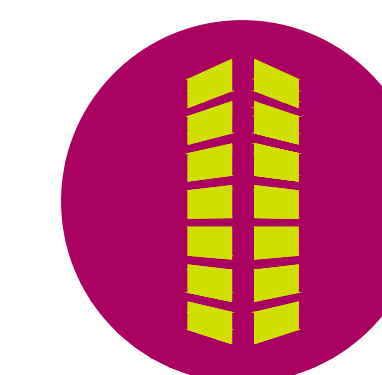




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SITE DEVELOPMENT PLAN  
 CONSTITUTION STORAGE

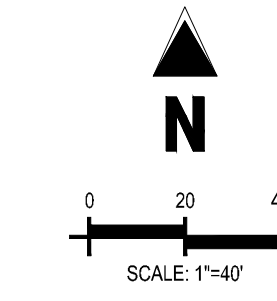
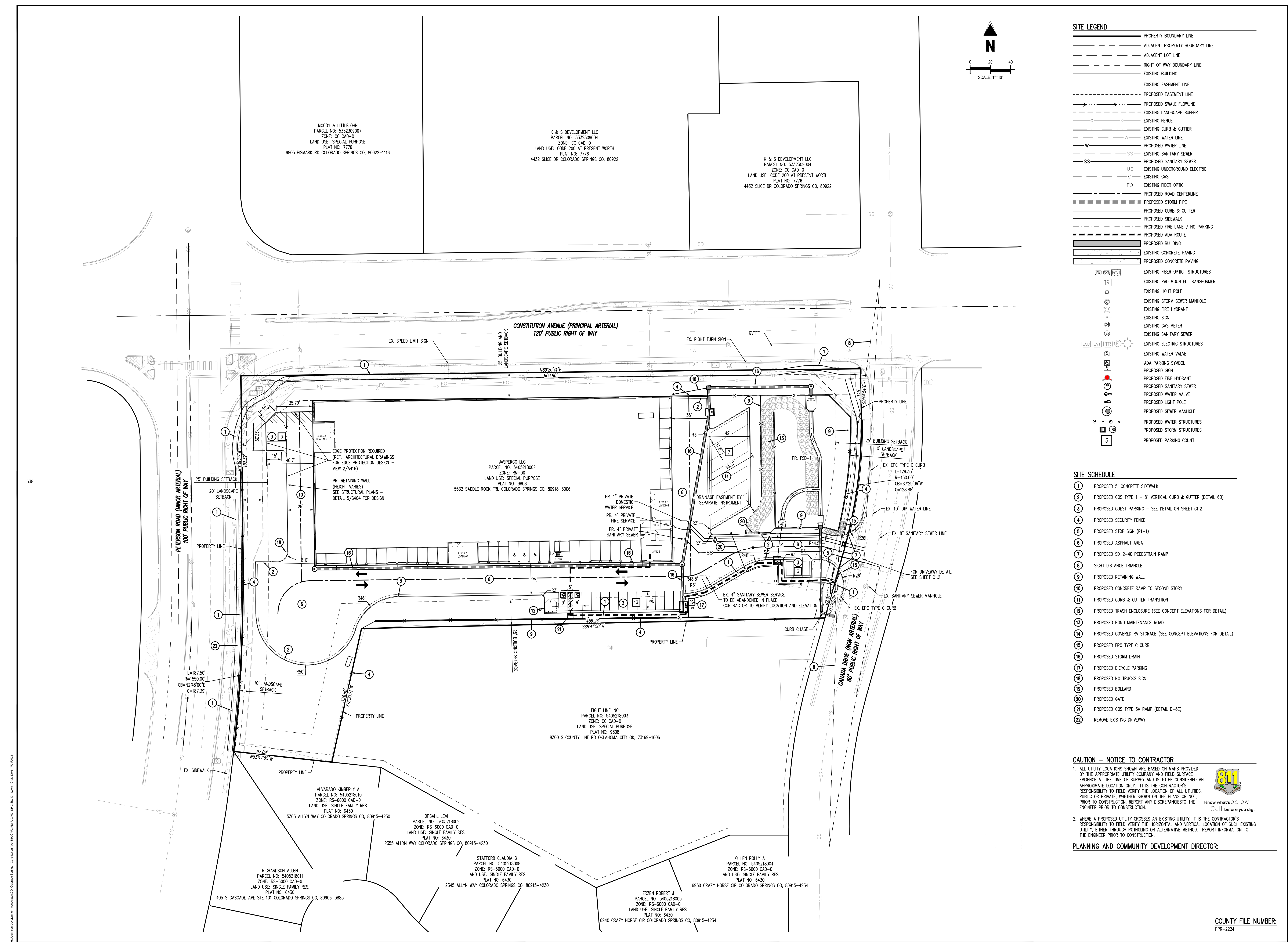
JOHNSON DEVELOPMENT ASSOCIATES  
 2460 CANADA DRIVE  
 COLORADO SPRINGS, CO 80915

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Project No: JDA02  
 Drawn By: RWVO  
 Checked By: BAS  
 Date: JULY 2023

SITE DEVELOPMENT PLAN

**C1.1**  
 Sheet 2 of 14



**SITE LEGEND**

|              |                                  |
|--------------|----------------------------------|
| —            | PROPERTY BOUNDARY LINE           |
| - - -        | ADJACENT PROPERTY BOUNDARY LINE  |
| - . -        | ADJACENT LOT LINE                |
| - - -        | RIGHT OF WAY BOUNDARY LINE       |
| ---          | EXISTING BUILDING                |
| ---          | EXISTING EASEMENT LINE           |
| ---          | PROPOSED EASEMENT LINE           |
| →            | PROPOSED SWALE FLOWLINE          |
| ---          | EXISTING LANDSCAPE BUFFER        |
| ---          | EXISTING FENCE                   |
| ---          | EXISTING CURB & GUTTER           |
| ---          | EXISTING WATER LINE              |
| W            | PROPOSED WATER LINE              |
| SS           | EXISTING SANITARY SEWER          |
| SS           | PROPOSED SANITARY SEWER          |
| ---          | EXISTING UNDERGROUND ELECTRIC    |
| ---          | EXISTING GAS                     |
| ---          | EXISTING FIBER OPTIC             |
| ---          | PROPOSED ROAD CENTERLINE         |
| ---          | PROPOSED STORM PIPE              |
| ---          | PROPOSED CURB & GUTTER           |
| ---          | PROPOSED SIDEWALK                |
| ---          | PROPOSED FIRE LANE / NO PARKING  |
| ---          | PROPOSED ADA ROUTE               |
| ---          | PROPOSED BUILDING                |
| ---          | EXISTING CONCRETE PAVING         |
| ---          | PROPOSED CONCRETE PAVING         |
| EO, EOB, FOT | EXISTING FIBER OPTIC STRUCTURES  |
| TR           | EXISTING PAD MOUNTED TRANSFORMER |
| +            | EXISTING LIGHT POLE              |
| +            | EXISTING STORM SEWER MANHOLE     |
| +            | EXISTING FIRE HYDRANT            |
| +            | EXISTING SIGN                    |
| +            | EXISTING GAS METER               |
| +            | EXISTING SANITARY SEWER          |
| +            | EXISTING ELECTRIC STRUCTURES     |
| +            | EXISTING WATER VALVE             |
| +            | ADA PARKING SYMBOL               |
| +            | PROPOSED SIGN                    |
| +            | PROPOSED FIRE HYDRANT            |
| +            | PROPOSED SANITARY SEWER          |
| +            | PROPOSED WATER VALVE             |
| +            | PROPOSED LIGHT POLE              |
| +            | PROPOSED SEWER MANHOLE           |
| +            | PROPOSED WATER STRUCTURES        |
| +            | PROPOSED STORM STRUCTURES        |
| +            | PROPOSED PARKING COUNT           |

**SITE SCHEDULE**

- PROPOSED 5' CONCRETE SIDEWALK
- PROPOSED COS TYPE 1 - 8" VERTICAL CURB & GUTTER (DETAIL 6B)
- PROPOSED GUEST PARKING - SEE DETAIL ON SHEET C1.2
- PROPOSED SECURITY FENCE
- PROPOSED STOP SIGN (R1-1)
- PROPOSED ASPHALT AREA
- PROPOSED SD.2-40 PEDESTRIAN RAMP
- SIGHT DISTANCE TRIANGLE
- PROPOSED RETAINING WALL
- PROPOSED CONCRETE RAMP TO SECOND STORY
- PROPOSED CURB & GUTTER TRANSITION
- PROPOSED TRASH ENCLOSURE (SEE CONCEPT ELEVATIONS FOR DETAIL)
- PROPOSED POND MAINTENANCE ROAD
- PROPOSED COVERED RV STORAGE (SEE CONCEPT ELEVATIONS FOR DETAIL)
- PROPOSED EPC TYPE C CURB
- PROPOSED STORM DRAIN
- PROPOSED BICYCLE PARKING
- PROPOSED NO TRUCKS SIGN
- PROPOSED BOLLARD
- PROPOSED GATE
- PROPOSED COS TYPE 3A RAMP (DETAIL D-8E)
- REMOVE EXISTING DRIVEWAY

**CAUTION - NOTICE TO CONTRACTOR**

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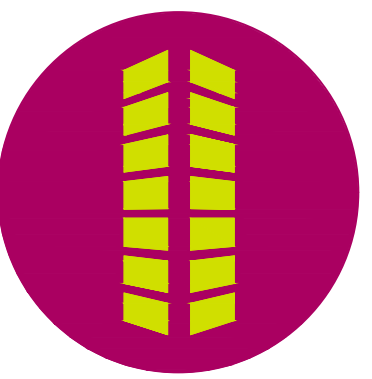
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PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:



COUNTY FILE NUMBER:  
 PPR-2224

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**SITE DEVELOPMENT PLAN**  
**CONSTITUTION STORAGE**  
 JOHNSON DEVELOPMENT ASSOCIATES  
 2460 CANADA DRIVE  
 COLORADO SPRINGS, CO 80915

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Project No: JDA02  
 Drawn By: RWV  
 Checked By: BAS  
 Date: JULY 2023

VEHICLE TRACKING PLAN

**C1.2**  
 Sheet 3 of 14

COUNTY FILE NUMBER:  
 PPR-2224

### SITE LEGEND

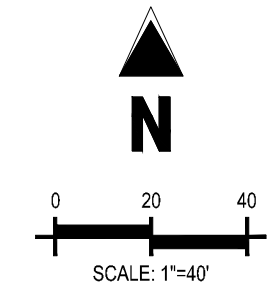
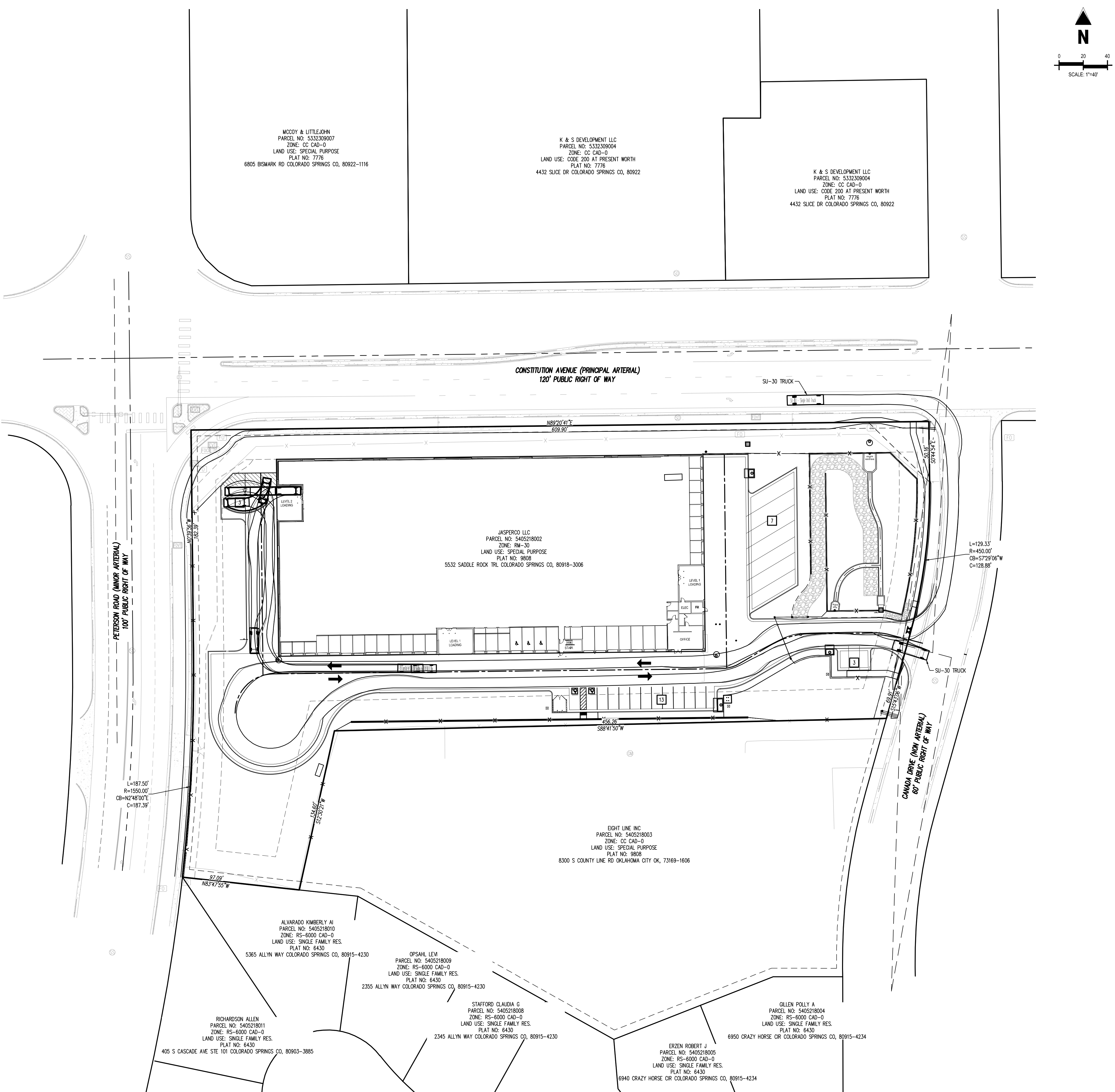
- PROPERTY BOUNDARY LINE
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- - - ADJACENT LOT LINE
- - - RIGHT OF WAY BOUNDARY LINE
- - - EXISTING BUILDING
- - - EXISTING EASEMENT LINE
- - - PROPOSED EASEMENT LINE
- - - PROPOSED SWALE FLOWLINE
- - - EXISTING LANDSCAPE BUFFER
- - - EXISTING FENCE
- - - EXISTING CURB & GUTTER
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- - - PROPOSED SANITARY SEWER
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- - - EXISTING FIBER OPTIC
- - - PROPOSED ROAD CENTERLINE
- - - PROPOSED STORM PIPE
- - - PROPOSED CURB & GUTTER
- - - PROPOSED SIDEWALK
- - - PROPOSED FIRE LANE / NO PARKING
- - - PROPOSED ADA ROUTE
- - - PROPOSED BUILDING
- - - EXISTING CONCRETE PAVING
- - - PROPOSED CONCRETE PAVING
- [E] [FO] [FOV] EXISTING FIBER OPTIC STRUCTURES
- [TR] EXISTING PAD MOUNTED TRANSFORMER
- [L] EXISTING LIGHT POLE
- [SM] EXISTING STORM SEWER MANHOLE
- [FH] EXISTING FIRE HYDRANT
- [S] EXISTING SIGN
- [GM] EXISTING GAS METER
- [SS] EXISTING SANITARY SEWER
- [E] [TR] [E] [E] EXISTING ELECTRIC STRUCTURES
- [WV] EXISTING WATER VALVE
- [AS] ADA PARKING SYMBOL
- [S] PROPOSED SIGN
- [FH] PROPOSED FIRE HYDRANT
- [SS] PROPOSED SANITARY SEWER
- [WV] PROPOSED WATER VALVE
- [L] PROPOSED LIGHT POLE
- [SM] PROPOSED SEWER MANHOLE
- [W] PROPOSED WATER STRUCTURES
- [SS] PROPOSED STORM STRUCTURES
- [P] PROPOSED PARKING COUNT

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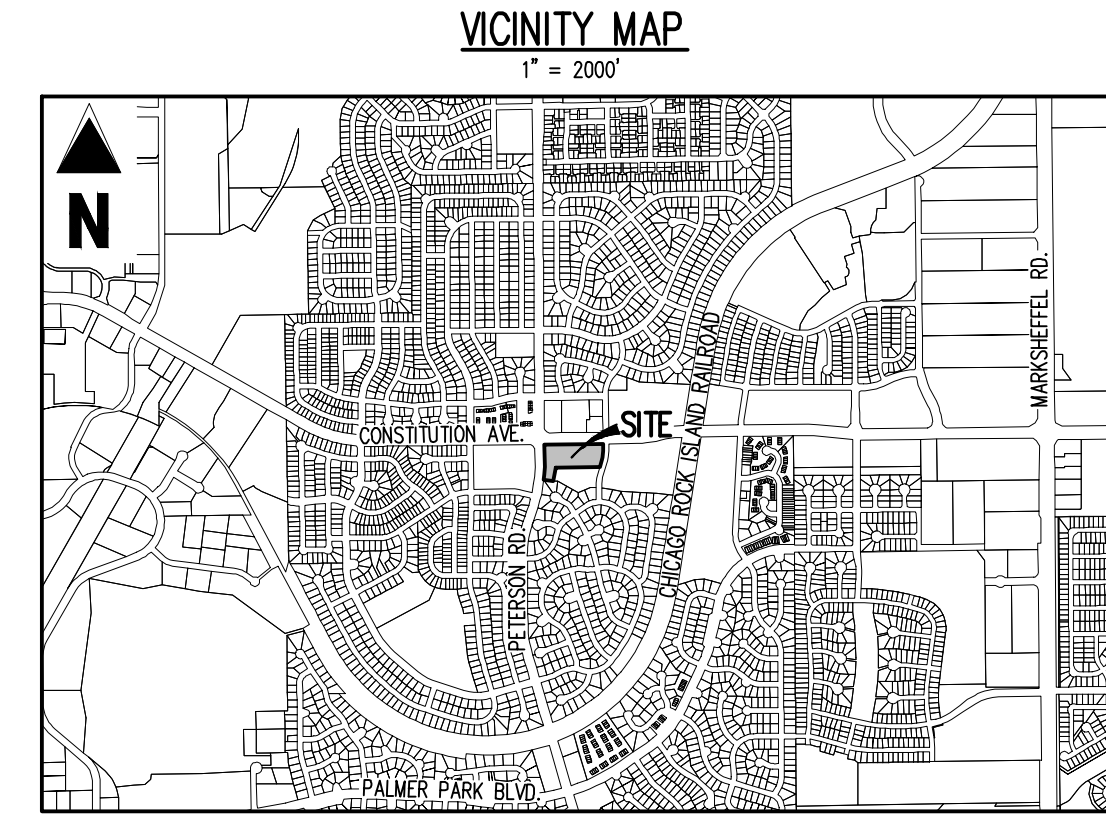
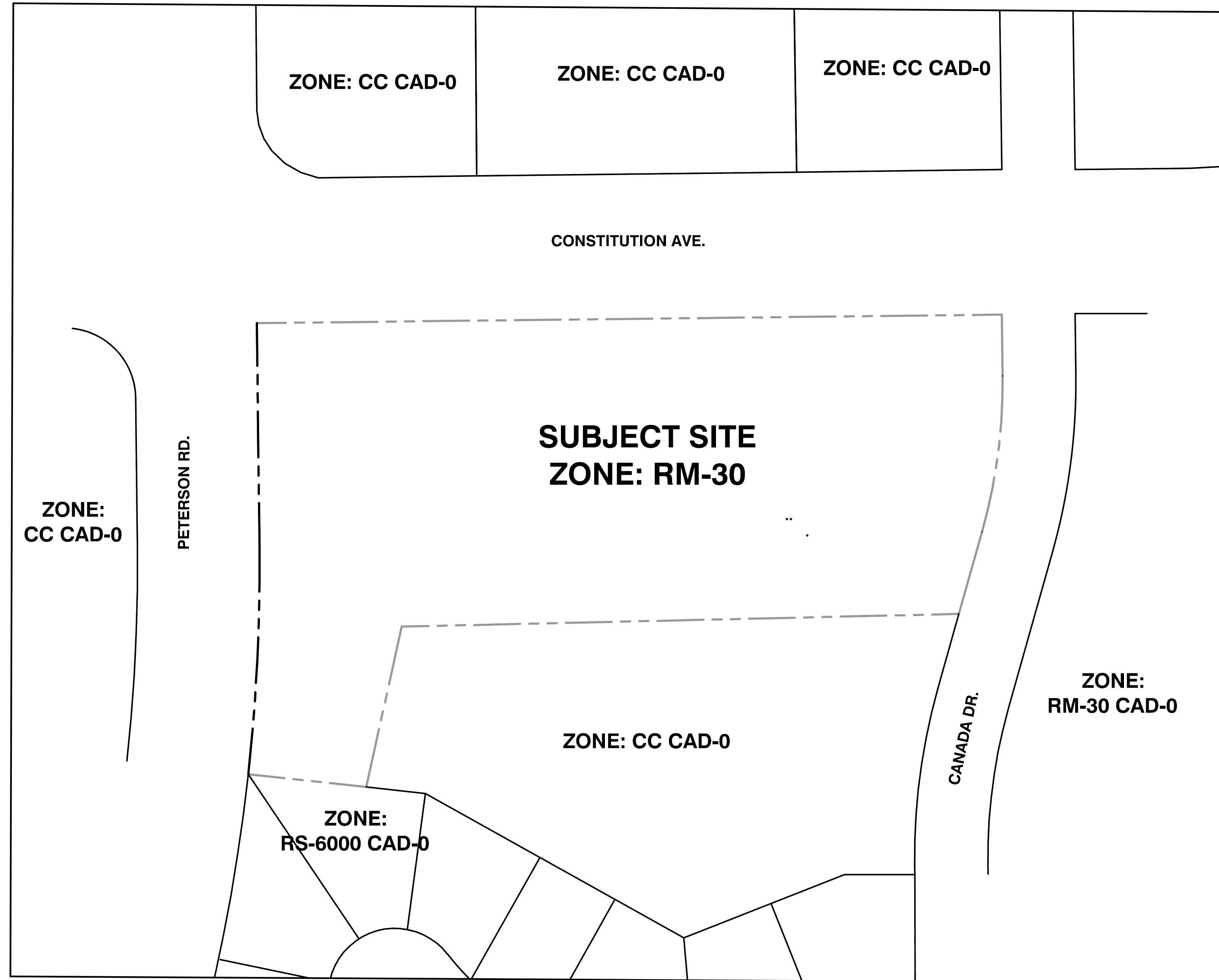
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:



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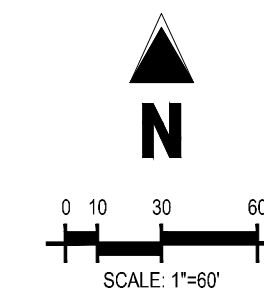
# ALTERNATIVE LANDSCAPE PLANS



ZONE MAP

**CAUTION**  
 UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

SCALE: 1" = 60'-0"



**CAUTION – NOTICE TO CONTRACTOR**

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SITE DEVELOPMENT PLAN  
 CONSTITUTION STORAGE

JOHNSON DEVELOPMENT ASSOCIATES

2460 CANADA DRIVE  
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Project No: JDA000002.20  
 Drawn By: JRW  
 Checked By:  
 Date: 04/22/2022

LANDSCAPE COVER SHEET

COUNTY FILE NUMBER:  
 PPR-2224

**L1.0**

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 CONSTITUTION STORAGE**  
**JOHNSON DEVELOPMENT ASSOCIATES**  
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Project No: JDA000002.20  
 Drawn By: JRW  
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 Date: 04/22/2022

LANDSCAPE PLAN

**L1.1**

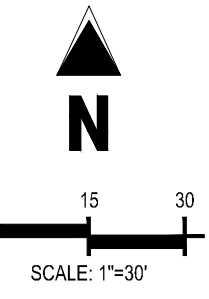
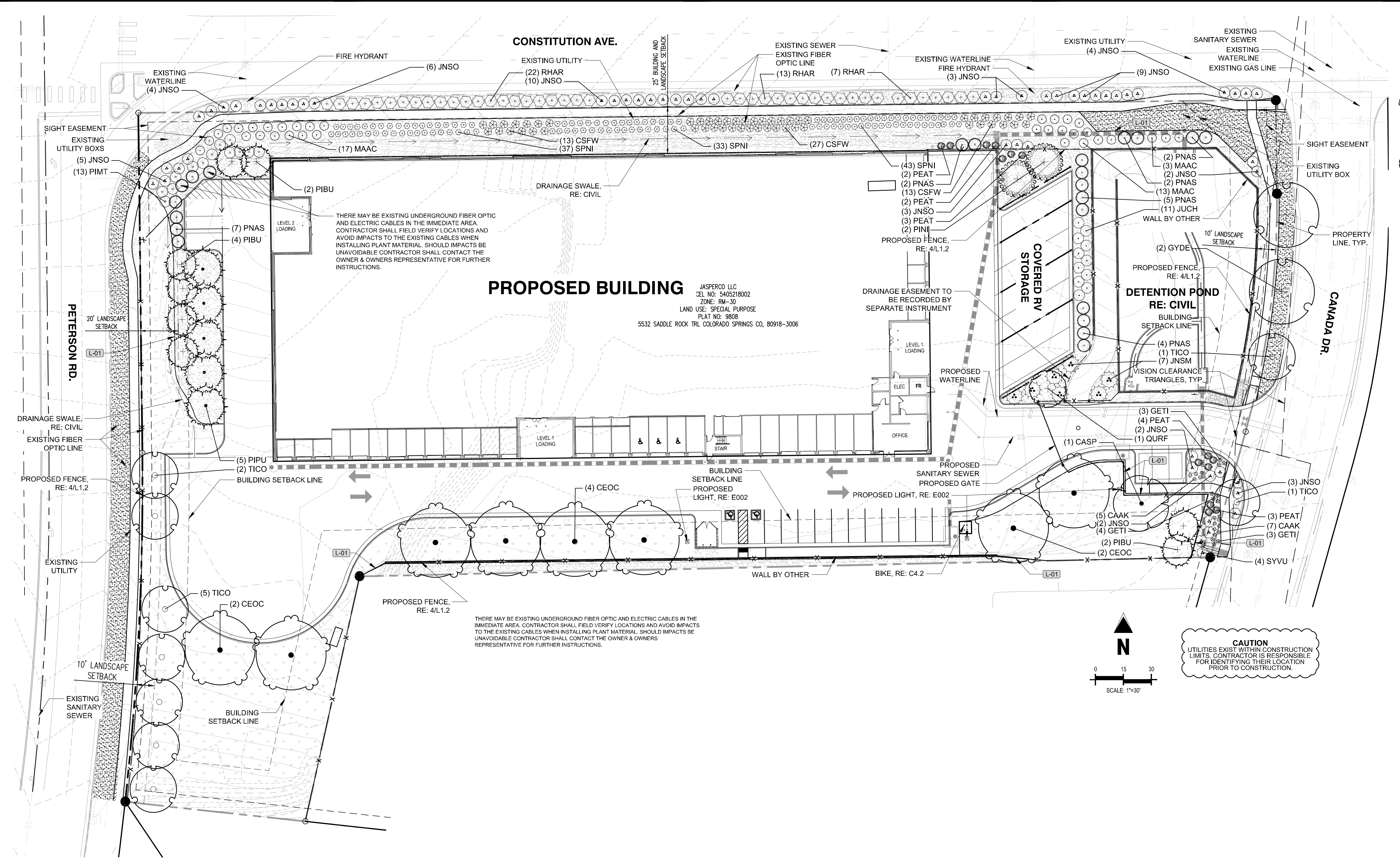
**PLANT LEGEND**

| DECIDUOUS TREES    | COMMON NAME                      |
|--------------------|----------------------------------|
|                    | NORTHERN CATALPA                 |
|                    | COMMON HACKBERRY                 |
|                    | KENTUCKY COFFEETREE 'ESPRESSO'   |
|                    | COLUMNAR ENGLISH OAK             |
|                    | LITTLELEAF LINDEN                |
| EVERGREEN TREES    | COMMON NAME                      |
|                    | COLORADO SPRUCE                  |
|                    | LACEBARK PINE                    |
|                    | AUSTRIAN PINE                    |
|                    | ARNOLD SENTINEL AUSTRIAN PINE    |
| UPRIGHT JUNIPERS   | COMMON NAME                      |
|                    | BLUE POINT JUNIPER               |
| DECIDUOUS SHRUBS   | COMMON NAME                      |
|                    | ARCTIC FIRE® RED TWIG DOGWOOD    |
|                    | ROYAL GOLD WOADWAXEN             |
|                    | RUSSIAN SAGE                     |
|                    | GRO-LOW FRAGRANT SUMAC           |
|                    | SNOWMOUND SPIREA                 |
|                    | COMMON LILAC                     |
| EVERGREEN SHRUBS   | COMMON NAME                      |
|                    | BUFFALO JUNIPER                  |
|                    | CALGARY CARPET JUNIPER           |
|                    | COMPACT OREGON GRAPE             |
|                    | TANNENBAUM MUGO PINE             |
| ORNAMENTAL GRASSES | COMMON NAME                      |
|                    | KARL FOERSTER FEATHER REED GRASS |
| SOD/SEED           | COMMON NAME                      |
|                    | EL PASO LOW GROW SEED MIX        |
|                    | RTF (RHIZOMATOUS TALL FESCUE)    |

**LANDSCAPE MATERIALS**

| SYMBOL | LANDSCAPE DESCRIPTION   |
|--------|---|
|        | ROLLED TOP STEEL EDGER 1/8" THICK AND 6" DEEP   |
|        | LANDSCAPE DESCRIPTION   |
|        | 2"-4" ANGULAR ROCK MULCH - 4" DEEP<br>COLOR: TAN/GRAY<br>WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS |

**PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:**



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**CAUTION - NOTICE TO CONTRACTOR**

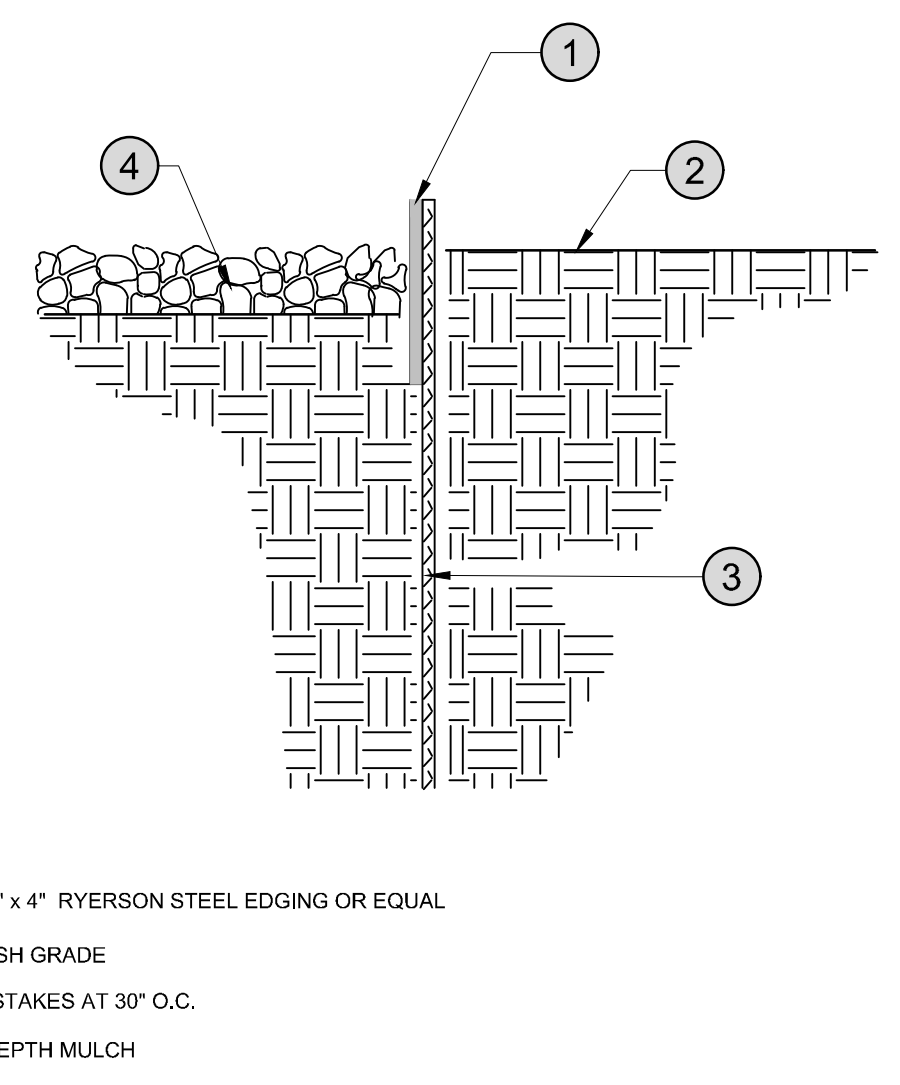
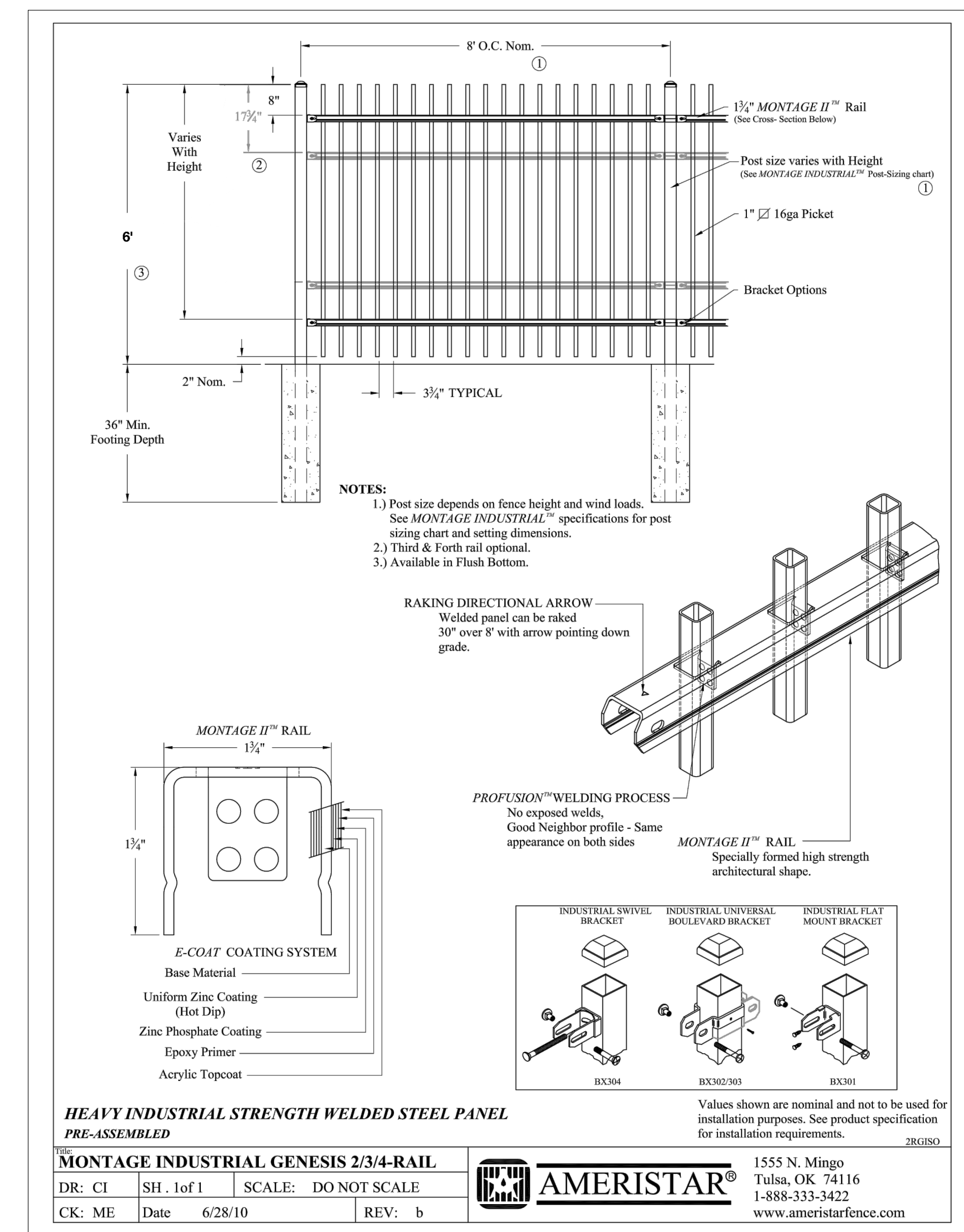
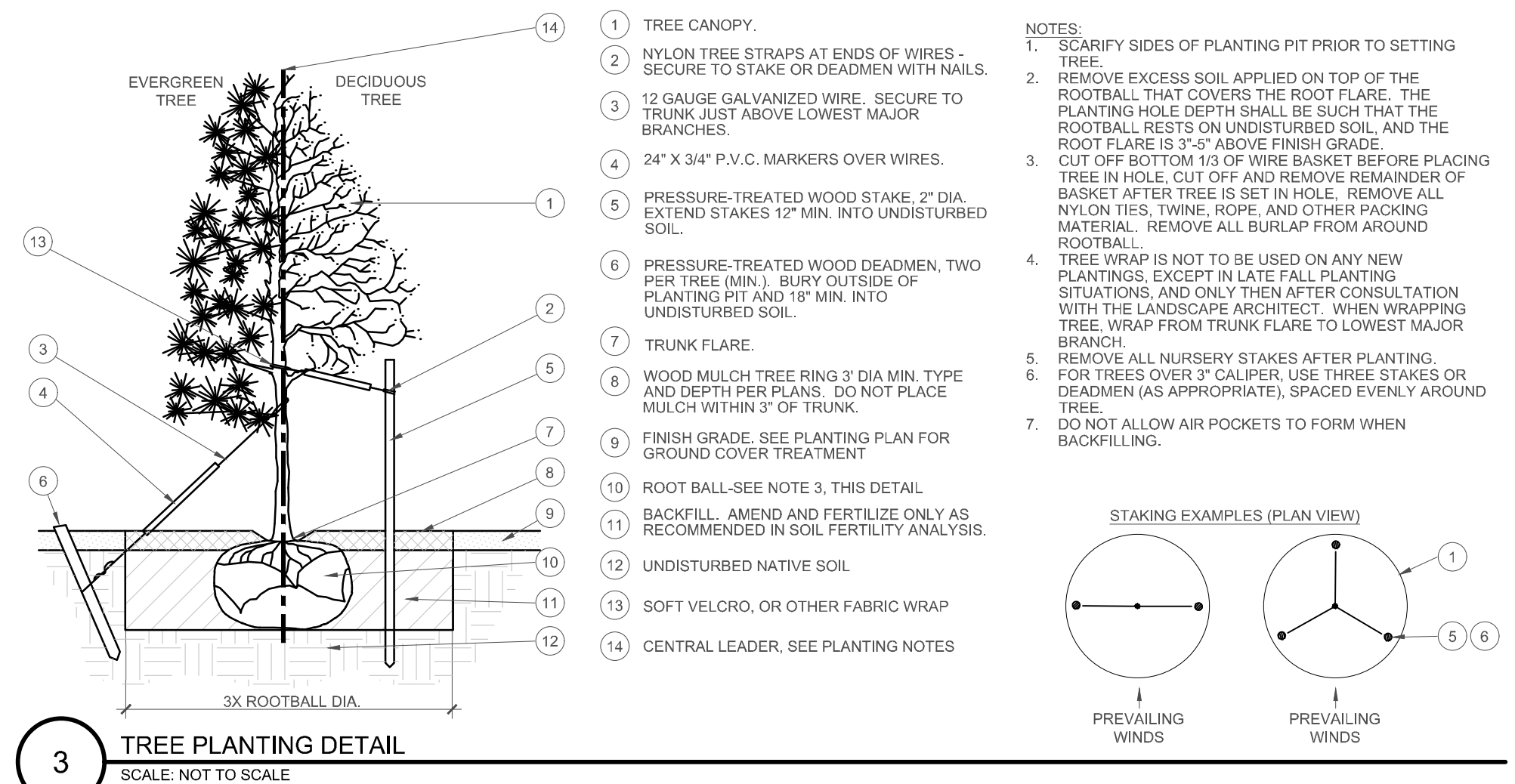
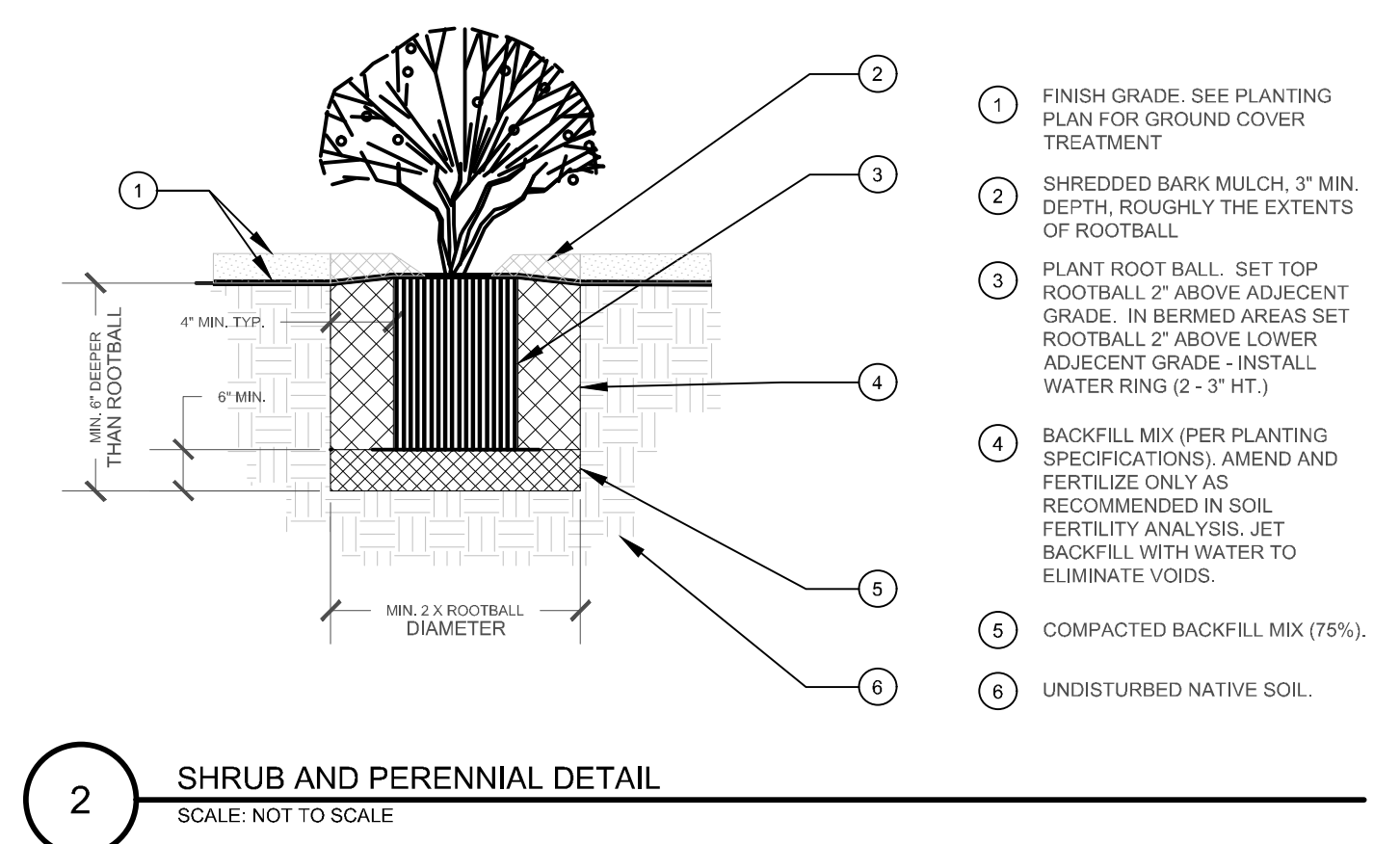
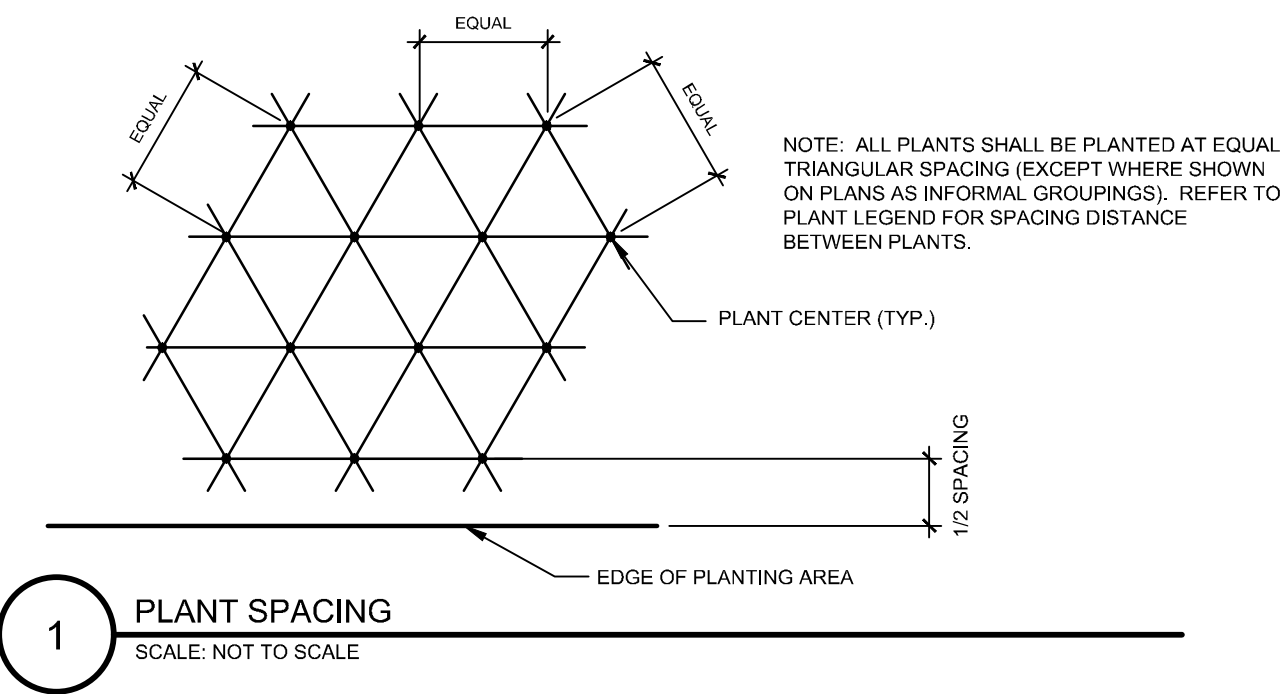
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COUNTY FILE NUMBER:  
 PPR-2224

Illustration Development Associates, Colorado Springs, Colorado. File No. 2023-04-000002.20. Date: 04/22/2022.





**HEAVY INDUSTRIAL STRENGTH WELDED STEEL PANEL PRE-ASSEMBLED**

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|--------------|---------------|---------------------|--|
| DR: CI       | SH: 1 of 1    | SCALE: DO NOT SCALE | 1555 N. Mingo<br>Tulsa, OK 74116<br>1-888-333-3422<br>www.ameristarfence.com |
| CK: ME       | Date: 6/28/10 | REV: b              |  |
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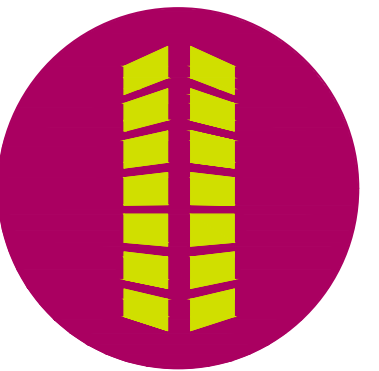
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**811**  
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**SITE DEVELOPMENT PLAN**  
**CONSTITUTION STORAGE**

**JOHNSON DEVELOPMENT ASSOCIATES**

2460 CANADA DRIVE  
 COLORADO SPRINGS, CO 80915

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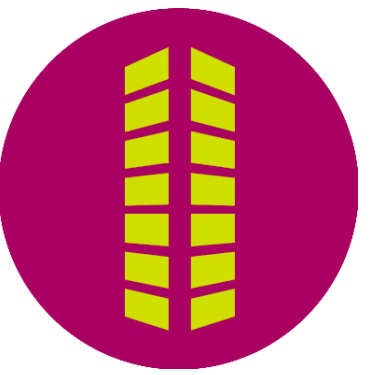
Project No: JDA00002.20  
 Drawn By: JRW  
 Checked By:  
 Date: 04/22/2022

LANDSCAPE DETAILS

**L1.3**

STAMP

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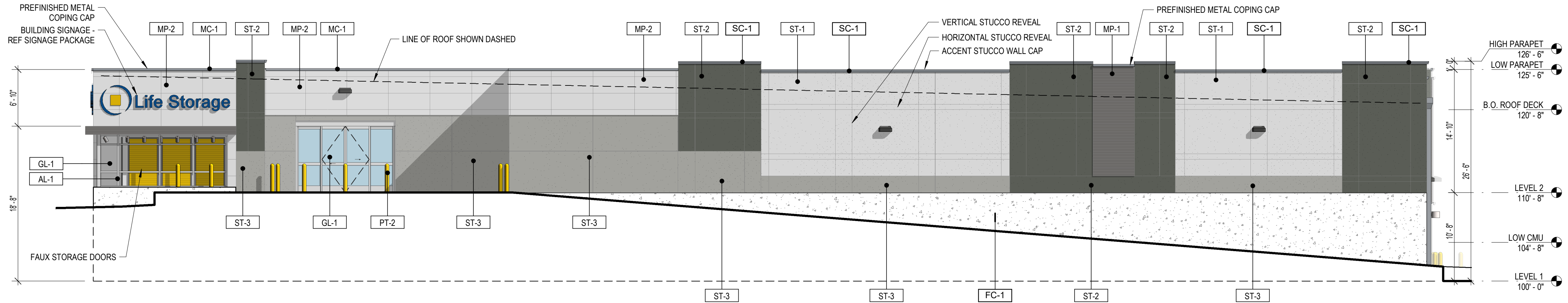
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| Project No: | JDA02         |
| Drawn By:   | SDM           |
| Checked By: | SDM           |
| Date:       | JULY 21, 2023 |

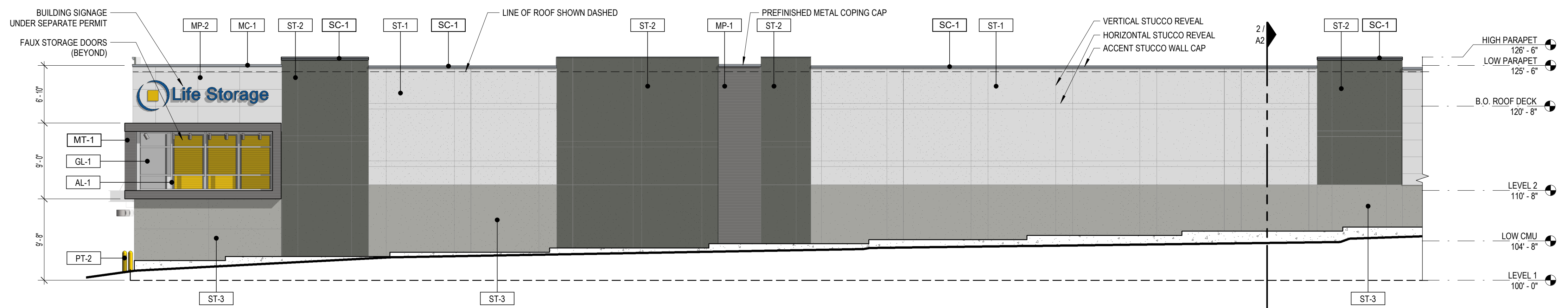
PLANNING ELEVATIONS

**EXTERIOR MATERIAL LEGEND**

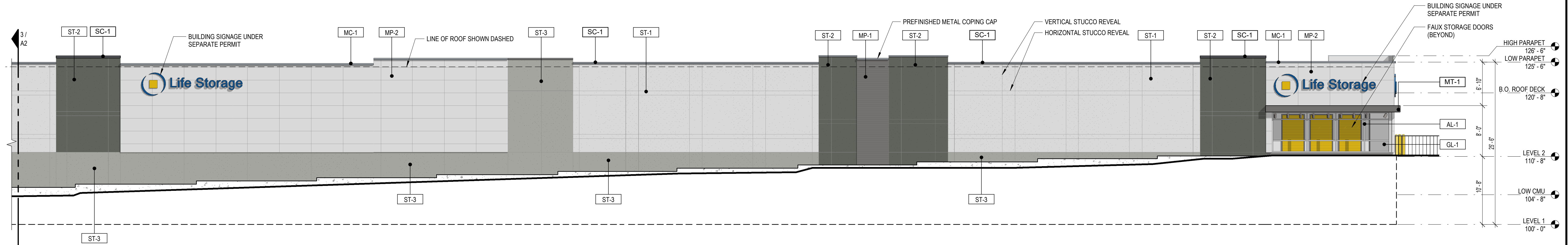
| LABEL | MATERIAL                              | COLOR                                 |
|-------|---------------------------------------|---------------------------------------|
| MP-1  | CORRUGATED METAL PANEL                | MCCI, SLATE GRAY                      |
| MP-2  | METAL PANEL                           | MCCI, POLAR WHITE                     |
| MT-1  | BREAK METAL TRIM                      |                                       |
| ST-1  | STUCCO 20/30 FINISH WITH 5/8" REVEALS | DRYVIT, 101 SUPER WHITE               |
| ST-2  | STUCCO 20/30 FINISH WITH 5/8" REVEALS | DRYVIT, 623A GRAY STEELE              |
| ST-3  | STUCCO 20/30 FINISH WITH 5/8" REVEALS | DRYVIT, 7065 ARGOS                    |
| MA-1  | METAL AWNING                          | MATTE BLACK                           |
| G-1   | 1" INSULATED VISION GLAZING           | CLEAR LOW-E                           |
| G-2   | SPANDREL GLAZING                      | OPAQUE COAT - 300 #3-0770 - WARM GREY |
| AL-1  | ALUMINUM WINDOWS AND ENTRY SYSTEMS    | ANODIZED ALUMINUM                     |
| PT-1  | PAINT                                 | PANTONE: 2935U LIFE STORAGE BLUE      |
| PT-2  | PAINT                                 | PANTONE: 115U LIFE STORAGE YELLOW     |
| PT-3  | PAINT                                 | PANTONE: SLATE GRAY                   |
| FC-1  | FINISH CONCRETE                       | SMOOTH FOUNDATION FINISH              |
| CMU-1 | SPLIT FACE CMU BLOCK                  | DARK GRAY                             |



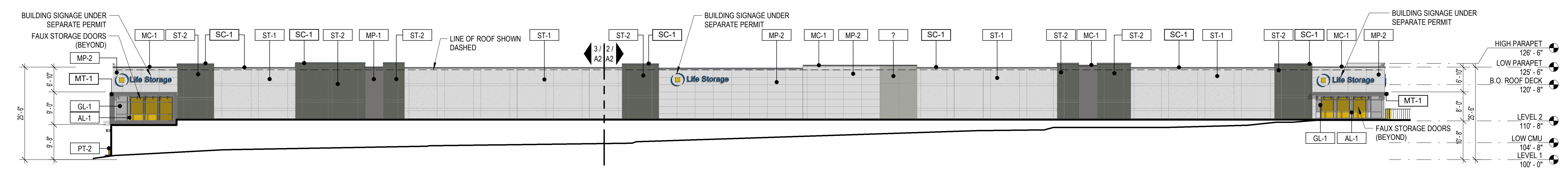
**4** PLANNING ELEVATION - WEST  
SCALE: 1/8" = 1'-0"



**3** PLANNING ELEVATION - NORTH (PART 2 OF 2)  
SCALE: 1/8" = 1'-0"



**2** PLANNING ELEVATION - NORTH (PART 1 OF 2)  
SCALE: 1/8" = 1'-0"



**1** PLANNING ELEVATION - NORTH OVERALL  
SCALE: 1/16" = 1'-0"

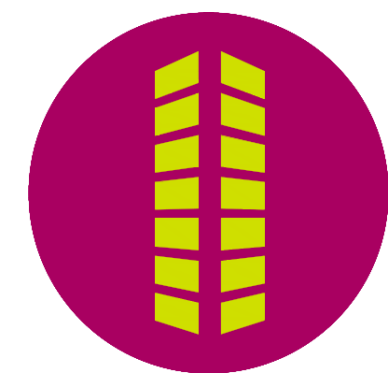
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EXTERIOR MATERIAL LEGEND

| LABEL | MATERIAL                              | COLOR                                |
|-------|---------------------------------------|--------------------------------------|
| MP-1  | CORRUGATED METAL PANEL                | MCCI, SLATE GRAY                     |
| MP-2  | METAL PANEL                           | MCCI, POLAR WHITE                    |
| MT-1  | BREAK METAL TRIM                      |                                      |
| ST-1  | STUCCO 20/30 FINISH WITH 5/8" REVEALS | DRYVIT, 101 SUPER WHITE              |
| ST-2  | STUCCO 20/30 FINISH WITH 5/8" REVEALS | DRYVIT, 623A GRAY STEELE             |
| ST-3  | STUCCO 20/30 FINISH WITH 5/8" REVEALS | DRYVIT, 7065 ARGOS                   |
| MA-1  | METAL AWNING                          | MATTE BLACK                          |
| G-1   | 1" INSULATED VISION GLAZING           | CLEAR LOW-E                          |
| G-2   | SPANDREL GLAZING                      | OPACI-COAT - 300 #3-0770 - WARM GREY |
| AL-1  | ALUMINUM WINDOWS AND ENTRY SYSTEMS    | ANODIZED ALUMINUM                    |
| PT-1  | PAINT                                 | PANTONE: 2935U LIFE STORAGE BLUE     |
| PT-2  | PAINT                                 | PANTONE: 118U LIFE STORAGE YELLOW    |
| PT-3  | PAINT                                 | PANTONE: SLATE GRAY                  |
| FC-1  | FINISH CONCRETE                       | SMOOTH FOUNDATION FINISH             |
| CMU-1 | SPLIT FACE CMU BLOCK                  | DARK GRAY                            |

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SITE DEVELOPMENT PLAN  
CONSTITUTION STORAGE  
  
JOHNSON DEVELOPMENT ASSOCIATES  
2460 CANADA DRIVE  
COLORADO SPRINGS, CO 80915

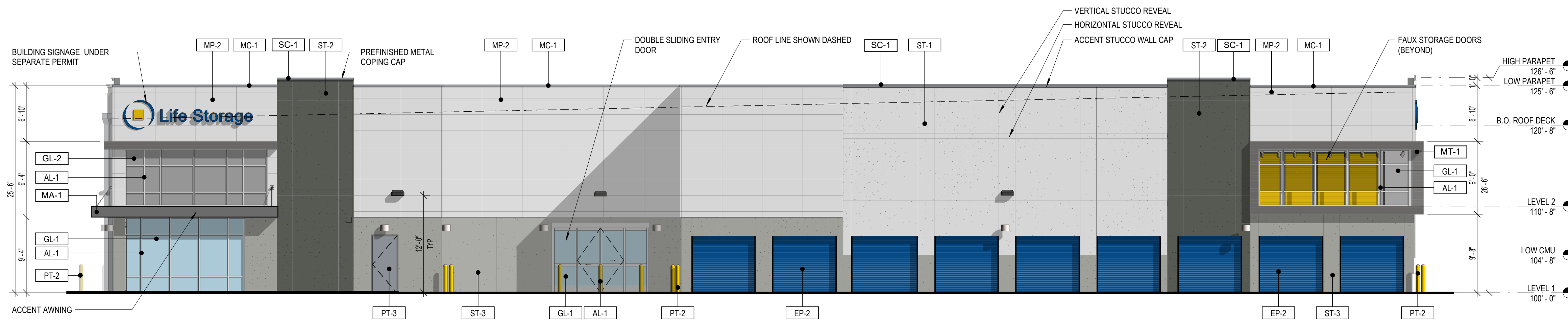
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| Project No: | JDA02         |
| Drawn By:   | SDM           |
| Checked By: | SDM           |
| Date:       | JULY 21, 2023 |

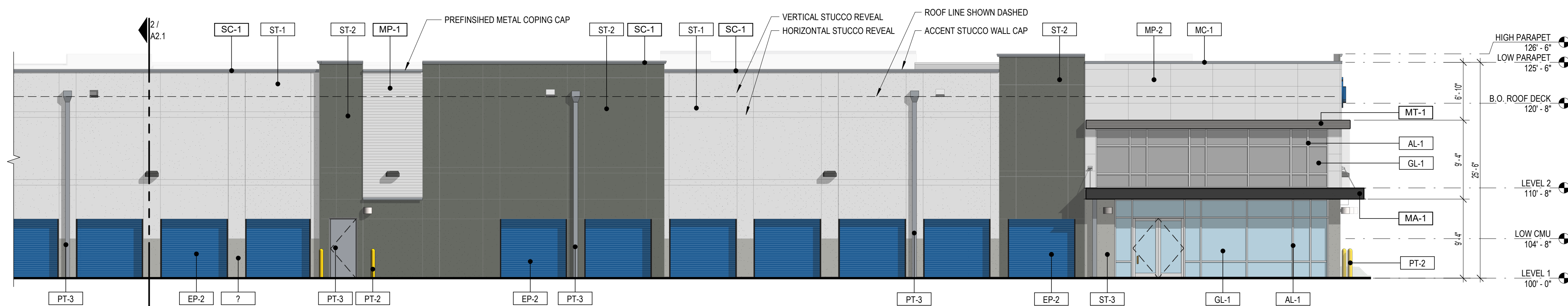
PLANNING ELEVATIONS

A2.2

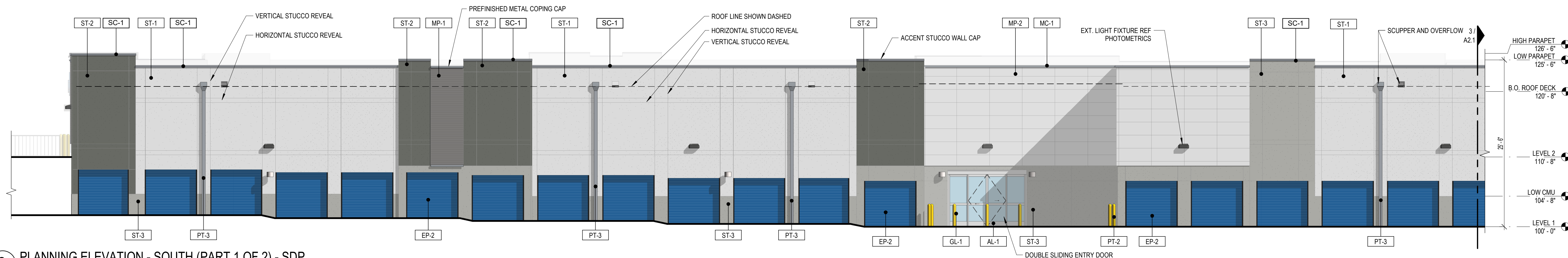
Sheet 9 of 14



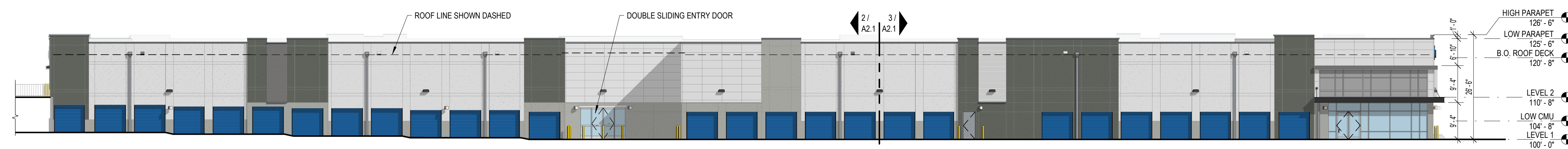
**4** PLANNING ELEVATION - EAST  
SCALE: 1/8" = 1'-0"



**3** PLANNING ELEVATION - SOUTH (PART 2 OF 2)  
SCALE: 1/8" = 1'-0"



**2** PLANNING ELEVATION - SOUTH (PART 1 OF 2) - SDP  
SCALE: 1/8" = 1'-0"



**1** PLANNING ELEVATION - SOUTH OVERALL  
SCALE: 1/16" = 1'-0"

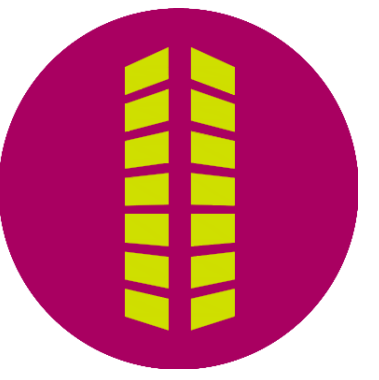
COUNTY FILE NUMBER:  
PPR-2224

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**SITE DEVELOPMENT PLAN  
 CONSTITUTION STORAGE**

**JOHNSON DEVELOPMENT ASSOCIATES**  
 2460 CANADA DRIVE  
 COLORADO SPRINGS, CO 80915

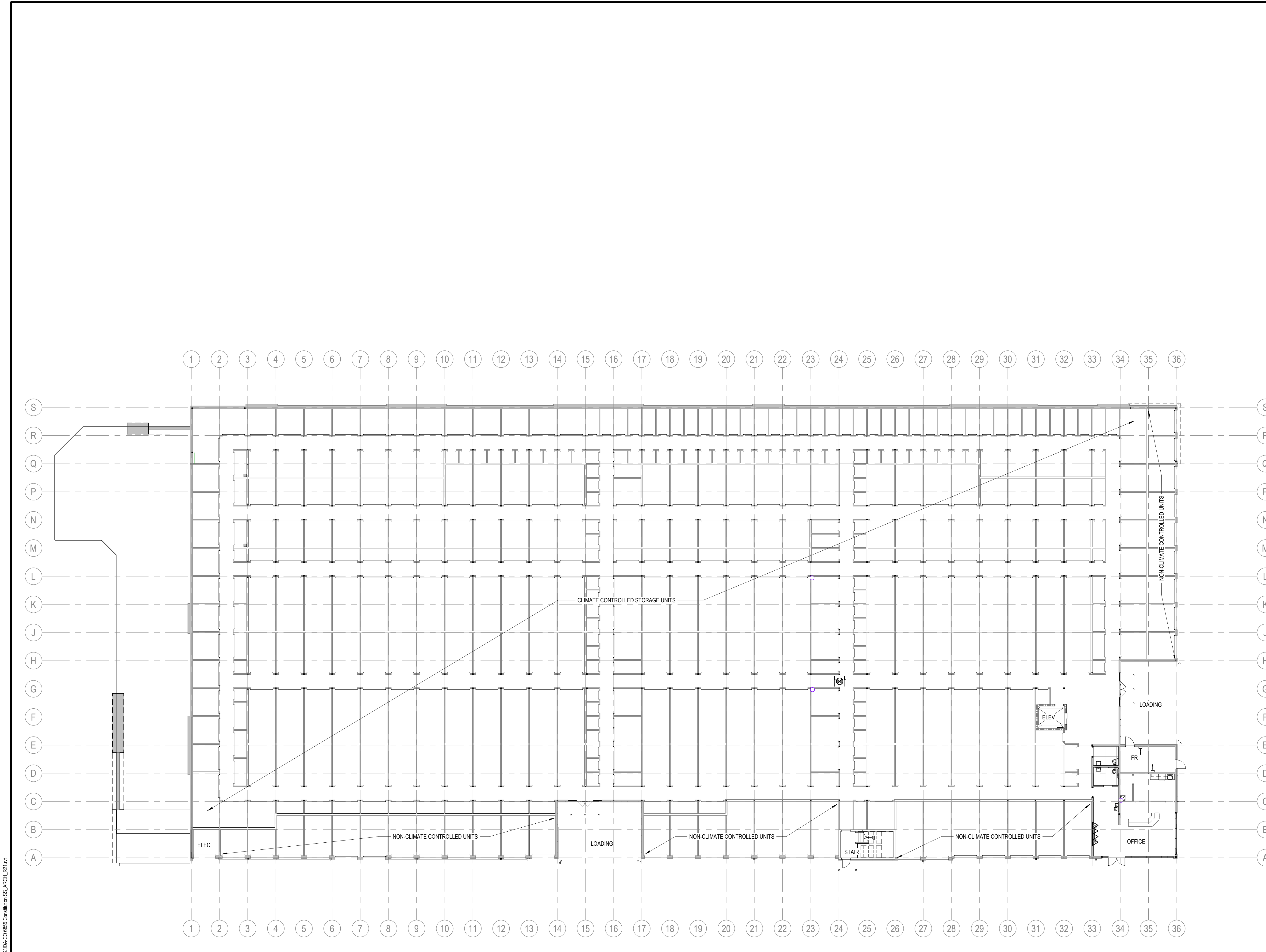
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| Project No: | JDA02         |
| Drawn By:   | SDM           |
| Checked By: | SDM           |
| Date:       | JULY 21, 2023 |

CONCEPT FLOOR PLAN

**A2.4**  
 Sheet 11 of 14

COUNTY FILE NUMBER:  
 PFR-2224



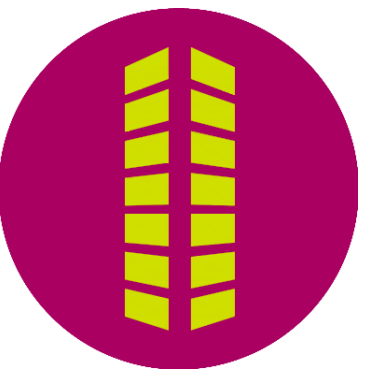
**1 CONCEPT FLOOR PLAN - LEVEL 1**  
 SCALE: 1/16" = 1'-0"

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SITE DEVELOPMENT PLAN  
CONSTITUTION STORAGE  
JOHNSON DEVELOPMENT ASSOCIATES  
2460 CANADA DRIVE  
COLORADO SPRINGS, CO 80915

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| Drawn By:   | SDM           |
| Checked By: | SDM           |
| Date:       | JULY 21, 2023 |

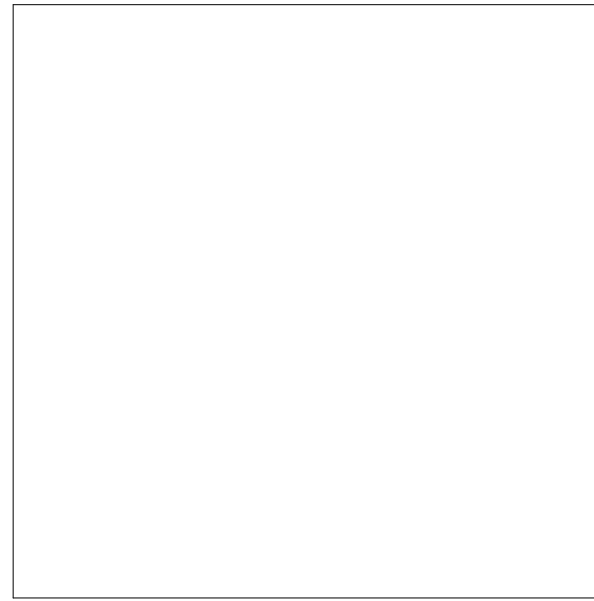
PLANNING MATERIALS BOARD

**A2.6**  
Sheet 13 of 14



**MANUFACTURER:**  
BARNES & CORNE  
**SPECIFICATION:**  
8' X 16" SPLIT FACE BLOCK  
**COLOR:**  
SILVER SPRING (LIGHT GRAY)  
GROUT COLOR TO MATCH

CMU-1 - SPLIT FACE CMU VENEER



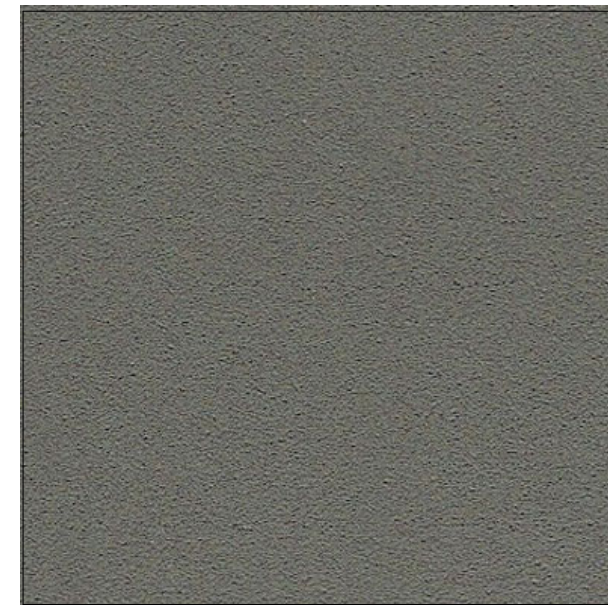
**MANUFACTURER:**  
DRYVIT  
**SPECIFICATION:**  
HYDROPHOBIC HDP FINISH  
**COLOR:**  
101 SUPER WHITE

ST-1 - SUPER WHITE



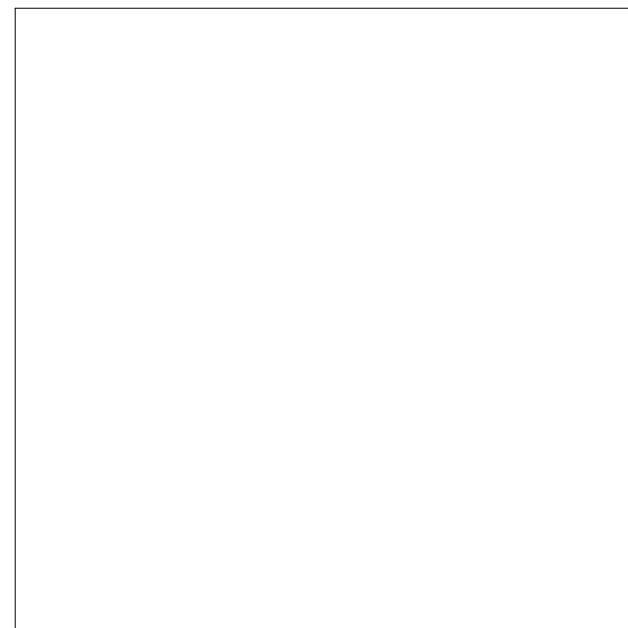
**MANUFACTURER:**  
MBCI  
**SPECIFICATION:**  
MASTER LINE 16" (VERTICAL)  
24 GAUGE  
SIGNATURE 300 FINISH  
**COLOR:**  
SLATE GRAY

MP-1 - CORRUGATED METAL PANEL- SLATE GRAY



**MANUFACTURER:**  
DRYVIT  
**SPECIFICATION:**  
HYDROPHOBIC HDP FINISH  
**COLOR:**  
623A GRAY STEELE

ST-2 - GRAY STEELE



**MANUFACTURER:**  
MBCI  
**SPECIFICATION:**  
CF ARCHITECTURAL HORIZONTAL WALL PANEL  
**COLOR:**  
PDVF POLAR WHITE

MP-2 METAL PANEL - POLAR WHITE



MATTE BLACK

MA-1 - METAL AWNING



LIFE STORAGE BLUE  
PANTONE COATED: 286C  
PANTONE: 2935U

PT-1 - LIFE STORAGE BLUE



PANTONE COATED: 116C  
PANTONE: 116U

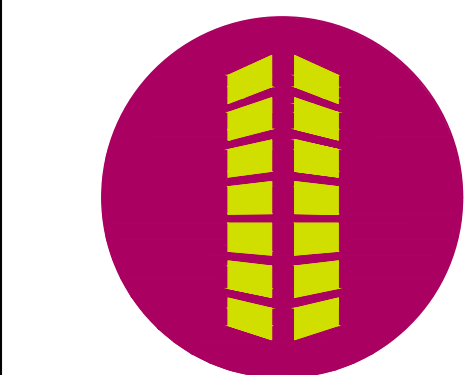
PT-2 - LIFE STORAGE YELLOW



COLOR MATCH TO SLATE GRAY

PT-3 - SLATE GRAY

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**SITE DEVELOPMENT PLAN**  
**CONSTITUTION STORAGE**

**JOHNSON DEVELOPMENT ASSOCIATES**

2460 CANADA DRIVE  
 COLORADO SPRINGS, CO 80915

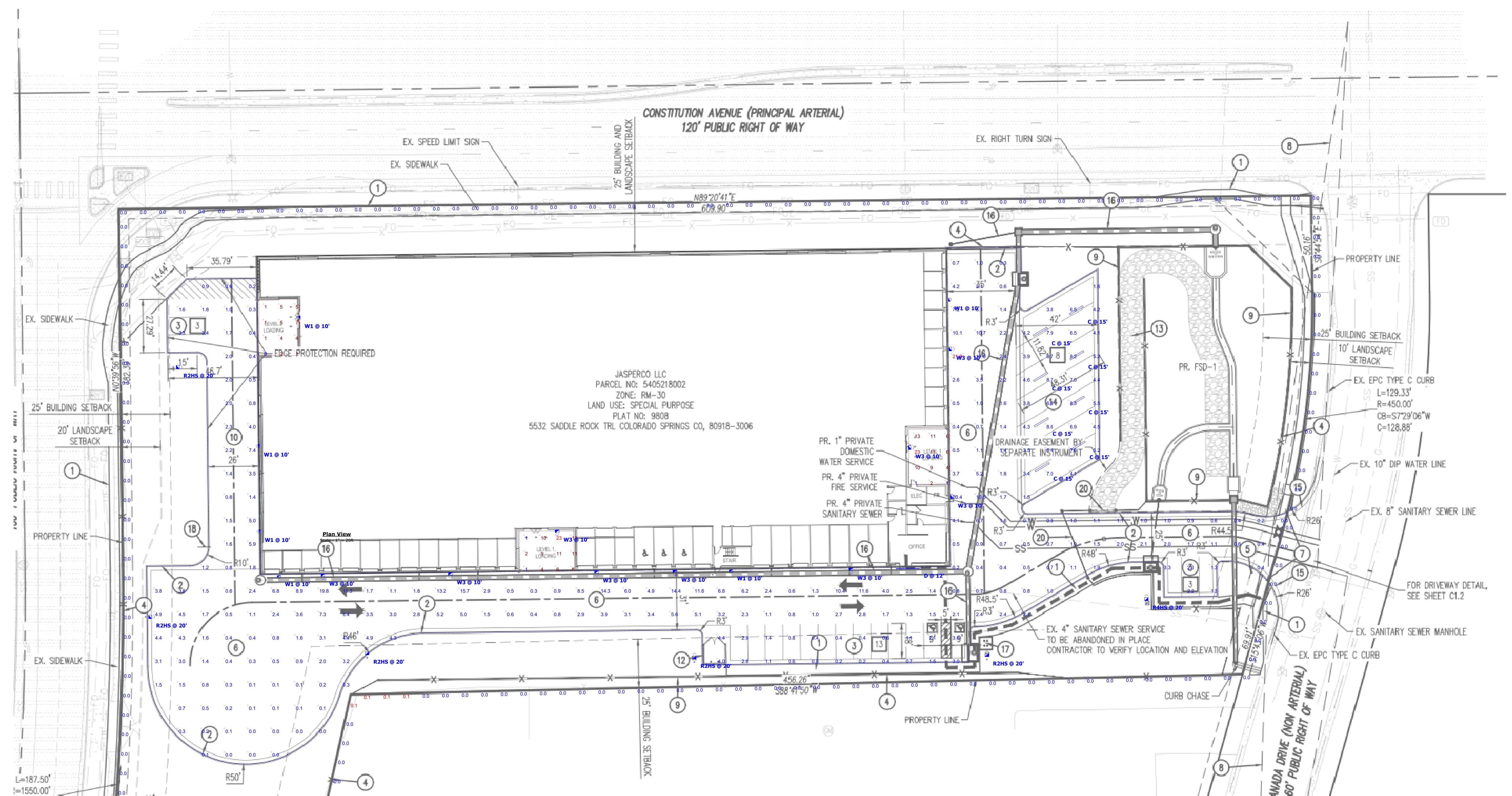
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Project No: JDA02  
 Drawn By:  
 Checked By:  
 Date: JULY 2023

PHOTOMETRIC PLAN

**PH1.0**

Sheet 14 of 14



**Luminaire Locations**

| No. | Label | X      | Y      | Z     | MH    | Orientation | Tilt | X      | Y      | Z    |
|-----|-------|--------|--------|-------|-------|-------------|------|--------|--------|------|
| 2   | R2HS  | 458.63 | 261.08 | 20.00 | 20.00 | 0.00        | 0.00 | 458.63 | 262.23 | 0.00 |
| 5   | R2HS  | 618.23 | 262.30 | 20.00 | 20.00 | 0.00        | 0.00 | 618.23 | 263.45 | 0.00 |
| 1   | R4HS  | 699.84 | 290.95 | 20.00 | 20.00 | 0.00        | 0.00 | 699.84 | 292.10 | 0.00 |
| 1   | W1    | 266.53 | 437.27 | 10.00 | 10.00 | 270.00      | 0.00 | 266.53 | 437.27 | 0.00 |
| 3   | W1    | 245.74 | 371.54 | 10.00 | 10.00 | 270.00      | 0.00 | 245.74 | 371.54 | 0.00 |
| 5   | W1    | 246.21 | 327.87 | 10.00 | 10.00 | 270.00      | 0.00 | 246.21 | 327.87 | 0.00 |
| 1   | W3    | 278.58 | 305.44 | 10.00 | 10.00 | 177.93      | 0.00 | 278.58 | 305.44 | 0.00 |
| 2   | W3    | 398.42 | 327.95 | 10.00 | 10.00 | 177.93      | 0.00 | 398.42 | 327.95 | 0.00 |
| 3   | W3    | 418.60 | 307.15 | 10.00 | 10.00 | 177.93      | 0.00 | 418.60 | 307.15 | 0.00 |
| 4   | W3    | 458.67 | 307.42 | 10.00 | 10.00 | 177.93      | 0.00 | 458.67 | 307.42 | 0.00 |
| 6   | W3    | 548.72 | 308.43 | 10.00 | 10.00 | 177.93      | 0.00 | 548.72 | 308.43 | 0.00 |
| 8   | W3    | 599.55 | 421.22 | 10.00 | 10.00 | 86.76       | 0.00 | 599.55 | 421.22 | 0.00 |
| 9   | W3    | 578.75 | 370.84 | 10.00 | 10.00 | 86.76       | 0.00 | 578.75 | 370.84 | 0.00 |
| 10  | W3    | 600.41 | 345.62 | 10.00 | 10.00 | 86.76       | 0.00 | 600.41 | 345.62 | 0.00 |
| 11  | W3    | 343.85 | 306.16 | 10.00 | 10.00 | 177.93      | 0.00 | 343.85 | 306.16 | 0.00 |
| 1   | C     | 663.99 | 441.05 | 15.00 | 15.00 | 59.17       | 0.00 | 663.99 | 441.05 | 0.00 |
| 2   | C     | 645.58 | 430.03 | 15.00 | 15.00 | 59.17       | 0.00 | 645.58 | 430.03 | 0.00 |
| 5   | C     | 664.24 | 417.93 | 15.00 | 15.00 | 59.17       | 0.00 | 664.24 | 417.93 | 0.00 |
| 6   | C     | 645.82 | 406.92 | 15.00 | 15.00 | 59.17       | 0.00 | 645.82 | 406.92 | 0.00 |
| 9   | C     | 664.50 | 394.71 | 15.00 | 15.00 | 59.17       | 0.00 | 664.50 | 394.71 | 0.00 |
| 10  | C     | 646.08 | 383.70 | 15.00 | 15.00 | 59.17       | 0.00 | 646.08 | 383.70 | 0.00 |
| 13  | C     | 664.94 | 371.76 | 15.00 | 15.00 | 59.17       | 0.00 | 664.94 | 371.76 | 0.00 |
| 14  | C     | 646.52 | 360.74 | 15.00 | 15.00 | 59.17       | 0.00 | 646.52 | 360.74 | 0.00 |
| 1   | D     | 577.81 | 308.86 | 12.00 | 12.00 | 89.64       | 0.00 | 577.81 | 308.86 | 0.00 |
| 6   | R2HS  | 187.94 | 284.16 | 20.00 | 20.00 | 90.00       | 0.00 | 187.94 | 284.16 | 0.00 |
| 7   | R2HS  | 202.00 | 412.00 | 20.00 | 20.00 | 90.00       | 0.00 | 202.00 | 412.00 | 0.00 |
| 6   | W1    | 487.40 | 307.82 | 10.00 | 10.00 | 177.93      | 0.00 | 487.40 | 307.82 | 0.00 |
| 7   | W1    | 256.06 | 304.89 | 10.00 | 10.00 | 177.93      | 0.00 | 256.06 | 304.89 | 0.00 |
| 8   | W1    | 598.93 | 446.42 | 10.00 | 10.00 | 86.76       | 0.00 | 598.93 | 446.42 | 0.00 |
| 1   | R2HS  | 301.30 | 263.22 | 20.00 | 20.00 | 359.52      | 0.00 | 301.29 | 264.37 | 0.00 |

**Schedule**

| Symbol   | Label | Image | Quantity | Manufacturer      | Catalog Number                                 | Description  | Lumens Per Lamp | Light Loss Factor | Wattage |
|----------|-------|-------|----------|-------------------|--|--|-----------------|-------------------|---------|
| [Symbol] | R4HS  |       | 1        | Lithonia Lighting | DSX1 LED P4 40K T4M MVOLT HS                   | DSX1 LED P4 40K T4M MVOLT with houselid shield                                 | 11006           | 0.92              | 125     |
| [Symbol] | R2HS  |       | 5        | Lithonia Lighting | DSX1 LED P4 40K T25 MVOLT HS                   | DSX1 LED P4 40K T25 MVOLT with houselid shield                                 | 9996            | 0.92              | 125     |
| [Symbol] | W1    |       | 6        | Lithonia Lighting | KAXIW LED P1 40K R3 MVOLT                      | Wall Pack, Lower Lumen   | 3545            | 0.92              | 29      |
| [Symbol] | W3    |       | 9        | Lithonia Lighting | KAXIW LED P3 40K R4 MVOLT                      | Wall Pack, Higher Lumen  | 9707            | 0.92              | 79      |
| [Symbol] | C     |       | 8        | Lithonia Lighting | CSVT L48 5000LM MVOLT 40K 80CRI                | Contractor Select LED Vapor Tite, 48", 5000LM, 120-277V, 4000K, 80 CRI         | 4946            | 0.95              | 41.99   |
| [Symbol] | D     |       | 1        | Nova Flex LED     | Custom Build - Coordinate with Lighting Vendor | LED Tape Light 4000K, 250 Lumens per Linear Foot, Enclosed in Aluminum Channel | 4946            | 0.5               | 7       |

JDA Self Storage  
 2460 Canada Drive  
 Colorado Springs, CO  
 Preliminary Site Photometric

1 of 1

**Existing Lighting Survey Notes**

- Readings are shown in units of maintained footcandles.
- Total Light Loss Factor (LLF) = 0.8% or 0.92
- Test Plane = 0' AFF
- Fixture Mounting Height = 20' AG for all pole-mounted area lights, 10' for wall packs; 15' for under-canopy lights; see fixture location schedule.
- Building Height = 35' AFF
- Building Reflectance Value = 10/10/10
- Fixture Spacing = See Fixture Locations Schedule
- This photometric layout was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
- These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.

**Statistics**

| Description    | Symbol | Avg    | Max     | Min    | Max/Min | Avg/Min |
|----------------|--------|--------|---------|--------|---------|---------|
| Property Line  |        | 0.0 fc | 0.1 fc  | 0.0 fc | N/A     | N/A     |
| Under Canopy 1 |        | 3.6 fc | 7.6 fc  | 0.0 fc | N/A     | N/A     |
| Under Canopy 2 |        | 8.6 fc | 23.6 fc | 1.6 fc | 23.0:1  | 8.0:1   |
| Under Canopy 3 |        | 8.6 fc | 23.6 fc | 1.6 fc | 23.0:1  | 8.0:1   |
| Paved Area     |        | 2.9 fc | 21.0 fc | 0.0 fc | N/A     | N/A     |

April 17, 2023

El Paso County Planning and Community Development Department  
2800 International Circle, Suite 110  
Colorado Springs, Colorado 80910

## SITE DEVELOPMENT PLAN APPLICATION LETTER OF INTENT

Johnson Development Associates, Inc. ("**Applicant**") is the contract purchaser of real property located at 6855 Constitution Avenue, in the unincorporated County of El Paso (the "**County**"), State of Colorado, with a Tax Parcel No. 5405218002 (the "**Property**"). Applicant is requesting approval of its Site Development Plan ("**SDP**") to develop a two-story self-storage facility consisting of 109,033 gross square feet on approximately 3.72 acres of vacant land (the "**Project**"). The purpose of this letter is to accompany the submittal of the SDP.

Applicant's proposed SDP complies with the El Paso County Land Development Code (the "**Code**"), with the exception of the requested Code deviations to the access driveway spacing to the intersection requested with the accompanying deviation request form. Additionally, the Project will be an attractive addition to the area, providing a desired service to the community. Applicant proposes thoughtful and high-quality architecture coupled with aesthetically-pleasing landscaping.

1.     Current Property Owner     Jasperco, LLC  
5532 Saddle Rock Trail  
Colorado Springs, CO 80918  
tonyc@colonfam.com
2.     Applicant     Johnson Development Associates, Inc.  
Attn: Brian Duncan  
100 Dunbar Street, Suite 400  
Spartanburg, South Carolina 29306  
704-909-9186  
bduncan@johnsondevelopment.net
3.     Application Preparer     Galloway  
5500 Greenwood Plaza Blvd., Suite 200  
Greenwood Village, CO 80111  
303-770-8884  
HeatherVidlock@GallowayUS.com



4. Property Address 6855 Constitution Avenue  
Colorado Springs, Colorado 80915
5. Tax Parcel No. 5405218002
6. Legal Description Lot 1, Eight Line Subdivision, County of El Paso,  
State of Colorado
7. Lot/Parcel Size Approximately 3.72 acres
8. Lot Area Coverage Calculation  
57,421 sq. ft. (35.47%)
9. Existing and Proposed Land Uses and Zoning

The Property currently sits vacant and is zoned Commercial Services District (the “**CS District**”). The request for the Site Development Plan is to allow the proposed use of a climate-controlled self-storage facility, which the Code characterizes as a “**Mini-Warehouse Facility**”. A Mini-Warehouse Facility is a use permitted by right in the CS District.

The Code defines a Mini-Warehouse Facility as a “building designed primarily for the storage of household items and inventory of small commercial businesses where storage units are individually leased or rented, where access to storage units is infrequent, and where no utilities are provided except for the service of a manager’s apartment and for lighting and climate control of individual storage units.” *Code, § 1.13*. The Project meets this definition. The Project’s primary purpose is to provide climate-controlled self-storage, which are individually leased.

The project also proposes RV storage. Table 5-1 of the Code allows Recreational Vehicle and Boat Storage as an allowed use in the CS District

10. Proposed request and Compliance with applicable requirements of the Land Development Code

As outlined herein and further detailed in the SDP, Applicant’s accompanying request to rezone the Property to the CS District is compliant with the applicable requirements and development standards of the Code, with the exception of Applicant’s request for a deviation from the required distance of the access driveway on Peterson Road to the street intersections as depicted in the SDP and the potential deviation to the street tree plantings along Constitution Avenue.



- *Building Architecture*

Applicant has designed a facility that is in keeping with the architectural design of other commercial buildings in the vicinity. This project includes a two-story, 109,033 sq. ft. ground-up self-storage building. The façade includes contrasting gray tones of stucco and metal panel finishes. There are multiple, vertical articulations that provide visual interest, including display towers, differing stucco reveal patterns, and varying parapet heights. The architectural design of Constitution Storage promotes visual interest and a sense of scale to a multi-story storage building. The latest revisions include simplifying the building articulation and replacing the CMU veneer with cementitious stucco of a similar color. These changes maintain the overall design concept and preserve the architectural quality of the building.

- *Landscaping*

Applicant will adhere to all landscaping requirements set forth by the Code. Specifically, Applicant intends to provide a 25-foot buffer along Constitution Avenue, a 20-foot buffer to Peterson Road and a 15-foot buffer to Canada Drive, and between the neighboring residential at the southwest corner, as required by the Code. *See Code, § 6.2.2.B.5; 6.2.2.D.1.a-c.* Applicant is requesting a determination as to whether a deviation to Section 6.2.2.B of the Code is required relating to roadway street tree planting requirements of 1 tree per 20 feet along Constitution Avenue, an arterial roadway, because of the presence of existing utility lines. There are existing utility lines that cross the property lines without an easement that preclude the ability to plant trees due to separation requirements to the utility lines. Applicant will also screen its refuse collection areas. *See Code, § 6.2.2.G.1.a.*

- *Parking*

In compliance with the Code requirements, the Project proposes at least one standard parking space per every 100 storage units, plus one parking space per employee, and 90 degree parking stalls with a width of 9 x 18 feet. *See Code, Table 6-2; 6-4.* The Application proposes 17 regular parking spaces and 2 ADA spaces where 13 spaces are required. The Project also proposes 7 covered RV parking spaces. The parking areas proposed by the Project also provide circulation between drive aisles without the need to enter adjacent roads or other lots or parcels, and each row of parking is designed to include more than one entrance and exit. *See Code, § 6.2.5.C.1.a; 6.2.5.C.3.b.* The Project proposes that traffic may flow in and out via Peterson Road and/or Canada Drive, thereby providing for two entrances and two exits. Furthermore, in compliance with the Code's requirements for the size of driving aisles for Mini-Warehouse Facilities, the Project proposes a minimum of 24 feet for the drive aisles. *See Code, § 6.2.5.G.2.d.*

- *Truck Loading*

Although the Code only requires one, Applicant proposes three truck loading and turnaround areas. *See Code, § 6.2.5.E.1; Table 6-6.* Additionally, all loading and turnaround areas are located on the west side of the building, adjacent to Peterson Road, and therefore screened from view from the view on Constitution Avenue and residential areas. The loading and turnaround areas are also compliant with the Code’s dimensional requirements of 14 x 18 feet, with a vertical clearance of 14 feet and a maneuvering aisle width of 24 feet. *See Code, Table 6-6.*

- *Lighting*

Pursuant to Section 6.2. which 3.A.4. of the Code, Applicant will provide a Photometric Lighting Plan of the Project, which includes a maximum of .1 footcandle light level at Property boundaries where the Property is adjacent to a County ROW or residential district.

11. Proposed use and applicable use specific standards within the Land Development Code

The Code defines a Mini-Warehouse Facility as a “building designed primarily for the storage of household items and inventory of small commercial businesses where storage units are individually leased or rented, where access to storage units is infrequent, and where no utilities are provided except for the service of a manager’s apartment and for lighting and climate control of individual storage units.” *Code, § 1.13.* The Project meets this definition. The Project’s primary purpose is to provide climate-controlled self-storage, which are individually leased.

Table 5-1 allows Recreational Vehicle and Boat Storage as an allowed use in the CS District

12. Discussion regarding the provision of utilities

The Property is able to be served by all applicable utilities. Gas is provided by Colorado Springs Utilities, electric is provided by Mountain View Electric, and water and sanitary sewer is provided by the Cherokee Metro District.

Fire Department access will be shown on the SDP.

13. Traffic study

A Traffic memorandum is provided with the Application.

14. Justification of any alternatives being requested

At the County’s request, a requested deviation is being submitted to the distance spacing of the commercial driveways to the intersection on a nonresidential collector roadway on Peterson Road.

Applicant is requesting a determination as to whether a deviation to Section 6.2.2.B of the Code is required relating to roadway street tree planting requirements of 1 tree per 20 feet along Constitution Avenue, an arterial roadway, because of the presence of existing utility lines. There are existing utility lines that cross the property lines without an easement that preclude the ability to plant trees due to separation requirements to the utility lines.

If alternative landscape plan is proposed, then please state that and include that on the landscape plan.

Accordingly, we respectfully submit the attached revised Site Development Plan.

Please contact me at 303-770-8884 with any questions or comments.

Sincerely,  
**GALLOWAY**



Heather Vidlock, AICP  
Development Services Project Manager  
HeatherVidlock@GallowayUS.com



# Life Storage

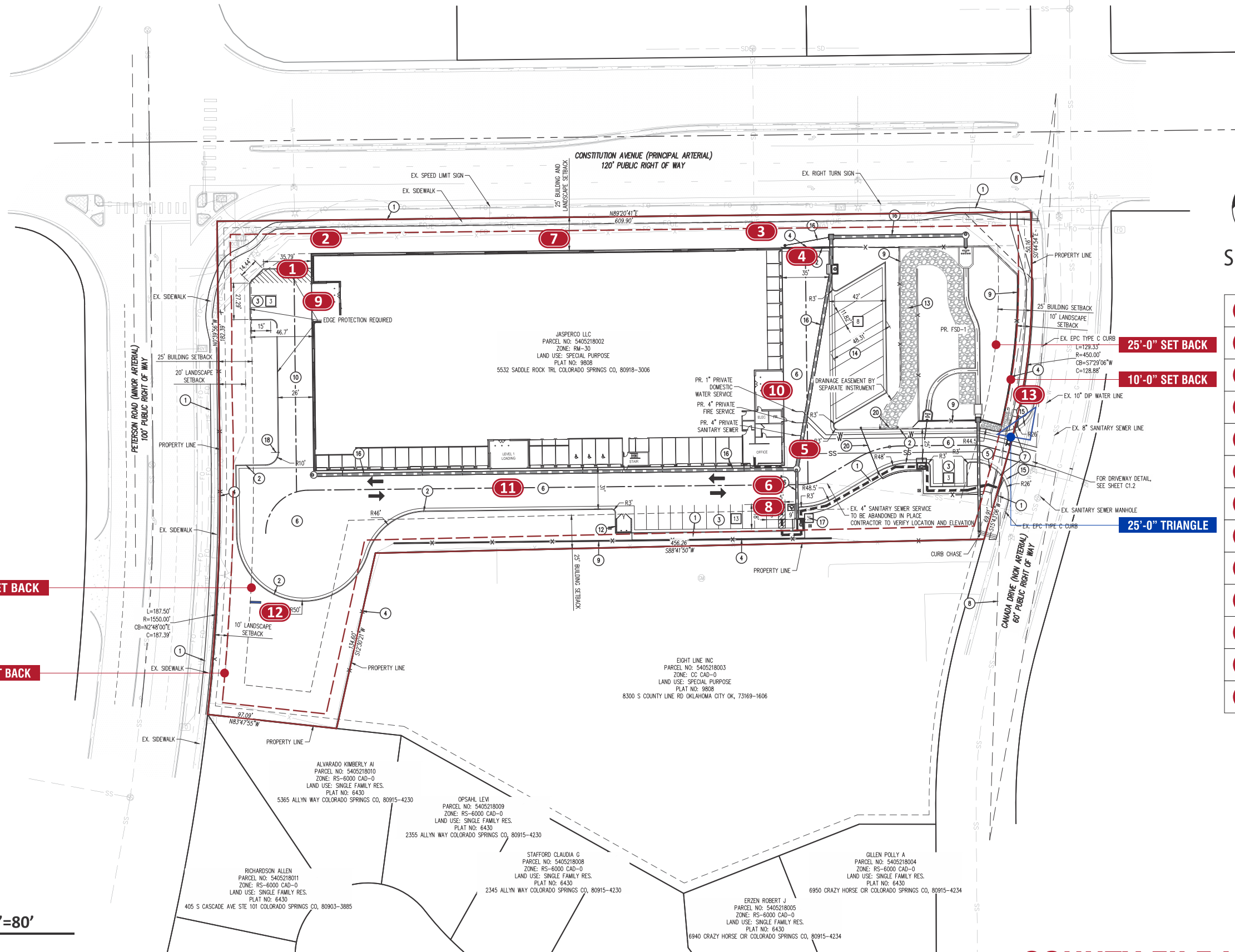
**2460 Canada Drive  
Colorado Springs, Colorado 80915**

Offered by:



700 PARKER SQUARE, SUITE 205  
FLOWER MOUND, TX 75028  
T. 800.675.6353

**COUNTY FILE NUMBER: PPR2224**



|           |                                 |
|-----------|---------------------------------|
| <b>1</b>  | Remote Face-Lit Channel Letters |
| <b>2</b>  | Remote Face-Lit Channel Letters |
| <b>3</b>  | Remote Face-Lit Channel Letters |
| <b>4</b>  | Remote Face-Lit Channel Letters |
| <b>5</b>  | Remote Face-Lit Channel Letters |
| <b>6</b>  | Remote Face-Lit Channel Letters |
| <b>7</b>  | Remote Face-Lit Channel Letters |
| <b>8</b>  | Office Raceway Channel Letters  |
| <b>9</b>  | Loading Raceway Channel Letters |
| <b>10</b> | Loading Raceway Channel Letters |
| <b>11</b> | Loading Raceway Channel Letters |
| <b>12</b> | D/F Pylon sign Structure        |
| <b>13</b> | Directional Ground Sign         |

25'-0" SET BACK

10'-0" SET BACK

25'-0" SET BACK

10'-0" SET BACK

25'-0" TRIANGLE

SITE PLAN : OVERVIEW : SCALE-1"=80'

**COUNTY FILE NUMBER: PPR2224**



700 Parker Sq STE 205  
Flower Mound, TX 75028  
T. 800.675.6353

**Project:** Life Storage

**Location:** 2460 Canada Drive  
Colorado Springs, Colorado 80915

**Date:** 2/7/23 **Sales:** KB **Designer:** MH  
**File Name:** LS - Colorado Springs, CO

**Revision**

- R1:MH:6/9/23: revised site plan.
- R2:MH:6/14/23: revised site, add second pylon, del directional.
- R3:mh:6/15/23: revised sign amounts.
- R4:mh:7/20/23: updated site address.
- R5:

**Approvals**

**Customer:**

**Landlord:**

**CONCEPTUAL DRAWINGS ONLY:**

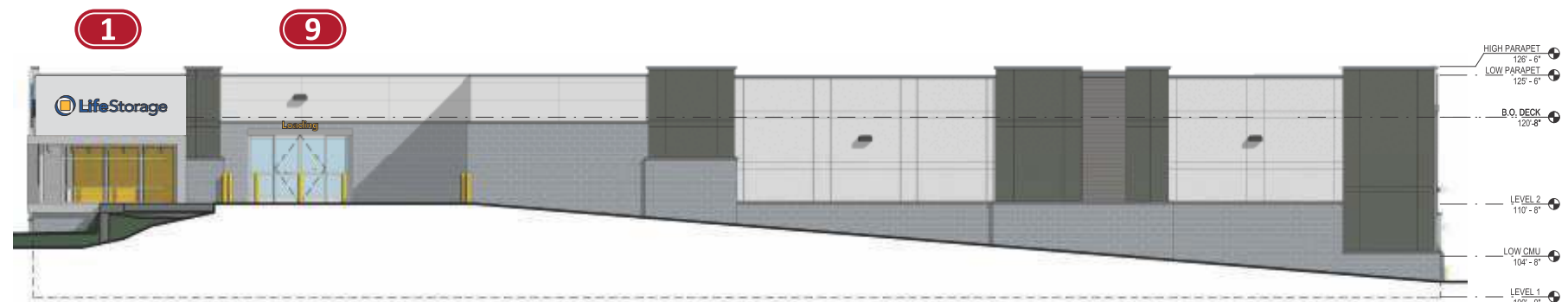
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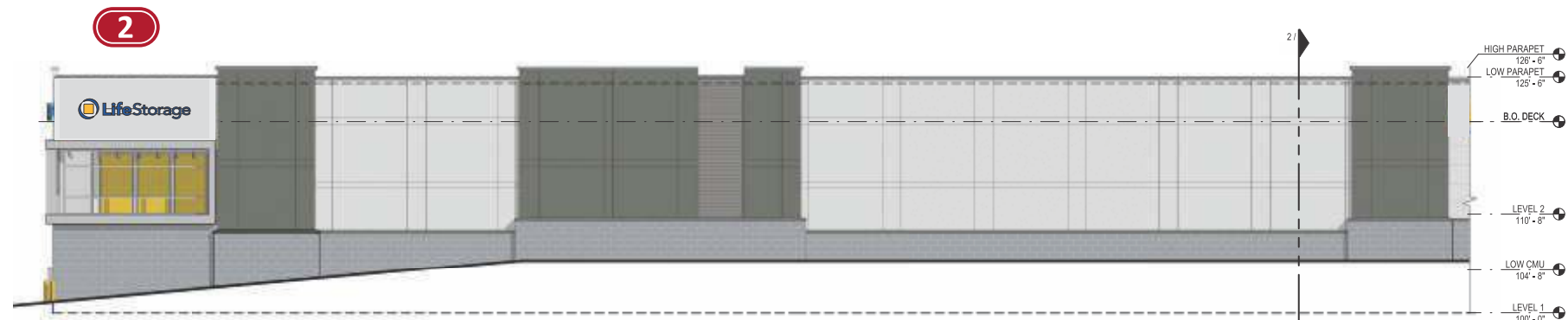
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**SHEET**

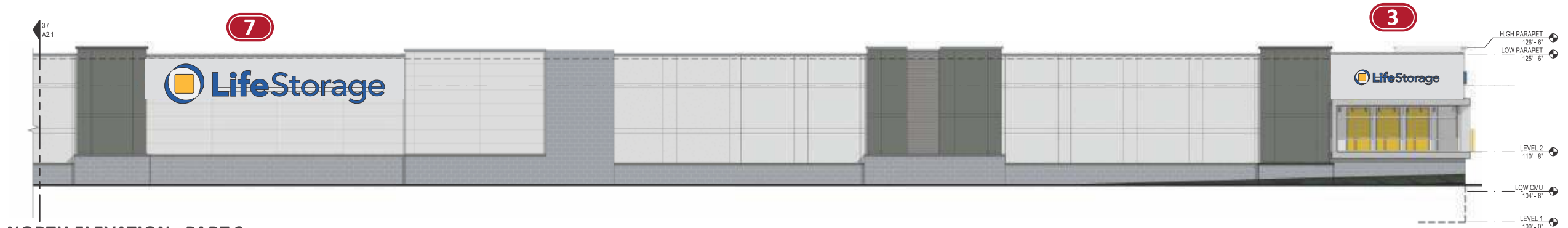
**2**



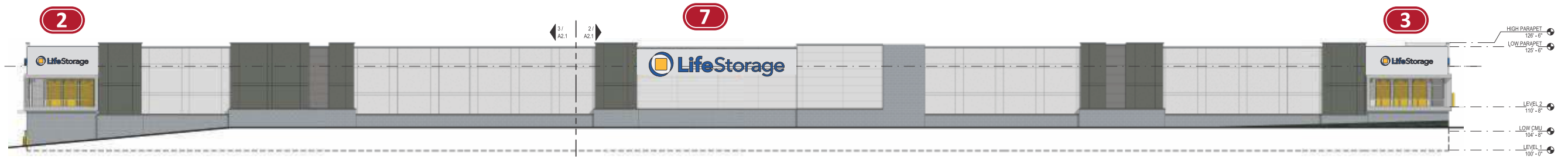
WEST ELEVATION



NORTH ELEVATION : PART 1



NORTH ELEVATION : PART 2



NORTH ELEVATION : COMPLETE

**COUNTY FILE NUMBER: PPR2224**

**ADART**  
 700 Parker Sq STE 205  
 Flower Mound, TX 75028  
 T. 800.675.6353

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**Approvals**  
**Customer:**  
**Landlord:**

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**SHEET**  
**3**



EAST ELEVATION



SOUTH ELEVATION : PART 1



SOUTH ELEVATION : PART 2



SOUTH ELEVATION : COMPLETE

**COUNTY FILE NUMBER: PPR2224**



LOGO BACKER PANEL: .125 ALUMINUM PANEL PTM BUILDING WALL

- 1
- 2
- 3
- 4
- 5
- 6

**FACE-LIT, RACEWAY CHANNEL LETTERS**

(6) REQUIRED - FABRICATE AND INSTALL -

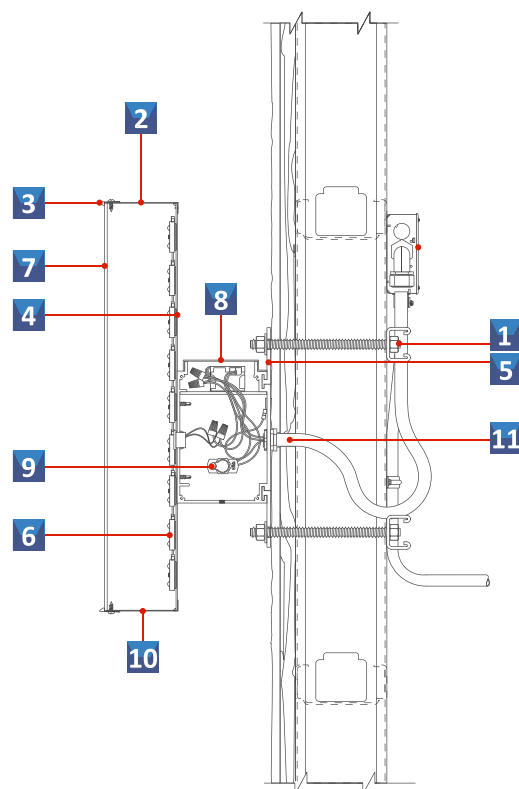
SCALE: 1" = 1'-0"

29.5 SF

**SPECIFICATIONS**

- 1 NON-CORROSIVE INSTALLATION HARDWARE: GALVANIZED
- 2 5" DEEP FABRICATED ALUMINUM RETURNS ALL INTERIORS LIGHT ENHANCEMENT WHITE ICON ARCHES: PRE-FINISHED WHITE ICON SQUARE: WRISCO CAUTION YELLOW LETTERS: PRE-FINISHED WHITE
- 3 1" TRIM CAP RETAINER: ICON ARCHES: JEWELITE WHITE ICON SQUARE: GEMINI 2540 MANGO YELLOW LETTERS: JEWELITE WHITE
- 4 FLAT ALUMINUM BACK
- 5 1/4" TH. METAL FLAT BAR FOR SECURE INSTALL
- 6 SLOAN VL 4 HO 6500K WHITE LED MODULES
- 7 3/16" TH. #7328 ACRYLIC FACE W/ 1ST SURFACE TRANSLUCENT & PERFORATED VINYL AS SHOWN
- 8 SLOAN MULTI-TAP POWER SUPPLY MOUNTED IN A 7 1/4" x 7 1/4" EXTRUDED .050 ALUMINUM RACEWAY SUPPORT/WIRING BOX PAINTED: **PAINT COLOR TBD**
- 9 VISIBLE CUT-OFF SWITCH WITH FLIP COVER
- 10 1/4" WEEP HOLES (2) TWO PER LETTER
- 11 GROUNDED WALL PASS-THRU SEALED WATER TIGHT. WHIP ON LEFT SIDE

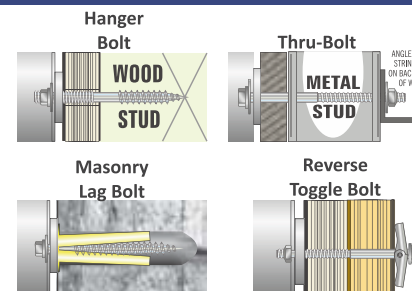
**SECTION DETAIL**



**COLOR SCHEDULE**

- 3M 3630-157 SULTAN BLUE PANTONE 288 C BLUE
- 1" JEWELITE TRIM CAP BLUE
- PERFORATED VINYL 3M 3635-157 SULTAN BLUE PANTONE 288 C BLUE
- 3M 3630-25 SUNFLOWER YELLOW PANTONE 7549 C YELLOW
- 1" GEMINI TRIM CAP 2540 MANGO YELLOW
- WHITE

**MOUNTING DETAILS**



\*All Hardware to be Galvanized and Non Corrosive

**MANUFACTURING NOTES**

CHANNEL LETTER SETS SMALLER THAN 48" WILL CONSTRUCTED USING .040 ALUMINUM RETURNS & .063 ALUMINUM BACKS.

CHANNEL LETTER SETS 48"-71" WILL BE CONSTRUCTED USING .063 ALUMINUM RETURNS & .090 ALUMINUM BACKS.

WALL SIGNS ARE REQUIRED TO BE ON DEDICATED CIRCUITS W/ INTERMATIC ASTRONOMIC ET8015C TIMERS

**BRACING DETAIL**

WHEN NEEDED SUPPORTS TO BE .090 ALUMINUM PAINTED TO MATCH RW & POP-RIVITED TO LETTER RETURN (FACING UP TO HIDE FROM SITE)



**Digital Timer Technical Specifications**



Name: Intermatic ET8015C 7-Day 30-Amps SPST Electronic Astronomic Time Switch.  
 Voltage: 120-277 VAC, 50/60 Hz  
 Circuit: (1) 30 amp  
 Enclosure: NEMA 1  
 Weight: 2.8 pounds  
 Dimensions: 5.2 x 3.2 x 8 inches  
 Time Switch: 7-Day Astronomic  
 Backup: 2 AAA Batteries

**UL LISTED ELECTRIC SIGN**

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

**COUNTY FILE NUMBER: PPR2224**



700 Parker Sq STE 205  
 Flower Mound, TX 75028  
 T. 800.675.6353

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Date: 2/7/23 Sales: KB Designer: MH  
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- R5:

**Approvals**

Customer:

Landlord:

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SHEET

5





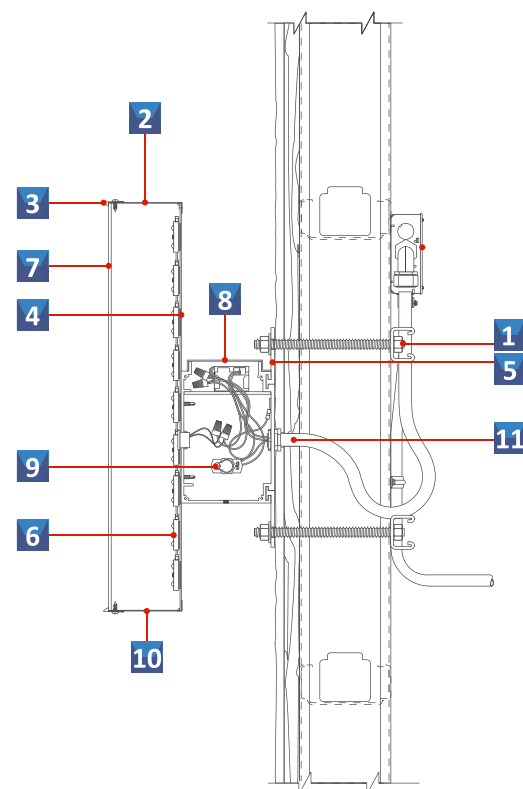
**7** FACE-LIT, RACEWAY CHANNEL LETTERS  
 (1) REQUIRED - FABRICATE AND INSTALL -

SCALE: 3/8" = 1'-0"  
 200.0 SF

**SPECIFICATIONS**

- 1 NON-CORROSIVE INSTALLATION HARDWARE: GALVANIZED
- 2 5" DEEP FABRICATED ALUMINUM RETURNS ALL INTERIORS LIGHT ENHANCEMENT WHITE  
 ICON ARCHES: PRE-FINISHED WHITE  
 ICON SQUARE: WRISCO CAUTION YELLOW  
 LETTERS: PRE-FINISHED WHITE
- 3 1" TRIM CAP RETAINER:  
 ICON ARCHES: JEWELITE WHITE  
 ICON SQUARE: GEMINI 2540 MANGO YELLOW  
 LETTERS: JEWELITE WHITE
- 4 FLAT ALUMINUM BACK
- 5 1/4" TH. METAL FLAT BAR FOR SECURE INSTALL
- 6 SLOAN VL 4 HO 6500K WHITE LED MODULES
- 7 3/16" TH. #7328 ACRYLIC FACE W/ 1ST SURFACE TRANSLUCENT & PERFORATED VINYL AS SHOWN
- 8 SLOAN MULTI-TAP POWER SUPPLY MOUNTED IN A 7 1/4" x 7 1/4" EXTRUDED .050 ALUMINUM RACEWAY SUPPORT/WIRING BOX PAINTED: **PAINT COLOR TBD**
- 9 VISIBLE CUT-OFF SWITCH WITH FLIP COVER
- 10 1/4" WEEP HOLES (2) TWO PER LETTER
- 11 GROUNDED WALL PASS-THRU SEALED WATER TIGHT. WHIP ON LEFT SIDE

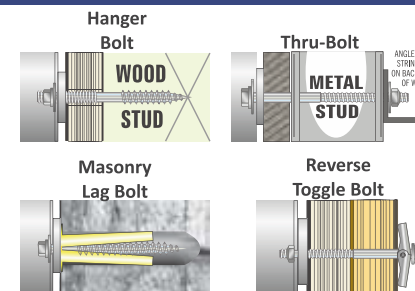
**SECTION DETAIL**



**COLOR SCHEDULE**

- 3M 3630-157 SULTAN BLUE PANTONE 288 C BLUE
- 1" JEWELITE TRIM CAP BLUE
- PERFORATED VINYL 3M 3635-157 SULTAN BLUE PANTONE 288 C BLUE
- 3M 3630-25 SUNFLOWER YELLOW PANTONE 7549 C YELLOW
- 1" GEMINI TRIM CAP 2540 MANGO YELLOW
- WHITE

**MOUNTING DETAILS**



\*All Hardware to be Galvanized and Non Corrosive

**MANUFACTURING NOTES**

CHANNEL LETTER SETS SMALLER THAN 48" WILL CONSTRUCTED USING .040 ALUMINUM RETURNS & .063 ALUMINUM BACKS.  
 CHANNEL LETTER SETS 48"-71" WILL BE CONSTRUCTED USING .063 ALUMINUM RETURNS & .090 ALUMINUM BACKS.

**BRACING DETAIL**

WHEN NEEDED SUPPORTS TO BE .090 ALUMINUM PAINTED TO MATCH RW & POP-RIVITED TO LETTER RETURN (FACING UP TO HIDE FROM SITE)

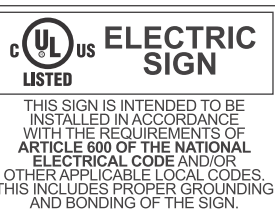


**Digital Timer Technical Specifications**



Name: Intermatic ET8015C 7-Day 30-Amps SPST Electronic Astronomic Time Switch.  
 Voltage: 120-277 VAC, 50/60 Hz  
 Circuit: (1) 30 amp  
 Enclosure: NEMA 1  
 Weight: 2.8 pounds  
 Dimensions: 5.2 x 3.2 x 8 inches  
 Time Switch: 7-Day Astronomic  
 Backup: 2 AAA Batteries

**WALL SIGNS ARE REQUIRED TO BE ON DEDICATED CIRCUITS w/ INTERMATIC ASTRONOMICAL ET8015C TIMERS**



**COUNTY FILE NUMBER: PPR2224**



700 Parker Sq STE 205  
 Flower Mound, TX 75028  
 T. 800.675.6353

Project: Life Storage

Location: 2460 Canada Drive  
 Colorado Springs, Colorado 80915

Date: 2/7/23 Sales: KB Designer: MH  
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- R4:mh:7/20/23: updated site address.
- R5:

**Approvals**

Customer:

Landlord:

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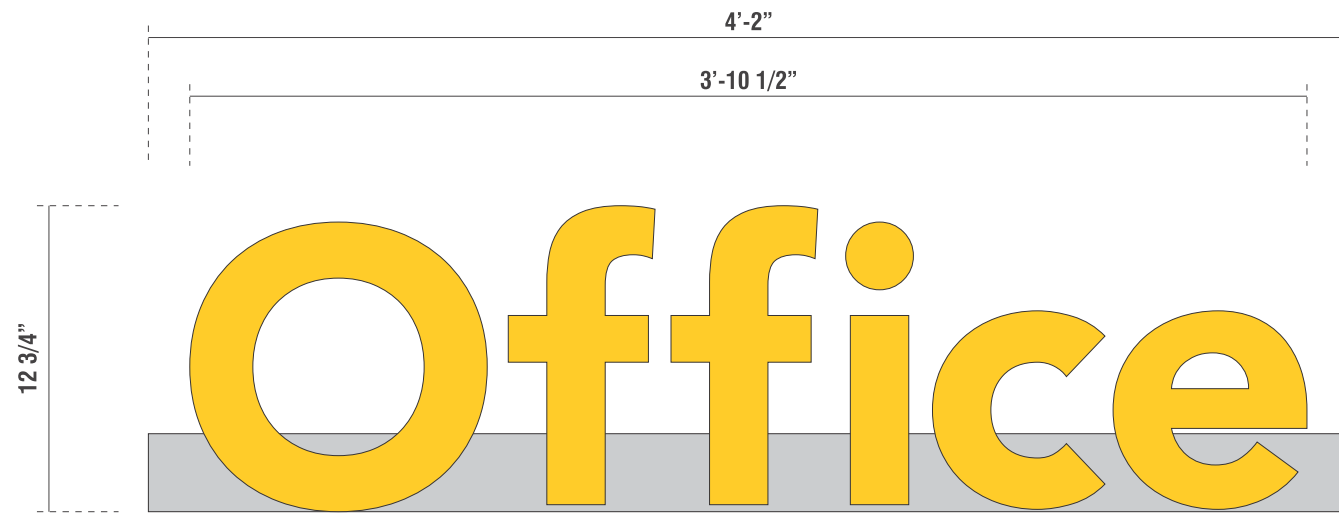
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**SHEET**

**6**



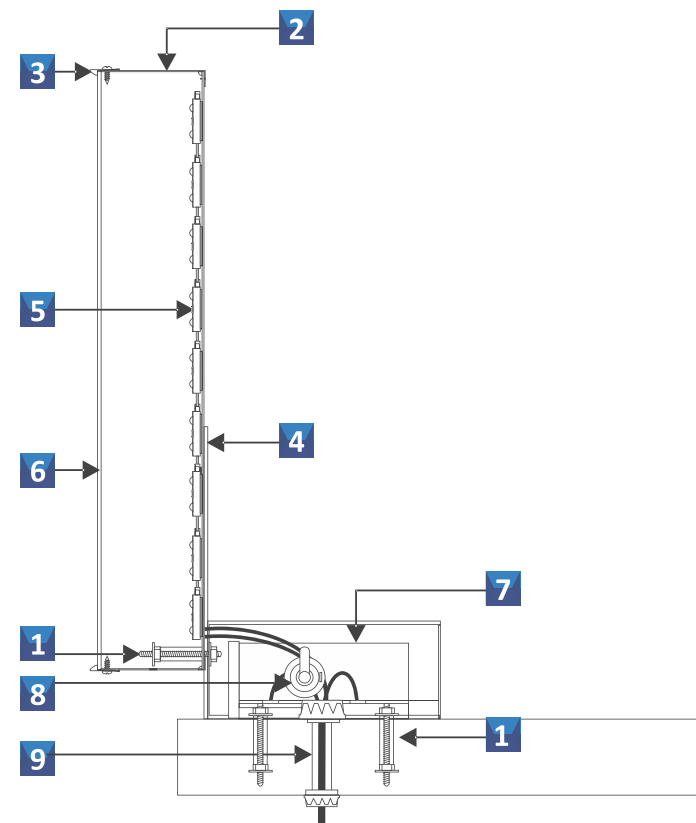
**8 OFFICE SIGN**  
 (1) REQUIRED - FABRICATE AND INSTALL -

SCALE: 1 1/2" = 1'-0"  
 4.1 SQ.FT.

**SPECIFICATIONS**

- 1** NON-CORROSIVE INSTALLATION HARDWARE:  
#10 1/4" PITCH SCREW GALVANIZED
- 2** 3" DEEP FABRICATED ALUMINUM RETURNS  
FINISHED WRISCO CUSTION YELLOW W/ INTERIORS FINISHED  
LIGHT ENHANCEMENT WHITE
- 3** 1" TRIM CAP RETAINER: MANGO YELLOW
- 4** FLAT ALUMINUM BACK MOUNTED TO 1/2 HEIGHT  
ALUMINUM PLATE ATTACHED BY #10 1/4" PITCH  
GALVANIZED SCREW
- 5** SLOAN V180 MINI LED DIODE MODULE: WHITE
- 6** 3/16" TH. #7447 ACRYLIC FACE W/ 1ST SURFACE  
3M 3630-25 SUNFLOWER YELLOW VINYL AS SHOWN
- 7** LOW VOLTAGE ELECTRONIC POWER SUPPLY  
MOUNTED IN AN EXTRUDED .050 ALUMINUM  
RACEWAY SUPPORT/WIRING BOX  
PAINTED: **COLOR TBD**
- 8** VISIBLE CUT-OFF SWITCH WITH FLIP COVER
- 9** GROUNDED WALL PASS-THRU SEALED WATER  
TIGHT. WHIP ON LEFT SIDE

**SECTION DETAIL**



- 3M 3630-157 SULTAN BLUE  
PANTONE 288 C BLUE
- 1" JEWELITE TRIM CAP  
BLUE
- PERFORATED VINYL  
3M 3635-157 SULTAN BLUE  
PANTONE 288 C BLUE
- 3M 3630-25 SUNFLOWER YELLOW  
PANTONE 7549 C YELLOW
- 1" GEMINI TRIM CAP  
2540 MANGO YELLOW
- WHITE

**COUNTY FILE NUMBER: PPR2224**



700 Parker Sq STE 205  
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- R5:

**Approvals**

**Customer:** \_\_\_\_\_

**Landlord:** \_\_\_\_\_

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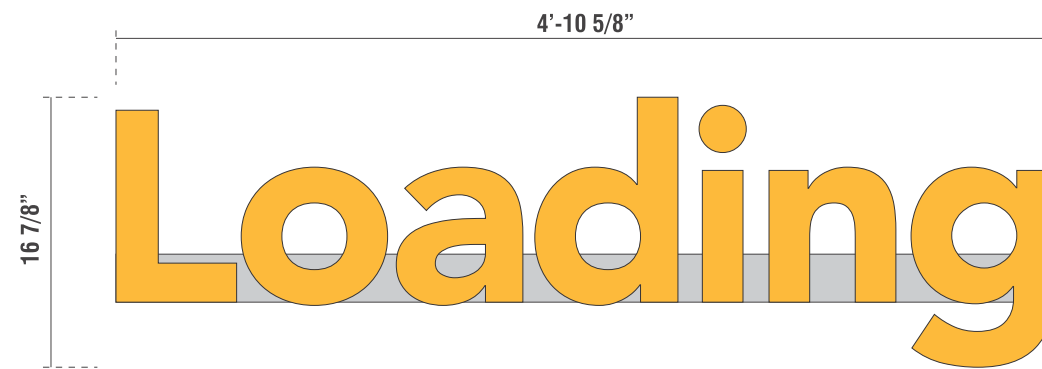
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SHEET

7



9 10 11 **LOADING SIGN**

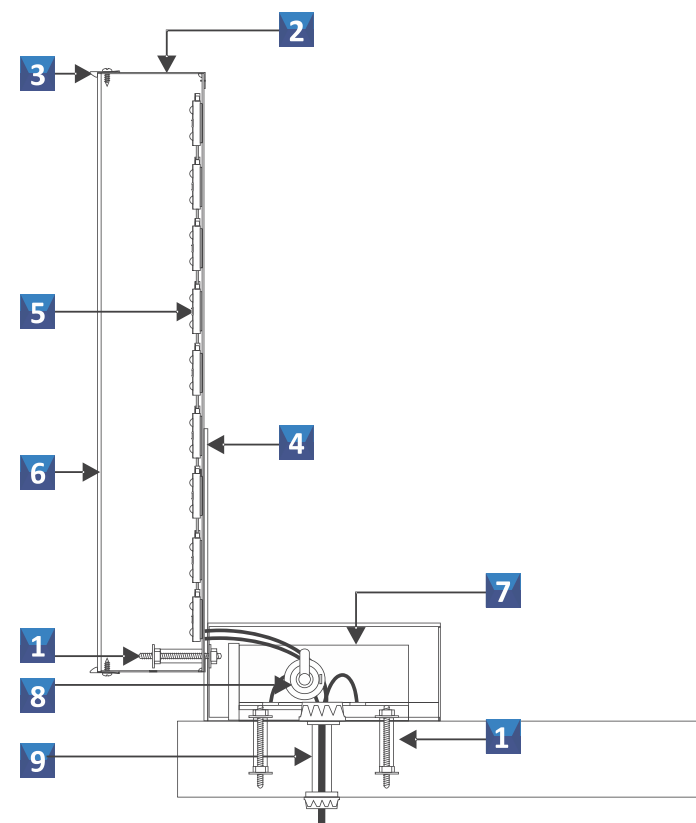
( 3 ) REQUIRED - FABRICATE AND INSTALL -

SCALE: 1" = 1'-0"  
6.8 SQ.FT.

### SPECIFICATIONS

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- 2 3" DEEP FABRICATED ALUMINUM RETURNS  
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LIGHT ENHANCEMENT WHITE
- 3 1" TRIM CAP RETAINER: MANGO YELLOW
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ALUMINUM PLATE ATTACHED BY #10 1/4" PITCH  
GALVANIZED SCREW
- 5 SLOAN V180 MINI LED DIODE MODULE: WHITE
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- 7 LOW VOLTAGE ELECTRONIC POWER SUPPLY  
MOUNTED IN AN EXTRUDED .050 ALUMINUM  
RACEWAY SUPPORT/WIRING BOX  
PAINTED: **COLOR TBD**
- 8 VISIBLE CUT-OFF SWITCH WITH FLIP COVER
- 9 GROUNDED WALL PASS-THRU SEALED WATER  
TIGHT. WHIP ON LEFT SIDE

### SECTION DETAIL



- 3M 3630-157 SULTAN BLUE  
PANTONE 288 C BLUE
- 1" JEWELITE TRIM CAP  
BLUE
- PERFORATED VINYL  
3M 3635-157 SULTAN BLUE  
PANTONE 288 C BLUE
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Landlord:

#### CONCEPTUAL DRAWINGS ONLY:

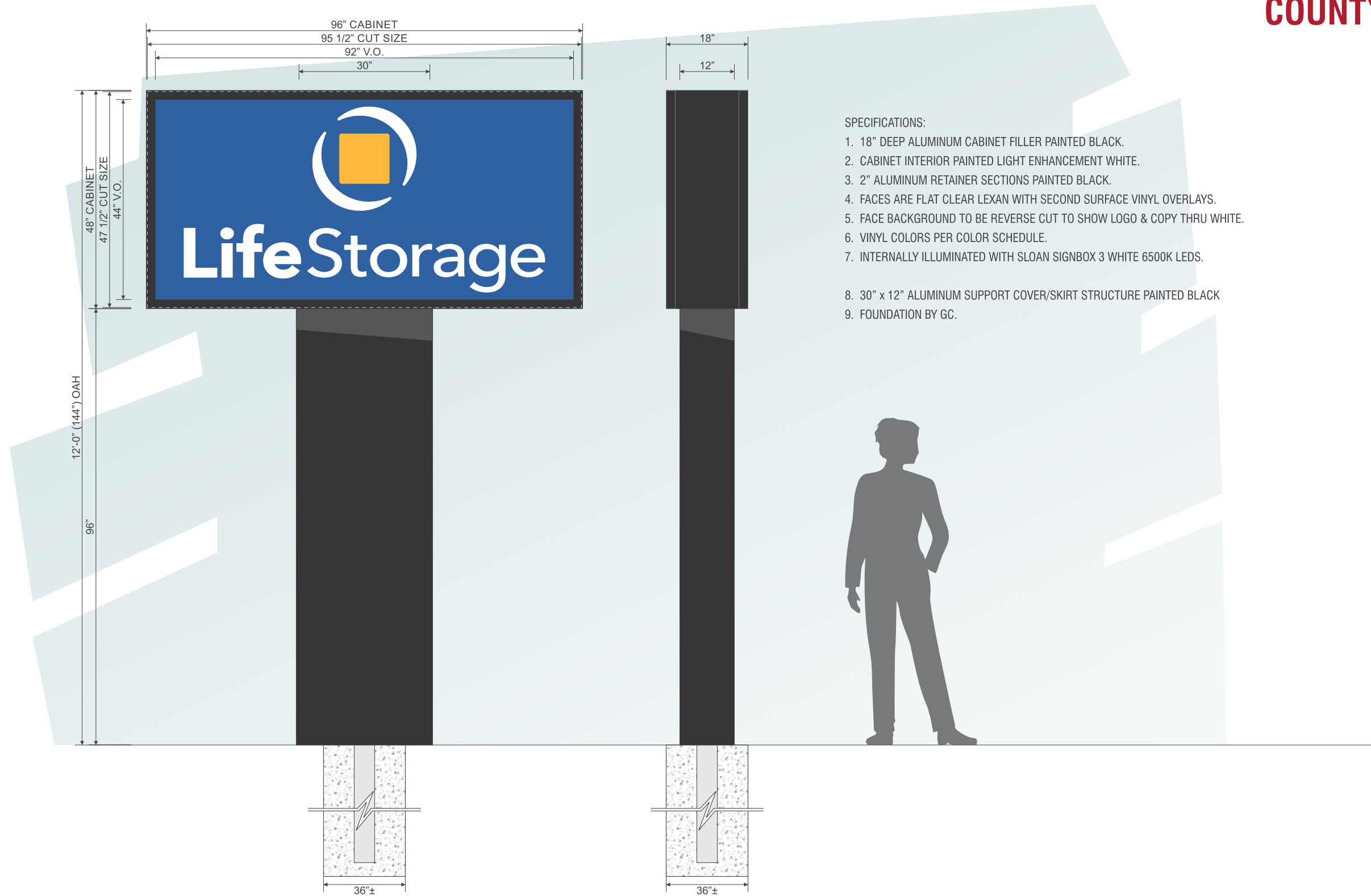
Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications.

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SHEET

8



SPECIFICATIONS:

- 18" DEEP ALUMINUM CABINET FILLER PAINTED BLACK.
- CABINET INTERIOR PAINTED LIGHT ENHANCEMENT WHITE.
- 2" ALUMINUM RETAINER SECTIONS PAINTED BLACK.
- FACES ARE FLAT CLEAR LEXAN WITH SECOND SURFACE VINYL OVERLAYS.
- FACE BACKGROUND TO BE REVERSE CUT TO SHOW LOGO & COPY THRU WHITE.
- VINYL COLORS PER COLOR SCHEDULE.
- INTERNALLY ILLUMINATED WITH SLOAN SIGNBOX 3 WHITE 6500K LEDS.
- 30" x 12" ALUMINUM SUPPORT COVER/SKIRT STRUCTURE PAINTED BLACK
- FOUNDATION BY GC.

| CODE INFORMATION:              |   |
|--------------------------------|---|
| <b>EXISTING SF:</b><br>0.0     | <b>FORMULA:</b> The total area of F/S Signs shall not exceed 2sf for each LF of the building wall closest to the F/S Sign or 40sf, whichever is smaller. The max F/S Sign area shall be 40sf where no building is present.  |
| <b>ALLOWED SF:</b><br>40.0     | <b>NUMBER ALLOWED:</b> 1 per lot  |
| <b>RECOMMENDED SF:</b><br>40.0 | <b>MAX OVER ALL HEIGHT:</b> NTE building height; No building, max 12ft<br><b>GRADE TO SIGN CLEARANCE:</b> Not obstruct view; Out of sight triangle<br><b>SET BACK:</b> Low profile min 3ft from a lot, parcel, or tract line; Pole 10ft from a lot, parcel, or tract line<br><b>ILLUMINATION:</b> Internal & External |

Relevant code sections regarding signs. Freestanding Signs. (I) Number of Freestanding Signs. Commercial Lot or Parcel Less than 10 Acres in Area: Where the commercial lot or parcel is less than 10 acres in total area, 1 sign is allowed per road frontage. Free standing signs: Commercial Lot or Parcel Less than 8 Acres in Area: Where the commercial lot or parcel is less than 8 acres in total area, the maximum area of each sign shall be 40 square feet. All other freestanding signs exceeding 6 feet in height shall be setback a minimum of 10 feet from a lot, parcel, or tract line. Site Acreage Total: 3.72 Acres (162,043.0 SF)

| COLOR SCHEDULE |  |
|----------------|--|
|                | 3M 3630-157 SULTAN BLUE<br>PANTONE 288 C BLUE        |
|                | 3M 3630-25 SUNFLOWER YELLOW<br>PANTONE 7549 C YELLOW |
|                | WHITE  |
|                | BLACK  |

**12** D/F MONUMENT CABINET / STRUCTURE  
( 1 ) TWO REQUIRED - FABRICATE & INSTALL

SCALE: 1/2" = 1'-0"  
Cabinet: 50.0 SF

**ADART**  
700 Parker Sq STE 205  
Flower Mound, TX 75028  
T. 800.675.6353

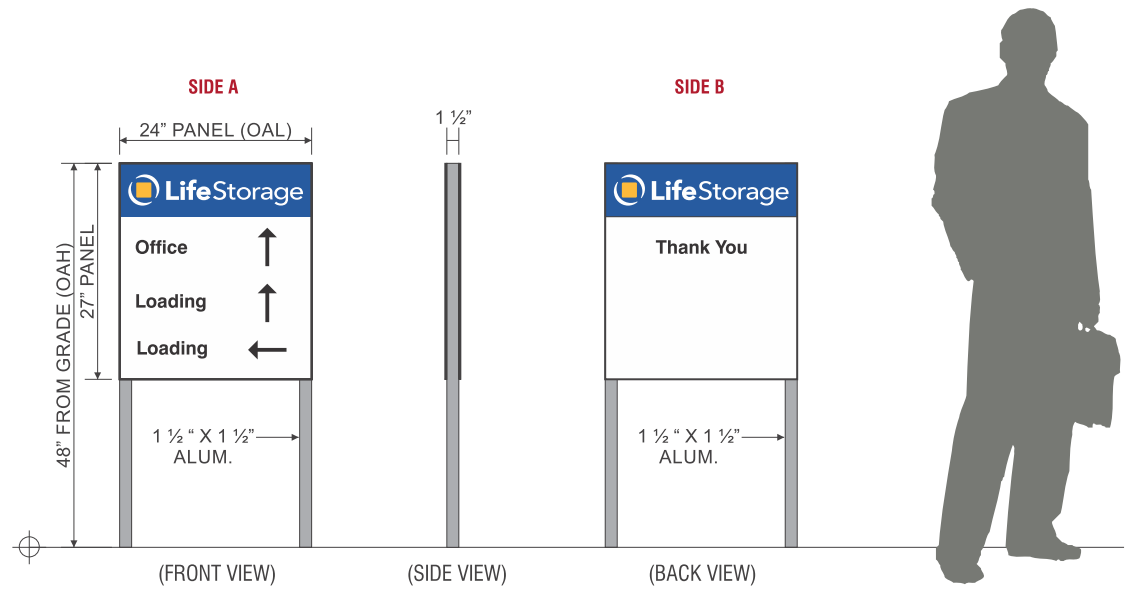
**Project:** Life Storage  
**Location:** 2460 Canada Drive  
Colorado Springs, Colorado 80915  
**Date:** 2/7/23 **Sales:** KB **Designer:** MH  
**File Name:** LS - Colorado Springs, CO

**Revision**  
R1:MH:6/9/23: revised site plan.  
R2:MH:6/14/23: revised site, add second pylon, del directional.  
R3:mh:6/15/23: revised sign amounts.  
R4:mh:7/20/23: updated site address.  
R5:

**Approvals**  
**Customer:**  
**Landlord:**

**CONCEPTUAL DRAWINGS ONLY:**  
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**SHEET**  
**9**



**13 D/F DIRECTIONAL GROUND SIGN: PETERSON RD**





( 1 ) QTY

SCALE: 1/2" = 1'-0"

PANEL: 4.5 SF

**SPECIFICATIONS:**

1. 1 1/2" SQUARE ALUMINUM FRAME STRUCTURE.
2. ACM PANELS WITH DIRECT DIGITAL PRINT LOGO & GREEN BACKGROUND
3. COPY & ARROWS ARE FIRST SURFACE REFLECTIVE VINYL OVERLAYS.
4. ACM PANELS TO BE MECHANICALLY ATTACHED TO SUPPORT FRAME.

| COLOR SCHEDULE  |  |
|---|--|
|  | 3M 3630-157 SULTAN BLUE<br>PANTONE 288 C BLUE        |
|  | 3M 3630-25 SUNFLOWER YELLOW<br>PANTONE 7549 C YELLOW |
|  | WHITE  |
|  | BLACK  |

**COUNTY FILE NUMBER: PPR2224**



**700 Parker Sq STE 205  
Flower Mound, TX 75028  
T. 800.675.6353**

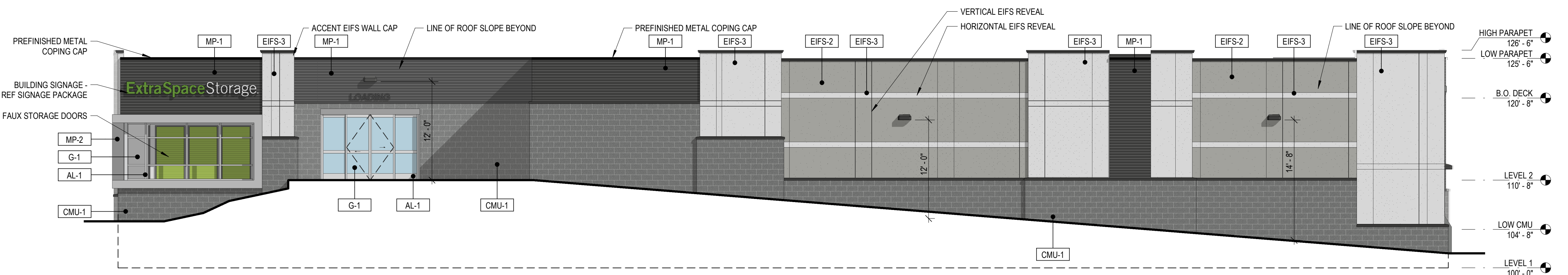
|  |
|--|
| <b>Project:</b> Life Storage   |
| <b>Location:</b> 2460 Canada Drive<br>Colorado Springs, Colorado 80915 |
| <b>Date:</b> 2/7/23 <b>Sales:</b> KB <b>Designer:</b> MH               |
| <b>File Name:</b> LS - Colorado Springs, CO                            |

|   |
|---|
| <b>Revision</b>   |
| R1:MH:6/9/23: revised site plan.                                |
| R2:MH:6/14/23: revised site, add second pylon, del directional. |
| R3:mh:6/15/23: revised sign amounts.                            |
| R4:mh:7/20/23: updated site address.                            |
| R5:   |

|                  |
|------------------|
| <b>Approvals</b> |
| <b>Customer:</b> |
| <b>Landlord:</b> |

**CONCEPTUAL DRAWINGS ONLY:**  
Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications.

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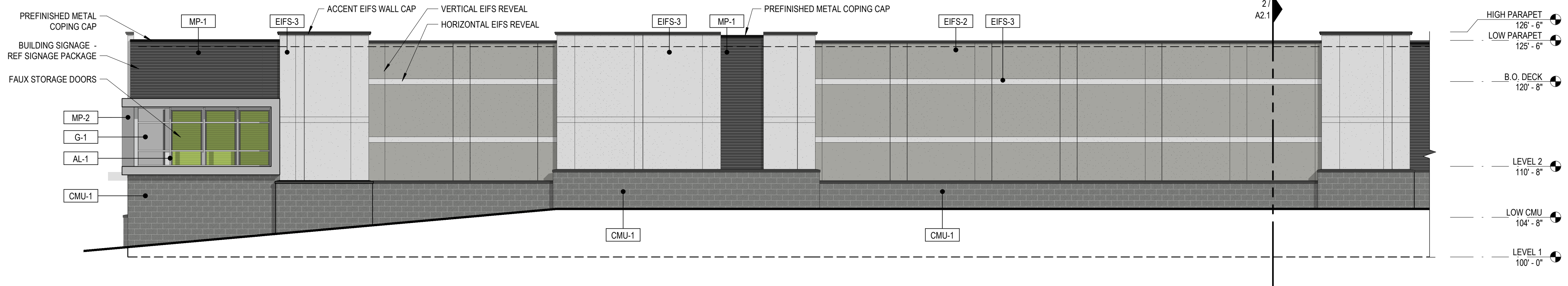
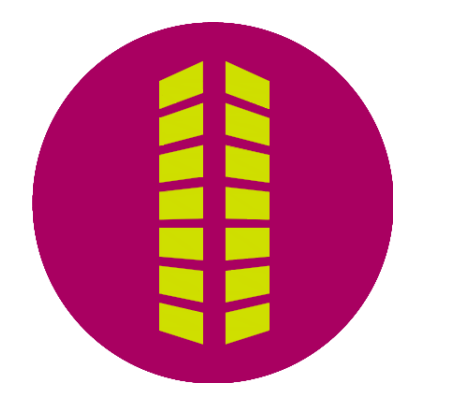


**4 PLANNING ELEVATION - WEST**  
SCALE: 1/8" = 1'-0"

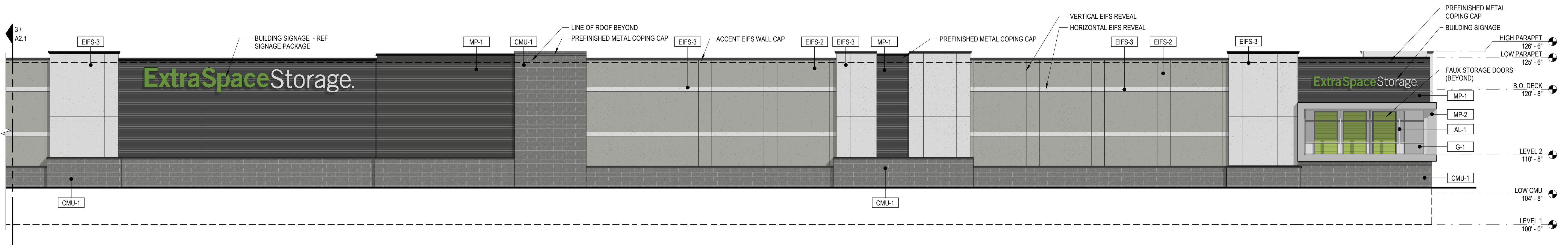
| EXTERIOR MATERIAL LEGEND |  |   |
|--------------------------|--|---|
| LABEL                    | MATERIAL   | COLOR   |
| MP-1                     | CORRUGATED METAL PANEL   | TBD [COLOR MATCH TO IRON ORE (SHERWIN WILLIAMS 7069)] |
| MP-2                     | COMPOSITE METAL PANEL  | SILVERSMTIH   |
| EIFS-1                   | EXTERIOR INSULATION AND FINISH SYSTEM, FINE FINISH WITH 5/8" REVEALS | WASABI  |
| EIFS-2                   | EXTERIOR INSULATION AND FINISH SYSTEM, FINE FINISH WITH 5/8" REVEALS | ARGOS (SHERWIN WILLIAMS 7065)                         |
| EIFS-3                   | EXTERIOR INSULATION AND FINISH SYSTEM, FINE FINISH WITH 5/8" REVEALS | NEBULOUS WHITE (SHERWIN WILLIAMS 7063)                |
| CMU-1                    | SPLIT FACE CMU   | CITYSCAPE (SHERWIN WILLIAMS 7067)                     |
| PC-1                     | PRECAST CONCRETE SILL  | TBD [COLOR MATCH TO IRON ORE (SHERWIN WILLIAMS 7069)] |
| MA-1                     | METAL AWNING   | IRON ORE (SHERWIN WILLIAMS 7069)                      |
| G-1                      | 1" INSULATED VISION GLAZING  | CLEAR LOW-E   |
| G-2                      | SPANDREL GLAZING   | OPACH-COAT - 300 #3-0770 - WARM GREY                  |
| AL-1                     | ALUMINUM WINDOWS AND ENTRY SYSTEMS                                   | ANODIZED ALUMINUM                                     |
| PT-1                     | PAINT  | SHERWIN WILLIAMS 7069 - IRON ORE                      |
| PT-2                     | PAINT  | WASABI  |
| PT-3                     | PAINT  | SHERWIN WILLIAMS 7067 - CITYSCAPE                     |

STAMP  
**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION

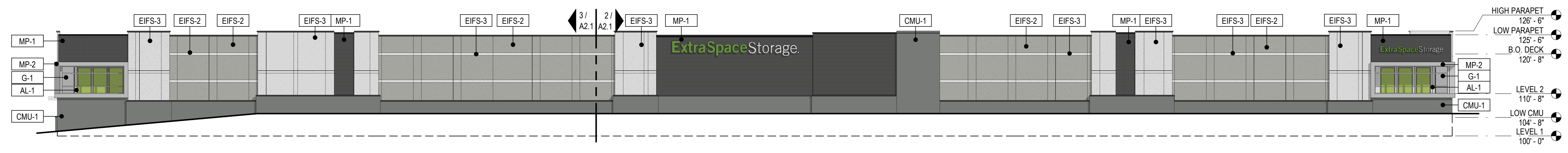
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**3 PLANNING ELEVATION - NORTH (PART 2 OF 2)**  
SCALE: 1/8" = 1'-0"



**2 PLANNING ELEVATION - NORTH (PART 1 OF 2)**  
SCALE: 1/8" = 1'-0"



**1 PLANNING ELEVATION - NORTH OVERALL**  
SCALE: 1/16" = 1'-0"

**SITE DEVELOPMENT PLAN**  
**CONSTITUTION STORAGE**

**Johnson Development Associates**  
6855 Constitution Avenue  
Colorado Springs, CO 80915

| # | Date | Issue/Description |
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| Project No: | JDA000002 |
| Drawn By:   | MK        |
| Checked By: | SDM       |
| Date:       | 04/22/22  |

CONCEPT ELEVATIONS

**A2.1**  
Sheet 8 of 20

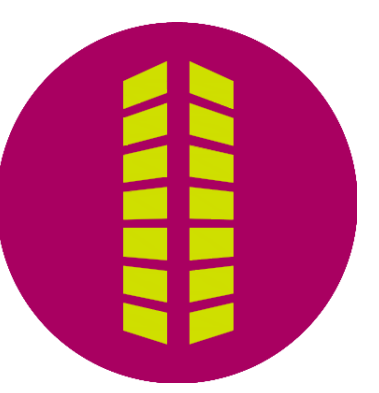
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### EXTERIOR MATERIAL LEGEND

| LABEL  | MATERIAL   | COLOR   |
|--------|--|---|
| MP-1   | CORRUGATED METAL PANEL   | TBD (COLOR MATCH TO IRON ORE (SHERWIN WILLIAMS 7069)) |
| MP-2   | COMPOSITE METAL PANEL  | SILVERSMITH   |
| EIFS-1 | EXTERIOR INSULATION AND FINISH SYSTEM, FINE FINISH WITH 5/8" REVEALS | WASABI  |
| EIFS-2 | EXTERIOR INSULATION AND FINISH SYSTEM, FINE FINISH WITH 5/8" REVEALS | ARGOS (SHERWIN WILLIAMS 7065)                         |
| EIFS-3 | EXTERIOR INSULATION AND FINISH SYSTEM, FINE FINISH WITH 5/8" REVEALS | NEBULOUS WHITE (SHERWIN WILLIAMS 7063)                |
| CMU-1  | SPLIT FACE CMU   | CITYSCAPE (SHERWIN WILLIAMS 7067)                     |
| PC-1   | PRECAST CONCRETE SILL  | TBD (COLOR MATCH TO IRON ORE (SHERWIN WILLIAMS 7069)) |
| MA-1   | METAL AWNING   | IRON ORE (SHERWIN WILLIAMS 7069)                      |
| G-1    | 1" INSULATED VISION GLAZING  | CLEAR LOW-E   |
| G-2    | SPANDREL GLAZING   | OPACI-COAT - 300 #3-0770 - WARM GREY                  |
| AL-1   | ALUMINUM WINDOWS AND ENTRY SYSTEMS                                   | ANODIZED ALUMINUM                                     |
| PT-1   | PAINT  | SHERWIN WILLIAMS 7069 - IRON ORE                      |
| PT-2   | PAINT  | WASABI  |
| PT-3   | PAINT  | SHERWIN WILLIAMS 7067 - CITYSCAPE                     |

STAMP  
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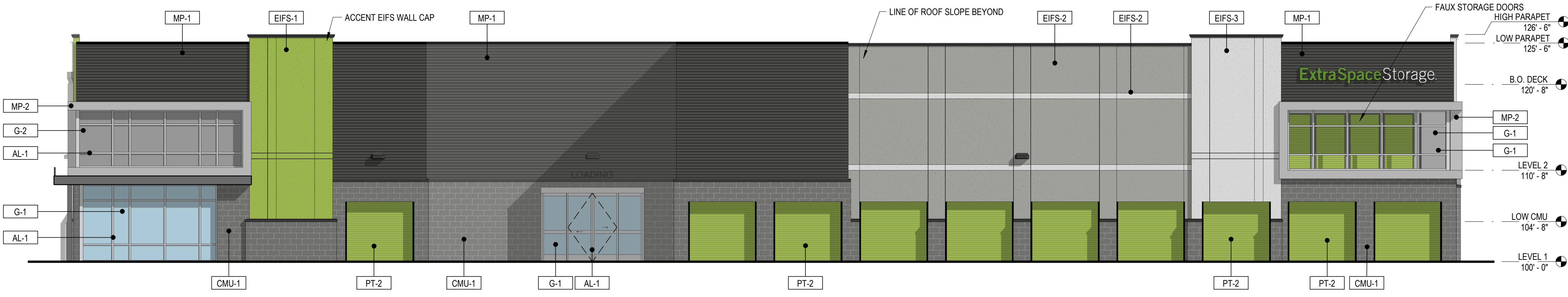


**SITE DEVELOPMENT PLAN**  
**CONSTITUTION STORAGE**  
Johnson Development Associates  
6855 Constitution Avenue  
Colorado Springs, CO 80915

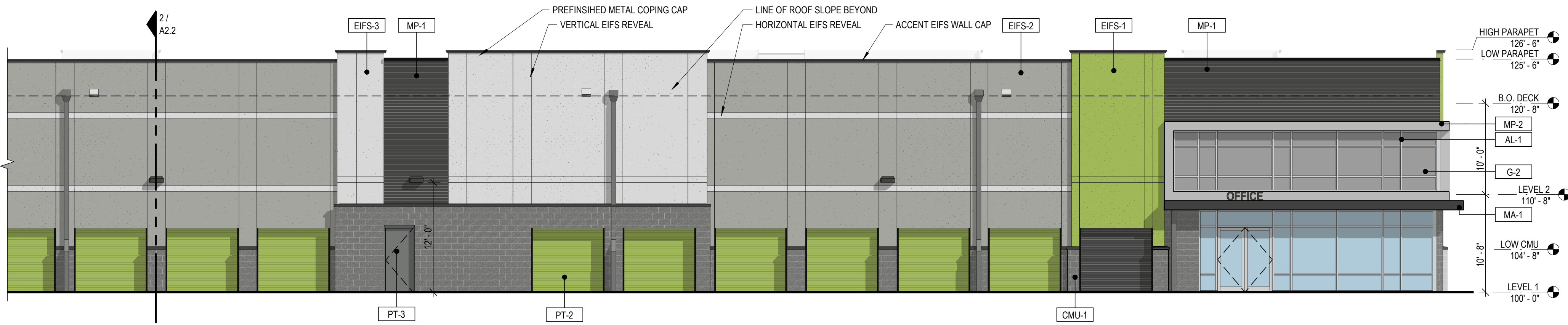
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| Project No: | JDA000002 |
| Drawn By:   | MK        |
| Checked By: | SDM       |
| Date:       | 04/22/22  |

CONCEPT ELEVATIONS



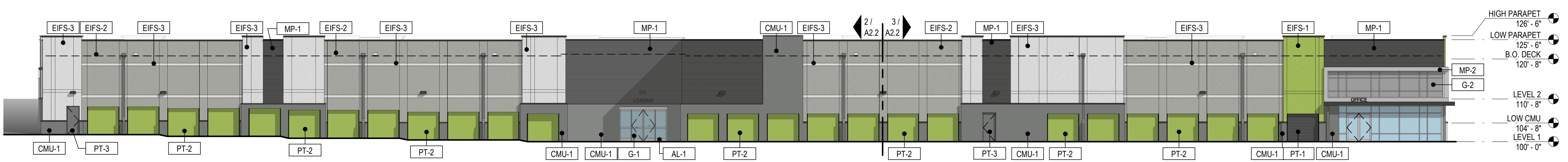
**4 PLANNING ELEVATION - EAST**  
SCALE: 1/8" = 1'-0"



**3 PLANNING ELEVATION - SOUTH (PART 2 OF 2)**  
SCALE: 1/8" = 1'-0"



**2 PLANNING ELEVATION - SOUTH (PART 1 OF 2) - SDP**  
SCALE: 1/8" = 1'-0"



**1 PLANNING ELEVATION - SOUTH OVERALL**  
SCALE: 1/16" = 1'-0"

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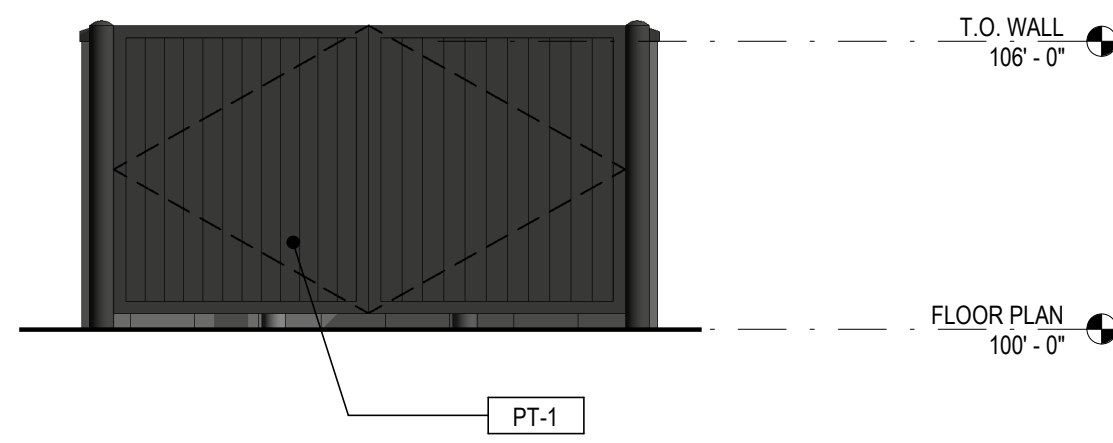
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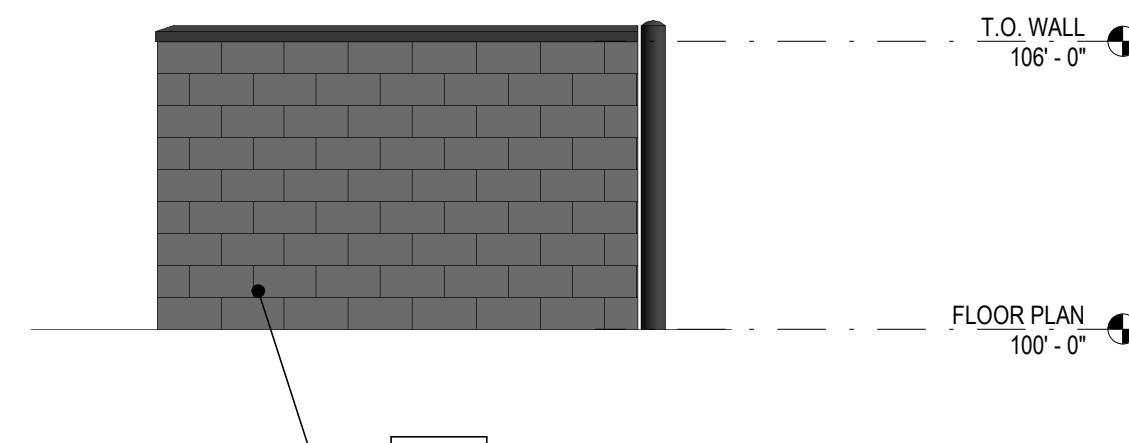


**EXTERIOR MATERIAL LEGEND**

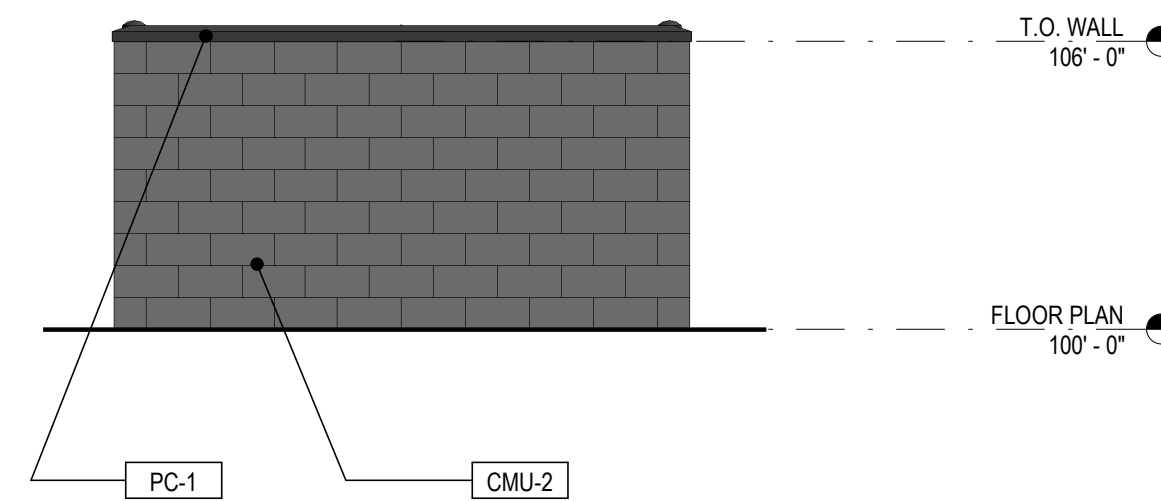
| LABEL  | MATERIAL   | COLOR   |
|--------|--|---|
| MP-1   | CORRUGATED METAL PANEL   | TBD [COLOR MATCH TO IRON ORE (SHERWIN WILLIAMS 7069)] |
| MP-2   | COMPOSITE METAL PANEL  | SILVERSMITH   |
| EIFS-1 | EXTERIOR INSULATION AND FINISH SYSTEM, FINE FINISH WITH 5/8" REVEALS | WASABI  |
| EIFS-2 | EXTERIOR INSULATION AND FINISH SYSTEM, FINE FINISH WITH 5/8" REVEALS | ARGOS (SHERWIN WILLIAMS 7065)                         |
| EIFS-3 | EXTERIOR INSULATION AND FINISH SYSTEM, FINE FINISH WITH 5/8" REVEALS | NEBULOUS WHITE (SHERWIN WILLIAMS 7063)                |
| CMU-1  | SPLIT FACE CMU   | CITYSCAPE (SHERWIN WILLIAMS 7067)                     |
| PC-1   | PRECAST CONCRETE SILL  | TBD [COLOR MATCH TO IRON ORE (SHERWIN WILLIAMS 7069)] |
| MA-1   | METAL AWNING   | IRON ORE (SHERWIN WILLIAMS 7069)                      |
| G-1    | 1" INSULATED VISION GLAZING  | CLEAR LOW-E   |
| G-2    | SPANDREL GLAZING   | OPACI-COAT - 300 #3-0770 - WARM GREY                  |
| AL-1   | ALUMINUM WINDOWS AND ENTRY SYSTEMS                                   | ANODIZED ALUMINUM                                     |
| PT-1   | PAINT  | SHERWIN WILLIAMS 7069 - IRON ORE                      |
| PT-2   | PAINT  | WASABI  |
| PT-3   | PAINT  | SHERWIN WILLIAMS 7067 - CITYSCAPE                     |



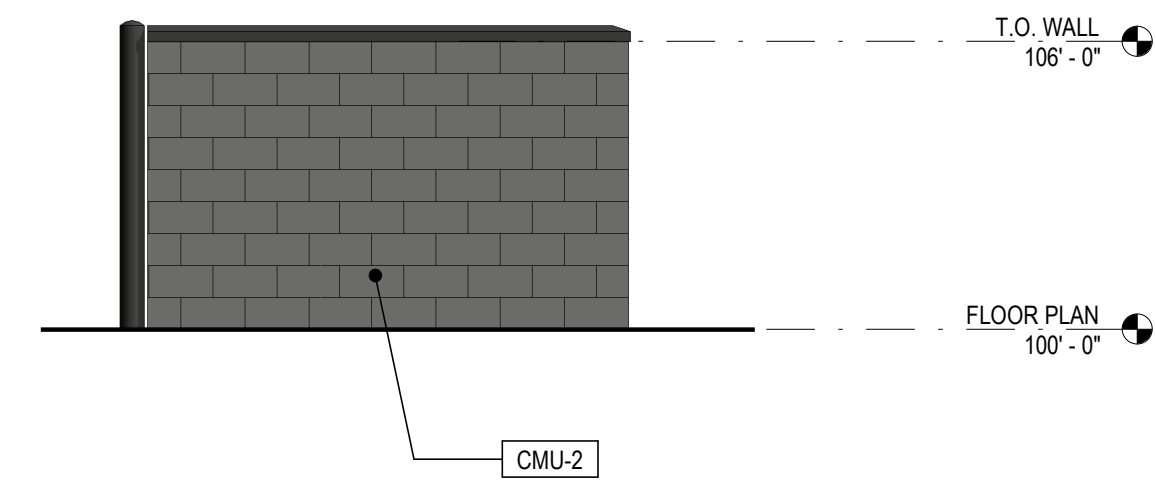
**7 TRASH ENCLOSURE - FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



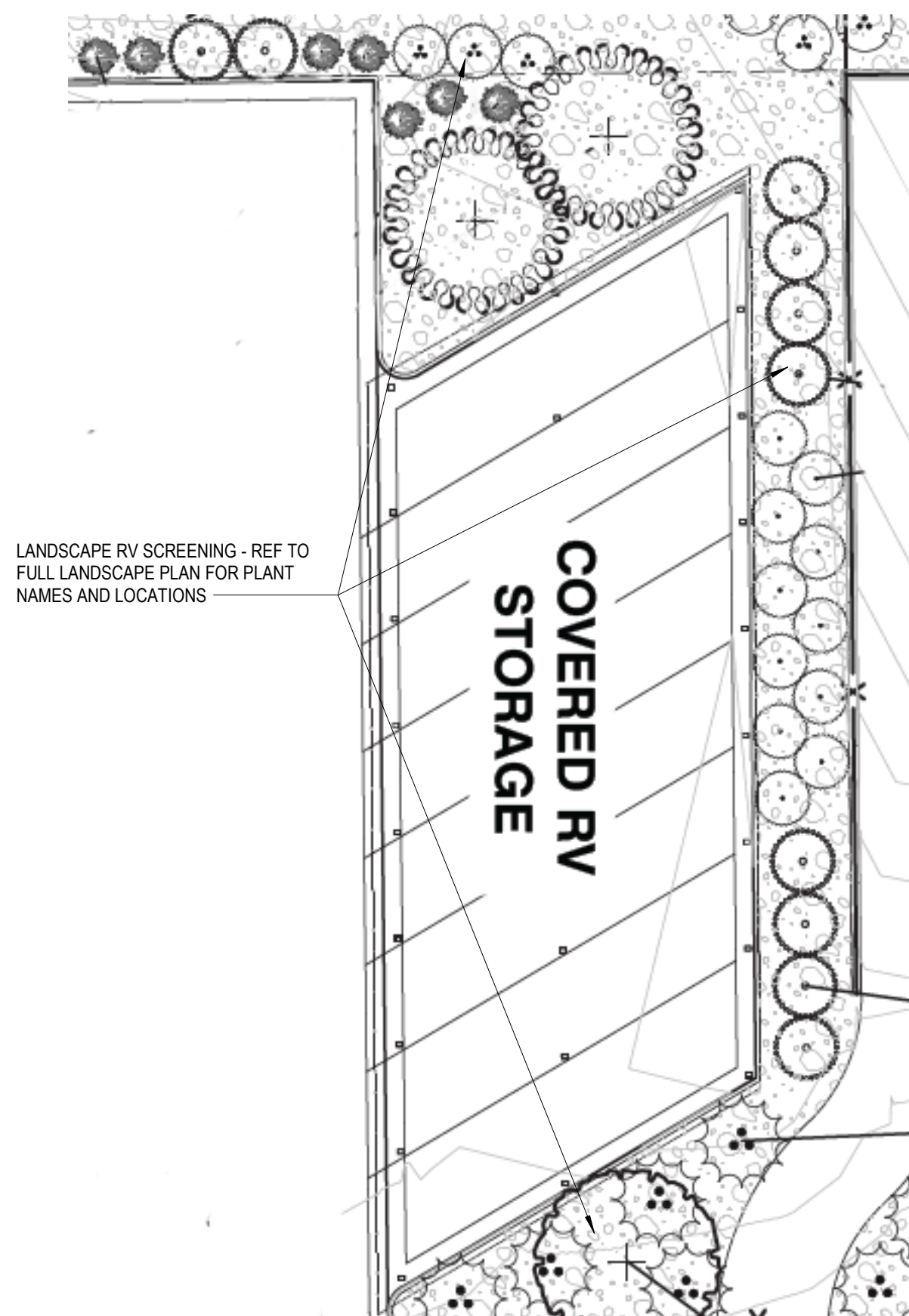
**6 TRASH ENCLOSURE - SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



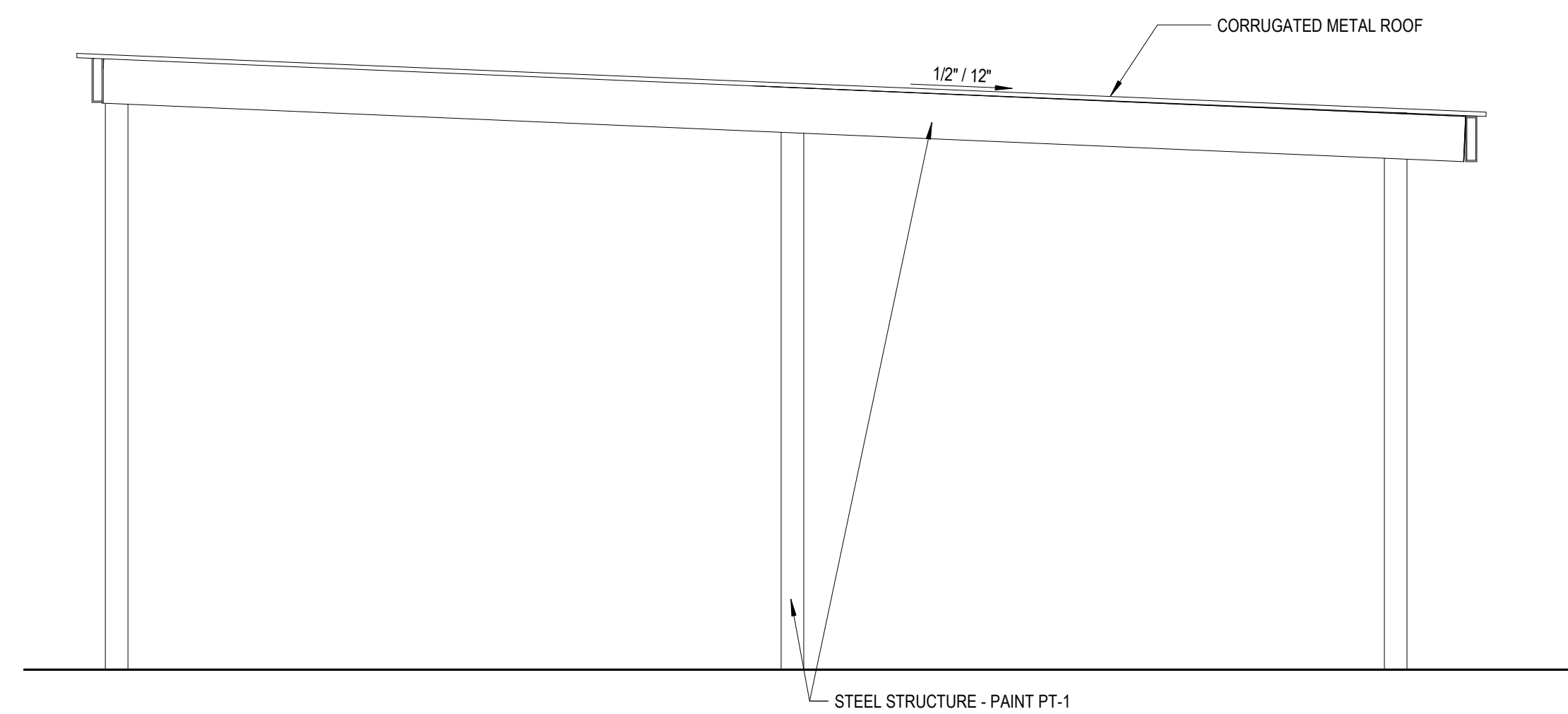
**5 TRASH ENCLOSURE - BACK ELEVATION**  
SCALE: 1/4" = 1'-0"



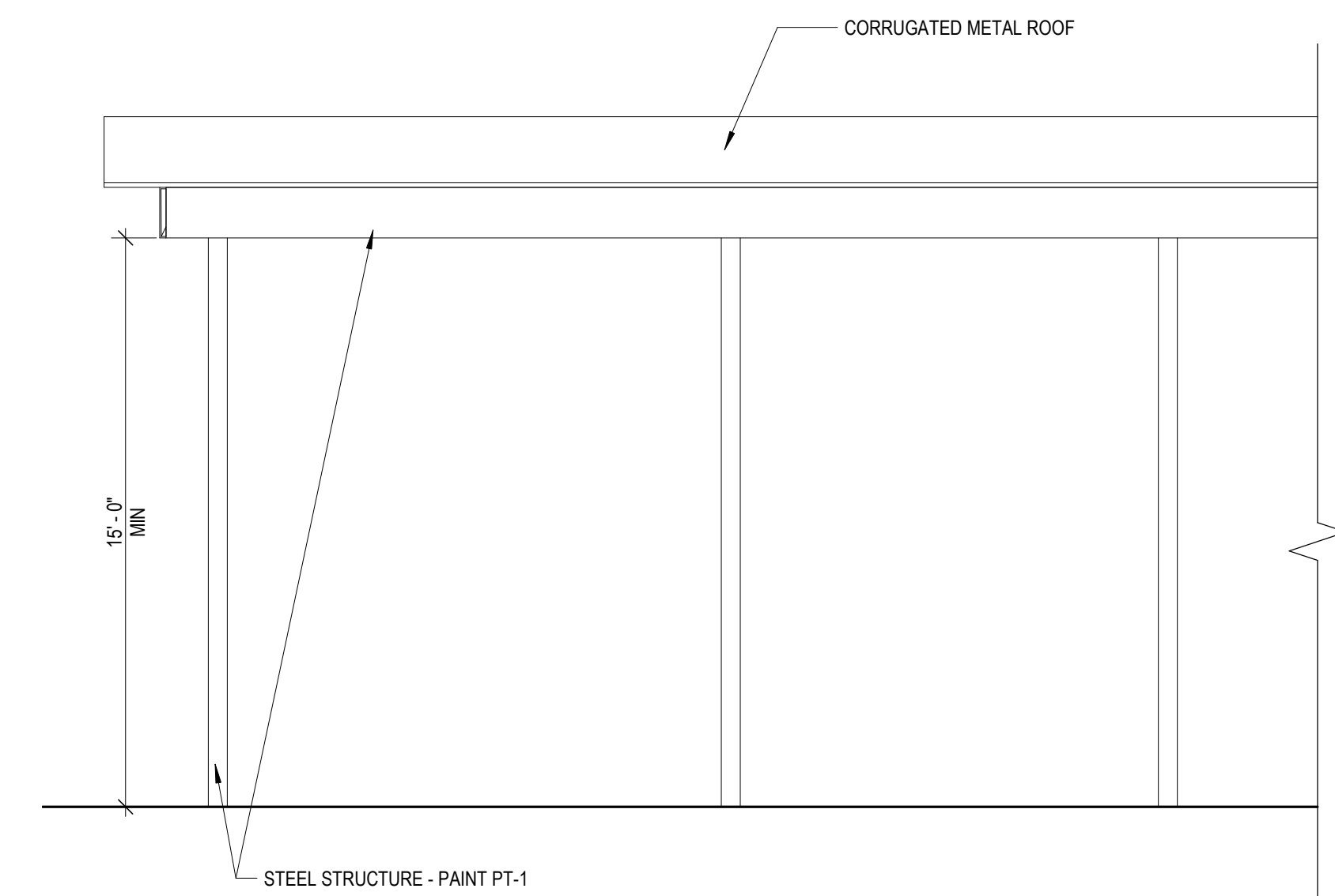
**4 TRASH ENCLOSURE - SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 RV CANOPY SCREENING EXHIBIT**  
SCALE: NTS



**2 RV CANOPY - SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**1 RV CANOPY - FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

SITE DEVELOPMENT PLAN  
CONSTITUTION STORAGE

Johnson Development Associates

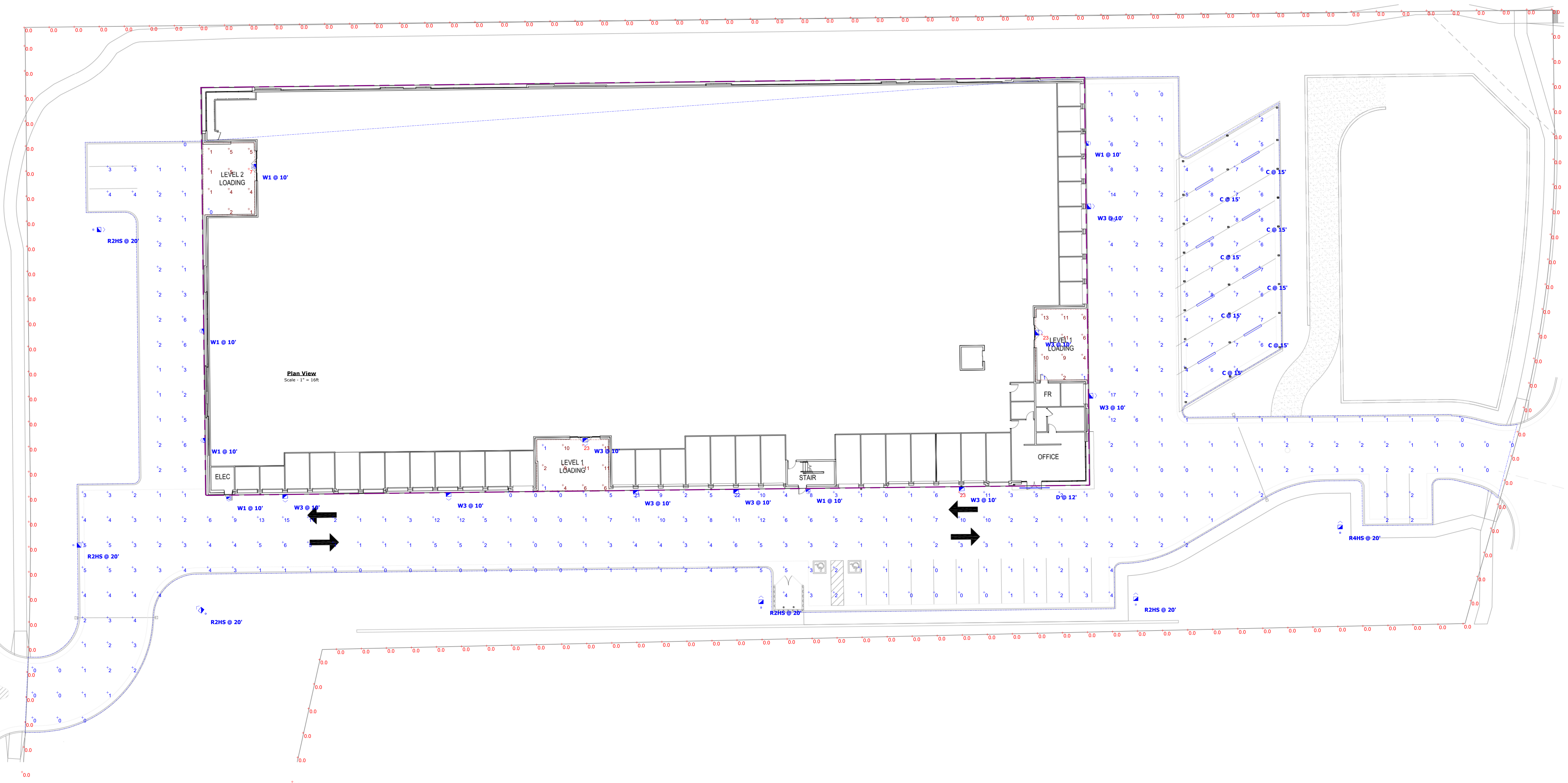
6855 Constitution Avenue  
Colorado Springs, CO 80915

| # | Date | Issue/Description |
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| Project No: | JDA000002 |
| Drawn By:   | SDM       |
| Checked By: | SDM       |
| Date:       | 04/22/22  |

CONCEPT ELEVATIONS





Plan View  
Scale - 1" = 16ft

| No. | Label | X      | Z      | MH    | Orientation | Tilt   | X    | Y      | Z      |      |
|-----|-------|--------|--------|-------|-------------|--------|------|--------|--------|------|
| 1   | R2HS  | 248.97 | 258.64 | 20.00 | 20.00       | 308.85 | 0.00 | 245.97 | 259.35 | 0.00 |
| 2   | R2HS  | 468.63 | 261.08 | 20.00 | 20.00       | 0.00   | 0.00 | 468.63 | 262.23 | 0.00 |
| 3   | R2HS  | 618.23 | 262.30 | 20.00 | 20.00       | 0.00   | 0.00 | 618.23 | 263.45 | 0.00 |
| 4   | R2HS  | 699.84 | 290.95 | 20.00 | 20.00       | 0.00   | 0.00 | 699.84 | 292.10 | 0.00 |
| 5   | W1    | 245.74 | 371.54 | 10.00 | 10.00       | 270.00 | 0.00 | 245.74 | 371.54 | 0.00 |
| 6   | W1    | 246.21 | 327.87 | 10.00 | 10.00       | 270.00 | 0.00 | 246.21 | 327.87 | 0.00 |
| 7   | W3    | 278.58 | 305.44 | 10.00 | 10.00       | 177.93 | 0.00 | 278.58 | 305.44 | 0.00 |
| 8   | W3    | 398.42 | 327.95 | 10.00 | 10.00       | 177.93 | 0.00 | 398.42 | 327.95 | 0.00 |
| 9   | W3    | 418.60 | 307.15 | 10.00 | 10.00       | 177.93 | 0.00 | 418.60 | 307.15 | 0.00 |
| 10  | W3    | 458.67 | 307.42 | 10.00 | 10.00       | 177.93 | 0.00 | 458.67 | 307.42 | 0.00 |
| 11  | W3    | 548.72 | 308.43 | 10.00 | 10.00       | 177.93 | 0.00 | 548.72 | 308.43 | 0.00 |
| 12  | W3    | 599.55 | 421.22 | 10.00 | 10.00       | 86.76  | 0.00 | 599.55 | 421.22 | 0.00 |
| 13  | W3    | 578.75 | 370.84 | 10.00 | 10.00       | 86.76  | 0.00 | 578.75 | 370.84 | 0.00 |
| 14  | W3    | 600.41 | 345.62 | 10.00 | 10.00       | 86.76  | 0.00 | 600.41 | 345.62 | 0.00 |
| 15  | W3    | 343.85 | 306.16 | 10.00 | 10.00       | 177.93 | 0.00 | 343.85 | 306.16 | 0.00 |
| 16  | C     | 663.99 | 441.05 | 15.00 | 15.00       | 59.17  | 0.00 | 663.99 | 441.05 | 0.00 |
| 17  | C     | 645.58 | 430.03 | 15.00 | 15.00       | 59.17  | 0.00 | 645.58 | 430.03 | 0.00 |
| 18  | C     | 664.04 | 417.93 | 15.00 | 15.00       | 59.17  | 0.00 | 664.04 | 417.93 | 0.00 |
| 19  | C     | 645.82 | 406.92 | 15.00 | 15.00       | 59.17  | 0.00 | 645.82 | 406.92 | 0.00 |
| 20  | C     | 664.50 | 394.71 | 15.00 | 15.00       | 59.17  | 0.00 | 664.50 | 394.71 | 0.00 |
| 21  | C     | 646.08 | 383.70 | 15.00 | 15.00       | 59.17  | 0.00 | 646.08 | 383.70 | 0.00 |
| 22  | C     | 664.94 | 371.76 | 15.00 | 15.00       | 59.17  | 0.00 | 664.94 | 371.76 | 0.00 |
| 23  | C     | 646.52 | 360.74 | 15.00 | 15.00       | 59.17  | 0.00 | 646.52 | 360.74 | 0.00 |
| 24  | D     | 577.81 | 308.86 | 12.00 | 12.00       | 89.64  | 0.00 | 577.81 | 308.86 | 0.00 |
| 25  | R2HS  | 194.00 | 286.00 | 20.00 | 20.00       | 90.00  | 0.00 | 195.15 | 286.00 | 0.00 |
| 26  | R2HS  | 202.00 | 412.00 | 20.00 | 20.00       | 90.00  | 0.00 | 203.15 | 412.00 | 0.00 |
| 27  | W1    | 487.40 | 307.82 | 10.00 | 10.00       | 177.93 | 0.00 | 487.40 | 307.82 | 0.00 |
| 28  | W1    | 256.06 | 304.89 | 10.00 | 10.00       | 177.93 | 0.00 | 256.06 | 304.89 | 0.00 |
| 29  | W1    | 598.93 | 446.42 | 10.00 | 10.00       | 86.76  | 0.00 | 598.93 | 446.42 | 0.00 |

| Description    | Symbol | Avg | Max  | Min | Max/Min | Avg/Min |
|----------------|--------|-----|------|-----|---------|---------|
| Paved Area     | +      | 3.0 | 23.0 | 0.0 | N/A     | N/A     |
| Property Line  | -      | 0.0 | 0.0  | 0.0 | N/A     | N/A     |
| Under Canopy 1 | +      | 3.0 | 7.0  | 0.0 | N/A     | N/A     |
| Under Canopy 2 | +      | 8.0 | 23.0 | 1.0 | 23.0:1  | 8.0:1   |
| Under Canopy 3 | +      | 8.0 | 23.0 | 1.0 | 23.0:1  | 8.0:1   |

| Symbol | Label | Image | Quantity | Manufacturer      | Catalog Number                                 | Description  | Lumens Per Lamp | Light Loss Factor | Wattage |
|--------|-------|-------|----------|-------------------|--|--|-----------------|-------------------|---------|
|        | R4HS  |       | 1        | Lithonia Lighting | DSX1 LED P4 40K T4M MVOLT HS                   | DSX1 LED P4 40K T4M MVOLT with houseside shield                                | 11006           | 0.92              | 125     |
|        | R2HS  |       | 5        | Lithonia Lighting | DSX1 LED P4 40K T2S MVOLT HS                   | DSX1 LED P4 40K T2S MVOLT with houseside shield                                | 9996            | 0.92              | 125     |
|        | W1    |       | 6        | Lithonia Lighting | KAXW LED P1 40K R3 MVOLT                       | Wall Pack, Lower Lumen   | 3545            | 0.92              | 29      |
|        | W3    |       | 9        | Lithonia Lighting | KAXW LED P3 40K R4 MVOLT                       | Wall Pack, Higher Lumen  | 9707            | 0.92              | 79      |
|        | C     |       | 8        | Lithonia Lighting | CSVT L48 5000LM MVOLT 40K 80CRI                | Contractor Select LED Vapor Tite, 48", 5000LM, 120-277V, 4000K, 80 CRI         | 4946            | 0.95              | 41.99   |
|        | D     |       | 1        | Nova Flex LED     | Custom Build - Coordinate with Lighting Vendor | LED Tape Light 4000K, 250 Lumens per Linear Foot, Enclosed in Aluminum Channel | 4946            | 0.5               | 7       |

- Existing Lighting Survey Notes**
- Readings are shown in units of maintained footcandles.
  - Total Light Loss Factor (LLF) = 8% or 0.92
  - Test Plane = 0' AFF
  - Fixture Mounting Height = 20' AG for all pole-mounted area lights, 10' for wall packs; 15' for under-canopy lights; see fixture location schedule.
  - Building Reflectance = 35' AFF
  - Building Reflectance Value = 10/10/10
  - Fixture Spacing = See Fixture Locations Schedule
  - This photometric layout was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
  - These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.

JOHNSON DEVELOPMENT ASSOCIATES  
CONSTITUTION STORAGE

LOT 1, EIGHT LINE SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,  
TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF EL PASO, STATE OF COLORADO

SITE DEVELOPMENT PLAN  
PCD FILING NUMBER: PPR-2224

PROJECT CONTACTS

PROPERTY OWNER

JASPERCO, LLC  
5532 SADDLE ROCK TRAIL  
COLORADO SPRINGS, CO 80918  
ATTN: TONY COLON  
EMAIL: TONYC@COLONFAM.COM

APPLICANT

JOHNSON DEVELOPMENT ASSOCIATES, INC.  
100 DUNBAR STREET, SUITE 400  
SPARTANBURG, SC 29306  
TELE: (864) 529-1297  
ATTN: BRIAN KEARNEY  
EMAIL: BKEARNEY@JOHNSONDEVELOPMENT.NET

CIVIL ENGINEER

GALLOWAY & CO., INC.  
1155 KELLY JOHNSON BLVD., SUITE 305  
GREENWOOD VILLAGE, CO 80920  
TELE: (719) 900-7220  
ATTN: BRADY SHYROCK, P.E.  
EMAIL: BRADYSHYROCK@GALLOWAYUS.COM

GEOTECHNICAL ENGINEER

ROCKY MOUNTAIN GEOTECHNICAL, INC.  
555 E. PIKES PEAK AVE., SUITE 107  
COLORADO SPRINGS, CO 80903  
TELE: (303) 634-1999  
ATTN: KENNETH L. MEYERS, PE

TRAFFIC ENGINEER

GALLOWAY & CO., INC.  
5500 GREENWOOD PLAZA BLVD., SUITE 200  
GREENWOOD VILLAGE, CO 80111  
TELE: (303) 770-8884  
ATTN: BRIAN HORAN, P.E.  
EMAIL: BRIANHORAN@GALLOWAYUS.COM

SURVEYOR

GALLOWAY & CO., INC.  
1155 KELLY JOHNSON BLVD., SUITE 305  
GREENWOOD VILLAGE, CO 80920  
TELE: (719) 337-1262  
ATTN: BRIAN DENNIS  
EMAIL: BRIANDENNIS@GALLOWAYUS.COM

UTILITY CONTACTS

WATER & WASTEWATER

CHEROKEE METROPOLITAN DISTRICT  
6250 PALMER PARK BLVD.  
COLORADO SPRINGS, CO 80915  
TELE: (719) 597-5080  
ATTN: KEVIN BROWN  
EMAIL: KBROWN@CHEROKEEMETROPOLITAN.ORG

ELECTRIC

MOUNTAIN VIEW ELECTRIC  
11140 E WOODMEN RD  
FALCON, CO 80831  
TELE: (719) 495-2283  
CATHY HANSEN-LEE  
EMAIL: CATHY.HANSEN@MVEA.COOP

NATURAL GAS

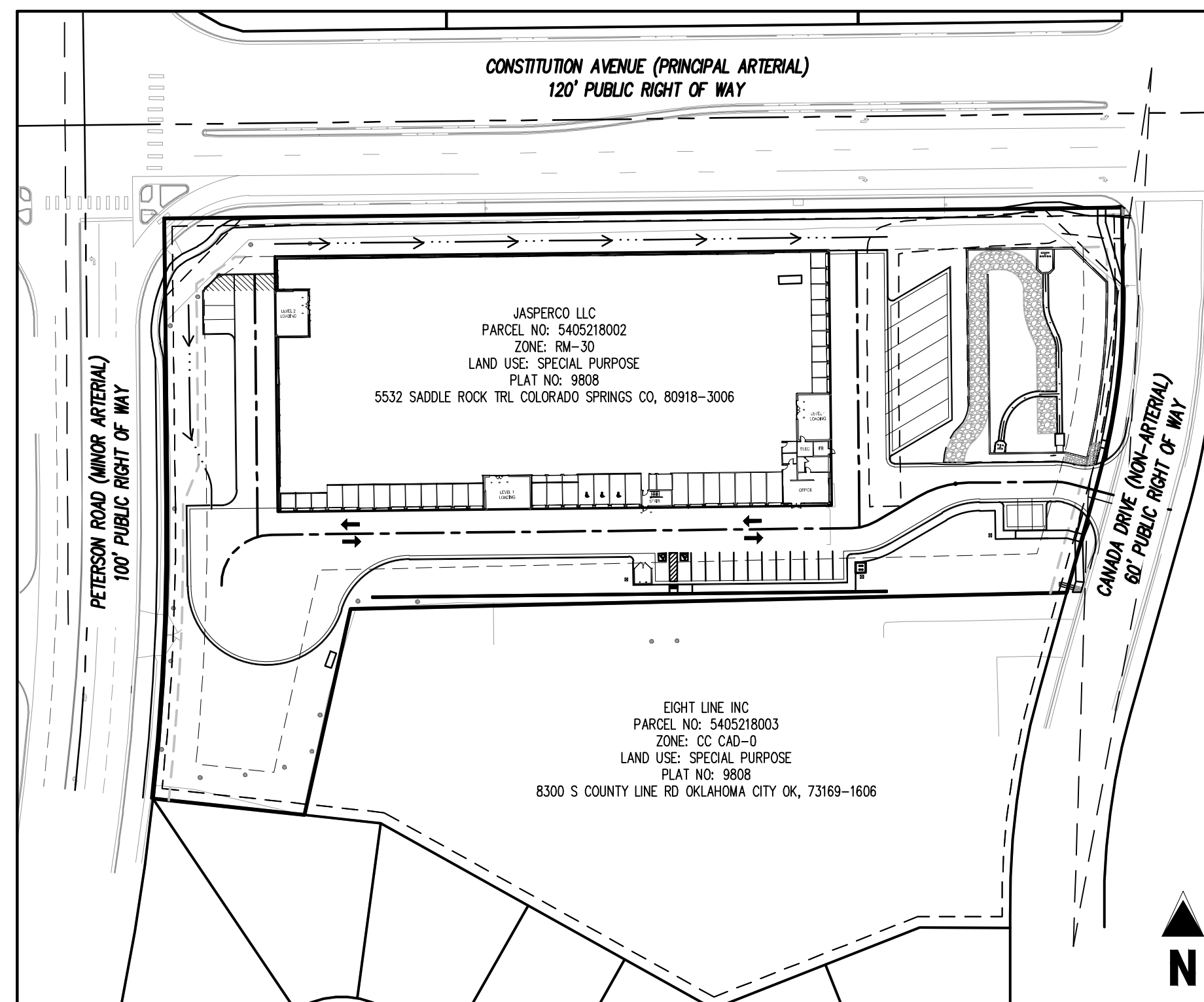
COLORADO SPRINGS UTILITIES (CSU)  
7710 DURANT DRIVE, P.O. BOX 1103, MAIL CODE 2150  
COLORADO SPRINGS, CO 80947-2150  
TELE: (719) 668-5573  
AARON CASSO  
EMAIL: ACASSO@CSU.ORG

FIRE

OMARRON HILLS FIRE PROTECTION DISTRICT  
1635 MUSKIEGE PL  
COLORADO SPRINGS, CO 80915  
TELE: (719) 591-0960  
EMAIL: JMCLEOD@OMARRON



VICINITY MAP  
SCALE: 1"=400'



SITE MAP  
SCALE: 1"=80'

SHEET INDEX table with columns: SHEET NUMBER, SHEET TITLE, SHEET DESCRIPTION. Includes entries for COVER SHEET, SITE DEVELOPMENT PLAN, VEHICLE TRACKING PLAN, LANDSCAPE COVER SHEET, LANDSCAPE PLAN, LANDSCAPE NOTES, LANDSCAPE DETAILS, CONCEPT ELEVATIONS, and PHOTOMETRIC PLAN.

GENERAL NOTES:

- 1. ALL SITE LIGHTING OR EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR SHIELD TO PREVENT LIGHT SPILLAGE ONTO ADJACENT PROPERTIES AND ROADWAYS.
- 2. ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTRACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- 3. SIGNAGE IS NOT APPROVED FOR THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
- 4. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE CPO XX XX-XXXX. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
- 5. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER EL PASO COUNTY'S STANDARD DRAWINGS AND SPECIFICATIONS. EL PASO COUNTY'S INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.

PROJECT DESCRIPTION:

THE PROPOSED CLASS-A, CLIMATE CONTROLLED SELF-STORAGE FACILITY WILL PROVIDE SELF-STORAGE UNITS FOR RENT ON AN AS-NEEDED BASIS TO CUSTOMERS IN COLORADO SPRINGS AND EL PASO COUNTY. THE FACILITY WILL HAVE APPROXIMATELY 929 SELF-STORAGE UNITS OF VARIOUS SIZES. THREE TO FOUR EMPLOYEES WILL BE REQUIRED TO OPERATE THE FACILITY (ONE TO TWO PER SHIFT) AND THE HOURS OF OPERATION WILL BE LIMITED TO BETWEEN 6:00AM AND 11:00PM DAILY.

LEGAL DESCRIPTION

LOT 1, EIGHT LINE SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO.

BASIS OF BEARINGS

BASIS OF BEARINGS: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST BEARS N89°20'41"E, MONUMENTED BY THE NORTHWEST CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 4842 1985" IN RANGE BOX AND BY THE NORTH QUARTER CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 30829 2003", AS SHOWN HEREON.

BENCHMARK

COLORADO SPRINGS UTILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) BENCHMARK S907 BEING A 2" ALUMINUM CAP STAMPED "CSU FIMS CONTROL S907" AT THE SOUTHEAST CORNER OF THE CONCRETE BASE FOR AN ELECTRIC VAULT ON THE WEST SIDE OF PETERSON ROAD, ABOUT 360' SOUTH OF THE CENTER LINE OF LEGUI DRIVE.

FIMS DATUM ELEVATION = 6534.61

CAUTION - NOTICE TO CONTRACTOR

- 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



EL PASO COUNTY STANDARD ACCESSIBILITY STATEMENT

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 GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

OWNER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE DEVELOPMENT PLAN.

Brian Duncan, 7/21/2023  
BRIAN DUNCAN  
JOHNSON DEVELOPMENT ASSOCIATES, INC. DATE

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

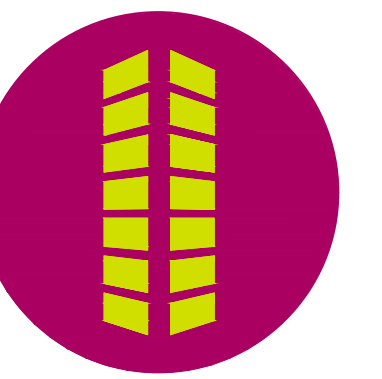
KEVIN MASTIN  
INTERIM EXECUTIVE DIRECTOR DATE

SITE PLAN GENERAL DEVELOPMENT DATA table. Includes fields for SITE ADDRESS, JURISDICTION, TAX SCHEDULE NUMBER, COUNTY FILE NUMBER, SITE AREA/TOTAL ADREAGE, DEVELOPMENT SCHEDULE, REQUIRED SETBACKS, TOTAL GROSS BUILDING SQUARE FOOTAGE, TOTAL BUILDING FOOTPRINT, OPEN SPACE, LANDSCAPING, AND IMPERMEABLE SURFACE PERCENTAGES, LOCATION OF NO-BUILD AREAS, ZONING DISTRICT, CITY ZONING FILE REFERENCE NUMBER, ORDINANCE NUMBER, DRAINAGE BASIN, PROPOSED LAND USE, STORAGE UNITS, DENSITY, PROPOSED BUILDING HEIGHT, MAXIMUM ALLOWABLE BUILDING HEIGHT.

PARKING TABLE with columns: USE, PARKING RATIO, UNITS, PARKING REQUIRED, PARKING PROVIDED. Includes rows for MINI-STORAGE, EMPLOYEE PARKING, TOTAL, LOADING/UNLOADING SPACES, and ADA.

NOT FOR CONSTRUCTION

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SITE DEVELOPMENT PLAN  
CONSTITUTION STORAGE

JOHNSON DEVELOPMENT ASSOCIATES

2460 CANADA DRIVE  
COLORADO SPRINGS, CO 80915

Revision table with columns: #, Date, Issue / Description, Init.

Project No: JDA02  
Drawn By: RWVO  
Checked By: BAS  
Date: JULY 2023

COVER SHEET

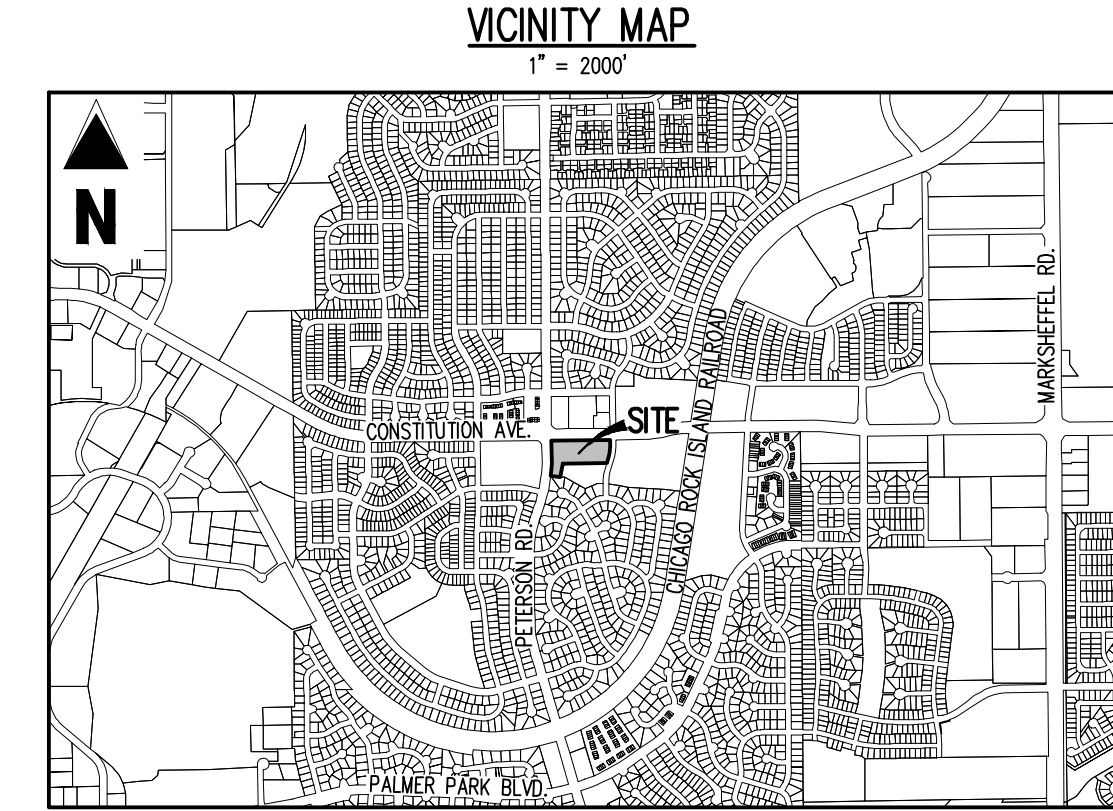
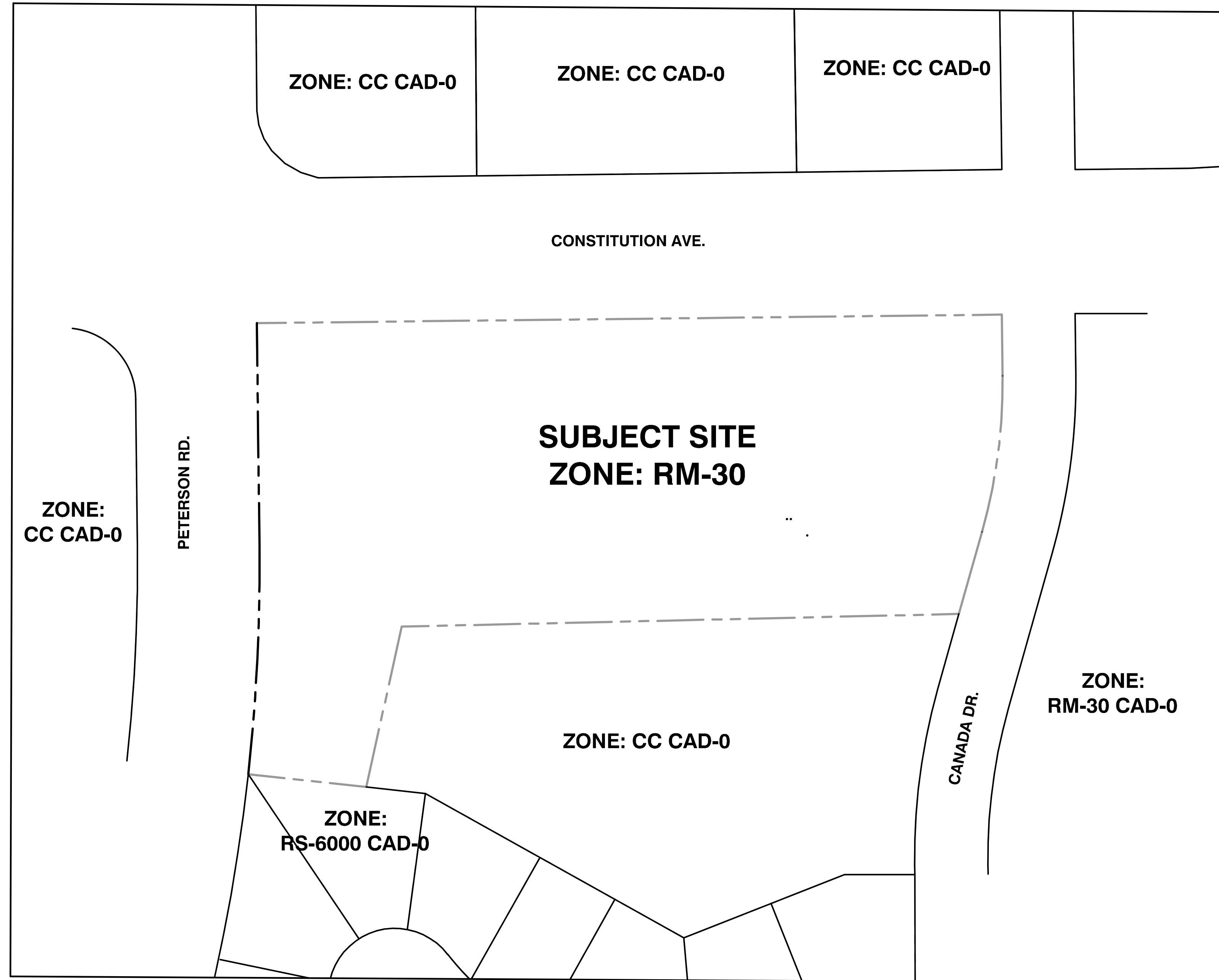
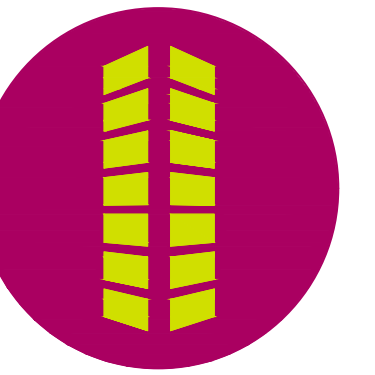




# ALTERNATIVE LANDSCAPE PLANS

NOT FOR  
 CONSTRUCTION

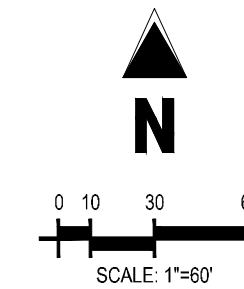
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ZONE MAP

**CAUTION**  
 UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

SCALE: 1" = 60'-0"



**CAUTION – NOTICE TO CONTRACTOR**

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.  
 Call before you dig.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

SITE DEVELOPMENT PLAN  
 CONSTITUTION STORAGE

JOHNSON DEVELOPMENT ASSOCIATES

2460 CANADA DRIVE  
 COLORADO SPRINGS, CO 80915

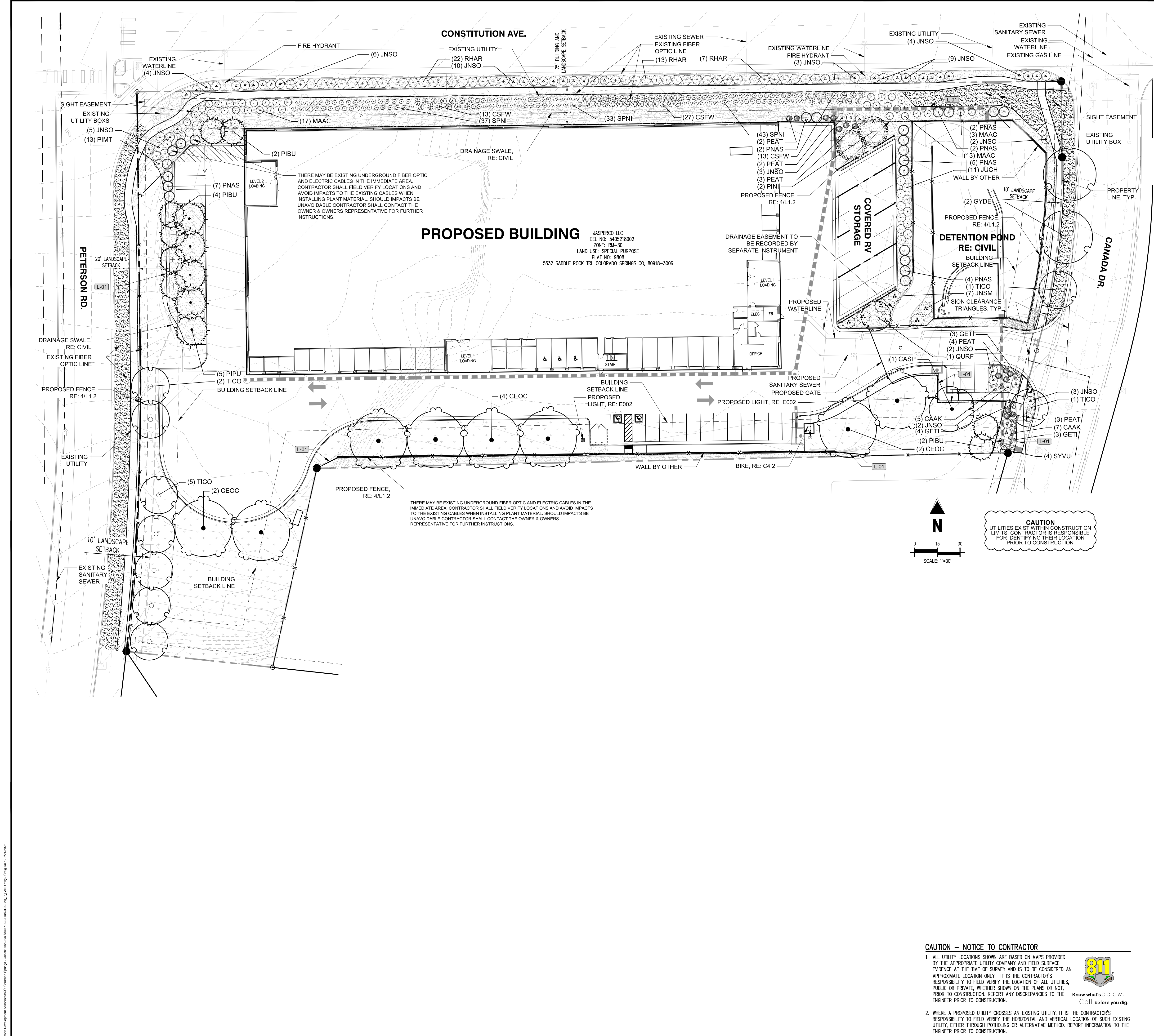
| # | Date       | Issue / Description   | Init. |
|---|------------|-----------------------|-------|
| 1 | 02/20/2023 | PER COUNTY COMMENTS   | BH    |
| 2 | 06/14/2023 | REVISION PER COMMENTS | LJP   |
|   |            |                       |       |
|   |            |                       |       |
|   |            |                       |       |
|   |            |                       |       |
|   |            |                       |       |
|   |            |                       |       |
|   |            |                       |       |
|   |            |                       |       |
|   |            |                       |       |
|   |            |                       |       |

Project No: JDA000002.20  
 Drawn By: JRW  
 Checked By:  
 Date: 04/22/2022

LANDSCAPE COVER SHEET

COUNTY FILE NUMBER:  
 PPR-2224

L1.0



### PLANT LEGEND

| DECIDUOUS TREES    | COMMON NAME                      |
|--------------------|----------------------------------|
|                    | NORTHERN CATALPA                 |
|                    | COMMON HACKBERRY                 |
|                    | KENTUCKY COFFEETREE 'ESPRESSO'   |
|                    | COLUMNAR ENGLISH OAK             |
|                    | LITTLELEAF LINDEN                |
| EVERGREEN TREES    | COMMON NAME                      |
|                    | COLORADO SPRUCE                  |
|                    | LACEBARK PINE                    |
|                    | AUSTRIAN PINE                    |
|                    | ARNOLD SENTINEL AUSTRIAN PINE    |
| UPRIGHT JUNIPERS   | COMMON NAME                      |
|                    | BLUE POINT JUNIPER               |
| DECIDUOUS SHRUBS   | COMMON NAME                      |
|                    | ARCTIC FIRE® RED TWIG DOGWOOD    |
|                    | ROYAL GOLD WOADWAXEN             |
|                    | RUSSIAN SAGE                     |
|                    | GRO-LOW FRAGRANT SUMAC           |
|                    | SNOWMOUND SPIREA                 |
|                    | COMMON LILAC                     |
| EVERGREEN SHRUBS   | COMMON NAME                      |
|                    | BUFFALO JUNIPER                  |
|                    | CALGARY CARPET JUNIPER           |
|                    | COMPACT OREGON GRAPE             |
|                    | TANNENBAUM MUGO PINE             |
| ORNAMENTAL GRASSES | COMMON NAME                      |
|                    | KARL FOERSTER FEATHER REED GRASS |
| SOD/SEED           | COMMON NAME                      |
|                    | EL PASO LOW GROW SEED MIX        |
|                    | RTF (RHIZOMATOUS TALL FESCUE)    |

### LANDSCAPE MATERIALS

| SYMBOL | LANDSCAPE DESCRIPTION   |
|--------|---|
|        | ROLLED TOP STEEL EDGER 1/8" THICK AND 6" DEEP   |
|        | LANDSCAPE DESCRIPTION   |
|        | 2"-4" ANGULAR ROCK MULCH - 4" DEEP<br>COLOR: TAN/GRAY<br>WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS |

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR: \_\_\_\_\_

NOT FOR CONSTRUCTION

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SITE DEVELOPMENT PLAN  
 CONSTITUTION STORAGE  
 JOHNSON DEVELOPMENT ASSOCIATES  
 2460 CANADA DRIVE  
 COLORADO SPRINGS, CO 80915

| # | Date       | Issue / Description   | Init. |
|---|------------|-----------------------|-------|
| 1 | 02/20/2023 | PER COUNTY COMMENTS   | BH    |
| 2 | 06/14/2023 | REVISION PER COMMENTS | LJP   |
|   |            |                       |       |
|   |            |                       |       |
|   |            |                       |       |
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|   |            |                       |       |
|   |            |                       |       |
|   |            |                       |       |
|   |            |                       |       |

Project No: JDA000002.20  
 Drawn By: JRW  
 Checked By: \_\_\_\_\_  
 Date: 04/22/2022

**CAUTION - NOTICE TO CONTRACTOR**

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

Know what's below. Call before you dig.

COUNTY FILE NUMBER:  
 PPR-2224

PLANT SCHEDULE

Table with columns: CODE, QTY, COMMON NAME, BOTANICAL NAME, CONT., CAL. / SIZE, HT. X SPD., WATER USE, LIGHT REQ. Rows include Deciduous Trees (CASP, CEOC, GYDE, QURF, TICO), Evergreen Trees (PIPU, PIBU, PINI, PNAS), Upright Junipers (JUCH), Deciduous Shrubs (CSFW, GETI, PEAT, RHAR, SPNI, SYVU), Evergreen Shrubs (JNSO, JNSM, MAAC, PMT), Ornamental Grasses (CAAK), and Sod/Seed (SEED, SOD).

LANDSCAPE MATERIALS

Table with columns: SYMBOL, LANDSCAPE DESCRIPTION, QTY, DETAIL. Includes L-01 (ROLLED TOP STEEL EDGER) and L-02 (2"-4" ANGULAR ROCK MULCH).

PLANTING NOTES

- GENERAL 1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS. 2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE... 3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES... 4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED... 5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS... 6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED... 7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT... 8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS... 9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION... 10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR... 11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS... 12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY... 13. FINISH GRADING AND SOIL PREPARATION CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT... 14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED... 15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT... 16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST... 17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS... 18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES...

UTILITY NOTES

- 1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION. 2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS. 3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY... WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER...

IRRIGATION CONCEPT

- 1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR. 2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE. 3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE. 4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE. 5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

- 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY. 2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK. 3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

CAUTION - NOTICE TO CONTRACTOR

- 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:



NOT FOR CONSTRUCTION

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SITE DEVELOPMENT PLAN CONSTITUTION STORAGE JOHNSON DEVELOPMENT ASSOCIATES 2460 CANADA DRIVE COLORADO SPRINGS, CO 80915

Table with columns: #, Date, Issue / Description, Init. Rows show revision history.

Project No: JDA00002.20 Drawn By: JRW Checked By: Date: 04/22/2022

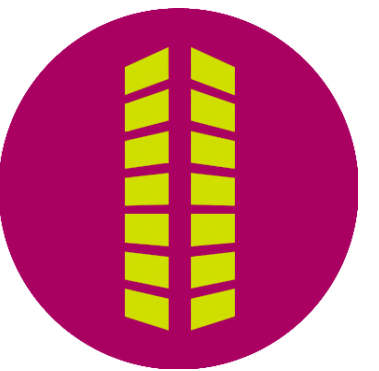
LANDSCAPE NOTES

COUNTY FILE NUMBER: PPR-2224

L1.2







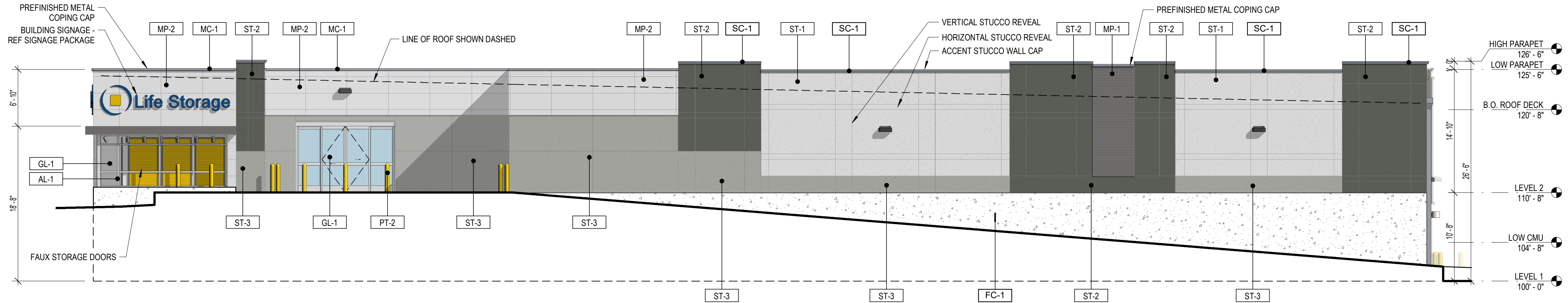
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| Drawn By:   | SDM           |
| Checked By: | SDM           |
| Date:       | JULY 21, 2023 |

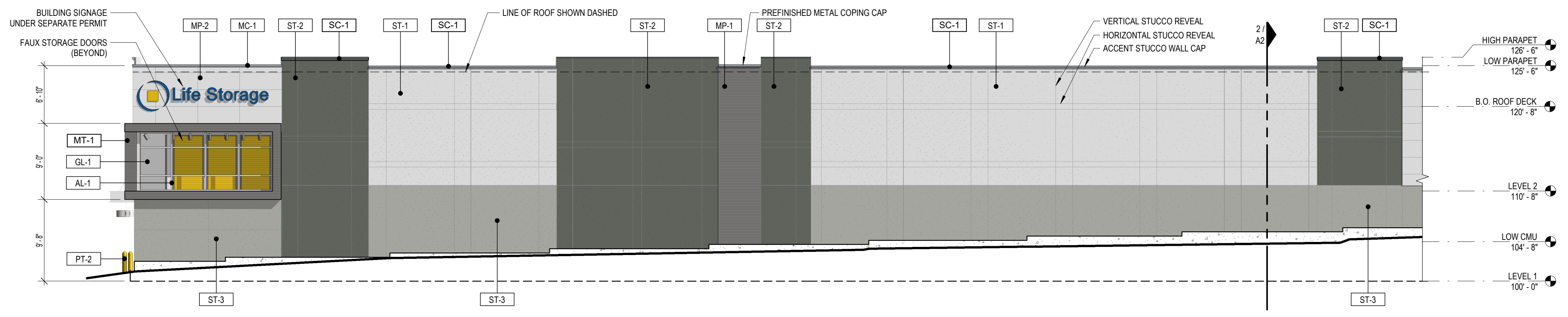
**PLANNING ELEVATIONS**

**EXTERIOR MATERIAL LEGEND**

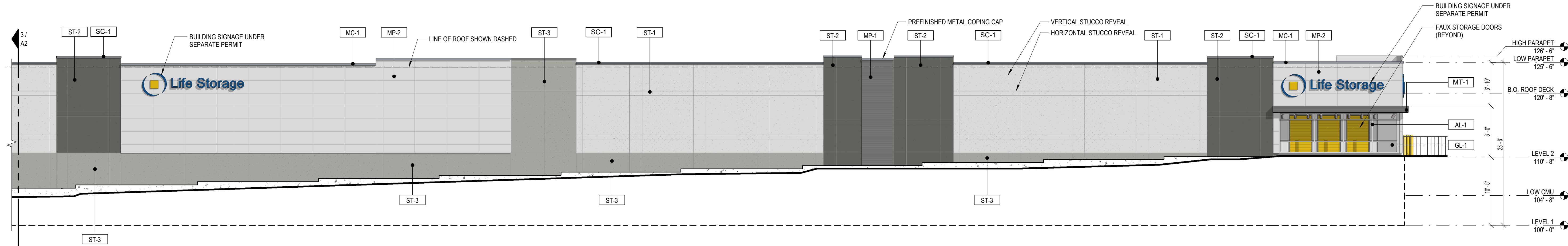
| LABEL | MATERIAL                              | COLOR                                 |
|-------|---------------------------------------|---------------------------------------|
| MP-1  | CORRUGATED METAL PANEL                | MBCI, SLATE GRAY                      |
| MP-2  | METAL PANEL                           | MBCI, POLAR WHITE                     |
| MT-1  | BREAK METAL TRIM                      |                                       |
| ST-1  | STUCCO 20/30 FINISH WITH 5/8" REVEALS | DRYVIT, 101 SUPER WHITE               |
| ST-2  | STUCCO 20/30 FINISH WITH 5/8" REVEALS | DRYVIT, 623A GRAY STEELE              |
| ST-3  | STUCCO 20/30 FINISH WITH 5/8" REVEALS | DRYVIT, 7065 ARGOS                    |
| MA-1  | METAL AWNING                          | MATTE BLACK                           |
| G-1   | 1" INSULATED VISION GLAZING           | CLEAR LOW-E                           |
| G-2   | SPANDREL GLAZING                      | OPAQUE COAT - 300 #3-0770 - WARM GREY |
| AL-1  | ALUMINUM WINDOWS AND ENTRY SYSTEMS    | ANODIZED ALUMINUM                     |
| PT-1  | PAINT                                 | PANTONE: 2935U LIFE STORAGE BLUE      |
| PT-2  | PAINT                                 | PANTONE: 118U LIFE STORAGE YELLOW     |
| PT-3  | PAINT                                 | PANTONE: SLATE GRAY                   |
| FC-1  | FINISH CONCRETE                       | SMOOTH FOUNDATION FINISH              |
| CMU-1 | SPLIT FACE CMU BLOCK                  | DARK GRAY                             |



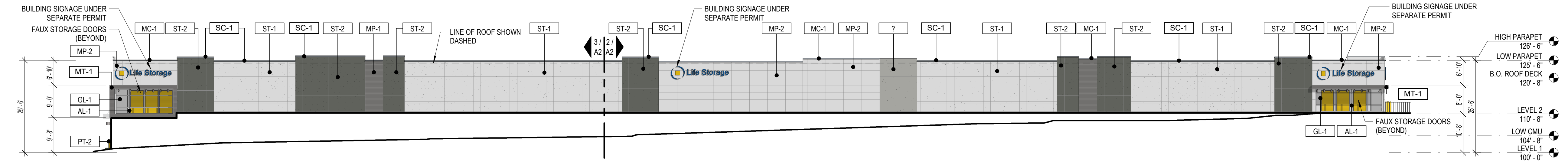
**4 PLANNING ELEVATION - WEST**  
SCALE: 1/8" = 1'-0"



**3 PLANNING ELEVATION - NORTH (PART 2 OF 2)**  
SCALE: 1/8" = 1'-0"



**2 PLANNING ELEVATION - NORTH (PART 1 OF 2)**  
SCALE: 1/8" = 1'-0"



**1 PLANNING ELEVATION - NORTH OVERALL**  
SCALE: 1/16" = 1'-0"

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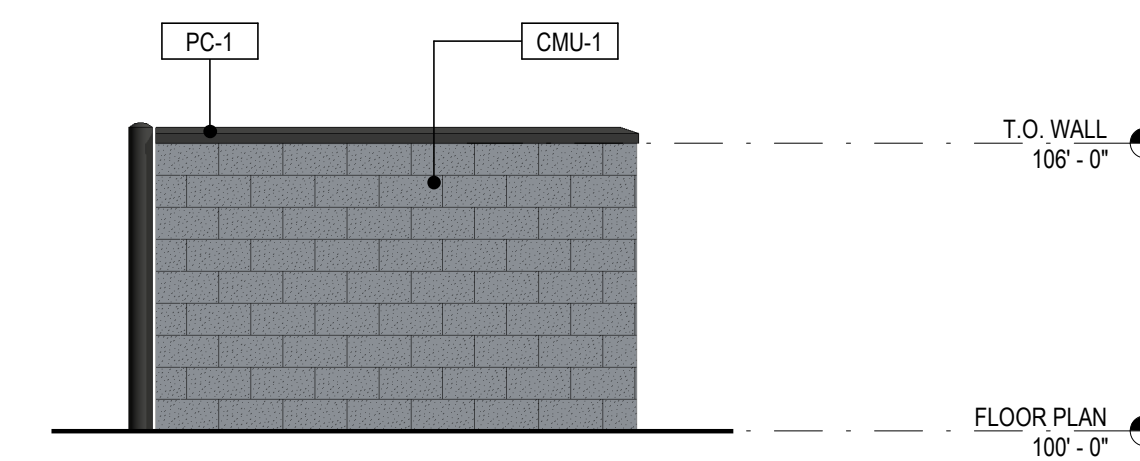


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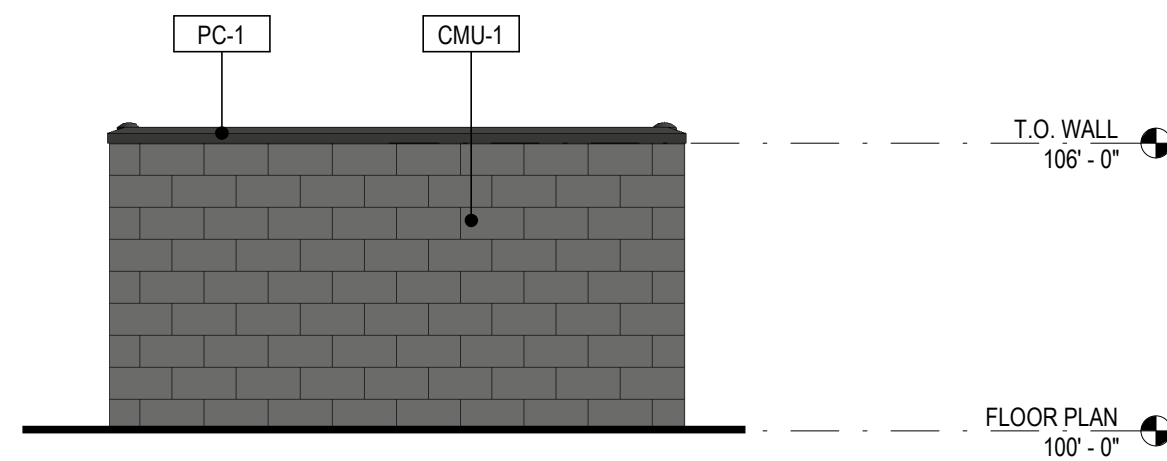
**6 TRASH ENCLOSURE - SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



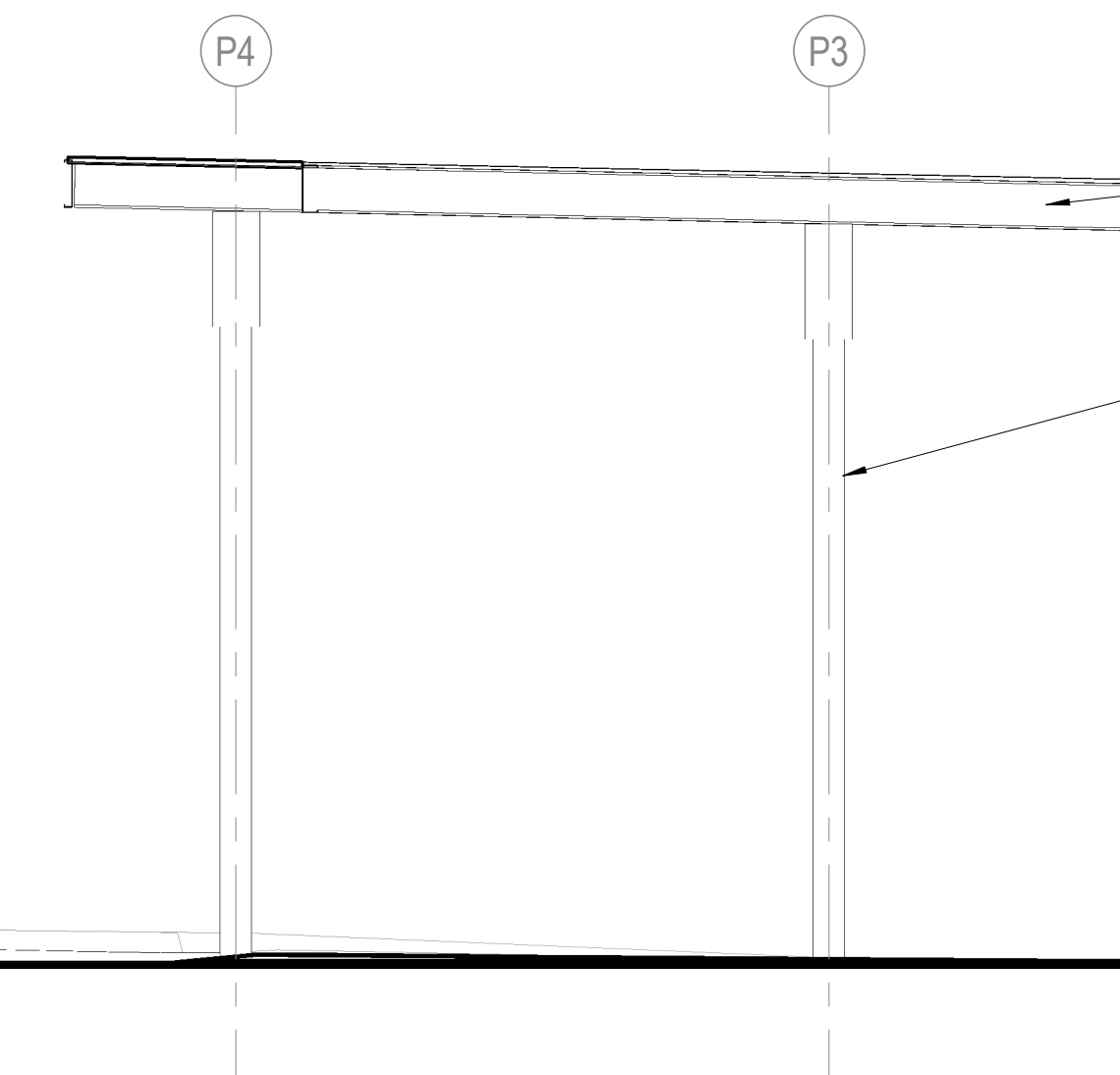
**7 TRASH ENCLOSURE - FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



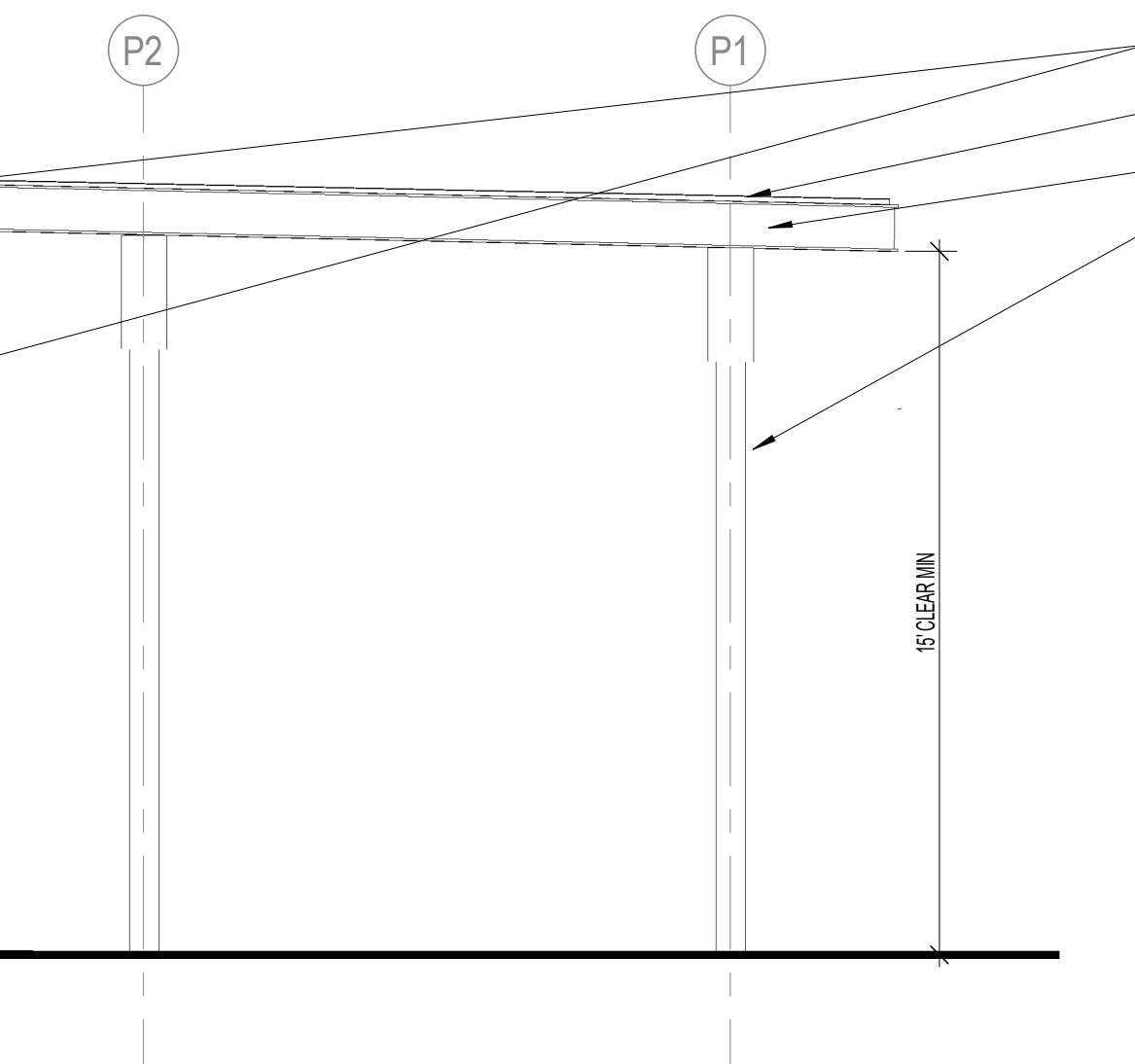
**4 TRASH ENCLOSURE - SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



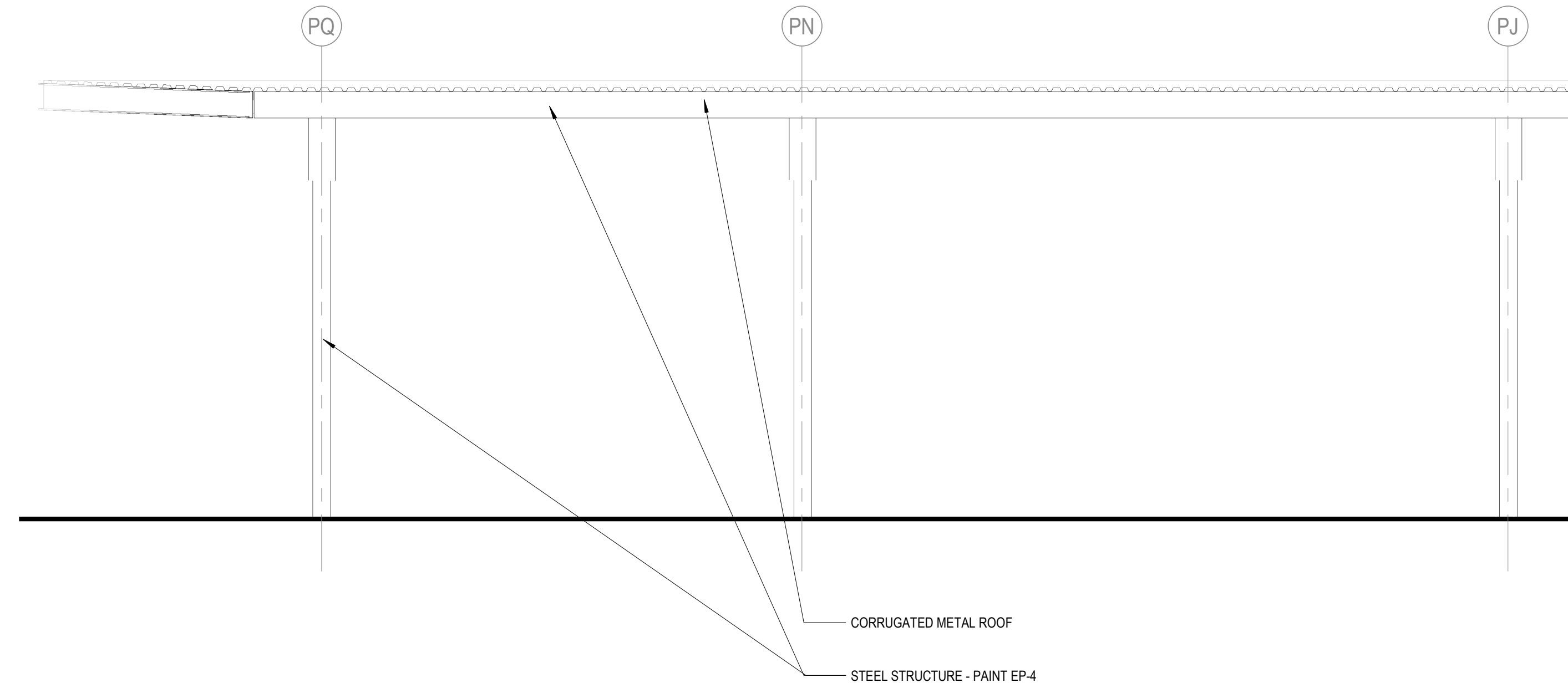
**5 TRASH ENCLOSURE - BACK ELEVATION**

SCALE: 1/4" = 1'-0"



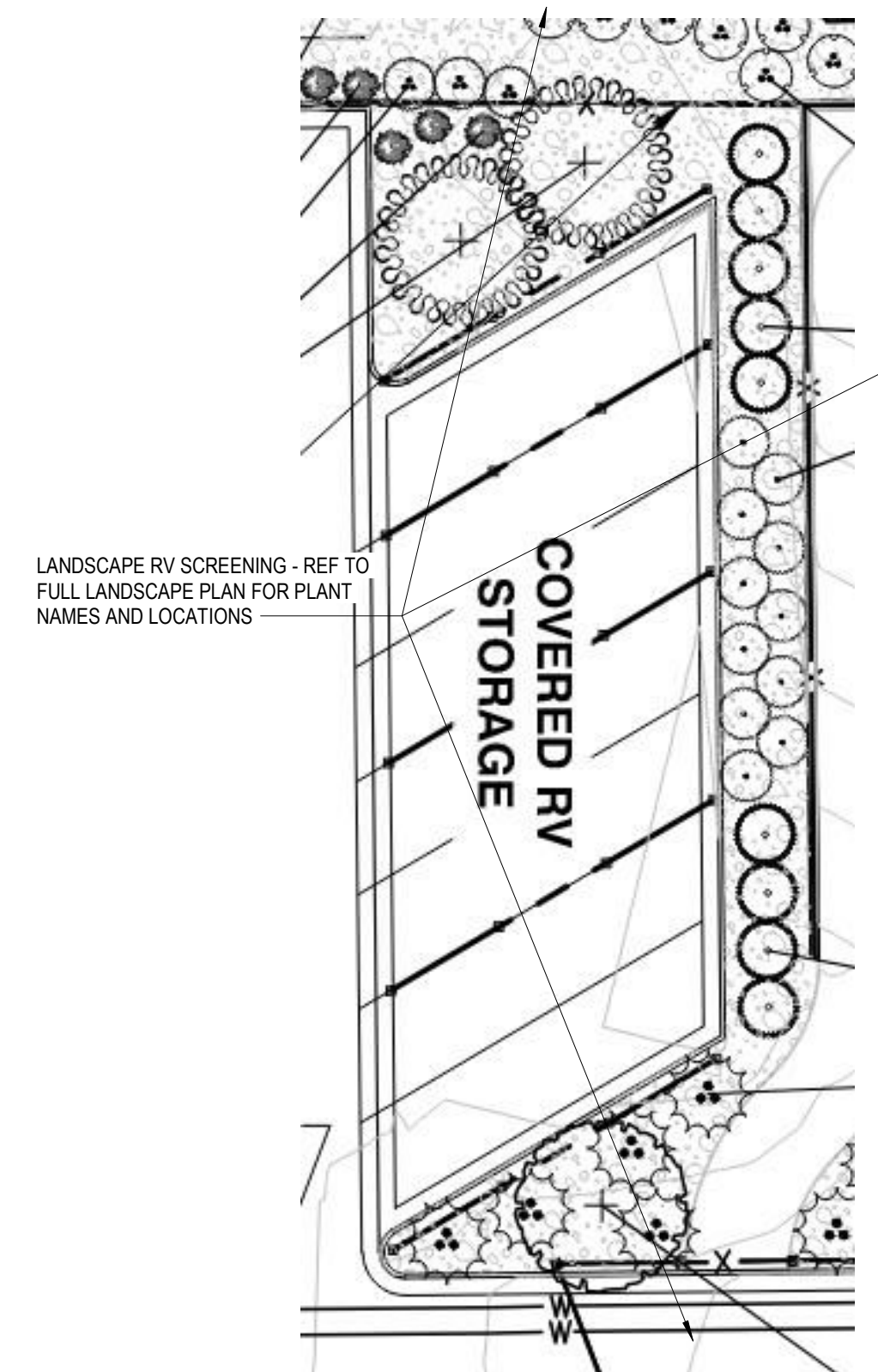
**2 RV CANOPY ELEVATION - SIDE**

SCALE: 1/4" = 1'-0"



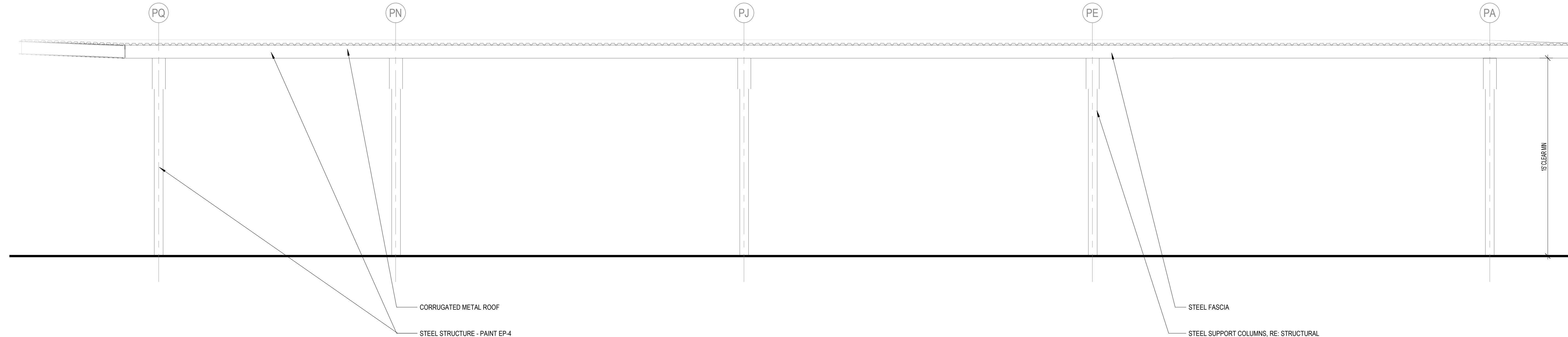
**3 RV CANOPY SCREENING EXHIBIT**

SCALE: NTS



**1 RV CANOPY ELEVATION- FRONT AND BACK (TYP)**

SCALE: 1/4" = 1'-0"



**EXTERIOR MATERIAL LEGEND**

| LABEL | MATERIAL                              | COLOR                                |
|-------|---------------------------------------|--------------------------------------|
| MP-1  | CORRUGATED METAL PANEL                | MBCI, SLATE GRAY                     |
| MP-2  | METAL PANEL                           | MBCI, POLAR WHITE                    |
| MT-1  | BREAK METAL TRIM                      |                                      |
| ST-1  | STUCCO 20/30 FINISH WITH 5/8" REVEALS | DRYVIT, 101 SUPER WHITE              |
| ST-2  | STUCCO 20/30 FINISH WITH 5/8" REVEALS | DRYVIT, 623A GRAY STEELE             |
| ST-3  | STUCCO 20/30 FINISH WITH 5/8" REVEALS | DRYVIT, 7065 ARGOS                   |
| MA-1  | METAL AWNING                          | MATTE BLACK                          |
| G-1   | 1" INSULATED VISION GLAZING           | CLEAR LOW-E                          |
| G-2   | SPANDREL GLAZING                      | OPACI-COAT - 300 #3-0770 - WARM GREY |
| AL-1  | ALUMINUM WINDOWS AND ENTRY SYSTEMS    | ANODIZED ALUMINUM                    |
| PT-1  | PAINT                                 | PANTONE: 2935U LIFE STORAGE BLUE     |
| PT-2  | PAINT                                 | PANTONE: 116U LIFE STORAGE YELLOW    |
| PT-3  | PAINT                                 | PANTONE: SLATE GRAY                  |
| FC-1  | FINISH CONCRETE                       | SMOOTH FOUNDATION FINISH             |
| CMU-1 | SPLIT FACE CMU BLOCK                  | DARK GRAY                            |

**Galloway**

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Greenwood Village, CO 80111  
303.770.8884  
GallowayUS.com

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**SITE DEVELOPMENT PLAN  
CONSTITUTION STORAGE**  
  
**JOHNSON DEVELOPMENT ASSOCIATES**  
  
 2460 CANADA DRIVE  
 COLORADO SPRINGS, CO 80915

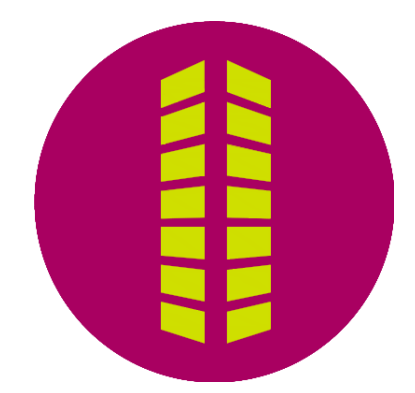
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Project No: JDA02  
 Drawn By: SDM  
 Checked By: SDM  
 Date: JULY 21, 2023

PLANNING ELEVATIONS

COUNTY FILE NUMBER:  
PPR-2224

**A2.3**  
 Sheet 10 of 14



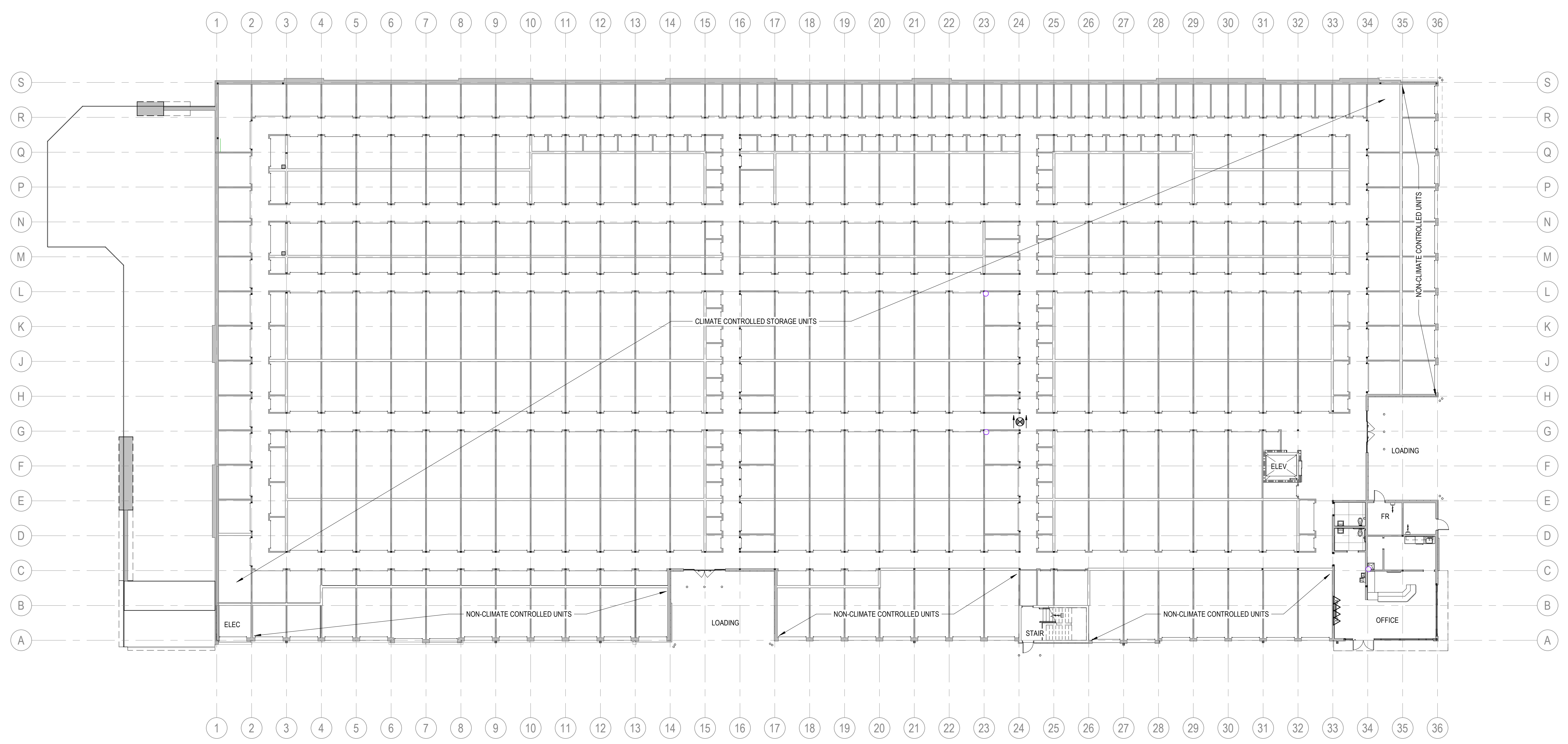
**SITE DEVELOPMENT PLAN  
CONSTITUTION STORAGE**  
**JOHNSON DEVELOPMENT ASSOCIATES**  
2460 CANADA DRIVE  
COLORADO SPRINGS, CO 80915

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| Drawn By:   | SDM           |
| Checked By: | SDM           |
| Date:       | JULY 21, 2023 |

CONCEPT FLOOR PLAN

**A2.4**  
Sheet 11 of 14



**1** CONCEPT FLOOR PLAN - LEVEL 1  
SCALE: 1/16" = 1'-0"

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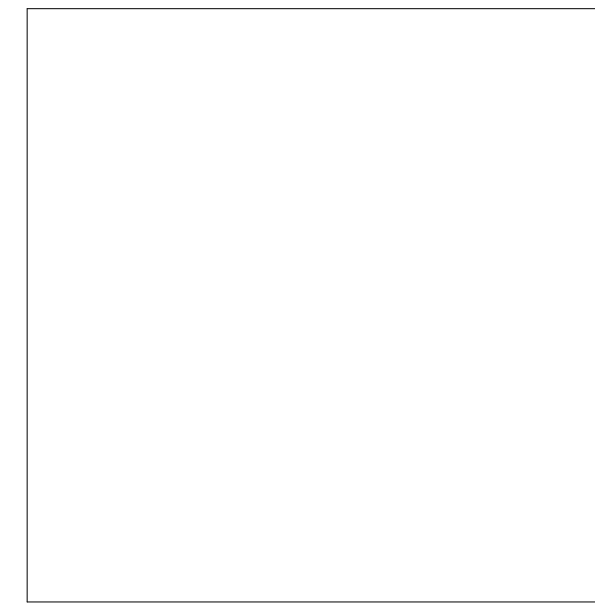
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**MANUFACTURER:**  
 BARNES & CORNE  
**SPECIFICATION:**  
 8' X 16" SPLIT FACE BLOCK  
**COLOR:**  
 SILVER SPRING (LIGHT GRAY)  
 GROUT COLOR TO MATCH

CMU-1 - SPLIT FACE CMU VENEER



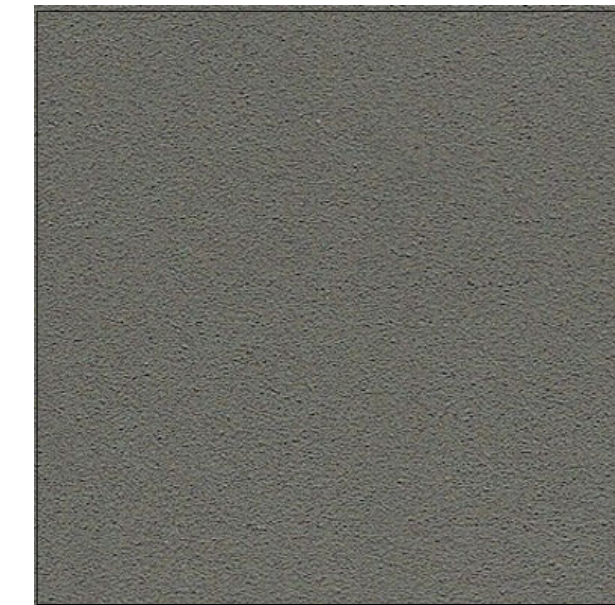
**MANUFACTURER:**  
 DRYVIT  
**SPECIFICATION:**  
 HYDROPHOBIC HDP FINISH  
**COLOR:**  
 101 SUPER WHITE

ST-1 - SUPER WHITE



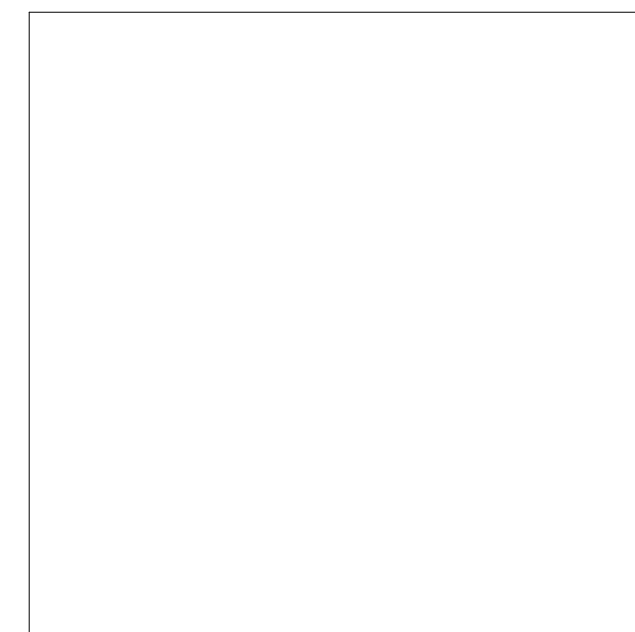
**MANUFACTURER:**  
 MBCI  
**SPECIFICATION:**  
 MASTER LINE 16" (VERTICAL)  
 24 GAUGE  
 SIGNATURE 300 FINISH  
**COLOR:**  
 SLATE GRAY

MP-1 - CORRUGATED METAL PANEL- SLATE GRAY



**MANUFACTURER:**  
 DRYVIT  
**SPECIFICATION:**  
 HYDROPHOBIC HDP FINISH  
**COLOR:**  
 623A GRAY STEELE

ST-2 - GRAY STEELE



**MANUFACTURER:**  
 MBCI  
**SPECIFICATION:**  
 CF ARCHITECTURAL HORIZONTAL WALL PANEL  
**COLOR:**  
 PDVF POLAR WHITE

MP-2 METAL PANEL - POLAR WHITE



MATTE BLACK

MA-1 - METAL AWNING



LIFE STORAGE BLUE  
 PANTONE COATED: 286C  
 PANTONE: 2935U

PT-1 - LIFE STORAGE BLUE



PANTONE COATED: 116C  
 PANTONE: 116U

PT-2 - LIFE STORAGE YELLOW



COLOR MATCH TO SLATE GRAY

PT-3 - SLATE GRAY

SITE DEVELOPMENT PLAN  
 CONSTITUTION STORAGE  
 JOHNSON DEVELOPMENT ASSOCIATES  
 2460 CANADA DRIVE  
 COLORADO SPRINGS, CO 80915

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Project No: JDA02  
 Drawn By: SDM  
 Checked By: SDM  
 Date: JULY 21, 2023

PLANNING MATERIALS BOARD

**A2.6**  
 Sheet 13 of 14

COUNTY FILE NUMBER:  
 PPR-2224

