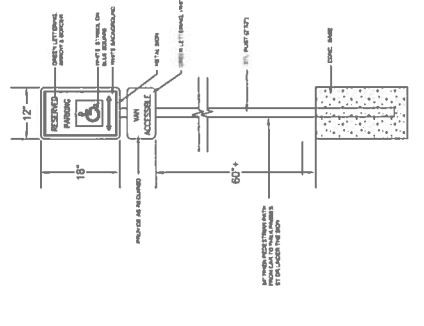
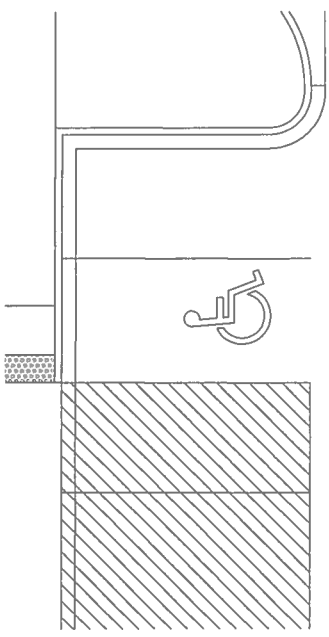
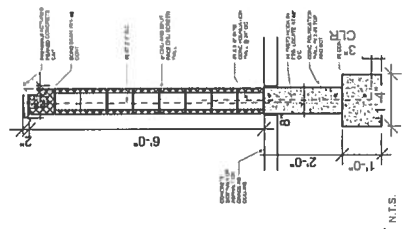
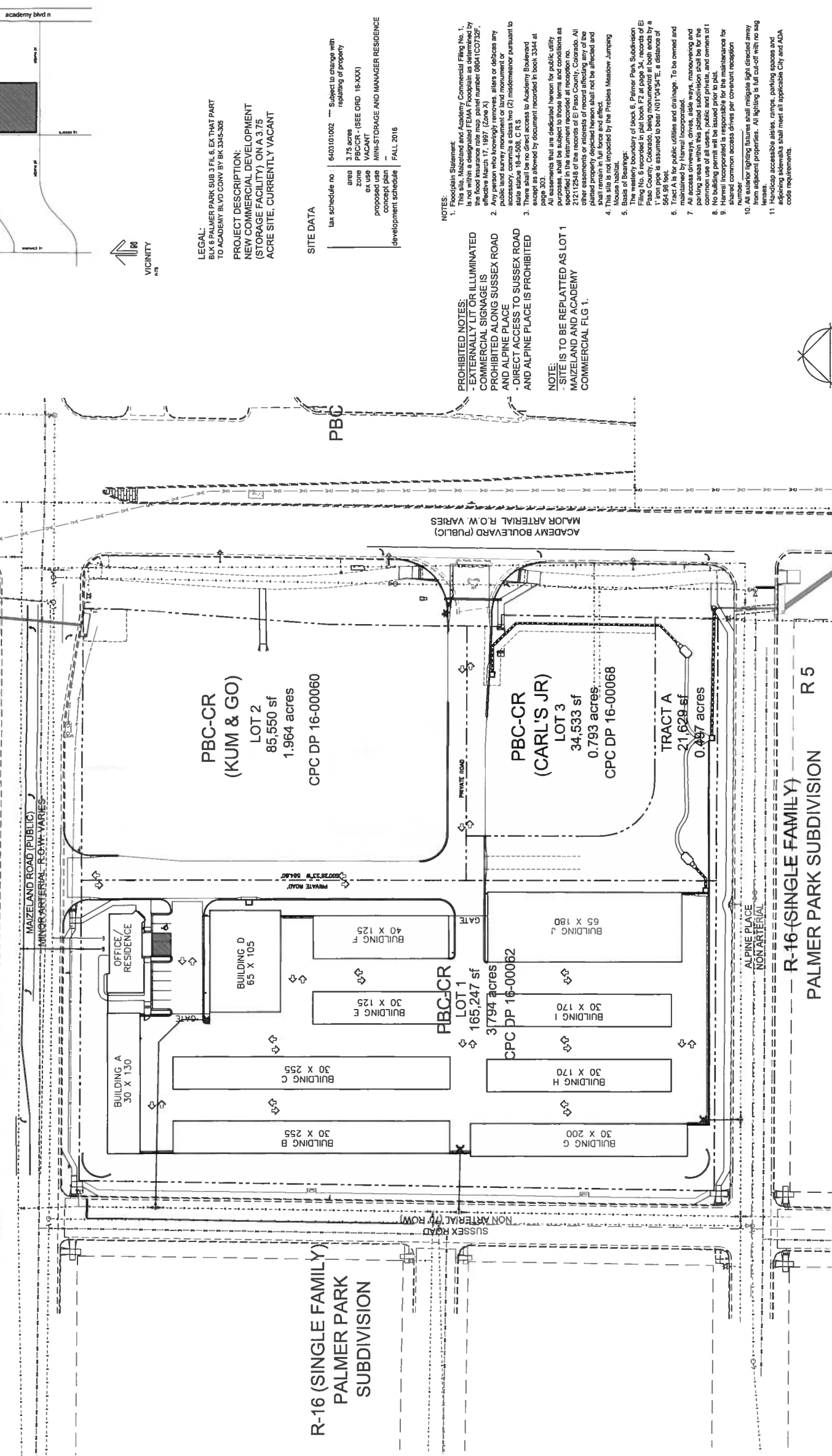


# YOUR STORAGE CENTER

3700 MAIZELAND RD  
 COLORADO SPRINGS, COLORADO 80909  
 3.794 ACRES

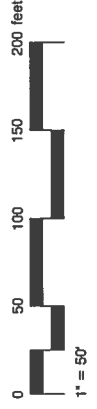
PALMER PARK  
 PK

COVER SHEET



**SHEET INDEX**

1.....	COVER SHEET
2.....	DEVELOPMENT PLAN
3.....	PRELIMINARY GRADING
4.....	PRELIMINARY UTILITIES
5.....	PRELIMINARY UTILITIES DETAILS
6.....	PHOTOMETRIC
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

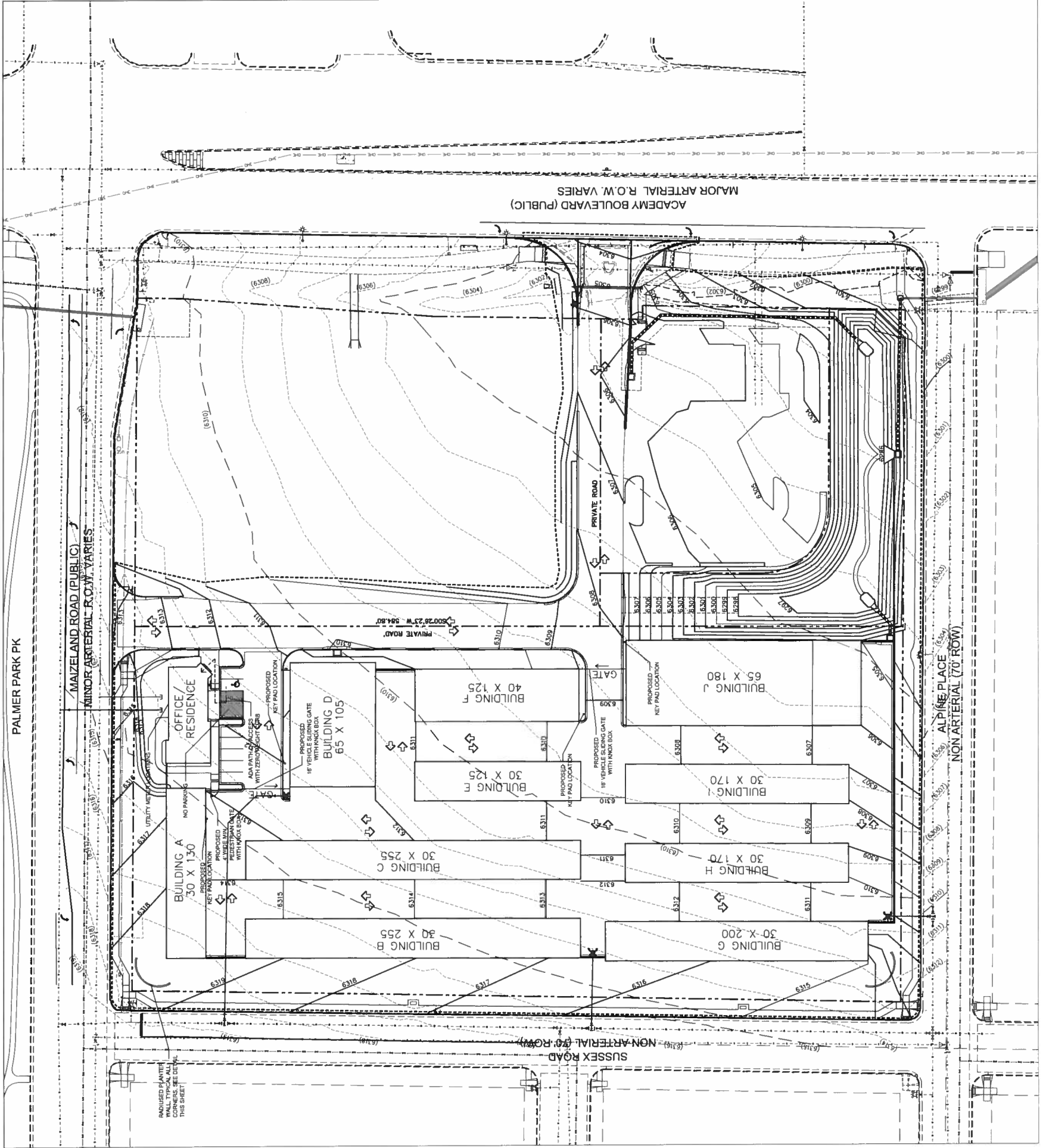
YOUR STORAGE  
 3700 Maizeland Rd  
 Colorado Springs, CO 80909

PROJECT: Planning  
 DATE: 4-15-18  
 DRAWN BY: ALJ  
 CHECKED BY: TTB

1  
 Cover Sheet  
 DRAWING NO T 69

FIGURE 3

**YOUR STORAGE CENTER**  
 3700 MAIZELAND RD  
 COLORADO SPRINGS, COLORADO 80909  
 3.784 ACRES  
**DEVELOPMENT PLAN**

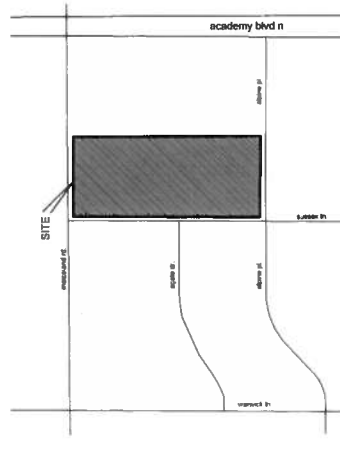


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 PLANNING  
 115 S. Weber Colorado Springs, Colorado 475-8133

**YOUR STORAGE**  
 3700 Maizeland Rd  
 Colorado Springs, CO 80909

13/27  
 Planning  
 4/16/18  
 1/18

2  
 Development Plan



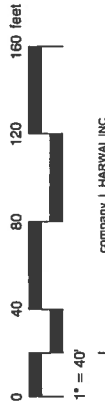
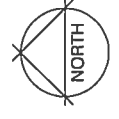
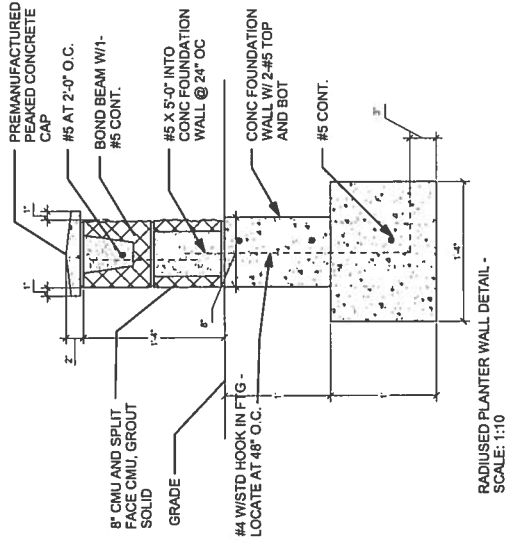
VICINITY

LEGAL:  
 LOTS PALMER PARK SUB 3 FILE EX THAT PART TO  
 ACADEMY BLVD CONV BY BK 3545-205

LOT 1	
area	3.784 ac (165,247 sf)
proposed use	Mini-Storage and Manager Residence
units	n/a
blg area	85,735 sf total buildings
max. blg height	-
prop. blg height	-
blg setbacks	front 50'
	side 25'
	rear 25'
% coverage	40%(65,009sf)
total blggs	72%(124,327sf)
total impervious	18%(27,062sf)

PARKING	
use	commercial - mini warehouse
blg area	non residential portion 1,145 sf
total area	1,145 sf
required (incl blg)	1,145 sf (100% of blg area)
provided	1,145 SF (Office is 550 SF = 2 Required) /
	Manager Residence - Required: 1 / Provided: 1
	7 (incl 1 hc)

INSIDE OF RADIUS  
 OUTSIDE OF RADIUS



**OWNER INFO**  
 company name HARVAL INC  
 address 828 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**

**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. 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. ANY CHANGES TO THE PLAN MUST BE APPROVED BY THE CITY ENGINEERING DEPARTMENT. GRADING DOES NOT COMMENCE WITHIN 12 MONTHS OF THE CITY ENGINEER'S ACCEPTANCE OF 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. ANY INCREASE OR DECREASE IN THE DEPTH OF COVER OR ACCESS TO UTILITY FACILITIES MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.

**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 MAZELAND 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.

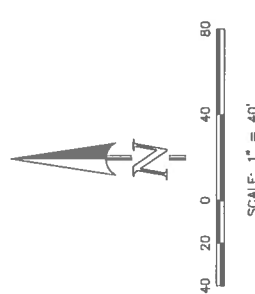
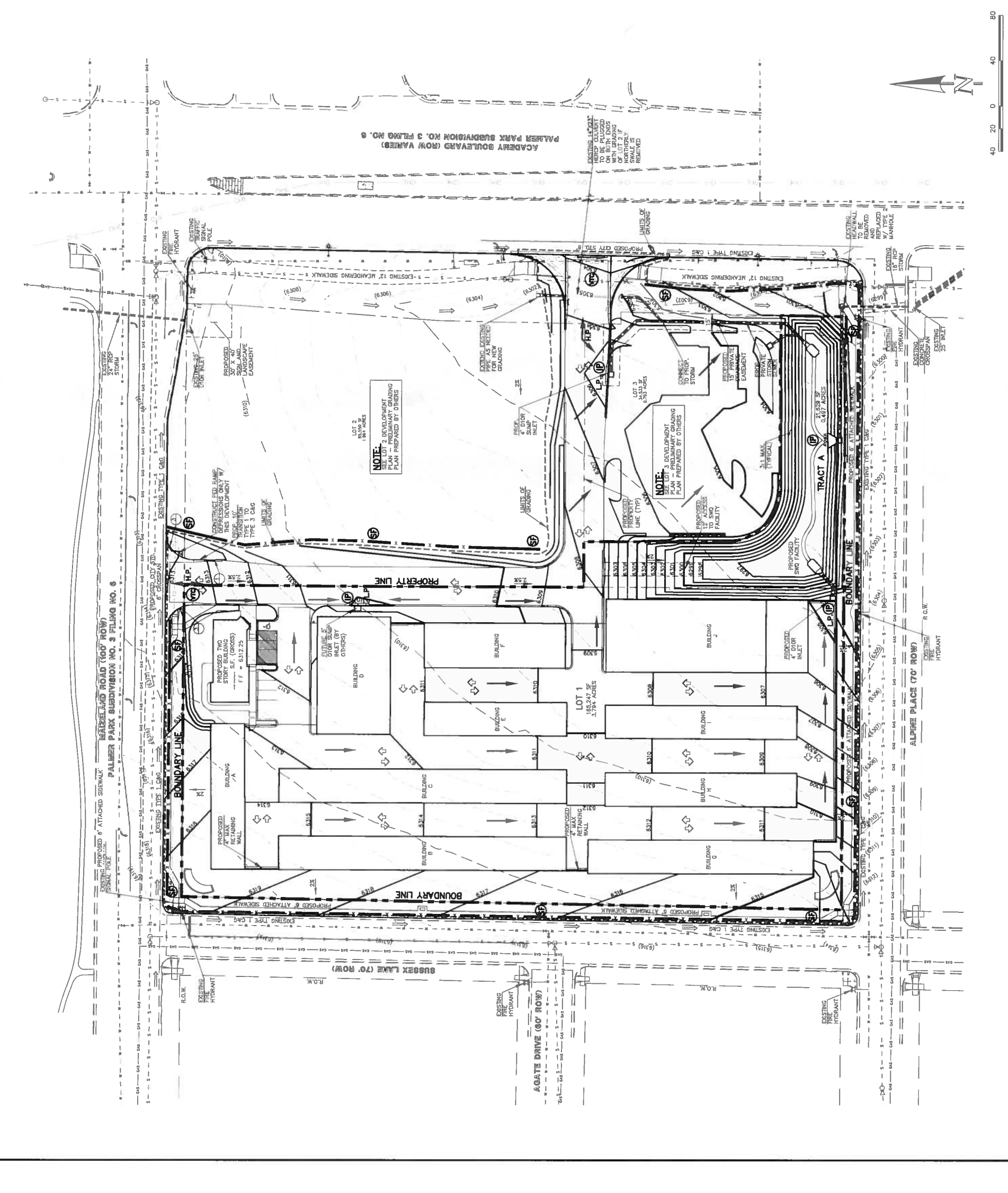
UPON COMPLETION OF GRADING OPERATIONS, LOCATE AND SET THE SILT FENCES AS SHOWN ON THE EROSION CONTROL PLAN. AT THIS TIME, RESEED ALL DISTURBED AREAS WITH AN ACCEPTABLE SEED MIX.

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. IT REACHES HALF THE HEIGHT OF THE SILT FENCES.

EROSION CONTROL MEASURES SHOULD 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**  
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219 N. Cascade Avenue, Suite 200  
Colorado Springs, Colorado 80905  
(719) 585-0790  
(201) 975-0729 (TX)

**LOT 1 & TRACT A, MAZELAND AND ACADEMY COMMERCIAL FILING 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**

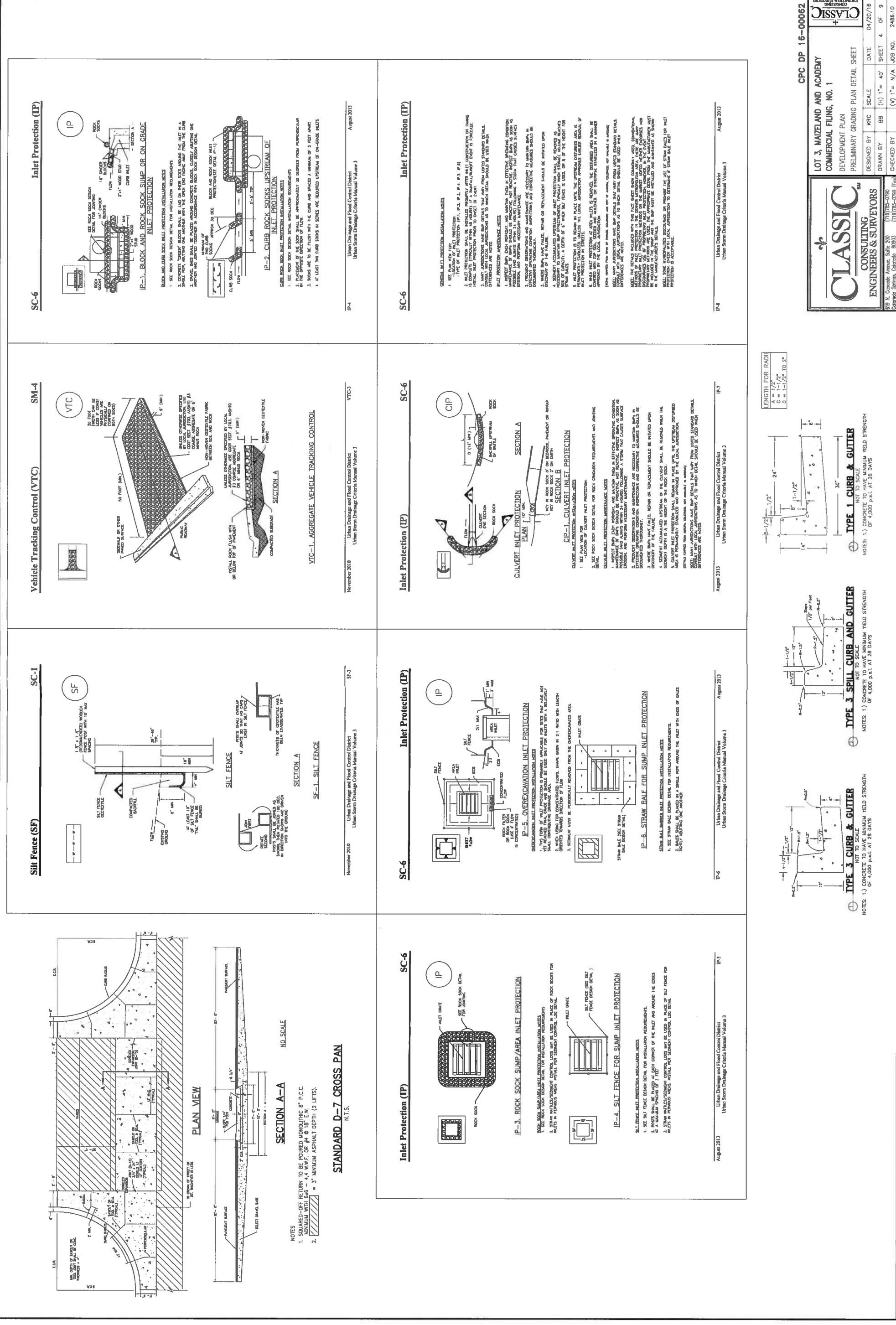


FIGURE 3

CPC DP 16-00062

**CLASSIC**  
ENGINEERS & SURVEYORS

LOT 3, MAZELAND AND ACADEMY  
COMMERCIAL FLING, NO. 1  
DEVELOPMENT PLAN  
PRELIMINARY GRADING PLAN DETAIL SHEET

DESIGNED BY	KRC	SCALE	(H) 1" = 40'	DATE	04/20/16
DRAWN BY	BB	CHECKED BY	(V) 1" = N/A	SHEET	4 OF 9
			CHECKED BY	(V) 1" = N/A	JOB NO. 2486.10

**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' STANDARD SPECIFICATIONS, AND PRESSURE REGULATIONS, AND SHALL BE IN ACCORD WITH THE CITY OF COLORADO SPRINGS, COLORADO, AND PRESSURE REGULATIONS, AND SHALL BE IN ACCORD WITH THE CITY OF COLORADO SPRINGS, COLORADO, AND PRESSURE REGULATIONS.
- OWNER ASSUMES RESPONSIBILITY FOR THE COSTS OF EXTENDING OR UTILITY SERVICE CONNECTIONS TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") OR TO ENSURE THE 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 AREA IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN UNLESS OTHERWISE 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 RESPONSIBLE FOR THE COSTS OF OBTAINING ANY SUCH EASEMENTS OR FOR THE COSTS OF A 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 LINK EXTENSION AND SERVICE STANDARDS).
- OWNER REQUESTS THAT THE EXTENSION OF WATER OR WASTEWATER SERVICE TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN BE IN ACCORD WITH THE CITY OF COLORADO SPRINGS, COLORADO, AND PRESSURE REGULATIONS, AND SHALL NOT IMPAIR THE SYSTEM WHEN WATER QUALITY IS RESTORED. 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 VIOLE NATIONAL ELECTRIC 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 THIS PRELIMINARY UTILITY PLAN, THE STANDARDS SHALL CONTROL. SPRINGS UTILITIES SHALL NOT BE RESPONSIBLE FOR THE COSTS OF OBTAINING ANY SUCH EASEMENTS OR FOR THE COSTS OF A PERMANENT EASEMENT AGREEMENT FORM. SPRINGS UTILITIES SHALL NOT BE RESPONSIBLE FOR THE COSTS OF OBTAINING ANY SUCH EASEMENTS OR FOR THE COSTS OF A PERMANENT EASEMENT AGREEMENT FORM.

**SITE SPECIFIC NOTES:**

- ALL DRIVEWAYS, PARKING SPACES AND ISLANDS 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.

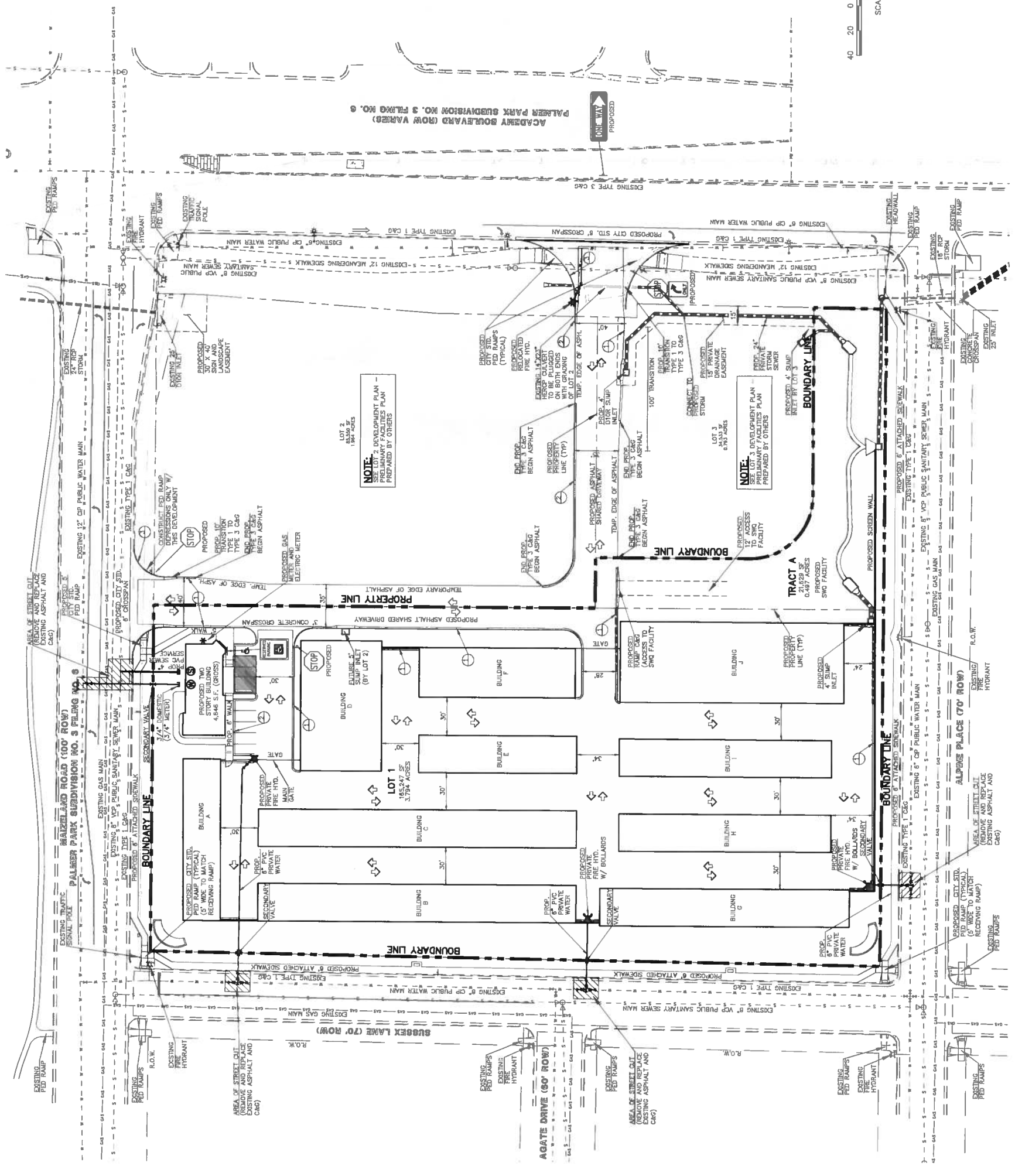
DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	---
PROPOSED STORM INLET	□
EXISTING STORM SEWER	---
EXISTING STORM INLET	□
EXISTING FIRE HYDRANT	⊕
EXISTING WATER MAIN	---
EXISTING SANITARY SEWER MAIN W/ MANHOLE	⊕
PROPOSED SANITARY MAIN	---
PROPOSED WATER MAIN	---
BOUNDARY LINE	---

NO PARKING FIRE LANE SOIS AND/OR PAINTED CURB (AT HO TIME SHALL VEHICLES BE PARKED IN THE DRIVEWAYS THAT ACCESS THIS SITE).

**PROPOSED BLDG. H STORAGE**  
GROSS SQ FOOTAGE: 1,000 S.F. MAX.  
TYPE CONSTRUCTION: I-B  
REQ. MIN. NUMBER HYDRANTS = 1  
REQ. MIN. HOSE LENGTH = 500'  
REQ. DIST. BETWEEN HYDRANTS = 500'  
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. MIN. NUMBER HYDRANTS = 2  
REQ. MIN. HOSE LENGTH = 500'  
REQ. DIST. BETWEEN HYDRANTS = 500'  
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. MIN. NUMBER HYDRANTS = 2  
REQ. MIN. HOSE LENGTH = 500'  
REQ. DIST. BETWEEN HYDRANTS = 500'  
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. MIN. NUMBER HYDRANTS = 1  
REQ. MIN. HOSE LENGTH = 500'  
REQ. DIST. BETWEEN HYDRANTS = 500'  
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. MIN. NUMBER HYDRANTS = 1  
REQ. MIN. HOSE LENGTH = 500'  
REQ. DIST. BETWEEN HYDRANTS = 500'  
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. MIN. NUMBER HYDRANTS = 1  
REQ. MIN. HOSE LENGTH = 500'  
REQ. DIST. BETWEEN HYDRANTS = 500'  
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. MIN. NUMBER HYDRANTS = 1  
REQ. MIN. HOSE LENGTH = 500'  
REQ. DIST. BETWEEN HYDRANTS = 500'  
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. MIN. NUMBER HYDRANTS = 1  
REQ. MIN. HOSE LENGTH = 500'  
REQ. DIST. BETWEEN HYDRANTS = 500'  
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. MIN. NUMBER HYDRANTS = 1  
REQ. MIN. HOSE LENGTH = 500'  
REQ. DIST. BETWEEN HYDRANTS = 500'  
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. MIN. NUMBER HYDRANTS = 1  
REQ. MIN. HOSE LENGTH = 500'  
REQ. DIST. BETWEEN HYDRANTS = 500'  
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)

**CPC DP 16-00062**

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

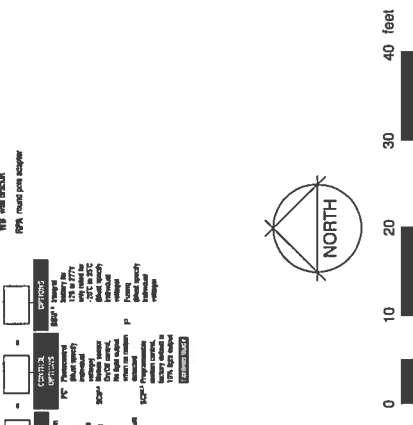
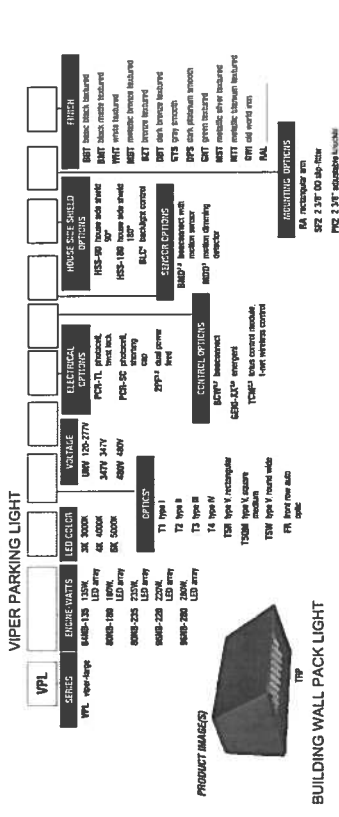
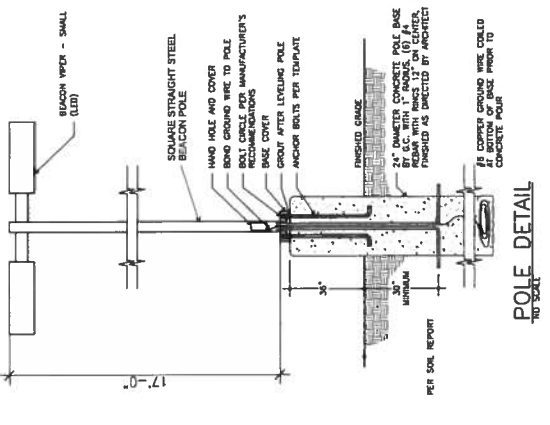
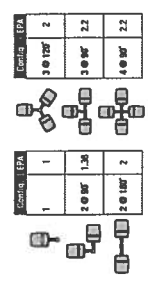
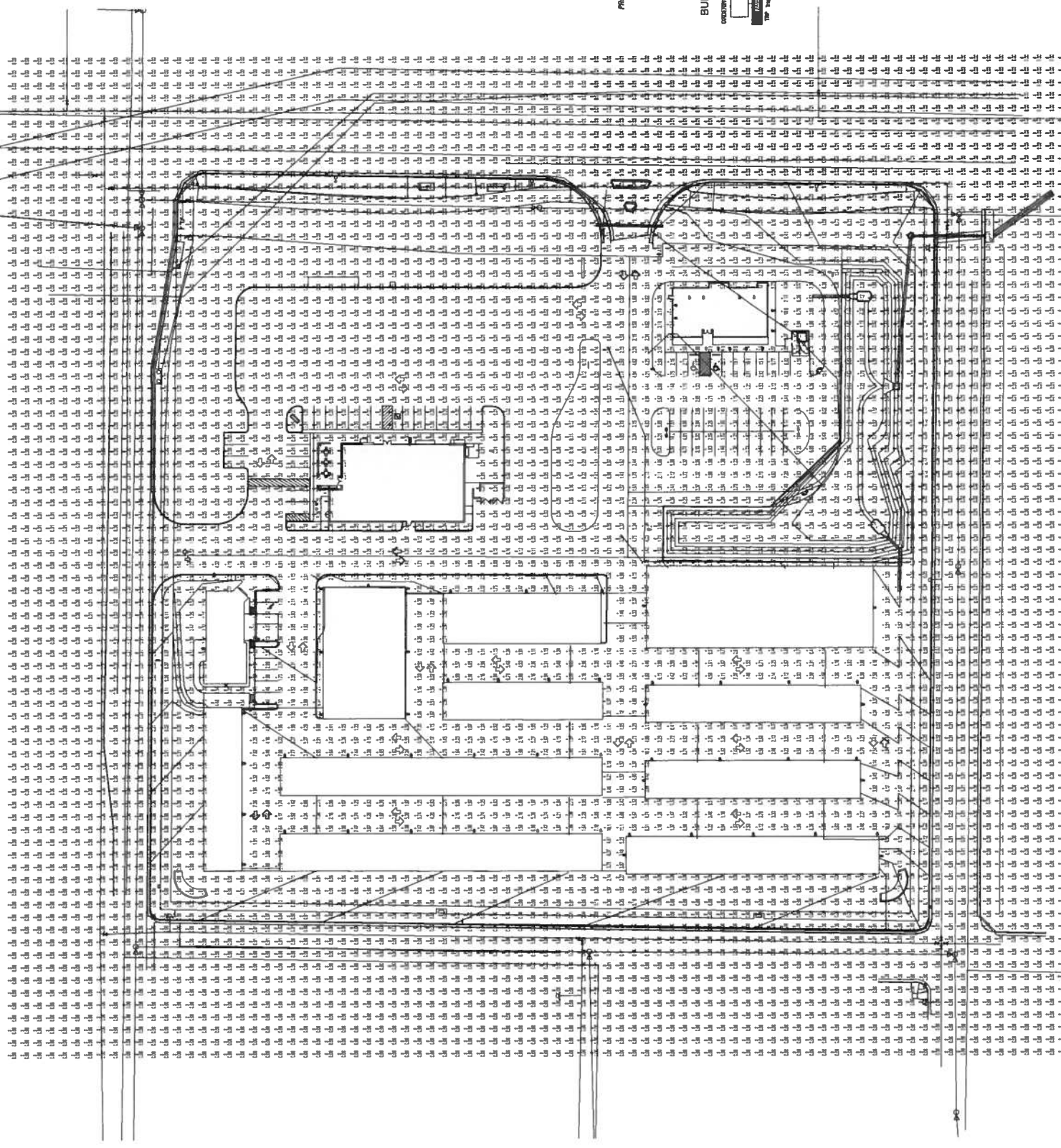
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CHECKED BY: (V)  
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SCALE: (H) 1" = 40'  
SHEET 5 OF 9  
JOB NO.: 2486.00

**FIGURE 3**

# YOUR STORAGE CENTER

3700 MAIZELAND RD  
 COLORADO SPRINGS, COLORADO 80909  
 3.794 ACRES

## DEVELOPMENT PLAN



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

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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

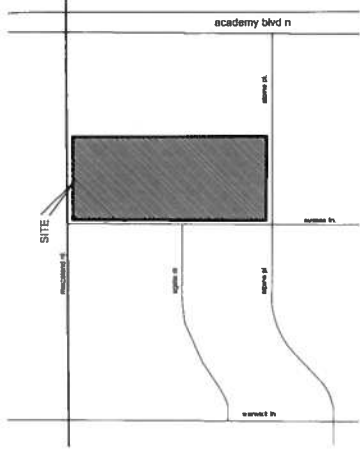
3700 MAIZELAND RD  
 COLORADO SPRINGS, COLORADO 80909  
 FINAL LANDSCAPE PLAN



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

YOUR STORAGE  
 CENTER  
 3700 Maizeland Rd  
 Colorado Springs, CO 80909

15-027  
 Landscape  
 Final  
 4-2-09  
 1-10  
 Drawing No. 7 of 9  
 FINAL LANDSCAPE PLAN



LEGAL:  
 BLK 6 PALMER PARK SUB 3 FIL 6 EX THAT PART  
 TO ACADEMY BLVD CONV BY BK 3345-338

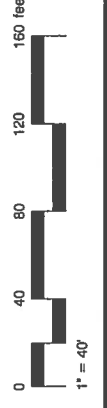
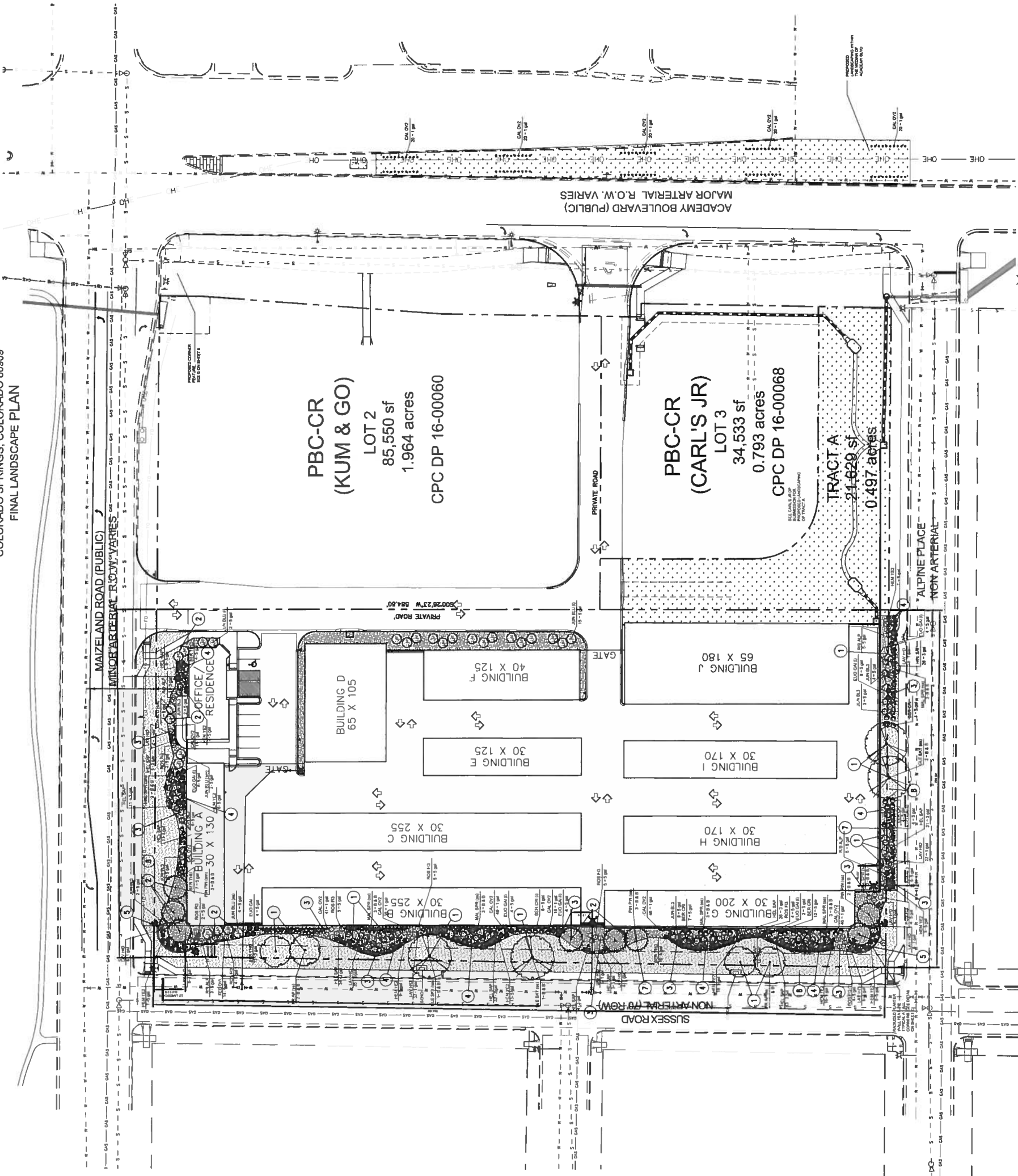
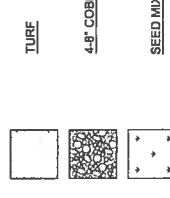
### GENERAL LANDSCAPE NOTES:

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 planting shall conform to the planting sizes as specified on 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 topsoil and 1/2 cubic yard of A/C premium compost.  
 - RECOMMENDED SOIL AMENDMENT:  
 - TR-100, III as supplied by C&C Sand  
 - To be applied as backfill in planting pits
4. AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
5. SEEDING AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.
6. 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, inorganic mulch. The type of inorganic mulch as specified within the NESTED NOTES on the landscape plan shall be applied to a standard depth of 3"-4" over geo-textile filter fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (woven or equivalent). Overlap ends 3", turn down edges 6".
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 7 days prior to final acceptance. The contractor shall provide a system installation prior to seeding or sodding. The contractor shall provide a final inspection and report to the City Engineer prior to final acceptance for FINAL LANDSCAPE INSPECTION AFFIDAVIT.
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 THIS PLAN SHALL 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 THIS PLAN 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-

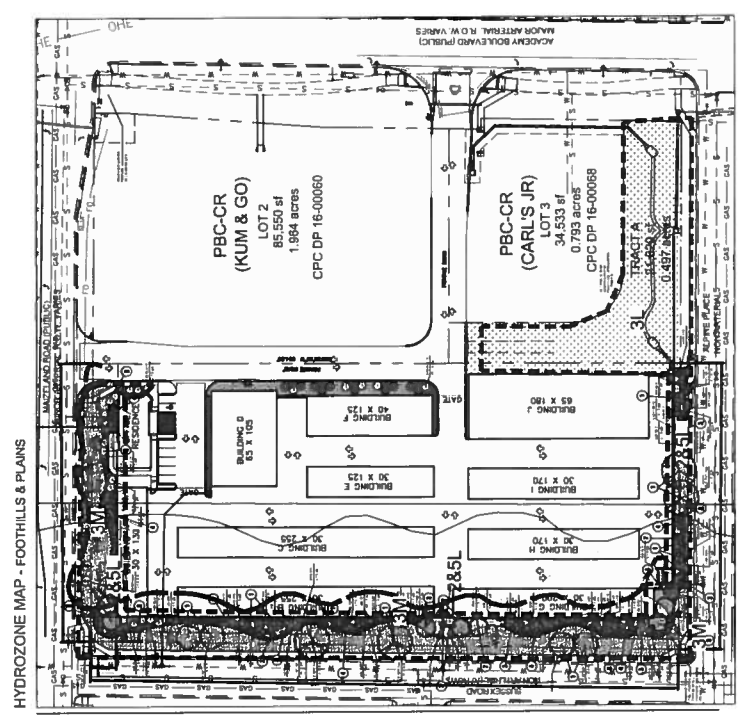
- KEYED NOTES (not all items labeled - items labeled considered typical)
- ① TYPICAL DECIDUOUS TREE PLANTING  
- 4" x 4" x 4" x 2'
  - ② TYPICAL EVERGREEN TREE PLANTING  
- 4" x 4" x 4" x 2'
  - ③ TYPICAL SHRUB PLANTING  
- 4" x 4" x 4" x 2'
  - ④ TYPICAL GROUND COVER/PERENNIAL PLANTING  
- 4" x 4" x 4" x 2'
  - ⑤ LANDSCAPE BOUNDARY  
- 4" x 4" x 4" x 2'
  - ⑥ SCREEN WALL  
- 4" x 4" x 4" x 2'
  - ⑦ 4.5" COBBLE  
- 4" x 4" x 4" x 2'
  - ⑧ TURF LAWN AREA  
- 4" x 4" x 4" x 2'
- See landscape notes for required amendments

### HATCH LEGEND



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 company name HARVAL INC  
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 city/state ENGLEWOOD CO 80111-5282  
 phone no.  
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 approved city file no:

FIGURE 3



**HYDROZONE MAP - FOOTPATHS & PLAINS**

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	Skyline 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	

**PLANT SCHEDULE**

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	Skyline 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
	28	ELO GAI	Emerald Gaiety Euonymus / Euonymus fortunei 'Emerald Gaiety' TM	5 gal
	96	HEM YE2	Daylily / Hemerocallis x 'Yellow'	5 gal
	56	JUN BLS	Sierra Spreader Juniper / Juniperus Saborina 'Sierra Spreader'	5 gal
	161	LAV HD	Hidcote Lavender / Lavandula angustifolia 'Hidcote'	1 gal
	15	RIB ALP	Alpine Currant / Ribes Alpinum	5 gal
	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 OV1	Blue Fescue / Festuca ovina glauca 'Eliph Blue'	5 gal	235680

**SITE CATEGORY CALCULATIONS Lot\_3**

tax schedule no.	8403101002
zone	PBC-CR
area	3.794 ACRES

name/body	MAIZELAND	SUSSEX
classification	MINOR_ARTERIAL	NON_ARTERIAL
width req/prov	20/25	0/25
length of frontage	279	54
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%

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	1/23
trees req/prov	10/10	9/23
category abrv.	(sa)	N/A
%ground plane req/prov	75%/85%	N/A

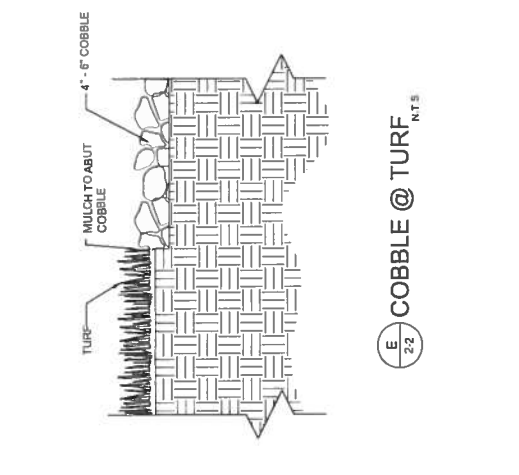
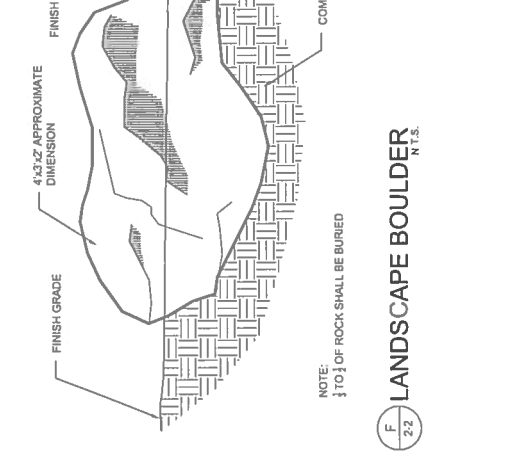
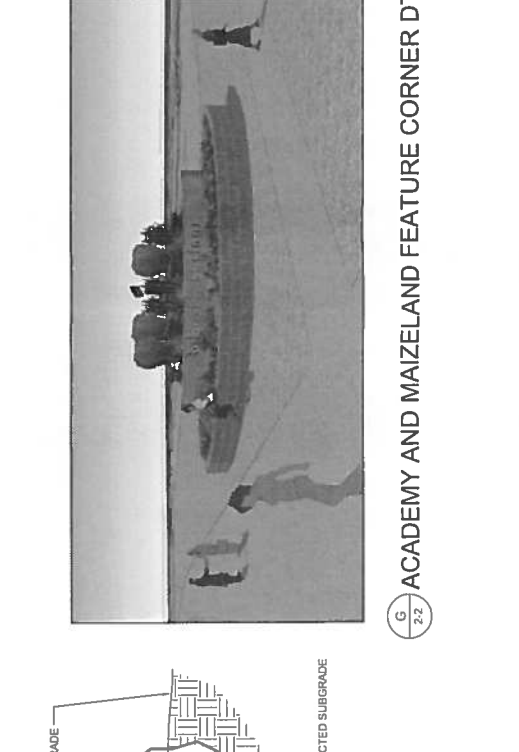
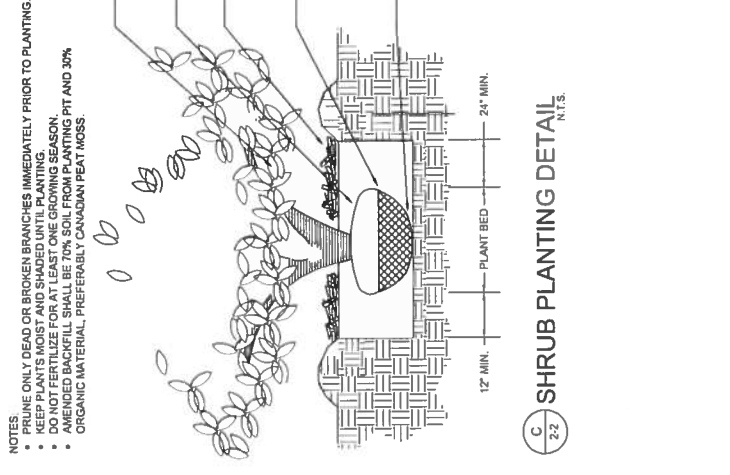
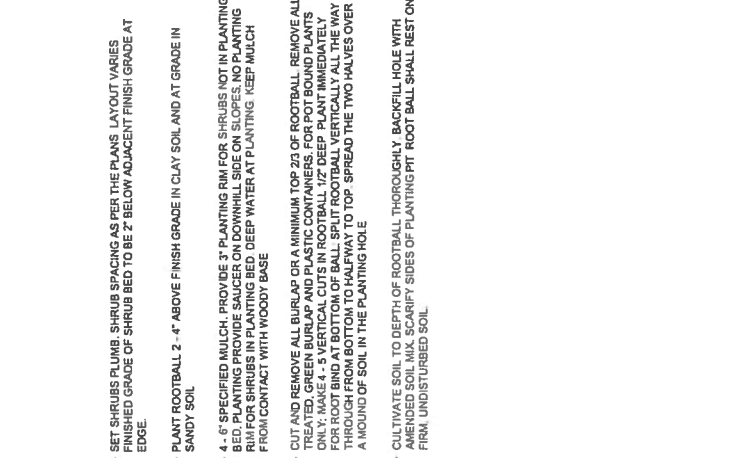
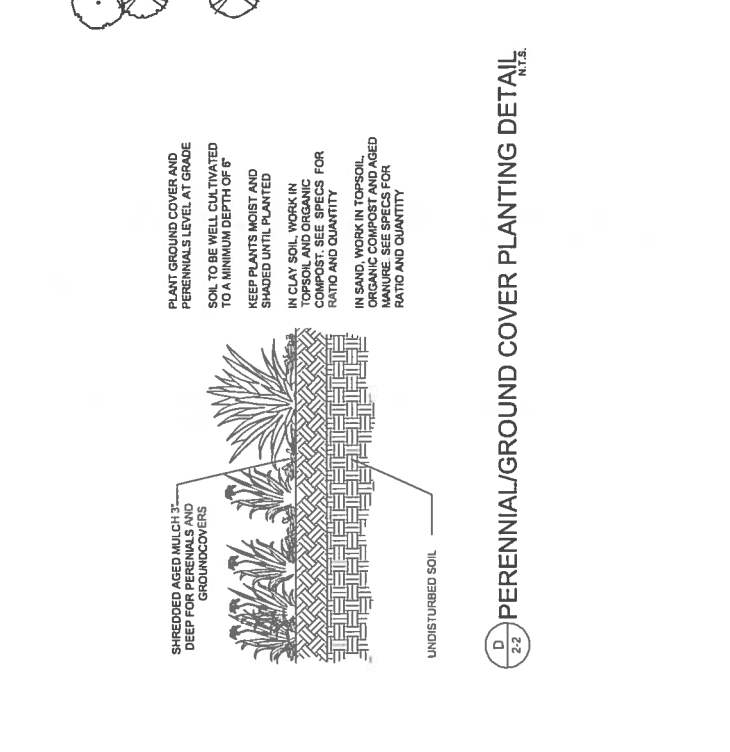
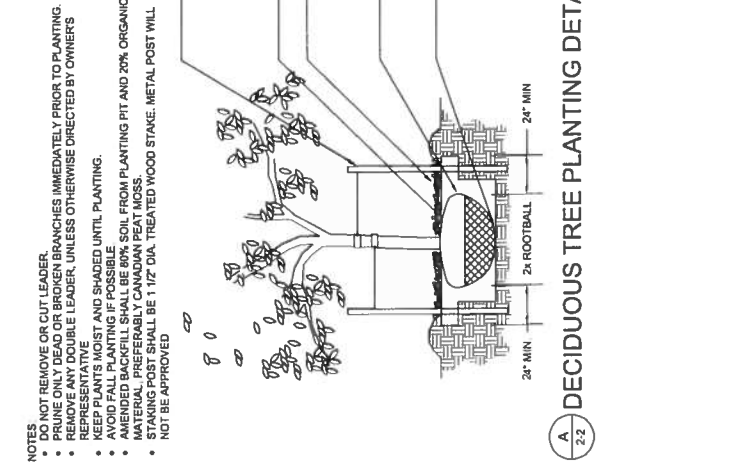
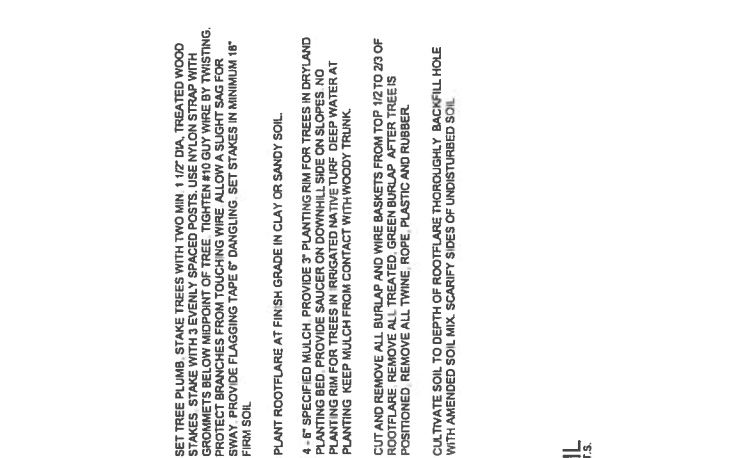
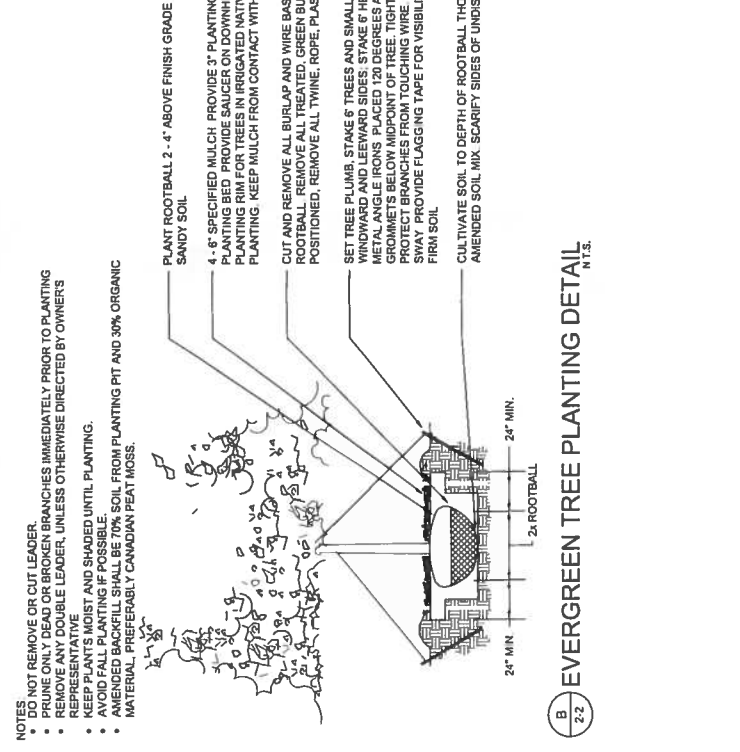
**INTERNAL**

net site area (less P.O.W)	163,198.95
%min internal req	5%
internal area req/prov	8,160
trees req/prov (1/500sf)	1717
shrub sub req/prov	923
com grass req/prov	N/A
category abrv.	(i)

**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



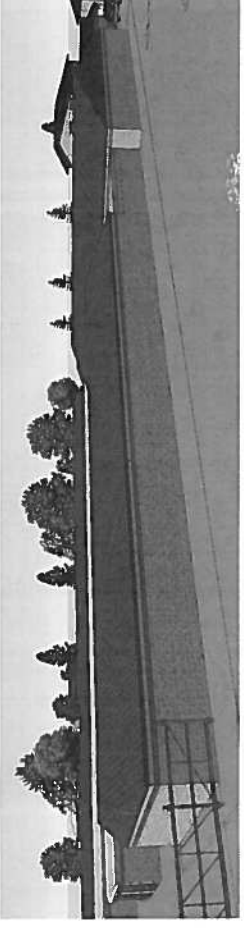
11'-0" +/-

8'-8"

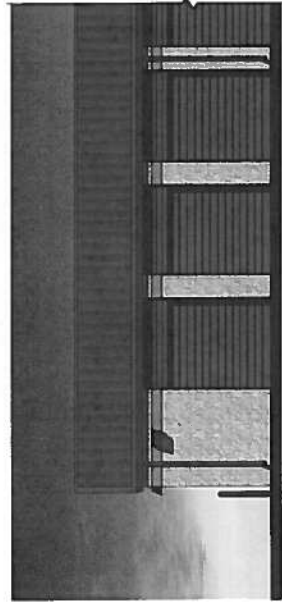
**SOUTH ELEVATION-TYPICAL - COLOR**  
 3/32" = 1'-0"



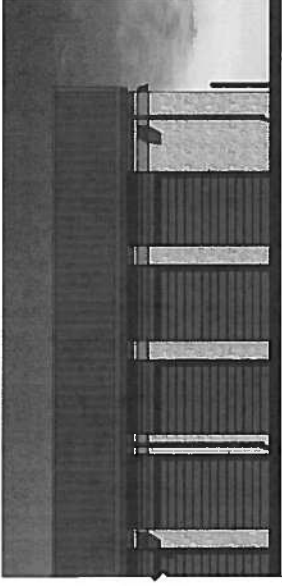
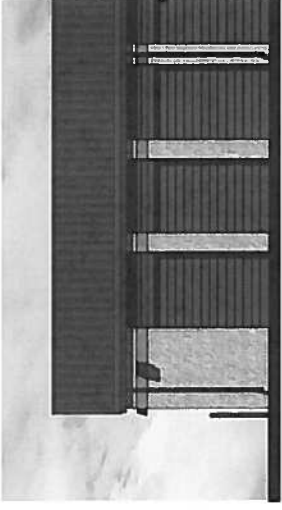
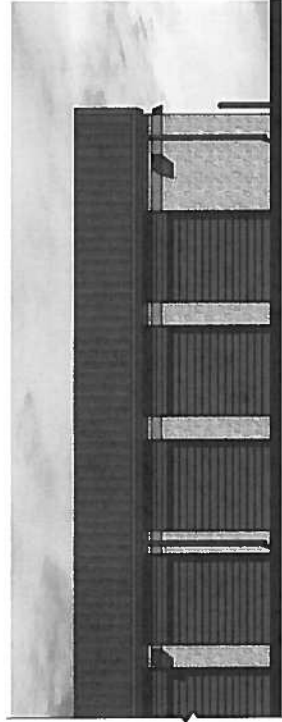
**NORTH ELEVATION-TYPICAL - COLOR**  
 3/32" = 1'-0"



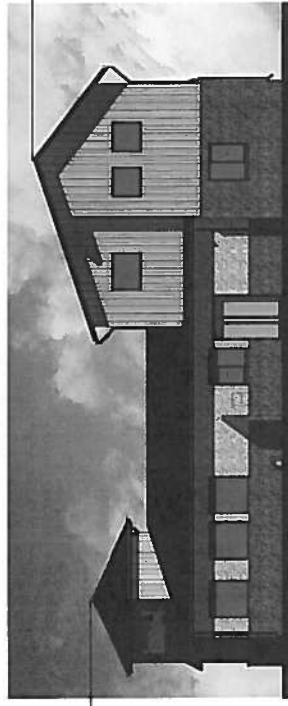
East Elevation from Carl's Jr and Kum & Go



**WEST ELEVATION-TYPICAL - COLOR**  
 3/32" = 1'-0"



**EAST ELEVATION-TYPICAL - COLOR**  
 3/32" = 1'-0"



19'-1 3/4"

**NORTH ELEVATION - COLOR**  
 1/16" = 1'-0"



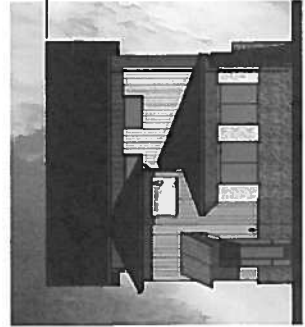
19'-1 3/4"

**SOUTH ELEVATION - COLOR**  
 1/16" = 1'-0"



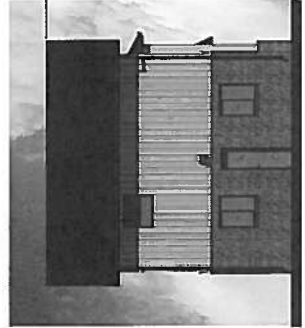
15'-0"

**2 South (Alpine Pl) and North (Maizeland Rd) Elevation - Color - Dependent 1**  
 1/8" = 1'-0"



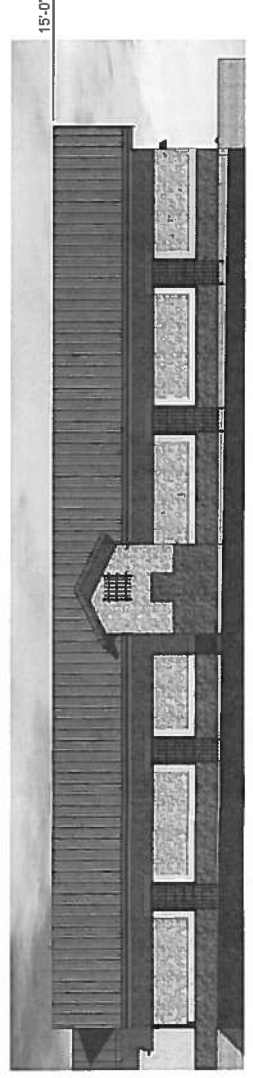
24'-10 5/8"

**EAST ELEVATION - COLOR**  
 1/16" = 1'-0"



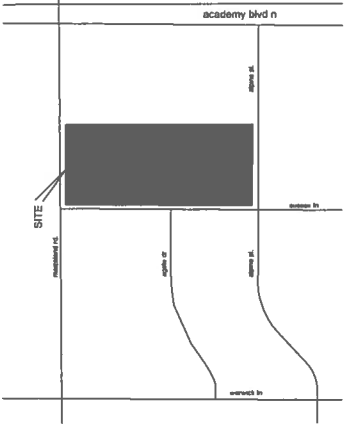
24'-10 5/8"

**WEST ELEVATION - COLOR**  
 1/16" = 1'-0"



15'-0"

**1 West Sussex Road Elevation - Color - Dependent 1**  
 1/8" = 1'-0"



**YOW ARCHITECTS PC**  
 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: JAC  
 CHECKED BY: JAC  
 APPROVED BY: JAC

DRAWING NO: 16-09  
**9**  
 Elevations

**OWNER INFO**  
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**FIGURE 3**