





# LOT 3, BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 2

A PORTION OF THE EAST HALF OF SECTION 26, TOWNSHIP 12 SOUTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

**WARE MALCOMB**  
Leading Design for Commercial Real Estate

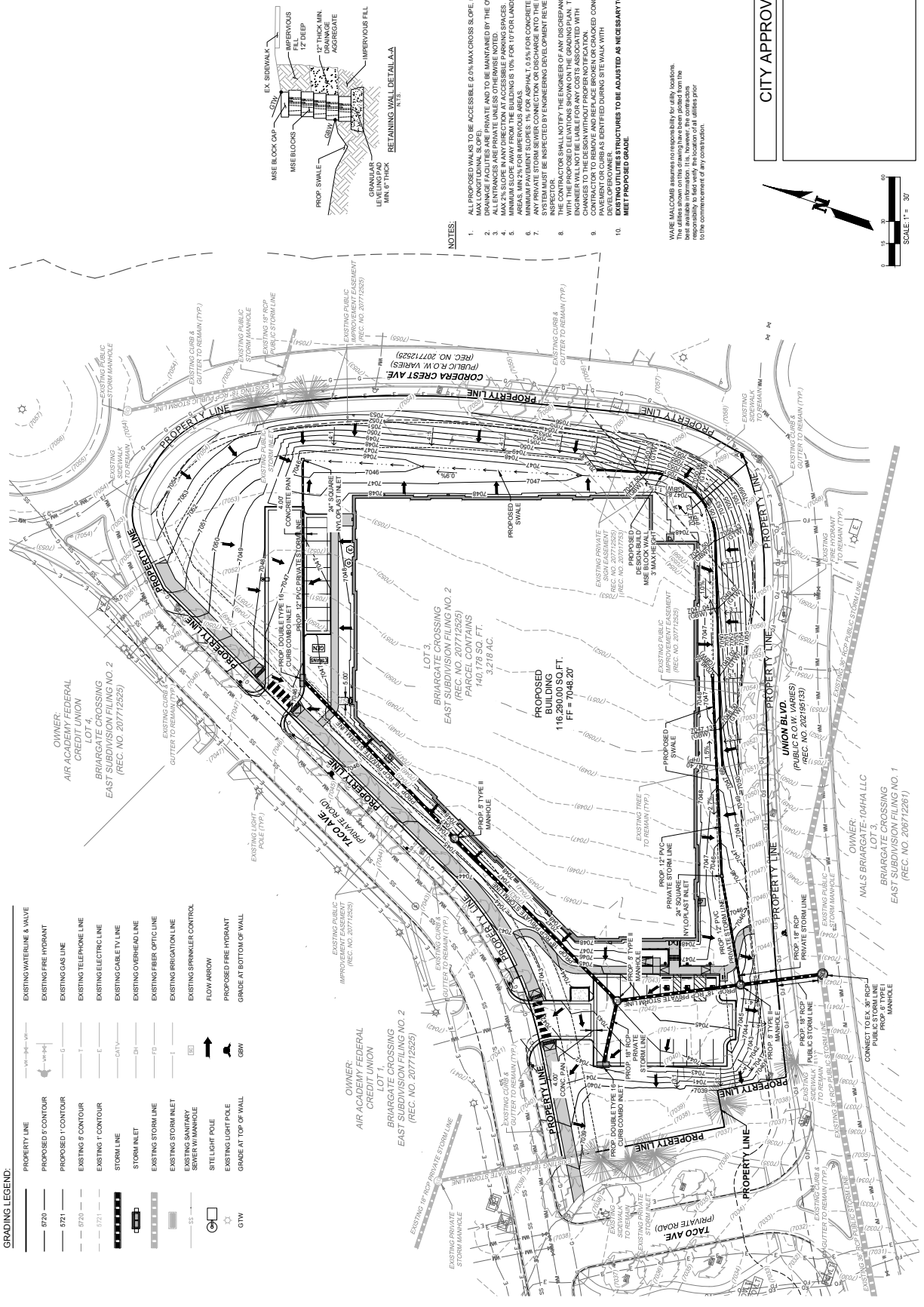
architect  
landscape  
civil engineering  
300 S. Broadway Suite 200  
DENVER, CO 80202  
P: 303.633.3333

**JDA SELF STORAGE**  
9870 N. UNION BLVD  
COLORADO SPRINGS, CO 80924

DATE	REVISIONS
12/29/2022	CITY OF SPRINGFIELD
12/29/2022	CITY OF SPRINGFIELD
11/11/2024	CITY OF SPRINGFIELD
09/09/2022	L.A. PLATA INC. OF SPRINGFIELD
08/19/2022	L.A. PLATA INC. OF SPRINGFIELD

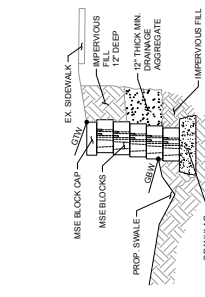
PAPER:	T. SWAN
DRAWN BY:	K. KILWA
JOB NO.:	130222-008

SHEET  
**3**  
OF 16  
CITY FILE NUMBER: COOP 23-0971



**GRADING LEGEND:**

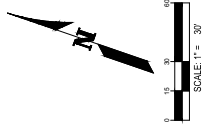
	PROPERTY LINE		EXISTING WATERLINE & VALVE
	PROPOSED 5' CONTOUR		EXISTING FIRE HYDRANT
	EXISTING 5' CONTOUR		EXISTING GAS LINE
	EXISTING 8' CONTOUR		EXISTING TELEPHONE LINE
	EXISTING 1' CONTOUR		EXISTING ELECTRIC LINE
	STORM LINE		EXISTING CABLE TV LINE
	STORM INLET		EXISTING OVERHEAD LINE
	EXISTING STORM LINE		EXISTING FIBER OPTIC LINE
	EXISTING STORM INLET		EXISTING IRRIGATION LINE
	EXISTING MANHOLE		EXISTING SPRINKLER CONTROL
	EXISTING LIGHT POLE		FLOW ARROW
	PROPOSED LIGHT POLE		PROPOSED FIRE HYDRANT
	GRADE AT TOP OF WALL		GRADE AT BOTTOM OF WALL



- NOTES:**
1. ALL PROPOSED WALKS TO BE ACCESSIBLE 2.0% MAX CROSS SLOPE, 0.0% MAX LONGITUDINAL SLOPE.
  2. MAX 2% SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING SPACES.
  3. ALL ENTRANCES ARE PRIVATE UNLESS OTHERWISE NOTED.
  4. MAX 2% SLOPE IN ANY DIRECTION AT ACCESSIBLE PARKING SPACES.
  5. MINIMUM PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.
  6. MINIMUM PAVEMENT SLOPES: 1% FOR ASPHALT, 0.5% FOR CONCRETE.
  7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SPRINGFIELD SPECIFICATIONS FOR CONSTRUCTION DEVELOPMENT REGULATIONS.
  8. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES TO THE DESIGN WITHOUT DELAY AND SHALL BE RESPONSIBLE FOR OBTAINING ANY CHANGES TO THE DESIGN WITHOUT DELAY.
  9. PAVEMENT OR CURBS IDENTIFIED DURING SITE WALK WITH DEVELOPER/OWNER SHALL BE CONSIDERED AS IDENTIFIED.
  10. MEET PROPOSED GRADE.

WARE MALCOMB assumes no responsibility for utility locations. The contractor shall verify the location of all utilities prior to the commencement of any construction.

CITY APPROVAL



OWNER: AIR ACADEMY FEDERAL CREDIT UNION  
BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 2 (REC. NO. 201712925)

OWNER: AIR ACADEMY FEDERAL CREDIT UNION  
LOT 1, BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 2 (REC. NO. 201712925)

OWNER: AIR ACADEMY FEDERAL CREDIT UNION  
LOT 3, BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 2 (REC. NO. 201712925)

PROPOSED BUILDING  
140,178 SQ. FT.  
FT - 7046.20'

OWNER: NALS BRIARGATE-104HA LLC  
LOT 3, BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 1 (REC. NO. 201712951)



# LOT 3, BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 2

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CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

## SITE CATEGORY CALCULATIONS

Required by Policy 312

LANDSCAPE SETBACKS (or Double Frontage Lot Streetscape) (See Code Section/Psds 320 & 317)	STREET NAME	CLASSIFICATION	WIDTH (FT.)	LINEAR FEET REQUIRED	NUMBER OF TREES REQUIRED	NUMBER OF TREES PROVIDED
TACOD AVENUE	PRIVATE ROAD		10	10	686	1/30
SHRUB SUBSTITUTES (ORNAMENTAL GRASSES)	REQUIRED (PROVIDED)	REQUIRED (PROVIDED)	REQUIRED (PROVIDED)	REQUIRED (PROVIDED)	19	23
0	0	0	0	0	75%	0%
STREET ZONED BOUNDARY (GLY.)						
CORDEIRA CREST AVENUE	ARTERIAL		20	20	471	1/25
SHRUB SUBSTITUTES (ORNAMENTAL GRASSES)	REQUIRED (PROVIDED)	REQUIRED (PROVIDED)	REQUIRED (PROVIDED)	REQUIRED (PROVIDED)	19	19
0	0	0	0	0	75%	100%
BOULEVARD	ARTERIAL		25	25	450	1/20
SHRUB SUBSTITUTES (ORNAMENTAL GRASSES)	REQUIRED (PROVIDED)	REQUIRED (PROVIDED)	REQUIRED (PROVIDED)	REQUIRED (PROVIDED)	100%	100%
0	0	0	0	0	75%	100%

## MOTOR VEHICLE LOTS

(See Code Section/Psds 321 & 317)

NUMBER OF PARKING SPACES PROVIDED	NUMBER OF SHRUB TREES PROVIDED	LENGTH OF FRONTAGE (FT.) OF FRONTAGE (FT.)	2/1 LENGTH OF FRONTAGE (FT.)
33	3	TACOD AVENUE (SOUTH)	127'
14	14	TACOD AVENUE (EAST)	62'
9	9	TACOD AVENUE (WEST)	62'

## INTERNAL LANDSCAPING

(See Code Section/Psds 322 & 317)

NET SITE AREA (LESS PUBLIC R.O.W.)	PERCENT MINIMUM INTERNAL PLANTING	INTERNAL AREA (S.F.)	INTERNAL TREES REQUIRED
140,178 s.f.	5%	7,009	45,841
140,178 s.f.	5%	7,009	45,841

NOTE: ALL EXISTING TREES BEING USED TO MEET SITE LANDSCAPE REQUIREMENTS SHALL BE REPLACED IF NOT IN A HEALTHY CONDITION.

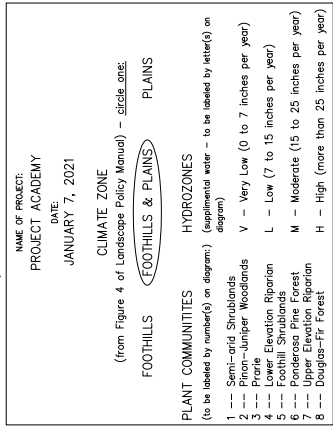
## BRIARGATE CROSSING LANDSCAPE REQUIREMENTS

Required by Landscape Design Standards, Section 3, Landscape PPs, Section 6.4.2

SITE LANDSCAPE AREA:	TREES REQUIRED:	TREES PROVIDED:
53,648 S.F.	89	89
	268	268
	89	89
	279	279

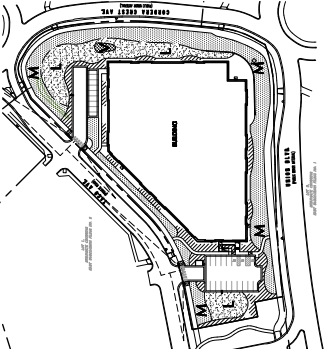
## SCHEMATIC LANDSCAPE DIAGRAM

Submitted in conformance with Policy 311



## HYDROZONE MAP

Submitted in conformance with Policy 311



## PLANT LIST

SHRUB	COMMON NAME	SET FROM APPROPRIATE	MATURE WIDTH	PLANTING SIZE	REMARKS
23	Shoreamaster Norway Spruce	45A	30"	2-1/2" cal.	Specimen quality, full crown, B&B, staked
00	2	45	45"	2-1/2" cal.	Specimen quality, full crown, B&B, staked
AE	5	45	35"	2-1/2" cal.	Specimen quality, full crown, B&B, staked
34S	5	45"	47"	2-1/2" cal.	Specimen quality, full crown, B&B, staked
50	4	45"	47"	2-1/2" cal.	Specimen quality, full crown, B&B, staked

## MAINTENANCE NOTES

1. THE TENANT OF THE PROPERTY SHALL BE RESPONSIBLE FOR ALL MAINTENANCE OF THE LANDSCAPE PLANTS WITHIN THE PROPERTY UNITS. ALL MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
2. IN THE CITY ROW SHALL BE MAINTAINED BY THE METRO DISTRICT.

## GROUND COVER AREAS

37,087 S.F.  
442 S.F.  
7,132 S.F.

- \* LOCATED WITHIN THE PROPERTY LINES

## LOT COVERAGE

TOTAL AREA: 140,178 s.f. (3.22 acres)  
DISTURBED AREA: 130,574 s.f. (3.00 acres)

- LANDSCAPE: 53,648 s.f.
- ASPHALT: 11,281 s.f.
- CONC: 6,621 s.f.
- TOTAL IMPERVIOUS: 86,530 s.f.
- IMPERVIOUS COVERAGE: 61.7%

## EXISTING TREE CHART

TACOD AVENUE

TREE NO.	DESCRIPTION	MEETS CITY REQUIREMENTS
1	OAK	YES
2	PINE	YES
3	PINE	YES
4	PINE	YES
5	LINDEN	YES
6	LINDEN	YES
7	MAPLE	YES
8	MAPLE	YES
9	ASH	YES
10	ASH	YES
11	ASH	YES
12	HACKBERRY	YES
13	HACKBERRY	YES
14	HACKBERRY	YES

TOTAL TREES MEETING REQUIREMENTS: 6

## CORDEIRA CREST AVENUE

TREE NO.	DESCRIPTION	MEETS CITY REQUIREMENTS
15	PINE	YES
16	PINE	YES
17	LINDEN	YES
18	LINDEN	YES
19	LINDEN	YES
20	MAPLE	YES
21	MAPLE	YES
22	PINE	YES
23	PINE	YES

TOTAL TREES MEETING REQUIREMENTS: 5

## UNION BOULEVARD

TREE NO.	DESCRIPTION	MEETS CITY REQUIREMENTS
24	MAPLE	NO
25	MAPLE	YES
26	PINE	YES
27	PINE	YES

TOTAL TREES MEETING REQUIREMENTS: 4

\* REFER TO THE LANDSCAPE PLANS FOR EXISTING TREE LOCATIONS

## LANDSCAPE NOTES

DATE: 11/26/2022  
CITY OF SUBMITTAL

DATE: 11/26/2022  
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DATE: 08/19/2022  
LA PLATA PRC OF SUBMITTAL

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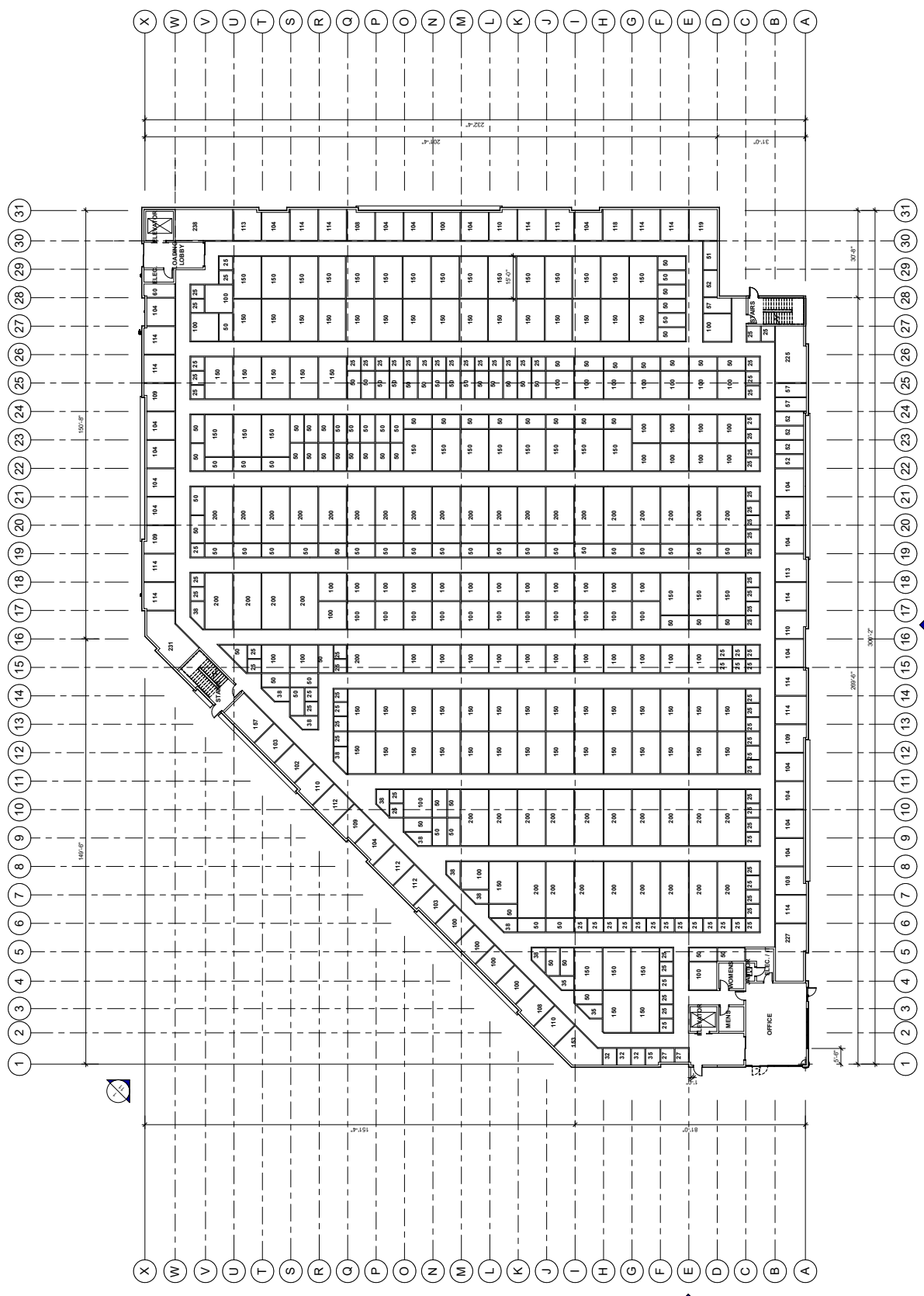
OVERALL FIRST FLOOR  
 PLAN  
 FINISHES

JDA SELF STORAGE  
 9870 N UNION BLVD  
 COLORADO SPRINGS, CO

WARE MALCOMB  
 ARCHITECTURE CIVIL ENGINEERING  
 PLANNING  
 FINISHING  
 INTERIORS  
 BUILDING MEASUREMENT

900 S Broadway, Suite #230  
 Denver, CO 80209  
 P: 720.488.8205

OVERALL FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



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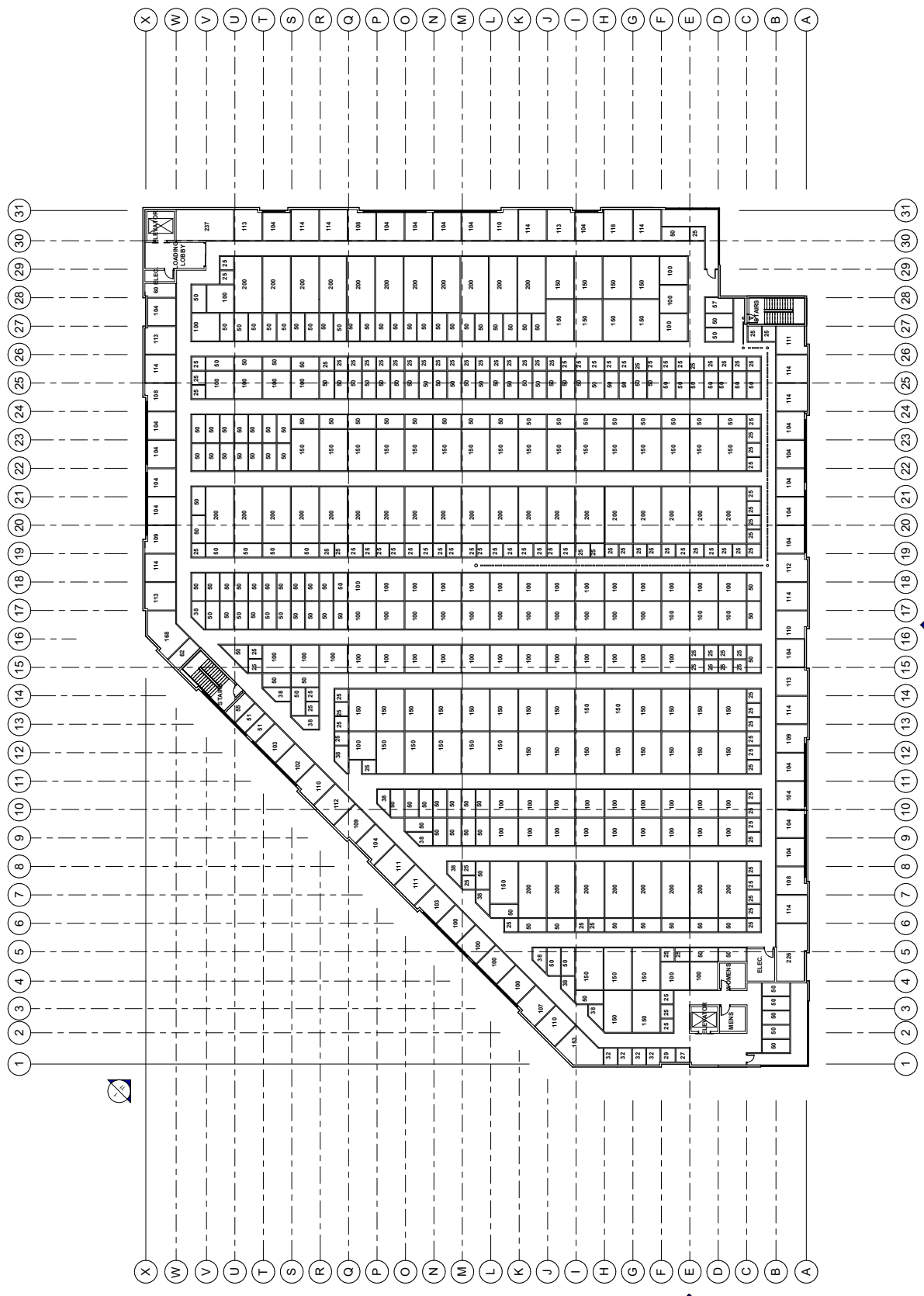


DATE	REVISIONS
09/20/22	1. A PLAT, DRC SUBMITTAL
09/20/22	2. A PLAT, DRC SUBMITTAL
11/13/2022	3. CITY DP SUBMITTAL
12/09/22	4. CITY DP SUBMITTAL
12/29/2022	5. CITY DP SUBMITTAL

JDA SELF STORAGE  
 9870 N UNION BLVD  
 COLORADO SPRINGS, CO

WARE MALCOMB  
 ARCHITECTURE CIVIL ENGINEERING  
 900 S Broadway, Suite #230  
 P: 703.488.8205  
 BRIMLEY, CO 80909

OVERALL SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"  
 1



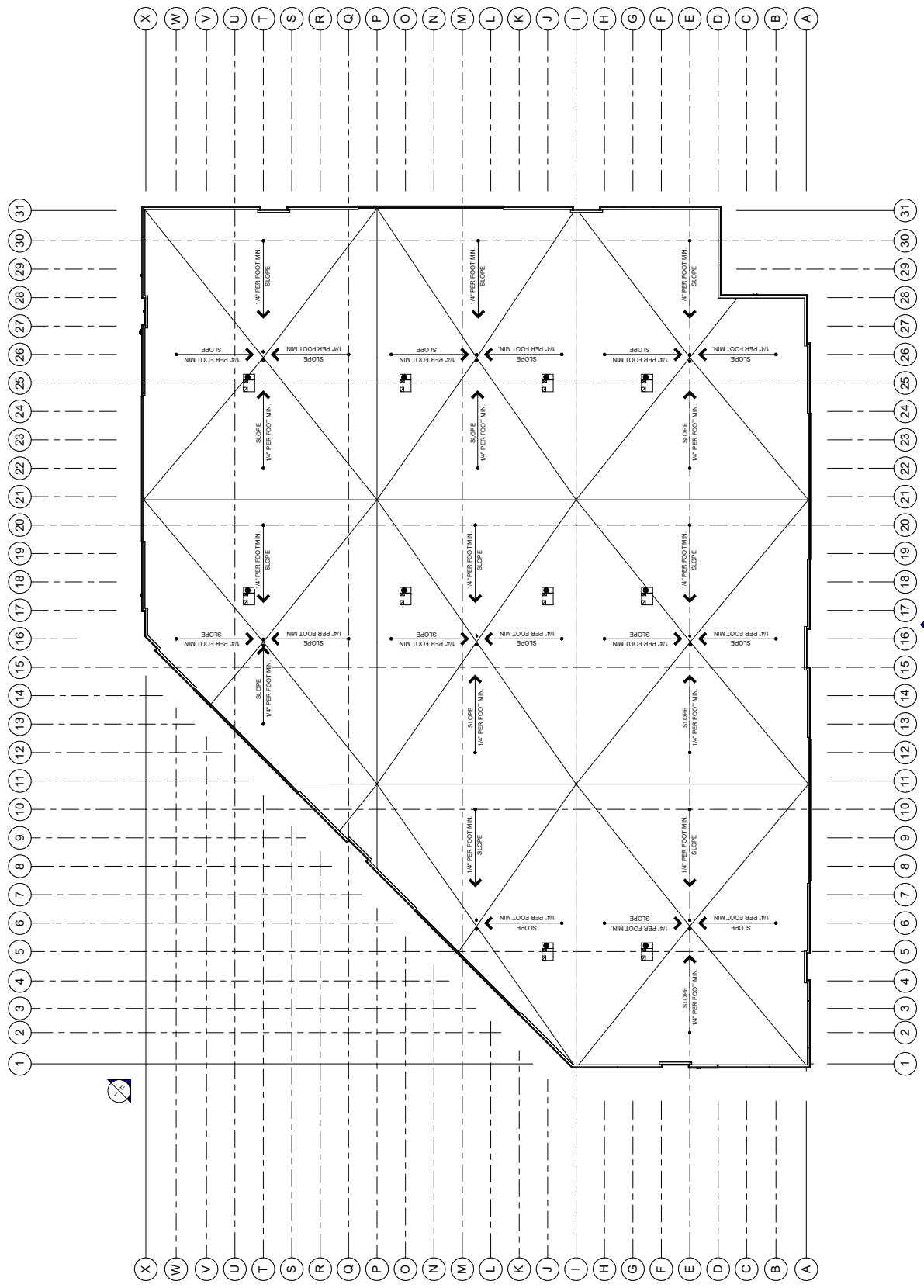
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REVISIONS	
NO.	DATE
1	04/19/2022
2	09/09/2022
3	11/13/2022
4	12/02/2022
5	12/29/2022

**JDA SELF STORAGE**  
 9870 N UNION BLVD  
 COLORADO SPRINGS, CO

**WARE MALCOMB**  
 ARCHITECTURE CIVIL ENGINEERING  
 PLANNING  
 INTERIORS BUILDING MEASUREMENT  
 900 S Broadway, Suite #230  
 P 720.488.8235  
 Broomfield, CO 80020

**OVERALL ROOF PLAN**  
 SCALE: 1/16" = 1'-0"

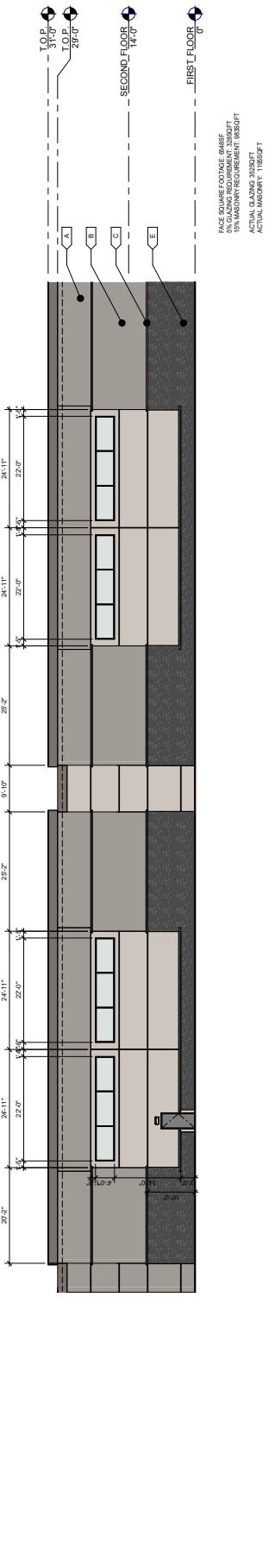
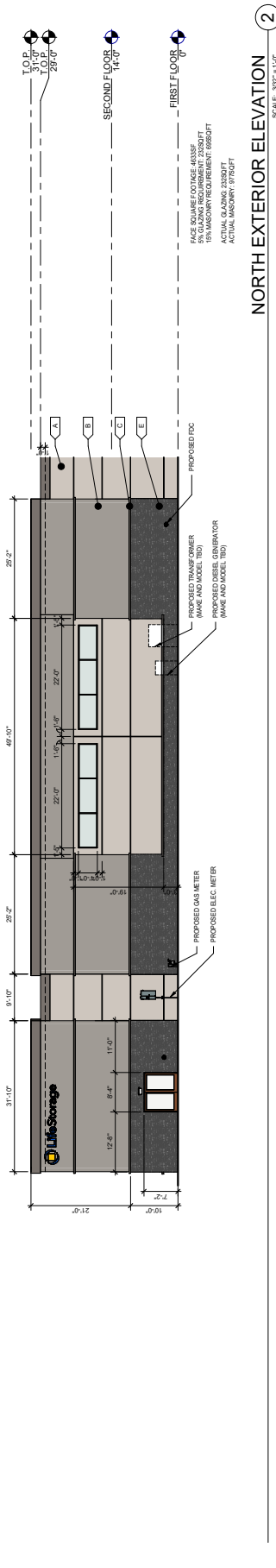
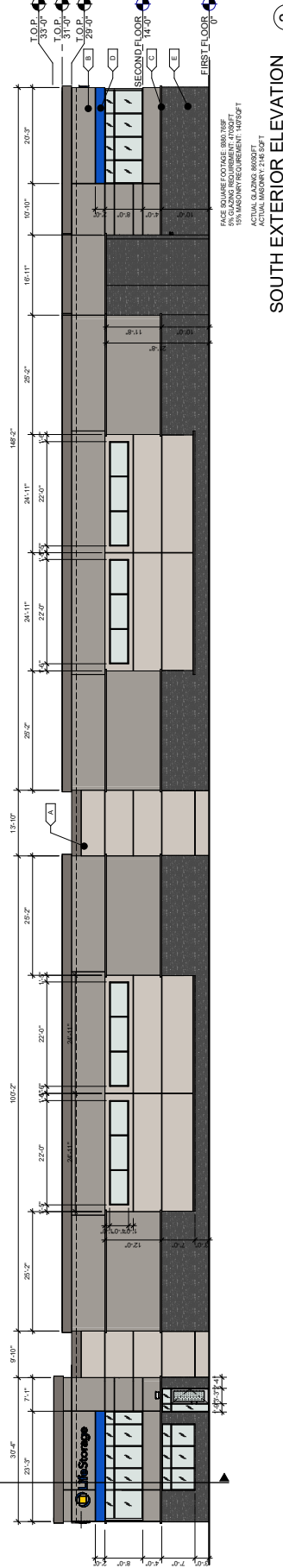


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NO.	DATE	REVISIONS
1	09/19/2022	LA PLATA, DRG SUBMITTAL
2	09/19/2022	LA PLATA, DRG SUBMITTAL
3	11/13/2022	CITY DP SUBMITTAL
4	12/02/22	CITY DP SUBMITTAL
5	12/29/2022	CITY DP SUBMITTAL

PWP/IN	B. Weiss
DRAWN BY:	C. Nguyen
CS NO.:	251023-000

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- GLASS:**
- INSULATED LOW E GLASS
  - PROFITED GLASS
- MATERIALS:**
- A STUCCO TO MATCH KWAH-HOWELLS 870W GRAY TOUCHSTONE
  - B STUCCO TO MATCH KWAH-HOWELLS 8774M TANKARD
  - C STUCCO TO MATCH KWAH-HOWELLS 8770D METAL SHAWNS
  - D STUCCO TO MATCH LIFE STORAGE BLUE
  - E STACKED STONE TO MATCH CALITE GRAY BY ELDORADO STONECRAFT





**WARE MALCOMB**  
 ARCHITECTURE CIVIL ENGINEERING  
 PLANNING ENGINEERING  
 INTERIORS BUILDING MEASUREMENT  
 900 S Broadway, Suite 320  
 Denver, CO 80209  
 P 720.483.8265

**JDA SELF STORAGE**  
 9870 N UNION BLVD  
 COLORADO SPRINGS, CO







MATERIALS BOARD


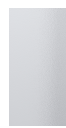

NO.	DATE	REVISIONS
1	08/19/2022	LA PLATA DRG SUBMITTAL
2	09/09/2022	LA PLATA DRG SUBMITTAL
3	11/15/2022	CITY DP SUBMITTAL
4	12/06/2022	CITY DP SUBMITTAL
5	12/29/2022	CITY DP SUBMITTAL

PWP/PI	B. Weiss
DRAWN BY:	C. Nguyen
CS NO.:	121022-048



**MATERIALS:**

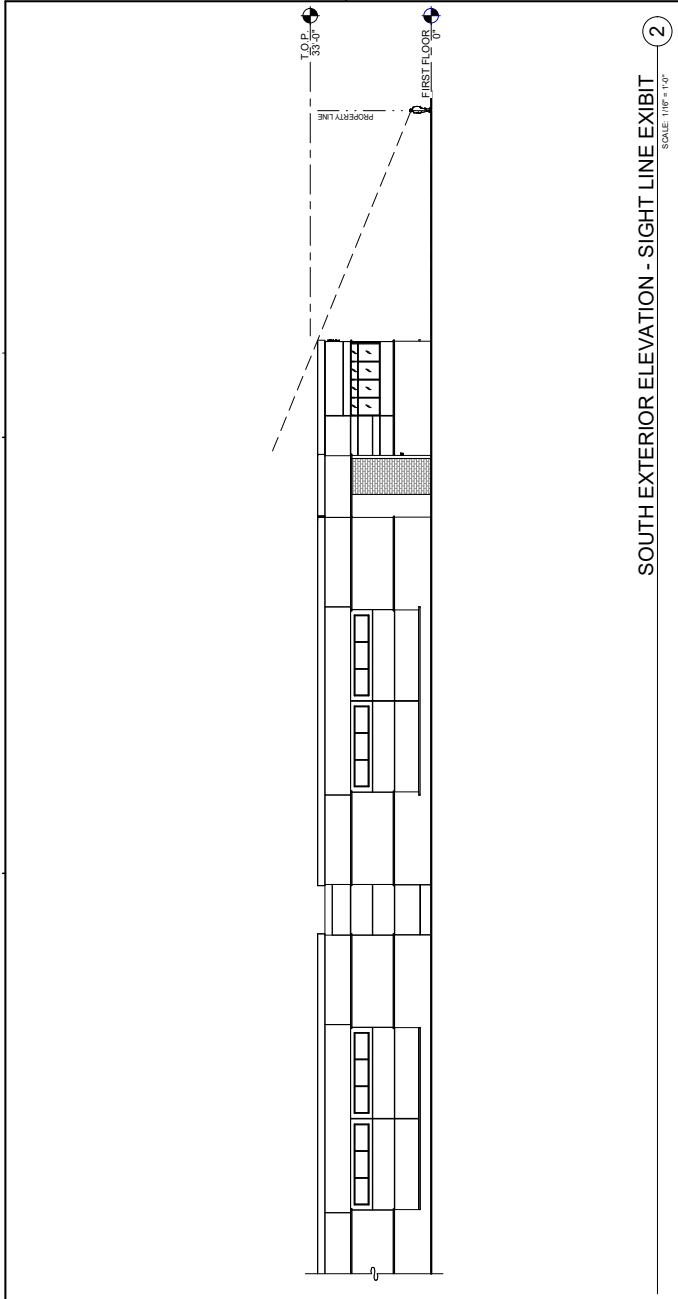
-  STUCCO TO MATCH KWAL-HOWELLS 8762W GRAY TOUCHSTONE
-  STUCCO TO MATCH KWAL-HOWELLS 8774M TANKARD
-  STUCCO TO MATCH KWAL-HOWELLS 8775D METAL SHAVINGS
-  STUCCO TO MATCH LIFE STORAGE BLUE
-  STACKED STONE TO MATCH SLATE GRAY BY ELDERADO STONECRAFT
-  STONE VENEER WATER TABLE WITH WASH AND DRIP CUT

-  INSULATED LOW E GLASS
-  FROSTED GLASS
-  CLEAR ANODIZED ALUMINUM STOREFRONT

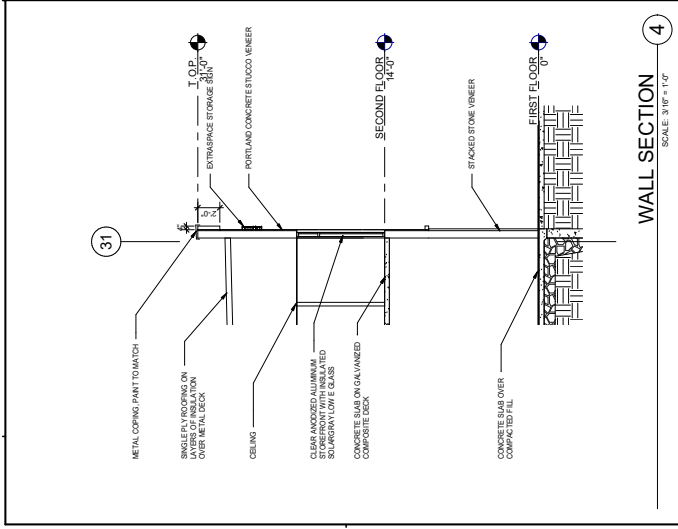
DATE	REVISIONS
09/19/2022	LA PLATA DRG SUBMITTAL
09/09/2022	LA PLATA DRG SUBMITTAL
11/11/2022	CITY DP SUBMITTAL
12/02/2022	CITY DP SUBMITTAL
12/29/2022	CITY DP SUBMITTAL

PWP/AL	B. Weiss
DRAWN BY:	C. Nguyen
CS NO.:	252022-040

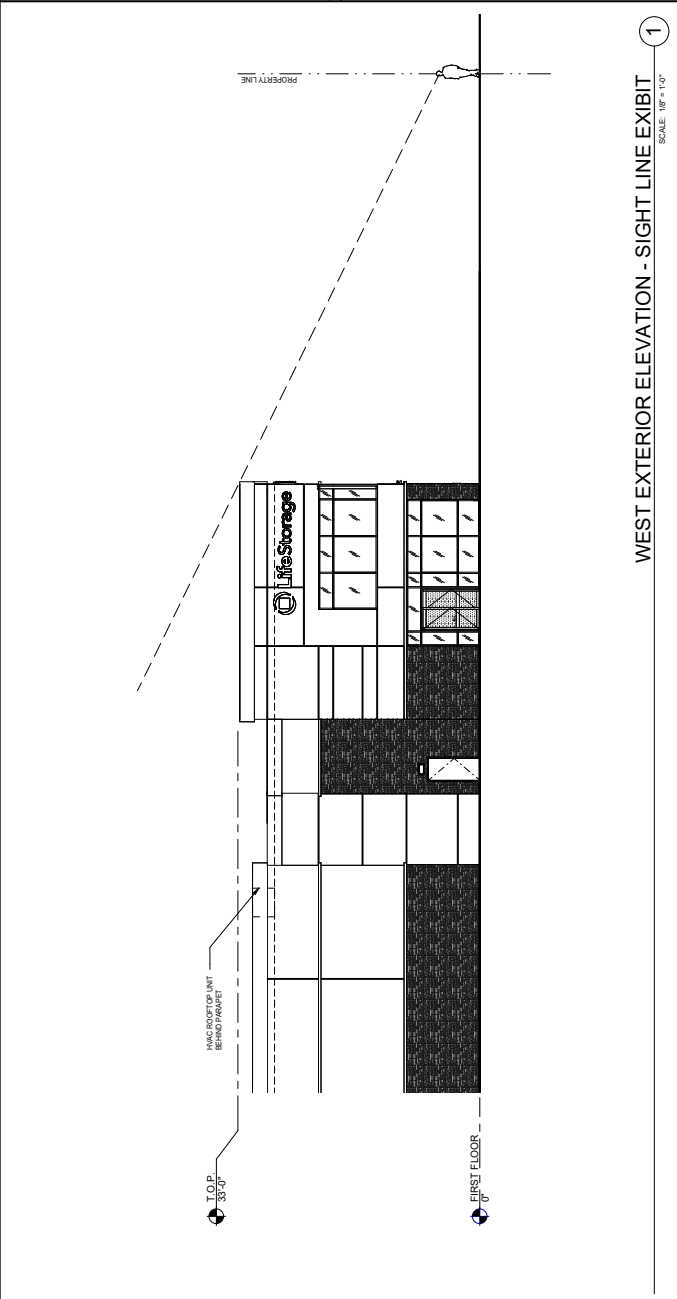
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



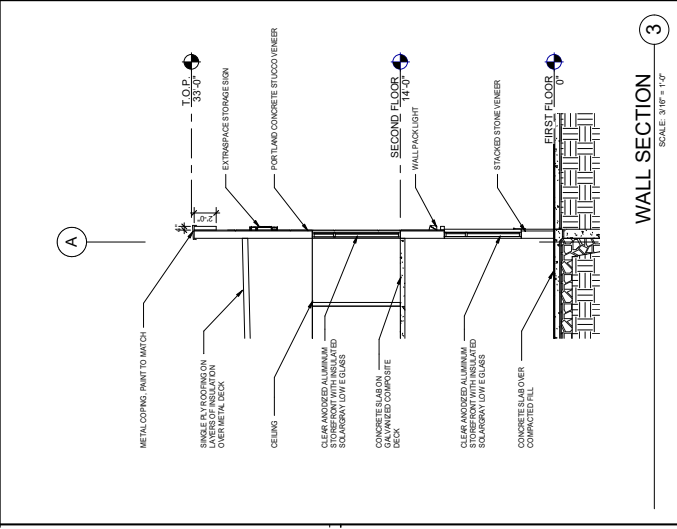
**SOUTH EXTERIOR ELEVATION - SIGHT LINE EXHIBIT**  
 SCALE: 1/8" = 1'-0"



**WALL SECTION 31**  
 SCALE: 3/16" = 1'-0"



**WEST EXTERIOR ELEVATION - SIGHT LINE EXHIBIT**  
 SCALE: 1/8" = 1'-0"



**WALL SECTION 3**  
 SCALE: 3/16" = 1'-0"

CAUTION: IF THIS SHEET IS NOT 24" X 36" IT IS A REDUCED PRINT

# LOT 3, BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 2

A PORTION OF THE EAST HALF OF SECTION 26, TOWNSHIP 12 SOUTH,

**WARE MALCOMB**  
 Leading Design for Commercial Real Estate  
 900 S. Broadway Suite 320  
 Suite 320  
 Denver, CO 80209  
 p 278.561.3333  
 architecture  
 interior  
 landscape  
 graphics  
 civil engineering  
 site design

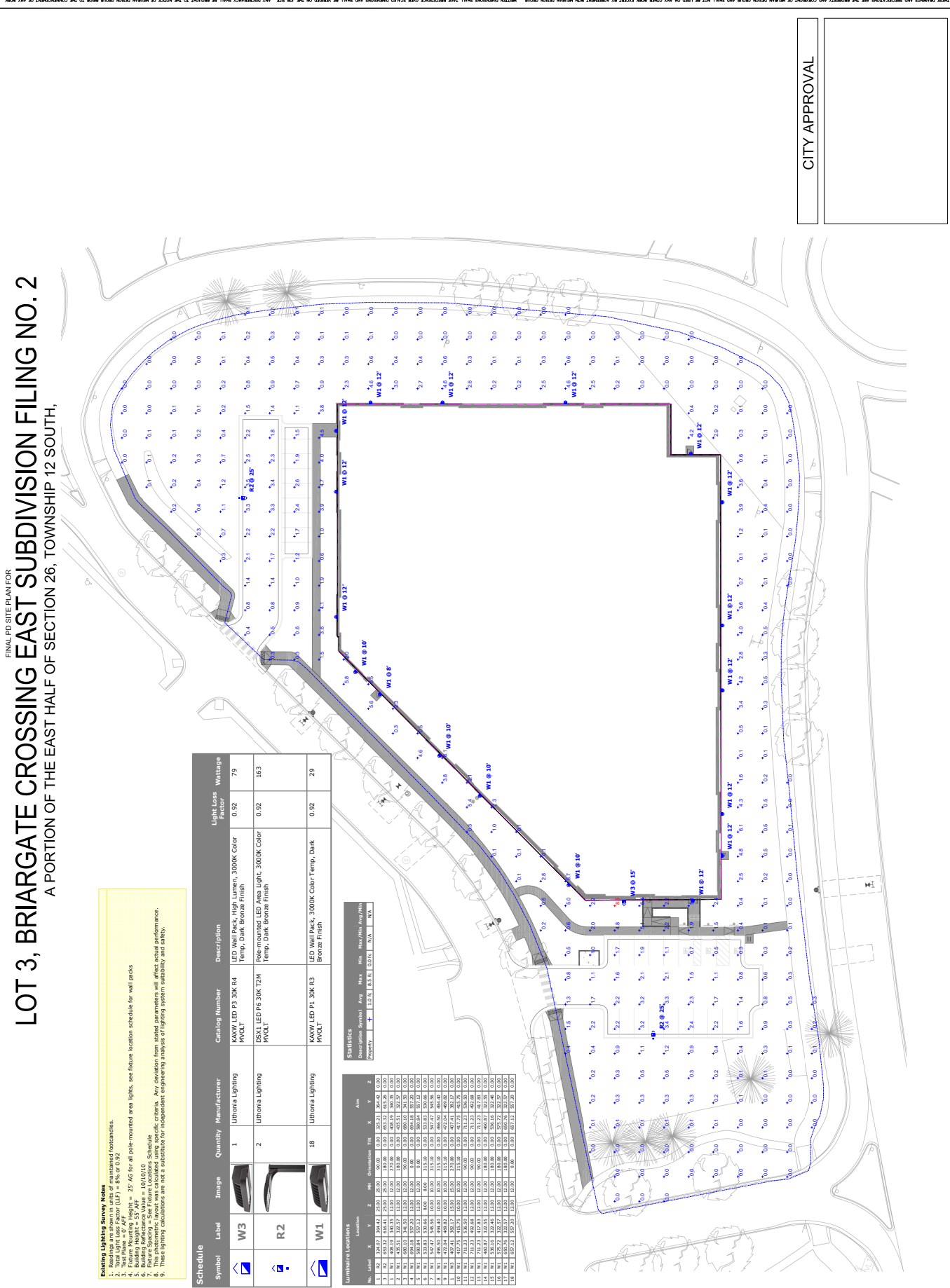
**JDA SELF STORAGE**  
 9870 N. UNION BLVD  
 COLORADO SPRINGS, CO 80924

DATE	REVISIONS
08/12/2022	PLANNING SUBMITTAL
09/09/2022	PLANNING PER SUBMITTAL
12/29/2022	CITY PER SUBMITTAL

PA / PW:	KTS
DRAWN BY:	KTS
JOB NO.:	22-119

**SHEET**  
**16**  
**OF 16**

CITY FILE NUMBERS: CUDP-22-0073



CITY APPROVAL

- Existing Lighting Survey Notes**
1. Readings are shown in units of maintained footcandles.
  2. Footcandle readings were taken at a height of 5 feet above the ground.
  3. Test chart = 07-APP
  4. Fixture mounting = 150' MFT
  5. Fixture mounting = 150' MFT
  6. Reading reference value = 10/10/10
  7. Reading reference value = 10/10/10
  8. This photometric layout was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
  9. These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.

Symbol	Label	Image	Quantity	Manufacturer	Description	Catalog Number	Light Loss Factor	Wattage
W3			1	Uthsona Lighting	LED Wall Pack, High Lumen, 3000K Color Temp, Dark Bronze Finish	KAWW LED P3 30K R4	0.92	79
R2			2	Uthsona Lighting	Pole-mounted LED Area Light, 3000K Color Temp, Dark Bronze Finish	DSX4 LED P6 30K 12M	0.92	163
W1			18	Uthsona Lighting	LED Wall Pack, 3000K Color Temp, Dark Bronze Finish	KAWW LED P1 30K R3	0.92	29

**Luminaire Locations**

No.	Label	X	Y	Z	Height	Orientation	Dim	Beam
1	W1	100.00	100.00	10.00	10.00	0.00	0.00	10.00
2	W1	100.00	100.00	10.00	10.00	0.00	0.00	10.00
3	W1	100.00	100.00	10.00	10.00	0.00	0.00	10.00
4	W1	100.00	100.00	10.00	10.00	0.00	0.00	10.00
5	W1	100.00	100.00	10.00	10.00	0.00	0.00	10.00
6	W1	100.00	100.00	10.00	10.00	0.00	0.00	10.00
7	W1	100.00	100.00	10.00	10.00	0.00	0.00	10.00
8	W1	100.00	100.00	10.00	10.00	0.00	0.00	10.00
9	W1	100.00	100.00	10.00	10.00	0.00	0.00	10.00
10	W1	100.00	100.00	10.00	10.00	0.00	0.00	10.00
11	W1	100.00	100.00	10.00	10.00	0.00	0.00	10.00
12	W1	100.00	100.00	10.00	10.00	0.00	0.00	10.00
13	W1	100.00	100.00	10.00	10.00	0.00	0.00	10.00
14	W1	100.00	100.00	10.00	10.00	0.00	0.00	10.00
15	W1	100.00	100.00	10.00	10.00	0.00	0.00	10.00
16	W1	100.00	100.00	10.00	10.00	0.00	0.00	10.00
17	W1	100.00	100.00	10.00	10.00	0.00	0.00	10.00
18	W1	100.00	100.00	10.00	10.00	0.00	0.00	10.00

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min Avg/Min
Footcandle		1.0	8.5	0.2	42.0
Watts		1.0	8.5	0.2	42.0

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FINAL PD SITE PLAN FOR LOT 3, BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 2