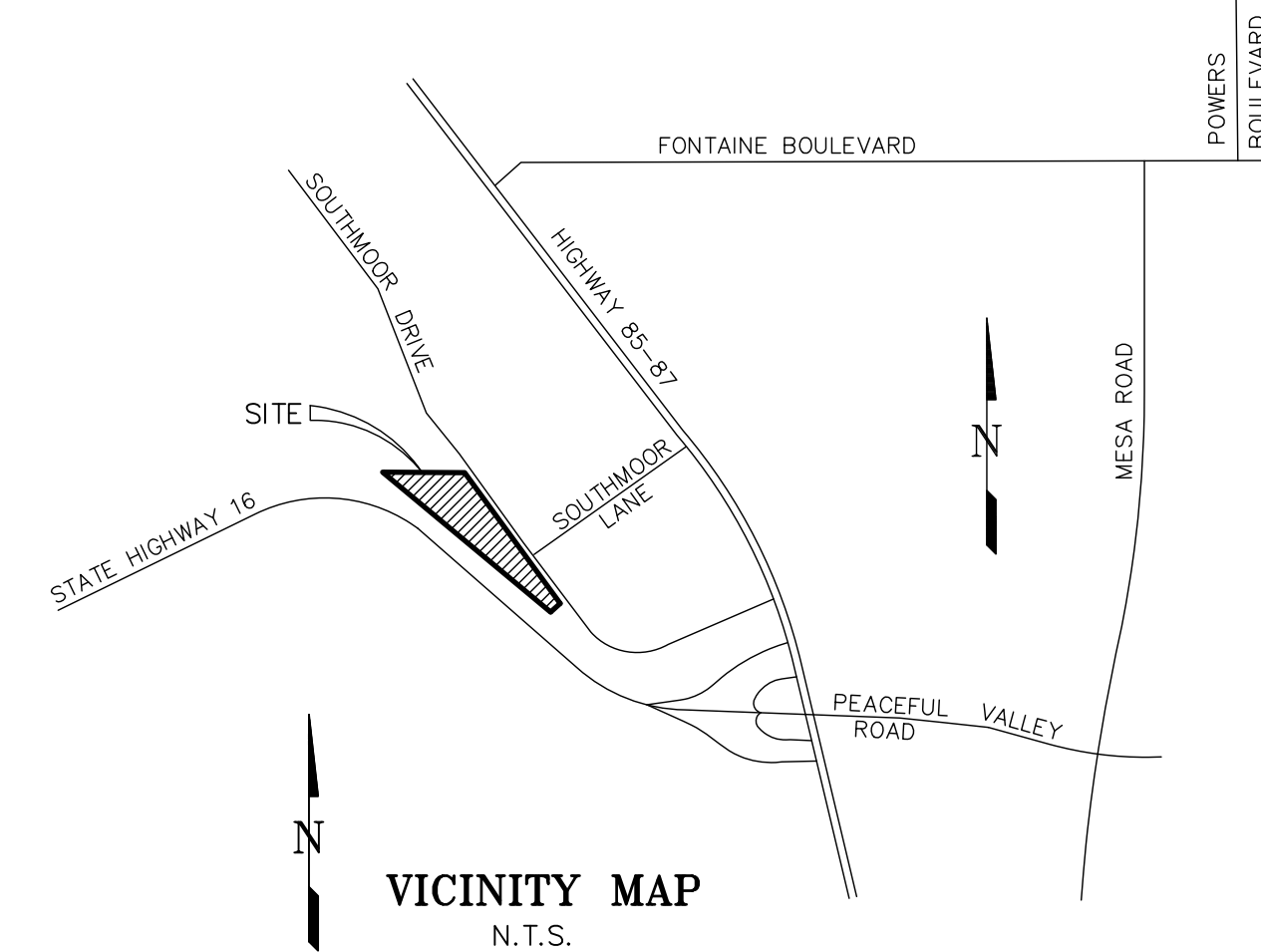


SITE DEVELOPMENT PLAN
EL PASO COUNTY, COLORADO



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 (SWSE4) 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
912, Page 912, said parcel described by document (QC Deed, Book 2450,
Page 633 and Deed, Book 1480, Page 431, El Paso County, Colorado records)
document (Final Order Acquisition DOT 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 S4W5E4 with the Southwesterly right-of-way line of said Southmoor Drive (all bearings in this description are relative to said S4W5E4'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, 263.66 feet to a point of Beginning, S84°05'44"E along said Northerly line, 263.66 feet to a point of Beginning, S89°37'31"W along said Northerly line, 1135.30 feet to a point on the Northwesterly line of said Book 2354, Page 912's parcel; thence S50°12'30"E along said parcel's Northwesterly 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 Northwesterly 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:

LOT AREA REQUIREMENTS: None

BUILDING HEIGHT REQUIREMENTS: 50' maximum allowed; Existing Building = 18.5' average height; Proposed Building = 25' average height

BUILDING SQUARE FEET:	LOT COVERAGE: 12.7%
EXISTING BUILDING: 2,062 SQ. FT.	Parcel Size: 4.201 acres =
PROPOSED BUILDING: 6,000 SQ. FT.	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 = 114 parking spaces (minimum size = 10' x 20' (except where noted otherwise), 24' minimum width drive aisles); OFFICE/MAINTENANCE = 5 parking spaces including 2 ADA spaces (1 van accessible); EMPLOYEE/VISITOR PARKING AREA = 24 parking spaces; TOTAL = 139 vehicle parking spaces plus 2 bicycle parking spaces. Standard-sized spaces (*) within VEHICLE/RV PARKING AND STORAGE AREA will be used for small vehicles/trailers.

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 (Basic flood elevations determined) and Zone AE – Dark Grey cross-hatched (floodway 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.
4. 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)-576-1711
7470 Southmoor Dr
Fountain, CO 80817

FILE NO. EA-17-075

CALL BEFORE YOU DIG ...

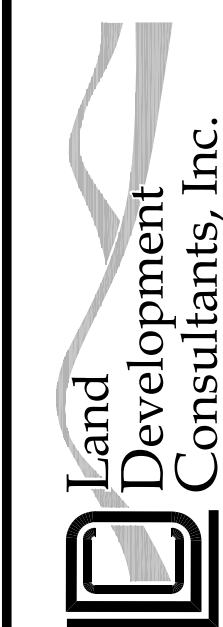
811

DIAL 811

BEFORE YOU DIG, CALL UTILITY LOCATORS

REVISIONS			
No.	Description	By	Date
1	DATA CLARIFICATION	DWH	02/21/18
2	LANDSCAPE DATA	BRH	08/05/19
3	UPDATE	BRH	10/24/19
4	COUNTY COMMENTS	BRH	06/24/20
5	COUNTY COMMENTS	DWH	04/07/21

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



PLANNING • SURVEYING
www.ldc-inc.com TEL: (719) 528-6133 FAX: (719) 528-6848
8898 MAIZELAND ROAD COLORADO SPRINGS, CO 80909

**ARACO CONCRETE
SITE DEVELOPMENT PLAN**

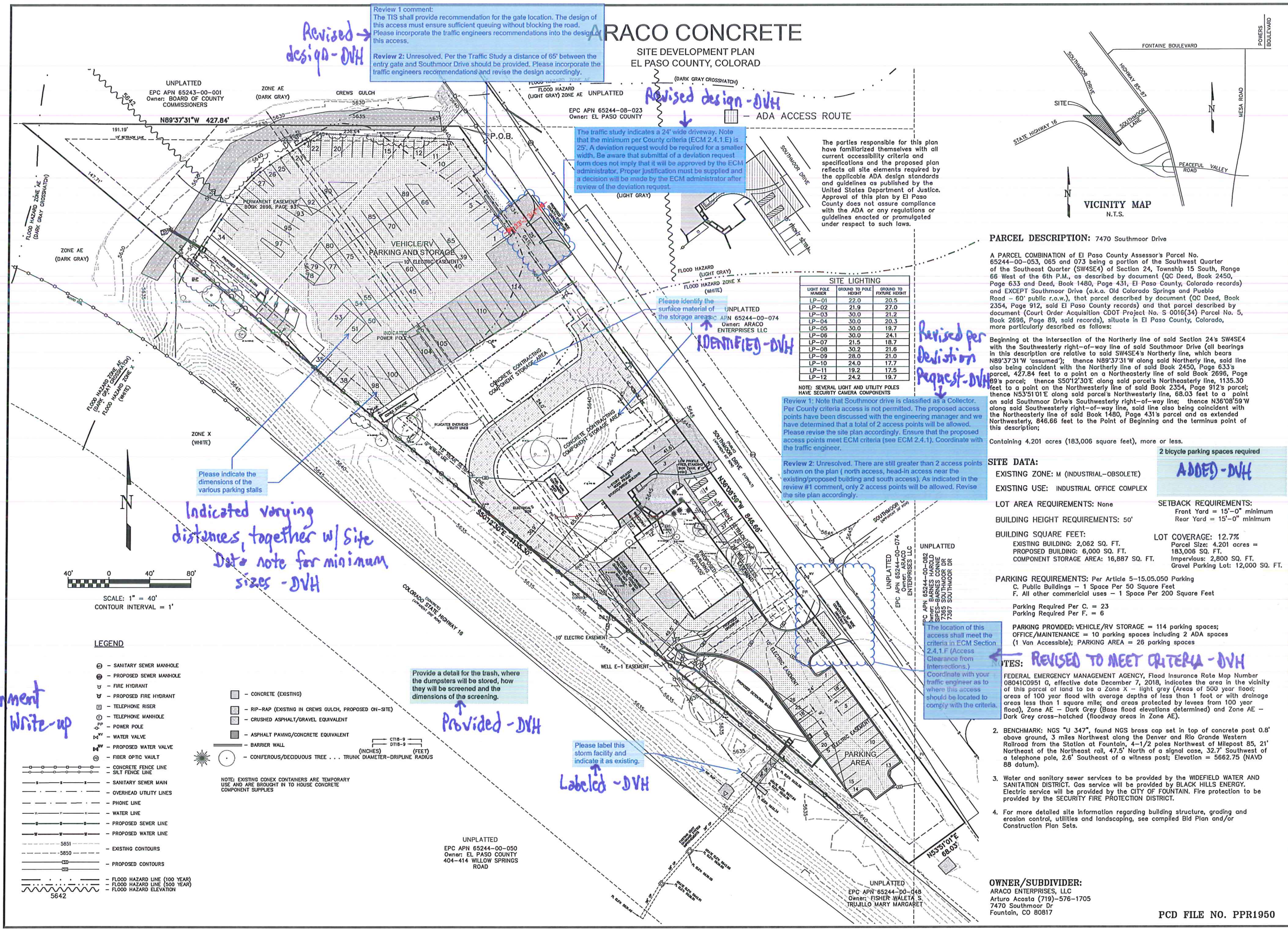
Project No.: 17033

Sheet: _____

1 of 1

County Comment
Response Write-up
LDC, Inc.
DVH
04.07.21

David V. Hostetler - DVH



CALL BEFORE YOU DIG

811

DIAL 811

48 HOURS BEFORE YOUR DIG CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND SEWER LINES

REVISIONS	
No.	Description
1	DATA CLARIFICATION
2	LANDSCAPE DATA
3	UPDATE
4	COUNTY COMMENTS

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) 528-6948

3888 MANZLAND ROAD COLORADO SPRINGS, CO 80909

ARACO CONCRETE

SITE DEVELOPMENT PLAN

A PORTION OF THE SOUTHWEST 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

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, sold El Paso County records) and that parcel described by document (Court Order Acquisition CDOT Project No. S 0016(34) Parcel No. 5, Book 2696, Page 89, sold 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 Northerly line of said Book 2696, Page 89's parcel; thence S50°12'30"E along said parcel's Northerly 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 Southmoor Drive's right-of-way line, said line also being coincident with the Northerly line of said Book 1480, Page 431's parcel and as extended Northerly, 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: 2,082 SQ. FT.

PROPOSED BUILDING: 6,000 SQ. FT.

COMPONENT STORAGE AREA: 16,887 SQ. FT.

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 = 114 parking spaces; OFFICE/MAINTENANCE = 10 parking spaces including 2 ADA spaces (1 Van Accessible); PARKING AREA = 26 parking spaces

NOTES:

REVISOR'S: REVISED TO MEET CRITERIA - DVH

FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0951 G, effective date December 7, 2018, 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).

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4. 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

PCD FILE NO. PPR1950