

HELEN HUNT NONPROFIT CAMPUS

COLORADO SPRINGS, CO

VICINITY MAP



PROJECT DATA

DEVELOPMENT PLAN AREA: 2.03 ACRES
 TAX SCHEME NUMBER: 642020314
 SITE ADDRESS: 917 E MORENO AVE, COLORADO SPRINGS, CO 80903 (CURRENT)
 MASTER PLAN: N/A
 CONCEPT PLAN: N/A
 CURRENT ZONING USE: RO/SCHOOL
 PROPOSED ZONING USE: PLANNED BUSINESS CENTER
 GENERAL OFFICE ADMINISTRATIVE, BUSINESS OR PROFESSIONAL
 SPECIALTY FOOD SALES
 DAYCARE CENTER
 FLOOD PLAIN STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), THE PROPOSED IMPROVEMENTS DO NOT LIE WITHIN A DESIGNATED FLOODPLAIN. THE FLOODPLAIN INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY PANEL 08M102123F, DATED MARCH 17, 1997, WAS REVIEWED TO DETERMINE ANY POTENTIAL FLOODPLAIN DELINEATION.
 EASEMENTS: 30' WIDE UTILITY EASEMENT FOR COLORADO SPRINGS UTILITIES

DRAWING INDEX

- DP-1 COVER SHEET
- DP-2 DEVELOPMENT PLAN
- DP-3 EXTERIOR ELEVATIONS
- DP-4 SITE DETAILS
- DP-5 CONTOUR PLAN
- DP-6 PRELIMINARY UTILITY & PUBLIC FACILITY PLAN
- DP-7 FINAL LANDSCAPE PLAN
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- DP-9 SITE PHOTO/METRIC PLAN

LEGAL DESCRIPTION

LOTS 16, 18, 19, 20, 21, 22, 23, 24, AND LOTS 15-17, INCLUSIVE, BLOCK 4, QUAD 106, SUBDIVISION ADDITION TO THE CITY OF COLORADO SPRINGS, COLORADO. TOGETHER WITH A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTH LINE OF MORENO AVENUE PRODUCED EIGHTY (80) FEET SOUTHWESTLY, PARALLEL TO SAID SOUTH LINE OF MORENO AVENUE, PRODUCED TWO HUNDRED (200) FEET; THENCE SOUTHWESTLY ALONG SAID SOUTH LINE OF MORENO AVENUE, PRODUCED TWO HUNDRED (200) FEET; THENCE SOUTHWESTLY AT RIGHT ANGLES TO SAID AVENUE, ONE HUNDRED AND NINETY (190) FEET; THENCE WESTERLY, PARALLEL TO SAID SOUTH LINE OF AVENUE, ONE HUNDRED AND NINETY (190) FEET; THENCE NORTHWESTERLY, PARALLEL TO SAID SOUTH LINE OF AVENUE, ONE HUNDRED AND NINETY (190) FEET; THENCE NORTHWESTERLY, PARALLEL TO SAID SOUTH LINE OF AVENUE, ONE HUNDRED AND NINETY (190) FEET TO POINT OF BEGINNING, IN THE COUNTY OF EL PASO, STATE OF COLORADO. TO BE PLATTED AS HELEN HUNT NONPROFIT CAMPUS

REVOCABLE PERMIT DATA

A REVOCABLE PERMIT (RP 17-01540) WAS APPROVED FOR THE EXISTING WOOD RETAINING WALL AND EXISTING FENCE THAT ARE IN THE RIGHT-OF-WAY OF EAST RIO GRANDE STREET, AT THE SOUTH SIDE OF THE PROPERTY.

PBC ZONING DATA

ZONING ORDINANCE NO. 2017-03 AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF COLORADO SPRINGS PERTAINING TO 1.00 ACRES LOCATED 000000000808080808080808 FROM THE (RESIDENTIAL) TO PBC (PLANNED BUSINESS CENTER)

CONDITIONS OF RECORD PER ORDINANCE # _____ USES PERMITTED ON THE SITE:

- MULTIFAMILY DWELLING
- FINANCIAL SERVICES
- GENERAL OFFICES
- RESEARCH AND DEVELOPMENT
- BUSINESS OFFICE SUPPORT SERVICES
- BUSINESS PARK
- COMMERCIAL CENTER
- COMMERCIAL SERVICES
- CONSUMER SERVICE SERVICES
- GENERAL FOOD SALES
- SPECIALTY FOOD SALES
- MIXED COMMERCIAL - RESIDENTIAL
- COMMERCIAL AND RESIDENTIAL
- PERSONAL IMPROVEMENT SERVICES
- INDOOR ENTERTAINMENT
- INDOOR SPORTS AND RECREATION
- RETAIL GENERAL
- NEIGHBORHOOD SERVING RETAIL
- COMMUNITY GARDENS
- RETAIL SERVICES
- DAYCARE SERVICES
- PUBLIC ASSEMBLY
- RELIGIOUS INSTITUTION
- SEMIPUBLIC COMMUNITY RECREATION
- COMMERCIAL GREENHOUSE

STANDARD	PBC
MINIMUM DISTRICT SIZE	1 ACRE
MAXIMUM BUILDING HEIGHT	45 FT
MINIMUM LOT AREA	N/A
MINIMUM LOT FRONT	N/A
MINIMUM SETBACKS	N/A
FRONT	25 FT
SIDE	25 FT
REAR	25 FT
ADJACENT TO RESIDENTIAL	N/A
MAXIMUM LOT COVERAGE	40%
LANDSCAPE SETBACKS	10 FT

OWNER/DEVELOPER

ZACH MCCOMBEY
 PRESIDENT/EXECUTIVE DIRECTOR
 HELEN HUNT NONPROFIT FOUNDATION
 112 N CASCADE AVE, SUITE 610
 COLORADO SPRINGS, CO 80903

APPLICANT

RITA ARCHITECTS
 MARK E. PIERSON
 (719) 471-7596
 MPEIRSON@RTAARCHITECTS.COM
 18 S. TOLON ST. #200
 COLORADO SPRINGS, CO 80903

HELEN HUNT NONPROFIT CAMPUS

JOHN E. & MARAGARET L. LANE FOUNDATION
 917 E. MORENO AVE
 COLORADO SPRINGS, CO 80903

COVER SHEET

PROJECT NUMBER: 16031.00
 DATE: 3/13/2017

#	DATE	REVISIONS	DESCRIPTION

Scale: As Shown
 Approved: _____
 Date: _____
 Checked: _____

Project No. DP-1
 1 OF 9

CPC DP 17-00016

FIGURE 1 - Dev Plan

HELEN HUNT NONPROFIT CAMPUS

JOHN E. & MARGARET L. LANE FOUNDATION

917 E. MORENO AVE
COLORADO SPRINGS, CO 80903



18 SOUTH TELSON ST., SUITE 300
COLORADO SPRINGS, CO 80904
PHONE: 719.471.2888 FAX: 719.471.1714
WWW.RTAARCHITECTS.COM

DEVELOPMENT PLAN

PROJECT NUMBER: 16031.00
DATE: 3/13/2017

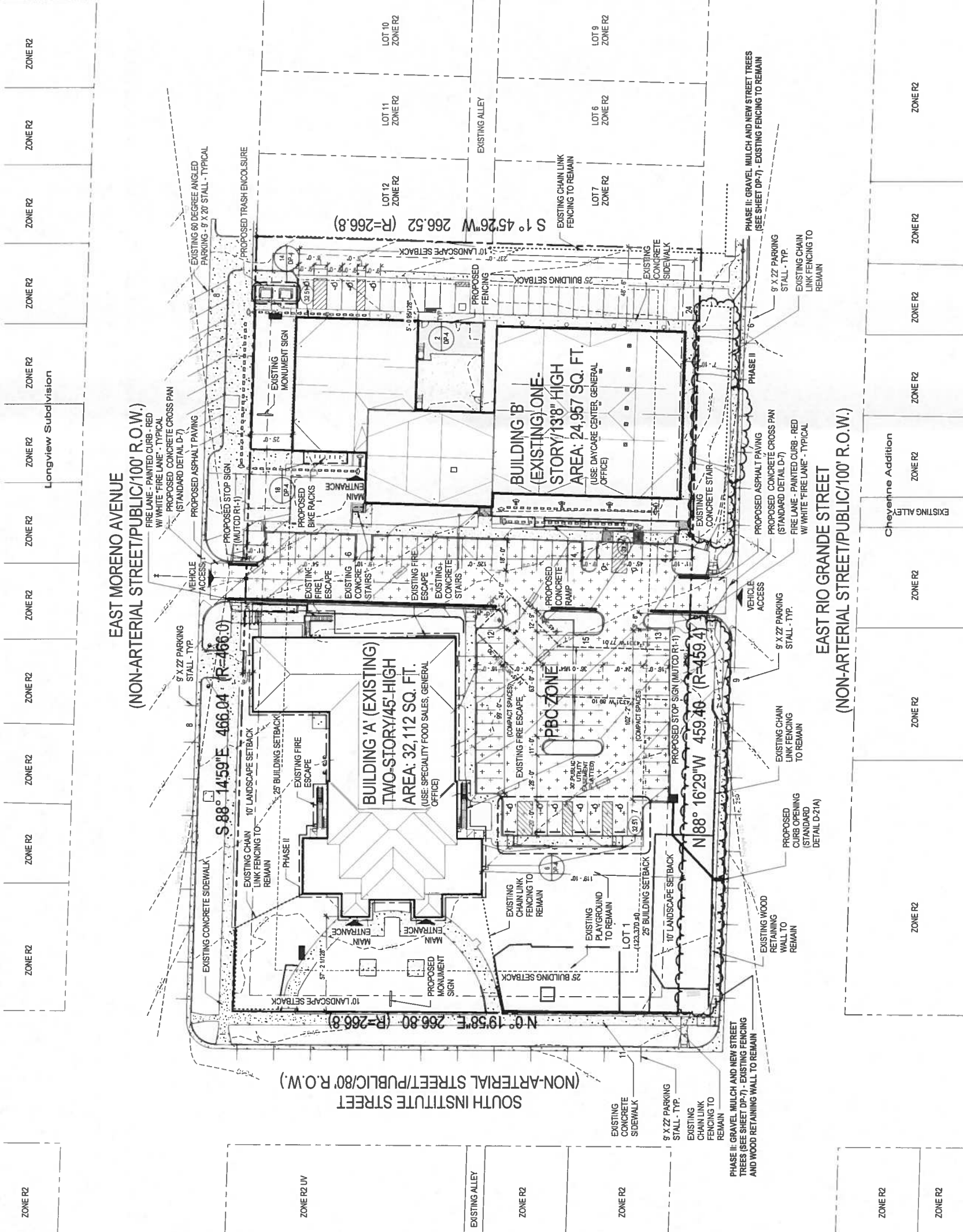
REGION:
PHASE: II-Development Plan

DATE PREPARED: 3/13/2017
BY: J.E. & M.L. LANE

SCALE: 1"=30'-0"

KEYNOTE LEGEND

3.51 TYPICAL HANDICAPPED PARKING SIGN POST (SEE DETAIL 60P004)



PARKING NOTES/LEGEND

- 1 TYPICAL PARKING STALLS 18' X 9' SEE DETAIL 70P004
- 2 COMPACT TYPICAL COMPACT PARKING STALLS 8' X 16' SEE DETAIL 40P004
- 3 6 TYPICAL HANDICAPPED PARKING STALLS 9' X 18' SEE DETAIL ON 60P004
- 4 0-0-0 ACCESSIBLE ROUTE

ADA NOTES

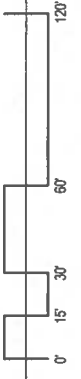
THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS. SEE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ).

HANDICAPPED PARKING SIGN GENERAL NOTES

STOP AND YIELD SIGN PLACEMENT LOCATIONS SHALL BE PER SECTION 28-9 OF THE MANUAL ON UNIFORM CONTROLLED TRAFFIC DEVICES (MUTCD). THE NUMBER OF REQUIRED FIRE LANE SIGNS OR FIRE LANE STRIPES SHALL BE COORDINATED WITH THE COLORADO SPRINGS FIRE DEPARTMENT. HANDICAPPED PARKING SIGNS SHALL BE LOCATED AT EACH HANDICAPPED PARKING SPACE. VAN ACCESSIBLE SIGNS SHOULD BE LOCATED AT VAN ACCESSIBLE PARKING SPACES. PLACE VAN ACCESSIBLE SIGN WITH A MINIMUM OF FIVE (5) FEET OF CLEARANCE.

REPLACEMENT OF EXISTING IMPROVEMENT NOTE

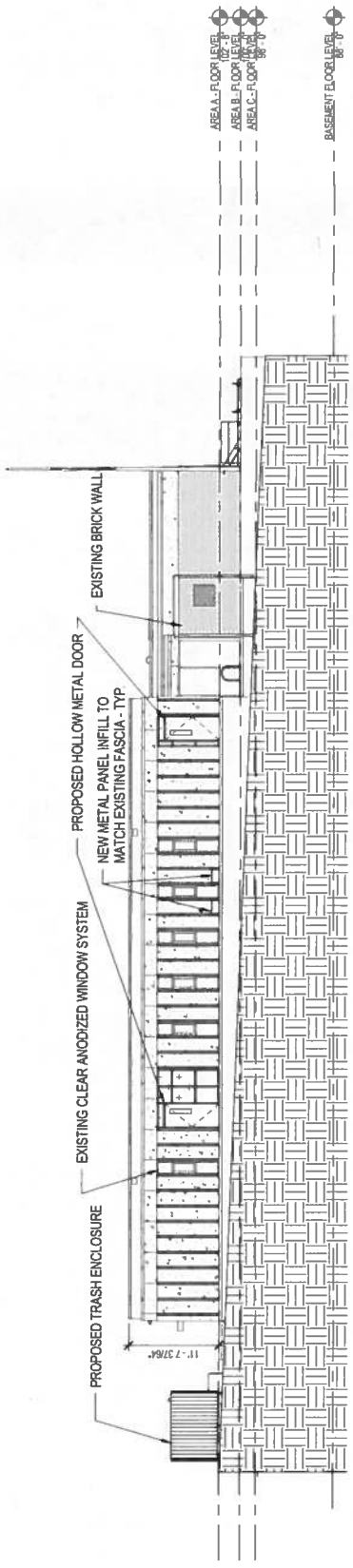
ALL EXISTING CURB, GUTTER, DRIVEWAY APRONS, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEPARTMENT REVIEW INSPECTOR TO DETERMINE WHAT IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 385-5977



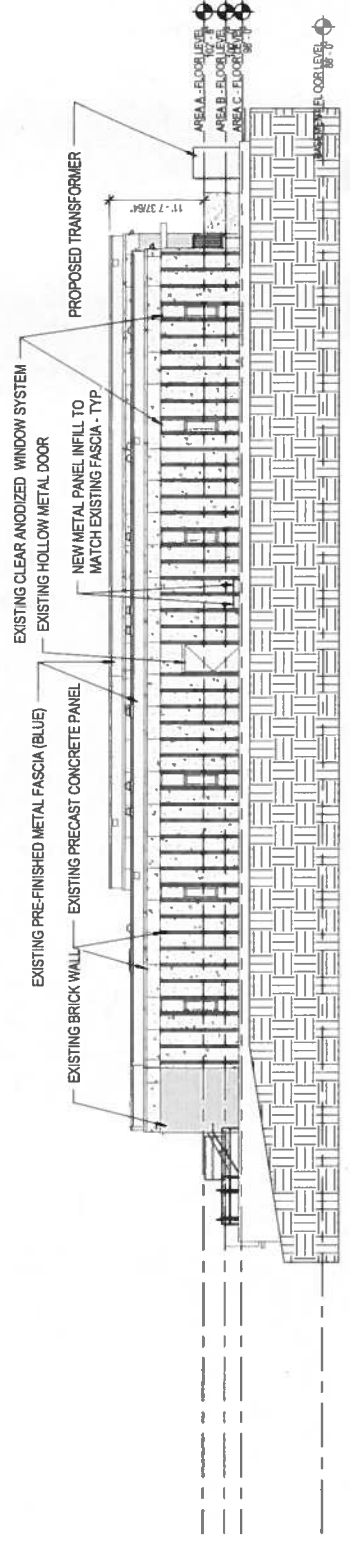
1 DP - DEVELOPMENT PLAN
3/13/2017 1:50:58 PM

C:\Users\jlaney\Documents\16031\Helen Hunt Community Center\3/13/2017 1:50:58 PM

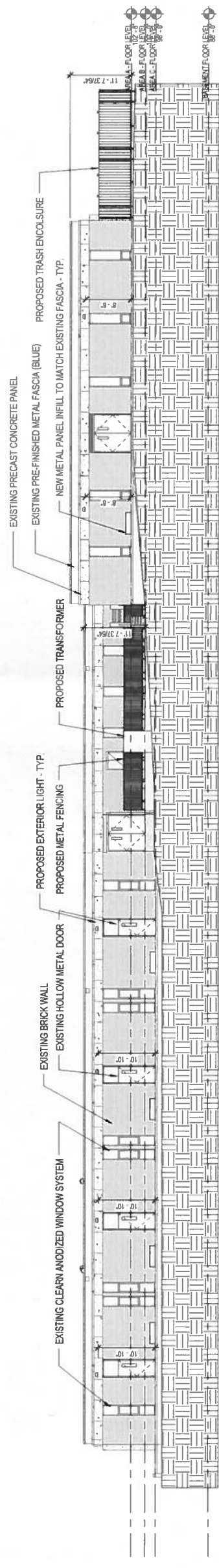
FIGURE 1 - Dev Plan



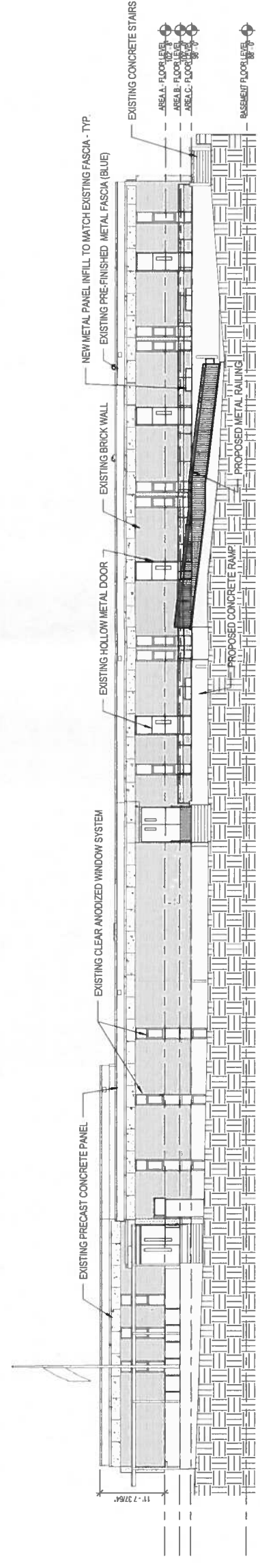
1 BUILDING B - NORTH ELEVATION
3/32" = 1'-0"



2 BUILDING B - SOUTH ELEVATION
3/32" = 1'-0"



3 BUILDING B - EAST ELEVATION
3/32" = 1'-0"



4 BUILDING B - WEST ELEVATION
3/32" = 1'-0"

FIGURE 1 - Dev Plan

HELEN HUNT NONPROFIT CAMPUS

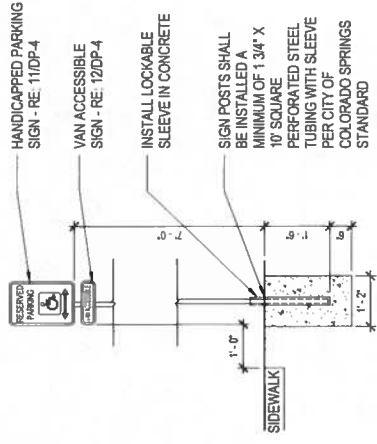
SITE DETAILS

PROJECT NUMBER:
16031.00

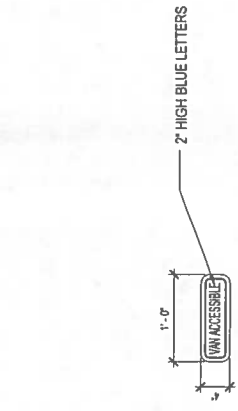
DATE:
3/13/2017

REVISION:
 # DATE DESCRIPTION

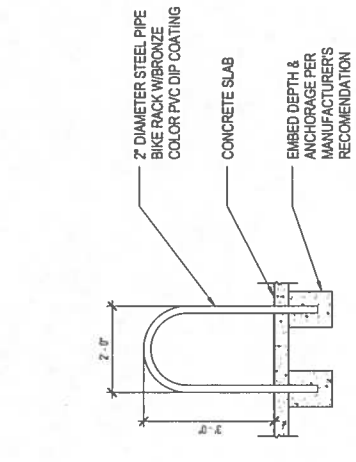
Designer:
 Author:
 Checker:
 Date:



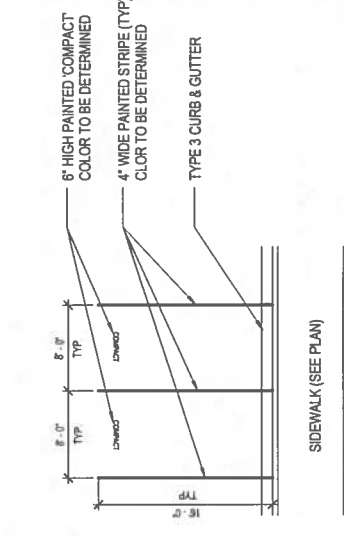
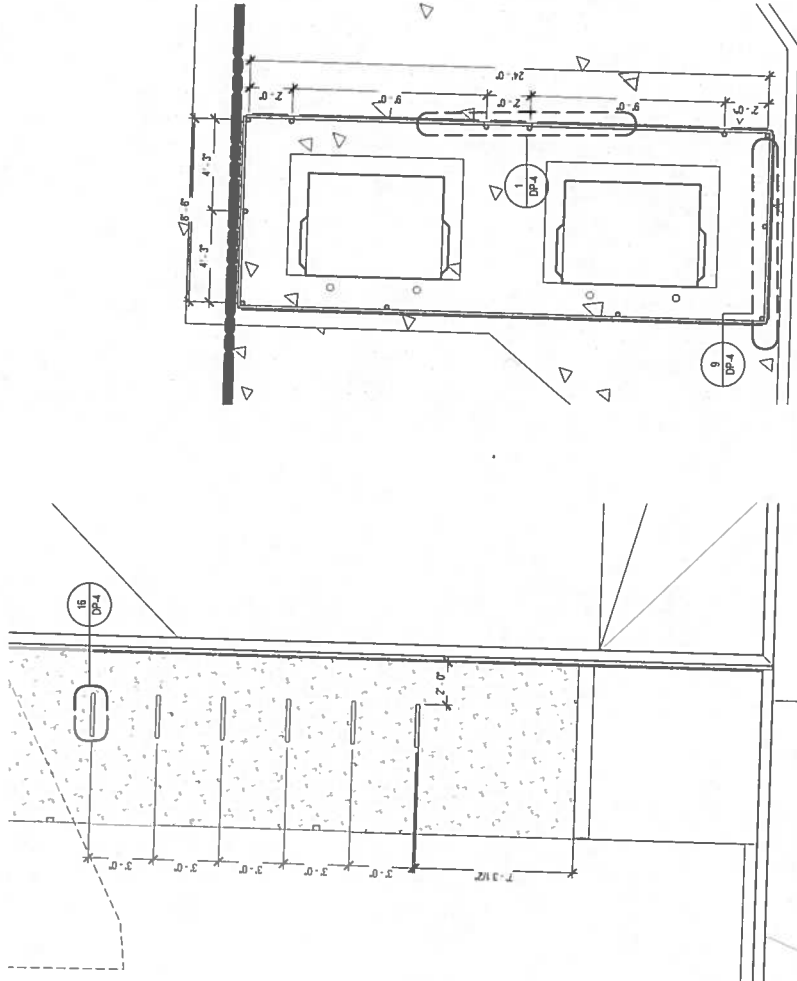
EXTR-SITE-SIGN POST-51_TYPICAL
 HANDICAPPED PARKING SIGN POST DETAIL
 4 DP-4 1/8" = 1'-0"



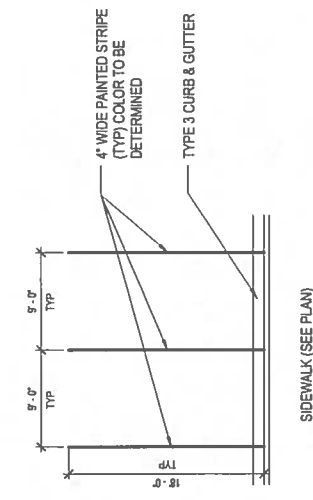
EXTR-SITE-SIGN-53_VAN ACCESSIBLE PARKING SIGN DETAIL
 12 DP-4 1" = 1'-0"



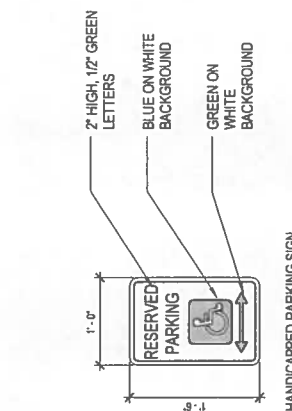
BIKE RACK DETAIL
 15 DP-4 1/2" = 1'-0"



EXTR-SITE-PARKING SPACE-PLAN-52_TYPICAL
 COMPACT PARKING STALL DETAIL
 4 DP-4 1/8" = 1'-0"

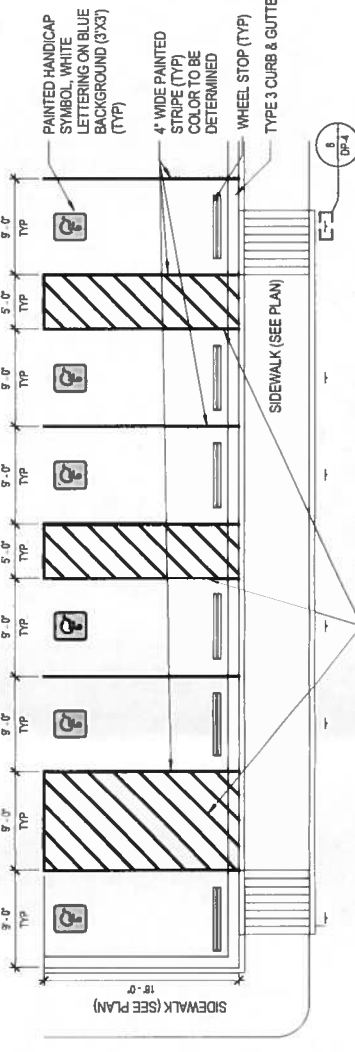


EXTR-SITE-PARKING SPACE-PLAN-51_TYPICAL
 PARKING STALL DETAIL
 7 DP-4 1/8" = 1'-0"

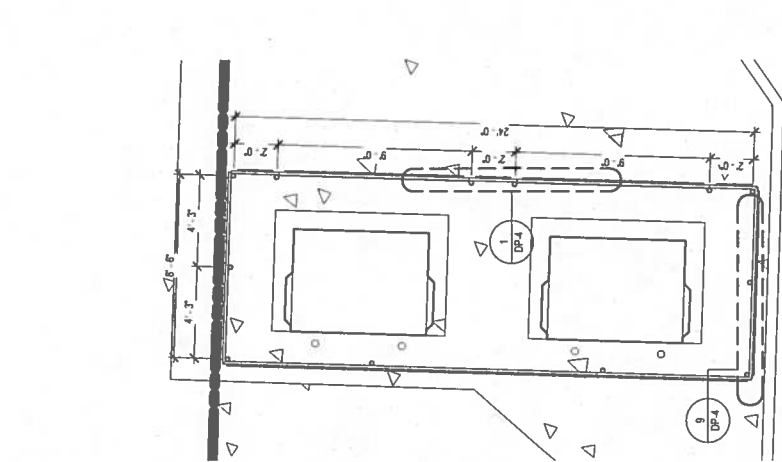


EXTR-SITE-SIGN-51_HANDICAPPED PARKING SIGN DETAIL
 11 DP-4 1" = 1'-0"

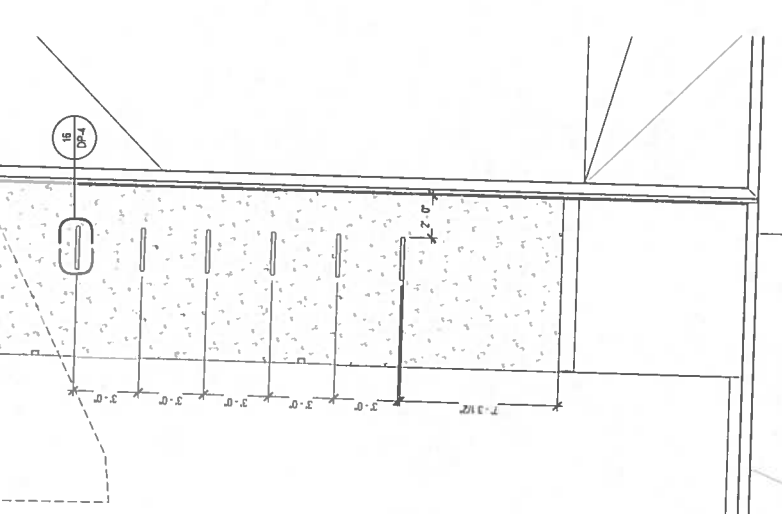
EXTR-SITE-GATE-ALUM-51_GATE ELEVATION DETAIL
 3 DP-4 1/2" = 1'-0"



EXTR-SITE-PARKING SPACE-PLAN-53_TYPICAL
 HANDICAPPED PARKING STALL DETAIL
 6 DP-4 1/8" = 1'-0"

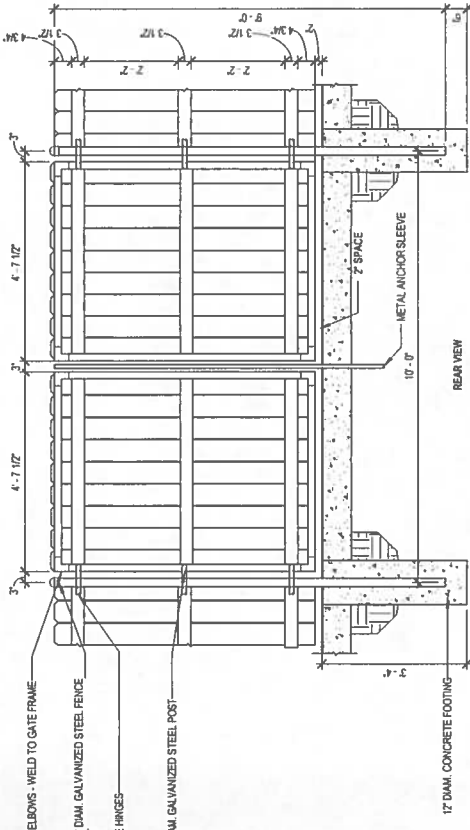


TRASH ENCLOSURE
 14 DP-4 1/4" = 1'-0"

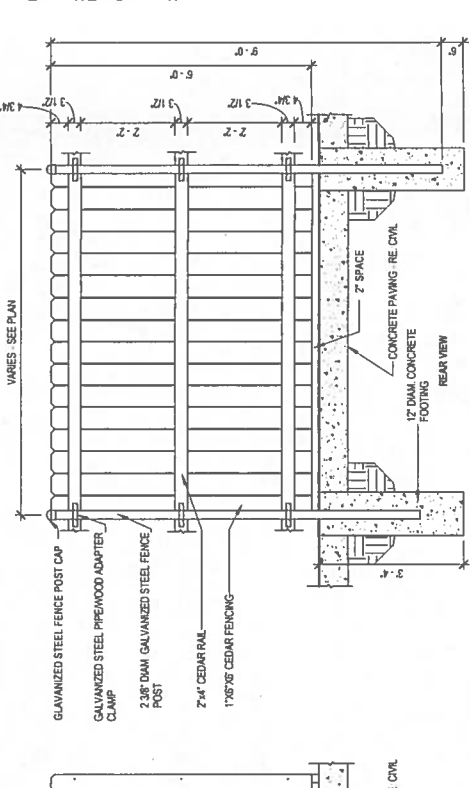


BIKE RACK
 18 DP-4 1/8" = 1'-0"

FIGURE 1 - Dev Plan



CEDAR FENCE GATE ELEVATION
 1 DP-4 1/2" = 1'-0"

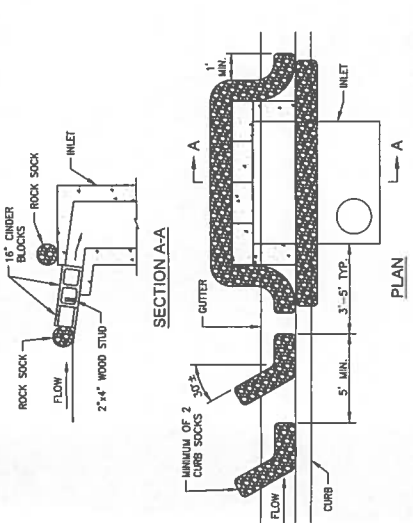


CEDAR FENCE ELEVATIONS
 3 DP-4 1/2" = 1'-0"

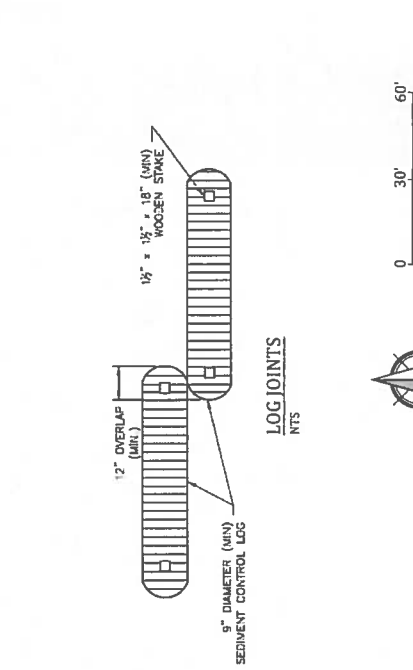
C:\Users\jehon\Documents\16031\16031 Helen Hunt Community Center
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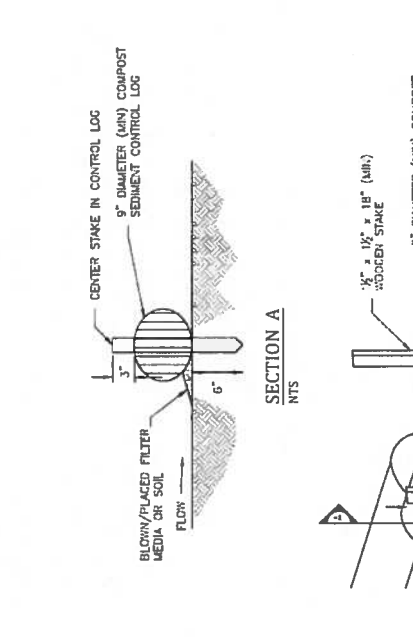
- GENERAL INSTALLATION REQUIREMENTS**
1. SEE PLAN VIEW FOR LOCATION OF INLET PROTECTION.
 2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS), IF A RAINFALL/RUNOFF EVENT IS FORECAST. INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
- INLET PROTECTION MAINTENANCE NOTES**
1. INSPECT BMP'S EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMP'S SHOULD BE PROMPTIVE, NOT REACTIVE. INSPECT BMP'S AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMP'S IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMP'S HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS. TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A MAINTENANCE OPERATOR SHOULD VISIT TO CHECK FOR OR REMOVE THE SEDIMENT. DISTURBED AREAS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
 5. INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.



ROCK SOCK INLET PROTECTION (S)
 NTS



LOG JOINTS
 NTS



SEDIMENT CONTROL LOG
 NTS

- SEDIMENT CONTROL LOG INSTALLATION NOTES**
1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.
 2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADE/REPAIR/MAINTENANCE ACTIVITIES.
 3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELISOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
 4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS.
 5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY 1/3 OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING. COMPOST LOGS THAT ARE 8 LB/FT DO NOT NEED TO BE TRENCHED.
 6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL OR FILTER MATERIAL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER OR BLOWN IN PLACE.
 7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY STAKING, STAKES SHALL BE PLACED ON CENTERS AND EMBEDDED TO A DEPTH OF 10 INCHES. STAKES SHALL BE PLACED ON THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED. COMPOST LOGS SHOULD BE STAKED 10' ON CENTER.

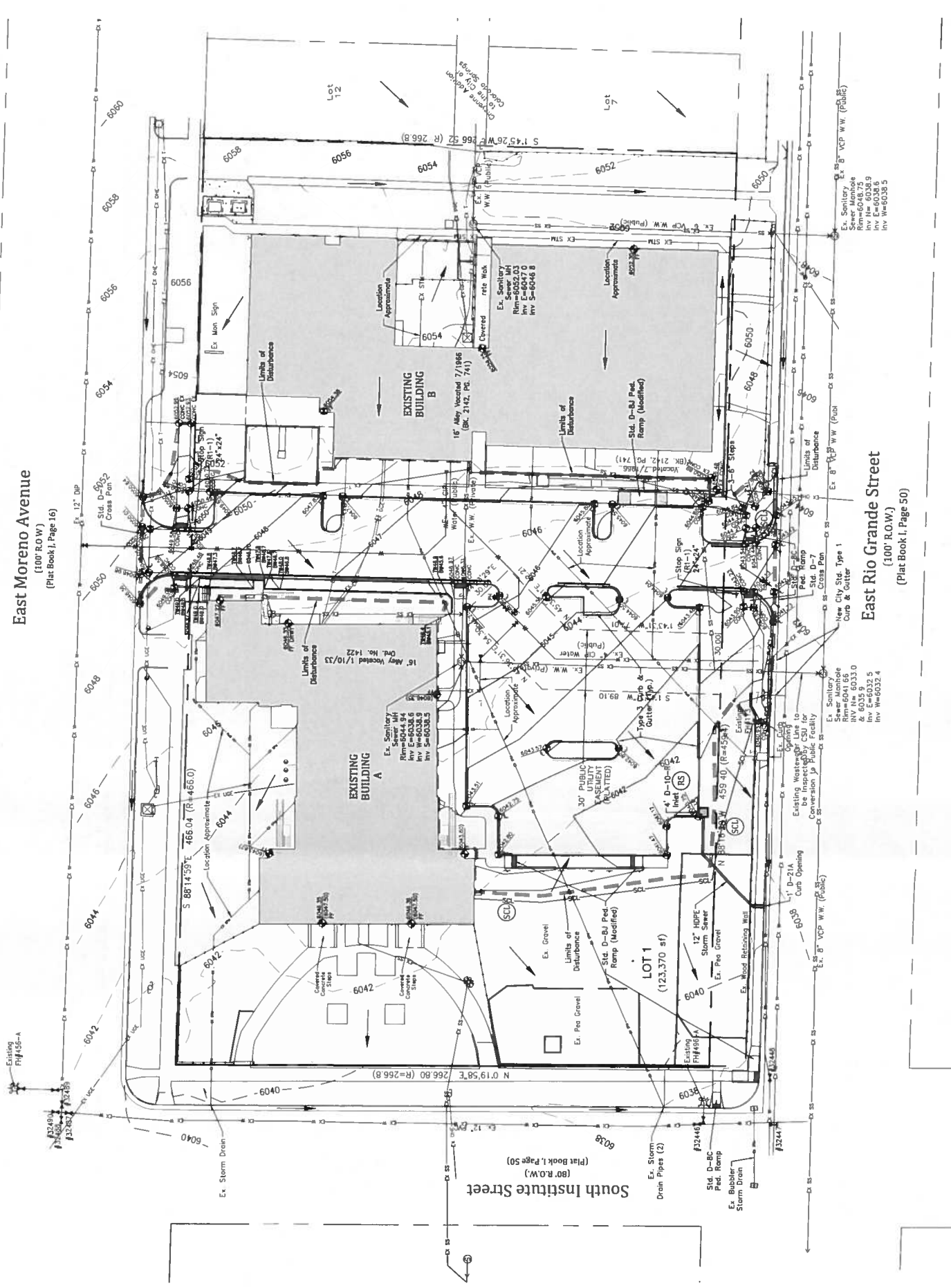
SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT BMP'S EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMP'S SHOULD BE PROMPTIVE, NOT REACTIVE. INSPECT BMP'S AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMP'S IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMP'S HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY 1/3 OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION/COMPOST FROM COMPOST LOGS MAY BE LEFT IN PLACE AS LONG AS BAGS ARE REMOVED AND THE AREA SEEDED. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

COMPOST SEDIMENT CONTROL LOG (WEIGHTED)
 NTS

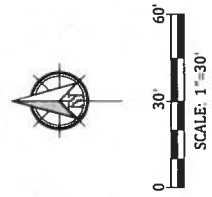
STANDARD GRADING, EROSION AND STORMWATER QUALITY CONTROL PLAN NOTES:

1. Any land disturbance by any Owner, Developer, Builder, Contractor, or other person shall comply with the Basic Grading, Erosion and Stormwater Quality Control Requirements and General Prohibitions noted in the *Drainage Criteria Manual* Volume I!
2. No clearing, grading, excavation, filling, or other land disturbing activities shall be permitted until signoff and acceptance of the Grading Plan and Erosion and Stormwater Quality Control Plan is received from ESDS.
3. The installation of the first level of temporary erosion control facilities and BMP's shall be installed and inspected prior to any earth disturbance operations taking place. Call City Stormwater Inspectors, 385-5980, 48 hours prior to construction.
4. Sediment (mud and dirt) transported onto a public road, regardless of the size of the site, shall be cleaned immediately.
5. Concrete wash water shall not be discharged to or allowed to runoff to State Waters, including any surface or subsurface storm drainage system or facilities.
6. Soil erosion measures for all slopes, channels, ditches, or any disturbed land area shall be completed within twenty-one (21) calendar days after final grading or final earth disturbance has been completed. Disturbed areas and stoops which are not at final grade but will remain dormant for longer than thirty (30) days shall be seeded. All areas of disturbed earth shall be seeded with turfgrass seed (40 lbs/1000 sq ft) or other suitable seed. All areas of disturbed earth shall be seeded. All temporary soil erosion control measures and BMP's shall be maintained until permanent soil erosion control measures are implemented.
7. The Grading and Erosion Control Plan will be subject to re-review and re-acceptance by ESDS should any of the following occur: grading does not commence within twelve (12) months of the City Engineer's acceptance of the plan, a change in property ownership, proposed development changes, or proposed grading revisions.
8. The plan shall not substantially change the depth of cover, or access existing utility lines. Acceptance of this plan does not constitute approval to grade or final earth disturbance has been completed. Disturbed areas and stoops which are not at final grade but will remain dormant for longer than thirty (30) days shall be seeded. All areas of disturbed earth shall be seeded with turfgrass seed (40 lbs/1000 sq ft) or other suitable seed. All areas of disturbed earth shall be seeded. All temporary soil erosion control measures and BMP's shall be maintained until permanent soil erosion control measures are implemented. The plan shall not increase or divert water towards utility facilities. Any changes to existing utility facilities to accommodate the plan must be approved by the affected utility owner prior to implementing the plan. The cost to relocate or protect existing utilities or to provide interim access is the applicant's expense.

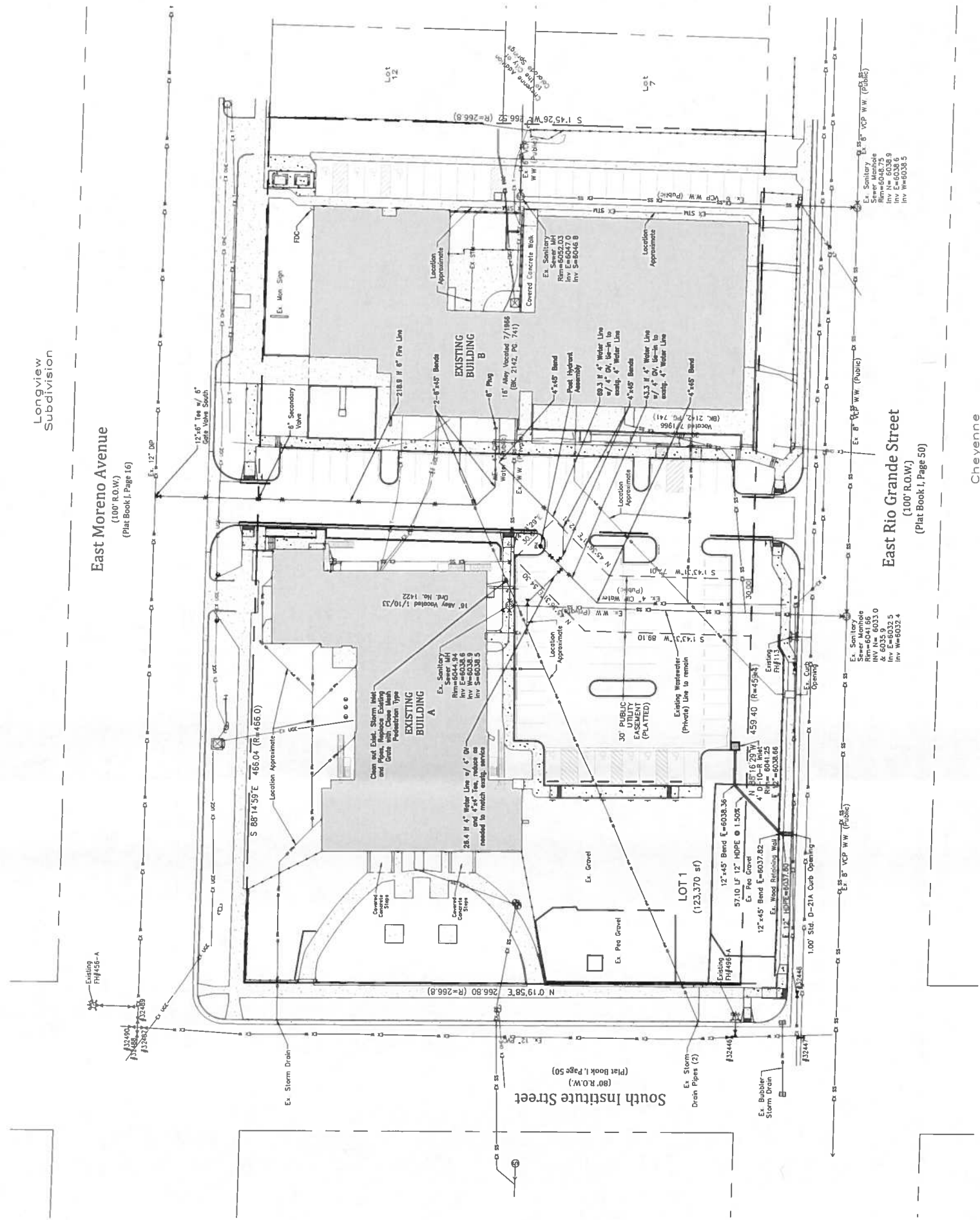


Longview
 Subdivision

FIGURE 1 - Dev Plan



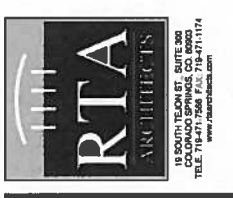
NOTE:
 Existing underground roof drain locations are approximate and are based on the best available information. Contractor shall field verify existing underground utilities to protect all existing underground utilities.



GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

1. Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan: Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of all water, wastewater, electric, and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan.
2. Property Owner(s) ("Owner") acknowledge that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan ("Property") shall be in accordance with all applicable codes and regulations. Springs Utilities Line Extension and Service Standards ("Standards"), tariffs, Colorado Springs City Code, regulations, and policies, and Pikes Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.
3. Owner acknowledges responsibility for the costs of extension or utility system improvements that Springs Utilities determines necessary to provide utility services to the Property or to ensure timely development of integrated utility systems serving the Property and areas outside the Property (including the costs to design and install water systems, wastewater collection systems and any gas systems) and to provide utility services to the Property. Owner shall execute a cost Recovery Agreement as provided in Utilities Rules and Regulations.
4. Springs Utilities utility services are available on a "first-come, first served" basis, and therefore no specific allocations or amounts of utility services, facilities, capacities or supplies are reserved for the Owner, and Springs Utilities makes no commitment as to the availability of any utility service until such time as an application permanent service is approved by Springs Utilities.
5. The relocation or alteration of any existing utility facilities within the Property will be at the Owner's sole cost and expense. If Springs Utilities determines that Owner's relocation or alteration requires new or updated easements, Owner shall convey those easements prior to relocating or altering the existing utility facilities.
6. Owner shall dedicate by plat and/or convey by recorded document, all property interests necessary to serve the Property or to ensure development of an integrated utility system. All easements granted by separate instrument shall utilize Springs Utilities' then-current Permanent Easement Agreement form.
7. The water system facilities must meet the Springs Utilities criteria for water quality, reliability and pressure, including looping requirements (see Springs Utilities Water Line Extension and Service Standards).
8. Owner recognizes that the extension of water system facilities may affect the quality of water in the Springs Utilities water system. When water quality is affected, Owner acknowledges responsibility for any costs that Springs Utilities determines necessary in order to maintain water quality in its system as a result of Owner's water system extensions. Owner may be required to submit a Water Quality Plan for the project.
9. Owner must contact Springs Utilities Field Engineering to determine the location of all existing underground utility lines and to ensure that all existing utility gas service-line pressures in excess of Springs Utilities standard gas system pressure. (Contact Field Engineering North 668-4985 or South 668-5564).
10. It shall not be permissible for any person to modify the grade of the earth within any Springs Utilities easement or rights of way without the written approval of Springs Utilities. Improvements, structures and trees shall not be located within utility easements, shall not violate National Electric Safety Code (NESC) requirements, and shall not impair access to maintain utility facilities.
11. Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards; and if there are any conflicts between any approved drawings and any provision of Standards or the City Code, then the Standards or City Code shall apply. Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of the City of Colorado Springs or Springs Utilities to adopt or alter the Standards or the City Code, or to amend the Standards which change any of the provisions of the Standards so long as these apply to the City generally and are in accord with the then-current tariffs, rates, and policies of Springs Utilities.

FIGURE 1 - Dev Plan



THOMAS THOMAS
 Landscape Architect
 514 West 13th, Suite 1000
 Colorado Springs, CO 80903
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PLANT LIST:

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	KEY	HEIGHT	WIDTH	SIZE	NOTES
	TA	6	Tilia Americana	American Linden	4S	50-75'	25-30'	2.0' Caliper	B&B
	TC	5	Tilia Cordata	Littledleaf Linden	4S	30-50'	15-20'	2.0' Caliper	B&B
	GT	6	Quercus ilicifolia	Shademaster Honeylocust	4SA	40-50'	30-40'	2.5' Caliper	B&B

EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	KEY	HEIGHT	WIDTH	SIZE	NOTES
	JS	2	Juniperus scopulorum	Rocky Mountain Juniper	1250780	20-30'	8-12'	5' Galton	Container

SIGNATURE TREES: 19
 TOTAL NUMBER OF TREES: 19
 = 100% SIGNATURE TREES

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	KEY	HEIGHT	WIDTH	SIZE	NOTES
	AC	4	Amaranthus caudatus	Sarracenia 'Shadebow'	49785	15-20'	5-20'	6'	B&B
	JSB	5	Prunus mugo 'Big Tuna'	Big Tuna Mugo	12500	8-8'	5-6'	5' Galton	Container
	POD	5	Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	5685A	8-8'	6-8'	5' Galton	Container
	PK	17	Prunus mugo 'Stowmound'	Stowmound Mugo Pine	12580	3-5'	5-7'	5' Galton	Container
	PNW	25	Prunus mugo 'White Bud'	White Bud Mugo Pine	12580	2-3'	3-4'	5' Galton	Container
	RT	15	Rhus trilobata	Three Leaf Sumac	23450DA	3-6'	3-6'	5' Galton	Container
	PO	34	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	5685A	3-5'	3-5'	5' Galton	Container
	CCB	74	Caryopteris - clandonensis 'Blue Hat'	Blue Hat Spirea	1235A	2-3'	2-3'	5' Galton	Container

SIGNATURE SHRUBS: 179
 TOTAL NUMBER OF SHRUBS: 179
 = 100% SIGNATURE SHRUBS

GRASS/PERENNIAL	CODE	QTY	BOTANICAL NAME	COMMON NAME	KEY	HEIGHT	WIDTH	SIZE	NOTES
	HS	30	Helleborich sempervirens	Blue Oat Grass	1235D	2-3'	18-24"	1' Galton	Container
	HH	27	Heuchera Harvest Burgundy	Harvest Burgundy Coral Bells	?	1-2'	15-18"	1' Galton	Container
	EP	100	Echinacea purpurea 'Magnus Superior'	Magnus Superior Coneflower	?	2-3'	18-24"	1' Galton	Container
	CA	89	Coreopsis sulcata 'Zanyg'	Fluted Coreopsis	?	12-15"	12-15"	4" Pots	Container

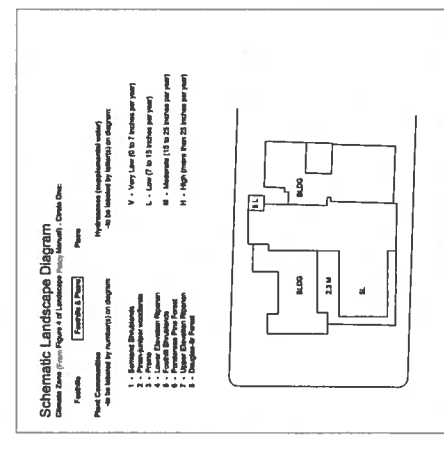
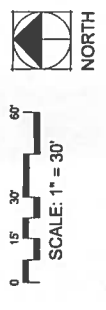
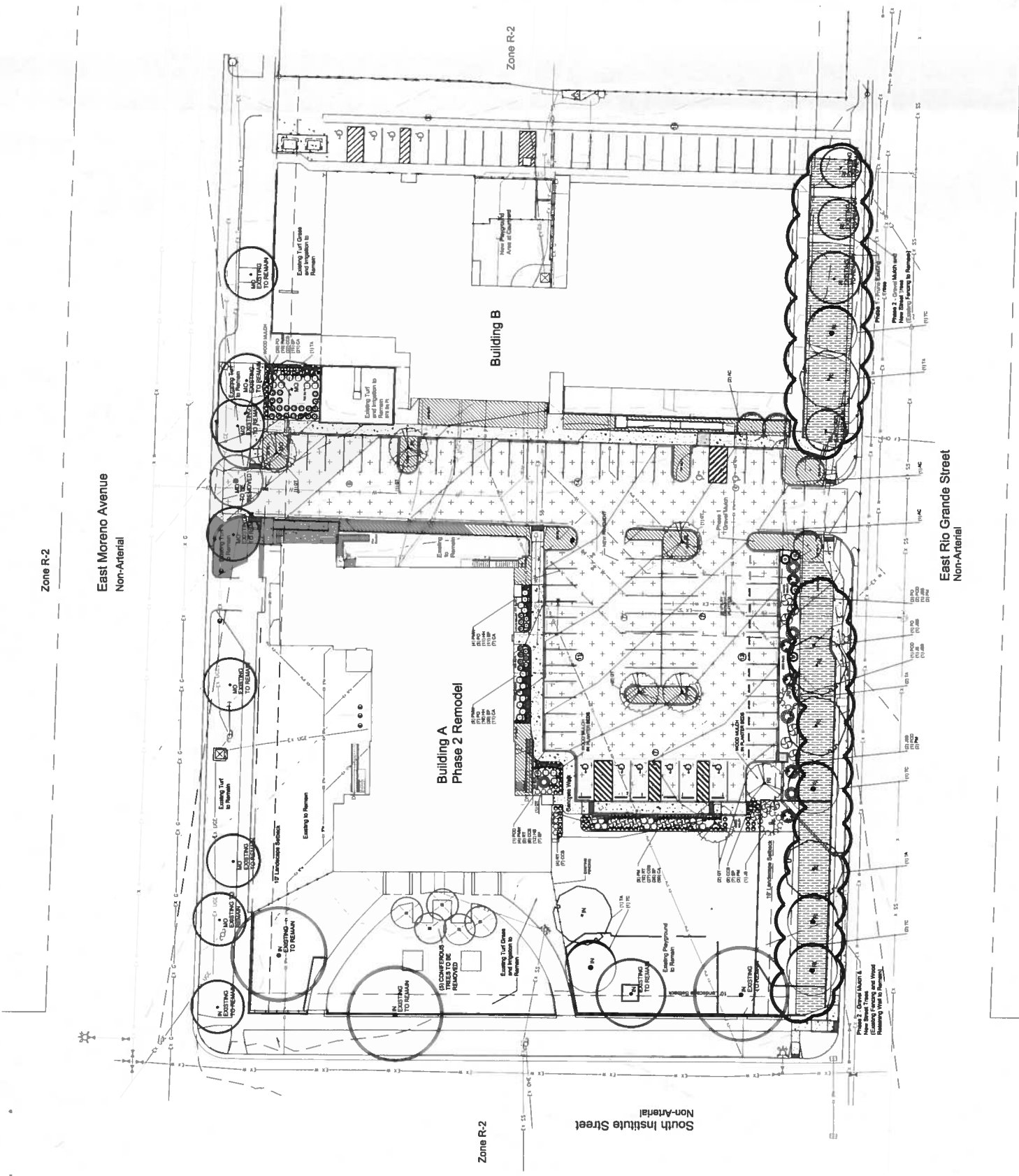
LANDSCAPE PLAN DATA:

LANDSCAPE SETBACKS:

STREET NAME OR ZONE BOUNDARY	E MORENO AVE	S. INSTITUTE ST	E RIO GRANDE	EAST ALLEY
ZONE DISTRICT BOUNDARY	NO	NO	NO	YES
STREET CLASSIFICATION	NON ARTERIAL	NON ARTERIAL	NON ARTERIAL	NON ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	10' / 10'	10' / 10'	10' / 10'	0' / 0'
LINEAR FOOTAGE:	466.04	266.80	459.40	266.82
TREEFEET REQUIRED:	1' / 30'	1' / 30'	1' / 30'	1' / 30'
NUMBER OF TREES REQUIRED/PROVIDED:	16 / 9	9 / 7	16 / 11	7 / 4
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	30 / 30	0 / 0	30 / 30	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	20 / 22	0 / 0	40 / 40	0 / 0
PLANT ABBREVIATION DENOTED ON PLAN:	MO	IN	RI	EA
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/00%	75%/00%	75%/00%	75%/00%

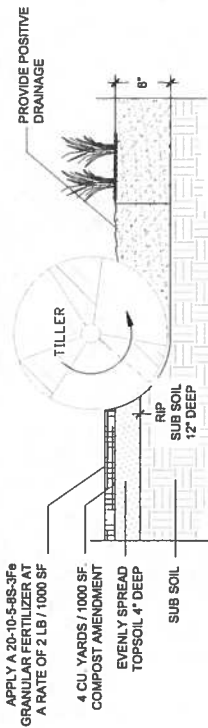
MOTOR VEHICLE LOTS:

NUMBER OF VEHICLE SPACES PROVIDED:	SHADE TREES 1 PER 15 SPACES REQ./PROV.	VEHICLE LOT FRONTAGES:	LENGTH OF FRONTAGE:	LENGTH OF SCREENING OR BERM PROVIDED:	MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN TREES REQ./PROV.	VEHICLE LOT PLANT ABBREVIATED ON PLAN:	% GROUND PLANE VEG. REQUIRED/PROVIDED:
69	5 / 5	NA	NA	NA	NA	NA	PL	75% / XX%
		NORTH SIDE:	WEST SIDE:	SOUTH SIDE:	EAST SIDE:			
		NA	NA	105'	NA			
		NA	NA	70'	NA			
		NA	NA	85'	NA			
		NA	NA	50% / 50%	NA			



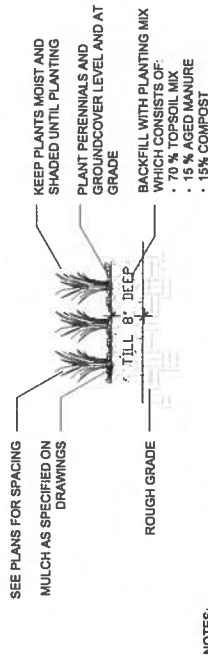
- NOTES:**
- IRRIGATION WILL BE TIED INTO THE EXISTING SYSTEM. NEW IRRIGATION WILL BE A DRIP SYSTEM TO ALL NEW PLANTER BEDS AND TO TREES LOCATED OUTSIDE OF SPRAY IRRIGATED TURF AREAS. OVERALL, THE IRRIGATION SYSTEM RETROFIT WILL BE DESIGN BUILT TO INCLUDE TREES THAT ARE NOT OTHERWISE GETTING WATER.
 - INTERIOR LANDSCAPE STANDARDS ARE NO APPLICABLE FOR THIS INFILL PROJECT.
 - PHASE 2 - LANDSCAPE NOTES TO BE INSTALLED WITH THE COMPLETION OF BUILDING A, PHASE 2 REMODEL.
- SOILS:**
- PER THE COLORADO SPRINGS GENERAL VEGETATION AND SOIL ASSOCIATION MAP, THE SITE CONSISTS OF SANDY PLAINS.
 - A SOIL ANALYSIS WITH RECOMMENDATIONS FOR SOIL AMENDMENTS AND FERTILIZERS WILL BE COMPLETED WITH THE FINAL LANDSCAPE PLAN SUBMITTAL PACKAGE.

FIGURE 1 - Dev Plan



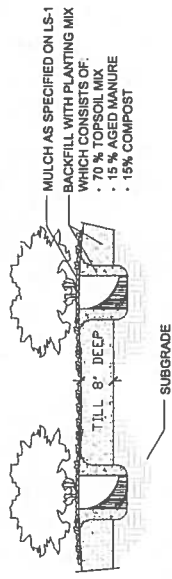
- NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
 2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
 3. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 4. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
 5. FINISH GRADE FOR ALL PLANTING BEDS ALONG WALKS OR CURBS SHOULD BE 3" LOWER THAN THE SURFACE.

A SOIL PREP- FOR PLANTING BED AREAS
001 N.T.S.



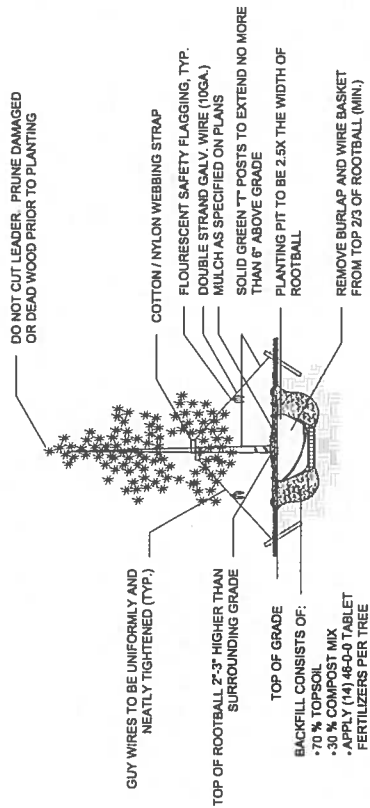
- NOTES:
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL.
 2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

B GRASS & PERENNIAL DETAIL
001 N.T.S.

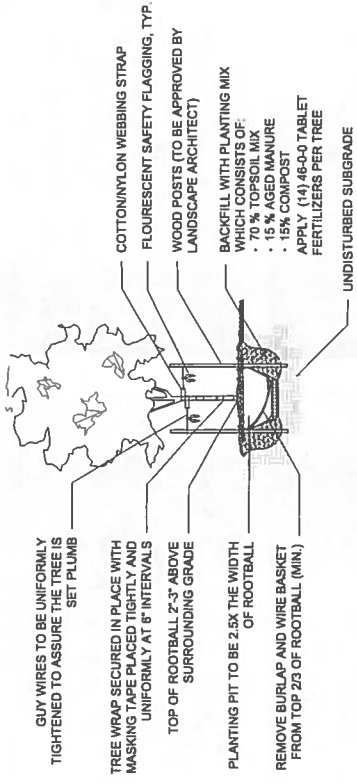


- NOTES:
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
 2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

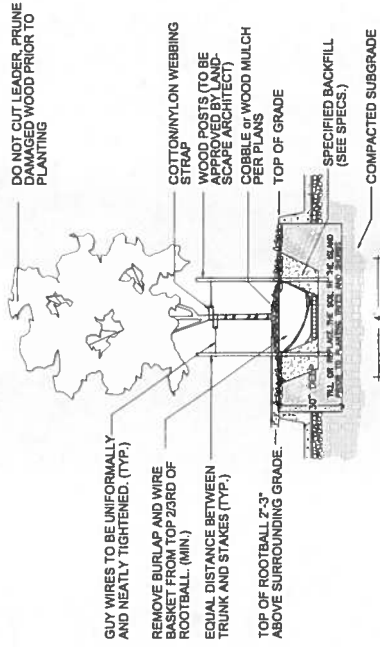
C SHRUB DETAIL
001 N.T.S.



D EVERGREEN TREE DETAIL
001 N.T.S.

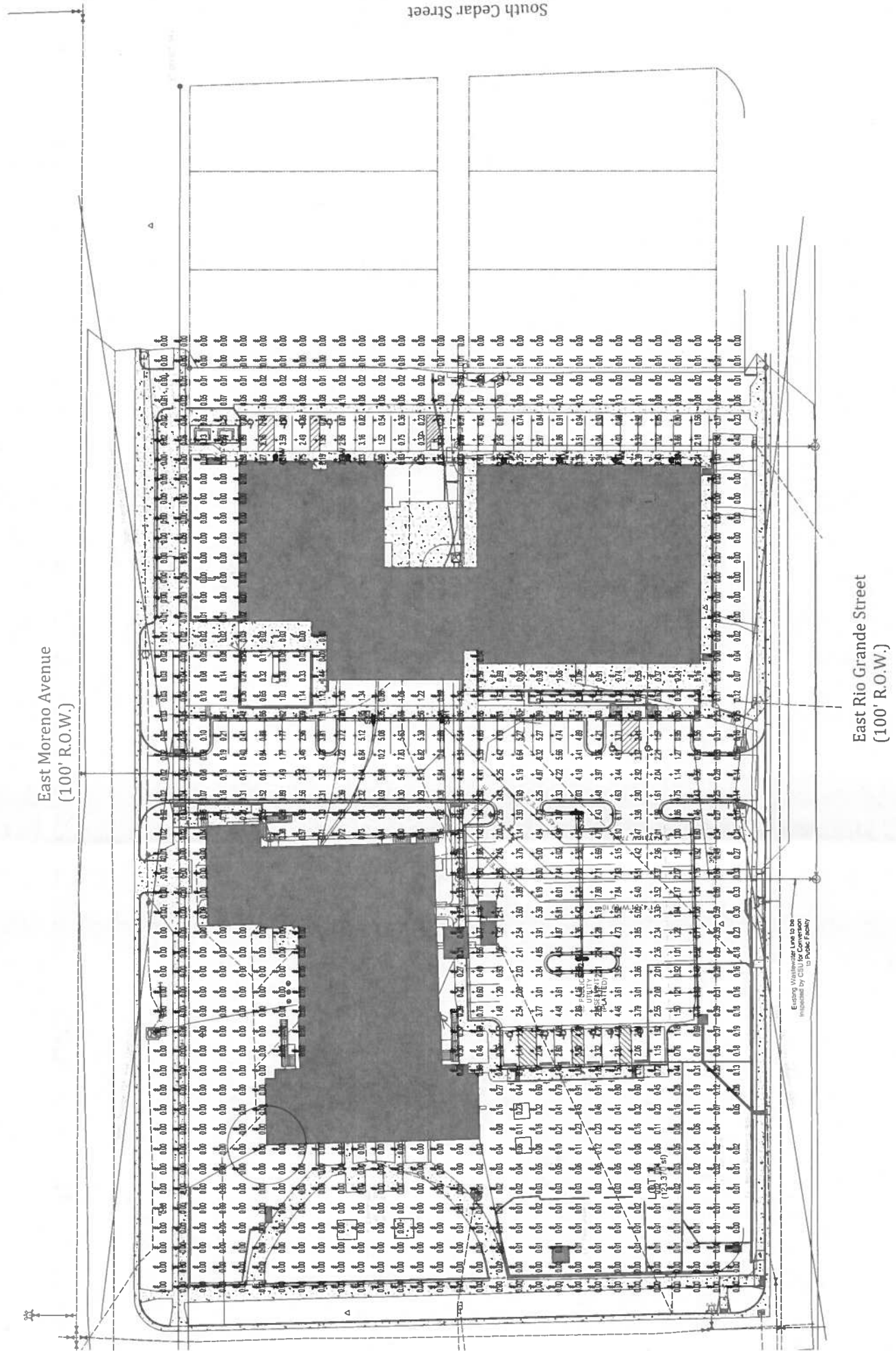


E DECIDUOUS TREE DETAIL
001 N.T.S.

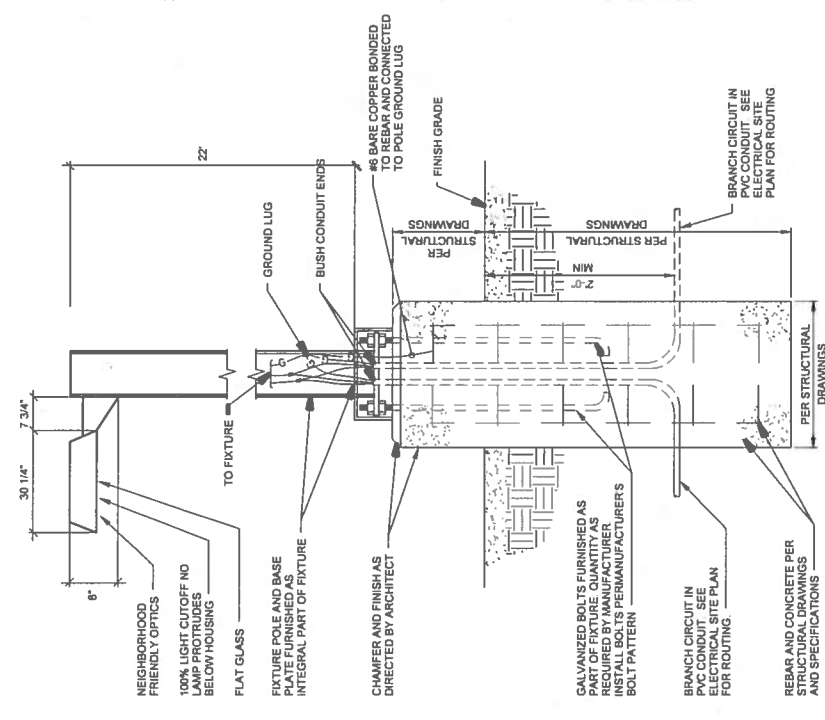


F PARKING LOT ISLAND TREE DETAIL
001 N.T.S.

FIGURE 1 - Dev Plan



1 SITE PHOTOMETRIC PLAN
DP-9 1" = 30'-0"



2 EXTERIOR LUMINAIRE POLE CONNECTION DETAIL - TYPE S31
DP-9 N.T.S.

SITE LUMINAIRE SCHEDULE								
TYPE	DESCRIPTION	VOLTS	MOUNTING	LAMPS	BALLAST TYPE	EM/BAT	PK	MANUFACTURER/MODEL
F1W	COMPACT LED WALL PACK	120V	WALL SURFACE	LED	HUBBELL #LNC2-12L-U-4K-3-FINISH-BBU	NONE		
S31	SINGLE HEAD LED, PICO PRISM TECHNOLOGY	120V	POLE 22'-0"	LED 4200K 22279 LUMENS	INTEGRAL ELECTRONIC LED DRIVER	NONE		KIM #ALT3-P70-120L-4K-UVRSS 22
S32	DOUBLE HEAD LED, PICO PRISM TECHNOLOGY	120V	POLE 22'-0"	LED 4200K 22279 LUMENS	INTEGRAL ELECTRONIC LED DRIVER	NONE		KIM #2SB-ALT3-P70-120L-4K-UVRSS 22

FIGURE 1 - Dev Plan