

PROJECT NAME: STAGE CO DRAINAGE IMPROVEMENTS  
DRAWN BY: OBERING, WURTH & ASSOCIATES  
PROJECT NO. 18020 UPDATED VERSION: 5/1/2019 8:31 AM

DEVELOPMENT PLAN NOTES

- PROJECT NAME & DESCRIPTION: AKERS SUB1 LOT 8 - CONSTRUCT A 285' X 290' PAVED STORAGE YARD IN SUPPORT OF THE EXISTING ABC SUPPLY BUILDING.
- OWNER:

ABC SUPPLY - COLORADO SPRINGS, CO  
2675 AKERS DR  
COLORADO SPRINGS, CO 80922-1502  
PHONE: (719) 380-9911  
FAX: (719) 380-990
- APPLICANT:

OBERING, WURTH & ASSOCIATES  
CONSULTING CIVIL ENGINEERS  
PROFESSIONAL LAND SURVEYORS  
1042 ELKTON DRIVE  
COLORADO SPRINGS, COLORADO  
PHONE (719) 531-6200 - FAX (719) 531-6266  
OWACIVIL1@MINDSPRING.COM
- TOTAL DEVELOPMENT PLAN AREA: 9.33 ACRES.
- SITE ADDRESS: 2675 AKERS DR, COLORADO SPRINGS, CO 80922-1502
- TAX SCHEDULE NUMBER: AP #53320-02-014
- NAME OF MASTER PLAN AND CITY FILE NO.: N/A
- NAME OF CONCEPT PLAN AND CITY FILE NO.: N/A
- ACCORDING TO FIRM MAP NUMBER 08041C0756-F (EFFECTIVE DATE MARCH 17, 1997), THE PROJECT SITE IS NOT WITHIN A FLOODPLAIN.
- THE EXISTING LAND CONTAINS A BUILDING, PAVED PARKING AND LOADING AREAS, DIRT AREAS AND GRASSED AREAS.
- PROPOSED LAND USAGE:

LAND USAGE	TOTAL AREA (SF)	TOTAL AREA (AC)	COVERAGE (%)
EXISTING BUILDING FOOTPRINT	35,000	0.80	9%
PROPOSED ASPHALT STORAGE YARD	83,377	1.91	21%
PARKING, CIRCULATION, AND LOADING	53,671	1.23	13%
PROPOSED STORMWATER POND	12,000	0.28	3%
OPEN SPACE GRASSED AREAS	222,366	5.10	55%
TOTAL	406,415	9.33	100%

- EXISTING EASEMENTS: 10' UTILITY EASEMENT (PLATTED) ALONG BOTH SIDE LOT LINES AND BACK LOT LINE.
- PROPOSED EASEMENTS: NONE

DEVELOPMENT PLAN NOTES (CONTINUED)

- PARKING INFORMATION:

REFERENCE	PARKING SPACE REQUIREMENTS		TOTAL		ADA	
	USABLE FLOOR AREA (SF)	REQUIREMENT (SPACE/SF)	SPACES REQUIRED	SPACES PROVIDED	SPACES REQUIRED	SPACES PROVIDED
INDUSTRIAL	30,800	1/750	42			
PROFESSIONAL OFFICE	4,200	1/300	14			
TOTAL			56	62	3	3

- GEOLOGIC HAZARD DISCLOSURE STATEMENT: N/A
- ADDITIONAL SPECIFIC USE STANDARDS: N/A
- APPROVED VARIANCES: N/A
- ZONE DISTRICT: ZONE MAP 533.32 INDICATES THE PARCEL TO BE ZONED "M" (INDUSTRIAL). SPECIAL DISTRICT: ACCORDING TO THE CITY MAP DATED 5/27/16 THE SITE IS NOT LOCATED IN THE ANY SPECIAL DISTRICTS
- MAINTENANCE OF COMMON AREAS BY NONE
- APPROXIMATE SCHEDULE OF DEVELOPMENT: FALL 2019
- PUBLIC FACILITIES: NONE.
- PUD PROJECT: N/A
- RESIDENTIAL PROJECT: N/A
- NON-RESIDENTIAL PROJECT:
  - LAND USE TYPE: M (INDUSTRIAL)
  - FRONT YARD SETBACK 15'
  - SIDE YARD SETBACK 15'
  - REAR YARD SETBACK 15'
  - MAXIMUM LOT COVERAGE 40%
- MAXIMUM BUILDING HEIGHT 34.3', (50' MAXIMUM ALLOWED)
- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS 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 REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

# LOT 8 AKERS ACRES

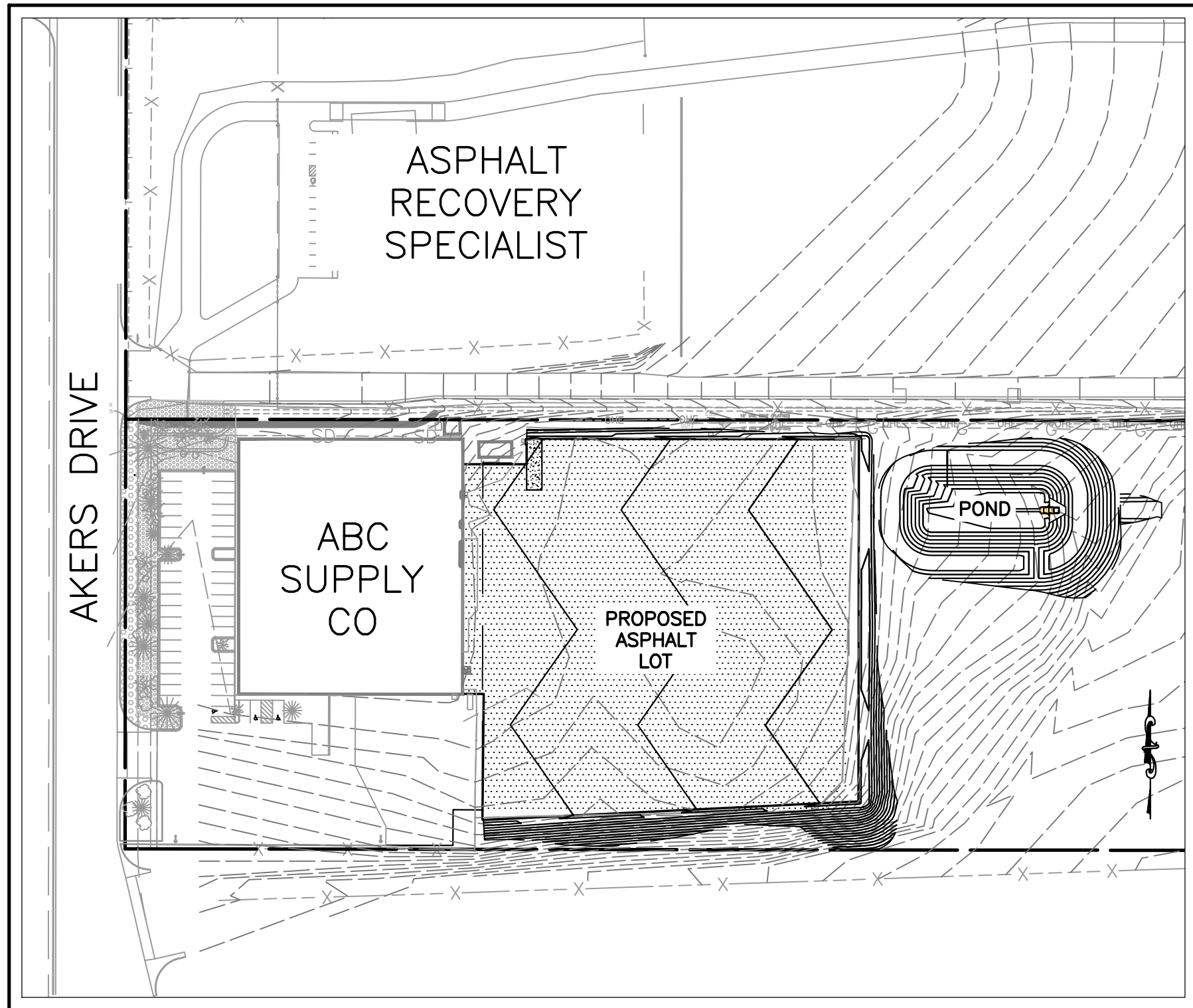
## EL PASO COUNTY, COLORADO

### SITE DEVELOPMENT PLAN DRAWINGS



VICINITY MAP

NTS



LOCATION MAP



OWNER/APPLICANT  
ABC SUPPLY - COLORADO SPRINGS, CO  
2675 AKERS DR  
COLORADO SPRINGS, CO 80922-1502  
P: (719) 380-9911  
F: (719) 380-9907

CONSULTANT/ENGINEER

OBERING, WURTH & ASSOCIATES  
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SHEET INDEX

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ISSUED FOR REVIEW  
WEDNESDAY, MAY 01, 2019

REVIEWED FOR CONSTRUCTION:

BY

DATE

SCALE:  
HORIZONTAL: NOTED  
VERTICAL:

BENCHMARK:

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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PCD FILE NO. PPR 1848



SHEET TITLE:  
SITE DEVELOPMENT PLAN  
COVER & NOTES

PROJECT:  
LOT 8 AKERS ACRES  
COLORADO SPRINGS, COLORADO  
GRADING & DRAINAGE IMPROVEMENTS

PREPARED BY:  
Obering, Wurth & Associates  
Consulting Civil Engineers  
Professional Land Surveyors

1042 Elkton Drive  
Colorado Springs, Colorado  
Phone (719) 531-6200 - Fax (719) 531-6266  
E-mail Address: owacivil1@mindspring.com

FIELD BOOK NO.

N/A

SCALE:

NOTED

DATE:

DESIGNED BY:

CLD

CHECKED BY:

RGO

DRAWN BY:

CLD

PROJECT NO.

18022

SHEET NO.

SD1

OF 2 SHEETS



