



CALL UTILITY NOTIFICATION  
 800-922-1987  
 MAIL 2-BUSINESS DAYS IN ADVANCE  
 FOR THE PURPOSE OF UNDERGROUND  
 MAINTENANCE FACILITIES  
 FOR MAJOR UTILITIES

NO.	REVISION	DATE
SPS	4/02/20	DP SUBMITTAL
SPS	6/04/20	CITY COMMENTS
SPS	7/21/20	CITY COMMENTS

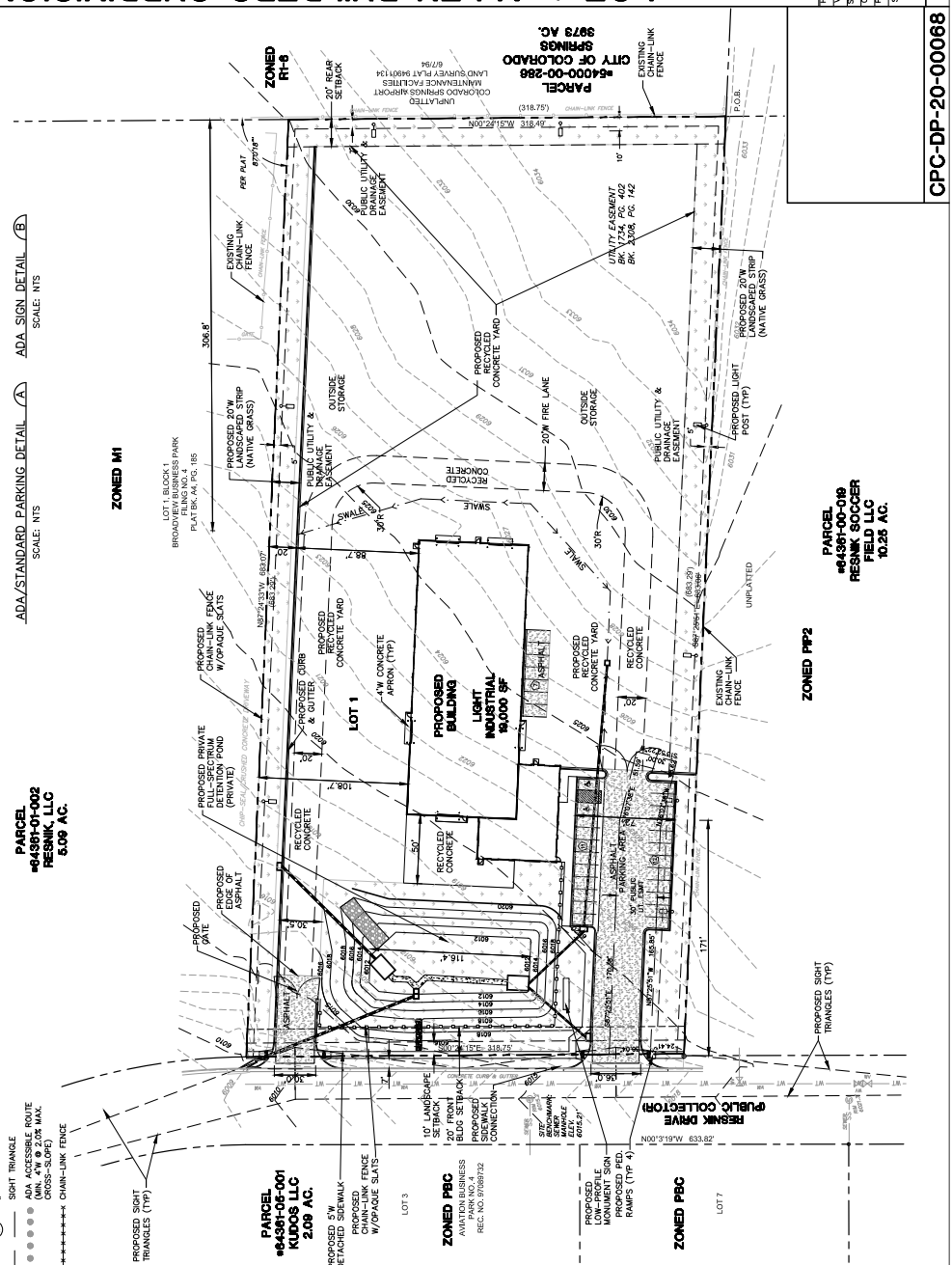
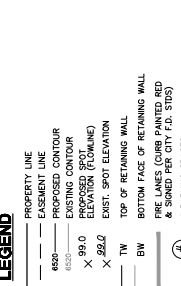
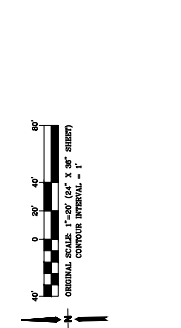
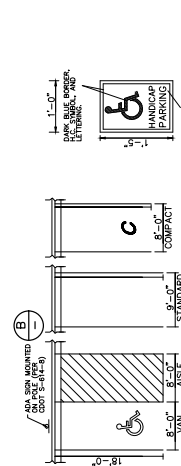
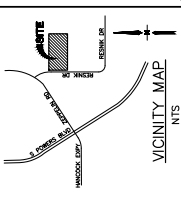
# SITE DEVELOPMENT PLAN

DRINK	SCALE: 1"=40'
DESIGNED: JPS	VERT. SCALE: 1"=40'
CHECKED: JPS	SURVEYED: N/A
PROJECT NO: 200008	CREATED: 1/05/20
MODIFIED BY: BAL	LAST MODIFIED: 7/20
SHEET:	PROJECT NO: 200008

**SD1**  
 1 OF 9

## LOT 1, ALLEN BUILDERS SUBDIVISION

2845 RESNIK DRIVE, COLORADO SPRINGS, CO



**SITE DATA:**

OWNER: MARY T. KOVAK  
 ADDRESS: 2845 RESNIK DR.  
 COLORADO SPRINGS, CO 80907-4757

LEGAL DESCRIPTION: TRACT IN NE 1/4 OF SEC. 36-14-66  
 TO BE PLATTED AS LOT 1, ALLEN BUILDERS SUBDIVISION

SITE ADDRESS: 2845 RESNIK DR.  
 PARCEL NUMBER: 64381-00-011

TOTAL SITE AREA: 4.09 ACRES  
 PROJECT SITE AREA: 4.09 ACRES

PROPOSED LAND USE: LIGHT INDUSTRIAL

EXISTING SITE ZONING: UND AD  
 SCHEDULED FOR CONSTRUCTION: M1 AD

DRAINAGE BASIN: SAND CREEK  
 BUILDING COVERAGE: 8.7%

MAX. BUILDING HEIGHT ALLOWED: 40'  
 MAX. BUILDING HEIGHT PROPOSED: 40'

**PARKING DATA:**

PARKING RATIOS:	
LIGHT INDUSTRIAL: 19,000 SF * (1/750 SF) =	25.3
TOTAL SPACES REQUIRED:	25.3
TOTAL SPACES PROVIDED:	30
HANDICAP SPACES:	2
PROVIDED:	2
VAN ACCESSIBLE:	1

**GENERAL NOTES:**

- SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOODPLAIN MAP FIRM PANEL NO. 0804107340 DATED DECEMBER 7, 2018.
- SITE LIGHTING SHALL BE DOWNCAST LIGHTS.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2680 INTERNATIONAL SINGLE FOR SIGN PLAN APPLICATIONS.
- ALL CURB, GUTTER, PEDESTRIAN RAMPS, SIDEWALK AND DRIVEWAYS SHALL BE CONCRETE. EXCEPT WHERE A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY STANDARDS. SIGNAGE SHALL BE REMOVED AND REPLACED. PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO), AN ON-SITE MEETING CAN BE SET UP WITH THE CITY ENGINEER AND THE CITY INSPECTOR TO DETERMINE WHAT IF ANY IMPROVEMENTS ARE REQUIRED. THE EDR INSPECTOR CAN BE REACHED AT 386-5977.
- THE ASPHALT WAS NOT EXTENDED FROM THE OFFICE PARKING LOT TO THE PARKING SPACE ADJACENT TO THE REMAINDER OF THE SITE IS USED FOR TRUCK AND TRAILER LOADING AND THE ASPHALT WOULD NOT WITHSTAND THE TURNING OF THESE VEHICLES. THE MATERIAL PROPOSED IS RECYCLED CONCRETE. CONCRETE THAT WILL MEET THE LOADING REQUIREMENTS.
- GATES TO BE PROVIDED WITH KNOX EQUIPMENT.
- ALL FENCING ON THE PROPERTY LINE WILL BE 6 FEET IN HEIGHT OR LESS

**SITE DEVELOPMENT PLAN SHEET INDEX**

SD1	SITE DEVELOPMENT PLAN
U1	PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN
L1.0	FINAL LANDSCAPE PLAN COVER SHEET & DETAILS
L2.0	FINAL LANDSCAPE PLAN
L3.0	IRRIGATION DETAILS
M4.1	ARCHITECTURAL ELEVATIONS
E3.0	SITE LIGHTING PLAN

# DEVELOPMENT PLAN

CPC-DP-20-00088

PARCEL 0109  
 RESNIK SOCCER  
 FIELD LLC  
 10.28 AC.

ZONED P2C

ZONED P1C

PARCEL 008  
 KUDOS LLC  
 30,786 SF

ZONED P1C

PARCEL 002  
 RESNIK, LLC  
 5.09 AC.

ZONED M1

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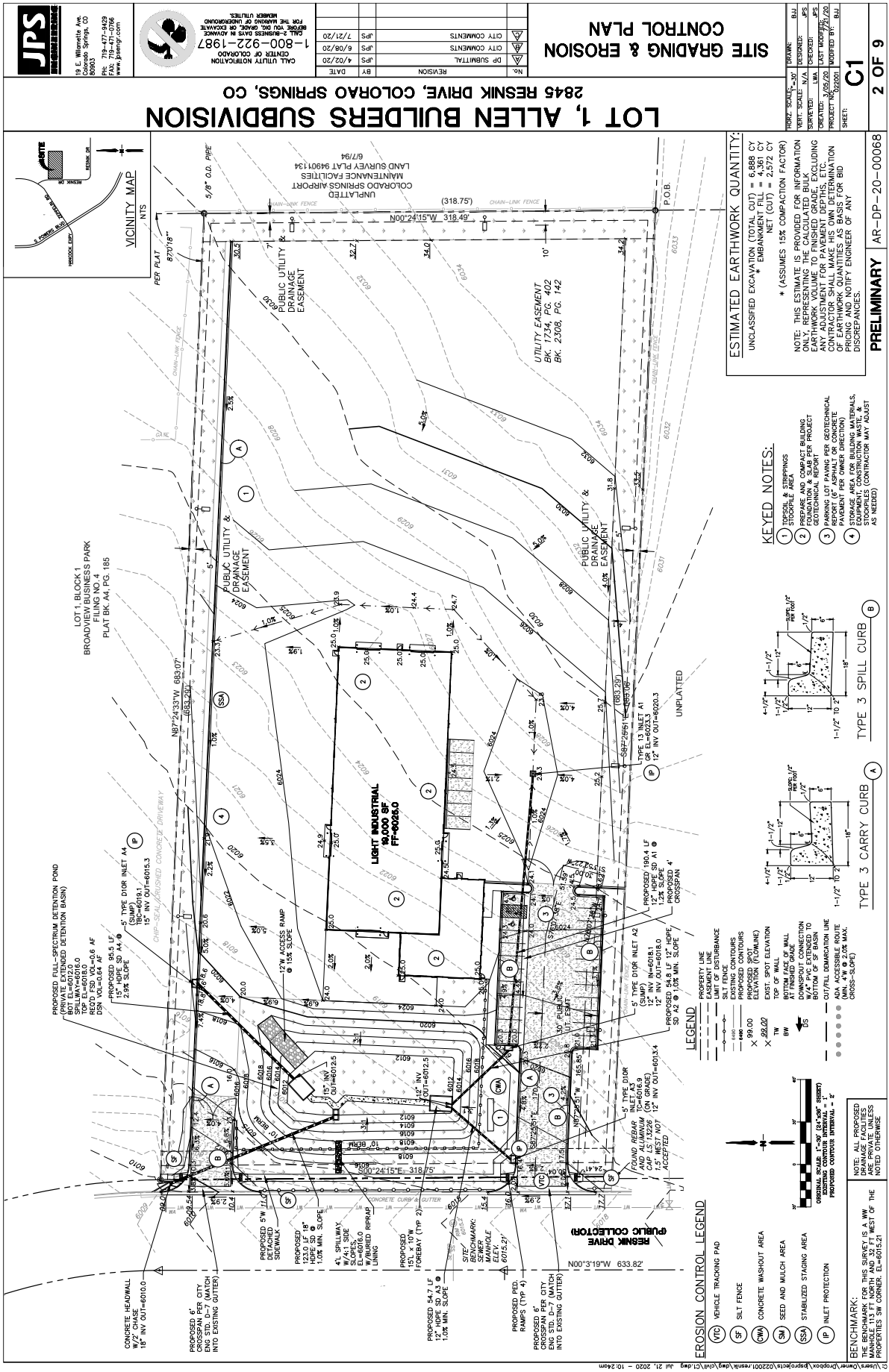
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# DEVELOPMENT PLAN



**JPS**  
 19 E. Wilshire Ave.  
 Colorado Springs, CO 80903  
 PH: 719-477-8429  
 FAX: 719-477-8426  
 www.jpsinc.com

**LOT 1, ALLEN BUILDERS SUBDIVISION**  
 2845 RESNIK DRIVE, COLORADO SPRINGS, CO

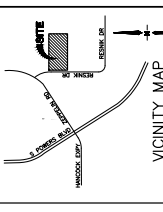
NO.	DATE	REVISION
SPS	4/02/20	DRP SUBMITTAL
SPS	6/08/20	CITY COMMENTS
SPS	7/21/20	CITY COMMENTS

**SITE GRADING & EROSION CONTROL PLAN**

UNCLASSIFIED EXCAVATION (TOTAL CUT) = 6,888 CY  
 \* EMBANKMENT FILL = 4,361 CY  
 NET (CUT) = 2,527 CY  
 \* (ASSUMES 15% COMPACTION FACTOR)

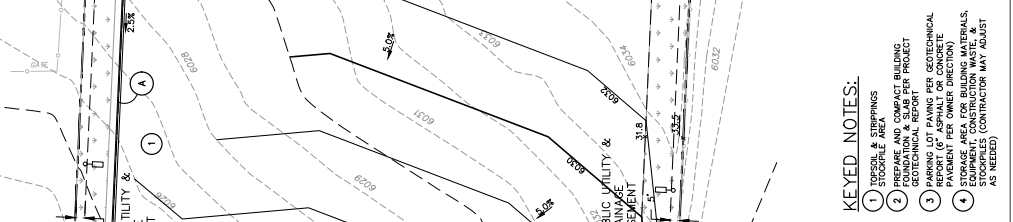
NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY. REPRESENTING THE CALCULATED BULK QUANTITIES TO BE USED FOR BIDDING AND CONTRACTING. ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION. THIS ESTIMATE IS NOT TO BE USED FOR BIDDING AND NOTIFICATION OF ANY DISCREPANCIES.

**PRELIMINARY** AR-DP-20-00068 **2 OF 9**



**KEYED NOTES:**

- TOP SOIL & STRIPPINGS
- PREPARE AND COMPACT BUILDING FOUNDATION & SLAB PER PROJECT SPECIFICATIONS
- REPORT OF ASPHALT OR CONCRETE PAVEMENT PER OWNER DIRECTION
- EQUIPMENT, CONSTRUCTION WASTE, & STOPELINES (CONTRACTOR MAY ADJUST AS NEEDED)



**EROSION CONTROL LEGEND**

- (VC) VEHICLE TRACKING PAD
- (SF) SILT FENCE
- (CWA) CONCRETE WASHOUT AREA
- (SM) SEED AND MULCH AREA
- (SS) STABILIZED STONING AREA
- (P) INLET PROTECTION

**LEGEND**

- PROPERTY LINE
- EXISTING DISTURBANCE
- SILT FENCE
- PROPOSED CONTOUR
- PROPOSED 80% VEG. COVER
- EXIST. SURF. ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM FACE OF WALL
- DOWNPOUT CONNECTION TO W/4" PVC EXTENDED TO 12" MIN. INLET
- CUT/FILL DAMPER LINE
- ADA ACCESSIBLE ROUTE (MIN. 4" @ 2.0% MAX. CROSS-SLOPE)

**BENCHMARK:** CORNER OF THE SURVEY IS A 5" DIA. MANHOLE 113.1 FT. NORTH AND 32.1 FT. WEST OF THE PROPERTIES SW CORNER. EL=6015.21

NOTE: ALL PROPOSED CONTOURS ARE PRIVATE UNLESS NOTED OTHERWISE

**ESTIMATED EARTHWORK QUANTITY:**

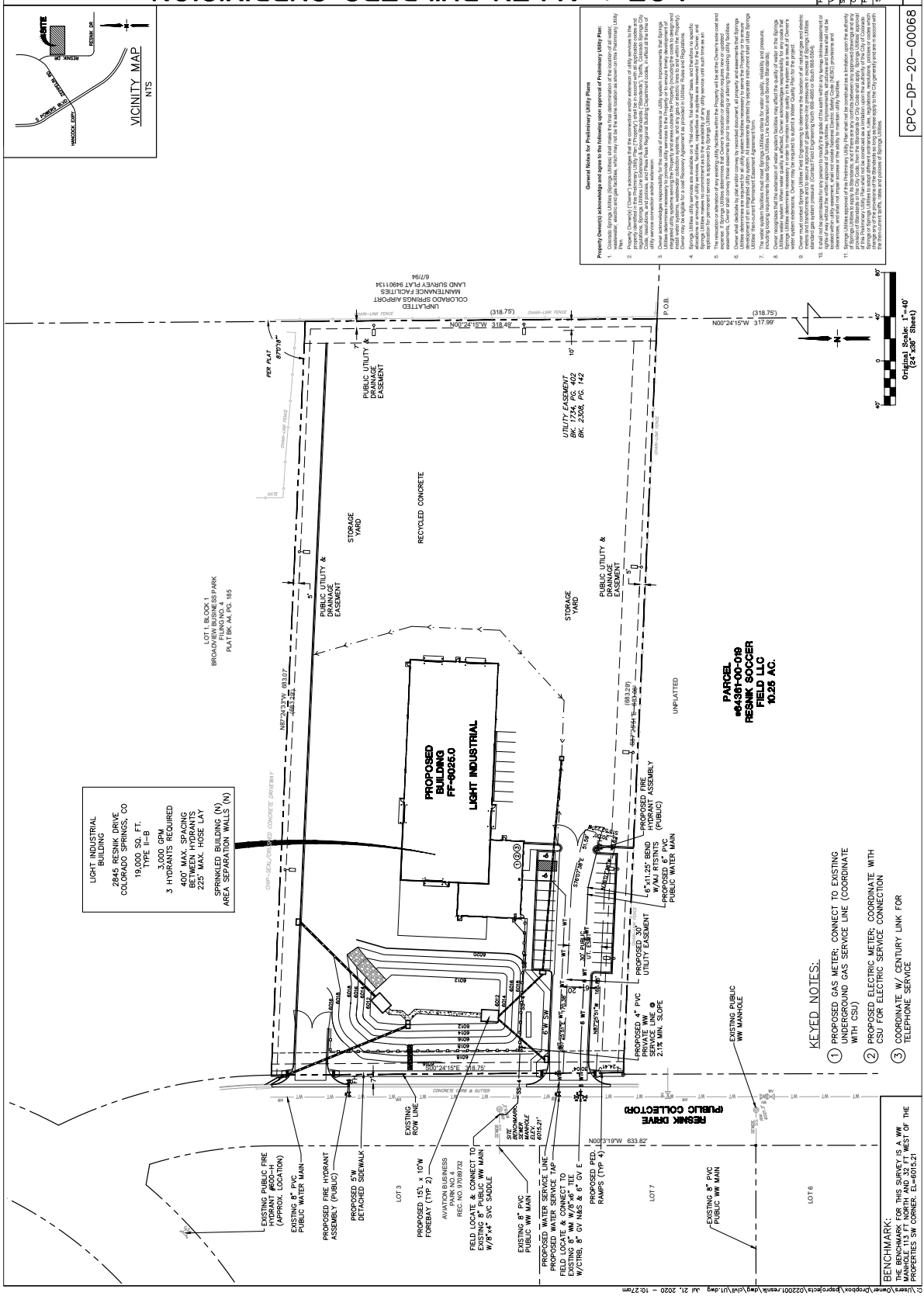
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 NET (CUT) = 2,527 CY  
 \* (ASSUMES 15% COMPACTION FACTOR)

**CALL UTILITY NOTIFICATION**  
 1-800-922-1987

FOR THE NUMBER OF UNDERGROUND UTILITIES TO BE EXCAVATED, ADVISE THE CITY OF COLORADO SPRINGS IN ADVANCE. ADVISE THE CITY OF COLORADO SPRINGS IN ADVANCE FOR THE NUMBER OF UNDERGROUND UTILITIES TO BE EXCAVATED.

NO.	DATE	REVISION
SPS	4/02/20	DRP SUBMITTAL
SPS	6/08/20	CITY COMMENTS
SPS	7/21/20	CITY COMMENTS

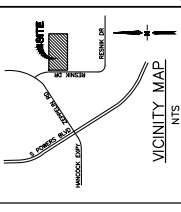
# DEVELOPMENT PLAN



**LIGHT INDUSTRIAL BUILDING**  
 2845 RESNIK DRIVE  
 COLORADO SPRINGS, CO  
 18,000 SQ. FT.  
 TYPE I-B  
 3,000 GPM  
 3 HYDRANTS REQUIRED  
 400' MAX. SPACING  
 BETWEEN HYDRANTS  
 225' MAX. HOSE LAY  
 SPRINKLED BUILDING (N)  
 AREA SEPARATION WALLS (N)

- KEYED NOTES:**
- 1 PROPOSED GAS METER; CONNECT TO EXISTING UNDERGROUND GAS SERVICE LINE (COORDINATE WITH CSU)
  - 2 PROPOSED ELECTRIC METER; COORDINATE WITH CSU FOR ELECTRIC SERVICE CONNECTION
  - 3 COORDINATE W/ CENTURY LINK FOR TELEPHONE SERVICE

**BENCHMARK:**  
 THE SURVEY IS A NW MANHOLE 113 FT. NORTH AND 32 FT. WEST OF THE PROPERTIES SW CORNER. EL=4015.21



**LOT 1, ALLEN BUILDERS SUBDIVISION**  
 2845 RESNIK DRIVE, COLORADO SPRINGS, CO

**PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN**

DATE: 7/21/20  
 REVISION: 4/01/20  
 DP SUBMITTAL: 7/21/20  
 CITY COMMENTS: 7/21/20

CALL UTILITY NOTIFICATION FOR THE MARKING OF UNDERGROUND UTILITIES.  
 1-800-922-1987  
 24 HOURS AHEAD OF WORKING HOURS.

19 E. Wackerle Ave.  
 Colorado Springs, CO 80903  
 PH: 719-477-8429  
 FAX: 719-477-8428  
 WWW: www.jps.com

**U1**

**3 OF 9**

CPC-DP-20-00068

PROJECT NO: 202001  
 SHEET: 01

DATE: 7/21/20  
 REVISION: 4/01/20  
 DP SUBMITTAL: 7/21/20  
 CITY COMMENTS: 7/21/20

VERT. SCALE: 1"=40'  
 HORIZ. SCALE: 1"=40'  
 DRAWN: JBU  
 DESIGNED: JBU  
 CHECKED: JBU  
 NVA CHECKED: JBU  
 CREATED: 7/21/20  
 LAST MODIFIED: 7/21/20  
 MODIFIED BY: JBU

**General Notes for Preliminary Utility Plans**

1. Property Owner/Architect/Engineer shall make the best determination of the location of all existing utility lines, electric, gas, water, sewer, and storm water, which may not be the same location as shown on the Preliminary Utility Plan.
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# RESNIK DRIVE

## CITY OF COLORADO SPRINGS, COLORADO

### FINAL LANDSCAPE PLAN

#### SITE DATA

Site Location:	0 Resnik Drive
Site ID Number:	64380 00011
Site Address:	4.889 AC
City/County:	MCJ/CO
Project No. / Job No.:	17/117
Development Schedule:	2020 - 2021
Maximum Building Height:	40'
Building Setbacks:	20'
Landscape Setbacks:	10'
Front (Resnik Drive):	20'
Side (North / South Boundary):	20'

Setback, Rear Abbv.:	Percent Ground Plane	75% / 75%
Developed on Plan:	Max. Res. / Provided:	

#### Landscape Setbacks

See Code Section/Policy 200.4317	Min. (N.P.L.)	10' / 10'	Max. (N.P.L.)	17' / 11'
Zone Boundary/	Classification	31P	1.5Z	17' / 11'
Resnik Drive	NON-ARTERIAL			

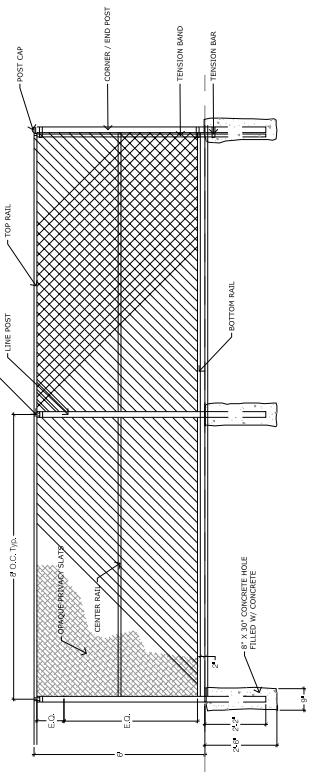
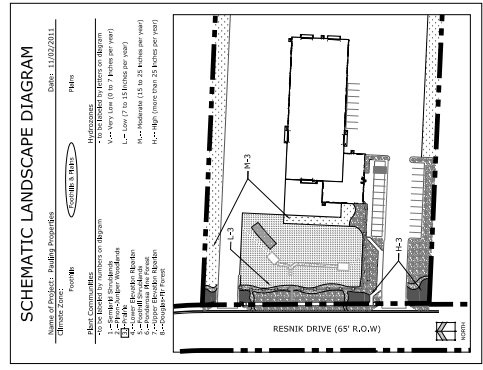
Internal Landscaping	See Code Section/Policy 202.6317	Internal Trees (1,000 SF)	22' / 19'
Req'd. / Provided		Req'd. / Provided	
Net Site Area (SQF)	10,877 / 53,308	Net Area (SQF)	22' / 19'
Internal Area (%)	5%	Internal Area (%)	40' / 40'
Open Space Substitutes	None	Open Space Substitutes	None
Permitted / Prohibited		Permitted / Prohibited	
Notes:	1. See Code Section/Policy 201.6317	Notes:	1. See Code Section/Policy 201.6317
2. See Code Section/Policy 201.6317		2. See Code Section/Policy 201.6317	

#### Motor Vehicle Lots

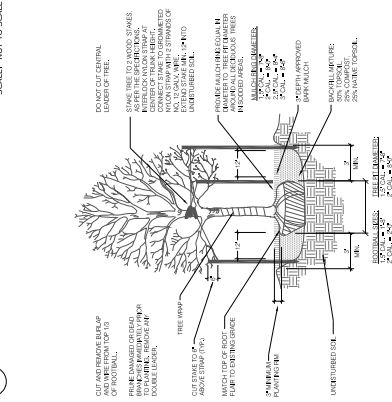
No. of Vehicles:	30
Spaces Provided:	30
Req'd. / Provided:	
Notes:	1. See Code Section/Policy 201.6317
2. See Code Section/Policy 201.6317	

#### LANDSCAPE NOTES

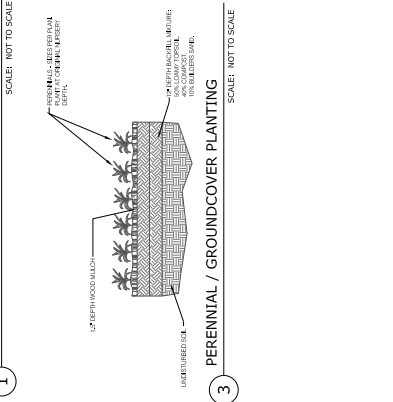
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR THEIR ASSOCIATES.
- SOIL AMENDMENT - INCORPORATE 2 CUBIC YARDS/100 SQ. FT. OF PREMIUM 3 ORGANIC COMPOST, OR APPROVED LOCAL OR BLEND/GRASS TURF AREAS, TO ALL PLANTING AREAS. SEE LANDSCAPE DETAILS FOR SOIL AMENDMENT AND PLANTING PFT AMENDMENTS. SEE LANDSCAPE DETAILS FOR SOIL AMENDMENT AND PLANTING PFT AMENDMENTS.
- FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS. SEE SUBMITTALS FOR SOIL ANALYSIS. FERTILIZER REQUIREMENTS SHALL BE BASED ON SOIL ANALYSIS. SEE SUBMITTALS FOR SOIL ANALYSIS. FERTILIZER REQUIREMENTS SHALL BE BASED ON SOIL ANALYSIS. SEE SUBMITTALS FOR SOIL ANALYSIS.
- IRRIGATION - ALL IRRIGATION SHALL BE SEPARATED BY SOLID STEEL EODING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EODING. SEPARATION SHALL BE 1/2" CLEARANCE FROM SHRUBS AND TREES. ALL IRRIGATION SHALL BE SEPARATED BY SOLID STEEL EODING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EODING. SEPARATION SHALL BE 1/2" CLEARANCE FROM SHRUBS AND TREES. ALL IRRIGATION SHALL BE SEPARATED BY SOLID STEEL EODING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EODING. SEPARATION SHALL BE 1/2" CLEARANCE FROM SHRUBS AND TREES.
- ALL PRESERVATION AREAS CONTAINING VEGETATION (DESIGNATED TO BE PRESERVED) SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DAMAGE TO VEGETATION. FENCING SHALL BE 5' HIGH AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. FENCING SHALL BE 5' HIGH AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
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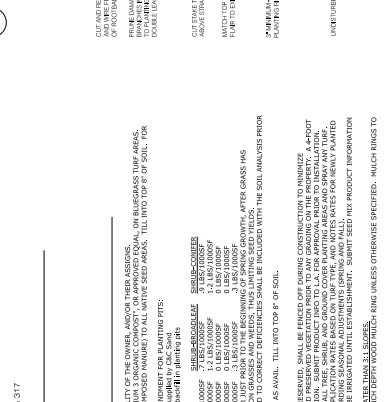
#### 1 CONIFEROUS TREE PLANTING DETAIL



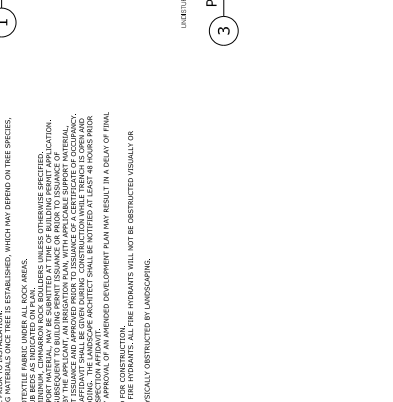
#### 2 CONIFEROUS TREE PLANTING DETAIL



#### 1 PERENNIAL / GROUNDCOVER PLANTING



#### 2 PERENNIAL / GROUNDCOVER PLANTING





**ZONE R1C 01.45**  
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 OWNER: MUCKER LLC  
 SUB: LOT 7 AVIATION BUSINESS PARK NO. 4 COLD SPRGS  
 REC NO. 6438102001

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 OWNER: MUCKER LLC  
 SUB: LOT 7 AVIATION BUSINESS PARK NO. 4 COLD SPRGS  
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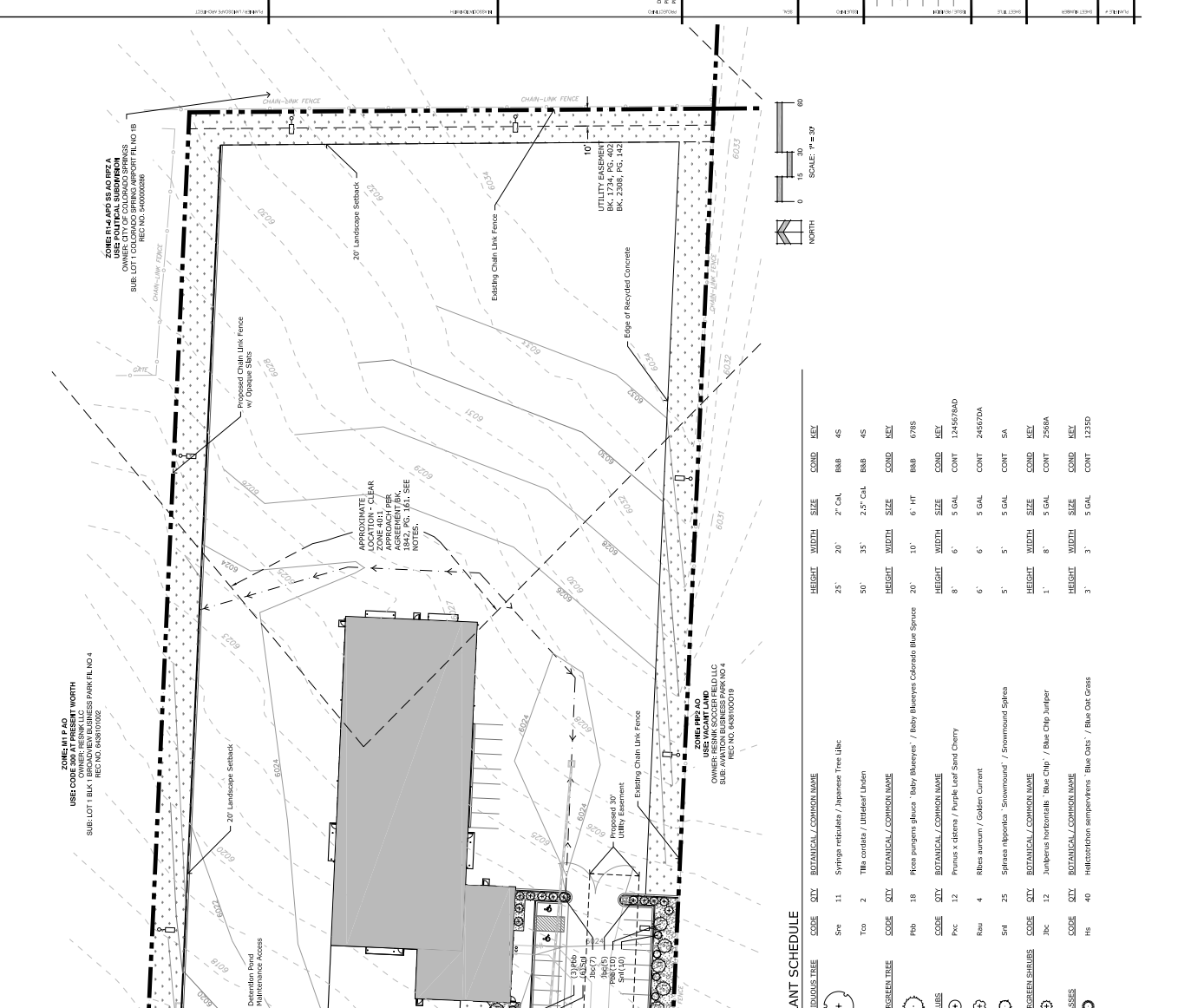
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GROUND TREATMENT LEGEND	PLANT SCHEDULE
Native Seed - Arkansas Valley Seedling will be in compliance with DCK vid 1 Ch 14 Sec. 4.4	DECIDUOUS TREE Sre 11 Syringa reticulata / Japanese Tree Ulic
Native Seed - Arkansas Valley -10% Low Grow Hb -25% Shrub Florace -15% Climbing Florace -10% Kentucky Bluegrass Royal Grass	TOO 2 Thu. coreata / Umbelifer Udon EUCALYPTUS TREE Phb 18 Ficus parsonsii / Baby Blueeyes / Baby Blueeyes Colorado Blue Spruce
Rock Mulch	SHRUBS Pvc 12 Prunus x cistena / Purple Leaf Sand Cherry
River Bed 2 - 4" Arkansas Tan River Rock	Rau 4 Ribes aureum / Golden Currant
Soil-Kentucky Blue Grass	Srh 25 Spiraea japonica / Snowmound Spiraea
	EMERGING SHRUBS Joc 12 Juniperus horizontalis / Blue Chip / Blue Chip Juniper
	GRASSES Hs 40 Helictotrichon sempervirens / Blue Oats / Blue Oat Grass









