

ELAN PIKES PEAK DEVELOPMENT PLAN

400 E. PIKES PEAK AVENUE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LAND AREA:

108,996 SQ. FT. OR 2.502 ACRES MORE OR LESS

BASIS OF BEARING:

BEARINGS ARE BASED UPON THE NORTH LINE OF BLOCK 243, EXCEPTING OUT THAT PORTION RECORDED IN THE PPC SUBDIVISION NO. 1 AT RECEPTION NO. 203250915, MONUMENTED AT THE EAST END WITH A NAIL AND BRASS TAG, STAMPED, "BELL 16828 AND AT THE WEST END WITH A NAIL IN ASPHALT, AND IS ASSUMED TO BEAR S88°02'39" E, A DISTANCE OF 518.40 FEET.

BENCHMARK:

ELEVATIONS ARE BASED UPON NGS MONUMENT X 347
5971.91 = NGVD29

LEGAL DESCRIPTION

LOT 3 IN BLOCK 243 IN COLBURNS SUBDIVISION OF BLOCK NO. 241 AND OF THE NORTH 1/2 OF BLOCK 243 IN ADDITION NO. 1 TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

TOGETHER WITH:

THE SOUTH 190 FEET OF THE WEST 315.5 FEET OF BLOCK 243, IN ADDITION NO. 1 TO THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

TOGETHER WITH:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF EL PASO, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: THAT PART OF BLOCK 243 IN ADDITION NO. 1 TO THE CITY OF COLORADO SPRINGS, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF SAID BLOCK AT A POINT 250 FEET WEST OF THE SOUTHEAST CORNER OF SAID BLOCK 52.5 FEET; THENCE NORTHERLY AT RIGHT ANGLES THERETO, 190 FEET, THENCE EAST ALONG ALLEY 52.5 FEET; THENCE SOUTHERLY 190 FEET TO THE PLACE OF BEGINNING,

TOGETHER WITH:

A PART OF BLOCK 243 IN ADDITION NO. 1 TO THE CITY OF COLORADO SPRINGS, DESCRIBED AS FOLLOWS: BEGINNING 200 FT WEST OF THE SOUTHEAST CORNER OF SAID BLOCK, RUNNING NORTH 190 FT., THENCE WEST 50 FT., THENCE SOUTH 190 FT., THENCE EAST 50 FT. TO THE POINT OF BEGINNING, BEING THE WEST 50 FEET OF THE EAST 250 FEET OF THE SOUTH 190 FEET OF BLOCK 243 IN ADDITION NO. 1 TO THE CITY OF COLORADO SPRINGS,

TOGETHER WITH:

THAT PART OF BLOCK 243 IN ADDITION NO. 1 TO THE CITY OF COLORADO SPRINGS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID BLOCK 100 FEET WEST OF THE SOUTHEAST CORNER, THENCE RUNNING WEST 50 FEET, THENCE NORTH 190 FEET, THENCE EAST 50 FEET, THENCE SOUTH 190 FEET TO THE POINT OF BEGINNING, AND THAT PART OF BLOCK 243 IN ADDITION NO. 1 TO THE CITY OF COLORADO SPRINGS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID BLOCK AND 150 FEET WEST FROM THE SOUTHEAST CORNER THEREOF, RUNNING THENCE NORTH 190 FEET; THENCE WEST 50 FEET, THENCE SOUTH PARALLEL WITH FIRST COURSE 190 FEET, THENCE EAST 50 FEET TO THE PLACE OF BEGINNING,

COUNTY OF EL PASO, STATE OF COLORADO.

TO BE PLATTED AS LOT 1 AND LOT 2 OF THE ELAN SUBDIVISION FILING NO. 1

GENERAL NOTES:

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED 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
- 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 N. WAHSATCH AVENUE AND E. PIKES PEAK AVENUE 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.
- ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATION.
- ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS.
- ALL STOOPS AND PATIO RAILING ENCROACHING INTO THE PIKES PEAK PUBLIC RIGHT-OF-WAY WILL REQUIRE A REVOCABLE PERMIT.
- STREET TREES, STREETScape IMPROVEMENTS, AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE ADJUTTING PROPERTY OWNER.

FEMA CLASSIFICATION

THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN)
PER FEMA FLOOD INSURANCE RATE MAP NUMBER 08041C0729G, DATED 12/07/2018.

APPROXIMATE SCHEDULE OF DEVELOPMENT

OCTOBER 2020 THROUGH DECEMBER 2021

PREPARED: 09/15/2020

Kimley»Horn

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2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



VICINITY MAP

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SHEET NUMBER	SHEET TITLE
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3	LEVEL 0 SITE PLAN
4	PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
5	PRELIMINARY GRADING PLAN
6	DETAILS
7	FINAL LANDSCAPE PLAN
8	LANDSCAPE NOTES
9	LANDSCAPE DETAILS
10	COURTYARD AMENITIES
11	DOG PARK DETAILS
12	TREE PROTECTION DETAILS
13	UNIT MIX / BUILDING CODE DATA
14	BUILDING PLAN - BASEMENT
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16	BUILDING PLAN - LEVEL 2
17	BUILDING PLAN - LEVEL 3
18	BUILDING PLAN - LEVEL 4
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20	BUILDING PLAN - LEVEL 6
21	EXTERIOR ELEVATIONS
22	EXTERIOR ELEVATIONS / BUILDING SECTIONS
23	COLOR ELEVATION

CONTACTS

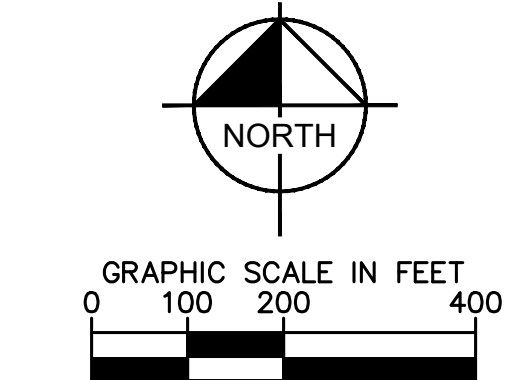
DEVELOPER:
GREYSTAR
1225 17TH STREET, SUITE 2580
DENVER, CO 80202
TEL: (720) 617-9339
CONTACT: MELISSA RICKSECKER

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 300
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: JOHN HEIBERGER, P.E.

ARCHITECT:
MECKS + PARTNERS, CO
16000 MEMORIAL DRIVE, SUITE 100
HOUSTON, TEXAS 77079
TEL: (281) 558-8787
CONTACT: RYAN MECKS, AIA

SURVEYOR:
BARRON LAND SURVEYING
2790 N. ACADEMY BLVD., SUITE 311
COLORADO SPRINGS, CO 80917
TEL: (719) 360-6827
CONTACT: SPENCER BARRON, P.L.S.

OWNER (410 E. PIKES PEAK AVENUE):
US BANCORP CTR, MINNEAPOLIS
TEL: (612) 303-4989
CONTACT: MALIKE CAVALLO



OWNER (430 E. PIKES PEAK AVENUE):
PIKES PEAK POST 4051 VETERNS OF FOREIGN WARS
TEL: (719) 231-5094
CONTACT: CHRISTOPHER LINSKI

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 300
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: JEREMY POWELL, P.L.A.

SITE DATA

SITE AREA:	2.502± AC (108,996 SF)
ZONING CLASSIFICATION:	FBZ-T2A (ORDINANCE NO. 12-83)
LAND USE:	MULTI-FAMILY APARTMENT
BUILDING TYPE:	APARTMENT BUILDING
FRONTAGE TYPE:	STOREFRONT AND STOOP
JURISDICTION:	CITY OF COLORADO SPRINGS
SITE ADDRESS:	400 E PIKES PEAK AVENUE (FORMERLY 410 & 430 E. PIKES PEAK AVENUE), COLORADO SPRINGS, CO 80903 17 N. WAHSATCH AVENUE, COLORADO SPRINGS, CO 80903
TAX SCHEDULE NO.:	6418114028, 6418114022, 6418114024
BUILDING SETBACKS:	0'-15' SETBACK ALONG PIKES PEAK AVE. AND WAHSATCH AVE. 0'-15' SETBACK ALONG ALLEY AND EAST PROPERTY LINE
MAXIMUM LOT COVERAGE:	N/A
PROPOSED EASEMENTS:	UTILITIES EASEMENT FOR TRANSFORMER AND POWER VAULT
LANDSCAPE SETBACKS:	0'
SITE COVERAGE:	BUILDING - 87.5%± PAVEMENT - 12.5%± LANDSCAPING - 0%±
CONCEPT PLAN:	NONE
MASTER PLAN:	THE EXPERIENCE DOWNTOWN MASTER PLAN (2016)

BUILDING DATA

TOTAL GROSS BUILDING AREA:	270,243 S.F.
BUILDING HEIGHT:	
PROPOSED:	60.0'
MAXIMUM BY CODE:	4 STORIES
WEST FRONTAGE PROPOSED GLAZING:	6 STORIES WITH DENSITY BONUS POINTS
STOREFRONT:	68%
SOUTH FRONTAGE PROPOSED GLAZING:	
STOREFRONT:	92%
STOOP:	26%
PROPOSED LOT COVERAGE:	87.5%±

PARKING COUNTS

USE	PARKING RATIO	SF OR UNITS	PARKING REQUIRED	PARKING PROVIDED
APARTMENT BUILDING	1/UNIT	321 UNITS	321	358
ACCESSIBLE (INCLUDED IN TOTAL COUNT)			8 (INCLUDES 1 VAN)	8 (INCLUDES 2 VAN)

DENSITY BONUS POINTS

PEDESTRIAN ALLEY IMPROVEMENT: 4 POINTS
(2) - BURYING OVERHEAD UTILITIES TO IMPROVE THE SITE AESTHETICS
(1) - SCREENING UTILITARIAN ELEMENTS INCLUDING TRASH AND RECYCLING
(1) - ADDITIONAL LIGHTING

MARKET RATE HOUSING UNITS: 64 POINTS
(2) - FIRST 10 UNITS
(62) - REMAINING 311 UNITS

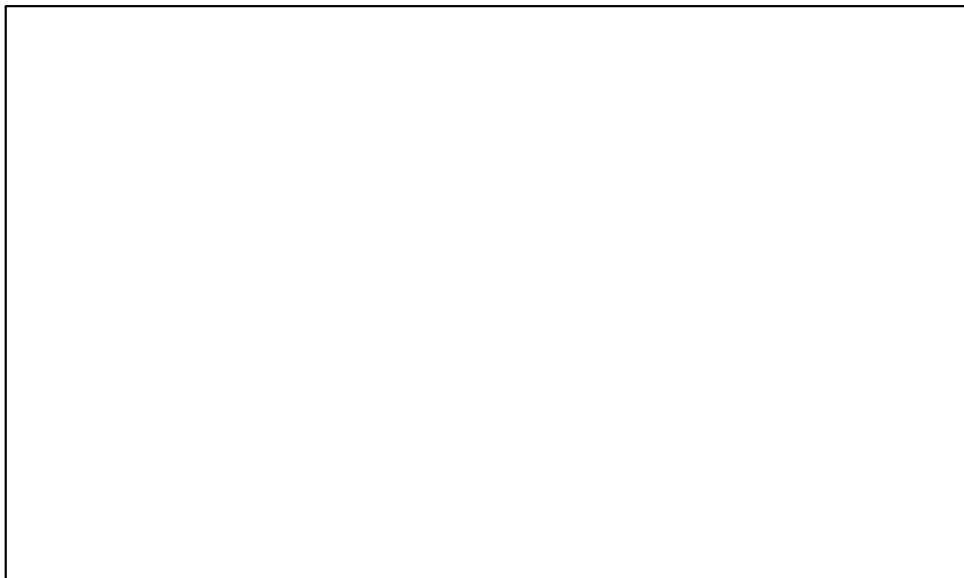
GREEN BUILDING DESIGN: 2 POINTS
(2) - HIGH EFFICIENCY WATER FIXTURES

UNDERGROUND PARKING: 9 POINTS
(2) - FIRST 20 SUBGRADE STALLS
(7) - REMAINING 134 STALLS

BICYCLE STORAGE: 4 POINTS
(2) - FIRST 15 SECURED
(2) - REMAINING 31 BIKE RACKS

TOTAL OF 83 POINTS

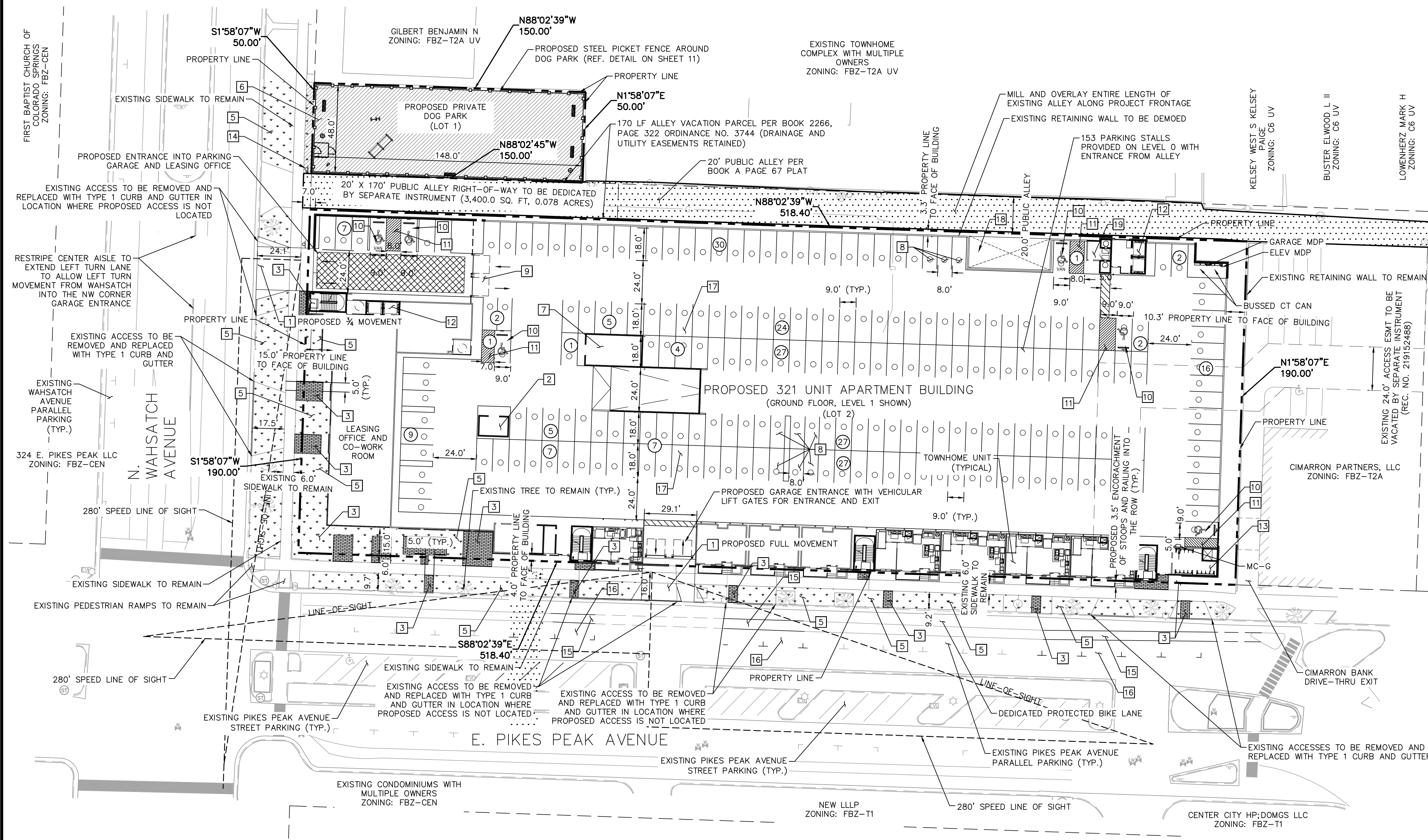
CITY APPROVAL:



COVER SHEET
SHEET 1 OF 23

ELAN PIKES PEAK DEVELOPMENT PLAN

400 E. PIKES PEAK AVENUE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

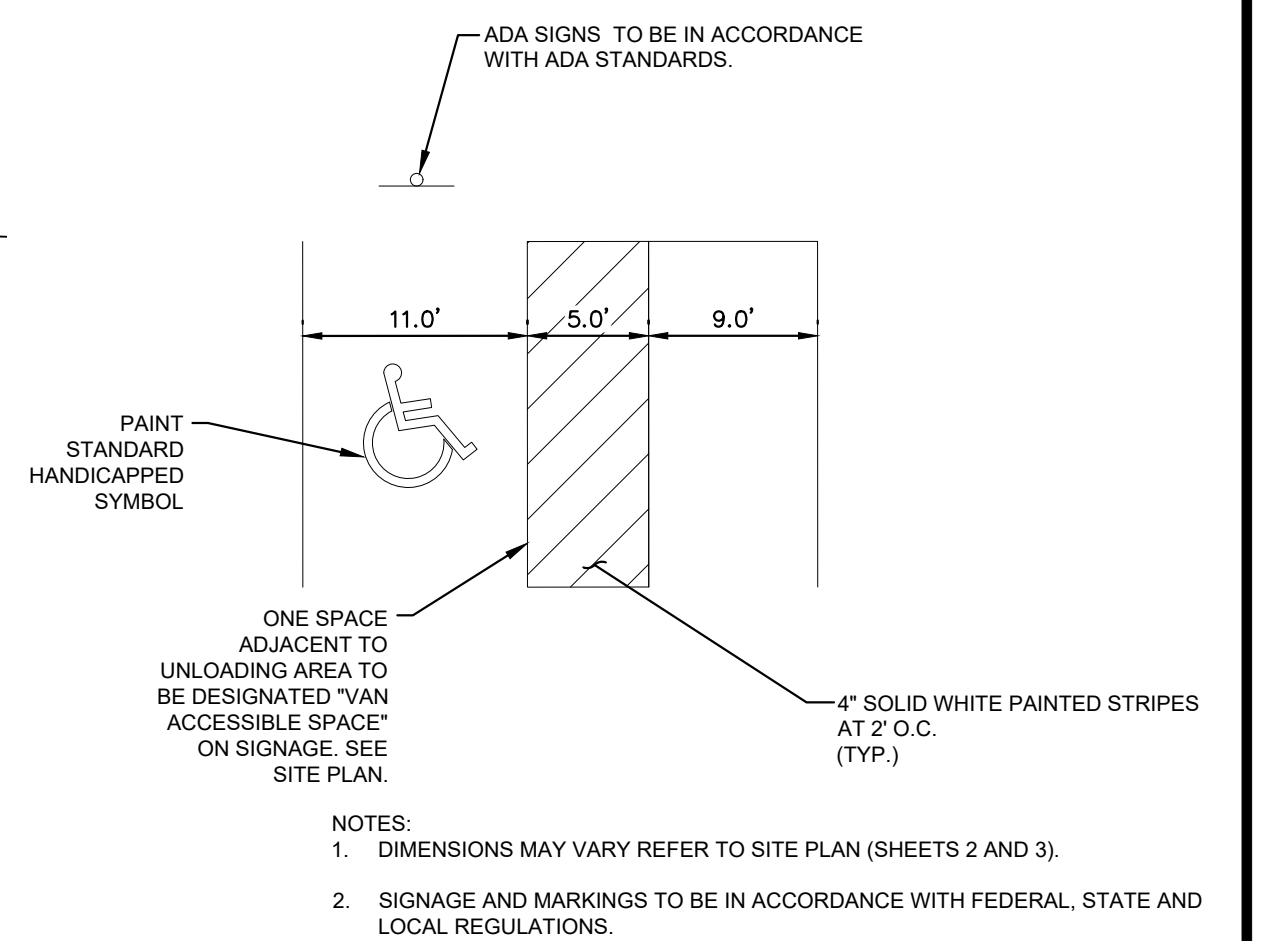


LEGEND

	PROPERTY LINE
	PARCEL LINE
	PROPOSED LANDSCAPING
	EXISTING SIDEWALK

KEY NOTES

- 1 PROPOSED STANDARD DRIVEWAY WITH DETACHED WALK PER COLORADO SPRINGS STANDARD DRAWING D-16B
- 2 POOL EQUIPMENT STORAGE
- 3 PROPOSED PAVERS (REFERENCE LANDSCAPE PLANS)
- 4 PROPOSED 4" WIDE PARKING STRIPE
- 5 PROPOSED LANDSCAPING (REF. LANDSCAPING PLANS)
- 6 PROPOSED LANDSCAPING AND SCREENING (REF. LANDSCAPING PLANS)
- 7 CENTRAL BOILER
- 8 PROPOSED COMPACT PARKING 8' X 18'
- 9 INTERNAL ENTRANCE AND EXIT INTO GARAGE FROM LEASING OFFICE GARAGE PARKING WITH VEHICULAR LIFT GATES
- 10 PROPOSED ADA STRIPING (REFERENCE DETAILS SHEET)
- 11 PROPOSED 4" WIDE DIAGONAL PAVEMENT MARKINGS AT 36" ON CENTER
- 12 PROPOSED ELEVATOR
- 13 PROPOSED SECURED INTERNAL BIKE STORAGE ROOM (APPROXIMATELY 22 BIKE PARKING SPACES)
- 14 PROPOSED MUTCD R1-1 STOP SIGN AND MUTCD R35R RIGHT TURN ARROW ONLY SIGN
- 15 PROPOSED PROTECTED BIKE LANE ALONG PIKES PEAK AVENUE
- 16 PROPOSED PARALLEL PARKING SPOT ALONG PIKES PEAK AVENUE
- 17 PROPOSED TANDEM PARKING STALL
- 18 PROPOSED LOADING ZONE
- 19 TRASH DROP



ACCESSIBLE PARKING DETAIL

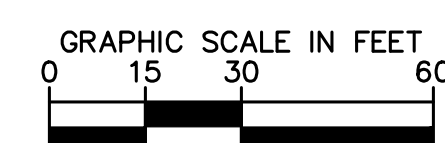
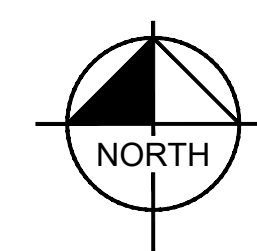
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CITY APPROVAL:

City approval stamp area.

GENERAL NOTES

THE DETAILS OF THE SIGNING AND STRIPING WILL BE ADDRESSED DURING THE CONSTRUCTION PLANS REVIEW.

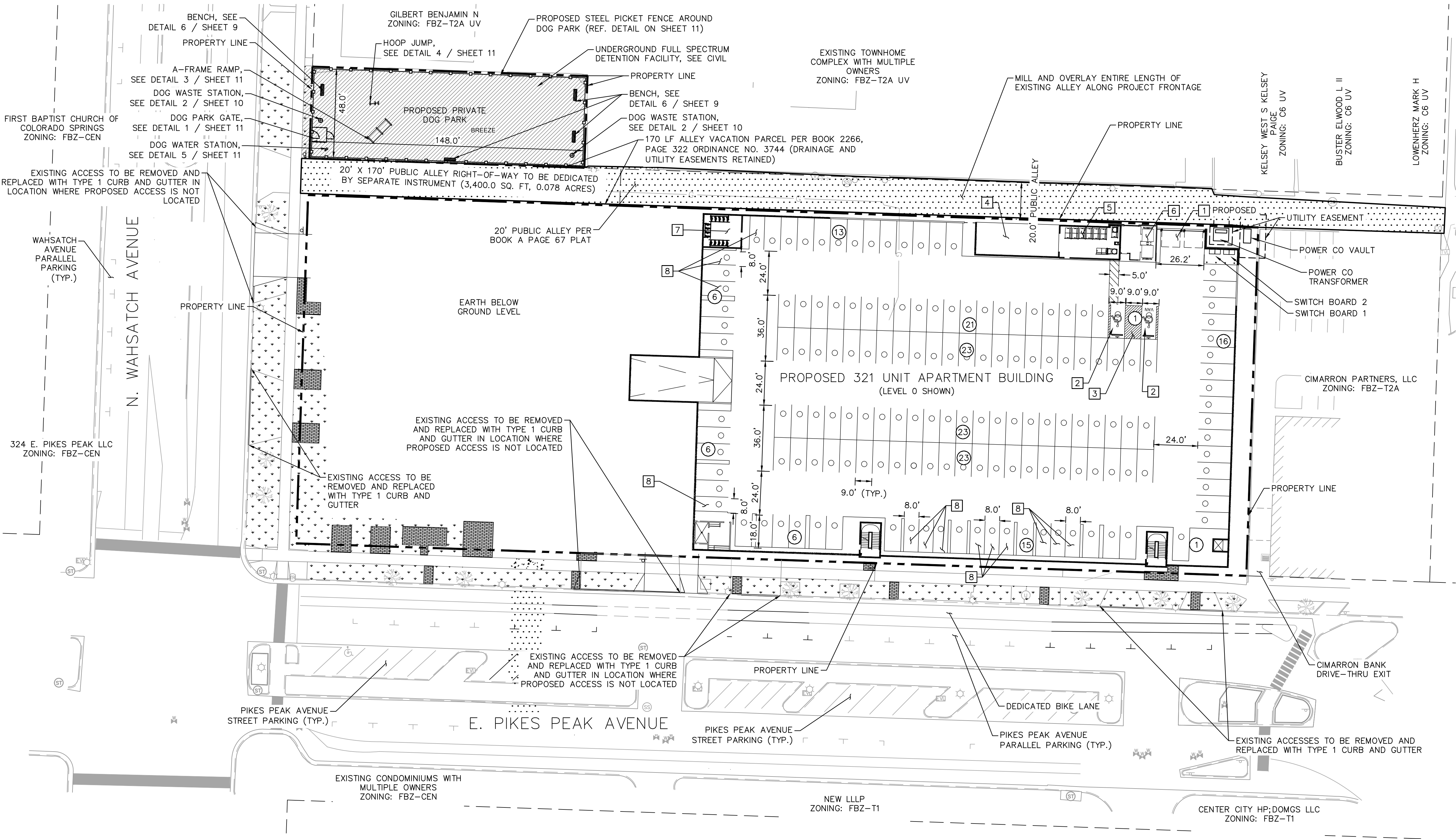


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LEVEL 1 SITE PLAN
SHEET 2 OF 23

ELAN PIKES PEAK
DEVELOPMENT PLAN
400 E. PIKES PEAK AVENUE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

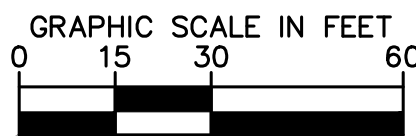
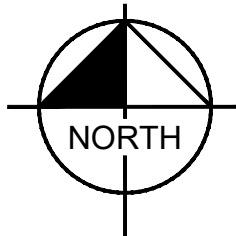


LEGEND

- PROPERTY LINE
- PARCEL LINE
- PROPOSED LANDSCAPING
- EXISTING SIDEWALK

KEY NOTES

- PROPOSED GARAGE ENTRANCE WITH VEHICULAR ENTRANCE AND EXIT GATES FROM THE ALLEY
- PROPOSED ADA STRIPING (REFERENCE DETAILS SHEET)
- PROPOSED 4" WIDE DIAGONAL PAVEMENT MARKINGS AT 36" ON CENTER
- PROPOSED DELIVERY AND LOADING ZONE AT GRADE WITH ALLEY
- PROPOSED TRASH ENCLOSURE AT GRADE WITH ALLEY
- PROPOSED ELEVATOR
- PROPOSED SECURED INTERNAL BIKE STORAGE ROOM (APPROXIMATELY 24 BIKE PARKING SPACES)
- PROPOSED COMPACT PARKING 8' X 18'



CITY APPROVAL:

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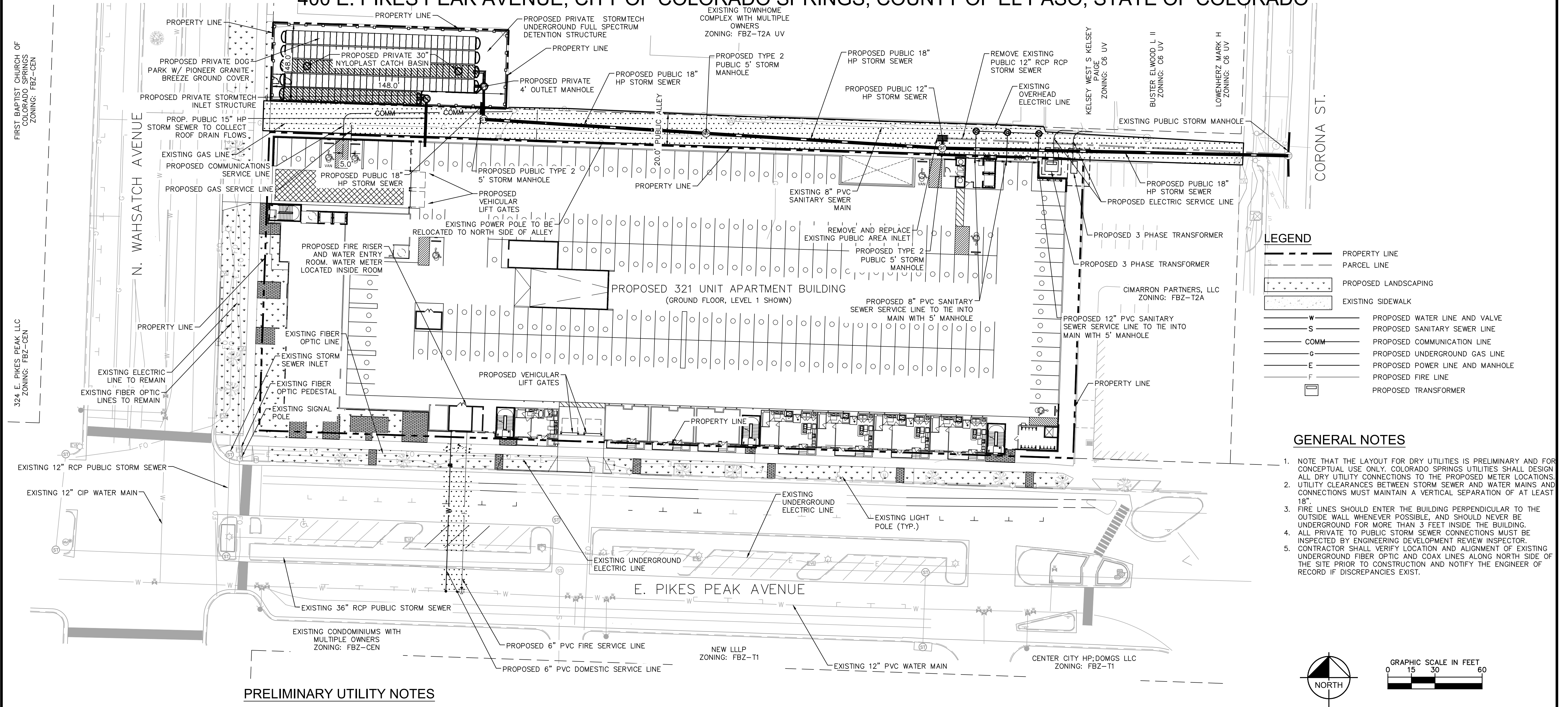
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LEVEL 0 SITE PLAN
SHEET 3 OF 23

ELAN PIKES PEAK DEVELOPMENT PLAN

400 E. PIKES PEAK AVENUE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



PRELIMINARY UTILITY NOTES

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNER(S) ('OWNER') ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ('PROPERTY') SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ('STANDARDS'), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT 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 DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, 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, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED 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 TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
- THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING 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 SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM 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 SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
- IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH 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 EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

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PRELIMINARY UTILITY AND
PUBLIC FACILITIES PLAN
SHEET 4 OF 23

ELAN PIKES PEAK DEVELOPMENT PLAN - CITY FILE NO. AR DP 20-00383

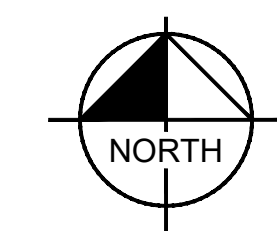
400 E. PIKES PEAK AVENUE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO




	PROPERTY LINE
	PARCEL LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED LANDSCAPING
	EXISTING SIDEWALK
FG	FINISHED GRADE
FFE	FINISH FLOOR ELEVATION
ME	MATCH EXISTING

GENERAL NOTES

1. DETAILED GRADING SHALL BE PER THE APPROVED CIVIL CONSTRUCTION DOCUMENTS.
2. ALL GRADING SHALL BE PER CITY OF COLORADO SPRINGS STANDARD DETAILS AND SPECIFICATIONS.

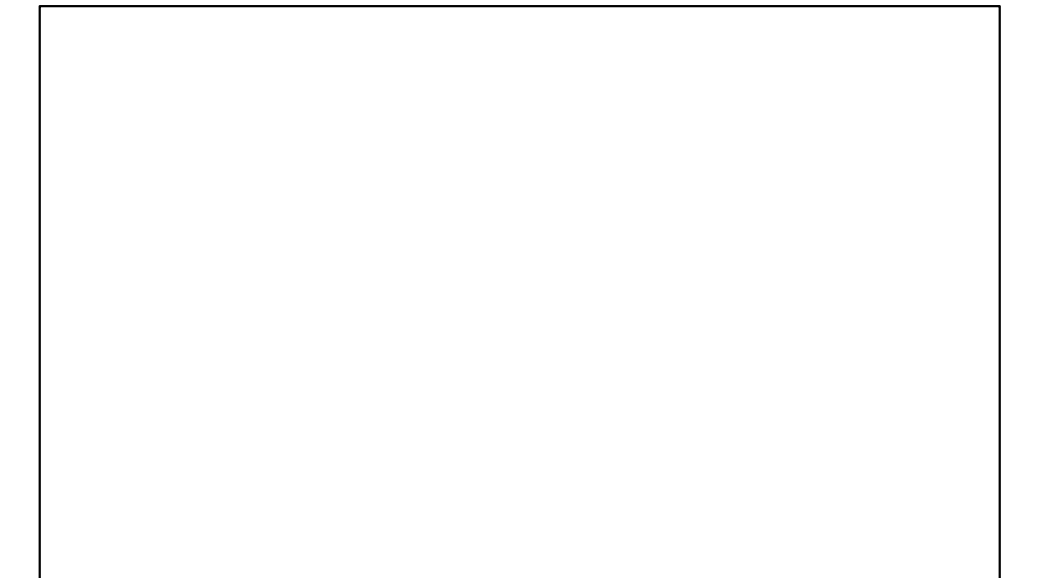


GRAPHIC SCALE IN FEET



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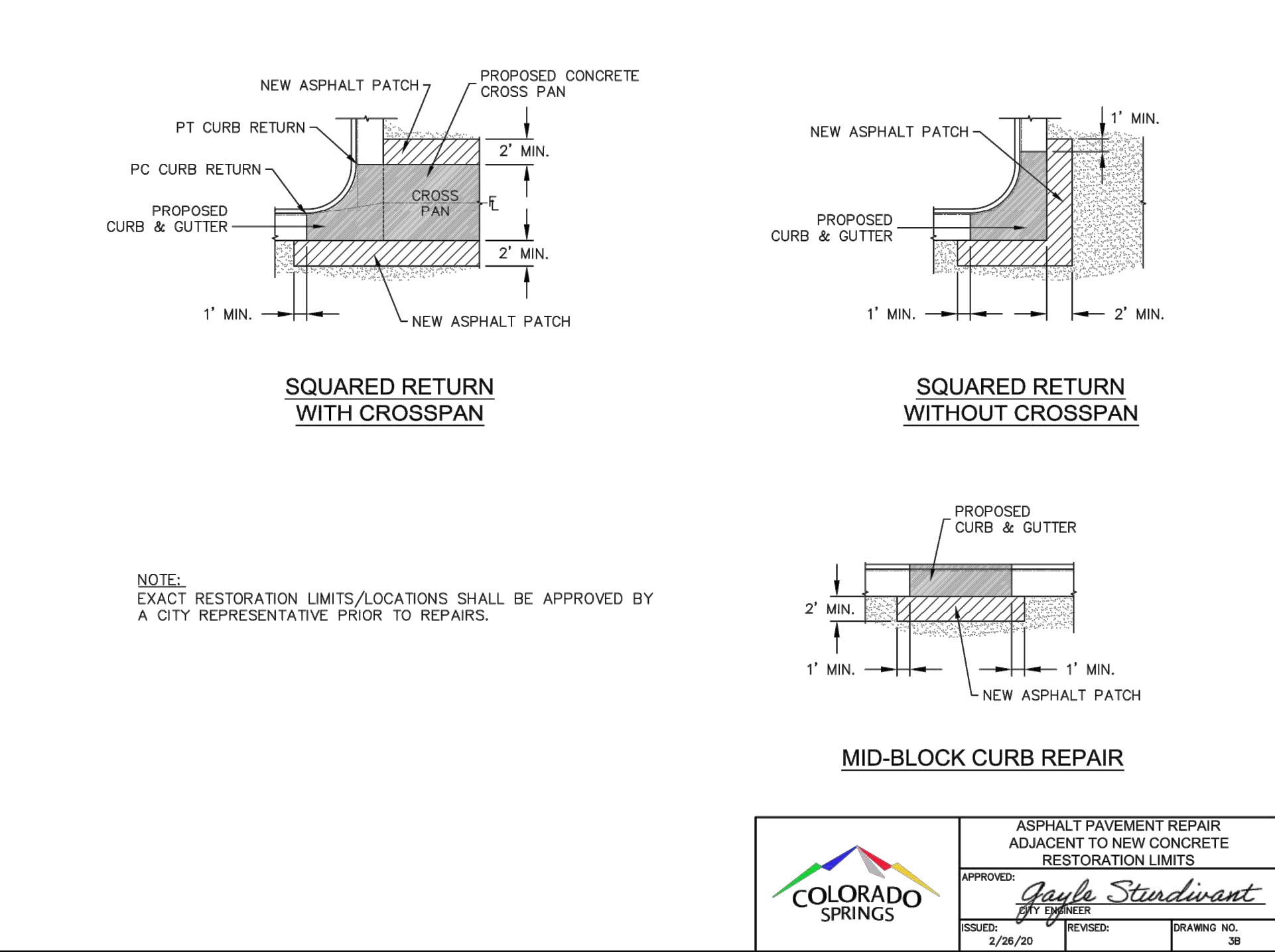
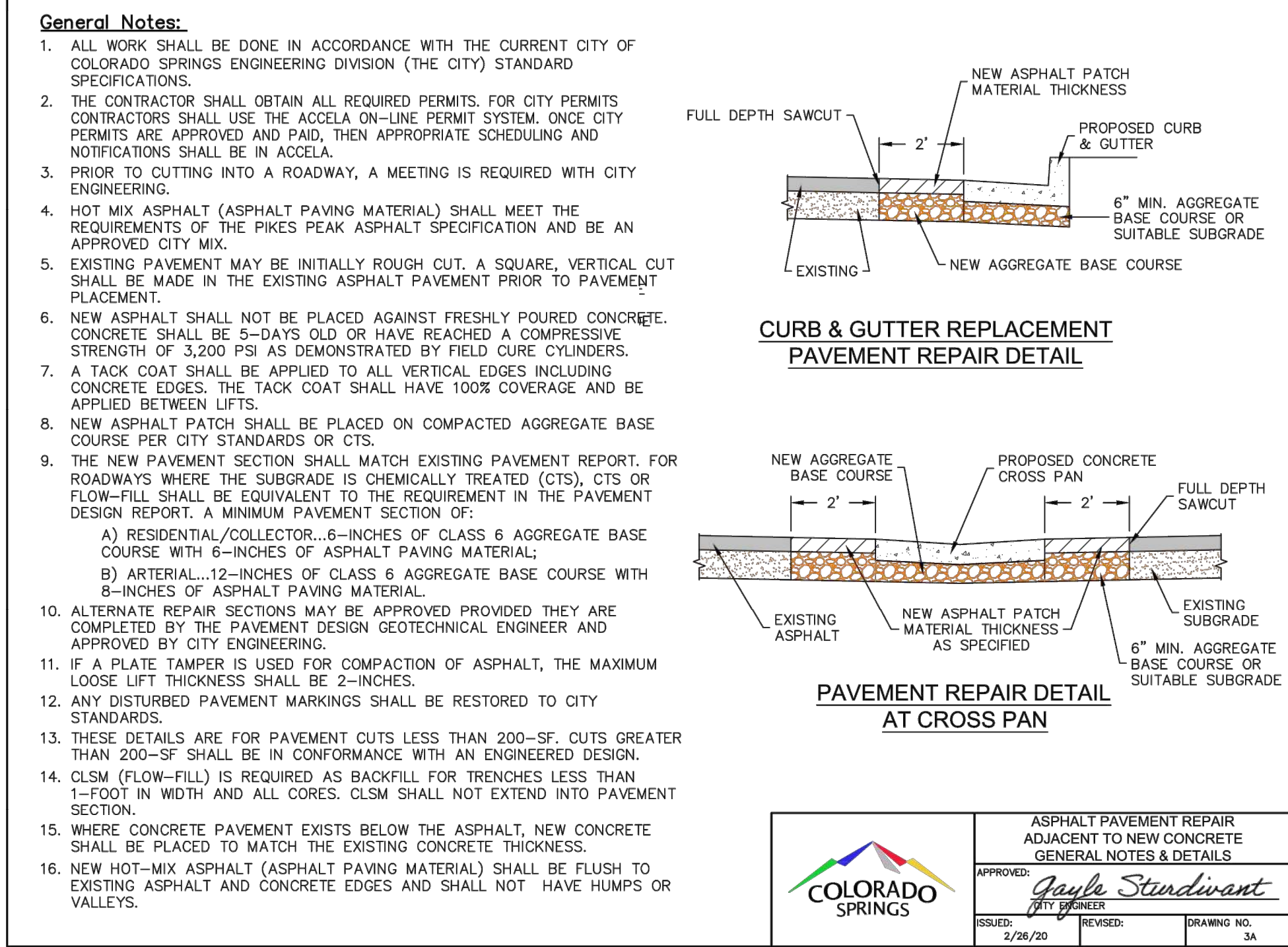
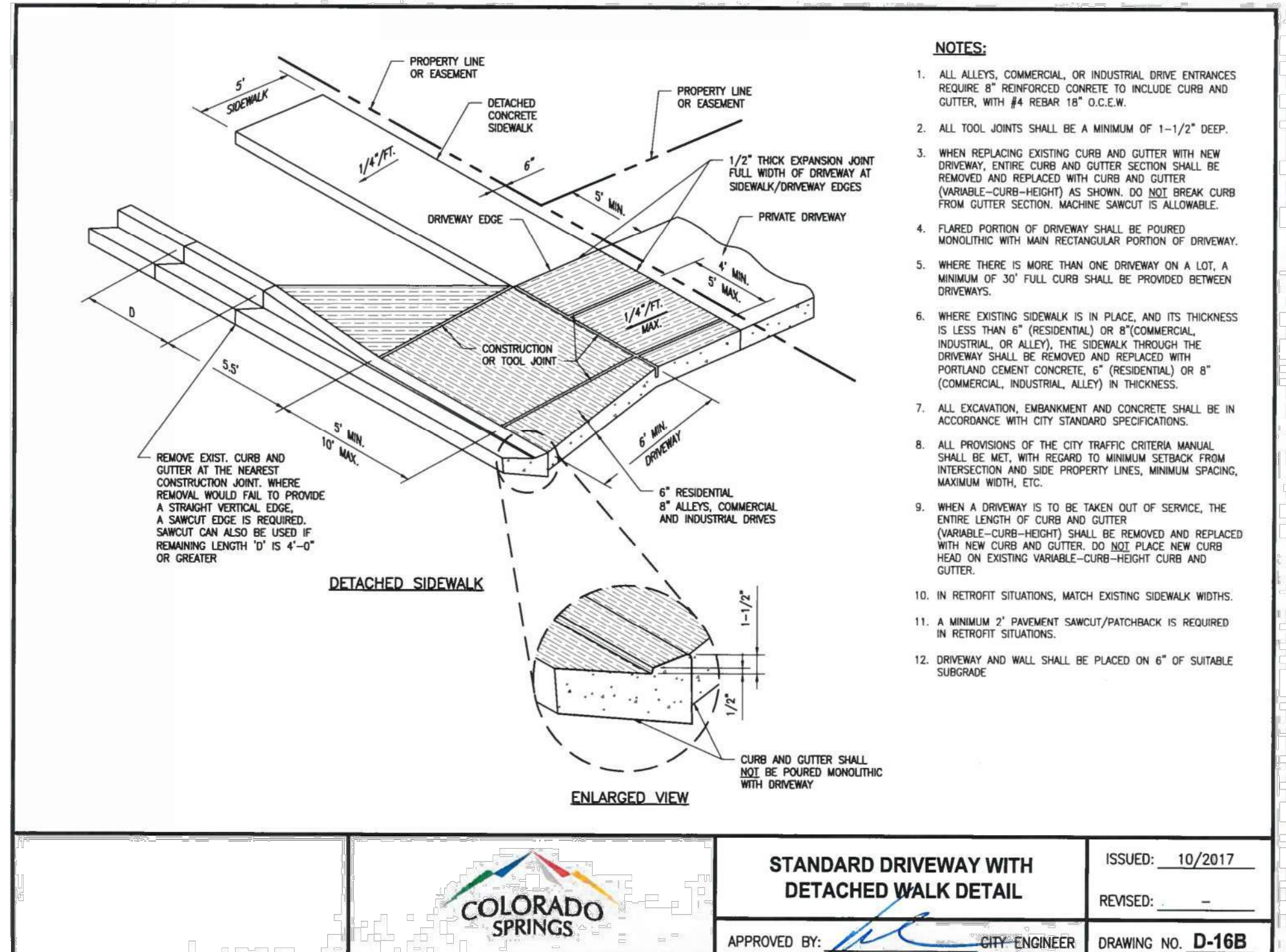
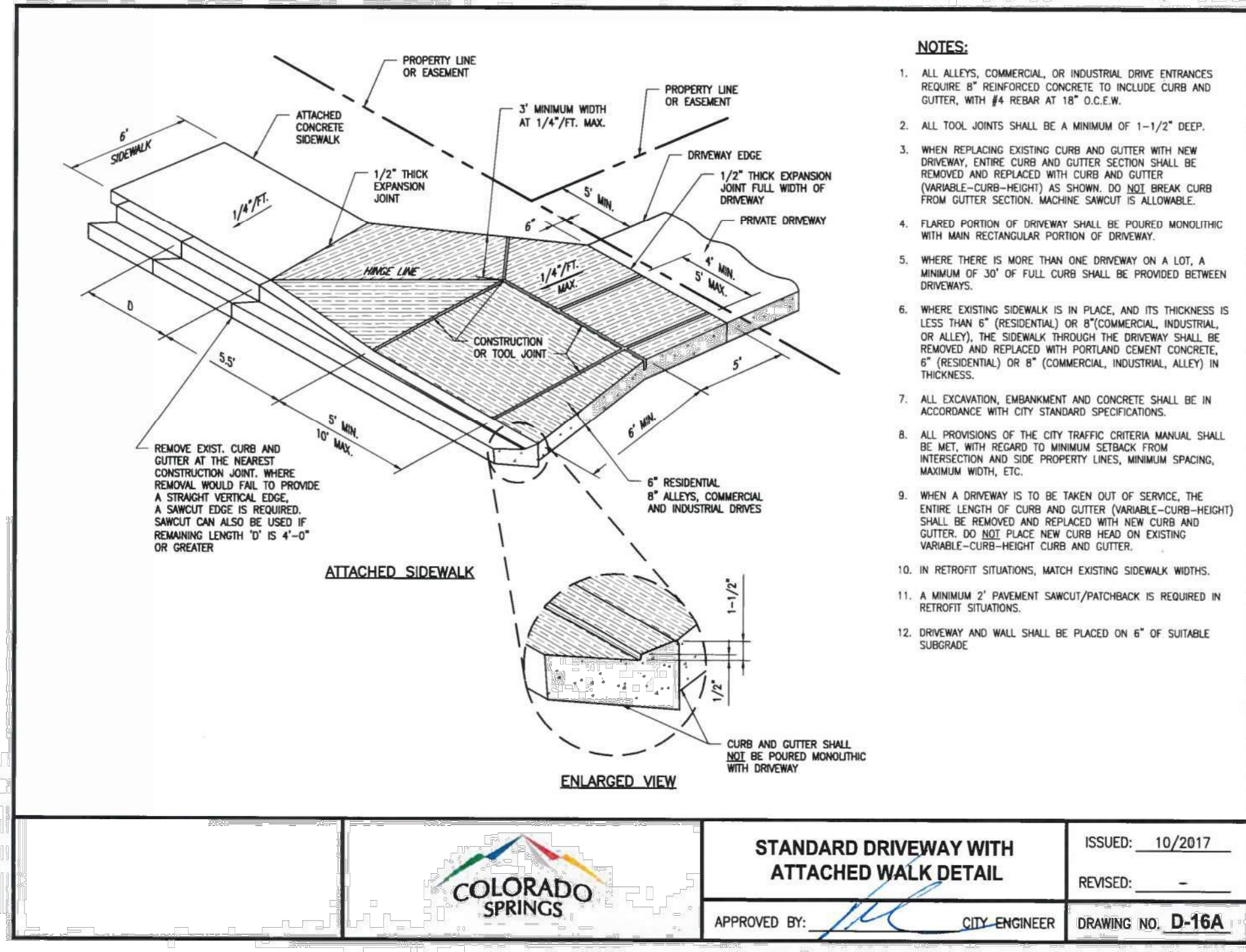
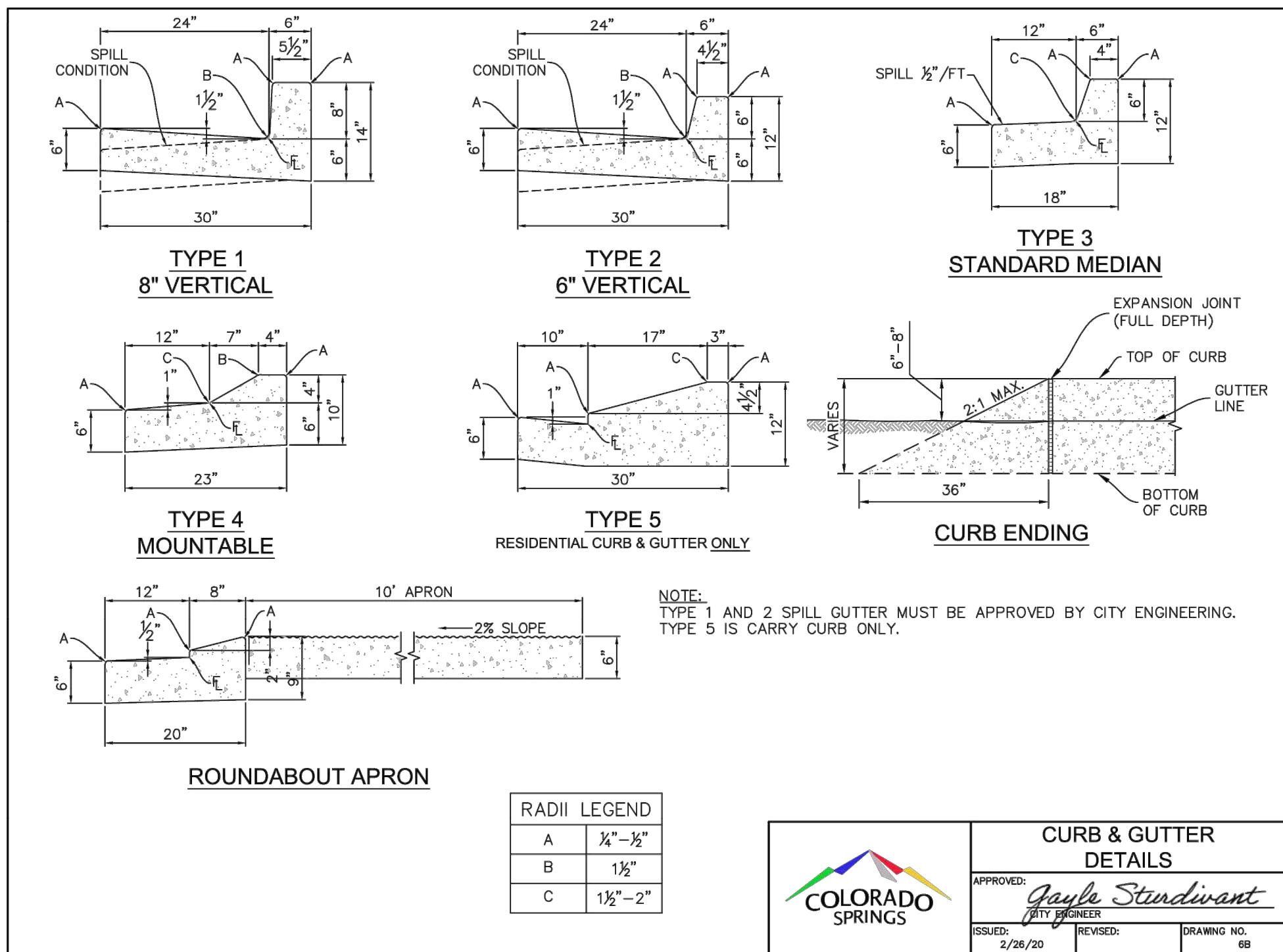
CITY APPROVAL:



PRELIMINARY GRADING PLAN
SHEET 5 OF 23

ELAN PIKES PEAK DEVELOPMENT PLAN

400 E. PIKES PEAK AVENUE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



TYPICAL VEHICULAR ACCESS GATE

CITY APPROVAL:

Blank box for City Approval signature.

VEHICULAR ACCESS GATE NOTES:
1. VEHICULAR ACCESS GATES TO BE CONTROLLED BY FOB.

NOTES:
1. CONTRACTOR SHALL REPLACE ALL CURB AND GUTTER AND PAVEMENT THAT IS CRACKED OR DAMAGED.

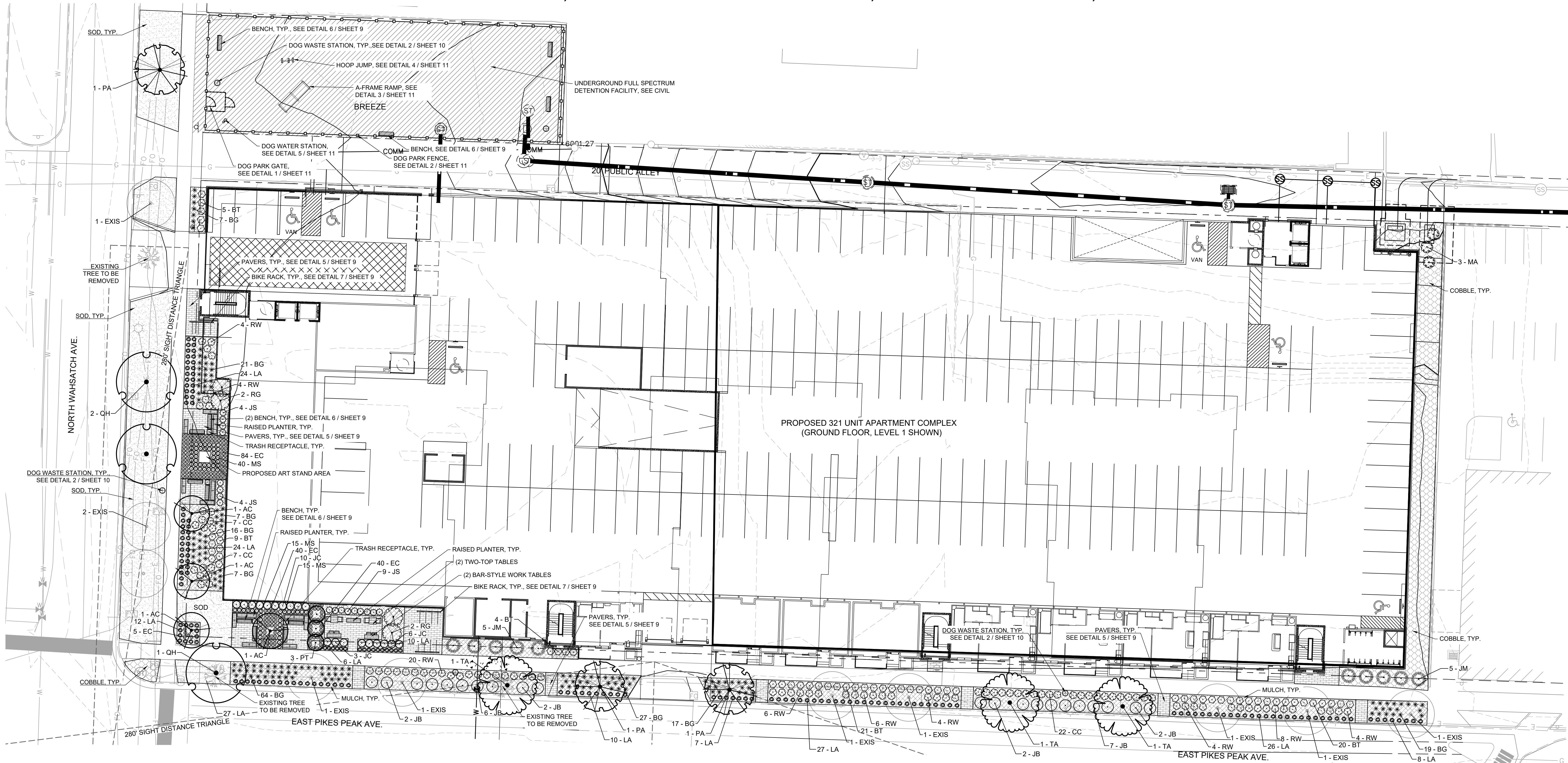
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DETAILS
SHEET 6 OF 23

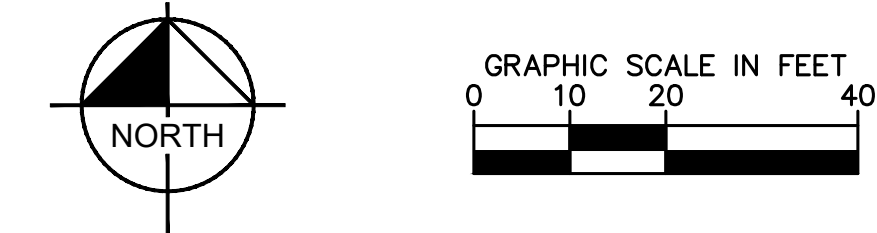
ELAN PIKES PEAK
DEVELOPMENT PLAN

400 E. PIKES PEAK AVENUE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



GROUND COVERS	CODE	QTY	BOTANICAL NAME
	BREEZE	7,531 SF	PIONEER GRANITE BREEZE TO BE USED IN DOG PARK. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
	COBL	2,409 SF	2" 4" GREY ROSE COBBLESTONE SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
	MULCH	7,184 SF	CEDAR MULCH - BROWN TO BE USED PER PLAN. TO BE USED IN TREE, SHRUB, AND PERENNIAL RINGS PER DETAILS. SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.
	SOD	4,337 SF	SURVIVALIST TALL FESCUE INSTALL PER DETAIL. 47% GRAND II TALL FESCUE, 47% SR8550 TALL FESCUE, 6% SPITFIRE TEXAS HYBRID
	PAVERS	1,821 SF	ARTISAN COBBLESTONE BY BASALITE. INSTALL PER DETAIL. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. TORINO COLOR.

CITY APPROVAL:



Kimley»Horn
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2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

FINAL LANDSCAPE PLAN
SHEET 7 OF 23

ELAN PIKES PEAK
DEVELOPMENT PLAN
400 E. PIKES PEAK AVENUE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

GENERAL NOTES:

1. 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.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
4. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
5. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'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.
6. ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
7. 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.
8. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
9. 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.
10. STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.

SHRUB/ TREE PLANTING NOTES:

1. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
2. 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).
3. 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 THE REQUIREMENTS OF THE SPECIFICATIONS.
4. 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 WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
5. PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
6. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
7. POROUS WEED BARRIER FABRIC SHALL BE USED WHERE NOTED IN THE DETAILS, NOTES, AND/OR PLANT SCHEDULE.
8. IF CONDITIONS WHICH ARE UNFAVORABLE TO PLANT GROWTH ARE ENCOUNTERED, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY. DO NOT CONTINUE TO PLANT UNTIL RESOLVED.
9. PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
10. USE TRIANGULAR SPACING IN ALL GROUND COVER AND PERENNIAL BEDS.
11. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED 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.
12. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
13. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
14. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
15. 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 ACTION 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.
16. 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.
17. 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 WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.

IRRIGATION:

1. A FINAL IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
2. TURF AREAS ARE TO BE IRRIGATED VIA AN AUTOMATED SYSTEM OF GEAR DRIVEN MOTORS AND POP-UP SPRAYS. ALL SHRUBS AND TREES (EXCEPT THOSE IN TURF AREAS) SHALL BE DRIP IRRIGATED. AN AUTOMATIC IRRIGATION CONTROLLER AND RAIN SENSOR WILL BE IN THE IRRIGATION SYSTEM DESIGN.

SODDING & SEEDING:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
3. AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTINGS AREAS AS SPECIFIED IN A SOIL ANALYSIS. THE SOIL ANALYSIS IS REQUIRED BY THE CITY OF COLORADO SPRINGS.
4. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
5. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
6. ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
7. ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
8. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
9. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
10. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.
 - 10.1. SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISK FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
 - 10.2. SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDED AREAS SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
 - 10.2.1. FOR AREAS LARGER THAN 0.1 ACRE- HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
 - 10.2.2. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
11. MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
12. NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
13. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS. DO NOT SEED DURING WINDY WEATHER. MULCH SEEDED AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
14. SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDED AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
15. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEDED DURING THE SAME SEASON.

SOILS:

SOIL AMENDMENTS:			TEST NO.: PH = 5.2			SOIL TYPE = LOAM ORGANIC MATERIAL = 4.6%		
GROUND PLANE TREATMENT	CLASS I OM AMENDMENT OM	NITROGEN =XX ppm	PHOSPHORUS =XX ppm	POTASSIUM =XX ppm	OTHER K,Zn,Fe,Mn,B or Cu	FERTILIZER	E.C. SALT OR PH TREATMENT	ROTO TILL DEPTH
SODDED TURFGRASS	3 cu. yds. OM per 1000 sf	2 lbs. N per 1000 sf 4 applications (mid-March) (May to mid-June) (mid-Aug to mid-Sep) (early Oct to early Nov.)	no additional P is needed	no additional K2O is needed	n/a	*SEE NOTES BELOW	ADD 20-30 lbs. of LIME per 1000 sf to raise pH to 6.5 minimum for all turf and planting areas	PER DETAILS
SEEDED AREAS-NATIVE	n/a	n/a	n/a	n/a	n/a	n/a		PER DETAILS
TREES	3 cu. yds. OM per 1000 sf		no additional P is needed	no additional K2O is needed	n/a	*SEE NOTES BELOW		PER DETAILS
SHRUBS	3 cu. yds. OM per 1000 sf		no additional P is needed	no additional K2O is needed	n/a	*SEE NOTES BELOW		PER DETAILS

*USE CLASS I COMPOST AMENDMENTS AND ORGANIC AMENDMENTS AS SPECIFIED BELOW

ACCEPTABLE FERTILIZERS:
*USE CLASS I COMPOST
*APPLY ADDITIONAL FERTILIZER FOR LOAM SOIL
IF THE RECOMMENDATIONS NOTED ABOVE ARE NOT FOLLOWED BY THE RESPECTIVE PARTIES, THE CERTIFICATE OF OCCUPANCY MAY BE POSTPONED OR DENIED.
PROVIDE A COPY OF RECEIPT FOR ORGANIC MATTER AMENDMENT INSTALLED PRIOR TO FINAL INSPECTION.

LANDSCAPE SETBACKS & BUFFERS:

STREET NAME OR ZONE BOUNDARY:	WAHSATCH AVE	PIKES PEAK AVE
ZONE DISTRICT BOUNDARY:	NO	NO
STREET CLASSIFICATION:	NON-ARTERIAL	NON-ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	0' (per FBC)	0' (per FBC)
LINEAR FOOTAGE:	260'	518'
TREE/FEET REQUIRED:	1 / 25-40 LF (per FBC)	1/ 25-40 LF (per FBC)
NUMBER OF TREES REQUIRED/PROVIDED:	7 / 6 (3 EXIS.)	13 / 12 (9 EXIS.)
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	10 / 10+	10 / 10+
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0
EVERGREEN TREES REQ./PROV.	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	WS	PP
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/75%

FBC = CITY OF COLORADO SPRINGS FORM BASED CODE

CITY APPROVAL:



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2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

LANDSCAPE NOTES
SHEET 8 OF 23

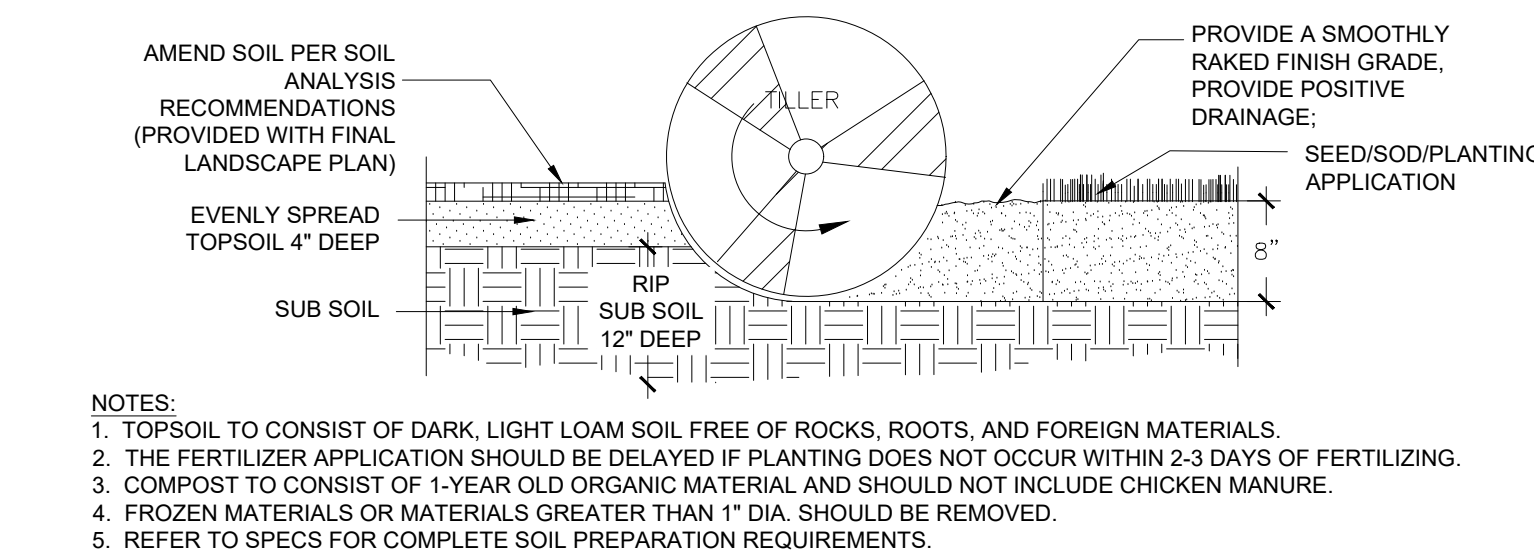
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ELAN PIKES PEAK
DEVELOPMENT PLAN

400 E. PIKES PEAK AVENUE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

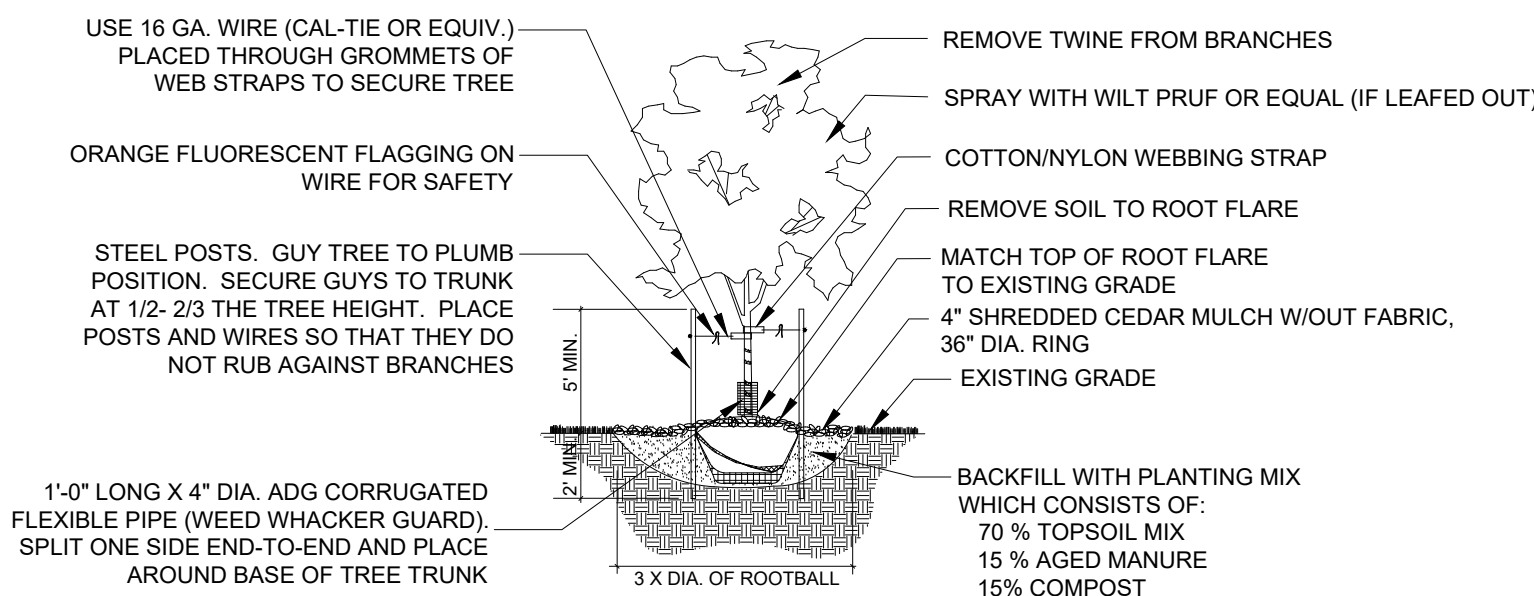
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE/CAL.	WIDTH	HEIGHT
	EXIS	10	EXISTING TREE TO REMAIN		-			
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE/CAL.	WIDTH	HEIGHT
	AC	4	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY MULTITRUNK	B & B	2.5" CAL MIN	15'-20'	15'-25'
	PA	3	PLATANUS X ACERIFOLIA EXCLAMATION	EXCLAMATION LONDON PLANETREE	B & B	2.5" CAL MIN	25'-30'	50'-60'
	PT	3	POPULUS X CANESCENS 'TOWER'	TOWER POPLAR	B & B	2.5" CAL MIN	8'-10'	30'-35'
	QH	3	QUERCUS HERITAGE	HERITAGE OAK	B & B	2.5" CAL MIN	30'-40'	50'-60'
	TA	3	TILIA AMERICANA	AMERICAN LINDEN	B & B	2.5" CAL MIN	30'-40'	40'-50'
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	BT	59	BERBERIS THUNBERGII 'GOLDEN ROCKET'	GOLDEN ROCKET BARBERRY	5 GAL.	SEE PLAN	2'-3'	3'-5'
	CC	36	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SPIREA	5 GAL.	SEE PLAN	2'-3'	3'-4'
	RG	4	RHUS GLABRA 'LACINIATA'	CUTLEAF SMOOTH SUMAC	5 GAL.	SEE PLAN	8'-10'	8'-12'
	RW	60	ROSA 'NEARLY WILD'	NEARLY WILD ROSE	5 GAL.	SEE PLAN	2'-3'	2'-3'
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	JB	21	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	5 GAL.	SEE PLAN	6'-8'	12'-18"
	JC	19	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTRONG JUNIPER	5 GAL.	SEE PLAN	3'-4'	3'-4'
	JM	10	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL.	SEE PLAN	6'-8'	4'-5'
	JS	17	JUNIPERUS SCOPULORUM 'WOODWARD'	WOODWARD COLUMNAR JUNIPER	5 GAL.	SEE PLAN	2'-4'	10'-20'
	MA	3	MAHONIA AQUIFOLIUM FULL	OREGON GRAPEHOLLY	5 GAL.	SEE PLAN	4'-6'	4'-6'
GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	BG	167	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL.	SEE PLAN	2'-3'	2'-3'
	MS	70	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	1 GAL.	SEE PLAN	2'-3'	4'-5'
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT. SIZE	SPACING	WIDTH	HEIGHT
	EC	169	ECHINACEA X 'CHEYENNE SPIRIT'	CHEYENNE SPIRIT CONEFLOWER	1 GAL.	SEE PLAN	18"-24"	2'-3'
	LA	172	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	DEEP BLUE LAVENDER	1 GAL.	SEE PLAN	20"-30"	20"-30"
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
	BREEZE	7,531 SF	PIONEER GRANITE BREEZE TO BE USED IN DOG PARK. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.		BREEZE	4"	YES	PIONEER SAND
	COBL	2,409 SF	2"-4" GREY ROSE COBBLESTONE SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.		ROCK MULCH	4"	YES	PIONEER SAND
	MULCH	7,184 SF	CEDAR MULCH - BROWN TO BE USED PER PLAN. TO BE USED IN TREE, SHRUB, AND PERENNIAL RINGS PER DETAILS. SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.		WOOD MULCH	4"	YES	PIONEER SAND
	SOD	4,337 SF	SURVIVALIST TALL FESCUE INSTALL PER DETAIL. 47% GRAND II TALL FESCUE, 47% SR8650 TALL FESCUE, 6% SPIRITRE TEXAS HYBRID		SOD			GREEN BELT TURF FARM
PAVERS	1,821 SF	ARTISAN COBBLESTONE BY BASALITE. INSTALL PER DETAIL. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.			PAVERS			BASALITE
PERCENT SIGNATURE TREES: (60% MINIMUM REQUIRED)	SIGNATURE TREES: 262	TOTAL NUMBER OF TREES: 12	PERCENT SIGNATURE SHRUBS: (60% MINIMUM REQUIRED)	SIGNATURE SHRUBS: 262	TOTAL NUMBER OF SHRUBS: 262			= 100% SIGNATURE SHRUBS



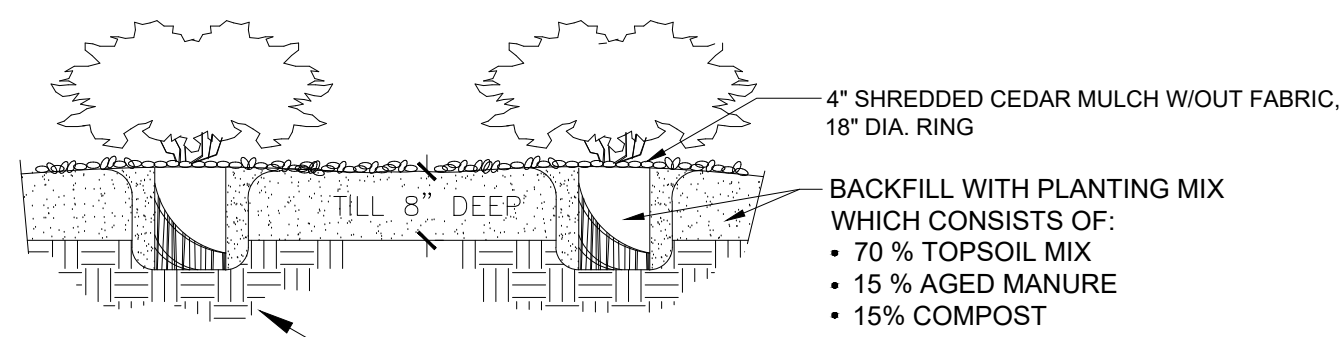
1 SOIL PREPARATION- ALL LANDSCAPE AREAS
PLANTING DETAIL

NTS



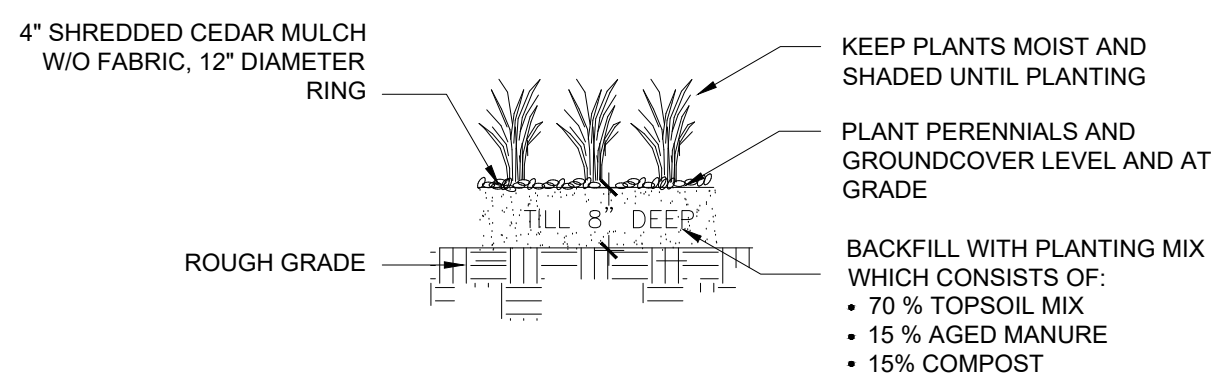
2 DECIDUOUS TREE
PLANTING DETAIL

NTS



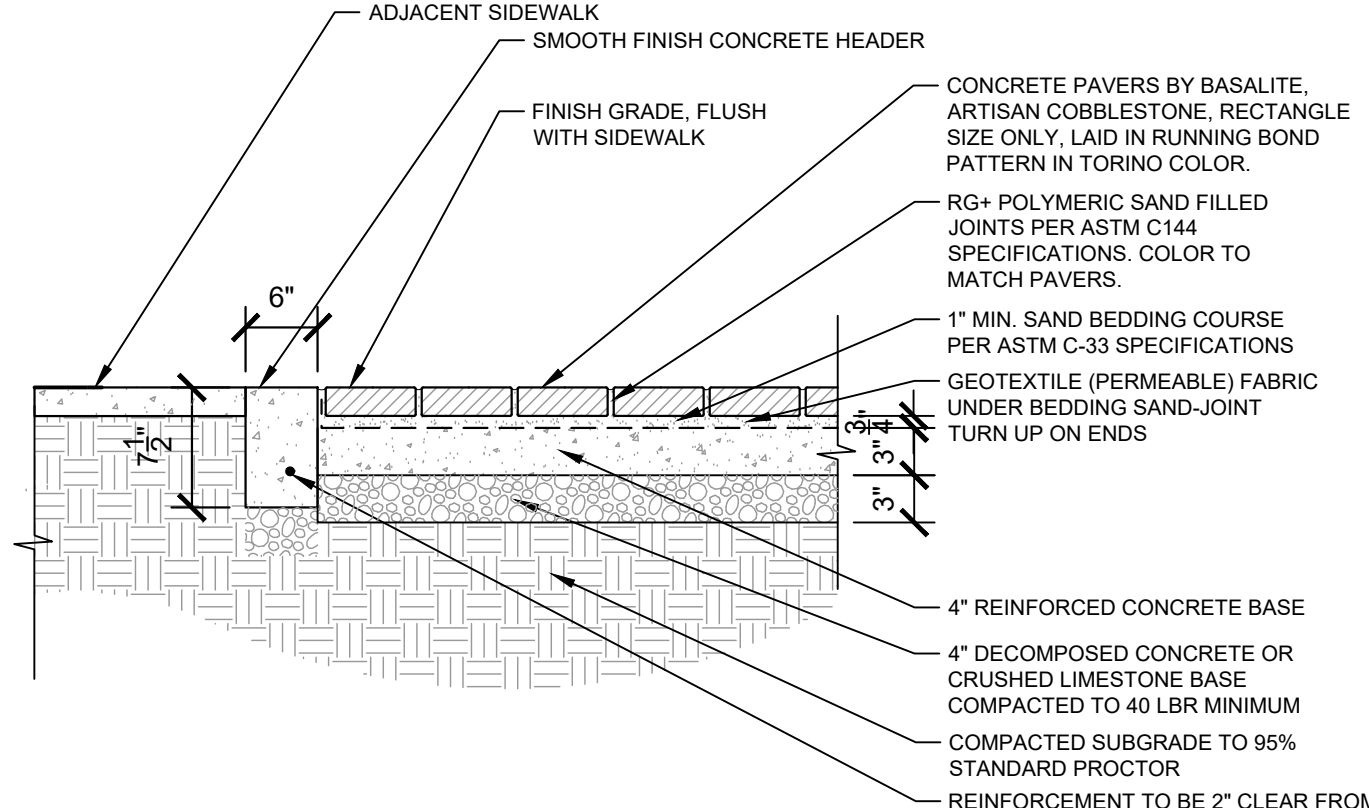
3 SHRUBS
PLANTING DETAIL

NTS



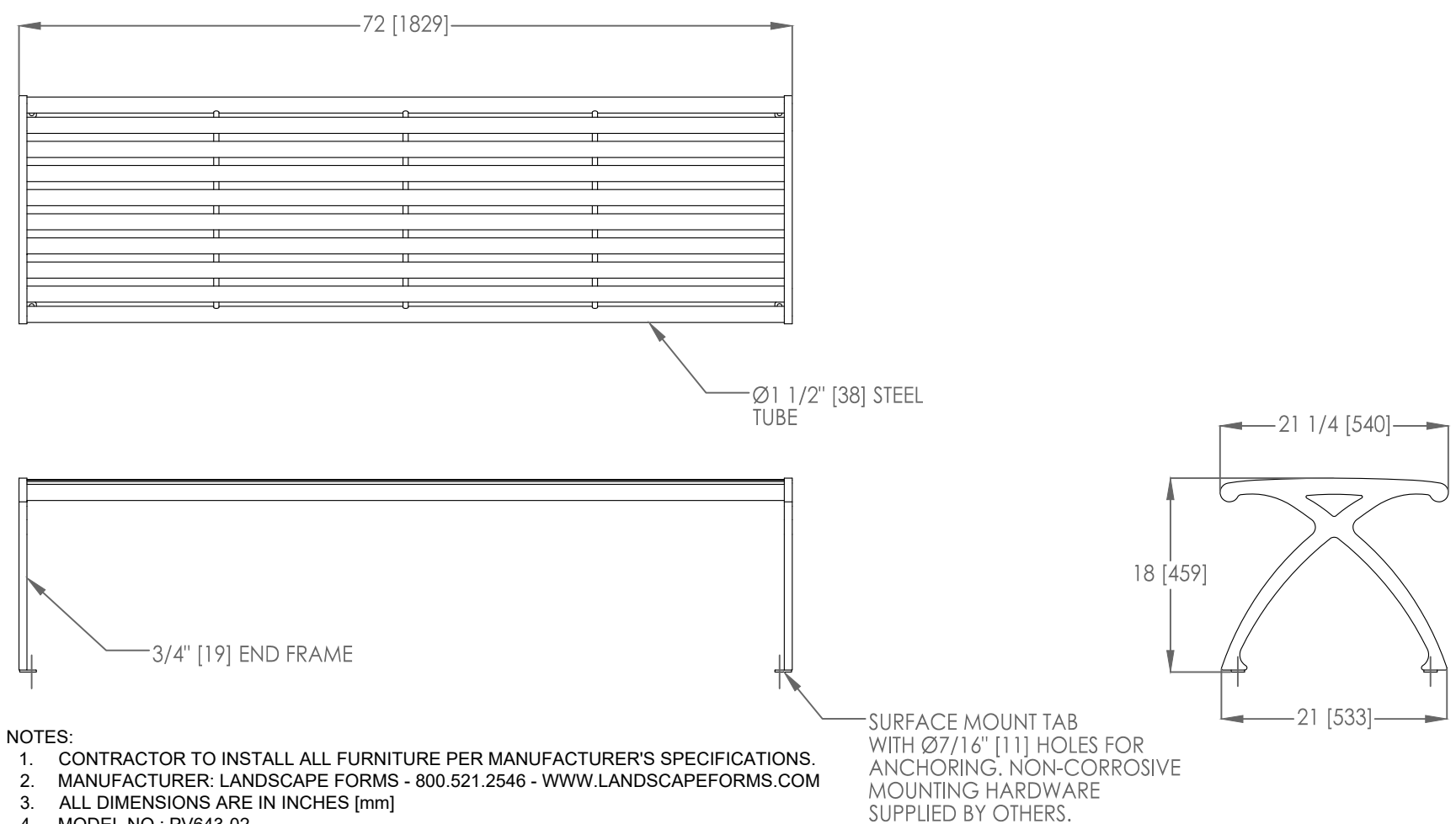
4 GRASS & PERENNIAL DETAIL
PLANTING DETAIL

NTS



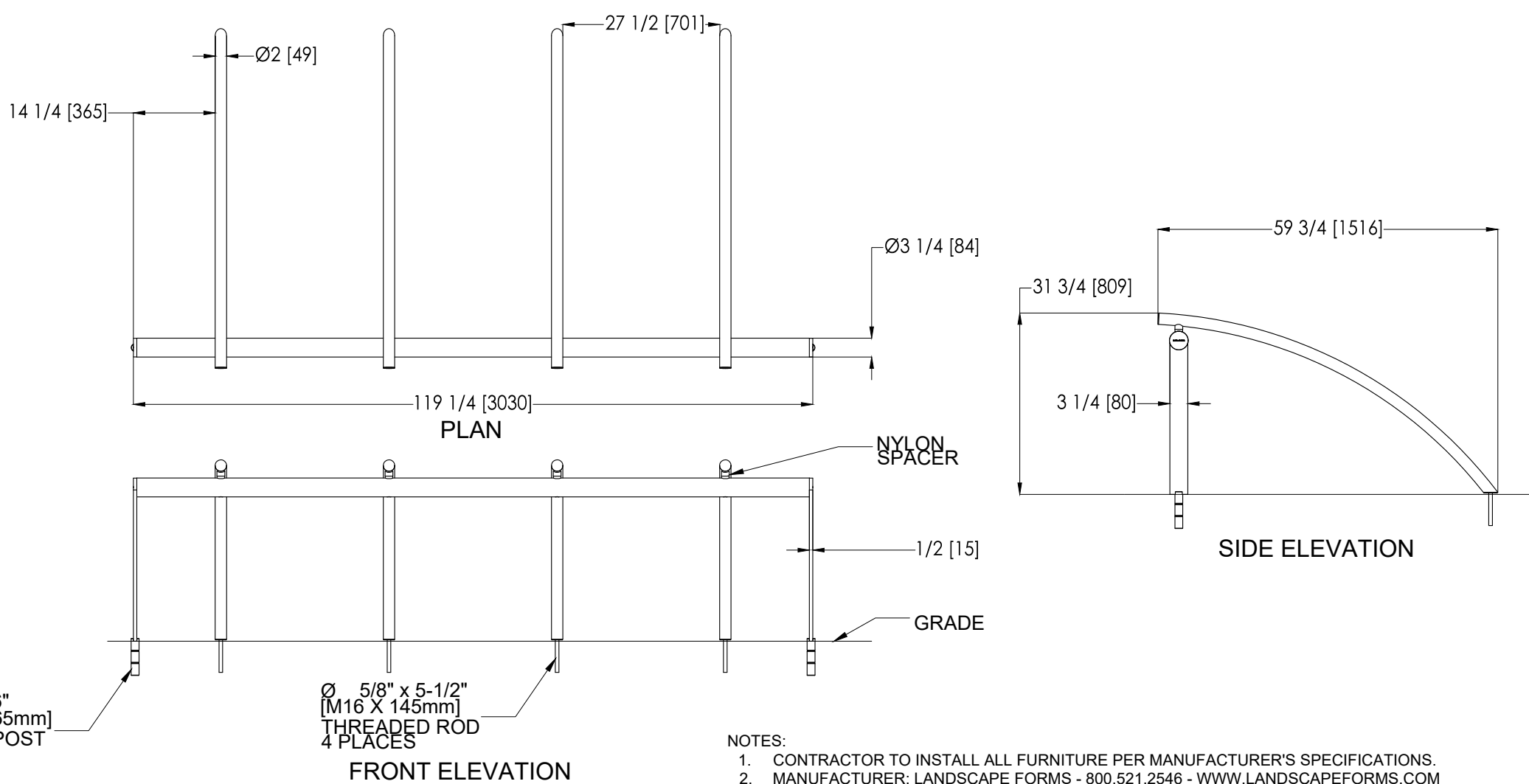
5 CONCRETE PAVER WITH CONCRETE HEADER
HARDSCAPE DETAIL

NTS



6 PARC VUE BACKLESS BENCH BY LANDSCAPE FORMS
FURNISHING DETAIL

NTS



7 BICILINEA BIKE RACK BY LANDSCAPE FORMS
FURNISHING DETAIL

NTS

CITY APPROVAL:

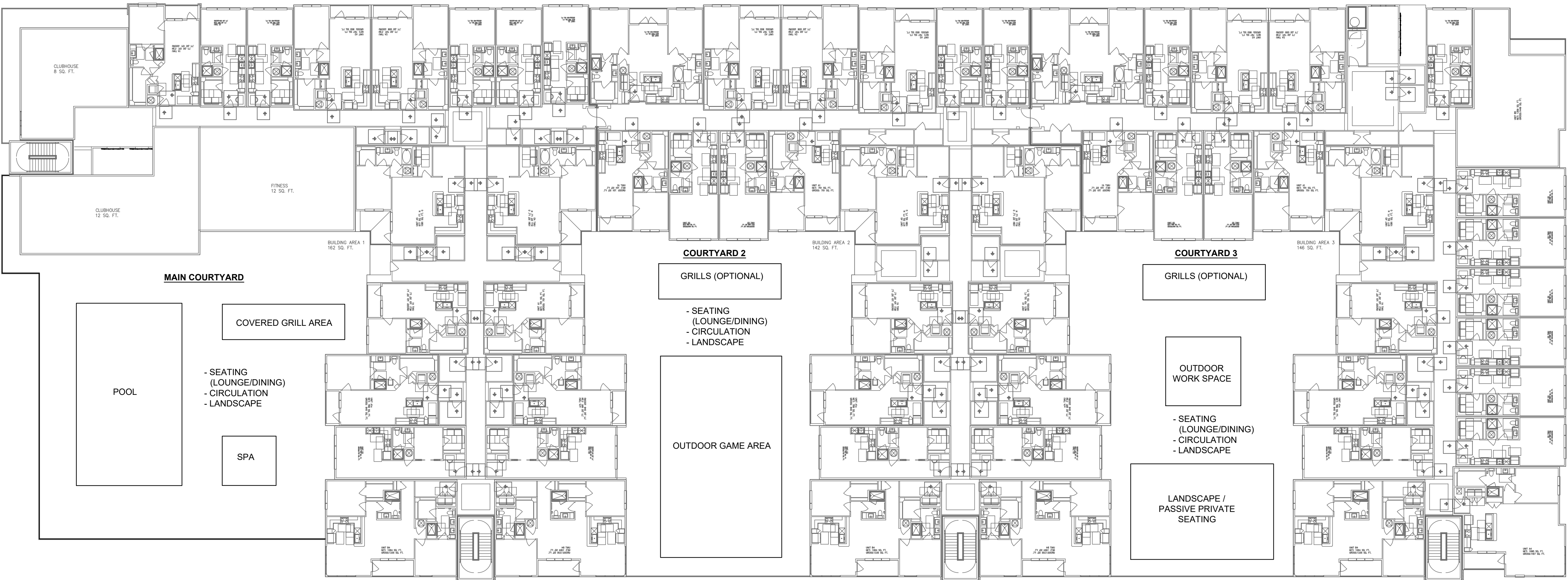
Kimley»Horn

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2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

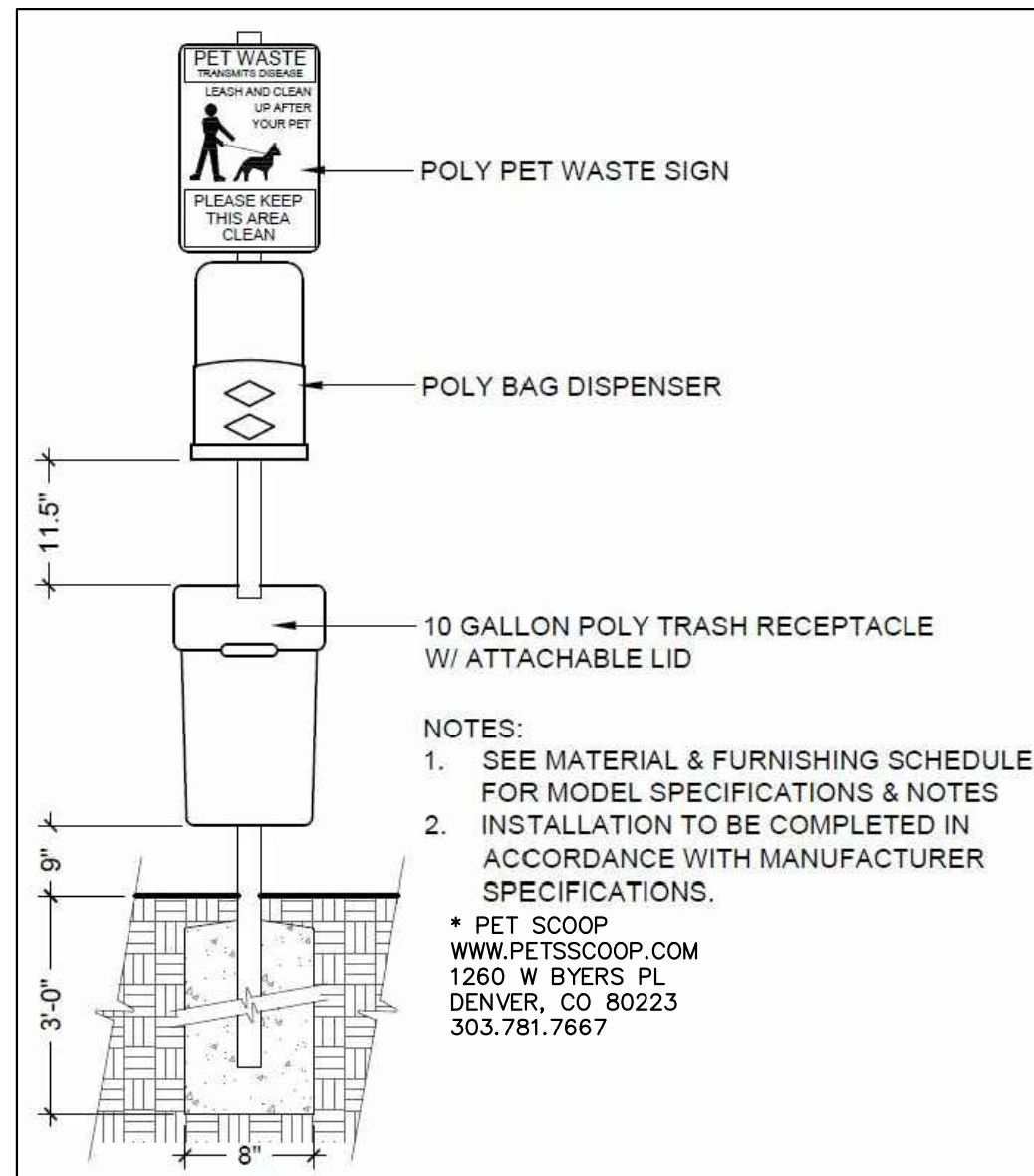
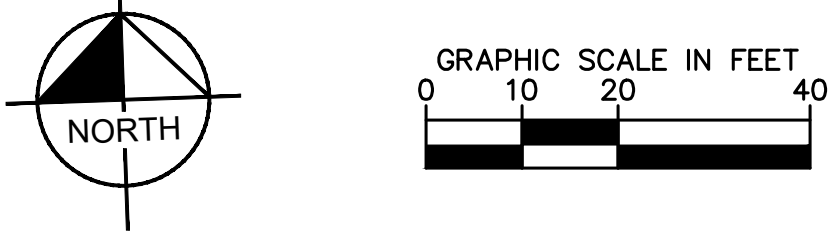
LANDSCAPE DETAILS
SHEET 9 OF 23

ELAN PIKES PEAK DEVELOPMENT PLAN - CITY FILE NO. AR DP 20-00383

ELAN PIKES PEAK
DEVELOPMENT PLAN
400 E. PIKES PEAK AVENUE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



1 COURTYARD AMENITIES - LEVEL 2
1" = 20' - 0"



2 PET WASTE STATION
DETAIL

NTS

CITY APPROVAL:

Empty box for city approval signature.

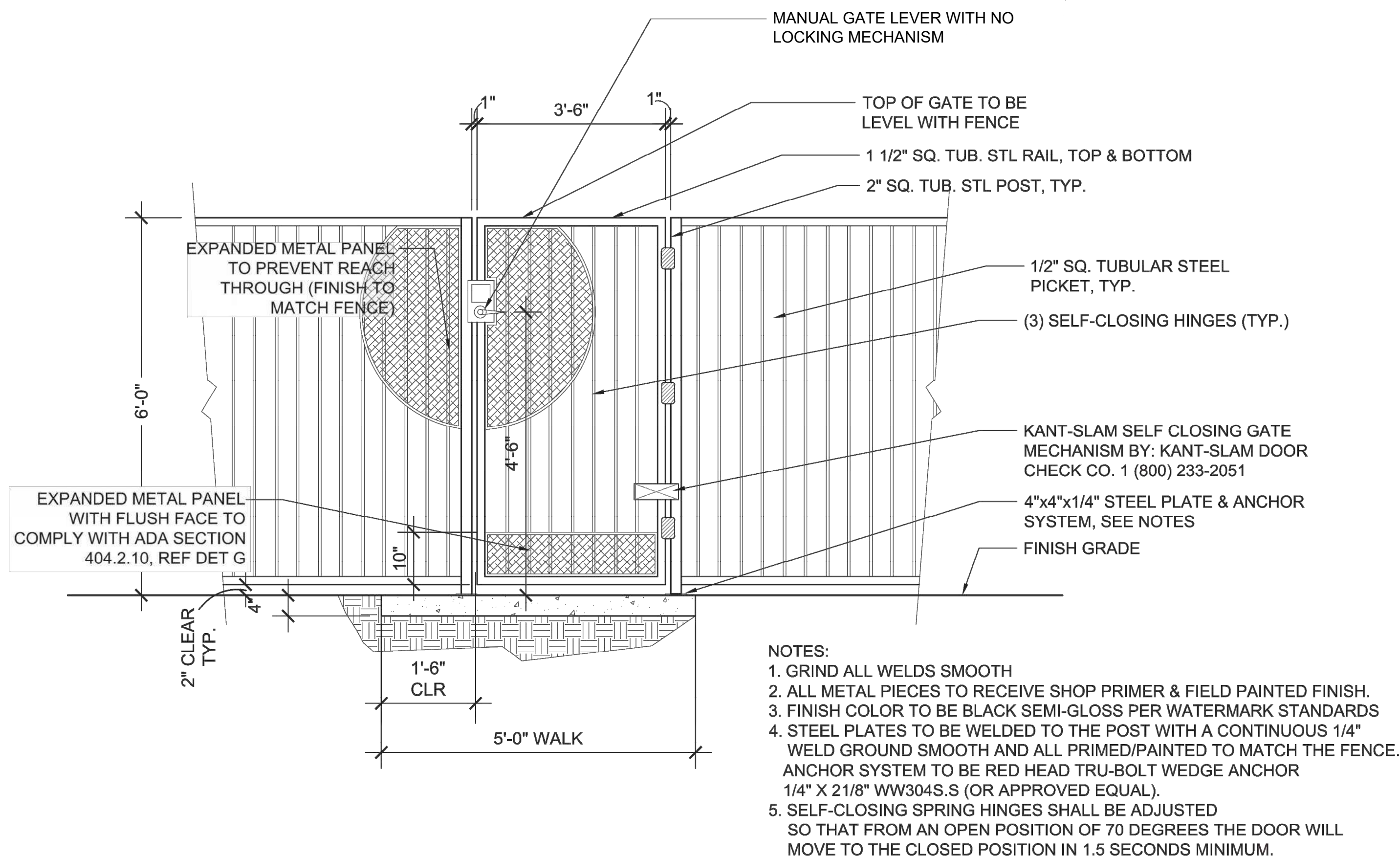
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COURTYARD AMENITIES
SHEET 10 OF 23

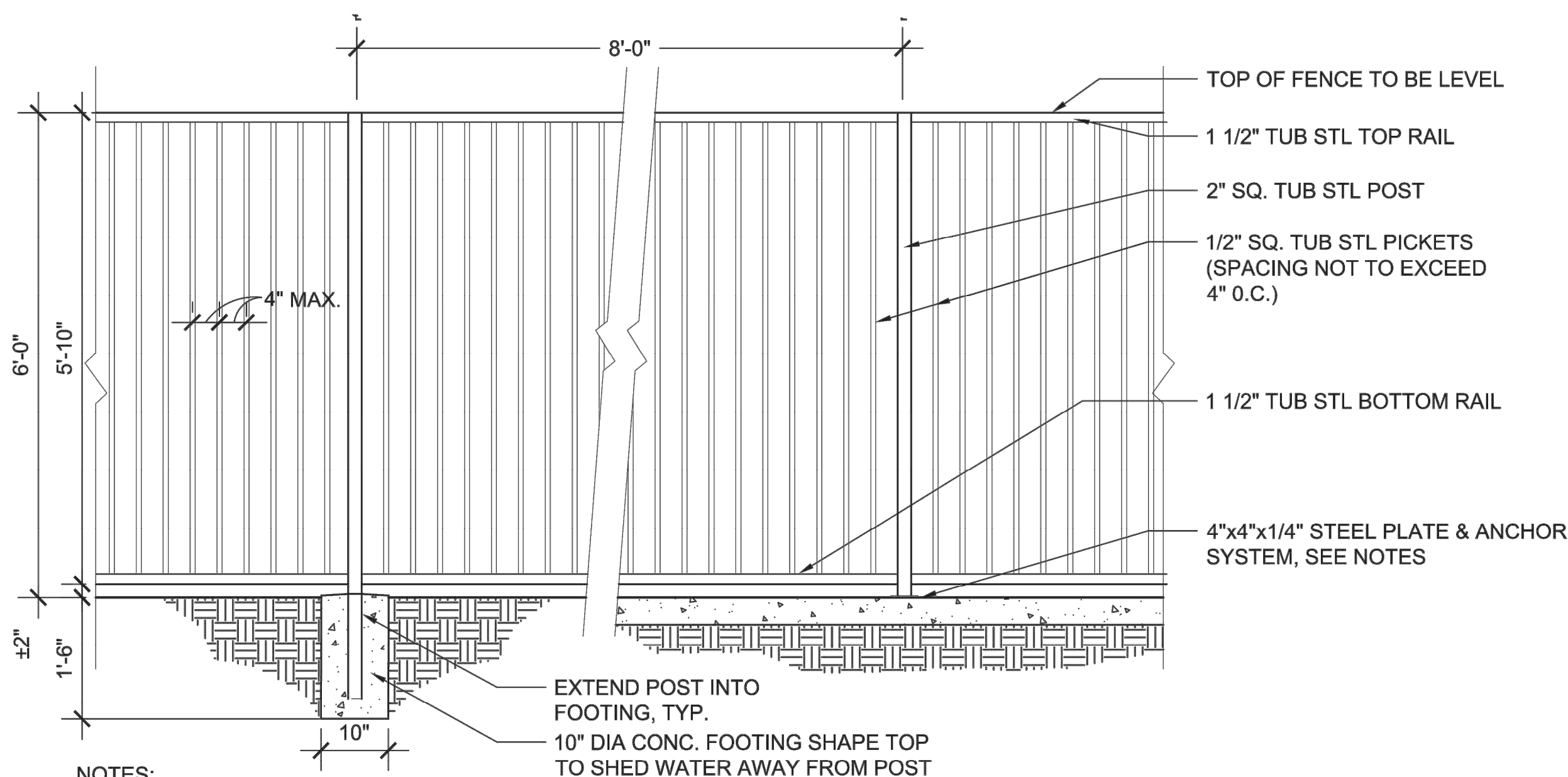
ELAN PIKES PEAK
DEVELOPMENT PLAN

400 E. PIKES PEAK AVENUE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



1 DOG PARK GATE DETAIL
DETAIL

NTS



2 DOG PARK FENCE DETAIL
DETAIL

NTS

Kimley»Horn

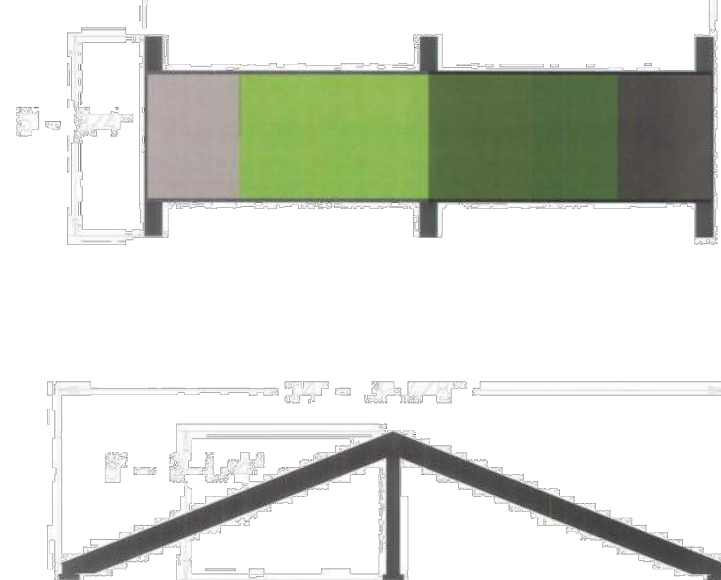
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2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



Our eco-friendly A-Frame is manufactured with a winning combination of recycled aluminum and maintenance-free HDPE plastic. The aluminum walking surfaces feature our exclusive PawsGrip™ coating, a VOC-free polyurea that provides slip resistance in all weather conditions. With a maximum height of three feet at the peak and extra wide 38" planks, this is appropriate for all skill levels. The Eco A-Frame has versatile base plates for portable, inground mounting or semi-permanent/seasonal installations.



Views:



3 ECO A-FRAME
DETAIL

**R7601
ECO A-FRAME
(LARGE)**

10 gauge reinforced solid aluminum planks and HDPE trim, posts and base

Highly textured PawsGrip™ coating for slip resistance

Dimensions:
168"L x 38"W x 36"H

Standard Color:
Green, Pewter & Black

DOG-ON-IT-PARKS
4818 Evergreen Way
Ste 250
Everett, WA 98203
P: 877-348-3647

www.dog-on-it-parks.com

Refer to installation manual for more detailed specifications

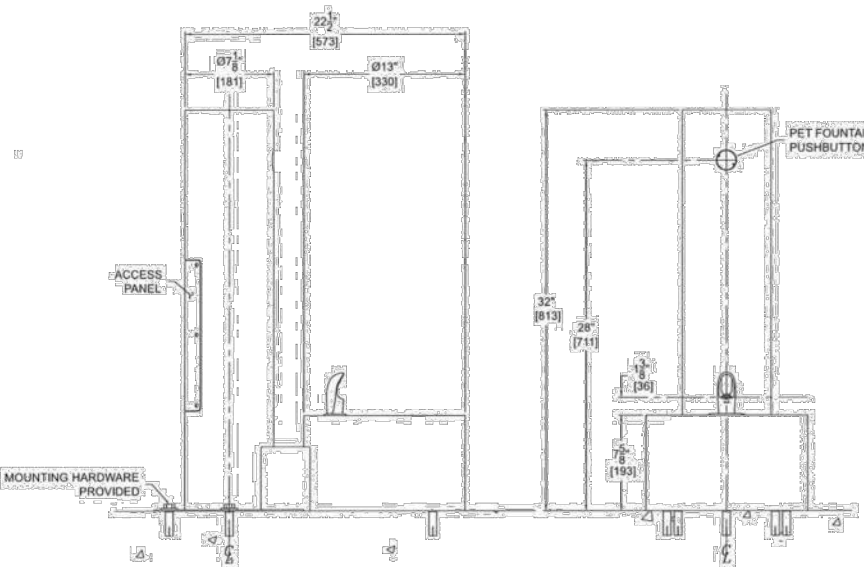
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The Dog Watering Station features all stainless steel construction and ADA compliant push button operation requiring less than 5 pounds of force to operate. The dog bowl has a slow drain of 30-60 seconds, allowing the dog to quench its thirst while helping to prevent unsafe standing water. The unit operates on water pressure range of 20-105 psig, and the standard finish is an attractive brushed stainless steel.



Views:



5 DOG WATERING STATION
DETAIL

**7213
DOG
WATERING
STATION**

14 gauge heavy duty stainless steel pedestal with 18 gauge, 304 welded SS dog bowl

15 powder coat color options

Add-on options: leash hook, freeze resistant valves, custom plaque

Certified Lead Free

DOG-ON-IT-PARKS
4818 Evergreen Way
Ste 250
Everett, WA 98203
P: 877-348-3647

www.dog-on-it-parks.com

Refer to installation manual for more detailed specifications

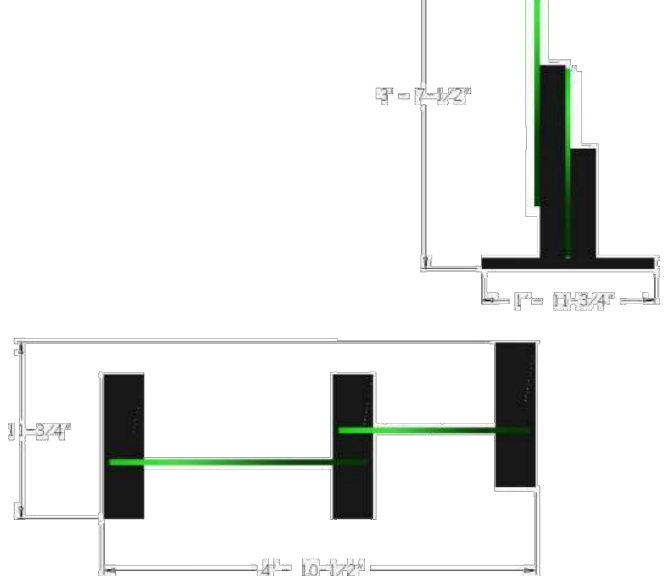
Copyright 2016



The Eco Double Hoop Jump features a large 35" diameter hoop and a smaller 26" option for our little friends. They are manufactured with 100% recycled HDPE plastic and feature routed bi-color hoops with bone and paw details to assist with depth perception. Like all our EcoDog™ products, this has a versatile base plate for portable, inground mounting or semi-permanent, seasonal installations.



Top and Side Views:



4 ECO DOUBLE HOOP JUMP
DETAIL

**R7609
ECO DOUBLE
HOOP JUMP**

100% recycled HDPE plastic

Signature paw and bone details help with depth perception

Customizable hoops

Standard Color:
Green & Black

DOG-ON-IT-PARKS®
4818 Evergreen Way
Ste 250
Everett, WA 98203
P: 877-348-3647

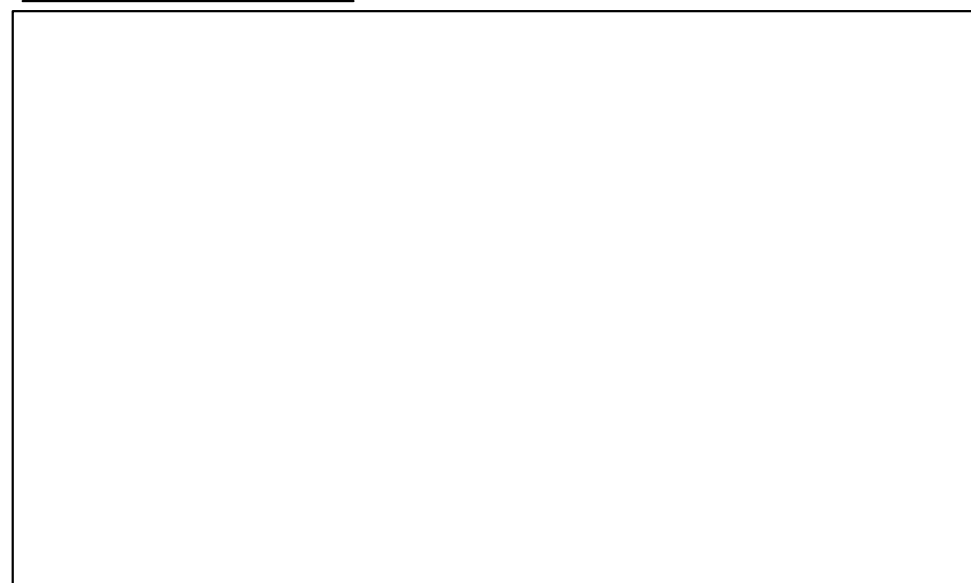
www.dog-on-it-parks.com

Refer to installation manual for more detailed specifications

Copyright 2017



CITY APPROVAL:



DOG PARK DETAILS
SHEET 11 OF 23

400 E. PIKES PEAK AVENUE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE (CRZ) OF ANY PROTECTED TREE SUBJECT TO THE PROVISIONS OF THE TREE PRESERVATION ORDINANCE. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS):

- THE FOLLOWING PROCEDURES SHALL BE FOLLOWED FOR ALL TYPES OF CONSTRUCTION.

- PROTECTIVE FENCING:

PRIOR TO CONSTRUCTION:

THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE OR GROUP OF TREES ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE (CRZ) OF THE TREES TO PROTECT THEM FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

Diagrammatic Not To Scale

The Tree Protection Zone (TPZ) shall be equal to eighteen inches (24") radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line).

The Critical Root Zone (CRZ) shall be equal to twelve inches (12") radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line).

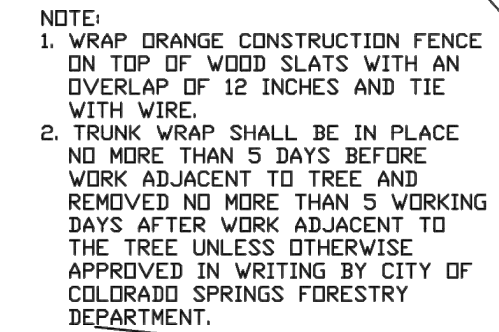
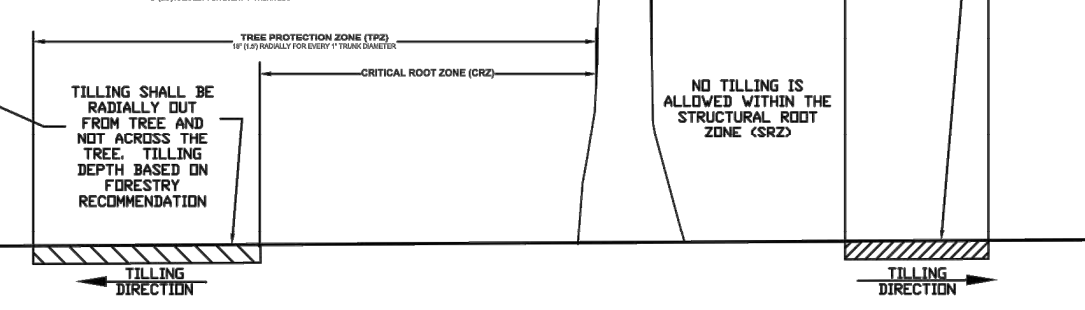
The Structural Root Zone (SRZ) shall be equal to six inches (6") radially from the tree

every one inch of trunk diameter at breast height (DBH = 4.5' above soil line).




Elevation

(1)



① TYPICAL BARK PROTECTION DETAIL



ELAN PIKES PEAK DEVELOPMENT PLAN - CITY FILE NO. AR DP 20-00383

ELAN PIKES PEAK
DEVELOPMENT PLAN
400 E. PIKES PEAK AVENUE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

Elan Pikes Peak - Unit Mix													
UNITS				BUILDING							UNIT %	NET SF TOTAL	GROSS SF TOTAL
				GARAGE	APARTMENTS					TOTAL			
NAME	BEDS	NET	GROSS	LVL 2	LVL 1	LVL 2	LVL 3	LVL 4	LVL 5		116	21600	21600
S1	1 BED	480	480	0	9	9	9	9	9	45			
S2	1 BED	568	568	0	7	7	10	10	10	44			
S2-HC	1 BED	568	568	0	1	1	0	0	0	2			
S3	1 BED	697	733	0	5	5	5	5	5	25		17425	18325
											36.1%		
A1	1 BED	701	751	0	9	10	10	10	10	49	140	34349	36799
A1A	1 BED	789	840	0	4	4	4	4	4	20 <th>15780</th> <th>16800</th>		15780	16800
A1B	1 BED	789	840	0	1	1	1	1	1	5 <th>3945</th> <th>4200</th>		3945	4200
A2	1 BED	797	850	0	9	9	8	8	8	42 <th>33474</th> <th>35700</th>		33474	35700
A2-HC	1 BED	797	875	0	0	0	1	1	1	3 <th>2391</th> <th>2625</th>		2391	2625
A3	1 BED	876	929	0	0	0	1	1	1	3 <th>2628</th> <th>2787</th>		2628	2787
A4	1 BED	1104	1176	0	1	1	1	1	1	5 <th>5520</th> <th>5880</th>		5520	5880
A5	1 BED	977	1081	0	5	0	0	0	0	5 <th>4885</th> <th>5405</th>		4885	5405
F1	1 BED	542	678	3	0	0	0	0	0	3 <th>1626</th> <th>2034</th>		1626	2034
F1A	1 BED	523	654	1	0	0	0	0	0	1 <th>523</th> <th>654</th>		523	654
F2	1 BED	673	803	4	0	0	0	0	0	4 <th>2692</th> <th>3212</th>		2692	3212
											43.6%		
B1	2 BED	1083	1150	0	2	2	1	2	1	8	65	8664	9200
B1-HC	2 BED	1083	1150	0	0	0	1	0	1	2 <th>2166</th> <th>2300</th>		2166	2300
B2	2 BED	1175	1228	0	0	0	1	1	1	3 <th>3525</th> <th>3684</th>		3525	3684
B2A	2 BED	1177	1230	0	0	0	1	1	0	2 <th>2354</th> <th>2460</th>		2354	2460
B3	2 BED	1298	1486	0	0	5	5	5	5	20 <th>25960</th> <th>29720</th>		25960	29720
B4	2 BED	1264	1335	0	5	5	5	5	5	25 <th>31600</th> <th>33375</th>		31600	33375
B5	2 BED	1368	1432	0	1	1	1	1	1	5 <th>6840</th> <th>7160</th>		6840	7160
											20.2%		
TOTAL				8	59	60	65	65	64	321	100%	254075	270048
AVERAGE UNIT SIZE													
792													
AMENITIES													
LEASING/MAILROOM/WE-WORK			4575										
CLUBHOUSE			2896										
FITNESS			2423										
SKY LOUNGE			1057										
TOTAL			10,951										
PARKING TOTALS													
GARAGE PARKING		358	SPACES										
TOTAL		358	SPACES		1.12	PARKING RATIO		8/31/2020					

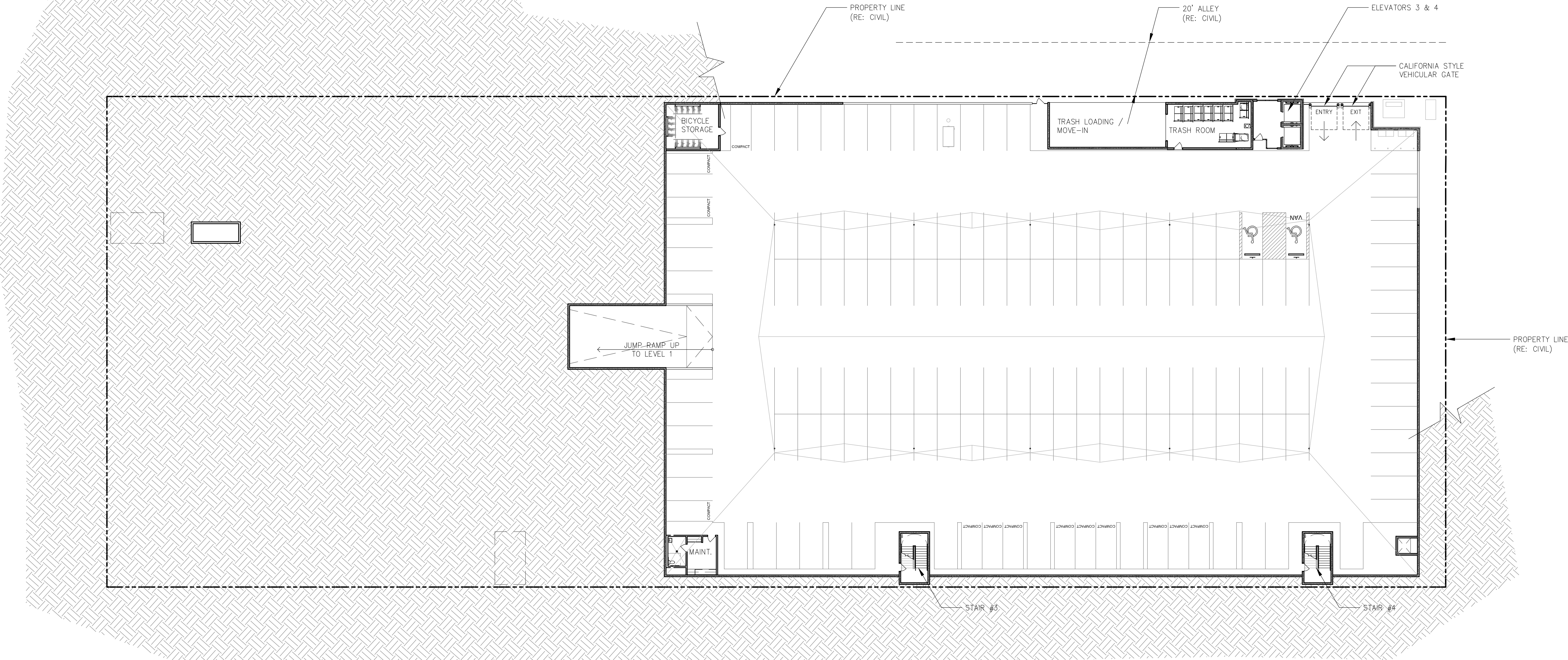
PIKES PEAK - BUILDING CODE DATA - 2015 IBC W/ PIKES PEAK REGIONAL BUILDING CODE 2017 EDITION															
BLDG. NO.		OCCUPANCY TYPE	TYPE OF CONSTRUCTION	UNITS PER BLDG	FLOOR AREA PER BLDG. (SQ. FT.)		ALLOWABLE BLDG AREA - TABLE 503 & SEC 506.4.1	ALLOWABLE BLDG AREA INCREASE PER SEC. 506.3*	NEW ALLOWABLE BLDG. AREA	BLDG. HGT. PROVIDED	ALLOWABLE BLDG. HGT. PER TABLE 503 & SEC. 504.2**	AUTO FIRE SPRINKLER (NFPA 13)	STANDPIPE SYSTEM SEC. 905		
GARAGE BUILDING (BELOW PODIUM)															
GARAGE (LVL. 1)	SINGLE OCCUPANCY	S-2 (ENCLOSED GAR.)	I-A	N/A	GARAGE (LVL. 1)	54,556	—	—		—	—	YES****	YES (CLASS I)***		
					TOTAL:	54,556									
GARAGE (LVL. 2)	MIXED OCCUPANCY	B (LEASING)	I-A	8	GARAGE (LVL. 2)	2,575									
		B (CO-WORK)				2,000									
		R-2 (UNITS)				4,850									
		S-2 (OPEN GAR.)				80,616									
		TOTAL:			90,041	—								—	—
TOTAL				8	144,597										
APARTMENT BUILDING (ABOVE PODIUM)															
01	MIXED OCCUPANCY	A-3 (CLUB AREA)	TYPE III-A	101	1ST:	2,896				79'-8"	85'-0"	YES****	YES (CLASS I)***		
		R-2 (UNITS)			1ST:	21,065									
					2ND:	23,482									
					3RD:	24,249									
					4TH:	24,249									
					5TH:	23,035									
		B (SKYLounge)			5TH:	1,057								TOTAL:	120,033
		02			MIXED OCCUPANCY	A-3 (FITNESS)								TYPE III-A	100
R-2 (UNITS)	2ND:		522												
	1ST:		18,549												
	2ND:		19,928												
	3RD:		20,450												
	4TH:		20,450												
	5TH:		20,450												
	TOTAL:		102,250												
03	SINGLE OCCUPANCY	R-2 (UNITS)	TYPE III-A	110	1ST:	21,081				79'-8"	85'-0"	YES****	YES (CLASS I)***		
					2ND:	21,081									
					3RD:	21,081									
					4TH:	21,081									
					5TH:	21,081									
					TOTAL:	105,405									
					TOTAL										
GRAND TOTAL				319	472,285										
* ALLOWABLE AREA INCREASE PER 2015 IBC SEC. 506.3 - AUTOMATIC SPRINKLER SYSTEM INCREASE.															
** ALLOWABLE HEIGHT INCREASE PER 2015 IBC SEC. 504.2 - AUTOMATIC SPRINKLER SYSTEM INCREASE.															
*** - CLASS I STANDPIPES ARE ALLOWABLE AT BUILDINGS EQUIPPED WITH NFPA 13 & NFPA 13R SPRINKLER PROTECTION PER SECTION 905.3.1, EXCEPTION #1.															
**** - EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM PER 2012 IBC SECTION 907.5.2.2.															

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CITY APPROVAL:

ELAN PIKES PEAK
DEVELOPMENT PLAN

400 E. PIKES PEAK AVENUE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

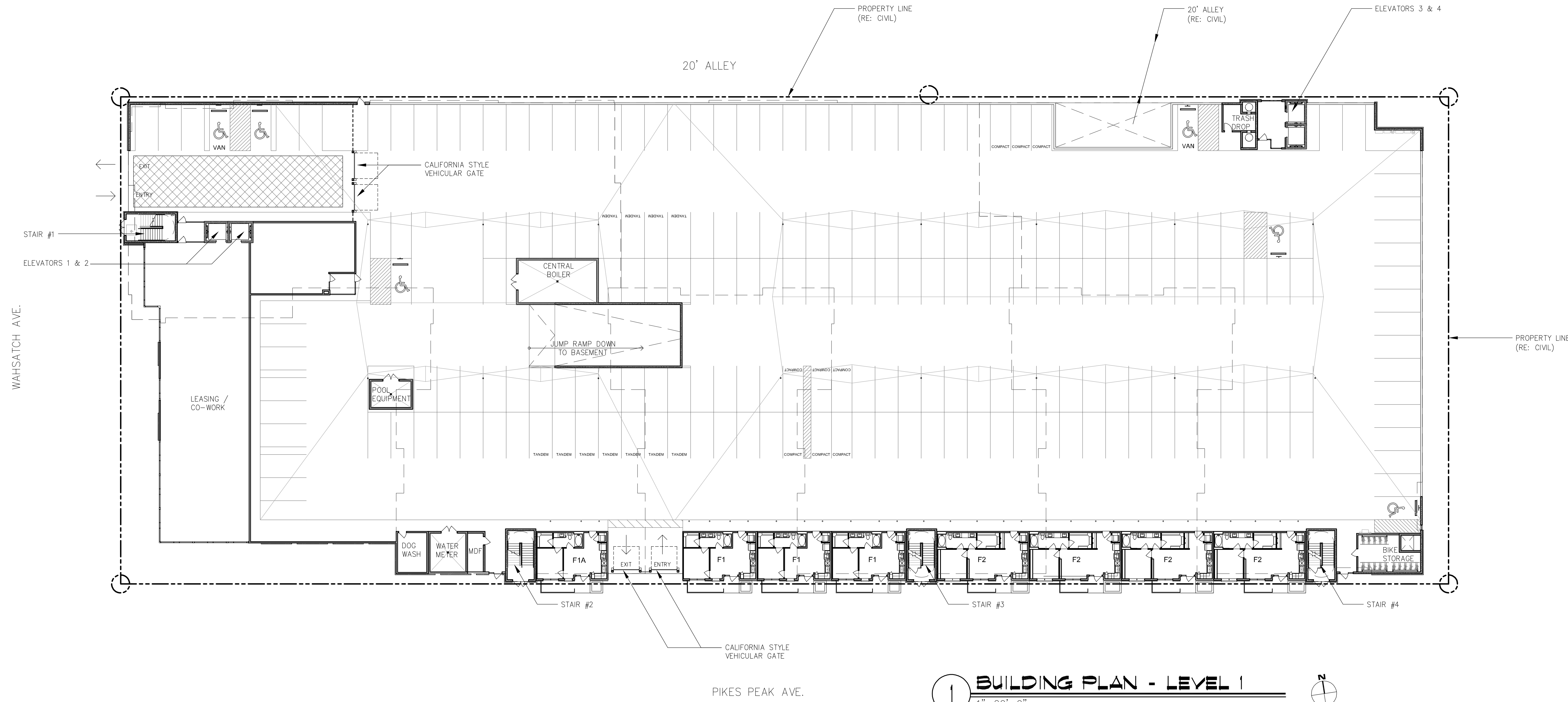


1 **BUILDING PLAN - BASEMENT**
1" = 20'-0"

CITY APPROVAL:

BUILDING PLAN - BASEMENT
SHEET 14 OF 23

ELAN PIKES PEAK
DEVELOPMENT PLAN
400 E. PIKES PEAK AVENUE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

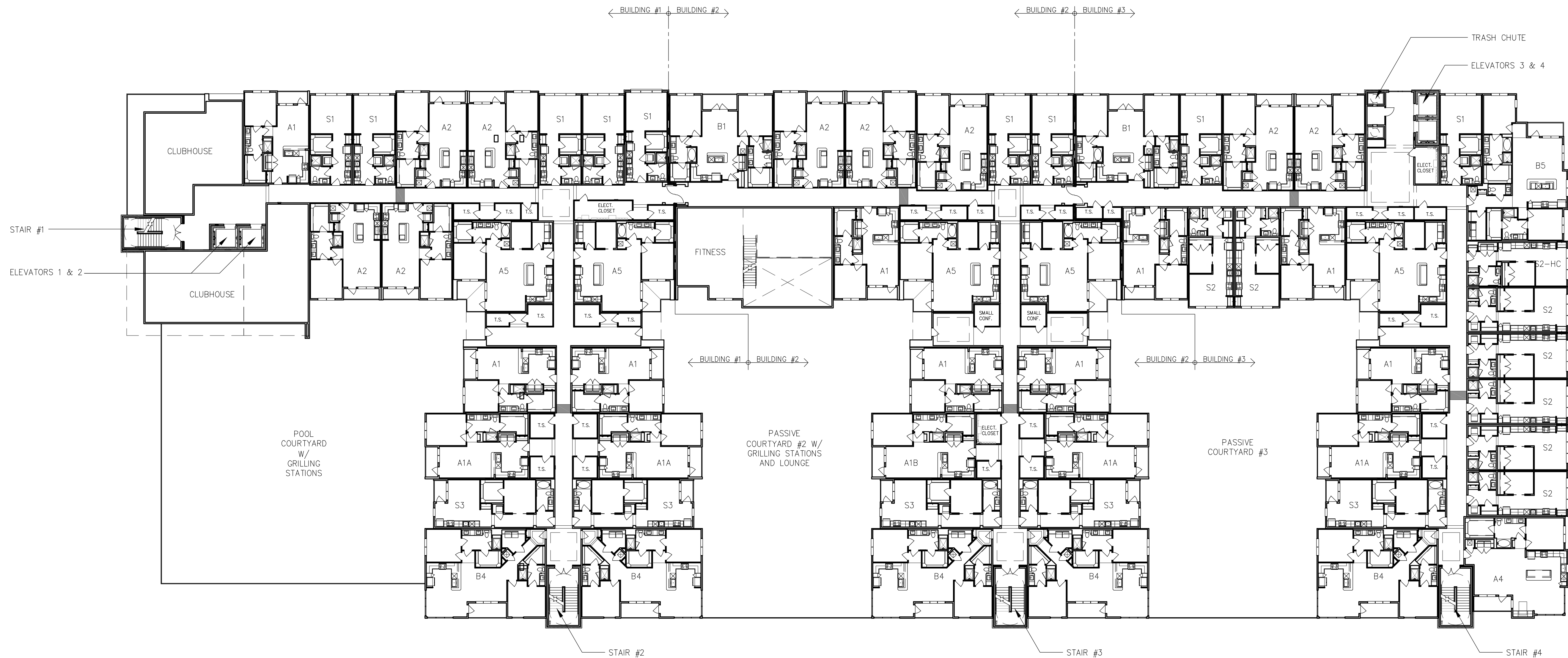


1 BUILDING PLAN - LEVEL 1
1" = 20'-0"

CITY APPROVAL:

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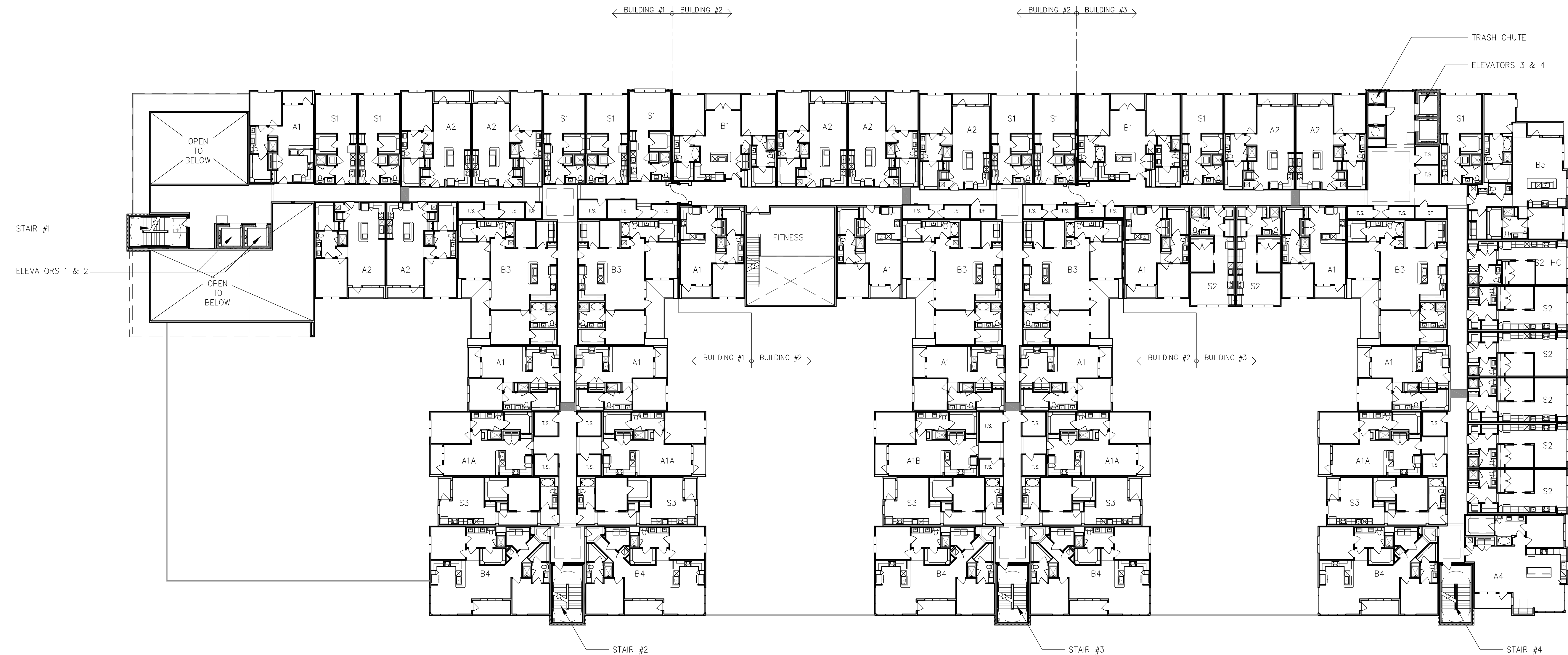
ELAN PIKES PEAK
DEVELOPMENT PLAN
400 E. PIKES PEAK AVENUE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



1 **BUILDING PLAN - LEVEL 2**
1"=20'-0"

CITY APPROVAL:

ELAN PIKES PEAK
DEVELOPMENT PLAN
400 E. PIKES PEAK AVENUE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



1 BUILDING PLAN - LEVEL 3
1" = 20'-0"

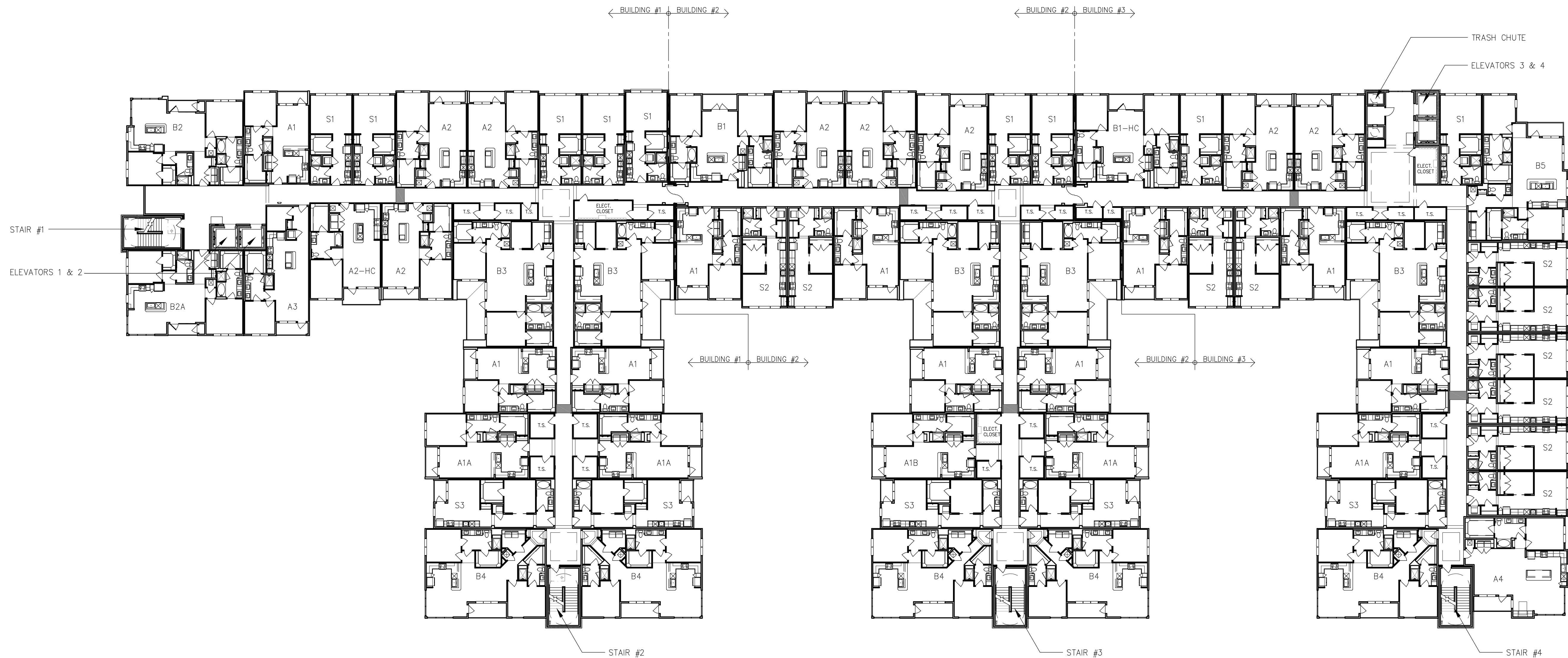
CITY APPROVAL:



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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

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ELAN PIKES PEAK
DEVELOPMENT PLAN
400 E. PIKES PEAK AVENUE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

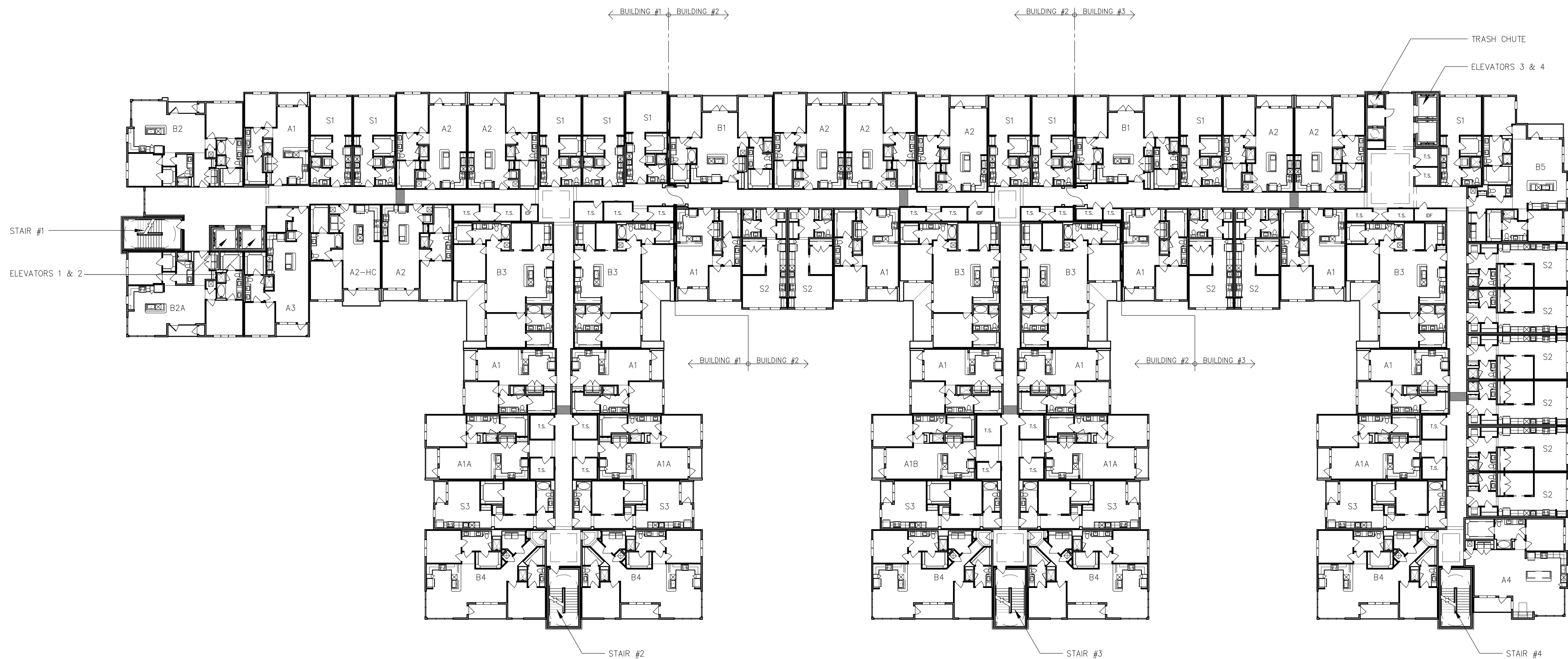


1 BUILDING PLAN - LEVEL 4
1" = 20'-0"

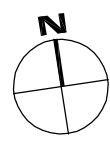
CITY APPROVAL:

BUILDING PLAN - LEVEL 4
SHEET 18 OF 23

ELAN PIKES PEAK
DEVELOPMENT PLAN
400 E. PIKES PEAK AVENUE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



1 BUILDING PLAN - LEVEL 5
1" = 20'-0"



CITY APPROVAL:

ELAN PIKES PEAK DEVELOPMENT PLAN



ELEVATORS 1 & 2—

SKYLounge

— TRASH CHUTE

— ELEVATORS 3 & 4

Diagram showing two buildings, BUILDING #1 and BUILDING #2, connected by a horizontal line with a central node.

← BUILDING #2 ⊙ BUILDING #3

← BUILDING #1 ○ BUILDING #2 →

← BUILDING #2 ○ BUILDING #3

— STAIR #2

— STAIR #3

— STAIR #4

$$1'' = 20' - 0''$$


--

BUILDING PLAN - LEVEL 6
SHEET 20 OF 23

ELAN PIKES PEAK
DEVELOPMENT PLAN
400 E. PIKES PEAK AVENUE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



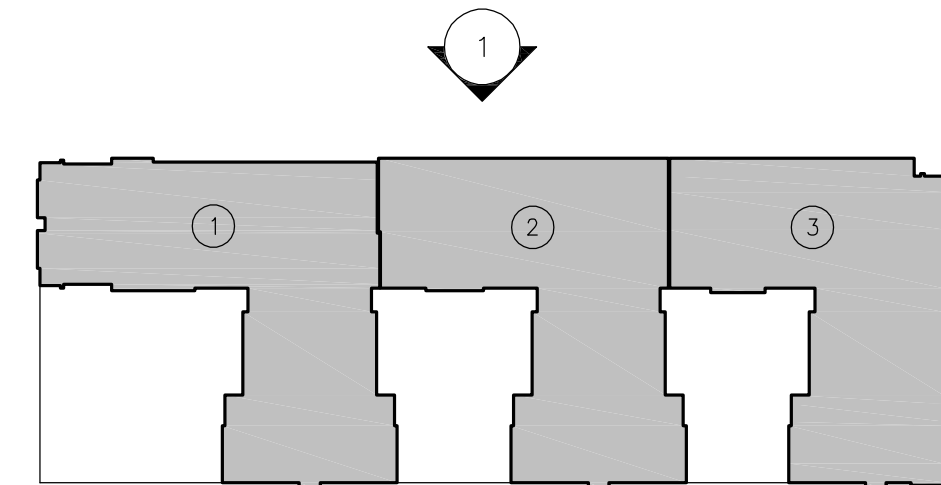
ELEVATION KEYNOTE LEGEND:

1A	BRICK VENEER
1B	BRICK SOLDIER COURSE
1C	BRICK ROWLOCK
1D	BRICK SOAPERS
1E	MASONRY CONTROL JOINT (RE: X/A6.XX)
2A	STONE VENEER
2B	BURNISHED-FACE C.M.U. VENEER
4C	CAST STONE HEADER
4D	CAST STONE SILL
4E	CAST STONE BAND
4F	CAST STONE KEY STONE
6A	EXTERIOR STUCCO SYSTEM
6B	STUCCO COVERED FOAM TRIM
6C	STUCCO CONTROL JOINT (RE: X/A6.XX)
7A	FIBER CEMENT HORIZ. LAP SIDING (SMOOTH FINISH)
7B	WOODTONE FIBER CEMENT LAP SIDING (RUSTIC SERIES)
7C	FIBER CEMENT TRIM (SMOOTH FINISH)
8C	CONCEALED FASTENER METAL WALL PANEL
9B	GUARDRAIL SYSTEM 02 - METAL MESH INFILL
9C	GUARDRAIL SYSTEM 02 - TEMPERED GLASS INFILL
11	STOREFRONT GLAZING SYSTEM
12	METAL SCREENING - TYPE 1
13	BRAKE METAL
18	WOOD RAINSCREEN

2 SOUTH ELEVATION
1"=20'-0"

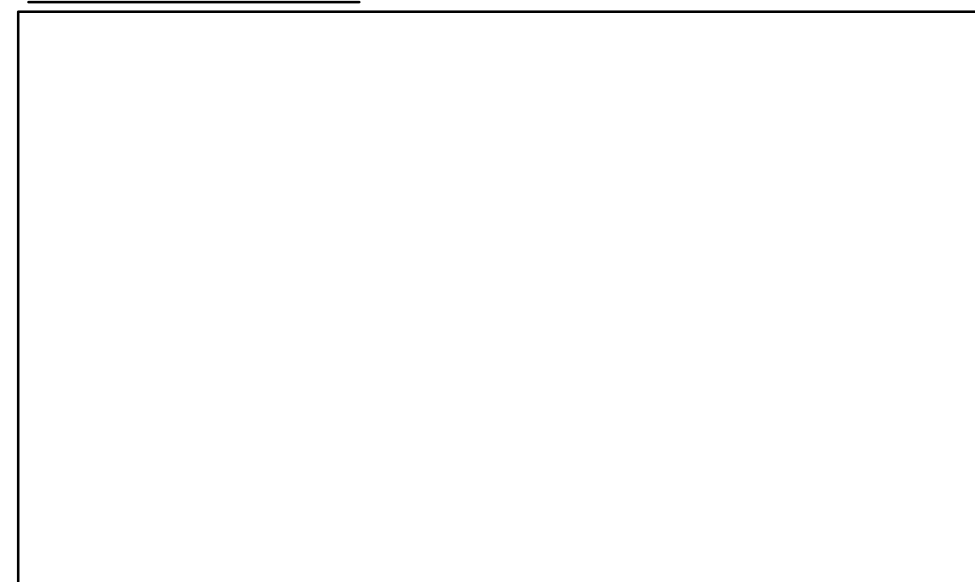


1 NORTH ELEVATION
1"=20'-0"



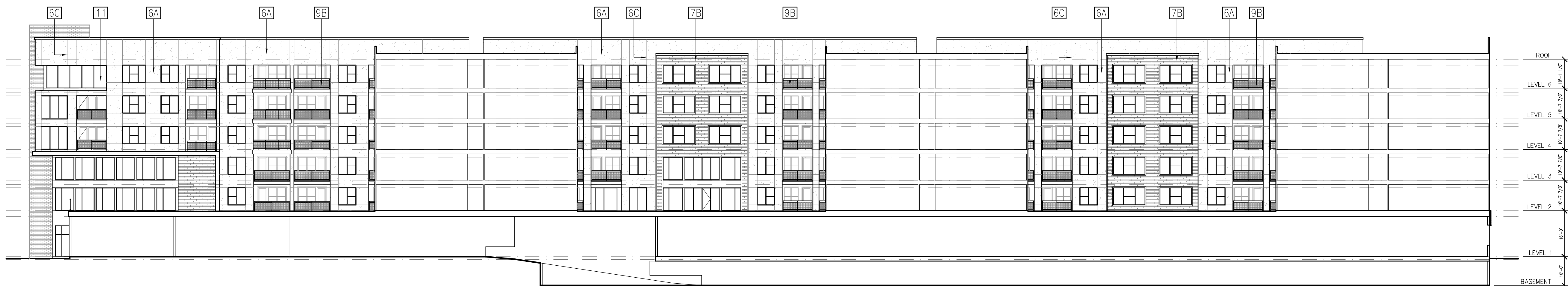
KEY MAP

CITY APPROVAL:



EXTERIOR ELEVATIONS
SHEET 21 OF 23

ELAN PIKES PEAK
DEVELOPMENT PLAN
400 E. PIKES PEAK AVENUE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



4 BUILDING SECTION
1"=20'-0"

ELEVATION KEYNOTE LEGEND:	
1A	BRICK VENEER
1B	BRICK SOLDIER COURSE
1C	BRICK ROWLOCK
1D	BRICK SOAPERS
1E	MASONRY CONTROL JOINT (RE: X/A6.XX)
2A	STONE VENEER
2B	BURNISHED-FACE C.M.U. VENEER
4C	CAST STONE HEADER
4D	CAST STONE SILL
4E	CAST STONE BAND
4F	CAST STONE KEY STONE
6A	EXTERIOR STUCCO SYSTEM
6B	STUCCO COVERED FOAM TRIM
6C	STUCCO CONTROL JOINT (RE: X/A6.XX)
7A	FIBER CEMENT HORIZ. LAP SIDING (SMOOTH FINISH)
7B	WOODTONE FIBER CEMENT LAP SIDING (RUSTIC SERIES)
7C	FIBER CEMENT TRIM (SMOOTH FINISH)
8C	CONCEALED FASTENER METAL WALL PANEL
9B	GUARDRAIL SYSTEM 02 - METAL MESH INFILL
9C	GUARDRAIL SYSTEM 02 - TEMPERED GLASS INFILL
11	STOREFRONT GLAZING SYSTEM
12	METAL SCREENING - TYPE 1
13	BRAKE METAL
18	WOOD RAINSCREEN



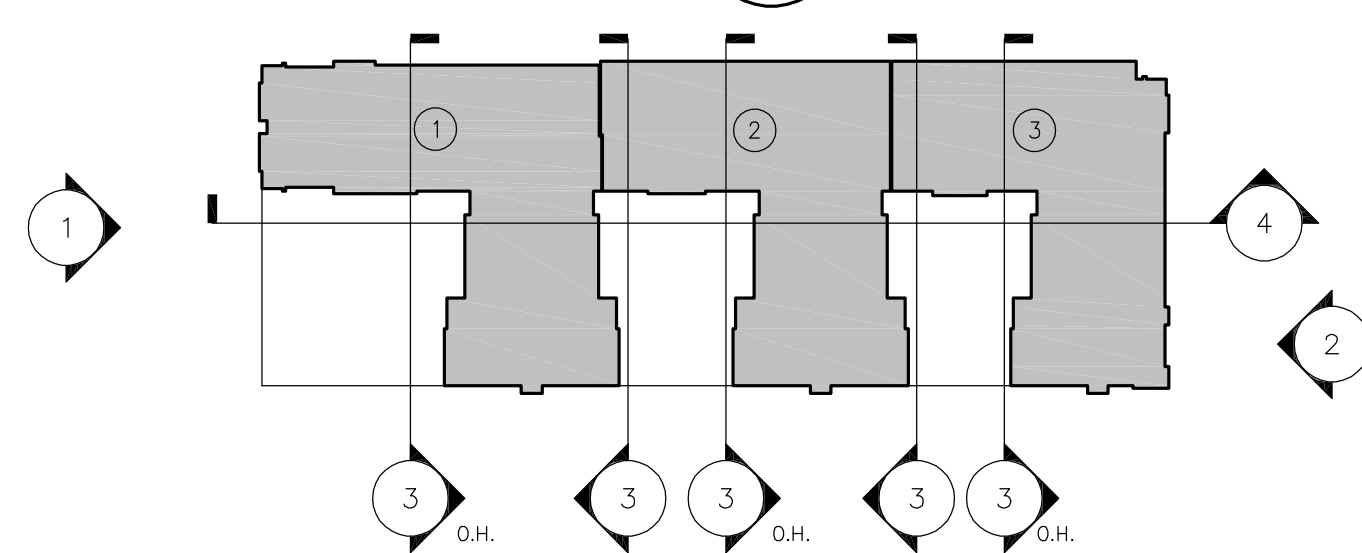
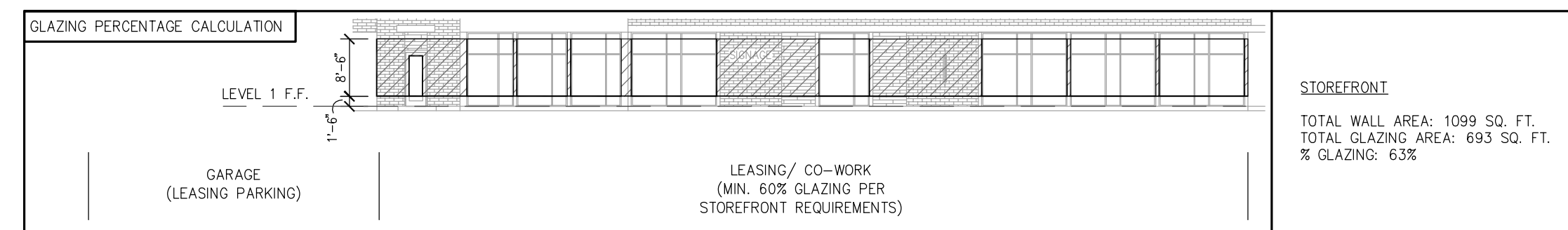
3 SECT. AT COURTYARD
1"=20'-0"



2 EAST ELEVATION
1"=20'-0"



1 WEST ELEVATION
1"=20'-0"



CITY APPROVAL:

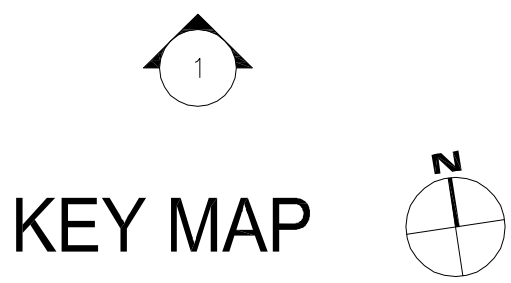
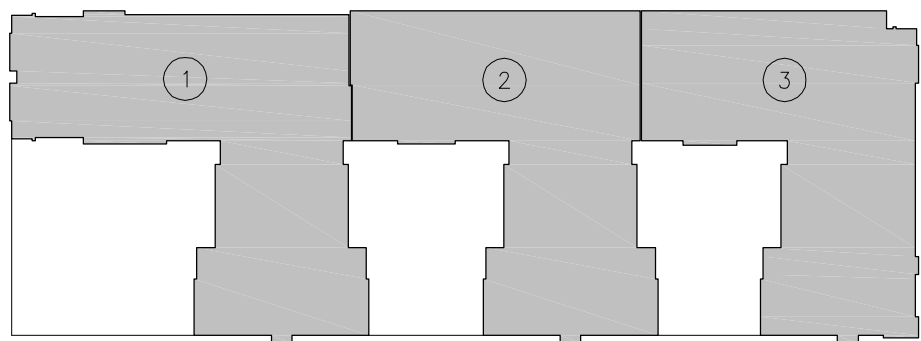
KEY MAP

EXT. ELEVATIONS / BLDG. SECTIONS
SHEET 22 OF 23

ELAN PIKES PEAK
DEVELOPMENT PLAN
400 E. PIKES PEAK AVENUE, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



1 SOUTH ELEVATION
N.T.S.



CITY APPROVAL:

COLORED ELEVATION
SHEET 23 OF 23