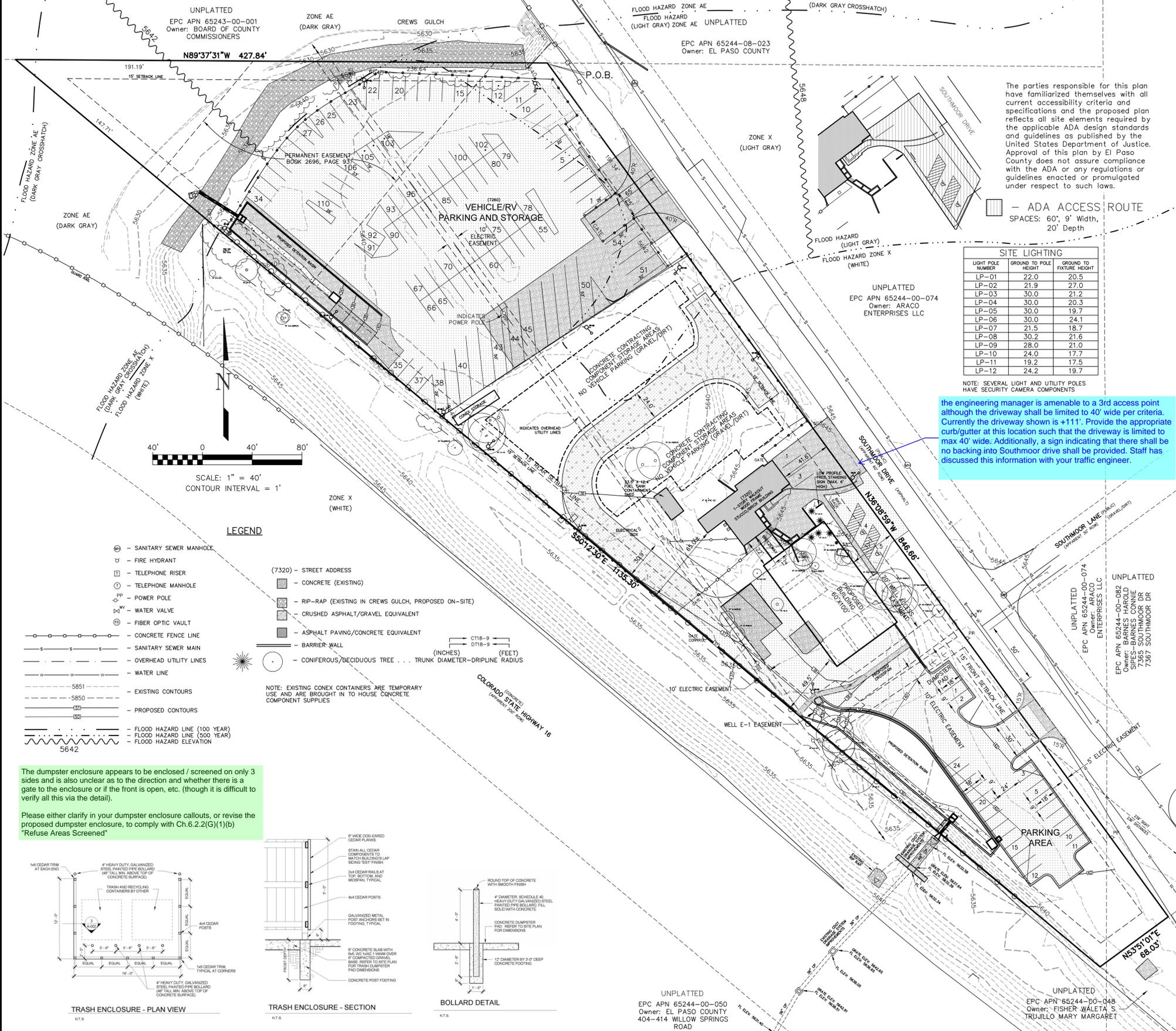


ARACO CONCRETE

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

the engineering manager is amenable to a 3rd access point although the driveway shall be limited to 40' wide per criteria. Currently the driveway shown is +111'. Provide the appropriate curb/gutter at this location such that the driveway is limited to max 40' wide. Additionally, a sign indicating that there shall be no backing into Southmoor drive shall be provided. Staff has discussed this information with your traffic engineer.

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 CDDT 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:

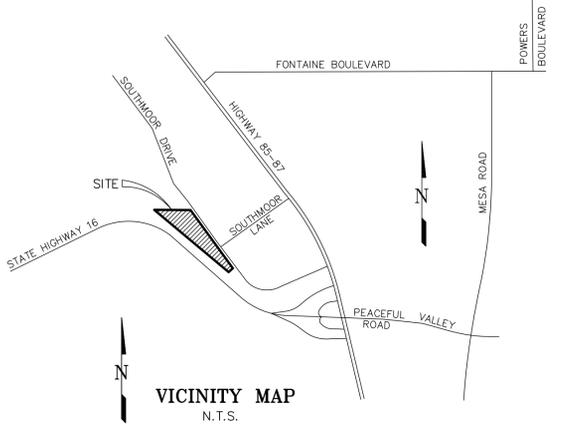
- EXISTING ZONE: M (INDUSTRIAL-OBSOLETE)
- EXISTING USE: INDUSTRIAL OFFICE COMPLEX SETBACK REQUIREMENTS: Front, Side and Rear
- LOT AREA REQUIREMENTS: None Yard = 15'-0" minimum
- BUILDING HEIGHT REQUIREMENTS: 50' maximum allowed; Existing Building = 18.5' average height; Proposed Building = 25' average height
- BUILDING SQUARE FEET: EXISTING BUILDING: 2,062 SQ. FT. LOT COVERAGE: 12.7%
PROPOSED BUILDING: 6,000 SQ. FT. Parcel Size: 4.201 acres = 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. Substandard-sized spaces (*) within VEHICLE/RV PARKING AND STORAGE AREA will be used for small vehicles/trailers.

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; 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 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.
- 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

FILE NO. EA-17-075



UNPLATTED
EPC APN 65243-00-001
Owner: BOARD OF COUNTY COMMISSIONERS

FLOOD HAZARD ZONE AE (DARK GRAY CROSSHATCH)
FLOOD HAZARD ZONE AE UNPLATTED
EPC APN 65244-08-023
Owner: EL PASO COUNTY

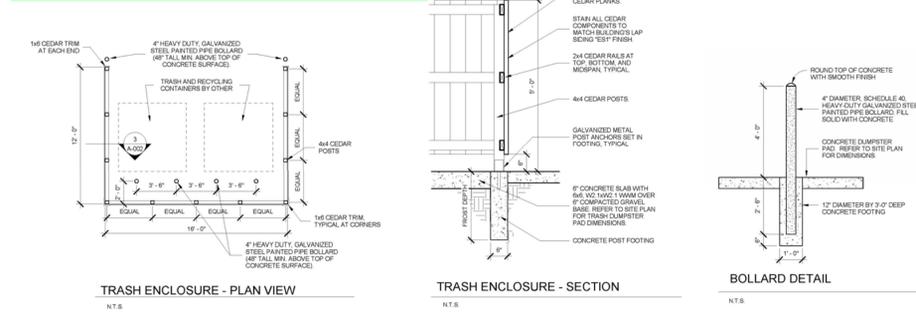
UNPLATTED
EPC APN 65244-00-074
Owner: ARACO ENTERPRISES LLC

UNPLATTED
EPC APN 65244-00-082
Owner: FISHER WALETA S TRUJILLO MARY MARGARET

- ### LEGEND
- (M) - SANITARY SEWER MANHOLE
 - (F) - FIRE HYDRANT
 - (T) - TELEPHONE RISER
 - (TM) - TELEPHONE MANHOLE
 - (P) - POWER POLE
 - (V) - WATER VALVE
 - (FO) - FIBER OPTIC VAULT
 - (CF) - CONCRETE FENCE LINE
 - (SM) - SANITARY SEWER MAIN
 - (OU) - OVERHEAD UTILITY LINES
 - (WL) - WATER LINE
 - (5851) - EXISTING CONTOURS
 - (5850) - PROPOSED CONTOURS
 - (100) - FLOOD HAZARD LINE (100 YEAR)
 - (500) - FLOOD HAZARD LINE (500 YEAR)
 - (5642) - FLOOD HAZARD ELEVATION
 - (7320) - STREET ADDRESS
 - (C) - CONCRETE (EXISTING)
 - (R) - RIP-RAP (EXISTING IN CREWS GULCH, PROPOSED ON-SITE)
 - (GA) - CRUSHED ASPHALT/GRAVEL EQUIVALENT
 - (AP) - ASPHALT PAVING/CONCRETE EQUIVALENT
 - (BW) - BARRIER WALL
 - (CT) - CONIFEROUS/DECIDUOUS TREE
 - (TR) - TRUNK DIAMETER-DRIPLINE RADIUS
 - (CT18-9) (D118-9) - (INCHES) (FEET)
- NOTE: EXISTING CONEX CONTAINERS ARE TEMPORARY USE AND ARE BROUGHT IN TO HOUSE CONCRETE COMPONENT SUPPLIES

The dumpster enclosure appears to be enclosed / screened on only 3 sides and is also unclear as to the direction and whether there is a gate to the enclosure or if the front is open, etc. (though it is difficult to verify all this via the detail).

Please either clarify in your dumpster enclosure callouts, or revise the proposed dumpster enclosure, to comply with Ch.6.2.2(G)(1)(b) "Refuse Areas Screened"



CALL BEFORE YOU DIG . . .

811

DIAL 811

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

REVISIONS	
No.	Description
1	DATA CHARACTERIZATION
2	LANDSCAPE DATA
3	UPDATE
4	COUNTY COMMENTS
5	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) 526-6133 FAX: (719) 528-8646
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

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.

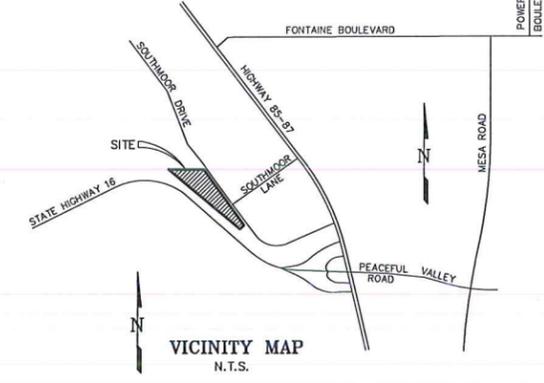
Review 2: Unresolved. Per the Traffic Study a distance of 65' between the entry gate and Southmoor Drive should be provided. Please incorporate the traffic engineers recommendations and revise the design accordingly.

Revised design - DVH

Revised design - DVH

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.



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:

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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.
- 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
- 2 bicycle parking spaces required
- ADDED - DVH

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.

NOTES: 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 floods). Zone AE - Dark Grey (Base flood elevations determined) and Zone AE - Dark Grey cross-hatched (floodway areas in Zone AE).

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SITE LIGHTING		
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LP-12	24.2	19.7

NOTE: SEVERAL LIGHT AND UTILITY POLES HAVE SECURITY CAMERA COMPONENTS

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.

Revised per Deviation Request - DVH

Please identify the surface material of the storage areas

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

IDENTIFIED - DVH

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

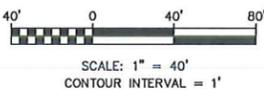
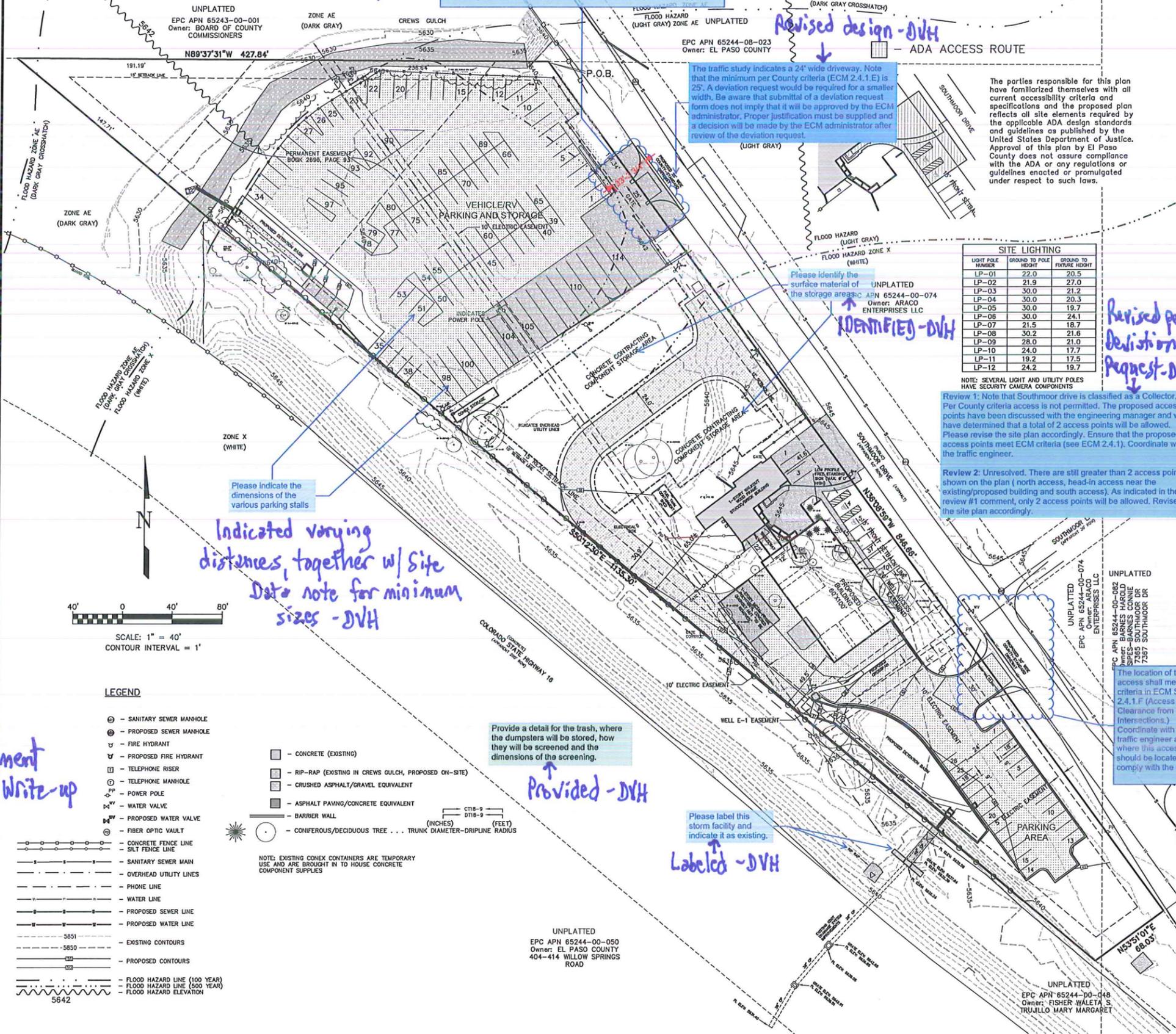
Provided - DVH

Please label this storm facility and indicate it as existing.

Labelled - DVH

Please indicate the dimensions of the various parking stalls

Indicated varying distances, together w/ Site Data note for minimum sizes - DVH



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
- Slit Fence Line
- Sanitary Sewer Main
- Overhead Utility Lines
- Phone Line
- Water Line
- Proposed Sewer Line
- Proposed Water Line
- 5551 - Existing Contours
- 5550 - Proposed Contours
- Flood Hazard Line (100 Year)
- Flood Hazard Line (500 Year)
- Flood Hazard Elevation

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 YOU DIG CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND FIBER OPTIC

NO.	DATE	DESCRIPTION	BY
1	02/21/18	DATA CLARIFICATION	DVH
2	08/05/19	LANDSCAPE DATA	BRH
3	10/24/19	UPDATE	BRH
4	07/23/20	COUNTY COMMENTS	BRH

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.ldcinc.com TEL: (719) 528-6133 FAX: (719) 528-6848
3808 MAZELAND ROAD COLORADO SPRINGS, CO 80909

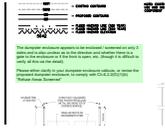
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TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

Project No.: 17033
Sheet: 1 of 1

PCD FILE NO. PPR1950

Site Development Plan_V3.pdf Markup Summary

Sophie Kiepe (1)



Subject: Easements
Page Label: 1
Author: Sophie Kiepe
Date: 5/5/2021 12:13:44 PM
Status:
Color: ■
Layer:
Space:

The dumpster enclosure appears to be enclosed / screened on only 3 sides and is also unclear as to the direction and whether there is a gate to the enclosure or if the front is open, etc. (though it is difficult to verify all this via the detail).

Please either clarify in your dumpster enclosure callouts, or revise the proposed dumpster enclosure, to comply with Ch.6.2.2(G)(1)(b) "Refuse Areas Screened"

Daniel Torres (1)



Subject: Callout
Page Label: 1
Author: Daniel Torres
Date: 5/13/2021 3:43:57 PM
Status:
Color: ■
Layer:
Space:

the engineering manager is amenable to a 3rd access point although the driveway shall be limited to 40' wide per criteria. Currently the driveway shown is +111'. Provide the appropriate curb/gutter at this location such that the driveway is limited to max 40' wide. Additionally, a sign indicating that there shall be no backing into Southmoor drive shall be provided. Staff has discussed this information with your traffic engineer.