

GENERAL NOTES: (ORIGINAL DEVELOPMENT PLAN) SOME MAY NOT PERTAIN TO 2016 AMENDMENT)

LAND USE:
 1. THE EXISTING RESIDENTIAL LOT AT WEST END OF THIS SITE IS TO BE COMBINED WITH THE EXISTING METAL PRODUCTS LOT AND ELIMINATE THE RESIDENTIAL USE.
 2. THE COMBINED PROPERTIES SHALL BE REZONED TO C-6 PRIOR TO APPROVAL OF THIS PLAN.

DEMOLITION:
 3. THE EXISTING RESIDENCE ON THE WEST LOT SHALL BE REMOVED. UTILITY SERVICE LINES TO RESIDENCE SHALL BE CAPPED PER COLORADO SPRINGS UTILITIES "LESS". THE SERVICE POLE AT THE REAR LOT LINE OF LOT 9 SHALL BE REMOVED.
 4. IN PHASE II OF THIS PROPOSAL, THE AREA BETWEEN THE EXISTING BUILDINGS WILL BE FILLED IN WITH A 1670 S.F. ADDITION.

DRIVEWAYS:
 5. EXISTING EAST DRIVEWAY TO REMAIN IN PLACE WITH MODIFICATION TO NARROWER WIDTH AND ONE WAY RESTRICTION AS SHOWN FOR CUSTOMER PICKUP AND LOADING. DRIVEWAY SHALL BE SIGNED CLEARLY FOR ONE WAY, DO NOT ENTER.
 6. EXISTING MIDDLE DRIVEWAY TO BE RELOCATED TO THE WEST AS SHOWN FOR TWO WAY ACCESS TO PARKING LOT, AND MARKED FOR THE ENTIRE EAST SIDE AS "NO PARKING FIRE LANE".

7. THE EXISTING RESIDENTIAL DRIVEWAY AT FAR WEST TO BE REMOVED.
 8. THE EXISTING FIRE HYDRANT AT THE WEST END OF THIS SITE SHALL BE RELOCATED AS SHOWN.
 9. REPAIR CURB AND GUTTER ON WILLAMETTE AS REQUIRED FOR NEW DRIVEWAY CONFIGURATION.

10. CURB RETURNS ON ALLEY TO BE PLACED OUT OF THE RIGHT OF WAY. SEE THE GRADING AND EROSION CONTROL PLAN FOR MORE INFORMATION.
 11. DRIVES SHALL BE PAVED.

SIDEWALK:
 12. OWNER TO CONSTRUCT NEW 5' PUBLIC SIDEWALK WHERE FEASIBLE. SIDEWALK SHALL BE ATTACHED. PEDESTRIAN RAMPS CROSSING DRIVEWAYS PER CITY AND ADA SPECS, OR SIDEWALK SHALL CROSS DRIVEWAYS AT GRADE.

LIGHTING:
 13. SITE LIGHTING TO CONSIST OF BUILDING MOUNTED, DOWNWARD SHIELDED WALL PACKS PER DETAIL, SHEET 2. NO LIGHT BEAMS TO EXCEED BOUNDARIES.

SIGNAGE:
 14. NO FREE-STANDING SIGNS ALLOWED. WALL SIGNS SHALL BE BACKLIT.
 15. "ONE WAY" DO NOT ENTER SIGNS ON EAST DRIVEWAY SHALL BE PLACED AS SHOWN ON THE PLAN. SIGNS ON POSTS SHALL BE NO MORE THAN 9' TOTAL HEIGHT, WITH THE BOTTOMS OF THE SIGNS NOT OVER THAN 6' ABOVE GRADE.
 16. SIGNAGE SHALL BE PLACED AT THE NORTH ENTRANCE TO THE PARKING LOT STATING THAT TRUCKS WHICH CANNOT MAKE THE TURN AT THE SOUTH EXIT ARE PROHIBITED FROM ENTERING THE SITE. SIGNS ON POSTS SHALL BE NO MORE THAN 9' TOTAL HEIGHT, WITH THE BOTTOMS OF THE SIGNS NOT OVER THAN 6' ABOVE GRADE.

ADDRESSING:
 17. THE NEW BUILDING SHALL BE ADDRESSED SEPARATELY FROM THE EXISTING BUILDING TO REMAIN.

FIRE LANES:
 18. THE EAST EDGE OF THE MANEUVERING LANE ON THE WEST SIDE OF THE WEST (NEW BUILDING) SHALL BE STRIPED ACCORDING TO CSFD REGULATIONS TO SHOW "NO PARKING FIRE LANE" ON THE ENTIRE WEST EDGE OF THE DRIVEWAY.

GENERAL NOTES FOR 2016 AMENDMENT:

LAND USE:
 1. THE EXISTING RESIDENTIAL LOT AT WEST END OF THIS SITE IS TO BE COMBINED WITH THIS SUBDIVISION IN A WAIVER OF REPLAT AND ELIMINATE THE RESIDENTIAL USE. CITY FILE # AR WR 16-00840
 2. THE ADDITIONAL PROPERTY SHALL BE REZONED TO C-6 PRIOR TO APPROVAL OF THIS PLAN. CITY FILE # CPC ZC 16-00125

3. THE EXISTING RESIDENCE ON THE WEST LOT SHALL BE REMOVED. UTILITY SERVICE LINES TO RESIDENCE SHALL BE CAPPED PER COLORADO SPRINGS UTILITIES "LESS". THE SERVICE POLE AT THE REAR LOT LINE OF LOT 9 SHALL BE REMOVED.
 4. IN PHASE II OF THIS PROPOSAL, THE AREA BETWEEN THE EXISTING BUILDINGS WILL BE FILLED IN WITH A 1670 S.F. ADDITION.

DRIVEWAYS:
 5. EXISTING WESTERLY DRIVEWAY ON THE NEW LOT TO REMAIN WITH IMPROVEMENTS. ONE WAY RESTRICTION AS SHOWN FOR EXIT OF THE NEW PARKING LOT. DRIVEWAY SHALL BE SIGNED CLEARLY FOR ONE WAY, DO NOT ENTER. THE DRIVE SHALL BE CONSTRUCTED TO CITY STANDARD D-18B.
 6. THE IMPROVED WESTERLY DRIVE AND PARKING SHALL BE PAVED.

SIDEWALK:
 7. OWNER TO CONSTRUCT NEW 5' PUBLIC SIDEWALK IN FRONT OF THE NEW LOT.

PARKING:
 8. THE SOUTHERLY 9 PARKING SPACES IN THE EXISTING CONFIGURATION ARE REPLACED BY 9 NEW PARKING SPACES ON THE NEW LOT TO THE WEST, TO PROVIDE BETTER PARKING LOT CIRCULATION. AN ADDITIONAL PARKING SPACE IS CREATED OFF OF THE ALLEY ALONG THE AREA MARKED TRUCK DOCK. THAT AREA IS NO LONGER USED AS A TRUCK DOCK.

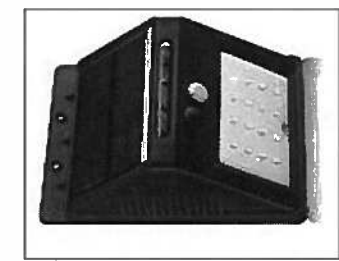
LIGHTING:
 9. ADDITIONAL SITE LIGHTING ON THE NEW LOT TO CONSIST OF BUILDING MOUNTED, DOWNWARD SHIELDED SOLAR POWERED LED WALL PACKS ON THE INSIDE FACES OF THE STORAGE RACKS. NO LIGHT BEAMS TO EXCEED BOUNDARIES. LIGHTING IN THE PARKING AREA SHALL BE TWO LOW BOLLARD LIGHTS, SOLAR POWERED, AS SHOWN TO MINIMIZE INTRUSION ON THE RESIDENCE TO THE WEST.

STORAGE:
 10. STORAGE AREAS SHOWN ON THE SOUTH END OF THE NEW LOT AND REPLACING THE PARKING ON THE SOUTH END OF THE EXISTING LOT SHALL BE CONSTRUCTED AS SHOWN ON THE NEW ELEVATIONS SHEET FOR THIS AMENDMENT. SEE SHEET 2A. THE STORAGE RACKS COMPLETELY SCREEN STORED MATERIALS FROM OUTSIDE THE PROPERTY AND ARE ROOFED AS WELL.

DRAINAGE:
 11. THE STORM DETENTION IS REVISED PER THE NEW GRADING PLAN, SHEET 4A.

CITY ENGINEERING:
 All curb, gutter, pedestrian ramp, sidewalk and driveway across posing a safety hazard, damaged, exhibiting excessive deterioration or does not meet current City Engineering standards along Willamette Place adjacent to the site will need to be removed and replaced. 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 385-5977.

DEMOLITION:
 12. EXISTING RESIDENTIAL DEVELOPMENT ON NEW LOT SHALL BE DEMOLISHED.



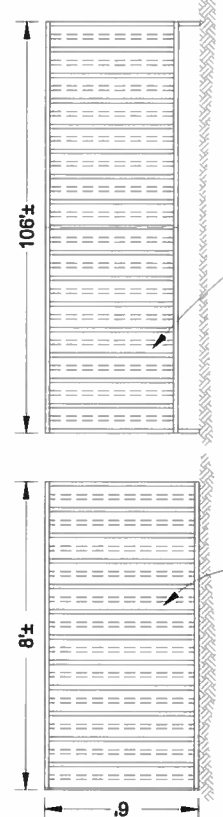
DOWNWARD SHIELDED 12 LED MOTION ACTIVATED NO LIGHT BEAMS TO EXCEED SITE

SOLAR POWERED LED SECURITY LIGHTS ON STORAGE BUILDINGS N.T.S.

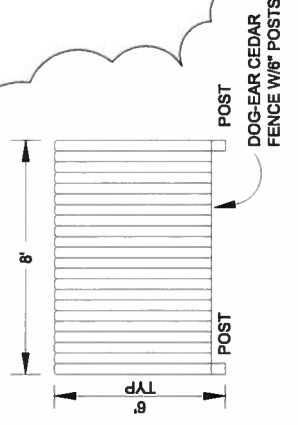


DOWNWARD SHIELDED ON AT DARK GAMMA SONIC 127 NO LIGHT BEAMS TO EXCEED SITE HEIGHT: 3'

SOLAR POWERED LED SECURITY BOLLARD LIGHTS IN WEST PARKING LOT N.T.S.

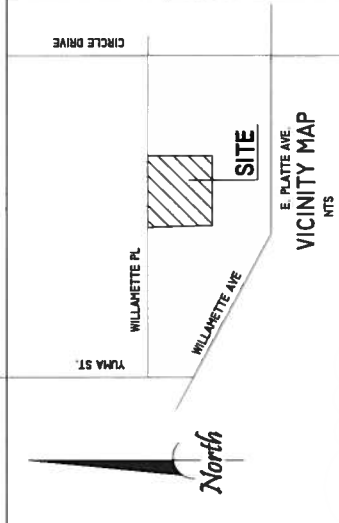


SOUTH ELEVATION
 TYP.
WEST ELEVATION
TRASH ENCLOSURE DETAIL
 N.T.S.



OPAQUE FENCE DETAIL
 N.T.S.

- SHEET INDEX**
1. NOTES AND DETAILS
 - 1.A. SITE PLAN
 2. ORIGINAL BUILDING ELEVATIONS
 - 2.A. 2016 AMENDMENT ADDITIONAL STORAGE RACK ELEVATIONS
 3. ORIGINAL LANDSCAPE PLAN
 - 3.A. 2016 AMENDMENT LANDSCAPE PLAN
 4. ORIGINAL PRELIMINARY GRADING & EROSION CONTROL PLAN
 - 4.A. 2016 AMENDMENT PRELIMINARY GRADING AND EROSION CONTROL PLAN
 5. ORIGINAL PRELIMINARY UTILITY PLAN
 - 5.A. 2016 AMENDMENT PRELIMINARY UTILITY PLAN



PROPERTY DESCRIPTION:
PARCEL A:
 LOT 1, METAL PRODUCTS SUBDIVISION FILING NO. 2, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

PARCEL B:
 LOT 9 TOG WITH VAC SLY 10.0 FT OF WILLAMETTE PL LY NLY OF SD LOT BY ORD NO 84-163 DECS BY BK 3698-486 BLK 3 J R MARKS SUB NO 2

SITE DATA:
 ADDRESS: 2717 WILLAMETTE PLACE 64094-13-039 AND 2709 WILLAMETTE PLACE 64094-13-028

EXISTING LOTS:
 LOT 1 METAL PRODUCTS SUB FILING 2 = 29,160 S.F.
 LOT 9 = VACATION, JR MARKS SUB NO. 2 RESUB = 7,200 S.F.
 TOTAL = 36,360 S.F.

PROPOSED LOTS:
 WAIVER OF REPLAT FOR LOT 9, RETAIN EXISTING LOT 1.

ZONE: C-6 AND R-5
PROPOSED ZONE: ALL C-6

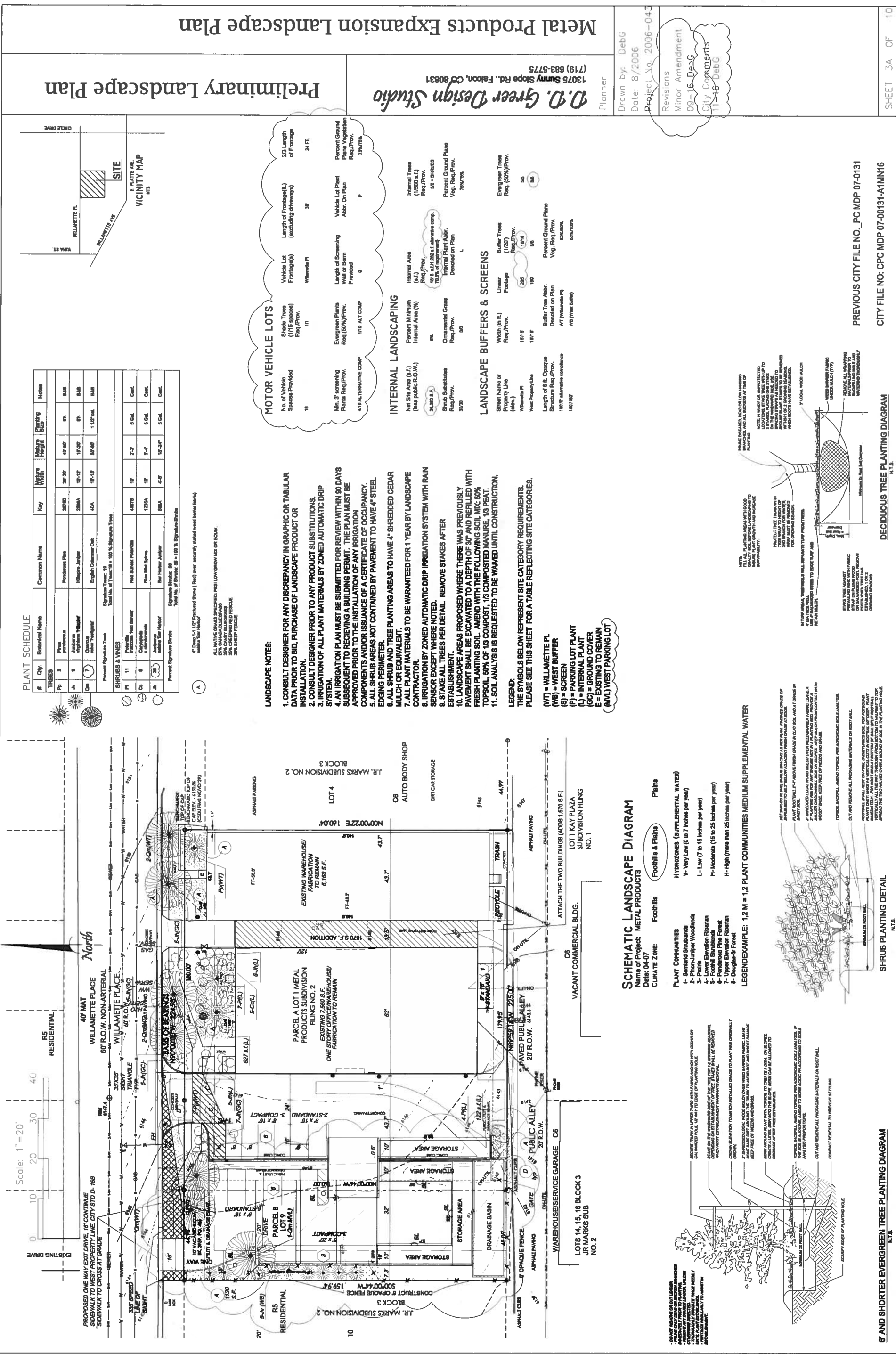
EXISTING USE: OFFICE/WAREHOUSE LIGHT INDUSTRIAL, RESIDENTIAL
PROPOSED USE: OFFICE/WAREHOUSE LIGHT INDUSTRIAL

PROPOSAL:
 DEMOLISH 1 EXISTING RESIDENCE
 CONSTRUCT STORAGE BUILDINGS AND A PARKING LOT, REVISE SOME EXISTING PARKING AREA TO STORAGE BUILDING, RELOCATE AND IMPROVE DETENTION AREA, IMPROVE DRIVEWAY ON LOT 9 FOR PARKING LOT EXIT, PHASE II WILL FILL IN BETWEEN THE EXISTING INDUSTRIAL BUILDINGS WITH A 1,670 S.F. ADDITION.

PARKING:
 OFFICE REQUIRED: @ 1400, 800 S.F. = 2
 WAREHOUSE REQUIRED: @ 17000, 8340 S.F. = 8.3
 LIGHT INDUSTRIAL REQUIRED: @ 1750, 8,160 S.F. = 8.2
 TOTAL PROVIDED: 16 (1 HC VAN ACCESSIBLE)
 PARKING IS ALLOWED ON BOTH SIDES OF WILLAMETTE

OWNER:
 CONQUEST LLC
 2717 Willamette Pl.
 Colorado Springs, CO 80909

FIGURE 2



PLANT SCHEDULE

#	Qty.	Botanical Name	Common Name	Key	Height	Width	Notes
TREES							
1	3	Pinus strobus	White Pine	2075D	30-35'	6"	6.5L
2	6	Juniperus horizontalis	Horizontal Juniper	2888A	15-20'	6"	6.5L
3	1	Quercus macrocarpa	English Oak	42A	15-18'	12-14"	6.5L
SHRUBS & VINES							
4	11	Red Bud	Red Bud	4877B	15'	2-3"	6.5L
5	6	Blue Star	Blue Star	1238A	15'	2-3"	6.5L
6	2	Star Magnolia	Star Magnolia	388A	4-5'	15-24"	6.5L

LANDSCAPE NOTES:

- CONSULT DESIGNER FOR ANY DISCREPANCY IN GRAPHIC OR TABULAR DATA PRIOR TO BID, PURCHASE OF LANDSCAPE PRODUCT OR INSTALLATION.
- CONSULT DESIGNER PRIOR TO ANY PRODUCT SUBSTITUTIONS.
- IRRIGATION OF ALL PLANT MATERIALS BY ZONED AUTOMATIC DRIP SYSTEM.
- AN IRRIGATION PLAN MUST BE SUBMITTED FOR REVIEW WITHIN 90 DAYS SUBMITTED 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.
- ALL SHRUB AREAS NOT CONTAINED BY PAVEMENT TO HAVE 4" STEEL EDGING PERIMETER.
- ALL SHRUB AND TREE PLANTING AREAS TO HAVE 4" SHREDDED CEDAR MULCH OR EQUIVALENT.
- ALL PLANT MATERIALS TO BE WARRANTED FOR 1 YEAR BY LANDSCAPE CONTRACTOR.
- IRRIGATION BY ZONED AUTOMATIC DRIP IRRIGATION SYSTEM WITH RAIN SENSOR EXCEPT WHERE NOTED.
- STAKE ALL TREES PER DETAIL. REMOVE STAKES AFTER ESTABLISHMENT.
- LANDSCAPE AREAS PROPOSED WHERE THERE WAS PREVIOUSLY PAVEMENT SHALL BE EXCAVATED TO A DEPTH OF 30" AND REFILLED WITH FRESH PLANTING SOIL. AMEND WITH THE FOLLOWING SOIL, MIDC 50% TOPSOIL, 50% OF 1/3 COMPOST, 1/3 COMPOSTED MANURE, 1/3 PEAT.
- SOIL ANALYSIS IS REQUESTED TO BE WAIVED UNTIL CONSTRUCTION.

LEGEND:

THE SYMBOLS BELOW REPRESENT SITE CATEGORY REQUIREMENTS. PLEASE SEE THIS SHEET FOR A TABLE REFLECTING SITE CATEGORIES.

(WT) = WILLAMETTE PL
 (SB) = WEST BUFFER
 (P) = PARKING LOT PLANT
 (I) = INTERNAL PLANT
 (GC) = GROUND COVER
 (E) = EXISTING TO REMAIN
 (MM) WEST PARKING LOT

SCHEMATIC LANDSCAPE DIAGRAM
 Name of Project: METAL PRODUCTS
 Date: 04-07

CUHATE ZONE: Foothills & Plains

PLANT COMMUNITIES

- 1- Semitall Shrublands
- 2- Plains-Juniper Woodlands
- 3- Plains
- 4- Lower Elevation Riparian
- 5- Upper Elevation Riparian
- 6- Douglas-Fir Forest
- 7- Douglas-Fir Forest
- 8- Douglas-Fir Forest

HYDROZONES (SUPPLEMENTAL WATER)

- V- Very Low (0 to 7 inches per year)
- L- Low (7 to 15 inches per year)
- H- Moderate (15 to 25 inches per year)
- H-High (more than 25 inches per year)

LEGEND EXAMPLE: 1.2 M = 1.2 PLANT COMMUNITIES MEDIUM SUPPLEMENTAL WATER

6' AND SHORTER EVERGREEN TREE PLANTING DIAGRAM
 N.T.S.

SHRUB PLANTING DETAIL
 N.T.S.

DECIDUOUS TREE PLANTING DIAGRAM
 N.T.S.

LANDSCAPE NOTES:

1. 1/2" Deep x 1/2" Thick Fertilizer (Fert) over accurately staked weed barrier fabric.
2. ALL PLANTING AREAS MUST BE PREPARED WITH THE FOLLOWING: 20% CANADIAN BLUEGRASS, 20% CANTON BLUEGRASS, 20% PERENNIAL RYEGRASS, 20% BIRD FESCUE, 20% BIRCH FESCUE.
3. PROTECT TREE TRUNKS WITH TREE WRAP TO A DEPTH OF 30" FROM THE TRUNK. REMOVE WRAP AFTER 1 YEAR. WRAP MUST BE REMOVED WHEN TREES HAVE ESTABLISHED.
4. IN NEW AREAS, TREE TRUNKS SHALL BE PROTECTED WITH TREE WRAP. IN EXISTING AREAS, TREE TRUNKS SHALL BE PROTECTED WITH TREE WRAP. TREE TRUNKS SHALL BE PROTECTED WITH TREE WRAP.
5. REMOVE ALL WEEDING OR UNWANTED PLANTS FROM PLANTING AREAS PRIOR TO PLANTING. WEEDING SHALL BE PERFORMED WEEKLY UNTIL PLANTS ARE ESTABLISHED. ON A GROUND COVER, WEEDING SHALL BE PERFORMED WEEKLY UNTIL PLANTS ARE ESTABLISHED.
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7. LOCAL WOOD MULCH.
8. WEED BARRIER FABRIC (WBF) SHALL BE INSTALLED UNDER ALL PLANTING AREAS. WEED BARRIER FABRIC SHALL BE INSTALLED UNDER ALL PLANTING AREAS. WEED BARRIER FABRIC SHALL BE INSTALLED UNDER ALL PLANTING AREAS.
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