

YOUR STORAGE CENTER

3700 MAIZELAND RD
 COLORADO SPRINGS, COLORADO 80909
 3.794 ACRES
 COVER SHEET

PALMER PARK
 PK



VICINITY

LEGAL:
 BLK 6 PALMER PARK SUB 3 FL 6 EX THAT PART
 TO ACADEMY BLVD CONV BY BK 3345-306

PROJECT DESCRIPTION:
 NEW COMMERCIAL DEVELOPMENT
 (STORAGE FACILITY) ON A 3.75
 ACRE SITE, CURRENTLY VACANT

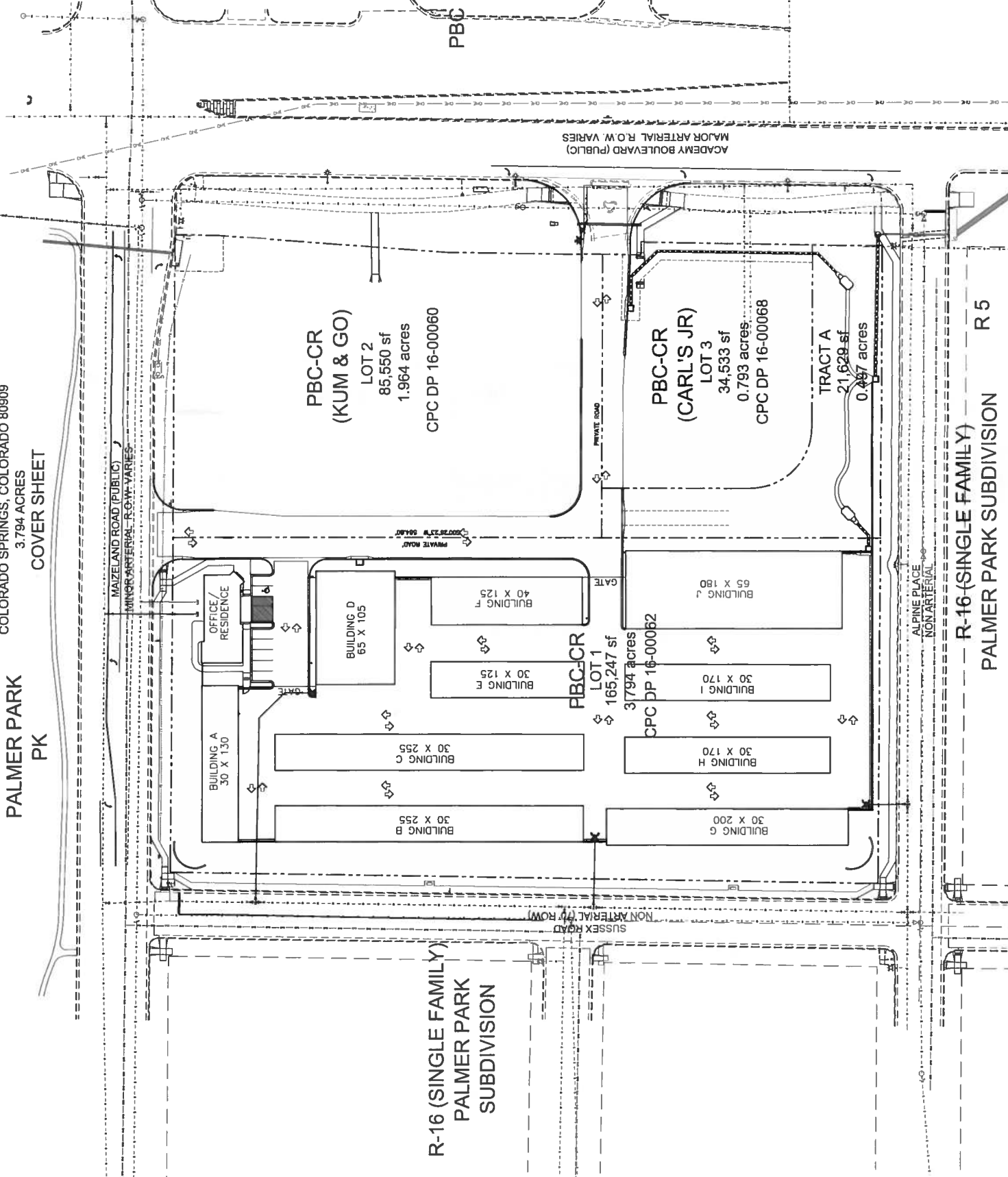
SITE DATA

tax schedule no.	6403101002	Subject to change with replanning of property
area	3.75 acres	
zone	PBC-CR	(SEE ORD 16-XXX)
ex use	VACANT	
proposed use	MINI-STORAGE AND MANAGER RESIDENCE	
concept plan	-	
development schedule	FALL 2016	

PROHIBITED NOTES:
 - EXTERNALLY LIT OR ILLUMINATED
 COMMERCIAL SIGNAGE IS
 PROHIBITED ALONG SUSSEX ROAD
 AND ALPINE PLACE
 - DIRECT ACCESS TO SUSSEX ROAD
 AND ALPINE PLACE IS PROHIBITED

NOTE:
 - SITE IS TO BE REPLATTED AS LOT 1
 MAIZELAND AND ACADEMY
 COMMERCIAL FLG 1.

ACADEMY BOULEVARD (PUBLIC)
 MAJOR ARTERIAL (R.O.W. VARIES)



PBC-CR
 (KUM & GO)
 LOT 2
 85,550 sf
 1.964 acres
 CPC DP 16-00060

PBC-CR
 (CARL'S JR)
 LOT 3
 34,533 sf
 0.793 acres
 CPC DP 16-00068

TRACT A
 21,629 sf
 0.497 acres

OFFICE/
 RESIDENCE

BUILDING A
 30 X 130

BUILDING B
 30 X 255

BUILDING C
 30 X 255

BUILDING D
 65 X 105

BUILDING E
 30 X 125

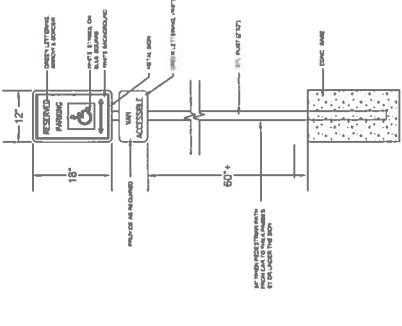
BUILDING F
 40 X 125

BUILDING G
 30 X 200

BUILDING H
 30 X 170

BUILDING I
 30 X 170

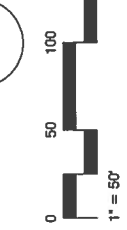
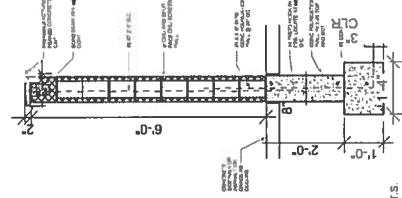
BUILDING J
 65 X 180



1 ACCESSIBLE SIGNAGE DETAIL
 N.T.S.

2 TYP. PARKING DETAIL
 N.T.S.

3 TYP. WALL DETAIL
 N.T.S.



1" = 50'

SHEET INDEX

1	COVER SHEET
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7	LANDSCAPE PLAN
8	LANDSCAPE DETAILS
9	ELEVATIONS

OWNER INFO

company name HARVAL INC.
 address 6208 S. BOSTON CT
 city/state ENGLEWOOD, CO 80111-5292
 phone no

previous city file no: CPC DP 16-00062
 approved city file no:



YOW ARCHITECTS PC
 A PROFESSIONAL CORPORATION
 PLANNING ARCHITECTURE &
 115 S. Weber Colorado Springs, Colorado 475-8133

YOUR STORAGE
 3700 Maizeland Rd
 Colorado Springs, CO 80909

13/27
 Project: Planning
 File: MAIZELAND PK COVER
 Drawn by: ALJ
 Date: 4-15-18
 Revised: 7-1-18

1
 Cover Sheet
 DRAWING NO T-09

FIGURE 3

STANDARD GRADING AND EROSION CONTROL PLANS NOTES

ANY LAND DISTURBANCE BY ANY OWNER, DESIGNER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE DRAINAGE, GRADING, EROSION AND SEDIMENTATION CONTROL REQUIREMENTS AND GENERAL PROVISIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME 2 AND THE OWNER INSPECTION REQUIREMENTS (O.C.M.VOL. 2, SEC. 3.2) NO CLEANING, GRADING, EXCAVATING, FILLING OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND SEDIMENTATION CONTROL PLAN IS RECEIVED FROM CITY ENGINEERING.

THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE CALL CITY STORMWATER INSPECTIONS, 305-5980, 48 HOURS PRIOR TO CONSTRUCTION.

SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED AT THE END OF EACH DAY.

CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE HIGHWAYS, INCLUDING ANY SURFACE OR SUBSURFACE DRAINAGE SYSTEM OR FACILITIES.

SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND CHANNELS SHALL BE MAINTAINED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING. AREAS THAT ARE NOT MAINTAINED WITHIN TWENTY-ONE (21) CALENDAR DAYS SHALL ALSO BE MAINTAINED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDDED, AND TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.

THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND REVISIONS BY THE CITY ENGINEERING DEPARTMENT. THE CITY ENGINEERING DEPARTMENT RESERVES THE RIGHT TO MAKE CHANGES TO THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.

THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DECREASE THE DEPTH OF COVER OR ACCESS TO UTILITY FACILITIES. THE PLAN SHALL NOT INCREASE OR DECREASE THE DEPTH OF COVER OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DECREASE THE DEPTH OF COVER OR ACCESS TO UTILITY FACILITIES. THE PLAN SHALL NOT INCREASE OR DECREASE THE DEPTH OF COVER OR ACCESS TO UTILITY FACILITIES.

LEGEND:

- EXISTING GROUND CONTOUR
- PROPOSED FINISHED GRADE CONTOUR
- PROPOSED STORM SEWER PIPE
- PROPOSED STORM INLET
- EXISTING STORM SEWER PIPE
- BOUNDARY LINE
- PROPOSED HIGH POINT
- PROPOSED LOW POINT
- PROPOSED FLOW DIRECTION
- EXISTING FLOW DIRECTION
- SILT FENCE
- VEHICLE TRACKING CONTROL
- INLET PROTECTION

SITE SPECIFIC NOTES:

ALL DRIVEWAYS AND PAVING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.

ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS TO BE TYPE 3 CURB & GUTTER OR AS SPECIFIED ON PLANS.

ALL CURB & GUTTER ALONG ACADEMY BOULEVARD AND MAIZELAND ROAD IS TYPE 1.

ALL PROPOSED CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE RIGHT-OF-WAY SHALL MEET CURRENT CITY STANDARDS.

EROSION CONTROL CRITERIA:

EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION. THE MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND THROUGHOUT THE LIFE OF THE PROJECT.

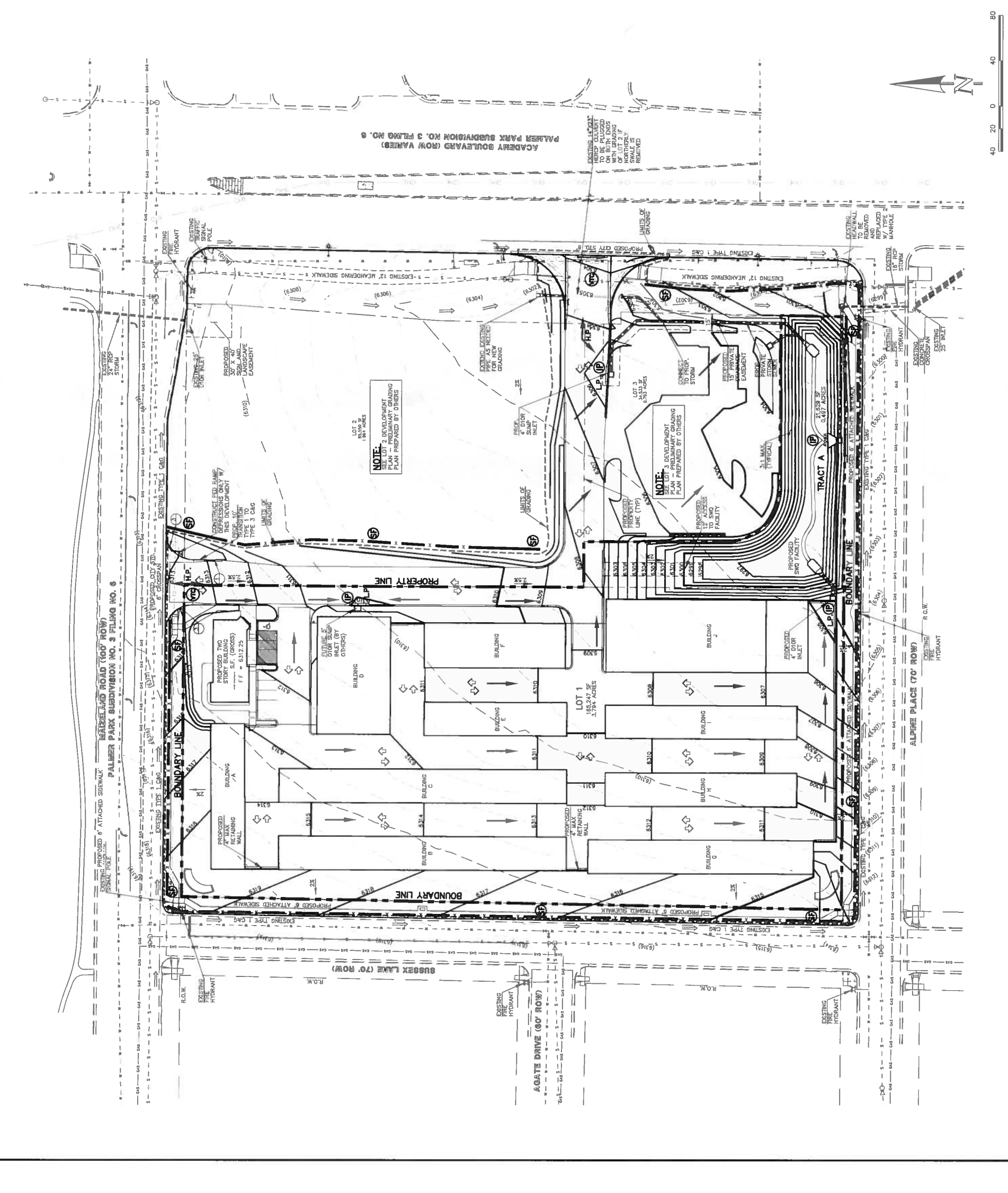
ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE RESEED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING. SEED SHALL BE APPLIED AT A RATE OF 100 LBS PER ACRE.

THE SILT FENCES SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL EROSION AND SEDIMENTATION POTENTIAL IS MITIGATED. REMOVAL OF SILT FENCES SHALL BE APPROVED BY THE CITY ENGINEERING DEPARTMENT. THE HEIGHT OF THE SILT FENCES SHALL BE MAINTAINED AT A MINIMUM OF 4 FEET.

EROSION CONTROL MEASURES SHALL BE CHECKED AFTER EVERY STORM. REPAIRS OR REPLACEMENT SHOULD BE MADE AS NECESSARY TO MAINTAIN PROPER PROTECTION.

NOTE: SEE LOT 2 DEVELOPMENT PLAN PREPARED BY OTHERS.

NOTE: SEE LOT 3 DEVELOPMENT PLAN PREPARED BY OTHERS.



CLASSIC ENGINEERS & SURVEYORS

219 N. Cascade Avenue, Suite 200
 Colorado Springs, Colorado 80905
 (719) 585-0790
 (201) 978-0729 (fax)

LOT 1 & TRACT A, MAIZELAND AND ACADEMY COMMERCIAL FLUNG NO. 1

DEVELOPMENT PLAN
 PRELIMINARY GRADING AND EROSION CONTROL

CPC DP 16-00062

DESIGNED BY	KRC	SCALE	DATE	04/15/06
DRAWN BY	KC	(1" = 40')	SHEET	3 OF 9
CHECKED BY	(V)	(1" = N/A)	JOB NO.	2486.00

FIGURE 3

**GENERAL NOTES FOR PRELIMINARY UTILITY PLANS
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)
PROPERTY OWNERS 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 UTILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNERS ("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 AND SERVICE MANUALS, AND ANY OTHER APPLICABLE REGULATIONS, ORDINANCES, AND PRESSURE REGULATIONS, AND SHALL BE IN ACCORD WITH THE REQUIREMENTS OF THE CITY OF COLORADO SPRINGS, COLORADO, AND THE REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- OWNER ASSUMES RESPONSIBILITY FOR THE COSTS OF EXTENDING OR UTILITY SERVICE CONNECTIONS TO THE PROPERTY. 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 WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES RULES AND REGULATIONS.
- SPRINGS UTILITIES SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR PRIORITY RIGHTS ARE GRANTED TO ANY PROPERTY OR TO ANY DEVELOPMENT. SPRINGS UTILITIES SHALL NOT BE BOUND BY ANY 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 PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEMS NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. SPRINGS UTILITIES SHALL NOT BE BOUND BY ANY COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS A PERMANENT EASEMENT AGREEMENT IS IN EFFECT.
- THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINK EXTENSION AND SERVICE STANDARDS).
- OWNER REQUESTS THAT THE EXTENT OF WATER OR WASTEWATER SERVICE SHALL BE LIMITED TO THE QUANTITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM WHEN WATER QUALITY IS CONCERNED. OWNER SHALL 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 688-4485 OR SOUTH 688-5544).
- 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. SPRINGS UTILITIES SHALL NOT BE BOUND BY ANY COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
- 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 THIS PRELIMINARY UTILITY PLAN, THE STANDARDS SHALL PREVAIL. SPRINGS UTILITIES SHALL NOT BE BOUND BY ANY COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS A PERMANENT EASEMENT AGREEMENT IS IN EFFECT. SPRINGS UTILITIES SHALL NOT BE BOUND BY ANY COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS A PERMANENT EASEMENT AGREEMENT IS IN EFFECT.

SITE SPECIFIC NOTES:

- ALL DRIVEWAYS AND PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN.
- ALL INTERVAL DRIVEWAYS, PARKING SPACES AND ISLANDS TO BE TYPE 3 CURB & GUTTER OR AS SPECIFIED ON PLANS.
- ALL EXISTING AND PROPOSED CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE RIGHT-OF-WAY SHALL MEET CURRENT CITY STANDARDS.
- A MINIMUM OF 5-FOOT CLEARANCE AROUND THE ORIGINATIONS OF ALL FIRE HYDRANTS WILL BE KEPT CLEAR OF ANY PHYSICAL OR VISUAL OBSTRUCTIONS TO THE HYDRANT.

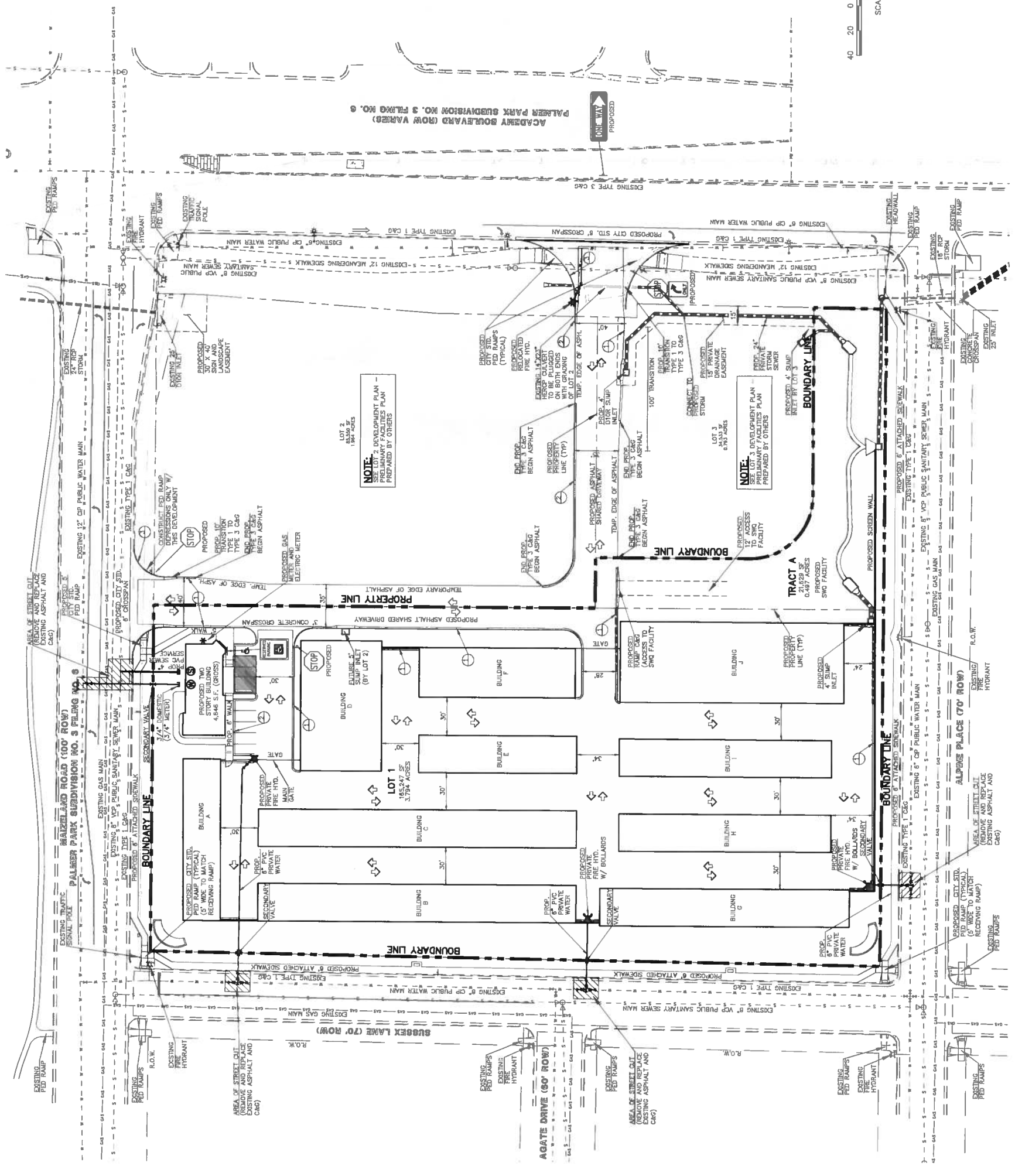
DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	---
PROPOSED STORM INLET	□
EXISTING STORM SEWER	---
EXISTING STORM INLET	□
EXISTING FIRE HYDRANT	⊕
EXISTING WATER MAIN	---
EXISTING SANITARY SEWER MAIN W/ MANHOLE	⊕
PROPOSED SANITARY MAIN	---
PROPOSED WATER MAIN	---
BOUNDARY LINE	---

NO PARKING FIRE LANE SOIS AND/OR PAINTED CURB IN THE DRIVEWAYS THAT ACCESS THIS SITE.

PROPOSED BLDG. H STORAGE
GROSS SQ FOOTAGE: 1,000 S.F. MAX.
TYPE CONSTRUCTION: I-B
REQ. CPM FIRE FLOW = 1,750 gpm
REQ. MIN. NUMBER HYDRANTS = 1
AVG. DIST. BETWEEN HYDRANTS = 500'
MAX. HOSE LENGTH = 250'
BUILDINGS ARE NOT SPRINKLERED
AREA SEPARATION WALLS ARE NOT USED

PROPOSED BLDG. I STORAGE
GROSS SQ FOOTAGE: 5,100 S.F. MAX.
TYPE CONSTRUCTION: I-B
REQ. CPM FIRE FLOW = 2,000 gpm
REQ. MIN. NUMBER HYDRANTS = 2
AVG. DIST. BETWEEN HYDRANTS = 450'
MAX. HOSE LENGTH = 225'
BUILDINGS ARE NOT SPRINKLERED
AREA SEPARATION WALLS ARE NOT USED

PROPOSED BLDG. J STORAGE
GROSS SQ FOOTAGE: 11,610 S.F. MAX.
TYPE CONSTRUCTION: I-B
REQ. CPM FIRE FLOW = 2,000 gpm
REQ. MIN. NUMBER HYDRANTS = 2
AVG. DIST. BETWEEN HYDRANTS = 450'
MAX. HOSE LENGTH = 225'
BUILDINGS ARE NOT SPRINKLERED
AREA SEPARATION WALLS ARE NOT USED



PROPOSED BLDG. A STORAGE
GROSS SQ FOOTAGE: 3,000 S.F. MAX.
TYPE CONSTRUCTION: I-B
REQ. CPM FIRE FLOW = 1,750 gpm
REQ. MIN. NUMBER HYDRANTS = 1
AVG. DIST. BETWEEN HYDRANTS = 500'
MAX. HOSE LENGTH = 250'
BUILDINGS ARE NOT SPRINKLERED
AREA SEPARATION WALLS ARE NOT USED

PROPOSED BLDG. B STORAGE
GROSS SQ FOOTAGE: 7,650 S.F. MAX.
TYPE CONSTRUCTION: I-B
REQ. CPM FIRE FLOW = 1,750 gpm
REQ. MIN. NUMBER HYDRANTS = 1
AVG. DIST. BETWEEN HYDRANTS = 500'
MAX. HOSE LENGTH = 250'
BUILDINGS ARE NOT SPRINKLERED
AREA SEPARATION WALLS ARE NOT USED

PROPOSED BLDG. C STORAGE
GROSS SQ FOOTAGE: 7,650 S.F. MAX.
TYPE CONSTRUCTION: I-B
REQ. CPM FIRE FLOW = 1,750 gpm
REQ. MIN. NUMBER HYDRANTS = 1
AVG. DIST. BETWEEN HYDRANTS = 500'
MAX. HOSE LENGTH = 250'
BUILDINGS ARE NOT SPRINKLERED
AREA SEPARATION WALLS ARE NOT USED

PROPOSED BLDG. D STORAGE
GROSS SQ FOOTAGE: 6,625 S.F. MAX.
TYPE CONSTRUCTION: I-B
REQ. CPM FIRE FLOW = 1,750 gpm
REQ. MIN. NUMBER HYDRANTS = 1
AVG. DIST. BETWEEN HYDRANTS = 500'
MAX. HOSE LENGTH = 250'
BUILDINGS ARE NOT SPRINKLERED
AREA SEPARATION WALLS ARE NOT USED

PROPOSED BLDG. E STORAGE
GROSS SQ FOOTAGE: 3,795 S.F. MAX.
TYPE CONSTRUCTION: I-B
REQ. CPM FIRE FLOW = 1,750 gpm
REQ. MIN. NUMBER HYDRANTS = 1
AVG. DIST. BETWEEN HYDRANTS = 500'
MAX. HOSE LENGTH = 250'
BUILDINGS ARE NOT SPRINKLERED
AREA SEPARATION WALLS ARE NOT USED

PROPOSED BLDG. F STORAGE
GROSS SQ FOOTAGE: 5,000 S.F. MAX.
TYPE CONSTRUCTION: I-B
REQ. CPM FIRE FLOW = 1,750 gpm
REQ. MIN. NUMBER HYDRANTS = 1
AVG. DIST. BETWEEN HYDRANTS = 500'
MAX. HOSE LENGTH = 250'
BUILDINGS ARE NOT SPRINKLERED
AREA SEPARATION WALLS ARE NOT USED

PROPOSED BLDG. G STORAGE
GROSS SQ FOOTAGE: 6,000 S.F. MAX.
TYPE CONSTRUCTION: I-B
REQ. CPM FIRE FLOW = 1,750 gpm
REQ. MIN. NUMBER HYDRANTS = 1
AVG. DIST. BETWEEN HYDRANTS = 500'
MAX. HOSE LENGTH = 250'
BUILDINGS ARE NOT SPRINKLERED
AREA SEPARATION WALLS ARE NOT USED

CLASSIC CONSULTING ENGINEERS & SURVEYORS
513 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0799
(719)785-0793 (Fax)

LOT 1 & TRACT A, WAZELAND AND ACADEMY COMMERCIAL FILING NO. 1
DEVELOPMENT UTILITY & PUBLIC FACILITIES PLAN

CPC DP 16-00062

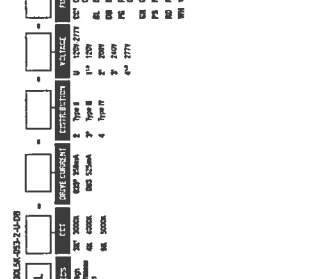
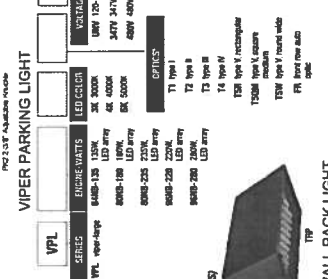
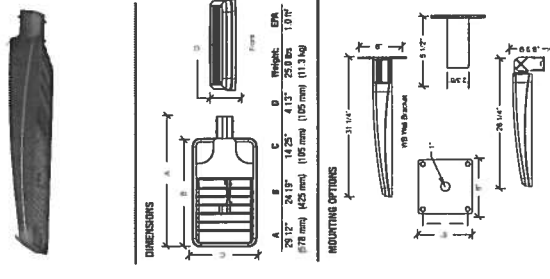
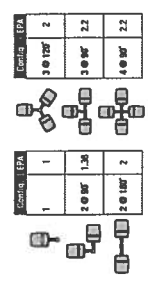
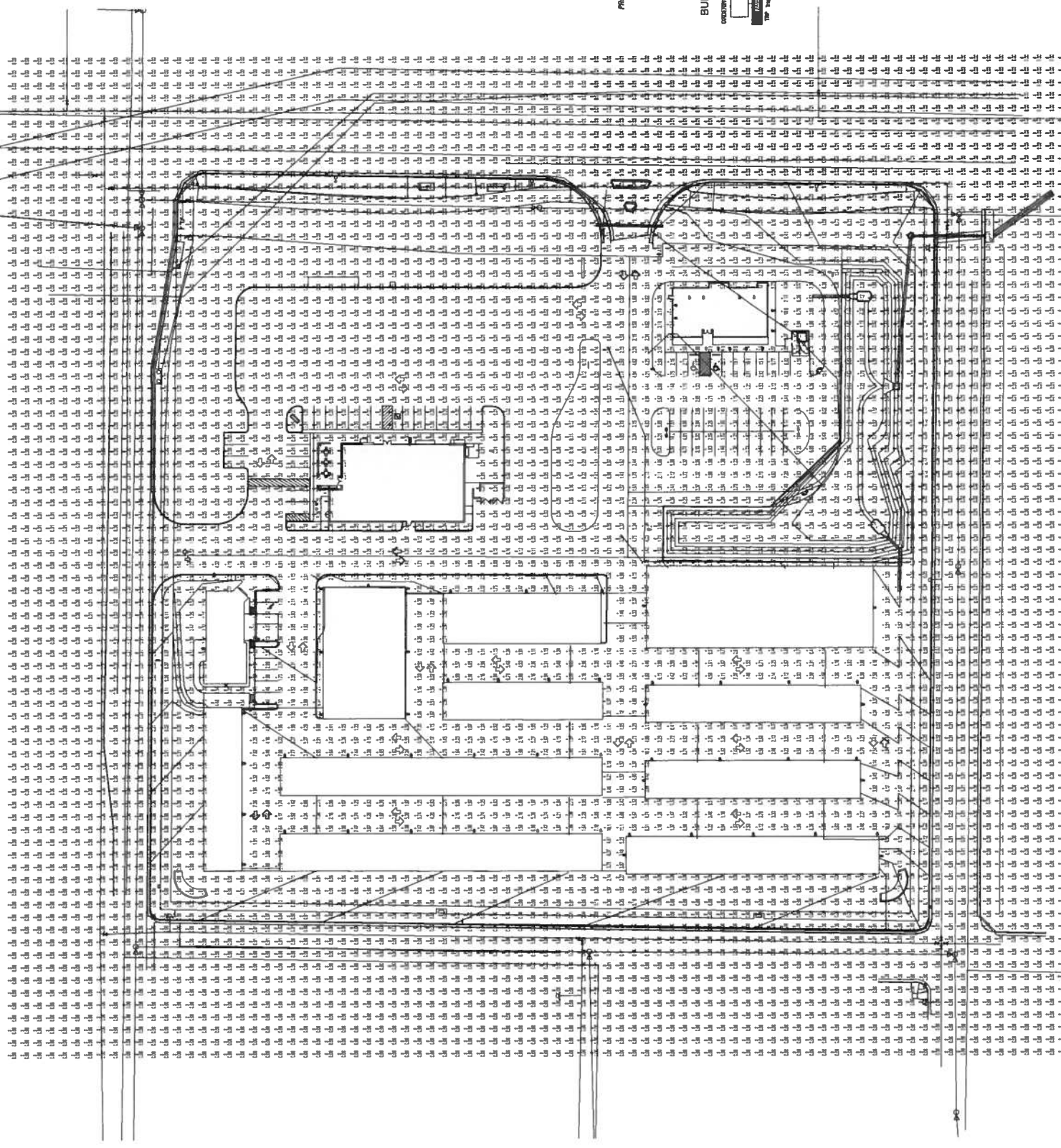
DESIGNED BY: KRC
DRAWN BY: KC
CHECKED BY: (V)
DATE: 04/15/08
SCALE: (H) 1" = 40'
SHEET 5 OF 9
JOB NO. 2486.00

FIGURE 3

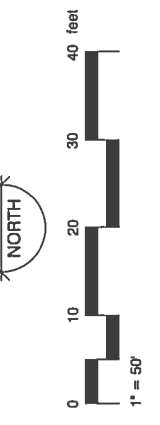
YOUR STORAGE CENTER

3700 MAIZELAND RD
 COLORADO SPRINGS, COLORADO 80909
 3.794 ACRES

DEVELOPMENT PLAN



- VIPER PARKING LIGHT**
- | VP SERIES | BUCKLE MOUNTS | LED COLOR | VISIBLE | ELECTRICAL OPTICS | FINISH |
|--------------|---------------|-----------|-----------|-------------------|-----------|
| VP1-100-100 | 100W-100 | 100W-100 | 100W-100 | 100W-100 | 100W-100 |
| VP1-100-200 | 200W-100 | 200W-100 | 200W-100 | 200W-100 | 200W-100 |
| VP1-100-300 | 300W-100 | 300W-100 | 300W-100 | 300W-100 | 300W-100 |
| VP1-100-400 | 400W-100 | 400W-100 | 400W-100 | 400W-100 | 400W-100 |
| VP1-100-500 | 500W-100 | 500W-100 | 500W-100 | 500W-100 | 500W-100 |
| VP1-100-600 | 600W-100 | 600W-100 | 600W-100 | 600W-100 | 600W-100 |
| VP1-100-700 | 700W-100 | 700W-100 | 700W-100 | 700W-100 | 700W-100 |
| VP1-100-800 | 800W-100 | 800W-100 | 800W-100 | 800W-100 | 800W-100 |
| VP1-100-900 | 900W-100 | 900W-100 | 900W-100 | 900W-100 | 900W-100 |
| VP1-100-1000 | 1000W-100 | 1000W-100 | 1000W-100 | 1000W-100 | 1000W-100 |
- BUILDING WALL PACK LIGHT**
- | BP SERIES | BUCKLE MOUNTS | LED COLOR | VISIBLE | ELECTRICAL OPTICS | FINISH |
|--------------|---------------|-----------|-----------|-------------------|-----------|
| BP1-100-100 | 100W-100 | 100W-100 | 100W-100 | 100W-100 | 100W-100 |
| BP1-100-200 | 200W-100 | 200W-100 | 200W-100 | 200W-100 | 200W-100 |
| BP1-100-300 | 300W-100 | 300W-100 | 300W-100 | 300W-100 | 300W-100 |
| BP1-100-400 | 400W-100 | 400W-100 | 400W-100 | 400W-100 | 400W-100 |
| BP1-100-500 | 500W-100 | 500W-100 | 500W-100 | 500W-100 | 500W-100 |
| BP1-100-600 | 600W-100 | 600W-100 | 600W-100 | 600W-100 | 600W-100 |
| BP1-100-700 | 700W-100 | 700W-100 | 700W-100 | 700W-100 | 700W-100 |
| BP1-100-800 | 800W-100 | 800W-100 | 800W-100 | 800W-100 | 800W-100 |
| BP1-100-900 | 900W-100 | 900W-100 | 900W-100 | 900W-100 | 900W-100 |
| BP1-100-1000 | 1000W-100 | 1000W-100 | 1000W-100 | 1000W-100 | 1000W-100 |



YOW ARCHITECTS PC
 A PROFESSIONAL CORPORATION
 PLANNING ARCHITECTURE &
 115 S. Weber Colorado Springs, Colorado 475-8133

YOUR STORAGE
 CENTER
 3700 Maizeland Rd
 Colorado Springs, CO 80909

14111
 6-20-2024
 6-20-2024

DRAWING NO. 6-19

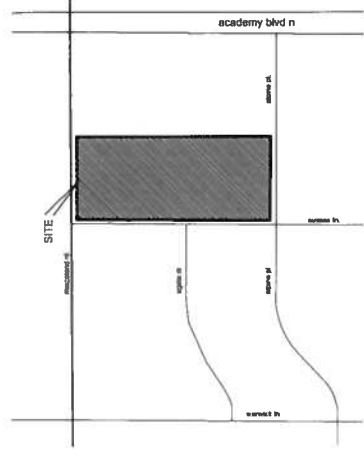
Photometric Plan

OWNER INFO
 company name HARVAL INC
 address 6208 S. BOSTON CT
 city/state ENGLEWOOD CO 80111-5282
 phone no

previous city file no: CFC DP 16 00062
 approved city file no:

FIGURE 3

YOUR STORAGE CENTER
 3700 MAIZELAND RD
 COLORADO SPRINGS, COLORADO 80909
 FINAL LANDSCAPE PLAN



LEGAL:
 BLK 6 PALMER PARK SUB 3 FIL 6 EX THAT PART
 TO ACADEMY BLVD CONV BY BK 3345-336

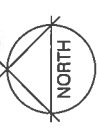
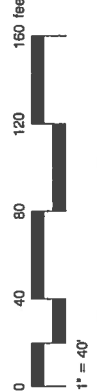
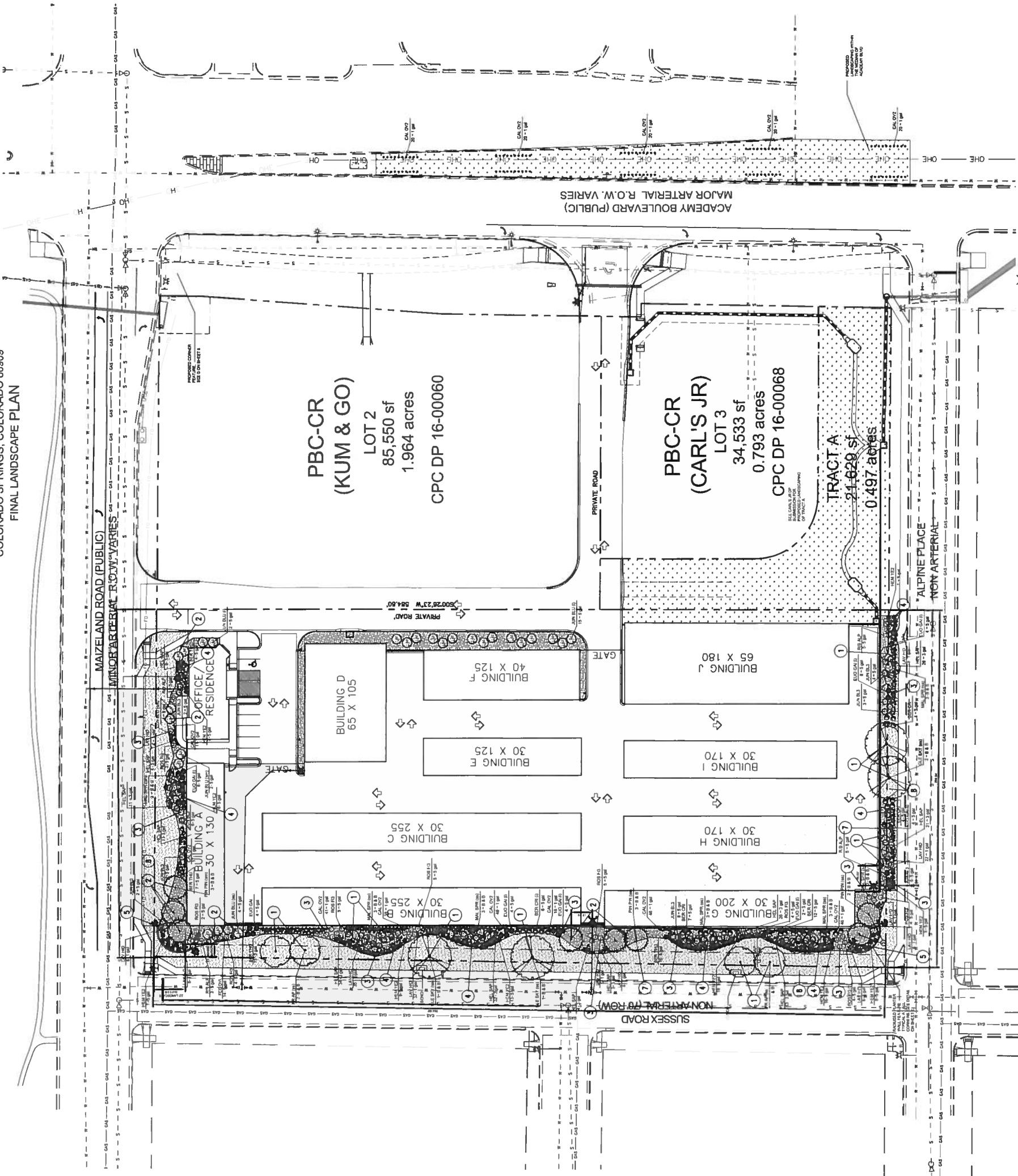
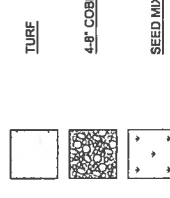
GENERAL LANDSCAPE NOTES:

1. PLANT QUANTITY AND SUBSTITUTION: In case of discrepancy in plant quantities shown on the plan and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting plan. All plants shall be installed in accordance with the Landscaping Architect in writing for approval prior to installation.
2. ACCEPTABLE PLANT MATERIAL: All plants shall meet or exceed standards set by the "COLORADO NURSERY ASSOCIATION", and the "AMERICAN STANDARD OF NURSERY STOCK". All plants shall be healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. All plants shall be installed in accordance with the Landscaping Architect in writing with a central leader. The contractor shall provide lowest branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscaping Architect or owner prior to installation.
3. SOIL AMENDMENTS: All planting areas and turf areas shall be amended as follows:
 - 3 cubic yards per 1000 sq ft of turf area
 - 1 cubic yard per 1000 sq ft of non-turf area
 RECOMMENDED SOIL AMENDMENT:
 - 10-10-10 fertilizer
 - 1/2 to 1 inch of topsoil
 - 1/2 to 1 inch of mulch
 - 1/2 to 1 inch of sand
 - 1/2 to 1 inch of peat moss
4. SEEDING AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.
5. IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor shut-off device. All turf areas to be irrigated by underground, in-ground, or surface irrigation systems shall be installed in accordance with the Landscaping Architect in writing for approval prior to installation.
6. INORGANIC MULCH: The type of inorganic mulch as specified within the NOTED NOTES on the landscape plan shall be applied to a standard depth of 3"-4" over geo-textile filter fabric. Filter fabric shall be 10 mil thick and shall be installed in accordance with the Landscaping Architect in writing for approval prior to installation.
7. LANDSCAPE BOUNDARIES: All landscape boundaries shown on plan are to be 10-12 cubic feet minimum.
8. STEEL EDGE: All edges shall be 3/16" x 4" RYERSON or PRO STEEL EDGER with 16" stakes at 30" o.c. color shall be green.
9. INSPECTION AND APPROVAL: Notification for IRRIGATION INSPECTION AFFIDAVIT shall be given to the City of Colorado Springs. The contractor shall provide a copy of the irrigation system installation prior to seeding or mulching. The contractor shall provide a copy of the irrigation system installation prior to seeding or mulching. The contractor shall provide a copy of the irrigation system installation prior to seeding or mulching.
10. Any field changes or deviations to these plans without prior City Approval of an Amended Development Plan may result in a delay of final approval and issuance of a Certificate of Occupancy.
11. ANY CHANGES TO THESE PLANS MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY PER CITY OF COLORADO SPRINGS.
12. GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN ON THESE PLANS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
13. TREE WELLS: ALL TREES LOCATED IN PAVED BUILDING AREAS OR IN PARKING LOT ISLANDS ARE TO UTILIZE STRUCTURAL SOILS A MINIMUM OF 6-8" OUTSIDE OF DESIGNATED PLANTING PITS. SOILS SHOULD NOT BE STOCKPILED ON SITE FOR MORE THAN 24HRS. IF STORAGE OF SOIL ON SITE IS NECESSARY PROTECTION OF SOIL IS NEEDED TO MINIMIZE CONTAMINATION.

-SEE SHEET 2 OF 2 FOR PLANT SCHEDULE-
 -SEE SHEET 2 OF 2 FOR HYDROZONE MAP-

- KEYED NOTES (not all items labeled - items labeled considered typical)
- 1) TYPICAL DECIDUOUS TREE PLANTING
 - 2) TYPICAL EVERGREEN TREE PLANTING
 - 3) TYPICAL SHRUB PLANTING
 - 4) TYPICAL GROUND COVER/PERENNIAL PLANTING
 - 5) LANDSCAPE BOUNDARY
 - 6) SCREEN WALL
 - 7) 4.8" COBBLE
 - 8) TURF LAWN AREA

HATCH LEGEND



OWNER INFO

company: HARVAL INC
 name:
 address: 6208 S. BOSTON CT
 city/state: ENGLEWOOD CO 80111-5282
 phone no:

previous city file no: CPC DP 16-00062
 approved city file no:



YOW ARCHITECTS PC
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 115 S. Weber
 Colorado Springs, Colorado 475-8133

YOUR STORAGE
 CENTER
 3700 Maizeland Rd
 Colorado Springs, CO 80909

15-027
 Landscape
 4-6-09
 1-6

Drawn: G. No. 7 of 9
 7
 FINAL
 LANDSCAPE PLAN

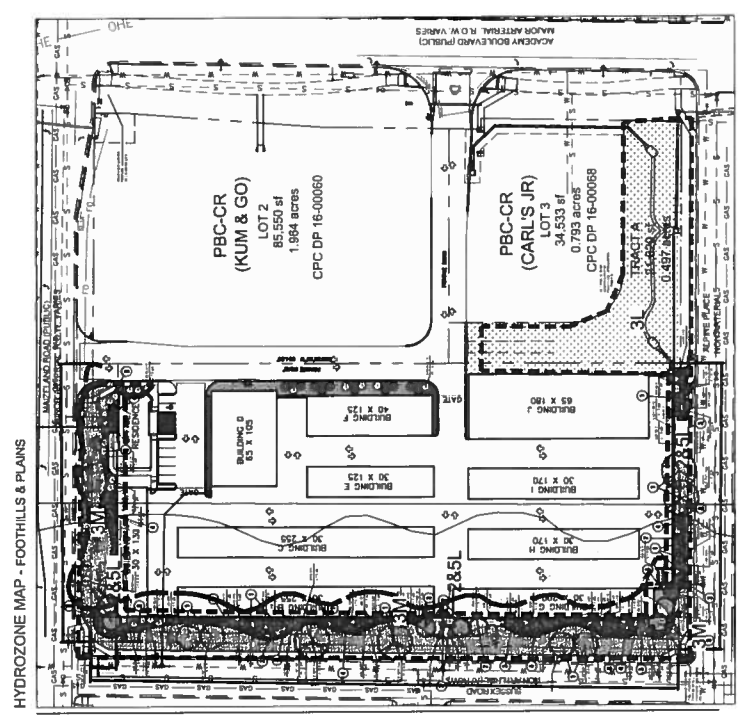
FIGURE 3



YOW ARCHITECTS PC
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ARCHITECTURE &
Interior Design
3700 Maize Road
Colorado Springs, CO 80909

YOUR STORAGE
CENTER
3700 Maize Road
Colorado Springs, CO 80909

15727
Director Landscape
Firm Name
Drawn By AJS
Date 4-12-2018
Hours 7:18
Drawing No 8133
LANDSCAPE
DETAILS



HYDROZONE MAP - FOOTPATHS & PLAINS

PBC-CR (KUM & GO)
LOT 2
85,550 sq ft
1.994 acres
CPC DP 16-00060

PBC-CR (CARL'S JR)
LOT 3
34,533 sq ft
0.793 acres
CPC DP 16-00068

TREES	QTY	CODE	COMMON NAME / BOTANICAL NAME	CONTI	CALL
	4	FR AP	Autumn Purple Ash / Fraxinus americana 'Autumn Purple'	B & B	2 4
	4	GLE SKY	Sky-line Honey Locust / Gleditsia triacanthos 'Skyline'	B & B	2 4S
	27	JUN BLU	Blue Point Juniper / Juniperus chinensis 'Blue Point'	5 gal	
	22	MAL SPR	Spring Snow Crab Apple / Malus x 'Spring Snow' TM	B & B	2 Col 4
	8	PIN PZ	Pinon Pine / Pinus edulis	B & B	
SHRUBS	QTY	CODE	COMMON NAME / BOTANICAL NAME	SIZE	
	33	BER THU	Red Leaf Japanese Barberry / Berberis thunbergii	5 gal	455
	28	ELO GAI	Emerald Gaiety Euonymus / Euonymus fortunei 'Emerald Gaiety' TM	5 gal	D
	96	HEM YE2	Daylily / Hemerocallis x 'Yellow'	5 gal	568A
	56	JUN BLS	Sierra Spreader Juniper / Juniperus Saborina 'Sierra Spreader'	5 gal	AD
	161	LAV HD	Hidcote Lavender / Lavandula angustifolia 'Hidcote'	1 gal	5678A
	15	RIB ALP	Alpine Currant / Ribes Alpinum	5 gal	1245678DA
	35	ROS F13	Woods Rose / Rosa Woodsii	5 gal	
GRASSES	QTY	CODE	COMMON NAME / BOTANICAL NAME	SIZE	CITY CODE
	268	CAL OV2	Overdam Feather Reed Grass / Calamagrostis x occulifera 'Overdam'	1 gal	A
	227	HEL SAP	Blue Oat Grass / Helictotrichon sempervirens 'Sapphire'	3 gal	12350
	14	FES OVI	Blue Fescue / Festuca ovina glauca 'Eliph Blue'	5 gal	235680

SITE CATEGORY CALCULATIONS Lot_3

tax schedule no. 840310002
zone PBC-CR
area 3.794 ACRES

name/body	MAZELAND	SUSSEX
classification	MINOR_ARTERIAL	NON_ARTERIAL
width req/prov	20/25	0/25
length of frontage	279	130
req tree/ft	1/25	1/30
trees req/prov	12/12	20/25
category abrv.	(tm)	(ts)
%ground plane req/prov	75%85%	75%85%

LS BUFFER

name/body	ALPINE	NON_ARTERIAL
classification	NON_ARTERIAL	NON_ARTERIAL
width req/prov	10/25	5/10
length of frontage	287	1717
req tree/ft	1/30	0/23
trees req/prov	10/10	N/A
category abrv.	(sa)	(i)
%ground plane req/prov	75%85%	

INTERNAL

name/body	INTERNAL
classification	INTERNAL
width req/prov	5/10
length of frontage	130
req tree/ft	1/30
trees req/prov	20/25
category abrv.	(ts)
%ground plane req/prov	75%85%

OWNER INFO

company name HARVAL INC.
address 6308 S. BOSTON CT
city/state ENGLEWOOD, CO 80111-5282
phone no
previous city file no CPC DP 16-00062
approved city file no

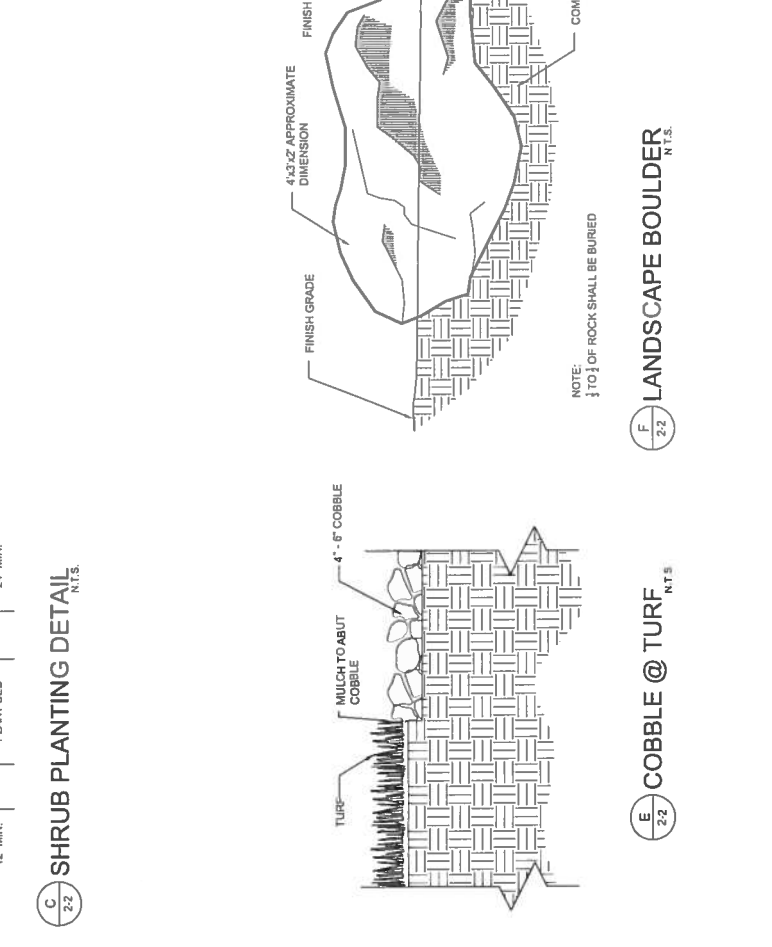
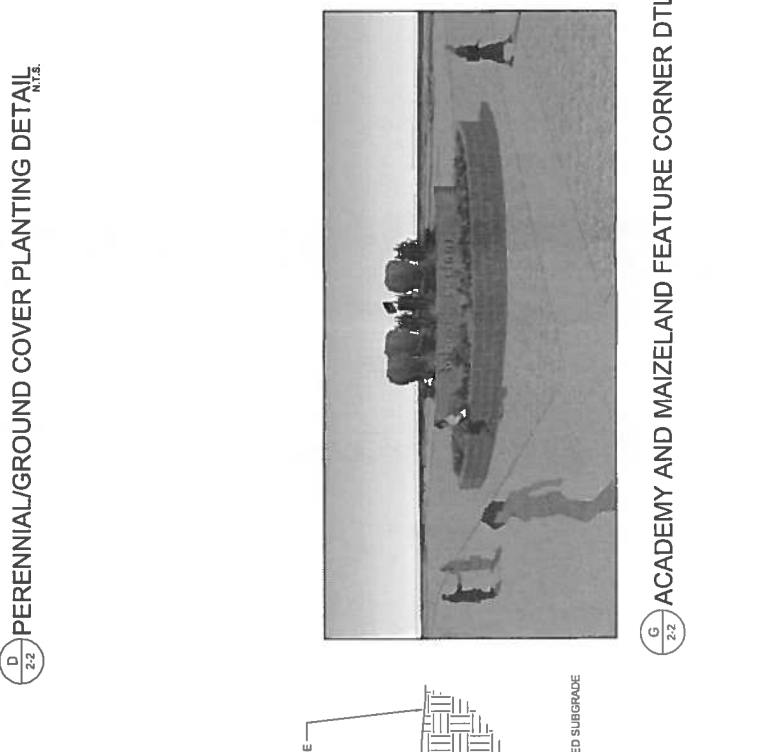
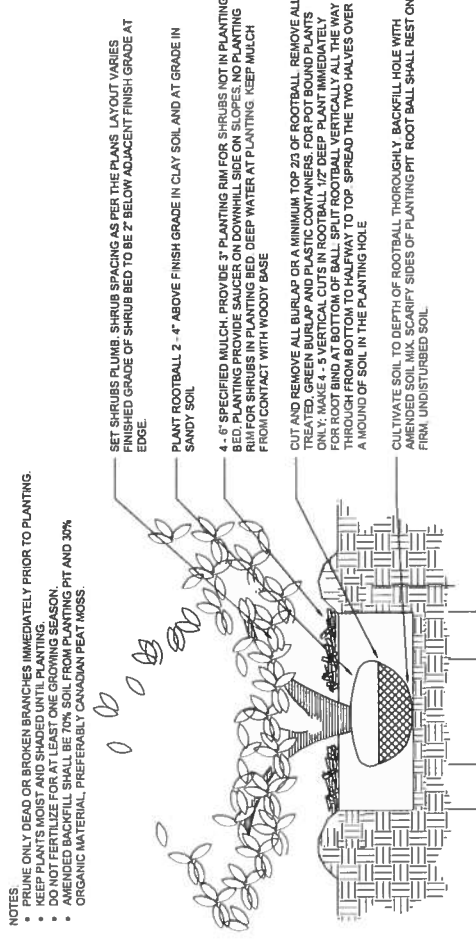
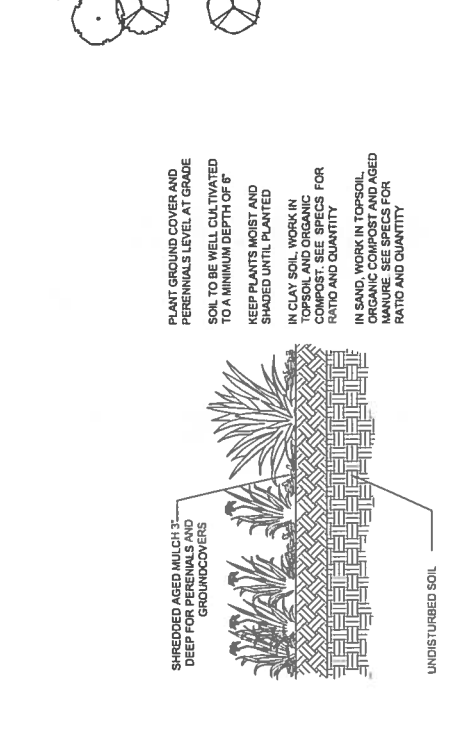
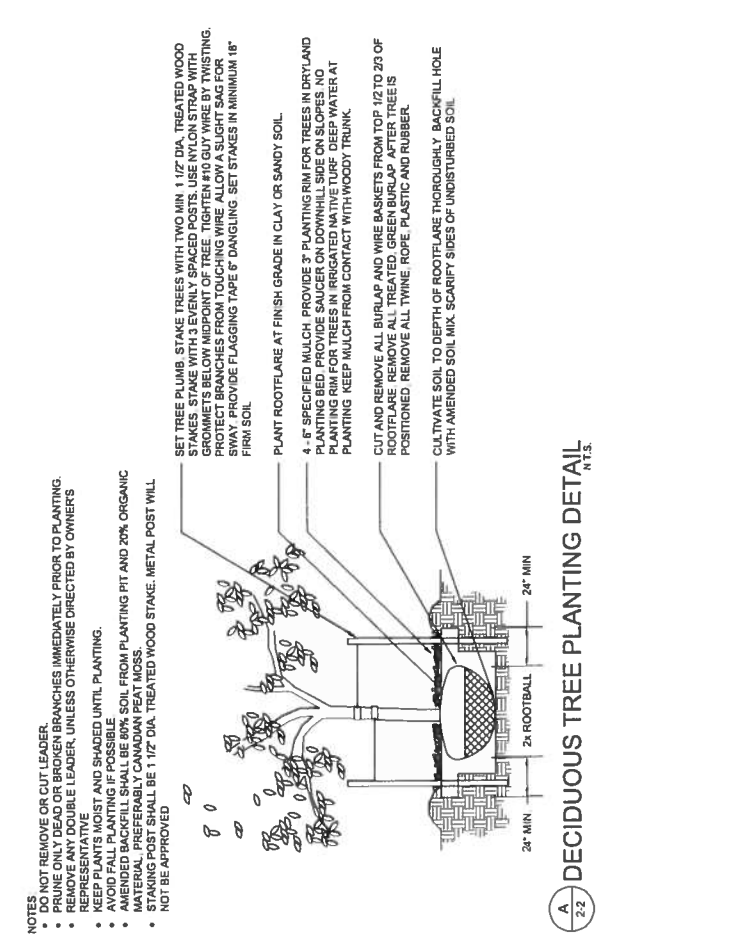
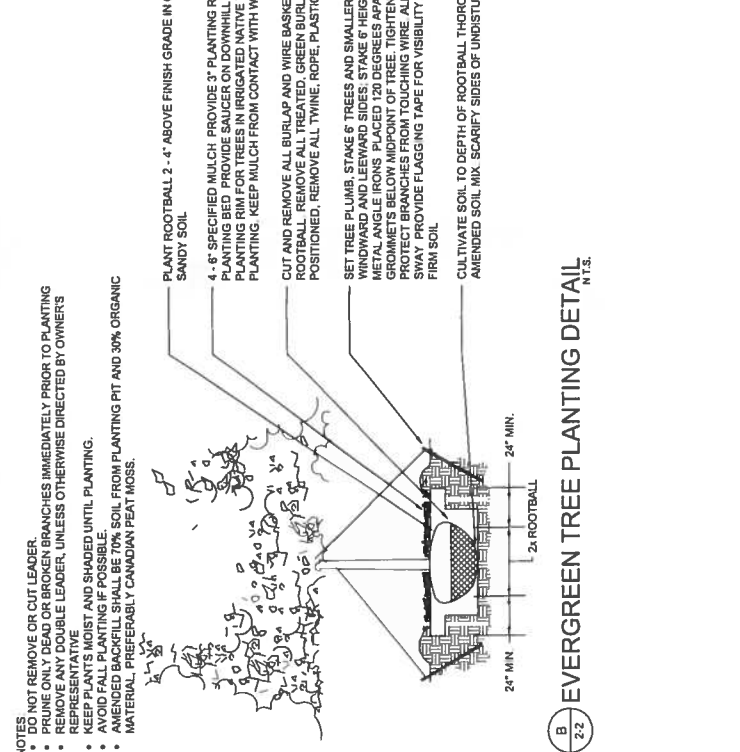


FIGURE 3

YOUR STORAGE CENTER

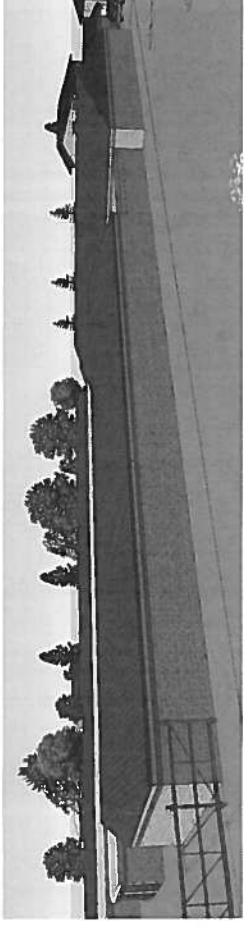
3700 MAIZELAND RD
 COLORADO SPRINGS, COLORADO 80909
 3.75 ACRES
 DEVELOPMENT PLAN



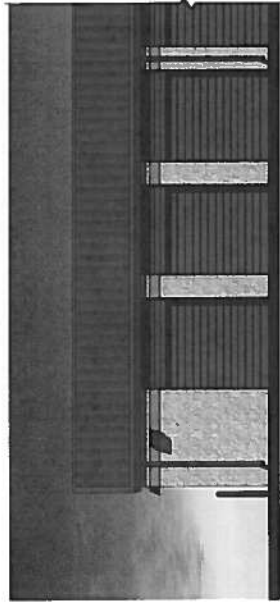
SOUTH ELEVATION-TYPICAL - COLOR
 $3/32^{\circ} = 1'-0"$



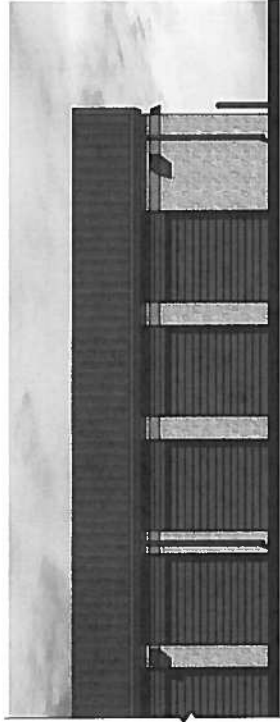
NORTH ELEVATION-TYPICAL - COLOR
 $3/32^{\circ} = 1'-0"$



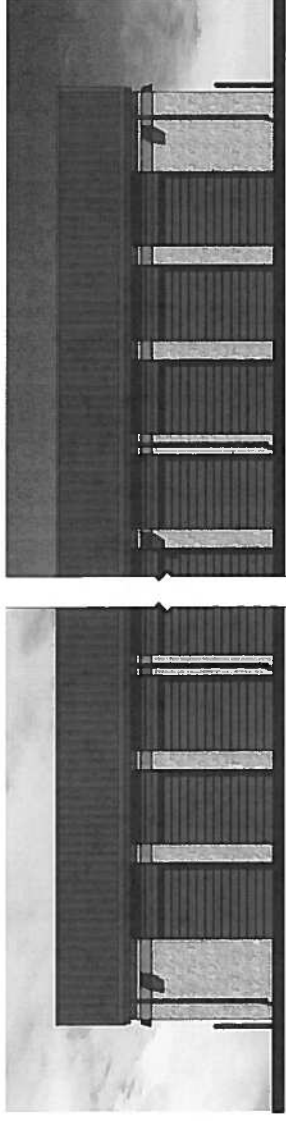
East Elevation from Carl's Jr and Kum & Go



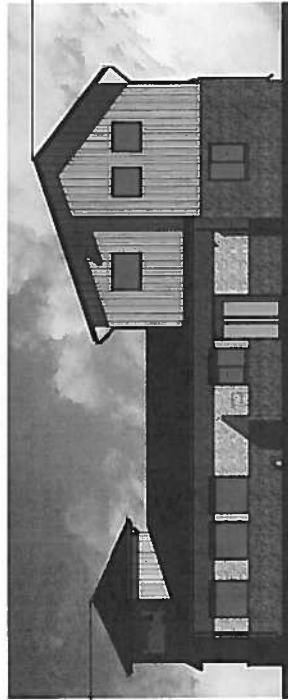
WEST ELEVATION-TYPICAL - COLOR
 $3/32^{\circ} = 1'-0"$



EAST ELEVATION-TYPICAL - COLOR
 $3/32^{\circ} = 1'-0"$



NORTH ELEVATION - COLOR
 $1/16^{\circ} = 1'-0"$

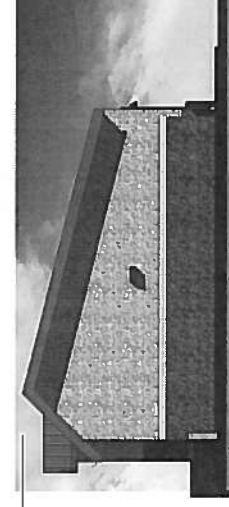


19'-1 3/4"

SOUTH ELEVATION - COLOR
 $1/16^{\circ} = 1'-0"$



19'-1 3/4"



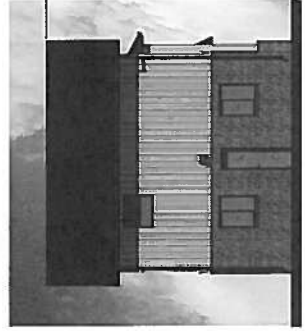
15'-0"

2 South (Alpine Pl) and North (Maizeland Rd) Elevation - Color - Dependent 1
 $1/8^{\circ} = 1'-0"$



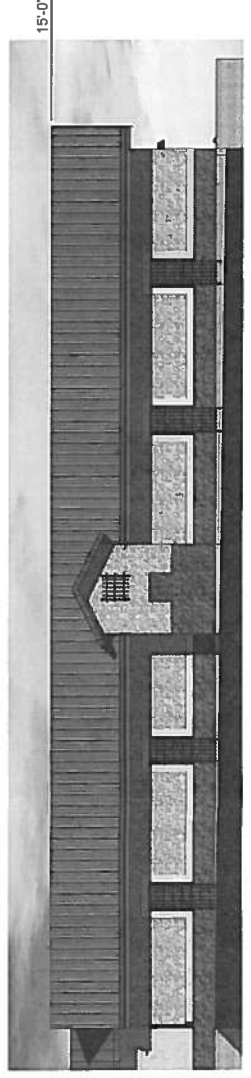
24'-10 5/8"

EAST ELEVATION - COLOR
 $1/16^{\circ} = 1'-0"$



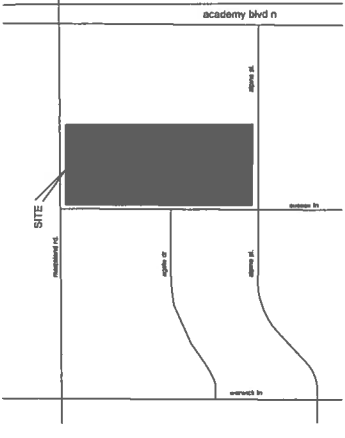
24'-10 5/8"

WEST ELEVATION - COLOR
 $1/16^{\circ} = 1'-0"$



15'-0"

1 West Sussex Road Elevation - Color - Dependent 1
 $1/8^{\circ} = 1'-0"$



VICINITY

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 A PROFESSIONAL CORPORATION ARCHITECTURE & PLANNING
 115 S. Weber Colorado Springs, Colorado 475-8133

YOUR STORAGE CENTER
 3700 Maizeland Rd
 Colorado Springs, CO 80909

DATE: 10.11.14
 DRAWING NO: 16-09
 DRAWING TITLE: YOUR STORAGE CENTER
 DRAWN BY: JAW
 CHECKED BY: JAW
 APPROVED BY: JAW

DRAWING NO: 16-09
9
 Elevations

OWNER INFO
 company name: HARVAL INC
 address: 6208 S. BOSTON CT
 city/state: ENGLEWOOD, CO 80111-5282
 phone no:

previous city file no.: CPC DP-16-00062
 approved city file no.:

FIGURE 3