

RHETORIC SELF STORAGE

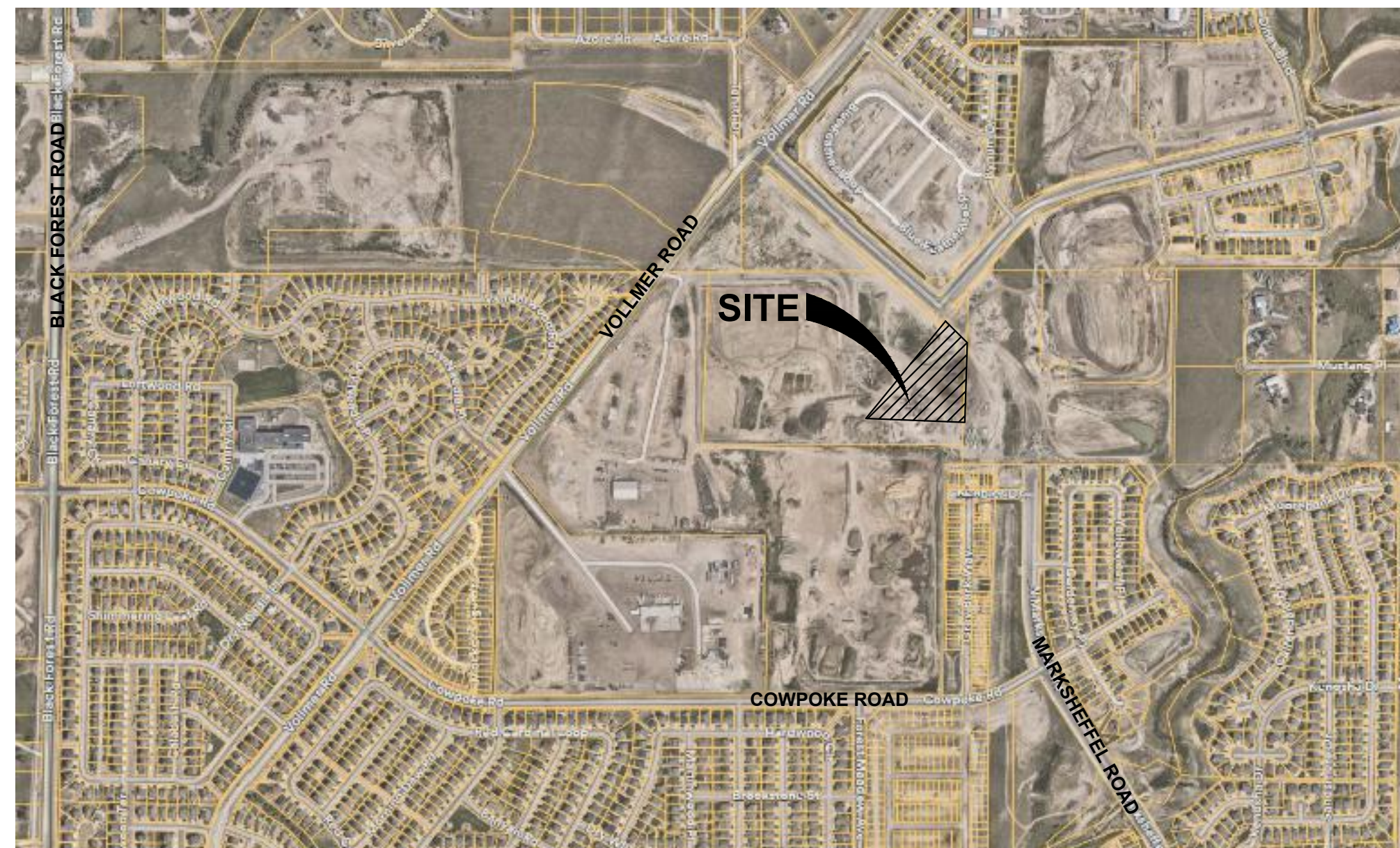
SITE DEVELOPMENT PLAN

LOT 1 STERLING RECYCLING SUBDIVISION, EL PASO COUNTY, STATE OF COLORADO
EPC PLAN NO. PPR2524

GENERAL NOTES

- PRIVATE DRIVES WILL BE ASPHALT MILLINGS.
- RHETORIC LLC IS RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OF RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- TEMPORARY TURNAROUND EASEMENTS AS SHOWN ON THIS PLAT SHALL BE RELINQUISHED UPON THE CONSTRUCTION COMPLETION OF THE EXTENSION OF STERLING RANCH ROAD BY OTHERS.
- THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT AS SHOWN AT THE END OF STERLING RANCH ROAD CUL-DE-SAC IS INTENDED FOR TURN AROUND AND EMERGENCY RESPONSE PURPOSES. AT SUCH TIME THAT STERLING RANCH ROAD IS EXTENDED BY THE ADJACENT PROPERTY OWNER/DEVELOPER AND ACCEPTED BY THE COUNTY, THE NON-REVOCABLE PUBLIC IMPROVEMENT EASEMENT FOR THE CUL-DE-SAC WILL BE VACATED, LEAVING A STANDARD STREET ROW AND THE VACATION, CUL-DE-SAC REMOVAL AND STANDARD STREET SECTION CONSTRUCTION AND SITE RESTORATION IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER EXTENDING STERLING RANCH ROAD.
- STERLING RANCH ROAD WILL BE COMPLETED WITH THE DEVELOPMENT OF LOT 1 IN ACCORDANCE WITH THE CDS AND FAE FOR SF2325.
- THE DEVELOPMENT OF LOT 1 WILL TRIGGER THE INSTALLATION OF THE 5' CONCRETE SIDEWALK ALONG THE STERLING RANCH ROAD EXTENSION.
- NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT; THIS SERVES A NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT. WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL OPERATIONS. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED AT RECEPTION NO. 207095753 OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- RHETORIC LLC WILL BE RESPONSIBLE FOR MAINTENANCE OF THE DRAINAGE FACILITIES UNTIL PRELIMINARY ACCEPTANCE OF THE PUBLIC IMPROVEMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, AND THE SUBDIVISION IMPROVEMENTS AGREEMENT OF THE STERLING RECYCLING SUBDIVISION (SF2325).
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION IS PROVIDED BY THE FALCON AREA WATER AND WASTEWATER AUTHORITY (FAWWA) SUBJECT TO THE PROVIDERS RULES, REGULATIONS AND SPECIFICATIONS.
- GAS SERVICE IS PROVIDED BY COLORADO SPRINGS UTILITIES (CSU) SUBJECT TO PROVIDERS RULES REGULATIONS AND SPECIFICATIONS.
- ELECTRIC SERVICE FOR THIS SUBDIVISION IS PROVIDED BY MOUNTAIN VIEW ELECTRIC (MVEA) SUBJECT TO PROVIDERS RULES, REGULATIONS, AND SPECIFICATIONS.
- TRACT A OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BMP MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED WITH THE STERLING RECYCLING SUBDIVISION (SF2325).
- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION 24-377), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- SITE LIGHTING WILL MEET THE REQUIREMENTS SET FORTH IN THE EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 6.2.3, AS AMENDED.
- SIGNS ARE SUBJECT TO A SEPARATE PERMIT THROUGH EL PASO COUNTY.
- NO DUMPSTER(S) SHALL BE LOCATED ON SITE.

VICINITY MAP



NOT TO SCALE

LEGAL DESCRIPTION

LOT 1 STERLING RECYCLING SUBDIVISION
PLAT NO. R15466

LANDSCAPE NOTES

- LANDSCAPING AREAS AND BUFFERS ALONG THE PERIMETER SHALL BE OWNED AND MAINTAINED BY RHETORIC LLC.
- ANY LANDSCAPING WITHIN THE PUBLIC RIGHTS-OF-WAY WILL BE SUBJECT TO A LICENSE AGREEMENT WITH EL PASO COUNTY FOR OWNERSHIP AND MAINTENANCE RESPONSIBILITIES.
- ANY OBJECT WITHIN THE SITE DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.
- THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL, AS AMENDED.

ADA NOTES

- THE DEVELOPER HAS FAMILIARIZED ITSELF WITH CURRENT AMERICANS WITH DISABILITIES ACT (ADA) LAWS AND ACCESSIBILITY STANDARDS AND HAS LAID OUT THE PLAT AND ASSOCIATED GRADING AND CONSTRUCTION PLANS SO THAT ALL SITE ELEMENTS MEET THE APPLICABLE ADA DESIGN STANDARDS AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN AND ASSOCIATED CONSTRUCTION DOCUMENTS 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. IT IS THE RESPONSIBILITY OF THE DEVELOPER/HOME BUILDER TO ENSURE ADA ACCESSIBILITY DURING CONSTRUCTION OF THE SIDEWALKS.

FLOODPLAIN NOTE

- THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0533G', EFFECTIVE DATE 'DECEMBER 7, 2018'.

SUMMARY DATA

PROPERTY SIZE	4.74 ACRES
TAX SCHEDULE NO.	5305105001
PROJECT ADDRESS	7689 STERLING RANCH RD
EXISTING ZONING	I-3
EXISTING LAND USE	INDUSTRIAL
PROPOSED LAND USE	INDUSTRIAL
BUILDING SETBACKS	SEE PLAN
LANDSCAPE SETBACKS	SEE PLAN
MAX. BUILDING HEIGHT	40' MAX HEIGHT
TOTAL OFFICE SQUARE FOOTAGE	160 SQ. FT.
TOTAL GROSS BUILDING SQUARE FOOTAGE (STORAGE CONTAINERS + OFFICE CONTAINER)	85,920 SQ. FT. (1.97-AC)
LOT COVERAGE (STORAGE + OFFICE)	41.6% (1.97-AC)
TOTAL OPEN SPACE	58,117 SQ. FT. (1.33-AC) 28.1%
LANDSCAPE AREA	58,117 SQ. FT. (1.33-AC) 28.1%
IMPERMEABLE SURFACE PERCENTAGE	71.9% (3.41-AC)

PROJECT TEAM

OWNER
RHETORIC LLC
20 BOULDER CRESCENT ST
COLORADO SPRINGS, CO 80903
PHONE: (719) 964-0064
EMAIL: ehowardpc@gmail.com

DEVELOPER
COLORADO CONCRETE CRUSHING, LLC
20 BOULDER CRESCENT ST
COLORADO SPRINGS, CO 80903

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COLORADO SPRINGS, CO 80920
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LANDSCAPE ARCHITECT
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CIVIL ENGINEER
ALL TERRAIN ENGINEERING
1004 W VAN BUREN ST.
COLORADO SPRINGS, CO 80907
PHONE: (203) 577-8656

PARKING SUMMARY

	REQUIRED	PROVIDED
MINI-STORAGE	1 SP PER 100 UNIT + 1 SP PER EMPLOYEE	5 STALLS
TOTAL PARKING	5 SP (3 SP (348 UNITS/100) + 1 EMPLOYEE PER SHIFT + 1 ADA STALL)	5 STALLS (INCLUDES 1 VAN ACCESSIBLE ADA SPACE)

SHEET INDEX

DESCRIPTION	NUMBER	TITLE
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LANDSCAPE NOTES	4	LD01
LANDSCAPE DETAILS	5	LD02
LANDSCAPE PLAN	6	LS01
ELEVATION PLAN	7	A100

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

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COLORADO SPRINGS, CO 80920
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CIVIL ENGINEER:

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OWNER/DEVELOPER:

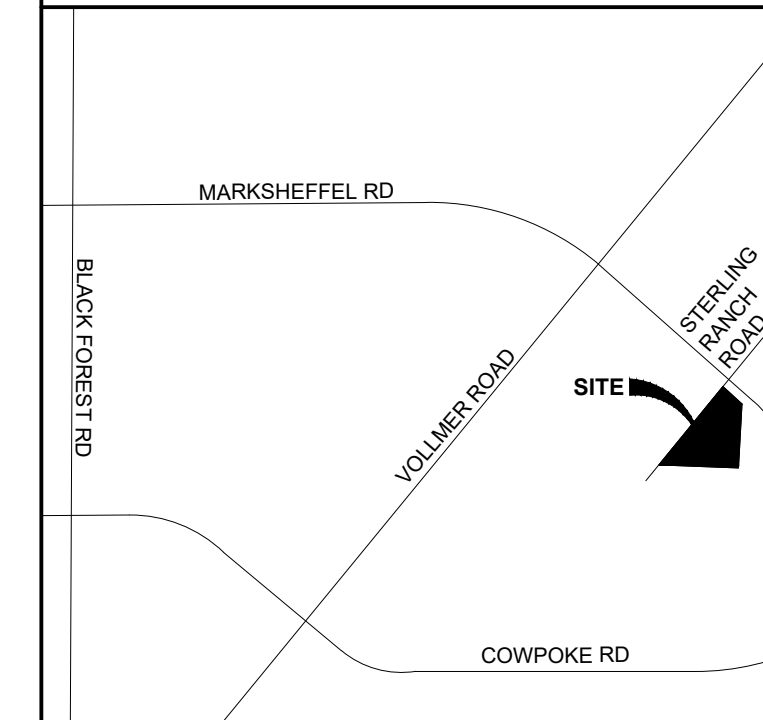
Colorado Concrete Crushing LLC
20 S. Boulder, Suite 100
Colorado Springs, CO 80903
CLIENT PHONE: (719)964-0064

APPROVAL:

APPROVED
Plan Review
11/13/2025 11:06:49 AM

EPC Planning & Community
Development Department

VICINITY MAP:



PROJECT:

RHETORIC SELF STORAGE
SITE DEVELOPMENT PLAN

EL PASO COUNTY, COLORADO
OCTOBER 2025

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	07/29/2025	FIRST SUBMITTAL	RAF
1	09/10/2025	SECOND SUBMITTAL	RAF
2	10/22/2025	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 24.1690.001

DRAWN BY: JJ

CHECKED BY: AV

APPROVED BY: RF

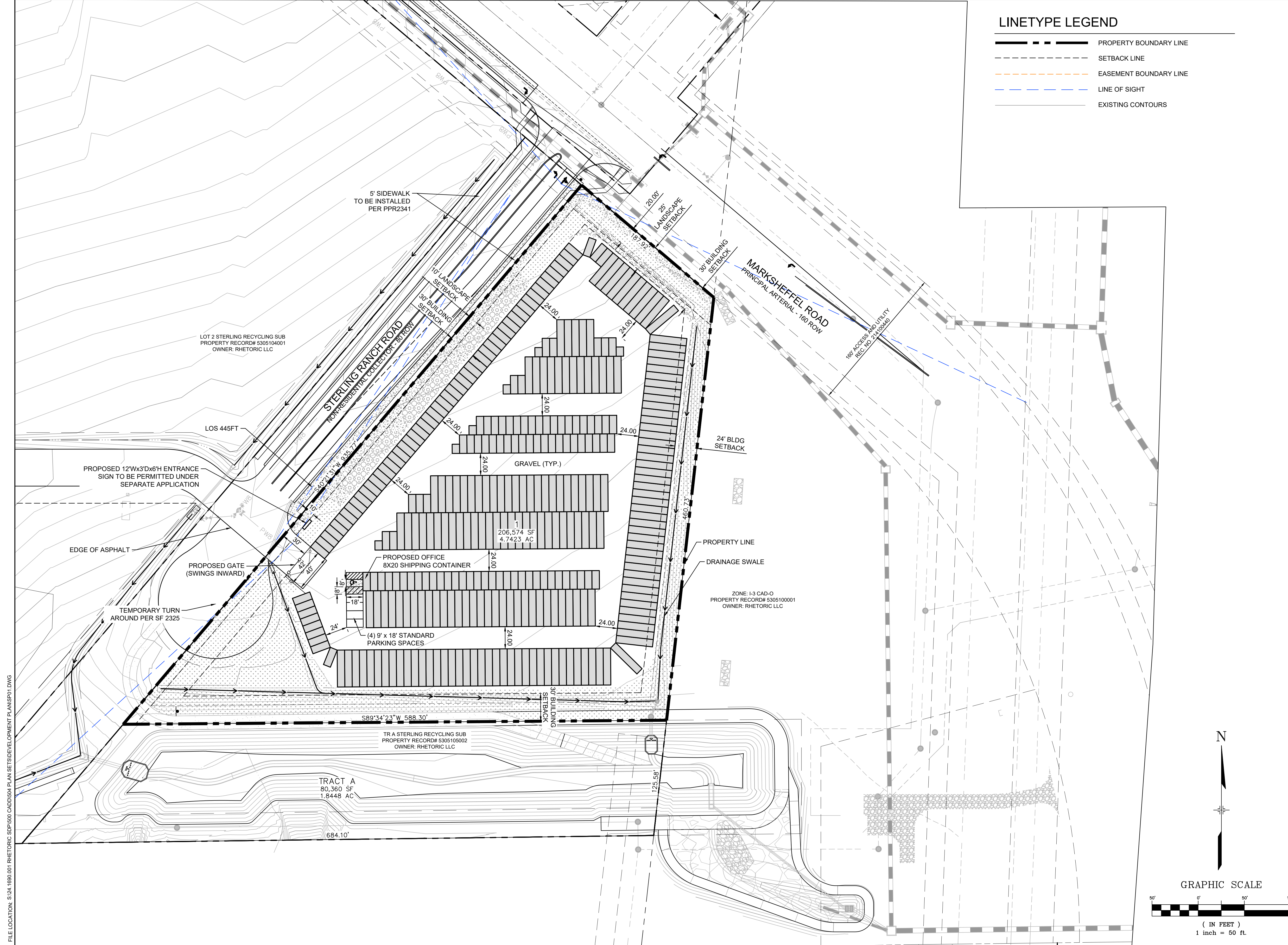
SHEET TITLE:

TITLE SHEET

TS01

SHEET 1 OF 7

PCD FILE: PPR2524



LINETYPE LEGEND

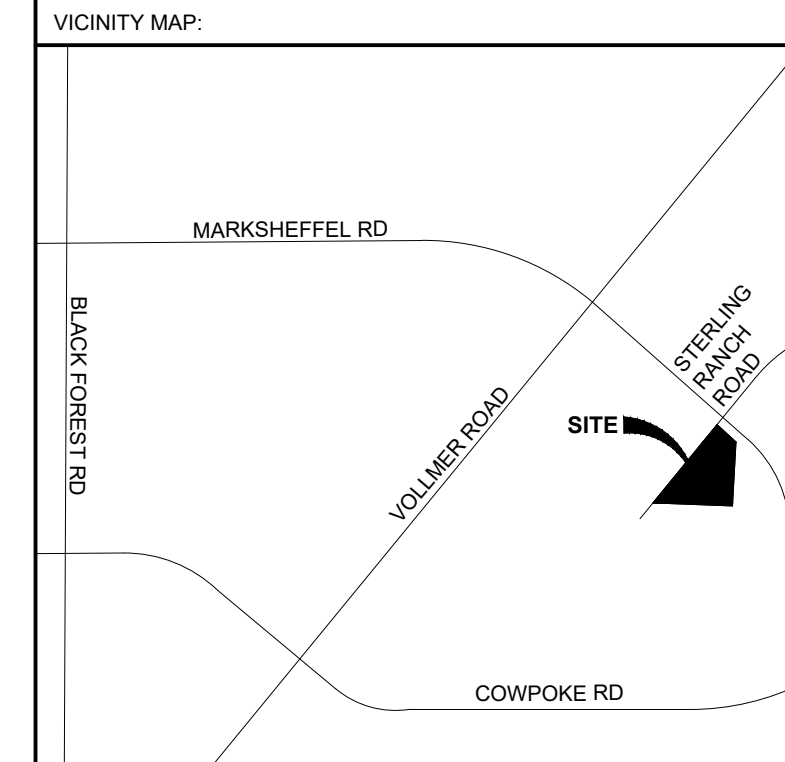
- PROPERTY BOUNDARY LINE
- SETBACK LINE
- EASEMENT BOUNDARY LINE
- LINE OF SIGHT
- EXISTING CONTOURS

CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT:
Matrix
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 COLORADO SPRINGS, CO 80907
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APPROVAL:



PROJECT:
**RHETORIC SELF STORAGE
 SITE DEVELOPMENT PLAN**
 EL PASO COUNTY, COLORADO
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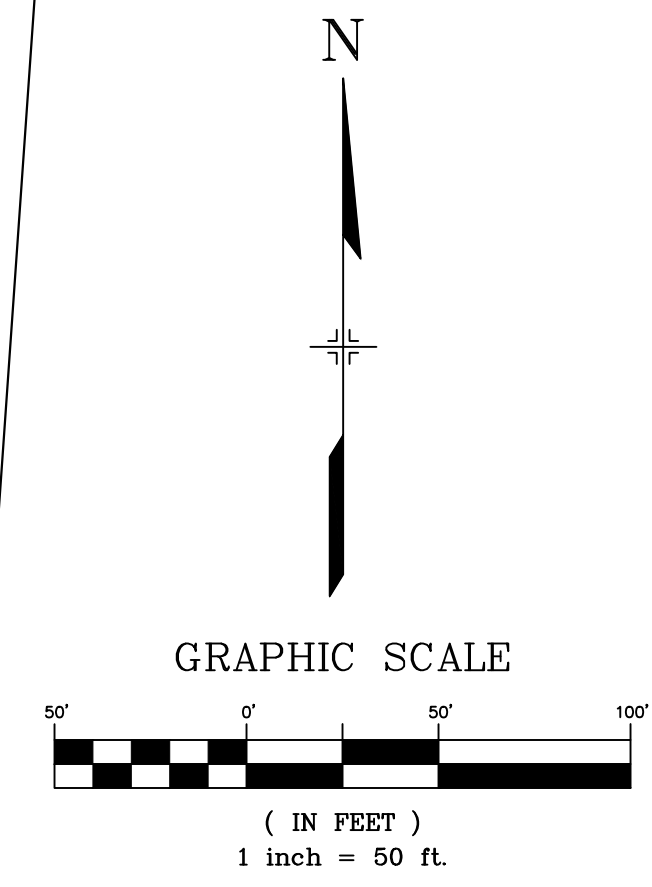
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0	07/29/2025	FIRST SUBMITTAL	RAF
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2	10/22/2025	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:
 PROJECT NO: 24.1690.001
 DRAWN BY: ----
 CHECKED BY: ----
 APPROVED BY: ----
 SHEET TITLE:

SITE PLAN

SP01

SHEET 2 OF 7



FILE LOCATION: S:\24.1690.001 RHETORIC SDP\SDP\90 CADD\504 PLAN SETS\DEVELOPMENT PLANS\SP01.DWG

GENERAL NOTES

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE NOTES AND LANDSCAPE DETAILS PROVIDED APPLY FOR ENTIRE SCOPE OF WORK SHOWN ON LANDSCAPE PLANS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN IN PLANT SCHEDULE TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE LANDSCAPE PLAN. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN PLANT SCHEDULE.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL. FOR GRADING SEE CIVIL ENGINEER DRAWINGS.
- A 3' DIAMETER CLEAR SPACE SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.

TREE AND SHRUB PLANTING NOTES

- ALL TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.
- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER OR OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. WOOD MULCH IS TO BE SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. POROUS WEED BARRIER FABRIC AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.

SEEDING NOTES

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR GROUND COVER THICKNESS.
- ALL FINISH GRADING AND REQUIRED SOIL AMENDMENTS SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN TWELVE (12) MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERABLE THAT SEEDING OCCUR BETWEEN OCTOBER 1ST AND APRIL 15TH, AS WEATHER AND CONDITIONS ALLOW, TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR IF THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE SEEDED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. REFER TO MANUFACTURER'S SPECIFICATIONS FOR ADJUSTING SEEDING RATES FOR APPLICATIONS DIFFERING FROM THE SEED MIX TABLE.
 - SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND OR MECHANICAL SPREADER. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
- FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER.
- WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED PER NOTES BELOW TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED PER SEED SUPPLIER'S RECOMMENDATIONS FOR OPTIMAL GROWTH PER SEED MIX TYPE AND SLOPE.
 - HYDRO-MULCHING: ALL IRRIGATED SEEDING SHALL BE HYDRO MULCHED. ORGANIC TACKIFIER SHALL BE USED. MULCH SEEDED AREAS WITHIN 24 HOURS OF SEEDING. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER'S RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
 - STRAW CRIMPING: ALL NON-IRRIGATED OR TEMPORARILY IRRIGATED TO BE NATIVE HAY OR STRAW CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES.
 - ALTERNATIVE METHODS TO BE REVIEWED AND APPROVED BY OWNER OR LANDSCAPE ARCHITECT.
 - EROSION CONTROL BLANKETS ARE TO BE APPLIED ON SLOPES 3:1 AND GREATER.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
- IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.50-0.75 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
- APPROVAL OF NATIVE SEEDED AREAS SHALL BE BASED UPON THE FOLLOWING CRITERIA AFTER THE SECOND FULL GROWING SEASON:
 - STANDARD LOCAL JURISDICTION REQUIREMENTS, IF PROVIDED FOR NATIVE SEED, OR;
 - MINIMUM 75% TOTAL VEGETATION COVER
 - MINIMUM 65% NATIVE GRASS COVER
 - NO MORE THAN 10% NON-NATIVE VEGETATION COVER
 - NO LIST A NOXIOUS WEED SPECIES AND LESS THAN 2% LIST B AND C NOXIOUS WEED SPECIES
 - NO BARE AREAS GREATER THAN 100 SF
- ALL BARE AREAS, OR AREAS IDENTIFIED AS HAVING LOW GERMINATION RATES AFTER THE FIRST GROWING SEASON TO BE RESEED WITH PROPER REMOVAL OF WEEDS.

SOIL AMENDMENT NOTES

- AT MINIMUM, ENOUGH TOPSOIL MUST BE STRIPPED AND STORED TO PROVIDE FOR AT LEAST FOUR (4) INCHES OF SPREAD TOPSOIL IN NEW LANDSCAPE AREAS. STRIPPED TOPSOIL MUST BE STORED IN AN AREA AWAY FROM MACHINERY AND CONSTRUCTION OPERATIONS AND CARE MUST BE TAKEN TO PROTECT THE TOPSOIL AS A VALUABLE COMMODITY. TOPSOIL SHALL BE STORED IN PILES OR ROWS NO MORE THAN FOUR (4) FEET DEEP WHERE POSSIBLE; TO KEEP SOIL ORGANISMS ALIVE UNTIL THE TOPSOIL IS REINSTALLED.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT WHEN TOPSOIL SALVAGE AND STOCKPILING HAS BEEN COMPLETED TO ALLOW FOR SOIL SAMPLES TO BE COLLECTED BY THE LANDSCAPE ARCHITECT TO INFORM FINAL RECOMMENDATION OF SOIL AMENDMENT TYPES AND RATES.
- FINAL SOIL AMENDMENT RATES SHALL BE CONFIRMED BY THE LANDSCAPE ARCHITECT FROM THE RESULTS OF THE SOIL TESTS.
- FOR BIDDING PURPOSES, IT IS ASSUMED THAT ALL NATIVE SEEDING AREAS SHALL RECEIVE 2 CY / 1,000 SF OF ORGANIC MATTER COMPOST TO BE TILLED INTO TOP 6-8" OF SOIL. COMPOST TO BE TYPE I CONSISTING OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.
- FOR BIDDING PURPOSES, IT IS ASSUMED THAT ALL SHRUB BEDS SHALL RECEIVE 3 CY / 1,000 SF OF ORGANIC MATTER COMPOST TO BE TYPE I CONSISTING OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.
- FOR BIDDING PURPOSES, IT IS ASSUMED THAT ALL NATIVE SEEDING AREAS SHALL RECEIVE 250 LBS/ AC OF A NATURAL MINERAL, CARBON, AND HUMIC ACID-BASED SOIL CONDITIONER. HUMATE SOIL CONDITIONER SHALL BE APPLIED TOPICALLY AND MIXED INTO THE TOPSOIL.
- CONTRACTOR TO APPLY ADDITIONAL FERTILIZERS AS RECOMMENDED PER THE RESULTS OF THE SOILS ANALYSIS.

LANDSCAPE REQUIREMENTS

SITE DATA:
 AREA OF PARCEL: 206,574 SF
 MARKSHEFFEL FRONTAGE: 45 LF
 STERLING RANCH ROAD FRONTAGE: 529 LF
 PARKING: 5 SPACES

LANDSCAPE AREA	REQ.	PROV.
LANDSCAPE AREA (5% TOTAL AREA)	10,329 SF	61,337 SF
LIVE COVERAGE (30% MIN)	3,099 SF	45,000 SF

REQUIRED TREES	REQ.	PROV.
MARKSHEFFEL ROAD (1 PER 20 LF) - MS	6	6
STERLING RANCH ROAD (1 PER 30 LF) - SR	18	18
INTERNAL (1 TREE PER 500 SF) - IN	21	21
TOTAL TREES	45	45

SEED MIX SCHEDULE

MIX NAME	SUPPLIER	SPECIES	CONDITION	APPLICATION METHOD	APPLICATION RATE
EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE LOW GROW MIX		25% BUFFALOGRASS 20% BLUE GRAMA 29% SIDEOATS GRAMA 5% GREEN NEEDLEGRASS 20% WESTERN WHEATGRASS 1% DROPSEED	TEMPORARY IRRIGATION	PER SEEDING NOTES	42 PLS/AC HYDROSEED 21 PLS/AC DRILLED

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:



2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
 FAX: (719) 575-0208

CIVIL ENGINEER:

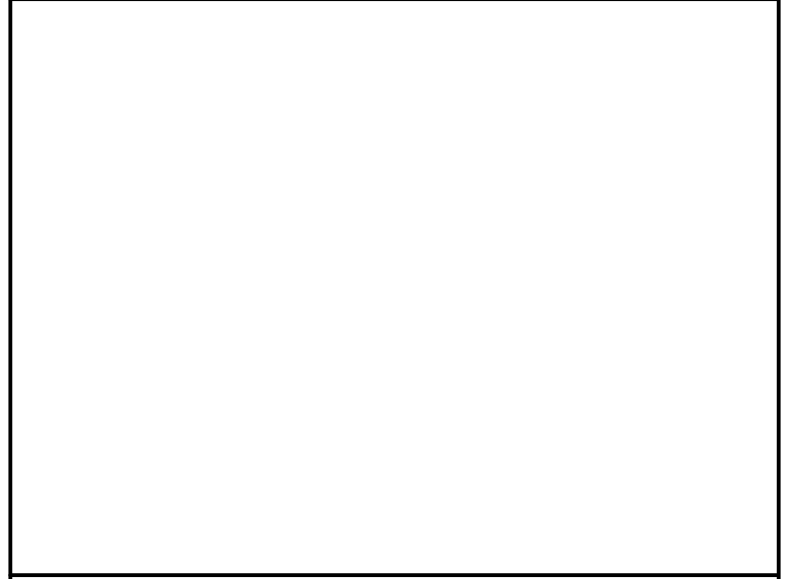
ALL TERRAIN ENGINEERING
 1004 W VAN BUREN ST.
 COLORADO SPRINGS, CO 80907
 PHONE: (203) 577-8656

OWNER/DEVELOPER:

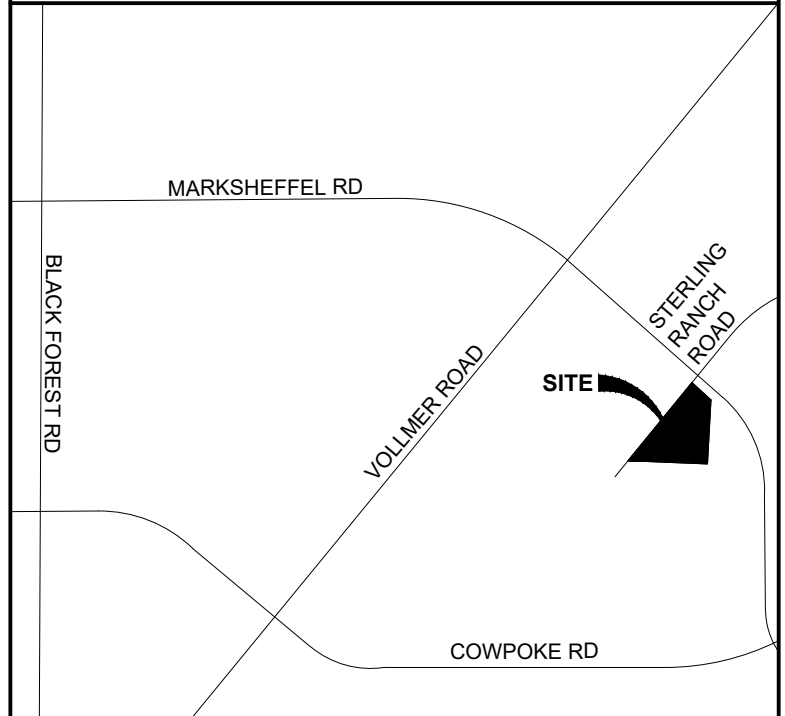
Colorado Concrete Crushing LLC

20 S. Boulder, Suite 100
 Colorado Springs, CO 80903
 CLIENT PHONE: (719)964-0064

APPROVAL:



VICINITY MAP:



PROJECT:

**RHETORIC SELF STORAGE
 SITE DEVELOPMENT PLAN**

**EL PASO COUNTY, COLORADO
 OCTOBER 2025**

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	07/29/2025	FIRST SUBMITTAL	RAF
1	09/10/2025	SECOND SUBMITTAL	RAF
2	10/22/2025	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO: 24.1690.001

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CHECKED BY: RF

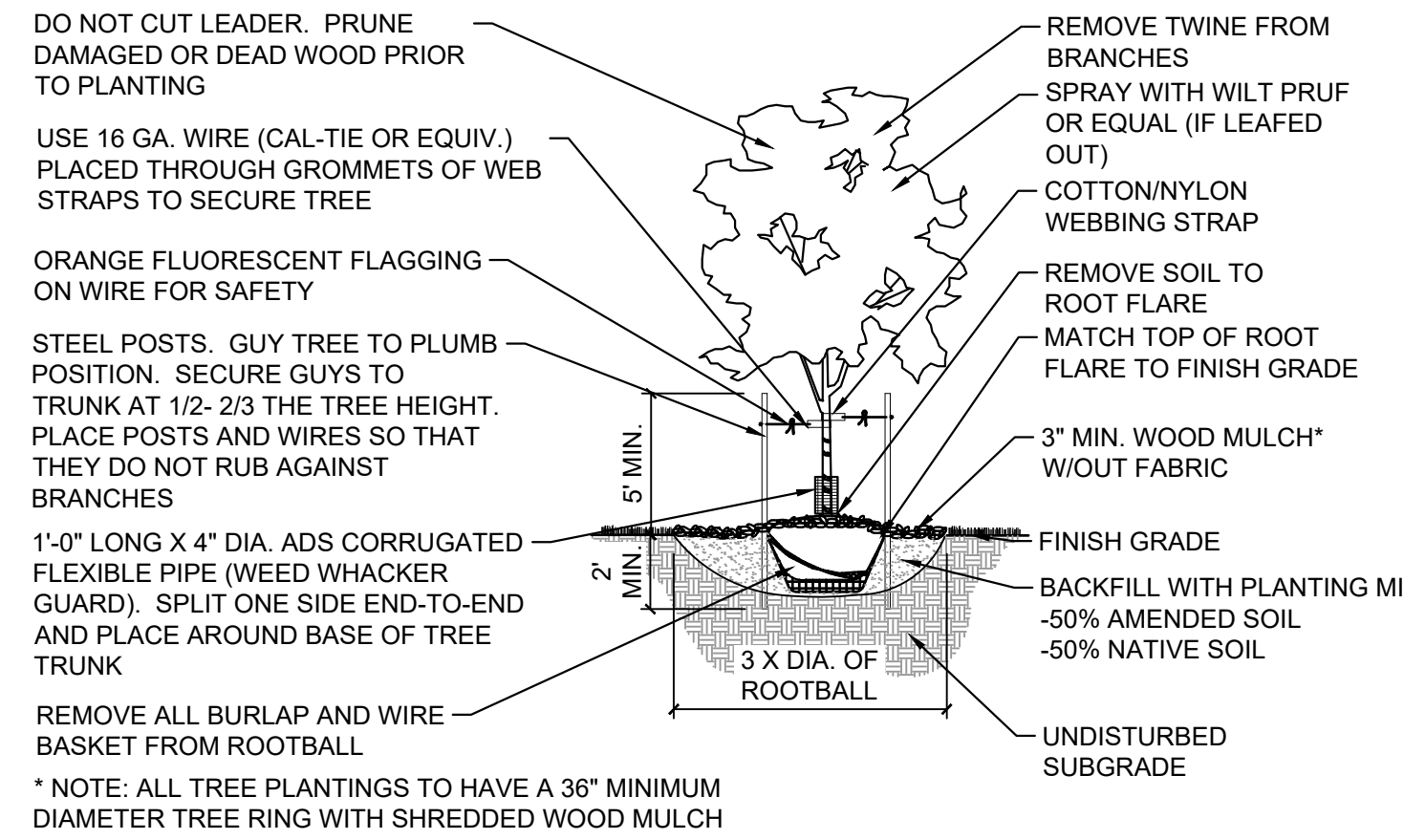
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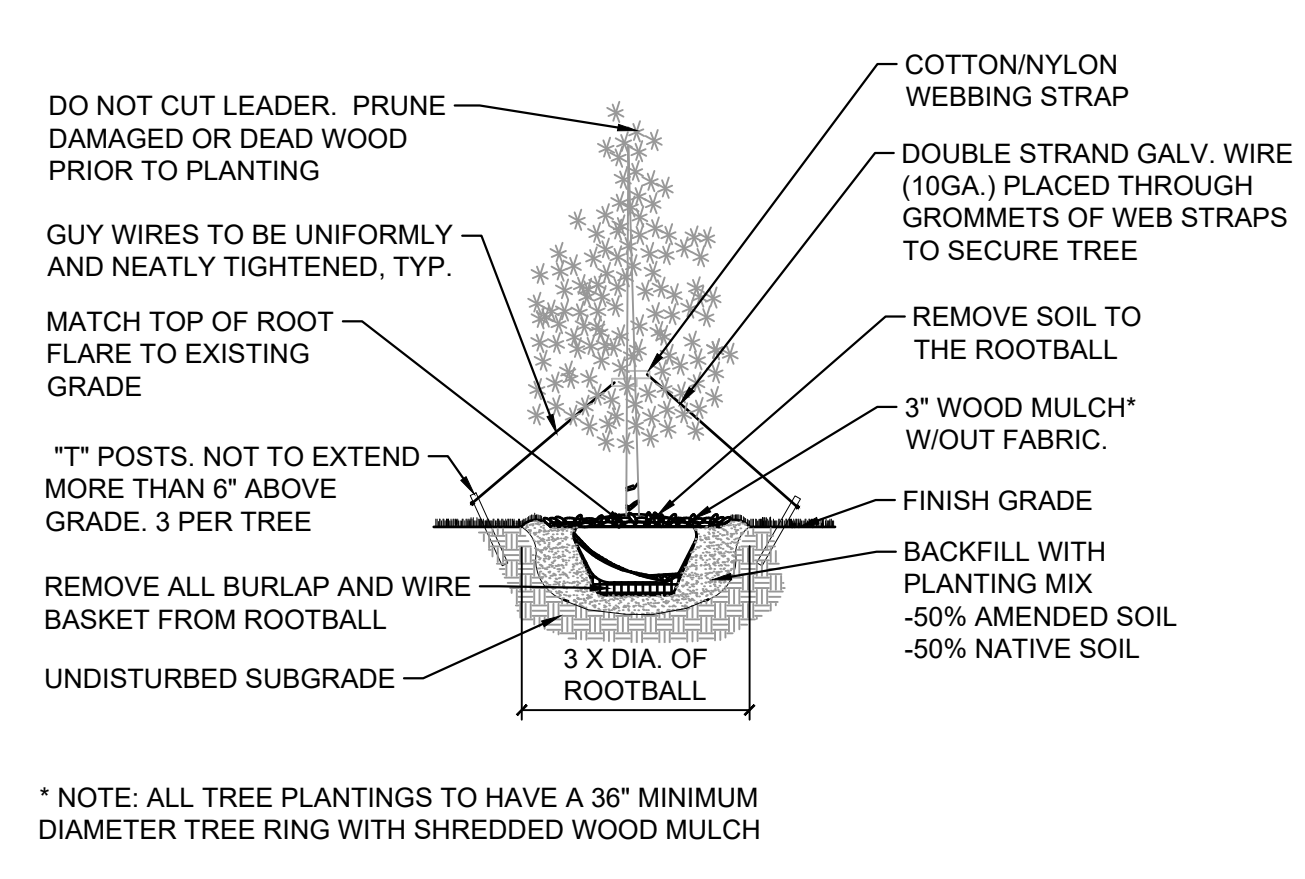
**LANDSCAPE
 NOTES**

LD01

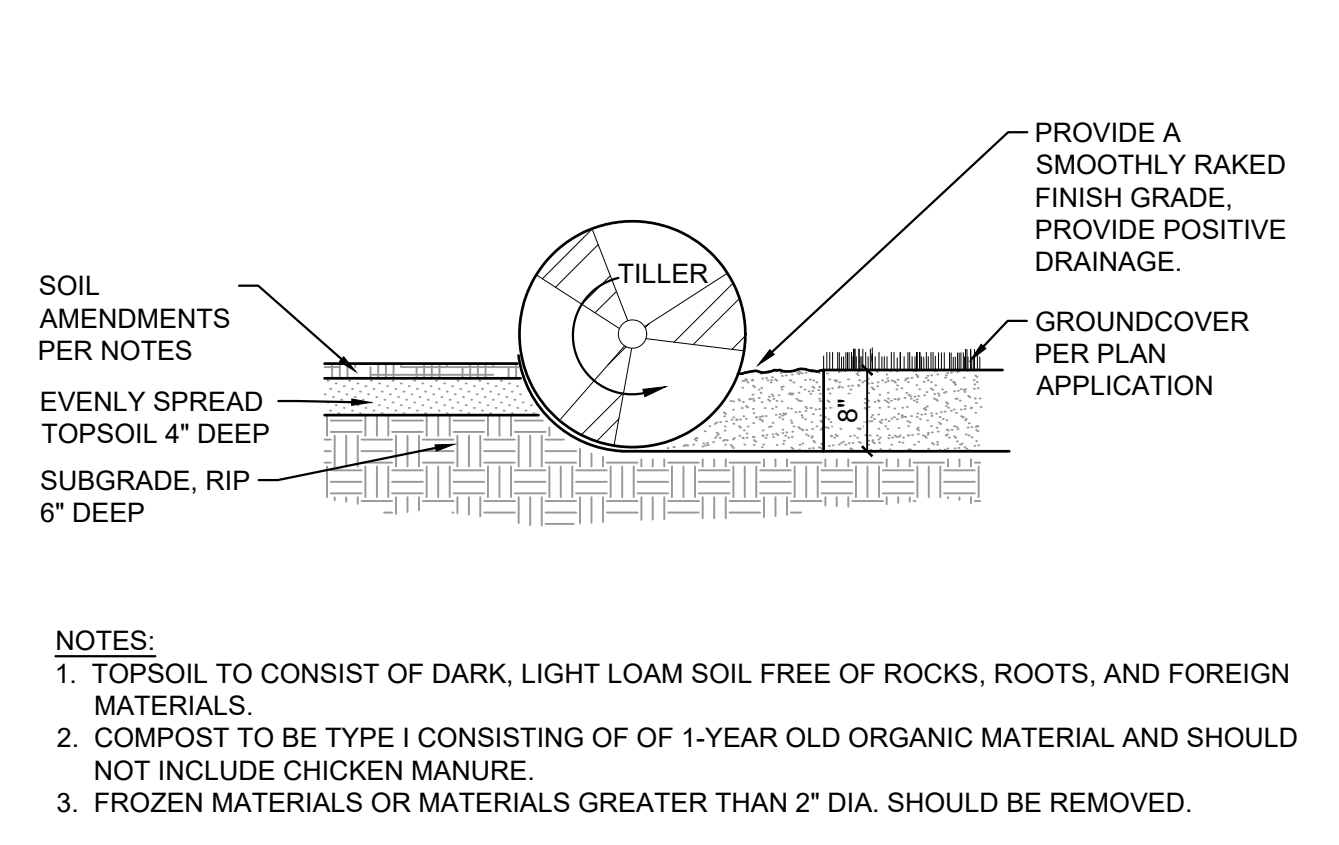
SHEET 4 OF 7



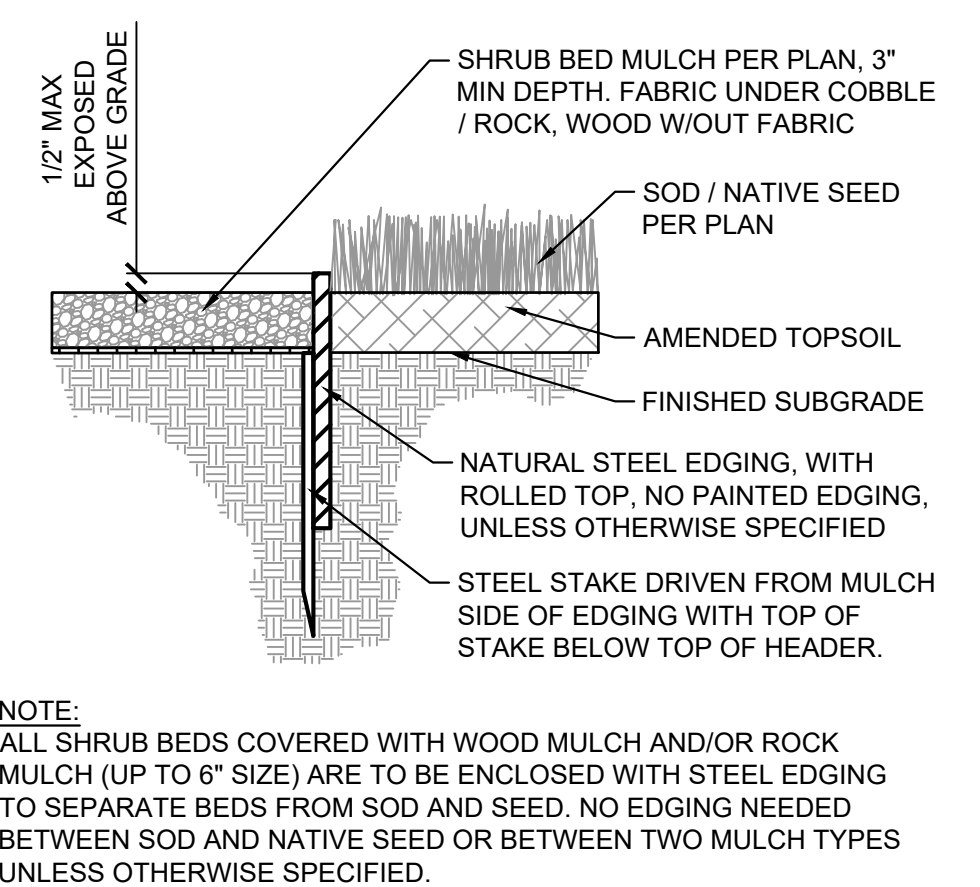
1 DECIDUOUS TREE
NTS MS-STD-LS-01



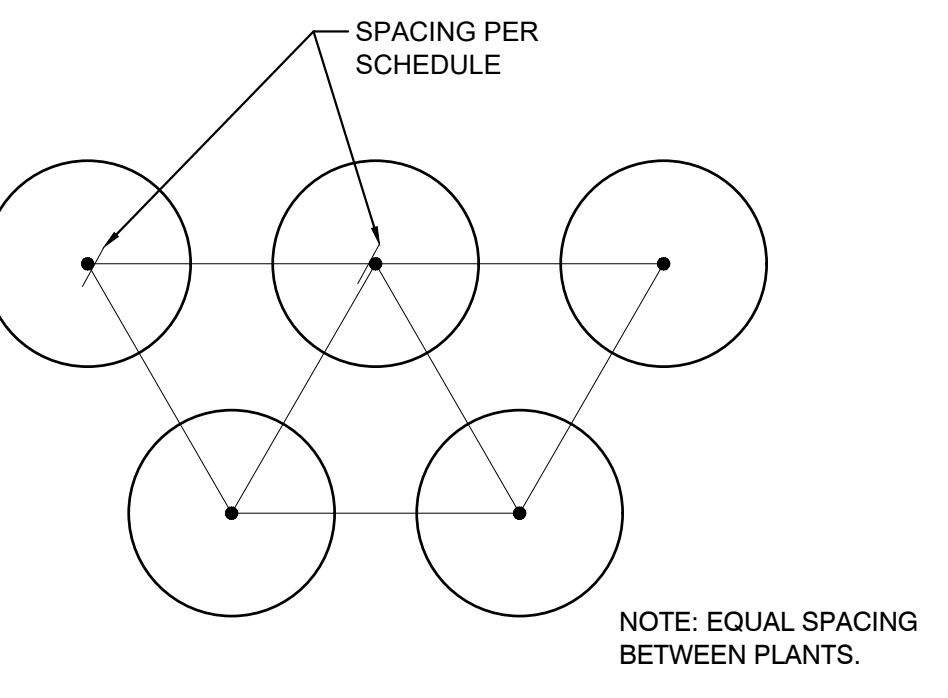
2 EVERGREEN TREE
NTS MS-STD-LS-02



3 SOIL PREP FOR ALL AREAS
NTS MS-STD-LS-05



4 STEEL EDGING
NTS MS-STD-LS-12



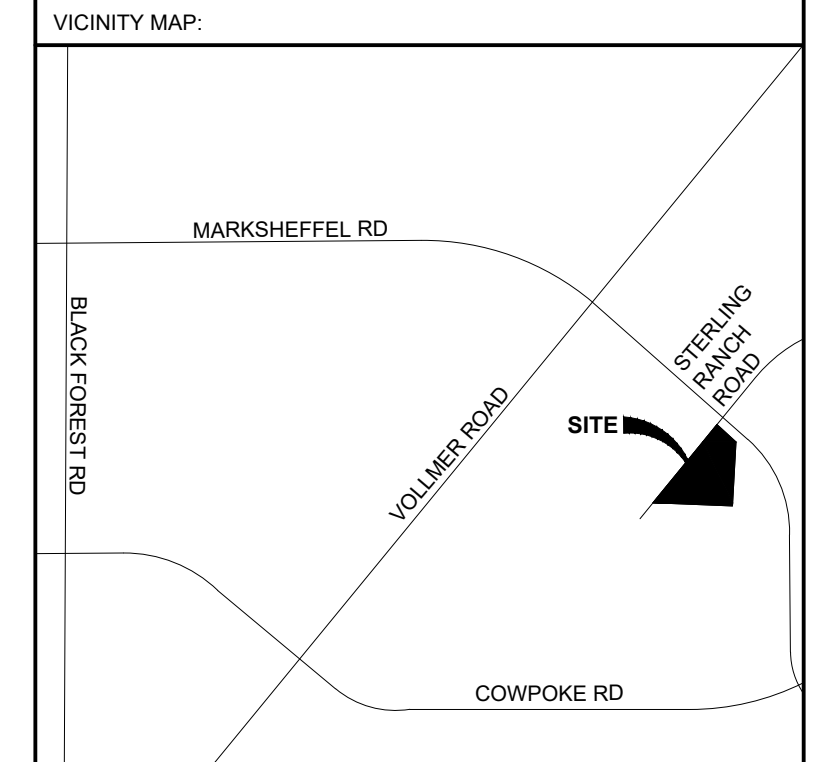
5 TRIANGLE PLANT SPACING
NTS MS-STD-LS-15

CONSULTANTS:
PLANNER/ LANDSCAPE ARCHITECT:
Matrix
2435 RESEARCH PARKWAY, SUITE 300
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CIVIL ENGINEER:
ALL TERRAIN ENGINEERING
1004 W VAN BUREN ST.
COLORADO SPRINGS, CO 80907
PHONE: (203) 575-8656

OWNER/DEVELOPER:
Colorado Concrete Crushing LLC
20 S. Boulder, Suite 100
Colorado Springs, CO 80903
CLIENT PHONE: (719)964-0064

APPROVAL:



PROJECT:
**RHETORIC SELF STORAGE
SITE DEVELOPMENT PLAN**

EL PASO COUNTY, COLORADO
OCTOBER 2025

REVISION HISTORY:

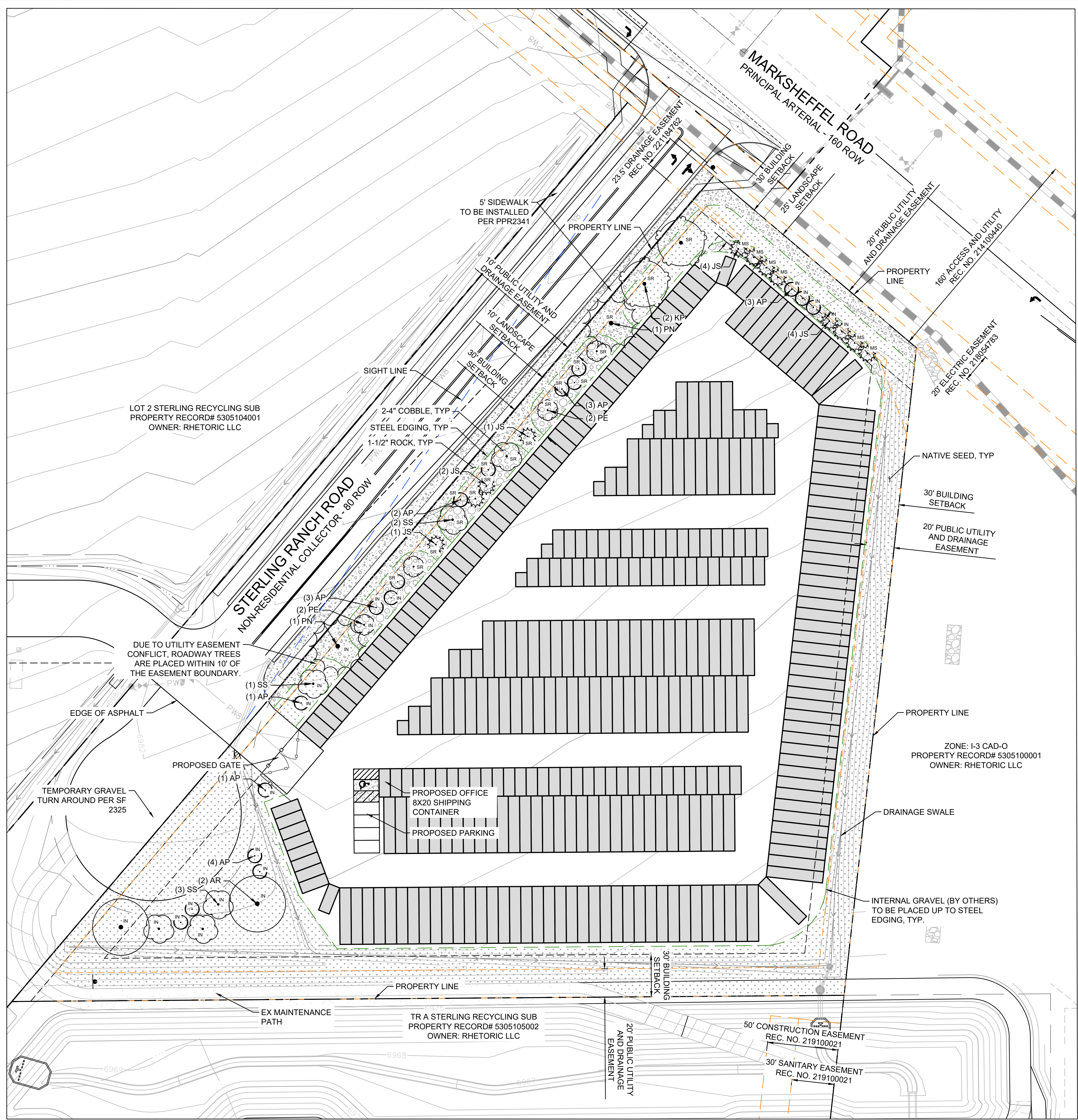
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1	09/10/2025	SECOND SUBMITTAL	RAF
2	10/22/2025	THIRD SUBMITTAL	RAF

DRAWING INFORMATION:
PROJECT NO: 24.1690.001
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CHECKED BY: RF
APPROVED BY: RF
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**LANDSCAPE
DETAILS**

LD02
SHEET 5 OF 7

FILE LOCATION: S:\24.1690.001 RHETORIC SDP\600 CAD\554 PLAN SETS\DEVELOPMENT PLANS\01.DWG



2025-10-22 11:06

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	PLANT SIZE	CONTAINER	MAT. H.	MAT. W.
EVERGREEN TREES						
	12	JUNIPERUS SCOPULORUM ROCKY MOUNTAIN JUNIPER	6' HT.	B&B	30'	12'
	4	PINUS EDULIS PINON PINE	6' HT.	B&B	25'	15'
	2	PINUS NIGRA AUSTRIAN BLACK PINE	6' HT.	B&B	50'	40'
ORNAMENTAL TREES						
	6	MALUS X 'SPRING SNOW' SPRING SNOW CRABAPPLE	1.5" CAL. *	B&B	20'	20'
	17	PRUNUS AMERICANA AMERICAN PLUM	1.5" CAL. *	B&B	15'	10'
SHADE TREES						
	2	ACER RUBRUM 'AUTUMN FLAME' AUTUMN FLAME RED MAPLE	2" CAL. *	B&B	50'	40'
	2	KOELREUTERIA PANICULATA GOLDEN RAIN TREE	2" CAL. *	B&B	40'	35'

* CALIPER SIZE TO BE MEASURED AT 6" ABOVE GROUND FOR ALL DECIDUOUS TREES.

GROUNDCOVER SCHEDULE

	NATIVE SEED-LOW EL PASO COUNTY CONSERVATION DISTRICT ALL PURPOSE LOW GROW MIX. REF SEED SCHEDULE	44,868 SF
	1-1/2" ROCK TYPE: 1-1/2" SADDLEBACK SWIRL SUPPLIER: C AND C SAND DEPTH: 3" MIN OR APPROVED EQUAL	10,048 SF
	2-4" COBBLE TYPE: 2-4" DESERT SAND RIVER SUPPLIER: C AND C SAND DEPTH: 6" MIN OR APPROVED EQUAL	6,421 SF
	EDGING 4" ROLLED TOP STEEL EDGING (OR APPROVED EQUAL)	

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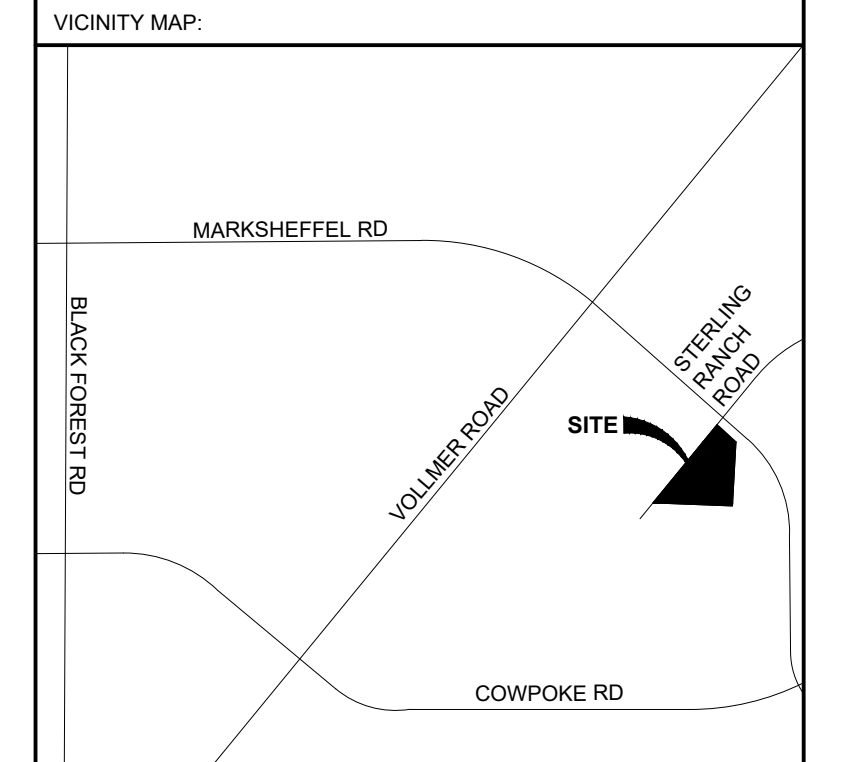
CONSULTANTS:
 PLANNER/ LANDSCAPE ARCHITECT:

 2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
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 FAX: (719) 575-9208

CIVIL ENGINEER:
 ALL TERRAIN ENGINEERING
 1004 W VAN BUREN ST.
 COLORADO SPRINGS, CO 80907
 PHONE: (203) 577-8656

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 20 S. Boulder, Suite 100
 Colorado Springs, CO 80903
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APPROVAL:



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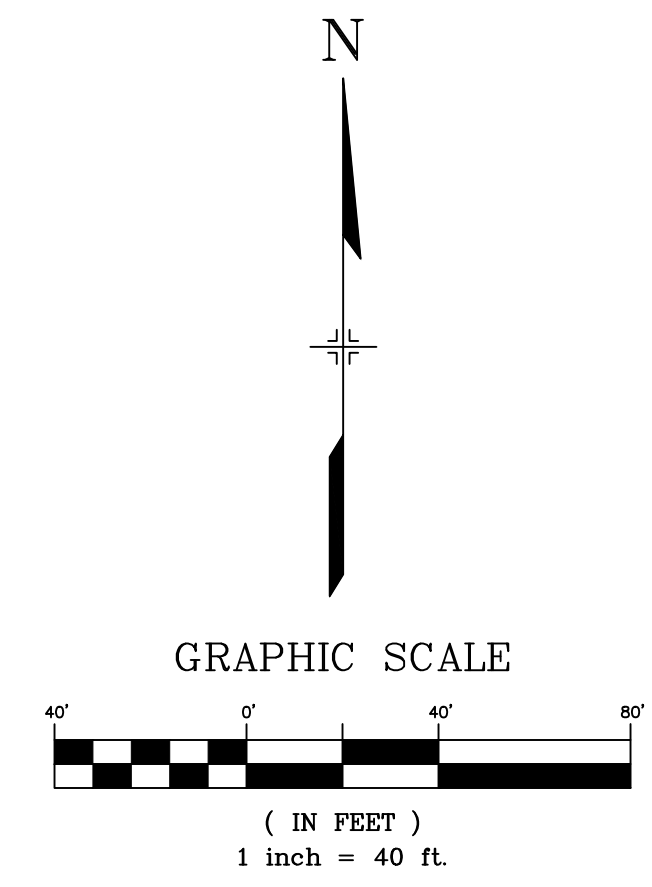
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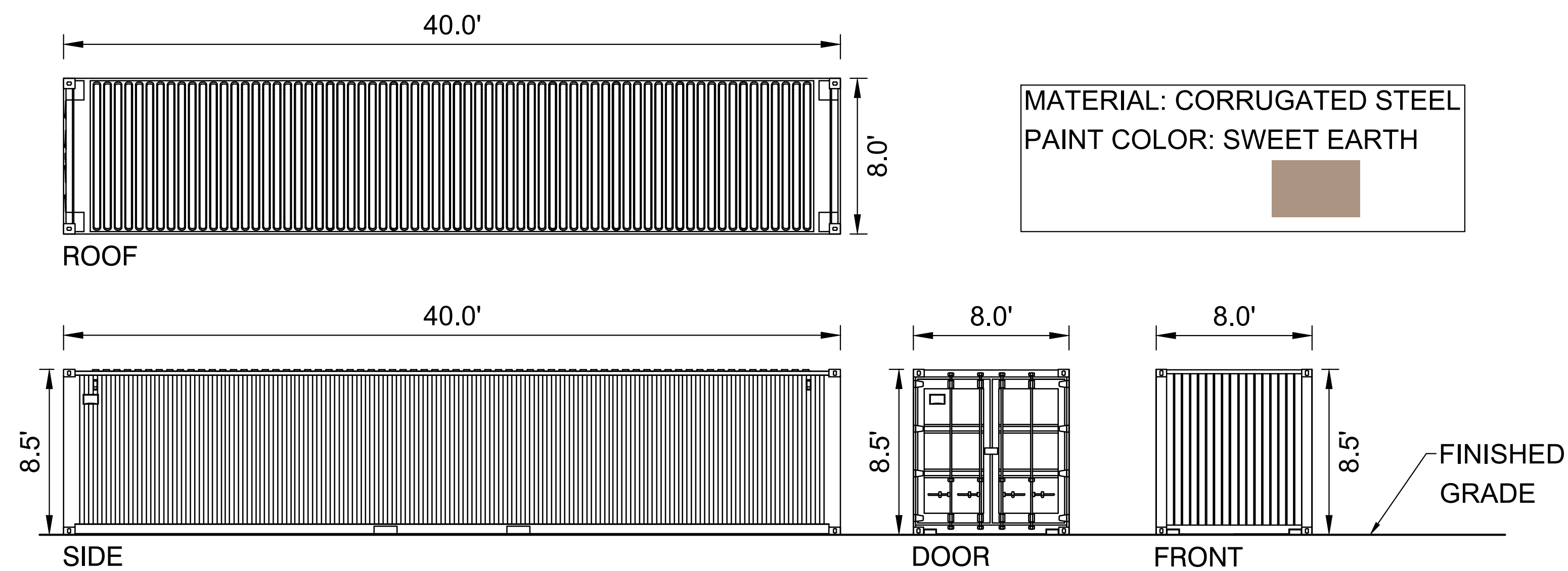
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 CHECKED BY: RF
 APPROVED BY: RF
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LANDSCAPE PLAN

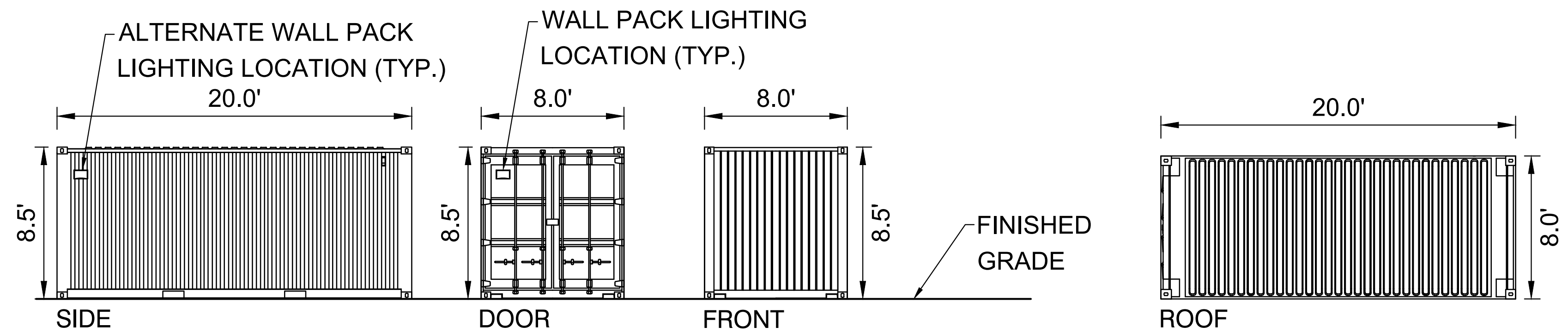
LS01
 SHEET 6 OF 7
 PCD FILE: PPR2524



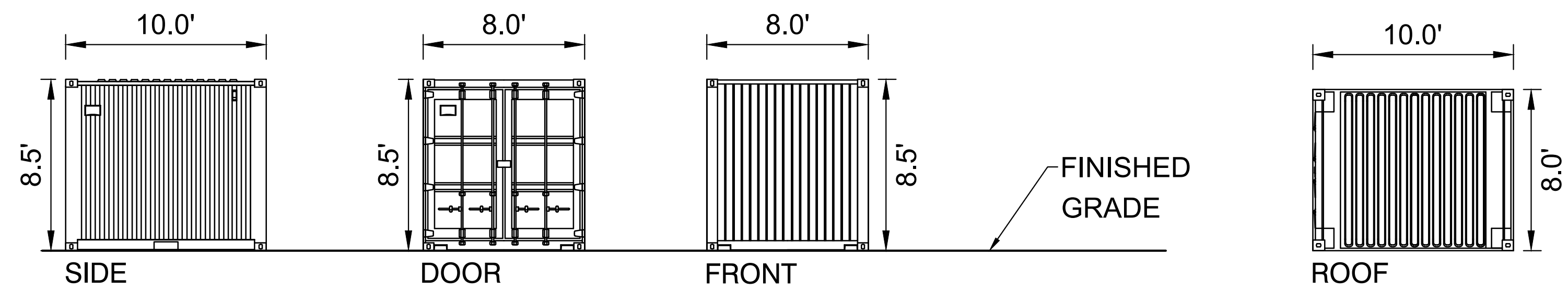
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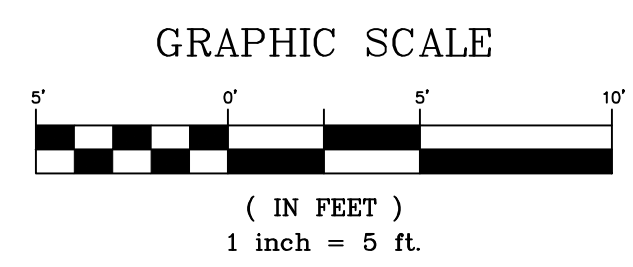
8' X 40' SHIPPING CONTAINER



8' X 20' SHIPPING CONTAINER ELEVATION



8' X 10' SHIPPING CONTAINER



MEDINAH POWER LED Solar Wall Pack

LED Solar Wall Pack Light

Project: _____ Location: _____
 Date: _____ Part #: _____
 Notes: _____

CCT 5000K

UL LISTED

3 YEAR WARRANTY

Performance & Features

LED Source

- Lumileds SMD2835 with Single CCT 5000K
- CRI >70
- 20%-100% dimmable driver
- Microwave Sensor with photocell tech
- Smart Motion activated

Construction

- Highly durable die-cast aluminum, long lasting dark black finish
- Wet Location Rated
- Clear Prismatic Lens
- 8 hours charging time
- Operates efficiently in temperatures from -4°F to 104°F
- >1000 battery cycles

Certifications and Warranty

- UL Listed
- Backed by a 3-year limited warranty

SKU Guide

Example: SPRW15-H-MS-SK-BZ

Family	Output	Controls	CCT	Finish
SPRW	15 = 12W 45 = 35W	MS= Motion sensor	50K = 5000K	BZ= Bronze BK= Black

1.844.870.5337 | www.medinahpower.com | support@medinahpower.com

MEDINAH POWER LED Solar Wall Pack

Specification

Model No.	Power (W)	Lumens (lm)	CCT (K)	LPW	Battery Spec (Li-ion)	Solar Panel
SPRW15-H-MS-SK-BZ	12W	1500LM	5000K	125	3.2V 8000 mAh	10.5W 15V 0.7A
SPRW45-H-MS-SK-BK	35W	4000LM	5000K	114	6.4V 8000 mAh	4W 5V 0.8A

Contact for custom configuration & specifications

Dimensions

	SPRW15-H-MS-SK-BZ	SPRW45-H-MS-SK-BZ
A	9.8 in	16.5 in
B	8.8 in	13.9 in
C	5.7 in	8.3 in

Modes of Operation

5 modes of operation:
 4 Hr mode
 All-night mode
 Energy-Saving mode
 Motion-only mode
 Occupancy mode

Packaging Dimensions

SKU#	Master Carton	Qty
SPRW15-H-MS-SK-BZ	15.2 x 11.6 x 20.8 in	4
SPRW45-H-MS-SK-BZ	20.7 x 16.6 x 15.8 in	2

1.844.870.5337 | www.medinahpower.com | support@medinahpower.com

SOLAR WALL PACK LIGHTING DETAIL (OR SIMILAR)

- NOTES:
- No light will exceed property line boundary.
 - Wall Pack lights will be mounted to shipping containers approximately every fourth container.
 - Wall Pack lights will be downward facing.
 - Wall Pack lights will be solar powered.

CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

2435 RESEARCH PARKWAY, SUITE 300
 COLORADO SPRINGS, CO 80920
 PHONE: (719) 575-0100
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CIVIL ENGINEER:

ALL TERRAIN ENGINEERING
 1004 W VAN BUREN ST.
 COLORADO SPRINGS, CO 80907
 PHONE: (203) 577-8656

OWNER/DEVELOPER:

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APPROVAL:

VICINITY MAP:

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DRAWING INFORMATION:

PROJECT NO: 24-1690-001
 DRAWN BY: JS
 CHECKED BY: RF
 APPROVED BY: RF

SHEET TITLE:

ELEVATION PLAN

A100

SHEET 7 OF 7

PCD FILE: PPR2524

EPC Plan No. PPR2524

Rhetoric Self Storage

Lighting Plan – N/A

September 8, 2025

Lighting Plan not required for submittal.

Site lighting will be provided by wall packs only. No light will exceed property line boundary. Wall Pack detail and typical location shown on Elevation Plan sheet 9 of 9.

Prepared by:

Matrix Design Group

2435 Research Parkway, Suite 300
Colorado Springs, CO 80920