

Powers Pointe Center Subdivision First Replat, Lot No. 11

CITY OF COLORADO SPRINGS CONDITIONAL USE DEVELOPMENT PLAN MARCH 6, 2022

LEGAL DESCRIPTION:

LOT 11 POWERS POINTE CENTER SUBDIVISION FIRST REPLAT
CONTAINING: 177,289.37 (4,971.4 ACRES, MORE OR LESS.
PROJECT INFORMATION

ADDRESS: 9770 E WOODMEN RD
TAX ID #: 0301605917

MASTER PLAN: BIRMGATE WOODMEN PLAN
DRAWING E-30N: 17/289.37 ACRES (AS AMENDED)
DRAWING E-30N: COTTONWOOD CREEK

CURRENT ZONE: 92/20/00 GROUND BUSINESS CONDITION OF RECORD (ASPORT GARAGE)

CONDITIONS OF RECORD

CONDITIONS OF RECORD PER CITY ORDINANCE NO. 00-69 ARE AS FOLLOWS:
1. ALL USES SPECIFICALLY ALLOWED SHALL BE PERMITTED, FURTHER, THE LAND USES SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE WOODMEN POWERS SERVICE LAND USE MATRIX. INFORMATION REGARDING THE WOODMEN POWERS SERVICE LAND USE MATRIX MAY BE FOUND IN CITY PLANNING FILES CPC CP 90-307 AND CPC CP 90-303.

USE TYPE:

EXISTING: VACANT
PROPOSED: 2 BUILDINGS - 2-STORY COMMERCIAL OFFICE / WAREHOUSE UNITS

EXISTING SETBACK:

MINIMUM BUILDING AND PARKING LOT SETBACKS:
BUILDING SETBACKS: 50 FEET
POWERS BOLLARD: 25 FEET, SIDE AND REAR - 5 FEET
ANY OTHER PUBLIC STREET: 40 FEET
WOODMEN ROAD: 40 FEET
ANY OTHER PUBLIC STREET: 20 FEET SIDE AND REAR - 4 FEET

FLOODPLAIN INFORMATION:

THIS SITE IS SUBJECT TO AN AVIGATION EASEMENT GRANTED TO THE CITY OF COLORADO SPRINGS BY THE COLORADO SPRINGS WATER SUPPLY DISTRICT NO. 10. THE EASEMENT IS LOCATED AT THE INTERSECTION OF THE CITY OF COLORADO SPRINGS CITY PLANNING DEPARTMENT AVIGATION EASEMENT AND THE CITY OF COLORADO SPRINGS CITY PLANNING DEPARTMENT AVIGATION EASEMENT. THE EASEMENT IS LOCATED AT THE INTERSECTION OF THE CITY OF COLORADO SPRINGS CITY PLANNING DEPARTMENT AVIGATION EASEMENT AND THE CITY OF COLORADO SPRINGS CITY PLANNING DEPARTMENT AVIGATION EASEMENT. THE EASEMENT IS LOCATED AT THE INTERSECTION OF THE CITY OF COLORADO SPRINGS CITY PLANNING DEPARTMENT AVIGATION EASEMENT AND THE CITY OF COLORADO SPRINGS CITY PLANNING DEPARTMENT AVIGATION EASEMENT.

GEOLOGICAL HAZARD DISCLOSURE STATEMENT:

THE PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS A COMMUNITY PANEL REPORT DATED 12/27/2018. THE SUBJECT PROPERTY IS LOCATED IN AN AREA OF THE CITY OF COLORADO SPRINGS CITY PLANNING DEPARTMENT AVIGATION EASEMENT AND THE CITY OF COLORADO SPRINGS CITY PLANNING DEPARTMENT AVIGATION EASEMENT. THE EASEMENT IS LOCATED AT THE INTERSECTION OF THE CITY OF COLORADO SPRINGS CITY PLANNING DEPARTMENT AVIGATION EASEMENT AND THE CITY OF COLORADO SPRINGS CITY PLANNING DEPARTMENT AVIGATION EASEMENT.

AVIGATION NOTE:

IF USE OF TEMPORARY CONSTRUCTION EQUIPMENT WILL EXCEED 200 FEET ABOVE GROUND LEVEL IN HEIGHT AT THIS SITE, THE APPLICANT IS TO FILE AN AVIGATION EASEMENT WITH THE CITY OF COLORADO SPRINGS CITY PLANNING DEPARTMENT AND PROVIDE THE RESULTS TO THE AVIGATION EASEMENT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

PROPOSED DEVELOPMENT:

2 FLOOR COMMERCIAL OFFICE / WAREHOUSE BUILDING
OFFICE GROSS FLOOR AREA (APPROX.): 32,000 S.F.
WAREHOUSE GROSS FLOOR AREA (APPROX.): 80,000 S.F.
TOTAL GROSS FLOOR AREA: 112,000 S.F.

BUILDING HEIGHT: 32' - 0"

LOT COVERAGE:

BUILDING (WAREHOUSE) FOOTPRINT: 15,840 S.F. (14%)
BUILDING (OFFICE) FOOTPRINT: 16,795 S.F. (15%)
TOTAL BUILDING FOOTPRINT: 32,635 S.F. (29%)
TOTAL AREA: 112,000 S.F. (100%)

PARKING REQUIREMENTS:

1 SPACE PER 400 S.F. OF OFFICE SPACE
32,000 / 400 = 80 SPACES REQUIRED
1 SPACE PER 1000 S.F. OF WAREHOUSE SPACE
80,000 / 1000 = 80 SPACES REQUIRED
TOTAL REQUIRED: 160 SPACES

PARKING SPACES PROVIDED:

110 REGULAR SPACES
32 WAREHOUSE SPACES
110 SPACES PROVIDED

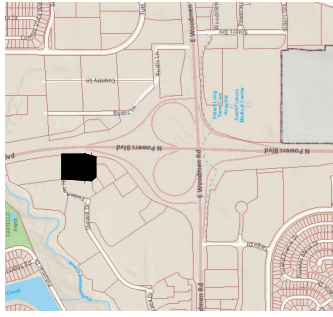
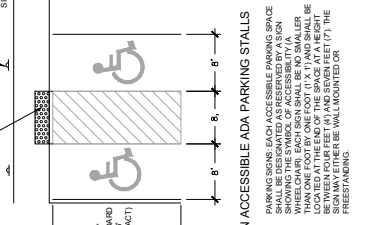
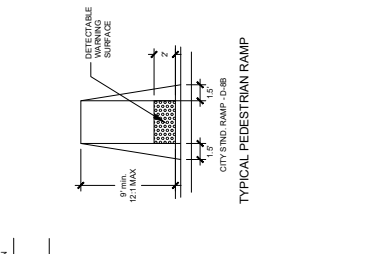
GENERAL NOTES:

- ALL SIGNS WILL BE IN ACCORDANCE WITH CITY ORDINANCE AND WILL BE PERMITTED BY A SEPARATE APPLICATION. THESE PROJECTS SHALL BE TREATED AS A CONVERSION DISTRICT.
- ALL SIGNAGE EXCEPT VEHICULAR SIGNAGE SHALL BE GOVERNED BY THE APPROVED SIGN PLAN WHICH SHALL BE A PART OF THE APPROVED DEVELOPMENT PLAN. SIGNAGE NOT MEETING THE COLORADO SIGN ORDINANCE, NO FREE STANDING SIGNS SHALL BE PERMITTED OTHER THAN THOSE APPROVED IN THE POWERS POINTE CENTER SIGN PLAN.
- ALL SIGNAGE SHALL BE MAINTAINED BY THE OWNER.
- ANY CHANGES TO THIS DEVELOPMENT PLAN WILL REQUIRE AN AMENDMENT TO THE DEVELOPMENT PLAN. ANY CHANGES TO THIS DEVELOPMENT PLAN SHALL BE FILED WITH THE CITY OF COLORADO SPRINGS CITY PLANNING DEPARTMENT AND THE CITY OF COLORADO SPRINGS CITY ENGINEERING DEPARTMENT.
- FOR THE COMMON USE OF ALL USERS, PUBLIC AND PRIVATE, AND OWNERS OF THIS DEVELOPMENT, FREE AND UNIMPEDED VEHICULAR AND PEDESTRIAN MOVEMENTS SHALL BE MAINTAINED AND PERMITTED.
- ALL OUTSIDE STORAGE AREAS WILL BE PROHIBITED UNLESS SCREENED AND SHOWN ON THE DEVELOPMENT PLAN.
- RECORDING IS EFFECTED BY AN EXISTING USF ACADEMY AVIATION EASEMENT, BOOK 5144 PAGE 1022.
- ALL USES APPROVED BY THE CITY OF COLORADO SPRINGS CITY ENGINEERING DEPARTMENT SHALL BE ALLOWED.
- THOSE OF THE RETAINING WALLS LOCATED AT THE POWERS AND PLATE INTERCHANGE.
- CONSTRUCTIVE DESIGN SHALL BE A NECESSARY ADDITION TO THE SUBSURFACE AREAS, AS SHOWN ON THE ARCHITECTURE WILL BE COORDINATED WITH THE POWERS POINTE DESIGN GUIDELINES WHICH REQUIRES A 10' MINIMUM SETBACK FROM THE SUBSURFACE AREAS.
- THIS PROPERTY IS SUBJECT TO COGAS FOR COLORADO SPRINGS BRANIGATE GENERAL IMPROVEMENT DISTRICT AND NORTH EAST COLORADO SPRINGS NEIGHBORHOOD ASSOCIATION.
- DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY, EXCEPT AS SHOWN ON THE APPROVED DEVELOPMENT PLAN FOR THE POWERS POINTE CENTER PROJECT.
- 5002.2.1 WHICH ARE CAPABLE OF SUPPORTING THE IMPROVED LOAD OF THE APPARATUS WEIGHING AT LEAST 75,000 LBS.
- ALL OTHERS, GUTTERS, SIDEWALKS, CURBS, AND SIDEWALKS SHALL BE IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS CITY ENGINEERING DEPARTMENT AND THE CITY OF COLORADO SPRINGS CITY ENGINEERING DEPARTMENT.
- ALL OCCUPANCY (CO) ON ONE MEETING CAN BE SET UP WITH THE ENGINEERING DEPARTMENT REVIEW REQUIRED TO BE COMPLETED.

ADA SITE ACCESSIBILITY:

THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED HIMSELF WITH ALL CURRENT ADA REGULATIONS AND STANDARDS AND HAS CONSIDERED THE REQUIREMENTS OF THE ADA. THE DESIGN PROFESSIONAL HAS CONSIDERED THE REQUIREMENTS OF THE ADA AND HAS CONSIDERED THE REQUIREMENTS OF THE ADA. THE DESIGN PROFESSIONAL HAS CONSIDERED THE REQUIREMENTS OF THE ADA AND HAS CONSIDERED THE REQUIREMENTS OF THE ADA.

DATE	DESCRIPTION	DYVILLE ID
3/16/2022	ORIGINAL DEVELOPMENT PLAN	ADP-00000001
7/20/2021	REVISED	ADP-00000002
6/15/2021	REVISED	ADP-00000003
6/15/2021	REVISED	ADP-00000004
6/15/2021	REVISED	ADP-00000005
6/15/2021	REVISED	ADP-00000006
6/15/2021	REVISED	ADP-00000007
6/15/2021	REVISED	ADP-00000008
6/15/2021	REVISED	ADP-00000009
6/15/2021	REVISED	ADP-00000010
6/15/2021	REVISED	ADP-00000011
6/15/2021	REVISED	ADP-00000012
6/15/2021	REVISED	ADP-00000013
6/15/2021	REVISED	ADP-00000014
6/15/2021	REVISED	ADP-00000015
6/15/2021	REVISED	ADP-00000016
6/15/2021	REVISED	ADP-00000017
6/15/2021	REVISED	ADP-00000018
6/15/2021	REVISED	ADP-00000019
6/15/2021	REVISED	ADP-00000020



VICINITY MAP:

CONSTRUCTION SCHEDULE:

STARTUP TO OCCUR FIRST QUARTER OF 2020

- SHEET 1 OF 12
- SHEET 2 OF 12
- SHEET 3 OF 12
- SHEET 4 OF 12
- SHEET 5 OF 12
- SHEET 6 OF 12
- SHEET 7 OF 12
- SHEET 8 OF 12
- SHEET 9 OF 12
- SHEET 10 OF 12
- SHEET 11 OF 12

PREPARED BY:

PLANNERSLANDSCAPE ARCHITECT:
Lara Peters, Inc.
190 Winding Heights Drive
Colorado Springs, CO 80921
CIVIL ENGINEER:
Cammatt Engineering
190 Winding Heights Drive
Colorado Springs, CO 80921
ARCHITECT:
Bauer Design Studios
190 Winding Heights Drive
Colorado Springs, CO 80921

OWNERSHIP:

Schwartz Communications LLC
190 Winding Heights Drive
Colorado Springs, CO 80921
DEVELOPER:
Schwartz Communications LLC
190 Winding Heights Drive
Colorado Springs, CO 80921

CITY FILE NO. CPC-02-00039

PREPARED BY:
Land Patterns, Inc.
Landscape Architecture & Planning
190 Winding Heights Drive
Colorado Springs, CO 80921
DATE ISSUED: AUGUST 2018
SHEET NO. 1 OF 9 SHEETS

CLIENT/OWNER:
BCC Management, LLC
150 Winding Heights Drive
Colorado Springs, CO 80921

AMENDMENT HISTORY:

DATE	DESCRIPTION	DYVILLE ID
3/16/2022	ORIGINAL DEVELOPMENT PLAN	ADP-00000001
7/20/2021	REVISED	ADP-00000002
6/15/2021	REVISED	ADP-00000003
6/15/2021	REVISED	ADP-00000004
6/15/2021	REVISED	ADP-00000005
6/15/2021	REVISED	ADP-00000006
6/15/2021	REVISED	ADP-00000007
6/15/2021	REVISED	ADP-00000008
6/15/2021	REVISED	ADP-00000009
6/15/2021	REVISED	ADP-00000010
6/15/2021	REVISED	ADP-00000011
6/15/2021	REVISED	ADP-00000012
6/15/2021	REVISED	ADP-00000013
6/15/2021	REVISED	ADP-00000014
6/15/2021	REVISED	ADP-00000015
6/15/2021	REVISED	ADP-00000016
6/15/2021	REVISED	ADP-00000017
6/15/2021	REVISED	ADP-00000018
6/15/2021	REVISED	ADP-00000019
6/15/2021	REVISED	ADP-00000020

NO.	DATE	DESCRIPTION	BY

REFERENCE DRAWINGS	DESCRIPTION/LOCATION

NO.	DATE	DESCRIPTION	BY

NO.	DATE	DESCRIPTION	BY

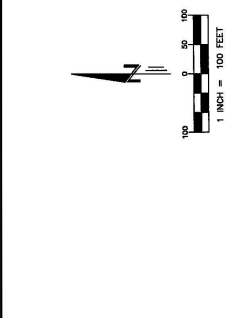
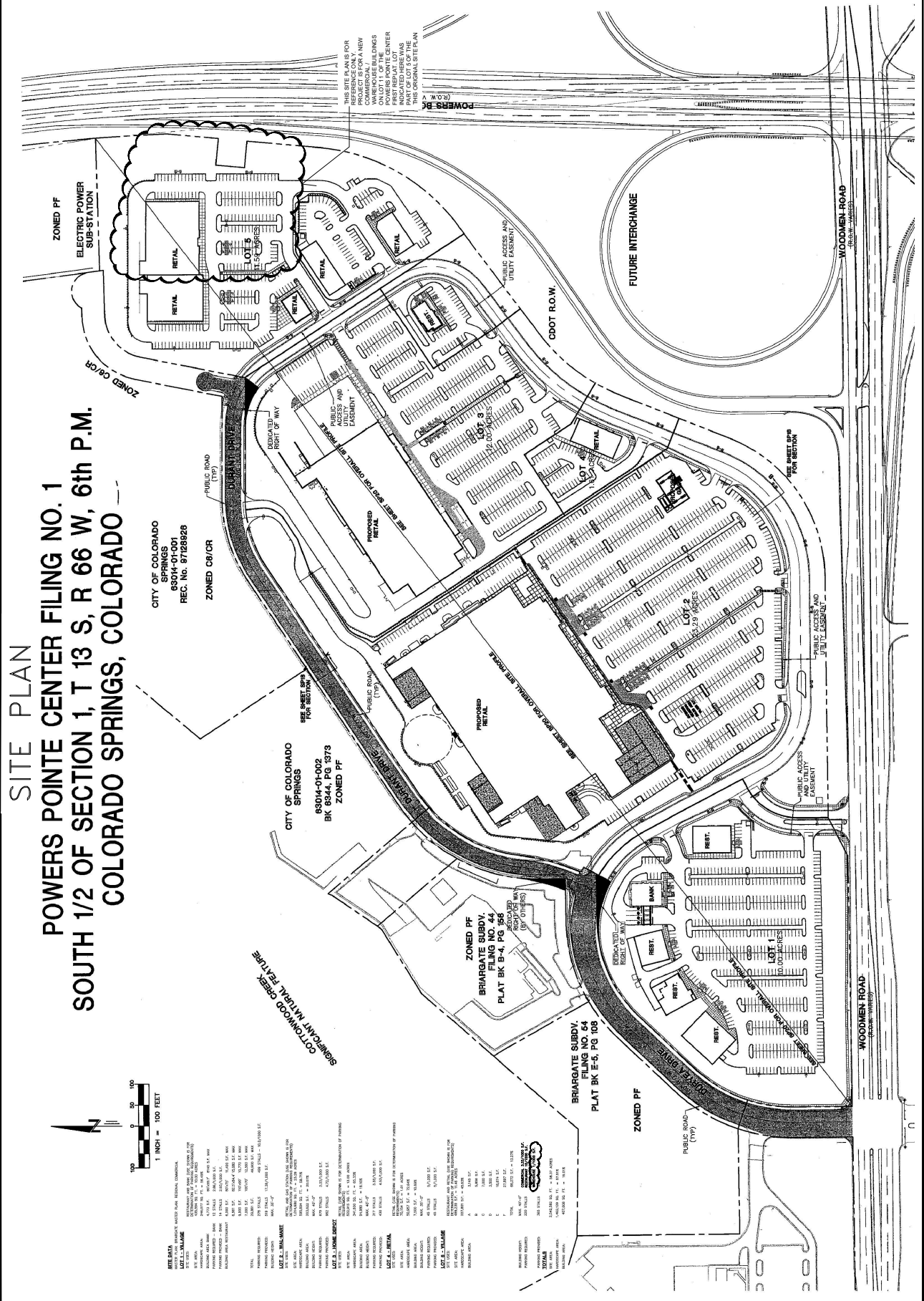
SITE PLAN

POWERS POINTE CENTER FILING NO. 1

SOUTH 1/2 OF SECTION 1, T 13 S, R 66 W, 6th P.M.

COLORADO SPRINGS, COLORADO

DISCLAIMER: <small>THE INFORMATION SHOWN ON THIS SITE PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OF RECORD. THE ENGINEER OF RECORD MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION SHOWN ON THIS SITE PLAN.</small>	DEVELOPER: BCC Management, LLC 150 Patterson Heights Drive Colorado Springs, CO 80921	CONSULTANT: Land Patterns, Inc. Landscape Architecture & Planning 1775 E. WOODMEN RD COLORADO SPRINGS, CO 80906	SHEET NAME: OVERALL - SITE PLAN	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DATE:</td> <td>10/22/22</td> </tr> <tr> <td>BY:</td> <td>CONDITIONAL USE - BOSSBORN</td> </tr> </table>	DATE:	10/22/22	BY:	CONDITIONAL USE - BOSSBORN
DATE:	10/22/22							
BY:	CONDITIONAL USE - BOSSBORN							



SITE DATA	
PROJECT NAME:	POWERS POINTE CENTER
SECTION:	SOUTH 1/2 SECTION 1, T 13 S, R 66 W, 6th P.M.
PLAT:	PLAT BK E-4, PG. 56 (SEE OTHER SHEETS)
DATE:	10/22/22
BY:	CONDITIONAL USE - BOSSBORN
LOT 1 - ZONING	
ZONING:	ZONED PF
AREA:	1.00 ACRES
PERMITTED USES:	WAREHOUSE, OFFICE, RETAIL, RESTAURANT, SERVICE, STORAGE, USES
LOT 2 - ZONING	
ZONING:	ZONED C9/CR
AREA:	1.00 ACRES
PERMITTED USES:	WAREHOUSE, OFFICE, RETAIL, RESTAURANT, SERVICE, STORAGE, USES
LOT 3 - ZONING	
ZONING:	ZONED PF
AREA:	1.00 ACRES
PERMITTED USES:	WAREHOUSE, OFFICE, RETAIL, RESTAURANT, SERVICE, STORAGE, USES
LOT 4 - ZONING	
ZONING:	ZONED PF
AREA:	1.00 ACRES
PERMITTED USES:	WAREHOUSE, OFFICE, RETAIL, RESTAURANT, SERVICE, STORAGE, USES
LOT 5 - ZONING	
ZONING:	ZONED PF
AREA:	1.00 ACRES
PERMITTED USES:	WAREHOUSE, OFFICE, RETAIL, RESTAURANT, SERVICE, STORAGE, USES
LOT 6 - ZONING	
ZONING:	ZONED PF
AREA:	1.00 ACRES
PERMITTED USES:	WAREHOUSE, OFFICE, RETAIL, RESTAURANT, SERVICE, STORAGE, USES
LOT 7 - ZONING	
ZONING:	ZONED PF
AREA:	1.00 ACRES
PERMITTED USES:	WAREHOUSE, OFFICE, RETAIL, RESTAURANT, SERVICE, STORAGE, USES
LOT 8 - ZONING	
ZONING:	ZONED PF
AREA:	1.00 ACRES
PERMITTED USES:	WAREHOUSE, OFFICE, RETAIL, RESTAURANT, SERVICE, STORAGE, USES
LOT 9 - ZONING	
ZONING:	ZONED PF
AREA:	1.00 ACRES
PERMITTED USES:	WAREHOUSE, OFFICE, RETAIL, RESTAURANT, SERVICE, STORAGE, USES
LOT 10 - ZONING	
ZONING:	ZONED PF
AREA:	1.00 ACRES
PERMITTED USES:	WAREHOUSE, OFFICE, RETAIL, RESTAURANT, SERVICE, STORAGE, USES
LOT 11 - ZONING	
ZONING:	ZONED PF
AREA:	1.00 ACRES
PERMITTED USES:	WAREHOUSE, OFFICE, RETAIL, RESTAURANT, SERVICE, STORAGE, USES
LOT 12 - ZONING	
ZONING:	ZONED PF
AREA:	1.00 ACRES
PERMITTED USES:	WAREHOUSE, OFFICE, RETAIL, RESTAURANT, SERVICE, STORAGE, USES
LOT 13 - ZONING	
ZONING:	ZONED PF
AREA:	1.00 ACRES
PERMITTED USES:	WAREHOUSE, OFFICE, RETAIL, RESTAURANT, SERVICE, STORAGE, USES
LOT 14 - ZONING	
ZONING:	ZONED PF
AREA:	1.00 ACRES
PERMITTED USES:	WAREHOUSE, OFFICE, RETAIL, RESTAURANT, SERVICE, STORAGE, USES
LOT 15 - ZONING	
ZONING:	ZONED PF
AREA:	1.00 ACRES
PERMITTED USES:	WAREHOUSE, OFFICE, RETAIL, RESTAURANT, SERVICE, STORAGE, USES

DISCLAIMER:
THE INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER ACTION. THE USER OF THIS SHEET IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER OF THIS SHEET IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER OF THIS SHEET IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

DEVELOPER: **Land Patterns, Inc.**
150 W. Main Street, Suite 100
Colorado Springs, CO 80921

CONSULTANT: **Land Patterns, Inc.**
150 W. Main Street, Suite 100
Colorado Springs, CO 80921

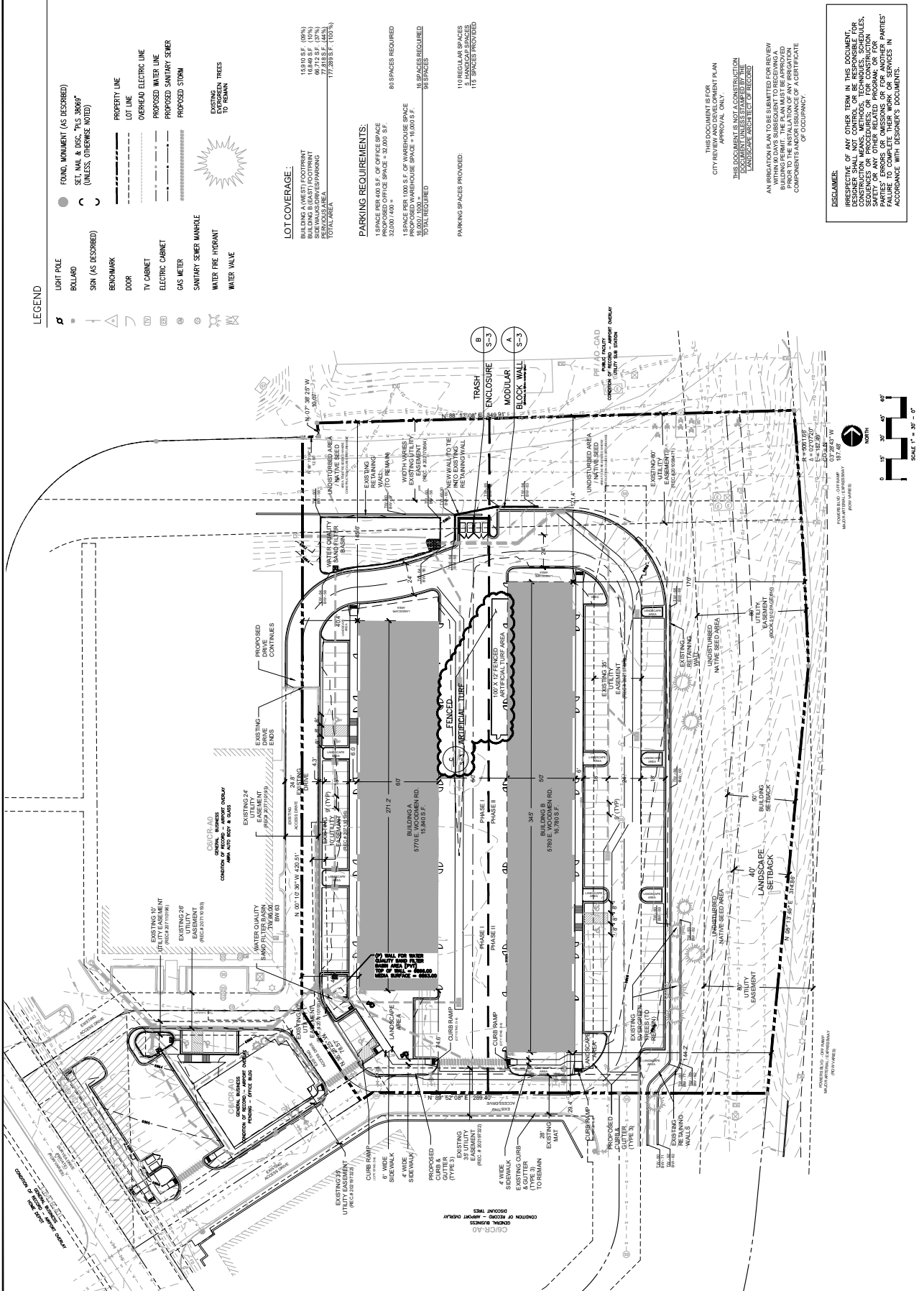
PROJECT NAME: **POWERS POINTS CENTER SUBDIVISION FIRST REPLAT, LOT 11**

SHEET NAME: **POWERS POINTS CENTER SUBDIVISION FIRST REPLAT, LOT 11**

DATE	BY	REVISIONS
1/20/22	MM	Initial Review - Phase 1
1/20/22	MM	Conditional Use - Design

DATE: _____
DRAWN BY: _____
STAMPED/ENDORSED: _____

SHEET NUMBER: **S-2**
SHEET 3 OF 5
CITY FILE NUMBER: **02-02-20008**



- LEGEND**
- FOUND MONUMENT (AS DESCRIBED)
 - SET, MARK & DSC. "PLS 3000"
 - SON (AS DESCRIBED)
 - BENCHMARK
 - DOOR
 - TV CABINET
 - ELECTRIC CABINET
 - GAS METER
 - SANITARY SEWER MANHOLE
 - WATER FIRE HYDRANT
 - WATER VALVE
 - LIGHT POLE
 - BOLLARD
 - SIGN (AS DESCRIBED)
 - BENCHMARK
 - DOOR
 - TV CABINET
 - ELECTRIC CABINET
 - GAS METER
 - SANITARY SEWER MANHOLE
 - WATER FIRE HYDRANT
 - WATER VALVE

- PROPERTY LINE
- LOT LINE
- OVERHEAD ELECTRIC LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM
- ☀ EXISTING TREES TO REMAIN

DISCLAIMER:
IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER OF THIS SHEET IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER OF THIS SHEET IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

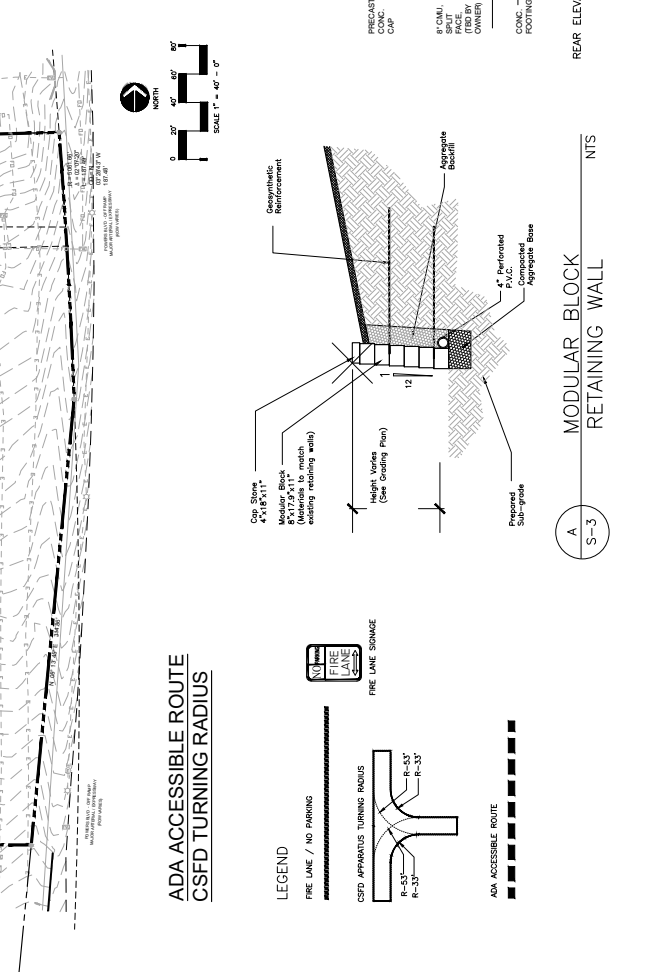
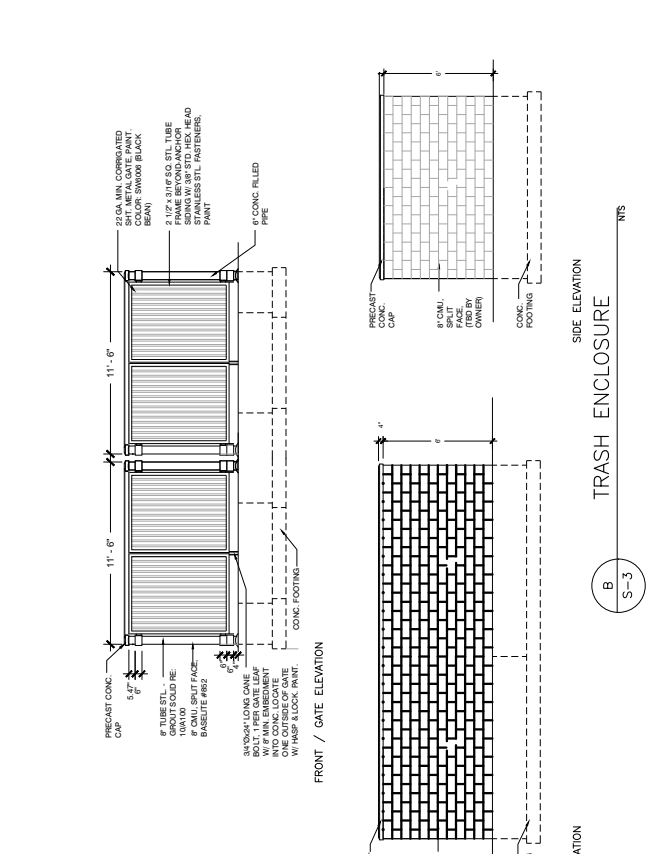
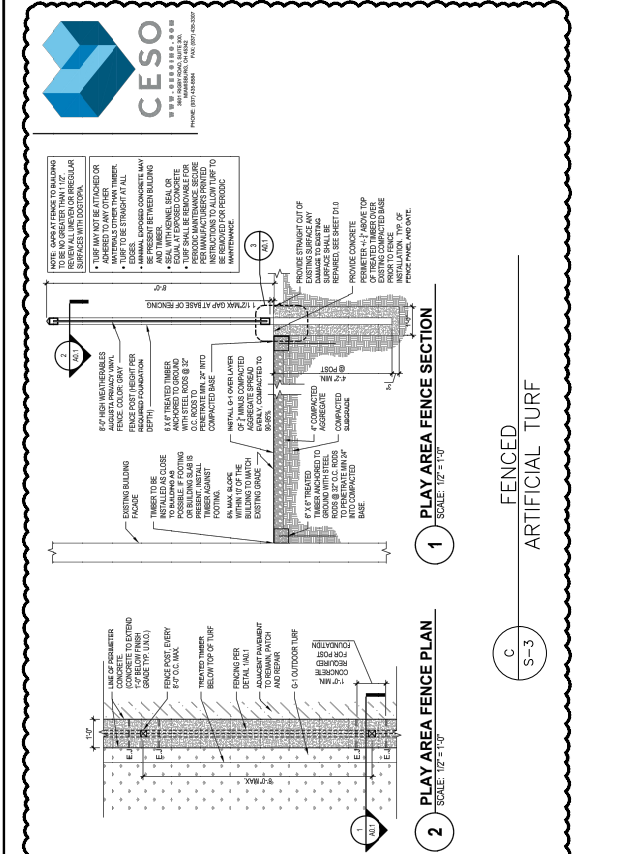
THIS DOCUMENT IS FOR CITY REVIEW ONLY. THIS DOCUMENT IS NOT FOR CONSTRUCTION. THIS DOCUMENT SHALL BE STAMPED BY THE LANDSCAPE ARCHITECT OF RECORD.

AN IRRIGATION PLAN TO BE SUBMITTED FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING A PERMIT FROM THE CITY OF COLORADO SPRINGS. PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS OF A CERTIFICATE OF OCCUPANCY.



CONDITIONAL USE DEVELOPMENT PLAN

<p>DISCLAIMER: THE INFORMATION SHOWN ON THIS SHEET WAS PREPARED BY THE CONSULTANT BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE CONSULTANT MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS OR RELIABILITY OF THE INFORMATION PROVIDED BY THE CLIENT. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN ANY DESIGN OR CONSTRUCTION OF THE PROJECT.</p>	
<p>DEVELOPER: CESO 150 MacArthur Blvd., Suite 200 Colorado Springs, CO 80921</p>	<p>CONSULTANT: Land Patterns, Inc. Landscaping, Architecture & Planning 3778 E. WOODLAND RD Colorado Springs, CO</p>
<p>PROJECT NAME: POWERS POINTE CENTER SUBDIVISION FIRST REPLAT, LOT 11</p>	<p>SHEET NAME: COND. USES - 03/03/18</p>
<p>DATE: 1-26-22</p>	<p>DATE TYPE: Conditional Uses - 03/03/18</p>
<p>BY:</p>	<p>DATE:</p>
<p>STAMPS/ENDORSEMENTS:</p>	<p>DATE:</p>
<p>SUBMITTALS / REVISIONS:</p>	<p>DATE:</p>
<p>SHEET NUMBER: S-3</p>	<p>SHEET 4 OF 12 CITY FILE NUMBER: 03-03-20008</p>



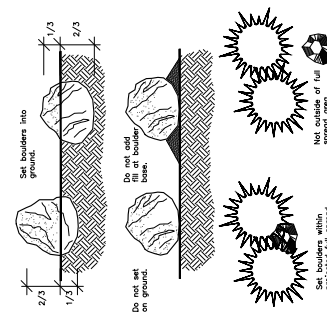
SHRUB BEDS: INDICATES SHRUB BEDS WITH COBBLE MULCH. SHRUBS IN BEDS ARE TO HAVE AN 18" DIAMETER (OR 1/2" X ROOT BALL) WOOD MULCH RING AT A 3"-4" DIAMETER (OR 2" X ROOT BALL) WOOD MULCH. SEE SPECIFICATIONS OF WOOD & COBBLE MULCH MATERIALS.

AREA: 11,878 S.F.

EXITING NATIVE SEED:
 (SEE NOTES FOR DISTURBED ARE)

AREA: 62,556 S.F.

WATER QUALITY DETENTION / SAND FILTERED BASIN:
 AREA: 3,384 S.F.

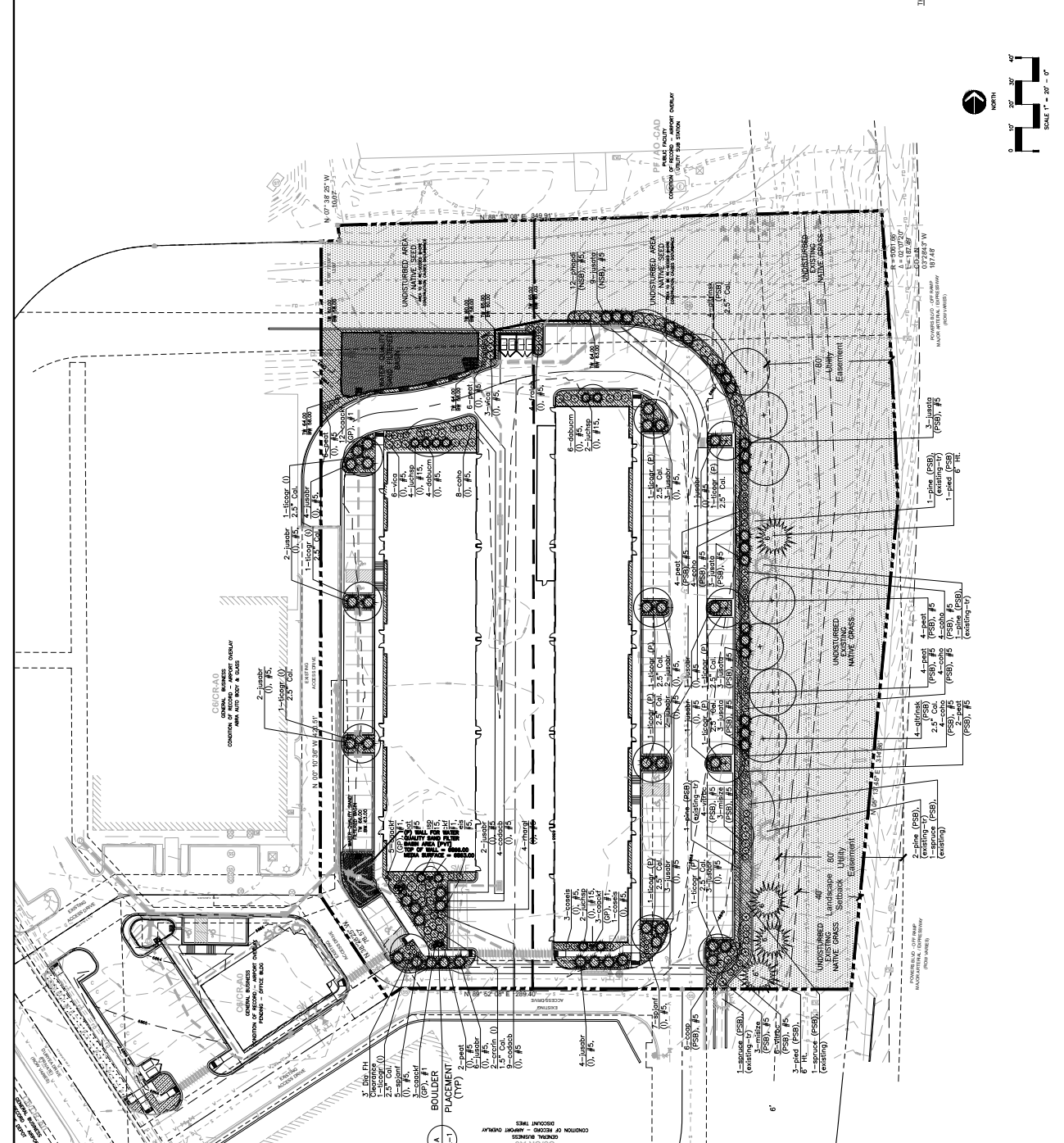


NOTE:
 1. Place boulders into ground so that 1/3 or 2/3 of boulder is above ground.
 2. Do not place boulders directly onto grade level. (Air should lapso be placed on boulder.)
 3. Place boulders according to landscape plan and within drip line of plant at industry where applicable.

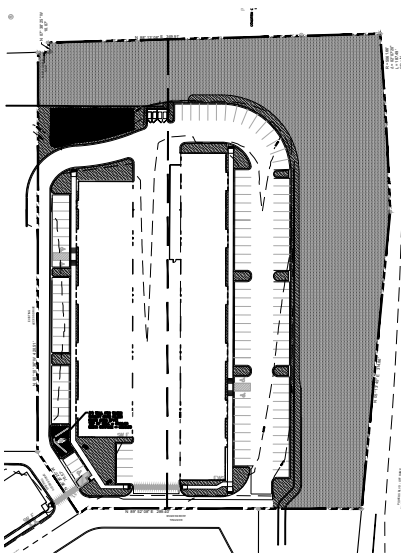
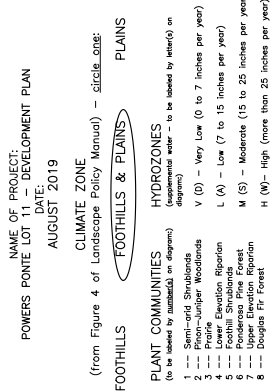
BOULDER PLACEMENT
 L-1 DETAIL

THIS DOCUMENT IS FOR CITY REVIEW AND ELEMENT PLAN APPROVAL ONLY. THIS DOCUMENT IS NOT A CONTRACTOR INQUIRY. LANDSCAPE ARCHITECT OF RECORD:

DISCLAIMER:
 DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION METHODS, MATERIALS, OR SAFETY OR ANY OTHER RELATED PROGRAM OR FOR FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH DESIGNER'S DOCUMENTS.



Appendix E
SCHEMATIC LANDSCAPE DIAGRAM
Submitted in conformance with Policy 311



HYDROZONE MAP
N/S

- SHRUB BEDS: INDICATES SHRUB BEDS WITH CORBLE MULCH. SHRUBS IN BEDS ARE TO HAVE AN 18" DIAMETER (OR 2 X ROOT BALL) WOOD MULCH. DETAILS AND SPECIFICATIONS OF WOOD & CORBLE MULCH MATERIALS.
- AREA: 11,878 S.F.
- EXISTING NATIVE SEED: (SEE NOTES FOR ASSIGNED AREA)
- AREA: 62,356 S.F.
- WATER QUALITY DETENTION / SAND FILTERED BASIN:
- AREA: 3,384 S.F.
- LANDSCAPE MAINTENANCE: THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE INCLUDING LANDSCAPE AND IRRIGATION MAINTENANCE.

Site Category Calculations

Category	Area (S.F.)	Percentage
PLAINS	11,878	19%
FOOTHILLS	62,356	81%
Total	74,234	100%

CONTRACTOR RESPONSIBILITY:
CONSTRUCTION DOCUMENTS INCLUDE CONSTRUCTION PLANS AND PROJECT SPECIFICATIONS CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL DOCUMENTS ASSOCIATED WITH THE INSTALLATION OF IRRIGATION AND PLANT MATERIAL PRIOR TO COMMENCING INSTALLATION (INCLUDING CITY INSTALLATION AND PLANNING GENERAL NOTES REQUIREMENTS - THIS SHEET).
CONTRACTOR IS RESPONSIBLE FOR CONTACTING PROJECT LANDSCAPE ARCHITECT OR IRRIGATION DESIGNER WITH QUESTIONS REGARDING DISCREPANCIES WITHIN THESE DOCUMENTS.
REQUEST FOR SUBSTITUTIONS OR REVISIONS OF MATERIALS MUST BE AUTHORIZED BY THE LANDSCAPE ARCHITECT AND/OR IRRIGATION DESIGNER OF RECORD.
DISCREPANCIES OCCUR BETWEEN THE QUANTITIES OF PLANTS INDICATED IN THE SCHEDULE AND QUANTITIES OF SYMBOLS ON THE DRAWINGS, THE PLANT QUANTITIES INDICATED BY SYMBOLS ON THE DRAWINGS SHALL GOVERN.

MATERIAL INSPECTIONS:

1. LANDSCAPE INSPECTION AND APPROVAL
PRE-DELIVERY INSPECTION: ALL PLANT MATERIALS SHALL BE AVAILABLE AT ONE SITE FOR VISUAL INSPECTION PRIOR TO INSTALLATION. INSPECTIONS OF NEW PLANTS ARE PRIMARILY FOR QUALITY, SIZE AND PLANT MATERIAL PRIOR TO COMMENCING INSTALLATION (INCLUDING CITY INSTALLATION AND PLANNING GENERAL NOTES REQUIREMENTS - THIS SHEET). PLANTS MAY BE INSPECTED WHILE GROWING, BUT INSPECTION AT THE POINT OF GROWTH SHALL NOT PRECLUDE THE INSPECTION OF PLANTS AT A LATER DATE.
INSPECTION: ALL PLANTS AND OTHER MATERIALS SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH SUITABLE SPECIMENS.
INSPECTION: ARCHITECT RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF ANY AND ALL MATERIALS AND PLANTS WHICH, IN HIS/HER OPINION, FAIL TO MEET SPECIFICATIONS.
2. IRRIGATION INSPECTIONS: NOTIFICATION FOR IRRIGATION SYSTEM INSPECTION WHILE TRENCH IS OPEN SHALL BE GIVEN 2 WEEKS IN ADVANCE OF REQUESTED INSPECTION DATE.
3. IRRIGATION ARCHITECT AND/OR IRRIGATION DESIGNER OF RECORD SHALL BE NOTIFIED AT LEAST TWO WEEKS PRIOR TO CLIENT SCHEDULING OCCUPANCY PERMIT FOR AFFIRMAT INSPECTION. SEE CITY OF COLORADO SPRINGS REQUIREMENTS, INSTALLATION, VERIFICATION AND DEFERRAL - CODE SECTION 309 - (THIS SHEET)

GENERAL PLANNING NOTES:

1. Eject locations, elevations and configurations of utilities, structures, existing plants and natural resources shall be indicated on drawings. All utility lines, manholes, vaults, and other structures shall be marked with reflective paint. All trees and shrubs shall be marked with reflective paint. All trees and shrubs shall be marked with reflective paint. All trees and shrubs shall be marked with reflective paint.
2. TORSION: STORCHULM: See Grading Plan for slope, ground soil no higher than 1.3 m (4 feet) high and shall be covered with a minimum of 6 inches of topsoil. Cover (SEE IRRIGATION SEED MIX) to prevent soil erosion and contamination by seeds.
3. WEED CONTROL: Apply pre/post emergent herbicides per manufacturer's recommendations (see specifications for manufacturer's products). Prepare all soil areas and planting beds before planting by applying herbicide to prevent weed growth in planting areas on site. Do not proceed with landscape installation until weed growth has been controlled.
4. SOIL AMENDMENTS:
Spread the following amendments to all landscape areas. Amendments are per the submitted site report and approved by the City. Assure imported soil includes the following amended soil amendments:
-Add 2 cu. yds. Premium Compost if (on A-1 Organic Product or on approved equal) per 1,000 s.f.
-Add 3 lbs. Phosphorus (P) per 1,000 s.f.
-Add 4 cu. yd. per 1000 s.f. as top cloths

18. GEO-TEXTILE FABRIC: Underlayment fabric for weed barrier - USED IN ROCK & CORBLE PLANTING AREAS. Fabric shall be a minimum of 0.1 oz./sq. yd. (minimum (see project specifications)).
19. BOLLERS: Landscape Bollers shall be Granite Cottonwood Bollers, 4'-6" in diameter as supplied by GAC Stone Co. or approved equal.
20. NATIVE SEED: All areas designated as NATIVE SEED shall be Avonlea Valley Seed, Inc., "Low Maintenance" seed mix. All areas designated as NATIVE SEED shall be Avonlea Valley Seed, Inc., "Low Maintenance" seed mix. All areas designated as NATIVE SEED shall be Avonlea Valley Seed, Inc., "Low Maintenance" seed mix. All areas designated as NATIVE SEED shall be Avonlea Valley Seed, Inc., "Low Maintenance" seed mix.

Seeding Rates:
New Seeding: 50 lbs. per acre
Overseeding: 40 lbs. per acre
Dryland: 10 - 12 lbs. per acre
Irrigated: 20 lbs. per acre

CITY OF COLORADO SPRINGS REQUIREMENTS:
REMOVAL, ESTABLISHMENT, AND DEFERRAL.
Code Section 309. (Paraphrased)

7. PLANT LIST: Codes for the species (scientific name), site, and quantity required to complete the planting, are listed and indicated by symbol in the drawings. In the event discrepancies occur between the drawings and the plant list, the quantities indicated by symbol on the drawings shall govern.
8. FORM: All plants shall conform to the ANSI Z60.1, and Colorado Nursery Act. Provide plant material that conforms to the specifications of the Colorado Nursery Act. All plants shall be delivered to the site in good condition and shall be free from injury, damage, or disease. All plants shall be delivered to the site in good condition and shall be free from injury, damage, or disease. All plants shall be delivered to the site in good condition and shall be free from injury, damage, or disease.
9. HEALTH: Provide healthy plant material. Plant material shall be free from disease, defects such as defoliation, knots, cankers, or other defects. All plants shall be delivered to the site in good condition and shall be free from injury, damage, or disease. All plants shall be delivered to the site in good condition and shall be free from injury, damage, or disease.
10. SIZE: The minimum acceptable size of plants measured before planting, with branches in normal position, shall be as follows: 18" minimum height and 1 1/2" minimum caliper size. All plants shall be delivered to the site in good condition and shall be free from injury, damage, or disease. All plants shall be delivered to the site in good condition and shall be free from injury, damage, or disease.
11. PRUNING: All plants shall not have been pruned after selection by the Landscape Architect or Contractor. All plants shall be delivered to the site in good condition and shall be free from injury, damage, or disease. All plants shall be delivered to the site in good condition and shall be free from injury, damage, or disease.
12. IDENTIFICATION: All plant materials shall be identified by means of a grower's label affixed to the plant. The grower's label shall give the data necessary to indicate conformance to specifications. Use durable weather proof labels with water-resistant ink which will remain legible for at least 60 days.
13. TREE STAKES & GUYS: For deciduous trees: Lodgepole Pine 1-1/2" x 2" diameter post, 8 long with bottom and equal pointed. For evergreen trees, steel T posts, 30 bottom portion with anchor and 1/2" diameter. All stakes and guys shall be delivered to the site in good condition and shall be free from injury, damage, or disease. All stakes and guys shall be delivered to the site in good condition and shall be free from injury, damage, or disease.
14. STEEL ORNER: All edger shall be 1/4 gauge - 4" high by 10" lengths. Color shall be green or brown.
15. TREE MULCH: In areas noted as ROCK MULCH, apply 2"-2 1/2" Cobble/Flux Rock as indicated on drawings over geo-textile fabric layer. Place rock in entire designated area to minimum depth of 4". In areas noted as WOOD MULCH, apply 2" - 4" diameter wood chips as indicated on drawings. All mulch shall be delivered to the site in good condition and shall be free from injury, damage, or disease. All mulch shall be delivered to the site in good condition and shall be free from injury, damage, or disease.
16. WOOD MULCH: Where indicated on the plans for areas designated to receive WOOD MULCH all planting, including individual plant wood mulch rings shall be mulched with three inches (3"-4") of wood mulch. The wood mulch shall be delivered to the site in good condition and shall be free from injury, damage, or disease. All wood mulch shall be delivered to the site in good condition and shall be free from injury, damage, or disease.

DISCLAIMER: THE INFORMATION HEREON IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION HEREON IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION HEREON IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION HEREON IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.

PROJECT NAME: POWERS POND CENTER SUBDIVISION FIRST REPLAT, LOT 11
SHEET NAME: LANDSCAPE PLAN & HYDROZONE MAP & NOTES
DATE: 08-22-2019
BY: [Signature]
CHECKED BY: [Signature]
DATE: 08-22-2019
DRAWN BY: [Signature]
DATE: 08-22-2019
STAMPED/REVISIONS: [Table]
DATE: [Table]
SCALE: [Table]
CITY FILE NUMBER: [Table]
SHEET NUMBER: L-2
SHEET # OF 2
CITY FILE NUMBER: [Table]

Abbr.	Qty.	Botanical Name	Common Name	App. B Qty.	Mature Width	Planting Size	Notes
2002	2	Conocarpus strictus	Common Noddy	2500	15'-20'	15" GA	
2003	7	Quercus laevis	White Oak	450	30'-40'	2.5' GA	
2004	2	Pinus strobus	White Pine	2500	20'-30'	8" HL	
2005	12	The ornamental	Common Noddy	2500	20'-30'	2.5' GA	
SPACES							
2006	6	Conocarpus strictus	Common Noddy	4500	4'-4'	4" #1	
2007	13	Quercus laevis	White Oak	4500	4'-4'	4" #1	
2008	24	Conocarpus strictus	Common Noddy	2500	5'-4'	4" #1	
2009	6	Quercus laevis	White Oak	450	4'-4'	4" #1	
2010	10	Pinus strobus	White Pine	2500	5'-4'	4" #1	
2011	4	Pinus strobus	White Pine	400	5'-4'	4" #1	
2012	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2013	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2014	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2015	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2016	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2017	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2018	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2019	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2020	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2021	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2022	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2023	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2024	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2025	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2026	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2027	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2028	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2029	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2030	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2031	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2032	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2033	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2034	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2035	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2036	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2037	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2038	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2039	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2040	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2041	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2042	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2043	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2044	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2045	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2046	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2047	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2048	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2049	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2050	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2051	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2052	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2053	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2054	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2055	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2056	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2057	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2058	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2059	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2060	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2061	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2062	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2063	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2064	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2065	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2066	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2067	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2068	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2069	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2070	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2071	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2072	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2073	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2074	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2075	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2076	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2077	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2078	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2079	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2080	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2081	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2082	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2083	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2084	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2085	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2086	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2087	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2088	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2089	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2090	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2091	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2092	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2093	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2094	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2095	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2096	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2097	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2098	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2099	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	
2100	30	Conocarpus strictus	Common Noddy	2500	4'-4'	4" #1	

