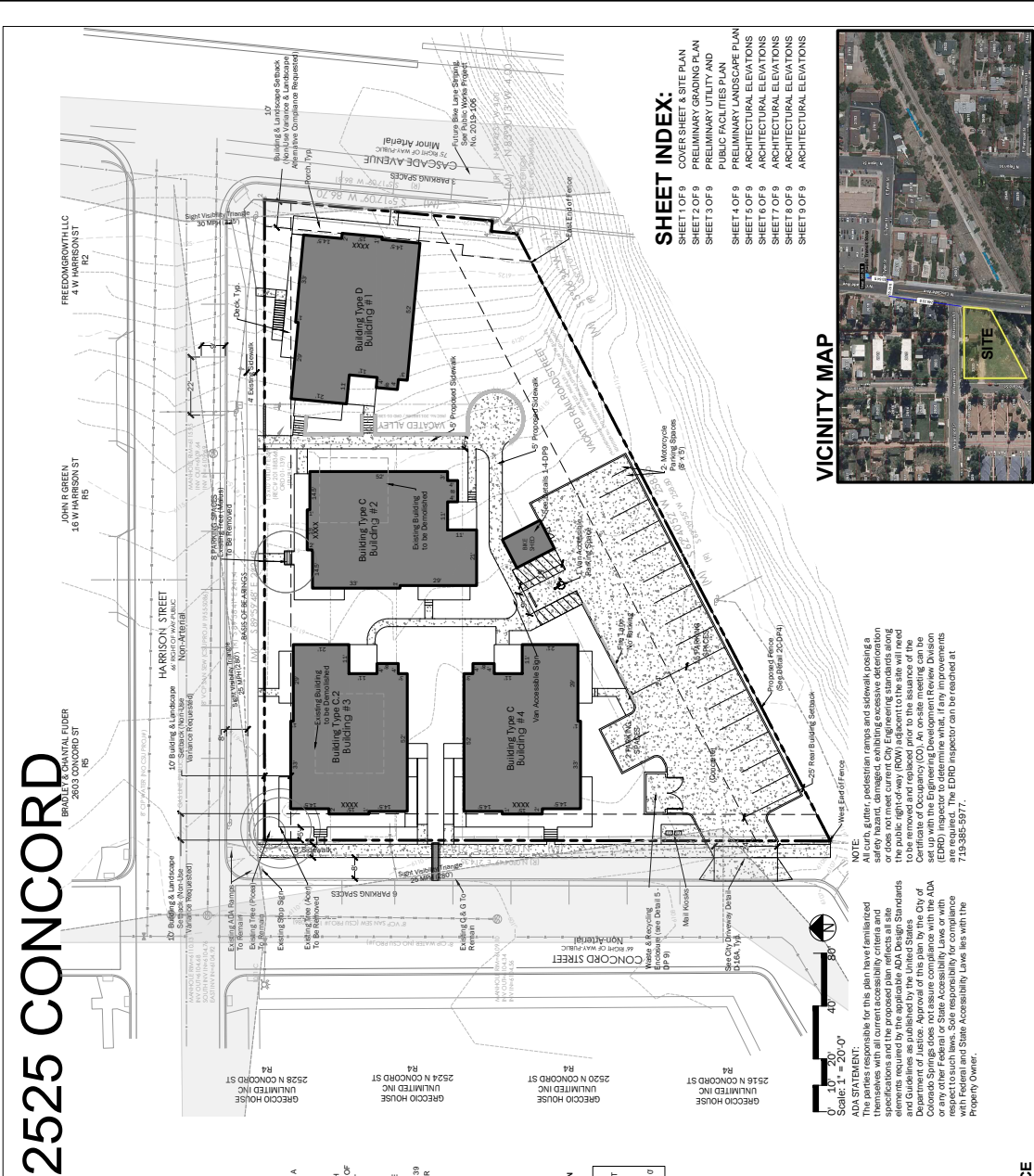


# 2525 CONCORD

BRADLEY & KRANTZ FLODER  
2603 CONCORD ST  
RS

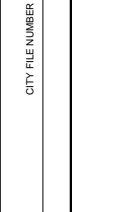
JOHN R GREEN  
16 W HARRISON ST  
HS

FREEDOMGROWTH LLC  
4 W HARRISON ST  
R2



Scale: 1" = 20' 0"

VP-103  
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VP-150



VICINITY MAP

### PROJECT DESCRIPTION

THIS DEVELOPMENT PLAN IS FOR THE PURPOSES OF PROVIDING MUCH NEEDED RESIDENTIAL UNITS WITH GREAT PROXIMITY TO DOWNTOWN, THE LINCOLN CENTER, AND THE LEGACY LOOP. THE HOMES ARE SITUATED IN A GREAT HOUSE DESIGN THAT WILL RELATE WELL TO THE NEARBY HISTORIC OLD NORTH END NEIGHBORHOOD.

### FLOODPLAIN STATEMENT

THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOODPLAIN) AS ESTABLISHED BY FEMA MAP #0904/10077.F. EFFECTIVE ON 03/17/1997.

### SITE DATA

Current Zoning:	OR (Office Residential)	Property Land Area:	36.287 sf (0.83 Acres)
Tax Schedule Number:	6531330007	Max. Building Coverage:	18,181 sf (50%)
Development Schedule:	Winter - 2022	Proposed Building Coverage (Incl. Bike Sheet):	12,000 sf (33%)
Max. Building Height:	45-Feet	Total Impervious Surface:	22,419 sf (62%)
Improvements Coverage:	40%	Landscaper / Open Space:	13,948 sf (38%)
Proposed Density:	25-2 Units/Acre		
Front Setback Required:	10-Feet (Non-Use Variance Request)		
Side Setback Required:	0-Feet		
Rear Setback Required:	25-Feet		
Front Setback Variance Requested:	10-Feet		
Side Setback Variance Requested:	0-Feet		
Rear Setback Variance Requested:	25-Feet		
Multi-Family Dwelling Units:	21 Units		

### LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, AND 5, BLOCK 26, ADDITION NO. 1, TO THE TOWN OF ROWELL, NOW A PART OF THE CITY OF COLORADO SPRINGS, COLORADO, TOGETHER WITH THE WEST 1/2 OF THE ALLEY VACATED BY ORDINANCE NO. 01-199 RECORDED DECEMBER 21, 2001 UNDER RECEPTION NO. 301108066 AND TOGETHER WITH THE SOUTHWEST 1/4 OF SAID LOTS 1, 2, 3, 4 AND SAID WEST 1/2 OF SAID LOTS 5, BLOCK 26, ADDITION NO. 1, TO THE TOWN OF ROWELL, NOW A PART OF THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO. THE ALLEY, VACATED BY ORDINANCE RECORDED MARCH 14, 1998 IN BOOK 2122 OF PAGE 115, COUNTY OF EL PASO, STATE OF COLORADO.

### PARKING REQUIREMENTS

1592 Concord Street	8 Units	Parking Required	38 Spaces
Concord Street	8 Units	Parking Provided	18 Parking Spaces
2 Bedroom Units	17 Spaces/Unit	1 Parking Space	17 Spaces
Reductions:	21 Units		38 Spaces Provided
Total			

### NON-USE VARIANCE TABLE

CODE SECTION	CODE/PLAN	REQUIREMENT	REQUIREMENT & JUSTIFICATION
7.2.3.04	FRONT SETBACK	10 FEET	WE ARE REQUESTING A REDUCTION OF THE FRONT YARD SETBACK FOR CONCORD STREET AND HARRISON STREET. VARIANCE IS REQUESTED.

### PARKING DETAILS

### STANDARD PARKING SPACE

6 ft x 10 ft  
Concrete Wheel Stop

### GENERAL NOTES

- EXISTING UTILITIES SHOWN IN THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. UNLESS OTHERWISE NOTED, ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
- ALL STREETS SHALL BE IMPROVED TO MEET THE REQUIREMENTS OF THE CITY OF COLORADO, DISTRICT 7. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
- CONCRETE SHALL BE PERFORMED TO THE REQUIREMENTS OF THE CITY OF COLORADO, DISTRICT 7.
- REINFORCING STEEL SHALL BE MAINTAINED AND PROTECTED.
- REPAIRS TO EXISTING UTILITIES SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
- REPAIRS TO EXISTING UTILITIES SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.
- REPAIRS TO EXISTING UTILITIES SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION.

### DEVELOPMENT CONTACTS

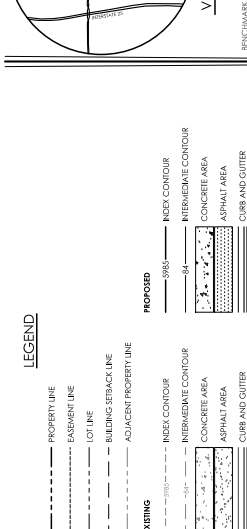
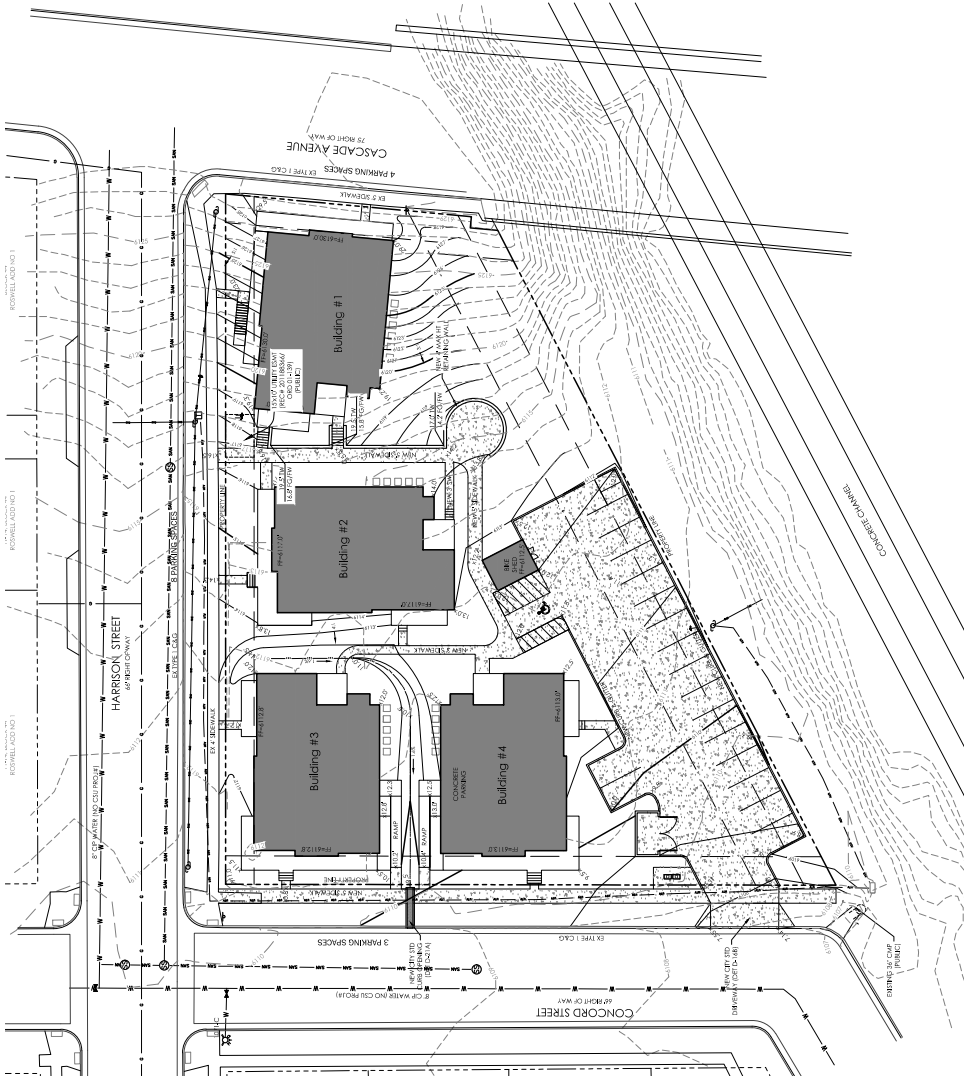
- #### OWNER
- Concord Investment, LLC  
c/o John Olson  
719.899.4438  
john@urbanlandscapes.com
- #### DEVELOPER
- DHN Development, LLC  
c/o Mike Arques  
719.899.4438  
mike@urbanlandscapes.com
- #### ARCHITECT
- URBAN LANDSCAPES ARCHITECTS, LLC  
c/o John Olson  
719.899.4438  
john@urbanlandscapes.com
- #### CIVIL ENGINEER
- MVE, Inc.  
c/o Mike Arques  
719.899.4438  
mike@urbanlandscapes.com
- #### CONTRACTOR
- Golden Construction Company  
c/o Mike Arques  
719.899.4438  
mike@urbanlandscapes.com

### SHEET INDEX:

- SHEET 1 OF 9 COVER SHEET & SITE PLAN
- SHEET 2 OF 9 PRELIMINARY GRADING PLAN
- SHEET 3 OF 9 PRELIMINARY UTILITY AND PUBLIC UTILITIES PLAN
- SHEET 4 OF 9 CONCEPTUAL PARKING PLAN
- SHEET 5 OF 9 ARCHITECTURAL ELEVATIONS
- SHEET 6 OF 9 ARCHITECTURAL ELEVATIONS
- SHEET 7 OF 9 ARCHITECTURAL ELEVATIONS
- SHEET 8 OF 9 ARCHITECTURAL ELEVATIONS
- SHEET 9 OF 9 ARCHITECTURAL ELEVATIONS

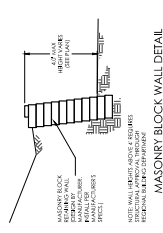
### CONSTRUCTION NOTES

- ALL CURBS, GUTTERS, PEDESTALIAN RAMPES AND SIDEWALK PAVING SHALL BE PERFORMED TO THE REQUIREMENTS OF THE CITY OF COLORADO, DISTRICT 7.
- CONCRETE SHALL BE PERFORMED TO THE REQUIREMENTS OF THE CITY OF COLORADO, DISTRICT 7.
- REINFORCING STEEL SHALL BE MAINTAINED AND PROTECTED.
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**LEGEND**

EXISTING		PROPOSED	
PROPERTY LINE	---	INDEX CONTOUR	---
EASEMENT LINE	---	INTERMEDIATE CONTOUR	---
LOT LINE	---	CONCRETE AREA	---
BUILDING SETBACK LINE	---	ASPHALT AREA	---
ADJACENT PROPERTY LINE	---	CURB AND GUTTER	---
INDEX CONTOUR	---	BUILDING/	---
INTERMEDIATE CONTOUR	---	BUILDING OVERHANG	---
CONCRETE AREA	---	CHIN BRICK FENCE	---
ASPHALT AREA	---	TREE	---
CURB AND GUTTER	---	SHRUB (EVERGREEN/DECIDUOUS)	---
BUILDING/	---	ROCK	---
BUILDING OVERHANG	---	WATER MAIN	---
CHIN BRICK FENCE	---	WATER SERVICE LINE	---
TREE	---	WATER VALVE	---
SHRUB (EVERGREEN/DECIDUOUS)	---	FIRE HYDRANT	---
ROCK	---	SANITARY SEWER MAIN	---
WATER MAIN	---	SANITARY SEWER SERVICE LINE	---
WATER SERVICE LINE	---	SANITARY SEWER MANHOLE	---
WATER VALVE	---	SANITARY SEWER CLEANOUT	---
FIRE HYDRANT	---	GAS MAIN	---
SANITARY SEWER MAIN	---	OVERHEAD ELECTRIC LINE	---
SANITARY SEWER SERVICE LINE	---	UNDERGROUND ELECTRIC LINE/	---
SANITARY SEWER MANHOLE	---	UTILITY POLE/GUY WIRE	---
SANITARY SEWER CLEANOUT	---	WATER SHUTOFF VALVE/	---
GAS MAIN	---	SPRINKLER BOX	---
OVERHEAD ELECTRIC LINE	---	ELECTRIC TRANSFORMER VAULT	---
UNDERGROUND ELECTRIC LINE/	---	TELEPHONE PEDestal	---
UTILITY POLE/GUY WIRE	---	LIGHT POLE	---
WATER SHUTOFF VALVE/	---		
SPRINKLER BOX	---		
ELECTRIC TRANSFORMER VAULT	---		
TELEPHONE PEDestal	---		
LIGHT POLE	---		



**MASONRY BLOCK WALL DETAIL**  
NOT TO SCALE

CPC CU 22.00059  
CPC NY 22.00061

**MVE, INC.**  
ENGINEERS, SURVEYORS

1700 HARRISON BLVD. SUITE 200  
CONCORD, NY 14308  
PHONE: 716.625.5726

DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

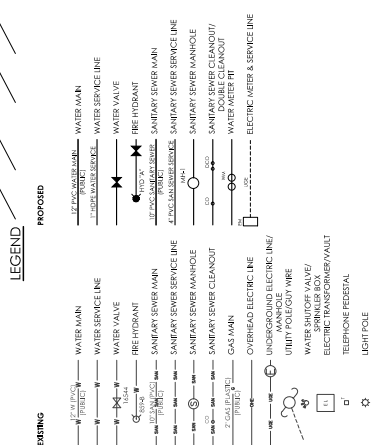
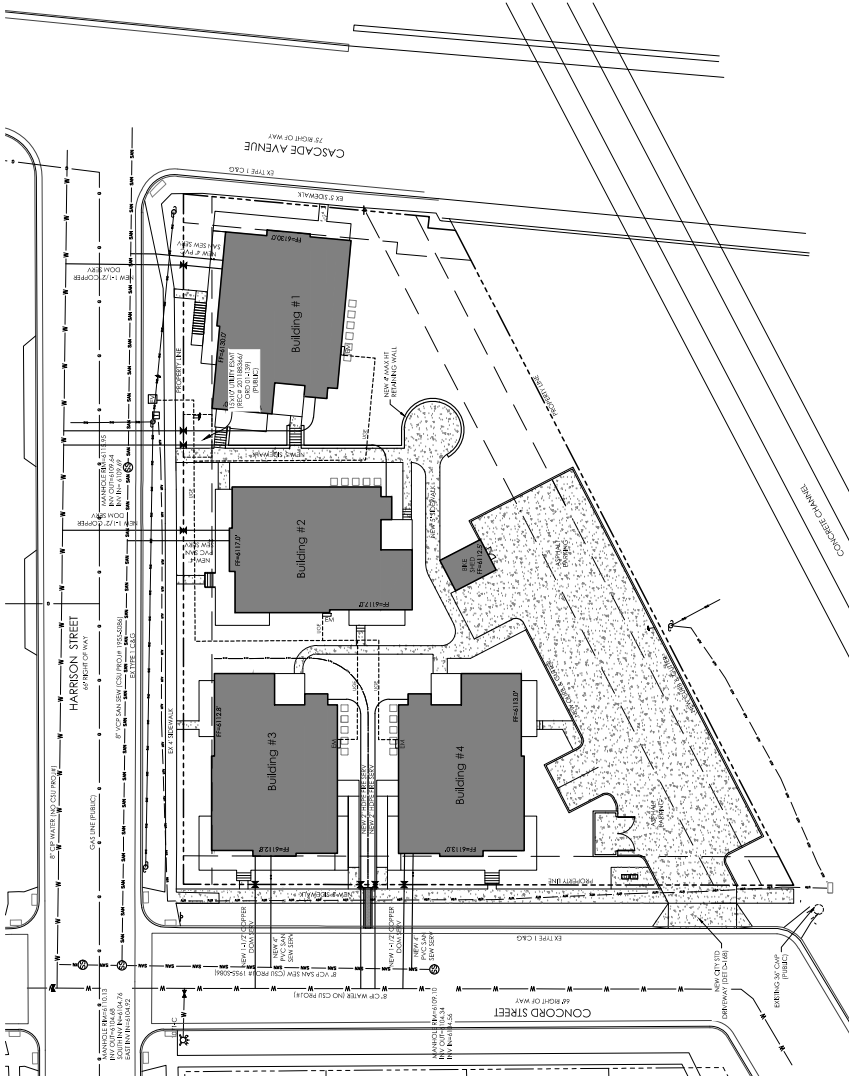
**2525 CONCORD**  
CONDITIONAL USE  
DEVELOPMENT PLAN

PRELIMINARY  
GRADING PLAN

**DP2**

AWP PROJECT: 51519  
DEV: PG  
MVE DRAWING

JUNE 22, 2022  
SHEET 2 OF 9



**GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS**

- OWNER, ARCHITECT, ENGINEER AND AGENT TO THE FOLLOWING SPECIAL APPROVAL OF TREATMENT UNIT PLAN. COLORADO SPRINGS UTILITIES DEPARTMENT SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATIONS SHOWN ON THE PRELIMINARY UTILITY PLAN.
- PRELIMINARY UTILITY PLAN PROJECTIONS SHALL BE ACCORDING TO ALL APPLICABLE CODES AND REGULATIONS, INCLUDING THE CITY OF COLORADO AND FEDERAL REGULATIONS. THE PRELIMINARY UTILITY PLAN SHALL BE ACCORDING TO ALL APPLICABLE CODES AND REGULATIONS, INCLUDING THE CITY OF COLORADO AND FEDERAL REGULATIONS. THE PRELIMINARY UTILITY PLAN SHALL BE ACCORDING TO ALL APPLICABLE CODES AND REGULATIONS, INCLUDING THE CITY OF COLORADO AND FEDERAL REGULATIONS.
- OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COST OF EXTENSION OF ALL UTILITY SERVICES TO THE PROJECT SITE. THE PRELIMINARY UTILITY PLAN SHALL BE ACCORDING TO ALL APPLICABLE CODES AND REGULATIONS, INCLUDING THE CITY OF COLORADO AND FEDERAL REGULATIONS. THE PRELIMINARY UTILITY PLAN SHALL BE ACCORDING TO ALL APPLICABLE CODES AND REGULATIONS, INCLUDING THE CITY OF COLORADO AND FEDERAL REGULATIONS.
- SPRING UTILITY SERVICES ARE AVAILABLE ONLY TO RESIDENTIAL DEVELOPMENTS. THE PRELIMINARY UTILITY PLAN SHALL BE ACCORDING TO ALL APPLICABLE CODES AND REGULATIONS, INCLUDING THE CITY OF COLORADO AND FEDERAL REGULATIONS. THE PRELIMINARY UTILITY PLAN SHALL BE ACCORDING TO ALL APPLICABLE CODES AND REGULATIONS, INCLUDING THE CITY OF COLORADO AND FEDERAL REGULATIONS.
- THE LOCATION OF ALL UTILITY SERVICES SHALL BE DETERMINED BY THE ENGINEER AND APPROVED BY COLORADO SPRINGS UTILITIES. THE PRELIMINARY UTILITY PLAN SHALL BE ACCORDING TO ALL APPLICABLE CODES AND REGULATIONS, INCLUDING THE CITY OF COLORADO AND FEDERAL REGULATIONS. THE PRELIMINARY UTILITY PLAN SHALL BE ACCORDING TO ALL APPLICABLE CODES AND REGULATIONS, INCLUDING THE CITY OF COLORADO AND FEDERAL REGULATIONS.
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEMS MAY AFFECT THE SQUARE OF WATER SPRINGS UTILITY WATER SYSTEM, WHICH OPERATES TO MAINTAIN WATER QUANTITY AT A SYSTEM AS A RESULT OF CHANGE WATER SYSTEMS OPERATING. OWNER MAY BE REQUIRED TO MAINTAIN WATER QUANTITY AT A SYSTEM AS A RESULT OF CHANGE WATER SYSTEMS OPERATING. OWNER MAY BE REQUIRED TO MAINTAIN WATER QUANTITY AT A SYSTEM AS A RESULT OF CHANGE WATER SYSTEMS OPERATING.
- OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL WATER, GAS AND ELECTRIC SERVICE AND SANITARY SEWER SERVICE TO THE PROJECT. THE PRELIMINARY UTILITY PLAN SHALL BE ACCORDING TO ALL APPLICABLE CODES AND REGULATIONS, INCLUDING THE CITY OF COLORADO AND FEDERAL REGULATIONS. THE PRELIMINARY UTILITY PLAN SHALL BE ACCORDING TO ALL APPLICABLE CODES AND REGULATIONS, INCLUDING THE CITY OF COLORADO AND FEDERAL REGULATIONS.
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**NOTES**

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**MAP NOTES**

OWNER SHALL BE RESPONSIBLE FOR THE COST OF ALL WATER, GAS AND ELECTRIC SERVICE AND SANITARY SEWER SERVICE TO THE PROJECT. THE PRELIMINARY UTILITY PLAN SHALL BE ACCORDING TO ALL APPLICABLE CODES AND REGULATIONS, INCLUDING THE CITY OF COLORADO AND FEDERAL REGULATIONS. THE PRELIMINARY UTILITY PLAN SHALL BE ACCORDING TO ALL APPLICABLE CODES AND REGULATIONS, INCLUDING THE CITY OF COLORADO AND FEDERAL REGULATIONS.

**PRELIMINARY FIRE FLOW REQUIREMENTS**

PROPOSED BUILDINGS - MULTIFAMILY RESIDENTIAL  
 IBC BUILDING CONSTRUCTION TYPE = TYPE IAB (SPRINKLED)

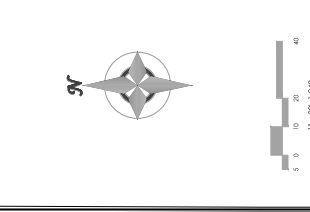
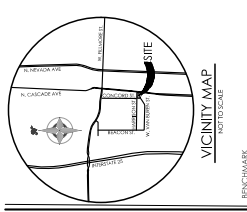
BUILDING #1 - 4,500 SF  
 REG. FLOW = 2,200 / REDUCED FOR SPRINKLED = 1,000 GPM

BUILDING #2 - 4,500 SF  
 REG. FLOW = 2,200 / REDUCED FOR SPRINKLED = 1,000 GPM

BUILDING #3 - 4,500 SF  
 REG. FLOW = 2,200 / REDUCED FOR SPRINKLED = 1,000 GPM

BUILDING #4 - 4,500 SF  
 REG. FLOW = 2,200 / REDUCED FOR SPRINKLED = 1,000 GPM

**FIRE FLOW REQUIREMENTS:**  
 REG. FLOW = 2,200 / REDUCED FOR SPRINKLED = 1,000 GPM  
 REG. NO. OF HYDRANTS = 1  
 REG. AVG. HYDRANT SPACING = 500 FT  
 MAX. HOSE LAY. DISTANCE = 250 FT



**MVE, INC.**  
 ENGINEERS, SURVEYORS

17003 HERRICK BLVD. SUITE 200  
 COLORADO SPRINGS, CO 80909 719.626.5736

DESIGNED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 AS-BUILT BY: \_\_\_\_\_

**2525 CONCORD**  
 CONDITIONAL USE  
 DEVELOPMENT PLAN

PRELIMINARY UTILITIES  
 AND PUBLIC FACILITIES  
 PLAN

**DP3**

NVE DRAWING: S1519  
 NVE PROJECT: 51519

JUNE 22, 2022  
 SHEET 3 OF 9

CPC CU 22-00069  
 CPC NV 22-00061

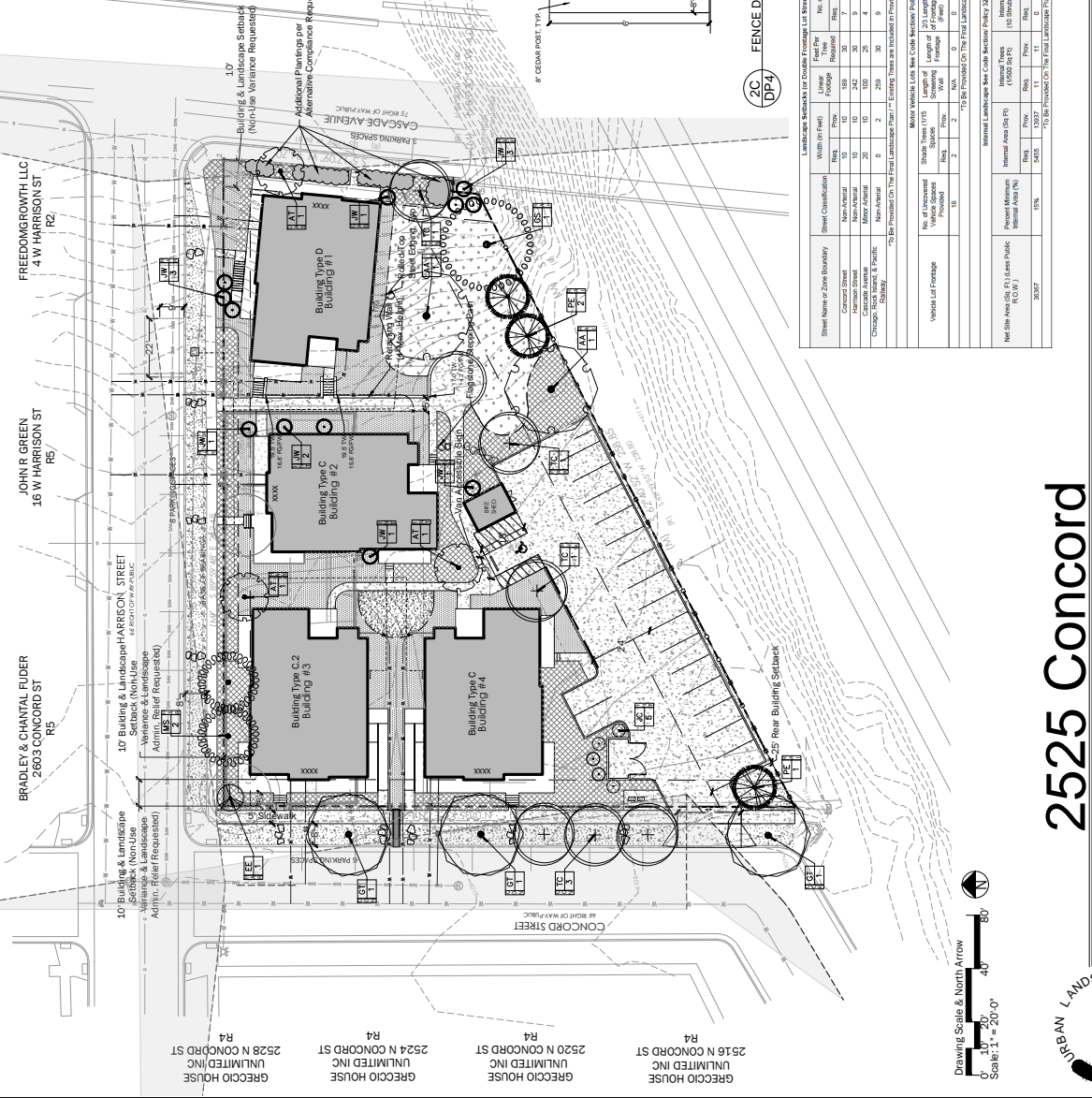
**LANDSCAPE NOTES:**  
 1. PRIOR TO BEGINNING ANY WORK ON THESE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE CITY ENGINEER TO OBTAIN THE NECESSARY PERMITS AND APPROVALS TO BE OBTAINED FROM THE CITY OF COLORADO SPRINGS.  
 2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.  
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 19. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.  
 20. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.

**PLANT SCHEDULE**

PLANT	QUANTITY	PLANT	QUANTITY	PLANT	QUANTITY
1. 4" x 6" x 12" Cedar	100	2. 4" x 6" x 12" Cedar	100	3. 4" x 6" x 12" Cedar	100
4. 4" x 6" x 12" Cedar	100	5. 4" x 6" x 12" Cedar	100	6. 4" x 6" x 12" Cedar	100
7. 4" x 6" x 12" Cedar	100	8. 4" x 6" x 12" Cedar	100	9. 4" x 6" x 12" Cedar	100
10. 4" x 6" x 12" Cedar	100	11. 4" x 6" x 12" Cedar	100	12. 4" x 6" x 12" Cedar	100
13. 4" x 6" x 12" Cedar	100	14. 4" x 6" x 12" Cedar	100	15. 4" x 6" x 12" Cedar	100
16. 4" x 6" x 12" Cedar	100	17. 4" x 6" x 12" Cedar	100	18. 4" x 6" x 12" Cedar	100
19. 4" x 6" x 12" Cedar	100	20. 4" x 6" x 12" Cedar	100	21. 4" x 6" x 12" Cedar	100
22. 4" x 6" x 12" Cedar	100	23. 4" x 6" x 12" Cedar	100	24. 4" x 6" x 12" Cedar	100
25. 4" x 6" x 12" Cedar	100	26. 4" x 6" x 12" Cedar	100	27. 4" x 6" x 12" Cedar	100
28. 4" x 6" x 12" Cedar	100	29. 4" x 6" x 12" Cedar	100	30. 4" x 6" x 12" Cedar	100
31. 4" x 6" x 12" Cedar	100	32. 4" x 6" x 12" Cedar	100	33. 4" x 6" x 12" Cedar	100
34. 4" x 6" x 12" Cedar	100	35. 4" x 6" x 12" Cedar	100	36. 4" x 6" x 12" Cedar	100
37. 4" x 6" x 12" Cedar	100	38. 4" x 6" x 12" Cedar	100	39. 4" x 6" x 12" Cedar	100
40. 4" x 6" x 12" Cedar	100	41. 4" x 6" x 12" Cedar	100	42. 4" x 6" x 12" Cedar	100
43. 4" x 6" x 12" Cedar	100	44. 4" x 6" x 12" Cedar	100	45. 4" x 6" x 12" Cedar	100
46. 4" x 6" x 12" Cedar	100	47. 4" x 6" x 12" Cedar	100	48. 4" x 6" x 12" Cedar	100
49. 4" x 6" x 12" Cedar	100	50. 4" x 6" x 12" Cedar	100	51. 4" x 6" x 12" Cedar	100
52. 4" x 6" x 12" Cedar	100	53. 4" x 6" x 12" Cedar	100	54. 4" x 6" x 12" Cedar	100
55. 4" x 6" x 12" Cedar	100	56. 4" x 6" x 12" Cedar	100	57. 4" x 6" x 12" Cedar	100
58. 4" x 6" x 12" Cedar	100	59. 4" x 6" x 12" Cedar	100	60. 4" x 6" x 12" Cedar	100
61. 4" x 6" x 12" Cedar	100	62. 4" x 6" x 12" Cedar	100	63. 4" x 6" x 12" Cedar	100
64. 4" x 6" x 12" Cedar	100	65. 4" x 6" x 12" Cedar	100	66. 4" x 6" x 12" Cedar	100
67. 4" x 6" x 12" Cedar	100	68. 4" x 6" x 12" Cedar	100	69. 4" x 6" x 12" Cedar	100
70. 4" x 6" x 12" Cedar	100	71. 4" x 6" x 12" Cedar	100	72. 4" x 6" x 12" Cedar	100
73. 4" x 6" x 12" Cedar	100	74. 4" x 6" x 12" Cedar	100	75. 4" x 6" x 12" Cedar	100
76. 4" x 6" x 12" Cedar	100	77. 4" x 6" x 12" Cedar	100	78. 4" x 6" x 12" Cedar	100
79. 4" x 6" x 12" Cedar	100	80. 4" x 6" x 12" Cedar	100	81. 4" x 6" x 12" Cedar	100
82. 4" x 6" x 12" Cedar	100	83. 4" x 6" x 12" Cedar	100	84. 4" x 6" x 12" Cedar	100
85. 4" x 6" x 12" Cedar	100	86. 4" x 6" x 12" Cedar	100	87. 4" x 6" x 12" Cedar	100
88. 4" x 6" x 12" Cedar	100	89. 4" x 6" x 12" Cedar	100	90. 4" x 6" x 12" Cedar	100
91. 4" x 6" x 12" Cedar	100	92. 4" x 6" x 12" Cedar	100	93. 4" x 6" x 12" Cedar	100
94. 4" x 6" x 12" Cedar	100	95. 4" x 6" x 12" Cedar	100	96. 4" x 6" x 12" Cedar	100
97. 4" x 6" x 12" Cedar	100	98. 4" x 6" x 12" Cedar	100	99. 4" x 6" x 12" Cedar	100
100. 4" x 6" x 12" Cedar	100	101. 4" x 6" x 12" Cedar	100	102. 4" x 6" x 12" Cedar	100

**SCAPE PLANTS**

PLANT	QUANTITY	PLANT	QUANTITY
1. 4" x 6" x 12" Cedar	100	2. 4" x 6" x 12" Cedar	100
3. 4" x 6" x 12" Cedar	100	4. 4" x 6" x 12" Cedar	100
5. 4" x 6" x 12" Cedar	100	6. 4" x 6" x 12" Cedar	100
7. 4" x 6" x 12" Cedar	100	8. 4" x 6" x 12" Cedar	100
9. 4" x 6" x 12" Cedar	100	10. 4" x 6" x 12" Cedar	100
11. 4" x 6" x 12" Cedar	100	12. 4" x 6" x 12" Cedar	100
13. 4" x 6" x 12" Cedar	100	14. 4" x 6" x 12" Cedar	100
15. 4" x 6" x 12" Cedar	100	16. 4" x 6" x 12" Cedar	100
17. 4" x 6" x 12" Cedar	100	18. 4" x 6" x 12" Cedar	100
19. 4" x 6" x 12" Cedar	100	20. 4" x 6" x 12" Cedar	100
21. 4" x 6" x 12" Cedar	100	22. 4" x 6" x 12" Cedar	100
23. 4" x 6" x 12" Cedar	100	24. 4" x 6" x 12" Cedar	100
25. 4" x 6" x 12" Cedar	100	26. 4" x 6" x 12" Cedar	100
27. 4" x 6" x 12" Cedar	100	28. 4" x 6" x 12" Cedar	100
29. 4" x 6" x 12" Cedar	100	30. 4" x 6" x 12" Cedar	100
31. 4" x 6" x 12" Cedar	100	32. 4" x 6" x 12" Cedar	100
33. 4" x 6" x 12" Cedar	100	34. 4" x 6" x 12" Cedar	100
35. 4" x 6" x 12" Cedar	100	36. 4" x 6" x 12" Cedar	100
37. 4" x 6" x 12" Cedar	100	38. 4" x 6" x 12" Cedar	100
39. 4" x 6" x 12" Cedar	100	40. 4" x 6" x 12" Cedar	100
41. 4" x 6" x 12" Cedar	100	42. 4" x 6" x 12" Cedar	100
43. 4" x 6" x 12" Cedar	100	44. 4" x 6" x 12" Cedar	100
45. 4" x 6" x 12" Cedar	100	46. 4" x 6" x 12" Cedar	100
47. 4" x 6" x 12" Cedar	100	48. 4" x 6" x 12" Cedar	100
49. 4" x 6" x 12" Cedar	100	50. 4" x 6" x 12" Cedar	100
51. 4" x 6" x 12" Cedar	100	52. 4" x 6" x 12" Cedar	100
53. 4" x 6" x 12" Cedar	100	54. 4" x 6" x 12" Cedar	100
55. 4" x 6" x 12" Cedar	100	56. 4" x 6" x 12" Cedar	100
57. 4" x 6" x 12" Cedar	100	58. 4" x 6" x 12" Cedar	100
59. 4" x 6" x 12" Cedar	100	60. 4" x 6" x 12" Cedar	100
61. 4" x 6" x 12" Cedar	100	62. 4" x 6" x 12" Cedar	100
63. 4" x 6" x 12" Cedar	100	64. 4" x 6" x 12" Cedar	100
65. 4" x 6" x 12" Cedar	100	66. 4" x 6" x 12" Cedar	100
67. 4" x 6" x 12" Cedar	100	68. 4" x 6" x 12" Cedar	100
69. 4" x 6" x 12" Cedar	100	70. 4" x 6" x 12" Cedar	100
71. 4" x 6" x 12" Cedar	100	72. 4" x 6" x 12" Cedar	100
73. 4" x 6" x 12" Cedar	100	74. 4" x 6" x 12" Cedar	100
75. 4" x 6" x 12" Cedar	100	76. 4" x 6" x 12" Cedar	100
77. 4" x 6" x 12" Cedar	100	78. 4" x 6" x 12" Cedar	100
79. 4" x 6" x 12" Cedar	100	80. 4" x 6" x 12" Cedar	100
81. 4" x 6" x 12" Cedar	100	82. 4" x 6" x 12" Cedar	100
83. 4" x 6" x 12" Cedar	100	84. 4" x 6" x 12" Cedar	100
85. 4" x 6" x 12" Cedar	100	86. 4" x 6" x 12" Cedar	100
87. 4" x 6" x 12" Cedar	100	88. 4" x 6" x 12" Cedar	100
89. 4" x 6" x 12" Cedar	100	90. 4" x 6" x 12" Cedar	100
91. 4" x 6" x 12" Cedar	100	92. 4" x 6" x 12" Cedar	100
93. 4" x 6" x 12" Cedar	100	94. 4" x 6" x 12" Cedar	100
95. 4" x 6" x 12" Cedar	100	96. 4" x 6" x 12" Cedar	100
97. 4" x 6" x 12" Cedar	100	98. 4" x 6" x 12" Cedar	100
99. 4" x 6" x 12" Cedar	100	100. 4" x 6" x 12" Cedar	100



**2525 Concord**  
 Colorado Springs, Colorado 80907  
 719.600.8986  
 john@urbanlandscapes.design

**CONDITIONAL USE DEVELOPMENT PLAN DP4**  
 PRELIMINARY LANDSCAPE PLAN  
 SHEET 04 OF 09  
 CITY FILE NUMBER CPC CU 2200659 CPC NV 2200681

**2525 Concord  
Conditional Use  
Development Plan**

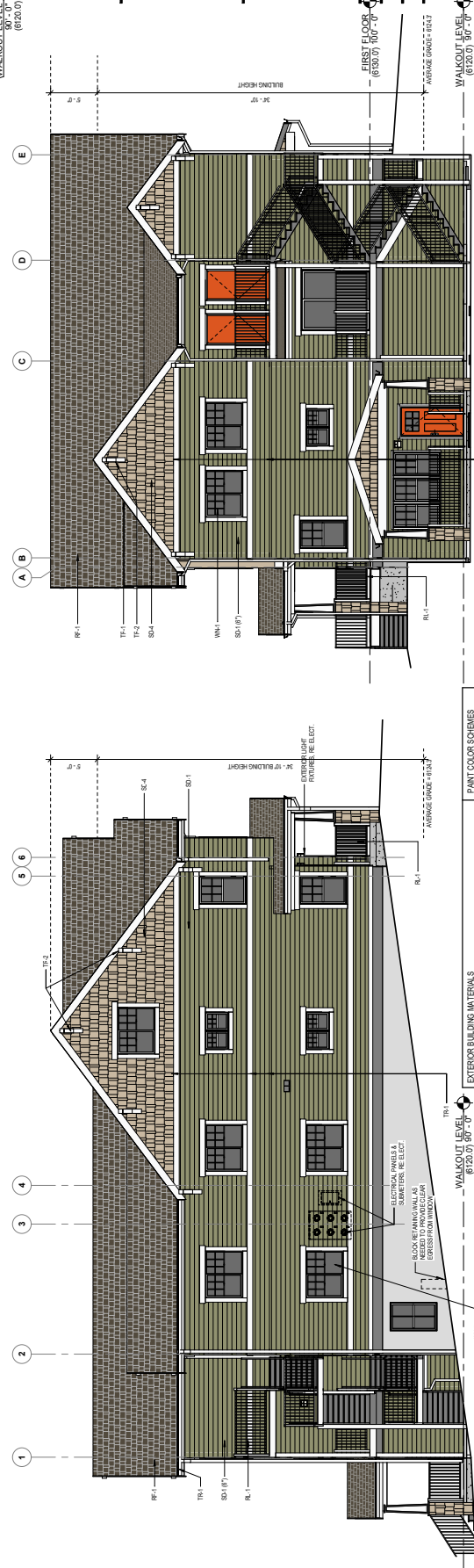
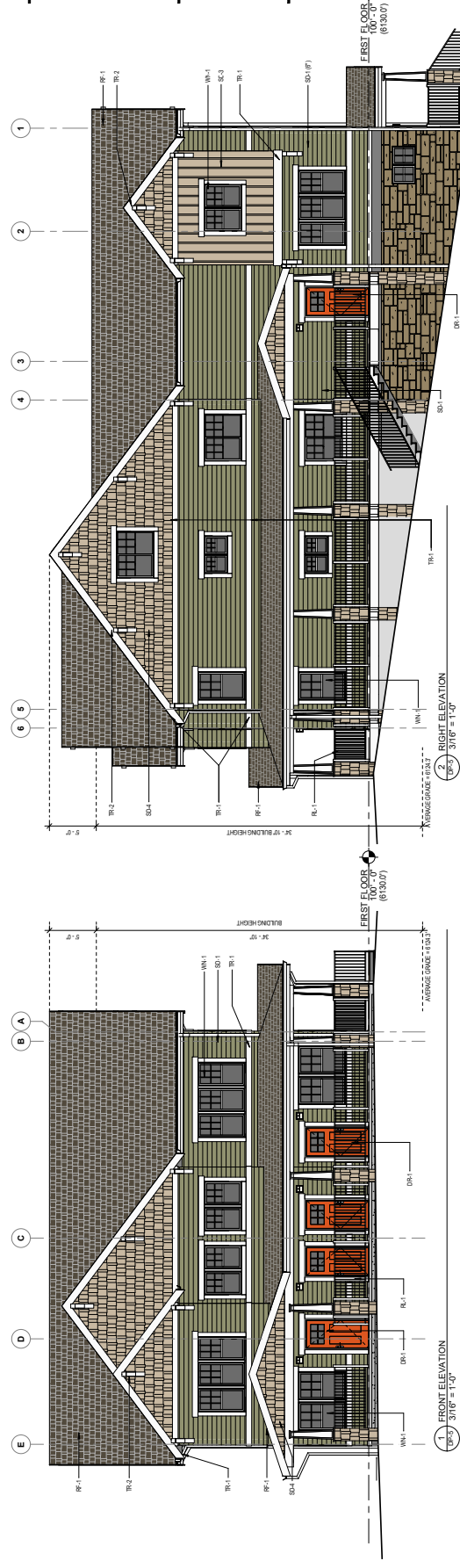
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Issue Description	Final Design
Revision #1	01/22/2024
Revision #2	02/02/2024
Revision #3	02/02/2024
Revision #4	02/02/2024
Revision #5	02/02/2024
Revision #6	02/02/2024
Revision #7	02/02/2024
Revision #8	02/02/2024
Revision #9	02/02/2024
Revision #10	02/02/2024
Revision #11	02/02/2024
Revision #12	02/02/2024
Revision #13	02/02/2024
Revision #14	02/02/2024
Revision #15	02/02/2024
Revision #16	02/02/2024
Revision #17	02/02/2024
Revision #18	02/02/2024
Revision #19	02/02/2024
Revision #20	02/02/2024

**BLDG #1  
ELEVATIONS  
(CRAFTSMAN)**

**DP-5**

SHEET No. 5 of 9

CITY FILE NUMBERS:  
CPC CU 22-00059  
CPC NV 22-00061



**EXTERIOR BUILDING MATERIALS**

- TR-1: METAL BRASS STYLING
- TR-2: BRICK
- TR-3: BRICK
- TR-4: BRICK
- TR-5: BRICK
- TR-6: BRICK
- TR-7: BRICK
- TR-8: BRICK
- TR-9: BRICK
- TR-10: BRICK
- TR-11: BRICK
- TR-12: BRICK
- TR-13: BRICK
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- TR-93: BRICK
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- TR-95: BRICK
- TR-96: BRICK
- TR-97: BRICK
- TR-98: BRICK
- TR-99: BRICK
- TR-100: BRICK

**PAINT COLOR SCHEMES**

- TR-1: METAL BRASS STYLING
- TR-2: BRICK
- TR-3: BRICK
- TR-4: BRICK
- TR-5: BRICK
- TR-6: BRICK
- TR-7: BRICK
- TR-8: BRICK
- TR-9: BRICK
- TR-10: BRICK
- TR-11: BRICK
- TR-12: BRICK
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- TR-95: BRICK
- TR-96: BRICK
- TR-97: BRICK
- TR-98: BRICK
- TR-99: BRICK
- TR-100: BRICK

**3. LEFT ELEVATION**  
1/8" = 1'-0"

**4. REAR ELEVATION**  
1/8" = 1'-0"

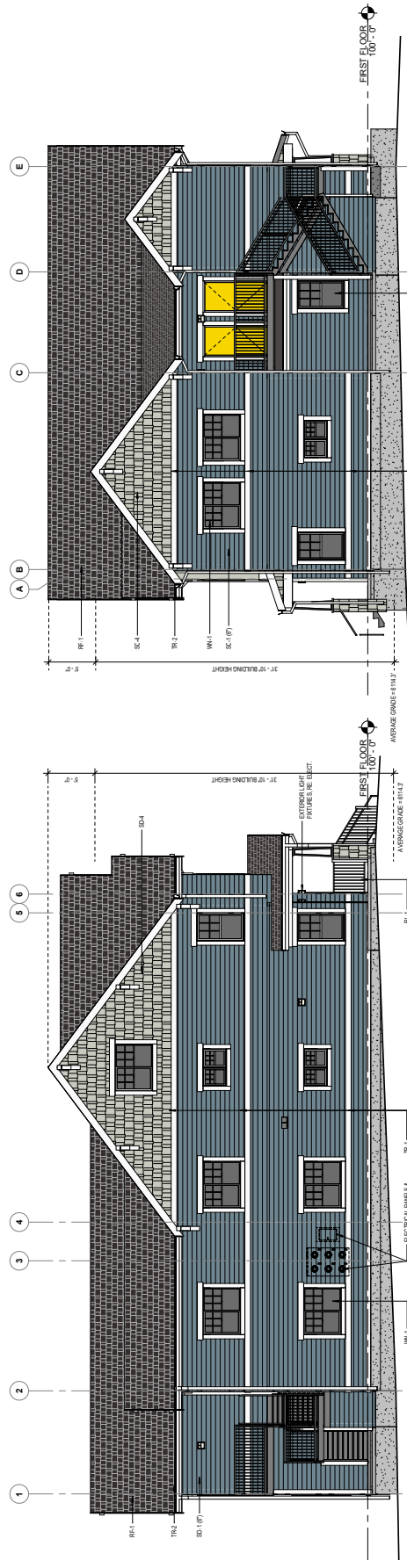
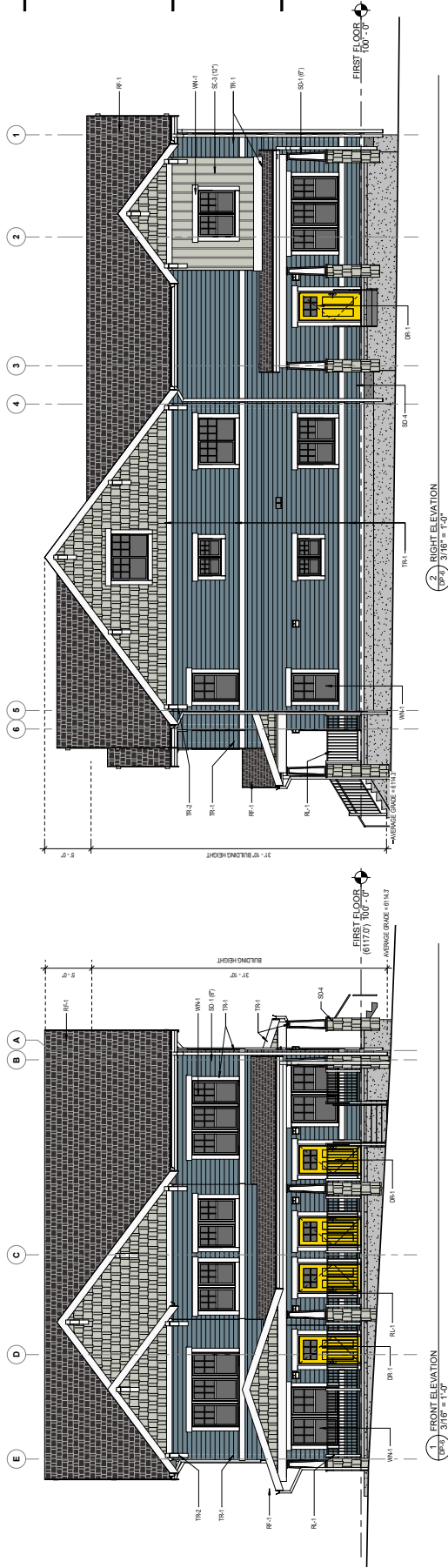
**2525 Concord  
 Conditional Use  
 Development Plan**

**BLDG #2  
 ELEVATIONS  
 (CRAFTSMAN)**

**DP-6**

SHEET No. 6 of 9

CITY FILE NUMBERS:  
**CPC CU 22-00059**  
**CPC NV 22-00061**



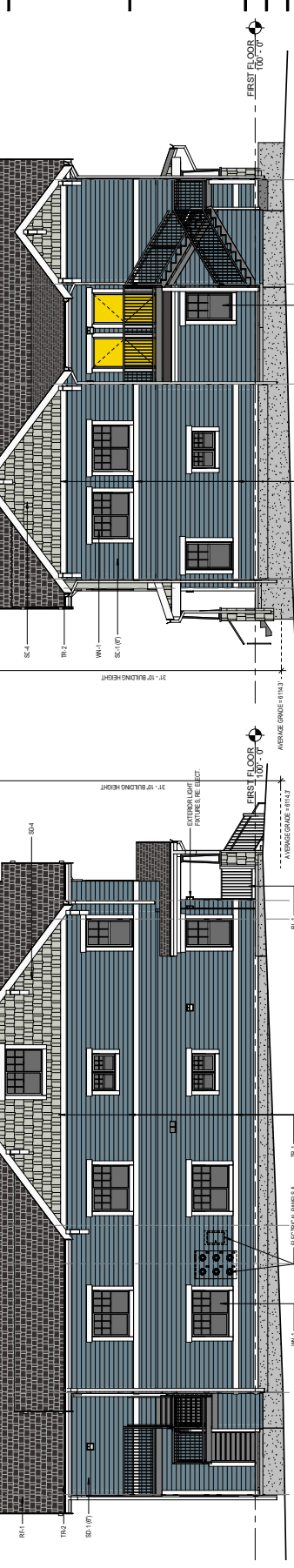
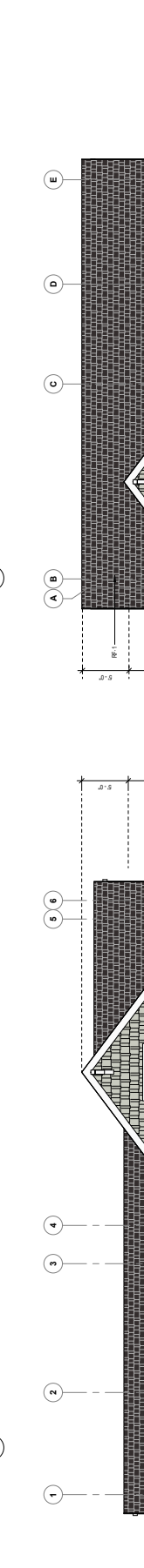
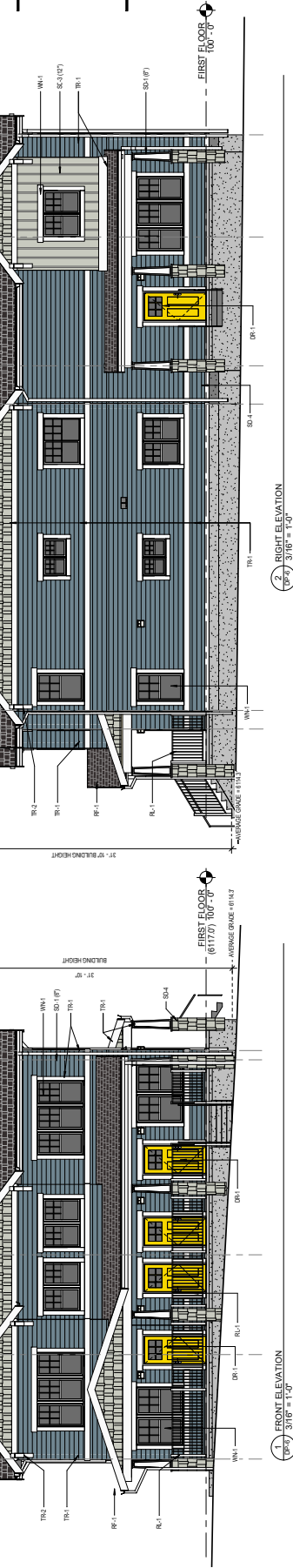
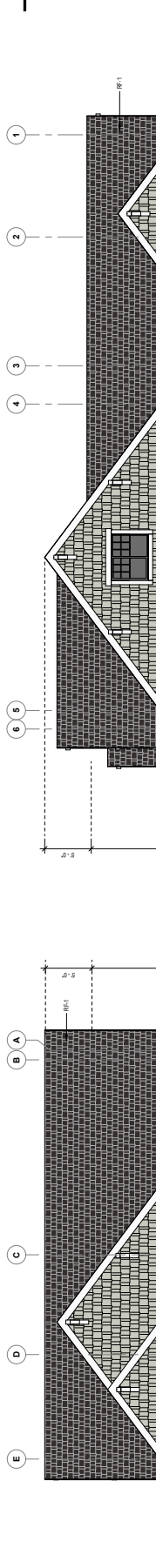
**EXTERIOR BUILDING MATERIALS**

- SD-1 - 3/8" x 7'-0" (17' PRIMAL) LVP SIDING, BRONZE
- SD-2 - 3/8" x 7'-0" (17' PRIMAL) LVP SIDING, OCEANIC
- SD-3 - 3/8" x 7'-0" (17' PRIMAL) LVP SIDING, OCEANIC
- SD-4 - 3/8" x 7'-0" (17' PRIMAL) LVP SIDING, OCEANIC
- SD-5 - 3/8" x 7'-0" (17' PRIMAL) LVP SIDING, OCEANIC

**PAINT COLOR SCHEMES**

- TR-2 - WOOD BRACKETS & DECORATIVE TRIM
- TR-3 - TRIM, SHUTTERS, STAIRS AND COLOR PAINTS
- TR-4 - TRIM, SHUTTERS, STAIRS AND COLOR PAINTS
- TR-5 - TRIM, SHUTTERS, STAIRS AND COLOR PAINTS

**REAR ELEVATION**  
 1/8" = 1'-0"



**EXTERIOR BUILDING MATERIALS**

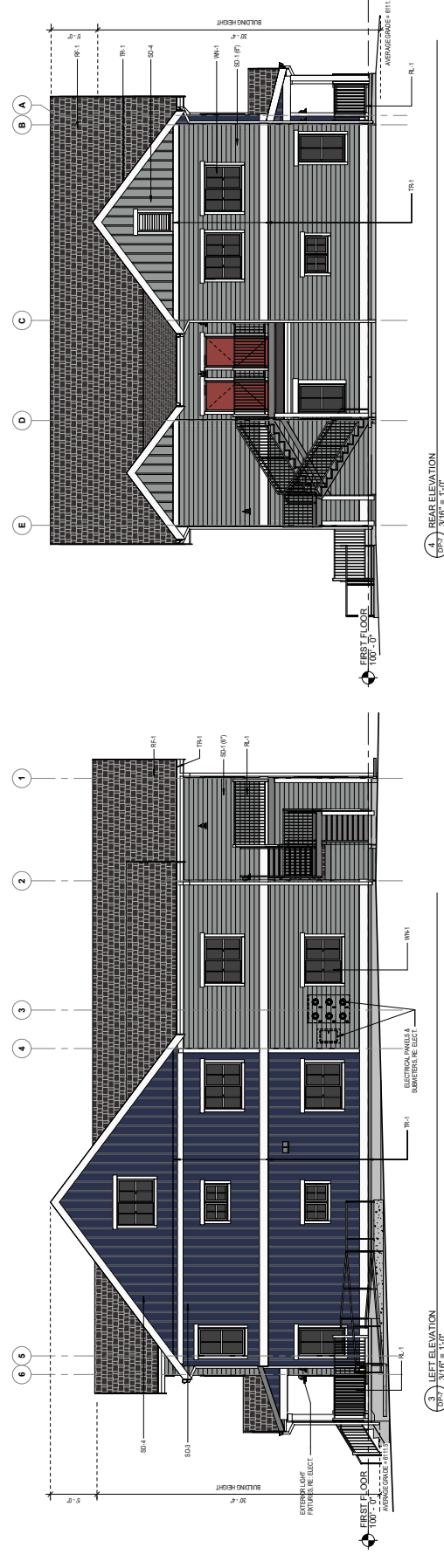
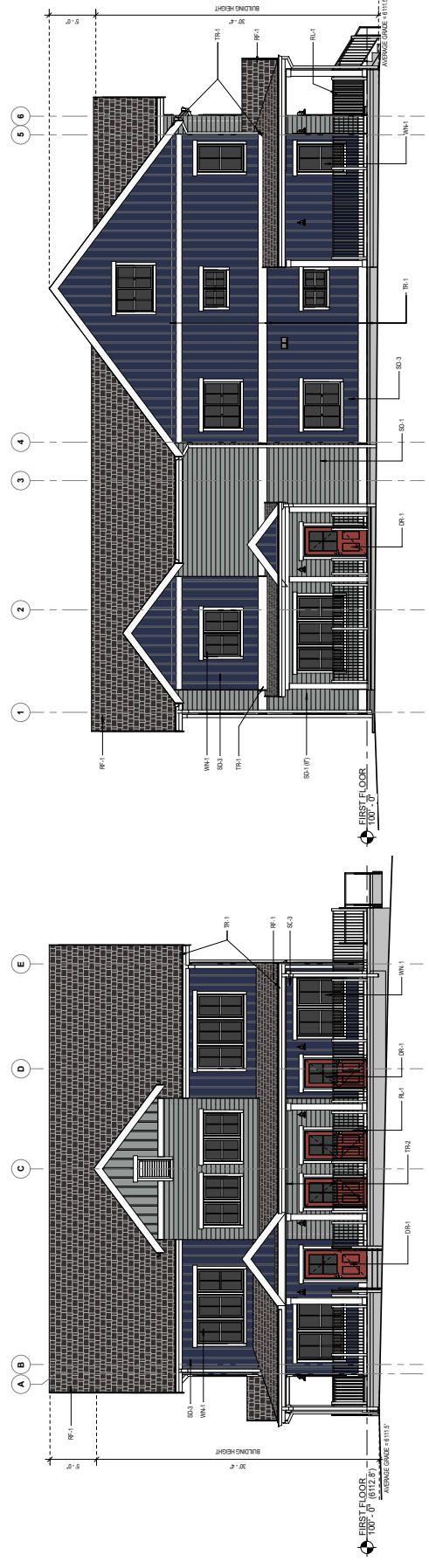
- SD-1 - 3/8" x 7'-0" (17' PRIMAL) LVP SIDING, BRONZE
- SD-2 - 3/8" x 7'-0" (17' PRIMAL) LVP SIDING, OCEANIC
- SD-3 - 3/8" x 7'-0" (17' PRIMAL) LVP SIDING, OCEANIC
- SD-4 - 3/8" x 7'-0" (17' PRIMAL) LVP SIDING, OCEANIC
- SD-5 - 3/8" x 7'-0" (17' PRIMAL) LVP SIDING, OCEANIC

**PAINT COLOR SCHEMES**

- TR-2 - WOOD BRACKETS & DECORATIVE TRIM
- TR-3 - TRIM, SHUTTERS, STAIRS AND COLOR PAINTS
- TR-4 - TRIM, SHUTTERS, STAIRS AND COLOR PAINTS
- TR-5 - TRIM, SHUTTERS, STAIRS AND COLOR PAINTS

**REAR ELEVATION**  
 1/8" = 1'-0"





**EXTERIOR BUILDING MATERIALS**

- SD-1: 2" x 4" (PREVAIL) BRICK, COURSE 1
- SD-2: 2" x 4" (PREVAIL) LP KING, ORIGINAL
- SD-3: LP Kings Vertical Siding with Vertical Groove
- SD-4: LP Siding, Cedar Texture
- SD-5: Smooth Finish or Color Texture Original

**PAINT COLOR SCHEMES**

- RS-1: Wood Brackets & Decorative Trim
- RS-2: White
- RS-3: Dark Gray
- RS-4: Dark Gray
- RS-5: Dark Gray
- RS-6: Dark Gray
- RS-7: Dark Gray
- RS-8: Dark Gray
- RS-9: Dark Gray
- RS-10: Dark Gray
- RS-11: Dark Gray
- RS-12: Dark Gray
- RS-13: Dark Gray
- RS-14: Dark Gray
- RS-15: Dark Gray
- RS-16: Dark Gray
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- RS-97: Dark Gray
- RS-98: Dark Gray
- RS-99: Dark Gray
- RS-100: Dark Gray

CITY FILE NUMBERS:  
 CPC CU 22-00059  
 CPC NV 22-00061

NO.	DATE	DESCRIPTION
1	03/22/2022	ISSUED FOR PERMITS
2	03/22/2022	REVISIONS
3	03/22/2022	REVISIONS
4	03/22/2022	REVISIONS
5	03/22/2022	REVISIONS
6	03/22/2022	REVISIONS
7	03/22/2022	REVISIONS
8	03/22/2022	REVISIONS
9	03/22/2022	REVISIONS
10	03/22/2022	REVISIONS
11	03/22/2022	REVISIONS
12	03/22/2022	REVISIONS
13	03/22/2022	REVISIONS
14	03/22/2022	REVISIONS
15	03/22/2022	REVISIONS
16	03/22/2022	REVISIONS
17	03/22/2022	REVISIONS
18	03/22/2022	REVISIONS
19	03/22/2022	REVISIONS
20	03/22/2022	REVISIONS

number location description

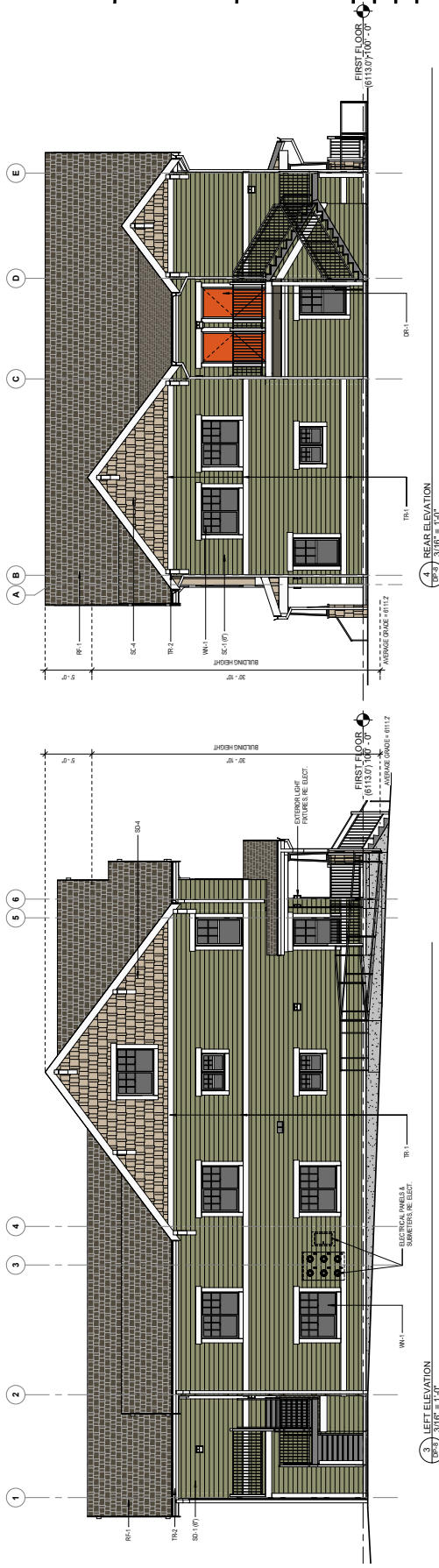
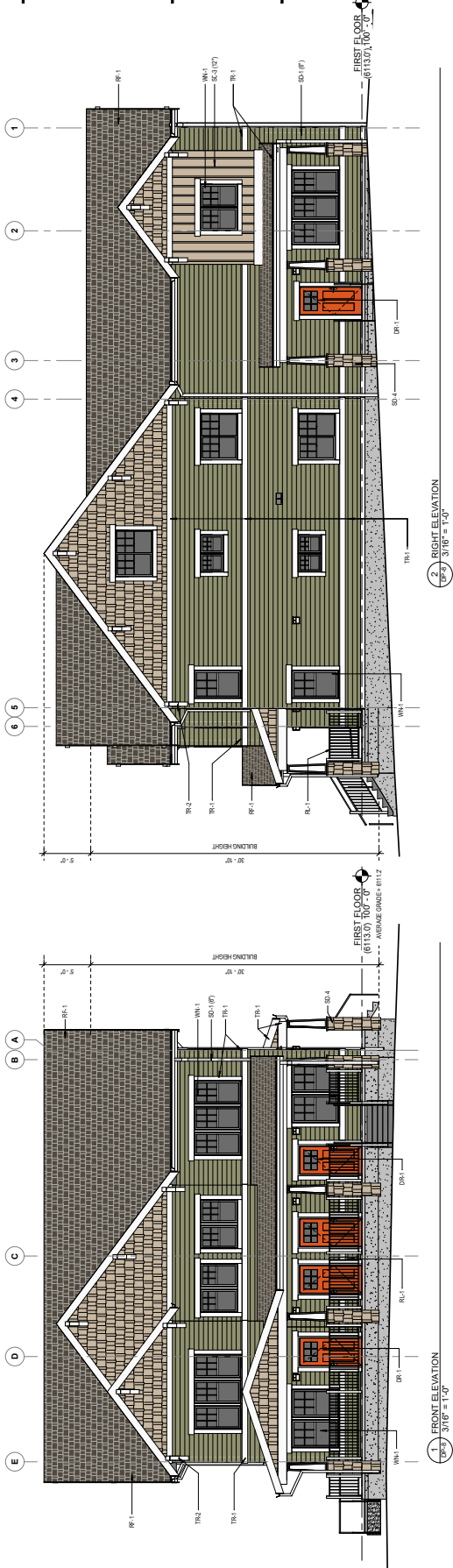
**2525 Concord  
 Conditional Use  
 Development Plan**

**BLDG #4  
 ELEVATIONS  
 (CRAFTSMAN)**

**DP-8**

SHEET No. 8 of 9

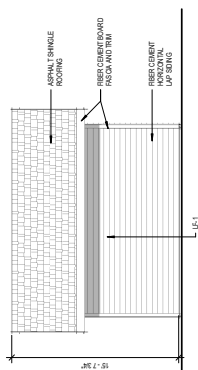
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**CPC CU 22-00059**  
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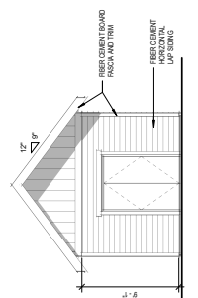
EXTERIOR BUILDING MATERIALS		PAINT COLOR SCHEMES			
SD-1: 3/4" x 11" PINKALUMBER	TR-2: WOOD BRACKETS & DOWNSPOUT FINISH	SCHEM 1	SCHEM 2	SCHEM 3	SCHEM 4
SD-2: 1/2" x 11" PINKALUMBER	TR-3: WOOD BRACKETS & DOWNSPOUT FINISH	SCHEM 5	SCHEM 6	SCHEM 7	SCHEM 8
SD-3: 3/4" x 11" PINKALUMBER	TR-4: WOOD BRACKETS & DOWNSPOUT FINISH	SCHEM 9	SCHEM 10	SCHEM 11	SCHEM 12
SD-4: 1/2" x 11" PINKALUMBER	TR-5: WOOD BRACKETS & DOWNSPOUT FINISH	SCHEM 13	SCHEM 14	SCHEM 15	SCHEM 16
SD-5: 3/4" x 11" PINKALUMBER	TR-6: WOOD BRACKETS & DOWNSPOUT FINISH	SCHEM 17	SCHEM 18	SCHEM 19	SCHEM 20

NO.	DATE	DESCRIPTION	BY
1	03/27/2022	ISSUED FOR PERMIT	DM/AD
2	03/27/2022	REVISION 1	DM/AD
3	03/27/2022	REVISION 2	DM/AD
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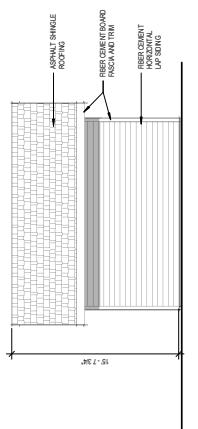




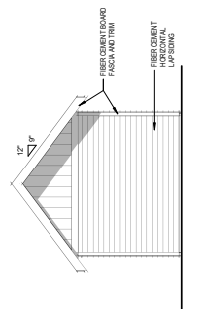
1 BIKE SHED - WEST  
 3/16" = 1'-0"



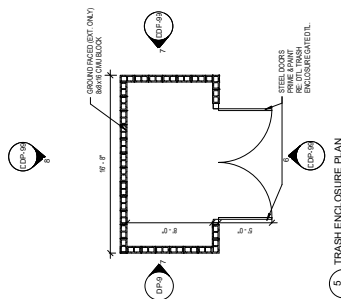
2 BIKE SHED - EAST  
 3/16" = 1'-0"



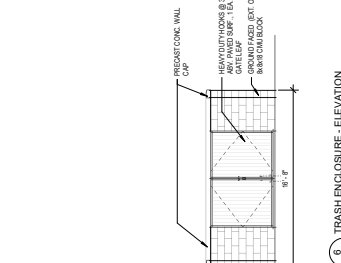
3 BIKE SHED - NORTH  
 3/16" = 1'-0"



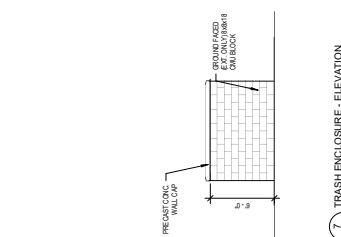
4 BIKE SHED - SOUTH  
 3/16" = 1'-0"



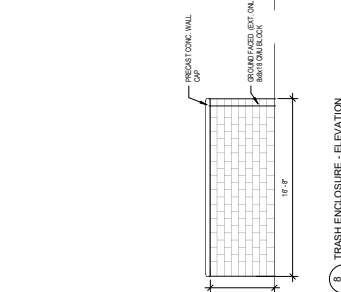
5 TRASH ENCLOSURE - FLOOR PLAN  
 3/16" = 1'-0"



6 TRASH ENCLOSURE - WEST  
 3/16" = 1'-0"



7 TRASH ENCLOSURE - EAST  
 3/16" = 1'-0"



8 TRASH ENCLOSURE - NORTH  
 3/16" = 1'-0"



9 TRASH ENCLOSURE - SOUTH  
 3/16" = 1'-0"



LF-1  
 1/2" = 1'-0"



LF-2  
 1/2" = 1'-0"

Refer to the Notes on the Plans for a Complete List of Fixtures and Materials. All Fixtures are to be Installed in Accordance with the Manufacturer's Installation Instructions.

Outdoor Lighting Legend

NO.	DATE	DESCRIPTION
1	02/15/2023	ISSUED FOR PERMIT
2	02/15/2023	REVISIONS
3	02/15/2023	REVISIONS
4	02/15/2023	REVISIONS
5	02/15/2023	REVISIONS
6	02/15/2023	REVISIONS
7	02/15/2023	REVISIONS
8	02/15/2023	REVISIONS
9	02/15/2023	REVISIONS
10	02/15/2023	REVISIONS
11	02/15/2023	REVISIONS
12	02/15/2023	REVISIONS
13	02/15/2023	REVISIONS
14	02/15/2023	REVISIONS
15	02/15/2023	REVISIONS
16	02/15/2023	REVISIONS
17	02/15/2023	REVISIONS
18	02/15/2023	REVISIONS
19	02/15/2023	REVISIONS
20	02/15/2023	REVISIONS
21	02/15/2023	REVISIONS
22	02/15/2023	REVISIONS
23	02/15/2023	REVISIONS
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25	02/15/2023	REVISIONS
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45	02/15/2023	REVISIONS
46	02/15/2023	REVISIONS
47	02/15/2023	REVISIONS
48	02/15/2023	REVISIONS
49	02/15/2023	REVISIONS
50	02/15/2023	REVISIONS

MISC.  
 ELEVATIONS