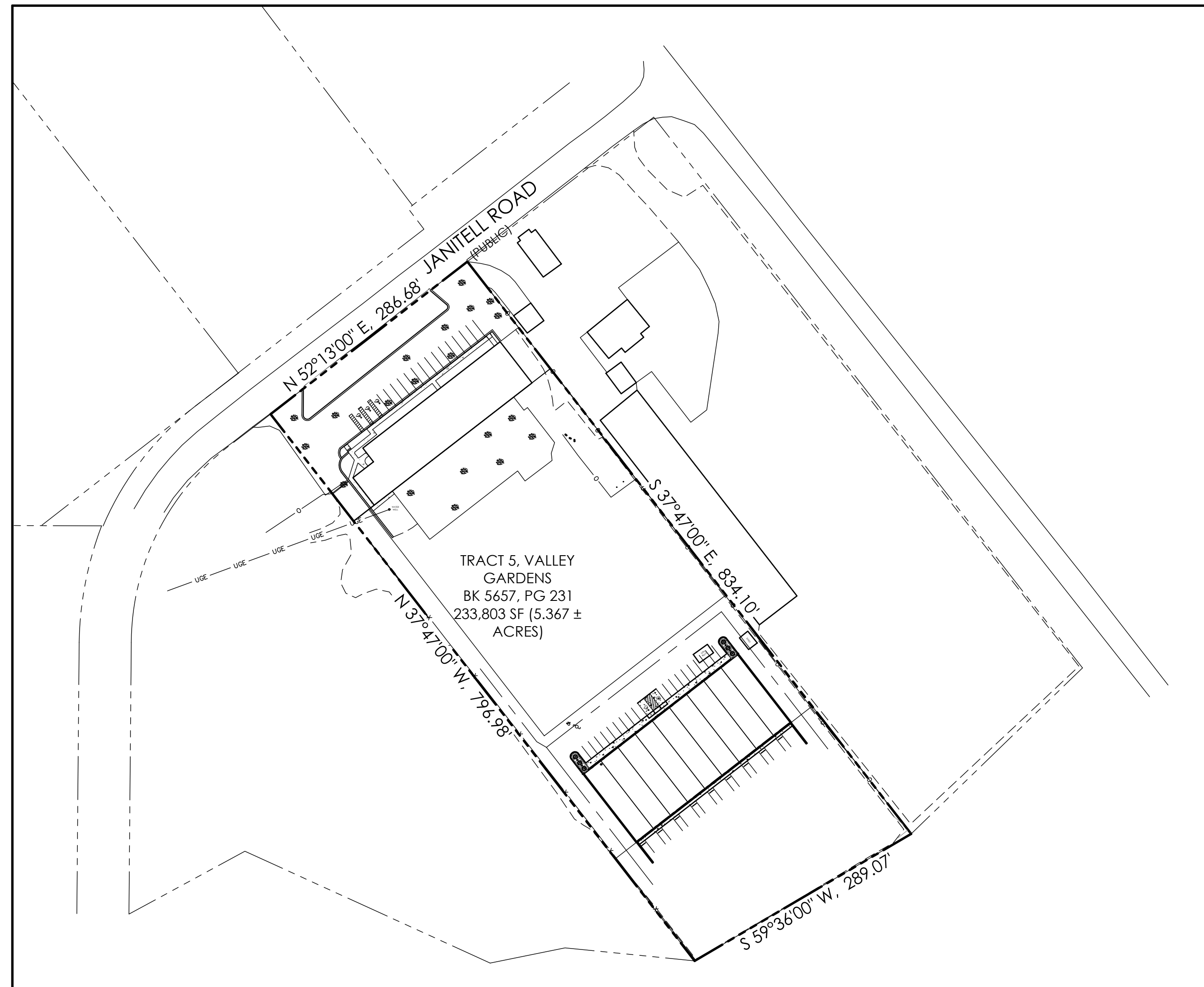


SITE DEVELOPMENT PLAN

FOR

2165 JANITELL ROAD

LOT 5, VALLEY GARDENS, LOCATED IN SECTION 28, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



SITE DATA

OWNER/DEVELOPER
SOMBERS INVESTMENTS LLC
5565 PIEDRA VISTA
COLORADO SPRINGS, CO 80908

CONSULTANT/ENGINEER
M.V.E., INC.
1903 LELARAY STREET, SUITE 200
COLORADO SPRINGS, CO 80909
(719) 635-5736

SURVEYOR
POLARIS SURVEYING, INC.
1903 LELARAY STREET, SUITE 102
COLORADO SPRINGS, CO 80909
(719) 448-0844

ZONING
INDUSTRIAL (M 1)

USE
PROPOSED OFFICE/WAREHOUSE
22,500 SF

TAX SCHEDULE NO.
64283 01 005

PROPERTY ADDRESS
2165 JANITELL ROAD

COVERAGE DATA

BUILDINGS	=	30,362 SF
PAVED	=	34,712 SF
GRAVEL	=	155,510 SF
OPEN SPACE / LANDSCAPE	=	9,462 SF
TOTAL	=	233,046 SF
		100.0%

PARKING SCHEDULE

REQUIRED PARKING

WAREHOUSE - 25,162 SF @ 1 SPACE / 1000 SF = 26 SPACES
OFFICE - 4,000 SF @ 1 SPACE / 400 SF = 10 SPACES

PROVIDED PARKING

BUILDING 1	-	14 SPACES + 3 ADA
BUILDING 2	-	20 SPACES + 2 ADA

BUILDING CONSTRUCTION TYPE

IIB

BUILDING HEIGHT

MAXIMUM HEIGHT: 50'

SETBACKS

FRONT:	15'
REAR:	15'
SIDE:	N/A

LIGHTING

LIGHTING TO BE BUILDING MOUNTED FULL CUTOFF LIGHTS. NO AREA MAST LIGHTING PROPOSED.

LEGEND

---	PROPERTY LINE
- - - - -	EASEMENT LINE
---	LOT LINE
- - - - -	BUILDING SETBACK LINE
---	ADJACENT PROPERTY LINE

EXISTING	PROPOSED
- - - - -5985- - - - -	5985 INDEX CONTOUR
- - - - -84- - - - -	84 INTERMEDIATE CONTOUR
[Pattern]	CONCRETE AREA
[Pattern]	ASPHALT AREA
[Pattern]	CURB AND GUTTER
[Pattern]	BUILDING/ BUILDING OVERHANG
[Pattern]	DECK
[Pattern]	RETAINING WALL - SOLID/ ROCK
[Symbol]	SIGN
[Symbol]	BOLLARD
[Symbol]	WOOD FENCE
[Symbol]	CHAIN LINK FENCE
[Symbol]	BARBED WIRE FENCE
[Symbol]	TREE (EVERGREEN/DECIDUOUS)
[Symbol]	SHRUB
[Symbol]	ROCK

ABBREVIATION LEGEND

ASPH	ASPHALT
CONC	CONCRETE
C & G	CURB & GUTTER
DET.	DETAIL
ESMT	EASEMENT
ME	MATCH EXISTING
P.B., PG.	PLAT BOOK, PAGE
PVMT	PAVEMENT
RET. WALL	RETAINING WALL
REC. NO.	RECEPTION NUMBER
R.O.W.	RIGHT-OF-WAY
SF	SQUARE FOOT
STBK	SETBACK
SW	SIDEWALK
UTIL	UTILITY
(C)	CATCH CURB
(S)	SPILL CURB

ADA NOTE

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 EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA'S) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C0763G, EFFECTIVE DECEMBER 7, 2018.

MAP NOTES

- BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO TRACT 5, VALLEY GARDENS, OF THE PUBLIC RECORDS OF EL PASO COUNTY, COLORADO.
- THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY POLARIS SURVEYING, INC. ELEVATIONS SHOWN ARE RELATIVE TO THE NAVD '88.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.

LEGAL DESCRIPTION

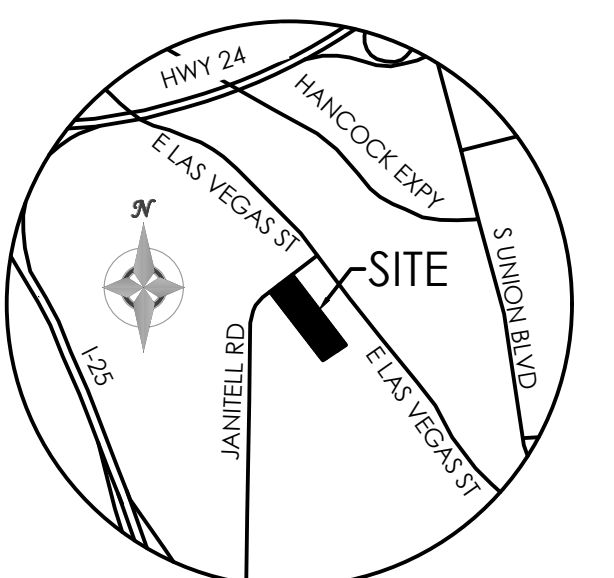
LOT 3, BLOCK A, A RESUBDIVISION OF LOTS 4 AND 5, BLOCK 1, "CLEAR VIEW INDUSTRIAL PARK FILING NO. 1"

DEVELOPMENT NOTES

- WATER SERVICE PROVIDED BY EXISTING WELL.
- SEWER SERVICE PROVIDED BY EXISTING OWTs.
- FIRE SERVICE PROVIDED BY COLORADO SPRINGS FIRE DEPARTMENT.
- NATURAL GAS SERVICE PROVIDED BY CITY OF COLORADO SPRINGS.
- ELECTRIC SERVICE PROVIDED BY CITY OF COLORADO SPRINGS.

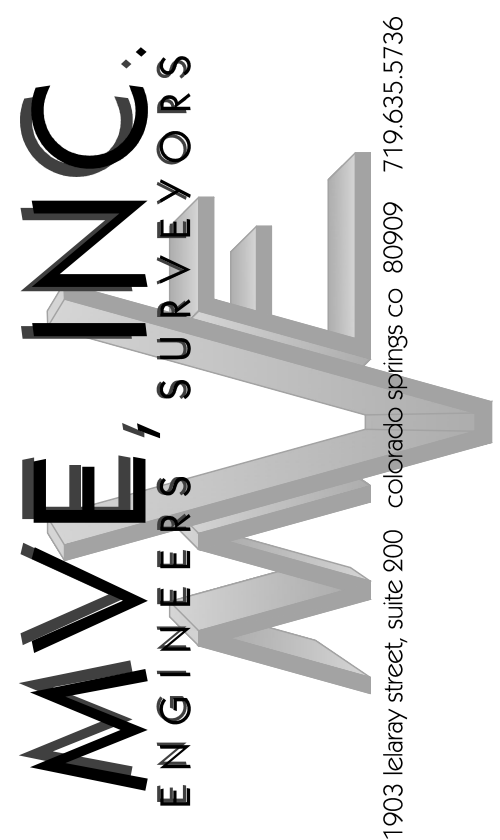
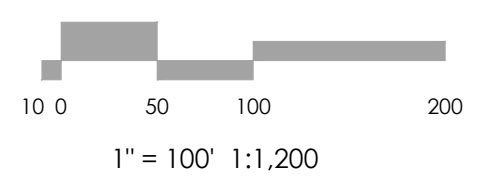
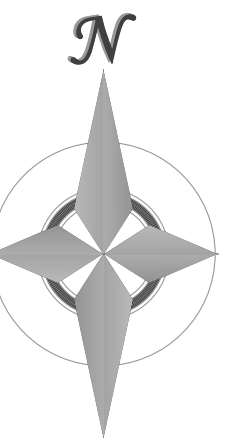
SHEET INDEX

SITE DEVELOPMENT PLAN	
DP-1.1	COVER SHEET
DP-2.1	SITE PLAN
DP-3.1	LANDSCAPING
DP-4.1	DETAILS
EL -5.1	EXTERIOR ELEVATIONS
FP -6.1	FLOOR PLAN
PM -1, 2, & 3	PHOTOMETRIC PLAN
PM -4	PHOTOMETRIC SCHEDULES



VICINITY MAP
NOT TO SCALE

BENCHMARK



REVISIONS

DESIGNED BY _____
DRAWN BY _____
CHECKED BY _____
AS-BUILTS BY _____
CHECKED BY _____

2165 JANTELL RD

SITE PLAN

COVER SHEET

DP 1.1 MVE PROJECT 61195
MVE DRAWING DP-CS

MAY 2, 2024
SHEET 1 OF 10

PCD FILE #

