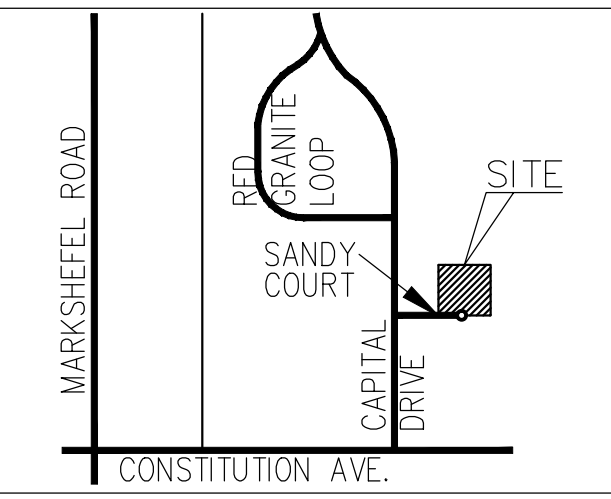
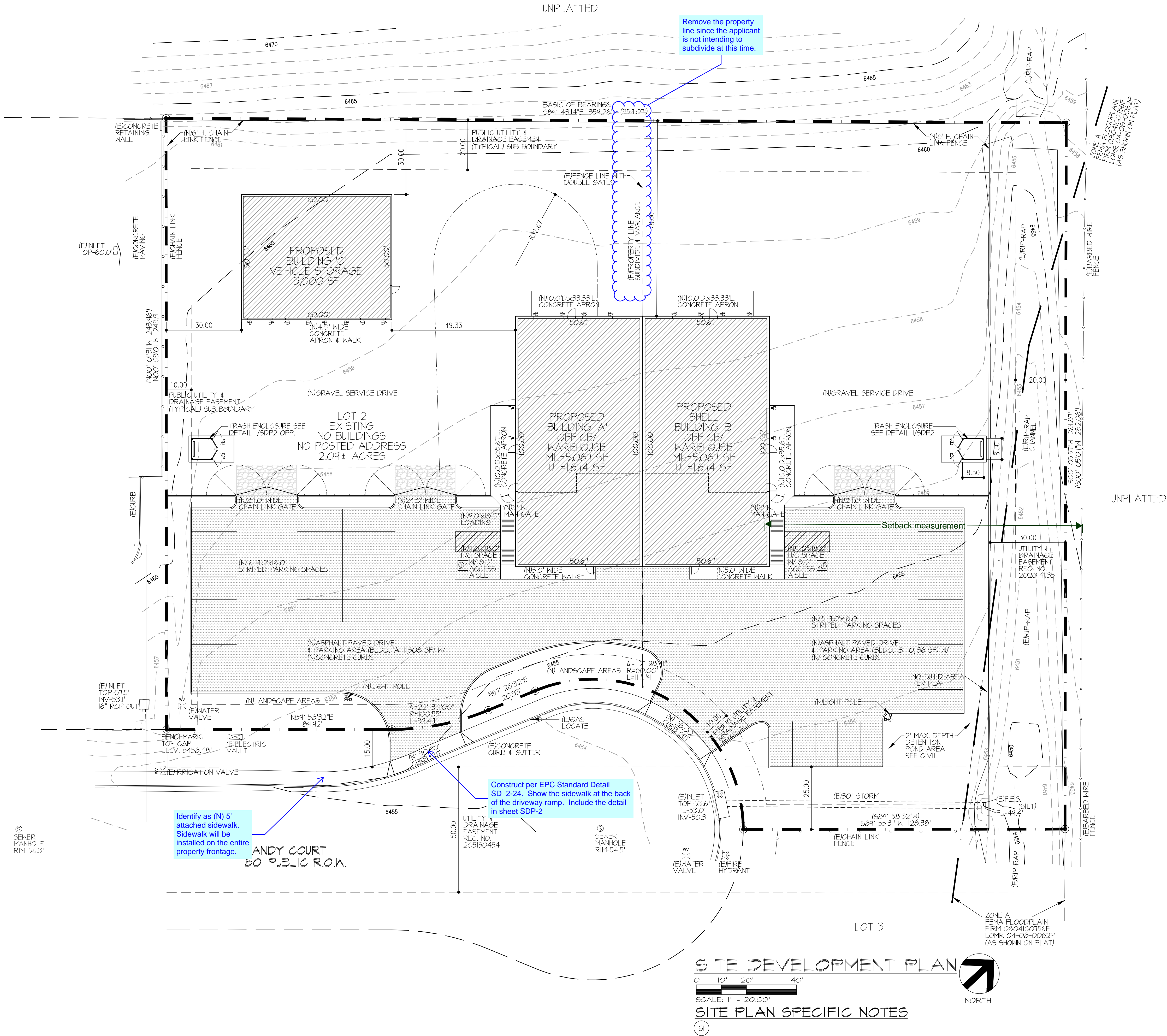


JACKSON Office Warehouse & Storage Buildings

Site Development Plan



VICINITY MAP

NO SCALE

LAND DESCRIPTION:

LOT 2, ROCKY MOUNTAIN INDUSTRIAL PARK, FILING NO. 1A, EL PASO COUNTY, COLORADO, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 20412468 OF THE EL PASO COUNTY RECORDS.

SITE DATA:

PREVIOUS SUBDIVISION CONSTRUCTION DRAWINGS:
ROCKY MOUNTAIN INDUSTRIAL PARK, FILING NO. 1A, EL PASO COUNTY, COLORADO, AS SHOWN ON THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 20412468 OF THE EL PASO COUNTY RECORDS.

OWNER'S NAME: JACKSON DEVELOPMENT SOLUTIONS LLC
MAILING ADDRESS: 5463 MAROON MESA DRIVE, CO. SPRINGS, CO. 80918
LOCATION ADDRESS: 8140 SANDY COURT, COLORADO SPRINGS, CO. 80915
TAX SCHEDULE NO.: 53333-03-016
AREA OF PROPERTY: 41,040 S.F., 2.09 AC.
LAND USE: VACANT INDUSTRIAL LOT

PROPOSED BUILDING USE: BUILDING 'A'=OFFICE / WAREHOUSE, 'C'= VEHICLE STORAGE
PROPOSED BLDGS. AREA FOOTPRINTS: BLDGS. 'A'+5,067 S.F., 'C'=3,000 S.F., (F) BLDG. 'B'=5,067 S.F.
PROPOSED OVERALL BUILDING AREA FOOTPRINTS: PHASE I: BLDGS. 'A' & 'C'=8,067 S.F. TOTAL
PERCENT OF COVERAGE: BLDGS. 'A' & 'B'=8.86% (25% MAX. COVERAGE)
MAXIMUM HEIGHT OF ALL STRUCTURES:
PER EL PASO COUNTY LAND DEVELOPMENT CODE PAGE 5-123 FOOTNOTE 10.
PROPOSED BUILDING HEIGHTS: BUILDING 'A'=28'-0", 'C'=19'-0".

PARKING SPACE PROVIDED BLDGS. A+C: PARKING SPACE REQUIRED BLDGS. A+C:
90'x42' STANDARD SPACES: 4'x18'x15' OFFICE (B OCC.) = 1,945 SF / 200 = 10 SPACES
90'x42' LOADING SPACE: 4'x18'x15' WAREHOUSE, STORAGE & VEHICLE STORAGE (5-1 OCC.) = 7,746 SF / 1000 = 8 SPACES
90'x42' HANDICAP SPACE: 11'x18'x15' W 90'x42' 8'x18' ACCESS AISLE
STRIPPED TOTAL = 20

PARKING SPACE PROVIDED BLDG. B: PARKING SPACE REQUIRED BLDG. B:
90'x42' STANDARD SPACES: 4'x18'x15' OFFICE (B OCC.) = 1,945 SF / 200 = 10 SPACES
90'x42' HANDICAP SPACE: 11'x18'x15' (F) WAREHOUSE & UPPER LEVEL = 4,746 SF / 1000 = 5 SPACES
STRIPPED TOTAL = 16

SCHEDULED START OF CONSTRUCTION: FALL 2017/ WINTER 2018
LANDSCAPE: PER 6.2.2 LANDSCAPE REQUIREMENTS

SITE PLAN GENERAL NOTES

- 1) SITE PLAN DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING OR FACE OF BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
- 2) SITE PLAN REFERENCE, SURVEY, CONTOURS AND SPOT ELEVATIONS PREPARED BY: ADP CIVIL, ASSOCIATED DESIGN PROFESSIONALS, JOB NO. , DATED 09/ /17.
- 3) THE PROPERTY IS SUBJECT TO THE NOTES, EASEMENTS AND RESTRICTIONS PER THE RECORDED PLAT.
- 4) FOUND A 1/2" DIAMETER REBAR AND RED PLASTIC CAP LDC PLS 20681".
- 5) PLATTED EASEMENTS ARE SHOWN. THE CLIENT DID NOT WISH TO HAVE RECORDED RIGHT OF WAY AND EASEMENTS RESEARCHED AND SHOWN.
- 6) THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.
- 7) DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.
- 8) DIMENSIONS SHOWN IN PARENTHESIS ARE THOSE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS.
- 9) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF LOT 2, 584°43'14"E - 359.26 FEET. THE LINE IS MONUMENTED AS SHOWN.
- 10) UNITS OF MEASURE ARE U.S. SURVEY FEET.
- 11) CONTOUR INTERVAL IS ONE FOOT. VERTICAL DATUM IS BASED ON CSDU FIMS (NGVD '29) BENCHMARK BLT 105 - LOCATED ON THE BOX CULVERT ON CONSTITUTION AVENUE EAST OF MARKSHEFFEL. ELEV. 6450.08'
- 12) THE SITE BENCHMARK IS THE SOUTHWEST LOT CORNER AS SHOWN.
- 13) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE OWNER OR ITS REPRESENTATIVE SHOULD DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.

ABBREVIATIONS:

B.O.	BOTTOM OF	(REL)	RELOCATE
BOB	BOTTOM OF WALL	P.O.B.	POINT OF BEGINNING
(E)	EXISTING TO REMAIN	R.O.W.	RIGHT OF WAY
F.H.	FIRE HYDRANT	T.O.	TOP OF
(F.V.)	FIELD VERIFY	TOW	TOP OF WALL
H/C	HANDICAP	(TYP.)	TYPICAL
(N)	NEW CONSTRUCTION	UG	UNDERGROUND
(R)	REMOVE	W.	WIDE

SITE PLAN LEGEND:

6"	CONCRETE PARKING WHEEL STOP	---	PROPERTY LINE
□	SIGN POST MOUNTED AS NOTED	●	FOUND PROPERTY CORNER MONUMENT
□	EXISTING TELEPHONE PEDESTAL	▨	PROPOSED BUILDINGS W/ CONCRETE WALKS & PADS
□	EXISTING FIRE HYDRANT	▨	2" ASPHALT PAVING OVER 6" GRAVEL ROAD BASE
□	EXISTING STORM DRAIN		
□	NEW LIGHT POLE		
OPP	EXISTING POWER POLE		
—OHE—	EXISTING OVERHEAD ELECTRICAL LINE (OHE)		
—UG—	EXISTING UNDERGROUND ELECTRICAL LINE (UGE)		
—G—	EXISTING UNDERGROUND GAS LINE		
—T—	EXISTING UNDERGROUND TELEPHONE LINE		
6424	CONTOUR LINES	X	SPOT ELEVATION
•B	BOLLARD 6"Ø CONCRETE FILLED PIPE W/ ROUNDED CONCRETE TOP 3" HIGH (PAINT SET IN 12"Ø CONCRETE PIER 3'-0"). SEE BOLLARD DETAIL 3/SDP2		
	TRAFFIC CONTROL AND PARKING STRIPING:		
	LANE OR CHANNELIZING LINES: 4" WIDE SOLID WHITE		
	STOP BARS: 24" WIDE SOLID WHITE		
	AUTO PARKING STALL LINES: 4" WIDE SOLID WHITE		
	HANDICAP / DISABLED VAN AND PARKING STALL INTERNATIONAL SYMBOL OF ACCESSIBILITY 4'-0"x4'-0", 2" WHITE BORDER, WHITE SYMBOL AND BLUE BACKGROUND		
	AUTO PARKING PAINTED ISLAND: 4" WIDE SOLID WHITE PERIMETER AND 24" APART AT CROSS HATCH		

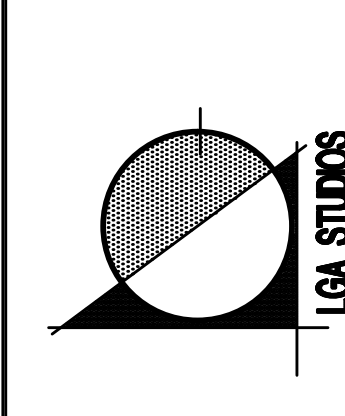
SITE DEVELOPMENT PLAN -

PCD File No PPR-17-057

Contractor:

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Michael W. Henschel, RA, CSI
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 635-0880
Cell: (719) 635-0880
LGAstudios@aol.com
www.lgastudios.com



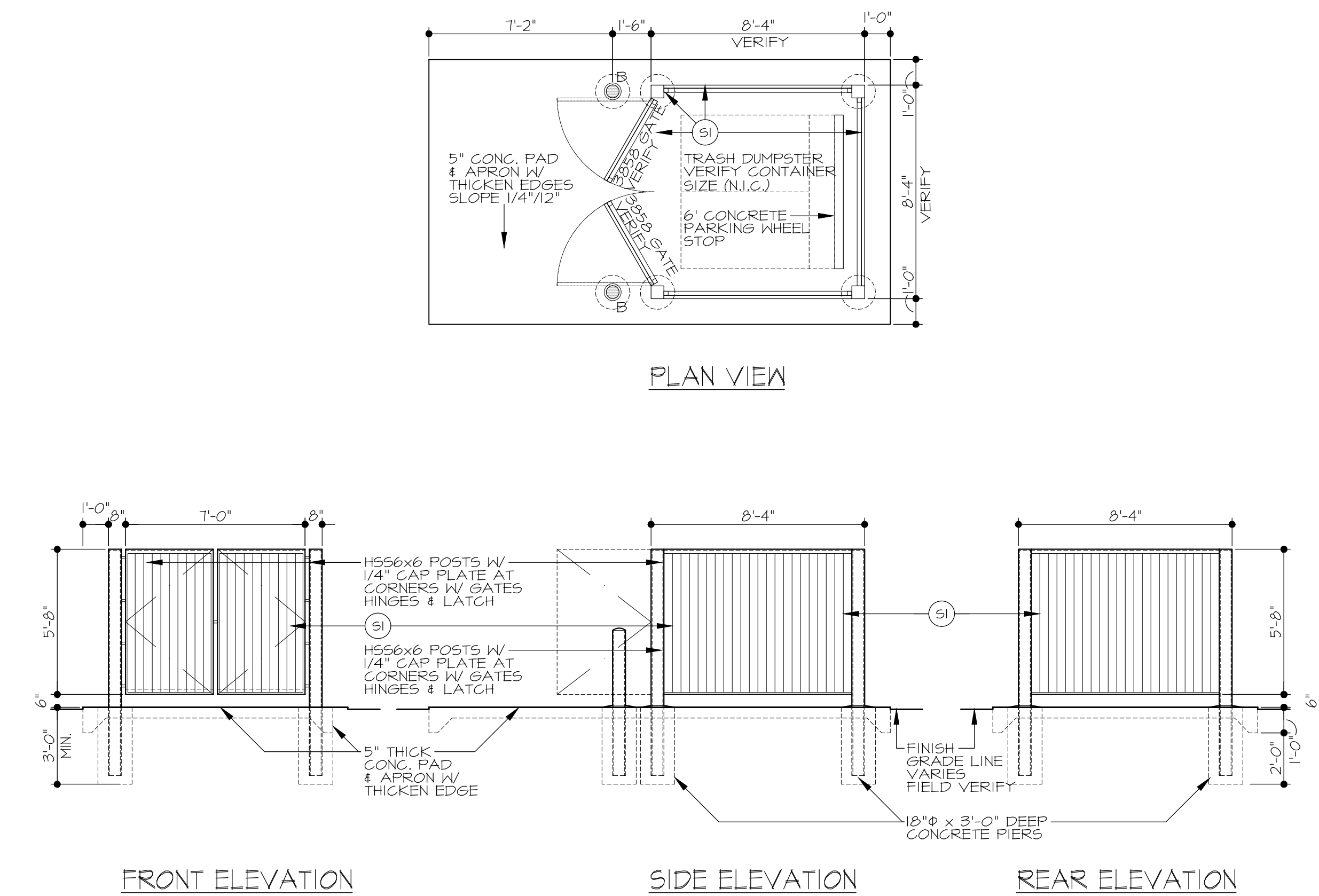
JACKSON Office Warehouse
Storage Buildings SDP
8140 SANDY COURT
COLORADO SPRINGS, COLORADO 80915

Project No. LGA17-1523
MWH17-919-08
File No. LGS151352SDP
Drawn: MWH
Checked: MWH, LG
Issued: 11/06/17
Revisions:

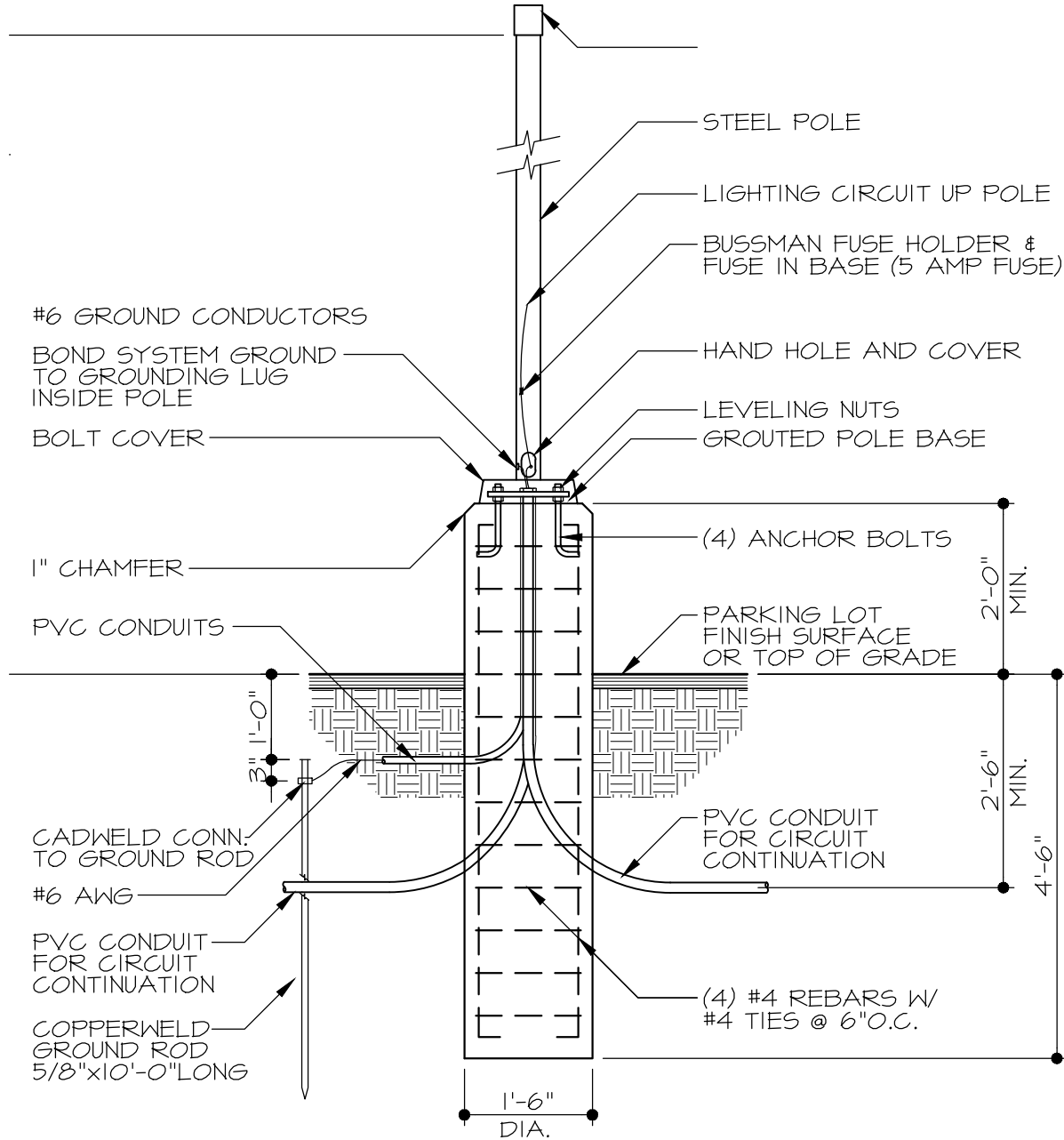
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SCALE: AS NOTED
Sheet Number:
SDP-1
OF 2 SHEETS

PRELIMINARY REVIEW ONLY
NOT FOR CONSTRUCTION

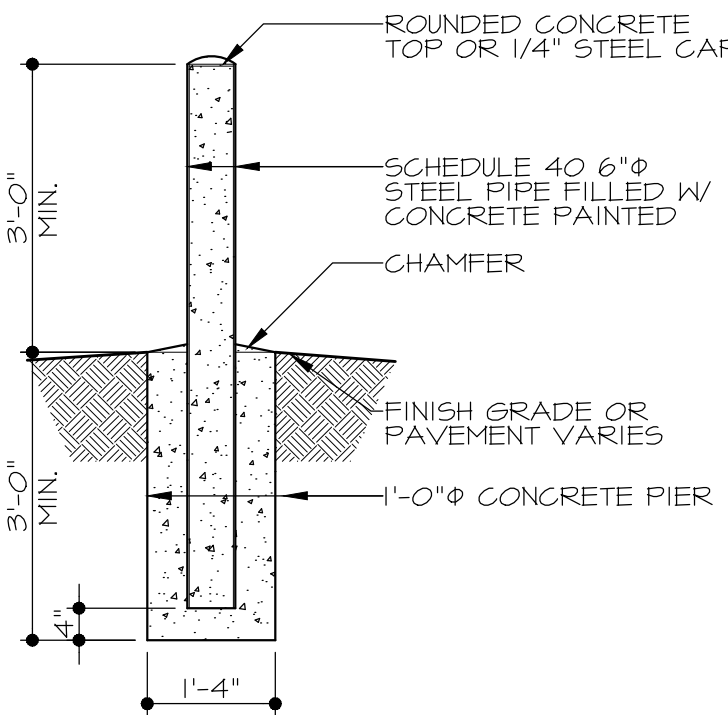
JACKSON Office Warehouse & Storage Buildings
Site Development Details



1 TRASH ENCLOSURE PLAN, & ELEVATIONS
SDP2 SCALE: 1/4" = 1'-0"



2 EXT. LIGHT POLE BASE DETAIL
SDP2 SCALE: 1/2" = 1'-0" NOTE: ALL LIGHTING SHALL BE FULL CUT-OFF



3 TYPICAL BOLLARD DETAIL
SDP2 SCALE: 1/2" = 1'-0"

Contractor :

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Michael W. Henschel, RA, CSI
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Larry Gilland, LEED AP, CSI, CPBD
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Office: (719) 635-0880
Cell: (719) 635-0880
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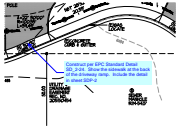
**JACKSON Office Warehouse
Storage Buildings SDP**
8140 SANDY COURT
COLORADO SPRINGS, COLORADO 80915

Project No. LGA17-1523
MWH17-919-08
File No. LGS151352SDP
Drawn: MWH
Checked: MWH, LG
Issued: 11/06/17
Revisions:

**SITE DEVELOPMENT
DETAILS**
SCALE: AS NOTED
Sheet Number:
SDP-2
OF 2 SHEETS

Markup Summary

#0000FF (4)



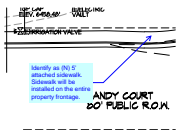
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Date: 12/29/2017 9:14:50 AM
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Construct per EPC Standard Detail SD_2-24.
Show the sidewalk at the back of the driveway
ramp. Include the detail in sheet SDP-2



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Checkmark: Unchecked
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Date: 12/29/2017 9:14:47 AM
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Remove the property line since the applicant is not
intending to subdivide at this time.



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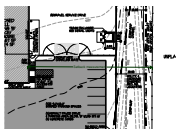
Identify as (N) 5' attached sidewalk.
Sidewalk will be installed on the entire property
frontage.



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PCD File No PPR-17-057

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Date: 12/29/2017 9:14:14 AM
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Setback measurement