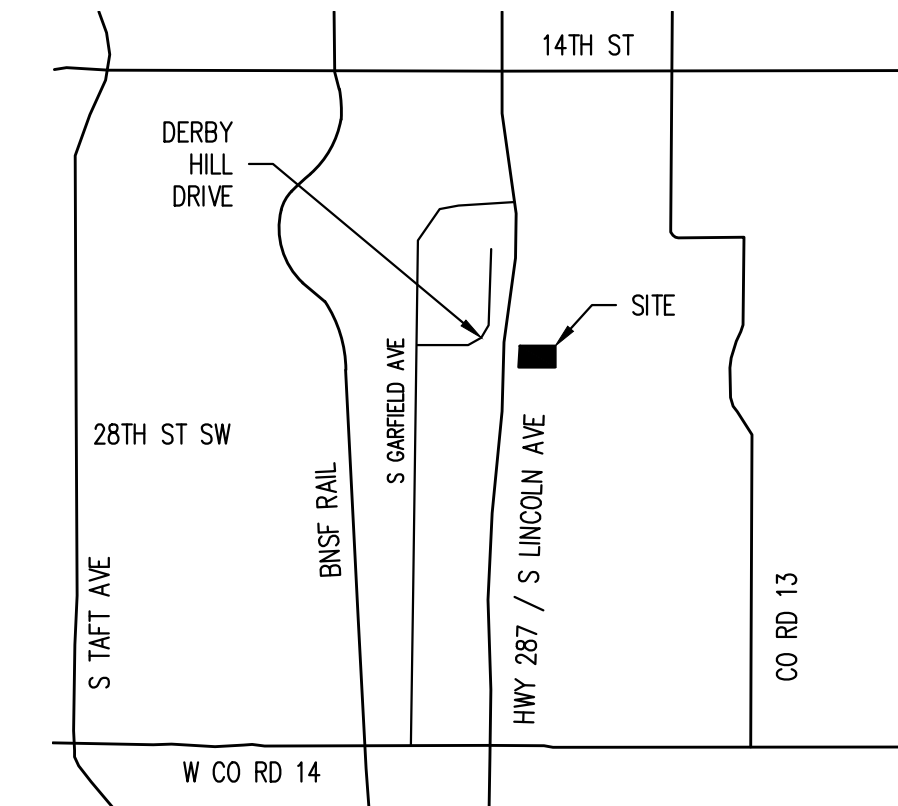
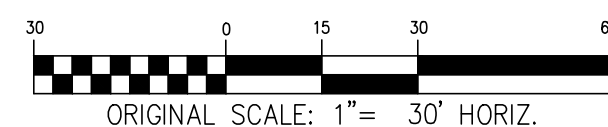


**LEGAL DESCRIPTION**

LOT B, AMENDED PLAT OF PORTIONS OF PARCEL B, R. DON BURTON EXEMPTION AND PORTIONS OF PARCEL C, AMENDED PLAT OF PARCELS "C" AND "D" OF THE R. DON BURTON EXEMPTION, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, CONTAINING 184,749 SQ.FT. OR 4.241 ACRES MORE OR LESS.

**SITE PLAN**  
**SOUTH LINCOLN STORAGE**

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 5 NORTH, RANGE 69 WEST 6TH P.M.  
LARIMER COUNTY, COLORADO  
1/13/2020



**VICINITY MAP**

**BASIS OF BEARINGS**

BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25 AS BEARING N89°57'30"W BETWEEN THE MONUMENTS SHOWN HEREON PER AMENDED PLAT OF PORTIONS OF PARCEL B, R. DON BURTON EXEMPTION AND PORTIONS OF PARCEL C, AMENDED PLAT OF PARCELS "C" AND "D" OF THE R. DON BURTON EXEMPTION RECEPTION #20090009980.

**BENCHMARK**

NGS STATION J 402, WITH PUBLISHED ELEVATION OF 5039.38' (NAVD88)

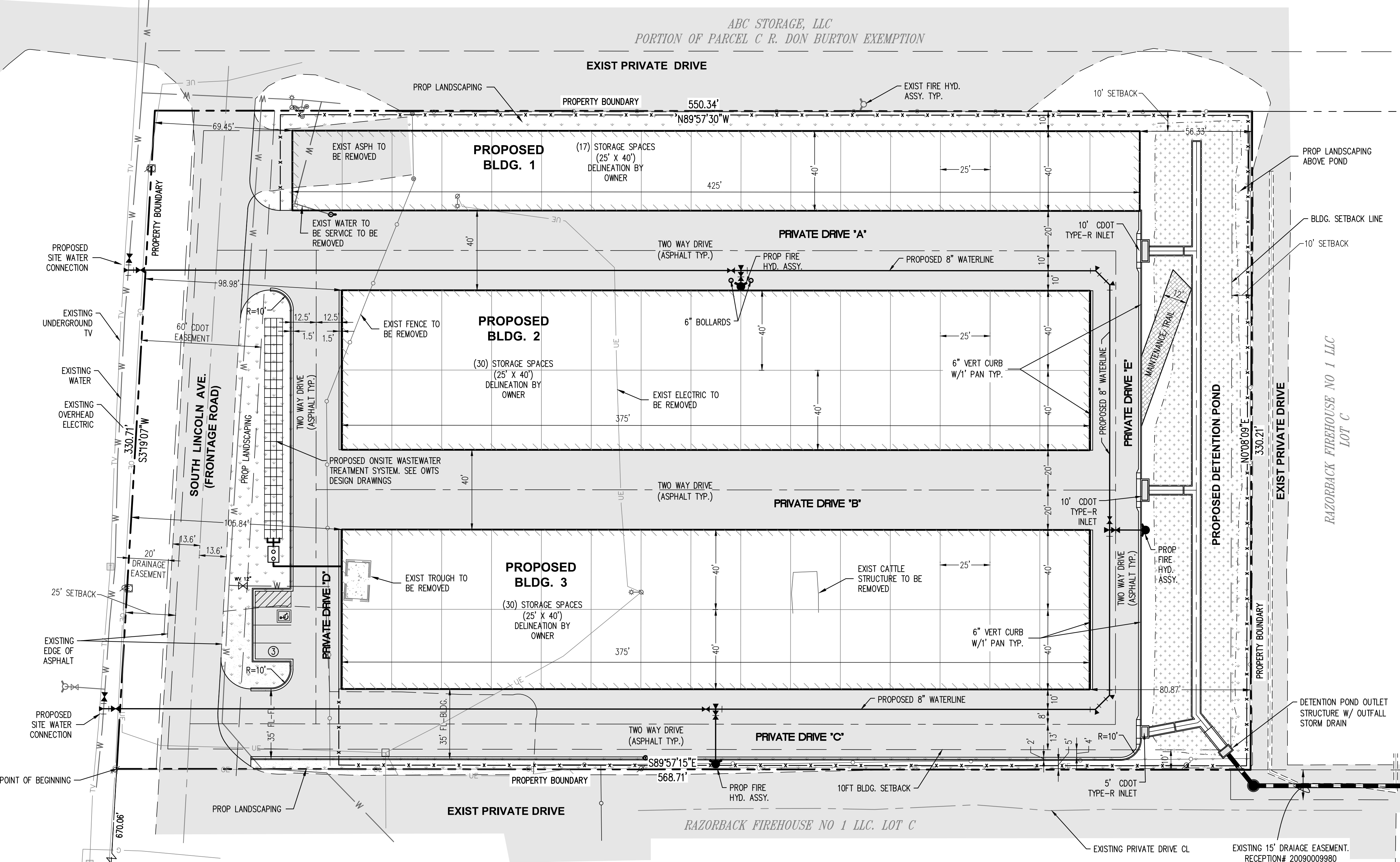
SITE COVERAGE	AC	SF	%
BUILDING COVERAGE	1.768	77000	41.7%
DRIVE AISLES - ASPHALT AND C&G	1.592	69357	37.5%
LANDSCAPE AND DETENTION AREAS	0.881	38392	20.8%
PUBLIC ROW	NA	NA	NA
TOTAL PROJECT AREA	4.241	184749	100.0%

PARKING	
PARKING SPACES REGULAR	2
PARKING SPACES HANDICAP	1
TOTAL PARKING SPACES	3

SITE DATA	
ZONING	INDUSTRIAL
LAND USE EXISTING	VACANT
LAND USE PROPOSED	MINI STORAGE

MINIMUM BUILDING SETBACKS	
FRONT	25'
SIDE	10'
REAR	10'

STATE HIGHWAY 287  
SOUTH LINCOLN AVE.



SEE SHEET 2

**LIST OF CONTACTS:**

OWNER \ DEVELOPER	MUNICIPAL AGENCY	SOILS ENGINEER	UTILITIES
SOUTH LINCOLN STORAGE P.O. BOX 186 BRIGHTON, CO 80601 PHONE: (303) 589-8747 ATTN: JEFF DIETZ	LARIMER COUNTY ENGINEERING DEPARTMENT 200 WEST OAK STREET, SUITE 3000 P.O. BOX 1190 FORT COLLINS, CO 80522	TERRACON CONSULTANTS, INC. 4172 CENTER PARK DRIVE COLORADO SPRINGS, CO 80916 PHONE: (719) 597-2116 ATTN: TYLER A. COMPTON, P.E.	WATER LITTLE THOMPSON WATER DIST. 835 EAST STATE HWY 56 DRAWER G BERTHOUD, CO 80513 PHONE: (970) 532-2096
ENGINEER	SURVEYOR	FIRE PROTECTION	ELECTRIC
RICK ENGINEERING COMPANY 5690 WEBSTER STREET ARVADA CO, 80002 PHONE: (303) 423-6036 ATTN: MIKE WHILE	RICK ENGINEERING COMPANY 5690 WEBSTER STREET ARVADA CO, 80002 PHONE: (303) 423-6036 ATTN: MIKE WHILE	LCSO FIRE PROTECTION 1303 N. SHIELDS ST. FORT COLLINS, CO 80524 (970) 498-5300	POUDRE VALLEY REA, INC. 7649 REA PKWY. FORT COLLINS, CO 80528 PHONE: (800) 432-1012

Project # \_\_\_\_\_  
Reviewed by \_\_\_\_\_  
Approved by \_\_\_\_\_

**RICK ENGINEERING COMPANY**  
5690 WEBSTER ST  
ARVADA, CO 80002  
303.423.6036  
rickengineering.com  
Tucson • San Diego • Sacramento • Riverside • Orange • San Luis Obispo • Phoenix • Denver



REVISIONS		
NO.	DESCRIPTION	DATE:

**SITE PLAN FOR SOUTH LINCOLN STORAGE**  
**SITE PLAN - 1**  
**SOUTH LINCOLN STORAGE**  
LARIMER COUNTY

SCALE:	1"=30'
DATE:	1/13/2020
DRAWN BY:	KEC
CHECKED BY:	AHN
JOB NO:	DO1149
DRAWING NUMBER	SP-1
SHEET NO.	01 OF 02

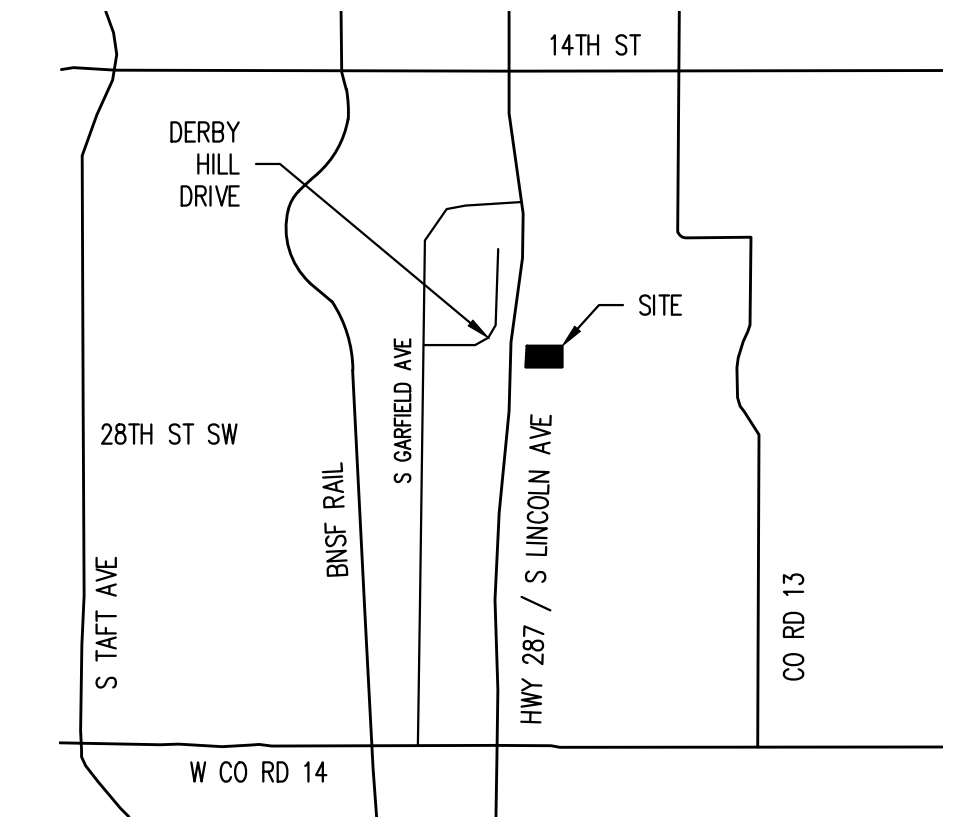
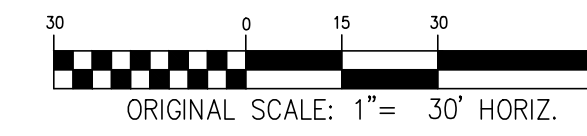
**LEGAL DESCRIPTION**

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# SITE PLAN

## SOUTH LINCOLN STORAGE

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25,  
TOWNSHIP 5 NORTH, RANGE 69 WEST 6TH P.M.  
LARIMER COUNTY, COLORADO  
1/13/2020



**VICINITY MAP**  
1" = 3,000'

**BASIS OF BEARINGS**

BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25 AS BEARING N89°57'30"W BETWEEN THE MONUMENTS SHOWN HEREON PER AMENDED PLAT OF PORTIONS OF PARCEL B, R. DON BURTON EXEMPTION AND PORTIONS OF PARCEL C, AMENDED PLAT OF PARCELS "C" AND "D" OF THE R. DON BURTON EXEMPTION RECEPTION #20090009980.

**BENCHMARK**

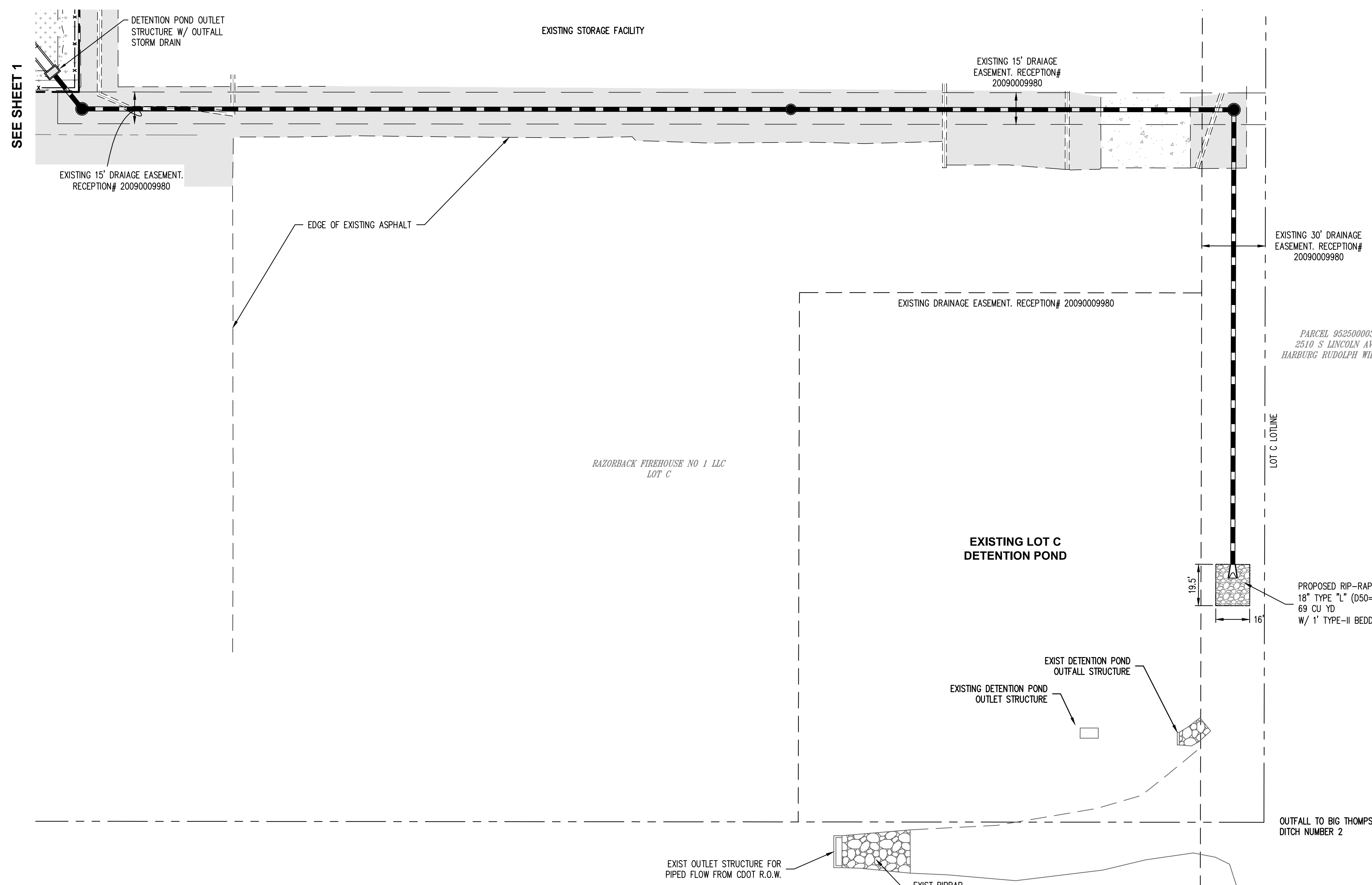
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SITE DATA	
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LAND USE EXISTING	VACANT
LAND USE PROPOSED	MINI STORAGE

MINIMUM BUILDING SETBACKS	
FRONT	25'
SIDE	10'
REAR	10'



**LEGEND**

UNLESS OTHERWISE ANNOTATED ON THE PLAN SHEET:

	EXISTING	PROPOSED
MAJOR CONTOURS	--- 5400 ---	— 5400 —
RIGHT-OF-WAY	---	---
LOT LINE	---	---
SANITARY SEWER	— 8" SAN —	— 8" SAN —
STORM SEWER	— 8" WAT —	— 24" STM —
WATER LINE	— 8" WAT —	— 8" WAT —
UTILITY EASEMENT LINE	---	---
SECTION LINE	---	---
OVERHEAD ELECTRIC	— OE —	— OE —
BURIED GAS	— G —	— G —
UNDERGROUND ELECTRIC	— UE —	— UE —
SANITARY SEWER MH	⊙	●
STORM SEWER MH	⊙	●
FIRE HYDRANT	⊙	●
UTILITY POLE	⊙	●
ASPHALT PAVING	▬	▬
CAT V LINE	---	TV ---

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Project # \_\_\_\_\_  
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REVISIONS		
NO.	DESCRIPTION	DATE:



**SITE PLAN FOR SOUTH LINCOLN STORAGE**  
**SITE PLAN - 2**  
**SOUTH LINCOLN STORAGE**  
LARIMER COUNTY

SCALE:	1"=30'
DATE:	1/13/2020
DRAWN BY:	KEC
CHECKED BY:	AHN
JOB NO:	DO1149
DRAWING NUMBER	<b>SP-2</b>
SHEET NO.	02 OF 02