

THE SANDS INDUSTRIAL PARK FIL. NO. 1 - LOT 6 DEVELOPMENT PLAN

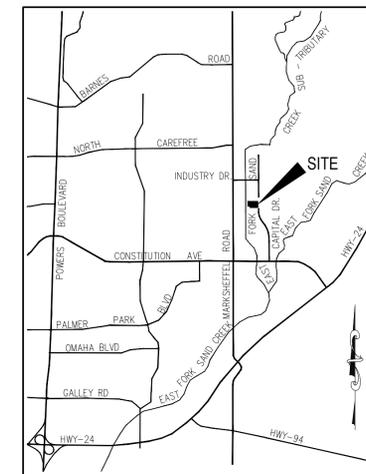
(MAJOR AMENDMENT) FEBRUARY 2021
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

OWNER:
H W HOUSTON CONSTRUCTION
210 S. VICTORIA AVE.
PUEBLO, CO 81003
719-470-0026

CIVIL ENGINEER:
M&S CIVIL CONSULTANTS, INC.
102 E. PIKES PEAK AVE STE 500
COLORADO SPRINGS, CO 80903
719-555-5485

SHEET INDEX:

1	DEVELOPMENT PLAN AMENDMENT COVER SHEET
2	AMENDED SITE PLAN - LOT 6
3	WAREHOUSE BUILDING ELEVATION PLANS - LOT 6
4-5	AMENDED PHOTOMETRIC PLANS



VICINITY MAP
N.T.S.

FEMA FLOODPLAIN NOTE:

PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN ZONE AE SPECIAL FLOOD HAZARD AREAS INUNDED BY THE 100 YEAR FLOODPLAIN AND ZONE X AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 080410543G, HAVING AN EFFECTIVE DATE OF DECEMBER 7, 2018. A CONDITIONAL LETTER OF MAP REVISION (CLOMR) HAS BEEN APPROVED FOR THE SITE PER FEMA CASE NO. 18-08-0610R, DATED OCTOBER 19, 2018. PIKES PEAK REGIONAL BUILDING DEPARTMENT WILL REQUIRE AN EFFECTIVE LETTER OF MAP REVISION REMOVING THE LOTS FROM THE FLOODPLAIN PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE INDIVIDUAL LOTS.

GENERAL NOTES:

- REFER TO THE SANDS ADDITION 1 ANNEXATION RECORDED SEPTEMBER 6, 2018 RECEPTION NO. 218103950 FOR INFORMATION PERTAINING TO THE ANNEXATION.
- AN AVIATION EASEMENT AFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS HEREBY ESTABLISHED BY THE SANDS INDUSTRIAL PARK FIL. NO. 1 SUBDIVISION PLAT. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE SANDS INDUSTRIAL PARK FIL. NO. 1 FINAL PLAT RECORDED IN THE RECORDS OF EL PASO COUNTY, COLORADO.
- ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS.
- ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATION.
- 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.
- LANDSCAPE IMPROVEMENTS AND IMPROVEMENTS MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE SANDS METROPOLITAN DISTRICT.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGICAL HAZARD STUDY PROVIDED BY RMG ENGINEERS DATED OCTOBER 26, 2017. COPIES OF SAID STUDY HAVE BEEN PLACED WITHIN FILE CPC CU 17-00084 OF THE CITY OF COLORADO SPRINGS CITY PLANNING OFFICE. THIS REPORT IDENTIFIED NO SIGNIFICANT GEOLOGIC HAZARDS THAT ARE ANTICIPATED TO PRECLUDE THE PROPOSED DEVELOPMENT. HOWEVER, THE POTENTIAL DOES EXIST FOR GEOLOGIC HAZARDS OR CONDITIONS RELATED TO THE FOLLOWING:
A: EXPANSIVE SOILS AND EXPANSIVE BEDROCK
B: COLLAPSIBLE SOIL
C: RADON
D: SHALLOW WATER TABLES
E: FLOOD PRONE AREAS
F: HISTORY OF LANDFALL ACTIVITY OR UNDOCUMENTED/UNCONTROLLED FILL ACTIVITY
G: EROSION
- CONTACT THE PLANNING DEPARTMENT, 30 SOUTH NEVADA AVE. SUITE 700, COLORADO SPRINGS, CO IF YOU WOULD LIKE TO REVIEW SAID REPORT.
- ALL EXISTING CURB, GUTTER, SIDEWALKS, PEDESTRIAN RAMPS AND CROSS PANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG CAPITAL DRIVE ADJACENT TO THE DEVELOPMENT WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.) AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED.
- ALL FENCING TO BE SCREENED CHAINLIKE SECURITY FENCING TO BE PROVIDED BY THE OWNER / DEVELOPER.
- THE OWNER SHALL BE RESPONSIBLE FOR THE DEVELOPMENT INFRASTRUCTURE.
- THE MAINTENANCE AND OWNERSHIP OF THE FULL SPECTRUM DETENTION STORMWATER POND WITHIN TRACT A SHALL BE THE RESPONSIBILITY OF THE SANDS METROPOLITAN DISTRICT.
- CONSTRUCTION PLANS WILL BE SUBMITTED TO ENGINEERING DEVELOPMENT REVIEW AND STORMWATER ENTERPRISE FOR GRADING AND EROSION CONTROL, THE STORMWATER SYSTEM AND FOR THE CONSTRUCTION OF CAPITAL DRIVE.
- TRASH DUMPSTER(S) MUST BE IN GATED ENCLOSURES, DESIGNED TO COMPLIMENT THE DESIGN OF THE MAIN STRUCTURE.
- ALL TRACTS, OPEN SPACES, COMMON AREA AND PERIMETER STREETSCAPE PLANTINGS SHALL BE OWNED AND MAINTAINED BY THE SANDS METROPOLITAN DISTRICT 1-4.
- PRIOR TO ANY DEVELOPMENT WITHIN THIS DEVELOPMENT PLAN, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS ADJACENT TO THE STREAMSIDE OVERLAY ZONE, DEVELOPMENT PLAN APPROVAL SHALL BE OBTAINED, AND THE INNER BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
- THIS PROPERTY SHALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE SANDS INDUSTRIAL PARK SUBDIVISION.
- THE DEVELOPER OF THE SANDS INDUSTRIAL PROJECT SITE SHALL CONSTRUCT CAPITAL DRIVE PER THE "INTERIM" ROAD SECTION PER THIS PLAN TO INCLUDE "NO PARKING" SIGNAGE ALONG EACH SIDE OF THE PROPOSED ROAD. THE OWNER/DEVELOPER OF THE ADJACENT PROPERTY TO THE EAST PROPERTY SHALL DEDICATE THE REQUIRED ROW AS SPECIFIED BY THE CITY OF COLORADO SPRINGS AND SHALL CONSTRUCT CAPITAL DRIVE PER THE "ULTIMATE" ROAD SECTION PER THIS PLAN OR/AS SPECIFIED BY THE CITY OF COLORADO SPRINGS AND SHALL REMOVE THE "NO PARKING" SIGNAGE OR/AS DIRECTED BY THE CITY OF COLORADO SPRINGS.
- THE REMAINDER OF THE ULTIMATE ROADWAY SECTION OF CAPITAL DRIVE WILL BE INSTALLED BY THE OWNER/DEVELOPER OF THE LOT TO THE EAST AT TIME OF ANY BUILDING OR DEVELOPMENT ON THAT LOT.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF AFORESAID "THE SANDS FILING NO. 1" UNDER RECEPTION NO. 219714414 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY LINE OF "MARKSHEFFEL INDUSTRIAL PARK", AS RECORDED IN PLAT BOOK Z-3 AT PAGE 125 OF SAID COUNTY RECORDS;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES:

- N66°36'44"E, A DISTANCE OF 37.03 FEET;
- S89°55'19"E, A DISTANCE OF 349.88 FEET;
- S00°12'12"E, A DISTANCE OF 4.51 FEET;
- S89°55'54"E, A DISTANCE OF 270.12 FEET;

THENCE S00°04'42"W, A DISTANCE OF 1099.90 FEET TO THE CENTERLINE OF A 80 FOOT EASEMENT FOR ROAD AND UTILITY PURPOSES (PURSUANT TO BOOK 3863 AT PAGE 1414 AND BOOK 2988 AT PAGE 476 OF SAID COUNTY RECORDS);

THENCE S89°59'11"W ALONG SAID CENTERLINE, A DISTANCE OF 473.30 FEET TO THE EASTERLY LINE OF AFORESAID "THE SANDS FILING NO. 1";

THENCE ALONG THE EAST LINE THEREOF THE FOLLOWING FOUR (4) COURSES:

- N00°00'49"W, A DISTANCE OF 80.00;
- S89°59'11"W, A DISTANCE OF 123.99 FEET;
- N00°03'07"W, A DISTANCE OF 763.00 FEET (BASIS OF BEARING, SEE NOTE 1);
- N12°24'43"W, A DISTANCE OF 253.58 FEET TO THE POINT OF BEGINNING;

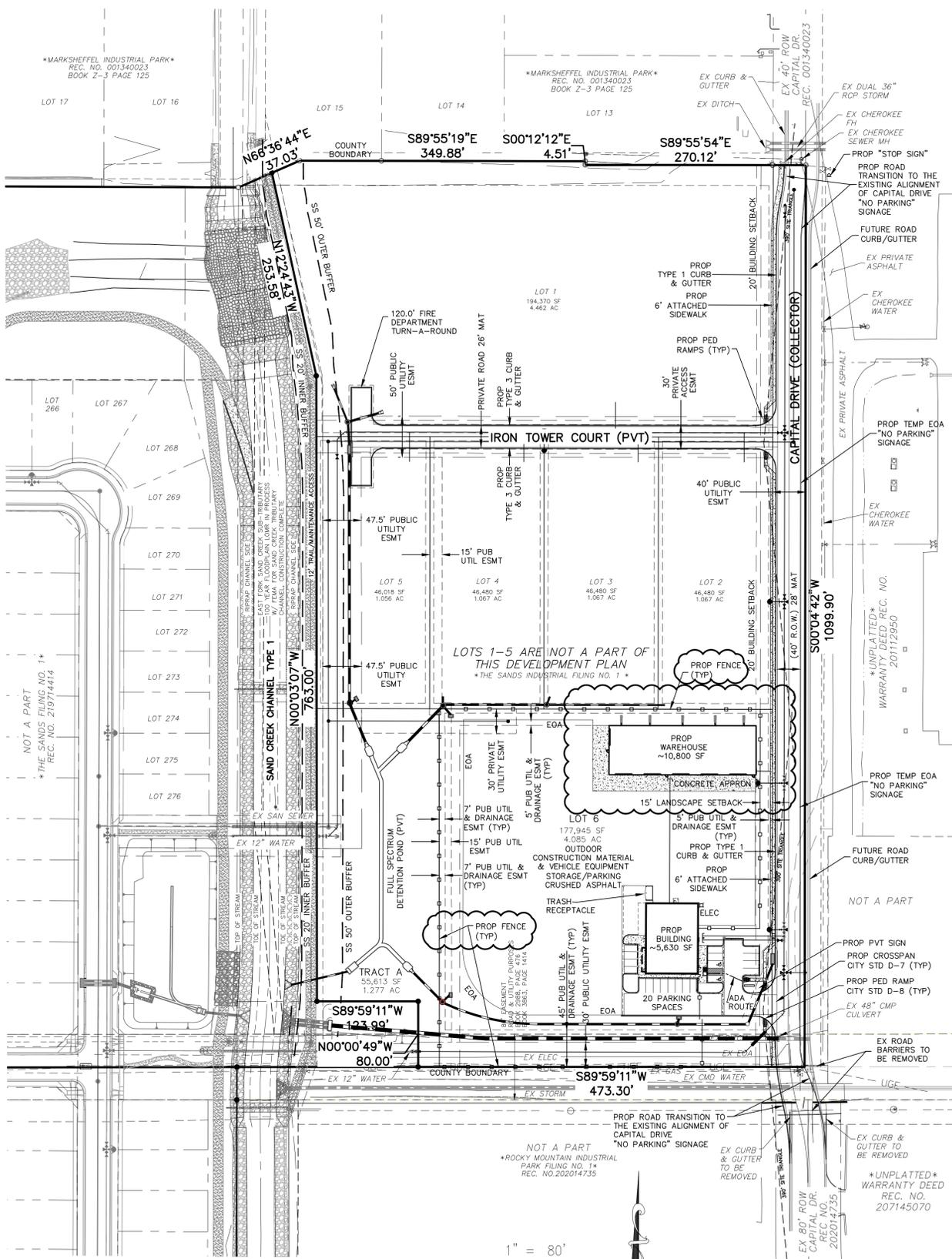
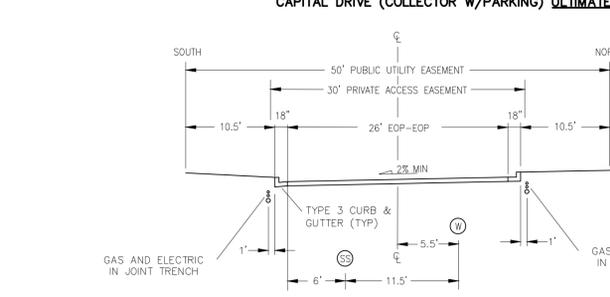
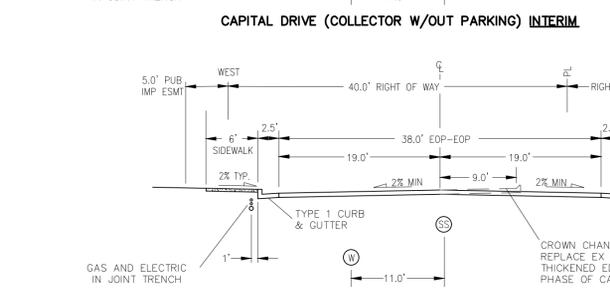
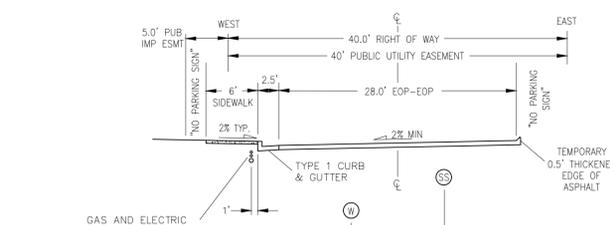
SAID PARCEL CONTAINS A CALCULATED AREA OF 657,383 SQUARE FEET (15.091 ACRES) OF LAND, MORE OR LESS.

NOTES:

- BASIS OF BEARING FROM AFORESAID PLAT OF "THE SANDS FILING NO. 1", A PORTION OF THE EAST LINE MONUMENTED WITH ORANGE PLASTIC SURVEYOR'S CAPS STAMPED "PLS 25966" ON NUMBER 5 REBAR AS SHOWN ON THE PLAT, SAID LINE BEARS N00°03'07"W A DISTANCE OF 763.00 FEET.

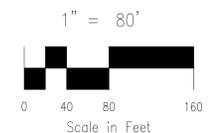
SITE DATA:

SITE ADDRESS: 3170 CAPITAL DRIVE (OFFICE) 3202 CAPITAL DRIVE PROPOSE WAREHOUSE)
MASTER PLAN: THE SANDS (CITY FILE #: CPC MPA 17-00080)
EXISTING ZONE: M1/AO/SS - LIGHT INDUSTRIAL, AN AIRPORT OVERLAY AND STREAM SIDE OVERLAY (CITY FILE #: CPC ZC 17-00081, ORDINANCE #: 18-58)
DEVELOPMENT PLAN ACREAGE: 4.085 AC (177,945 SF)
TAX SCHEDULE NO.: 53332-02-057
PROPOSED USE: OFFICE/WAREHOUSE OUTDOOR STORAGE/EQUIPMENT STORAGE
LANDSCAPE SETBACK: 15' CAPITAL DRIVE
PARKING REQUIREMENTS: GENERAL LIGHT INDUSTRIAL USE
PARKING SPACES: TOTAL 1/750 SF 8 AND (WAREHOUSE) 1/1000SF REQUIRED 11
LOT 6 - REGULAR - 9'X18' NUMBER OF SPACES, REQUIRED 19, PROVIDED 20
HANDICAP VAN SPACE - 8'X18' W/5' OR 8' AISLE: REQUIRED 1, PROVIDED 1
HANDICAP SPACES - 9'X18': REQUIRED 1, PROVIDED 1
MAX. BUILDING HEIGHT: 45 FEET, 2 STORY MAX
BLDG SETBACK: FRONT (CAPITAL DRIVE) - 20' FEET
SIDE SETBACK (NORTH & SOUTH BOUNDARY OF THE OVERALL SANDS INDUSTRIAL DEVELOPMENT) - 0' FEET
REAR SETBACK (WESTERN BOUNDARY OF THE OVERALL SANDS INDUSTRIAL DEVELOPMENT) - 25' FEET
DRAINAGE BASIN: SAND CREEK
ANTICIPATED DEVELOPMENT SCHEDULE: APRIL 2021 - MARCH 2022

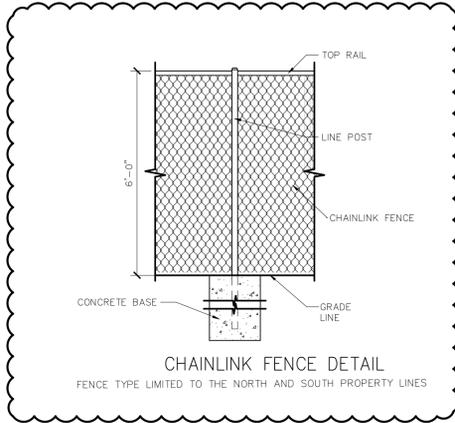


DEVELOPMENT PLAN APPROVAL

CITY FILE NO.	CPC CU 20-00065 4-30-20
CITY FILE NO.	CPC CU MJM 21-0000



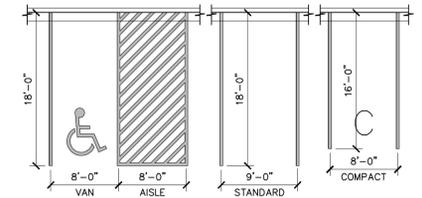
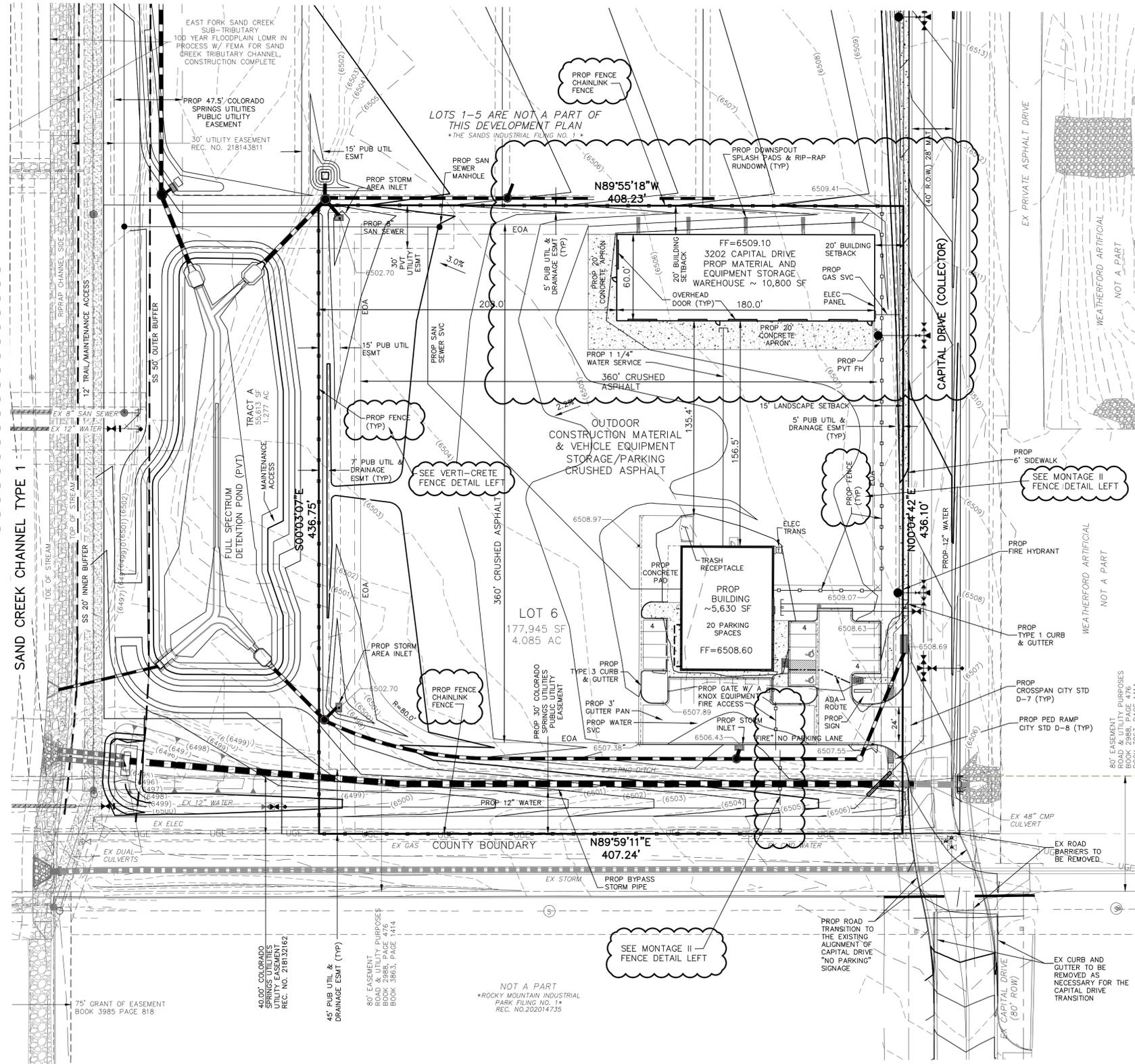
THE SANDS INDUSTRIAL PARK FIL. NO. 1 - LOT 6 DEVELOPMENT PLAN (MAJOR AMENDMENT) FEBRUARY 2021 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



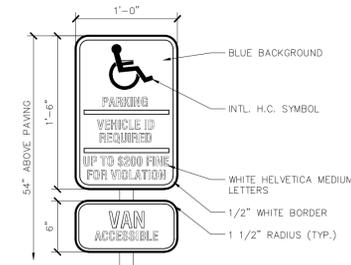
6' VERTI-CRETE CONCRETE PRIVACY WALL
FENCE TYPE LIMITED TO THE WEST PROPERTY LINE OF LOT 6
COLOR AND STAMP DESIGN MAY VARY



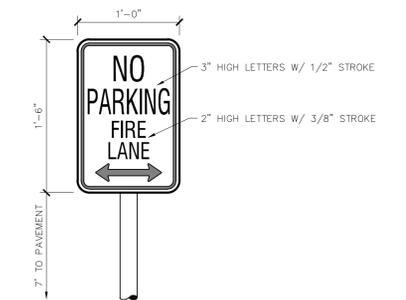
**6' MONTAGE II ORNAMENTAL FENCE W/
SECURITY GATE**
FENCE TYPE LIMITED TO THE EAST PROPERTY LINE OF LOT 6
STYLE DESIGN MAY VARY



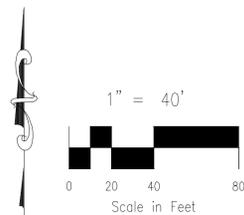
ADA STANDARD PARKING



HANDICAPPED PARKING SIGN



FIRE LANE SIGN



DEVELOPMENT PLAN APPROVAL
CITY FILE NO. CPC CU 20-00065 4-30-20
CITY FILE NO. CPC CU MJM 21-0000

THE SANDS INDUSTRIAL PARK FIL. NO. 1 - LOT 6
DEVELOPMENT PLAN
JOB NO. 43-129
DATE PREPARED: 03/23/20
DATE REVISED: 02/22/21
CITY FILE NO. CPC CU 21-0000

K.R. SWERDFEGER CONSTRUCTION, INC. WAREHOUSE

3202 Capital Drive
Colorado Springs, CO 80939
New Construction

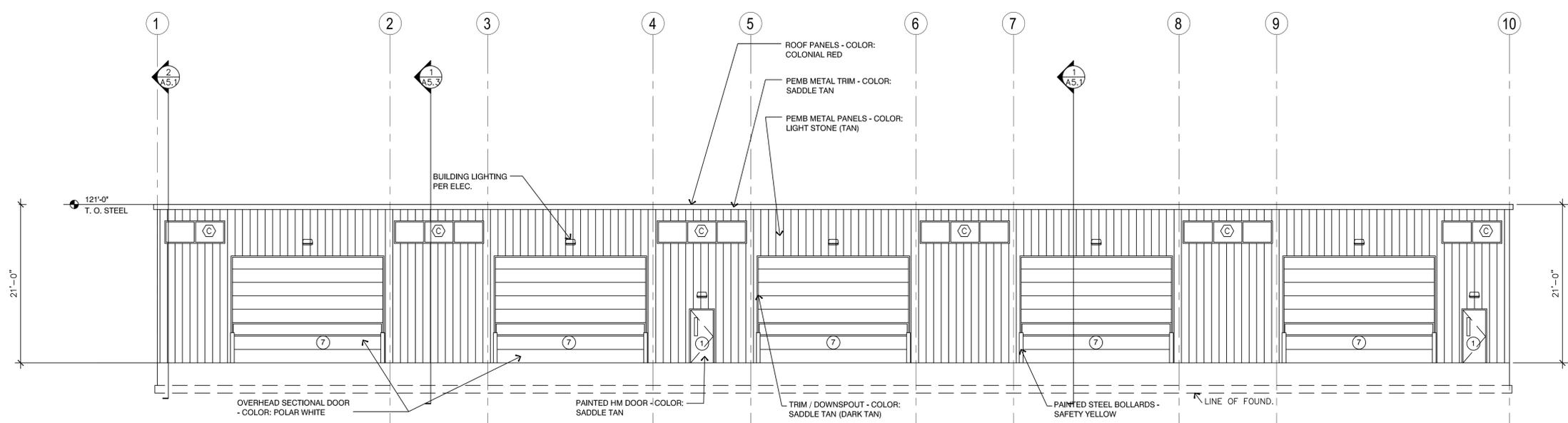
ISSUE RECORD:
DEVELOPMENT PLAN - 2/17/2021

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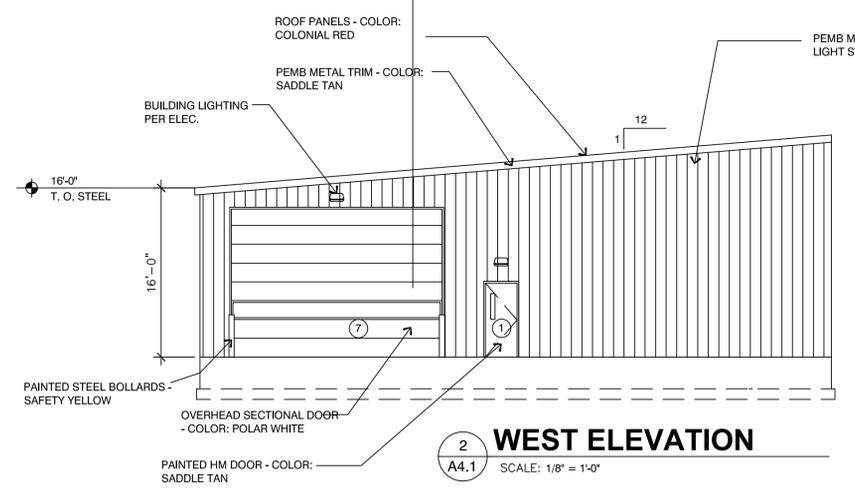
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DRAWN BY: DDC
CHECKED BY: JWNA
DATE OF ISSUE: 02/17/2021
SHEET NUMBER:

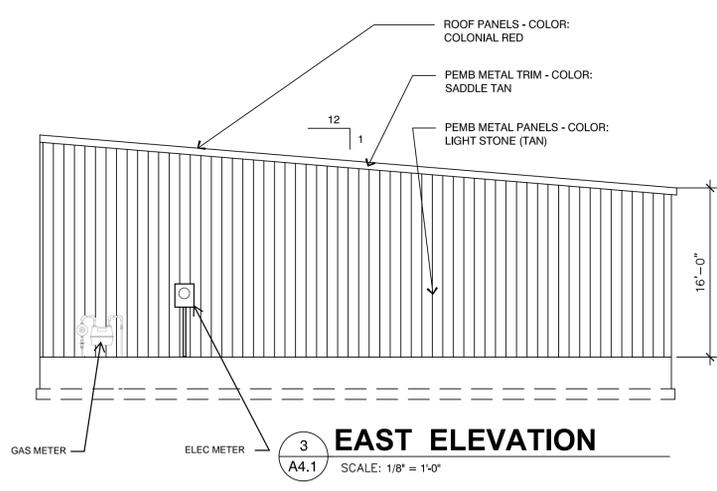
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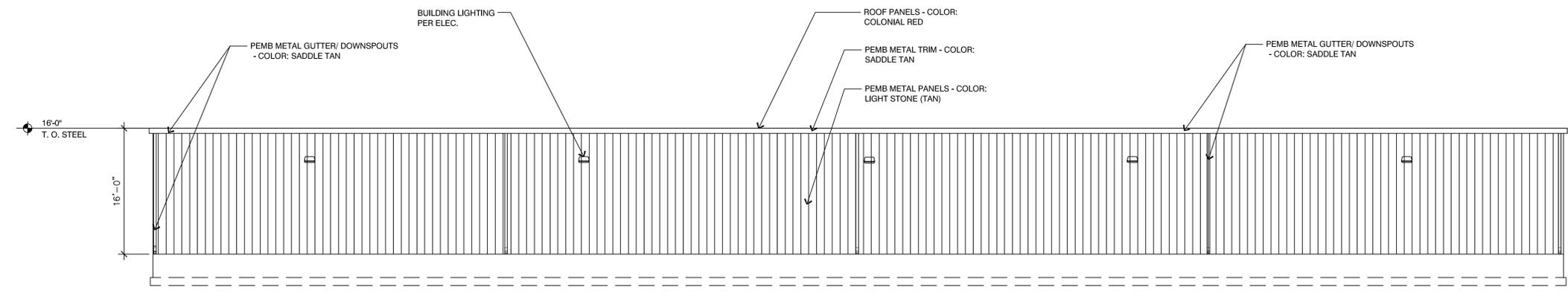
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



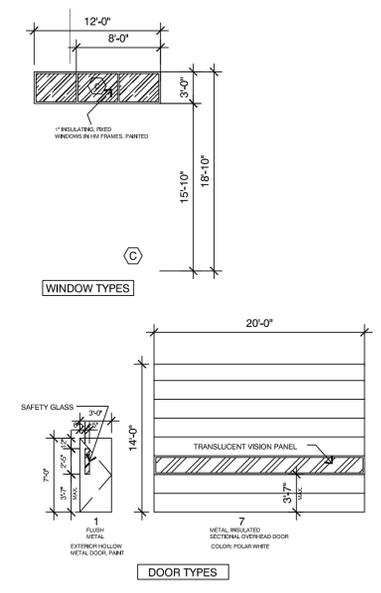
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

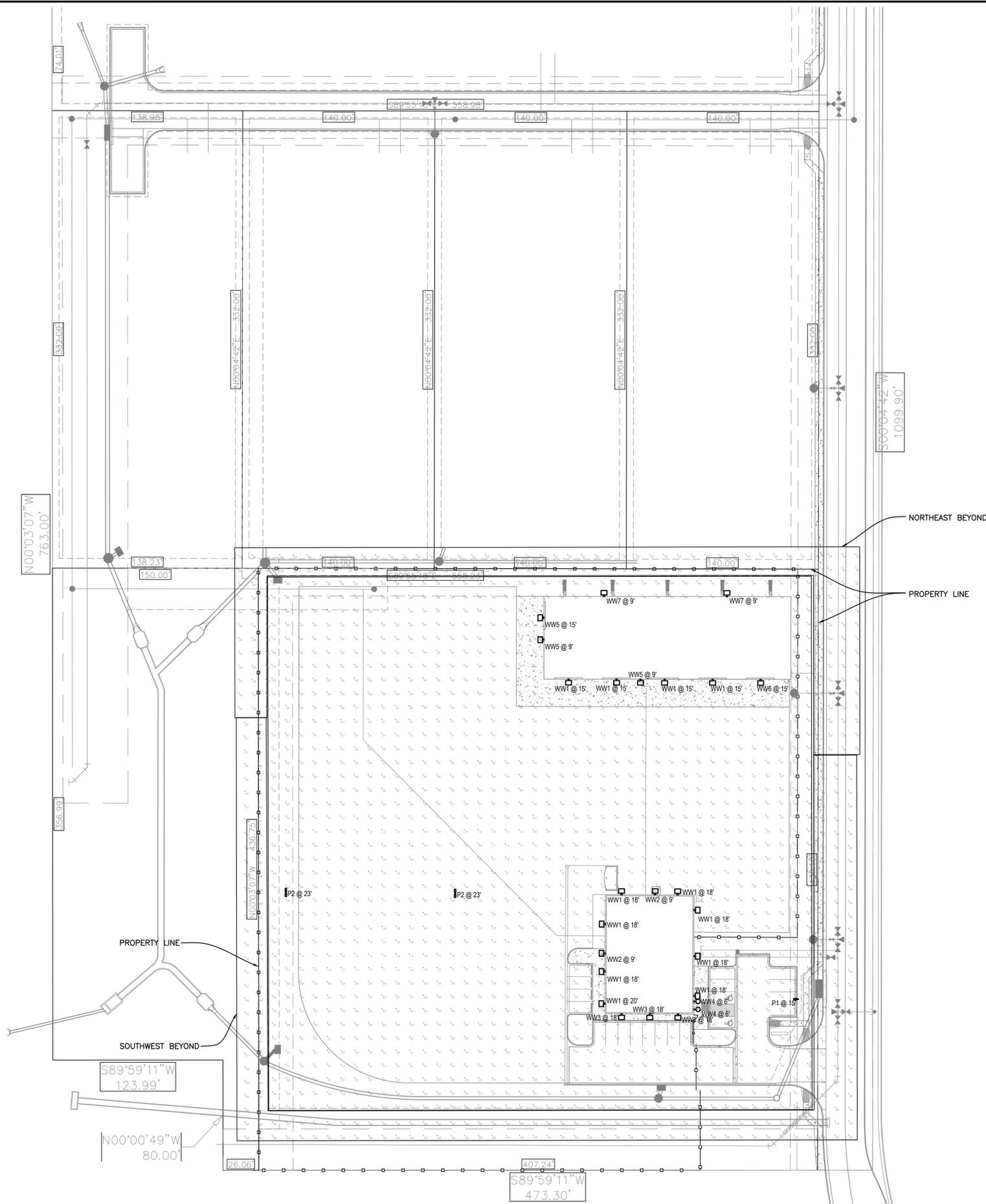


4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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Z:\SCAinc Projects\Swerdfeger\Phase 2 Warehouse Building\Project Elec\ Swerdfeger Phase 2 ELEC.dwg Feb 16, 2021 - 6:07pm



1 PHOTOMETRIC SITE PLAN
 EDP 1.0 SCALE: 1"=40'-0"
 NORTH

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #4	+	0.9 fc	8.0 fc	0.0 fc	N/A	N/A
NE Beyond Boundary	+	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
SW Beyond Boundary	+	0.2 fc	2.9 fc	0.0 fc	N/A	N/A

Schedule													
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Efficiency	Distribution
□	P1	1	Lithonia Lighting	DSX1 LED P2 40K BLC MVOLT	DSX1 LED P2 40K BLC MVOLT	LED	1	DSX1_LED_P2_40K_BLC_MVOL_T.ies	7293	0.91	70	100%	TYPE III, SHORT, BUG RATING: B1-U0-G2
□	P2	2	Lithonia Lighting	DSX1 LED P6 40K T5W MVOLT	DSX1 LED P6 40K T5W MVOLT	LED	1	DSX1_LED_P6_40K_T5W_MVOL_LT.ies	19635	0.91	326	100%	TYPE VS, BUG RATING: B5-U0-G3
□	WW1	12	Lithonia Lighting	DSXW1 LED 20C 700 40K T5W MVOLT	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T5W OPTIC, 4000K @ 700mA.	LED	1	DSXW1_LED_20C_700_40K_T5W_MVOL_T.ies	5554	0.91	45.7	100%	TYPE IV, SHORT, BUG RATING: B1-U0-G2
□	WW2	2	Lithonia Lighting	LIL LED 40K MVOLT	LIL Wallpack (Standard)	LED	1	LIL_LED_40K_MVOL.ies	833	0.91	8.36	100%	TYPE II, VERY SHORT, BUG RATING: B1-U0-G0
□	WW3	3	Lithonia Lighting	DSX0 LED P1 40K T2S MVOLT	DSX0 LED P1 40K T2S MVOLT	LED	1	DSX0_LED_P1_40K_T2S_MVOL_T.ies	4725	0.91	38	100%	TYPE III, SHORT, BUG RATING: B1-U0-G1
□	WW4	2	Brownlee Lighting	7614-C49LED-35K			1	7614-C49-35K.ies	3278	0.91	47.8	100%	
□	WW5	3	Lithonia Lighting	WDGE1 LED P1 40K 80CRI VW	WDGE1 LED WITH P1 PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC		1	WDGE1_LED_P1_40K_80CRI_VW.ies	1229	0.91	10.002	100%	TYPE II, VERY SHORT, BUG RATING: B0-U0-G0
□	WW6	1	Lithonia Lighting	DSXW1 LED 10C 350 40K T5W MVOLT HS	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T5W OPTIC, 4000K @ 350mA WITH HOUSE-SIDE SHIELDS.	LED	1	DSXW1_LED_10C_350_40K_T5W_MVOL_HS.ies	1213	0.91	13.3	100%	TYPE IV, SHORT, BUG RATING: B0-U1-G1
□	WW7	2	Brownlee Lighting Inc	7317-B06-CLA-35K	White formed plastic housing, clear lens enclosure		1	7317-B06-CLA-35K (1).ies	1607	0.41	12.26	100%	

JWNA architects
 105 East Moreno Avenue, Suite 102
 Colorado Springs, Colorado 80903
 Telephone: (719) 635-2142

Chavez Tiffany & Ayers Engineering Corporation
 611 North Nevada Avenue
 Colorado Springs, Colorado 80903
 P (719) 636-0021

K.R. SWERDFEGER CONSTRUCTION, INC. WAREHOUSE
 3202 Capital Drive
 Colorado Springs, CO 80939
 New Construction

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NO.	DATE	DESCRIPTION
1	2/17/2021	DEVELOPMENT PLAN

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SHEET DESCRIPTION:

PHOTOMETRIC SITE PLAN

JOB NO. 21001

DRAWN BY: EJR

CHECKED BY: JJA

DATE OF ISSUE: 02/16/2021

SHEET NUMBER:

