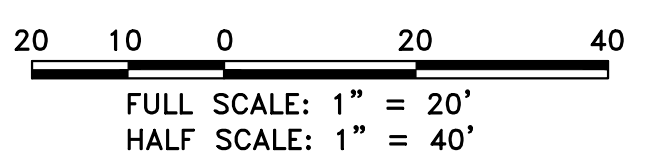
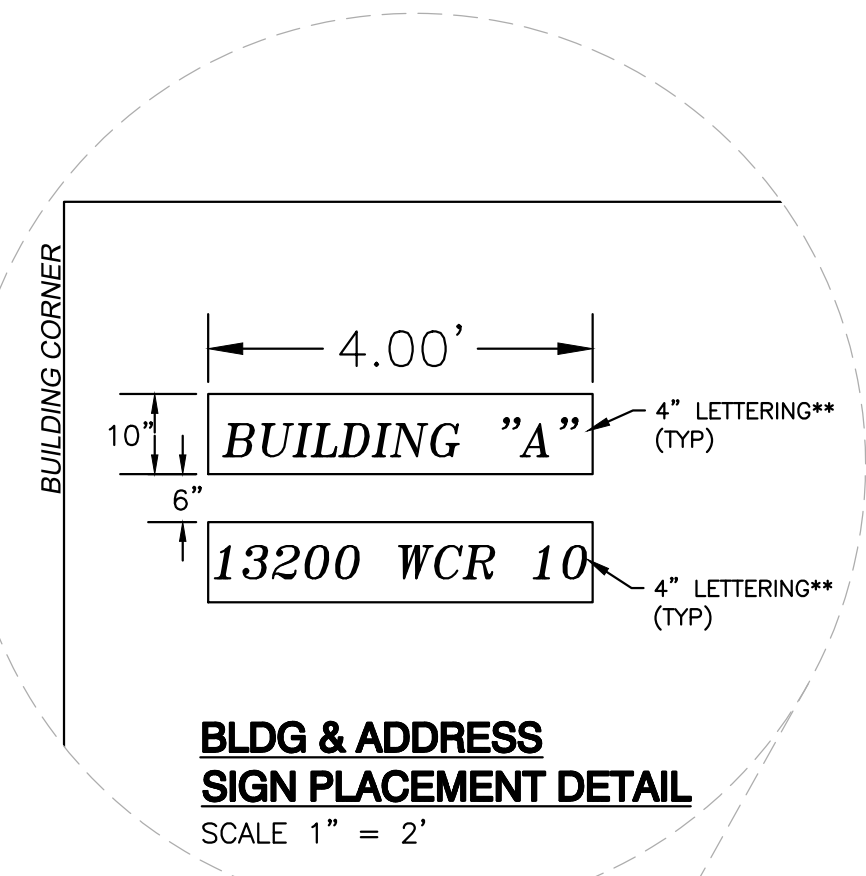


T:\0267\_001\_00-COLE FREMONT AIRPORT\DWG\0267-001-CONCEPT-PLAN.dwg, 08-FIN SITE, 09/20/24 1:14:57 PM, AutoCAD PDF (General Documentation).pc3, ARCH-extend D (36.00 x 24.00 inches), WEC 24'x36, WEC 24'x36

AIRPORT ACCES

BUILDOUT LOT DATA TABLE			
DESCRIPTION	AREA	AREA (ac)	%
LOT	86,125 SF	1.98	100 %
PROPOSED BUILDINGS	21,780 SF	0.50	25.29 %
PROPOSED ON-SITE CONCRETE	3,433 SF	0.08	3.99 %
PROPOSED OFF-SITE CONCRETE	566 SF	0.01	
PROPOSED ON-SITE ASPHALT/CONCRETE	31,866 SF	0.73	37.00 %
PROPOSED TAXILANE ASPHALT/CONCRETE	10,196 SF	0.23	
<b>TOTAL ON-SITE ASPHALT/CONCRETE</b>	<b>31,866 SF</b>	<b>0.73</b>	<b>37.00 %</b>
PROPOSED LANDSCAPE AREA	29,046 SF	0.67	33.73 %

LOT 16  
AIRPORT INDUSTRIAL  
PARK, FILING 1  
1.93 AC.  
ZONE IP  
(INDUSTRIAL PARK)



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FAX (720) 294-1330

**Western Engineering Consultants, Inc LLC**

NO.	REVISION	DATE	BY
1	INITIAL RELEASE	01/21/21	CFC
2	RESORT COUNTY REFER	09/20/24	LFC

OWNER: JIM COLE  
CONTACT: JIM COLE  
2849 VERNON ST  
DENVER, CO 80212  
MOBILE (303)636-4911

**NOTES**

THIS PLAN IS INTENDED AS THE BUILDOUT LOT 17 SITE PLAN FOR COLE - FREMONT COUNTY AIRPORT.

ALL IMPROVEMENTS ARE PROPOSED UNLESS NOTED AS EXISTING.

IT IS THE OWNER AND/OR THE CONTRACTOR'S RESPONSIBILITY TO ATTAIN ALL APPROPRIATE PERMITS AND REVIEW APPROVALS FROM THE STATE OF COLORADO, FREMONT COUNTY, AND FREMONT COUNTY AIRPORT RESPECTIVELY.

SEE COVER SHEET FOR BASIS OF BEARING & BENCHMARK.

ANY REFERENCE TO EASEMENTS, SURVEY POINTS, OR EXISTING UTILITIES AND FEATURES ARE BASED SOLELY FROM SURVEY INFORMATION PROVIDED BY MANGINI & ASSOCIATES INC. ON ROUTE SURVEY, DATED SEPTEMBER 17, 2019.

NOT ALL UNCC UTILITY LOCATES HAVE BEEN PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES ARE LOCATED AND SURVEY PROVIDED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION DRAWING RELEASE.

**SYMBOL LEGEND**

	TELE PEDESTAL		EXISTING TREE
	EL TRANSFORMER		OH OVERHEAD DOOR
	EXISTING CONC		PROPOSED CONC
	EXISTING ASPHALT		PROPOSED ASPHALT
	TRASH ENCLOSURE		PROPOSED LANDSCAPE

**LINETYPE LEGEND**

	LOT / PROPERTY / SECTION LINE
	RIGHT OF WAY LINE
	EASEMENT
	SETBACK
	TO BE ABANDONED LOT LINE
	EXISTING BUILDING, CURB
	EDGE OF ASPHALT or GRAVEL RD
	CHAINLINK FENCE
	WIRE FENCE
	POND WQ W/S
	SWALE
	PROPOSED STORM LINE
	AIRPORT BOUNDARY LINE

**BUILDOUT LOT 17 SITE PLAN**  
**COLE - LOT 17 HANGAR PROJECT**  
**FREMONT COUNTY AIRPORT**  
 FREMONT COUNTY, COLORADO

**Dig Safely.**  
CALL UNCC  
THREE WORKING DAYS  
BEFORE YOU DIG  
1-800-922-1987  
www.uncc.org  
UTILITY NOTIFICATION  
CENTER OF COLORADO

**ISSUED FOR REVIEW**  
NOT FOR CONSTRUCTION

ONLY VALID FOR CONSTRUCTION  
IF SIGN & ORIGINAL SIGNATURE  
ARE ON EACH SHEET

INITIAL PLAN  
RELEASE: 01/21/21  
DESIGNED BY: CFC  
DRAWN BY: CFC  
CHECKED BY: CFC

PROJECT NO.  
01-0267.001.00  
DOC CON #  
08-BUILDOUT SITE  
SHEET  
8 OF 24

