

# ACADEMY & DUBLIN

## CITY OF COLORADO SPRINGS, COLORADO

### DEVELOPMENT PLAN



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel: 719.471.0073  
Fax: 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

#### LEGAL DESCRIPTION

LOT 1, BLOCK 1 J + M SUB NO 2 COLO. SPGS, EXCEPT THAT PORTION CONVERTED TO THE CITY BY REC #209031159 & LOT 1 DUBLIN GREEN SUB FIL NO 1 FOR A TOTAL OF 1.126 AC

#### SITE DATA

Tax ID Number: 6817116110, 6831716003  
Lot Size: 1.126 AC (49,067 SF)  
Current Zoning: PBC HS & OC HS  
Proposed Zoning: PBC  
Development Schedule: Spring 2019

Proposed Building Use: Convenience Store with Gas Station  
Proposed Building Size: 3,010 SF  
Proposed Building Height: 20'-4"  
Maximum Allowed Building Height: 45'

Building Setbacks:  
-Academy Blvd: 25'  
-Dublin Blvd: 25'  
-Wall St: 25'  
-South Boundary: 25'

Landscape Setbacks:  
-Academy Blvd: 25'  
-Academy Blvd: (Principal Arterial)  
-Dublin Blvd (Minor Arterial): 20'  
-Wall Street (Collector): 10'

#### Lot Coverage

- Building: 6% (3,010 SF)  
- Impervious: 50% (24,404 SF)  
- Landscape Area: 44% (21,643 SF)

#### PARKING DATA

CONVENIENCE STORE (3,010 SF)  
PARKING REQ: 1SP/300SF  
10 SPACES  
PARKING PROV: 12 SPACES  
ADA REQ: 1 VAN ACCESSIBLE SPACE  
ADA PROV: 1 VAN ACCESSIBLE SPACE

#### GENERAL NOTES

- THE PROPOSED WATER QUALITY SAND FILTER & PERFORATED PIPE SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED.
- ALL PEDESTRIAN RAMPS TO BE PER CITY STANDARD D-8 DETAILS.
- APPROVAL FOR SIGNAGE AND SIGNAGE PLAN: A SIGN PERMIT IS REQUIRED PRIOR TO SIGN INSTALLATION. APPROVAL FOR SIGNAGE AND SIGNAGE PLAN IS REQUIRED PRIOR TO SIGN APPROVAL FOR SIZE AND LOCATION.
- ALL EXISTING CURB, GUTTER, DRIVEWAY APRONS, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION, OR NOT CONFORMING TO CITY STANDARDS SHALL BE REPAIRED, RECONSTRUCTED, REPLACED AND DRIVE AND NEIGHBOR ROAD ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DISCUSS ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT: 385-5377.

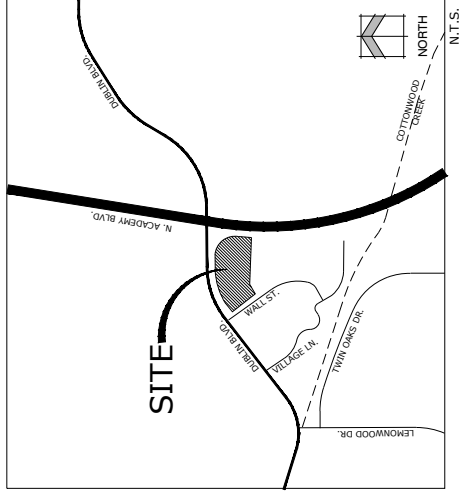
#### ADA NOTE

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND GUIDELINES. 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 THE CITY OF COLORADO SPRINGS DOES NOT CONSTITUTE A GUARANTEE OF ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

#### F.E.M.A. FLOODPLAIN STATEMENT

THIS STATEMENT OF FLOODPLAIN STATUS IS FOR INFORMATION ONLY. F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 05010-01, EFFECTIVE 12.07.18.

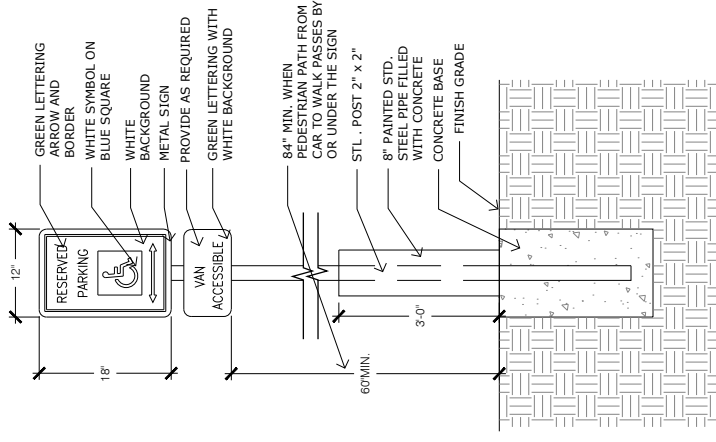
#### VICINITY MAP



OWNER:  
CASCADE CANYON INVESTMENTS LLC  
8330 FARMER RD, SUITE 130,  
SCOTTSDALE, AZ, 85260

DEVELOPER:  
CADENCE CAPITOL INVESTMENTS LLC  
6400 S. FIDDLERS GREEN CIR, SUITE 1820  
GREENWOOD VILLAGE, CO 80111

APPLICANT:  
N.E.S. INC.  
619 N. CASCADE AVENUE, SUITE 200  
COLORADO SPRINGS, CO 80903



1 ADA SIGN

SCALE: NTS

2 BIKE RACK

SCALE: NTS

#### SHEET INDEX

- SHEET 1 OF 8: COVER SHEET
- SHEET 2 OF 8: PRELIMINARY PLAN
- SHEET 3 OF 8: PRELIMINARY UTILITIES
- SHEET 4 OF 8: PRELIMINARY GRADING
- SHEET 5 OF 8: PRELIMINARY LANDSCAPE PLAN
- SHEET 6 OF 8: SIGNAGE, LIGHTING AND DETAILS
- SHEET 7 OF 8: BUILDING ELEVATIONS
- SHEET 8 OF 8: PHOTOMETRIC PLAN

#### ENTITLEMENT

SCALE:

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

ISSUE NO:

ISSUE REVISION:

#### COVER

SHEET TITLE:

SHEET NUMBER:

PLAN FILE #

1 OF 8

# ACADEMY & DUBLIN

## CITY OF COLORADO SPRINGS, COLORADO

### DEVELOPMENT PLAN

Land Planning  
Landscape  
Architecture  
Urban Design

**NES**

N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel: 719.471.0073  
Fax: 719.471.0267

www.nescolorado.com

© 2012. All Rights Reserved.

PLANNER / LANDSCAPE ARCHITECT

N ASSOCIATION WITH

## Academy & Dublin

### Development Plan

6480 N Academy Blvd.  
6482 N Academy Blvd.  
6486 N Academy Blvd.

DATE: 01.18.19  
PROJECT MGR: A. BARLOW  
PREPARED BY: B. ITEN

### ENTITLEMENT

SCALE

ISSUE INFO

DATE: \_\_\_\_\_ BY: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_

ISSUE / REVISION

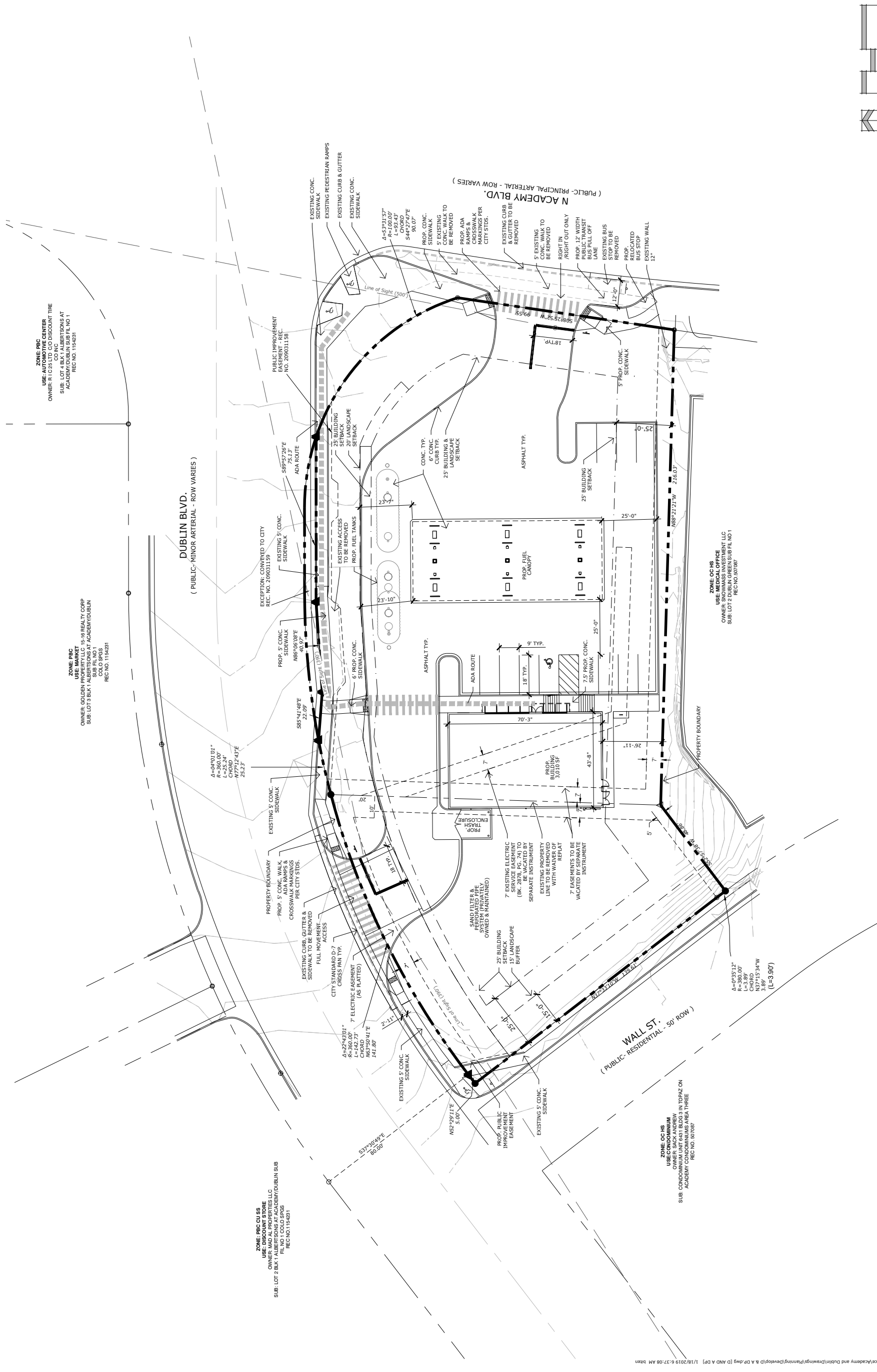
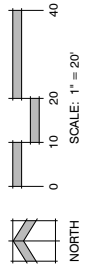
### DEVELOPMENT PLAN

SHEET TITLE

2

2 OF 8

SHEET NUMBER

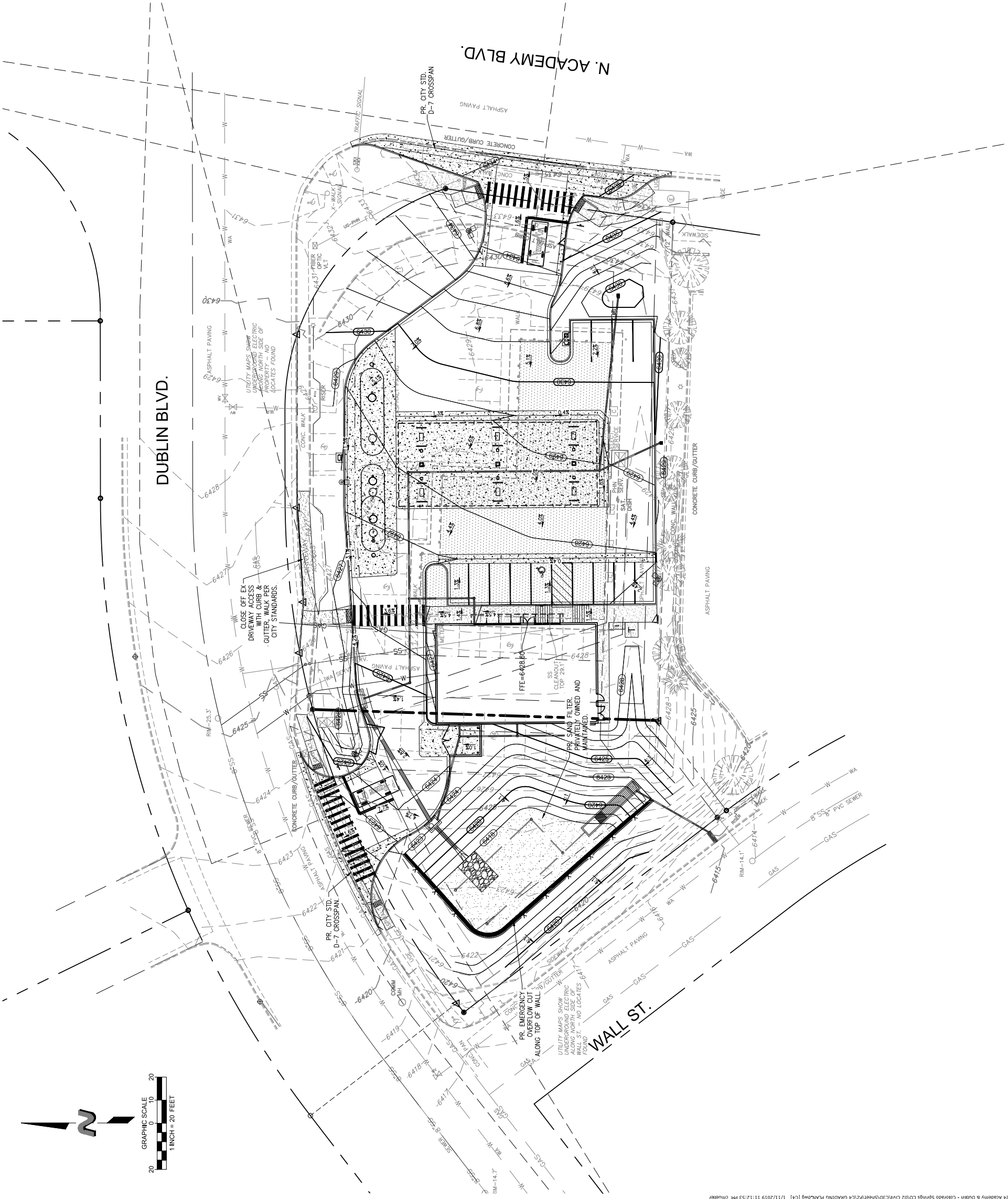


P:\Cordero\Academy and Dublin\Drawings\Planning\Development\A & DP\dwg [0 AND A 09] 1/18/2019 6:37:08 AM Item

FIGURE 3



DATE	BY	DESCRIPTION



**LEGEND** PROPOSED EXISTING

PROPOSED	EXISTING	DESCRIPTION
		4" CONCRETE PAVEMENT
		6" CONCRETE PAVEMENT
		7" CONCRETE PAVEMENT
		8" CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		TRAFFIC SIGN
		SIDEWALK
		CONCRETE CURB/GUTTER
		UTILITY LINE
		GAS
		8" SS 8" PVC SEWER
		TRAFFIC SIGNAL
		STREET LIGHT
		TREE
		FENCE
		WALL
		DRIVEWAY
		BUILDING FOOTPRINT
		PARKING SPACE
		UTILITY VAULT
		MANHOLE
		CATCH BASIN
		FIRE HYDRANT
		FIRE ALARM BOX
		FIRE ALARM PULL STATION
		FIRE ALARM CONTROL PANEL
		FIRE ALARM NOTIFICATION APPLIANCE
		FIRE ALARM CONTROL UNIT
		FIRE ALARM CONTROL PANEL WITH REMOTE SIGNALING
		FIRE ALARM CONTROL PANEL WITH REMOTE SIGNALING AND REMOTE SIGNALING DEVICE
		FIRE ALARM CONTROL PANEL WITH REMOTE SIGNALING AND REMOTE SIGNALING DEVICE AND REMOTE SIGNALING DEVICE

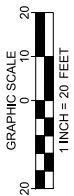


FIGURE 3

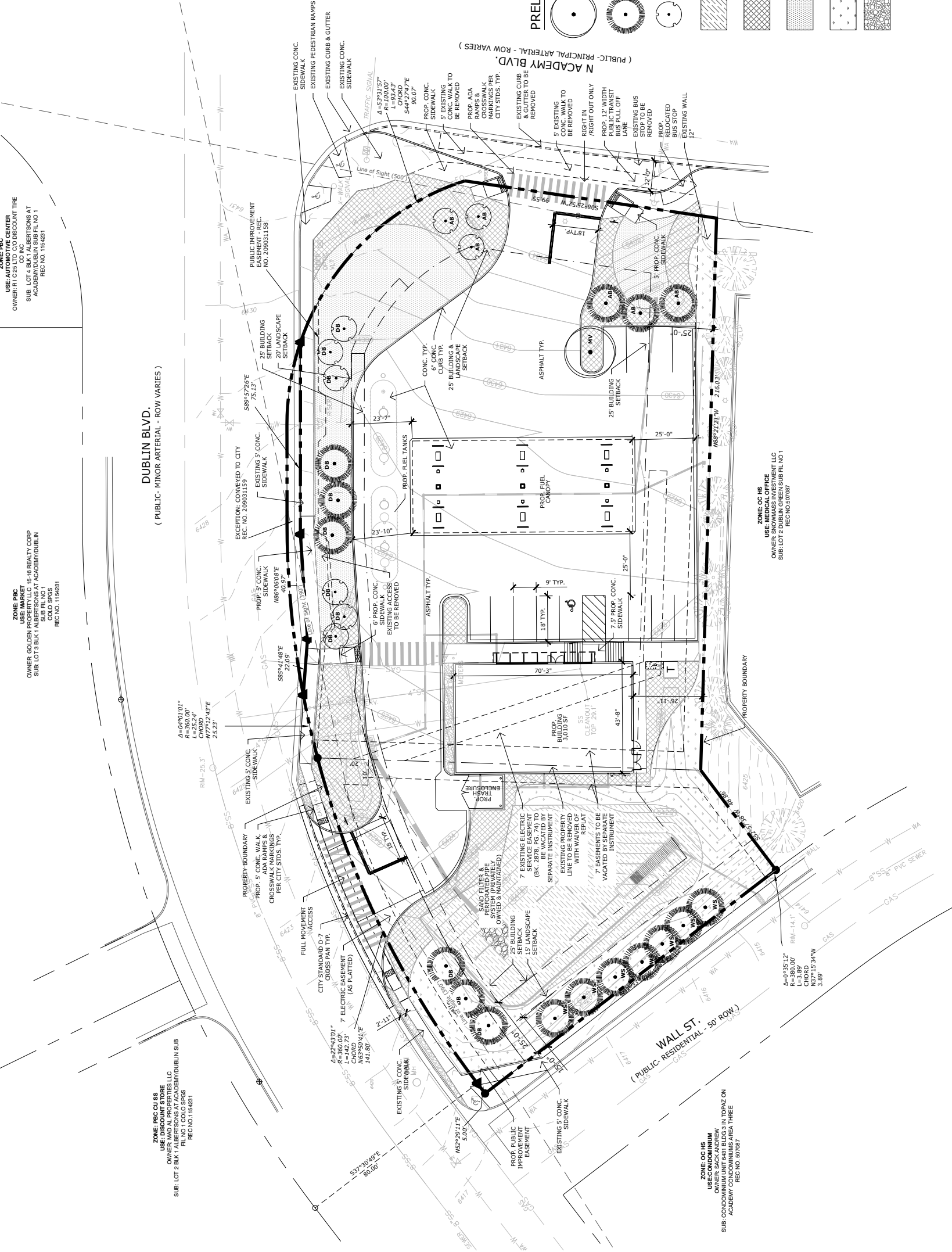
# ACADEMY & DUBLIN

## CITY OF COLORADO SPRINGS, COLORADO

### DEVELOPMENT PLAN



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903  
Tel: 719.471.0073  
Fax: 719.471.0267  
www.niescolorado.com  
© 2012. All Rights Reserved.



# ACADEMY & DUBLIN

## CITY OF COLORADO SPRINGS, COLORADO

### DEVELOPMENT PLAN



N.E.S. Inc.  
619 N. Cascade Avenue, Suite 200  
Colorado Springs, CO 80903

Tel: 719.471.0073  
Fax: 719.471.0267  
www.nescolorado.com  
© 2012. All Rights Reserved.

PLANNER / LANDSCAPE ARCHITECT

### LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1,000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1,000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL.  
- To be applied as backfill in planting pits
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 8" OF SOIL.
- FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTO METRIC PLAN.
- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PERIMETER OF PRESERVATION AREAS. FENCING SHALL BE 5' HIGH AND 4" GALV. STEEL PIPE WITH 1/2" DIA. SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
- NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT.
- EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
- ALL PLANTS AND TREES NOT INSTALLED IN PLANTING BEDS TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
- ALL SOD/TURF ROCK & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
- ROCK MULCH: 3/4" DIAMETER ANGULAR DRIVER GRANITE. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS. LANDSCAPE PLAN AND AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT THE DISCRETION OF THE ARCHITECT. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- ROCK MULCH: 3/4" DIAMETER ANGULAR DRIVER GRANITE. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS. LANDSCAPE PLAN AND AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT THE DISCRETION OF THE ARCHITECT. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- A FENCE SHALL BE INSTALLED AROUND ALL PERIMETERS OF PRESERVATION AREAS EXCEPT WHERE NOTED ON THE PLANS.
- ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3" WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
- ROCK MULCH: 3/4" DIAMETER ANGULAR DRIVER GRANITE. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS. LANDSCAPE PLAN AND AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT THE DISCRETION OF THE ARCHITECT. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
- INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING 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. THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.

### Landscape Setbacks

See Code Section Policy 320 & 317

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage Req./Prov.	Trees/Feet Required	No. of Trees Req./Prov.
N ACADEMY BLVD.	PRINCIPAL ARTERIAL	28 / 25	153	1 / 20'	8 / 6
DUBLIN BLVD.	MINOR ARTERIAL	20 / 20	398	1 / 25'	16 / 12

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Denoted on Plan	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
20 / 20	AB	AB	75% / 75%
40 / 40	DB	DB	75% / 75%
0 / 0	WS	WS	75% / 75%

### Internal Landscaping

See Code Section Policy 322 & 317

Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
49,057 S.F.	5%	2,452 / 21,643	5 / 0

Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
50 / -	( )	75% / 75%

### Motor Vehicle Lots

See Code Section Policy 321 & 317

No. of Vehicles Spaced Provided	Shade Trees (1/15 spaces) Required / Provided	Vehicle Lot Frontages (excluding drive-thrus)	Length of Frontage of Frontages (ft.)	2/2 Length
15	1 / 1 (M/V)	N ACADEMY BLVD	55 FT	36

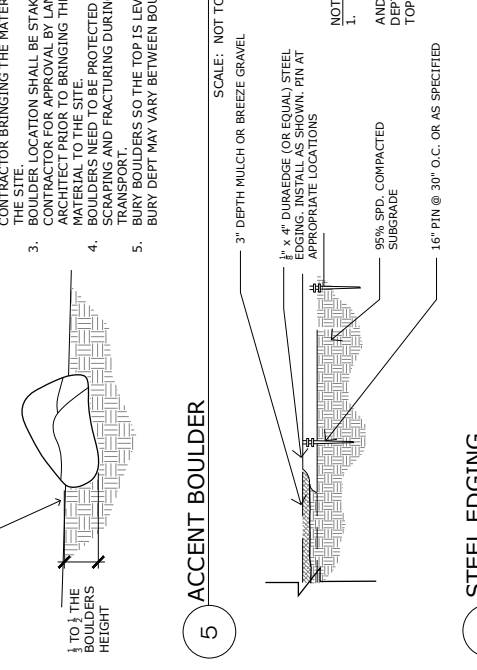
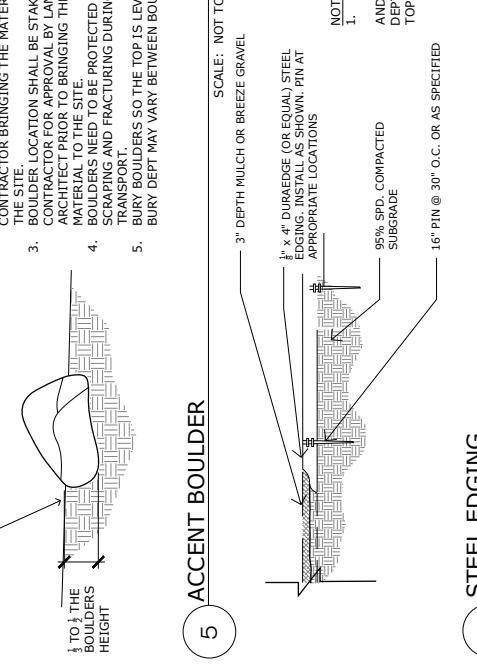
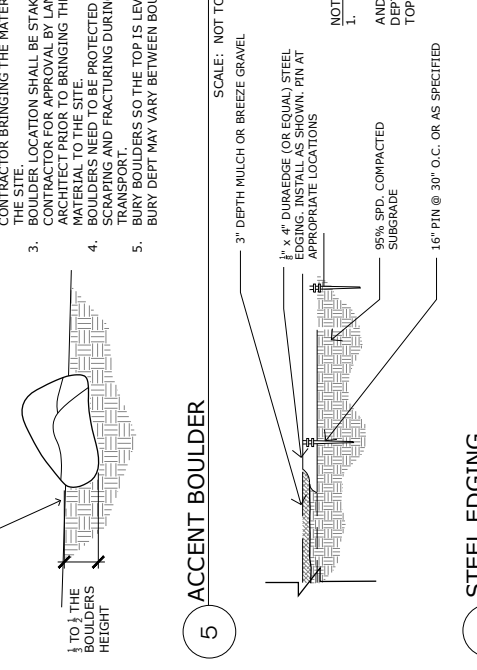
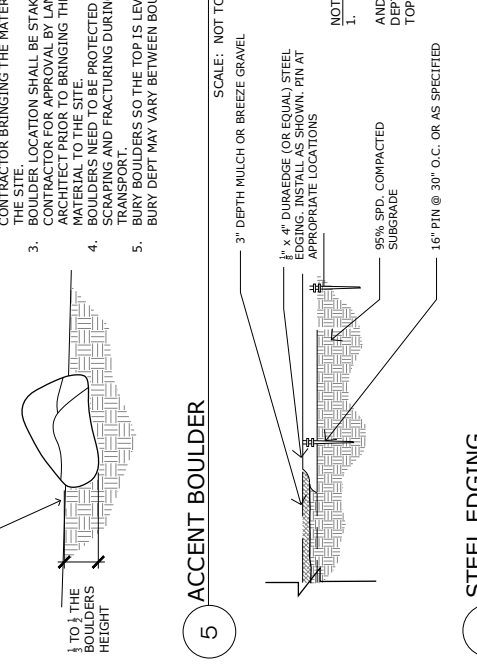
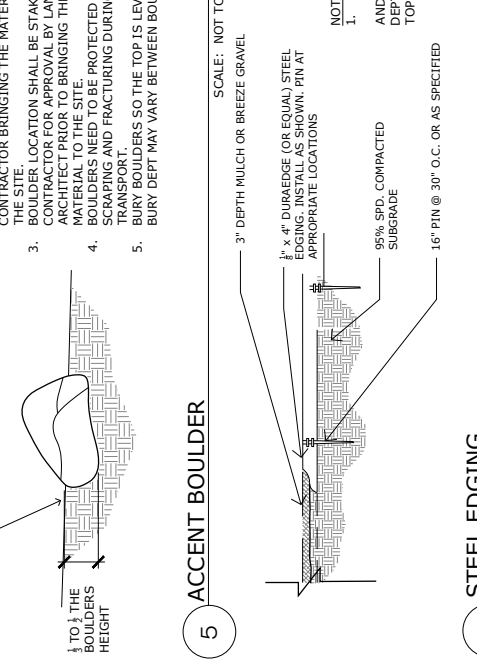
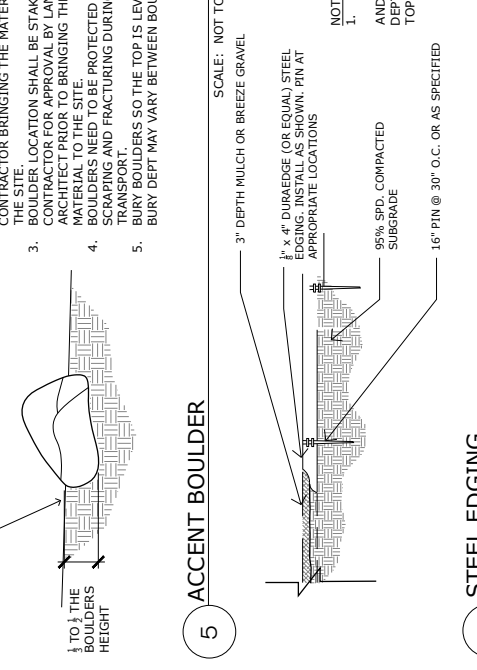
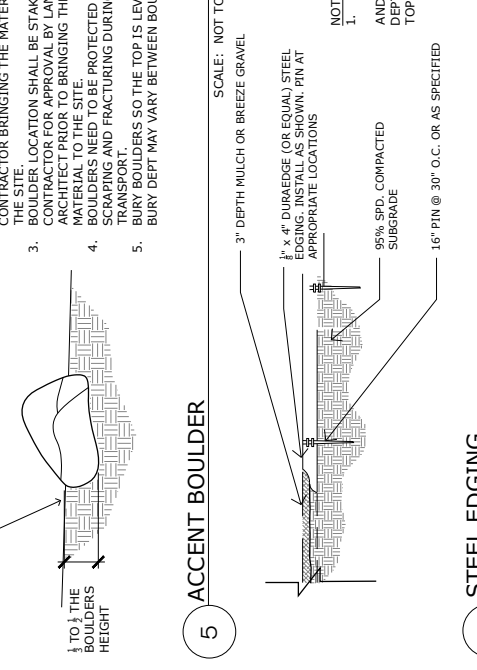
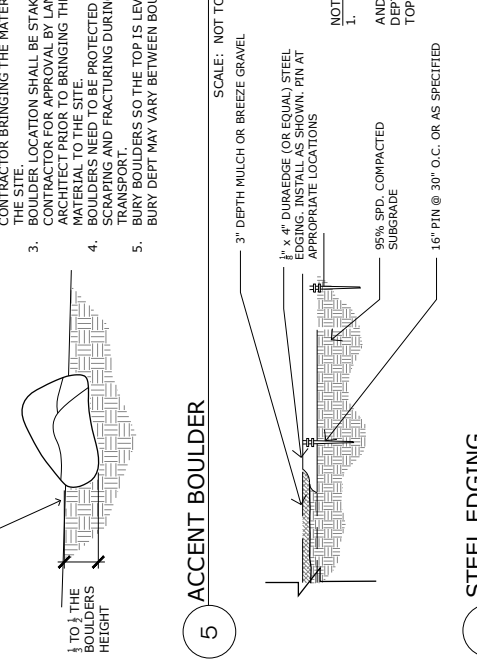
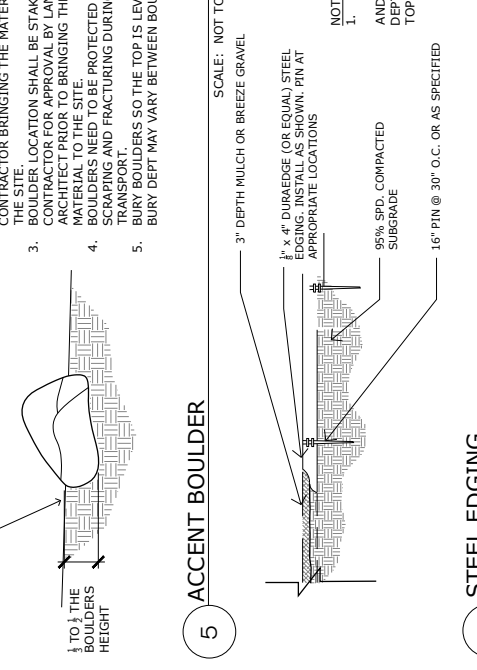
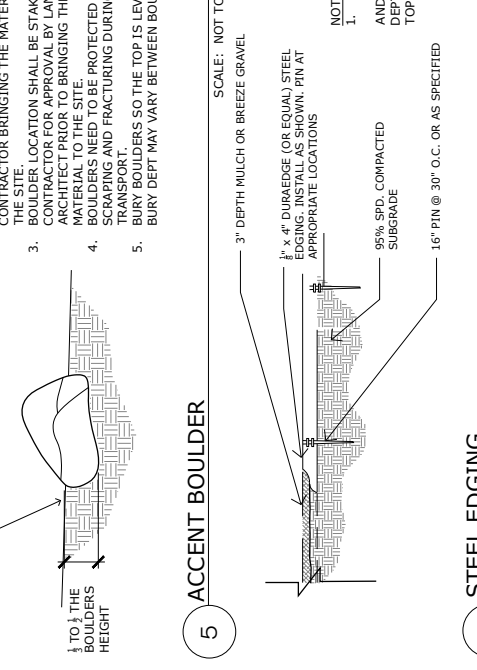
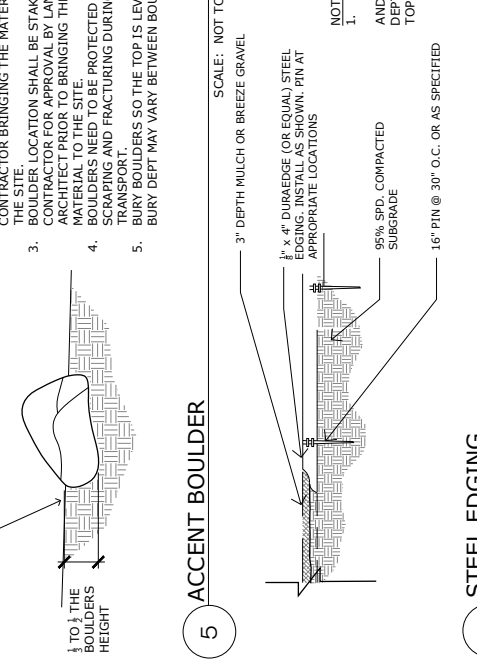
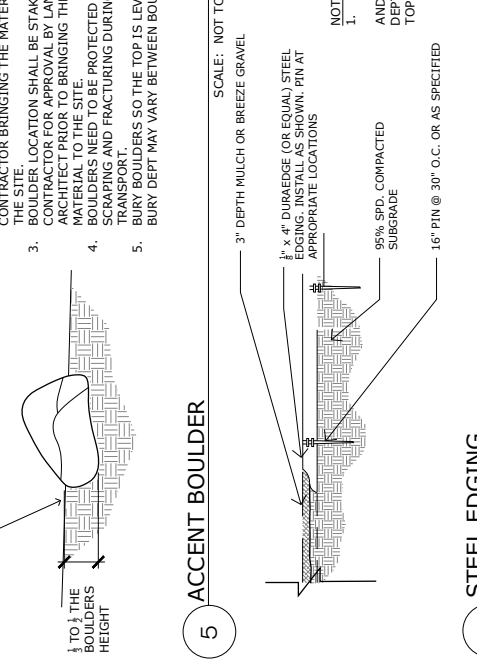
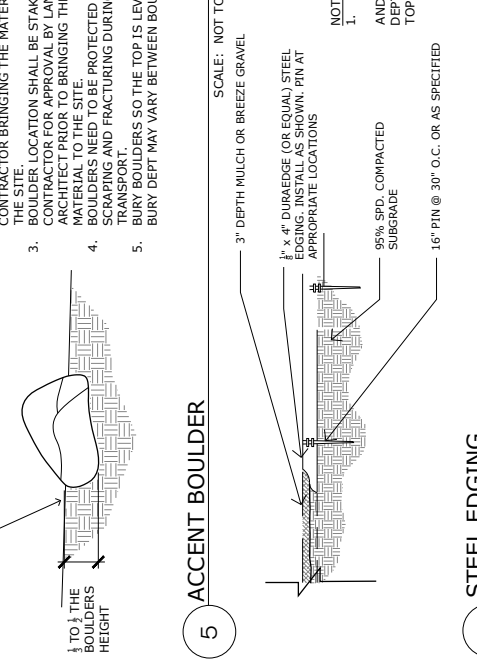
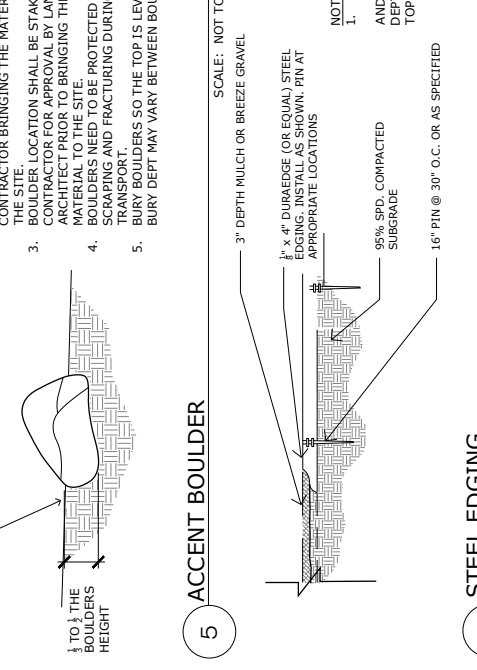
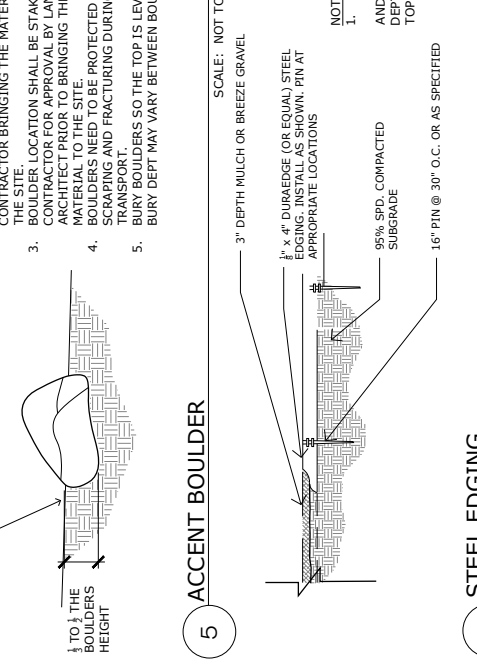
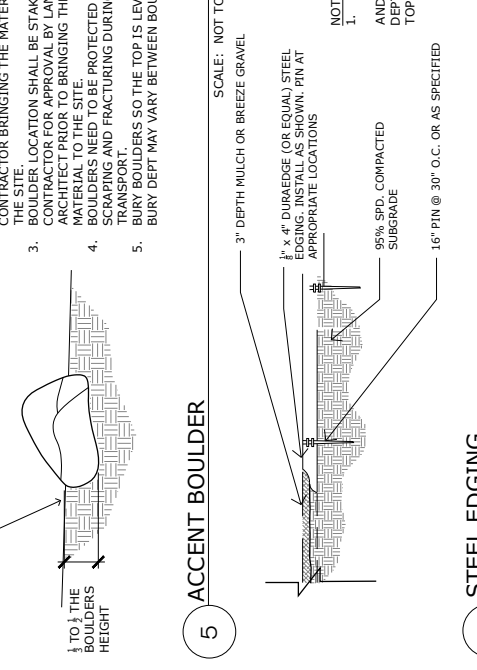
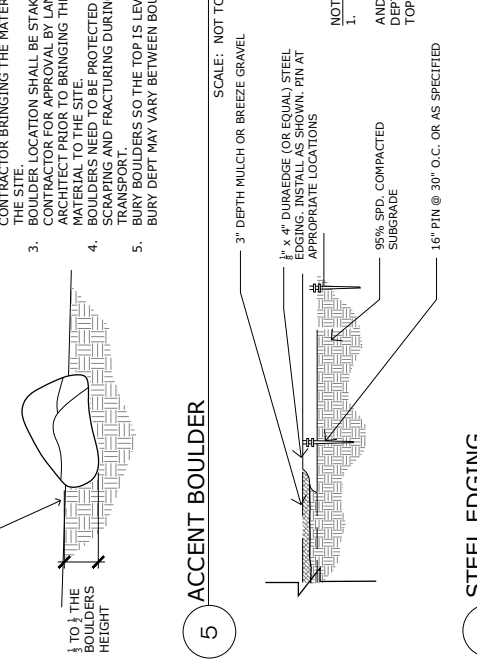
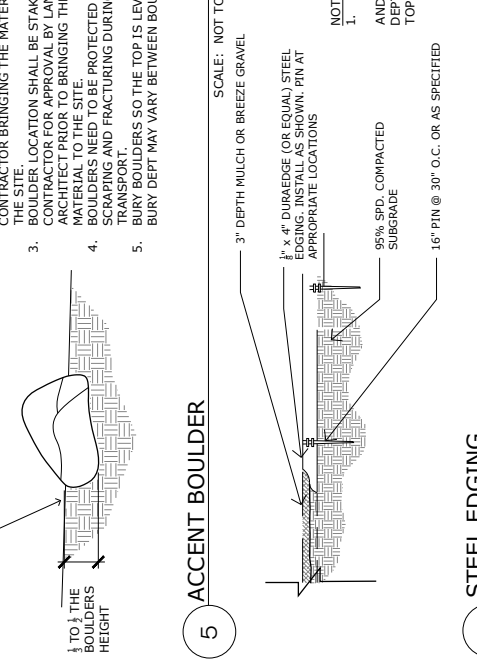
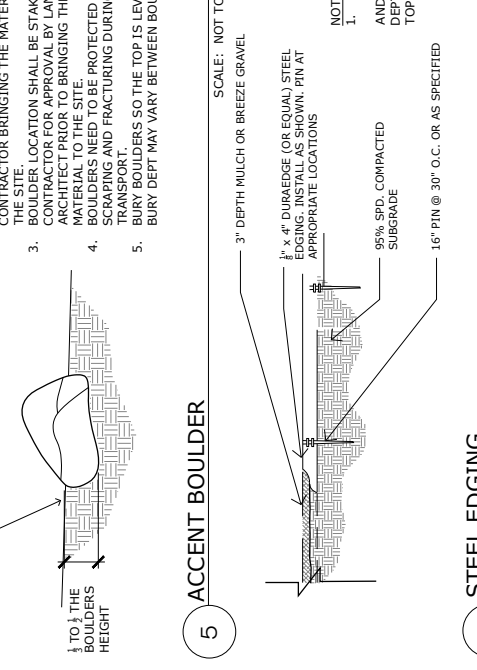
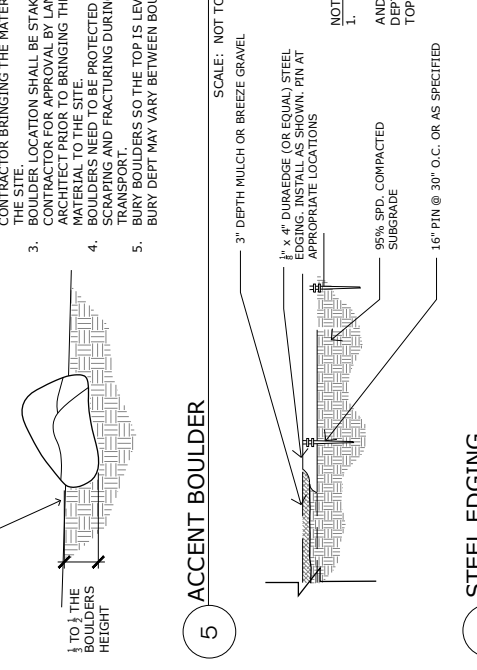
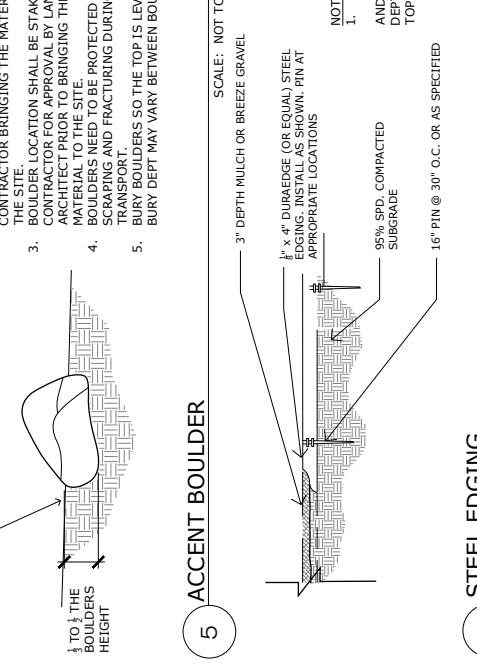
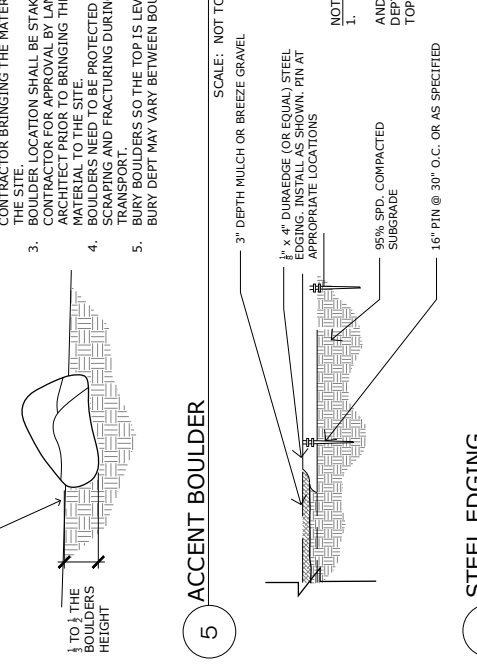
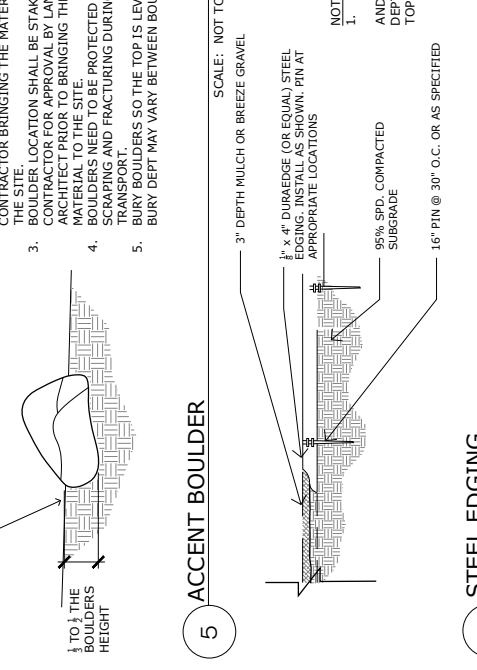
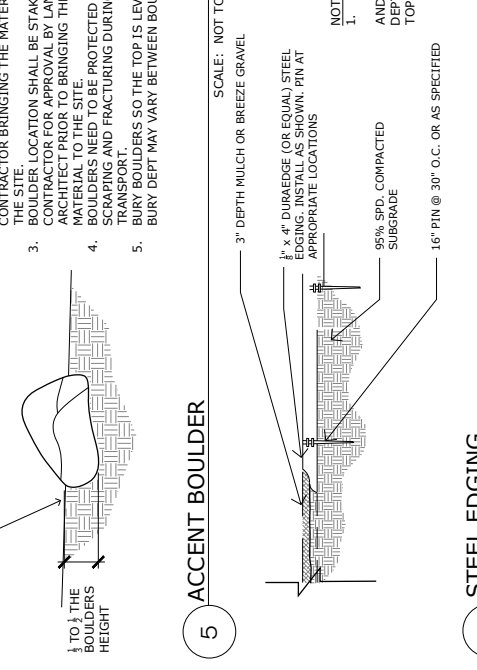
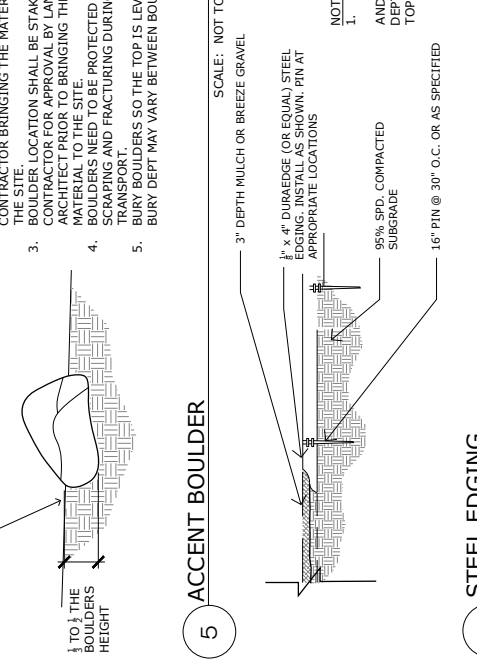
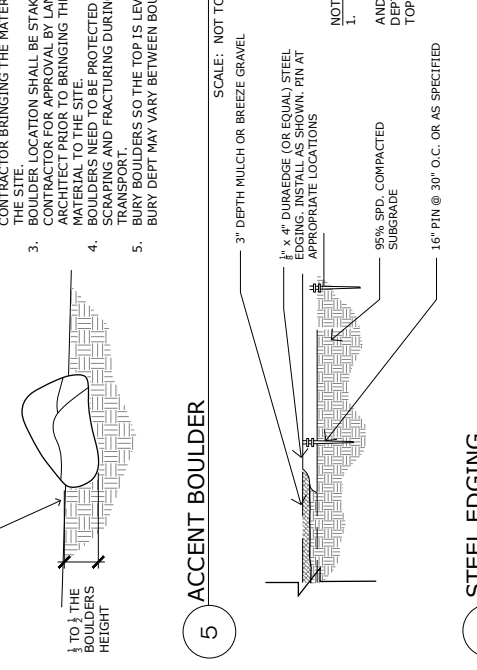
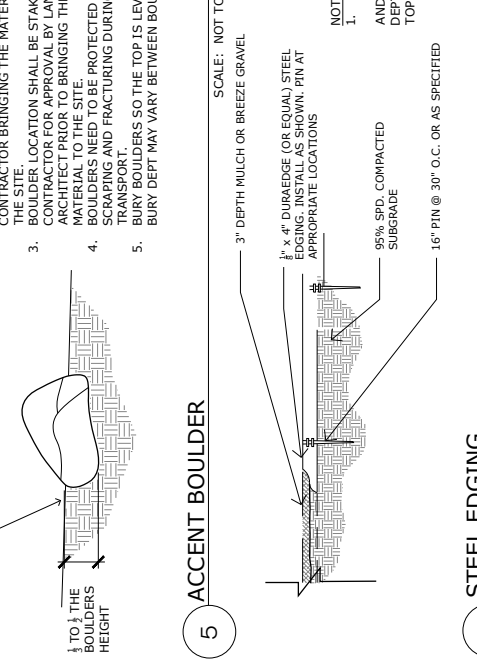
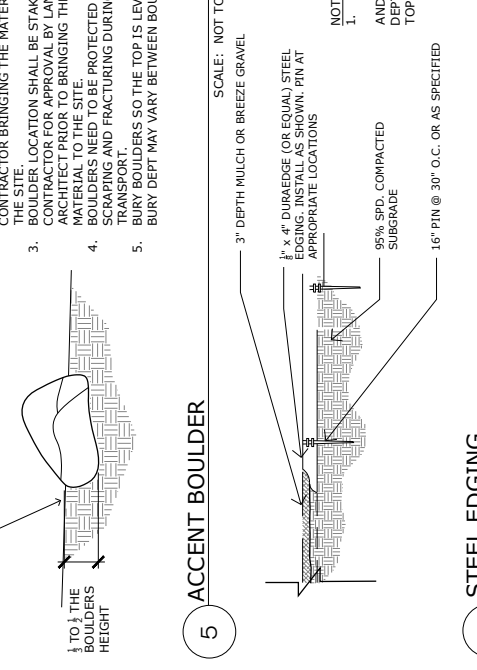
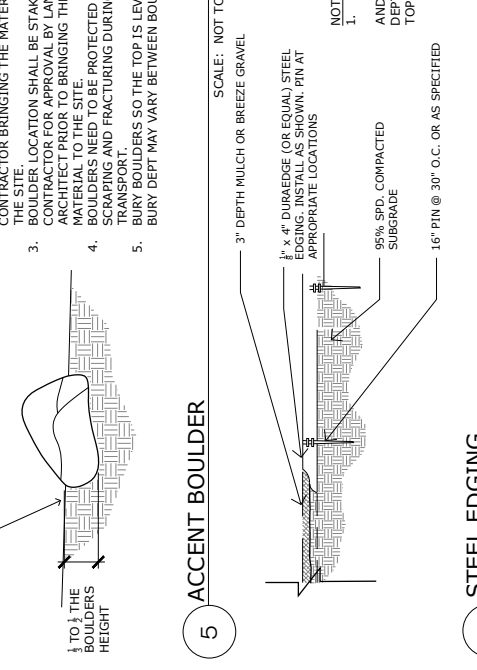
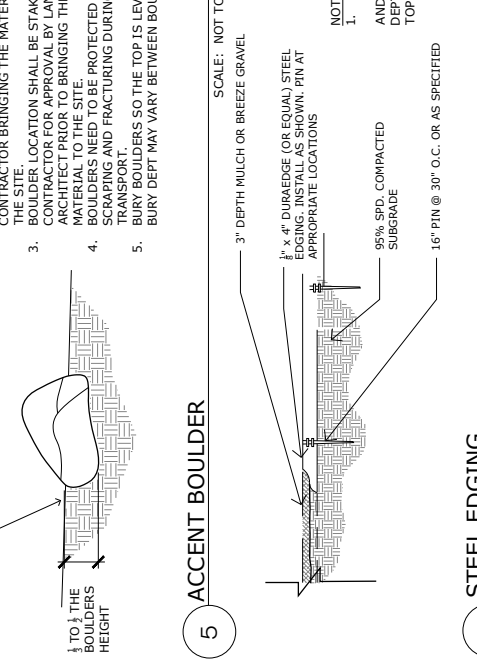
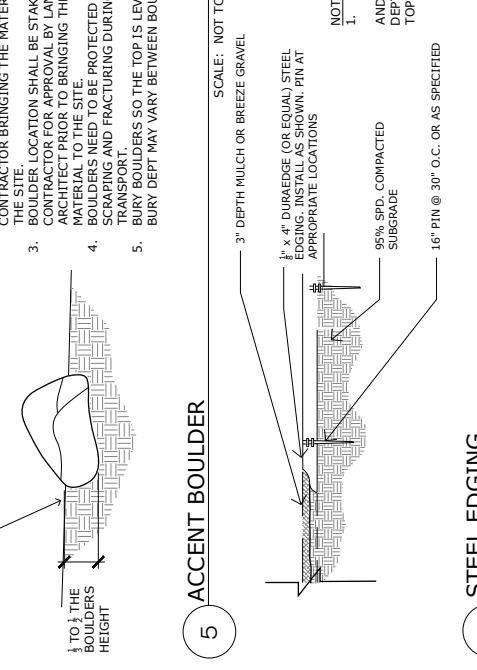
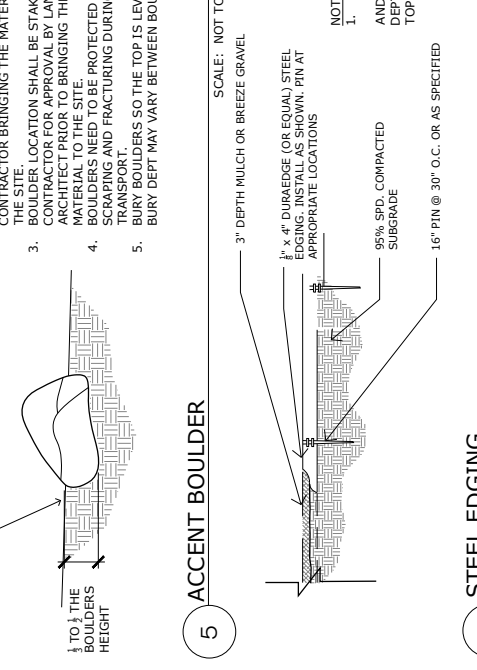
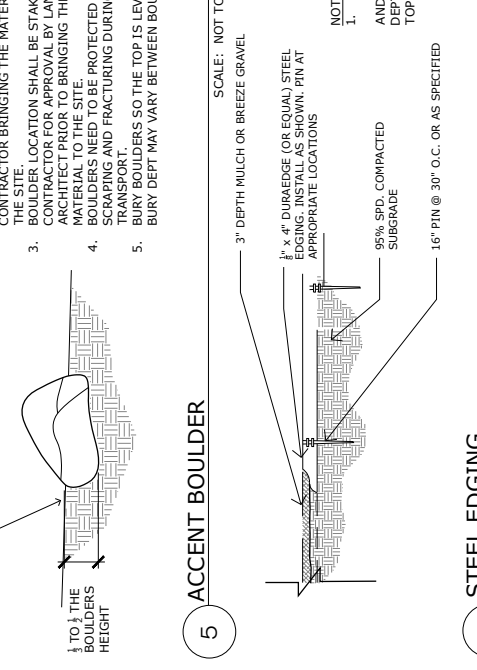
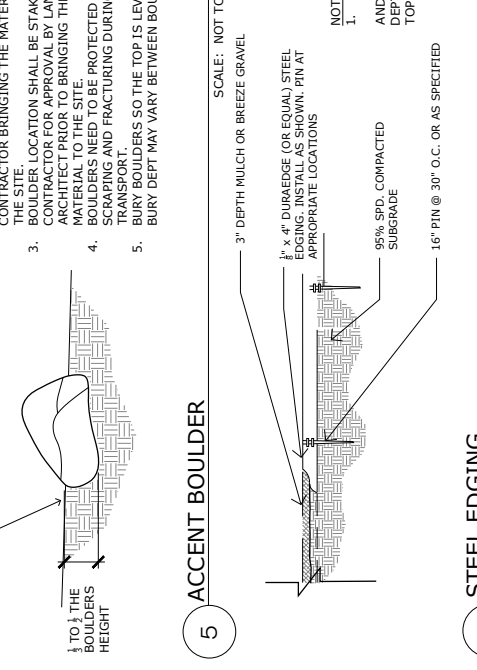
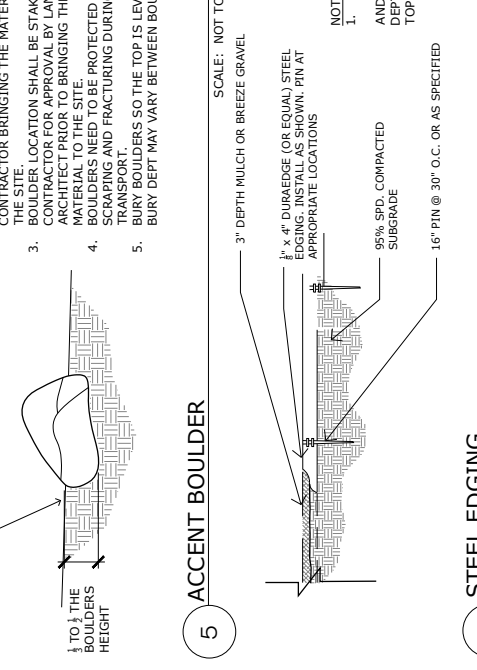
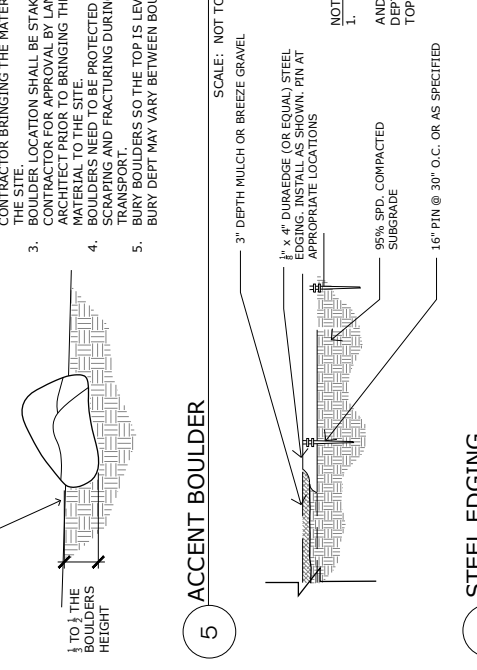
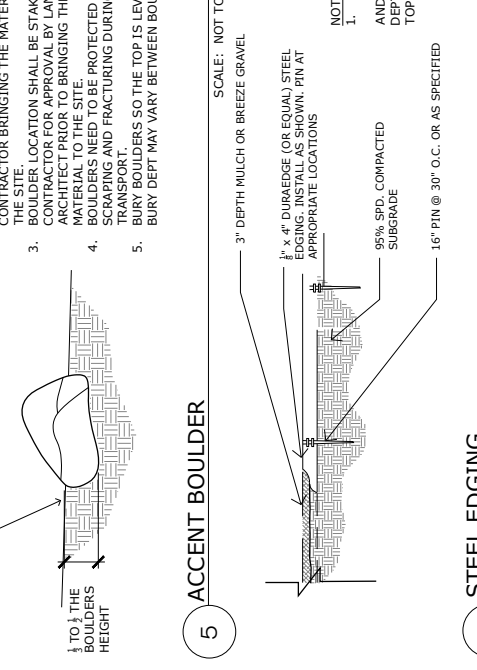
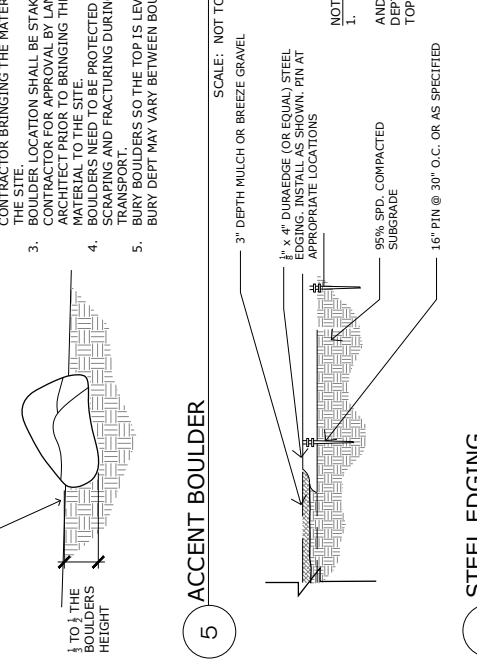
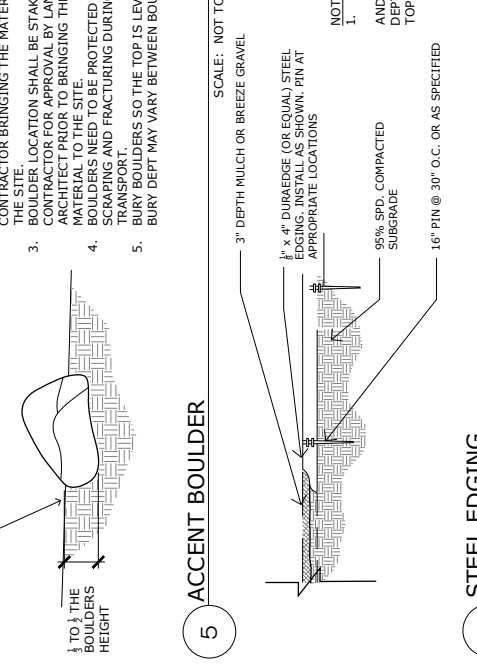
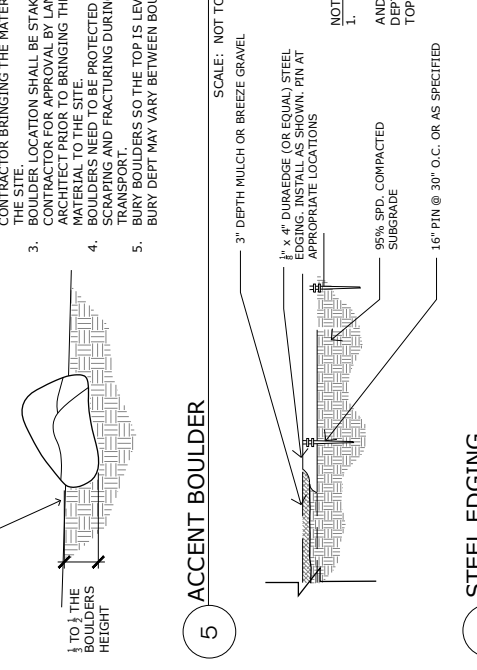
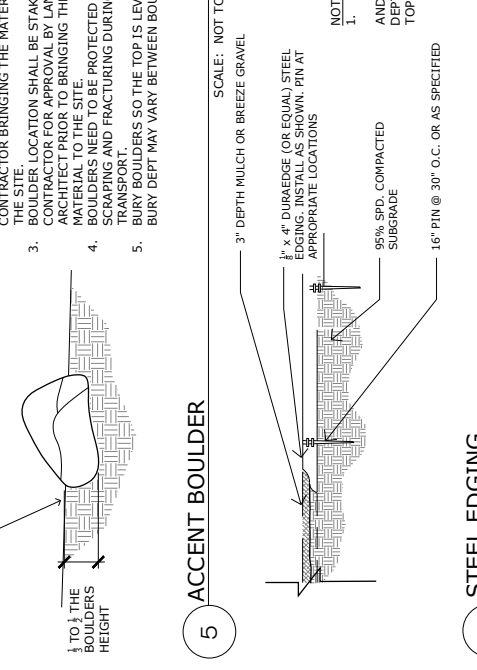
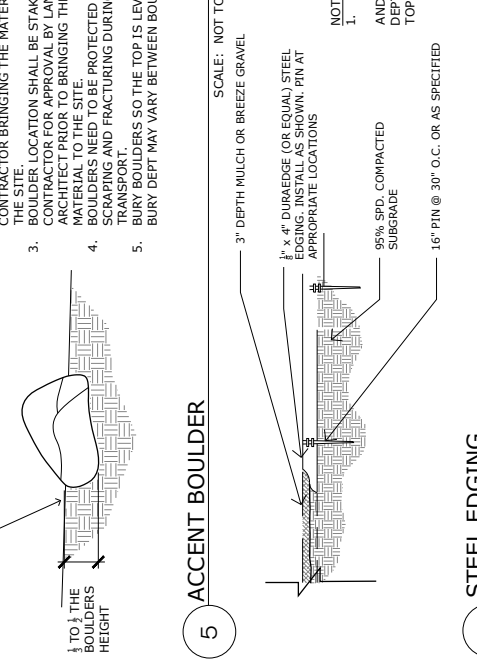
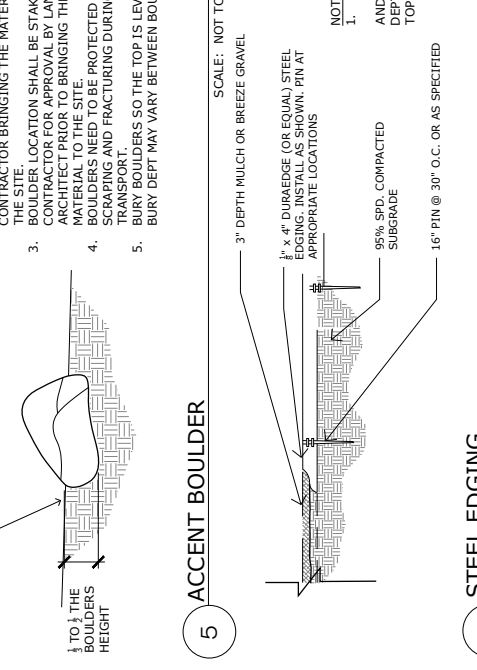
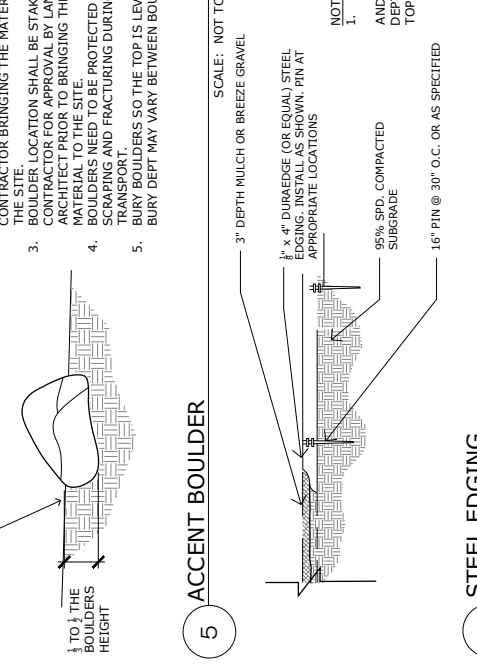
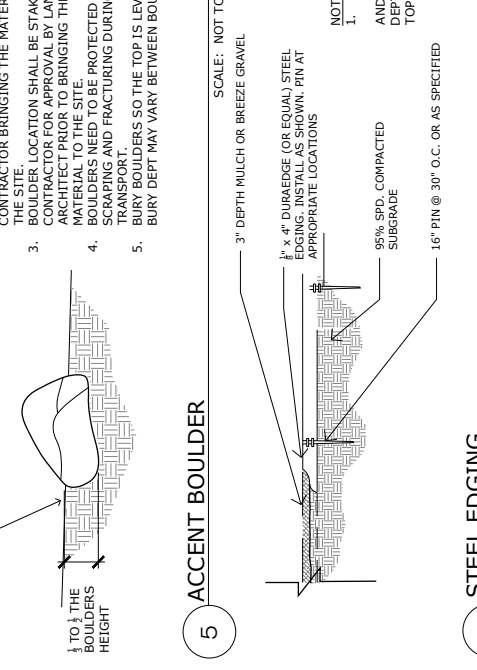
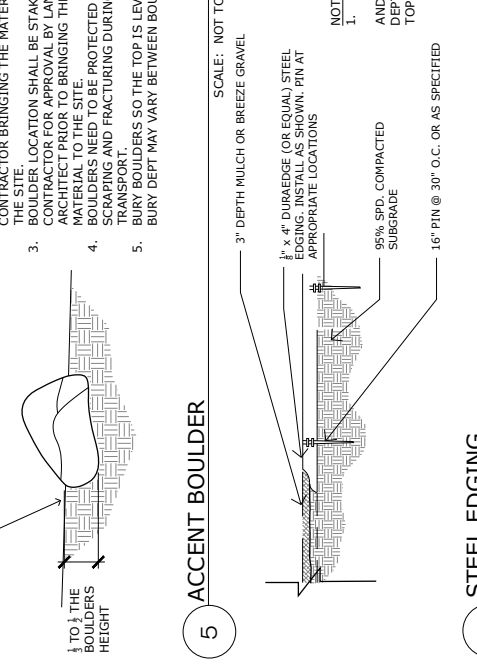
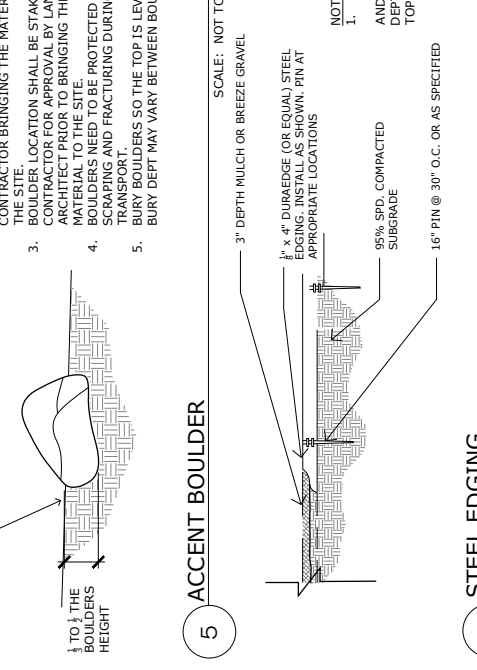
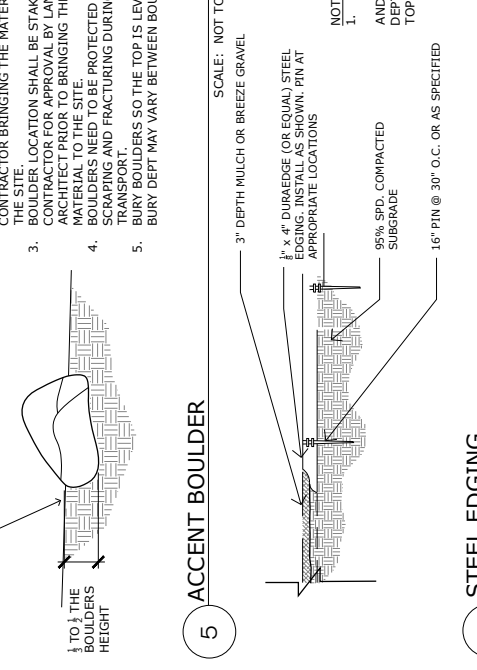
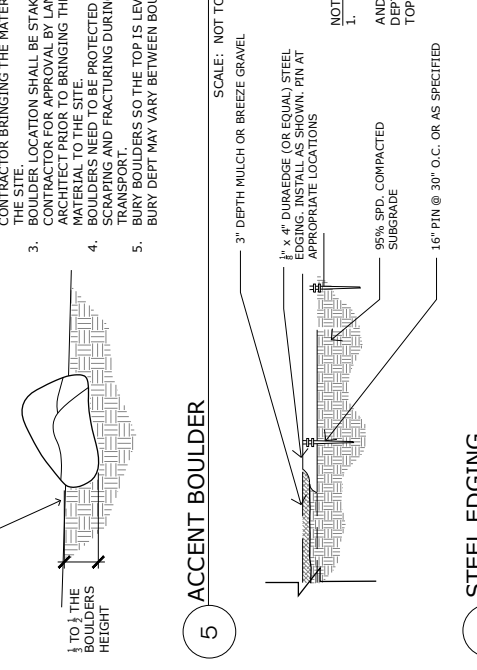
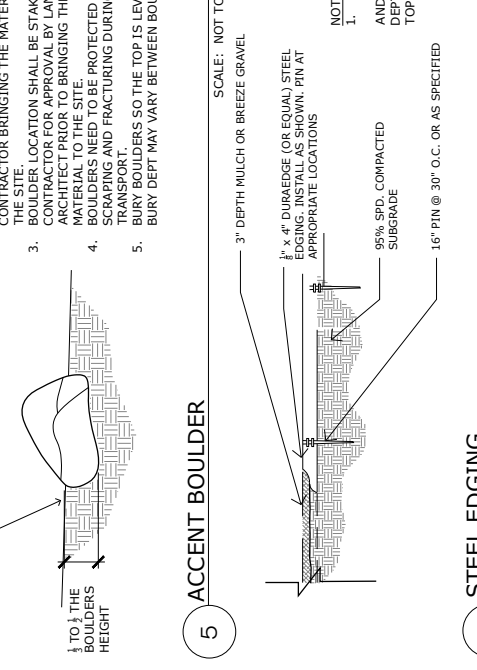
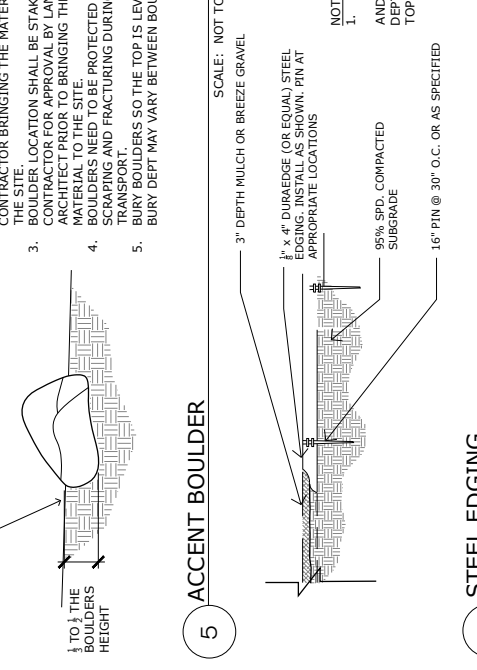
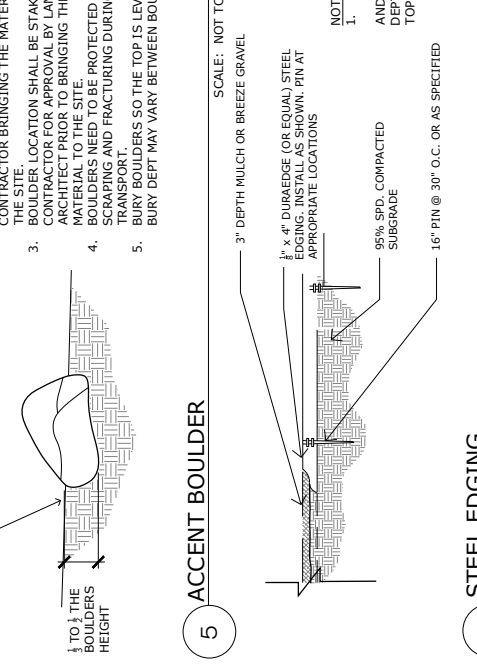
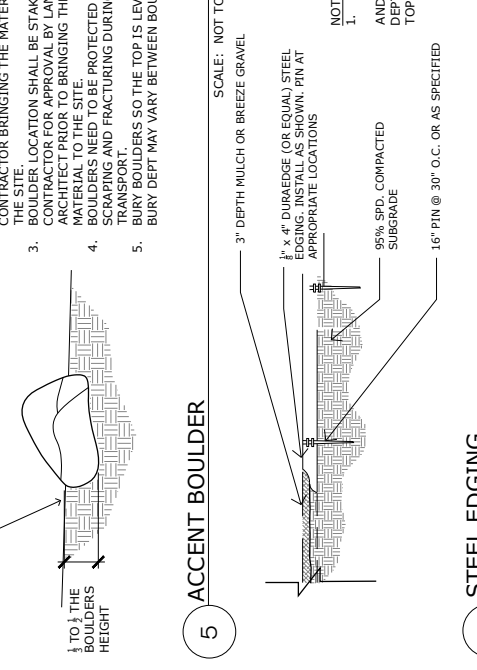
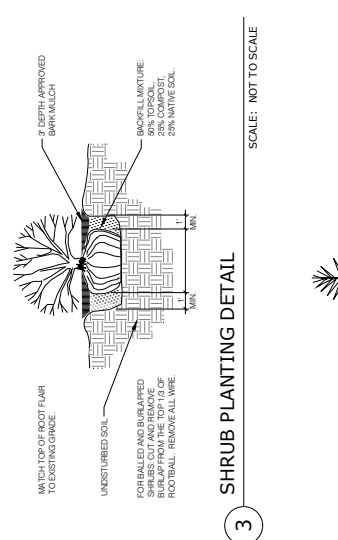
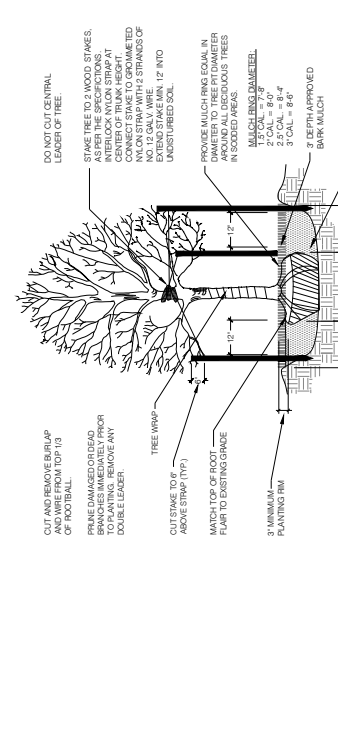
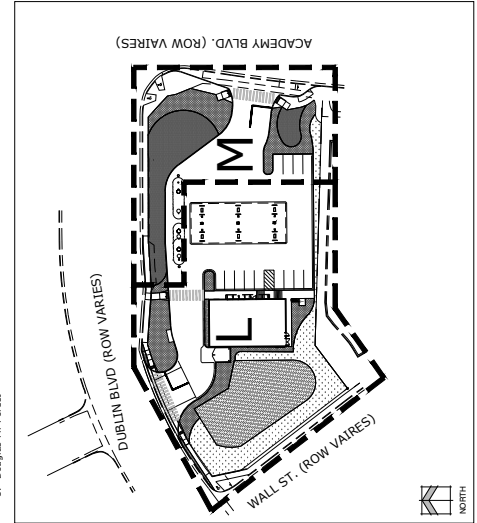
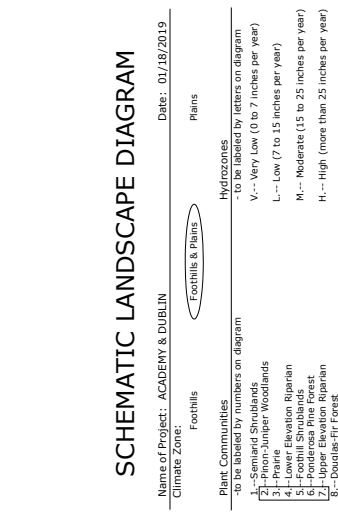
### Landscape Buffer & Screens

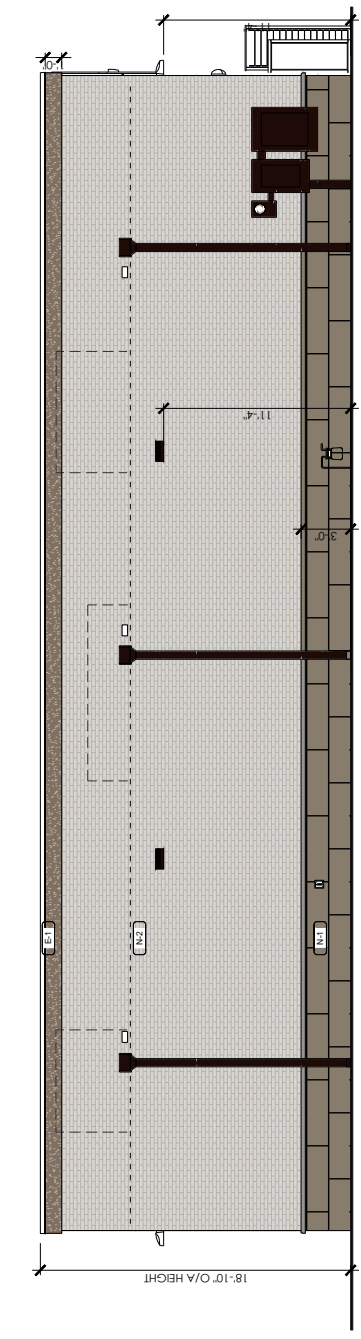
See Code Section Policy 323 & 317

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage Req. / Provided	Buffer Trees (1/20) Required / Provided	Evergreen Trees Req. / Provided
WALL ST	15 / 15	140	7 / 7	4 / 7

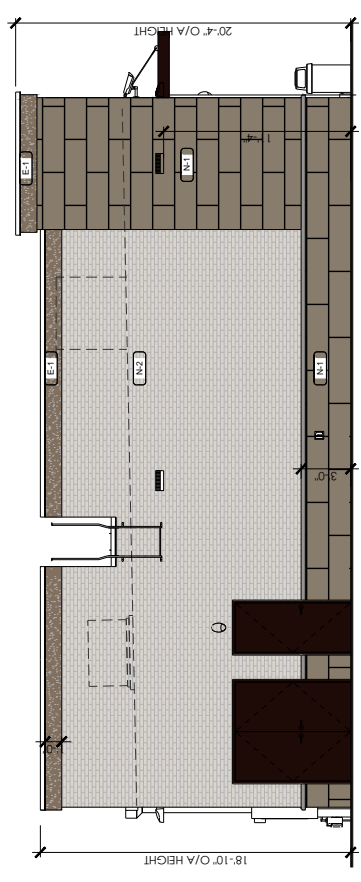
### PRELIMINARY LANDSCAPE PLANT SCHEDULE

Plant Name	Quantity
<b>DECIDUOUS</b>	1
Celtis occidentalis / Common Hackberry	
Gleditsia triacanthos "Skyline" / Skyline Honey Locust	
Tilia cordata / Littleleaf Linden	
<b>EVERGREEN</b>	16
Pinus edulis "Cupressina" / Norway Spruce	
Pinus flexilis "Vanderwolf's Pyramid" / Vanderwolf's Pyramid Pine	
<b>ORNAMENTAL</b>	9
Crataegus crus-galli inermis TM / Thornless Cockspur Hawthorn	
Malus x "Spring Snow" / Spring Snow Crab Apple	
<b>STORMWATER QUALITY</b>	5,406 sf
Custom Mix Per City Standards	
<b>ROCK MULCH</b>	5,749 sf
3/4" Denver Granite 3" depth min.	
<b>TURF</b>	4,616 sf
Kentucky Bluegrass Sod	
<b>NATIVE SEED MIX</b>	5,568 sf
<b>COBBLE</b>	304 sf
2"-4" River Rock	

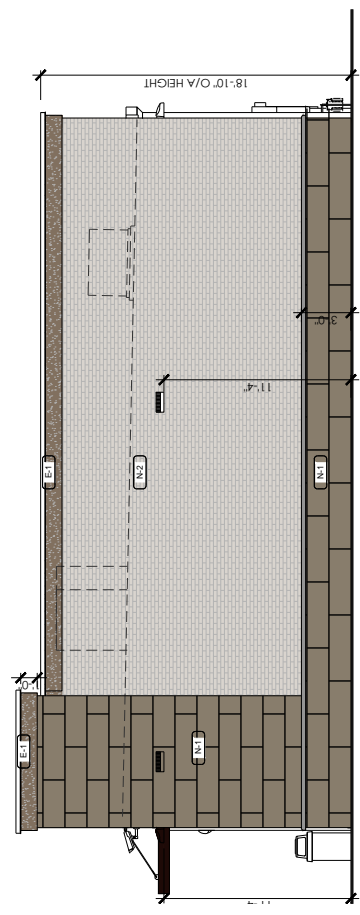




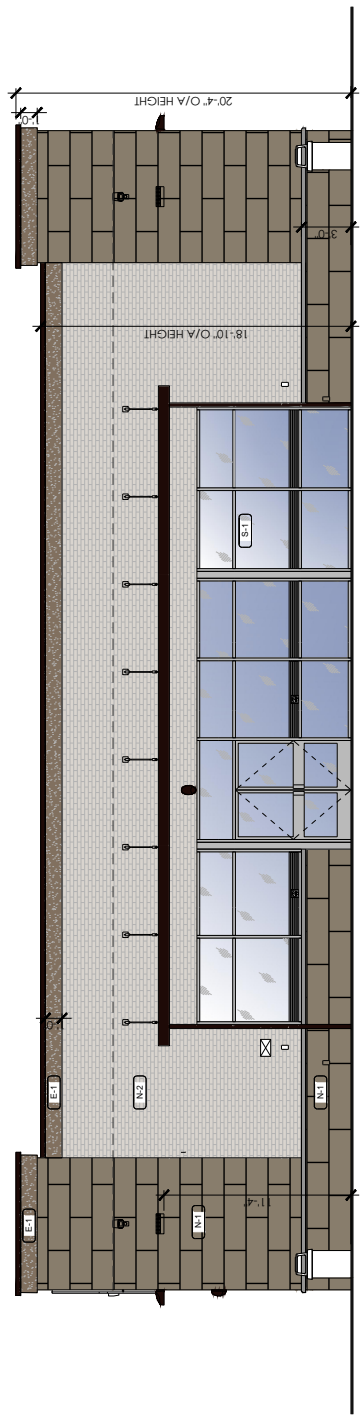
1 NORTH ELEVATION  
SCALE 3/16" = 1'-0"



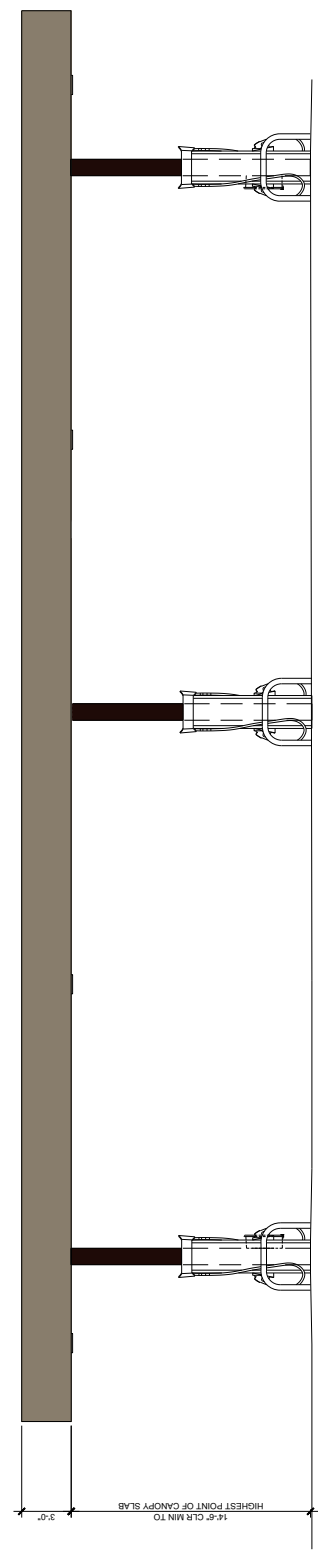
2 WEST ELEVATION  
SCALE 3/16" = 1'-0"



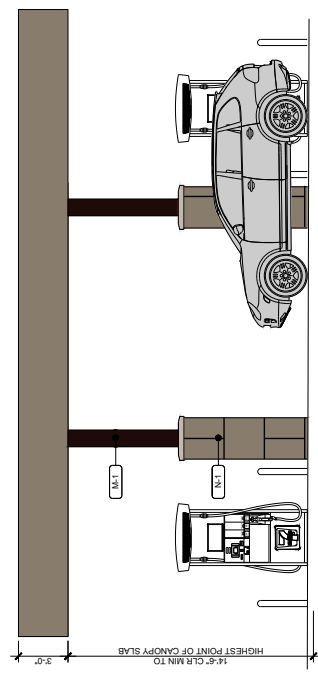
3 SOUTH ELEVATION  
SCALE 3/16" = 1'-0"



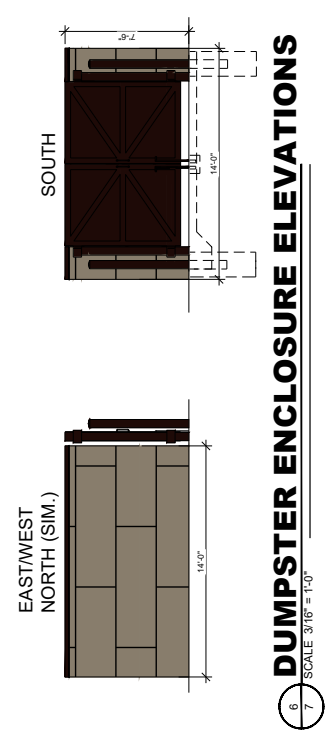
4 EAST ELEVATION  
SCALE 3/16" = 1'-0"



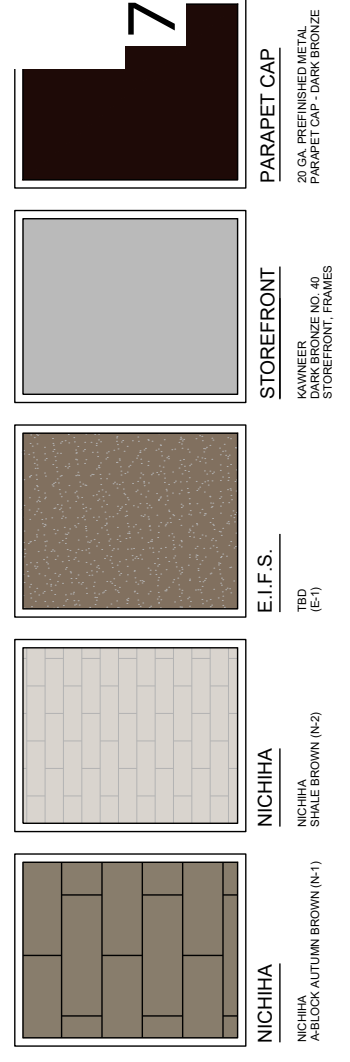
5 CANOPY ELEVATION - SIDE VIEW (EAST/WEST)  
SCALE 3/16" = 1'-0"



7 CANOPY ELEVATION - NORTH/SOUTH  
SCALE 3/16" = 1'-0"



6 DUMPSTER ENCLOSURE ELEVATIONS  
SCALE 3/16" = 1'-0"



7

