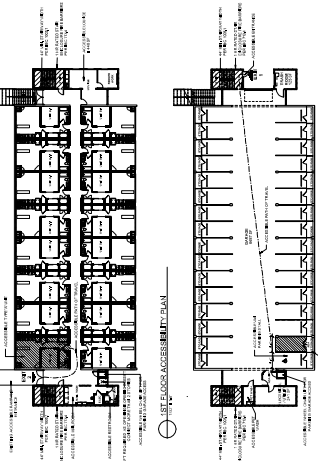


PARKSIDE 32

A REPLAT OF A PORTION OF BLOCK 1, SMARTT'S SUBMISSION 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



INTERIOR PARKING LAYOUT:



BIKE LOOP

TYPICAL HANDICAP PARKING DETAIL

ACCESSIBLE REARAGE DETAIL

ACCESSIBLE REARAGE DETAIL

ACCESSIBLE REARAGE DETAIL

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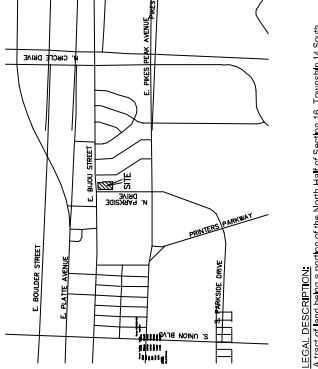
ACCESSIBLE REARAGE DETAIL

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ACCESSIBLE REARAGE DETAIL

ACCESSIBLE REARAGE DETAIL



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, SMARTT'S SUBMISSION NO. 5, (Plat Book 2, Page 58), El Paso County, Colorado (records) as SUBDIVISION NO. 5, (Plat Book 2, Page 58), El Paso County, Colorado (records), more particularly described as follows:

Block 1, of the Northwest corner of Lot 1, DOCTORS HOSPITAL SUBMISSION (Plat Book East, Page 143, said record); thence 00°00'00" along the Northern extension of the Western line of said Lot 1, said line also being the Eastern high-way line of N. Parkside Drive (80' Public R.O.W.) as described by document Book 1091, Page 125, said record; thence 180°00'00" along said E. Bijou Street, Southern high-way line of said Block 1, 2,200 feet parallel with and perpendicular to the Southern line of said Lot 1, Block 1, 2,200 feet; thence S80°00'00" along a line that is 12.00 feet parallel with and perpendicular to the Southern line of said Lot 1, Block 1, 68.00 feet; thence N00°00'00" along the Northern line of said DOCTORS HOSPITAL SUBMISSION, Lot 1, 147.00 feet to the Northern line of said DOCTORS HOSPITAL SUBMISSION, Lot 1, 147.00 feet to the Point of Beginning and the remaining part of this description;

Containing 0.734 acres, more or less.

NOTES:

1. RECORD STATEMENT: The information herein is based on the information submitted to the City of Colorado Springs on December 7, 2018. It is the responsibility of the applicant to ensure that the information submitted is true and correct.
2. THE CITY OF COLORADO SPRINGS SHALL HAVE THE RIGHT TO REVIEW AND APPROVE ALL PLANS AND SPECIFICATIONS SUBMITTED FOR THIS PROJECT.
3. ALL UTILITIES SHOWN SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO VERIFY AND MARK PRIOR TO CONSTRUCTION.
4. ALL UTILITIES SHALL BE DEEPENED AND REPAIRED AS NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT.
5. ALL UTILITIES SHALL BE DEEPENED AND REPAIRED AS NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT.
6. ALL UTILITIES SHALL BE DEEPENED AND REPAIRED AS NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT.
7. ALL UTILITIES SHALL BE DEEPENED AND REPAIRED AS NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT.
8. ALL UTILITIES SHALL BE DEEPENED AND REPAIRED AS NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT.
9. ALL UTILITIES SHALL BE DEEPENED AND REPAIRED AS NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT.
10. ALL UTILITIES SHALL BE DEEPENED AND REPAIRED AS NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT.

OWNER'S RESPONSIBILITIES:

1. THE CITY OF COLORADO SPRINGS IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
2. THE CITY OF COLORADO SPRINGS IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
3. THE CITY OF COLORADO SPRINGS IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
4. THE CITY OF COLORADO SPRINGS IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
5. THE CITY OF COLORADO SPRINGS IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
6. THE CITY OF COLORADO SPRINGS IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
7. THE CITY OF COLORADO SPRINGS IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
8. THE CITY OF COLORADO SPRINGS IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
9. THE CITY OF COLORADO SPRINGS IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
10. THE CITY OF COLORADO SPRINGS IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

PARKING:

Size	150 sq. ft.
Rate	1.50 per hour
Minimum	15 minutes
Maximum	48 hours
Permitted	24 hours (24-hour, 24-hour, 24-hour)

OWNERS:

Company: Windows Left Stand LLC
 Name: Windows Left Stand LLC
 Address: 12370 Dinkels Gate Dale
 City/State: Castle Rock, CO 80108
 Phone No: [Redacted]

PLANNING:

1295 N. Parkside Drive
 Colorado Springs, Colorado 80903

ARCHITECTURE & PLANNING:

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

STRUCTURE:

Multi-Family Residential
 1295 N. Parkside Drive
 Colorado Springs, Colorado 80903

METALS:

1 of 4
 Site Plan

CONTRACT:

City of Colorado Springs, Colorado
 22-00888



YOW ARCHITECTS PC
 ARCHITECTURE & PLANNING
 115 S. Weber
 Colorado Springs, Colorado 80903
 475-8133

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

DATE: 07/27/2021
 DRAWN BY: J. WILSON
 CHECKED BY: J. WILSON
 PROJECT NO: 21-00868

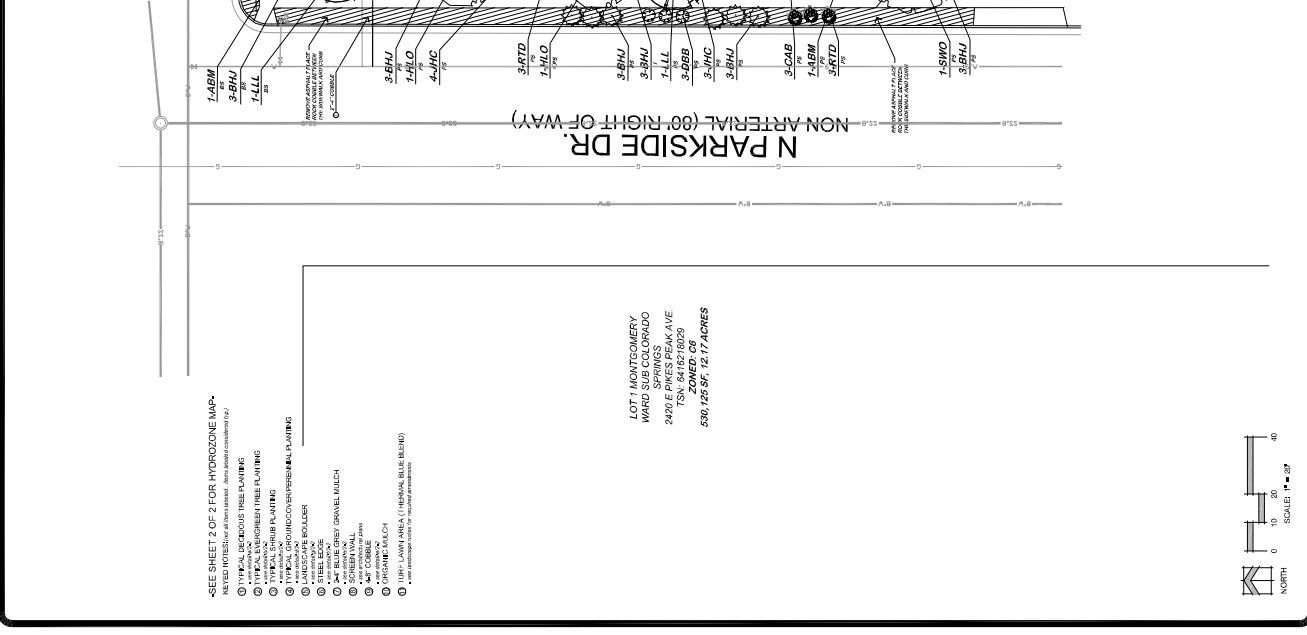
2 of 4
 FINAL LANDSCAPE PLAN

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

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



LOT 1 MONTGOMERY WARD SUB COLORADO SPRINGS 2420 E. PARKSIDE AVE TSN: 6418218029 ZONED: OC 530, 226 SF, 12.17 ACRES

LOT 2 EXCEPT WESTERLY 12.0 FT. SOUTHERLY 2.0 FEET OF EASTERLY 115.0 FT. OF LOT 1 BLOCK 1 BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 126 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,327 SF, 0.168 ACRES

LOT 3 BLOCK 1 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 122 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,339 SF, 0.168 ACRES

LOT 4 BLOCK 1 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 118 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,346 SF, 0.168 ACRES

LOT 1 DOCTORS HOSPITAL SUB 111 N. PARKSIDE DR TSN: 641617030 ZONED: OC 14,203 SF, 0.333 ACRES

LOT 1, 2 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 3 BLOCK 1 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 124 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,332 SF, 0.168 ACRES

LOT 4 BLOCK 1 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 5 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 6 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 7 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 8 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 9 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 10 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 11 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 12 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 13 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 14 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 15 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 16 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 17 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 18 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 19 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 20 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 21 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 22 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 23 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 24 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 25 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 26 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 27 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 28 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 29 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 30 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 31 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 32 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 33 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 34 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 35 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 36 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 37 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 38 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 39 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 40 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 41 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 42 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 43 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 44 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 45 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 46 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 47 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 48 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 49 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

LOT 50 EXCEPT WESTERLY 12 FEET THEREOF BLOCKS 1, 2, 3, 4, 11 SMARTT'S SUB NO. 5 120 LAWRENCE AVE TSN: 641617023 ZONED: R1-6 7,340 SF, 0.168 ACRES

<SEE SHEET 2 OF 2 FOR HYDROZONE MAP>
 RELEVANT NOTES: Show all trees listed below (except those in boldface)

1. TREES TO BE REMOVED (INDICATED BY AN 'X')

2. TREES TO BE MAINTAINED (INDICATED BY A 'C')

3. TREES TO BE PLANTED (INDICATED BY A 'P')

4. TREES TO BE MAINTAINED (INDICATED BY A 'C')

5. TREES TO BE PLANTED (INDICATED BY A 'P')

6. TREES TO BE MAINTAINED (INDICATED BY A 'C')

7. TREES TO BE PLANTED (INDICATED BY A 'P')

8. TREES TO BE MAINTAINED (INDICATED BY A 'C')

9. TREES TO BE PLANTED (INDICATED BY A 'P')

10. TREES TO BE MAINTAINED (INDICATED BY A 'C')

11. TREES TO BE PLANTED (INDICATED BY A 'P')

12. TREES TO BE MAINTAINED (INDICATED BY A 'C')

13. TREES TO BE PLANTED (INDICATED BY A 'P')

14. TREES TO BE MAINTAINED (INDICATED BY A 'C')

15. TREES TO BE PLANTED (INDICATED BY A 'P')

16. TREES TO BE MAINTAINED (INDICATED BY A 'C')

17. TREES TO BE PLANTED (INDICATED BY A 'P')

18. TREES TO BE MAINTAINED (INDICATED BY A 'C')

19. TREES TO BE PLANTED (INDICATED BY A 'P')

20. TREES TO BE MAINTAINED (INDICATED BY A 'C')

21. TREES TO BE PLANTED (INDICATED BY A 'P')

22. TREES TO BE MAINTAINED (INDICATED BY A 'C')

23. TREES TO BE PLANTED (INDICATED BY A 'P')

24. TREES TO BE MAINTAINED (INDICATED BY A 'C')

25. TREES TO BE PLANTED (INDICATED BY A 'P')

26. TREES TO BE MAINTAINED (INDICATED BY A 'C')

27. TREES TO BE PLANTED (INDICATED BY A 'P')

28. TREES TO BE MAINTAINED (INDICATED BY A 'C')

29. TREES TO BE PLANTED (INDICATED BY A 'P')

30. TREES TO BE MAINTAINED (INDICATED BY A 'C')

31. TREES TO BE PLANTED (INDICATED BY A 'P')

32. TREES TO BE MAINTAINED (INDICATED BY A 'C')

33. TREES TO BE PLANTED (INDICATED BY A 'P')

34. TREES TO BE MAINTAINED (INDICATED BY A 'C')

35. TREES TO BE PLANTED (INDICATED BY A 'P')

36. TREES TO BE MAINTAINED (INDICATED BY A 'C')

37. TREES TO BE PLANTED (INDICATED BY A 'P')

38. TREES TO BE MAINTAINED (INDICATED BY A 'C')

39. TREES TO BE PLANTED (INDICATED BY A 'P')

40. TREES TO BE MAINTAINED (INDICATED BY A 'C')

41. TREES TO BE PLANTED (INDICATED BY A 'P')

42. TREES TO BE MAINTAINED (INDICATED BY A 'C')

43. TREES TO BE PLANTED (INDICATED BY A 'P')

44. TREES TO BE MAINTAINED (INDICATED BY A 'C')

45. TREES TO BE PLANTED (INDICATED BY A 'P')

46. TREES TO BE MAINTAINED (INDICATED BY A 'C')

47. TREES TO BE PLANTED (INDICATED BY A 'P')

48. TREES TO BE MAINTAINED (INDICATED BY A 'C')

49. TREES TO BE PLANTED (INDICATED BY A 'P')

50. TREES TO BE MAINTAINED (INDICATED BY A 'C')

51. TREES TO BE PLANTED (INDICATED BY A 'P')

52. TREES TO BE MAINTAINED (INDICATED BY A 'C')

53. TREES TO BE PLANTED (INDICATED BY A 'P')

OWNER INFO
 company: Websters Land Stands LLC
 name: Websters Land Stands LLC
 address: 12479 Dunderberg Gas Drive
 phone no: Castle Rock, CO 80108

SCALE: 1" = 20'

NORTH

0 10 20 40

SCALE: 1" = 20'

dwg file no: CPC-DP-22-008689



YOW ARCHITECTS PC
ARCHITECTS & PLANNING
115 S. Weber
Colorado Springs, Colorado
715-531-8133

Project: 195 N. Parkside Drive
Location: Colorado Springs, Colorado 80903
Scale: 1/8" = 1'-0"

Project: 195 N. Parkside Drive
Location: Colorado Springs, Colorado 80903
Scale: 1/8" = 1'-0"

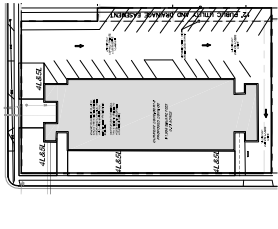
Project: 195 N. Parkside Drive
Location: Colorado Springs, Colorado 80903
Scale: 1/8" = 1'-0"

Project: 195 N. Parkside Drive
Location: Colorado Springs, Colorado 80903
Scale: 1/8" = 1'-0"

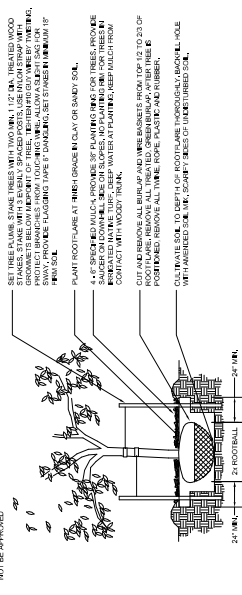
SCHEMATIC LANDSCAPE DIAGRAM



HYDROZONE MAP

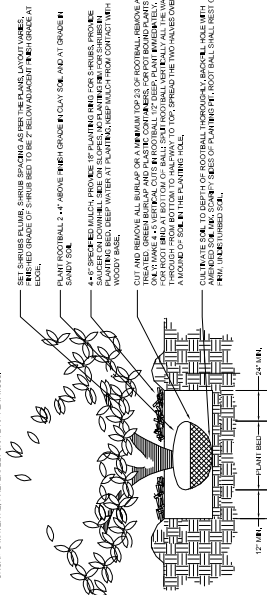


- NOTES:**
- DO NOT REMOVE OR CUT LEAVES.
 - REMOVE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REPAIR DAMAGE TO EXISTING SURFACES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS WATERED AND SHADDED UNTIL PLANTING.
 - AVOID FULL PLANTING IF POSSIBLE. SOIL FROM PLANTING PIT AND 50% GRADE MATERIAL, PREFERABLY CONCRETE PAVEMENT.



1 DECIDUOUS TREE PLANTING DETAIL

- NOTES:**
- REMOVE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - DO NOT REMOVE LEAVES FOR AT LEAST ONE GROWING SEASON.
 - AVOID FULL PLANTING IF POSSIBLE.
 - ORGANIC MATERIAL, PREFERABLY CONCRETE PAVEMENT.



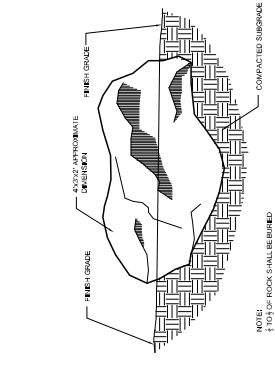
2 EVERGREEN TREE PLANTING DETAIL

- NOTES:**
- DO NOT REMOVE OR CUT LEAVES.
 - REMOVE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS WATERED AND SHADDED UNTIL PLANTING.
 - AVOID FULL PLANTING IF POSSIBLE. SOIL FROM PLANTING PIT AND 50% GRADE MATERIAL, PREFERABLY CONCRETE PAVEMENT.

3 PERENNIAL/GROUND COVER PLANTING DETAIL

- NOTES:**
- DO NOT REMOVE OR CUT LEAVES.
 - REMOVE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS WATERED AND SHADDED UNTIL PLANTING.
 - AVOID FULL PLANTING IF POSSIBLE. SOIL FROM PLANTING PIT AND 50% GRADE MATERIAL, PREFERABLY CONCRETE PAVEMENT.

4 SHRUB PLANTING DETAIL



- NOTES:**
- 1 TO 1 1/2" DEPTH OF ROCK SHALL BE BERRIED

5 LANDSCAPE BOULDER

- NOTES:**
- 1 TO 1 1/2" DEPTH OF ROCK SHALL BE BERRIED

6 STEEL EDGE DETAIL



7 TYP. PARKING LOT ISLAND



GENERAL LANDSCAPE NOTES:

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE IRRIGATION SCHEDULE AND WATERING REQUIREMENTS. PLANTING SHALL BE COMPLETED PRIOR TO THE START OF THE GROWING SEASON.

2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE IRRIGATION SCHEDULE AND WATERING REQUIREMENTS. PLANTING SHALL BE COMPLETED PRIOR TO THE START OF THE GROWING SEASON.

3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE IRRIGATION SCHEDULE AND WATERING REQUIREMENTS. PLANTING SHALL BE COMPLETED PRIOR TO THE START OF THE GROWING SEASON.

IRRIGATION NOTES:

1. ALL IRRIGATION SHALL BE DONE IN ACCORDANCE WITH THE IRRIGATION SCHEDULE AND WATERING REQUIREMENTS. IRRIGATION SHALL BE COMPLETED PRIOR TO THE START OF THE GROWING SEASON.

2. ALL IRRIGATION SHALL BE DONE IN ACCORDANCE WITH THE IRRIGATION SCHEDULE AND WATERING REQUIREMENTS. IRRIGATION SHALL BE COMPLETED PRIOR TO THE START OF THE GROWING SEASON.

3. ALL IRRIGATION SHALL BE DONE IN ACCORDANCE WITH THE IRRIGATION SCHEDULE AND WATERING REQUIREMENTS. IRRIGATION SHALL BE COMPLETED PRIOR TO THE START OF THE GROWING SEASON.

PERENNIAL/GROUND COVER PLANTING DETAIL:

1. ALL PERENNIAL/GROUND COVER PLANTING SHALL BE DONE IN ACCORDANCE WITH THE IRRIGATION SCHEDULE AND WATERING REQUIREMENTS. PERENNIAL/GROUND COVER PLANTING SHALL BE COMPLETED PRIOR TO THE START OF THE GROWING SEASON.

2. ALL PERENNIAL/GROUND COVER PLANTING SHALL BE DONE IN ACCORDANCE WITH THE IRRIGATION SCHEDULE AND WATERING REQUIREMENTS. PERENNIAL/GROUND COVER PLANTING SHALL BE COMPLETED PRIOR TO THE START OF THE GROWING SEASON.

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SHRUB PLANTING DETAIL:

1. ALL SHRUB PLANTING SHALL BE DONE IN ACCORDANCE WITH THE IRRIGATION SCHEDULE AND WATERING REQUIREMENTS. SHRUB PLANTING SHALL BE COMPLETED PRIOR TO THE START OF THE GROWING SEASON.

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LANDSCAPE BOULDER:

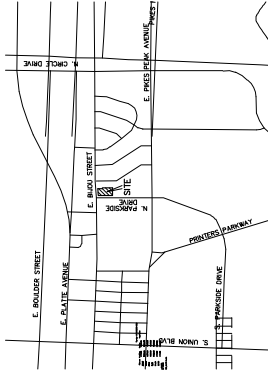
1. ALL LANDSCAPE BOULDER PLANTING SHALL BE DONE IN ACCORDANCE WITH THE IRRIGATION SCHEDULE AND WATERING REQUIREMENTS. LANDSCAPE BOULDER PLANTING SHALL BE COMPLETED PRIOR TO THE START OF THE GROWING SEASON.

2. ALL LANDSCAPE BOULDER PLANTING SHALL BE DONE IN ACCORDANCE WITH THE IRRIGATION SCHEDULE AND WATERING REQUIREMENTS. LANDSCAPE BOULDER PLANTING SHALL BE COMPLETED PRIOR TO THE START OF THE GROWING SEASON.

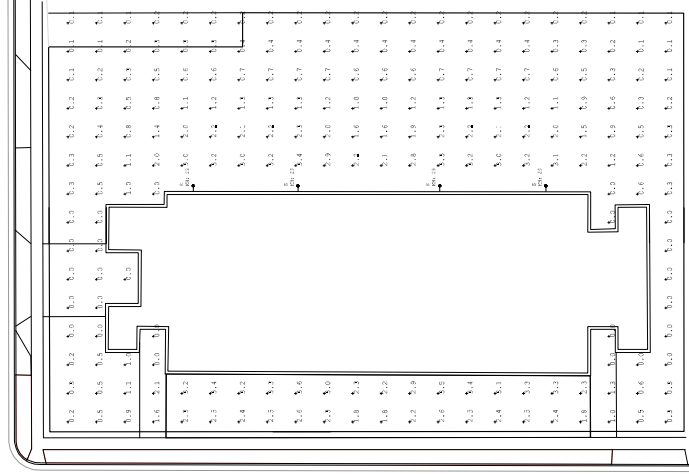
3. ALL LANDSCAPE BOULDER PLANTING SHALL BE DONE IN ACCORDANCE WITH THE IRRIGATION SCHEDULE AND WATERING REQUIREMENTS. LANDSCAPE BOULDER PLANTING SHALL BE COMPLETED PRIOR TO THE START OF THE GROWING SEASON.

PARKSIDE 32
 A REPLAT OF A PORTION OF BLOCK 1, SMART'S SUBDIVISION NO. 5, AND THAT
 ADJACENT "UNPLATTED" PORTION OF (AND ALL BEING WITHIN) THE NORTH
 HALF OF SECTION 16, TOWNSHIP 14 SOUTH, RANGE 68 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)**

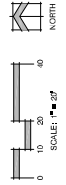
THIS PLAN SHOWS THE EXISTING LIGHT LEVELS ON THE
 SITE. IF WE CHANGE THE LIGHTING TO NEW FIXTURES
 THEY SHALL BE DOWNCAST AND SHIELDED.

OWNER INFO
 company name: Websters Land Stand LLC
 address: 2470 Dusk, Cole Dale
 city/state: Castle Rock, CO 80108
 phone no:

DATE	DESCRIPTION	BY	CHKD	APP'D	REV
05/03/2018	ISSUED FOR PERMITS	JK	JK	JK	1.0
05/03/2018	ISSUED FOR PERMITS	JK	JK	JK	2.0

Using the Hubbell SPD Fixture to simulate existing fixture performance.

DATE	DESCRIPTION	BY	CHKD	APP'D	REV
05/03/2018	ISSUED FOR PERMITS	JK	JK	JK	1.0
05/03/2018	ISSUED FOR PERMITS	JK	JK	JK	2.0



115 S. Weber Colorado Springs, Colorado 475-8133

YOW ARCHITECTS PC
 ARCHITECTURE & PLANNING

Structure
 Electrical
 Mechanical
 Plumbing

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

CITY: COLORADO SPRINGS
 COUNTY: EL PASO
 PROJECT: PARKSIDE 32

4 of 4
 Photometric Plan

city: file: nocCPC DP 22-00888