

501 North Wahsatch Avenue

501 North Wahsatch Avenue
Colorado Springs, Colorado 80903

Legal Description: S 70 FT OF W 140 FT BLK 233 ADD 1 COLORADO SPRINGS

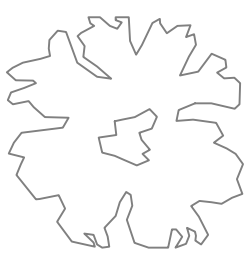
zoning : R4

zoning : R4

zoning : R4

zoning : R4

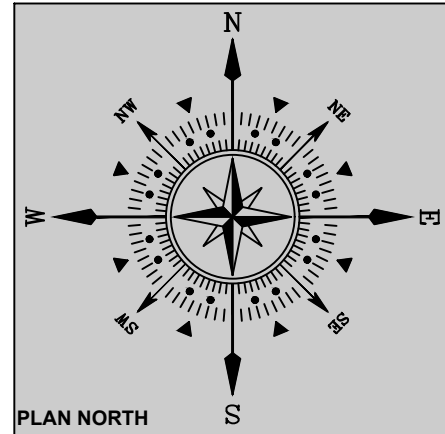
Legend : Trees to remain for credit



Existing Green Ash
(*Fraxinus pennsylvanica*)
(on E. St. Vrain St.)

Existing Green Ash 'A' : 20" dbh

Existing Green Ash 'B' : 22" dbh



PROJECT NAME: 501 NORTH WAHSATCH AVENUE

PROJECT ADDRESS: 501 NORTH WAHSATCH AVENUE

COLORADO SPRINGS, CO 80903

PROJECT DESCRIPTION: DEVELOPMENT PLAN

DATE PREPARED: AUG 16, 2024	
DESIGNED BY: GEM	
CHECKED BY: WFG	
REVISIONS:	
DATE BY: DESCRIPTION:	
01/15/25 GEM RESPOND TO COMMENTS	

NOTES:

SHEET TITLE:
SITE
PLAN

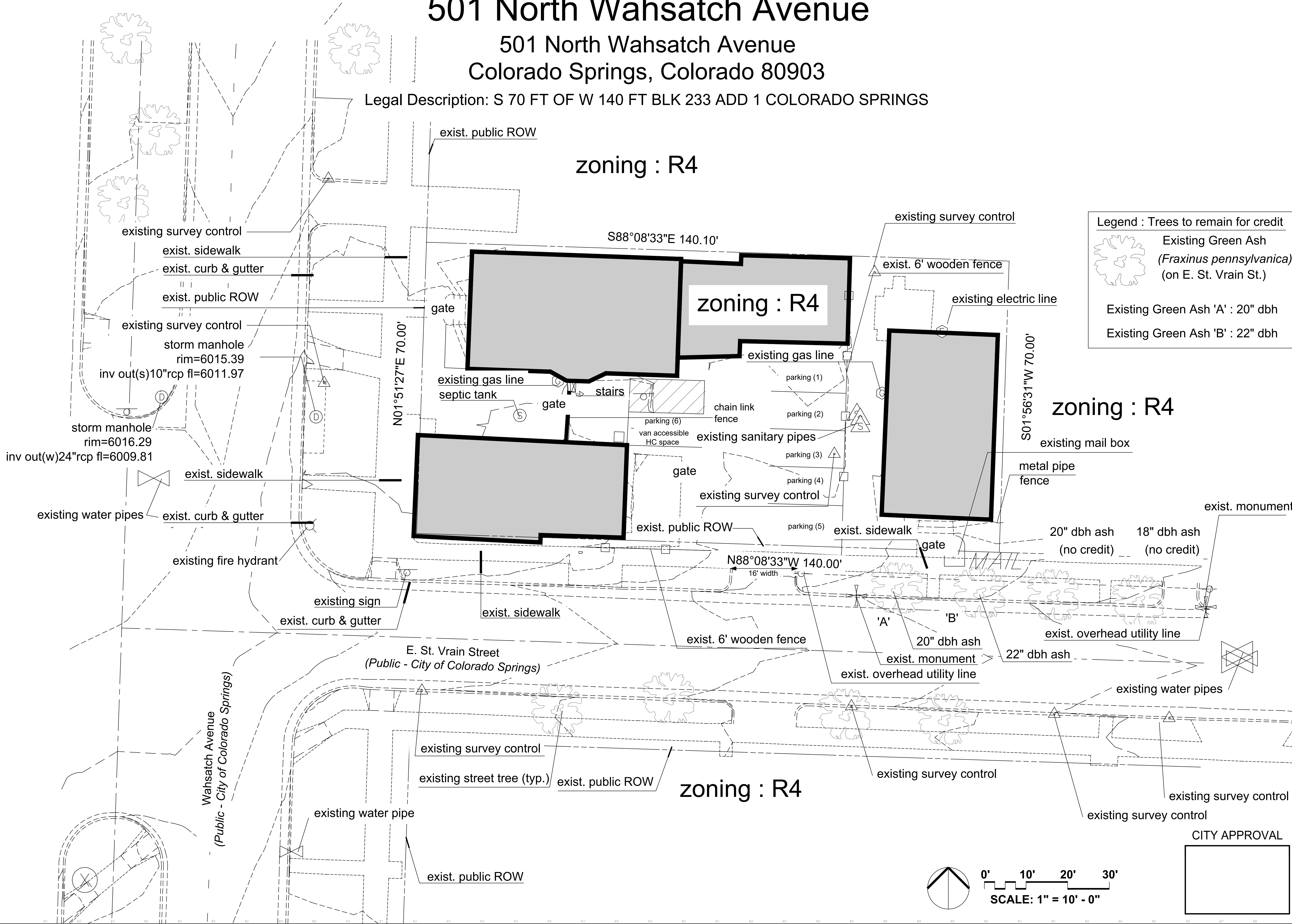
PLAN SCALE: 1"=20'0"

SHEET NO.

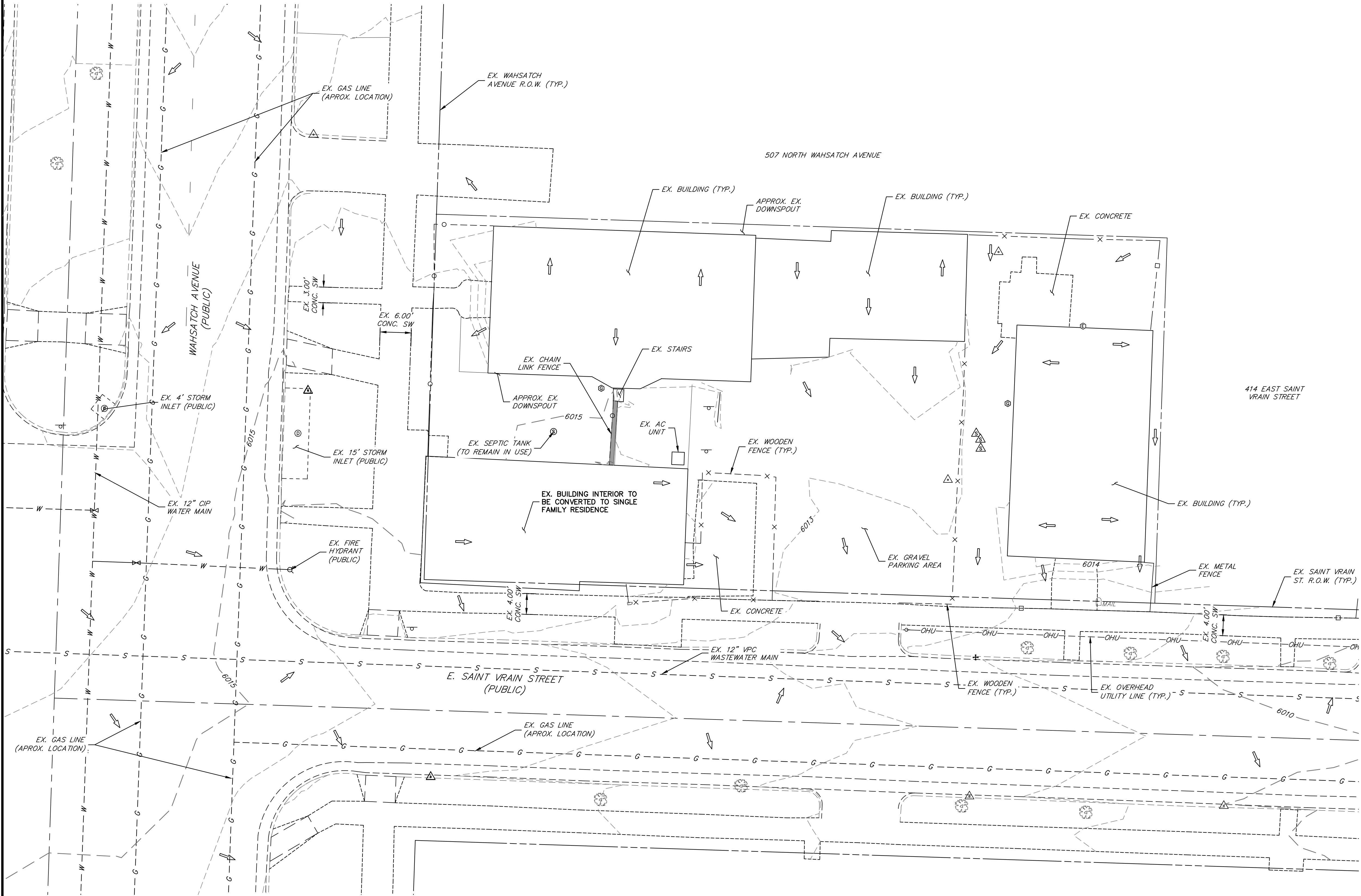
02

2 OF 9 SHEETS

REVIEWING AGENCY FILE NO.
DEPN-24-0189



501 NORTH WAHSATCH AVENUE
SITE UTILITY PLAN



LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
STORM SEWER		
SWALE/WATERWAY FLOWLINE		
INDEX CONTOUR		
INTERMEDIATE CONTOUR		
CURB & GUTTER		
FEMA FLOODPLAIN		

STANDARD PRELIMINARY UTILITY NOTES

- 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.
- 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.
- 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.

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USE, THESE DRAWINGS ARE DESIGNATED BY WRITTEN AUTHORIZATION.

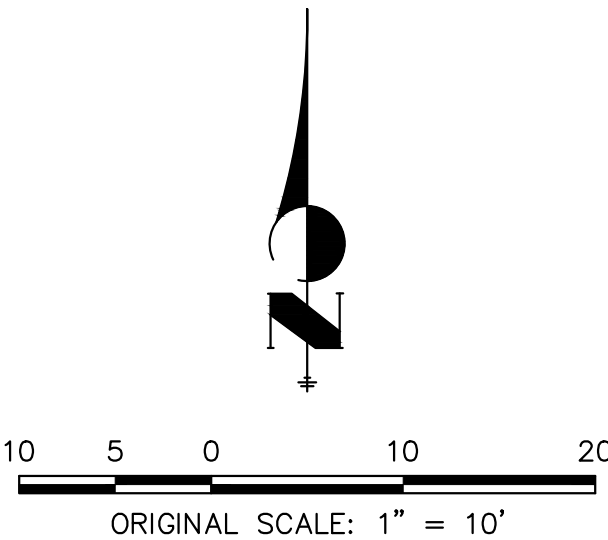
PREPARED FOR
ADAM RAE
COLORADO SPRINGS
CO. 80904
2311 W. BUOU STREET

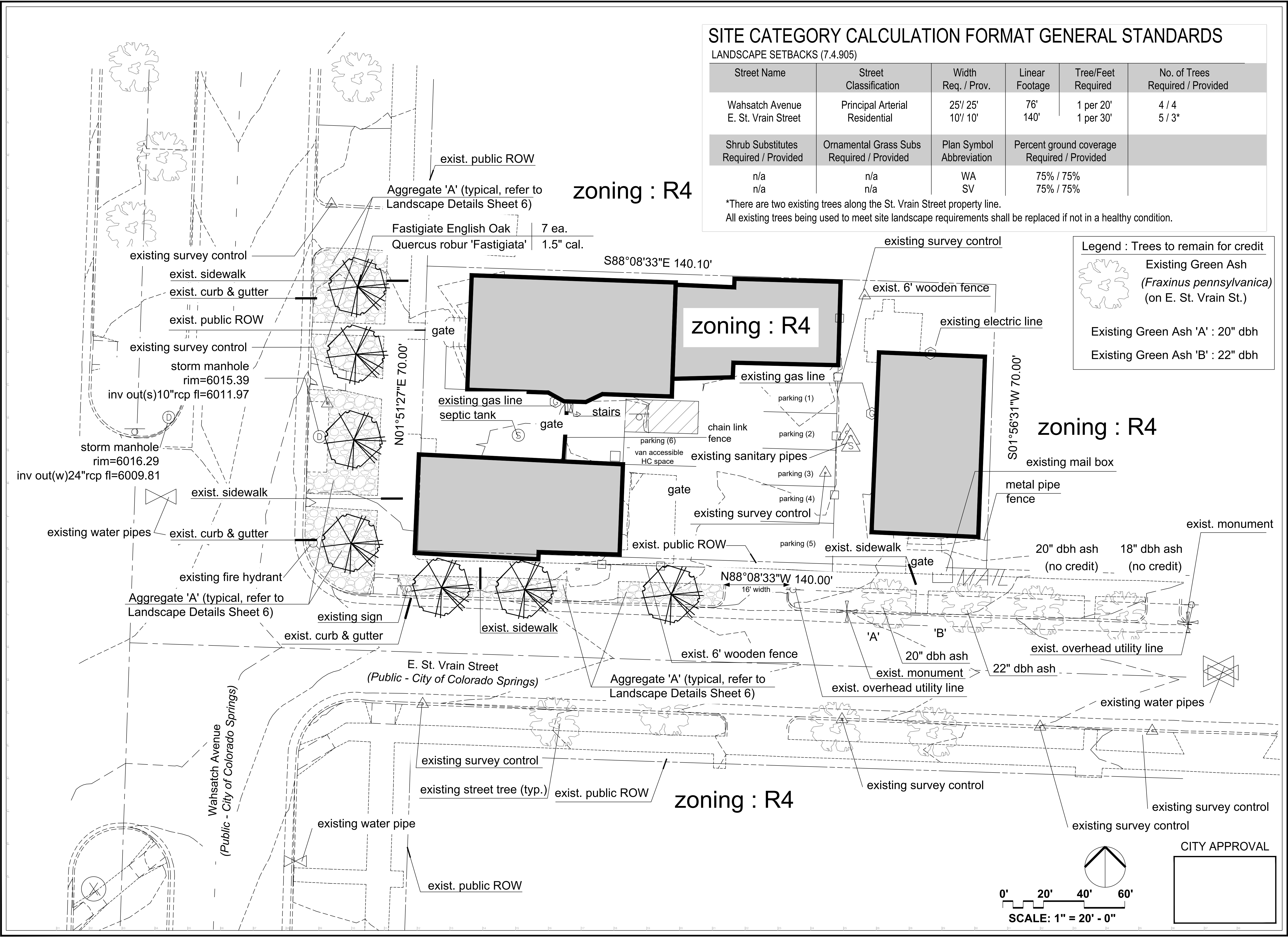
J.R. ENGINEERING
A Western Company

Central 303-740-9888 • Colorado Springs 719-583-2583
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	BY	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN 501 NORTH WAHSATCH AVENUE	H-SCALE	1"=10'
	V-SCALE	N/A
	DATE	07/15/25
DESIGNED BY	JBP	
	JBP	
DRAWN BY	JBP	
	JBP	
CHECKED BY		
SHEET 3 OF 9		
JOB NO. 25313.00		





SITE CATEGORY CALCULATION FORMAT GENERAL STANDARDS

LANDSCAPE SETBACKS (7.4.905)

Street Name	Street Classification	Width Req. / Prov.	Linear Footage	Tree/Feet Required	No. of Trees Required / Provided
Wahsatch Avenue E. St. Vrain Street	Principal Arterial Residential	25'/ 25' 10'/ 10'	76' 140'	1 per 20' 1 per 30'	4 / 4 5 / 3*
Shrub Substitutes Required / Provided	Ornamental Grass Subs Required / Provided	Plan Symbol Abbreviation	Percent ground coverage Required / Provided		
n/a n/a	n/a n/a	WA SV	75% / 75% 75% / 75%		

*There are two existing trees along the St. Vrain Street property line.
All existing trees being used to meet site landscape requirements shall be replaced if not in a healthy condition.

Legend : Trees to remain for credit

Existing Green Ash
(*Fraxinus pennsylvanica*)
(on E. St. Vrain St.)

Existing Green Ash 'A' : 20" dbh
Existing Green Ash 'B' : 22" dbh

William Gamar & Associates, Ltd.

LANDSCAPE ARCHITECTURE, URBAN PLANNING, ENVIRONMENTAL COORDINATION

131 North Vrain Street, Suite 101
Colorado Springs, CO 80905
719.543.4700

©2024 This drawing is an instrument of service and as such remains the exclusive property of William Gamar & Associates, Ltd., whether work for which it was prepared is executed or not. Reproduction or unauthorized use of this drawing without prior consent from Gamar is prohibited under applicable intellectual property laws.

This drawing is diagrammatic in the event of a conflict, quantities which can be determined graphically shall prevail over scheduled, stated, or implied quantities. Field changes made without prior approval by the Reviewing Agencies of the record drawing may result in delay of final approval, and/or issuance of a certificate of occupancy where applicable.

Only drawings which bear the official stamp of the licensed landscape architect in the state in which the drawing is issued are intended for construction purposes.

PROJECT NAME: 501 NORTH WAHSATCH AVENUE

PROJECT ADDRESS: 501 NORTH WAHSATCH AVENUE
COLORADO SPRINGS, CO 80903

PROJECT DESCRIPTION: DEVELOPMENT PLAN

DATE PREPARED: AUG 16, 2024	
DESIGNED BY: GEM	
CHECKED BY: WFG	
REVISIONS:	
DATE: BY:	DESCRIPTION:
01/18/25 GEM	RESPOND TO COMMENTS

NOTES:

SHEET TITLE:
FINAL
LANDSCAPE
PLAN

PLAN SCALE: 1"=20'0"

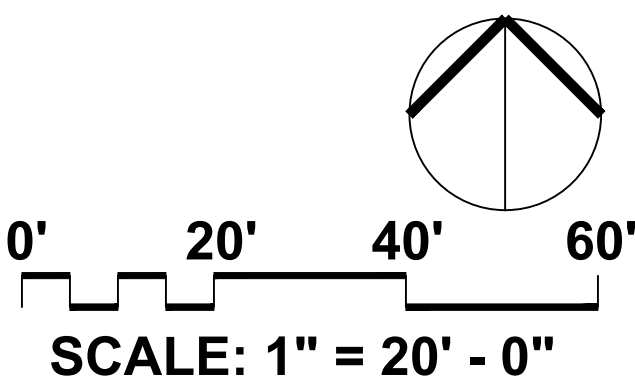
SHEET NO.

04

4 of 9 SHEETS

REVIEWING AGENCY FILE NO.
DEPN-24-0189

CITY APPROVAL



[illegible][illegible][illegible]

SYMBOL	DESCRIPTION/REMARKS

[illegible]

1. DRAWINGS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY BE DETERMINED AS NECESSARY AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM CHANGES. CHANGES WILL BE MADE ONLY AFTER DESIGNER'S APPROVAL.
2. QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED, OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS SHALL TAKE PRECEDENCE.
3. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND VERIFYING ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC. WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSIDERED AS COORDINATE WITH WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
4. THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE OR REJECT ANY MATERIALS, PLANTS, OR METHODS OF CONSTRUCTION. THE ARCHITECT'S OPINION MAXIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
5. PROVIDE A FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS AND LIGHTING STANDARDS.

- _____



--



PROJECT DESCRIPTION: DEVELOPMENT PLAN

NOTES:

PLAN SCALE: 1"=20'0"

06

6 OF 9 SHEETS

REVIEWING AGENCY FILE NO.

DFPN.24.0189

