

ESVOLTA, LP

TAVA MOUNTAIN BESS

EL PASO, COLORADO

LATITUDE: 38° 49' 2.4" N LONGITUDE: - 104° 48' 41.4" W

LAND USE PLAN NOTES:

FLOODPLAIN STATEMENT - THE PROPERTY IS OUTSIDE THE STREAMSIDE OVERLAY AND 100-YEAR FLOODPLAIN AS SHOWN ON ZONING LAYERS ON THE SPRINGSVIEW WEBPAGE AS PREPARED BY THE GIS DIVISION OF THE PLANNING, DEVELOPMENT, AND FINANCE DEPARTMENT. THE FEMA PANEL COVERING THE PROJECT SITE IS 08041C0733G EFFECTIVE 12/7/2018. THE SITE IS NOT INDICATED AS PRONE TO SURFACE FLOODING, AND IS LOCATED IN ZONE "X".

GEOLOGIC HAZARD DISCLOSURE - THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL THOMPSON DATED MAY 17, 2024, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THE PROPERTY:

- NONE FROM CTL THOMPSON GEOLOGIC HAZARD EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION - TAVA MOUNTAIN ENERGY STORAGE PROJECT, SANTA FE STREET, COLORADO SPRINGS, COLORADO PAGE 8. IT IS OUR OPINION THAT NO GEOLOGIC HAZARDS EXIST AT THIS SITE THAT PRECLUDE SUBDIVIDING THE SITE AND COMMERCIAL OR INDUSTRIAL DEVELOPMENT.

A COPY OF CTL THOMPSON GEOLOGIC HAZARD EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION - TAVA MOUNTAIN ENERGY STORAGE PROJECT, SANTA FE STREET, COLORADO SPRINGS, COLORADO IS INCLUDED WITH THIS LAND USE PLAN APPLICATION.

ADA DESIGN PROFESSIONAL STANDARDS STATEMENT - THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION 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.

GENERAL NOTES:

- LONG-TERM ON-SITE STORMWATER WATER QUALITY AND DETENTION FACILITY MAINTENANCE SHALL BE THE RESPONSIBILITY OF ESVOLTA. AN EXTENDED DETENTION BASIN AT THE SOUTHEAST CORNER OF THE PROPERTY IS PROPOSED.
 - NO EXISTING CHANNEL IMPROVEMENTS ARE PROPOSED WITH THIS SCOPE OF WORK. AN EXTENDED DETENTION BASIN IS PROPOSED IN THE SOUTHEAST CORNER OF THE PROPERTY, WHICH WILL ACT AS STORMWATER QUALITY AND QUANTITY (PEAK FLOW RATE) CONTROL, AND RELEASE TO THE DOWNSTREAM PROPERTY FOLLOWING THE EXISTING DRAINAGE PATTERN. DETENTION DESIGN METHODOLOGY FOLLOWS THE REQUIREMENTS FOUND IN THE CITY OF COLORADO SPRINGS DRAINAGE MANUAL AS WELL AS THE MILE HIGH FLOOD DISTRICT DETENTION SPREADSHEET AND DESIGN METHODOLOGIES.
 - PRIVATE PAVED ACCESS DRIVES WITHIN THE PROPERTY SHALL BE MAINTAINED BY THE OWNER.
 - THERE ARE NO PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS PROJECT.
 - DEVELOPMENT IS NOT ANTICIPATED TO BE PHASED.
 - 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.
 - NO VARIANCES ARE REQUESTED.
 - PER SURVEY THERE IS NO EXISTING STORM SEWER INFRASTRUCTURE LOCATED ON THE SUBJECT PARCEL.
 - PROPOSED STORM SEWERS AND EXTENDED DETENTION BASIN LOCATED ON THE SUBJECT PARCEL TO BE PRIVATELY OWNED.
 - FENCING SHALL NOT STOP ACCESS TO UTILITY LINES OR CONFLICT WITH UTILITY EQUIPMENT.
 - TREES SHALL MAINTAIN A 15-FOOT MINIMUM SEPARATION FROM WATER AND WASTEWATER MAINS AND A 6-FOOT MINIMUM SEPARATION FROM ELECTRIC AND GAS DISTRIBUTION LINES.
 - CSU FIELD ENGINEER TO DETERMINE FINAL GAS/ELECTRIC METER, TRANSFORMER AND SERVICE LINE LOCATIONS. CONTACT FIELD ENGINEERING AT 719-668-5564 (ELECTRIC) WITH ANY QUESTIONS.
 - SOUND WALLS AND/OR OTHER NOISE MITIGATION DEVICES MAY BE REQUIRED BASE ON PLANNING DEPARTMENT REQUIREMENTS.
 - ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
 - ALL EXISTING CURB, GUTTER, SIDEWALK, PEDESTRIAN RAMPS, CROSSPANS, AND DRIVEWAY APRONS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION, OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG ALL PUBLIC STREETS 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.
- NO WASTEWATER SERVICES REQUIRED.

COMMUNITY BENEFIT OPTIONS:

IN ORDER TO SATISFY THE REQUIREMENTS OF SUBSECTION 7.2.705 OF THE CODE, WHICH REQUIRES THAT A PDZ DISTRICT PROVIDE AT LEAST TWO COMMUNITY BENEFITS, THE PROPOSED PDZ DISTRICT WILL ENCOMPASS THE FOLLOWING FEATURES:

HIGH QUALITY DESIGN FEATURES:

AS AN OPTIONAL ENHANCEMENT TO MEET THE COMMUNITY BENEFITS REQUIREMENTS, THE FOLLOWING CONDITIONS BELOW ARE BEING OFFERED. HOWEVER, IF DURING THE DEVELOPMENT PLAN REVIEW PROCESS, IT IS DETERMINED THIS CONDITION IS REQUIRED, RATHER THAN OPTIONAL, ALTERNATIVE LANDSCAPING ENHANCEMENTS WILL BE DETERMINED.

- FOR 65% OF THE SITE PERIMETER, ONE OF THE FOLLOWING OPTIONS (A-C) WILL BE INCORPORATED FOR PERIMETER LANDSCAPING.
- LANDSCAPE STRIP MEETING THE STANDARDS FOR TREES, SHRUBS, AND VEGETATIVE COVER IN THE LANDSCAPE POLICY MANUAL AT LEAST FIFTEEN (15) FEET IN WIDTH.
 - LANDSCAPE STRIP MEETING THE STANDARDS FOR VEGETATIVE GROUNDCOVER IN THE LANDSCAPE POLICY MANUAL AT LEAST FIFTEEN (15) FEET IN WIDTH WITH CONSIDERATIONS TO MEET LOCAL FIRE DEPARTMENT REQUIREMENTS AND FENCING OF ARCHITECTURAL VALUE, CONSIDERING DESIGN AND MATERIALS WITH HEIGHT AND SECURITY ALLOWANCES NECESSARY TO MEET NERC AND/OR APPLICABLE CODE REQUIREMENTS.
 - DECORATIVE HARDSCAPE STRIP AT LEAST FIFTEEN (15) FEET IN WIDTH WITH AN APPROVED MIX OF HARDSCAPE MATERIALS AND VEGETATION WITH CONSIDERATIONS TO MEET LOCAL FIRE DEPARTMENT REQUIREMENTS AND FENCING OF ARCHITECTURAL VALUE, CONSIDERING DESIGN AND MATERIALS WITH HEIGHT AND SECURITY ALLOWANCES NECESSARY TO MEET NERC AND/OR APPLICABLE CODE REQUIREMENTS.

PERIMETER LANDSCAPING MAY BE SUBSTITUTED WITH INTERNAL LANDSCAPING ON A FOOT-BY-FOOT BASIS. PER SECTION 7.4.90, ALL NONRESIDENTIAL DEVELOPMENT PROJECTS MUST ALLOCATE AT LEAST 5% OF THE TOTAL SITE AREA TO NON-ACTIVATED GREEN SPACE. HOWEVER, FOR HEAVY INDUSTRIAL PROJECTS WHERE INTERNAL LANDSCAPING MAY NOT BE SUITABLE DUE TO SITE CONFIGURATION AND USAGE, THE MANAGER MAY PERMIT SOME OR ALL OF THE REQUIRED INTERIOR LANDSCAPING TO BE RELOCATED TO THE MAIN PROPERTY ENTRANCES, OFFICE AREAS, OR OUTSIDE THE PERIMETER WALL OR FENCE.

SUSTAINABLE DEVELOPMENT PRACTICES:

DEVELOPMENT PLAN TO BE REVIEWED TO PROVIDE COMMUNITY BENEFIT VIA SUSTAINABLE DEVELOPMENT PRACTICES: SUSTAINABLE DEVELOPMENT PRACTICES MAY INCLUDE, BUT ARE NOT LIMITED TO, THE USE OF LOW IMPACT DEVELOPMENT (LID) DESIGN FEATURES THROUGHOUT THE DEVELOPMENT, SOLAR ORIENTATION OF BUILDING FORMS AND OTHER PASSIVE ENERGY-EFFICIENT DESIGN STRATEGIES THROUGHOUT THE DEVELOPMENT, GREEN INFRASTRUCTURE MEASURES, COMMUNITY-LEVEL RENEWABLE ENERGY PRODUCTION, AND DISTRICT HEATING AND COOLING THROUGHOUT THE DEVELOPMENT.

PROJECT DATA INFORMATION:

DRAWING INDEX:

LAND USE PLAN - COVER SHEET C-01
LAND USE PLAN - SITE PLAN C-02

OWNER/APPLICANT:

ESVOLTA, LP
CHRIS BEASLEY, SENIOR PROJECT MANAGER
317-533-4477
CHRIS.BEASLEY@ESVOLTA.COM

PROJECT MANAGER:

BEN BAINBRIDGE
208-788-0391
BEN.BAINBRIDGE@POWERENG.COM

SURVEY:

APEX LAND SURVEYING AND MAPPING LLC
5855 LEHMAN DRIVE, SUITE 102
COLORADO SPRINGS, CO 80918
DANNY RODIC, PLS
719-318-0377
DRODIC@APEXSURVEYOR.COM

DATE PREPARED: MARCH 29, 2024
REVISED: DECEMBER 18, 2024

SITE INFORMATION:

CURRENT LAND USE: VACANT LAND
4.49 ACRES (195,617 SF) VACANT LAND

PROPOSED LAND USE: PUBLIC FACILITY
3.58 ACRES (155,945 SF) PUBLIC FACILITY

ADDRESSES: 1121 & 1145 SOUTH EL PASO STREET, 1031 & 1133 S ROYER STREET,
COLORADO SPRINGS, CO 80903

APN (ZONING): 64203-00-009 (GI CU), 64203-00-008 (GI), 64203-00-005 (GI), 64203-00-007 (GI), & 64203-00-006 (GI)

CURRENT ZONING: GENERAL INDUSTRIAL (GI)

PROPOSED ZONING: PLANNED DEVELOPMENT ZONE (PDZ)
NON-RESIDENTIAL; 180,000 MAXIMUM SQUARE FOOTAGE
80' MAXIMUM BUILDING HEIGHT

THIS PDZ SHALL FOLLOW THE USE-TABLE LISTED IN SECTION 7.3.201 FOR GENERAL INDUSTRIAL (GI) AND PUBLIC FACILITIES (PF) ZONE DISTRICTS. FUTURE DEVELOPMENT WILL BE PERMITTED, CONDITIONAL, OR PROHIBITED BASED ON THESE ZONES AND THIS TABLE.

TOTAL ACREAGE: 4.49 ACRES (195,617 SF)

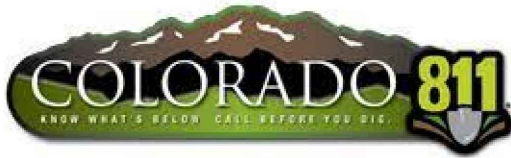
SETBACKS:
FRONT: 20 FT
SIDE: N/A - ADJACENT USE IS INDUSTRIAL
REAR: N/A - ADJACENT USE IS INDUSTRIAL

FLOOD INFORMATION:

ACCORDING TO FEMA FIRM MAP & FIS PROFILE MAP NUMBERS: 08041C0733G AND 08041C0729G, EFFECTIVE DATE: 12/7/2018. THE PROPERTY SHOWN HEREON LIES OUT OF THE LIMITS OF ANY FLOODPLAIN, IN ZONE "X".

NOTIFY UTILITY COMPANIES BEFORE YOU DIG:

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN. THE CONTRACTOR SHALL NOTIFY COLORADO 811 AT (800)-922-1987 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.



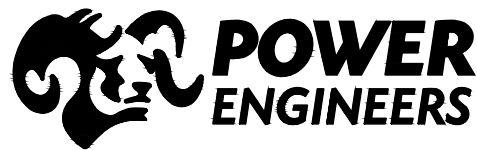
THIS DRAWING WAS PREPARED BY POWER ENGINEERS, INC. FOR A SPECIFIC PROJECT, TAKING INTO CONSIDERATION THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT. REUSE OF THIS DRAWING OR ANY INFORMATION CONTAINED IN THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH POWER AND POWER'S CLIENT IS GRANTED.

PRELIMINARY

NOT FOR CONSTRUCTION

REV	REVISIONS	DATE	DRN	DSGN	CKD	APPD	REFERENCE DRAWINGS
D	LAND USE PLAN REVIEW REVISIONS	04/09/2025	JMM	TJG	TJG		
C	LAND USE PLAN REVIEW REVISIONS	03/25/2025	JMM	TJG	TJG		
B	ISSUED FOR CITY REVIEW	01/03/2025	JMM	TJG	TJG		
A	REVISED PER CITY COMMENTS	03/29/2024	JMM	TJG	TJG	*	

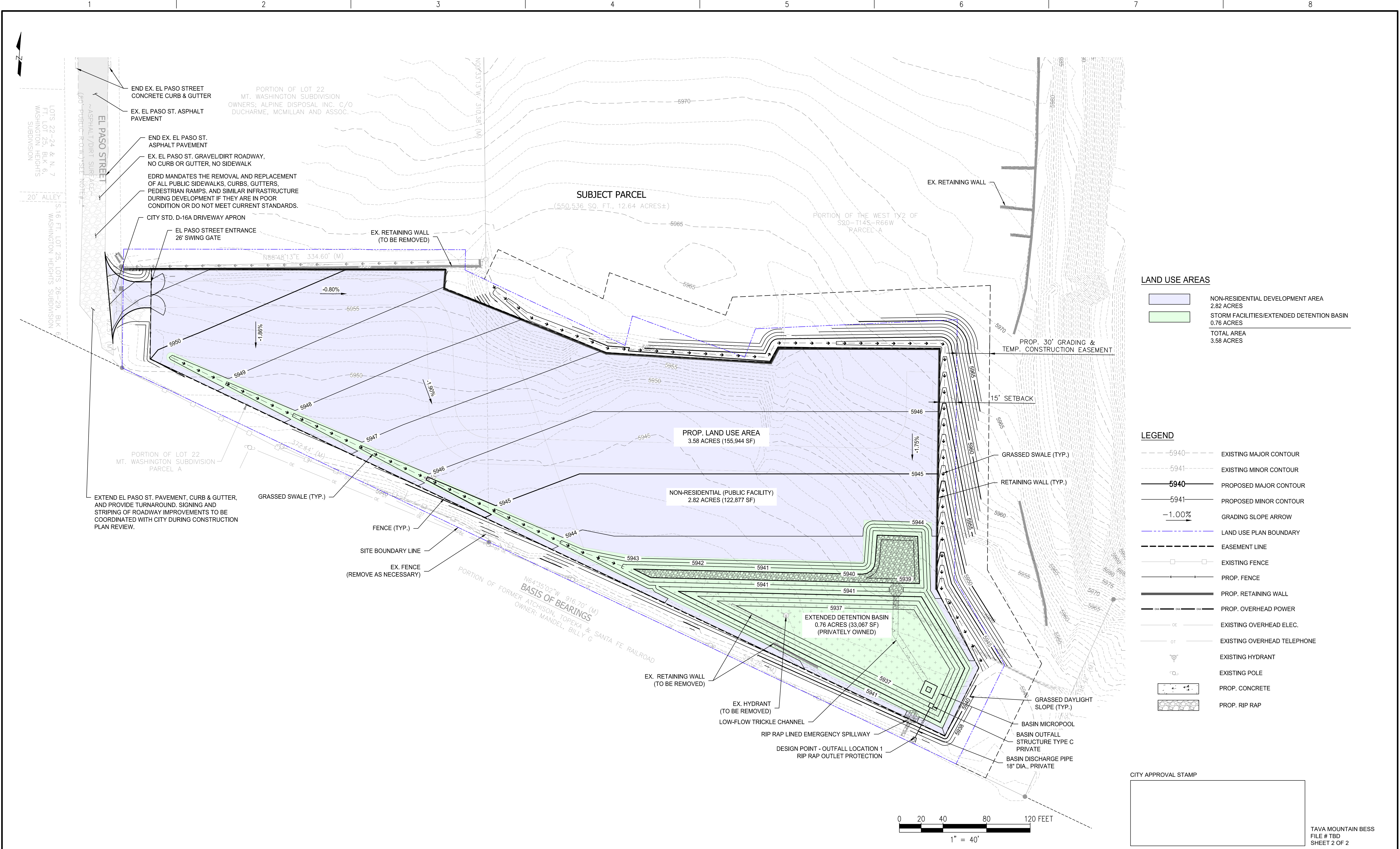
DSGN	MMH	3/29/24
DRN	MMH	3/29/24
CKD	TJG	3/29/24
SCALE:		
N/A		
FOR 22x34 DWG ONLY		



CITY APPROVAL STAMP

TAVA MOUNTAIN BESS
FILE # TBD
SHEET 1 OF 2

ESVOLTA	JOB NUMBER	REV
TAVA MOUNTAIN BESS	0245644	Δ
LAND USE PLAN – COVER SHEET	DRAWING NUMBER	
	C-01	



THIS DRAWING WAS PREPARED BY POWER ENGINEERS, INC. FOR A SPECIFIC PROJECT, TAKING INTO CONSIDERATION THE SPECIFIC AND UNIQUE REQUIREMENTS OF THE PROJECT. REUSE OF THIS DRAWING OR ANY INFORMATION CONTAINED IN THIS DRAWING FOR ANY PURPOSE IS PROHIBITED UNLESS WRITTEN PERMISSION FROM BOTH POWER AND POWER'S CLIENT IS GRANTED.

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A	REVISED PER CITY COMMENTS	03/29/2024	JMM	TJG	TJG	*	

DSGN	MMH	3/29/24
DRN	MMH	3/29/24
CKD	TJG	3/29/24
SCALE:		
1"=40'		
FOR 22x34 DWG ONLY		



ESVOLTA TAVA MOUNTAIN BESS LAND USE PLAN-SITE PLAN	JOB NUMBER	REV
	0245644	D
	DRAWING NUMBER	C-02

TAVA MOUNTAIN BESS
FILE # TBD
SHEET 2 OF 2