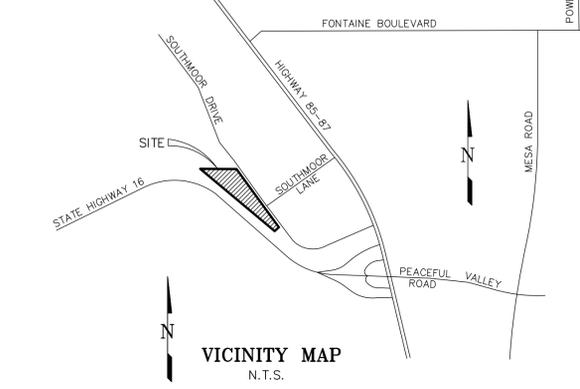
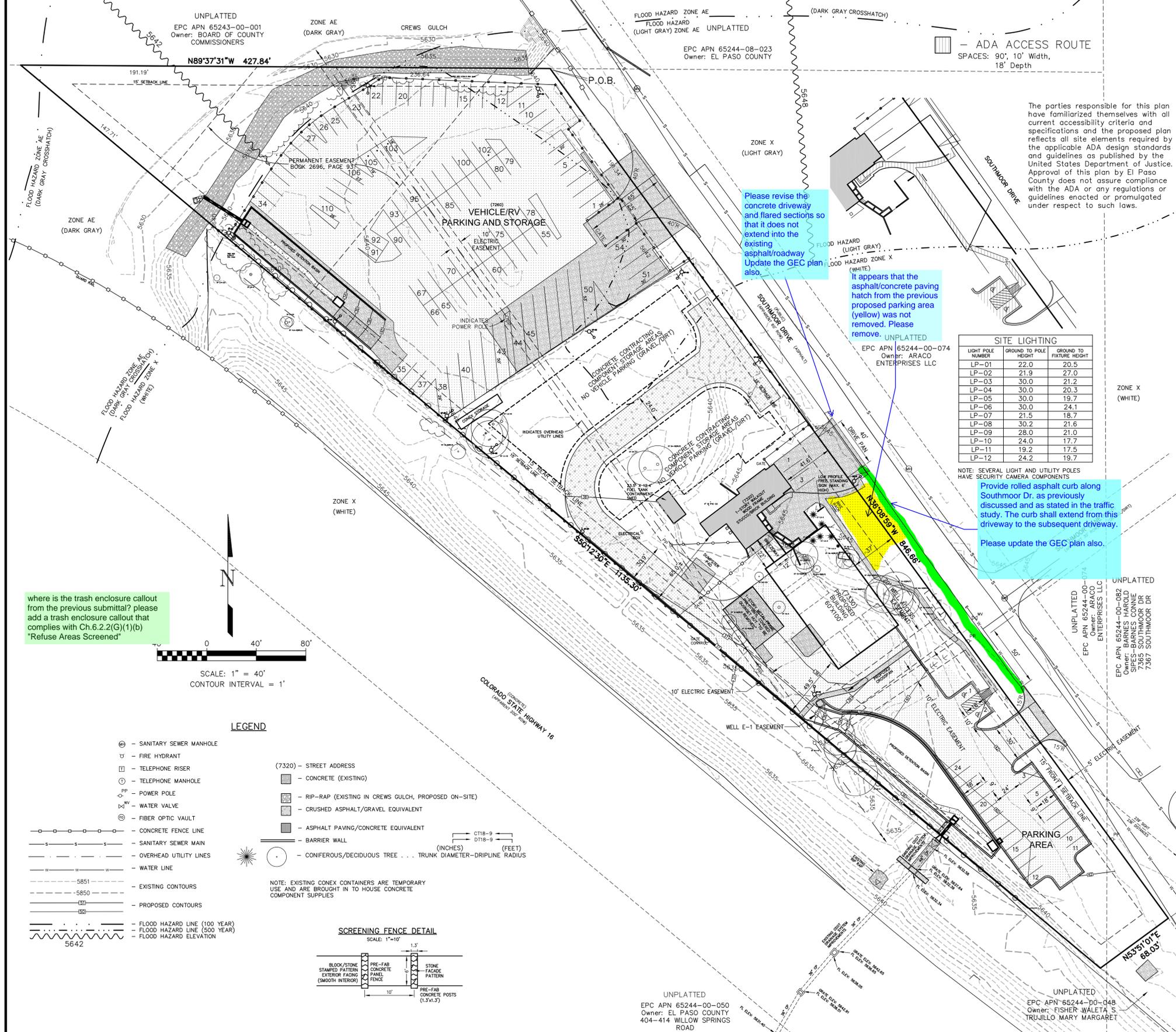


ARACO CONCRETE

SITE DEVELOPMENT PLAN
EL PASO COUNTY, COLORADO



PARCEL DESCRIPTION: 7470 Southmoor Drive

A PARCEL COMBINATION of El Paso County Assessor's Parcel No. 65244-00-053, 065 and 073 being a portion of the Southwest Quarter of the Southeast Quarter (SW4SE4) of Section 24, Township 15 South, Range 66 West of the 6th P.M., as described by document (QC Deed, Book 2450, Page 633 and Deed, Book 1480, Page 431, El Paso County, Colorado records) and EXCEPT Southmoor Drive (a.k.a. Old Colorado Springs and Pueblo Road - 60' public r.o.w.), that parcel described by document (QC Deed, Book 2354, Page 912, said El Paso County records) and that parcel described by document (Court Order Acquisition CDDT Project No. S 0016(34) Parcel No. 5, Book 2696, Page 89, said records), situate in El Paso County, Colorado, more particularly described as follows:

Beginning at the intersection of the Northerly line of said Section 24's SW4SE4 with the Southwesterly right-of-way line of said Southmoor Drive (all bearings in this description are relative to said SW4SE4's Northerly line, which bears N89°37'31"W assumed); thence N89°37'31"W along said Northerly line, said line also being coincident with the Northerly line of said Book 2450, Page 633's parcel, 427.84 feet to a point on a Northeasterly line of said Book 2696, Page 89's parcel; thence S50°12'30"E along said parcel's Northeasterly line, 1135.30 feet to a point on the Northwesterly line of said Book 2354, Page 912's parcel; thence N53°51'01"E along said parcel's Northwesterly line, 68.03 feet to a point on said Southmoor Drive's Southwesterly right-of-way line; thence N36°08'59"W along said Southwesterly right-of-way line, said line also being coincident with the Northeasterly line of said Book 1480, Page 431's parcel and as extended Northwesterly, 846.66 feet to the Point of Beginning and the terminus point of this description;

Containing 4.201 acres (183,006 square feet), more or less.

SITE DATA:

- EXISTING ZONE: M (INDUSTRIAL-OBSOLETE)
- EXISTING USE: INDUSTRIAL OFFICE COMPLEX SETBACK REQUIREMENTS: Front, Side and Rear
- LOT AREA REQUIREMENTS: None Yard = 15'-0" minimum
- BUILDING HEIGHT REQUIREMENTS: 50' maximum allowed; Existing Building = 18.5' average height; Proposed Building = 25' average height
- BUILDING SQUARE FEET: EXISTING BUILDING: 2,062 SQ. FT. LOT COVERAGE: 12.7%
PROPOSED BUILDING: 6,000 SQ. FT. Parcel Size: 4.201 acres = 183,006 SQ. FT.
COMPONENT STORAGE AREA: 16,887 SQ. FT. Impervious: 2,800 SQ. FT. Gravel Parking Lot: 12,000 SQ. FT.
- PARKING REQUIREMENTS: Per Article 5-15.05.050 Parking
C. Public Buildings - 1 Space Per 50 Square Feet
F. All other commercial uses - 1 Space Per 200 Square Feet
Parking Required Per C. = 23
Parking Required Per F. = 6
- PARKING PROVIDED: VEHICLE/RV STORAGE = 110 parking spaces (minimum size = 10' X 20' (except where noted otherwise), 24' minimum width drive aisles); OFFICE/MAINTENANCE = 3 parking spaces; EMPLOYEE/VISITOR PARKING AREA = 24 parking spaces including 2 ADA spaces (1 van accessible); TOTAL = 137 vehicle parking spaces plus 2 bicycle parking spaces. Substandard-sized spaces (*) within VEHICLE/RV PARKING AND STORAGE AREA will be used for small vehicles/trailers.

NOTES:

- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0951 F, effective date March 17, 1997, indicates the area in the vicinity of this parcel of land to be a Zone X - light grey (Areas of 500 year flood; areas of 100 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100 year flood), Zone AE - Dark Grey (Base flood elevations determined) and Zone AE - Dark Grey cross-hatched (floodway areas in Zone AE).
- BENCHMARK: NGS "U 347", found NGS brass cap set in top of concrete post 0.8' above ground, 3 miles Northwest along the Denver and Rio Grande Western Railroad from the Station at Fountain, 4-1/2 poles Northwest of Milepost 85, 21' Northeast of the Northeast rail, 47.5' North of a signal case, 32.7' Southwest of a telephone pole, 2.6' Southeast of a witness post; Elevation = 5662.75 (NAVD 88 datum).
- Water and sanitary sewer services to be provided by the WIDEFIELD WATER AND SANITATION DISTRICT. Gas service will be provided by BLACK HILLS ENERGY. Electric service will be provided by the CITY OF FOUNTAIN. Fire protection to be provided by the SECURITY FIRE PROTECTION DISTRICT.
- The mid-secondary 40' wide access point drive pan is to allow three (3) employee parking spaces with signage indicating "No Backing Out into Southmoor Drive"
- For more detailed site information regarding building structure, grading and erosion control, utilities and landscaping, see compiled Bid Plan and/or Construction Plan Sets.

OWNER/SUBDIVIDER: ARACO ENTERPRISES, LLC
Arturo Acosta (719) 576-1705
7470 Southmoor Dr
Fountain, CO 80817

SITE LIGHTING

LIGHT POLE NUMBER	GROUND TO POLE HEIGHT	GROUND TO FIXTURE HEIGHT
LP-01	22.0	20.5
LP-02	21.9	27.0
LP-03	30.0	21.2
LP-04	30.0	20.3
LP-05	30.0	19.7
LP-06	30.0	24.1
LP-07	21.5	18.7
LP-08	30.2	21.6
LP-09	28.0	21.0
LP-10	24.0	17.7
LP-11	19.2	17.5
LP-12	24.2	19.5

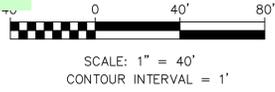
NOTE: SEVERAL LIGHT AND UTILITY POLES HAVE SECURITY CAMERA COMPONENTS

Please revise the concrete driveway and flared sections so that it does not extend into the existing asphalt/roadway. Update the GEC plan also.

It appears that the asphalt/concrete paving hatch from the previous proposed parking area (yellow) was not removed. Please remove.

Provide rolled asphalt curb along Southmoor Dr. as previously discussed and as stated in the traffic study. The curb shall extend from this driveway to the subsequent driveway. Please update the GEC plan also.

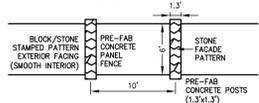
where is the trash enclosure callout from the previous submittal? please add a trash enclosure callout that complies with Ch.6.2.2(G)(1)(b) "Refuse Areas Screened"



LEGEND

- ⊕ - SANITARY SEWER MANHOLE
- ⊕ - FIRE HYDRANT
- ⊕ - TELEPHONE RISER
- ⊕ - TELEPHONE MANHOLE
- ⊕ - POWER POLE
- ⊕ - WATER VALVE
- ⊕ - FIBER OPTIC VAULT
- — — — — CONCRETE FENCE LINE
- — — — — SANITARY SEWER MAIN
- — — — — OVERHEAD UTILITY LINES
- — — — — WATER LINE
- — — — — EXISTING CONTOURS
- — — — — PROPOSED CONTOURS
- — — — — FLOOD HAZARD LINE (100 YEAR)
- — — — — FLOOD HAZARD LINE (500 YEAR)
- — — — — FLOOD HAZARD ELEVATION
- (7320) - STREET ADDRESS
- - CONCRETE (EXISTING)
- - RIP-RAP (EXISTING IN CREWS GULCH, PROPOSED ON-SITE)
- - CRUSHED ASPHALT/GRAVEL EQUIVALENT
- - ASPHALT PAVING/CONCRETE EQUIVALENT
- — — — — BARRIER WALL
- ⊕ - CONIFEROUS/DECIDUOUS TREE . . . TRUNK DIAMETER-DRIPLINE RADIUS

SCREENING FENCE DETAIL



UNPLATTED
EPC APN 65244-00-050
Owner: EL PASO COUNTY
404-414 WILLOW SPRINGS ROAD

UNPLATTED
EPC APN 65244-00-048
Owner: FISHER WALETA S TRUJILLO MARY MARGARET

FILE NO. EA-17-075

CALL BEFORE YOU DIG . . .

811

DIAL 811

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS FOR LOCATING GAS, ELECTRIC, WATER AND WASTEWATER

REVISIONS

No.	Description	By	Date
1	DATA CLARIFICATION	BRH	02/27/18
2	LANDSCAPE DATA	BRH	03/05/18
3	UPDATE	BRH	10/24/19
4	COUNTY COMMENTS	BRH	06/24/20
5	COUNTY COMMENTS	DVH	04/07,10/01/21

H Scale: 1" = 40'
V Scale: N/A
Designed By: N/A
Drawn By: SLG
Checked By: DVH
Date: 08/14/17

Land Development Consultants, Inc.

PLANNING SURVEYING

www.ldc-inc.com TEL: (719) 528-6133 FAX: (719) 528-8646
3888 MAZELAND ROAD COLORADO SPRINGS, CO 80909

ARACO CONCRETE
SITE DEVELOPMENT PLAN
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 24,
TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

Project No.: 17033
Sheet: