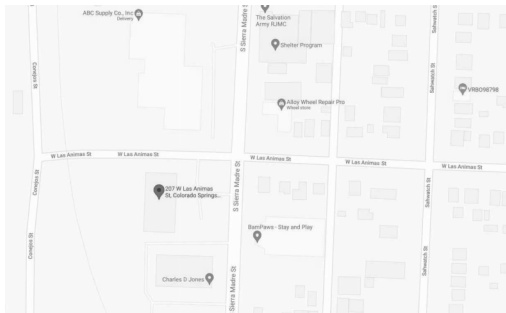


LOTS 1-5 INCLUSIVE AND THE NORTH 10 FEET OF THE VACATED ALLEY LYING SOUTH AND ADJACENT TO SAID LOTS, BLOCK 310, ADDITION NO. 3 TO COLORADO SPRINGS.

SHEET INDEX:

- 1 COVER PAGE
- 2 EXISTING SITE PLAN
- 3 SITE PLAN
- 4 PROPOSED SITE PLAN
- 5 PARKING PLANS
- 6 LANDSCAPE
- 7 LANDSCAPE
- 8 UTILITY PLAN
- 9 ELEVATIONS
- 10 DETAILS
- 11 LIGHTING PHOTOMETRIC

VICINITY MAP:



PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF SITE ADJUSTMENTS TO ALLOW FOR ADDITIONAL OUTDOOR ACTIVITIES. ACTIVITIES OFFERED MAY CHANGE OVER TIME. THE BUILDING IS LOCATED AT 207 W LAS ANIMAS ST, COLORADO SPRINGS, CO 80903. REFER TO VICINITY MAP FOR PROPERTY LOCATION. ASKING FOR PARKING WARRANT TO ACCOMMODATE 82 OFF SITE PARKING SPACES.

SITE & BUILDING DATA

OWNER NAME: PEACORE FAMILY LTD LIABILITY CO
435 BROWN BEAR LN.
COLORADO SPRINGS CO, 80906-3222

APPLICANT NAME: BOBBY HILL DESIGNS
219 WEST COLORADO AVE #308
COLORADO SPRINGS, 80903

SITE ADDRESS: 207 W LAS ANIMAS ST,
COLORADO SPRINGS, CO 80903

LEGAL DESCRIPTION: LOTS 1-5 INCLUSIVE AND THE NORTH 10 FEET OF THE VACATED ALLEY LYING SOUTH AND ADJACENT TO SAID LOTS, BLOCK 310, ADDITION NO. 3 TO COLORADO SPRINGS.

A 50.00 FT WIDE STRIP OF LAND IN NW4NW4 SEC 19-14-66, SD STRIP BEING ALL THAT PT OF THE MOST ELY 50.00 FT WIDE STRIP THAT LIES BETWEEN THE WLY EXTENSIONS OF THE N & S LNS OF BLK 310 ADD NO 3, EX THAT PT PLATTED BY 842 SOUTH SIERRA MADRE CONDOMINIUMS PLAT #C936

TAX SCHEDULE #: 6419206039 & 6419206062

ZONING: FBZ-T2B

PROPOSED TENANT: TRAINWREC
ALTITUDE HOSPITALITY GROUP
775 W BLJOU ST
COLORADO SPRINGS, CO 80905
719-470-6037

WATER SERVICE PROVIDER: PRIVATE WATER SYSTEM NOTICE NUMBER: 222032547
WATER DETENTION: NOT APPLICABLE

FEMA FLOODPLAIN: PROPERTY IS IN FLOOD ZONE X
FEMA MAP 08041C0729G EFFECTIVE 12/07/2018

LIGHTING LEVELS: NOT TO EXCEED 70 FOOTCANDLES (TENNIS COURT LEVEL LIGHTING)

SOUND LEVELS: AMBIENT MUSIC IN ACTIVITY YARD TO BE NO LOUDER THAN 60 dB(A) BEFORE 7PM, 55 dB(A) AFTER 7PM AND 50 dB(A) AFTER 10 PM IN ACCORDANCE WITH COLORADO SPRINGS NOISE ORDINANCE.

HOURS OF OPERATION: SUNDAY: 11AM-12AM
MONDAY - THURSDAY: 4PM-12AM
FRIDAY: 4PM-2AM
SATURDAY: 11AM-2AM

AMENDMENT HISTORY:

DATE: NOV. 10, 2021 FILE NO:DS MDP 96-315-A1MN21, MINOR SITE PLAN AMENDMENT PHASE 1 - ADDITION OF SIDEWALK, PARKING, LANDSCAPING, AND ENTERTAINMENT YARD ALONG W LAS ANIMAS ST AND LANDSCAPING, FENCING AND PARKING LOT AT S SIERRA MADRA ST.

CITY STAMP:

MINOR AMENDMENT
COVER PAGE

SITE ADDRESS:

207 W LAS ANIMAS ST,
COLORADO SPRINGS, CO 80903

OWNER:

PEACORE FAMILY LTD LIABILITY
CO

435 BROWN BEAR LN.
COLORADO SPRINGS CO, 80906

APPLICANT:

bobbyhill
DESIGNS
219 WEST COLORADO AVE.
SUITE 308
COLORADO SPRINGS, CO
719-634-3600 719-634-2239

TAX SCHEDULE: 6419206039
6419206062

LOT SIZE: 1.33 ACRES

LOT AREA: 57,935 SF

DATE: 03/23/2022

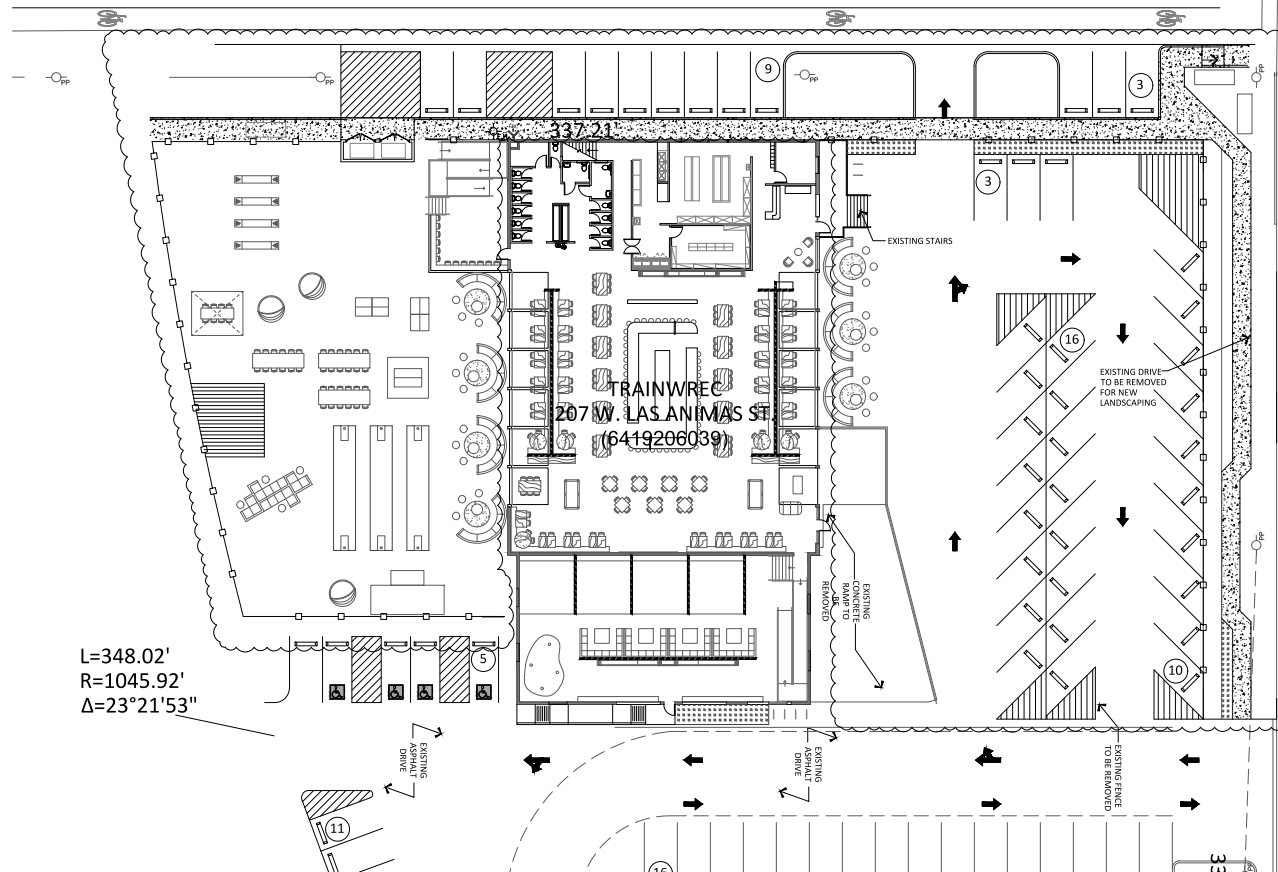
SHEET #

1

OF 10 SHEETS

FILE NO:DS MDP 96-315-A2MN22

W LAS ANIMAS ST



2 BASEMENT
SCALE: 1/8" = 1'-0"

1 PREVIOUSLY AMENDED SITE PLAN
SCALE: 1/16" = 1'-0"

SCALE:
0 10' 50'



SITE INFORMATION:

SITE ACREAGE:
ACRES: 1.33 ACRES
SQUARE FOOTAGE: 57,935 SF

LOT COVERAGE
SQUARE FEET: 13,625 SF (20%)

BUILDING HEIGHT: 16'-0"

BUILDING SQUARE FOOTAGE:
MAIN LEVEL: 12,532 SF
BASEMENT: 118 SF

CITY STAMP:

**MINOR AMENDMENT
EXISTING SITE PLAN**

SITE ADDRESS:

207 W LAS ANIMAS ST,
COLORADO SPRINGS, CO 80903

OWNER:

PEACORE FAMILY LTD LIABILITY
CO

435 BROWN BEAR LN.
COLORADO SPRINGS CO, 80906

APPLICANT:

bobbyhill
DESIGNS
219 WEST COLORADO AVE. SUITE 308
COLORADO SPRINGS, CO
719-634-3800 719-639-2239

TAX SCHEDULE: 6419206039
6419206062

LOT SIZE: 1.33 ACRES

LOT AREA: 57,935 SF

DATE: 03/23/2022

SHEET #

2

OF 10 SHEETS

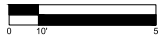
FILE NO:DS MDP 96-315-A2MN22

PARKING LEGEND

	PEACORE (822 S. SIERRA MADRE ST.) (28 SPOTS)
	ABC PLUMBING (706 S. SIERRA MADRE ST.) (88 SPOTS)
	TRAINWREC (207 W. LAS ANIMAS ST.) (5 SPOTS)

207 W. LAS ANIMAS PARKING CALCULATION NEW PROPOSAL FOR TRAINWREC			
	SIZE OF USE SF	RATIO- 1/X	PARKING STALLS
1ST FLOOR RESTAURANT	9,460	250	37.84
1ST FLOOR GOLF SIMULATOR	3,110	750	4.1400
BASEMENT STORAGE	118	1000	.118
OUTSIDE WEST YARD	17,985	750	23.98
OUTSIDE EAST YARD	13,739	750	18.32
TOTAL REQUIRED			87
A - W. LAS ANIMAS ST			19
B - SOUTH SIERRA MADRE			57
STREET PARKING			76
C - ONSITE PARKING (1 ADA SPACE)			5
D- PEACORE (822 S. SIERRA MADRE ST.)			39
E- ABC PLUMBING (706 S. SIERRA MADRE ST.)			68
TOTAL AVAILABLE PARKING LOT SPOTS			112
TOTAL AVAILABLE PARKING SPOTS			188

SCALE:



PARKING PLAN

SCALE: 1/32" = 1'-0"

CONEIOS ST.

EXP. OVER VTL

EXP. UNDER VTL

EXP. UNDER VTL

706 S. SIERRA MADRE ST.
ABC PLUMBING

W LAS ANIMAS ST
32'-5" R.O.W.

S SIERRA MADRE ST.
205' OF R.O.W.

S SIERRA MADRE ST.

W LAS ANIMAS ST

W FOUNTAIN BLVD

SAHWATCH ST

717 S. SIERRA MADRE ST.

723 S. SIERRA MADRE ST.

318 W. LAS ANIMAS

129 S. SIERRA MADRE ST.

125 S. SIERRA MADRE ST.

115 S. SIERRA MADRE ST.

815 S. SIERRA MADRE ST.

122 W. FOUNTAIN BLVD

122 W. FOUNTAIN BLVD

132 W. FOUNTAIN BLVD

128 W. FOUNTAIN BLVD

128 W. FOUNTAIN BLVD

120 W. FOUNTAIN BLVD

128 W. FOUNTAIN BLVD

128 W. FOUNTAIN BLVD

120 W. FOUNTAIN BLVD

824 W. FOUNTAIN BLVD

114 W. FOUNTAIN BLVD

CITY STAMP:

MINOR AMENDMENT PARKING PLAN

SITE ADDRESS:

207 W LAS ANIMAS ST,
COLORADO SPRINGS, CO 80903

OWNER:

PEACORE FAMILY LTD LIABILITY
CO

435 BROWN BEAR LN.
COLORADO SPRINGS, CO, 80906

APPLICANT:

bobbyhill
DESIGNS
210 WEST COLORADO AVE.
SUITE 308
COLORADO SPRINGS, CO
719-634-3800 / 719-639-2239

TAX SCHEDULE: 6419206039
6419206062

LOT SIZE: 1.33 ACRES

LOT AREA: 57,935 SF

DATE: 03/23/2022

SHEET #

4

OF 10 SHEETS

FILE NO:DS MDP 96-315-A2MN22

MINOR AMENDMENT FLOOR PLANS

--	--

32'-5" R.O.W.

287.2' PROPERTY LINE

TRAINWREC
207 W. LAS ANIMAS ST.
(641) 920-6039

1'53"
92'
3'
3' —
40"

50.0' PROP. LINE

1 FLOOR PLAN- MAIN LEVEL/SITE
SCALE: 1/16" = 1'-0"

SCALE:

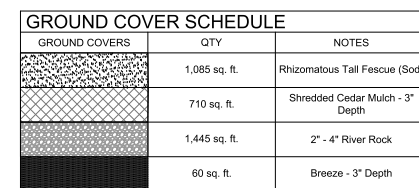
Category	Percentage
Very bad	10%
Bad	90%

2 FLOOR PLAN- BASEMENT LEVEL
SCALE: 1/8" = 1'-0"

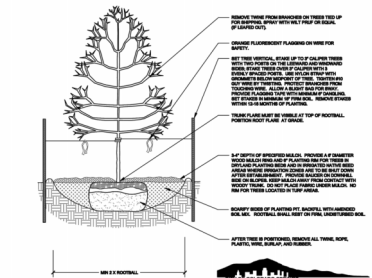
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OF 10 SHEETS

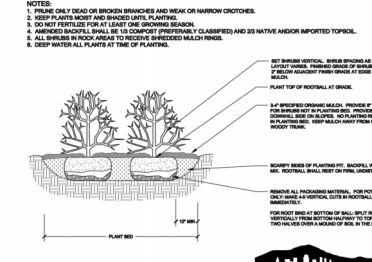
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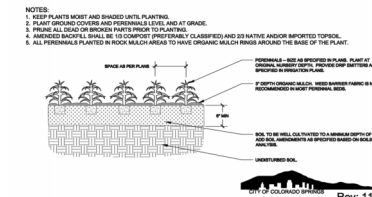
- NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND INDICATE TREE TO FACE NORTH AT THE SITE.
 2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEAVES AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CRACKS OVER BRANCHES, AND CUTS IN THE TRUNK. PRUNE ONLY DEAD OR BROKEN BRANCHES, CRACKS OVER BRANCHES, AND CUTS IN THE TRUNK. PRUNE ONLY DEAD OR BROKEN BRANCHES, CRACKS OVER BRANCHES, AND CUTS IN THE TRUNK.
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1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE SECTION

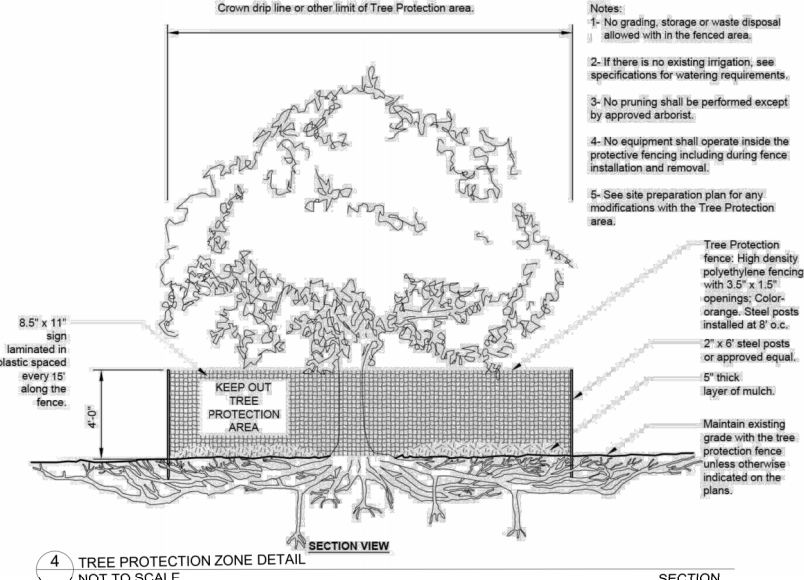


2 SHRUB PLANTING DETAIL
NOT TO SCALE SECTION



3 PERENNIAL/GROUND COVER PLANTING DETAIL
NOT TO SCALE SECTION

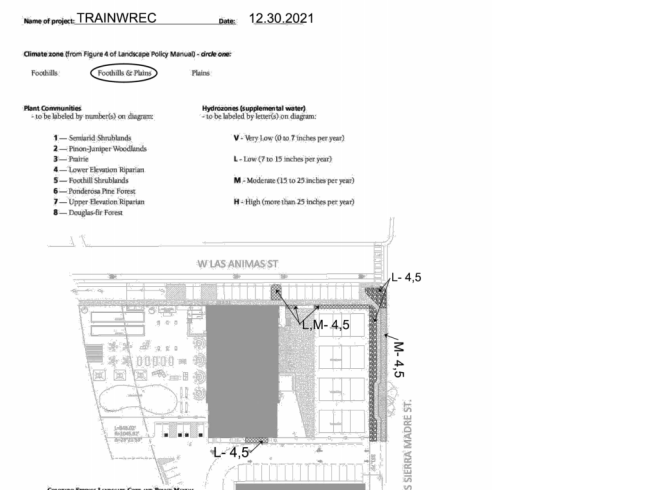
- LANDSCAPE NOTES
1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
 2. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND SERVICE NECESSARY TO FURNISH AND INSTALL ALL WORK SPECIFIED AND AS SHOWN ON THESE PLANS.
 3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER'S REPRESENTATIVE'S 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 REVERSE PLANT LIST AS DEEMED NECESSARY.
 4. 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.
 5. 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.
 6. 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.
 7. THE LANDSCAPE CONTRACTOR SHALL SUPPLY OWNER'S REPRESENTATIVE WITH A SAMPLE OF ALL TYPES OF MULCH FOR APPROVAL PRIOR TO INSTALLATION.
 8. POROUS WEED BARRIER FABRIC SHALL BE INSTALLED IN ALL PLANTING BEDS ONLY IN LOCATIONS WHERE ORGANIC MULCH IS NOT PRESENT.
 9. WEED BARRIER SHALL BE A WOVEN, POROUS MAT AS MANUFACTURED BY AMERICAN EXCELSIOR POLYSPUN XL, DUPONT TYPAK STYLE 3341 OR MIRAFI "MIRASCAP". THE WEED BARRIER SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS. ALL WEED BARRIER SHALL BE COMPLETELY COVERED BY BREEZE.
 10. 4" HEIGHT BY 3/16" WIDTH STEEL EDGING SHALL BE USED TO SEPARATE ALL PLANTING BEDS FROM VARYING TYPES OF TURF. PLACE EDGING FLUSH WITH GRADE, AVOID BROKEN BACK CURVES AND LONG TANGENTS BETWEEN CURVES. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO INSTALLATION.
 11. ALL EXISTING TOPSOIL IS TO BE STRIPPED AND STOCKPILED FOR USE IN PROPOSED LANDSCAPE. TOPSOIL SHOULD BE LOCATED WHERE IDENTIFIED ON THE CIVIL ENGINEERING GRADING AND EROSION CONTROL PLAN.
 12. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES AS PER THE CITY OF COLORADO SPRINGS SPECIFICATIONS DURING THE DURATION OF WORK ON-SITE.
 13. 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.
 14. FOR PROPOSED SITE GRADING, SEE GRADING PLAN.
 15. CULTIVATE THE SUBSIST PLANTING BEDS AND SOD AREAS TO A DEPTH OF 12".
 16. 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 LODGE BURLAP AROUND BASE OF BALL SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
 17. ALL SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 12" INSIDE OF ALL EDGING AND AWAY FROM WALLS AND OTHER PERMANENT STRUCTURES.
 18. ALL PLANT LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
 19. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. 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.
 20. 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 1965, TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE 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.
 21. PLANTS ARE TO BE SIZED AS SHOWN PER SPECIES ON THE PLANT SCHEDULE.
 22. 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' HEALTHY CONDITION.
 23. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
 24. WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURELY TIE WRAPPING AT THE TOP AND BOTTOM WITH MARKING TAPE. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN THE MANNER SHOWN ON THE PLANTING DETAILS.
 25. 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.
 26. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
 27. ROLL SOD AFTER INSTALLATION TO ENSURE ROOTS ARE IN CONTACT WITH THE SOIL SURFACE. IMMEDIATELY BEGIN WATERING OF SODDED AREAS.
 28. CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER THE COMMENCEMENT OF THE PLANTING INSTALLATION.
 29. 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 PLANT NOT IN HEALTHY CONDITION DURING THE TWO-YEAR WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
 30. 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 AND UNOBSTRUCTED CONDITION AT ALL TIMES.
 31. THE FINISH GRADES AS SHOWN ON CIVIL CONSTRUCTION DRAWINGS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 32. THE TILING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE GIVEN.
 33. 24 HOURS PRIOR TO PLANTING ALL PLANT MATERIAL, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE TO INSPECT AND APPROVE THE PLANT LAYOUT LOCATIONS.
 34. ALL EXISTING AND REPAIRED SOD AREAS TO HAVE A FULLY OPERATIONAL WORKING IRRIGATION SYSTEM. REPAIR/REPLACE ALL IRRIGATION COMPONENTS AS NEEDED.
 35. IRRIGATION WILL BE PROVIDED TO ALL TREES, SHRUBS AND PERENNIALS VIA DRIP IRRIGATION. IRRIGATION WILL BE PROVIDED TO ALL AREAS OF TURFGRASS VIA SPRAY IRRIGATION.
 36. 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 DEAD/DYING PLANTS MAY BE REMOVED.
 37. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
 38. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ADJUTING PROPERTY OWNER.
 39. THERE ARE NO PROPOSED CHANGES TO THE SITE DRAINAGE.



4 TREE PROTECTION ZONE DETAIL
NOT TO SCALE SECTION

Appendix E: Schematic Landscape Diagram

To be submitted in conformance with Policy 311. (See reverse side for example.)



719.600.8366
john@urbanlandscapes.com

TRAINWREC
207 W LAS ANIMAS ST
COLORADO SPRINGS, COLORADO

DEVELOPMENT PLAN -
MINOR AMENDMENT

SUBMIT DATE: DECEMBER 30, 2021
REVISION #1: 03/31/2022
REVISION #2: 03/31/2022
REVISION #3: 03/31/2022

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NOT FOR CONSTRUCTION
CITY FILE NUMBER DS MDP 96-315-A1M121

SHEET 01 OF 08
DP7
LANDSCAPE
NOTES &
DETAILS

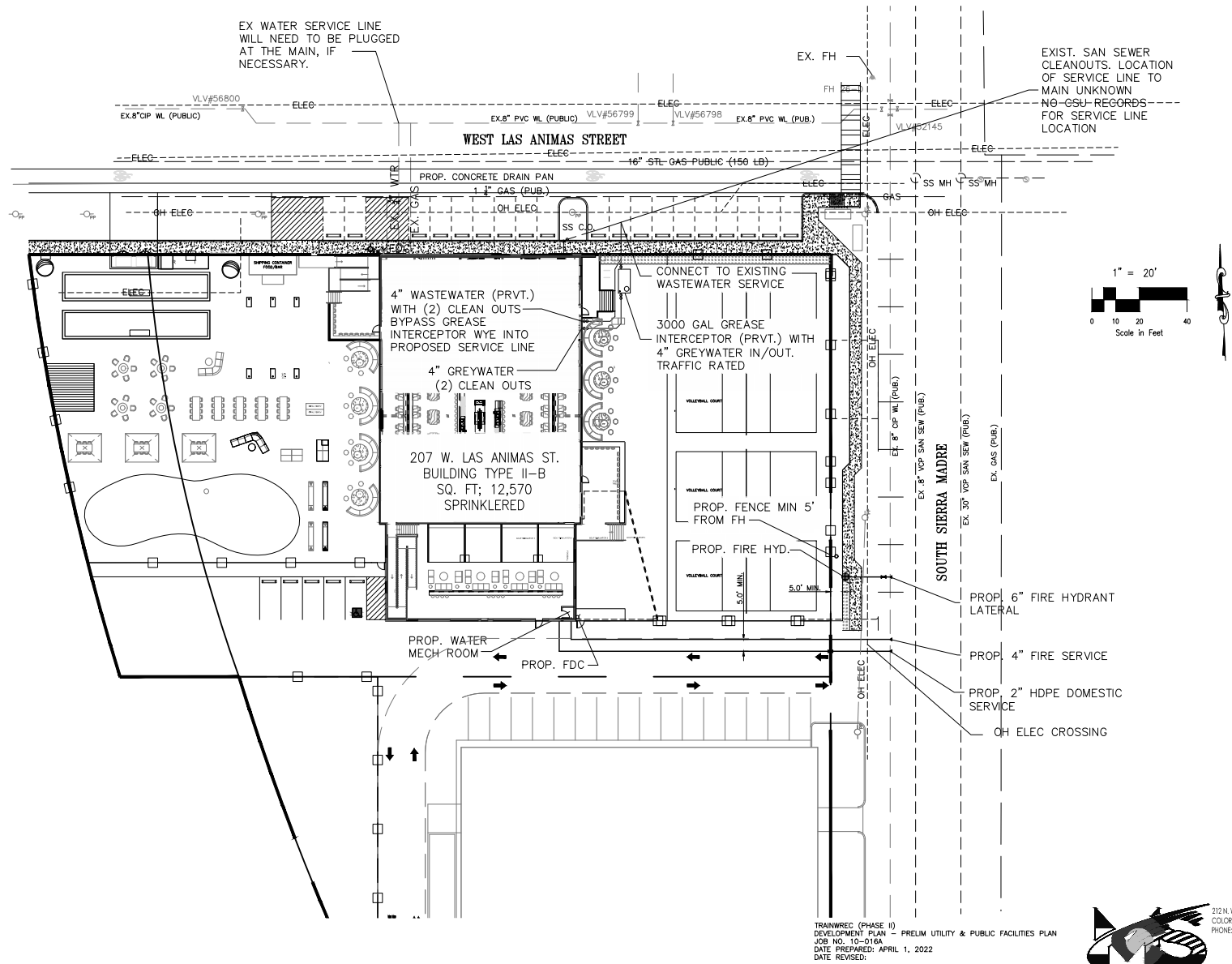
PRELIMINARY UTILITIES AND PUBLIC FACILITIES PLAN

GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS

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

1. THIS DRAWING IS A PRELIMINARY UTILITY PLAN AND THEREFORE, COLORADO SPRINGS UTILITIES SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS SERVICES, 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 DISCONNECTION OF ANY UTILITY SERVICE AND THEREFORE, THIS PRELIMINARY UTILITY PLAN (PROPERTY) SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES' LINE EXTENSION SERVICE POLICIES, STANDARDS, SPECIFICATIONS, STANDARDS (STANDARDS), TARIFFS, RULES, REGULATIONS, AND POLICIES, CITY ORDINANCES, RESOLUTIONS, AND POLICES, AND PIKES PEAK REGIONAL WATER DEPARTMENT'S (PPWD) POLICIES, TARIFFS, RULES, AND POLICIES, AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICE TO THE PROPERTY, AND TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS OF DESIGN, CONSTRUCTION, AND OPERATION OF THE PROPERTY, UTILITY FACILITIES AND APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE PROVIDED TO ANY OTHER PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST REDUCTION AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4. SPRINGS UTILITIES' UTILITY SERVICES ARE AVAILABLE ON THE PROPERTY FOR THE FOLLOWING PURPOSES: (A) TO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO WARRANTY AS TO THE AVAILABILITY OF UTILITY SERVICE UNTIL SUCH TIME AS PERMANENT SERVICE IS INITIATED.
5. ONLY WITH THE PRIOR WRITTEN APPROVAL BY SPRINGS UTILITIES, OWNER MAY CAUSE THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES OR EASEMENTS. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH RELOCATION OR ALTERATION, AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY TO SPRINGS UTILITIES PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER, AT ITS SOLE COST AND EXPENSE, SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS NECESSARY TO PROVIDE UTILITY SERVICE TO THE PROPERTY, AND TO ENSURE SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM, ALL EASEMENTS NECESSARY TO MAINTAIN AND PROTECT SPRINGS UTILITIES' UTILITY THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM (OR EXECUTIVE AGREEMENT FORM) WITHOUT MODIFICATION UNDER APPROVAL BY SPRINGS UTILITIES.
7. OWNER SHALL MAINTAIN UTILITY FACILITIES TO MEET ALL SPRINGS UTILITIES' CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SECTION 4.08 OF SPRINGS UTILITIES' WATER STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES OR EASEMENTS OR QUALITY OF SERVICE TO THE PROPERTY DETERMINED BY SPRINGS UTILITIES, WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGE RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO INCREASE OR MAINTAIN WATER QUALITY TO MEET SPRINGS UTILITIES' CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SECTION 4.08 OF SPRINGS UTILITIES' WATER STANDARDS). OWNER SHALL REMBURSE SPRINGS UTILITIES FOR SUCH WATER QUALITY MAINTENANCE COSTS WITHIN THIRTY (30) DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES' STANDARD GAS SERVICE-LINE PRESSURES OF 100 PSI, ALL METERS AND TRANSFORMERS. (CONTACT NORTH WORK CENTER 668-4985 OR SOUTH WORK CENTER 668-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES (CITY CODE 12.2.540).
11. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO RELOCATE OR ALTER ANY UTILITY SERVICE OR FACILITIES BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS SHALL APPLY, SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OR SPRINGS UTILITIES TO ADD DIFFERENT ORDINANCES, RULES, REGULATIONS, STANDARDS, TARIFFS, RULES, AND POLICIES, CITY ORDINANCES, RESOLUTIONS, AND POLICES, AND PIKES PEAK REGIONAL WATER DEPARTMENT'S (PPWD) POLICIES, TARIFFS, RULES, AND POLICES, AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.

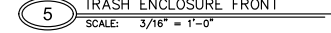
SANITARY SEWER SRVS LINE _____
 FIRE HYDRANT LATERAL _____
 EX. SANITARY SEWER MH _____
 EX. SANITARY SEWER LINE _____
 EX. WATER LINE - - - - -
 EX. FIRE HYDRANT _____
 EX. GAS LINE _____ GAS _____
 EX. ELECTRIC LINE - - - - - ELEC - - - - -



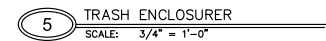
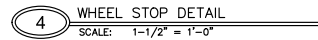
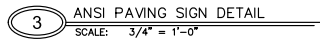
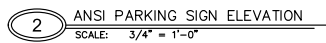
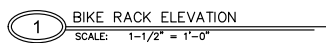
TRAINWREC (PHASE II)
DEVELOPMENT PLAN - PRELIM UTILITY & PUBLIC FACILITIES PLAN
JOB NO. 10-016A
DATE PREPARED: APRIL 1, 2022
DATE REVISED:

CIVIL CONSULTANTS, INC.

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485



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