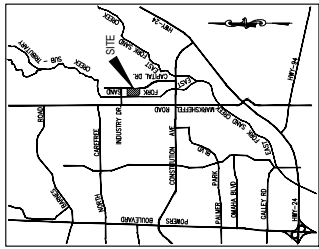


# THE SANDS INDUSTRIAL CONCEPT PLAN MARCH 2020



**LEGAL DESCRIPTION:**  
 THE ENTIRE UNDIVIDED INTEREST IN THE WESTERLY QUARTER OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 65 WEST OF THE SOUTH PLATT MERIDIAN, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF FORESHAD THE SANDS FILING NO. 1 UNDER RECEPTION NO. 2197141414 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING A POINT ON THE COUNTY RECORDS OF MANAGER/TEL INDUSTRIAL PARK, AS RECORDED IN PLAN BOOK P-3 AT PAGE 125 OF SAID COUNTY RECORDS;  
 THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES:  
 1. N69°36'44"E, A DISTANCE OF 37.03 FEET;  
 2. S89°55'19"E, A DISTANCE OF 349.88 FEET;  
 3. S80°12'12"E, A DISTANCE OF 4.51 FEET;  
 4. S89°55'54"E, A DISTANCE OF 270.12 FEET;  
 THENCE S00°04'42"W, A DISTANCE OF 1099.30 FEET TO THE CENTERLINE OF A 80 FOOT EASEMENT FOR ROAD AND UTILITY PURPOSES (PURSUANT TO BOOK 3863 AT PAGE 1414 AND BOOK 2884 AT PAGE 476 OF SAID COUNTY RECORDS);  
 THENCE S89°59'11"W ALONG SAID CENTERLINE, A DISTANCE OF 473.30 FEET TO THE EASTERN LINE OF FORESHAD THE SANDS FILING NO. 1;  
 THENCE ALONG SAID EAST LINE, THE FOLLOWING FOUR (4) COURSES:  
 1. N69°36'44"E, A DISTANCE OF 37.03 FEET;  
 2. S89°59'11"W, A DISTANCE OF 123.99 FEET;  
 3. N02°03'11"W, A DISTANCE OF 703.00 FEET (BASED ON BEARING, SEE NOTE 1);  
 4. N12°24'46"W, A DISTANCE OF 783.00 FEET TO THE POINT OF BEGINNING;  
 SAID PARCEL CONTAINS A CALCULATED AREA OF 657,380 SQUARE FEET (15.091 ACRES) OF LAND, MORE OR LESS.

**NOTES:**  
 1. STRUCTURES WILL BE LIMITED TO 2-STORIES IN HEIGHT AND MAXIMUM OF FORTY FIVE FEET (45'), MEASURED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS CITY STANDARDS.  
 2. TRASH DUMPSTERS MUST BE ENCLOSED ENCLOSURES DESIGNED TO COMPLEMENT THE DESIGN OF THE MAIN STRUCTURE.  
 3. 40' FEET OF LAND TO BE DEDICATED FOR RIGHT-OF-WAY FOR CAPITAL DRIVE.  
 4. LAND USES ARE NOT GUARANTEED BY THIS CONCEPT PLAN. FUTURE USES ON LOTS 1 AND 5 ARE LIMITED DUE TO THE CITY STREAMSIDE OVERLAY COMMISSION. CONSULT THE STREAMSIDE OVERLAY SECTION OF CITY CODE FOR A LISTING OF SUCH USES.  
 5. MINIMUM AMOUNT OF IMPERVIOUS SURFACE THAT MAY BE LOCATED WITHIN THE OUTER STREAMSIDE BUFFER IS 20% OF THE BUFFER AREA.  
 6. RESIDENTIAL USES SHALL BE PROVIDED ADJACENT TO THE STREAM, THE INDUSTRIAL LAND USES AND THE STREAM, AS WELL AS OFFERING THE INDUSTRIAL USES FROM OPEN AREAS SHALL BE PROVIDED ADJACENT TO STREAM TO STREAMSIDE AMENITIES.  
 7. PERMITS FOR THE INDIVIDUAL LOTS.  
 8. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS HEREBY ESTABLISHED. THE AVIGATION EASEMENT IS A PUBLIC EASEMENT SUBJECT TO THOSE TERMS AND CONDITIONS AS SPECIFIED ON THE INSTRUMENT RECORDED AT RECEPTION NUMBER NO. 1627108667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.  
 9. ALL TRACTS, OPEN SPACES, COMMON AREA AND PERMETER STREETCROSSING PLANNINGS SHALL BE OWNED AND MAINTAINED BY THE SANDS METROPOLITAN DISTRICT 1-4.  
 10. THIS PROPERTY IS SUBJECT TO THE FINANCING, SUMMARY AND CONCLUSIONS OF A GEOLOGICAL HAZARD STUDY PROVIDED BY RING ENGINEERS DATED OCTOBER 26, 2017. SIGNIFICANT GEOLOGIC HAZARDS THAT ARE ANTICIPATED TO PRECLUDE THE PROPOSED DEVELOPMENT, HOWEVER, THE POTENTIAL DOES EXIST FOR GEOLOGIC HAZARDS OR CONDITIONS RELATED TO THE FOLLOWING:  
 A. COLLAPSIBLE SOIL  
 B. FLOOD PRONE AREAS  
 C. SHALLOW WATER TABLES  
 D. EROSION  
 E. OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS.  
 F. CONTACT THE PLANNING DEPARTMENT, 30 SOUTH NEVADA AVE. SUITE 700, COLORADO SPRINGS, CO IF YOU WOULD LIKE TO REVIEW SAID REPORT.  
 G. 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 AND THE UNITED STATES ARCHITECTURAL AND BAROCHER ACT OF 1990. REGULATIONS OR CHANGES 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.  
 H. PRIOR TO ANY DEVELOPMENT WITHIN THIS CONCEPT PLAN, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS ADJACENT TO THE STREAMSIDE OVERLAY DEVELOPER TO DENSIFY THE STREAM CORRIDOR, NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA, THE PLAS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.  
 I. CAPITAL DRIVE SHALL BE BUILT IN ITS ENTIRETY ADJACENT TO THE ENTIRE SANDS INDUSTRIAL PARK FILING NO. 1 PROJECT PRIOR TO THE FIRST LOT'S DEVELOPMENT WITH THE CONDITIONS LISTED IN THE CAPITAL DRIVE AVIGATION NO. 1.  
 J. THIS PROPERTY SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTION AND EASEMENTS FOR THE SANDS INDUSTRIAL PARK SUBDIVISION. AREA, 15.091 AC  
 K. EXISTING ZONE: M-1/AD/SS-ANNEXATION ORDINANCE NO. 18-58 REC. NO. 218103949, CITY FILE NO. CPC A17-00004  
 L. PROPOSED USE: OFFICE/WAREHOUSE OUTDOOR STORAGE  
 M. TAX SCHEDULE NO.: 5300-00-0708  
 N. BLDG SETBACK:  
 FRONT (CAPITAL DRIVE) - 30' FEET  
 SIDE (SETBACK NORTH & SOUTH BOUNDARY OF THE OVERALL SANDS INDUSTRIAL DEVELOPMENT) - 0' FEET  
 REAR (INDUSTRIAL DEVELOPMENT) - 25' FEET  
 O. LANDSCAPE: 15' FROM RIGHT-OF-WAY CAPITAL DRIVE  
 P. MASTER PLAN: THE SANDS CPC MP 17-00080  
 Q. MAX. BUILDING HEIGHT: 45 FEET  
 R. DRAINAGE BASIN: SAND CREEK

**CONDITIONS OF RECORD:**  
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 R. DRAINAGE BASIN: SAND CREEK

**CONCEPT PLAN:**  
 1. CONCEPT PLAN  
 2. PRELIMINARY GRADING PLAN  
 3. PRELIMINARY UTILITY PLAN  
 4. STREAMSIDE / LAND SUITABILITY PLAN

**CITY FILE NO. CPC CP 20-00064**  
 DATE PREPARED: MARCH 2020  
 JOB NO. 43-1129  
 THE SANDS INDUSTRIAL - CONCEPT PLAN  
**CIVIL ENGINEERS:**  
 M&S CIVIL CONSULTANTS, INC.  
 102 E. WASHINGTON AVE. STE 301  
 FORT COLLINS, CO 80503  
 970-225-2200  
 970-225-9485  
 102 E. WASHINGTON AVE. STE 300  
 FORT COLLINS, CO 80503  
 970-225-2200  
 970-225-9485  
 102 E. WASHINGTON AVE. STE 300  
 FORT COLLINS, CO 80503  
 970-225-2200  
 970-225-9485  
 102 E. WASHINGTON AVE. STE 300  
 FORT COLLINS, CO 80503  
 970-225-2200  
 970-225-9485

**OWNER:**  
 THE LANGRISH COMPANY  
 278 N. WASHINGTON AVE. STE 301  
 FORT COLLINS, CO 80503  
 970-225-2200  
 970-225-9485  
 102 E. WASHINGTON AVE. STE 300  
 FORT COLLINS, CO 80503  
 970-225-2200  
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 102 E. WASHINGTON AVE. STE 300  
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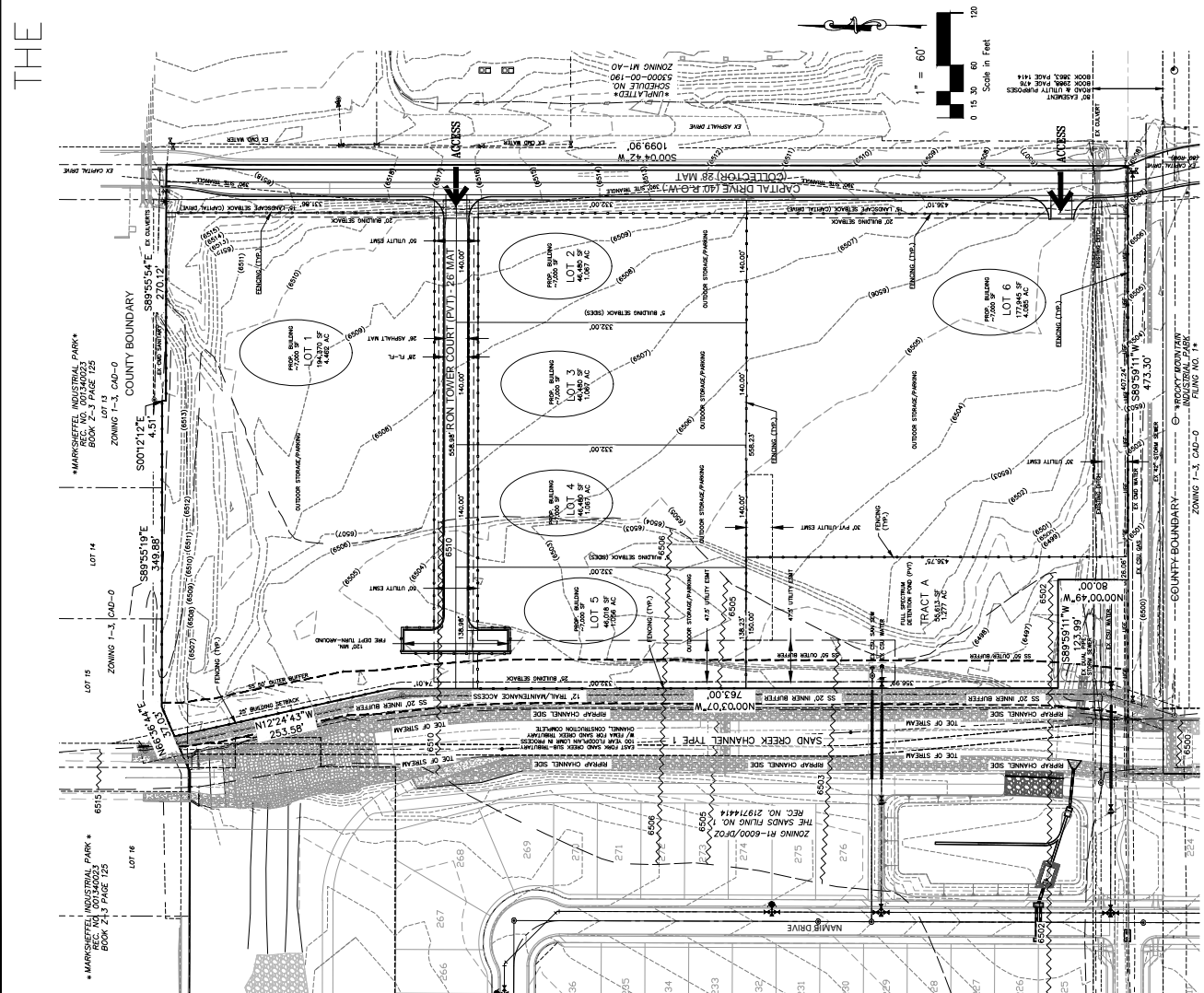
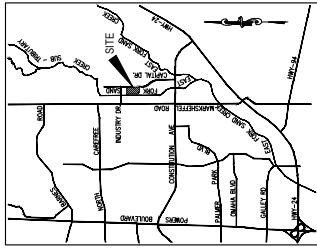


FIGURE 1

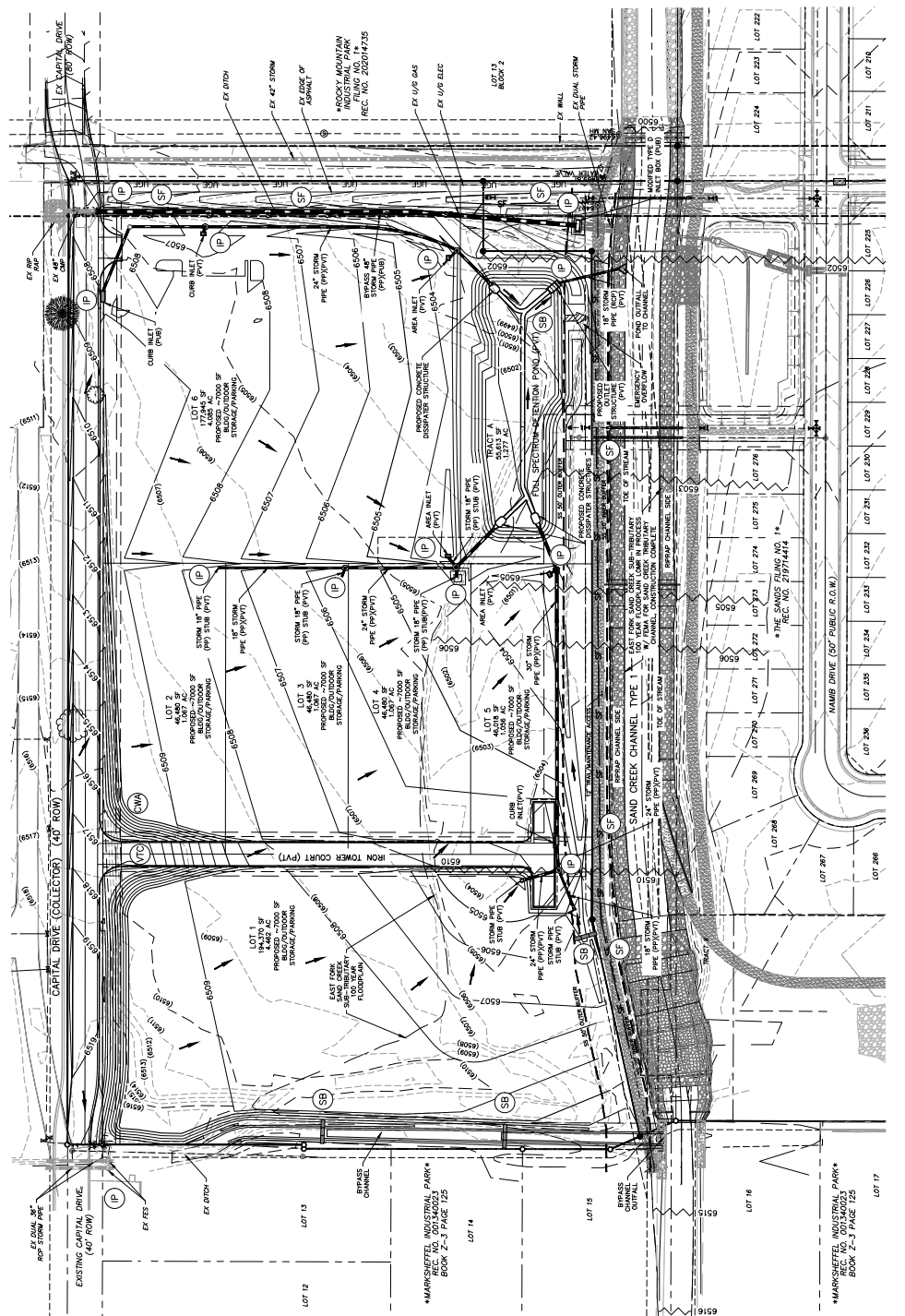
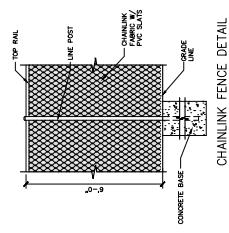
# THE SANDS INDUSTRIAL

## CONCEPT PLAN - PRELIMINARY GRADING

MARCH 2020



- LEGEND**
- (6500) --- EXISTING MARK CONTOUR
  - (6500) --- PROPOSED MARK CONTOUR
  - (6500) --- PROPOSED MARK CONTOUR
  - (6500) --- FILING BOUNDARY LINE
  - (6500) --- RIGHT-OF-WAY LINE
  - (6500) --- PROPOSED PROPERTY LINE
  - (6500) --- SILT FENCE
  - (6500) --- EROSION CONTROL BLANKET
  - (6500) --- STAW BALE DITCH CHECK
  - (6500) --- SILT FENCE
  - (6500) --- VEHICLE TRACKING CONTROL
  - (6500) --- LOW POINT/HIGH POINT
  - (6500) --- FLOW DIRECTION & SLOPE
  - (6500) --- FLOW DIRECTION ARROW
  - (6500) --- EXISTING FLOW DIRECTION ARROW
  - (6500) --- CONCRETE WASHOUT AREA
  - (6500) --- INLET PROTECTION
  - (6500) --- TEMPORARY SEDIMENT BASIN
  - (6500) --- FEMA FLOODPLAIN ELEVATION
  - (6500) --- EMERGENCY OVERLINE DIRECTION



THE SANDS INDUSTRIAL  
CONCEPT PLAN - GRADING  
212 N. WASHCATCH AVE., SUITE 301  
DENVER, COLORADO 80202  
DATE PREPARED: MARCH 2020  
DATE REVISED: 7/19/2020

THE LANDPHUS COMPANY  
212 N. WASHCATCH AVE., SUITE 301  
DENVER, COLORADO 80202  
719-832-3200

CITY FILE NO. CPC CP 20-00064

102 E. REEF AVE. SUITE 110  
COLORADO SPRING, CO. 80903  
PHONE 719.536.5868

CIVIL CONSULTANTS, INC.

SHEET 2 OF 4

FIGURE 1





