

ARACO CONCRETE

SITE DEVELOPMENT PLAN EL PASO COUNTY, COLORADO

Review 1 comment:
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.

Review 2: Unresolved. Per the Traffic Study a distance of 65' between the entry gate and Southmoor Drive should be provided. Please incorporate the traffic engineers recommendations and revise the design accordingly.

The traffic study indicates a 24' wide driveway. Note that the minimum per County criteria (ECM 2.4.1.E) is 25'. A deviation request would be required for a smaller width. Be aware that submittal of a deviation request form does not imply that it will be approved by the ECM administrator. Proper justification must be supplied and a decision will be made by the ECM administrator after review of the deviation request.

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 identify the surface material of the storage areas.

Review 1: 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.

Review 2: Unresolved. There are still greater than 2 access points shown on the plan (north access, head-in access near the existing/proposed building and south access). As indicated in the review #1 comment, only 2 access points will be allowed. Revise the site plan accordingly.

The location of this access shall meet the criteria in ECM Section 2.4.1.F (Access Clearance from Intersections). Coordinate with your traffic engineer as to where this access should be located to comply with the criteria.

Provide a detail for the trash, where the dumpsters will be stored, how they will be screened and the dimensions of the screening.

Please label this storm facility and indicate it as existing.

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 CDOOT 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 parcel, 427.84 feet to a point on a Northeastery line of said Book 2696, 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 Northeastery 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: 2,062 SQ. FT.

EXISTING BUILDING: 2,062 SQ. FT.

PROPOSED BUILDING: 6,000 SQ. FT.

COMPONENT STORAGE AREA: 16,887 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

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.

NOTES:

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0951 C, 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).

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 service 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)-576-1705

7470 Southmoor Dr

Fountain, CO 80817

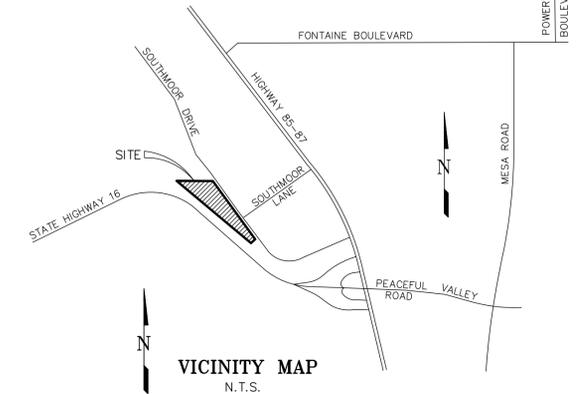
2 bicycle parking spaces required

SETBACK REQUIREMENTS:

Front Yard = 15'-0" minimum

Rear Yard = 15'-0" minimum

PCD FILE NO. PPR1950



CALL BEFORE YOU DIG



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

No.	Date	By	Description
1	02/21/18	DVH	DATA CLARIFICATION
2	08/05/19	BRH	LANDSCAPE DATA
3	10/24/19	BRH	UPDATE
4	07/23/20	BRH	COUNTY COMMENTS

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

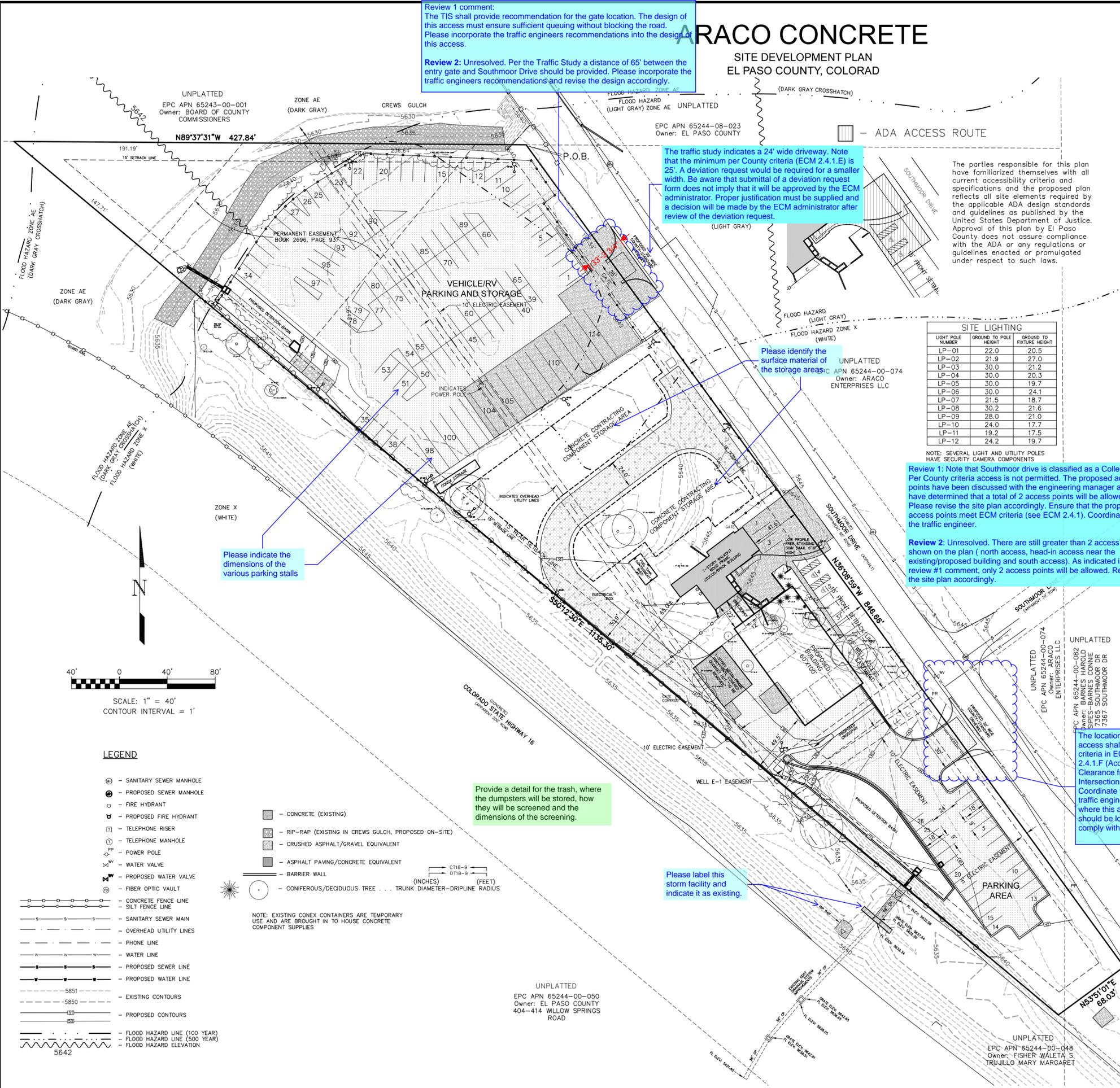
Land Development Consultants, Inc.
PLANNING • SURVEYING

www ldc inc com TEL: (719) 528-6133 FAX: (719) 528-8548
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



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	19.7

NOTE: SEVERAL LIGHT AND UTILITY POLES HAVE SECURITY CAMERA COMPONENTS

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
 - - CONCRETE FENCE LINE
 - - SILT FENCE LINE
 - - SANITARY SEWER MAIN
 - - OVERHEAD UTILITY LINES
 - - PHONE LINE
 - - WATER LINE
 - - PROPOSED SEWER LINE
 - - PROPOSED WATER LINE
 - - EXISTING CONTOURS
 - - PROPOSED CONTOURS
 - - FLOOD HAZARD LINE (100 YEAR)
 - - FLOOD HAZARD LINE (500 YEAR)
 - - FLOOD HAZARD ELEVATION
- - CONCRETE (EXISTING)
 - - RIP-RAP (EXISTING IN CREWS GULCH, PROPOSED ON-SITE)
 - - CRUSHED ASPHALT/GRAVEL EQUIVALENT
 - - ASPHALT PAVING/CONCRETE EQUIVALENT
 - - BARRIER WALL
 - ⊕ - CONIFEROUS/DECIDUOUS TREE (INCHES) TRUNK DIAMETER-DRIPLINE RADIUS (FEET)
- NOTE: EXISTING CONEX CONTAINERS ARE TEMPORARY USE AND ARE BROUGHT IN TO HOUSE CONCRETE COMPONENT SUPPLIES