

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



1	OF	16	COVER SHEET & ARCH. SITE PLAN
2	OF	16	BLDG 'I' - PLAN AND ELEVATIONS
3	OF	16	BLDG 'A' - PLAN AND ELEVATIONS
4	OF	16	BLDG 'B' - PLAN AND ELEVATIONS
5	OF	16	BLDG 'C' & 'J' - PLAN AND ELEVATIONS
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9	OF	16	BLDG 'G' - PLAN AND ELEVATIONS
10	OF	16	BLDG 'H' - PLAN AND ELEVATIONS
11	OF	16	SITE PLAN PHOTOMETRIC PLAN
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13	OF	16	PRELIMINARY LANDSCAPE PLAN
14	OF	16	LANDSCAPE DETAILS
15	OF	16	PRELIMINARY GRADING PLAN
16	OF	16	PRELIMINARY PUBLIC FACILITY AND UTILITY PLAN

01 OF 16

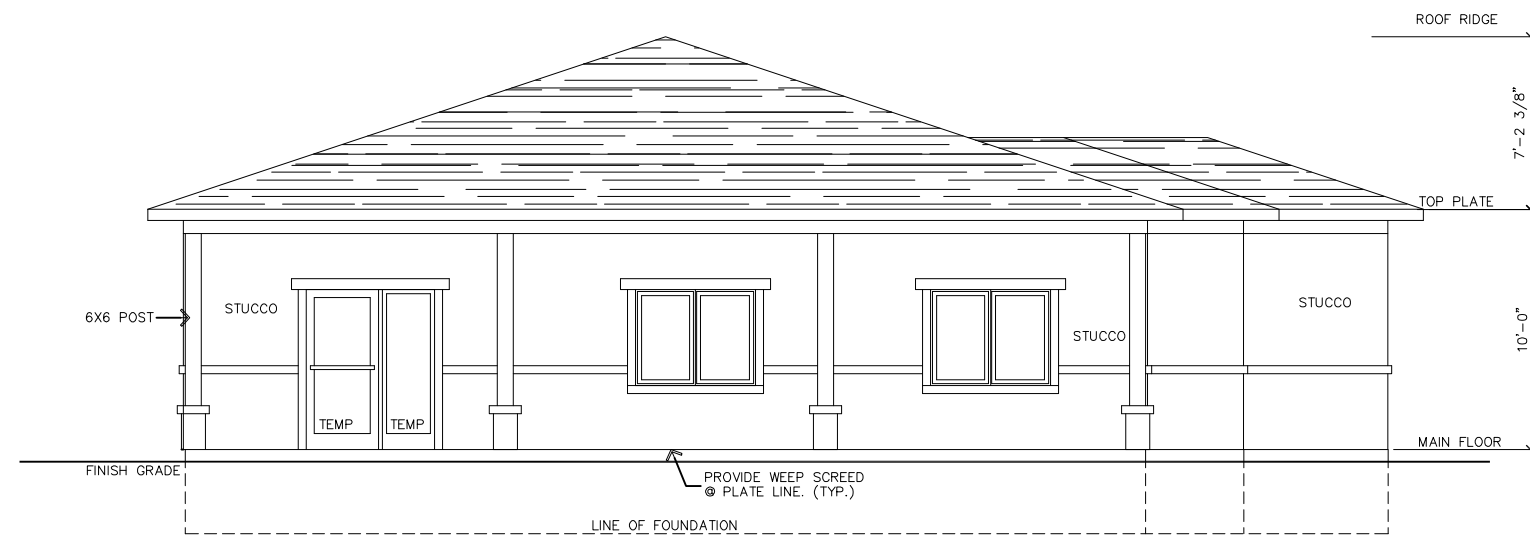
1310 FORD STREET
COLORADO SPRINGS, CO 80915 (719) 570-1456

D2-0308

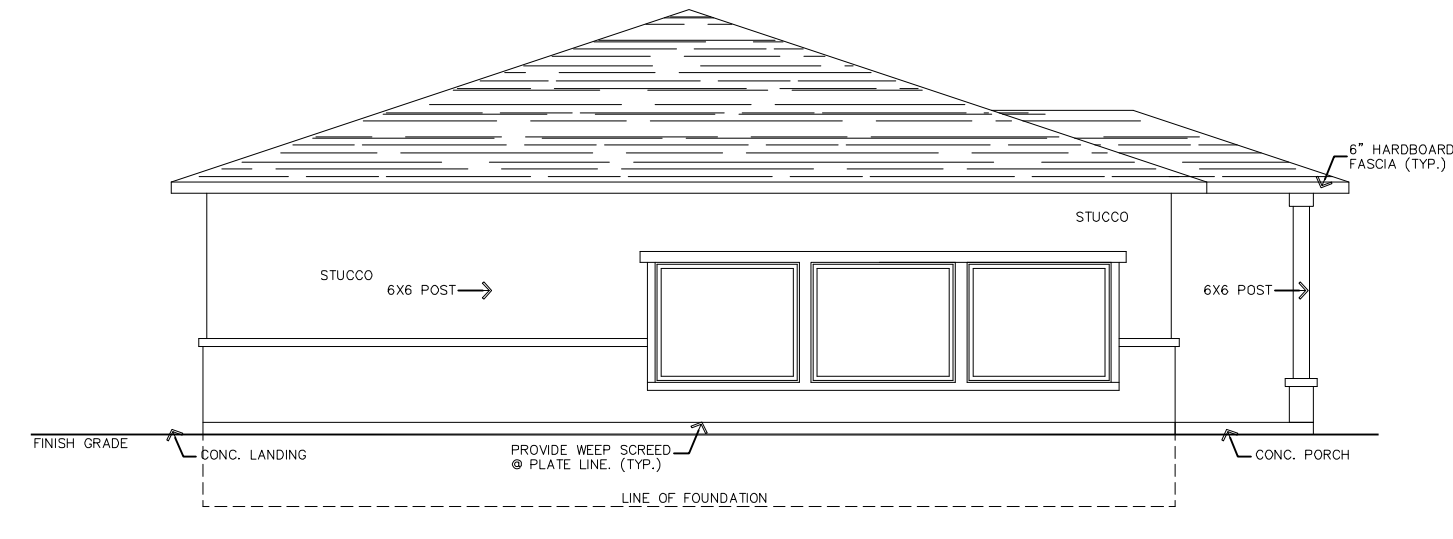
10545 RHINESTONE DRIVE
COLORADO SPRINGS, COLORADO

DP

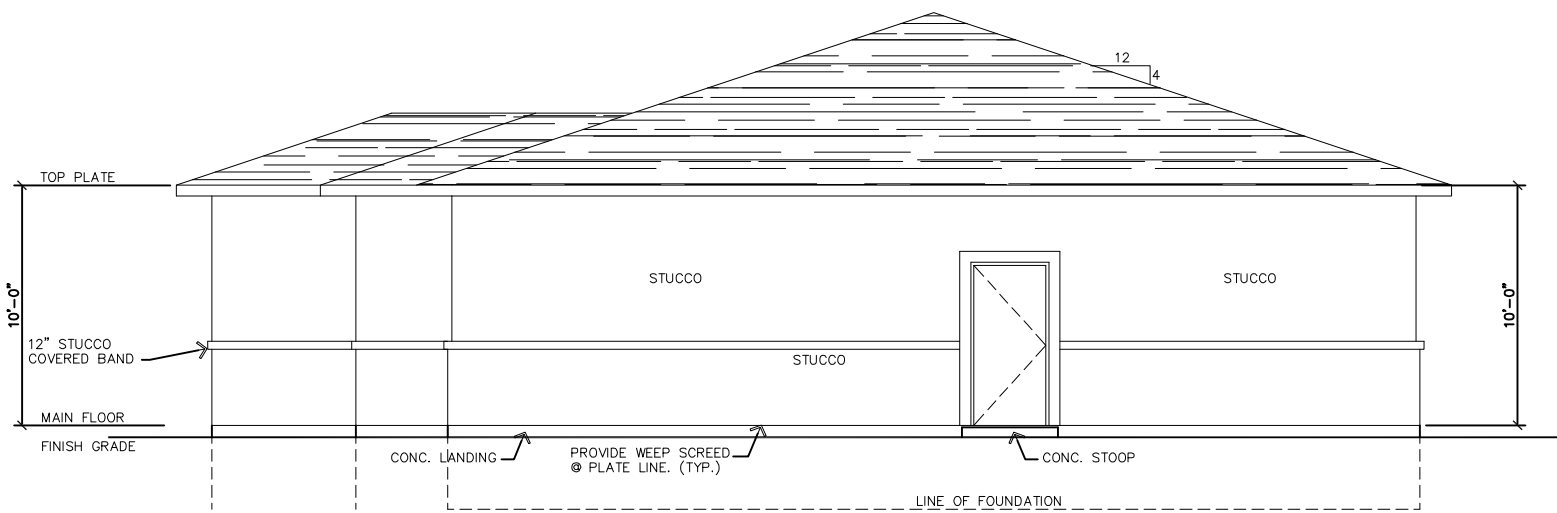
OLD RANCH ROAD STORAGE
(MINI WAREHOUSE STORAGE FACILITY)



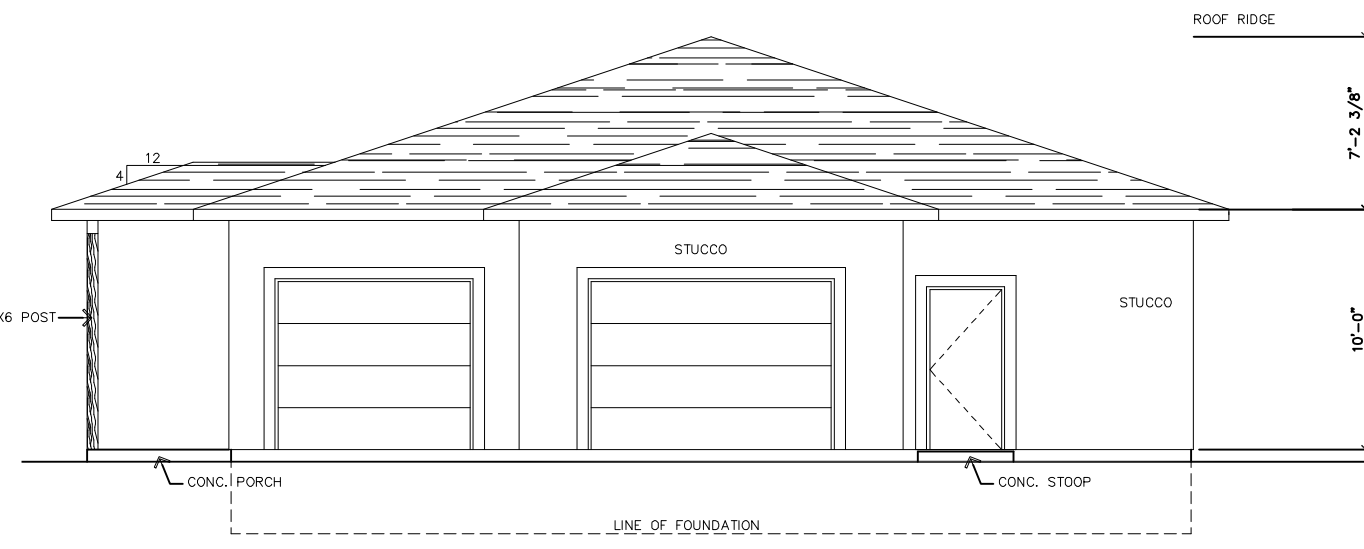
A BUILDING "I" - OFFICE (SOUTH)
DD-2 1/8" = 1'-0"



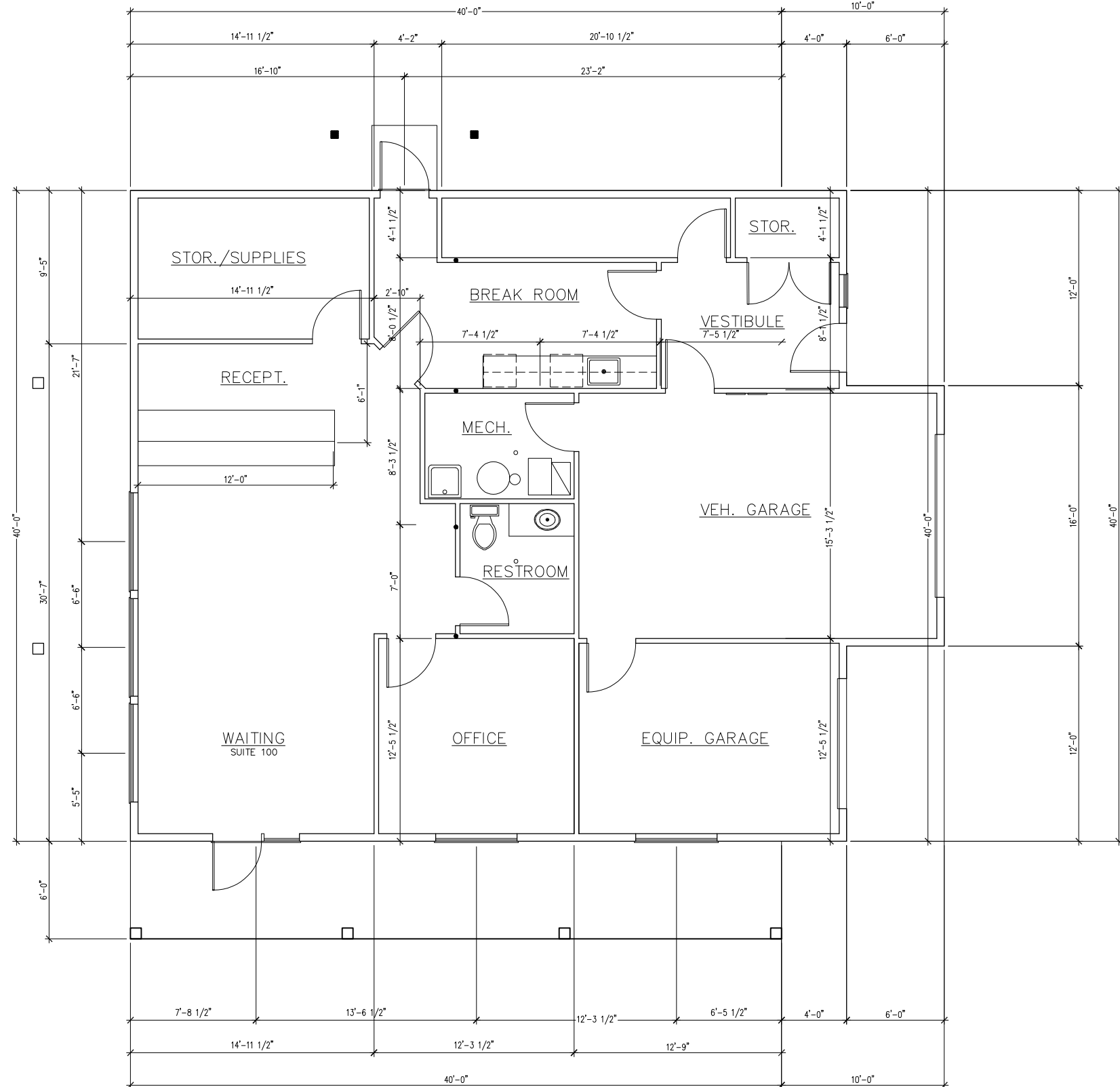
B BUILDING "I" - OFFICE (WEST)
DD-2 1/8" = 1'-0"



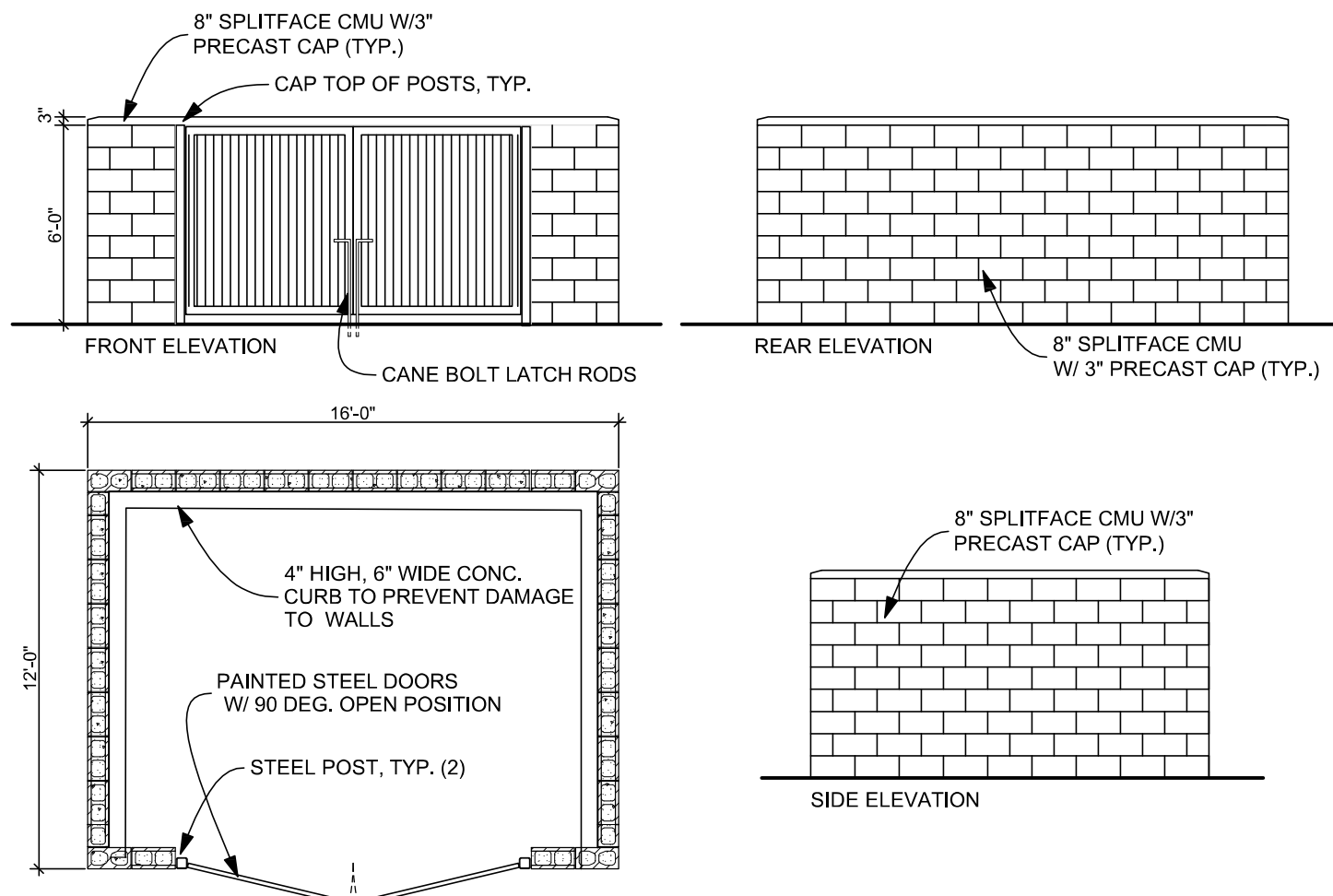
C BUILDING "I" - OFFICE (NORTH)
DD-2 1/8" = 1'-0"



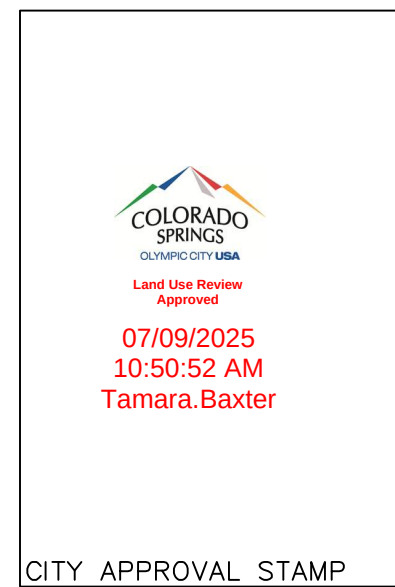
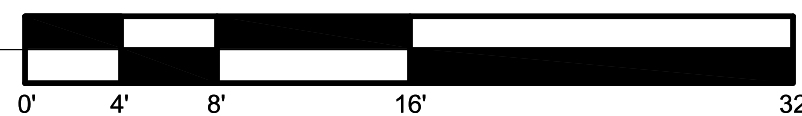
D BUILDING "I" - OFFICE (EAST)
DD-2 1/8" = 1'-0"



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



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



CITY FILE NO.: DEPN-22-0021

T-BONE
CONSTRUCTION, INC.
GENERAL CONTRACTOR

Design Development
Consultants @

1310 FORD STREET
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(719) 570-1456

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#	DESCRIPTION	DATE
3	RESUBMITTAL	5/21/24

OLD RANCH STORAGE

10545 RHINESTONE DRIVE
COLORADO SPRINGS, CO

D2-0308

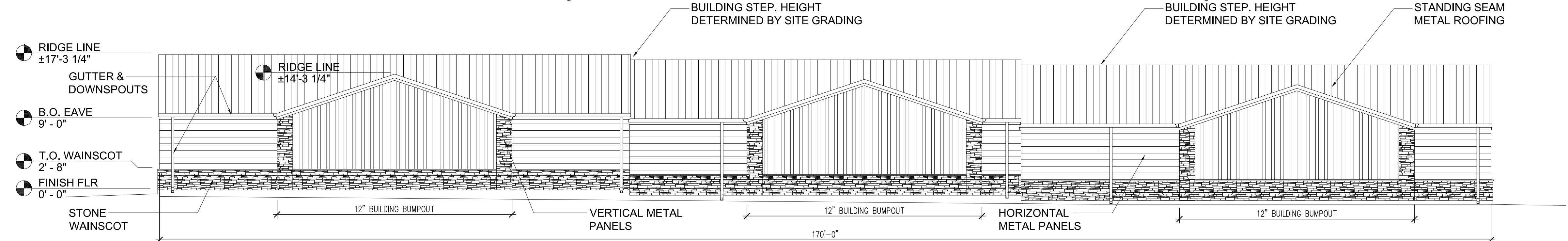
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DATE 2/28/2025
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OFFICE PLANS & ELEVATIONS

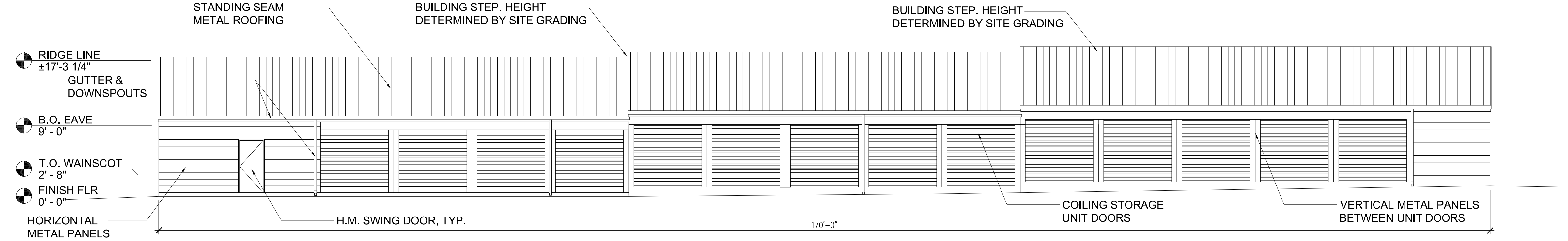
02 OF 16

OLD RANCH ROAD STORAGE
(MINI WAREHOUSE STORAGE FACILITY)



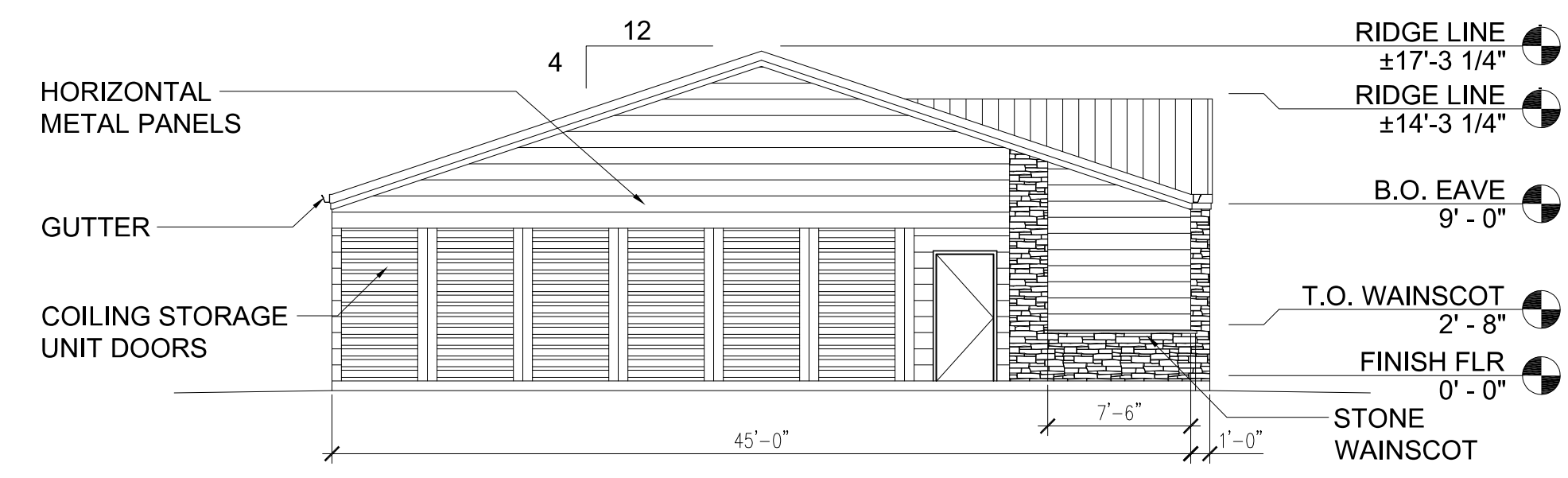
A
DD-3 1/8" = 1'-0"

NORTHERN EXTERIOR ELEVATION - BUILDING 'A'



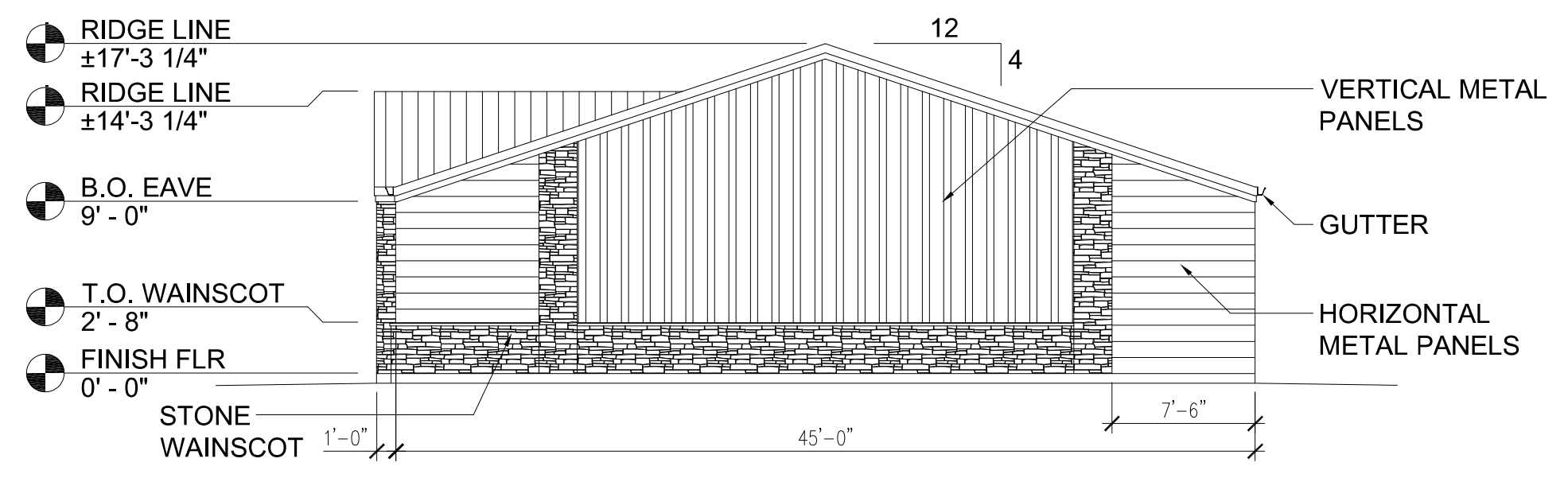
B
DD-3 1/8" = 1'-0"

SOUTHERN EXTERIOR ELEVATION - BUILDING 'A'



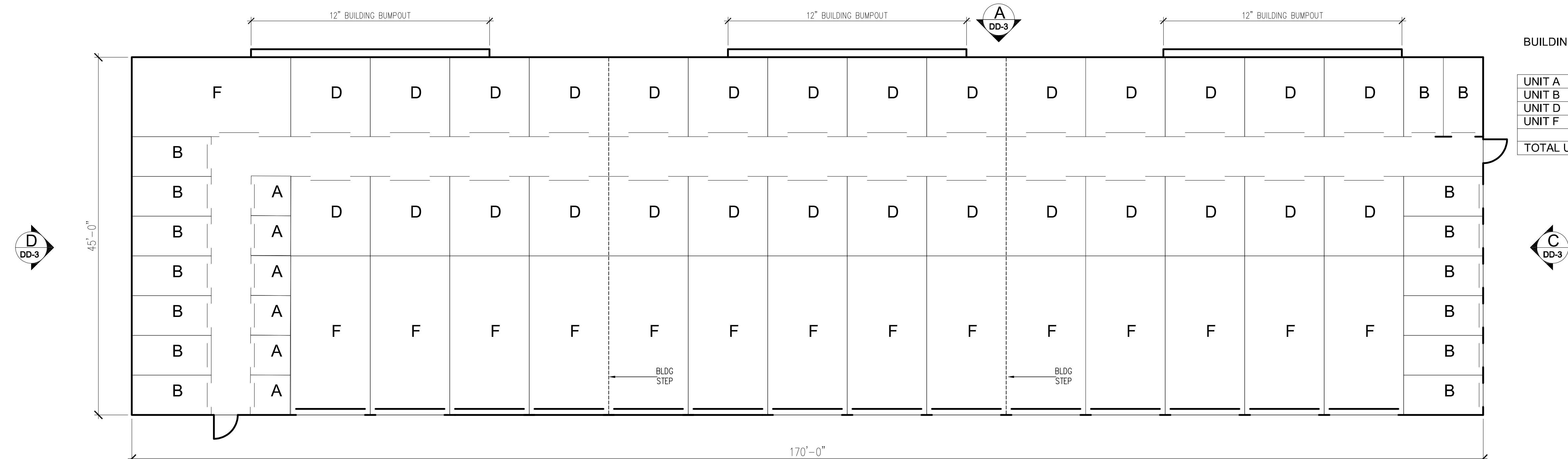
C
DD-3 1/8" = 1'-0"

EASTERN EXT. ELEVATION - BUILDING 'A'



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

WESTERN EXT. ELEVATION - BUILDING 'A'

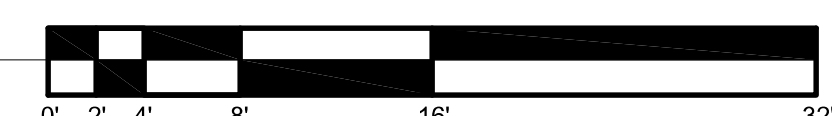


BUILDING 'A' UNIT COUNT

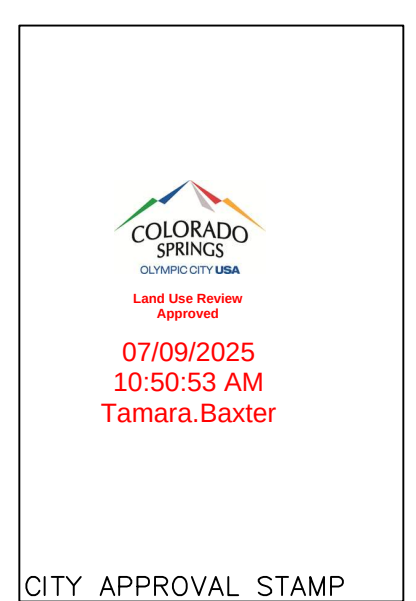
	SIZE	QTY
UNIT A	5'x5'	6
UNIT B	5'x10'	15
UNIT D	10'x10'	28
UNIT F	10'x20'	15
TOTAL UNITS		64

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

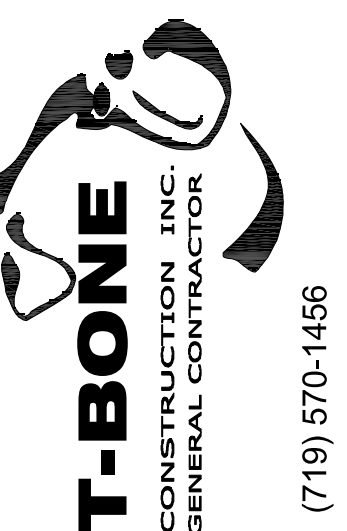
BUILDING A UNIT LAYOUT / FLOOR PLAN



B
DD-3



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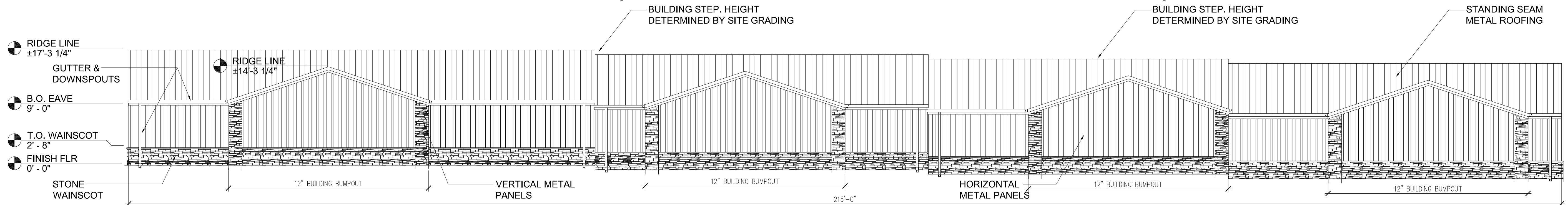
Revisions

#	DESCRIPTION	DATE
3	RESUBMITTAL	5/21/24

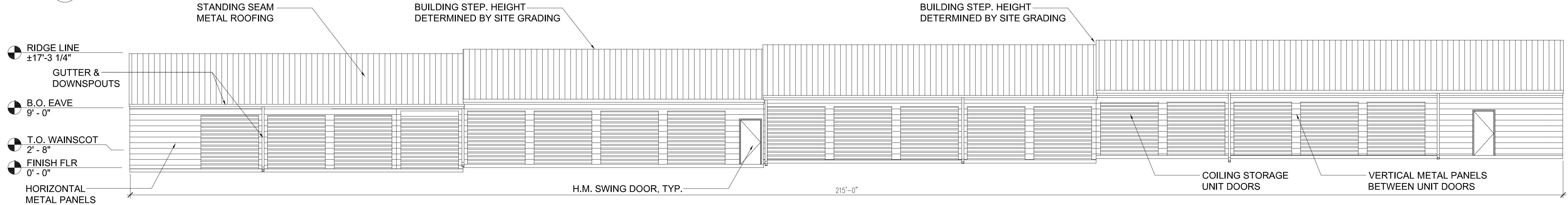
OLD RANCH STORAGE
10545 RHINESTONE DRIVE
COLORADO SPRINGS, CO
D2-0308

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

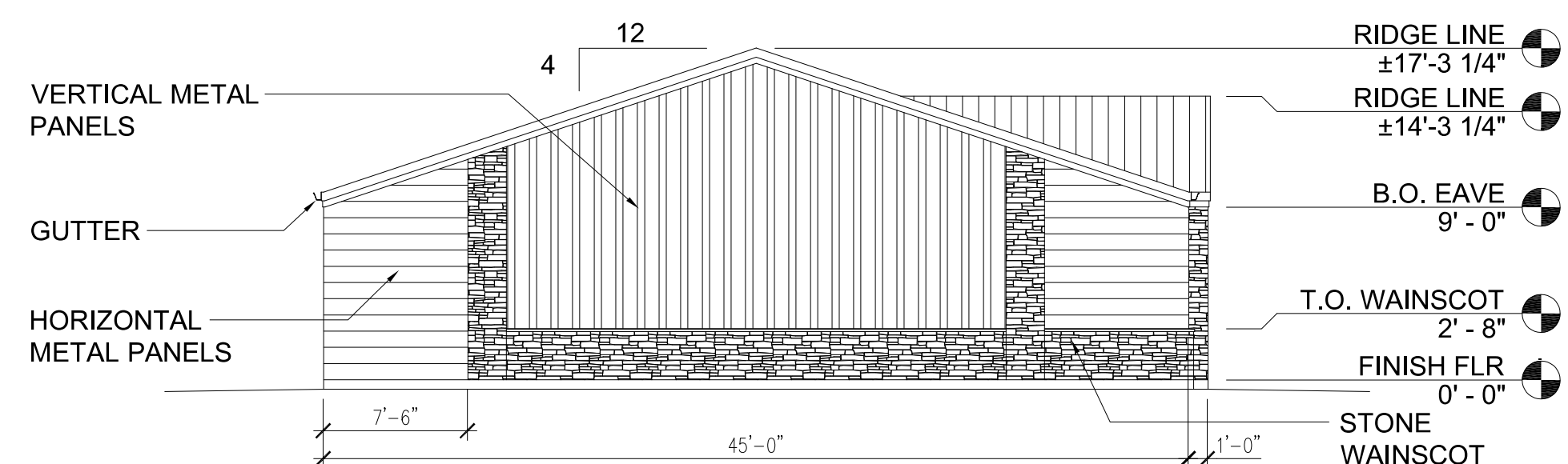
OLD RANCH ROAD STORAGE
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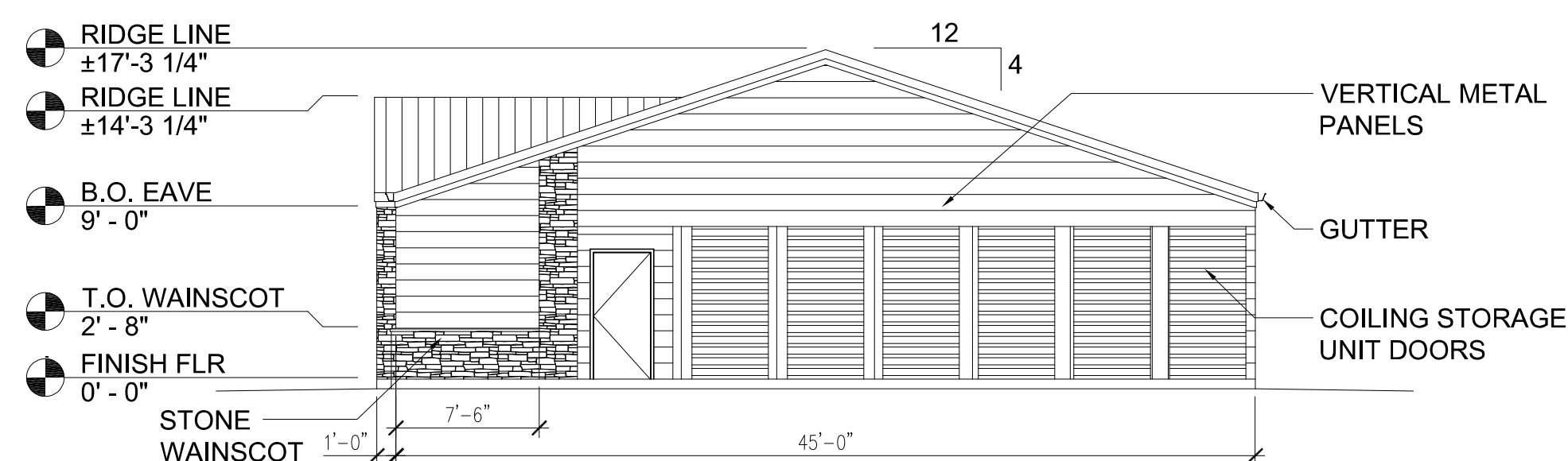
A NORTHERN EXTERIOR ELEVATION - BUILDING 'B'
DD-4 1/8\" = 1'-0\"



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



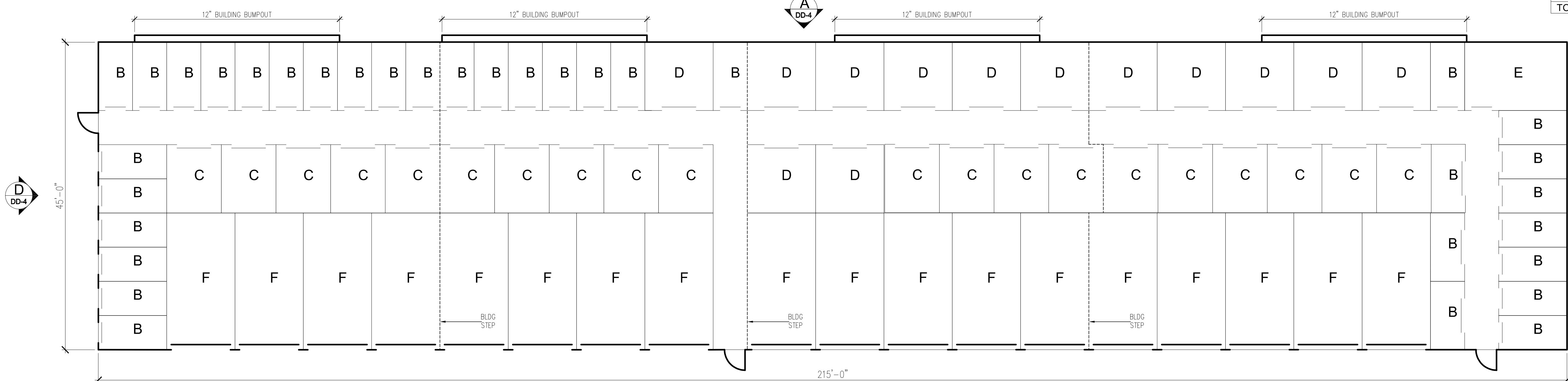
D EASTERN EXT. ELEVATION - BUILDING 'B'
DD-4 1/8\" = 1'-0\"



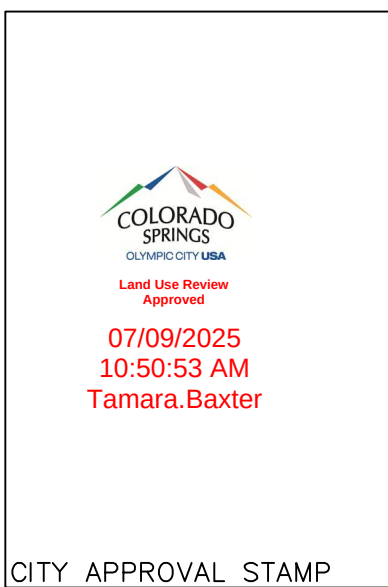
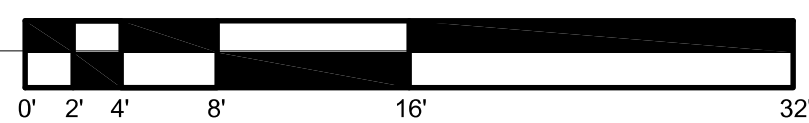
C WESTERN EXT. ELEVATION - BUILDING 'B'
DD-4 1/8\" = 1'-0\"

BUILDING B UNIT COUNT

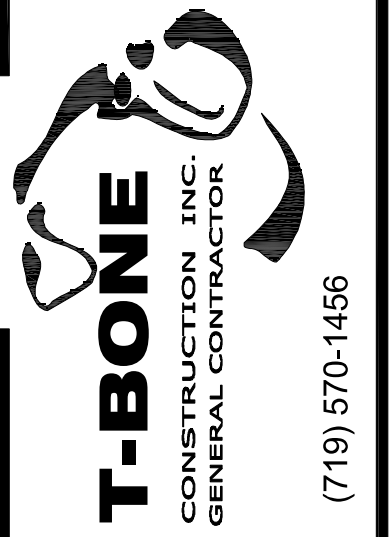
	SIZE	QTY
UNIT B	5'x10'	34
UNIT C	8'x10'	20
UNIT D	10'x10'	13
UNIT E	10'x15'	1
UNIT F	10'x20'	18
TOTAL UNITS		86



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



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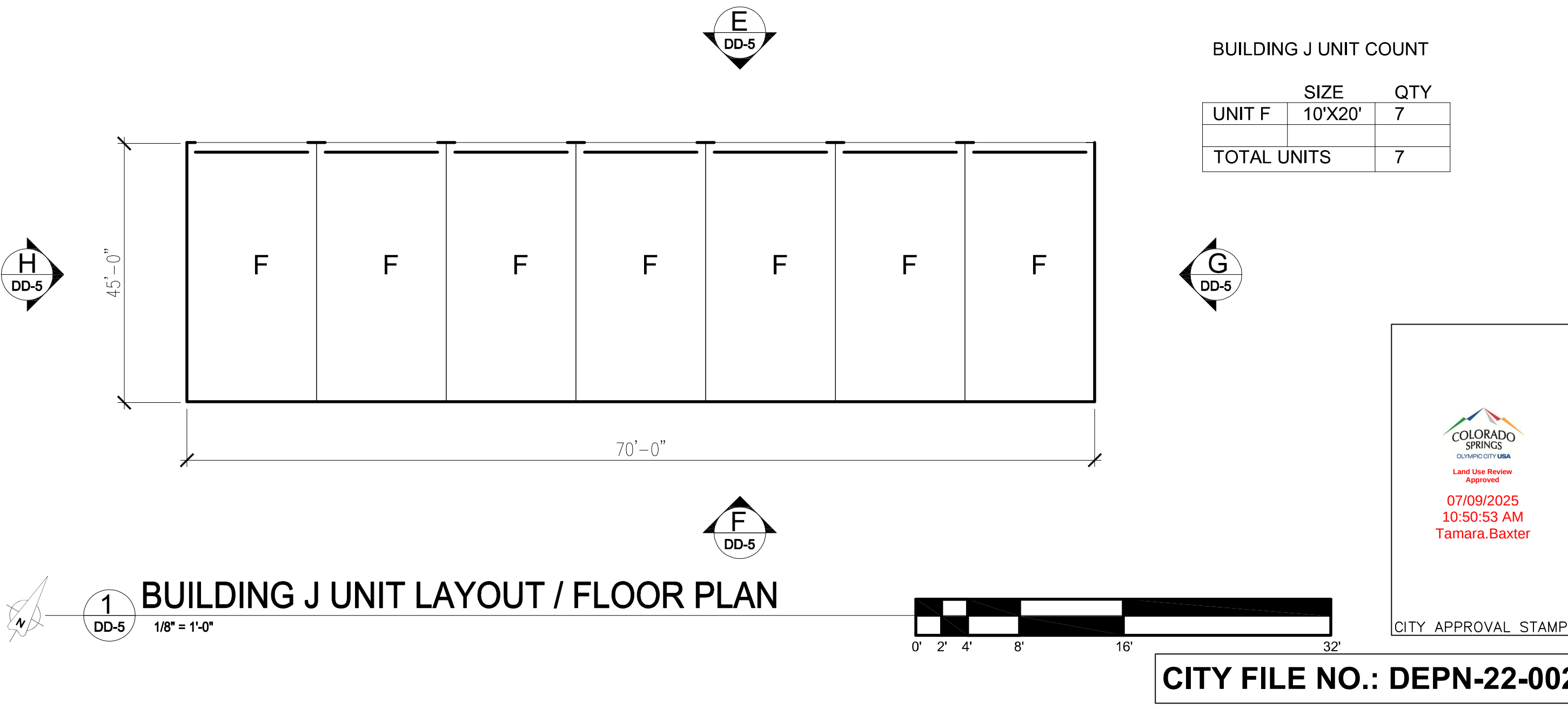
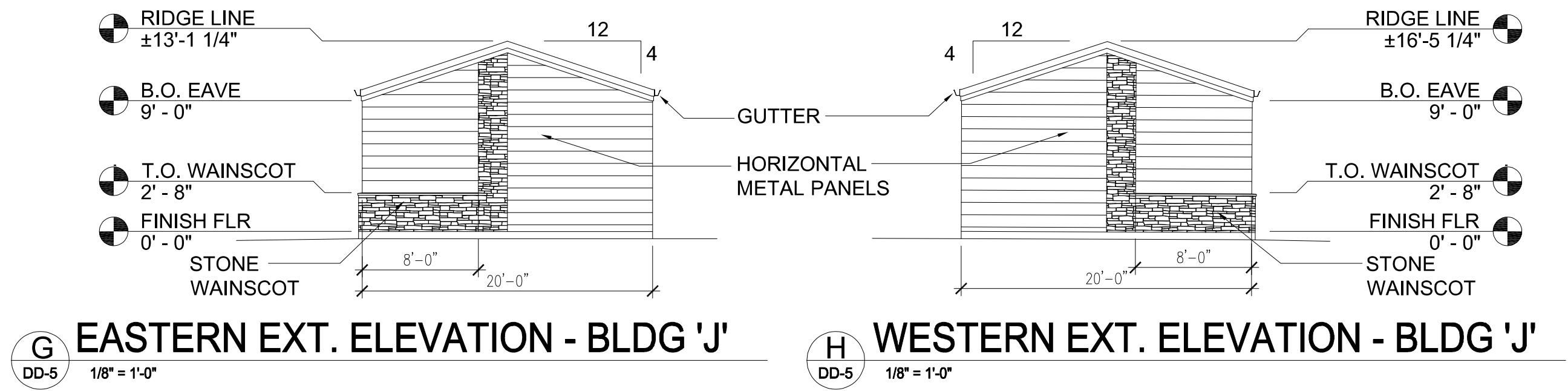
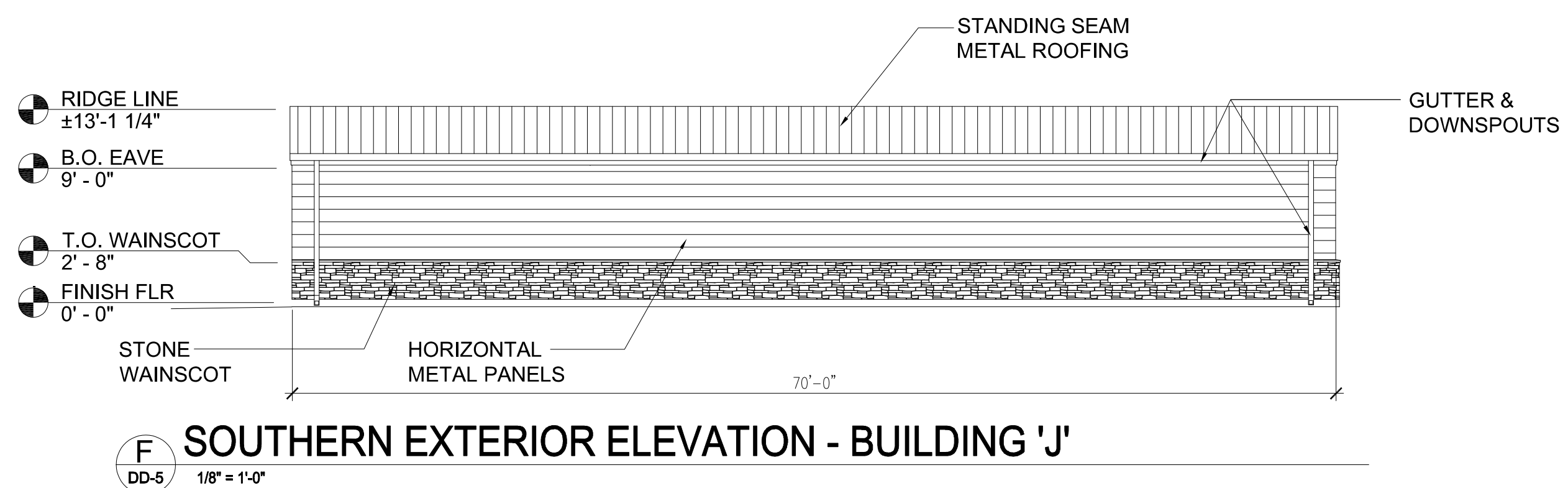
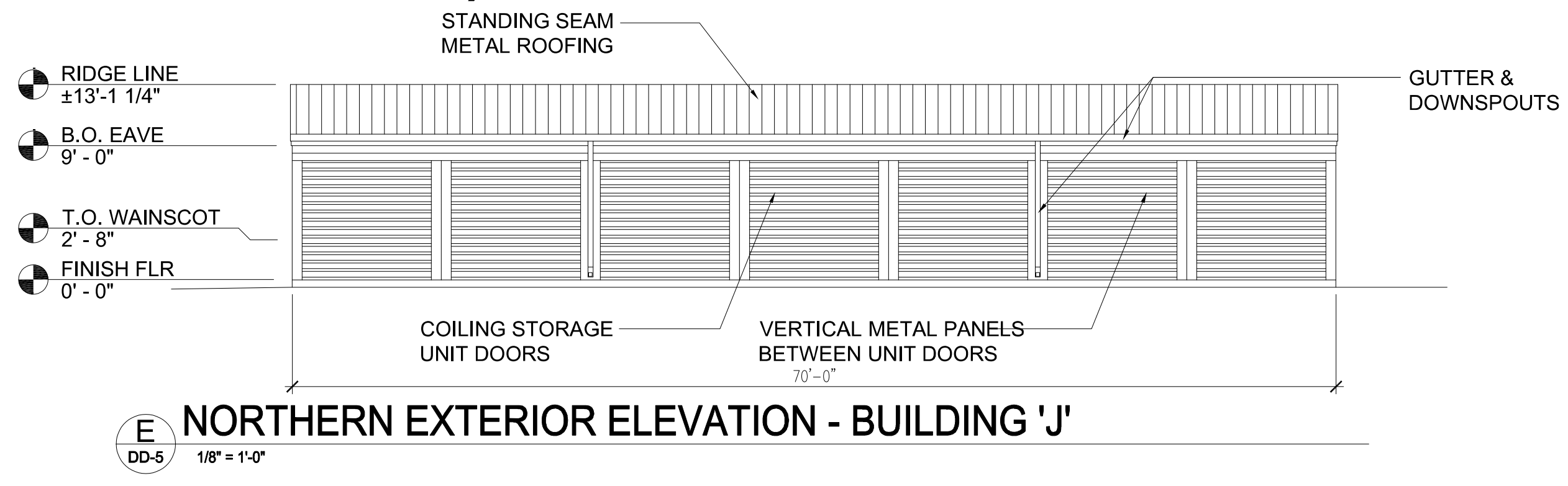
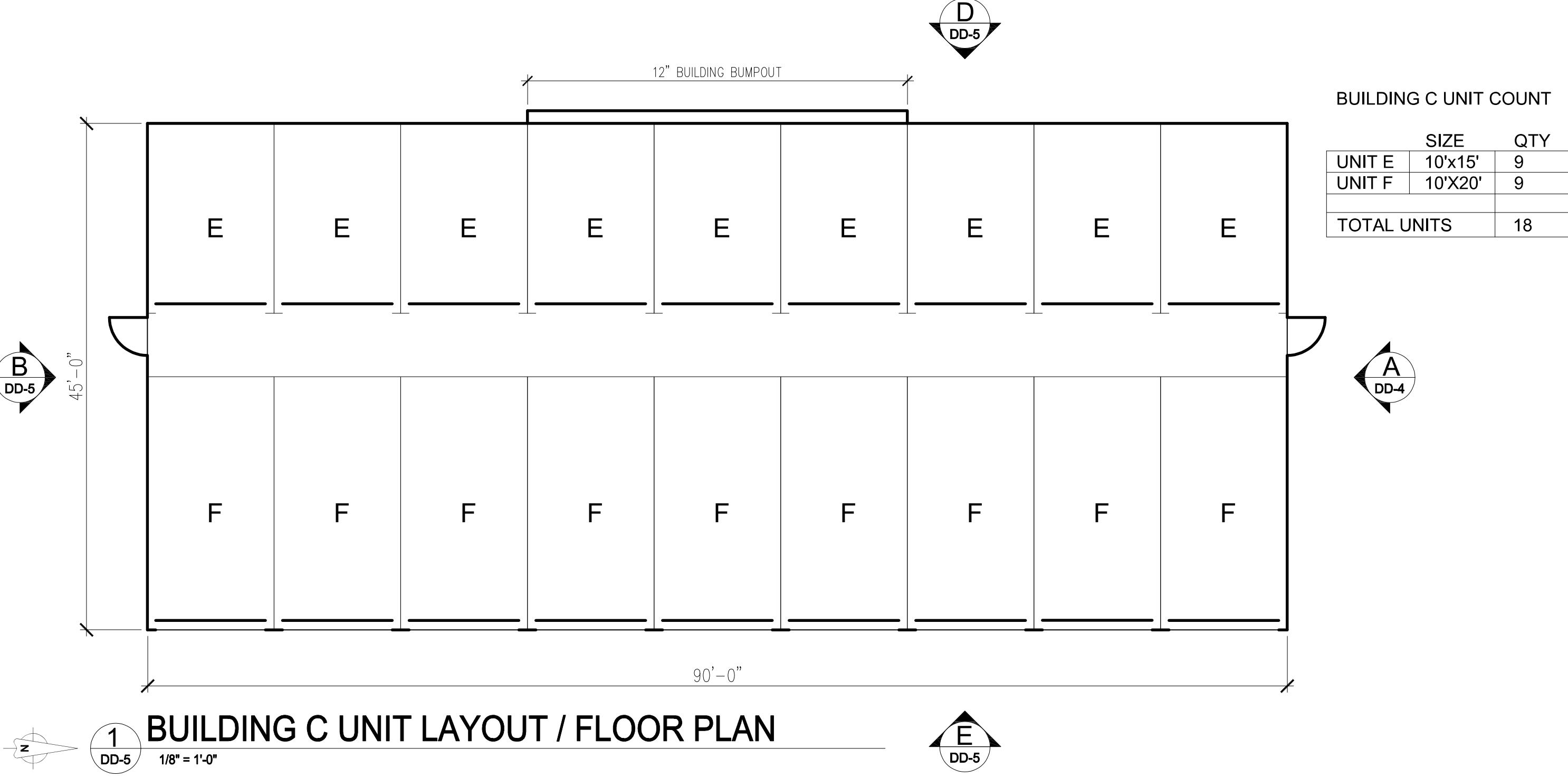
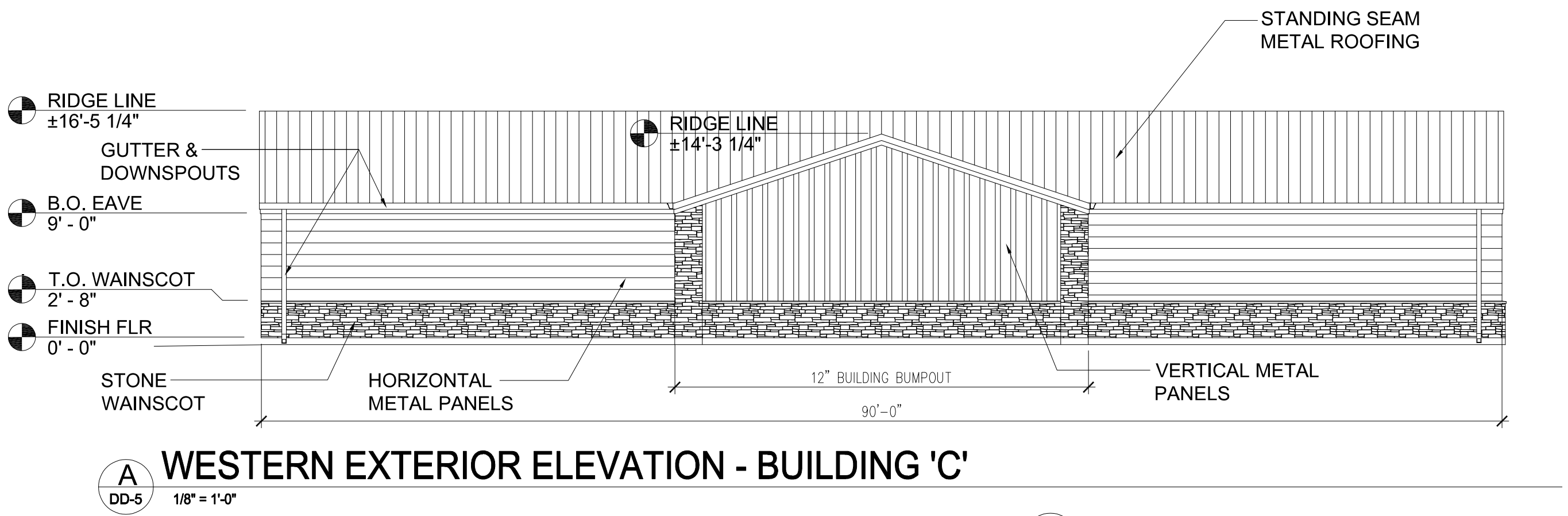
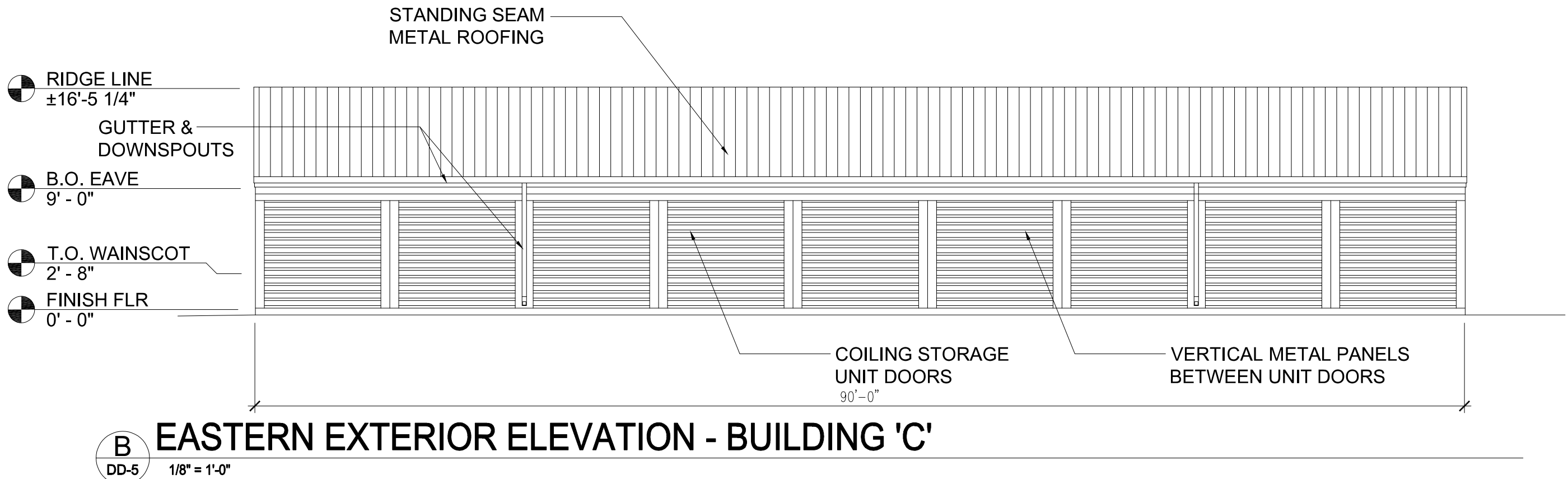
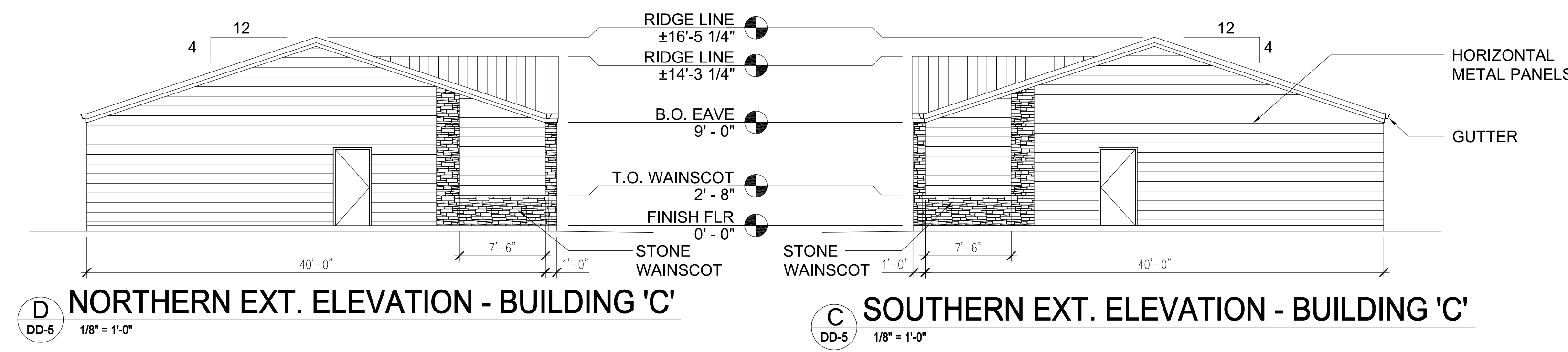
Revisions

#	DESCRIPTION	DATE
3	RESUBMITTAL	5/21/24

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

DATE 2/28/2025
CHECKED DCW
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BUILDING 'B' CONCEPTUAL FLOOR PLAN AND ELEVATIONS
04 OF 16

OLD RANCH ROAD STORAGE
(MINI WAREHOUSE STORAGE FACILITY)



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#	DESCRIPTION
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OLD RANCH STORAGE

10545 RHINESTONE DRIVE
COLORADO SPRINGS, CO

D2-0308

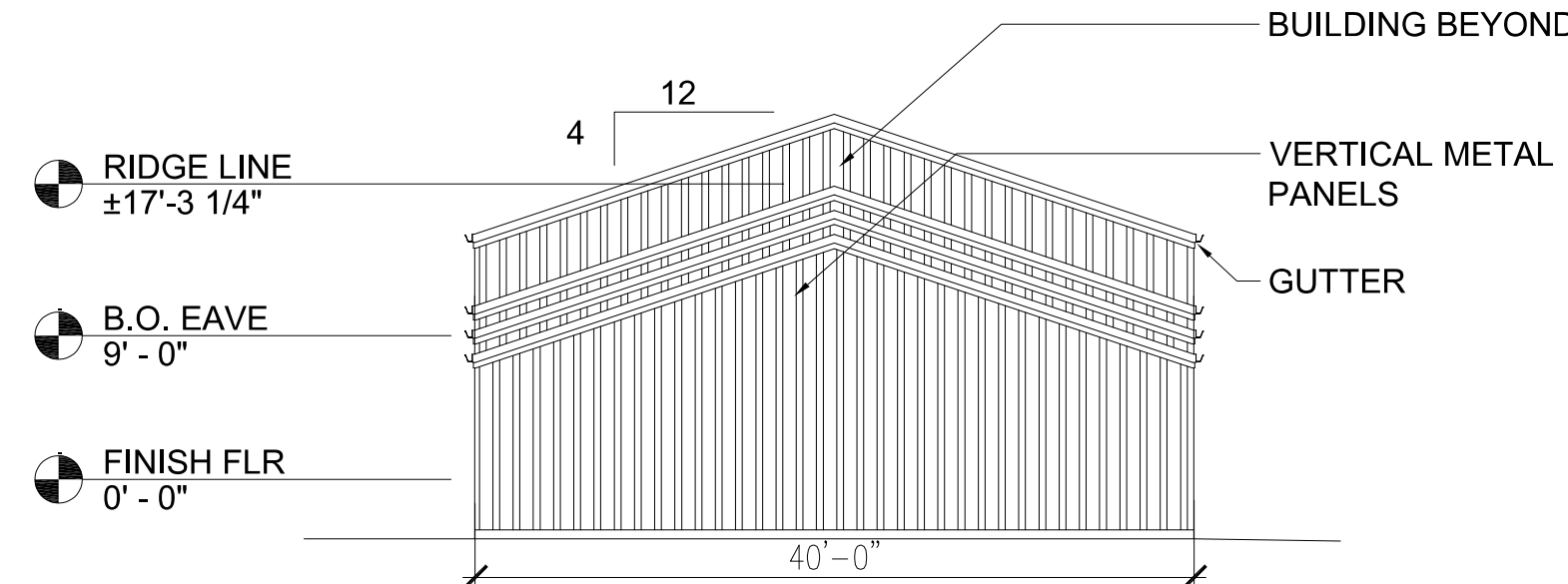
DP

DATE	2/28/2025
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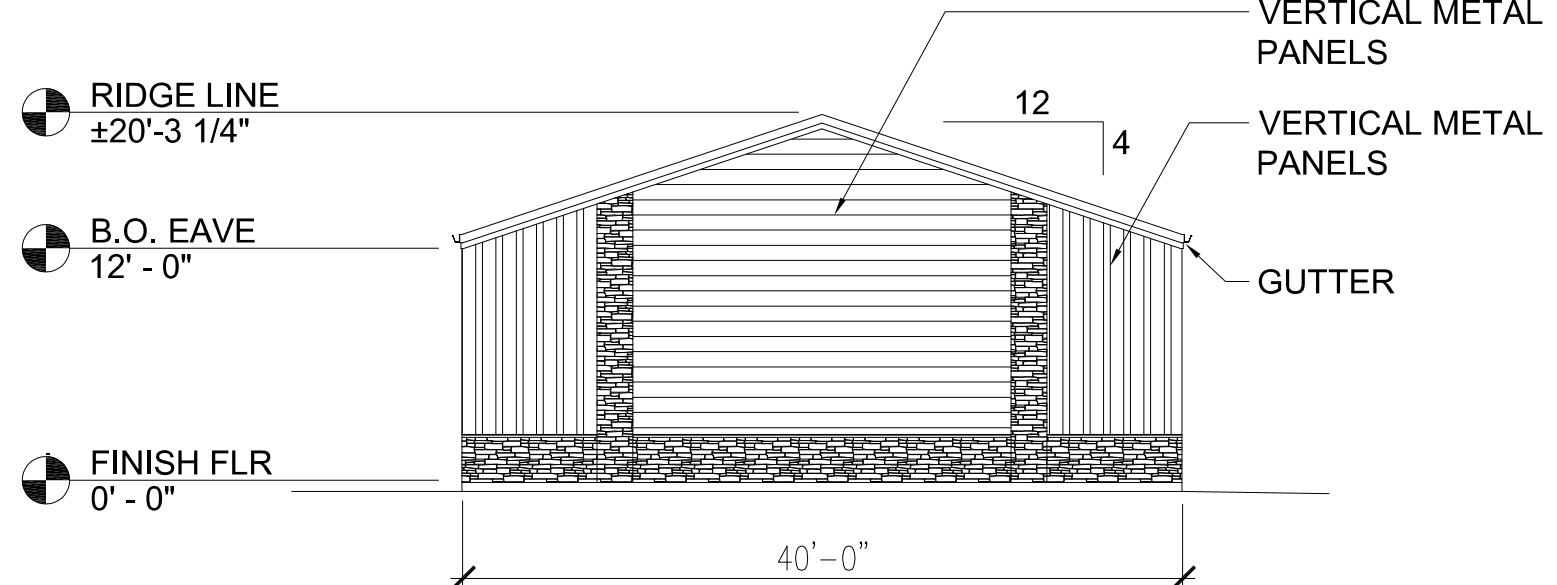
BUILDINGS 'C' & 'J' CONCEPTUAL FLOOR PLAN AND ELEVATIONS

05 OF 16

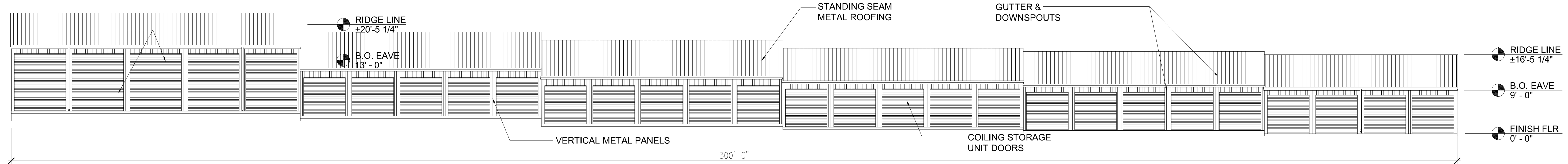
OLD RANCH ROAD STORAGE
(MINI WAREHOUSE STORAGE FACILITY)



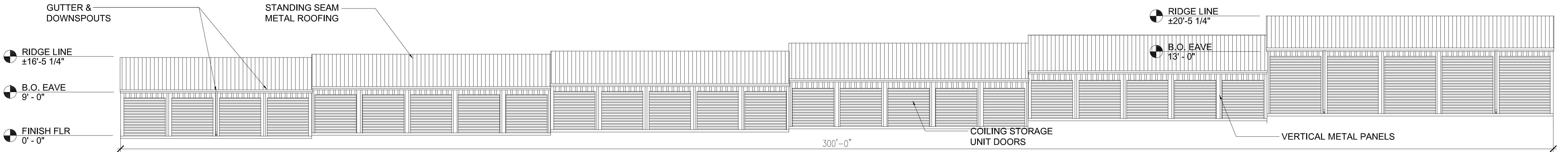
A NORTHERN EXT. ELEVATION - BUILDING 'D'



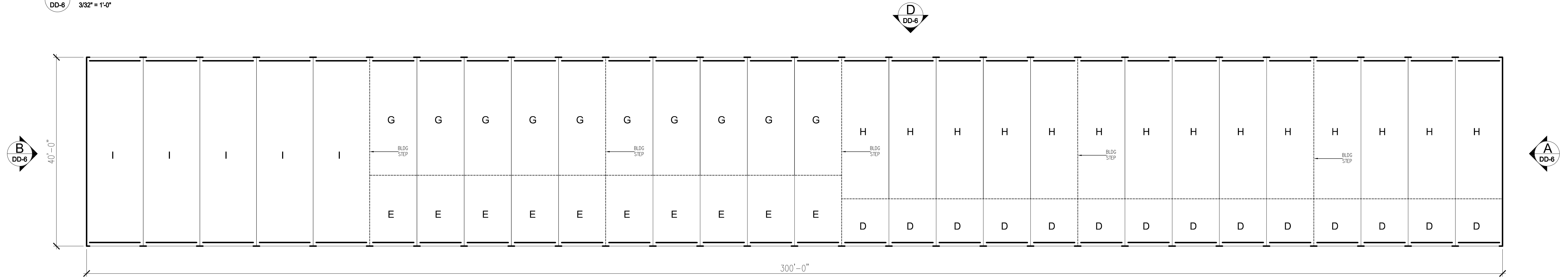
B SOUTHERN EXT. ELEVATION - BUILDING 'D'



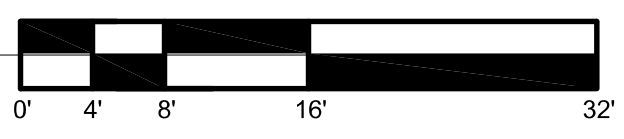
C WESTERN EXTERIOR ELEVATION - BUILDING 'D'



D EASTERN EXTERIOR ELEVATION - BUILDING 'D'



1 BUILDING D UNIT LAYOUT / FLOOR PLAN



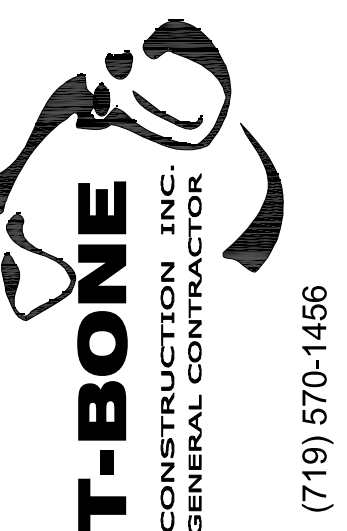
BUILDING B UNIT COUNT

	SIZE	QTY
UNIT D	10'x10'	14
UNIT E	10'x15'	10
UNIT G	10'x20'	10
UNIT H	10'x35'	14
UNIT I	12'x40'	5
TOTAL UNITS		53

CITY APPROVAL STAMP

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

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3		5/2/24

OLD RANCH STORAGE

10545 RHINESTONE DRIVE
COLORADO SPRINGS, CO

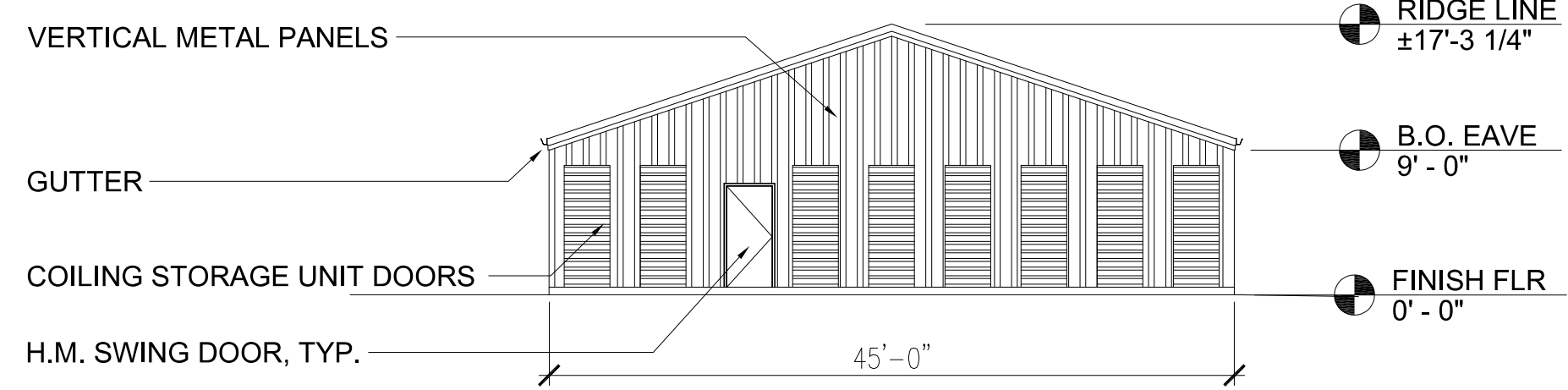
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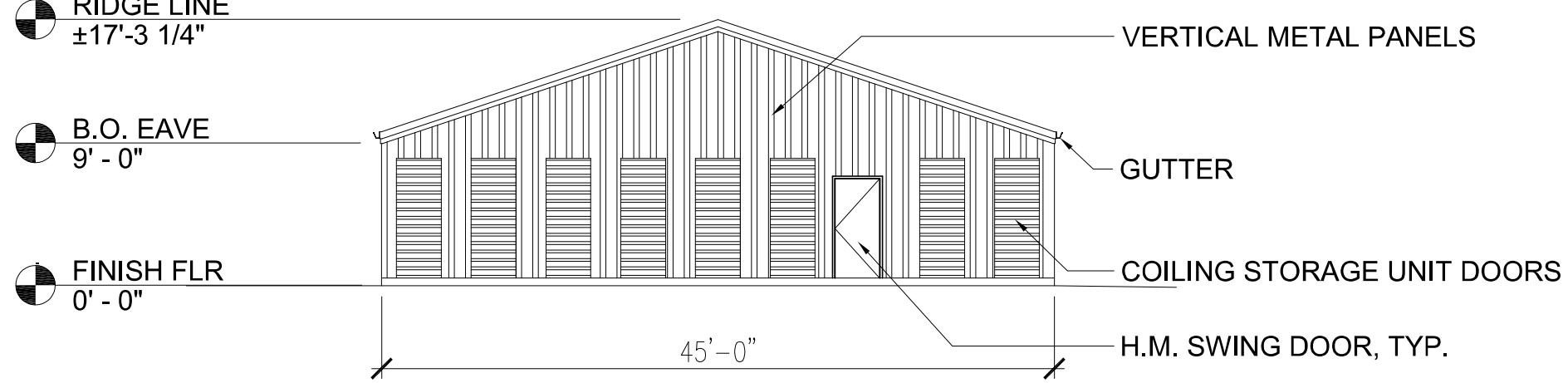
DATE	2/28/2025
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BUILDING 'D'
CONCEPTUAL
FLOOR PLAN AND
ELEVATIONS

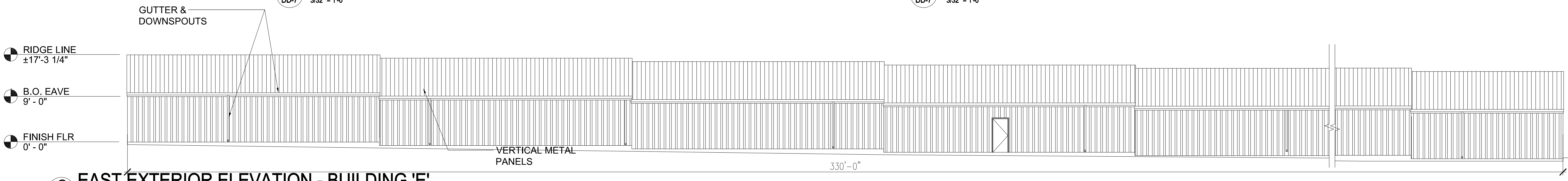
OLD RANCH ROAD STORAGE
(MINI WAREHOUSE STORAGE FACILITY)



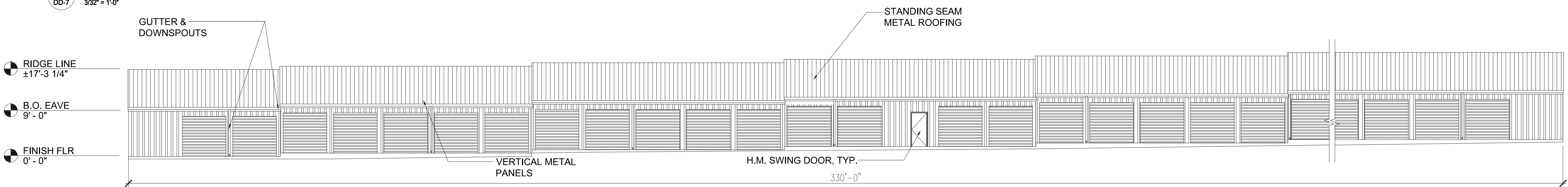
A NORTH EXT. ELEVATION - BUILDING 'E'



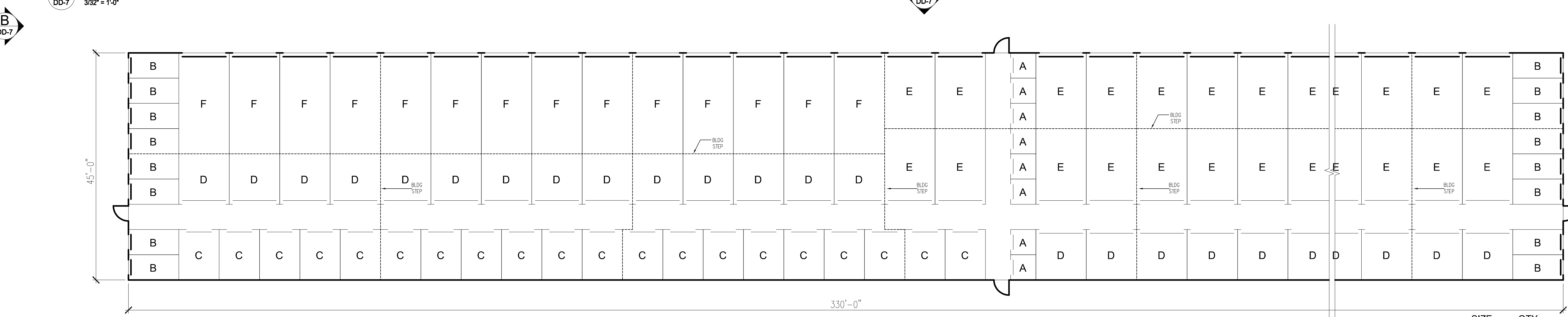
B SOUTH EXT. ELEVATION - BUILDING 'E'



C EAST EXTERIOR ELEVATION - BUILDING 'E'

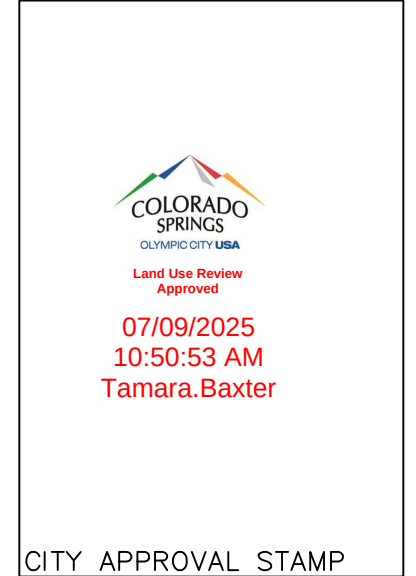


D WEST EXTERIOR ELEVATION - BUILDING 'E'



1 BUILDING E UNIT LAYOUT / FLOOR PLAN

	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



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OLD RANCH STORAGE

10545 RHINESTONE DRIVE
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D2-0308

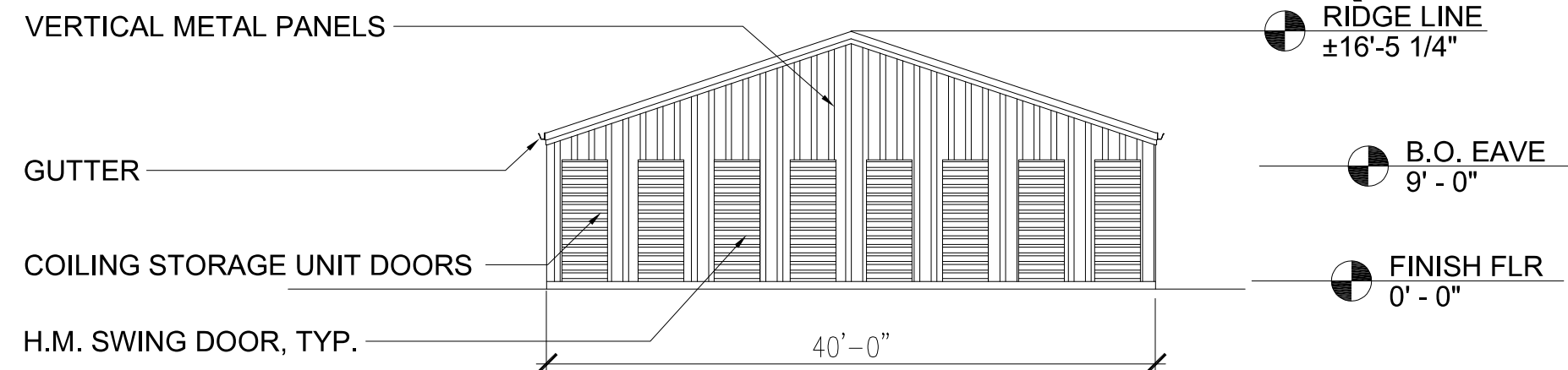
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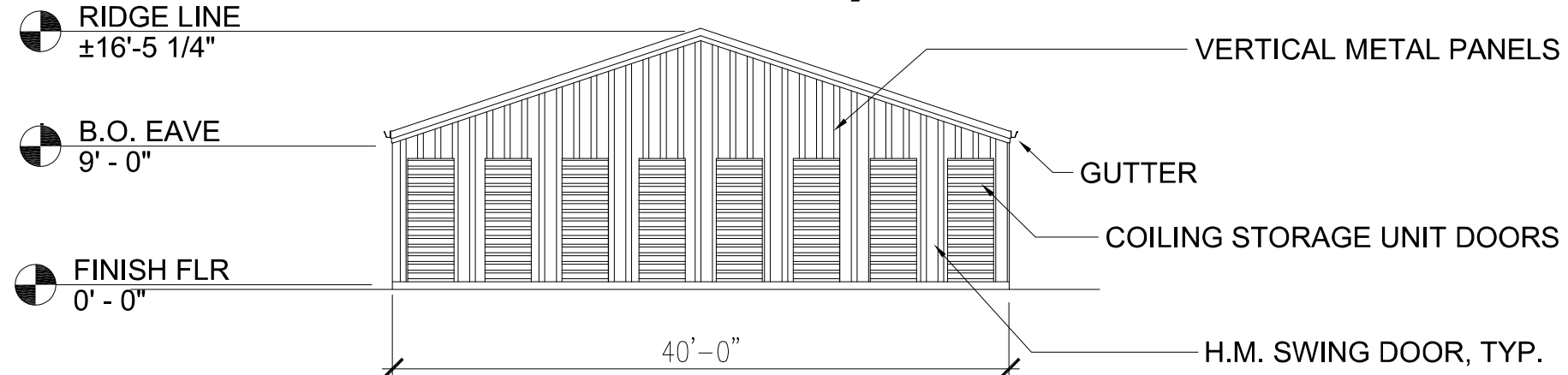
BUILDING 'E' CONCEPTUAL FLOOR PLAN AND ELEVATIONS

07 OF 16

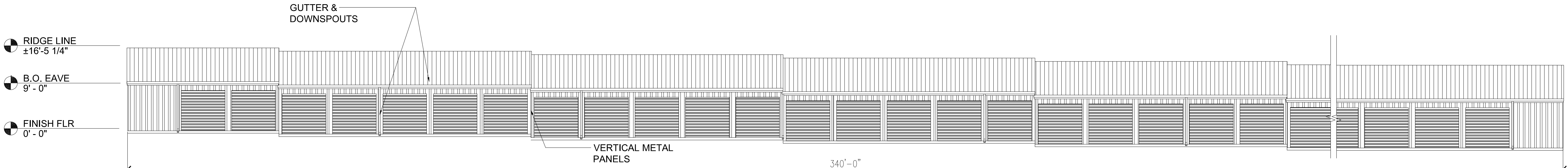
OLD RANCH ROAD STORAGE
(MINI WAREHOUSE STORAGE FACILITY)



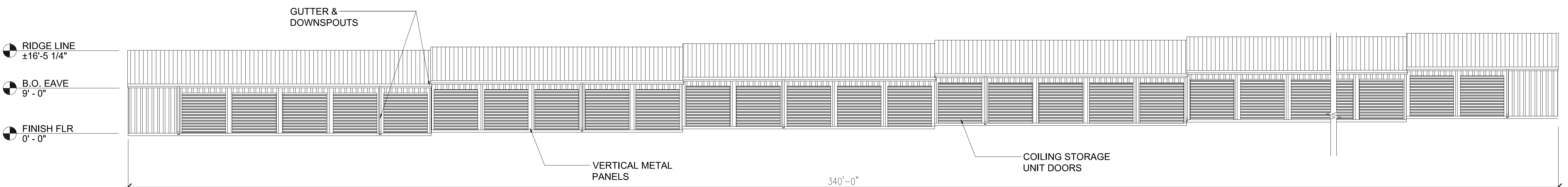
A NORTHERN EXT. ELEVATION - BUILDING 'F'
DD-8 3/32" = 1'-0"



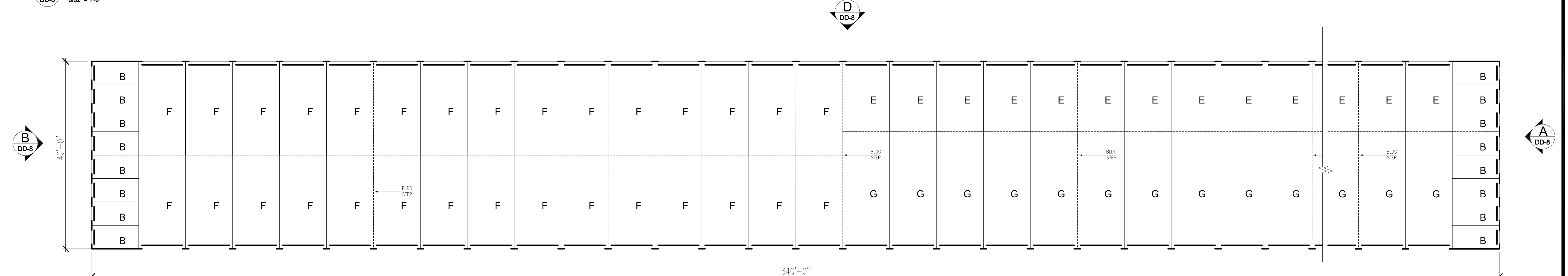
B SOUTHERN EXT. ELEVATION - BUILDING 'F'
DD-8 3/32" = 1'-0"



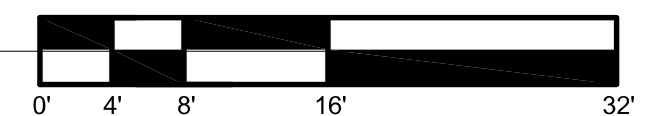
C EAST EXTERIOR ELEVATION - BUILDING 'F'
DD-8 3/32" = 1'-0"



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



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



	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



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OLD RANCH STORAGE

D2-0308

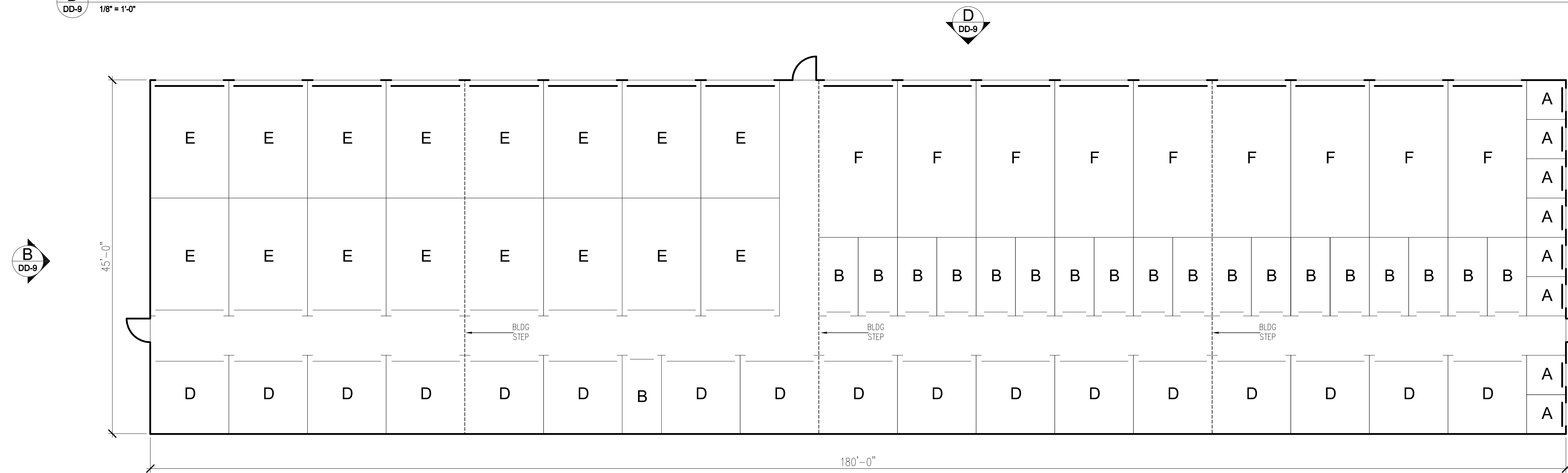
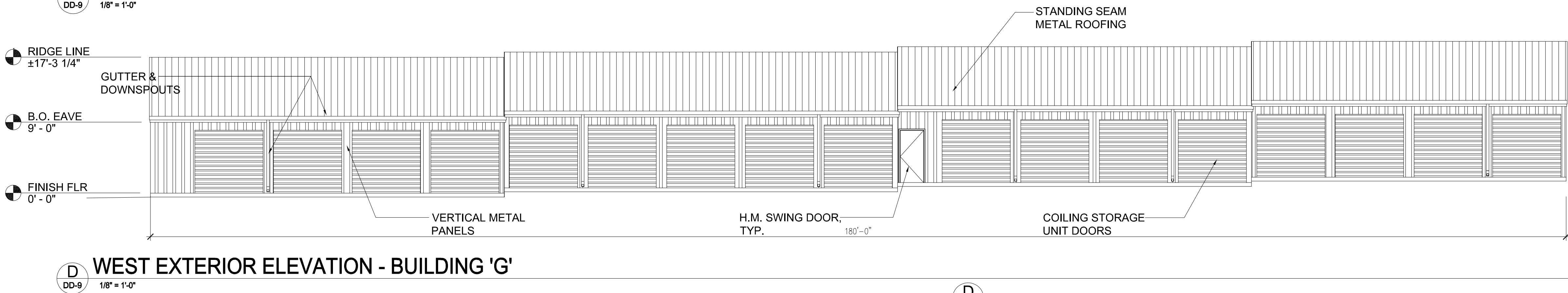
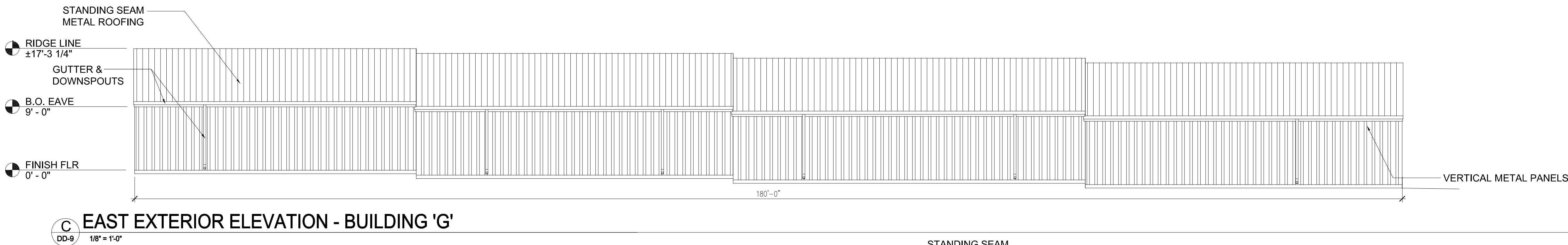
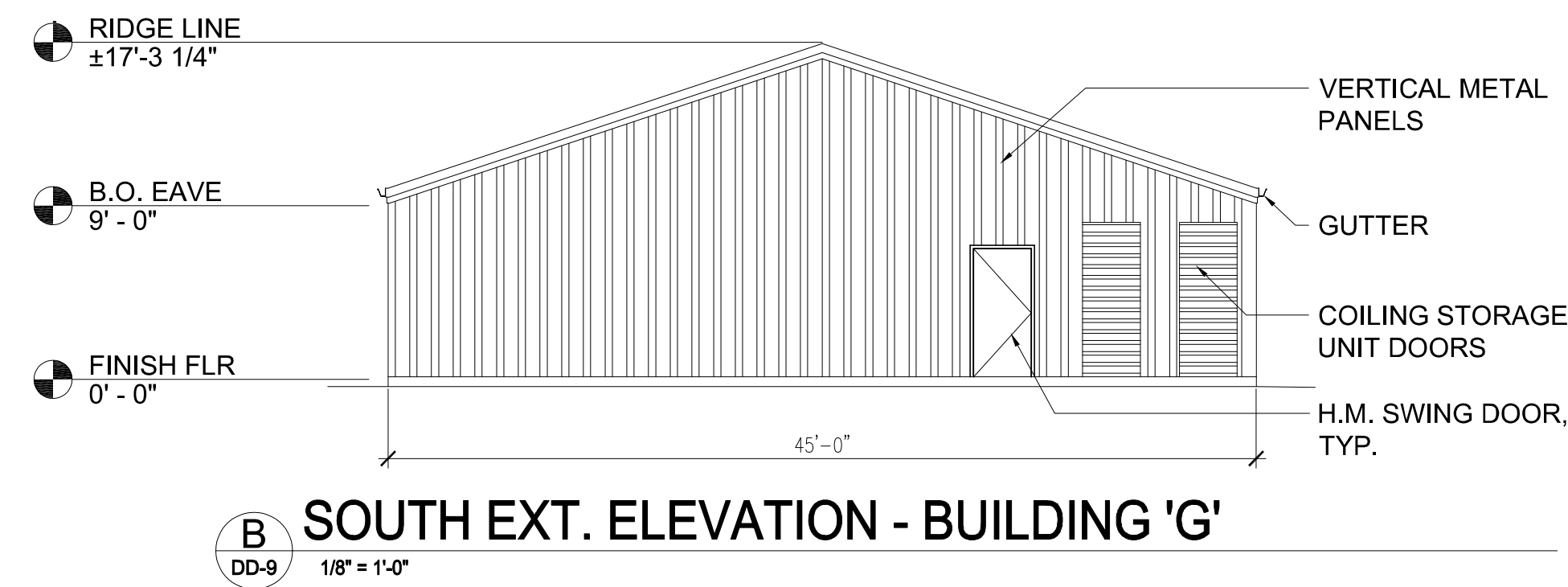
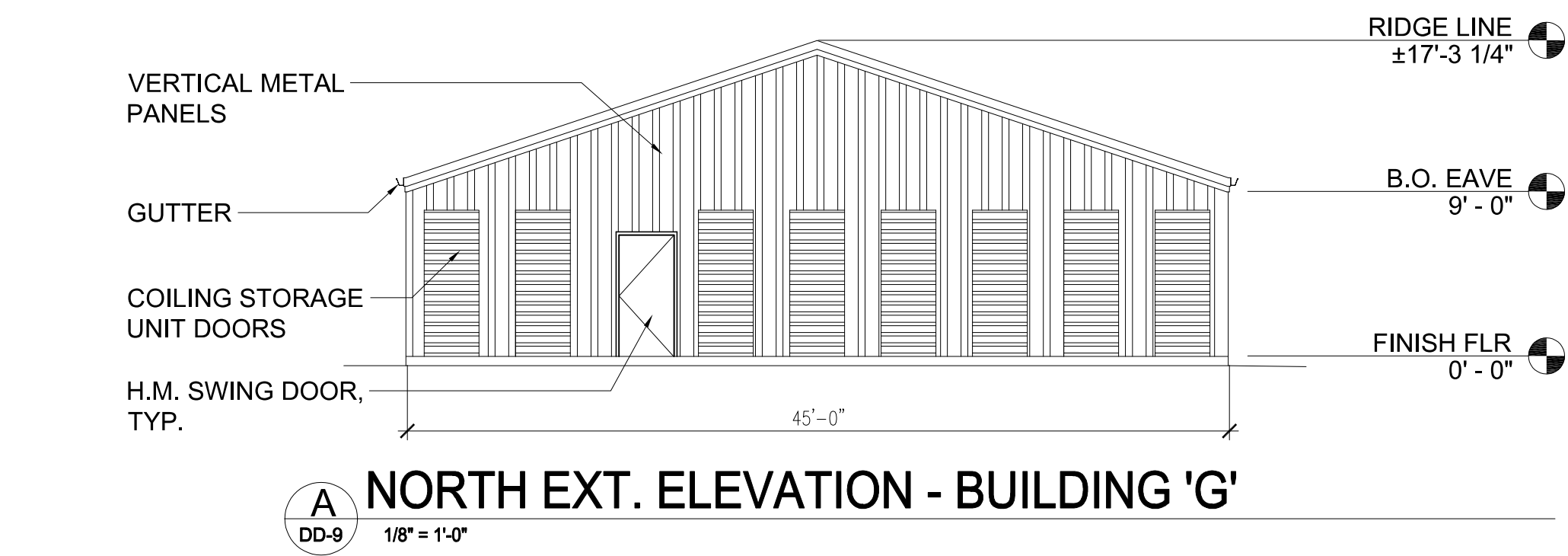
10545 RHINESTONE DRIVE
COLORADO SPRINGS, CO

DP

DATE	2/28/2025
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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



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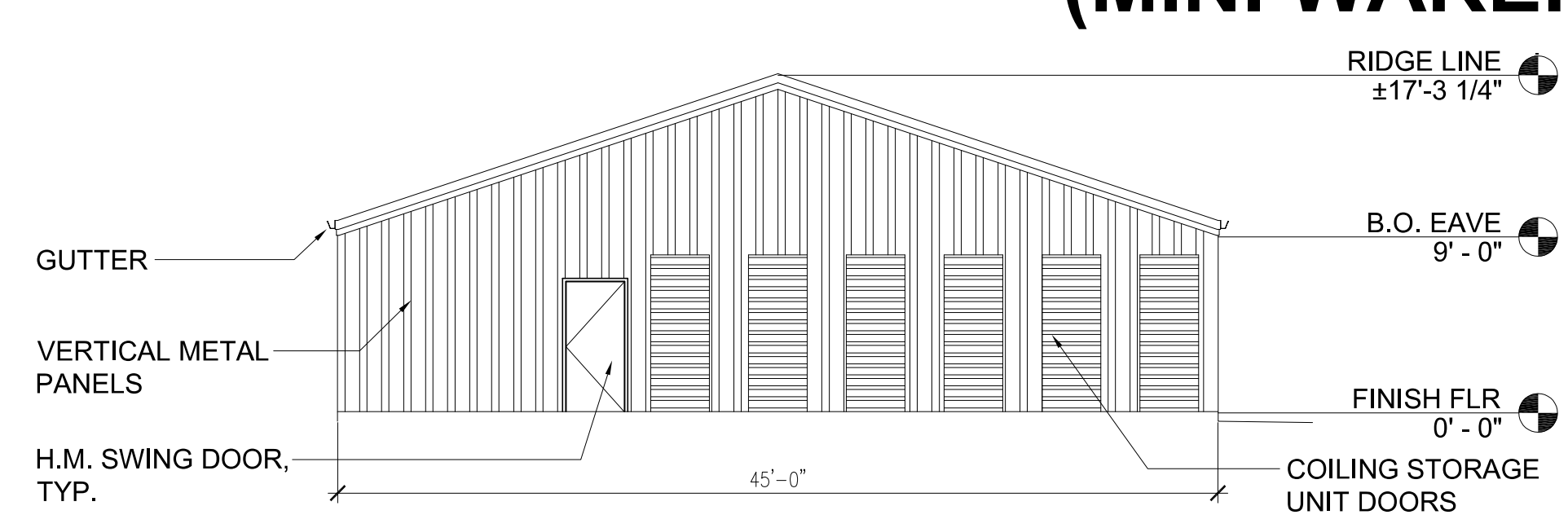
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GENERAL CONTRACTOR
Design Development Consultants @
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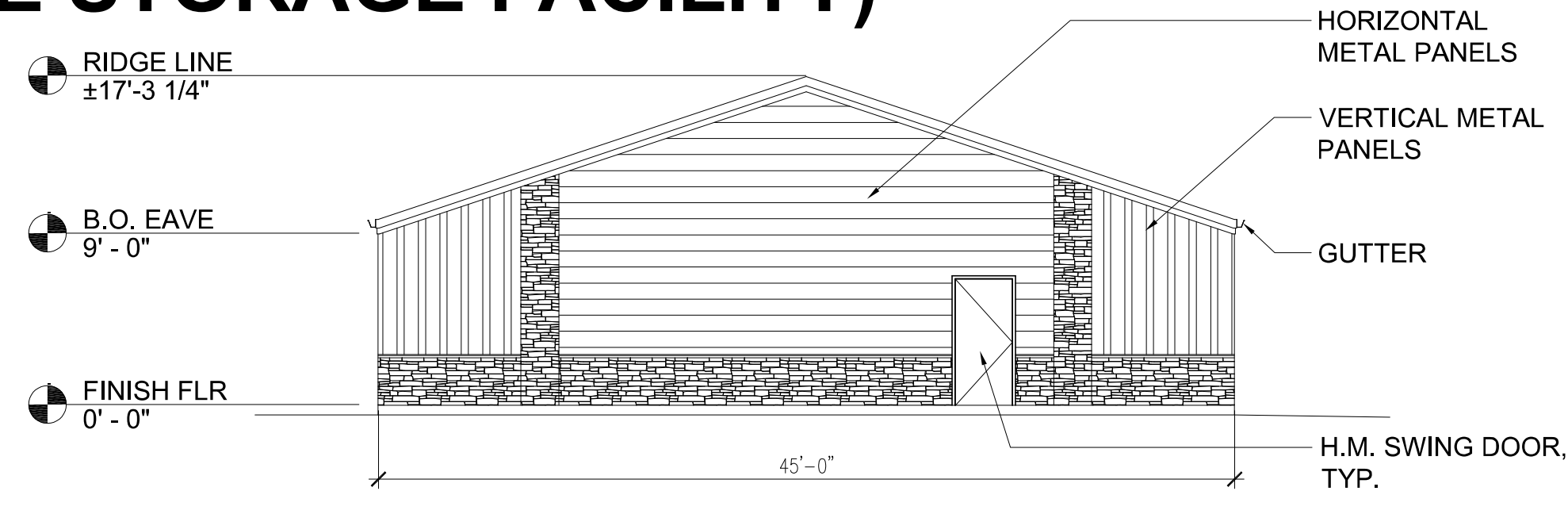
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OLD RANCH STORAGE
10545 RHINESTONE DRIVE
COLORADO SPRINGS, CO
D2-0308
DP
DATE 2/28/2025
CHECKED DCW
DRAWN BY MC
BUILDING 'G' CONCEPTUAL FLOOR PLAN AND ELEVATIONS
09 OF 16

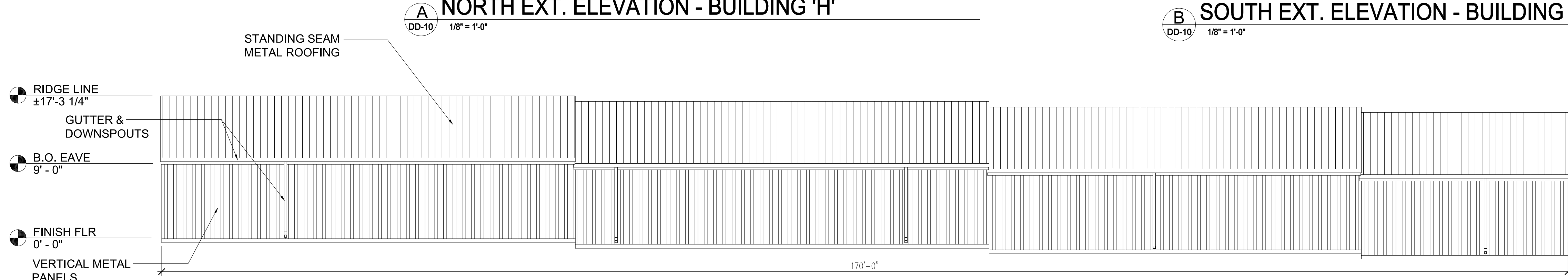
OLD RANCH ROAD STORAGE
(MINI WAREHOUSE STORAGE FACILITY)



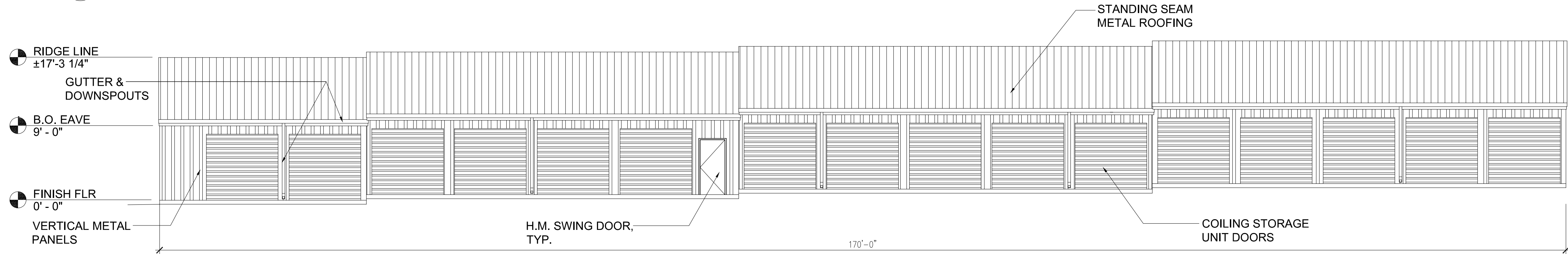
NORTH EXT. ELEVATION - BUILDING 'H'



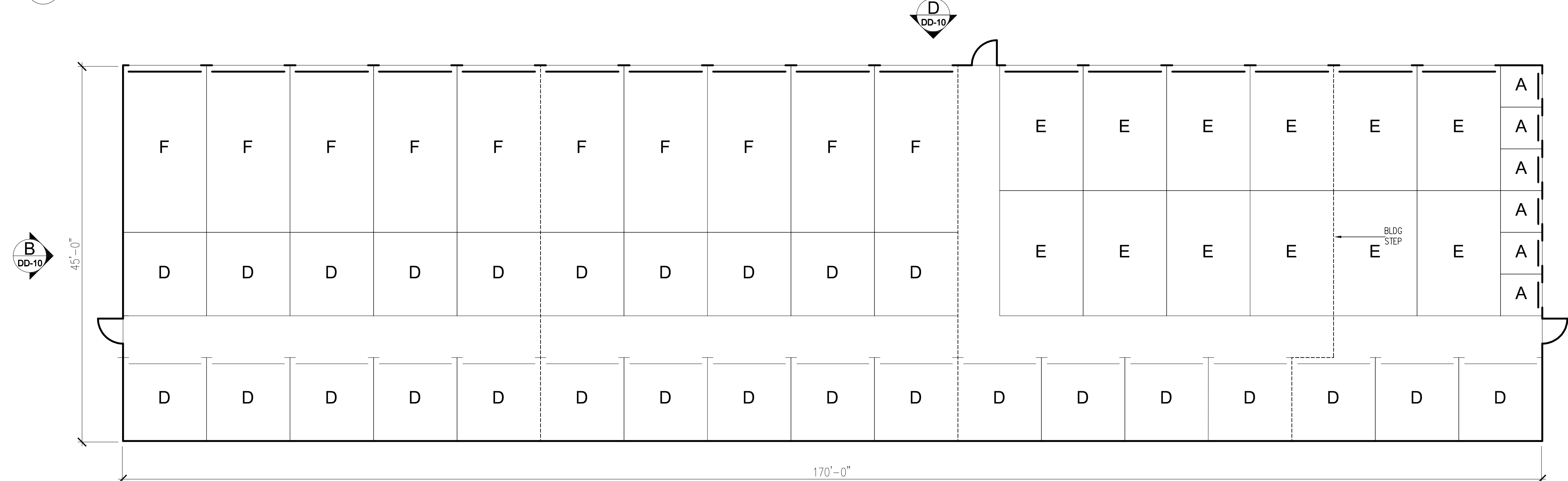
SOUTH EXT. ELEVATION - BUILDING 'H'



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

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	

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

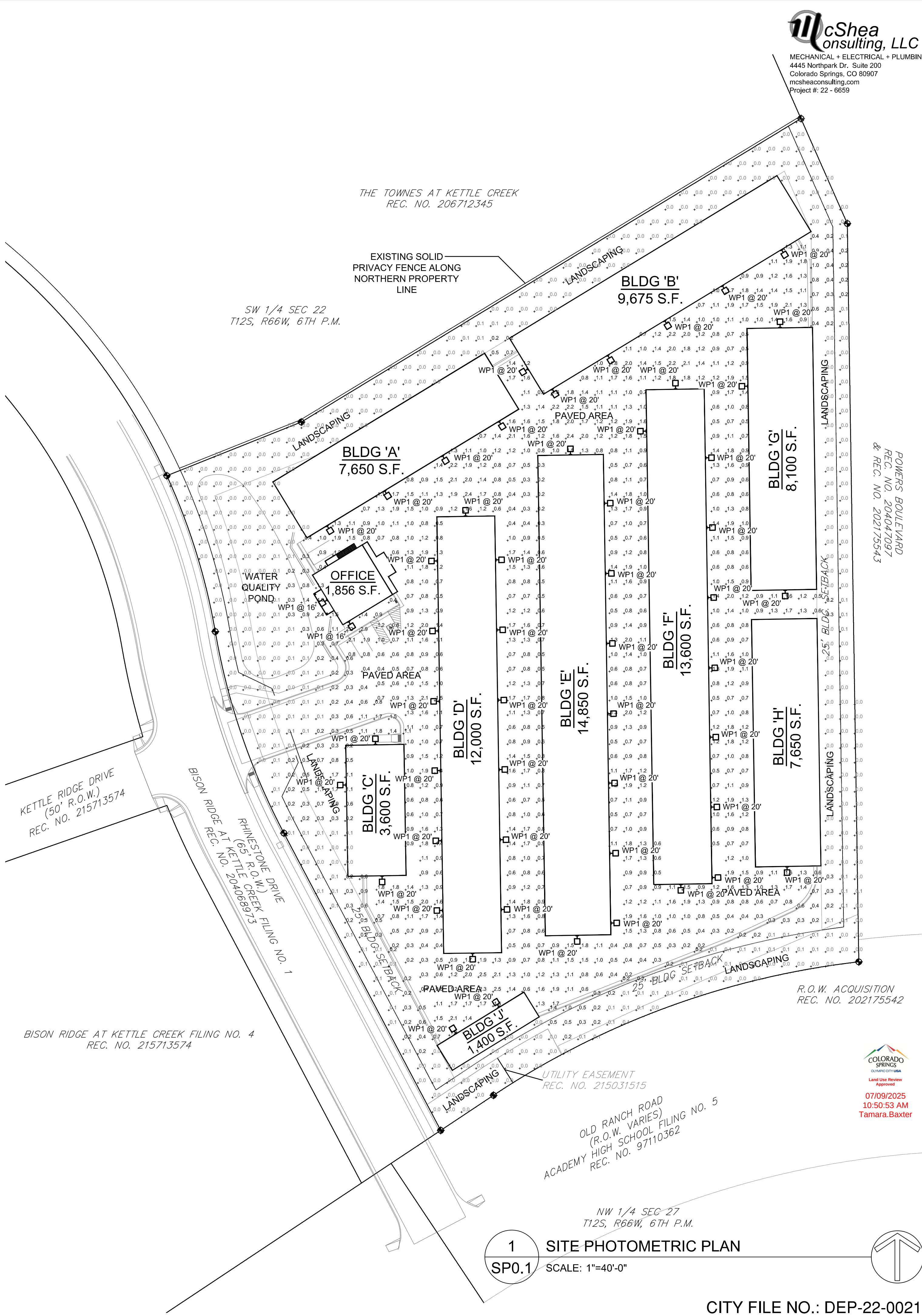


2

ARC1 WALLPACK LUMINAIRE (WP1)

SP0.1

SCALE: NONE



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

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

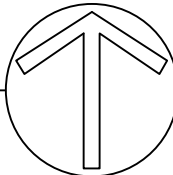
COLORADO SPRINGS
03/09/2021 Issue
Land Use Review
Approved
07/09/2025
10:50:53 AM
Tamara.Baxter

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SITE PHOTOMETRIC PLAN

SP0.1

SCALE: 1"=40'-0"



CITY FILE NO.: DEP-22-0021

REVIEW SET
NOT FOR CONSTRUCTION



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

#	DESCRIPTION	DATE

OLD RANCH STORAGE
NE CORNER OF OLD RANCH ROAD AND RHINESTONE 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

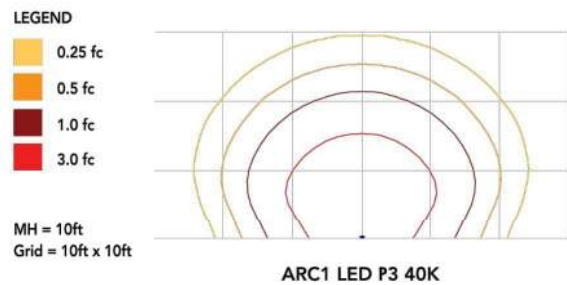
Projected LED Lumen Maintenance

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

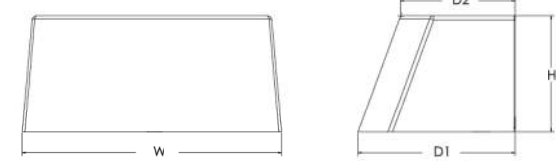


ARC1 LED
Architectural Wall Luminaire



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 0-10V 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
					DWIXGD Textured white
					DSIXGD 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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ARC1 LED
Rev. 03/02/22

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



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

REVIEW SET
NOT FOR CONSTRUCTION



Design Development
Consultants @

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

Revisions	DESCRIPTION	DATE	#

OLD RANCH STORAGE

NE CORNER OF OLD RANCH ROAD AND RHINSTONE DRIVE
COLORADO SPRINGS, COLORADO

D1-8171

DD'S

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

LIGHT FIXTURE
AND PHOTOMETRIC
SITE PLAN

SP0.2

CITY FILE NO.: DEP-22-0021

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

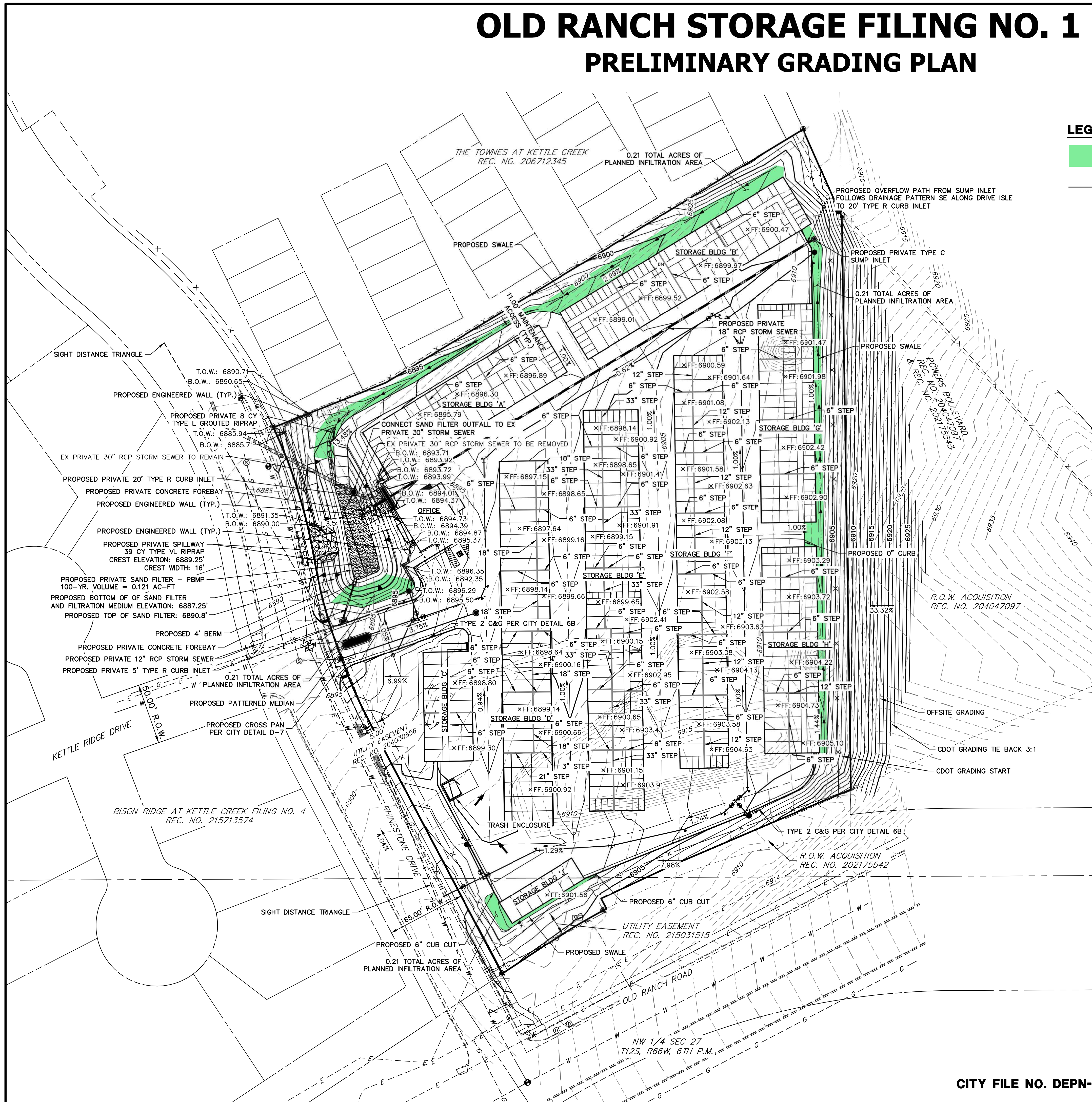
Central 303-740-0938 • Colorado Springs 719-592-2598
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE

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

	EXISTING	PROPOSED		GAS LINE	EXISTING	PROPOSED
STORM SEWER				MARKER	Mkr G ^o	
MANHOLE	⊙	●		SERVICE MARKER	△	
STORM INLET		■		METER	⊗	●
FLARED END SECTION	▷	◁		VALVE	⋈	⋈
				PLUG	⌈	⌈
RIPRAP				TEE		⊥
SANITARY SEWER				DRY UTILITIES		
LINE MARKER	Mkr San ^o			CABLE TV MARKER	Mkr TV ^o	
SERVICE MARKER	△			CABLE TELEVISION PEDESTAL	⌈	
CLEAN-OUT	○	—		ELECTRIC MARKER	Mkr E ^o	
				ELECTRIC SERVICE MARKER	△	
MANHOLE W/ DIRECTIONAL FLOW ARROW	⊙	●		ELECTRICAL PEDESTAL	⌈	
WATER LINE				ELECTRICAL METER	⊗	
LINE MARKER	Mkr W ^o			ELECTRICAL MANHOLE	⊗	
CURB STOP		⊗		FIBER-OPTIC MARKER	Mkr FO ^o	
FIRE HYDRANT	⊕	●		IRRIGATION PEDESTAL	⌈	
FIRE CONNECTION		⋈		TELEPHONE MARKER	Mkr T ^o	
MANHOLE	⊙	●		TELEPHONE PEDESTAL	⌈	
BEND		⋈		TELEPHONE MANHOLE	⊗	
BLOW-OFF VALVE	⊕	⋈		UTILITY POLE	—	—
METER	⊗	●		GUY ANCHOR	○	
				GUY POLE	○	
VALVE	⋈	⊗				
REDUCER		—		MISC. UTILITIES		
THRUST BLOCK		⋈		VENT PIPE		● VP
CROSS		⊥		TEST HOLE DESIGNATOR	THH	●
PLUG W/ THRUST BLOCK	⌈	⌈				
TEE		⊥				


 COLORADO SPRINGS
 OLYMPIC CITY USA
 Land Use Review
 Approved
 07/09/2023
 10:50:54 AM
 Tamara Ba

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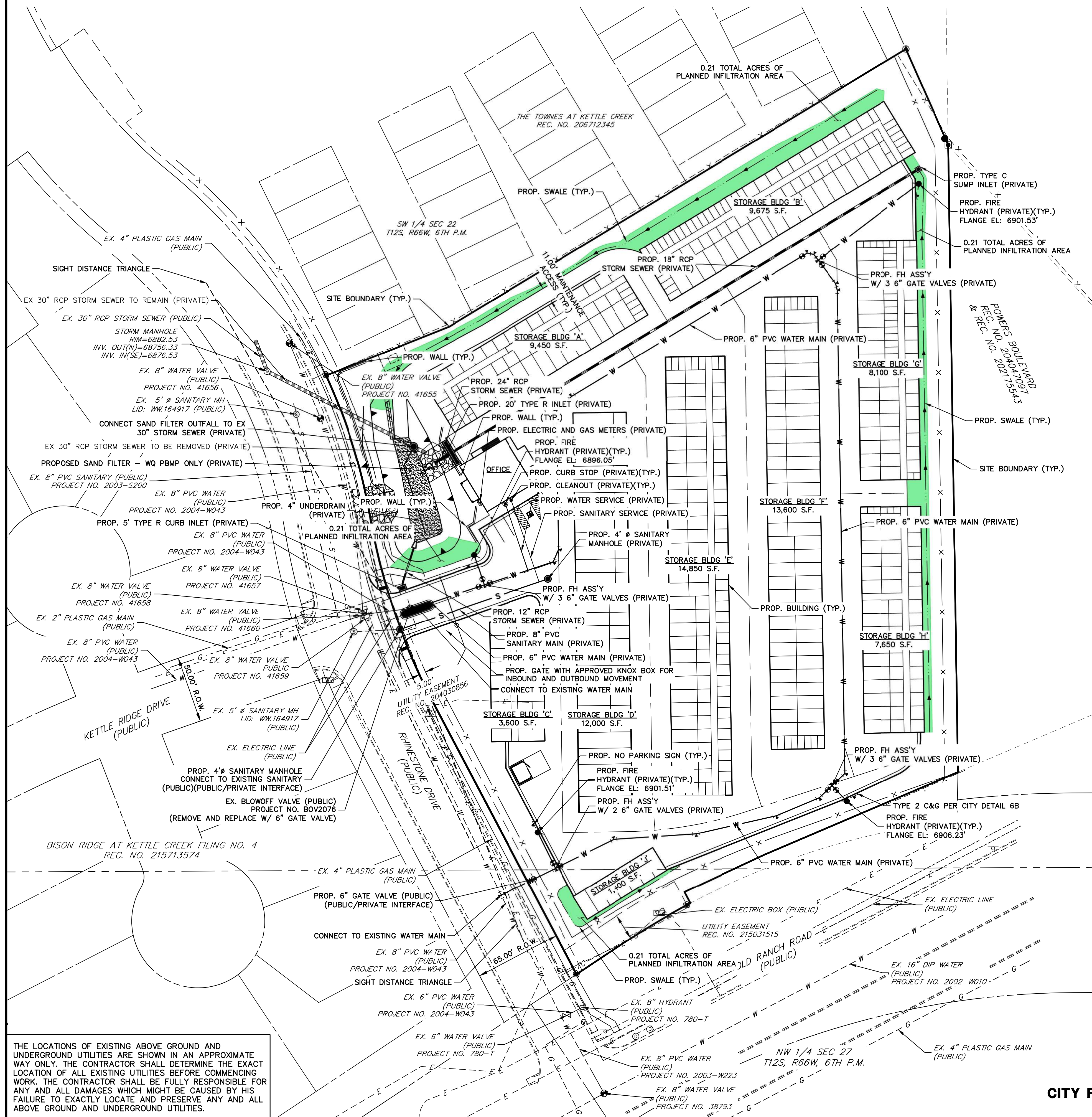


Know what's **below**.
Call before you dig.

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:

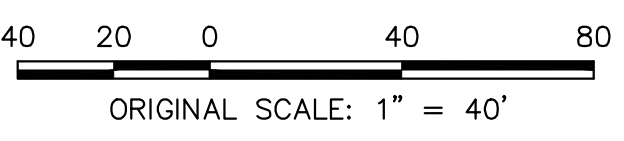
- PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:
- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN 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

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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