

CHRISTIAN BROTHERS AUTOMOTIVE

LOT 2, COLORADO SPRINGS TECHNOLOGICAL CENTER NORTH, FILING NO 1.

COLORADO SPRINGS, COLORADO

SITE DEVELOPMENT PLAN

SHEET INDEX

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SITE DATA

ADDRESS: 20, SOUTH ROCKRIMMON BLVD, COLORADO SPRINGS, TECHNOLOGICAL CENTER, COLORADO SPRINGS, CO

SCOPE: AUTOMOBILE SERVICING FACILITY

PROJECT DESCRIPTION: NEW 5,963 SF AUTOMOTIVE SERVICING

SITE ACREAGE (LOT 2): 2.66 ACRES

CURRENT ZONING: PBC/SS/HS (PLANNED BUSINESS CENTER WITH STREAMSIDE AND HILLSIDE OVERLAY ZONES)

ALLOWABLE BUILDING AREA: CONSTRUCTION TYPE VB

MAXIMUM BUILDING HEIGHT: 45'

BUILDING AREA: TOTAL BUILDING AREA 5,963 SF
 IMPROVED FOUNDATION AREA 116,061 SF
 SITE AREA 20,682

SETBACKS: FRONT 25'
 SIDE 25'
 REAR 25'

OFF-STREET PARKING REQUIRED: COLORADO SPRINGS ZONING CODE: SECTION 7.4.2.03 - PARKING SPACE REQUIREMENTS BY USE
 AUTOMOTIVE REPAIRS: 1 SPACE PER 200 SF BUILDING AREA

REQUIRED SPACES: 5,963 SF/200 = 29.82

PROVIDED SPACES: TOTAL = 30 SPACES
 33, INCLUDING 2 ACCESSIBLE SPACES

STALL SIZES: SECTION 7.4.2.05
 90 DEGREE: 9' X 18'
 DISABLED 11' X 18'
 AISLE WIDTH: 20' MINIMUM

PROPERTY DESCRIPTION

LOT 2, COLORADO SPRINGS TECHNOLOGICAL CENTER NORTH, FILING NO. 1, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO;

CONTAINING 2.664 ACRES (116,061 SQUARE FEET), MORE OR LESS.



VICINITY MAP

SCALE: 1"=500'

GENERAL NOTES

1. FLOODPLAIN: A PORTION OF THE SITE IS LOCATED WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0512 F, EFFECTIVE MARCH 17, 1997.
2. THE TYPICAL PARALLEL PARKING STALL DIMENSION SHOWN IS 9' X 18'.
3. THE TYPICAL TWO WAY PARKING DRIVE AISLE IS 24'
4. IMMEDIATE ACCESS TO FIRE DEPARTMENT CONNECTIONS SHALL BE MAINTAINED AT ALL TIMES AND WITHOUT OBSTRUCTION BY FENCES, SHRUBS, TREES, WALLS OR ANY OTHER FIXED OR MOVABLE OBJECTS.
5. ALL EXISTING CURB, GUTTER, AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG S. ROCKRIMMON BLVD. 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 719-265-5977.

AGENCIES

OWNER/DEVELOPER: CHRISTIAN BROTHERS AUTOMOTIVE
 17725 KATY FREEWAY, SUITE 200
 HOUSTON, TX 77094
 CURTIS CAIN, 281-675-6120

CIVIL ENGINEER: JR. ENGINEERING, LLC
 3730 SINTON ROAD, SUITE 219
 COLORADO SPRINGS, COLORADO 80907
 MARK HEINE, PE (719) 593-2593

ENGINEERING DIVISION: CITY OF COLORADO SPRINGS
 1521 HANCOCK EXPRESSWAY
 COLORADO SPRINGS, COLORADO 80903
 PATRICK MORRIS, PE (719) 385-5075

TRAFFIC ENGINEERING: CITY OF COLORADO SPRINGS
 30 S. NEVADA AVENUE
 COLORADO SPRINGS, COLORADO 80903
 KATHLEEN KRAGER PE, PTOE (719) 385-7628

DEVELOPMENT SERVICES: COLORADO SPRINGS UTILITIES
 WATER AND WASTEWATER RESOURCES:
 1521 HANCOCK EXPRESSWAY
 COLORADO SPRINGS, COLORADO 80947
 AL JUVERA (719) 668-8769

GAS DEPARTMENT: COLORADO SPRINGS UTILITIES
 1521 HANCOCK EXPRESSWAY
 COLORADO SPRINGS, COLORADO 80947
 TONY COLVIN (719) 668-5768

ELECTRIC DEPARTMENT: COLORADO SPRINGS UTILITIES
 1521 HANCOCK EXPRESSWAY
 COLORADO SPRINGS, COLORADO 80947
 ROB ESTES (719) 668-5904

TELEPHONE COMPANY: CENTURY LINK
 (LOCATORS) (719) 597-8418
 A.T.& T.
 (LOCATORS) (719) 635-3674

FIRE DEPARTMENT: COLORADO SPRINGS FIRE DEPARTMENT
 FIRE ENGINEERING DIVISION
 2880 INTERNATIONAL CENTER SUITE 200
 COLORADO SPRINGS, CO 80910
 DOREEN WITHEE (719) 385-7361

ARCHITECT: ICON ARCHITECTS INCORPORATED
 6104 FANNIN DRIVE
 ARLINGTON, TEXAS 76001
 DANA KING (817) 665-0200

LANDSCAPE ARCHITECT: EVERGREEN DESIGN GROUP, INC.
 P.O. BOX 469
 WAKE FOREST, NC 27588
 RODNEY MCNABB (800) 680-6630

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PREPARED FOR CHRISTIAN BROTHERS AUTOMOTIVE C/O CURTIS CAIN 17725 KATY FREEWAY, SUITE 200 HOUSTON, TX 77094 (281) 675-6120	J.R. ENGINEERING A Westlan Company Central 303-740-9393 • Colorado Springs 719-693-2693 Fort Collins 970-491-9888 • www.jrengineering.com
H-SCALE N/A V-SCALE N/A DATE 10/3/14 DRAWN BY KRW CHECKED BY	SHEET 1 OF 13 JOB NO. 25124-00

SITE USAGE DATA:

OWNER: CHRISTIAN BROTHER AUTOMOTIVE
17725 KATY FREEWAY, SUITE 200
HOUSTON, TX 77094

ZONING: PBC/SS/HS (PLANNED BUSINESS CENTER WITH
STREAM SIDE AND HILLSIDE OVERLAY ZONES)

BUILDING SIZE: 5,963 SF

PARKING RATIO REQ'D: 1/200

MIN. PARKING REQUIRED: 30

PARKING PROVIDED: 33 (31 STANDARD, 2 ACCESSIBLE)

LOT SIZE: 116,516 SF, 2.61 AC

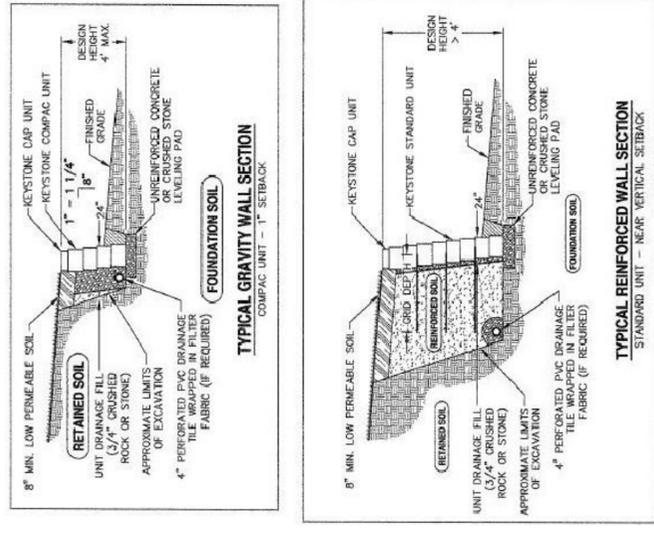
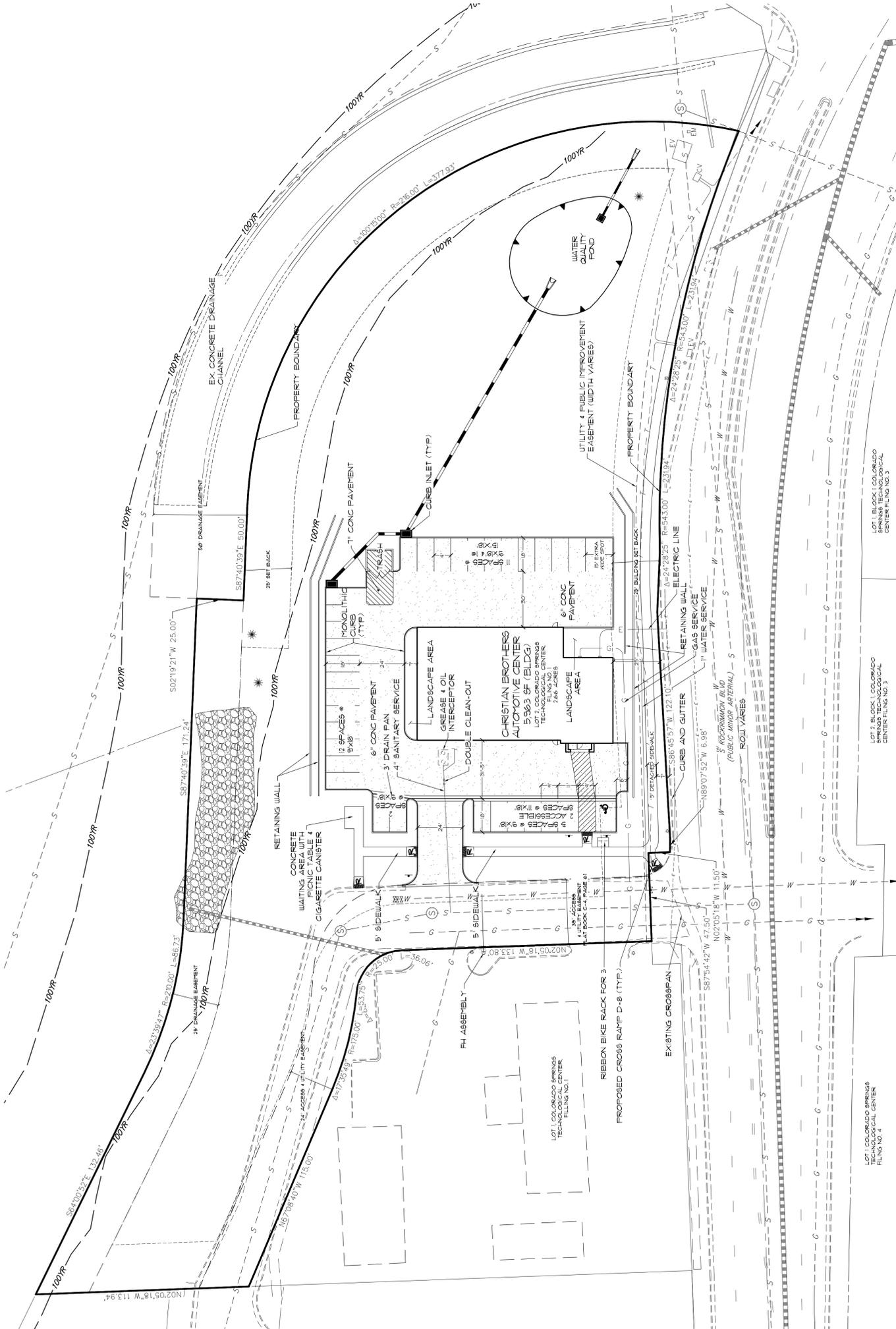
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Fort Collins 970-491-9888 • www.jrengineering.com

NO.	REVISION	DATE	BY

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1" = 30'	N/A	10/13/14	RAB	RAB	RAB

CHRISTIAN BROTHERS
AUTOMOTIVE
SITE PLAN
SHEET 2 OF 13
JOB NO. 25124-00



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GENERAL NOTES:

A GLOBAL STABILITY ANALYSIS REPORT ENTITLED "GEOLOGIC HAZARD REPORT PROPOSED CHRISTIAN BROTHERS AUTOMOTIVE 20 SOUTH ROCKMONT BOULEVARD COLORADO SPRINGS, CO 80919" WAS COMPLETED. BELOW IS A LIST OF THE GEOLOGIC HAZARDS FOUND IN THE REPORT AS WELL AS THE ENGINEERED MITIGATION.
-SLOPE STABILITY: THIS WILL BE MITIGATED BY TWO TERRACED 3' AND 4' GEO-BLOCK WALLS. SEE THE GEOLOGIC HAZARD REPORT FOR THE SLOPE STABILITY ANALYSIS.

THE 6" AND 1" CONC PAVEMENT AREAS WILL BE REINFORCED WITH #4 REBAR @ 18" O.C.E.W.

BENCHMARK: FMS MONUMENT 41, BERNTSEN CIDB 3.5" DIAMETER BRASS CAP SET IN THE SOUTHWEST CORNER OF A LIGHTPOLE PAD ALONG THE WEST SIDE OF DELMONICO DRIVE, APPROXIMATELY 100 FEET NORTHWESTLY OF THE CENTERLINE OF COLONY CIRCLE. ELEVATION = 6315.8 "FMS DATUM"

FIGURE 1

CHRISTIAN BROTHERS
AUTOMOTIVE
PRELIMINARY GRADING PLAN

H-SCALE	1" = 30'
V-SCALE	N/A
DATE	10/13/14
DESIGNED BY	RAB
DRAWN BY	KRW
CHECKED BY	

NO.	REVISION	BY	DATE

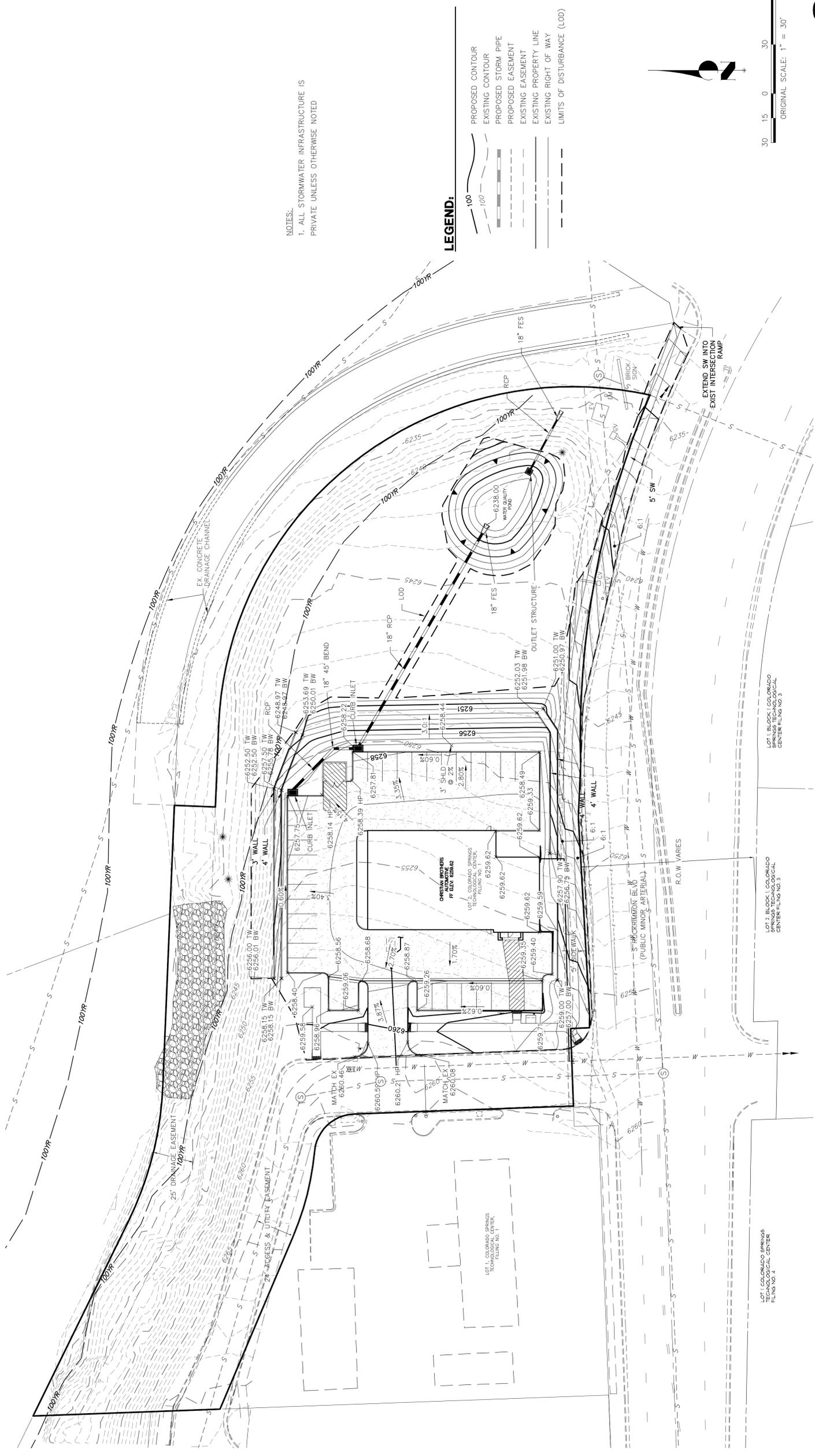
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LEGEND:

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED STORM PIPE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- LIMITS OF DISTURBANCE (LOD)

NOTES:
1. ALL STORMWATER INFRASTRUCTURE IS PRIVATE UNLESS OTHERWISE NOTED



LOT 1, COLORADO SPRINGS TECHNOLOGICAL CENTER, CENTER FILING NO. 3

LOT 2, COLORADO SPRINGS TECHNOLOGICAL CENTER, CENTER FILING NO. 3

LOT 3, COLORADO SPRINGS TECHNOLOGICAL CENTER, CENTER FILING NO. 3

LOT 4, COLORADO SPRINGS TECHNOLOGICAL CENTER, CENTER FILING NO. 3

FIGURE 1

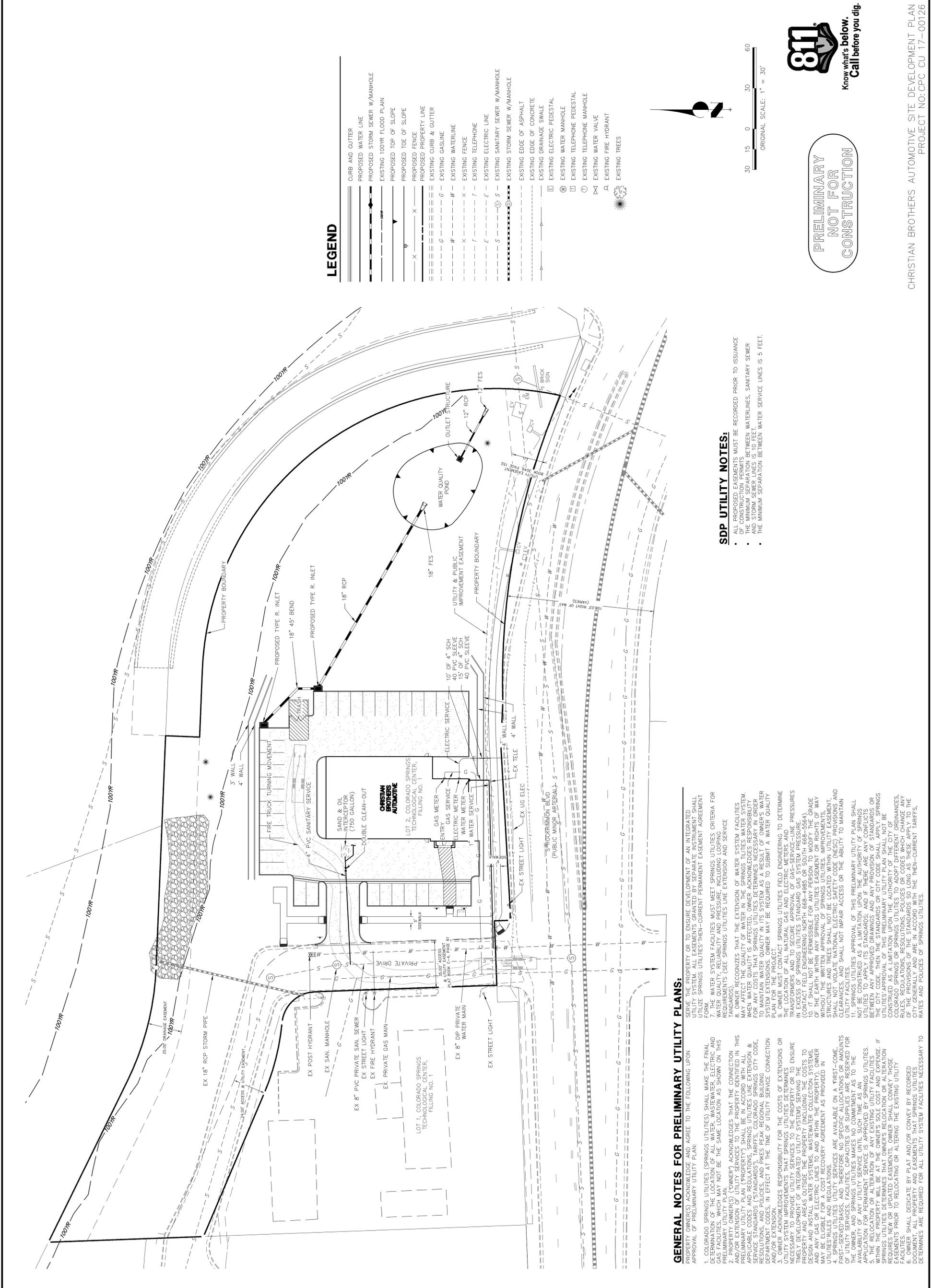


FIGURE 1



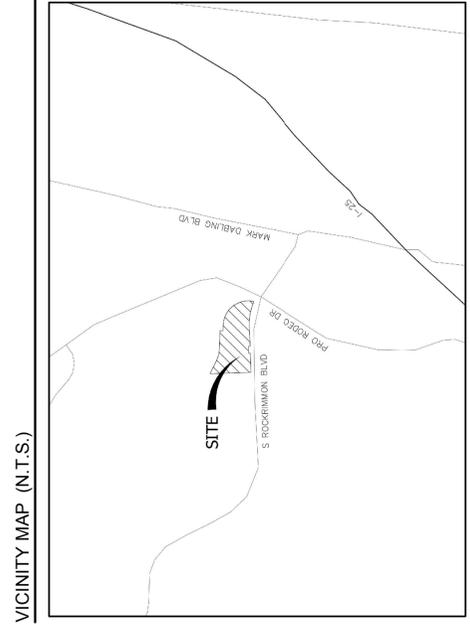
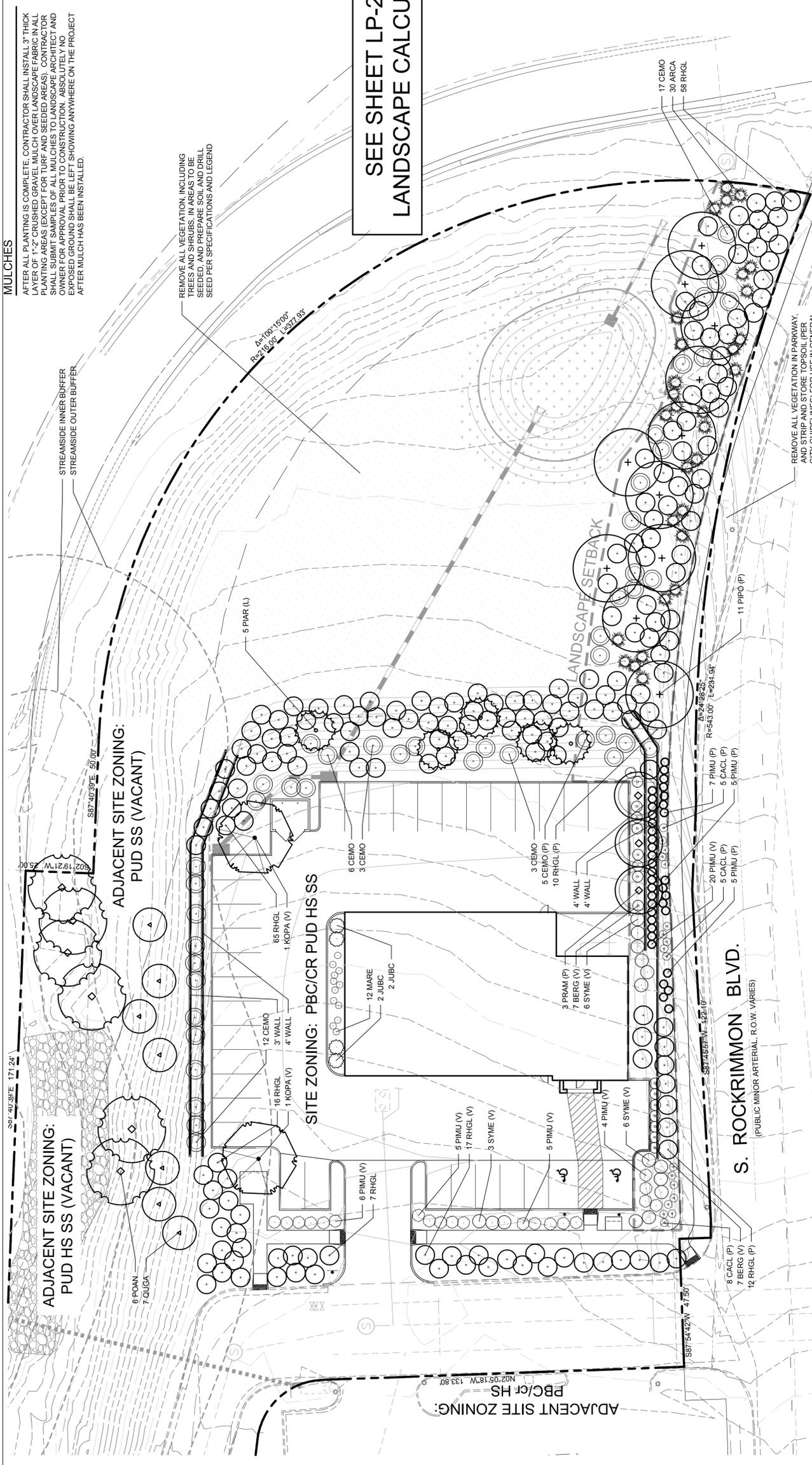
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MULCHES
 AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1/2" CRUSHED GRAVEL MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

REMOVE ALL VEGETATION, INCLUDING TREES AND SHRUBS, AND SEED AND PREPARE SOIL AND DRILL SEED PER SPECIFICATIONS AND LEGEND

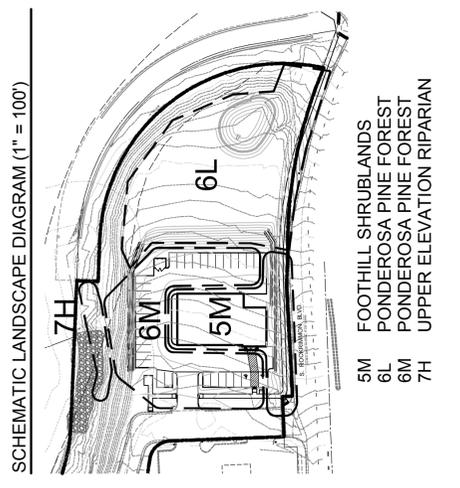
SEE SHEET LP-2 FOR LANDSCAPE CALCULATIONS

REMOVE ALL VEGETATION IN PARKWAY AND STRIP AND STORE TOPSOIL (PER CITY GUIDELINES) FOR USE IN GENERAL LANDSCAPE AND INSTALL MULCH AND LANDSCAPE FABRIC PER MULCH NOTE



PLANTING LEGEND

SYMBOL	QUAN.	BOTANIC NAME	COMMON NAME	KEY (APP. B)	MATURE WIDTH	SIZE	SPACING
TREES							
V KOPA	2	Koelerutera paniculata	Goldmain Tree	S	30'-40'	1.5" cal. 6'-9"; B&B	Per plan
L PIAR	5	Pinus aristata	Bristlecone Pine	45678DA	10'-20'	1.5" cal. 6'-8"; B&B	Per plan
P PIPO	11	Pinus ponderosa	Ponderosa Pine	2678D	20'-30'	6'-8"; B&B	Per plan
STREAMSIDE POAN	6	Populus angustifolia	Narrowleaf Cottonwood	478A	50'-60'	1.5" cal. 6'-9"; B&B	Per plan
P PRAM	3	Prunus americana	Plum	234567DA	8'-12'	1.5" cal. B&B	Per plan
STREAMSIDE OUGA	7	Quercus gambelii	Gambel Oak	125678DA	15'-20'	1.5" cal. B&B	Per plan
TOTAL TREES:				34	PERCENT SIGNATURE TREES: 60% MINIMUM		
SHRUBS				34	PERCENT SIGNATURE SHRUBS: 60% MINIMUM		
ARCA	30	Artemisia canna	Silver Sagebrush	45A	4'-6'	#5 cont.	4' o.c.
BERG	16	Berberis thunbergii 'Rose Glow'	Rose Glow Barberry	45A	4'-6'	#5 cont.	4' o.c.
CACL	18	Caryopteris x clandonensis	Blue Mist Spirea	1235A	2'-3'	#5 cont.	3' o.c.
CEMO	46	Cercocarpus montanus	Mountain Mahogany	1256D	2'-3'	#5 cont.	6' o.c.
FOAR	25	Forsythia 'Arnold Dwarf'	Arnold Dwarf Forsythia	D	4'-6'	#5 cont.	5' o.c.
JUBC	4	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	2568A	4'-6'	#5 cont.	5' o.c.
JUOG	20	Juniperus 'Old Gold'	Old Gold Juniper	DA	4'-6'	#5 cont.	4' o.c.
MARE	12	Mahonia repens	Creeping Oregon Grape	45678AD	2'-3'	#5 cont.	4' o.c.
PIMU	37	Pinus mugo 'White Bud'	White Bud Mugo Pine	1256D	2'-3'	#5 cont.	3' o.c.
RHGL	183	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	234568DA	6'-8'	#5 cont.	6' o.c.
SYME	15	Syringa meyeri 'Palibin'	Palibin Korean Lilac	568A	3'-5'	#5 cont.	5' o.c.
TOTAL SHRUBS:				288	PERCENT SIGNATURE SHRUBS: 60% MINIMUM		
SEED				288	PERCENT SIGNATURE SHRUBS: 288 (100%)		
		Dryland seed mix TBD	---	---	---	TBD	---
		NRCS Flood Recovery Streambank Mix	---	---	---	0.6 lb/1,000 sf	---



ROOT BARRIERS
 THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

FOOTHILL SHRUBLANDS
 5M FOOTHILL SHRUBLANDS
 6L PONDEROSA PINE FOREST
 6M PONDEROSA PINE FOREST
 7H UPPER ELEVATION RIPARIAN

NOTES:
 1) SEED MIX IS AVAILABLE THROUGH PAWNEE BUTTES SEED, INC., GREELEY, CO. 800-782-5947.
 2) PROVIDE TEMPORARY IRRIGATION FOR SEEDING AREAS THROUGH FIRST FULL GROWING SEASON.

FIGURE 1

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ICON Architects
6104 Famin Drive
Arlington, Texas 76001
Ph: 817.865.0200
Fax: 817.865.0202

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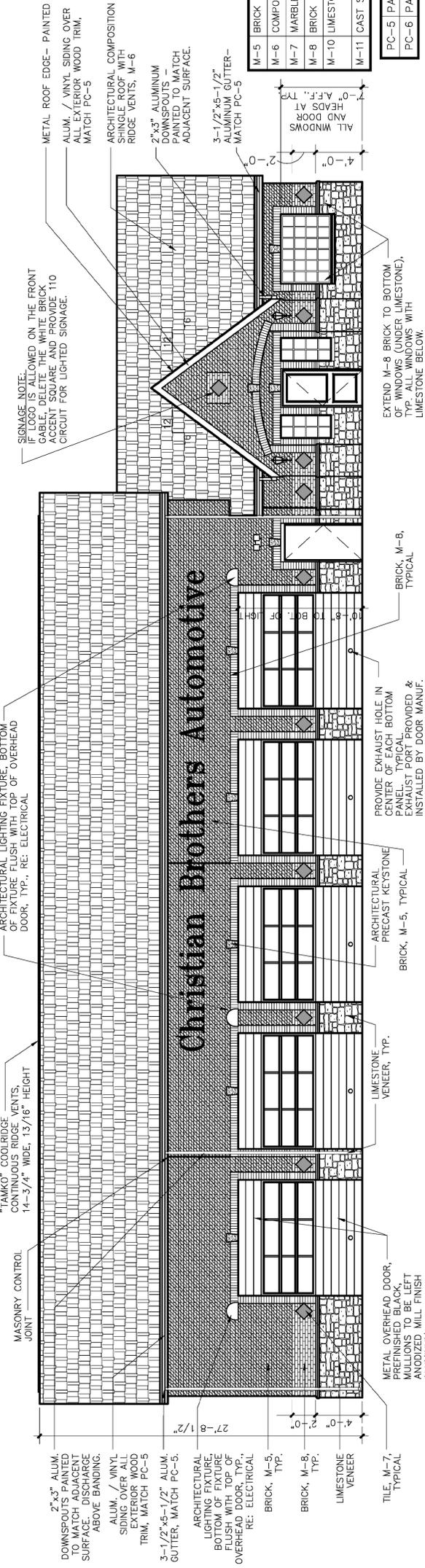
NO.	REVISION	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1		1" = 30'	6/17/16			
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SHEET NO.	OF	JOB NO.
10	10	25124-00

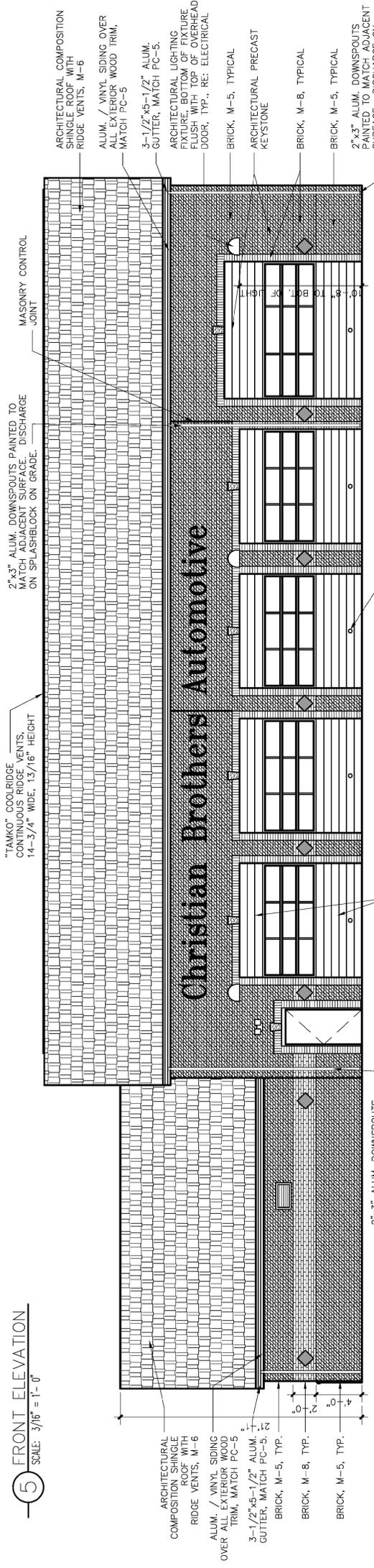
CHRISTIAN BROTHERS
AUTOMOTIVE
EXTERIOR ELEVATIONS

MATERIAL SCHEDULE

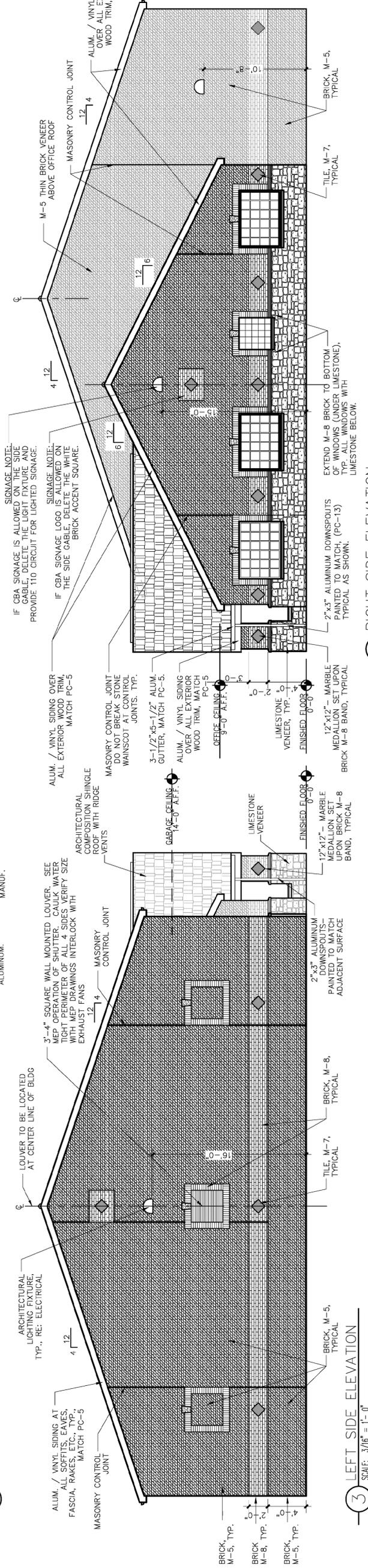
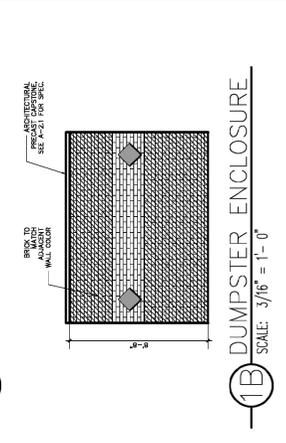
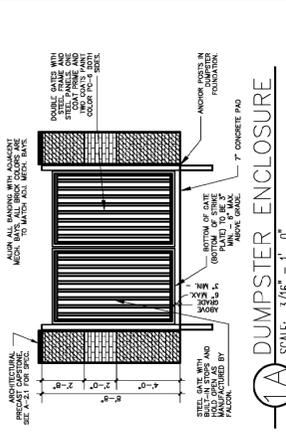
M-5	BRICK	ACME BRICK CO. 8" NOM. 1/2" MODULAR BRICK COLOR: BURGUNDY, MORTAR COLOR: WHITE
M-6	COMPOSITION SHINGLE ROOF	CERTAINTED LANDMARK 30 AR, COLOR: "HUNTER GREEN"
M-7	MARBLE TILE MEDALLION	DAL-TILE M741-12 EMPRESS GREEN (POLISHED)
M-8	BRICK	ASHE BRICK CO. 8" NOM. 1/2" MODULAR BRICK, COLOR: GLAZER WHITE, MORTAR COLOR: WHITE
M-10	LIMESTONE VENEER	MANUFACTURED THIN LIMESTONE VENEER SUNSET STONE, STYLE: LIMESTONE, COLOR: ASH, MORTAR COLOR: WHITE
M-11	CAST STONE	PRE-CAST STONE WATERTABLE AND SILL, COLOR: WHITE
PC-5	PAINT	SEMI-GLOSS SHERWIN WILLIAMS MARSHMALLOW SW 7001
PC-6	PAINT	SEMI-GLOSS SHERWIN WILLIAMS BLACK



5 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



4 BACK ELEVATION
SCALE: 3/16" = 1'-0"



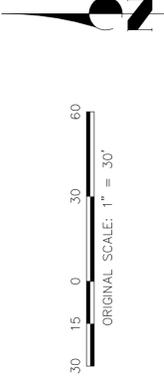
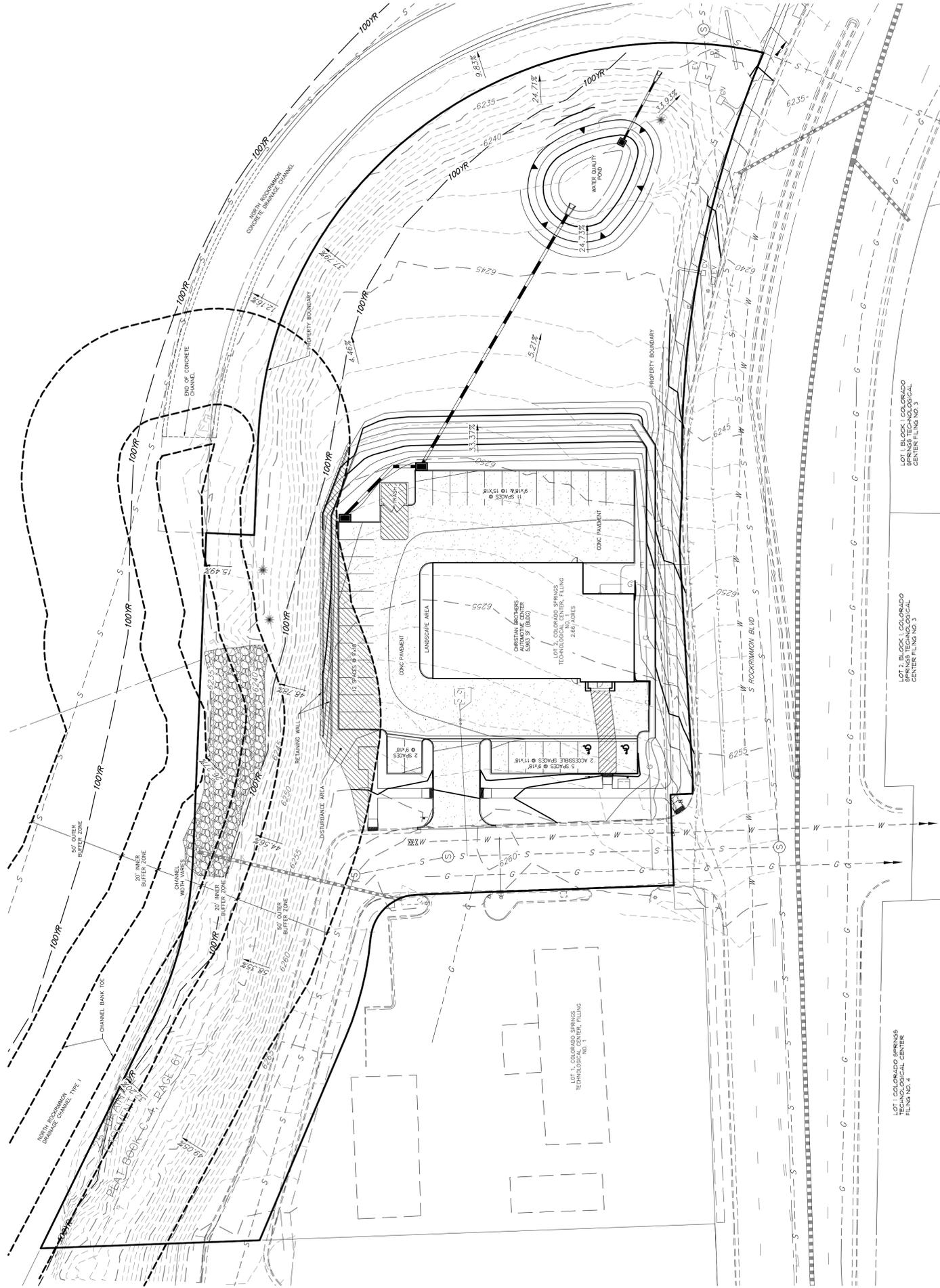
2 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

3 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

- TYPICAL NOTES FOR ALL ELEVATIONS**
- 2'-0" BAND, JAMBS, HEADS OF DOORS AND WINDOWS, AND ACCENT IN GABLES AT ENTRY AND SIDE ELEVATIONS TO BE BRICK COLOR M-8.
 - ALL MASONRY SURFACES ARE TO BE SPRAYED WITH WATER-PROOFING SEALER, PROSOCO INC. BLOCK GUARD AND GRAFTIT CONTROL #40093 - PH: 800-285-4255
 - ALL DOWN SPOUTS ARE TO BE PAINTED TO MATCH THE COLOR OF THE WALL MATERIAL BEHIND IT.
 - ALL DOWN SPOUTS ARE TO BE PAINTED TO MATCH THE COLOR OF THE WALL MATERIAL BEHIND IT.
 - ALL EXTERIOR LIGHTS ARE TO BE ON PHOTO CELL. TYPICAL OF ALL ELEVATIONS.

CHRISTIAN BROTHERS AUTOMOTIVE SITE DEVELOPMENT PLAN
PROJECT NO: SDP17-XXXX

CHRISTIAN BROTHERS AUTOMOTIVE STREAMSIDE OVERLAY PLAN COLORADO SPRINGS



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11. STREAM RECLAMATION THE DRAINWAY HAVE BEEN IDENTIFIED, AND DISTURBANCE TO THESE AREAS HAS BEEN MINIMIZED IN THE DESIGN. CONCRETE STREAM CHANNELS ARE DIFFICULT TO INTEGRATE INTO A PROJECT. THE HIGH COST AND HEAVY COMMERCIAL USAGE OF THE AREA MAKE ROCKRIMMON A LOW PRIORITY STREAM FOR RECLAMATION INTO A MORE NATURAL STATE. STREAMS NEAR MULTI OR SINGLE FAMILY RESIDENTIAL AREAS AND OFFICE SPACES ARE OF A HIGHER PRIORITY, AS THEY CAN ADD MORE VALUE TO THE COMMUNITY IN THESE AREAS.

10. STREAM BANK STABILIZATION STREAM BANK SLOPE AREAS HAVE BEEN IDENTIFIED, AND DISTURBANCE TO THESE AREAS HAS BEEN MINIMIZED IN THE DESIGN. ON THE NORTH END OF THE DEVELOPMENT, RETAINING WALLS AND REGROUING WILL DISTURB A PORTION OF THE OUTER BUFFER ZONE WHERE STREAM BANK STABILIZATION IS REQUIRED. TECHNIQUES SUCH AS SURFACE ARBOR, INDIRECT STABILIZATION, AND VEGETATIVE STABILIZATION WILL BE IMPLEMENTED.

9. LANDSCAPE INNER AND OUTER BUFFER LANDSCAPE STANDARDS ARE MET BY THE DESIGN. THE INNER BUFFER WILL NOT BE DISTURBED DURING DEVELOPMENT. AREAS WITHIN THE OVERLAY WILL BE REVEGETATED TO MINIMIZE EROSION AND STABILIZE LANDSCAPE AREAS. THE PROJECT LANDSCAPING DESIGN SPECIFIES PLANTS SELECTED FROM THE RIPARIAN PLANT COMMUNITIES AS SET FORTH IN APPENDIX A OF THE LANDSCAPE POLICY MANUAL. THE PROPOSAL MEETS ALL REQUIREMENTS OF THE CITY'S LANDSCAPE CODE.

8. RIPARIAN BUFFERS AND IMPERVIOUS SURFACES THE DESIGN IMPLEMENTS A RIPARIAN BUFFER BETWEEN THE DEVELOPMENT AND THE WATERWAY TO ASSIST IN PREVENTING POINT AND NON-POINT SOURCE POLLUTION FROM ENTERING THE WATERWAY. THE DESIGN EXCLUDES IMPERVIOUS SURFACES FROM THE INNER BUFFER ZONE AND MEETS IMPERVIOUS RESTRICTIONS ACROSS THE ENTIRE OVERLAY. 10% SITE IMPERVIOUS SURFACE IS ALLOWED. STORMWATER BMPs REQUIRED BY THE CITY HAVE BEEN INCORPORATED INTO THE DESIGN TO PROTECT WATER QUALITY AND ENCOURAGE ON-SITE FILTRATION OF STORMWATER.

7. COMPLEMENTARY FEATURES THE DESIGN IDENTIFIES AND IMPLEMENTS RECOMMENDATIONS OF APPROVED SUBAREA PLANS AND OF ANY APPROVED PUBLIC WORKS PROJECTS AND HABITAT CONSERVATION PLANS. THE DESIGN TAKES INTO ACCOUNT THE RECOMMENDATIONS OF ALL COMPLEMENTARY PLANS, INCLUDING BUT NOT LIMITED TO THE COLORADO SPRINGS OPEN SPACE PLAN, AND THE COLORADO SPRINGS URBAN GROWTH AREA INVENTORY OF SIGNIFICANT NATURAL FEATURES.

6. SIGNIFICANT NATURAL FEATURES THE PROJECT HAS BEEN DESIGNED TO MINIMIZE IMPACT ON ALL SIGNIFICANT NATURAL FEATURES IN THE PROJECT STREAMSIDE AREA. THE LAND SUITABILITY ANALYSIS COMPOSITE MAP INCLUDES THE STREAM AREA, CHANNEL TOE, BOUNDARY OF THE STREAMSIDE OVERLAY, SLOPE AND TOPOGRAPHIC INFORMATION, AND AREAS OF RIPARIAN VEGETATION AND WILDLIFE. THE EXISTING STREAM CHANNEL WILL BE AVOIDED AND LEFT UNDISTURBED. A SMALL AREA IN THE OUTER BUFFER ZONE, IMMEDIATELY NORTH OF THE PARKING LOT OF THE STRUCTURE WILL UNDERGO DEVELOPMENT. THE AREA WITHIN THE 100 YEAR FLOOD PLAIN WILL NOT CONTAIN ANY NEW IMPERVIOUS COVER. EXPOSURE TO POLLUTANTS AND SEDIMENT IN THE AREA WILL BE MINIMIZED THROUGH THE PROPOSED LANDSCAPE AREA, INLET PROTECTIONS, SILT FENCE, RETAINING WALLS, AND OTHER EROSION CONTROL MEASURES.

5. FLOODPLAIN THE PROJECT HAS BEEN DESIGNED TO PROTECT PROPERTY FROM POTENTIAL FLOOD DAMAGE AND TO ACCOMMODATE FLOOD STORAGE AND CONVEYANCE NEEDS. REQUIREMENTS FOR THE DEVELOPMENT HAS BEEN FILED IN ACCORDANCE WITH STREAMSIDE ORDINANCE 07-180, NO FILL WILL BE PLACED WITHIN THE 100-YEAR FLOODPLAIN. THE PROPOSED STRUCTURE SITE IS OUTSIDE OF THE 100-YEAR FLOODPLAIN.

4. TRAILS AND RECREATION N/A. NO EXISTING TRAILS OR RECREATIONAL OPPORTUNITIES IN THE PROJECT AREA.

3. WILDLIFE HABITAT PRESERVATION THE DESIGN HAS BEEN DESIGNED TO MINIMIZE IMPACT ON WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM. EXISTING STRANDS OF RIPARIAN VEGETATION WILL BE PRESERVED TO THE BEST POSSIBLE EXTENT. THE AREAS OF THE DEVELOPMENT THAT WILL UNDERGO THE MOST EXTENSIVE SCOPE OF WORK ARE OUTSIDE OF THE BUFFER ZONE. POLLUTANTS AND SEDIMENTS ARE FILTERED OUT OF RUNOFF THROUGH THE USE OF INLET PROTECTION, SILT FENCE, STRAW WADDLES, ETC. SEE EROSION CONTROL PLAN ON PAGE 3. PLACES TO WILDLIFE ACCESS OF THE STREAM, WALL HEIGHTS ARE BELOW 6', AND NONE ARE USED ALONG THE EASTERN EDGE OF THE SITE. NO BRIDGES, UTILITY CORRIDORS, OR OTHER STREAM BISECTING ELEMENTS ARE USED.

2. SITE DESIGN THE DEVELOPMENT INCORPORATES THE STREAM ECOSYSTEM INTO THE DESIGN AND COMPLEMENTS THE NATURAL STREAMSIDE SETTING. THE DEVELOPMENT INTEGRATES WITH THE GREATER STREAMSIDE AESTHETIC. THE BUILDING IS ORIENTED TO GIVE MAXIMUM EXPOSURE TO THE STREAM AND THE DEVELOPMENT IS DESIGNED TO BE VISUALLY INTEGRATED WITH THE STREAM. THE DESIGN ORIENTS THE DEVELOPMENT SUCH THAT IT IS IN THE MOST LEVEL, DEVELOPABLE AREA OUTSIDE OF THE OVERLAY, CAUSING MINIMAL DISTURBANCE TO THE STREAMSIDE OVERLAY. IMPERVIOUS SURFACES ARE MINIMIZED, THE PARKING LOT WRAPS AROUND THE BUILDING, RATHER THAN BEING ORIENTED ON ONE SIDE, REDUCING THE FOOTPRINT OF THE DEVELOPMENT SITE. DEVELOPMENT OF THE STREAM ARE MINIMIZED, WALL HEIGHTS ARE MINIMIZED, AND NONE ARE USED ON THE EAST SIDE OF THE DEVELOPMENT. EXISTING VEGETATION IS EFFECTIVELY UTILIZED AND RETAINED IN THE DESIGN.

1. GRADING AND LANDFORM THE GRADING AND LANDFORM TO THE SPECIFIC GRADING LIMITATIONS OF THE STREAM SIDE ORDINANCE. THE GRADED SCOPE WITHIN THE INNER BUFFER REGION DOES NOT EXCEED 3'. THE LINEAL EXTENT OF ALL WALL SECTIONS DO NOT EXCEED THE LESSER OF 2/3 THE LENGTH OF THE STREAM FRONTAGE OR 300'. THE GRADING PLAN INCLUDES A REVEGETATION PLAN THAT ADDRESSES EROSION CONTROL AND SLOPE STABILITY. PROTECTIVE MEASURES SUCH AS FENCING AND FLAGGING WILL BE EMPLOYED ALONG THE INNER BUFFER ZONE.

STREAMSIDE EVALUATION INFORMATION
NORTH ROCKRIMMON DRAINAGE CHANNEL TYPE I
AREA INSIDE OVERLAY: 33,028 SF
2,630 SF IMPERVIOUS SURFACE WITHIN OVERLAY = 7.9%

CHRISTIAN BROTHERS AUTOMOTIVE
CLIENT INFO. 1
17725 KATY FREEWAY, SUITE 200
HOUSTON, TX 77094
CLIENT INFO. 4
CLIENT INFO. 5
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NO.	REVISION	DATE	BY	DATE
1	"X"	10/13/14	XXX	XXX
2	"X"			
3				
4				
5				
6				
7				
8				
9				
10				
11				

CHRISTIAN BROTHERS
AUTOMOTIVE
STREAMSIDE OVERLAY PLAN
SHEET 11 OF 13
JOB NO. 2512400

FIGURE 1

CHRISTIAN BROTHERS
AUTOMOTIVE
LAND SUITABILITY ANALYSIS

H-SCALE	1" = 30'
V-SCALE	N/A
DATE	7/27/17
DESIGNED BY	RAB
DRAWN BY	RAB
CHECKED BY	RAB

NO.	REVISION	BY	DATE

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NOT FOR
CONSTRUCTION



Number	Minimum Slope	Maximum Slope	Color
1	0.00%	8.00%	Light Blue
2	8.00%	12.00%	Light Green
3	12.00%	15.00%	Yellow
4	15.00%	25.00%	Orange
5	25.00%	10000.00%	Red

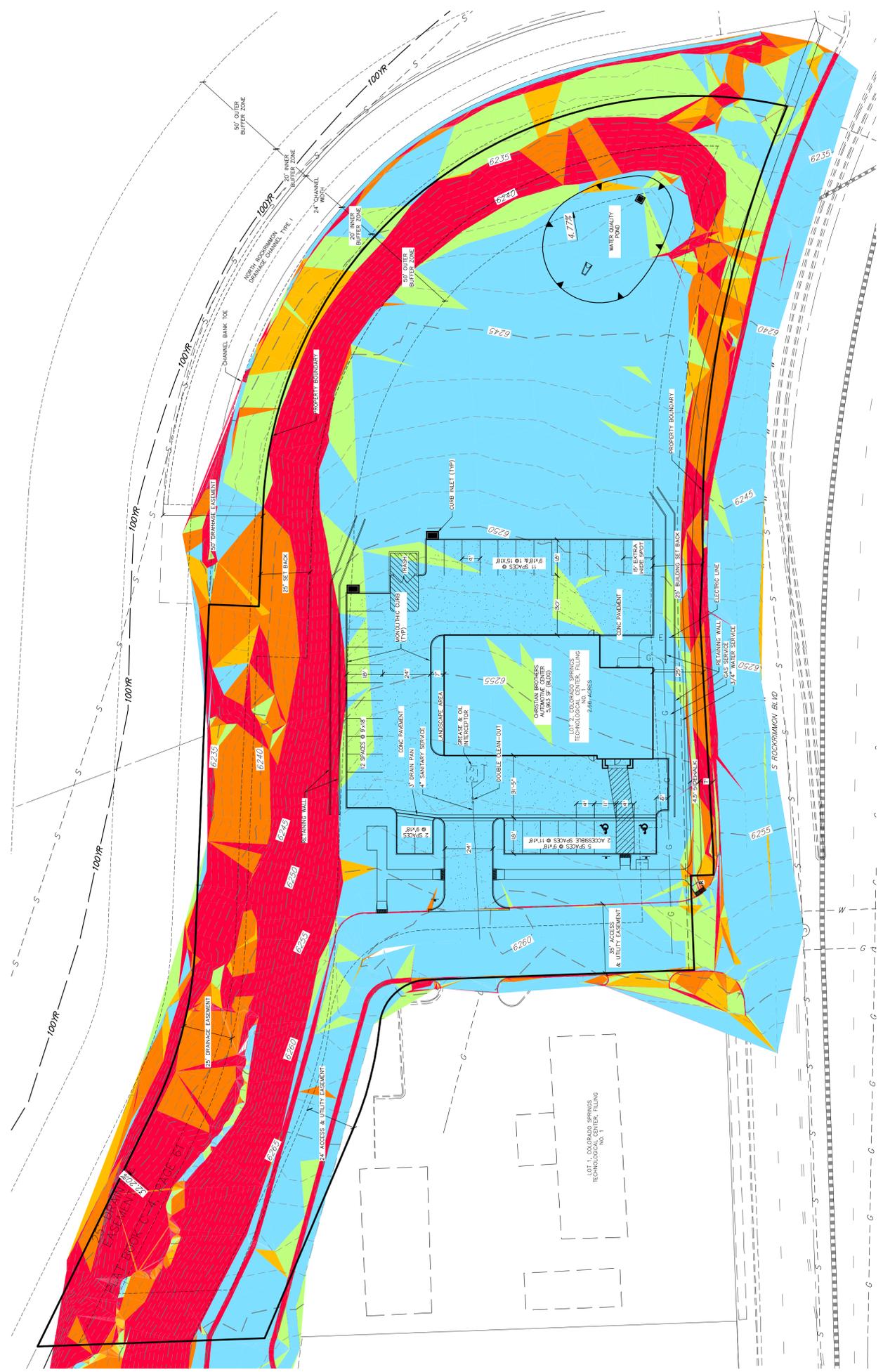
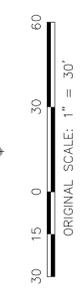
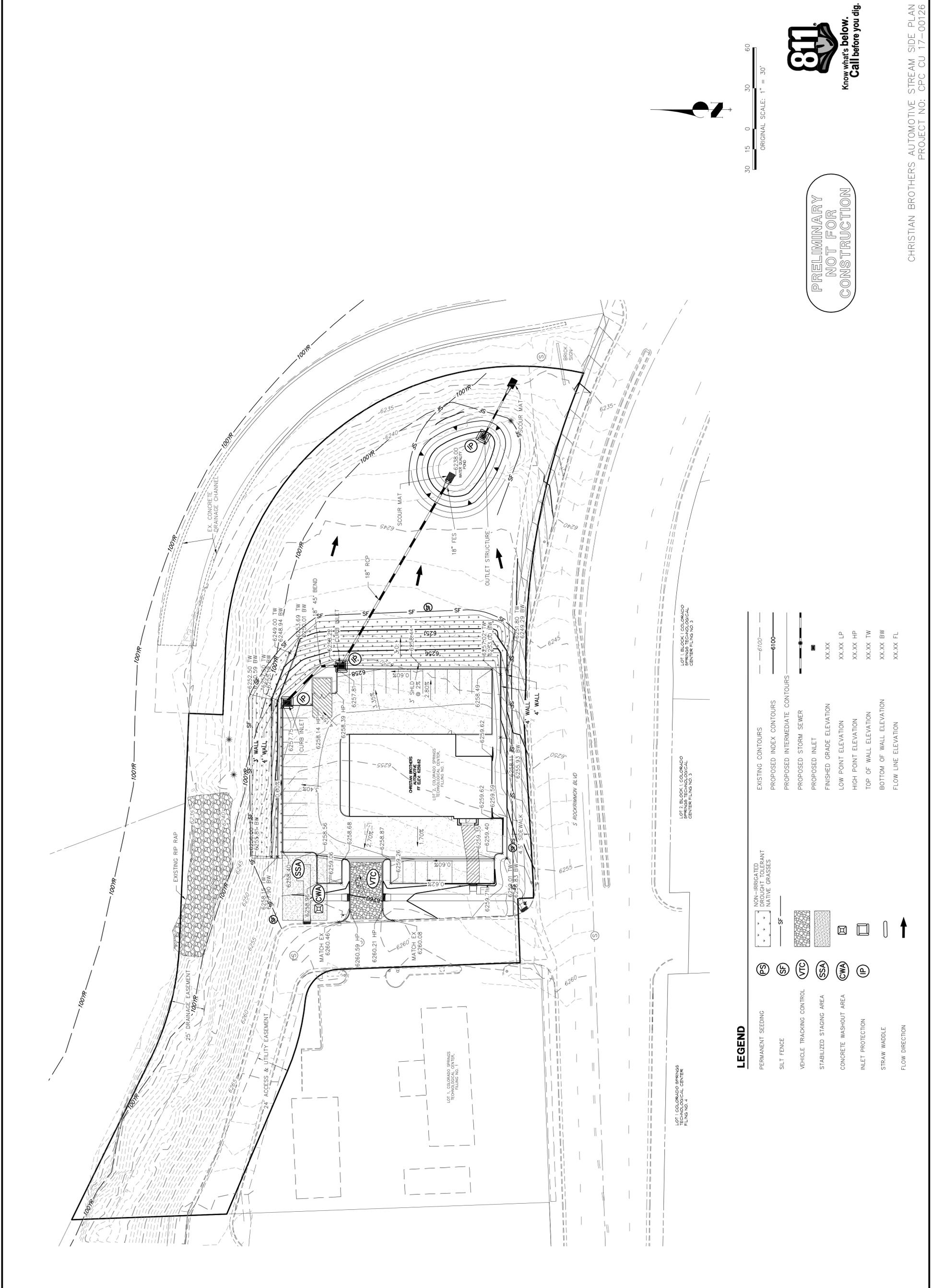


FIGURE 1



**PRELIMINARY
NOT FOR
CONSTRUCTION**

LEGEND	
	PERMANENT SEEDING
	NON-IRRIGATED DROUGHT TOLERANT NATIVE GRASSES
	SILT FENCE
	VEHICLE TRACKING CONTROL
	STABILIZED STAGING AREA
	CONCRETE WASHOUT AREA
	INLET PROTECTION
	STRAW WADDLE
	FLOW DIRECTION
	EXISTING CONTOURS
	PROPOSED INTERMEDIATE CONTOURS
	PROPOSED STORM SEWER
	PROPOSED INLET
	FINISHED GRADE ELEVATION
	LOW POINT ELEVATION
	HIGH POINT ELEVATION
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION
	FLOW LINE ELEVATION

FIGURE 1