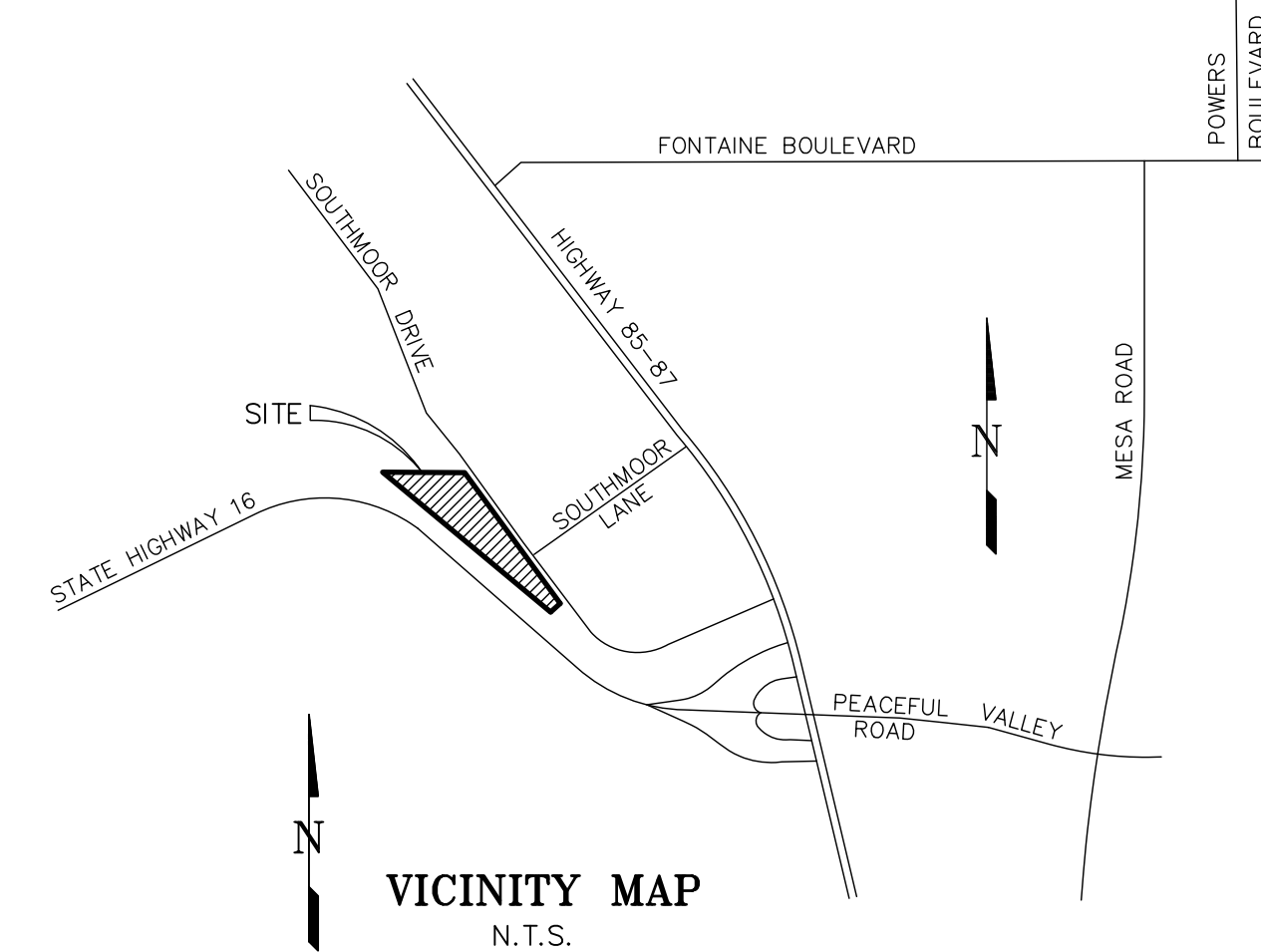


SITE DEVELOPMENT PLAN
EL PASO COUNTY, COLORADO



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 (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' portion r.o.w.), that parcel described by document (QC Deed, Book 2354, Page 934, El Paso County, Colorado records) and that parcel described by document (Court Order Acquisition CDOT 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 SW5E4 with the Southwesterly right-of-way line of said Southmoor Drive (all bearings in this description are relative to said SW5E4'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, 42.84 feet to a point on a Northerly line of said Book 2450, Page 633's parcel; thence S50°12'30"E along said parcel's Northerly line, 1135.30 feet to a point on the Northerly line of said Book 2354, Page 912's parcel; thence N53°51'01"E along said parcel's Northerly 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 Northerly line of said Book 2450, Page 633's parcel, 134.00 feet to the 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 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 (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 Northeast 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)-576-1700
7470 Southmoor Dr
Fountain, CO 80817

FILE NO. EA-17-075

CALL BEFORE YOU DIG . . .

118

DIAL 811

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

REVISIONS			
No.	Description	By	Date
1	DATA CLARIFICATION	DVH	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	DVH	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



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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

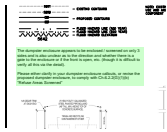
Sheet:



1

Site Development Plan_V3.pdf Markup Summary

Sophie Kiepe (1)

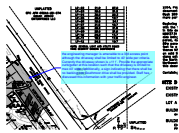


Subject: Easements
Page Label: 1
Author: Sophie Kiepe
Date: 5/5/2021 12:13:44 PM
Status:
Color: ■
Layer:
Space:

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.