

LOT 8 AKERS ACRES

EL PASO COUNTY, COLORADO

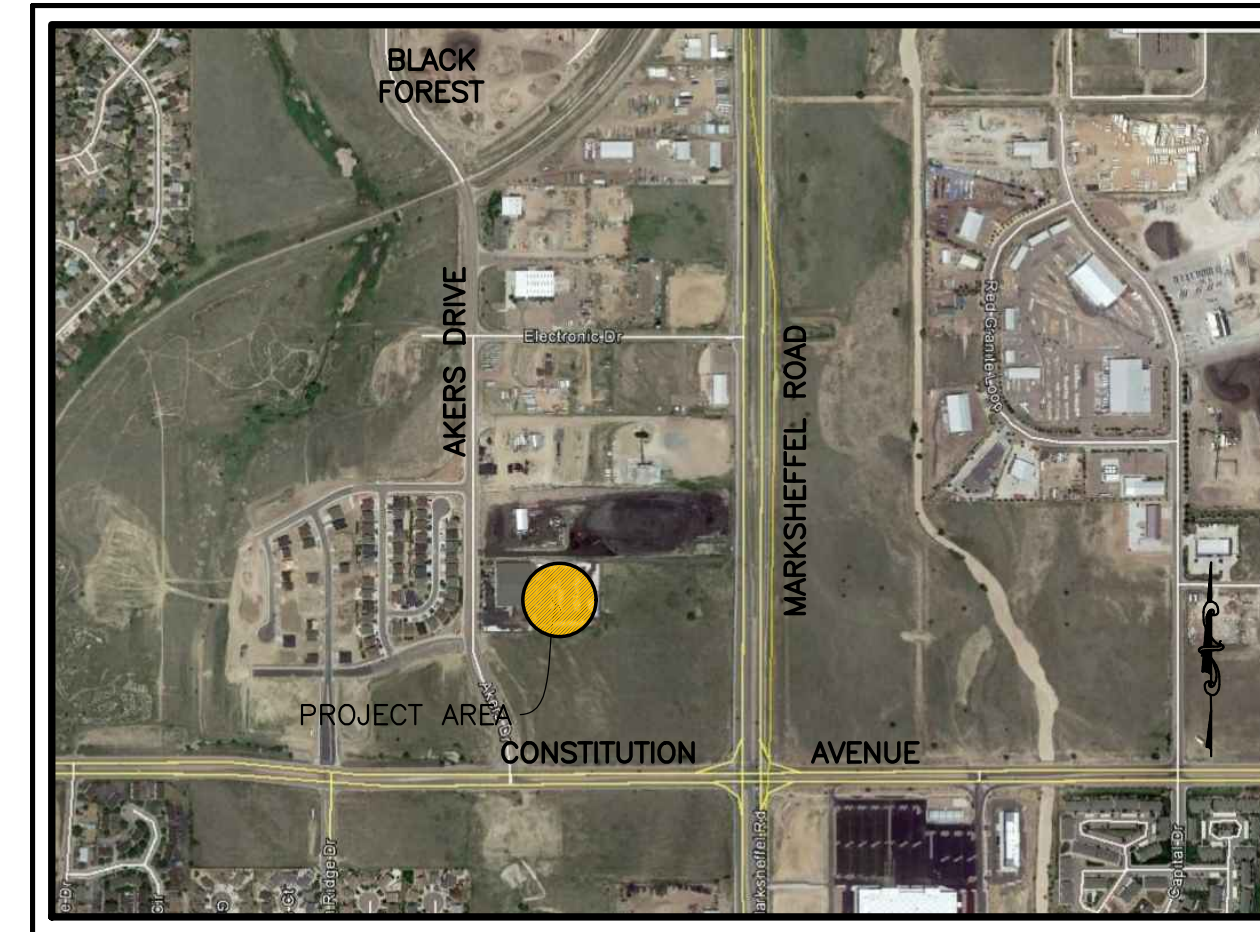
SITE DEVELOPMENT PLAN DRAWINGS

DECEMBER 10, 2018

DEVELOPMENT PLAN NOTES

- o PROJECT NAME & DESCRIPTION: AKERS SUB1 LOT 8 - CONSTRUCT A 285' X 290' PAVED STORAGE YARD IN SUPPORT OF THE EXISTING ABC SUPPLY BUILDING.
- o OWNER:
 - ABC SUPPLY - COLORADO SPRINGS, CO
 - 2675 AKERS DR
 - COLORADO SPRINGS, CO 80922-1502
 - PHONE: (719) 380-9911
 - FAX: (719) 380-990
- o 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
- o TOTAL DEVELOPMENT PLAN AREA: 9.33 ACRES.
- o SITE ADDRESS: 2675 AKERS DR, COLORADO SPRINGS, CO 80922-1502
- o TAX SCHEDULE NUMBER: AP #53320-02-014
- o NAME OF MASTER PLAN AND CITY FILE NO.: N/A
- o NAME OF CONCEPT PLAN AND CITY FILE NO.: N/A
- o ACCORDING TO FIRM MAP NUMBER 08041C0756-F (EFFECTIVE DATE MARCH 17, 1997), THE PROJECT SITE IS NOT WITHIN A FLOODPLAIN.
- o THE EXISTING LAND CONTAINS A BUILDING, PAVED PARKING AND LOADING AREAS, DIRT AREAS AND GRASSED AREAS.
- o 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%

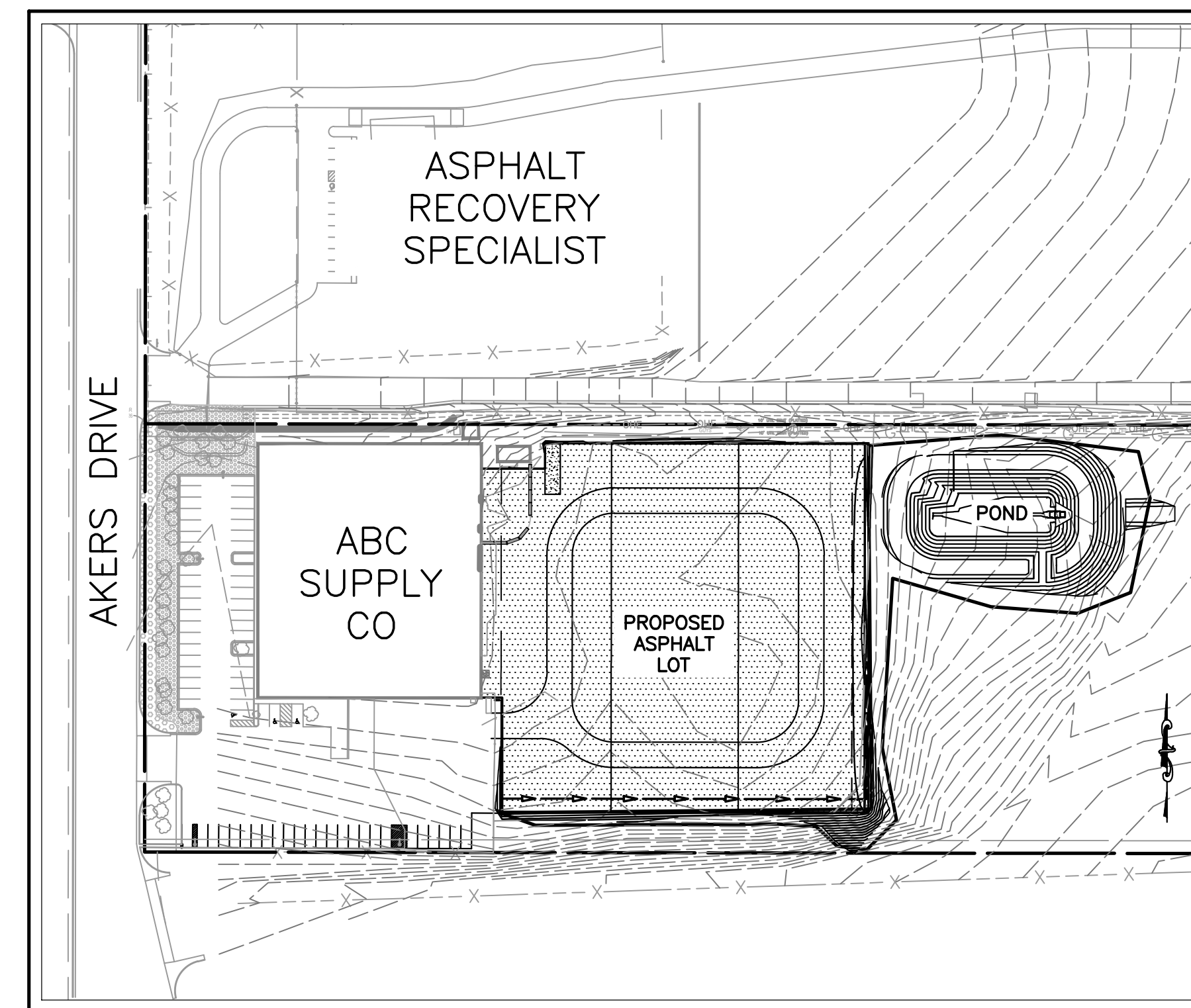


VICINITY MAP

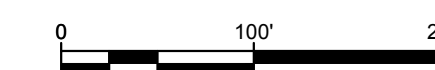
NTS

DEVELOPMENT PLAN NOTES (CONTINUED)

- o EXISTING EASEMENTS: 10' UTILITY EASEMENT (PLATTED) ALONG BOTH SIDE LOT LINES AND BACK LOT LINE.
 - o PROPOSED EASEMENTS: NONE
 - o PARKING INFORMATION:
- | REFERENCE | PARKING SPACE REQUIREMENTS | | | |
|---------------------|----------------------------|------------------------|-----------------------|---------------------|
| | USABLE FLOOR AREA (SF) | REQUIREMENT (SPACE/SF) | TOTAL SPACES REQUIRED | ADA SPACES PROVIDED |
| INDUSTRIAL | 30,800 | 1/750 | 42 | |
| PROFESSIONAL OFFICE | 4,200 | 1/300 | 14 | |
| TOTAL | | | 56 | 3 |
- o GEOLOGIC HAZARD DISCLOSURE STATEMENT: N/A
 - o ADDITIONAL SPECIFIC USE STANDARDS: N/A
 - o APPROVED VARIANCES: N/A
 - o 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
 - o MAINTENANCE OF COMMON AREAS BY NONE
 - o APPROXIMATE SCHEDULE OF DEVELOPMENT: FALL 2019
 - o PUBLIC FACILITIES: NONE
 - o PUD PROJECT: N/A
 - o RESIDENTIAL PROJECT: N/A
 - o NON-RESIDENTIAL PROJECT:
 - o LAND USE TYPE: M (INDUSTRIAL)
 - o FRONT YARD SETBACK 15'
 - o SIDE YARD SETBACK 15'
 - o REAR YARD SETBACK 15'
 - o MAXIMUM LOT COVERAGE 40%
 - o MAXIMUM BUILDING HEIGHT 34.3' (50' MAXIMUM ALLOWED)
 - o 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.



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
 DRAWN BY: OWACIVIL1
 CHECKED BY: OWACIVIL1
 PROJECT NO: 18020
 UPDATED VERSION: 1/7/2019 5:56 PM

ISSUED FOR REVIEW
 MONDAY, JANUARY 07, 2019

REVIEWED FOR CONSTRUCTION:

BY _____
 DATE _____

SCALE:
 HORIZONTAL: NOTED
 VERTICAL: _____
 BENCHMARK: _____

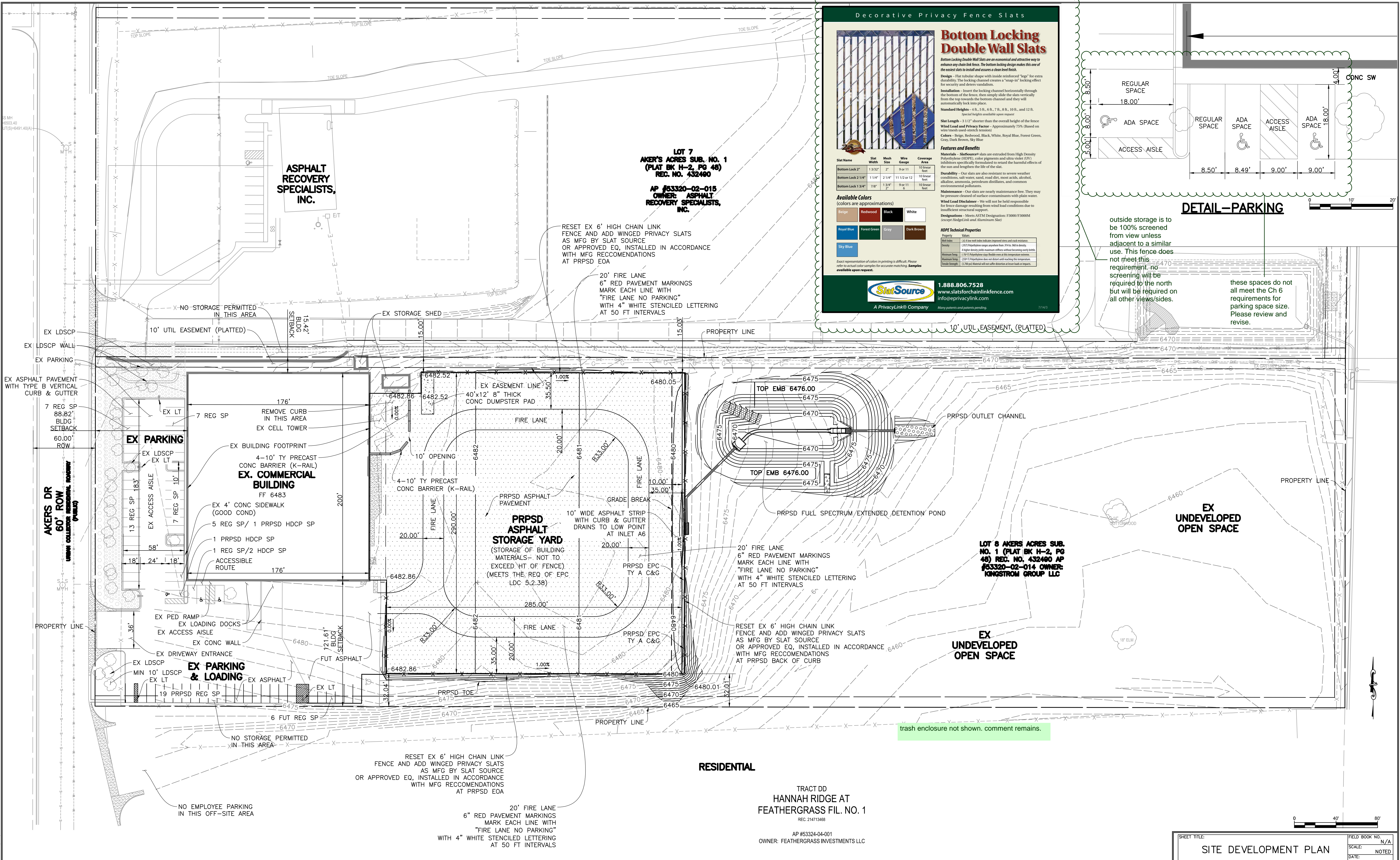
NO.	DATE	DESCRIPTION	BY

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PCD FILE NO. PPR 1848

Know what's below.
 Call before you dig.

SHEET TITLE: SITE DEVELOPMENT PLAN COVER & NOTES		FIELD BOOK NO.: N/A
PROJECT: LOT 8 AKERS ACRES COLORADO SPRINGS, COLORADO GRADING & DRAINAGE IMPROVEMENTS		SCALE: NOTED
PREPARED BY: Obering, Wurth & Associates Consulting Civil Engineers Professional Land Surveyors	DESIGNED BY: CLD	DATE: NOTED
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.: SD1
		OF 2 SHEETS



Decorative Privacy Fence Slats

Bottom Locking Double Wall Slats

Bottom Locking Double Wall Slats are an economical and attractive way to enhance any chain link fence. The bottom locking design makes this one of the easiest slats to install and ensures a clean level finish.

Design: Flat tubular shape with inside reinforced "legs" for extra durability. The locking channel creates a "snap-in" locking effect for security and deters vandalism.

Installation: Insert the locking channel horizontally through the bottom of the fence, then simply slide the slats vertically from the top towards the bottom channel and they will automatically lock into place.

Standard Heights: 4 ft., 5 ft., 6 ft., 7 ft., 8 ft., 9 ft., 10 ft., and 12 ft. *Special heights available upon request.*

Slat Length: 3 1/2" shorter than the overall height of the fence.

Wind Load and Privacy Factor: Approximately 75% (based on wind/mesh used source: Intertek).

Colors: Brite, Redwood, Black, White, Royal Blue, Forest Green, Gray, Dark Brown, Sky Blue.

Features and Benefits:

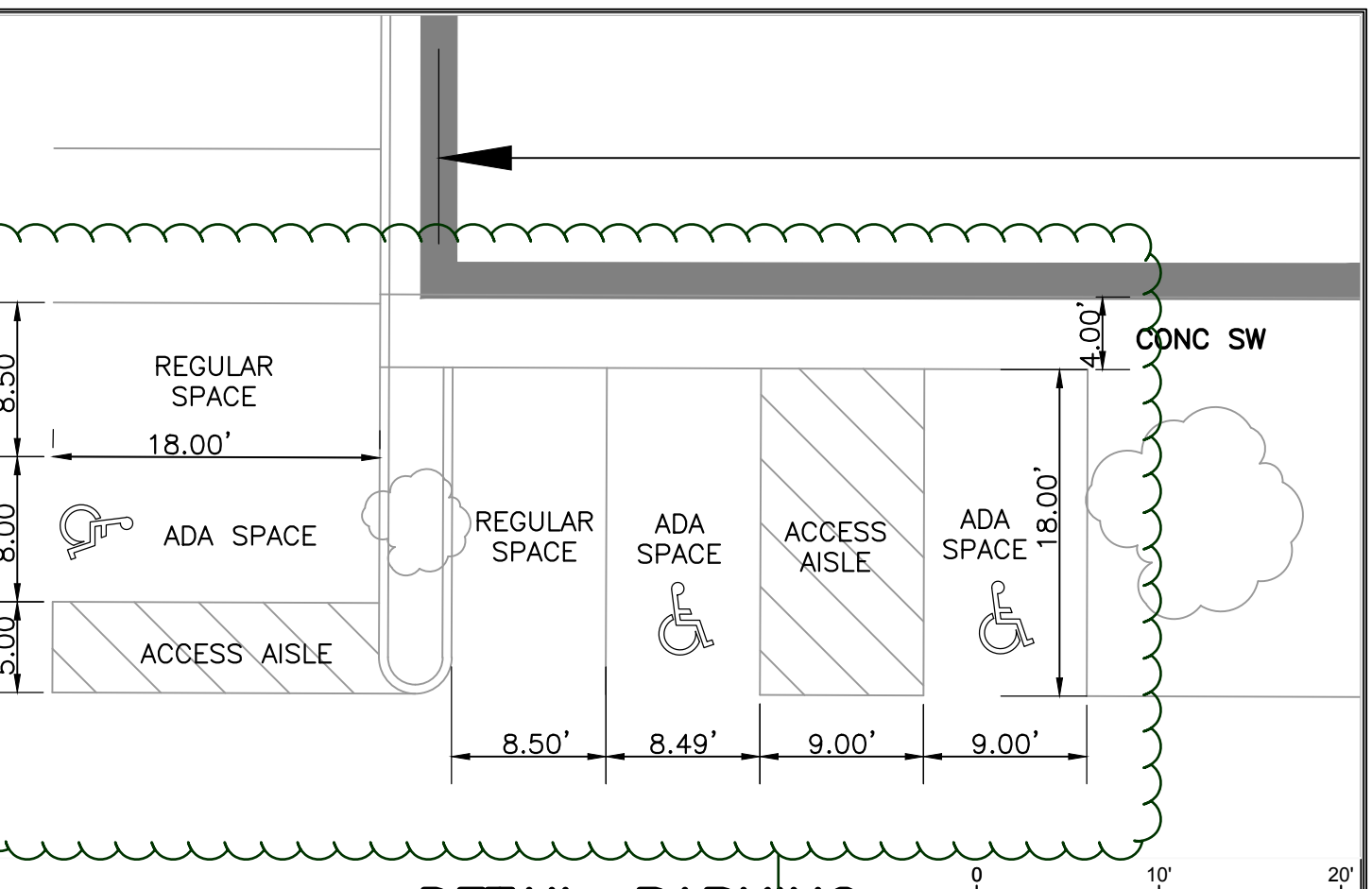
- Materials:** SlatSource® slats are extruded from High Density Polyethylene (HDPE), color pigments and ultra violet (UV) inhibitors specifically formulated to resist the harmful effects of the sun and lengths the life of the slat.
- Durability:** Our slats are also resistant to severe weather conditions, salt water, sand, road dirt, most acids, alcohol, alkalies, ammonia, petroleum distillates, and common environmental pollutants.
- Maintenance:** Our slats are nearly maintenance free. They may be pressure cleaned of surface contaminants with plain water.
- Wind Load Disclaimer:** We will not be held responsible for fence damage resulting from wind load conditions due to insufficient structural support.
- Designations:** Meets ASTM Designation: F3000/F3000M (except Redwood and Aluminum Slats)

HOPE Technical Properties

Property	Value
Slat Index	1/8" x 3/4" inner width indicates tapered stress and cost reduction.
Density	1.557 Polyethylene weighs approximately 14 lbs per 100 sq. yds.
High Density	High density polyethylene offers superior strength and wear resistance.
Maximum Temp.	120°F Polyethylene can handle use at this temperature range.
Minimum Temp.	50°F Polyethylene does not become brittle in this temperature range.
Slat Length	3 1/2" shorter than overall height of fence to lock in properly.

Exact representation of colors in printing is difficult. Please refer to actual color samples for accurate matching. Samples available upon request.

StatSource 1.888.806.7528
A PrivacyLink® Company www.slatsourceforchainlinkfence.com
info@slatsource.com



outside storage is to be 100% screened from view unless adjacent to a similar use. This fence does not meet this requirement. no screening will be required to the north but will be required on all other views/sides.

these spaces do not all meet the Ch 6 requirements for parking space size. Please review and revise.

ISSUED FOR REVIEW
MONDAY, JANUARY 07, 2019

PROJECT NAME: STAGECO DRAINAGE IMPROVEMENTS
CLIENT: HANNAH RIDGE, WURTH & ASSOCIATES
DRAWN BY: CLD
CHECKED BY: RGO
PROJECT NO. 18020 UPDATED VERSION: 1/7/2019 5:58 PM

REVIEWED FOR CONSTRUCTION:

BY	DATE

SCALES:

HORIZONTAL: NOTED
VERTICAL:

BENCHMARK:

NO.	DATE	DESCRIPTION	BY

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PCD FILE NO. PPR 1848

Know what's below. Call before you dig.

SHEET TITLE: **SITE DEVELOPMENT PLAN**

FIELD BOOK NO: N/A
SCALE: NOTED
DATE:

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

DESIGNED BY:	CLD
CHECKED BY:	RGO
DRAWN BY:	CLD
PROJECT NO.:	18022
SHEET NO.:	SD2
OF 2 SHEETS:	

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

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Colorado Springs, Colorado
Phone (719) 531-8200 - Fax (719) 531-6286
E-mail Address: owacivil@mindpinger.com