

ROCKY TOP RESOURCES

SITE DEVELOPMENT PLAN

1755 E. LAS VEGAS STREET, COLORADO SPRINGS, EL PASO COUNTY, COLORADO

OWNER/DEVELOPER:

ROCKY TOP RESOURCES, INC.
ATTN: FREDRICK D. MARTIN
1755 E. LAS VEGAS STREET
COLORADO SPRINGS, CO 80903-4323
(719) 579-9103

PLANNING CONSULTANT:

LAND DEVELOPMENT CONSULTANTS, INC.
ATTN: DAVID W. HOSTETLER
3898 MAIZELAND ROAD
COLORADO SPRINGS, CO 80909
(719) 528-6133

PROPERTY DESCRIPTION: 1755 E. LAS VEGAS STREET

PARCEL 1: TRACTS 1 AND 2 IN VALLEY GARDENS, AND ALL THAT PORTION OF WEST STREET VACATED BY RESOLUTION NO. 04-545 RECORDED DECEMBER 12, 2006 UNDER RECEPTION NO. 206179579, BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, AND THE WEST HALF OF SECTION 28 IN TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THAT PORTION CONVEYED TO THE COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO RECORDED JANUARY 10, 1984 IN BOOK 3823 AT PAGE 439, AND EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION STATE OF COLORADO RECORDED MAY 5, 1992 IN BOOK 5973 AT PAGE 205.

PARCEL 2: TRACTS 7, 8, 9 AND 12 IN VALLEY GARDENS, BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28 IN TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO,

EXCEPTING FROM THE ABOVE DESCRIPTION THAT PORTION THEREOF CONVEYED BY B.W. BABCOCK TO A.G. PINELLO AND RECORDED IN BOOK 539 AT PAGE 485 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, AND FURTHER EXCEPTING THE RIGHT OF WAY CONVEYED TO THE CITY OF COLORADO SPRINGS BY DEED RECORDED IN BOOK 1000 AT PAGE 316 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, COUNTY OF EL PASO, STATE OF COLORADO,

... AND ...

TRACTS G AND H AND TRACTS E, I AND K, RYAN'S SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPTING FROM ALL THE FOREGOING PARCELS THOSE PORTIONS CONTAINED IN FINDINGS, ORDER AND DECREE RECORDED IN BOOK 3823 AT PAGE 439, WARRANTY DEED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO RECORDED IN BOOK 5973 AT PAGE 205 AND IN WARRANTY DEED TO JAY A. RINGLER RECORDED IN BOOK 6354 AT PAGE 339, EL PASO COUNTY, COLORADO,

NOW KNOWN AS TRACT 7 IN VALLEY GARDENS IN ACCORDANCE WITH ADMINISTRATIVE VACATION OF INTERIOR LOT LINES AS RECORDED JANUARY 17, 2006 AT RECEPTION NO. 206006560 ... CONTAINING 45 "GROSS" ACRES, MORE OR LESS.

SITE DATA:

AREA: 44.809 AC
EXISTING ZONE: I-3 "HEAVY INDUSTRIAL"
EXISTING USE: WOOD WASTE RECYCLING AND MULCH RETAIL

PROPOSED BUILDING HEIGHT: EXTENDED SINGLE-STORY = 25'-30' (40' ALLOWED)
BUILDING SETBACKS: 30' FRONT, SIDE AND REAR

PARKING, REQUIRED:

OFFICES/SHOPS/EMPLOYEE LUNCH ROOM
(PERMANENT STRUCTURE) - 5,400 SQ. FT. @ 1/300 SQ. FT. = 18

PARKING, PROVIDED: 41 (INCLUDES 2 HANDICAP)

TAX SCHEDULE NO.: 64291-01-029, 030 AND 031

NOTES:

- FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C 0741F, effective date March 17, 1997, indicates the area in the vicinity of this parcel of land to be Zone X (gray) (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) and Zone AE (special flood hazard areas inundated by 100-year flood with base elevations determined).
- BENCHMARK: FIMS Monument Z-395 is a stainless steel rod inside an aluminum flange stamped "Z 395 1983" set by the NGS 335 feet Northwest of the center of Royer Street, 50 feet Northeast of the center of E. Las Vegas Street, 27 feet Southwest of the near rail of the Denver and Rio Grande Western tracks, 3 feet Northwest of a utility pole with 1 guy wire, 1 foot Southeast of a witness post, 4 feet below the tracks; Elevation = 5914.77 (FIMS datum) plus 3.465 foot adjustment to NAVD 88 datum per VERTCON adjustment = 5918.23.
- Lighting will consist of building-mounted wall-packs.
- The developer shall obtain a driveway access permit from El Paso County Development Services Department prior to obtaining a building permit.
- The site will utilize a mobile scale for vehicle load weighing.
- Multiple piles of raw material dump areas, debris stockpiles, post process mulch stockpiles and fine mulch stockpiles will exist in various locations across this site, with corresponding dirt/gravel accessways also existing in various locations across this site.

LEGEND

- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- TELEPHONE RISER
- TELEPHONE MANHOLE
- POWER POLE
- WATER VALVE
- FIBER OPTIC VAULT
- FENCE LINE
- SANITARY SEWER LINE
- OVERHEAD ELECTRIC LINE
- PHONE LINE
- WATER LINE

100' 0 100' 200'
SCALE: 1" = 100'
CONTOUR INTERVAL = 1 FOOT

ROCKY TOP RESOURCES SITE DEVELOPMENT PLAN

PORTIONS OF THE EAST HALF OF THE NORTHEAST
QUARTER OF SECTION 29 AND THE WEST HALF
OF SECTION 28, TOWNSHIP 14 SOUTH,
RANGE 66 WEST OF THE 6TH P.M.,
EL PASO COUNTY, COLORADO

Project No.:

04048

Sheet:

1 of 1

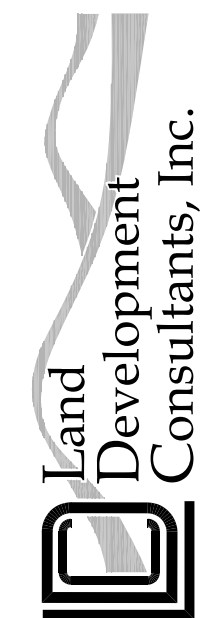
CALL BEFORE YOU DIG ...

811
DIAL 811

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

REVISIONS		Date
No.	Description	By
1	DATA CLARIFICATION	SLG 12/27/18
2	CLIENT/CIVIL COMMENTS	SLG 01/11/19
3	BUILDING LOCATION	SLG 03/20/19

H Scale:	1" = 100'
V Scale:	N/A
Designed By:	N/A
Drawn By:	SLG
Checked By:	DWH
Date:	10/10/2018



www ldc-inc.com • TEL: (719) 528-6133 • FAX: (719) 528-8548
3898 MAIZELAND ROAD • COLORADO SPRINGS, CO 80909

PLANNING • SURVEYING

The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:

"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 or with respect to such laws."

Also required is an additional page illustrating the ADA route.

Is this the OWTS area? If it is please fix abbreviation, if it is not please label this area.

The extent of all the areas, vehicle/equipment storage, raw material dump areas, etc, need to be shown on the Site Development plan. Stating the whole area is not applicable for the standards to be met.

Show the ingress/egress easement

Need details of Fuel Facility and Letter from Fire Department approving design of Fuel Facility

Identify this hatch pattern. I believe this is asphalt.

Label what these are, or provide a description

COUNTY - M
VACANT
64282-01-008
UNITED LAND HOLDING, LLC
PO BOX 340
SHARON-SPRINGS, KS 67758

COUNTY - M
VACANT
64291-01-011
UNITED LAND HOLDING, LLC
PO BOX 340
SHARON SPRINGS, KS 67758

COUNTY - M
WAREHOUSE/STORAGE
64294-00-037
MELRU #2 LLLP
2239 COMMERCIAL BLVD
COLORADO SPRINGS, CO 80906

CITY - M1/P/SS
VACANT
64284-00-038
WASTE MANAGEMENT OF COLORADO, INC
PO BOX 1450
CHICAGO, IL 60690

CITY - M2/CR SS
WAREHOUSE/STORAGE
64291-01-013
WASTE MANAGEMENT OF COLO., INC
PO BOX 1450
CHICAGO, IL 60690

CITY - M2/CR SS
VACANT
64291-01-012
ROLAND W. WEITZEL
41 POLO DRIVE
COLORADO SPRINGS, CO 80906

Indicate the height of the concrete walls. Any wall 2 foot or taller is considered a structure and requires a building permit.

Show the proposed FSD pond

update firm panel

Show the 100-year and 500-year floodplain boundaries