

# ARACO CONCRETE

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 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.

Please label all driveways and indicate their width.

Identify the various hatches shown in the legend

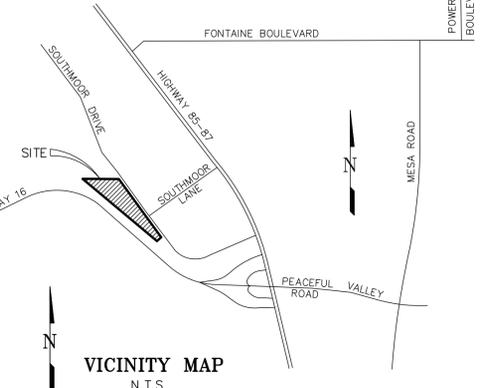
Delineate the FEMA floodplain on the plan.



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.

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.



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 COOT 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

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

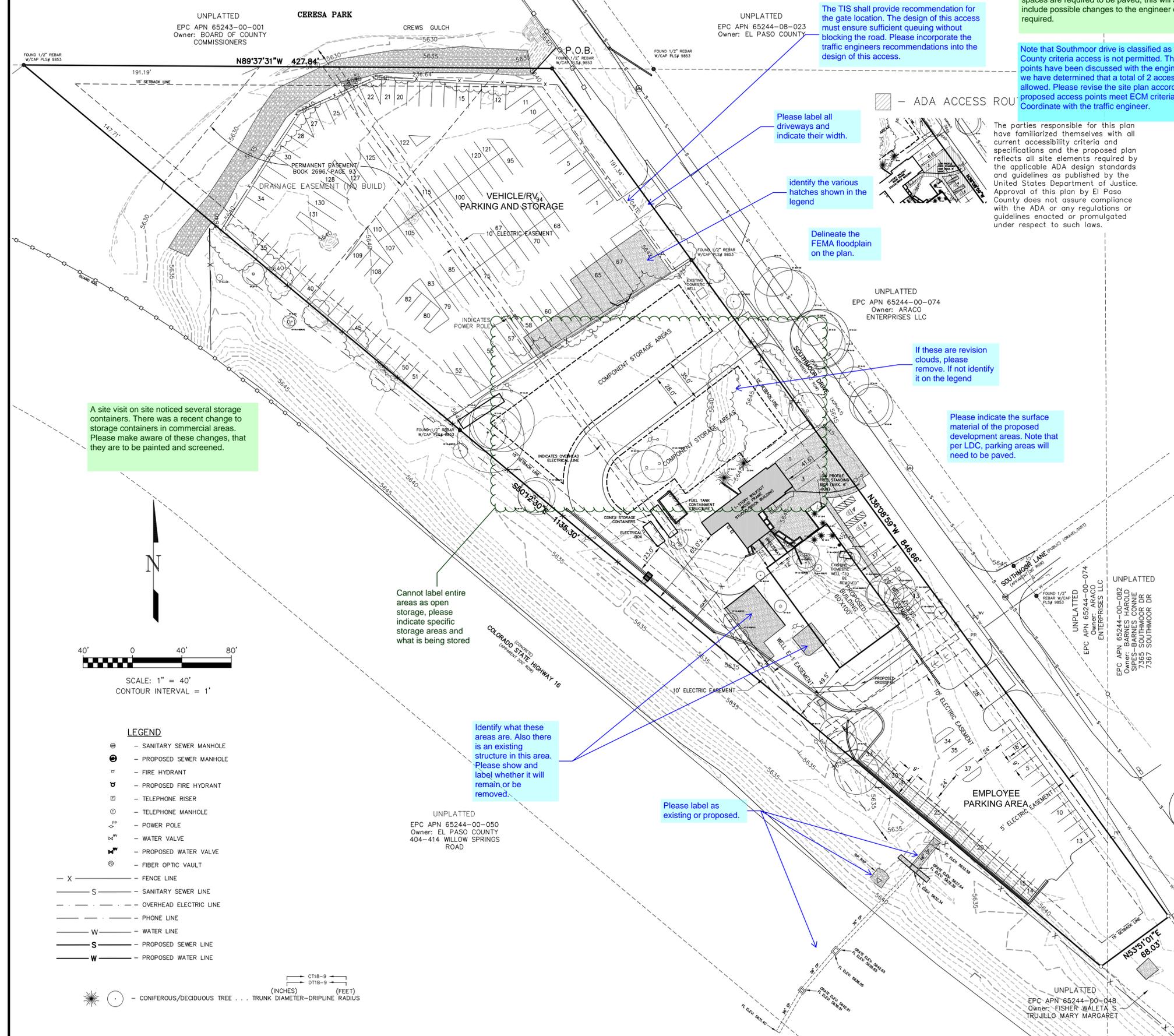
**NOTES:**

- 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; or areas protected by levees from 100 year flood), Zone AE - Dark Grey (Base flood elevations determined) and Zone A1 - 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.

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

Add PCD File no. PPR1950

FILE NO.

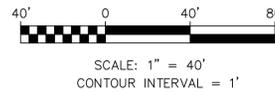


A site visit on site noticed several storage containers. There was a recent change to storage containers in commercial areas. Please make aware of these changes, that they are to be painted and screened.

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.



**LEGEND**

- ⊕ - SANITARY SEWER MANHOLE
- ⊙ - PROPOSED SEWER MANHOLE
- ⊕ - FIRE HYDRANT
- ⊕ - PROPOSED FIRE HYDRANT
- ⊕ - TELEPHONE RISER
- ⊕ - TELEPHONE MANHOLE
- ⊕ - POWER POLE
- ⊕ - WATER VALVE
- ⊕ - PROPOSED WATER VALVE
- ⊕ - FIBER OPTIC VAULT
- X - FENCE LINE
- S - SANITARY SEWER LINE
- - - OVERHEAD ELECTRIC LINE
- - - PHONE LINE
- W - WATER LINE
- S - PROPOSED SEWER LINE
- W - PROPOSED WATER LINE



⊕ - CONIFEROUS/DECIDUOUS TREE . . . TRUNK DIAMETER-DRIPLINE RADIUS

CALL BEFORE YOU DIG . . .  
**811**  
DIAL 811  
48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND FIBER OPTIC.

No.	Date	By	Description
1	02/21/18	DVH	DATA CLARIFICATION
2	08/05/19	BRH	LANDSCAPE DATA
3	10/24/19	BRH	UPDATE

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

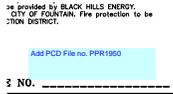
**Land Development Consultants, Inc.**  
PLANNING · SURVEYING  
www ldc inc com TEL: (719) 528-6133 FAX: (719) 528-8548  
3888 MAZELAND ROAD COLORADO SPRINGS, CO 80909

**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: 1 of 1

# SDP\_V1.pdf Markup Summary

Locked (14)



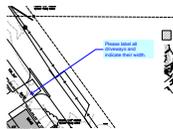
**Subject:** Text Box  
**Page Label:** 1  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 12/17/2019 11:15:14 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Add PCD File no. PPR1950



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 12/17/2019 11:15:16 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please update the FEMA FIRM # and date.



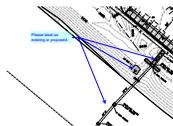
**Subject:** Callout  
**Page Label:** 1  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 12/17/2019 11:15:17 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please label all driveways and indicate their width.



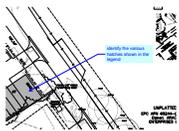
**Subject:** Callout  
**Page Label:** 1  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 12/17/2019 11:15:18 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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.



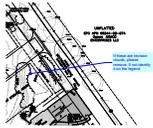
**Subject:** Callout  
**Page Label:** 1  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 12/17/2019 11:15:19 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Please label as existing or proposed.



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 12/17/2019 11:15:20 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

identify the various hatches shown in the legend



**Subject:** Callout  
**Page Label:** 1  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 12/17/2019 11:15:21 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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

Delineate the FEMA floodplain on the plan.



**Subject:** Text Box  
**Page Label:** 1  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 12/17/2019 11:15:22 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

Delineate the FEMA floodplain on the plan.



**Subject:** Text Box  
**Page Label:** 1  
**Lock:** Locked  
**Author:** ddsdevigny  
**Date:** 12/17/2019 11:15:23 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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.

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



**Subject:** Text Box  
**Page Label:** 1  
**Lock:** Locked  
**Author:** Daniel Torres  
**Date:** 12/17/2019 11:15:29 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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



**Subject:** Cloud+  
**Page Label:** 1  
**Lock:** Locked  
**Author:** ddsdevigny  
**Date:** 12/17/2019 11:15:29 AM  
**Status:**  
**Color:** ■  
**Layer:**  
**Space:**

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

