

# DEVELOPMENT PLANS

# HOME 2 HOTEL

**AEROTECH R AND D SUBDIVISION FILING No. 9**  
**REPLAT LOT 3, AEROTECH R & D SUBDIVISION FILING No. 2**  
**1913 AEROTECH DRIVE**  
**COLORADO SPRINGS, CO 80916**

**May 2022**

**OWNER:** STAY 101, LLC  
 7130 COMMERCE CENTER DRIVE  
 COLORADO SPRINGS, CO 80919

**LEGAL DESCRIPTION:** A PORTION OF LOT 3 AEROTECH R&D SUB FILING No. 2, CONTAINING 2.75 ACRES TO BE PLATTED AS LOT 2 AEROTECH R&D SUB FILING No. 2

**SITE ADDRESS:** 1913 AEROTECH DR.,  
 COLORADO SPRINGS, CO 80916

**TAX ID No.:** 6462004013

**TOTAL PARCEL AREA:** 6.98 AC  
**PROPOSED DEVELOPMENT AREA:** 2.75 AC  
**REMAINDER FOR FUTURE DEVELOPMENT:** 3.23 AC

**DEVELOPMENT SCHEDULE:** SUMMER 2022

**CURRENT ZONE:** C-ROR P AO

**VACANT COMMERCIAL (HOTEL)**

**PROPOSED LAND USE:** COMMERCIAL (HOTEL)

**GROSSING BUILDING AREA:** 74,972,410 SF  
**BUILDING PERCENT COVERAGE:** 17%  
**MAXIMUM BUILDING HEIGHT:** 50' (REQUESTED)

**BUILDING SETBACKS:**

- FRONT (AEROTECH DRIVE): 25'
- REAR (FOUNTAIN BOULEVARD): 10'
- SIDE (WEST): 0'

**LANDSCAPE SETBACKS:**

- FRONT (AEROTECH DRIVE): 10'
- REAR (FOUNTAIN BOULEVARD): 25'
- LANDSCAPE BUFFERS (SIDES): 5'

**PARKING:** FORMULA:

1 SPACE/1 GUESTROOM; 1 SPACE/200 SF OF RESTAURANT SPACE; 1 SPACE/8 SEATS OF MEETING

PROVIDED: 122 SPACES (GUESTROOMS ONLY - HOTEL DOES NOT HAVE A RESTAURANT OR 122 SPACES (FULL SIZE SPACES ONLY, 8X18')

ADA PARKING: FORMULA: 5 SPACES (1 VAN ACCESSIBLE)  
 PROVIDED: 5 SPACES (3 VAN ACCESSIBLE)

**FEMA FLOODPLAIN:**

THE SITE IS LOCATED IN AN UNSHADED ZONE X SPECIAL FLOOD-HAZARD AREA AREAS OUTSIDE OF THE 0.2% ANNUAL FLOOD FLOODPLAIN. THE EFFECTIVE DATA DATE IS 12/20/2016. RATE MAP PANEL 1804-100761G, EFFECTIVE DATA 12/20/2016.

**EXISTING EASEMENTS:** 40' WIDE STORM SEWER EASEMENT (PLAT BOOK A-4, PAGE 11) ALONG THE NORTH, EAST, AND SOUTH PROPERTY LINES.

**PROPOSED EASEMENTS:** 34' WIDE ACCESS EASEMENT AT THE SOUTHWEST CORNER OF THE PROPERTY.

**MASTER PLAN:** N/A

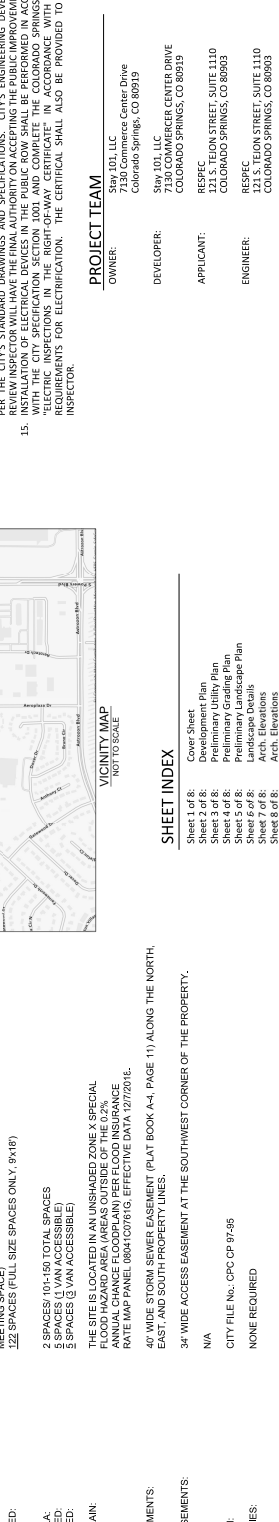
**CONCEPT PLAN:** CITY FILE No. CPC CP 97-45

**PUBLIC FACILITIES:** NONE REQUIRED



### SHEET INDEX

Sheet 1 of 8:	Cover Sheet
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Sheet 7 of 8:	Arch. Elevations
Sheet 8 of 8:	Arch. Elevations



### GENERAL NOTES

- ALL LIGHTING FIXTURES INCLUDING FREESTANDING AND THOSE ATTACHED TO THE BUILDING SHALL BE DOWNCAST AND SHIELDED OR HAVE FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
- CONCRETE DRIVEWAYS ON DEVELOPMENT PLAN ARE TO BE 5" CONCRETE UNLESS OTHERWISE SPECIFIED.
- PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
- SEPARATE SIGN PERMIT IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT COLORADO SPRINGS MUNICIPAL AIRPORT AT 719-592-5992, 2880 INTERNATIONAL CIRCL FOR SIGN PERMIT APPLICATION.
- ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, INCLUDING PEDESTRIAN RAMPS, SHALL BE REMOVED AND REPLACED WITH NEW RAMPS MEETING THE CITY OF COLORADO SPRINGS STANDARDS. PUBLIC STREETS 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 TO THE FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE A MINIMUM OF 2700 LBS SINGLE AXLE WEIGHT CAPABILITY. PRIVATE ROADS SHALL BE SURFACED TO MEET A MINIMUM OF 2700 LBS SINGLE AXLE WEIGHT PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING. A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- ESTABLISHED BY THE LOT 3, AEROTECH R&D SUBDIVISION FILING No. 2, SUBDIVISION PLAN. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED WITH THE CLERK OF RECORDS OF THE COUNTY OF COLORADO SPRINGS, COLORADO.
- THE DRAINAGE RESPONSIBLE FOR THIS PROPERTY ARE FIVE UNPAVED DRIVEWAYS, AS SHOWN ON ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY 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, RULES, REGULATIONS, ORDINANCES OR FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS WITH THE PROPOSED DEVELOPMENT.
- ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
- THE ABUTTING PROPERTY OWNER.
- THEIR ASSIGNS.
- THERE WILL BE NO DIRECT VEHICULAR ACCESS FROM THIS LOT TO FOUNTAIN BLVD.
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED BY THE CITY OF COLORADO SPRINGS. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS FROM THE CITY OF COLORADO SPRINGS. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS FROM THE CITY OF COLORADO SPRINGS.
- INSTALLATION OF ELECTRICAL DEVICES IN THE PUBLIC ROW SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS FOR ELECTRICAL INSTALLATIONS. "ELECTRIC INSPECTIONS IN THE RIGHT-OF-WAY CERTIFICATE" IN ACCORDANCE WITH UTILITIES REQUIREMENTS FOR ELECTRIFICATION. THE CERTIFICANT SHALL ALSO BE PROVIDED TO THE CITY INSPECTOR.

### PROJECT TEAM

**OWNER:** Stay 101, LLC  
 7130 Commerce Center Drive  
 Colorado Springs, CO 80919

**DEVELOPER:** Stay 101, LLC  
 7130 Commerce Center Drive  
 Colorado Springs, CO 80919

**APPLICANT:** RESPEC  
 1110 SOUTH TEJON STREET, SUITE 1110  
 COLORADO SPRINGS, CO 80903

**ENGINEER:** RESPEC  
 1110 SOUTH TEJON STREET, SUITE 1110  
 COLORADO SPRINGS, CO 80903

**ARCHITECT:** TED REEDS ARCHITECTURE  
 2872 EAST 59TH PLACE  
 TULSA, OK 74105

**DRAWING NUMBER:** 1

**SHEET 8**

**CITY FILE No.:** CPC CP 97-45

**DATE:** May 26, 2022 3:49 PM BY: REBECCA MCCONNELL

**NAME:** PROJECT: 1917 - RETASZKEK HOKER HOTEL DEVELOPMENT PLANNING - COVER.DWG

**REVISION:**

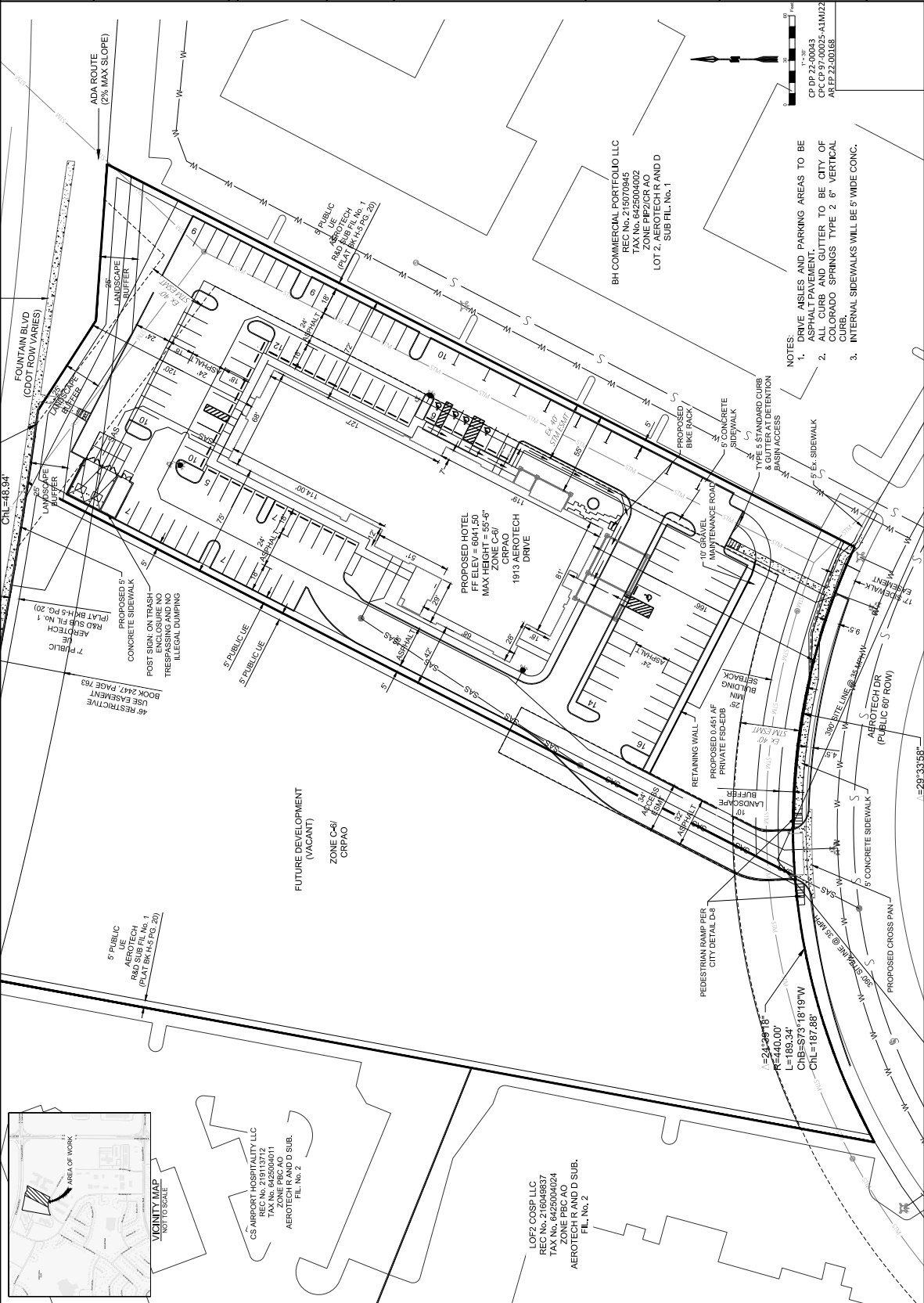
NO.	DATE	DESCRIPTION
1	5/26/2022	DESIGNED
2	5/26/2022	CHECKED
3	5/26/2022	DRAWN

**DESIGNED:** RESPEC  
**CHECKED:** RESPEC  
**DRAWN:** RESPEC

**NOT FOR CONSTRUCTION**

**Stamp:** RESPEC  
 1110 SOUTH TEJON ST.  
 COLORADO SPRINGS, CO 80903  
 PHONE (719) 283-671

REVISION					
DESIGNED	RESPEC	171 SOUTH TEJON ST. COLORADO SPRINGS, CO 80903 PHONE (719) 283-8171	NOT FOR CONSTRUCTION	STAY 101, LLC 7130 COMMERCE CENTER COLORADO SPRINGS, CO 80919	HOME2 HOTEL
DRAWN					DEVELOPMENT PLAN
CHECKED					DEVELOPMENT PLAN
DATE	5/27/2022				2
					DRAWING NUMBER: <b>2</b>
					SHEET 8



- NOTES:
1. SIDEWALKS AND PARKING AREAS TO BE ASPHALT PAVEMENT
  2. ALL CURB AND GUTTER TO BE CITY OF COLORADO SPRINGS TYPE 2 6\"/>



NAME: PROJECT: 10127 - PRELASKER HOME2 HOTEL; DWG: SHEET: DEVELOPMENT PLAN; 10127 - DEVELOPMENT PLAN; W01 DATE: May 27, 2022 9:29 AM BY: REBECCA MCCONNELL

**DEVELOPMENT PLAN**

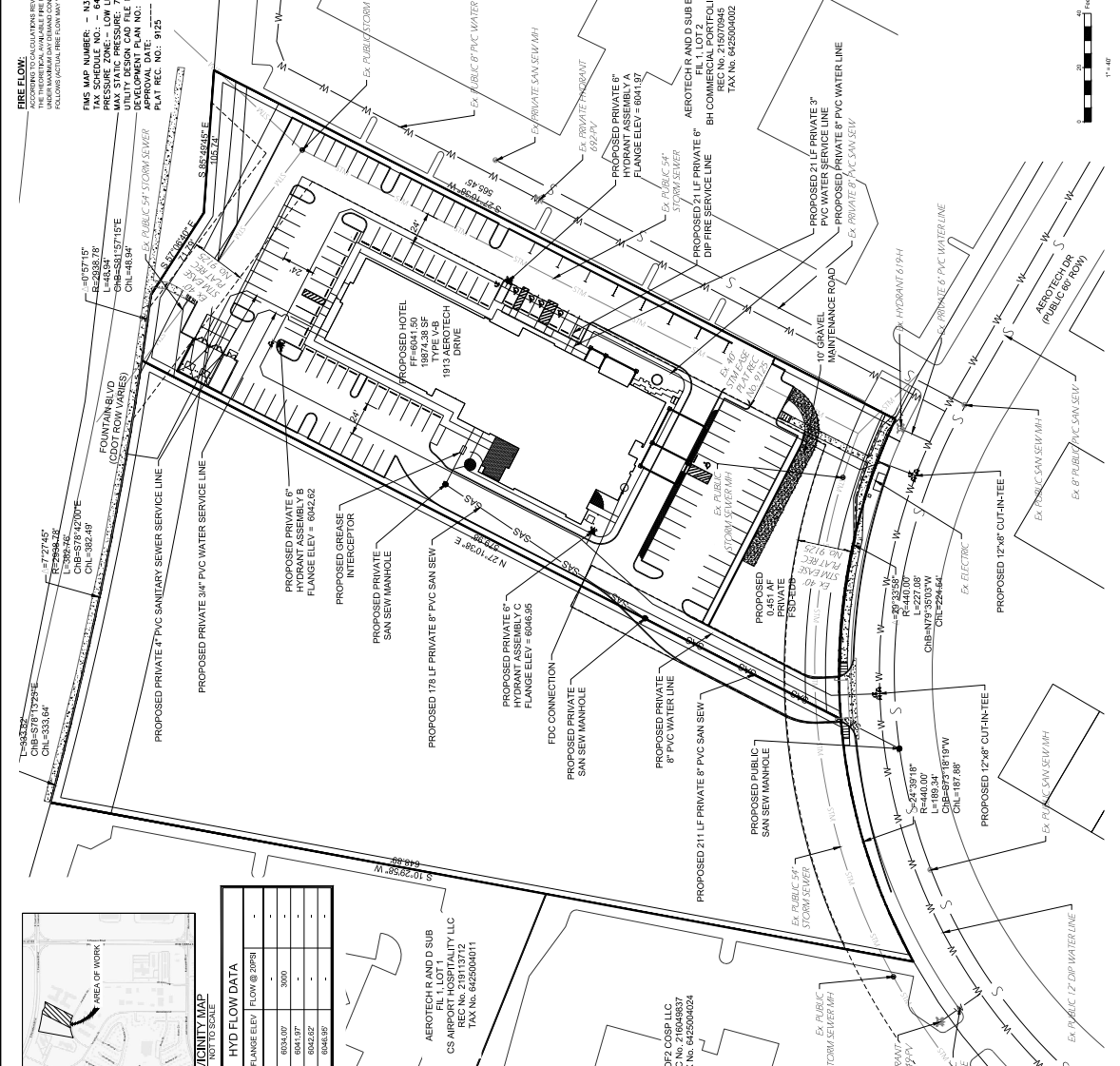
**BENCHMARKS**  
 FIMS MONUMENT V924, 3.25" BRASS FIMS CAP IN  
 INTERSECTION OF S CHELTON ROAD AND S  
 ACADEMY BLVD.  
 EL: 5,981.94 (NAVD 88)

**LEGEND**  
 --- PROPOSED WATER LINE  
 --- PROPOSED SANITARY SEWER  
 --- PROPOSED STORM SEWER  
 --- PROPOSED WATER VALVE  
 --- PROPOSED HYDRANT  
 --- PROPOSED SANITARY MANHOLE  
 --- EXISTING WATER LINE  
 --- EXISTING SANITARY SEWER  
 --- EXISTING STORM SEWER  
 --- EXISTING SANITARY MANHOLE  
 --- EXISTING HYDRANT

**BUILDING DATA**  
 BUILDING TYPE: V-B  
 SQUARE FOOTAGE: 15972  
 FLOOR FINISH: 15  
 FLOOR FINISH: 15  
 FIRE FLOW REQ'D: 1200  
 FIRE FLOW PROVIDED: 4  
 FLOW DURATION: 4  
 FLOOR FINISH: 15  
 FLOOR FINISH: 15  
 AREA SEPARATION: WALL  
 AREA SEPARATION: WALL

**PROPERTY OWNERS ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:**  
 1. WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THE PRELIMINARY UTILITY PLAN.  
 2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COSTS OF UTILITY SERVICES TO BE PROVIDED TO THE PROPERTY SHOWN IN THIS PRELIMINARY UTILITY PLAN. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR ALL UTILITIES COSTS AND REGULATIONS. SPRING UTILITIES USE EXTENSION & SERVICE POLICIES AND PIPES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS POLICIES AND PIPES PER REGIONAL BUILDING DEVELOPMENT CODES. IN EFFECT AT THE TIME OF THIS PRELIMINARY UTILITY PLAN.  
 3. APPROVED UTILITY DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY AND AREAS OUTSIDE THE PROPERTY, INCLUDING THE COSTS TO DESIGN AND CONSTRUCT AND TO MAINTAIN AND OPERATE THE UTILITY SYSTEMS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY AND AREAS OUTSIDE THE PROPERTY, INCLUDING THE COSTS TO DESIGN AND CONSTRUCT AND TO MAINTAIN AND OPERATE THE UTILITY SYSTEMS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY AND AREAS OUTSIDE THE PROPERTY, INCLUDING THE COSTS TO DESIGN AND CONSTRUCT AND TO MAINTAIN AND OPERATE THE UTILITY SYSTEMS.  
 4. SPRING UTILITIES SHALL NOT BE RESPONSIBLE FOR THE COSTS OF UTILITY SERVICES, INCLUDING THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY AND AREAS OUTSIDE THE PROPERTY, INCLUDING THE COSTS TO DESIGN AND CONSTRUCT AND TO MAINTAIN AND OPERATE THE UTILITY SYSTEMS.  
 5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.  
 6. SPRING UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY AND AREAS OUTSIDE THE PROPERTY, INCLUDING THE COSTS TO DESIGN AND CONSTRUCT AND TO MAINTAIN AND OPERATE THE UTILITY SYSTEMS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY AND AREAS OUTSIDE THE PROPERTY, INCLUDING THE COSTS TO DESIGN AND CONSTRUCT AND TO MAINTAIN AND OPERATE THE UTILITY SYSTEMS.  
 7. SPRING UTILITIES SHALL NOT BE RESPONSIBLE FOR THE COSTS OF UTILITY SERVICES, INCLUDING THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY AND AREAS OUTSIDE THE PROPERTY, INCLUDING THE COSTS TO DESIGN AND CONSTRUCT AND TO MAINTAIN AND OPERATE THE UTILITY SYSTEMS.  
 8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER SUPPLY. SPRING UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY AND AREAS OUTSIDE THE PROPERTY, INCLUDING THE COSTS TO DESIGN AND CONSTRUCT AND TO MAINTAIN AND OPERATE THE UTILITY SYSTEMS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY AND AREAS OUTSIDE THE PROPERTY, INCLUDING THE COSTS TO DESIGN AND CONSTRUCT AND TO MAINTAIN AND OPERATE THE UTILITY SYSTEMS.  
 9. OWNER MUST CONTACT SPRING UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL EXISTING UTILITY FACILITIES. SPRING UTILITIES SHALL NOT BE RESPONSIBLE FOR THE COSTS OF UTILITY SERVICES, INCLUDING THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY AND AREAS OUTSIDE THE PROPERTY, INCLUDING THE COSTS TO DESIGN AND CONSTRUCT AND TO MAINTAIN AND OPERATE THE UTILITY SYSTEMS.  
 10. SPRING UTILITIES SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO THE EARTH WITHIN THE PROPERTY OR AREAS OUTSIDE THE PROPERTY, INCLUDING THE COSTS TO DESIGN AND CONSTRUCT AND TO MAINTAIN AND OPERATE THE UTILITY SYSTEMS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY AND AREAS OUTSIDE THE PROPERTY, INCLUDING THE COSTS TO DESIGN AND CONSTRUCT AND TO MAINTAIN AND OPERATE THE UTILITY SYSTEMS.  
 11. SPRING UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. SPRING UTILITIES SHALL NOT BE RESPONSIBLE FOR THE COSTS OF UTILITY SERVICES, INCLUDING THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY AND AREAS OUTSIDE THE PROPERTY, INCLUDING THE COSTS TO DESIGN AND CONSTRUCT AND TO MAINTAIN AND OPERATE THE UTILITY SYSTEMS.  
 12. SWIMMING POOL SHALL DISCHARGE AT A RATE NOT TO EXCEED 100 GALLONS PER MINUTE OR AT A RATE WHICH EXCEEDS THE DOWNSLOPE SYSTEM ON ANY ADJACENT PROPERTY, WHICH EVER IS LESS.

**FIRE FLOW:**  
 THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COSTS OF UTILITY SERVICES TO BE PROVIDED TO THE PROPERTY SHOWN IN THIS PRELIMINARY UTILITY PLAN. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR ALL UTILITIES COSTS AND REGULATIONS. SPRING UTILITIES USE EXTENSION & SERVICE POLICIES AND PIPES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS POLICIES AND PIPES PER REGIONAL BUILDING DEVELOPMENT CODES. IN EFFECT AT THE TIME OF THIS PRELIMINARY UTILITY PLAN.  
 FIMS MAP NUMBER: - N37 & N 38  
 TAX SCHEDULE NO.: - 6425004013  
 UTILITY DESIGN CAD FILE NO.:  
 MAX STATIC PRESSURE: 78 PSF  
 APPROVAL DATE: \_\_\_\_\_  
 PLAT REC. NO.: 8125



**VICINITY MAP**  
 NOT TO SCALE  
 AREA OF WORK

HYD FLOW DATA	
HYD	FLANGE ELEV / FLOW @ 200PSI
14842V	-
6154A	6043.00 / 3000
A	6043.97
B	6042.82
C	6046.99

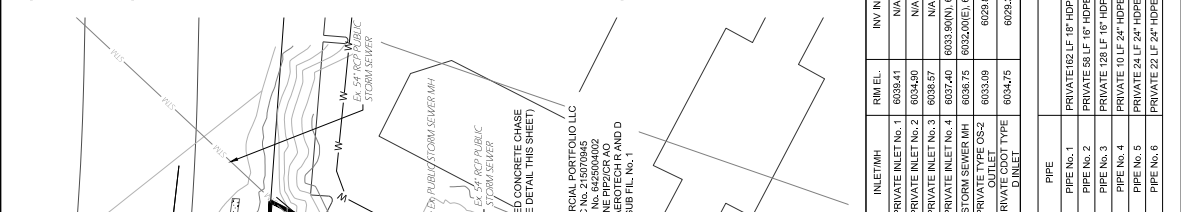
AEROTECH R AND D SUB  
 CS AIRPORT HOSPITALITY LLC  
 REC No. 21913712  
 TAX No. 642504011

LOFT CORP LLC  
 REC No. 21949837  
 TAX No. 642504024

**BENCHMARKS**  
 FINIS MONUMENT 1924, 3.25' BRASS PINE CAP IN FORMER CONC TRAFFIC LIGHT PED SOUTHWEST INTERSECTION OF S CHELTON RD AND S ACADEMY BLVD.  
 EL: 5,861.04 (NAVD 88)

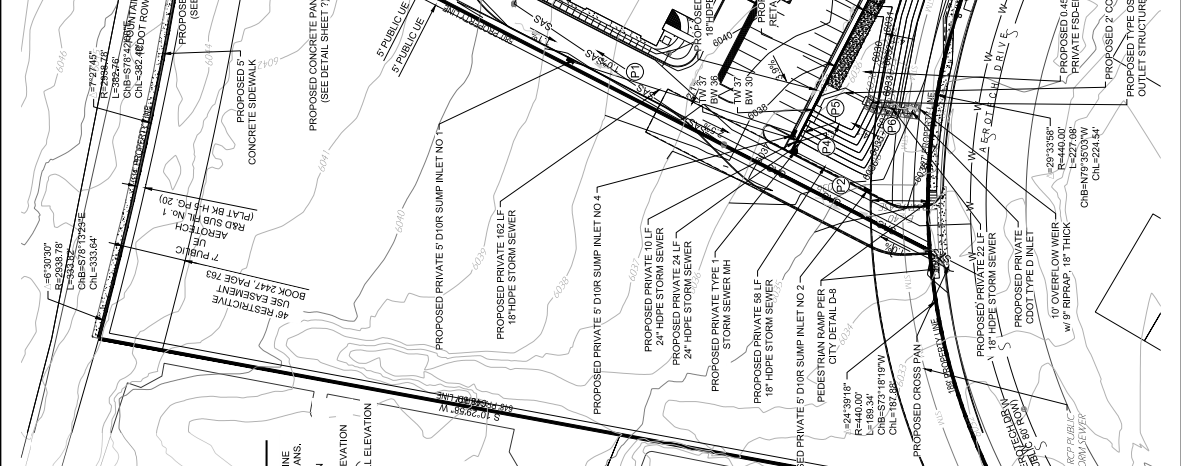
**NOTES**

- CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF BENCHMARKS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
- FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
- STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
- GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
- GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
- REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
- PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE EXCESS WATER DURING CONSTRUCTION PROCESS. STORM WATER DURING LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
- ALL DISTURBED AREAS TO BE RE-SEED OR LANDSCAPE PER LANDSCAPE PLAN PROVIDED BY OTHERS.
- ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.



INLET/WH	RIM ELEV.	INV IN ELEV.	INV OUT ELEV.
PRIVATE INLET No. 1	6036.41	N/A	6035.91
PRIVATE INLET No. 2	6034.90	N/A	6031.40
PRIVATE INLET No. 3	6036.57	N/A	6033.07
PRIVATE INLET No. 4	6037.40	6033.90(N)	6032.40
STORM SEWER MH	6036.75	6032.00(E)	6031.00(S)
PRIVATE TYPE OS-2	6033.09		6029.57
PRIVATE COOT TYPE	6034.75		6028.82
D INLET	6034.75	6029.34	6028.40

PIPE	PIPE No. 1	PIPE No. 2	PIPE No. 3	PIPE No. 4	PIPE No. 5	PIPE No. 6
PRIVATE 10" LF 18" HDPE @ 1.80%						
PRIVATE 50' LF 18" HDPE @ 0.50%						
PRIVATE 128' LF 18" HDPE @ 1.70%						
PRIVATE 10' LF 24" HDPE @ 1.00%						
PRIVATE 24' LF 24" HDPE @ 1.00%						
PRIVATE 22' LF 24" HDPE @ 0.50%						

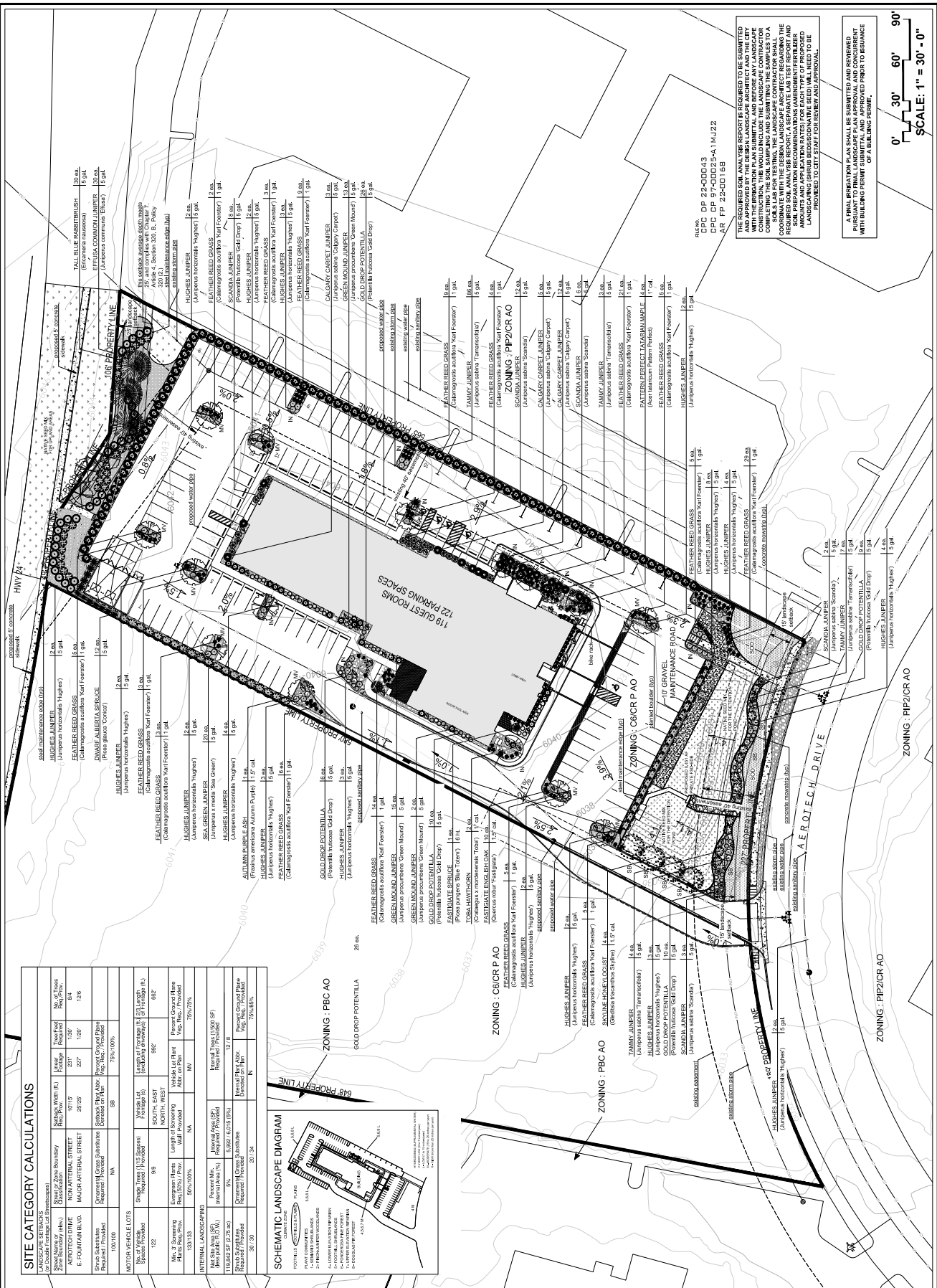


**SPOT ELEVATION SYMBOLS**

- ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.
- FF FINISHED FLOOR ELEVATION
- TW TOP OF RETAINING WALL ELEVATION
- BW BOTTOM OF RETAINING WALL ELEVATION

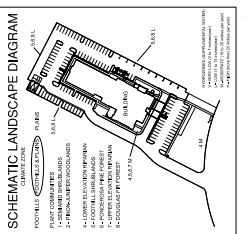
**CS AIRPORT HOSPITALITY LLC**  
 REC. No. 219113712  
 TAX. No. 842504024  
 AEROTECH R AND D SUB. FIL. No. 2

**LOFZ COSP, LLC**  
 REC. No. 219113712  
 TAX. No. 842504024  
 ZONE PRC AO  
 AEROTECH R AND D SUB. FIL. No. 2



SITE CATEGORY CALCULATIONS				
LANDSCAPE SERVICES				
Zone Boundary	Zone Boundary	Zone Boundary	No. of Trees	Planting
Zone Boundary	Zone Boundary	Zone Boundary	Zone Boundary	Zone Boundary
AGROTECH DRIVE	10715	207	1300	94
6-FOUNTAIN BLVD.	6715	427	1500	106
SOUTH AVENUE	5715	427	1500	106
MAINTENANCE ROAD	5715	427	1500	106
	58	294	100%	

INTERNAL LANDSCAPING	
Planting	Planting
122	98
122	98
122	98

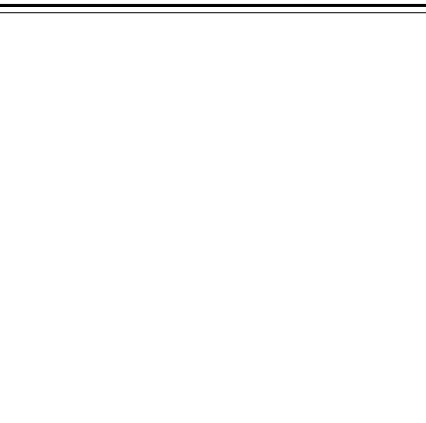




REVISION	DATE	DESCRIPTION

**LANDSCAPE SCHEDULE (Outlying Areas):**

SYN. CTRY.	SYMBOL	COMMON NAME	MAINT. REQ.	PLANTING	NOTES
		TREES			
1	(Symbol)	Redwood			
2	(Symbol)	Redwood			
3	(Symbol)	Redwood			
4	(Symbol)	Redwood			
5	(Symbol)	Redwood			
6	(Symbol)	Redwood			
7	(Symbol)	Redwood			
8	(Symbol)	Redwood			
9	(Symbol)	Redwood			
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11	(Symbol)	Redwood			
12	(Symbol)	Redwood			
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92	(Symbol)	Redwood			
93	(Symbol)	Redwood			
94	(Symbol)	Redwood			
95	(Symbol)	Redwood			
96	(Symbol)	Redwood			
97	(Symbol)	Redwood			
98	(Symbol)	Redwood			
99	(Symbol)	Redwood			
100	(Symbol)	Redwood			

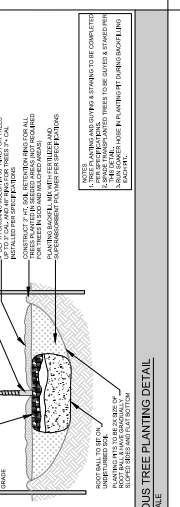


**LANDSCAPE NOTES:**

- VERIFY ALL UTILITIES BEFORE EXCAVATING. ADVISORY COMMENTS TO THE STATE OF COLORADO AND ADJACENT MUNICIPALITIES FOR EXCAVATION PERMITS SHALL BE OBTAINED AND PROVIDED TO THE CONTRACTOR PRIOR TO ANY EXCAVATION. EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS OBTAINED FROM THE CITY OF COLORADO SPRINGS.
- CONSTRUCTIVE EXCAVATION: EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS OBTAINED FROM THE CITY OF COLORADO SPRINGS. EXCAVATION SHALL BE PERFORMED IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS OBTAINED FROM THE CITY OF COLORADO SPRINGS.
- CONSTRUCTION OF RETAINMENT WALLS: ALL RETAINMENT WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS OBTAINED FROM THE CITY OF COLORADO SPRINGS. RETAINMENT WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS OBTAINED FROM THE CITY OF COLORADO SPRINGS.
- CONSTRUCTION OF PLANTING AREAS: ALL PLANTING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS OBTAINED FROM THE CITY OF COLORADO SPRINGS. PLANTING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS OBTAINED FROM THE CITY OF COLORADO SPRINGS.
- CONSTRUCTION OF STEEL MAINTENANCE EDGES: ALL STEEL MAINTENANCE EDGES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS OBTAINED FROM THE CITY OF COLORADO SPRINGS. STEEL MAINTENANCE EDGES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS OBTAINED FROM THE CITY OF COLORADO SPRINGS.
- CONSTRUCTION OF CONCRETE WALKWAYS: ALL CONCRETE WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS OBTAINED FROM THE CITY OF COLORADO SPRINGS. CONCRETE WALKWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS OBTAINED FROM THE CITY OF COLORADO SPRINGS.
- CONSTRUCTION OF PLANTING MEDIA: ALL PLANTING MEDIA SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS OBTAINED FROM THE CITY OF COLORADO SPRINGS. PLANTING MEDIA SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS OBTAINED FROM THE CITY OF COLORADO SPRINGS.
- CONSTRUCTION OF MULCH AREAS: ALL MULCH AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS OBTAINED FROM THE CITY OF COLORADO SPRINGS. MULCH AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS OBTAINED FROM THE CITY OF COLORADO SPRINGS.
- CONSTRUCTION OF FINISH GRADE: ALL FINISH GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS OBTAINED FROM THE CITY OF COLORADO SPRINGS. FINISH GRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS OBTAINED FROM THE CITY OF COLORADO SPRINGS.
- CONSTRUCTION OF ALL UTILITIES: ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS OBTAINED FROM THE CITY OF COLORADO SPRINGS. UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND PERMITS OBTAINED FROM THE CITY OF COLORADO SPRINGS.

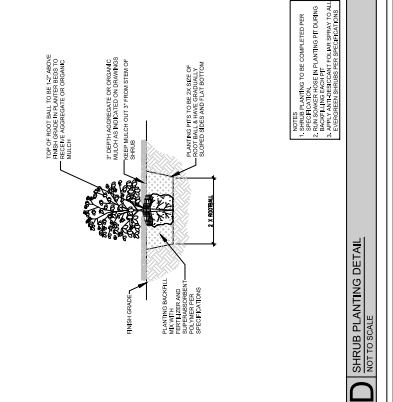
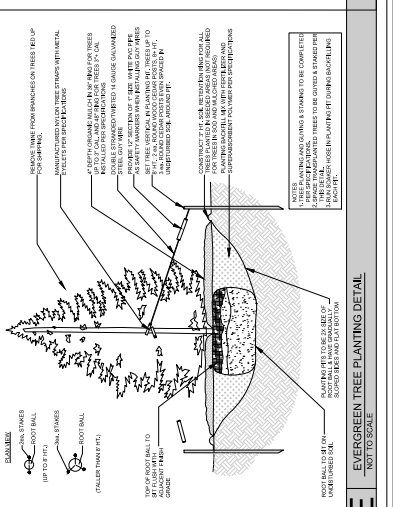
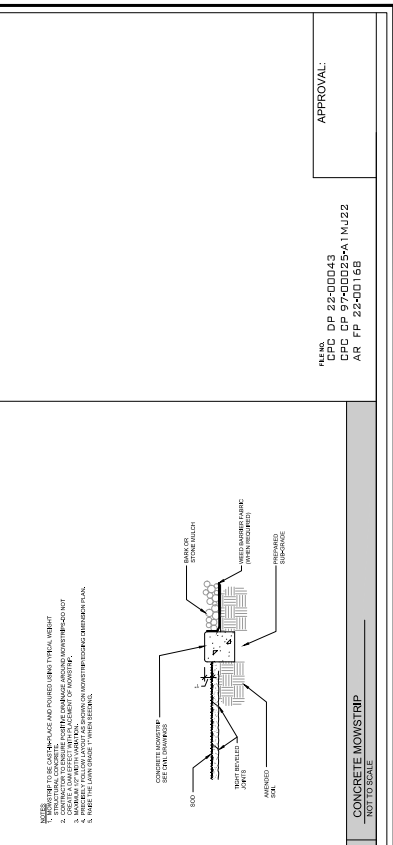
**DECIDUOUS TREE PLANTING DETAIL - NOT TO SCALE**

REMOVE EXISTING TREE BRANCHES ON TREE TRUNK FOR 10' MINIMUM. MANUFACTURE ON SITE TRENCH WITH METAL. TRENCH SHALL BE 18\"/>



**EVERGREEN TREE PLANTING DETAIL - NOT TO SCALE**

REMOVE EXISTING TREE BRANCHES ON TREE TRUNK FOR 10' MINIMUM. MANUFACTURE ON SITE TRENCH WITH METAL. TRENCH SHALL BE 18\"/>



**CONCRETE WALKWAY - NOT TO SCALE**

REMOVE EXISTING TREE BRANCHES ON TREE TRUNK FOR 10' MINIMUM. MANUFACTURE ON SITE TRENCH WITH METAL. TRENCH SHALL BE 18\"/>



