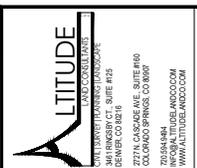


WORKING FUSION AT MILL STREET DEVELOPMENT PLAN



380 RINGSBERRY CT. SUITE #105
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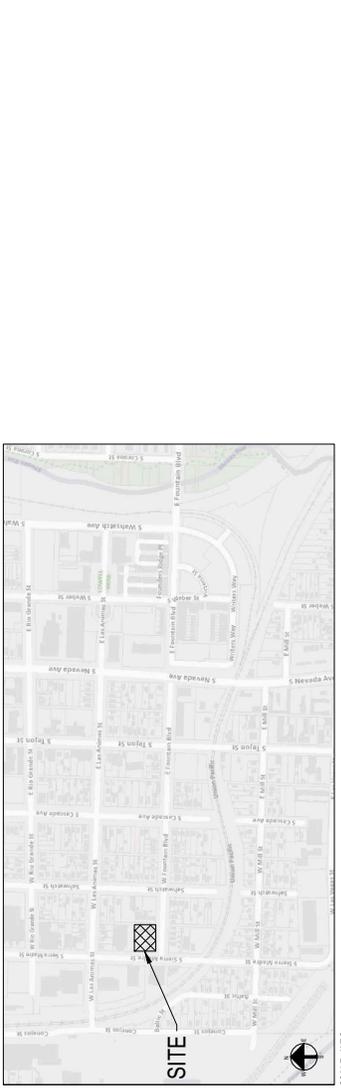
WORKING FUSION AT MILL STREET
DEVELOPMENT PLAN
120 W. FOUNTAIN BLVD.
CITY OF COLORADO SPRINGS, STATE OF COLORADO
18-100

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NO.	DATE	BY	REVISION
1	05/12/2019	AKT	INITIAL DESIGN
2	08/14/2019	AKT	REVISED PER CITY COMMENTS
3	07/02/2019	AKT	REVISED PER CITY COMMENTS

DATE: 08.31.2019
DRAWN BY: JAC
CHECKED BY: JAC

COVER SHEET
AND NOTES
DP1
SHEET 01 OF 14



SCALE: N.T.S.

Construction Schedule

Commence Grading, Utilities & Site Work: Fall 2019
Estimated Completion of Project: Spring 2020

DRAWING NO.	DRAWING NAME	SHEET NO.
DP1	COVER SHEET & NOTES	01 OF 14
DP2	SITE PLAN	02 OF 14
DP3	SITE DETAILS	03 OF 14
DP4	PRELIMINARY GRADING & DRAINAGE PLAN	04 OF 14
DP5	PRELIMINARY UTILITY PUBLIC FACILITY PLAN	05 OF 14
DP6	FINAL LANDSCAPE PLAN	06 OF 14
DP7	LANDSCAPE SCHEDULE AND NOTES	07 OF 14
DP8	LANDSCAPE PLANTING DETAILS	08 OF 14
DP9	TREE INVENTORY PLAN	09 OF 14
DP10	FINAL IRRIGATION PLAN	10 OF 14
DP11	IRRIGATION DETAILS	11 OF 14
DP12	IRRIGATION SCHEDULE & NOTES	12 OF 14
DP13	ARCHITECTURAL ELEVATIONS	13 OF 14
DP14	ARCHITECTURAL ELEVATIONS	14 OF 14

SHEET INDEX:

General Note:

- All common areas, open space and landscape improvements shall be owned and maintained by the owner.
- ADDITIONAL NOTES: This project is located within the City of Colorado Springs, and is subject to the City of Colorado Springs, State of Colorado, and applicable local, state, and federal laws, rules, regulations, codes, and ordinances. The owner shall be responsible for obtaining all necessary permits and approvals from the City of Colorado Springs, State of Colorado, and applicable local, state, and federal agencies. The owner shall be responsible for obtaining all necessary permits and approvals from the City of Colorado Springs, State of Colorado, and applicable local, state, and federal agencies. The owner shall be responsible for obtaining all necessary permits and approvals from the City of Colorado Springs, State of Colorado, and applicable local, state, and federal agencies.
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Legal Description:

Located in the Northwest quarter of Section 18, Township 41 South, Range 66 West of the 6th P.M. Left 6-4, Block 311, Addition No. 2 to the Town of Colorado Springs, City of Colorado Springs, State of Colorado, according to the Map of Addition No. 2 to the Town of Colorado Springs, Plats 253, Pl. Map 139.
Addressed at 120 W. Fountain Blvd., Colorado Springs, CO 80903. Lot is comprised of 28,500 +/- sq. ft. (0.65 +/- ac.)
Lots 6-8
Block 311
Addition No. 2 to the Town of Colorado Springs, City of Colorado Springs, State of Colorado.

Site Data (Development Plan Area Only)

Master Plan: Mill Street
Zoning: M1 - Light Industrial
Existing Land Use: Five Single Family Residential Units
Adjacent Land Use: 28 +/- ac. (28 +/- ac. of land with a 14-foot maximum building height) (lot per the master plan)
PID File No.:
Ordinance No.:
Proposed Units: 18 Fin. Home Dwellings, 2 Storage Units
Proposed Max. Coverage: 38%
Proposed Gross Density: 28 du/ac
Tax Schedule Number: 641920713, 641920714, 641920715, 641920716, & 641920717
Development Plan Area: 28,500 sq. ft. (1.0, 649 acres)
Adjacent Land Use: 28 +/- ac. (28 +/- ac. of land with a 14-foot maximum building height) (lot per the master plan)
Drainage Basin: Shooks Run

Dimensional Controls

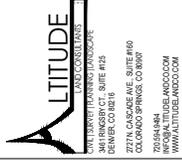
Maximum Dwelling Units: 18 Dwelling Units (1 Bedroom Each)
Maximum Building Height: 14 feet (Excluding taller cross height)
Minimum Building Setback: 20 feet (Front 15, Side 10, Rear 10)
Maximum Lot Coverage: 38%
Minimum Open Space (Including Voids): 6.5%

Parking Summary:

Overall Site Parking Required (Per PID): 18 Spaces
Adjacent Form-based Code Parking Requirement (For Reference Only): 18 Spaces
18 Dwelling Units @ 1 Parking Space/Unit: 18 Spaces
City of Colorado Springs (New-Fin) Parking Requirement (For Reference Only): 18 Spaces
18 Dwelling Units (Human Service Residence) @ 1 Parking Space/Unit: 18 Spaces
On-site Parking Provided: 23 Spaces (1 Van Accessible ADA Space)
Minimum Parking (Per PID): 18 Spaces

FIGURE 1

WORKING FUSION AT MILL STREET DEVELOPMENT PLAN



WORKING FUSION AT MILL STREET
DEVELOPMENT PLAN
120 W. FOUNTAIN BLVD.
CITY OF COLORADO SPRINGS, STATE OF COLORADO

18-100

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NO.	DATE
1	05/17/2019
2	08/14/2019
3	07/16/2019

DATE: 08/31/2019
DRAWN BY: JAC
CHECKED BY: JMO

SITE
DETAILS

DP3

SHEET 03 OF 14

WORKING FUSION AT MILL STREET - DEVELOPMENT PLAN - PROJECT# CPC-PUD-18-0033

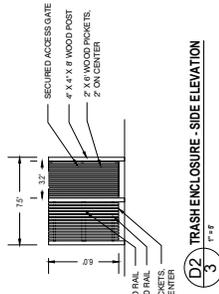
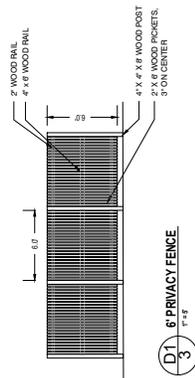
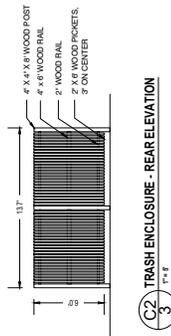
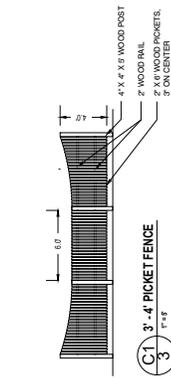
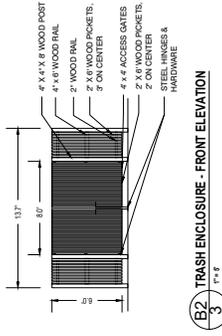
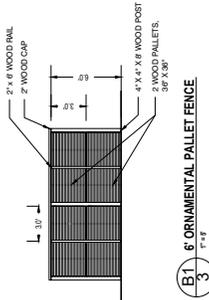
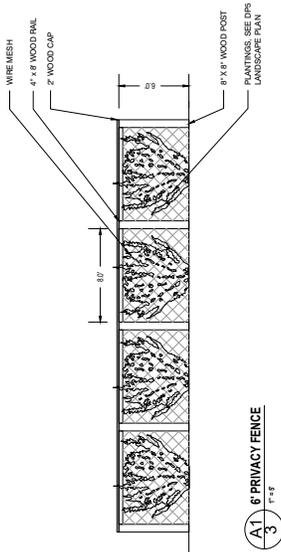
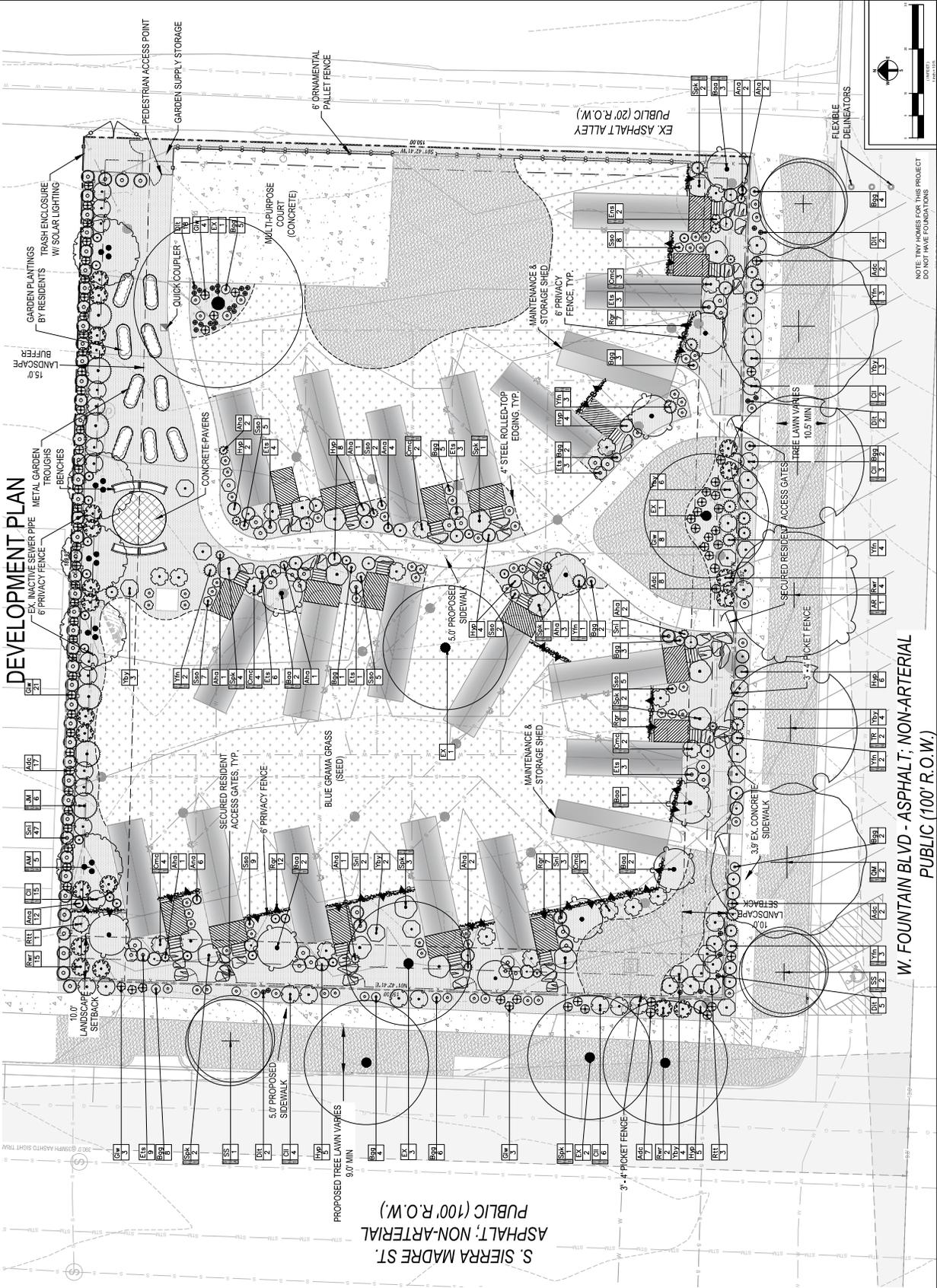


FIGURE 1

WORKING FUSION AT MILL STREET

DEVELOPMENT PLAN



ALITUDE
LANDSCAPE ARCHITECTS

1001 UNIVERSITY TRANSPORTATION CENTER
3405 INDEPENDENT DRIVE, SUITE #100
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NO. DATE 2019
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3 07.10.2019

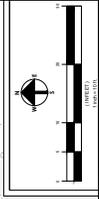
REVISION:
BY: [Redacted]
CHK: [Redacted]
APP: [Redacted]

DATE: 01.31.2019
DRAWN BY: [Redacted]
CHECKED BY: [Redacted]

FINAL LANDSCAPE PLAN

DP6
SHEET 06 OF 14

18-100
CITY OF COLORADO SPRINGS, STATE OF COLORADO
WORKING FUSION AT MILL STREET
DEVELOPMENT PLAN
120 W. FOUNTAIN BLVD.

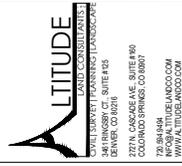


NOTE: TINY HOMES FOR THIS PROJECT DO NOT HAVE FOUNDATIONS

WORKING FUSION AT MILL STREET - DEVELOPMENT PLAN - PROJECT# CPC-PUD 18-00033

FIGURE 1

WORKING FUSION AT MILL STREET DEVELOPMENT PLAN



WORKING FUSION AT MILL STREET
DEVELOPMENT PLAN
120 W. FOUNTAIN BLVD.
CITY OF COLORADO SPRINGS, STATE OF COLORADO

18-100

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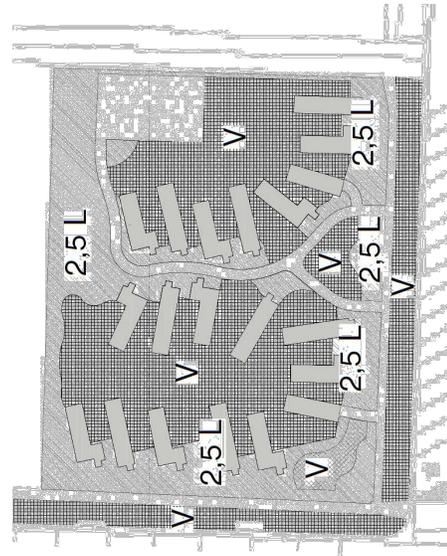
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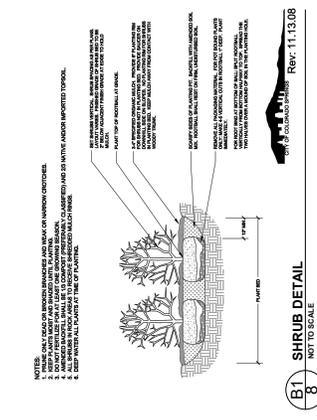
LANDSCAPE PLANTING DETAILS

DP8
SHEET 08 OF 14

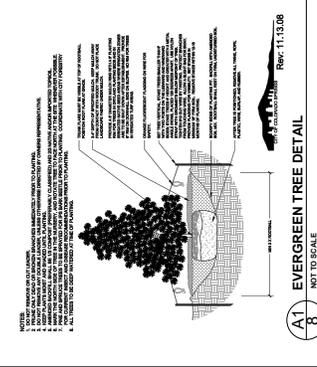
- Plant Communities**
- to be labeled by number(s) on diagram:
- 1 - Semiarid Shrublands
 - 2 - Pinon-Juniper Woodlands
 - 3 - Prairie
 - 4 - Lower Elevation Riparian
 - 5 - Foothill Shrublands
 - 6 - Ponderosa Pine Forest
 - 7 - Upper Elevation Riparian
 - 8 - Douglas-fir Forest
- Hydrozones (supplemental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



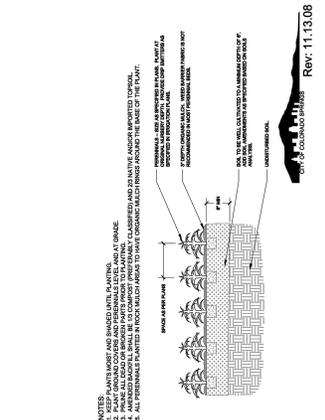
B3 4" ROLLED-TOP STEEL EDGING
NOT TO SCALE



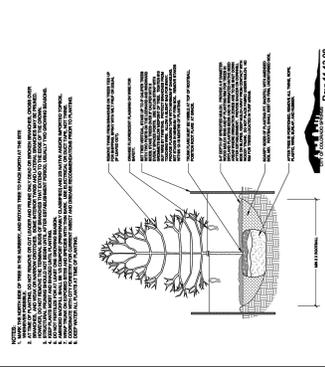
B1 SHRUB DETAIL
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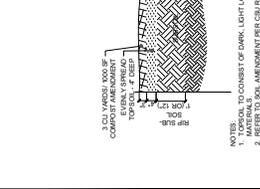
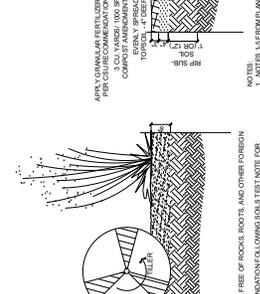
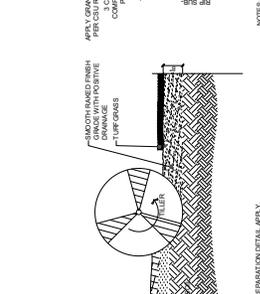
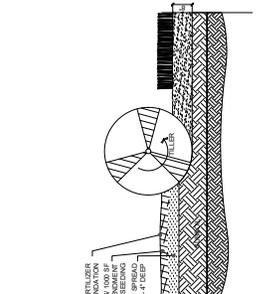
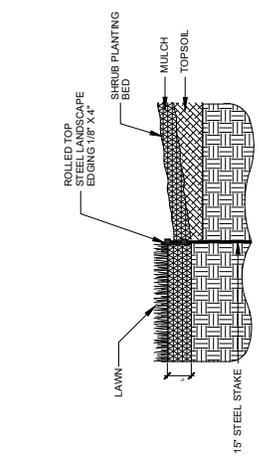
A1 EVERGREEN TREE DETAIL
NOT TO SCALE



B2 PERENNIAL + GROUND COVER DETAIL
NOT TO SCALE



A2 DECIDUOUS TREE DETAIL
NOT TO SCALE



NOTES:

1. NOTES 1-4 FROM PLANT SOIL PREPARATION DETAIL.
2. FINISH GRADE FOR ALL SOIL AREAS ALONG WALKWAYS OR CURBS SHOULD BE 4" LOWER THAN THE SURFACE OF THE WALKWAY.

NOTES:

1. NOTES 1-4 FROM PLANT SOIL PREPARATION DETAIL.
2. FINISH GRADE FOR ALL SOIL AREAS ALONG WALKWAYS OR CURBS SHOULD BE 4" LOWER THAN THE SURFACE OF THE WALKWAY.

NOTES:

1. NOTES 1-4 FROM PLANT SOIL PREPARATION DETAIL.
2. FINISH GRADE FOR ALL SOIL AREAS ALONG WALKWAYS OR CURBS SHOULD BE 4" LOWER THAN THE SURFACE OF THE WALKWAY.

B3 4" ROLLED-TOP STEEL EDGING
NOT TO SCALE

B3 TURF GRASS (SEED & SOD)
NOT TO SCALE

A3 SOIL PREPARATION-PLANTINGS
SCALE: 1/2" = 1'

WORKING FUSION AT MILL STREET DEVELOPMENT PLAN

ALITUDE
LANDSCAPE ARCHITECTS

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WORKING FUSION AT MILL STREET
DEVELOPMENT PLAN
120 W. FOUNTAIN BLVD.
CITY OF COLORADO SPRINGS, STATE OF COLORADO

18-100

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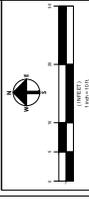
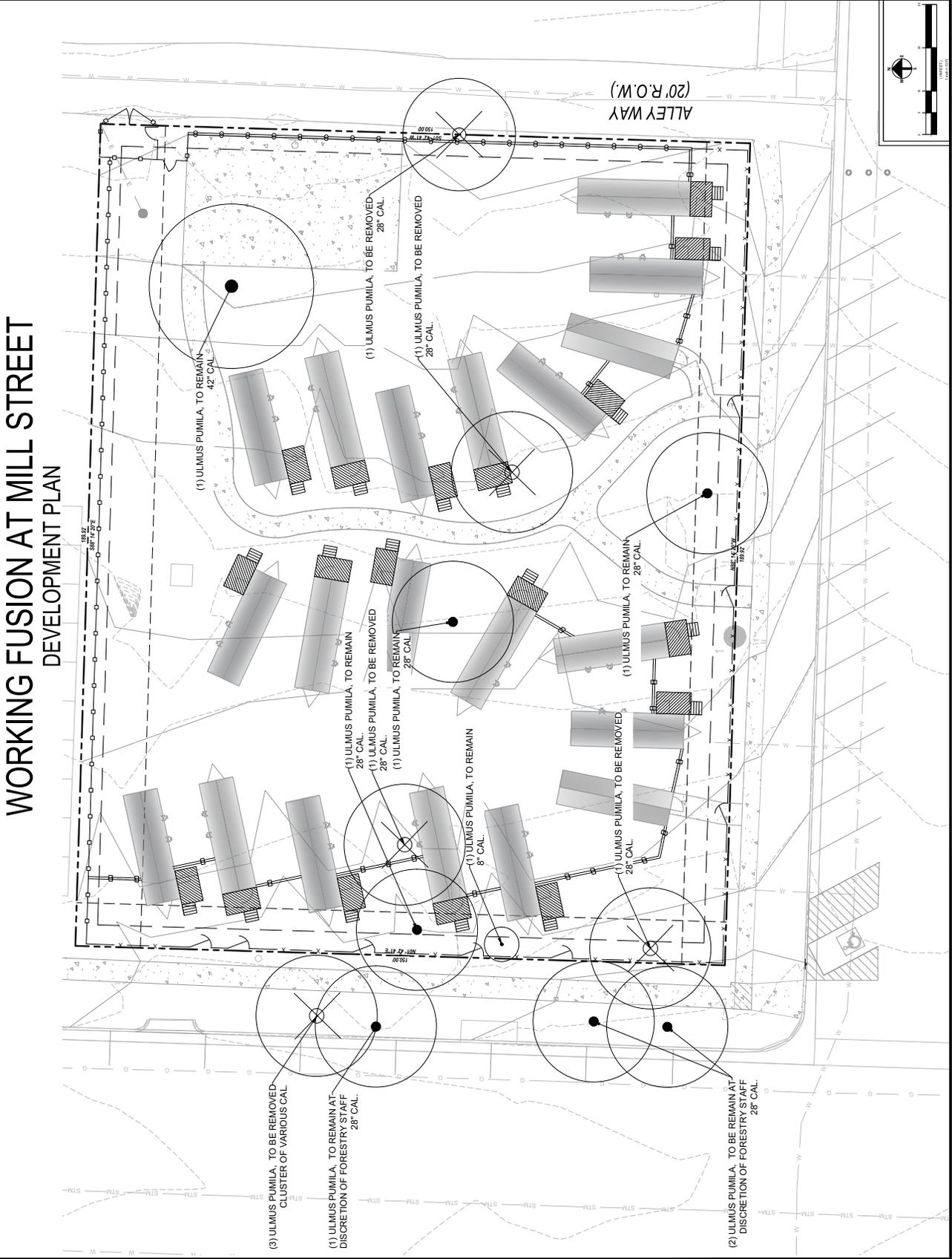
NO.	DATE	BY	REASON
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3	07.10.2019	AKT	ISSUE FOR PERMITS

DATE: 01/31/2019
DRAWN BY: JWS
CHECKED BY: JWS

TREE INVENTORY
PLAN

DP9

SHEET 09 OF 14

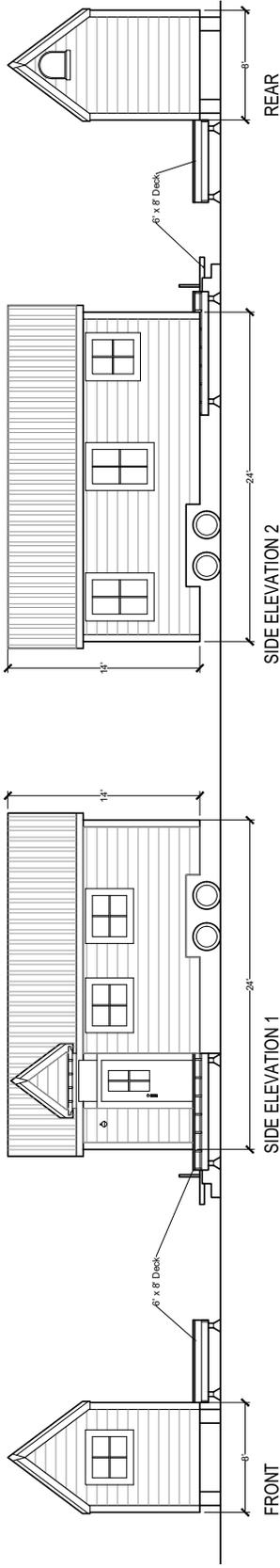


WORKING FUSION AT MILL STREET - DEVELOPMENT PLAN - PROJECT# CPC-PUD 18-0003

FIGURE 1

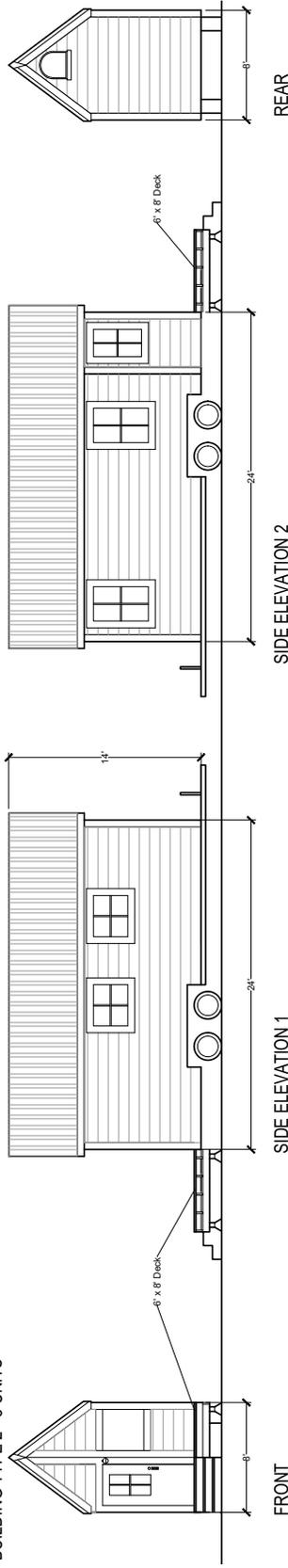
WORKING FUSION AT MILL STREET DEVELOPMENT PLAN

BUILDING TYPE 1 - 10 UNITS

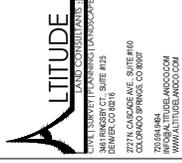
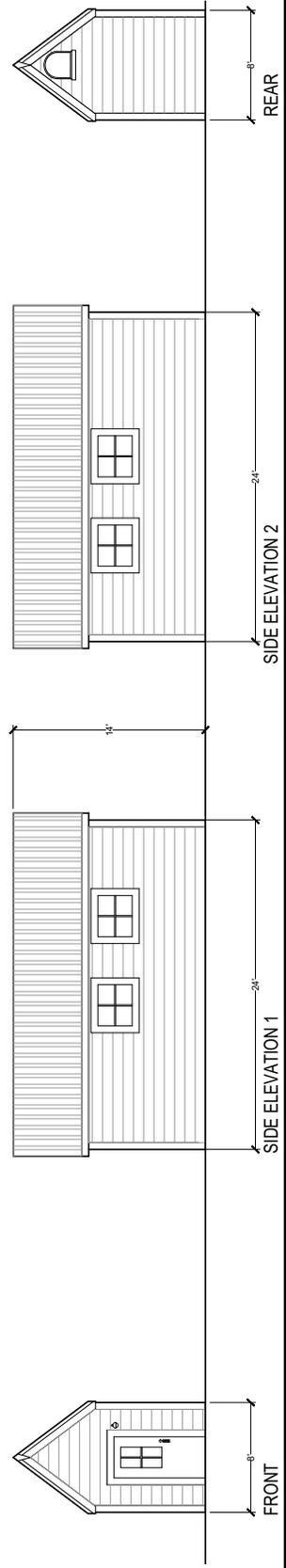


NOTE: ALL UNITS SHALL BE 8'W X 24'L X 8'H. EXTERIOR SIDING COLORS SHALL VARY AND REFLECT HISTORIC COLOR PALETTE SEEN IN NEIGHBORHOOD.

BUILDING TYPE 2 - 8 UNITS



STORAGE/BICYCLE RACK BUILDINGS - 2 UNITS



WORKING FUSION AT MILL STREET
 DEVELOPMENT PLAN
 120 W. FOUNTAIN BLVD.
 CITY OF COLORADO SPRINGS, STATE OF COLORADO

18-100

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2	07/10/2019	JFO	JFO

DATE: 03/31/2019
DRAWN BY: JFO
CHECKED BY: JFO

PROJECT: 18-100
SHEET: 14 OF 14

ARCHITECTURAL
ELEVATIONS

DP14

SHEET 14 OF 14

WORKING FUSION AT MILL STREET - DEVELOPMENT PLAN - PROJECT# 00C01UD 18-0003

FIGURE 1