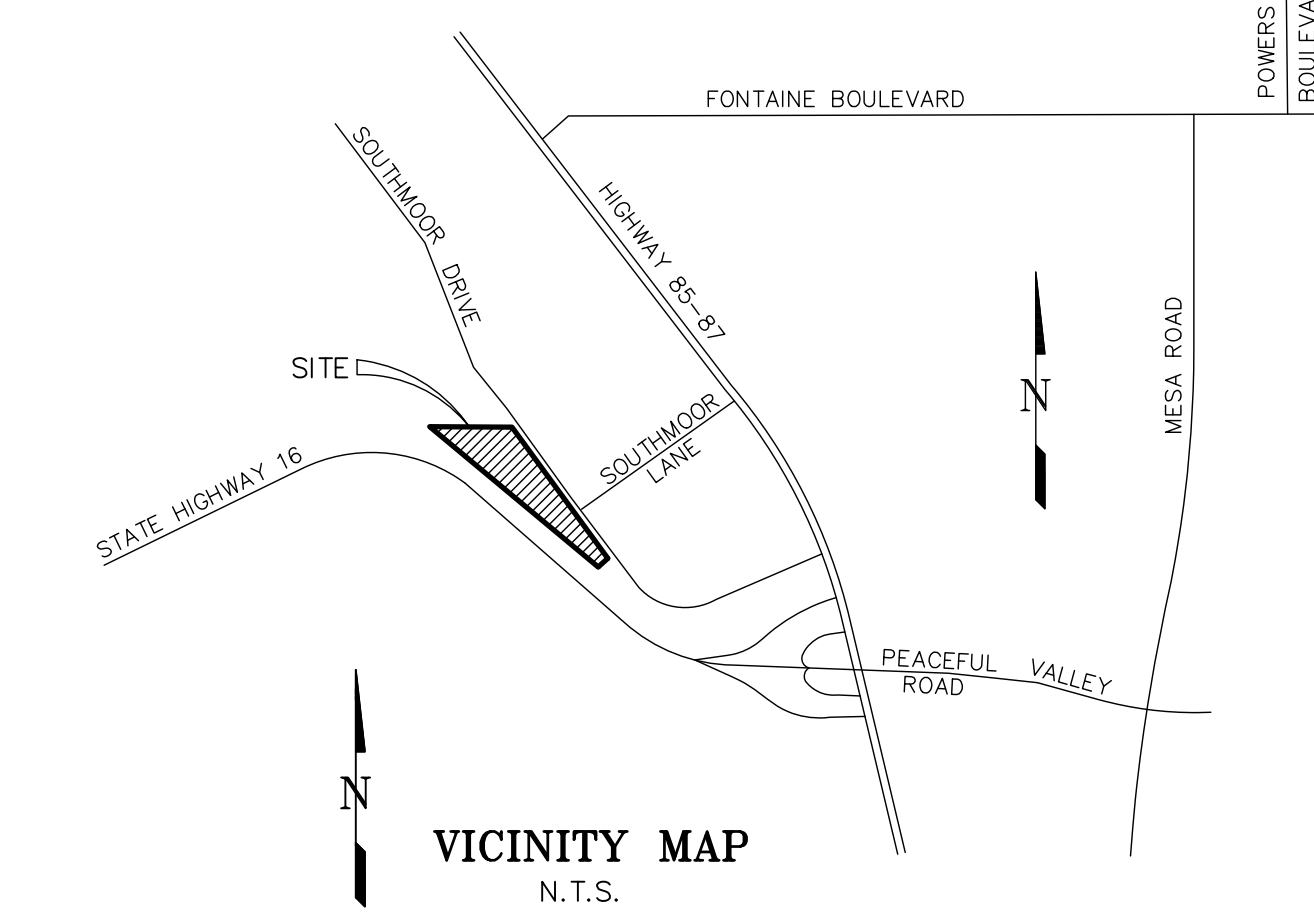
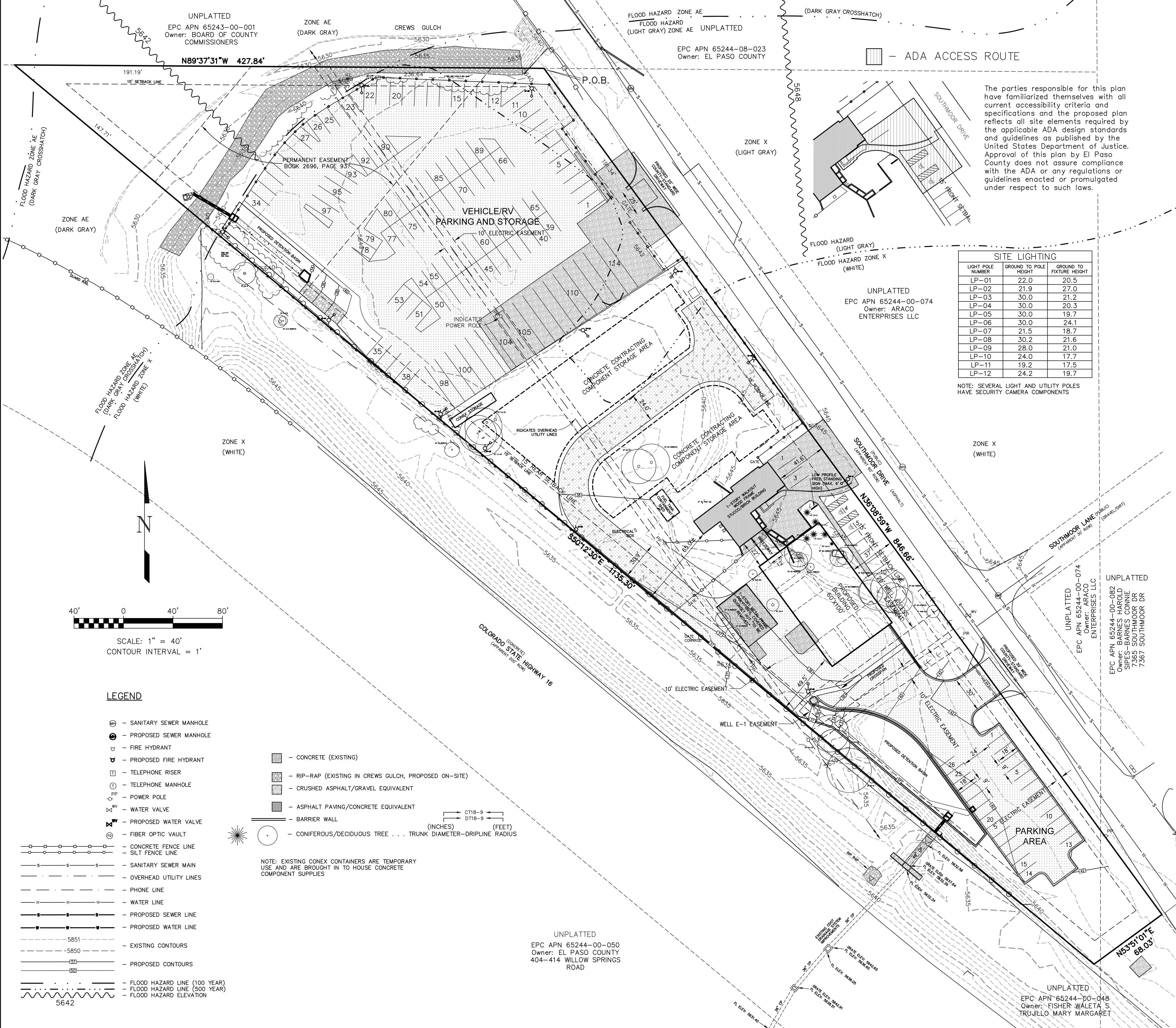


ARACO CONCRETE

SITE DEVELOPMENT PLAN
EL PASO COUNTY, COLORADO



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.

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	19.7

NOTE: SEVERAL LIGHT AND UTILITY POLES HAVE SECURITY CAMERA COMPONENTS

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: EXISTING BUILDING: 2,062 SQ. FT. PROPOSED BUILDING: 6,000 SQ. FT. COMPONENT STORAGE AREA: 16,887 SQ. FT.
 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:

- 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).
- 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 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.
- 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

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.

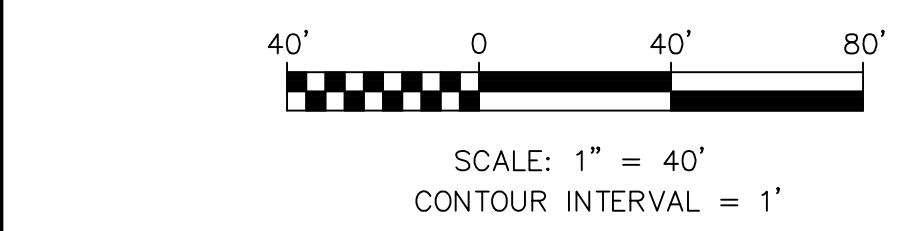
No.	Date	By	Description
1	02/21/18	DVH	DATA CLARIFICATION
2	08/05/19	BRH	LANDSCAPE DATA
3	10/24/19	BRH	UPDATE
4	07/23/20	BRH	COUNTY COMMENTS

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



- ### 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 . . . TRUNK DIAMETER—DRIPLINE RADIUS (INCHES) (FEET)
- NOTE: EXISTING CONEX CONTAINERS ARE TEMPORARY USE AND ARE BROUGHT IN TO HOUSE CONCRETE COMPONENT SUPPLIES

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

UNPLATTED
 EPC APN 65244-00-074
 Owner: ARACO ENTERPRISES LLC

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