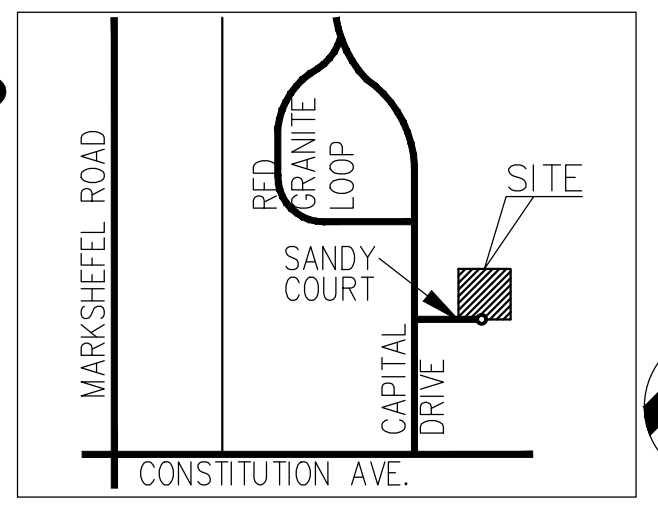


JACKSON Office Warehouse & Storage Buildings Site Development Plan



SITE DEVELOPMENT PROJECT DIRECTORY:
 Michael A. Bartusek, P.E., Principal
 ADP CIVIL,
 Associated Design Professionals
 3520 Austin Bluffs Parkway, Suite 102
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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. 204112468 OF THE EL PASO COUNTY RECORDS.

SITE DATA:

PREVIOUS SUBDIVISION CONSTRUCTION DRAWINGS:
 ROCKY MOUNTAIN INDUSTRIAL PARK, FILING NO. 1
 PREPARED BY: KICHA ENGINEERING CORPORATION, 719-630-7342, PROJECT #0101, DATED 11/01/01.
 EXISTING ZONE: I-3 (HEAVY INDUSTRIAL)
 OWNER'S NAME: JACKSON DEVELOPMENTAL SOLUTIONS LLC
 MAILING ADDRESS: 5963 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: 61,040 S.F., 2.09 AC.
 LAND USE: VACANT INDUSTRIAL LOT
 PROPOSED BUILDING USE: BUILDING 'A'=OFFICE / WAREHOUSE, 'C'= VEHICLE STORAGE
 PROPOSED BLDG. 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: **PARKING SPACE REQUIRED BLDGS. A,C:**
 90'xL STANDARD SPACES: 9'x18': 18 = 1,995 SF / 200 = 10 SPACES
 90'xL LOADING SPACE: 9'x18': 1 = 18 SF
 90'xL HANDICAP SPACE: 11'x18': 1 = 198 SF
 W/ 90'xL 8'x18' ACCESS AISLE = 7,746 SF / 1000 = 8 SPACES
PARKING SPACE PROVIDED BLDG. B: **PARKING SPACE REQUIRED BLDG. B:**
 90'xL STANDARD SPACES: 9'x18': 18 = 1,995 SF / 200 = 10 SPACES
 90'xL HANDICAP SPACE: 11'x18': 1 = 198 SF
 W/ 90'xL 8'x18' ACCESS AISLE = 4,746 SF / 1000 = 5 SPACES
 STRIPPED TOTAL = 20
 STRIPPED TOTAL = 16
 9'x18' SF TOTAL = 18 SPACES + 1 DISABLE SPACE REQUIRED
 6,741 SF TOTAL = 15 SPACES + 1 DISABLE SPACE REQUIRED

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

SITE PLAN GENERAL NOTES

- SITE PLAN DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVING OR FACE OF BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
- SITE PLAN REFERENCE, SURVEY, CONTOURS AND SPOT ELEVATIONS PREPARED BY: ADP CIVIL, ASSOCIATED DESIGN PROFESSIONALS, JOB NO. , DATED 09/17.
- 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 RIGHT 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, 58°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 '24) 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 MANNER 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 BOUN	(REL)	(RELOCATE)	ADA	AMERICANS WITH DISABILITIES ACT
(E)	(EXISTING TO REMAIN)	P.O.B.	POINT OF BEGINNING		
F.H.	FIRE HYDRANT	R.O.W.	RIGHT OF WAY		
(F.V.)	(FIELD VERIFY)	T.O.	TOP OF WALL		
H/C	HANDICAP	TOW	TOP OF WALL (TYP.)		ADA CURB RAMP (1:12 MAX. 5'W) WITH FLARED OR CURB SIDES & DETECTABLE WARNINGS TO MEET CITY STANDARDS
(N)	(NEW CONSTRUCTION)	US	UNDERGROUND		ADA ACCESSIBLE ROUTES
(R)	(REMOVE)	W.	WIDE		

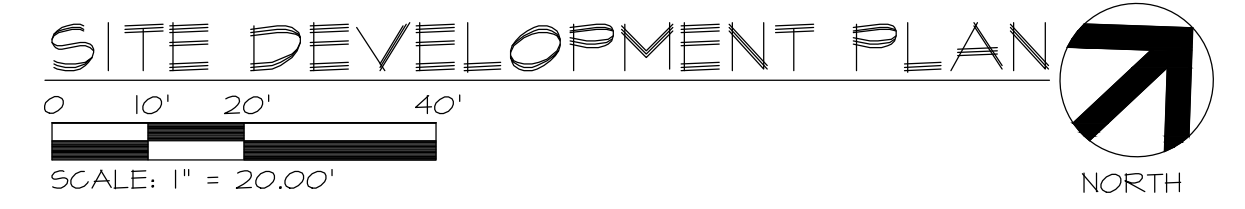
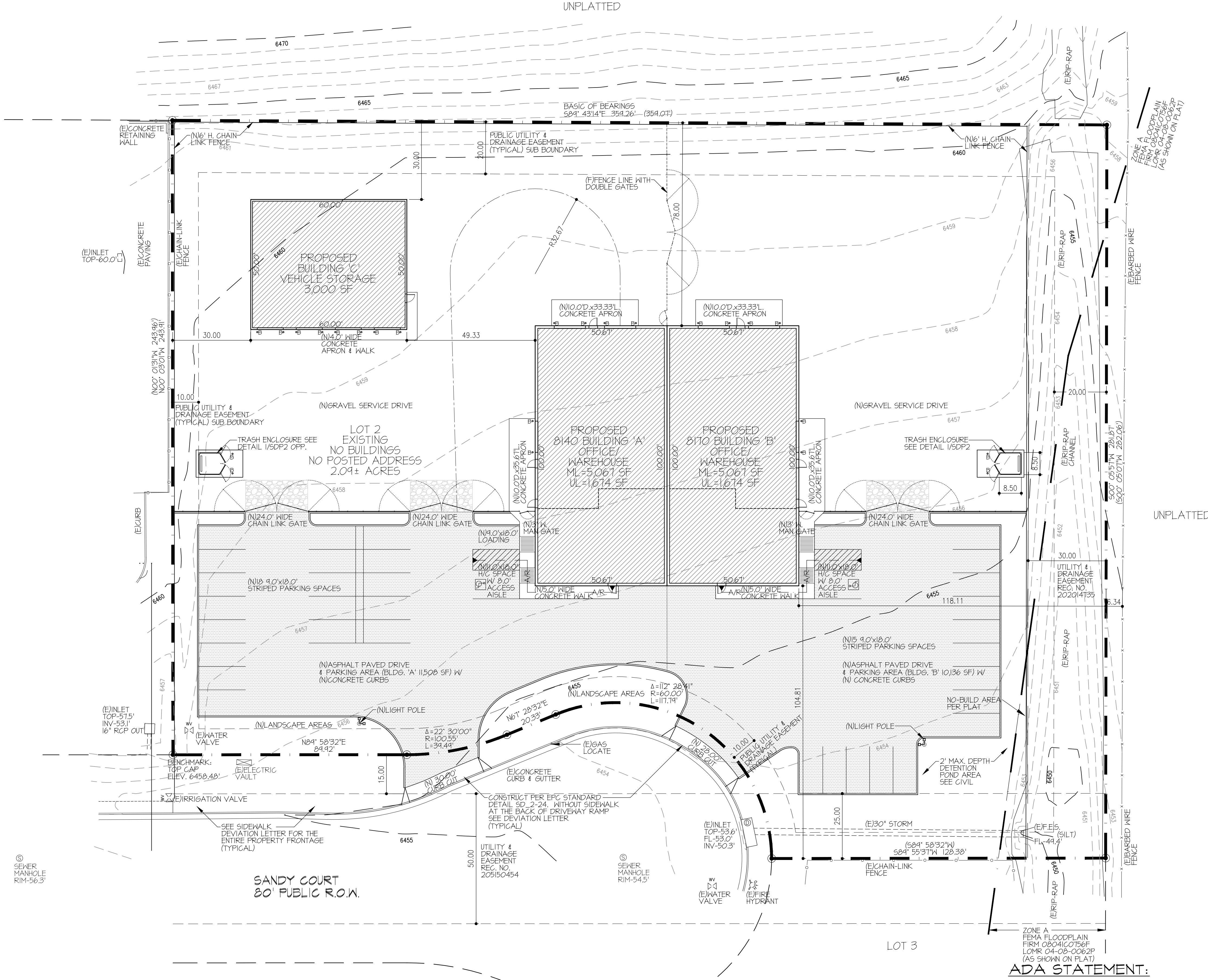
SITE PLAN LEGEND:

- 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
- SPOT ELEVATION
- 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 INTERSECTIONAL 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
- PROPERTY LINE
- FOUND PROPERTY CORNER MONUMENT
- PROPOSED BUILDINGS W/ CONCRETE WALKS & PADS AS NOTED
- 2" ASPHALT PAVING OVER 6" GRAVEL ROAD BASE
- ADA CURB RAMP (1:12 MAX. 5'W) WITH FLARED OR CURB SIDES & DETECTABLE WARNINGS TO MEET COUNTY STANDARDS

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.

SITE DEVELOPMENT PLAN - PCD File No. PPR-17-057



Contractor:

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**JACKSON Office Warehouse
 Storage Buildings SDP
 8140 & 8170 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: 02/07/18
 04/18/18

SITE DEVELOPMENT PLAN & SITE DATA
 SCALE: AS NOTED
 Sheet Number:
SDP-1
 OF 2 SHEETS