



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

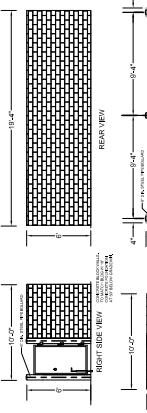
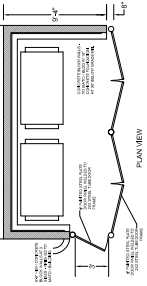
Architect
 Electrical
 Mechanical
 Plumbing

AUSTIN BLUFFS RETAIL
 AUSTIN BLUFFS PARKWAY
 Colorado Springs, Colorado 80918

DATE: 11/11/2010
 PROJECT: AUSTIN BLUFFS PARKWAY
 SHEET: 1 OF 9

Development Plan
 1 OF 9

AUSTIN BLUFFS RETAIL
 AUSTIN BLUFFS PARKWAY
 COLORADO SPRINGS, COLORADO 80918
 1.73 ACRES
 DEVELOPMENT PLAN



USES THAT SHALL NOT BE PERMITTED:
 1. ...
 2. ...
 3. ...
 4. ...

NOTES:
 1. ...
 2. ...
 3. ...
 4. ...
 5. ...
 6. ...
 7. ...
 8. ...
 9. ...
 10. ...

SITE DATA
 Tax Parcel No. 022000027
 Assessed Value \$1,300,000
 Ex. Zone R-14.0V
 Proposed Zone C-S
 Ex. Use VACANT
 Intended Use Commercial Center
 Building Footprint 40,321 SF
 Lot Area 100,000 SF
 Proposed Building Height 25'
 Drainage Basin 100,000 SF
 Development Potential 100,000 SF

PARKING

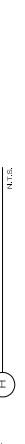
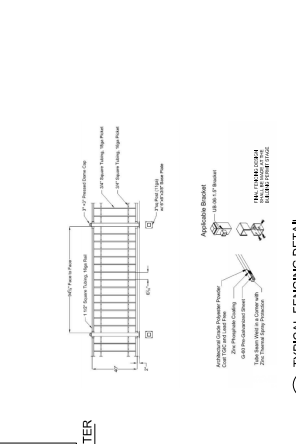
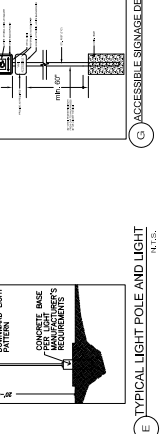
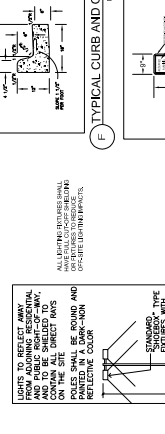
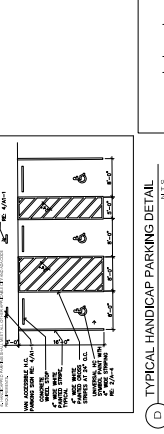
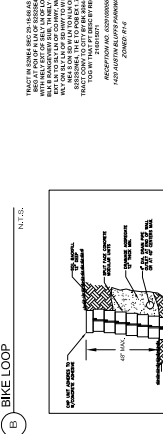
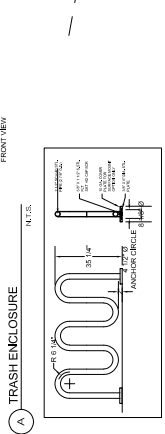
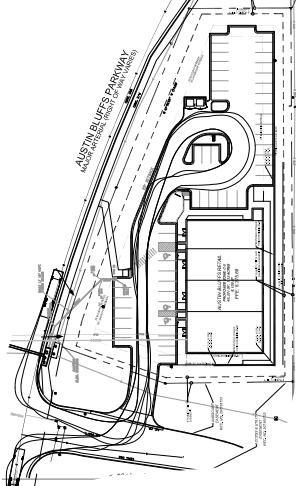
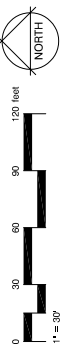
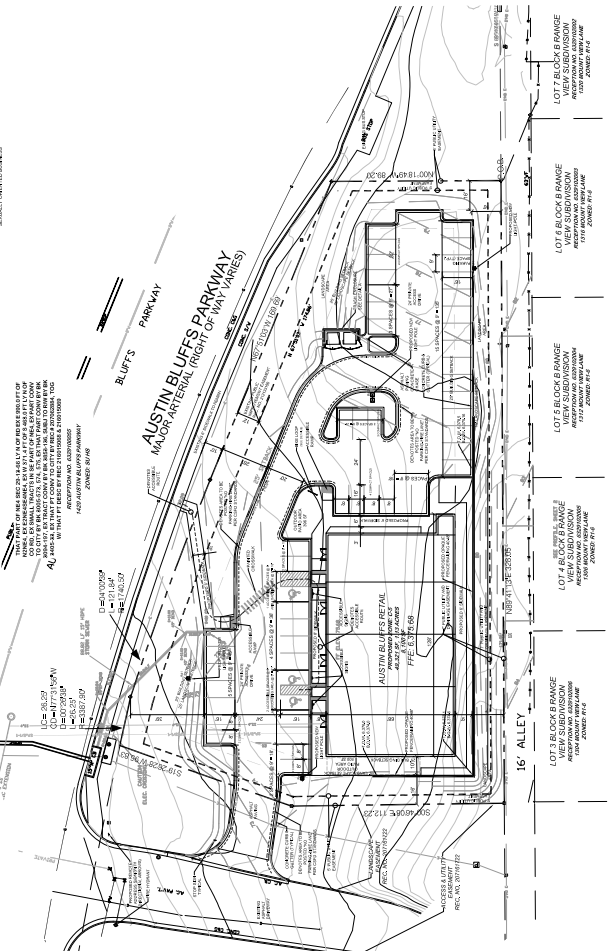
EXISTING COVERAGE	8,000 SF	10.0%
PROPOSED COVERAGE	22,275 SF	45.1%
LANDSCAPING	15,000 SF	30.0%
SUB-TOTAL	45,275 SF	100.0%

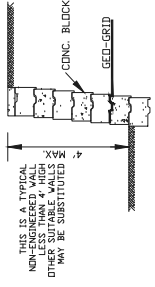
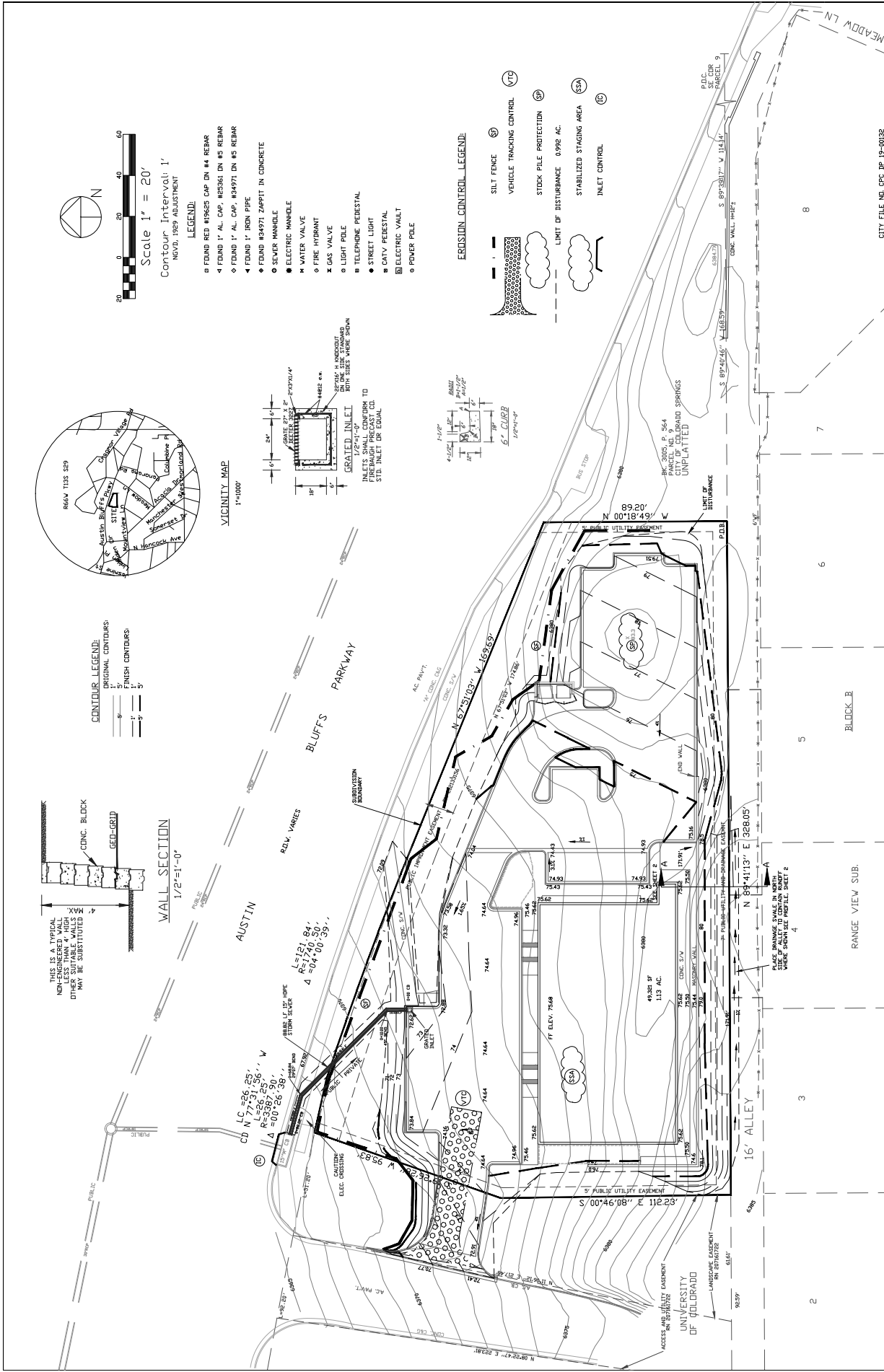
NO. OF SPACES: 1 space per 250 square feet
 181 spaces
 51 provided (15 compact spaces 25%)
 ADA spaces provided: 3 spaces, 1 fully van accessible

NOTES:
 1. THE DEVELOPER SHALL PROVIDE...
 2. ALL LOTTING LINES SHALL HAVE FULL CO-OP...
 3. ...
 4. ...
 5. ...
 6. ...
 7. ...
 8. ...
 9. ...
 10. ...

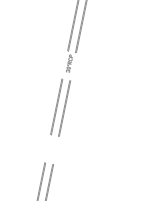
ADA DESIGN PROFESSIONAL'S NOTE:
 THE DESIGN PROFESSIONAL HAS REVIEWED THE...
 1. ...
 2. ...
 3. ...
 4. ...
 5. ...
 6. ...
 7. ...
 8. ...
 9. ...
 10. ...

OWNER INFO
 Company: Corporation of Presiding Bishop of
 name: Church of Jesus Christ of Latter-day
 address: 50 E North Temple floor 22
 city: Salt Lake City, UT 84150
 phone no: [redacted]
 city file no: CPC-DP 19-00132



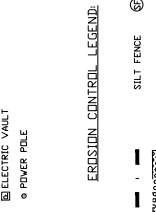


THIS IS A TYPICAL NON-ENGINEERED WALL LESS THAN 4' HIGH. OTHERS THAT ARE HIGH MAY BE SUBSTITUTED.

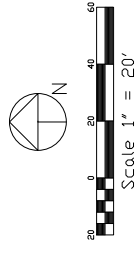
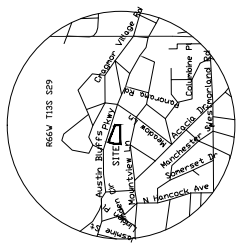
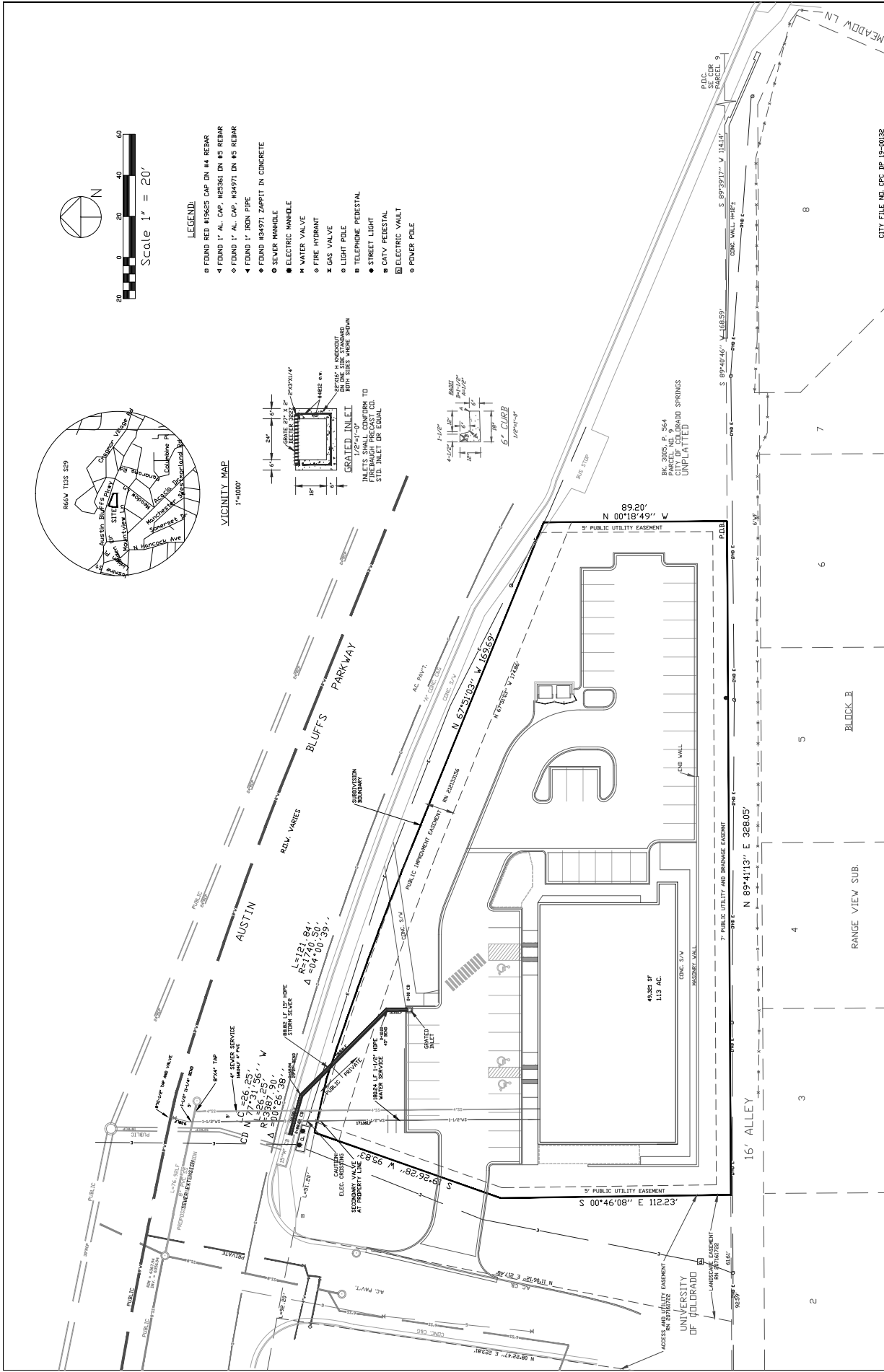


- LEGEND:**
- ◻ FOUND RED IRON CAP DN #4 REBAR
 - ◻ FOUND 1" AL. CAP. #25361 DN #5 REBAR
 - ◻ FOUND 1" AL. CAP. #34971 DN #5 REBAR
 - ◻ FOUND 1" IRON PIPE
 - ◻ FOUND #34971 ZAPPIT IN CONCRETE
 - ◻ SEWER MANHOLE
 - ◻ ELECTRIC MANHOLE
 - ◻ WATER VALVE
 - ◻ FIRE HYDRANT
 - ◻ GAS VALVE
 - ◻ LIGHT POLE
 - ◻ TELEPHONE PEDESTAL
 - ◻ STREET LIGHT
 - ◻ CATV PEDESTAL
 - ◻ ELECTRIC VAULT
 - ◻ POWER POLE

- EROSION CONTROL LEGEND:**
- ◻ SILT FENCE
 - ◻ VEHICLE TRACKING CONTROL
 - ◻ STOCK PILE PROTECTION
 - ◻ LIMIT OF DISTURBANCE 0.99% AC
 - ◻ STABILIZED STAGING AREA
 - ◻ INLET CONTROL



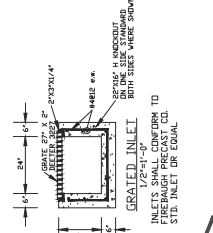
<p>DATE: 01-22-20 DRAWN BY: D.E. WATTS CHECKED BY: L.H. SAGAR PROJECT NO.: 19-0032</p>	<p>REVISIONS:</p> <table border="1"> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>1-22-20 REVISED BASE PLAN</td> <td>DEW</td> </tr> <tr> <td>2</td> <td>2-7-20 REVISED PER CITY REVIEW COMMENTS</td> <td>DEW</td> </tr> <tr> <td>3</td> <td>3-26-20 REVISED PER CITY REVIEW COMMENTS</td> <td>DEW</td> </tr> </table>	NO.	DESCRIPTION	DATE	1	1-22-20 REVISED BASE PLAN	DEW	2	2-7-20 REVISED PER CITY REVIEW COMMENTS	DEW	3	3-26-20 REVISED PER CITY REVIEW COMMENTS	DEW	<p>PROJECT:</p> <p>OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS</p>	<p>OWNER:</p> <p>AUSTIN BLUFF HEIGHTS NE 329' 1033' R 660' 6TH PKM COLORADO SPRINGS</p>	<p>SHEET NO.:</p> <p>PRELIMINARY GRADING AND EROSION CONTROL PLAN 2 OF 9</p>
NO.	DESCRIPTION	DATE														
1	1-22-20 REVISED BASE PLAN	DEW														
2	2-7-20 REVISED PER CITY REVIEW COMMENTS	DEW														
3	3-26-20 REVISED PER CITY REVIEW COMMENTS	DEW														



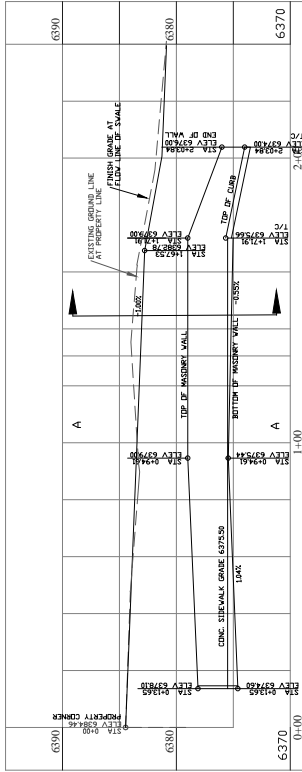
LEGEND:

- FOUND RED #19625 CAP DN #4 REBAR
- FOUND 1" AL. CAP. #25361 DN #5 REBAR
- FOUND 1" AL. CAP. #34971 DN #5 REBAR
- ◆ FOUND 1" IRON PIPE
- ◆ FOUND #34971 ZAPPIT IN CONCRETE
- SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- LIGHT POLE
- TELEPHONE PEDESTAL
- STREET LIGHT
- CATY PEDESTAL
- ELECTRIC VAULT
- POWER POLE

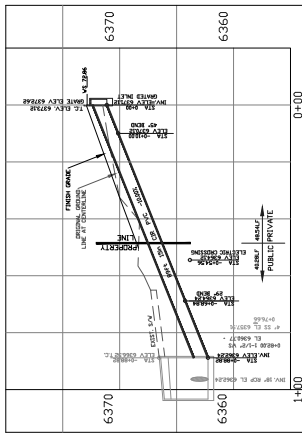
VICINITY MAP
1"=100'



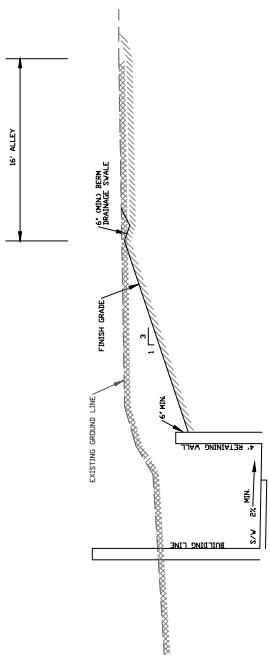
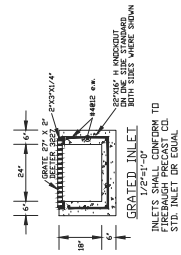
<p>DATE: 11-15-20 DRAWN BY: J.E. WATTS JOB: 16-2842-11 PROJECT: 16-2842-11</p>	<p>REVISIONS: 1-15-20 REVISED PER CITY COMMENTS 1-22-20 REVISED BASE E.A.M. 2-7-20 REVISED PER CITY COMMENTS 3-26-20 REVISED PER CITY COMMENTS</p>	<p>DESIGNED BY: J.E. WATTS ENGINEER REGISTERED PROFESSIONAL ENGINEER NO. 100000000</p>	<p>PROJECT: OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS</p>	<p>OWNER: AUSTIN BLUFFS HEIGHTS NE 329 TH ST, R6607, 6TH PKM COLORADO SPRINGS</p>	<p>CITY FILE NO. CPC DP 19-0032 SHEET NO. 4 OF 9</p>
---	--	--	---	--	--



ALLEY PROFILE
SCALE: H: 1"=5'

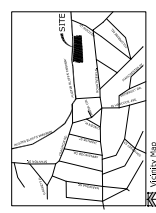


STORM SEWER PROFILE
SCALE: H: 1"=5'

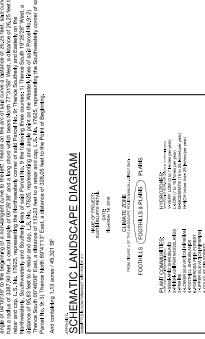


SECTION A-A
1"=5'

- General Notes for all Preliminary Utility Plans (Required for all Development Plan submittals)
1. Colorado Springs Utilities (CSU) 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 identified in this Preliminary Utility Plan ("Property") shall be in accordance with applicable codes and regulations, Springs Utilities' Line Extension and Service Standards ("Line Extension and Service Standards"), and CSU policies, and shall bear the responsibility for obtaining all necessary permits and approvals from the appropriate agencies 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 determines necessary to provide utility services to the Property. CSU reserves the right to make any necessary adjustments to the design and/or construction of the system 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, including but not limited to water, sewer, gas, or electric, shall be guaranteed for the Property. Springs Utilities' commitment as to the availability of utility services, including but not limited to water, sewer, gas, or electric, for the Property is subject to the availability of utility services to all other customers in the service area.
 5. 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 the relocation or alteration of any existing utility facilities within the Property requires new or updated assessments, Owner shall convey those assessments by plat and/or convey by recorded document, all property and easements that Springs Utilities determines are required for the relocation or alteration of any existing utility facilities within the Property and the utility system. All easements granted by separate instrument shall utilize Springs Utilities' then-current Permanent Easement Agreement.
 6. 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).
 7. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to secure approval of gas-service-line pressures in excess of Springs Utilities' standard gas system pressure. (Contact Field Engineering North 688-4985 or South 688-5564).
 8. It shall not be permissible for any person to modify the grade of the earth, within any Springs Utilities easement or right-of-way, without the written consent of Springs Utilities. Any person who modifies the grade of the earth within any Springs Utilities easement or right-of-way without the written consent of Springs Utilities shall be liable for the cost of any repairs and shall not be liable for the cost of any repairs. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to modify the grade of the earth within any Springs Utilities easement or right-of-way. Any person who modifies the grade of the earth within any Springs Utilities easement or right-of-way without the written consent of Springs Utilities shall be liable for the cost of any repairs and shall not be liable for the cost of any repairs.
 9. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to modify the grade of the earth within any Springs Utilities easement or right-of-way. Any person who modifies the grade of the earth within any Springs Utilities easement or right-of-way without the written consent of Springs Utilities shall be liable for the cost of any repairs and shall not be liable for the cost of any repairs.
 10. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to modify the grade of the earth within any Springs Utilities easement or right-of-way. Any person who modifies the grade of the earth within any Springs Utilities easement or right-of-way without the written consent of Springs Utilities shall be liable for the cost of any repairs and shall not be liable for the cost of any repairs.
 11. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to modify the grade of the earth within any Springs Utilities easement or right-of-way. Any person who modifies the grade of the earth within any Springs Utilities easement or right-of-way without the written consent of Springs Utilities shall be liable for the cost of any repairs and shall not be liable for the cost of any repairs.

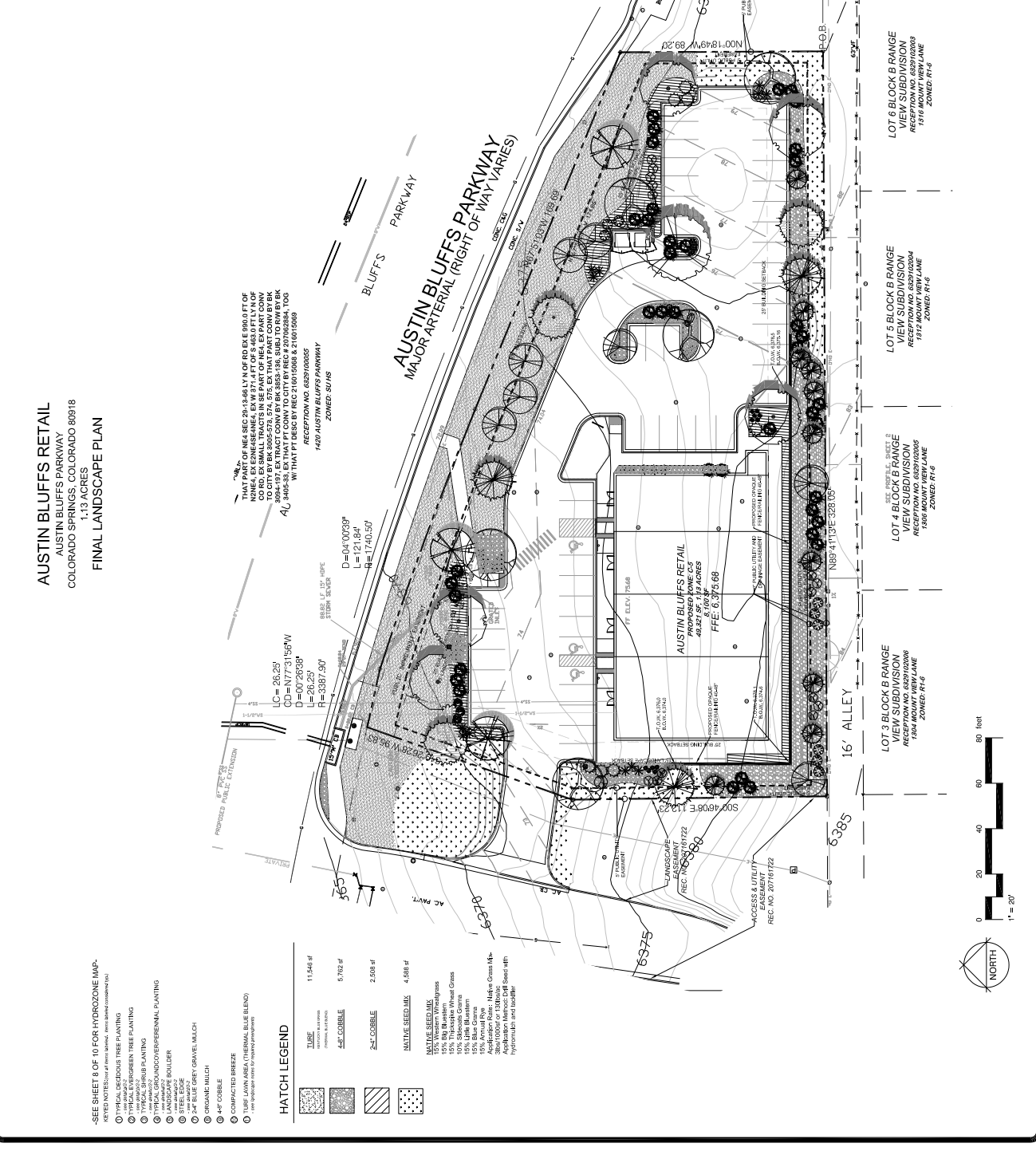


LEGAL DESCRIPTION
 THAT PART OF NE 4 SEC 20, 13.861 LY N OF BK EX E 3800.0 FT OF N1/4-4, EX E2, NE1/4-4, EX W1, 4 FT OF S 483.8 FT LY N OF LOT 1, 3894-197, EXTRACT CONV BY BK 3085-138, SUBJ TO RW BY BK A/J 3445-138, EXTRACT CONV BY BK 3085-138, SUBJ TO RW BY BK W1 THAT PT DECK BY REC 218015985 & 218015989
 RECEPTION NO. 682910065
 ZONED R1-6
 1420 AUSTIN BLUFFS PARKWAY
 ZONED SUHS



SITE CATEGORY CALCULATIONS

LANDSCAPE ELEMENT	SITE CATEGORY CALCULATIONS	
	AREA (SQ FT)	PERCENT OF TOTAL AREA
PLANTINGS	11,446	100%
IRIGANIC MULCH	5,792	50%
4-8" COBBLE	2,598	23%
2-4" COBBLE		
NATIVE SEEDINGS	4,508	40%



LOT 3 BLOCK B RANGE
 VIEW SUBDIVISION
 RECEPTION NO. 682910206
 1584 MOUNTAIN VIEW LANE
 ZONED R1-6

LOT 4 BLOCK B RANGE
 VIEW SUBDIVISION
 RECEPTION NO. 682910065
 1606 MOUNTAIN VIEW LANE
 ZONED R1-6

LOT 5 BLOCK B RANGE
 VIEW SUBDIVISION
 RECEPTION NO. 682910065
 1712 MOUNTAIN VIEW LANE
 ZONED R1-6

LOT 6 BLOCK B RANGE
 VIEW SUBDIVISION
 RECEPTION NO. 682910065
 1816 MOUNTAIN VIEW LANE
 ZONED R1-6

LOT 7 BLOCK B RANGE
 VIEW SUBDIVISION
 RECEPTION NO. 682910065
 1920 MOUNTAIN VIEW LANE
 ZONED R1-6

AUSTIN BLUFFS RETAIL
 AUSTIN BLUFFS PARKWAY
 COLORADO SPRINGS, COLORADO 80918
 1.13 ACRES
 FINAL LANDSCAPE PLAN

SEE SHEET 8 OF 10 FOR HORIZON ZONE IMP.
 (CONSTRUCTION PERMITS)
 (1) SPECIAL DECIDUOUS TREE PLANTING
 (2) SPECIAL EVERGREEN TREE PLANTING
 (3) SPECIAL PALM TREE PLANTING
 (4) SPECIAL CONIFER TREE PLANTING
 (5) SPECIAL ORNAMENTAL PLANTING
 (6) SPECIAL BOLLER
 (7) SPECIAL MULCH
 (8) SPECIAL COBBLE
 (9) SPECIAL BREEZE

HATCH LEGEND

- IRIGANIC MULCH (11,446 sf)
- 4-8" COBBLE (5,792 sf)
- 2-4" COBBLE (2,598 sf)
- NATIVE SEEDINGS (4,508 sf)
- IRIGANIC MULCH (11,446 sf)
- 4-8" COBBLE (5,792 sf)
- 2-4" COBBLE (2,598 sf)
- NATIVE SEEDINGS (4,508 sf)

15% BRUSHWOOD MULCH
 15% BRUSHWOOD MULCH
 15% BRUSHWOOD MULCH
 15% BRUSHWOOD MULCH
 15% BRUSHWOOD MULCH
 15% BRUSHWOOD MULCH

15% BRUSHWOOD MULCH
 15% BRUSHWOOD MULCH
 15% BRUSHWOOD MULCH
 15% BRUSHWOOD MULCH
 15% BRUSHWOOD MULCH
 15% BRUSHWOOD MULCH

15% BRUSHWOOD MULCH
 15% BRUSHWOOD MULCH
 15% BRUSHWOOD MULCH
 15% BRUSHWOOD MULCH
 15% BRUSHWOOD MULCH
 15% BRUSHWOOD MULCH

15% BRUSHWOOD MULCH
 15% BRUSHWOOD MULCH
 15% BRUSHWOOD MULCH
 15% BRUSHWOOD MULCH
 15% BRUSHWOOD MULCH
 15% BRUSHWOOD MULCH



OWNER INFO
 Corporation of Presiding Bishop of
 name
 address: 60 E North Temple floor 22
 city: Salt Lake City, UT 84150

company
 name
 address: 60 E North Temple floor 22
 city: Salt Lake City, UT 84150

phone no
 city file no: CPC-DP-19-00132

company
 name
 address: 60 E North Temple floor 22
 city: Salt Lake City, UT 84150

company
 name
 address: 60 E North Temple floor 22
 city: Salt Lake City, UT 84150

company
 name
 address: 60 E North Temple floor 22
 city: Salt Lake City, UT 84150

company
 name
 address: 60 E North Temple floor 22
 city: Salt Lake City, UT 84150



115 S. Weber
 Colorado Springs, Colorado 80918
 ARCHITECTURE & PLANNING

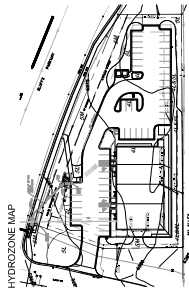
YOW ARCHITECTS PC

Structural:
 Electrical:
 Mechanical:
 Plumbing:

AUSTIN BLUFFS RETAIL
 AUSTIN BLUFFS PARKWAY
 COLORADO SPRINGS, COLORADO 80918

OWNER:
 NAME:
 ADDRESS:
 CITY/STATE:
 PHONE NO.:

7 OF 9
 Landscape Details



GENERAL LANDSCAPE NOTES:

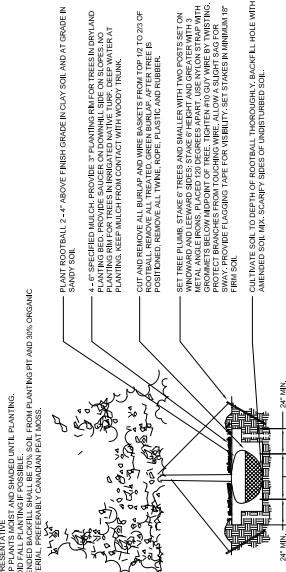
1. PLANT QUANTITY AND SUBSTITUTION: In cases of discrepancy, plant quantities shown on the plan take precedence over quantities shown on the schedule. Plant substitutions shall be approved in writing by the architect. Any change in plant quantity or species must be submitted to the Landscape Architect in writing for approval to be made.
2. PLANTING: All plantings shall be installed in accordance with the American Standard of Nurseries Stock. All plants shall be of a size appropriate to the site and shall be installed in accordance with the American Standard of Nurseries Stock. All plants shall be installed in accordance with the American Standard of Nurseries Stock. All plants shall be installed in accordance with the American Standard of Nurseries Stock.
3. SOIL: All soils shall be amended to meet the following requirements:
 - ORGANIC MATERIAL: 3.0% (1,000 SF)
 - PERMEABLE: 3.0% (1,000 SF)
 - POTASSIUM (P2O5): 3.185 (1,000 SF)
 - PHOSPHORUS (P2O5): 1.881 (1,000 SF)
 - IRON: 2.027 (1,000 SF)
 - ZINC: 0.2027 (1,000 SF)

IRRIGATION NOTES:

ALL IRRIGATION SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.

1. IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system. The system shall be designed to provide adequate water to the plants during the growing season. The system shall be designed to provide adequate water to the plants during the growing season. The system shall be designed to provide adequate water to the plants during the growing season.

- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REPRESENTATIVE LANDSCAPE PLANTINGS SHALL BE DIRECTED BY OWNERS.
- REPRESENTATIVE LANDSCAPE PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- MATERIAL: PREFERABLY CALIFORNIA PLANT MAT.

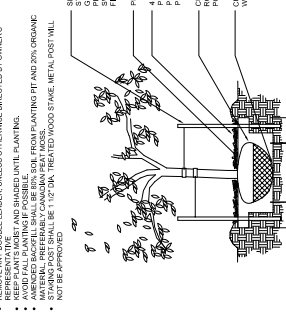


EVERGREEN TREE PLANTING DETAIL

PLANT ROOTBALL 2'-4" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL.

4'-6" SPOURED MULCH PROVIDE 3" PLANTING RIM FOR TREES IN CLAY AND SANDY SOIL. PROVIDE 3" PLANTING RIM FOR TREES IN SANDY SOIL. PROVIDE 3" PLANTING RIM FOR TREES IN SANDY SOIL. PROVIDE 3" PLANTING RIM FOR TREES IN SANDY SOIL.

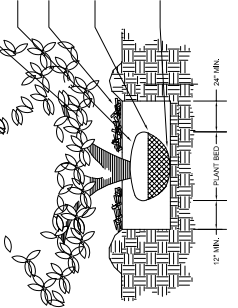
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REPRESENTATIVE LANDSCAPE PLANTINGS SHALL BE DIRECTED BY OWNERS.
- REPRESENTATIVE LANDSCAPE PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- MATERIAL: PREFERABLY CALIFORNIA PLANT MAT.



DECIDUOUS TREE PLANTING DETAIL

PLANT ROOTBALL 2'-4" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL.

4'-6" SPOURED MULCH PROVIDE 3" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE 3" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE 3" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED.

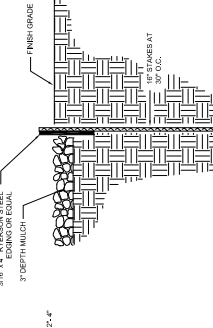


SHRUB PLANTING DETAIL

PLANT ROOTBALL 2'-4" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL.

4'-6" SPOURED MULCH PROVIDE 3" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE 3" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE 3" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED.

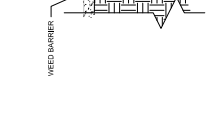
PERENNIAL GROUND COVER PLANTING DETAIL



PERENNIAL GROUND COVER PLANTING DETAIL

PERENNIAL GROUND COVER PLANTING DETAIL

STEEL EDGE DETAIL



STEEL EDGE DETAIL

STEEL EDGE DETAIL

COBBLE @ MULCH



COBBLE @ MULCH

COBBLE @ MULCH

LANDSCAPE BOULDER



LANDSCAPE BOULDER

LANDSCAPE BOULDER



115 S. Weber
ARCHITECTURE & PLANNING
Colorado Springs, Colorado 475-8913

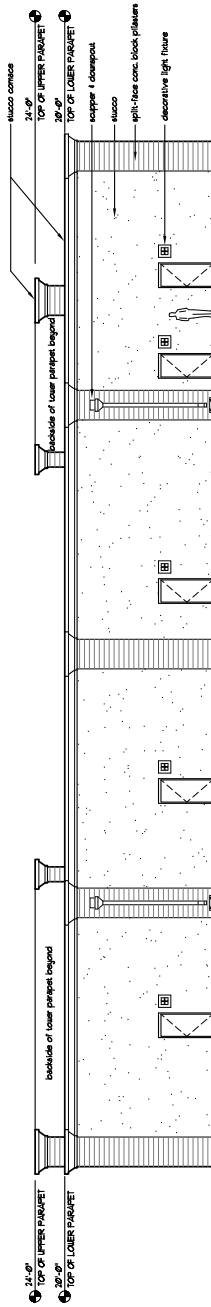
YOW ARCHITECTS PC

Structural:
Electrical:
Mechanical:
Pinning:

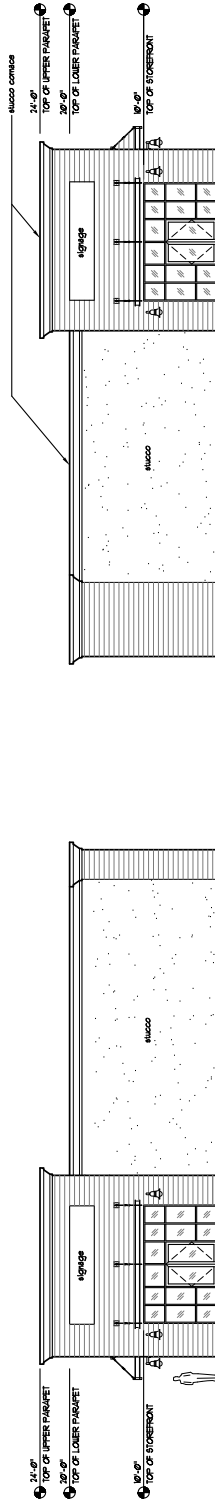
AUSTIN BLUFFS RETAIL
AUSTIN BLUFFS PARKWAY
Colorado Springs, Colorado 80918

OWNER:
name: YOW ARCHITECTS
address: 115 S. Weber
city/state: Colorado Springs, CO
zip: 80901

DRAWING NO.:
8 OF 9
Elevations

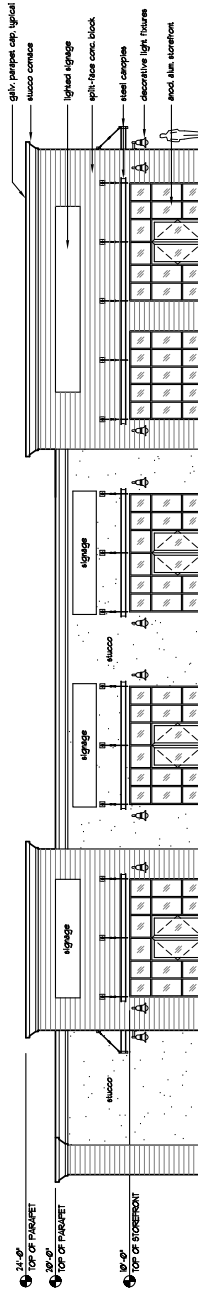


SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

OWNER INFO
company: Corporation of Presiding Bishop of
name: Church of Jesus Christ of Latter-day
address: 502 E North Temple floor 22
city/state: Salt Lake City, UT 84150
phone no:
city file no: CPC DP 19-00132



ARCHITECTURE & PLANNING
115 S. Weber
Colorado Springs, Colorado 80913

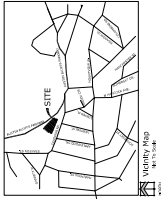
YOW ARCHITECTS PC

Structural
Electrical
Mechanical
Plumbing

AUSTIN BLUFFS RETAIL
Colorado Springs, Colorado 80918

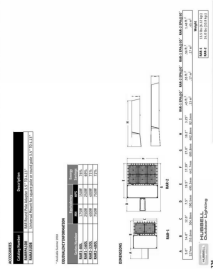
Contract No.
Project Name
Project Location
Project No.

9 of 9
Photometric Plan



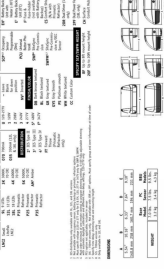
RAR
RATIO Area/Site Roadway

Area	Site Area (sq ft)	Roadway Area (sq ft)	RAR Ratio
Lot 4	120,000	10,000	12.0
Lot 5	150,000	12,000	12.5
Lot 6	180,000	15,000	12.0
Lot 7	200,000	18,000	11.1
Lot 8	220,000	20,000	11.0

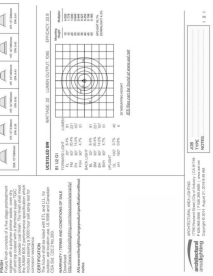


Compact LED Wallpack
Type: HPS-180-4000K-100W

Fixture	Beam Spread	Footcandle @ 10ft	Footcandle @ 20ft	Footcandle @ 30ft
Compact LED Wallpack	30°	100	25	14
Compact LED Wallpack	45°	44	11	6
Compact LED Wallpack	60°	22	6	3

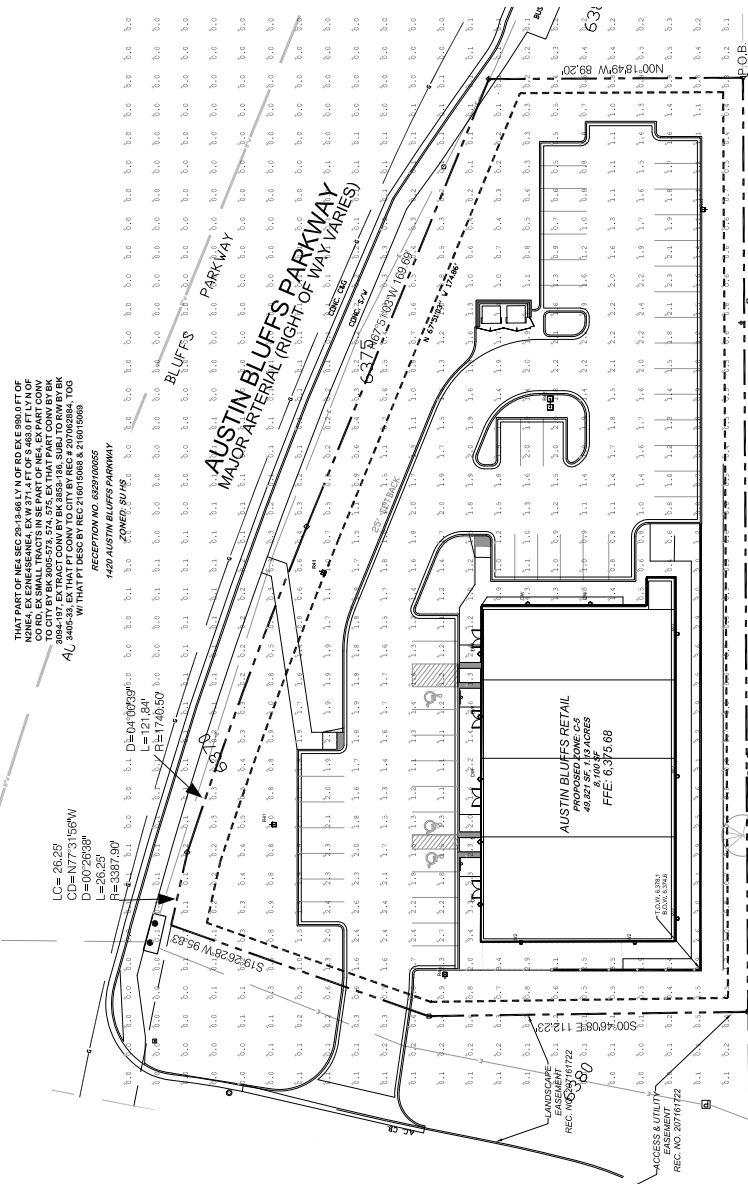


Area	Area (sq ft)	Area (sq ft)	Area (sq ft)
Lot 4	120,000	10,000	130,000
Lot 5	150,000	12,000	162,000
Lot 6	180,000	15,000	195,000
Lot 7	200,000	18,000	218,000
Lot 8	220,000	20,000	240,000



Universal - UCS
Type: UCS-AND-LED-100W-100

Fixture	Beam Spread	Footcandle @ 10ft	Footcandle @ 20ft	Footcandle @ 30ft
Universal - UCS	30°	100	25	14
Universal - UCS	45°	44	11	6
Universal - UCS	60°	22	6	3



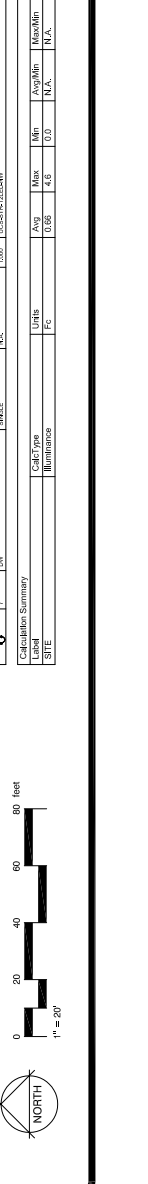
LOT 4 BLOCK B RANGE
VIEW SUBDIVISION
RECESSION NO. 632910065
1200 MOUNT VIEW LANE
ZONED: RT-6

LOT 5 BLOCK B RANGE
VIEW SUBDIVISION
RECESSION NO. 632910065
1312 MOUNT VIEW LANE
ZONED: RT-6

LOT 6 BLOCK B RANGE
VIEW SUBDIVISION
RECESSION NO. 632910065
1516 MOUNT VIEW LANE
ZONED: RT-6

Area	Area (sq ft)	Area (sq ft)	Area (sq ft)
Lot 4	120,000	10,000	130,000
Lot 5	150,000	12,000	162,000
Lot 6	180,000	15,000	195,000
Lot 7	200,000	18,000	218,000
Lot 8	220,000	20,000	240,000

Calculation Summary	Calculation	Units	Max	Min	Avg/Min	Max/Min
Footcandle	0.86	fc	4.6	0.0	N/A	N/A
Footcandle	0.86	fc	4.6	0.0	N/A	N/A



DEVELOPMENT PLAN

OWNER INFO
Company: Corporation of Presiding Bishop of the
Church of Jesus Christ of Latter-day Saints
Address: Salt Lake Temple floor 22
City: Salt Lake City, UT 84143
Phone No. ()
City file no.: CFC DP 19-00132