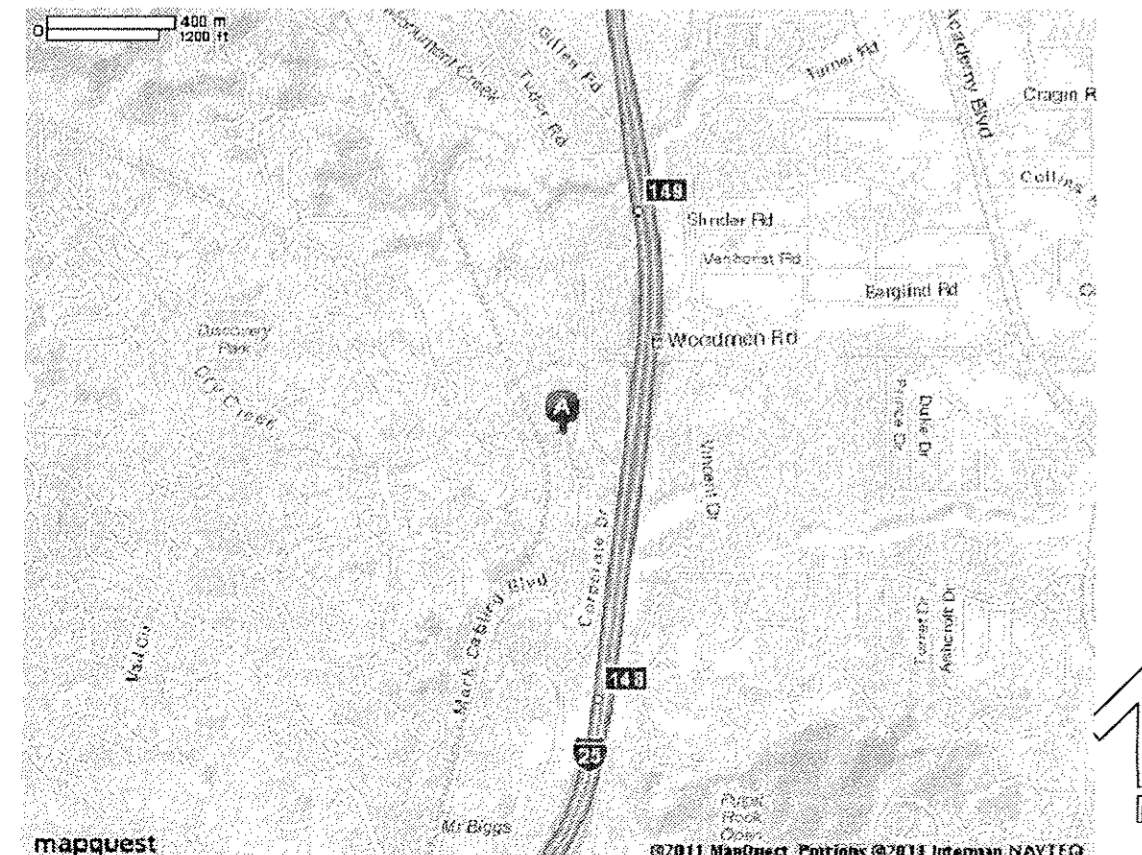


1 DEVELOPMENT SITE PLAN

SCALE: 1" = 40'



2 VICINITY MAP
N.T.S.

No parking to commence on the parking lot until the landscape has been installed and inspected per the final landscape plan.

LEGAL DESCRIPTION:

Lot 1, Corporate Centre Filing No. 2, in the City of Colorado Springs, County of El Paso, State of Colorado. Excepting therefrom that portion of said property taken by the City of Colorado Springs in Rule and Order recorded April 12, 1989 in Book 5621 at Page 620.

CONDITIONS OF RECORD (per Ordinance No 82-95):

- i. "Commercial Laundries, meat Packing and processing, truck, tractor, trailer, bus storage yards or motor freight terminals and mini-warehouses not permitted as allowed uses."
- ii. Outside storage is not allowed as an accessory use.

NOTES:

1. The conditional use requested is to allow a parking lot in the streamside overlay. The streamside review criteria have been met by this plan and are not required to be listed out on this page. The majority of the streamside overlay is contained within the landscape setback area. A land suitability analysis is not required for this site.

FLOODPLAIN INFORMATION:

According to the National Flood Insurance Program Map No 08041C0512F, the above mentioned property does not fall into a known flood zone.

SITE DATA

PROPERTY OWNER: 123 CASCADE ASSOCIATES LLC
717 N. TEJON ST.
COLORADO SPRINGS, CO 80903-1011

TAX SCHEDULE: 63074-05-009
ADDRESS: 6910 MARK DABLING BLVD
ACREAGE: 6.26AC
MASTERPLAN: N/A
ZONING: PIP-2/CR HS SS
USE: PARKING LOT
PARKING: 577 SPACES

SCHEDULE FOR DEVELOPMENT:
PHASE 1 COMPLETED BY 2012. PHASE 2 COMPLETION DATE TO BE DETERMINED.

LAND USE	AREA	%
PAVING (IMPERVIOUS SURFACES)	198,251 SF	72.7
LANDSCAPING/OPEN SPACE (NON-IMPERVIOUS)	74,433 SF	27.3
TOTAL	272,684 SF	100

APPROVED
AUG 18 2011
BY CITY PLANNING COMMISSION

3 SITE DATA

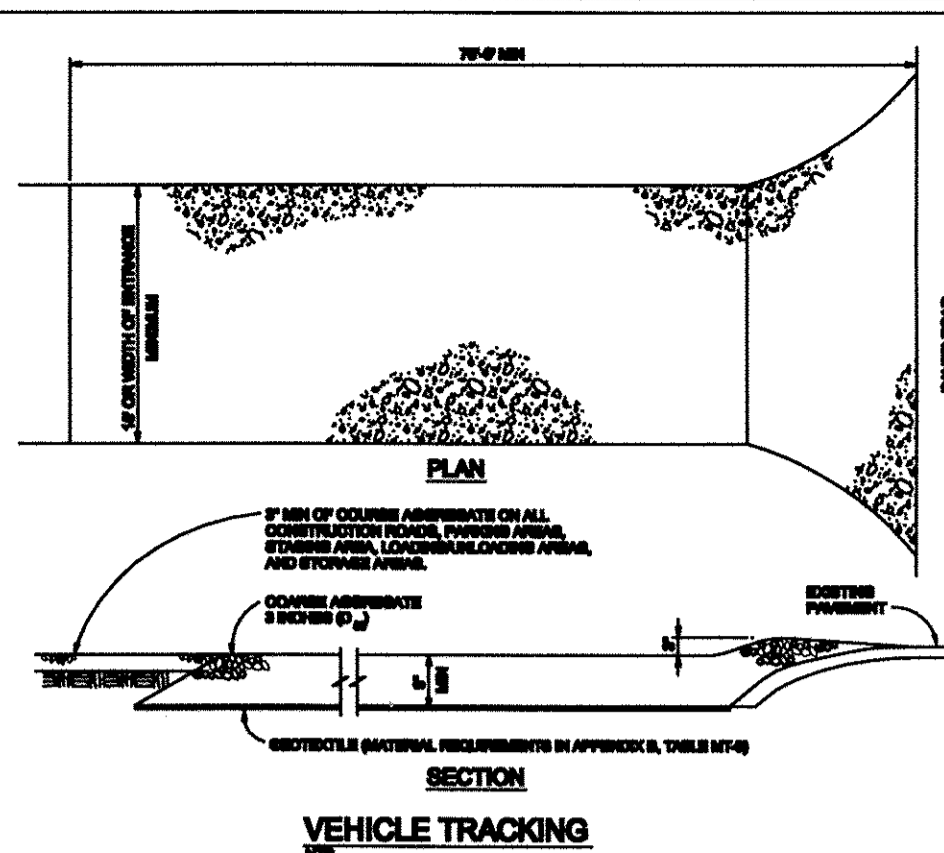


YERGENSEN, OBERING & WHITTAKER
A PROFESSIONAL CORPORATION ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

LOT 1, CORPORATE CENTRE FIL NO 2
INTELLITEC @ TIFFANY SQUARE
6910 MARK DABLING BLVD
Colorado Springs, Colorado 80919

Job No. 11.020
Directory 1680 Mark Dabbling Blvd
File INTELLITEC@PW2_DP
Drawn By hjm/jr
Date 30 June 2011
Revised 3 Aug 2011

DRAWING NO.
DP-1
1 OF 10



VEHICLE TRACKING

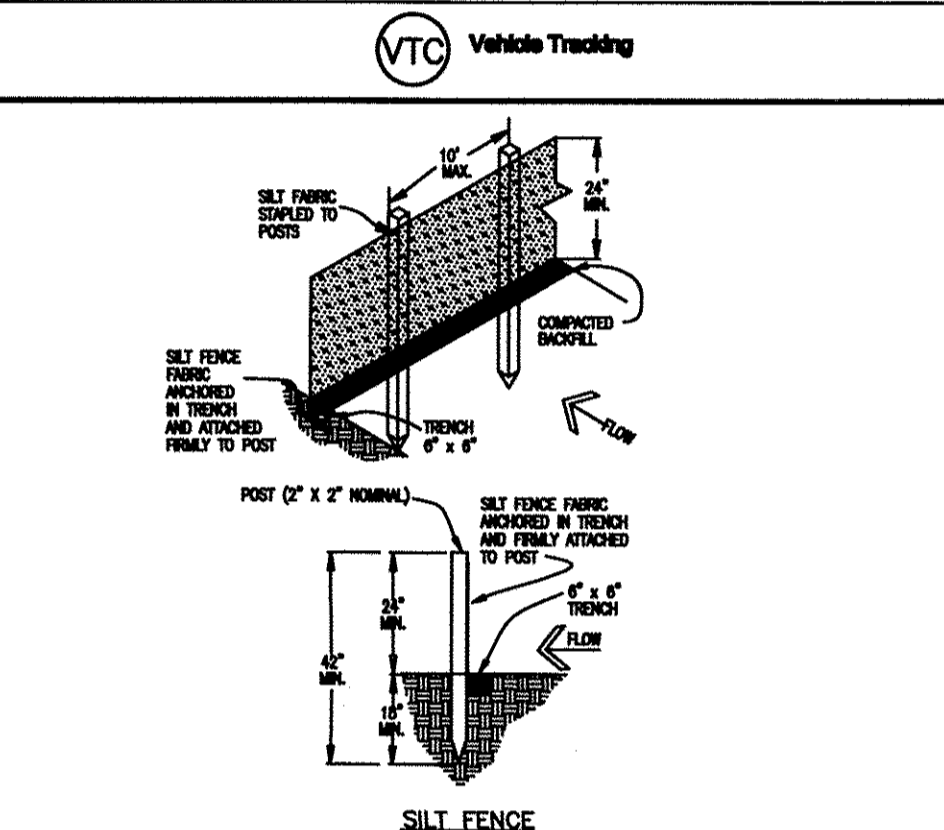
VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

1. ALL MATERIALS TO BE INSTALLED PRIOR TO CONSTRUCTION.
2. CONNECTION BETWEEN ARE TO BE BUILT WITH AN APPROX. 1/2" GAP FOR TYPICAL TIRE TREADS. SILT FENCE SHALL BE BUILT TO THE EXISTING FINISHED GRADE FOR A MINIMUM OVERLAP.
3. ALL MATERIALS ARE TO BE PROPERLY SPREAD AND COMPACTED PRIOR TO LAYING DOWN SUBSEQUENT LAYERS.
4. CONNECTION POINTS, PAVEMENT AREAS, LEAKAGE/SPILLAGE ZONES, STORM SEWER, AND OTHER AREAS ARE TO BE PROTECTED.
5. CONNECTION POINTS ARE TO BE BUILT TO CONFORM TO SITE PLAN, BUT SHOULD NOT HAVE MORE THAN 2" ABOVE THE EXISTING GRADE AND BE PROPERLY SLOPED.

MAINTENANCE REQUIREMENTS

1. VISUAL INSPECTIONS ARE TO BE MADE BY ALL STAKEHOLDERS, ESPECIALLY AFTER STORM EVENTS.
2. STORMS ARE TO BE REPAIRED PROXIMATELY AND AS SOON AS POSSIBLE.
3. SIGNAGE TO BE MAINTAINED AND REPAIRED AS NECESSARY.
4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, MAINTAINED, AND CLEANED AS NECESSARY.
5. OTHER ASSOCIATED SEWERAGE SYSTEMS, INCLUDING BUT NOT LIMITED TO, SHALL BE MAINTAINED AND CLEANED AS NECESSARY.



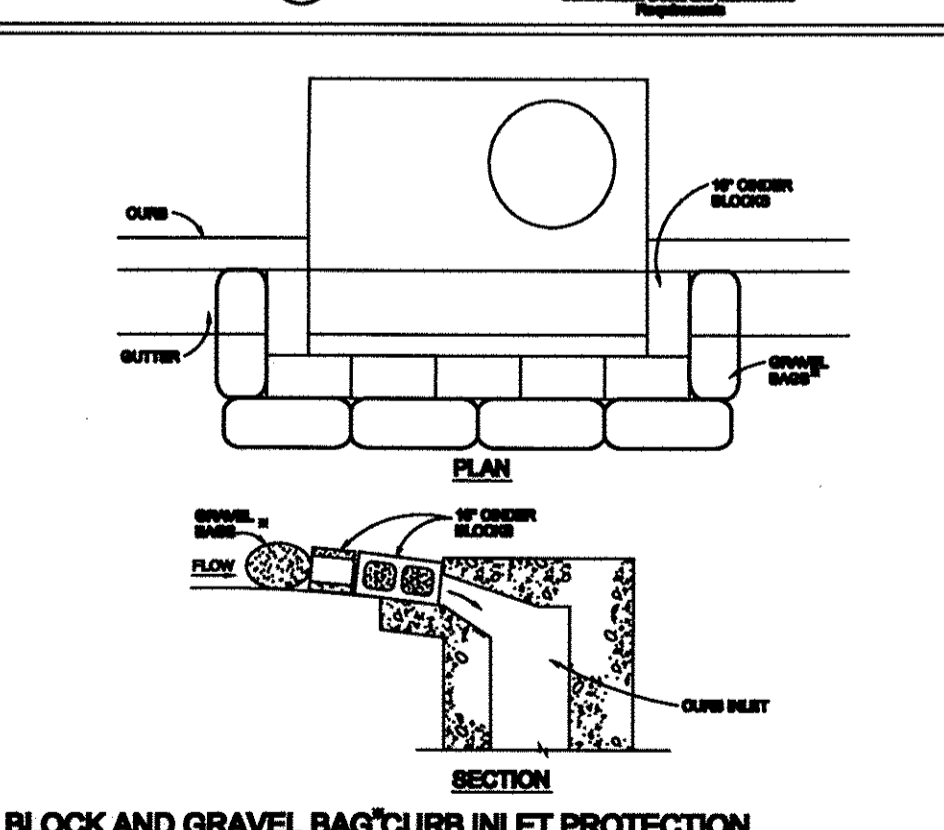
SILT FENCE NOTES

INSTALLATION REQUIREMENTS

1. SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
2. WHERE JOINTS ARE NECESSARY, SILT FENCE POSTS SHALL BE PLACED AT JOINTS ONLY AT SUPPORT POINTS AND SECURELY SEALED.
3. METAL POSTS SHALL BE "TYPICAL TOP ON" TYPE. METAL POSTS SHALL HAVE A MINIMUM DIAMETER OF 1.5" AND BE PROTECTED BY A 2" THICK RUBBER FOOT OR OTHER PROTECTIVE DEVICE. METAL POSTS SHALL HAVE A MINIMUM SPACING OF 8' BETWEEN POSTS.
4. THE SILT FENCE SHALL BE PROTECTED BY A 2" THICK RUBBER FOOT OR OTHER PROTECTIVE DEVICE. METAL POSTS SHALL HAVE A MINIMUM DIAMETER OF 1.5" AND BE PROTECTED BY A 2" THICK RUBBER FOOT OR OTHER PROTECTIVE DEVICE. METAL POSTS SHALL HAVE A MINIMUM SPACING OF 8' BETWEEN POSTS.
5. WOOD POSTS SHALL BE PROTECTED BY A 2" THICK RUBBER FOOT OR OTHER PROTECTIVE DEVICE. METAL POSTS SHALL HAVE A MINIMUM DIAMETER OF 1.5" AND BE PROTECTED BY A 2" THICK RUBBER FOOT OR OTHER PROTECTIVE DEVICE. METAL POSTS SHALL HAVE A MINIMUM SPACING OF 8' BETWEEN POSTS.

MAINTENANCE REQUIREMENTS

1. VISUAL INSPECTIONS SHALL BE MADE BY ALL STAKEHOLDERS, ESPECIALLY AFTER STORM EVENTS.
2. STORMS ARE TO BE REPAIRED PROXIMATELY AND AS SOON AS POSSIBLE.
3. SIGNAGE TO BE MAINTAINED AND REPAIRED AS NECESSARY.
4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, MAINTAINED, AND CLEANED AS NECESSARY.
5. OTHER ASSOCIATED SEWERAGE SYSTEMS, INCLUDING BUT NOT LIMITED TO, SHALL BE MAINTAINED AND CLEANED AS NECESSARY.



BLOCK AND GRAVEL BAG CURB INLET PROTECTION

BLOCK AND GRAVEL BAG CURB INLET PROTECTION NOTES

INSTALLATION REQUIREMENTS

1. SILT PROTECTION SHALL BE INSTALLED IMMEDIATELY AFTER CONSTRUCTION OF SILT FENCE AND BEFORE ANY GRADING OR OTHER DISTURBANCE ACTIVITIES.
2. CONCRETE BLOCKS ARE TO BE LAYED AROUND THE PERIMETER OF THE CURB AND SHALL BE PROTECTED BY A 2" THICK RUBBER FOOT OR OTHER PROTECTIVE DEVICE.
3. GRAVEL BAGS ARE TO BE LAYED AROUND THE PERIMETER OF THE CURB AND SHALL BE PROTECTED BY A 2" THICK RUBBER FOOT OR OTHER PROTECTIVE DEVICE.
4. SILT PROTECTION SHALL BE MAINTAINED AND CLEANED AS NECESSARY.

MAINTENANCE REQUIREMENTS

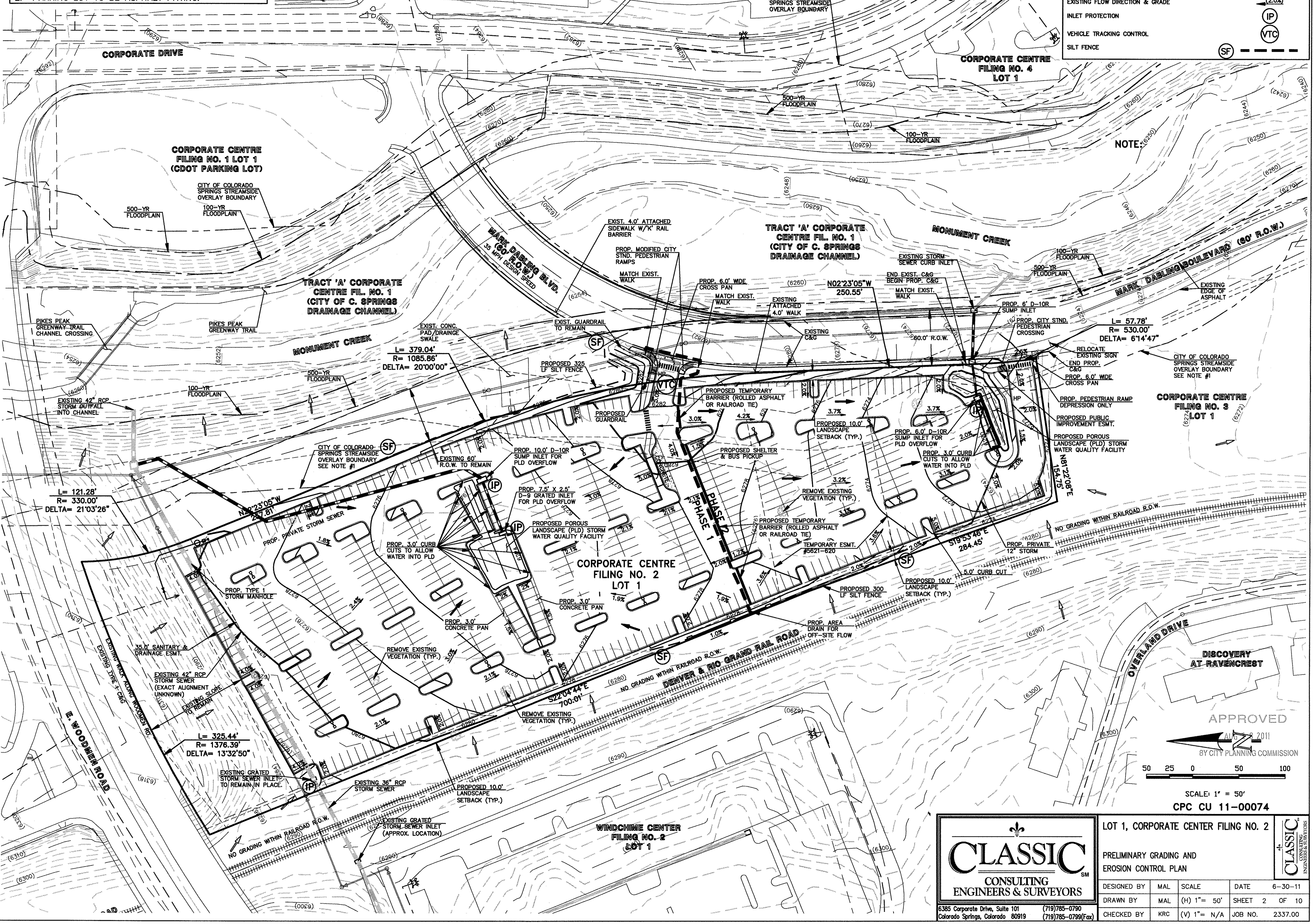
1. VISUAL INSPECTIONS SHALL BE MADE BY ALL STAKEHOLDERS, ESPECIALLY AFTER STORM EVENTS.
2. STORMS ARE TO BE REPAIRED PROXIMATELY AND AS SOON AS POSSIBLE.
3. SIGNAGE TO BE MAINTAINED AND REPAIRED AS NECESSARY.
4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, MAINTAINED, AND CLEANED AS NECESSARY.
5. OTHER ASSOCIATED SEWERAGE SYSTEMS, INCLUDING BUT NOT LIMITED TO, SHALL BE MAINTAINED AND CLEANED AS NECESSARY.

City of Colorado Springs
Stormwater Quality

Figure SP-3
Block & Gravel Bag Curb Inlet Protection

NOTE:

1. THIS SITE IS NOT SUBJECT TO STREAMSIDE DESIGN GUIDELINES DUE TO THE PHYSICAL SEPARATION OF THE SITE FROM MONUMENT CREEK BY EXISTING MARK DABLING BOULEVARD ON THE SOUTH AND EXISTING MARK DABLING BOULEVARD RIGHT-OF-WAY ALONG THE NORTH SIDE OF THE SITE. DUE TO THE ABOVE DESCRIBED CONDITIONS AND THE LIMITED STREAMSIDE BUFFER THAT ENTERS THIS SITE PREDOMINANTLY CONTAINED IN LANDSCAPE SETBACK AREAS, NEITHER A LAND SUITABILITY ANALYSIS OR STREAMSIDE REVIEW WILL BE REQUIRED.
2. PARKING LOT TO BE ASPHALT PAVING.



LEGEND:

DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	(6600)
PROPOSED FINISHED GRADE CONTOUR	6600
PROPOSED STORM SEWER PIPE	—
PROPOSED STORM INLET	□
EXISTING STORM SEWER PIPE	—
EXISTING STORM INLET	□
BOUNDARY LINE	—
PROPOSED HIGH POINT	H.P.
PROPOSED LOW POINT	L.P.
PROPOSED FLOW DIRECTION & GRADE	2.0%
EXISTING FLOW DIRECTION & GRADE	(2.0%)
INLET PROTECTION	IP
VEHICLE TRACKING CONTROL	VTC
SILT FENCE	SF

NOTE:

RELOCATE EXISTING SIGN END PROP. C&G PROP. 6.0' WIDE CROSS PAN PROP. PEDESTRIAN RAMP DEPRESSION ONLY PROP. POROUS LANDSCAPE (PLD) STORM WATER QUALITY FACILITY



SCALE: 1" = 50'

CPC CU 11-00074

CLASSIC CONSULTING ENGINEERS & SURVEYORS

LOT 1, CORPORATE CENTER FILING NO. 2

PRELIMINARY GRADING AND EROSION CONTROL PLAN

DESIGNED BY	MAL	SCALE	DATE	6-30-11
DRAWN BY	MAL	(H) 1" = 50'	SHEET	2 OF 10
CHECKED BY	KRC	(V) 1" = N/A	JOB NO.	2337.00

6385 Corporate Drive, Suite 101
Colorado Springs, Colorado 80919

(719) 785-0790
(719) 785-0799 (Fax)

**GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS
(REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)**

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

THIS DRAWING IS A PRELIMINARY UTILITY PLAN AND THEREFORE, COLORADO SPRINGS UTILITIES ("SU") 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") ACKNOWLEDGE 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, SU'S LINE EXTENSION AND SERVICE STANDARDS ("STANDARDS"), TARIFFS, RULES, REGULATIONS, AND POLICIES, CITY ORDINANCES, 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 SU 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 ALL POTABLE AND NON-POTABLE WATER SYSTEM FACILITIES AND APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.

SU'S 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 SU MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS PERMANENT SERVICE IS INITIATED.

ONLY WITH THE PRIOR WRITTEN APPROVAL BY SU, OWNER MAY CAUSE THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY AT THE OWNER'S SOLE COST AND EXPENSE. IF SU 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, AT ITS SOLE COST AND EXPENSE, SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SU 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 SU'S THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM (OR EXECUTIVE AGREEMENT FORM) WITHOUT MODIFICATION UNLESS APPROVED BY SU.

THE WATER DISTRIBUTION SYSTEM FACILITIES MUST MEET THE SU'S CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SECTION 4.08 OF SU'S WATER STANDARDS).

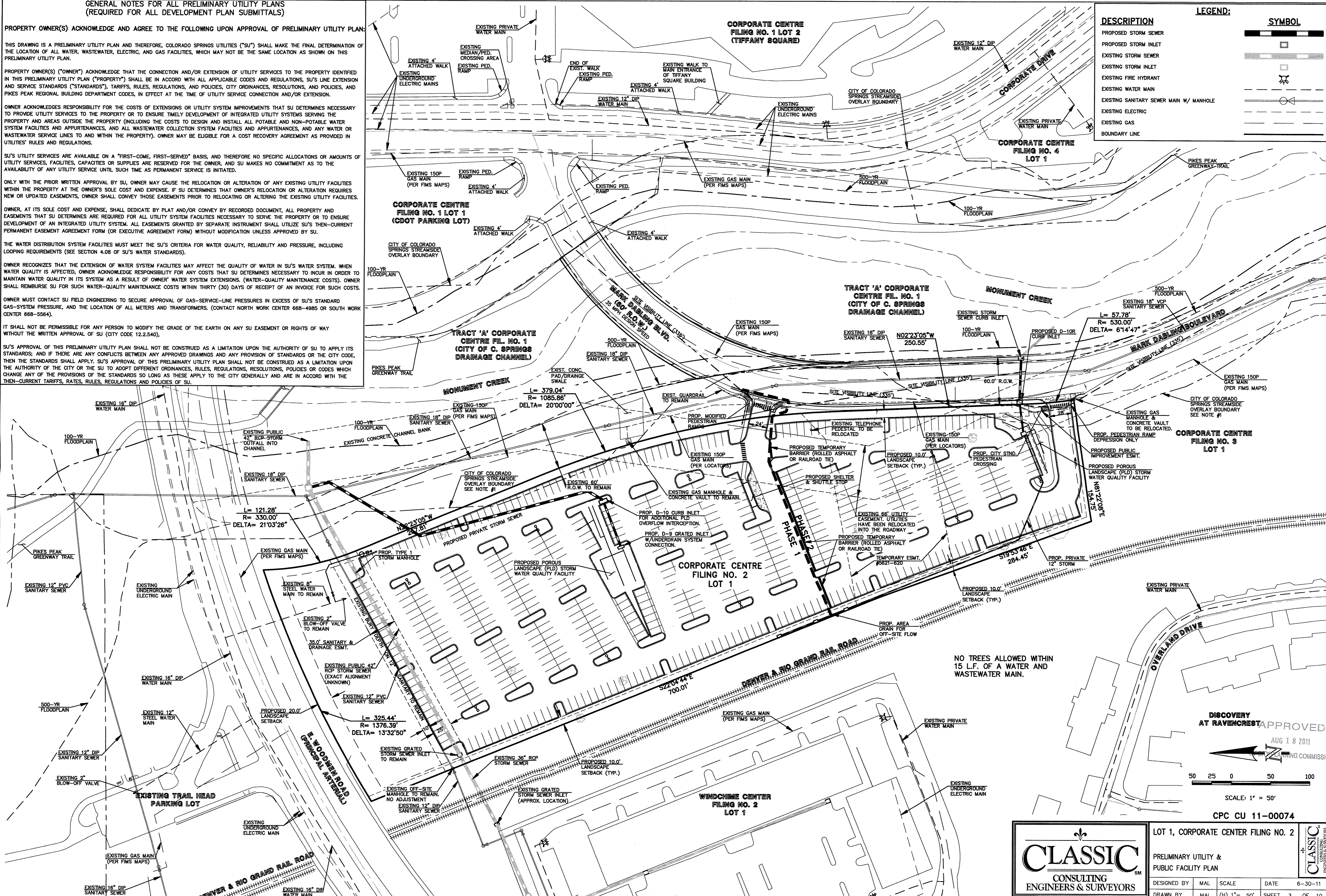
OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SU'S WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGE RESPONSIBILITY FOR ANY COSTS THAT SU DETERMINES NECESSARY TO INCUR IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. (WATER-QUALITY MAINTENANCE COSTS). OWNER SHALL REIMBURSE SU FOR SUCH WATER-QUALITY MAINTENANCE COSTS WITHIN THIRTY (30) DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.

OWNER MUST CONTACT SU FIELD ENGINEERING TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SU'S STANDARD GAS-SYSTEM PRESSURE, AND THE LOCATION OF ALL METERS AND TRANSFORMERS. (CONTACT NORTH WORK CENTER 668-4985 OR SOUTH WORK CENTER 668-5564).

IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY SU EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SU (CITY CODE 12.2.540).

SU'S APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SU 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 SHALL APPLY. SU'S APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OR THE SU 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, RULES, REGULATIONS AND POLICIES OF SU.

DESCRIPTION	SYMBOL
PROPOSED STORM SEWER	
PROPOSED STORM INLET	
EXISTING STORM SEWER	
EXISTING STORM INLET	
EXISTING FIRE HYDRANT	
EXISTING WATER MAIN	
EXISTING SANITARY SEWER MAIN W/ MANHOLE	
EXISTING ELECTRIC	
EXISTING GAS	
BOUNDARY LINE	



NO TREES ALLOWED WITHIN 15 L.F. OF A WATER AND WASTEWATER MAIN.

DISCOVERY AT RAVENCREST APPROVED
AUG 18 2011
PLANNING COMMISSION

SCALE: 1" = 50'

CPC CU 11-00074

LOT 1, CORPORATE CENTER FILING NO. 2

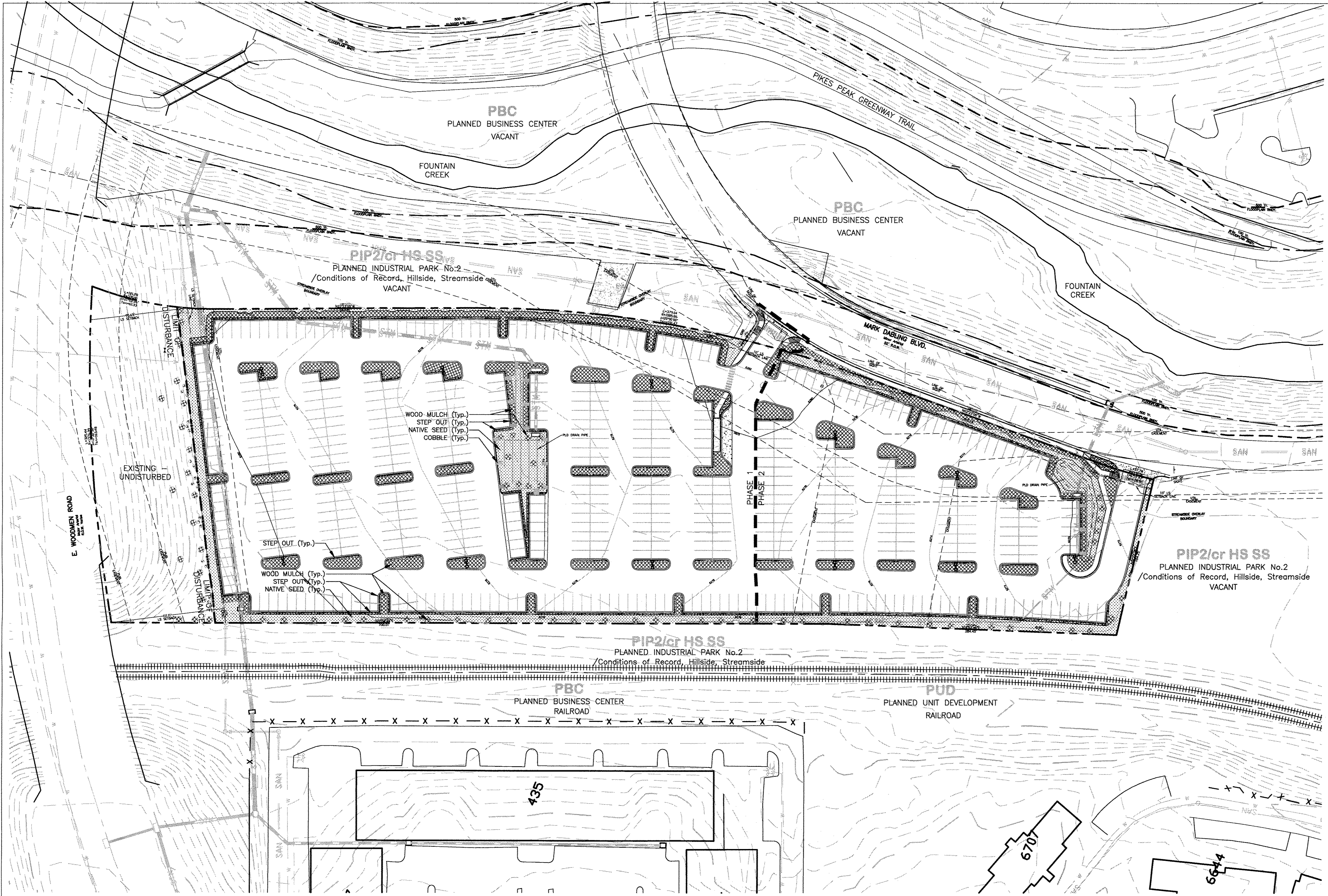
CLASSIC
CONSULTING ENGINEERS & SURVEYORS

PRELIMINARY UTILITY & PUBLIC FACILITY PLAN

DESIGNED BY	MAL	SCALE	DATE	6-30-11
DRAWN BY	MAL	(H) 1" = 50'	SHEET	3 OF 10
CHECKED BY	KRC	(V) 1" = N/A	JOB NO.	2337.00

6385 Corporate Drive, Suite 101
Colorado Springs, Colorado 80919

(719)785-0790
(719)785-0799(Fax)



SITE DATA:
 PROPERTY OWNER: 123 Cascade Associates, LLC
 717 N. Tejon Street
 Colorado Springs, CO 80903-1011
 TAX SCHEDULE No. & ADDRESS: 63074-05-009 6910 Mark Dabbling Blvd.
 ACERAGE: 6.26 ac.
 MASTER PLAN: N/A
 CONCEPT PLAN: N/A
 ZONE: PIP2/cr Hillside, Streamside
 USE TYPES:
 Current: VACANT
 Proposed: PARKING LOT (SATELITE)

PROJECT INFORMATION
 APPROX. DEVELOPMENT SCHEDULE: BEGIN SUMMER 2011
 DENSITY: N/A
 BUILDINGS: N/A

LOT COVERAGE
 TOTAL AREA: 272,685.60 s.f. (6.26 ac.) 100.00%
 PERVIOUS AREA:
 LANDSCAPE: 74,412.47 s.f. (1.71 ac.) 27.29%
 IMPERVIOUS COVERAGE:
 ASPHALT / CONCRETE: 198,273.13 s.f. (4.55 ac.) 72.71%

PARKING REQUIREMENTS
 N/A

FLOOD PLAIN INFORMATION
 ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, MAP NO. 08041C0512 F, THE ABOVE MENTIONED PROPERTY DOES NOT FALL INTO A KNOWN FLOOD ZONE.

SOIL TYPE
 The soils on this site are composed of Truckton loamy sand, 1 to 9 percent slopes and Truckton sandy loam, 3 to 9 percent slopes. A small margin along Mark Dabbling Boulevard is composed of Chaseville-Midway complex.

- NOTE:**
- The Irrigation Plan must be submitted within 90 days of City Planning Commission approval.
 - No irrigation system parts will be installed prior to Irrigation Plan approval.
 - A landscape and irrigation cost estimate will be submitted at time of Final Grading Plan submittal.
 - The submittal of Landscape and Irrigation Affidavits in combination with the City walk through will be required to verify the site is in major compliance with the approved plan before assurances will be released.
 - All native seed, if not established, will be assured per Code for the typical two year period and then re-inspected, before an assurance can be released.
 - Call Connie Perry (385-5375) to schedule a final walk through.

THIS DOCUMENT IS NOT A CONSTRUCTION DOCUMENT.
 THIS DOCUMENT IS FOR CITY REVIEW AND APPROVAL PURPOSES ONLY.
 AN IRRIGATION PLAN SHALL BE SUBMITTED WITHIN 90 DAYS OF CITY PLANNING COMMISSION APPROVAL.

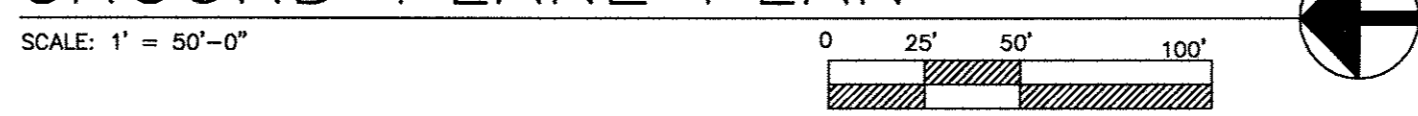
DISCLAIMER:
 IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, DESIGNER SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAM, OR FOR PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH DESIGNER'S DOCUMENTS.

SYMBOL KEY

- Native Seed (see General Planting Notes for mix)
- Cushed Gravel - Step outs (see General Planting Notes for specs)
- Cobble - Drainage spillways (see General Planting Notes for specs)
- Wood Mulch - Planting beds, trees (see General Planting Notes for specs)

NOTE:
 Slope Stabilization:
 On 3:1 Slopes an Erosion Control Blanket (ECB) similar to Landloks 407 GR or approved equal shall be installed per manufacturer's recommendations.
 On 2:1 Slopes an Erosion Control Blanket (ECB) similar to Landloks CS2 or approved equal shall be installed per manufacturer's recommendations.
 For further information, contact Colorado Lining International, 1062 Singing Hills Road, Parker, CO 80138 (800) 524-8672.

GROUND PLANE PLAN



Land Patterns, Inc.
 Landscape Architecture
 1000 North Tejon Street
 Suite 100
 Colorado Springs, CO 80903-1404
 Phone: 719.576.2525
 Fax: 719.576.2525
 Email: info@landpatterns.com

FINAL LANDSCAPE DEVELOPMENT PLAN
 for
INTELITEC
 at Tiffany Square
 6901 Mark Dabbling Boulevard
 Colorado Springs, CO 80919

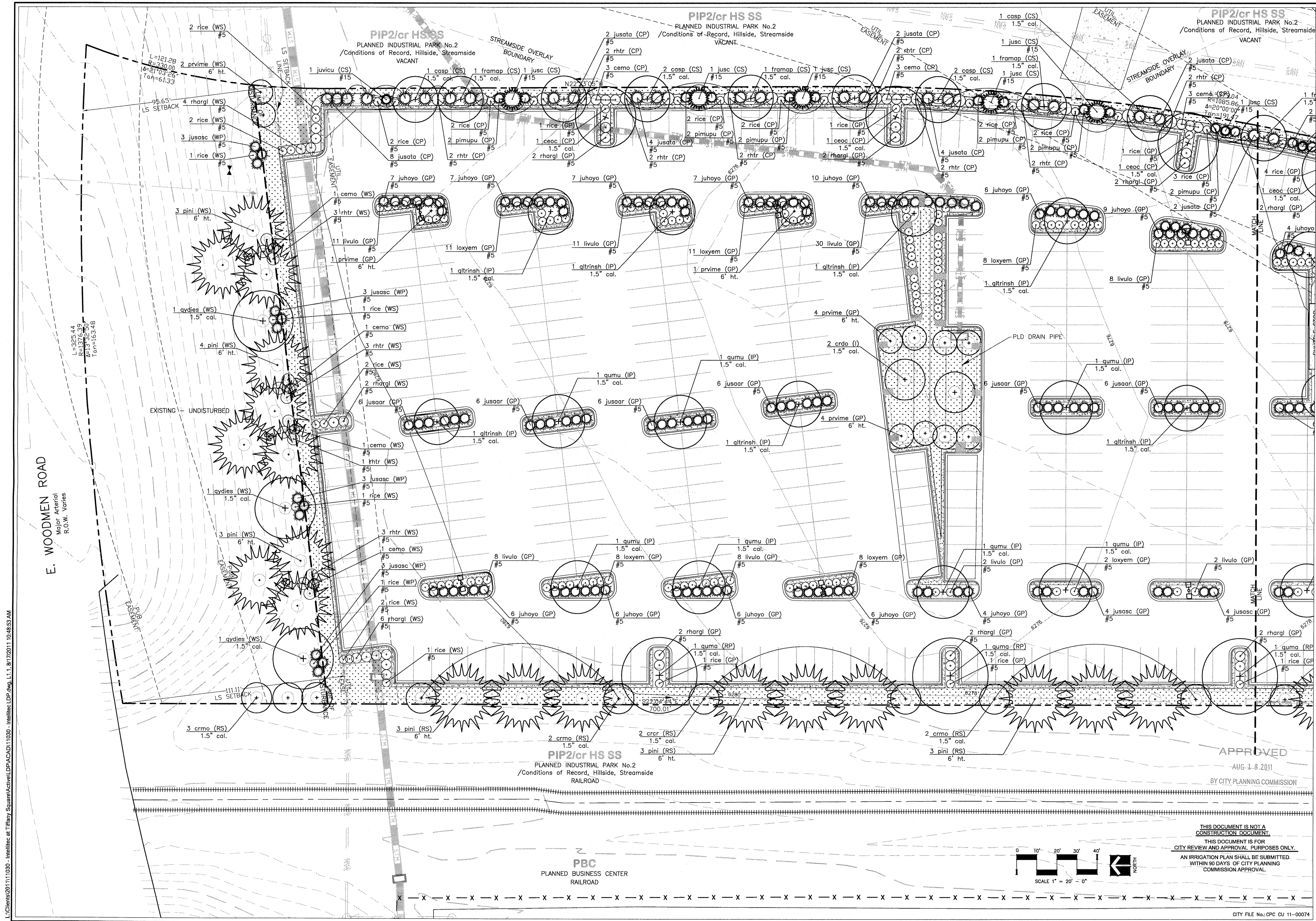
Sheet Title:
GROUND PLANE PLAN

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Revisions	By
08-03-11	PEP
08-16-11	PEP

Drawn By: PEP
 Checked By: PEP
 Date: 6/30/11
 Scale: 1"=50'-0"
 Job No.: 11030

APPROVED
 AUG 1 8 2011
 BY CITY PLANNING COMMISSION



Land Patterns, Inc.
 Landscape Architecture
 6801 Mark Dabbling Boulevard
 Colorado Springs, CO 80919

FINAL LANDSCAPE DEVELOPMENT PLAN
 for
INTELLITEC
 at Tiffany Square
 6801 Mark Dabbling Boulevard
 Colorado Springs, CO 80919

Sheet Title:
FINAL LANDSCAPE PLAN

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Revisions	By
CITY REVIEW 08-05-11	REP
CITY REVIEW 08-10-11	REP

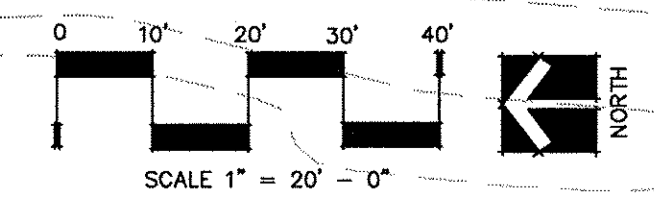
Drawn By: PEP
 Checked By: PEP
 Date: 6/30/11
 Scale: 1"=20'-0"
 Job No.: 11030

L1.1
 5 of 10 sheets

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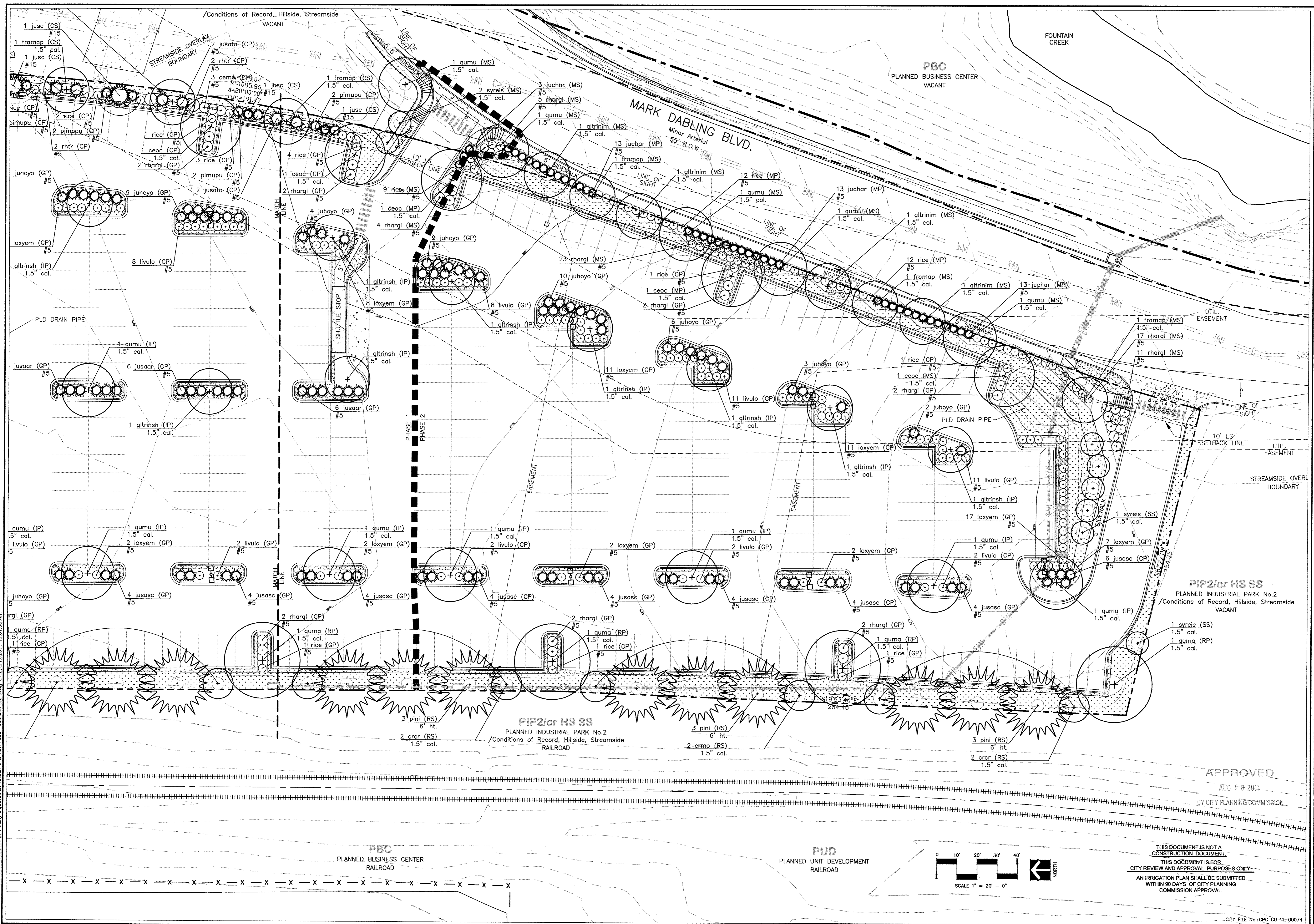
APPROVED
 AUG-1-8 2011
 BY CITY PLANNING COMMISSION

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 AN IRRIGATION PLAN SHALL BE SUBMITTED WITHIN 90 DAYS OF CITY PLANNING COMMISSION APPROVAL.



PBC
 PLANNED BUSINESS CENTER
 RAILROAD

PIP2/cr HS SS
 PLANNED INDUSTRIAL PARK No.2
 /Conditions of Record, Hillside, Streamside
 RAILROAD



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Revisions	By
CITY REVIEW 08-03-11	PEP
CITY REVIEW 08-10-11	PEP

Drawn By: PEP
Checked By: PEP
Date: 6/30/11
Scale: 1"=20'-0"
Job No.: 11030

APPROVED
AUG 1-8 2011
BY CITY PLANNING COMMISSION

THIS DOCUMENT IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CITY REVIEW AND APPROVAL PURPOSES ONLY.
AN IRRIGATION PLAN SHALL BE SUBMITTED WITHIN 90 DAYS OF CITY PLANNING COMMISSION APPROVAL.

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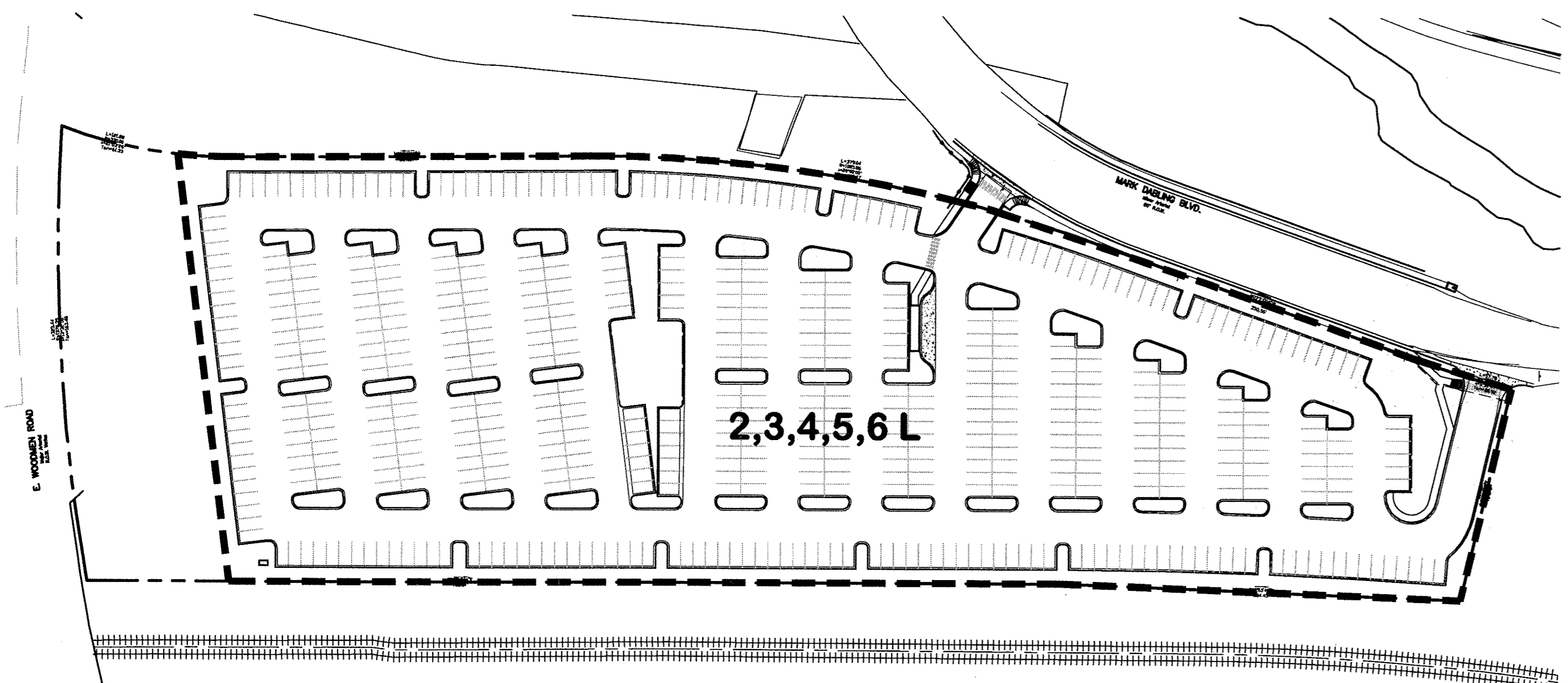
Appendix E
SCHEMATIC LANDSCAPE DIAGRAM
 Submitted in conformance with Policy 311

INTELITEC at TIFFANY SQUARE
 30 JUNE 2011

CLIMATE ZONE
 (from Figure 4 of Landscape Policy Manual) - circle one:
 FOOTHILLS **FOOTHILLS & PLAINS** PLAINS

PLANT COMMUNITIES
 (to be labeled by number(s) on diagram):
 1 --- Semi-arid Shrublands
 2 --- Pinon-Juniper Woodlands
 3 --- Prairie
 4 --- Lower Elevation Riparian
 5 --- Foothill Shrublands
 6 --- Ponderosa Pine Forest
 7 --- Upper Elevation Riparian
 8 --- Douglas-Fir Forest

HYDROZONES
 (supplemental water - to be labeled by letter(s) on diagram):
 V- Very Low (0 to 7 inches per year)
 L - Low (7 to 15 inches per year)
 M - Moderate (15 to 25 inches per year)
 H - High (more than 25 inches per year)



Site Category Calculations																																																											
Project Name						Intellitec at Tiffany Square																																																					
Date			6/29/10			Climate Zone			Foothills & Plains																																																		
Project Number			11030			Property Zoned			PIP2/cr HS SS																																																		
Landscape Setbacks (Code Section / Policy 320 & 317 (pp. 31 & 38))																																																											
Plant Label Code	Street Name	Street	Width (ft.)	Linear	Tree / Feet	No. Trees	Zone Boundary	Characterization	Required	Provided	Footage																																																
WS	Woodmen	Major	25'	Varies*	325	1/20'	17				13																																																
CS	Creek	N/A	0'	10'	628	1/30'	21				17																																																
MS	Mark Dabbling	Minor	10'	10'	438	1/25'	18				15																																																
RS	Railroad	N/A	0'	10'	984	1/30'	33				33																																																
SS	South	N/A	0'	Varies	155	1/30'	6				6																																																
<table border="1"> <thead> <tr> <th>Shrub Substitutes</th> <th>Req.</th> <th>Provided</th> <th>Grass Subst.</th> <th>Req.</th> <th>Provided</th> <th>Denoted on Plan</th> <th>% Ground Plane Veg.</th> </tr> </thead> <tbody> <tr> <td>40</td> <td>40</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>WS</td> <td>75%</td> </tr> <tr> <td>40</td> <td>0*</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>CS</td> <td>75%</td> </tr> <tr> <td>50</td> <td>51</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>MS</td> <td>75%</td> </tr> <tr> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>RS</td> <td>75%</td> </tr> <tr> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>SS</td> <td>75%</td> </tr> </tbody> </table>												Shrub Substitutes	Req.	Provided	Grass Subst.	Req.	Provided	Denoted on Plan	% Ground Plane Veg.	40	40	0	0	0	0	WS	75%	40	0*	0	0	0	0	CS	75%	50	51	0	0	0	0	MS	75%	0	0	0	0	0	0	RS	75%	0	0	0	0	0	0	SS	75%
Shrub Substitutes	Req.	Provided	Grass Subst.	Req.	Provided	Denoted on Plan	% Ground Plane Veg.																																																				
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0	0	0	0	0	0	RS	75%																																																				
0	0	0	0	0	0	SS	75%																																																				
Motor Vehicle Lots (Code Section / Policy 321 & 317 (pp. 31 & 38))																																																											
Plant Label Code	No. of Vehicle Spaces Provided	Shade Trees (1/15 sp.)	Vehicle Lot	Length of Frontage (ft.)	2/3 Length of Frontage (ft.)																																																						
WP	26	2	0*	Woodmen	325																																																						
CP	52	4	4	Creek	567																																																						
MP	30	2	2	Mark Dabbling	353																																																						
RP	88	6	6	Railroad	984																																																						
IP	381	26	26	N/A	---																																																						
<table border="1"> <thead> <tr> <th>Min. # Screen Plants</th> <th>Evergreen Plants</th> <th>Length of Screening</th> <th>Vehicle Lot Plant</th> <th>% Ground Plane Veg.</th> </tr> </thead> <tbody> <tr> <td>44</td> <td>13*</td> <td>22</td> <td>12*</td> <td>N/A</td> </tr> <tr> <td>76</td> <td>78</td> <td>36</td> <td>36</td> <td>N/A</td> </tr> <tr> <td>59</td> <td>59</td> <td>30</td> <td>30</td> <td>N/A</td> </tr> <tr> <td>132</td> <td>0*</td> <td>66</td> <td>0</td> <td>N/A</td> </tr> <tr> <td>---</td> <td>0</td> <td>---</td> <td>0</td> <td>N/A</td> </tr> </tbody> </table>												Min. # Screen Plants	Evergreen Plants	Length of Screening	Vehicle Lot Plant	% Ground Plane Veg.	44	13*	22	12*	N/A	76	78	36	36	N/A	59	59	30	30	N/A	132	0*	66	0	N/A	---	0	---	0	N/A																		
Min. # Screen Plants	Evergreen Plants	Length of Screening	Vehicle Lot Plant	% Ground Plane Veg.																																																							
44	13*	22	12*	N/A																																																							
76	78	36	36	N/A																																																							
59	59	30	30	N/A																																																							
132	0*	66	0	N/A																																																							
---	0	---	0	N/A																																																							
Internal Landscaping (Code Section / Policy 322 & 317 (pp. 31 & 40))																																																											
Plant Label Code	Net Site Area (c.f.)	Percent Minimum	Internal Area (c.f.)	Internal Trees (1/500 s.f.)																																																							
I	272,686	5%	13,635	5,600*																																																							
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44	13*	22	12*	N/A	75%																																																						
Landscape Buffers & Screens (Code Section / Policy 323 & 317 (pp. 31 & 41))																																																											
Plant Label Code	Street Name or Property Line	Width (ft.)	Linear	Buffer Trees (1/20)	Evergreen Trees																																																						
	N/A	---	0	N/A	---																																																						
<table border="1"> <thead> <tr> <th>Length of 8' Op. Street</th> <th>Buffer Tree Abv.</th> <th>% Ground Plane Veg.</th> </tr> </thead> <tbody> <tr> <td>---</td> <td>0</td> <td>75%</td> </tr> </tbody> </table>												Length of 8' Op. Street	Buffer Tree Abv.	% Ground Plane Veg.	---	0	75%																																										
Length of 8' Op. Street	Buffer Tree Abv.	% Ground Plane Veg.																																																									
---	0	75%																																																									
Additional Plants																																																											
GP	INDICATES GROUND PLANE VEGETATION																																																										
X	INDICATES EXTRA PLANT MATERIAL ABOVE THE REQUIREMENTS																																																										

LANDSCAPE PLANT SCHEDULE							
Abbr.	Qty.	Botanical Name	Common Name	App. B Key	Mature Width	Planting Size	Notes
TREES							
casp	6	Catalpa speciosa	Western Catalpa	S	30'-40'	1.5" cal.	
ceoc	7	Celtis occidentalis	Western Hackberry	3457DA	40'-50'	1.5" cal.	
crer	6	Crataegus crus-galli	Cockspur Hawthorn	235AD	15'-20'	1.5" cal.	
ordo	2	Crataegus douglasii	Douglas Hawthorn	235AD	20'-25'	6' ht.	
crmo	9	Crataegus mollis	Downy Hawthorn	235AD	20'-25'	1.5" cal.	
framap	7	Frocinus americana 'Autumn Purple'	Autumn Purple Ash	4S	30'-35'	1.5" cal.	
gltrinh	4	Gleditsia triacanthos inermis 'Imperial'	Imperial Honeylocust	4SA	30'-40'	1.5" cal.	
gltrinh	14	Gleditsia triacanthos inermis 'Shademaster'	Imperial Honeylocust	4SA	30'-40'	1.5" cal.	
gydies	3	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree Seedless	34AS	30'-40'	1.5" cal.	
jusc	5	Juniperus scopulorum	Rocky Mountain Juniper	12567BD	8'-12'	#15	
juviciu	3	Juniperus virginiana 'Cupressifolia'	Hillslope Juniper	2568A	4'-6'	#15	
pinl	28	Pinus nigra	Austrian Pine	2567BA	20'-30'	6' ht.	
prvime	12	Prunus virginiana melanocarpa	Native Chokecherry	1245678A	8'-12'	6' ht.	
quma	6	Quercus macrocarpa	Bur Oak	4DA	50'-80'	1.5" cal.	
qumu	17	Quercus muehlenbergii	Chinkapin Oak	---	35'-50'	1.5" cal.	
syre	8	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	4S	15'-25'	1.5" cal.	
Percent Signature Trees: (60% minimum - Policy 311.3k)				Signature Trees: 120			
				Total No. of Trees: 137 = 88% Signature Trees			
SHRUBS							
cemo	13	Cercocarpus montanus	Mountain Mahogany	1256D	4'-6'	#5	
juchar	42	Juniperus chinensis 'Armstrong'	Armstrong Juniper	DA	8'-10'	#5	
juhoyo	115	Juniperus horizontalis 'Youngstown'	Andorra Youngstown Juniper	2568A	4'-6'	#5	
jusaor	42	Juniperus sabina 'Arcadia'	Arcadia Juniper	568A	4'-6'	#5	
juscac	50	Juniperus sabina 'Scandia'	Scandia Juniper	568A	4'-6'	#5	
jusata	24	Juniperus sabina 'Tamariscifolia'	Tammy Juniper	568A	6'-8'	#5	
ilvulo	91	Ligustrum vulgare 'Lodense'	Lodense Privet	A	3'-4'	#5	
loxyem	133	Lonicera x xylosteoides 'Emerald Mound'	Emerald Mound Honeysuckle	---	3'-4'	#5	
pinumo	14	Pinus mugo pumilo	Dwarf Mugo Pine	1256D	2'-4'	#5	
rhargl	94	Rhus aromatica 'Gro-Low'	Dwarf Fragrant Sumac	23456DA	6'-8'	#5	
rhtr	28	Rhus trilobata	Three-leaf Sumac	567AD	3'-6'	#5	
rice	75	Ribes cereum	Wax Current	2456DA	2'-4'	#5	
Percent Signature Shrubs: (60% minimum - Policy 311.3k)				Signature Shrubs: 588			
				Total No. of Shrubs: 721 = 82% Signature Shrubs			

NOTE: In the event discrepancies occur between information indicated in the schedule and information indicated by symbol on the drawings, the information indicated by symbol on the drawings shall govern.

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 Landscape Architecture
 1000 17th Street, Suite 100
 Boulder, CO 80502
 Phone: 303.440.1111
 Fax: 303.440.1112
 www.landpatterns.com

FINAL LANDSCAPE DEVELOPMENT PLAN
 for
INTELITEC
 at Tiffany Square
 6901 Mark Dabbling Boulevard
 Colorado Springs, CO 80919

Sheet Title:
HYDROZONE
SITE CATEGORIES
PLANT SCHEDULE

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Revisions	By
CITY REVIEW 08-03-11	PEP
CITY REVIEW 08-10-11	PEP

APPROVED
 AUG 18 2011
 BY CITY PLANNING COMMISSION

THIS DOCUMENT IS NOT A CONSTRUCTION DOCUMENT.
 THIS DOCUMENT IS FOR CITY REVIEW AND APPROVAL PURPOSES ONLY.
 AN IRRIGATION PLAN SHALL BE SUBMITTED WITHIN 90 DAYS OF CITY PLANNING COMMISSION APPROVAL.

Drawn By: PEP
 Checked By: PEP
 Date: 6/30/11
 Scale: NO SCALE
 Job No.: 11030

L:\Clients\2011\11030 - Intellitec at Tiffany Square\Active\LD\ACAD1\1030 - Intellitec.LDP.dwg, L1.3, 8/17/2011 10:54:16 AM

YOW

LIGHT FIXTURE SCHEDULE										
TYPE	MFR	CATALOG NO.	LAMPS			MTG	DESCRIPTION	NOTES	VOLTS	TOTAL WATTS
			QUAN	WATT	TYPE					
A	KIM	KIM-AR3/400PMH	1	400	MH	25' SQ. POLE	AREA LIGHT TYPE III DISTRIBUTION		120	400

- GENERAL NOTES:
 1. FLUORESCENTS SHALL HAVE 0.125" LENS & 10% INSTANT START ELECTRONIC BALLASTS.
 2. FLUORESCENT LAMPS SHALL BE LOW-MERCURY, 3500K, 85 CRI OR BETTER.
 3. COMPACT FLUORESCENT LAMPS SHALL BE 3500K, 82 CRI OR BETTER.
 4. COMPACT FLUORESCENT BALLASTS SHALL INCLUDE AN END-OF-LIFE CIRCUIT OPTION.
 5. EM BALLASTS SHALL PROVIDE 1000 LUMENS MINIMUM.

STATISTICS					
Description	Symbol	Avg	Max	Min	Avg/Min
Calc Zone	+	1.9 fc	11.8 fc	0.1 fc	19/1.0 fc

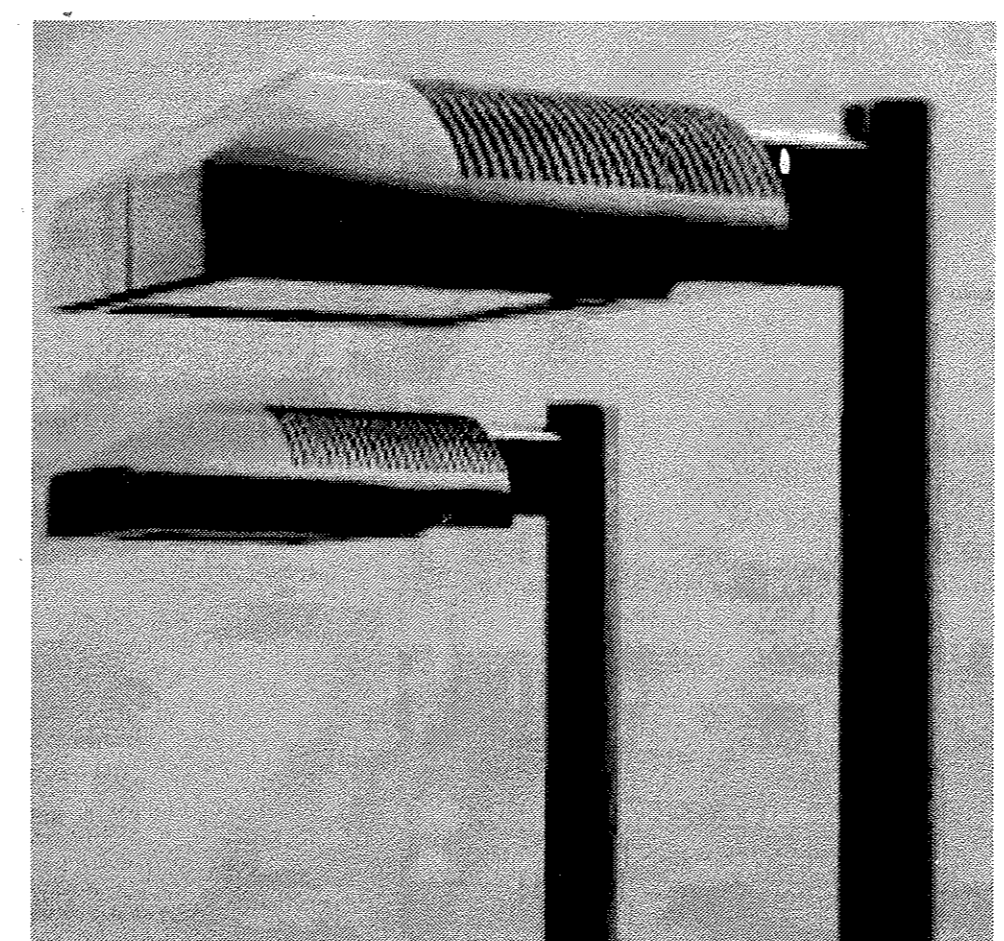
YOW ARCHITECTS
 A PROFESSIONAL CORPORATION ARCHITECTURE & PLANNING
 115 S. Weber Colorado Springs, Colorado 475-8133

Structural: NA
 Electrical: NA
 Mechanical: NA
 Plumbing: NA

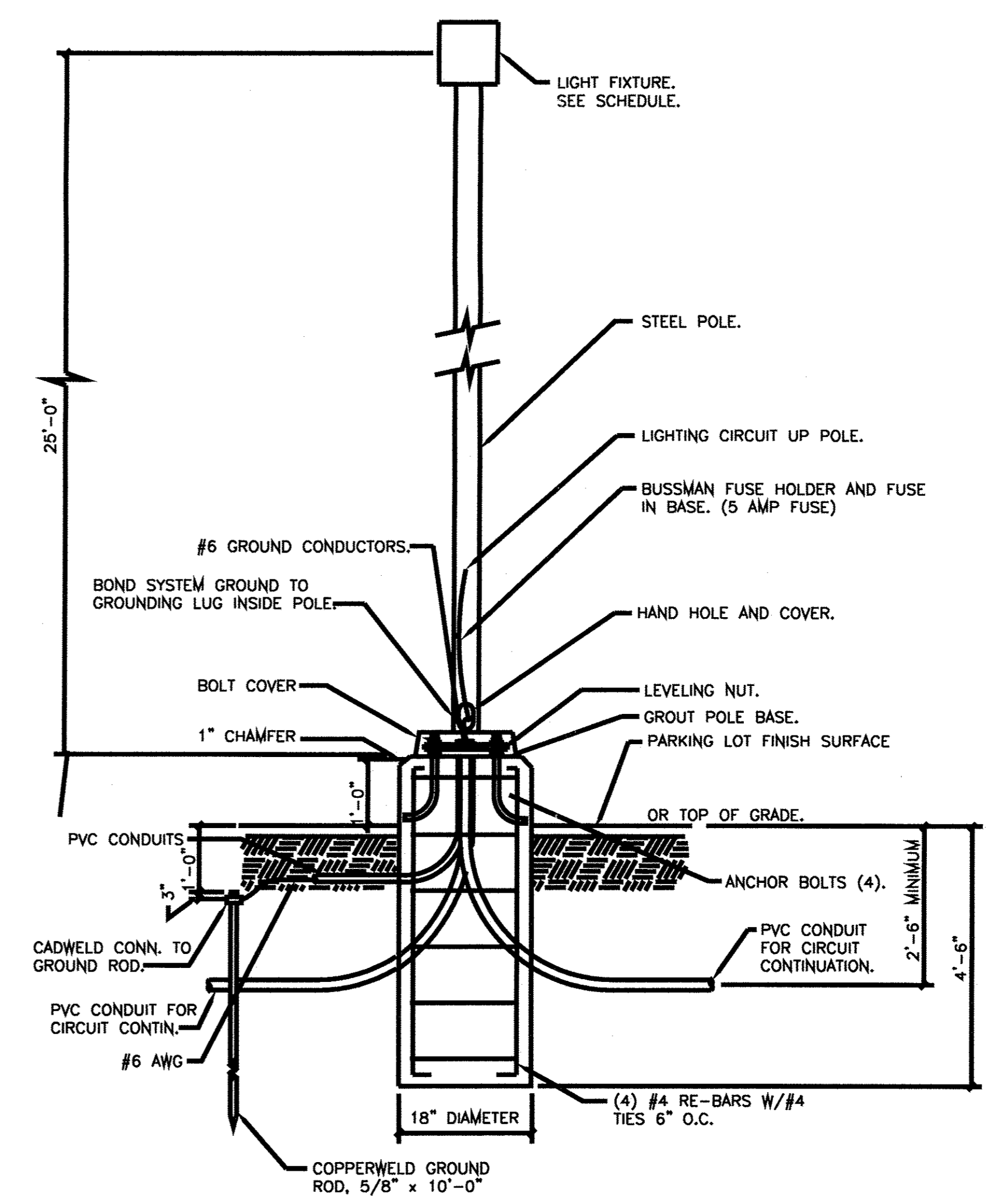
Intelitec @ Tiffany Square
 Colorado Springs, Colorado

Job No. -
 Directory -
 File -
 Drawn By MRM
 Date 28 June 2011
 Revised

DRAWING NO.
SE-0
 Site Electrical
 Drawing
 9 OF 10

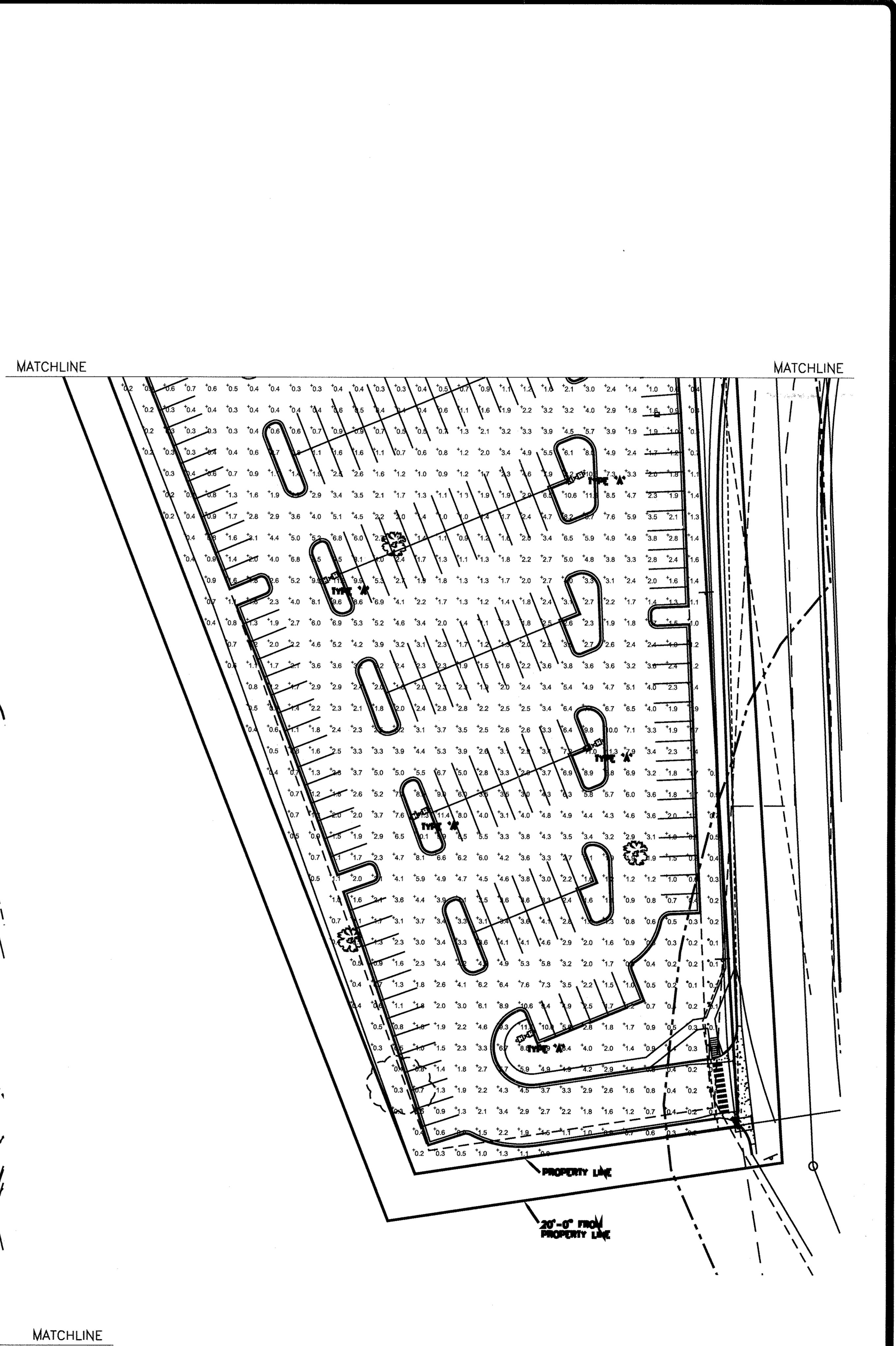
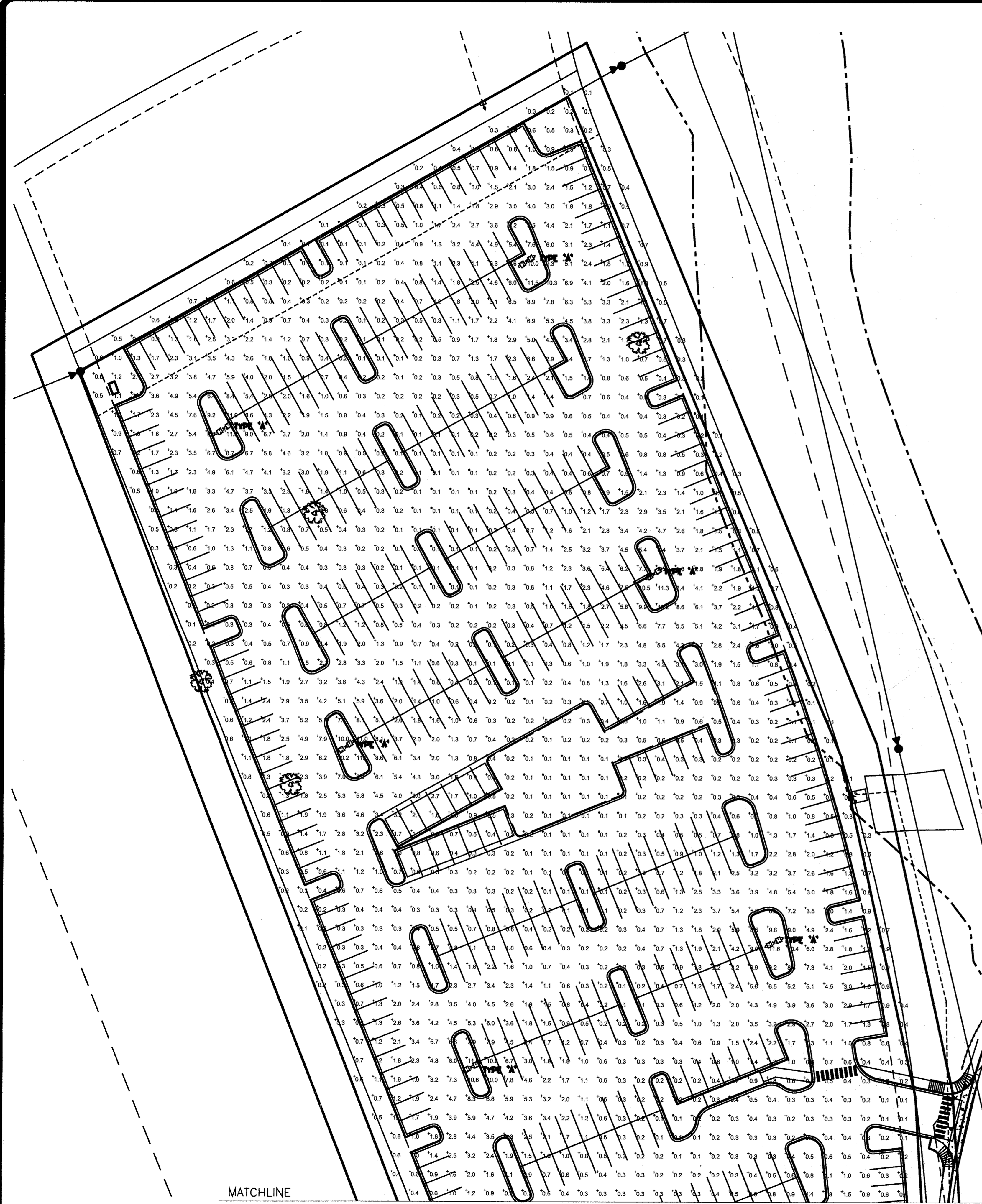


3 TYPE "A" FIXTURE
 NOT TO SCALE



2 POLE BASE DETAIL
 NOT TO SCALE

APPROVED
 AUG 18 2011
 BY CITY PLANNING COMMISSION



MATCHLINE

MATCHLINE

ELECTRICAL SITE DEVELOPMENT PLAN

SCALE: 1" = 50'

APPROVED
AUG 18 2011
BY CITY PLANNING COMMISSION

CITY FILE NO.: CPC CU 11-00074

YOW ARCHITECTS
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Structural: NA
Electrical: NA
Mechanical: NA
Plumbing: NA

Intellitec @ Tiffany Square
Colorado Springs, Colorado

Job No: -
Directory: -
File: -
Drawn by: HMM
Date: 28 June 2011
Revised: -

DRAWING NO.
SE-1
Site Electrical
Drawing
10 OF 10