LEGAL DESCRIPTION:

LOT 1, MARKETPLACE AT INTERQUEST FILING NO. 20

GENERAL NOTES:

1. Landscape improvements and maintenance will be the responsibility of the owner and/or his assigns.
2. Easements will be provided for utilities, and drainage facilities.
3. NOTICE: This property may be impacted by noise and other similar sensory effects of flight by aircraft used in the U.S. Air Force Academy's airmanship program. This notice shall remain in effect until the Air Force Academy shall cease to be used for flight training purposes. This notice shall run with the land. An Avigation easement stating the above will be recorded prior to plat recording.
4. All lots within this subdivision are subject to an avigation easement granted to The United States Air Force Academy as recorded under Reception No. 219091241.
5. All parking lots, landscape islands and vehicular circulation drives will be surrounded or bounded by 6" vertical concrete curb.
6. All sidewalk surfacing will be broom finished concrete.
7. All access driveways, drives, aisle ways, maneuvering and parking areas within this platted lot shall be for the common use of all users, public and private, and owners of this planned development, in accordance with the Declaration of Covenants for Interquest Marketplace recorded under reception No. 210086553 as amended by reception No. 210106368, as amended by reception No. 214015386. Cross access and parking is allowed throughout the overall Interquest Marketplace Shopping Center per the approved PUD plan.
8. "No Parking Fire Lane" signs shall be posted as required by the Fire Department. Please refer to the Sheet 2 for locations of the signage and or striping.
9. Some landscape materials and irrigation may be located within public utility easements as shown on the plan. Any removal, replacement or damage to the landscaping or irrigation system caused due to maintenance or repair of the public utility or city owned facility will be at the lot owner's expense.
10. Floodplain Statement: This site, Marketplace at Interquest Filing No. 20, is not within a designated F.E.M.A. floodplain as determined by the Flood Insurance Rate Map, Panel Number 08041C0506G, effective December 7, 2018.
11. Storm water quality and detention will be provided in the Regional Detention and Stormwater Quality Pond EK-3B.
12. This property is included in the Interquest North Business Improvement District created by Ordinance No. 04-237 recorded under Reception No. 204189648.
13. The public improvements to be constructed with this development are water and wastewater main line extensions.
14. "Stop Signs" will be installed by the developer at the locations shown on the Development Plan to meet MUTCD standards. Contact Traffic Engineering, Signs & Markings at 719-385-6720 for assistance.
15. Signage is not approved with this plan. A separate sign permit is required. Contact Development Review Enterprise at 2880 International Circle for Sign Plan Applications.
16. The design and dimensional dimensional controls set forth in this PUD development plan shall govern the development of Lot 1 of the Marketplace at Interquest Filing No. 20 project. All other design and dimensional controls established under City Code Chapter 7 shall not apply unless otherwise stated by this PUD development plan.
17. All lighting fixtures shall have full cut-off shielding to reduce off-site lighting impacts.
18. This development is part of a larger unified commercial development, which allows all setbacks to be measured from the periphery of the larger development and not internal lot lines.
19. Interquest Marketplace, LLC will provide two access locations along the western property line to serve the property to the west, at the locations shown on the site plan map. Any access to the property to the west will need to be constructed by the adjacent lot owner, Southwest Equity Associates LLP or their assigns, at their expense at the time when that property develops and the access is needed. As a condition to utilizing any access through Interquest Marketplace, the adjacent property owner, Southwest Equity Associates LLP or their assigns will also need to provide reimbursements for existing improvements in the Interquest Marketplace Shopping Center as required by the approved annexation agreement for Stout Allen Addition No. 2 as recorded in the records of El Paso County at reception number 203296943.

SITE DEVELOPMENT DATA

Existing Zone	PUD (Ordinance Nos. 46-46, 07-111)
PUD Concept Plan	Interquest Marketplace PUD Plan (City File No. CPC PUP 06-00117-A6MN18). This project is subject to the provisions and requirements of the PUD Concept Plan.
Master Plan	Interquest Marketplace Master Plan (City File No. CPC MP 05-95)
Drainage Basin	Elkhorn
Existing Land Use	Vacant (undeveloped)
Proposed Land Use	Hotel
Tax Schedule Numbers	62202-00-012
Address	1130 Interquest Parkway

COVERAGE SUMMARY:

	COVERAGE	SF		% OF TOTAL AREA
Building (footprint only)	19,446	SF		19%
Sidewalks/concrete	10,025	SF		9%
Private drives, service areas and parking	50,475	SF		50%
Pervious surface	21,020	SF		22%
Total	100,966	SF	2.32Ac.	100%

PARKING SUMMARY:

PARKING SPACES REQUIRED

USE	# rooms	PARKING RATIO	PARKING SPACES REQUIRED
Hotel	125	1 space / room	125

PARKING SPACES PROVIDED: 112 spaces including 5 accessible spaces (1 Van Accessible) The additional parking needed to supply this site with the required minimum needed, can be found on the adjacent theater parking lot to the north of the hotel. Four parking spaces along the western boundary in the northwest corner of the plan may have to be removed at a future date when and if the potential access to serve the property to the west is constructed. The parking spaces will remain as shown on his plan until any such access is constructed by the adjoining owner.

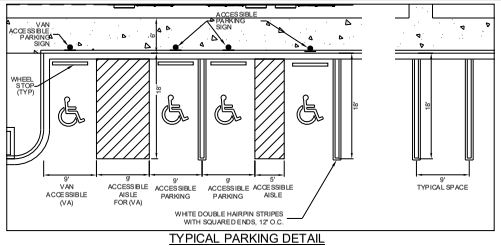
PARKING CREDIT TO DISTRICT: Per City Code Section 7.4.205(J) Parking Location, the parking configuration set forth on this development plan establishes a common use arrangement for access, maneuvering, and parking for all users, public or private. Surplus parking developed within any adjacent lot may be used by future developments within the larger unified commercial development to meet the City's parking requirements. The Declaration of Covenants for Interquest Marketplace, referenced in General Note #6, describes the parameters of this common use arrangement.

BUILDING HEIGHT: Actual height 49'-6" to top of highest parapet wall

MAXIMUM BASE BUILDING HEIGHT ALLOWED: 120' for hotel buildings per the Interquest Marketplace PUD.

SCHEDULE FOR DEVELOPMENT:

The construction is proposed to begin late 2019 with an anticipated completion in spring 2020.



TYPICAL PARKING DETAIL

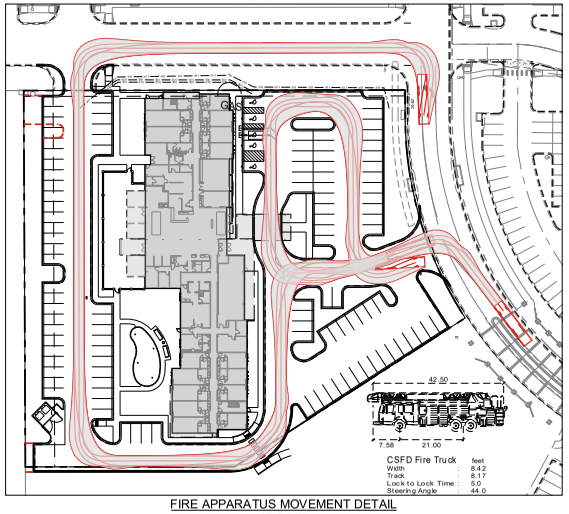
SCALE 1" = 10'

Accessible Parking Space Design Criteria:

1. Ramps shall not be placed in accessible access aisle, but shall be placed within the adjoining sidewalks.
2. Access aisles may not exceed a 2% slope in any direction.
3. Accessible ramps may not exceed a slope of 8%.
4. The minimum width for accessible ramps is 36 inches.
5. The sides of ramps may not exceed a slope of 10% unless protected with a handrail.
6. Accessible parking and ramps shall meet all other applicable City and ADA code requirements.

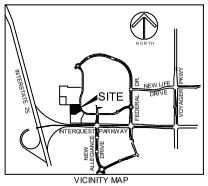
ADA STANDARD NOTE:

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.

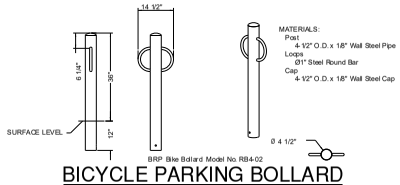


FIRE APPARATUS MOVEMENT DETAIL

SCALE 1" = 50'



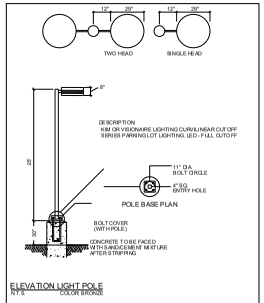
VICINITY MAP



BRP Bike Bollard Model No. RB4-02

BICYCLE PARKING BOLLARD

SCALE 1"=2'



PARKING LOT LIGHT DETAIL

NOT TO SCALE

PLAN INDEX

1 PUD Development Plan Cover Sheet Notes / Details
2 PUD Development Plan Site Plan
3 Preliminary Grading Plan
4 Preliminary Utilities and Public Facilities Plan
5 Final Landscape Plan
6 Final Landscape Plan
7 Final Landscape Plan
8 Building Elevations
9 Building Elevations
10 Building Elevations
11 Photometric Plan

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OLYMPIC CITY USA

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10/22/2019
9:34:48 AM
hvannimwegen

Signage is not approved with this plan. A separate sign permit is required. Contact Development Review at 2880 International Circle Ste 200 for sign plan applications.

Marketplace at Interquest Filing No. 20

PUD Development Plan

COLORADO SPRINGS, COLORADO

Prepared For: RHW Management, Inc.
6704 W. 121st Street
Overland Park, KS 66209
(913) 451-1222

Owner: Interquest Marketplace LLC
111 S. Tejon, Suite 222
Colorado Springs, CO 80903
(719) 593-2600

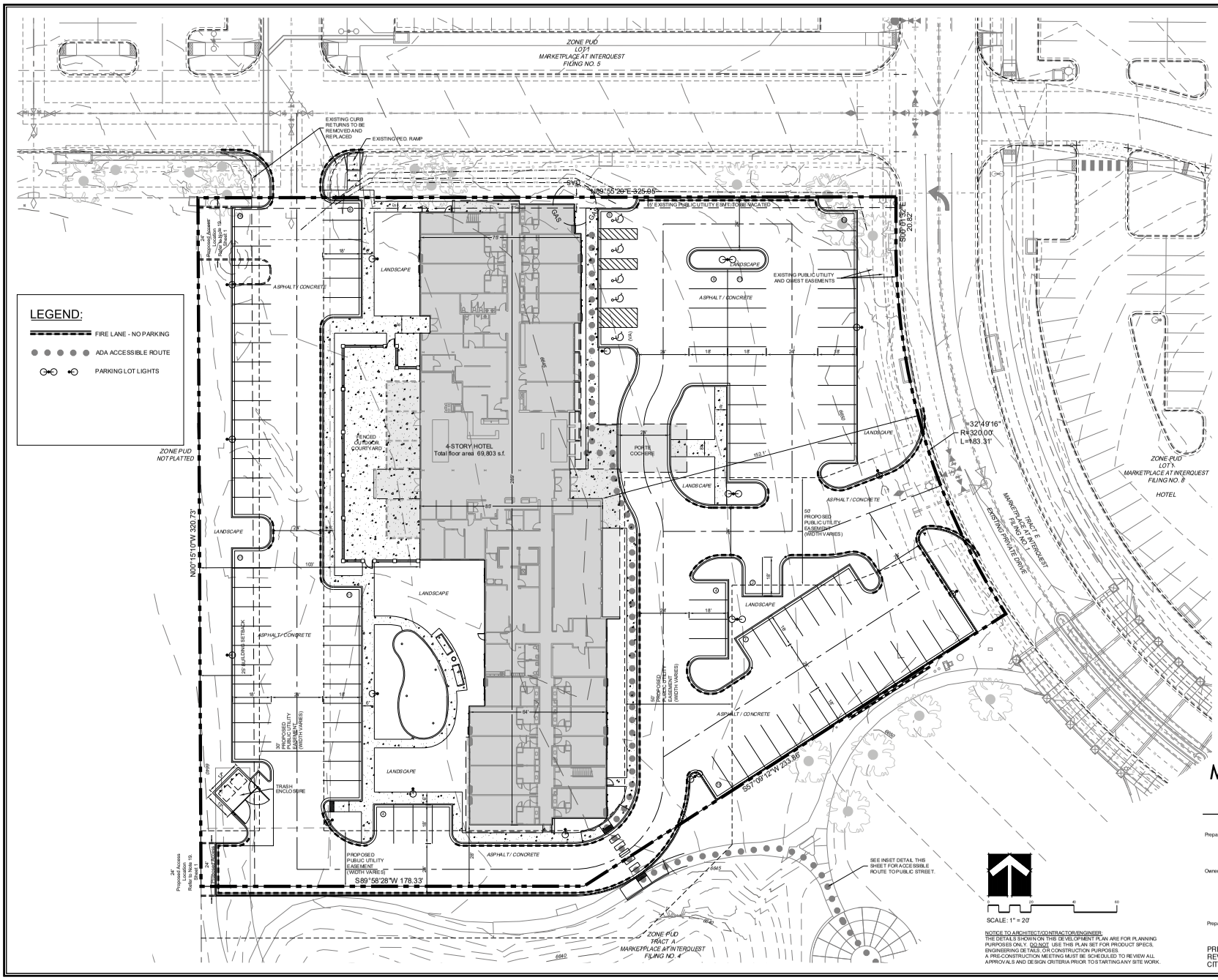
Prepared By: NASS DESIGN ASSOCIATES
LAND PLANNING • LANDSCAPE ARCHITECTURE
111 S. Tejon Suite 312
Colorado Springs, CO 80903
(719) 475-2406

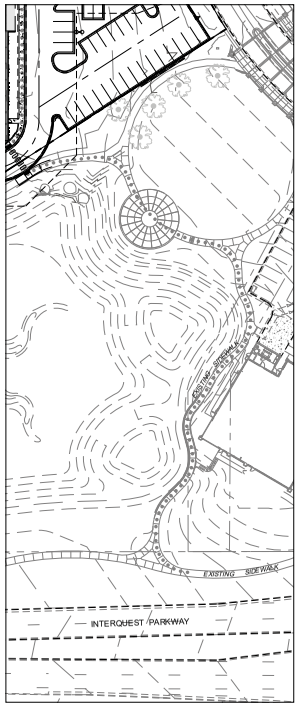
PREPARATION: 08-01-19
REVISION: 09-26-19
CITY FILE NO: AR PUD 19-00491

Sheet 1 of 11

NOTICE TO ARCHITECT/CONTRACTOR/ENGINEER:
THE DETAILS SHOWN ON THIS DEVELOPMENT PLAN ARE FOR PLANNING PURPOSES ONLY. DO NOT USE THIS PLAN SET FOR PRODUCT SPECS, ENGINEERING DETAILS, OR CONSTRUCTION PURPOSES.
A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED TO REVIEW ALL APPROVALS AND DESIGN CRITERIA PRIOR TO STARTING ANY SITE WORK.

FIGURE 1





ADA Route to Public Street

SCALE 1" = 50'

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COLORADO SPRINGS
OLYMPIC CITY USA

Land Use Review
Approved

10/22/2019
9:34:58 AM
hvannimwegen

Marketplace at Interquest Filing No. 20

PUD Development Plan

COLORADO SPRINGS, COLORADO

Prepared For:
RHW Management, Inc.
6704 W. 121st Street
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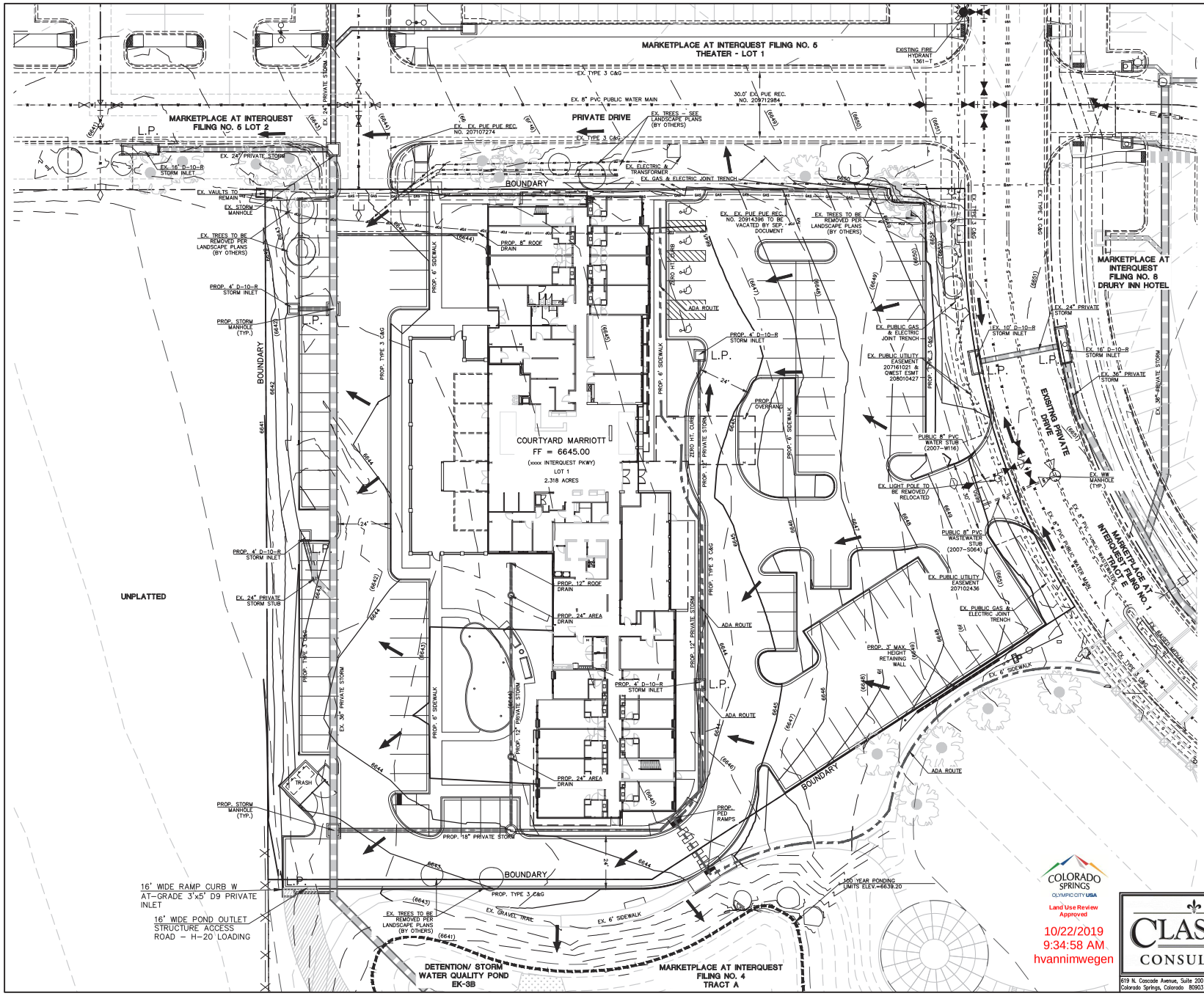
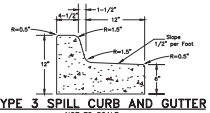
Sheet 2 of 11

FIGURE 1



DETENTION & SWQ NOTE:

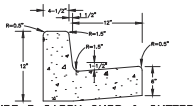
DETENTION AND STORMWATER QUALITY FOR THE SUBJECT SITE TO BE ACCOMMODATED IN EXISTING FACILITY EK-3B LOCATED TO THE SOUTH PER THE APPROVED MARKETPLACE AT INTERQUEST MDDP.



② TYPE 3 SPILL CURB AND GUTTER

NOT TO SCALE

NOTES: 1.) CONCRETE TO HAVE MINIMUM YIELD STRENGTH OF 3,000 p.s.i. AT 28 DAYS



① TYPE 3 CARRY CURB & GUTTER

NOT TO SCALE

NOTES: 1.) CONCRETE TO HAVE MINIMUM YIELD STRENGTH OF 3,000 p.s.i. AT 28 DAYS

NOTES:

1. ALL SIDEWALKS TO BE CONCRETE UNLESS OTHERWISE NOTED.
2. ALL PEDESTRIAN RAMPS TO BE PER CITY STANDARD D-8 DETAILS.
3. ALL CURB AND GUTTER TO BE CITY STANDARD TYPE 3 UNLESS OTHERWISE NOTED.
4. ALL STORM SEWER TO BE PRIVATE UNLESS OTHERWISE NOTED.
5. ALL TRAFFIC CONTROL MEASURES SHALL MEET MUTCD STANDARDS.
6. ALL CROSSPANS TO BE CITY STANDARD D-7 UNLESS OTHERWISE NOTED.
7. STORMWATER QUALITY AND DETENTION TO BE PROVIDED IN EXISTING MARKETPLACE AT INTERQUEST FACILITY EK-3B.

ADA STATEMENT:

THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS.

NOTE:

ALL CURB, GUTTER, DRIVEWAY APRONS, PEDESTRIAN RAMPS AND SIDEWALKS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG FEDERAL DRIVE AND RAMPART HILLS VIEW ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY (C.O.). AN ONSITE MEETING CAN BE SET UP WITH CITY ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.

LEGEND

(6060)	EXISTING MAJOR CONTOUR
6060	PROPOSED MAJOR CONTOUR
	PROPOSED FLOW
	EXISTING FLOW
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
	EXISTING STORM SEWER
	EXISTING STORM INLET

COLORADO SPRINGS
OLYMPIC CITY USA

Land Use Review Approved
10/22/2019
9:34:58 AM
hvannimwegen

AR PUD 19-00491

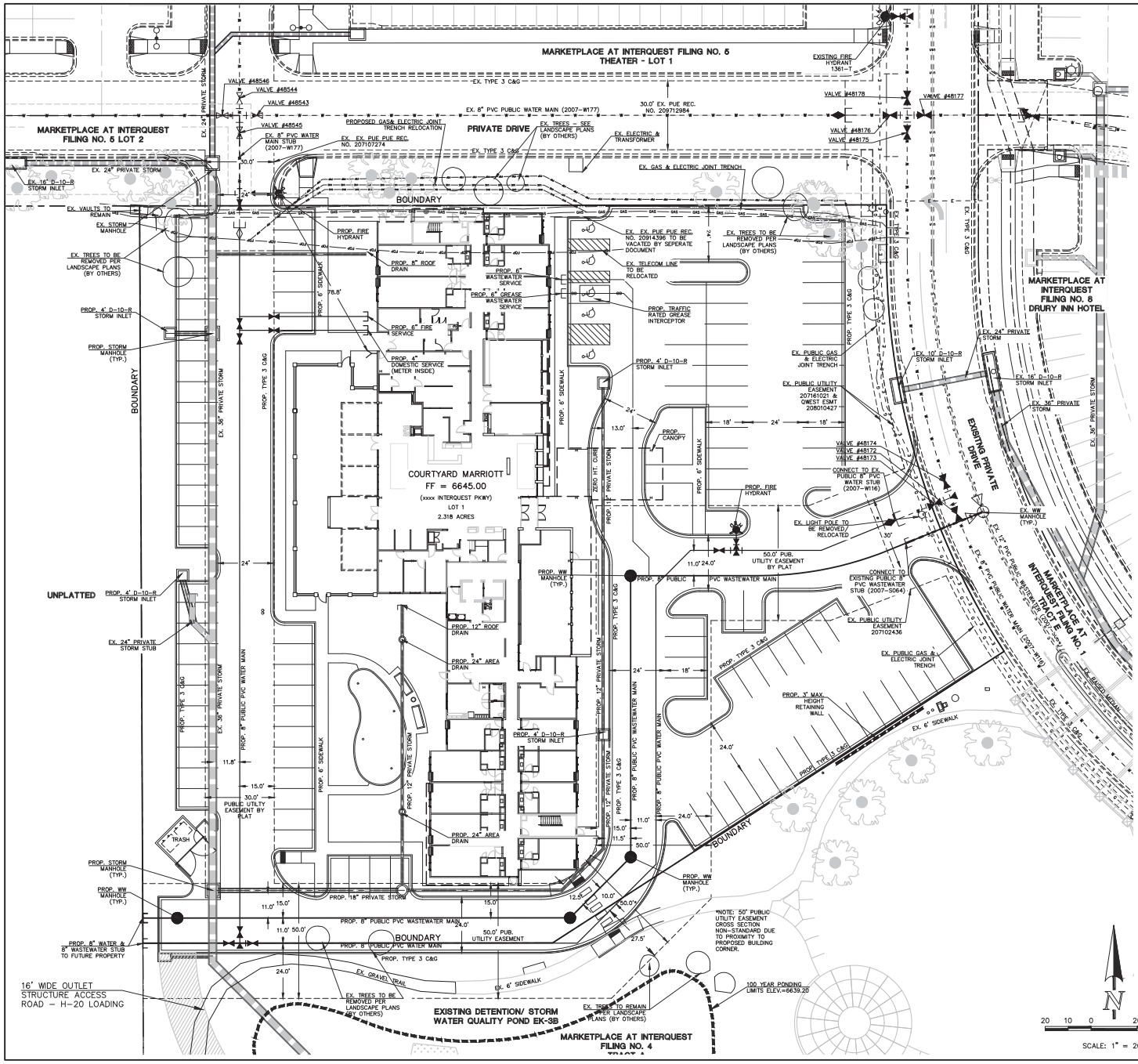
CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

MARKETPLACE AT INTERQUEST
FILING NO. 20 - MARRIOTT COURTYARD
DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

DESIGNED BY	CMT	SCALE	DATE	08/02/19
DRAWN BY	MES	(H) 1"= 20'	SHEET 3 OF 11	
CHECKED BY		(V) 1"= N/A	JOB NO.	2206.42

FIGURE 1



GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)

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

1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION 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.
2. 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 REGULATIONS, 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.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

NOTE:
FIRE SERVICE LINE CANNOT EXTEND NO MORE THAN 3' UNDER THE BUILDING SLAB.

NOTE:
NO TREES ALLOWED WITHIN 15 L.F. OF A WATER AND WASTEWATER MAIN.

BUILDING DATA

BUILDING NAME: COURTYARD MARRIOTT HOTEL
ADDRESS: 1130 INTERQUEST PARKWAY
TAX ID NUMBER: 6220201019
GROSS SQ FOOTAGE: 69,803 SF
TYPE CONSTRUCTION: V-A
BUILDING SPRINKLED: YES
FIRE WALLS: NO
REQ. GPM FIRE FLOW: 4750 GPM
REQ. MIN. NUMBER HYDRANTS: 5
WITH 50% SPRINKLER REDUCTION:
REQ. GPM FIRE FLOW: 2375 GPM
REQ. MIN. NUMBER HYDRANTS: 3
AVG. DIST. BETWEEN HYD.: 450'
MAX. HOSE LAY DIST.: 225'

LEGEND:

DESCRIPTION	SYMBOL
PROPOSED FIRE HYDRANT	
PROPOSED WATER MAIN	
PROPOSED WATER SERVICES	
PROPOSED SANITARY SEWER MAIN	
PROPOSED SANITARY SEWER SERVICE	
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
BOUNDARY LINE	
FIRE LANE - CURB STRIPING	

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review Approved
10/22/2019
9:34:58 AM
hvannimwegen

AR PUD 19-00491

CLASSIC CONSULTING
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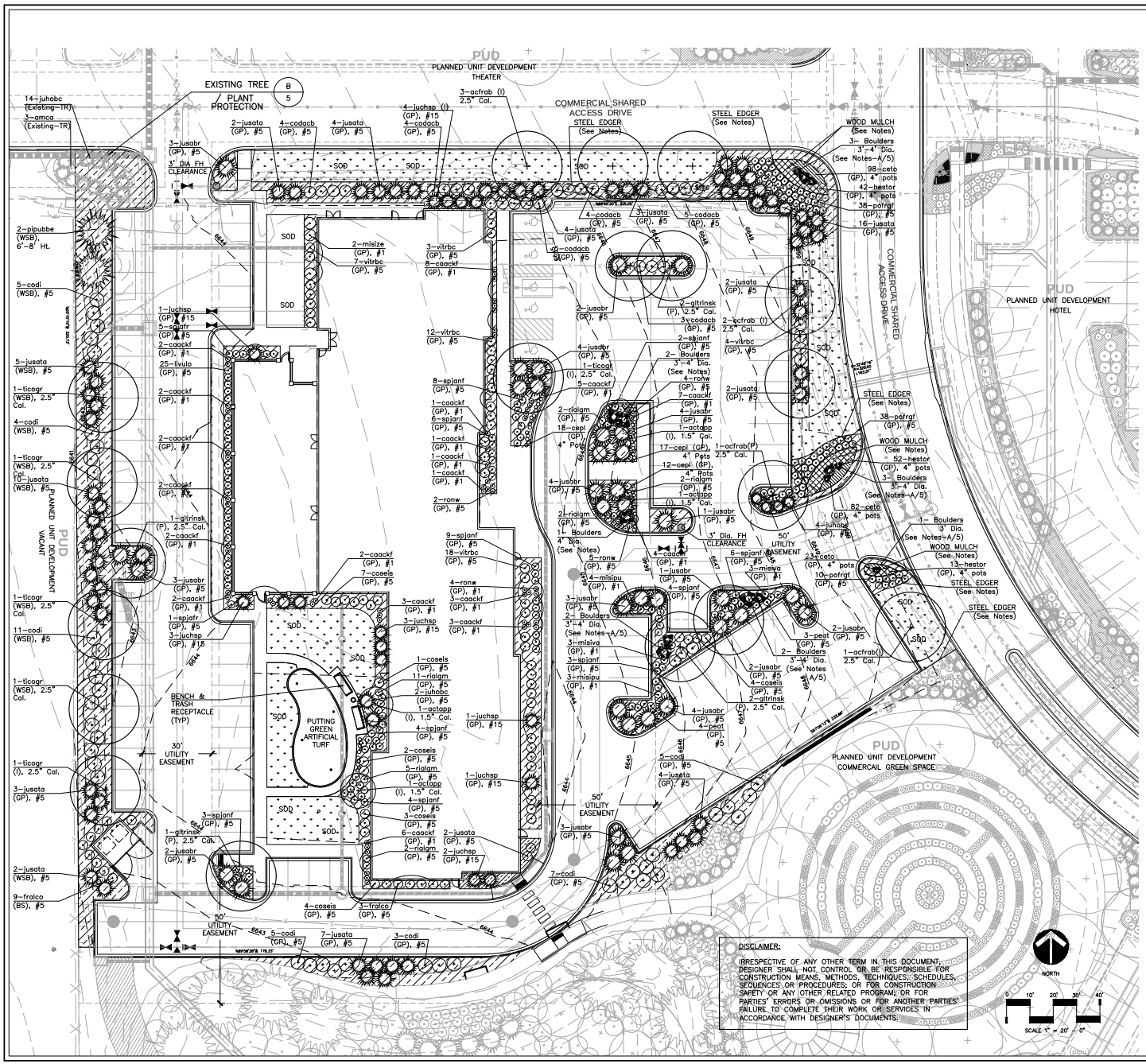
MARKETPLACE AT INTERQUEST
FILING NO. 20 - MARRIOTT COURTYARD
PRELIMINARY UTILITIES &
PUBLIC FACILITIES PLAN

DESIGNED BY	CMT	SCALE	DATE	08/02/19
DRAWN BY	MES	(H) 1"= 20'	SHEET	4 OF 11
CHECKED BY		(V) 1"= N/A	JOB NO.	2206.42

FIGURE 1



DISCLAIMER:

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, DESIGNER SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES, OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAM, OR FOR PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH DESIGNER'S DOCUMENTS.

COVERAGE SUMMARY:

	COVERAGE SF		% OF TOTAL AREA
Building (footprint only)	19,446 SF		19 %
Sidewalks/concrete	10,025 SF		9 %
Private drives, service areas and parking	50,475 SF		50 %
Pervious surface	21,020 SF		22 %
Total	100,966 SF	2.32Ac.	100 %

SHRUB BEDS DEFINED BY STEEL EDGER, CONCRETE EDGE OR BUILDING FOUNDATION. ALL SHRUB BEDS TO HAVE 4" TO 8" SIZE OF COBBLE MULCH AT A DEPTH OF 6"-10"

(12,153 S.F.)

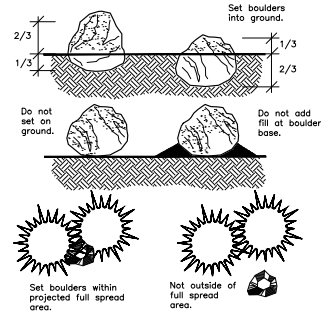
INDIVIDUAL TREES SHALL HAVE A WOOD MULCH RING 3' TO 4' IN DIAMETER. INDIVIDUAL SHRUBS SHALL HAVE A WOOD MULCH RING 1½ TIMES THE SIZE OF THE ROOTBALL.

SOD AREAS. SEE LANDSCAPE NOTES FOR SOD BLEND

(8,374 S.F.)

PERENNIAL BEDS TO RECEIVE WOOD MULCH AT A 3" TO 4" DEPTH DEFINED BE STEEL EDGER. SEE NOTES

(493 S.F.)



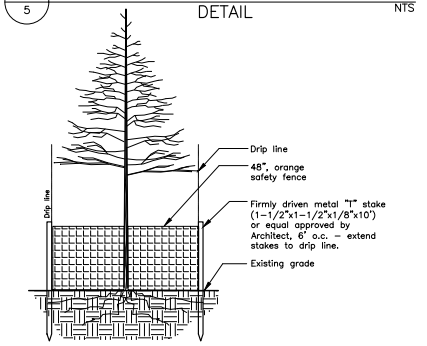
Notes:

1. Place boulders into ground so that 1/3 or 2/3 of boulder is above grade.
2. Do not place boulders directly onto grade level. Nor should topsoil be added to base of boulder in order to achieve 1/3 or 2/3 setting depth.
3. Place boulders according to landscape plan and within drip line of plant at maturity where applicable.

A
5

BOULDER PLACEMENT
DETAIL

NTS



NOTES:

1. Drawing/Plan is diagrammatic. Set fence to the outside edge of drip line of each plant indicated.

B
5

TREE PROTECTION
DETAIL

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AN IRRIGATION PLAN TO BE SUBMITTED FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING A BUILDING PERMIT. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
10/22/2019
9:34:59 AM
hvanninwegen

CITY FILE NO. AR PUD 19-00491

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FINAL LANDSCAPE DEVELOPMENT PLAN - AMENDMENT
for
Marketplace at Interquest
Filing No. 20 - Courtyard at Marriott
Colorado Springs, CO 80903

Sheet Title:
LANDSCAPE
PLAN

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Revisions	By

Drawn By:	DTM
Checked By:	DTM
Date:	August 2019
Scale:	1"=40'-0"
Job No.:	19006

5

5 of 11 sheets

FIGURE 1

Appendix E

SCHEMATIC LANDSCAPE DIAGRAM

Submitted in conformance with Policy 311

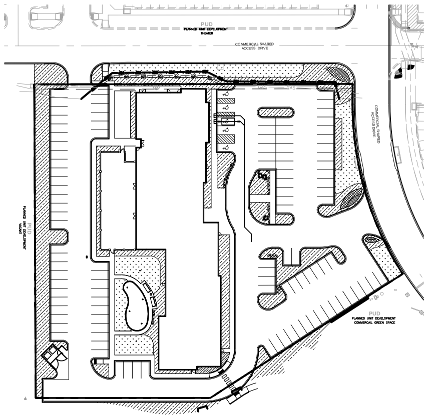
NAME OF PROJECT:
Inline Multi Tenant II – Marketplace at Interquest

DATE: July 14, 2017

CLIMATE ZONE

(from Figure 4 of Landscape Policy Manual) – circle one:

FOOTHILLS — (FOOTHILLS & PLAINS) — PLAINS



HYDRO ZONE MAP

NORTH
NTS

PLANT COMMUNITIES
(to be labeled by number(s) on diagram:)

1 -- Semi-arid Shrublands
2 -- Pinon-Juniper Woodlands
3 -- Prairie
4 -- Lower Elevation Riparian
5 -- Foothill Shrublands
6 -- Ponderosa Pine Forest
7 -- Upper Elevation Riparian
8 -- Douglas Fir Forest

HYDROZONES
(supplemental water – to be labeled by letter(s) on diagram:)

V (D) – Very Low (0 to 7 inches per year)

L (A) – Low (7 to 15 inches per year)

M (S) – Moderate (15 to 25 inches per year)

H (W)– High (more than 25 inches per year)

(234567A8) SHRUB BEDS (12,153 S.F.)

234567AS = LOW TO MODERATE SHRUB BEDS DEFINED BY STEEL EDGER, CONCRETE EDGE OR BUILDING FOUNDATION. ALL SHRUB BEDS TO HAVE 4" TO 8" DEPTH OF COBBLE MULCH.

INDIVIDUAL TREES SHALL HAVE A WOOD MULCH RING 3' TO 4' IN DIAMETER. INDIVIDUAL SHRUBS SHALL HAVE A WOOD MULCH RING 1½ TIMES THE SIZE OF THE ROOTBALL.

(S) SOD AREAS (8,374 S.F.)

S=MODERATE SOD AREAS. SEE LANDSCAPE NOTES FOR SOD BLEND

(493 S.F.)

PERENNIAL BEDS TO RECEIVE WOOD MULCH AT A 3" TO 4" DEPTH DEFINED BE STEEL EDGER. SEE NOTES

Site Category Calculations

Project Name: Courtyards at Marriot - IQ Marketplace

Date: 8/1/19 — Climate Zone: Prairie/Foothills

Project Number: 19006 — Property Zoned: PUD

Landscape Setbacks										
Plant Label Code	Street Name/ Zone Boundary		Street Classification		Width (in ft.) Required	Provided	Linear Footage	Tree / Feet Required	No. Trees Required	Provided
WSB	West Boundary		Non Street		0	0	320	1/30	11	8
	None									
	Shrub Substitutes Required	Provided	Orn. Grass Subst. Required	Provided	Setback Plant Abbr. Denoted on Plan		% Ground Plane Veg. Required	Provided		
WSB	40	40								
Motor Vehicle Lots (Code Section / Policy 321 & 317 (pp. 31 & 38))										
Plant Label Code	No. of Vehicle Spaces Provided		Shade Trees (1/15 sp) Required	Provided	Vehicle Lot Frontage(s)		Length of Frontage (ft.) (excluding driveway)		2/3 Length of Frontage (ft.)	
P	111		7	7						
	Min.3' Screen Plants Required	Provided	Evergreen Plants Req. (50%)	Provided	Length of Screening Wall or Berm Provided		Vehicle Lot Plant Abbr. on Plan		% Ground Plane Veg Required	Provided
									75%	75%
Internal Landscaping (Code Section / Policy 322 & 317 (pp. 31 & 40))										
Plant Label Code	Net Site Area (s.f.) (less Public ROW)		Percent Minimum Internal Area (%)		Internal Area (s.f.) Required	Provided	Internal Trees (1/500 s.f.) Required	Provided		
I	100,966		5%		5,048	21,020	10	10		
	Shrub Substitutes Required	Provided	Orn. Grass Subst. Required	Provided	Internal Plant Abrv. Denoted on Plan		% Ground Plane Veg Required	Provided		
							75%	75%		
Landscape Buffers & Screens (Code Section / Policy 323 & 317 (pp. 31 & 41))										
Plant Label Code	Street Name or Property Line		Width (in ft.) Required	Provided	Linear Footage		Buffer Trees (1/20') Required	Provided	Evergreen Trees Req. (50%)	Provided
	Length of 6' Op. Struct Required	Provided	Buffer Tree Abbr. Denoted on Plan		% Ground Plane Veg Required	Provided				
BS	50	50	6' o/c		75%	75%				
	(Trash Enclosure)		9	9						
Additional Plants										
Plant Label Code										
X	Additiaonal plants not required to be installed									
GP	Shrubs meeting ground plane requirements									

CONTRACTOR RESPONSIBILITY:

CONSTRUCTION DOCUMENTS INCLUDE CONSTRUCTION PLANS AND PROJECT SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR READING ALL DOCUMENTS ASSOCIATED WITH THE INSTALLATION OF IRRIGATION AND PLANT MATERIAL PRIOR TO COMMENCING INSTALLATION (INCLUDING CITY INSTALLATION AND PLANTING GENERAL NOTES REQUIREMENTS – THIS SHEET).

CONTRACTOR IS RESPONSIBLE FOR CONTACTING PROJECT LANDSCAPE ARCHITECT OR IRRIGATION DESIGNER WITH QUESTIONS REGARDING DISCREPANCIES WITHIN THESE DOCUMENTS. REQUEST FOR SUBSTITUTIONS OR RELOCATION OF MATERIALS MUST BE AUTHORIZED BY THE LANDSCAPE ARCHITECT AND/OR IRRIGATION DESIGNER OF RECORD.

PLANT LIST: THE SPECIES (SCIENTIFIC NAME), SIZE, MANNER IN WHICH TO BE FURNISHED AND QUANTITY REQUIRED TO COMPLETE THE PLANTING ARE LISTED AND INDICATED BY SYMBOL IN THE DRAWINGS. IN THE EVENT DISCREPANCIES OCCUR BETWEEN THE QUANTITIES OF PLANTS INDICATED IN THE SCHEDULE AND INDICATED BY SYMBOL ON THE DRAWINGS, THE PLANT QUANTITIES INDICATED BY SYMBOL ON THE DRAWINGS SHALL GOVERN.

MATERIAL INSPECTIONS:

1. LANDSCAPE INSPECTION AND APPROVAL:

PRE–DELIVERY INSPECTION: ALL PLANT MATERIALS SHALL BE AVAILABLE AT ONE SITE FOR VISUAL INSPECTION PRIOR TO INSTALLATION. INSPECTIONS OF NEW PLANTS ARE PRIMARILY FOR QUALITY, SIZE AND VARIETY, BUT OTHER REQUIREMENTS ARE NOT WAIVED EVEN THOUGH VISUAL INSPECTION RESULTS IN APPROVAL. PLANTS MAY BE INSPECTED WHERE GROWING, BUT INSPECTION AT THE PLACE OF GROWTH SHALL NOT PRECLUDE THE RIGHT OF REJECTION AT THE SITE. REJECTED PLANTS AND OTHER MATERIALS SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH SUITABLE SPECIMENS.

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF ANY AND ALL MATERIALS AND PLANTS WHICH, IN HIS/HER OPINION, FAIL TO MEET SPECIFICATIONS.

2. IRRIGATION INSPECTIONS: NOTIFICATION FOR IRRIGATION SYSTEM INSPECTION WHILE TRENCH IS OPEN SHALL BE GIVEN 2 WEEKS IN ADVANCE OF REQUESTED INSPECTION DATE

AFFIDAVIT INSPECTIONS:

1. LANDSCAPE ARCHITECT AND/OR IRRIGATION DESIGNER OF RECORD SHALL BE NOTIFIED AT LEAST TWO WEEKS PRIOR TO CLIENT SEEKING OCCUPANCY PERMIT FOR AFFIDAVIT INSPECTION. SEE CITY OF COLORADO SPRINGS REQUIREMENTS, INSTALLATION, VERIFICATION AND DEFERRAL –CODE SECTION 309 – (THIS SHEET)

GENERAL PLANTING NOTES:

1. Exact locations, elevations and configurations of utilities, structures, existing plants and natural features are the responsibility of the user and shall be field verified prior to any work, including material orders. Caution shall be exercised during all field work: surveying, locators, hand digging, pilot holes and/or other appropriate methods may be required for subsurface work. Contact local utilities locating services at least 2 business days (not including the day of the actual notice) prior to excavation work. Utility Notification Center of Colorado 12600 W. Colfax Ave., Suite B–310, Lakewood, CO 80215 (800)–922–1987.

2. **TOPSOIL STOCKPILING:** See Grading Plan for stockpiling, mound soil no higher than 1.3 m (4 feet) high for less than 1 year and preferably less than 6 months. Cover (SEE NATIVE SEED MIX) to prevent soil erosion and contamination by weeds."

3. **WEED CONTROL:** Apply pre/post emergent herbicides per manufactures recommendations (see specifications for manufacture's products). Prepare all sod areas and planting beds before planting by applying herbicide as per label directions to weed or grass growth in planting areas on site. Do not proceed with landscape installation until weed growth has been controlled.

4. **SOIL AMENDMENTS:**

Spread the following amendments to ALL landscape areas. Amendments are per the submitted soils report and approved by the City.

–Add 3 cu. yds. Ecogro Class I Compost (an A–1 Organics Product) or an approved plant based compost equal, per 1,000 s.f.
–Add 3 lbs. Nitrogen (N) per 1,000 s.f. for turf and shrub bed areas (For each 1/10 lb of Nitrogen apply 1/4 lb Urea)
–Add 4 lbs. Phosphorus (P205) per 1,000 s.f.
–Add 2 lbs. Potassium (K20) per 1,000 s.f.

Prior to spreading amendments rip (till) ALL existing soil to a depth of eight (8) inches minimum (see project specifications) All parking lot islands shall be tilled and soil amendments added to a depth of 30" (see project specifications).

Apply soil amendments to a 1" depth before incorporating into soil (3 cubic yards of compost amendment will cover cover 1000 sf area at a 1" depth) to ALL landscape areas. Cultivate (till) soil amendments into the 8" depth.

Contractor shall submit all soil amendment receipts from supplier to the Landscape Architect. Receipts shall illustrate soil amendment mix per the specifications above and the amount (cubic yards) ordered for the project.

5. **TREE & SHRUB PIT BACKFILL MIXTURE:** shall be 70% native soil and 30% organic mix.

6. **IRRIGATION:** An automatic irrigation shall be installed. All trees and shrubs in planting beds shall be drip irrigated. Fescue Sod and native seed areas are to be irrigated by pop–up and/or spray heads. Native seed areas will be irrigated for establishment purposes only. Rain sensors will be required (see Irrigation sheets – this document).

AN IRRIGATION PLAN SHALL BE SUBMITTED BY A QUALIFIED IRRIGATION DESIGNER FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING A BUILDING PERMIT. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

7. **PLANT LIST:** Codes for the species (scientific name), size, and quantity required to complete the planting, are listed and indicated by symbol in the drawings. In the event discrepancies occur between information indicated in the schedule and information indicated by symbol on the drawings, the information indicated by symbol on the drawings shall govern.

8. **FORM:** All plants shall conform to the ANSI Z60.1. and Colorado Nursery Act. Provide plant material well formed, true to species or variety, free from injuries and disfigurement, unless otherwise approved by the Landscape Architect. Trees shall be fully branched in proportion to width and height. Trees, both deciduous and evergreen, shall have relatively straight trunks and one central leader (trees shall not be "poled"), unless otherwise approved by the Landscape Architect. Shrubs shall be provided that have the height and number of primary stems as recommended by ANSI Z60.1. An acceptable plant shall be well shaped with sufficient well–spaced side branches recognized by the ANLA (American Nurserymen and Landscaper Association) as typical for the variety grown in the region.

9. **HEALTH:** Provide healthy plant material. Plant material shall be free from disease, defects such as disfiguring knots, sunscald, windburn or bark abrasions, infestations or injury and have a vigorous root system. Root balls shall be free of weeds. If necessary, spray plant material at time of installation and periodically as required to exclude infestation until final acceptance.

10. **SIZE:** The minimum acceptable sizes of plants measured before pruning with branches in normal position, shall conform to measurements as specified in the plant list furnished. Height and spread dimensions refer to main body of plant and not from branch or root tip to tip. Measure trees and shrubs with branches in normal position. Measure trunk caliper 6" above ground up to and including 4" caliper size and 12" above ground for larger sizes. The sizes identified are minimum sizes; plant material smaller than specified is unacceptable. Plants larger than specified may be used, if approved, at no additional cost.

11. **PRUNING:** All plants shall not have been pruned after selection by the Landscape Architect or Contractor at either the supplier's nursery or the Contractor's work site, except as otherwise provided herein, (See Specs).

12. **IDENTIFICATION:** All plant materials shall be identified by means of a grower's label affixed to the plant. The grower's label shall give the data necessary to indicate conformance to specifications. Use durable waterproof labels with water–resistant ink which will remain legible for at least 60 days.

13. **SUBSTITUTIONS:** No substitutions accepted, except with the written permission of the Landscape Architect or owners authorized representative.

14. **TREE STAKES & GUYS:** For deciduous trees: Lodgepole Pine 1–1/2"–2" diameter post, 8' long with bottom end pencil pointed. For evergreen trees, steel "T" posts, 30" bottom portion with anchor intact. Guying Material: ArborTie manufactured by Deep Root Partners, L.P. (800) 458–7668 or approved equal. Submit sample to Owner's Authorized Representative for approval a minimum of two (2) weeks prior to delivery on–site. Color: Green.

15. **TREE WRAP:** Standard nursery crepe tape not less than 4" wide, designed to prevent winter sun–scaled. Secured every 24" by taping. Do not use duct tape.

16. **COBBLE MULCH:** Unless otherwise noted, all planting beds for trees and shrubs shall be mulched with COBBLE MULCH. Apply 4"–8" size of cobble/river (Blue Gray or Cottonwood cobble) rock as indicated on drawings over geo–textile fabric layer. Place cobble in entire designated area to minimum depth of 6"–10". Individual trees shall have a wood mulch ring 3' to 4' in diameter. Individual shrubs shall have a wood mulch ring 1½ the size of the rootball.

17. **WOOD MULCH:** Where indicated on the plans for areas designated to receive WOOD Mulch all planting, including individual plant wood mulch rings shall be mulched with three inches (3"–4") of shredded wood cedar mulch. Cedar mulch shall be a fibrous material, not chipped or chunks, (see specs for acceptable type), and watered in after installation.

18. **BOULDERS:** Landscape Boulders shall be Granite Boulders, 2'–4' in diameter as supplied by C&C Sand and Stone Co 1–719–577–9900 or approved equal.

19. **GEO–TEXTILE FABRIC:** Underlayment fabric for weed barrier – USED IN ROCK & COBBLE MULCH DESIGNATED AREAS ONLY – shall have a nominal weight of of 3.5 oz. per square yard with a permeability of 0.7 cm/sec. minimum (see project specifications).

20. **EDGER:** All edger shall be 14 gauge – 4" high by ⅛" thick by 10' lengths. Color shall be green.

21. **SOD:** Composition: Colorado grown Texas Hybrid Blugrass / Survivalist Tall Fescue (or approved equal) turf–type having a healthy, vigorous root system that has been regularly watered, mowed, fertilized and sprayed for weeds in the sod nursery. Each piece of sod shall have a sandy–loam soil base. Sod shall be free from other grasses, insects and their eggs, stones and debris, and a minimum of one year old.

Recommended Blend: Survivalist Tall Fescue

47% Grande II (Tall Fescue)
47% SR8650 (Tall Fescue)
6% Spitfire (Texas hybrid bluegrass)

Or approved equal

CITY OF COLORADO SPRINGS REQUIREMENTS
INSTALLATION, VERIFICATION, AND DEFERRAL

Code Section 309. (Paraphrased)

Installation
All landscaping, irrigation system and other site work shown on the approved landscape and irrigation plans shall be properly installed and stabilized against soil erosion and/or financially assured, prior to issuance of a Certificate of Occupancy or prior to issuance of a building permit in the case of a double frontage lot streetscape requirement or common area (Section 305. B.2&3 of this Part), or prior to final development plan approval for the conversion of vacant land to nonresidential use that does not involve the construction of a structure.

Required Verification
The owner or developer shall provide an inspection affidavit executed by both the qualified landscape plan designer and the qualified irrigation plan designer, which certifies that all components have been properly installed in conformance with the approved plans. In lieu of the provision of a properly executed inspection affidavit, City Planning shall inspect and verify the initial landscape and irrigation system installation subject to compliance with Section 310.B of this Part.

Deferral of Installation
In cases where all or some portion of the required landscaping, irrigation system or other site work can not be installed due to seasonal conditions that would jeopardize the health of plant materials or prohibit the installation of the irrigation system or plant materials; or due to the unavailability of plant material, or to construction activities, the owner or developer may make the following arrangements in order to secure a Certificate of Occupancy.
1. An acceptable financial assurance shall be posted with the Development Review Manager. Acceptable financial assurances shall include cash, certificates of deposit, irrevocable letters of credit, performance bonds and escrow accounts. Said assurance shall be accompanied by a description of the uncompleted landscaping, irrigation system and/or site work and an estimate of the cost required to complete the same. The assurance shall be an amount equal to the cost estimate.
2. The owner or developer shall agree in writing that he or she, or any successors or assigns, shall complete the required landscaping, irrigation system, and/or site work within one year or less from the date of issuance of the Certificate of Occupancy.
3. The financial assurance shall be released once all of the required landscaping, irrigation system, and/or site work has been installed, and verified in compliance with Section 309.C of this Part.

Policy 309.
1. Where seeding is permitted, it shall be financially assured and the assurance shall not be totally released until the seeding is considered to be established in a healthy state by City Planning.
2. A functional test of the irrigation system shall be performed by the installer and verified by the qualified designer, or be verified by City Planning in conformance with Section 3–3–31 0.B of the Landscape Code.
3. Financial assurances shall contain the basic provisions of the acceptable forms for financial assurances available from City Planning.
4. Installation Standards:
   A. In motor vehicle lot planting areas compacted by site grading, soil shall be structurally renovated (tilled), or removed and replaced, to a depth of thirty inches (30").
   B. All plants shall meet or exceed standards established by the Colorado Nursery Act, and the "American Standard of Nursery Stock". All plant shall be typical of their species, healthy, free of disease, insect pests and mechanical injuries, have adequate root systems, and otherwise be consistent with the intent of the Landscape Code and Landscape Policy Manual.
   C. Installation shall be in accordance with the Planting Details as specified on the details sheet with regard to planting hole depth, size and shape, root ball preparation, construction of water basins, appropriate staking and guying, mulching and watering.
   D. Seeded landscape areas shall have no bare areas larger than six inches by six inches (6" x 6") after germination.

MAINTENANCE ASSURANCE

Code Section 310. (Paraphrased)

Compliance Inspection
City Planning shall perform a landscape compliance inspection two (2) years after the initial landscape installation is verified in conformance with Section 309.C of this Part.
Alternative to Inspection Affidavit
When a properly executed inspection affidavit is not provided as required by Section 309.C of this Part, the owner or developer shall post an acceptable financial assurance with the Development Review Manager for a two (2) year period that guarantees the maintenance in good condition of all required landscaping components, except irrigation system components, and the replacement or repair of said components. City Planning will then inspect and verify the initial landscape and irrigation system installation.
Type and Amount of Assurance
Acceptable financial assurances shall include cash, certificates of deposit, irrevocable letters of credit, performance bonds and escrow accounts. The amount of the assurance shall be established in the Landscape Policy Manual. Said assurance shall be reduced in conformance with the procedures established in the Landscape Policy Manual.
Policy 310.
1. The amount of the financial assurance for maintenance shall be ten percent (10%) of the cost of the required landscape installation. No financial assurance shall be required for the irrigation system.
2. The amount of the financial assurance for maintenance may be reduced by the cost of verified, required plant replacements, on a one–time basis, during the two–year assurance period.
Release of Assurance
The financial assurance shall be released once City Planning verifies that all of the required landscaping has been maintained in compliance with the requirements and standards of this Landscape Code and the Landscape Policy Manual for a period of two (2) years from the date of verification of the initial landscape installation.

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APPROVAL ONLY.

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DISCLAIMER:

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, DESIGNER SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES; OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAM; OR FOR PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH DESIGNER'S DOCUMENTS.

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
10/22/2019
9:34:59 AM
hvannimwegen

CITY FILE NO. AR PUD 19–00491

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FINAL LANDSCAPE DEVELOPMENT PLAN - AMENDMENT
for
Marketplace at Interquest
Filing No. 20 - Courtyard at Marriott
Colorado Springs, CO 80903

Sheet Title:
HYDROZONE MAP
WALL DETAIL

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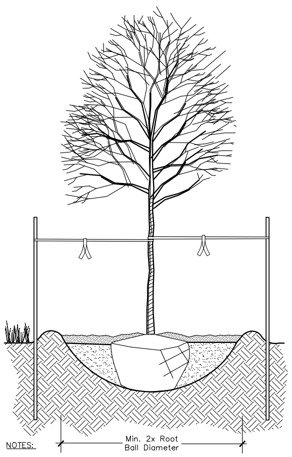
Revisions	By

Drawn By: DTM
Checked By: DTM
Date: August 2019
Scale:
Job No.: 19006

FIGURE 1

LANDSCAPE PLANT SCHEDULE

Abbr.	Qty.	Botanical Name	Common Name	App. B Key	Mature Width	Planting Size	Notes
TREES							
acfrab	6	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	S	30'-40'	2.5" Cal.	
actapp	4	Acer tataricum 'Pattern Perfect'	'Pattern Perfect' Tatarian Maple	457A	15'-20'	1.5" Cal.	
gltrinsk	6	Gledditsia triancanthos inermis 'Skyline'	Skyline Honeylocust	4SA	30'-40'	2.5" Cal.	
juchsp	15	'Juniperus chinensis 'Spartan'	Spartan Juniper	25678D	4'-6'	#15	
pipubbe	2	'Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Spruce	678S	10'-15'	6' Ht.	
ticogr	6	Tilia cordata 'Greenspire	Greenspire Linden	4S	25'-35'	2.5" Cal.	
Percent Signature Trees: (60% minimum – Policy 311.3k)			Signature Trees : 13 / Total No. of Trees: 19 = 68% Signature Trees				
SHRUBS							
codacb	28	'Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	4568S	4'-6'	#5	
codi	40	Cotoneaster divaricatus	Spreading Cotoneaster	2345A	6'-8'	#5	
coseis	21	Cornus sericea 'Isanti'	Isanti Dogwood	457S	4'-6'	#5	
fralco	12	Frangula alnus 'Columnaris'	Tall Hedge Buckthorn	45D	3'-4'	#5	
juhobc	2	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	2568A	6'-8'	#5	
jusabr	36	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	568A	6'-8'	#5	
jusasc	4	Juniperus sabina 'Scandia'	Scandia Juniper	568A	4'-6'	#5	
jusata	63	Juniperus sabina 'Tamariscifolia'	Tammy Juniper	568A	6'-8'	#5	
livulo	25	Ligustrum vulgaris 'Lodense'	Lodense Privet	A	3'-4'	#5	
peat	7	Perovskia atriplicifolia	Russian Sage	12D	3'-4'	#5	
pofrgf	82	Potentilla fruticosa ' 'Gold Finger'	Gold Finger Potentilla	4567S	3'-4'	#5	
rialgm	24	Ribes alpinum 'Green Mound'	Green Mound Currant	24567DA	2'-3'	#5	
ronw	15	Rosa x 'Nearly Wild'	Nearly Wild Rose	45678SA	2'-3'	#5	
spjanf	5	Spirea japonica 'Froebelli'	Froebel Spirea	SA	3'-4'	#5	
spjanf	52	Spirea japonica 'Neon Flash'	Neon Flash Spirea	SA	3'-4'	#5	
vitrbc	46	'Viburnum trilobatum 'Bailey Compact'	Compact American Cranberrybush	47A	4'-5'	#5	
Percent Signature Shrubs: (60% minimum – Policy 311.3k)			Signature Shrubs : 292 / Total No. of Shrubs: 311 = 94% Signature Shrubs				
GRASSES							
caackf	62	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	A (L)	2'	#1	
misipu	7	'Miscanthus sinensis purpurascens	Purple Maiden Grass	DA	2'-3'	#1	
misiva	6	'Miscanthus sinensis 'Variegatus'	Varigated Maiden Grass	DA	2'-3'	#1	
misize	3	'Miscanthus sinensis 'Zebrinus'	Zebra Grass	DA	4'-6'	#1	
PRENNIALS							
hestor	107	'Hemerocallis 'Stella de Oro'	Dwarf Gold Daylily	D	12"-18"	4" Pots	
cepl	57	Ceratosigma plumbaginoides	Plumbago	D	18"-24"	4" Pots	
ceto	203	Cerastium tomentosum	Snow-in Summer	D	12"-18"	4" Pots	



Min. 2x Root Ball Diameter

Do not remove or cut the leader.

Prune dead or damaged wood prior to planting (see note #3 below).

Wrap entire surface of trunk up to second branch. Secure wrap at top, bottom and at two foot intervals (see specs for tree wrap materials)

Guying material: Nylon straps 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 6" dangling (see specs for guying material and color).

Stake trees up to 3" caliper with two post on the leeward and windward sides. Stake trees over 3" caliper with 3 evenly spaced. Set stakes 18" minimum into undisturbed subgrade. Remove stakes and guy wires within 12-18 months of planting.

Remove soil to the root flare prior to positioning root ball in pit. Plant root flare at soil grade.

3-4" minimum depth organic wood mulch. Avoid contact with trunk. See specs. for specified mulch. Mulch ring shall be 72" in diameter if located in turf area.

Backfill mixture shall be ⅔ native soil and ⅓ organic mix (see landscape notes and specs for soil mix).

6" high earth saucer beyond edge of root ball when tree is located in dryland, native and downhill sides on slopes. Saucers are not required in irrigated turf areas.

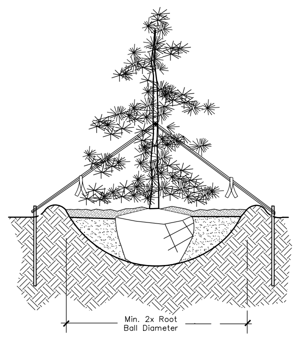
Positioned tree in place and remove all twine, rope, plastic and rubber. Remove all treated green burlap and wire basket from rootball.

Rootball shall rest on firm, undisturbed soil.

NOTES:

1. Dig pit so that the top of the root flare is level with surrounding grade. The root flare should determine the depth of the pit, not the the top of the rootball.
2. Before delivery to the site assure nursery has marked the North side of all trees. At time of installation rotate tree so the mark is facing North.
3. Prune dead, broken or crossed branches and branches with weak or narrow crotches. Do not remove the terminal buds or branches that extend to the edge of the crown.
4. Structural Pruning should
5. Do not fertilize for at least one growing season.
6. Keep plants moist and shaded until planted.

A/7 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



Min. 2x Root Ball Diameter

Do not remove or cut the leader.

Prune dead or damaged wood prior to planting (see note #3 below).

Guying material: Nylon straps with grommets below midpoint of tree. Tighten #10 guy wire by twisting. Allow a slight sag for sway. Provide flagging tape with minimum 6" dangling (see specs for guying material and color).

Remove soil to the root flare prior to positioning root ball in pit. Plant root flare at soil grade.

3-4" minimum depth organic wood mulch. Avoid contact with trunk. See specs. for specified mulch. Mulch ring shall be 72" in diameter if located in turf area.

6" high earth saucer beyond edge of root ball when tree is located in dryland, native and downhill sides on slopes. Saucers are not required in irrigated turf areas.

Stake trees 6' in height or smaller with two post on the leeward and windward sides. Stake trees 6' high and over with 3 metal angle iron placed 120° apart. Set stakes 18" minimum into undisturbed subgrade. Remove stakes and guy wires within 12-18 months of planting.

Scarify sides of planting Pit. Backfill mixture shall be ⅔ native soil and ⅓ organic mix (see landscape notes and specs for soil mix).

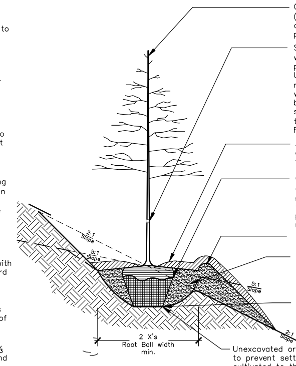
Positioned tree in place and remove all twine, rope, plastic and rubber. Remove all treated green burlap and wire basket from rootball.

Rootball shall rest on firm, undisturbed soil.

NOTES:

1. Dig pit so that the top of the root flare is level with surrounding grade. The root flare should determine the depth of the of the pit, not the the top of the rootball.
2. Before delivery to the site assure nursery has marked the North side of all trees. At time of installation rotate tree so the mark is facing North.
3. Prune dead, broken or crossed branches and branches with weak or narrow crotches. Do not remove the terminal buds or branches that extend to the edge of the crown.
4. Structural Pruning should
5. Do not fertilize for at least one growing season.
6. Keep plants moist and shaded until planted.

C/8 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



2:1 Slope · 5:1 Slope · 2 X's Root Ball width min.

One central leader. Corrective pruning (dead or damaged wood) to be completed immediately prior to planting.

Stake trees 2 1/2" cal. and greater with 2 upright 8' metal T-posts placed parallel to contour of slope. Use nylon strap with grommets below midpoint of tree. Tighten #10 guy wire by twisting. Protect any branches from the wire. Allow a slight sag for sway. Provide flagging tape with minimum 6" dangling. Remove after 1 calendar year.

3" approved, mulch in a minimum 6' diameter area. Avoid contact with trunk. See specs. for specified mulch.

Cut and remove all twine, rope, burlap and wire from a minimum top 1/3 of root ball (8" down). Remove all treated, green burlap. After tree is positioned in place, remove all twine, rope, plastic and rubber.

4" high earth saucer beyond edge of root ball.

Tamp soil around root ball base firmly with foot pressure so that root ball does not shift.

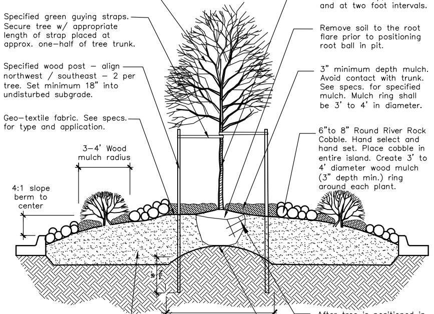
Root ball shall rest on firm, undisturbed soil. **Plant with root flare 2-4" above surrounding grade in clay soil and at grade in sandy soil.**

Unexcavated or compacted mound under the root ball to prevent settlement. Existing soil to be well cultivated to the depth of root ball Add soil amendments only as specified by soil analysis. See specs. for mixture.

NOTES:

1. Mark the north side of the tree in the nursery, and rotate tree to face north at the site possible.
2. **Each tree must be planted such that the trunk flare is visible at the top of the root ball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the root ball with soil.**
3. Prune dead, broken or crossed branches and branches with weak or narrow crotches. Do not remove lower limbs and sprouts for at least two growing seasons.
4. Stake only when necessary. Stake trees 2" cal. and smaller with metal post on prevailing wind side.
5. Do not wrap trunk unless required on exposed sites for species with thin bark. Use electrical tape, not duct tape. Do not use twine. Wrap in November and remove in spring.
6. Do not fertilize for at least one growing season.
7. Keep plants moist and shaded until planted.

F/7 TREE PLANTING ON SLOPE
NOT TO SCALE



Do not cut central leader.

Prune dead or damaged wood immediately prior to planting.

Specified green guying straps. Secure tree w/ appropriate length of strap placed at approx. one-half of tree trunk.

Specified wood post – align northwest / southeast – 2 per tree. Set minimum 18" into undisturbed subgrade.

Geo-textile fabric. See specs. for type and application.

3-4' Wood mulch radius

4:1 slope berm to center

Wrap entire surface of trunk up to second branch with specified wrapping secured at top, bottom and at two foot intervals.

Remove soil to the root flare prior to positioning root ball in pit.

3" minimum depth mulch. Avoid contact with trunk. See specs. for specified mulch. Mulch ring shall be 3' to 4' in diameter.

6"to 8" Round River Rock Cobble. Hand select and hand set. Place cobble in entire island. Create 3' to 4' diameter wood mulch (3" depth min.) ring around each plant.

Backfill mix shall be 70% native soil and 30% organic mix (see soil amendment note). In islands that have been compacted by grading operations the soil shall be structurally renovated (tilled) or removed to a depth of thirty (30") and replaced with specified backfill mixture.

Tree Pit 2x Root Ball Width (Minimum–if unable to backfill entire island)

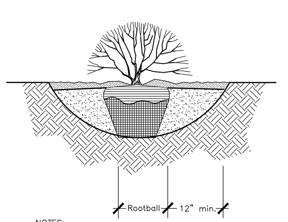
After tree is positioned in place remove all twine, rope, plastic and rubber. Remove all treated, green burlap. Pull burlap and wire from top 2/3 (min.) of rootball.

Rootball shall rest on firm, undisturbed soil. Plant rootball 2-4" above surrounding grade in clay soil and at grade in sandy soil.

NOTES:

1. Dig pit so that the top of the root flare is level with surrounding grade. The root flare should determine the depth of the of the pit, not the the top of the rootball.
2. Prune dead, broken or crossed branches and branches with weak or narrow crotches. Do not remove lower limbs and sprouts for at least two growing seasons.
2. Do not fertilize for at least one growing season.
3. Keep plants moist and shaded until planted.

B/7 PLANTING FOR PARKING LOT ISLANDS & SHRUB BEDS w/ COBBLE & WOOD MULCH RINGS
NTS



Rootball · 12" min.

Plant top of rootball at grade.

3-4" specified organic mulch. Avoid contact with trunk.

For Shrubs not in a planting beds: Provide 6" planting Rim for shrubs not in planting bed. Provide saucer on downhill side of slopes.

Existing soil to be well cultivated to the depth of rootball. Backfill mix shall be 70% native soil and 30% organic mix (see soil amendment note).

Scarify sides of planting pit.

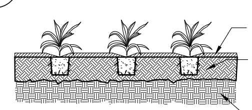
Rootball shall rest on firm, undisturbed soil.Remove all packaging material. For pot bound container only: make 4-5 vertical cuts in rootball 1" deep. Plant immediately.

For root bind at the bottom of ball: Split rootball vertically all the way through bottom to halfway to top. Spread the two halves over a mound of soil in the planting hole.

NOTES:

1. Prune only dead or broken branches and weak or narrow crotches.
2. Keep plants moist and shaded until planted.
3. Do not fertilize for at least one growing season.
4. Amended backfill shall be ⅓ compost and ⅔ Native and or imported topsoil.
5. All shrubs in rock areass to receive shredded mulch rings,
6. Deep water all plants at time of planting
7. On slopes plant rootball at grade and provide saucer rim on down hill side. Water in at planting.

D/7 SHRUB PLANTING DETAIL
NOT TO SCALE



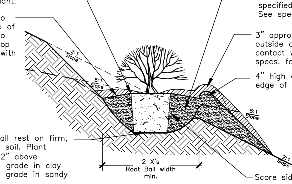
3-4" approved, organic wood mulch. See specs. for specified mulch.

Existing soil to be well cultivated to a minimum depth of 6". Add soil amendments as specified by soil analysis. See specs. for mixture.

Undisturbed soil

NOTES:
1. Keep plants moist and shaded until planting.
2. Plant ground covers and perennials level and at grade.
3. Prune all dead or broken parts prior to planting.
4. Amended backfill shall be ⅓ compost and ⅔ native and/or imported topsoil.
5. all perennials planted in rock mulch areas to have organic mulch rings around base of the plant.

E/7 PERENNIAL/ GROUND COVER PLANTING
NOT TO SCALE



2:1 Slope · 5:1 Slope · 2 X's Root Ball width min.

Place drip emitters at edge of rootball. Do not place at base of crown of plant.

Slope soil to edge of top of rootball. Do not cover top of rootball with soil.

Rootball shall rest on firm, undisturbed soil. Plant rootball 1-2" above surrounding grade in clay soil and at grade in sandy soil.

Existing soil to be well cultivated to the depth of rootball. Add soil amendments only as specified by soil analysis. See specs. for mixture.

3" approved, mulch to outside of planting ring. Avoid contact with trunk. See specs. for specified mulch.

4" high earth saucer beyond edge of root ball.

Score sides of rootball.

NOTE:

1. Keep plants moist and shaded until planted.
2. For pot bound container only: make 4-5 vertical cuts in rootball ½" deep. Plant immediately.
3. For rootbind at the bottom of ball: split rootball vertically all the way through bottom to halfway to top. Spread the two halves over a mound of soil in the planting hole.
4. For burlapped plants: Remove all burlap if possible without breaking the rootball or remove a minimum of ⅔ of the burlap from the top portion. Remove all treated burlap.
5. On slopes, plant rootball at grade and provide saucer rim on downhill side.
6. Water in at planting.
7. Corrective pruning (dead or damaged wood) to be completed after planting.
8. Do not fertilize for at least one growing season.

G/7 SHRUB PLANTINGS ON SLOPES
NTS

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lp@lparch.com

FINAL LANDSCAPE DEVELOPMENT PLAN - AMENDMENT
for
Marketplace at Interquest
Filing No. 20 - Courtyard at Marriott
Colorado Springs, CO 80903

Sheet Title: LANDSCAPE DETAILS

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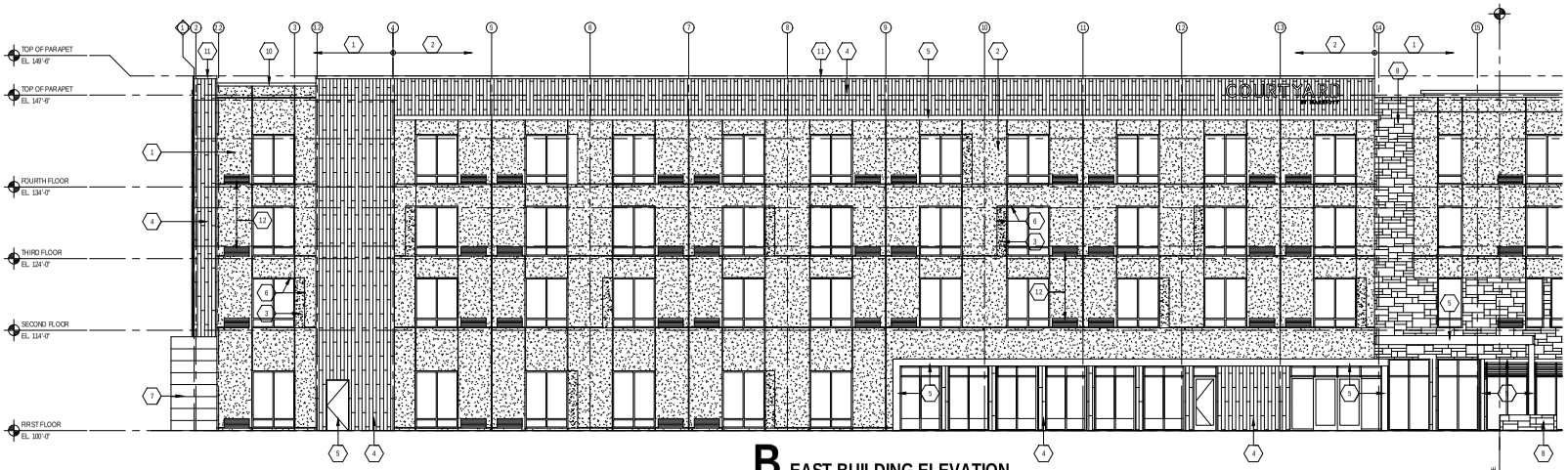
Revisions	By

Drawn By: DTM
Checked By: DTM
Date: August 2019
Scale:
Job No.: 19006

FIGURE 1

EXTERIOR MATERIAL SCHEDULE

SYM NO.	MATERIAL	COLOR/SIZE	MANUFACTURER
1	EIFS 1	PAVILION BEIGE-SW7512	REFER TO SPECIFICATIONS
2	EIFS 2	KEYSTONE GRAY-SW7504	REFER TO SPECIFICATIONS
3	EIFS 3	OAKMOSS-SW6180	REFER TO SPECIFICATIONS
4	FIBER-CEMENT SIDING PANELS	VINTAGE WOOD: CEDAR	NICHIHA
5	INTUMESCENT PAINT	MATCH PAC-CLAD DARK BRONZE	REFER TO SPECIFICATIONS
6	WINDOW SHADOW BOX	MATCH PAC-CLAD DARK BRONZE	REFER TO SPECIFICATIONS
7	20" METAL PANEL	MATCH PAC-CLAD DARK BRONZE	REFER TO SPECIFICATIONS
8	STONE VENEER	PRAIRIE STONE: MOCHA GRANITE	CORONADO STONE
9	WOOD PLANKS	SARANTE NATURAL WALNUT S38 FINISH W/UV COATING	REFER TO SPECIFICATIONS
10	METAL COPING CAP	DARK BRONZE	REFER TO SPECIFICATIONS
11	METAL COPING CAP	MATCH NICHIHA CEDAR COLOR	REFER TO SPECIFICATIONS
12	PTAC	COLOR TO MATCH ADJACENT WALL COLOR	REFER TO SPECIFICATIONS



B EAST BUILDING ELEVATION
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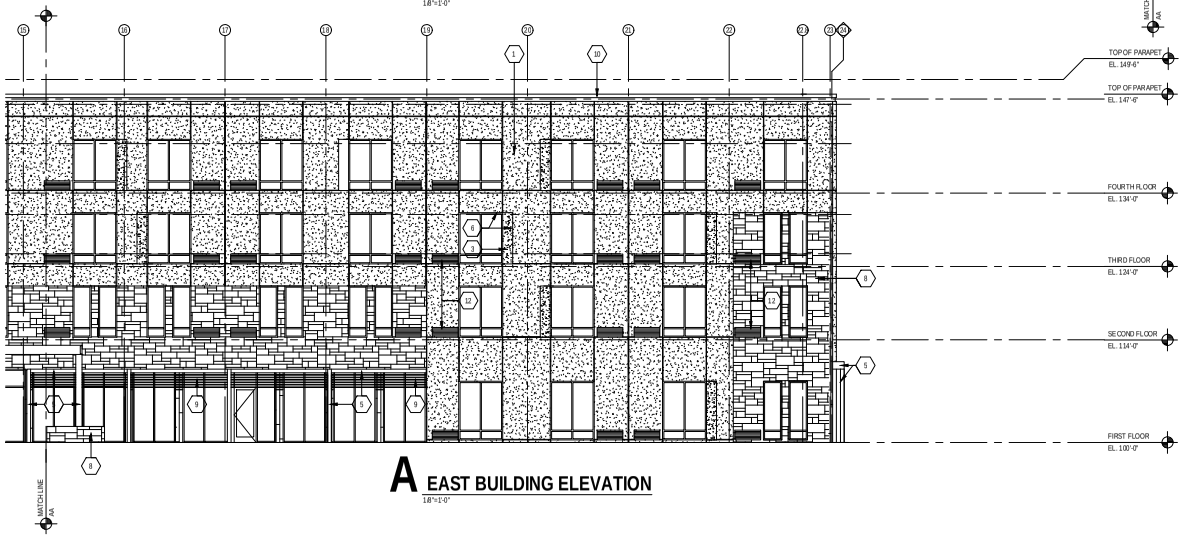

A EAST BUILDING ELEVATION
1/8"=1'-0"

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PROJECT NUMBER:
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SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A2.01
8 OF 11

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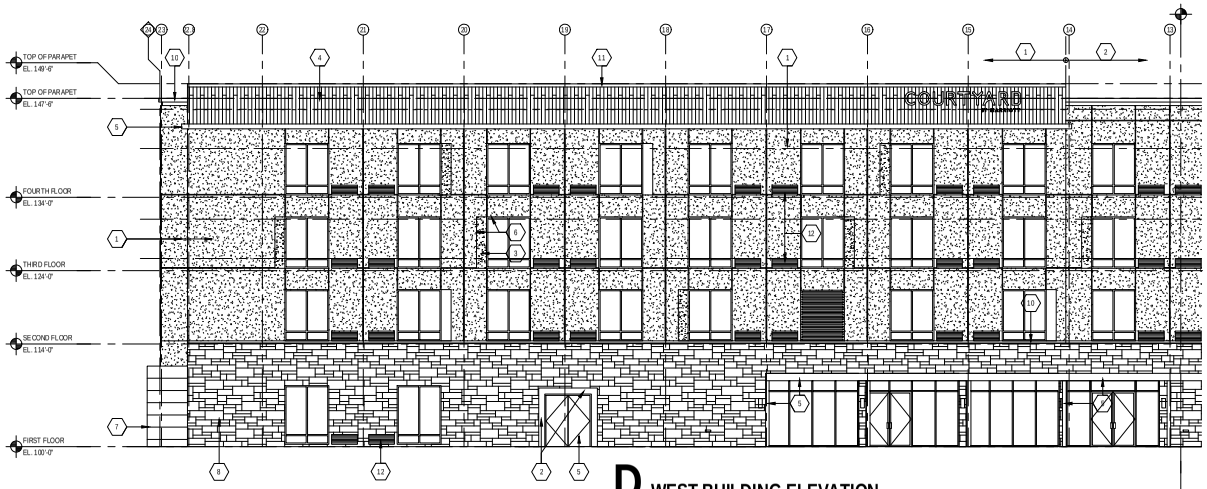
FIGURE 1

EXTERIOR MATERIAL SCHEDULE

SYM. NO.	MATERIAL	COLOR/SIZE	MANUFACTURER
1	EIFS 1	PAVILION BEIGE-SW7512	REFER TO SPECIFICATIONS
2	EIFS 2	KEYSTONE GRAY-SW7504	REFER TO SPECIFICATIONS
3	EIFS 3	OAKMOSS-SW6180	REFER TO SPECIFICATIONS
4	FIBER-CEMENT SLIDING PANELS	VINTAGE WOOD: CEDAR	NICHIHA
5	INTUMESCENT PAINT	MATCH PAC-CLAD DARK BRONZE	REFER TO SPECIFICATIONS
6	WINDOW SHADOW BOX	MATCH PAC-CLAD DARK BRONZE	REFER TO SPECIFICATIONS
7	20" METAL PANEL	MATCH PAC-CLAD DARK BRONZE	REFER TO SPECIFICATIONS
8	STONE VENEER	PRAIRIE STONE: MOCHA GRANITE	CORONADO STONE
9	WOOD PLANKS	SARANTE NATURAL WALNUT S3B FINISH W/ UV COATING	REFER TO SPECIFICATIONS
10	METAL COPING CAP	DARK BRONZE	REFER TO SPECIFICATIONS
11	METAL COPING CAP	MATCH NICHIHA CEDAR COLOR	REFER TO SPECIFICATIONS
12	PTAC	COLOR TO MATCH ADJACENT WALL COLOR	REFER TO SPECIFICATIONS



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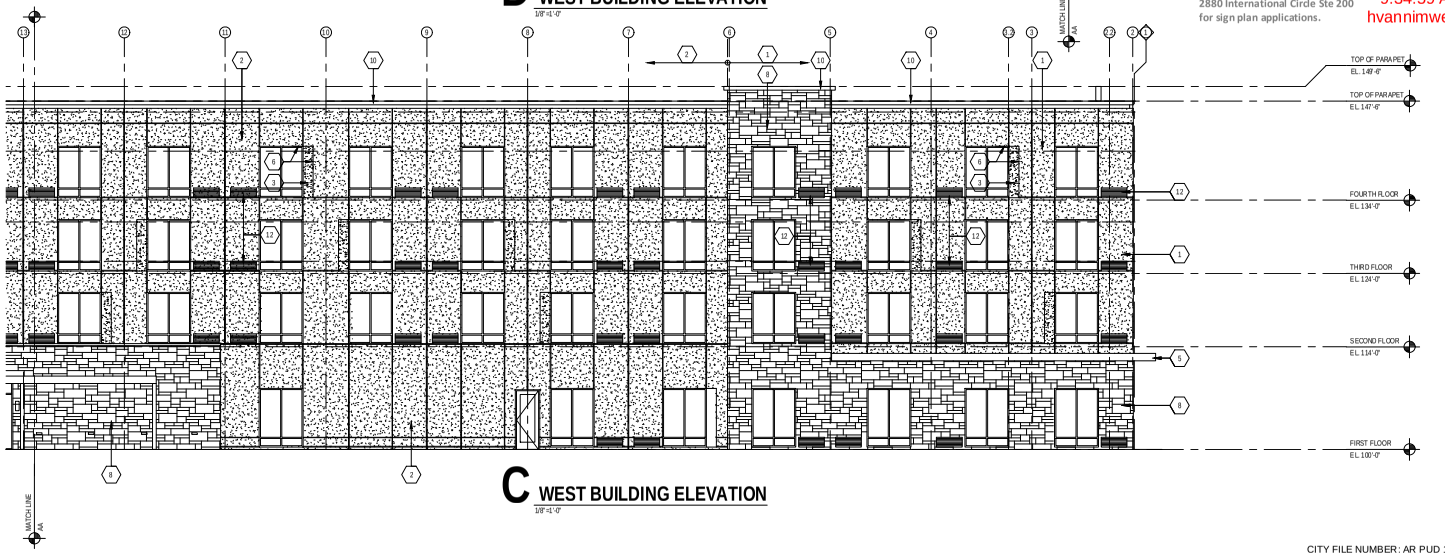

C WEST BUILDING ELEVATION
1/8"=1'-0"

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SHEET NUMBER:
A2.02

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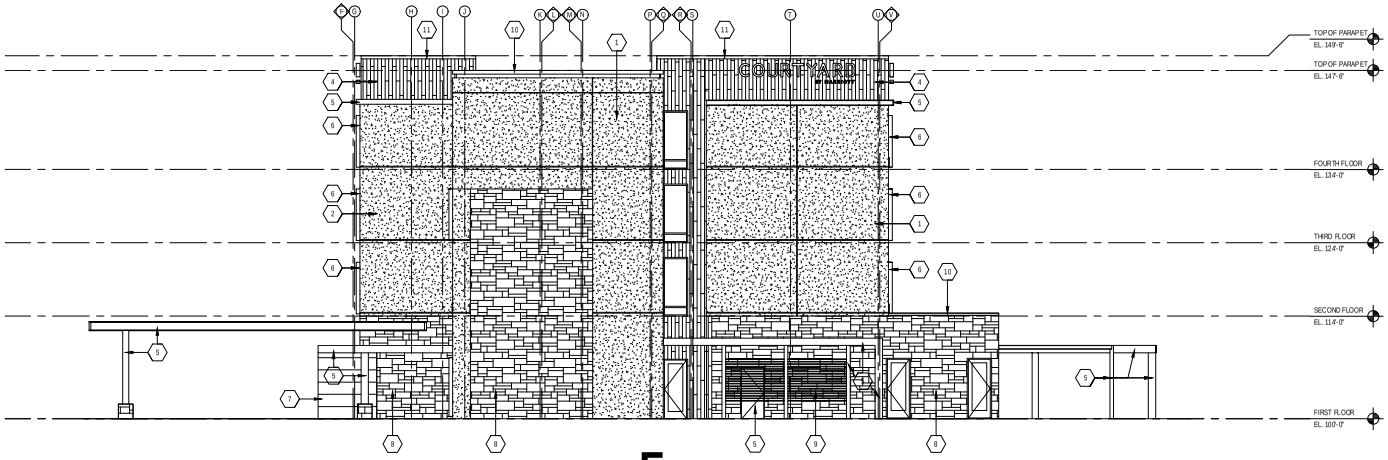
FIGURE 1



F SOUTH BUILDING ELEVATION
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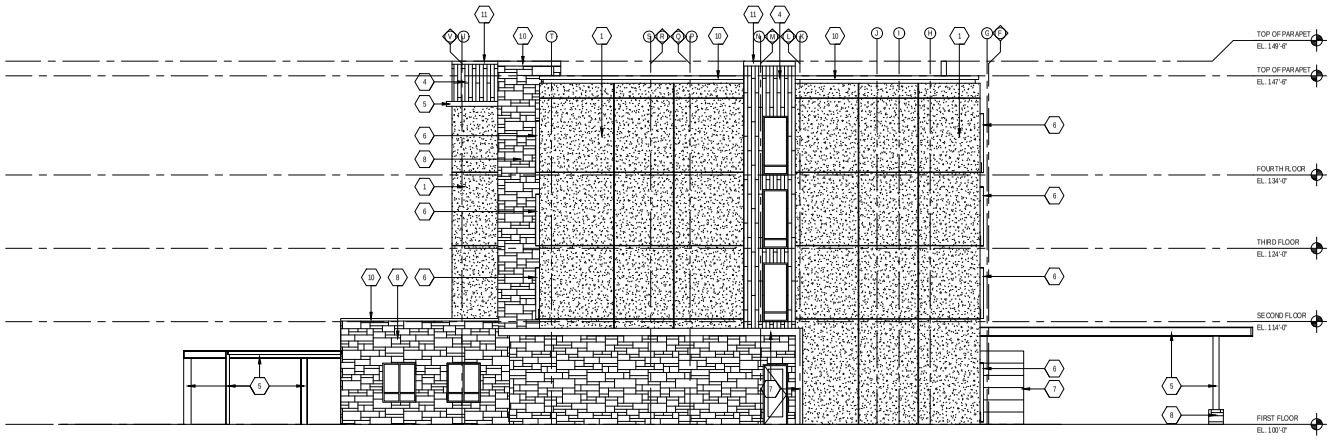

E NORTH BUILDING ELEVATION
1/8"=1'-0"

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SHEET TITLE:
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SHEET NUMBER:
A2.03
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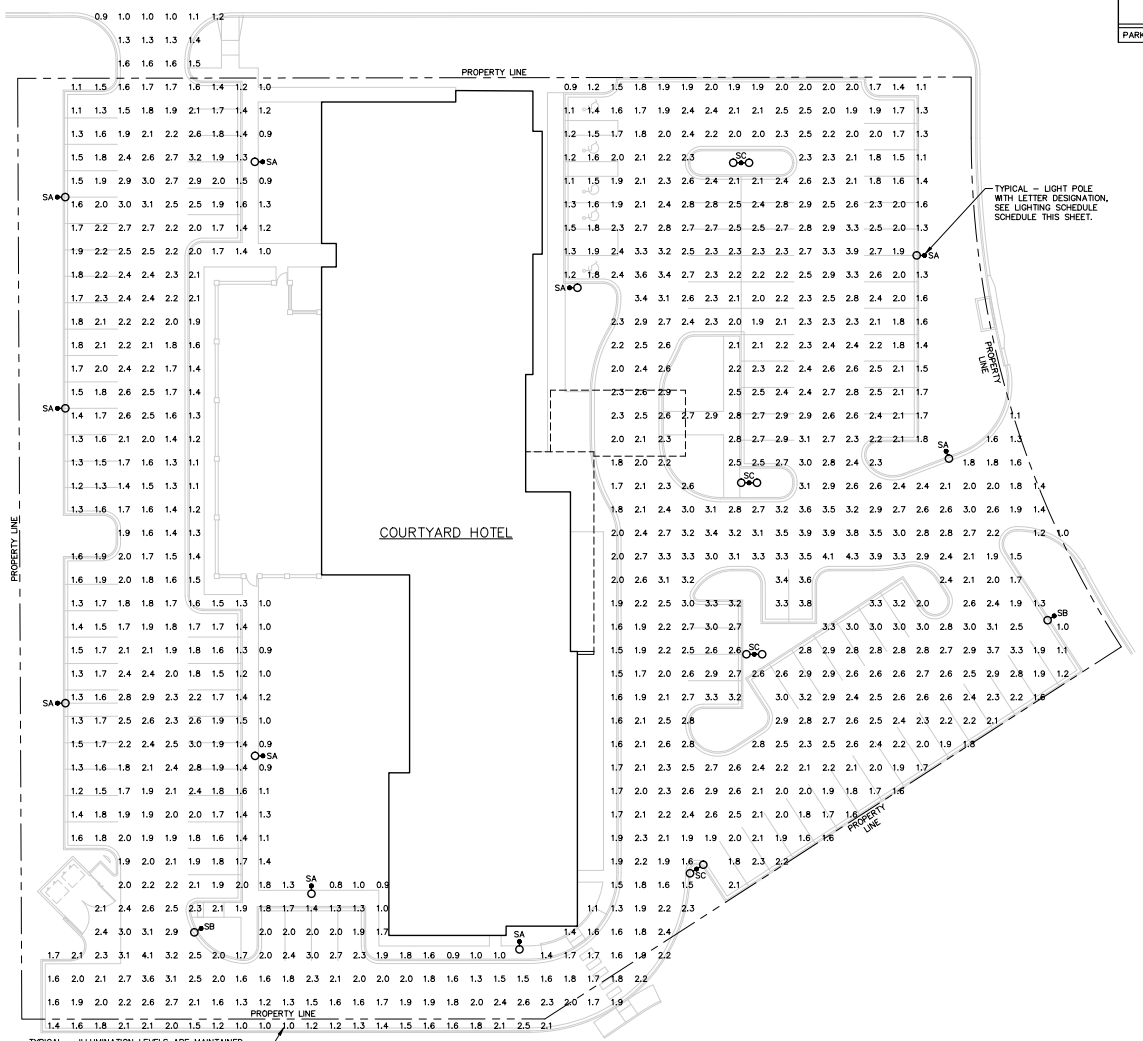
FIGURE 1

LIGHTING FIXTURE SCHEDULE

LETTER DESIG.	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS NO.	LAMPS TYPE	MOUNTING	FINISH TRIM	TOTAL VA	REMARKS
SA	KIM	1A-CC25A-2-P70-96L-3K-208-DB-3.5	208	–	L.E.D.'S W/UNIT	POLE – SEE B/SL-1.	DARK BRONZE	230	
SB	KIM	1A-CC25A-4-P70-96L-3K-208-DB-3.5	208	–	L.E.D.'S W/UNIT	POLE – SEE B/SL-1.	DARK BRONZE	230	
SC	KIM	2B-CC25A-5-P70-96L-3K-208-DB-3.5	208	–	L.E.D.'S W/UNIT	POLE – SEE B/SL-1.	DARK BRONZE	460	

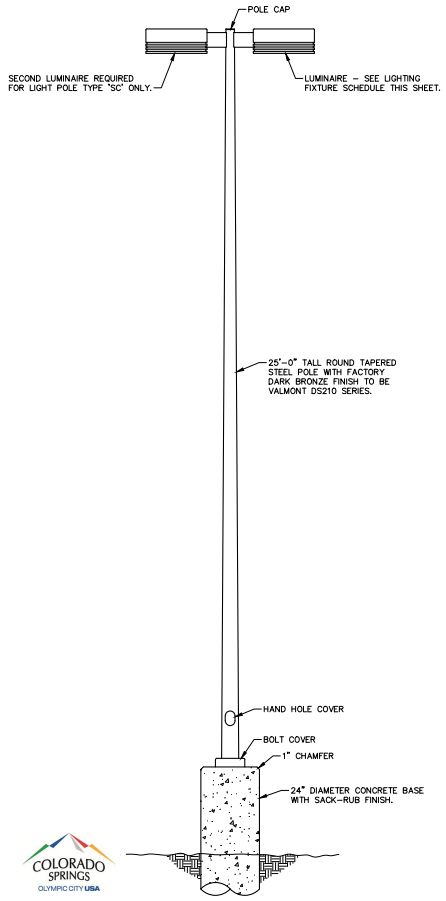
LIGHTING CALCULATION SUMMARY SCHEDULE

DESCRIPTION	AVERAGE FOOTCANDLES	MAXIMUM FOOTCANDLES	MINIMUM FOOTCANDLES	MAX/MIN	AVG/MIN
PARKING LOT	2.1	4.3	1.1	3.9/1	1.9/1



A SITE LIGHTING ANALYSIS PLAN
1" = 20'-0"

NORTH



B POLE DETAIL
1/2" = 1'-0"

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PROJECT NUMBER: 19264

SHEET TITLE: SITE LIGHTING ANALYSIS PLAN

SHEET NUMBER: SL-1 11 OF 11

FIGURE 1