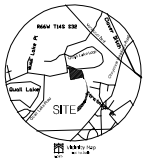
Lot 11 Block 1 Quail Lake Business Center Colorado
Springs, El Paso County, Colorado
1640 Quail Lake Loop
COLORADO SPRINGS, COLORADO 80906
2.33 ACRES
DEVELOPMENT PLAN



Legal Description
Lot 11 Block 1 Quail Lake Business Center Colorado Springs, El Paso County, Colorado.

CONTAINING 2.33 ACRES MORE OR LESS

NOTES:

1. FLOODPLAIN STATEMENT: THIS SITE IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN) AS ESTABLISHED BY FEMA FIRM PANEL 0504 F DATED EFFECTIVE DATE DECEMBER 7, 2018.
2. Demolishing curb, gutter, sidewalk, pedestrian ramps and crossings posing a safety hazard, damaged, exhibiting excessive deterioration or not meeting current city engineering standards along Quail Lake Loop sufficient to the extent that need to be restored and replaced prior to issuance of occupancy (CO). As sidewalk meeting can be set up with the engineering development review inspector to determine what, if any, improvements are required, the inspector can be reached at 719-475-8072.
3. The parties responsible for this plan have familiarized themselves with all current accessibility laws and specifications and the proposed plan reflects all applicable elements required by these specifications and standards are published by the United States Department of Justice. Approval of this plan by the City of Colorado Springs does not constitute 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.
4. All areas designated "NO PARKING" or FIRE LANE" shall be signed as per CSFD standards.
5. Per City Code Section 7.4.202(A), all parking spaces and all drive aisles and drive ways shall have a lighting to reduce glare lighting effects onto adjacent properties and roadways. All exterior lighting shall be arranged to deflect glare and directed away from adjacent properties and any public right-of-way. An amendment to this plan may be required if the lighting type is changed.
6. Property owners are responsible for the maintenance of shared common tracts, access drives, streetscape areas, and landscape areas adjacent to their property.
7. All signs shall be installed by the developer at the expense of the developer shown on the development plan to meet MUTCD standards. Contact Traffic Engineering, Signs & Markings at 719-385-7720 for assistance.
8. Accessible parking spaces, accessible aisles, and signage shall meet all applicable State code requirements including: (1) Parking spaces and access aisles shall be level with surface slopes not exceeding one-to-forty (1:40) in all directions; (2) Accessible parking spaces and access aisles must be marked with a sign and (3) Accessible spaces shall be striped and designated striped at forty five degree (45°) angles in a contrasting color such as white or yellow and shall contain the accessible parking symbol and be such as required by Colorado Revised Statutes, the International Symbol of Accessibility; (4) Van accessible spaces shall have an additional sign identifying the designation "van accessible", mounted below the symbol of accessibility; (5) Each accessible parking space sign shall be mounted at a height of not less than six feet (6') above the ground; (6) Van accessible aisles shall be no smaller than six inches (6") wide by twelve inches (12") wide; and (8) Signs shall be located at the head of the space with the bottom of the sign(s) between five feet (5') and seven feet (7) above the finished ground surface.
9. All improvements dedicated within this plan are required by City Code and/or are a condition of approval to ensure compliance with the City's review criteria. Any private improvements proposed as extra, will be labeled as "EX" and shall not be included in the approved amount required for financial assurance.
10. Street tree, streetscape improvements, and vegetation within the City ROW shall be maintained by the abutting property owner.
11. Landscape improvements and maintenance shall be the responsibility of Owner, and/or assigns.
12. This property is subject to the drainage summary and maintenance plan Geologic Hazard Report prepared by RMG – Rocky Mountain Group, dated November 18, 2021, which identifies the following specific geological hazards on the property: expansive soils and bedrock, unconsolidated soil, steep slopes, collapsible and rockfall. A copy of said report has been placed on file in the subdivision file of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Avenue, Suite 105, Colorado Springs, CO if you would like to review said report.
13. Gates Land Company agrees to grant to the City of Colorado Springs in and across the plat's easements as shown on the accompanying plat, easements required by the City of Colorado Springs as necessary for underground water, sewer, drainage or gas lines.
14. Accessible routes, including ramps and sidewalks, within the public right-of-way shall be per the City's Standard Drawings and Specifications. City's Engineering Development Review Inspector will have the final authority on accepting the public improvements.

LAND USE	AREA	%
BUILDING COVERAGE	28,951 SF	29
PAVING (INCLUDES SIDEWALKS)	27,801 SF	27
LANDSCAPING (NON-ACTIVE)	44,743 SF	44
SUB-TOTAL	101,495 SF	100

SITE DATA

tax schedule no.	6432407006
address	1640 Quail Lake Loop
area	2.33ACRES
ex zone	PIP 1 (Planned Industrial Park)
proposed zone	PUD (Planned Unit Development)
ex use	VACANT
proposed use	Multi-Family Residential with accessory Mini Warehouse accessory
Dwelling units per Acre	11.58 DUA
Building setbacks	25' minimum setback
Landscape setbacks	10'
Maximum Building Height	45'
Proposed Building Height	35'
Master Plan	Cheyenne Mountain Ranch
Drainage Basin	Stratton
Development schedule	Spring 2023

SHEET INDEX

1.... DEVELOPMENT PLAN
2.... SITE DETAILS
3.... PRELIMINARY GRADING PLAN
4.... PRELIMINARY UTILITY & PUBLIC FACILITY PLAN
5.... FINAL LANDSCAPE PLAN
6.... LANDSCAPE DETAILS
7.... ELEVATIONS
8.... ELEVATIONS
9.... ELEVATIONS
10.... ELEVATIONS
11.... ELEVATIONS
12.... FIRE SAFETY PLAN

OWNER INFO

company name	Quail Lake LLC
address	524 S. Tejon St.
city/state	Colorado Springs, CO 80903
phone no	

	1 BEDROOM	2 BEDROOM
BUILDING 1:	5	1
BUILDING 2:	5	0
BUILDING 3:	2	2
BUILDING 4:	7	0
BUILDING 5:	5	0
TOTAL UNITS:	24	3

PARKING

use	Multi Family Residential
bldg area ratio	5 2x STORY BUILDINGS 24 - 1 BEDROOM UNITS @ 1.5/UNIT = 36 SPACES 3 - 2 BEDROOM UNITS @ 1.7/UNIT = 6 SPACES
required	40 required (including 1 accessible spaces 1 being van accessible)
provided	39 spaces provided within the buildings 7 guest spaces provided on the site 46 spaces provided total

TSN No. 6432406009
Quail Lake Road
ZONE: PK

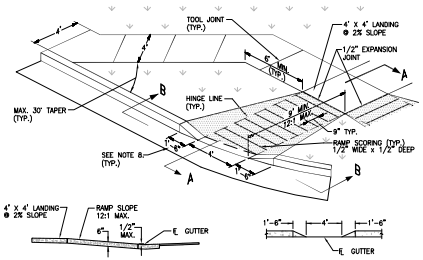
city file no: CPC PUD 21-00161

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

Structural:
Electrical:
Mechanical:
Plumbing:

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

DRAWING NO.
1 of 12
Development Plan



SECTION A–A

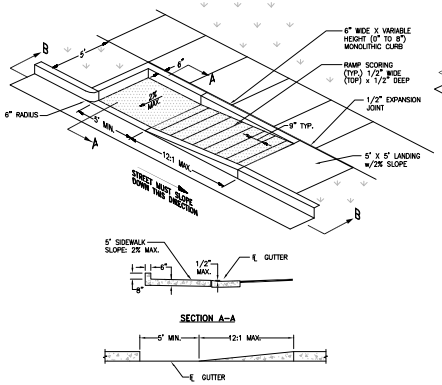
SECTION B–B

GENERAL NOTES:

1. All work to be done in accordance with current City of Colorado Springs Engineering Division Standard Specifications.
2. Sidewalk cross-slope: 1/4"/ft.
3. Contractor to obtain required Concrete Permit and Ramp Permit at Engineering Division Inspection Office prior to construction.
4. Contractor to notify Engineering Division Inspection Office at least 24 hours prior to placement of any concrete.
5. The ramp surfaces shall be finished with a coarse broom finish, parallel with the scoring, in accordance with Section 509.03E of the Standard Specifications.
6. Contractor shall stamp the company name and construction date within the pedestrian ramp area.
7. Ramp location and length may require modification to maintain the 12:1 maximum running slope due to intersection street grades and/or alignment.
8. Where the 1'–6" flared side(s) of a perpendicular curb ramp is (are) contiguous with a public walk, their length shall be increased to 5' minimum and the maximum flare slope shall not exceed 10:1.
9. Pedestrian walkway and/or location of existing or future pedestrian ramps on opposite corners shall be reviewed before constructing new ramps. New ramps shall align with existing ramps and pedestrian walkway.
10. At marked pedestrian crossings, the bottom of the ramps, exclusive of the flare sides, shall be totally contained within the markings.
11. Shaded area: 6" thick integrally colored concrete. (Exception: Where adjoining walkways are dark colored, ramp shall be constructed with regular concrete to provide required visual contrast).
    a. Color shall be L. M. Scofield Company "Santa Barbara Brown, C–30," Davis Color Company, Pigment No. 678, 5 lbs./sack, or an approved equal.
    b. Curing compound shall be a blend of waxes and pigments in a solvent emulsion base and conform to the requirements of ASTM C–309. The curing compound shall be "Lithocrome Colorexa" as manufactured by L. M. Scofield Company, "Davis Color–Seal" as manufactured by Davis Color Company, or approved equal.
    c. Concrete mix design shall conform to the requirements of the color admixture manufacturer and the following:
        1) 28–day compressive strength = 4,000 PSI (min.)
        2) Water/cement ratio = 0.45 (max.)
        3) Cement content = 6–1/2 sacks/CY. (min.) (Type II cement)
        4) Maximum aggregate size = 3/4"
        5) Entrained air content = 6% – 10%
        6) Slump = 1 inch (min.) – 4 inches (max.)

STANDARD PEDESTRIAN RAMP
FOR NEW CONSTRUCTION
NO SCALE

A TYPICAL PEDESTRIAN RAMPS
N.T.S.

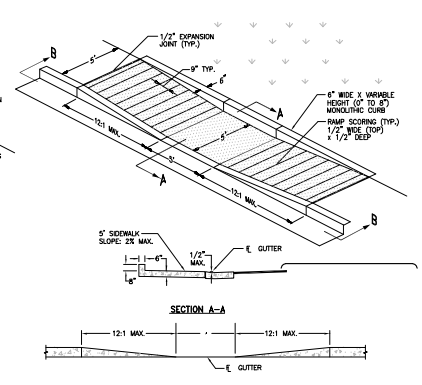


SECTION A–A

SECTION B–B

ALTERNATE PARALLEL REVERSE SLOPE PEDESTRIAN RAMP FOR MID–BLOCK OR "T" INTERSECTION CROSSING
RETROFIT APPLICATIONS ONLY WITH LIMITED R.O.W.
AND WHERE DRAINAGE IS NOT A CONCERN
NO SCALE

NOTE:
1. See General Notes, Standard Detail D–8A for ramp design information.

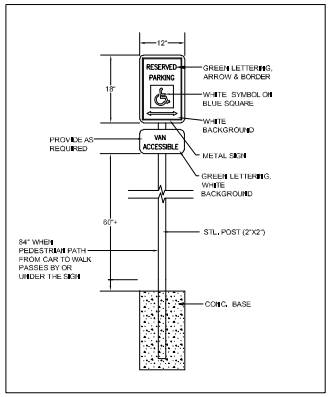


SECTION A–A

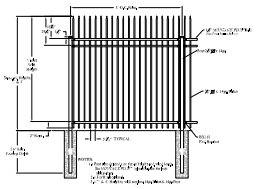
SECTION B–B

ALTERNATE PARALLEL PEDESTRIAN RAMP FOR MID–BLOCK OR "T" INTERSECTION CROSSING
RETROFIT APPLICATIONS ONLY WITH LIMITED R.O.W.
AND WHERE DRAINAGE IS NOT A CONCERN
NO SCALE

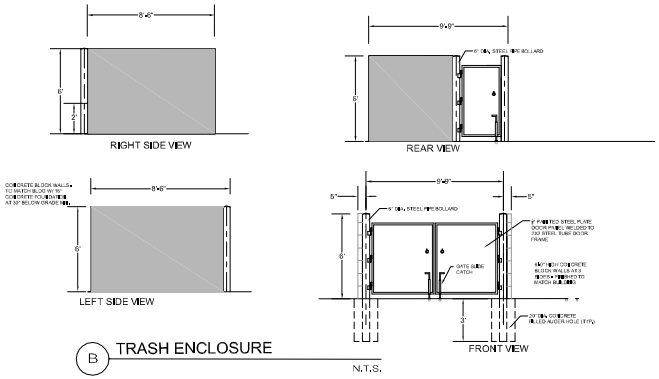
NOTE:
1. See General Notes, Standard Detail D–8A for ramp design information.



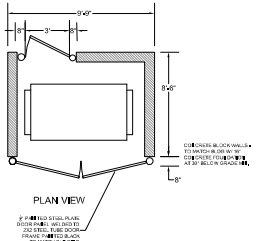
H ACCESSIBLE SIGNAGE DETAIL
N.T.S.

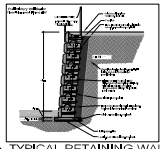


B TYPICAL PERIMETER FENCING
N.T.S.

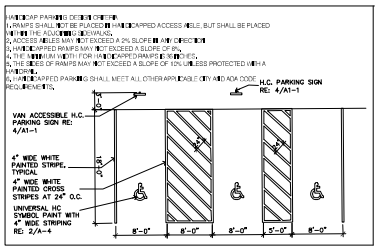


B TRASH ENCLOSURE
N.T.S.

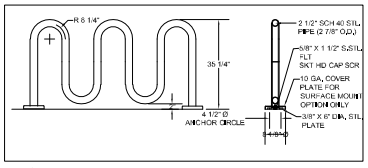




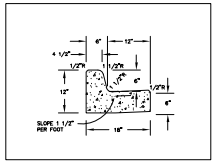
F TYPICAL RETAINING WALL SECTION
N.T.S.



C TYPICAL HANDICAP PARKING DETAIL
N.T.S.



D BIKE LOOP
N.T.S.



G TYPICAL CURB AND GUTTER
N.T.S.

city file no: CPC PUD 21-00161

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

Structural: --
Electrical: --
Mechanical: --
Plumbing: --

Lot 11 Block 1 Quail Lake Business Center
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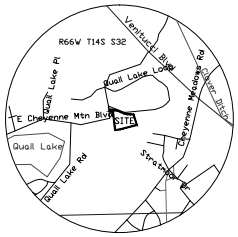
Job No. 20-208
Directory drawings
File development plan
Drawn By DGB
Date 5/12/2021
Revised 5/12/2022

DRAWING NO.
2 of 12
Development Plan Details



VICINITY MAP
1"=1000'

N

30 0 30 60 90

Scale 1" = 30'

Contour Interval: 1'

BENCH MARK: 3-1/4" AL. CAP, SW CDR
QUAIL LAKE LOOP & CHEYENNE MOUNTAIN BLVD.
ELEV. 5970.05 NGVD, 1929 ADJUSTMENT

LEGEND:

- FOUND 1-1/4" AL. CAP, #17664 ON #5 REBAR
- 3-1/4" AL. CAP, PEARSON, ON 3' POST
- SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- ELECTRICAL VAULT
- PUBLIC UTILITY, PER VISIBLE EVIDENCE AND CITY RECORDS

CONTOUR LEGEND:

- 1' / 5' ORIGINAL CONTOURS
- 1' / 5' FINISH CONTOURS
- LIMIT OF WORK

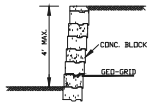
EARTHWORK QUANTITIES

PRISMOIDAL METHOD

ORIGINAL SURFACE	2-9-21 GROUND LINE
FINAL SURFACE	8-4-22 FINISH GRADES
CUT COMPACTION FACTOR	0.00 %
FILL COMPACTION FACTOR	0.00 %
RAW CUT VOLUME	8324.56 CY
RAW FILL VOLUME	1357.80 CY

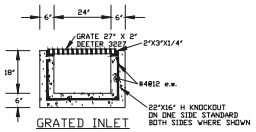
COMPUTED SUBGRADE QUANTITIES

TOTAL CUT	9308 CY
TOTAL FILL	2893 CY
WASTE @ 85%	5905 CY



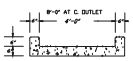
TYPICAL 4-FOOT WALL SECTION
1/2"=1'-0"

THIS IS A NON-STRUCTURAL WALL AND SIMILAR WALLS MAY BE SUBSTITUTED FOR HIGHER WALL DETAILS SEE STRUCTURAL PLANS



GRATED INLET
1/2"=1'-0"

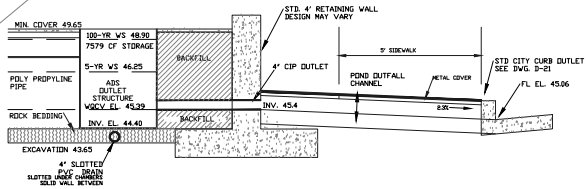
INLETS SHALL CONFORM TO FIREBAUGH PRECAST CO. STD. INLET OR EQUAL



TRICKLE CHANNEL SECTION
1/2"=1'-0"

OUTFALL CHANNEL SECTION

INSTALL COVER FROM PROPERTY LINE TO CURB
SEE CITY STD. D-81



POND OUTLET DETAIL
1/2" = 1'-0"

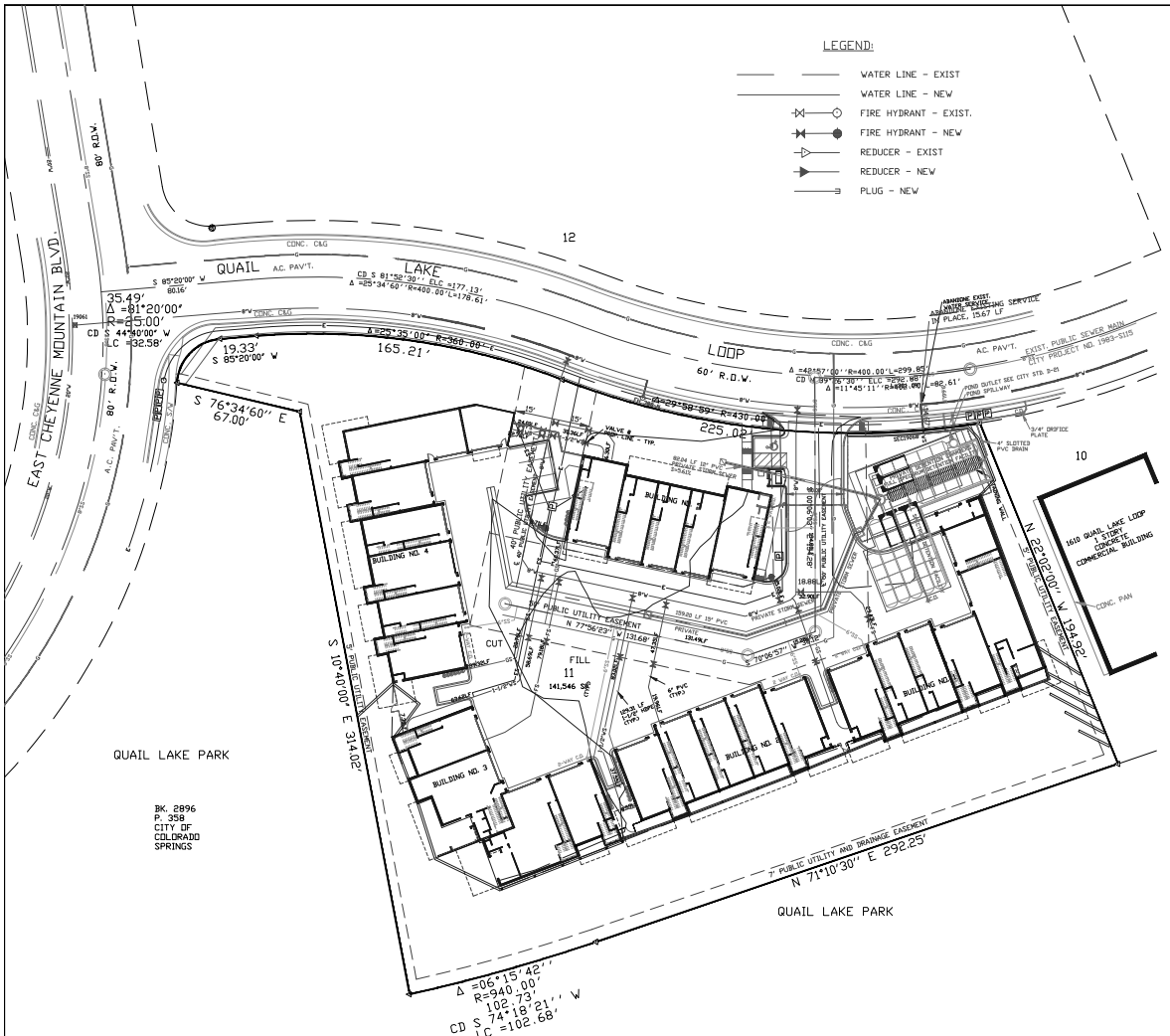
CITY FILE NO. CPC PUD 21-00161

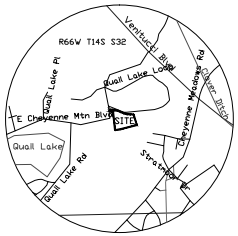
Prepared by the office of:
Oliver E Watts Consulting Engineer, Inc.
614 Elkton Drive Colorado Springs, CO 80907
719-593-0173
olliewatts@aol.com
Celebrating over 43 years in business

DRAWN BY: O.E. WATTS	APPROVED BY:	REVISIONS 11-28-21 REVISED PER CITY REVIEW COMMENTS	DEW	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT 1640 QUAIL LAKE LOOP LOT 11, BLOCK 1, QUAIL LAKE BUSINESS CENTER COLORADO SPRINGS
DATE: 2-26-21	PROJ. NO.	2-23-21 REVISED TO SHOW REVISED DETENTION AREA	DEW		
DWG. NO.: 21-5587-07	DWG.	8-4-22 REVISED TO SHOW MAX. 3:1 FILL SLOPES	DEW		
SURVEYED BY: DEV, ESV, 6-29-04, 10-30-19, 2-9-21		9-16-22 REVISED PER CITY REVIEW COMMENTS	DEW		

SHT. NAME: PRELIMINARY GRADING PLAN

SHT. NO.: 3 OF 12





VICINITY MAP
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LEGEND:

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General Notes for all Preliminary Utility Plans
(required for all Development Plan submittals)

Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:

1. 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") acknowledges that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan ("Property") shall be in accord with all applicable codes and regulations, Springs Utilities' Line Extension and Service Standards ("Standards"), Tariffs, Colorado Springs City Code, resolutions, 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 extensions 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 or electric lines to and within the Property). Owner may be eligible for 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 for 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 and easements that Springs Utilities determines are required for all utility system facilities 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.

7. The water system facilities must meet Springs Utilities' criteria for water quality, reliability and pressure, including looping requirements (see Springs Utilities' Line Extension and Service Standards).

8. Owner recognizes that the extension of water system facilities may affect the quality of water in Springs Utilities' water system. When water quality is affected, Owner acknowledge responsibility for any costs that Springs Utilities determines necessary in order to maintain water quality in its system as a result of Owner' 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 natural gas and electric meters and transformers and to secure approval of 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 easement, shall not violate National Electric Safety Code (NESC) provisions and clearances, and shall not impair access or the ability 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 the Springs Utilities to adopt different ordinances, rules, regulations, resolutions, policies or codes 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.

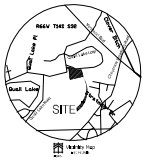
ALL EXISTING AND PROPOSED UTILITIES ARE PUBLIC.

Prepared by the office of:
Oliver E Watts Consulting Engineer, Inc.
614 Elkton Drive Colorado Springs, CO 80907
719-593-0173
oliwatts@aol.com
Celebrating over 43 years in business

CITY FILE NO. CPC PUD 21-00161

DRAWN BY: O.E. WATTS	APPROVED BY:	REVISIONS 11-28-21 REVISED PER CITY REVIEW COMMENTS DEW	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT 1640 QUAIL LAKE LOOP LOT 11, BLOCK 1, QUAIL LAKE BUSINESS CENTER COLORADO SPRINGS	SHT. NAME PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
DATE: 9-15-21	PROJ. NO.				SHT. NO. 4 OF 12
DWG. NO. 21-5587-08	DWG.				
SURVEYED BY: DEV. EST. 6-29-04, 10-30-19, 2-2-21					

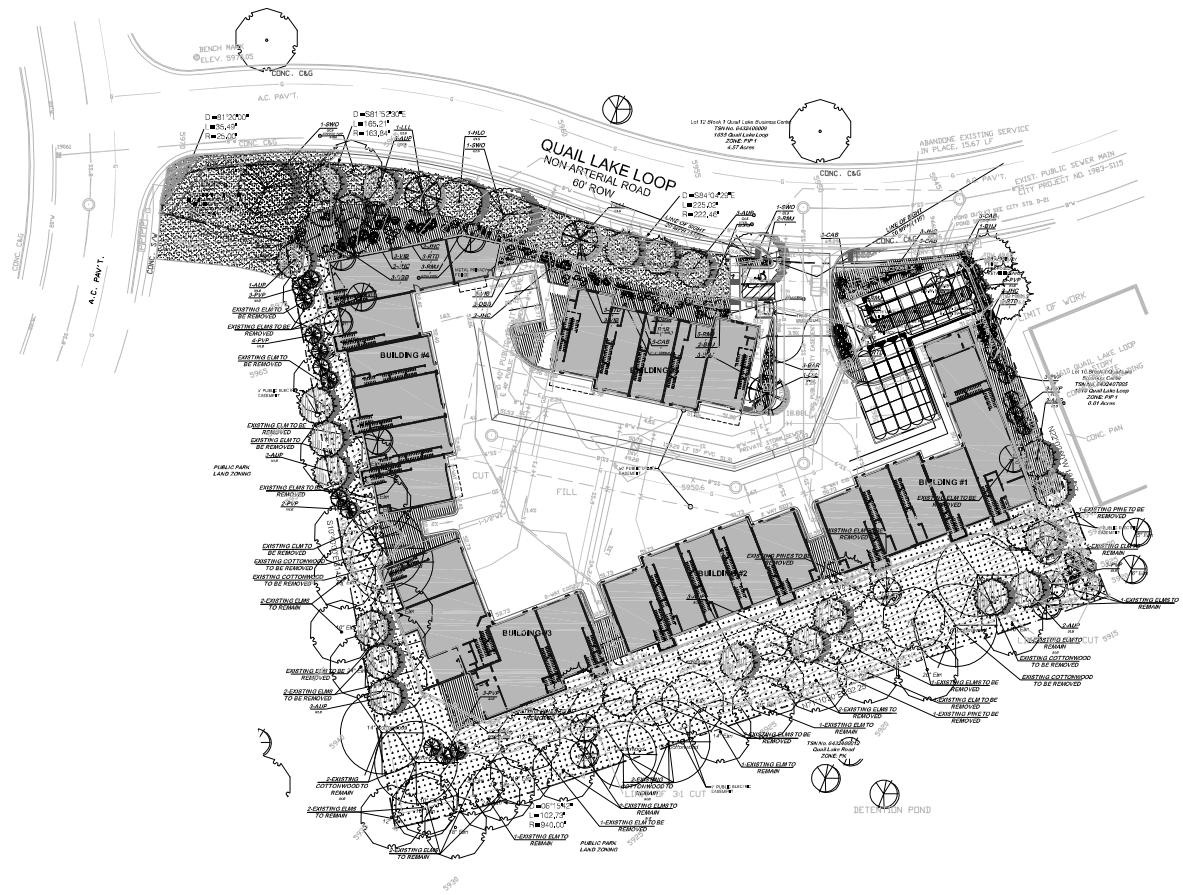
Lot 11 Block 1 Quail Lake Business Center Colorado
Springs, El Paso County, Colorado
1640 Quail Lake Loop
COLORADO SPRINGS, COLORADO 80906
2.33 ACRES
FINAL LANDSCAPE PLAN



-SEE SHEET 2 OF 2 FOR HYDROZONE MAP-

KEYED NOTES(not all items labeled. items labeled considered typ.)

1. TYPICAL DECIDUOUS TREE PLANTING • see details/⊘
2. TYPICAL EVERGREEN TREE PLANTING • see details/⊘
3. TYPICAL SHRUB PLANTING • see details/⊘
4. TYPICAL GROUNDCOVER/PERENNIAL PLANTING • see details/⊘
5. LANDSCAPE BOULDER • see details/⊘
6. STEEL EDGE • see details/⊘
7. 2-4" BLUE GREY GRAVEL MULCH • see details/⊘
8. SCREEN WALL • see details/ref plans
9. 4-8" COBBLE • see details/⊘
10. ORGANIC MULCH
11. TURF LAWN AREA (THERMAL BLUE BLEND) • see landscape notes for required amendments



LANDSCAPE PLANT SCHEDULE

TREES	QUANTITY	BOTANICAL NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES	APPL. WATER
DECIDUOUS TREES							
WLO	2	Quercus lyrata	Bur Oak	45' x 35'	2" Caliper	Ball and Burlap	ASA
SWO	3	Quercus alba	Swamp White Oak	60' x 40'	2" Caliper	Ball and Burlap	AS
LTO	1	Quercus rubra 'Boreman'	Boreman Oak	45' x 35'	2" Caliper	Ball and Burlap	AS
EVERGREEN TREES							
ABP	23	Picea pungens	Spruce Blue	60' x 30'	10' Height	Ball and Burlap	DB/SA
PWP	24	Pinus strobiformis x ponderosa	Vanderwolf Pine	60' x 30'	8' Height	Ball and Burlap	DB/SA
Percent Signature Trees (50% Minimum Locally Native)						Number of Signature Trees: 54 Total Number of Trees: 54 ■ 100% Signature Trees	
DECIDUOUS SHRUBS							
DAB	12	Dasiphora fruticosa (Potentilla fruticosa)	Dwarf Bush Cinquefoil	4' x 4'	5 Gallon	Container	ASD
RTD	11	Cornus sericea	Redtwig Dogwood	6' x 6'	5 Gallon	Container	ASTS
SHD	6	Symphoricarpos x chenaultii	Chenault Snowberry	3' x 3'	5 Gallon	Container	ASD
VIB	12	Viburnum lentago	Nannyberry Viburnum	8' x 7'	5 Gallon	Container	ASSDA
EVERGREEN SHRUBS							
BKJ	13	Juniperus scopulorum	Rocky Mountain Juniper Upright	8' x 4'	10 Gallon	Container	DB/DS
BSJ	7	Juniperus horizontalis 'Wiltoni'	Blue Rug Juniper	1' x 8'	5 Gallon	Container	DB/SA
JHJ	18	Juniperus chinensis 'Sea Green'	Sea Green Juniper	6' x 4'	5 Gallon	Container	DA
ORNAMENTAL GRASSES							
CAK	11	Miscanthus sinensis 'Gracillimus'	Graceful Japanese Silver Grass	3' x 4'	1 Gallon	Container	DA
Percent Signature Grass (50% Minimum Locally Native)						Number of Signature Grass: 40 Total Number of Grass: 40 ■ 100% Signature Grass	

SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS — (CODE SECTION / POLICY 32-8.3(Table 8-3))

Plan Label Code	Street Name/ Zone Boundary	Street Classification	Adjacent Property Use	Length of Frontage	Trees / Feet Required	Trees / Feet Provided
QLLL	Quail Lake Loop	Non Arterial Street	NT	418'	1:30'	14	14
E1B	East Landscape Buffer	Landscape Buffer	NT	140'	1:30'	10	12
S1B	South Landscape Buffer	Landscape Buffer	NT	240'	1:30'	20	11 ■ EXISTING
W1B	West Landscape Buffer	Landscape Buffer	NT	321'	1:30'	18	18

Street Setbacks				Parking Lot Length	% Ground Plane Veg.		Shrubs / Feet	
Required	Provided	Required	Provided	Depicted on Plan	Required	Provided	Required	Provided
0	0	0	0	0	75%	75%		
0	0	0	0	118	25%	25%	6	12
0	0	0	0	118	25%	25%	10	12
				118	25%	25%	10	12

MOTOR VEHICLE LOTS — (CODE SECTION / POLICY 32-8.3(Table 8-3))

Plan Label Code	No. of Vehicle Spaces Provided	Street Trees (1/50 Spaces) Required	Street Trees (1/50 Spaces) Provided	Vehicle Lot Frontage	Length of Frontage to Screening (Hedge)	Length of Frontage to Screening (Fence)
WVE3	7	1	1	0	0	0

6ft. Tall Screen Fence		Frontage Veg.		Length of Screening	Vehicle Lot Interior Veg.	% Ground Plane Veg.	
Required	Provided	Required	Provided	Not Part of Hedge	on Plan	Required	Provided
0	0	0	0	0/0	N/A	25%	25%

INTERNAL LANDSCAPING — (CODE SECTION / POLICY 32-8.3(Table 8-4))

Plan Label Code	No. of Veh. Spaces (Total Paved Area)	Interior Area (Total Paved Area)	Interior Area (%)	Interior Trees (1/500 SF Interior Area) Required	Provided
7	7/1,440 SF	0%	0.0% SF	0/3.20	4

Shrub Sizes/Buffers		Only Shrub Sizes	Internal Plant Veg.	% Ground Plane Veg.	
Required	Provided	Provided	Depicted on Plan	Required	Provided
20	20	0	18	25%	25%

ALL EXISTING TREES WHICH ARE BEING USED TO MEET REQUIRED SITE LANDSCAPE REQUIREMENTS WILL NEED TO BE REPLACED IF NOT IN A HEALTHY CONDITION.
THE EXISTING LANDSCAPING AT THE CORNER OF QUAIL LAKE AND CHEYENNE MOUNTAIN BOULEVARD SHALL REMAIN. ALL LANDSCAPE IMPROVEMENTS AND MAINTENANCE IN THIS AREA SHALL BE THE RESPONSIBILITY OF THE QUAIL LAKE PROPERTY OWNERS ASSOCIATION.

HATCH LEGEND

	TURF (THERMAL BLUE BLEND)	6,785 sf
	4-8" COBBLE	878 sf
	2-4" COBBLE	8,223 sf
	ORGANIC MULCH	0 sf
	EL PASO COUNTY LOW GROW SEED MIX Custom El Paso County Low Grow Mix Drilled at 21 PLS/acre, Hydromseed on Slopes: 321 & greater at 42 PLS/acre, Seed Mix: 28% Sideoats Grama 28% Buffalograss 20% Blue Grama 20% Western Wheatgrass 5% Green Needlegrass 1% Sand Dropseed	29,735 sf

Technical modification: for the applicant to submit a revised Final Landscape Plan within 60 days of CPC approval

OWNER INFO

company name	Quail Lake LLC
address	524 S. Tejon St.
city/state	Colorado Springs, CO 80903
phone no	

city file no: CPC PUD 21-00161

NORTH

0 15 30 60
SCALE: 1" = 30'

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

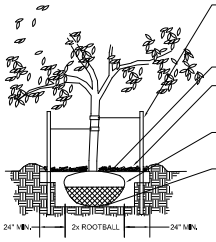
Structural:
Electrical:
Mechanical:
Plumbing:

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

Job No. 2021
History Landscape
Drawn By Bill Bogenreif Plan 1140022
Date 9/24/2021
Revised 4/14/2022

DRAWING NO.
5 of 12
FINAL LANDSCAPE PLAN

NOTES:
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACKFILL SHALL BE 80% SOIL FROM PLANTING PIT AND 20% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.
- STAKING POST SHALL BE 1 1/2" DIA. TREATED WOOD STAKE, METAL POST WILL NOT BE APPROVED



SET TREE PLUMB, STAKE TREES WITH TWO MIN. 1 1/2" DIA. TREATED WOOD STAKES. STAKE WITH 3 EVENLY SPACED POSTS. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE, ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE 6" DANGLING. SET STAKES IN MINIMUM 18" FIRM SOIL.

PLANT ROOTFLARE AT FINISH GRADE IN CLAY OR SANDY SOIL.

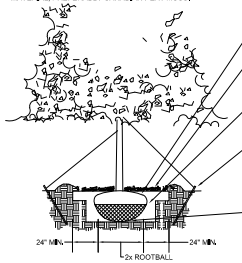
4 - 6" SPECIFIED MULCH. PROVIDE 36" PLANTING RING FOR TREES, PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR TREES IN IRRIGATED NATIVE TURF. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY TRUNK.

CUT AND REMOVE ALL BURLAP AND WIRE BASKETS FROM TOP 1/2 TO 2/3 OF ROOTFLARE. REMOVE ALL TREATED, GREEN BURLAP, AFTER TREE IS POSITIONED. REMOVE ALL TWINE, ROPE, PLASTIC AND RUBBER.

CULTIVATE SOIL TO DEPTH OF ROOTFLARE THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY SIDES OF UNDISTURBED SOIL.

1/A DECIDUOUS TREE PLANTING DETAIL
N.T.S.

NOTES:
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADER. UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



PLANT ROOTBALL 2 - 4" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL.

4 - 6" SPECIFIED MULCH. PROVIDE 36" PLANTING RING FOR TREES, PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR TREES IN IRRIGATED NATIVE TURF. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY TRUNK.

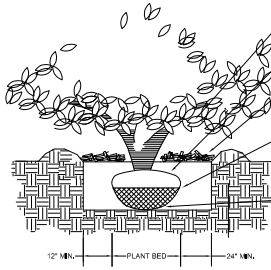
CUT AND REMOVE ALL BURLAP AND WIRE BASKETS FROM TOP 1/2 TO 2/3 OF ROOTBALL. REMOVE ALL TREATED, GREEN BURLAP, AFTER TREE IS POSITIONED. REMOVE ALL TWINE, ROPE, PLASTIC AND RUBBER.

SET TREE PLUMB. STAKE 6' TREES AND SMALLER WITH TWO POSTS SET ON WINDWARD AND LEEWARD SIDES; STAKE 8' HEIGHT AND GREATER WITH 3 METAL ANGLE IRONS, PLACED 120 DEGREES APART. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE, ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE FOR VISIBILITY. SET STAKES IN MINIMUM 18" FIRM SOIL.

CULTIVATE SOIL TO DEPTH OF ROOTBALL THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY SIDES OF UNDISTURBED SOIL.

2/B EVERGREEN TREE PLANTING DETAIL
N.T.S.

NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



SET SHRUBS PLUMB, SHRUB SPACING AS PER THE PLANS. LAYOUT VARIES, FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT FINISH GRADE AT EDGE.

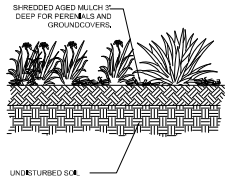
PLANT ROOTBALL 2 - 4" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL.

4 - 6" SPECIFIED MULCH. PROVIDE 18" PLANTING RING FOR SHRUBS, PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY BASE.

CUT AND REMOVE ALL BURLAP OR A MINIMUM TOP 2/3 OF ROOTBALL. REMOVE ALL TREATED, GREEN BURLAP AND PLASTIC CONTAINERS. FOR POT BOUND PLANTS ONLY: MAKE 4 - 5 VERTICAL CUTS IN ROOTBALL 1/2" DEEP, PLANT IMMEDIATELY. FOR ROOT BIND AT BOTTOM OF BALL; SPLIT ROOTBALL VERTICALLY ALL THE WAY THROUGH FROM BOTTOM TO HALFWAY TO TOP, SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.

CULTIVATE SOIL TO DEPTH OF ROOTBALL THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY SIDES OF PLANTING PIT. ROOT BALL SHALL REST ON FIRM, UNDISTURBED SOIL.

3/C SHRUB PLANTING DETAIL
N.T.S.



SHREDDED AGED MULCH 3" DEEP FOR PERENNIALS AND GROUNDCOVERS.

PLANT GROUND COVER AND PERENNIALS LEVEL AT GRADE.

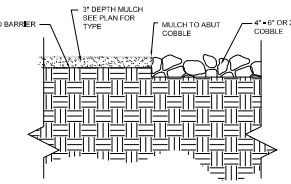
SOIL TO BE WELL CULTIVATED TO A MINIMUM DEPTH OF 6".

KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.

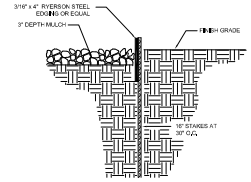
IN CLAY SOIL, WORK IN TOPSOIL AND ORGANIC COMPOST, SEE SPECS, FOR RATIO AND QUANTITY.

IN SAND, WORK IN TOPSOIL, ORGANIC COMPOST AND AGED MANURE, SEE SPECS FOR RATIO AND QUANTITY.

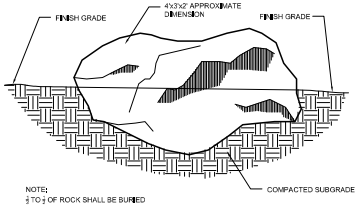
4/D PERENNIAL/GROUND COVER PLANTING DETAIL
N.T.S.



5/E COBBLE @ MULCH
N.T.S.

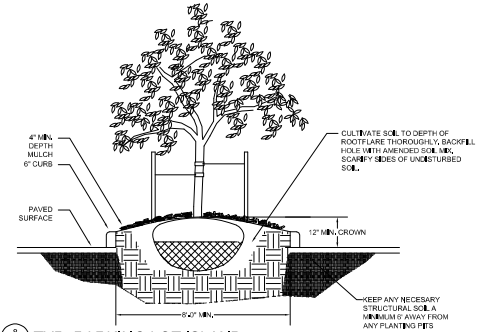


7/G STEEL EDGE DETAIL
N.T.S.



NOTE:
1/3 TO 1/2 OF ROCK SHALL BE BURIED

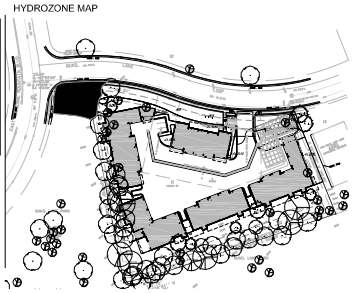
6/F LANDSCAPE BOULDER
N.T.S.



8/H TYP. PARKING LOT ISLAND
N.T.S.

SCHEMATIC LANDSCAPE DIAGRAM

HYDROZONE MAP



GENERAL LANDSCAPE NOTES:

1. PLANT QUANTITY AND SUBSTITUTIONS: In case of discrepancy in plant quantities shown on the plant table and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting table. Any substitution of plant sizes or species must be submitted to the Landscape Architect in writing for approval prior to installation.
2. ACCEPTABLE PLANT MATERIALS: All plants shall meet or exceed standards set by the "COLORADO NURSERY ASSOCIATION," and the "AMERICAN STANDARD OF NURSERY STOCK". All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.
3. SOIL AMENDMENTS: All planting areas and turf areas shall be amended as follows: 3 CUBIC YARDS / 1,000 SF OF PREMIUM ORGANIC COMPOST.

	SOD	SEED*	SHRUB BEDS
ORGANIC MATERIAL	3 LBS/1,000 SF	3 LBS/1,000 SF	1" of animal-based compost incorporated into top 6-8" of the soil
NITROGEN*	1 LBS/1,000 SF	1 LBS/1,000 SF	3 LBS/1,000 SF
PHOSPHORUS (P205) **	-	-	-
POTASSIUM (K20)	-	-	-
ZINC	-	-	-
IRON (Fe)	-	-	-

* APPLY WITHIN ROUGHLY ONE HOUR OF APPLICATION AND, FOR EACH 1,000 SF NEEDED, APPLY 3 LB. UREA OR 5 LB. AMMONIUM SULFATE, OR 3 LB. (2 FAST LEAFS) FERTILIZER, OR 7 LB. BLOODMEAL, OR 10 LB. COTTONSEED MEAL, OR 5 LB. ALFALFA MEAL/PELLETS, PER 1,000 SF.
** OR 20 LB. MEAL at a rate of 30 lb / 1,000 sf

PROVIDE 2:1 MIXTURE OF AMENDMENT FOR FILL DIRT IN TREE AND SHRUB PITS.

RECOMMENDED SOIL AMENDMENT:
TRIPMIX (I) as supplied by C&C Sand
- To be applied as specified in planting plan

ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.

A SIGNED LANDSCAPE INSPECTION AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL AMENDMENT RECEIPTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

4. SEEDED AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.
5. IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.
6. ORGANIC MULCH: All planting areas (including cobble/rock beds) for trees, shrubs, groundcovers and ornamental grasses shall be mulched with a (3") depth. A 36" diameter of 3" depth wood mulch shall be provided at base of all trees, 18" diameter for shrubs, and 12" for ornamental grasses. Mulch shall be fibrous in nature, not chipped or in chunks, and watered in after installation. NO FILTER FABRIC IS TO BE USED UNDER WOOD MULCH.
7. INORGANIC MULCH: The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 3"-4" over geotextile filter fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (dewitt or equivalent). Overlap ends 3", turn down edges 6".
8. LANDSCAPE BOULDERS: All landscape boulders shown on plan are to be 10-12 cubic feet minimum, blue grey river rock boulders unless otherwise specified.
9. STEEL EDGE: All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER with 16" stakes at 30" O.C., color shall be green.
10. INSPECTION AND APPROVAL: Notification for IRRIGATION INSPECTION AFFIDAVIT shall be given during construction while trench is open and after completion of system installation prior to seeding or sodding. The Landscape Architect shall be notified at least 48 hours prior to client seeking certificate of occupancy for FINAL LANDSCAPE INSPECTION AFFIDAVIT.
11. Any field changes or deviations to these plans without prior City Approval of an Amended Development Plan may result in a delay of final approval and issuance of a Certificate of Occupancy.
12. AN IRRIGATION PLAN MUST BE SUBMITTED FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING THE BUILDING PERMIT. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY PER CITY OF COLORADO SPRINGS.
13. GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE REVEGETATED AND/OR OVERSEEDED AS REQUIRED.
14. TREE WELLS: ALL TREES LOCATED IN PAVED BUILDING AREAS OR IN PARKING LOT ISLANDS ARE TO UTILIZE STRUCTURAL SOILS A MINIMUM OF 6'-0" OUTSIDE OF DESIGNATED PLANTING PITS. SOILS SHOULD NOT BE STOCKED ON SITE FOR MORE THEN 24HRS. IF STORAGE OF SOIL ON SITE IS NECESSARY PROTECTION OF SOIL IS NEEDED TO MINIMIZE CONTAMINATION.

IRRIGATION NOTES:

1. IRRIGATION IS TO BE DESIGN-BUILD. THE IRRIGATION DESIGNER SHALL BE QUALIFIED TO PREPARE THE IRRIGATION PLAN AND MEET CITY REQUIREMENTS, (APPENDIX I IN LANDSCAPE MANUAL). THE IRRIGATION PLAN APPLICATION SUBMITTAL AND APPROVAL MUST BE COMPLETED BEFORE ANY IRRIGATION SYSTEM EQUIPMENT IS INSTALLED. THE IRRIGATION PLAN APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT FOR REVIEW AND APPROVAL NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND BEFORE ANY IRRIGATION SYSTEM EQUIPMENT IS INSTALLED AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. IRRIGATION CITY AFFIDAVIT NOTE - THE DESIGN PROFESSIONAL OF RECORD IS TO COMPLETE THE INSPECTION AFFIDAVIT BASED ON APPROVED FINAL IRRIGATION PLAN. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVIT. WHEN AFFIDAVITS ARE NOT SUBMITTED, FINANCIAL ASSURANCES ARE TAKEN AN HELD FOR TWO YEARS. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD (385-5905) AND AS NECESSARY OUR DRE OFFICE (385-5982).
2. All trees, shrubs, and ground covers shall be irrigated by an automatic drip irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic spray irrigation system also equipped with a rain sensor automatic shutoff device.
3. All valve boxes shall be supported by concrete block (min. 4 per box). Install blocks in a manner that will prevent contact with piping, valves, and valve.
4. Irrigation control wire shall be common trench with mainline and shall have separate sleeve were crossing all hard construction.
5. The contractor shall adjust all valves and spray nozzles for optimum coverage.
6. Contractor shall tape closed all sleeve pipe openings to prevent debris from entering sleeves.
7. Backflow preventer should be located in a locked/secured metal enclosure.
8. Minimum of (2 - 1gph) emitters per shrub and (4 - 1gph) per tree at minimum. Preferred method for irrigating trees would be to utilize tree ring assembly constructed of 2" drip line (diameter to match root ball). Reference Rainbird standard drip line tree detail.
9. All seeded areas need to be Zoned and scheduled separately. Seeded Irrigation Zones are for temporary/establishment water purposes only *(see seeding notes)*.
10. Contractor to provide irrigation schedule to owner/maintenance group addressing watering schedule for both establishment period and regular watering schedule.
11. Irrigation system, as noted, is to be design-build MODIFYING the current system in place. Where possible, all existing valves should be used and incorporated into the revised system design. The use of lower water use spray nozzles is strongly encouraged in all spray zones (Lex MP Rotators).
12. All turf, seeded and drip areas should be zoned SEPARATELY.
13. All seeded areas are to be irrigated with permanent in-ground spray irrigation. These areas should be zoned separately as noted above. Irrigation in seeded areas should be used primarily for establishment purposes only. Once seeded areas have been established irrigation zones should not be part of regular watering schedule.

city file no: CPC PUD 21-00161

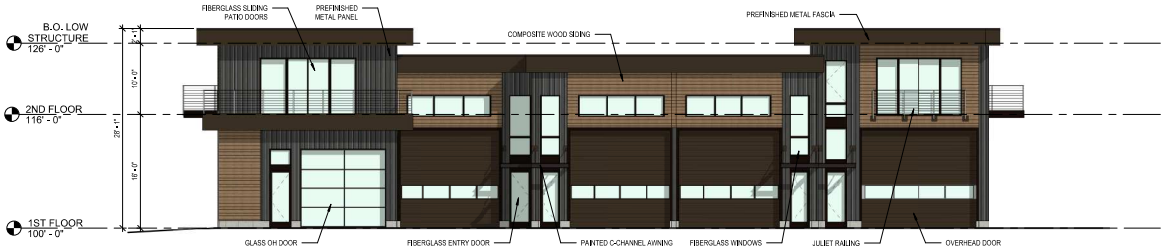
YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Structural:
Electrical:
Mechanical:
Plumbing:

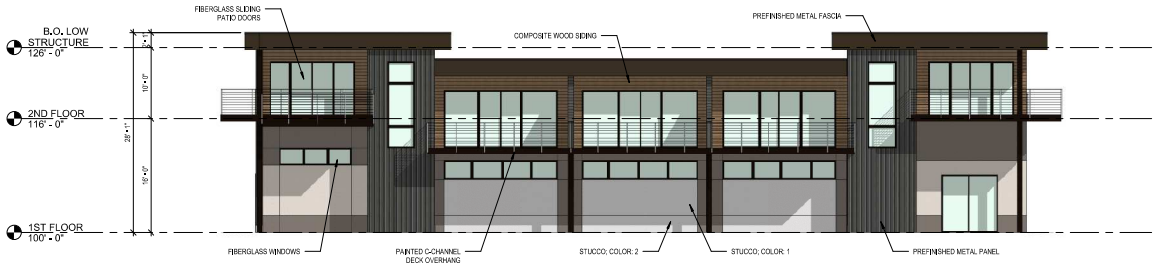
Lot 11 Block 1 Quail Lake Business Center
1640 Quail Lake Loop
Colorado Springs, Colorado 80906

Job No. 2021-
Directory Landscape
File Schematic Plan 3-04-2022
Drawn By DBN
Date 3/29/2022
Revised

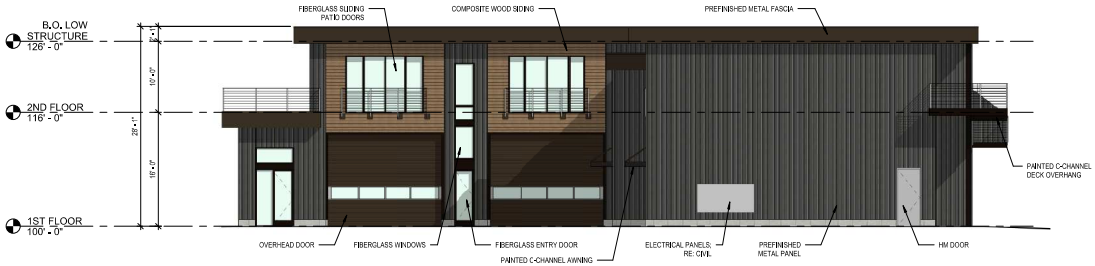
DRAWING NO.
6 of 12
LANDSCAPE DETAILS



1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"

4 NORTH ELEVATION
1/8" = 1'-0"

city file no: CPC PUD 21-00161

YOW Architects PC
Architecture & Planning
115 S. Weber Colorado Springs, Colorado 719-475-9133

Revision Schedule

QUAIL LAKE MOTOR CLUB
BUILDING 1

Project Number
21.215

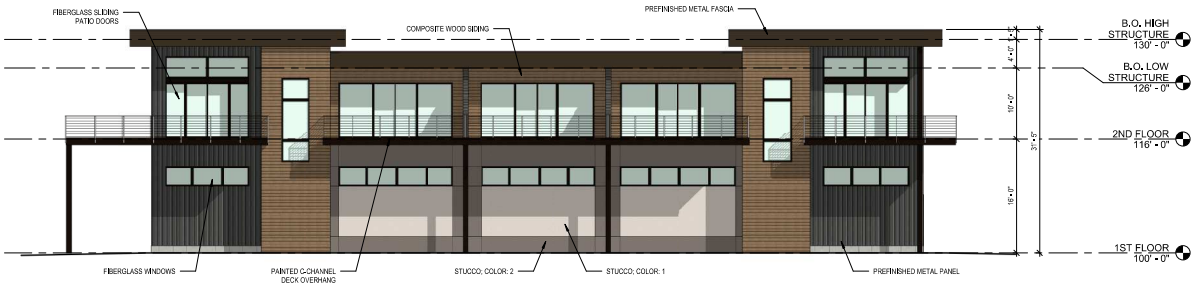
Date
09/27/2021

Drawn By
MKG/JS

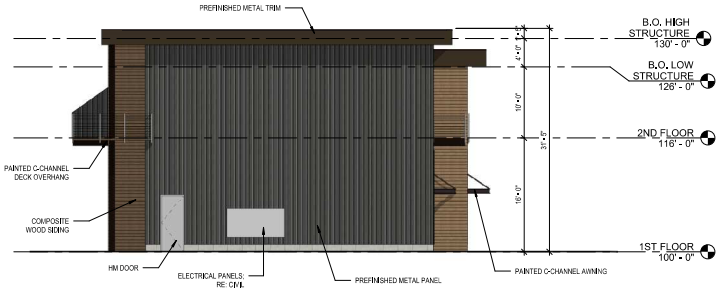
Checked By
YOW

EXTERIOR ELEVATIONS

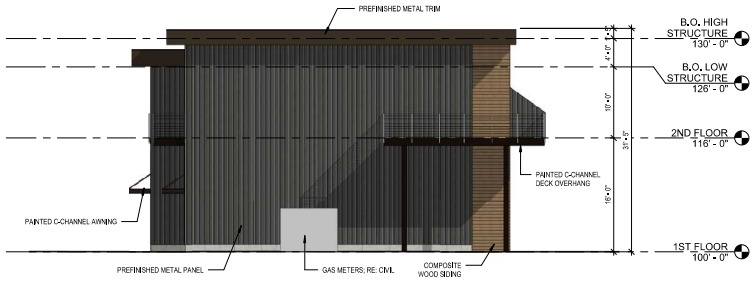
1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

city file no: CPC PUD 21-00161

YOW Architects PC
Architecture & Planning
115 S. Weber Colorado Springs, Colorado 719-475-9133

Revision Schedule

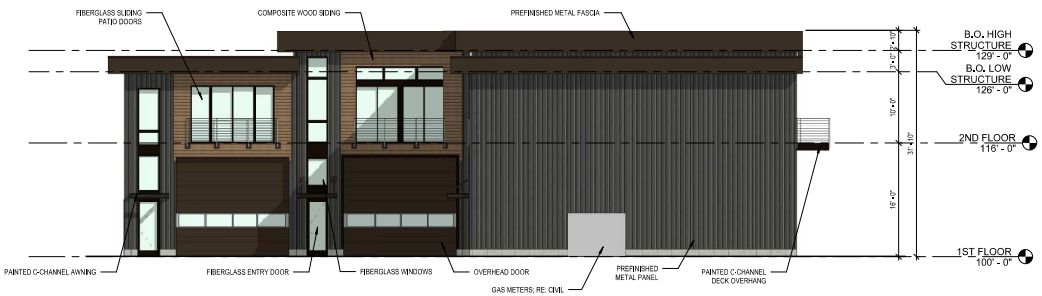
QUAIL LAKE MOTOR CLUB
BUILDING #2

Project Number
21.215

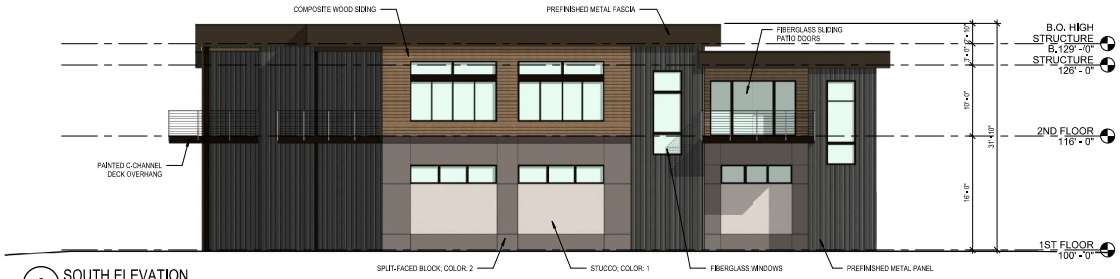
Date
05/27/2021

Drawn By
MKG/JS

Checked By
YOW

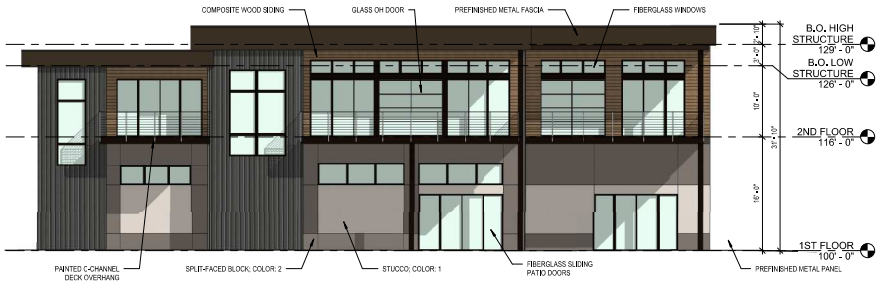


1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

city file no: CPC PUD 21-00161

YOW Architects PC
Architecture & Planning
115 S. Weber Colorado Springs, Colorado 719-475-9133

Revision Schedule

QUAIL LAKE MOTOR CLUB
BUILDING #3

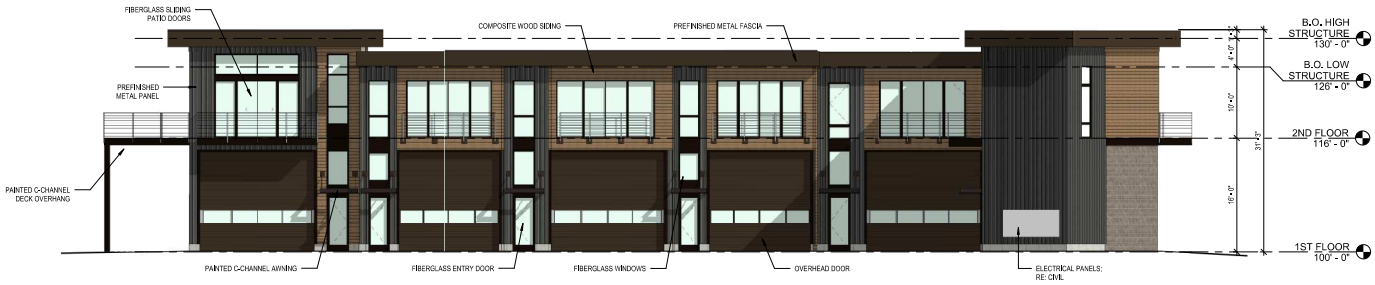
Project Number
21.215

Date
05/27/2021

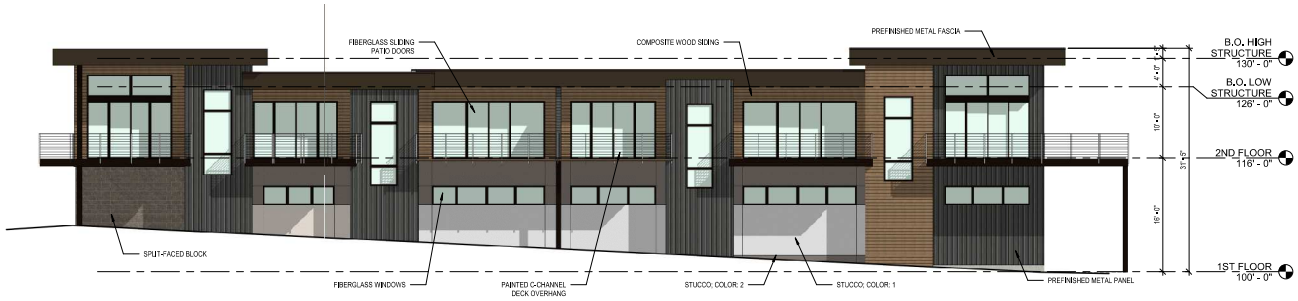
Drawn By
MKG/JS

Checked By
YOW

EXTERIOR ELEVATIONS

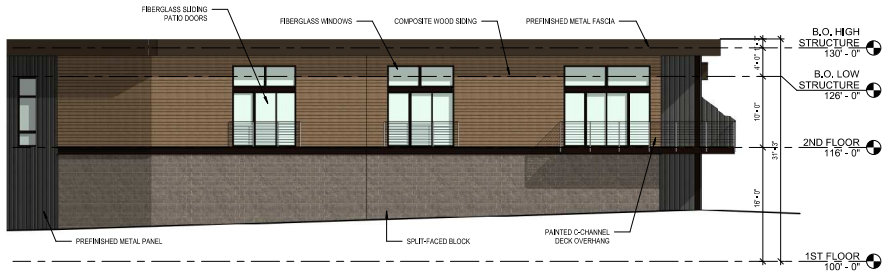


1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

3 SOUTH ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

city file no: CPC PUD 21-00161

YOW Architects PC
Architecture & Planning
115 S. Weber Colorado Springs, Colorado 719-475-8133

Revision Schedule

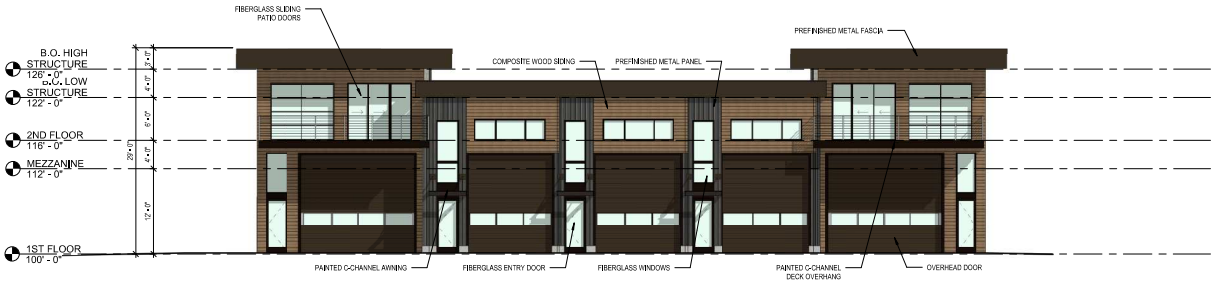
QUAIL LAKE MOTOR CLUB
CORNER MEZZANINE
BUILDING #4

Project Number
21.215

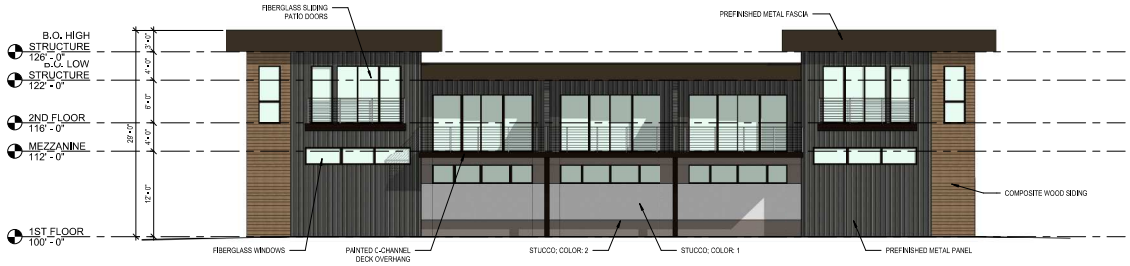
Date
05/27/2021

Drawn By
MKG/JS

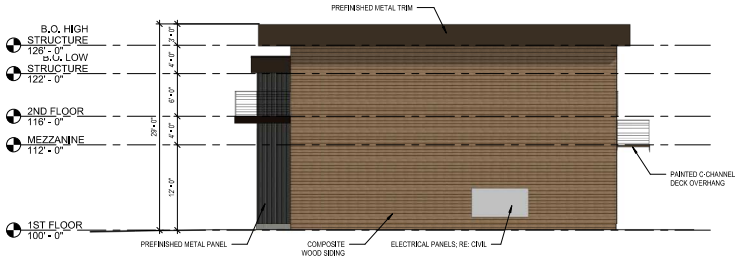
Checked By
YOW



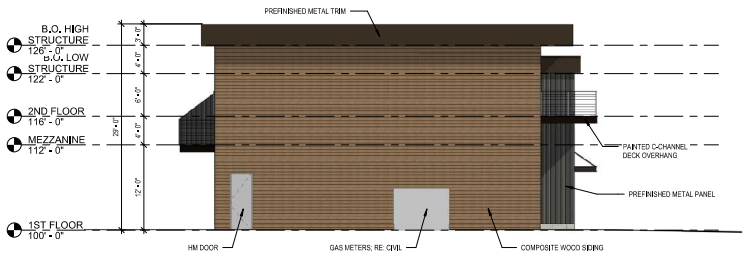
1 SOUTH ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

city file no: CPC PUD 21-00161

YOW Architects PC
Architecture & Planning
115 S. Weber Colorado Springs, Colorado 719-475-9133

Revision Schedule

QUAIL LAKE MOTOR CLUB HOUSE
BUILDING #5

Project Number
21.215

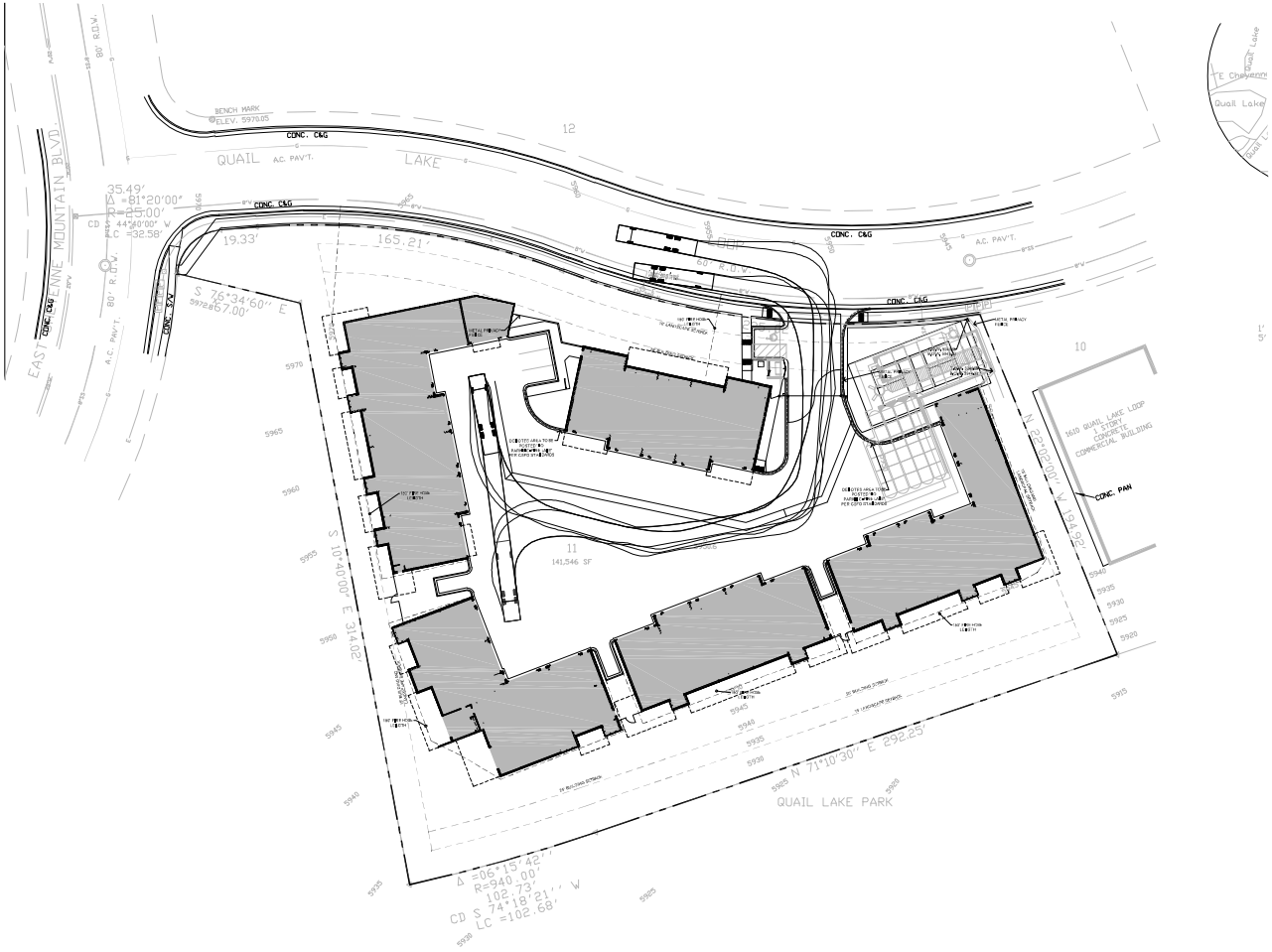
Date
05/27/2021

Drawn By
MKG/JS

Checked By
YOW

EXTERIOR ELEVATIONS

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



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

Structural:
Civil:
Mechanical:
Plumbing:

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

Job No. 21-128
Directory drawings
File development plan
Drawn By CBB
Date 5/25/2021
Project

DRAWING NO.
12 of 12
Fire Safety Plan

city file no: CPC PUD 21-00161