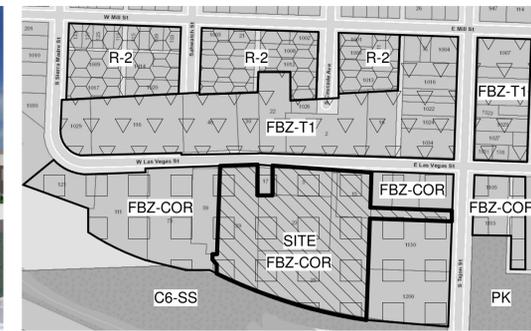




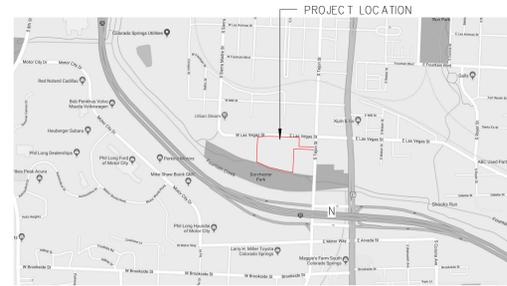
VIEW OF WELCOME CENTER



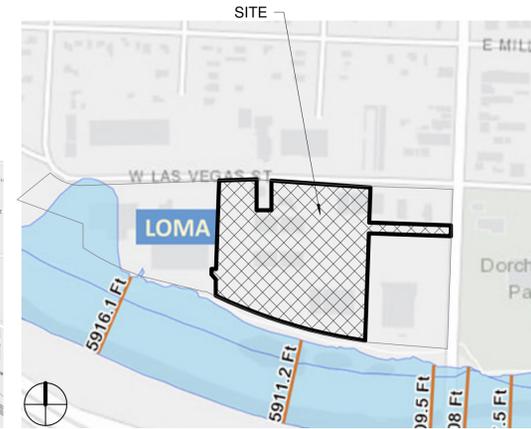
VIEW KITCHEN / DINING FACILITY



ADJACENT ZONING MAP



VICINITY MAP



FLOOD PLAIN MAP

SPRINGS RESCUE MISSION-PHASE 2 SITE

DP SUBMITTAL
11.15.2018

5 W. LAS VEGAS ST.
COLORADO SPRINGS, CO 80903

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SHEET INDEX

DP 1/12 COVER SHEET
DP 2/12 SITE PLAN
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DP 4/12 PRELIMINARY GRADING PLAN
DP 5/12 PRELIMINARY UTILITY AND FACILITY IMPROVEMENT PLAN
DP 6/12 PRELIMINARY LANDSCAPE PLAN
DP 7/12 PLANTING DETAILS
DP 8/12 STREAMSIDE OVERLAY
DP 9/12 WELCOME CENTER ELEVATIONS
DP 10/12 KITCHEN/DINING ELEVATIONS
DP 11/12 SITE PHOTOMETRIC PLAN
DP 12/12 LIGHTING CUTSHEETS

LEGAL DESCRIPTION

5 W. Las Vegas Street - TRACT IN S2SE4NW4 OF SEC 19-14-66 AS FOLS, BEG AT A PT ON SLY LN OF LAS VEGAS ST EXT 662.76 FT W OF INTERSEC WITH WLY LN OF S TEJON, TH SLY ALG W LN OF SE4NW4 100 FT, TH ELY ALG A LN PARA WITH SLY LN OF LAS VEGAS ST EXT 140 FT, TH NLY ALG A LN PARA WITH W LN OF SE4NW4 100 FT, TH WLY ALG SLY LN OF LAS VEGAS ST EXT 140 FT TO POB, TOG WITH TRACT IN S2SE4NW4 SEC 19-14-66 AS FOLS, COM AT POI OF SLY LN OF LAS VEGAS ST WITH WLY LN OF S TEJON ST, TH WLY ON SLY LN OF LAS VEGAS ST EXT 455.0 FT FOR POB, CONT WLY ON SD SLY LN 76.20 FT TO NE COR OF TR DES IN BK 1579-580, SLY 100.0 FT TO SE COR OF AFMD TR, ELY PARA TO FIRST COURSE 74.27 FT M/L TH NLY 100.0 FT TO POB EX N 10.0 FT TO CITY

21 W. Las Vegas Street - LOT 1 THE SPRINGS RESCUE MISSION FIL NO 1

23 W. Las Vegas Street - LOT 1 THE SPRINGS RESCUE MISSION FIL NO 1

25 W. Las Vegas Street - LOT 1 BLK 1 PEZOLDT SUB COLO SPGS

13, 11, 15 E. Las Vegas Street - THAT PART OF S2SE4NW4 OF SEC 19-14-66 AS FOLS, COM AT POI OF SLY LN OF LAS VEGAS ST AND WLY LN OF S TEJON ST, TH WLY ALG SD SLY LN OF S TEJON ST, TH WLY ON SD SLY LN 142.0 FT, ANG L 89<52' SLY 173.97 FT, ANG L ELY 142.0 FT, TH ANG L NLY 173.97 FT TO POB ALSO TOG WITH THAT ADDITIONAL TRACT IN S2SE4NW4 OF SEC 19-14-66 AS FOLS, COM AT POI OF SLY LINE OF LAS VEGAS ST AND WLY LN OF S TEJON ST, TH WLY ALG SD SLY LN OF LAS VEGAS ST 312.55 FT FOR POB, TH CONT ALG SD SLY LN 0.45 FT, TH SLY ON A LN PARA WITH WLY LN OF S TEJON ST 173.97 FT, ELY ON A LN PARA WITH SLY LN OF LAS VEGAS ST 0.60 FT, NLY ALG A LN PARA WITH WLY LN OF S TEJON ST 81.97 FT, NLY 77.0 FT M/L, TH NLY ON A LN PARA WITH WLY LN OF S TEJON ST 15.0 FT M/L TO POB EX N 10.0 FT TO STREET AND EX WLY 20.0 FT OF ABOVE DESCRIBED PARCEL, TOG WITH PERPETUAL R/W FOR INGRESS AND EGRESS OVER SD WLY 20.0 FT, SUBJ TO PERPETUAL R/W FOR INGRESS AND EGRESS OVER SD WLY 20.0 FT

39 W. Las Vegas Street - Lot 1 THE SPRINGS RESCUE MISSION FIL NO 2

WARRANT REQUESTS

KITCHEN/DINING
-2.3.3.1 BUILDING ENVELOPES
REQUIRED: NEW BUILDINGS TO BE ALIGNED WITH ADJACENT BUILDINGS ON AT LEAST ONE SIDE.
PROPOSED: NO ADJACENT BUILDINGS TO ALIGN WITH, THE DINING AREA IS OPEN TO AND ALIGNS WITH THE COURTYARD.

-2.3.3.3 SETBACKS
REQUIRED: FRONT SETBACK 0' MAXIMUM, SIDE SETBACK 10' MAX. PROPOSED: BUILDING IS LOCATED ON INTERIOR LOT, SIDE SETBACK 10'

WELCOME CENTER
-2.3.3.1 BUILDING ENVELOPES
REQUIRED: NEW BUILDINGS TO BE ALIGNED WITH ADJACENT BUILDINGS ON AT LEAST ONE SIDE.
PROPOSED: WELCOME CENTER DOES NOT ALIGN WITH ADJACENT BUILDINGS IN ORDER TO PROVIDE BIKE STORAGE AND CLIENTELE QUEUING.

-2.3.3.3 SETBACKS
REQUIRED: FRONT SETBACK 0' MAXIMUM, REAR SETBACK N/A, SIDE SETBACK 10' MAXIMUM
PROPOSED: APPROX 17' - 10' SETBACK FOR CLIENT QUEUING AREA AND BIKE STORAGE.

-4.4 SIGNAGE
REQUIRED: CIVIC CALCULATION 1 SQFT SIGNAGE/ 1 LINEAR FT OF ELEVATION.
PROPOSED: WELCOME CENTER SIGNAGE EXCEEDS ALLOCATED 40SQFT.

AMENDMENT HISTORY

CITY FILE NUMBER	DATE APPROVED	NOTES
CPC CU 15-00124	1/6/16	DESCRIPTION: MINOR AMENDMENT TO THE ORIGINAL APPROVED DP PLAN
CPC-CU 15-00124-A1M17		1 REVISED PARKING TOTALS AND ADDED PH 2 TOTALS 2 DELETED FSE BUILDING 3 SHIFT OF BUILDINGS FOR WELCOME CENTER AND KITCHEN & DINING 4 ADD PRELIMINARY AND FINAL SUBDIVISION PLAT AR PFP 17-00308 5 REVISIONS TO LIGHTING LAYOUT TO ACCOMMODATE CHANGES TO BUILDING ORIENTATION AND SIDEWALKS AND TO OPTIMIZE LAYOUT 6 REVISIONS TO ELECTRICAL UTILITY LOCATIONS PER PLANNING DEPARTMENT AND CSU COMMENTS
CPC-CU 15-00124-A2M18		DESCRIPTION: ADDITIONAL HUMAN SERVICES SHELTER BEDS 1 ADDED 150 SHELTER BEDS TO 25 W AND ASSOCIATED BUILDING UPGRADES
CPC-CU 15-00124-A3M18		DESCRIPTION: MAJOR AMENDMENT TO THE ORIGINAL APPROVED DP PLAN 1 REVISED PARKING TOTALS 2 RELOCATION OF WELCOME CENTER, KITCHEN AND DINING, AND ASSOCIATED SITE WORK 3 NEW OUTDOOR COVERED LOCKER AREA SOUTH OF WELCOME CENTER 4 NEW PARKING LOT AT NORTHEAST CORNER OF SITE 5 FIRE ACCESS DRIVE FOR 25W

PROJECT DESCRIPTION

THE 9 ACRE SITE, LOCATED IN SOUTHERN DOWNTOWN COLORADO SPRINGS, COLORADO, IS ON THE SOUTH SIDE OF W LAS VEGAS STREET, WEST OF THE TEJON STREET AND LAS VEGAS STREET INTERSECTION. PHASE ONE WAS COMPLETED. THE PHASE 2 PROJECT CONSISTS OF TWO NEW BUILDINGS, A COURTYARD, AND ASSOCIATED SITE IMPROVEMENTS.

THE NEW BUILDINGS WILL BE A WELCOME CENTER AND KITCHEN/DINING BUILDING WHICH WILL BE CONSTRUCTED ON THE NORTHEAST AND EAST SIDE OF THE PROPERTY, RESPECTIVELY.

A COURTYARD IS PLANNED IN THE EXISTING PARKING AREA SOUTH OF THE WELCOME CENTER AND BETWEEN THE EXISTING COURTYARD AND KITCHEN/DINING BUILDING. SIGNAGE IS TBD. SIGN REVIEW AND APPROVAL TO BE PROCESSED AT A LATER DATE.

DEVELOPMENT PLAN SITE DATA

FBZ Sector: Corridor Sector
Master Plan: Imagine Downtown
Frontage Type: Common Lawn
Development Plan Area: 391,681sqft/ 8.99 Acres
Building(s) Information:

Address	SF	Const. Type	Sprinkler	Use	Glazing Frontage%	Tax Schedule
5W	9,121	-	-	Civic	-	6419215066
21W	11,000	IB	S	Civic	0	6419215093
23W	11,000	IB	S	Civic	0	6419215093
25W	11,975	IB	NS	Civic	0	6419316001
13E,11E,15E	8,080	-	-	-	-	6419215059
KITCHEN	9,995	IB	S	Civic	0	-
WELCOME	1,785	IB	NS	Civic	50	-
111W	26,925	IB	NS	Civic	-	6419215050
39W	-	-	-	-	-	6419215095

ENUMERATIONS AND PLATTED LOTS

CURRENT ADDRESS	NEW ADDRESS	PLATTED
5W	-	NOT PLATTED
21W & 23W	-	PLATTED
25W	-	PLATTED
13E, 11E, & 15E	-	NOT PLATTED
39W	-	LOT 1 OF THE SPRINGS RESCUE MISSION FIL NO 2

CITY PLANNING FILE #
CPC CU 15-00124-A3M18

COVER SHEET

ECHO

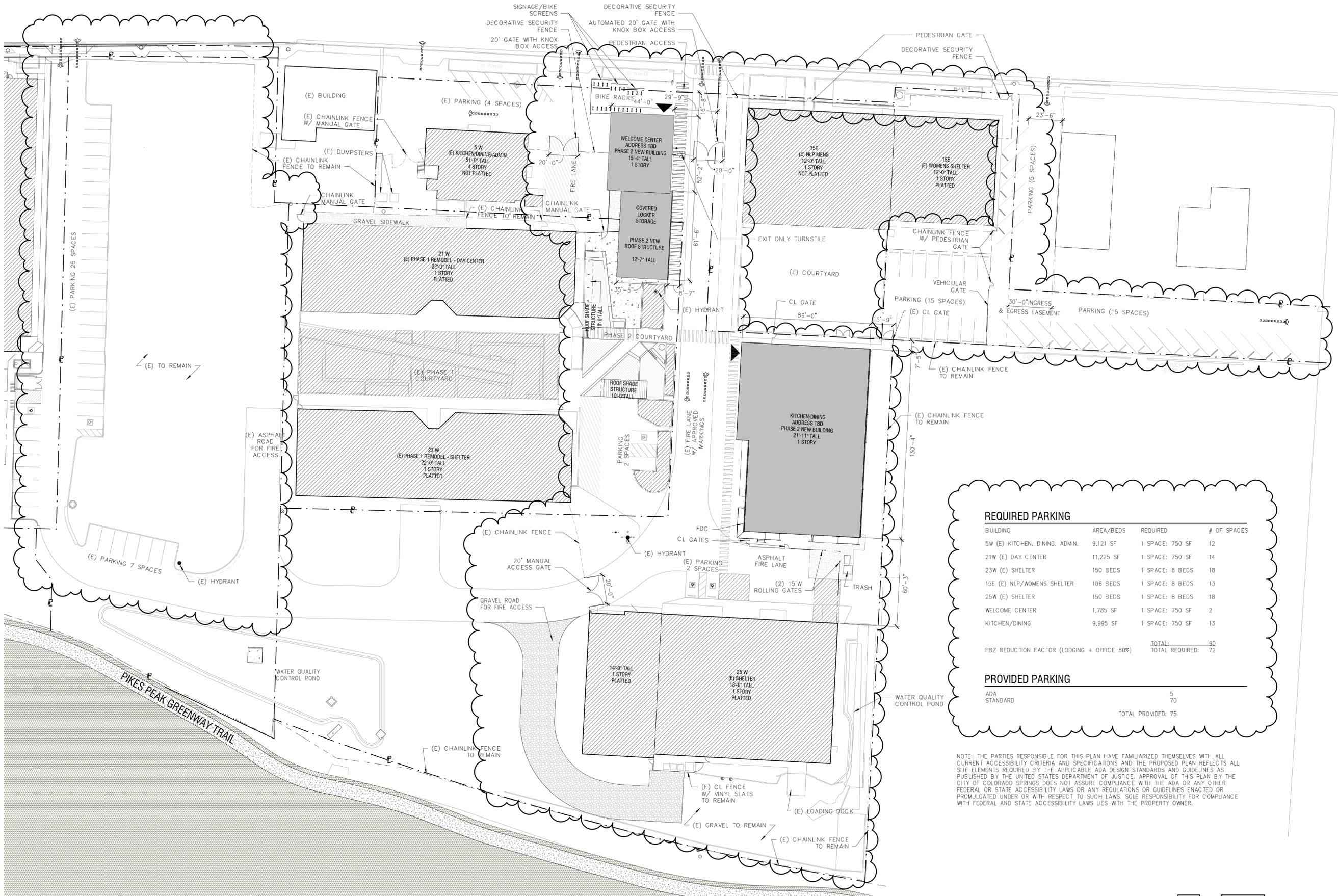
2018-013-SRM
SRM - Site
TBD LAS VEGAS ST, COLORADO SPRINGS

date: 11.15.2018
phase: DP SUBMITTAL
drawn by: JKC

DP 1/12

FIGURE 1

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NOTE: PREVIOUSLY APPROVED AND CONSTRUCTED BUILDING DETAILS, INCLUDING ELEVATIONS, ARE INCLUDED ON PAST VERSIONS OF THE DEVELOPMENT PLAN.

REQUIRED PARKING

BUILDING	AREA/BEDS	REQUIRED	# OF SPACES
5W (E) KITCHEN, DINING, ADMIN.	9,121 SF	1 SPACE: 750 SF	12
21W (E) DAY CENTER	11,225 SF	1 SPACE: 750 SF	14
23W (E) SHELTER	150 BEDS	1 SPACE: 8 BEDS	18
15E (E) NLP/WOMENS SHELTER	106 BEDS	1 SPACE: 8 BEDS	13
25W (E) SHELTER	150 BEDS	1 SPACE: 8 BEDS	18
WELCOME CENTER	1,785 SF	1 SPACE: 750 SF	2
KITCHEN/DINING	9,995 SF	1 SPACE: 750 SF	13
		TOTAL:	90
FBZ REDUCTION FACTOR (LODGING + OFFICE 80%)			TOTAL REQUIRED: 72

PROVIDED PARKING

ADA STANDARD	5
TOTAL PROVIDED:	75

SITE PLAN LEGEND

- EXISTING BUILDING
- BUILDING ENTRANCE
- EXISTING FENCE
- CHAINLINK FENCE
- DECORATIVE SECURITY FENCE
- PROPERTY LINE

REVISIONS

#	DATE	DESCRIPTION
1	11.15.18	MAJOR AMENDMENT
2	01.11.19	RESUBMITTAL

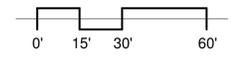
NOTE: THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. 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.

SITE PLAN



2018-013-SRM
SRM - Site
TBD LAS VEGAS ST. COLORADO SPRINGS

date: 11.15.2018
phase: DP SUBMITTAL
drawn by: JKC



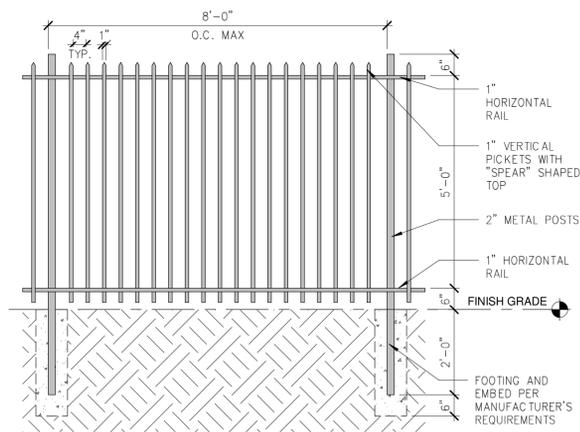
CITY PLANNING FILE #
CPC CU 15-00124-A3MJ18

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Colorado Springs, CO 80903
www.echo-arch.com
t 719.387.7836

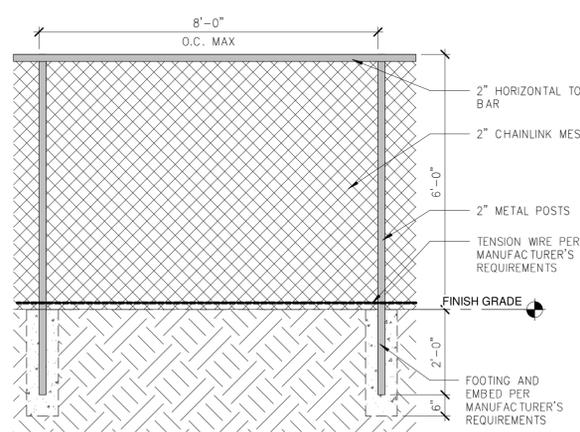
DP 2/12

FIGURE 1

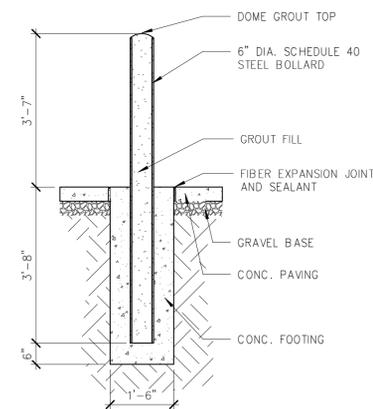
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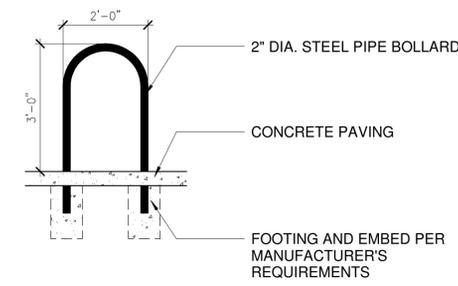
4 DECORATIVE SECURITY FENCE DETAIL
1/2" = 1'-0"



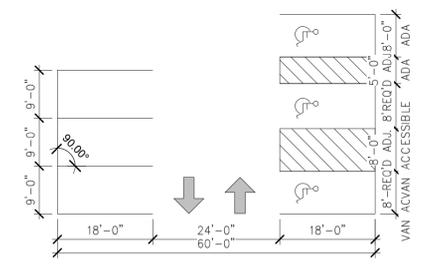
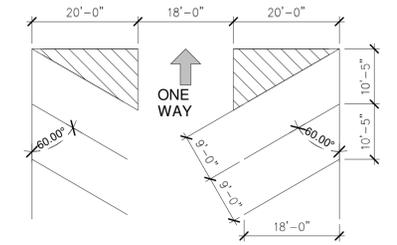
3 CHAIN LINK FENCE DETAIL
1/2" = 1'-0"



2 TYP. BOLLARD
1/2" = 1'-0"



7 TYP. BICYCLE RACK
1/2" = 1'-0"



1 STANDARD PARKING DIMENSIONS
1/16" = 1'-0"

NO.	DATE	DESCRIPTION
1	11.15.18	MAJOR AMENDMENT
2	01.11.19	RESUBMITTAL

SITE DETAILS



2018-013-SRM
SRM - Site
TBD LAS VEGAS
ST. COLORADO
SPRINGS

date:
11.15.2018
phase:
DP SUBMITTAL
drawn by:
JKC

DP 3/12

CITY PLANNING FILE #
CPC CU 15-00124-A3MJ18

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FIGURE 1

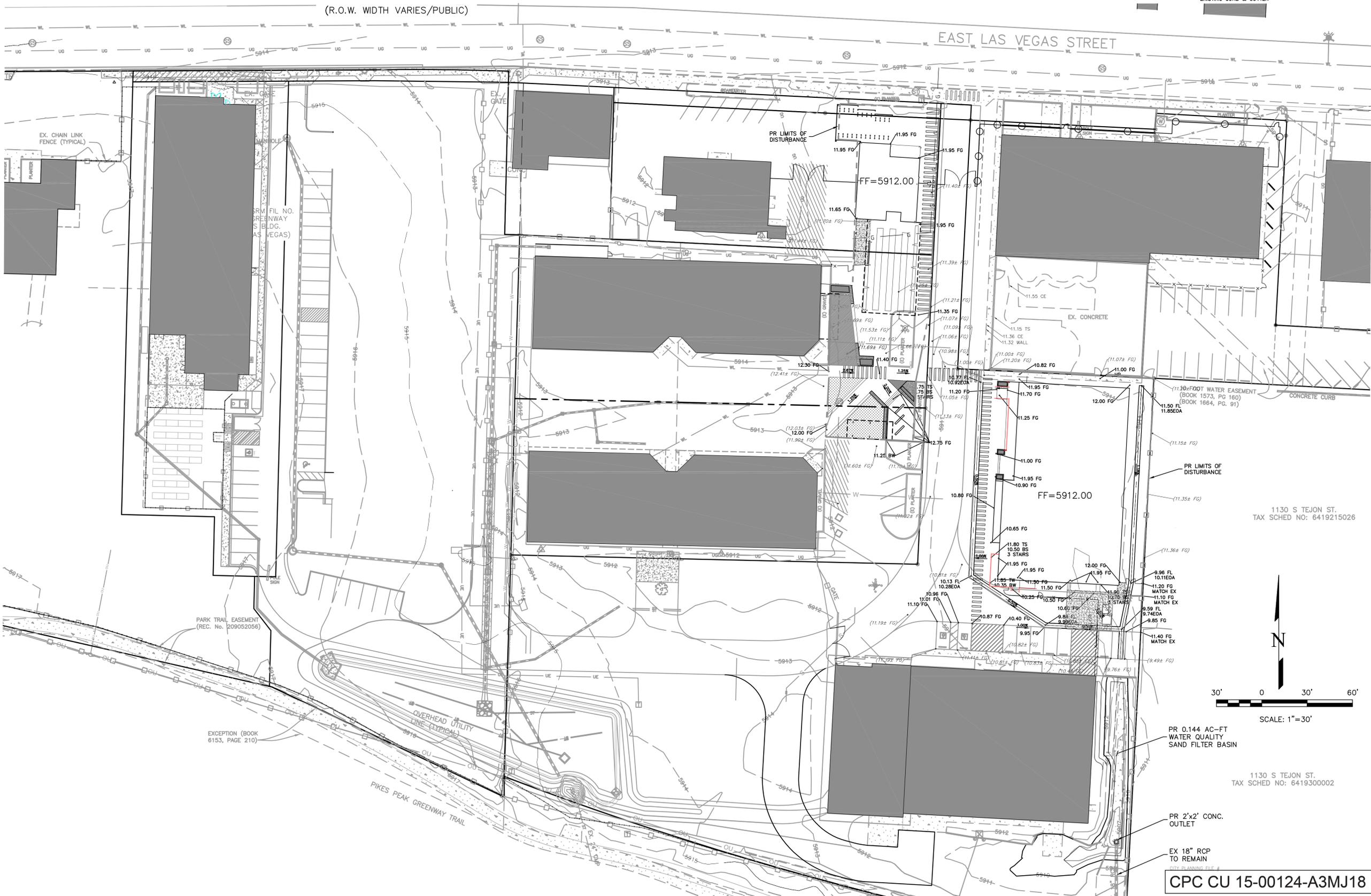
I:\MacHome\Documents\SRM>Welcome Center_jyanecho.rvt

NOTES:

1. THE TOTAL AREA DISTURBED IS 0.71 AC
2. THE SITE IS LOCATED WITHIN ZONE X, WHICH IS LOCATED OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN. BASED UPON FIRM MAP 08041C0729G DATED 12/7/18

GRADING LEGEND

EXISTING CONTOURS - MINOR	---	FLOWLINE	FL
EXISTING CONTOURS - MAJOR	---	TOP OF CURB	TC
PROPOSED CONTOURS - MAJOR	---	TOP OF STAIRS	TW
PROPOSED CONTOURS - MAJOR	---	BOTTOM OF STAIRS	BW
PROPERTY LINE	---	LOW POINT	LP
LIMITS OF GRADING	---	HIGH POINT	HP
EXISTING FINISHED GROUND	(11.50 FG)	PROPOSED GRADE & DIRECTION	2.2%
PROPOSED FINISHED GROUND	11.50 FG	EXISTING FENCE	---
		EXISTING EASEMENT	---
		EXISTING CURB & GUTTER	---



1130 S TEJON ST.
TAX SCHED NO: 6419215026

SPRINGS RESCUE MISSION FILING 2

REVISIONS

#	DATE	DESCRIPTION
1	11.15.2018	MAJOR AMENDMENT
2	01.11.2019	RESUBMITTAL

PRELIMINARY GRADING PLAN



2018-13-SRM
SRM - Site
25 W. LAS VEGAS ST.
COLORADO SPRINGS

date:
11.15.2018
phase:
DP SUBMITTAL
drawn by:
QNA

CPC CU 15-00124-A3MJ18

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DP 4/12

FIGURE 1

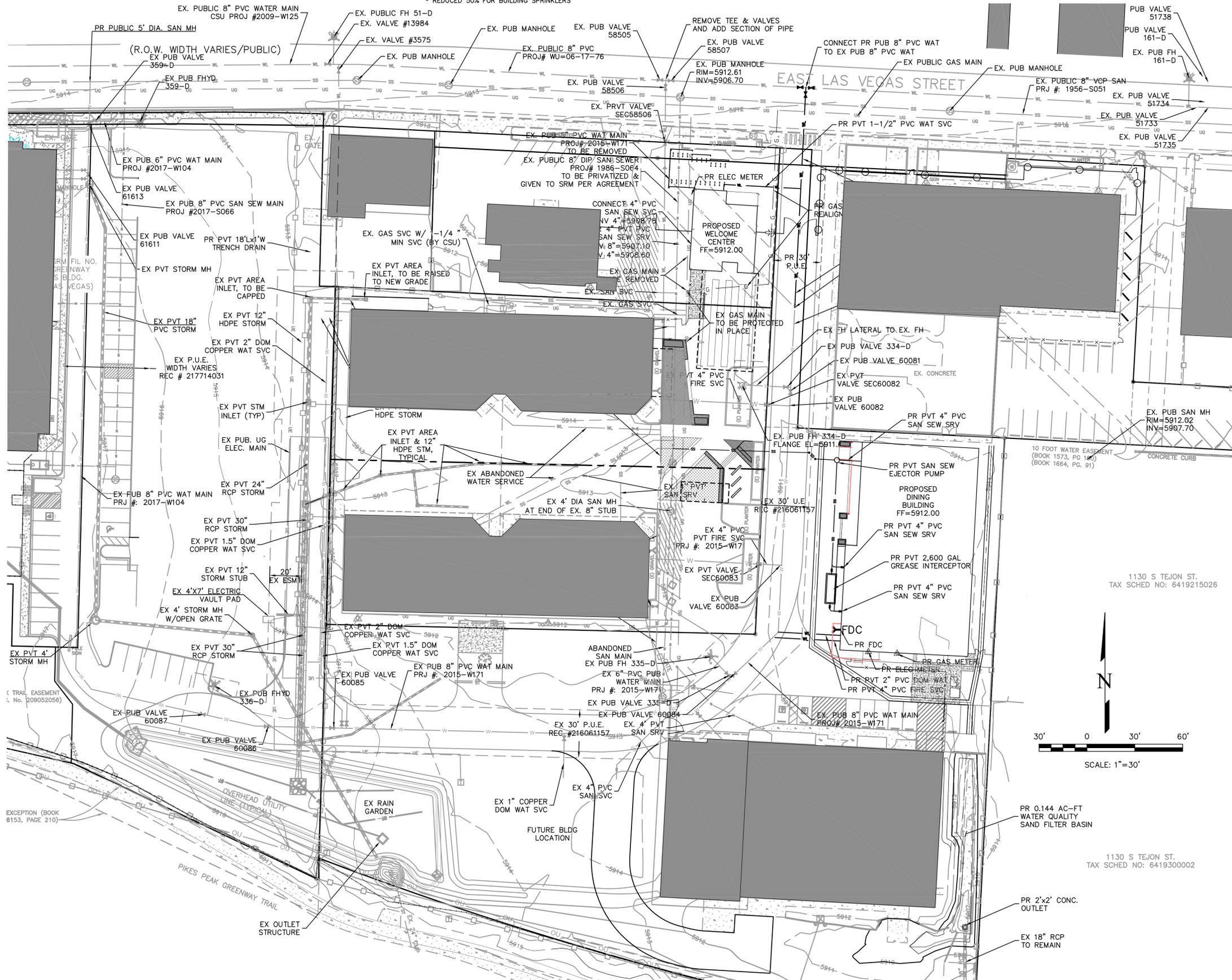
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BUILDING DATA										
	ADDRESS	TYPE	AREA (SF)	OCCUPANCY	REQ GPM	MIN FH REQ.	AVG FH DIST	MAX HOSE LAY	MAX HOSE PULL	BLDG SPRINKLED
PR WELCOME CENTER	TBD	II-B	1,785	B	1500	1	500	250	150	NO
PR DINING BUILDING	TBD	II-B	9,995	A2	1500*	1	500	250	150	YES

PRESSURE ZONE: LOWLINE
 * REDUCED 50% FOR BUILDING SPRINKLERS

UTILITY LEGEND

- EXISTING GAS MAIN
- EXISTING SANITARY SEWER MAIN & MANHOLE
- EXISTING WATER MAIN & FIRE HYDRANT
- EXISTING CURB & GUTTER
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE/VAULT
- EXISTING OVERHEAD ELECTRIC LINE OR POLE
- EXISTING TELEPHONE LINE OR PEDESTAL
- PROPERTY LINE
- EXISTING FENCE
- EXISTING EASEMENT
- PROPOSED WATER
- PROPOSED GAS
- PROPOSED SANITARY



GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

- COLORADO SPRINGS UTILITIES SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATION, SPRINGS UTILITIES LINE EXTENSION & 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.
- OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO 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.
- SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
- 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.
- OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
- THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
- 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.
- 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 PRESSURE IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
- IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- 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 COLORADO 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.

SPRINGS RESCUE MISSION FILING 2

REVISIONS		
#	DATE	DESCRIPTION
1	11.15.2018	MAJOR AMENDMENT
2	01.11.2019	RESUBMITTAL

PRELIMINARY UTILITY & FACILITY IMPROVEMENT PLAN



2018-13-SRM
 SRM - Site
 25 W. LAS VEGAS ST.
 COLORADO SPRINGS
 date: 11.15.2018
 phase: DP SUBMITTAL
 drawn by: QNA

CPC CU 15-00124-A3MJ18

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DP 5/12

FIGURE 1



Phase 2 Plant Schedule

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	MATURE SIZE	CITY CODE
	AM	2	Amelanchier canadensis / Shadblow Serviceberry Multitrunk	B&B 2" Cal.	20' X 25'H	4578S
	QM	1	Quercus macrocarpa / Burr Oak	B&B 2" Cal.	60' X 60'H	4DA
	QS	2	Quercus robur 'Skyrocket' / English Oak	B&B 2" Cal.	15' X 45'H	S
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	MATURE SIZE	CITY CODE
	Ccd	10	Caryopteris x clandonensis 'Dark Knight' / Blue Mist Shrub	#5	48" X 48"H	1235D
	Svp	9	Syringa vulgaris 'Primrose' / Primrose Common Lilac	#5	96" X 96"H	568DA
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	MATURE SIZE	CITY CODE
	Agw	35	Andropogon gerardii 'Windwalker' / Windwalker Big Blue Stem	#1	48" X 48"H	1235D
	Pok	27	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	#1	36" X 48"H	A

Phase 1 Plant Schedule

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	MATURE SIZE	CITY CODE
	AC	5	Acer platanoides 'Crimson Sentry' / Crimson Sentry Maple	B&B 2" Cal.	15' X 25'H	45
	AM	1	Amelanchier canadensis / Shadblow Serviceberry Multitrunk	B&B 2" Cal.	20' X 25'H	4578S
	CO	15	Celtis occidentalis / Western Hackberry	B&B 2" Cal.	40' X 60'H	3457DA
	QS	4	Quercus robur 'Skyrocket' / English Oak	B&B 2" Cal.	15' X 45'H	S
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	MATURE SIZE	CITY CODE
	Bta	11	Berberis thunbergii 'Atropurpurea' / Red Leaf Japanese Barberry	#5	72" X 72"H	45S
	Imb	4	Ilex x meserveae 'Blue Boy' TM / Blue Boy Holly	#5	72" X 72"H	N/A
	Img	4	Ilex x meserveae 'Blue Girl' TM / Blue Girl Holly	#5	72" X 72"H	N/A
	Jsb	15	Juniperus sabinia 'Broadmoor' / Broadmoor Juniper	#5	72" X 12"H	2568A
	Pmc	10	Pinus mugo 'Valley Cushion' / Valley Cushion Mugo Pine	#5	48" X 12"H	1256D
	Pfc	4	Potentilla fruticosa / Bush Cinquefoil	#5	36" X 36"H	4567S
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONTAINER	MATURE SIZE	CITY CODE
	Icr	8	Imperata cylindrica 'Red Baron' / Japanese Blood Grass	#1	18" X 18"H	A
	Pvc	14	Panicum virgatum / Switch Grass	#1	36" X 72"H	12346D

Phase 2 Groundplane Schedule

GROUND COVERS	QTY	DESCRIPTION
	969 sf	Artificial Turf
	197 sf	Gravel - Road Base
	1,703 sf	Shredded Cypress 'Gorilla Hair' Organic Mulch - 3" Depth

Phase 1 Groundplane Schedule

GROUND COVERS	QTY	DESCRIPTION
	27,105 sf	Arkansas Valley Low-Grow Native Seed Mix
	2,079 sf	Artificial Turf
	6,072 sf	Gravel - Road Base
	1,115 sf	Grey Decomposed Granite Breeze - 3" Depth
	5,184 sf	Shredded Cypress 'Gorilla Hair' Organic Mulch - 3" Depth

NOTE: NATIVE SEED MIX TO BE IRRIGATED VIA TEMPORARY IRRIGATION SYSTEM UNTIL ESTABLISHMENT.

PERMEABLE RUBBER SURFACE

REVISIONS

#	DATE	DESCRIPTION
1	11.15.2018	MAJOR AMENDMENT
2	01.11.2019	RESUBMITTAL

ALTITUDE
LAND CONSULTANTS
CIVIL | SURVEY | PLANNING | LANDSCAPE
3481 RINGSBY CT., SUITE #125
DENVER, CO 80216

2727 N. CASCADE AVE., SUITE #160
COLORADO SPRINGS, CO 80907

720.594.9484
INFO@ALTITUDELANDCO.COM
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Landscape Setbacks (or Double Frontage Lot Streetscapes) See Code Section/Policy 320 & 317

Street Name or Zone Boundary	Street Classification	Width (Feet) Req./Prov.	Linear Footage	Tree Spacing Required	No. of Trees Req./Provided	Shrub Substitutes Req./Prov.	Symbol on Plan			
EAST LAS VEGAS	Non-Arterial	10	10	650	30	22	20	17	25	ELV

Internal Landscaping See Code Section/Policy 322 & 317

Net Site Area (SF) (Less Public ROW)	Percent Minimum Internal Area	Internal Area (SF) Required/Provided	Internal Trees (1/500 SF) Req./Prov.	Percent Ground Plane Veg.	Symbol on Plan		
391681	5%	19584	38155	39	12	75%	INT

Motor Vehicle Lots See Code Section/Policy 321 & 317

No. of Uncovered Vehicle Spaces	Shade Trees (1/15 Spaces) Req.	Shade Trees Prov.	Symbol on Plan
75	5	3	MVL

1 PRELIMINARY LANDSCAPE PLAN
1" = 30'

NOTE: All existing trees along East Las Vegas will be evaluated to determine health. If a tree is deemed to be not in good health and deficient, it will be replaced.

PRELIMINARY LANDSCAPE PLAN

ECHO

2018-13-SRM
SRM - Site
25 W. LAS VEGAS ST.
COLORADO SPRINGS

date: 11.15.2018
phase: DP SUBMITTAL
drawn by: AKT

CITY PLANNING FILE #
CPC CU 15-00124-A3MJ18

Echo Architecture, LLC
4 S. WASHINGTON AVE., #120
COLORADO SPRINGS, CO 80903
www.echo-arch.com
t 719.387.7836

DP 6/12

FIGURE 1

LANDSCAPE NOTES

GENERAL NOTES:

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. 24-HOURS PRIOR TO PLANTING ALL PLANT MATERIAL, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE TO INSPECT AND APPROVE THE PLANT LAYOUT LOCATIONS.
3. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND SERVICE NECESSARY TO FURNISH AND INSTALL ALL WORK SPECIFIED AND AS SHOWN ON THESE PLANS.
4. MITIGATION OF EXISTING TREES MAY OCCUR WITHIN THE FLOODPLAIN OF THE SITE FOR SAFETY REASONS. TO ENSURE THE SAFETY OF THE USERS OF THE AREA, WEAK-WOODED PLANT MATERIAL AND DEADIFYING PLANTS MAY BE REMOVED.
5. DO NOT DISTURB THE EXISTING SITE CONDITIONS, INCLUDING PAVING, LIGHTING, IRRIGATION OR LANDSCAPE ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON THE PLAN.
6. EXISTING TREE STUMPS ON SITE SHALL BE GRINDED AND REMOVED UNLESS OTHERWISE NOTED. WHEN EXISTING TREES ARE TO BE REMOVED FROM THE SITE, TREE STUMPS SHALL BE GRINDED AND REMOVED.
7. FINAL LANDSCAPE PLAN WILL BE PROVIDED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

WEED BARRIER, EDGING, AND GROUND PLANE TREATMENT:

1. AN EVENLY PLACED LAYER OF GRAVEL MULCH, COBBLE MULCH, OR BREEZE SHALL BE PLACED ON ALL AREAS DESIGNATED TO RECEIVE THE SPECIFIED MULCH. MINIMUM DEPTHS SHALL BE ACHIEVED IN ACCORDANCE TO THE SCHEDULE BY THE TYPE OF MULCH. WEED BARRIER FABRIC SHALL BE COMPLETELY COVERED AND PINNED.
2. AN EVENLY PLACED LAYER OF ORGANIC MULCH SHALL BE PLACED ON ALL AREAS DESIGNATED TO RECEIVE ORGANIC MULCH. ORGANIC MULCH SHALL BE APPLIED DIRECTLY TO TILLED, SCARIFIED, AMENDED AND UNCOMPACTED SOIL.
3. THE LANDSCAPE CONTRACTOR SHALL SUPPLY OWNER'S REPRESENTATIVE WITH A SAMPLE OF ALL TYPES OF MULCH FOR APPROVAL PRIOR TO INSTALLATION.
4. WEED BARRIER SHALL BE A WOVEN, POROUS MAT AS MANUFACTURED BY AMERICAN EXCELSIOR POLYSPUN XL, DUPONT TYPAR STYLE 3341 OR MIRAFI "MIRASCAPE". THE WEED BARRIER SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
5. POROUS WEED BARRIER FABRIC SHALL BE INSTALLED IN ALL PLANTING BEDS WHERE ORGANIC MULCH IS NOT PRESENT.
6. 4" HEIGHT BY 3/16" WIDTH ROLLED-TOP STEEL EDGING SHALL BE USED TO SEPARATE ALL PLANTING BEDS FROM TURFGRASS. ALL EDGING SHALL BE INSTALLED FLUSH WITH GRADE, AVOID BROKEN BACK CURVES AND LONG TANGENTS BETWEEN CURVES. OBTAIN OWNER'S REPRESENTATIVE APPROVAL PRIOR TO INSTALLATION.
7. SEE CIVIL ENGINEERING DRAWINGS AND GEOTECHNICAL ENGINEERING DOCUMENTS FOR INFORMATION REGARDING THE PAVEMENT MATERIALS FOR SIDEWALKS, DRIVEWAYS AND STREETS. SPECIAL PAVING TREATMENTS (COLOR, PAVERS, ETC.) ARE NOTED IN THE GROUND PLANE TREATMENT SCHEDULE ASSOCIATED WITH THE LANDSCAPE PLAN.

TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES:

1. CULTIVATE THE SUBSOIL ON ALL PLANTING BEDS, SOD AND SEED AREAS PER THE LANDSCAPE DETAIL PROVIDED.
2. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING. THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHALL BE PROVIDED.
3. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND THE BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF THE BALL, THEN THOROUGHLY SOAK WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF THE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
4. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1985 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE NURSERY ACT). OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
5. NO ROW TREE SUBSTITUTIONS MAY BE MADE WITHOUT APPROVAL FROM OFFICE OF THE CITY FORESTER. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER'S REPRESENTATIVE APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT MATERIAL AS DEEMED NECESSARY.
6. ALL PLANT MATERIAL SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. THE ROOT BALL OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM THE DRYING ACTION BY COVERING THEM WITH MOIST ORGANIC MULCH. PERIODICALLY, APPLY WATER TO THE MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING THE GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE THE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
7. WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURELY TIE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN THE MANNER SHOWN ON THE PLANTING DETAILS.
8. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
9. ALL SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 12" INSIDE OF ALL EDGING AND AWAY FROM WALLS AND OTHER PERMANENT STRUCTURES.
10. ALL PLANT LOCATIONS ARE APPROXIMATE; ADJUST LOCATIONS PRIOR TO INSTALLING PLANT MATERIAL AS NECESSARY TO AVOID CONFLICTS WITH UNFORESEEN ELEMENTS MISSING FROM THE LANDSCAPE DRAWING OR ELEMENTS ADDED DURING CONSTRUCTION.
11. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
12. PLANTS ARE TO BE SIZED AS SHOWN PER SPECIES ON THE PLANT SCHEDULE.

MAINTENANCE AND WARRANTY:

1. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS IN HEALTHY CONDITION.
2. CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER THE COMMENCEMENT OF THE PLANTING INSTALLATION.
3. AT THE COMPLETION OF PLANTING OPERATIONS, ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANTS NOT IN HEALTHY CONDITION DURING THE ONE-YEAR WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
4. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN, UNOBSTRUCTED CONDITION AT ALL TIMES.
5. CONTRACTOR TO APPLY FERTILIZER IN SPRING AND AGAIN IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS. ALL SEEDED AND SODDED AREAS TO HAVE RECOMMENDED FERTILIZER APPLICATIONS: ADDED 2-3 WEEKS AFTER SEEDING EMERGENCE. ONCE IN MID- TO LATE-JUNE; IN EARLY- TO MID-AUGUST; AND ONCE IN LATE SEPTEMBER. SEEDED AND SODDED AREAS ARE ALSO TO RECEIVE 0.5 LBS OF ELEMENTAL SULFUR (OR EQUIVALENT MATERIAL) PER 1,000 SQ. FT. APPLIED IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

SIGHT LINE REQUIREMENTS:

1. TREE BRANCHES EXTENDING BEYOND THE FLOW LINE OF THE ADJACENT CURB AND GUTTER AND/OR BEYOND THE EDGE OF THE ADJACENT SIDEWALK SHALL MAINTAIN A HEIGHT AT OR ABOVE 7-FEET MEASURED FROM THE ADJACENT FLOW LINE AND/OR SIDEWALK (AS APPLICABLE).
2. OBJECTS WITHIN THE REQUIRED SIGHT TRIANGLES, INCLUDING, BUT NOT LIMITED TO LANDSCAPE PLANTERS AND LANDSCAPING, SHALL BE IN COMPLIANCE WITH THE SIGHT TRIANGLE STANDARDS OF THE LOCAL JURISDICTION.

IMPLEMENTATION AND COORDINATION OF LANDSCAPE PLAN:

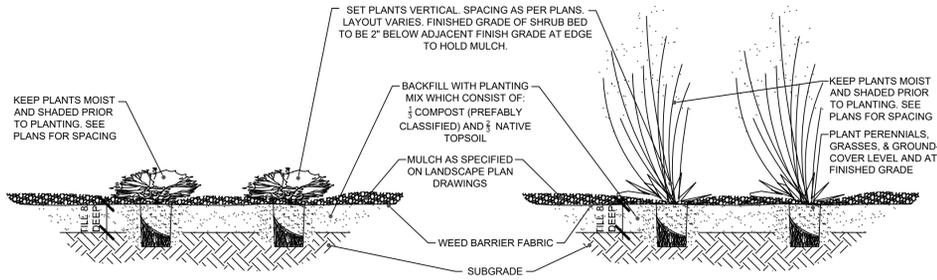
1. THE SHOWN UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO UTILITIES.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES AS PER THE CITY OF COLORADO SPRINGS SPECIFICATIONS DURING THE DURATION OF WORK ON-SITE.
3. ALL EXISTING TOP SOIL IS TO BE STRIPPED AND STOCKPILED FOR USE IN THE PROPOSED LANDSCAPE. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS, AND DEBRIS BEFORE REAPPLICATION. ALL BERMED PLANTING BEDS TO BE CLEAR OF WEEDS, ROCKS, AND DEBRIS BEFORE REAPPLICATION. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL. SEE CIVIL ENGINEERING DRAWINGS FOR LOCATION OF THE STOCKPILES.
4. CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. LANDSCAPE CONTRACTOR SHALL PERFORM ALL FINISH GRADING.
5. THE FINISH GRADES, SEE CIVIL ENGINEERING CONSTRUCTION DRAWINGS, SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS. ALL LANDSCAPE AREAS SHALL HAVE A MINIMUM OF 2% SLOPE. FOR PROPOSED SITE GRADING, SEE GRADING PLAN.

TURFGRASS:

1. CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SEED OR SOD IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION.
2. FINE GRADE SOD AND SEED AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
3. ROLL SOD AFTER INSTALLATION TO INSURE ROOTS ARE IN CONTACT WITH THE SOIL SURFACE. IMMEDIATELY BEGIN WATERING OF SODDED AREAS.

IRRIGATION:

1. IRRIGATION WILL BE PROVIDED TO ALL TREES, SHRUBS AND PERENNIALS VIA DRIP IRRIGATION. IRRIGATION SHALL BE PROVIDED TO ALL AREAS OF TURFGRASS VIA SPRAY/ROTOR IRRIGATION. WHERE TREES ARE LOCATED WITHIN AREAS OF LOW/MEDIUM WATER USE TURFGRASS, ASSURE THAT THE TREES ARE PROVIDED ADEQUATE IRRIGATION. WHERE TREES ARE LOCATED WITHIN AREAS OF LOW WATER TURFGRASS, TREES SHALL BE IRRIGATED VIA DRIP IRRIGATION.



SHRUB, GRASS & PERENNIAL NOTES:

1. 3/4" SPECIFIED ORGANIC MULCH SHOULD BE PROVIDED. PROVIDE SAUCER ON DOWNHILL SIDE OF SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK.
2. ALL PLANTS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS, WHERE APPLICABLE.
3. DEEP WATER ALL PLANTS AT TIME OF PLANTING.
4. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
5. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
6. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING. THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

7. SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.
8. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
9. REMOVE ALL PACKAGING MATERIAL.
10. FOR POT BOUND PLANTS ONLY, MAKE 4-5 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT IMMEDIATELY.
11. FOR ROOT BIND AT BOTTOM OF BALL, SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.

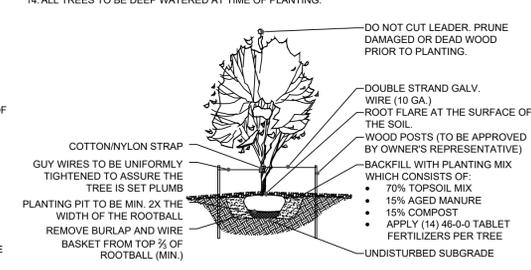
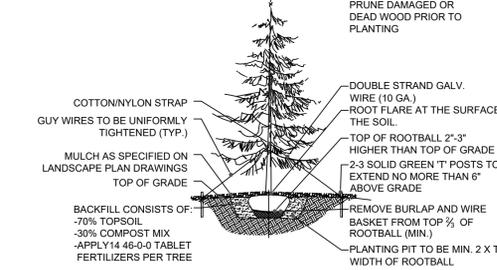
A2 Shrub Detail
DP7 Scale 1/2" = 1'-0"

Grass/Perennial Detail
Scale 1/2" = 1'-0"

DECIDUOUS AND EVERGREEN TREE DETAIL NOTES:

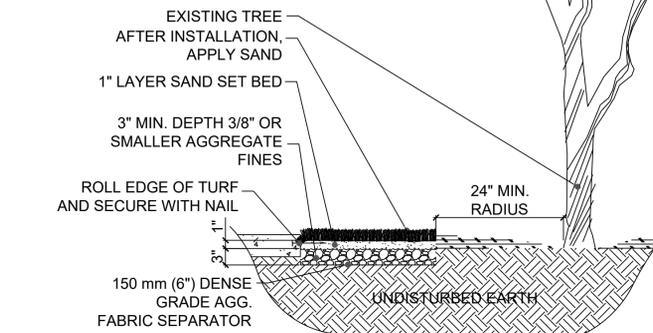
1. REMOVE TWINE FROM BRANCHES ON TREES TIED UP FOR SHIPPING. SPRAY WITH WILT PRUF OR ORALOX (IF LEAFED OUT).
2. PLACE ORANGE FLOURESCENT FLAGGING ON WIRE FOR SAFETY.
3. SET TREE VERTICAL. STAKE TREES WITH TWO POSTS ON THE LEeward AND WINDWARD SIDES; USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE WITH MINIMUM OF 6" DANGLING. SET STAKES IN MINIMUM 18" FIRM SOIL.
4. PLACE 3-4" DEPTH OF SPECIFIED ORGANIC MULCH. PROVIDE AN 6" DIAMETER WOOD MULCH RING AND 6" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONES ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDE SAUCER ON DOWNHILL SIDE OF SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE FABRIC UNDER MULCH. NO RIM FOR TREES LOCATED IN TURF AREAS.
5. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.

6. AT THE TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED, HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
7. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
8. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
9. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
10. AMENDED BACKFILL SHALL BE 1/2 COMPOST (PREFERABLY CLASSIFIED) AND 1/2 NATIVE AND/OR IMPORTED TOPSOIL.
11. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE. NOT TWINE.
12. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
13. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
14. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



A2 Evergreen Tree Detail
DP7 Scale 1/8" = 1'-0"

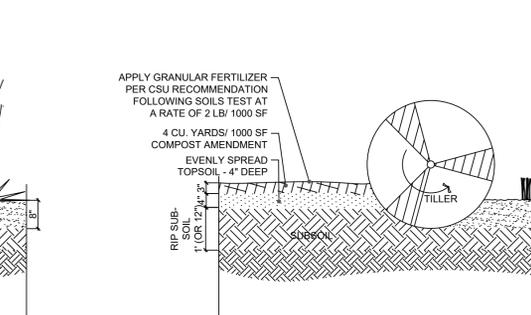
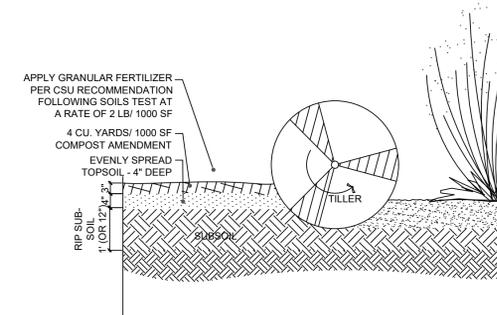
Deciduous Tree Details
Scale 1/8" = 1'-0"



NOTES:

1. FIELD TURF ROLLS SHALL BE LAID IN A MANNER THAT REQUIRES MINIMAL, TO NO, SEAMS BETWEEN ROLLS OF ARTIFICIAL FIELD TURF. ROLLS OF TURF ARE AVAILABLE FROM ACADEMY SPORTS TURF (FIFTEEN FEET, OR FIVE YARDS, WIDE).
2. DO NOT CUT, OR SEVER, THE ROOTS OF EXISTING TREES.

B2 Synthetic Turfgrass
DP7 Not to Scale



1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND OTHER FOREIGN MATERIALS.
2. PROVIDE SOILS TEST AND RESULTS FROM COLORADO STATE UNIVERSITY LAB. SOIL AMENDMENT SHALL BE PROVIDED PER RECOMMENDATION FROM COLORADO STATE UNIVERSITY. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
3. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
4. COMPOST TO CONSIST OF 1-YEAR OLD PLANT-BASED ORGANIC MATERIAL.
5. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
6. FINISH GRADE FOR ALL PLANTING BEDS ALONG WALKS OR CURBS SHOULD BE 4" LOWER THAN THE SURFACE.

1. NOTES 1-5 FROM PLANT SOIL PREPARATION DETAIL.
2. FINISH GRADE FOR ALL SEED AREAS ALONG WALKS OR CURBS SHOULD BE JUST BELOW THE SURFACE OF THE WALK/CURB.

A3 Soil Preparation-Plantings
DP7 Scale 1/2" = 1'-0"

-Native Seed
Scale 1/2" = 1'-0"

REVISIONS		
#	DATE	DESCRIPTION
1	11.15.2018	MAJOR AMENDMENT
2	01.11.2019	RESUBMITTAL

CITY PLANNING FILE #
CPC CU 15-00124-A3MJ18

PLANTING DETAILS

ECHO

2018-13-SRM
SRM - Site
25 W. LAS VEGAS ST.
COLORADO SPRINGS

date: 11.15.2018
phase: DP SUBMITTAL
drawn by: AKT

DP 7/12



Streamside Criteria review & analysis:

1. Has the natural landform been maintained within the overlay area and does grading conform to the specific grading limitations of this section as well as all other City grading and filling regulations?

It has been maintained in its entirety and all grading conforms to limits and regulations.

2. Does the development incorporate the stream ecosystem in the project design and complement the natural streamside setting? Has the project been designed to link and integrate adjacent properties with the stream corridor using accessways, creek front plazas, employee recreation areas or other site planning and landscaping techniques which include the stream corridor as an amenity?

We are leaving the creekway as is. For security purposes, we are not incorporating any additional trail accommodations.

3. Has the project been designed to minimize impact upon wildlife habitat and the riparian ecosystem which exists on or adjacent to the site? Does the project design protect established habitat or any known populations of any threatened endangered species or species of special concern?

Yes. Any sitework is approximately 325' from the existing creekbed. The entirety of the mature landscaping is being retained. There are no known species of concern on site.

4. Have existing or potential community trail networks and other recreation opportunities been identified and incorporated into the project design?

No.

5. Has the project been designed to protect the subject property from potential flood damage and to accommodate flood storage and conveyance needs?

The floodplain, current and planned revision of, have been taken into consideration as much as physically possible for the project.

6. Have all significant natural features within the project streamside area been identified, and has the project been designed to minimize the impact on these features?

Yes.

7. Does the project identify and implement the recommendations of any approved subarea plans (such as the City greenway master plan, basin planning study) and of any approved public works projects and habitat conservation plans?

As much as possible.

8. Does the project design:
a. Implement a riparian buffer of specified width between the developed portions of the site and the adjacent waterway to assist in preventing point and nonpoint source pollutants and sediment from entering the waterway?

Yes. The existing riparian buffer will remain. The specified buffer width for this Type 2 stream of 30' and 60' is far exceeded. In addition, water quality has been added as well as additional areas of native seeding of area that is currently impervious.

b. Exclude impervious surfaces from the inner buffer zone and meet imperviousness restrictions across the entire overlay.

Yes.

c. Incorporate all stormwater BMPs required by City Engineering throughout the developed site and adjacent to the buffer to encourage on site filtration of stormwater and protect water quality?

Yes.

d. Incorporate visual buffer opportunities of the stream between identified existing and/or proposed projects on opposing sides of the stream?

Yes. The existing vegetation will remain on both sides of the stream.

9. Are inner and outer buffer zone landscaping standards met? Have disturbed areas been revegetated to minimize erosion and stabilize landscape areas and does the project landscaping design specify plants selected from the riparian plant communities as set forth in appendix A of the landscape policy manual? Does the proposal meet all other requirements of the City's landscape code?

Yes.

10. Have stream bank and slope areas been identified? Has the disturbance to these areas and any protective or stabilizing vegetative cover been minimized? Does the plan provide for the suitable revegetation and stabilization of any disturbed areas?

Yes. There will be no disturbances on the stream bank.

11. Have opportunities to reclaim the drainageway been identified and implemented where practical? For this criterion, reclamation constitutes any action that improves the quality of that drainageway visually, functionally or recreationally, and brings that drainageway into a more natural condition.

The majority of the existing site is either paved or vacant. Improvements to the landscape plan will return the drainageway to a more natural condition.

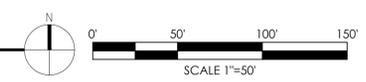
REVISIONS		
#	DATE	DESCRIPTION
1	11.15.2018	MAJOR AMENDMENT
2	01.11.2019	RESUBMITTAL

ALTITUDE
LAND CONSULTANTS
CIVIL | SURVEY | PLANNING | LANDSCAPE
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COLORADO SPRINGS, CO 80907
720.594.9494
INFO@ALTITUDELANDCO.COM
WWW.ALTITUDELANDCO.COM

1 STREAMSIDE OVERLAY
1" = 50'

PROPERTY SIZE:	391,681 S.F.
STREAMSIDE OVERLAY:	0 S.F.
DEVELOPMENT WITHIN OVERLAY:	0 S.F.
IMPERVIOUS SURFACE WITHIN STREAMSIDE OVERLAY:	0 S.F.
STREAM TYPE:	3

NOTE: The Location of the channel bank and therefore the extent of the inner and outer buffer was based on field analysis of slope, vegetation, and stream flow. The City's map illustrated the adjacent natural area, some of which includes wetland areas, as part of the channel thereby pushing the buffers on to the adjacent private property. The Overlay map included within the plan is confirmed to be the correct and appropriate extent of the channel and buffers.



LEGEND

- CHANNEL TOE
- INNER BUFFER
- OUTER BUFFER

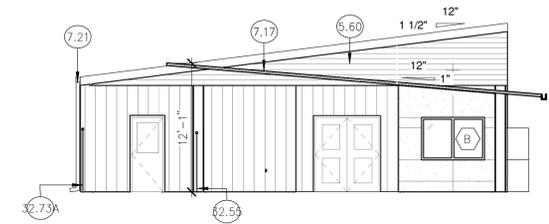
CITY PLANNING FILE #
CPC CU 15-00124-A3MJ18

STREAMSIDE OVERLAY

ECHO
2018-13-SRM
SRM - Site
25 W. LAS VEGAS ST.
COLORADO SPRINGS
date: 11.15.2018
phase: DP SUBMITTAL
drawn by: AKT
DP 8/12
ECHO Architecture, LLC
41 S. Wapshott Ave., #120
Colorado Springs, CO 80903
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KEYNOTES

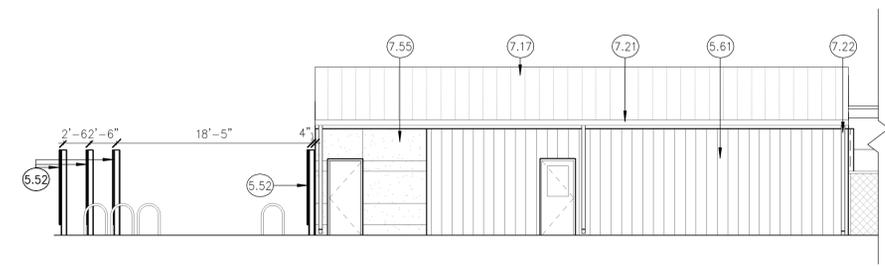
- 5.04 STRUCTURAL STEEL
- 5.50 STEEL FRAMED SHADE STRUCTURE WITH 2X WOOD SLATS
- 5.52 PERFORATED METAL SCREEN WALL; MTL-3
- 5.60 HORIZONTAL METAL WALL SIDING
- 5.61 VERTICAL METAL WALL SIDING
- 7.17 SHEET METAL ROOFING STANDING SEAM; MTL-7
- 7.21 SHEET METAL GUTTER
- 7.22 SHEET METAL OPEN FACE DOWNSPOUT WITH STRAP ANCHORS (2'-0") O.C. VERT.
- 7.55 FIBER CEMENT PANEL FCP-1
- 8.07 ALUMINUM FRAMED STOREFRONT
- 8.09 ALUMINUM FRAME WINDOW
- 10.21 METAL MESH SCREEN
- 10.57 FULL HEIGHT STEEL SECURITY TURNSTILE
- 32.55 DECORATIVE METAL FENCE
- 32.73A 6'H. CHAINLINK FENCE



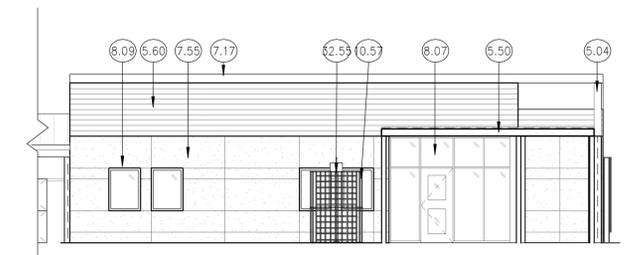
4 WELCOME CENTER SOUTH ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

- VERTICAL METAL SIDING
- HORIZONTAL METAL SIDING
- FIBER CEMENT PANELS



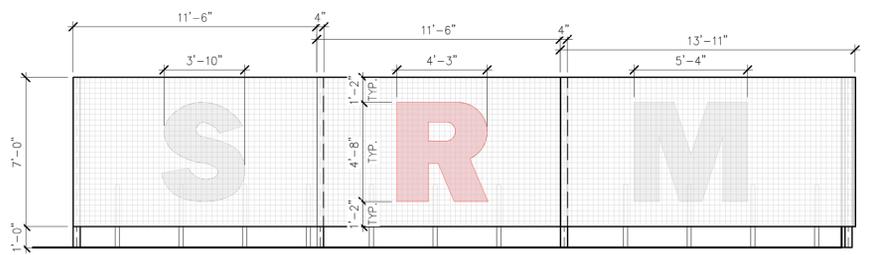
3 WELCOME CENTER WEST ELEVATION
1/8" = 1'-0"



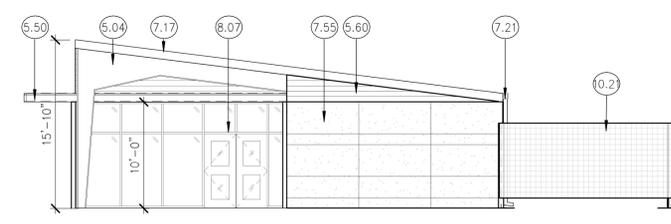
2 WELCOME CENTER EAST ELEVATION
1/8" = 1'-0"

NOTE: SIGNAGE IS NOT APPROVED WITH THIS PLAN.

REVISIONS		
#	DATE	DESCRIPTION
1	11.15.18	MAJOR AMENDMENT
2	01.11.19	RESUBMITTAL



5 SCREEN ELEVATIONS WITH SIGNAGE
1/4" = 1'-0"



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

WELCOME CENTER ELEVATIONS

ECHO

2018-013-SRM
SRM - Site
TBD LAS VEGAS ST. COLORADO SPRINGS

date: 11.15.2018
phase: DP SUBMITTAL
drawn by: JKC

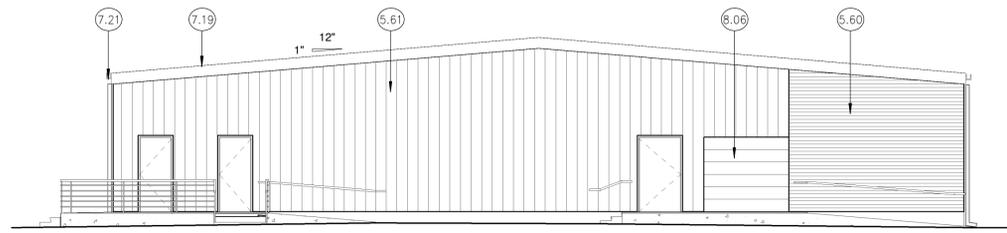
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CPC CU 15-00124-A3MJ18

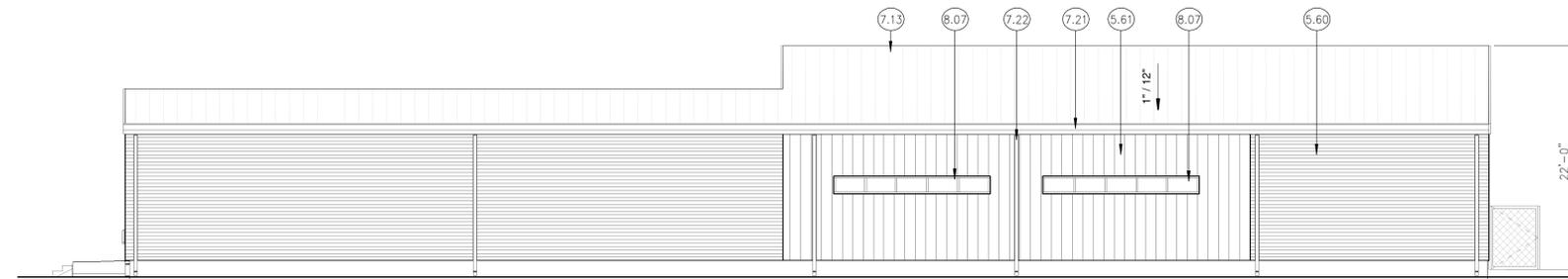
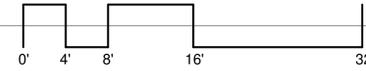
KEYNOTES

- 5.14B STEEL PIPE HANDRAIL/GUARDRAIL
- 5.52 PERFORATED METAL SCREEN WALL; MTL-3
- 5.53A 24"H. SIGNAGE AT PERFORATED METAL SCREEN WALL, PAINTED
- 5.53B 48"H. SIGNAGE AT PERFORATED METAL SCREEN WALL, PAINTED
- 5.60 HORIZONTAL METAL WALL SIDING
- 5.61 VERTICAL METAL WALL SIDING
- 7.13 SHEET METAL ROOFING; STANDING SEAM
- 7.17 SHEET METAL ROOFING STANDING SEAM, MTL-7
- 7.19 SHEET METAL FASCIA
- 7.21 SHEET METAL GUTTER
- 7.22 SHEET METAL OPEN FACE DOWNSPOUT WITH STRAP ANCHORS (2'-0") O.C. VERT.
- 8.06 SECTIONAL OVERHEAD DOOR
- 8.07 ALUMINUM FRAMED STOREFRONT
- 32.65 PLANTING BED
- 32.73C 6'H. CHAINLINK FENCE W/ 3' GATE



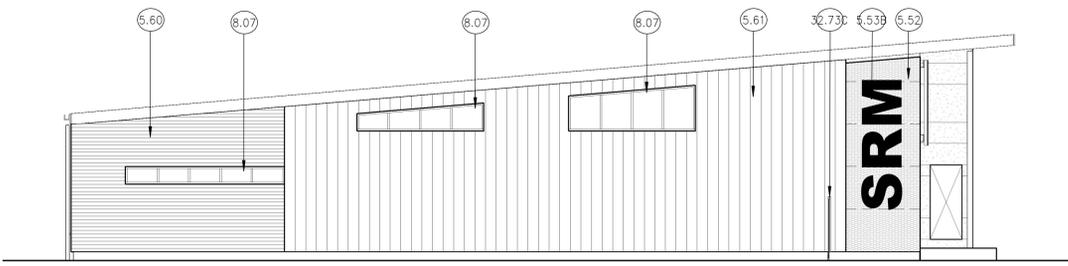
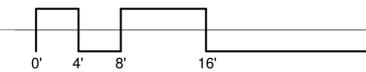
4 KITCHEN/DINING SOUTH ELEVATION

1/8" = 1'-0"



3 KITCHEN/DINING EAST ELEVATION

1/8" = 1'-0"



2 KITCHEN/DINING NORTH ELEVATION

1/8" = 1'-0"



1 KITCHEN/DINING WEST ELEVATION

1/8" = 1'-0"

CITY PLANNING FILE #
GPC CU 15-00124-A3MJ18

MATERIAL LEGEND

- VERTICAL METAL SIDING
- HORIZONTAL METAL SIDING
- FIBER CEMENT PANELS

NOTE: SIGNAGE IS NOT APPROVED WITH THIS PLAN.

#	DATE	DESCRIPTION
1	11.15.18	MAJOR AMENDMENT
2	01.11.19	RESUBMITTAL

KITCHEN/DINING ELEVATIONS

ECHO

2018-013-SRM
SRM - Site
TBD LAS VEGAS ST. COLORADO SPRINGS

date: 11.15.2018
phase: DP SUBMITTAL
drawn by: JKC

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DP 10/12

FIGURE 1

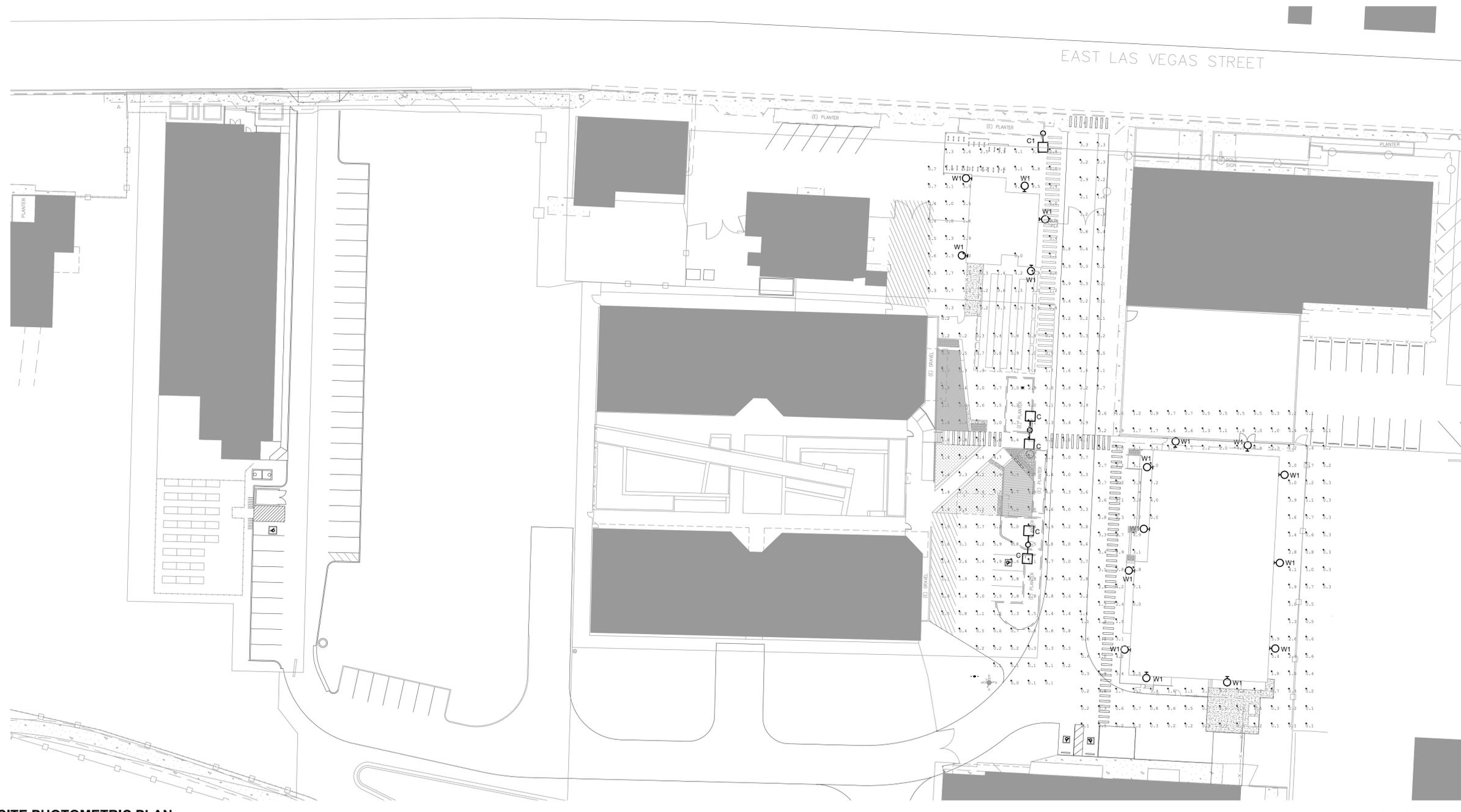


Farnsworth GROUP

5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

LUMINAIRE SCHEDULE							
Mark	Symbol	Qty	Label	Distribution Type	Lamp Lumens	Watts	Description
W1		16	ES1 - 24H - MV - WW - W - XX - 350	Type 3	3,205 Lumens	30	LED WALL SCONCE
C		4	AR18 - 30M2 - MV - NW - 3 - XX - 350 S	Type 2	13,370 Lumens	123	LED AREA LIGHT
C1		1	AR18 - 30M2 - MV - NW - 3 - XX - 350 S	Type 2	13,370 Lumens	123	LED AREA LIGHT



1 SITE PHOTOMETRIC PLAN
SCALE: 1"=30'

#	DATE	DESCRIPTION
1	11.15.18	MAJOR AMENDMENT
2	01.11.19	RESUBMITTAL

SITE PHOTOMETRIC PLAN



date: 11.15.2018
SRM - Site
phase: DP SUBMITTAL
drawn by: JPG
ECHO Architecture, LLC
4 S. Washatch Ave, #120
Colorado Springs, CO 80903
www.echo-arch.com
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CITY PLANNING FILE #
CPC CU 15-00124-A3MJ18

FIGURE 1



Farnsworth GROUP

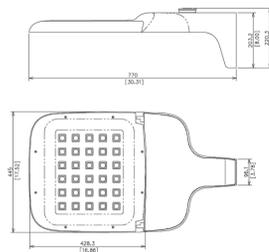
5613 DTC PARKWAY, SUITE 1100
GREENWOOD VILLAGE, COLORADO 80111
(303) 692-8838 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

AR18 ARIETA™18 LED Area Light

Project
Type C, C1, SD
Catalog No.

Luminaire Data
Weight 24 lbs [10.9 kg]
EPA 0.55 ft²



Ordering Information

Sample Catalog No. AR18 20M MV NW 3 DB 700 HSS

Product	No. & Type of LEDs	Voltage	Nominal Color Temperature ¹	Distribution	Finish ²	Drive Current ³	Options
AR18	6M	MV 120-277V	NW 4000K	2 Type 2	BK Black	350 350mA	BSK Bird Spider Kit
	10M	HV 347-480V		3 Type 3	DB Dark Bronze	530 530mA	RPA Round Pole Adaptor
	15M			4 Type 4		700 700mA	HSS ⁴ House Side Shield
	18M			5 Type 5	WH White		FDC ⁵ Fixed Drive Current
	20M						PCR NEMA Photocontrol Receptacle
24M						PCRS ANSI 5-wire Photocontrol Receptacle	
30M						PCR7 ANSI 7-wire Photocontrol Receptacle	
							SC PCR Shorting Cap
							MSL7 ⁶ Motion Sensor with Photocontrol, L7 Lens
							PPS ⁷ Programmable Power Supply

- Notes:
 1. 4000K standard, consult factory for other color temperatures.
 2. Black, Dark Bronze or White standard, consult factory for other finishes.
 3. Factory set drive current, field adjustable standard. Refer to performance data on page 3.
 4. Flush mounted shield factory installed, also available for field installation. House Side Shield cuts light off at 1/2 mounting height behind luminaire.
 5. Non-field adjustable drive current. Specify 350mA, 530mA or 700mA setting.
 6. Motion Sensor available with MV only. Motion Sensor default setting dims luminaire to 50% when no motion detected for 5 minutes. Field adjustable or request alternate factory setting. See L7 Lens coverage details on page 4. Consult factory for MS specified with ANSI 5-wire or 7-wire Photocontrol Receptacle. Luminaire warranty is limited to 5 years with a Motion Sensor.
 7. Consult factory for programming

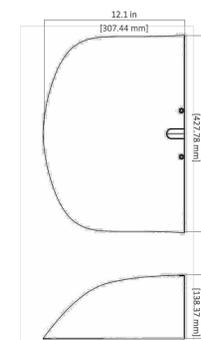
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AR18_v051514 Specifications subject to change without notice Page 1 of 4



Project
Type W1
Catalog No.

Eseta™ LED Wall Sconce ES1

Luminaire Data
Weight 9.9 lbs [4.5 kg]
14.6 lbs [6.5kg] with EM, MS options



Ordering Information

Sample Catalog No. ES1 24H MV NW W BK 700 EM

Product	No. & Type of LEDs	Voltage	Color Temperature ¹	Distribution	Finish ²	Drive Current ³	Options
ES1	24H	MV 120-277V	WW 3000K	W Wide	BK Black	350 350mA	PC ⁴ Photo Control
	48H	HV 347-480V	NW 4000K	FT Forward Throw	DB Dark Bronze	530 530mA	MSL2 ⁵ Motion Sensor, L2 Lens
			CW 5000K		GY Gray	700 700mA	MSL3 ⁵ Motion Sensor, L3 Lens
					WH White		EM ⁶ Emergency Battery System
							FSIR100 Motion Sensor Configuration Tool

- Notes:
 1. Consult factory for other color temperatures.
 2. Consult factory for non-standard finish options.
 3. Factory set drive current, non-field adjustable. 700mA is not available for 48H version. Refer to performance data on page 2. Consult factory for other drive current options.
 4. Motion Sensor available with MV only. Motion Sensor default setting dims luminaire to 50% when no motion is detected for 5 minutes. Field adjustable settings available using FSIR100 option.
 5. Emergency Battery System available with MV only. 3-year limited warranty on Emergency Battery System.
 6. Available with MV. Consult factory for HV option, single voltage only, either 347V or 480V.

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ES-1 Spec Sheet_10-31-18. Specifications subject to change without notice.



REVISIONS

#	DATE	DESCRIPTION
1	11.15.18	MAJOR AMENDMENT
2	01.11.19	RESUBMITTAL

LIGHTING CUTSHEETS



SRM - Site
date: 11/15/2018
phase: DP SUBMITTAL
drawn by: JPG

CITY PLANNING FILE #
CPC CU 15-00124-A3MJ18

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DP12/12