

CITY STAMP:

MINOR AMENDMENT
PROPOSED SITE PLAN

SITE ADDRESS:

207 W LAS ANIMAS ST,
COLORADO SPRINGS, CO 80903

OWNER:

PEACORE FAMILY LTD LIABILITY
CO

435 BROWN BEAR LN.
COLORADO SPRINGS CO, 80906

APPLICANT:

bobbyhill
DESIGN

210 WEST COCKSCAPE AVE
SUITE 208
COLORADO SPRINGS, CO
719-634-3600 719-639-2239

TAX SCHEDULE: 6419206039
6419206062

LOT SIZE: 1.88 ACRES

LOT AREA: 82,062.07 SF

DATE: 10/27/2021

SHEET #

3

OF 8 SHEETS

FILE NO:DS MDP 96-315-A11M21

W LAS ANIMAS ST

W LAS ANIMAS ST

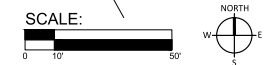
S SIERRA MADRE ST.

O W LAS ANIMAS
50'-0"

TRAINWREC
207 W. LAS ANIMAS ST.
(6419206039)

WAREHOUSE/ INDUSTRIAL
822 S. SIERRA MADRE ST.
(6419206062)
(NOT IN SCOPE)

1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

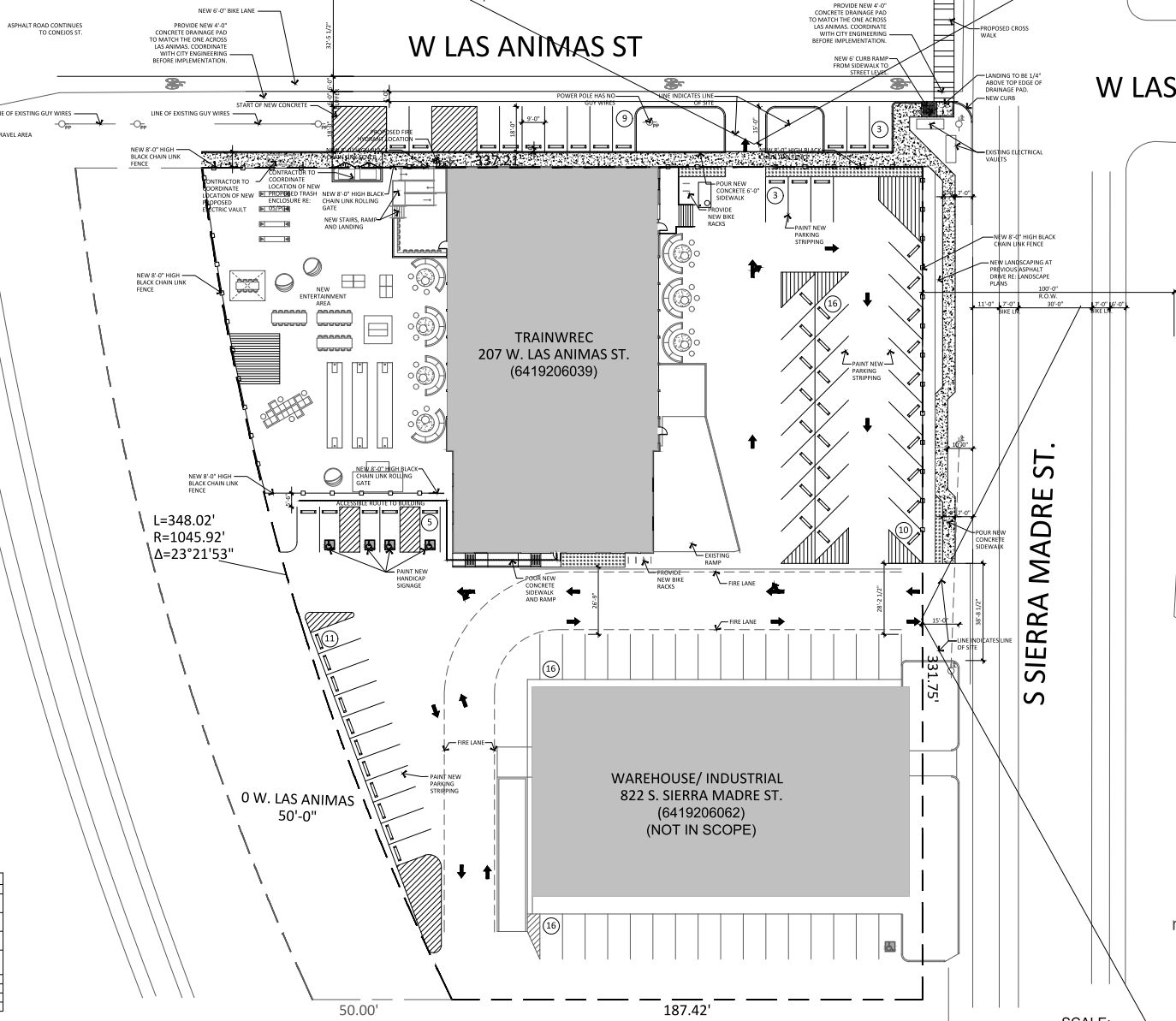


NOTES:
LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ADJUTING PROPERTY OWNER.
THERE ARE NO PROPOSED CHANGES TO SITE DRAINAGE.

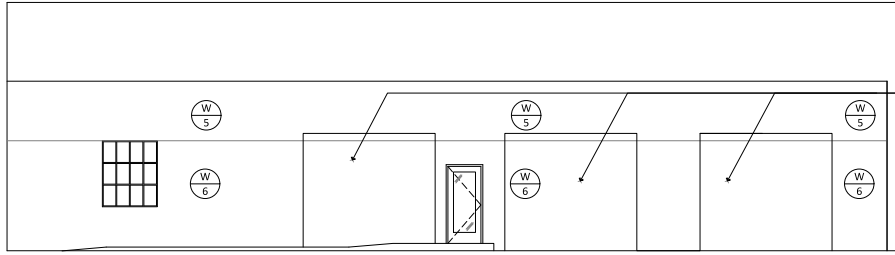
PARKING ANALYSIS		
BUILDING TYPE	PARKING RATIO	# OF SPACES
207 W LAS ANIMAS ST	RESTAURANT: 5,662 SF @ 1/250 SF	38.65
	ENTERTAINMENT: 13,179 SF @ 1/750 SF	17.57
822 S SIERRA MADRE ST.	WAREHOUSE: 8,498 SF @ 1/1,000	8.50
	INDUSTRIAL: 3,366 SF @ 1/1,000	3.37
TOTAL REQUIRED		68.09
TOTAL ON-STREET PARKING SPACES REQUIRED		4
TOTAL OFF STREET PROVIDED		77
TOTAL ON STREET AVAILABLE		17

L=348.02'
R=1045.92"
Δ=23°21'53"

RAILROAD TRACKS

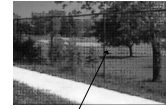


CITY STAMP:

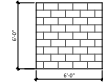
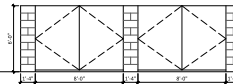


NEW EXTERIOR WALL FILL

HAND RAIL TO BE PAINTED: SHERWIN WILLIAMS, SW 6992, INKWELL

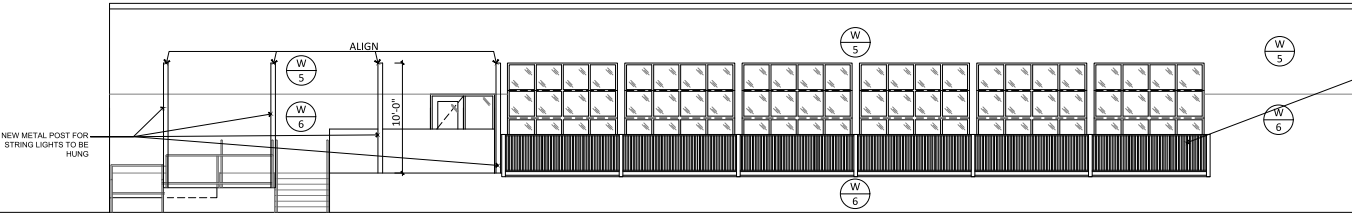


6' HIGH BLACK CHAIN LINK FENCE



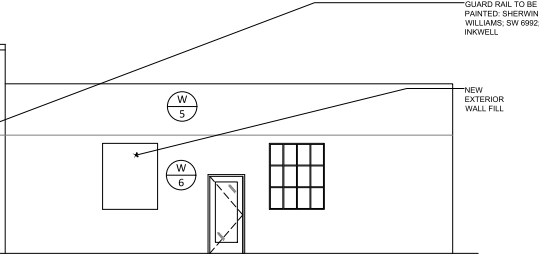
4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

05 TRASH ENCLOSURE ELEVATION
SCALE: 3/16" = 1'-0"



ALIGN

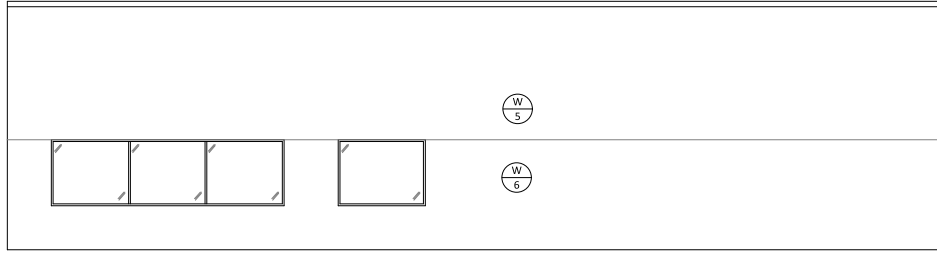
NEW METAL POST FOR STRING LIGHTS TO BE HUNG



GUARD RAIL TO BE PAINTED: SHERWIN WILLIAMS, SW 6992, INKWELL

NEW EXTERIOR WALL FILL

3 WEST ELEVATION
SCALE: 3/16" = 1'-0"



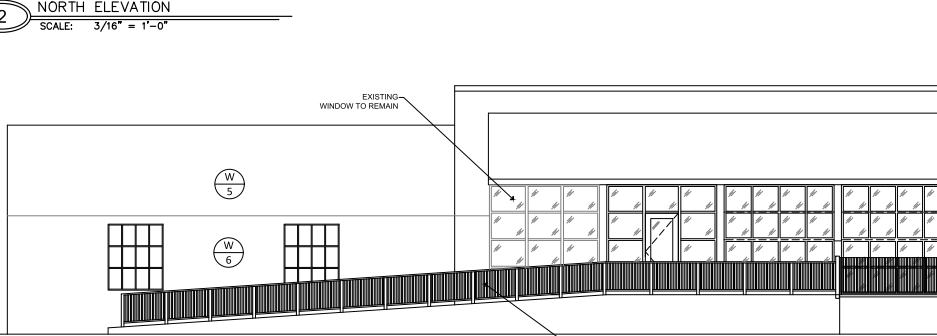
HAND RAIL TO BE PAINTED: SHERWIN WILLIAMS, SW 6992, INKWELL

2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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11/10/2021
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mpfitzsimmmons



EXISTING WINDOW TO REMAIN

NEW WINDOW TO MATCH EXISTING

GUARD RAIL TO BE PAINTED: SHERWIN WILLIAMS, SW 6992, INKWELL

1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

GUARD RAIL TO BE PAINTED: SHERWIN WILLIAMS, SW 6992, INKWELL

MINOR AMENDMENT ELEVATIONS AND DETAILS

SITE ADDRESS:
207 W LAS ANIMAS ST,
COLORADO SPRINGS, CO 80903

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719-634-3600 719-639-2339

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6419206062

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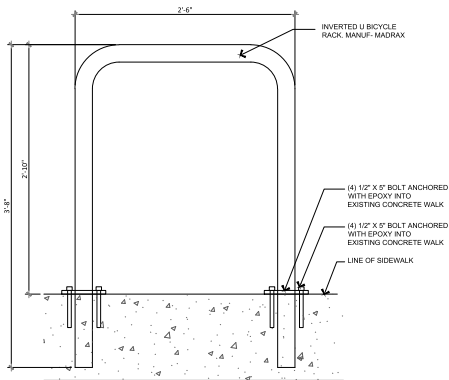
LOT AREA: 82,062.07 SF

DATE: 10/27/2021

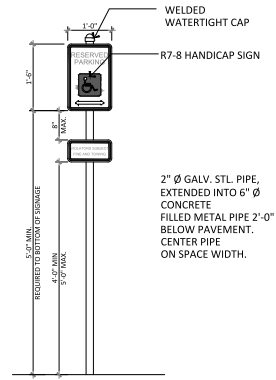
SHEET #

4

OF 8 SHEETS
FILE NO:DS MDP 96-315-A11M21

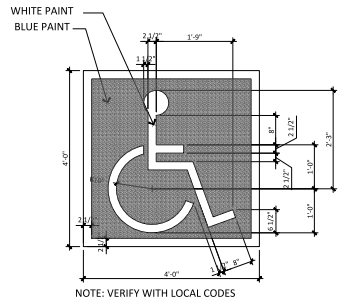


1 BIKE RACK ELEVATION
SCALE: 1-1/2" = 1'-0"

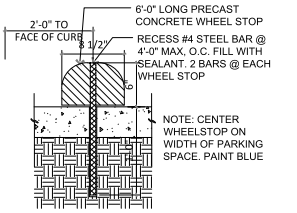


NOTE: SIGN AND INSTALLATION TO BE IN ACCORDANCE W/ ALL ADA, STATE AND CITY CODES. CONTR. SHALL VERIFY COMPLIANCE W/ ALL CODES BEFORE FABRICATION

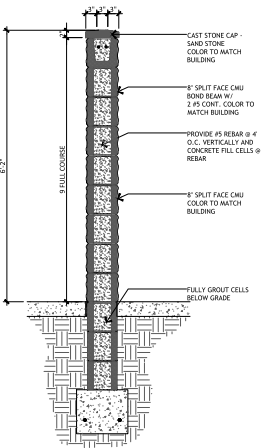
2 ANSI PARKING SIGN ELEVATION
SCALE: 3/4" = 1'-0"



3 ANSI PAVING SIGN DETAIL
SCALE: 3/4" = 1'-0"



4 WHEEL STOP DETAIL
SCALE: 1-1/2" = 1'-0"



5 TRASH ENCLOSURE
SCALE: 3/4" = 1'-0"

CITY STAMP:

MINOR AMENDMENT ELEVATIONS AND DETAILS

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OWNER:

PEACORE FAMILY LTD LIABILITY CO

435 BROWN BEAR LN. COLORADO SPRINGS CO, 80906

APPLICANT:



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SHEET #

5

OF 8 SHEETS

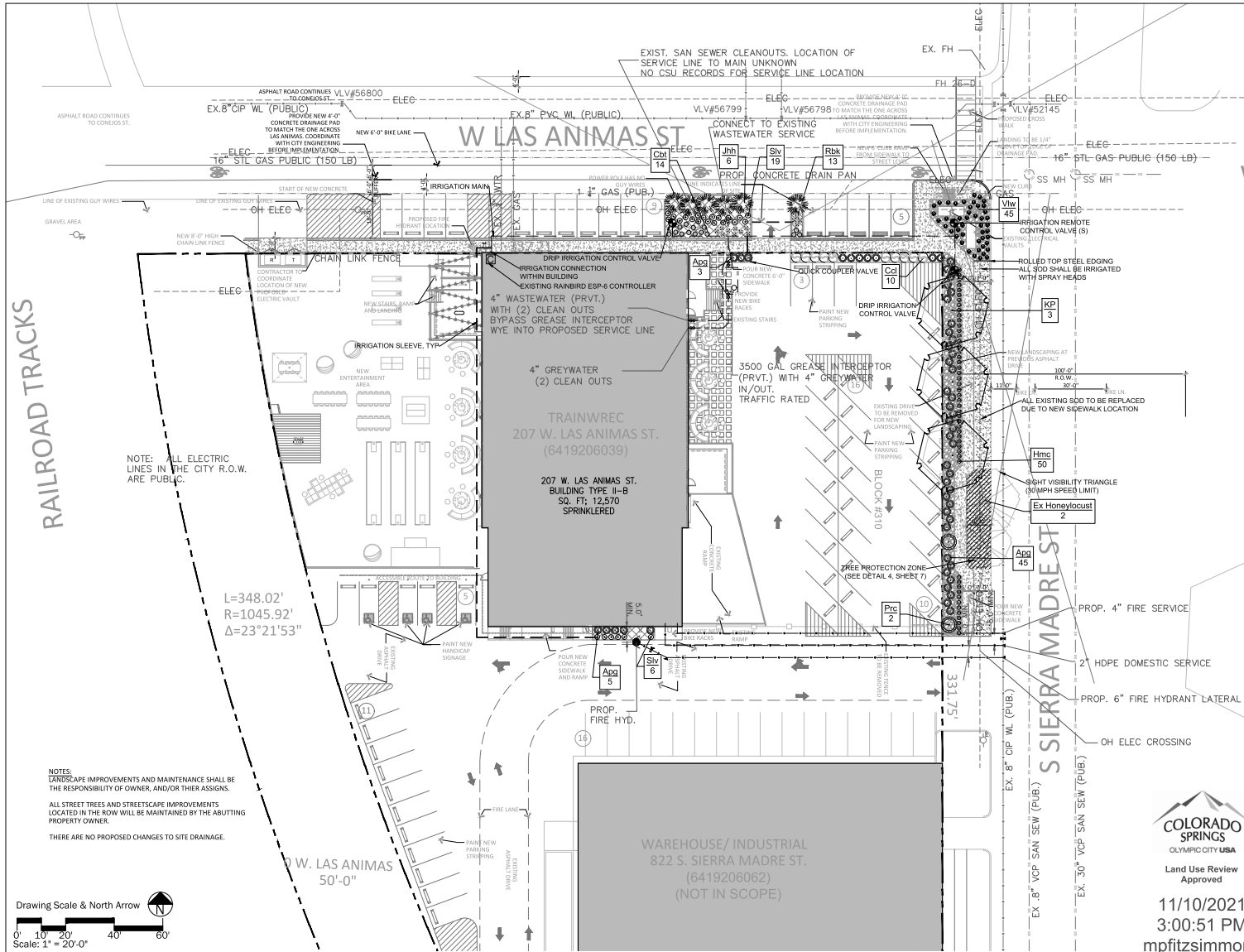
FILE NO:DS MDP 96-315-A1M1N21



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11/10/2021 3:00:51 PM

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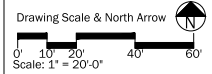


PLANT SCHEDULE					
QTY	ABREV.	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	IRRIGATION TYPE
3	KP	Koeleruteria paniculata / Goldenrain Tree	2" Cal.	25' X 25' H	DRIP X 4
Total Trees: 2					
QTY	ABREV.	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	IRRIGATION TYPE
10	Ccl	Caryopteris x clandonensis / Bluemist Spirea	#5	3' X 3' H	DRIP X 2
6	Jhh	Juniperus horizontalis 'Hughes' / Hughes Juniper	#5	6' X 2' H	DRIP X 2
2	Prc	Prunus x cistena / Purple Leaf Cherry	#5	5' X 7' H	DRIP X 2
Total Shrubs: 21					
QTY	ABREV.	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	IRRIGATION TYPE
53	App	Andropogon gerardi 'Wind Walker' / Windwalker Big Bluestem	#1	2' X 4-6' H	DRIP X 1
14	Cct	Calamagrostis brachytricha / Korean Feather Reed Grass	#1	2' X 4' H	DRIP X 1
Total Grasses: 61					
QTY	ABREV.	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	IRRIGATION TYPE
50	Hmc	Hemerocallis 'Stella de Oro' / Stella de Oro Daylily	#1	18" X 18" H	DRIP X 1
13	Rbk	Rudbeckia fulgida 'Goldsturm' / Black Eyed Susan	#1	18" X 24" H	DRIP X 1
25	Slv	Salvia x sylvestris 'Blue Queen' / Blue Salvia	#1	18" X 18" H	DRIP X 1
45	Vlw	Veronica lewisii / Turkish Veronica	F-15	18" X 2" H	DRIP X 1
Total Perennials: 127					

GROUND COVER SCHEDULE		
GROUND COVERS	QTY	NOTES
[Pattern]	1,160 sq. ft.	Rhizomatous Tall Fescue (Sod)
[Pattern]	860 sq. ft.	Shredded Cedar Mulch - 3" Depth
[Pattern]	1,450 sq. ft.	2" - 4" River Rock

COLORADO SPRINGS
 OLYMPIC CITY USA
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 mpfzissimmons

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TRAINWREC
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 COLORADO SPRINGS, COLORADO



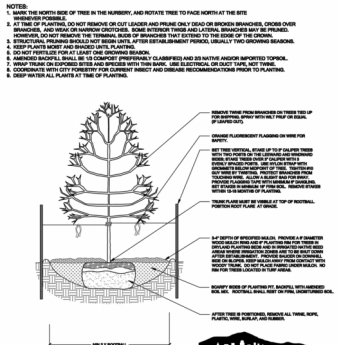
719.600.8366
 john@urbanlandscape.com

SUBMITTAL DATE: JULY 26, 2021
 REVISION #1: SEPTEMBER 1, 2021
 REVISION #2: SEPTEMBER 17, 2021
 REVISION #3: OCTOBER 1, 2021
 REVISION #4: OCTOBER 22, 2021

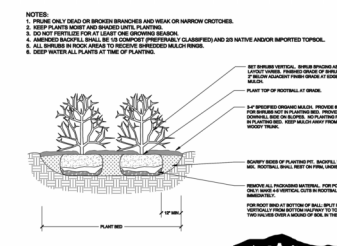
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NOT FOR CONSTRUCTION
 CITY FILE NUMBER DS MDP 96-315-A1M21

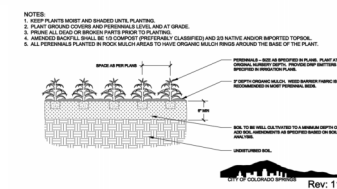
SHEET 06 OF 09
DP6
 FINAL LANDSCAPE PLAN



1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE SECTION



2 SHRUB PLANTING DETAIL
NOT TO SCALE SECTION



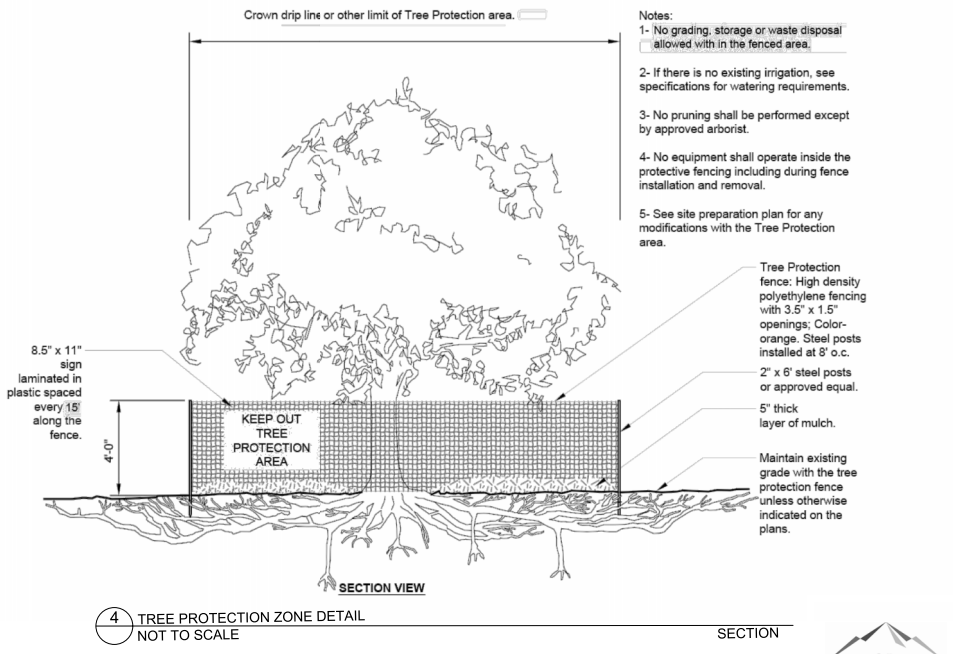
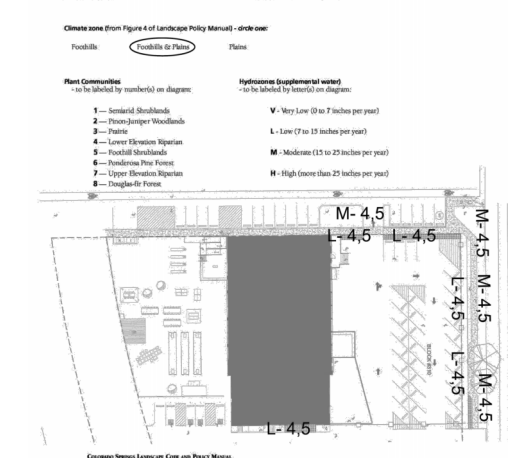
3 PERENNIAL/GROUNDCOVER PLANTING DETAIL
NOT TO SCALE SECTION

- NOTES:**
1. SHOW THE SPREAD OF TREE IN THE MANSION, AND INDICATE TREE TO FACE NORTH AT THE SITE.
 2. PREPARE SOIL TO DEPTH OF 18" BELOW SURFACE AND 18" BELOW ROOT BALL. SOIL SHOULD BE REFINISHED TO ORIGINAL CONDITION.
 3. ALL PLANT MATERIALS SHALL BE PROTECTED FROM DAMAGE AND LOSS DURING TRANSPORT, STORAGE, AND HANDLING. ALL PLANT MATERIALS SHALL BE STORED IN A PROTECTED AREA.
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UNIT FOUR APPENDIX E

Appendix E: Schematic Landscape Diagram

To be submitted in conformance with Policy 311. (See reverse side for example.)



4 TREE PROTECTION ZONE DETAIL
NOT TO SCALE SECTION



719.600.8366
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TRAINWREC
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Land Use Review
Approved
11/10/2021
3:00:51 PM
mpftzsimmons

SHEET 01 OF 09
DP7
LANDSCAPE NOTES & DETAILS

