DOWNTOWN STADIUM FILING NO. 1

CITY OF COLORADO SPRINGS, COLORADO

CONDITIONAL USE FBZ DEVELOPMENT PLAN

GENERAL NOTES:

1. THIS SITE, DOWNTOWN STADIUM FILING NO. 1, IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0729G, EFFECTIVE DECEMBER 7, 2018.
2. FOR GRADING SEE PRELIMINARY GRADING PLAN SHEET 4.
3. THIS SITE IS WITHIN THE BOUNDARIES OF THE CITY GATE URBAN RENEWAL DISTRICT.
4. ALL STADIUM EVENTS WILL CONFORM WITH THE CITY'S NOISE ORDINANCE. SPECIAL EVENTS THAT DO NOT CONFORM TO THE NOISE ORDINANCE WILL REQUIRE FOLLOWING THE CITY'S SPECIAL EVENT POLICIES.
5. ALL HANDICAPPED PARKING SPACES SHALL BE SIGNED IN ACCORDANCE WITH CITY OF COLORADO SPRINGS ZONING CODE.
6. ANY ENCROACHMENTS WILL REQUIRE A REVOCABLE PERMIT.
7. THE PROPOSED PLAZA DETAILS TO BE ADDRESSED WITH A FUTURE APPLICATION. THE PROPOSED FUTURE PLAZA WILL HAVE FUNCTIONAL PEDESTRIAN AND BICYCLE ACCESS FROM SIERRA MADRE STREET AND SAHWATCH STREET.
8. ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD OR EXHIBITING EXCESSIVE DETERIORATION ALONG CIMARRON STREET, SAHWATCH STREET & SIERRA MADRE STREET ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED. AN ON-SITE MEETING CAN BE SET UP WITH THE CITY ENGINEERING INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 385-5977.
9. PRIOR TO ISSUING BUILDING PERMITS, THE DEVELOPER IS REQUIRED TO REMIT THE AMOUNT OF $75,000 FOR THE FUTURE ANTICIPATED TRAFFIC SIGNAL OR MEDIAN IMPROVEMENTS AT THE INTERSECTION OF CIMARRON STREET AND SAHWATCH STREET.
10. STADIUM SIGNAGE IS TO BE DETERMINED. SIGN REVIEW AND APPROVAL TO BE PROCESSED AT A LATER DATE.
11. CONSTRUCTION PLANS AND PROFILES FOR ALL WORK WITHIN THE PUBLIC R.O.W. SHALL BE SUBMITTED TO PLANNING AND DEVELOPMENT AND THE DEVELOPMENT REVIEW AND STORMWATER TEAM FOR APPROVAL PRIOR TO WORK COMMENCING.
12. CONCRETE PAVERS TO MEET ALL COLORADO SPRINGS FIRE DEPARTMENT REGULATIONS AND H-20 LOADING REQUIREMENTS.
13. A TITLE 32 DISTRICT WILL BE FORMED AND WILL BE RESPONSIBLE FOR THE MAINTENANCE OF PROPOSED STREETSCAPE IMPROVEMENTS.
14. PRIOR TO ISSUING BUILDING PERMITS, THE DEVELOPER IS REQUIRED TO REMIT THE AMOUNT OF $75,000 FOR THE FUTURE ANTICIPATED TRAFFIC SIGNAL OR MEDIAN IMPROVEMENTS AT THE INTERSECTION OF CIMARRON STREET AND SAHWATCH STREET.
15. FINAL STREETSCAPE AMENITIES SPECIFICATIONS TO BE PROVIDED WITH FINAL LANDSCAPE PLAN.
16. 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.
17. 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. SEE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN", AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ)

WARRANTS:

THE PROPOSED BUILDING TYPE DOES NOT FALL INTO A SPECIFIC FORM BASED ZONE TYPOLOGY. THE CONDITIONAL USE REVIEW PROCESS ALLOWS FOR UNIQUE "CIVIC" TYPE BUILDINGS AND GUIDES THE PROCESS AND WARRANTS FOR SUCH USE APPLICATIONS. THE FOLLOWING WARRANTS FOR THE "CIVIC" TYPE USE WILL BE NECESSARY.

2.3.4 BUILDING HEIGHT

REQUIRED: CIVIC BUILDING UNLIMITED MAXIMUM 2 STORY MINIMUM

PROPOSED: CCIMARRON = 1 STORY
SAHWATCH = 1 STORY
SIERRA MADRE = 3 STORIES
MORENO = 1 STORY

2.4.7 GLAZING AND FENESTRATION

REQUIRED: SHOPFRONT REQUIRED 60% GLAZING

NORTH

THE FIRST LEVEL OF WEST CIMARRON ST (NORTH) FAÇADE BETWEEN 18" AND 10' IN HEIGHT WITH DIRECT ALIGNMENT OF THE PROPERTY LINE HAS A PRIMARY PEDESTRIAN INTERFACE AREA HAS 663 SF OF GLAZING AND HAS 2,010 SF OF SOLID SURFACE, A 25:75 RATIO (25%) GLAZING TO OPAQUE STRUCTURE.

EAST

THE FIRST LEVEL OF SAHWATCH ST (EAST) FAÇADE BETWEEN 18" AND 10' IN HEIGHT HAS A PRIMARY PEDESTRIAN INTERFACE AREA OF 0 SF OF GLAZING AND HAS 3,161 SF OF SOLID SURFACE, A 0:100 RATIO (100%) OPAQUE STRUCTURE TO GLAZING.

SOUTH

THE FIRST LEVEL OF WEST MORENO AVE. (SOUTH) FAÇADE BETWEEN 18" AND 10' IN HEIGHT HAS A PRIMARY PEDESTRIAN INTERFACE AREA HAS 0 SF OF GLAZING AND HAS 485 SF OF SOLID SURFACE, A 0:100 RATIO (100%) OPAQUE STRUCTURE TO GLAZING.

2.7 BLOCK STANDARDS

REQUIRED: BLOCKS SHALL FEATURE A MID-BLOCK ALLEY OR PEDESTRIAN PASSAGE THAT IS AT LEAST 20' IN WIDTH.

PROPOSED: NO MID-BLOCK ALLEY OR PEDESTRIAN PASSAGE WILL BE PROVIDED. A 57' PEDESTRIAN PLAZA WILL BE MAINTAINED IN THE VACATED MORENO R.O.W.

2.8.4 AMENITY ZONE (SAHWATCH STREET)

REQUIRED: TREES AT 25-40'; LIGHTS AT 50'-75'; MATERIALS

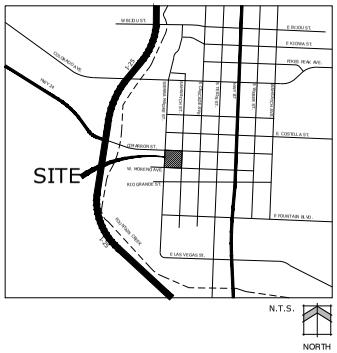
PROPOSED: ALLOW FOR VARIED TREE AND LIGHT SPACING AND MATERIALS WITHIN THE SAHWATCH AMENITY ZONE FOR PROVISIONS OF DEDICATED PARKING, RIDE SHARE AND GAME DAY FOOD TRUCK SPACES.

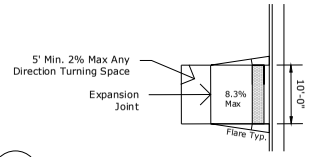
OWNER:
CITY GATE STADIUM LLC
9757 NE JUANITA DR. STE 300
KIRKLAND WA, 98034

DEVELOPER:
CITY GATE STADIUM LLC
9757 NE JUANITA DR. STE 300
KIRKLAND WA, 98034

APPLICANT:
N.E.S. INC.
619 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80903

VICINITY MAP





1 10' City Std. Pedestrian Ramp Plan View

Scale: N.T.S.

LEGAL DESCRIPTION

LOTS 1 THROUGH 16 INCLUSIVE IN BLOCK 263 AS PLATTED IN ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS, RECORDED IN PLAT BOOK A AT PAGE 7 RECORDS OF EL PASO COUNTY COLORADO;

TOGETHER WITH THE EAST-WEST ALLEY IN BLOCK 263 AS PLATTED IN ADDITION NO. 1 TO THE TOWN OF COLORADO SPRINGS, RECORDED IN PLAT BOOK A, AT PAGE 7 RECORDS OF EL PASO COUNTY COLORADO VACATED BY ORDINANCE 2338 RECORDED IN BOOK 1845 AT PAGE 156;

TOGETHER WITH THE NORTHERLY 15.00 FEET OF MORENO AVENUE AS VACATED BY ORDINANCE NO. 4684 RECORDED IN BOOK 2583 AT PAGE 767 RECORDS OF EL PASO COUNTY, COLORADO;

TOGETHER WITH THE SOUTHERLY 28.00 FEET OF THE NORTHERLY 43.00 FEET OF MORENO AVENUE AS VACATED BY ORDINANCE NO. 74-162 RECORDED IN BOOK 2726 AT PAGE 996 RECORDS OF EL PASO COUNTY, COLORADO;

TOGETHER WITH PORTIONS OF MORENO AVENUE AND SAWATCH STREET AS VACATED BY ORDINANCE NO. _____ RECORDED RECEPTION NO. _____ RECORDS OF EL PASO COUNTY, COLORADO;

CONTAINING A CALCULATED AREA OF 4.936 ACRES (214,994 SQUARE FEET)

SITE DATA:

PROPERTY ADDRESS	0 CIMARRON STREET (STADIUM) 0 SIERRA MADRE STREET (RETAIL/RESTAURANT)
TAX SCHEDULE NUMBER	6418321002
ZONING	FBZ-CEN
SECTOR	CENTRAL
MASTER PLAN	EXPERIENCE DOWNTOWN MASTER PLAN
PROPOSED LAND USE	STADIUM
TOTAL SITE AREA	4.936 ACRES (214,994 S.F.)
BUILDING TYPE	CIVIC
BUILDING AND LAND USE	CIVIC / STADIUM
BUILDING HEIGHT	50' 4"
PROPOSED BUILDING AREA	96,898 S.F. - 4,000 SF ALLOCATED FOR FUTURE RESTAURANT SPACE. - 2,650 SF ALLOCATED FOR SPORTS MED PARTNER. - 4,360 SF OF HOSPITALITY SPACE. - 1,620 SF OF SPACE AT THE SKYCLUB LEVEL TO SUPPORT THE HOSPITALITY SPACE.
GLAZING	ALUMINUM STOREFRONT & ARCHITECTURAL
BUILDING SETBACKS	
SIERRA MADRE ST. R.O.W.	0'
SAHWATCH ST. R.O.W.	0'
CIMARRON ST. R.O.W.	0'
PLAZA PROPERTY LINE	0'
SCHEDULE OF DEVELOPMENT	FALL 2019
PARKING REQUIRED	EXEMPT (FBZ CENTRAL)
PARKING PROVIDED	17 ON STREET (INCLUDES 5 HANDICAP)

SHEET INDEX

SHEET 1 OF 10: COVER SHEET
SHEET 2 OF 10: DEVELOPMENT PLAN
SHEET 3 OF 10: OVERALL SITE EXHIBIT
SHEET 4 OF 10: PRELIMINARY TRAFFIC IMPROVEMENT PLAN
SHEET 5 OF 10: PRELIMINARY UTILITIES
SHEET 6 OF 10: PRELIMINARY GRADING
SHEET 7 OF 10: PRELIMINARY LANDSCAPE PLAN
SHEET 8 OF 10: LANDSCAPE NOTES AND DETAILS
SHEET 9 OF 10: BUILDING ELEVATIONS
SHEET 10 OF 10: PHOTOMETRIC PLAN

Land Planning
Landscape Architecture
Urban Design
NES
N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com

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DOWNTOWN STADIUM

FILING NO. 1

0 CIMARRON ST.
COLORADO SPRINGS, CO
80903

DATE:	07.31.19
PROJECT MGR:	J. ROMERO
PREPARED BY:	B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
09.10.19	B.I.	PER CITY COMMENTS

COVER SHEET

1

1 OF 10

CPC CU 19-00102

FIGURE 1

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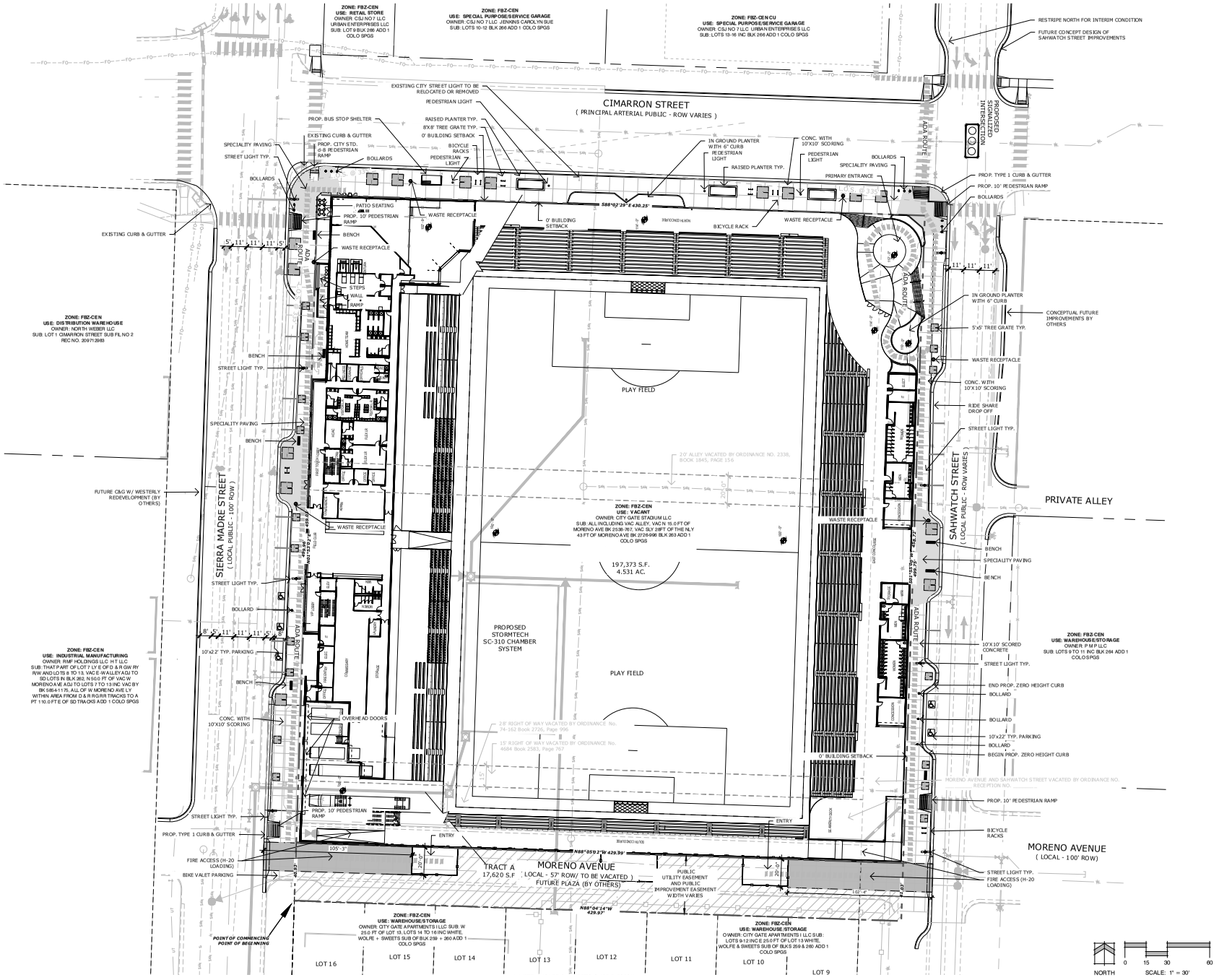

FIGURE 1

P:\Projects\Hill\CAC Outdoor Stadium\Drawings\Planning\Develop\Downtown Stadium_DP.dwg [SS-DP 2] 9/11/2019 11:31:20 AM bitten

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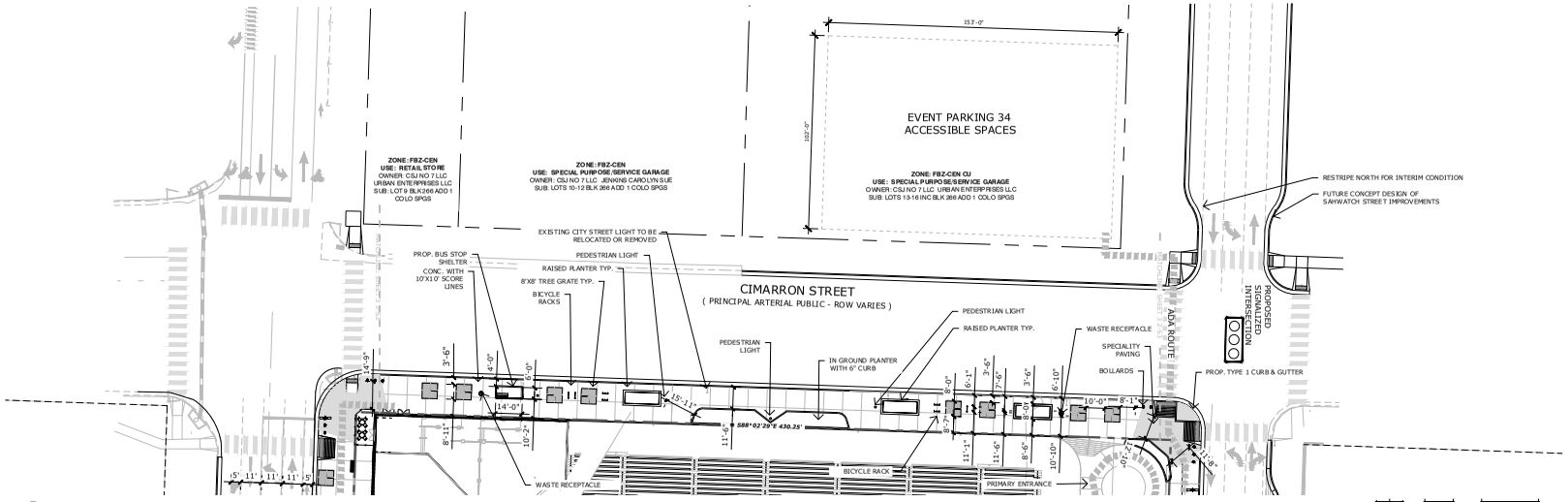
09.10.19	B.I.	PER CITY COMMENTS

DEVELOPMENT PLAN

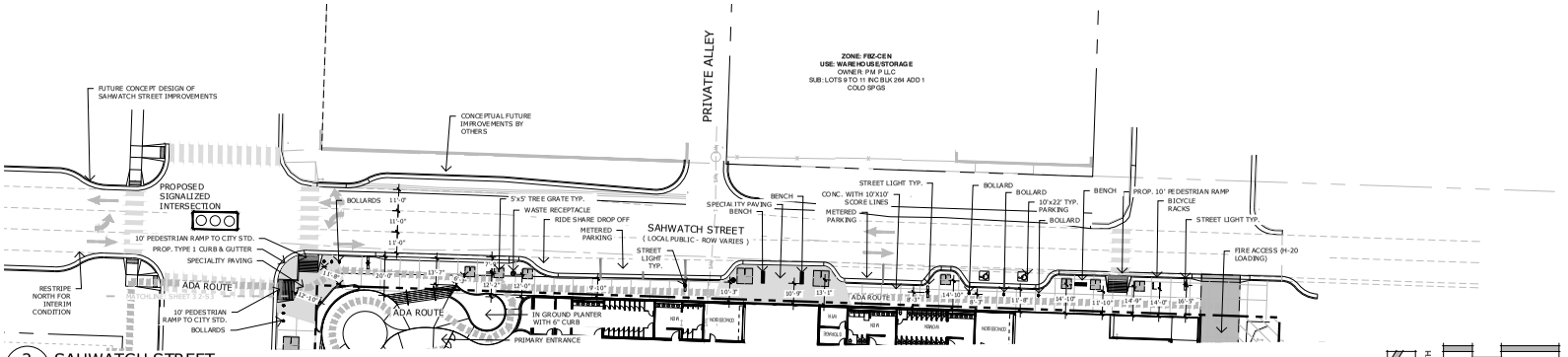
2

2 OF 10

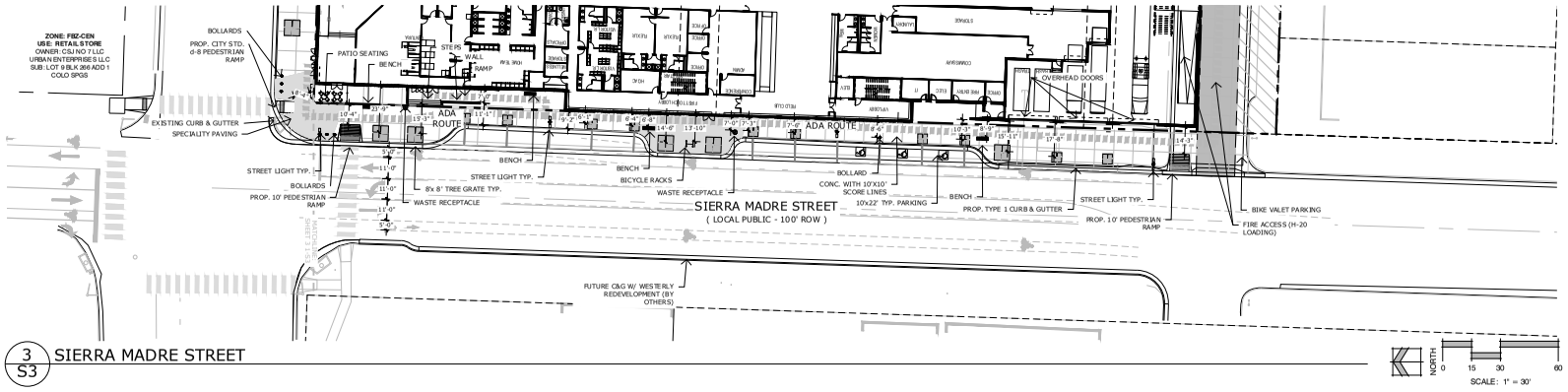
CPC CU 19-00102



1 S3 CIMARRON STREET



2 S3 SAHWATCH STREET



3 S3 SIERRA MADRE STREET

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09.10.19	B.I.	PER CITY COMMENTS

OVERALL SITE EXHBIT

3

3 OF 10

CPC CU 19-00102

FIGURE 1

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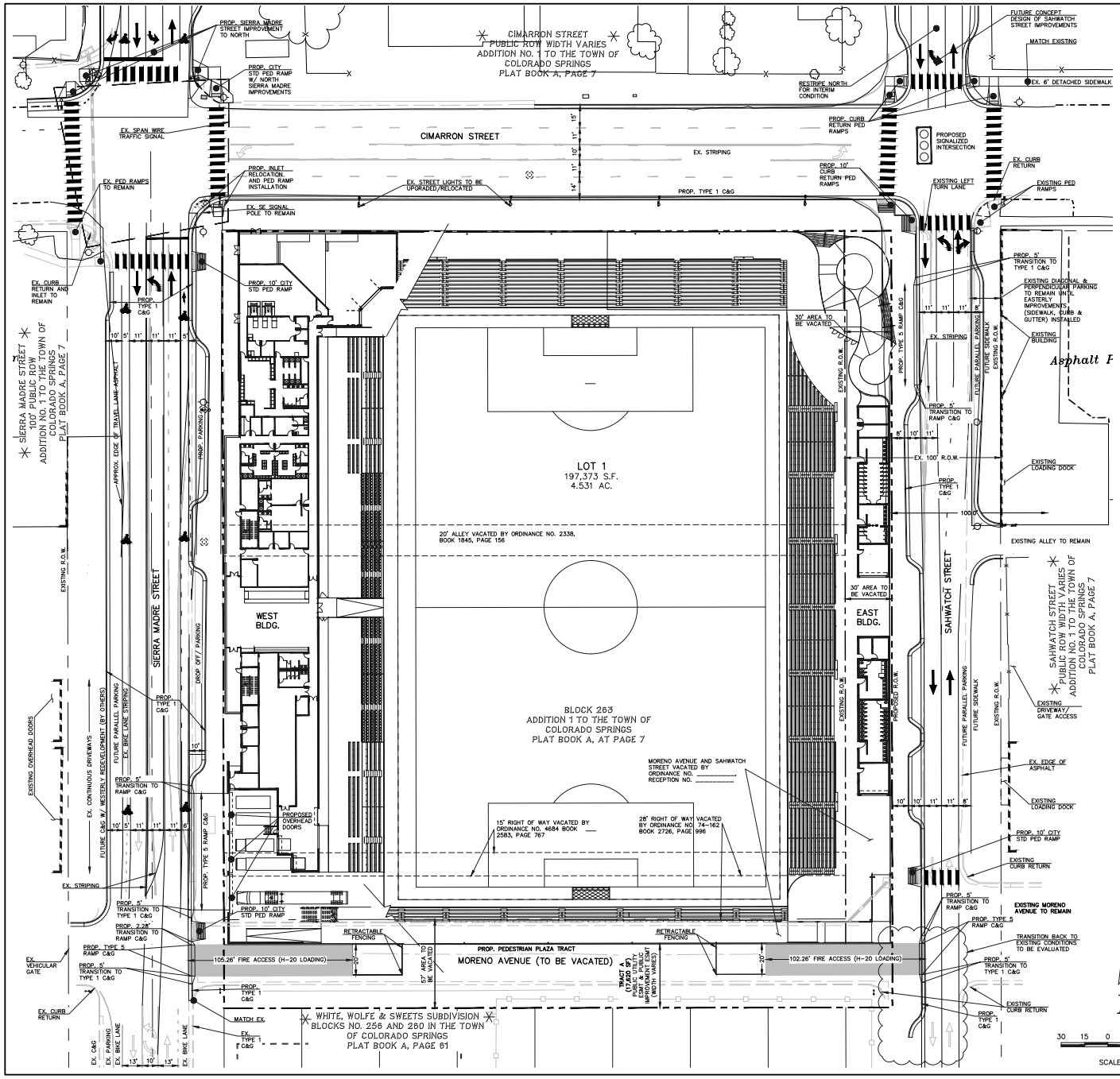


CPC CU 19-00102

NO.	REVISION	DATE
1	50% SD DRAFT REVIEW	07/18/19
2	100% SD SET ISSUANCE	07/26/19
3	50% DD SET ISSUANCE/DP RESUBMITTAL	09/06/19

CLASSIC CONSULTING

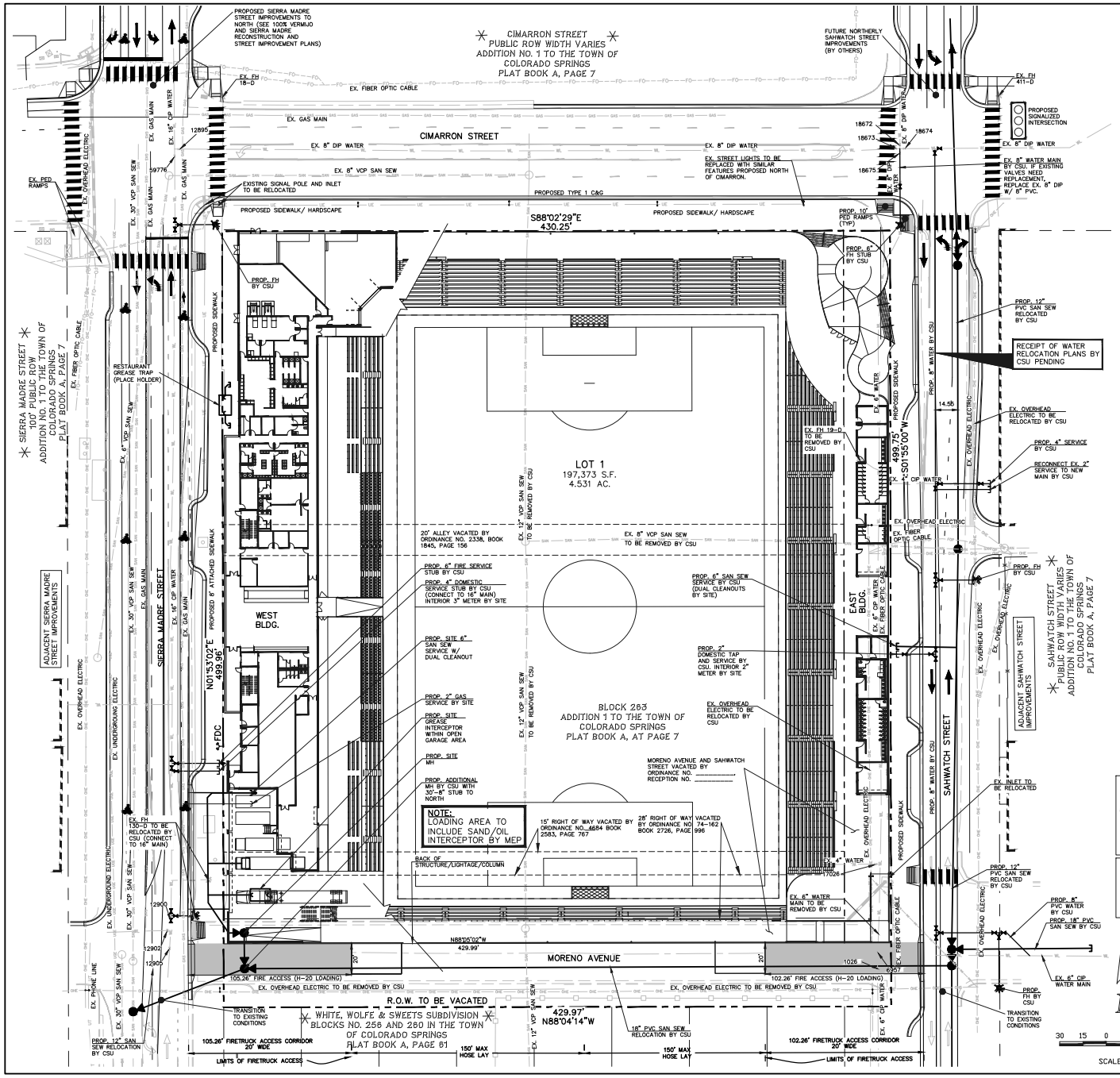
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799(Fax)

DOWNTOWN STADIUM FILING NO. 1

PRELIMINARY TRAFFIC IMPROVEMENT PLAN

DESIGNED BY	KRC	SCALE	DATE	07/18/19
DRAWN BY	LDB	(H) 1"= 30'	SHEET	4 OF 10
CHECKED BY		(V) 1"= N/A	JOB NO.	2539.50

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.

LEGEND

- ROW/PROPERTY LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING STORM SEWER
- EXISTING GAS MAIN
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING FIBER OPTIC
- PROPOSED FIRETRUCK ACCESS CORRIDOR

NOTE:
CSU DEVELOPMENT FEE CREDITS EXIST FOR BOTH DOMESTIC WATER AND SANITARY SEWER SERVICES

WEST BUILDING – 2 STORY

GROSS SF: 37,738 S.F.
TYPE CONSTRUCTION: II-B
REQ. GPM FIRE FLOW = 4,000 gpm
50% REDUCTION REQ. GPM FIRE FLOW = 2,000 gpm
REQ. MIN. NUMBER HYDRANTS = 2
AVG. DIST. BETWEEN HYDRANTS = 450'
MAX. HOSE LENGTH = 225'
BUILDING IS SPRINKLERED THEREFORE THERE IS A 50% REDUCTION IN REQ. GPM FIRE FLOW
AREA SEPARATION WALLS ARE NOT USED

EAST BUILDING

GROSS SF: 4,332 S.F.
TYPE CONSTRUCTION: II-B
REQ. GPM FIRE FLOW = 1,500 gpm
REQ. MIN. NUMBER HYDRANTS = 1
AVG. DIST. BETWEEN HYDRANTS = 500'
MAX. HOSE LENGTH = 250'
BUILDING IS NOT SPRINKLERED

CPC CU 19-00102

NO.	REVISION	DATE
1.	DESIGN CONCEPT PRICING ISSUANCE	06-13-19
2	50% SD DRAFT REVIEW	07-18-19
3	100% SD SET ISSUANCE	07-26-19
4	50% DD SET ISSUANCE/DP RESUBMITTAL	09-06-19

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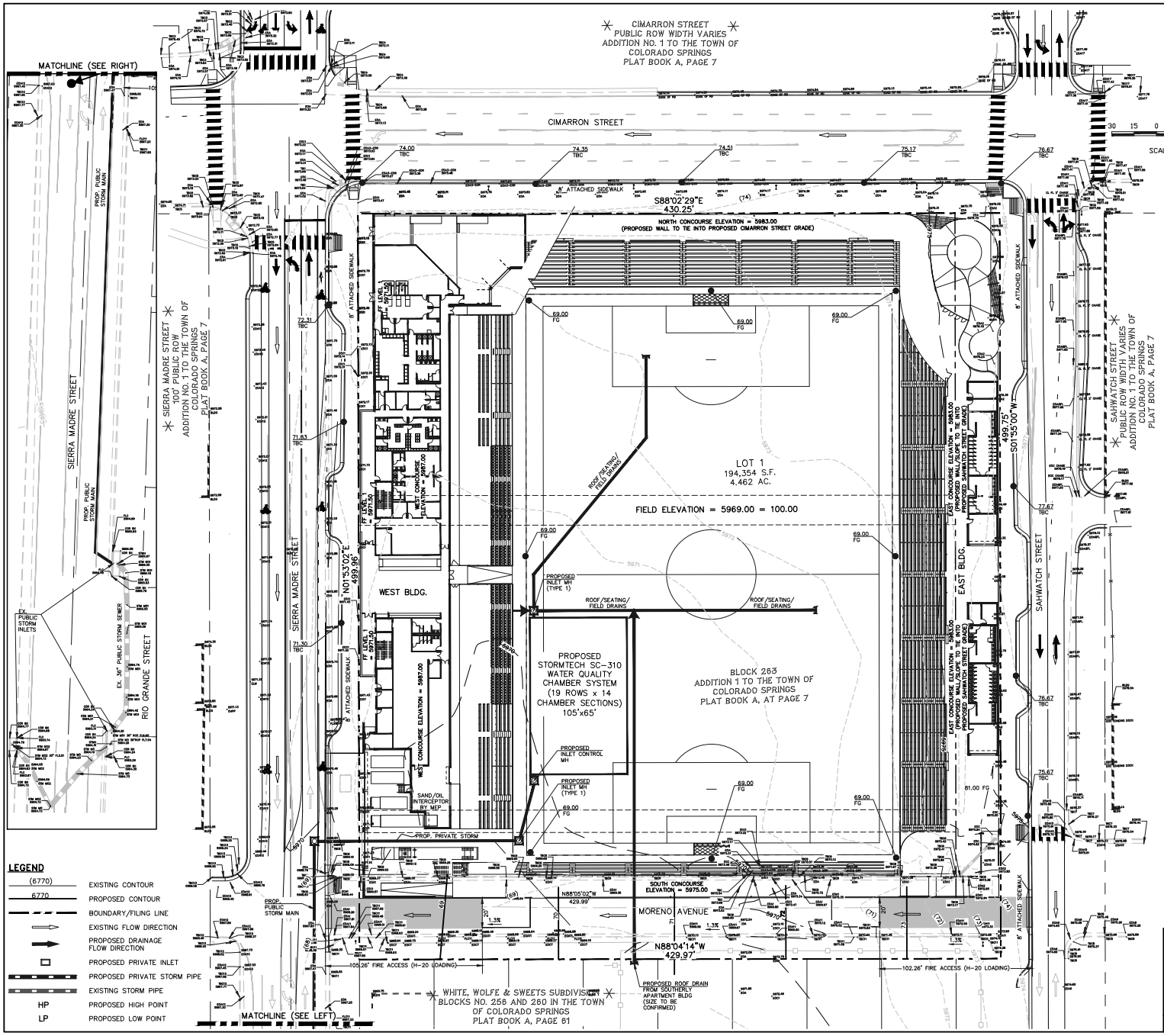
(719)785-0790
(719)785-0799(Fax)

DOWNTOWN STADIUM FILING NO. 1

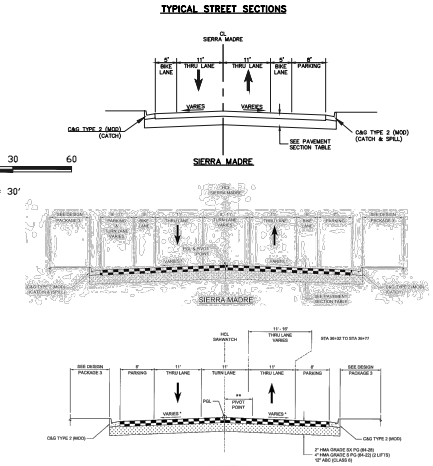
PRELIMINARY UTILITIES & PUBLIC FACILITIES PLAN

DESIGNED BY	KRC	SCALE	DATE	3/20/19
DRAWN BY	LDB	(H) 1"= 30'	SHEET	5 OF 10
CHECKED BY		(V) 1"= N/A	JOB NO.	2539.50

FIGURE 1



TYPICAL STREET SECTIONS



LEGEND

(6770)	EXISTING CONTOUR
6770	PROPOSED CONTOUR
	BOUNDARY/FILING LINE
	EXISTING FLOW DIRECTION
	PROPOSED DRAINAGE FLOW DIRECTION
	PROPOSED PRIVATE INLET
	PROPOSED PRIVATE STORM PIPE
	EXISTING STORM PIPE
HP	PROPOSED HIGH POINT
LP	PROPOSED LOW POINT

STANDARD GRADING AND EROSION CONTROL PLANS NOTES

ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY W THE BASIC GRADING, EROSION AND STORMWATER QUALITY CONTROL REQUIREMENTS AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME 2 AND THE OWNER INSPECTION REQUIREMENTS (D.C.M.VOL. 2, SEC. 3.2)

NO CLEARING, GRADING, EXCAVATING, FILLING OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM CITY ENGINEERING.

THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTIONS, 385-5980, 48 HOURS PRIOR TO CONSTRUCTION.

SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED AT THE END OF EACH DAY.

CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.

SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.

THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE CITY OF COLORADO SPRINGS ENGINEERING SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN 12 MONTHS OF THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.

THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN, MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS IS AT THE EXPENSE OF THE PLAN APPLICANT.

EROSION CONTROL CRITERIA:

EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IN A MANNER THAT WILL PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.

UPON COMPLETION OF GRADING OPERATIONS, LOCATE AND SET THE SILT FENCES AS SHOWN ON THE EROSION CONTROL PLAN. AT THIS TIME, RESEED ALL DISTURBED AREAS WITH AN AN ACCEPTABLE SEED MIX.

THE SILT FENCES SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL EROSION AND SEDIMENTATION POTENTIAL IS MITIGATED. REMOVAL OF SILT AND SEDIMENT COLLECTED BY THE SILT FENCES IS REQUIRED ONCE IT REACHES HALF THE HEIGHT OF THE SILT FENCES.

EROSION CONTROL DEVICES SHOULD BE CHECKED AFTER EVERY STORM. REPAIRS OR REPLACEMENT SHOULD BE MADE AS NECESSARY TO MAINTAIN PROPER PROTECTION.

DEVELOPMENT PLAN NOTE:

ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS 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.

CPC CU 19-00102

NO.	REVISION	DATE
1.	DESIGN CONCEPT PRICING ISSUANCE	06-13-19
2	50% SD DRAFT REVIEW	07-18-19
3	100% SD SET ISSUANCE	07-26-19
4	50% DD SET ISSUANCE/DP RESUBMITTAL	09-06-19

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

DOWNTOWN STADIUM FILING NO. 1

PRELIMINARY GRADING PLAN

DESIGNED BY	KRC	SCALE	DATE	3/20/19
DRAWN BY	LDB	(H) 1"= 30'	SHEET	6 OF 10
CHECKED BY		(V) 1"= N/A	JOB NO.	2539.50

FIGURE 1

PRELIMINARY LANDSCAPE LEGEND

SHADE TREE
Gymnocladus dioica `Espresso` / Kentucky Coffeetree

ORNAMENTAL TREE
Acer grandidentatum / Bigtooth Maple

EVERGREEN TREE
Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine

ROCK MULCH
Planting Bed - 0.75" Diameter Rock
-

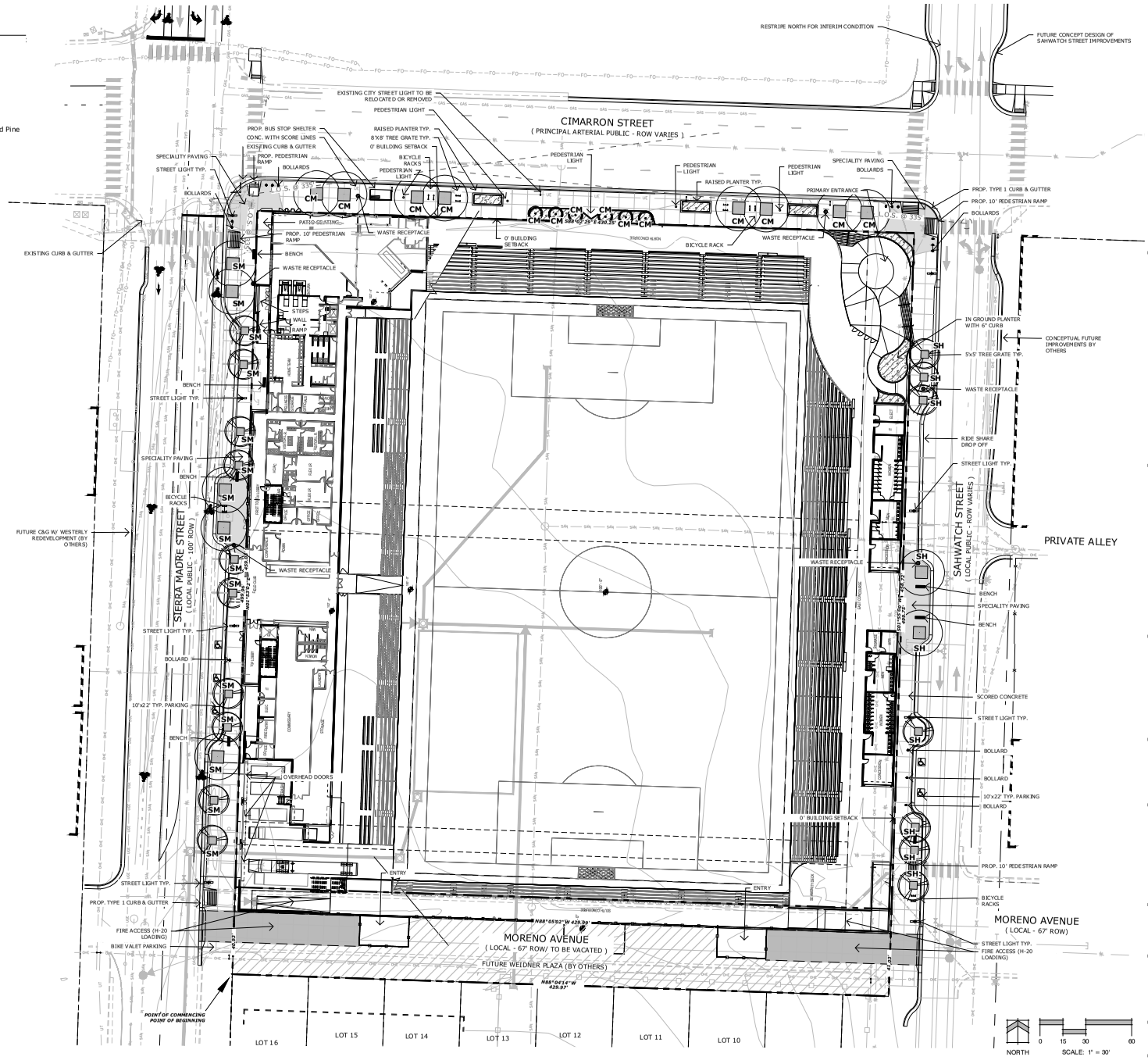


FIGURE 1

P:\Projects\HillCAC Outdoor Stadium\Drawings\Planning\Pre-land\Downtown Stadium_PLP.dwg [DS-PLP-7] 9/17/2019 11:38:11 AM bitten

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DOWNTOWN STADIUM

FILING NO. 1

0 CIMARRON ST.
COLORADO SPRINGS,
CO 80903

DATE:	09.06.19
PROJECT MGR:	J. ROMERO
PREPARED BY:	B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:
09.10.19	B.I.	PER CITY COMMENTS

PRELIMINARY LANDSCAPE PLAN

7

7 OF 10

CPC CU 19-00102

LANDSCAPE NOTES

1. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS. FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

   RECOMMENDED SOIL AMENDMENT:
   TRI-MIX III as supplied by C&C Sand
   -To be applied as backfill in planting pits

2. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL.
3. STREETSCAPE PLANTINGS TO UTILIZE STRUCTURAL SOILS.
4. FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
5. FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
6. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
7. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
8. ALL PLANTS AND TREES NOT INSTALLED IN PLANTING BEDS TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
9. ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
10. SE: SOLID STEEL EDGING TO BE: "DURAEDGE" (1/8" THICK x 4" WIDE) STEEL LANDSCAPE EDGING, GREEN COLOR, WITH ROLLED EDGE AND STEEL STAKES. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
11. ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
12. ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
13. ROCK MULCH: 3/4" DIAMETER. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
14. A FINAL LANDSCAPE PLAN AND AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
15. INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
16. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
17. THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
18. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
19. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.

PRELIMINARY LANDSCAPE LEGEND

SHADE TREE
Gymnocladus dioica `Espresso` / Kentucky Coffeetree

ORNAMENTAL TREE
Acer grandidentatum / Bigtooth Maple

EVERGREEN TREE
Pinus flexilis `Vanderwolf`s Pyramid` / Vanderwolf`s Pyramid Pine

ROCK MULCH
Planting Bed - 0.75" Diameter Rock
-

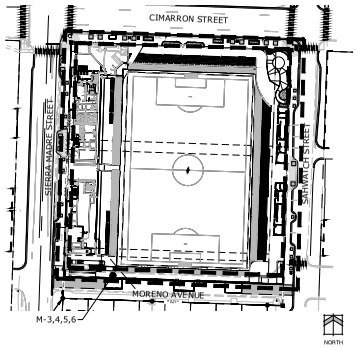
SCHEMATIC LANDSCAPE DIAGRAM

Name of Project: Downtown Stadium Filing No. 1 Date: 09.10.19

Climate Zone:

Foothills | Foothills & Plains | Plains

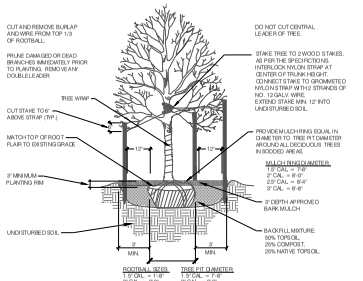
Plant Communities -to be labeled by numbers on diagram	Hydrozones - to be labeled by letters on diagram
1.--Semiarid Shrublands	V.-- Very Low (0 to 7 inches per year)
2.--Pinon-Juniper Woodlands	
3.--Prairie	L.-- Low (7 to 15 inches per year)
4.--Lower Elevation Riparian	
5.--Foothill Shrublands	M.-- Moderate (15 to 25 inches per year)
6.--Ponderosa Pine Forest	
7.--Upper Elevation Riparian	H.-- High (more than 25 inches per year)
8.--Douglas-Fir Forest	



STREET TREES

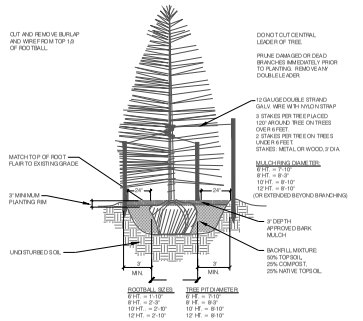
Form Based Zone Street Tree Standards 2.8.4.1

Street Name	Linear Footage	Tree/Feet Required	No. of Trees Req./Prov.	Plant Abbr. Denoted on Plan
SIERRA MADRE ST	500'	1 / 40'	13 / 15	SM
CIMARRON ST	430	1 / 40'	11 / 14	CM
SAHWATCH ST	500	1 / 40'	13 / 9	SH



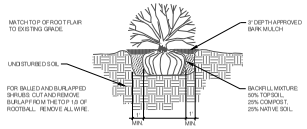
1 DECIDUOUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



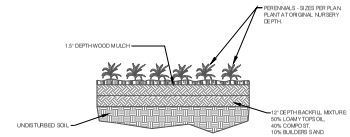
2 CONIFEROUS TREE PLANTING DETAIL

SCALE: NOT TO SCALE



3 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



4 PERENNIAL / GROUNDCOVER PLANTING

SCALE: NOT TO SCALE

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OWNER/ LANDSCAPE ARCHITECT

DOWNTOWN STADIUM

FILING NO. 1

0 CIMARRON ST.
COLORADO SPRINGS,
CO 80903

PROJECT INFO

DATE:	09.06.19
PROJECT MGR:	J. ROMERO
PREPARED BY:	B. ITEN

SEAL

ENTITLEMENT

SUBMITTAL HISTORY

DATE:	BY:	DESCRIPTION:
09.10.19	B.I.	PER CITY COMMENTS

SHEET TITLE

LANDSCAPE NOTES & DETAILS

SHEET NUMBER

8

8 OF 10

PLANNING #

CPC CU 19-00102

FIGURE 1

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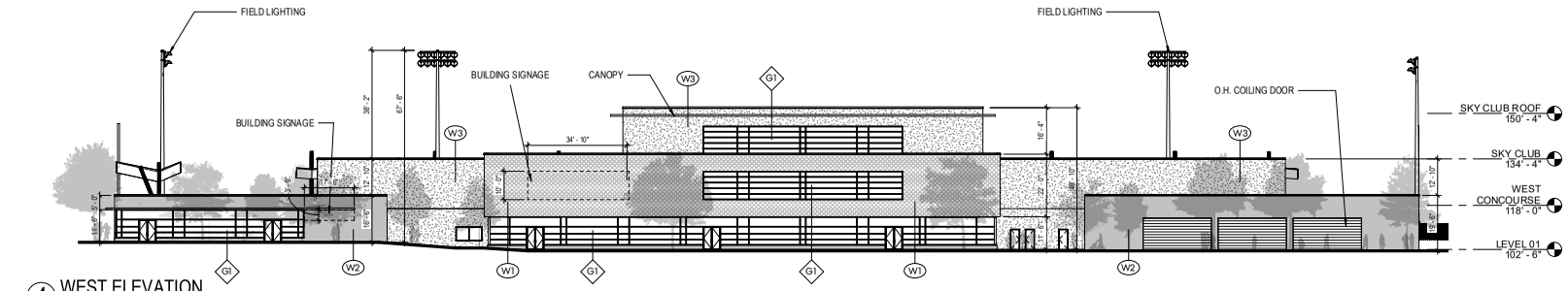
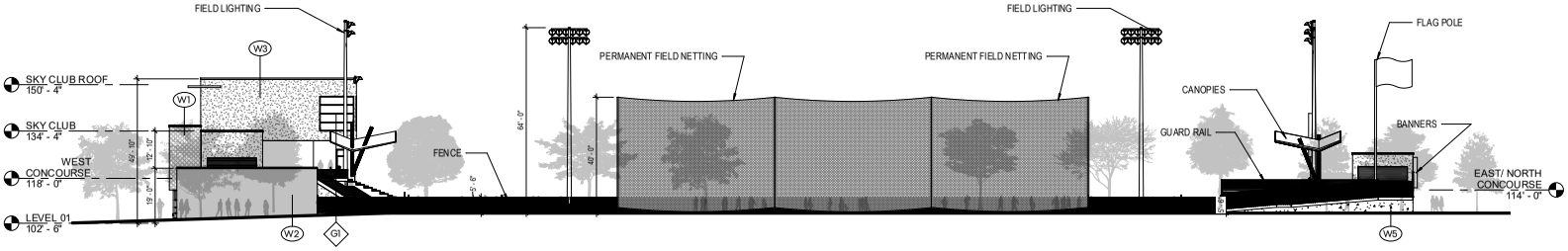
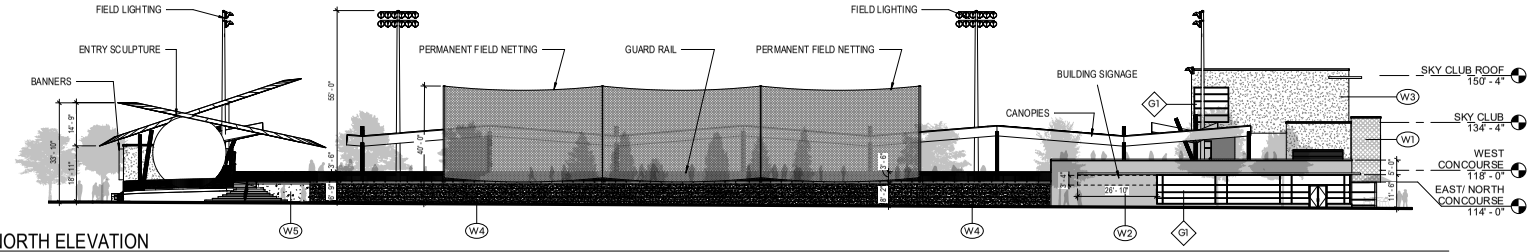


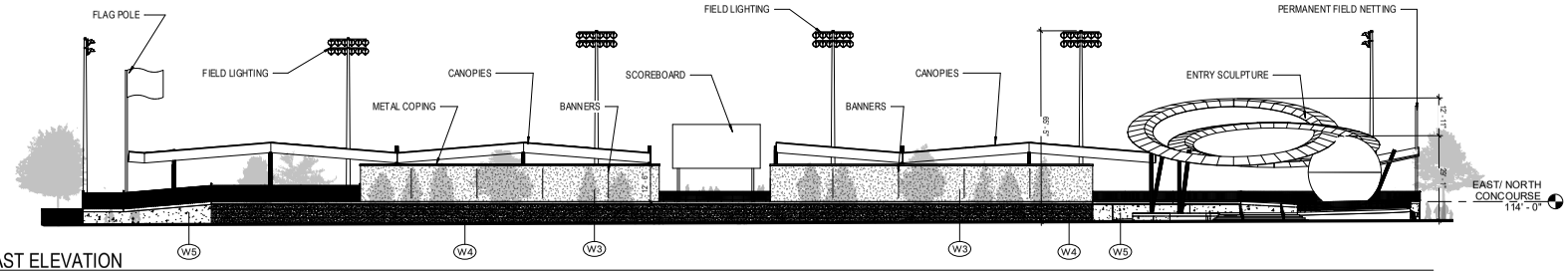
4 WEST ELEVATION
1" = 20'-0"



3 SOUTH ELEVATION
1" = 20'-0"



2 NORTH ELEVATION
1" = 20'-0"



1 EAST ELEVATION
1" = 20'-0"

EXTERIOR ELEVATION LEGEND

- EXTERIOR GLAZED OPENING
- WALL ASSEMBLY

EXTERIOR FINISH MATERIAL

- WALL FINISH 101: GRAY ALUMINUM DIAMOND ANGS METAL PANELS
- WALL FINISH 102: CUSTOM CHARCOAL BLEND RAKED BRICK
- WALL FINISH 103: OFF - WHITE PORTLAND CEMENT PLASTER (STUCCO)
- WALL FINISH 104: SPLIT FACE REDI ROCK RETAINING WALL
- CAST IN PLACE CONCRETE

GLAZING TYPE

- GLAZING TYPE G1: ALUMINUM STOREFRONT

NORTH 0 15 30 60 SCALE: 1" = 30'

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DOWNTOWN STADIUM

FILING NO. 1

520 SAHWATCH ST.
COLORADO SPRINGS, CO
80903

DATE:	07.31.19
PROJECT MGR:	L. STERRETT
PREPARED BY:	JN

CITY COMMENTS

DATE:	BY:	DESCRIPTION:
9.10.19	JN	CITY COMMENTS

BUILDING ELEVATIONS

9

9 OF 10

CPC CU 10-00102

FIGURE 1

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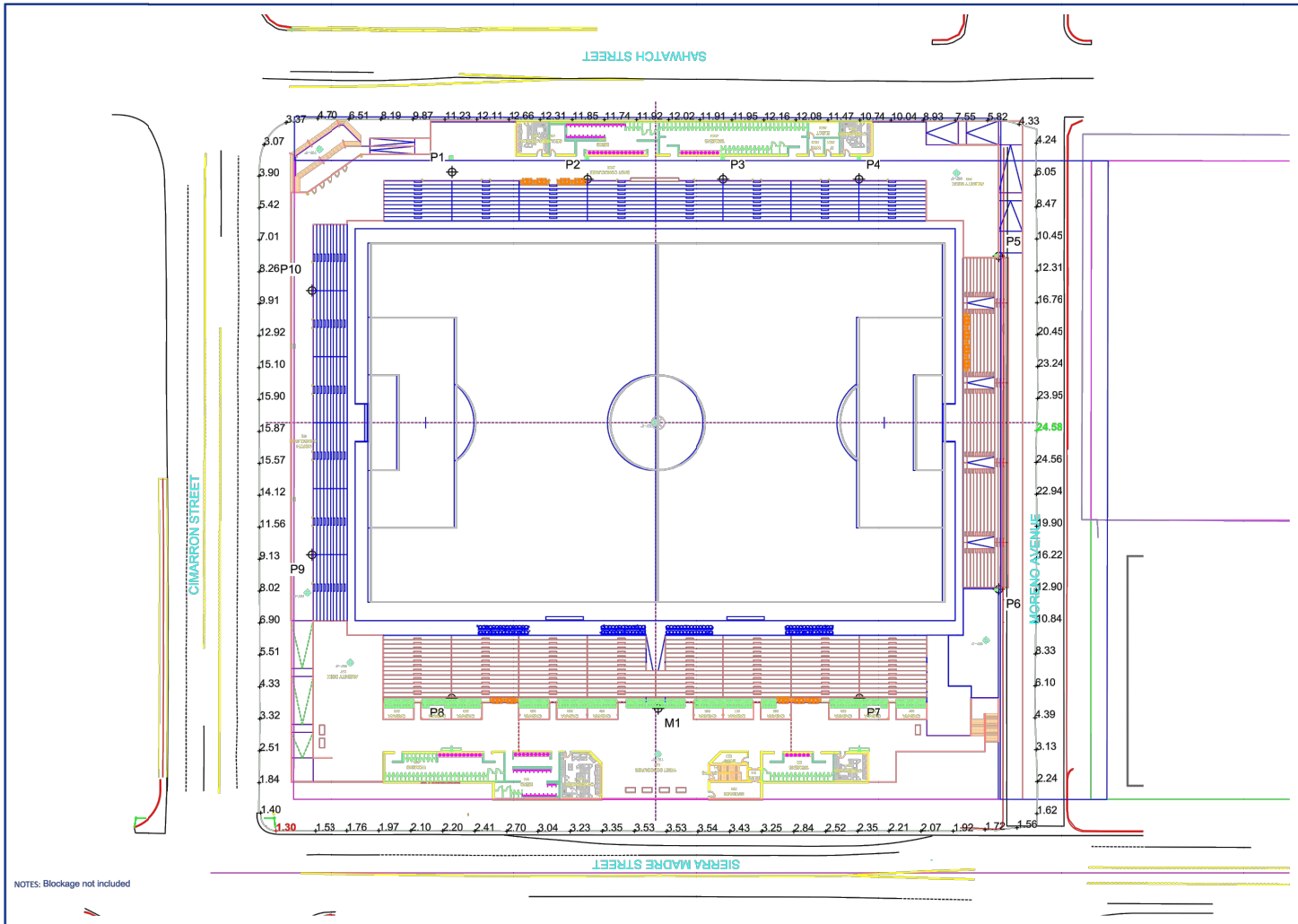

NOTES: Blockage not included

SCALE IN FEET 1 : 60

0' 60' 120'

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

ENGINEERED DESIGN By: J. Hermsen • File #190814D spill • 28-Mar-19

New Colorado Springs Stadium - Switchbacks FC USL
Colorado Springs,CO

GRID SUMMARY	
Name:	**Property Line**
Spacing:	20.0'
Height:	5.0' above grade

ILLUMINATION SUMMARY	
HORIZONTAL FOOTCANDLES	
	Entire Grid
Scan Average:	**8.2686**
Maximum:	24.583
Minimum:	1.296
No. of Points:	92
LUMINAIRE INFORMATION	
Color / CRI:	5700K - 75 CRI
Luminaire Output:	156,100 lumens
No. of Luminaires:	**122**
Total Load:	170.46 kW

	Lumen Maintenance		
Luminaire Type	L90 hrs	L80 hrs	L70 hrs
TLC-LED-1500	>81,000	>81,000	>81,000

Reported per TM-21-11. See luminaire datasheet for details.

Guaranteed Performance: The ILLUMINATION described above is guaranteed per your Musco Warranty document.

Field Measurements: Individual field measurements may vary from computer-calculated predictions and should be taken in accordance with IESNA RP-6-15.

Electrical System Requirements: Refer to Amperage Draw Chart and/or the **"Musco Control System Summary"** for electrical sizing.

Installation Requirements: Results assume ± 3% nominal voltage at line side of the driver and structures located within 3 feet (1m) of design locations.

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ILLUMINATION SUMMARY

FIGURE 1

P:\Projects-Will\CAC Outdoor Stadium\Drawings\Planning\Develop\Downtown Stadium_SD.dwg [SS-DP-3] 7/31/2019 11:57:44 AM bdan

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DOWNTOWN STADIUM

FILING NO. 1

0 CIMARRON ST.
COLORADO SPRINGS,
CO 80903

DATE: 07.31.19
PROJECT MGR: J. ROMERO
PREPARED BY: B. ITEN

ENTITLEMENT

DATE:	BY:	DESCRIPTION:

PHOTOMETRIC PLAN

10

10 OF 10

CPC CU 10-00102