

DEVELOPMENT PLAN DRAWINGS FOR:
COLORADO SPRINGS STORAGE
 118 RESORT POINT
 COLORADO SPRINGS, COLORADO

OWNER/APPLICANT

OWNER: COLORADO SPRINGS STORAGE, LLC
 224 S. SHERIDAN STREET
 COVINGTON, TERRY ALLEN
 terry.allen@coloradospringsstorage.com

APPLICANT: RMC MOUNTAIN GROUP
 11885 S. WINDYBROOK DRIVE, SUITE 200
 DENVER, COLORADO 80231
 email: kate@rmcgroup.com
 phone: 303.733.8888

LEGAL DESCRIPTION: 1885 S. WINDYBROOK DRIVE, SUITE 200, LOT 1 OF BLOCK 1 AND SUITE 101 OF BLOCK 2 OF ROCKY MOUNTAIN GROUP'S UNDEVELOPED PARCELS ADJACENT TO THE NORTHWEST ADJACENT TO THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 70 WEST, COUNTY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.



118 RESORT POINT, COLORADO SPRINGS, COLORADO

Sunflow Construction, LLC

DEVELOPMENT PLAN

COVER SHEET

REVISION DATE

1588856

DP-1

1 OF 9

DRAWING INDEX TABLE

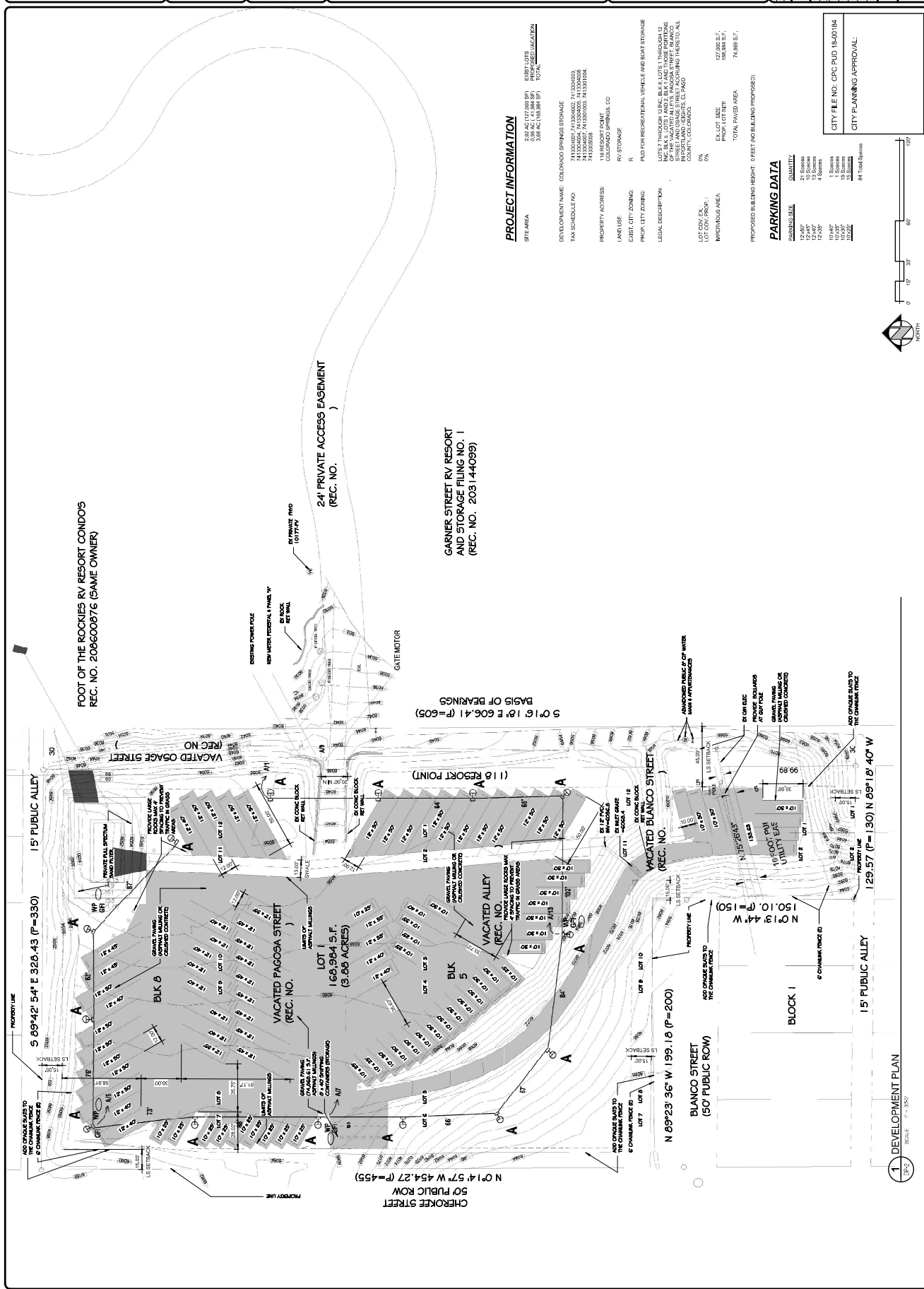
| CONTINGENCY NUMBER | SHEET NAME |
|--------------------|-------------------------------|
| 1-1 | COVER SHEET |
| 1-2 | DEVELOPMENT PLAN |
| 1-3 | PHASE 1 UTILITY PLAN |
| 1-4 | PHASE 2 UTILITY PLAN |
| 1-5 | LANDSCAPE DEVELOPMENT PLAN |
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VENUE MAP (NOT TO SCALE)

CITY FILE NO. CPC-PUD-16-00184
 CITY PLANNING APPROVAL

- GENERAL NOTES:**
- The owner is subject to the federal, state and local codes and regulations that apply to the project, including but not limited to the following: building codes, fire codes, and zoning codes. The owner is responsible for obtaining all necessary permits and approvals from the appropriate agencies and authorities.
 - The site is located within mapped floodplains. Based on the information provided, the site is not within a Special Flood Hazard Area (SFHA) as defined by the Federal Emergency Management Agency (FEMA). The owner is responsible for verifying the floodplains information and for obtaining any necessary floodplain management approvals.
 - The project is located within an area zoned for industrial use. The owner is responsible for verifying the zoning information and for obtaining any necessary zoning approvals.
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PROJECT INFORMATION

| | | | |
|--|----------------|------------------|----------------|
| SITE AREA | 78,998.00 S.F. | TOTAL | 78,998.00 S.F. |
| IMPERVIOUS AREA | 10,000.00 S.F. | TOTAL | 10,000.00 S.F. |
| PROPOSED BUILDING REPORT: (FEET) (NO BUILDINGS PROPOSED) | 0 | TOTAL PAVED AREA | 78,998.00 S.F. |

PARKING DATA

| DRIVEWAY SIZE | QUANTITY |
|---------------|-----------------|
| 12'x20' | 21 Spaces |
| 12'x20' | 13 Spaces |
| 12'x20' | 4 Spaces |
| 10'x20' | 1 Space |
| 10'x20' | 13 Spaces |
| 10'x20' | 13 Spaces |
| 10'x20' | 84 Total Spaces |

PROPERTY INFORMATION

DEVELOPMENT NAME: COLORADO SPRINGS STORAGE
 TAX SCHEDULE NO. 7413300002, 7413300003, 7413300004, 7413300005, 7413300006, 7413300007, 7413300008, 7413300009, 7413300010, 7413300011, 7413300012, 7413300013, 7413300014, 7413300015, 7413300016, 7413300017, 7413300018, 7413300019, 7413300020, 7413300021, 7413300022, 7413300023, 7413300024, 7413300025, 7413300026, 7413300027, 7413300028, 7413300029, 7413300030, 7413300031, 7413300032, 7413300033, 7413300034, 7413300035, 7413300036, 7413300037, 7413300038, 7413300039, 7413300040, 7413300041, 7413300042, 7413300043, 7413300044, 7413300045, 7413300046, 7413300047, 7413300048, 7413300049, 7413300050, 7413300051, 7413300052, 7413300053, 7413300054, 7413300055, 7413300056, 7413300057, 7413300058, 7413300059, 7413300060, 7413300061, 7413300062, 7413300063, 7413300064, 7413300065, 7413300066, 7413300067, 7413300068, 7413300069, 7413300070, 7413300071, 7413300072, 7413300073, 7413300074, 7413300075, 7413300076, 7413300077, 7413300078, 7413300079, 7413300080, 7413300081, 7413300082, 7413300083, 7413300084, 7413300085, 7413300086, 7413300087, 7413300088, 7413300089, 7413300090, 7413300091, 7413300092, 7413300093, 7413300094, 7413300095, 7413300096, 7413300097, 7413300098, 7413300099, 7413300100

1 DEVELOPMENT PLAN
 SCALE: 1" = 100'

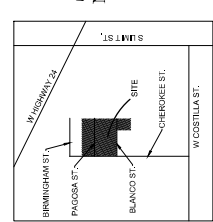
General Notes for Preliminary Utility Plans

1. Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of all water, sewer, electric and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan.
2. Property Owner(s) ("Owner") acknowledges that the connection and/or extension of utility services to the Property shall be subject to the City of Colorado Springs' ("City") rules, regulations, standards, codes, ordinances, and policies, and these Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.
3. Owner acknowledges responsibility for the costs of extensions or utility system improvements that Springs Utilities determine are necessary for the Property to be connected to the City's utility system. The City may require an integrated utility systems wastewater collection system, 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.
4. 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 no utility services are guaranteed. Springs Utilities may modify utility services until such time as an application for permanent service is approved by Springs Utilities.
5. The relocation or deletion of any existing utility facilities within the Property will be at the Owner's sole cost and expense. If Springs Utilities determine that Owner's relocation of utilities involves new or updated easements, Owner shall convey those easements prior to relocating or altering the existing utility facilities.
6. Owner shall indicate by plat and/or convey by recorded document, all property and easements that Springs Utilities determine 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 Easement Agreement Form.
7. The water system facilities must meet Springs Utilities criteria for water quality, reliability and pressure, including loading requirements (see Springs Utilities Line Extension and Service Standards).
8. 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 determine are necessary to maintain the quality of water in the Springs Utilities' water system. Owner may be required to submit a Water Quality Plan for the project.
9. 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/noise pressures in excess of Springs Utilities' standard gas system pressure. (Contact Field Engineering North 668-4985 or South 668-5554).
10. 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 easements, shall not violate National Electric Safety Code (NESC) provisions and clearances, and shall not impede access or the ability to maintain utility facilities.
11. Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to modify, amend, alter, change, or delete any of its rules, regulations, standards, codes, ordinances, and policies of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of the City of Colorado Springs to modify, amend, alter, change, or delete any of its rules, regulations, standards, codes, ordinances, and policies. Any change any of the provisions of the Standards as long as these apply to the City generally and are in accord with the then-current tariffs, rates and policies of Springs Utilities.

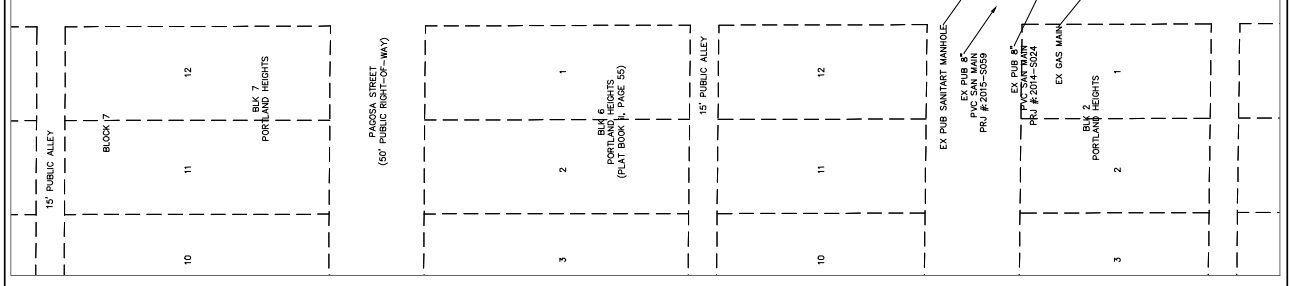
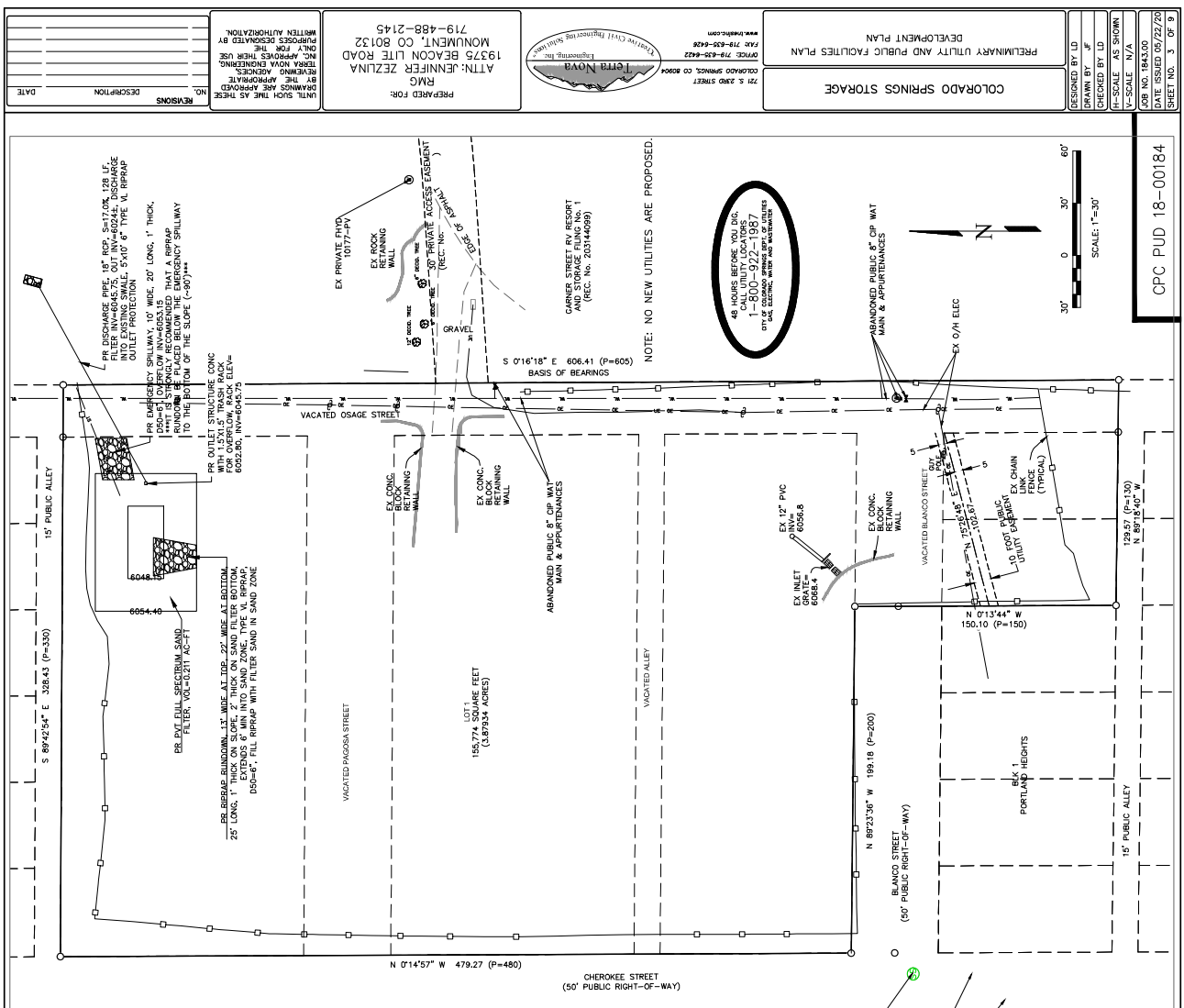
Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plans:

1. Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of all water, sewer, electric and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan.
2. Property Owner(s) ("Owner") acknowledges that the connection and/or extension of utility services to the Property shall be subject to the City of Colorado Springs' ("City") rules, regulations, standards, codes, ordinances, and policies, and these Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.
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| UTILITY LEGEND | |
|----------------|---|
| | EXISTING GAS MAIN |
| | EXISTING SANITARY SEWER MAIN & MANHOLE |
| | EXISTING WATER MAIN & FIRE HYDRANT |
| | EXISTING CURB & GUTTER |
| | EXISTING FIBER OPTIC LINE |
| | EXISTING UNDERGROUND ELECTRIC LINE OR VAULT |
| | EXISTING OVERHEAD ELECTRIC LINE OR POLE |
| | EXISTING TELEPHONE LINE OR PEDESTAL |
| | PROPERTY LINE |
| | EXISTING FENCE |
| | EXISTING LANDMARK |
| | LOT LINE |



Vicinity Map
NOT TO SCALE



DESIGNED BY: LD
DRAWN BY: JF
CHECKED BY: LD
V-SCALE: N/A
H-SCALE: AS SHOWN
JOB NO. 18-00184
SHEET NO. 3 OF 9

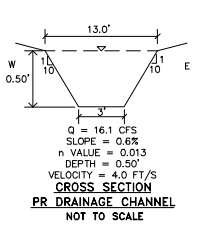
PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
COLORADO SPRINGS STORAGE

PREPARED FOR:
ATN: JENNIFER ZEJINA
19375 BEACON LITE ROAD
MONUMENT, CO 80132
719-488-2145

719 S. 2400 STREET
COLORADO SPRINGS, CO 80906
FORM # 1716-03-04-02
www.tytrac.com

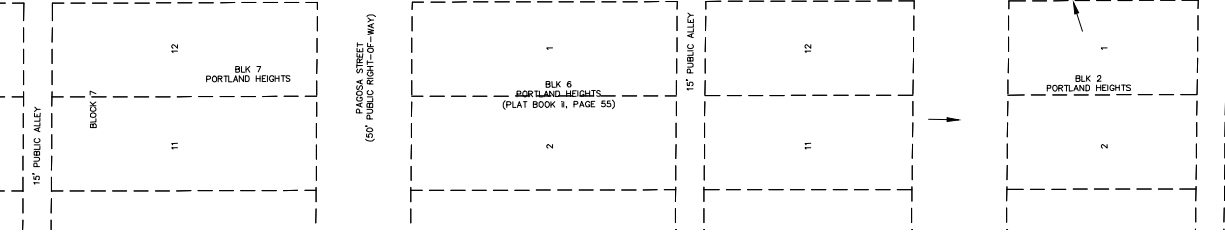
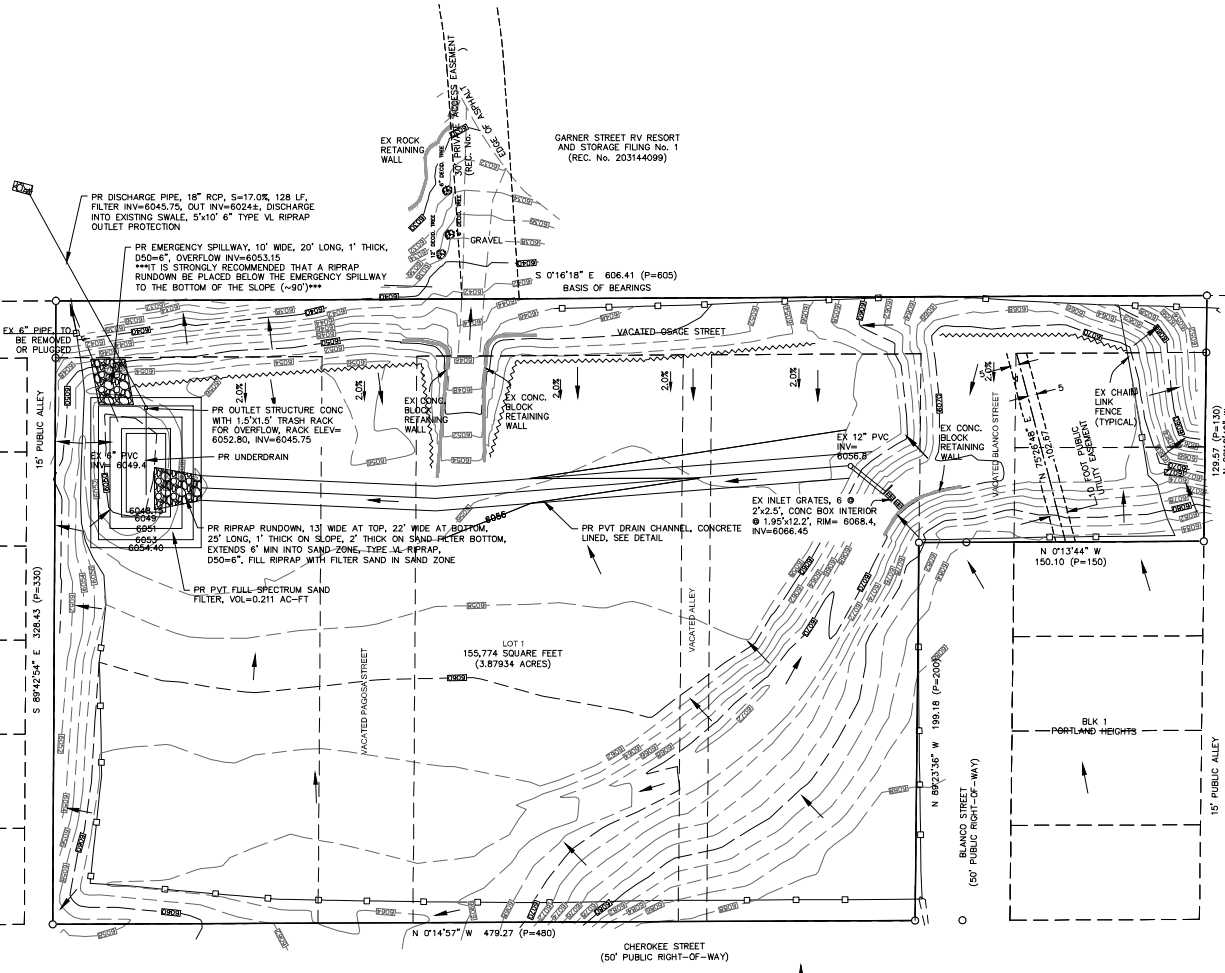
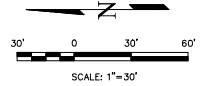
NOTE: NO NEW UTILITIES ARE PROPOSED.

SCALE: 1"=30'
0 30' 60'



GRADING LEGEND

| | | | |
|----------------------------|------|---------------------------------|-------|
| EXISTING CONTOURS - MINOR | --- | EXISTING WALL | —○—○— |
| EXISTING CONTOURS - MAJOR | --- | EXISTING FENCE | —○—○— |
| PROPOSED CONTOURS - MAJOR | --- | EXISTING EASEMENT | --- |
| PROPOSED CONTOURS - MAJOR | --- | EXISTING CURB & GUTTER | --- |
| PROPERTY LINE | --- | EXISTING LOT LINES | --- |
| PROPOSED FINISHED GROUND | FG | EXISTING FLOW DIRECTION | → |
| PROPOSED FLOWLINE | FL | PROPOSED EARTH BERM, 1'-1" TALL | ~ |
| TOP OF WALL | TW | | |
| BOTTOM OF WALL | BW | | |
| LOW POINT | LP | | |
| HIGH POINT | HP | | |
| PROPOSED GRADE & DIRECTION | 2.2% | | |

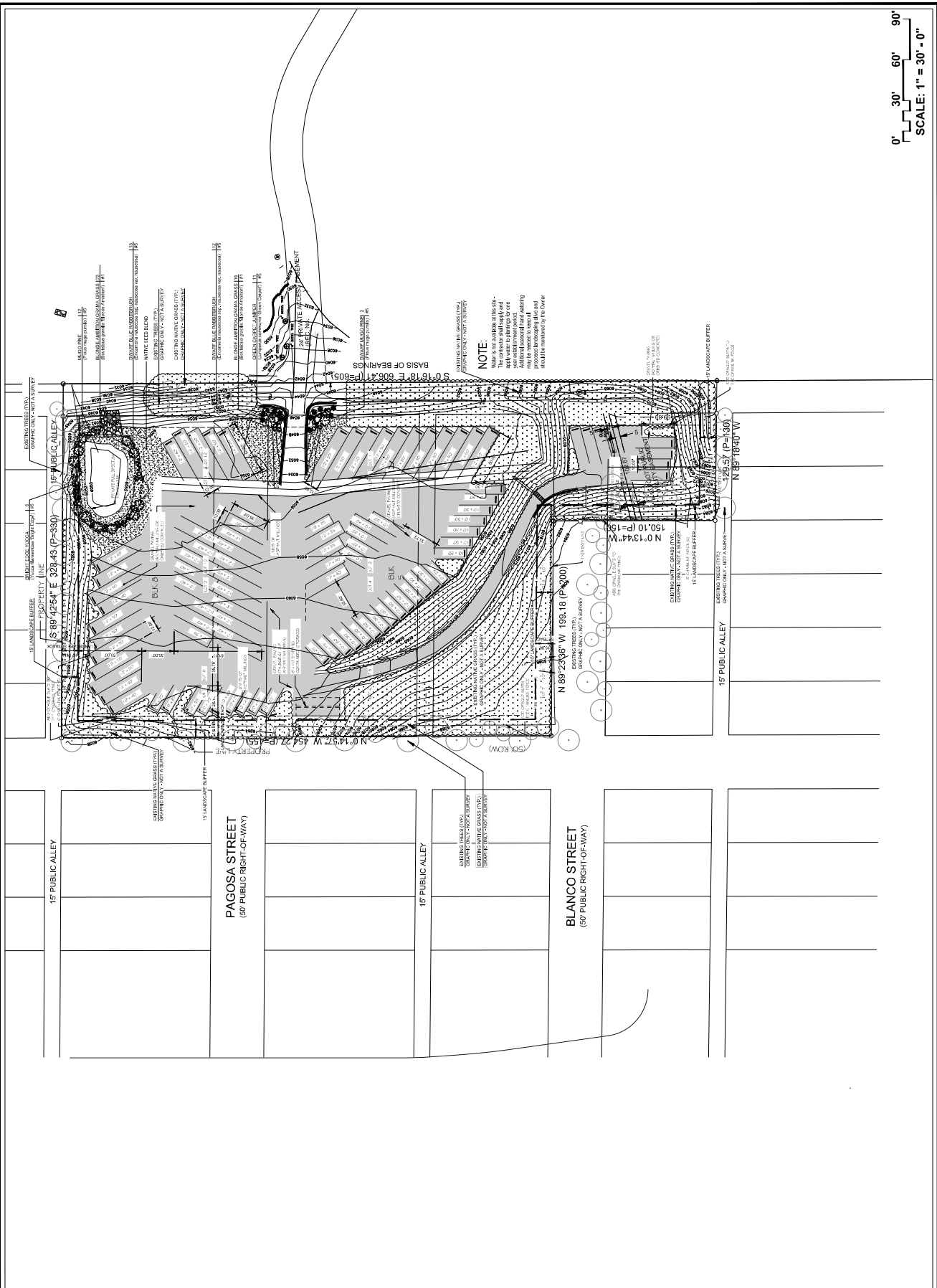


NOTES

- AS OF MARCH 2019, THE EXISTING TOPOGRAPHIC CONDITIONS SHOWN DO NOT MATCH ACTUAL CONDITIONS IN ALL AREAS AND SOME OF THE PROPOSED CONDITIONS ALREADY EXIST ON THE SITE.
- EAST SIDE OF SITE TO HAVE GROUND SURFACE ABOVE THE DRAINAGE CHANNEL SO THAT SITE DRAINS INTO THE CHANNEL THEN THE SAND FILTER.
- THE SAND FILTER WILL BE MAINTAINED BY THE PROPERTY OWNER OF COLORADO SPRINGS STORAGE, LOT 1.
- THE SITE IS NOT IN A FEMA FLOODPLAIN.

CPC PUD 18-00184

| | | | |
|--|--|--|---|
| | | PROJECT ADDRESS: 53 RESORT 118 RESORT POINT COLORADO SPRINGS, CO 80905 | PROJECT DESCRIPTION: FINAL LANDSCAPE PLAN |
| | 15700 NORTH VANGARD DRIVE SUITE 100 COLORADO SPRINGS, CO 80905 TEL: 719.592.1500 WWW.WILTONGREEN.COM | PROJECT NAME: 53 RESORT | SHEET NO.: LS1 |
| PROJECT NO. 2011-001 SHEET NO. 1 OF 2 DATE: 11/11/11 SCALE: 1" = 30'-0" | PROJECT ADDRESS: 53 RESORT 118 RESORT POINT COLORADO SPRINGS, CO 80905 | PROJECT DESCRIPTION: FINAL LANDSCAPE PLAN | SHEET NO.: LS1 |
| PROJECT NO. 2011-001 SHEET NO. 1 OF 2 DATE: 11/11/11 SCALE: 1" = 30'-0" | PROJECT ADDRESS: 53 RESORT 118 RESORT POINT COLORADO SPRINGS, CO 80905 | PROJECT DESCRIPTION: FINAL LANDSCAPE PLAN | SHEET NO.: LS1 |





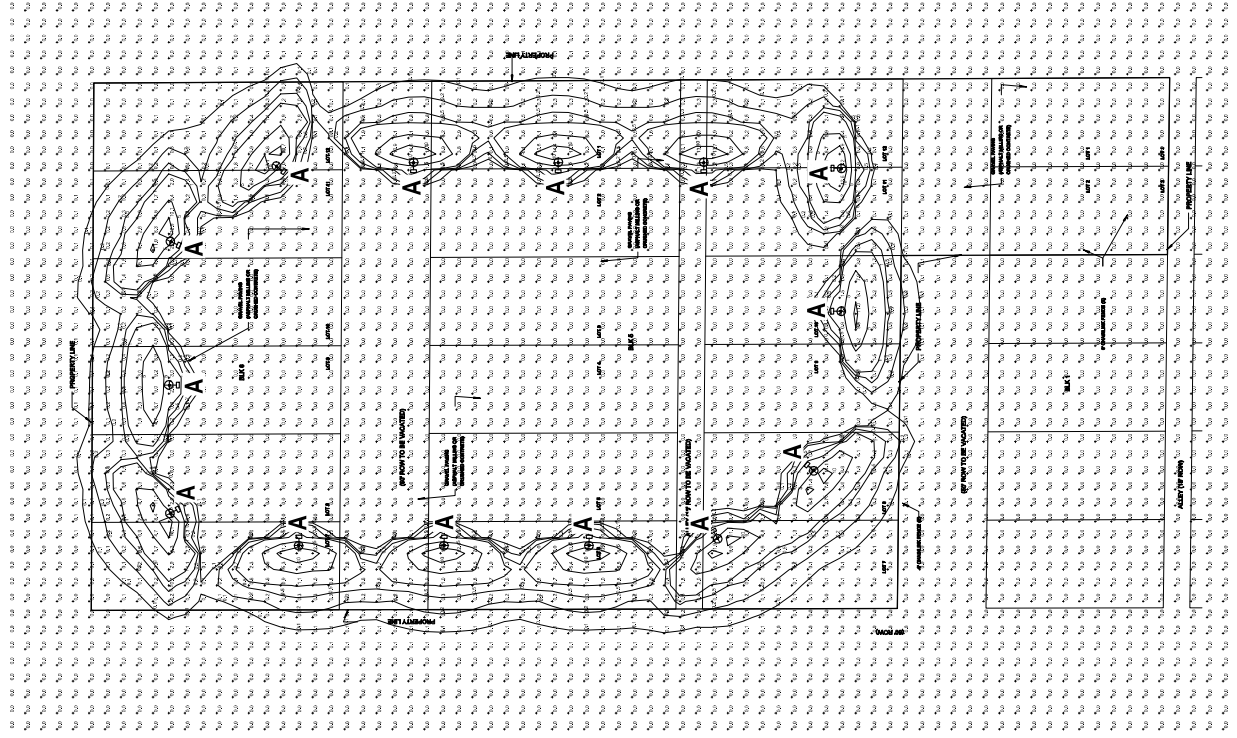
B&H ENGINEERS
CONSULTING ELECTRICAL, MECHANICAL, & PLUMBING ENGINEERS
3540 HARTSHOCK LANE
DENVER, COLORADO 80217
COLORADO REG. NO. 15-12-2006
PHONE: (303) 752-2006
FAX: (303) 752-2006
WWW.BANDHENGINEERS.COM
EMAIL: INFO@BANDHENGINEERS.COM

DATE: 5-23-19
JOB NO.: 844
DRAWN BY: BPH
CHECKED BY: BPH

COLORADO SPRINGS STORAGE
COLORADO SPRINGS, COLORADO

0.01.0
BAR ENGINERS
PHOTO METRIC PLAN

PM1



CPC PUD 18-00184

| Symbol | Label | Quantity | Manufacturer | Notes | Unit | Notes | Unit |
|--------|-------|----------|--------------|---|------|---------|------|
| □ | A | 1 | LED | COAT (WITH 1/2 IN. GAP) TO PROTECT FROM DAMAGE AND TO ALLOW FOR THERMAL EXPANSION AND CONTRACTION | EA | 13/2019 | |

| Manufacturer | Model | Quantity | Manufacturer | Notes | Unit | Notes | Unit |
|--------------|---------|----------|--------------|---|------|---------|------|
| LED | 13/2019 | 1 | LED | COAT (WITH 1/2 IN. GAP) TO PROTECT FROM DAMAGE AND TO ALLOW FOR THERMAL EXPANSION AND CONTRACTION | EA | 13/2019 | |

D-Series Size 1 LED Area Luminaire

Specifications:

- 4000K Color Temperature
- 50000 Hours Life Expectancy
- 100lm/W Efficiency
- 5 Year Warranty
- 10 Year Limited Warranty

Lighting Layout

EXAMPLE LIGHTING LAYOUT FOR THE PROJECT. SEE SCHEDULE FOR LUMINAIRE SPECIFICATIONS AND QUANTITIES.

Lighting Schedule

| Luminaire | Height | Spacing | Notes |
|-----------------|--------|---------------|-------|
| D-Series Size 1 | 10 ft | 20 ft x 20 ft | |

Photometric Performance

Beam Spread: 120°

Foot-candle Distribution: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

PHOTO METRIC PLAN

SCALE: 1/32" = 1'-0"

