

SITE DEVELOPMENT PLAN EL PASO COUNTY, COLORADO

These uses were not discussed at previous EA, the only request was for the construction of the 6,000 sf building. This is considered an urban lot, and parking lot that has 5 or more spaces are required to be paved, this will alter all plans to include possible changes to the engineer documents required.

Note that Southmoor drive is classified as a Collector. Per County criteria access is not permitted. The proposed access points have been discussed with the engineering manager and we have determined that a total of 2 access points will be allowed. Please revise the site plan accordingly. Ensure that the proposed access points meet ECM criteria (see ECM 2.4.1). Coordinate with the traffic engineer.

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 respect to such laws.

Please label all driveways and indicate their width.

- identify the various hatches shown in the legend

Delineate the FEMA floodplain on the plan.

If these are revision clouds, please remove. If not identify it on the legend

Please indicate the surface material of the proposed development areas. Note that per LDC, parking areas will need to be paved.

A site visit on site noticed several storage containers. There was a recent change to storage containers in commercial areas. Please make aware of these changes, that they are to be painted and screened.

Cannot label entire areas as open storage, please indicate specific storage areas and what is being stored

Identify what these areas are. Also there is an existing structure in this area. Please show and label whether it will remain or be removed.

Please label as
existing or proposed.

NOTES:

1. 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 (roadway areas in Zone AE).

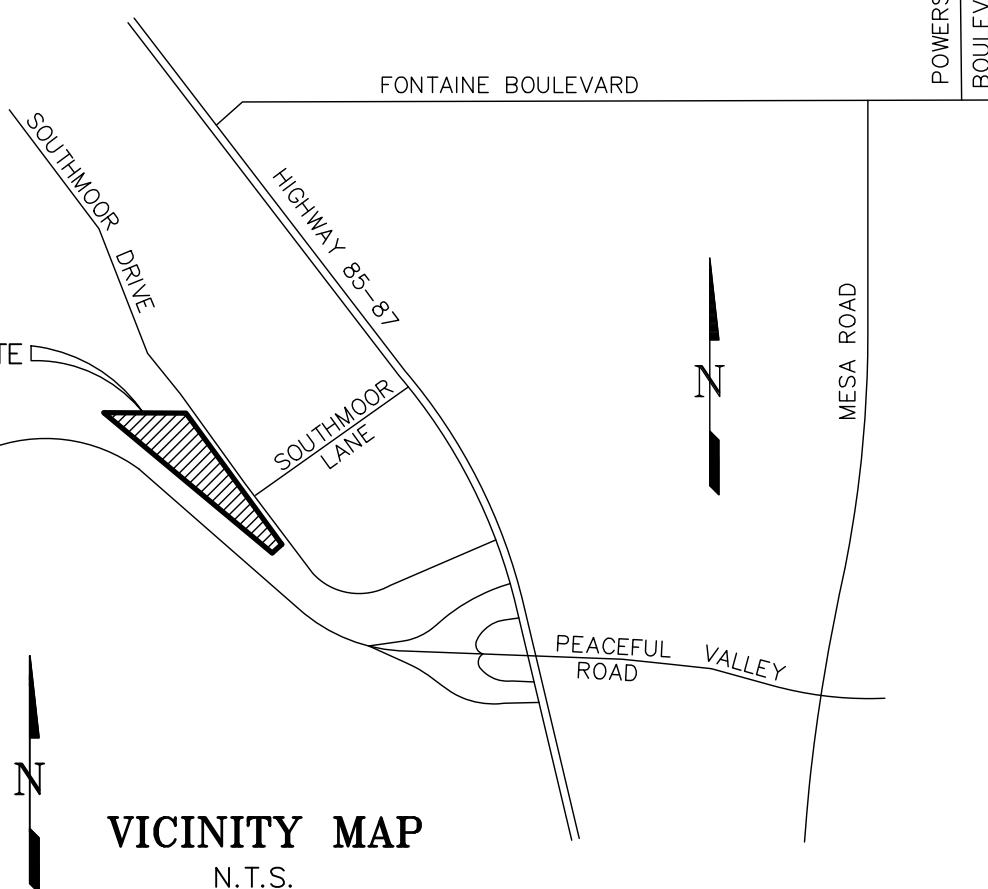
2. BENCHMARK: NGS "U 347", found NGS brass cap set in top of concrete post 0.8' above ground, 3 miles Northwest along the Denver and Rio Grande Western Railroad from the Station at Fountain, 4-1/2 poles Northwest of Milepost 85, 21' Northeast of the Northeast rail, 47.5' North of a signal case, 32.7' Southwest of a telephone pole, 2.6' Southeast of a witness post; Elevation = 5662.75 (NAVD 88 datum).

3. 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.

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

Add PCD File no. PPR1950

FILE NO.



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 2696, Page 89, said El Paso County records) and that parcel described by document (Court-ordered Acquisition- CDOT 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 Northernly 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 Northernly line, which bears N89°37'31"W assumed"); thence N89°37'31"W along said Northernly line, said line also being coincident with the Northernly line of said Book 2450, Page 633's 68.83 feet to a point on a Northernly line of said Book 2686, Page 89's parcel; thence S50°12'30"E along said parcel's Northeastery 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 Northernly line of said Section 24's SW4SE4, 141.66 feet to a point on the 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

LOT AREA REQUIREMENTS: None

BUILDING HEIGHT REQUIREMENTS: 50'

BUILDING SQUARE FEET:
EXISTING BUILDING: 2,062 Square Feet
PROPOSED BUILDING: 6,000 Square Feet
COMPONENT STORAGE AREA: 16,887 Square Feet

SETBACK REQUIREMENTS:
Front Yard = 15'-0" minimum
Rear Yard = 15'-0" minimum

LOT COVERAGE: 12.7%
Parcel Size: 4.201 acres = 183,006 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 = 131 parking spaces;
OFFICE/MAINTENANCE = 13 parking spaces including 2 ADA spaces
(1 Van Accessible); PARKING AREA = 37 parking spaces

NOTES:

1. **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 area 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 (Roadway areas in Zone AE).
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FILE NO.

CALL BEFORE YOU DIG ...

811

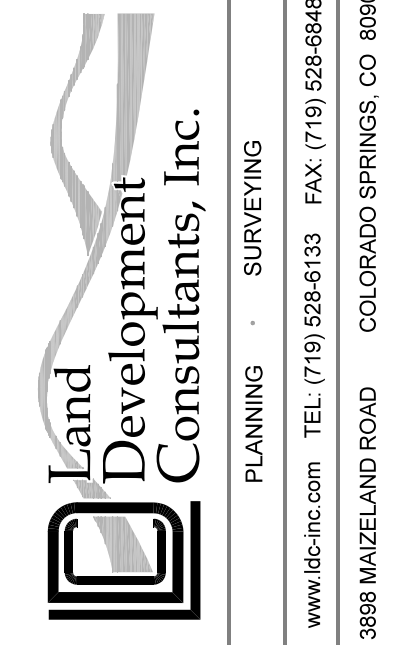


DIAL 811

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

REVISIONS			
No.	Description	By	Date
1	DATA CLARIFICATION	DWH	10/21/18
2	LANDSCAPE DATA	BRH	08/05/19
3	UPDATE	BRH	10/24/19

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



**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: 1 of 1

SDP_V1.pdf Markup Summary

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As provided by BLACK HILLS ENERGY,
CITY OF FOUNTAIN. The protection to be
FOUNTAIN DISTRICT.

Add PCD File no. PPR1950

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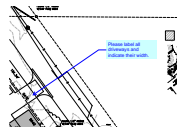
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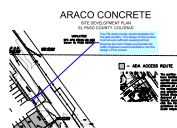
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Please update the FEMA FIRM # and date.



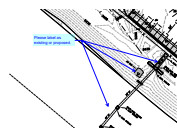
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Please label all driveways and indicate their width.



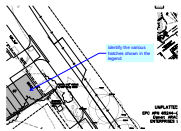
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The TIS shall provide recommendation for the gate location. The design of this access must ensure sufficient queuing without blocking the road. Please incorporate the traffic engineers recommendations into the design of this access.



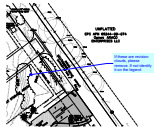
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Please label as existing or proposed.



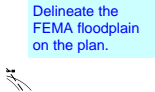
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identify the various hatches shown in the legend



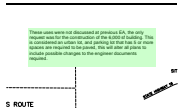
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If these are revision clouds, please remove. If not identify it on the legend



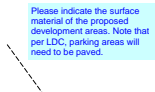
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Delineate the FEMA floodplain on the plan.



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These uses were not discussed at previous EA, the only request was for the construction of the 6,000 sf building. This is considered an urban lot, and parking lot that has 5 or more spaces are required to be paved, this will alter all plans to include possible changes to the engineer documents required.



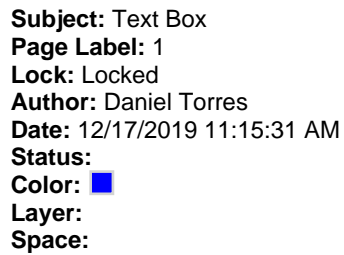
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Please indicate the surface material of the proposed development areas. Note that per LDC, parking areas will need to be paved.



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Cannot label entire areas as open storage, please indicate specific storage areas and what is being stored



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A site visit on site noticed several storage containers. There was a recent change to storage containers in commercial areas. Please make aware of these changes, that they are to be painted and screened.

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