

# ARCO MURRAY NATIONAL DENVER INC. 40 WEST SELF STORAGE

## LOT 1 BRINKER SUB FIL NO 1 - A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

### 40 W LAS VEGAS STREET

#### FBZ DEVELOPMENT PLAN

#### NOVEMBER, 2022

##### PROJECT CONTACTS

##### PROPERTY DEVELOPER

ARCO/MURRAY NATIONAL DENVER, INC.  
899 18TH ST SUITE 2110  
DENVER, CO 80202  
TELE: (720) 882-5541  
CONTACT: CALEB BECK  
EMAIL: CBECK@ARCOMURRAY.COM

##### APPLICANT

GALLOWAY & CO., INC.  
1155 KELLY JOHNSON BLVD., SUITE 305  
COLORADO SPRINGS, CO 80920  
TELE: (719) 900-7220  
CONTACT: GRANT DENNIS, P.E.  
EMAIL: GRANTD@GALLOWAYUS.COM

##### CIVIL ENGINEER

GALLOWAY & CO., INC.  
1155 KELLY JOHNSON BLVD., SUITE 305  
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CONTACT: GRANT DENNIS, P.E.  
EMAIL: GRANTD@GALLOWAYUS.COM

##### LANDSCAPE ARCHITECT

GALLOWAY & CO., INC.  
1155 KELLY JOHNSON BLVD., SUITE 305  
COLORADO SPRINGS, CO 80920  
TELE: (719) 900-7220  
CONTACT: BRYNHILDRALSTEN@GALLOWAYUS.COM

##### SURVEYOR

AZTEC CONSULTANTS INC.  
300 E MINERAL AVE., SUITE 1  
LITTLETON, CO 80122  
TELE: (303) 713-1888  
CONTACT: WWW.AZTECCONSULTANTS.COM

##### CITY & UTILITY CONTACTS

##### STORMWATER ENTERPRISE - SWENT

CITY OF COLORADO SPRINGS  
30 SOUTH NEVADA AVE., SUITE 401  
COLORADO SPRINGS, CO 80901  
TELE: (719) 619-9427  
CONTACT: LISA UNGER  
EMAIL: -

##### ENGINEERING DEVELOPMENT REVIEW - EDR

CITY OF COLORADO SPRINGS  
30 SOUTH NEVADA AVE.  
COLORADO SPRINGS, CO 80901  
TELE: (719) 385-5075  
CONTACT: PATRICK MORRIS  
EMAIL: -

##### WATER & WASTEWATER REVIEW

COLORADO SPRINGS UTILITIES (CSU)  
1521 HANCOCK EXPRESSWAY, P.O. BOX 1103, MAIL CODE 1812  
COLORADO SPRINGS, CO 80903  
TELE: (719) 688-8262  
CONTACT: MIKE GAUCKLE  
EMAIL: -

##### ELECTRIC

COLORADO SPRINGS UTILITIES (CSU)  
1521 HANCOCK EXPRESSWAY, P.O. BOX 1103, MAIL CODE 1812  
COLORADO SPRINGS, CO 80903  
TELE: (719) 688-5904  
CONTACT: ROB ESTES  
EMAIL: -

##### NATURAL GAS

COLORADO SPRINGS UTILITIES (CSU)  
1521 HANCOCK EXPRESSWAY, P.O. BOX 1103, MAIL CODE 1812  
COLORADO SPRINGS, CO 80903  
TELE: (719) 688-5904  
CONTACT: ROB ESTES  
EMAIL: -

##### FIRE

COLORADO SPRINGS FIRE DEPARTMENT (CSFD)  
375 PRINTERS PARKWAY  
COLORADO SPRINGS, CO 80910  
TELE: (719) 385-9950

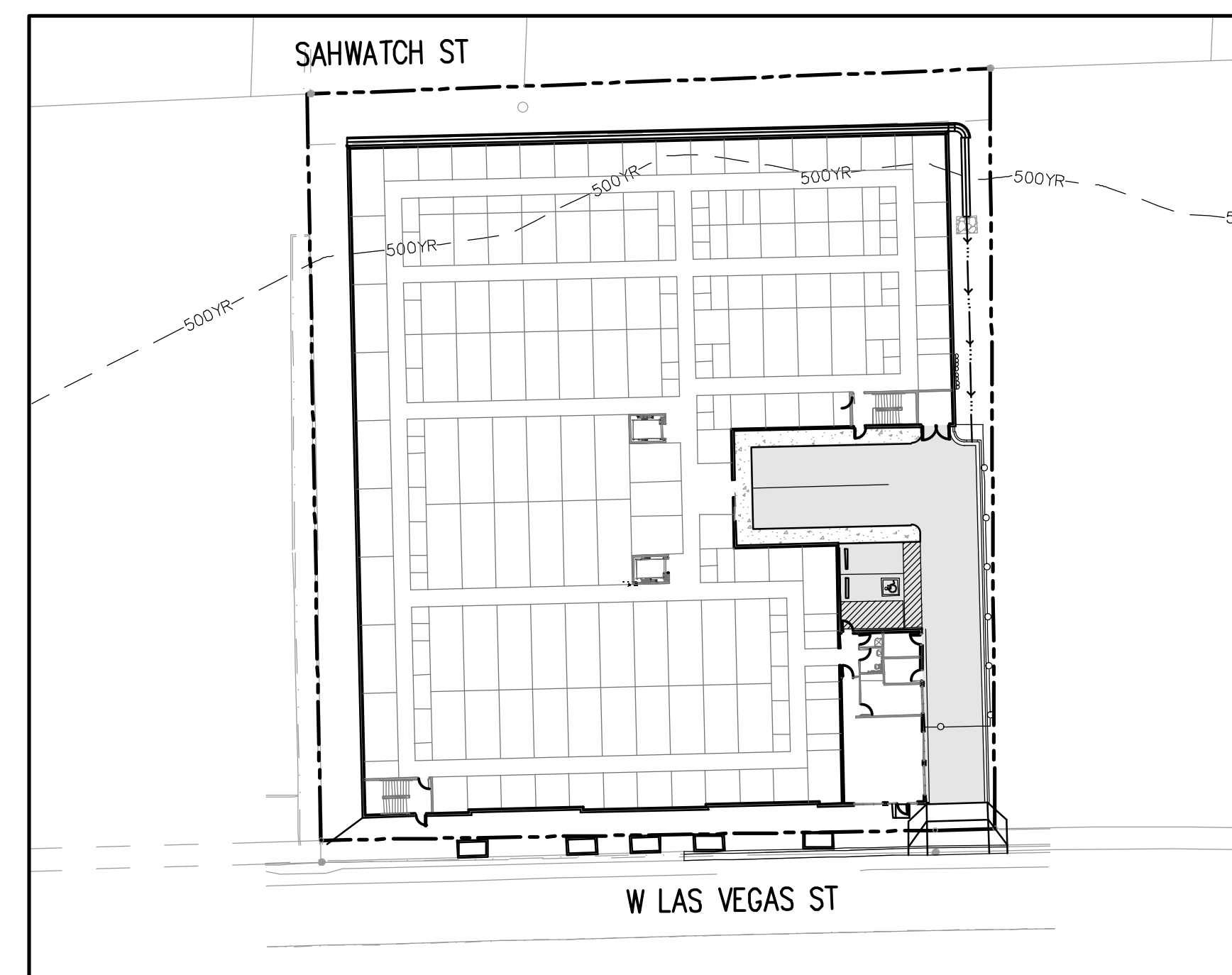


VICINITY MAP  
N.T.S.

SITE PLAN	
GENERAL DEVELOPMENT DATA	
SITE ADDRESS	40 W LAS VEGAS ST., COLORADO SPRINGS, CO 80903
JURISDICTION	CITY OF COLORADO SPRINGS, CO
TAX SCHEDULE NUMBER	6419217024
MASTER PLAN & CITY FILE NUMBER	MILL ST. NEIGHBORHOOD PLAN CPC NP 18-00113
SITE AREA/TOTAL ACREAGE	PROJECT AREA: 43,985.4 SF / 1.0 ACRE
DISTURBED AREA	43,478 SF
DEVELOPMENT SCHEDULE	SPRING 2023
REQUIRED SETBACKS	FRONT: 0 FT MIN. SIDE: 10 FT MAX. OR 20 FT FOR DRIVE AISLE ACCESS REAR: 0 FT MIN.
BUILDING COVERAGE	70% 31,102 SF
LOT COVERAGE	11% ± IMPERVIOUS SURFACE 4,800 SF
EXISTING DEVELOPMENT DATA	
ZONING DISTRICT	FBZ - T1
FBZ SECTOR	TRANSITION 1
DRAINAGE BASIN	MONUMENT CREEK
FEMA FMS MAP	08041C07290
PROPOSED DEVELOPMENT DATA	
PROPOSED FBZ LAND USE	COMMERCIAL SERVICE - SELF STORAGE
PROPOSED FBZ BUILDING TYPE	MIXED USE
PROPOSED FBZ FRONTAGE TYPE	SHOPFRONT
PROPOSED BUILDING SIZE	
BREAKROOM	180± SF
RESTROOM	80± SF
OFFICE/SALES	600± SF
SELF STORAGE UNITS, UTILITIES & INTERNAL CIRCULATION	30,242± SF
PROPOSED BUILDING HEIGHT	3 STORIES
MAXIMUM ALLOWABLE BUILDING HEIGHT	6 STORIES

##### PARKING TABLE

USE	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
COMMERCIAL SERVICE (600 SF)	1 / 500 SF	2	2
TOTAL		2	2
ADA - VAN ACCESSIBLE (INCLUDED IN TOTAL COUNT)		1	1



SITE MAP  
N.T.S.

##### GENERAL NOTES

- PROPERLY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE FOR SHARED COMMON TRACTS, ACCESS DRIVES, PRESERVATION AREAS AND LANDSCAPE AREAS ADJACENT TO THEIR PROPERTY.
- PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SIGHT LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTION AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
- UNIFIED CONTROL STATEMENT - ALL ACCESS DRIVEWAYS, DRIVES, AISLEWAYS, MANEUVERING AND PARKING AREAS, EASEMENTS SHALL BE FOR THE COMMON USE AND MAINTENANCE OF ALL USERS, PUBLIC OR PRIVATE, AND OWNERS OF THIS DEVELOPMENT. FREE AND UNIMPEDED VEHICULAR AND PEDESTRIAN MOVEMENTS SHALL BE MAINTAINED AND PERMITTED ACROSS ALL PROPERTY LINES AT ALL TIMES REGARDLESS OF FUTURE OWNERSHIP OR PLANNING ACTIONS.
- ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND SIGNAGE SHALL MEET ALL APPLICABLE CITY CODE REQUIREMENTS INCLUDING:
  - PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
  - ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR INCH (4") LINES.
  - ACCESSIBLE AISLES SHALL BE OULINED AND DIAGONALLY STRIPED AT FORTY-FIVE DEGREE (45°) ANGLES IN A CONTRASTING COLOR SUCH AS YELLOW, WHITE, OR BLUE.
  - EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN CONTAINING THE DESIGNATION, "VAN ACCESSIBLE", MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. EACH ACCESSIBLE PARKING SPACE SIGN SHALL BE NO SMALLER THAN EIGHTEEN INCHES (18") TALL BY TWELVE INCHES (12") WIDE. EACH VAN ACCESSIBLE SIGN SHALL BE NO SMALLER THAN SIX INCHES (6") TALL BY TWELVE INCHES (12") WIDE. SIGNS SHALL BE LOCATED AT THE HEAD OF THE SPACE WITH THE BOTTOM OF THE SIGNS BETWEEN FIVE FEET (5') AND SEVEN FEET (7') ABOVE THE FINISH FLOOR OR GROUND SURFACE.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, AND/OR THEIR ASSIGNS.
- STREET TREES (INCLUDING SUBGRADE ROOT BARRIER AND STRUCTURAL SOIL), STREETSCAPE IMPROVEMENTS AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
- ALL EXISTING CURB, CUTTER, SIDEWALK AND PEDESTRIAN RAMPS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETEIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG W LAS VEGAS STREET ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
- INSTALLATION OF ELECTRICAL DEVICES IN THE PUBLIC ROW SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY SPECIFICATION SECTION 1001 AND COMPLETE THE COLORADO SPRINGS UTILITIES "ELECTRIC INSPECTION IN THE RIGHT-OF-WAY CERTIFICATE" IN ACCORDANCE WITH UTILITIES' REQUIREMENTS FOR ELECTRIFICATION. THE CERTIFICATE SHALL ALSO BE PROVIDED TO THE CITY INSPECTOR.
- 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 THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
- ACCESS GATE TO REMAIN OPEN DURING REGULAR BUSINESS OPERATING HOURS.
- FINAL DESIGN OF MURAL IS TO BE DETERMINED, FINAL DESIGN TO BE REVIEWED AND APPROVED BY CITY STAFF BEFORE INSTALLATION.

##### WARRANTS

THE PROPOSED BUILDING IS LOCATED IN THE TRANSITION 1 SECTOR. THIS SECTOR PROVIDES A VARIETY OF NON-RESIDENTIAL USES AND MIX OF HOUSING TYPES AT MEDIUM INTERESTS AND DENSITIES.

THE PROPOSED BUILDING TYPE IS A MIXED-USE BUILDING WITH A SHOPFRONT FRONTAGE. THIS APPLICATION REQUIRES A 0' MAXIMUM SETBACK & 60% GLAZING. THE FBZ PROCESS ALLOWS FOR RELIEF OF SUCH STANDARDS THROUGH THE WARRANT PROCESS. THE FOLLOWING WARRANTS WILL BE NECESSARY FOR THE SHOPFRONT GLAZING AND MAXIMUM FRONT SETBACK BASED ON THE CURRENT APPLICATION.

2.4.7 GLAZING AND FENESTRATION  
REQUIRED: 60% SHOPFRONT  
PROPOSED: THE FIRST LEVEL OF WEST LAS VEGAS ST. (SOUTH) FACADE, 10 FT IN HEIGHT, IN DIRECT ALIGNMENT WITH THE PROPERTY LINE, HAS A PRIMARY PEDESTRIAN INTERFACE AREA WITH 540 SF OF GLAZING AND 870 SF OF SOLID SURFACE FOR A TOTAL OF 1,410 SF OF GLAZING. TWO MURAL LOCATIONS ARE PROPOSED ALONG WEST LAS VEGAS ST. TO ENHANCE THE PEDESTRIAN INTERFACE AREA.

2.3.3 BUILDING ENVELOPES  
REQUIRED: 0 FT FRONT BUILDING SETBACK  
PROPOSED: 6 FT FRONT BUILDING SETBACK

2.3.5 ACCESS TO REAR PARKING  
REQUIRED: 20 FT ACCESS DRIVE  
PROPOSED: 18 FT ACCESS DRIVE 10% REDUCTION

##### LEGAL DESCRIPTION

LOT 1 BRINKER SUB FIL NO 1 CONTAINING APPROXIMATELY 1.0 ACRES MORE OR LESS

##### FLOODPLAIN STATEMENT

THIS SITE IS IN ZONE X (INSIDE THE 0.2% CHANCE OF FLOOD) AND ZONE AE (BASE FLOOD ELEVATIONS DETERMINED), AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATIONS (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR EL PASO COUNTY, COLORADO, MAP NO. 08041C07296, HAVING A MAP REVISED DATE OF DECEMBER 7, 2018. FLOOD ZONE DETERMINATION IS PERFORMED BY GRAPHIC PLOTTING ONLY OF THE F.I.R.M.'S LISTED ABOVE. NO FIELD SURVEYS WERE PERFORMED TO DETERMINE THE LOCATION OF THE FLOOD ZONE AND THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION OR FLOOD STUDY. WE DO NOT ASSUME ANY LIABILITY FOR THE EXACT LOCATION OF THE FLOOD ZONE. FLOOD ZONE DETERMINATION IS NOT A STATEMENT OF THIS SUBSECTOR, OR GALLOWAY & COMPANY, INC. OF ACTUAL FLOODING CONDITIONS CONCERNING THE SUBJECT PROPERTY.

##### CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

##### OWNER'S STATEMENT

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN INCLUDING CONSTRUCTION CONTROL MEASURE INSPECTION REQUIREMENTS AND FINAL STABILIZATION REQUIREMENTS ACCORDING TO THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. I ACKNOWLEDGE THE RESPONSIBILITY TO DETERMINE WHETHER THE CONSTRUCTION ACTIVITIES ON THESE PLANS REQUIRE COLORADO DISCHARGE PERMIT SYSTEM (CDPS) PERMITTING FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

OWNER SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
NAME OF OWNER: \_\_\_\_\_ PHONE: \_\_\_\_\_  
TITLE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

##### SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER SHEET	C0.0
2	SITE PLAN	C1.0
3	PRELIMINARY GRADING PLAN	C2.0
4	PRELIMINARY UTILITY PLAN	C3.0
5	LANDSCAPE NOTES	L0.0
6	FINAL LANDSCAPE PLAN	L1.0
7	LANDSCAPE DETAILS	L2.0
8	BUILDING ELEVATIONS	A5.0
9	BUILDING ELEVATIONS	A5.1
10	BUILDING ELEVATIONS	A5.2

ARCO/MURRAY NATIONAL DENVER, INC.  
40 WEST SELF STORAGE  
FBZ DEVELOPMENT PLAN

40 W LAS VEGAS STREET  
COLORADO SPRINGS, CO 80903

Project No: ARO009  
Drawn By: BH  
Checked By: RGJ  
Date: 11/15/2022

COVER SHEET

C0.0

Sheet 1 of 10

Galloway

1155 Kelly Johnson Blvd., Suite 305  
Colorado Springs, CO 80920  
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GallowayUS.com

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ARMSTRONG  
CAPITAL DEVELOPMENT

ARCO  
MURRAY  
DESIGN BUILD

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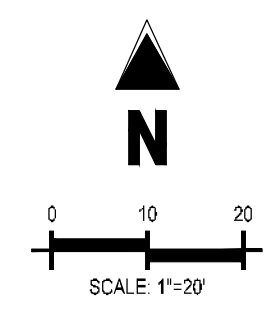
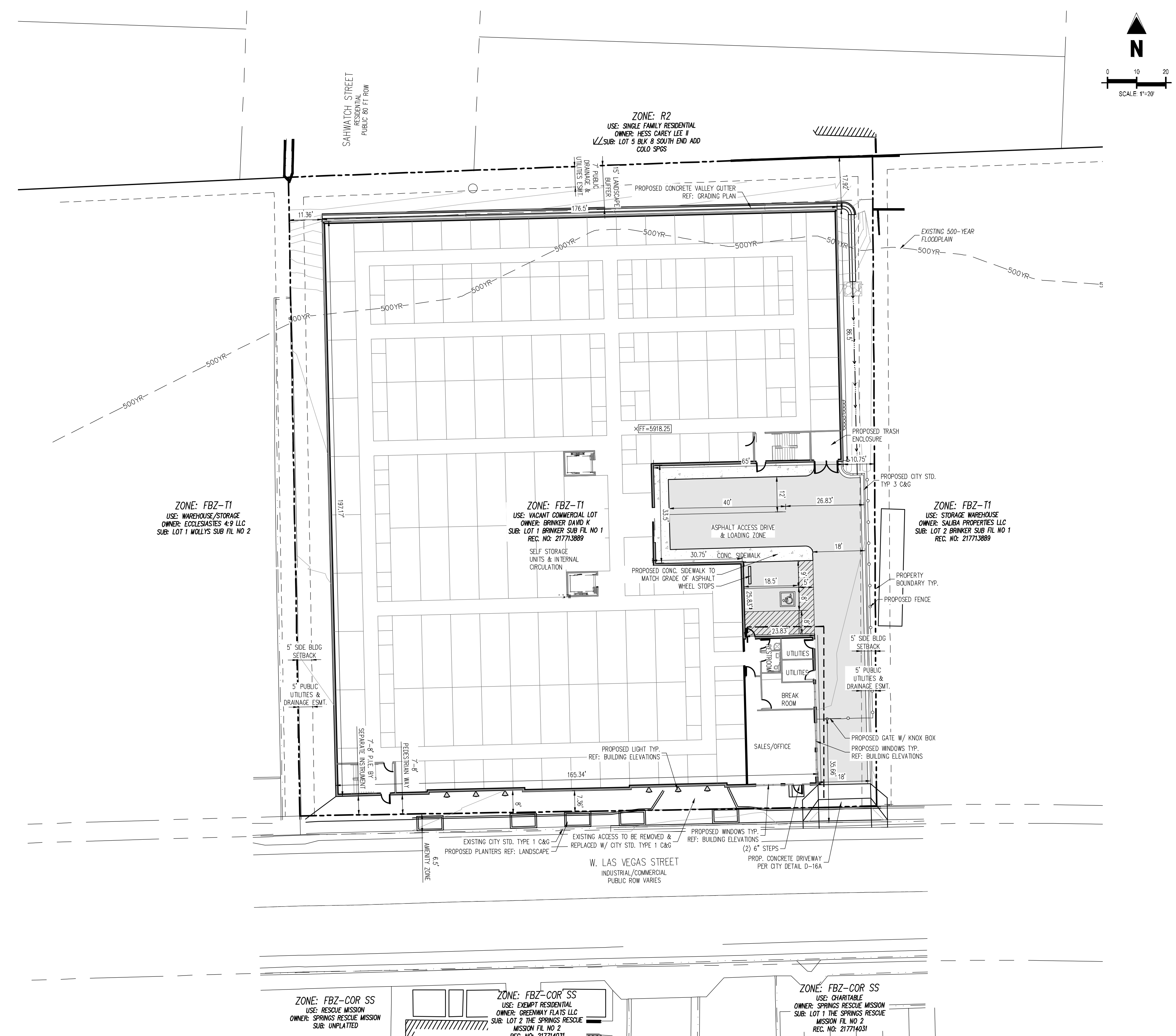
**ARCO/MURRAY NATIONAL DENVER, INC.**  
**40 WEST SELF STORAGE**  
**FBZ DEVELOPMENT PLAN**  
 40 W LAS VEGAS STREET  
 COLORADO SPRINGS, CO 80903

#	Date	Issue / Description	Init.
1	01.05.2022	1ST RESUBMITTAL	

Project No:	ARO009
Drawn By:	BFH
Checked By:	JR
Date:	11/15/2022

**SITE PLAN**

**C1.0**  
 Sheet 2 of 10

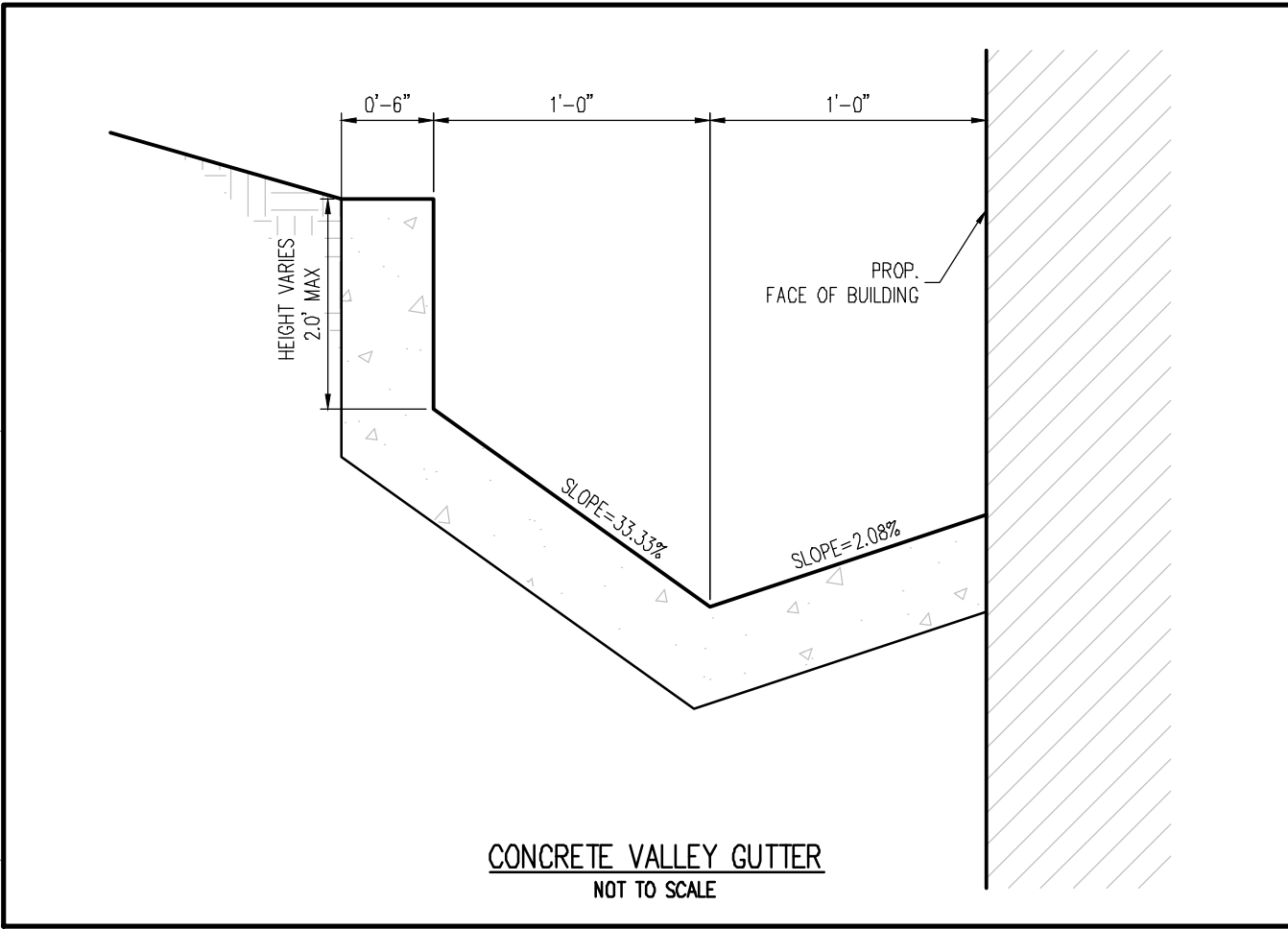
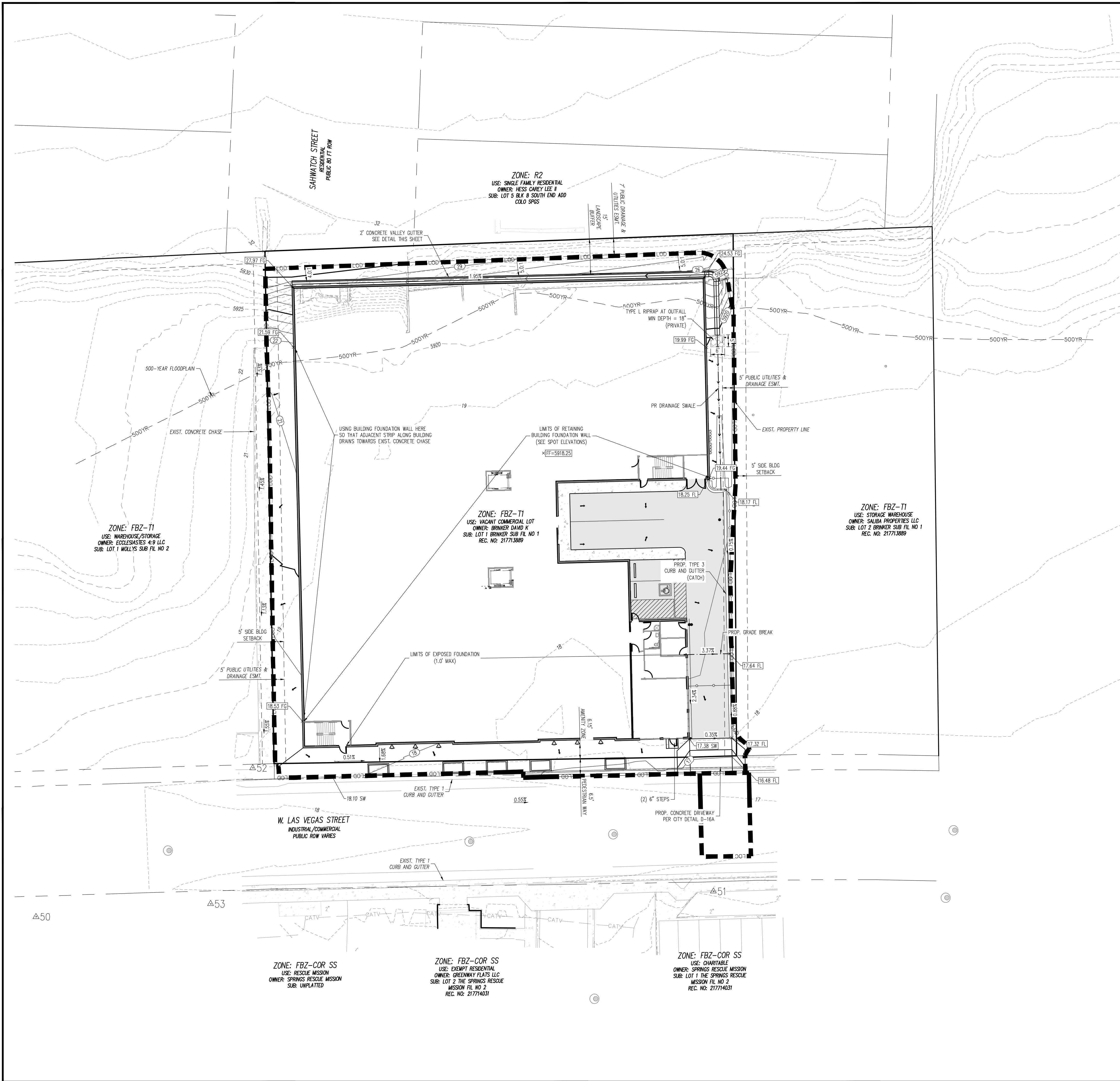


**LEGEND**

- EXISTING PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- PROPOSED EASEMENT
- o-o- PROPOSED FENCE LINE
- ==== PROPOSED CURB AND GUTTER
- ===== EXISTING CURB AND GUTTER
- PROPOSED CONCRETE WALK
- ===== PROPOSED ASPHALT ACCESS DRIVE
- ADA ROUTE

CITY APPROVAL STAMP:

CITY FILE NUMBER: FBZN-22-0003



**GRADING LEGEND**

5460	EXISTING MAJOR CONTOUR
52	EXISTING MINOR CONTOUR
5465	PROPOSED MAJOR CONTOUR
66	PROPOSED MINOR CONTOUR
2.00%	EXISTING SLOPE - PERCENT
4:1	EXISTING SLOPE - RISE/RUN
2.00%	PROPOSED SLOPE - PERCENT
4:1	PROPOSED SLOPE - RISE/RUN
89.00 FL	PROPOSED SPOT ELEVATION - FLOW LINE
89.00 FG	PROPOSED SPOT ELEVATION - FINISHED GRADE
89.00 SW	PROPOSED SPOT ELEVATION - SIDEWALK

**SITE LEGEND**

---	PROPERTY BOUNDARY LINE
---	ADJACENT PROPERTY BOUNDARY LINE
---	RIGHT OF WAY BOUNDARY LINE
---	EXISTING ADJACENT LOT LINE
---	PROPOSED LOT LINE
---	EXISTING EASEMENT LINE
---	PROPOSED EASEMENT LINE
---	ROAD CENTERLINE
---	PROPOSED RIDGE LINE
---	PROPOSED SWALE LINE
---	EXISTING SWALE LINE
---	PROPOSED CURB AND GUTTER
---	EXISTING CURB AND GUTTER
---	EXISTING SIGN
---	PROPOSED SIGN

TOTAL DISTURBED AREA:  
44,261 SF | 1.0161 AC

**NOTES**

- THE PROJECT'S TOTAL DISTURBANCE IS 1.0161 ACRES. ALL AREAS OF DISTURBANCE MUST BE CONSIDERED WHEN DETERMINING IF A DEC AND CSMP ARE REQUIRED. HOWEVER, UTILITY TIE-INS MAY BE EXCLUDED FROM THE TOTAL DISTURBED AREA WHEN CALCULATING THE DISTURBANCE FOR WATER QUALITY AND DETENTION REQUIREMENTS. AFTER SUBTRACTING THE UTILITY TIE-IN DISTURBANCE AREA, THE PROJECT'S "TOTAL" DISTURBANCE IS 0.999 ACRES. BECAUSE THE TOTAL AREA DISTURBANCE DOES NOT EXCEED 1 ACRE AND THE PROJECT IS NOT PART OF A LARGER COMMON DEVELOPMENT, NO ON-SITE DETENTION OR WATER QUALITY IS REQUIRED.

**BENCHMARK**

NGS CONTROL POINT CS 100 BEING A 1/2" STAINLESS STEEL ROD IN LOGO MONUMENT BOX LOCATED AT THE SOUTH END OF AMERICA THE BEAUTIFUL PARK, JUST SOUTH OF THE CUL-DE-SAC, 15.8 FEET WEST OF THE BACK OF THE ROADWAY CURB, 26 FEET SOUTH OF A GREEN ANTIQUE LAMP POST, AND 67 FEET NORTHWEST OF A GREEN ANTIQUE LAMP POST. ELEVATION=5968.35 (NAVD88)

CITY APPROVAL STAMP:

CITY FILE NUMBER: FBZN-22-0003

**Galloway**  
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Colorado Springs, CO 80920  
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ARCO/MURRAY NATIONAL DENVER, INC.  
40 WEST SELF STORAGE  
FBZ DEVELOPMENT PLAN

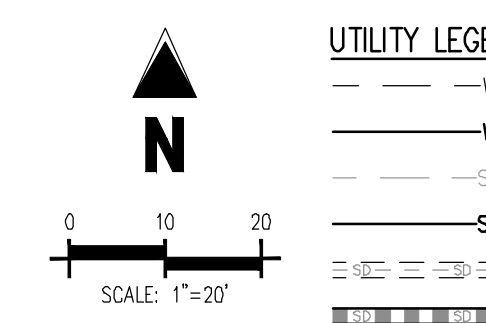
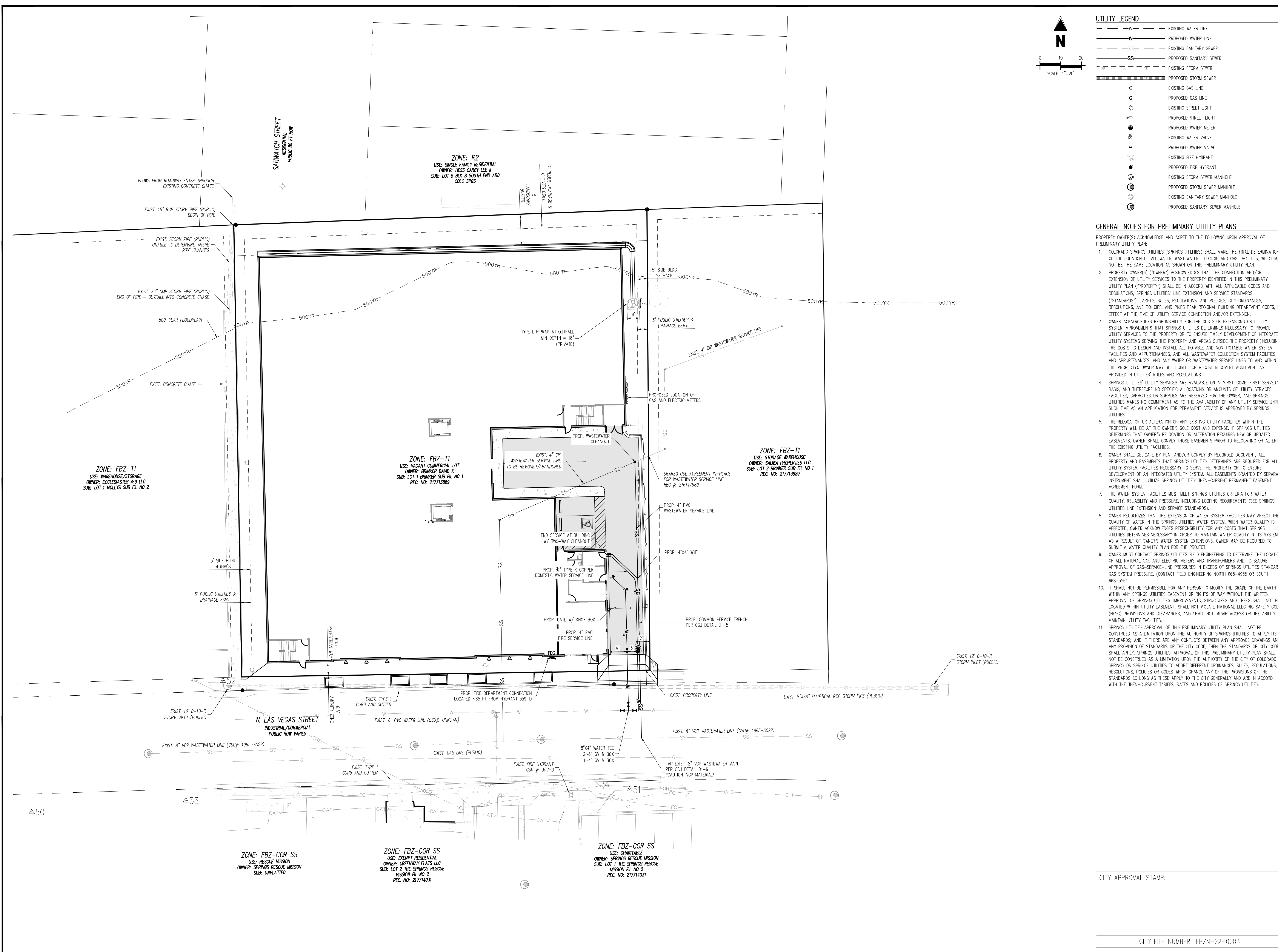
40 W LAS VEGAS STREET  
COLORADO SPRINGS, CO 80903

#	Date	Issue / Description	Init.
1	01.06.2022	1ST RESUBMITTAL	

Project No:	AR0009
Drawn By:	CMWJ
Checked By:	RGD
Date:	11/15/2022

PRELIMINARY GRADING PLAN

**C2.0**  
Sheet 3 of 10



**UTILITY LEGEND**

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED WATER METER
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE

**GENERAL NOTES FOR PRELIMINARY UTILITY PLANS**

- PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:
- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
  - PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS ("STANDARDS"), TARIFFS, RULES, REGULATIONS, AND POLICES, CITY ORDINANCES, RESOLUTIONS, AND POLICES, AND Pikes Peak REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
  - OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL ALL POTABLE AND NON-POTABLE WATER SYSTEM FACILITIES AND APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
  - SPRINGS UTILITIES' UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
  - THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
  - OWNER SHALL DEDICATE BY PLAN AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
  - THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS).
  - OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
  - OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564.)
  - IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
  - SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS, AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICES OF SPRINGS UTILITIES.

**PRELIMINARY  
 NOT FOR BIDDING  
 NOT FOR CONSTRUCTION**

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**ARCO/MURRAY NATIONAL DENVER, INC.  
 40 WEST SELF STORAGE  
 FBZ DEVELOPMENT PLAN**  
 40 W LAS VEGAS STREET  
 COLORADO SPRINGS, CO 80903

#	Date	Issue / Description	Init.
1	01.06.2022	1ST RESUBMITTAL	

Project No: ARO009  
 Drawn By: CMWJ  
 Checked By: RGD  
 Date: 11/15/2022

**PRELIMINARY UTILITY & PUBLIC FACILITY PLAN**

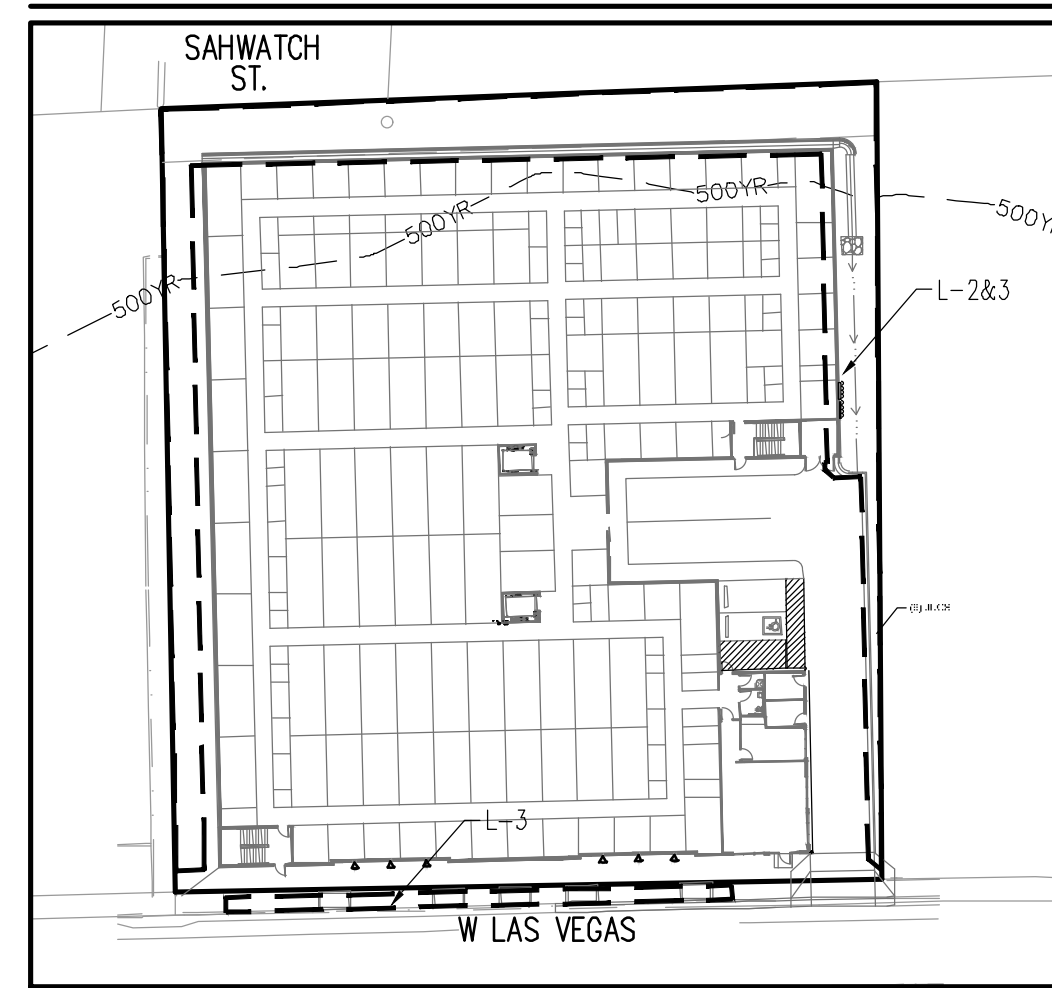
CITY APPROVAL STAMP:

CITY FILE NUMBER: FBZN-22-0003

PLANTING NOTES

- GENERAL
1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS.
3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON...

SCHEMATIC LANDSCAPE DIAGRAM



CLIMATE ZONE: FOOTHILLS & PLAINS
PLANT COMMUNITIES: 1-SEMIARID SHRUBLANDS, 2-PINON-JUNIPER WOODLANDS, 3-PRAIRIE
SOIL TEST T.B.D. DURING SUBMITTAL PROCESS.

LANDSCAPE REQUIREMENTS

Table with 7 columns: CODE SECTION, CATEGORY, FORMULA, CALCULATION, REQUIRED, PROVIDED, ABBREVIATION DENOTED ON PLAN. Rows include FBZ STREET TREE STANDARDS and LANDSCAPE BUFFERS.

PLANT SCHEDULE

Table with 10 columns: DECIDUOUS TREES, EVERGREEN TREES, ORNAMENTAL TREES, UPRIGHT JUNIPERS, ORNAMENTAL GRASSES, EXISTING TREE TO BE REMOVED, STRUCTURAL SOILS, ROCK. Includes botanical names like Kentucky Coffeetree and Juniperus chinensis.

IRRIGATION

- 1. AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

SOIL TESTING NOTE

- 1. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOIL ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR TESTING...

LANDSCAPE GUARANTEE AND MAINTENANCE

- 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS...

UTILITY NOTES

- 1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS...



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ARCO/MURRAY NATIONAL DENVER, INC.
40 WEST SELF STORAGE
FBZ DEVELOPMENT PLAN
40 W LAS VEGAS STREET
COLORADO SPRINGS, CO 80903

Revision table with columns: #, Date, Issue / Description, Init. Includes entry for 01.05.2022 1ST SUBMITTAL.

CAUTION -- NOTICE TO CONTRACTOR

- 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY...



CITY APPROVAL STAMP:

CITY FILE NUMBER: FBZN-22-0003

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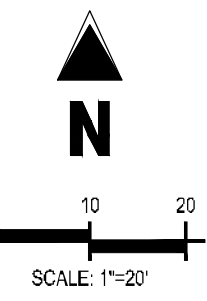
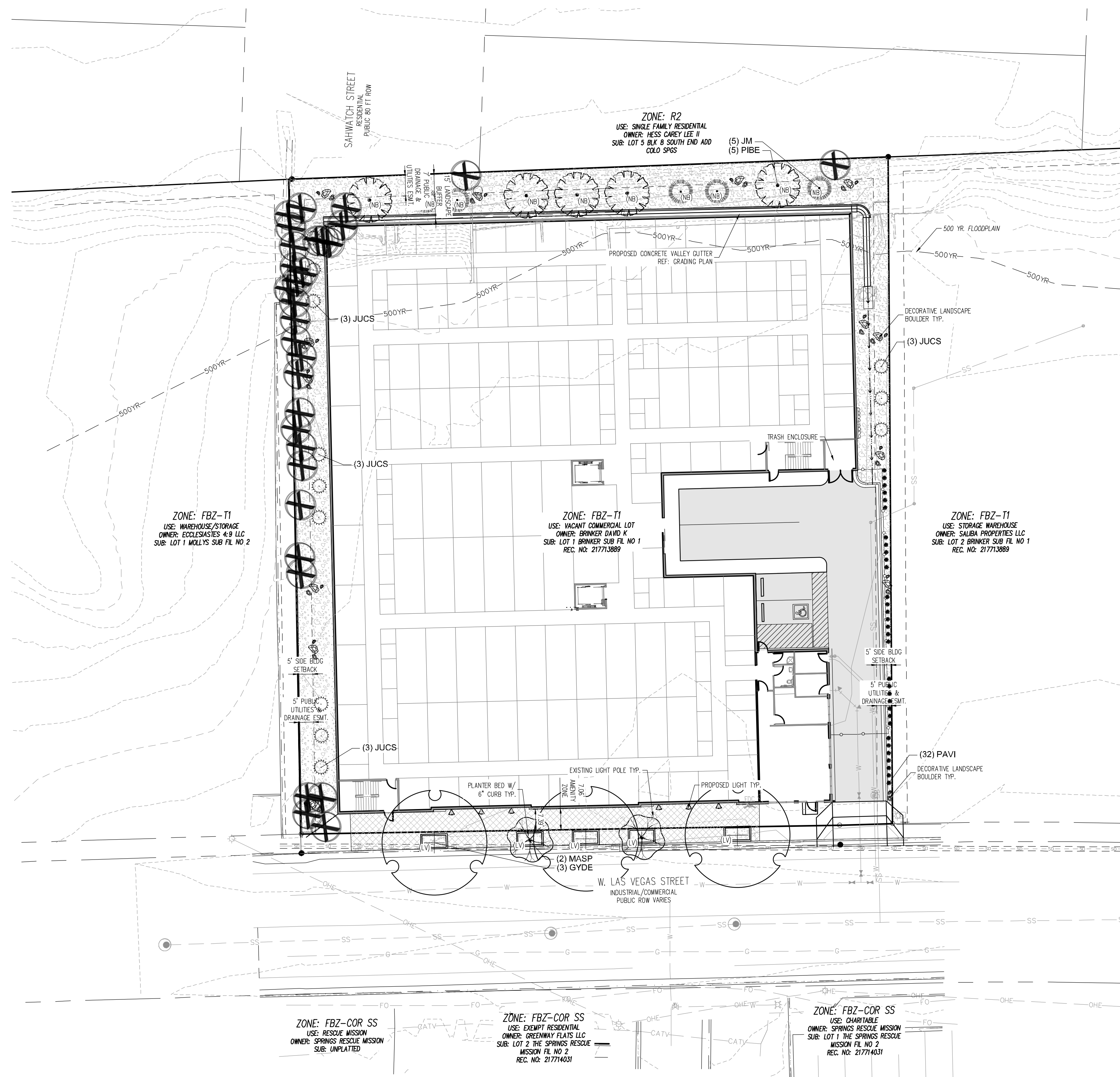
ARCO/MURRAY NATIONAL DENVER, INC.  
 40 WEST SELF STORAGE  
 FBZ DEVELOPMENT PLAN

40 W LAS VEGAS STREET  
 COLORADO SPRINGS, CO 80903

#	Date	Issue / Description	Init.
1	01.05.2022	1ST RESUBMITTAL	

Project No: ARO009  
 Drawn By: BH  
 Checked By: JR  
 Date: 11/15/2022

FINAL LANDSCAPE PLAN

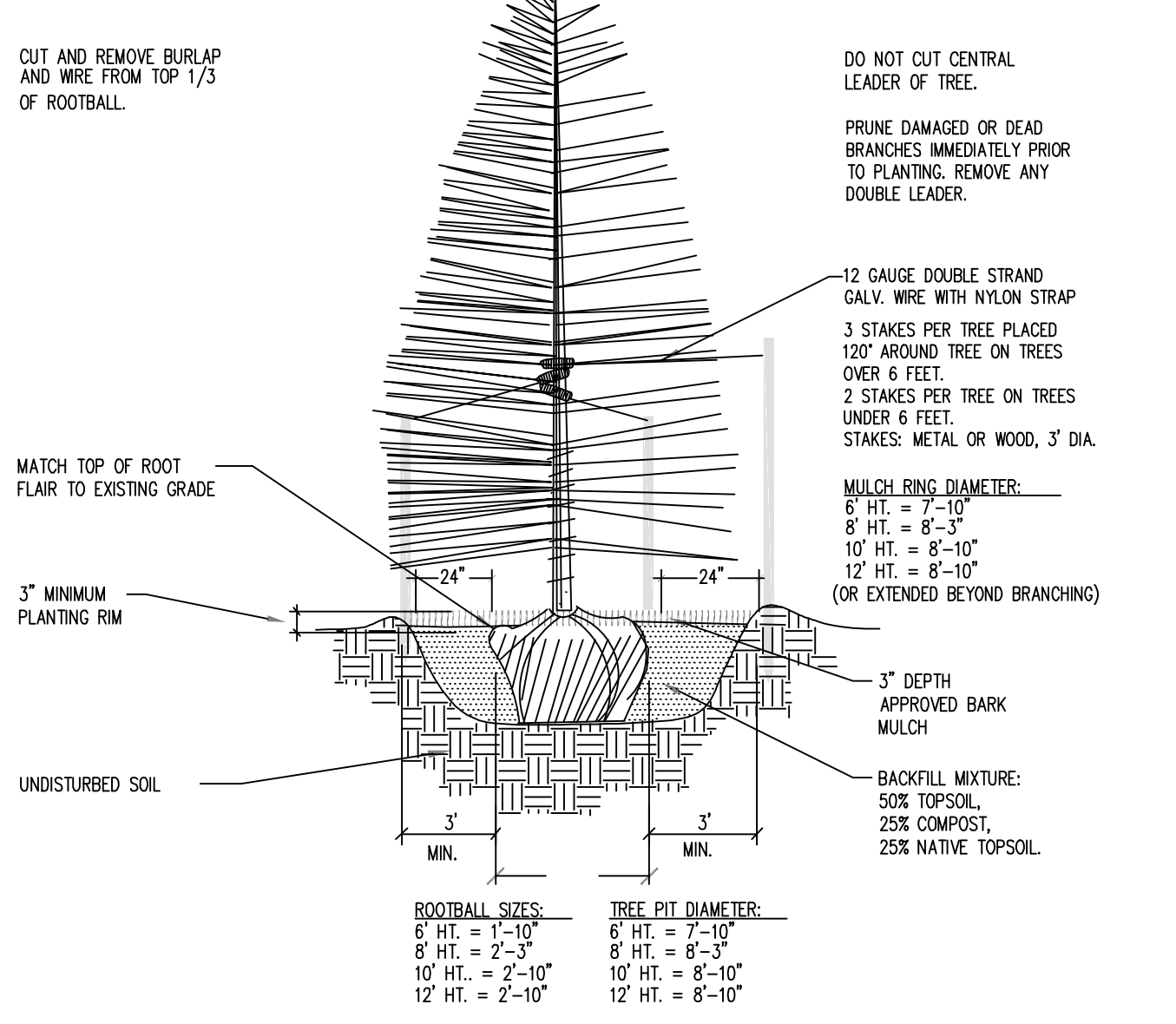
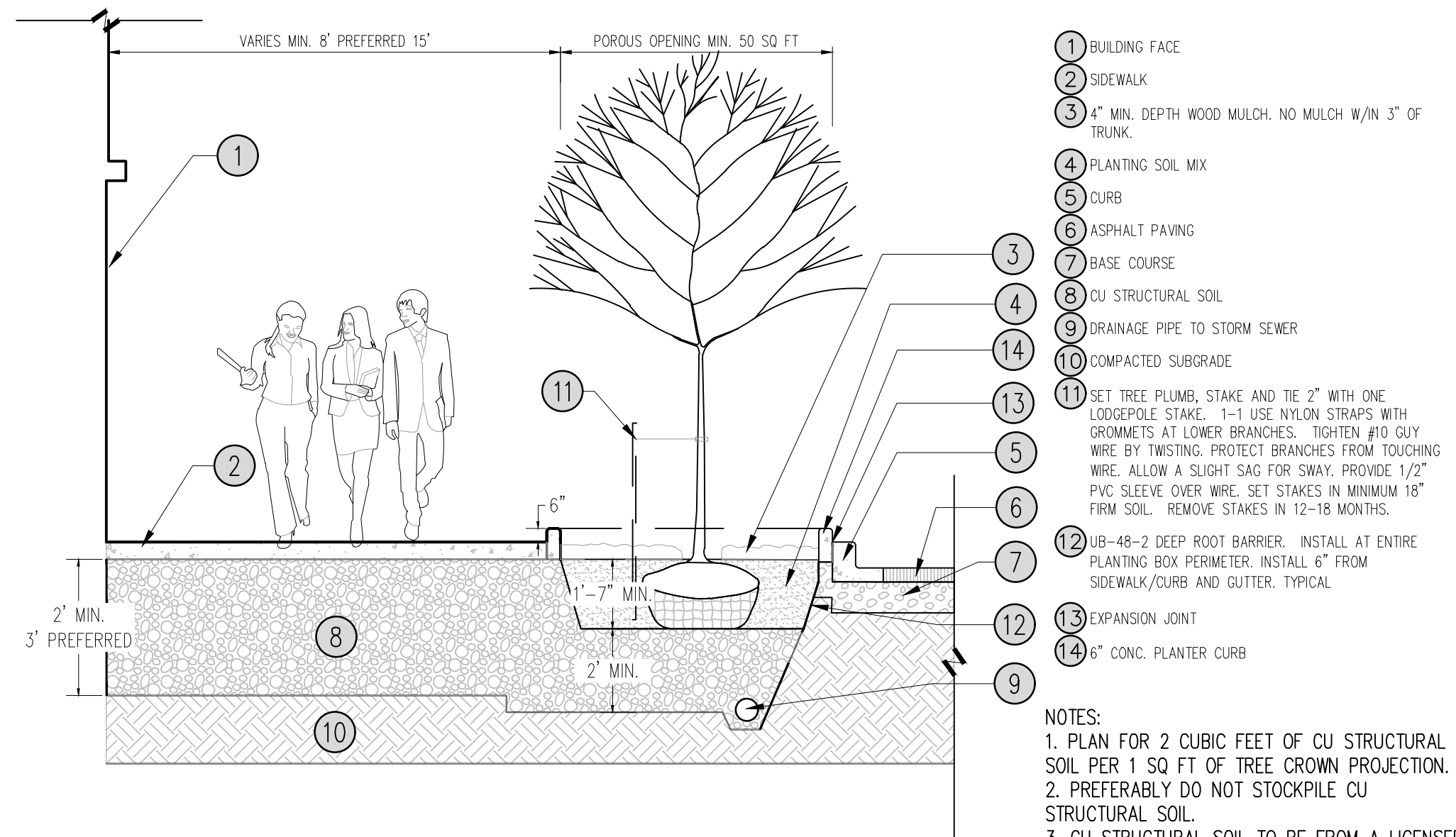


- GROUND COVER LEGEND**
- EXISTING TREE TO BE REMOVED
  - STRUCTURAL SOILS
  - ROCK  
3/4" BLACK GRANITE MIN. 4" DEPTH
  - DECORATIVE LANDSCAPE BOULDER  
3-5 CF PIONEER GRANITE

CITY APPROVAL STAMP:

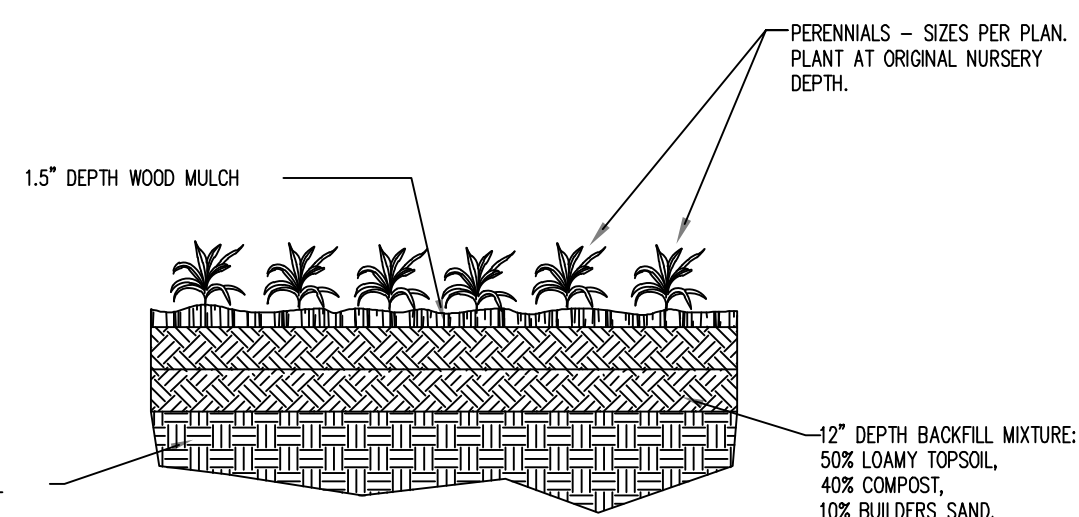
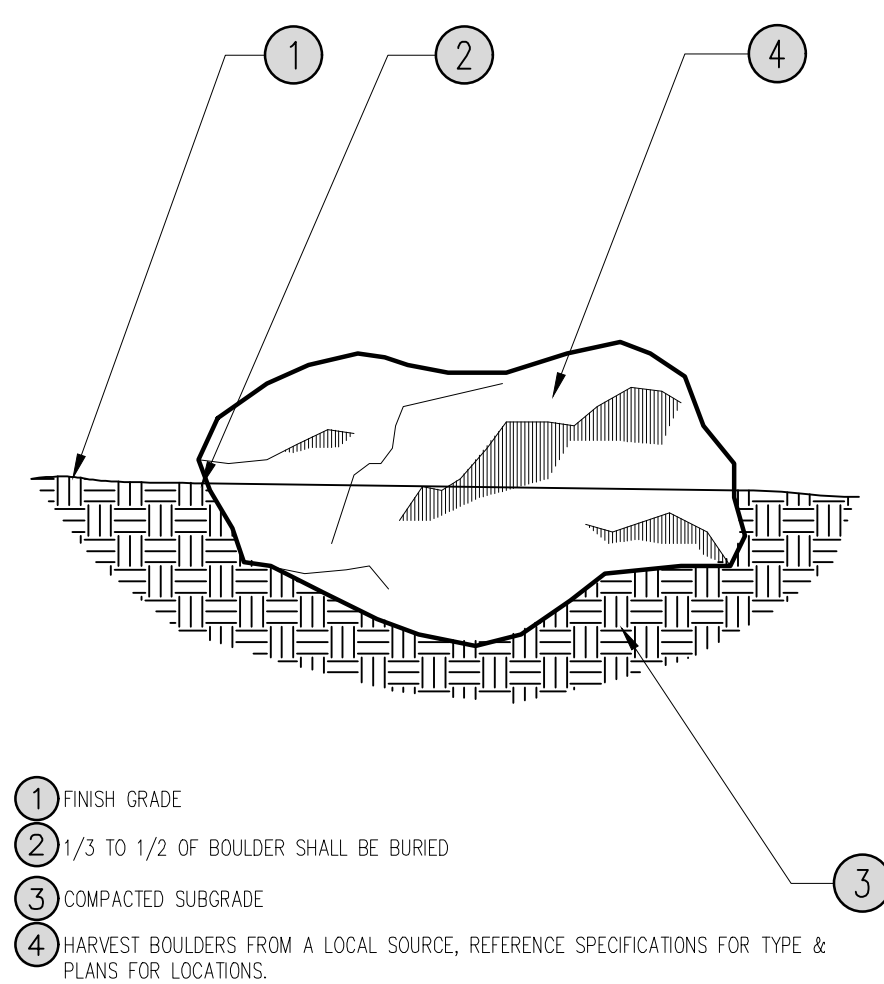
CITY FILE NUMBER: FBZN-22-0003

11/15/2022, 11:55 AM, ARCO/MURRAY NATIONAL DENVER, INC., 40 WEST SELF STORAGE, FBZ DEVELOPMENT PLAN, SHEET 6 OF 10, PLOT PLAN



**1** CU STRUCTURAL SOIL TREE PLANTING PIT  
N.T.S.

**2** CONIFEROUS TREE PLANTING  
N.T.S.



**4** LANDSCAPE BOULDER  
N.T.S.

**3** PERENNIAL GROUNDCOVER PLANTING  
N.T.S.



**W520-E6-41**  
20" Warehouse Shade with E6 Arm in Black. Medium Base Socket. Maximum Wattage 300w.



**W520-42WPL-RTC-E6-200GLFR-GUP-41**  
20" Warehouse Shade with Frosted Glass, Wire Guard, E6 Arm in Black and RTC Ballast Housing with Fluorescent Ballast. Fluorescent ballast accommodates 26WCFL, 32WCFL, or 42WCFL. Also available in Clear Glass.



**W520-E6-42**  
20" Warehouse Shade with E6 Arm in Forest Green. Medium Base Socket. Maximum Wattage 300w.



**W520-42WPL-RTC-E6-200GLFR-GUP-42**  
20" Warehouse Shade with Frosted Glass, Wire Guard, E6 Arm in Forest Green and RTC Ballast Housing with Fluorescent Ballast. Fluorescent ballast accommodates 26WCFL, 32WCFL, or 42WCFL. Also available in Clear Glass.



**W520-E6-44**  
20" Warehouse Shade with E6 Arm in White. Medium Base Socket. Maximum Wattage 300w.



**W520-42WPL-RTC-E6-200GLFR-GUP-44**  
20" Warehouse Shade with Frosted Glass, Wire Guard, E6 Arm in White and RTC Ballast Housing with Fluorescent Ballast. Fluorescent ballast accommodates 26WCFL, 32WCFL, or 42WCFL. Also available in Clear Glass.

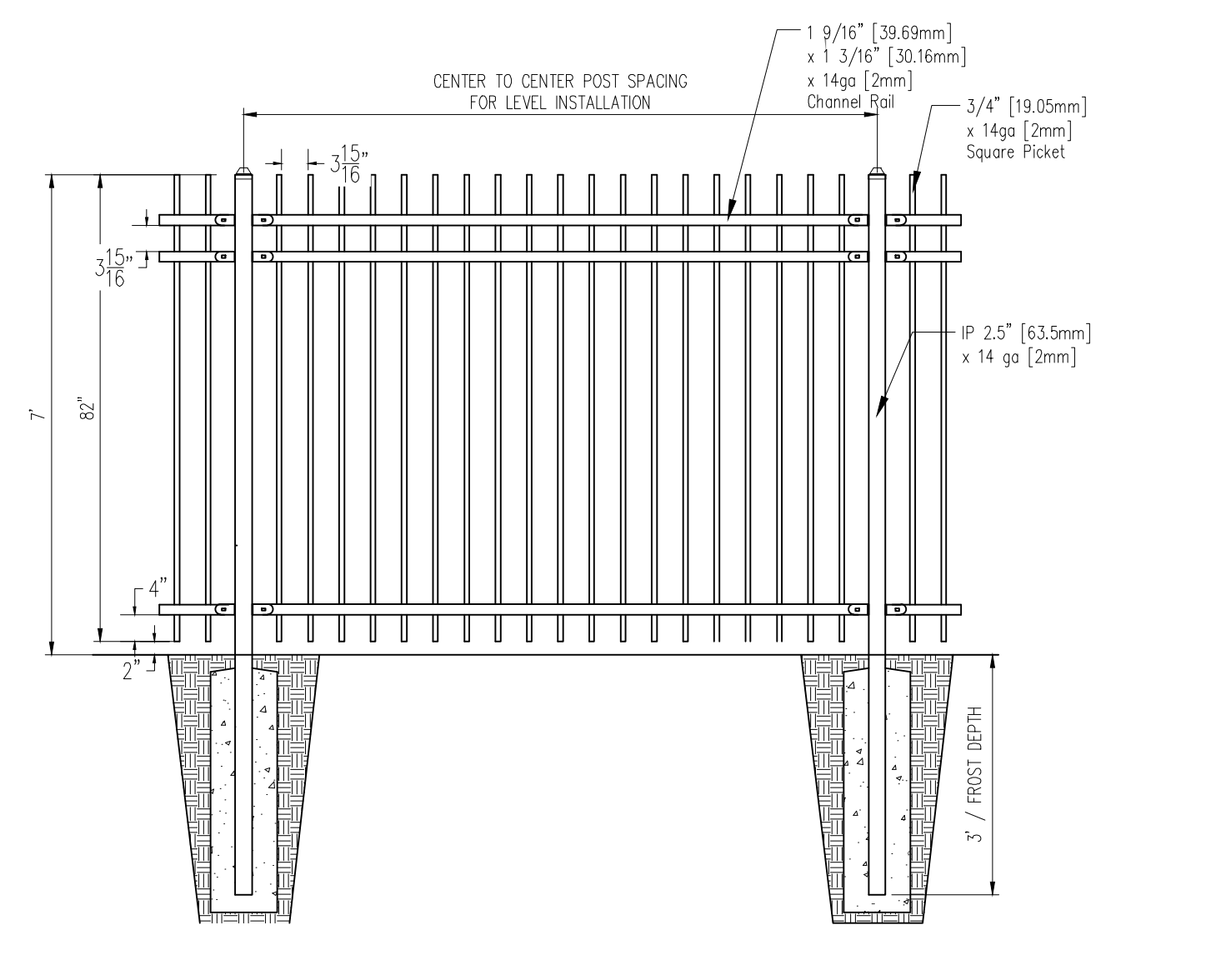
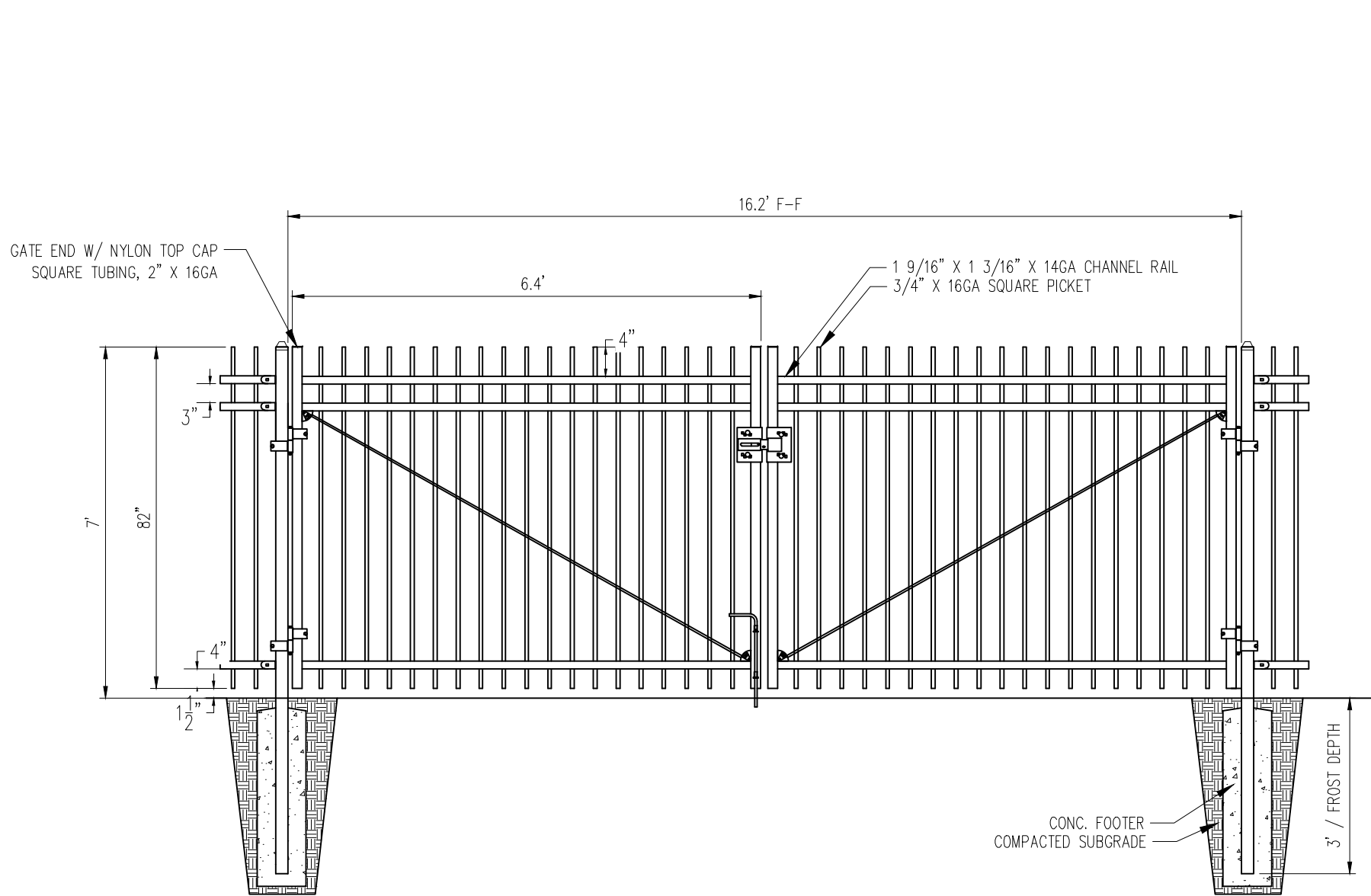


**W520-E6-49**  
20" Warehouse Shade with E6 Arm in Galvanized. Medium Base Socket. Maximum Wattage 300w.



**W520-42WPL-RTC-E6-200GLFR-GUP-49**  
20" Warehouse Shade with Frosted Glass, Wire Guard, E6 Arm in Galvanized and RTC Ballast Housing with Fluorescent Ballast. Fluorescent ballast accommodates 26WCFL, 32WCFL, or 42WCFL. Also available in Clear Glass.

**5** LIGHTING DETAIL  
N.T.S.



**6** ENTRY GATE  
N.T.S.

**7** FENCE  
N.T.S.

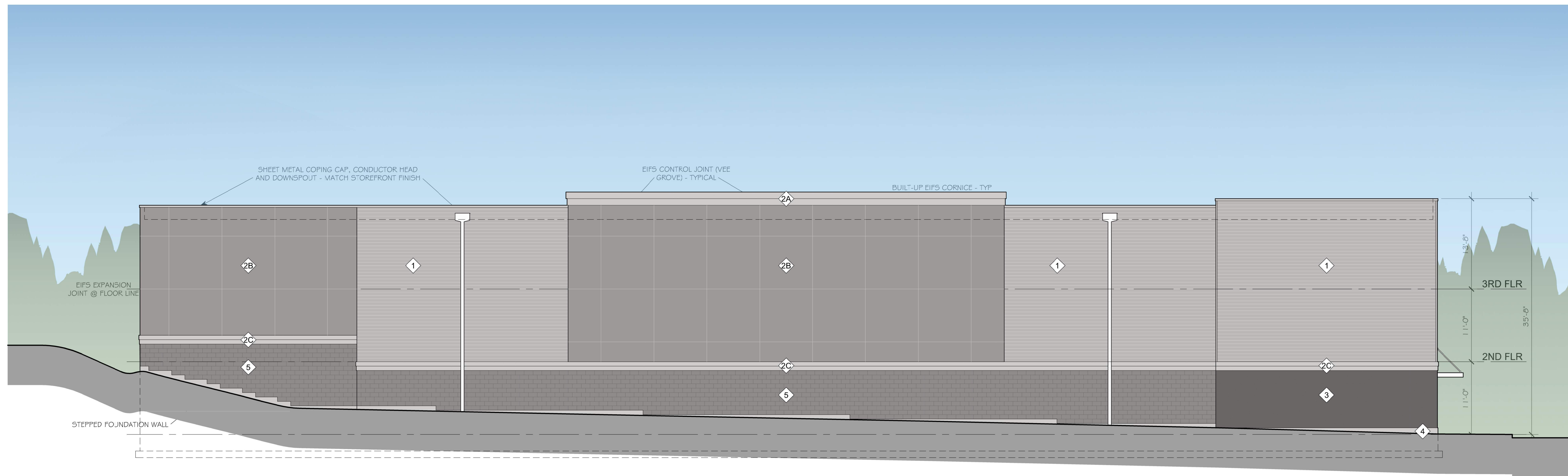
#	Date	Issue / Description	Init.
1	01.05.2022	1ST RESUBMITTAL	

Project No:	ARO009
Drawn By:	BH
Checked By:	JR
Date:	11/15/2022

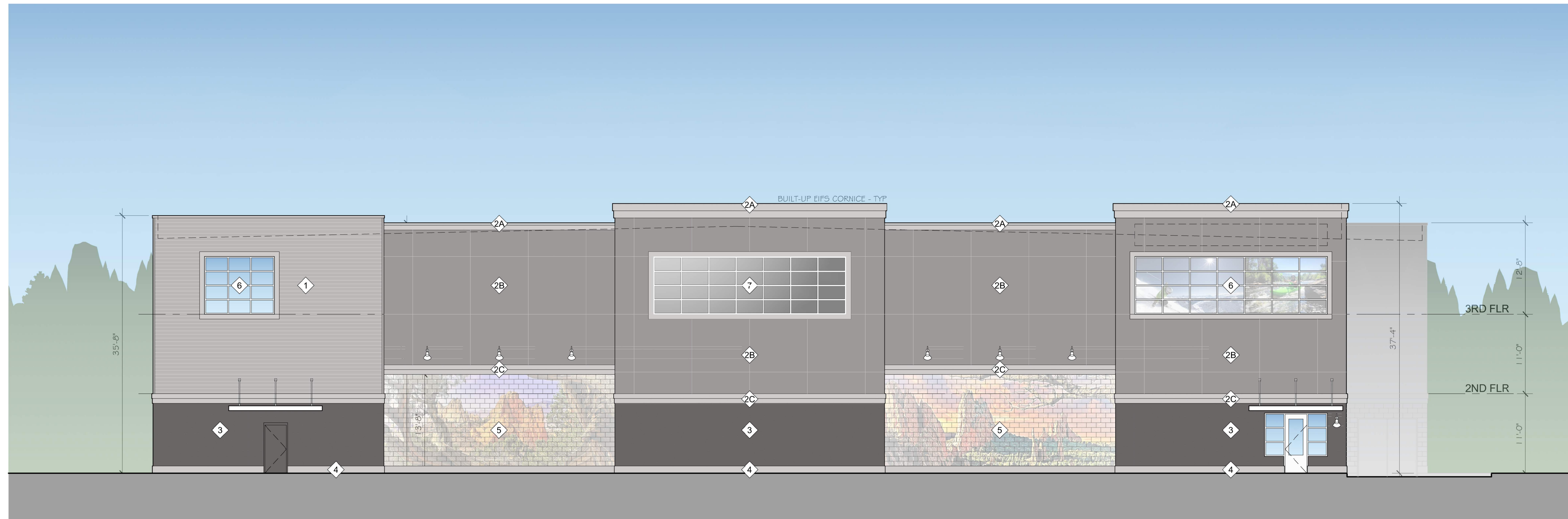
LANDSCAPE DETAILS

CITY APPROVAL STAMP:

CITY FILE NUMBER: FBZN-22-0003



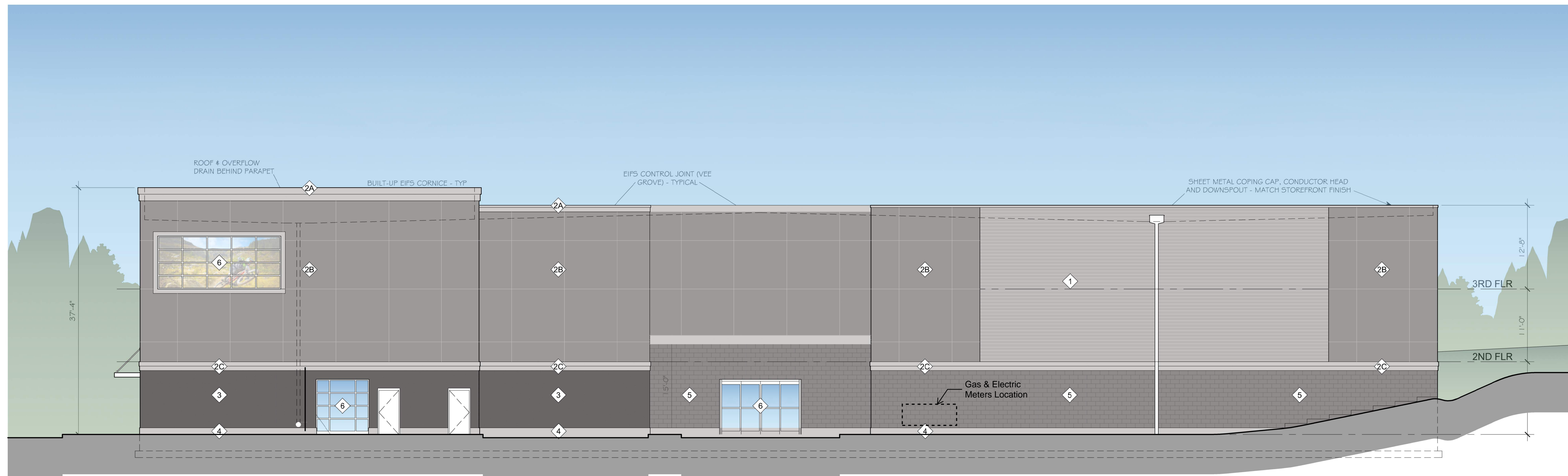
**1 WEST ELEVATION**  
 A 5.0 SCALE: 1/8" = 1'-0"



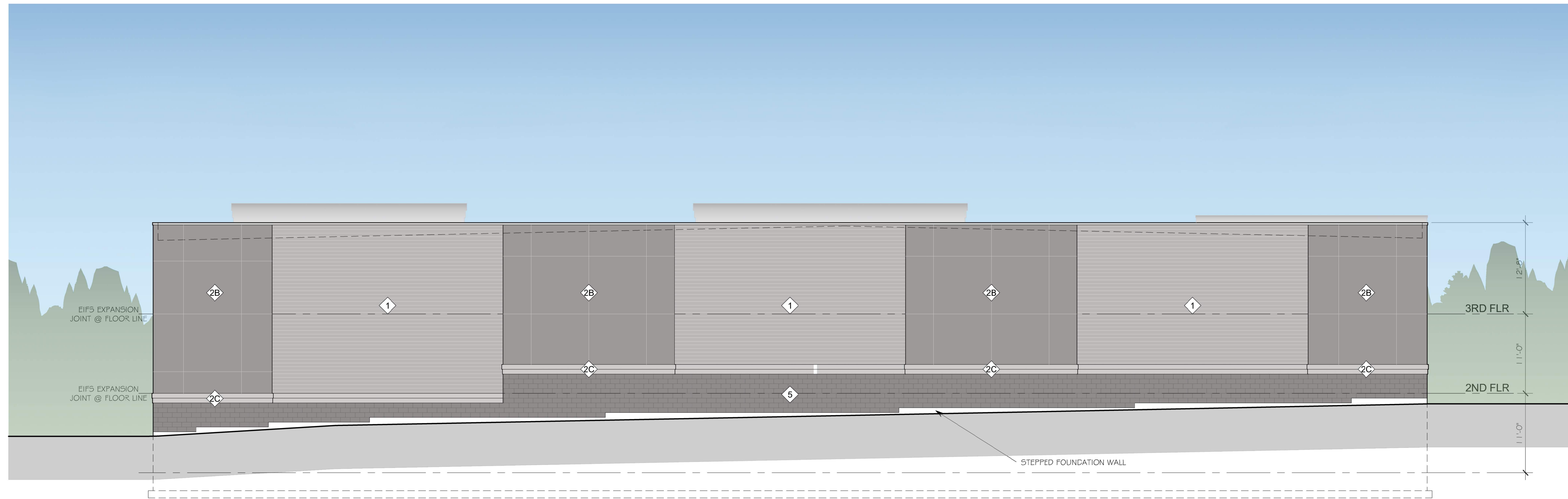
**2 SOUTH ELEVATION**  
 A 5.0 SCALE: 1/8" = 1'-0"

MATERIAL LEGEND	
	VERTICAL 7.2 PANEL COLOR - ASH GREY
	EIFS SAND PEBBLE FINISH
	SPLIT FACE BLOCK COLOR - FLINT
	GROUND FACE BLOCK (12' base course) COLOR - CHARCOAL
	STANDARD CMU w/ BLOCK FILLER @ MURALS COLOR - GRAY GRANITE
	VISION GLASS IN CLEAR ANODIZED STOREFRONT
	SPANDREL GLASS IN CLEAR ANODIZED STOREFRONT



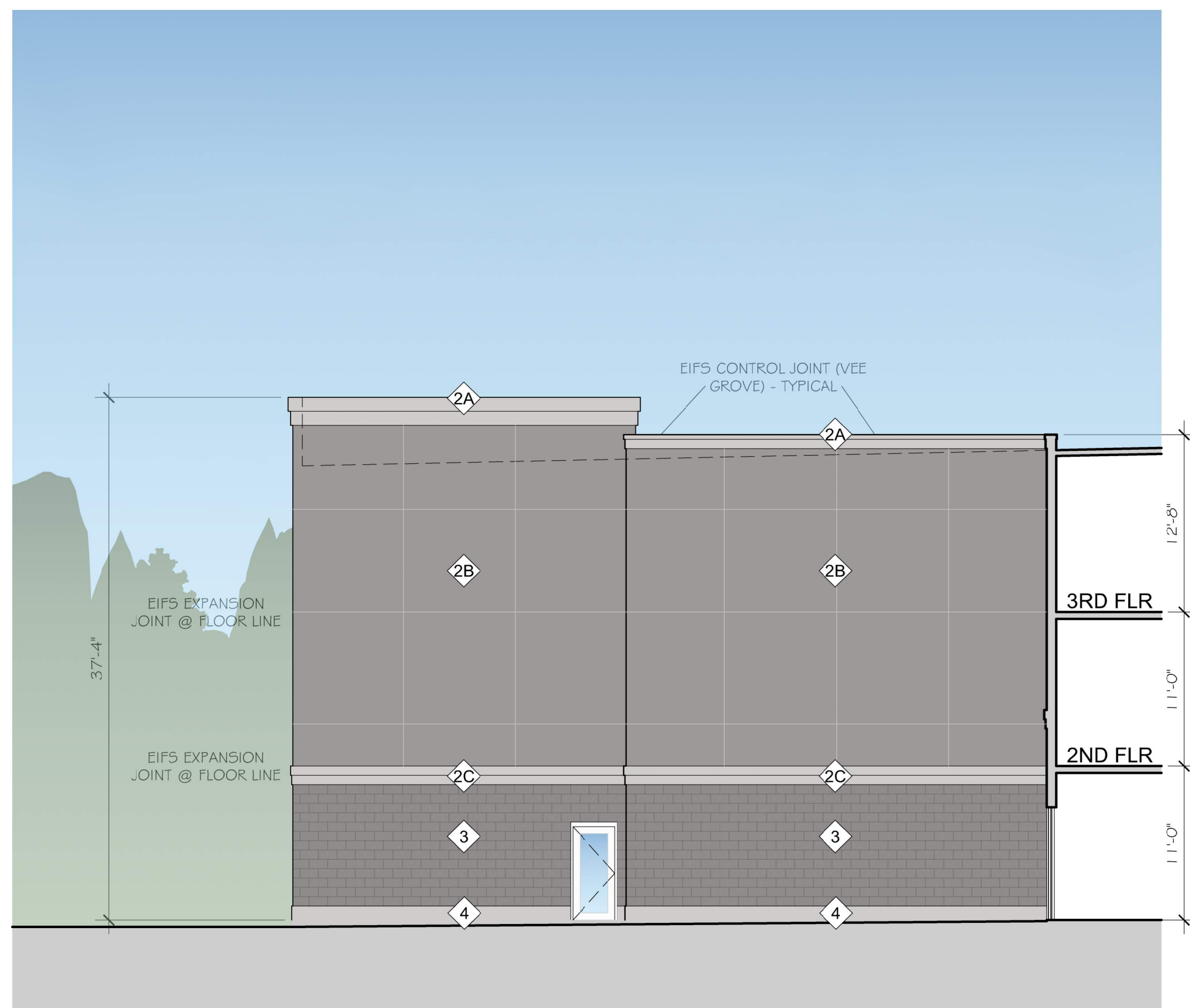


1 EAST ELEVATION  
A 5.1 SCALE: 1/8" = 1'-0"

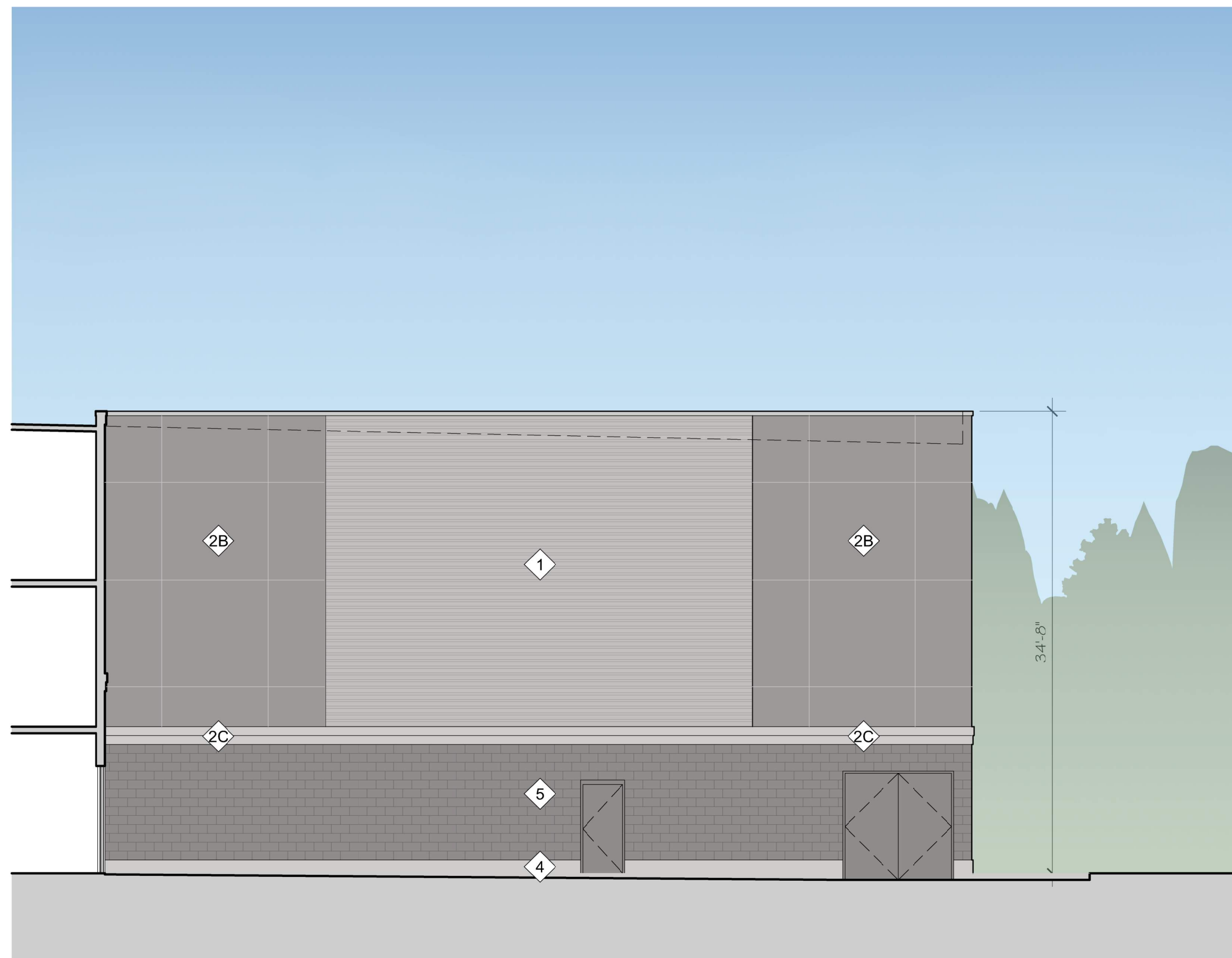


2 NORTH ELEVATION  
A 5.1 SCALE: 1/8" = 1'-0"

MATERIAL LEGEND	
	1 VERTICAL 7.2 PANEL COLOR - ASH GREY
	2 EIFS SAND PEBBLE FINISH
	3 SPLIT FACE BLOCK COLOR - FLINT
	4 GROUND FACE BLOCK (12' base course) COLOR - CHARCOAL
	5 STANDARD CMU w/ BLOCK FILLER @ MURALS COLOR - GRAY GRANITE
	6 VISION GLASS IN CLEAR ANODIZED STOREFRONT
	7 SPANDREL GLASS IN CLEAR ANODIZED STOREFRONT



**1 NORTH ELEVATION - LOADING**  
 A 5.2 SCALE: 1/8" = 1'-0"



**2 SOUTH ELEVATION - LOADING**  
 A 5.2 SCALE: 1/8" = 1'-0"

MATERIAL SAMPLE IMAGES	
	1 VERTICAL 7.2 PANEL COLOR - ASH GREY
	2A EIFS SAND PEBBLE FINISH BUILT-UP CORNICE COLOR - 523 GRAY MIST
	2B EIFS SAND PEBBLE FINISH FIELD (MAIN) COLOR - 619 FOGGY DAY
	2C EIFS SAND PEBBLE FINISH TRIM ABOVE SPLIT FACE COLOR - 633 BATTLESHIP
	3 SPLIT FACE BLOCK COLOR - FLINT
	4 GROUND FACE BLOCK (12' base course) COLOR - CHARCOAL
	5 STANDARD CMU w/ BLOCK FILLER @ MURALS COLOR - GRAY GRANITE

MATERIAL LEGEND	
	1 VERTICAL 7.2 PANEL COLOR - ASH GREY
	2 EIFS SAND PEBBLE FINISH
	3 SPLIT FACE BLOCK COLOR - FLINT
	4 GROUND FACE BLOCK (12' base course) COLOR - CHARCOAL
	5 STANDARD CMU w/ BLOCK FILLER @ MURALS COLOR - GRAY GRANITE
	6 VISION GLASS IN CLEAR ANODIZED STOREFRONT
	7 SPANDREL GLASS IN CLEAR ANODIZED STOREFRONT