

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 |
| --- | 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 |

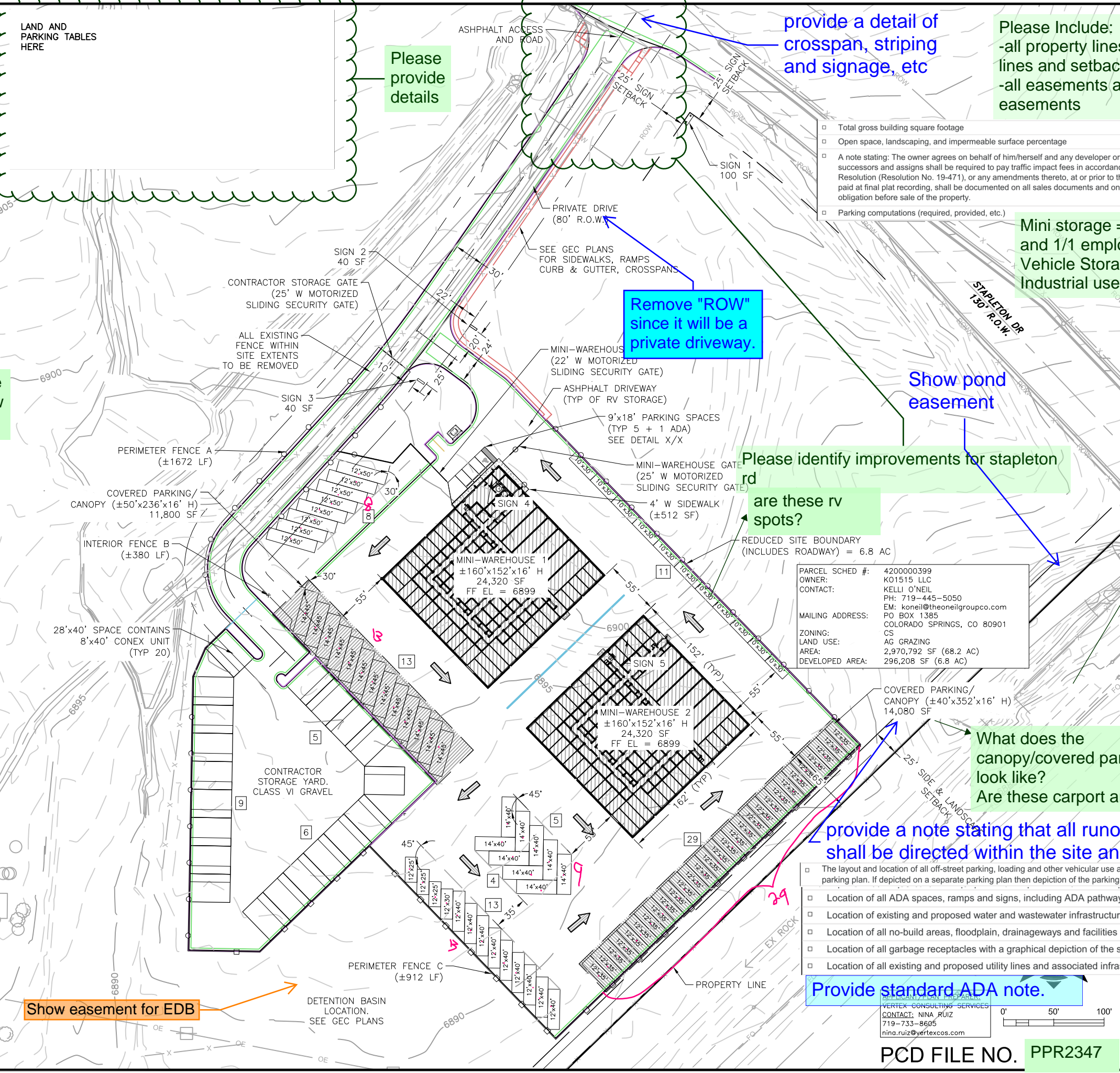
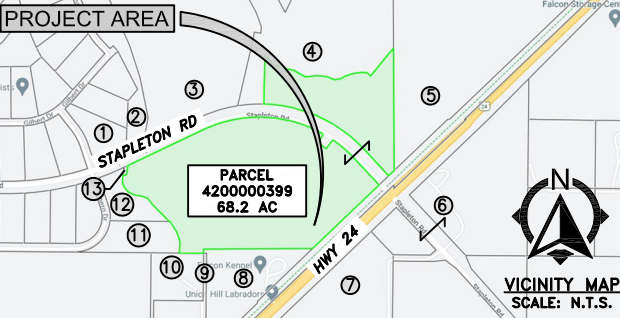
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR APPROVAL: _____

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 |



provide a detail of crossspan, striping and signage, etc

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

GENERAL NOTES
 1. THE PARTIES RESPONSIBLE FOR THIS PROJECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 2. 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

Remove "ROW" since it will be a private driveway.

Show pond easement

Please identify improvements for stapleton rd
 are these rv spots?

Label Hwy 24 ROW dimensions and turn lanes

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 |
|-----|----------------|------|
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What does the canopy/covered parking look like?
 Are these carport areas?

provide a note stating that all runoff from the canopies shall be directed within the site and to the EDB.

- 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

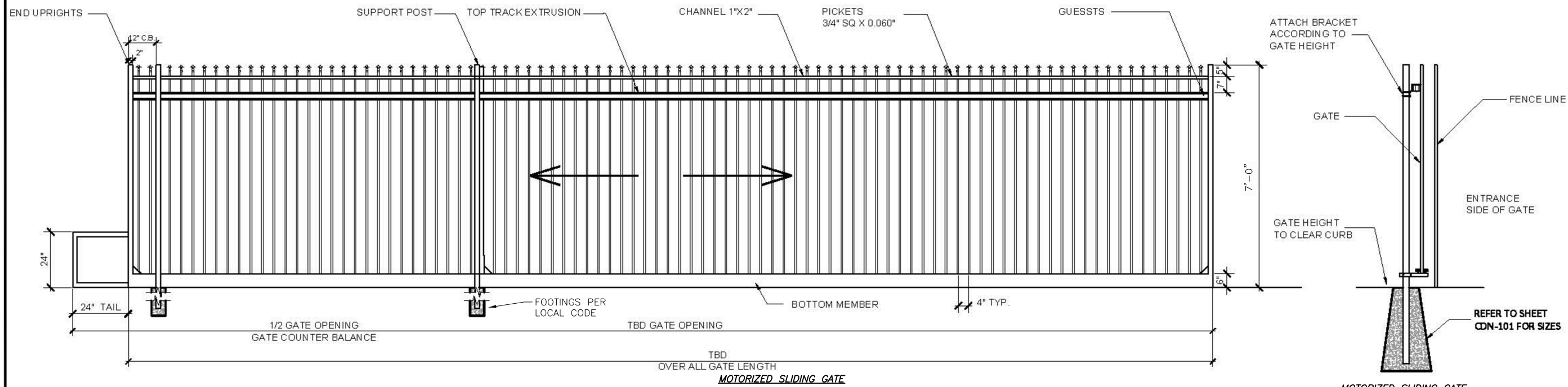
Provide standard ADA note.

Show easement for EDB

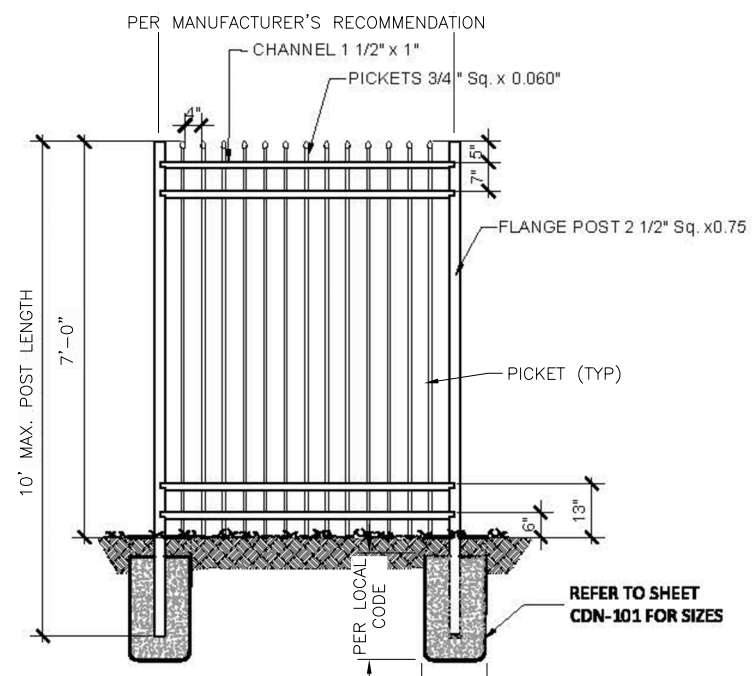
PCD FILE NO. PPR2347

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

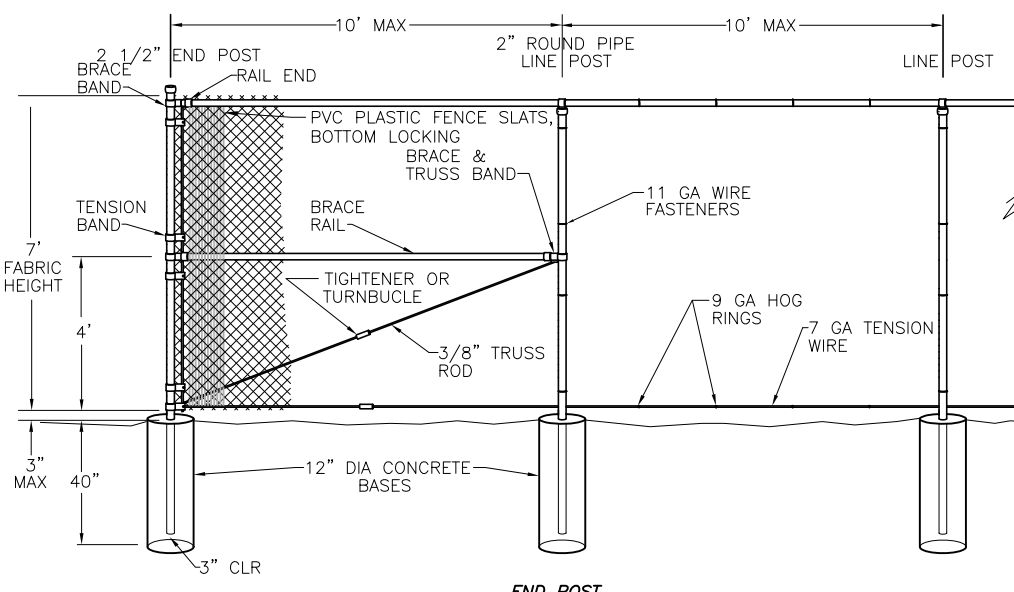
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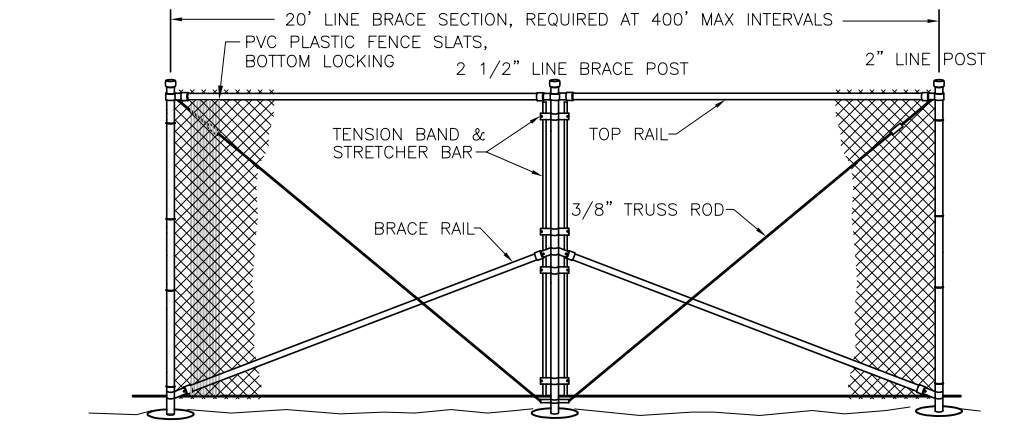
MOTORIZED SLIDING GATE



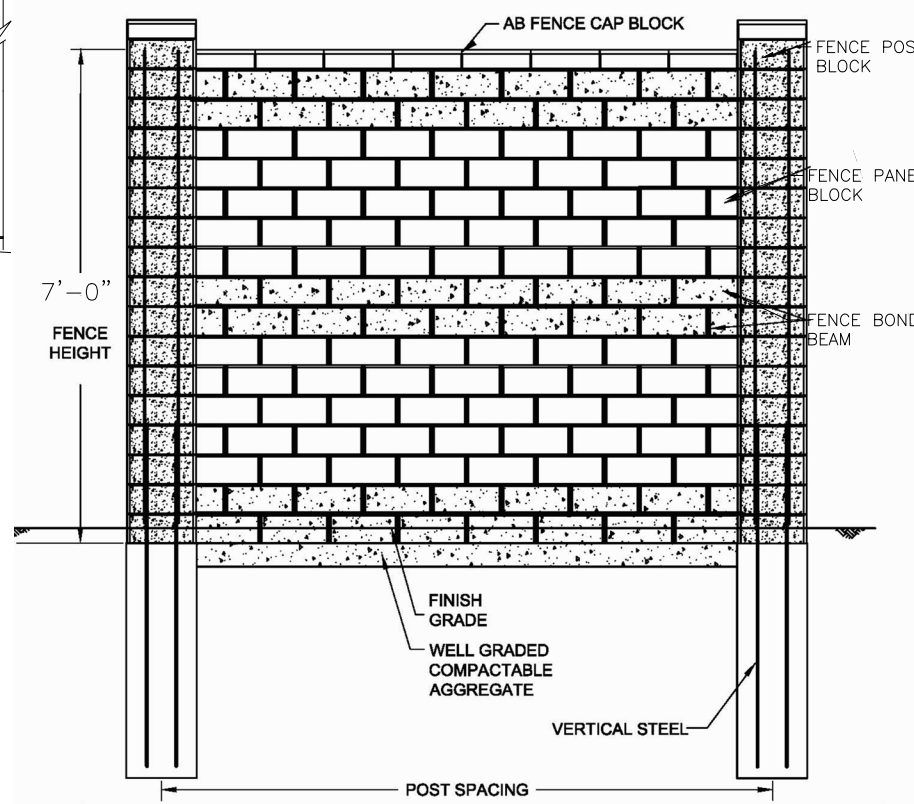
PANEL & POSTS



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 |
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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