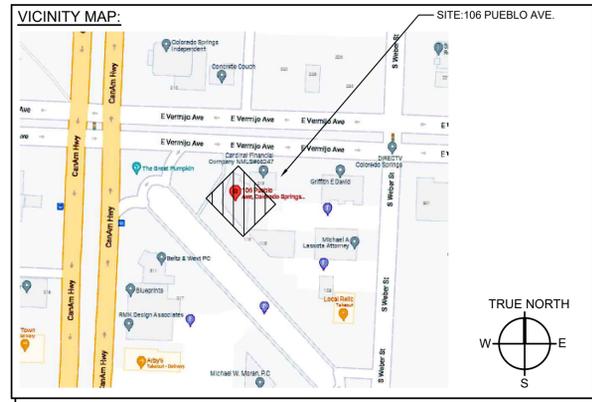


106 PUEBLO AVE

SHEET INDEX:

1	COVER PAGE
2	EXISTING SITE PLAN
3	PROPOSED SITE PLAN
4	PROPOSED PARKING PLAN
5	CONDITIONAL USE PHOTOS
6	FINAL LANDSCAPE PLAN
7	LANDSCAPE DETAILS
8	SITE SURVEY



SITE & BUILDING DATA

OWNER:	106 PA LLC 106 PUEBLO AVE, COLORADO SPRINGS, CO 80903
APPLICANT NAME:	BOBBY HILL DESIGNS 219 WEST COLORADO AVE #308 COLORADO SPRINGS, 80903
SITE ADDRESS:	106 PUEBLO AVE COLORADO SPRINGS, CO 80903
LEGAL DESCRIPTION:	LOT 12, EXCEPT THE EAST FIVE FEET TOWN OF COLORADO SPRINGS
TAX SCHEDULE #:	6418409003
ZONE:	FBZ-COR
LOT SIZE:	5,513 SF
TOTAL DEVELOPMENT AREA:	8,326 SF
EXISTING BUILDING USE:	SERVICE GARAGE
PROPOSED BUILDING USE:	BAR
MASTER PLAN:	EXPERIENCE DOWNTOWN
BUILDING TYPE:	SMALL COMMERCIAL
FRONTAGE TYPE:	FORECOURT
FEMA FLOODPLAIN:	PROPERTY IS IN FLOOD ZONE X FEMA MAP 08041C0728G EFFECTIVE 12/07/2018

ADA STATEMENT

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSE 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.

CITY STAMP:

CONDITIONAL USE
COVER PAGE

SITE ADDRESS:
106 PUEBLO AVE.
COLORADO SPRINGS,
CO 80903

OWNER:
25 N SPRUCE ST
STE 330
COLORADO SPRINGS,
CO 80905

APPLICANT:
bobbyhill
DESIGNS
219 WEST COLORADO AVE.
SUITE 308
COLORADO SPRINGS, CO
719-634-3600 719-634-2239

TAX SCHEDULE: 6418409003

PRE APP #: MPF-21-084

LOT SIZE: .126 ACRES

BUILDING COVERAGE: 44.3%

LOT COVERAGE: 69%

EXISTING SQ FT: 2,444 SF

NEW SQ FT: 2,444 SF

PATIO SQ FT: 3,339 SF

DATE: 06/13/2022

SHEET #

1

OF 8 SHEETS

FILE NO: CPC CU 22-00062

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CONDITIONAL USE EXISTING SITE PLAN

SITE ADDRESS:

106 PUEBLO AVE.
COLORADO SPRINGS,
CO 80903

OWNER:

25 N SPRUCE ST
STE 330
COLORADO SPRINGS,
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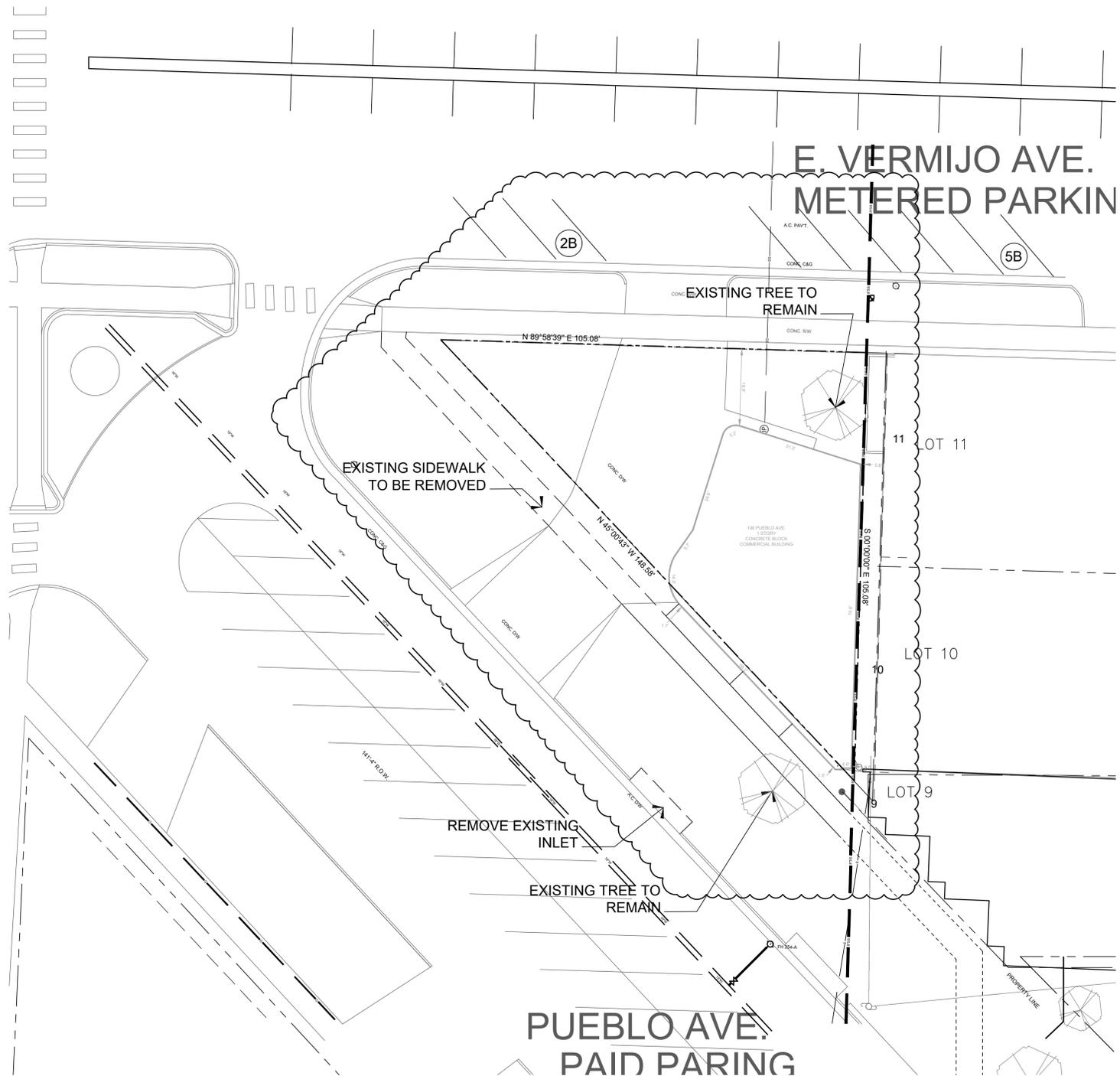
DATE: 06/13/2022

SHEET #

2

OF 8 SHEETS

FILE NO: CPC CU 22-00062



01 SITE PLAN



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-ALL EXISTING CURB, GUTTER, SIDEWALK, PEDESTRIAN RAMPS AND DRIVEWAY APRONS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG E. VERMIJO AVE. AND PUEBLO 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."

-ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS."

-INSTALLATION OF ELECTRICAL DEVICES IN THE PUBLIC ROW SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY SPECIFICATION SECTION 1001 AND COMPLETE THE COLORADO SPRINGS UTILITIES "ELECTRIC INSPECTION IN THE RIGHT-OF-WAY CERTIFICATE" IN ACCORDANCE WITH UTILITIES' REQUIREMENTS FOR ELECTRIFICATION. THE CERTIFICATE SHALL ALSO BE PROVIDED TO THE CITY INSPECTOR.

-PRIOR TO INSTALLING THE PUBLIC ROW IMPROVEMENTS, SUBMIT STREET AND SIGNAGE CONSTRUCTION PLANS TO EDRO AND TRAFFIC ENGINEERING THROUGH OUR ELECTRONIC REVIEW SYSTEM CALLED PROJECTDOX FOR REVIEW AND APPROVAL. FINANCIAL ASSURANCES FOR ALL PUBLIC ROW IMPROVEMENTS SHALL BE POSTED TO THE CITY PRIOR TO APPROVING THE CONSTRUCTION PLANS. THE AMOUNT TO BE SUBMITTED TO THE CITY WILL BE AGREED UPON AT THAT TIME. THE PUBLIC ROW IMPROVEMENTS WILL FOLLOW EDRO'S PROBATIONARY AND FINAL STREET ACCEPTANCE PROCEDURES. REFERENCE CHAPTER 11 IN THE SUBDIVISION POLICY MANUAL FOR INFORMATION.

-E. VERMIJO AVE. HAS A CITY 2C PAVEMENT OVERLAY SCHEDULED FOR 2024. COORDINATE TIME TIMING OF INSTALLATION OF ALL PUBLIC IMPROVEMENTS WITH THE STREETS DEPARTMENT.

-PUEBLO AVE. HAD A CITY 2C PAVEMENT OVERLAY COMPLETED IN 2020 AND IS UNDER MORATORIUM THROUGH 2025. IF ANY EXCAVATING HAS TO OCCUR INTO THIS PAVEMENT PRIOR TO EXPIRATION OF THE MORATORIUM, CONTACT THE STREETS DEPARTMENT AS ADDITIONAL PAVEMENT REPAIRS WILL BE REQUIRED.

-PUEBLO AV IS UNDER MORATORIUM THRU 2025.

IF INFRASTRUCTURE CONSTRUCTION, STORM SEWER, OR UTILITY TIE-IN WORK IMPACT PUEBLO AV, DEVELOPER NEEDS TO BE FAMILIAR WITH THE CITY'S DEGRADATION FEE SCHEDULE AND RESTORATION SPECIFICATION. RESTORATION LIMITS AND DEGRADATION FEES WILL BE DEFINED IN THE FIELD BASED ON EXTENT OF IMPACT. DEGRADATION FEES ARE GRADUATED BASED ON AREA OF IMPACT AND THE AGE OF THE CURRENT ROADWAY SURFACE TREATMENT. FOR A MORE DETAILED EXPLANATION OF THESE FEES AND HOW THEY ARE CALCULATED, PLEASE CONTACT CITY RIGHT-OF-WAY MANAGEMENT AT 385-5977.

-E. VERMIJO AV IS PLANNED FOR 2C OVERLAY IN 2024.

IF INFRASTRUCTURE CONSTRUCTION, STORM SEWER, OR UTILITY TIE-IN WORK IMPACTING E. VERMIJO AV IS ABLE TO BE COMPLETED PRIOR TO OR EARLY IN THE 2024 SEASON, PLEASE CONTACT ME DIRECTLY TO DISCUSS IMPACTS OR SCHEDULE.

-IF AFTER THE 2024 PAVING SEASON, E. VERMIJO AV WILL BE UNDER MORATORIUM THRU 2029.

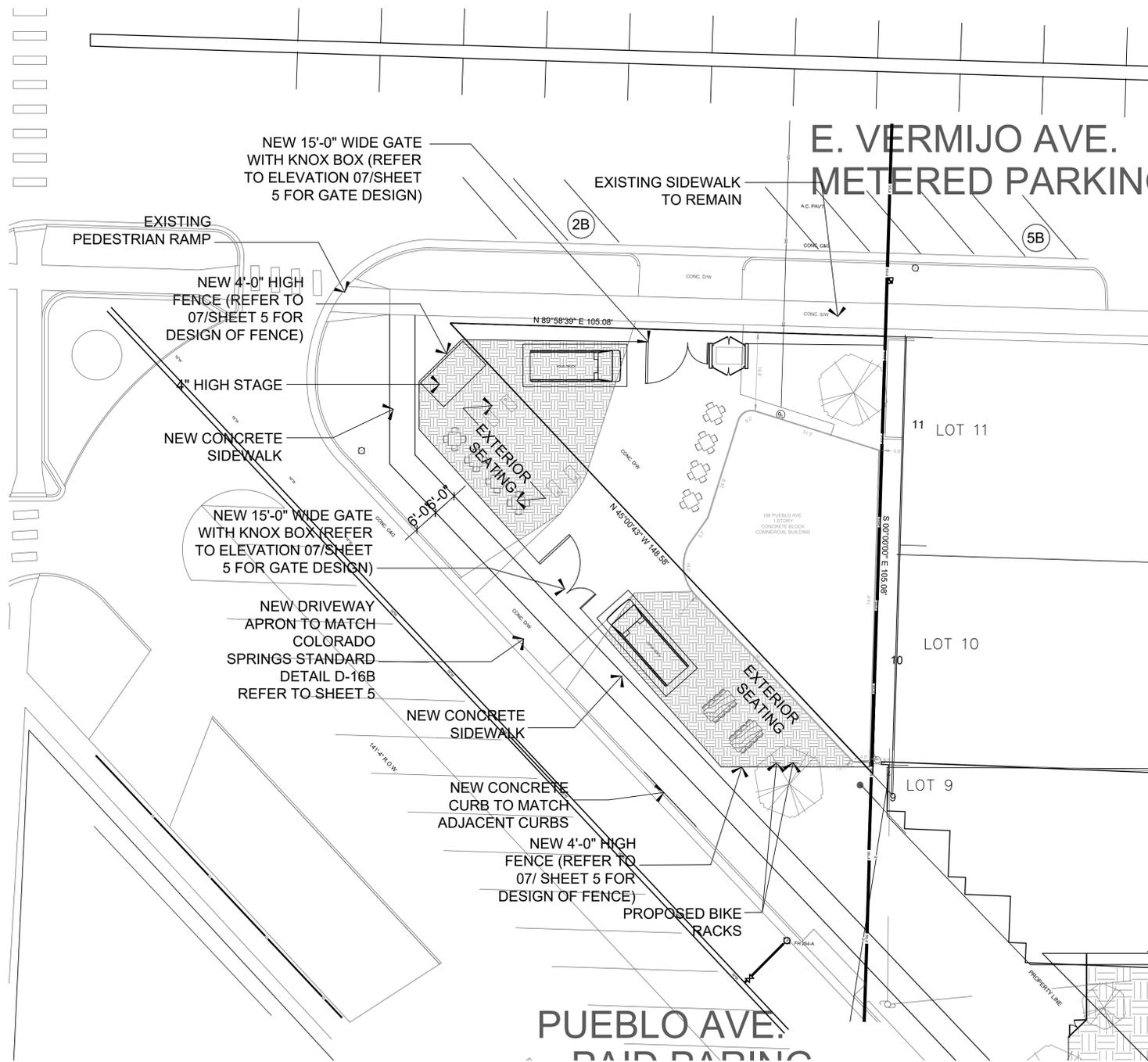
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03 ELEVATION N.T.S.



02 ELEVATION N.T.S.



01 SITE PLAN



CITY STAMP:

CONDITIONAL USE PROPOSED SITE PLAN

SITE ADDRESS:
106 PUEBLO AVE.
COLORADO SPRINGS,
CO 80903

OWNER:
25 N SPRUCE ST
STE 330
COLORADO SPRINGS,
CO 80905

APPLICANT:
bobbyhill
DESIGNS
219 WEST COLORADO AVE.
SUITE 308
COLORADO SPRINGS, CO.
719-634-3600 719-634-2239

TAX SCHEDULE: 6418409003

PRE APP #: MPF-21-084

LOT SIZE: .126 ACRES

BUILDING COVERAGE: 44.3%

LOT COVERAGE: 69%

EXISTING SQ FT: 2,444 SF

NEW SQ FT: 2,444 SF

PATIO SQ FT: 3,339 SF

DATE: 06/13/2022

SHEET #

3

OF 8 SHEETS

FILE NO: CPC CU 22-00062

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CONDITIONAL USE PROPOSED PARKING PLAN

SITE ADDRESS:

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COLORADO SPRINGS,
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25 N SPRUCE ST
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719-634-3600 719-634-2239

TAX SCHEDULE: 6418409003

PRE APP #: MPF-21-084

LOT SIZE: .126 ACRES

BUILDING COVERAGE: 44.3%

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EXISTING SQ FT: 2,444 SF

NEW SQ FT: 2,444 SF

PATIO SQ FT: 3,339 SF

DATE: 03/23/2022

SHEET #

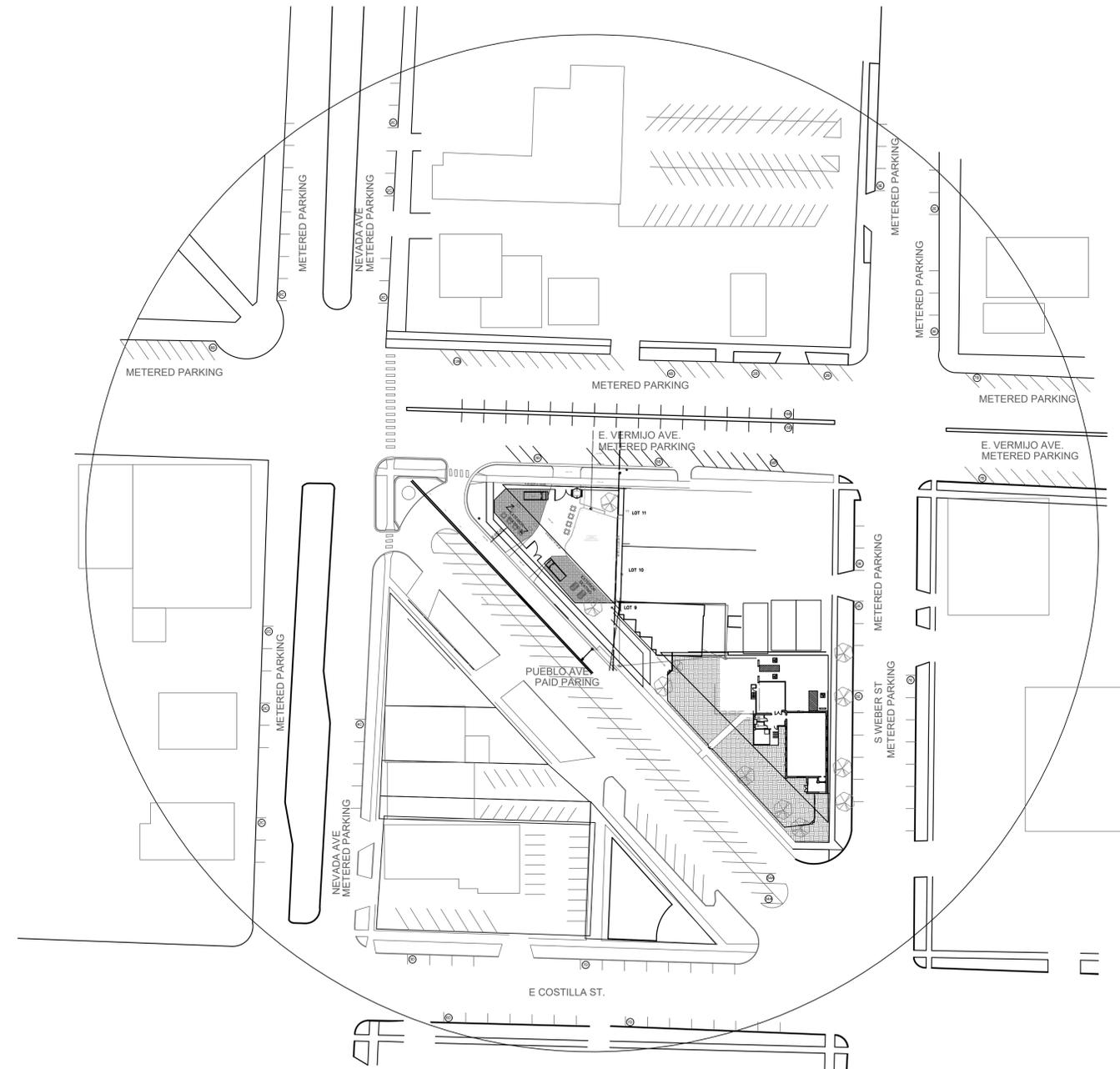
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OF 8 SHEETS

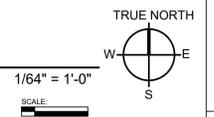
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106 PUEBLO AVE. PARKING CALCULATION			
	SIZE OF USE SF	RATIO-1/X	PARKING STALLS
1ST FLOOR RESTAURANT	1,850	250	7.4
OUTSIDE WEST YARD	1,797	500	3.59
OUTSIDE SOUTH YARD	891	500	1.782
TOTAL REQUIRED			14
TOTAL DEDICATED PARKING SPOTS			0
TOTAL DEDICATED HANDICAP SPOTS			0
TOTAL AVAILABLE STREET PARKING SPOTS			195
TOTAL PROVIDED			195

ON STREET PARKING CALCULATIONS FOR 1.5 MIN WALK	
CLASSIFICATION	AVAILABLE
A- PUEBLO AVE.	68
B- E. VERMUJO AVE.	85
C- NEVADA AVE.	24
D- E. COSTILLA ST.	23
E- S. WEBER ST.	25
TOTAL AVAILABLE	225



01 PARKING PLAN



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CONDITIONAL USE
RENDERINGS

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DATE: 03/23/2022

SHEET #
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OF 8 SHEETS
FILE NO: CPC CU 22-00062



01 PROPOSED SITE RENDERING N.T.S.



02 PROPOSED SITE RENDERING N.T.S.



03 PROPOSED SITE RENDERING N.T.S.



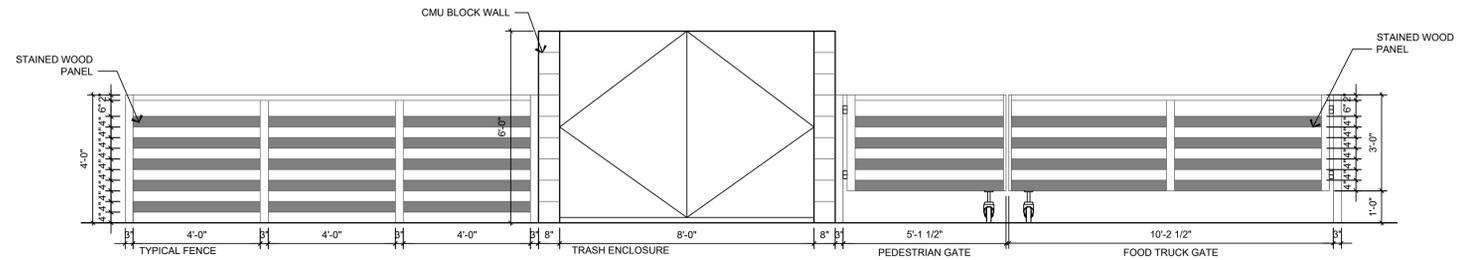
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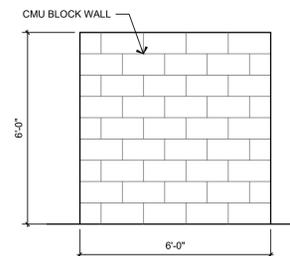
05 PROPOSED INTERIOR RENDERING N.T.S.



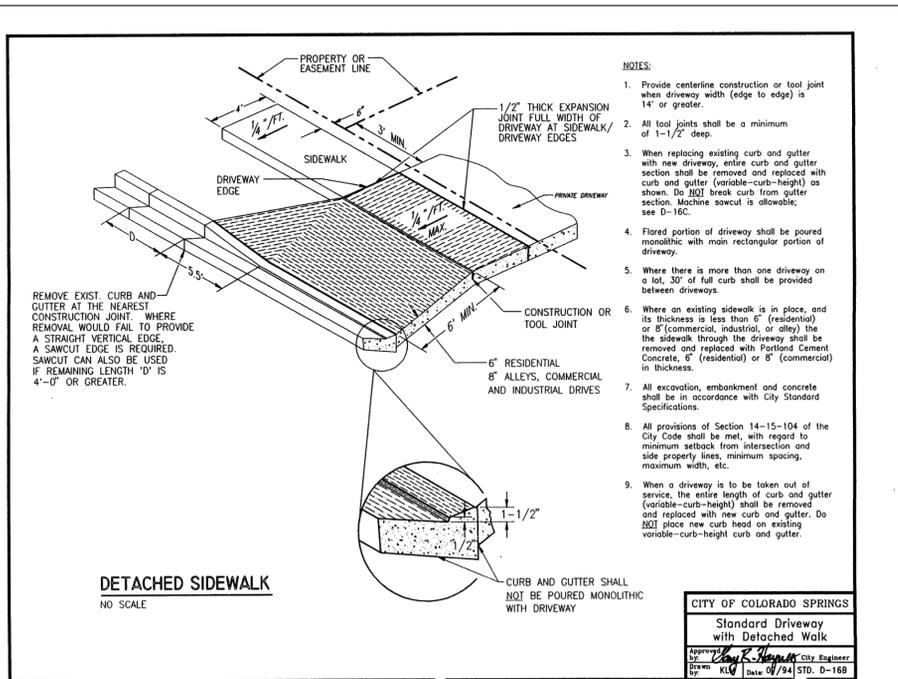
06 PROPOSED INTERIOR RENDERING N.T.S.



07 ELEVATION @ TRASH ENCLOSURE/FENCE 3/8" = 1'-0"



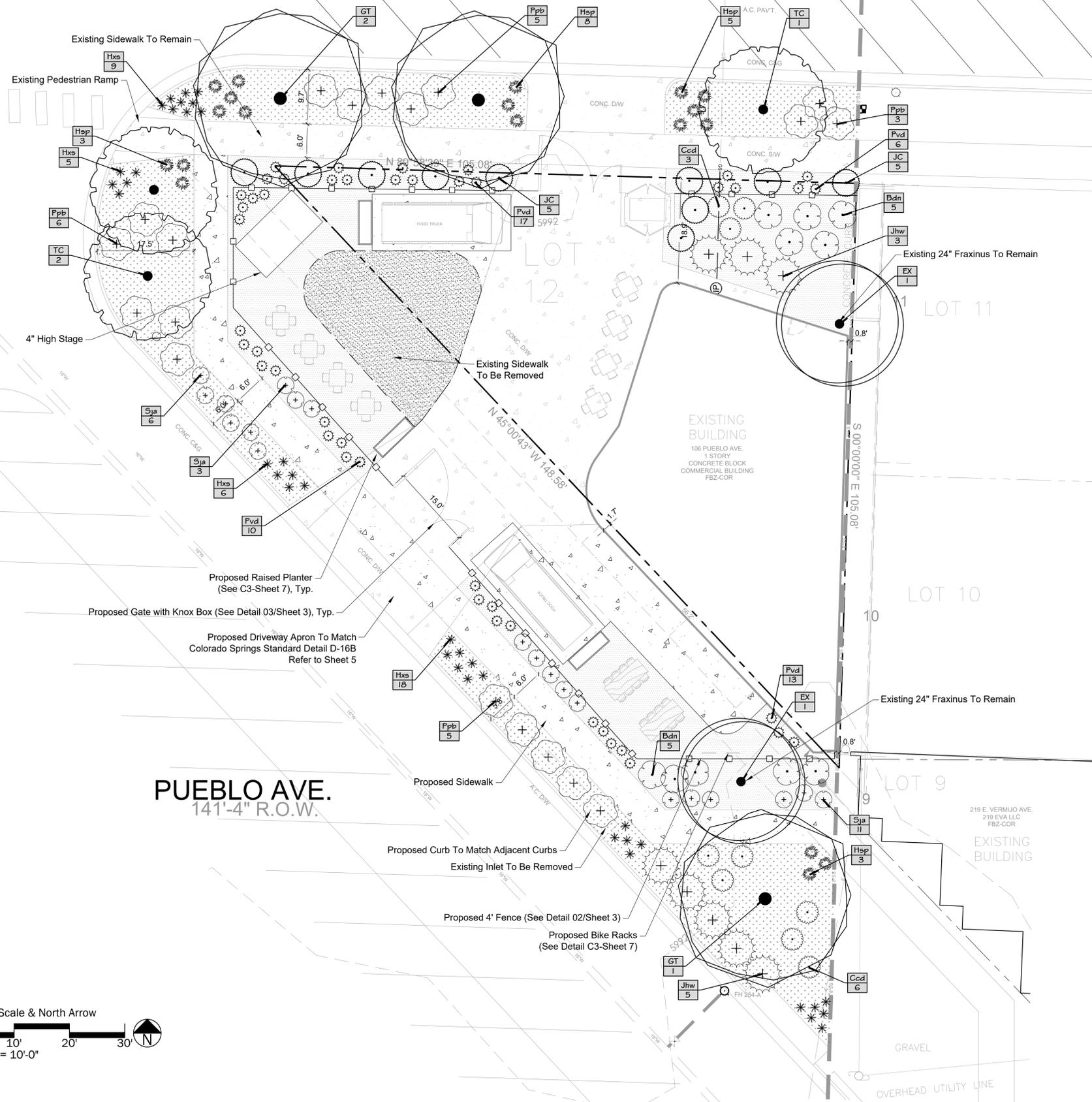
08 ELEVATION @ TRASH ENCLOSURE 3/8" = 1'-0"



CITY OF COLORADO SPRINGS
Standard Driveway
with Detached Walk
Approved by: *[Signature]* City Engineer
Date: 08/14/2022
STANDARD SPEC. D-168

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E. VERMIJO AVE.

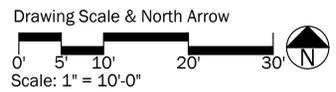


PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	SCHEDULE KEY	HEIGHT	WIDTH	QTY
EX	Existing Tree To Remain	-	-	-	-	2
GT	Gleditsia triacanthos inermis 'Sunburst' Sunburst Honey Locust	2" Cal.	4SA	30-35 Ft.	30-35 Ft.	3
TC	Tilia cordata 'Greenspire' Greenspire Littleleaf Linden	2" Cal.	4S	30-40 Ft.	20-25 Ft.	3
EVRGRN TREES	BOTANICAL / COMMON NAME	SIZE	SCHEDULE KEY	HEIGHT	WIDTH	QTY
JC	Juniperus chinensis 'Spartan' Spartan Juniper	6" Ht.	2568DA	15-20 Ft.	4-6 Ft.	10
SHRUBS	BOTANICAL / COMMON NAME	SIZE	SCHEDULE KEY	HEIGHT	WIDTH	QTY
Bdn	Buddleja davidii 'Nanho Purple' Compact Purple Butterfly Bush	#5	45A	5-6 Ft.	4-5 Ft.	10
Ccd	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluemist Spirea	#5	1235A	3-4 Ft.	3-4 Ft.	9
Jhw	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	#5	2568A	6 In.	6-8 Ft.	8
Ppb	Prunus pumila besseyi 'Pawnee Buttes' Pawnee Buttes Sand Cherry	#5	1345A	18-24 In.	4-6 Ft.	19
Sja	Spiraea japonica 'Anthony Waterer' Anthony Waterer Japanese Spirea	#5	SA	2-3 Ft.	2-3 Ft.	20
GRASSES	BOTANICAL / COMMON NAME	SIZE	SCHEDULE KEY	HEIGHT	WIDTH	QTY
Hsp	Helictotrichon sempervirens Blue Oat Grass	#1	1235D	24-30 In.	2-3 Ft.	19
Pvd	Panicum virgatum 'Dallas Blues' TM Dallas Blues Switch Grass	#1	12346D	4-6 Ft.	18-24 In.	46
PERENNIALS	BOTANICAL / COMMON NAME	SIZE	SCHEDULE KEY	HEIGHT	WIDTH	QTY
Hxs	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	#1	D	12-18 In.	18-24 In.	38
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE				
	3/4" Rock - 3" Depth	---				2,773 sf
	Artificial Turfgrass (See C1-Sheet 7)	---				659 sf
	Breeze - 2" Depth	---				2,747 sf

GROUND PLANE SCHEDULE

GROUND COVERS	SQ.FT.	NOTES
	2,830	Existing Concrete To Remain
	1,870	Proposed Concrete



CITY STAMP:

CONDITIONAL USE
LANDSCAPE PLAN

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DATE: 3/23/2022
Revision #1: 7/01/2022

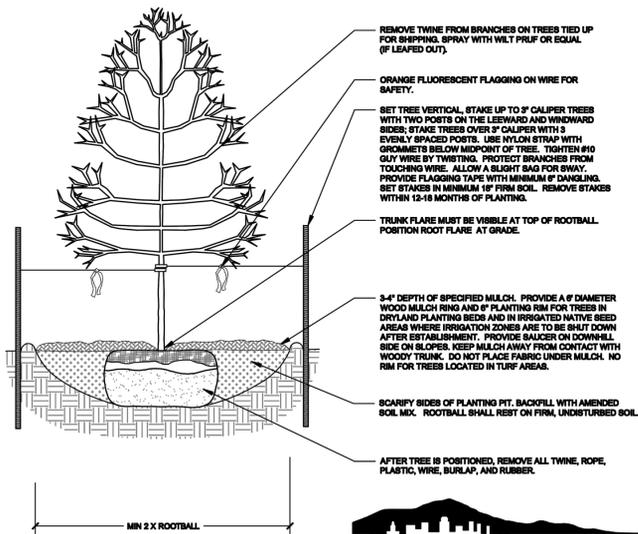
SHEET #
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OF 8 SHEETS
FILE NO: CPC CU 22-00062

Landscape Notes:

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND SERVICE NECESSARY TO FURNISH AND INSTALL ALL WORK SPECIFIED AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT OWNER'S REPRESENTATIVE'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- THE SHOWN UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED TO UTILITIES.
- AN EVENLY PLACED LAYER OF GRAVEL MULCH, COBBLE MULCH, OR BREEZE SHALL BE PLACED ON ALL AREAS DESIGNATED TO RECEIVE THE SPECIFIED MULCH. MINIMUM DEPTHS SHALL BE ACHIEVED IN ACCORDANCE TO THE SCHEDULE BY THE TYPE OF MULCH. WEED BARRIER FABRIC SHALL BE COMPLETELY COVERED AND PINNED.
- AN EVENLY PLACED LAYER OF ORGANIC MULCH SHALL BE PLACED ON ALL AREAS DESIGNATED TO RECEIVE ORGANIC MULCH. ORGANIC MULCH SHALL BE APPLIED DIRECTLY TO TILLED, SCARIFIED, AMENDED AND UNCOMPACTED SOIL.
- THE LANDSCAPE CONTRACTOR SHALL SUPPLY OWNER'S REPRESENTATIVE WITH A SAMPLE OF MULCH FOR APPROVAL PRIOR TO INSTALLATION.
- POROUS WEED BARRIER FABRIC SHALL BE INSTALLED IN ALL PLANTING BEDS ONLY IN LOCATIONS WHERE ORGANIC MULCH IS NOT PRESENT.
- WEED BARRIER SHALL BE A WOVEN, POROUS MAT AS MANUFACTURED BY AMERICAN EXCELSIOR POLYSPUN XL, DUPONT TYPAR STYLE 3341 OR MIRAFI "MIRASCAP" THE WEED BARRIER SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS ALL WEED BARRIER SHALL BE COMPLETELY COVERED BY BREEZE.
- 4" HEIGHT BY 3/16" WIDTH STEEL EDGING SHALL BE USED TO SEPARATE ALL PLANTING BEDS FROM TYPE 1 AND TYPE 2 TURF. PLACE EDGING FLUSH WITH GRADE. AVOID BROKEN BACK CURVES AND LONG TANGENTS BETWEEN CURVES. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL PRIOR TO INSTALLATION.
- ALL EXISTING TOP SOIL IS TO BE STRIPPED AND STOCKPILED FOR USE IN PROPOSED LANDSCAPE. SEE CIVIL DRAWING FOR TOPSOIL PLACEMENT.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES AS PER THE CITY OF COLORADO SPRINGS SPECIFICATIONS DURING THE DURATION OF WORK ON-SITE.
- CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. LANDSCAPE CONTRACTOR SHALL PERFORM ALL FINISH GRADING.
- FOR PROPOSED SITE GRADING, SEE GRADING PLAN.
- CULTIVATE THE SUBSOIL ON ALL PLANTING BEDS AND SOD AREAS TO A DEPTH OF 12".
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND THE BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF THE BALL, THEN THOROUGHLY SOAK WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
- ALL SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 12" INSIDE OF ALL EDGING AND AWAY FROM WALLS AND OTHER PERMANENT STRUCTURES.
- ALL PLANT LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT). OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THESE SPECIFICATION REQUIREMENTS.
- PLANTS ARE TO BE SIZED AS SHOWN PER SPECIES ON THE PLANT SCHEDULE.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL PROVISIONAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING BY COVERING THEM WITH MOIST MULCH. PERIODICALLY APPLY WATER TO MULCH COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURELY TIE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING IN THE MANNER SHOWN ON THE PLANTING DETAILS.
- AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
- FINE GRADE SOD AND SEED AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ROLL SOD AFTER INSTALLATION TO ENSURE ROOTS ARE IN CONTACT WITH THE SOIL SURFACE. IMMEDIATELY BEGIN WATERING OF SODDED AREAS.
- CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER THE COMMENCEMENT OF THE PLANTING INSTALLATION.
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNER'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE ONE-YEAR WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, FREE OF CHARGE TO THE OWNER.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- THE FINISH GRADES AS SHOWN ON CIVIL CONSTRUCTION DRAWINGS SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
- THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE GIVEN.
- 24 HOURS PRIOR TO PLANTING ALL PLANT MATERIAL, CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE TO INSPECT AND APPROVE THE PLANT LAYOUT LOCATIONS.
- IRRIGATION WILL BE PROVIDED TO ALL SHRUBS AND PERENNIALS VIA DRIP IRRIGATION. IRRIGATION WILL BE PROVIDED TO ALL AREAS OF TURFGRASS VIA SPRAY IRRIGATION.
- MITIGATION OF EXISTING TREES MAY OCCUR WITHIN THE FLOODPLAIN OF THE SITE FOR SAFETY REASONS. TO ENSURE THE SAFETY OF THE USERS OF THE AREA, WEAK-WOODED PLANT MATERIAL AND DEAD/DYING PLANTS MAY BE REMOVED.
- STREET TREES AND STREETScape IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE OWNED BY THE CITY OF COLORADO SPRINGS, BUT MAINTAINED BY THE ADJUTING PROPERTY OWNER.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
- ALL STREET TREES AND STREETScape IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY ADJUTING PROPERTY OWNER.
- A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

NOTES:

- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERNAL TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
- WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.



Rev: 11.13.08

A1
07

Disclaimer: These planting details are for City review and approval process only and shall not be used for construction or bidding purposes.

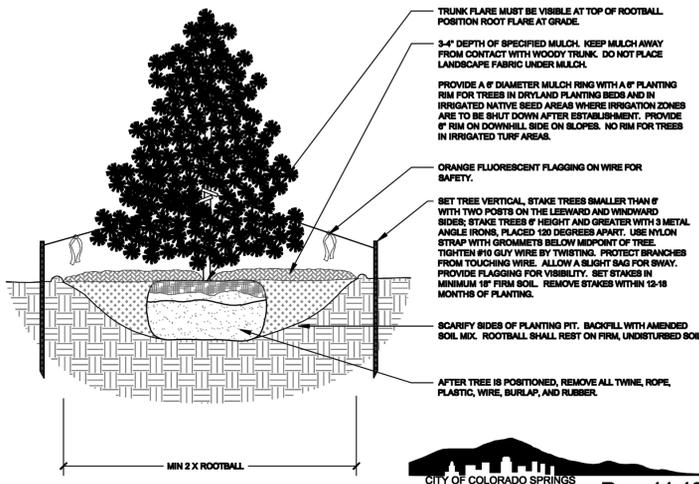
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

SECTION

NOTES:

- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



Rev: 11.13.08

B1
07

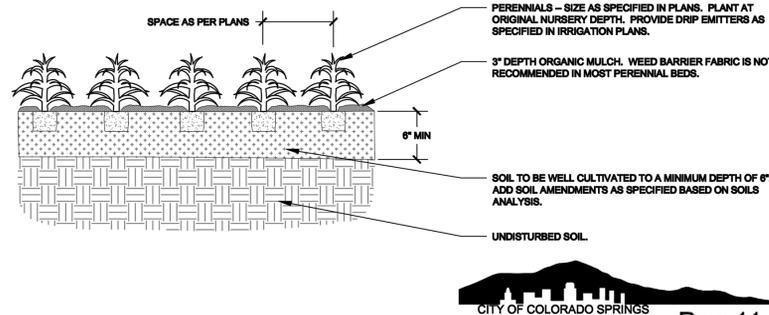
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

SECTION

NOTES:

- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
- PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
- AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
- ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



Rev: 11.13.08

B2
07

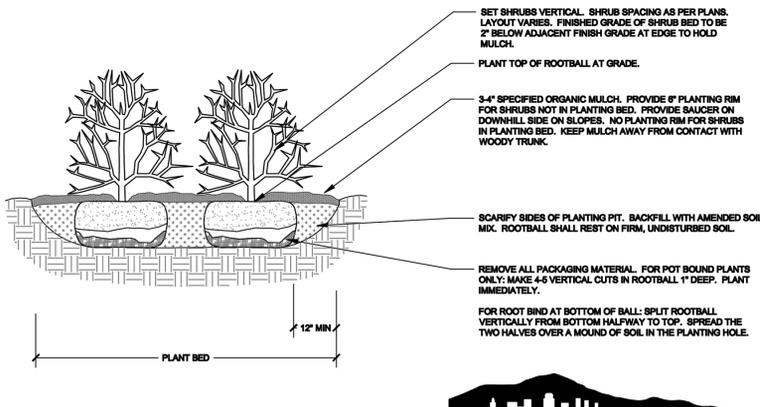
PERENNIAL/GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

SECTION

NOTES:

- PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
- ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.



Rev: 11.13.08

B3
07

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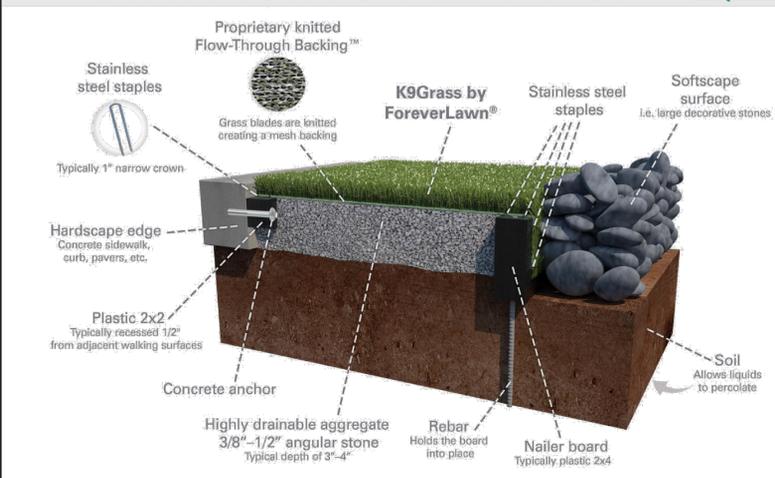
SHRUB PLANTING DETAIL

NOT TO SCALE

SECTION

K9Grass System

Installed over soil with softscape and hardscape edges



866.992.7876 • foreverlawn.com
8007 Beeson St., Louisville, OH 44641



microsite.caddetails.com/1148

By	K. Karmie	10/20
Scale	Not to scale	
Drawing No.	M1599	

C1
07

Artificial Turf

NTS



C2
07

Bike Rack

NTS



C3
07

Tournesol-Boulevard Planter

BV-963030 FRP/WOOD 96"X30"X30"

NTS

<https://www.tournesol.com/products/product/boulevard-wood-planters>

CITY STAMP:

CONDITIONAL USE LANDSCAPE PLAN - DETAILS

SITE ADDRESS:
106 PUEBLO AVE.
COLORADO SPRINGS,
CO 80903

OWNER:
25 N SPRUCE ST
STE 330
COLORADO SPRINGS,
CO 80905

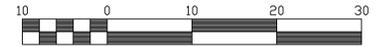
APPLICANT:
bobby hill
DESIGNS
219 WEST COLORADO AVE.
SUITE 308
COLORADO SPRINGS, CO
719-634-3600 719-634-2239

TAX SCHEDULE: 6418409003
PRE APP #: MPF-21-084
LOT SIZE: .126 ACRES
BUILDING COVERAGE: 44.3%
LOT COVERAGE: 69%
EXISTING SQ FT: 2,444 SF
NEW SQ FT: 2,444 SF
PATIO SQ FT: 3,339 SF

DATE: 3/23/2022
Revision #1: 7/01/2022

SHEET #
7
OF 8 SHEETS
FILE NO: CPC CU 22-00062

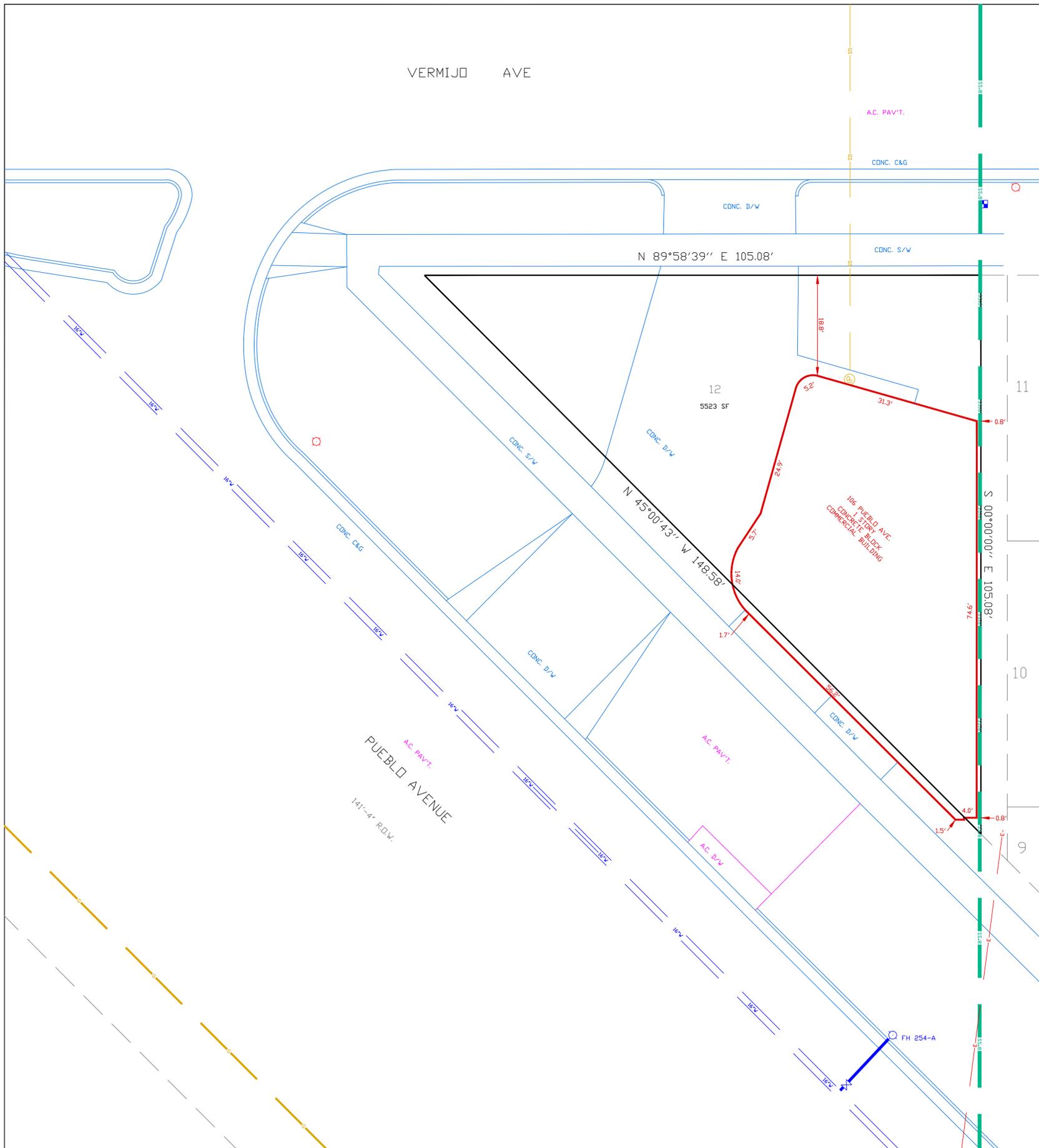
VERMIJD AVE



Scale 1" = 10'

LEGEND:

- ◁ FOUND #3 REBAR
- ⊕ FOUND WASHER ON ZAPPIT
- SEWER MANHOLE
- ⊙ GAS METER
- ⊞ WATER METER
- ⊗ WATER VALVE
- ⊙ FIRE HYDRANT
- POWER POLE
- ⊙ LIGHT POLE



DRAWN BY: D.E. WATTS
 DATE: 6-3-22
 DWG. NO.: 22-5771-02
 SURVEYED BY: DEW, ESW, 6-3-22,

APPROVED BY:
 PROJ. NO.
 DWG.

REVISIONS

OLIVER E. WATTS
 CONSULTING ENGINEER
 COLORADO SPRINGS

PROJECT
 106 PUEBLO AVENUE
 LOT 12, EXCEPT THE EAST FIVE FEET
 COLORADO SPRINGS

SHT. NAME
SITE SURVEY

8
 OF
 8