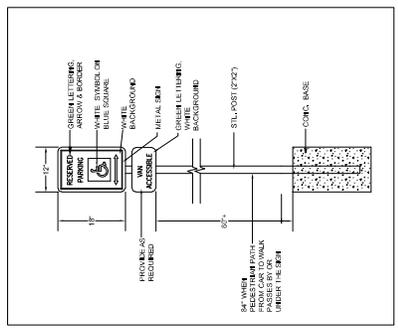




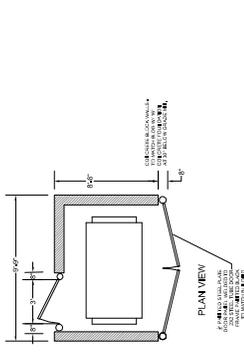
YOW ARCHITECTS PC
 ARCHITECTURE & PLANNING
 115 S. Weber
 Colorado Springs, Colorado 475-8133

Lot 11 Block 1 Quail
 Lake Business Center
 1640 Quail Lake Loop
 Colorado Springs, Colorado 80906

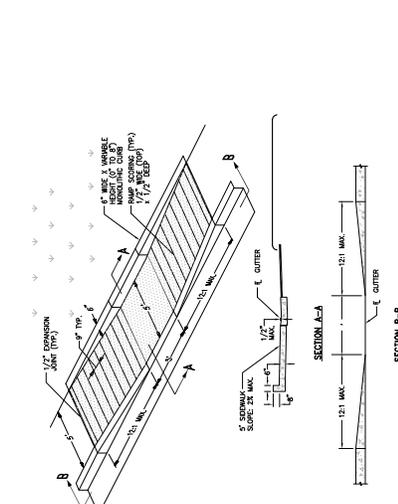
2 of 12
 Development Plan
 Details



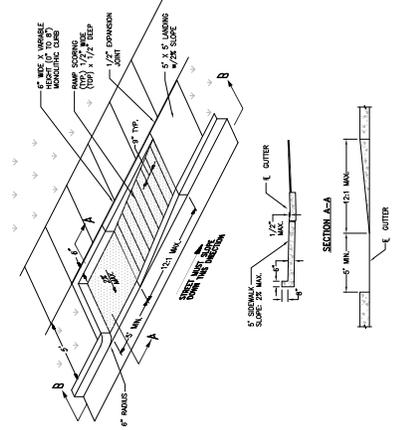
H ACCESSIBLE SIGNAGE DETAIL
 N.T.S.



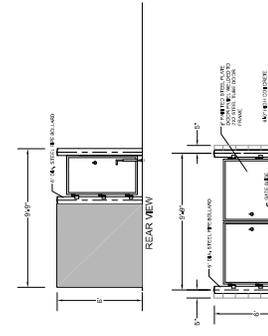
B TRASH ENCLOSURE
 N.T.S.



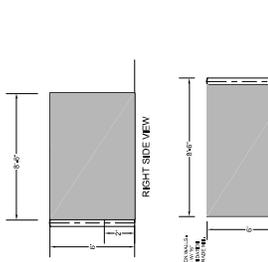
ALTERNATE PARALLEL PEDESTRIAN RAMP FOR MID-BLOCK OR 'T' INTERSECTION CROSSING WITH LIMITED ROW.
 REPORT APPLICATIONS ONLY WITH LIMITED ROW. AND IN-SIDE DRAINAGE IS NOT A CONSIDERATION.
 N.T.S.



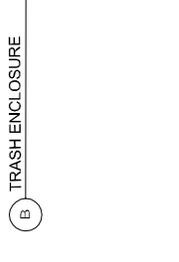
ALTERNATE PARALLEL REVERSE SLOPE PEDESTRIAN RAMP FOR 'T' INTERSECTION CROSSING WITH LIMITED ROW.
 REPORT APPLICATIONS ONLY WITH LIMITED ROW. AND IN-SIDE DRAINAGE IS NOT A CONSIDERATION.
 N.T.S.



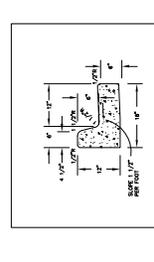
REAR VIEW
 N.T.S.



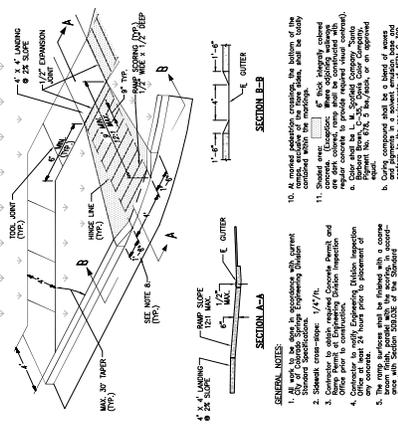
RIGHT SIDE VIEW
LEFT SIDE VIEW
 N.T.S.



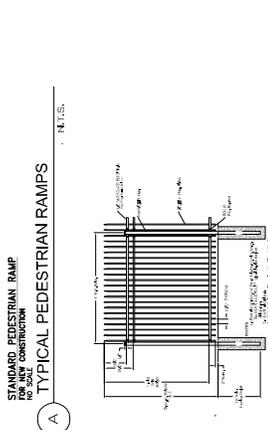
F TYPICAL RETAINING WALL SECTION
 N.T.S.



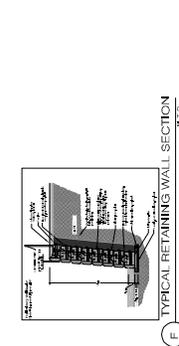
G TYPICAL CURB AND GUTTER
 N.T.S.



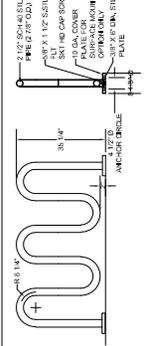
STANDARD PEDESTRIAN RAMP
 N.T.S.



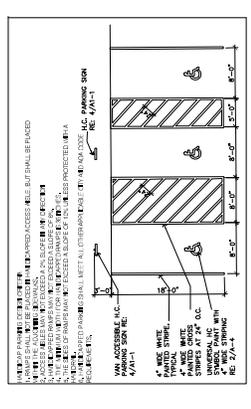
A TYPICAL PEDESTRIAN RAMPS
 N.T.S.



B TYPICAL PERIMETER FENCING
 N.T.S.



D BIKE LOOP
 N.T.S.



C TYPICAL HANDICAP PARKING DETAIL
 N.T.S.

- GENERAL NOTES:**
- All work to be done in accordance with current Standard Specifications.
 - Use of materials shall be as specified in the Standard Specifications.
 - Contractor to obtain required permits from the City of Colorado Springs prior to construction.
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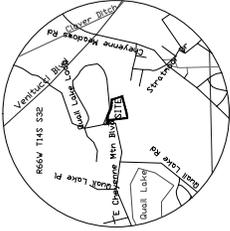


Scale 1" = 30'

Contour Interval: 1'
QUAIL LAKE LOOP & CHEYENNE MOUNTAIN BLVD.
ELEV. 597608 NOVD. 1989 ADJUSTMENT

LEGEND:

- 4 FOUND 1-1/4" AL. CAP. PEARSON, DN 3" POST
- 5 3-1/4" AL. CAP. PEARSON, DN 3" POST
- 6 SEWER MANHOLE
- 7 WATER VALVE
- 8 FIRE HYDRANT
- 9 LIGHT POLE
- 10 ELECTRICAL VAULT
- 11 PUBLIC UTILITY, PER VISIBLE EVIDENCE AND CITY RECORDS



VICINITY MAP

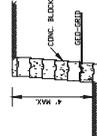
1"=1000'

CONTOUR LEGEND:

- 1 ORIGINAL CONTOURS
- 2 FINISH CONTOURS
- 3 LIMIT OF WORK

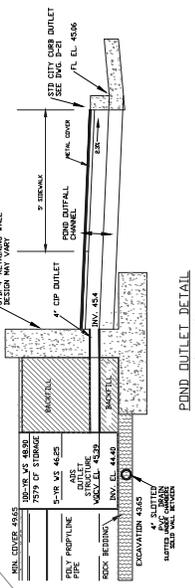
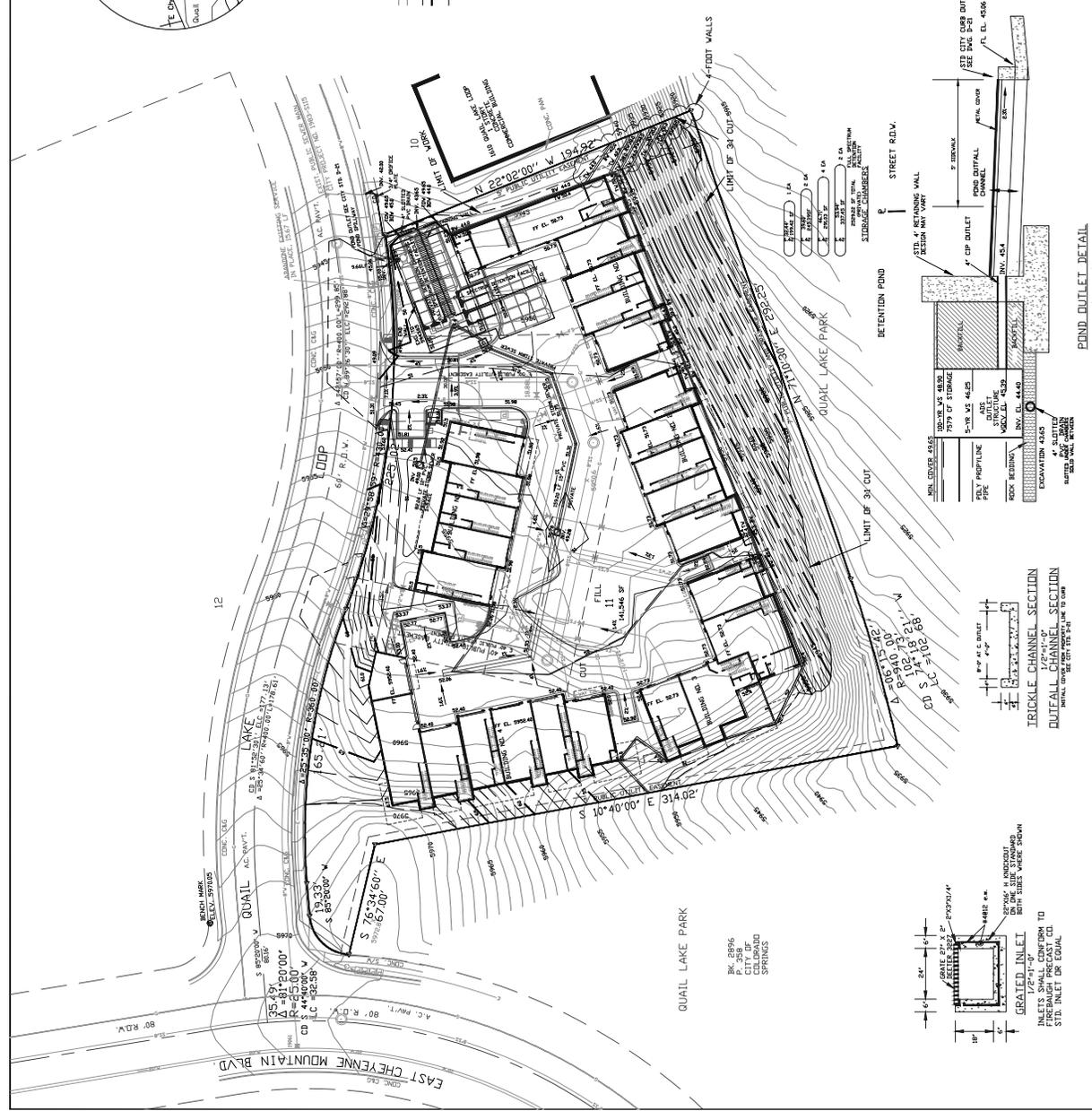
EARTHWORK QUANTITIES

PROPOSED SURFACE 2-9-21
ORIGINAL SURFACE 2-9-21
CITY CONSTRUCTION FACTOR 800 %
FINISH GRADES
CUT VOLUME 157,280 CY
FILL VOLUME 157,280 CY
TOTAL CUT AND FILL QUANTITY 314,560 CY
TOTAL CUT QUANTITY 157,280 CY
TOTAL FILL QUANTITY 157,280 CY
WASTE @ 85% 5922 CY



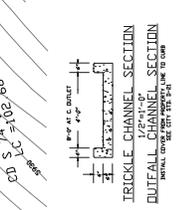
TYPICAL 4-FOOT WALL SECTION

THIS IS A NON-STRUCTURAL WALL AND SIMILAR WALLS MAY BE SUBSTITUTED IN STRUCTURAL PLANS



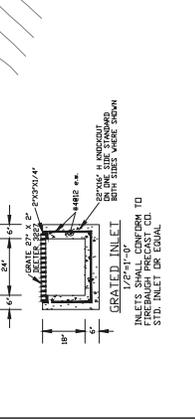
POND OUTLET DETAIL

1/2" = 1'-0"



IRICKLE CHANNEL SECTION

1/2" = 1'-0"



GRADED INLET

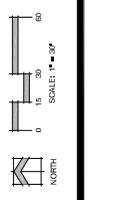
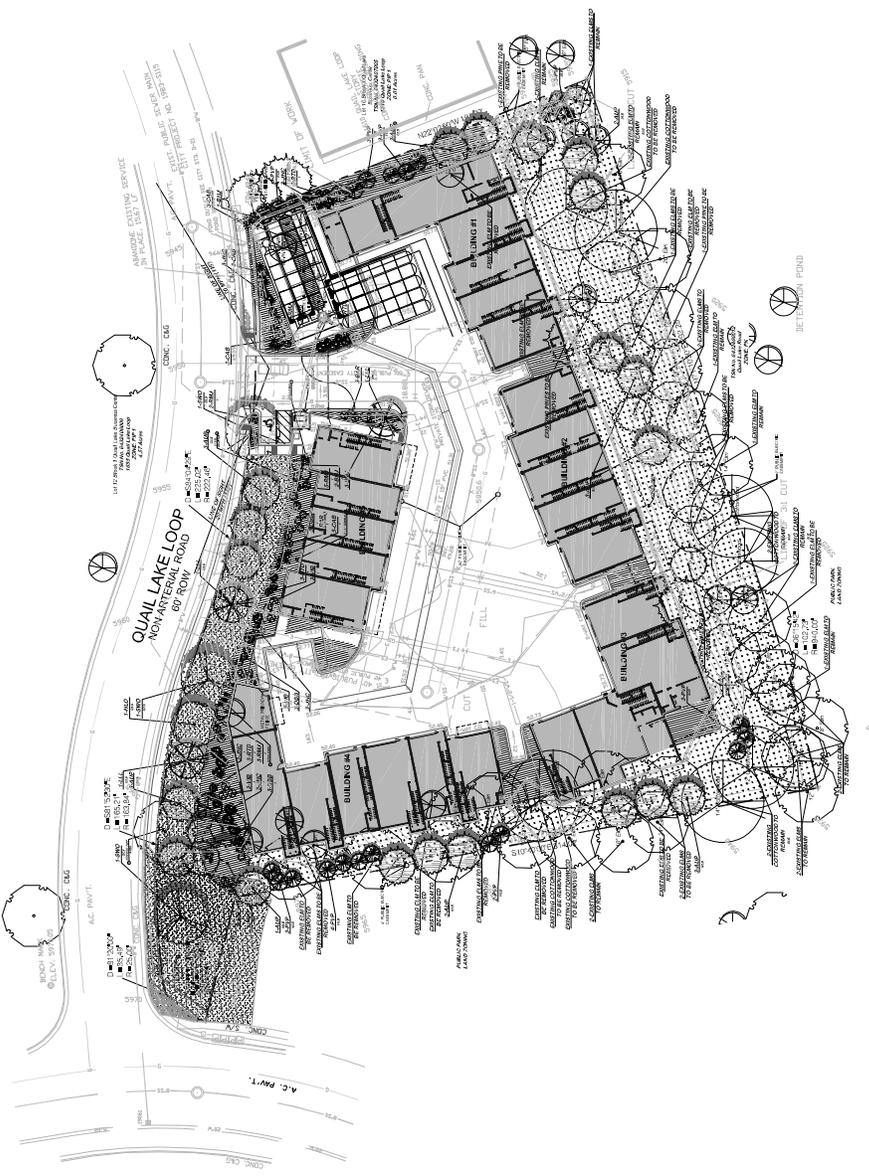
1/2" = 1'-0"

<p>APPROVED BY: </p> <p>DATE: 2-20-21</p> <p>PROJECT NO.: 1640-11-001</p>	<p>REVISIONS:</p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td>1</td><td>11-05-20</td><td>REVISED PER CITY REVIEW COMMENTS</td></tr> <tr><td>2</td><td>11-18-20</td><td>REVISED PER CITY REVIEW COMMENTS</td></tr> <tr><td>3</td><td>11-18-20</td><td>REVISED PER CITY REVIEW COMMENTS</td></tr> <tr><td>4</td><td>11-18-20</td><td>REVISED PER CITY REVIEW COMMENTS</td></tr> <tr><td>5</td><td>11-18-20</td><td>REVISED PER CITY REVIEW COMMENTS</td></tr> <tr><td>6</td><td>11-18-20</td><td>REVISED PER CITY REVIEW COMMENTS</td></tr> <tr><td>7</td><td>11-18-20</td><td>REVISED PER CITY REVIEW COMMENTS</td></tr> <tr><td>8</td><td>11-18-20</td><td>REVISED TO SHOW MAX. 3% FILL SLOPES</td></tr> <tr><td>9</td><td>11-18-20</td><td>REVISED PER CITY COMMENTS</td></tr> </table>	NO.	DATE	DESCRIPTION	1	11-05-20	REVISED PER CITY REVIEW COMMENTS	2	11-18-20	REVISED PER CITY REVIEW COMMENTS	3	11-18-20	REVISED PER CITY REVIEW COMMENTS	4	11-18-20	REVISED PER CITY REVIEW COMMENTS	5	11-18-20	REVISED PER CITY REVIEW COMMENTS	6	11-18-20	REVISED PER CITY REVIEW COMMENTS	7	11-18-20	REVISED PER CITY REVIEW COMMENTS	8	11-18-20	REVISED TO SHOW MAX. 3% FILL SLOPES	9	11-18-20	REVISED PER CITY COMMENTS	<p>CITY FILE NO. C/C BUD 21-00161</p> <p>1640 QUAIL LAKE LOOP LOT 11, BLOCK 1, QUAIL LAKE BUSINESS CENTER COLORADO SPRINGS</p> <p>PRELIMINARY GRADING PLAN</p> <p>3 OF 72</p>
NO.	DATE	DESCRIPTION																														
1	11-05-20	REVISED PER CITY REVIEW COMMENTS																														
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Prepared by the office of:
Oliver E. Watts Consulting Engineer, Inc.
715-593-0113
oliver@olwatts.com
Celebrating over 43 years in business

Lot 11 Block 1 Quail Lake Business Center Colorado
 Springs, El Paso County, Colorado
 1640 Quail Lake Loop
 COLORADO SPRINGS, COLORADO 80906
 2.33 ACRES
 FINAL LANDSCAPE PLAN

- SEE SHEET 2 OF 2 FOR HYDROZONE MAP-
- SEE SHEET 3 OF 3 FOR HYDROZONE MAP-
- TYPICAL UNBURNED TREE PLANTING
- TYPICAL EVERGREEN TREE PLANTING
- TYPICAL SHRUB PLANTING
- TYPICAL GROUND COVER/PERENNIAL PLANTING
- LANDSCAPE BOLLER
- STEEL BOLLER
- 2" BLUE GRAY GRAVEL MULCH
- SCREEN WALL
- 4" CORNICE
- ORGANIC MULCH
- TURF LAWN AREA (THERMAL BLUE BLEND)
- LANDSCAPE PLAN FOR HYDROZONE MAP-



Technical staff used for this project has not been approved by the City of Colorado Springs. The final Landscape Plan will be approved by the City of Colorado Springs.

OWNER: Quail Lake LLC
 address: 524 S. Tejon St.
 phone no: 719.594.1111

company: Quail Lake LLC
 address: 524 S. Tejon St.
 phone no: 719.594.1111

city #19-CPC PUD 21-00161



LANDSCAPE PLANT SCHEDULE

PLANT	COMMON NAME	LANDSCAPE SCHEDULE	NOTES
1	AMERICAN BIRCH	1	1" DB, 10' H, 10' W
2	AMERICAN HORNBEAM	1	1" DB, 10' H, 10' W
3	AMERICAN REDBUD	1	1" DB, 10' H, 10' W
4	AMERICAN Sycamore	1	1" DB, 10' H, 10' W
5	AMERICAN WHITE BIRCH	1	1" DB, 10' H, 10' W
6	AMERICAN YEW	1	1" DB, 10' H, 10' W
7	ARIZONA SANDPINE	1	1" DB, 10' H, 10' W
8	ARIZONA SILVER CHERRY	1	1" DB, 10' H, 10' W
9	ARIZONA SPURGE	1	1" DB, 10' H, 10' W
10	ARIZONA YUCCA	1	1" DB, 10' H, 10' W
11	ARIZONA AGAVE	1	1" DB, 10' H, 10' W
12	ARIZONA CACTUS	1	1" DB, 10' H, 10' W
13	ARIZONA MESQUITE	1	1" DB, 10' H, 10' W
14	ARIZONA PALM	1	1" DB, 10' H, 10' W
15	ARIZONA SAGE	1	1" DB, 10' H, 10' W
16	ARIZONA YUCCA	1	1" DB, 10' H, 10' W
17	ARIZONA AGAVE	1	1" DB, 10' H, 10' W
18	ARIZONA CACTUS	1	1" DB, 10' H, 10' W
19	ARIZONA MESQUITE	1	1" DB, 10' H, 10' W
20	ARIZONA PALM	1	1" DB, 10' H, 10' W
21	ARIZONA SAGE	1	1" DB, 10' H, 10' W
22	ARIZONA YUCCA	1	1" DB, 10' H, 10' W
23	ARIZONA AGAVE	1	1" DB, 10' H, 10' W
24	ARIZONA CACTUS	1	1" DB, 10' H, 10' W
25	ARIZONA MESQUITE	1	1" DB, 10' H, 10' W
26	ARIZONA PALM	1	1" DB, 10' H, 10' W
27	ARIZONA SAGE	1	1" DB, 10' H, 10' W
28	ARIZONA YUCCA	1	1" DB, 10' H, 10' W
29	ARIZONA AGAVE	1	1" DB, 10' H, 10' W
30	ARIZONA CACTUS	1	1" DB, 10' H, 10' W

SITE CATEGORY CALCULATIONS

PLANT	COMMON NAME	LANDSCAPE SCHEDULE	NOTES
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29	ARIZONA AGAVE	1	1" DB, 10' H, 10' W
30	ARIZONA CACTUS	1	1" DB, 10' H, 10' W

ALL PLANTINGS MUST BE REPLACED WITHIN 90 DAYS OF THE END OF THE CONSTRUCTION PERIOD. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PLANTINGS THAT DO NOT SURVIVE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PLANTINGS THAT DO NOT SURVIVE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PLANTINGS THAT DO NOT SURVIVE.

HATCH LEGEND

HATCH	DESCRIPTION
[Pattern]	CONCRETE
[Pattern]	GRAVEL
[Pattern]	SCREEN WALL
[Pattern]	CORNICES
[Pattern]	ORGANIC MULCH
[Pattern]	TURF LAWN AREA

EL PASO COUNTY LOW GROW SEED MIX 29.736 sf
 1640 Quail Lake Loop
 Colorado Springs, Colorado 80906

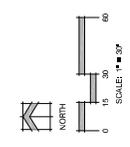
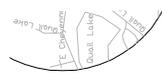
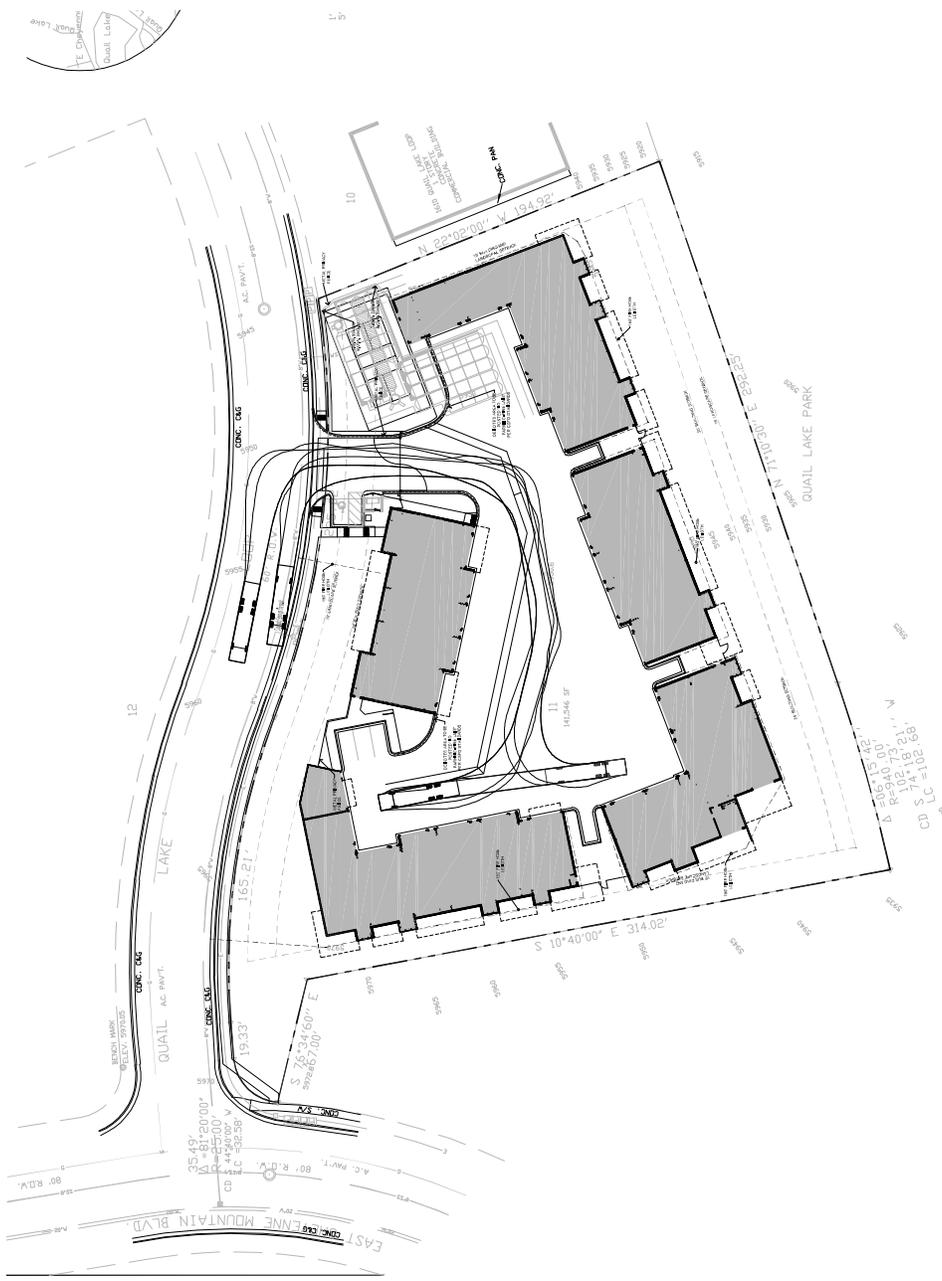
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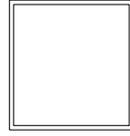
city #19-CPC PUD 21-00161



Lot 11 Block 1 Quail Lake Business Center Colorado
 Springs, El Paso County, Colorado
 1640 Quail Lake Loop
 COLORADO SPRINGS, COLORADO 80906
 2.33 ACRES
 FIRE SAFETY PLAN



City of Manitou Springs CPC PUD 21-00161



COMMITTEE
12 of 12
 Fire Safety Plan

Source:
 Elected:
 Mechanical:
 Plumbing:
 1640 Quail Lake Loop
 Colorado Springs, Colorado 80906

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

