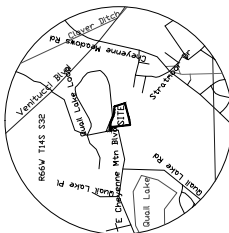




Contour Interval: 1'
 QUAIL LAKE LEEP & CHEYENNE MOUNTAIN BLVD.
 ELEV. 597608 NOVD. 1989 ADJUSTMENT

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

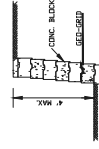


VICINITY MAP
1"=1000'

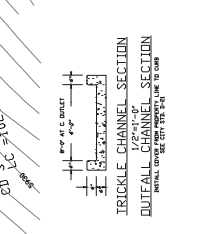
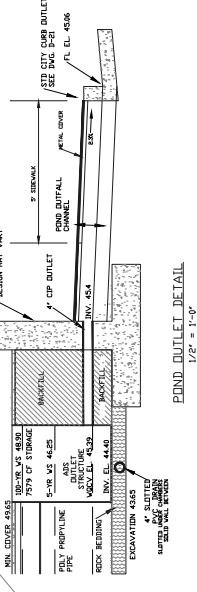
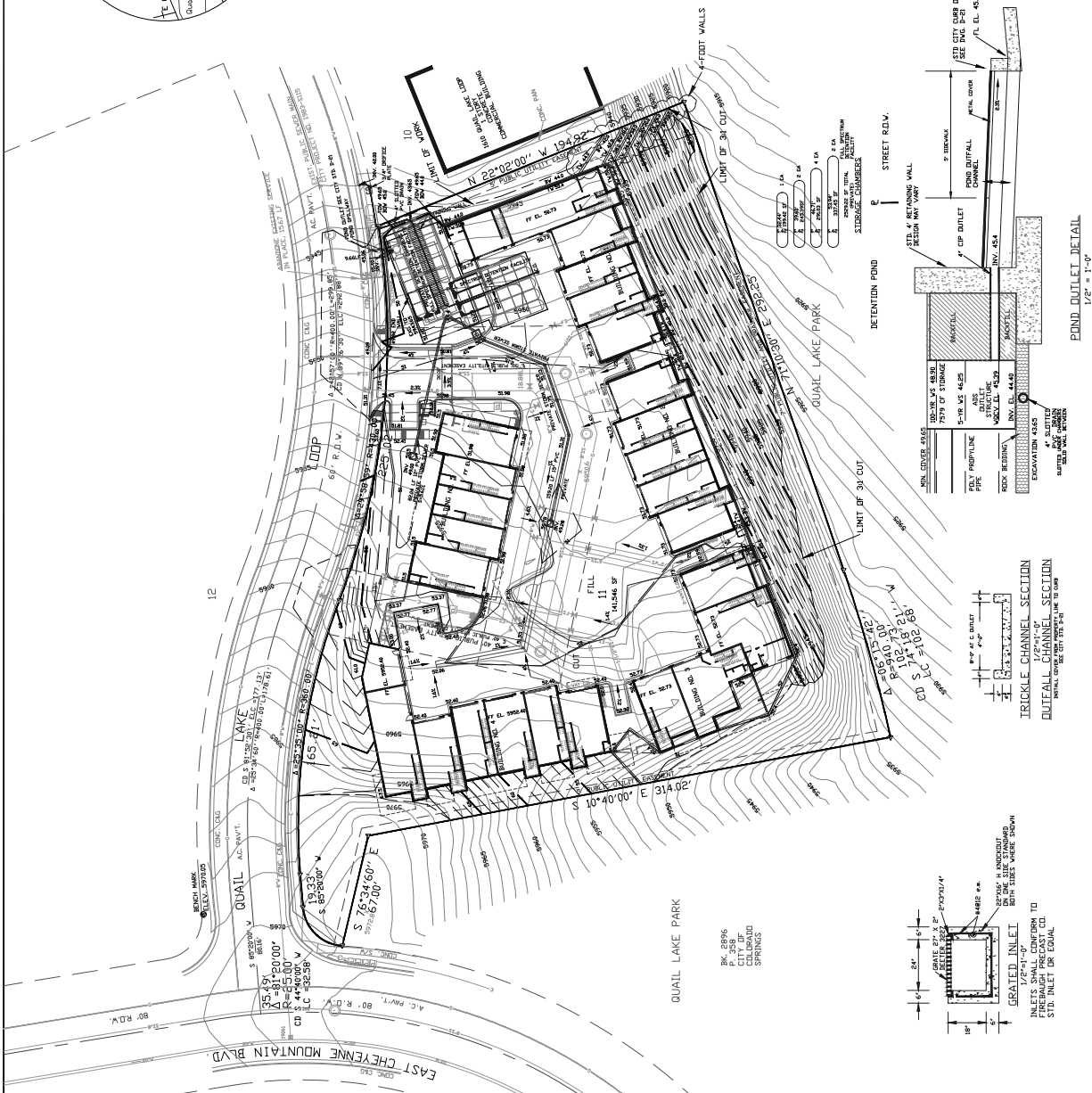
- CONTOUR LEGEND:**
- 1 ORIGINAL CONTOURS
 - 2 FINISH CONTOURS
 - 3 LIMIT OF WORK

EARTHWORK QUANTITIES

PROPOSED SURFACE 2-9-21
 ORIGINAL SURFACE 2-9-21
 CITY CONSTRUCTION FACTOR 800 %
 FINISH GRADES
 FILL CUT VOLUME 157,456.36 CY
 COMBINED VOLUME QUANTITIES 157,456.36 CY
 TOTAL CUT 93088.00 CY
 TOTAL FILL 64368.36 CY
 WASTE @ 85% 53652.84 CY



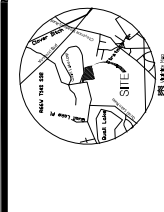
TYPICAL 4-FOOT WALL SECTION
 THIS IS A NON-STRUCTURAL WALL AND SIMILAR WALLS MAY BE SUBSTITUTED IN STRUCTURAL PLANS



CITY FILE NO. C/C BUD 21-00161		DATE: 05/16/21	
PROJECT: 1640 QUAIL LAKE LEEP LOT 11, BLOCK 1, QUAIL LAKE BUSINESS CENTER COLORADO SPRINGS		SHEET NO. 3 OF 72	
DESIGNED BY: OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS		DRAWN BY: DEW	
REVISIONS:		DATE:	
11-05-21	REVISED PER CITY REVIEW COMMENTS	DEW	DEW
2-22-21	REVISED TO SHOW REVISED RETENTION AREA	DEW	DEW
8-4-22	REVISED TO SHOW MAX. 3% FILL SLOPES	DEW	DEW
9-16-22	REVISED PER CITY REVIEW COMMENTS	DEW	DEW
APPROVED BY:	DATE:	APPROVED BY:	DATE:
OLIVER E. WATTS	05/16/21	DEW	05/16/21

Prepared by the office of:
 Oliver E. Watts Consulting Engineer, Inc.
 715-593-0173
 olivewatts@aol.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.
- NOTED NOTES FOR APPROVALS: (See notes covered by)
- TYPICAL UNDERGROUND TREE PLANTING
- TYPICAL EVERGREEN TREE PLANTING
- TYPICAL SHRUB PLANTING
- TYPICAL DECIDUOUS/PERENNIAL PLANTING
- LANDSCAPE BOLLER
- STEEL BOLLER
- 2" BLUE GRAY GRAVEL MULCH
- SCREEN WALL
- 4" CORNICE
- ORGANIC MULCH
- TURF LAWN AREA (THERMAL BLUE BERRY)
- LANDSCAPE PLANT SCHEDULE

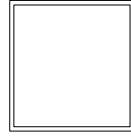
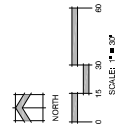
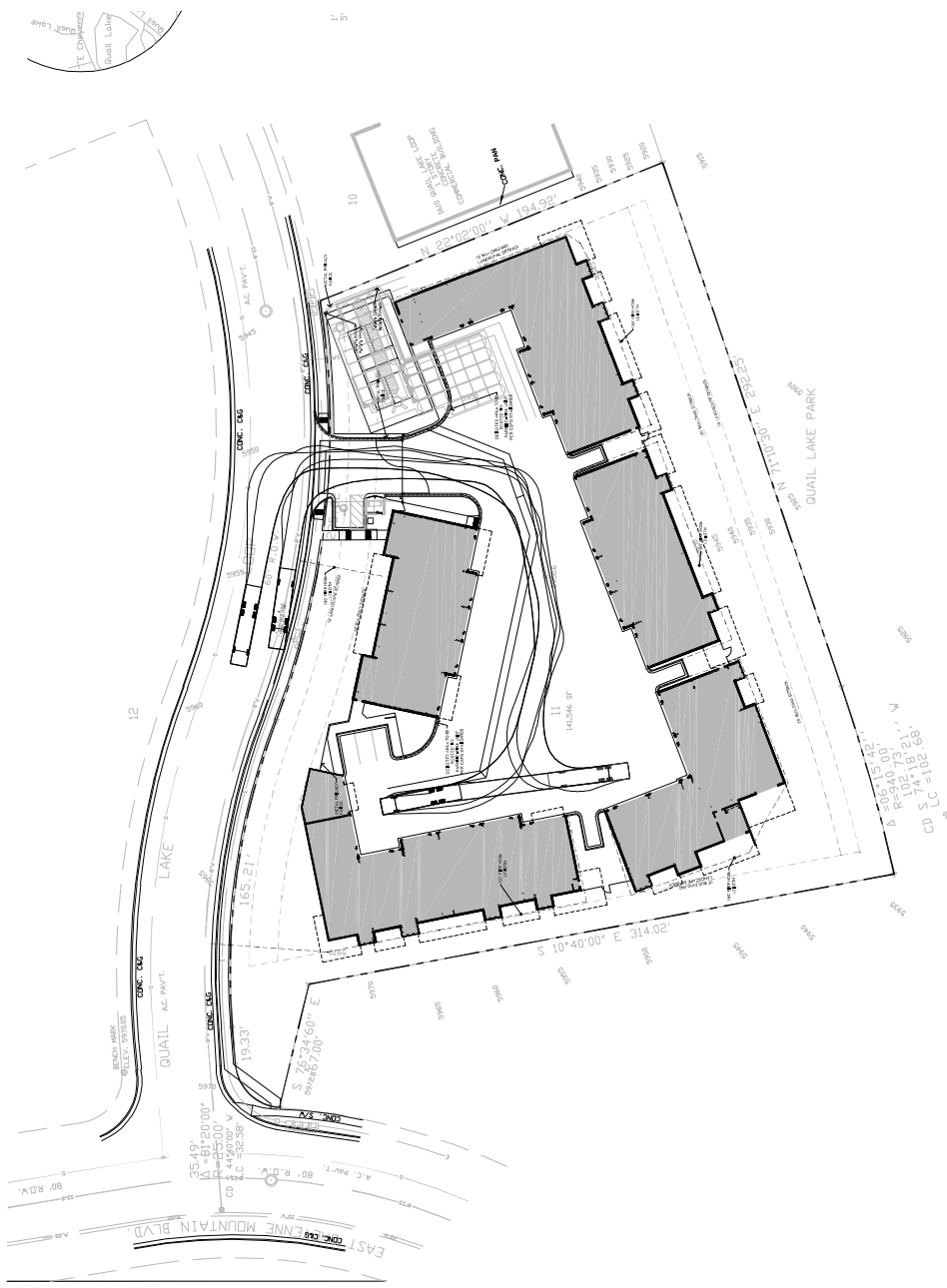
LANDSCAPE PLANT SCHEDULE

PLANT	COMMON NAME	LANDSCAPE CHARACTERISTICS	NOTES
1	DOGWOOD	DECIDUOUS	12" DBH
2	DOGWOOD	DECIDUOUS	18" DBH
3	DOGWOOD	DECIDUOUS	24" DBH
4	DOGWOOD	DECIDUOUS	30" DBH
5	DOGWOOD	DECIDUOUS	36" DBH
6	DOGWOOD	DECIDUOUS	42" DBH
7	DOGWOOD	DECIDUOUS	48" DBH
8	DOGWOOD	DECIDUOUS	54" DBH
9	DOGWOOD	DECIDUOUS	60" DBH
10	DOGWOOD	DECIDUOUS	66" DBH
11	DOGWOOD	DECIDUOUS	72" DBH
12	DOGWOOD	DECIDUOUS	78" DBH
13	DOGWOOD	DECIDUOUS	84" DBH
14	DOGWOOD	DECIDUOUS	90" DBH
15	DOGWOOD	DECIDUOUS	96" DBH
16	DOGWOOD	DECIDUOUS	102" DBH
17	DOGWOOD	DECIDUOUS	108" DBH
18	DOGWOOD	DECIDUOUS	114" DBH
19	DOGWOOD	DECIDUOUS	120" DBH
20	DOGWOOD	DECIDUOUS	126" DBH
21	DOGWOOD	DECIDUOUS	132" DBH
22	DOGWOOD	DECIDUOUS	138" DBH
23	DOGWOOD	DECIDUOUS	144" DBH
24	DOGWOOD	DECIDUOUS	150" DBH
25	DOGWOOD	DECIDUOUS	156" DBH
26	DOGWOOD	DECIDUOUS	162" DBH
27	DOGWOOD	DECIDUOUS	168" DBH
28	DOGWOOD	DECIDUOUS	174" DBH
29	DOGWOOD	DECIDUOUS	180" DBH
30	DOGWOOD	DECIDUOUS	186" DBH
31	DOGWOOD	DECIDUOUS	192" DBH
32	DOGWOOD	DECIDUOUS	198" DBH
33	DOGWOOD	DECIDUOUS	204" DBH
34	DOGWOOD	DECIDUOUS	210" DBH
35	DOGWOOD	DECIDUOUS	216" DBH
36	DOGWOOD	DECIDUOUS	222" DBH
37	DOGWOOD	DECIDUOUS	228" DBH
38	DOGWOOD	DECIDUOUS	234" DBH
39	DOGWOOD	DECIDUOUS	240" DBH
40	DOGWOOD	DECIDUOUS	246" DBH
41	DOGWOOD	DECIDUOUS	252" DBH
42	DOGWOOD	DECIDUOUS	258" DBH
43	DOGWOOD	DECIDUOUS	264" DBH
44	DOGWOOD	DECIDUOUS	270" DBH
45	DOGWOOD	DECIDUOUS	276" DBH
46	DOGWOOD	DECIDUOUS	282" DBH
47	DOGWOOD	DECIDUOUS	288" DBH
48	DOGWOOD	DECIDUOUS	294" DBH
49	DOGWOOD	DECIDUOUS	300" DBH
50	DOGWOOD	DECIDUOUS	306" DBH
51	DOGWOOD	DECIDUOUS	312" DBH
52	DOGWOOD	DECIDUOUS	318" DBH
53	DOGWOOD	DECIDUOUS	324" DBH
54	DOGWOOD	DECIDUOUS	330" DBH
55	DOGWOOD	DECIDUOUS	336" DBH
56	DOGWOOD	DECIDUOUS	342" DBH
57	DOGWOOD	DECIDUOUS	348" DBH
58	DOGWOOD	DECIDUOUS	354" DBH
59	DOGWOOD	DECIDUOUS	360" DBH
60	DOGWOOD	DECIDUOUS	366" DBH
61	DOGWOOD	DECIDUOUS	372" DBH
62	DOGWOOD	DECIDUOUS	378" DBH
63	DOGWOOD	DECIDUOUS	384" DBH
64	DOGWOOD	DECIDUOUS	390" DBH
65	DOGWOOD	DECIDUOUS	396" DBH
66	DOGWOOD	DECIDUOUS	402" DBH
67	DOGWOOD	DECIDUOUS	408" DBH
68	DOGWOOD	DECIDUOUS	414" DBH
69	DOGWOOD	DECIDUOUS	420" DBH
70	DOGWOOD	DECIDUOUS	426" DBH
71	DOGWOOD	DECIDUOUS	432" DBH
72	DOGWOOD	DECIDUOUS	438" DBH
73	DOGWOOD	DECIDUOUS	444" DBH
74	DOGWOOD	DECIDUOUS	450" DBH
75	DOGWOOD	DECIDUOUS	456" DBH
76	DOGWOOD	DECIDUOUS	462" DBH
77	DOGWOOD	DECIDUOUS	468" DBH
78	DOGWOOD	DECIDUOUS	474" DBH
79	DOGWOOD	DECIDUOUS	480" DBH
80	DOGWOOD	DECIDUOUS	486" DBH
81	DOGWOOD	DECIDUOUS	492" DBH
82	DOGWOOD	DECIDUOUS	498" DBH
83	DOGWOOD	DECIDUOUS	504" DBH
84	DOGWOOD	DECIDUOUS	510" DBH
85	DOGWOOD	DECIDUOUS	516" DBH
86	DOGWOOD	DECIDUOUS	522" DBH
87	DOGWOOD	DECIDUOUS	528" DBH
88	DOGWOOD	DECIDUOUS	534" DBH
89	DOGWOOD	DECIDUOUS	540" DBH
90	DOGWOOD	DECIDUOUS	546" DBH
91	DOGWOOD	DECIDUOUS	552" DBH
92	DOGWOOD	DECIDUOUS	558" DBH
93	DOGWOOD	DECIDUOUS	564" DBH
94	DOGWOOD	DECIDUOUS	570" DBH
95	DOGWOOD	DECIDUOUS	576" DBH
96	DOGWOOD	DECIDUOUS	582" DBH
97	DOGWOOD	DECIDUOUS	588" DBH
98	DOGWOOD	DECIDUOUS	594" DBH
99	DOGWOOD	DECIDUOUS	600" DBH
100	DOGWOOD	DECIDUOUS	606" DBH

SITE CATEGORY CALCULATIONS

PLANT	DBH	HEIGHT	SPREAD	WIND EXPOSURE	WIND DIRECTION	WIND VELOCITY	WIND PERCENTAGE	WIND DIRECTION PERCENTAGE	WIND VELOCITY PERCENTAGE	WIND DIRECTION VELOCITY PERCENTAGE
DOGWOOD	12"	12'	12'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	18"	18'	18'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	24"	24'	24'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	30"	30'	30'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	36"	36'	36'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	42"	42'	42'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	48"	48'	48'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	54"	54'	54'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	60"	60'	60'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	66"	66'	66'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	72"	72'	72'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	78"	78'	78'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	84"	84'	84'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	90"	90'	90'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	96"	96'	96'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	102"	102'	102'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	108"	108'	108'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	114"	114'	114'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	120"	120'	120'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	126"	126'	126'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	132"	132'	132'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	138"	138'	138'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	144"	144'	144'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	150"	150'	150'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	156"	156'	156'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	162"	162'	162'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	168"	168'	168'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	174"	174'	174'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	180"	180'	180'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	186"	186'	186'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	192"	192'	192'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	198"	198'	198'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	204"	204'	204'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	210"	210'	210'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	216"	216'	216'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	222"	222'	222'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	228"	228'	228'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	234"	234'	234'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	240"	240'	240'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	246"	246'	246'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	252"	252'	252'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	258"	258'	258'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	264"	264'	264'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	270"	270'	270'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	276"	276'	276'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	282"	282'	282'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	288"	288'	288'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	294"	294'	294'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	300"	300'	300'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	306"	306'	306'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	312"	312'	312'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	318"	318'	318'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	324"	324'	324'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	330"	330'	330'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	336"	336'	336'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	342"	342'	342'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	348"	348'	348'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	354"	354'	354'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	360"	360'	360'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	366"	366'	366'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	372"	372'	372'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	378"	378'	378'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	384"	384'	384'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	390"	390'	390'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	396"	396'	396'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	402"	402'	402'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	408"	408'	408'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	414"	414'	414'	100%	100%	100%	100%	100%	100%	100%
DOGWOOD	420"	420'	420'	100%	100%	100%</				

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

Source:
 Elected:
 Mechanical:
 Plumbing:

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

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



COMMITTEE
12 of 12
 Fire Safety Plan