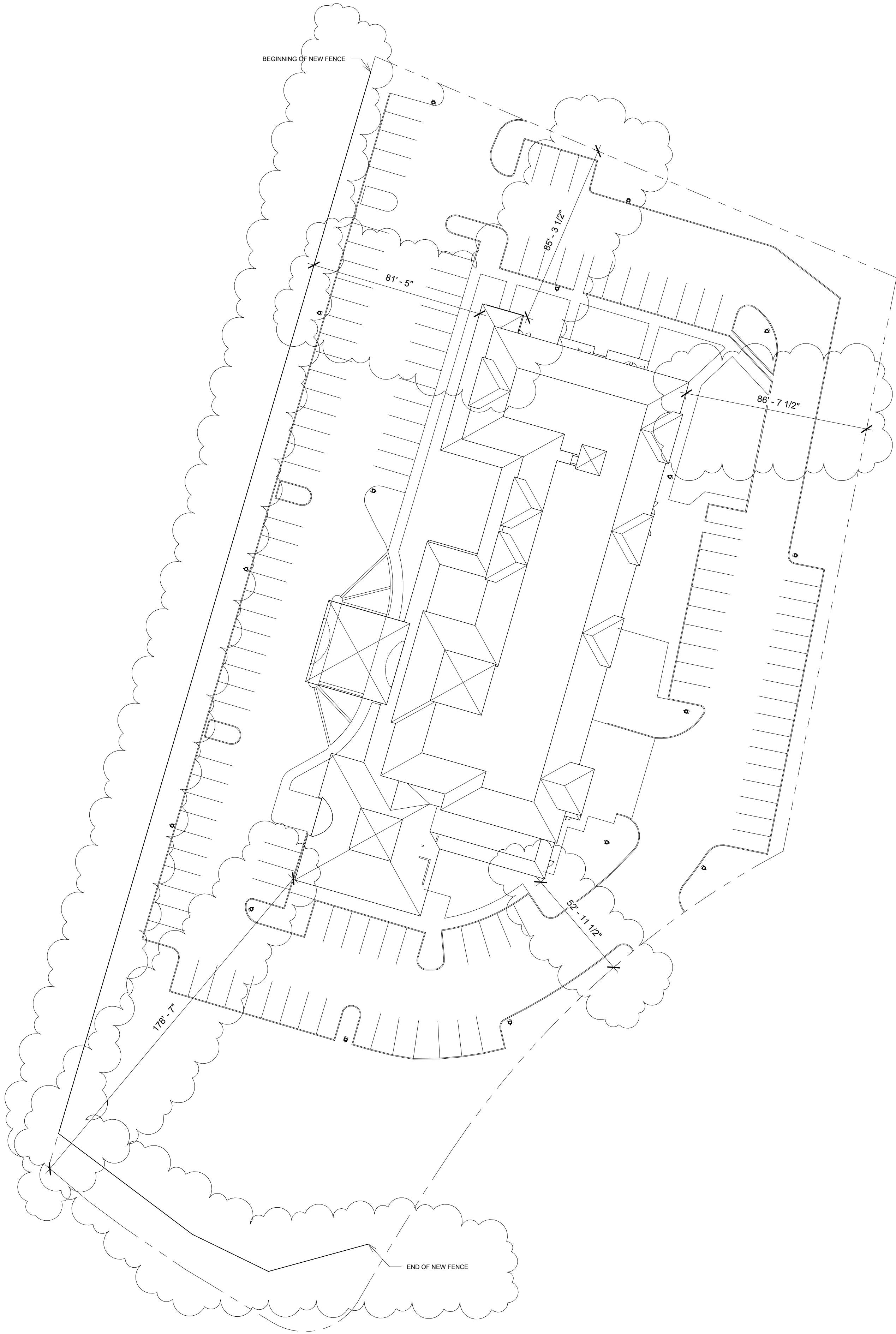
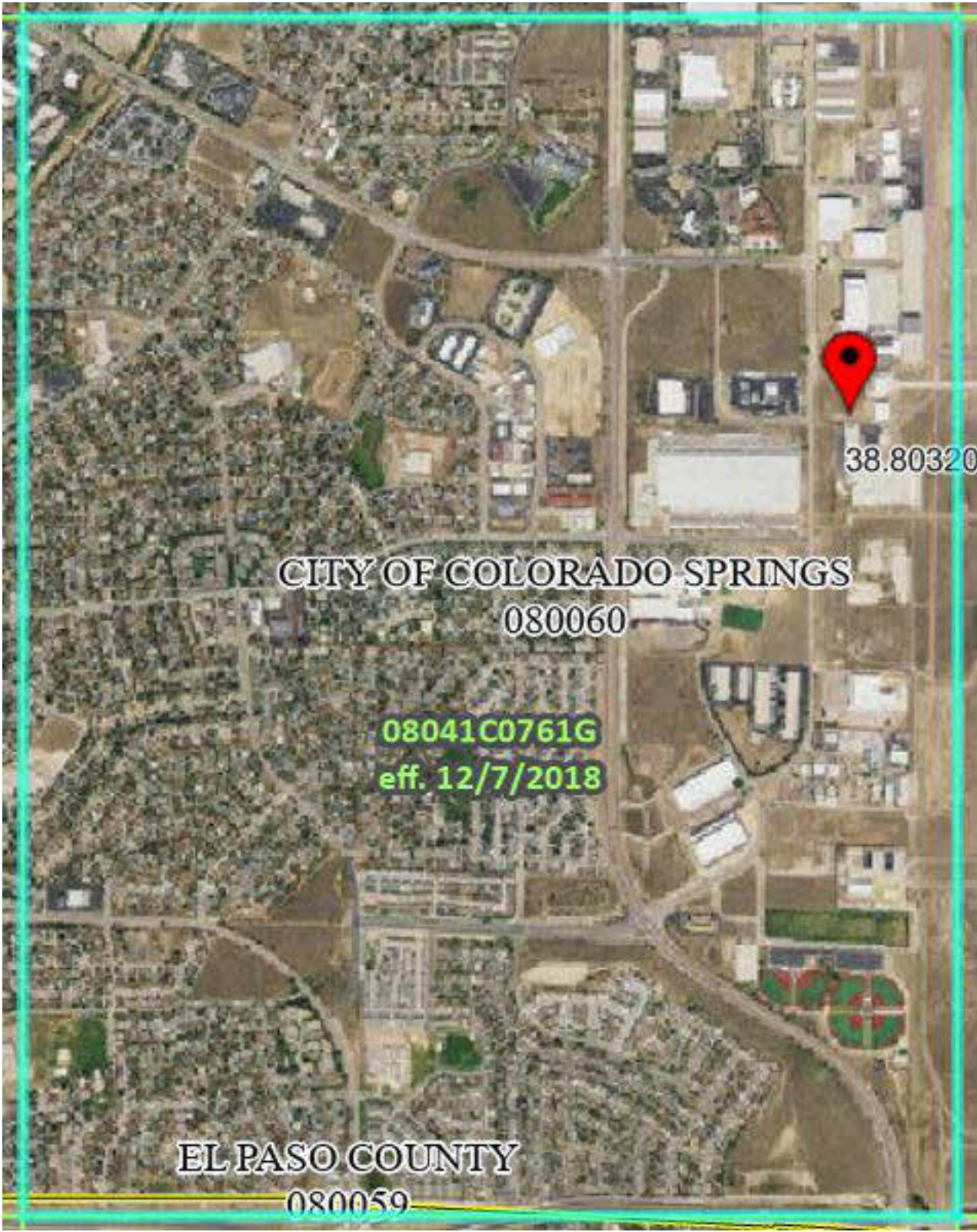
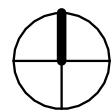


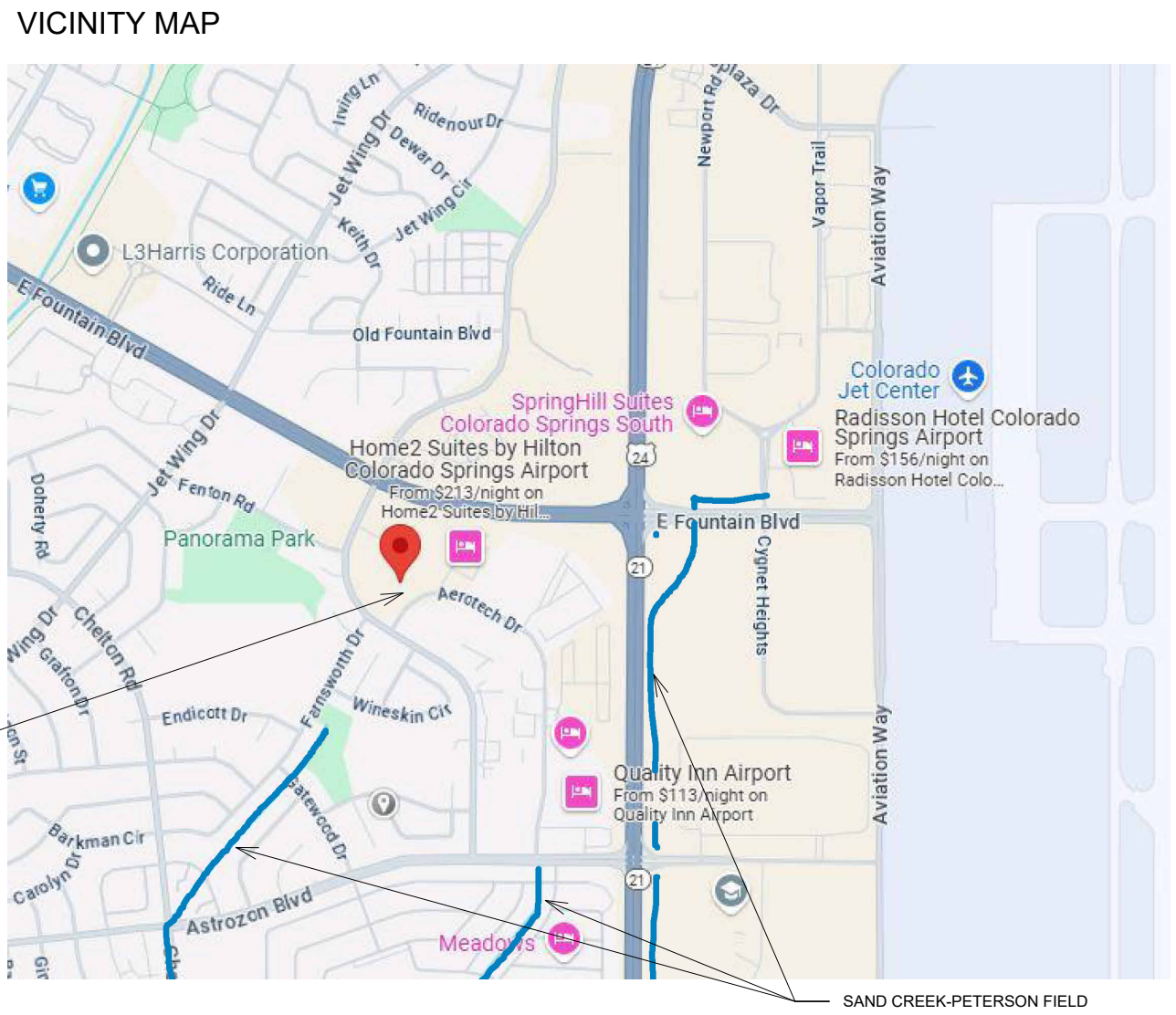


1 SITE
1/32" = 1'-0"



PROJECT INFORMATION	
LEGAL DESCRIPTION:	LOT 4 HOLIDAY INN/AEROPLAZA PLAT #10654
ZONING:	MX-M AO
PLAT #:	R10654
CURRENT LAND USE:	COMMERCIAL (HOTEL)
PROPOSED LAND USE:	CIVIC (HUMAN SERVICE ESTABLISHMENT)
BUILDING DATA:	20,042 SF FOOTPRINT, MAX. 45' HEIGHT
PARKING REQUIREMENTS:	HSE: 1:8 BED (118 ROOMS) = 15 SPACES RESTAURANT/MEETING ROOMS: 3,906 SF (1 SPACE/100 SF) = 39 SPACES TOTAL REQUIRED: 54 SPACES TOTAL PROVIDED: 124 SPACES INCLUDING 6 HANDICAP SPACES WITH 2 VAN ACCESSIBLE
SURFACES:	IMPERVIOUS = 81,600 SF (60%) NON-IMPERVIOUS = 53,900 SF (40%)
% OF SITE COVERED WITH STRUCTURES:	15%
% OF SITE COVERED WITH PAVEMENT:	42%
AVIGATION EASEMENT:	THIS PROPERTY IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED IN BOOK 5116 AT PAGE 1001, EL PASO COUNTY, COLORADO.
FLOODPLAIN:	FEMA PANEL # 08041C0761G, EFFECTIVE ON 12/7/2018

NOTES:
- ALL EXISTING CURBS, GUTTER, SIDEWALK, PEDESTRIAN RAMPS, CROSS-PANS, AND DRIVEWAY APRONS POSING A SAFETY HAZARD, DAMAGED, EXCESSIVELY DETERIORATED, OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE MUST BE REMOVED AND REPLACED PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE ARRANGED WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR AT 719-385-5977 TO DETERMINE THE REQUIRED IMPROVEMENTS
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL COMPLY WITH THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. THE CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE FINAL AUTHORITY OVER THE ACCEPTANCE OF PUBLIC IMPROVEMENTS
- PARK LAND DEDICATION IS TO BE MET BY FEES IN LIEU, TO BE DUE AT TIME OF BUILDING PERMIT.



ROOT ARCHITECTURE AND DEVELOPMENT, LLC
Zeke Freeman, R.A., G.C.
28677 S Buffalo Park Rd, Evergreen, CO 80439
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DIGITAL SIGNATURE

COLORADO SPRINGS RECOVERY CENTER

1855 Aero plaza Dr., Colorado Springs, CO 80916

EXPIRE DATE: 10/31/2023

COLORADO SPRINGS RECOVERY CENTER

ISSUED FOR:
USE CHANGE

PROJ. NO. Project Number
DRAWN: CZ
CHECKED: ZF
DATE: 08/19/2025
DESIGN DEVELOPMENT

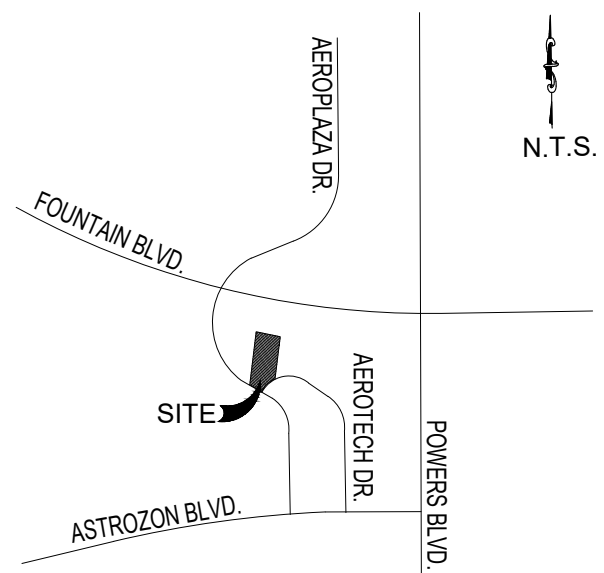
SHEET TITLE:
SITEPLAN

SCALE: As indicated
SHEET NUMBER

A1.0

File # DEPN-25-0083

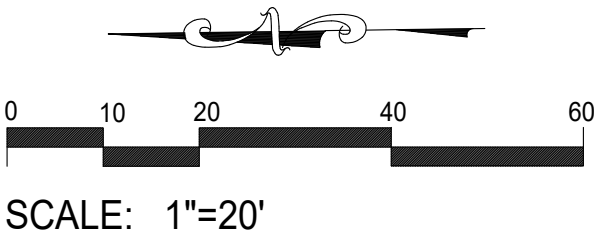
VICINITY MAP



NOTE: ALL EXISTING VEGETATION SHOWN IS TO REMAIN, UNLESS OTHERWISE NOTED.

LANDSCAPE MATERIALS LEGEND

SYMBOL	DESCRIPTION	QTY
	EXISTING IRRIGATED BLUEGRASS TURF	1,745 sf
	EXISTING 3/4\"/>	16,538 sf
	EXISTING 1.5\"/>	3,807 sf
	EXISTING IRRIGATED FESCUE / NATIVE GRASSES	21,590 sf
	EXISTING 4\"/>	468 sf
	PROPOSED IRRIGATED BLUEGRASS TURF	4,588 sf



SITE CATEGORY CALCULATIONS

Landscape Setbacks					
Street Name or Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Aeroplaza Drive	(See Landscape Buffers Calculations)	-	-	-	-
Aerotech Drive	Non-Arterial	10' / 10'	320'	1 / 30'	9 / 9 (9 existing)

Shrub Substitutes Req. / Prov.	Orn Grass Subs Req. / Prov.	Plan Symbol Abbreviation	Percent Ground Plane Veg. Req. / Prov.
- / -	- / -	-	- / -
20 / 20 (10 existing)	0 / 0	(AT) Aerotech Dr.	75% / 75%

Property Edge Landscape Buffers

Property Line	Width Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.	Evergreen Trees Req./ Prov.
Aeroplaza Drive	15' / 15'	152'	1 / 20'	8 / 8 (7 existing)	4 / 5
West Boundary	15' / 11.5' *	546'	1 / 20'	28 / 32 (9 existing)	16 / 21 (1 existing)

Shrub Substitutes Req. / Prov.	Orn Grass Subs Req. / Prov.	Plan Symbol Abbreviation	Percent Ground Coverage Req. / Prov.	Length of 6' Tall Fence Req. / Prov.
- / -	- / -	(BA) (BW)	75% / 75%	152' / 152'
- / -	- / -	(BA) (BW)	75% / 75%	546' / 522'

Parking Lot Landscaping

No. of Vehicles Spaces	Shade Trees (1 per 15) Required/Provided	Abbr. on Plan	Parking Lot Footage	Length of Frontage (Excluding entry access)	2/3 Length of Frontage
124	9 / 11 (6 existing)	(MV)	Aeroplaza Drive	120'	80'
			West Boundary	444'	293'
			North Boundary	202'	133'
			East Boundary	275'	182'

No. of 3' tall screening plants	Evergreen Plants Req. (50%) / Prov.	Plan Symbol Abbreviation	Percent Ground Plane Veg. Req. / Prov.	Length of screening wall / fence / berm
16 / (Proposed fence)	8 / 8 (Proposed fence)	(APS)	75% / 75%	N / A
59 / (Proposed fence)	30 / (Proposed fence)	(WS)	75% / 75%	N / A
27 / 27	14 / 14	(NS)	75% / 75%	N / A
36 / 36	18 / 18	(ES)	75% / 75%	N / A

NOTE: "Drive Slow" signs are to be posted around property.

SITE CATEGORY CALCULATIONS (Cont'd)

Interior Landscaping

Gross Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
135,310	15%	20,296 s.f. / 21,375 s.f.	14 / 10 (5 existing)

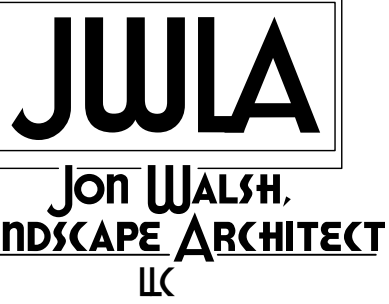
Shrub Substitutes Required / Provided	Ornamental Grass Subs Required / Provided	Plan Symbol Abbreviation	Percent Ground Coverage Required / Provided
40 / 40 (30 existing)	- / -	(IN)	75% / 75%

Green Space Required (Y / N)	Active Green Space Percent / SF Required / Provided	Non-Active Green Space Percent / SF Required / Provided	Active Green Space Design Elements
Yes	10% (13,531 s.f.) / 6,248 s.f.*	5% (6,766 s.f.) / 11,461 s.f.	Covered patio seating area, New turf areas, New seating area

NOTE: All existing trees which are being used to meet required site landscape requirements will need to be replaced if not in a healthy condition.

* ALTERNATIVE LANDSCAPE ADJUSTMENT REQUEST-

- Request #1
- Code Section - 7.4.906
 - Requirement - A landscape buffer setback shall be 15' wide.
 - Justification - A landscape buffer was not required when this property was originally developed. The landscape strip along this boundary is 11.5' wide. All required buffer trees and fence are proposed along this boundary to meet the buffer requirements, and several additional trees are proposed along this boundary too.
- Request #2
- Code Section - 7.4.908
 - Requirement - Active green space shall consist of 10% of site.
 - Justification - Parking has been removed to create a new usable lawn and seating area east of the building. An existing large covered outdoor seating area on the south side of the building will also be utilized. A basketball goal and pavement striping for basketball will also be provided. These three spaces will provide opportunities for outdoor passive and active recreation



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www.jwlandscapearchitect.com

STAMP

PROJECT NAME

Colorado Springs Recovery Center
1855 Aeroplaza Drive
Colorado Springs, CO

PLAN TITLE

PRELIMINARY
LANDSCAPE
PLAN

PLAN DATE

August 21, 2025

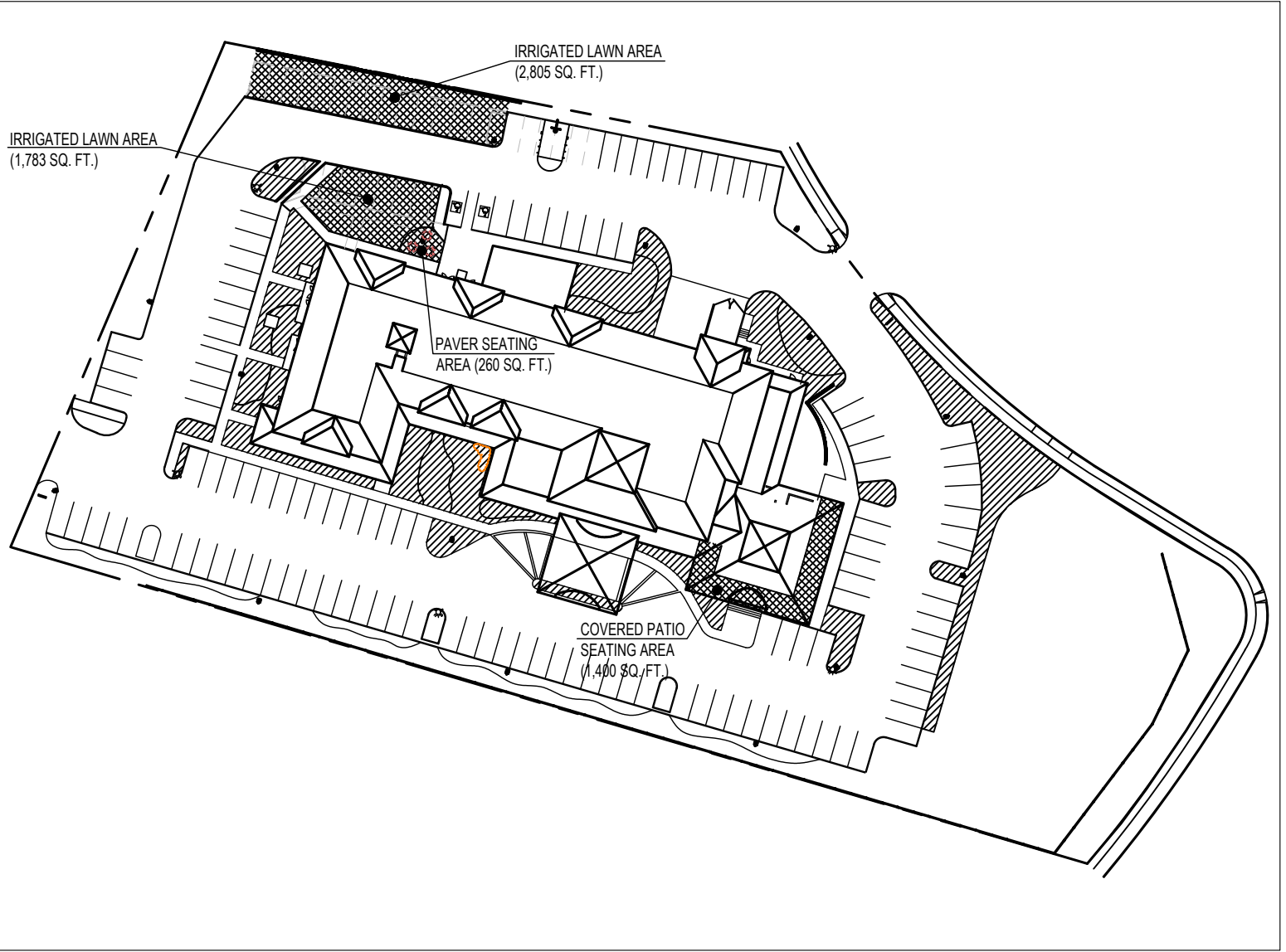
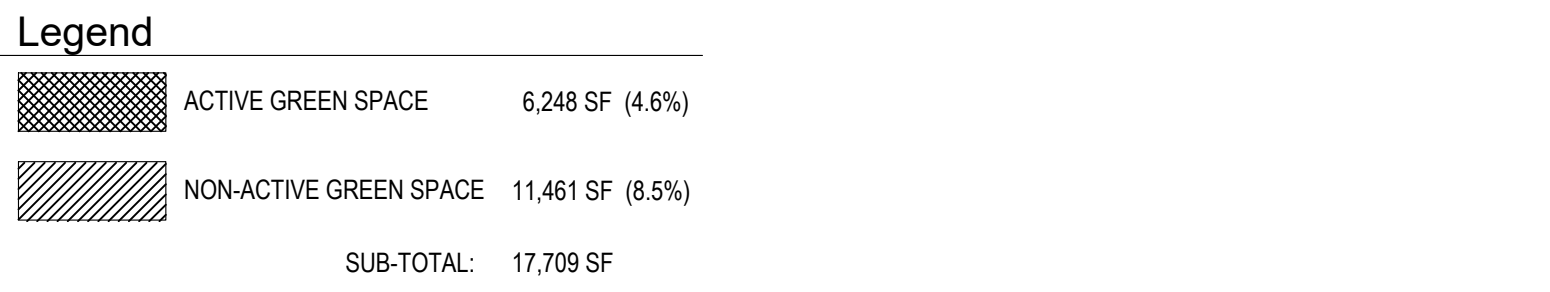
REVISIONS

September 17, 2025

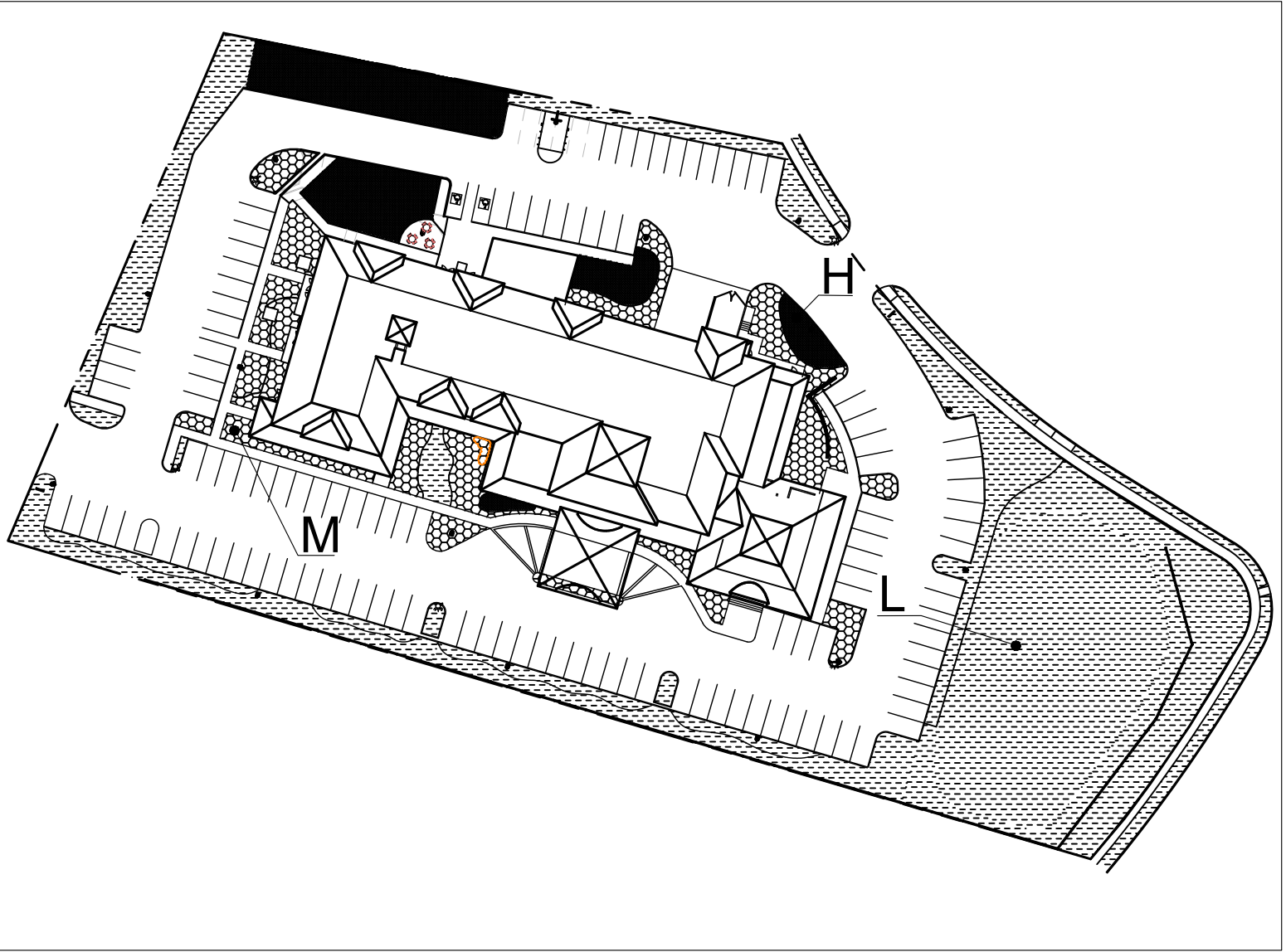
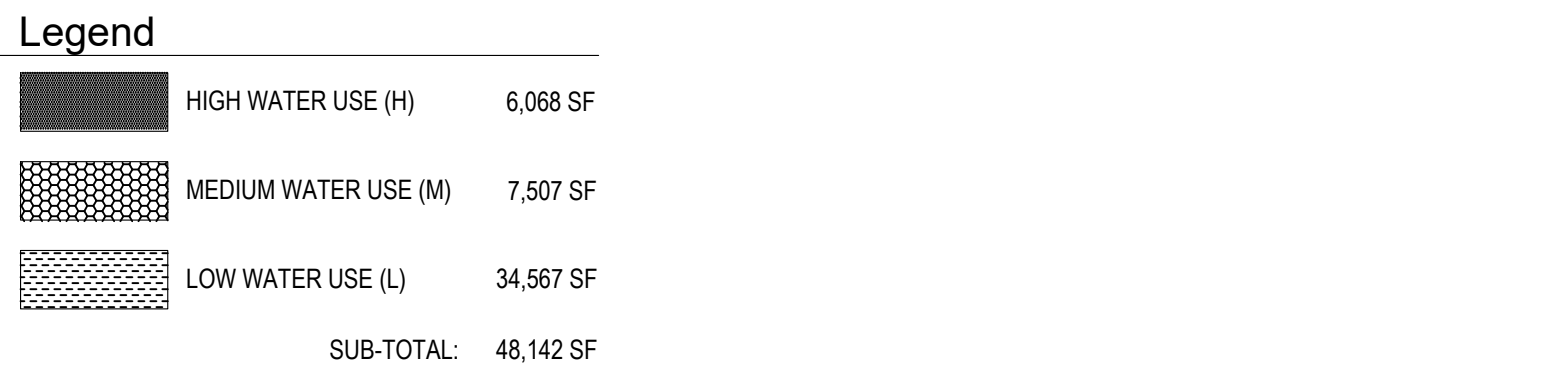
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L1

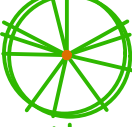
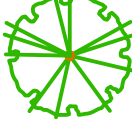
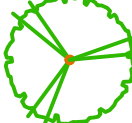
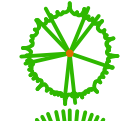
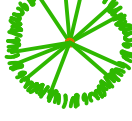
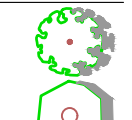
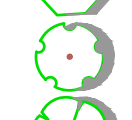
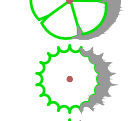
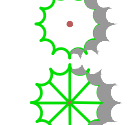
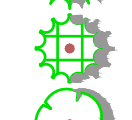
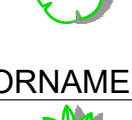
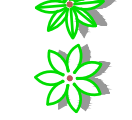
Green Space Diagram



Hydrozone Diagram



PLANT SCHEDULE- Proposed New Plantings

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	MATURE HEIGHT	CODE REQ.
DECIDUOUS TREES								
	CAT SPE	1	Catalpa speciosa	Northern Catalpa	1.5' Cal.	B & B	40'-60' x 20'-40'	ROW/Median/Stream
	CEL OCC	3	Celtis occidentalis	Common Hackberry	1.5' Cal.	B & B	30'-40' x 30'-40'	Park/ROW/Median/Stream
	CRA IN3	5	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	1.5' Cal.	B & B	20'-30' x 20'-30'	ROW / Medians
	GYM DIO	3	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	1.5' Cal.	B & B	40'-50' x 30'-40'	Park/ROW/Median/Stream
	QUE MAC	2	Quercus macrocarpa	Bur Oak	1.5' Cal.	B & B	50'-60' x 35'-50'	Park/ROW/Median/Stream
	QUE RUB	2	Quercus rubra	Northern Red Oak	1.5' Cal.	B & B	50'-60' x 35'-50'	ROW
EVERGREEN TREES								
	JUN GR2	7	Juniperus scopulorum 'Gray Gleam'	Gray Gleam Juniper	7' ht.		15'-25' x 8'-15'	Screen / Wall / Trash
	PIN NIG	9	Pinus nigra	Austrian Black Pine	6' Ht.	B & B	40'-60' x 20'-35'	Screen / Wall / Trash
	PIN PON	8	Pinus ponderosa	Ponderosa Pine	6' Ht.	B & B	50'-60' x 20'-30'	ROW/Median/Wall/Screen/Trash
	40	TOTAL NUMBER OF TREES (100% SELECTED SPECIES- 70% MINIMUM)						
SHRUBS								
	BER ATR	15	Berberis thunbergii 'Atropurpurea'	Red Leaf Japanese Barberry	5 gal		4'-5' x 4'-5'	Screen/Wall
	CHA MIL	8	Chamaebatia millefolium	Fernbush	5 gal		4'-6' x 4'-6'	Screen
	COT LUC	13	Cotoneaster lucidus	Peking Cotoneaster	5 gal		6'-8' x 6'-8'	Screen / Wall / Trash
	FOR NEM	5	Forestiera neomexicana	New Mexico Privet	5 gal		8'-10' x 8'-10'	Screen / Trash
	JUN HUG	7	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal		1'-2' x 6'-8'	
	JUN BUF	15	Juniperus sabina 'Buffalo'	Buffalo Juniper	5 gal		1'-2' x 6'-8'	
	JUN GRA	5	Juniperus scopulorum 'Gray Gleam'	Gray Gleam Juniper	5 gal		10'-15' x 6'-8'	Screen / Wall / Trash
	JUN MOO	7	Juniperus scopulorum 'Moonglow'	Moonglow Juniper	5 gal		15'-20' x 5'-8'	Screen / Wall / Trash
	ROS NWD	11	Rosa x 'Nearly Wild'	Nearly Wild Floribunda Rose	5 gal		2'-3' x 3'-4'	
	86	TOTAL NUMBER OF SHRUBS (100% SELECTED SPECIES- 70% MINIMUM)						
ORNAMENTAL GRASSES								
	CAL KAF	22	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 gal.		3'-5' x 1'-2'	Screen
	PAN SHA	9	Panicum virgatum 'Shenandoah'	Burgundy Switch Grass	3 gal.		3'-5' x 1'-2'	Screen
	31	TOTAL NUMBER OF ORNAMENTAL GRASSES (100% SELECTED SPECIES- 70% MINIMUM)						

Utilities Notes

- TREES CANNOT BE IN AN EASEMENT AND SHALL MAINTAIN A 15-FOOT MINIMUM SEPARATION FROM WATER MAINS, WASTEWATER MAINS, OR SERVICES AND A 6-FOOT MINIMUM SEPARATION FROM ELECTRIC AND GAS DISTRIBUTION LINES.
- FENCING SHALL NOT STOP ACCESS TO UTILITY LINES OR CONFLICT WITH UTILITY EQUIPMENT.

Landscape Maintenance 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 ABUTTING PROPERTY OWNER.

Landscape and Irrigation Notes

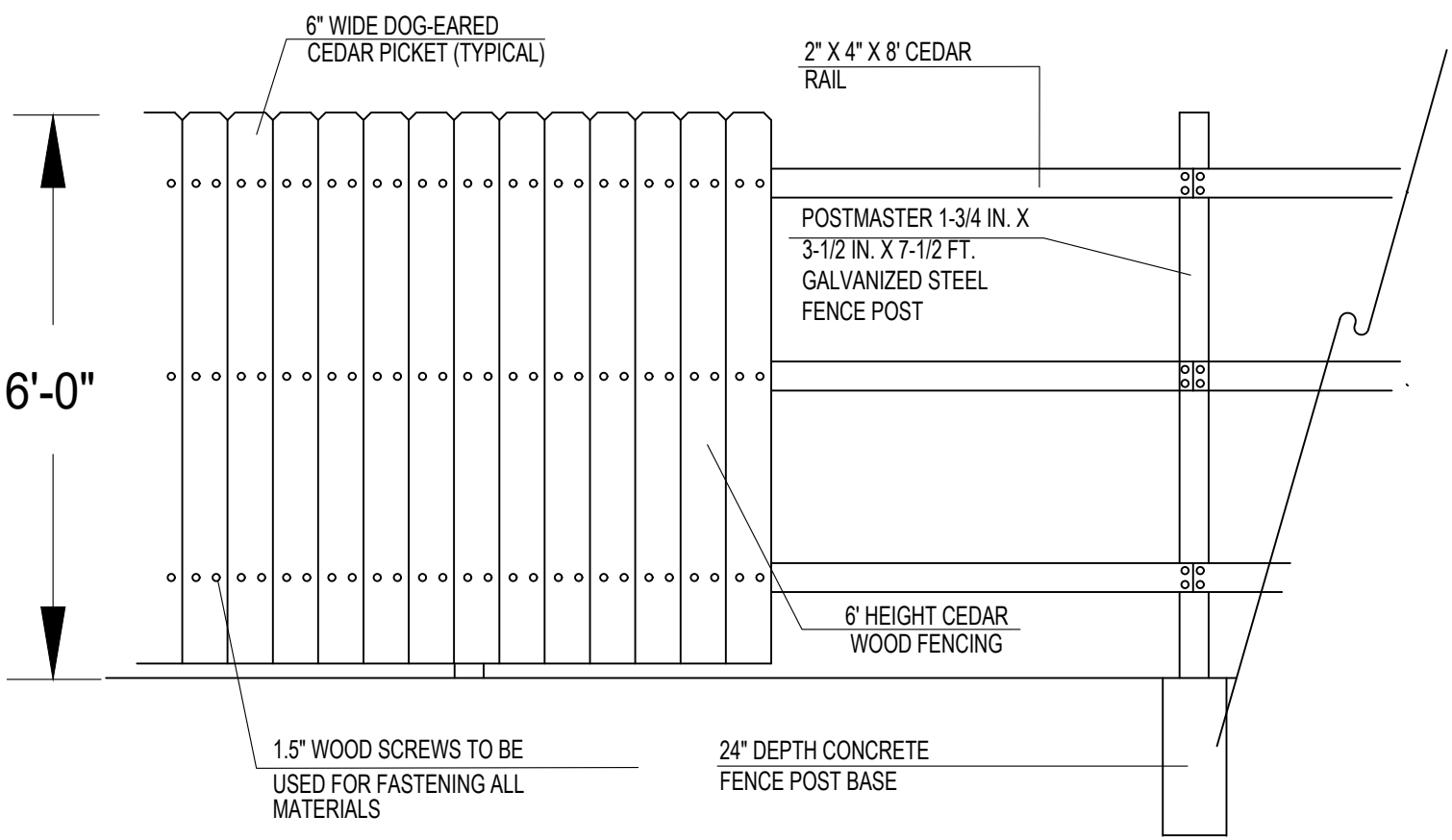
- PROPOSED LAWN AREAS ARE TO HAVE A MINIMUM OF 9" OF IMPORTED TOPSOIL. INSTALLED WHERE PARKING STALLS ARE REMOVED. SOIL AMENDMENTS ARE TO BE INSTALLED ACCORDING TO SOIL PREPARATION NOTES ON FINAL LANDSCAPE PLANS AND ROTO-TILLED TO AN 8" DEPTH. PROPOSED PLANT MATERIALS ARE TO BE INSTALLED PER PLANTING DETAILS SHOWN ON FINAL LANDSCAPE PLAN.
- EXISTING IRRIGATION SYSTEM SHALL CONTINUE TO WATER EXISTING PLANTS AND EXISTING TURF. ALL PROPOSED PLANTINGS AND PROPOSED LAWN AREAS ARE TO BE WATERED BY A PERMANENT UNDERGROUND IRRIGATION SYSTEM. NEW PLANTINGS TO BE WATERED BY EXPANDING EXISTING DRIP IRRIGATION ZONES. PROPOSED LAWN AREAS TO BE WATERED BY NEW SPRAY AND ROTARY IRRIGATION ZONES CONNECTED TO EXISTING MAIN LINE.

Standard City of Colorado Springs Landscape Notes

- A FINAL LANDSCAPE AND IRRIGATION PLAN, WITH APPLICABLE SUPPORTING MATERIAL, SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION AND SHALL BE APPROVED BEFORE ANY BUILDING PERMIT APPROVAL, ANY LANDSCAPE OR IRRIGATION CONSTRUCTION, AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL PROPOSED LANDSCAPING SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM WHICH WILL PROVIDE DRIP IRRIGATION TO ALL SHRUB BEDS AND TREES WITHIN NATIVE SEED AREAS AND SPRAY IRRIGATION TO ALL HIGH-WATER USE TURF AND NATIVE SEED AREAS.
- THE OWNER OR DEVELOPER IS REQUIRED TO PROVIDE INSPECTION AFFIDAVITS EXECUTED BY THE COLORADO LICENSED LANDSCAPE ARCHITECT OR CERTIFIED IRRIGATION DESIGNER OF RECORD FOR THE PROJECT, WHICH CERTIFIES THAT THE PROJECT WAS INSTALLED AND IN COMPLIANCE WITH THE APPROVED FINAL LANDSCAPE AND IRRIGATION PLAN ON FILE IN CITY PLANNING. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVITS. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD FOR THE PROJECT (719-385-5905) AND AS NECESSARY OUR DRE OFFICE (719-385-5982).
- COPIES OF RECEIPTS/DELIVERY TICKETS FOR SOIL AMENDMENTS INSTALLED ON THE PROJECT ARE REQUIRED TO BE PROVIDED WITH THE INSPECTION AFFIDAVITS.
- IF SOIL IN THE PARKING LOT HAS BEEN COMPACTED BY GRADING OPERATIONS, THE SOIL WITHIN THE PLANTER SHALL BE TILLED, OR REMOVED TO A DEPTH OF THIRTY (30) INCHES AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES BEING INSTALLED.
- TILLING OF THE EXISTING SOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION SHALL BE REQUIRED FOR ALL LANDSCAPE PLANTING AREAS.

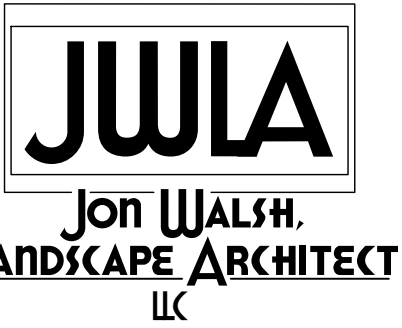
NOTE: A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

NOTE: Fencing shall not stop access to utility lines or conflict with utility equipment.



1 Proposed 6' Height Cedar Picket Wood Fence
NOT TO SCALE

CITY FILE NO: DEPN-25-0083
CITY PLANNING APPROVAL:



P.O. Box 354
Palmer Lake, CO 80133
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STAMP

PROJECT NAME

Colorado Springs Recovery Center
1855 Aero plaza Drive
Colorado Springs, CO

PLAN TITLE

PRELIMINARY
LANDSCAPE
PLAN

PLAN DATE

August 21, 2025

REVISIONS

September 17, 2025

SHEET NO.

L2

FIRST FLOOR ROOM SCHEDULE	
Number	Name
FIRST FLOOR	
100	OFFICE
101	OFFICE
102	OFFICE
103	OFFICE
104	CORRIDOR
105	STORAGE
106	MECHANICAL
107	MAINT.
108	STAIR
109	ELEC.
110	POOL EQUIP.

FIRST FLOOR ROOM SCHEDULE	
Number	Name
111	LAP POOL
112	EXERCISE
114	TOILET
115	TOILET
116	CORRIDOR
117	CORRIDOR
118	STOR.
119	GROUP ROOM
120	CORR.
121	PREFUNCTION CORRIDOR
122	GROUP ROOM
123	SERVICE CORRIDOR

FIRST FLOOR ROOM SCHEDULE	
Number	Name
124	WOMEN
125	MEN
126	ELEV. EQUIP.
127	JAN
128	CORRIDOR
129	CORRIDOR
130	PROPERTY ROOM
131	OFFICE
132	OPERATIONS OFFICE
133	OFFICE
134	RECEPTIONITS
135	OFFICE

FIRST FLOOR ROOM SCHEDULE	
Number	Name
136	OFFICE
137	LOBBY COMMUNITY AREA
138	LOBBY COMMUNITY AREA
139	VESTIBULE
140	OFFICE
141	SERVICE
142	PANTRY
143	STORAGE
144	SERVICE CORRIDOR
145	TR
146	LINEN STORAGE
147	LAUNDRY

FIRST FLOOR ROOM SCHEDULE	
Number	Name
148	OFFICE
149	OFFICE
150	OFFICE
151	TOILET
152	TOILET
153	STAIR
155	EMPLOYEE BREAK ROOM
156	MECH
157	STORAGE
159	ELEC.
160	KITCHEN
160	RESTAURANT



1 FIRST FLOOR PLAN
3/32" = 1'-0"

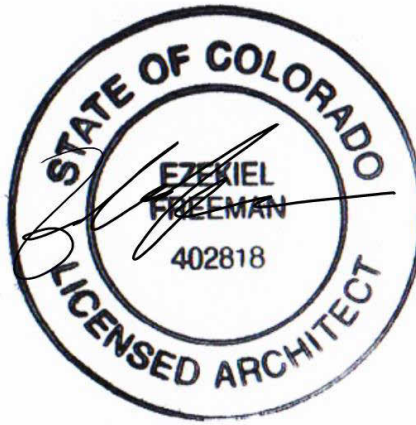


ROOT ARCHITECTURE AND
DEVELOPMENT, LLC
Zeke Freeman, R.A., G.C.
28677 S Buffalo Park Rd, Evergreen,
CO 80439
Phone: 720.498.1925
Email: zfreeman@root-ad.com

DIGITAL SIGNATURE

COLORADO SPRINGS RECOVERY
CENTER

1855 Aeroplaza Dr. Colorado Springs, CO 80916



EXPIRE DATE: 10/31/2023

COLORADO SPRINGS
RECOVERY CENTER

ISSUED FOR:
USE CHANGE

PROJ. NO. Project Number
DRAWN: CZ
CHECKED: ZF
DATE: 08/19/2025
DESIGN DEVELOPMENT

SHEET TITLE:
FIRST FLOOR
PLAN

SCALE: 3/32" = 1'-0"
SHEET NUMBER

A1.2

File # DEPN-25-0083



1 SECOND FLOOR PLAN
3/32" = 1'-0"

ROOT ARCHITECTURE AND
DEVELOPMENT, LLC
Zeke Freeman, R.A., G.C.
28677 S Buffalo Park Rd, Evergreen,
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COLORADO SPRINGS RECOVERY
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1855 Aeroplaza Dr. Colorado Springs, CO 80916

EXPIRE DATE: 10/31/2023

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ISSUED FOR:
USE CHANGE

PROJ. NO. Project Number
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CHECKED: ZF
DATE: 08/19/2025

DESIGN DEVELOPMENT

SHEET TITLE:
**SECOND
FLOOR PLAN**

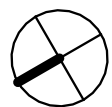
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SHEET NUMBER

A1.3

File # DEPN-25-0083



1 THIRD FLOOR PLAN
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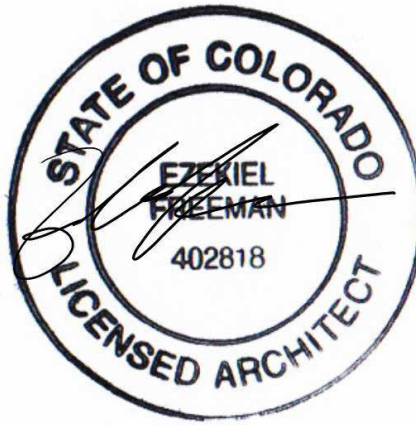


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DIGITAL SIGNATURE

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CENTER

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EXPIRE DATE: 10/31/2023

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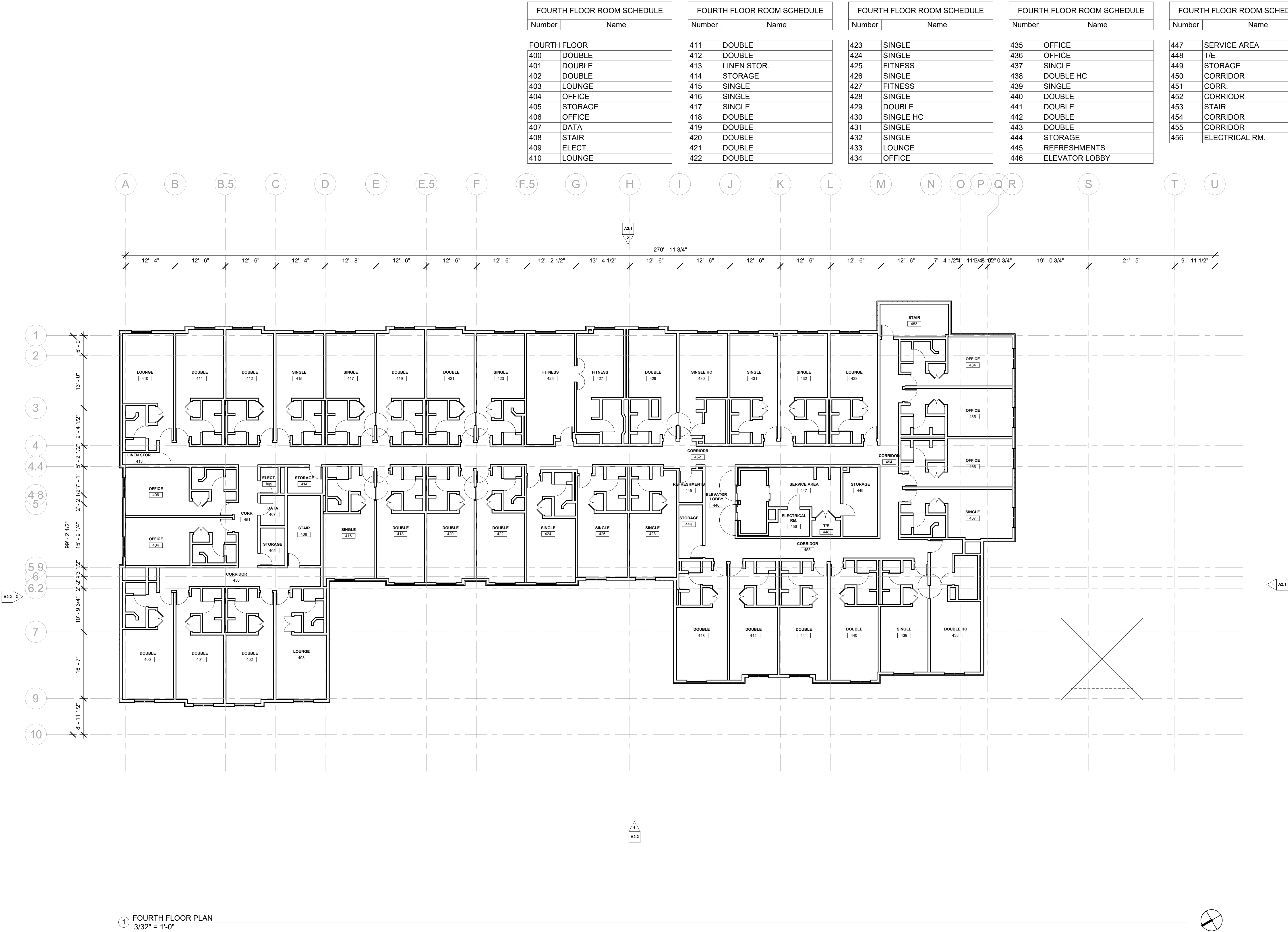
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DRAWN: CZ
CHECKED: ZF
DATE: 08/19/2025
DESIGN DEVELOPMENT

SHEET TITLE:
THIRD FLOOR
PLAN

SCALE: 3/32" = 1'-0"
SHEET NUMBER

A1.3A

File # DEPN-25-0083



1 FOURTH FLOOR PLAN
3/32" = 1'-0"

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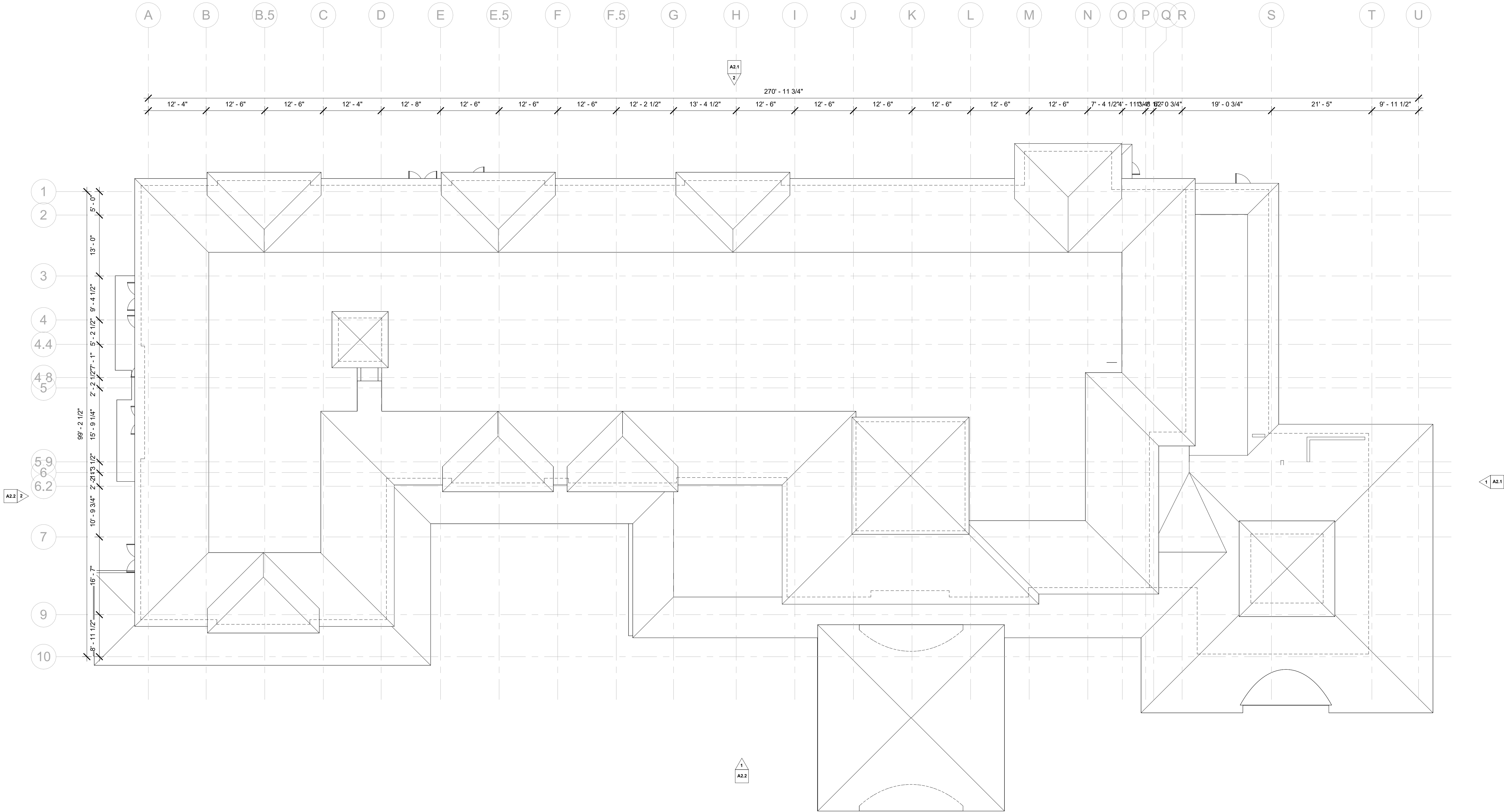
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DATE: 08/19/2025
DESIGN DEVELOPMENT

SHEET TITLE:
**FOURTH
FLOOR PLAN**

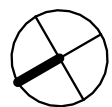
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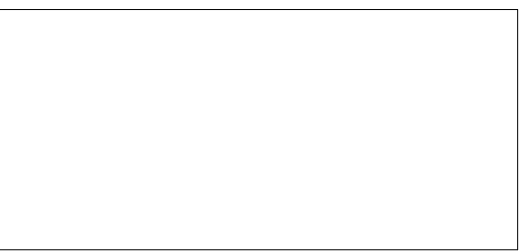
File # DEPN-25-0083



1 ROOF PLAN
3/32" = 1'-0"



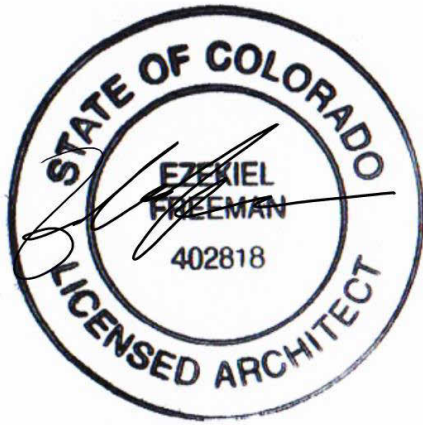
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DATE: 08/19/2025
DESIGN DEVELOPMENT

SHEET TITLE:
ROOF FLOOR
PLAN

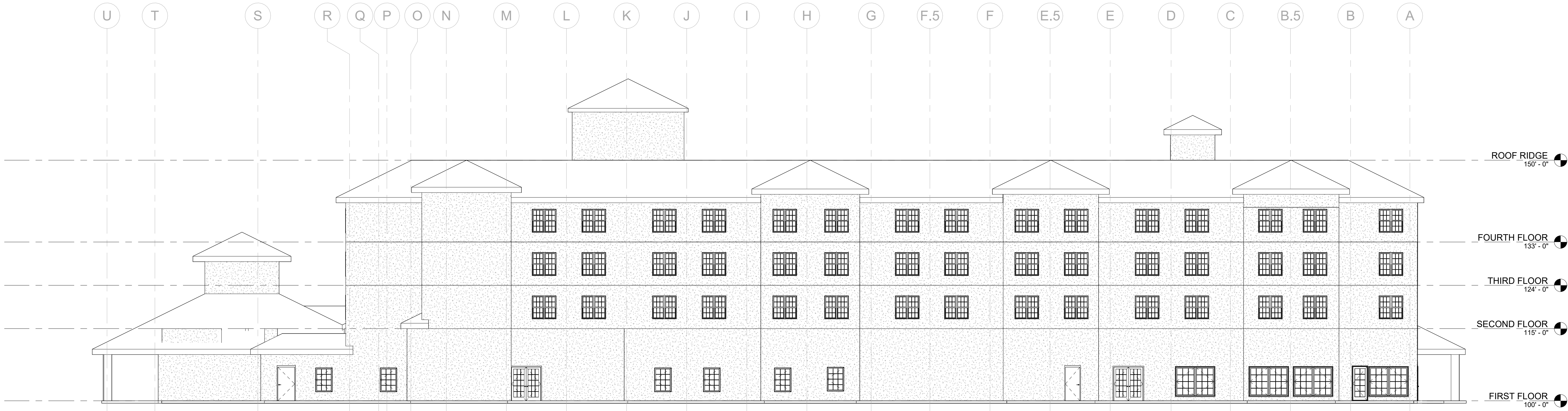
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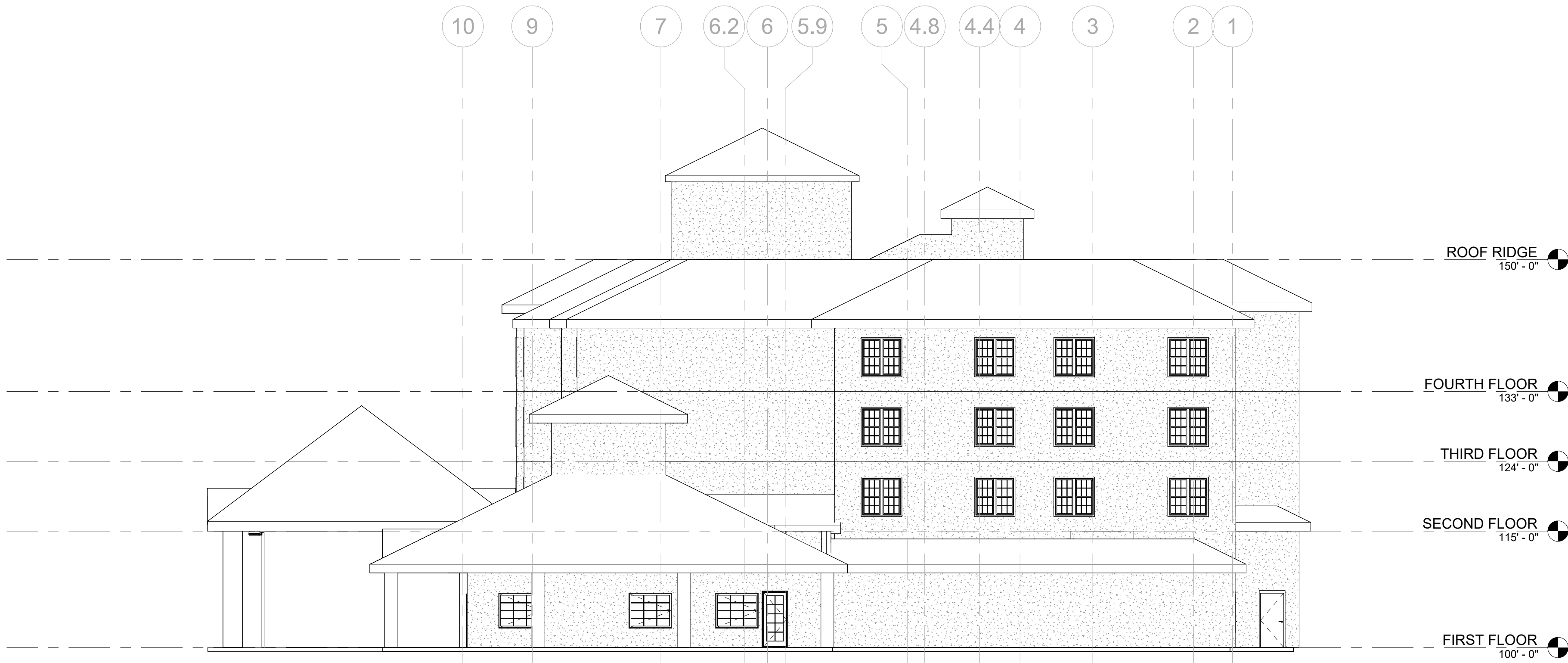
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② EAST ELEVATION
3/32" = 1'-0"



① SOUTH ELEVATION
3/32" = 1'-0"

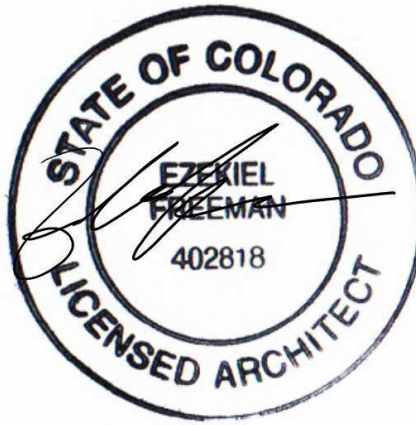


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DATE: 08/19/2025
DESIGN DEVELOPMENT

SHEET TITLE:
ELEVATIONS

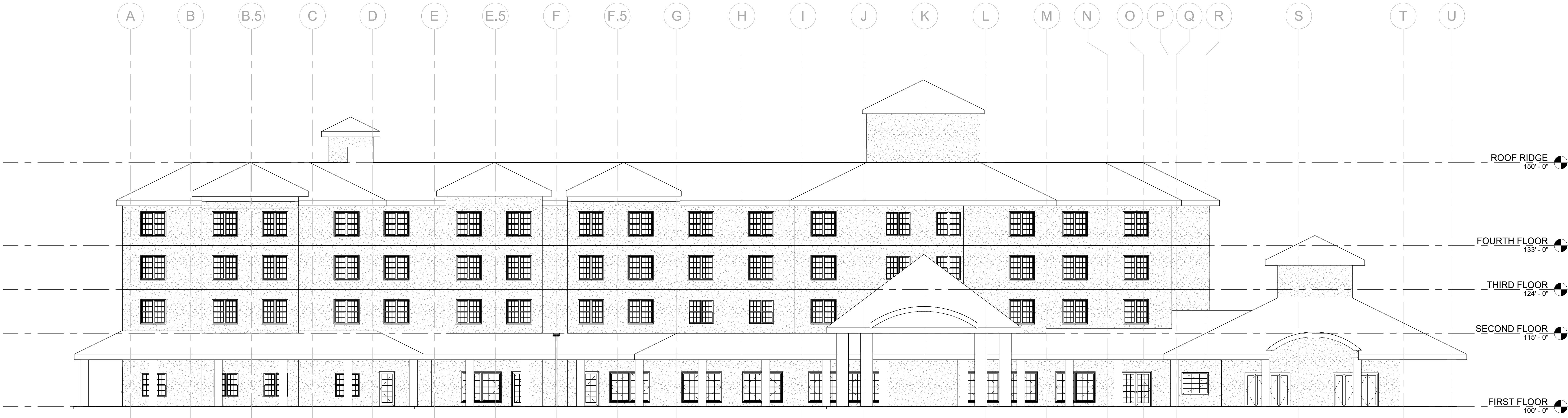
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File # DEPN-25-0083

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① WEST ELEVATION
3/32" = 1'-0"



② NORTH ELEVATION
3/32" = 1'-0"



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DRAWN: CZ
CHECKED: ZF
DATE: 08/19/2025
DESIGN DEVELOPMENT

SHEET TITLE:
ELEVATIONS

SCALE: 3/32" = 1'-0"
SHEET NUMBER

A2.2

File # DEPN-25-0083