

# LOT 8 AKERS ACRES

## EL PASO COUNTY, COLORADO

### SITE DEVELOPMENT PLAN DRAWINGS

#### OCTOBER 10, 2018

**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%
<b>TOTAL</b>	<b>406,415</b>	<b>9.33</b>	<b>100%</b>
- EXISTING EASEMENTS: 10' UTILITY EASEMENT (PLATTED) ALONG NORTH LOT LINE.
- PROPOSED EASEMENTS:
  - NONE

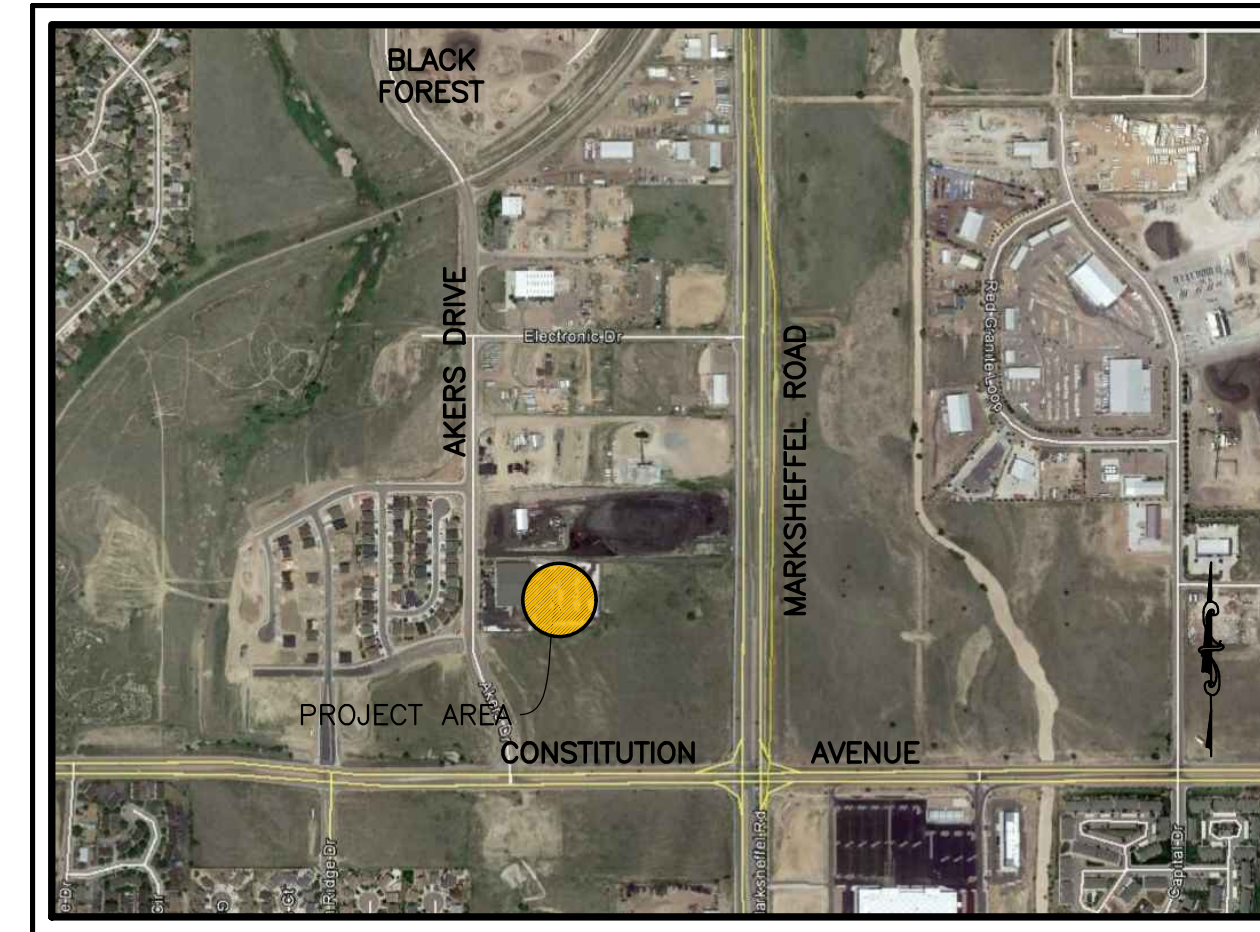
Per Plat note there is a 10' utility easement on either side of all side and rear lot lines

please provide data to show how many spaces are required (what is the square footage of industrial/office?)

**DEVELOPMENT PLAN NOTES (CONTINUED)**

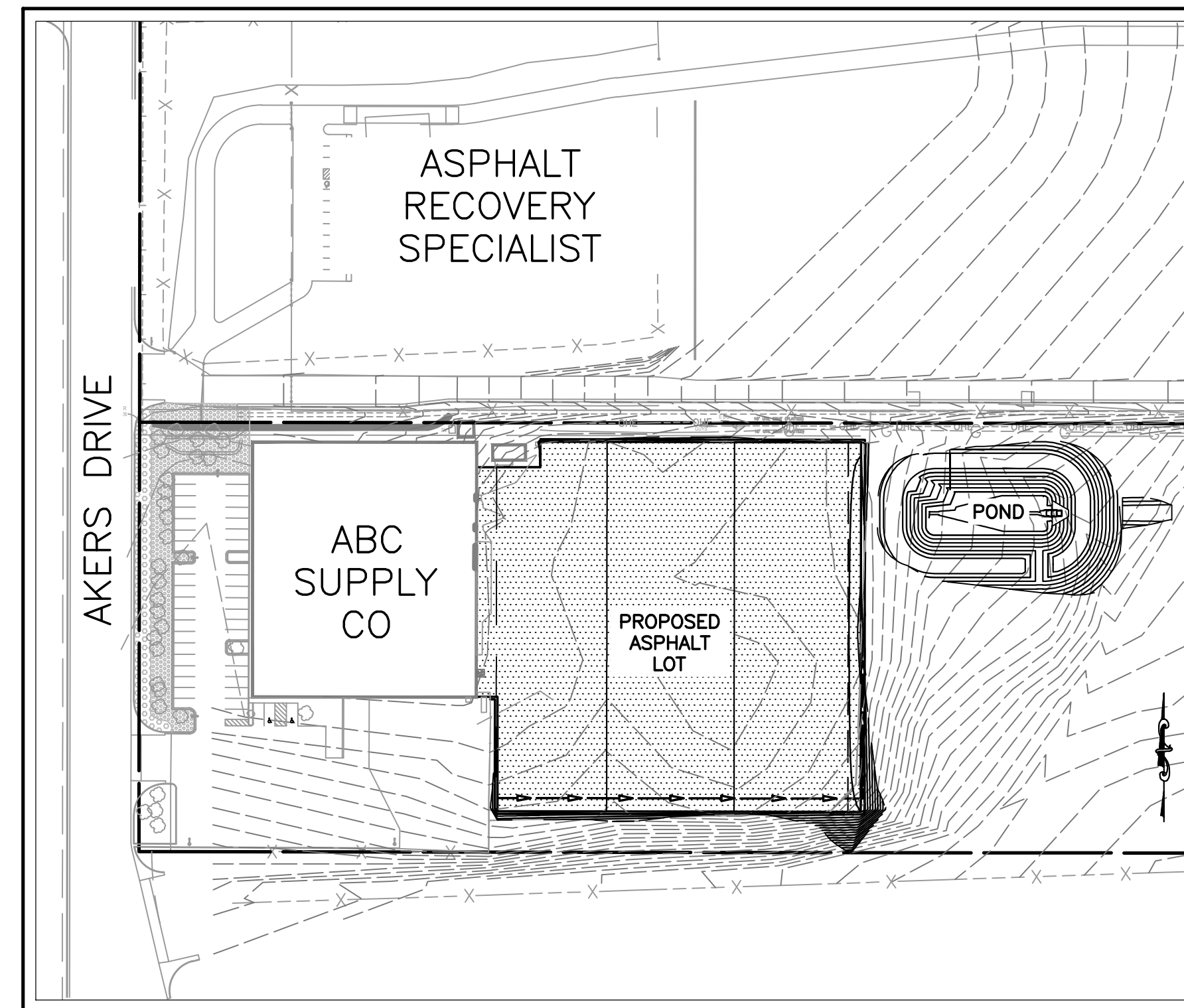
- PARKING INFORMATION**
  - 1 SPACE PER 750 SQUARE FEET (INDUSTRIAL USE)
  - 1 SPACE PER 300 SQUARE FEET (PROFESSIONAL OFFICE USE)
  - 56 TOTAL SPACES REQUIRED/37 PROVIDED
    - 51 TO 75 SPACES REQUIRE 3 HCP SPACES PER TABLE 6-3 LAND DEV CODE
    - UP TO 40% CAN BE COMPACT SECT. 7.4.205
- GEOLOGIC HAZARD 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 following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:  
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.

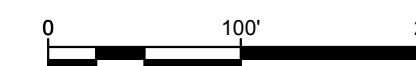


VICINITY MAP

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  
 CONSULTING CIVIL ENGINEERS  
 PROFESSIONAL LAND SURVEYORS  
 1042 ELKTON DRIVE  
 COLORADO SPRINGS, COLORADO  
 PHONE (719) 531-6200 - FAX (719) 531-6266  
 OWACIVIL1@MINDSPRING.COM

**SHEET INDEX**

- 1 SD1 COVER
- 2 SD2 SITE DEVELOPMENT PLAN

PROJECT NAME: STAGE CO DRAINAGE IMPROVEMENTS  
 PLAN DATE: 10/10/2018  
 PLAN TIME: 3:23 PM  
 PROJECT NO: 18020 - UPDATED VERSION: 10/2/2018

**PROGRESS PRINT**  
**10/2/2018 3:23 PM**

REVIEWED FOR CONSTRUCTION:

BY \_\_\_\_\_  
 DATE \_\_\_\_\_

SCALE:  
 HORIZONTAL: NOTED  
 VERTICAL: \_\_\_\_\_  
 BENCHMARK: \_\_\_\_\_

NO.	DATE	DESCRIPTION	BY

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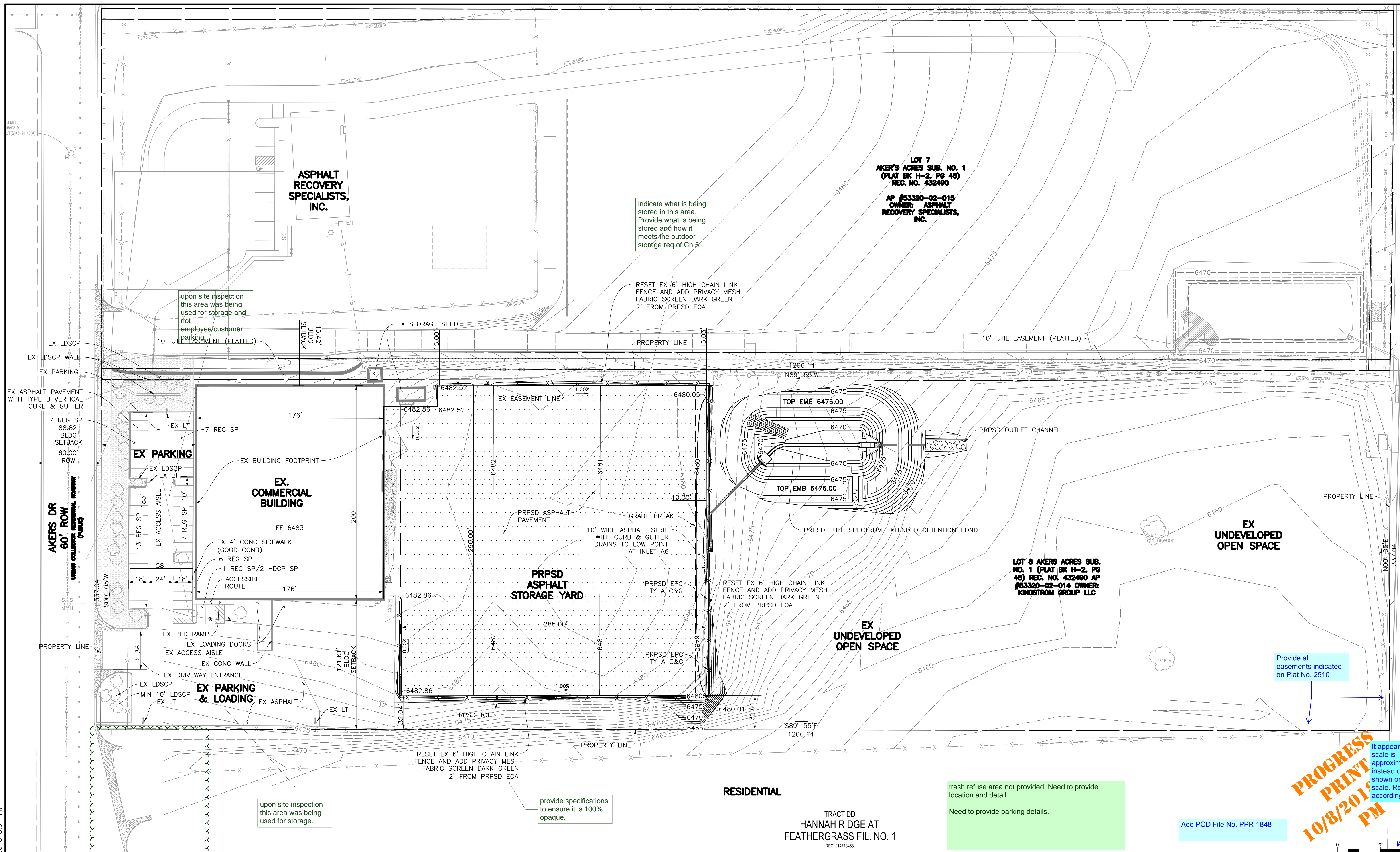


SHEET TITLE: <b>SITE DEVELOPMENT PLAN COVER &amp; NOTES</b>	FIELD BOOK NO.: N/A
SCALE: NOTED	DATE: NOTED
PROJECT: LOT 8 AKERS ACRES COLORADO SPRINGS, COLORADO GRADING & DRAINAGE IMPROVEMENTS	DESIGNED BY: CLD
PREPARED BY: <b>Obering, Wurth &amp; Associates</b> Consulting Civil Engineers Professional Land Surveyors 1042 Elkton Drive Colorado Springs, Colorado Phone (719) 531-6200 - Fax (719) 531-6266 E-mail Address: owacivil1@mindspring.com	CHECKED BY: RGO
	DRAWN BY: CLD
	PROJECT NO: 18022
	SHEET NO: <b>SD1</b>
	OF 2 SHEETS



PROJECT NAME: STAGECO DRAINAGE IMPROVEMENTS  
 CLIENT: WURTH & ASSOCIATES  
 PROJECT NO: 18020 UPDATED VERSION: 10/8/2018 8:04 PM

EXCEPTION  
 TRACT AT REC. NO. 0012380



indicate what is being stored in this area. Provide what is being stored and how it meets the outdoor storage req of Ch 5.

RESET EX 6' HIGH CHAIN LINK FENCE AND ADD PRIVACY MESH FABRIC SCREEN DARK GREEN 2' FROM PRPSD EOA

upon site inspection this area was being used for storage and not employee/customer parking

10' UTIL EASEMENT (PLATTED)

LOT 7  
 AKERS ACRES SUB. NO. 1  
 (PLAT BK H-2, PG 48)  
 REC. NO. 432480  
 AP #53320-02-015  
 OWNER: ASPHALT RECOVERY SPECIALISTS, INC.

LOT 8 AKERS ACRES SUB. NO. 1 (PLAT BK H-2, PG 48) REC. NO. 432480 AP #53320-02-014 OWNER: KINGSTROM GROUP LLC

Provide all easements indicated on Plat No. 2510

**RESIDENTIAL**

TRACT DD  
 HANNAH RIDGE AT  
 FEATHERGRASS FIL. NO. 1  
 REC. 214713468

AP #53324-04-001  
 OWNER: FEATHERGRASS INVESTMENTS LLC

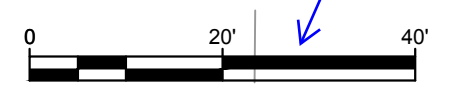
trash refuse area not provided. Need to provide location and detail.

Need to provide parking details.

Add PCD File No. PPR 1848

**PROGRESS PRINT**  
 10/8/2018 8:04 PM

It appears that the scale is approximately 1"=40' instead of 1"=20' as shown on the bar scale. Revise accordingly.



**PROGRESS PRINT**  
 10/3/2018 8:04 PM

REVIEWED FOR CONSTRUCTION:  
 BY \_\_\_\_\_  
 DATE \_\_\_\_\_

SCALE:  
 HORIZONTAL: NOTED  
 VERTICAL: \_\_\_\_\_  
 BENCHMARK: \_\_\_\_\_

REVISIONS:	NO.	DATE	DESCRIPTION	BY

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PREPARED BY: <b>Obering, Wurth &amp; Associates</b> Consulting Civil Engineers Professional Land Surveyors	DRAWN BY: CLD	PROJECT NO. 18022
1042 Elkton Drive Colorado Springs, Colorado Phone (719) 531-8200 - Fax (719) 531-6286 E-mail Address: owacivil@mindspring.com	SHEET NO. <b>SD2</b>	OF 2 SHEETS