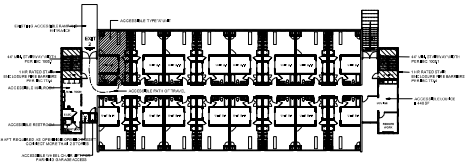
PARKSIDE 32

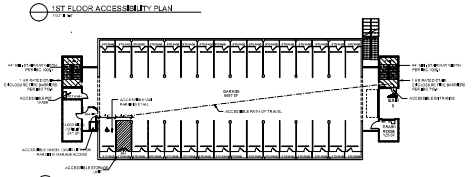
A REPLAT OF A PORTION OF BLOCK 1, "SMARTT'S SUBDIVISION NO. 5" AND THAT ADJACENT "UNPLATTED" PORTION OF (AND ALL BEING WITHIN) THE NORTH HALF OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

0.73 ACRES

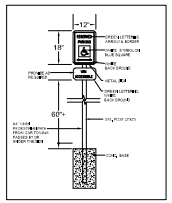
DEVELOPMENT PLAN



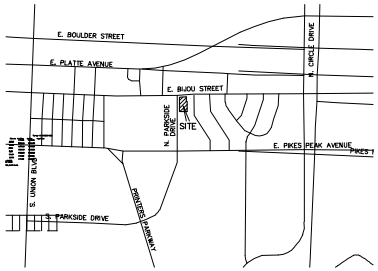
1ST FLOOR ACCESSIBILITY PLAN



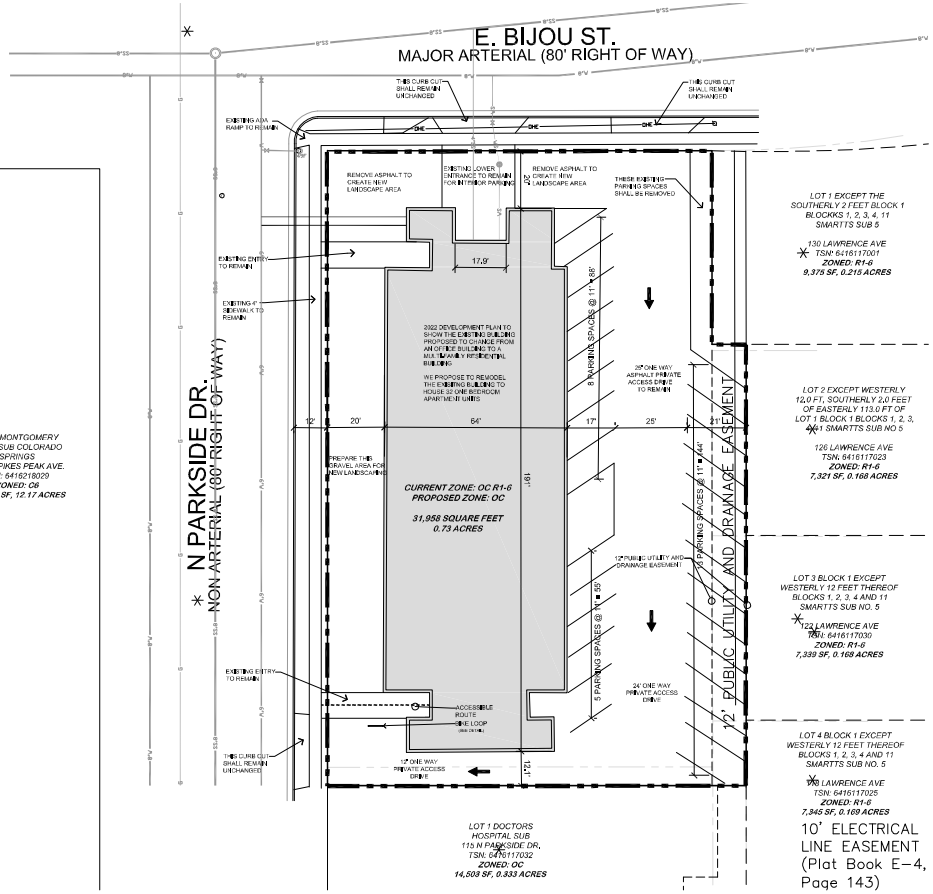
A PARKING GARAGE ACCESSIBILITY PLAN

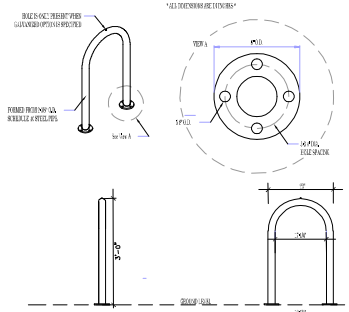


D ACCESSIBLE SIGNAGE DETAIL



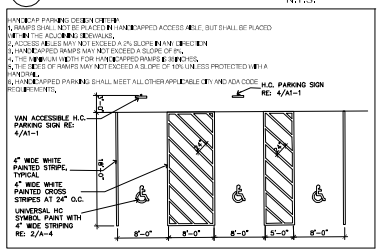
INTERIOR PARKING LAYOUT:





B BIKE LOOP

N.T.S.



C TYPICAL HANDICAP PARKING DETAIL

N.T.S.

SCALE: 1" = 20'

NORTH

LEGAL DESCRIPTION:

A tract of land being a portion of the North Half of Section 16, Township 14 South, Range 66 West of the 6th P.M., also being a portion of Block 1, SMARRT'S SUBDIVISION NO. 5 (Plat Book Z, Page 58, El Paso County, Colorado records) as described by document (Reception No. 219152403, said El Paso County records), more particularly described as follows:

Beginning at the Northwesterly corner of Lot 1, DOCTORS HOSPITAL SUBDIVISION (Plat Book E-4, Page 143, said records); thence N00°00'00"W along the Northerly extension of the Westerly line of said Lot 1, said line also being the Easterly right-of-way line of N. Parkside Drive (80' Public R.O.W.) as described by document (Book 1680, Page 122, said records), 222.95 feet to a point on the Southerly right-of-way line of E. Bijou Street (80' Public R.O.W.) as described by document (Book 1680, Page 125, said records); thence N90°00'00"E along said E. Bijou Street's Southerly right-of-way line, 135.00 feet to the Northwesterly corner of Lot 1, said Block 1; thence S00°00'00"E along the Westerly line of said Lot 1, Block 1, 68.00 feet; thence N90°00'00"E along a line that is 2.00 feet parallel with and perpendicular to the Southerly line of said Lot 1, Block 1, 12.00 feet; thence S00°00'00"E along a line that is 12.00 feet parallel with and perpendicular to the Westerly line of said Block 1, 154.95 feet to the Northeasterly corner of said DOCTORS HOSPITAL SUBDIVISION's Lot 1; thence S90°00'00"W along the Northerly line of said DOCTORS HOSPITAL SUBDIVISION's Lot 1, 147.00 feet to the Point of Beginning and the terminus point of this description;

Containing 0.734 acres, more or less.

NOTES:

1. FLOODPLAIN STATEMENT:
   FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0733 G, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
2. THE DEVELOPER SHALL INSTALL ALL ON-SITE TRAFFIC CONTROL MEASURES SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
3. ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
4. ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS, SIDEWALK AND DRIVEWAY APRONS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION, OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG PARKSIDE AND BIJOU ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED. AN ON-SITE MEETING CAN BE SET UP WITH ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 385-4977.
5. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR 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.
6. ALL SIGNAGE MUST BE REVIEWED AND APPROVED THROUGH CITY PLANNING AND ZONING AND IS NOT APPROVED THROUGH THE ZONE CHANGE, DEVELOPMENT PLAN OR FINAL PLAT.
7. THE CITY OF COLORADO SPRINGS IS FEDERALLY MANDATED TO IDENTIFY AND MONITOR ALL STORMWATER DISCHARGES WITHIN THE CITY. THE CITY ACCOMPLISHES THE TASK BY REQUIRING A STORMWATER CONNECTION PERMIT FROM THE CITY ENGINEERING DEPARTMENT. THE APPLICANT WILL NEED TO CONTACT JERRY HUNTLEY AT 385-5384 OR AT GHUNTLEY@SPRINGSGOV.COM TO OBTAIN THIS PERMIT.
8. ACCESSIBLE ROUTES, INCLUDING RAMPS AN SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.

PARKING

use	MULTI-FAMILY RESIDENTIAL
bldg area	32 UNITS
ratio	1.5 parking spaces per Unit
required	48 required
provided	56 provided (24 exterior, 32 interior spaces)

OWNER INFO

company name	Websters Last Stand LLC
address	12479 Daniels Gate Drive
city/state	Castle Rock, CO 80108
phone no	

city file no: CPC DP 22-00888

YOW ARCHITECTS PC

ARCHITECTURE & PLANNING

115 S. Weber Colorado Springs, Colorado 475-8133

Structural:
Electrical:
Mechanical:
Plumbing:

Multi-Family Residential

125 N. Parkside Drive
Colorado Springs, Colorado 80903

DRAWING NO.

1 of 4

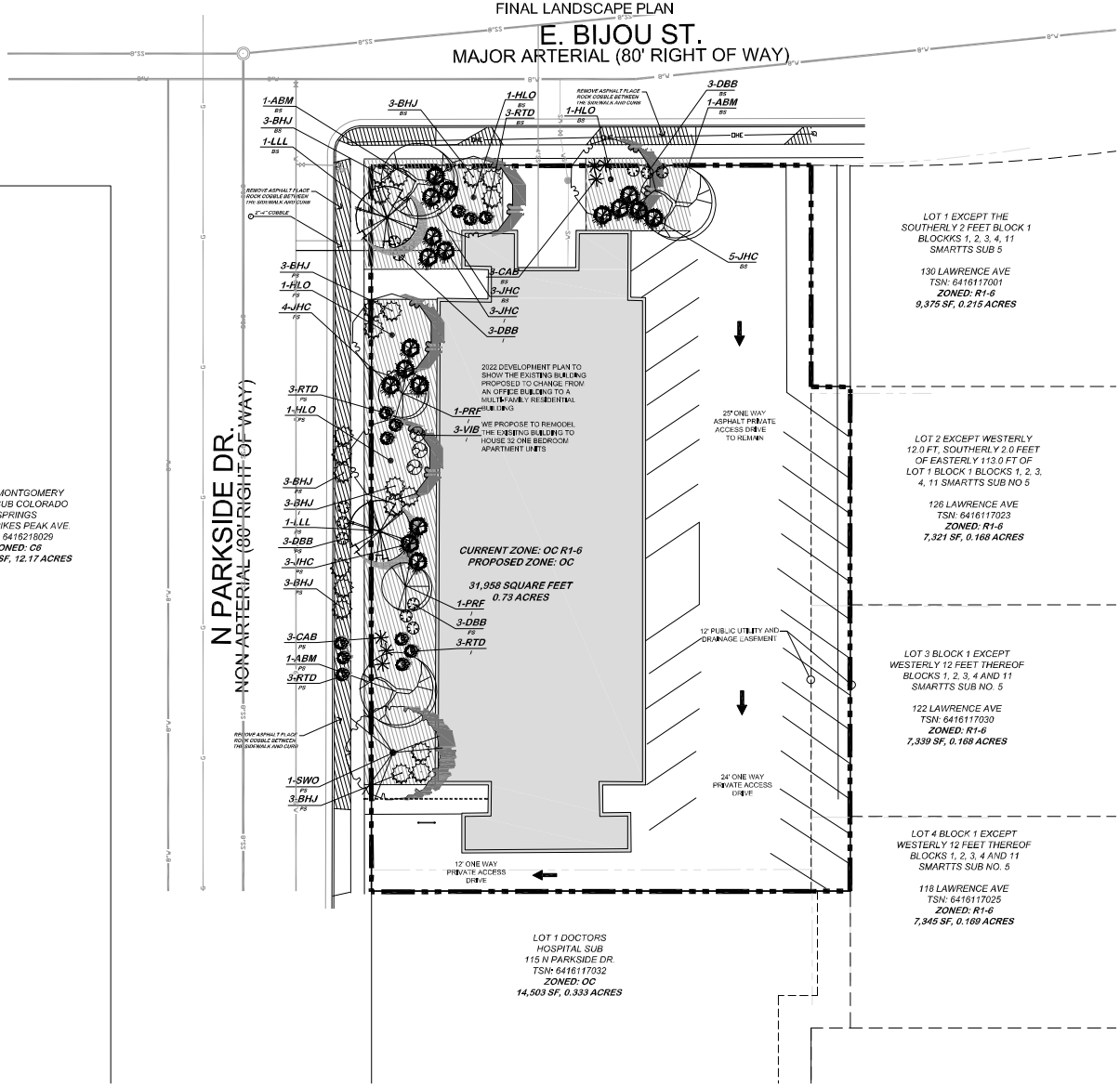
Site Plan

PARKSIDE 32

A REPLAT OF A PORTION OF BLOCK 1, "SMARTT'S SUBDIVISION NO. 5" AND THAT ADJACENT "UNPLATTED" PORTION OF (AND ALL BEING WITHIN) THE NORTH HALF OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

0.73 ACRES

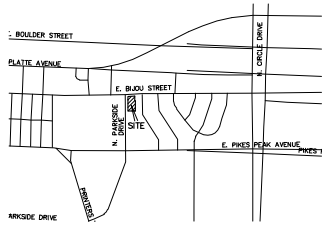
FINAL LANDSCAPE PLAN



•SEE SHEET 2 OF 2 FOR HYDROZONE MAP•

KEYED NOTES: (not all items labeled. Items labeled considered typ.)

1. TYPICAL DECIDUOUS TREE PLANTING • see detail/s 2/L2
2. TYPICAL EVERGREEN TREE PLANTING • see detail/s 2/L2
3. TYPICAL SHRUB PLANTING • see detail/s 2/L2
4. TYPICAL GROUNDCOVER/PERENNIAL PLANTING • see detail/s 2/L2
5. LANDSCAPE BOULDER • see detail/s 2/L2
6. STEEL EDGE • see detail/s 2/L2
7. 2-4" BLUE GREY GRAVEL MULCH • see detail/s 2/L2
8. SCREEN WALL • see architectural plans
9. 4-8" COBBLE • see detail/s 2/L2
10. ORGANIC MULCH
11. TURF LAWN AREA (THERMAL BLUE BLEND) • see landscape notes for required amendments



LANDSCAPE PLANT SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES	APPL. S MIX
DECIDUOUS TREES							
ABM	1	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	50' x 40'	2" Caliper	B&B and Staking	G
HLO	4	Gleditsia triacanthos	Skyline Honeylocust	60' x 40'	2" Caliper	B&B and Staking	ADA
GKD	1	Gymnocladus dioicus	Kentucky Coffeetree	60' x 40'	2" Caliper	B&B and Staking	G
LLL	2	Malus sargiana 'Sinensis'	Sinensis Crab	20' x 20'	2" Caliper	B&B and Staking	G
EVERGREEN TREES							
ORNAMENTAL TREES							
PRS	2	Prunus sp.	Prairie Sunset	20' x 20'	1 1/2" Caliper	B&B and Staking	ADG
		Percent Ornamental Trees (50% of Deciduous Shrubs)		Number of Ornamental Trees Total Number of Trees	2	100% Ornamental Trees	
DECIDUOUS SHRUBS							
GBB	12	Gymnocladus dioicus 'Stelzer'	Dwarf Kentucky Bush	6' x 4'	5 Gallon	Container	ADG
RTG	12	Cornus sericea	Redtwig Dogwood	6' x 5'	5 Gallon	Container	ADG
VIB	3	Viburnum lentago	Nannyberry Viburnum	8' x 5'	5 Gallon	Container	ADGA
EVERGREEN SHRUBS							
BHJ	21	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	1' x 4'	1 Gallon	Container	DRGA
JHC	18	Juniperus chinensis 'Sea Green'	Sea Green Juniper	6' x 3'	5 Gallon	Container	DA
ORNAMENTAL GRASSES							
CAB	6	Miscanthus sinensis 'Cabaret'	Cabaret Japanese Silver Grass	3' x 4'	1 Gallon	Container	DA
		Percent Ornamental Shrubs (50% of Deciduous Shrubs)		Number of Ornamental Shrubs Total Number of Shrubs	72	100% Ornamental Shrubs	
FLOWERS							

SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS

(CODE SECTION / POLICY 32-8.3(1)(g), (1-8.38))

Plant Label Code	Setbacks Zone Boundary	Street Classification	Width Required	Width Provided	Trees Required	Trees Provided	Shrubs Required	Shrubs Provided
PS	Parkside Drive	Minor Arterial	10'	10'	1	1	2	2
BS	Bijou Street	Major Arterial	25'	15'	1.07	1	4	4

Street Setbacks Required	Street Setbacks Provided	Other Setbacks Required	Other Setbacks Provided	Sightline Plants Required	Sightline Plants Provided	% Ground Plane Veg. Required	% Ground Plane Veg. Provided	Evergreen Plants Required	Evergreen Plants Provided
20	21	0	0	85	85	75%	75%		
20	20	0	0	85	85	75%	75%		

MOTOR VEHICLE LOTS

(CODE SECTION / POLICY 32-8.3(1)(g), (1-8.38))

Plant Label Code	Min. Lot Width Provided	Parking Lot Trees Required	Parking Lot Trees Provided	Parking Lot Perimeter	Length of Frontage Adjacent to Parking Lot Perimeter	Length of Frontage Adjacent to Parking Lot Perimeter Provided
PARKS	24	0*	0*	0	0	0

Min. 2' Screen Plants Required	Min. 2' Screen Plants Provided	Evergreen Plants Required	Evergreen Plants Provided	Length of Screening Wall or Berm Required	Parking Lot Front Setbacks of Wall	% Ground Plane Veg. Required	% Ground Plane Veg. Provided
0	0	0	0	0	SAME	75	75

INTERNAL LANDSCAPING

(CODE SECTION / POLICY 32-8.3(1)(g), (1-8.38))

Plant Label Code	Min. Site Area (SF)	Required Minimum Internal Area (SF)	Internal Area (SF) Provided	Internal Trees (1/500 SF) Required	Internal Trees (1/500 SF) Provided
/	31,958 SF	0%	1,400	4.600	4	3

Street Setbacks Required	Street Setbacks Provided	Other Setbacks Required	Other Setbacks Provided	Internal Plant Mix Required	Internal Plant Mix Provided	% Ground Plane Veg. Required	% Ground Plane Veg. Provided
10	10	0	0	/	/	75%	75%

BUFFERS

(CODE SECTION / POLICY 32-8.3(1)(g), (1-8.38))

Plant Label Code	Street Setback Property Line	Width Required	Width Provided	Linear Footage	Length of Screening Wall or Berm Required	Evergreen Plants Required	Evergreen Plants Provided
BS	EASTERN BUFFER	0*	0	0	0	0	0

MOTOR VEHICLE LOT PARKING TREES *ALTERNATIVE COMPLIANCE REQUESTED
EAST LANDSCAPE BUFFER * ALTERNATIVE COMPLIANCE REQUESTED
* A FINAL IRRIGATION PLAN SHALL BE SUBMITTED TO THE CITY PLANNING STAFF WITHIN 30 DAYS OF CITY PLANNING COMMISSION APPROVAL

HATCH LEGEND

	TURF (THERMAL BLUE BLEND) (THERMAL BLUE BLEND)	0 sf
	4-8" COBBLE	0 sf
	2-4" COBBLE	6,652 sf
	ORGANIC MULCH	0 sf
	NATIVE SEED MIX PAWNEE BUTTES SEED (NATIVE PRAIRIE MIX) 20% Blue Grama 25% Bluebunch Wheatgrass 20% Western Wheatgrass 30% Sideoats Grama 5% Green Needlegrass 1% Sand Dropseed	0 sf

Application Rates: Native Grass Mix-15 lbs/ac
Application Method: Drill Seed with hydromulch and tackifier

OWNER INFO

company name	Websters Last Stand LLC
address	
city/state	12479 Daniels Gate Drive Castle Rock, CO 80106
phone no	

city file no: CPC DP 22-00888

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

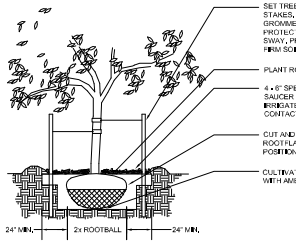
Structural:
Electrical:
Mechanical:
Plumbing:

Multi-Family Residential
125 N. Parkside Drive
Colorado Springs, Colorado 80903

Date: 3/1/23
Revision: Landscape
Use: Development Plan Review
Drawn by: DBN
Date: 3/1/2023
Revision:

DRAWING NO.
2 of 4
FINAL LANDSCAPE PLAN

NOTES:
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACKFILL SHALL BE 80% SOIL FROM PLANTING PIT AND 20% ORGANIC MATERIAL. PREFERABLY CANADIAN PEAT MOSS.
- STAKING POST SHALL BE 1 1/2" DIA. TREATED WOOD STAKE. METAL POST WILL NOT BE APPROVED



SET TREE PLUMB. STAKE TREES WITH TWO MIN. 1 1/2" DIA. TREATED WOOD STAKES, STAKE WITH 3 EVENLY SPACED POSTS, USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE, TIGHTEN #10 GUY WIRE BY TWISTING, PROTECT BRANCHES FROM TOUCHING WIRE, ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE 6" DANGLING, SET STAKES IN MINIMUM 18" FIRM SOIL

PLANT ROOTFLARE AT FINISH GRADE IN CLAY OR SANDY SOIL.

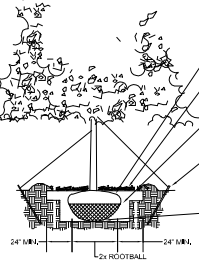
4 - 6" SPECIFIED MULCH. PROVIDE 36" PLANTING RING FOR TREES. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES, NO PLANTING RIM FOR TREES IN IRRIGATED NATIVE TURF. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY TRUNK.

CUT AND REMOVE ALL BURLAP AND WIRE BASKETS FROM TOP 1/2 TO 2/3 OF ROOTFLARE. REMOVE ALL TREATED, GREEN BURLAP. AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC AND RUBBER.

CULTIVATE SOIL TO DEPTH OF ROOTFLARE THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX, SCARIFY SIDES OF UNDISTURBED SOIL.

1/A DECIDUOUS TREE PLANTING DETAIL
N.T.S.

NOTES:
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL. PREFERABLY CANADIAN PEAT MOSS.



PLANT ROOTBALL 2 - 4" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL.

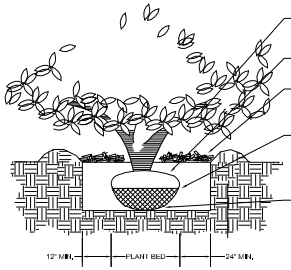
4 - 6" SPECIFIED MULCH. PROVIDE 36" PLANTING RING FOR TREES. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES, NO PLANTING RIM FOR TREES IN IRRIGATED NATIVE TURF. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY TRUNK.

CUT AND REMOVE ALL BURLAP AND WIRE BASKETS FROM TOP 1/2 TO 2/3 OF ROOTBALL. REMOVE ALL TREATED, GREEN BURLAP. AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC AND RUBBER.

SET TREE PLUMB. STAKE 6' TREES AND SMALLER WITH TWO POSTS SET ON WINDWARD AND LEEWARD SIDES. STAKE 8' TREES AND GREATER WITH 3 METAL ANGLE IRONS, PLACED 120 DEGREES APART. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE FOR VISIBILITY. SET STAKES IN MINIMUM 18" FIRM SOIL

CULTIVATE SOIL TO DEPTH OF ROOTBALL THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX, SCARIFY SIDES OF UNDISTURBED SOIL.

2/B EVERGREEN TREE PLANTING DETAIL
N.T.S.



SET SHRUBS PLUMB. SHRUB SPACING AS PER THE PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT FINISH GRADE AT EDGE.

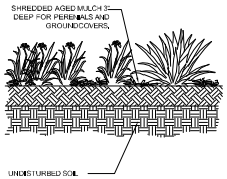
PLANT ROOTBALL 2 - 4" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL

4 - 6" SPECIFIED MULCH. PROVIDE 18" PLANTING RING FOR SHRUBS. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES, NO PLANTING RIM FOR SHRUBS IN PLANTING BED. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY BASE.

CUT AND REMOVE ALL BURLAP OR A MINIMUM TOP 2/3 OF ROOTBALL. REMOVE ALL TREATED, GREEN BURLAP AND PLASTIC CONTAINERS, FOR POT BOUND PLANTS ONLY: MAKE 4 - 5 VERTICAL CUTS IN ROOTBALL 1/2" DEEP. PLANT IMMEDIATELY. FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY ALL THE WAY THROUGH FROM BOTTOM TO HALFWAY TO TOP, SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.

CULTIVATE SOIL TO DEPTH OF ROOTBALL THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX, SCARIFY SIDES OF PLANTING PIT. ROOT BALL SHALL REST ON FIRM, UNDISTURBED SOIL.

3/C SHRUB PLANTING DETAIL
N.T.S.



PLANT GROUND COVER AND PERENNIALS LEVEL AT GRADE.

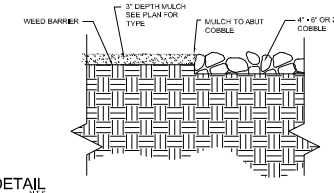
SOIL TO BE WELL CULTIVATED TO A MINIMUM DEPTH OF 6".

KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.

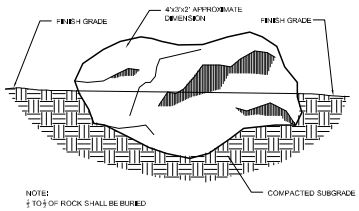
IN CLAY SOIL, WORK IN TOPSOIL AND ORGANIC COMPOST. SEE SPECS. FOR RATIO AND QUANTITY.

IN SAND, WORK IN TOPSOIL, ORGANIC COWPOST AND AGED MANURE. SEE SPECS FOR RATIO AND QUANTITY.

4/D PERENNIAL/GROUND COVER PLANTING DETAIL
N.T.S.

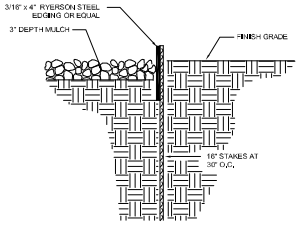


5/E COBBLE @ MULCH
N.T.S.

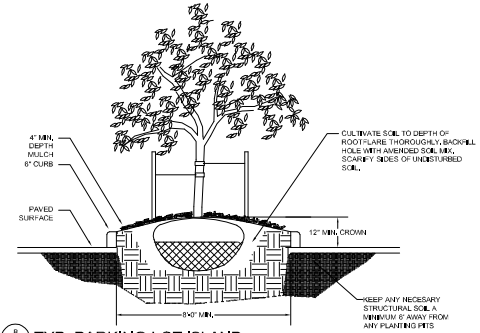


NOTE:
1/3 TO 1/2 OF ROCK SHALL BE BURIED

6/F LANDSCAPE BOULDER
N.T.S.



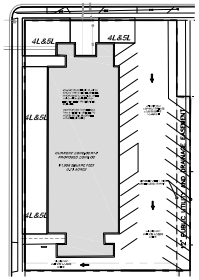
7/G STEEL EDGE DETAIL
N.T.S.



8/H TYP. PARKING LOT ISLAND
N.T.S.

SCHEMATIC LANDSCAPE DIAGRAM

HYDROZONE MAP



GENERAL LANDSCAPE NOTES:

1. PLANT QUANTITY AND SUBSTITUTIONS: In case of discrepancy in plant quantities shown on the plant table and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting plans. Any substitution of plant kinds or species must be submitted to the Landscape Architect in writing for approval prior to installation.
2. ACCEPTABLE PLANT MATERIAL: All plants shall meet or exceed standards set by the "COLORADO NURSERY ASSOCIATION," and the "AMERICAN STANDARD OF NURSERY STOCK". All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.
3. SOIL AMENDMENTS: All planting areas and turf areas shall be amended as follows: 3 CUBIC YARDS / 1,000 SF OF PREMIUM ORGANIC COMPOST.

PROVIDE 2:1 MIXTURE OF AMENDMENT FOR FILL DIRT IN TREE AND SHRUB PITS.

RECOMMENDED SOIL AMENDMENT:
TRIMMER II as supplied by C&C Sand
•To be applied as backfill in planting pits

ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.

A SIGNED LANDSCAPE INSPECTION AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL AMENDMENT RECEIPTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

4. SEEDED AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.
5. IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.
6. ORGANIC MULCH: All planting areas (including cobble/rock beds) for trees, shrubs, groundcovers and ornamental grasses shall be mulched with a (3") depth. A 36" diameter of 3" depth wood mulch shall be provided at base of all trees. 18" diameter for shrubs, and 12" for ornamental grasses. Mulch shall be fibrous in nature, not chipped or in chunks, and watered in after installation. NO FILTER FABRIC IS TO BE USED UNDER WOOD MULCH.
7. INORGANIC MULCH: The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied to a standard depth of 3"-4" over geotextile filter fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (dewitt or equivalent). Overlap ends 3", turn down edges 6".
8. LANDSCAPE BOULDERS: All landscape boulders shown on plan are to be 18-12 cubic feet minimum. blue gray river rock boulders unless otherwise specified.
9. STEEL EDGE: All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER with 16" spikes at 30" O.C., color shall be green.
10. 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 certificate of occupancy for FINAL LANDSCAPE INSPECTION AFFIDAVIT.
11. 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.
12. AN IRRIGATION PLAN MUST BE SUBMITTED FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING THE BUILDING PERMIT. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY PER CITY OF COLORADO SPRINGS.
13. GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE REVEGETATED AND/OR OVERSEEDED AS REQUIRED.
14. TREE WELLS: ALL TREES LOCATED IN PAVED BUILDING AREAS OR IN PARKING LOT ISLANDS ARE TO UTILIZE STRUCTURAL SOILS A MINIMUM OF 6x3' OUTSIDE OF DESIGNATED PLANTING PITS. SOILS SHOULD NOT BE STOCKPILED ON SITE FOR MORE THEN 24HRS. IF STORAGE OF SOIL ON SITE IS NECESSARY PROTECTION OF SOIL IS NEEDED TO MINIMIZE CONTAMINATION.

IRRIGATION NOTES:

1. IRRIGATION IS TO BE DESIGN-BUILD. THE IRRIGATION DESIGNER SHALL BE QUALIFIED TO PREPARE THE IRRIGATION PLAN AND MEET CITY REQUIREMENTS, (APPENDIX I IN LANDSCAPE MANUAL). A FINAL IRRIGATION PLAN SHALL BE SUBMITTED TO THE CITY PLANNING STAFF WITHIN 30 DAYS OF CITY PLANNING COMMISSION APPROVAL. THE DESIGN PROFESSIONAL OF RECORD IS TO COMPLETE THE INSPECTION AFFIDAVIT BASED ON APPROVED FINAL IRRIGATION PLAN. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVIT. WHEN AFFIDAVITS ARE NOT SUBMITTED, FINANCIAL ASSURANCES ARE TAKEN AND HELD FOR TWO YEARS, WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD (385-6605) AND AS NECESSARY OUR ONE OFFICE (385-6952).
2. All trees, shrubs, and ground covers shall be irrigated by an automatic drip irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic spray irrigation system also equipped with a rain sensor automatic shutoff device.
3. All valve boxes shall be supported by concrete block (min. 4 per box). Install blocks in a manner that will prevent contact with piping, wires, and valves.
4. Irrigation control wire shall be common trench with mainline and shall have separate sleeve where crossing all hard construction.
5. The contractor shall adjust all valves and spray nozzles for optimum coverage.
6. Contractor shall tape closed all sleeve pipe openings to prevent debris from entering sleeves.
7. Backflow preventer should be located in a locked/secured enclosure.
8. Minimum of (2 - 1gph) emitters per shrub and (4 - 1gph) per tree at minimum. Preferred method for irrigating trees would be to install a tree ring assembly constructed of 2" drip line (diameter to match root ball), Reference Rainbird standard drip line tree detail.
9. All seeded areas need to be zoned and scheduled separately. Seeded irrigation zones are for temporary/establishment water purposes only (see seeding notes).
10. Contractor to provide irrigation schedule to owner/maintenance group addressing watering schedule for both establishment period and regular watering schedule.
11. Irrigation system, as noted, is to be design-build MODIFYING the current system in place. Where possible, all existing valves should be used and incorporated into the revised system design. The use of lower water use spray nozzles is strongly encouraged in all spray zones (Let MP Rotators).
12. All turf, seeded and drip areas should be zoned SEPARATELY.
13. All seeded areas are to be irrigated with permanent-ground spray irrigation. These areas should be zoned separately as noted above. Irrigation in seeded areas should be used primarily for establishment purposes only. Once seeded areas have been established irrigation zones should not be part of regular watering schedule.

city file no: CPC DP 22-00888

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Structural:
Electrical:
Mechanical:
Plumbing:

Multi-Family Residential
125 N. Parkside Drive
Colorado Springs, Colorado 80903

Date: 7/1/09
Revision: Landscape
File: Development Plan 040402
Drawn By: DGR
Date: 4/12/2022
Revised:

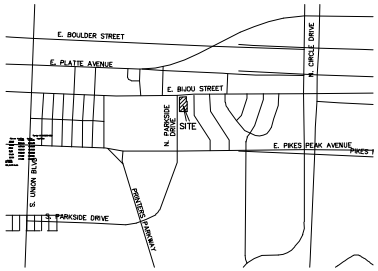
DRAWING NO.
3 of 4
LANDSCAPE DETAILS

PARKSIDE 32

A REPLAT OF A PORTION OF BLOCK 1, "SMARTT'S SUBDIVISION NO. 5" AND THAT ADJACENT "UNPLATTED" PORTION OF (AND ALL BEING WITHIN) THE NORTH HALF OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO

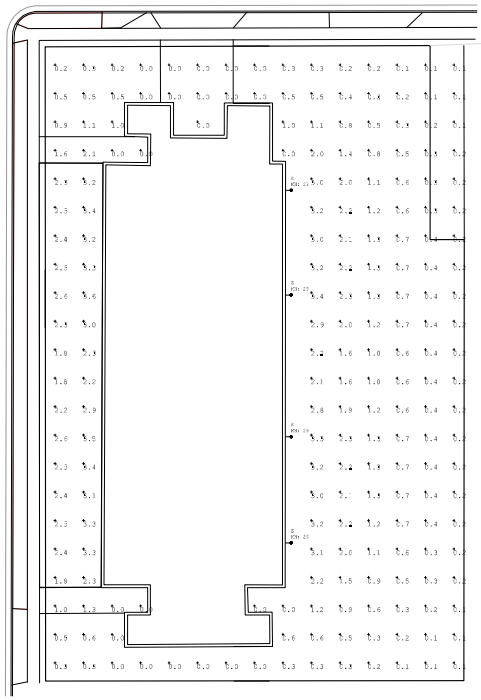
0.73 ACRES

PHOTOMETRIC PLAN



E. BIJOU ST.
MAJOR ARTERIAL (80' RIGHT OF WAY)

N PARKSIDE DR.
NON ARTERIAL (80' RIGHT OF WAY)



THIS PLAN SHOWS THE EXISTING LIGHT LEVELS ON THE SITE. IF WE CHANGE THE LIGHTING TO NEW FIXTURES THEY SHALL BE DOWNCAST AND SHIELDED.

Luminaire Schedule				
Qty	Label	Arrangement	Description	Tag
8	E	SINGLE	SGD-80-4k	HUBBELL

Using the Hubbell SGD Fixture to similate existing fixture performance.

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
0 INCHESS AFF	Illuminance	Fc	1.07	3.6	0.0	N.A.	N.A.
GROUND	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

0 10 20 40
SCALE: 1" = 20'

NORTH

OWNER INFO

company name: Websters Last Stand LLC
address: 12479 Daniels Gate Drive
city/state: Castle Rock, CO 80108
phone no:

city file no: CPC DP 22-00888

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Structural: --
Electrical: --
Mechanical: --
Plumbing: --

Multi-Family Residential
125 N. Parkside Drive
Colorado Springs, Colorado 80903

date: 05/23
drawn by: dwh
checked by: dwh
date: 05/23
revised:

DRAWING NO.
4 of 4
Photometric Plan