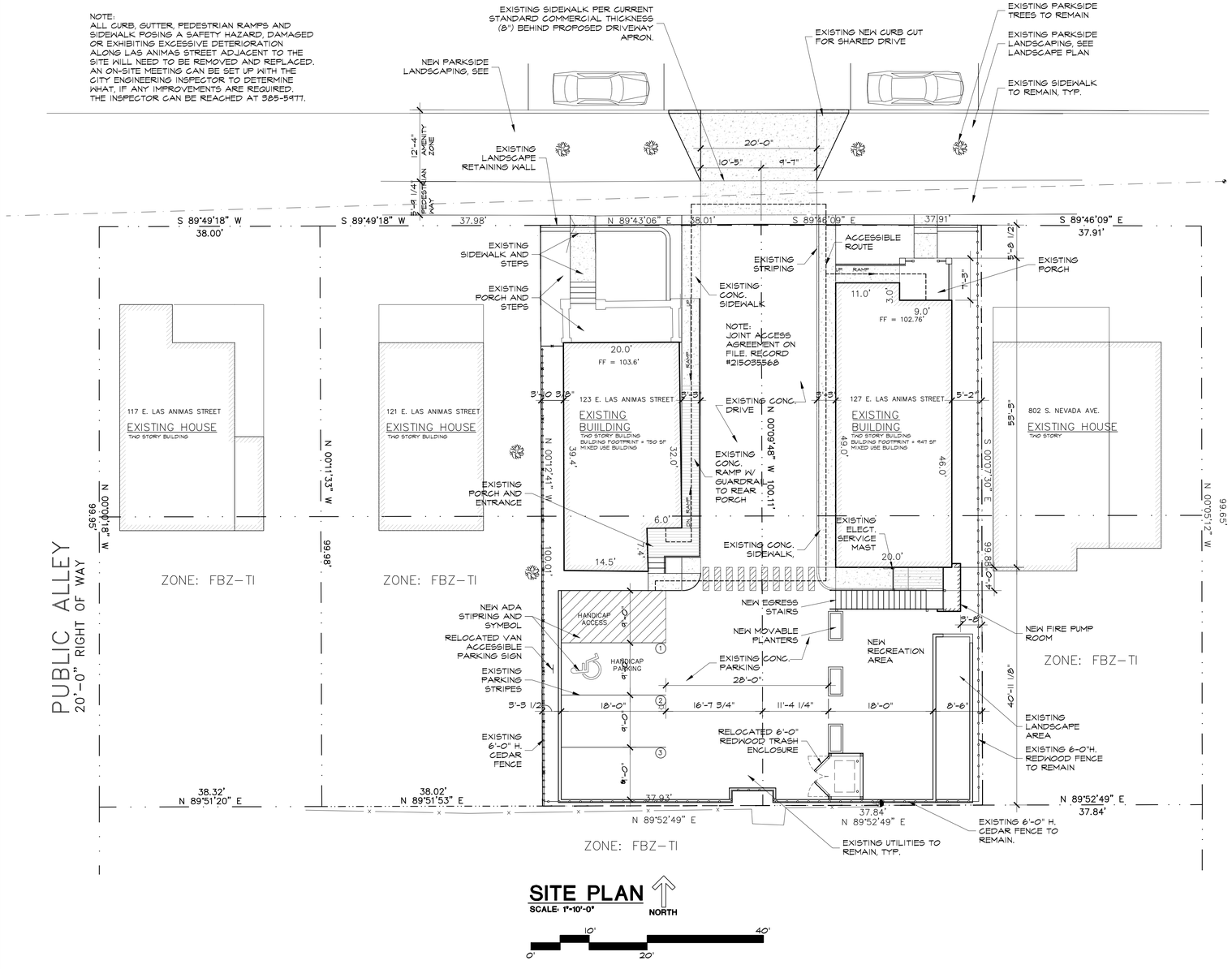
123 and 127 EAST LAS ANIMAS STREET

100'-0" RIGHT OF WAY



SITE PLAN

SCALE: 1"=10'-0" NORTH

0' 10' 20' 40'

ACCESSIBILITY NOTE:

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.

PROJECT TEAM

OWNER:
EAST LAS ANIMAS STREET, LLC
2245 BROADWAY STREET
COLORADO SPRINGS CO 80904
PHONE: 719.475.1634
RYAN MURPHY

ARCHITECT:
TDG ARCHITECTURE INC
201 E. LAS ANIMAS STREET, STE. 113
COLORADO SPRINGS, CO 80903
PHONE: 719.623.5641
SHARON ALLEN

CIVIL ENGINEER:
JPS ENGINEERING, INC.
19 E. WILLIAMETTE AVE
COLORADO SPRINGS, CO 80903
PHONE: 719.477.9429
JOHN SCHWAB

LANDSCAPE ARCHITECT:
TAPIS ASSOCIATES, INC.
540 BUCKEYE DRIVE LEVEL
COLORADO SPRINGS CO 80919
PHONE: 719.593.1540
PRISCILLA MARBAKER

DP SHEET INDEX

VICINITY MAP

NOT TO SCALE

NORTH

THIS PROJECT SITE
123 E. LAS ANIMAS STREET
127 E. LAS ANIMAS STREET
COLORADO SPRINGS, CO

PROJECT PURPOSE

THIS SUBMITTAL IS FOR THE PROPOSED CONDITIONAL USE FOR 127 E. LAS ANIMAS ST. FROM MIXED USE TO RESIDENTIAL CHILDCARE FACILITY AND THE MINOR IMPROVEMENTS TO THE EXISTING DEVELOPMENT PLAN, CPC DP 15-00015 FOR THE NEW USE. MINOR IMPROVEMENTS TO THE DEVELOPMENT PLAN INCLUDE REWORKING THE PARKING AND RELOCATING THE TRASH ENCLOSURE TO CREATE A SMALL RECREATIONAL AREA AND ADDING EGRESS STAIRS AT THE REAR OF THE BUILDING.

PROJECT DATA

OWNER:
EAST LAS ANIMAS STREET, LLC
2245 BROADWAY STREET
COLORADO SPRINGS CO 80904

	EXISTING BUILDING	EXISTING BUILDING
PROJECT ADDRESSES:	123 E. LAS ANIMAS STREET COLORADO SPRINGS, CO	127 E. LAS ANIMAS STREET COLORADO SPRINGS, CO
ASSESSOR'S SCHEDULE NO.:	6419210003	6419210002
CITY ZONING CLASSIFICATION:	FBZ-TI	FBZ-TI
CITY MASTER PLAN:	THE IMAGINE DOWNTOWN MASTER PLAN	
ACREAGE:	0.087 AC (3,793 SF)	0.087 AC (3,791 SF)
BUILDING AREAS:		
FIRST FLOOR:	750 SF	953 SF
SECOND FLOOR:	750 SF	953 SF
TOTAL:	1,500 SF	1,902 SF
PORCHES:	147 SF	65 SF
LOT COVERAGE: FOR STRUCTURES	23.65%	26.85% + 0.03% = 29.85% (0.03% FOR NEW FIRE PUMP ROOM AND STAIRS)
BUILDING STORIES:	2 STORIES	2 STORIES
BUILDING TYPE:	MIXED USE	EXISTING MIXED USE CONDITIONAL USE REQUESTED FOR PROPOSED RESIDENTIAL CHILDCARE FACILITY
SECTOR DESIGNATION:	TRANSITION 1	TRANSITION 1
FRONTAGE TYPE:	COMMON FRONTAGE	COMMON FRONTAGE

NOTE:
THERE IS AN EXISTING WARRANT TO FBZ 2.4.6 FRONTAGE TABLE: FOR 127 E. LAS ANIMAS STREET, A WARRANT WAS GRANTED TO ALLOW MIXED USE BUILDING TO HAVE COMMON FRONTAGE TO MATCH EXISTING NEIGHBORHOOD RESIDENTIAL FRONTAGES.

FOR BOTH PROPERTIES, A WARRANT WAS GRANTED TO ALLOW FOR 19% GLAZING WHERE 25% IS THE MINIMUM REQUIREMENT.

PROPOSED USES BY STORY:	1st OFFICE 2nd OFFICE	1st RES. CHILDCARE 2nd RES. CHILDCARE
BUILDING HEIGHT:	EXISTING 25'-6"	EXISTING 26'-0"
PARKING REQUIRED:	1,500/500 = 3 PS	1/8 BEDS (8 BEDS IN PROJECT) = 1 PS
PARKING PROVIDED:	3 PS	NO OFF STREET PARKING IS PROVIDED. SEE NOTE 2

NOTE 1
EXISTING WARRANT
A WARRANT TO FORM-BASED CODE SECTION 2.6 TO ALLOW SHARED PARKING BETWEEN 123 E. LAS ANIMAS ST. AND 127 E. LAS ANIMAS ST. TO PROVIDE FOR THE REQUIRED NUMBER OF PARKING SPACES FOR EACH PROPERTY (A CROSS ACCESS AGREEMENT IS RECORDED AT RECEPTION NO. 215035568

NOTE 2:
NEW WARRANT
A WARRANT TO FORM-BASED CODE SECTION 2.6 TO ALLOW AN ON-STREET PARKING CREDIT OF ONE (1) SPACE TO BE COUNTED TOWARD THE MINIMUM NUMBER OF VEHICLE PARKING SPACES REQUIRED FOR BOTH 123 LAS ANIMAS ST. AND 127 E. LAS ANIMAS ST.

LEGAL DESCRIPTION:	E 38 FT OF W 144 FT OF LOTS 15, 16 BLCK 314 ADD 2, COLO SPGS	W 38 FT OF E 76 FT OF LOTS 15, 16 BLCK 314 ADD 2, EX R/W OVER S 10.0 FT COLO SPGS APPROVED WAIVER OF REPLAT AR WR 15-00070
PUBLIC SPACES:	PARKSIDE IMPROVEMENTS PER LANDSCAPE PLAN	PARKSIDE IMPROVEMENTS PER LANDSCAPE PLAN
SIGNAGE:	SIGNAGE APPROVALS THROUGH SEPARATE PROCESS AT A LATER DATE.	SIGNAGE APPROVALS THROUGH SEPARATE PROCESS AT A LATER DATE.
DENSITY BONUSES:	NONE	NONE

FLOOD PLAN STATEMENT PROPERTY:
PANEL NUMBER: 08041C0729G
EFFECTIVE DATE: 12/07/2018
FLOOD ZONE: AE

FBZN-24-0012

10/14/2024

REVISIONS		
	DATE	FOR
△		
△		
△		
△		

TDG / ARCHITECTURE
TDG Architecture, Inc.
201 East Las Animas Street, Suite 113
Colorado Springs, CO 80903
719.623.5641 (Phone)
719.623.5643 (Fax)

EAST LAS ANIMAS LLC

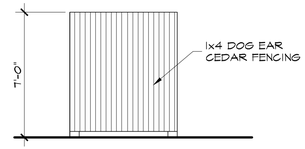
123 and 127 E. LAS ANIMAS STREET
FBZ MINOR IMPROVEMENT PLAN AND CONDITIONAL USE

123 AND 127 LAS ANIMAS STREET
COLORADO SPRINGS, CO

FBZ CONDITIONAL USE DEVELOPMENT PLAN

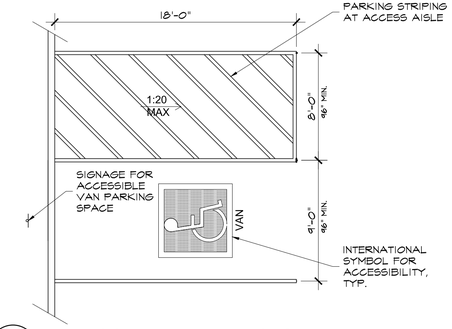
DATE: 10/15/24
DRAWN BY: tdg
CHECKED BY: TDG
PROJECT NO: 24116

SHEET NO:
DP-1
1 of 5



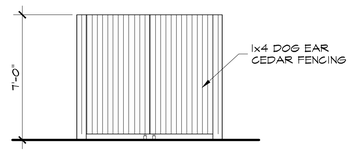
5 / DP-2 TRASH - SIDE ELEVATION

SCALE: 1/4" = 1'-0"



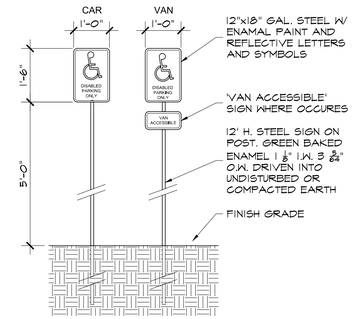
1 / DP-2 ACCESSIBLE PARKING SPACE

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



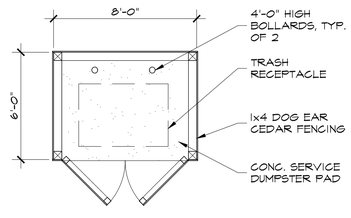
6 / DP-2 TRASH - FRONT ELEVATION

SCALE: 1/4" = 1'-0"



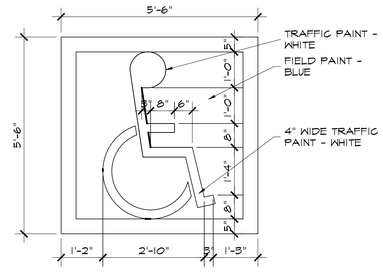
2 / DP-2 ACCESSIBILITY SIGNS

SCALE: 1/2" = 1'-0"



7 / DP-2 TRASH ENCLOSURE - PLAN

SCALE: 1/4" = 1'-0"



3 / DP-2 ACCESSIBILITY SYMBOL

SCALE: 1/2" = 1'-0"

FBZN-24-0012

10/15/2024

REVISIONS		
	DATE	FOR
1		
2		
3		
4		

TDG / ARCHITECTURE
TDG Architecture, Inc.
201 East Las Animas Street, Suite 113
Colorado Springs, CO 80903
719.623.5641 (Phone)
719.623.5643 (Fax)

EAST LAS ANIMAS LLC

123 and 127 E. LAS ANIMAS STREET
FBZ MINOR IMPROVEMENT PLAN AND CONDITIONAL USE

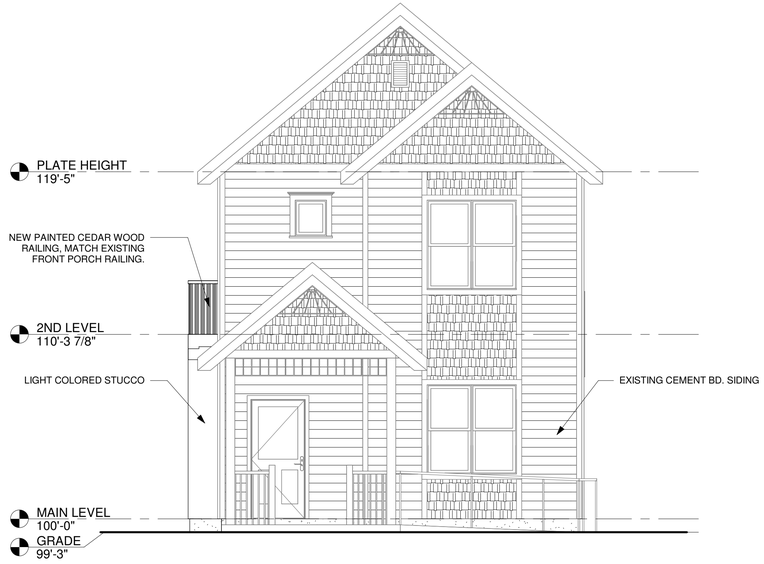
123 AND 127 LAS ANIMAS STREET
COLORADO SPRINGS, CO

FBZ CONDITIONAL USE
DEVELOPMENT PLAN

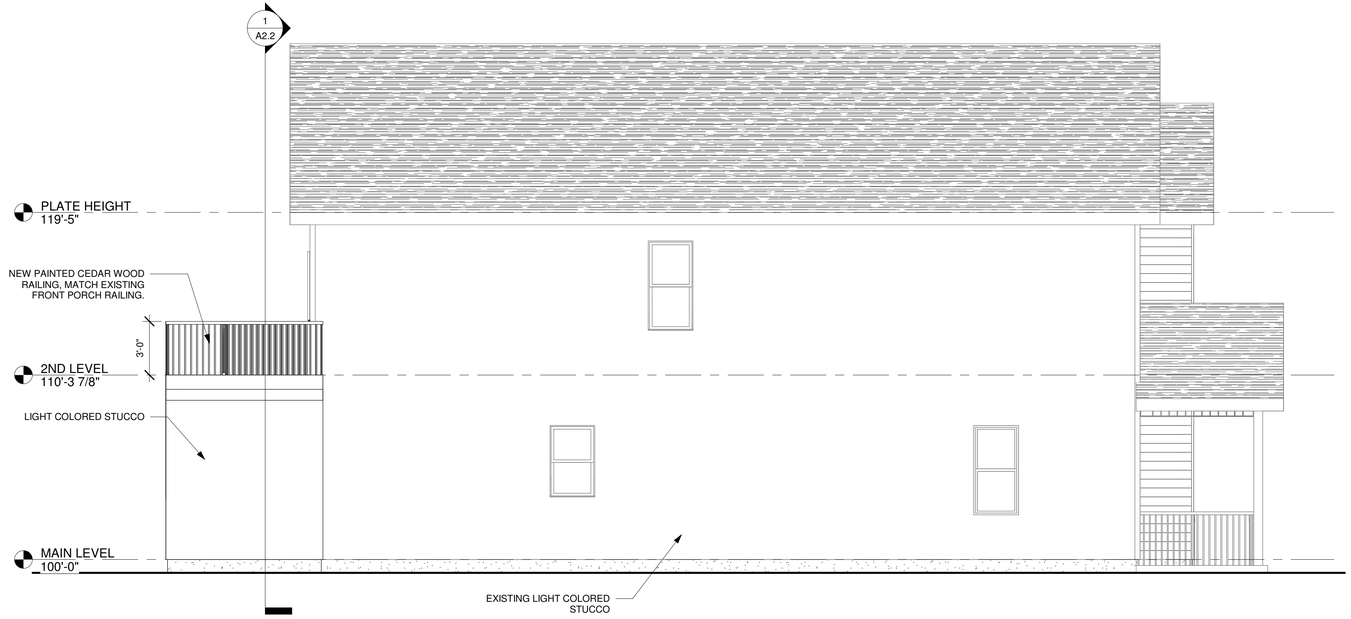
DATE: 10/15/24
DRAWN BY: tdg
CHECKED BY: TDG
PROJECT NO: 24116

SHEET NO:
DP-2
2 of 5

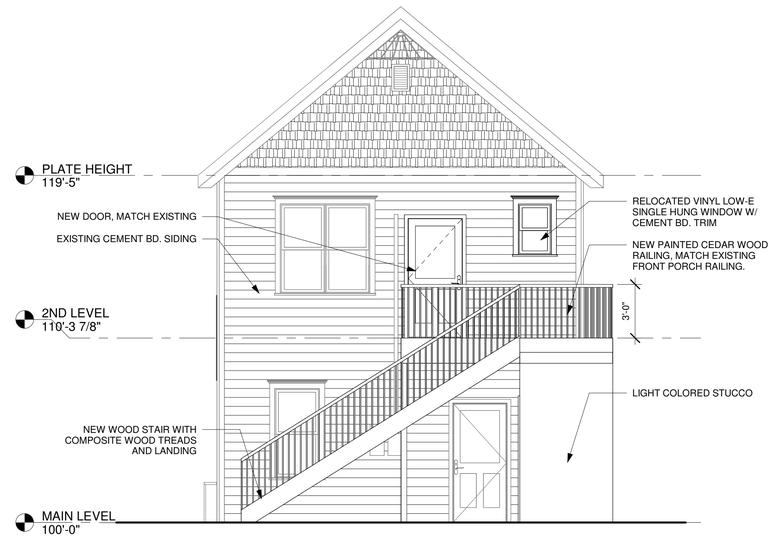
2 SIDE (WEST) ELEVATION
1/4" = 1'-0"



3 FRONT (NORTH) ELEVATION
1/4" = 1'-0"



4 SIDE (EAST) ELEVATION
1/4" = 1'-0"



1 REAR (SOUTH) ELEVATION
1/4" = 1'-0"

FBZN 24-00012

TDG
ARCH
201 East Las Animas
Suite 113
COS, CO 80903
719.623.5641
TDGarchitecture.com

NOT FOR CONSTRUCTION

REVISIONS

	DATE	FOR
1		
2		
3		
4		

EAST LAS ANIMAS LLC
127 LAS ANIMAS STREET
COLORADO SPRINGS, CO

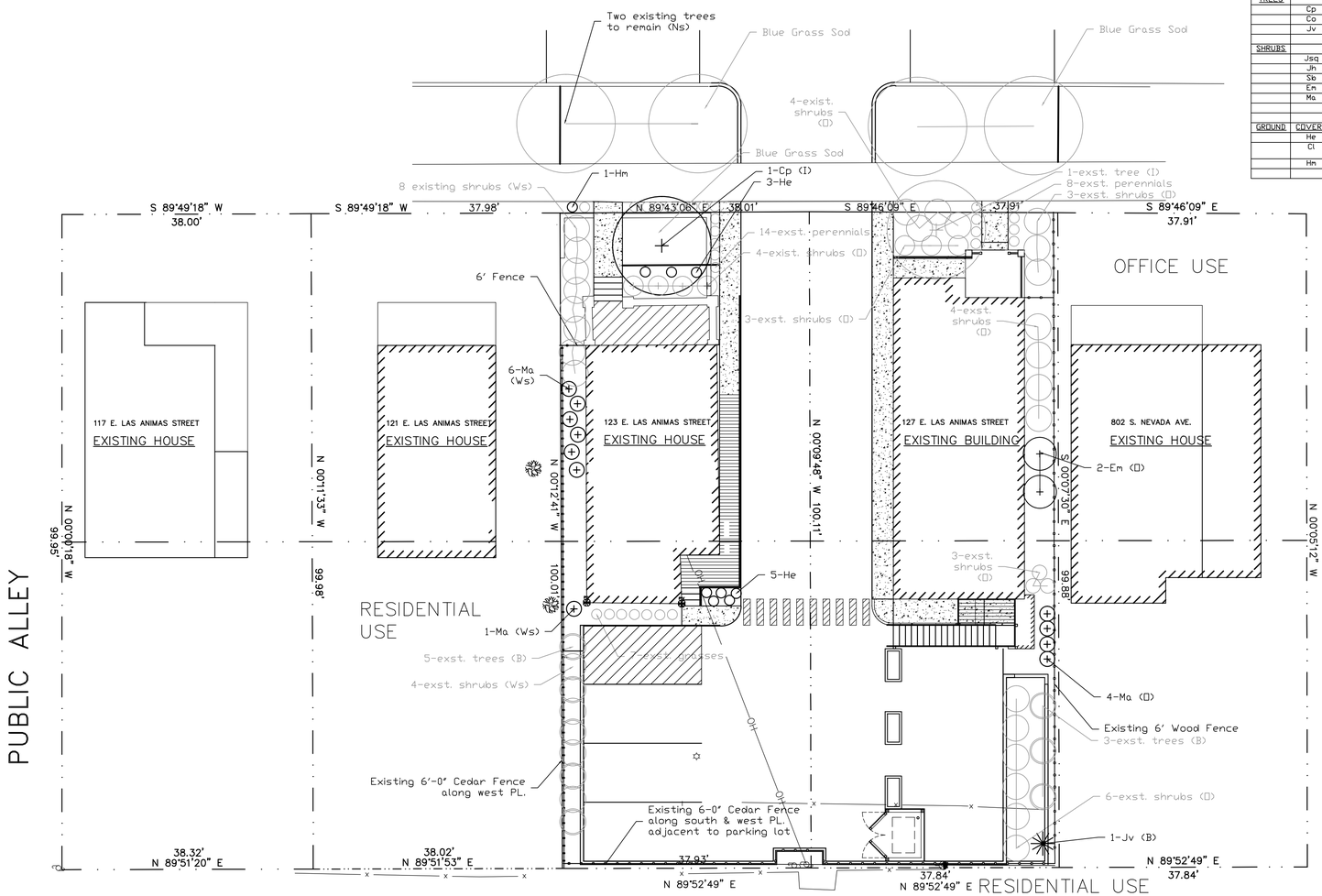
EXTERIOR ELEVATIONS

DATE: 10/15/24
DRAWN BY: TDG
CHECKED BY: TDG
PROJECT NO.: 24116

SHEET:
DP-3
3 OF 5

123 and 127 EAST LAS ANIMAS STREET

NonArterial Street

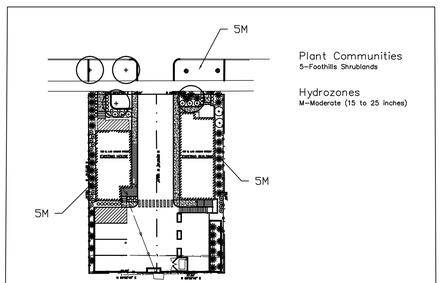


Landscape Schedule (Appendix G)

Symbol	Code	Quantity	Botanical Name	Common Name	Key #	Width	Size	Notes
TREES								
	Cp	1	Crataegus Phaenopyrum	Washington Hawthorn	45AS	20'	1-1/2" B&B	
	Co	0	Celtis Occidentalis	Common Hackberry	3457DA	40'	2-1/2" B&B	
	Jv	0	Juniperus Virginiana	Blue Point Juniper	2568A	3'	6'-0" ht	
			Signature Trees: 13	Total Trees 13 - 100%				
SHRUBS								
	Jsq	0	Junip. Squamata 'Blue Star'	Blue Star Juniper	A	3'	5 Gal	Cont.
	Jh	0	Junip. Horiz. 'Blue Chip'	Blue Chip Juniper	2568A	4'	5 Gal	Cont
	Sb	0	Spireae Bumalda 'Goldflame'	Goldflame Spirea	SA	3'-4'	5 Gal	Cont.
	Em	2	Euonymus Kiautschovica	Manhattan Euonymus	SA	5'	5 Gal	Cont.
	Ma	11	Mahonia Aquifolium 'Compacta'	Compact Holly Grape	4S	4'	5 Gal	Cont.
			Signature Shrubs: 30					
			Total Shrubs: 52	58% signature shrubs				
GROUND	COVERS	GRASSES	FLOWERS					
	He	8	Helictotrichon Sempervirens	Blue Avena Grass	1235D	Grass	1 gal	Cont.
	Ci	0	Calamagrostis Acutiflolia 'Karl Foerster'	Feather Reed Grass	A	Grass	1 Gal	Cont.
	Hm	1	Heneracallis 'Stella D'Oro	Stella D'Oro Daylily	D	Flower	1 Gal	Cont.

Project Data
Owner: East Las Animas Street, LLC
2245 Broadway St, Colorado Springs, CO
Zoning FBZ T1 (Transition 1)
Acreage .087 Acres
Parking Spaces: 7 Provided

Existing Admin. Relief for:
1) Westside setback trees due to limited space between existing structures. (see appen. F)
2) Southside setback trees due to limited space required to provide parking spaces (appen. F)



SCHEMATIC LANDSCAPE DESIGN

Site Category Calculations (Appendix F) 123 E. Las Animas Street

LANDSCAPE SETBACKS					
Street Name	**Classification**	**Width in feet**	**Linear Footage**	**Tree/feet Required**	**No. of Trees**
		Req/Provided			**Req/Provided**
Las Animas St. (Ns)	Nonarterial	10'/10'	38.01'	1/30'	2 req/2 provided existing
East Prop Line (Es)	Nonstreet	0	100.01'	0	
West Prop Line (Ws)	Zone Boundary	0	100.01'	1/30'	3 req/0 provided **
South Prop Line (Ss)	Zone Boundary	0	37.93'	1/30'	2 req/0 provided
Shrub Substitutes	**Ornamental Grasses**	**Setback Plant**	**Percent Ground Plane Veg**		
Req/Provided	**Req/Provided**	**Abbr. on Plan**	**Req/Provided**		
South Prop Line 20-0**	0-0	(Es)	75% - 75%		
West Prop Line 30-19**		(Ws)	**Admin Relief for 31 shrubs requested		
MOTOR VEHICLE LOTS					
No Spaces Provided	**Shade Trees 1-15**	**Vehicle Lot Frontage**	**Length of Frontage**	**2-3 Length of**	
	Req./Provided		**Excluding Driveways**	**Frontage**	
4	0-0	Las Animas St.	0	0	
Internal Landscaping					
Net Site Area (SF)	% Min. Int. Area	Internal Area (SF)	Intern. Trees 1-500 SF		
		Req./Provided	Req./Provided		
3800 SF	Nonres. 5%	190/778sf	1-1		
Shrub Substitutes	**Ornamental Grasses**	**Internal Plant**	**Percent Ground Plane Veg**		
Req/Provided	**Req./Provided**	**Abbr. on Plan**	**Req/Provided**		
		I	75% - 75%		
BUFFER	Residential use				
Screening Plants 1-20 Lf	**Evergreens Req**	**Buffer Plant**			
Req./Provided	**50%**	**Abbr. on Plan**			
Westside Residential 5-5	3-5	B			
Southside Residential 4-0	2-0	6' Tall Fence exists along west & south property lines			

Site Category Calculations (Appendix F) 127 E. Las Animas Street

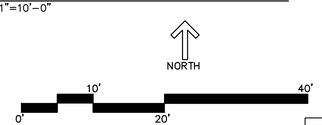
LANDSCAPE SETBACKS					
Street Name	**Classification**	**Width in feet**	**Linear Footage**	**Tree/feet Required**	**No. of Trees**
		Req/Provided			**Req/Provided**
Las Animas St. (Ns)	Nonarterial	10'/10'	37.91'	1/30'	2 req/2 provided existing
East Prop Line	Nonstreet	0	99.88'	0	
West Prop Line (Ws)	Nonstreet	0	100.01'	0	
South Prop Line	Zone Boundary	0	37.34'	1/30'	2 req/0 provided
Shrub Substitutes	**Ornamental Grasses**	**Setback Plant**	**Percent Ground Plane Veg**		
Req./Provided	**Req./Provided**	**Abbr. on Plan**	**Req/Provided**		
			75% - 75%		
South Prop Line 20-0**		(Ss)	**Admin Relief for 20 shrubs requested		
MOTOR VEHICLE LOTS					
No Spaces Provided	**Shade Trees 1-15**	**Vehicle Lot Frontage**	**Length of Frontage**	**2-3 Length of**	
	Req./Provided		**Excluding Driveways**	**Frontage**	
3	0-0	Las Animas St.	0	0	
Internal Landscaping					
Net Site Area (SF)	% Min. Int. Area	Internal Area (SF)	Intern. Trees 1-500 SF		
		Req./Provided	Req./Provided		
3780 SF	Nonres. 5%	189/679sf	1-1 (existing)		
Shrub Substitutes	**Ornamental Grasses**	**Internal Plant**	**Percent Ground Plane Veg**		
Req./Provided	**Req./Provided**	**Abbr. on Plan**	**Req/Provided**		
		I	75% - 75%		
BUFFER	Residential use				
Screening Plants 1-20 Lf	**Evergreens Req**	**Buffer Plant**			
Req./Provided	**50%**	**Abbr. on Plan**			
Eastside Office 0-4	0-4	B			
Southside Residential 4-0	2-0	6' Tall Fence exists along south property line			

LANDSCAPE NOTES

Climate Zone: Foothills - Plains
Plant Communities: Foothills Shrublands, Ponderosa Pine Forest
Lower Elevation Riparian, Prairie, Pinion Juniper Woods
Irrigation: An irrigation plan must be submitted for review within 90 days subsequent to receiving building permit. The plan must be approved prior to the installation of any irrigation components and/or issuance of a certificate of occupancy
Mulch: All shrub beds and tree wells to be covered with 4" shredded pole shavings over fabric weed barrier.
Edging: All planting beds adjacent to turf to be edged with steel edging
Soil Treatment: Combine new topsoil and fertilizer and till into top 6" of landscaped area
Underground Utilities: Contractor is required to locate all utilities prior to commencing construction

FINAL LANDSCAPE PLAN

SCALE: 1"=10'-0"



FBZN-24-0012

10/15/2024

REVISIONS

	DATE	FOR

TDG / ARCHITECTURE
TDG Architecture, Inc.
201 East Las Animas Street, Suite 113
Colorado Springs, CO 80903
719.623.5641 (Phone)
719.623.5643 (Fax)

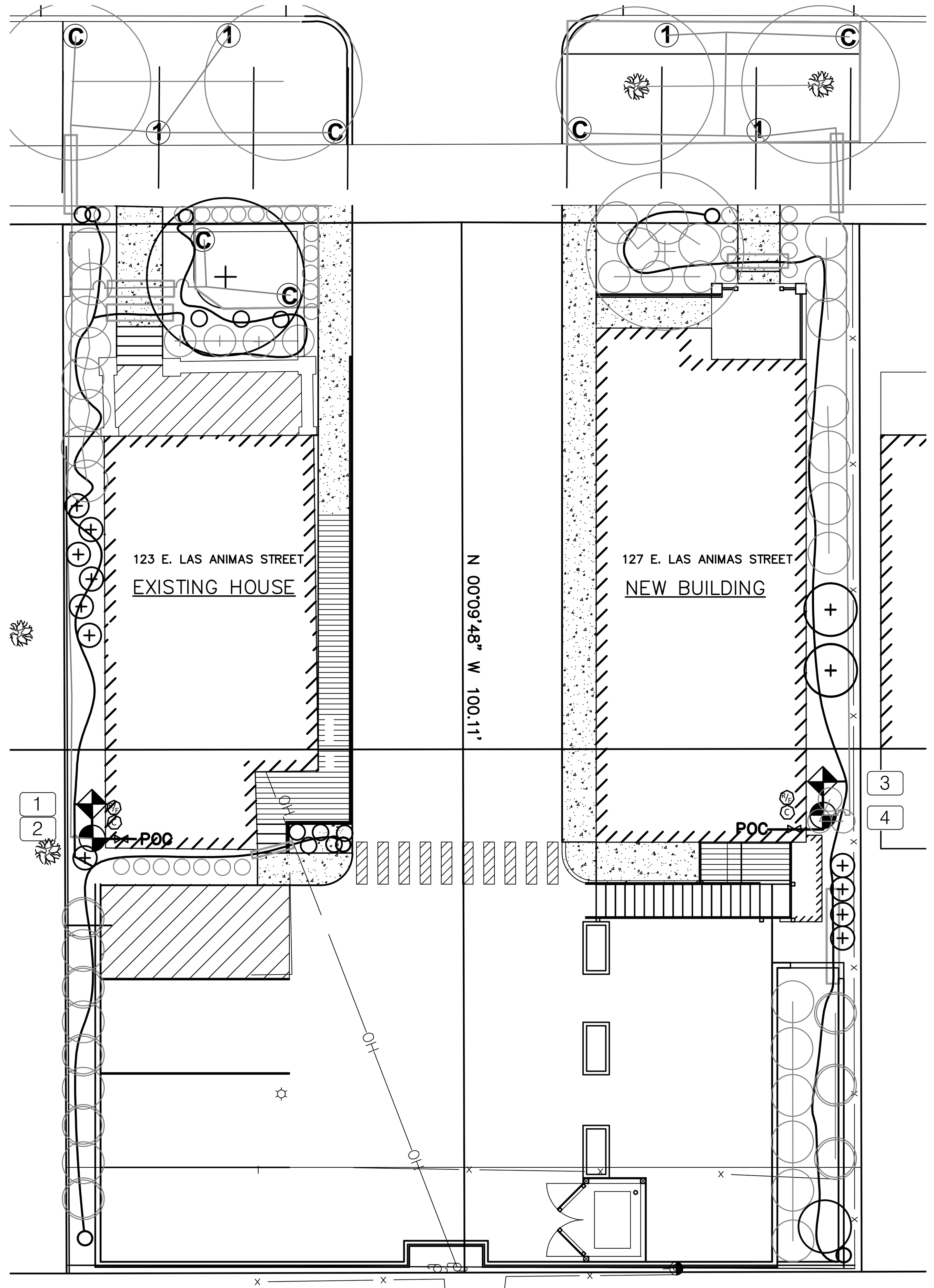
EAST LAS ANIMAS LLC
123 and 127 E. LAS ANIMAS STREET
FBZ MINOR IMPROVEMENT PLAN AND CONDITIONAL USE
123 AND 127 LAS ANIMAS STREET
COLORADO SPRINGS, CO

DEVELOPMENT PLAN
LANDSCAPE PLAN

DATE: 10/15/24
DRAWN BY: pjm
CHECKED BY: TDG
PROJECT NO: 24116

SHEET NO:
L-1
4 of 5

IRRIGATION PLAN



SCALE: 1"=10'-0"

NORTH

0' 10' 20' 40'

IRRIGATION LEGEND

- Mainline pipe. 1" Schedule 40 PVC. See Irrigation Note G for depth.
- Lateral pipe. 1" Class 200 PVC. See Irrigation Note G for depth.
- Sleeving. Class 200 PVC pipe. Size 3.0" for water pipe, Sleeve electric and all water pipes separately for maintenance. Joints under concrete should be minimized. See Irrigation Note G for depth.
- 2 — Zone ID. See table for irrigation schedule.
- Hunter PGV-101G-x Electric Valve with flow-control. (Size 1") Install Hunter Pressure Regulator on valve to supply 35-40 PSI at rotary nozzles if needed.
- Hunter ACZ-075-25 Drip Zone Control Valve, Filter & Pressure Regulating Kit (or approved equivalent.)
- Polyethylene distribution pipe. 1/2" diameter. Use Rainbird XB-10PC emitters--2 per shrub. Route according to plant material. Bury under turf, stake under mulch. See Irrigation Note G for depth.
- Flush Cap--Rainbird 700-CF-21 or approved equivalent.
- Hunter PROS-04 Spray Body (4" pop) with Nozzles as shown. Install nozzles of specified type with arc appropriate to plan: partial-circle through full circle.
  - Ⓒ Hunter MPR Corner Nozzle 0.34 GPM
  - ① Hunter MPR 1000 Nozzle Radius 9.5-12' half arc 0.35 GPM
- Backflow Prevention Device-Wilkins-Zurn 420XL 1" Pressure Vacuum Breaker
- Irrigation Controller. Hunter PRO-C PC-4. 4 Station Controller
- ET/Rain/Freeze Sensor--Hunter SOLAR-SYNC Sensor.

IRRIGATION SCHEDULE

Zone #	Description	Flow Rate (GPM)	Precipitation Rate (Inches/Hour)	Daily Runtime (Minutes/Day)	Spring (Min/Day)	Fall (Min/Day)
1	MPR Rotator	2.1	0.47	30	26	24
2	Drip	< 4		30	26	24
3	MP Rotator	2.1	0.42	34	29	27
4	Drip	< 4		30	26	24
E.T. inches	0.2	Seasonal Adjustment		100%	85%	80%
Efficiency	84%					
Note: The runtimes shown in schedule are based on this E.T. and efficiency.						
Zone runtimes should be adjusted accordingly for seasonal changes and zone exposure.						
Rain sensor set for automatic shut off at 1/2" of rainfall.						

October 2024 Existing System Update Requirements

[illegible]

[illegible] PVB [illegible] 12 [illegible]

[illegible]

[illegible]

IRRIGATION COMPONENTS

Water supply
[illegible] POC [illegible] PVB [illegible]

[illegible] GPM [illegible] PVB [illegible]

[illegible] ***Contractor must test to verify that adequate pressure and flows are available at the PVB before beginning work.*** [illegible] GPM [illegible] PSI [illegible]

Backflow Protection Device
[illegible] *This device must be located 12" above the highest outlet* [illegible] PVB [illegible] *resistent* [illegible] **device must be properly winterized** [illegible]

Irrigation Controller
[illegible] PRO-C [illegible]

[illegible]

Layout
[illegible]

[illegible]

Final Adjustment
[illegible]

[illegible]

[illegible]

SCOPE OF WORK

[illegible]
A. [illegible]
B. [illegible]
C. [illegible] POC [illegible] *prior* [illegible]
D. [illegible]
E. [illegible]
F. [illegible]
G. [illegible]
H. [illegible]
I. [illegible]
J. [illegible]
K. [illegible]
L. [illegible]

IRRIGATION NOTES

A. [illegible]
B. [illegible]
C. [illegible]
D. Locate all existing underground utilities prior to trenching or excavating [illegible]
E. [illegible]
F. [illegible]
G. [illegible]
1. [illegible] 12 [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]

FINISHING
H. [illegible]
I. [illegible] ALCC S [illegible]
J. [illegible] ALCC S [illegible]
K. [illegible]

[illegible]

IRRIGATION INSTALLATION DETAILS

[illegible]

[illegible]

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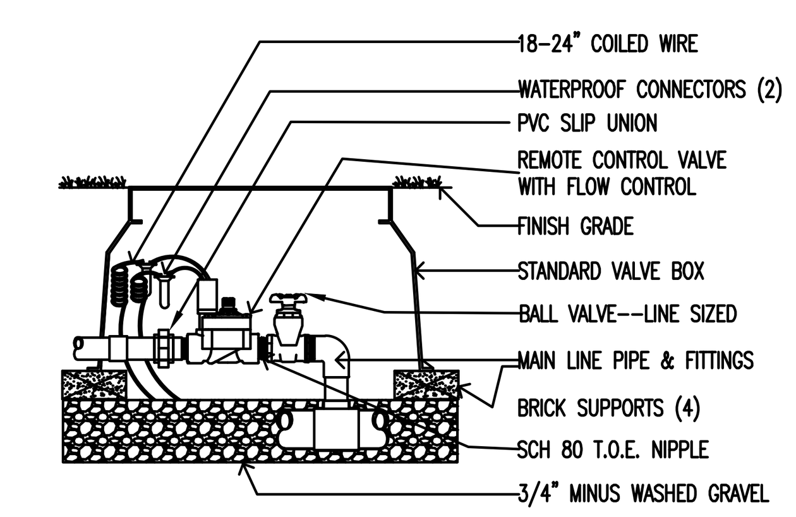
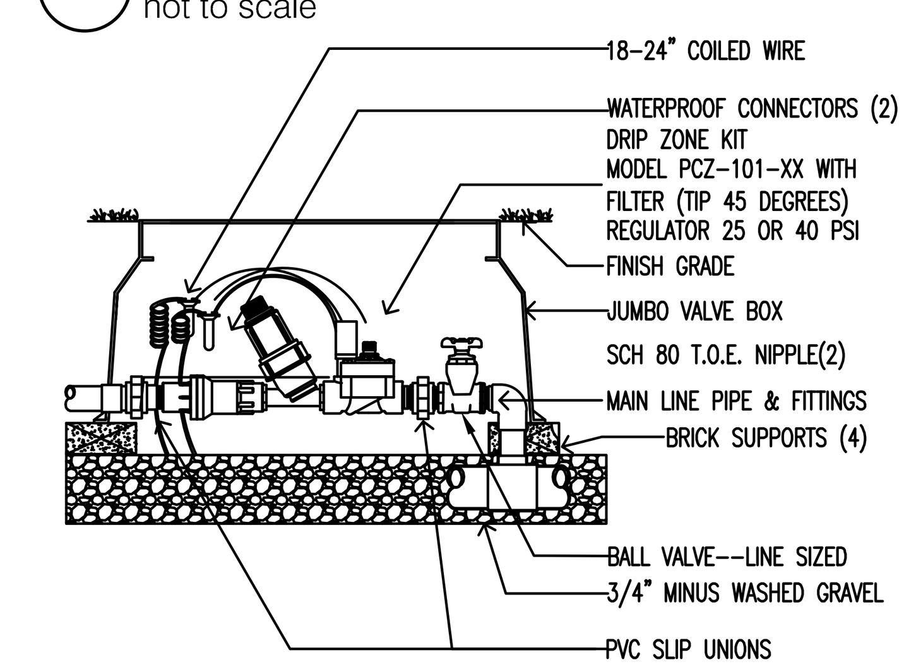
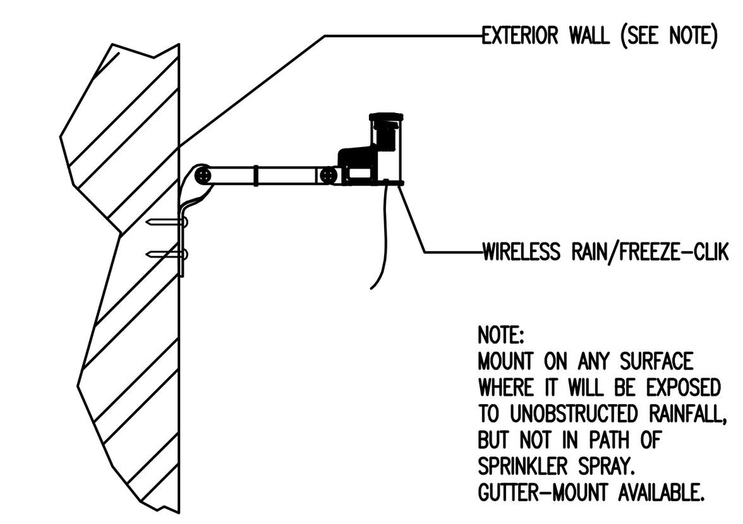


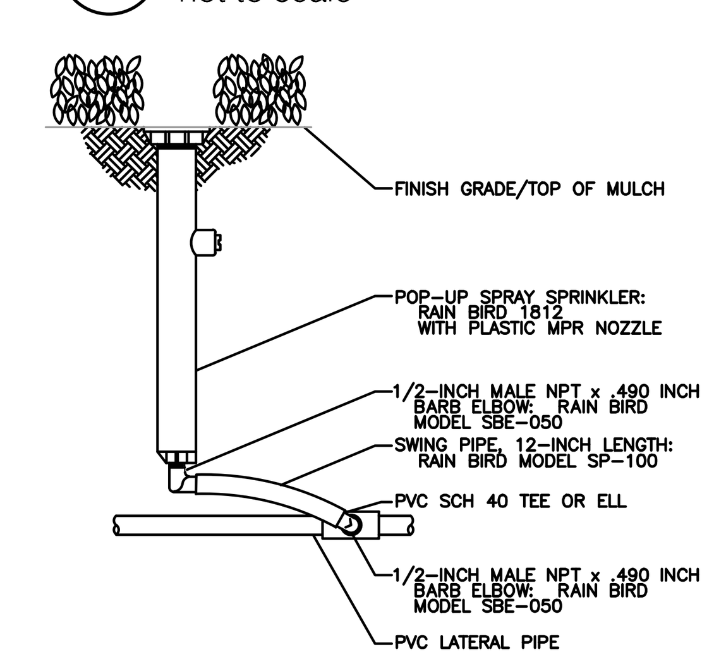
1 Electric Zone Control Valve
not to scale



2 Low Flow Drip Zone Kit
not to scale



3 Hunter Rain/Freeze-Clik
not to scale



4 Spray Bodies
not to scale

TAPIS associates

Tapis Associates, Inc.
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Colorado Springs, CO 80919
Tel 710.593.1540

Drawn By William Marbaker, CID

FBZN-24-0012

REVISIONS		
	DATE	FOR
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△		

TDG Architecture, Inc.
201 East Las Animas Street, Suite 113
Colorado Springs, CO 80903
719.623.5641 (Phone)
719.623.5643 (Fax)

EAST LAS ANIMAS LLC

123 and 127 E. LAS ANIMAS STREET
FBZ MINOR IMPROVEMENT PLAN AND CONDITIONAL USE

123 AND 127 LAS ANIMAS STREET
COLORADO SPRINGS, CO

DEVELOPMENT PLAN
IRRIGATION PLAN

DATE: 10/15/24
DRAWN BY: wrm
CHECKED BY: TDG
PROJECT NO: 24116
SHEET NO:
IR-1