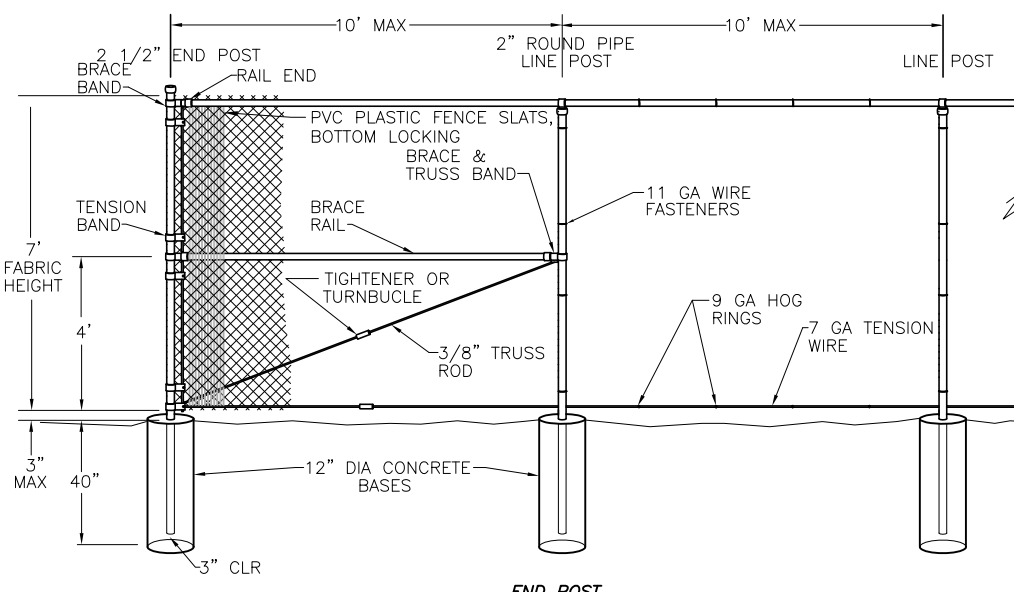
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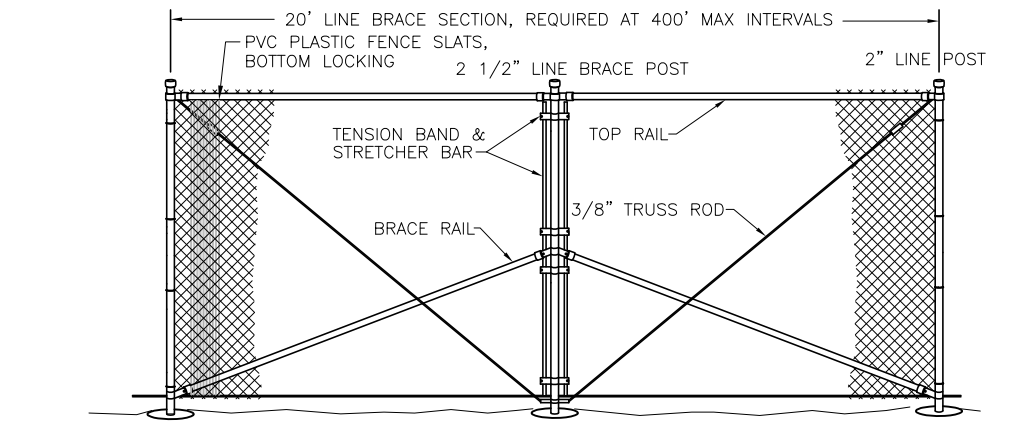
MOTORIZED SLIDING GATE



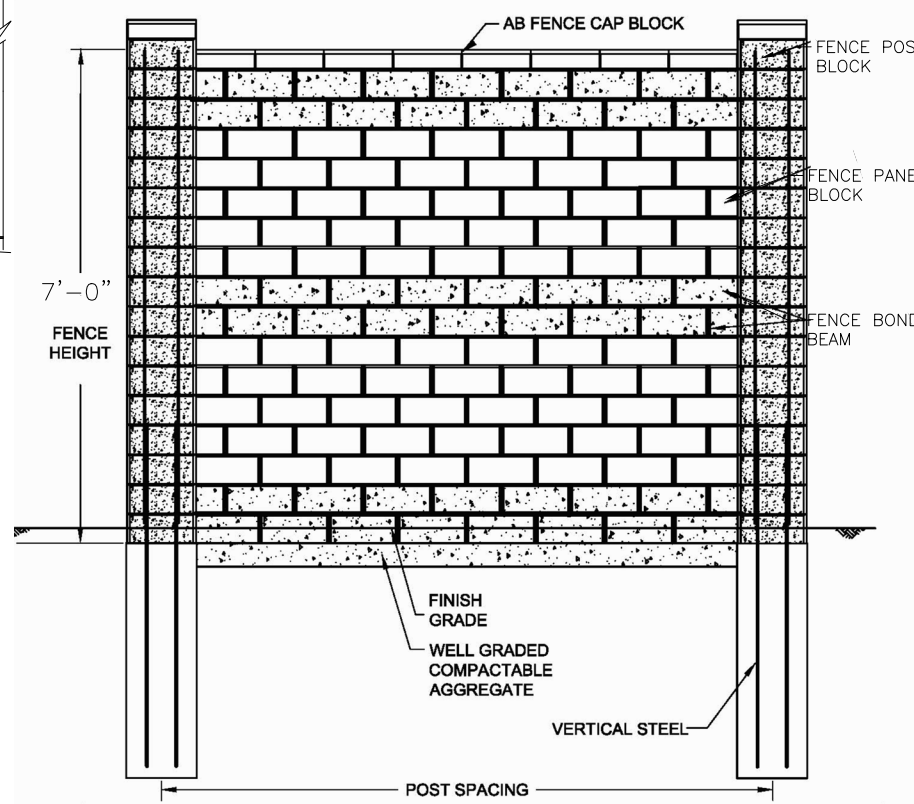
PANEL & POSTS



END POST



LINE BRACE POST



C FENCE TYPE C: PRECAST CONCRETE W/BRICK VENEER
C2 SCALE: N.T.S.

A FENCE TYPE A: ALUMINUM SPEAR-TOP
C2 SCALE: N.T.S.

B FENCE TYPE B: SCREENED CHAIN LINK
C2 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	

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