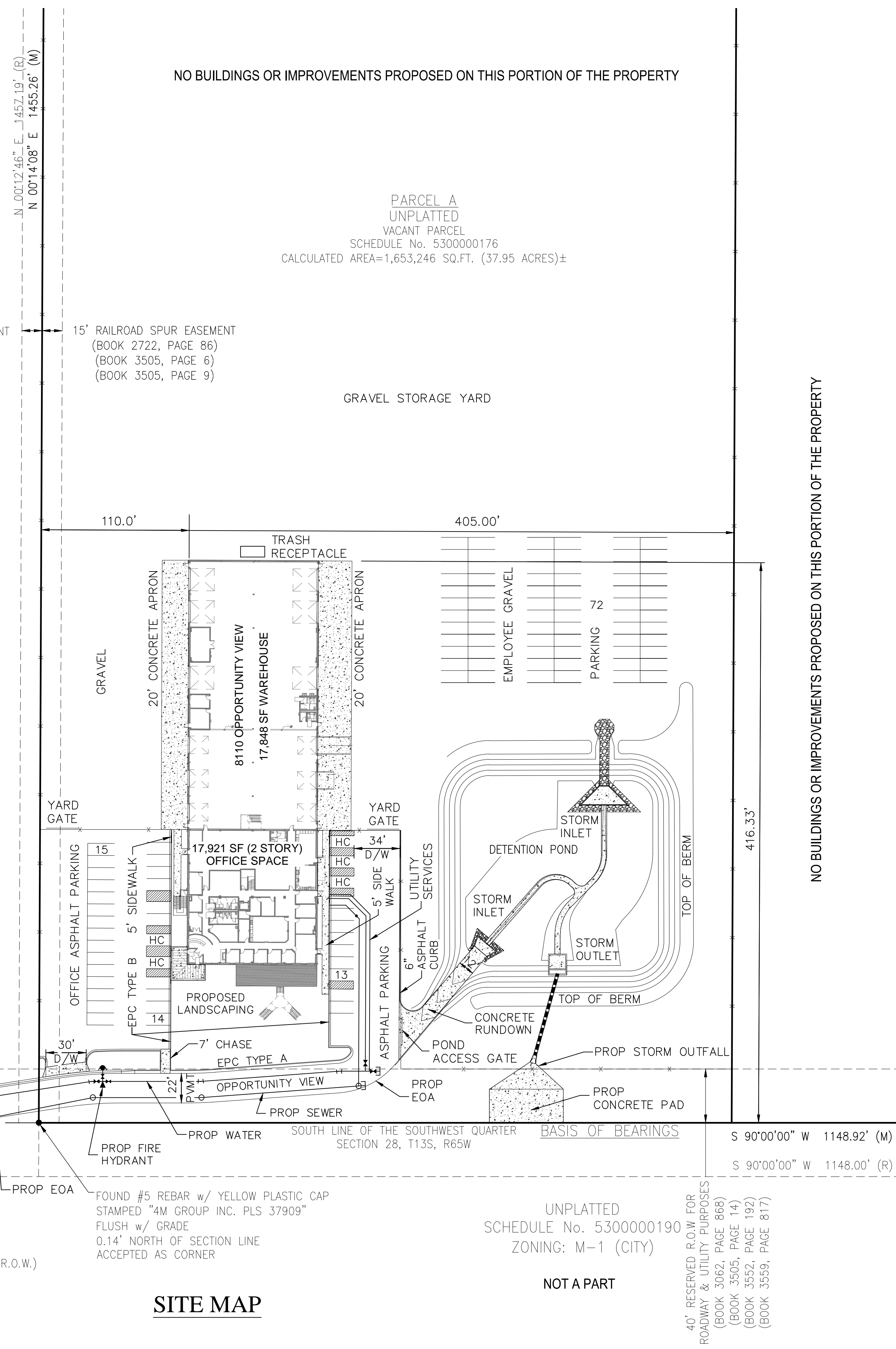
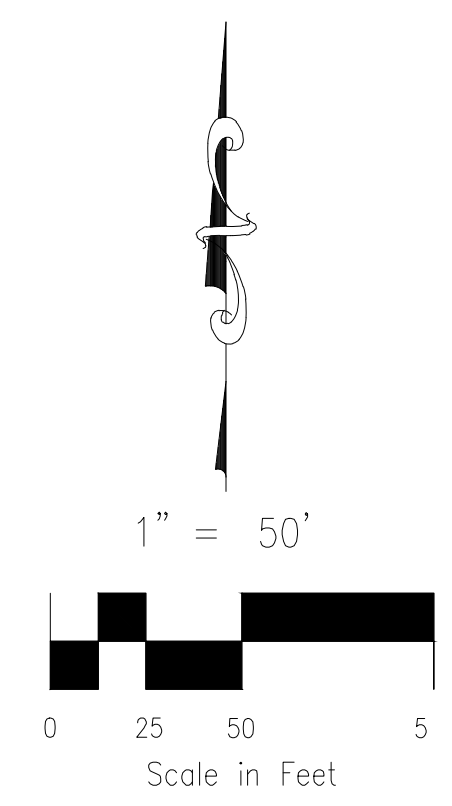


# TIMBERLINE STORAGE YARD

EL PASO COUNTY, STATE OF COLORADO

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,



NO BUILDINGS OR IMPROVEMENTS PROPOSED ON THIS PORTION OF THE PROPERTY

PARCEL A  
UNPLATTED  
VACANT PARCEL  
SCHEDULE No. 530000176  
CALCULATED AREA=1,653,246 SQ.FT. (37.95 ACRES)±

UNPLATTED  
SCHEDULE No. 5300000552  
ZONING: I-3 (COUNTY)  
NOT A PART

NO BUILDINGS OR IMPROVEMENTS PROPOSED ON THIS PORTION OF THE PROPERTY

## SITE MAP

### SITE DATA:

#### OWNERS NAME & ADDRESS

TIMBERLINE LANDSCAPING, INC.  
TIMOTHY AND MINDY EMICK  
8110 OPPORTUNITY VIEW  
COLORADO SPRINGS, CO 80939

SITE PLAN ACREAGE: 11.82 AC  
PROPERTY SCHEDULE NUMBER: 5300000176  
EXISTING ZONING: (M) INDUSTRIAL  
PROPOSED ZONING: (M) INDUSTRIAL  
DEVELOPMENT SCHEDULE: 2017-2018

CURRENT LAND USE: VACANT  
PROPOSED USE: OFFICE/STORAGE YARD

NUMBER OF LOTS: 1  
NUMBER OF TRACTS: 0

TOTAL SITE PERIMETER SETBACKS  
A MINIMUM 25' STRUCTURAL SETBACK

TOTAL DISTURBED AREA OF PROPERTY: 515,000 SF, 11.82 AC

### BUILDING DATA:

NEW BUILDING FOOTPRINT AREA: 30,000 SF SPRINKLED

NEW BUILDING HEIGHT : 36'0"  
NEW BUILDING CONSTRUCTION TYPE: TYPE V-B

PARKING REQUIRED: OFFICE SPACE 90  
PARKING PROVIDED: OFFICE SPACE 93  
HANDICAP PARKING REQUIRED: 4  
HANDICAP PARKING PROVIDED: 4

PARKING REQUIRED: WAREHOUSE 19  
PARKING PROVIDED: WAREHOUSE 21  
HANDICAP PARKING REQUIRED: 1  
HANDICAP PARKING PROVIDED: 1

### LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

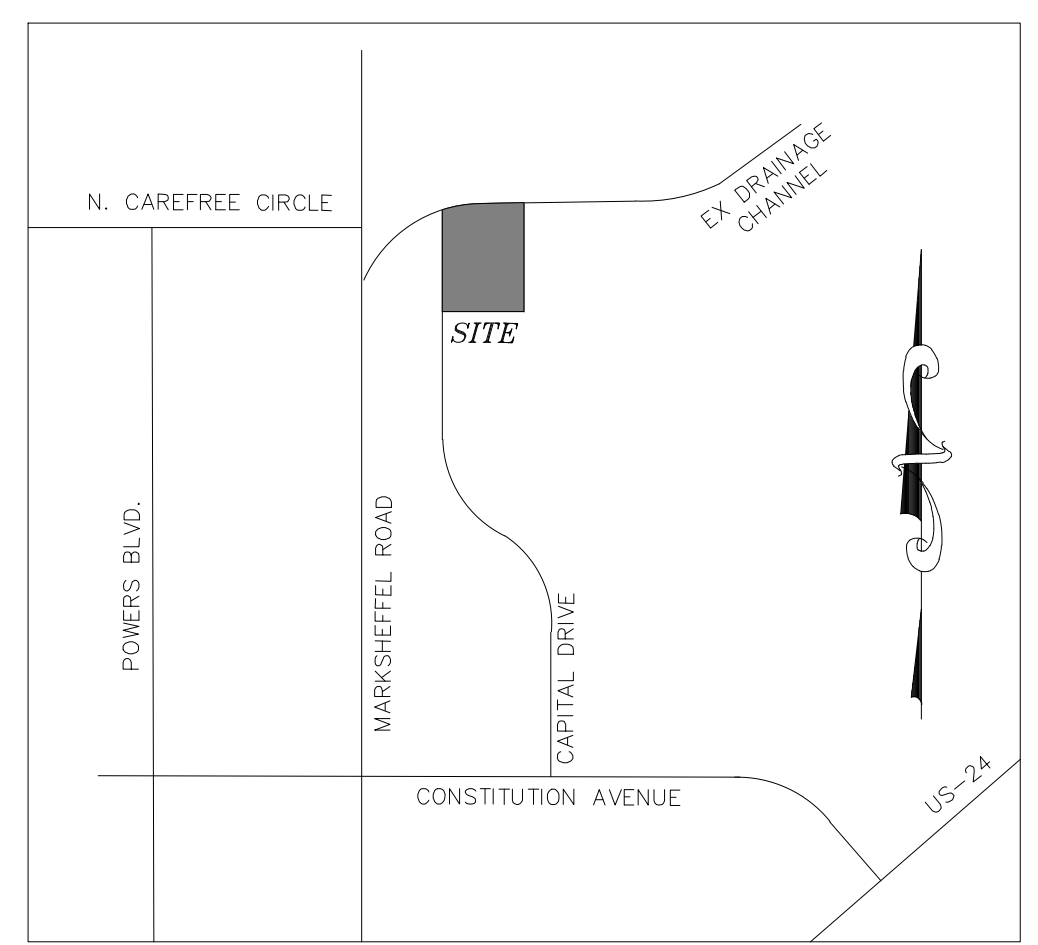
COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ON THE WEST LINE OF SAID SOUTHWEST QUARTER, NORTH 00 DEGREES 02 MINUTES 12 SECONDS WEST A DISTANCE OF 298.20 FEET TO INTERSECT THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD; THENCE NORTHEASTERLY AND EASTERLY ON SAID RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT WHOSE RADIUS IS 1,795.32 FEET, THROUGH A CENTRAL ANGLE OF 63 DEGREES 33 MINUTES 20 SECONDS AN ARC DISTANCE OF 1,991.47 FEET FOR THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY; THENCE CONTINUE ON THE LAST MENTIONED CURVE, WHOSE RADIUS IS 1,795.32 FEET, THROUGH A CENTRAL ANGLE OF 06 DEGREES 56 MINUTES 39 SECONDS AN ARC DISTANCE OF 217.59 FEET; THENCE ON A SPIRAL CURVE, WHOSE LONG CHORD BEARS SOUTH 86 DEGREES 25 MINUTES 49 SECONDS EAST A DISTANCE OF 195.23 FEET TO A POINT OF TANGENCY; THENCE SOUTH 85 DEGREES 25 MINUTES 17 SECONDS EAST A DISTANCE OF 738.04 FEET MORE OR LESS TO INTERSECT THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE ON SAID EAST LINE SOUTH 00 DEGREES 12 MINUTES 46 SECONDS WEST A DISTANCE OF 1,395.80 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 1,148.00 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 46 SECONDS EAST A DISTANCE OF 1,457.19 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CALCULATED AREA=1,653,246 SQ.FT. (37.95 ACRES)±

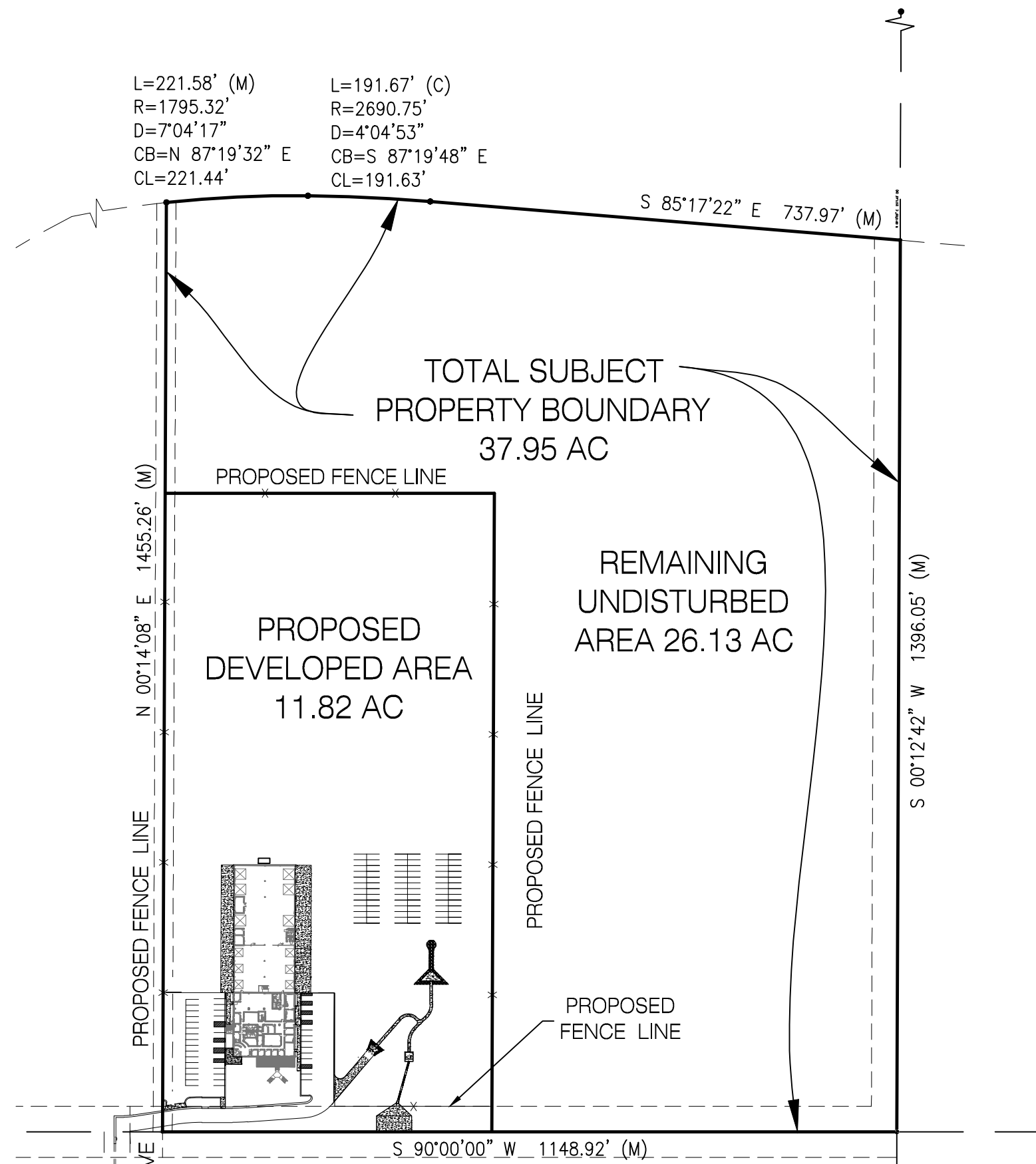
### NOTES:

**PUBLIC IMPROVEMENTS:**  
INCLUDING ALL INGRESS/EGRESS ACCESSES, ROADWAY IMPROVEMENTS ALONG FRONTAGE AND UTILITIES.  
**MAINTENANCE:**  
TO BE OWNED AND MAINTAINED BY THE OWNER.

- NOTES:**
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041C0543 F, EFFECTIVE DATE MARCH 17, 1997
  - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT FOR THIS PROJECT VIA CAPITAL DRIVE. NO DIRECT ACCESS TO MARKSHEFFEL ROAD.
  - IF USE OF EQUIPMENT (PERMANENT OR TEMPORARY) WILL EXCEED 200 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT IS TO FILE AN AIRSPACE EVALUATION CASE WITH THE FEDERAL AVIATION ADMINISTRATION (FAA) AND PROVIDE THE RESULTS TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. MORE INFORMATION ABOUT THE AIRSPACE EVALUATION SUBMITTAL PROCESS IS AVAILABLE ON THE FAA'S OBSTRUCTION EVALUATION/AIRPORT AIRSPACE ANALYSIS WEBSITE (<https://oeaaa.faa.gov/oeaaa/external/portal.jsp>)



VICINITY MAP  
N.T.S.



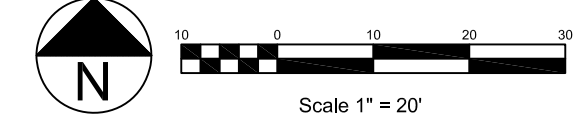
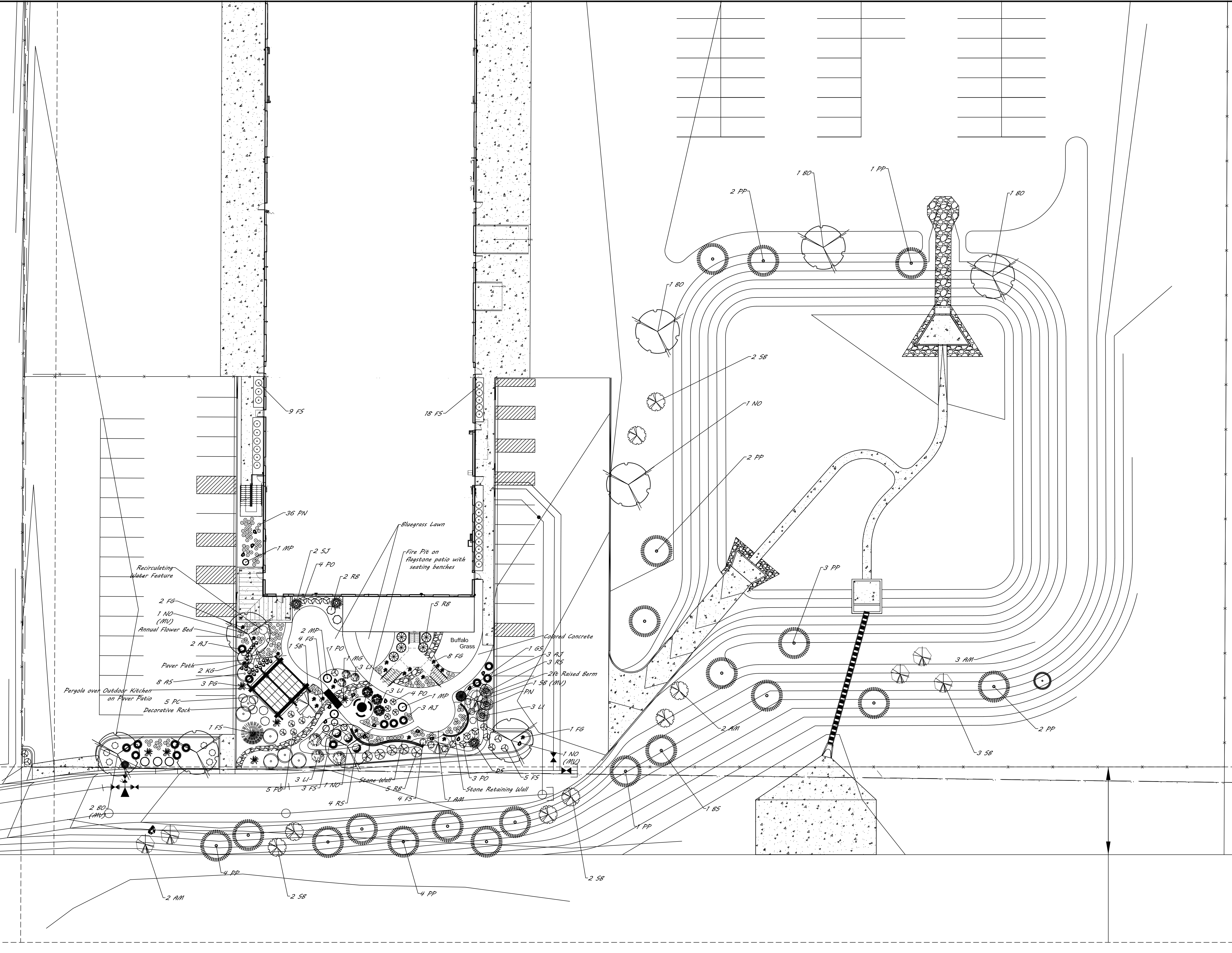
AREA MAP  
1"=200'

**Approved**  
By: **Craig Dossey, Executive Director**  
Date: **02/08/2018**  
El Paso County Planning & Community Development

COVER SHEET - SITE PLAN  
TIMBERLINE STORAGE YARD  
JOB NO. 43-095  
DATE PREPARED: DECEMBER 05, 2017  
DATE REVISED:



20 BOULDER CRESCENT STE. 110  
COLORADO SPRINGS,  
COLORADO 80903  
719.955.5485



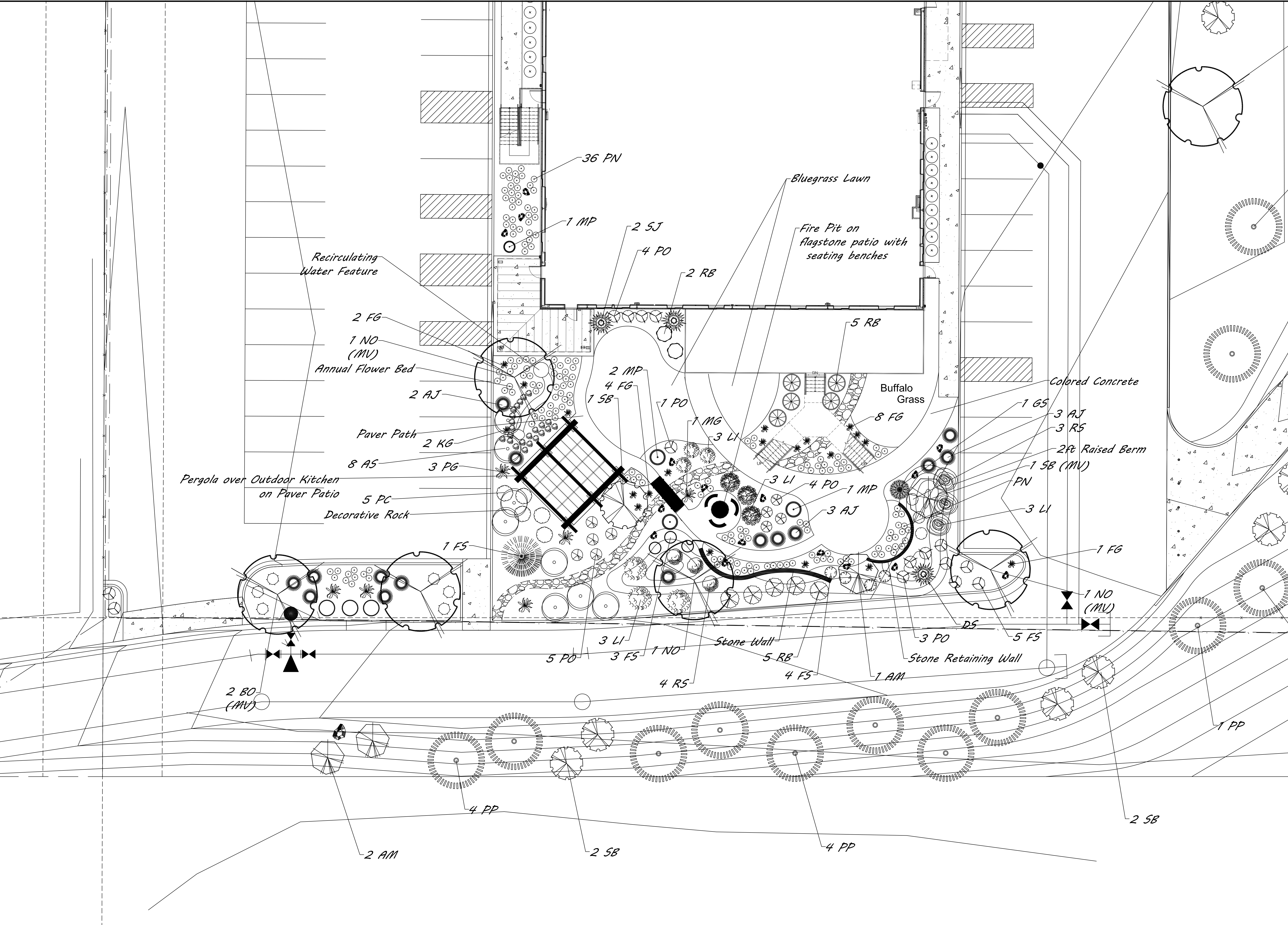
## Timberline Landscaping, Inc. Landscape Plan

8110 Opportunity View  
 Colorado Springs, Colorado 80939

Job #

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LANDSCAPE SETBACKS (LS)					
STREET NAME OR ZONE BOUNDARY (ELEV)	STREET CLASSIFICATION	WIDTH (FT) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
CAPITAL DR.	NON ATERIAL	10 / 18	500 FT	1/30 FT	17 / 30

MOTOR VEHICL LOTS (MV)			
NO. OF VEHICLE SPACED PROVIDED	SHADE TREES (1/15 SPACES) REQ. / PROV.	VEHICLE LOT FRONTAGE	2/3 LENGTH OF FRONTAGE (FT)
50	4 / 4	N/A	N/A
MIN. 3' SCREENING PLANTS REQ. / PROV.	EVERGREEN PLANTS REQ. 50% / PROV.		
N/A	N/A		

INTERNAL LANDSCAPING (IL)			
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLOUDEING SETBACKSK, BUFFERS, OR MOTOR VEHICLE ISLANDS			
NEW SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (5%)	INTERNAL AREA (SF) REQ. / PROV.	INTERNAL TREES (1 / 500 SF) (EXCLUDING DRIVEWAYS)
SHRUB SUBSTITUTES REQ. / PROV.	INTERNAL PLANT ABBR DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.	

LANDSCAPE BUFFERS AND SCREENS (LB)				
STREET NAME OR PROPERTY LINE (ELEV)	LINEAR FOOTAGE: 150 LF NORTH	SETBACK BUFFER REQ. / PROV-FENCE.	BUFFER TREES (1/20) REQ. / PROV. - NA	EVERGREEN TREES (1 / 3) REQ. / PROV. - NA
OPAQUE FENCE REQUIREMENT: ALONG ENTIRE NORTH BOUDARY FENCE FOR BUFFER REQUIREMENT.				

Plant Schedule				
ABBR	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>DECIDUOUS TREES</b>				
AM	5	Acer ginalla	Amur Maple	6 ft clump
AS	8	Populus tremuloides	Aspen	1"
SB	11	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6 ft clump
BO	5	Quercus macrocarpa	Burr oak	2"
NO	3	Quercus rubra	Northern Red Oak	2"
<b>EVERGREEN TREES</b>				
BS	1	Picea pungens 'Glauca"	Blue Spruce	8 ft
FS	1	Picea pungens 'Fat Albert'	Fat Albert Spruce	8 ft
PP	21	Pinus ponderosa	Ponderosa Pine	8 ft
<b>DECIDUOUS SHRUBS</b>				
LI	12	Syringa communis	Common Lilac	#5 cont
PO	20	Potentilla fruticosa "Gold Drop"	Gold Drop Potentilla	#5 cont
PC	5	Contoneaster acutifolia	Peking Cotoneaster	#5 cont
RB	12	Berberis thunbergii 'Atropurpurea'	Redleaf Barberry	#5 cont
FS	35	Spiraea bumalda 'Froebel'	Froebel Spirea	#5 cont
RS	12	Perovskia atriplicifolia	Russian Sage	#5 cont
<b>EVERGREEN SHRUBS</b>				
AJ	14	Juniperus sabina	Arcadia Juniper	#5 cont
SJ	2	Juniperus chinensis	Spartan Juniper	#5 cont
GS	1	Picea pungens 'Glauca Globosa'	Globe Spruce	#5 cont
MP	4	Pinus mugo	Dwarf Mugo Pine	#5 cont
DS	1	Picea glauca 'Conica'	Dwarf Alberta Spurce	# 7 cont
<b>ORNAMENTAL GRASSES</b>				
FG	18	Pennisetum alopecuroides	Fountain Grass	#1 cont
KG	4	Calamagrostis acutifolia 'Karl Foerster'	Karl Foerster Grass	#1 cont
MG	1	Miscanthus sinensis	Maiden Grass	#1 cont
PG	3	Erianthus ravennae	Pampas Grass	#1 cont
<b>PERENNIALS</b>				
PN	100	Miscellaneous Perennials	Miscellaneous Perennials	#1 cont



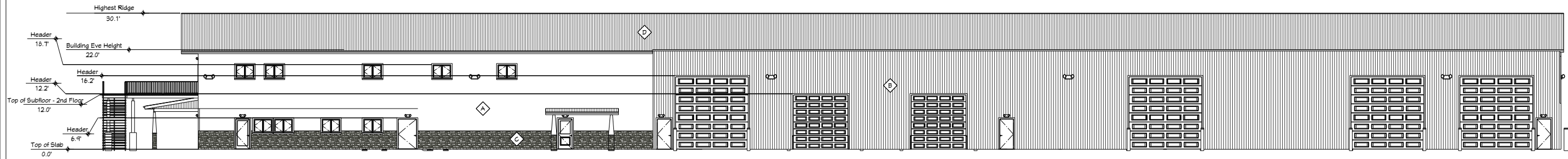
2480 N. Powers Blvd.  
 Colorado Springs, CO 80915  
 (719) 638-1000 fax (719) 638-1010

# Timberline Landscaping, Inc. Landscape Plan

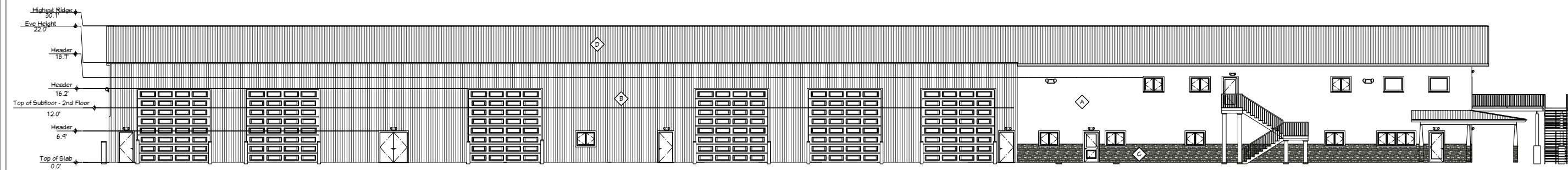
8110 Opportunity View  
 Colorado Springs, Colorado 80939

Job #  
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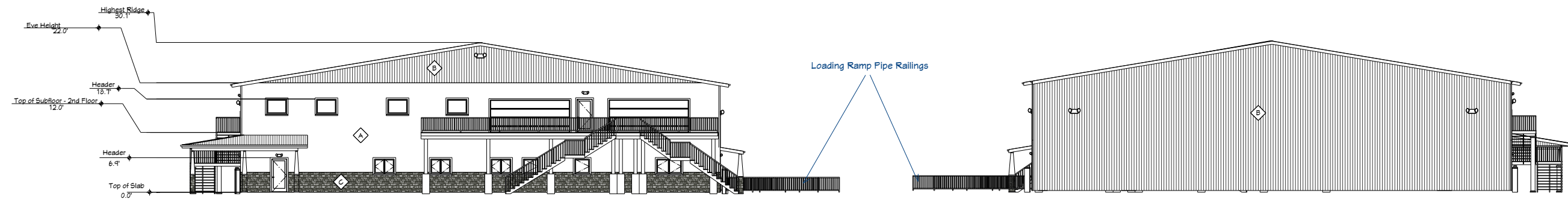
Designed by: Bryan Darr  
 Date: Mar 7, 2017  
 Revised: Mar 13, 2017; Dec 8, 2017  
 Scale: N / A  
 Page: 3 of 4



East Elevation



West Elevation



South Elevation

North Elevation

- A Granitestone Insulated Metal Panel
- B Minor Rib Insulated Metal Panel
- C Cultured Stone
- D Standing Seam Insulated Metal Roofing

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

Project Location:  
 Capital Drive  
 Colorado Springs, CO 80904

General Contractor ID# 22212  
 Matt Steed  
 Construction Project Manager  
 Timberline Landscaping, Inc.  
 msteed@timberlinelandscaping.com  
 (719) 357-2066

DRAWINGS PROVIDED BY:  
 Timberline Landscaping, Inc.  
 2480 N. Powers Blvd  
 Colorado Springs, CO 80939  
 (719) 638-1000 fax (719) 638-1010

DATE:

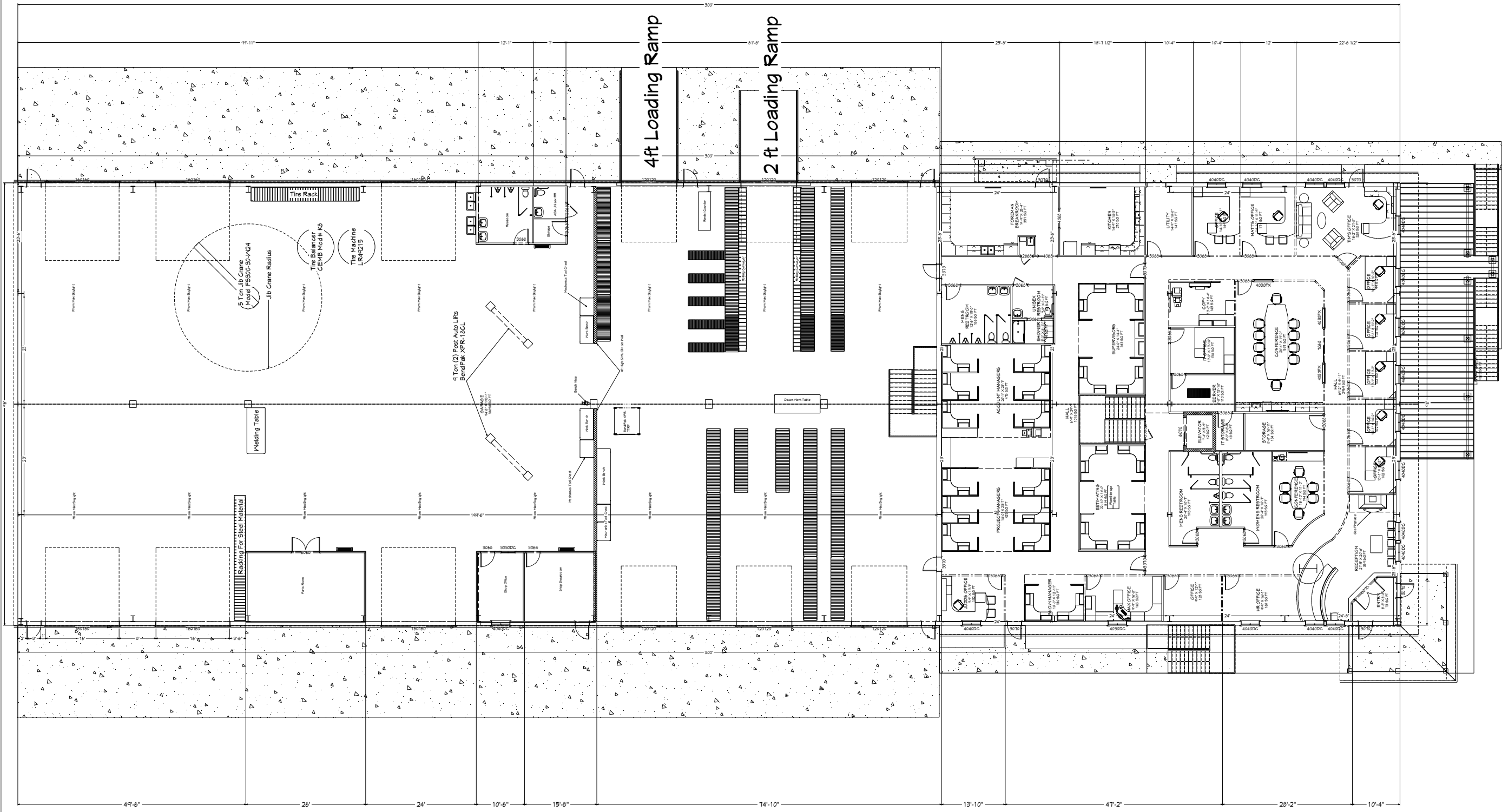
2/17/2017

SCALE:

3/32" Scale

SHEET:

Elevations



NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

Project Location:  
 Capital Drive  
 Colorado Springs, CO 80934

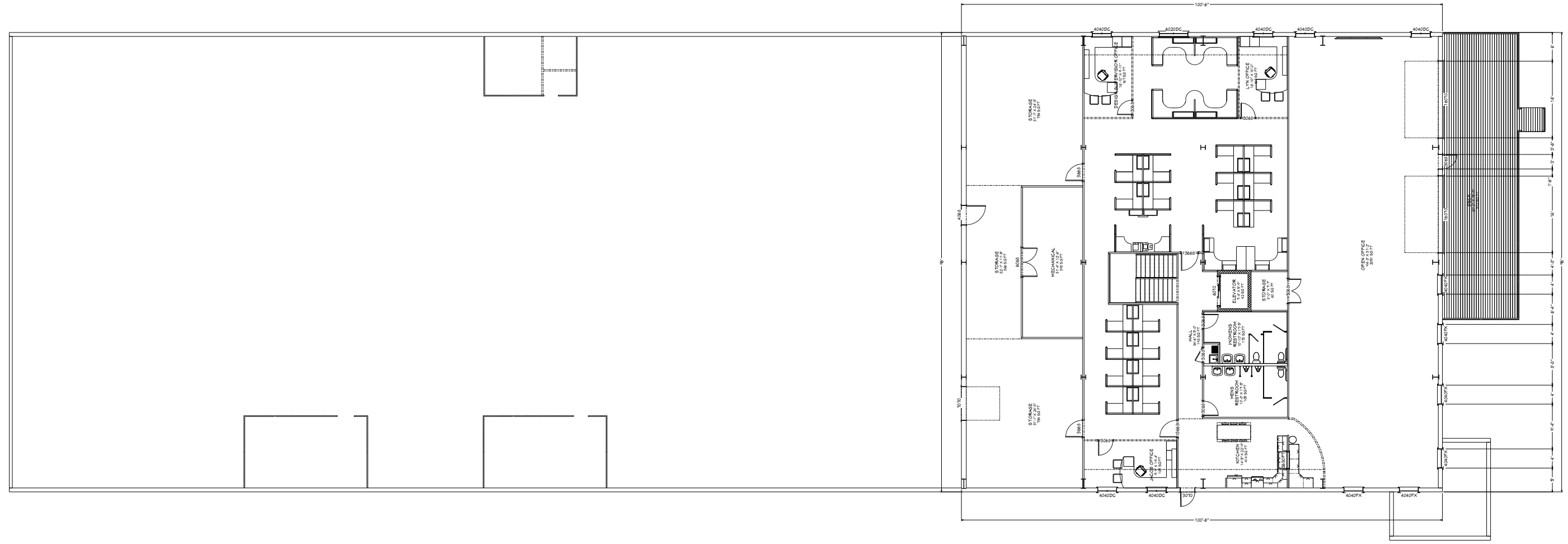
General Contractor ID# 22212  
 Matt Steed  
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 (719) 357-2066

DRAWINGS PROVIDED BY:  
 Timberline Landscaping, Inc.  
 2480 N. Powers Blvd  
 Colorado Springs, CO 80939  
 (719) 638-1000 fax (719) 638-1010

DATE:  
 3/23/2017

SCALE:  
 NT5

SHEET:  
 First Floor Plan



NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

Project Location:  
 Capital Drive  
 Colorado Springs, CO 80939

General Contractor ID# 22212  
 Matt Steed  
 Construction Project Manager  
 Timberline Landscaping, Inc.  
 msteed@timberlinelandscaping.com  
 (719) 357-2066

DRAWINGS PROVIDED BY:  
 Timberline Landscaping, Inc.  
 2480 N. Powers Blvd  
 Colorado Springs, CO 80939  
 (719) 638-1000 fax (719) 638-1010

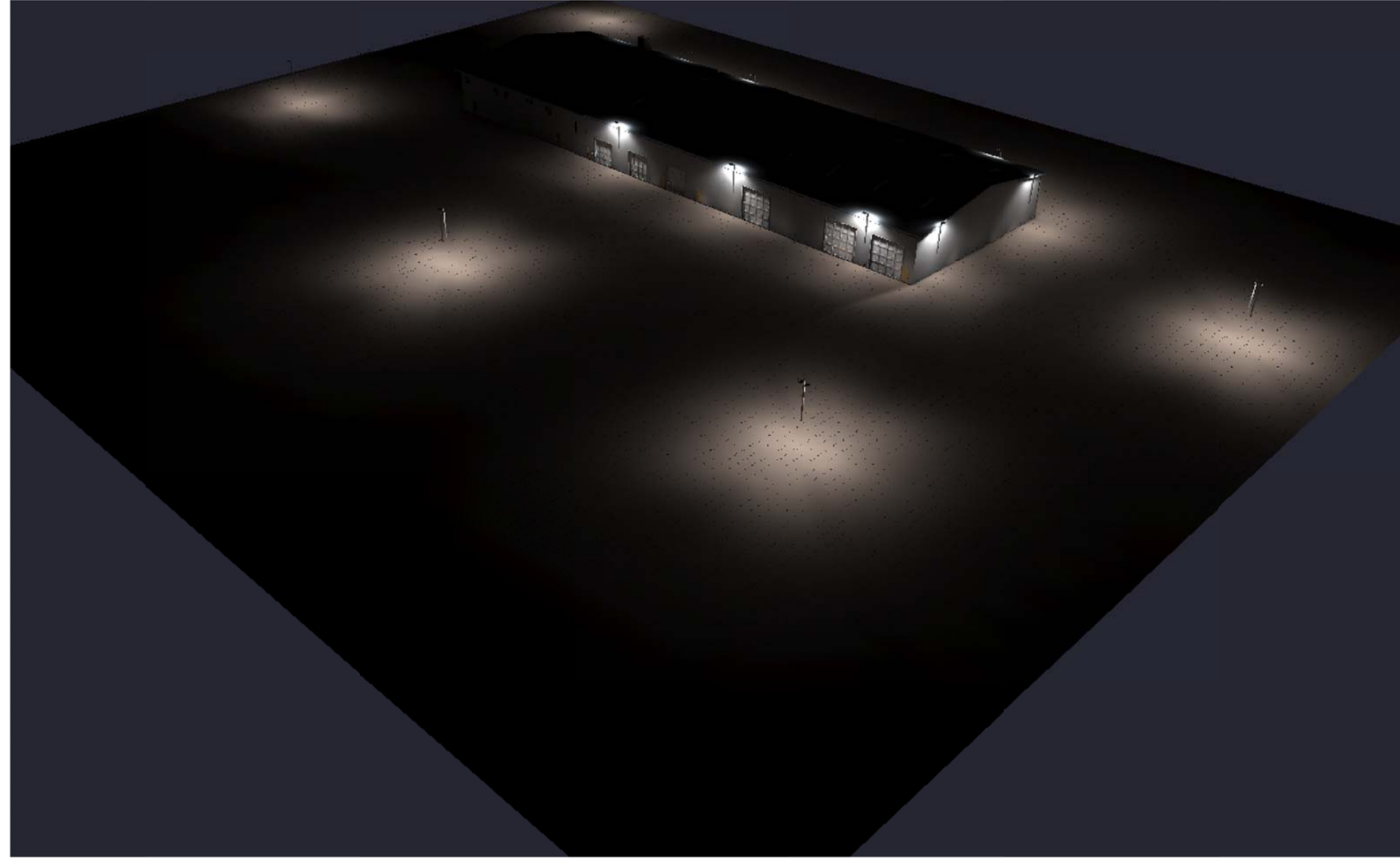
DATE:  
 3/23/2017

SCALE:  
 NTS

SHEET:  
 Second Floor Plan

**LIGHTING NOTES:**

1. AVERAGE MAINTAINED ILLUMINATION FOR EXTERIOR AND PEDESTRIAN RIGHT OF WAY 1.0 fc.
2. ALL EXTERIOR LIGHTING TO BE LED LIGHTS.
3. ALL EXTERIOR POLES AND MOUNTING HARDWARE TO BE BLACK OR FEDERAL GREEN.
4. LIGHTING CALCULATED AT 20' MOUNTING HEIGHT. POLE HEIGHT NOT TO EXCEED MAXIMUMS SET BY LOCAL JURISDICTION.
5. ALL LIGHTS TO BE FULL CUTOFF.
6. WALL LIGHTING TO BE SELECTED AS L (LEFT 90 DEGREE CUTOFF) OR R (RIGHT 90 DEGREE CUTOFF) SO AS NOT TO SPILL LIGHT BEYOND THE SITE PROPERTY LINE.
7. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT-OF-WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMENOUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.



**PERSPECTIVE VIEW RENDERING  
NOT TO SCALE**



**TOP VIEW RENDERING  
NOT TO SCALE**

LIGHTING SCHEDULE									
FIXTURE TAG	COUNT	FIXTURE DESCRIPTION	MANUFACTURER	MANUFACTURER PART NUMBER	TYPE	ELECTRICAL	OUTPUT (LUMENS)	DISTRIBUTION	HOUSING COLOR
L-P-1	2	SINGLE POLE MOUNT	E-CONOLIGHT	E-AL4L331CZ (POLE TBD)	LED	120V/5.1A	23,963 LM	TYPE 3 - FULL CUTOFF	BLACK
L-P-2	3	DOUBLE POLE MOUNT	E-CONOLIGHT	E-AL4L331CZ (POLE TBD)	LED	120V/2.6A	23,963 LM	TYPE 3 - FULL CUTOFF	BLACK
L-W-1	9	OUTDOOR WALL MOUNT	E-CONOLIGHT	E-WP12L12UCZ	LED	120V/1.0A	16,917 LM	TYPE 3 - SEMI-CUTOFF	BLACK

LIGHTING STATISTICS		
AVG. ILLUMINANCE (FC)	MIN. ILLUMINANCE (FC)	MAX. ILLUMINANCE (FC)
0.92	0.0	46.98



VERADYN ENGINEERING  
5680 PECOS ST.  
DENVER, CO 80221

720.612.7553  
DUSTIN@VERADYN.COM

**TIMBERLINE  
LANDSCAPING, INC.**  
3499 CAPITAL DRIVE  
COLORADO SPRINGS,  
COLORADO 80939

DRAWN BY: EC  
CHECKED BY: DR

REVISIONS:		
NO.	DESCRIPTION	DATE

ISSUE RECORD:		
NO.	DESCRIPTION	DATE

SHEET CONTENTS:

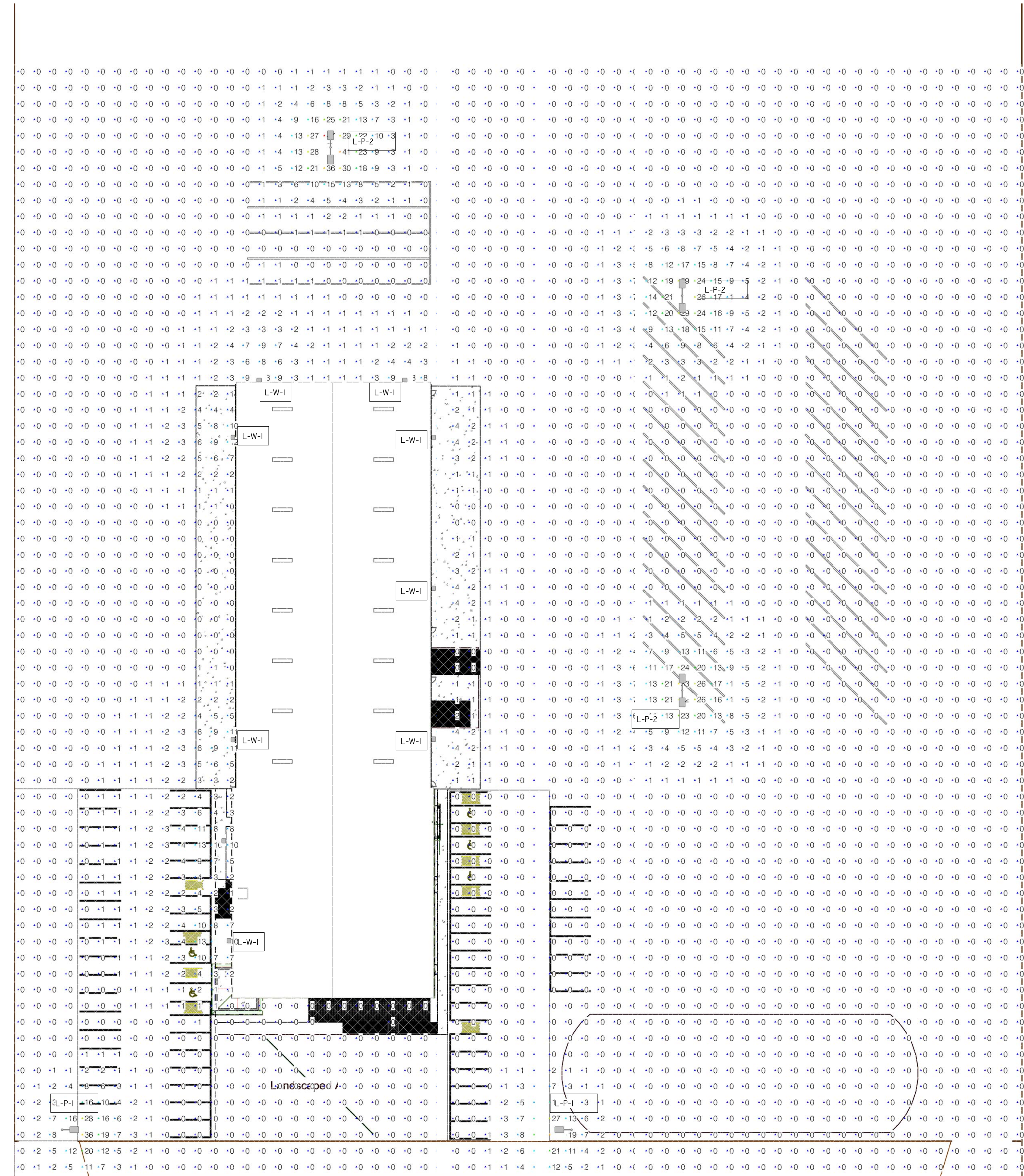
EXTERIOR  
PHOTOMETRIC  
PLAN



PROJECT NO.: 2017.031  
DATE: 4/6/2017 9:24:38 AM

DRAWING NO.:

L 0.0



**1 SITE PHOTOMETRIC  
1" = 30'-0"**