

HGL Response Form – NO HAR Needed

Date: 12/17/2019

Project Name: Insurance Auto Auctions

Project Number:

Project Location: Import and Foreign Trade Zone **Map Page(s):** S-42

Engineer's Name: Justin Passanise

Company: Galloway

Phone/Fax: 709-900-7224/303-770-3636

Email: justinpassanise@gallowayus.com

Developer: Insurance Auto Auction, stibble@iaai.com

Date HGL Request Form received: 12/16/2019

Is Hydraulic Analysis Report (HAR) Required? No

This project is located in an area that is currently part of the CCMD service area. CSU will ultimately take over this system. The information in this document reflects CSUs anticipated conditions upon taking over this service area in the future and anticipated pipelines to be constructed. A dummy hydrant and our planning pipelines were used and can be seen in the figure below. This information does not reflect the current conditions at CCMD.

Please verify fire flow requirements w/ CSFD prior to Construction Drawing submittal. At the time the Construction Drawings are submitted to UDS, please also submit UDCF through DDS, and notify WPD of UDCF Receipt number, along with hydrant flange elevations and required fire flows.

Developer/Engineer can model available fire flow prior to Construction Drawing submittal using the following HGL information. See HAR Modeling Requirements on requirements for fire flow modeling.

HGL Information

Pressure Zone(s): Lowline

Static pressure at max day demands: 156 psi

HGL at Max Day Demand (lowest system pressure): 6219

HGL at Min Day Demand (maximum system pressure): 6225

Max Day to Average Day (MD/AD) peaking factor: 2.00

**The Fire Flow information above is provided solely as a reference. An official Fire Flow report must be requested by the engineer and provided by Colorado Springs Utilities Water Planning prior to sign off of construction plans by Colorado Springs Utilities and Colorado Springs Fire Department.*

Looping Requirements: A minimum of 2 connections are needed for looping, for redundancy and water quality purposes.

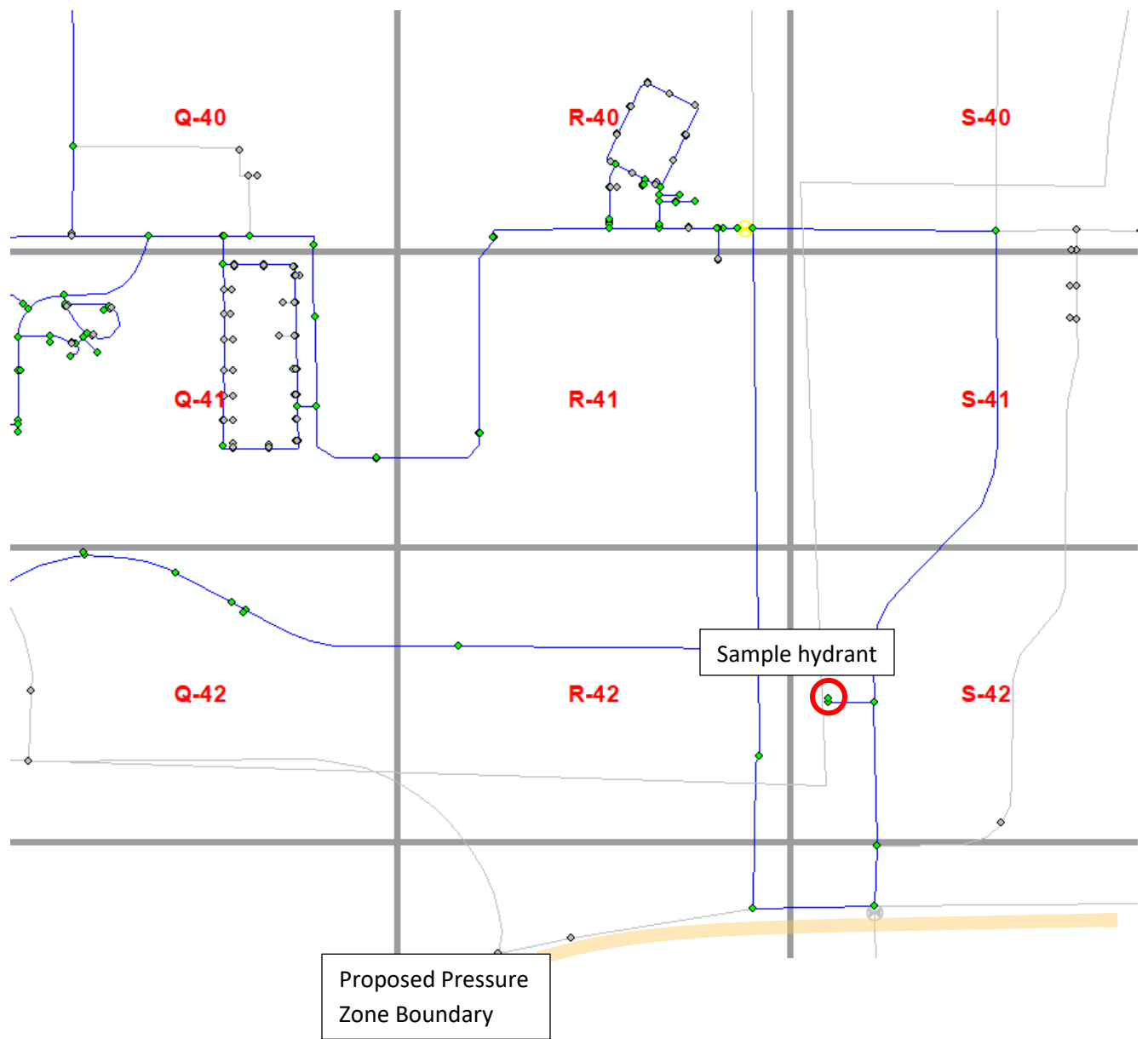
Existing System Notes: Please note that for pressures 200 psi or greater, DIP is required.

Meg Tucker

719.668.4068

Water Planning & Design

mtucker@csu.org | www.csu.org



Wastewater Master Facility Form

Date: 12/16/19

Project Name: Insurance Auto Auctions

Project Number (City Planning Assigned): AR DP 19-00601

Location (Street Intersection indicate corner): NWC Import Ct & Foreign Trade Zone Blvd

Company: Galloway & Company

Contact Name: Justin Passanise

Phone Number: 719 900-7224

Mailing Address: 1155 Kelly Johnson Blvd., Ste 305, Colorado Springs, CO 80920

Email Address: JustinPassanise@gallowayus.com

Developer (Name and Email Address): Insurance Auto Auction / stibble@iaai.com

Development Type:

- | | |
|---|---|
| <input type="checkbox"/> Single Family Residential
<input type="checkbox"/> Residential (Duplex and Triplex)
<input type="checkbox"/> Apartments, Condominiums, and Townhomes
<input type="checkbox"/> Hotels
<input type="checkbox"/> Industrial
<input checked="" type="checkbox"/> Commercial
<input type="checkbox"/> Other | Number of Units: Acres:
Number of Units: Acres:
Number of Units: Acres:
Number of Units: 82 Acres:
Acres:
Acres: 0.24 |
|---|---|
- Estimated daily flow (gpd) 0.24 acres x 1,300 gpad = 312 pgd

Comments:

The existing site is a vacant lot. The acreage of the total property is 46.96, but there is only going to be a 10,500 sf office building on-site and the rest is used for vehicle storage.

Attach a site map with

- location and type of development proposed
- surrounding existing conditions
- schematic of the wastewater system
- proposed connection location(s)

Land Use	Average-Daily Design Flow
Single-Family (2.5 persons per unit)	65 gallons per person per day
Multi-Family (1.9 persons per unit)	65 gallons per person per day
Commercial (includes elementary and middle schools)	1,300 gallons per acre per day
Industrial (includes high schools)	2,000 gallons per acre per day
Other	Provide Estimate

email pdf of map and form to: wwmasterplansubmit@csu.org

**This Project is subject to the Intergovernmental Agreement between
Colorado Springs Utilities and the Colorado Center Metro District**

TO BE FILLED OUT BY COLORADO SPRINGS UTILITIES WASTEWATER PLANNING AND DESIGN

SIGNATURES REQUIRED

☒ NO ☐ YES

MODEL DETERMINATION-Based on the information supplied

☒ NO WASTEWATER MODEL WILL BE REQUIRED

☐ A WASTEWATER MODEL WILL BE REQUIRED –refer to standards and specifications

To be filled out once an approved model is submitted

Date Model Submitted: _____

Based on Model Information at the time of submittal:

☐ There are no downstream capacity issues

☐ Potential capacity issues were identified (detail on separate sheet)

Approval of this plan does not reserve capacity in the wastewater system until a building permit is obtained.
Approval of this plan does not represent approval of the wastewater collections system configuration or design.
The Developer shall be responsible for all wastewater collection system extensions required to serve the proposed development.

Re-approval of the wastewater master plan shall be required if:

- any portion of the approved plan is modified
- adjoining development occurs first

Accepted - (Owner/Developer)

x _____

printed

DATE

Accepted - Colorado Springs Utilities

x  _____

Justin Fecteau

printed

12/24/2019

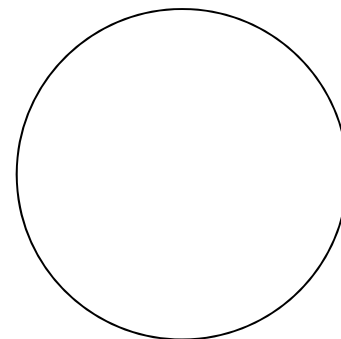
DATE

Accepted - Design Engineer

x _____

printed

DATE



Approval subject to CCMD review and CCMD approval of an Interim Service Agreement

May 15, 2020

Planning & Community Development – Land Use Review Division
Attn: Tasha Brackin, AICP – Senior Planner
30 S. Nevada Ave., Suite 105
Colorado Springs, CO 80903

RE: Response to the Letter from Mr. J. Thomas Stoen, dated October 10, 2019

Please accept these responses to the letter from Mr. Stoen. We appreciate the input and have the following comments and clarifications to offer that may alleviate Mr. Stoen's concerns. The following comments follow the original letter's bullet format in order.

- **Airport Revitalization Vision:** The proposed use fits nicely within the airport's vision. The majority of Insurance Auto Auction (IAA) is overseas business and international exports. Future expansion could potentially involve cargo export through Colorado Springs airport.
- **Traffic:** The IAA operations and sales draw very little traffic and should pose no security concerns to adjacent businesses. Similar sites for IAA have traffic counts of about 30-36 vehicles entering or exiting the site in the AM or PM peak hours (6:30-8:30 AM and 4:00-6:00 PM).
- **Foreign Trade Zone Compatibility:** Contrary to Mr. Stoen's comment, this primary international export business operation fits very well within the Foreign Trade Zone compatibility. See first bullet above previously noted.
- **Auto Storage:** The adjacent airport property primarily has parked cars with little to no screening. Surrounding land uses include bus and/or truck storage. Our site and proposed use fits well with existing land uses. Even so, we are working with the planning department to effectively screen the site with trees and fencing for primary view corridors.
- **Amazon:** The developer for the Amazon site was contacted regarding this application and they have no concerns and are not opposed to this project.

Sincerely,
GALLOWAY



John Radcliffe, PE
Principal
JohnRadcliffe@GallowayUS.com

cc: File



INSURANCE AUTO AUCTIONS, INC.
CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK
COLORADO SPRINGS, CO 80925
INDIVIDUAL UTILITY PLAN

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

COLORADO SPRINGS UTILITY FIMS MONUMENT F229
ELEVATION = 5802.76' (NAVD 88)

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983.

PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08041C0768G, HAVING A MAP REVISED DATE OF DECEMBER 7, 2018, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.

STARTUP TO OCCUR FALL OF 2020

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 THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

INSURANCE AUTO AUCTION, INC.
2 WESTBROCK CORPORATE CENTER, SUITE 500
WESTCHESTER, IL 60154
ATTN: STEVE TIBBLE
EMAIL: STIBBLE@IAAI.COM

GALLOWAY & CO., INC.
1755 TELSTAR DRIVE, SUITE 107
COLORADO SPRINGS, CO 80920
TELE: (719) 900-7220
ATTN: JOHN RADCLIFFE, P.E.
EMAIL: JOHNRADCLIFFE@GALLOWAYUS.COM

GALLOWAY & CO., INC.
1755 TELSTAR DR., SUITE 107
COLORADO SPRINGS, CO 80920
TELE: (719) 900-7220
ATTN: GRANT DENNIS, P.E.
EMAIL: GRANTDENNIS@GALLOWAYUS.COM

A PORTION OF QUIT CLAIM DEED RECORDED AT RECEPTION NUMBER 207082643 IN OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE, AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:
 BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL
 ZONE, NORTH AMERICAN DATUM 1983 OF THE WEST LINE OF QUILTCLAM DEED RECORDED AT
 RECEPTION NUMBER 207082643, BEING MONUMENTED ON THE SOUTH END OF THE LINE BY A
 FOUND 1.5" ALUMINUM CAP STAMPED "CCES LCL PLS 3018" AND ON THE NORTH END OF THE
 LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED "LCS 15 17664," FOR THE CENTER QUARTER
 CORNER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 AND IS CONSIDERED TO BEAR N001°34'00"W.

COMMENCING AT THE SOUTHWEST CORNER OF SAID RECEPTION NUMBER 207082643, ALSO BEING THE SOUTHWEST CORNER OF A PARCEL AS SHOWN AND DESCRIBED ON 'LAND SURVEY PLAT' RECORDED AT RECEPTION NUMBER 20900268, AND ALSO BEING THE NORTHWEST CORNER OF TRACT B, COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK, FILING NO. 1; THENCE ALONG THE NORTH LINE OF SAID TRACT B, N89°30'26"E, A DISTANCE OF 309.47 FEET TO THE POINT OF BEGINNING;

THENCE N45°05'44"E, A DISTANCE OF 1373.72 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF FOREIGN TRADE ZONE BOULEVARD, ALSO BEING THE EAST LINE OF SAID RECEPTION NUMBER 207082643, AND BEING A POINT OF A NON-TANGENT CURVE;

THENCE WITH SAID WEST RIGHT OF WAY LINE AND ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 26°03'45", A DISTANCE OF 441.23 FEET, A CHORD BEARING OF S12°48'13"W WITH A CHORD DISTANCE OF 437.44 FEET;

THENCE CONTINUING WITH SAID WEST RIGHT OF WAY LINE, S00°13'40"E, A DISTANCE OF 455.6 FEET TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE AND THE NORTH RIGHT OF WAY LINE OF IMPORT COURT AND BEING THE SOUTHEAST CORNER OF SAID RECEPTION NUMBER 207082643;

THENCE WITH SAID NORTH RIGHT OF WAY LINE, S89°30'26"W, A DISTANCE OF 467.77 FEET TO A POINT OF CURVATURE;

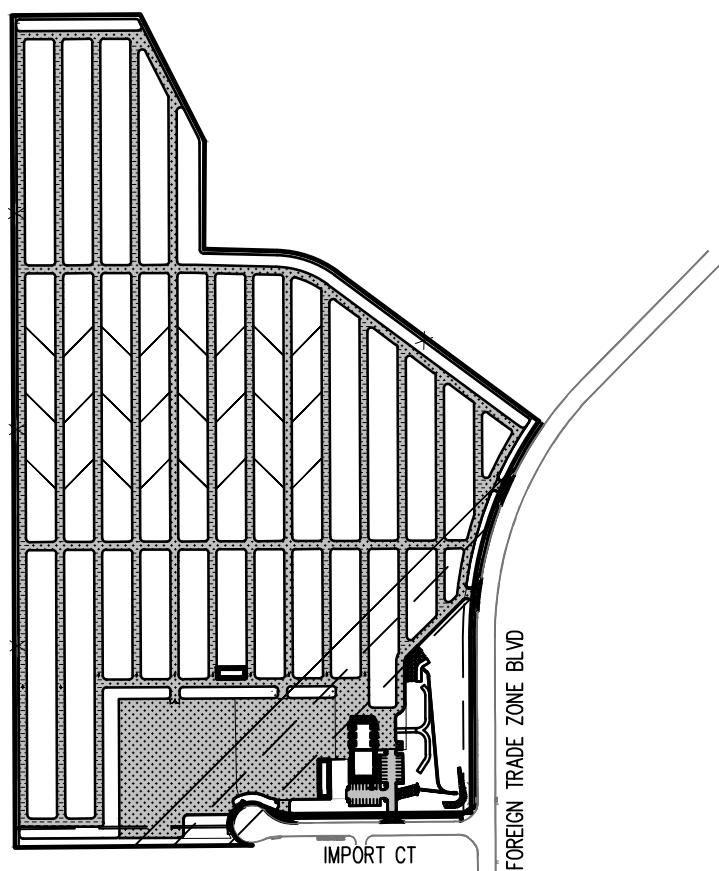
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.55 FEET, A CENTRAL ANGLE OF 22°30'08", A DISTANCE OF 39.49 FEET, A CHORD BEARING OF N79°14'30"W WITH A CHORD DISTANCE OF 39.24 FEET;

THENCE N67°59'34"W, A DISTANCE OF 47.45 FEET TO A POINT OF CURVATURE;

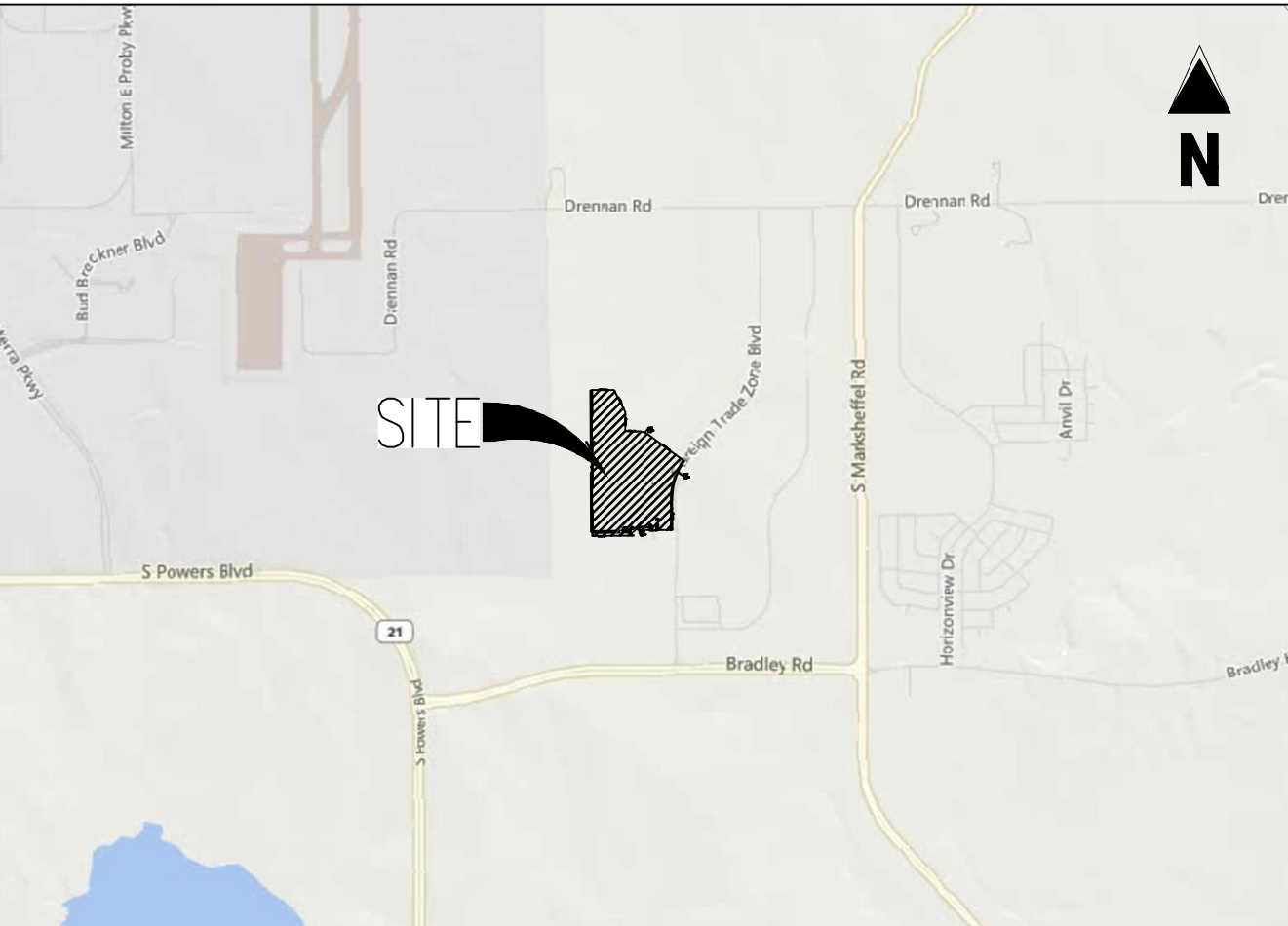
THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 202°29'45", A DISTANCE OF 194.38 FEET, A CHORD BEARING OF S10°45'34"W WITH A CHORD DISTANCE OF 107.89 FEET TO A POINT ON THE NORTH LINE OF LOT 2, COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO. 1;

THENCE WITH THE NORTH LINE OF SAID LOT 2 AND CONTINUING ALONG THE NORTH LINE OF LOT 3, COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO. 1, S89°30'26"W, A DISTANCE OF 307.44 FEET TO THE POINT OF BEGINNING.

PROPOSED PARCEL CONTAINS 336,550 SQUARE FEET OR 7.726 ACRES, MORE OR LESS.



SITE MAP
1"=500'



VICINITY MAP
N.T.S.

SHEET INDEX		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER PAGE	C0.0
2	INTERIM SERVICE PLAN (CCMD)	C1.0
3	FUTURE SERVICE PLAN (CSU)	C1.1

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 FIELD LOCATION OF ALL UTILITIES, PUBLIC PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



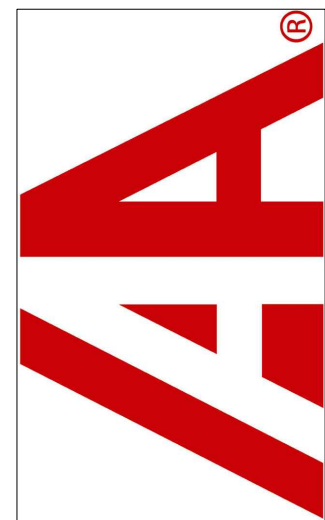
Know what's **below**.
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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT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

Galloway

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INDIVIDUAL UTILITY PLAN INSURANCE AUTO AUCTIONS, INC.

NWC IMPORT CT & FOREIGN TRADE ZONE BLVD
COLORADO SPRINGS, COLORADO 80925

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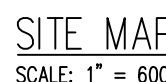
Project No:	IAA000001
Drawn By:	JDP
Checked By:	RGD
Date:	5/14/2020

COVER PAGE

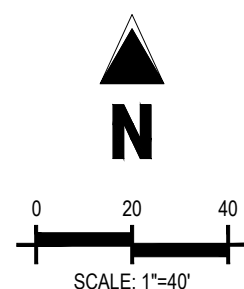
C0.0

Sheet 1 of 3

1. ALL WATER AND WASTEWATER SERVICES ARE PRIVATE.
2. ALL PROPOSED STORM SEWER IS PRIVATE.
3. ALL UTILITY SEPARATIONS SHALL BE PER THE LATEST VERSION OF CSU WATER LINE EXTENSION AND SERVICE STANDARDS CLEARANCE MATRIX 2.6.G.3 AND 2.6.G.4.



SITE MAP
SCALE: 1" = 600'



	EXISTING PROPERTY LINE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING FIBER OPTIC LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING OVERHEAD ELECTRIC
	EXISTING WATER
	EXISTING SANITARY SEWER
	EXISTING STORM PIPE
	PROPOSED SANITARY SERVICE LINE
	PROPOSED SANITARY SERVICE LINE
	PROPOSED WATER SERVICE LINE
	PROPOSED EASEMENT/SETBACK
	PROPOSED OUTLET STRUCTURE
	EXISTING SANITARY MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING STORM INLET
	EXISTING GAS MARKER POST
	EXISTING GAS METER
	EXISTING FIBER OPTIC POST
	EXISTING FIBER OPTIC PULL BOX
	EXISTING FIBER OPTIC RISER
	EXISTING FIBER OPTIC CABINET
	EXISTING FIBER OPTIC VAULT
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING ELECTRIC TRANSFORMER
	EXISTING ELECTRIC METER
	EXISTING ELECTRIC VAULT
	EXISTING ELECTRIC CABINET
	EXISTING ELECTRIC RISER

- | | |
|--|--------------------------------|
| | EXISTING PROPERTY LINE |
| | EXISTING MINOR CONTOUR |
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| | EXISTING UNDERGROUND ELECTRIC |
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| | EXISTING ELECTRIC TRANSFORMER |
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| | EXISTING ELECTRIC VAULT |
| | EXISTING ELECTRIC CABINET |
| | EXISTING ELECTRIC RISER |

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2. WHERE A PROPOSED UTILITY CROSSES AN EXIST 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 ANY INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

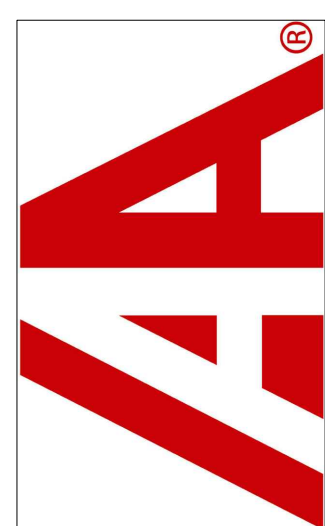


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INDIVIDUAL UTILITY PLAN
INSURANCE AUTO AUCTIONS, INC.

NWC IMPORT CT & FOREIGN TRADE ZONE BLVD
COLORADO SPRINGS, COLORADO 80925

[illegible]

Project No:	IAA0000001
Drawn By:	CMWJ
Checked By:	RGD
Date: 5/14/2020	

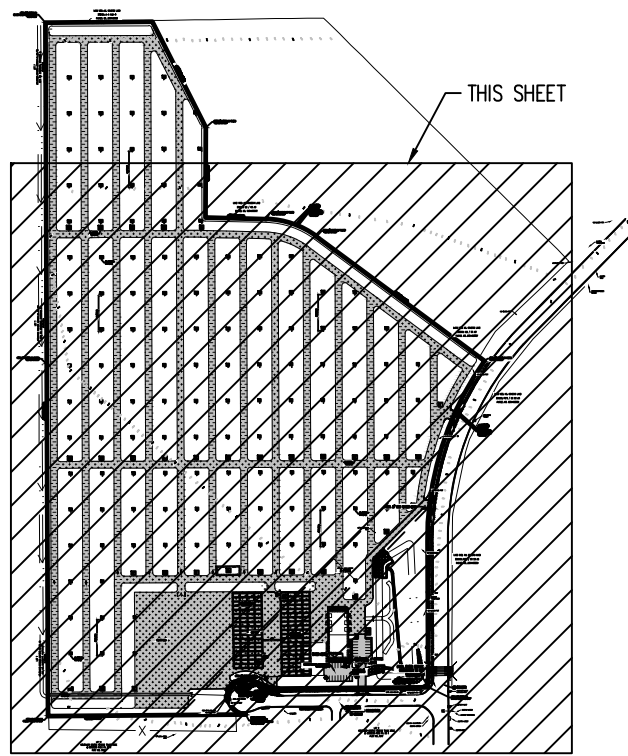
INTERIM SERVICE PLAN
(CCMD)

C1.0

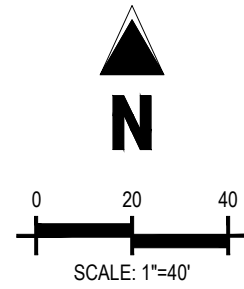
Sheet 2 of 3

NOTES:

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SITE MAP
SCALE: 1" = 600'



LEGEND

- EXISTING PROPERTY LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND ELECTRIC
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- EXISTING ELECTRIC VAULT
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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 FIELD 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.
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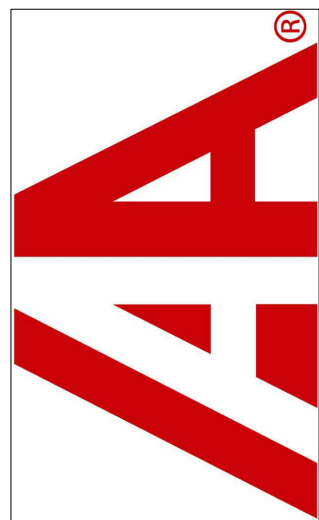
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INDIVIDUAL UTILITY PLAN
INSURANCE AUTO AUCTIONS, INC.

NWC IMPORT CT & FOREIGN TRADE ZONE BLVD
COLORADO SPRINGS, COLORADO 80925

#	Date	Issue / Description	Init.
1			
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Project No: IAA000001
Drawn By: CMWJ
Checked By: RGD
Date: 5/14/2020

FUTURE SERVICE PLAN
(CSU)

C1.1

Sheet 3 of 3

Appendix E: Schematic Landscape Diagram

To be submitted in conformance with Policy 311. (See reverse side for example.)

Name of project: INSURANCE AUTO AUCTIONS Date: 1.24.2020

Climate zone (from Figure 4 of Landscape Policy Manual) - **circle one**:

Foothills

Foothills & Plains

Plains

Plant Communities

- to be labeled by number(s) on diagram:

- 1 — Semiarid Shrublands
- 2 — Pinon-Juniper Woodlands
- 3 — Prairie
- 4 — Lower Elevation Riparian
- 5 — Foothill Shrublands
- 6 — Ponderosa Pine Forest
- 7 — Upper Elevation Riparian
- 8 — Douglas-fir Forest

Hydrozones (supplemental water)

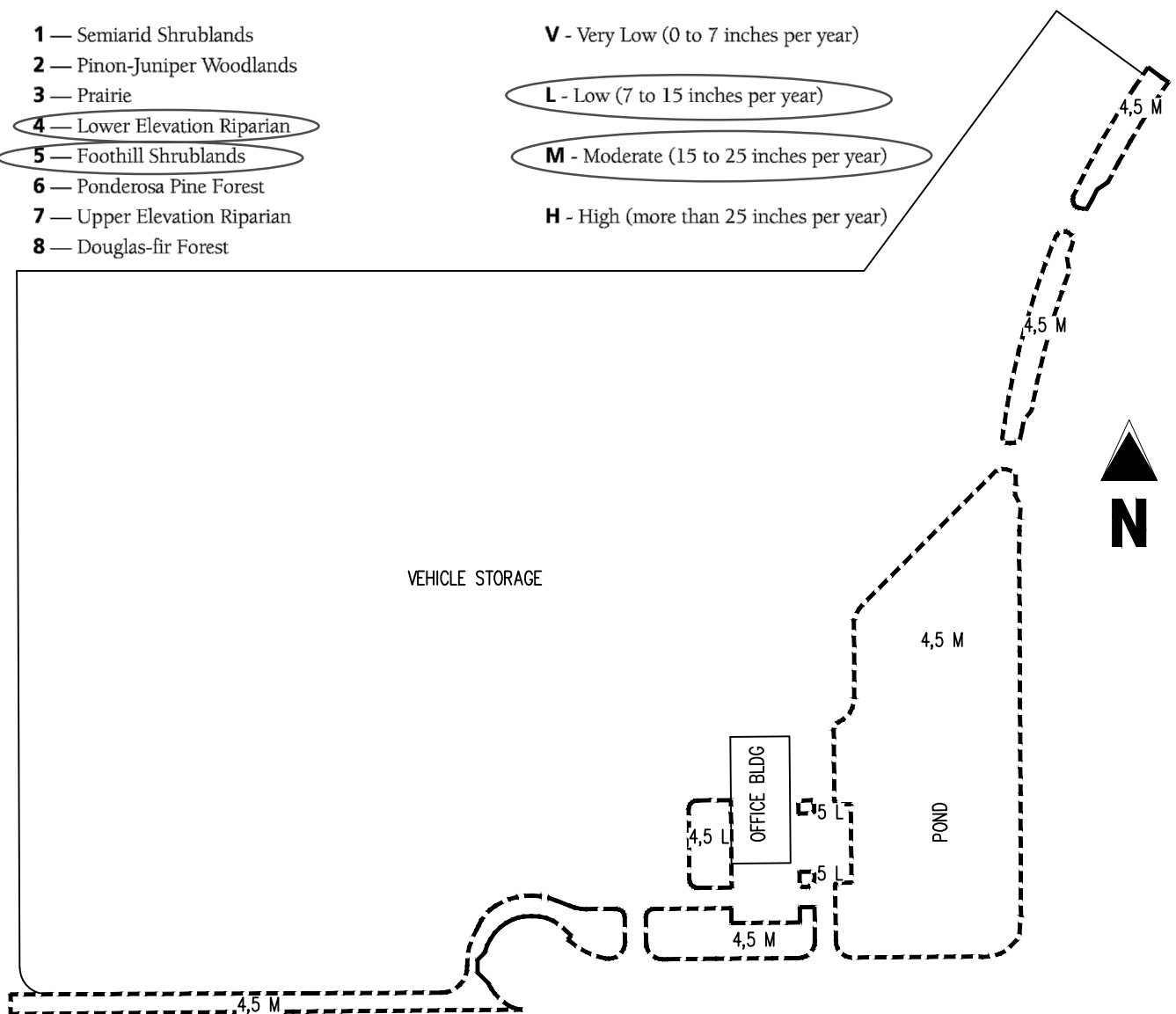
- to be labeled by letter(s) on diagram:

V - Very Low (0 to 7 inches per year)

L - Low (7 to 15 inches per year)

M - Moderate (15 to 25 inches per year)

H - High (more than 25 inches per year)





PRELIMINARY LANDSCAPE PLAN CHECKLIST

All submitted plans shall contain the following information. This checklist is provided as informational only and does not need to be submitted with the submittal.

PROJECT NAME Insurance Auto Auctions **FILE #:** AR DP 19-00601

APPLICANT

PLANNER

1. General Submittal and Plan Requirements

- | | | |
|-----------|--|-------|
| <u>X</u> | a. Appendix I: Certification of Professional Qualifications (attach to Application) | _____ |
| <u>X</u> | b. Preliminary Landscape Plan Check List (attach to Application) | _____ |
| <u>X</u> | c. Base Information: North arrow, Vicinity Map, Scales, Street Classifications, All Zoning | _____ |
| <u>X</u> | d. Title Block Information: Correct plan title (Preliminary LP, current date(s), file number) | _____ |
| <u>X</u> | e. Plant Schedule: Appendix G format, plant list, and symbols | _____ |
| <u>X</u> | f. Appendix E: Schematic Landscape Diagram (includes hydrozones, plant communities, water use) | _____ |
| <u>X</u> | g. Appendix F: Site Category Calculations – Measurements (lf, sf), <u>Required</u> plants, shrub substitutes | _____ |
| <u>X</u> | h. Site Categories: Label & dimension site categories, and identify required screening locations | _____ |
| <u>NA</u> | i. Wall locations and heights (screen, community and retaining walls, & general material) | _____ |
| <u>X</u> | j. Fence locations and heights (general description, i.e. wrought iron, wood, vinyl, etc.) | _____ |
| <u>X</u> | k. Ground Plane Legend: Identify i.e. wood & rock mulch, turf, meet all required % by site category | _____ |
| <u>X</u> | l. Maintenance Responsibility: District or HOA for landscape, medians, fence, walls | _____ |
| <u>X</u> | m. Appendix L: Alternative Compliance – Provide format with justification for consideration and file | _____ |

2. Soil

- | | | |
|----------|--|-------|
| <u>X</u> | a. Soil Type(s): Identify types (i.e. MAP 3: General Vegetation & Soil Assoc, or USDA maps)
(Soil Analysis is submitted with Final LP with Building Permit) | _____ |
|----------|--|-------|

3. Grading and Drainage

- | | | |
|----------|--|-------|
| <u>X</u> | a. Preliminary Landscape Grading Plan (Code 313) (as practical on Preliminary Landscape Plan) | _____ |
| | • Label slopes 6:1 and over, show contours for i.e. berms, swales, drainage ponds, and water quality elements) | |

4. Conservation Measures (Includes Codes 315 Soils and Drainage, 316 On-Site Plants)

- | | | |
|-----------|--|-------|
| <u>X</u> | a. Show existing major vegetation to be retained and removed, by size and species, with elevation of retained plants, and protection measures. | _____ |
| <u>NA</u> | b. Identify Natural Features, such as rock outcrops, ponds, lakes and streams | _____ |
| <u>NA</u> | c. Hillside Overlay: Provide all pertinent information on the plan regarding existing vegetation and natural features. A separate plan can be helpful to clearly communicate the required information. | _____ |
| <u>NA</u> | d. Streamside Overlay: Identify, per Streamside Manual, all buffers and flood plain lines required and integrate the proposed landscape with the Streamside natural feature and vegetation. When not in the Streamside delineate the 100 year flood plain on the plan as applicable. | _____ |
| <u>X</u> | e. Incorporate design elements which reduce storm water run off (volume or rate) and/or increases groundwater | _____ |

re-charge. *Effective Low Impact Development concepts & Civil Engineering coordination are encouraged.*_____

5. Landscape Notes

- X a. Soil Preparation includes amendment, tilling, and any necessary de-compaction or excavation _____
- X b. Slope protection, reclamation and erosion control (Code 315) as needed over and above SWMP Permit for re-vegetation and establishment of Native Seed (or comparable) within the landscape process. _____
- X c. Provide this note in bold: (DRE Fee Calculator available on line for this separate submittal) _____

A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

6. Site Elements or Amenities to be identified on the plan (and any not mentioned):

- X a. Structures; _____
- NA b. Park and Open Space areas (pocket park, tract common areas, larger designated parks or OS) _____
- NA c. Landscape Lighting (Designate fixture types (bollard/pole/down lights, and rough locations) _____
- NA d. Walks, paths and pedestrian-oriented areas (plaza, public art, water features, etc) _____
Strong streetscape design is encouraged and provides a good alternative compliance option for downtown urban projects in lieu of the landscape Development Standard: Internal site category.

7. Irrigation

- _____ a. General Irrigation Note: Identify proposed irrigation system for each landscape treatment _____

NOTE: **In preparation for the Irrigation Plan**, water conservation tools and techniques are required to achieve comprehensive best water management practices including implementation, establishment and long term maintenance planning. Coordination between the Landscape Architect, Irrigation Designer, installer, and the maintenance company is highly recommended to achieve a strong water management plan.

1) System Design

Components: Sensors, smart controllers, new technology, etc

Schedules: Application rates for turf types (new, established, long range reductions), seasonal adjustments, slopes, sun orientation & micro climates (north vs. south facing), and soil types.

Short Term and Long Term water schedule reductions, annual maintenance such as audits, part replacements, etc

May 15, 2020

Tasha Brackin, Sr. Planner
City Planning – Development Review
30 S. Nevada Ave., Suite 701
Colorado Springs, Colorado 80901

RE: REQUEST FOR LANDSCAPE ADMINISTRATIVE RELIEF – Development plan for Insurance Auto Auction, City Planning File Number AR DP 19-00601

To Reviewing Planner/ Tasha:

This development plan is for approximately 47 acres of a split zoned property consisting of both M-2 and PIP-2 zoning. This application will include the plat of the PIP-2 portion of the property totaling 7.726 acres. The development includes the construction of a 10,000 square foot office building on this PIP-2 zone portion of the property. In addition, the remaining portion of the property will include the development of an automotive storage facility.

For the reasons stated below, we request Administrative Relief from the following landscape requirements:

REQUEST: #1
CODE SECTION: 7.4.322
REQUIREMENT: Internal Landscaping and Tree Plantings
PROPOSAL: Reduced requirements due to site constraints
JUSTIFICATION: The SW corner of property is encumbered by existing utility easements (adjacent 47-ft and 5-ft) in which Colorado Centre Metro District will not allow trees. Owner will provide fencing at the property line and internally for screening purposes.

The west boundary lies adjacent to the Colorado Springs Airport property. There is also an existing 10-ft on-site utility easement along the full length of this property line. Tree plantings would be of little value to screen adjacent property. Visibility is from south and east directions. Irrigation would require a water tap for this purpose alone and potentially trigger the requirement of a plat for the remaining 40 acres making the project not viable.

The site is also encumbered by a 100-ft wide Colorado Springs Overhead Electrical utility easement that prohibits and restricts landscape trees.

The owner/ developer is willing to place additional trees, as is reasonable in working with other potential impacts, along Foreign Trade Zone and Import Court frontages.

Please note, the site is surrounded by other industrial type uses that do not have tree buffers and screens.



Insurance Auto Auction
FTZ- City of Colorado Springs
1/24/20

Sincerely,

A handwritten signature in blue ink, reading "John D. Radcliffe". The signature is fluid and cursive, with the first name "John" and last name "Radcliffe" clearly legible.

John Radcliffe, Applicant
Principal
Galloway & Company, Inc.