

LEGAL DESCRIPTION
 LOT 1, BLOCK 1, TOWNE NORTH CENTRE SUBDIVISION FILING NO.3, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO AS RECORDED IN PLAT BOOK W-3 AT PAGE 181, COUNTY OF EL PASO, COLORADO. THE RECORDS OF EL PASO COUNTY, COLORADO AND CONTAINING 2.035 MORE OR LESS.

SITE DATA (COVERAGE)
 13,275 SQ.FT. 15% BUILDING COVERAGE
 54,011 SQ.FT. 61% PAVEMENT COVERAGE
 21,371 SQ.FT. 24% LANDSCAPING COVERAGE
 88,657 SQ.FT. 100% TOTAL (~2.04 ACRES)

OWNER
 SANDSTONE INVESTMENTS, LLC
 8280 & 8290 Voyager Parkway
 Colorado Springs, Colorado 80920

APPLICANT
 TAYLOR ARCHITECTURE & DESIGN, LLC
 Zachary Taylor, AIA
 620 South Cascade Avenue, Suite 100
 Colorado Springs, Colorado 80903
 (719) 475-1727 Telephone

OWNER'S REPRESENTATIVE
 David Perel
 (917) 902-7260 Telephone

ACREAGE
 ~2.04 ACRES

ZONING
 PBC

TAX SCHEDULE NO.
 6305104004

CONSTRUCTION TYPE
 II-A (NON-SPRINKLED)

BUILDING HEIGHT
 MAXIMUM ALLOWABLE: 45 FT.
 EXISTING HEIGHT: 51 FT. & 49 FT.

SHEET INDEX
 A-1 ARCHITECTURAL SITE PLAN
 A-2 BUILDING ELEVATIONS
 A-3 BUILDING ELEVATIONS
 A-4 BUILDING ELEVATIONS
 C-5 PRELIMINARY GRADING PLAN
 C-6 PRELIMINARY UTILITY PLAN
 C-7 FIRE LANE ANALYSIS PLAN
 L-8 PRELIMINARY LANDSCAPE PLAN
 L-9 PRELIMINARY LANDSCAPE PLAN

PARKING DATA
 REQUIRED - 116 PARKING SPACES
 117 STUDIO APARTMENT UNITS * 1.1 = 128.7 SPACES REQUIRED
 PROPOSED 5% REDUCTION FOR ADJACENCY TO VINDICATOR DR TRAIL (-6.4 SPACES)
 PROPOSED 5% REDUCTION FOR PROXIMITY TO PUBLIC TRANSIT STOPS 600' (IN LIEU OF 400') = (-6.4 SPACES)
 TOTAL REQUIRED PARKING: 128.7 - 6.4 - 6.4 = 115.9 = 116 SPACES
 PROVIDED - 116 PARKING SPACES
 INCLUDING 4 ACCESSIBLE STALLS (2% = 3 REQUIRED)

EXISTING PARKING:
 69 STANDARD SPACES [9'x18']
 35 COMPACT SPACES [8'x18']
 11 COMPACT PARALLEL SPACES [20'x8']
 46 TOTAL COMPACT SPACES = 40% OF TOTAL
 2* MOTORCYCLE SPACES [2 MOTORCYCLE = 1* STANDARD]

- NOTES**
- PER CITY CODE SECTION 7.4.102.D ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAY. THE SPACES AND LIGHTING OF THE EXTERIOR PARKING LOT LIGHTS SHALL BE FULL CUT-OFF FIXTURES WITH NO SAG LENS.
 - SIGNAGE LOCATION AND TYPE SHOWN ON THIS PLAN IS NOT APPROVED WITH THE DEVELOPMENT PLAN. ALL SIGNAGE MUST BE APPROVED THROUGH THE CITY SIGN SPECIALIST.
 - LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE FOR SHARED COMMON ACCESSWAYS AND LANDSCAPE AREAS FRONTING THEIR PROPERTY.
 - NEW HANDICAP ACCESS AISLES, RAMPS, PARKING SPACES AND ADJOINING SIDEWALKS SHALL MEET ALL APPLICABLE CITY AND ADA CODE REQUIREMENTS.
 - THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH THE CURRENT ADA CHANGES AND ELEMENTS ON THE PROPOSED PLAN. REFLECT REQUIRED SITE ELEMENTS, OTHER EXISTING CONDITIONS MAY OR MAY NOT MEET THE CURRENT REQUIREMENTS. SEE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ).
 - THIS PROPERTY IS NOT LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA "X" (SFHA's) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 08041005086, EFFECTIVE DECEMBER 7, 2018.
 - THIS AREA IS SUBJECT TO THAT AVIGATION EASEMENT RECORDED IN BOOK 1601 AT PAGE 46 OF THE RECORDS OF EL PASO COUNTY.
 - NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.

PROPERTY DESCRIPTION

Parcel A:
 Lot 1 in Block 1, Towne North Centre Subdivision Filing No. 3, in the City of Colorado Springs, El Paso County, Colorado, according to the recorded plat thereof recorded in Plat Book W-3 at Page 181, County of El Paso, State of Colorado.

Parcel B:
 A perpetual, non-exclusive easement for access and public utilities over those portions of Towne North Centre Subdivision designated as "access and public utility easements" on the plat thereof recorded in Plat Book T-3 at Page 137 and as shown on the plat of Towne North Centre Subdivision Filing No. 3 recorded in Plat Book W-3 at Page 181, subject to the terms and conditions and provisions of the Sign Easement Agreement recorded February 27, 1984 in Book 3639 at Page 190 of said El Paso County records, County of El Paso, State of Colorado.

Parcel C:
 A perpetual non-exclusive easement to use that freestanding sign to be located within the 10 foot by 30 foot sign easement on Lot 3, shown on the plat of Towne North Centre Subdivision recorded in Plat Book T-3 at Page 137 and as shown on the plat of Towne North Centre Subdivision Filing No. 3 recorded in Plat Book W-3 at Page 181, subject to the terms and conditions and provisions of the Sign Easement Agreement recorded February 27, 1984 in Book 3639 at Page 190 of said El Paso County records, County of El Paso, State of Colorado.

NOTES

- PER CITY CODE SECTION 7.4.102.D ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND PUBLIC RIGHT-OF-WAY. THE SPACES AND LIGHTING OF THE EXTERIOR PARKING LOT LIGHTS SHALL BE FULL CUT-OFF FIXTURES WITH NO SAG LENS.
- SIGNAGE LOCATION AND TYPE SHOWN ON THIS PLAN IS NOT APPROVED WITH THE DEVELOPMENT PLAN. ALL SIGNAGE MUST BE APPROVED THROUGH THE CITY SIGN SPECIALIST.
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- THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH THE CURRENT ADA CHANGES AND ELEMENTS ON THE PROPOSED PLAN. REFLECT REQUIRED SITE ELEMENTS, OTHER EXISTING CONDITIONS MAY OR MAY NOT MEET THE CURRENT REQUIREMENTS. SEE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ).
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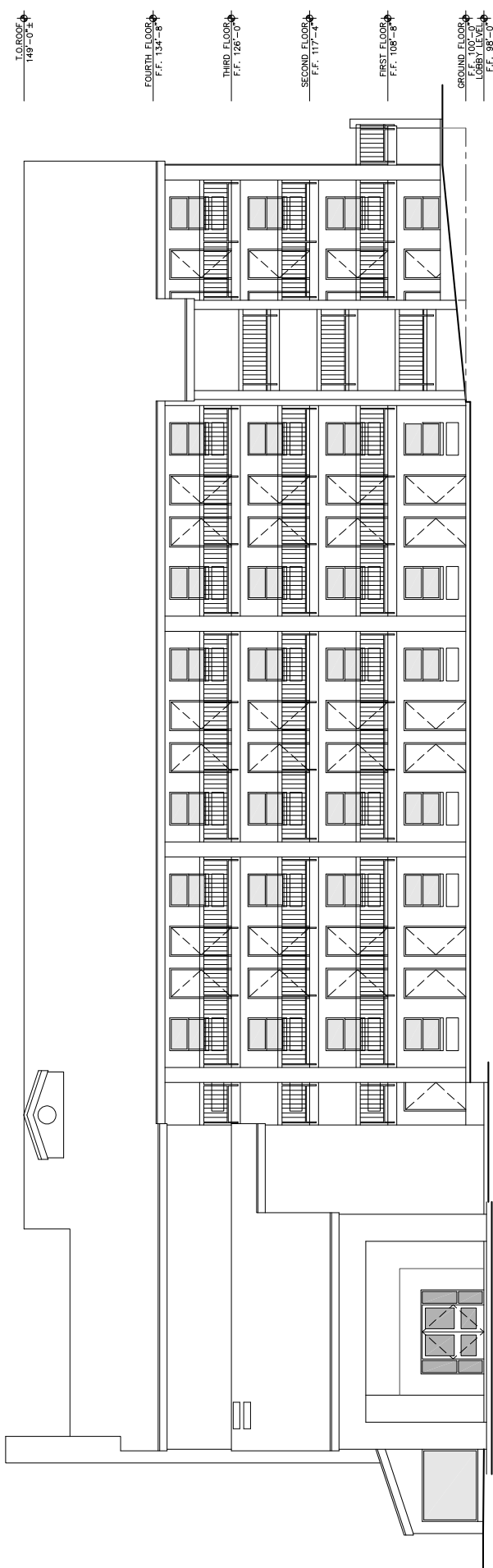
CITY PLANNING SUBMITTAL	
NO.	DATE
1	06/21/21
2	08/05/21
3	08/17/21

REVISIONS

NO.	DATE	REVISIONS
1	06/21/21	INITIAL CONDITIONAL USE SUBMITTAL
2	08/05/21	INITIAL PLANNING COMMENTS
3	08/17/21	CONDITIONAL USE RESUBMITTAL

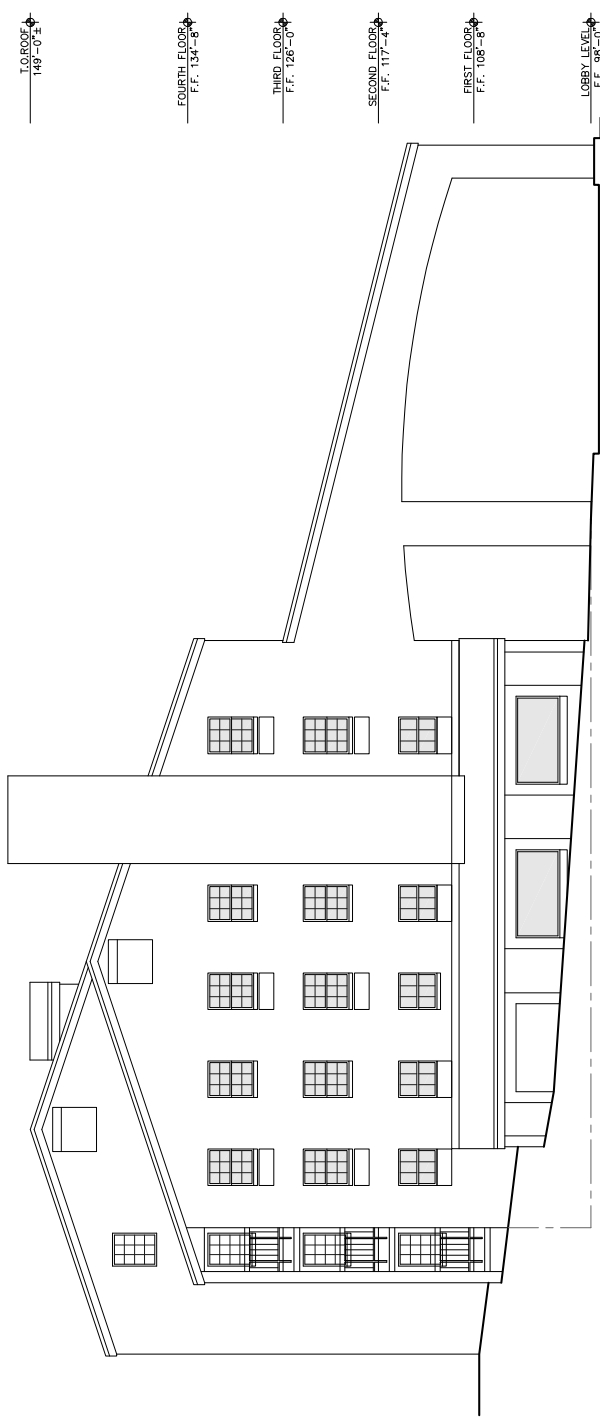
SANDSTONE INVESTMENTS
APARTMENT CONVERSION
 8280 & 8290 VOYAGER PARKWAY
 COLORADO SPRINGS, COLORADO 80920

TAYLOR ARCHITECTURE & DESIGN, LLC
 620 South Cascade Avenue, Suite 100
 Colorado Springs, Colorado 80903
 Tel. (719) 475-1727
 Email: Architecture@Taylor-AD.com



BUILDING A (8280)
WEST ELEVATION
1/8" = 1'-0"

1
A-2



BUILDING A (8280)
NORTH ELEVATION
1/8" = 1'-0"

2
A-2

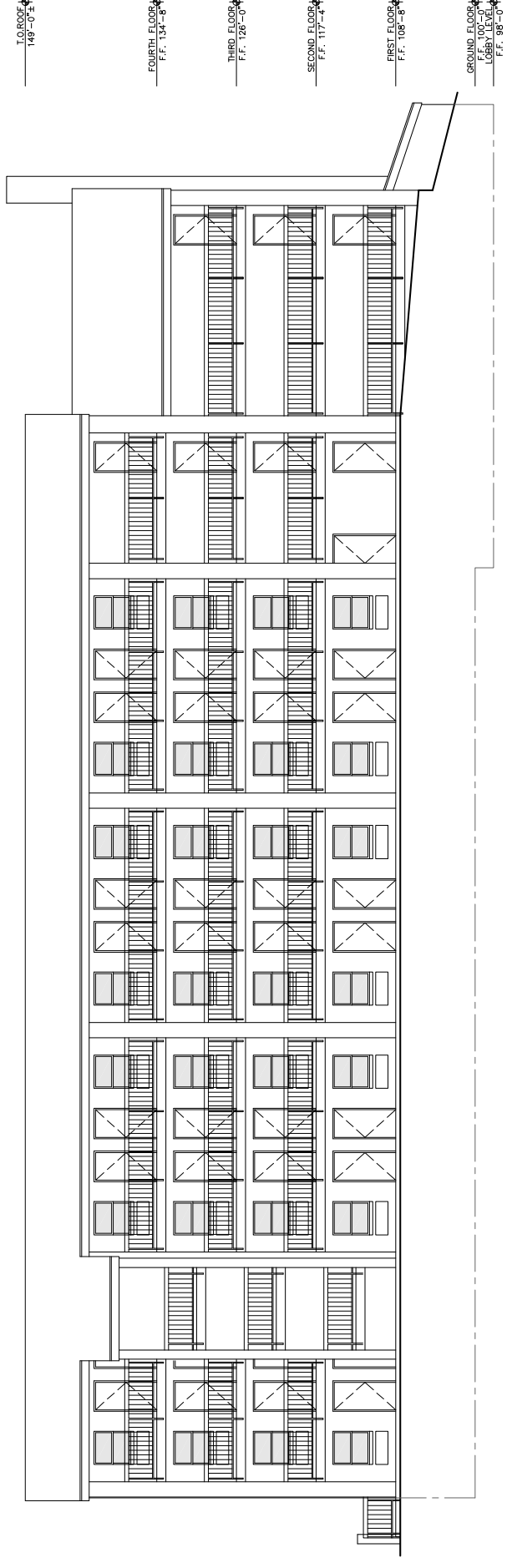
CITY PLANNING SUBMITTAL	
NO.	DATE
1	06.21.21
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REVISIONS

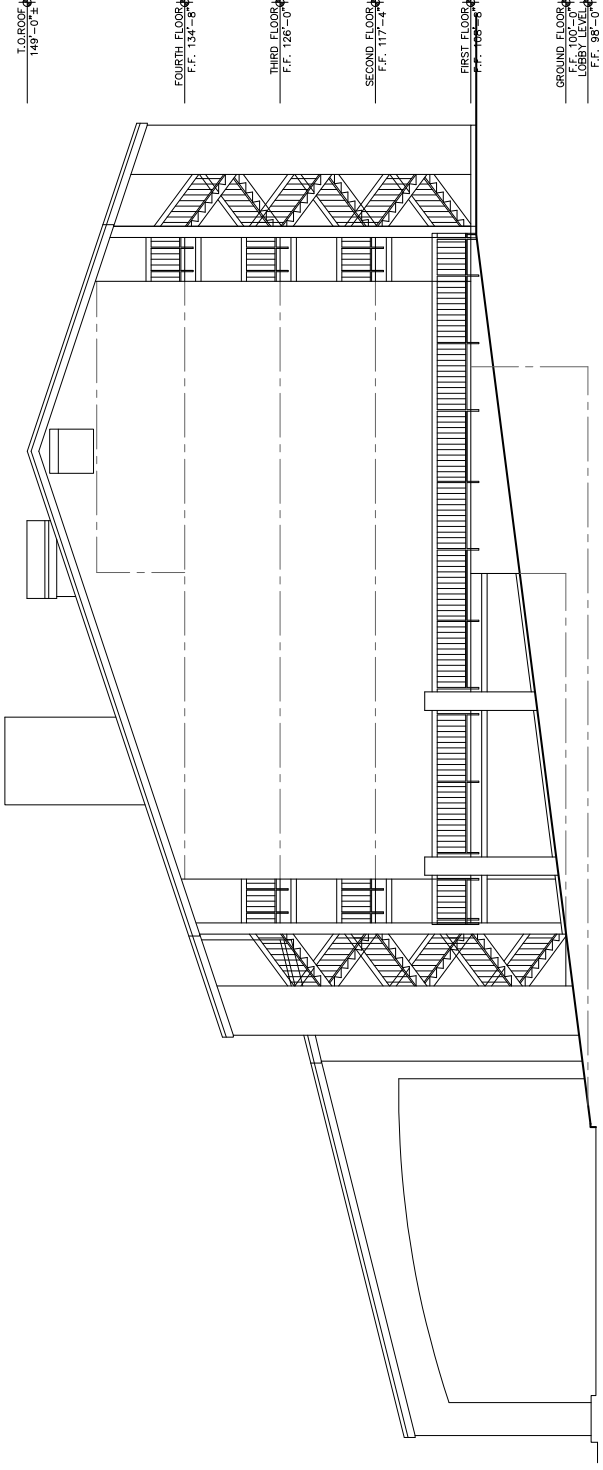
INITIAL CONDITIONAL USE SUBMITTAL

INITIAL PLANNING COMMENTS

CONDITIONAL USE RESUBMITTAL



2
A-3
BUILDING A (8280)
EAST ELEVATION
1/8" = 1'-0"



1
A-3
BUILDING A (8280)
SOUTH ELEVATION
1/8" = 1'-0"

SANDSTONE INVESTMENTS
APARTMENT CONVERSION
 8280 & 8290 VOYAGER PARKWAY
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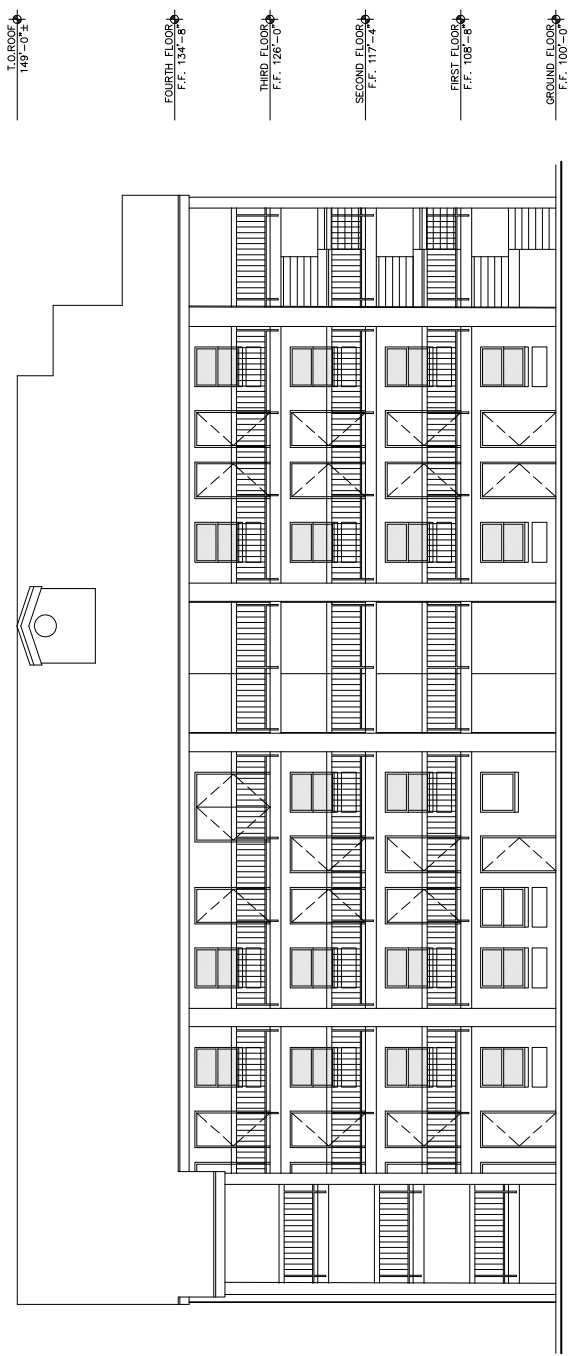


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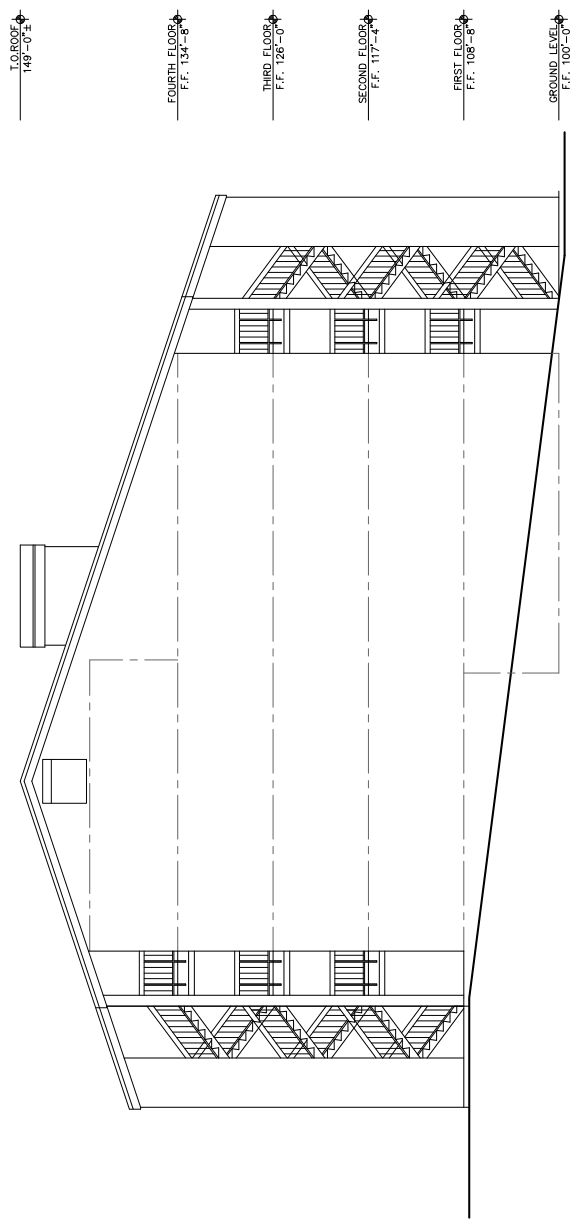
CITY PLANNING
SUBMITTAL

SANDSTONE INVESTMENTS
8280 & 8290 VOYAGER PARKWAY
COLORADO SPRINGS, COLORADO 80920

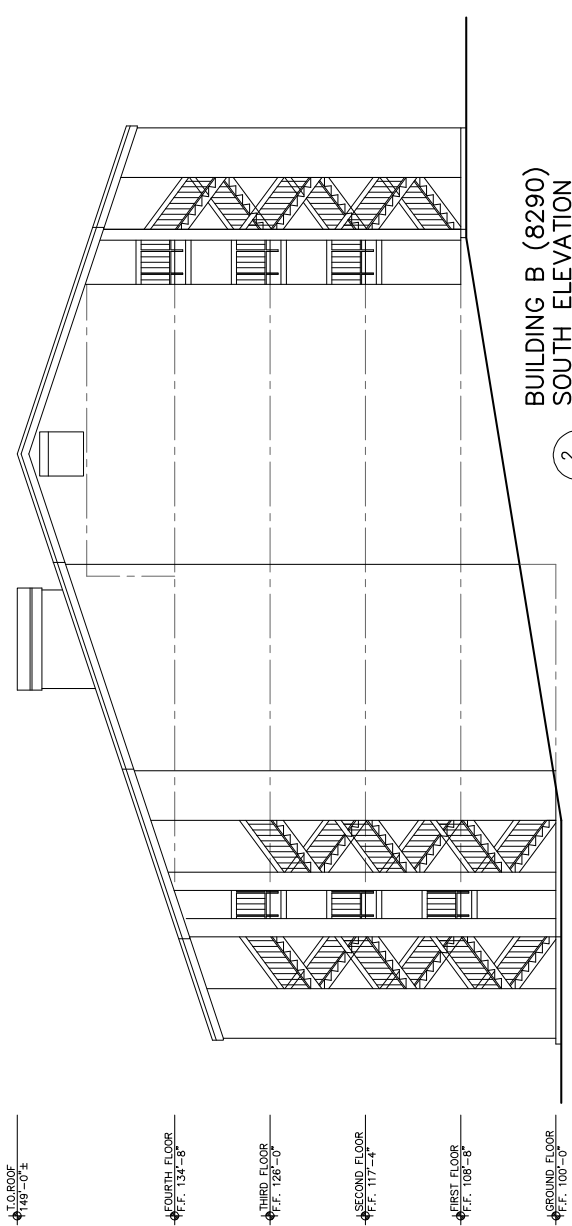
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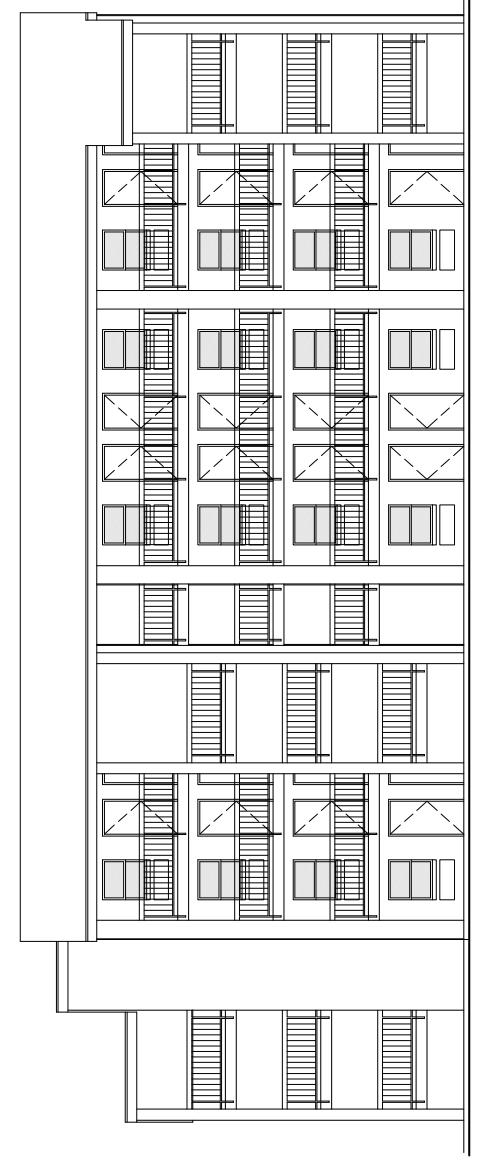
1
A-4
BUILDING B (8290)
WEST ELEVATION
1/8" = 1'-0"



3
A-4
BUILDING B (8290)
NORTH ELEVATION
1/8" = 1'-0"



2
A-4
BUILDING B (8290)
SOUTH ELEVATION
1/8" = 1'-0"



4
A-4
BUILDING B (8290)
EAST ELEVATION
1/8" = 1'-0"

EXISTING TOPOGRAPHIC MAP NOTES

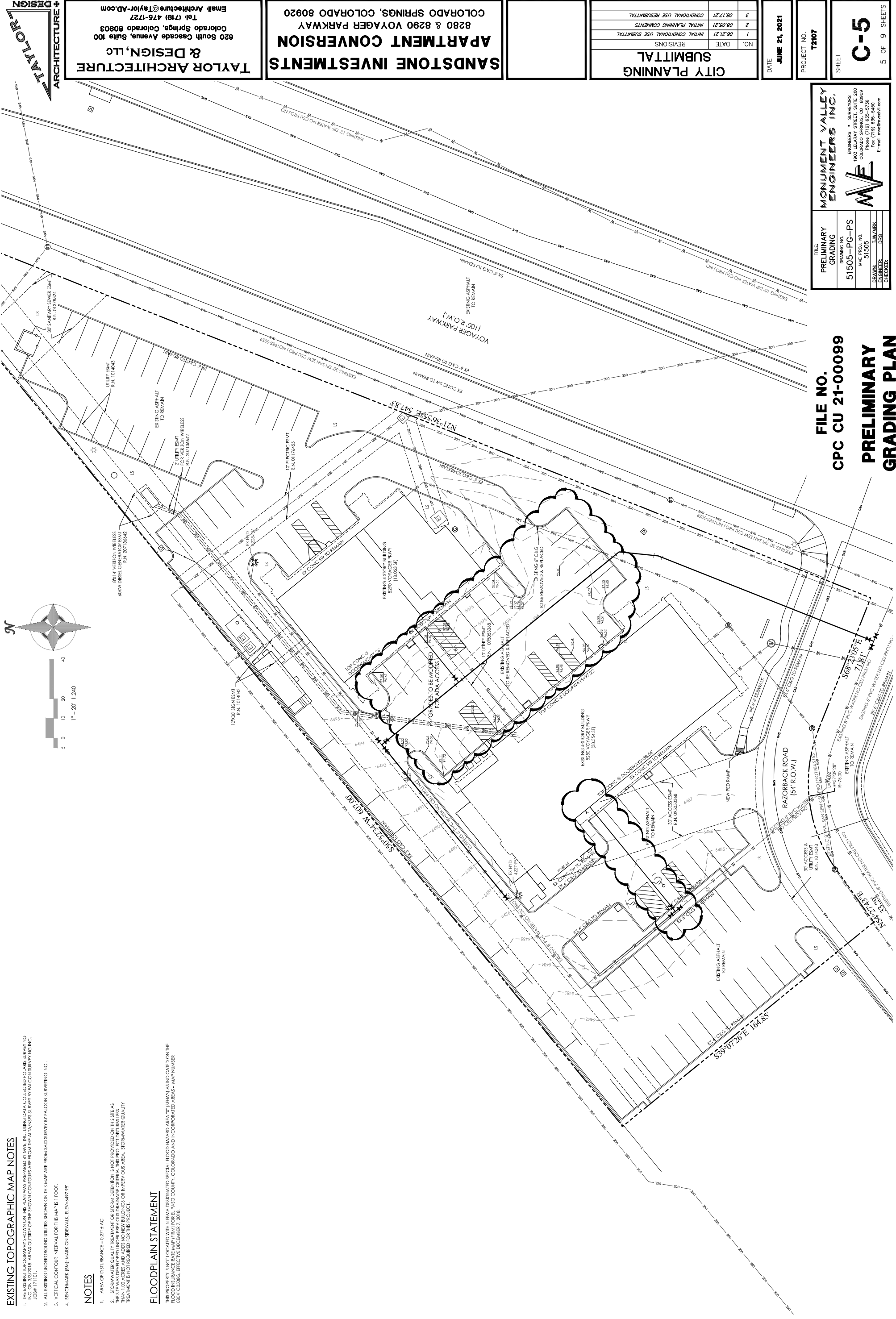
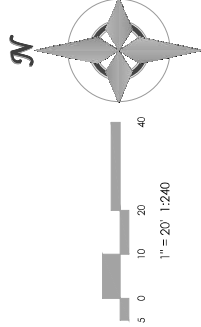
1. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY AVE, INC. USING DATA COLLECTED POLARIS SURVEYING IN 2016. AREAS OUTSIDE OF THE SHOWN CONTOURS ARE FROM THE ATLANTIS SURVEY BY FALCON SURVEYING INC. JOB # 171101.
2. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM SAID SURVEY BY FALCON SURVEYING INC.
3. VERTICAL CONTOUR INTERVAL FOR THIS MAP IS 1 FOOT.
4. BENCHMARK (BM): MARK ON SIDEWALK, ELEV=697.98'

NOTES

1. AREA OF DISTURBANCE = 0.271+ AC
2. STORMWATER QUALITY TREATMENT OR STORM DETENTION IS NOT PROVIDED ON THIS SITE AS THE SITE WAS DEVELOPED UNDER PREVIOUS DRAINAGE CRITERIA. THE PROJECT DISTURBS LESS THAN 1.00 ACRES AND ADDS NO NEW BUILDINGS OR IMPERVIOUS AREA. STORMWATER QUALITY TREATMENT IS NOT REQUIRED FOR THE PROJECT.

FLOODPLAIN STATEMENT

THIS PROPERTY IS NOT LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA "X" (SFHA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBER 6804103586, EFFECTIVE DECEMBER 7, 2018.



TAYLOR ARCHITECTURE + DESIGN

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 820 South Cascade Avenue, Suite 100
 Colorado Springs, Colorado 80903
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SANDSTONE INVESTMENTS
 8280 & 8290 VOYAGER PARKWAY
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3	08/17/21	CONDITIONAL USE RESUBMITTAL

DATE: **JUNE 21, 2021**

PROJECT NO.: **T2107**

SHEET **C-5**
 5 OF 9 SHEETS

MONUMENT VALLEY ENGINEERS INC.
 ENGINEERS • SURVEYORS
 1803 LELAY STREET, SUITE 200
 COLORADO SPRINGS, CO 80909
 Phone: (719) 535-4400
 Fax: (719) 535-4440
 E-mail: mve@mvengineers.com

WVE

TITLE: **PRELIMINARY GRADING**
 DRAWING NO.: **51505-PG-PS**
 WVE PROJ. NO.: **51505**
 DRAWN BY: **MLM/MBK**
 ENGINEER: **DRK**
 CHECKED:

FILE NO. CPC CU 21-00099
PRELIMINARY GRADING PLAN

**COLORADO SPRINGS UTILITIES
GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS**

- COLORADO SPRINGS UTILITIES SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNERS/CONTRACTORS ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO COLORADO SPRINGS UTILITIES IS SUBJECT TO THE CITY OF COLORADO SPRINGS UTILITIES' APPLICABLE CODES AND REGULATIONS, SPRINKLING SYSTEMS STANDARDS, AND PEAK REGIONAL BUILDING DEPARTMENT CODES. INSPECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY CONNECTION OF UTILITY SERVICES TO THE PROPERTY. WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY, OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES RULES AND REGULATIONS.
- SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER. SPRINGS UTILITIES WILL NOT BE RESPONSIBLE FOR THE COSTS OF ANY UTILITY SERVICE UPGRADES TO EXISTING UTILITY SERVICE UNITS, SUCH AS AN APPLICATION FOR PERMITS, SERVICE FEES, OR APPROVALS BY SPRINGS UTILITIES.
- THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
- OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR UTILITY SPRINGS UTILITIES; THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
- THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES' CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING OPERATING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE PROPERTY. SPRINGS UTILITIES WILL NOT BE RESPONSIBLE FOR THE COSTS OF ANY WATER QUALITY IMPROVEMENTS AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
- OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF 100 PSI. SPRINGS UTILITIES STANDARDS GAS SERVICE PRESSURE. (CONTACT FIELD ENGINEERING NORTH: 686-4865 OR SOUTH: 686-5564).
- IT IS THE RESPONSIBILITY OF ANY PERSON TO VERIFY THE CORRECTNESS OF THE DATA WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENTS, SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES, PROVISIONS AND CLEARANCES, AND SHALL NOT BE LOCATED WITHIN UTILITY EASEMENTS.
- SPRINGS UTILITIES APPROVAL OF THE PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS, AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED SPRINGS UTILITIES UTILITY PLAN AND THE CITY OF COLORADO SPRINGS UTILITIES STANDARDS, THE CITY OF COLORADO SPRINGS UTILITIES STANDARDS OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO RESOLVED SHALL CONTROL. THIS SHALL BE THE CASE WITH ANY CHANGES TO THE PRELIMINARY UTILITY PLAN, AND ANY POLICIES OF SPRINGS UTILITIES.

MAP NOTES

- BASES OF BEARINGS: THE WEST LINE OF THE NW 1/4 OF THE NE 1/4 OF SECTION 16-T13S-R66W AT THE SW CORNER OF THE SW 1/4 OF THE NE 1/4 OF SAAS SECTION 15 BEARS N02°14'46" E AT A DISTANCE OF 1047.13 FEET WITH ALL BEARINGS HEREBY RELATIVE THEREOF.
- THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY POLARIS SURVEYING, INC. AND COLLECTED ON MARCH 3, 2018.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM A SURVEY PERFORMED BY TALCON SURVEYING, INC. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. NO SUBSURFACE UTILITY LOCATION WAS PERFORMED. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. UTILITY LOCATION AND ELEVATION TO BE CONFIRMED BY CONSTRUCTION PRIOR TO GROUND-BREAKING CONSTRUCTION.
- VERTICAL CONTOUR INTERVAL FOR THIS MAP IS 1 FOOT.

NOTES

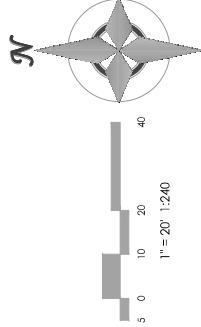
- UTILITIES SHOWN ON THIS PRELIMINARY UTILITY PLAN ARE PRELIMINARY ONLY AND NOT FOR CONSTRUCTION. FINAL CONSTRUCTION DOCUMENTS SHALL BE PREPARED DURING FINAL DESIGN AND APPROVED BY COLORADO SPRINGS UTILITIES.

**BUILDING "A"
PRELIMINARY FIRE FLOW REQUIREMENTS**

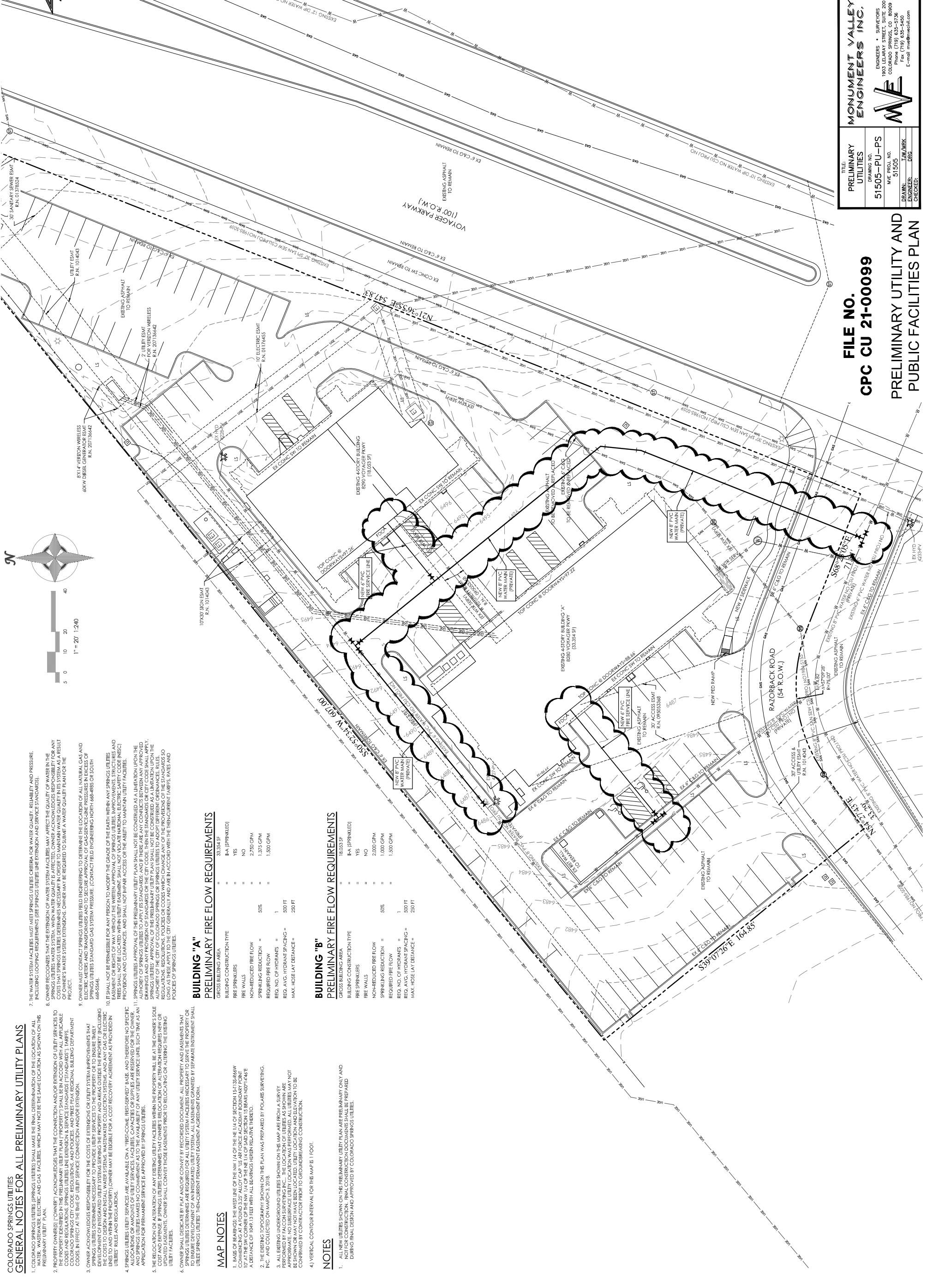
GROSS BUILDING AREA	=	33,354 SF
BUILDING CONSTRUCTION TYPE	=	II-A (SPRINKLED)
FIRE SPRINKLERS	=	YES
FIRE WALLS	=	NO
NON-REDUCED FIRE FLOW	=	2,750 GPM
SPRINKLING REDUCTION	=	50%
REQUIRED FIRE FLOW	=	1,375 GPM
REQ. NO. OF HYDRANTS	=	1,500 GPM
REQ. AVG. HYDRANT SPACING	=	500 FT
MAX. HOSE LAY DISTANCE	=	250 FT

**BUILDING "B"
PRELIMINARY FIRE FLOW REQUIREMENTS**

GROSS BUILDING AREA	=	18,033 SF
BUILDING CONSTRUCTION TYPE	=	II-A (SPRINKLED)
FIRE SPRINKLERS	=	YES
FIRE WALLS	=	NO
NON-REDUCED FIRE FLOW	=	2,000 GPM
SPRINKLING REDUCTION	=	50%
REQUIRED FIRE FLOW	=	1,000 GPM
REQ. NO. OF HYDRANTS	=	1,500 GPM
REQ. AVG. HYDRANT SPACING	=	500 FT
MAX. HOSE LAY DISTANCE	=	250 FT



<p>TAYLOR ARCHITECTURE & DESIGN, LLC 820 South Cascade Avenue, Suite 100 Colorado Springs, Colorado 80903 Tel. (719) 475-1727 Email: Architecture@Taylor-Ad.com</p>	<p>SANDSTONE INVESTMENTS 8280 & 8290 VOYAGER PARKWAY COLORADO SPRINGS, COLORADO 80920</p>	<p>CITY PLANNING SUBMITTAL REVISIONS 1 06/21/21 INITIAL CONDITIONAL USE SUBMITTAL 2 08/05/21 INITIAL PLANNING COMMENTS 3 08/17/21 CONDITIONAL USE RESUBMITTAL</p>	<p>DATE JUNE 21, 2021</p>	<p>PROJECT NO. T2107</p>	<p>SHEET C-6 6 OF 9 SHEETS</p>
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**FILE NO.
CPC CU 21-00099**

**PRELIMINARY UTILITY AND
PUBLIC FACILITIES PLAN**

<p>MONUMENT VALLEY ENGINEERS INC. ENGINEERS • SURVEYORS 1903 LELAY STREET, SUITE 200 COLORADO SPRINGS, CO 80909 Tel. (719) 535-4400 Fax (719) 635-4450 E-mail: mve@mvengineers.com</p>	<p>TITLE: PRELIMINARY UTILITIES</p> <p>DRAWING NO. 51505-PU-PS</p> <p>MVE PROJ. NO. 51505</p> <p>DRAWN BY: MLM/MBK</p> <p>ENGINEER: DRS</p> <p>CHECKED:</p>
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NOTE

2015 IFC - ACCESS AND LOADING FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HERE-AFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD WITH AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS WITH A MINIMUM SINGLE AXLE WEIGHT OF 27,000 POUNDS.



(EVENLY SPACED AND PLACED IN COORDINATION WITH FIRE DEPARTMENT ALONG FIRE LANES & LOCATED BEHIND RAISED CURBS, ARROW DIRECTION AS APPLICABLE)

FIRE LANE MARKINGS SHALL BE PROVIDED AS SHOWN, EITHER SIGNAGE OR FIRE LANE MARKINGS, AND SHALL BE MAINTAINED AS SHOWN. FIRE LANE MARKING REQUIREMENTS BY COLORADO SPRINGS FIRE DEPARTMENT DIVISION OF THE FIRE MARSHALLS, REVISED JULY, 2016 WILL BE A FOLLOWED FOR MATERIALS AND INSTALLATION OF MARKINGS.

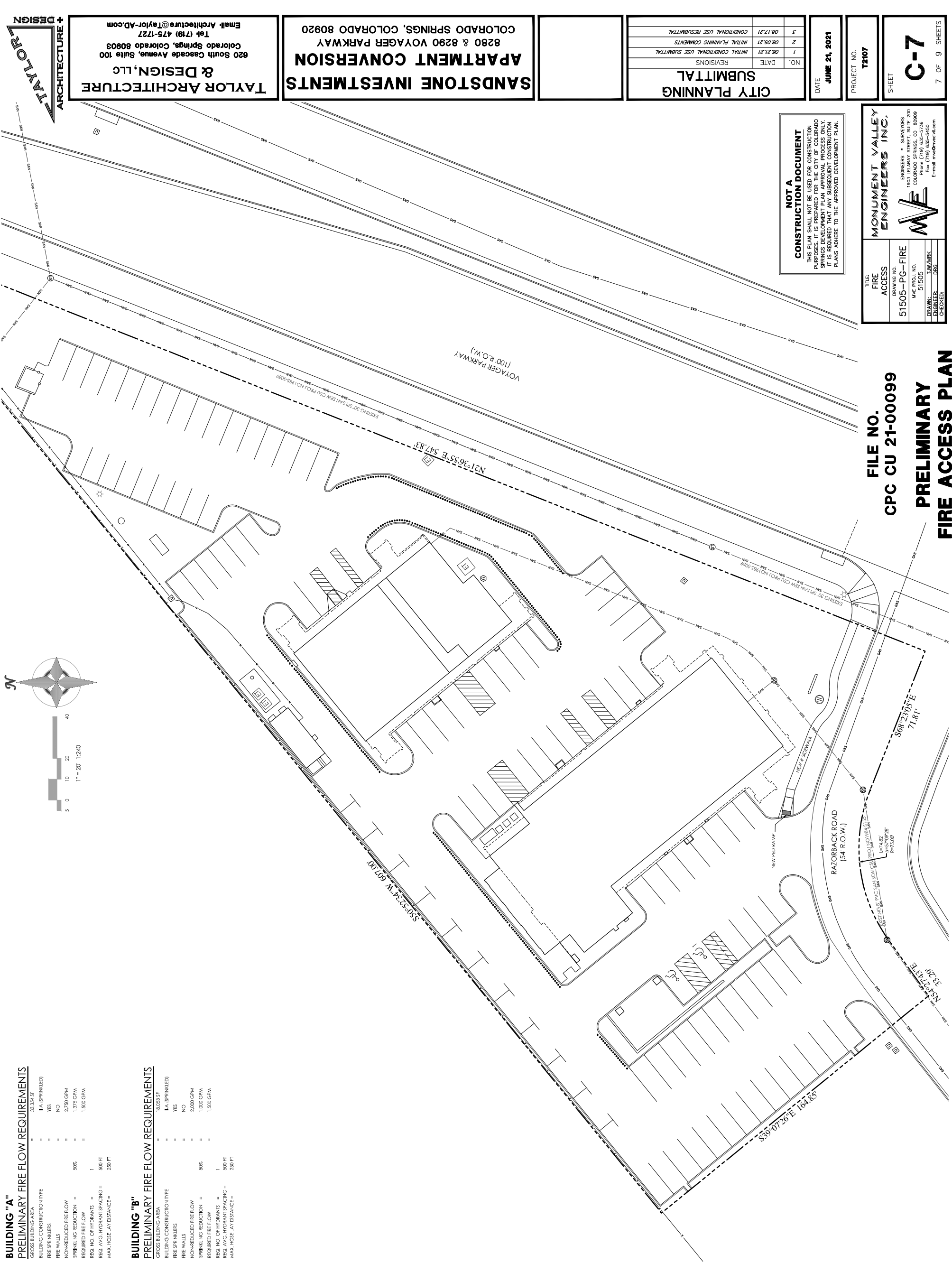
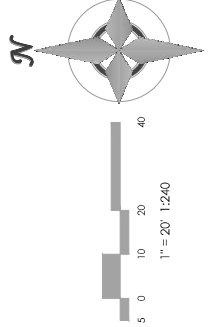
FIRE LANE MARKING

BUILDING "A"
PRELIMINARY FIRE FLOW REQUIREMENTS

GROSS BUILDING AREA = 33,354 SF
 IFA (SPRINKLED) = YES
 BUILDING CONSTRUCTION TYPE = NO
 FIRE WALLS = NO
 NON-REDUCED FIRE FLOW = 2,750 GPM
 SPRINKLING REDUCTION = 50%
 REQUIRED FIRE FLOW = 1,500 GPM
 REQ. NO. OF HYDRANTS = 1
 REQ. AVG. HYDRANT SPACING = 500 FT
 MAX. HOSE LAY DISTANCE = 250 FT

BUILDING "B"
PRELIMINARY FIRE FLOW REQUIREMENTS

GROSS BUILDING AREA = 10,633 SF
 IFA (SPRINKLED) = YES
 BUILDING CONSTRUCTION TYPE = NO
 FIRE WALLS = NO
 NON-REDUCED FIRE FLOW = 2,000 GPM
 SPRINKLING REDUCTION = 50%
 REQUIRED FIRE FLOW = 1,000 GPM
 REQ. NO. OF HYDRANTS = 1
 REQ. AVG. HYDRANT SPACING = 500 FT
 MAX. HOSE LAY DISTANCE = 250 FT



NOT A CONSTRUCTION DOCUMENT
 THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.

FILE NO.
CPC CU 21-00099
PRELIMINARY FIRE ACCESS PLAN

MONUMENT VALLEY ENGINEERS INC.
 ENGINEERS • SURVEYORS
 1803 LELAND STREET, SUITE 200
 COLORADO SPRINGS, CO 80909
 TEL: (719) 535-5450
 FAX: (719) 535-5450
 E-mail: mve@monumentvalley.com

WVE

TITLE: FIRE ACCESS
 DRAWING NO.: 51505-PG-FIRE
 WVE PROJ. NO.: 51505
 DRAWN: M.L.M./M.B.K.
 ENGINEER: D.R.C.
 CHECKED:

DATE: **JUNE 21, 2021**

CITY PLANNING SUBMITTAL

NO.	DATE	REVISIONS
1	06/21/21	INITIAL CONDITIONAL USE SUBMITTAL
2	08/05/21	INITIAL PLANNING COMMENTS
3	08/17/21	CONDITIONAL USE RESUBMITTAL

SANDSTONE INVESTMENTS
 8280 & 8290 VOYAGER PARKWAY
 COLORADO SPRINGS, COLORADO 80920

TAYLOR ARCHITECTURE & DESIGN, LLC
 820 South Cascade Avenue, Suite 100
 Colorado Springs, Colorado 80903
 Tel. (719) 475-1727
 Email: Architecture@Taylor-AD.com



PROJECT NO.: **T2107**
 SHEET: **C-7**
 7 OF 9 SHEETS

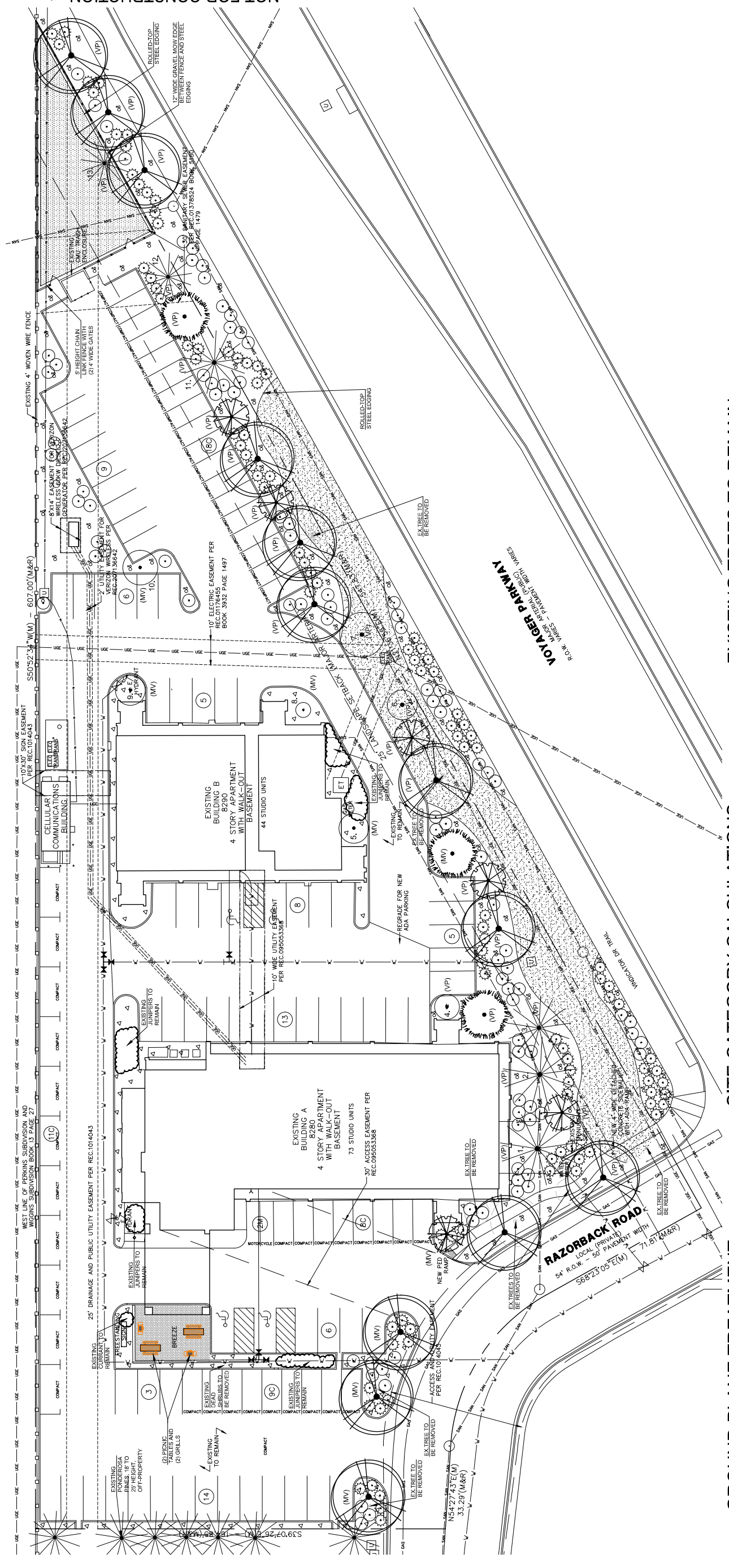
CITY PLANNING SUBMITTAL	
NO.	DATE
1	06/21/21
2	08/05/21
3	08/17/21

REVISIONS
 INITIAL PLANNING COMMENTS
 CONDITIONAL USE RESUBMITTAL

DATE: **JUNE 21, 2021**

PROJECT NO.: **T2107**

SHEET **L-8** OF 9 SHEETS



EXISTING TREES TO REMAIN

NO.	SPECIES	SIZE	CONDITION
1.	COLORADO SPRUCE	30' HT.	GOOD
2.	COLORADO SPRUCE	30' HT.	GOOD
3.	COLORADO SPRUCE	25' HT.	GOOD
4.	SERVICEBERRY	4" CAL.	FAIR
5.	RUSSIAN OLIVE	6" CAL.	GOOD
6.	GREEN ASH	12" CAL.	FAIR
7.	GREEN ASH	12" CAL.	FAIR
8.	SERVICEBERRY	4" CAL.	GOOD
9.	GREEN ASH	8" CAL.	GOOD
10.	COLORADO SPRUCE	22' HT.	FAIR
11.	COLORADO SPRUCE	18' HT.	FAIR
12.	PONDEROSA PINE	18' HT.	GOOD

SITE CATEGORY CALCULATIONS

Street Name or Boundary	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Foot Req./Prov.	No. of Trees
Voyager Parkway	25' / 24' (ave. depth)	548'	1 / 20	28 / 24
Razorback Road	10' / 0'	179'	1 / 30	6 / 0*
Shrub Substitutes			Percent Ground Plane	
40' / 40'			75% / 75%	
0' / 0'			75% / 75%	

* REQUEST ADMINISTRATIVE RELIEF FOR RAZORBACK ROAD TREES

Motor Vehicle Lots	No. of Vehicles	Shade Trees Required/Provided	Abbr. (MV)	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	2/3 Length of Frontage
116	818	193		Voyager Pkwy	127'	127'

Min. 3' Screening Plants Req./Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req./Prov.
32 / 32	167 / 16	(VS)	75% / 75%

Internal Landscaping

Net Site Area (SF) Less Public (N/A)	Percent Minimum Internal Area (%)	Internal Area (SF) Required/Provided	Internal Trees (1500 SF) Required/Provided	Percent Ground Plane Veg. Req./Prov.
86,657	15%	13,298 s.f. / 8,690 s.f.*	27 / 0*	75% / 75%

* REQUEST ADMINISTRATIVE RELIEF FOR INTERNAL LANDSCAPE AREA AND INTERNAL TREES

Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft.) Req./Prov.	Linear Footage	Buffer Trees (1/20) Required/Provided	Evergreen Trees Req. (50%) / Prov.
Length of 8 Ft. Oblique Shrub req. / Prov.			Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.

GROUND PLANE TREATMENT

- PROPOSED 1.5" ROYAL GRANITE CRUSHED ROCK OVER LANDSCAPE FABRIC (APPROX. 13,300 SQ. FT.)
- EXISTING 3/4" COLORADO WHITE CRUSHED ROCK TO REMAIN (APPROX. 4,300 SQ. FT.)
- IRRIGATED EL PASO COUNTY LOW GROW SEED MIX (APPROX. 7,200 SQ. FT.)
- IRRIGATED BLUEGRASS BLEND SOD (APPROX. 2,250 SQ. FT.)
- COMPACTED 'COLORADO RED' BREEZE GRAVEL (APPROX. 650 SQ. FT.)

PRELIMINARY LANDSCAPE PLAN



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.

FILE NO. CPC CU DP 21-00099

PROJECT NOTES

- SOIL TYPE FOR THIS SITE BASED ON USDA MAPS: BLAKELAND LOAMY SAND AND TRUCKTON SANDY LOAM.
- FINE GRADING TO BE PERFORMED BY LANDSCAPE CONTRACTOR TO REFLECT FINISHED GRADES SHOWN ON THE PROJECT GRADING PLANS. ALL FINISHED GRADES ARE TO HAVE A MINIMUM 2% SLOPE. CONTRACTOR IS TO REPORT POOR DRAINAGE CONDITIONS OR ANY GRADES IN LANDSCAPE AREAS LESS THAN 2% TO GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE CONSTRUCTION WORK. FINISHED GRADES SHALL BE FREE OF WEEDS AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE INCH.
- CONTRACTOR IS TO PROVIDE FINAL GRADES ADJACENT TO HARDSCAPE SURFACES AT THE FOLLOWING SPECIFICATIONS:
 - 2" BELOW TOP OF CONCRETE FOR ALL ROCK COVER AREAS.
 - 1" BELOW TOP OF CONCRETE FOR SEEDING AREAS.
- CONTRACTOR IS TO COORDINATE THESE GRADING SPECIFICATIONS WITH GENERAL CONTRACTOR AND/OR WHOEVER IS PROVIDING ROUGH GRADING. FINAL GRADES IN ALL LANDSCAPE AREAS ARE TO BE ESTABLISHED USING ON-SITE STOCKPILED TOPSOIL.
- ALL AREAS SHOWN AS IRRIGATED LOW GROW MIX TO BE SEEDING WITH EL PASO COUNTY LOW GROW MIX BY HYDRO-MULCHING OR BROADCAST SEEDING AT A RATE OF 1 LB. PER 1,000 SQ. FT. RAKED INTO THE TOP 1/4" OF SOIL. REFER TO NATIVE SEED ESTABLISHMENT SPECIFICATION FOR MORE DETAILED INSTRUCTIONS.
- PROPOSED SOD IS TO CONSIST OF A BLUEGRASS BLEND. SOD IS TO HAVE LOW CLAY CONTENT. SOD BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE HALF INCH. SODS TO BE Laid WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION.
- ALL PROPOSED PLANTING BEDS ARE TO BE ROTO-TILLED TO A 6" DEPTH. PLANTING BEDS ARE TO BE RAKED SMOOTH AND FINISHED GRADES ARE TO BE ESTABLISHED AND VERIFIED TO THE TOLERANCES LISTED ABOVE PRIOR TO PLANTING. PARKING LOT ISLANDS ARE TO BE EXCAVATED TO A 30" DEPTH AND HALF OF EXCAVATED SOIL IS TO BE MIXED WITH TOPSOIL AND REPLACED INTO ISLANDS. ALL PROPOSED PLANTING BEDS ARE ALSO TO RECEIVE 3 CU. YDS. PER 1,000 SQ. FT. OF BIOCAMP SOIL AMENDMENTS ROTO-TILLED TO A 6" DEPTH. PLANT MATERIALS ARE TO BE INSTALLED USING ADDITIONAL BIOCAMP SOIL AMENDMENTS (C&C SAND). REFER TO PLANTING DETAILS FOR PLANTING SOIL RATIOS.
- AFTER PLANTING, BUT BEFORE MULCH IS INSTALLED, ALL PLANTING BEDS ARE TO RECEIVE A GRANULAR PRE-EMERGENT HERBICIDE (GREEN OR SNAPSHOT). APPLY PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS TO SPRAY ALL PLANTING BEDS WITH WATER IMMEDIATELY AFTER MULCH IS INSTALLED TO REMOVE PRE-EMERGENT FROM FOLIAGE AND ACTIVATE HERBICIDE.
- ROCK COVER AREAS TO CONSIST OF 1.5" DIAMETER ROYAL GRANITE CRUSHED ROCK (C&C SAND), SPREAD OVER LANDSCAPE FABRIC. LANDSCAPE FABRIC TO CONSIST OF DEWITT WEED BARRIER PRO, 3 OZ BLACK WOVEN POLYPROPYLENE FABRIC. FABRIC TO OVERLAP 6" MINIMUM AT ALL SEAMS. 6" STEEL ANCHOR PINS TO BE INSTALLED @ 6" O.C. MAX.
- STEEL EDGING IS TO CONSIST OF 14 GAUGE PERFORATED GALVANIZED ROLLED-TOP STEEL EDGING. EDGING IS TO BE USED TO SEPARATE GRASS AND ROCK COVER AREAS UNLESS OTHERWISE NOTED ON PLAN. EDGING IS TO BE PARTIALLY BURIED SO THAT HALF OF EDGING HEIGHT IS BELOW FINISHED SOIL GRADE. 12" STEEL EDGING PINS TO BE INSTALLED EVERY 4' O.C. MAX. ENDS OF STEEL EDGING TO OVERLAP 6" MINIMUM WITH AND HAVE TWO PINS SECURING OVERLAPPED ENDS.
- IRRIGATED NATIVE SEED AREAS AND SOD AREA TO BE WATERED WITH POP-UP SPRAY AND ROTOR SPRINKLER HEADS. ALL PROPOSED TREES AND SHRUBS ARE TO BE DRIP IRRIGATED. IRRIGATION PLAN TO BE SUBMITTED TO CITY OF COLORADO SPRINGS FOR APPROVAL PRIOR TO LANDSCAPE CONSTRUCTION.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
- STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE CITY R.O.W. SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
- A CERTIFIED LICENSED ARBORIST IS TO REMOVE ALL DEAD LIMBS OFF EXISTING TREES TO REMAIN AND SHAPE THE TREES AS NECESSARY TO MAKE TREE CANOPIES APPEAR BALANCED. ALL EXISTING TREES TO BE REMOVED ALONG WITH EXISTING STUMPS ARE TO HAVE THE STUMPS GROUND DOWN 6" BELOW FINISHED GRADE. ALL DEBRIS FROM TREES, INCLUDING STUMP GRINDINGS, TO BE DISPOSED OF OFF SITE.

SOIL PREPARATION NOTES

- PLANTING BEDS- PROPOSED TREES AND SHRUBS:** ALL PROPOSED SHRUB BEDS TO RECEIVE 3 CU. YDS. PER 1,000 SQ. FT. BIOCAMP SOIL AMENDMENTS AND BE INCORPORATED AND ROTO-TILLED TO A 6" DEPTH.
- IRRIGATED LOW GROW NATIVE SEED AREAS:** ALL IRRIGATED SEED AREAS TO RECEIVE 3 CU. YDS. PER 1,000 SQ. FT. OF BIOCAMP SOIL AMENDMENTS AND INCORPORATED AND ROTO-TILLED TO A 6" DEPTH.
- IRRIGATED SOD AREA:** THE IRRIGATED SOD AREA TO RECEIVE 4 CU. YDS. PER 1,000 SQ. FT. OF BIOCAMP SOIL AMENDMENTS AND INCORPORATED AND ROTO-TILLED TO A 6" DEPTH.

Schematic Landscape Diagram

Submitted in conformance with Policy 311.

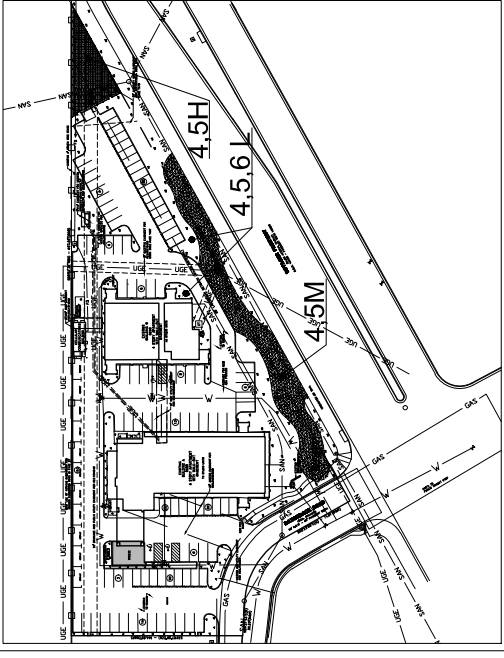
Name of Project: **8280 Voyager Parkway** Date: **8-16-2021**

Climate Zone from Figure 4 of Landscape Policy Manual: **Foothills & Plains**

Foothills Foothills & Plains Plains

- Plant Communities - to be indicated by numbers on diagram
- Semiarid Shrublands
 - Pinon-Juniper Woodlands
 - Lower Elevation Riparian
 - Lower Elevation Riparian
 - Foothill Shrublands
 - Pinon-Juniper Woodland
 - Lower Elevation Riparian
 - Douglas-Fir Forest
- Hydrozones - to be indicated by letters 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)

CLIMATE ZONE: **FOOTHILLS & PLAINS**
PLANT COMMUNITIES: **PINON-JUNIPER WOODLANDS, LOWER ELEVATION RIPARIAN, FOOTHILL SHRUBLANDS**



CONCEPT PLANT SCHEDULE

Plant Community	Hydrozone	Plant Species	Quantity
DECIDUOUS SHADE TREE		Cellis occidentalis / Common Hackberry Gleditsia triacanthos 'Skyline' / Skyline Honey Locust Gleditsia triacanthos inermis 'Sunburst' / Sunburst Thornless Honeylocust Quercus rubra / Red Oak	12
EVERGREEN TREE		Picea pungens 'Glauca' / Colorado Blue Spruce Pinus cembroides edulis / Pinyon Pine Pinus nigra / Austrian Black Pine	3
DECIDUOUS ORNAMENTAL TREE		Acar latanum 'Hot Wings' / Hot Wings Tatarian Maple Crataegus ambigua / Russian Hawthorn Crataegus phaenopyrum / Washington Hawthorn Punus maackii / Amur Chokecherry	5
DECIDUOUS SHRUB		Caryopteris x dandonensis 'Longwood Blue' / Longwood Blue Bluebeard Physocarpus opulifolius 'Diablo' / Diablo Ninebark Rhus trilobata 'Gro Low' / Skunkbush Sumac Rhus typhina / Staghorn Sumac Rosa glauca / Redleaf Rose Rosa x 'Nearly Wild' / Nearly Wild Rose Spiraea japonica 'Goldflame' / Goldflame Spirea Spiraea nipponica / Nippon Spirea Syringa patula 'Miss Kim' / Miss Kim Lilac Syringa x prestoniae 'Miss Canada' / Miss Canada Preston Lilac	98
EVERGREEN SHRUB		Juniperus horizontalis 'Hughes' / Hughes Creeping Juniper Juniperus sabina 'Buffalo' / Buffalo Juniper Juniperus scopulorum / Rocky Mountain Juniper Picea pungens 'Globe' / Dwarf Globe Green Spruce Pinus mugo 'Compacta' / Dwarf Mugo Pine	92

NOT FOR CONSTRUCTION

1 PRELIMINARY LANDSCAPE PLAN

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.

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