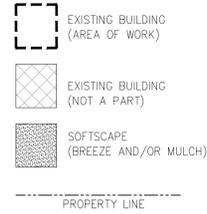


SITE PLAN LEGEND



SITE PLAN NOTES

1. INFORMATIONAL ONLY: SIGNAGE IS NOT APPROVED WITH THIS CONCEPT/DEVELOPMENT PLAN.
2. FLOOD LIGHTING IS PROHIBITED.
3. ALL LIGHTING SHALL BE ARRANGED TO REFLECT AWAY FROM ADJOINING PROPERTIES AND PUBLIC RIGHT-OF-WAYS AND SHALL BE SHIELDED TO CONTAIN ALL DIRECT RAYS ON SITE. ALL LIGHTING FIXTURES SHALL BE FULL SHIELD CUT-OFF.
4. ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ON SOUTH TEJON ST. AND EAST MORENO AVE. ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
5. ALL BUILDINGS ASSOCIATED WITH THIS DEVELOPMENT PLAN ARE LOCATED OUTSIDE OF THE FLOODWAY.
6. THE ENTIRETY OF THIS SITE FALLS WITHIN THE BOUNDARIES OF THE EXPERIENCE DOWNTOWN MASTER PLAN.

FLOODPLAIN NOTE

1. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD PLAN, ACCORDING TO FIRM #08041C0729 F EFFECTIVE 03/17/17.

SITE PLAN KEYNOTES

- ① (NOT USED)
- ② EXISTING STREET TREE TO REMAIN
- ③ (NOT USED)
- ④ (NOT USED)
- ⑤ 78"x4"x144"h WEATHERING STEEL SIGNAGE
- ⑥ NEW STREET TREES AND PAVERS PER CITY
- ⑦ NEW CONCRETE SIDEWALK
- ⑧ GAS FIREPLACE
- ⑨ SOFTSCAPE (BREEZE AND/OR MULCH)
- ⑩ LANDSCAPE
- ⑪ 18"x96"x42"h WEATHERING STEEL PLANTER
- ⑫ 42"h METAL (OPAQUE) PATIO ENCLOSURE WALL
- ⑬ 42"h OPEN METAL RAILING ENCLOSURE
- ⑭ 48"h BRICK COLUMN
- ⑮ NEW PARKING STALL STRIPING (3) STANDARD STALLS + (1) ACCESSIBLE STALL
- ⑯ (NOT USED)
- ⑰ (NOT USED)
- ⑱ AT GRADE PLANTINGS PER LANDSCAPE DRAWINGS
- ⑲ (NOT USED)
- ⑳ BIKE SHARE LOCATION
- ㉑ (NOT USED)
- ㉒ (NOT USED)

PARKING SUMMARY

REQUIRED:
PARKING EXEMPT PER COS FBZ SECTION 2.6.2.

PROVIDED:
2 STANDARD PARKING STALLS
1 ACCESSIBLE PARKING STALL
TOTAL: 3 SPACES PROVIDED

ZONING DATA

ZONE: FBZ-CEN

SITE AREAS:
TOTAL SITE AREAS: 47,448 S.F.
AREA OF WORK: 1,819 S.F.

BUILDING AREAS (GROSS):
514 SOUTH TEJON: 3,806 S.F.
516/520 SOUTH TEJON: 13,755 S.F.
522/524/526 SOUTH TEJON: 8,900 S.F.
528 SOUTH TEJON: 7,942 S.F.
60 E MORENO: 1,819 S.F.
70 E MORENO: 1,630 S.F.
80 E MORENO: 2,018 S.F.

ALLOWABLE BUILDING HEIGHT: UNLIMITED (CH 2.3.4)

ACTUAL BUILDING HEIGHT: 2 STORIES (30')

BUILDING TYPE: MIXED-USE

SETBACKS REQUIRED: FRONT: 0'
SIDE: 10' MAX
REAR: 0' MIN, 10' MAX (CH 2.3.3)

SETBACKS PROPOSED:
SOUTH TEJON STREET: FRONT: 9'-2"
EAST MORENO STREET: FRONT: 0'
SIDE (AT ALLEY) EXISTING: 0'
SIDE (AT ALLEY) PROPOSED: 126'-4"
REAR: 0'

FRONTAGE TYPE (CH 2.4): SHOPFRONT

FRONTAGE PERCENT GLAZING W/IN THE LOWER-MOST 10' OF THE FACADE:
SOUTH TEJON STREET: 88%
EAST MORENO STREET: 67% (AT ADDITION)

ACCESSIBILITY: ALL NEW ACCESS POINTS WILL MEET ADA STANDARDS.

WARRANTS: 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.
A WARRANT FOR THE INCREASED FRONT YARD SETBACK ON MORENO HAS BEEN APPROVED PER CPC DP 17-00100.

PROJECT DATA

PROJECT SUMMARY: (3) FREE STANDING SIGNS ALONG PATIOS

PROJECT ADDRESS: 60, 70, & 80 E MORENO AVE AND 528 SOUTH TEJON STREET COLORADO SPRINGS, CO 80903

TSN: 6418319020

LEGAL DESCRIPTION: LOT 1 SO-DO FIL NO 3

CITY ZONING: FBZ-CEN

PROJECT TYPE: COMMERCIAL

LUR FILE #: TBD

ASSOCIATED LUR FILE #s: CPC DP 17-00100

SHEET INDEX

1 of 2 GENERAL INFORMATION / ARCHITECTURAL SITE PLAN
2 of 2 EXTERIOR ELEVATIONS

CONTACTS

OWNER: 528 S TEJON LLC
1230 TENDERFOOT HILL ROAD
COLORADO SPRINGS, CO 80906

CONTACT: TROY COATES
p: 719.527.0313
e: troy@nieburedevelopment.com

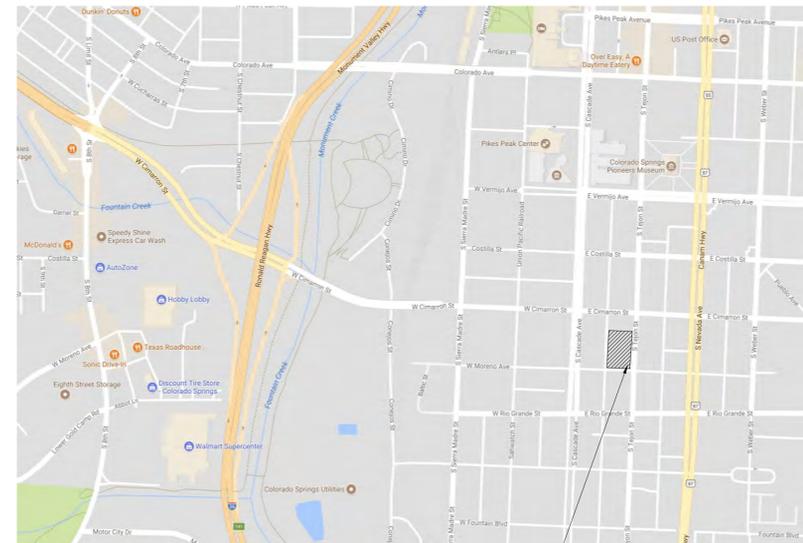
ARCHITECT: ECHO ARCHITECTURE
4 SOUTH WAHSATCH AVENUE #120
COLORADO SPRINGS, CO 80903
CONTACT: RYAN LLOYD
p: 719.387.7836
e: ryan@echo-arch.com

CIVIL: FORSGREN ASSOCIATES INC.
56 INVERNESS DRIVE EAST #112
ENGLEWOOD, CO 80112

CONTACT: JONATHAN MOORE
p: 720.214.5884
e: jmoore@forsgren.com

LANDSCAPING: NINE DESIGN
4406 MISTY DRIVE
COLORADO SPRINGS, CO 80918

CONTACT: JAMES BYERS
p: 719.528.7037
e: ninedesign@q.com



VICINITY MAP

PROJECT LOCATION

1 SITE PLAN
1" = 20'



WINFIELD SCOTT BLOCK
60, 70, & 80 E. MORENOS AND 528 SOUTH TEJON ST
COLORADO SPRINGS, CO 80903 (SO-DO FILING #3)

SITE PLAN
LUR FILE #: CPC CU 18-00038



528 SOUTH TEJON
COLORADO SPRINGS

date: 05.16.2018
phase: SIGN WARRANT
drawn by: RCL
sheet #: 1 of 2

ECHO ARCHITECTURE
4 south wahsatch ave #120
colorado springs, co 80903
www.echo-arch.com
t 719.387.7836

FIGURE 1



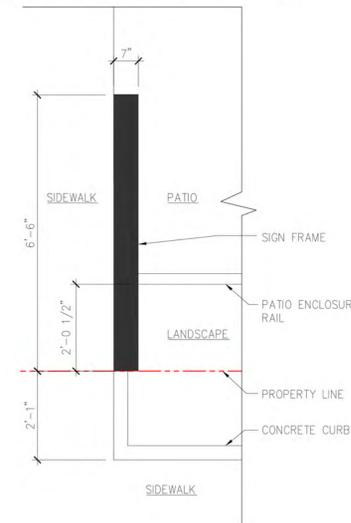
6 RENDERING LOOKING WEST FROM ROOF DECK
NTS



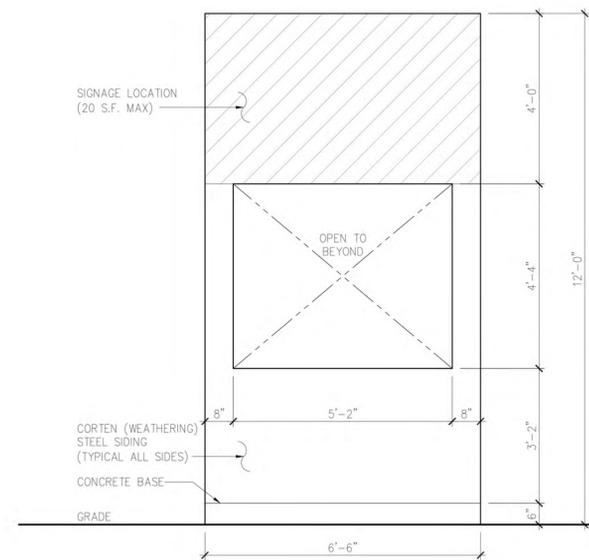
4 RENDERING LOOKING NORTHEAST FROM ALLEY/MORENO
NTS



5 WEST ELEVATION
1/8" = 1'-0"
0 4' 8' 16' 32'



3 ENLARGED SITE PLAN
1/2" = 1'-0"



2 SIGN FRAME ELEVATION
1/2" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"
0 4' 8' 16' 32'

ELEVATION NOTES:

1. EXTENT, SIZE, AND LOCATION OF SIGNAGE IS TO BE DETERMINED.
2. SIGN SUBMITTAL, REVIEW, AND APPROVAL WILL OCCUR AT A LATER DATE.
3. EXTERIOR SITE LIGHTING TO BE BOLLARD STYLE PEDESTRIAN LIGHTS AND STRING MOUNTED PATIO LIGHTS.

WINFIELD SCOTT BLOCK
60, 70, & 80 E. MORENOS AND 528 SOUTH TEJON ST
COLORADO SPRINGS, CO 80903 (SO-DO FILING #3)

EXTERIOR ELEVATIONS
LUR FILE #: TBD

ECHO
ARCHITECTURE

528 SOUTH TEJON date: 05.16.2018
COLORADO SPRINGS phase: SIGN WARRANT
drawn by: RCL
ECHO ARCHITECTURE sheet #: 2 of 2
4 south wahsatch ave #120
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