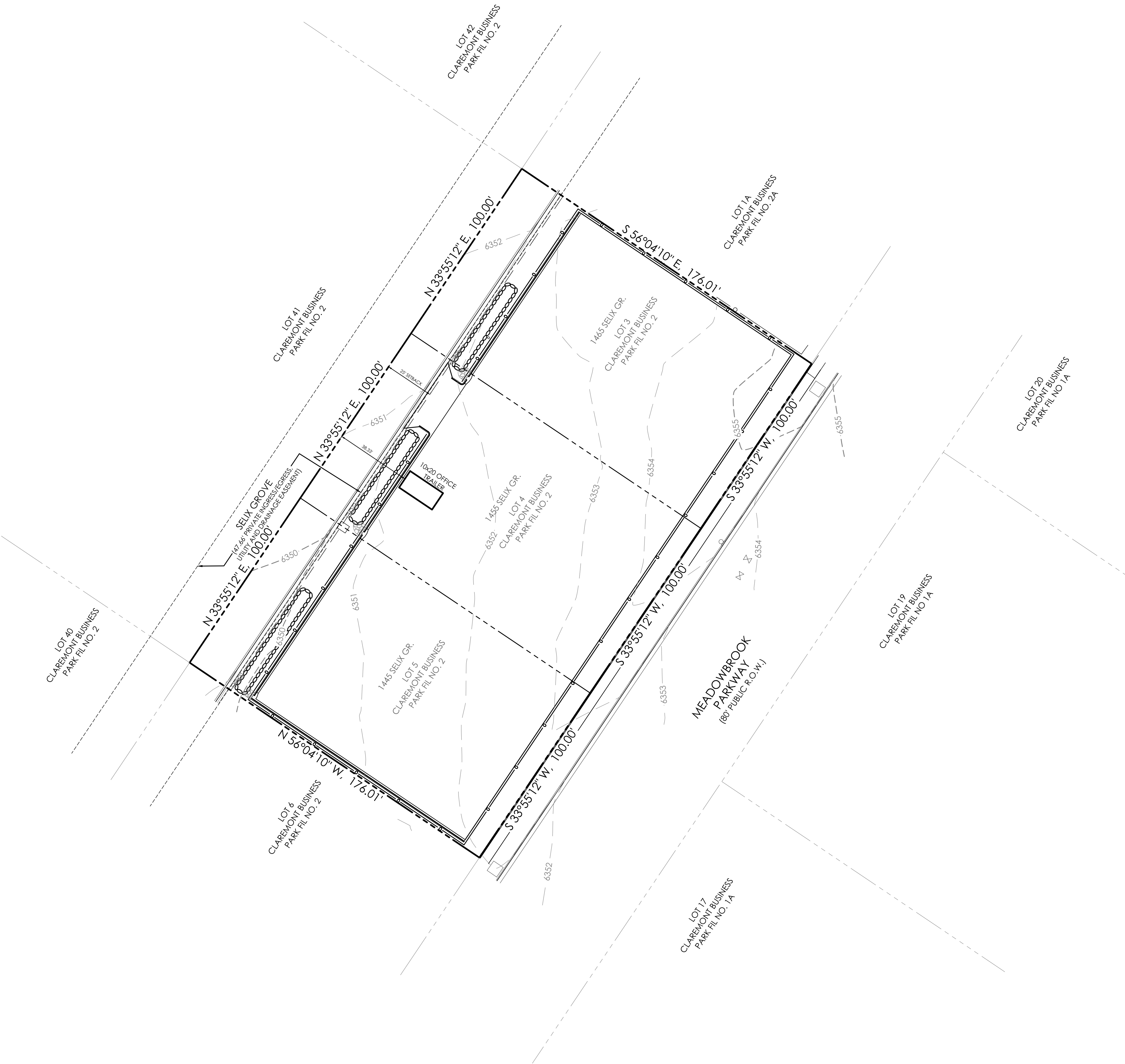


# GULFEAGLE SUPPLY - SITE PLAN

LOTS 3-5, CLAREMONT BUSINESS PARK FILING NO. 2,  
1455 SELIX GROVE, EL PASO COUNTY, COLORADO



**LEGEND**

-----	PROPERTY LINE	-----	INDEX CONTOUR	-----	INDEX CONTOUR
-----	EASEMENT LINE	-----	INTERMEDIATE CONTOUR	-----	INTERMEDIATE CONTOUR
-----	LOT LINE	-----	CONCRETE AREA	-----	CONCRETE AREA
-----	BUILDING SETBACK LINE	-----	ASPHALT AREA	-----	ASPHALT AREA
-----	ADJACENT PROPERTY LINE	-----	CURB AND GUTTER	-----	CURB AND GUTTER
-----		-----	BUILDING/ BUILDING OVERHANG	-----	BUILDING/ BUILDING OVERHANG
-----		-----	DECK	-----	DECK
-----		-----	RETAINING WALL - SOLID/ ROCK	-----	RETAINING WALL - SOLID ROCK
-----		-----	SIGN	-----	SIGN
-----		-----	BOLLARD	-----	BOLLARD
-----		-----	WOOD FENCE	-----	WOOD FENCE
-----		-----	CHAIN LINK FENCE	-----	CHAIN LINK FENCE
-----		-----	BARBED WIRE FENCE	-----	BARBED WIRE FENCE
-----		-----	TREE (EVERGREEN/DECIDUOUS)	-----	TREE (EVERGREEN/DECIDUOUS)
-----		-----	SHRUB	-----	SHRUB
-----		-----	ROCK	-----	ROCK

**PROPOSED**

-----	INDEX CONTOUR	-----	INDEX CONTOUR
-----	INTERMEDIATE CONTOUR	-----	INTERMEDIATE CONTOUR
-----	CONCRETE AREA	-----	CONCRETE AREA
-----	ASPHALT AREA	-----	ASPHALT AREA
-----	CURB AND GUTTER	-----	CURB AND GUTTER
-----	BUILDING/ BUILDING OVERHANG	-----	BUILDING/ BUILDING OVERHANG
-----	DECK	-----	DECK
-----	RETAINING WALL - SOLID/ ROCK	-----	RETAINING WALL - SOLID ROCK
-----	SIGN	-----	SIGN
-----	BOLLARD	-----	BOLLARD
-----	WOOD FENCE	-----	WOOD FENCE
-----	CHAIN LINK FENCE	-----	CHAIN LINK FENCE
-----	BARBED WIRE FENCE	-----	BARBED WIRE FENCE
-----	TREE (EVERGREEN/DECIDUOUS)	-----	TREE (EVERGREEN/DECIDUOUS)
-----	SHRUB	-----	SHRUB
-----	ROCK	-----	ROCK

**OWNER**  
SBJ RESCH FAMILY PARTNERSHIP, LTD.  
2900 7TH AVENUE EAST, SUITE 200  
TAMPA, FL 33605  
(813) 248-4911

**DEVELOPER**  
GULFEAGLE SUPPLY  
JEFF BARNES, BRANCH MANAGER  
1456 SELIX GROVE  
COLORADO SPRINGS, CO 80915  
(719) 574-7663

**ENGINEER**  
M.V.E., INC.  
1903 LELARAY STREET, STE 200  
COLORADO SPRINGS, CO 80909  
(719) 635-5736

**ZONING**  
CS, CAD-0 (COMMERCIAL SERVICE,  
COMMERCIAL AIRPORT DISTRICT)

**SETBACK**  
FRONT = 25 FT  
REAR = 25 FT  
SIDE = 25 FT

**LOT INFORMATION**  
MAXIMUM LOT COVERAGE - NONE  
MAXIMUM BUILDING HEIGHT = 45 FT  
SPECIAL USE REQUIRED FOR  
CONTRACTOR STORAGE

**LEGAL DESCRIPTION**  
LOTS 3, 4 & 5, CLAREMONT BUSINESS  
PARK FILING NO. 2

**TAX SCHEDULE NO.**  
5408102007 = LOT 3  
5408102008 = LOT 4  
5408102009 = LOT 5

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SBJ RESCH FAMILY PARTNERSHIP, LTD.  
2900 7TH AVENUE EAST, SUITE 200  
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**ZONING**  
CS, CAD-0 (COMMERCIAL SERVICE,  
COMMERCIAL AIRPORT DISTRICT)

**SETBACK**  
FRONT = 25 FT  
REAR = 25 FT  
SIDE = 25 FT

**LOT INFORMATION**  
MAXIMUM LOT COVERAGE - NONE  
MAXIMUM BUILDING HEIGHT = 45 FT  
SPECIAL USE REQUIRED FOR  
CONTRACTOR STORAGE

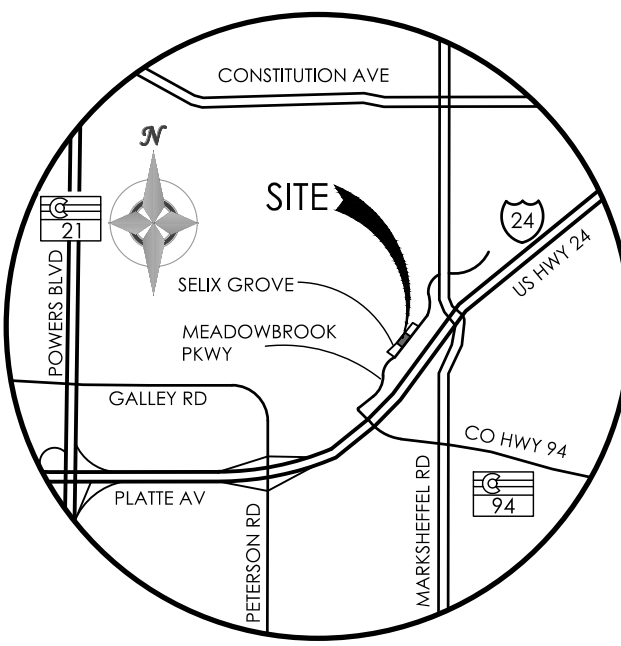
**LEGAL DESCRIPTION**  
LOTS 3, 4 & 5, CLAREMONT BUSINESS  
PARK FILING NO. 2

**TAX SCHEDULE NO.**  
5408102007 = LOT 3  
5408102008 = LOT 4  
5408102009 = LOT 5

- SITE SPECIFIC NOTES:**
1. THE ENTIRE FENCED AREA OF THIS PROPERTY IS FOR THE USE OF MATERIAL STORAGE.
  2. THIS STORAGE YARD IS IN SUPPORT OF GULFEAGLE SUPPLY ON THE OPPOSITE SIDE OF SELIX GROVE (1456 SELIX GROVE).
  3. THE TRAILER SHOWN IS FOR TEMPORARY SHELTER DURING LOADING / UNLOADING OPERATIONS. THE TRAILER WILL HAVE ELECTRIC SERVICE ONLY.
  4. THE ENTIRE FENCED AREA OF THIS PROPERTY SHALL BE RECYCLED ASPHALT / GRAVEL.

**ADA NOTE**  
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.

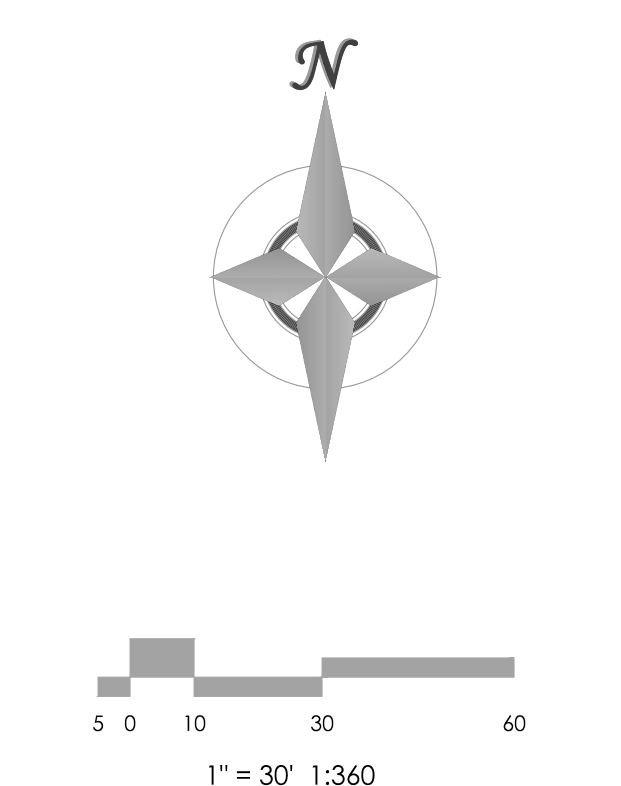
**SITE SPECIFIC ADA NOTE:**  
THIS STORAGE YARD IS IN SUPPORT OF GULFEAGLE SUPPLY ON THE OPPOSITE SIDE OF SELIX GROVE (1456 SELIX GROVE). THE SITE IS WITHIN A LOCKED GATED FENCE AND NOT INTENDED FOR PUBLIC ACCESS. ADA PARKING FOR THE GULFEAGLE SUPPLY FACILITY IS PROVIDED AT 1456 SELIX GROVE. NO ADA ACCESS IS PROPOSED FOR THIS STORAGE YARD SITE.



VICINITY MAP  
NOT TO SCALE

BENCHMARK  
ELEVATIONS SHOWN ON THIS DRAWING ARE  
BASED ON THE CSU FIMS NETWORK (NGVD29).

BASIS OF BEARINGS: THE BASIS OF ALL BEARINGS  
SHOWN ON THIS DRAWING IS THE NORTH LINE  
OF MEADOWBROOK PARKWAY BEARING  
S33°55'12"W.



REVISIONS

DESIGNED BY  
DRAWN BY  
CHECKED BY  
AS-BUILTS BY  
CHECKED BY

GULFEAGLE  
SUPPLY

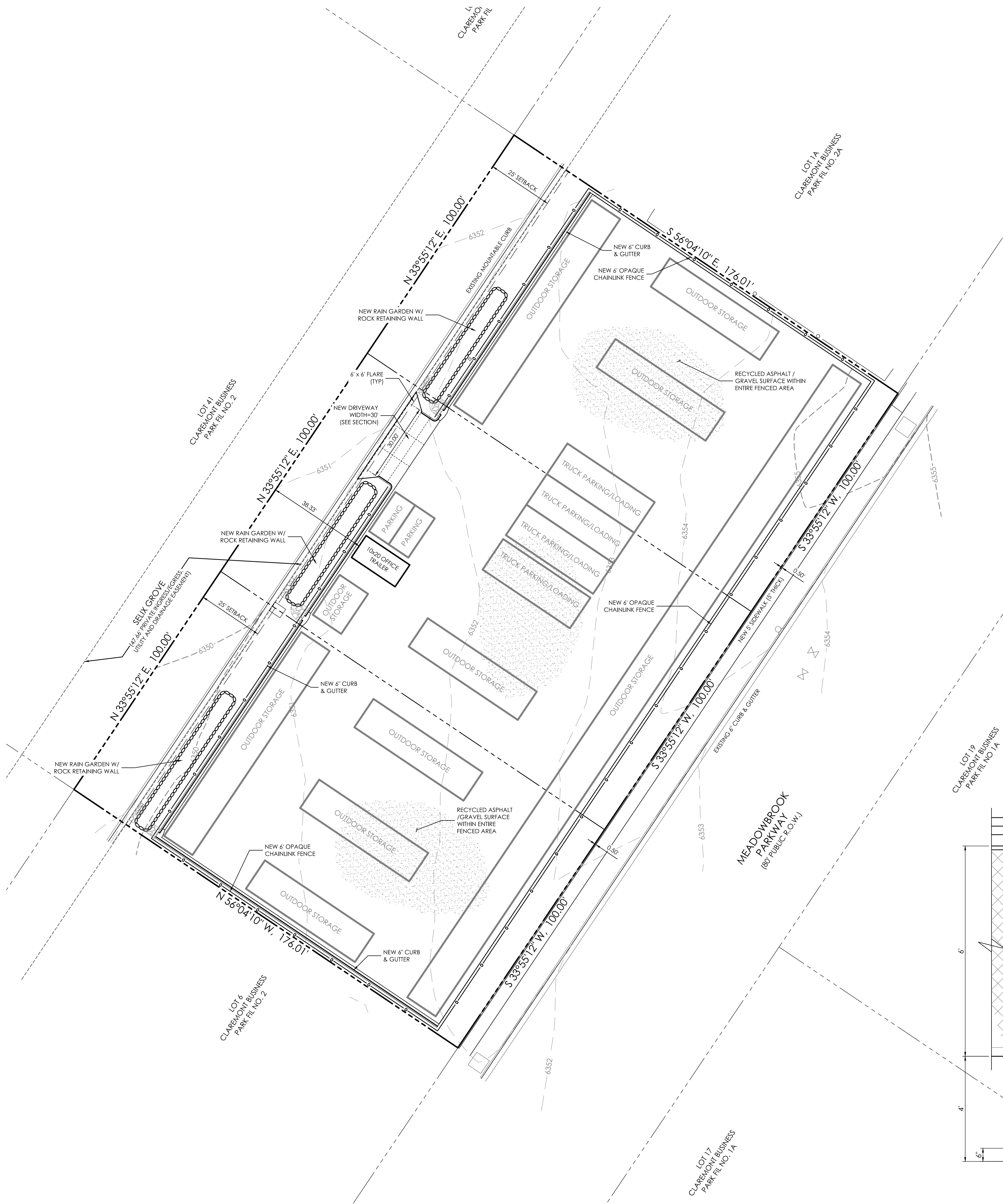
SITE DEVELOPMENT  
PLAN

MVE PROJECT 61078  
MVE DRAWING -DEV-SP

July 17, 2019  
SHEET 1 OF 2

PCD FILE NO. AL198





- SITE SPECIFIC NOTES:**
1. THE ENTIRE FENCED AREA OF THIS PROPERTY IS FOR THE USE OF MATERIAL STORAGE.
  2. THIS STORAGE YARD IS IN SUPPORT OF GULFEAGLE SUPPLY ON THE OPPOSITE SIDE OF SELIX GROVE (1456 SELIX GROVE).
  3. THE TRAILER SHOWN IS FOR TEMPORARY SHELTER DURING LOADING / UNLOADING OPERATIONS. THE TRAILER WILL HAVE ELECTRIC SERVICE ONLY.
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**ADA NOTE**

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.

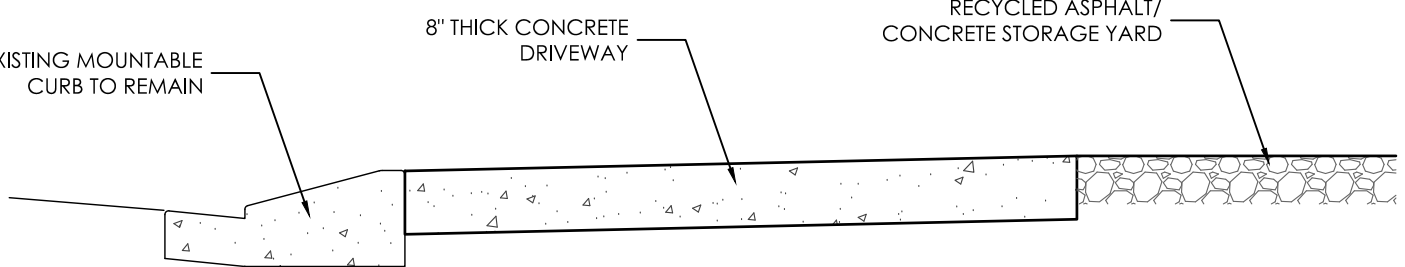
**SITE SPECIFIC ADA NOTE:**

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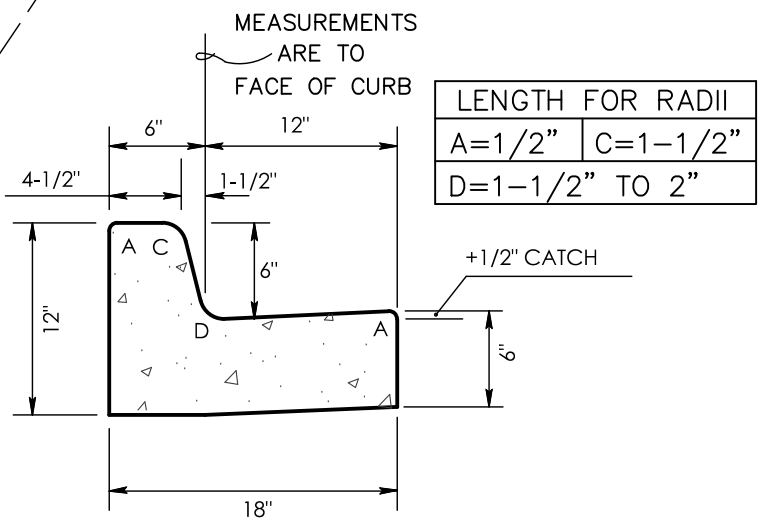
**Approved**  
By: **Craig Dossey, Executive Director**  
Date: **10/21/2019**  
El Paso County Planning & Community Development



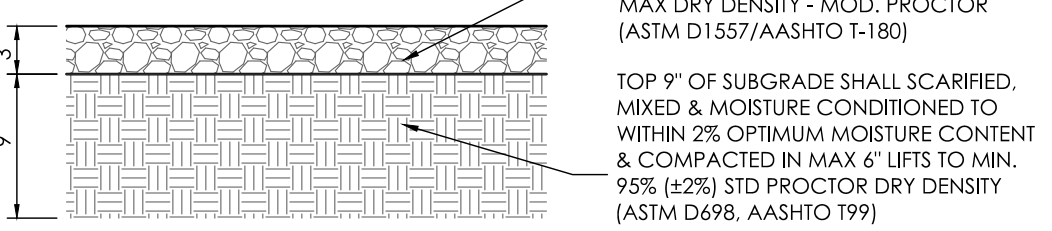
- NOTES:**
- 1.) ALL TOOL JOINTS SHALL BE A MINIMUM OF 1-1/2" DEEP.
  - 2.) FLARED PORTION OF DRIVEWAY SHALL BE POURED MONOLITHIC WITH MAIN RECTANGULAR PORTION OF DRIVEWAY.
  - 3.) JOINTS PER PLAN.



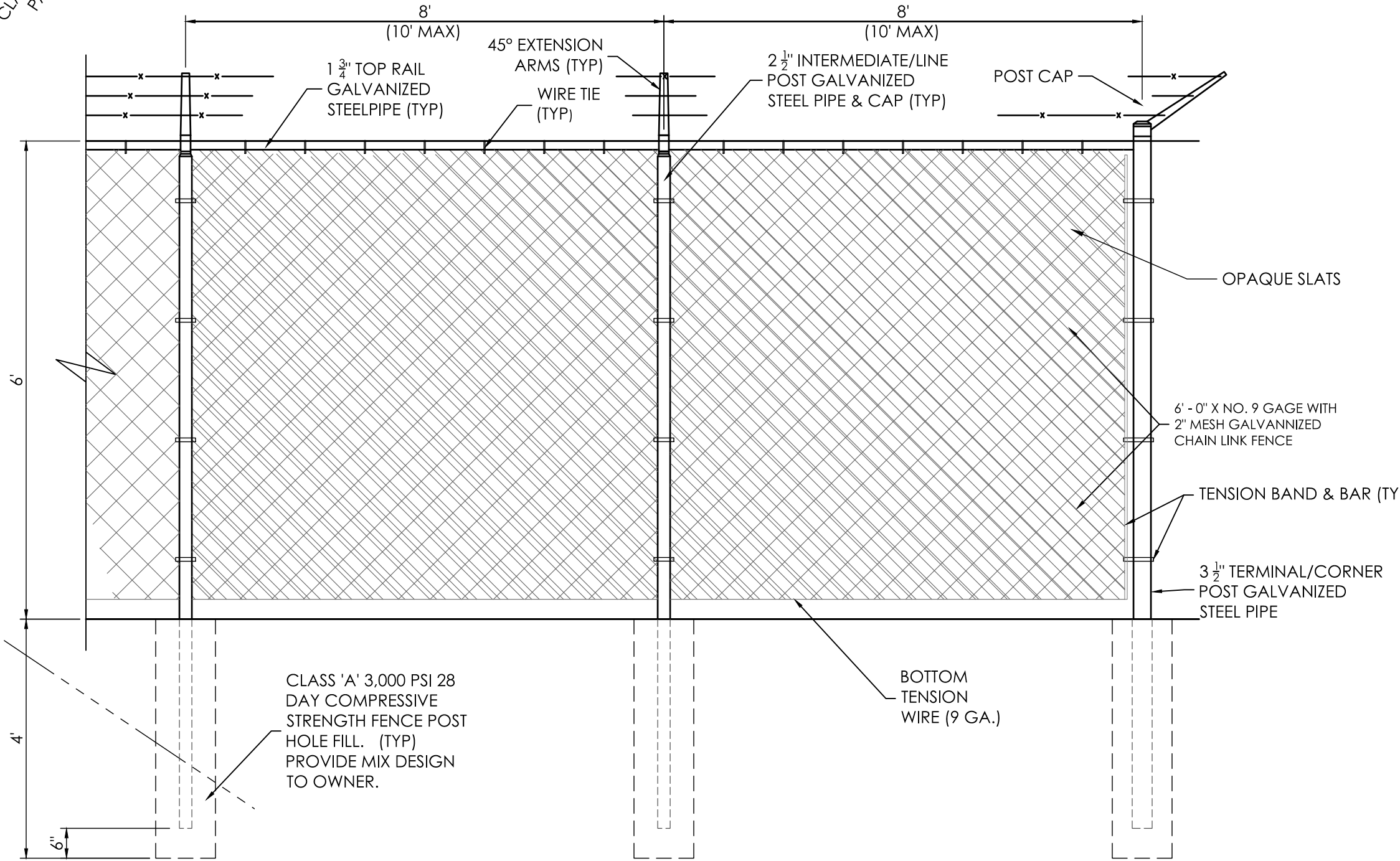
**DRIVEWAY SECTION**  
SCALE 1" = 2.0'



**STD TYPE 3 CATCH CURB & GUTTER**  
SCALE 1" = 1.0'

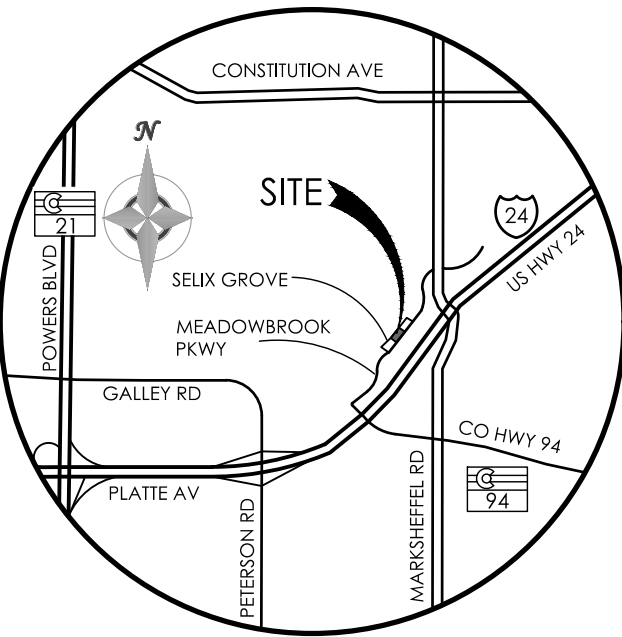


**STORAGE SURFACE PARKING SECTION**  
SCALE 1" = 1.0'



**6' CHAIN LINK FENCE DETAIL**  
SCALE: 1" = 2'

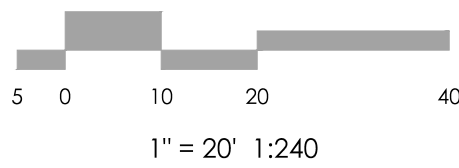
PCD FILE NO. AL198



**VICINITY MAP**  
NOT TO SCALE

**BENCHMARK**  
ELEVATIONS SHOWN ON THIS DRAWING ARE BASED ON THE CSU FMS NETWORK (NGVD29).

**BASIS OF BEARINGS:** THE BASIS OF ALL BEARINGS SHOWN ON THIS DRAWING IS THE NORTH LINE OF MEADOWBROOK PARKWAY BEARING S33°55'12"W.



REVISIONS

DESIGNED BY \_\_\_\_\_  
DRAWN BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_  
AS-BUILT BY \_\_\_\_\_  
CHECKED BY \_\_\_\_\_

**GULFEAGLE SUPPLY**

**SITE DEVELOPMENT PLAN**

MVE PROJECT 61078  
MVE DRAWING -DEV-DS

July 17, 2019  
**SHEET 2 OF 2**