



1 VICINITY MAP
DD-1 NO SCALE

OLD RANCH STORAGE FILING NO.1

LOCATED IN THE SW 1/4 OF SECTION 22
TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

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LEGEND

PLANNED INFILTRATION AREA

PROPERTY INFORMATION

PROJECT DESCRIPTION: NEW SECURE MINI-STORAGE FACILITY WITH ON-SITE OFFICE

PROPERTY OWNER: KETTLE CREEK LLC
4779 N. ACADEMY BLVD
COLORADO SPRINGS, CO 80918

APPLICANT/DEVELOPER: DARIN WEISS / T-BONE CONSTRUCTION, INC.
1310 FORD STREET
COLORADO SPRINGS, CO 80915
(719) 570-1456

LEGAL DESCRIPTION: TR IN SE4SW4 SEC 22-12-66 LY SLY OF TR CONV BY
REC #204193366, NLY OF RANCH RD, WLY OF POWERS
BLVD & ELY OF RHINESTONE DR

TAX SCHEDULE NO: 6222300007

PROPERTY SIZE: 4.78 ACRES

ZONING DISTRICT: MX-M (MIXED USED MEDIUM)

LAND USE: CURRENTLY - VACANT
PROPOSED - MINI-STORAGE STORAGE FACILITY

BUILDING SIZES: OFFICE - 1,400 S.F. BLDG 'E' - 14,850 S.F.
BLDG 'A' - 7,650 S.F. BLDG 'F' - 13,600 S.F.
BLDG 'B' - 9,675 S.F. BLDG 'G' - 8,100 S.F.
BLDG 'C' - 3,600 S.F. BLDG 'H' - 7,650 S.F.
BLDG 'D' - 12,000 S.F. BLDG 'J' - 1,400 S.F.

MINIMUM BUILDING SETBACKS: FRONT - 25'
SIDES - 25'
REAR - 25'

BUILDING HEIGHTS: MAXIMUM ALLOWED - 45'-0"
PROPOSED - MAX. HT. BLDG IS OFFICE @ 26'-6"

ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED
BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

LOT COVERAGE: STRUCTURES - 80,431 S.F. or 38.63%
IMPERVIOUS - 76,581 S.F. or 36.78%
NON-IMPERVIOUS - 51,205 S.F. or 24.59%
TOTAL - 208,217 S.F. or 100%

PARKING: * NO PARKING SPACES REQUIRED FOR STORAGE USE
* PARKING SPACES ARE REQUIRED FOR OFFICE

REQUIRED - OFFICE 1,400 S.F. @ 1/400 = 4
TOTAL REQUIRED = 4 SPACES
PROVIDED - EXTERIOR PARKING = 3 STANDARD PLUS 1 ACCESSIBLE
TOTAL PROVIDED = 3 STANDARD PLUS 1 ACCESSIBLE

APPROXIMATE SCHEDULE OF DEVELOPMENT: 9/2022 THRU 8/2025

POND IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF
OWNER, AND/OR THEIR ASSIGNS.

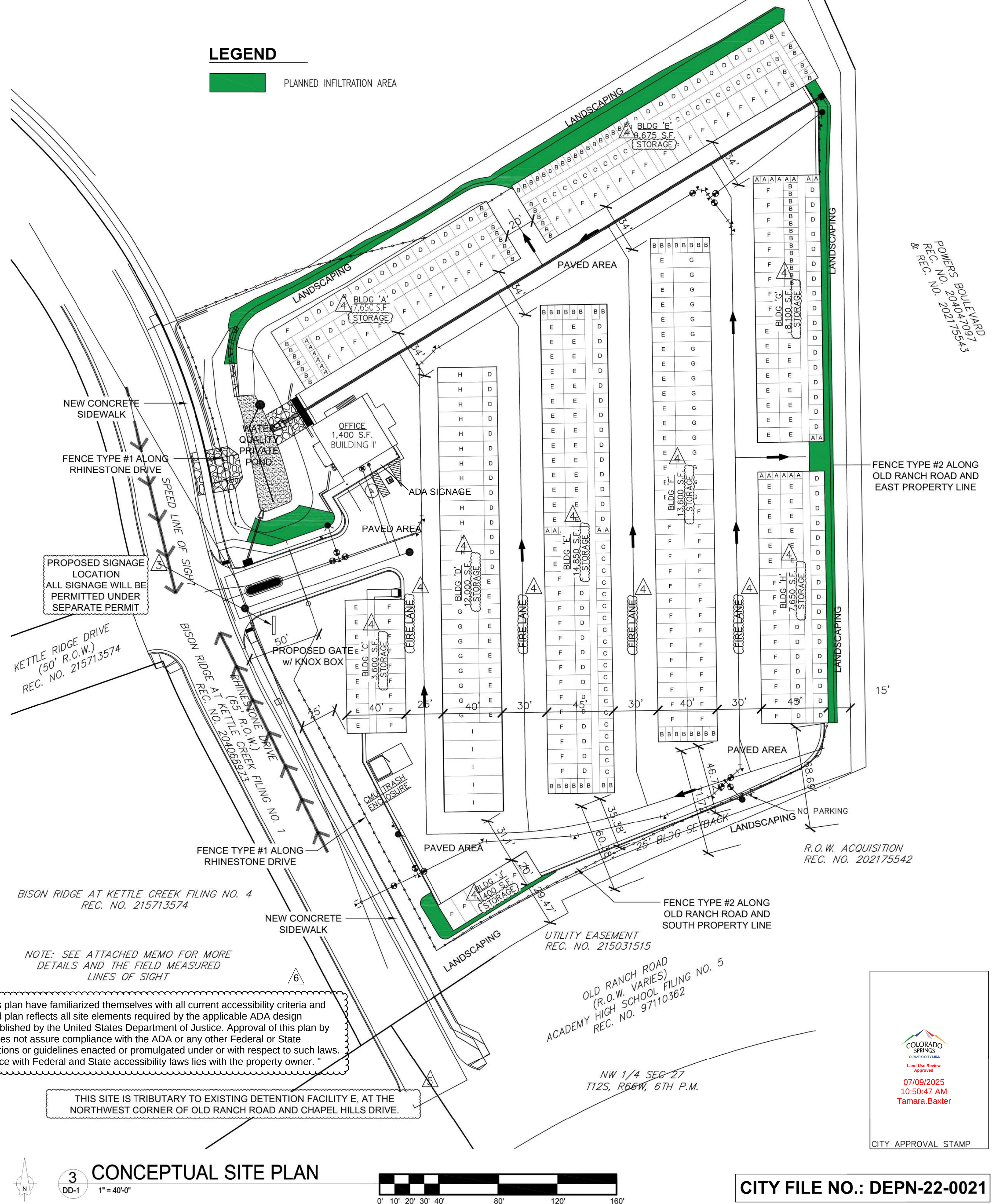
ALL SIGNAGE WILL BE PERMITTED UNDER A SEPARATE PERMIT.

THE GATE WILL BE PROVIDED WITH APPROVED KNOX EQUIPMENT FOR BOTH
INBOUND AND OUTBOUND MOVEMENTS.

ALL CURB, GUTTER, DRIVEWAYS, PEDESTRIANS RAMPS AND SIDEWALK POSING
A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES
NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG THE PUBLIC
RIGHT-OF-WAY ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND
REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY
(CO). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING
DEVELOPMENT REVIEW DIVISION (EDRD) INSPECTOR TO DETERMINE WHAT, IF
ANY IMPROVEMENTS ARE REQUIRED. THE EDRD INSPECTOR CAN BE REACHED
AT 719-385-5977.

LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY
OF OWNER, AND/OR THEIR ASSIGNS.

ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW
WILL BE MAINTAINED BY THE PROPERTY OWNER.



NOTE: SEE ATTACHED MEMO FOR MORE
DETAILS AND THE FIELD MEASURED
LINES OF SIGHT

"The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. Sole responsibility for compliance with Federal and State accessibility laws lies with the property owner."

THIS SITE IS TRIBUTARY TO EXISTING DETENTION FACILITY E, AT THE
NORTHWEST CORNER OF OLD RANCH ROAD AND CHAPEL HILLS DRIVE.

CONCEPTUAL SITE PLAN

DD-3 1" = 40'-0"



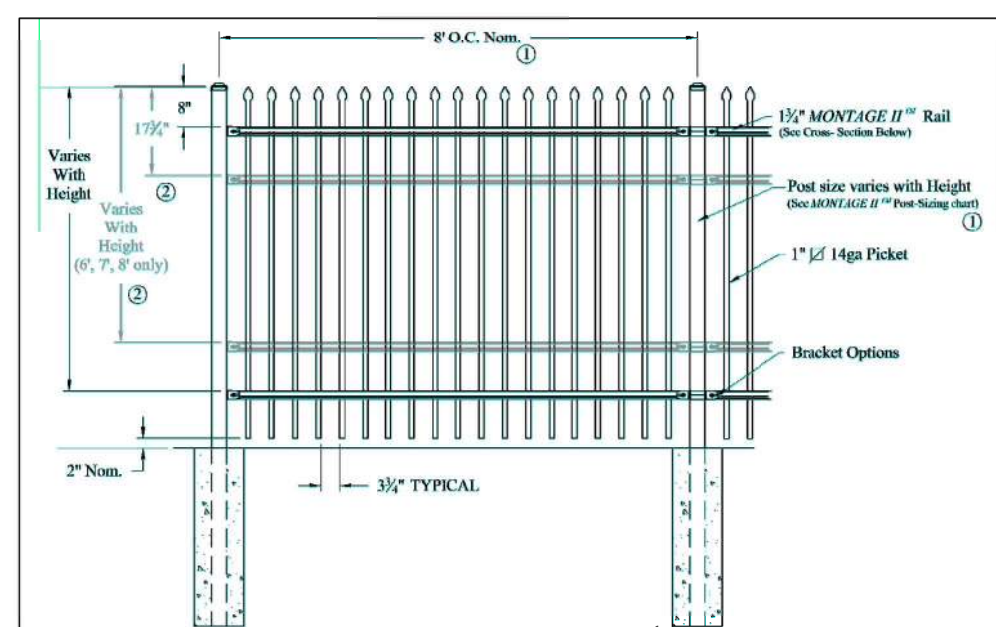
CITY FILE NO.: DEPN-22-0021



FENCE TYPE #1

6' SOLID SCREENING/PRIVACY FENCE

FENCING MATERIAL ALONG RHINESTONE DRIVE.



FENCE TYPE #2

6' METAL SECURITY FENCE

FENCING MATERIAL ALONG OLD RANCH ROAD AND EAST PROPERTY LINE



T-BONE
CONSTRUCTION, INC.
GENERAL CONTRACTOR

Design Development
Consultants @
1310 FORD STREET
COLORADO SPRINGS, CO 80915
(719) 570-1456

Revisions	DESCRIPTION	DATE
3	RESUBMITTAL	5/21/24
4	RESUBMITTAL	7/16/24
5	RESUBMITTAL	2/12/25
6	RESUBMITTAL	2/28/25

D2-0308

OLD RANCH STORAGE

10545 RHINESTONE DRIVE
COLORADO SPRINGS, COLORADO

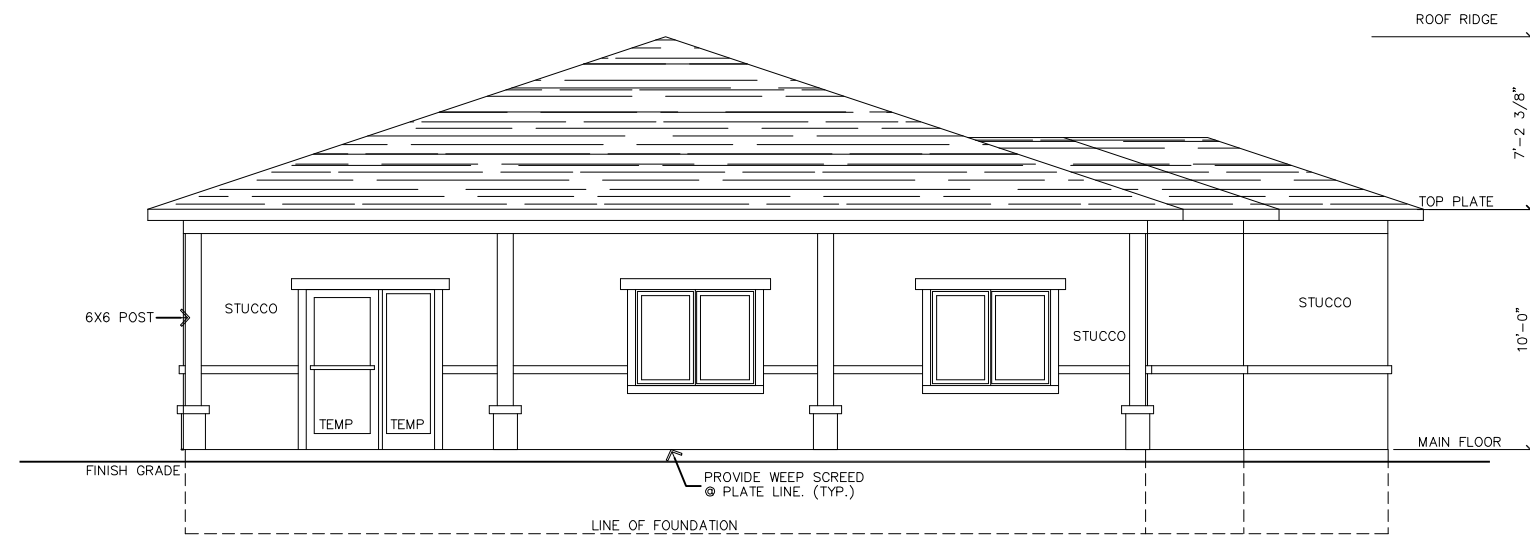
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DATE 2/28/2025
CHECKED DCW
DRAWN BY MC

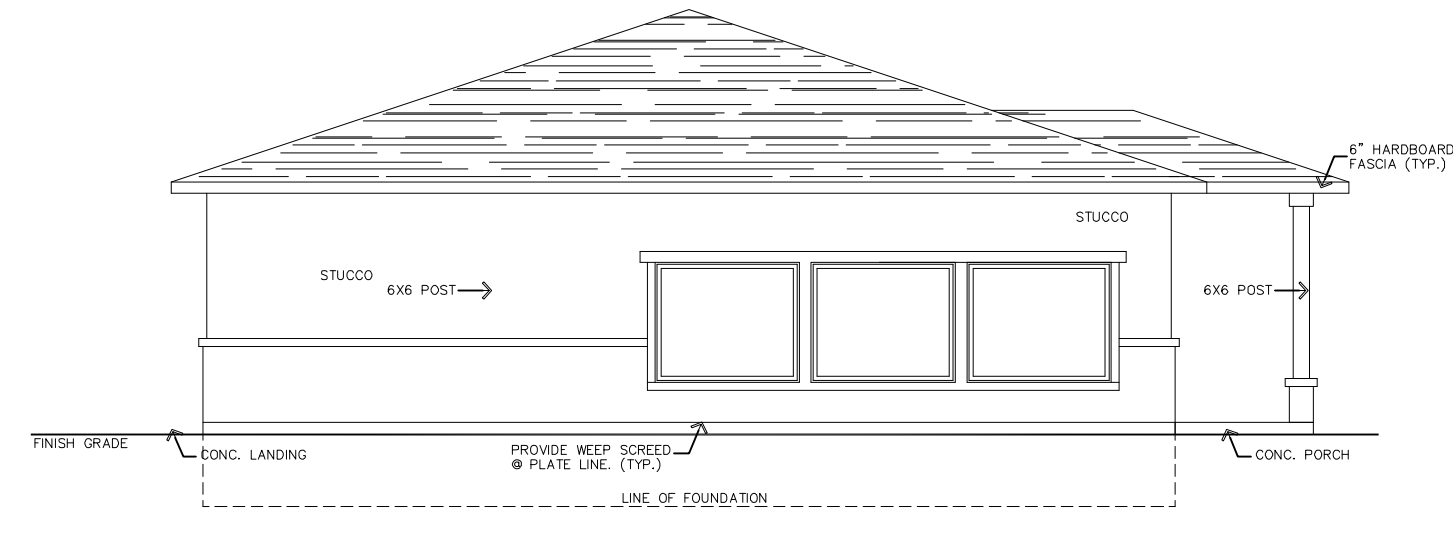
COVER SHEET
AND
ARCHITECTURAL
SITE PLAN

01 OF 16

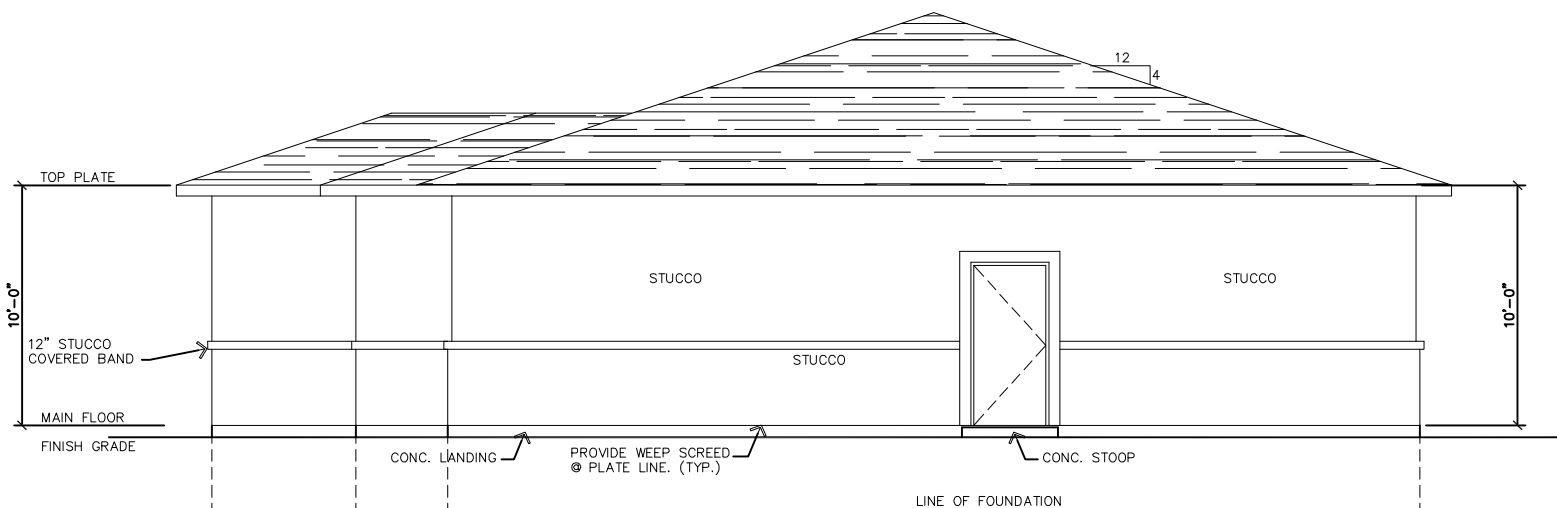
OLD RANCH ROAD STORAGE
(MINI WAREHOUSE STORAGE FACILITY)



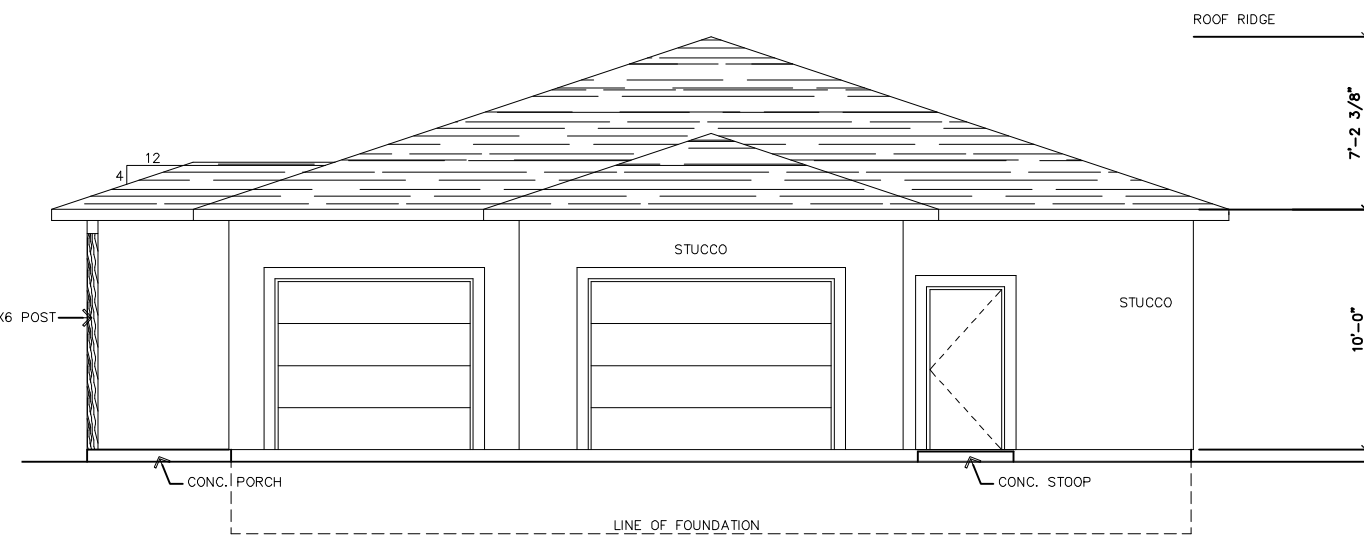
A BUILDING "I" - OFFICE (SOUTH)
DD-2 1/8" = 1'-0"



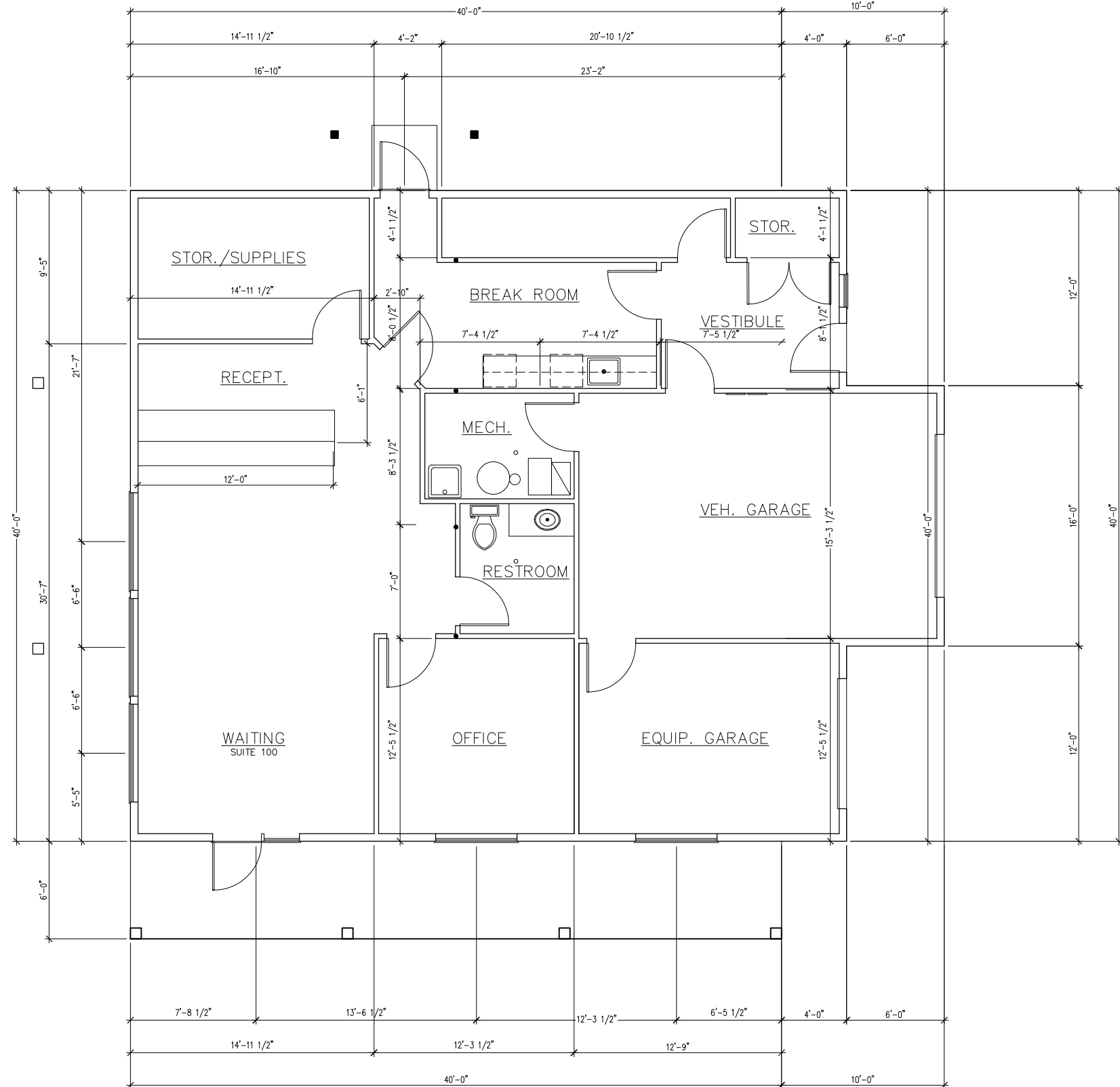
B BUILDING "I" - OFFICE (WEST)
DD-2 1/8" = 1'-0"



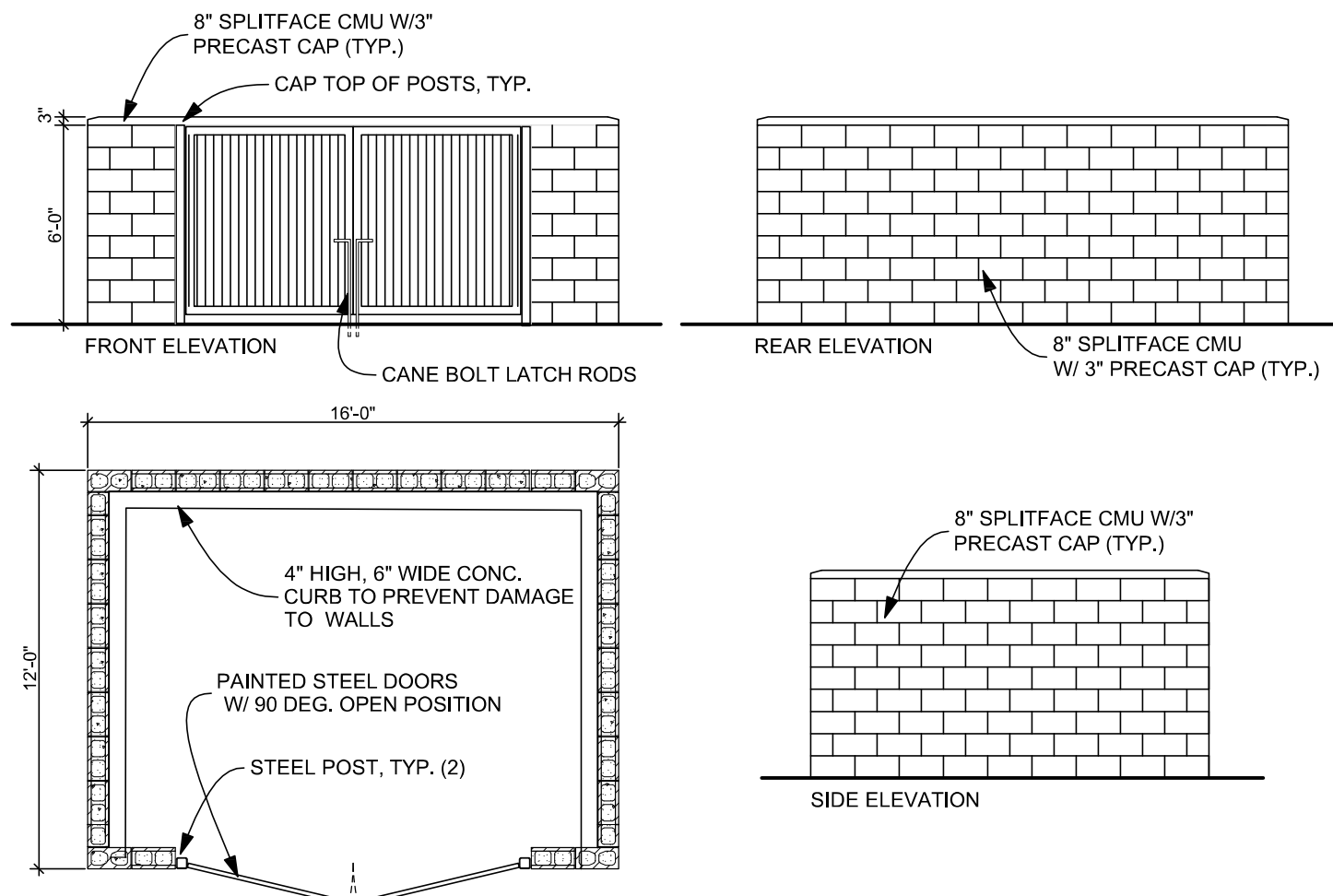
C BUILDING "I" - OFFICE (NORTH)
DD-2 1/8" = 1'-0"



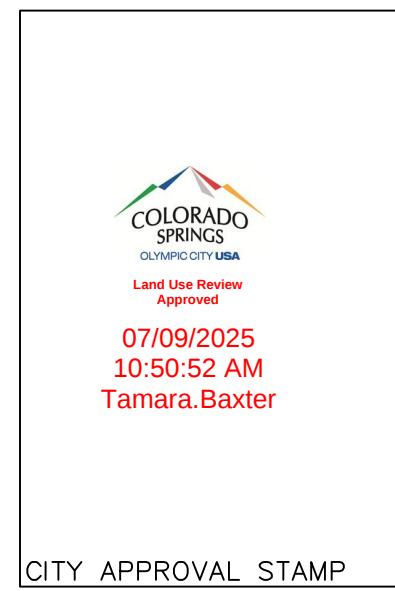
D BUILDING "I" - OFFICE (EAST)
DD-2 1/8" = 1'-0"



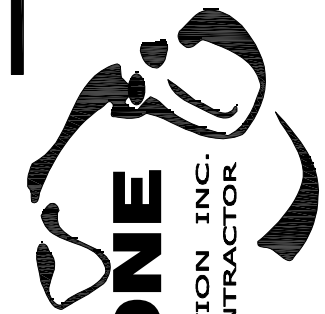
1 BUILDING "I" - FLOOR PLAN
DD-2 1/8" = 1'-0"



3 TRASH ENCLOSURE
DD-2 3/16" = 1'-0"



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D2-0308

OLD RANCH STORAGE

10545 RHINESTONE DRIVE
COLORADO SPRINGS, CO

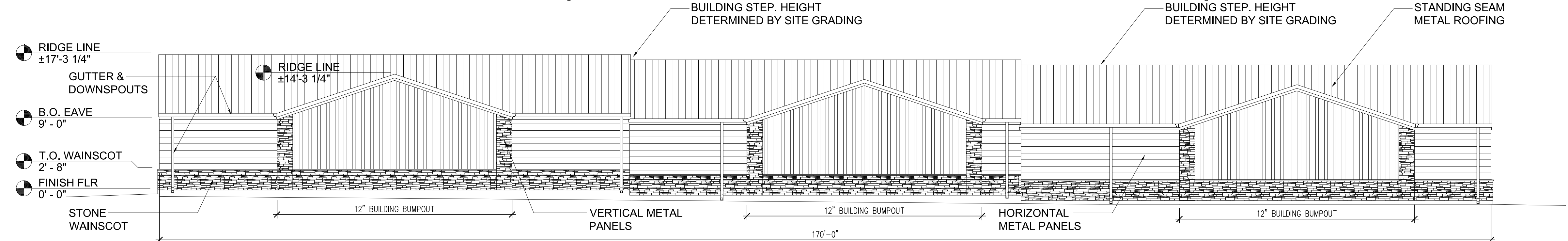
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DATE	2/28/2025
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OFFICE PLANS &
ELEVATIONS

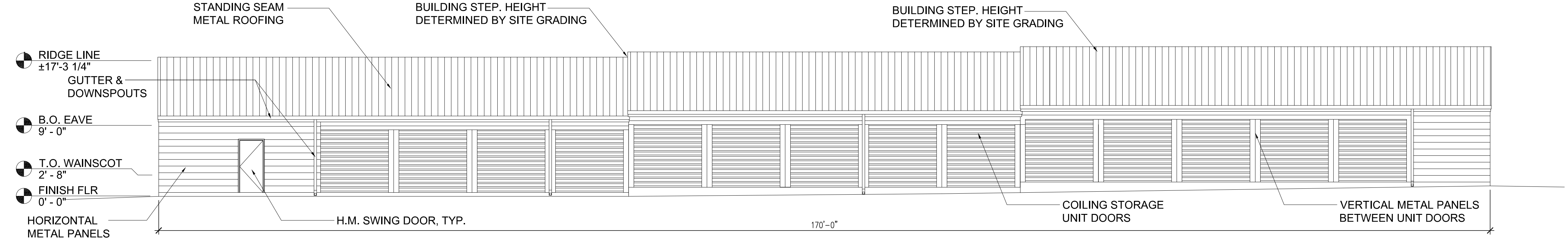
02 OF 16

OLD RANCH ROAD STORAGE
(MINI WAREHOUSE STORAGE FACILITY)



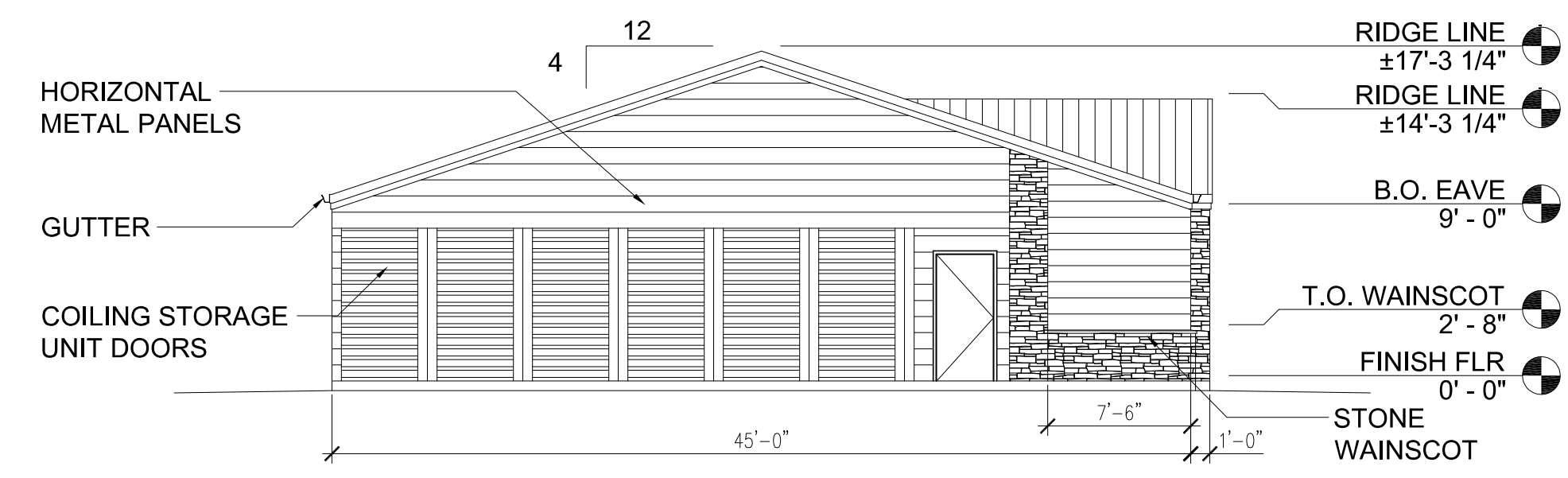
A
DD-3 1/8" = 1'-0"

NORTHERN EXTERIOR ELEVATION - BUILDING 'A'



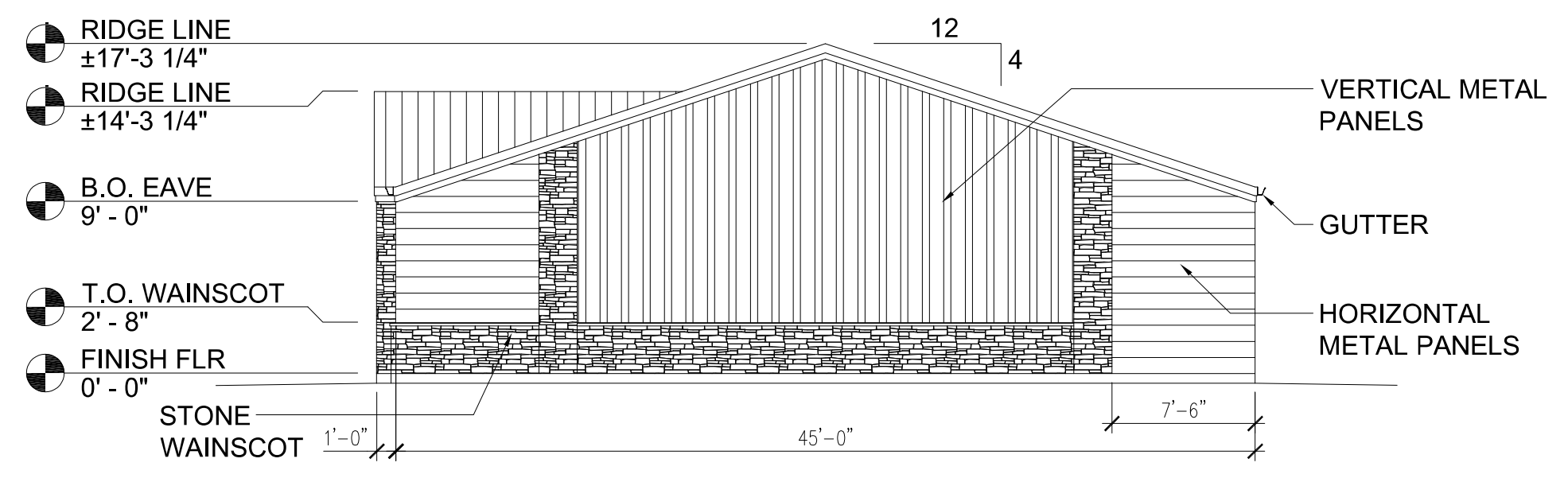
B
DD-3 1/8" = 1'-0"

SOUTHERN EXTERIOR ELEVATION - BUILDING 'A'



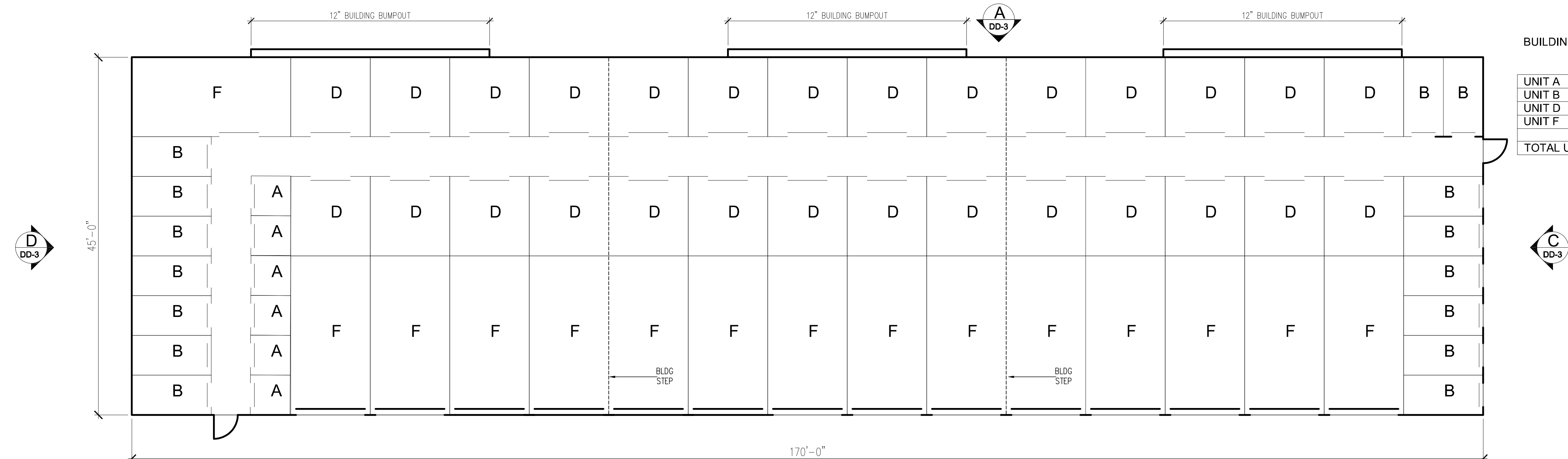
C
DD-3 1/8" = 1'-0"

EASTERN EXT. ELEVATION - BUILDING 'A'



D
DD-3 1/8" = 1'-0"

WESTERN EXT. ELEVATION - BUILDING 'A'

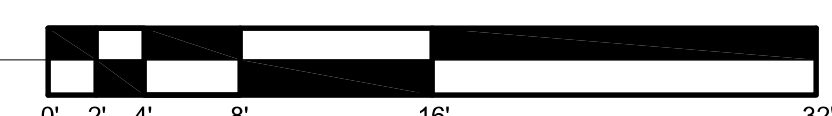


BUILDING 'A' UNIT COUNT

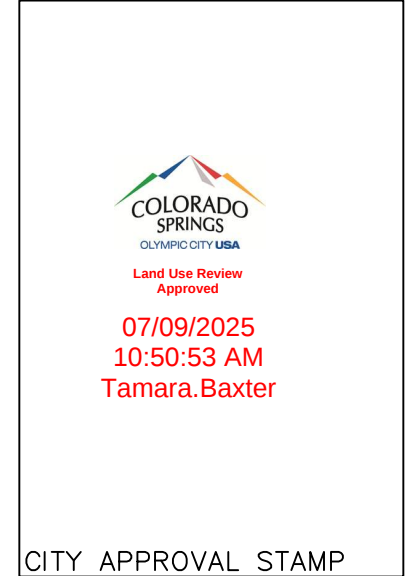
	SIZE	QTY
UNIT A	5'x5'	6
UNIT B	5'x10'	15
UNIT D	10'x10'	28
UNIT F	10'x20'	15
TOTAL UNITS		64

1
DD-3 1/8" = 1'-0"

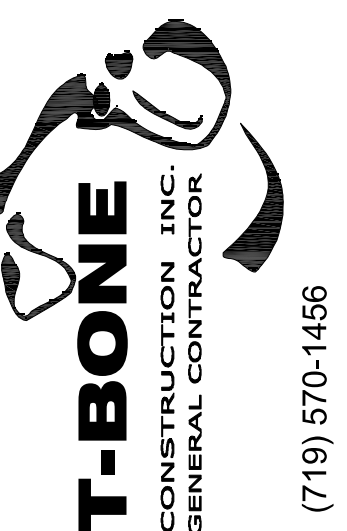
BUILDING A UNIT LAYOUT / FLOOR PLAN



B
DD-3



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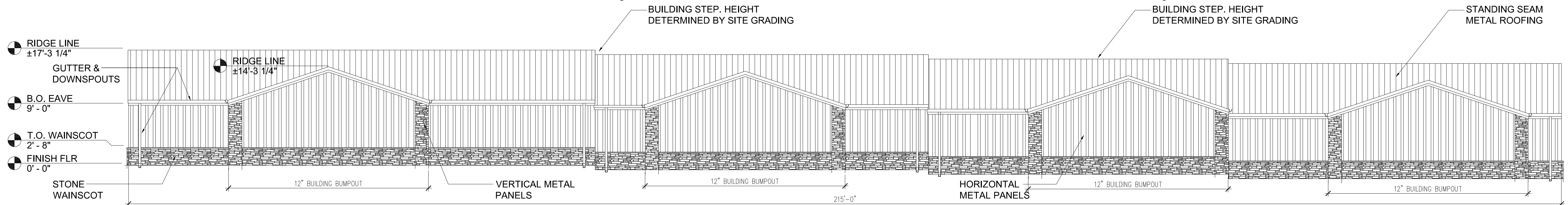
Revisions

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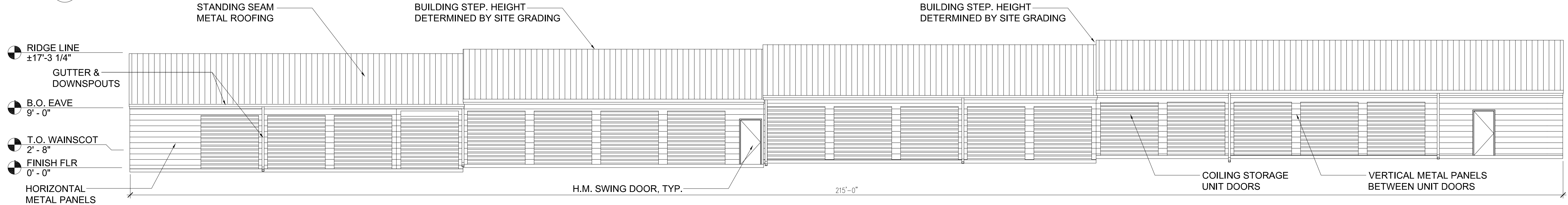
OLD RANCH STORAGE
10545 RHINESTONE DRIVE
COLORADO SPRINGS, CO
D2-0308

DATE 2/28/2025
CHECKED DCW
DRAWN BY MC
BUILDING 'A' CONCEPTUAL FLOOR PLAN AND ELEVATIONS
03 OF 16

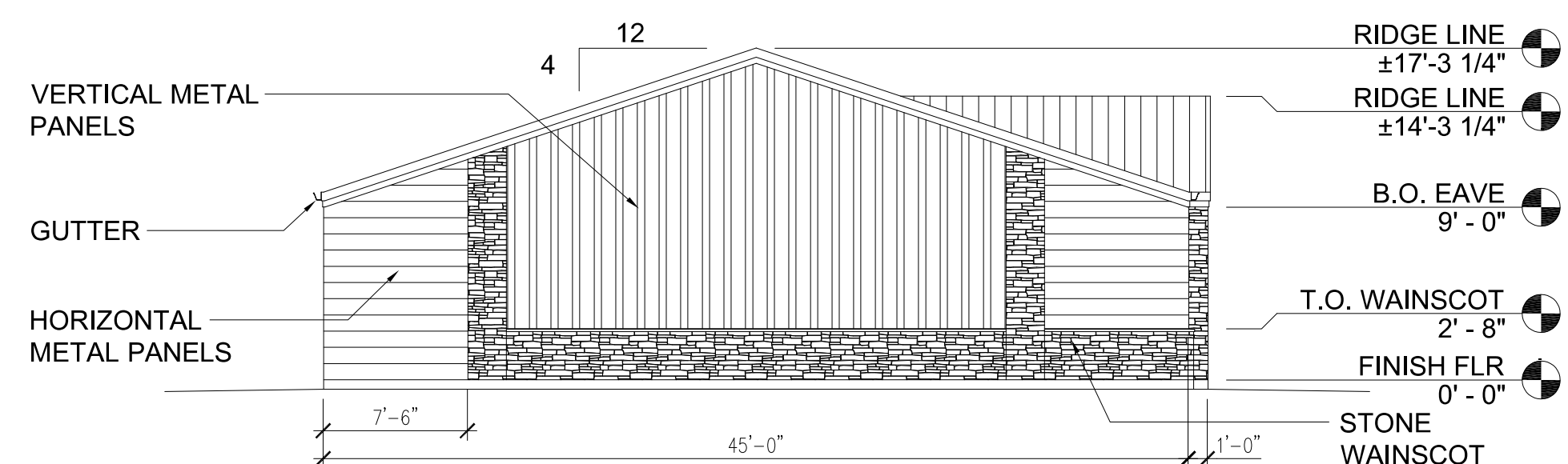
OLD RANCH ROAD STORAGE
(MINI WAREHOUSE STORAGE FACILITY)



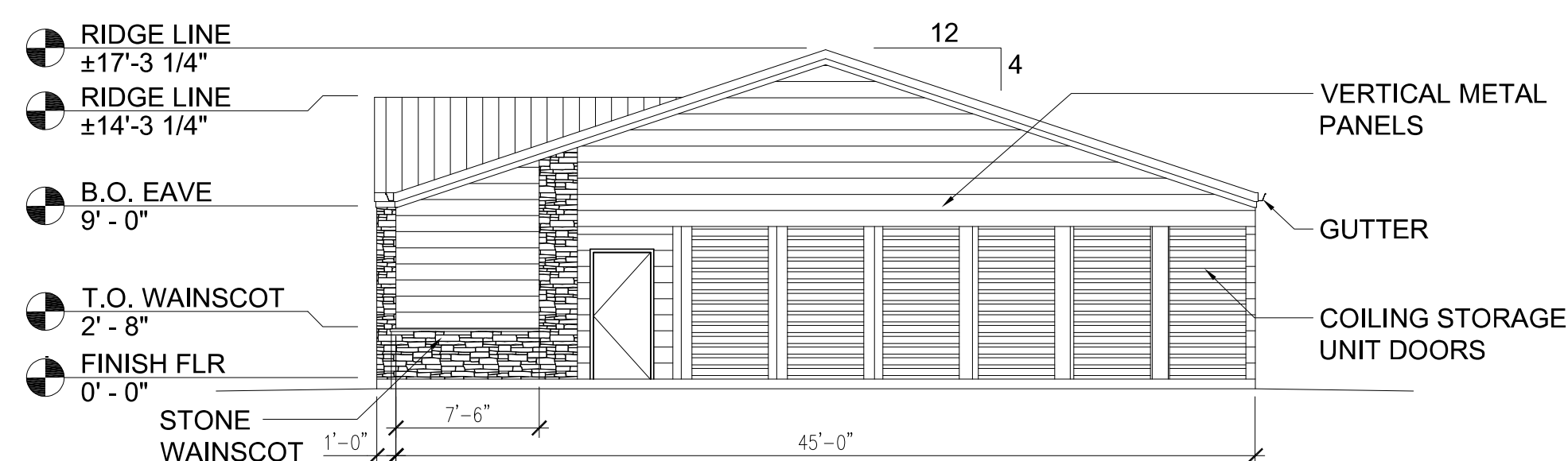
A NORTHERN EXTERIOR ELEVATION - BUILDING 'B'
DD-4 1/8" = 1'-0"



B SOUTHERN EXTERIOR ELEVATION - BUILDING 'B'
DD-4 1/8" = 1'-0"



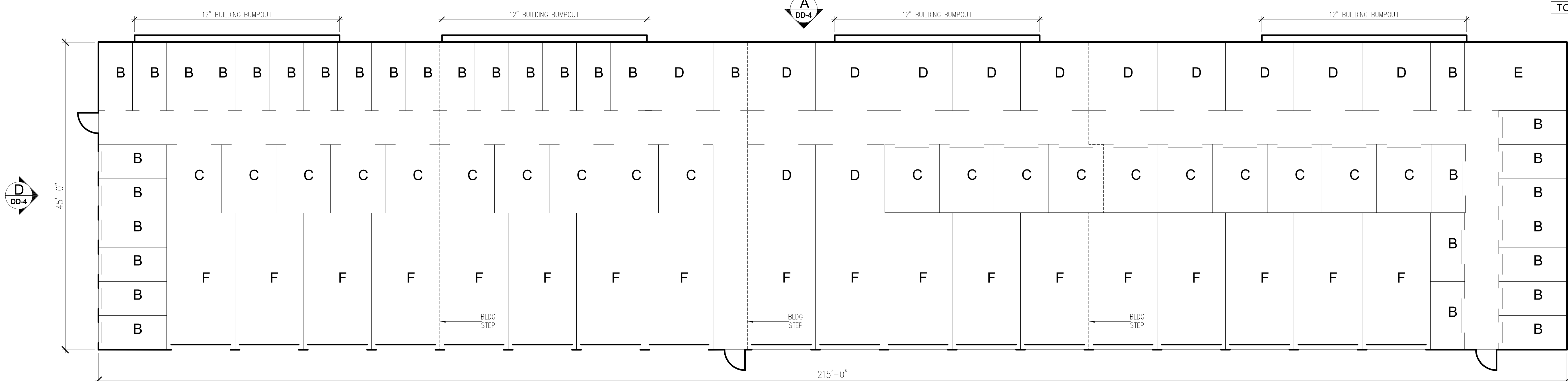
D EASTERN EXT. ELEVATION - BUILDING 'B'
DD-4 1/8" = 1'-0"



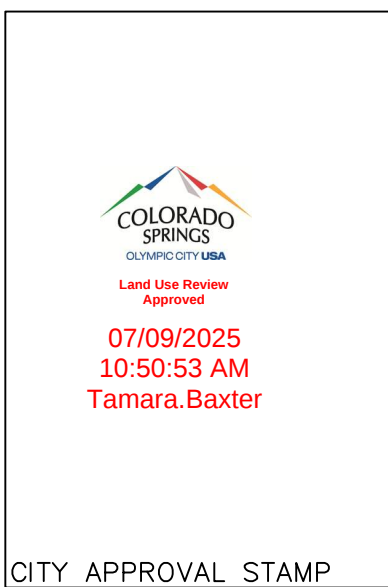
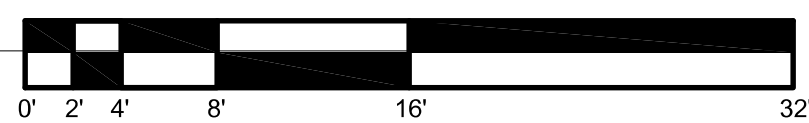
C WESTERN EXT. ELEVATION - BUILDING 'B'
DD-4 1/8" = 1'-0"

BUILDING B UNIT COUNT

	SIZE	QTY
UNIT B	5'x10'	34
UNIT C	8'x10'	20
UNIT D	10'x10'	13
UNIT E	10'x15'	1
UNIT F	10'x20'	18
TOTAL UNITS		86



1 BUILDING B UNIT LAYOUT / FLOOR PLAN
DD-3 1/8" = 1'-0"



CITY FILE NO.: DEPN-22-0021



Design Development Consultants @
1310 FORD STREET
COLORADO SPRINGS, CO 80915
(719) 570-1456
(C) ALL RIGHTS RESERVED

Revisions		DATE
#	DESCRIPTION	
3	RESUBMITTAL	5/21/24

OLD RANCH STORAGE

10545 RHINESTONE DRIVE
COLORADO SPRINGS, CO

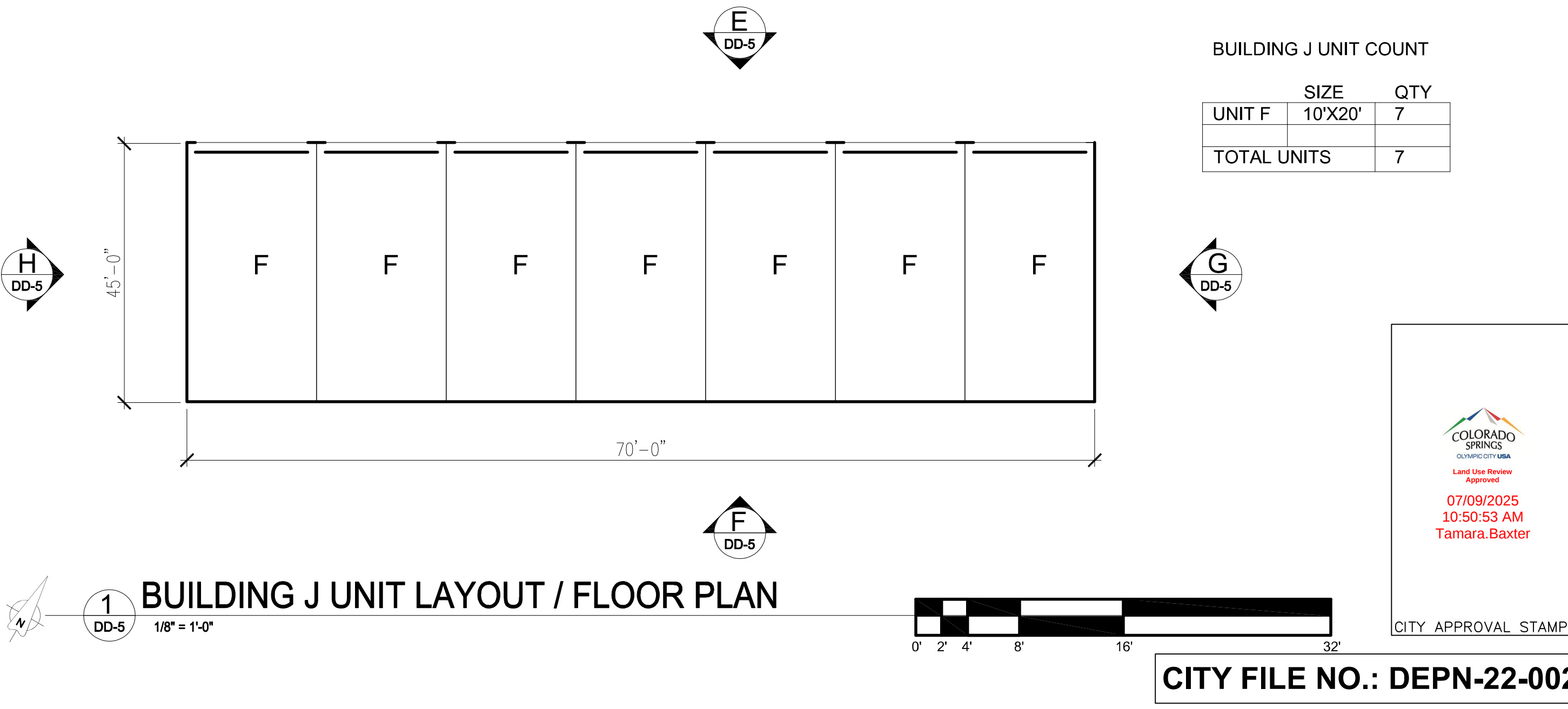
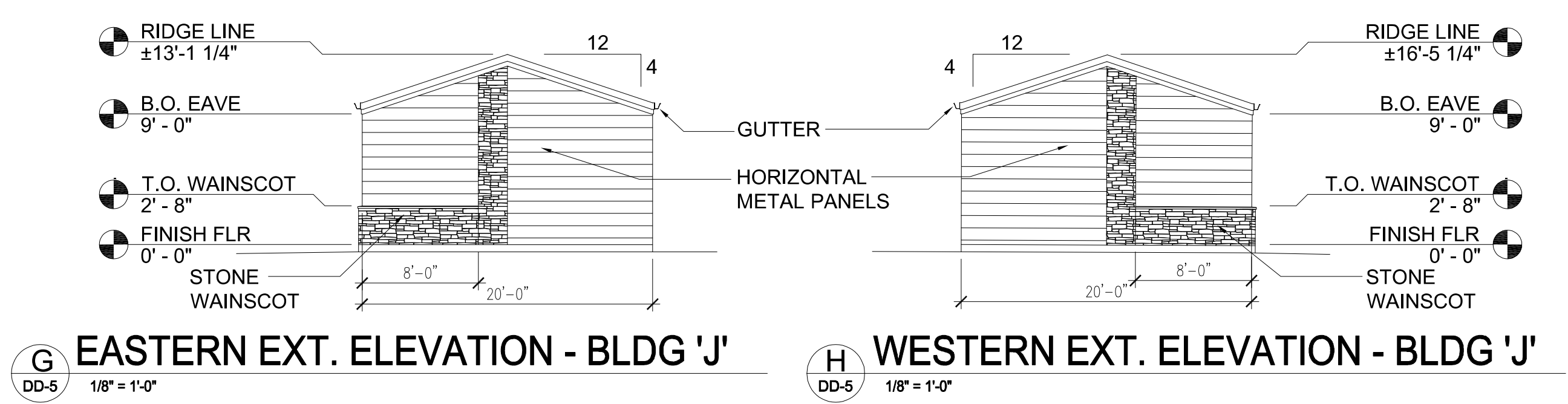
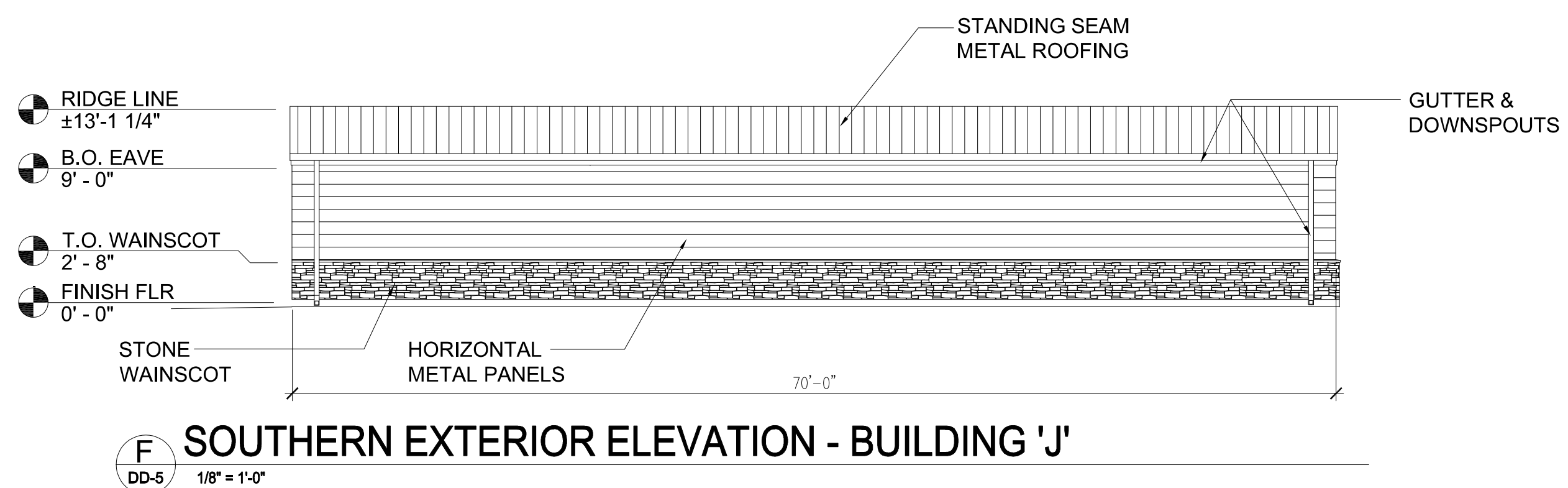
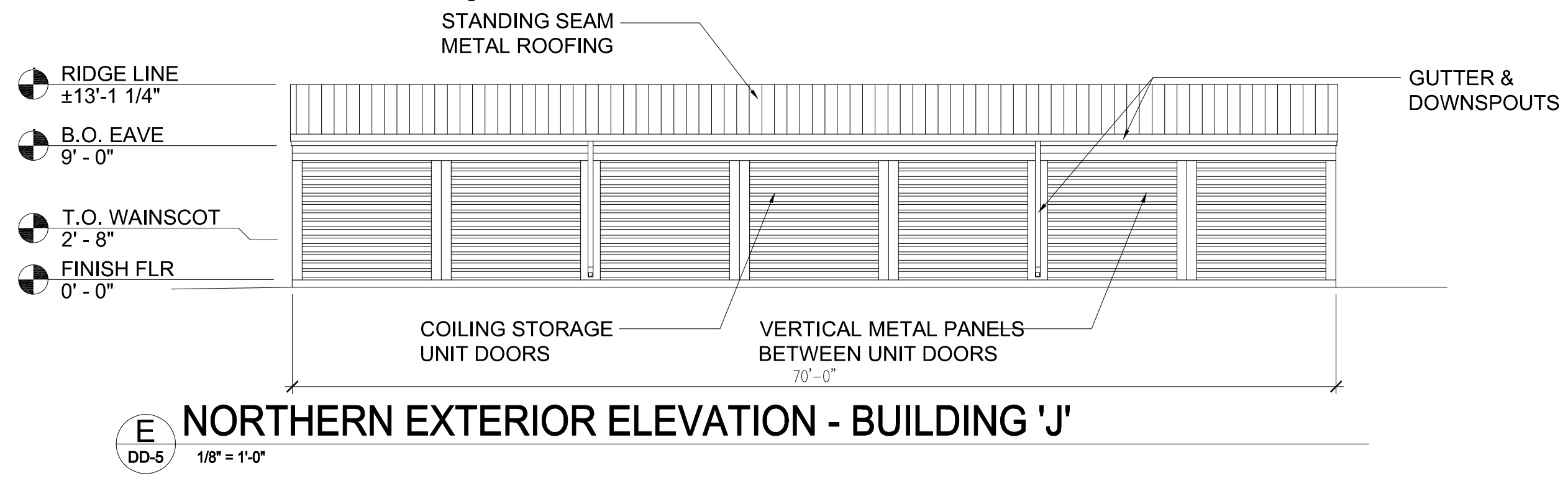
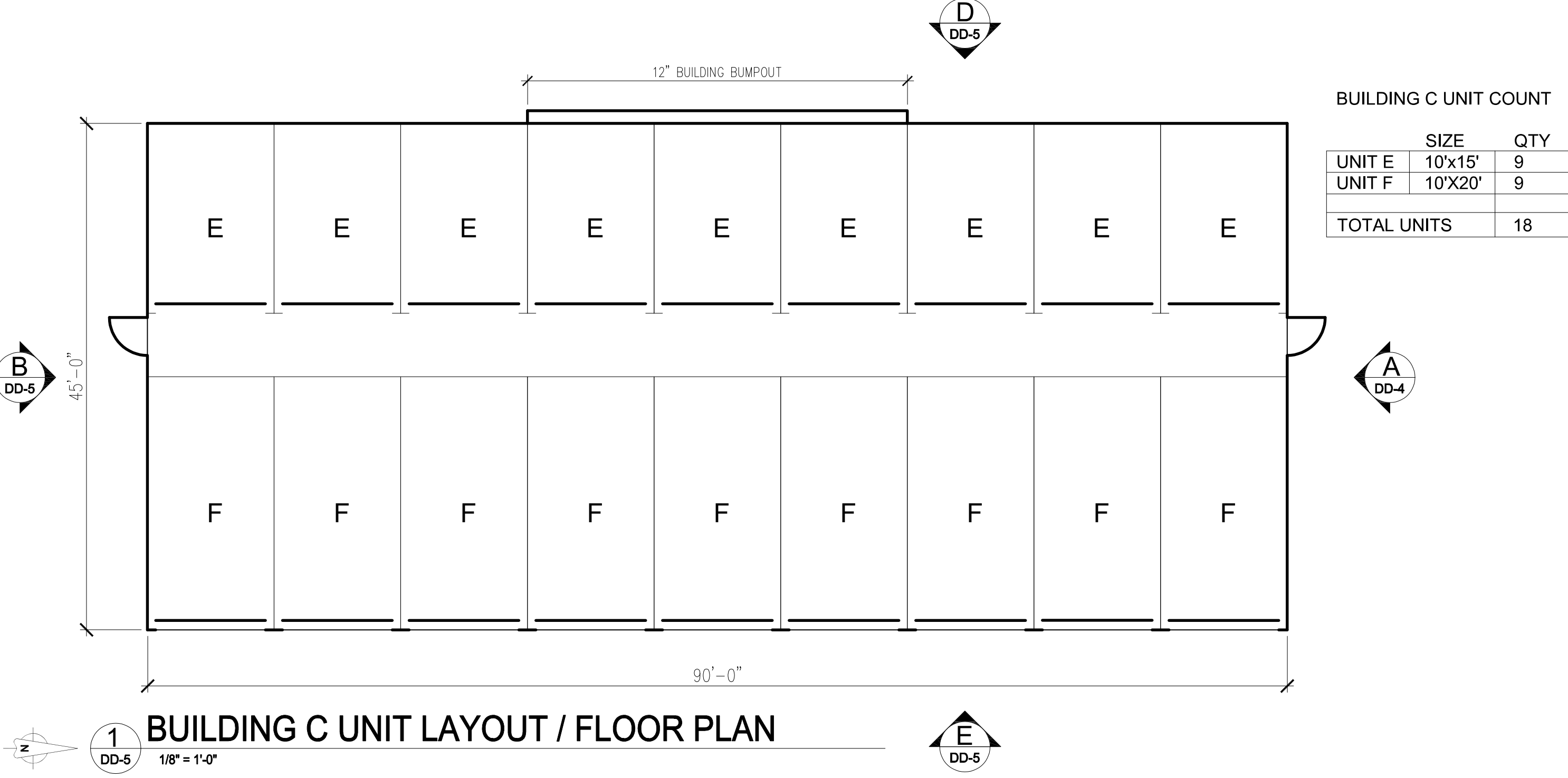
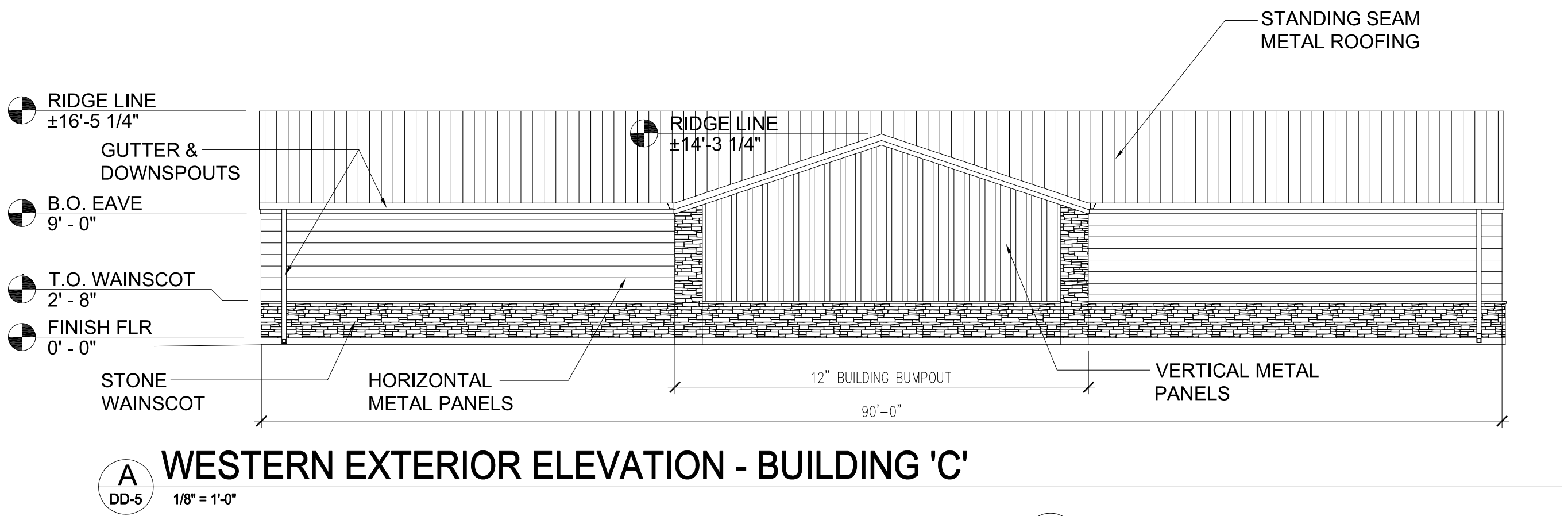
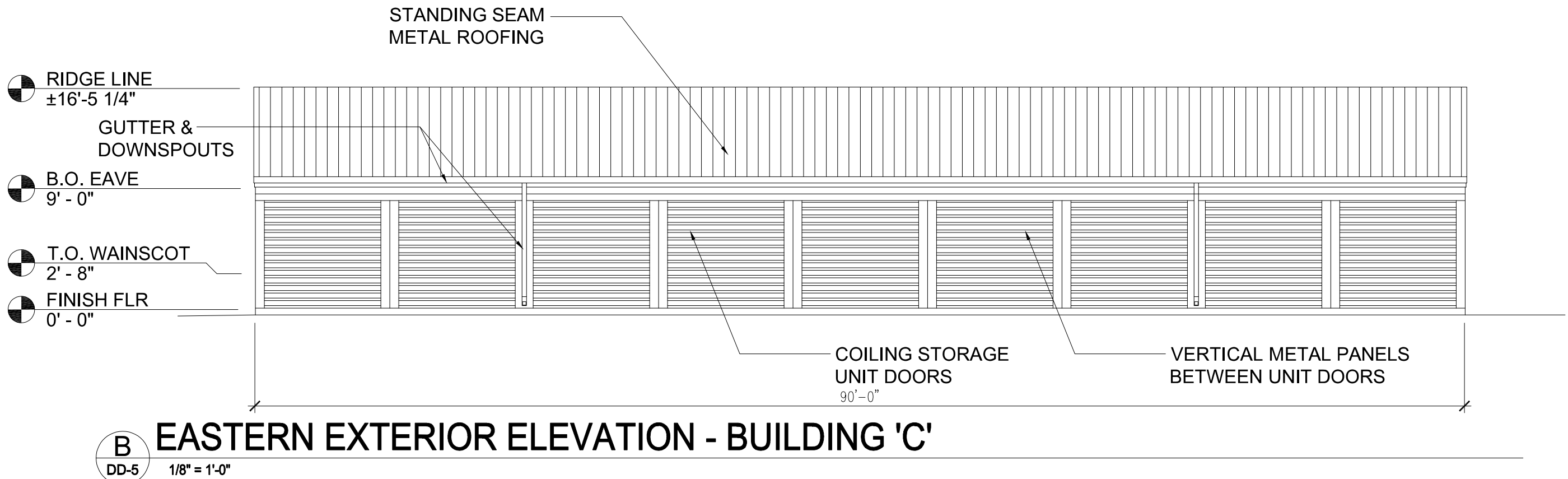
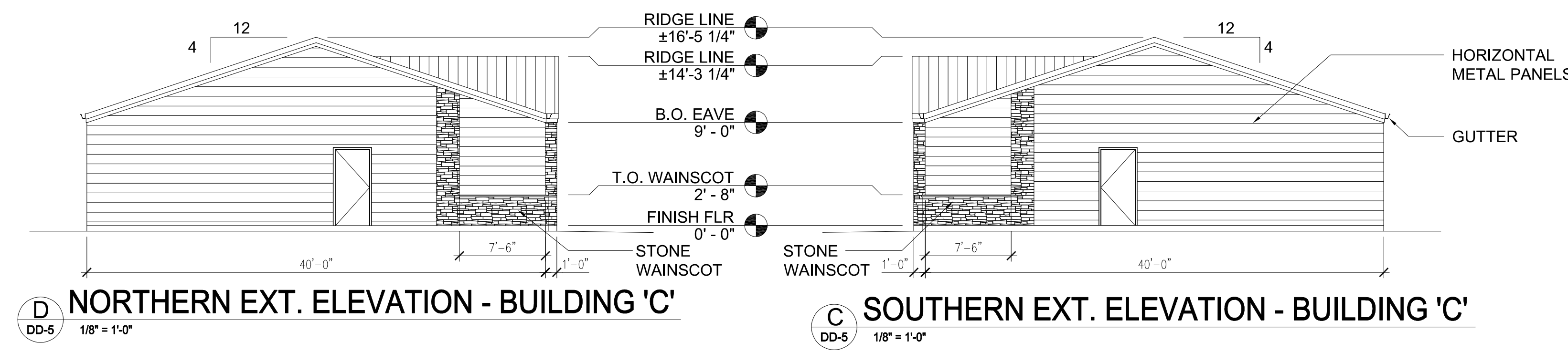
D2-0308

DP

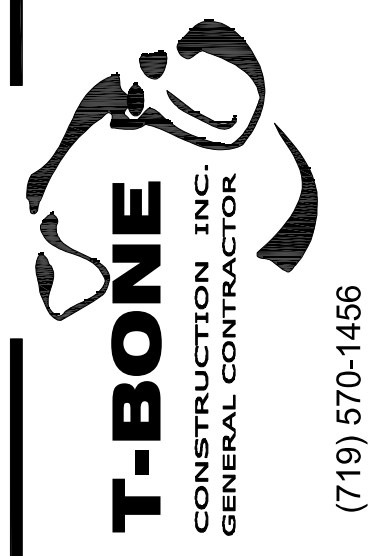
DATE	2/28/2025
CHECKED	DCW
DRAWN BY	MC

BUILDING 'B' CONCEPTUAL FLOOR PLAN AND ELEVATIONS

OLD RANCH ROAD STORAGE
(MINI WAREHOUSE STORAGE FACILITY)



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#	DESCRIPTION	DATE
3	RESUBMITTAL	5/2/24

OLD RANCH STORAGE
10545 RHINESTONE DRIVE
COLORADO SPRINGS, CO
D2-0308

DATE	2/28/2025
CHECKED	DCW
DRAWN BY	MC
BUILDINGS 'C' & 'J' CONCEPTUAL FLOOR PLAN AND ELEVATIONS	
05 OF 16	

T-BONE
CONSTRUCTION INC.
GENERAL CONTRACTOR

(719) 570-1456

COLORADO SPRINGS, CO 80915 (719) 570-1456

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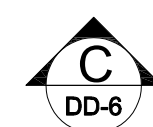
D2-0308

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DP

BY MC

6 OF 16

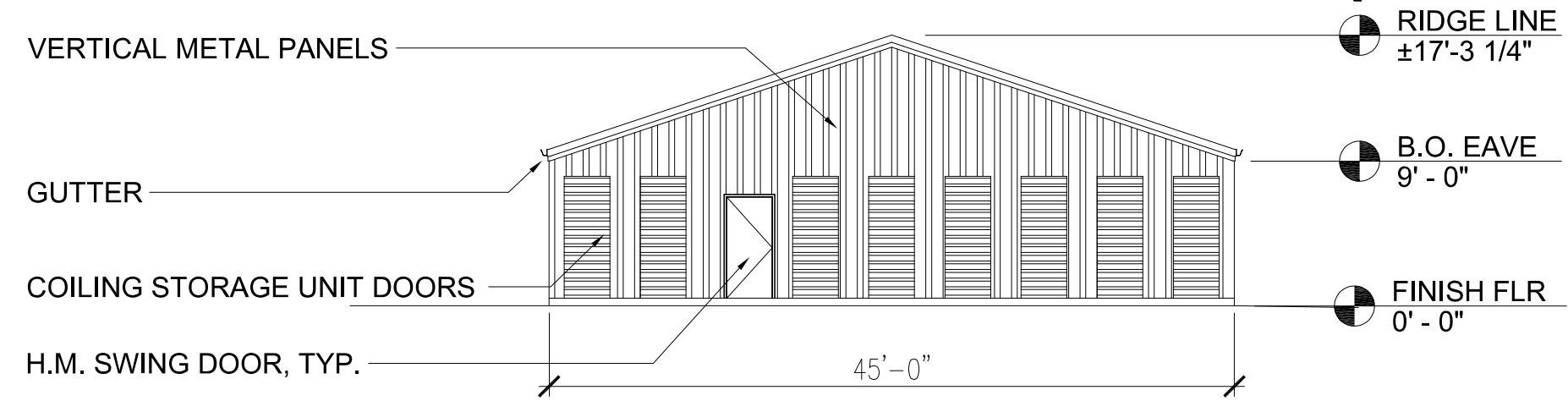



 COLORADO SPRINGS
 OLYMPIC CITY USA
 Land Use Review
 Approved
 07/09/2025
 10:50:53 AM
 Tamara.Baxter

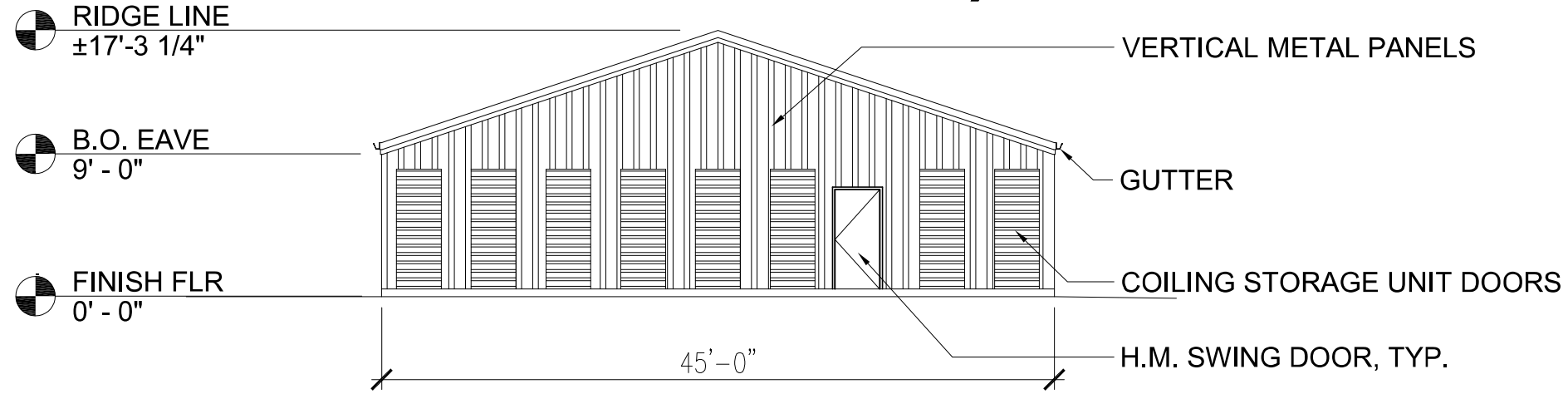
CITY APPROVAL STAMP

CITY FILE NO.: DEPN-22-0021

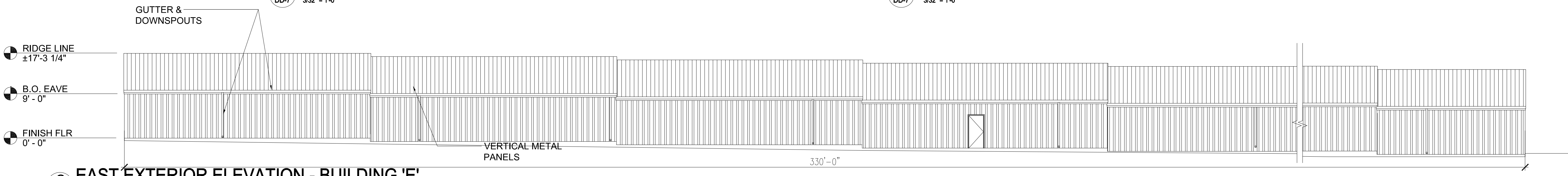
OLD RANCH ROAD STORAGE
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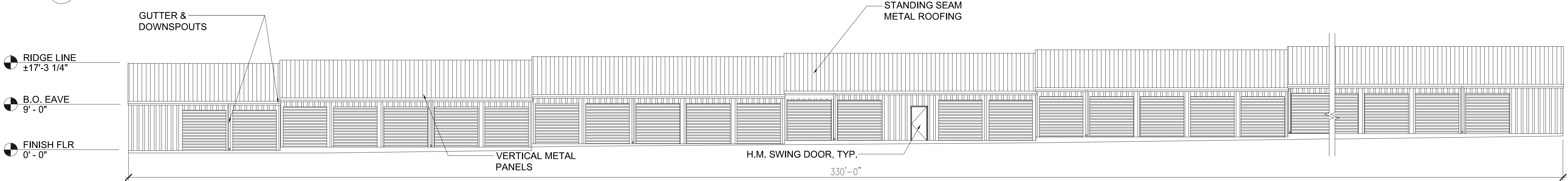
A NORTH EXT. ELEVATION - BUILDING 'E'
DD-7 3/32" = 1'-0"



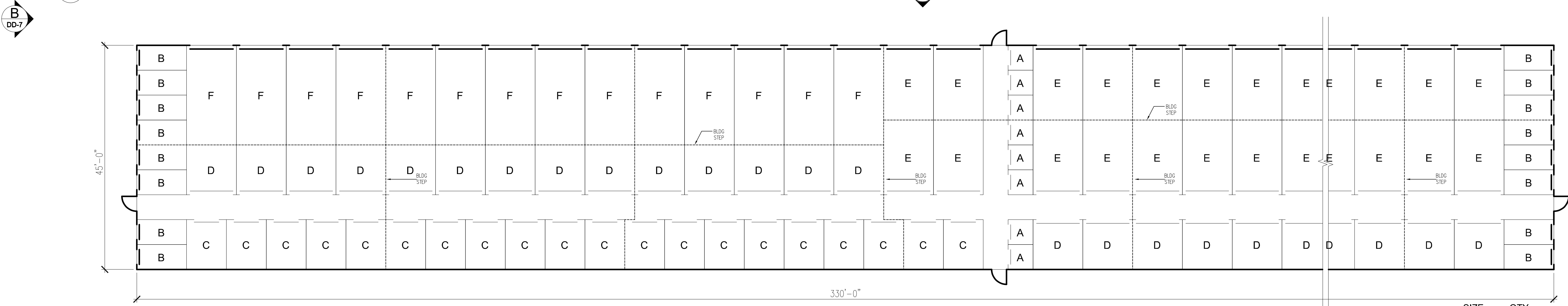
B SOUTH EXT. ELEVATION - BUILDING 'E'
DD-7 3/32" = 1'-0"



C EAST EXTERIOR ELEVATION - BUILDING 'E'
DD-7 3/32" = 1'-0"



D WEST EXTERIOR ELEVATION - BUILDING 'E'
DD-7 3/32" = 1'-0"



1 BUILDING E UNIT LAYOUT / FLOOR PLAN
DD-6 3/32" = 1'-0"

	SIZE	QTY
UNIT A	5'x5'	8
UNIT B	5'x10'	16
UNIT C	8'x10'	20
UNIT D	10'x10'	28
UNIT E	10'x15'	28
UNIT F	10'x20'	14
TOTAL UNITS		86

CITY APPROVAL STAMP

COLORADO SPRINGS
LAND USE REVIEW
07/09/2025
10:50:53 AM
Tamara Baxter

CITY FILE NO.: DEPN-22-0021

T-BONE
CONSTRUCTION, INC.
GENERAL CONTRACTOR

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COLORADO SPRINGS, CO

D2-0308

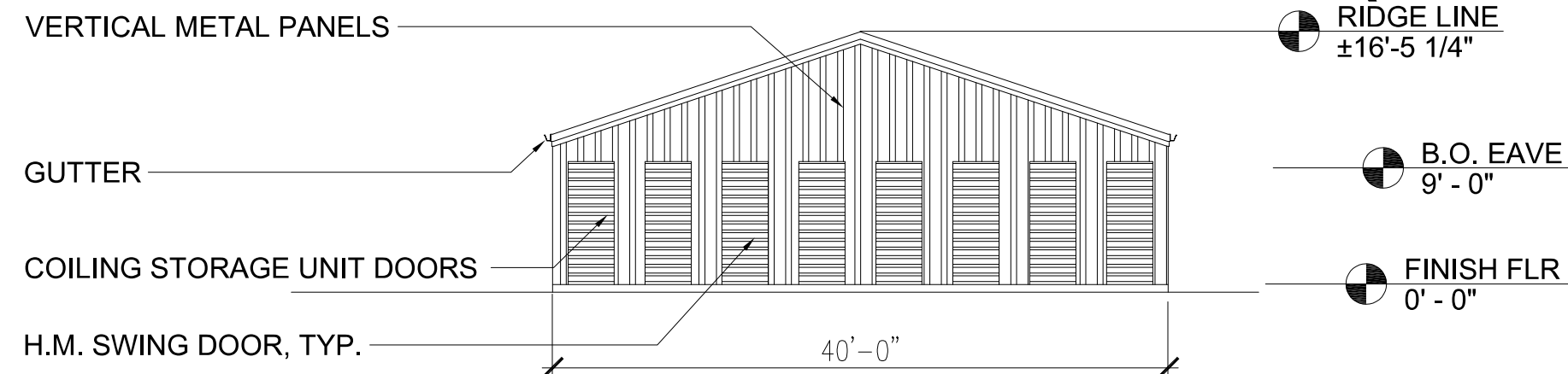
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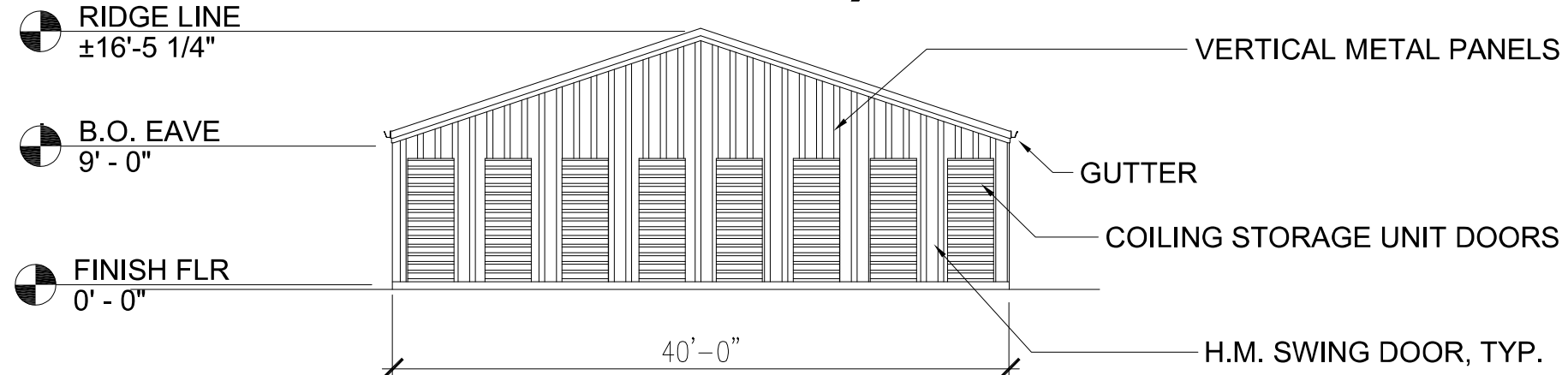
BUILDING 'E'
CONCEPTUAL
FLOOR PLAN AND
ELEVATIONS

07 OF 16

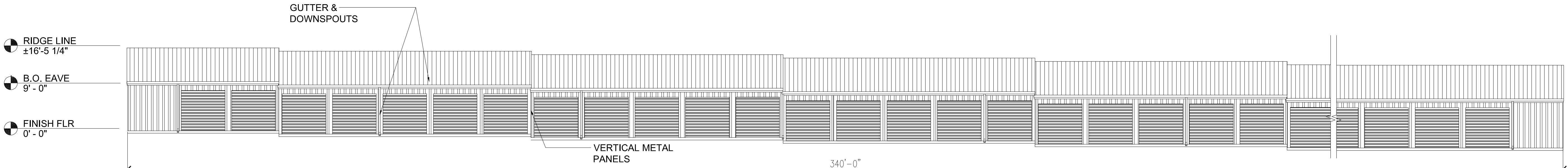
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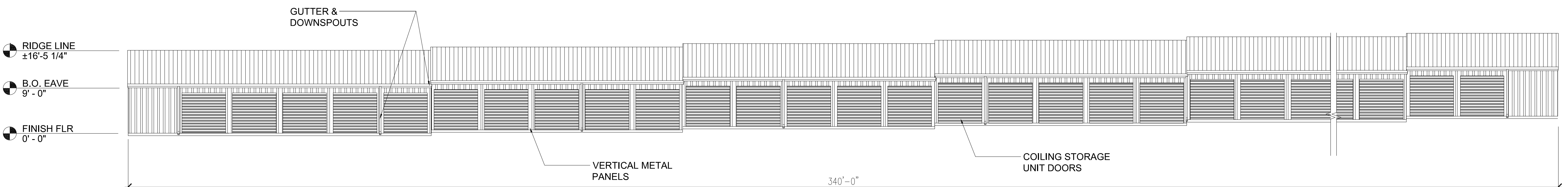
A
DD-8 3/32" = 1'-0" NORTHERN EXT. ELEVATION - BUILDING 'F'



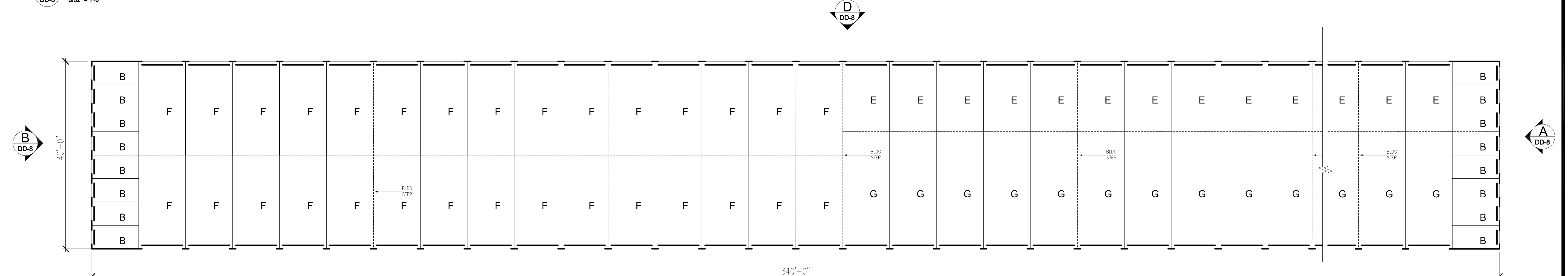
B
DD-8 3/32" = 1'-0" SOUTHERN EXT. ELEVATION - BUILDING 'F'



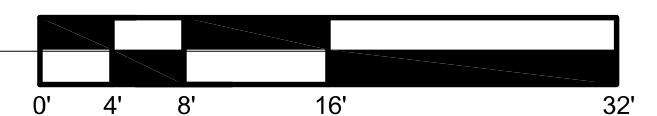
C
DD-8 3/32" = 1'-0" EAST EXTERIOR ELEVATION - BUILDING 'F'



D
DD-8 3/32" = 1'-0" WEST EXTERIOR ELEVATION - BUILDING 'F'



1
DD-8 3/32" = 1'-0" BUILDING F UNIT LAYOUT / FLOOR PLAN

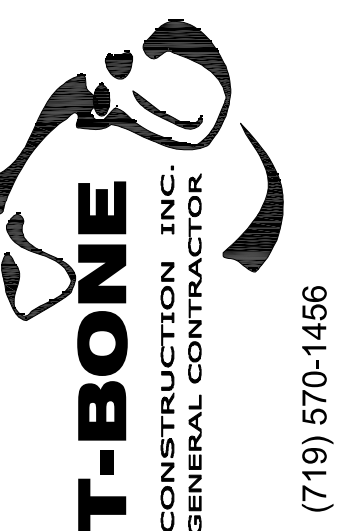


	SIZE	QTY
UNIT B	5'x10'	16
UNIT E	10'x15'	17
UNIT F	10'x20'	30
UNIT G	10'x25'	17
TOTAL UNITS		80



CITY APPROVAL STAMP

CITY FILE NO.: DEPN-22-0021



Design Development Consultants @
1310 FORD STREET
COLORADO SPRINGS, CO 80915
(719) 570-1456

Revisions		DATE
#	DESCRIPTION	
3	RESUBMITTAL	5/21/24

OLD RANCH STORAGE

D2-0308

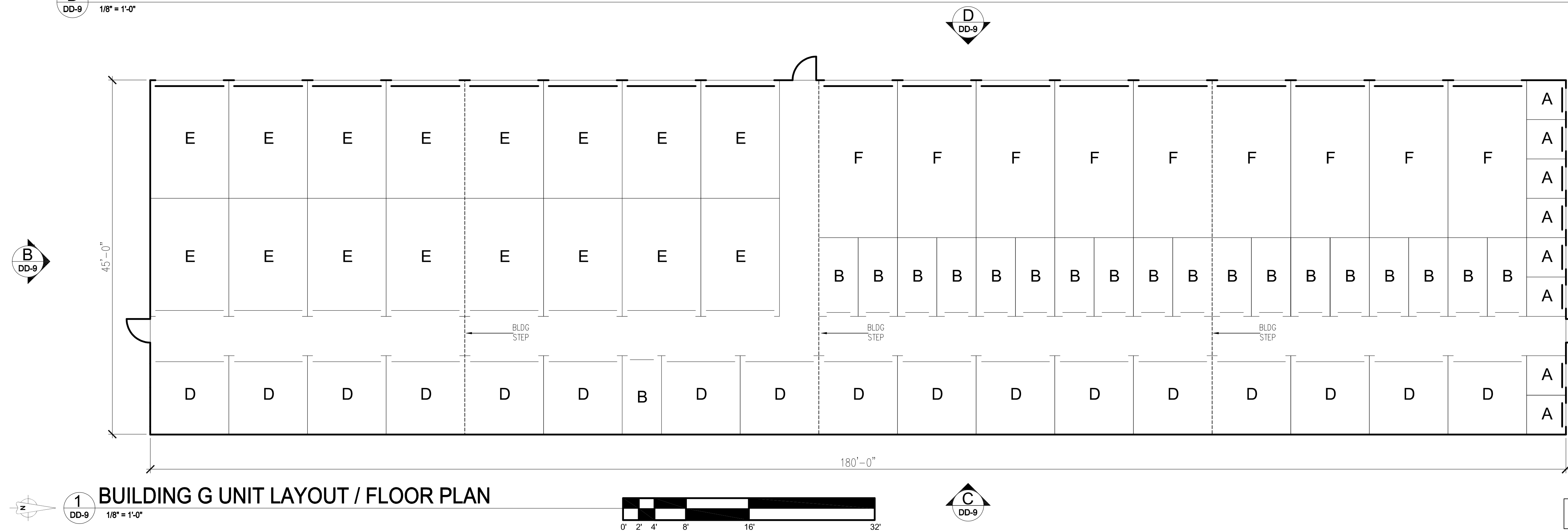
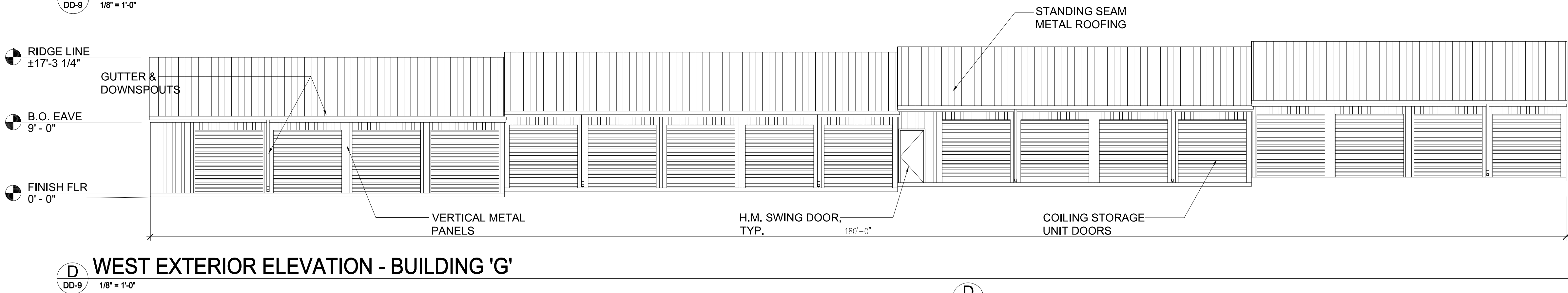
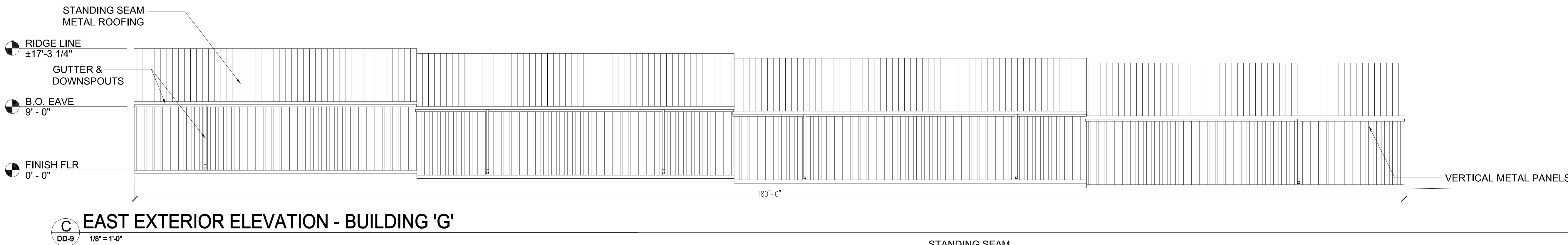
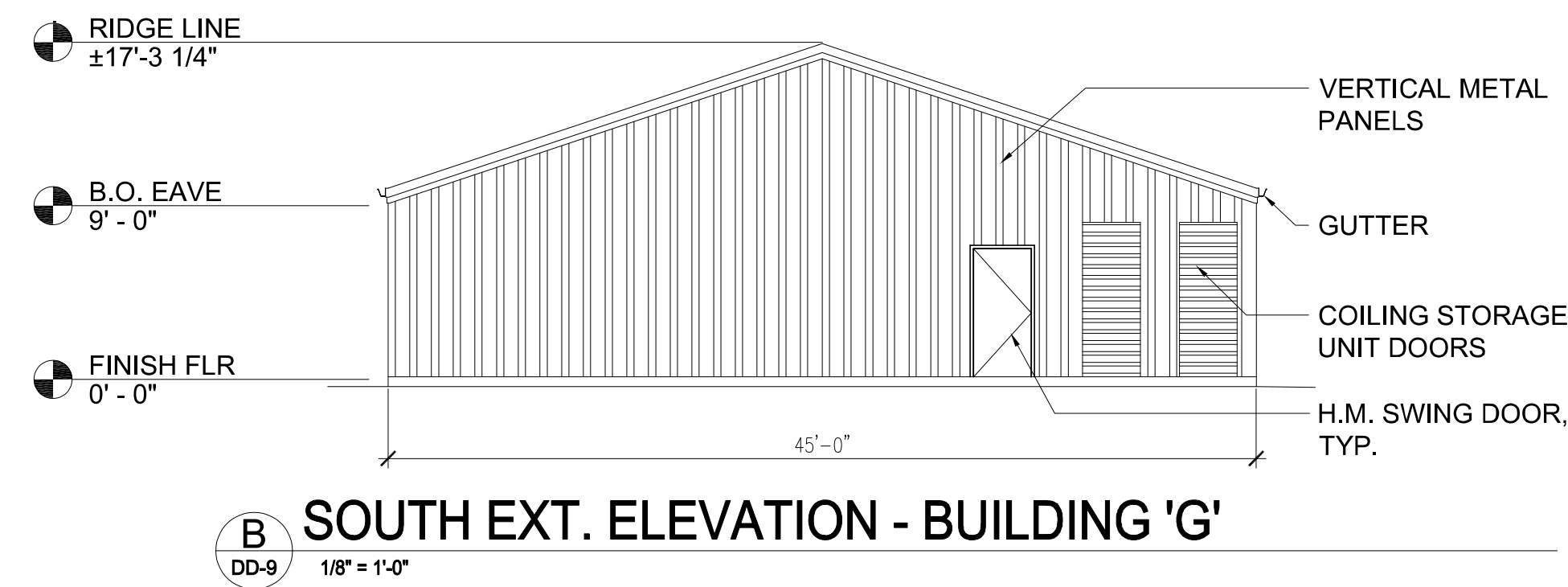
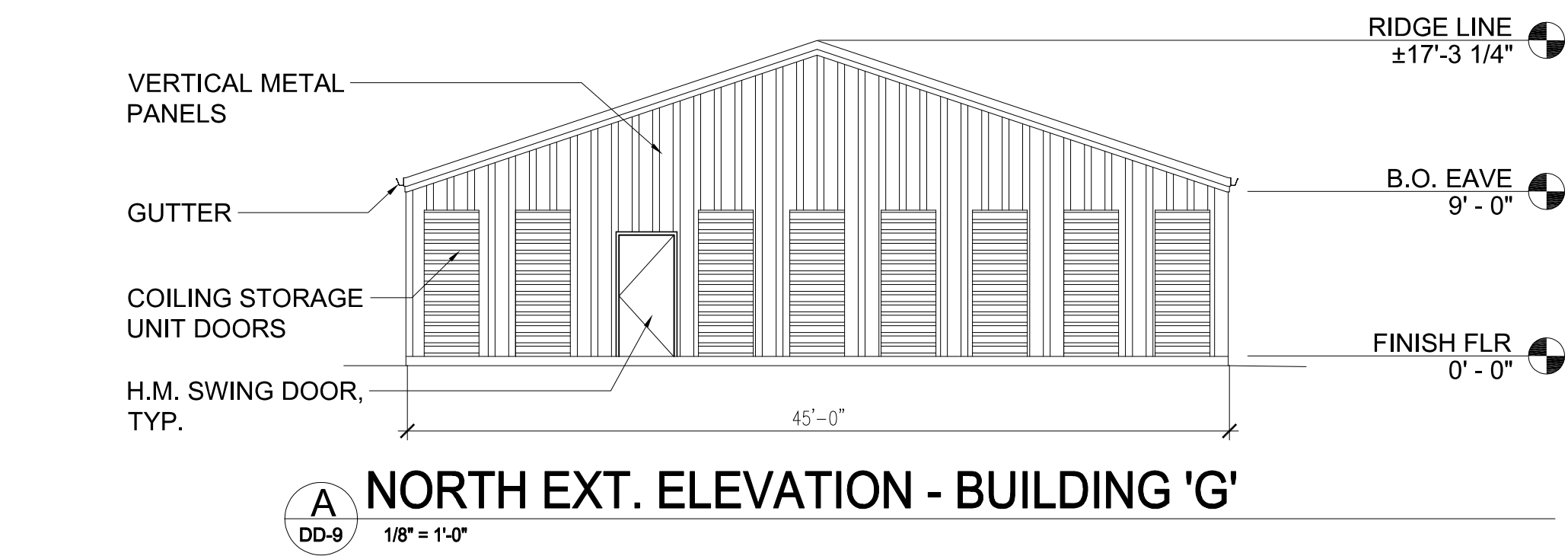
10545 RHINESTONE DRIVE
COLORADO SPRINGS, CO

DP

DATE	2/28/2025
CHECKED	DCW
DRAWN BY	MC

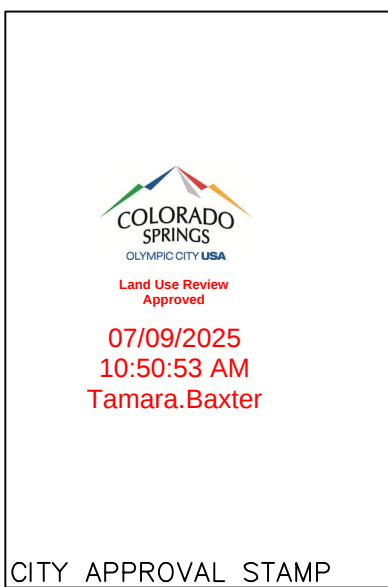
BUILDING 'F'
CONCEPTUAL
FLOOR PLAN AND
ELEVATIONS

OLD RANCH ROAD STORAGE
(MINI WAREHOUSE STORAGE FACILITY)



BUILDING 'G' UNIT COUNT

	SIZE	QTY
UNIT A	5'x5'	10
UNIT B	5'x10'	18
UNIT D	10'x10'	17
UNIT E	10'x15'	16
UNIT F	10'x20'	9
TOTAL UNITS		70



CITY FILE NO.: DEPN-22-0021

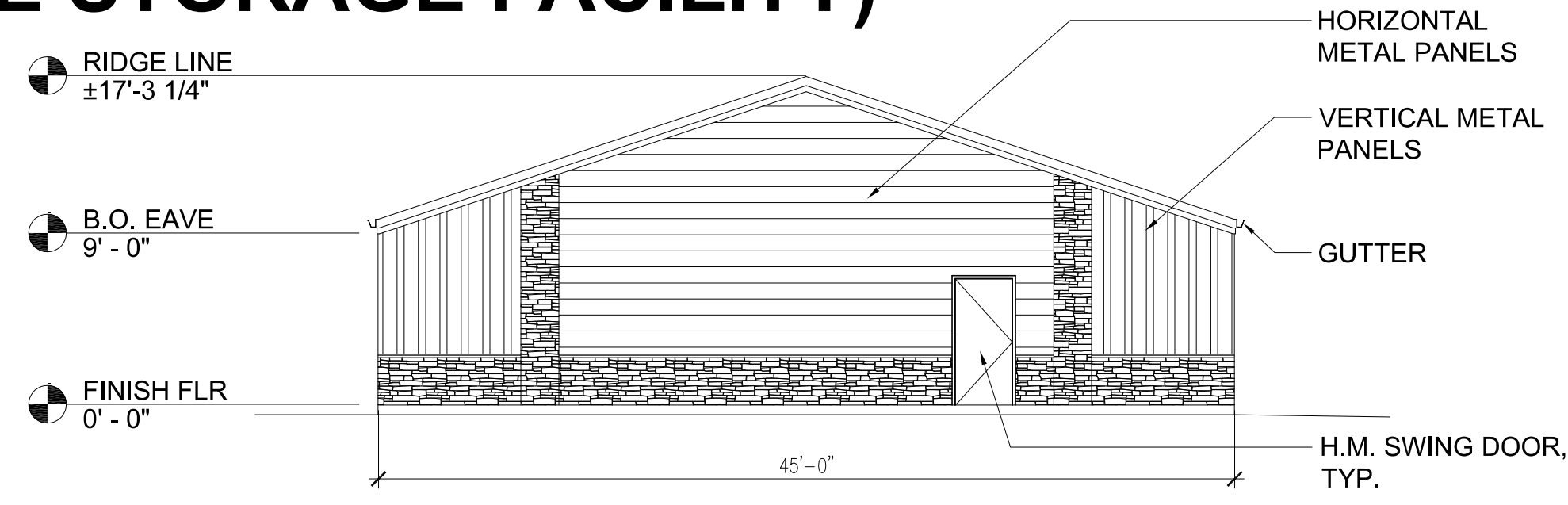
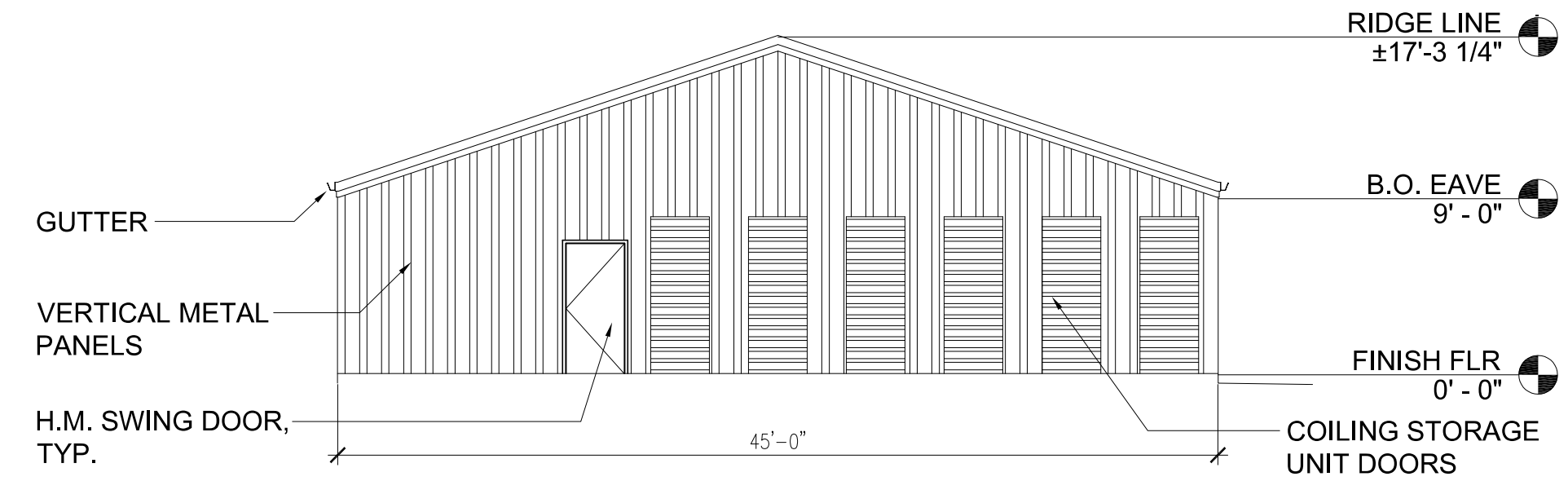
T-BONE
CONSTRUCTION, INC.
GENERAL CONTRACTOR
Design Development Consultants @
1310 FORD STREET
COLORADO SPRINGS, CO 80915
(719) 570-1456
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Revisions

#	DESCRIPTION	DATE
3	RESUBMITTAL	5/21/24

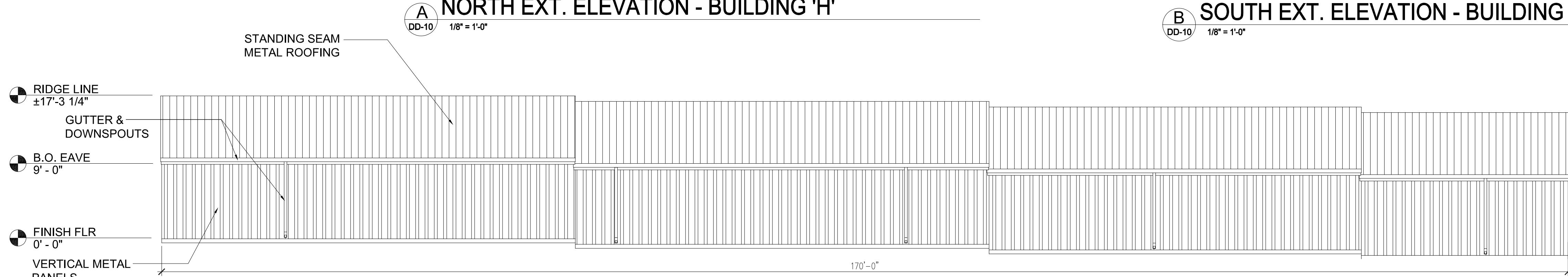
OLD RANCH STORAGE
10545 RHINESTONE DRIVE
COLORADO SPRINGS, CO
D2-0308
DP
DATE 2/28/2025
CHECKED DCW
DRAWN BY MC
BUILDING 'G' CONCEPTUAL FLOOR PLAN AND ELEVATIONS
09 OF 16

OLD RANCH ROAD STORAGE
(MINI WAREHOUSE STORAGE FACILITY)

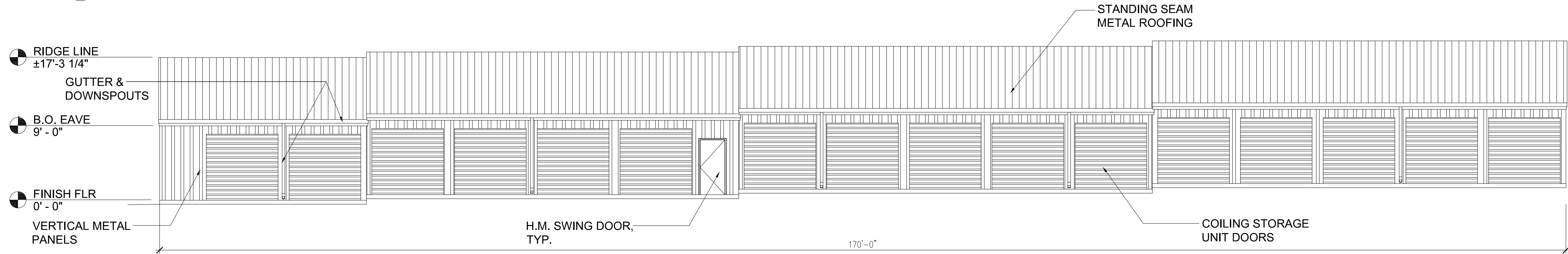


NORTH EXT. ELEVATION - BUILDING 'H'

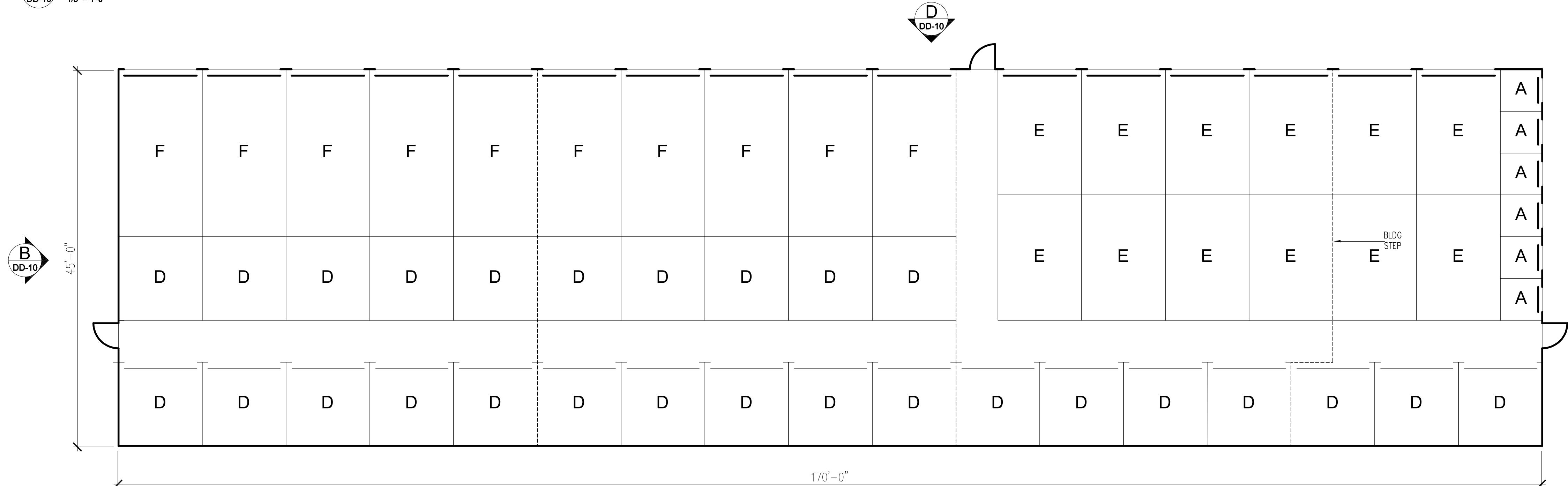
SOUTH EXT. ELEVATION - BUILDING 'H'



EAST EXTERIOR ELEVATION - BUILDING 'H'



WEST EXTERIOR ELEVATION - BUILDING 'H'



	SIZE	QTY
UNIT A	5'x5'	6
UNIT D	10'x10'	27
UNIT E	10'x15'	12
UNIT F	10'x20'	10
TOTAL UNITS		55

BUILDING H UNIT LAYOUT / FLOOR PLAN



CITY APPROVAL STAMP

CITY FILE NO.: DEPN-22-0021



Design Development
Consultants @

1310 FORD STREET
COLORADO SPRINGS, CO 80915
(719) 570-1456

Revisions	DESCRIPTION	DATE
#	3	5/21/24
	RESUBMITTAL	

OLD RANCH STORAGE

10545 RHINESTONE DRIVE
COLORADO SPRINGS, CO

D2-0308

DP

DATE	2/28/2025
CHECKED	DCW
DRAWN BY	MC

BUILDING 'H'
CONCEPTUAL
FLOOR PLAN AND
ELEVATIONS

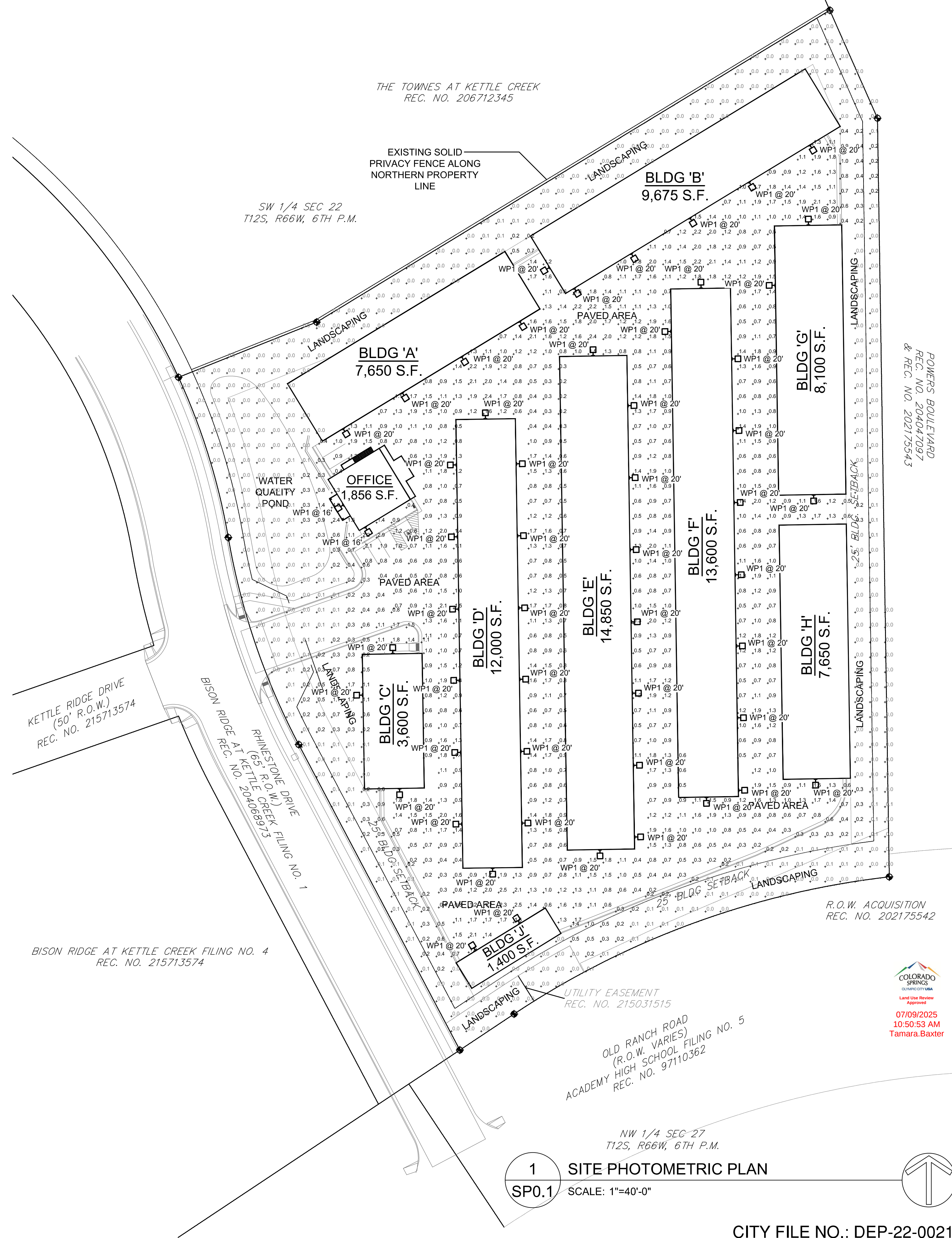
10 OF 16

LIGHT FIXTURE SCHEDULE										
MARK	MANUF.	MODEL	LAMP			MOUNTING	DESCRIPTION	VOLTAGE	TOTAL WATTS	NOTES
			QTY.	WATT	TYPE					
WP1	LITHONIA	ARC1 LED P2 40K	1	16.8	LED	SURFACE	WALLPACK	120	16.8	

MARK	MANUF.	MODEL	LAMP			MOUNTING	DESCRIPTION	VOLTAGE	TOTAL WATTS	NOTES
			QTY.	WATT	TYPE					
WP1	LITHONIA	ARC1 LED P2 40K	1	16.8	LED	SURFACE	WALLPACK	120	16.8	

CALCULATION ZONE STATISTICS						
DESCRIPTION	SYMBOL (fc)	AVERAGE (fc)	MAXIMUM (fc)	MINIMUM (fc)	MAX./MIN. (fc)	AVG./MIN. (fc)
PAVED AREA	+	1.1	2.5	0.2	12.5:1	5.5:1
TO PROPERTY LINE	+	0.2	4.9	0.0	N/A	N/A

DESCRIPTION	SYMBOL (fc)	AVERAGE (fc)	MAXIMUM (fc)	MINIMUM (fc)	MAX./MIN. (fc)	AVG./MIN. (fc)
PAVED AREA	+	1.1	2.5	0.2	12.5:1	5.5:1
TO PROPERTY LINE	+	0.2	4.9	0.0	N/A	N/A



McShea Consulting, LLC
MECHANICAL + ELECTRICAL + PLUMBING
4445 Northpark Dr. Suite 200
Colorado Springs, CO 80907
mcsheaconsulting.com
Project #: 22 - 6659

POWERS BOULEVARD
REC. NO. 204047097
& REC. NO. 202175543



07/09/2025
10:50:53 AM
Tamara.Baxter

REVIEW SET
NOT FOR CONSTRUCTION



Design Development Consultants @

(719) 570-1456

Revisions		
#	DESCRIPTION	DATE

D1-8171

OLD RANCH STORAGE

OF OLD RANCH ROAD AND RHINSTONE DRIVE
COLORADO SPRINGS, COLORADO

DD'S

DATE	APR. 12, 2022
CHECKED	MRM
DRAWN BY	GLW, CCF

LIGHT FIXTURE AND PHOTOMETRIC SITE PLAN

SP0.1

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI)						40K (4000K, 80 CRI)						50K (5000K, 80 CRI)					
		Lumens	LPW	B	U	G		Lumens	LPW	B	U	G		Lumens	LPW	B	U	G	
P1	11W	1,376	127	0	0	0		1,454	134	0	0	0		1,464	135	0	0	0	
P2	17W	2,035	121	1	0	1		2,151	128	1	0	1		2,165	129	1	0	1	
P3	25W	2,859	117	1	0	1		3,021	123	1	0	1		3,441	124	1	0	1	

Electrical Load

Performance Package	System Watts	Current (A)					
		120V	240V	240V	277V	347V	
P1	11W	0.111	0.361	0.053	0.047	0.045	
P2	17W	0.139	0.381	0.071	0.063	0.060	
P3	25W	0.208	0.122	0.108	0.097	0.081	

Lumen Output in Emergency Mode (4000K, 80 CRI)

Option	Lumens
E4WH	620

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 54°F (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

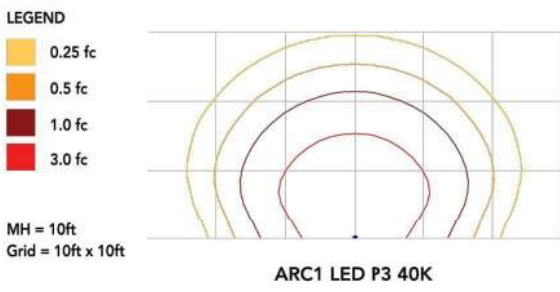
Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing tested per IESNA LM-80-08 and projected per IESNA TM-21-11. To calculate LM, use the Lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	0.97	>0.96	>0.95	>0.91

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting ARC LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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ARC1 LED
Rev. 03/02/22

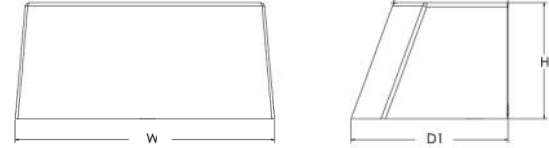


ARC1 LED
Architectural Wall Luminaire



Specifications

Depth (D1): 6.5"
Depth (D2): 4.75"
Height: 5"
Width: 11"
Weight: 7 lbs
(without options)



Catalog Number _____
Notes _____
Type _____

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC1 delivers up to 3,000 lumens with a soft non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K)				
			P1	P2	P3	P4	P5
ARC1 LED	4W	—	1,500	2,000	3,000	—	—
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information

EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC1 LED	P1 1,500 Lumens	30K 3000K	MVOLT 347	E4WH Emergency battery backup, CEC compliant (6W, 0°C min) ¹	DDBXD Dark bronze
	P2 2,000 Lumens	40K 4000K		PE Button type photozell for dusk-to-dawn operation	DBLXD Black
	P3 3,000 Lumens	50K 5000K		DMG 0-10V dimming wires pulled outside fixture (for use with an external control ordered separately) ²	DNAXD Natural aluminum
				SP04RV 6W surge protection	DWIXD White
				FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100% ²	DSIXD Sandstone
					DDBLXD Textured dark bronze
					DBLXD Textured black
					DNAIXD Textured natural aluminum
					DWIXD Textured white
					DSIXD Textured sandstone

Accessories

W08W 0800D Surface-mounted box (specify finish)

NOTES

- 1 347V not available with E4WH.
2 FAO not available with DMG.



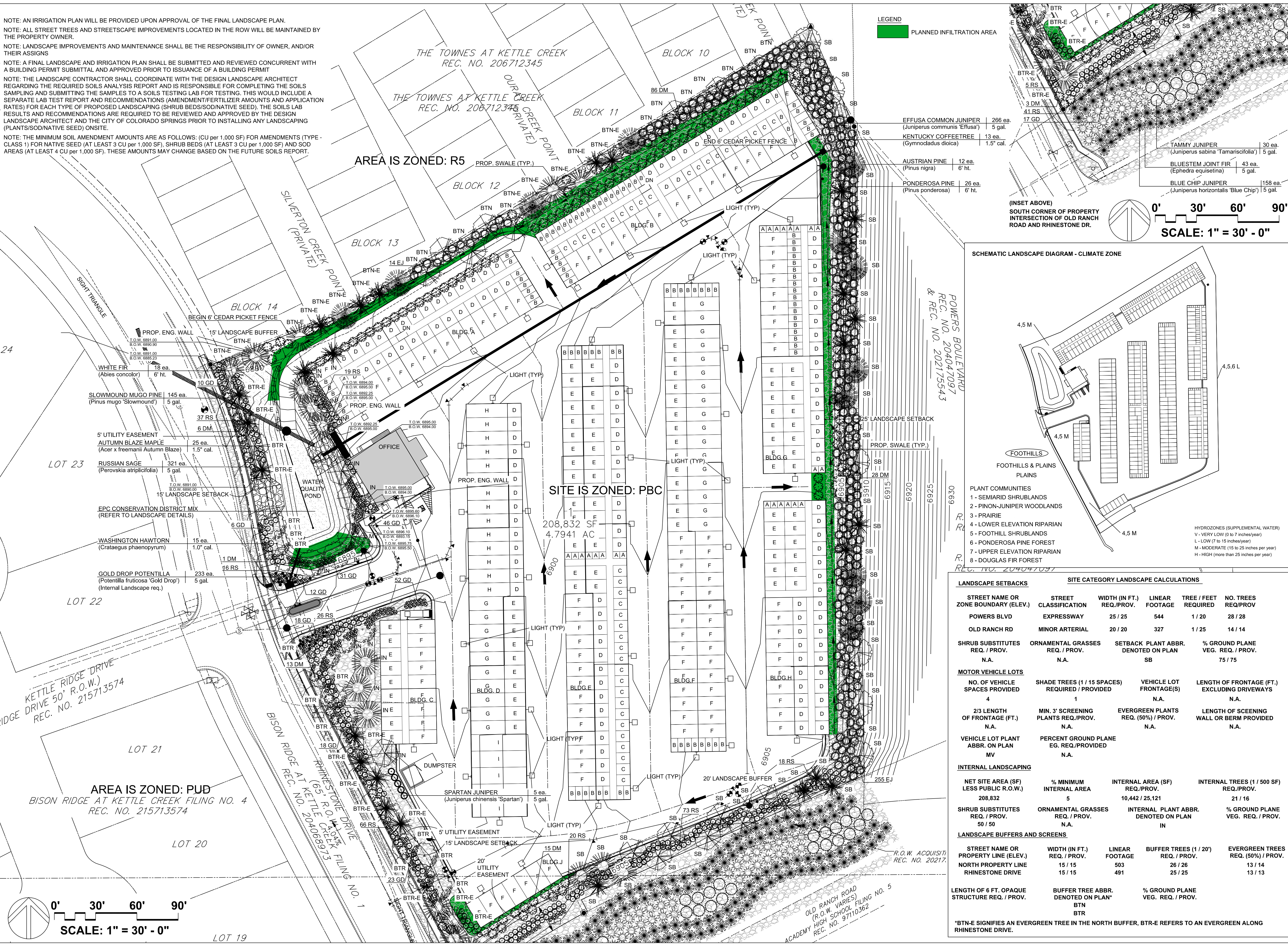
COMMERCIAL OUTDOOR

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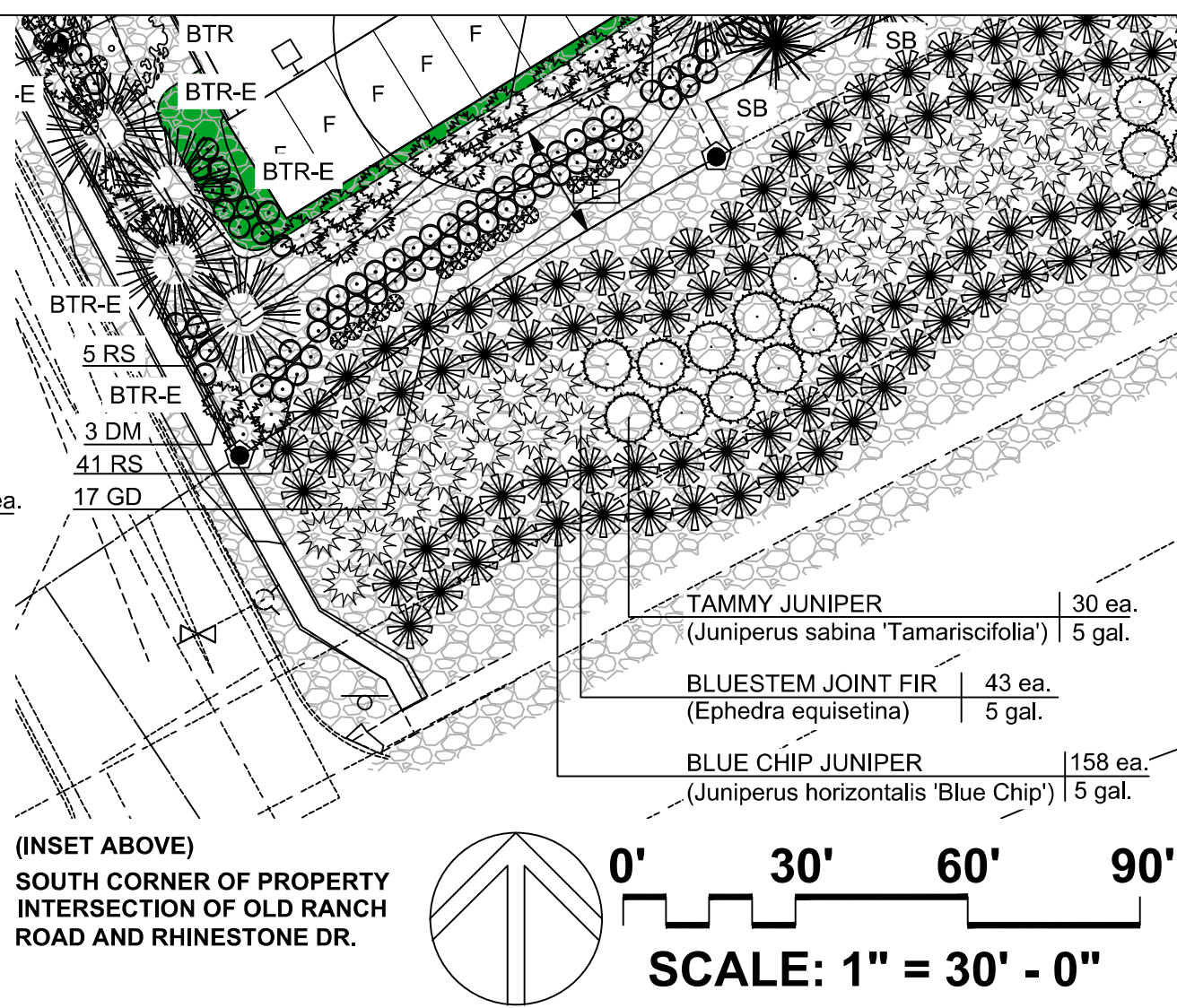
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ARC1 LED
Rev. 03/02/22

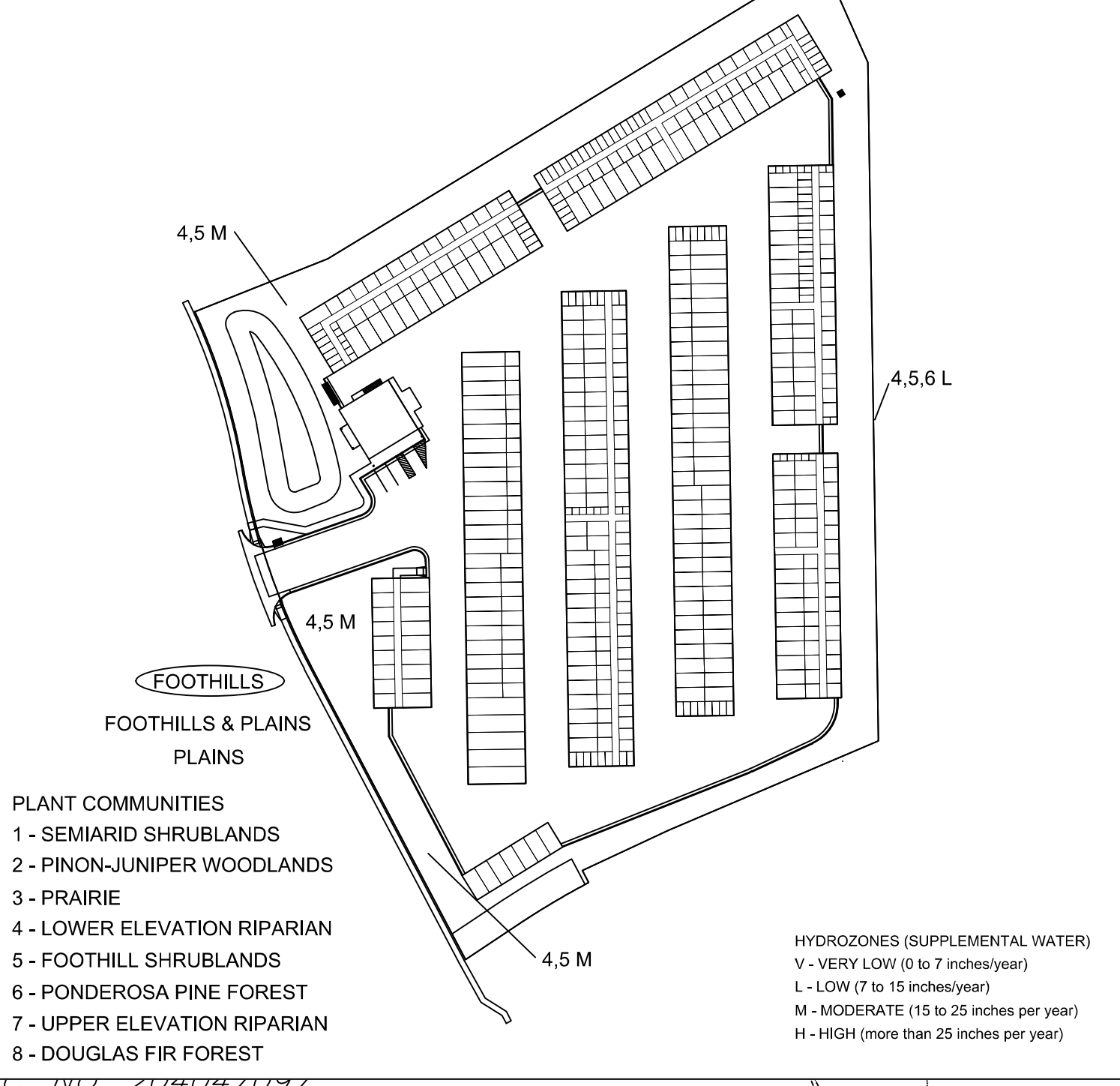
NOTE: AN IRRIGATION PLAN WILL BE PROVIDED UPON APPROVAL OF THE FINAL LANDSCAPE PLAN.
NOTE: ALL STREET TREES AND STREETScape IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE PROPERTY OWNER.
NOTE: LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS
NOTE: A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH A BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT
NOTE: THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOILS ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SOILS SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR TESTING. THIS WOULD INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOD/NATIVE SEED). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND THE CITY OF COLORADO SPRINGS PRIOR TO INSTALLING ANY LANDSCAPING (PLANTS/SOD/NATIVE SEED) ONSITE.
NOTE: THE MINIMUM SOIL AMENDMENT AMOUNTS ARE AS FOLLOWS: (CU per 1,000 SF) FOR AMENDMENTS (TYPE-CLASS 1) FOR NATIVE SEED (AT LEAST 3 CU per 1,000 SF), SHRUB BEDS (AT LEAST 3 CU per 1,000 SF) AND SOD AREAS (AT LEAST 4 CU per 1,000 SF). THESE AMOUNTS MAY CHANGE BASED ON THE FUTURE SOILS REPORT.



LEGEND	
	PLANNED INFILTRATION AREA
EFFUSA COMMON JUNIPER (Juniperus communis 'Effusa')	266 ea. 5 gal.
KENTUCKY COFFEETREE (Gymnocladus dioica)	13 ea. 1.5" cal.
AUSTRIAN PINE (Pinus nigra)	12 ea. 6' ht.
PONDEROSA PINE (Pinus ponderosa)	26 ea. 6' ht.



SCHEMATIC LANDSCAPE DIAGRAM - CLIMATE ZONE



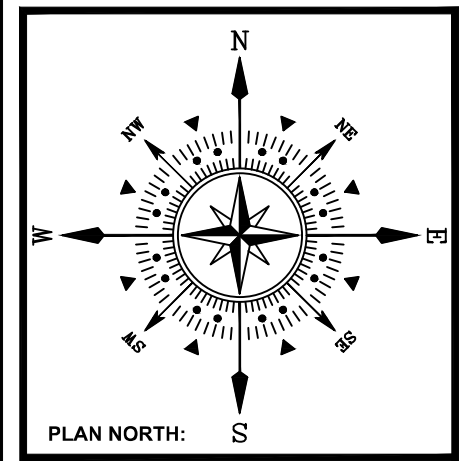
- PLANT COMMUNITIES
- 1 - SEMIARID SHRUBLANDS
 - 2 - PINON-JUNIPER WOODLANDS
 - 3 - PRAIRIE
 - 4 - LOWER ELEVATION RIPARIAN
 - 5 - FOOTHILL SHRUBLANDS
 - 6 - PONDEROSA PINE FOREST
 - 7 - UPPER ELEVATION RIPARIAN
 - 8 - DOUGLAS FIR FOREST

HYDROZONES (SUPPLEMENTAL WATER)

- V - VERY LOW (0 to 7 inches/year)
- L - LOW (7 to 15 inches/year)
- M - MODERATE (15 to 25 inches per year)
- H - HIGH (more than 25 inches per year)

LANDSCAPE SETBACKS					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (IN FT.) REQ./PROV.	LINEAR FOOTAGE	TREE / FEET REQUIRED	NO. TREES REQ/PROV
POWERS BLVD	EXPRESSWAY	25 / 25	544	1 / 20	28 / 28
OLD RANCH RD	MINOR ARTERIAL	20 / 20	327	1 / 25	14 / 14
SHRUB SUBSTITUTES REQ. / PROV.	ORNAMENTAL GRASSES REQ. / PROV.	SETBACK PLANT ABBR. DENOTED ON PLAN		% GROUND PLANE VEG. REQ. / PROV.	
N.A.	N.A.	SB		75 / 75	
MOTOR VEHICLE LOTS					
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1 / 15 SPACES) REQUIRED / PROVIDED	VEHICLE LOT FRONTAGE(S)		LENGTH OF FRONTAGE (FT.) EXCLUDING DRIVEWAYS	
4	1	N.A.		N.A.	
2/3 LENGTH OF FRONTAGE (FT.)	MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. (50%) / PROV.		LENGTH OF SCREENING WALL OR BERM PROVIDED	
N.A.	N.A.	N.A.		N.A.	
VEHICLE LOT PLANT ABBR. ON PLAN	PERCENT GROUND PLANE EG. REQ./PROVIDED				
MV	N.A.				
INTERNAL LANDSCAPING					
NET SITE AREA (SF) LESS PUBLIC R.O.W.	% MINIMUM INTERNAL AREA	INTERNAL AREA (SF) REQ./PROV.		INTERNAL TREES (1 / 500 SF) REQ./PROV.	
208,832	5	10,442 / 25,121		21 / 16	
SHRUB SUBSTITUTES REQ. / PROV.	ORNAMENTAL GRASSES REQ. / PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN		% GROUND PLANE VEG. REQ. / PROV.	
50 / 50	N.A.	IN			
LANDSCAPE BUFFERS AND SCREENS					
STREET NAME OR PROPERTY LINE (ELEV.)	WIDTH (IN FT.) REQ. / PROV.	LINEAR FOOTAGE	BUFFER TREES (1 / 20') REQ. / PROV.	EVERGREEN TREES REQ. (50%) / PROV.	
NORTH PROPERTY LINE	15 / 15	503	26 / 26	13 / 14	
RHINESTONE DRIVE	15 / 15	491	25 / 25	13 / 13	
LENGTH OF 6 FT. OPAQUE STRUCTURE REQ. / PROV.	BUFFER TREE ABBR. DENOTED ON PLAN	% GROUND PLANE VEG. REQ. / PROV.			
	BTN BTR				
*BTN-E SIGNIFIES AN EVERGREEN TREE IN THE NORTH BUFFER, BTR-E REFERS TO AN EVERGREEN ALONG RHINESTONE DRIVE.					

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**OLD RANCH STORAGE
RHINESTONE DRIVE
COLORADO SPRINGS, CO 80908**

PROJECT NAME:
PROJECT ADDRESS:
PROJECT DESCRIPTION: DEVELOPMENT PLAN

DATE: 03/12/2022
DESIGNED: GEM
CHECKED: WFG

COLORADO SPRINGS
Land Use Review
Approved
07/09/2025
10:50:54 AM
Tamara Baxter

REVISIONS:

DATE:	BY:	DESCRIPTION:
10/22/2024	GEM	RESPOND TO CITY COMMENTS

PLAN SCALE: 1" = 30' (OR AS NOTED ON PLAN)

SHEET TITLE:
**PRELIMINARY
LANDSCAPE
PLAN**

SHEET NO.
1
1 of 2 SHEETS

FILE NO.
FILE#

LANDSCAPE SCHEDULE:
Planting Schedule:

SYM.	QTY.	KEY	DROUGHT TOLERANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
TREES							
	12	[AP]		AUSTRIAN PINE (Pinus nigra)	40-60' 30-40'	6" Ht.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	26	[PP]		PONDEROSA PINE (Pinus ponderosa)	60-80' 30-40'	6" Ht.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	18	[WF]		WHITE FIR (Abies concolor)	40-60' 20-30'	6" Ht.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	13	[KC]		KENTUCKY COFFEETREE (Gymnocladus dioica)	50-60' 40-50'	1.5' cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	25	[AB]		AUTUMN BLAZE MAPLE (Acer x freemanii Autumn Blaze)	40-50' 30-40'	1.5' cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	15	[WH]		WASHINGTON HAWTHORN (Crataegus phaenopynum)	20-25' 15-25'	1.0' cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size

Percent Signature Trees*
(60% minimum= Policy 311.3.K)

Signature Trees: 109
Total No. of Trees: 109 = 100% Signature Shrubs

SHRUBS/GRASSES/GROUNDCOVERS

SYM.	QTY.	KEY	DROUGHT TOLERANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	321	[RS]		RUSSIAN SAGE (Perovskia atropurpurea)	3-4' 3-4'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	266	[EJ]		EFFUSA COMMON JUNIPER (Juniperus communis Effusa)	18-24' 6-8'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	233	[GD]		GOLD DROP POTENTILLA (Potentilla fruticosa 'Gold Drop')	2-3' 2-3'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	145	[DM]		SLOWMOUND MUGO PINE (Pinus mugo 'Slowmound')	3-5' 5-7'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	5	[SJ]		SPARTAN JUNIPER (Juniperus chinensis 'Spartan')	10-15' 4-5'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	158	[BC]		BLUE CHIP JUNIPER (Juniperus horizontalis 'Blue Chip')	10-12' 6-8'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	30	[TJ]		TAMMY JUNIPER (Juniperus sabina 'Tamariscifolia')	3-4' 3-4'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	43	[BJ]		BLUESTEM JOINT FIR (Ephedra equisetata)	4-5' 3-5'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size

Percent Signature Shrubs**
(60% minimum= Policy 311.3.K)

Signature Shrubs: 1,201
Total No. of Shrubs: 1,201 = 100% Signature Shrubs

GRASSES, PERENNIALS, GROUNDCOVERS

Percent Signature Trees**
(60% minimum= Policy 311.3.K)

Signature Trees: 1,201
Total No. of Trees: 1,201 = 100% Signature Trees

GRASSES, PERENNIALS, GROUNDCOVERS

Percent Signature Trees**
(60% minimum= Policy 311.3.K)

Signature Trees: 1,201
Total No. of Trees: 1,201 = 100% Signature Trees

Percent Signature Trees**
(60% minimum= Policy 311.3.K)

Signature Trees: 1,201
Total No. of Trees: 1,201 = 100% Signature Trees

SYMBOL KEY:

SYMBOL	DESCRIPTION/REMARKS
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STEEL MAINTENANCE EDGE; 3/16" x 4" ROLL TOP STEEL, GREEN COLOR

NO SYMBOL

IDAH0 CEDAR WOOD MULCH: UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] TOTAL AREA: 735 SQUARE FEET

ORGANIC MULCH TYPE 'A': 'DECO SHRED' BARK MULCH, PLACED TO A UNIFORM 3" DEPTH ON FABRIC UNDERLAYMENT [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] TOTAL AREA: 64,614 SQUARE FEET

AGGREGATE 'A': 2"-4" SIZE WHOLE WASHED GREY ROSE COBBLESTONE PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] TOTAL AREA: 64,614 SQUARE FEET

SEEDDED TURF (Temporary Irrigation): EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE MIX FOR UPLAND, TRANSITION, AND PERMANENT CONTROL MEASURE AREAS: 20% BIG BLUESTEM, 10% BLUE GRAMA, 10% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 10% SIDEWATER GRAMA, 10% SWITCHGRASS, 10% PRAIRIE SAND REED, 10% YELLOW INDIANGRASS, 10% BLUE FESCUE] AT 9.7 LBS./1,000 SF RATE. TOTAL AREA : 4,792 SQUARE FEET.

PLANTED* BOULDERS: Equal to Sileam quarried boulders (Canon City, CO), avg. 3' width, set in grade w/ 18-24" ht. exposed above grade (Per Detail).

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LANDSCAPE NOTES:

1. REFER TO SPECIFICATION SECTION 32-94-00: LANDSCAPE ACCESSORIES FOR REQUIRED INSTALLATION AND WORKMANSHIP STANDARDS FOR NEW LANDSCAPING. IN THE EVENT OF A CONFLICT IN REQUIREMENTS THE MOST STRINGENT INTERPRETATION WILL PREVAIL.

2. DRAWINGS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.

3. QUANTITIES ARE PROVIDED FOR REFERENCE ONLY; VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.

4. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND VERIFICATION OF ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC., WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSTRUED AS ACCEPTANCE OF CONDITIONS.

5. COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.

6. THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAXIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.

7. PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS AND LIGHTING STANDARDS.

8. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS MAY BE AVAILABLE. IF THE AMOUNT OF TOPSOIL NEEDED TO COMPLETE FINAL GRADING IS NOT AVAILABLE, THE CONTRACTOR SHALL IMPORT THE AMOUNT OF SOIL NEEDED.

9. CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION VIA THE IRRIGATION SYSTEM IS CAPABLE OF EXTENDING AMOUNTS OF WATER REQUIRED TO ESTABLISH AND SUSTAIN PLANT GROWTH AT THE TIME OF INSTALLATION.

10. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMENCED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.

11. SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.

12. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM DRAWING AND SPECIFICATIONS:

A. IN LANDSCAPE SETBACK AREAS ALONG ROAD FRONTAGES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES

B. NEW SODDED TURF INTERIOR LANDSCAPE AREAS; 20' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS

C. NEW SEEDDED TURF AREAS; 30' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS

SHRUBS AND TREES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES, EMITTERS FOR ALL SHRUBS

13. 4"x14 GAUGE GALVANIZED STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SOD AND SEEDDED TURF AREAS. PIN EDGING WITH 12" STEEL EDGING PINS AT 24" SPACING.

14. ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS. GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS. PROVIDE SHREDDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SOD AND SEEDDED AREAS (MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE MULCH AREAS).

15. PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS; NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.

15. PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS; NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.

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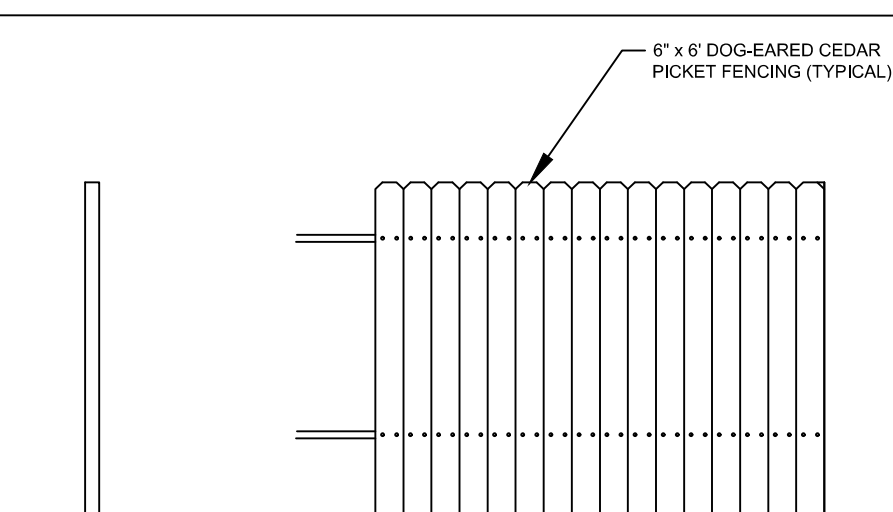
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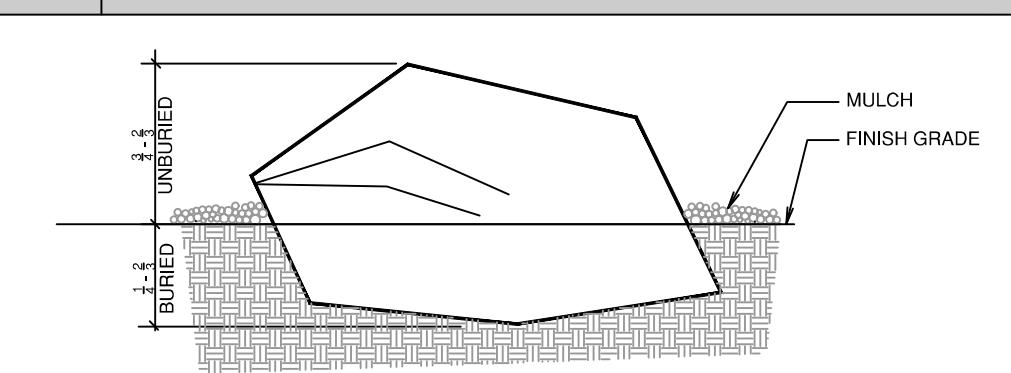
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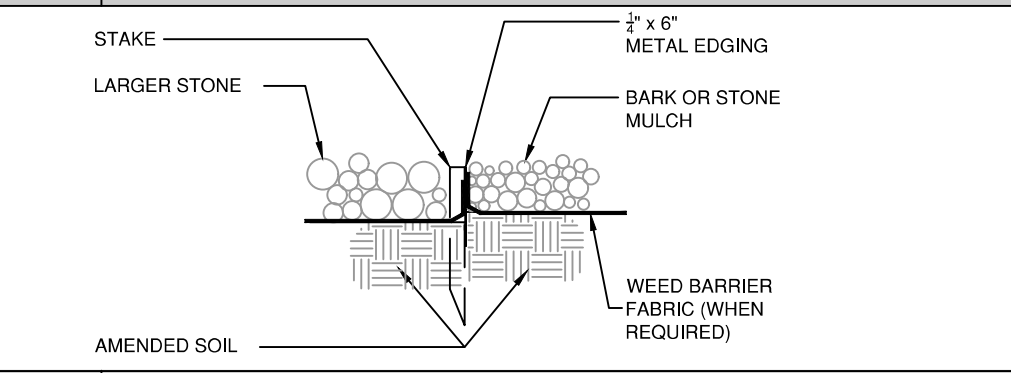


FENCING MATERIAL ALONG NORTH PROPERTY LINE

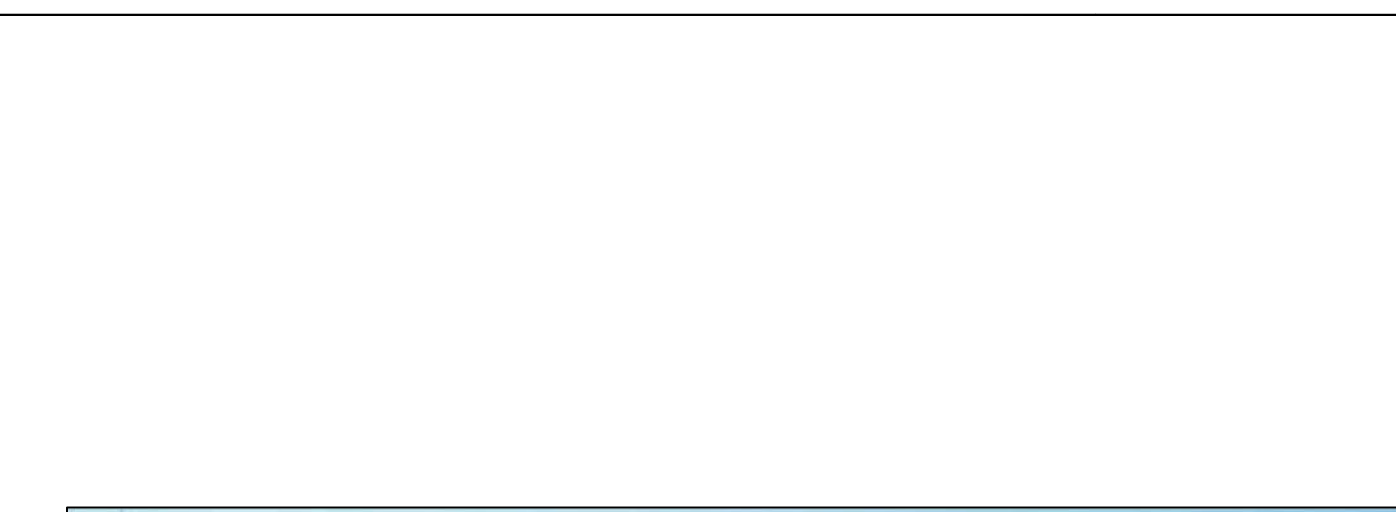
A 6' CEDAR PICKET FENCE
NOT TO SCALE



B PLANTED BOULDER
NOT TO SCALE



C STEEL MAINTENANCE EDGE
NOT TO SCALE



FENCING MATERIAL ALONG RHINESTONE DRIVE

G FENCE TYPE #1, 6' SOLID SCREENING/PRIVACY FENCE
NOT TO SCALE



G FENCE TYPE #1, 6' SOLID SCREENING/PRIVACY FENCE
NOT TO SCALE



G FENCE TYPE #1, 6' SOLID SCREENING/PRIVACY FENCE
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NOT TO SCALE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, JR ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
VINTAGE COMMUNITIES, INC.
4779 N. ACADEMY BLVD
COLORADO SPRINGS, CO 80918
DEAN VENEZIA
719-491-2158

 **J.R. ENGINEERING**
A Westrian Company

Central 303-740-0938 • Colorado Springs 719-592-2598
Fort Collins 970-491-9888 • www.jrengineering.com

[illegible]

H-SCALE	1"=40'
V-SCALE	N/A
DATE	02/12/25
DESIGNED BY	PAL
DRAWN BY	PAL

WOLD RANCH STORAGE FILING NO. 1
PRELIMINARY GRADING PLAN

SHEET	1	OF	1
JOB NO.	25211.00		

 PLANNED INFILTRATION AREA
 BUILDING ELEVATION CHANGES

EXISTING PROPOSED

PHASE LINE
MATCH LINE
SECTION LINE
BOUNDARY LINE
PROPERTY LINE
EASEMENT LINE
RIGHT OF WAY
CENTERLINE
WIRE FENCE
ELECTRIC
GAS MAIN
SANITARY SEWER
STORM DRAIN
WATER MAIN
SWALE/WATERWAY FLOWLINE
TOP OF SLOPE
TOE OF SLOPE
INDEX CONTOUR
INTERMEDIATE CONTOUR
EDGE OF WETLANDS

EXISTING PROPOSED GAS LINE EXISTING PROPOSED

STORM SEWER
MANHOLE
STORM INLET
FLARED END SECTION

SANITARY SEWER
LINE MARKER
SERVICE MARKER
CLEAN-OUT

WATER LINE

LINE MARKER
CURB STOP
FIRE HYDRANT
FIRE CONNECTION
MANHOLE
BEND
BLOW-OFF VALVE
METER
VALVE
REDUCER
THRUST BLOCK
CROSS
PLUG W/ THRUST BLOCK
TEE

GAS LINE
MARKER
SERVICE MARKER
METER
VALVE
PLUG
TEE

DRY UTILITIES
CABLE TV MARKER
CABLE TELEVISION
ELECTRIC MARKER
ELECTRIC SERVICE
ELECTRICAL PEDESTAL
ELECTRICAL METER
ELECTRICAL MANHOLE
FIBER—OPTIC MARKER
IRRIGATION PEDESTAL
TELEPHONE MARKER
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
UTILITY POLE
GUY ANCHOR
GUY POLE

MISC. UTILITIES
VENT PIPE
TEST HOLE DESIGN


Land Use Review
Approved
07/09/2025
10:50:54 AM
Tamara.Baxte

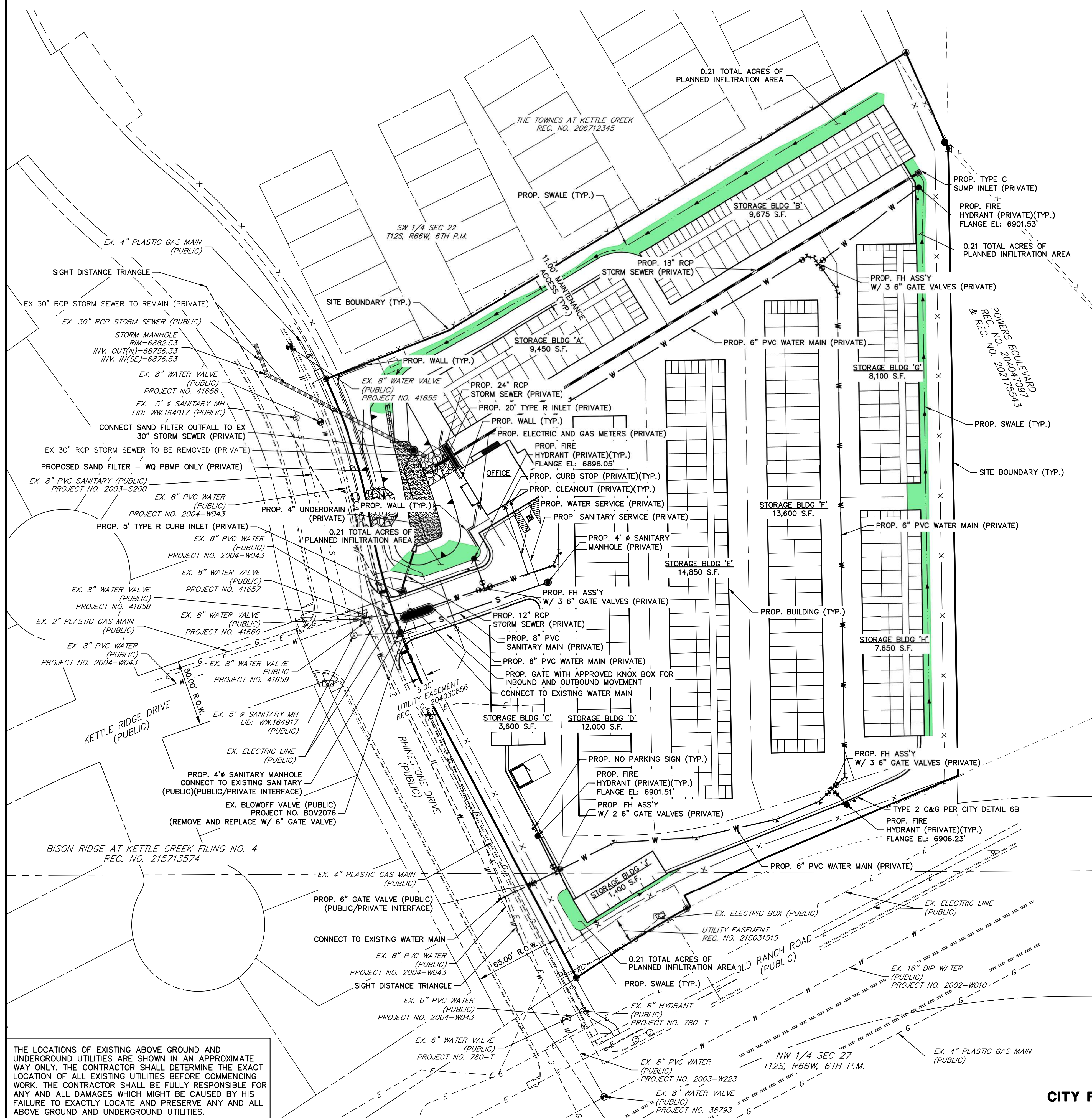


Know what's **below**.
Call before you dig.

CITY FILE NO. DEPN-22-0021

OLD RANCH STORAGE FILING NO. 1

PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN



LEGEND



GENERAL NOTES FOR PRELIMINARY UTILITY AND PUBLIC FACILITIES PLANS:

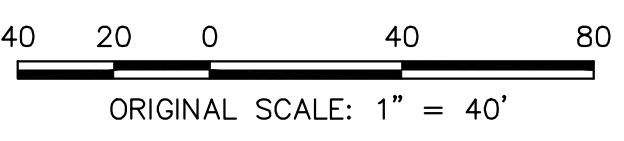
- PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:
- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
 - PROPERTY OWNER(S) ("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 EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND Pikes Peak Regional Building Department Codes, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
 - OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT 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 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 SPRINGS UTILITIES MAKES NO 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 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 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 LINE EXTENSION AND SERVICE STANDARDS).
 - 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 DETERMINES NECESSARY IN ORDER TO 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 668-4985 OR SOUTH 668-5564).
 - 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 EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) 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 STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.
 - ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR
 - THIS SITE IS TRIBUTARY TO EXISTING DETENTION FACILITY E, AT THE NORTHWEST CORNER OF OLD RANCH ROAD AND CHAPEL HILLS DRIVE. SEE "PRELIMINARY/FINAL DRAINAGE REPORT FOR BISON RIDGE AT KETTLE CREEK FILING NO. 1" AND "PRELIMINARY DRAINAGE REPORT FOR BISON RIDGE AT KETTLE CREEK FILING NO. 2 AND BISON RIDGE AT KETTLE CREEK MULTI-FAMILY AND COMMERCIAL SITES" PREPARED BY JR ENGINEERING, DATED MAY 2002.

LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
SECTION LINE	---	---
PROPERTY LINE	---	---
EASEMENT LINE	---	---
RIGHT OF WAY	---	---
CENTERLINE	---	---
FENCE	-X-X-	-X-X-
GAS MAIN	-G-G-	-G-G-
SANITARY SEWER	-S-S-	-S-S-
WATER MAIN	-W-W-	-W-W-
SWALE/WATERWAY FLOWLINE	-W-W-	-W-W-
TOP OF SLOPE	-T-O-P-	-T-O-P-
TOE OF SLOPE	-T-O-E-	-T-O-E-
BOUNDARY LINE	---	---
EASEMENT LINE	---	---
CENTERLINE	---	---
ELECTRIC	-E-E-	-E-E-
GAS MAIN	-G-G-	-G-G-
SANITARY SEWER	-S-S-	-S-S-
STORM DRAIN	-S-D-	-S-D-
WATER MAIN	-W-W-	-W-W-
SWALE/WATERWAY FLOWLINE	-W-W-	-W-W-
TOP OF SLOPE	-T-O-P-	-T-O-P-
TOE OF SLOPE	-T-O-E-	-T-O-E-
ADA PATH	-A-D-A-	-A-D-A-

UTILITIES LEGEND

	EXISTING	PROPOSED
STORM SEWER		
MANHOLE	⊙	●
STORM INLET		⬇
FLARED END SECTION		⬇
SANITARY SEWER		
CLEAN-OUT	⊙	⊙
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	⊙
WATER LINE		
FIRE HYDRANT	⊙	⊙
BEND	⊙	⊙
VALVE	⊙	⊙
REDUCER	⊙	⊙
THRUST BLOCK	⊙	⊙
CROSS	⊙	⊙
PLUG W/ THRUST BLOCK	⊙	⊙
TEE	⊙	⊙
GAS LINE		
VALVE	⊙	⊙
PLUG	⊙	⊙
DRY UTILITIES		
CABLE TELEVISION PEDESTAL	⊙	⊙
ELECTRICAL PEDESTAL	⊙	⊙
TELEPHONE PEDESTAL	⊙	⊙



CITY FILE NO. DEPN-22-0021

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THEY ARE DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR
VINTAGE COMMUNITIES, INC.
4779 N. ACADEMY BLVD
COLORADO SPRINGS, CO 80918
DEAN VENEZIA
719-491-2158

J.R. ENGINEERING
A Westman Company

Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

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OLD RANCH STORAGE FILING NO. 1

PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN

SHEET 1 OF 1

JOB NO. 25211.00