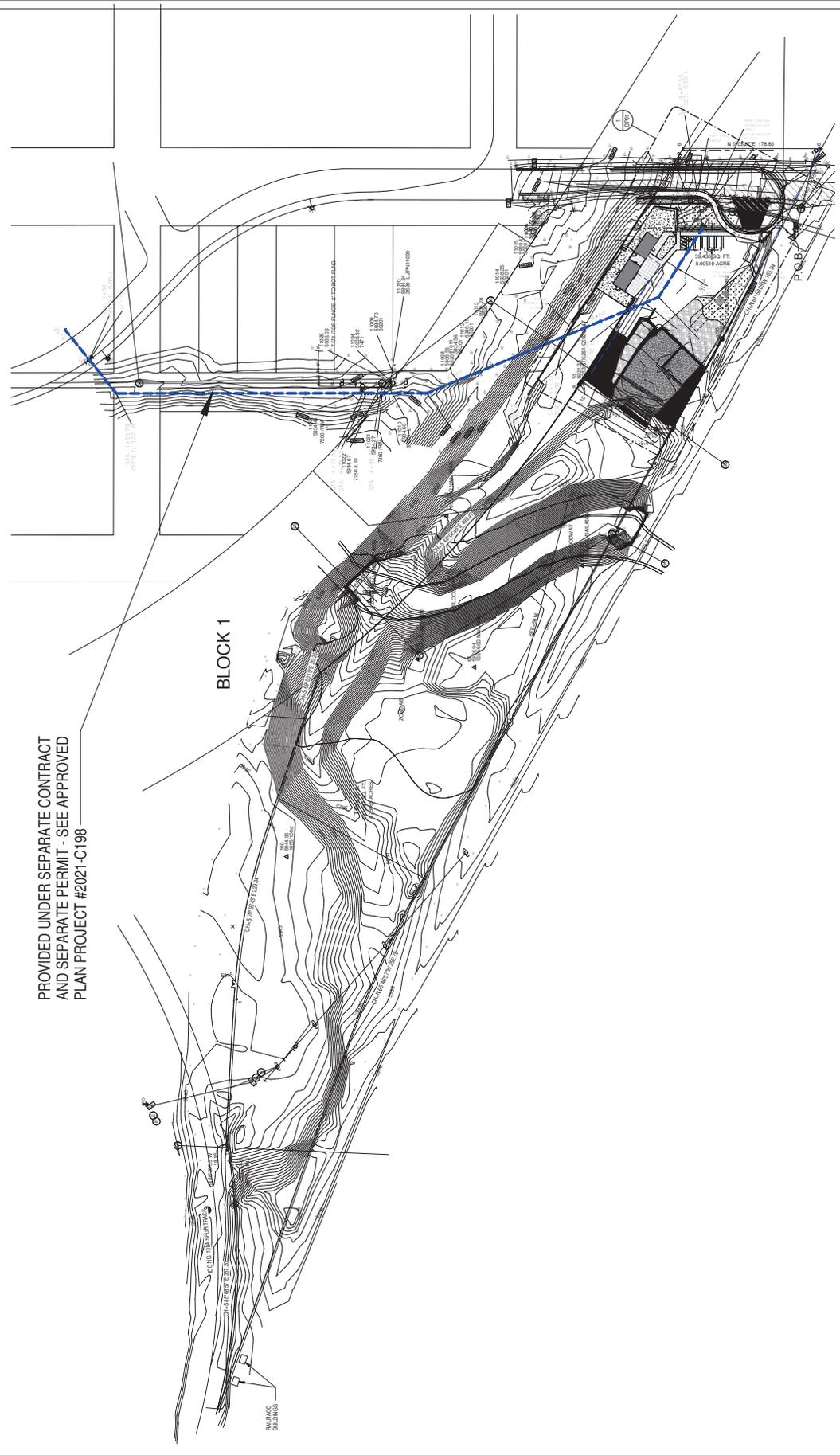
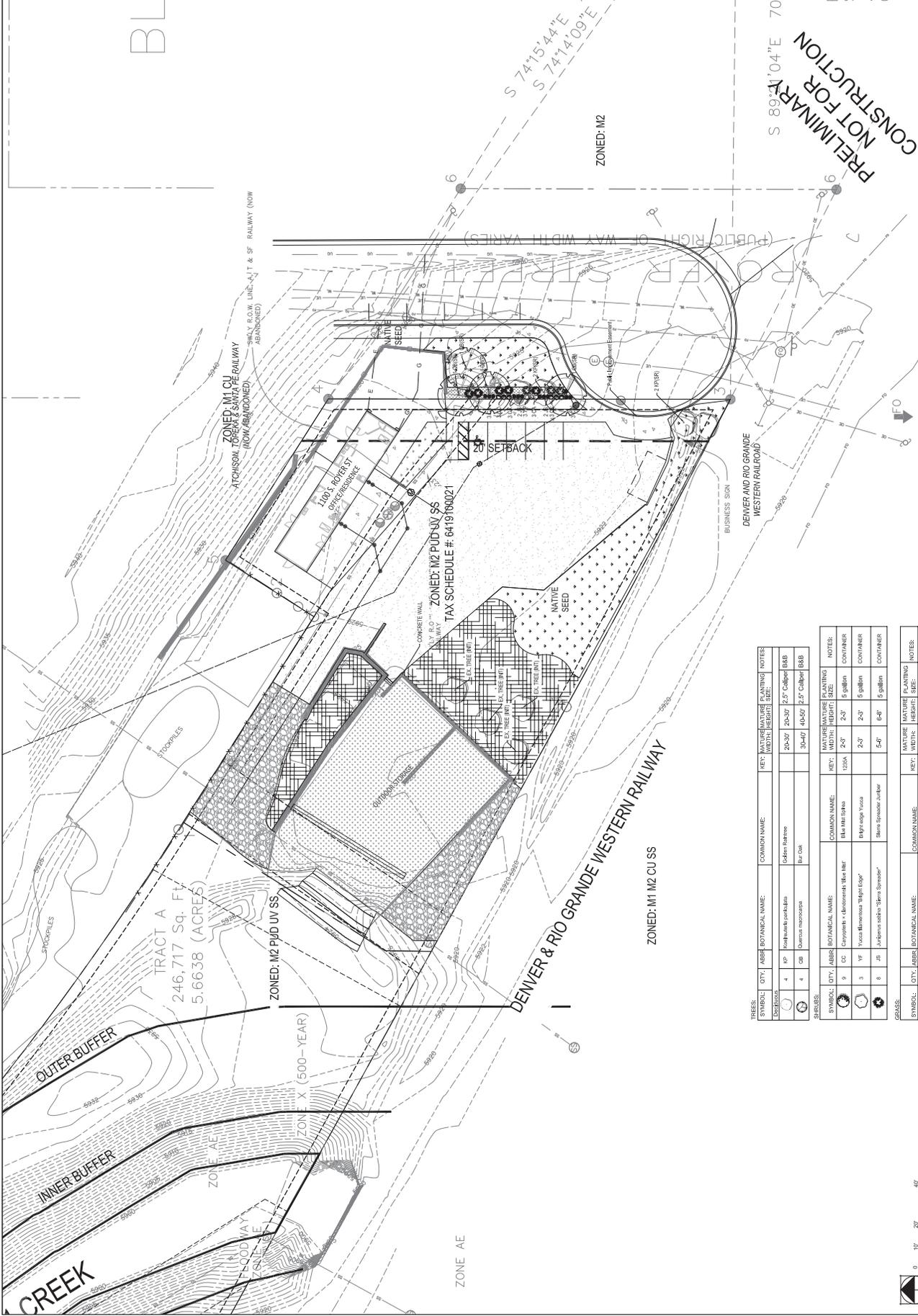


PROVIDED UNDER SEPARATE CONTRACT
 AND SEPARATE PERMIT - SEE APPROVED
 PLAN PROJECT #2021-C188



SITE - CONCEPT PLAN WATERMAIN EXTENSION
 1/17/23



City File Number: CPC PUD 19-00172

LS2
7 OF 9

DESIGNED	JEH	10.20.20
DRAWN	JEH	10.20.20
CHECKED	LMT	10.20.20
PROJECT NUMBER	3912.00	
AS NOTED		

REV #	REVISIONS	DATE
1	Comment Responses	04/05/22
2	Comment Responses	06/13/22
3		
4		
5		
6		

STAMP

FINAL LANDSCAPE
CONCRETE COYOTE
Colorado Springs, CO
Final Landscape Plan

BL



SYMBOL	QTY	ABBR	BOTANICAL NAME	COMMON NAME	KEY	MATURE WIDTH	MATURE HEIGHT	PLANTING SIZE	NOTES
	4	T01	Quercus macrocarpa	Tollan Red Oak		20-30'	20-30'	2.5' Caliper	180B
	4	CB	Quercus macrocarpa	Bar Oak		30-40'	40-50'	2.5' Caliper	BAB
SHRUBS:									
	9	CC	Eryngium + Monarda 'Mist Mite'	Blue Mist Spirea		2-3'	2-3'	5 gallon	CONTAINER
	3	VF	Yucca filamentosa 'Bright Edge'	Bay leaf Yucca		2-3'	2-3'	5 gallon	CONTAINER
	8	JB	Juniperus ssp. 'Stern Spreader'	Stern Spreader Juniper		5-6'	6-8'	5 gallon	CONTAINER
GRASS:									
	18	CA	Calluna ssp. 'Scotts Vert Fertilizer'	Foster Reed Grass	A	15-24"	4-5'	1 gallon	Container

PRELIMINARY
NOT FOR
CONSTRUCTION

S 89°21'04"E 70'

S 74°15'44"E
S 74°14'09"E

ZONED: M2

DENVER AND RIO GRANDE
WESTERN RAILROAD

DENVER & RIO GRANDE WESTERN RAILWAY

ZONED: M1 M2 CU SS

ZONE AE

ZONED: M2 PUD UV SS

TRACT A
246,717 Sq. Ft.
5.6638 (ACRES)

OUTER BUFFER

INNER BUFFER

CREEK

ZONE AE

ZONE X (500-YEAR)

ZONED: M1 CU
ATKINSON, TORRES & SANTA FE RAILWAY
(NOW ABANDONED)

SMALL R.O.W. LINE-A, T & SF RAILWAY (NOW ABANDONED)

110,300 SQ. FT. OFFICE BUILDING

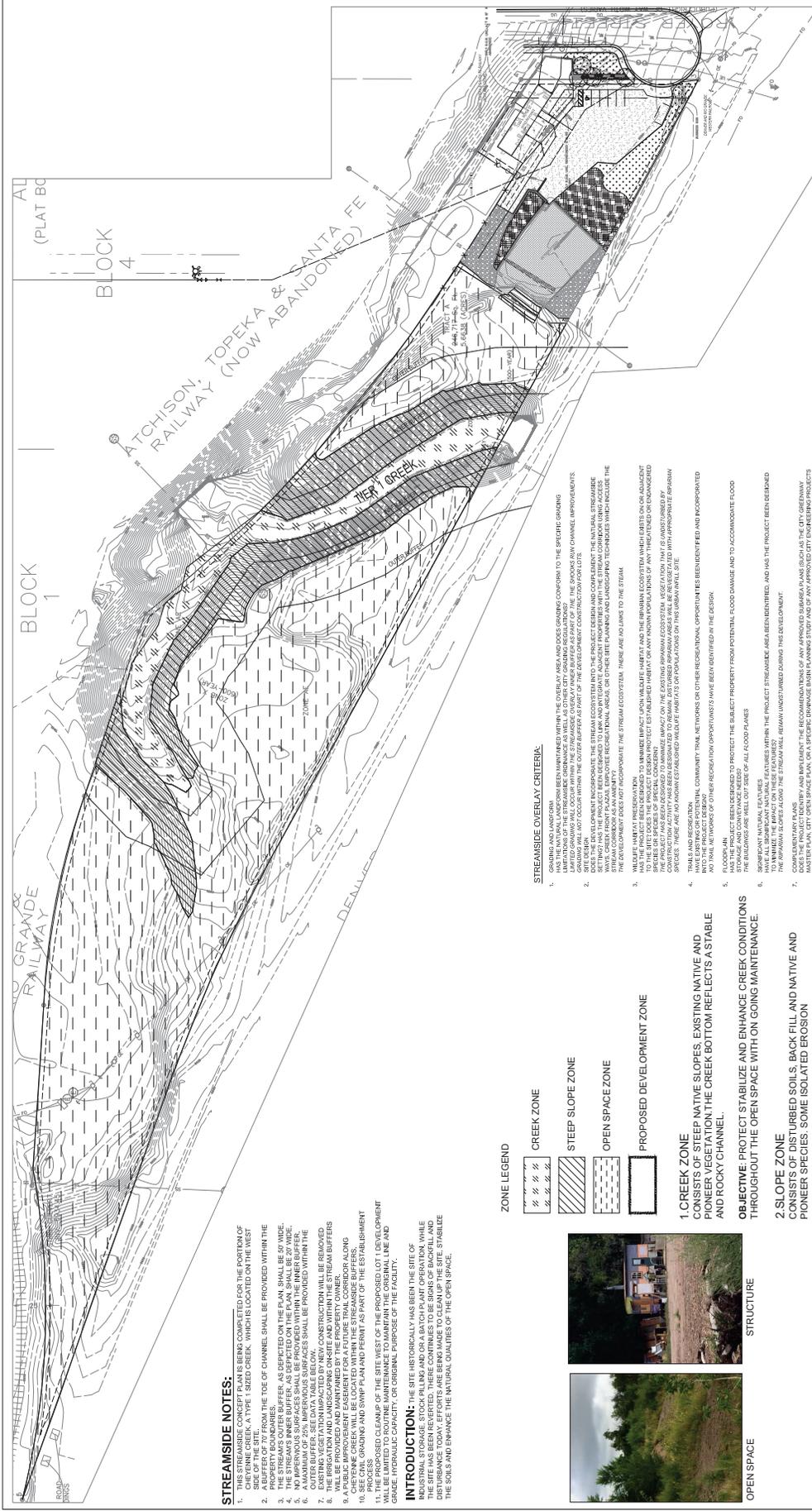
ZONED: M2 PUD UV SS
TAX SCHEDULE #: 0419180021

CONCRETE WALL

NATIVE SEED

REV #	REVISIONS	DATE
1	Comment Responses	04/05/22
2		
3		
4		
5		
6		

DESIGNED	DRAWN	CHECKED	AS NOTED
10.20.20	10.20.20	10.20.20	10.20.20



STREAMSIDE DATA TABLE: (EAST SIDE OF CREEK)

STREAM TYPE - 1	INNER BUFFER	OUTER BUFFER
WIDTH REQ./ PROVIDED	20' / 20'	50' / 50'
TREE REQUIREMENT	1' / 20'	1' / 30'
LINEAR FRONTAGE	320'	320'
TREES REQ. / PROVIDED	16 "16 Ending	11 "11 Ending
SHRUB SUBSTITUTES	0	0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0' / 0'	0' / 0'
PERVIOUS SURFACES ALLOWED	0 SF (0%)	2,240 SF (20%)
IMPERVIOUS SURFACES PROPOSED	0 SF (0%)	0 SF (0%)
PLANT ABREVIATION DENOTED ON PLAN:	SI	SO

- STREAMSIDE OVERLAY CRITERIA:**
- GROUND AND LANDFORM: THE PROJECT SHALL BE SITED WITHIN THE CREEK AND OPEN SPACES CORRESPONDING TO THE SPECIFIC GRADING LIMITATIONS OF THE STREAMSIDE CHANNELS AS WELL AS THE CITY GRADING REGULATIONS. CHANNEL IMPROVEMENTS SHALL BE PROVIDED TO MAINTAIN THE CHANNEL BUFFER AS PART OF THE DEVELOPMENT CONSTRUCTION. CHANNEL IMPROVEMENTS SHALL BE PROVIDED TO MAINTAIN THE CHANNEL BUFFER AS PART OF THE DEVELOPMENT CONSTRUCTION.
 - WATER MANAGEMENT: THE DEVELOPMENT SHALL INCORPORATE THE STREAM ECOSYSTEM AND MAINTAIN THE NATURAL STREAMSIDE ECOSYSTEM. THE DEVELOPMENT SHALL MAINTAIN THE NATURAL STREAMSIDE ECOSYSTEM AND MAINTAIN THE NATURAL STREAMSIDE ECOSYSTEM. THE DEVELOPMENT SHALL MAINTAIN THE NATURAL STREAMSIDE ECOSYSTEM AND MAINTAIN THE NATURAL STREAMSIDE ECOSYSTEM.
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- ZONE LEGEND**
- CREEK ZONE
 - STEEP SLOPE ZONE
 - OPEN SPACE ZONE
 - PROPOSED DEVELOPMENT ZONE
- CREEK ZONE**
 CONSISTS OF STEEP NATIVE SLOPES, EXISTING NATIVE AND PIONEER VEGETATION THE CREEK BOTTOM REFLECTS A STABLE AND ROCKY CHANNEL.
OBJECTIVE: PROTECT STABILIZE AND ENHANCE CREEK CONDITIONS THROUGHOUT THE OPEN SPACE WITH ON GOING MAINTENANCE.
 - SLOPE ZONE**
 CONSISTS OF DISTURBED SOILS, BACK FILL AND NATIVE AND PIONEER SPECIES, SOME ISOLATED EROSION.
OBJECTIVE: PROTECT AND ENHANCE EXISTING NATIVE VEGETATION. FUTURE WORK WILL INCLUDE MULCHING AND SEEDING OF DISTURBED AREAS AND REMOVE OLD CONCRETE SLABS.
 - OPEN SPACE ZONE**
 CONSISTS OF NATIVE GRASSES, DISTURBED SOILS, UNCONTROLLED BACKFILL, AND CONCRETE BARRIERS.
OBJECTIVE: REMOVE DEBRIS, STABILIZE SOILS, AND NATIVE VEGETATION AS PART OF A PLANNED PASSIVE RECREATION, TRAIL AND GARDEN OPEN SPACE ZONE.
 - PROPOSED DEVELOPMENT ZONE:**
 CONSISTS OF DISTURBED VEGETATION, SOIL, OLD ROAD BASE STAGING AND CONCRETE FOUNDATIONS.
OBJECTIVE: IMPROVE OVERALL SITE WITH NEW STRUCTURE, ARTWORK, VEGETATION, GARDENS AND SOIL AMENDMENTS. THIS IS PART OF THE OVERALL PROPOSED EDUCATION CAMPUS IMPROVEMENTS.

STREAMSIDE NOTES:

- THIS STREAMSIDE CONCEPT PLAN IS BEING COMPLETED FOR THE PORTION OF CHEYENNE CREEK A TYPE 1 SIZED CREEK, WHICH IS LOCATED ON THE WEST PROPERTY BOUNDARIES.
- A BUFFER OF 70' FROM THE TOE OF CHANNEL SHALL BE PROVIDED WITHIN THE PROPERTY BOUNDARIES.
- THE STREAM'S INNER BUFFER AS DEPICTED ON THE PLAN SHALL BE 20' WIDE.
- THE STREAM'S OUTER BUFFER AS DEPICTED ON THE PLAN SHALL BE 50' WIDE.
- A MAXIMUM OF 20% IMPERVIOUS SURFACES SHALL BE PROVIDED WITHIN THE OUTER BUFFER. SEE DATA TABLE BELOW.
- CONSTRUCTION SHALL BE SEQUENCED TO MAINTAIN THE STREAM ECOSYSTEM AND MAINTAIN THE NATURAL STREAMSIDE ECOSYSTEM.
- THE BRIGGATION AND LANDSCAPING ON-SITE AND WITHIN THE STREAM BUFFERS WILL BE PROVIDED AND MAINTAINED BY THE PROPERTY OWNER.
- CHEYENNE CREEK WILL BE LOCATED WITHIN THE STREAMSIDE BUFFERS.
- CONSTRUCTION SHALL BE SEQUENCED TO MAINTAIN THE STREAM ECOSYSTEM AND MAINTAIN THE NATURAL STREAMSIDE ECOSYSTEM.
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INTRODUCTION: THE SITE HISTORICALLY HAS BEEN THE SITE OF INDUSTRIAL STORAGE, STOCK PILING AND OR A BATCH PLANT OPERATION. WHILE THE SITE HAS BEEN REVERTED, THERE CONTINUES TO BE SIGN OF BACKFILL AND CONCRETE BARRIERS. THE PROJECT WILL REMOVE THESE BARRIERS AND STABILIZE THE SOILS AND ENHANCE THE NATURAL QUALITIES OF THE OPEN SPACE.

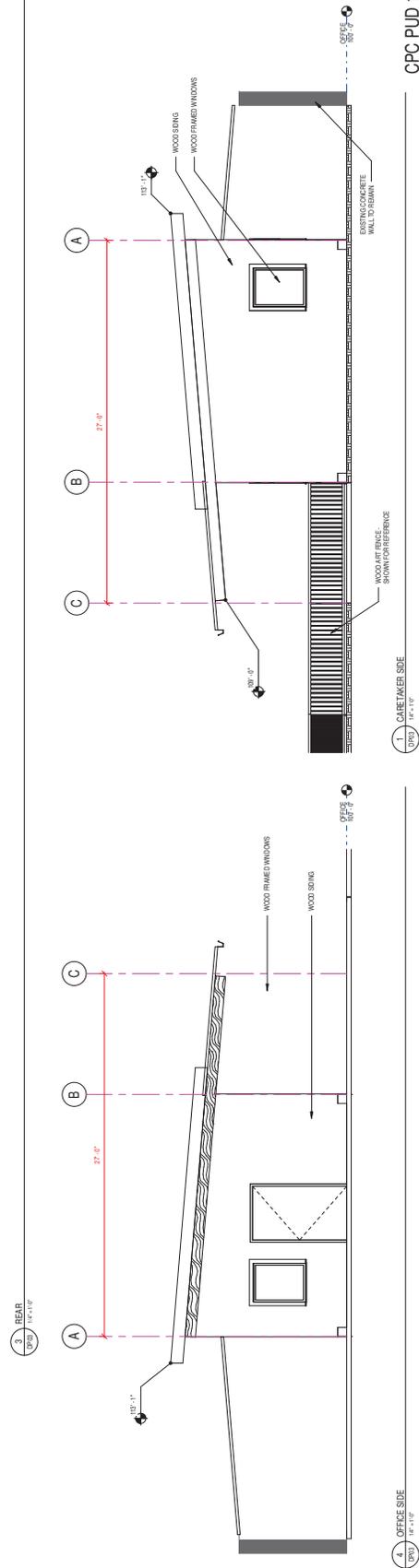
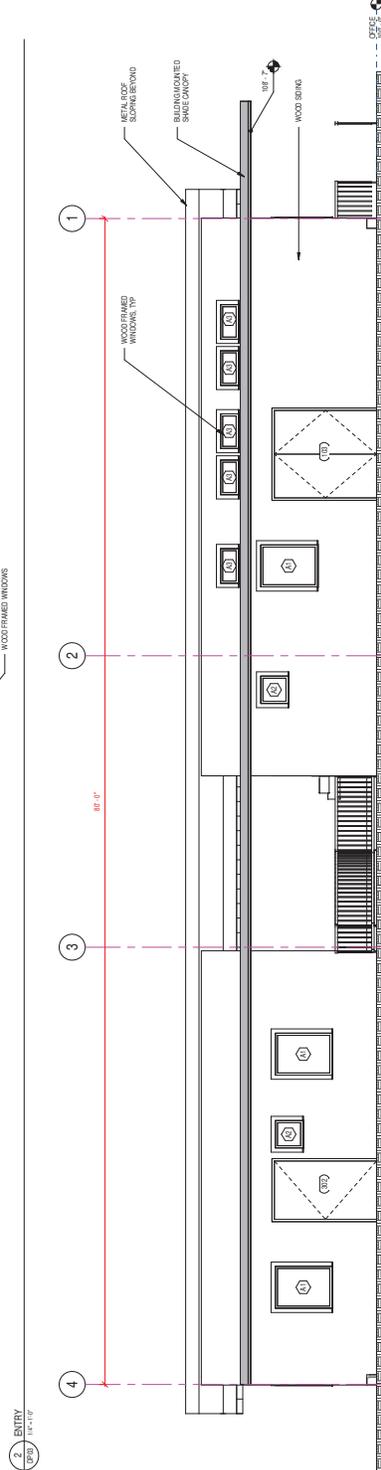
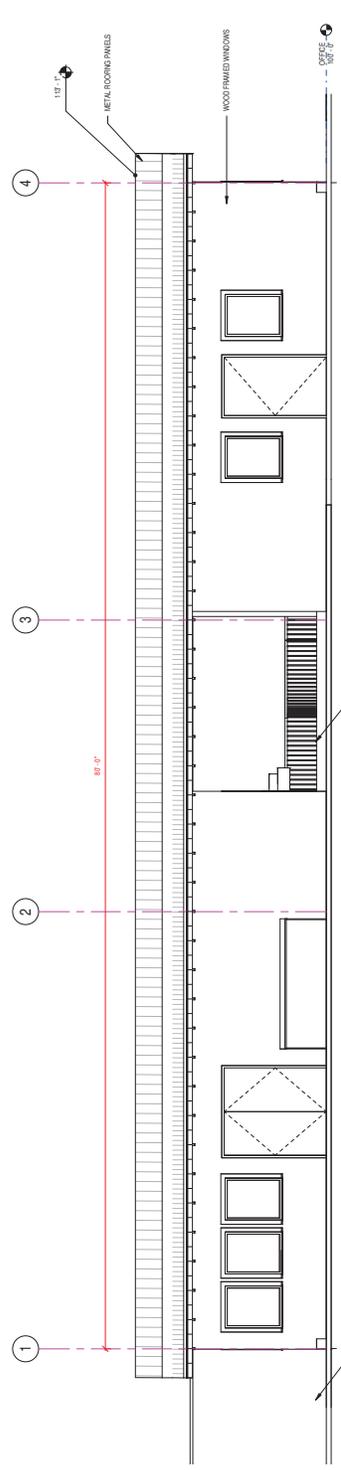
OPEN SPACE

STRUCTURE

GARDEN AREA

SCALE: 1" = 60'

NORTH



CPCO PUD 19-00172

1 CARETAKER SIDE
 18'-4 1/2"

A OFFICE SIDE
 18'-4 1/2"