GUEST HOUSE AT SAINT FRANCIS

CITY OF COLORADO SPRINGS, COLORADO

DEVELOPMENT PLAN

GENERAL NOTES

1. ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
2. ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
3. PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
4. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR INCIDENTAL SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN WITH THE LAND.
5. ALL PRIVATE TRAFFIC SIGNAGE SHALL BE IN CONFORMANCE WITH MUTCD GUIDELINES AND INSTALLED BY THE DEVELOPER.
6. ALL SIGNAGE TO BE PERMITTED UNDER A SEPARATE PERMIT.
7. ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY(C.O.). AN ON SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
8. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 27000LBS SINGLE AXLE WEIGHT AND 75000LB TOTAL APPARATUS WEIGHT.
9. PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-385-5978.
10. THIS SITE IS SUBJECT TO THE AN AVIGATION EASEMENT TO THE CITY OF COLORADO SPRINGS RECORDED UNDER RECEPTION NUMBER: BOOK 5612 AT PAGE 522 OF THE RECORDS OF EL PASO COUNTY.
11. THIS SITE, IS NOT (ZONE X) WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0537G, EFFECTIVE DECEMBER 7th, 2018.
12. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE 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.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., ALSO BEING A PORTION OF THOSE TRACTS DESCRIBED BY DOCUMENT (BOOK 2326, PAGE 69 AND BOOK 5295, PAGE 1366, EL PASO COUNTY, COLORADO RECORDS), SITUATED IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BOOK 2326, PAGE 69'S TRACT (ALL BEARINGS IN THIS DESCRIPTION ARE RELATIVE TO THE SOUTHERLY LINE OF SAID TRACT, WHICH BEARS N76°41'18"W ALONG SAID TRACT'S SOUTHERLY LINE, 484.23 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TUTT BOULEVARD (97' R.O.W.) AS PLATTED WITH TUTT BOULEVARD FILING NO. 5 (RECEPTION NO. 205202791, AND AS AMENDED BY SURVEYOR'S AFFIDAVIT UNDER RECEPTION NO. 207093766, SAID EL PASO COUNTY RECORDS); THENCE N16°36'26"E ALONG SAID TUTT BOULEVARD'S WESTERLY RIGHT-OF-WAY LINE, 726.30 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUE N16°36'26"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 481.69 FEET TO A POINT ON A SOUTHERLY RIGHT-OF-WAY LINE OF TUTT BOULEVARD RIGHT-OF-WAY ADDITIONS (RECEPTION NO. 207712657, SAID RECORDS) (THE FOLLOWING FOUR (4) COURSES ARE ALONG THE LINES OF SAID ADDITIONS); 1) N74°12'17"W, 7.03 FEET; 2) N07°17'19"E, 23.77 FEET; 3) ON A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 22°44'57", A RADIUS OF 39.50 FEET, AN ARC LENGTH OF 15.68 FEET; 4) ON A COMPOUND CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 03°38'34", A RADIUS OF 78.50 FEET, AN ARC LENGTH OF 4.99 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT; THENCE S88°18'52"W ALONG SAID TRACT'S NORTHERLY LINE, SAID LINE ALSO BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID BOOK 5295, PAGE 1366'S TRACT AS EXTENDED EASTERLY, 787.12 FEET TO A POINT ON THE EASTERLY LINE OF THE "CLEAN SOIL" EXPLORATORY BORINGS CONDUCTED BY CTL THOMPSON, INC. AND DETERMINED ON OR ABOUT OCTOBER 13, 2008 (THE FOLLOWING THREE (3) COURSES ARE ALONG SAID "CLEAN SOIL" EXPLORATORY BORING'S' EASTERLY LINE); 1) S00°55'56"E, 70.00 FEET; 2) S05°15'45"W, 231.68 FEET TO A POINT ON THE WESTERLY LINE OF SAID BOOK 5295, PAGE 1366'S TRACT; THENCE S00°55'56"E ALONG SAID TRACT'S WESTERLY LINE, 244.06 FEET; THENCE N89°05'08"E, 70.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID BOOK 5295, PAGE 1366'S TRACT, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THAT PARCEL DESCRIBED BY DOCUMENT (RECEPTION NO. 208004122, SAID RECORDS); THENCE N00°55'56"W ALONG SAID COINCIDENT LINES, 49.75 FEET TO THE NORTHWEST CORNER OF SAID RECEPTION NO. 208004122'S PARCEL; THENCE N89°05'08"E ALONG THE NORTHERLY LINE OF SAID PARCEL, 602.49 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, A POINT ON SAID TUTT BOULEVARD'S WESTERLY RIGHT OF WAY LINE, AND TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

TO BE PLATTED AS THE GUEST HOUSE AT SAINT FRANCIS FILING NO. 1.

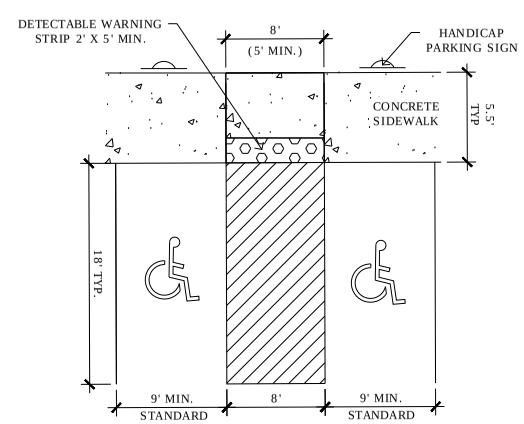
SITE DATA

Site Location:	South of Sisters Grove & West of Tutt Boulevard
Tax ID Number:	5307000111/5307000112
Development Schedule:	Spring 2021
Master Plan:	Greenbriar / Powerwood Master Plan (CPC MP 01-147-A4MJ19)
Concept Plan:	Greenbriar / Powerwood Concept Plan (CPC CP 01-00148-A10MJ19)
Current Zoning:	PBC/AO
Current Use:	Vacant with Existing Walking Path
Proposed Use:	Family Support Residence
Lot Standards:	PBC
Building Area:	21,121 SF at Full Buildout (2-Story)
Building Height:	45' Max.
Provided:	31' - 3 $\frac{1}{2}$"
Building Setbacks:	
Front (Sisters Grove):	25'
Side (Tutt Blvd/West Boundary):	25'
Rear (South Boundary):	25'
Landscape Setbacks:	
East (Tutt Boulevard):	20'
North (Sisters Grove):	10'

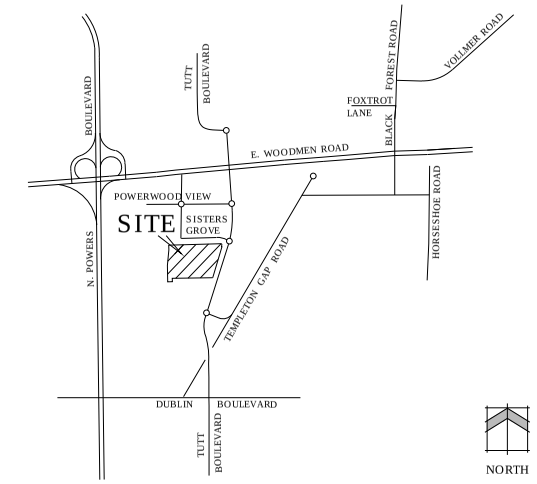
Parking Requirements (Per City Code 7.4.321)
Family Support Residence = 1 space per 8 beds

Required:	11 (2 Handicap, 1 Van Accessible)
Provided:	42 (4 Handicap, 2 Van Accessible)

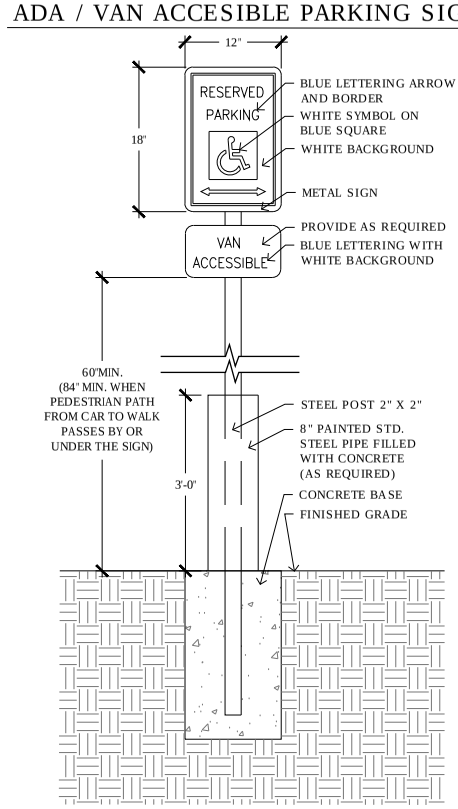
ADA PARKING STALL LAYOUT



VICINITY MAP



ADA / VAN ACCESIBLE PARKING SIGNS



NOTES:
1. PROVIDE SIGNAGE ON BOTH SIDES OF POST WHEN REQUIRED.
2. ALL SIGNS TO BE PER CURRENT MUTCD STANDARDS.

SHEET INDEX

Sheet 1 of 10:	Cover Sheet
Sheet 2 of 10:	Development Plan
Sheet 3 of 10:	Fire Lane Exhibit
Sheet 4 of 10:	Preliminary Grading Plan
Sheet 5 of 10:	Preliminary Utility Plan
Sheet 6 of 10:	Preliminary Landscape Plan Notes
Sheet 7 of 10:	Preliminary Landscape Plan
Sheet 8 of 10:	Photometric Plan
Sheet 9 of 10:	Photometric Plan Details
Sheet 10 of 10:	Architectural Elevations

CONDITIONAL USE
DEVELOPMENT PLAN

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PLANNER / LANDSCAPE ARCHITECT

OWNER

CATHOLIC HEALTH INITIATIVES COLORADO
198 INVERNESS DR W,
ENGLEWOOD, CO 80112

DEVELOPER

LA PLATA COMMUNITIES
1755 TELESTAR DRIVE, SUITE #211
COLORADO SPRINGS, CO 80920

CIVIL ENGINEERING

SMH CONSULTANTS
411 SOUTH TEJON ST., SUITE I
COLORADO SPRINGS, CO 80903

IN ASSOCIATION WITH

APPLICANT

N.E.S. INC.
619 N. CASCADE AVE., SUITE 200
COLORADO SPRINGS, CO 80903

Guest House at Saint Francis

South of Sisters Grove / West of Tutt Boulevard

PROJECT INFO

DATE:	10/21/2020
PROJECT MGR:	A. BARLOW
PREPARED BY:	B. PERKINS

SEAL

ISSUE INFO

ENTITLEMENT

ISSUE REVISION

DATE:	BY:	DESCRIPTION:
12/14/2020	BP	PER CITY REVIEW COMMENTS
01/06/2021	BP	PER CITY REVIEW COMMENTS

SHEET TITLE

COVER SHEET

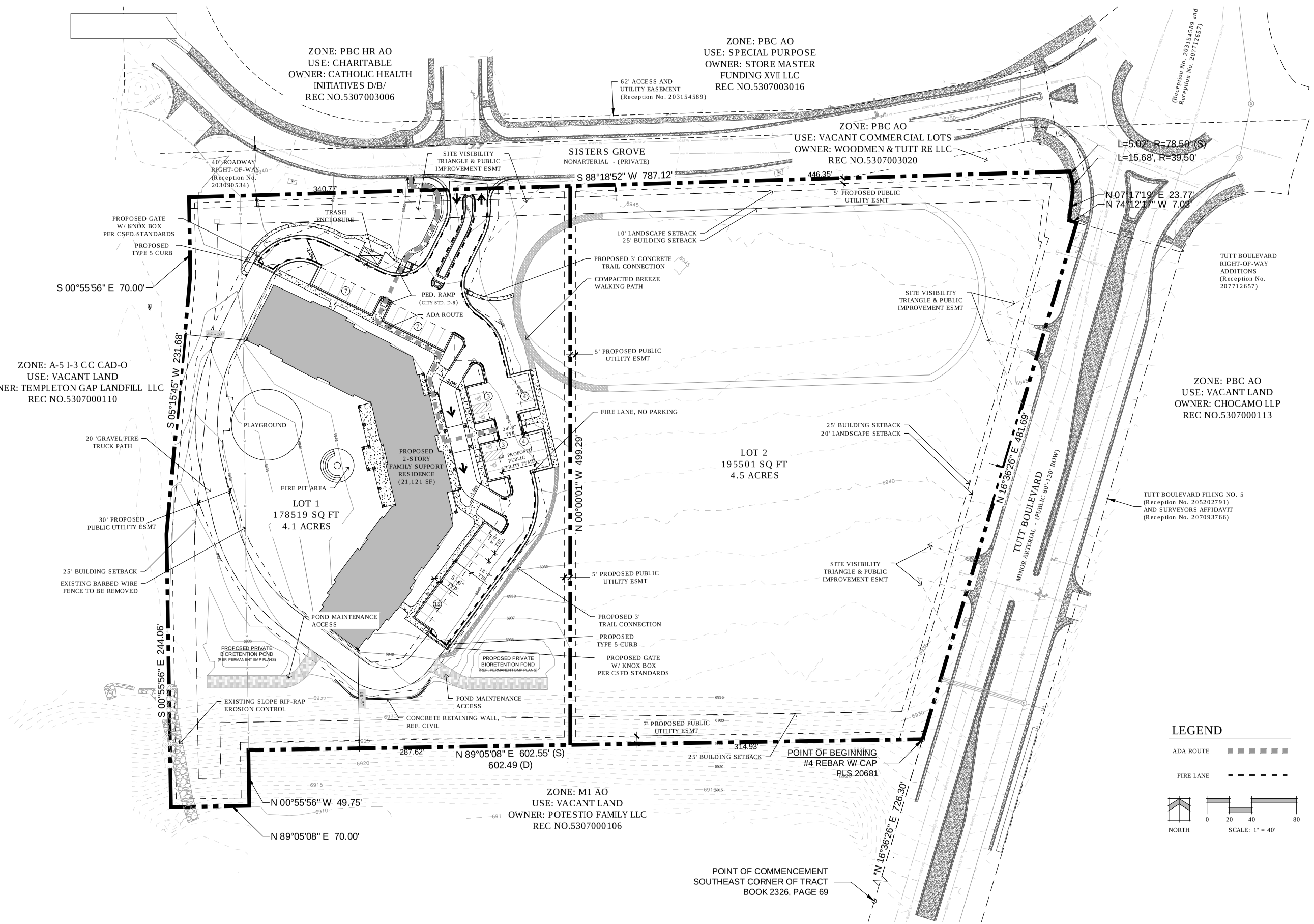
SHEET NUMBER

1

1 OF 10

PLAN FILE #

CPC CU 20-00145



CONDITIONAL USE
DEVELOPMENT PLAN

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

Guest House at Saint Francis

South of Sisters Grove /
West of Tutt Boulevard

PROJECT INFO

DATE:	10/21/2020
PROJECT MGR:	A. BARLOW
PREPARED BY:	B. PERKINS

SEAL

ENTITLEMENT

ISSUE INFO

DATE:	BY:	DESCRIPTION:
12/14/2020	BP	PER CITY REVIEW COMMENTS
01/06/2021	BP	PER CITY REVIEW COMMENTS

ISSUE / REVISION

SHEET TITLE

DEVELOPMENT PLAN

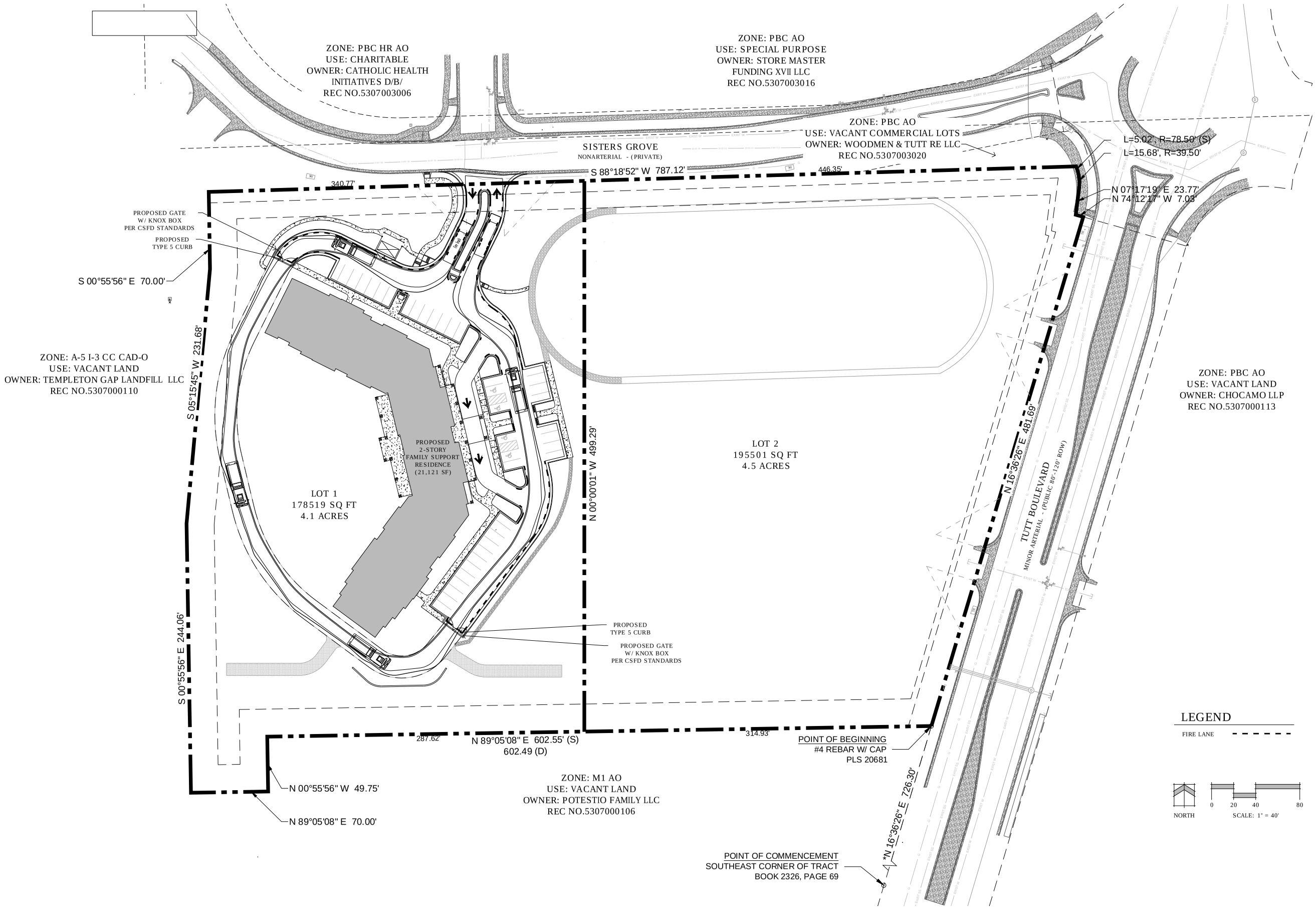
SHEET NUMBER

2

2 OF 10

PLAN FILE #

CPC CU 20-00145



CONDITIONAL USE
DEVELOPMENT PLAN

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PLANNER / LANDSCAPE ARCHITECT

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PROJECT INFO

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ENTITLEMENT

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DATE:	BY:	DESCRIPTION:
12/14/2020	BP	PER CITY REVIEW COMMENTS
01/06/2021	BP	PER CITY REVIEW COMMENTS

SHEET TITLE

Fire Lane Exhibit

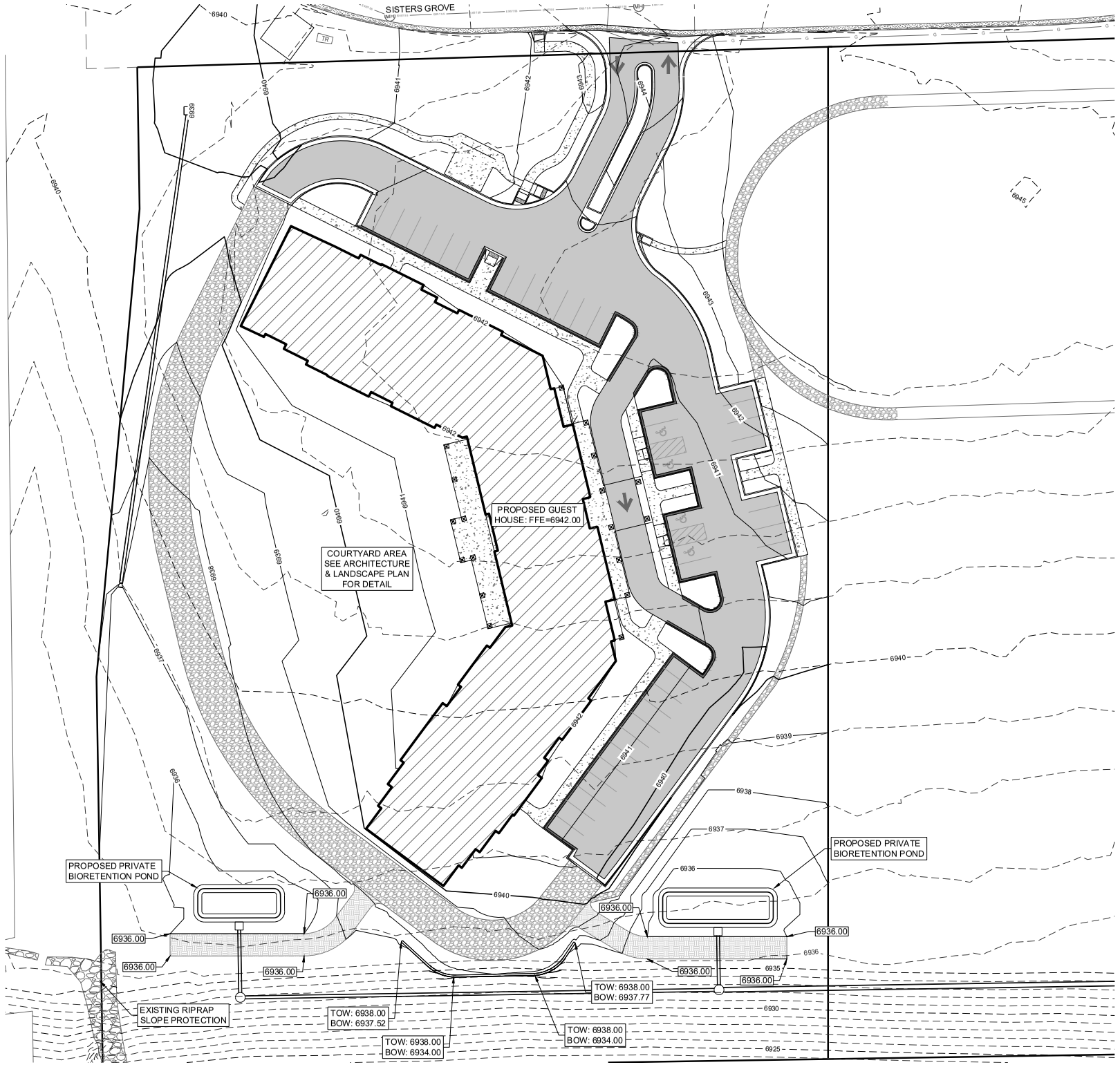
SHEET NUMBER

3

3 OF 10

PLAN FILE #

CPC CU 20-00145



LINETYPE LEGEND

- 1' CONTOUR INTERVAL (EXISTING GROUND)
- 5' CONTOUR INTERVAL (EXISTING GROUND)
- 1' CONTOUR INTERVAL (PROPOSED GROUND)
- 5' CONTOUR INTERVAL (PROPOSED GROUND)
- PROPERTY LINE

HATCH LEGEND

- PROPOSED PARKING LOT PAVEMENT
- PROPOSED GRAVEL TRAIL/FIRE LANE
- PROPOSED CONCRETE SIDEWALK/PATIO
- PROPOSED BUILDING
- PROPOSED TYPE III CURB
- PROPOSED MAINTENANCE ACCESS ROAD

STANDARD GRADING NOTES:

1. ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION AND STORMWATER QUALITY CONTROL REQUIREMENTS AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME II.

2. NO CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM THE ENGINEERING DEVELOPMENT REVIEW DIVISION (EDRD).

3. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTIONS, 385-5980, 48 HOURS PRIOR TO CONSTRUCTION.

4. SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED IMMEDIATELY.

5. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.

6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY (30) DAYS SHALL ALSO BE MULCHED WITHIN TWENTY-ONE (21) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN SIXTY (60) DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL CONTROL MEASURES ARE IMPLEMENTED.

7. THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY EDRD SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.

8.THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS OF EXISTING UTILITY LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT OF WAY. APPROVALS TO GRADE WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY COLORADO SPRINGS UTILITIES EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT THEIR WRITTEN APPROVAL. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS IS AT THE APPLICANT'S EXPENSE.

SCALE: 1" = 30'

SUPPLEMENTAL NOTES:

1. ALL PROPOSED STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.
2. DETENTION FOR THIS SITE HAS BEEN PROVIDED IN THE DESIGN OF THE 7.3 ACRE-FEET DETENTION POND, LOCATED SOUTH OF THE SITE ON PARCEL 5307005001.
3. WATER QUALITY WILL BE PROVIDED FOR THIS DEVELOPMENT IN THE TWO BIORETENTION PONDS SHOWN ON THIS PLAN AND DESCRIBED IN THE DRAINAGE STUDY.
4. CURB AND GUTTER FOR THIS PROJECT SHALL BE TYPE 2, TYPE 3, AND TYPE 5.
5. A BUILDING PERMIT WILL BE REQUIRED FOR ANY RETAINING WALL CONSTRUCTED THAT EXCEEDS 4' IN HEIGHT.

THE FLOODPLAIN INFORMATION:

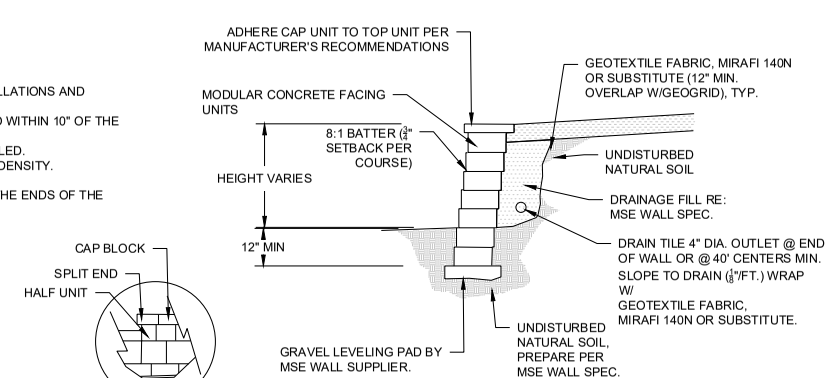
ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) 08041CO537 G, EFFECTIVE DECEMBER 7, 2018, THE ABOVE REFERENCED PROPERTY DOES NOT FALL INTO A FEMA-DESIGNATED FLOODPLAIN.

GENERAL NOTES:

1. MINIMUM EMBEDMENT OF WALL BELOW FINISH GRADE SHALL BE 10".
2. FOLLOW APPLICABLE PROVISIONS OF THE MANUFACTURER'S INSTALLATIONS AND WRITTEN SPECIFICATIONS.
3. DRAINAGE FILL 10" THICK SHALL BE INSTALLED BEHIND THE WALL TO WITHIN 10" OF THE TOP OF THE WALL.
4. BACKFILL AND COMPACT IN FRONT OF THE WALL AS WALL IS INSTALLED.
5. COMPACTION SHALL BE TO 95% OF MAXIMUM STANDARD PROCTOR DENSITY.
6. PULL GEOGRID TIGHT PRIOR TO BACKFILLING.
7. PROVIDE LATERAL DRAINAGE SWALES TO DIRECT FLOWS AROUND THE ENDS OF THE WALL.

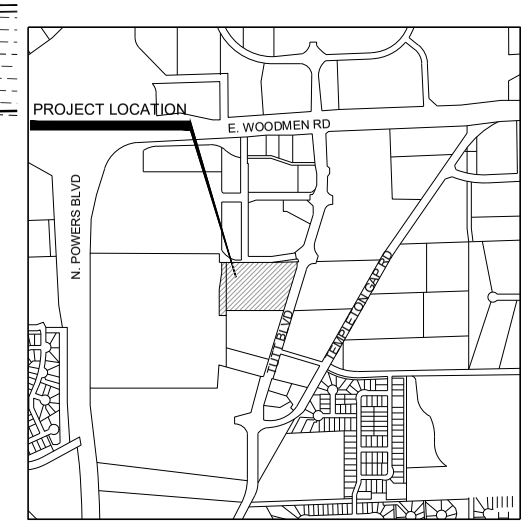
GENERAL NOTES FOR CAPPING:

1.CAPS SHALL BE PLACED ON ALL WALLS
2.CAPS SHALL BE ADHERED TO WALL USING CONCRETE ADHESIVE AND PER MANUFACTURER'S RECOMMENDATIONS
3.WHEN CUTTING CAP UNIT FOR WALL END DO NOT USE A CAP SECTION LESS THAN 6" WIDE
4. CAPS TO BE PLACED WITH A $\frac{3}{4}$" OVERHANG ON TOP OF WALL
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING FINAL DESIGN OF GEOGRID/MSE WALL.



RETAINING WALL DETAIL
NOT TO SCALE

CAPPING DETAIL
NOT TO SCALE



VICINITY MAP
(NOT TO SCALE)

CONDITIONAL USE
DEVELOPMENT PLAN

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Landscape Architecture
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Dodge City, KS
(620) 255-1952
Overland Park, KS
(913) 444-9615
Colorado Springs, CO
(719) 465-2145

IN ASSOCIATION WITH

ST. FRANCIS GUEST HOUSE

PROJECT SUBTITLE

PROJECT ADDRESS

OTHER INFO

PROJECT INFO

DATE:	DATE
PROJECT MGR:	BML
PREPARED BY:	JAG

SEAL

ISSUE TYPE

ISSUE INFO

DATE:	BY:	DESCRIPTION:
ISSUE.1	BY	ENTITLEMENT

ISSUE REVISION

PRELIMINARY GRADING PLAN

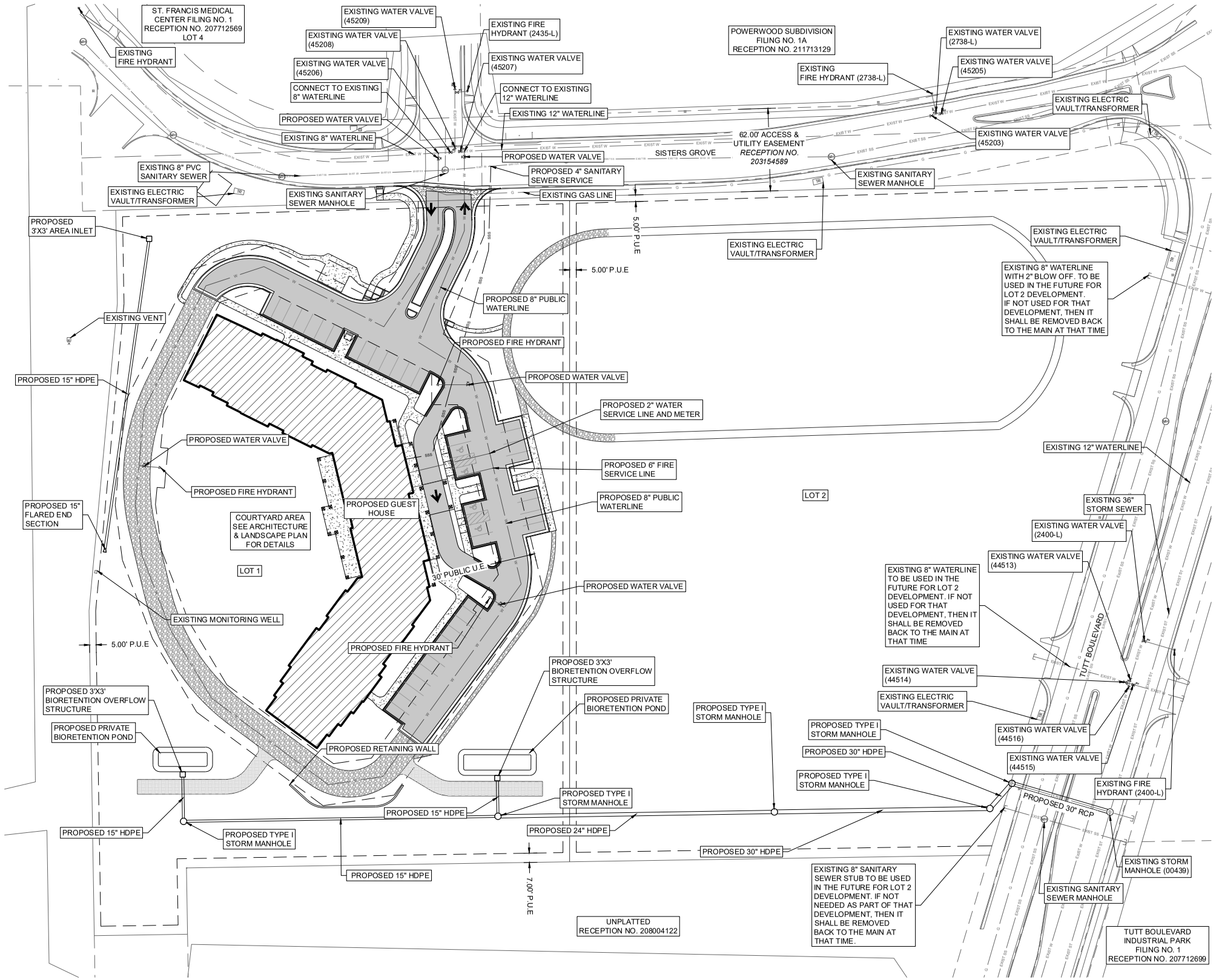
SHEET TITLE

SHEET NUMBER

4 OF 8

FILE NUMBER

CPC # CU 20-00145



GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

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 FOR THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC, AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.

2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN 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 EXTENSION OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS AND ANY GAS 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 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 THE SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AND INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.

7. THE WATER SYSTEM FACILITIES MUST MEET THE SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES WATER LINE EXTENSION AND SERVICE STANDARDS).

8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.

9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL 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 668-5565).

10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENTS, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS TO MAINTAIN UTILITY FACILITIES.

11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT 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.

UTILITY LEGEND

- PROPOSED WATER MAIN
- EXISTING WATER MAIN
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED UTILITY EASEMENT
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED WATER VALVE
- EXISTING WATER VALVE
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM MANHOLE
- EXISTING STORM MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING ELECTRICAL TRANSFORMER/VAULT
- EXISTING LIGHT POLE
- EXISTING TELEPHONE BOX

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F: 316-687-3753

COLORADO:
P: 800-922-1987
F: 303-234-1712

The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients/contractors responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.

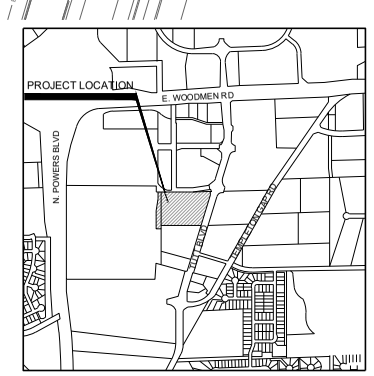
Confirmation Number #.

NOTES:

1. ALL WATER AND SEWER MAINS ARE OF PVC MATERIAL UNLESS OTHERWISE STATED.
2. ALL WATER AND SEWER MAINS ARE PUBLIC UNLESS OTHERWISE STATED.
3. ALL WASTEWATER MAINS ARE PVC.
4. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.

HATCH LEGEND

- PROPOSED PARKING LOT PAVEMENT
- PROPOSED GRAVEL TRAIL/FIRE LANE
- PROPOSED CONCRETE SIDEWALK/PATIO
- PROPOSED BUILDING



VICINITY MAP
(NOT TO SCALE)

SCALE: 1" = 40'

CONDITIONAL USE DEVELOPMENT PLAN

X:\Engineering Design\Projects\2020 Projects\2009CS4023 - St. Francis Guest House\Sheets\2009CS4023 - Overall Utility Plan.dwg [Layout1-1] 1/6/2021 8:31:37 AM jgoodwin

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PLANNER / LANDSCAPE ARCHITECT

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Overland Park, KS
(913) 444-9615
Colorado Springs, CO
(719) 465-2145

IN ASSOCIATION WITH:

ST. FRANCIS GUEST HOUSE

PROJECT SUBTITLE

PROJECT ADDRESS

OTHER INFO

PROJECT INFO

DATE:	DATE
PROJECT MGR:	BML
PREPARED BY:	JAG

SEAL

ISSUE TYPE

ISSUE INFO

DATE:	BY:	DESCRIPTION:
ISSUE.1	BY	ENTITLEMENT

SHEET TITLE

PRELIMINARY UTILITY PLAN

SHEET NUMBER

5 OF 8

PLAN FILE #

CPC # CU 20-00145

LANDSCAPE NOTES

1. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS.

RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS:
TRI-MIX III as supplied by C&C Sand
-To be applied as backfill in planting pits

2. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

	SOD	SEED	SHRUB-BROADLEAF	SHRUB-CONIFER
NITROGEN	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
PHOSPHORUS (P205)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
POTASSIUM (K20)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
SULFUR (SO4-S)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
MANGANESE	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF

*NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.

3. A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL.
5. FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
6. FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
7. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
8. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
9. NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
10. EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
11. ALL PLANTS AND TREES NOT INSTALLED IN PLANTING BEDS TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
12. SOD SHALL BE KENTUCKY BLUEGRASS BLEND.
13. ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
14. SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
15. ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
16. ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
17. ROCK MULCH: 3/4" SADDLEBACK SWIRL. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
18. WOOD MULCH: GORILLA HAIR CEDAR WOOD MULCH SHALL BE USED IN SHRUB BEDS AS INDICATED ON PLAN.
19. ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE 10-12 CUBIC FEET MINIMUM, SILOAM STONE ROCK BOULDERS UNLESS OTHERWISE SPECIFIED.
20. A FINAL LANDSCAPE PLAN AND AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
21. 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.
22. 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.
23. THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
24. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
25. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
26. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/OR THEIR ASSIGNS.
27. STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

LANDSCAPE REQUIREMENTS

Landscape Setbacks

See Code Section/Policy 320 &317

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Sisters Grove	Nonarterial	10' / 10'	340'	1 / 30'	12 / 8

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
40 / TBD	0 / 0	SG	75% / 75%

Internal Landscaping

See Code Section/Policy 322 &317

Net Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required /Provided	Internal Trees (1/500 SF) Required /Provided
178,519 S.F.	15%	26,778 / 73,427	54 / 29

Shrub Substitutes Required /Provided	Ornamental Grass Substitutes Required /Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
250 / TBD	0 / 0	(I)	75% / 100%

Motor Vehicle Lots

See Code Section/Policy 321 & 317

No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required /Provided
42	3 / 3 (MV)

Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Prov.
MV	75% / 75%

PLANT SCHEDULE

DECIDUOUS TREE	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	An	10	Acer negundo `Sensation` / Sensation Maple	50`	35`	2" Cal.	B&B	2457AD
	Co	6	Celtis occidentalis / Common Hackberry	60`	45`	2" Cal.	B&B	3457 DA
	Ms	10	Malus x `Spring Snow` / Spring Snow Crabapple	20`	20`	1.5" Cal.	B&B	467S
	Ta	5	Tilia americana `Redmond` / Redmond American Linden	60`	30`	2" Cal.	B&B	4S

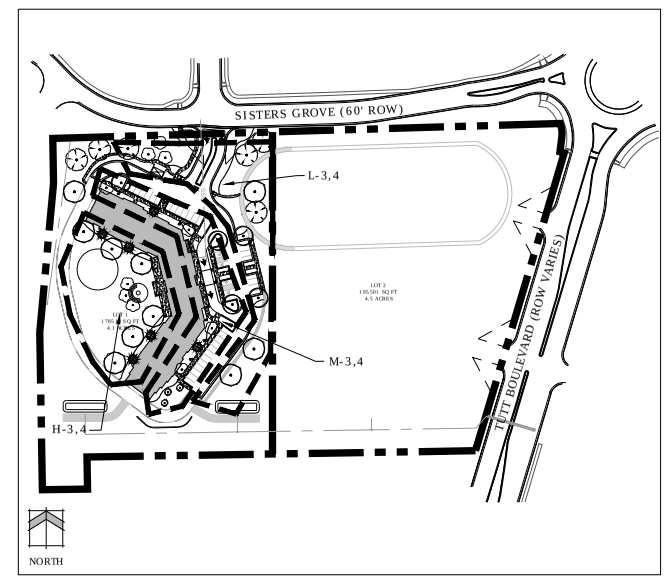
EVERGREEN TREE	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Js	3	Juniperus scopulorum `Moonglow` / Moonglow Juniper	20`	15`	6` HT	B&B	125678DA
	Ppb	6	Picea pungens `Bakeri` / Baker Blue Spruce	25`	15`	6` HT	B&B	678S

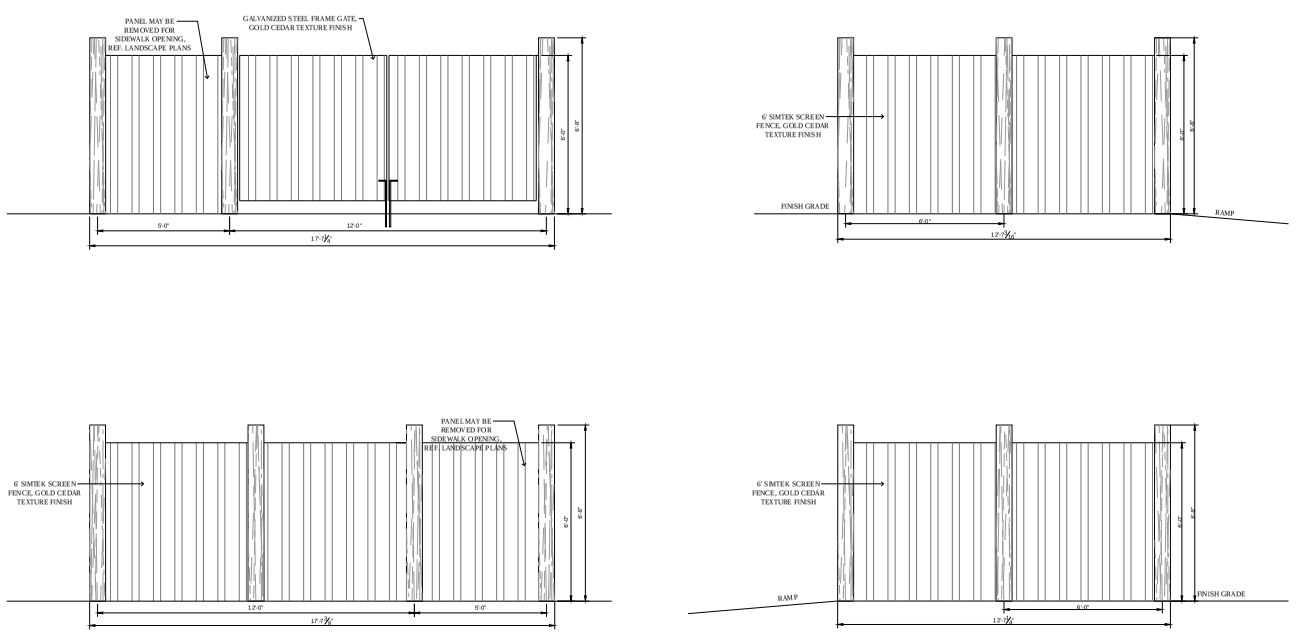
SCHEMATIC LANDSCAPE DIAGRAM

Name of Project: Guest House at Saint Francis — Date: 10/16/2020

Climate Zone:
Foothills — (Foothills & Plains) — Plains

Plant Communities	Hydrozones
-to be labeled by numbers on diagram	- to be labeled by letters on diagram
1.--Semiarid Shrublands	V.-- Very Low (0 to 7 inches per year)
2.--Pinon-Juniper Woodlands	
3.--Prairie	L.-- Low (7 to 15 inches per year)
4.--Lower Elevation Riparian	
5.--Foothill Shrublands	M.-- Moderate (15 to 25 inches per year)
6.--Ponderosa Pine Forest	
7.--Upper Elevation Riparian	H.-- High (more than 25 inches per year)
8.--Douglas-Fir Forest	





1 TRASH ENCLOSURE

SCALE: NOT TO SCALE

GROUND COVER LEGEND

	DETENTION SEED MIX Arkansas Valley Detention Mix Seeding will be in compliance with DCM Vol 1 Ch. 14 Sec. 4.4	10,009 sf
	NATIVE SEED MIX PBSI Low Grow Mix	45,300 sf
	COBBLE 2 - 4" Speckled White River Rock	2,463 sf
	ROCK MULCH 3/4" Saddleback Swirl	5,292 sf
	SOD Kentucky Bluegrass	18,291 sf
	WOOD MULCH Gorilla Hair Cedar	6,255 sf

CONDITIONAL USE
DEVELOPMENT PLAN

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

Guest House at Saint Francis

South of Sisters Grove / West of Tutt Boulevard

PROJECT INFO

DATE: 10/21/2020
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

SEAL

ISSUE INFO

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
12/14/2020	BP	PER CITY REVIEW COMMENTS
01/06/2021	BP	PER CITY REVIEW COMMENTS

SHEET REVISION

SHEET TITLE

PRELIMINARY LANDSCAPE PLAN NOTES

SHEET NUMBER

6

6 OF 10

PLAN FILE #

CPC CU 20-00145

ZONE: PBC HR AO
USE: CHARITABLE
OWNER: CATHOLIC HEALTH
INITIATIVES D/B/
REC NO.5307003006

62' ACCESS AND
UTILITY EASEMENT
(Reception No. 203154589)

ZONE: PBC AO
USE: SPECIAL PURPOSE
OWNER: STORE MASTER
FUNDING XVII LLC
REC NO.5307003016

ZONE: PBC AO
USE: VACANT COMMERCIAL LOTS
OWNER: WOODMEN & TUTT RE LLC
REC NO.5307003020

SISTERS GROVE
NONARTERIAL - (PRIVATE 60' ROW)

40' ROADWAY
RIGHT-OF-WAY
(Reception No.
203090534)

SITE VISIBILITY
TRIANGLE & PUBLIC
IMPROVEMENT EASEMENT

S 88°18'52" W 787.12'

340.77'

446.35'

FND. #4 REBAR W/CAP
PLS 20681

5' PROPOSED PUBLIC
UTILITY ESMT

10' LANDSCAPE SETBACK
25' BUILDING SETBACK

5' COMPACTED BREEZE
WALKING PATH

S 00°55'56" E 70.00'

PROPOSED 3' CONCRETE
TRAIL CONNECTION

ZONE: A-5 I-3 CC CAD-O
USE: VACANT LAND
OWNER: TEMPLETON GAP
LANDFILL LLC
REC NO.5307000110

S 05°15'45" W 231.68'

SITE VISIBILITY
TRIANGLE & PUBLIC
IMPROVEMENT EASEMENT

5' PROPOSED PUBLIC
UTILITY ESMT

PLAYGROUND

FIRE PIT AREA

20 'GRAVEL FIRE
TRUCK PATH

30' PROPOSED
PUBLIC
UTILITY ESMT

N 00°00'01" W 499.29'

LOT 1
178519 SQ FT
4.1 ACRES

LOT 2
195501 SQ FT
4.5 ACRES

25' BUILDING SETBACK
20' LANDSCAPE SETBACK

N 16°36'26" E 481.69'

TUTT BOULEVARD
MINOR ARTERIAL - (PUBLIC 80'-120' ROW)

30' PROPOSED
PUBLIC UTILITY ESMT

25' BUILDING SETBACK

EXISTING BARBED WIRE
FENCE TO BE REMOVED

5' PROPOSED PUBLIC
UTILITY ESMT

SITE VISIBILITY
TRIANGLE & PUBLIC
IMPROVEMENT EASEMENT

PROPOSED 3'
TRAIL CONNECTION

ZONE: PBC AO
USE: VACANT LAND
OWNER: CHOCAMO LLP
REC NO.5307000113

25' BUILDING SETBACK

S 00°55'56" E 244.06'

PROPOSED PRIVATE
BIORETENTION POND
REF. CIVIL BMP

PROPOSED PRIVATE
BIORETENTION POND
REF. CIVIL BMP

EXISTING SLOPE RIP-RAP
EROSION CONTROL

POND MAINTENANCE
ACCESS

POND MAINTENANCE
ACCESS

CONCRETE RETAINING WALL,
REF. CIVIL

7' PROPOSED PUBLIC
UTILITY ESMT

FND. #4 REBAR W/CAP
PLS 20681

FND. #4 REBAR W/CAP
PLS 20681

287.62'

N 89°05'08" E 602.55' (S)
602.49 (D)

314.93'

POINT OF BEGINNING
#4 REBAR W/ CAP
PLS 20681

ZONE: M1 AO
USE: VACANT LAND
OWNER: POTESTIO
FAMILY LLC
REC NO.5307000106

N 00°55'56" W 49.75'

N 89°05'08" E 70.00'

NORTH

0 15 30 60
SCALE: 1" = 30'

CONDITIONAL USE DEVELOPMENT PLAN

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

Guest House at Saint Francis

South of Sisters Grove /
West of Tutt Boulevard

PROJECT INFO

DATE:	10/21/2020
PROJECT MGR:	A. BARLOW
PREPARED BY:	B. PERKINS

SEAL

ISSUE INFO

ENTITLEMENT

ISSUE REVISIONS

DATE:	BY:	DESCRIPTION:
12/14/2020	BP	PER CITY REVIEW COMMENTS
01/06/2021	BP	PER CITY REVIEW COMMENTS

SHEET TITLE

PRELIMINARY
LANDSCAPE PLAN

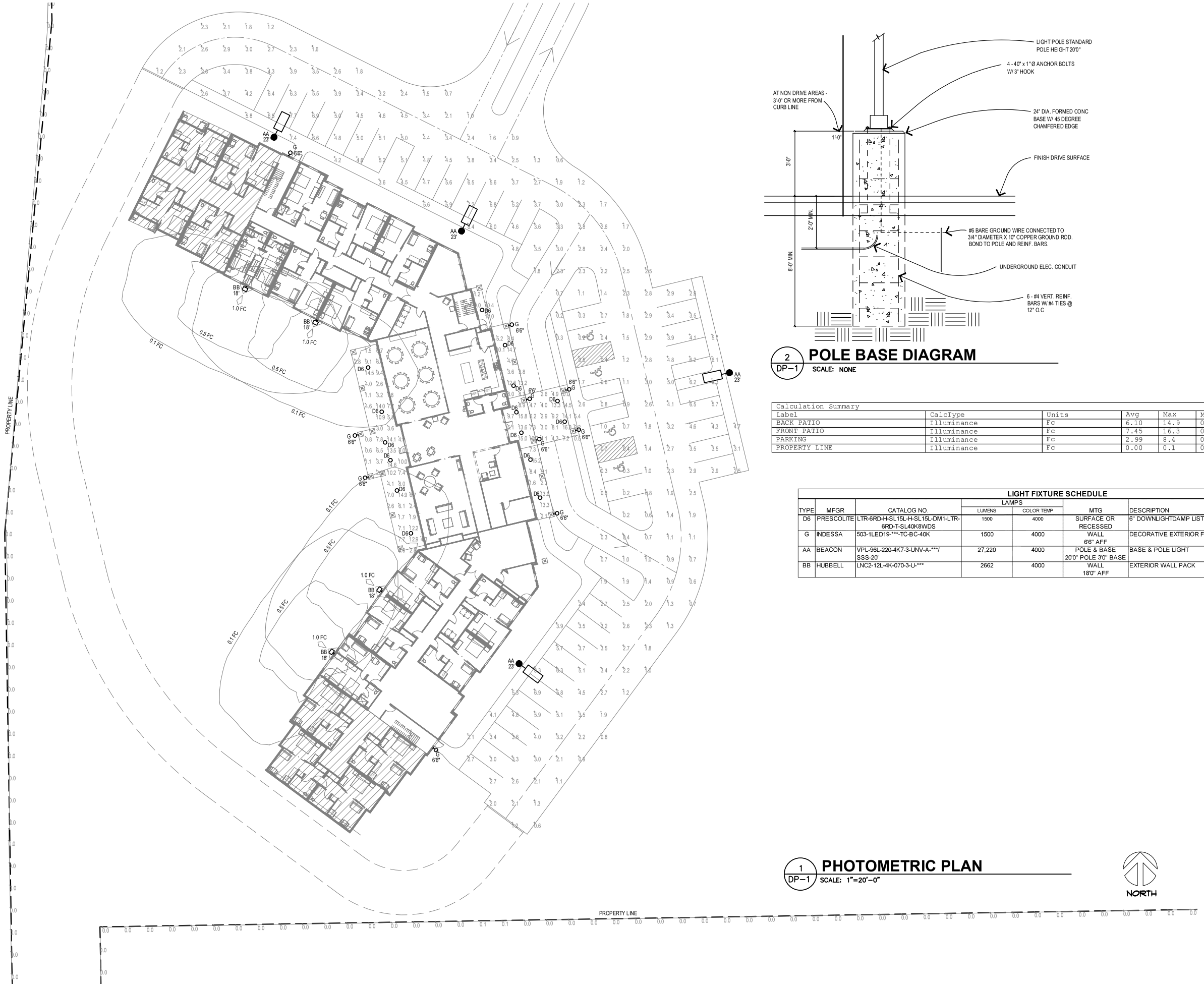
SHEET NUMBER

7

7 OF 10

PLAN FILE #

CPC CU 20-00145



1 DP-1 PHOTOMETRIC PLAN

SCALE: 1"=20'-0"

NORTH

GENERAL NOTES:

1. ALL FIXTURES TO BE FULL CUT-OFF

2 DP-1 POLE BASE DIAGRAM

SCALE: NONE

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
BACK PATIO	Illuminance	Fc	6.10	14.9	0.0	N.A.	N.A.
FRONT PATIO	Illuminance	Fc	7.45	16.3	0.0	N.A.	N.A.
PARKING	Illuminance	Fc	2.99	8.4	0.2	14.95	42.00
PROPERTY LINE	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.

LIGHT FIXTURE SCHEDULE

TYPE	MFGR	CATALOG NO.	LAMPS LUMENS	LAMPS COLOR TEMP	MTG	DESCRIPTION	NOTES	VOLTS	TOTAL WATTS
D6	PRESCOLITE	LTR-6RD-H-SL15L-H-SL15L-DM1-LTR-6RD-T-SL40K8WDS	1500	4000	SURFACE OR RECESSED	6" DOWNLIGHTDAMP LISTED		120	20
G	INDESSA	503-1LED19-***-TC-BC-40K	1500	4000	WALL 6'6" AFF	DECORATIVE EXTERIOR FIXTURE		120	20
AA	BEACON	VPL-96L-220-4K7-3-UNV-A-***/SSS-20'	27,220	4000	POLE & BASE 20'0" POLE 30" BASE	BASE & POLE LIGHT		120	220
BB	HUBBELL	LNC2-12L-4K-070-3-U-***	2662	4000	WALL 18'0" AFF	EXTERIOR WALL PACK		120	30

Chavez Tiffany & Ayers Engineering Corporation

611 North Nevada Avenue
Colorado Springs, Colorado 80903
P (719)636-0021

ST. FRANCIS GUESTHOUSE

TUTT BLVD. AND SISTERS GROVE
COLORADO SPRINGS, COLORADO

ISSUE HISTORY:

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DRAWN BY	MTC
CHECKED BY	JJA
DATE	09/30/2020

DRAWING TITLE

PHOTOMETRIC PLAN

DRAWING NO.

8 of 10

CPC CU 20-00145

CONDITIONAL USE DEVELOPMENT PLAN

prescolite

LTR-6RD

LITEISTRY 6" ROUND DOWNLIGHT

DATE: | LOCATION:
TYPE: D6 | PROJECT:
CATALOG #:

LITEISTRY

RELATED PRODUCTS

3" LITEISTRY Family | 4" LITEISTRY Family | 6" LITEISTRY Family

FEATURES

- 6" architectural LED downlight delivering 600 – 9000 lm
- Four beam distributions from 0.3 to 1.1 Spacing Criteria
- Quiet reflector appearance with superior 50° optical cutoff
- 2700K – 5000K, 80+ and 90+ CRI options
- Available for New Construction (non-IC), Retrofit (non-IC), IC and Chicago Plenum applications
- Variety of dimming protocol options including 0–10V, DALI, DMX, Lutron Forward Phase, and EcoSystem
- NX Distributed Intelligence™ wired and wireless controls capability available

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE

SPECIFICATIONS

CONSTRUCTION
- Standard Non-IC. Chicago Plenum, IC and Retrofit options
- New Construction: Painted black durable steel platform with pre-installed bar hangers
- Retrofit: Die cast aluminum mounting ring with 5-axis adjustable junction box
- Retrofit housing allows below ceiling installation without removing existing fixture
- Pre-wired junction box with snap-on covers for easy access
- Snap-in connection from driver compartment allows easy installation
- Light Engine connections use plenum rated (CMP) cable

OPTICS
- Visually pleasing 50° cutoff to source and source image
- The light distribution is free of distracting bright spots or pixelation and the perimeter has a smooth transition
- Optical grade silicone lens integral to light engine
- High purity spun aluminum reflector, self-flanged
- Flush Mount flange option with mud-in ring available
- Large selection of anodized finishes and colors
- Painted cones and flange options available

ELECTRICAL
- Chip-on-board LED with 2 SDCM
- Multiple CCTs, 80+ or 90+ CRI
- Long LED life: L90 at >55,000 hours (TM-21)
- Universal voltage 120V–277V driver, 347V optional
- UL Class 2, inherent short circuit and overload protection, RoHS compliant
- Flicker free 0-10V dimming with 1% or <1% performance
- DALI, DMX, and Lutron Forward Phase and EcoSystem options
- NX or Lutron Vive control options available
- Integral and remote controller and battery pack options available
- Refer to additional spec sheets for information on SpectraSync™ Tunable White or Dim-to-Warm or PowerHUBB™ PoE enabled solutions

INSTALLATION
- Accommodates ceiling thickness up to 2" (SL, ML, HL); up to 1.25" (VL, XL)
- Universal adjustable mounting brackets also accept 0.5" EMT conduit or 1.5" or 0.75" lathing channel (by others) or Prescolite accessory bar hangers (B24 or B6).
- Light Engine/Driver fully serviceable from above or below the ceiling

CERTIFICATIONS
- cCSAus certified to UL 1598
- For ≥70L: Marked spacing required 36" fixture center to center; 36" fixture center to building member; 0.5" above fixture
- Suitable for wet locations, covered ceiling. EM/ EMR: Suitable for damp locations.
- EM/EMR: Certified under UL 924 standard for emergency lighting and power equipment
- Approved for 8 (4 in/4 out) No. 12AWG conductors rated for 90°C through wiring
- ENERGY STAR® certified models available (See list and additional information on page 8)
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 6/6/2020. See Buy American Solutions.

WARRANTY
- 5 year warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	600-9000
Wattage Range	8-99
Efficacy Range (LPW)	94-104*
Reported Life (Hours)	L90 / >55,000
Input Current (mA)	65-825 (120V)

*Based on Specular, 35K, 80 CRI

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LTR-6RD

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HUBBELL Lighting

PHOTOMETRY | DIMENSIONAL DRAWINGS

BEACON design. performance. technology

VIPER L

LARGE VIPER LUMINAIRE

DATE: | LOCATION:
TYPE: AA | PROJECT:
CATALOG #:

OPTICS STRIKE

RELATED PRODUCTS

Viper Small

FEATURES

- Large size companion to Viper Small
- Wide choice of different LED wattage configurations
- Ten optical distributions
- Designed to replace HID lighting up to 1000W MH or HPS
- Suitable for wet locations

*3000K and warmer CCTs only

See Certification Specifications

CONTROL TECHNOLOGY

NX DISTRIBUTED INTELLIGENCE | wiSCAPE | energenit | SiteSync

SPECIFICATIONS

CONSTRUCTION
- Manufactured with die cast aluminum
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements
- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish
- The finish meets the AAMA 2604 performance specification which includes passing a 3,000-hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds
- External hardware is corrosion resistant

OPTICS
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one-piece optical system
- One-piece silicone gasket ensures a weatherproof seal around each individual optic
- One-piece optical cartridge system consisting of an LED engine, optics, gasket and stainless steel bezel

INSTALLATION
- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included

ELECTRICAL
- Luminaire accepts 100V through 277V, 347V or 480V Input 50 Hz to 60 Hz (UNV)

ELECTRICAL (CONTINUED)
- Power factor is ≥ .90 at full load
- Dimming drivers are standard, but CD must be selected in options to obtain external wiring leads for dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only
- Fixture electrical compartment contains all LED driver components
- Optional 7-pin ANSI C136.41-2013 Twist-Lock® photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices
- Ambient operating temperature -40°C to 25°C
- Surge protection: 20kA
- Lifeshield® Circuit (see Electrical Data)

CONTROLS
- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the motion response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration
- Available with Energenit for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night

CONTROLS (CONTINUED)
- In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7

CERTIFICATIONS
- DLC® (DesignLights Consortium) Qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Certified to UL 1598 and UL 8750
- 3G rated for ANSI C136.31 high vibration applications with MAF mounting
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available online
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 06/03/2020. See Buy American Solutions.

WARRANTY
- 5 year warranty
- See HLI Commercial and Industrial Outdoor Lighting Warranty for additional information

KEY DATA	
Lumen Range	14,283–39,969
Wattage Range	64–395
Efficacy Range (LPW)	98–135
Reported Life (Hours)	L70>377,000
Input Current Range (Amps)	0.3–4.0

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BEA-VIPER-L-SPEC

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HUBBELL Lighting

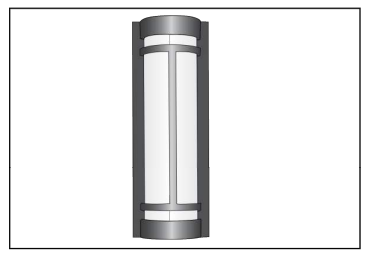
Photometry | Viper Brochure | Dimensional Drawings | ENERGENI | SiteSync

503 SENTRY

LED

TYPE G

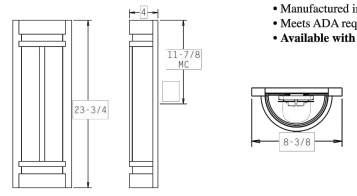
PROJECT:
LOCATION:



FEATURES

- Solid aluminum bar stock makes for an extremely rigid fixture.
- The integration of 2", 1 1/4" and 3/4" bars blends in seamlessly for a very unique look.
- Standard 0-10V dimming driver.
- All parts treated with a five stage phosphate bonding process before being treated with a long lasting powder coat finish.
- Ability to lengthen fixture and add or subtract bars.
- Listed and approved for wet locations.
- No visible fasteners.
- Manufactured in the U.S.A.
- Meets ADA requirements.
- **Available with integral emergency ballast.**

DIMENSIONS



MC = Mounting Center
A 4" octagonal junction box should be used for installation.

ORDERING INFORMATION / OPTIONS

EXAMPLE: 503-2LED14-BLK

503

MODEL
503 - Sentry

LAMP
1LED19 – (1) 19W LED MODULE. 2000 Lumens
2LED14 – (2) 14W LED MODULES. 3100 Lumens
2LED17 – (2) 19W LED MODULES. 4000 Lumens
2F27 – (2) 24/27W Long Twin Tube CF (2G11 Base)
Consult factory for other available lamps and LED Wattages.

HOUSING FINISH
WHT - White
BLK - Black
SAL - Silver
BRZ - Bronze
BA - Brushed Aluminum
Consult factory for other finishes.

OPTIONS
BL - Bottom Lens
TC - Top Aluminum Cover
BC - Bottom Aluminum Cover
DRV - Indoor Version
30K - 3000 Kelvin Temperature
35K - 3500 Kelvin Temperature
40K - 4000 Kelvin Temperature
IEM - Integral Emergency Driver (BC option cannot be used in conjunction with IEM)

Indessa LIGHTING

PHONE: 509.924.0243 • FAX: 509.924.2607 • www.indessa.com
Indessa Lighting reserves the right to make design revisions without prior notice.

HUBBELL Outdoor Lighting

LNC2

SMALL LED LITEPAK

DATE: | LOCATION:
TYPE: BB | PROJECT:
CATALOG #:

FEATURES

- 60% more lumens and increased performance than smaller LNC models
- 3000K, 4000K and 5000K as well as Amber
- Type II, III and IV distributions available for a variety of application needs
- Quick-mount adapter allows easy installation/maintance
- 347V and 480V versions for industrial applications and Canada
- Stock versions available for fast service
- Full cut-off, neighbor friendly, IDA approved
- Optional photocontrol for additional energy savings

*Shown with CS acrylic diffuser

RELATED PRODUCTS

LNC | INC3 | LNC4

*3000K and warmer CCTs only

See Certification Specifications

CONTROL TECHNOLOGY

SiteSync

SPECIFICATIONS

CONSTRUCTION
- Rugged die-cast aluminum housing protects components and provides an architectural appearance
- Casting thermally conducts LED heat to optimize performance and long life
- Powder paint finish provides durability in outdoor environments

OPTICS
- Zero uplight distributions using individual acrylic
- LED optics provide IES type II, III and IV distributions. Optional (CS) acrylic diffuser available for reduced glare
- Prismatic refractor lens provides ~10% uplight for increased vertical footcandles and forward light projection ideal for security lighting
- L96 at 60,000hrs (Projected per IESNA TM-21-11), see table on page 3 for all values

INSTALLATION
- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.
- Optional 1/2" conduit hubs available (standard for sensor, SiteSync and battery versions)

ELECTRICAL
- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V and 480V dimmable driver option in 12L-070 configuration
- Minimum operating temperature is -40°C/-40°F (excludes 12L-035 and P15 configurations)
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Driver RoHS and IP66
- 10kA surge protector
- 3000K CCT nominal, 4000K CCT nominal, 5000K CCT nominal (70 CRI)
- 9, 12 and 18 LED configurations available see pages 2 and 3 for electrical and photometric details

CONTROLS
- Universal button photocontrol
- Occupancy sensor options available for complete on/off and dimming control
- SiteSync pre-commissioned wireless controls (with or without sensor)
- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Dual Driver and Dual Power Feed option for 18L-070 versions

CERTIFICATIONS
- DLC® DesignLights Consortium Qualified, with some Premium Qualified configurations. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 and CSAC22.2#250.0-24 for wet locations
- Made-to-order versions are IP-65 rated
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See Buy American Solutions

WARRANTY
- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	2600–4100
Wattage Range	29–42
Efficacy Range (LPW)	85–112
Fixture Projected Life (Hours)	L96>60K
Weights lbs. (kg)	9.6 (24.5)

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LNC2LED-SPEC

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HUBBELL Lighting

LNC2 PAGE PAGE | LNC2 BROCHURE | LED BUILDING GUIDE | INSTALLATION INSTRUCTIONS

CONDITIONAL USE DEVELOPMENT PLAN

Chavez Tiffany & Ayers Engineering Corporation

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ST. FRANCIS GUESTHOUSE

TUTT BLVD. AND SISTERS GROVE
COLORADO SPRINGS, COLORADO

ISSUE HISTORY:

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DRAWN BY MTC
CHECKED BY JJA
DATE 09/30/2020

DRAWING TITLE

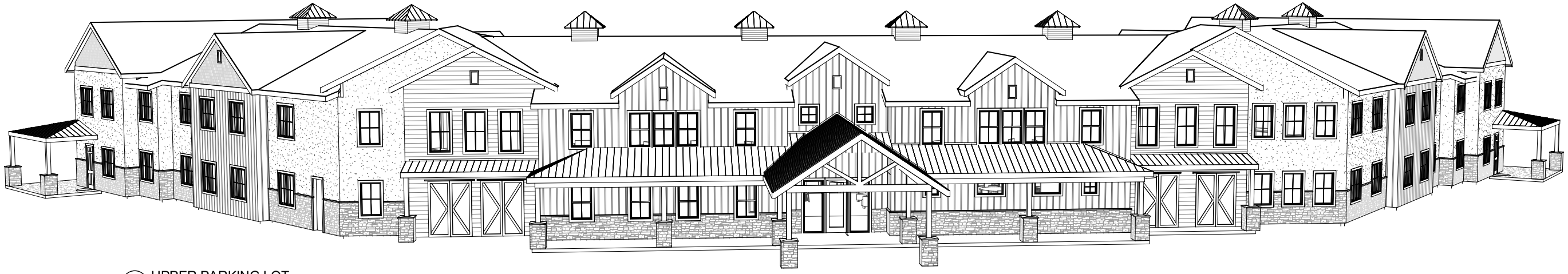
LIGHT FIXTURE CUT SHEETS

DRAWING NO.

9 of 10

CPC CU 20-00145

SEE WHAT COULD BE



5 UPPER PARKING LOT

4 SOUTHWEST VIEW

3 NORTHEAST VIEW

2 MOUNTAIN SIDE ELEVATION
3/32" = 1'-0"

1 PARKING LOT ELEVATION
3/32" = 1'-0"

CONDITIONAL USE DEVELOPMENT PLAN

HBA CARES GUEST HOUSE

ELEVATIONS

A2.1

10/15/2020

Godden|Sudik ARCHITECTS

303.455.443

5975 S. QUEBEC ST., STE. 250