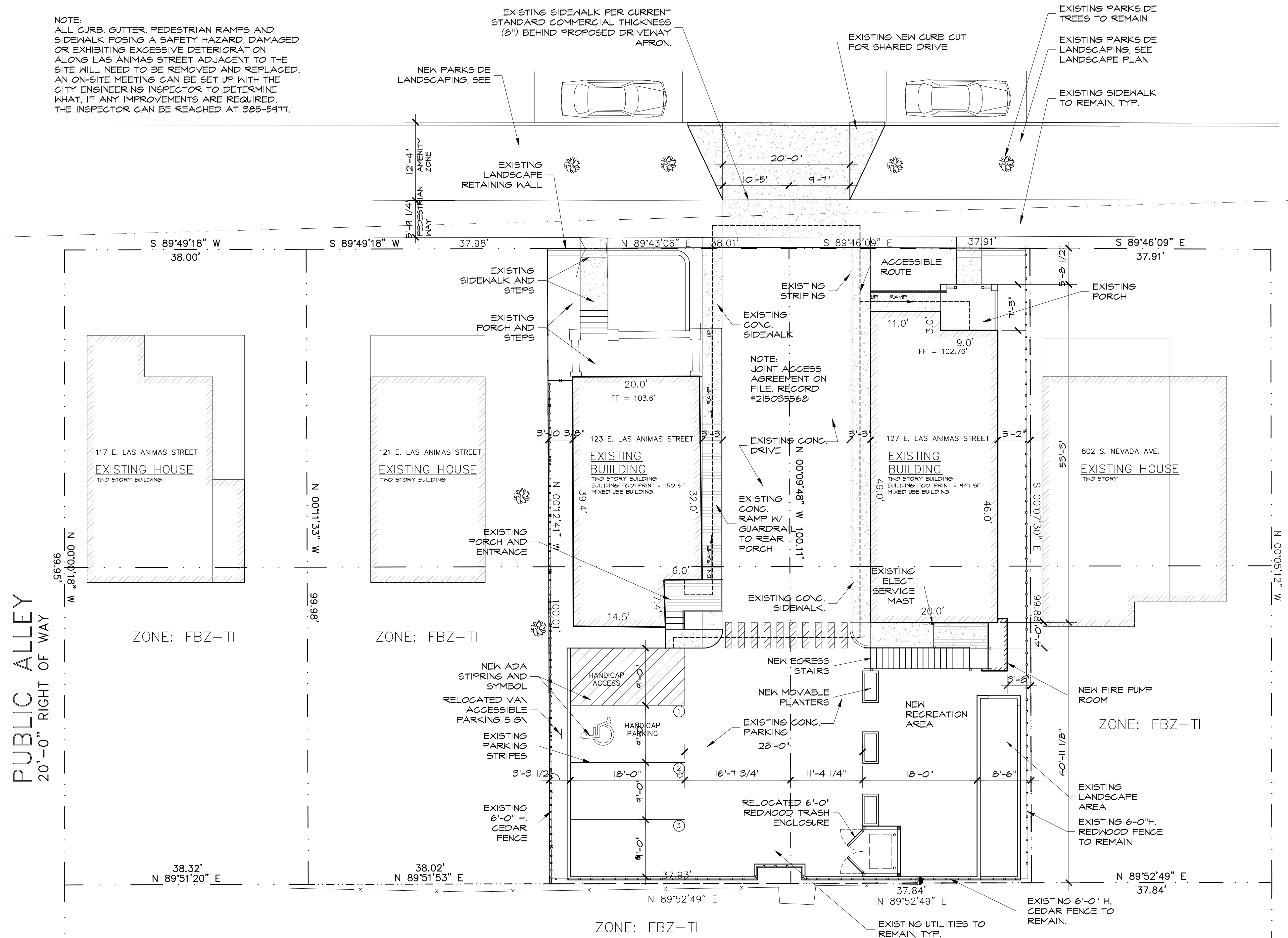


123 and 127 EAST LAS ANIMAS STREET

100'-0" RIGHT OF WAY

NOTE:
ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED OR EXHIBITING EXCESSIVE DETERIORATION ALONG LAS ANIMAS STREET ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED. AN ON-SITE MEETING CAN BE SET UP WITH THE CITY ENGINEERING INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 385-5477.



SITE PLAN
SCALE: 1"=10'-0"
NORTH

PROJECT TEAM

OWNER:
EAST LAS ANIMAS STREET, LLC
2245 BROADWAY STREET
COLORADO SPRINGS CO 80904
PHONE: 719.475.1624
RYAN MURPHY

ARCHITECT:
TDG ARCHITECTURE INC
201 E. LAS ANIMAS STREET, STE. 113
COLORADO SPRINGS, CO 80903
PHONE: 719.623.5641
SHARON ALLEN

CIVIL ENGINEER:
JPS ENGINEERING INC.
19 E. WILLIAMETTE AVE
COLORADO SPRINGS, CO 80903
PHONE: 719.477.9429
JOHN SCHWAB

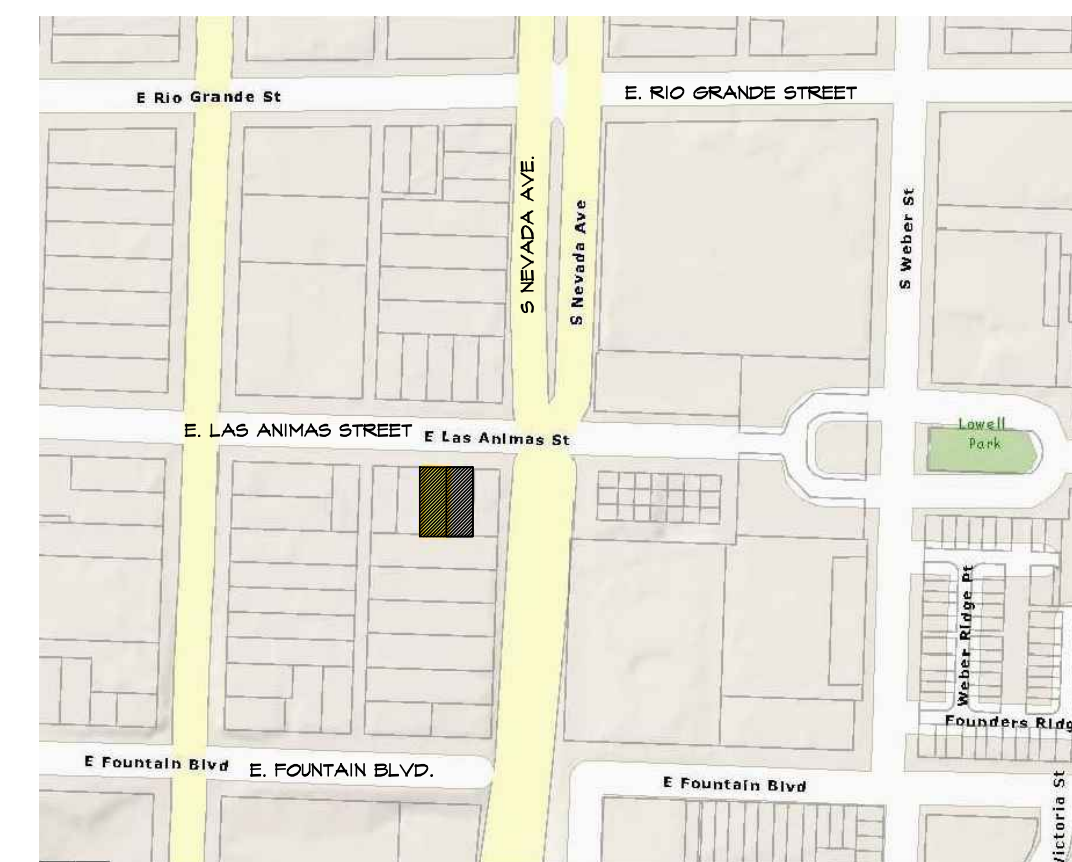
LANDSCAPE ARCHITECT:
TAPIS ASSOCIATES, INC.
540 BUCKEYE DRIVE LEVEL
COLORADO SPRINGS CO 80919
PHONE: 719.543.1540
FRISGILLA MARBAKER

DP SHEET INDEX

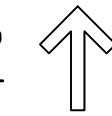
DP-1 DEVELOPMENT PLAN
DP-2 SITE DETAILS
DP-3 DEVELOPMENT PLAN ELEVATIONS
L-1 LANDSCAPE PLAN
IR-1

ACCESSIBILITY NOTE:

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 AS 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.



VICINITY MAP
NOT TO SCALE



THIS PROJECT SITE
123 E. LAS ANIMAS STREET
127 E. LAS ANIMAS STREET
COLORADO SPRINGS, CO

PROJECT PURPOSE

THIS SUBMITTAL IS FOR THE PROPOSED CONDITIONAL USE FOR 127 E. LAS ANIMAS ST. FROM MIXED USE TO RESIDENTIAL CHILD-CARE FACILITY AND THE MINOR IMPROVEMENTS TO THE EXISTING DEVELOPMENT PLAN, CPC DP 15-0003 FOR THE NEW USE. MINOR IMPROVEMENTS TO THE DEVELOPMENT PLAN INCLUDE REWORKING THE PARKING AND RELOCATING THE TRASH ENCLOSURE TO CREATE A SMALL RECREATIONAL AREA AND ADDING EGRESS STAIRS AT THE REAR OF THE BUILDING.

PROJECT DATA

OWNER:
EAST LAS ANIMAS STREET, LLC
2245 BROADWAY STREET
COLORADO SPRINGS CO 80904

	EXISTING BUILDING	EXISTING BUILDING
PROJECT ADDRESSES:	123 E. LAS ANIMAS STREET COLORADO SPRINGS, CO	127 E. LAS ANIMAS STREET COLORADO SPRINGS, CO
ASSESSOR'S SCHEDULE NO.:	6419210003	6419210002
CITY ZONING CLASSIFICATION:	FBZ-TI	FBZ-TI
CITY MASTER PLAN:	THE IMAGINE DOWNTOWN MASTER PLAN	
ACREAGE:	0.087 AC (3,743 SF)	0.087 AC (3,791 SF)
BUILDING AREAS:		
FIRST FLOOR:	750 SF	953 SF
SECOND FLOOR:	750 SF	953 SF
TOTAL:	1,500 SF	1,902 SF
PORCHES:	147 SF	65 SF
LOT COVERAGE:	23.65%	26.85% + 0.03% = 26.88%
FOR STRUCTURES:		(0.03% FOR NEW FIRE PUMP ROOM AND STAIRS)
BUILDING STORIES:	2 STORIES	2 STORIES
BUILDING TYPE:	MIXED USE	EXISTING MIXED USE CONDITIONAL USE REQUESTED FOR PROPOSED RESIDENTIAL CHILD-CARE FACILITY
SECTOR DESIGNATION:	TRANSITION I	TRANSITION I
FRONTAGE TYPE:	COMMON FRONTAGE	COMMON FRONTAGE
NOTE:	THERE IS AN EXISTING WARRANT TO FBZ 2.4.6 FRONTAGE TABLE. FOR 127 E. LAS ANIMAS STREET, A WARRANT WAS GRANTED TO ALLOW MIXED USE BUILDING TO HAVE COMMON FRONTAGE TO MATCH EXISTING NEIGHBORHOOD RESIDENTIAL FRONTAGES.	
	FOR BOTH PROPERTIES, A WARRANT WAS GRANTED TO ALLOW FOR 19% GLAZING WHERE 25% IS THE MINIMUM REQUIREMENT.	
PROPOSED USES BY STORY:	1st OFFICE 2nd OFFICE	1st RES. CHILD-CARE 2nd RES. CHILD-CARE
BUILDING HEIGHT:	EXISTING 25'-6"	EXISTING 26'-0"
PARKING REQUIRED:	1,500/500 = 3 PS	1/8 BEDS (8 BEDS IN PROJECT) = 1 PS
PARKING PROVIDED:	3 PS	NO OFF STREET PARKING IS PROVIDED. SEE NOTE 2
NOTE 1:	EXISTING WARRANT A WARRANT TO FORM-BASED CODE SECTION 2.6 TO ALLOW SHARED PARKING BETWEEN 123 E. LAS ANIMAS ST. AND 127 E. LAS ANIMAS ST. TO PROVIDE FOR THE REQUIRED NUMBER OF PARKING SPACES FOR EACH PROPERTY (A CROSS ACCESS AGREEMENT IS RECORDED AT RECEPTION NO. 215035568)	
NOTE 2:	NEW WARRANT A WARRANT TO FORM-BASED CODE SECTION 2.6 TO ALLOW AN ON-STREET PARKING CREDIT OF ONE (1) SPACE TO BE COUNTED TOWARD THE MINIMUM NUMBER OF VEHICLE PARKING SPACES REQUIRED FOR BOTH 123 LAS ANIMAS ST. AND 127 E. LAS ANIMAS ST.	
LEGAL DESCRIPTION:	E 38 FT OF W 144 FT OF LOTS 15, 16 BLCK 314 ADD 2, COLO SPGS	W 38 FT OF E 76 FT OF LOTS 15, 16 BLCK 314 ADD 2, EX R/W OVER S 10.0 FT COLO SPGS
PUBLIC SPACES:	PARKSIDE IMPROVEMENTS PER LANDSCAPE PLAN	PARKSIDE IMPROVEMENTS PER LANDSCAPE PLAN
SIGNAGE:	SIGNAGE APPROVALS THROUGH SEPARATE PROCESS AT A LATER DATE.	SIGNAGE APPROVALS THROUGH SEPARATE PROCESS AT A LATER DATE.
DENSITY BONUSES:	NONE	NONE

FLOOD PLAN STATEMENT PROPERTY:
PANEL NUMBER: 0804101246
EFFECTIVE DATE: 12/07/2018
FLOOD ZONE: AE

FBZN-24-0012

REVISIONS	
DATE	FOR

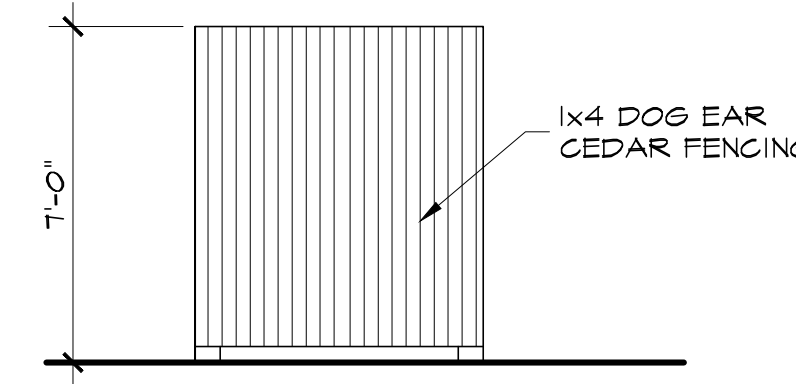
TDG / ARCHITECTURE
TDG Architecture, Inc.
201 East Las Animas Street, Suite 113
Colorado Springs, CO 80903
719.623.5641 (Phone)
719.623.5643 (Fax)

EAST LAS ANIMAS LLC
123 and 127 E. LAS ANIMAS STREET
FBZ MINOR IMPROVEMENT PLAN AND CONDITIONAL USE
123 AND 127 LAS ANIMAS STREET
COLORADO SPRINGS, CO

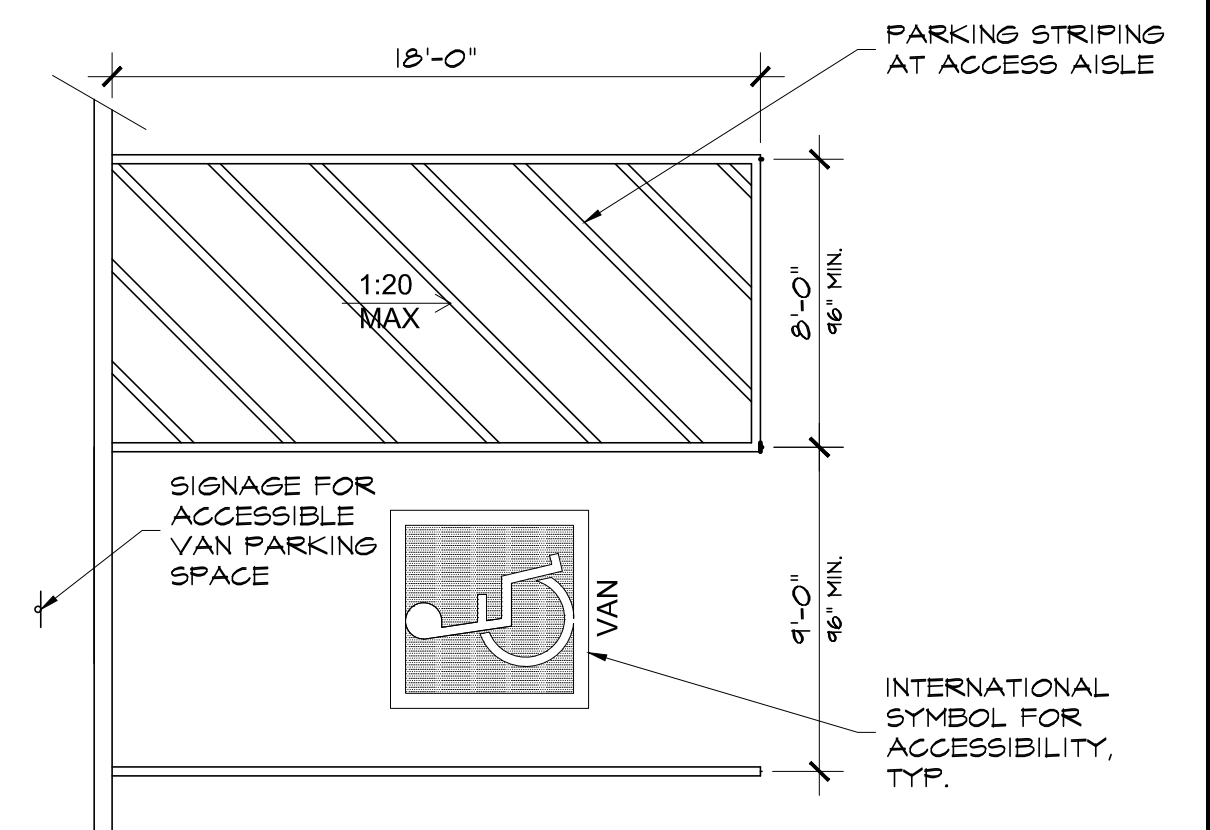
FBZ CONDITIONAL USE DEVELOPMENT PLAN

DATE: 10/15/24
DRAWN BY: tdg
CHECKED BY: TDG
PROJECT NO: 24116

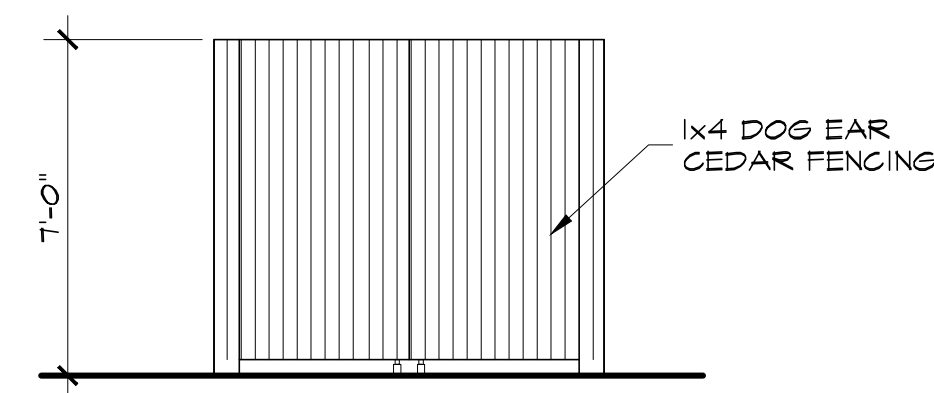
SHEET NO:
DP-1
1 of 5



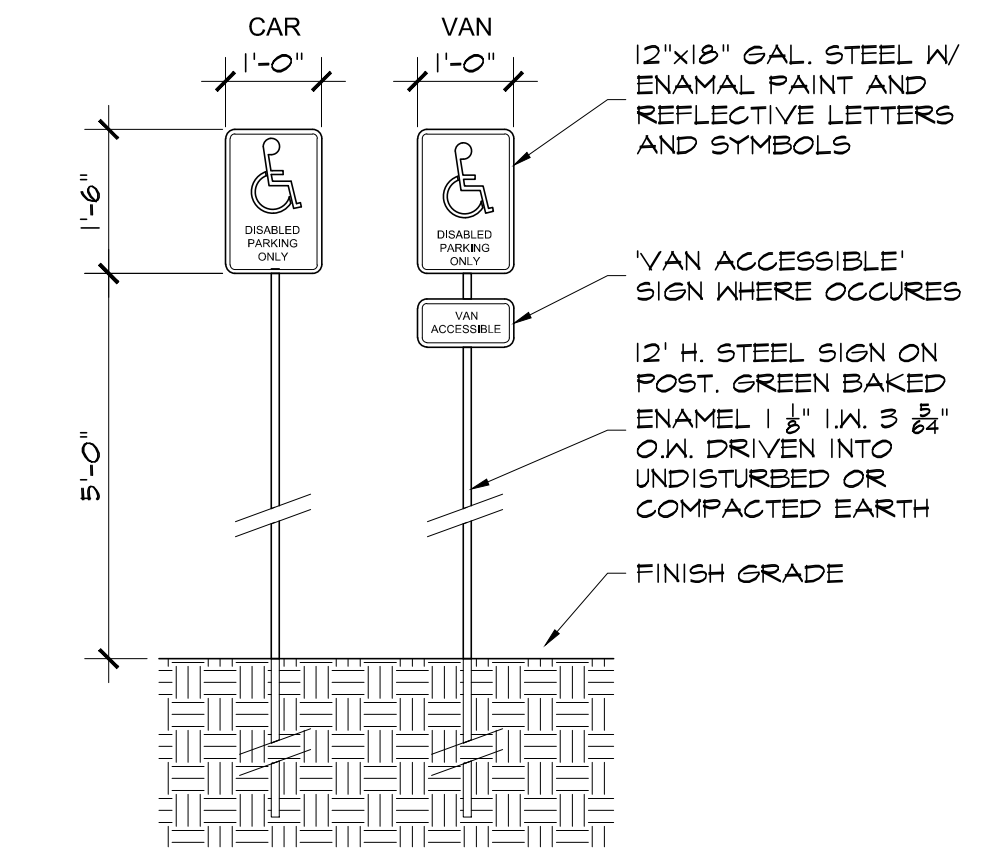
5 TRASH - SIDE ELEVATION
 DP-2 SCALE: 1/4" = 1'-0"



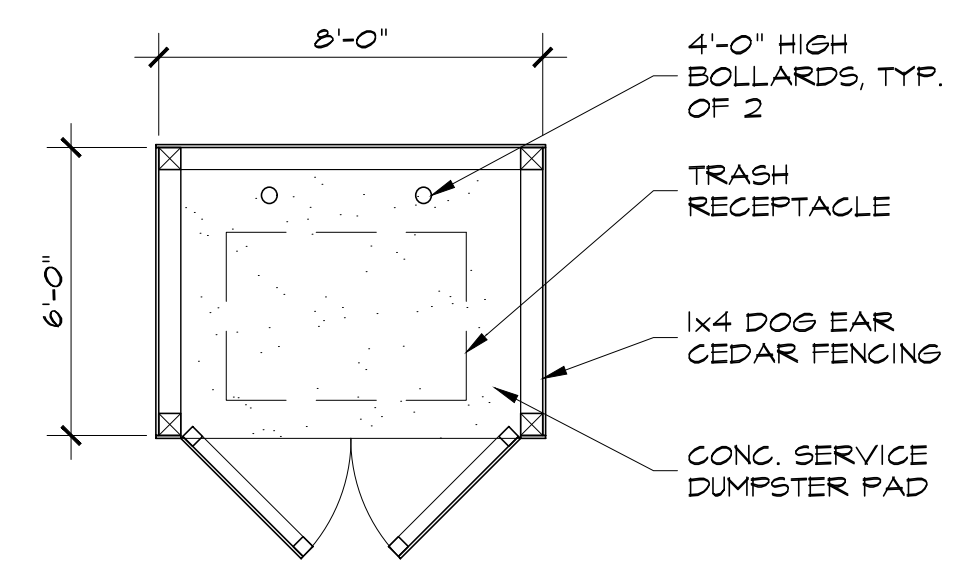
1 ACCESSIBLE PARKING SPACE
 DP-2 SCALE: 3/32" = 1'-0"



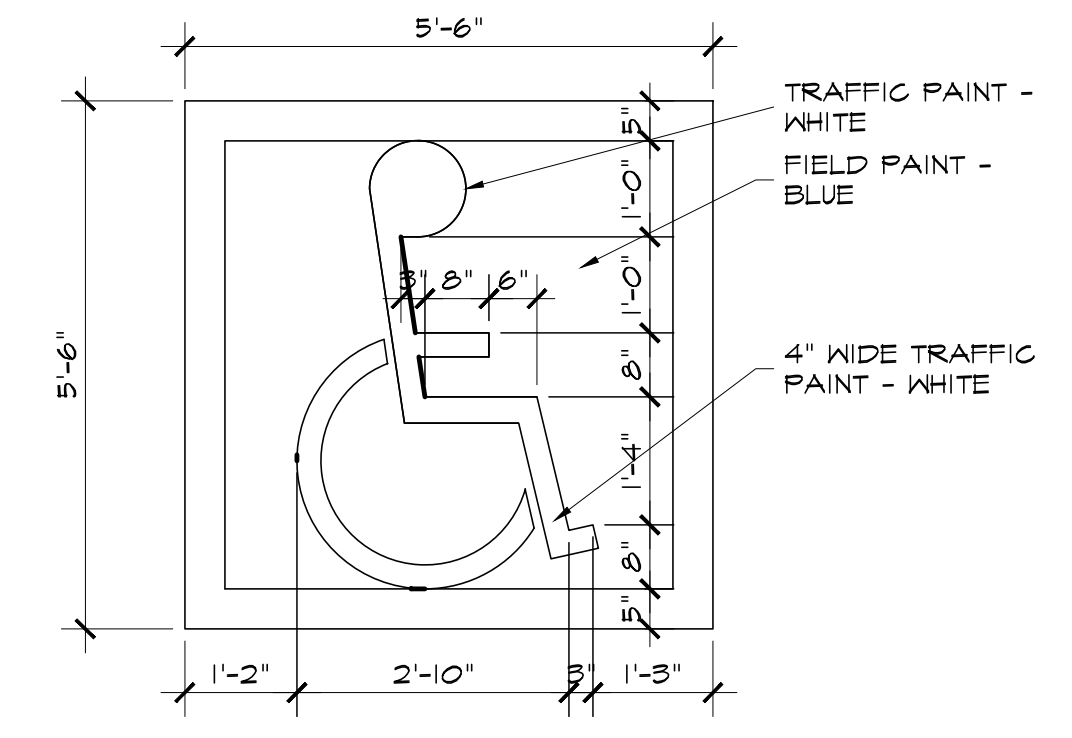
6 TRASH - FRONT ELEVATION
 DP-2 SCALE: 1/4" = 1'-0"



2 ACCESSIBILITY SIGNS
 DP-2 SCALE: 1/2" = 1'-0"



7 TRASH ENCLOSURE - PLAN
 DP-2 SCALE: 1/4" = 1'-0"



3 ACCESSIBILITY SYMBOL
 DP-2 SCALE: 1/2" = 1'-0"

REVISIONS		
DATE	FOR	

TDG / ARCHITECTURE
 TDG Architecture, Inc.
 201 East Las Animas Street, Suite 113
 Colorado Springs, CO 80903
 719.623.5641 (Phone)
 719.623.5643 (Fax)

EAST LAS ANIMAS LLC
 123 and 127 E. LAS ANIMAS STREET
 FBZ MINOR IMPROVEMENT PLAN AND CONDITIONAL USE
 123 AND 127 LAS ANIMAS STREET
 COLORADO SPRINGS, CO

FBZ CONDITIONAL USE DEVELOPMENT PLAN

DATE: 10/15/24
 DRAWN BY: tdg
 CHECKED BY: TDG
 PROJECT NO: 24116
 SHEET NO:

DP-2
 2 of 5

NOT FOR
CONSTRUCTION

REVISIONS

DATE	FOR

EAST LAS ANIMAS LLC
127 LAS ANIMAS STREET
COLORADO SPRINGS, CO

EXTERIOR
ELEVATIONS

DATE: 10/15/24

DRAWN BY: TDG

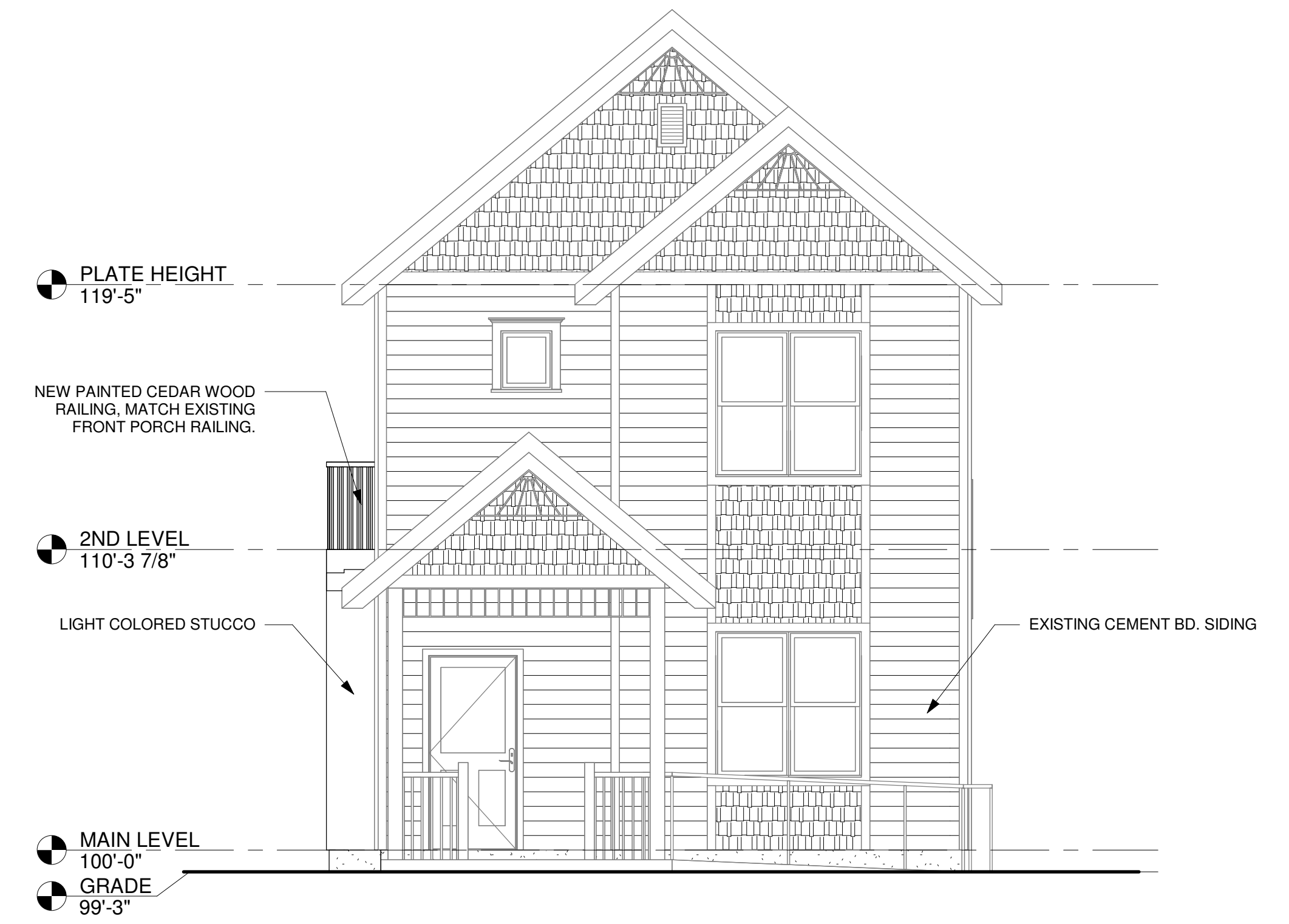
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PROJECT NO.: 24116

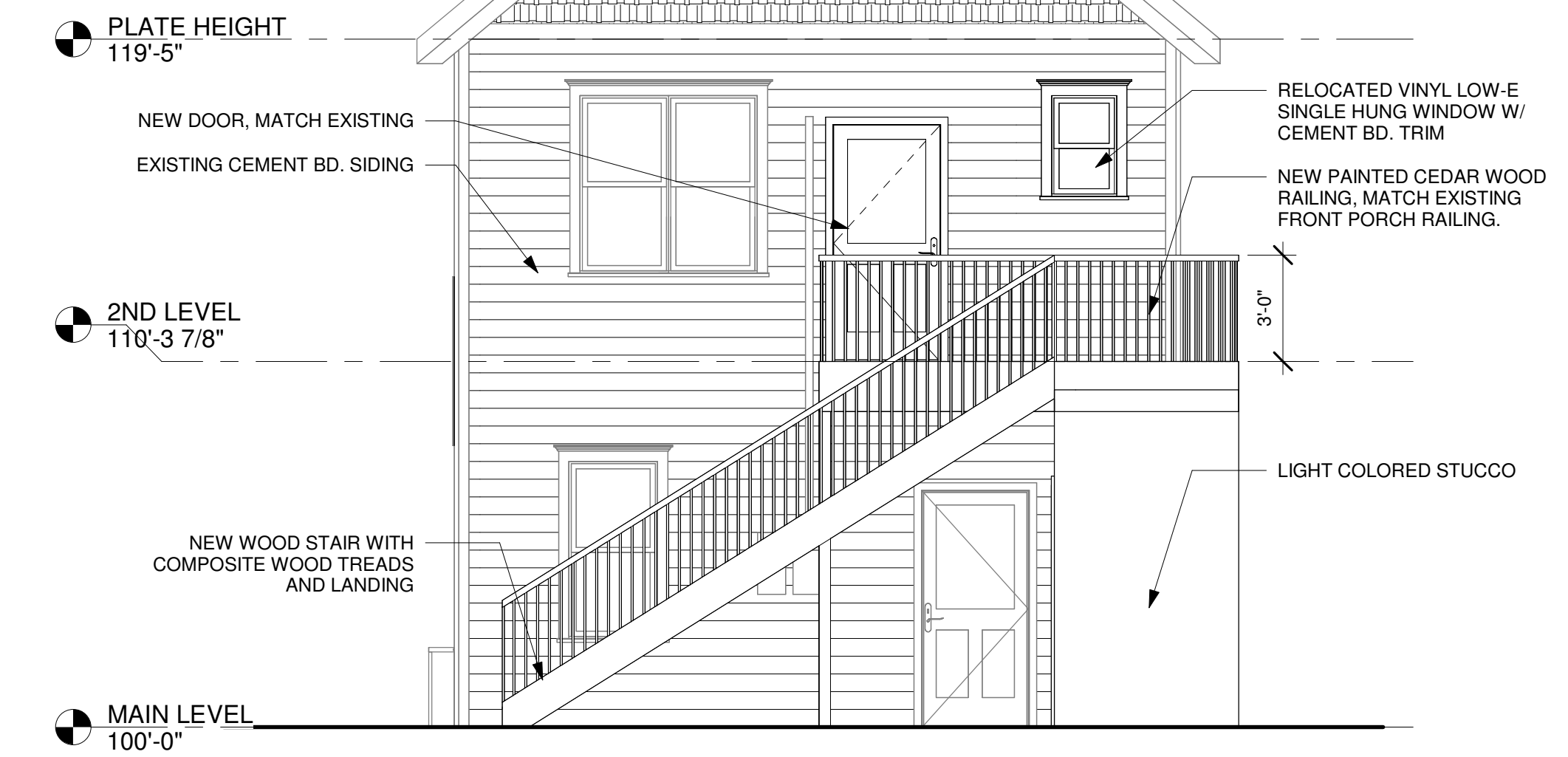
SHEET:

DP-3

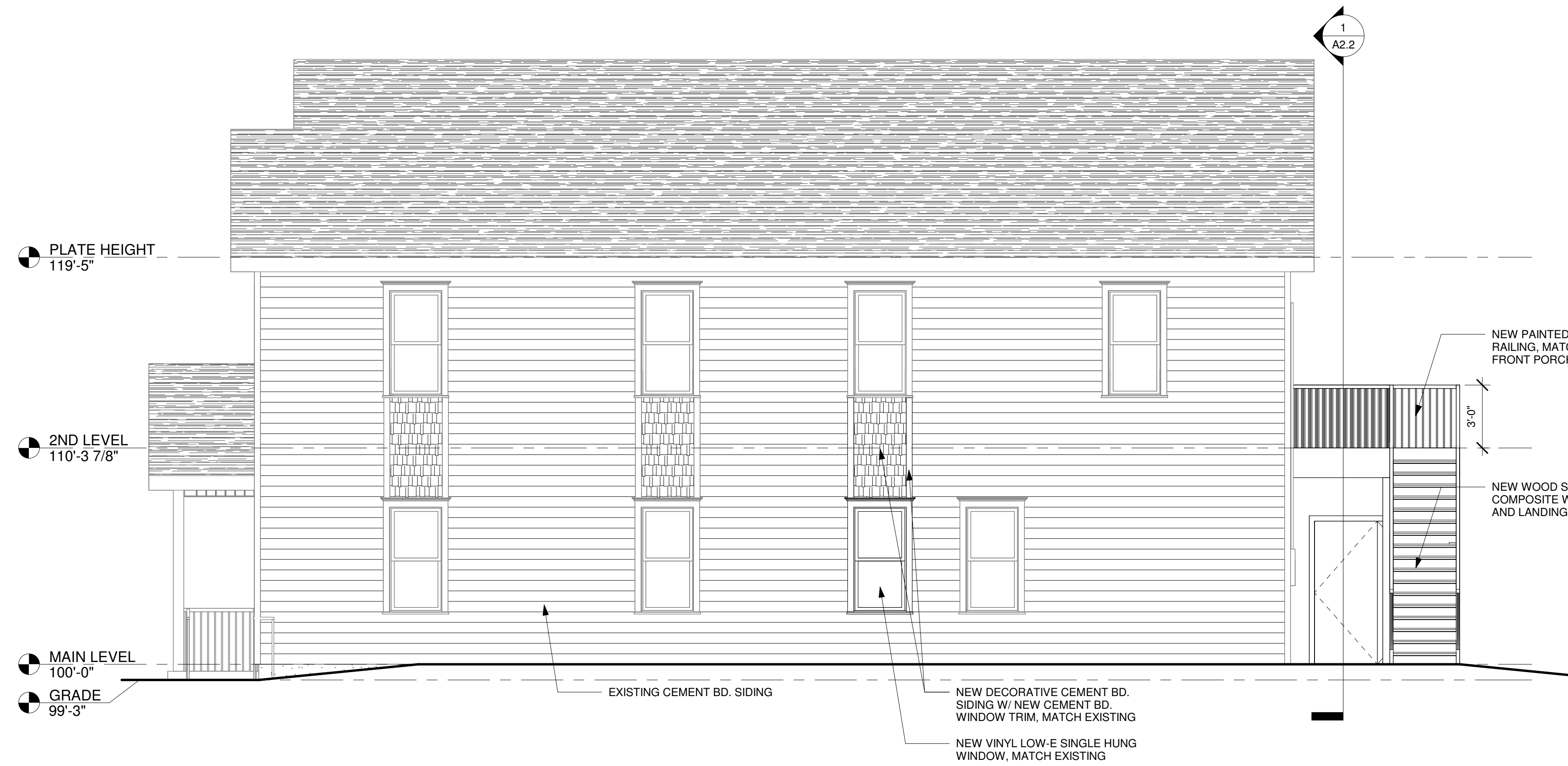
3 OF 5



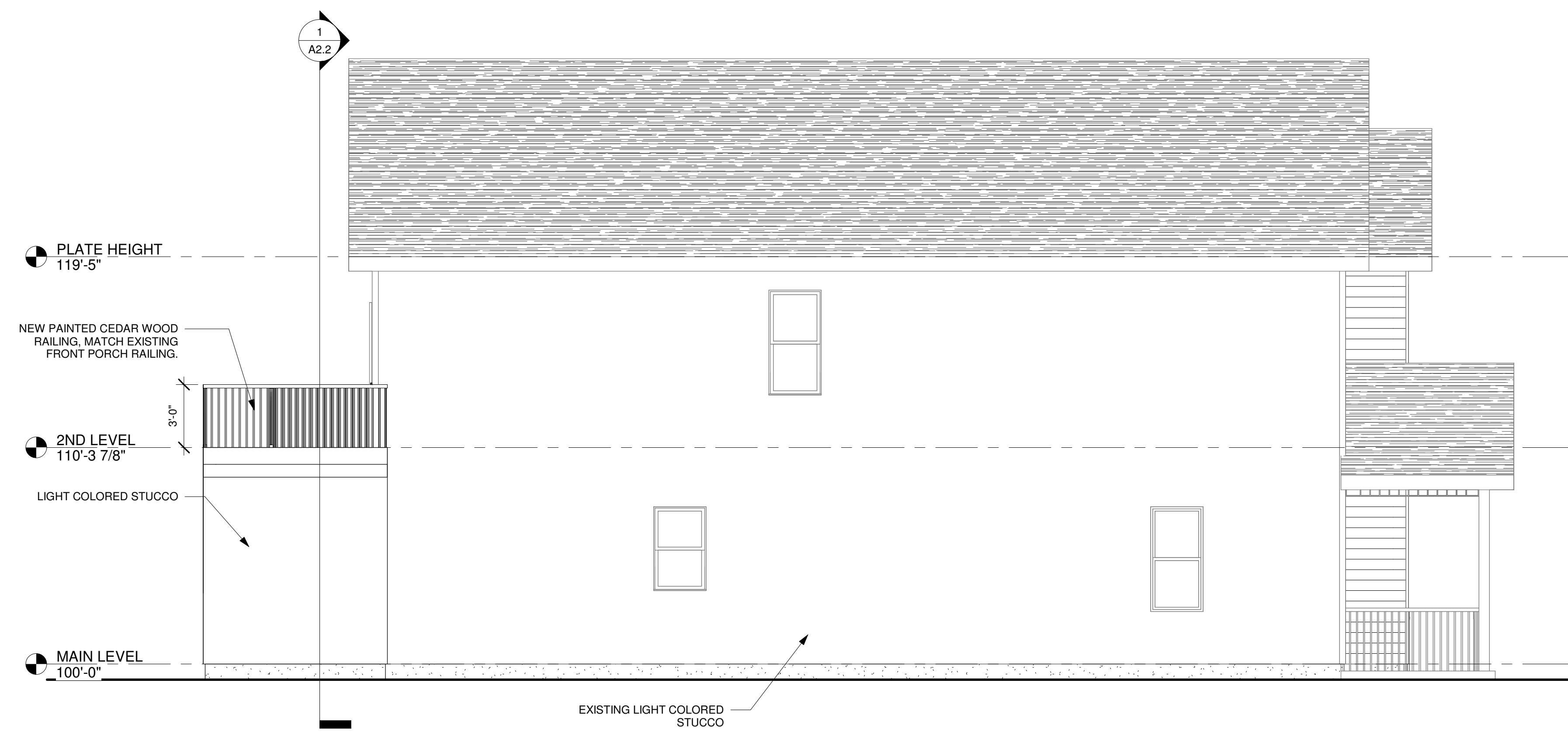
3 FRONT (NORTH) ELEVATION
1/4" = 1'-0"



1 REAR (SOUTH) ELEVATION
1/4" = 1'-0"



2 SIDE (WEST) ELEVATION
1/4" = 1'-0"



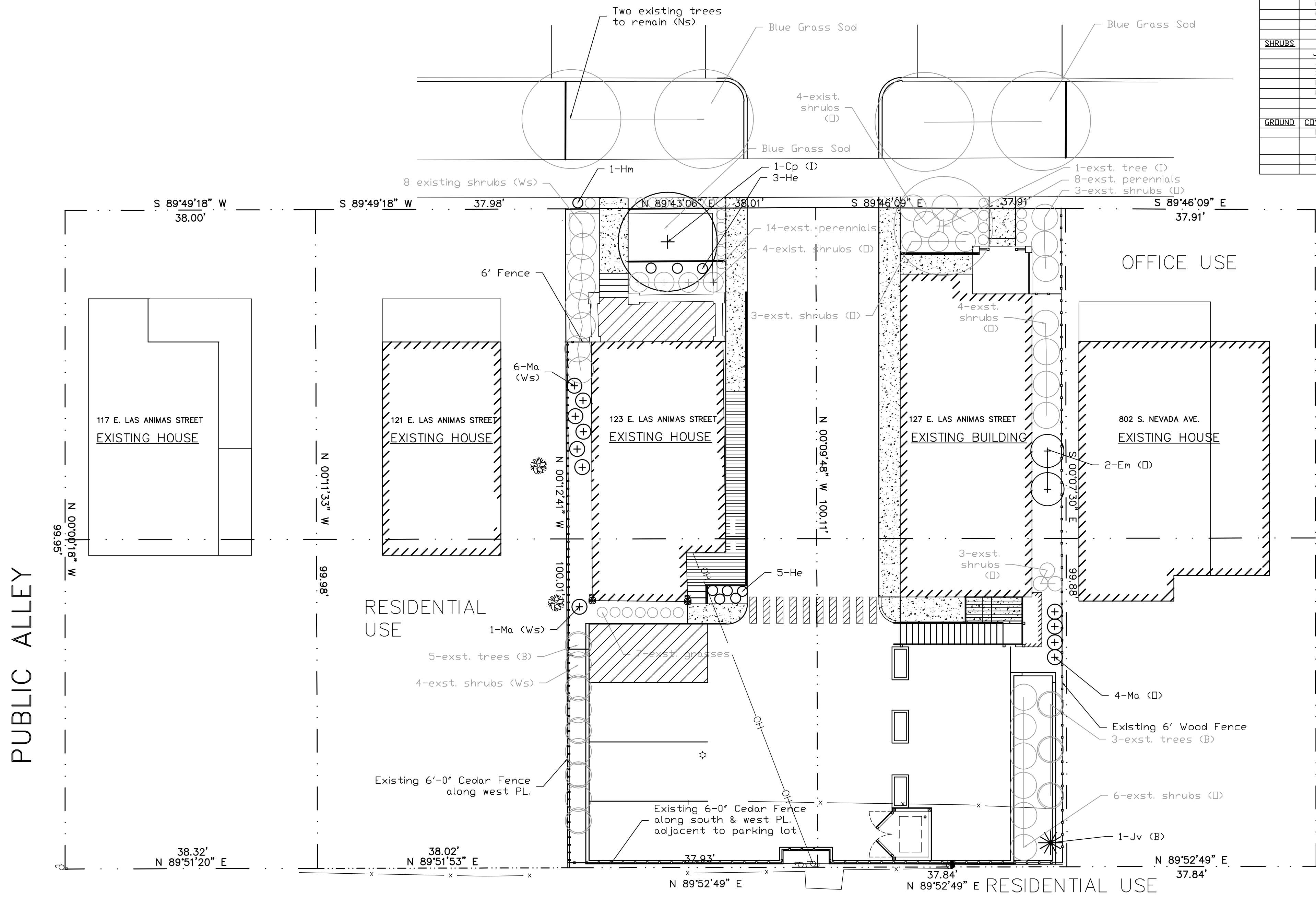
4 SIDE (EAST) ELEVATION
1/4" = 1'-0"

FBZN 24-00012

123 and 127 EAST LAS ANIMAS STREET

NonArterial Street

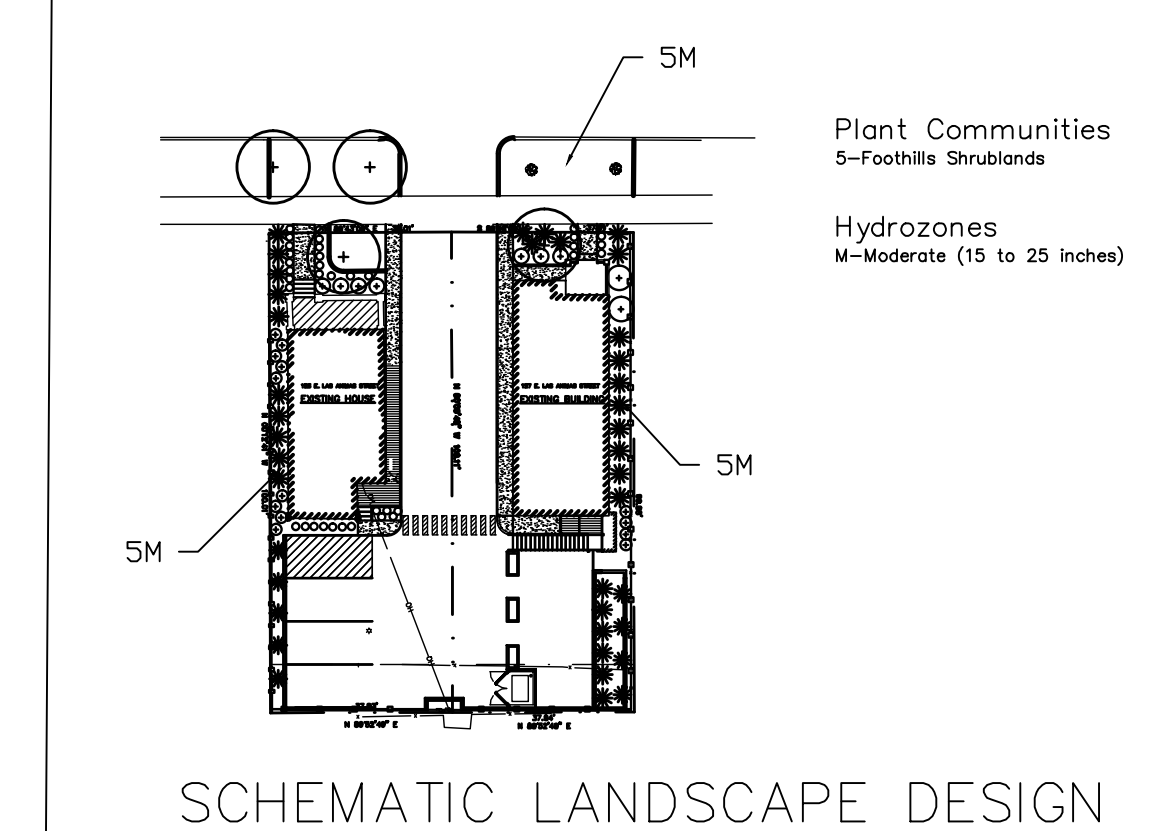
Symbol	Code	Quantity	Botanical Name	Common Name	Key #	Width	Size	Notes
TREES								
Cp	1	1	Crataegus Phaenopyrum	Washington Hawthorn	45AS	20"	1-1/2' B&B	
Co	0	0	Celtis Occidentalis	Common Hackberry	3457DA	40"	2-1/2' B&B	
Jv	0	0	Juniperus Virginiana	Blue Point Juniper	2568A	3"	6'-0" ht	
Signature Trees: 13								
SHRUBS								
Jsq	0	0	Junip. Squamata 'Blue Star'	Blue Star Juniper	A	3"	5 Gal	Cont.
Jh	0	0	Junip. Horiz. 'Blue Chip'	Blue Chip Juniper	2568A	4"	5 Gal	Cont.
Sb	0	0	Spirea Bumalda 'Goldflame'	Goldflame Spirea	SA	3'-4"	5 Gal	Cont.
En	2	2	Euonymus Klautschovica	Manhattan Euonymus	SA	5"	5 Gal	Cont.
Ma	11	11	Mahonia Aquifolium 'Compacta'	Compact Holly Grape	4S	4"	5 Gal	Cont.
Signature Shrubs: 30								
Total Shrubs: 52								
GRASSES								
He	B	8	Helictotrichon Sempervirens	Blue Avena Grass	1235D	Grass	1 gal	Cont.
Cl	0	0	Calamagrostis Acutifolia 'Karl Foerster'	Feather Reed Grass	A	Grass	1 Gal	Cont.
Hm	1	1	Hemerocallis Stella D'Bro	Stella D'Bro Daylily	D	Flower	1 Gal	Cont.



SOUTH NEVADA AVENUE

Project Data
 Owner: East Las Animas Street, LLC
 2245 Broadway St, Colorado Springs, CO
 Zoning: FBZ T1 (Transition 1)
 Acreage: .087 Acres
 Parking Spaces: 7 Provided

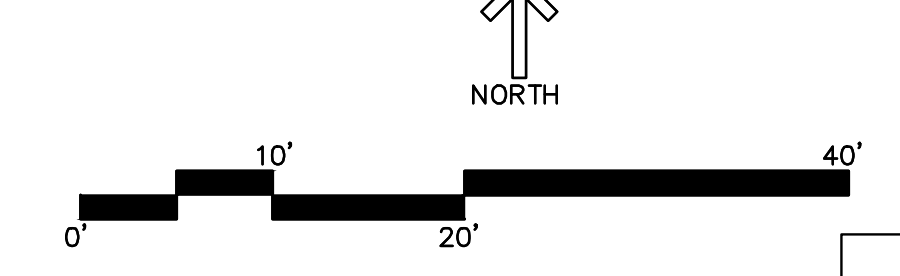
Existing Admin. Relief for:
 1) Westside setback trees due to limited space between existing structures. (see appen. F)
 2) Southside setback trees due to limited space required to provide parking spaces (appen. F)



LANDSCAPE NOTES
 Climate Zone: Foothills - Plains
 Plant Communities: Foothills Shrublands, Ponderosa Pine Forest, Lower Elevation Riparian, Prairie, Pinon Juniper Woods
 Irrigation: An irrigation plan must be submitted for review within 90 days subsequent to receiving building permit. The plan must be approved prior to the installation of any irrigation components and/or issuance of a certificate of occupancy
 Mulch: All shrub beds and tree wells to be covered with 4" shredded pine shavings over fabric weed barrier.
 Edging: All planting beds adjacent to turf to be edged with steel edging
 Soil Treatment: Combine new topsoil and fertilizer and till into top 6" of landscaped area
 Underground Utilities: Contractor is required to locate all utilities prior to commencing construction

FINAL LANDSCAPE PLAN

SCALE: 1"=10'-0"



LANDSCAPE SETBACKS	Street Name	Classification	Width in feet Req/Provided	Linear Footage	Tree/feet Required	No. of Trees Req/Provided
	Las Animas St. (Ns)	Nonarterial	10'/10'	38.01'	1/30'	2 req/2 provided existing
	East Prop Line (Es)	Nonstreet	0	100.01'	0	0
	West Prop Line (Ws)	Zone Boundary	0	100.01'	1/30'	3 req/0 provided
	South Prop Line (Ss)	Zone Boundary	0	37.93'	1/30'	2 req/0 provided
SHRUB SUBSTITUTES						
	Req./Provided	Ornamental Grasses Req./Provided	Setback Plant Abbr. on Plan	Percent Ground Plane Veg Req./Provided		
	South Prop Line 20-0**	0-0	(Es)	75% - 75%		
	West Prop Line 30-19**	0-0	(Ws)	**Admin Relief For 31 shrubs requested		
MOTOR VEHICLE LOTS						
	No Spaces Provided	Shade Trees 1-15 Req./Provided	Vehicle Lot Frontage	Length of Frontage Excluding Driveways	2-3 Length of Frontage	
	4	0-0	Las Animas St.	0	0	
INTERNAL LANDSCAPING						
	Net Site Area (SF)	% Min. Int. Area Req./Provided	Internal Area (SF)	Intern. Trees 1-500 SF Req./Provided		
	3800 SF	Nonres. 5% 190778sf	1-1	1-1 (existing)		
	Req./Provided	Ornamental Grasses Req./Provided	Internal Plant Abbr. on Plan	Percent Ground Plane Veg Req./Provided		
			1	75% - 75%		
BUFFER						
	Residential use	Screening Plants 1-20 Lf Req./Provided	Evergreens Req. Abbr. on Plan	Buffer Plant		
	Westside Residential 5-5	3-5	3			
	Southside Residential 4-0	2-0	6' Tall Fence exists along west & south property lines			

LANDSCAPE SETBACKS	Street Name	Classification	Width in feet Req/Provided	Linear Footage	Tree/feet Required	No. of Trees Req/Provided
	Las Animas St. (Ns)	Nonarterial	10'/10'	37.91'	1/30'	2 req/2 provided existing
	East Prop Line	Nonstreet	0	99.88'	0	0
	West Prop Line (Ws)	Nonstreet	0	100.01'	0	0
	South Prop Line	Zone Boundary	0	37.34'	1/30'	2 req/0 provided
SHRUB SUBSTITUTES						
	Req./Provided	Ornamental Grasses Req./Provided	Setback Plant Abbr. on Plan	Percent Ground Plane Veg Req./Provided		
	South Prop Line 20-0**	0-0	(Ss)	**Admin Relief For 20 shrubs requested		
MOTOR VEHICLE LOTS						
	No Spaces Provided	Shade Trees 1-15 Req./Provided	Vehicle Lot Frontage	Length of Frontage Excluding Driveways	2-3 Length of Frontage	
	3	0-0	Las Animas St.	0	0	
INTERNAL LANDSCAPING						
	Net Site Area (SF)	% Min. Int. Area Req./Provided	Internal Area (SF)	Intern. Trees 1-500 SF Req./Provided		
	3780 SF	Nonres. 5% 189679sf	1-1 (existing)	1-1 (existing)		
	Req./Provided	Ornamental Grasses Req./Provided	Internal Plant Abbr. on Plan	Percent Ground Plane Veg Req./Provided		
			1	75% - 75%		
BUFFER						
	Residential use	Screening Plants 1-20 Lf Req./Provided	Evergreens Req. Abbr. on Plan	Buffer Plant		
	Eastside Office 0-4	0-4	3			
	Southside Residential 4-0	2-0	6' Tall Fence exists along south property line			

DATE	FOR

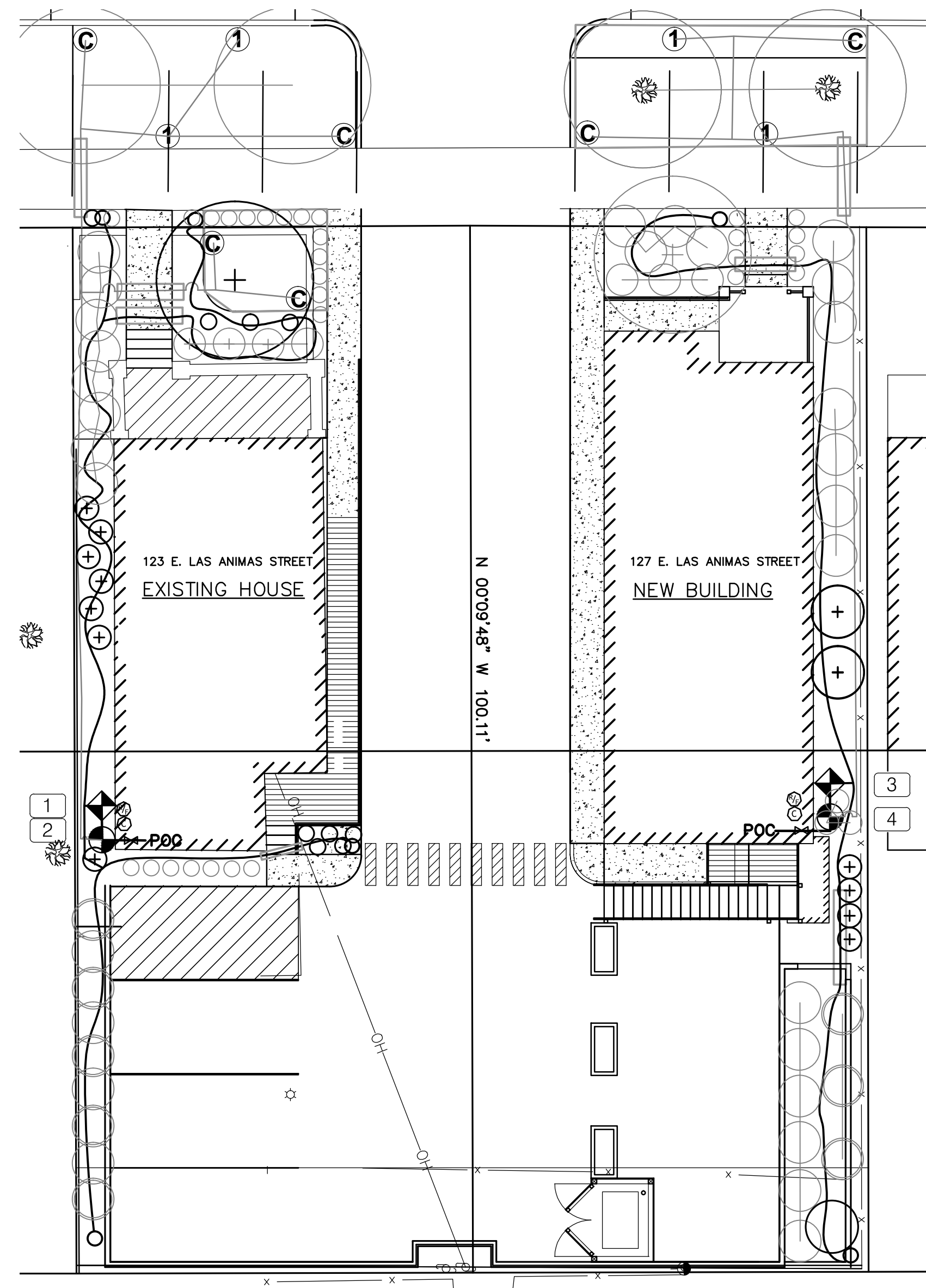
TDG / ARCHITECTURE
 TDC Architecture, Inc.
 201 East Las Animas Street, Suite 113
 Colorado Springs, CO 80903
 719.623.5641 (Phone)
 719.623.5643 (Fax)

EAST LAS ANIMAS LLC
 123 and 127 E. LAS ANIMAS STREET
 FBZ MINOR IMPROVEMENT PLAN AND CONDITIONAL USE
 123 AND 127 LAS ANIMAS STREET
 COLORADO SPRINGS, CO

DEVELOPMENT PLAN
 LANDSCAPE PLAN
 DATE: 10/15/24
 DRAWN BY: pjm
 CHECKED BY: TDG
 PROJECT NO: 24116
 SHEET NO:
 1-1
 4 of 5

FBZN-24-0012

IRRIGATION PLAN



SCALE: 1"=10'-0"

IRRIGATION LEGEND

- Mainline pipe. 1" Schedule 40 PVC. See Irrigation Note G for depth.
- Lateral pipe. 1" Class 200 PVC. See Irrigation Note G for depth.
- Steeping. Class 200 PVC pipe. Size 3.0" for water pipe. Sleeve electric and all water pipes separately for maintenance. Joists under concrete should be minimized. See Irrigation Note G for depth.
- ② Zone ID. See table for irrigation schedule.
- ⊕ Hunter PGV-1016-x Electric Valve with flow-control. (Size 1") Install Hunter Pressure Regulator on valve to supply 35-40 PSI at rotary nozzles if needed.
- ⊕ Hunter ACZ-075-25 Drip Zone Control Valve, Filter & Pressure Regulating Kit (or approved equivalent.)
- Polyethylene distribution pipe. 1/2" diameter. Use Rainbird JB-10PC emitter—2 per shrub. Route according to plant material. Bury under turf, stake under mulch. See Irrigation Note G for depth.
- ⊕ Flush Cap—Rainbird 700-CF-21 or approved equivalent.
- ⊕ Hunter PROS-04 Spray Body (4" pop) with nozzles as shown. Install nozzles of specified type with arc appropriate to plant material—date through full circle.
- ⊕ Hunter MPR Corner Nozzle. 0.34 GPM
- ⊕ Hunter MPR 1000 Nozzle. Radius 9.5-12 half arc 0.35 GPM
- ⊕ Backflow Prevention Device—Wilkins—Zurn 420XL 1" Pressure Vacuum Breaker
- ⊕ Irrigation Controller. Hunter PRO-C PC-4. 4 Station Controller
- ⊕ ET/Rain/Freeze Sensor—Hunter SOLAR-SYNC Sensor.

IRRIGATION SCHEDULE

Zone #	Description	Flow Rate (GPM)	Precipitation Rate (Inches/Hour)	Daily Runtime (Minutes/Day)	Spring (Min/Day)	Fall (Min/Day)
1	MPR Rotator	2.1	0.47	30	26	24
2	Drip	<4		30	26	24
3	MP Rotator	2.1	0.42	34	29	27
4	Drip	<4		30	26	24
E.T. inches		0.2	Seasonal Adjustment	100%	85%	80%
Efficiency		84%	Note: The runtimes shown in schedule are based on this E.T. and efficiency. Zone runtimes should be adjusted accordingly for seasonal changes and zone exposure.			
Rain sensor set for automatic shut off at 1/2" of rainfall.						

October 2024 Existing System Update Requirements

- ⊕ Backflow Prevention Device—Wilkins—Zurn 420XL 1" Pressure Vacuum Breaker
- ⊕ Irrigation Controller. Hunter PRO-C PC-4. 4 Station Controller
- ⊕ ET/Rain/Freeze Sensor—Hunter SOLAR-SYNC Sensor.

IRRIGATION COMPONENTS

- Water supply**
E...POC...PVB...
D...GPM...PVB...
C...Contractor must test to verify that adequate pressure and flows are available at the PVB before beginning work.
N...PSI...
- Backflow Protection Device**
This device must be located 12" above the highest outlet...PVB...resistant...device must be properly winterized...EL...2...L...A...
- Irrigation Controller**
S...PRO C...
C...S...S...M...
- Layout**
I...D...
I...D...
I...D...
- Final Adjustment**
M...C...
V...C...

SCOPE OF WORK

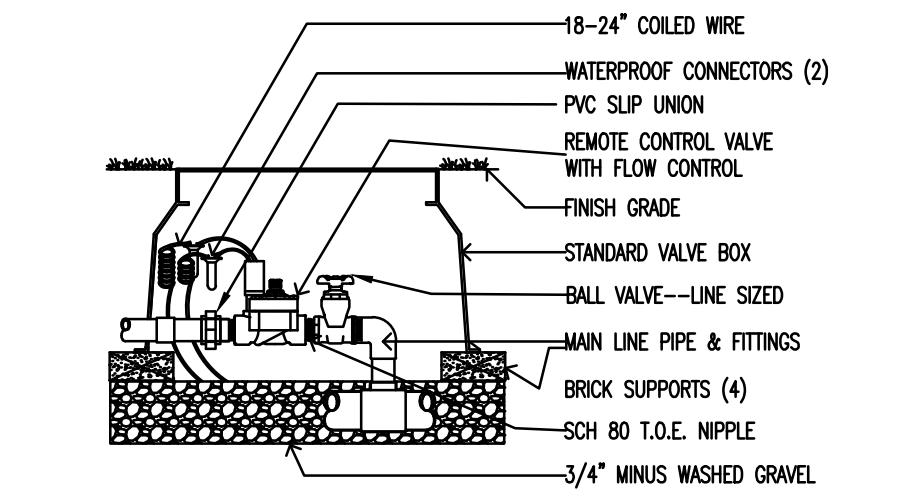
- S...C...C...
A: P...
B: C...
C: ...POC...
D: C...
E: P...
⊕ A...
⊕ B...
⊕ C...
⊕ D...
⊕ E...
⊕ F...
⊕ G...
⊕ H...
⊕ I...
⊕ J...
⊕ K...
⊕ L...

IRRIGATION NOTES

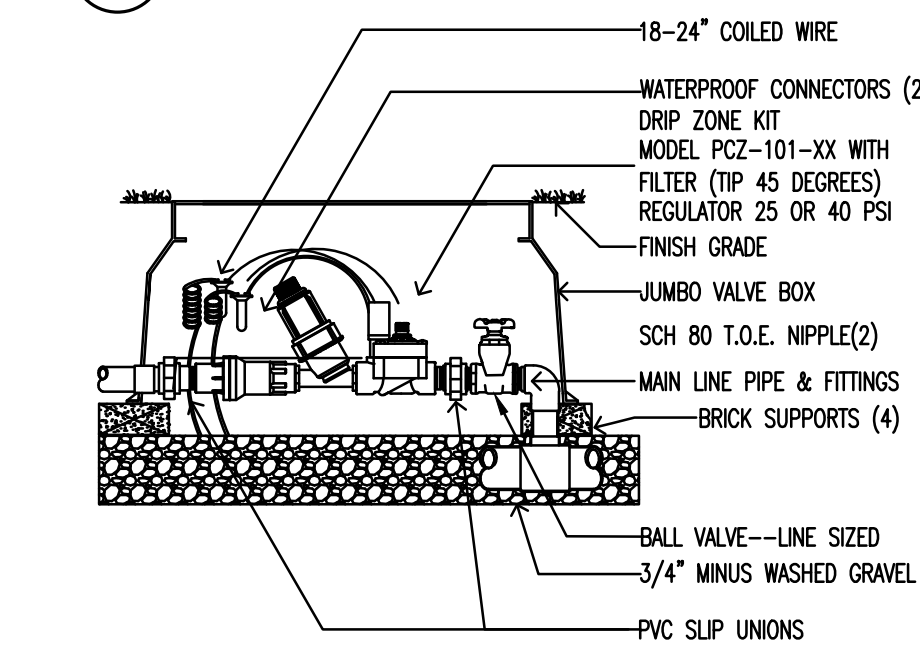
- A...
B...
C...
D. **Locate all existing underground utilities prior to trenching or excavating**...
E: P...
⊕ A...
⊕ B...
⊕ C...
G: P...
1.M...
2.L...
⊕ A...
⊕ B...
⊕ C...
⊕ D...
⊕ E...
⊕ F...
⊕ G...
⊕ H...
⊕ I...
⊕ J...
⊕ K...
⊕ L...

IRRIGATION INSTALLATION DETAILS

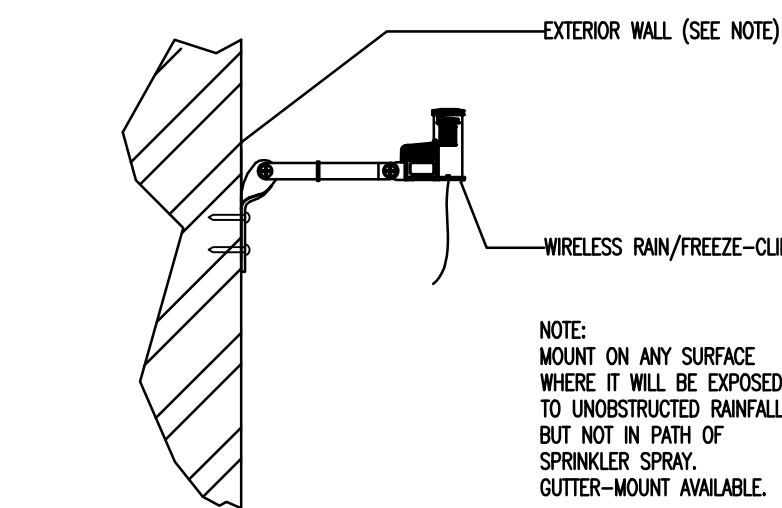
Dr...
Pr...S...
I...S...



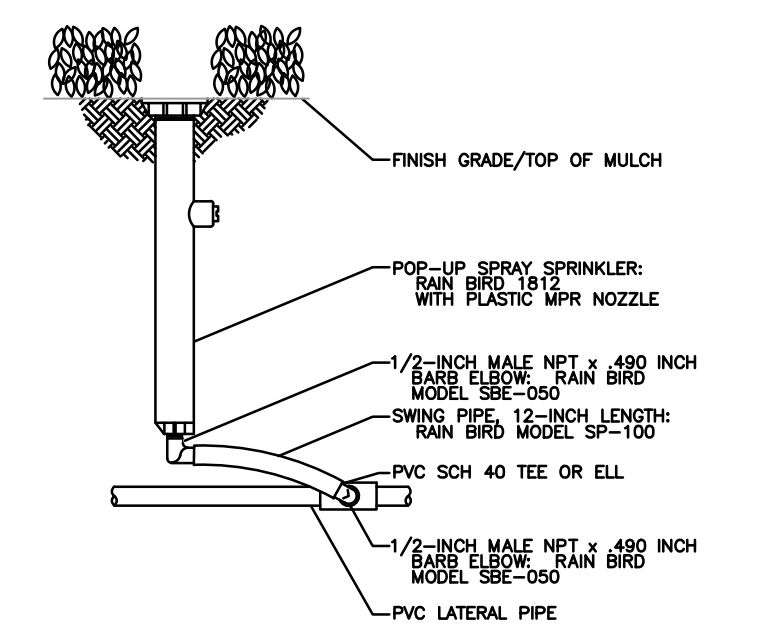
1 Electric Zone Control Valve
not to scale



2 Low Flow Drip Zone Kit
not to scale



3 Hunter Rain/Freeze-Clik
not to scale



4 Spray Bodies
not to scale



Tapis Associates, Inc.
540 Buckeye, Terrace Level
Colorado Springs, CO 80919
Tel 710.593.1540
Drawn By: William Murbaker, CD

FBZN-24-0012

REVISIONS	
DATE	FOR

TDC Architecture, Inc.
201 East Las Animas Street, Suite 113
Colorado Springs, CO 80903
719.623.5641 (Phone)
719.623.5643 (Fax)

EAST LAS ANIMAS LLC
123 and 127 E. LAS ANIMAS STREET
FBZ MINOR IMPROVEMENT PLAN AND CONDITIONAL USE
123 AND 127 LAS ANIMAS STREET
COLORADO SPRINGS, CO

DEVELOPMENT PLAN IRRIGATION PLAN

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