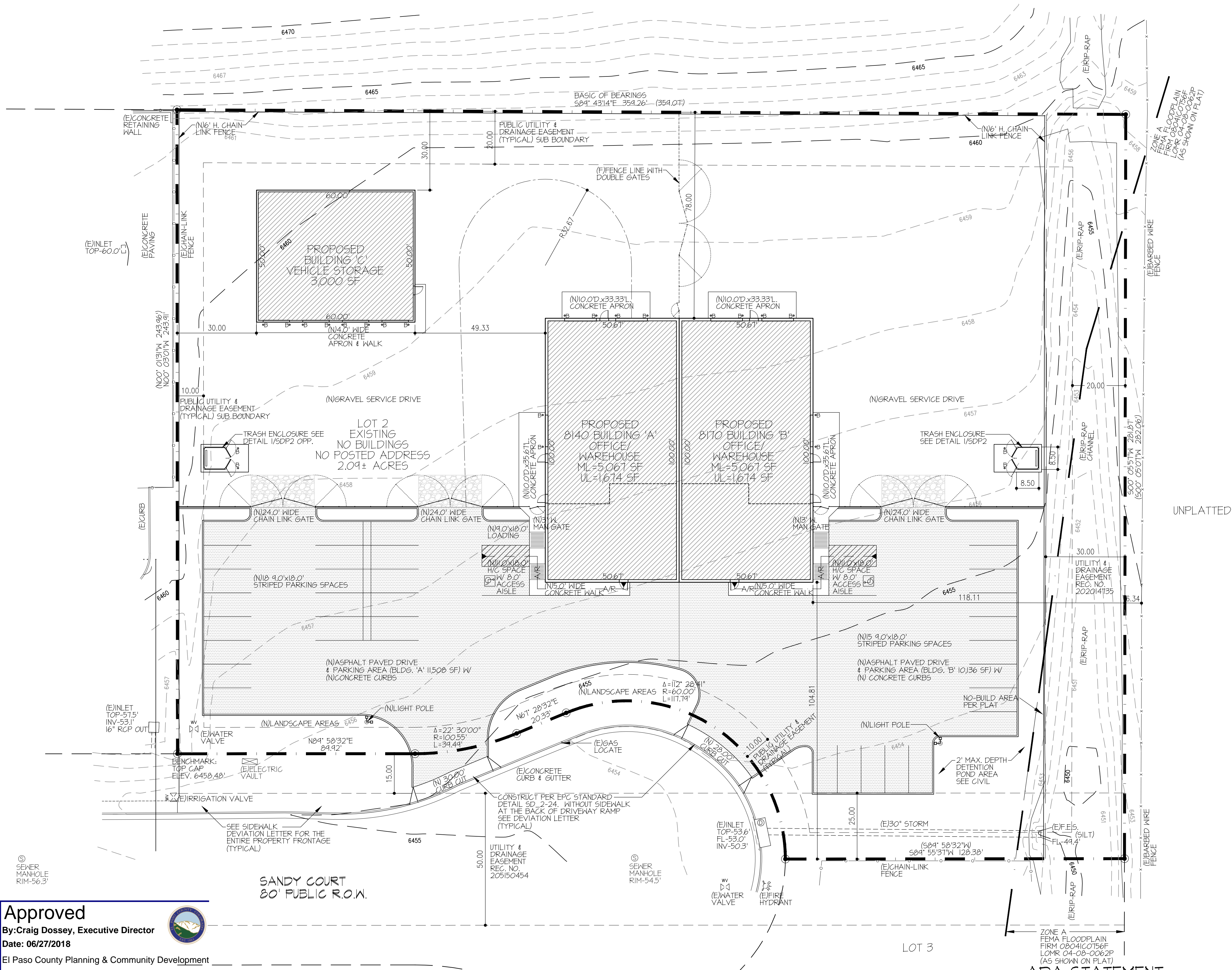


JACKSON Office Warehouse & Storage Buildings

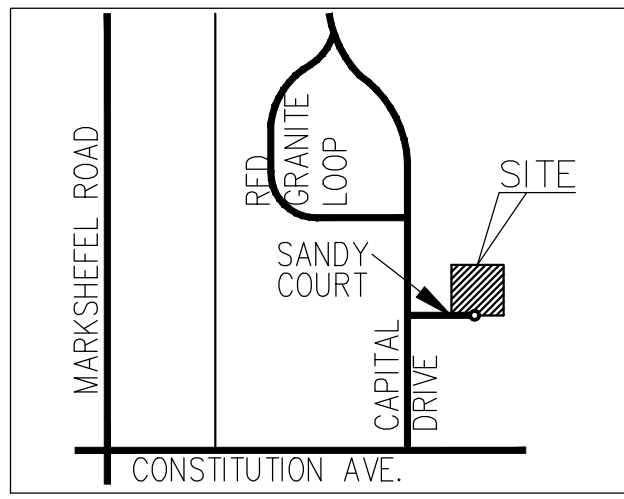
Site Development Plan

UNPLATTED



Approved
By: Craig Dossey, Executive Director
Date: 06/27/2018
El Paso County Planning & Community Development

SITE DEVELOPMENT PLAN
0' 10' 20' 40'
SCALE: 1" = 20.00'



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 DEVELOPMENTAL 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' & 'C' = 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", 45'-0" MAX.

PARKING SPACE PROVIDED BLDGS. A & C:
90' x 20' STANDARD SPACES: 4' x 18' = 18 SPACES
90' x 20' HANDICAP SPACE: 11' x 18' = 1 SPACES
TOTAL = 19 SPACES

PARKING SPACE REQUIRED BLDGS. A & C:
90' x 20' STANDARD SPACES: 4' x 18' = 18 SPACES
90' x 20' HANDICAP SPACE: 11' x 18' = 1 SPACES
TOTAL = 19 SPACES

PARKING SPACE PROVIDED BLDG. B:
90' x 20' STANDARD SPACES: 4' x 18' = 18 SPACES
90' x 20' HANDICAP SPACE: 11' x 18' = 1 SPACES
TOTAL = 19 SPACES

PARKING SPACE REQUIRED BLDG. B:
90' x 20' STANDARD SPACES: 4' x 18' = 18 SPACES
90' x 20' HANDICAP SPACE: 11' x 18' = 1 SPACES
TOTAL = 19 SPACES

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 - 354.26 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 P.O.B. (EXISTING TO REMAIN)
F.H. FIRE HYDRANT
(F.V.) (FIELD VERIFY)
H/C HANDICAP (TYP.)
(N) (NEW CONSTRUCTION)
(R) (REMOVE)
(REL) (RELOCATE)
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT OF WAY
T.O. TOP OF
(TYP.) (TYPICAL)
UNDERGROUND
WIDE
ADA AMERICANS WITH DISABILITIES ACT
ADA CURB RAMP (1:12 MAX. 5'W) WITH FLARED OR CURB SIDES & DETECTABLE WARNING TO MEET CITY STANDARDS
ADA ACCESSIBLE ROUTES

SITE PLAN LEGEND:
6" CONCRETE PARKING WHEEL STOP
SIGN POST MOUNTED AS NOTED
EXISTING TELEPHONE PEDESTAL
EXISTING FIRE HYDRANT
EXISTING STORM DRAIN
NEW LIGHT POLE
EXISTING POWER POLE
EXISTING OVERHEAD ELECTRICAL LINE (OHE)
EXISTING UNDERGROUND ELECTRICAL LINE (UGE)
EXISTING UNDERGROUND GAS LINE
EXISTING UNDERGROUND TELEPHONE LINE
ADA ACCESSIBLE ROUTE
CONTOUR LINES
X SPOT ELEVATION
BOLLARD 6" CONCRETE FILLED PIPE W/ ROUNDED CONCRETE TOP 3" HIGH (PAINT) SET IN 12" 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" x 4'-0", WHITE BORDER, WHITE SYMBOL AND BLUE BACKGROUND
AUTO PARKING PAINTED ISLAND: 4" WIDE SOLID WHITE PERIMETER AND 24" APART AT CROSS HATCH

ADA 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. THERE MUST ALSO BE A ROUTE IDENTIFIED ON THE PLAN THAT IS ADA ACCESSIBLE TO GET TO THE STRUCTURE FROM THE DESIGNATED PARKING SPOTS.

CONTRACTOR:
Michael A. Bartusek, P.E., Principal
ADP CIVIL, ASSOCIATED DESIGN PROFESSIONALS
3520 Austin Bluffs Parkway, Suite 102
Colorado Springs, CO. 80918
(719) 266-5212 Office
(719) 266-5341 Fax
mbartusek@adpcivil.com

CONTRACTOR:
Jon Romero, P.L.A.
Landscape Architect
619 North Cascade Ave., Suite 200
Colorado Springs, CO. 80903
(719) 471-0073 Office
jromero@nescolorado.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

CONTRACTOR:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael A. Bartusek, P.E., Principal
ADP CIVIL, ASSOCIATED DESIGN PROFESSIONALS
3520 Austin Bluffs Parkway, Suite 102
Colorado Springs, CO. 80918
(719) 266-5212 Office
(719) 266-5341 Fax
mbartusek@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Jon Romero, P.L.A.
Landscape Architect
619 North Cascade Ave., Suite 200
Colorado Springs, CO. 80903
(719) 471-0073 Office
jromero@nescolorado.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

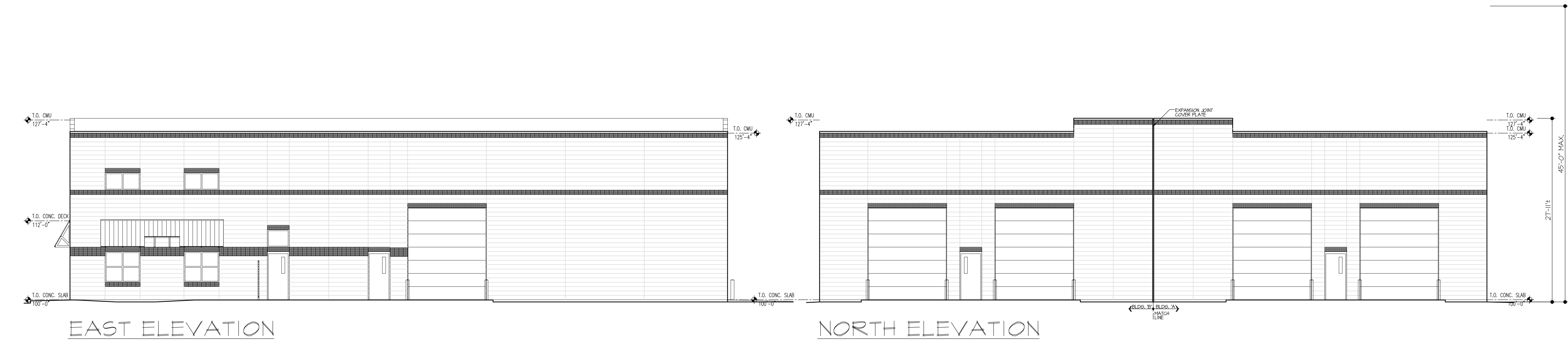
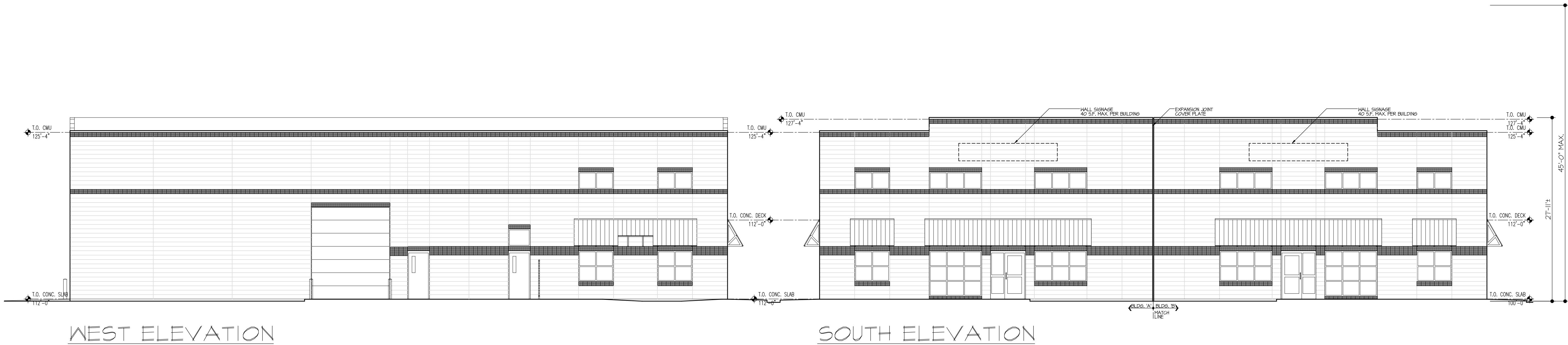
SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 535-0880
LGH@adpcivil.com

SITE DEVELOPMENT PROJECT DIRECTORY:
Michael W. Hentschel, P.E., Principal
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gland, LEED AP, CSI, CPBD
201 East Las Animas Street, Suite 113
Colorado Springs, CO. 80903
Office: (71



EXTERIOR ELEVATIONS

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

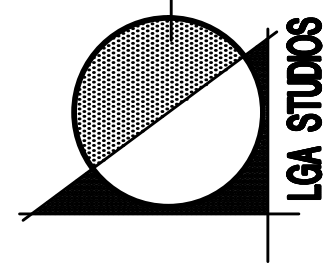
EXTERIOR ELEVATION NOTES

- 1/ SEE GENERAL NOTES ON SHEET T5-1.
2/ SEE ASSEMBLY NOTES ON SHEET A-1.
3/ SEE MECHANICAL, PLUMBING & ELECTRICAL PLANS.

Contractor :

COPYRIGHT 2017 LGA STUDIOS. THIS DOCUMENT AND ITS CONTENTS ARE THE PROPERTY OF AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF LGA STUDIOS. ALL RIGHTS RESERVED.

Michael W. Heitsch, RA, CSI
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gilland, LEED AP, CSI, CPBD
201 East Las Animas Street Suite 113
Colorado Springs, CO 80903
Office: (719) 535-0880
Cell: (719) 684-2008
LGA@lga-studios.com
www.lgastudios.com

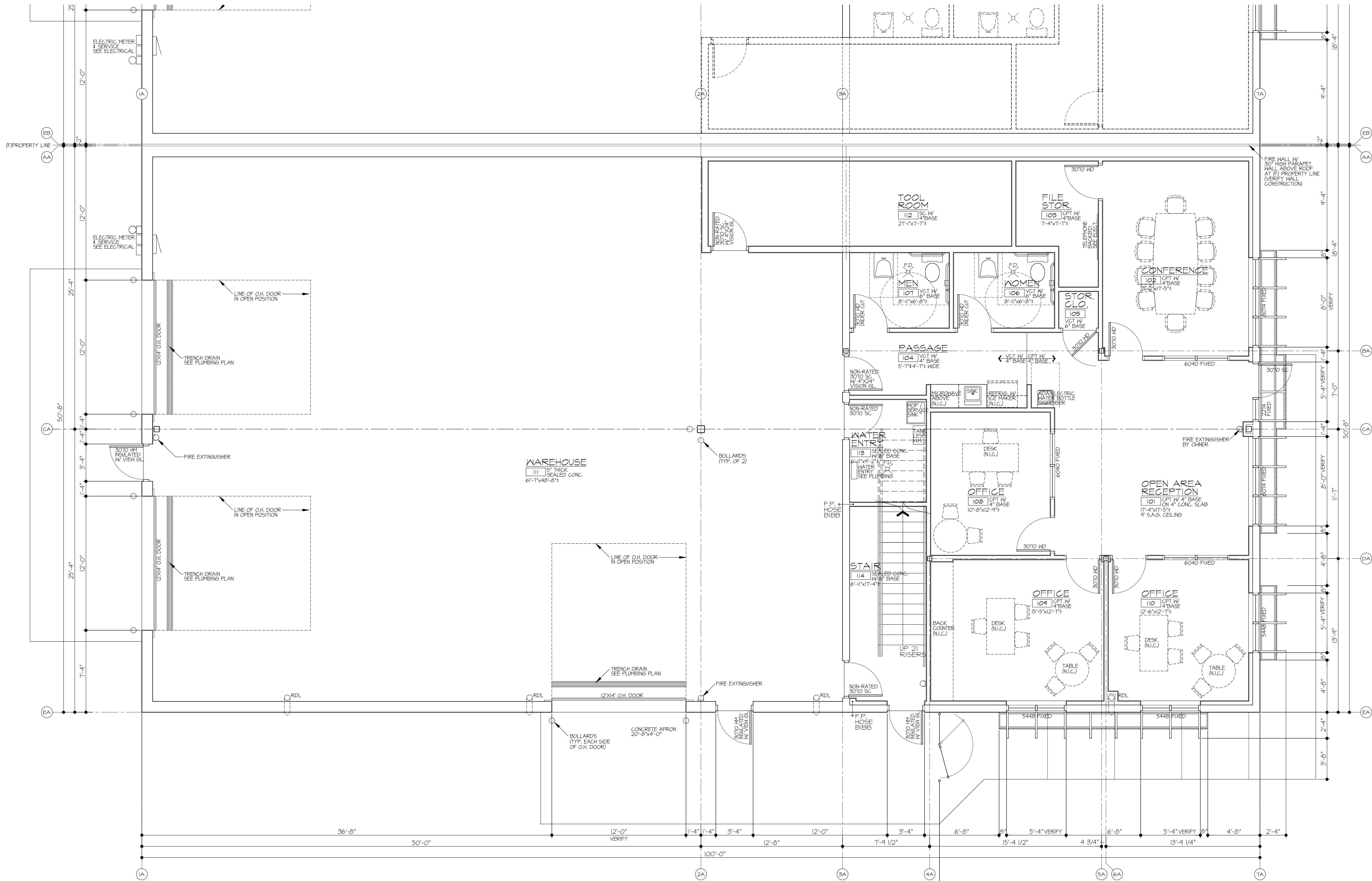


JACKSON OFFICE
WAREHOUSE BUILDINGS A&B
8140 & 8170 SANDY COURT
COLORADO SPRINGS, COLORADO 80915

Project No. LGA17-1523
MWH17-919-08
File No. A4 EL-A&B
Drawn: MWH
Checked: MWH, LG
Issued: 08/23/17
Revisions: 02/07/18

EXTERIOR
ELEVATIONS
SCALE: AS NOTED
Sheet Number:
A4
OF 1 SHEETS

PRELIMINARY REVIEW ONLY
NOT FOR CONSTRUCTION



MAIN LEVEL FLOOR PLAN AREA 'A'

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

FLOOR PLAN NOTES

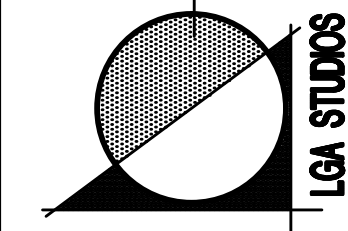
1) SEE GENERAL NOTES ON SHEET TS-1.
2) SEE ASSEMBLY NOTES ON SHEET A-1.
3) SEE MECHANICAL, PLUMBING & ELECTRICAL PLANS.

PLAN NORTH

PRELIMINARY REVIEW ONLY
NOT FOR CONSTRUCTION

MAIN LEVEL FLOOR PLAN
NOTES
SCALE: AS NOTED
Sheet Number:
A.11
OF 11 SHEETS

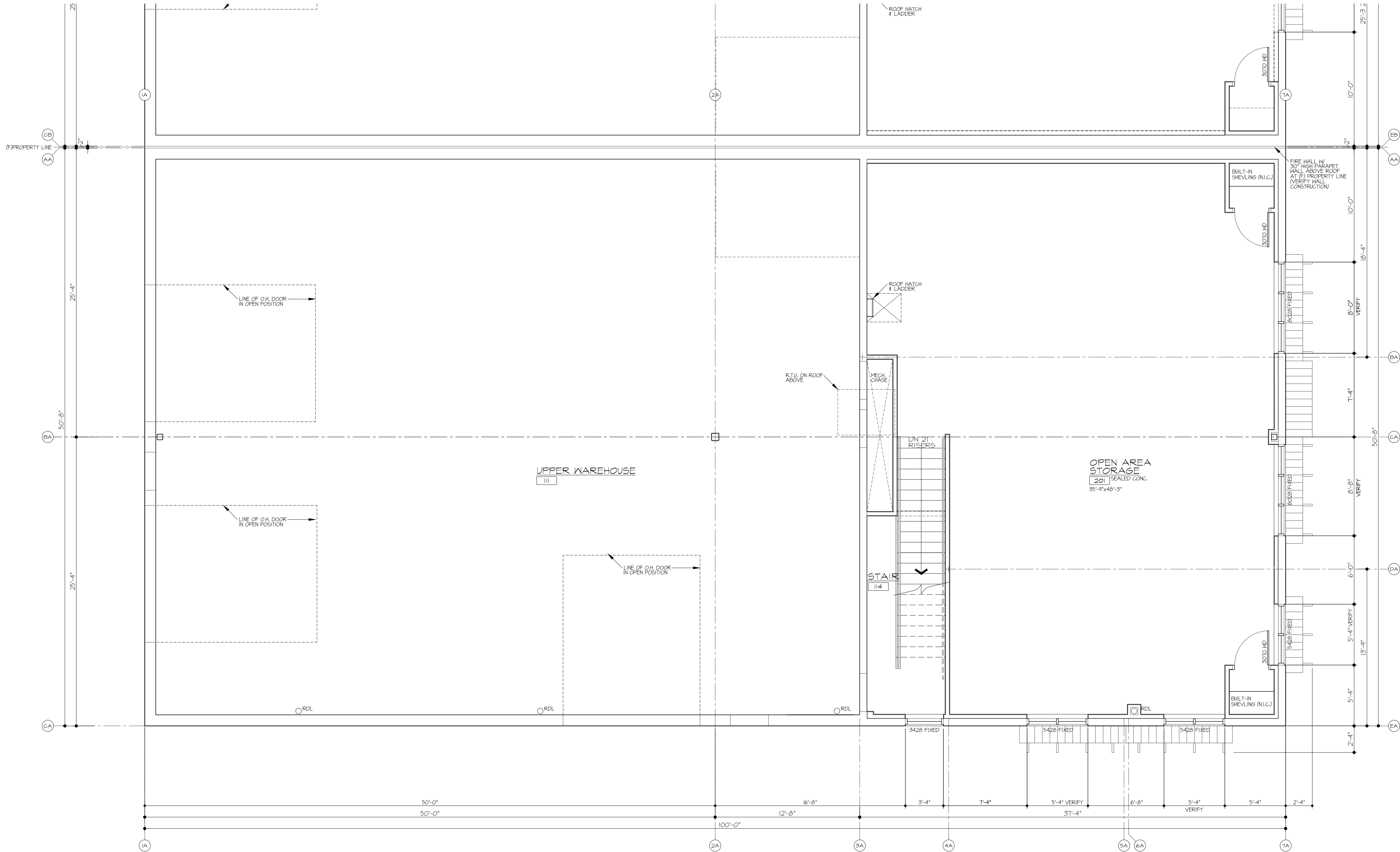
**JACKSON OFFICE
WAREHOUSE BUILDINGS**
8140 SANDY COURT
COLORADO SPRINGS, COLORADO 80915



Michael W. Heinschell, RA, CSI
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gillard, LEED AP, CSI, CPBD
201 East Las Animas Street Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 684-2008
Fax: (719) 535-0880
LGA Studios
www.lgastudios.com

COPYRIGHT 2017 LGA STUDIOS. THIS DOCUMENT
AND ITS CONTENTS ARE THE PROPERTY OF AND
MAY NOT BE REPRODUCED WITHOUT THE WRITTEN
PERMISSION OF LGA STUDIOS. ALL RIGHTS
RESERVED.

Contractor :



UPPER LEVEL FLOOR PLAN AREA 'A'

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

FLOOR PLAN NOTES

- 1) SEE GENERAL NOTES ON SHEET TS-1.
- 2) SEE ASSEMBLY NOTES ON SHEET A-1.
- 3) SEE MECHANICAL, PLUMBING & ELECTRICAL PLANS.



PRELIMINARY REVIEW ONLY
NOT FOR CONSTRUCTION

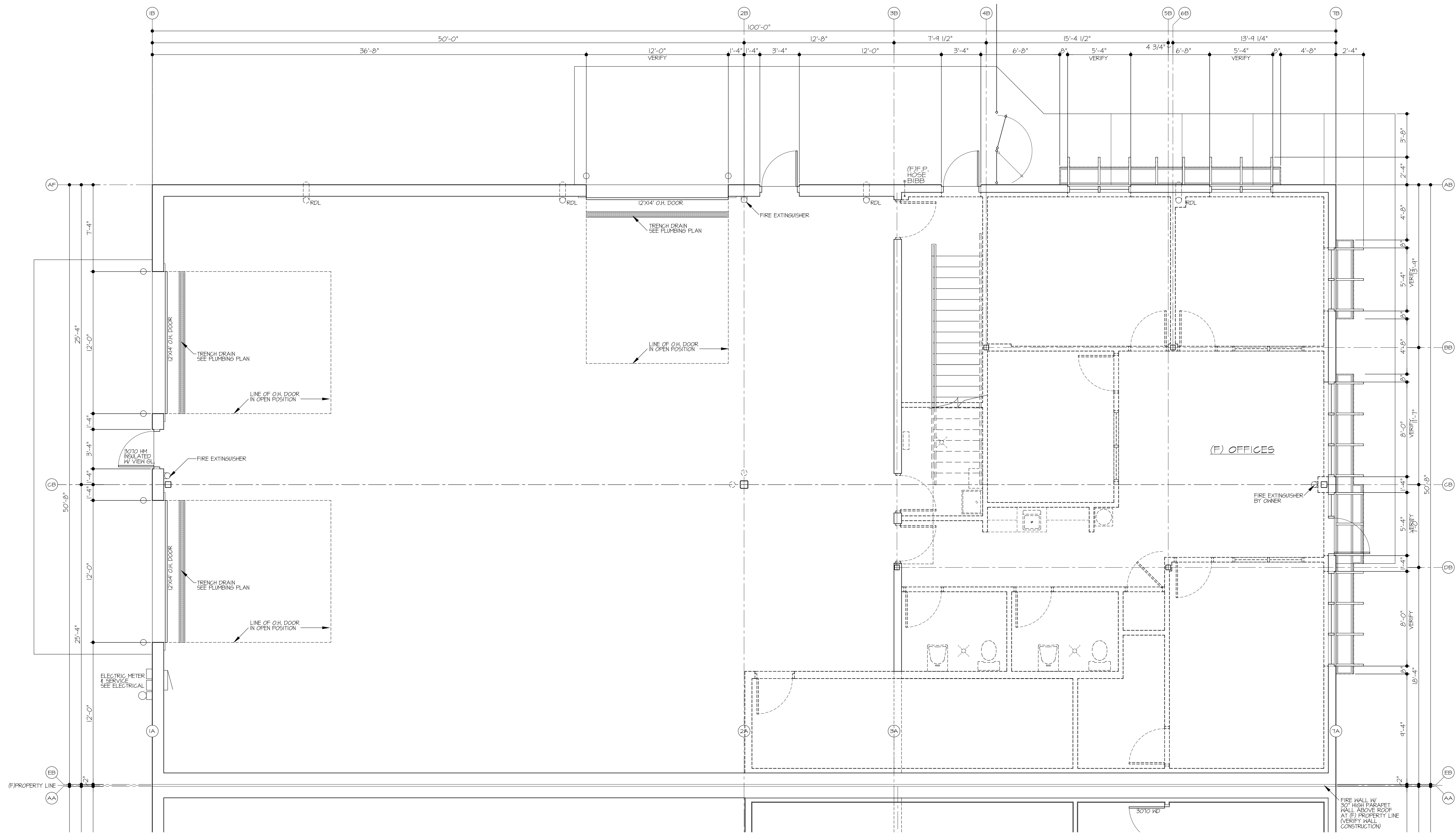
UPPER LEVEL FLOOR PLAN
NOTES
SCALE: AS NOTED
Sheet Number:
A1.2
OF 11 SHEETS

**JACKSON OFFICE
WAREHOUSE BUILDINGS**
8140 SANDY COURT
COLORADO SPRINGS, COLORADO 80915

Michael W. Heitschel, RA, CSI
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gilland, LEED AP, CSI, CPBD
201 East Las Animas Street Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 684-2008
Fax: (719) 535-0880
LGA Studios LLC
www.lgastudios.com

COPYRIGHT 2017 LGA STUDIOS. THIS DOCUMENT
AND ITS CONTENTS ARE THE PROPERTY OF AND
MAY NOT BE REPRODUCED WITHOUT THE WRITTEN
PERMISSION OF LGA STUDIOS. ALL RIGHTS
RESERVED.

Contractor :

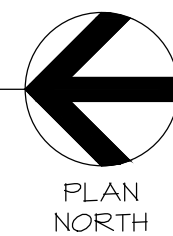


MAIN LEVEL FLOOR PLAN AREA 'B'

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

FLOOR PLAN NOTES

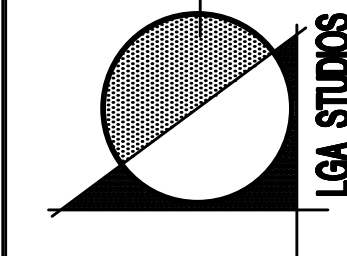
- 1) SEE GENERAL NOTES ON SHEET TS-1.
- 2) SEE ASSEMBLY NOTES ON SHEET A-1.
- 3) SEE MECHANICAL, PLUMBING & ELECTRICAL PLANS.



PRELIMINARY REVIEW ONLY
NOT FOR CONSTRUCTION

MAIN LEVEL FLOOR PLAN
NOTES
SCALE: AS NOTED
Sheet Number:
A1.3
OF 11 SHEETS

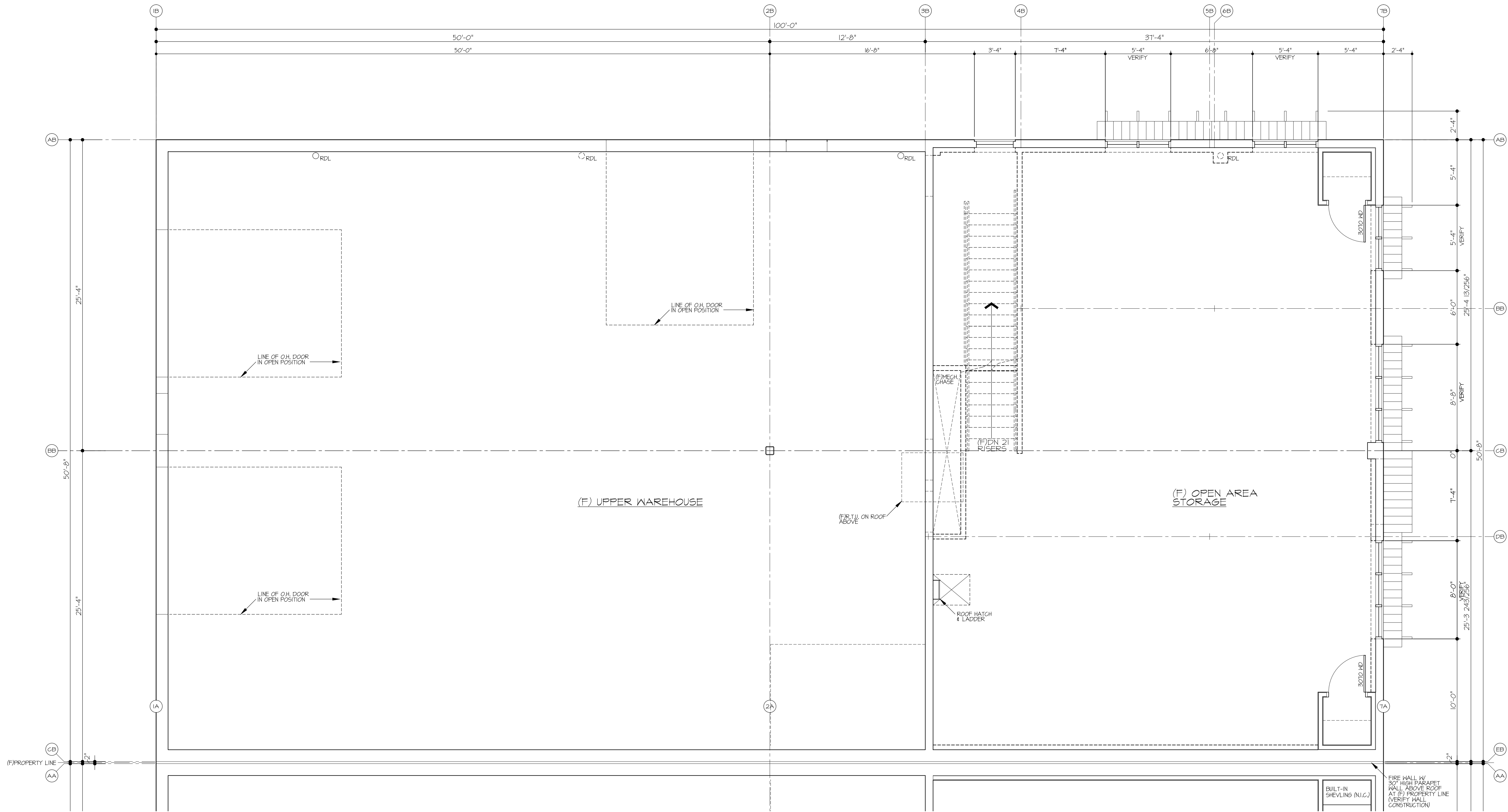
JACKSON OFFICE WAREHOUSE BUILDINGS 8140 SANDY COURT COLORADO SPRINGS, COLORADO 80915



Michael W. Heitsch, RA, CSI
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gilland, LEED AP, CSI, CPBD
201 East Las Animas Street Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Cell: (719) 684-2008
LGA-Studios@gmail.com
www.lgastudios.com

COPYRIGHT 2017 LGA STUDIOS. THIS DOCUMENT
AND ITS CONTENTS ARE THE PROPERTY OF AND
MAY NOT BE REPRODUCED WITHOUT THE WRITTEN
PERMISSION OF LGA STUDIOS. ALL RIGHTS
RESERVED.

Contractor :



UPPER LEVEL FLOOR PLAN AREA 'B'

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

FLOOR PLAN NOTES

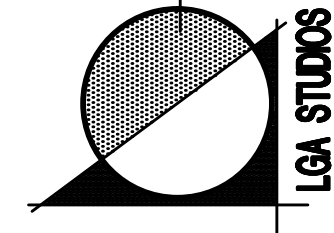
- 1) SEE GENERAL NOTES ON SHEET TS-1.
- 2) SEE ASSEMBLY NOTES ON SHEET A-1.
- 3) SEE MECHANICAL, PLUMBING & ELECTRICAL PLANS.



Contractor :

COPYRIGHT 2017 LGA STUDIOS. THIS DOCUMENT AND ITS CONTENTS ARE THE PROPERTY OF AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF LGA STUDIOS. ALL RIGHTS RESERVED.

Michael W. Heitsch, RA, CSI
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gilland, LEED AP, CSI, CPBD
201 East Las Animas Street Suite 113
Colorado Springs, CO 80903
Office: (719) 535-0880
Cell: (719) 684-2008
LGA Studios@gmail.com
www.lgastudios.com

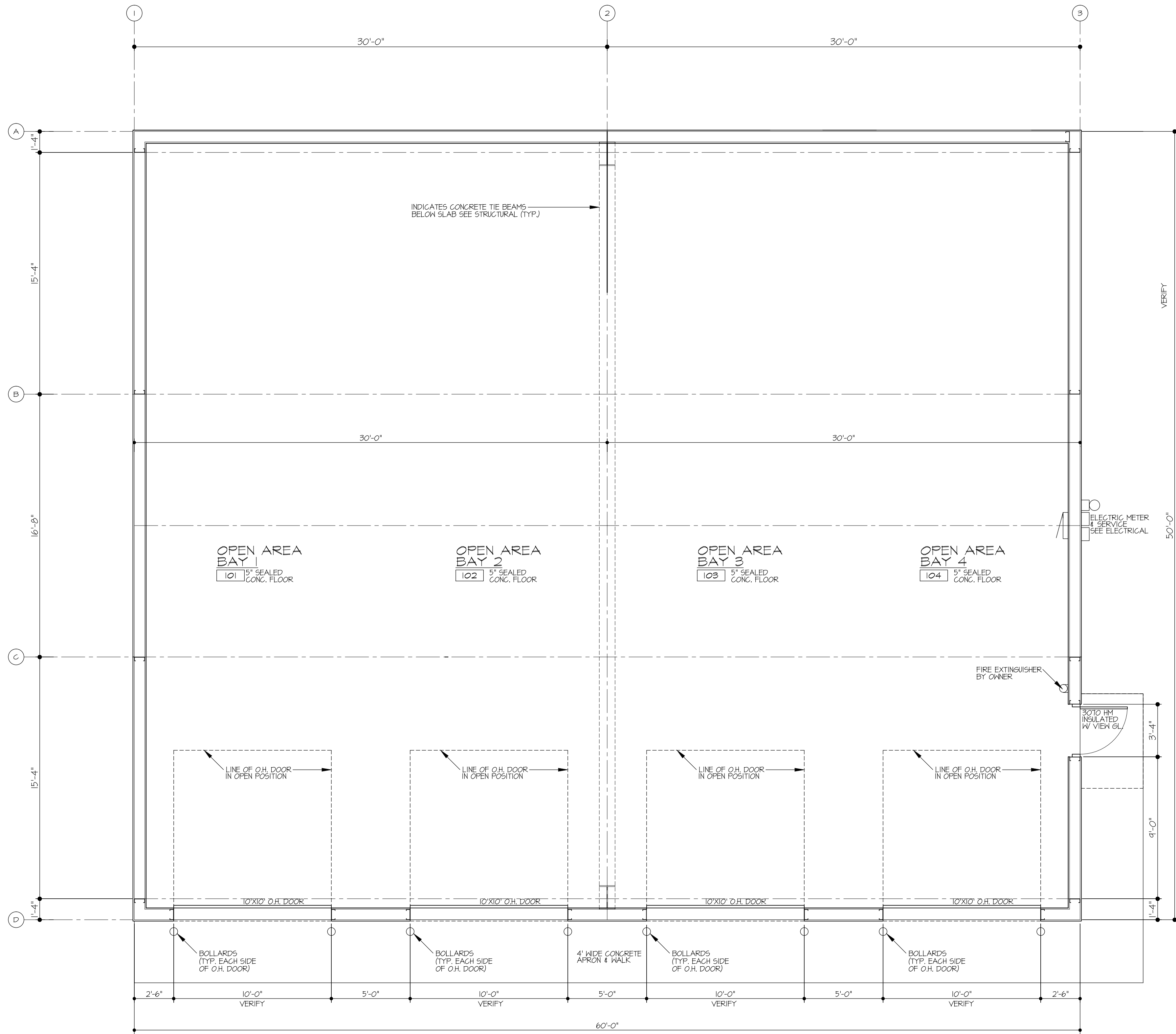


JACKSON OFFICE
WAREHOUSE BUILDINGS
8140 SANDY COURT
COLORADO SPRINGS, COLORADO 80915

Project No. LGS17-1523
(MWH-TT-919-CB)
File No. A1.3MFP-B
Drawn: MWH
Checked: MWH, LG
Issued: 10/06/17
Revisions:

UPPER LEVEL FLOOR PLAN
NOTES
SCALE: AS NOTED
Sheet Number:
A1.4
OF 11 SHEETS

PRELIMINARY REVIEW ONLY
NOT FOR CONSTRUCTION

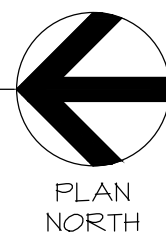


FLOOR PLAN BUILDING 'C'

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

FLOOR PLAN BUILDING 'C' NOTES

- 1) SEE GENERAL NOTES ON SHEET TS-1.
2) SEE ASSEMBLY NOTES ON SHEET A-1.
3) SEE MECHANICAL, PLUMBING & ELECTRICAL PLANS.



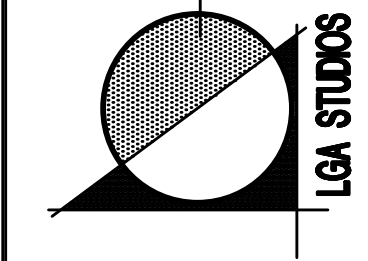
PRELIMINARY REVIEW ONLY
NOT FOR CONSTRUCTION

JACKSON VEHICLE
STORAGE BUILDING 'C'
8140 SANDY COURT
COLORADO SPRINGS, COLORADO 80915

Project No. LGS17-1523
(MWH-IT-919-02)
File No. A1.1FP-C
Drawn: MWH, JAP
Checked: MWH, LG
Issued: 08/22/17
Revisions:

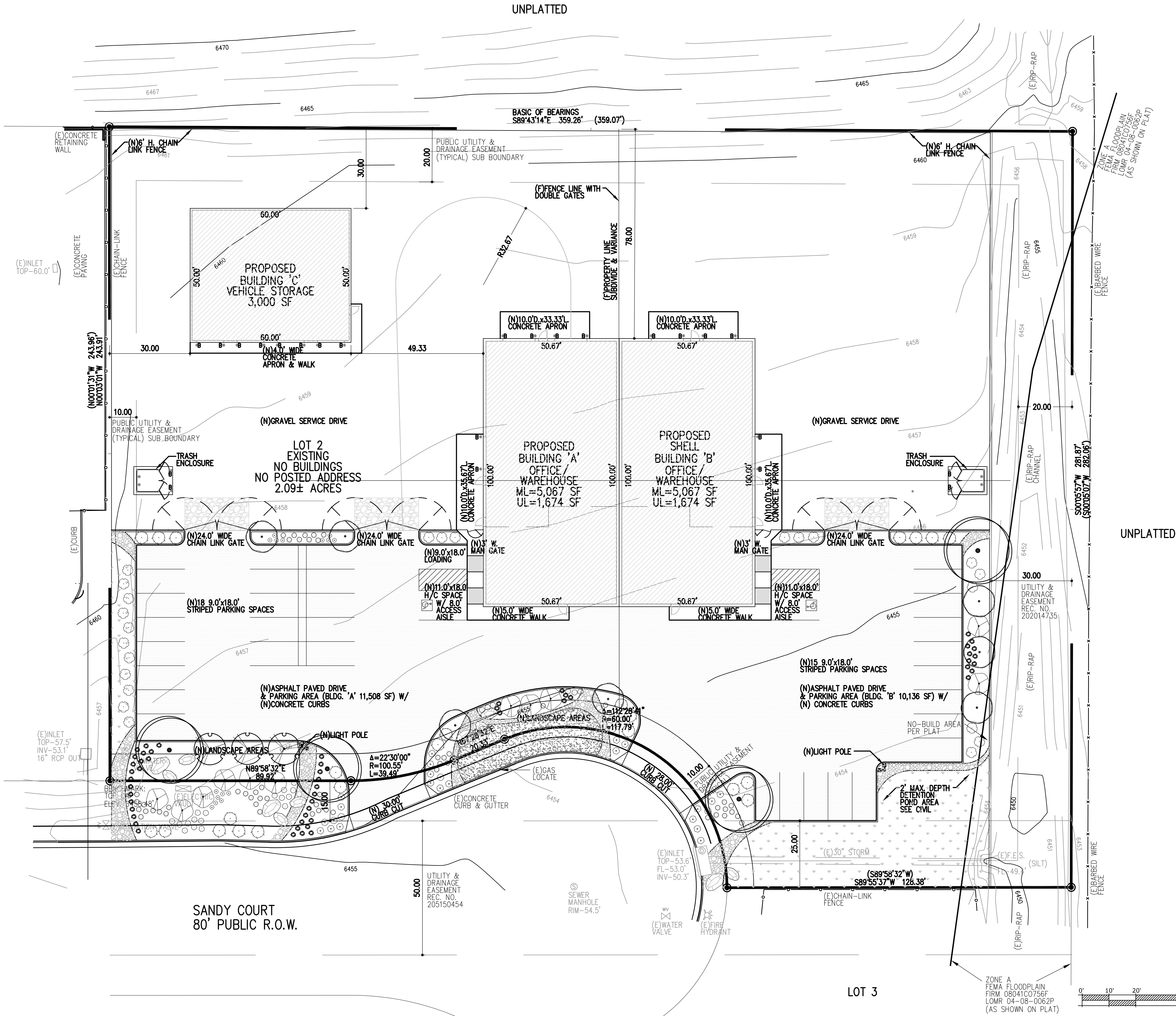
BLDG-C FLOOR PLAN
NOTES
SCALE: AS NOTED
Sheet Number:
A1.1
OF 1 SHEETS

Michael W. Heitsch, RA, CSI
MWH & ASSOCIATES
Consulting Architectural Services
Larry Gilland, LEED AP, CSI, CPBD
201 East Las Animas Street Suite 113
Colorado Springs, CO. 80903
Office: (719) 535-0880
Fax: (719) 535-0880
LGA Studios@gmail.com
www.lgastudios.com



COPYRIGHT 2017 LGA STUDIOS. THIS DOCUMENT
AND ITS CONTENTS ARE THE PROPERTY OF AND
MAY NOT BE REPRODUCED WITHOUT THE WRITTEN
PERMISSION OF LGA STUDIOS. ALL RIGHTS
RESERVED.

Contractor :



LEGAL 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. 209712968 OF THE EL PASO COUNTY RECORDS.

SITE CATEGORY CALCULATIONS

LS SETBACKS	tax schedule no.	5333303016
	zone	PIP2
	area	2.09AC
	bldg area	10,134SF
	name/bndry	SANDY COURT
	classification	10,134SF
	width req/prov	10'
	length of frontage/bndry	238'
	req tree/ft	1/30'
	trees req/prov	7/8'
	shrub sub req/prov	10/10
	orn. grass req/prov	N/A
	category abrv.	(s)
	%min internal req	5%
INTERNAL	internal area req/prov	4,552 SF/5,965 SF
	trees req/prov (1/500sf)	5/8
	shrub sub req/prov	30/30
	orn. grass req/prov	N/A
	category abrv.	(I)
NW LOT	name/bndry	SOUTH BNDRY
	# of spaces	34
	trees req/prov (1/15 spaces)	2/2
	length of frontage/bndry	90'
	2/3 length category abrv.	60' (v)

GENERAL LANDSCAPE NOTES:

- PLANT QUANTITY AND SUBSTITUTION:** In case of discrepancy in plant quantities shown on the plant table and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting table. Any substitution of plant size or species must be submitted to the Landscape Architect in writing for approval prior to installation.
- ACCEPTABLE PLANT MATERIAL:** All plants shall meet or exceed standards set by the "COLORADO NURSERY ASSOCIATION," and the "AMERICAN STANDARD OF NURSERY STOCK". All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.
- SOIL AMENDMENTS:** All planting areas and turf areas shall be amended as follows:
 - 3 cubic yards per 1000 s.f. of well-composted aged manure or premium compost.

RECOMMENDED SOIL AMENDMENT:
TRI-MIX III as supplied by C&G Sand
-To be applied as backfill in planting pits

ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 4" PRIOR TO PLANTING.

- SEEDING AREAS:** All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.
- IRRIGATION:** All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.
- ORGANIC MULCH:** All planting areas for trees, shrubs, groundcovers and ornamental grasses shall be mulched with a (3") depth. A 36" diameter of 3" depth wood mulch shall be provided at base of all trees in turf areas. Mulch shall be fibrous in nature, not chipped or in chunks, and watered in after installation. NO FILTER FABRIC IS TO BE USED UNDER WOOD MULCH.
- INORGANIC MULCH:** The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 3"-4" over geo-textile filter fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (dewitt or equivalent). Overlap ends 3", turn down edges 6".
- LANDSCAPE BOULDERS:** All landscape boulders shown on plan are to be 10-12 cubic feet minimum, blue grey river rock boulders unless otherwise specified.
- STEEL EDGE:** All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER with 16" stakes at 30' O.C., color shall be green.
- SLOPE REVEGETATION:** Slope revegetation shall combine native seeding and erosion control blanket and shall be applied on all site slopes 3:1 or greater. This method utilizes the following steps.
 - Till or disk finish grade to depth of 1/4" to 1".
 - Seed shall be planted by hydro-mulch at specified rate. Applied evenly over a moist, roughened subgrade.
 - Apply specified seed mix at specified rate over entire revegetation area.
 - Cover slope area with, anchored, straw erosion control blanket. Blanket shall be "NORTH AMERICAN S150" erosion control blanket, or approved equal. Installed per manufacturer specification. As supplied by NILEX CORP., Englewood, Colorado 800-537-4241 303-766-2000.

- Any field changes or deviations to these plans without prior City Approval of an Amended Development Plan may result in a delay of final approval and issuance of a Certificate of Occupancy.
- GENERAL AREAS OF DISTURBANCE:** ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEEDED AS REQUIRED.

*SEE SHEET LS2 FOR PLANT SCHEDULE

HATCH LEGEND		
	TURF	825 sf
	LOW GROW SEED ARKANSAS VALLEY	3,719 sf
	COBBLE STREAMBED	1,038 sf

JACKSON OFFICE WAREHOUSE

Prepared by Jon Romero, PLA

**Storage Buildings SDP
Final Landscape Plan**

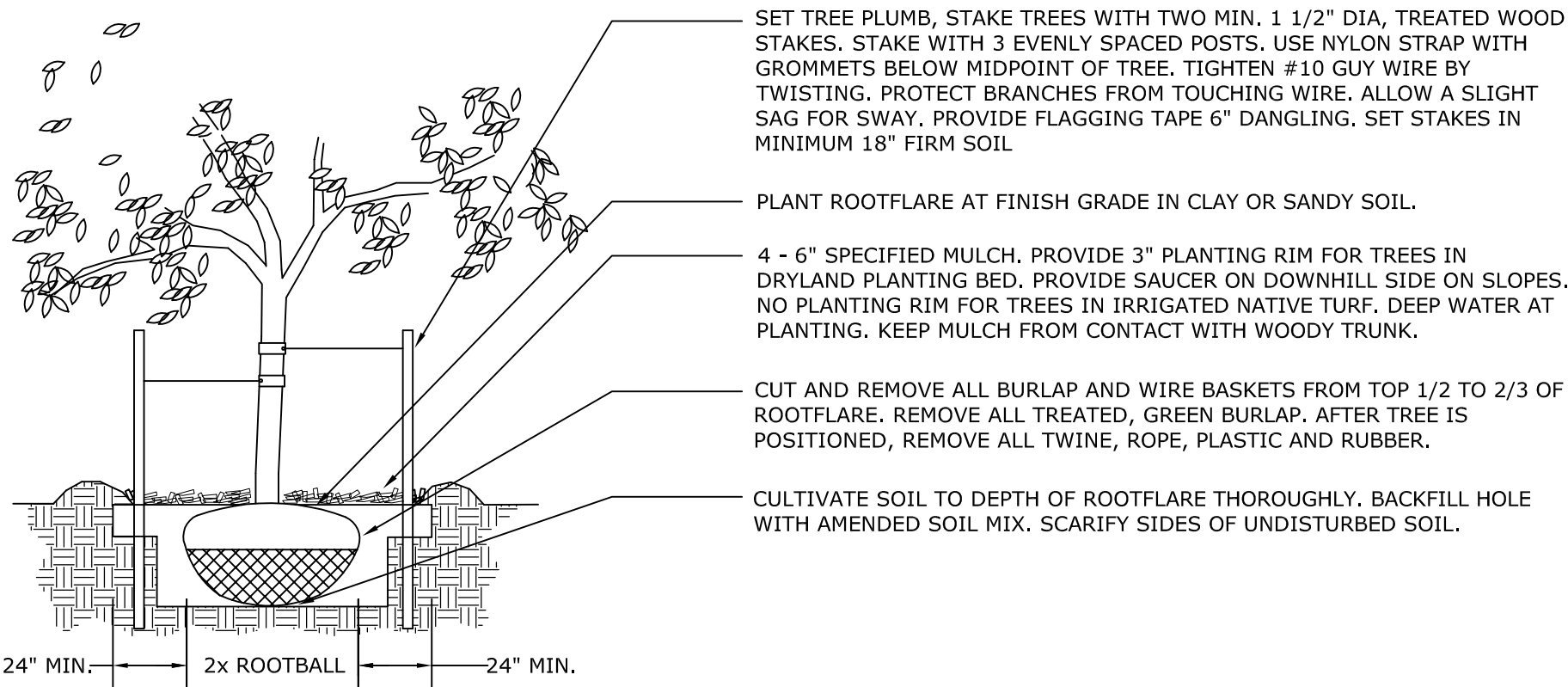
8140 SANDY COURT
COLORADO SPRINGS, COLORADO 80915

sheet:

1 OF 2

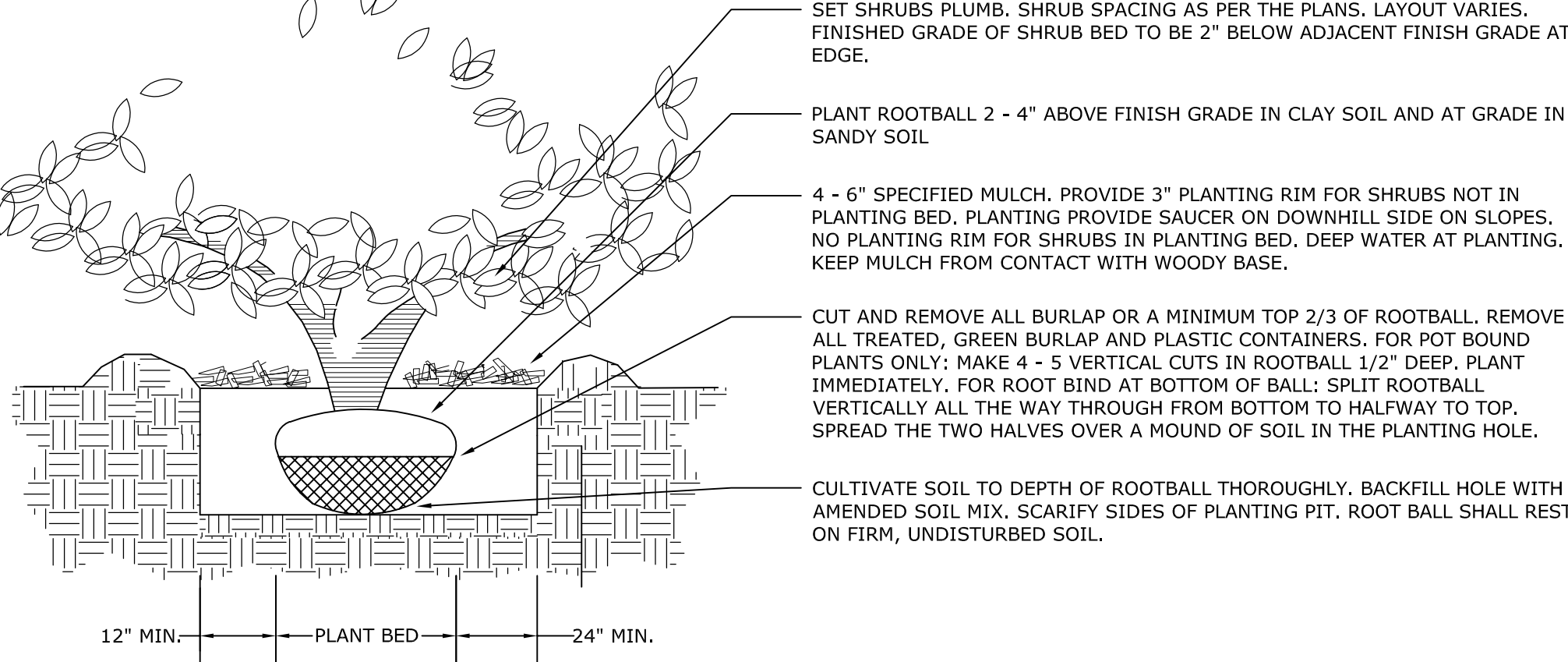
Final Landscape Plan

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 80% SOIL FROM PLANTING PIT AND 20% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.
 - STAKING POST SHALL BE 1 1/2" DIA. TREATED WOOD STAKE. METAL POST WILL NOT BE APPROVED

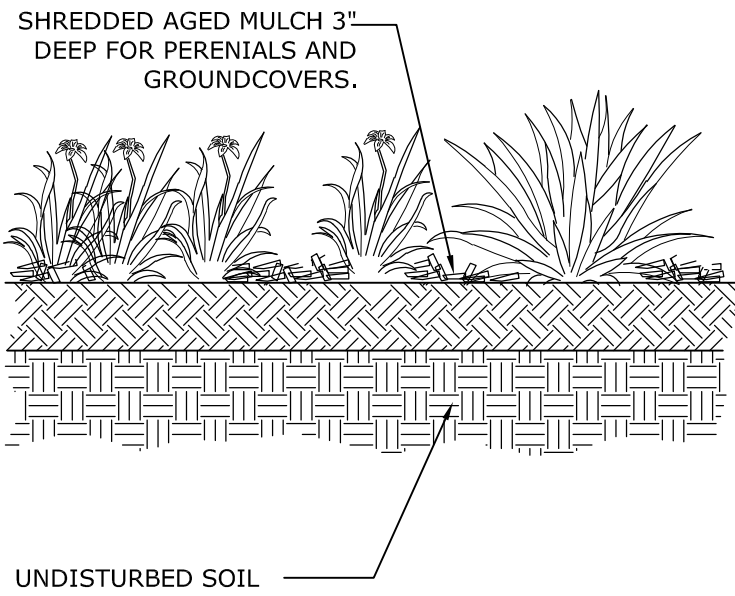


1
LS2 DECIDUOUS TREE PLANTING DETAIL
N.T.S.

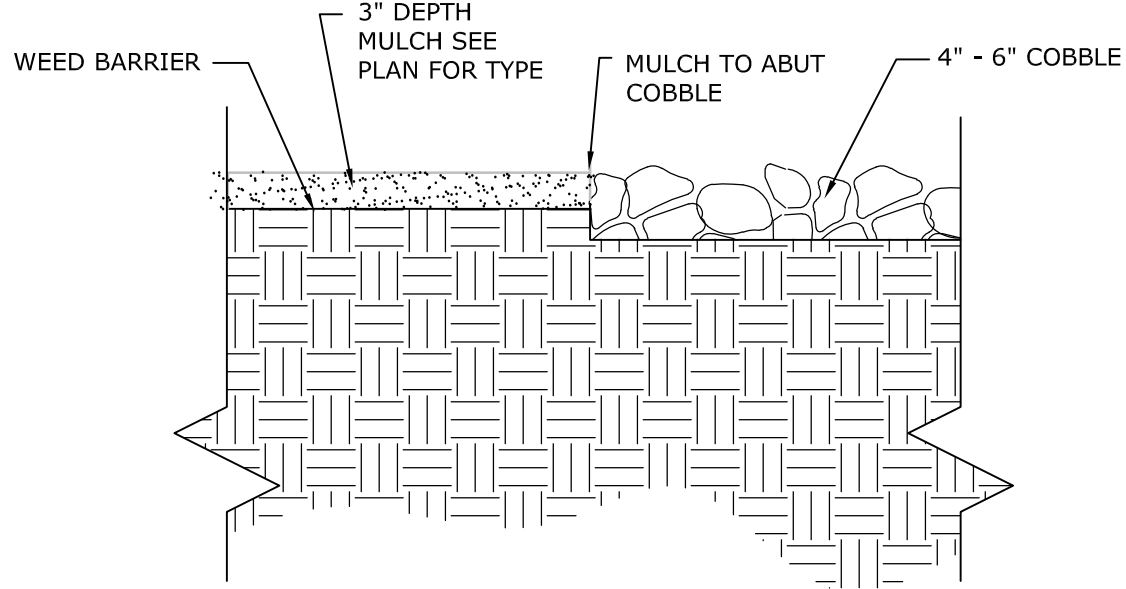
- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



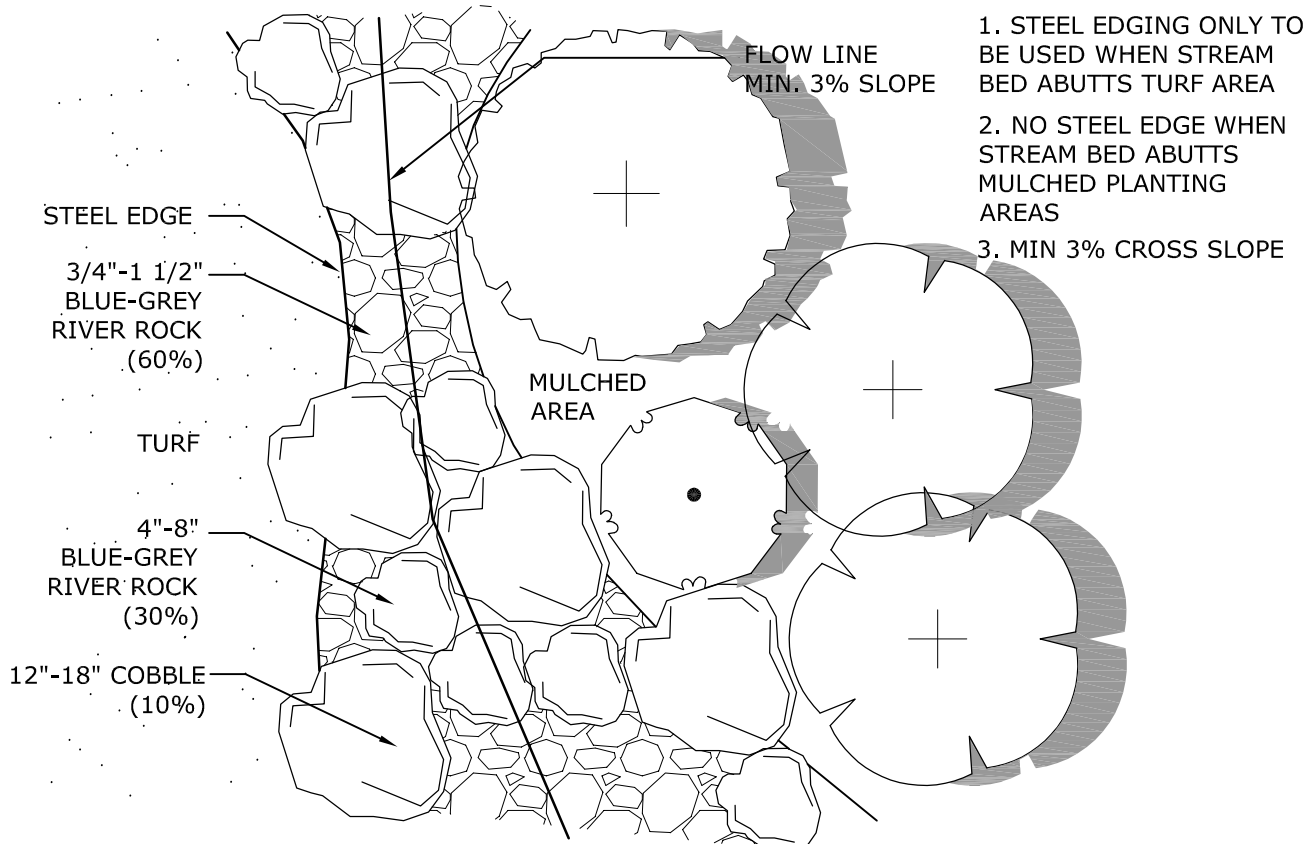
2
LS2 SHRUB PLANTING DETAIL
N.T.S.



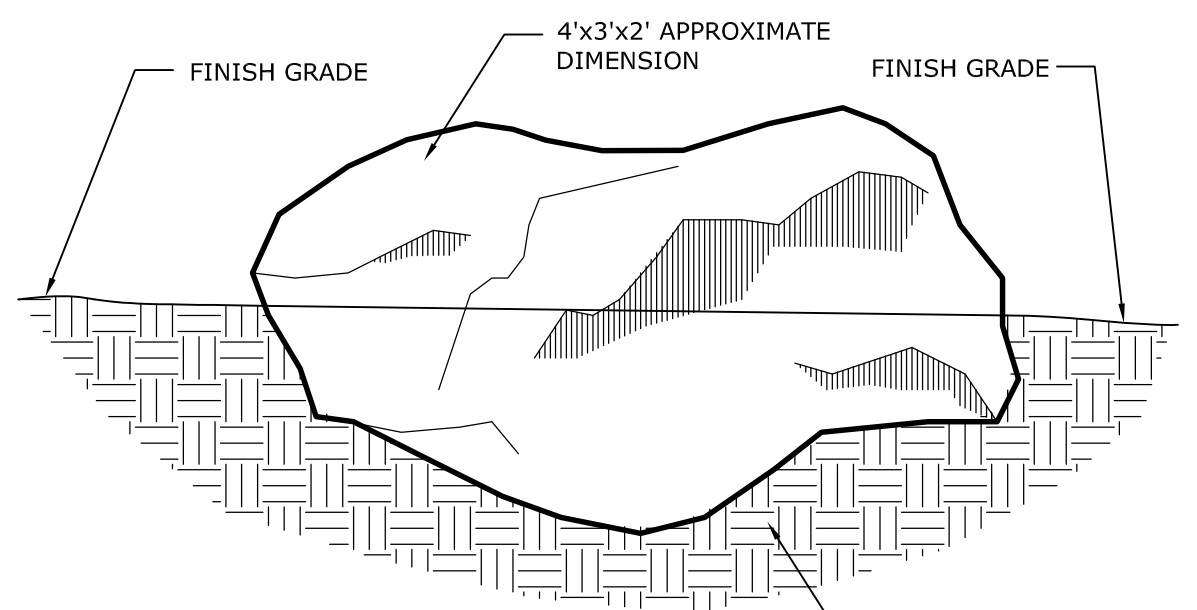
3
LS2 PERENNIAL/GROUND COVER PLANTING DETAIL
N.T.S.



4
LS2 COBBLE @ MULCH
N.T.S.

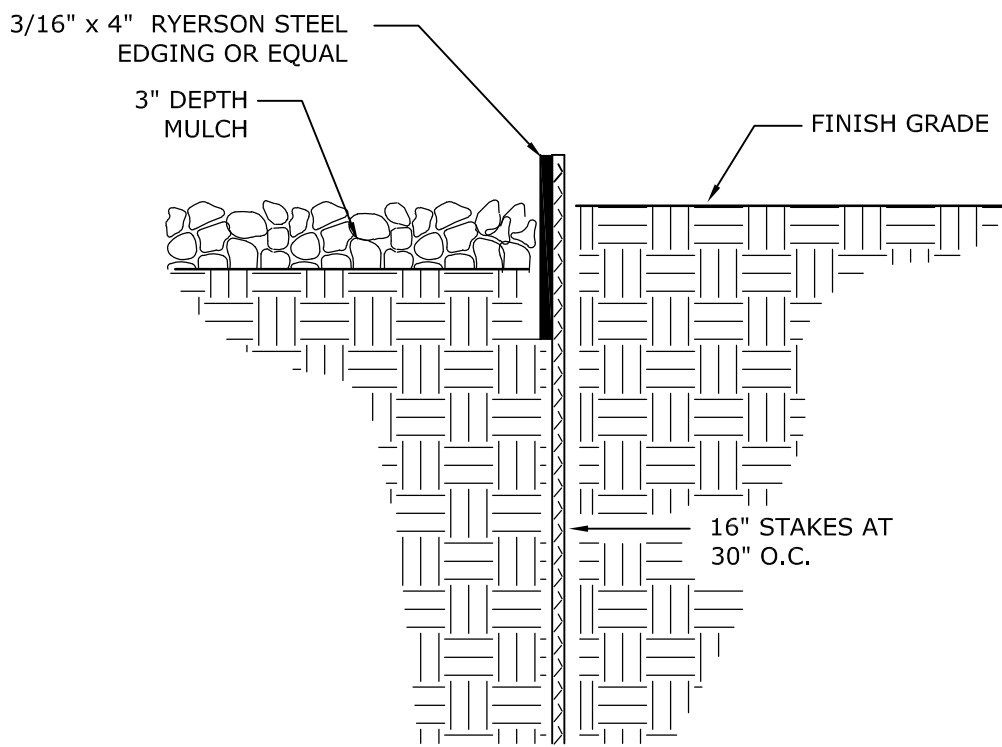


5
LS2 TYPICAL STREAM BED
N.T.S.



NOTE:
1/3 TO 1/2 OF ROCK SHALL BE BURIED

6
LS LANDSCAPE BOULDER
N.T.S.

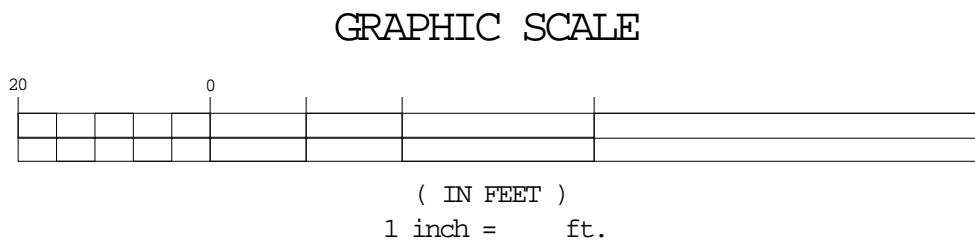






7
LS2 STEEL EDGE DETAIL
N.T.S.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	WIDTH	COND	SIZE
	GI	4	Gleditsia triacanthos inermis `Sunburst` / Sunburst Common Honeylocust	20-30`	B & B	1.5" Cal.
	MC	3	Malus x `Coralcole` TM / Coralburst Crab Apple	10-15`	B & B	1.5" Cal.
	PN	7	Prunus nigra `Princess Kay` / Princess Kay Plum	15`	B & B	1.5" Cal.
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	WIDTH	COND	SIZE
	CRG	12	Cornus alba `Red Gnome` / Tatarian Dogwood	3-5`	CONT.	5 GAL
	JSB	23	Juniperus sabina `Buffalo` / Buffalo Juniper	4-6`	CONT.	5 GAL
	Pod	11	Physocarpus opulifolius `Diablo` / Diablo Ninebark	8`	CONT.	5 GAL
PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	WIDTH	COND	SIZE
	Ach	23	Aquilegia chrysantha / Golden Columbine	2-3`	CONT.	1 GAL
	Cru	15	Centranthus ruber / Red Valerian	2-3`	CONT.	1 GAL
	HmA	27	Hemerocallis x `Autumn Red` / Autumn Red Daylily	3`	CONT.	1 GAL
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	WIDTH	COND	SIZE
	CO	53	Calamagrostis x acutiflora `Overdam` / Overdam Feather Reed Grass	2-3`	CONT.	1 GAL
	Hse	56	Helictotrichon sempervirens / Blue Oat/Blue Avena	2-3`	CONT.	1 GAL

UNPLATTED



Symbol	Qty	Label	LLF	Description	lum. Watts
	9	A	0.882	CUSO-AC-4K	16.4
	20	B	0.882	LCC6LEX10LA0K8WFLA5	15.5
	1	KS-3-18" BC 70	0.882	SAR3P70-40LAK-NFO	92.9
	4	KS-4-18" BC 70	0.882	SAR4P70-40LAK-NFO	92.8

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
HLDG A AND C PERIMETER	Illuminance	Fc	2.71	13.5	0.0	N.A.	N.A.
HLDG C PERIMETER	Illuminance	Fc	3.50	12.3	0.0	N.A.	N.A.
BOUNDARY	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	1.13	6.1	0.0	N.A.	N.A.

Luminaire Location Summary		
Lum#	Label	Z
3	A	9
4	A	9
5	A	9
6	A	9
7	A	9
8	A	9
9	A	9
10	A	9
11	A	9
12	B	9
13	B	9
14	B	9
15	B	9
16	B	9
17	B	9
18	B	9
19	B	9
20	B	9
21	B	9
22	B	9
23	B	9
24	B	9
25	B	9
26	B	9
27	B	9
28	B	9
29	B	9
30	B	9
31	B	9
35	KS-4-18' BC 70	18
37	KS-4-18' BC 70	18
38	KS-4-18' BC 70	18
40	KS-2-18' BC 70	18
41	KS-4-18' BC 70	18

PROPERTY 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. 209712968 OF THE EL PASO COUNTY
RECORDS.

NOTES:

THE PROPERTY IS SUBJECT TO THE NOTES, EASEMENTS AND RESTRICTIONS PER THE RECORDED PLAT.

● FOUND A 1/2" DIAMETER REBAR AND RED PLASTIC CAP "LDC PLS 20681".

PLATTED EASEMENTS ARE SHOWN. THE CLIENT DID NOT WISH TO HAVE
RECORDED RIGHTS OF WAY AND EASEMENTS RESEARCHED AND SHOWN.

THIS DRAWING DOES NOT CONSTITUTE A TITLE SEARCH BY KEVIN M. O'LEARY OR LWA LAND SURVEYING INC.

DIMENSIONS SHOWN ARE BASED ON FIELD MEASUREMENTS.

DIMENSIONS SHOWN IN PARENTHESIS ARE THOSE DIMENSIONS OF RECORD THAT VARY FROM FIELD MEASUREMENTS.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF LOT 2, S89°43'14"E - 359.26 FEET. THE LINE IS MONUMENTED AS SHOWN.

UNITS OF MEASURE ARE U.S. SURVEY FEET.

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'
THE SITE BENCHMARK IS THE SOUTHWEST LOT CORNER AS SHOWN.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED. THE OWNER OR ITS REPRESENTATIVE SHOULD DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.