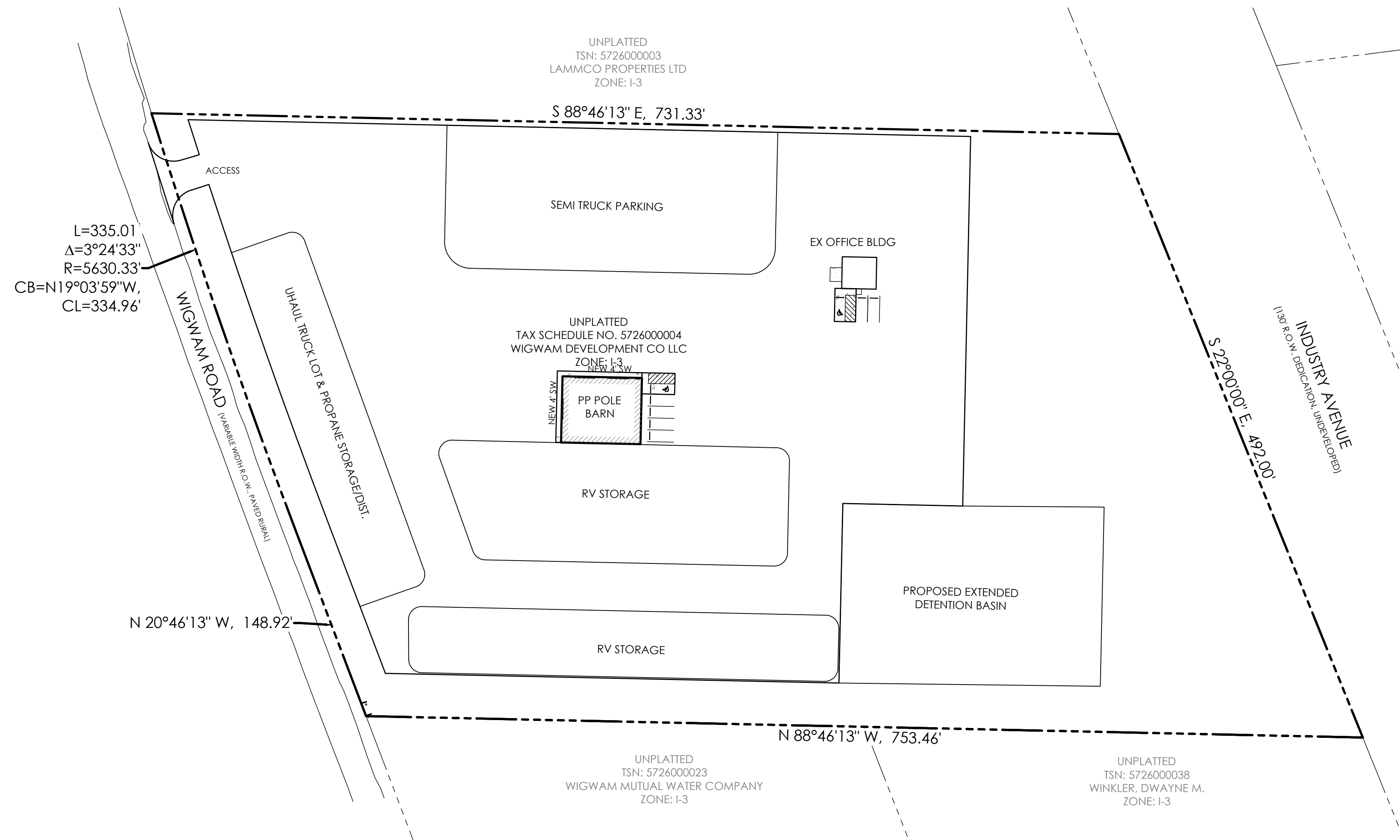


SITE DEVELOPMENT PLAN

FOR

19955 WIGWAM ROAD

A PORTION OF LAND IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 17 SOUTH,
RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN,
EL PASO COUNTY, COLORADO



SITE LOCATION MAP

1" = 60'

LEGEND

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

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

- PROPOSED**
- [Pattern]-5985- INDEX CONTOUR
 - [Pattern]-84- INTERMEDIATE CONTOUR
 - [Pattern] CONCRETE AREA
 - [Pattern] ASPHALT AREA
 - [Pattern] CURB AND GUTTER
 - [Pattern] BUILDING/ BUILDING OVERHANG
 - [Pattern] DECK
 - [Pattern] RETAINING WALL - SOLID/ ROCK
 - [Symbol] SIGN
 - [Symbol] BOLLARD
 - 2515 LARAMIE DRIVE BUILDING ADDRESS
 - (100) UNIT ADDRESS
 - [Pattern] FIRE LANE

ABBREVIATION LEGEND

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

ADA NOTE

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041C1170G, EFFECTIVE DECEMBER 7, 2018.

MAP NOTES

- BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS MAP ARE RELATIVE TO THE NORTH PROPERTY LINE BEARING $S 88^{\circ}46'13'' E$ UNDER THE RECORDS OF EL PASO COUNTY, COLORADO.
- THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED AND PROVIDED BY POLARIS SURVEYING INC. ELEVATIONS SHOWN ARE RELATIVE TO THE CITY OF COLORADO SPRINGS CONTROL NETWORK (CRNS DATUM)
- ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.

SITE DATA

OWNER/DEVELOPER
WIGWAM DEVELOPMENT CO., LLC
2565 MOUNT VERNON DR
COLORADO SPRINGS, CO 80909
(719) 896-0866

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

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

ZONING
HEAVY INDUSTRIAL (I-3)

BUILDING USE
VEHICLE STORAGE & OFFICE

CONSTRUCTION SCHEDULE
START: SPRING 2023
FINISH: FALL 2023

TAX SCHEDULE NO.
57260-00-004

PROPERTY ADDRESS
19955 WIGWAM RD

COVERAGE DATA

GRAVEL/ROAD BASE	201,476 SF	59.8%
LANDSCAPING / POND:	71,797 SF	21.3%
UNDISTURBED PASTURE/MEADOW	56,440 SF	16.8%
BUILDINGS (EXISTING/PROPOSED):	3,624 SF	1.1%
PAVEMENT (PARKING/WALK):	3,607 SF	1.1%

TOTAL AREA: 336,944 SF 100.0% = 7.735 ± ACRES

PARKING SCHEDULE

REQUIRED:
VEHICLE STORAGE: 3 SPACES PER SITE = 3
OFFICE: 2 SPACES PER 200 SF (624/200) = 1
VAN ACCESSIBLE ADA SPACE: = 1

TOTAL SPACES REQUIRED: = 7

PROVIDED:
STANDARD SPACES: = 6
VAN ACCESSIBLE ADA SPACE: = 2

TOTAL SPACES PROVIDED: = 8 SPACES

BUILDING TYPE

EXISTING: (TO REMAIN)
BUILDING AREA - 624 SF
ONE STORY - TYPE V
NOT FIRE SPRINKLED / NO FIRE WALLS

PROPOSED:
BUILDING AREA - 3,000 SF
ONE STORY - TYPE II-B
FIRE SPRINKLED / NO FIRE WALLS

BUILDING HEIGHT
40 FT MAX.

SETBACKS

30' FRONT
30' SIDE
30' REAR

LIGHTING

LIGHTING WILL BE PROVIDED FROM EXTERIOR WALL MOUNTED FIXTURES.

DEVELOPMENT NOTES

- NO DOMESTIC WATER SERVICE OR NATURAL GAS SERVICE IS PROVIDED TO THIS PROPERTY.
- ELECTRIC SERVICE IS PROVIDED BY MOUNTAIN VIEW ELECTRIC ASSOCIATION (MVEA).
- SEWER SERVICE PROVIDED BY AN EXISTING COWTS.
- FIRE SERVICE PROVIDED BY HANOVER FIRE PROTECTION DISTRICT.

LEGAL DESCRIPTION

THAT WIGWAM DEVELOPMENT CO, LLC, IS THE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT:

A TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 17 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FOUNTAIN, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION, THENCE S $52^{\circ}11'57'' E, 2183.64$ FEET;

THENCE N $88^{\circ}46'13'' W, 606.14$ FEET;

THENCE S $22^{\circ}00'00'' E, 410.00$ FEET ALONG THE WESTERLY LINE OF INDUSTRY AVENUE TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING S $22^{\circ}00'00'' E, 492.00$ FEET ALONG THE WESTERLY LINE OF INDUSTRY AVENUE;

THENCE N $88^{\circ}46'13'' W, 753.46$ FEET TO A POINT ON THE EASTERLY LINE OF WIGWAM ROAD;

THENCE N $20^{\circ}46'13'' W, 148.92$ FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, 335.01 FEET ALONG THE ARC OF SAID CURVE WITH A CHORD ANGLE OF $03^{\circ}24'33''$ AND A RADIUS OF 5630.33 FEET;

THENCE S $88^{\circ}46'13'' E, 731.33$ FEET TO THE TRUE POINT OF BEGINNING;

SAID EXISTING TRACT CONTAINS 336,944 SF (7.735 ACRES) MORE OR LESS.

SHEET INDEX

SITE DEVELOPMENT PLAN

- DP-1 COVER SHEET
- DP-2 SITE PLAN

GRADING & EROSION CONTROL

- C1.1 COVER SHEET
- C1.2 GRADING PLAN
- C1.3 POND PLAN / DETAILS
- C1.4 EROSION CONTROL PLAN
- C1.5 EROSION CONTROL DETAILS
- C1.6 EROSION CONTROL DETAILS

LIGHTING PLAN

- E-1 LIGHTING PLAN

LANDSCAPE PLAN

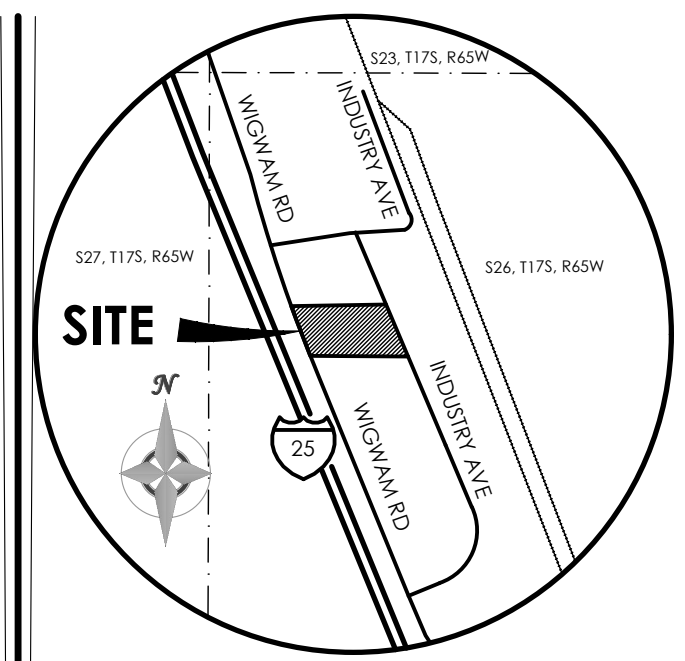
- L1 LANDSCAPE PLAN
- L2 LANDSCAPE PLAN

BUILDING FLOOR PLAN

- A1.01 FLOOR PLANS

BUILDING ELEVATIONS

- A2.01 EXTERIOR ELEVATIONS

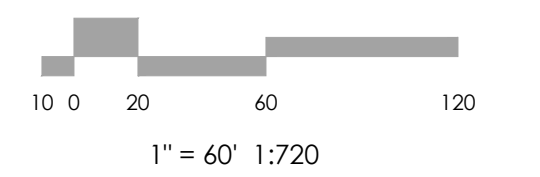
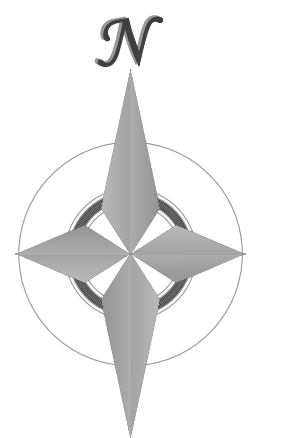


VICINITY MAP

NOT TO SCALE

BENCHMARK

THE BENCHMARK FOR THESE PLANS IS A NAIL W/ ALUM WASHER FOUND AT THE SW CORNER OF SITE. TOP OF NW RAILROAD TIE WALL ELEV. = 5232.19' (COLORADO CENTRAL, NAVD 88)



REVISIONS

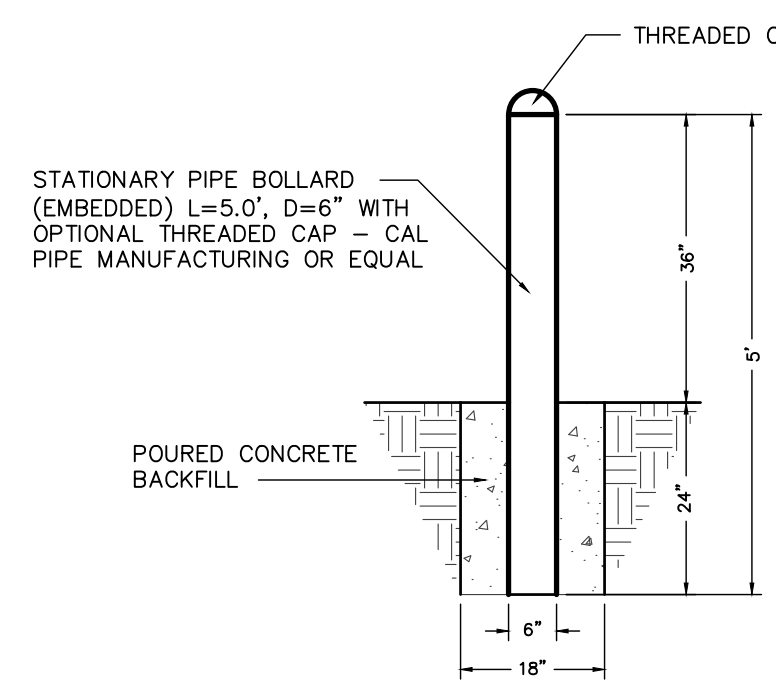
DESIGNED BY JO
DRAWN BY
CHECKED BY
AS-BUILTS BY
CHECKED BY

19955 WIGWAM RD
EL PASO COUNTY, CO

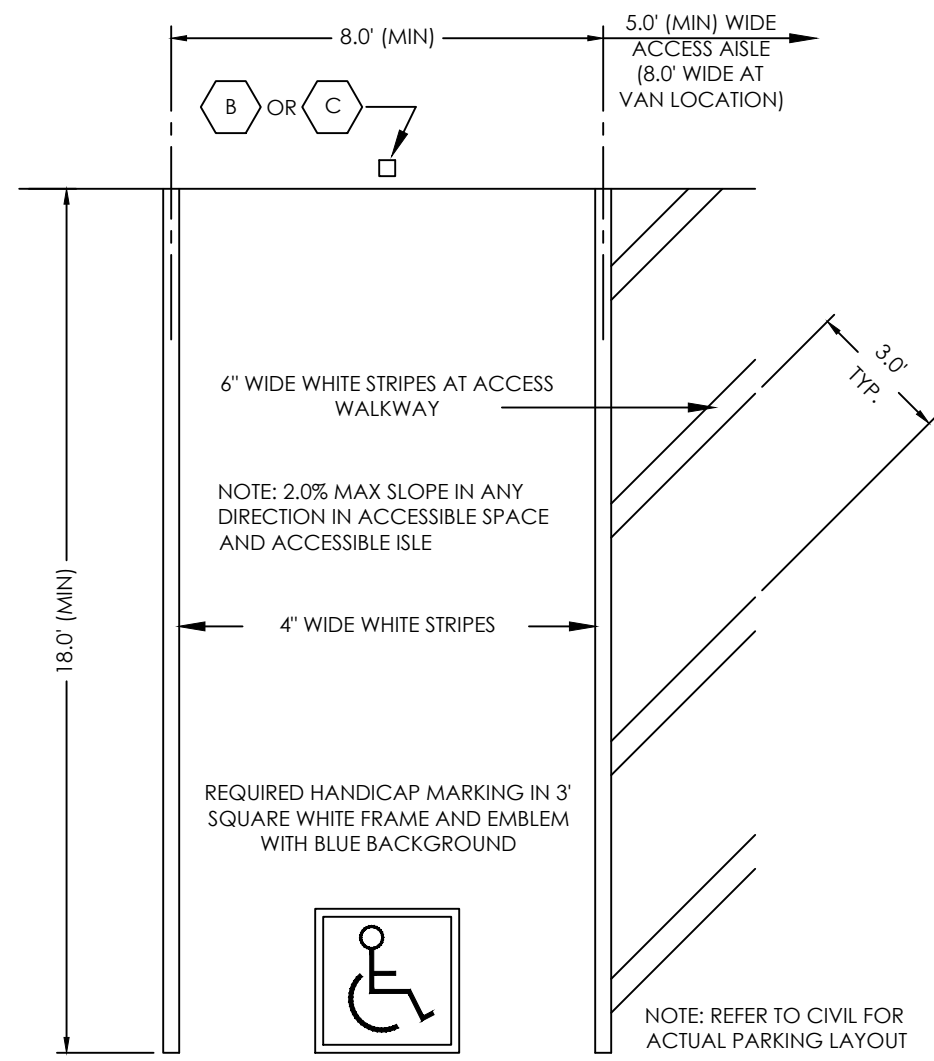
SITE DEVELOPMENT
PLAN
COVER SHEET

DP-1 MVE PROJECT 61180
MVE DRAWING DEV-CS

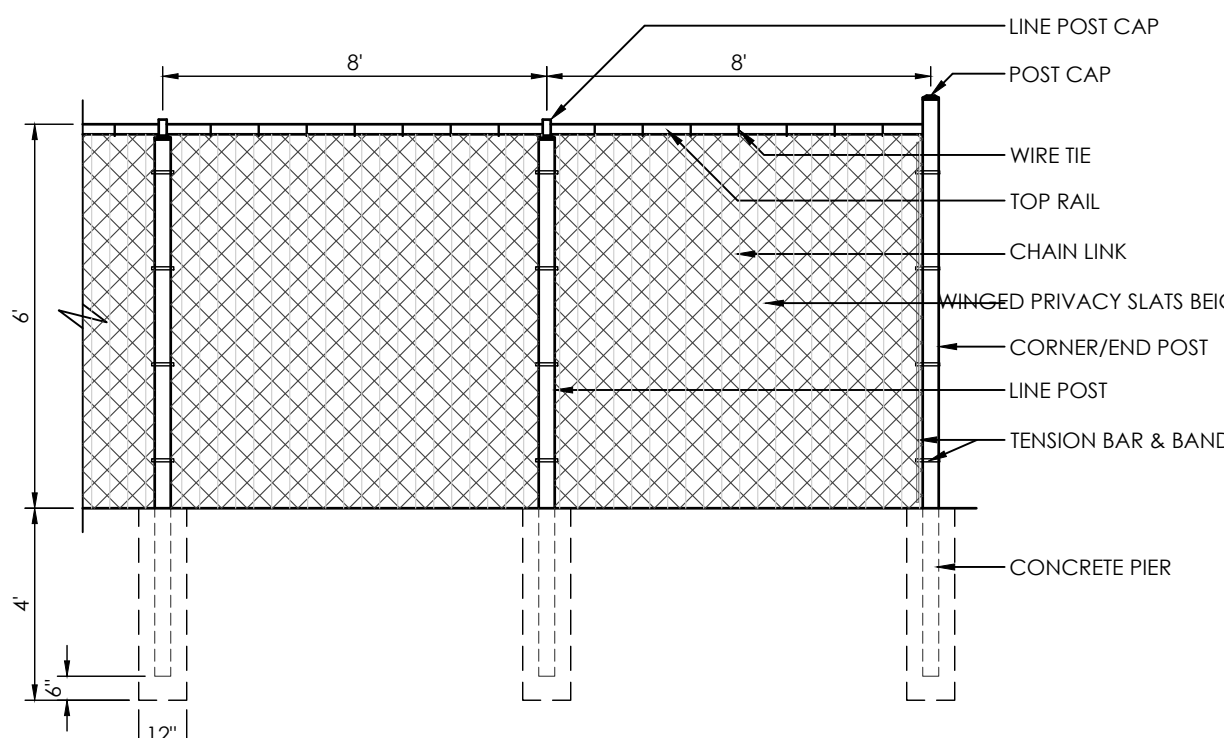
MARCH 31, 2023
SHEET 1 OF 2



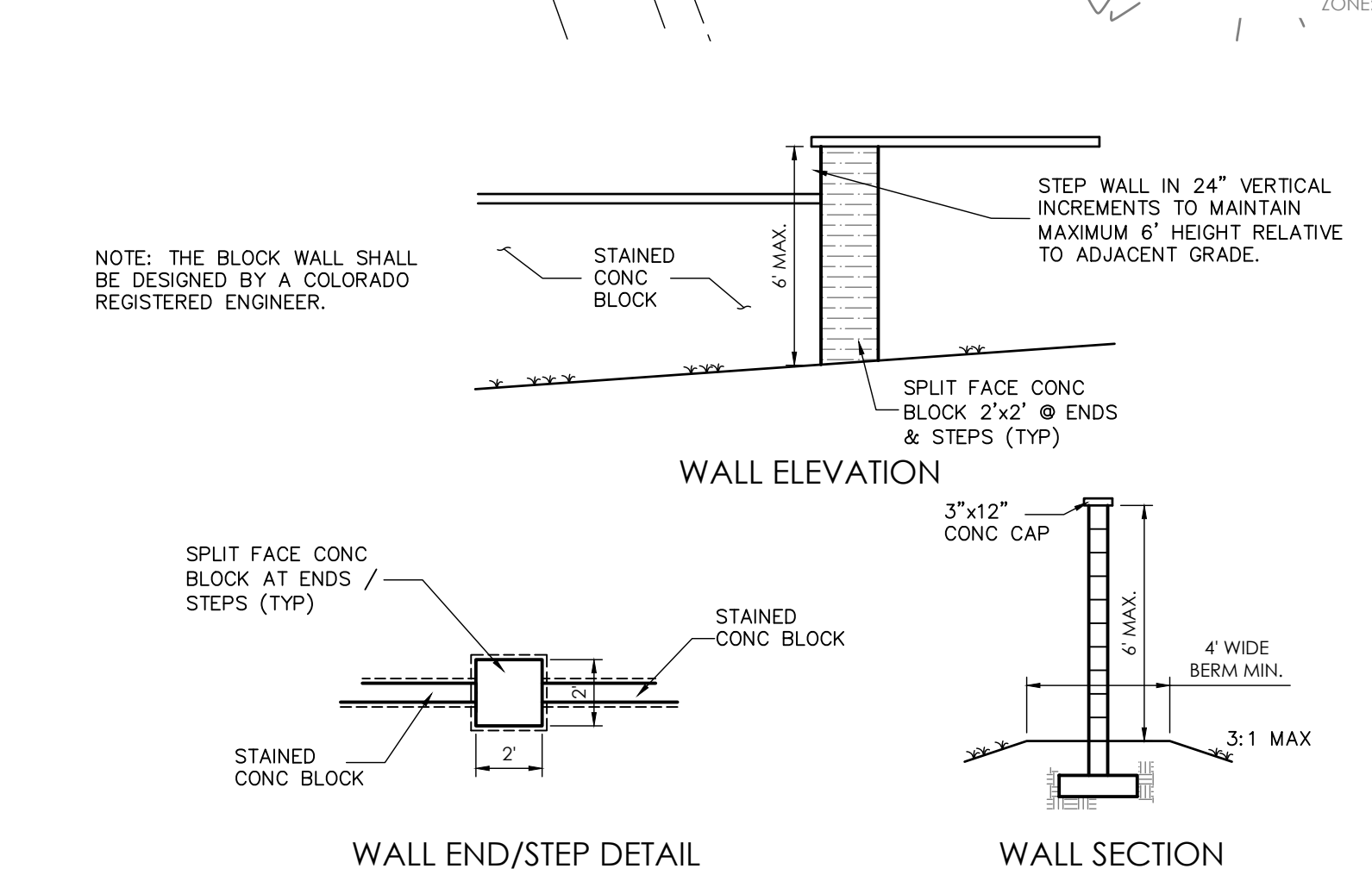
BOLLARD DETAIL
SCALE 1" = 2.0'



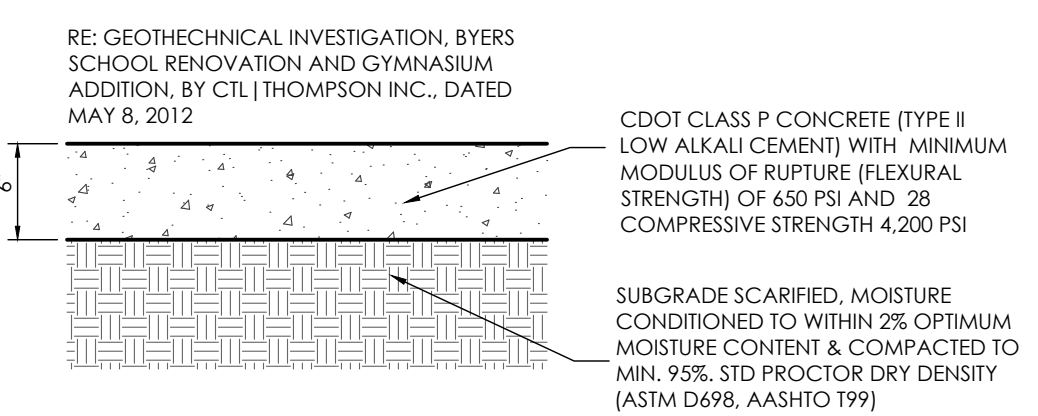
TYPICAL HANDICAP PARKING SPACE
SCALE 1" = 4.0'



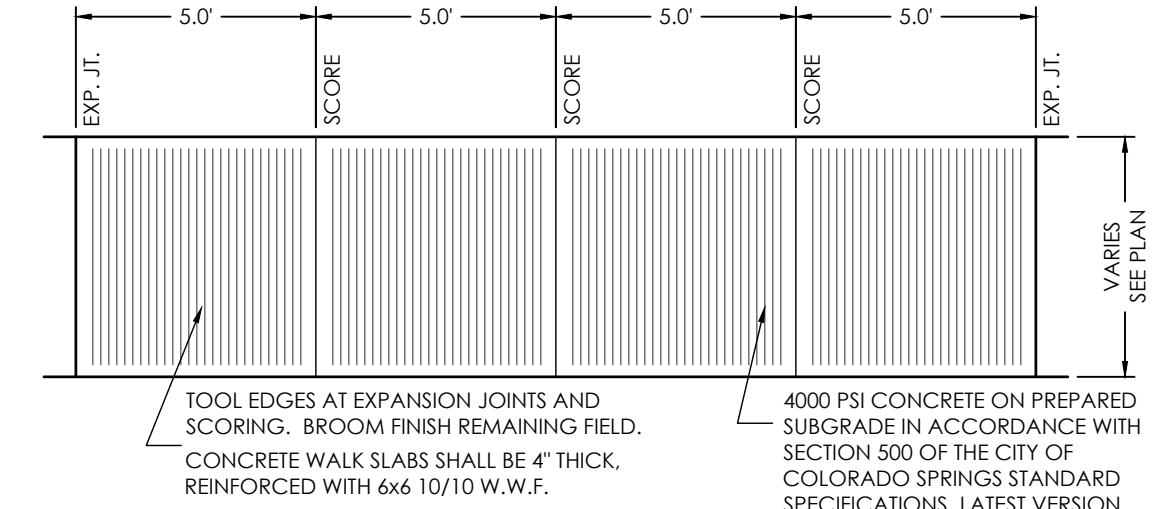
6' OPAQUE CHAIN LINK FENCE DETAIL
SCALE 1/4" = 1.0'



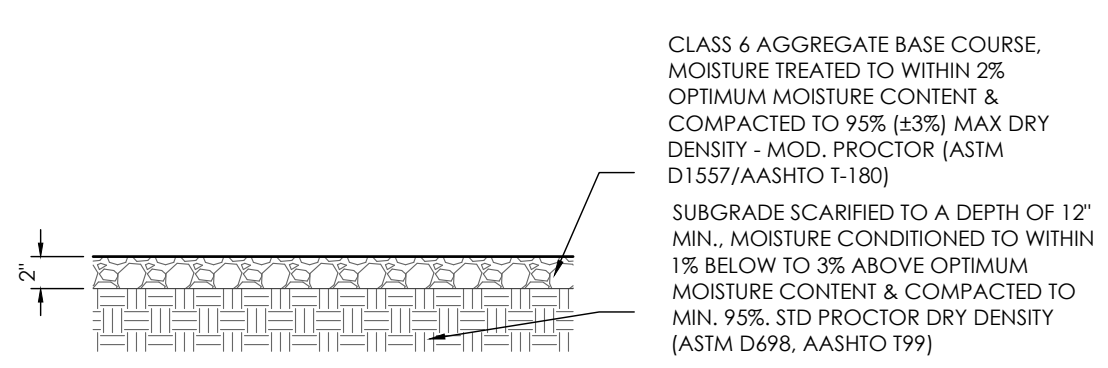
BLOCK WALL DETAILS
SCALE: NOT TO SCALE



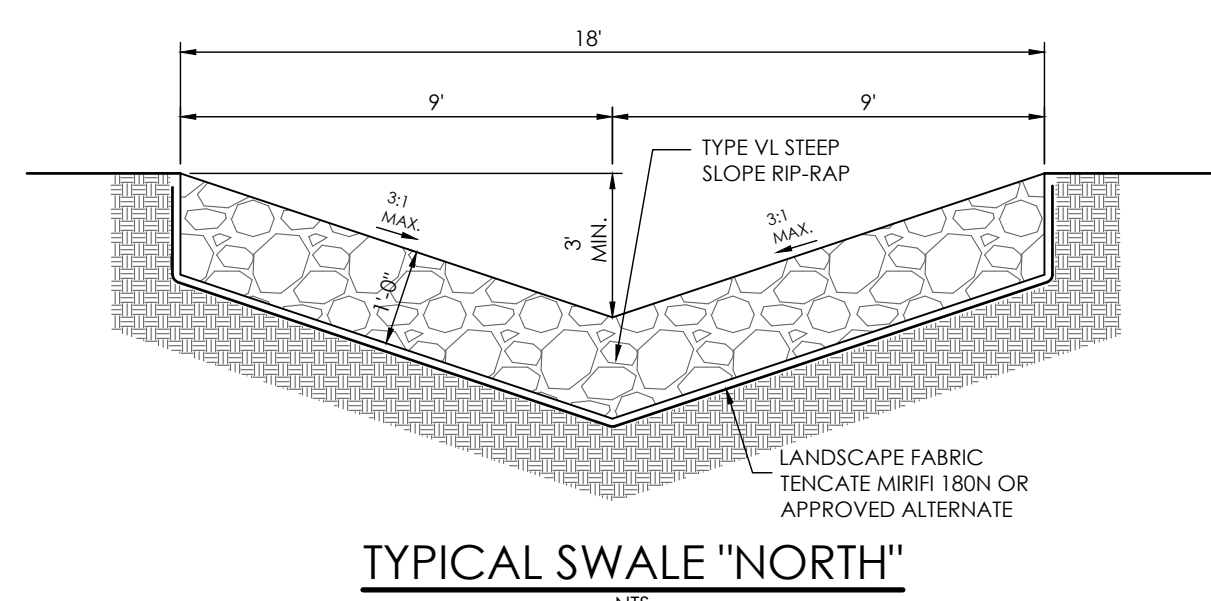
PARKING LOT PAVEMENT SECTION (CONCRETE)
SCALE 1" = 1.0'



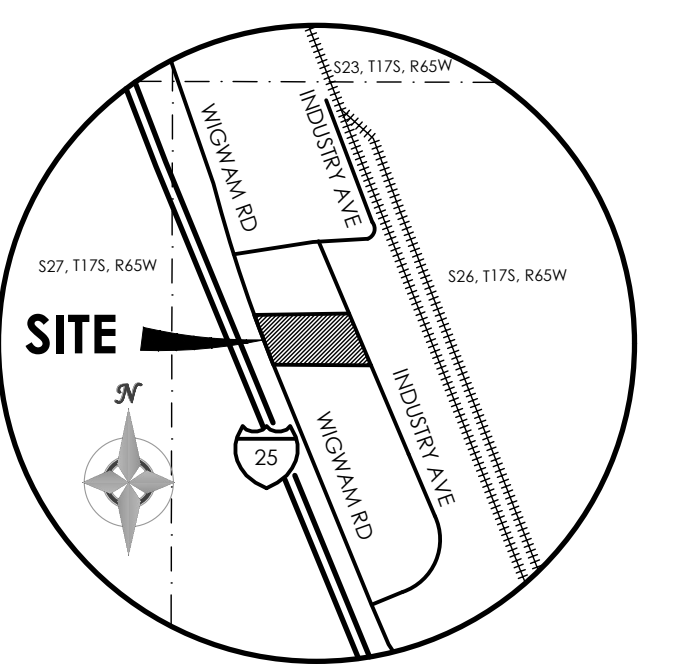
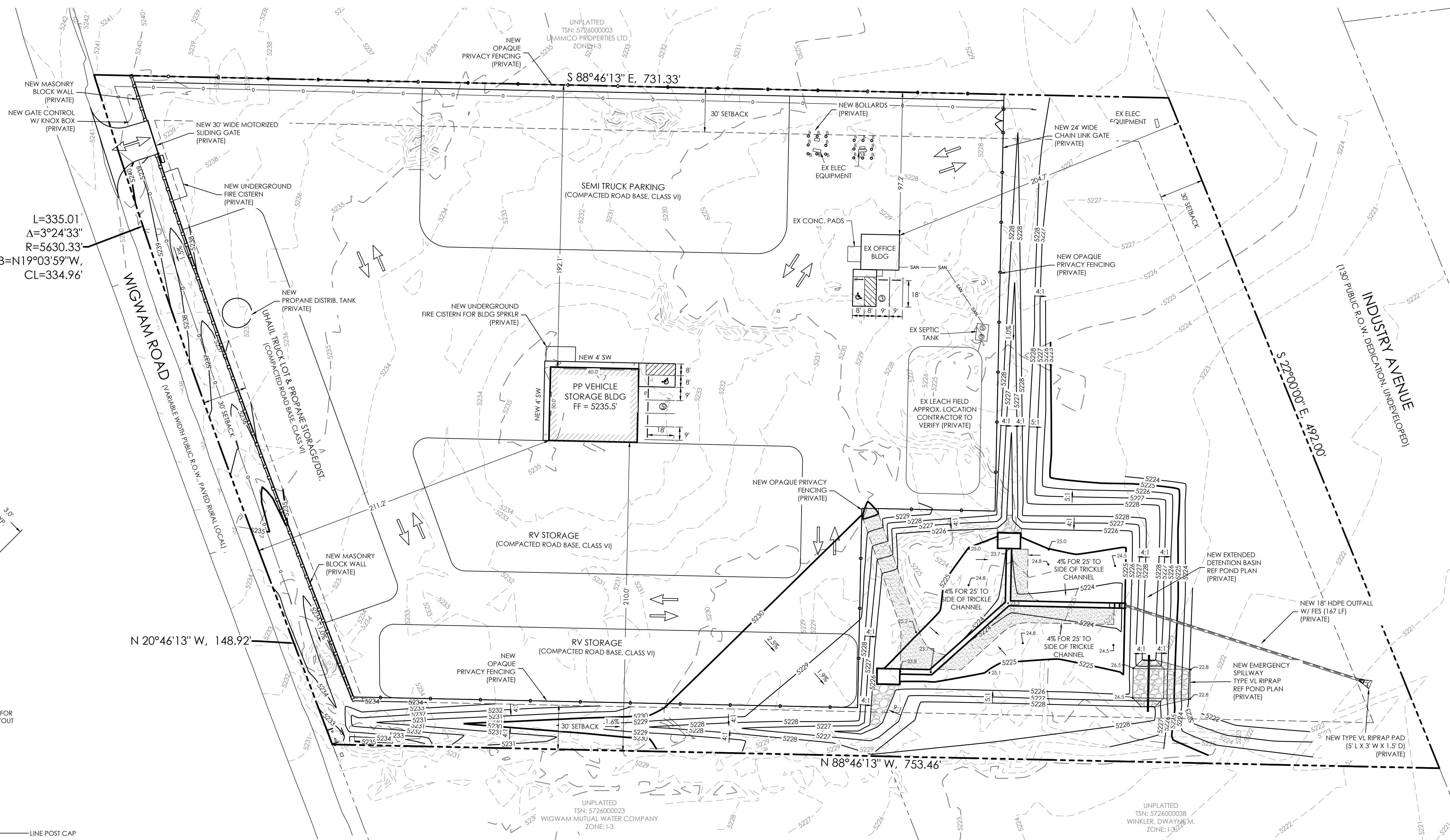
TYPICAL SIDEWALK DETAIL
SCALE 1" = 4.0'



STORAGE AREA BASE COURSE
SCALE 1" = 1.0'

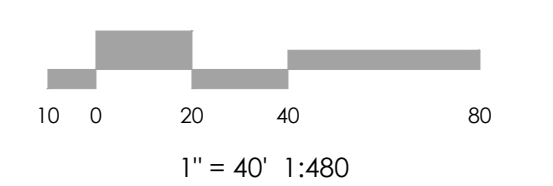
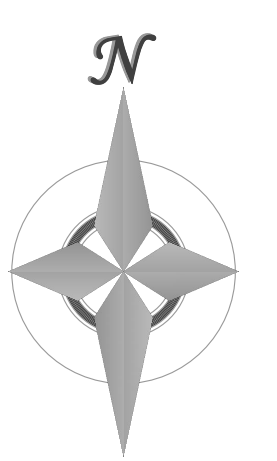


TYPICAL SWALE "NORTH"
NHS



VICINITY MAP
NOT TO SCALE

BENCHMARK



MVE, INC.
ENGINEERS & SURVEYORS

1903 Leary Street, Suite 200 Colorado Springs, CO 80909 719.635.5736

REVISIONS

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

19955 WIGWAM RD
EL PASO COUNTY, CO

SITE DEVELOPMENT
PLAN
SITE PLAN

DP-2 MVE PROJECT 61180
MVE DRAWING DEV-CS

MARCH 31, 2023
SHEET 2 OF 2