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PUEBLO, CO 81008

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Sent To **WMAO, LLC**
Street and Apt. No., or PO Box No.
2025 Andalusian View
City, State, ZIP+4®
Pueblo CO 81008

PS Form 3800, April 2015 PSN 7530-02-000-9047

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DUARTE, CA 91010

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Sent To **3460 Capital Dr. LLC**
Street and Apt. No., or PO Box No.
1420 Santa Domingo Ave #25
City, State, ZIP+4®
Duarte CA 91010

PS Form 3800, April 2015 PSN 7530-02-000-9047

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HOUSTON, TX 77040

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☐ Adult Signature Required \$0.00
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Total Postage and Fees \$6.95

Sent To **Weatherford Artificial**
Street and Apt. No., or PO Box No.
13111 Northwest Fwy #125
City, State, ZIP+4®
Houston TX 77040

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COLORADO SPRINGS, CO 80903

Certified Mail Fee \$3.55
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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To **BLH No. 1 LLC**
Street and Apt. No., or PO Box No.
1115 Teton St STE 222
City, State, ZIP+4®
CS, CO 80903

PS Form 3800, April 2015 PSN 7530-02-000-9047

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DUNDEE, MI 48131

Certified Mail Fee \$3.55
\$2.85
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.55

Total Postage and Fees \$6.95

Sent To **Aggregate Industries**
Street and Apt. No., or PO Box No.
6211 Ann Arbor Rd
City, State, ZIP+4®
Dundee, MI 48131

PS Form 3800, April 2015 PSN 7530-02-000-9047

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06/01/2020

NOTICE TO ADJACENT PROPERTY OWNERS

MINOR SUBDIVISION PROPOSAL

This letter is being sent to you because DL Holdings, LLC, (Owner) and M&S Civil Consultants, Inc. (Consultant) are proposing a land use project in El Paso County at the attached subject property (see attached map). This information is being provided to you prior to a submittal to the County. Please direct any questions on the proposal to the referenced contact(s). Prior to any public hearing on this proposal a notification of the time and place of the public hearing will be sent to the adjacent property owners by the El Paso County Planning Department. At that time you will be given the El Paso County contact information, file number and the opportunity to respond either for, against or expressing no opinion in writing or in person at the public hearing for this proposal.

OWNER: DL Holdings, LLC Attn: Jeff Dwire
6547 N. Academy Blvd #523
Colorado Springs, CO 80919-8342
jeff@dwirex.com

CONSULTANT: M&S Civil Consultants, Inc.
102 Pikes Peak Ave, Suite 500
Colorado Springs, CO 80903
georgiannew@mscivil.com

SITE: Property Location: North end of the termination of Capital Drive, 80939
Zoned I-3 CAD-O Heavy Industrial, Commercial Airport District
Located in the SW ¼ of Sec 28, T13S, R65W, of the 6th P.M.

REQUEST: The El Paso County applications include: a Final Plat to plat 19.362AC into (1) one heavy industrial lot. The second application is for the Site Plan approval for the development for the lot. This site shall consist of an office building, warehouse, equipment/materials storage yard, along with an associated parking lot, lighting, and landscaping. The final plat will include a drainage facility tract (Tract A) with a water quality pond and drainage facilities. Tract B consists of the existing 100 YR floodplain delineation, no development is proposed on Tract B. Capital Drive shall be used for ingress/egress by the proposed lot.

5300000621
Aggregate Industries WCR Inc.
6211 Ann Arbor Rd
Dundee MI 48131-9527

5300000176
WMAO LLC
2025 Andalusian View
Pueblo, CO 81008

5333201007
3460 Capital Dr, LLC
1420 Santo Domingo Ave, Unit 25
Duarte, CA 91010-2632

5300000190
Weatherford Artificial
13111 Northwest Fwy, STE 125
Houston, TX 77040-6321

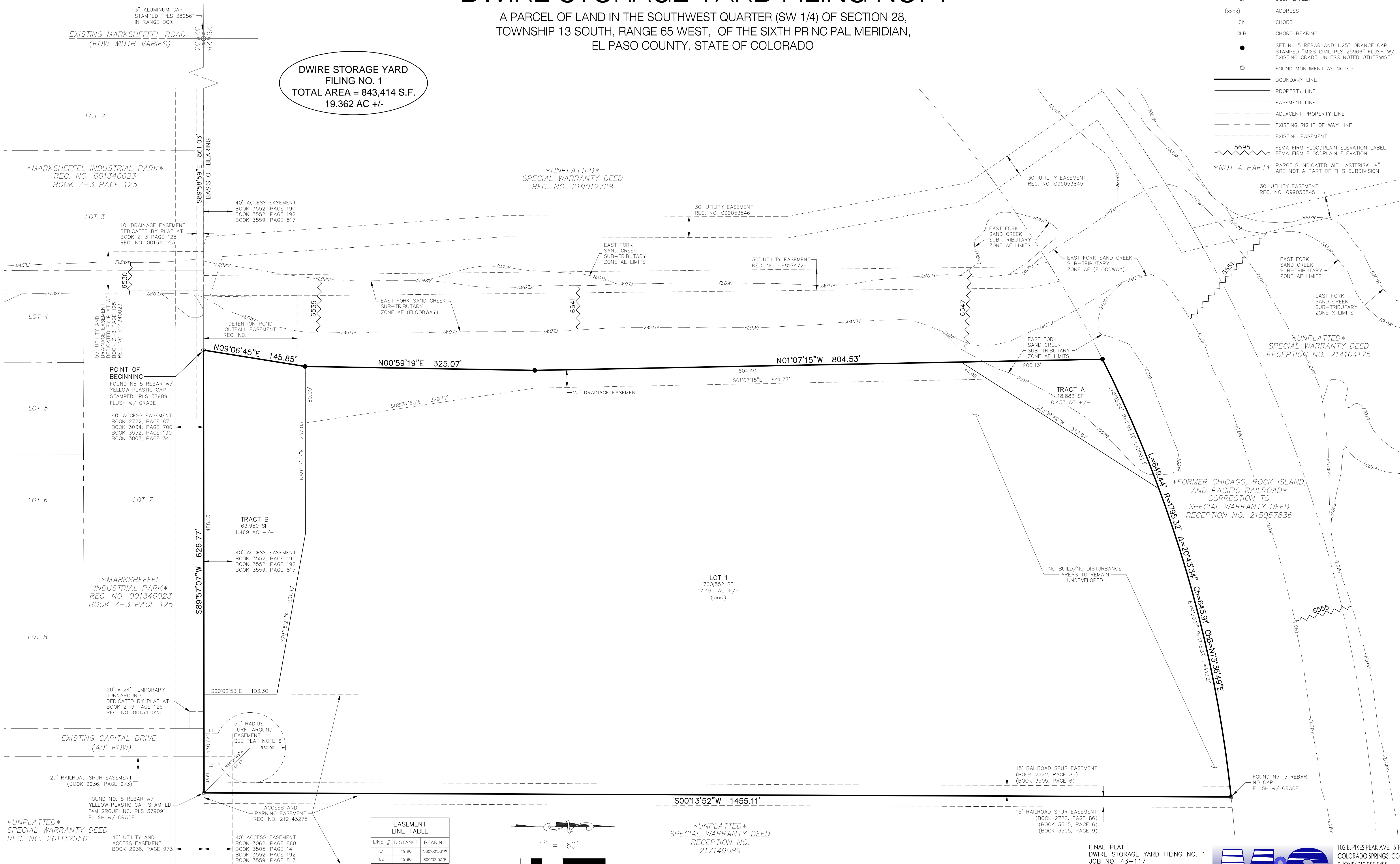
5300000631
BLH No 1, LLC
111 S. Tejon St STE 222
Colorado Springs, CO 80903-2246

DWIRE STORAGE YARD FILING NO. 1

A PARCEL OF LAND IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 28,
TOWNSHIP 13 SOUTH, RANGE 65 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
EL PASO COUNTY, STATE OF COLORADO

LEGEND:

- SF SQUARE FEET
- (xxxx) ADDRESS
- Ch CHORD
- ChB CHORD BEARING
- SET No 5 REBAR AND 1.25" ORANGE CAP, STAMPED "M&S CIVIL PLS 25966" FLUSH W/ EXISTING GRADE UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS NOTED
- BOUNDARY LINE
- PROPERTY LINE
- - - EASEMENT LINE
- - - ADJACENT PROPERTY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING EASEMENT
- 5695 FEMA FIRM FLOODPLAIN ELEVATION LABEL
- 5695 FEMA FIRM FLOODPLAIN ELEVATION
- *NOT A PART* PARCELS INDICATED WITH ASTERISK "*" ARE NOT A PART OF THIS SUBDIVISION



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:

DL HOLDINGS LLC
6547 N. ACADEMY BLVD #523
COLORADO SPRINGS, CO 80918

SITE PLAN ACREAGE: 5.337 AC
PROPERTY SCHEDULE NUMBER: 5300000552
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

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 N07°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 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°34'34" (THE CHORD OF
WHICH IS 1745.31 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).

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>)



L=649.33'
R=1795.32'
D=20°43'21"
CB=N73°36'49"E
CL=645.79'



UNPLATTED
SCHEDULE No. 5300000190
ZONING: M-1 (CITY)
NOT A PART