

SITE PLAN LEGEND

- EXISTING BUILDING (AREA OF WORK)
- EXISTING BUILDING (NOT A PART)
- SOFTSCAPE (BREEZE AND/OR MULCH)
- PROPERTY LINE

SITE PLAN NOTES

1. INFORMATIONAL ONLY: SIGNAGE IS NOT APPROVED WITH THIS CONCEPT/DEVELOPMENT PLAN.
2. FLOOD LIGHTING IS PROHIBITED.
3. ALL LIGHTING SHALL BE ARRANGED TO REFLECT AWAY FROM ADJOINING PROPERTIES AND PUBLIC RIGHT-OF-WAYS AND SHALL BE SHIELDED TO CONTAIN ALL DIRECT RAYS ON SITE. ALL LIGHTING FIXTURES SHALL BE FULL SHIELD CUT-OFF.
4. ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ON SOUTH TEJON ST. AND EAST MORENO AVE. ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
5. ALL BUILDINGS ASSOCIATED WITH THIS DEVELOPMENT PLAN ARE LOCATED OUTSIDE OF THE FLOODWAY.

FLOODPLAIN NOTE

1. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN, ACCORDING TO FIRM #08041C0729 F EFFECTIVE 03/17/17.

SITE PLAN KEYNOTES

- 1 (NOT USED)
- 2 EXISTING STREET TREE TO REMAIN
- 3 (NOT USED)
- 4 (NOT USED)
- 5 (NOT USED)
- 6 NEW STREET TREES AND PAVERS PER LANDSCAPE DRAWINGS
- 7 NEW 6" CONCRETE SIDEWALK
- 8 (NOT USED)
- 9 SOFTSCAPE (BREEZE AND/OR MULCH)
- 10 (NOT USED)
- 11 (NOT USED)
- 12 42" OPEN METAL RAILING ENCLOSURE
- 13 42" RECLAIMED BRICK PATIO ENCLOSURE/SCREEN WALL
- 14 (NOT USED)
- 15 NEW PARKING STALL STRIPING (3) STANDARD STALLS + (1) ACCESSIBLE STALL
- 16 (NOT USED)
- 17 (NOT USED)
- 18 AT GRADE PLANTINGS PER LANDSCAPE DRAWINGS
- 19 (NOT USED)
- 20 (2) INVERTED "U" STYLE BIKE RACKS
- 21 (NOT USED)
- 22 (NOT USED)
- 23 EXISTING TYPE 1 CURB AND GUTTER TO REMAIN

PARKING SUMMARY

REQUIRED:
 PARKING EXEMPT PER COS FBZ SECTION 2.6.2.

PROVIDED:
 2 STANDARD PARKING STALLS
 1 ACCESSIBLE PARKING STALL
 TOTAL: 3 SPACES PROVIDED

ZONING DATA

ZONE: FBZ-CEN

SITE AREAS:
TOTAL SITE AREAS: 47,448 S.F.
AREA OF WORK: 1,819 S.F.

BUILDING AREAS (GROSS):
 514 SOUTH TEJON: 3,806 S.F.
 516/520 SOUTH TEJON: 13,755 S.F.
 522/524/526 SOUTH TEJON: 8,900 S.F.
 528 SOUTH TEJON: 7,942 S.F.
 60 E MORENO: 1,819 S.F.
 70 E MORENO: 1,630 S.F.
 80 E MORENO: 2,018 S.F.

ALLOWABLE BUILDING HEIGHT: UNLIMITED (CH 2.3.4)

ACTUAL BUILDING HEIGHT: 2 STORIES (30')

BUILDING TYPE: MIXED-USE

SETBACKS REQUIRED: (CH 2.3.3)
 FRONT: 0'
 SIDE: 10' MAX
 REAR: 0' MIN, 10' MAX

SETBACKS PROPOSED:
 SOUTH TEJON STREET: FRONT: 9'-2"
 EAST MORENO STREET: FRONT: 0'
 SIDE (AT ALLEY) EXISTING: 0'
 SIDE (AT ALLEY) PROPOSED: 126'-4"
 REAR: 0'

FRONTAGE TYPE (CH 2.4): SHOPFRONT

FRONTAGE PERCENT GLAZING W/IN THE LOWER-MOST 10' OF THE FACADE:
 SOUTH TEJON STREET: 88%
 EAST MORENO STREET: 67% (AT ADDITION)

ACCESSIBILITY: ALL NEW ACCESS POINTS WILL MEET ADA STANDARDS.

WARRANTS: THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS.
 A WARRANT IS REQUESTED FROM DRB FOR BUILDING ENVELOPES (SECTION 2.3.3)

PROJECT DATA

PROJECT SUMMARY: INTERIOR FINISH OF 60 EAST MORENO. TENANT USE WILL BE BAR.

PROJECT ADDRESS: 60 E MORENO AVE
 COLORADO SPRINGS, CO 80903

TSN: 6418319020

LEGAL DESCRIPTION: LOT 1 SO-DO FIL NO 3

CITY ZONING: FBZ-CEN

PROJECT TYPE: COMMERCIAL

LUR FILE #: TBD

ASSOCIATED LUR FILE #s: CPC DP 17-00100

SHEET INDEX

1 of 2 GENERAL INFORMATION / ARCHITECTURAL SITE PLAN
 2 of 2 EXTERIOR ELEVATIONS

CONTACTS

OWNER: 528 S TEJON LLC
 1230 TENDERFOOT HILL ROAD
 COLORADO SPRINGS, CO 80906

CONTACT: TROY COATES
 p: 719.527.0313
 e: troy@nieburedevelopment.com

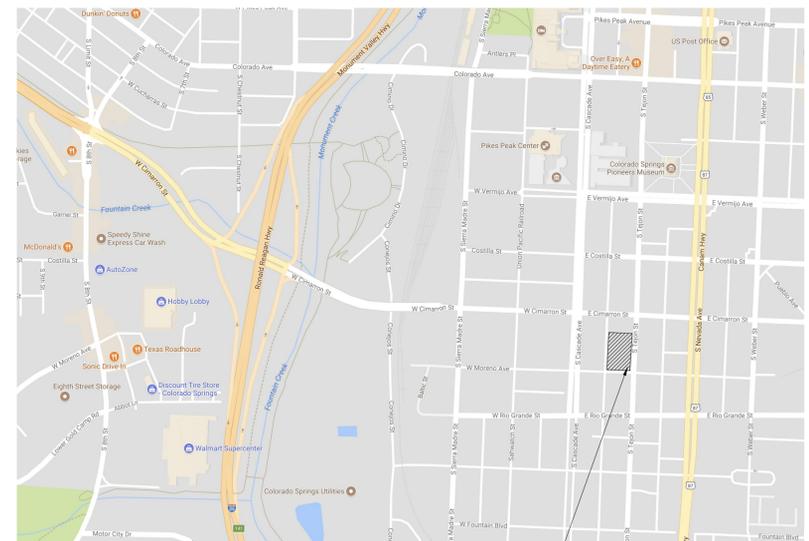
ARCHITECT: ECHO ARCHITECTURE
 4 SOUTH WAHSATCH AVENUE #120
 COLORADO SPRINGS, CO 80903
CONTACT: RYAN LLOYD
 p: 719.387.7836
 e: ryan@echo-arch.com

CIVIL: FORSGREN ASSOCIATES INC.
 56 INVERNESS DRIVE EAST #112
 ENGLEWOOD, CO 80112

CONTACT: JONATHAN MOORE
 p: 720.214.5884
 e: jmoore@forsgren.com

LANDSCAPING: NINE DESIGN
 4406 MISTY DRIVE
 COLORADO SPRINGS, CO 80918

CONTACT: JAMES BYERS
 p: 719.528.7037
 e: ninedesign@q.com



VICINITY MAP

CORK AND CASK
 60 E MORENO AVE
 COLORADO SPRINGS, CO 80903

SITE PLAN
 LUR FILE #: TBD

ECHO ARCHITECTURE

60 E MORENO AVE
 COLORADO SPRINGS
 date: 03.12.2018
 phase: COND. USE
 drawn by: RCL
 sheet #: 1 of 2





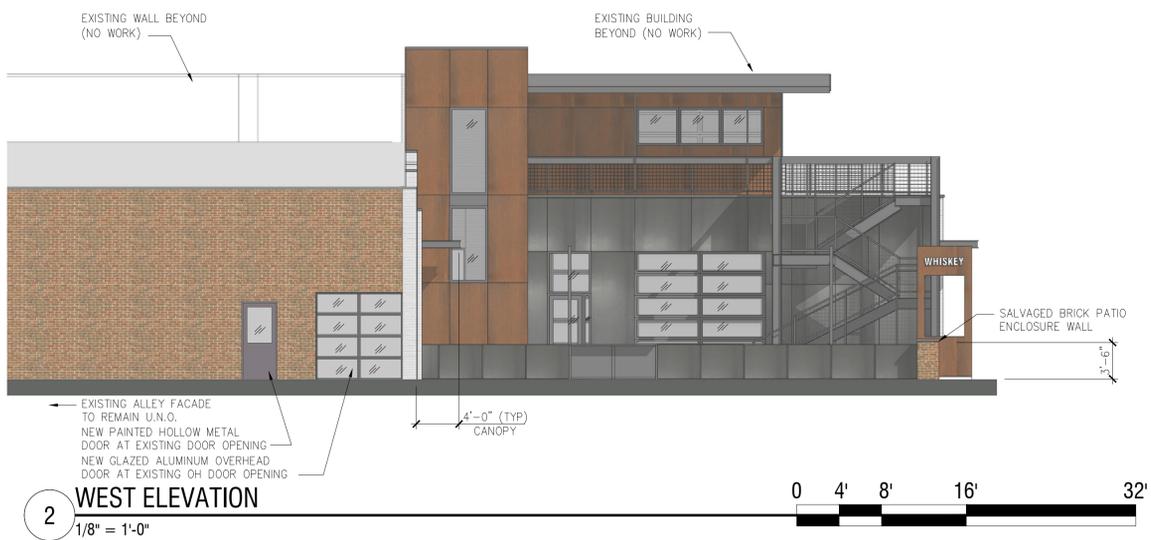
4 RENDERING LOOKING WEST FROM ROOF DECK
NTS



3 RENDERING LOOKING NORTHEAST FROM ALLEY/MORENO
NTS

ELEVATION NOTES:

1. EXTENT, SIZE, AND LOCATION OF SIGNAGE IS TO BE DETERMINED. SIGN SUBMITTAL, REVIEW, AND APPROVAL WILL OCCUR AT A LATER DATE.
2. EXTERIOR SITE LIGHTING TO BE BOLLARD STYLE PEDESTRIAN LIGHTS AND STRING MOUNTED PATIO LIGHTS.



CORK AND CASK
60 E MORENO AVE
COLORADO SPRINGS, CO 80903

EXTERIOR ELEVATIONS
LUR FILE #: TBD



60 E MORENO AVE date: 03.12.2018
COLORADO SPRINGS phase: COND. USE
drawn by: RCL
ECHO ARCHITECTURE sheet #: 2 of 2
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