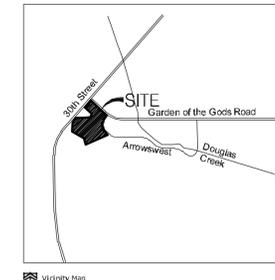


Arrowswest Apartments

LOTS 1 - 8 SHOPS AT ARROWSWEST FILING NO. 1, PART OF THE SW 1/4 OF SECTION 22, AND THE NW 1/4 OF SECTION 27, ALL IN TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

4145 Arrowswest Dr.
 COLORADO SPRINGS, COLORADO 80907
 9.47 ACRES
 DEVELOPMENT PLAN



City of Colorado
 Planning & Development
 1115 S. Weber
 Colorado Springs, CO 80904



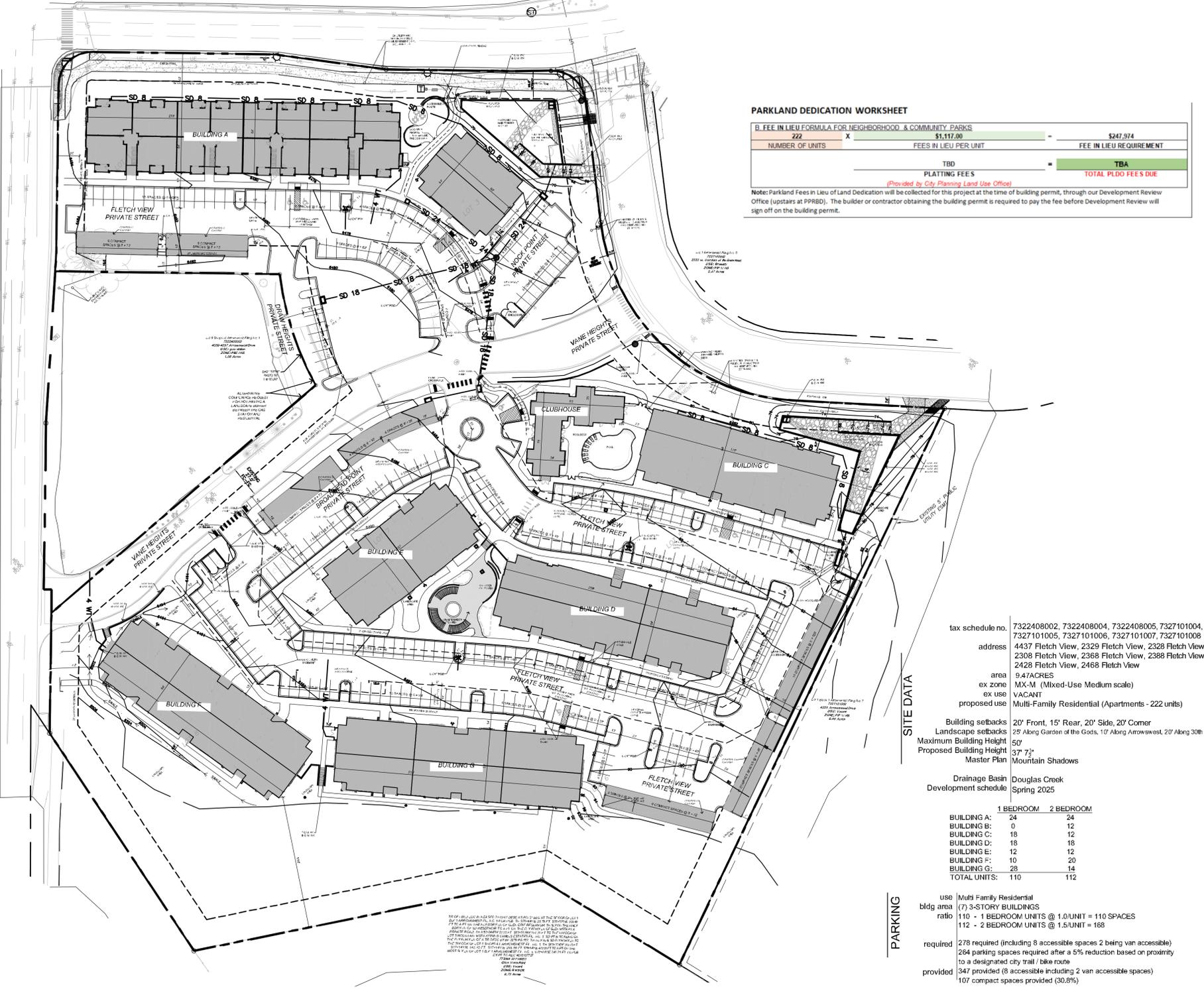
YOW ARCHITECTS PC
 ARCHITECTURE & PLANNING
 Colorado Springs, Colorado 475-8133
 115 S. Weber
 Colorado Springs, Colorado 80907

STRUCTURE PROTECTION. The following requirements shall be enforced for all homes constructed or reconstructed, after the adoption of this ordinance, within the wildland urban interface for ignition-resistant construction and fuels management:

- A Class A roof covering (excluding solid wood materials) shall be installed on all Residential Occupancies and a minimum Class B roof covering shall be installed on remaining occupancies, unless otherwise permitted.
- Exterior cladding, eaves and soffits shall be constructed of ignition-resistant materials approved by the fire code official. Approved materials include, but are not limited to: fiber-cement board, stucco, masonry/brick, manufactured stone, and similar materials. Natural wood/cedar siding, hardboard, vinyl, and similar combustible materials are not allowed. Exception: Natural wood or plastic products used for fascia, trim board materials and trim accents, such as corbels, false rafters, faux trusses, shutters and decorative vents material are allowed when painted or as approved.
- For any portion of the attached structure with projections or overhangs, the area below the structure shall have all horizontal under-floor areas enclosed with ignition resistive materials such as those allowed in Item 2 above. Exception: Heavy timber or dimensional log construction is allowed.
- Exterior doors shall be noncombustible or solid core not less than 1-3/4" thick. Windows within doors and glazed doors shall be tempered safety glass or multilayered glazed panels. Exception: Decorative single pane glazing in front entry doors is allowed.
- Exterior windows shall be a minimum double pane. Tempered panes are preferable but not required.
- All attic vents shall be screened with wire mesh or hardware cloth having openings no larger than 1/8-inch unless an alternative design or product is allowed by the fire code official. Soffit vents are allowed. Gable vents may be allowed by only as approved by the fire code official.
- Gutters and downspouts that are of noncombustible construction shall be installed such that the leading edge of the roof is finished with a metal drip edge so that no wood sheathing is exposed. The drip edge shall extend into the gutter. Vinyl gutters may be allowed but must have a noncombustible landing area below the roof line, that is a minimum 5 foot distance from the side of the structure or foundation. NOTE: gutter caps are highly encouraged as a homeowner maintenance item to prevent combustible debris from collecting in the trough.
- Decks and other habitable spaces shall be of ignition resistant or non-combustible decking materials, such as composite or metal decking. Wood is not permitted to be used for the decking surface, but can be used for all large structural components and railing.
- The base of exterior walls, posts or columns shall be protected on the bottom side with provisions such as fire resistant foam or wire mesh having openings no larger than 1/8-inch to protect them from ember intrusion and still allow for weeping and moisture control.
- Chimneys serving fireplaces, as well as other heating appliances in which solid or liquid fuels are used, shall have an approved spark arrestor or cap. (Ordinance 18-50, §4.105, K104.1)

COC ROAD
 (ROW VARIES)

30TH STREET
 (ROW VARIES)



PARKLAND DEDICATION WORKSHEET

B. FEE IN LIEU FORMULA FOR NEIGHBORHOOD & COMMUNITY PARKS			
222	X	\$1,117.00	= \$247,974
NUMBER OF UNITS		FEES IN LIEU PER UNIT	FEES IN LIEU REQUIREMENT
TBD		TBD	TBD
PLATTING FEES		TOTAL PLD FEE DUE	
(Provided by City Planning Land Use Office)			

Note: Parkland Fees in Lieu of Land Dedication will be collected for this project at the time of building permit, through our Development Review Office (upstairs at PRBD). The builder or contractor obtaining the building permit is required to pay the fee before Development Review will sign off on the building permit.

- Legal Description:**
 LOT 1-8 Shops at Arrowswest Filing No. 1, To be Replatted as Arrowswest Apartments 1, (9.47 Acres)
- NOTES:**
- FLOODPLAIN STATEMENT: THIS SITE Shops at Arrowswest Filing No. 1, IS NOT WITHIN A FLOODPLAIN AREA. SAID PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AS ESTABLISHED BY FEMA PER FIRM PANEL 080410013G EFFECTIVE DATE DECEMBER 7, 2016.
 - An existing curb, gutter, pedestrian ramps and sidewalk posing a safety hazard, damaged, exhibiting excessive deterioration or does not meet current City Engineering standards along the public right-of-way (ROW) adjacent to the site will need to be removed and replaced prior to issuing the certificate of occupancy (CO). An on-site meeting can be set up with the engineering development review inspector to determine what, if any, improvements are required; the inspector can be reached at 719-585-0272.
 - 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 site 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 ensure 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.
 - All areas designated "NO PARKING ZONE LANE" shall install sign per CSD standards.
 - Per City Code Section 7.4.102.D, all lighting fixtures shall be full cut-off or have shielding to reduce off-site lighting impacts onto adjacent properties and roadways. All exterior lighting shall be arranged to mitigate light checked away from adjacent properties and any public right-of-way. An amendment to this plan may be required if the lighting type is changed.
 - All "stop signs" will be installed by the developer at the location shown on the development plan to meet MUTCD standards. Contact Traffic Engineering, Signs & Markings at 719-585-0272 for assistance.
 - Accessible parking spaces, access aisles, and signage shall meet all applicable City code requirements including: (1) Parking spaces and access aisles shall be level with surface slopes not exceeding one to fifty (1:50) (2 percent) in all directions; (2) Accessible parking spaces shall be marked with four inch (4") lines; (3) Accessible aisles shall be outlined and diagonally striped at forty five degree (45°) angles in a contrasting color such as yellow, white, or blue; (4) Each accessible parking space shall be designated as reserved by a sign showing the International Symbol of Accessibility; (5) Van accessible spaces shall have an additional sign containing the designation, "van accessible", mounted below the symbol of accessibility; (6) Each accessible parking space sign shall be no smaller than eighteen inches (18") tall by twelve inches (12") wide; (7) Each van accessible sign shall be no smaller than six inches (6") tall by twelve inches (12") wide; and (8) Signs shall be located at the head of the space with the bottom of the sign(s) between five feet (5') and seven feet (7') above the finish floor or ground surface.
 - All improvements specified within this plan are required by City Code and/or are a condition of approval to ensure compliance with the City's review criteria. Any private improvements provided as extra, will be labeled as "EX" and will not be included in the calculated amount required for a financial assurance.
 - Street tree, landscape improvements, and vegetation within the City ROW shall be maintained by the abutting property owner.
 - No direct vehicular access to N. 30th Street and W. Garden of the Gods Rd. shall be permitted other than via the identified single point of access to the site at the Northwesterly end of this lot's frontage with N. 30th Street. In conjunction with the identified single point of access to the site at the Northwesterly end of this lot's frontage with Arrowswest Drive, all private streets (internal accessways), Vane Heights, Fletch View, Draw Heights, Nook Point, and Broadview Point, are privately owned and maintained by the Arrowswest Apartments owner's association.
 - Landscape improvements and maintenance shall be the responsibility of Owner, and/or tenants.
 - The Mineral Estate Owner Notification Certification Affidavit was submitted and can be found in the CPC CU 22-0004. The applicant (or property owner) has advised there are no mineral estate owners identified and further action was taken.
 - THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY C.T. Thompson DATED 8-14-2020, Which identified the following specific geologic hazard on the property: The presence of shallow depths of deeply eroding expansive bedrock with very high expansion potential; 2) grading outcrops and the regional geologic conditions of radioactivity (radon) and seismicity. A COPY OF SAID REPORT HAS BEEN PLACED WITH FILE #CPLPR23-005, SUBD-23-0057 or within the subdivision file: Arrowswest Apartments of the City of Colorado Springs Planning and Development Team. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, CO. IF YOU WOULD LIKE TO REVIEW SAID REPORT.
 - THIS PROPERTY IS INCLUDED IN THE ARROWSWEST BUSINESS PARK ASSOCIATION CREATED BY ORDINANCE NO. _____ RECORDED UNDER RECEPTION #_____.
 - Residing in or near wildland urban interface or intermix areas involves increased wildfire risks that may not apply in urban or more urbanized types of developed communities.
 - All lots within this development are subject to fuels management requirements. It is the responsibility of the builder to implement the fuels management procedures as defined in Chapter 8 of the City Code for each lot. Approval inspection must be obtained from the Fire Department prior to final inspection by the Building Department and/or allowing occupancy of the residence. The initial fuels management inspection must be requested from the Fire Department prior to framing inspection with subsequent approval obtained prior to building final. (Ordinance 18-50, §4.105, K101.2)
 - No parking is allowed in front of any of the garages.
 - Prior to construction plans approval, the developer is required to remit the amount of \$150,000 for the future anticipated traffic signal at the intersection of 30th Street with Arrowswest Drive.
 - The developer will be responsible for extending and striping the outside through lane to provide a 120 foot nonbound right turn lane and 140 foot long transition taper at the intersection of 30th Street with Arrowswest Drive.
 - The school site dedication ordinance (7.4.308) shall be met with fees in lieu. The presiding school district has the oversight on how the ordinance is to be met. Park land dedication and school land dedication may be used and calculated for each residential unit within this project. Fees are also acceptable in lieu of land dedication.
 - Arrowswest Drive is scheduled for a mill & overlay and concrete repair in 2024. Contact Mike Hensley (mike.hensley@coloradosprings.gov, Bryan Wilson (bryan.wilson@coloradosprings.gov) or Cole Platt (cole.platt@coloradosprings.gov) with the Operation and Maintenance Division for more information on the schedule.
 - No construction access should enter City of Colorado Springs PRCS Dept. park, open space and trail property or easements without first obtaining a construction revocable easement permit. This information should be passed onto any subcontractors and builders before access is made and digging begins. Contact Jane Butekfeldt prior to the start of construction: jane.butekfeldt@coloradosprings.gov, 719-385-6523.
 - The developer should work closely with the Parks Department during the site's construction to maintain Footfalls Trail and Stinson Trail accessibility.

LAND USE	AREA	%
BUILDING COVERAGE	80,676 SF	20
PAVING (IMPAVED SURFACE)	178,314 SF	43
LANDSCAPING (NEW IMPAVED)	153,602 SF	37
SUB-TOTAL	412,592 SF	100

OPEN SPACE PER UNIT:
 222 UNITS
 61,450 SF OF OPEN SPACE
 276.80 SQUARE FEET OF OPEN SPACE PER UNIT

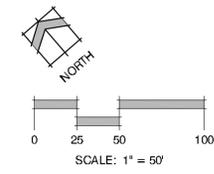
- SHEET INDEX**
- COVER SHEET
 - SITE PLAN NORTH SIDE
 - SITE PLAN SOUTH WEST SIDE
 - SITE PLAN SOUTH EAST SIDE
 - SITE DETAILS
 - SITE GRADING AND EROSION CONTROL PLAN
 - ENLARGED SITE GRADING PLAN
 - ENLARGED SITE GRADING PLAN
 - ENLARGED SITE GRADING PLAN
 - CIVIL NOTES & DETAILS
 - RETAINING WALL CROSS SECTIONS
 - PRELIMINARY UTILITY & PUBLIC FACILITY PLAN
 - ENLARGED UTILITY SERVICE PLAN
 - ENLARGED UTILITY SERVICE PLAN
 - ENLARGED UTILITY SERVICE PLAN
 - FINAL LANDSCAPE PLAN NORTH
 - FINAL LANDSCAPE PLAN SOUTHWEST
 - FINAL LANDSCAPE PLAN SOUTHWEST
 - LANDSCAPE DETAILS
 - ELEVATIONS BUILDING A
 - ELEVATIONS BUILDING B
 - ELEVATIONS BUILDING C
 - ELEVATIONS BUILDING D
 - ELEVATIONS BUILDING E
 - ELEVATIONS BUILDING F
 - ELEVATIONS BUILDING G
 - ELEVATIONS CLUBHOUSE
 - PHOTOMETRIC PLAN
 - PHOTOMETRIC PLAN

SITE DATA

tax schedule no.	7322408002, 7322408004, 7322408005, 7327101004, 7327101005, 7327101006, 7327101007, 7327101008
address	4437 Fletch View, 2329 Fletch View, 2328 Fletch View, 2308 Fletch View, 2368 Fletch View, 2388 Fletch View, 2428 Fletch View, 2468 Fletch View
area	9.47 ACRES
ex zone	MIX-M (Mixed-Use Medium scale)
ex use	VACANT
proposed use	Multi-Family Residential (Apartments - 222 units)
Building setbacks	20' Front, 15' Rear, 20' Side, 20' Corner
Landscape setbacks	25' Along Garden of the Gods, 10' Along Arrowswest, 20' Along 30th
Maximum Building Height	50'
Proposed Building Height	37' 7"
Master Plan	Mountain Shadows
Drainage Basin	Douglas Creek
Development schedule	Spring 2025

	1 BEDROOM	2 BEDROOM
BUILDING A:	24	24
BUILDING B:	0	12
BUILDING C:	18	12
BUILDING D:	18	18
BUILDING E:	12	12
BUILDING F:	10	20
BUILDING G:	28	14
TOTAL UNITS:	110	112

USE	Multi-Family Residential
bldg area	(7) 3-STORY BUILDINGS
ratio	110 - 1 BEDROOM UNITS @ 1.0/UNIT = 110 SPACES 112 - 2 BEDROOM UNITS @ 1.5/UNIT = 168
required	278 required (including 8 accessible spaces 2 being van accessible) 264 parking spaces required after a 5% reduction based on proximity to a designated city trail / bike route
provided	347 provided (8 accessible including 2 van accessible spaces) 107 compact spaces provided (30.8%)



Structural: ---
 Electrical: ---
 Mechanical: ---
 Plumbing: ---

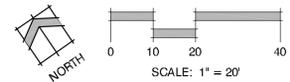
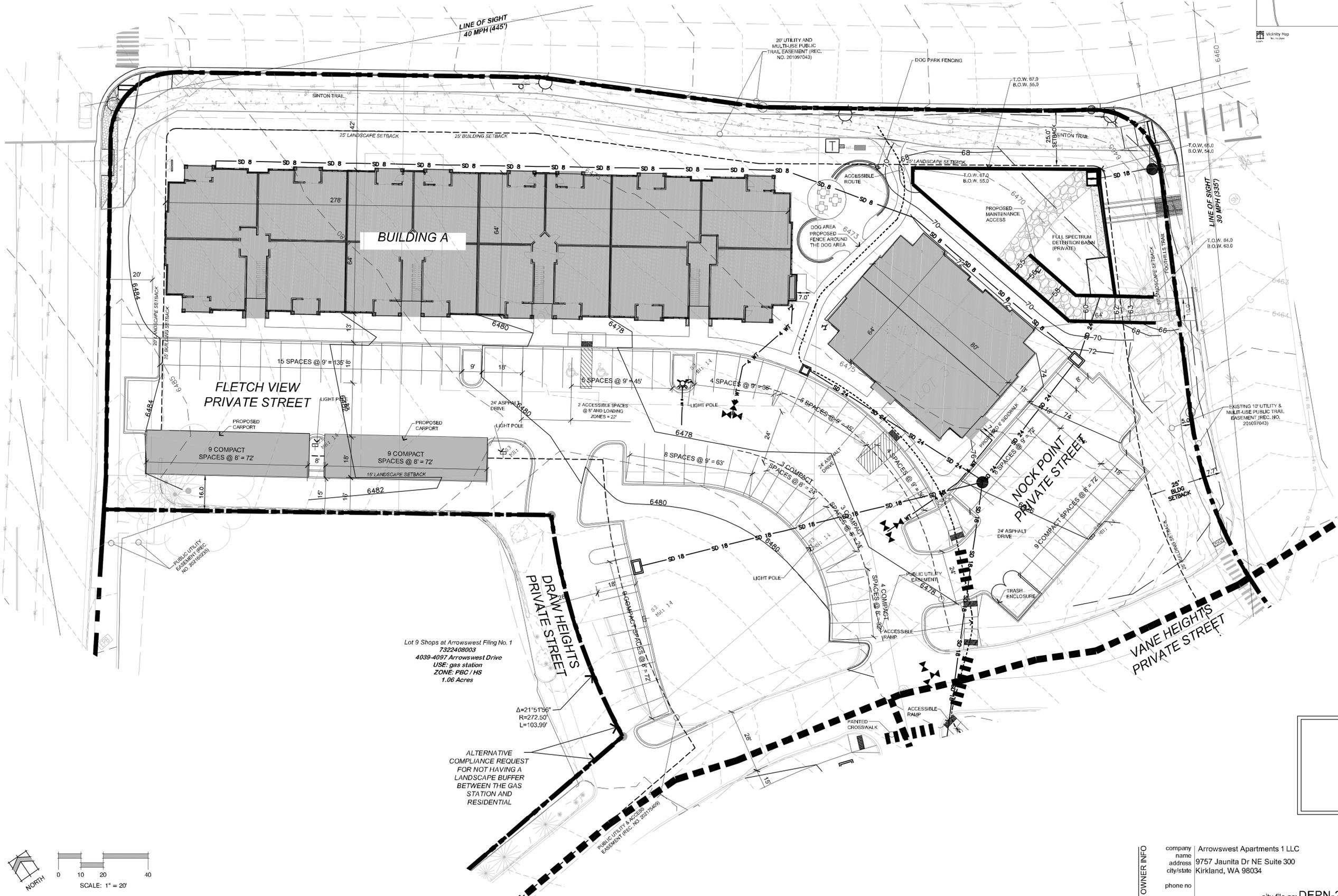
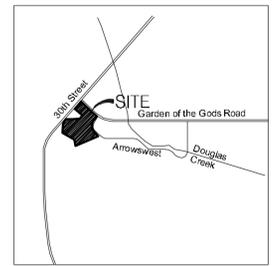
Lots 1-8 Shops at
 Arrowswest Filing No. 1
 4145 Arrowswest Drive
 Colorado Springs, Colorado 80907

File No: 23-028
 Directory: Planning
 File: dev-019-001-plan
 Drawn by: UMR
 Date: 10.26.2023
 Printed:

DRAWING NO.
 1 of 29
 COVER SHEET

OWNER INFO

company	Arrowswest Apartments 1 LLC
name	9757 Jaunita Dr NE Suite 300
address	Kirkland, WA 98034
city/state	
phone no	
city file no:	DEPN-24-0039



Lot 9 Shops at Arrowswest Filing No. 1
7322408003
4039-4097 Arrowswest Drive
USE: gas station
ZONE: PBC / HS
1.06 Acres

ALTERNATIVE COMPLIANCE REQUEST FOR NOT HAVING A LANDSCAPE BUFFER BETWEEN THE GAS STATION AND RESIDENTIAL

A=21°51'36"
R=272.50'
L=103.99'

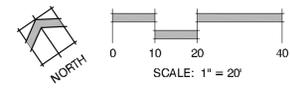
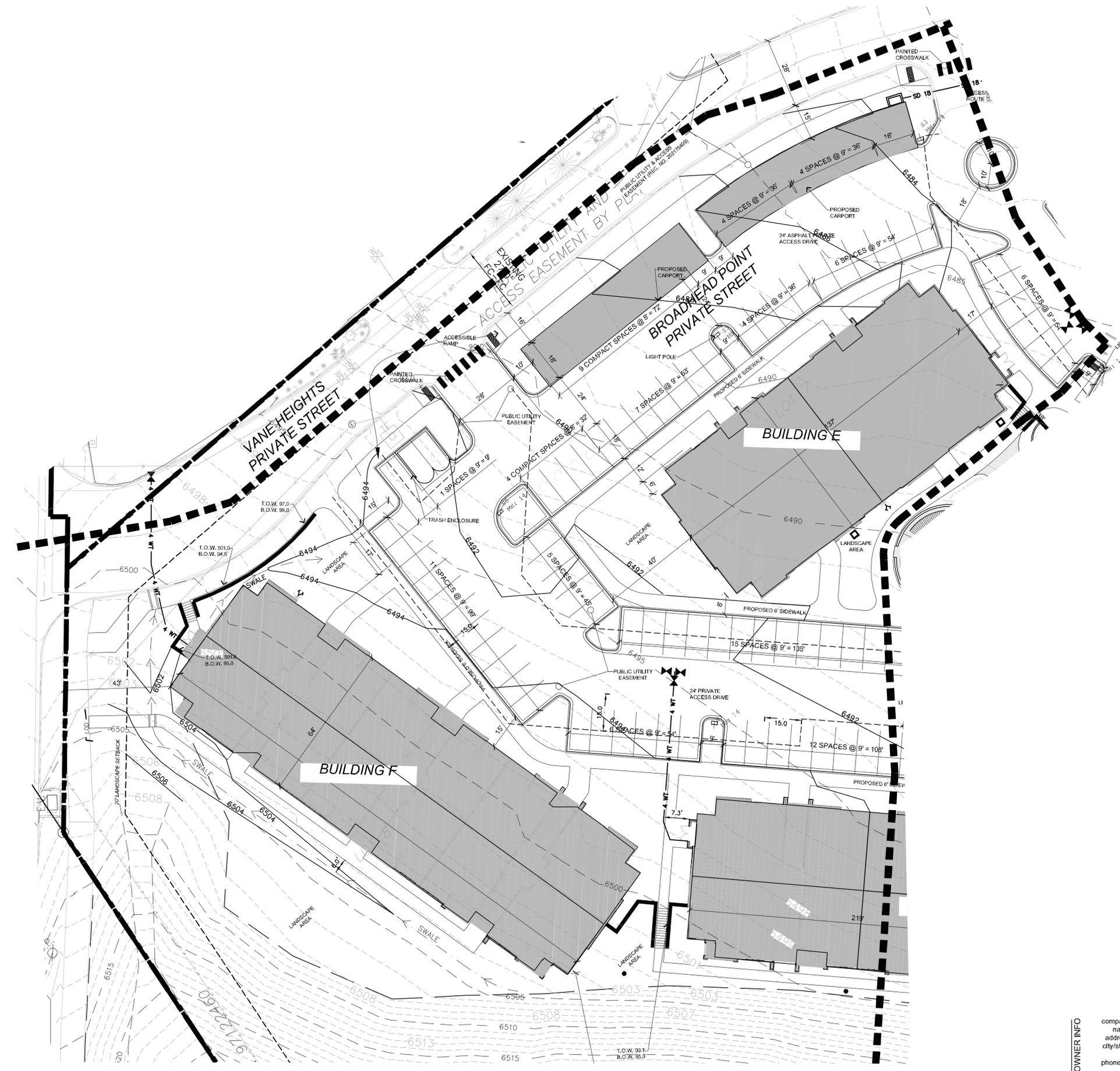
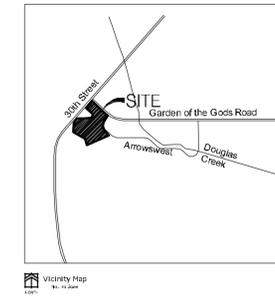
OWNER INFO
company name | Arrowswest Apartments 1 LLC
address | 9757 Jaunita Dr NE Suite 300
city/state | Kirkland, WA 98034
phone no |
city file no: DEPN-24-0039

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber
Colorado Springs, Colorado 475-8133

Lots 1-8 Shops at Arrowswest Filing No. 1
4145 Arrowswest Drive
Colorado Springs, Colorado 80907

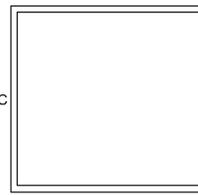
Drawn by: UBR
Date: 10.26.2021

DRAWING NO.
2 of 29
Site Plan North



OWNER INFO

company name	Arrowswest Apartments 1 LLC
address	9757 Jaunita Dr NE Suite 300
city/state	Kirkland, WA 98034
phone no	



city file no: DEPN-24-0039

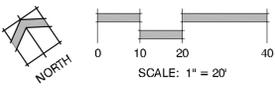
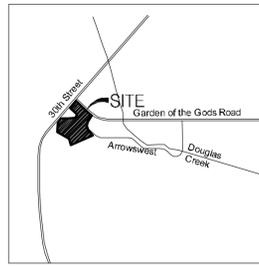
YOW ARCHITECTS PC
 ARCHITECTURE & PLANNING
 115 S. Weber
 Colorado Springs, Colorado 475-8133

Structural: ---
 Electrical: ---
 Mechanical: ---
 Plumbing: ---

Lots 1-8 Shops at Arrowswest Filing No. 1
 4145 Arrowswest Drive
 Colorado Springs, Colorado 80907

Drawn by: UBR
 Date: 10.26.2021

3 of 29
 Site Plan South



OWNER INFO

company name Arrowswest Apartments 1 LLC
 address 9757 Jaunita Dr NE Suite 300
 city/state Kirkland, WA 98034
 phone no

city file no: DEPN-24-0039

YOW ARCHITECTS PC
 ARCHITECTURE & PLANNING
 115 S. Weber
 Colorado Springs, Colorado 475-8133

Lots 1-8 Shops at Arrowswest Filing No. 1
 4145 Arrowswest Drive
 Colorado Springs, Colorado 80907

Drawn by: UBR
 Date: 10.26.2021
 Project: Arrowswest Apartments 1 LLC

4 of 29
 Site Plan South



YOW ARCHITECTS PC
 ARCHITECTURE & PLANNING
 115 S. Weber
 Colorado Springs, Colorado 475-8133

Structural: ---
 Electrical: ---
 Mechanical: ---
 Plumbing: ---

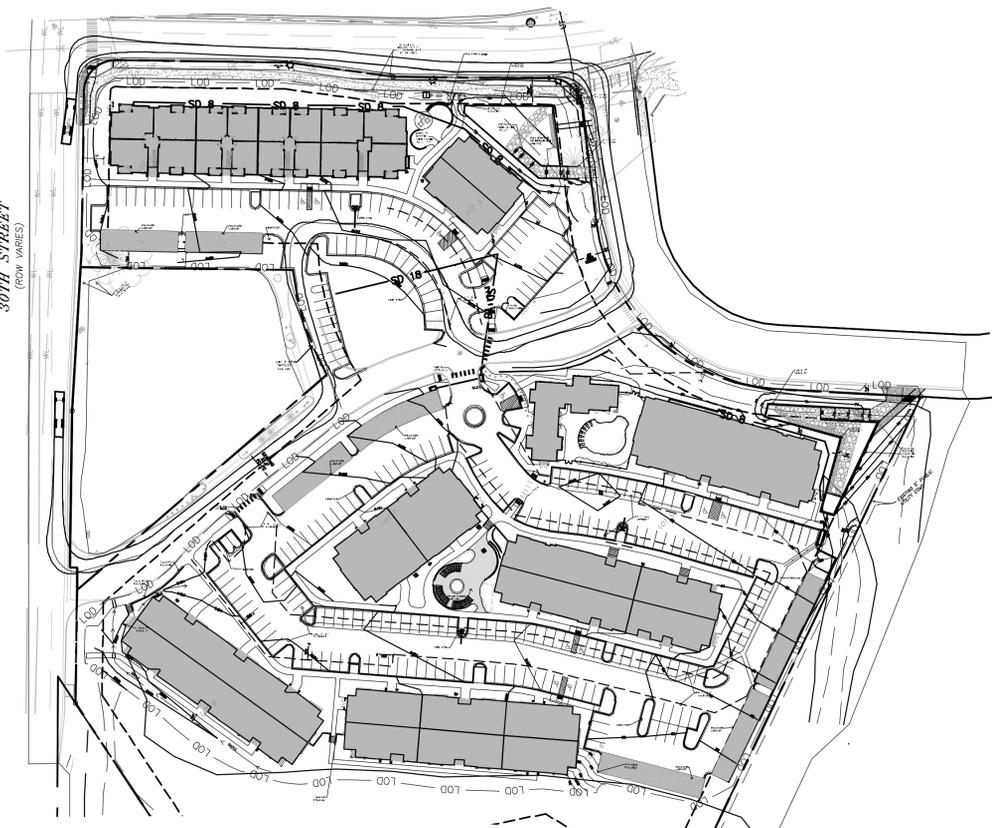
Lots 1-8 Shops at
 Arrowswest Filing No. 1
 4145 Arrowswest Drive
 Colorado Springs, Colorado 80907

Job No. 20228
 Directory: Planning
 File: development plan
 Username: UMR
 Date: 10.23.2021
 File: 003

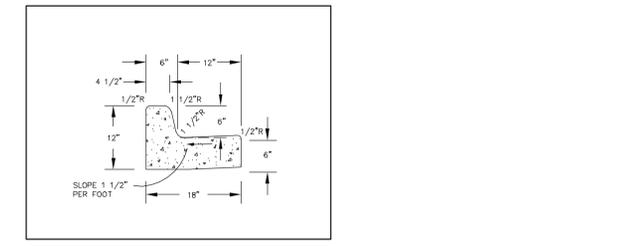
DRAWING NO.
5 of 29
 Development Plan
 Details



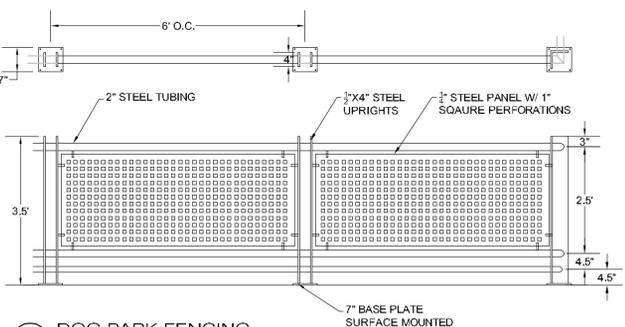
G PARKING CANOPY
 N.T.S.



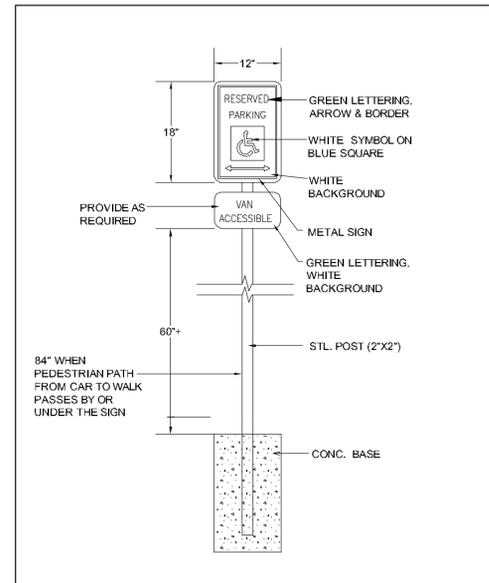
G FIRE APPARATUS ROUTE
 SCALE: N.T.S.



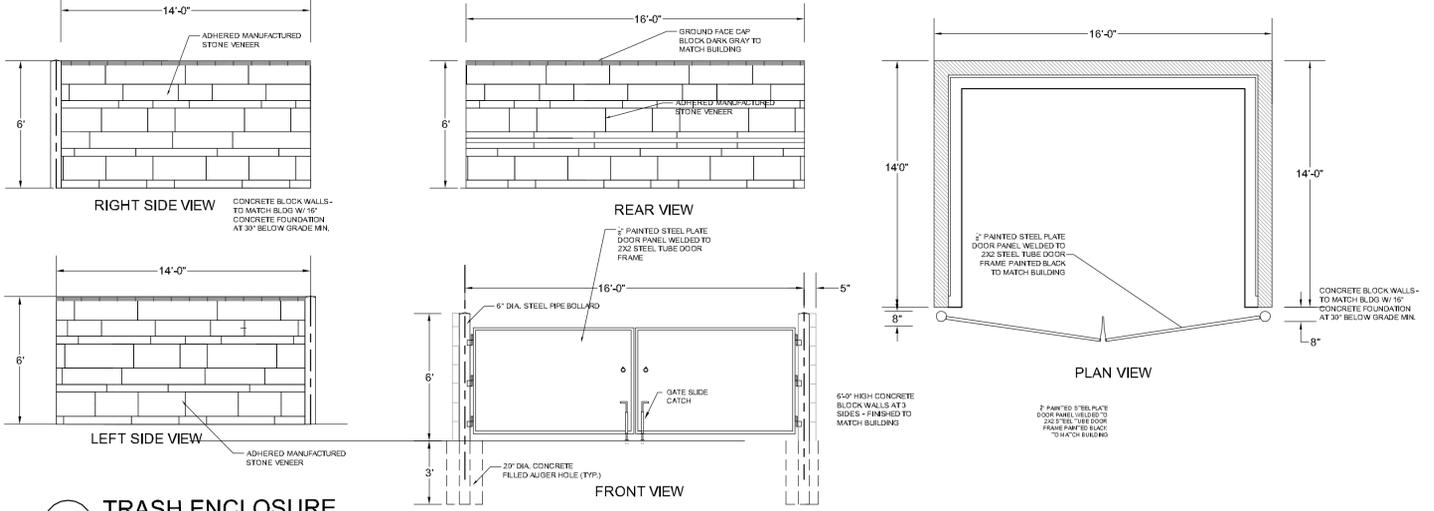
B TYPICAL CURB AND GUTTER
 N.T.S.



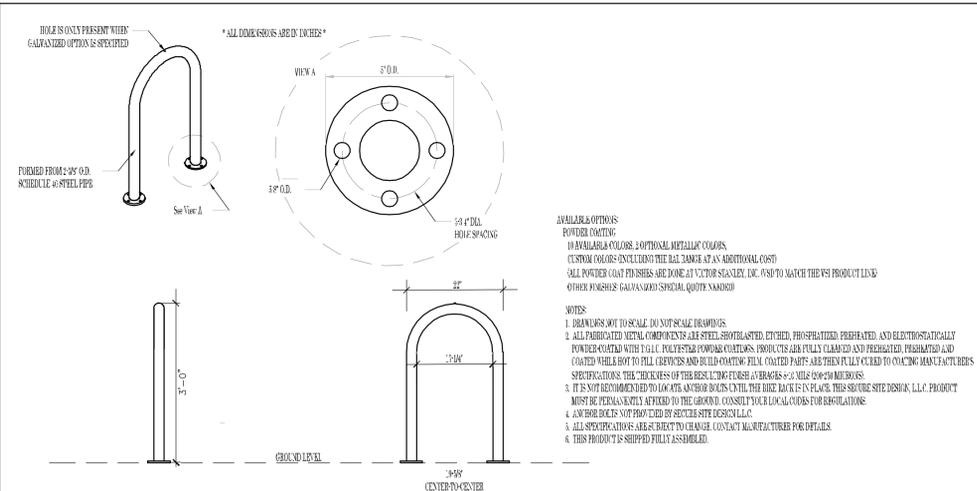
C DOG PARK FENCING
 N.T.S.



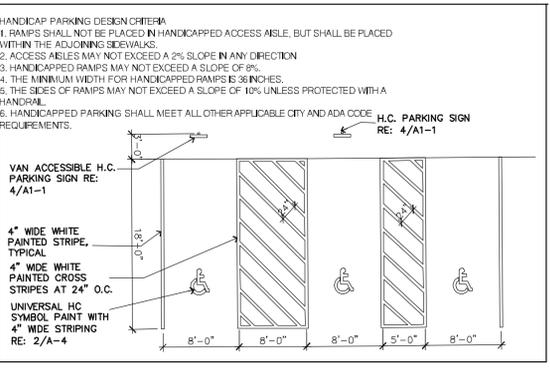
A ACCESSIBLE SIGNAGE DETAIL
 N.T.S.



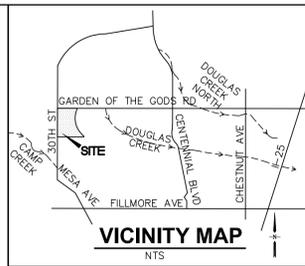
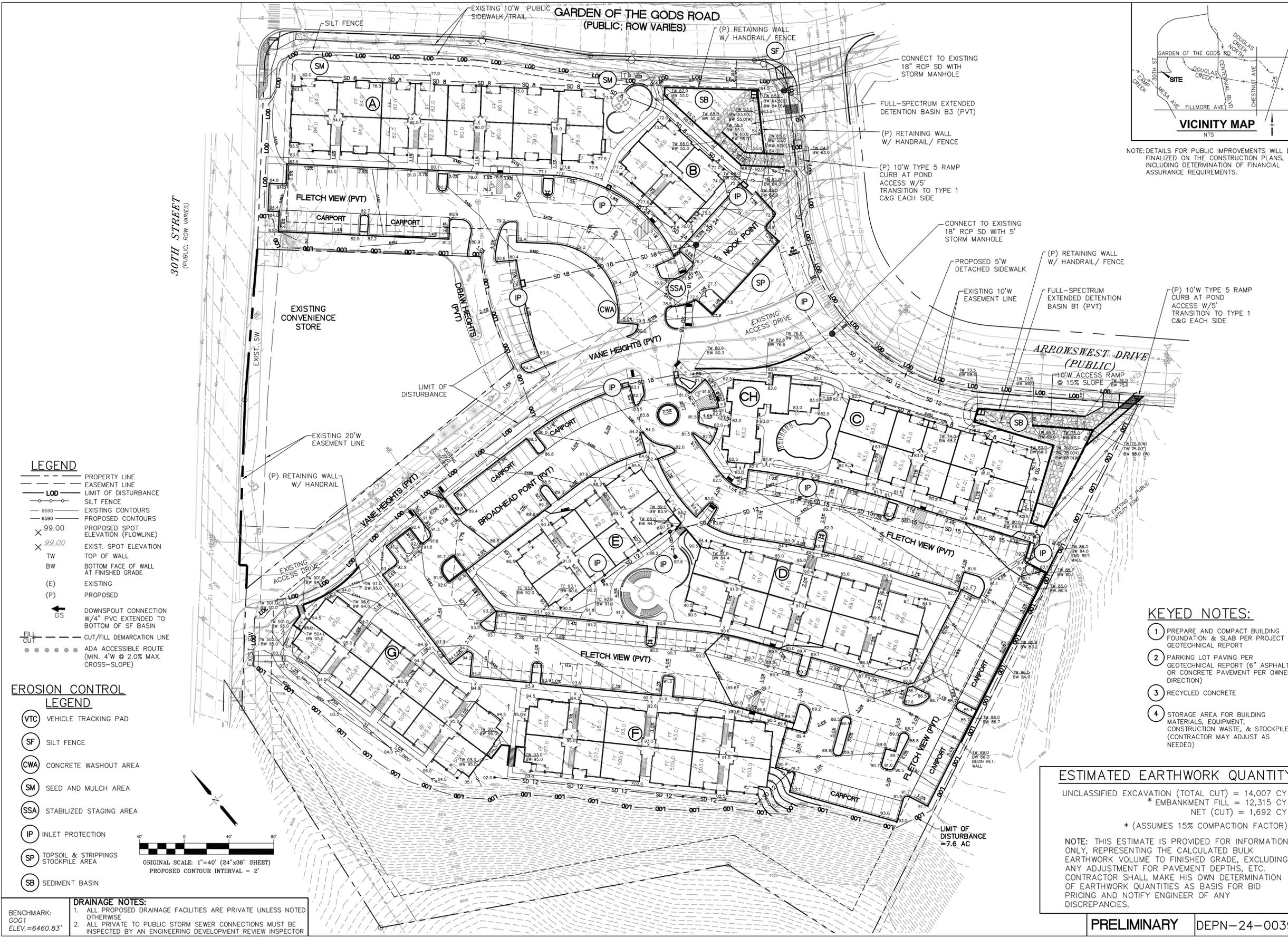
D TRASH ENCLOSURE
 N.T.S.



F BIKE LOOP
 N.T.S.



E TYPICAL HANDICAP PARKING DETAIL
 N.T.S.



NOTE: DETAILS FOR PUBLIC IMPROVEMENTS WILL BE FINALIZED ON THE CONSTRUCTION PLANS, INCLUDING DETERMINATION OF FINANCIAL ASSURANCE REQUIREMENTS.

- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - L.O.D. LIMIT OF DISTURBANCE
 - SILT FENCE
 - 6590 EXISTING CONTOURS
 - 6590 PROPOSED CONTOURS
 - × 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
 - × 99.00 EXIST. SPOT ELEVATION
 - TW TOP OF WALL
 - BW BOTTOM FACE OF WALL AT FINISHED GRADE
 - (E) EXISTING
 - (P) PROPOSED
 - DS DOWNSPOUT CONNECTION W/4" PVC EXTENDED TO BOTTOM OF SF BASIN
 - CUT/FILL DEMARCATION LINE
 - ADA ACCESSIBLE ROUTE (MIN. 4' W @ 2.0% MAX. CROSS-SLOPE)

- EROSION CONTROL LEGEND**
- (VTC) VEHICLE TRACKING PAD
 - (SF) SILT FENCE
 - (CWA) CONCRETE WASHOUT AREA
 - (SM) SEED AND MULCH AREA
 - (SSA) STABILIZED STAGING AREA
 - (IP) INLET PROTECTION
 - (SP) TOPSOIL & STRIPPINGS STOCKPILE AREA
 - (SB) SEDIMENT BASIN

DRAINAGE NOTES:

- ALL PROPOSED DRAINAGE FACILITIES ARE PRIVATE UNLESS NOTED OTHERWISE
- ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR

- KEYED NOTES:**
- PREPARE AND COMPACT BUILDING FOUNDATION & SLAB PER PROJECT GEOTECHNICAL REPORT
 - PARKING LOT PAVING PER GEOTECHNICAL REPORT (6" ASPHALT OR CONCRETE PAVEMENT PER OWNER DIRECTION)
 - RECYCLED CONCRETE
 - STORAGE AREA FOR BUILDING MATERIALS, EQUIPMENT, CONSTRUCTION WASTE, & STOCKPILES (CONTRACTOR MAY ADJUST AS NEEDED)

ESTIMATED EARTHWORK QUANTITY:

UNCLASSIFIED EXCAVATION (TOTAL CUT) = 14,007 CY
 * EMBANKMENT FILL = 12,315 CY
 NET (CUT) = 1,692 CY

* (ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

ARROWSWEST APARTMENTS
LOTS 1-8, SHOPS AT ARROWSWEST FIL NO. 1

SITE GRADING AND EROSION CONTROL PLAN

JPS ENGINEERING

19 E. Willamette Ave.
 Colorado Springs, CO 80903
 PH: 719-477-9429
 FAX: 719-471-0766
 www.jpsegr.com

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MEMBER UTILITIES.

NO.	REVISION	BY	DATE

HORIZ. SCALE: 1"=40'

VERT. SCALE: N/A

SURVEYED: RIDGELINE

CREATED: 11/06/20

PROJECT NO: 072002

SHEET:

DRAWN: PV

DESIGNED: JPS

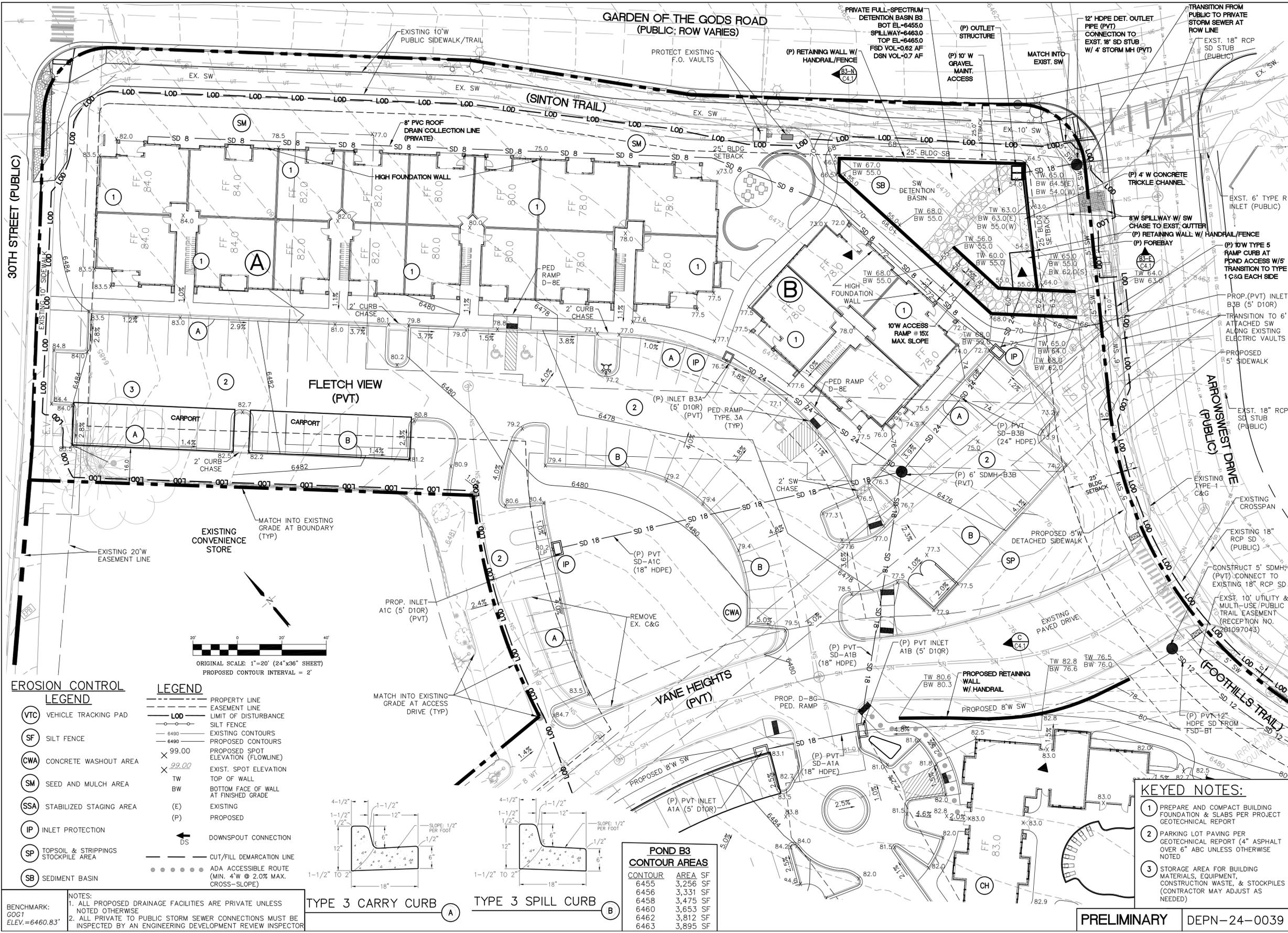
CHECKED: JPS

LAST MODIFIED: 05/22/24

MODIFIED BY: PV

C1.1
6 of 29

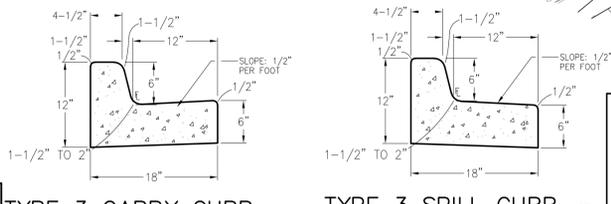
PRELIMINARY DEPN-24-0039



EROSION CONTROL LEGEND

- (VTC) VEHICLE TRACKING PAD
- (SF) SILT FENCE
- (CWA) CONCRETE WASHOUT AREA
- (SM) SEED AND MULCH AREA
- (SSA) STABILIZED STAGING AREA
- (IP) INLET PROTECTION
- (SP) TOPSOIL & STRIPPINGS STOCKPILE AREA
- (SB) SEDIMENT BASIN

- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - LOD LIMIT OF DISTURBANCE
 - SILT FENCE
 - 6490 EXISTING CONTOURS
 - 6490 PROPOSED CONTOURS
 - 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
 - 99.00 EXIST. SPOT ELEVATION
 - TW TOP OF WALL
 - BW BOTTOM FACE OF WALL AT FINISHED GRADE
 - (E) EXISTING
 - (P) PROPOSED
 - DS DOWNSPOUT CONNECTION
 - CUT/FILL DEMARCATION LINE
 - ADA ACCESSIBLE ROUTE (MIN. 4' W @ 2.0% MAX. CROSS-SLOPE)



POND B3 CONTOUR AREAS

CONTOUR	AREA SF
6455	3,256 SF
6456	3,331 SF
6458	3,475 SF
6460	3,653 SF
6462	3,812 SF
6463	3,895 SF

NOTES:
 1. ALL PROPOSED DRAINAGE FACILITIES ARE PRIVATE UNLESS NOTED OTHERWISE
 2. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR

KEYED NOTES:

- 1 PREPARE AND COMPACT BUILDING FOUNDATION & SLABS PER PROJECT GEOTECHNICAL REPORT
- 2 PARKING LOT PAVING PER GEOTECHNICAL REPORT (4" ASPHALT OVER 6" ABC UNLESS OTHERWISE NOTED)
- 3 STORAGE AREA FOR BUILDING MATERIALS, EQUIPMENT, CONSTRUCTION WASTE, & STOCKPILES (CONTRACTOR MAY ADJUST AS NEEDED)

JPS ENGINEERING

19 E. Willamette Ave.
 Colorado Springs, CO 80903

PH: 719-477-9429
 FAX: 719-471-0766
 www.jpseng.com

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 1-800-922-1987
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NO.	REVISION	DATE

ARROWSWEST APARTMENTS
 LOTS 1-8, SHOPS AT ARROWSWEST FIL NO. 1

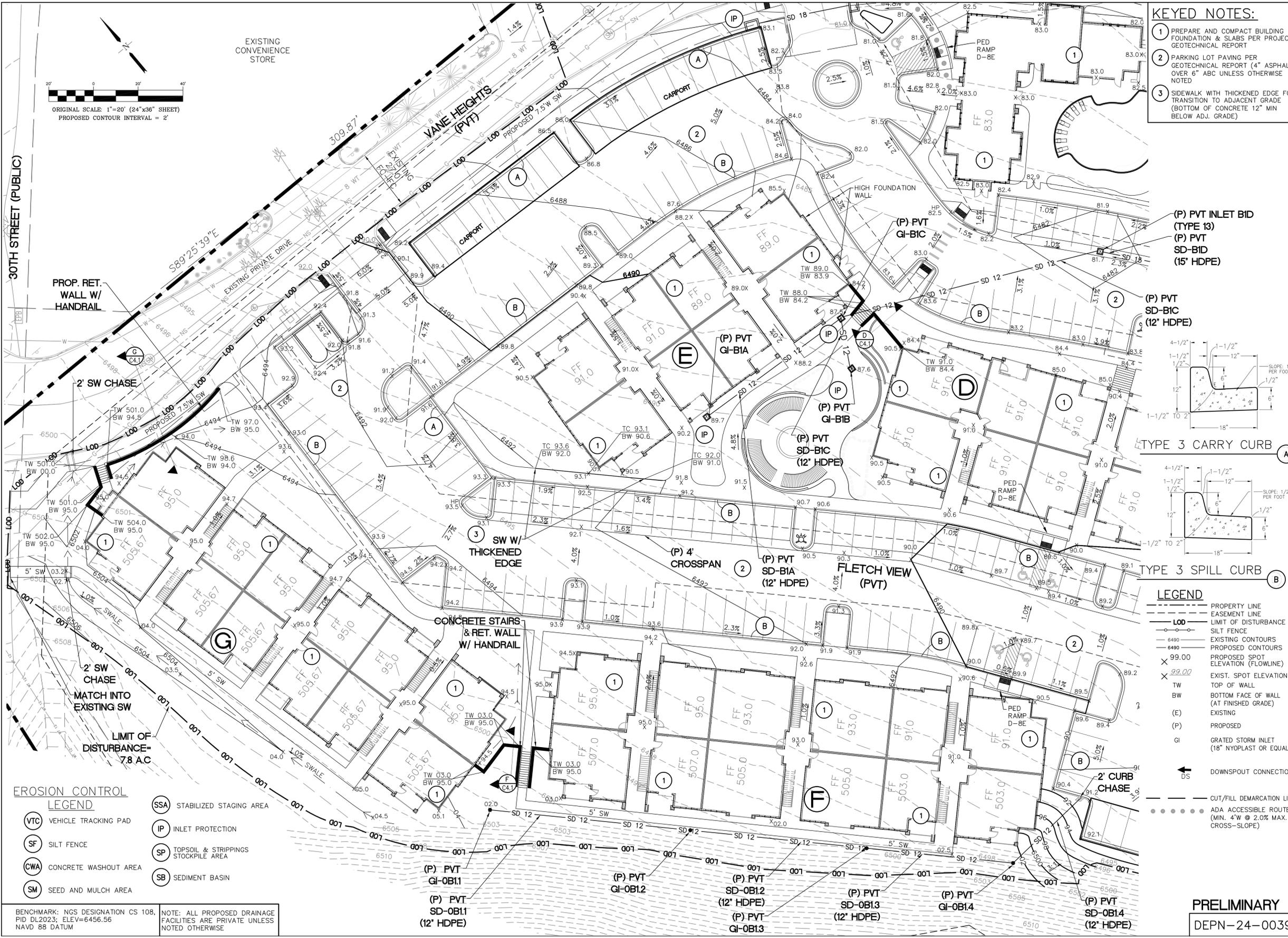
ENLARGED SITE GRADING PLAN - NW

HORZ. SCALE: 1"=20'
 VERT. SCALE: N/A
 SURVEYED: N/A
 CREATED: 7/07/21
 PROJECT NO: 072002

DRAWN: PV
 DESIGNED: JPS
 CHECKED: JPS
 LAST MODIFIED: 03/22/24
 MODIFIED BY: PV

C2.1
 7 of 29

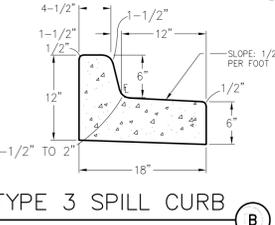
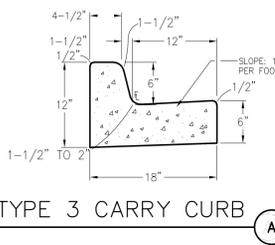
PRELIMINARY DEPN-24-0039



- KEYED NOTES:**
- 1 PREPARE AND COMPACT BUILDING FOUNDATION & SLABS PER PROJECT GEOTECHNICAL REPORT
 - 2 PARKING LOT PAVING PER GEOTECHNICAL REPORT (4" ASPHALT OVER 6" ABC UNLESS OTHERWISE NOTED)
 - 3 SIDEWALK WITH THICKENED EDGE FOR TRANSITION TO ADJACENT GRADE (BOTTOM OF CONCRETE 12" MIN BELOW ADJ. GRADE)

(P) PVT INLET BID (TYPE 13)
 (P) PVT SD-BID (15' HDPE)

(P) PVT SD-BIC (12' HDPE)



- LEGEND**
- LOD PROPERTY LINE
 - EASEMENT LINE
 - LIMIT OF DISTURBANCE
 - SILT FENCE
 - 6490 EXISTING CONTOURS
 - 6490 PROPOSED CONTOURS
 - X 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
 - X 99.00 EXIST. SPOT ELEVATION
 - TW TOP OF WALL
 - BW BOTTOM FACE OF WALL (AT FINISHED GRADE)
 - (E) EXISTING
 - (P) PROPOSED
 - GI GRATED STORM INLET (18" NYOPLAST OR EQUAL)
 - DS DOWNSPOUT CONNECTION
 - - - CUT/FILL DEMARCATION LINE
 - ADA ACCESSIBLE ROUTE (MIN. 4' W @ 2.0% MAX. CROSS-SLOPE)

- EROSION CONTROL LEGEND**
- (VTC) VEHICLE TRACKING PAD
 - (SF) SILT FENCE
 - (CWA) CONCRETE WASHOUT AREA
 - (SM) SEED AND MULCH AREA
 - (SSA) STABILIZED STAGING AREA
 - (IP) INLET PROTECTION
 - (SP) TOPSOIL & STRIPPINGS STOCKPILE AREA
 - (SB) SEDIMENT BASIN

BENCHMARK: NGS DESIGNATION CS 108, PID DL2023; ELEV=6456.56 NAVD 88 DATUM
 NOTE: ALL PROPOSED DRAINAGE FACILITIES ARE PRIVATE UNLESS NOTED OTHERWISE

ARROWSWEST APARTMENTS
LOTS 1-8, SHOPS AT ARROWSWEST FIL NO. 1

ENLARGED SITE GRADING PLAN - SW

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 Colorado Springs, CO 80903
 PH: 719-477-9429
 FAX: 719-471-0766
 www.jpsengr.com

NO.	REVISION	BY	DATE

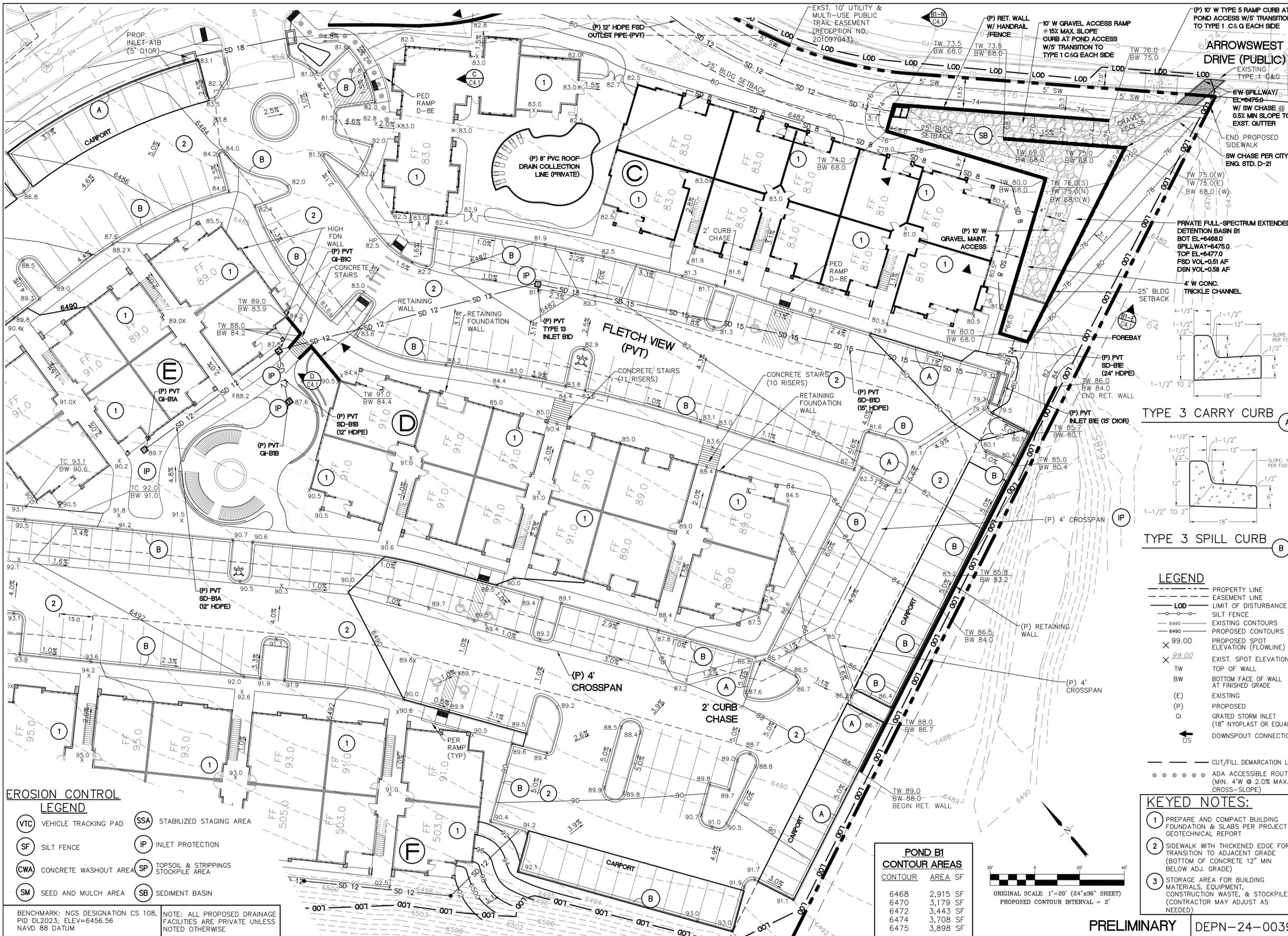
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 VERT. SCALE: N/A
 SURVEYED: RIDGELINE
 CREATED: 7/07/21
 PROJECT NO: 072002
 SHEET:

DRAWN: PV
 DESIGNED: JPS
 CHECKED: JPS
 LAST MODIFIED: 03/22/24
 MODIFIED BY: PV

PRELIMINARY
 DEPN-24-0039

C2.2

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EROSION CONTROL LEGEND

- (VTC) VEHICLE TRACKING PAD
- (SF) SILT FENCE
- (CWA) CONCRETE WASHOUT AREA
- (SM) SEED AND MULCH AREA
- (SSA) STABILIZED STAGING AREA
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BENCHMARK: NGS DESIGNATION CS 108, PID DL2023; ELEV=6456.56
 NOTE: ALL PROPOSED DRAINAGE FACILITIES ARE PRIVATE UNLESS NOTED OTHERWISE
 NAVD 88 DATUM

POND B1 CONTOUR AREAS

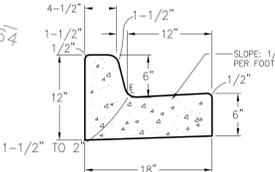
CONTOUR	AREA SF
6468	2,915 SF
6470	3,179 SF
6472	3,443 SF
6474	3,708 SF
6475	3,898 SF

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LOD LIMIT OF DISTURBANCE
- SILT FENCE
- 6490 EXISTING CONTOURS
- 6490 PROPOSED CONTOURS
- X 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
- X 99.00 EXIST. SPOT ELEVATION
- TW TOP OF WALL
- BW BOTTOM FACE OF WALL AT FINISHED GRADE
- (E) EXISTING
- (P) PROPOSED
- GI GRATED STORM INLET (18" NYLOPLAST OR EQUAL)
- DS DOWNSPOUT CONNECTION
- CUT/FILL DEMARCATION LINE
- ADA ACCESSIBLE ROUTE (MIN. 4'W @ 2.0% MAX. CROSS-SLOPE)

KEYED NOTES:

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- 2 SIDEWALK WITH THICKENED EDGE FOR TRANSITION TO ADJACENT GRADE (BOTTOM OF CONCRETE 12" MIN BELOW ADJ. GRADE)
- 3 STORAGE AREA FOR BUILDING MATERIALS, EQUIPMENT, CONSTRUCTION WASTE, & STOCKPILES (CONTRACTOR MAY ADJUST AS NEEDED)



**ARROWSWEST APARTMENTS
 LOTS 1-8, SHOPS AT ARROWSWEST FIL NO. 1**

**ENLARGED SITE GRADING
 PLAN - NE**



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 www.jpsegr.com



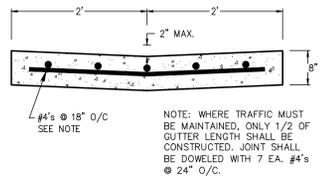
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NO.	REVISION	BY	DATE

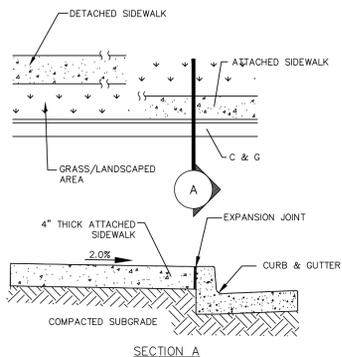
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SURVEYED: RIDGELINE	CHECKED: JPS
CREATED: 7/07/21	LAST MODIFIED: 03/22/24
PROJECT NO: 072002	MODIFIED BY: PV

C2.3
 9 of 29

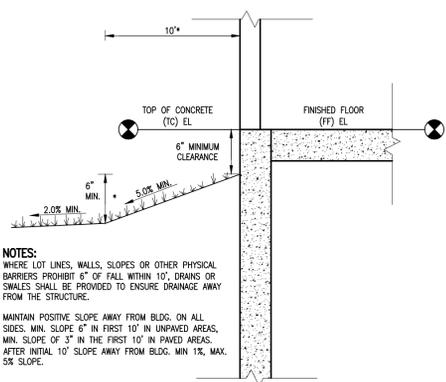
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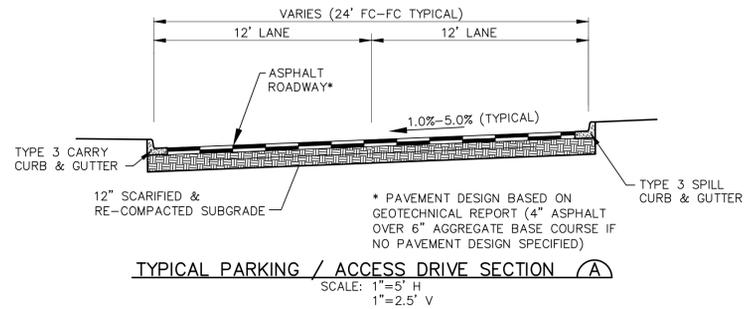
TYPICAL CONCRETE CROSSSPAN (2)
SCALE: 1" = 1'-0"



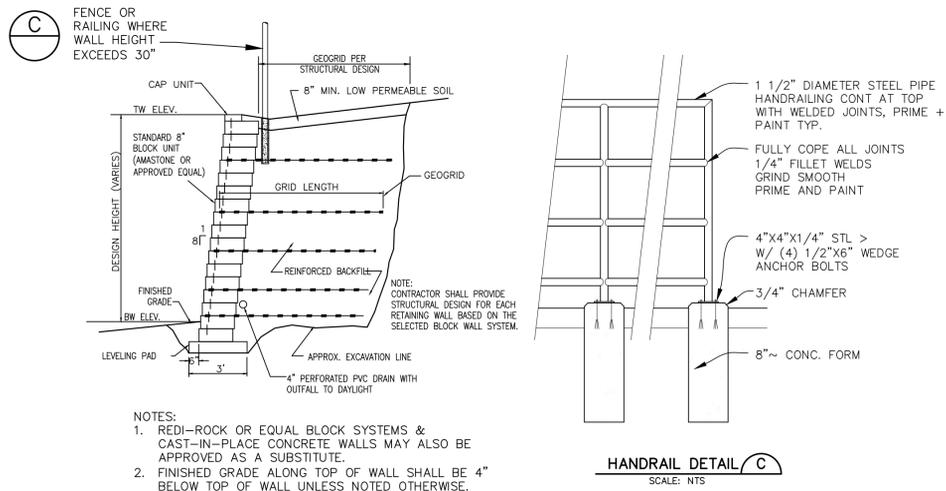
CONCRETE SIDEWALK DETAIL (3)
N.T.S.



TYPICAL BUILDING DRAINAGE DETAIL (4)
N.T.S.



TYPICAL PARKING / ACCESS DRIVE SECTION (A)
SCALE: 1" = 5' H
1" = 2.5' V



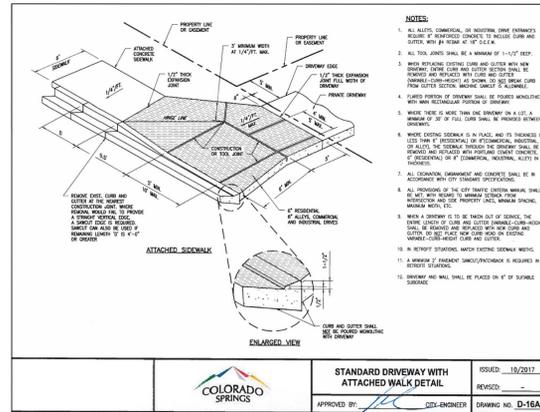
- NOTES:**
- REDI-ROCK OR EQUAL BLOCK SYSTEMS & CAST-IN-PLACE CONCRETE WALLS MAY ALSO BE APPROVED AS A SUBSTITUTE.
 - FINISHED GRADE ALONG TOP OF WALL SHALL BE 4" BELOW TOP OF WALL UNLESS NOTED OTHERWISE.

SEGMENTAL RETAINING WALL DETAIL (B)
SCALE: NTS

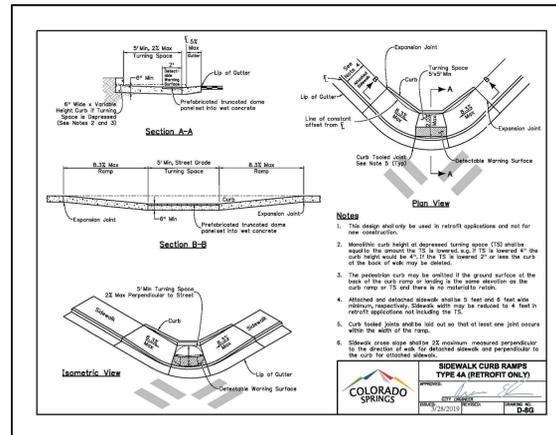
HANDRAIL DETAIL (C)
SCALE: NTS

GENERAL CIVIL NOTES:

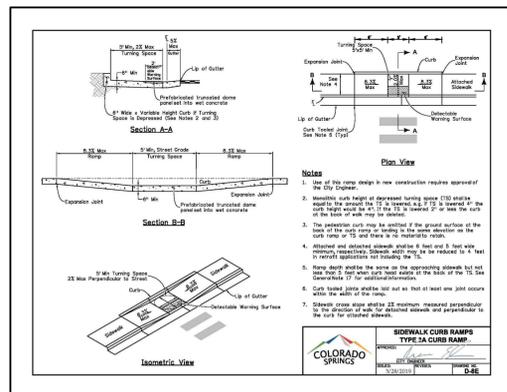
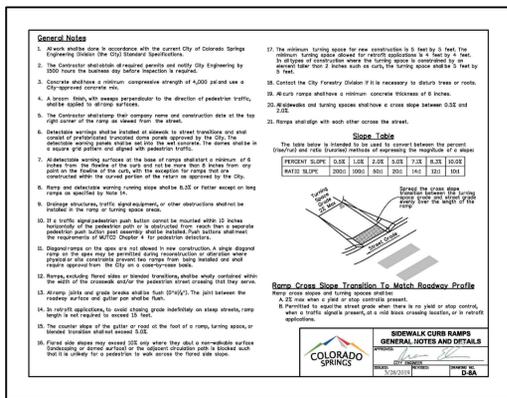
- ALL CONSTRUCTION SHALL MEET THE FOLLOWING STANDARDS & SPECIFICATIONS:
 - 2009 INTERNATIONAL BUILDING CODE, OR LATEST EDITION ADOPTED BY LOCAL JURISDICTION
 - PIKES PEAK REGIONAL BUILDING CODE, LATEST EDITION.
 - COLORADO SPRINGS ENGINEERING CRITERIA MANUAL (ECM), LATEST EDITION.
 - PROJECT GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS AND ACCESS TO THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES:
 - COLORADO SPRINGS ENGINEERING CRITERIA MANUAL
 - COLORADO SPRINGS UTILITIES STANDARD SPECIFICATIONS
- STORM DRAIN PIPE SHALL BE RCP CLASS III WITH CLASS C BEDDING UNLESS OTHERWISE NOTED.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL DRY UTILITIES SHALL BE 36".
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH 4" TOPSOIL AND DRY LAND GRASS SEED AFTER FINE GRADING IS COMPLETE ("FOOTHILLS SEED MIX").
- EROSION CONTROL SHALL CONSIST OF SILT FENCE AND HAY BALES AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
- THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS RE-ESTABLISHED.
- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER THE PROJECT GEOTECHNICAL REPORT AND CITY SPECIFICATIONS.
- CONCRETE USED IN CURB AND GUTTER, SIDEWALK, AND CROSSSPAN CONSTRUCTION SHALL MEET CITY CRITERIA.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.



STANDARD DRIVEWAY WITH ATTACHED WALK DETAIL
ISSUED: 10/2017
APPROVED BY: [Signature] DATE: 10/2017
DRAWING NO. D-16A

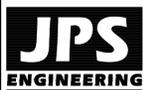


SIDEWALK CURB RAMPS TYPE 2A (RETRIEVABLE ONLY)
ISSUED: 10/2017
APPROVED BY: [Signature] DATE: 10/2017
DRAWING NO. D-49



SIDEWALK CURB RAMPS TYPE 2A (RETRIEVABLE ONLY)
ISSUED: 10/2017
APPROVED BY: [Signature] DATE: 10/2017
DRAWING NO. D-49

**ARROWSWEST APARTMENTS
LOTS 1-8, SHOPS AT ARROWSWEST FIL NO. 1**



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80903
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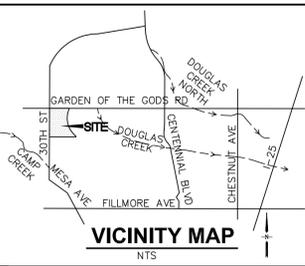
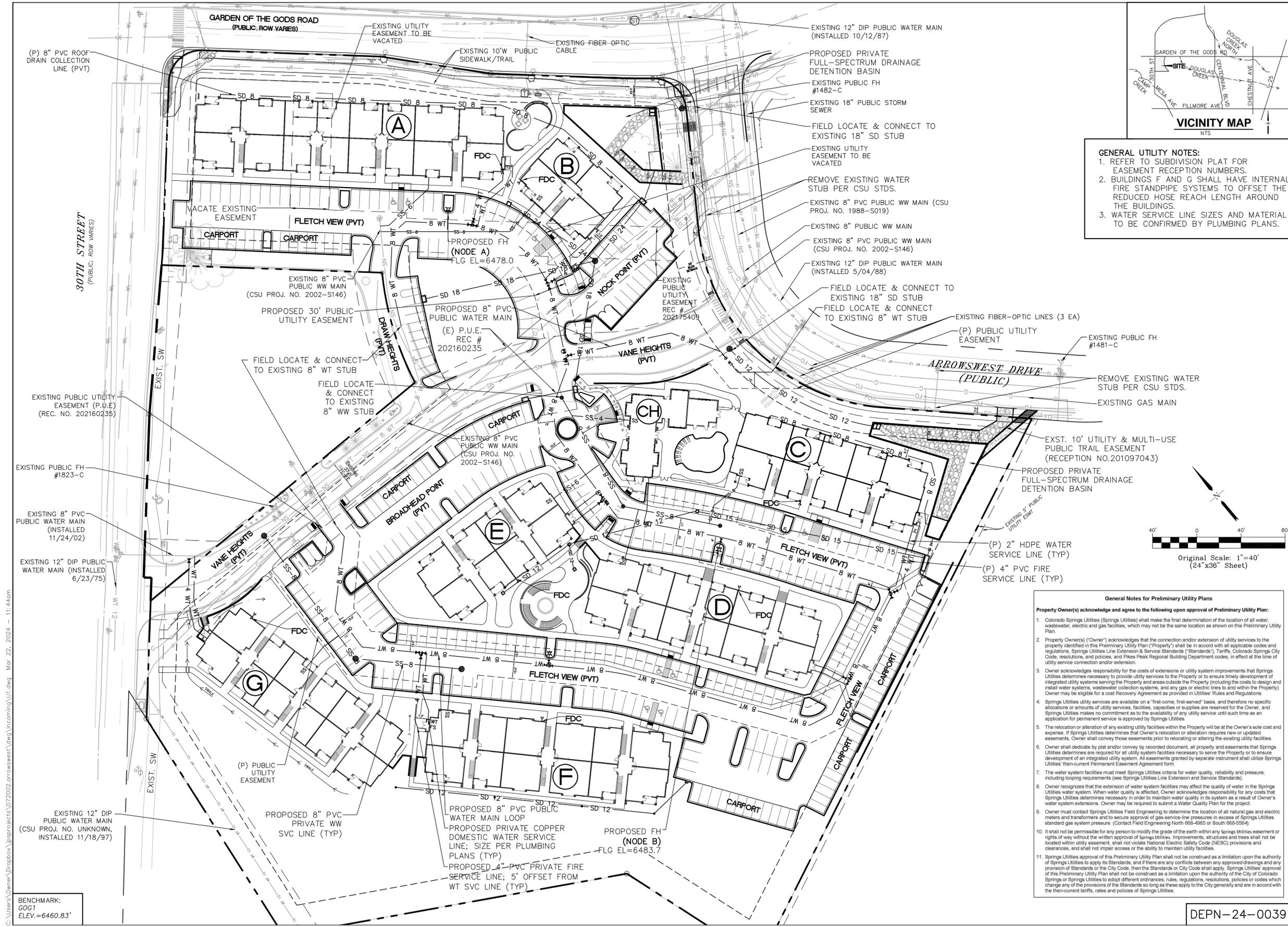
CALL UTILITY OF COLORADO
CENTER OF COLORADO
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NO.	REVISION	DATE

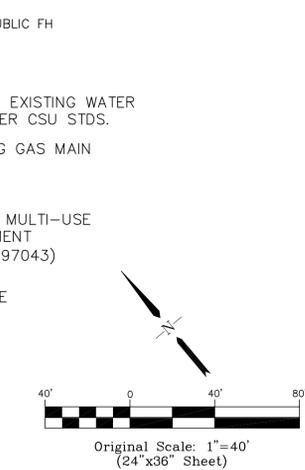
CIVIL NOTES & DETAILS

HORIZ. SCALE:	N/A	DRAWN:	PV
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	RIDGELINE	CHECKED:	JPS
CREATED:	10/22/21	LAST MODIFIED:	05/23/24
PROJECT NO.:	072002	MODIFIED BY:	PV

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GENERAL UTILITY NOTES:
1. REFER TO SUBDIVISION PLAT FOR EASEMENT RECEPTION NUMBERS.
2. BUILDINGS F AND G SHALL HAVE INTERNAL FIRE STANDPIPE SYSTEMS TO OFFSET THE REDUCED HOSE REACH LENGTH AROUND THE BUILDINGS.
3. WATER SERVICE LINE SIZES AND MATERIAL TO BE CONFIRMED BY PLUMBING PLANS.



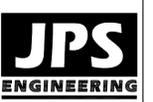
General Notes for Preliminary Utility Plans
Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:

- 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 Pike's 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 Springs Utilities 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 water systems, wastewater collection systems, and any gas or electric lines to and within the Property). Owner may be eligible for a cost Recovery Agreement as provided in Utilities' Rules and Regulations.
- 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 688-4985 or South 688-5564).
- 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 they apply to the City generally and are in accord with the then-current tariffs, rates and policies of Springs Utilities.

ARROWSWEST APARTMENTS LOTS 1-8, SHOPS AT ARROWSWEST FIL NO. 1

PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

HORIZ. SCALE: 1"=40'	DRAWN: PV
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RIDGELINE	CHECKED: JPS
CREATED: 1/27/21	LAST MODIFIED: 03/22/24
PROJECT NO: 072002	MODIFIED BY: PV
SHEET: U1	12 of 29



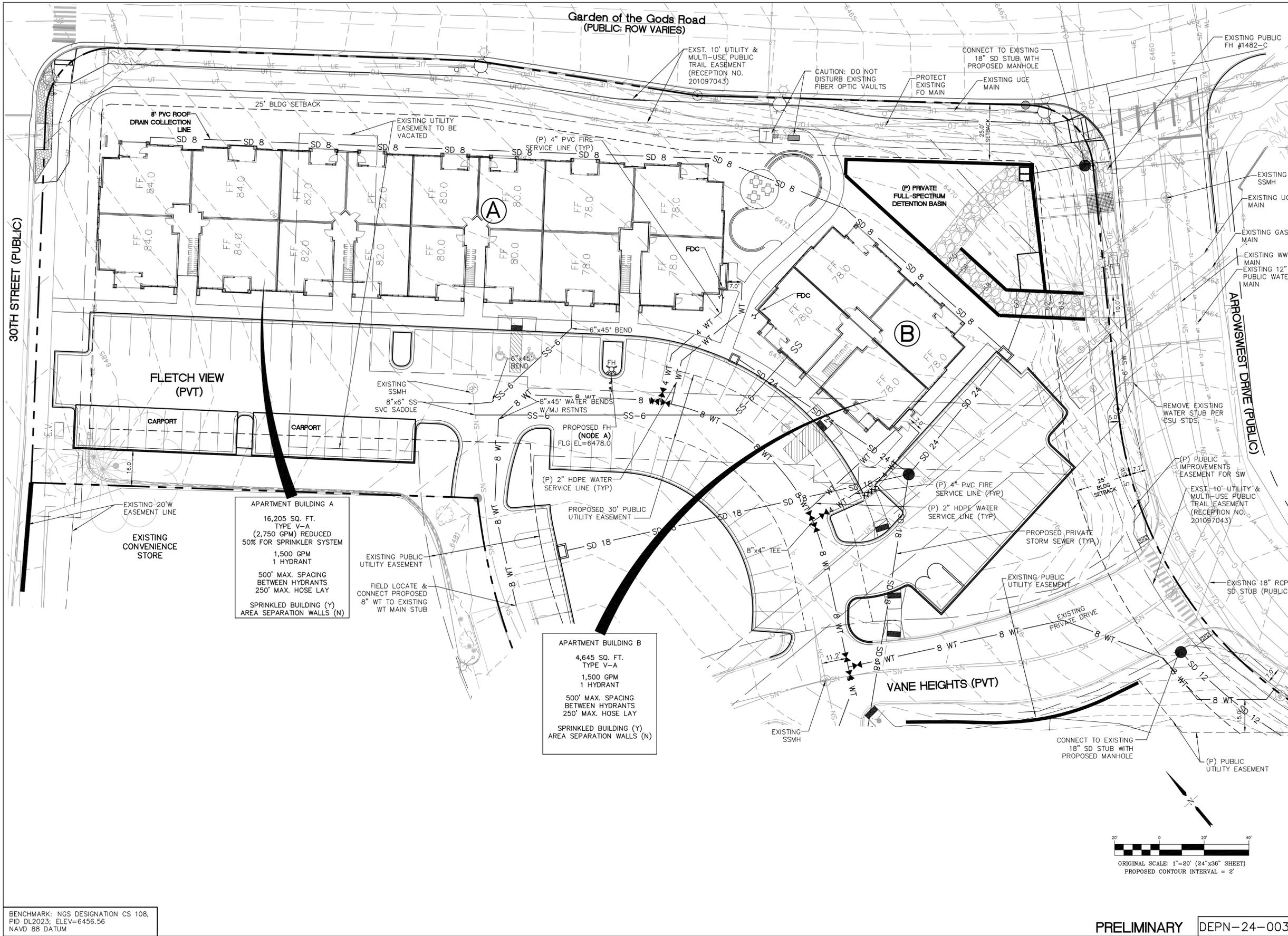
19 E. Willamette Ave.
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CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL BEFORE YOU DIG. IN, EXCAVATE
BEFORE YOU DIG. GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	DATE

DEPN-24-0039



BENCHMARK: NGS DESIGNATION CS 108,
PID DL2023; ELEV=6456.56
NAVD 88 DATUM

PRELIMINARY DEPN-24-0039

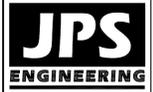
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SURVEYED:	RIDGELINE	CHECKED:	JPS
CREATED:	7/07/21	LAST MODIFIED:	05/22/24
PROJECT NO.:	072002	MODIFIED BY:	PV

SHEET: **U2.1**
13 of 29

ARROWSWEST APARTMENTS
LOTS 1-8, SHOPS AT ARROWSWEST FIL NO. 1

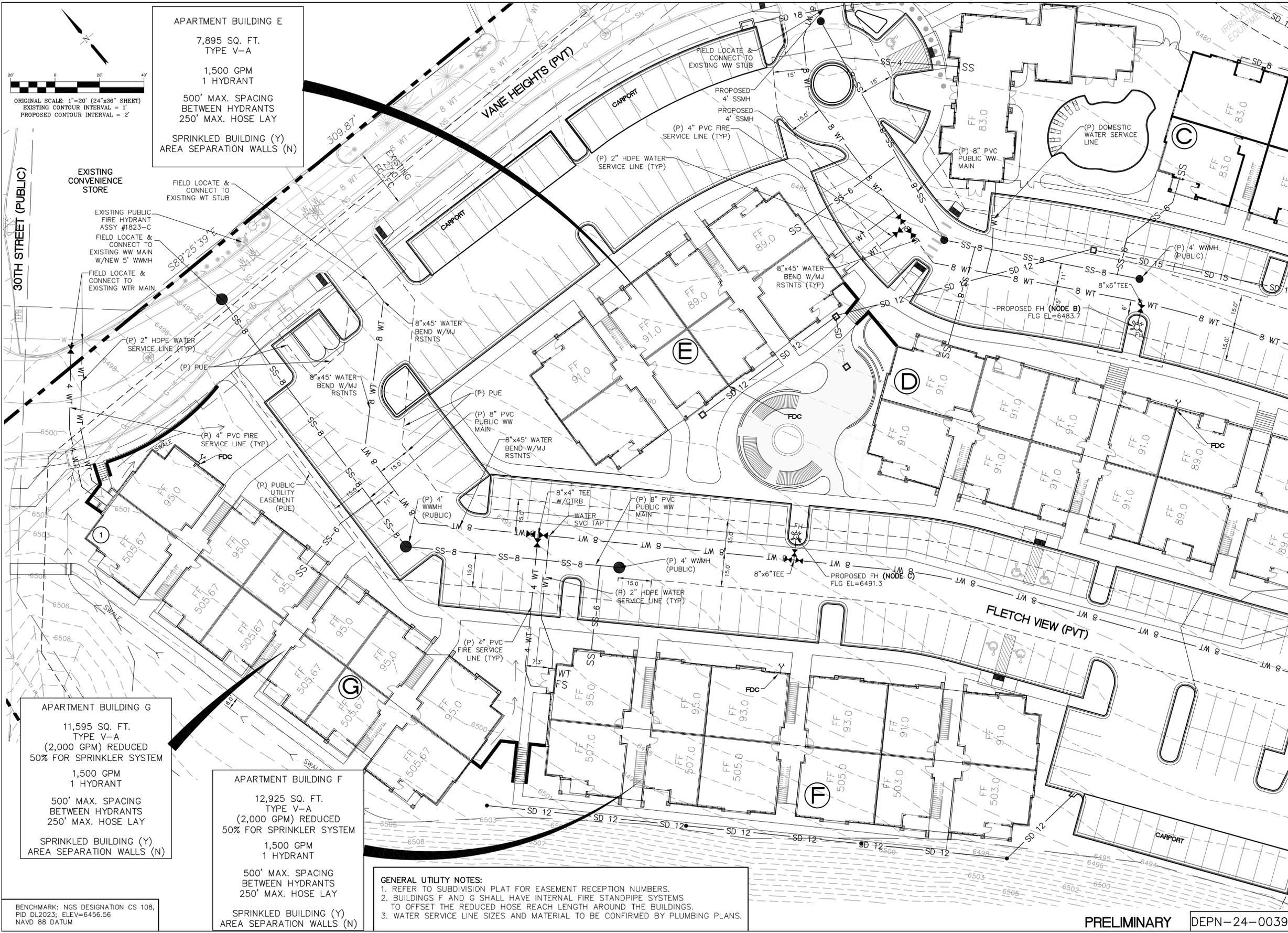
ENLARGED UTILITY
SERVICE PLAN - NW

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NO.	REVISION	BY	DATE

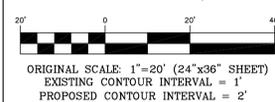


APARTMENT BUILDING E
 7,895 SQ. FT.
 TYPE V-A
 1,500 GPM
 1 HYDRANT
 500' MAX. SPACING
 BETWEEN HYDRANTS
 250' MAX. HOSE LAY
 SPRINKLED BUILDING (Y)
 AREA SEPARATION WALLS (N)

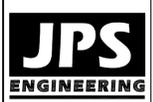
APARTMENT BUILDING G
 11,595 SQ. FT.
 TYPE V-A
 (2,000 GPM) REDUCED
 50% FOR SPRINKLER SYSTEM
 1,500 GPM
 1 HYDRANT
 500' MAX. SPACING
 BETWEEN HYDRANTS
 250' MAX. HOSE LAY
 SPRINKLED BUILDING (Y)
 AREA SEPARATION WALLS (N)

APARTMENT BUILDING F
 12,925 SQ. FT.
 TYPE V-A
 (2,000 GPM) REDUCED
 50% FOR SPRINKLER SYSTEM
 1,500 GPM
 1 HYDRANT
 500' MAX. SPACING
 BETWEEN HYDRANTS
 250' MAX. HOSE LAY
 SPRINKLED BUILDING (Y)
 AREA SEPARATION WALLS (N)

GENERAL UTILITY NOTES:
 1. REFER TO SUBDIVISION PLAN FOR EASEMENT RECEPTION NUMBERS.
 2. BUILDINGS F AND G SHALL HAVE INTERNAL FIRE STANDPIPE SYSTEMS TO OFFSET THE REDUCED HOSE REACH LENGTH AROUND THE BUILDINGS.
 3. WATER SERVICE LINE SIZES AND MATERIAL TO BE CONFIRMED BY PLUMBING PLANS.



ARROWSWEST APARTMENTS
LOTS 1-8, SHOPS AT ARROWSWEST FIL NO. 1



19 E. Willamette Ave.
 Colorado Springs, CO
 80903
 PH: 719-477-9429
 FAX: 719-471-0766
 www.jpsegr.com



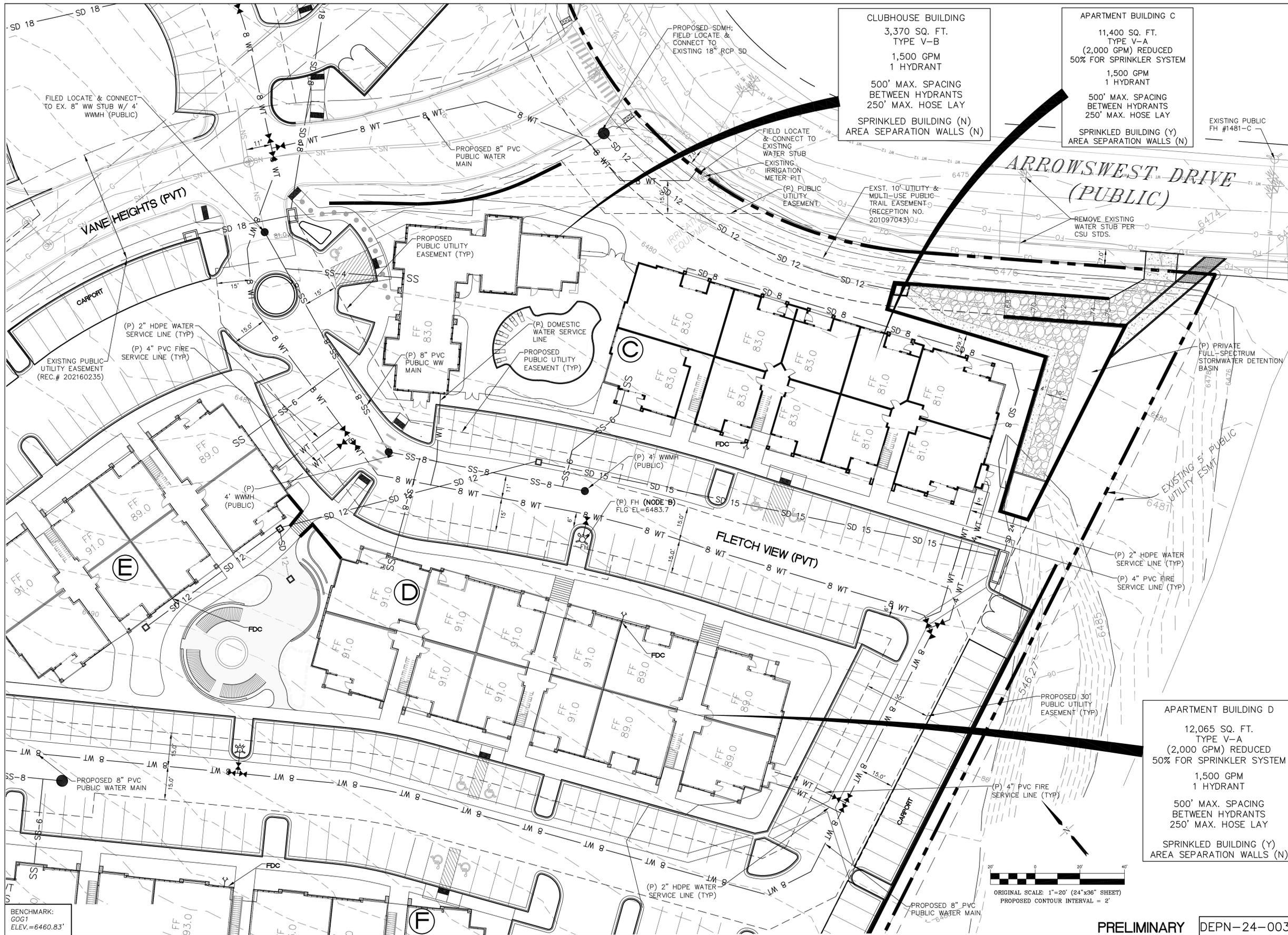
CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
1-800-922-1987
 CALL 2-BUSINESS DAYS IN ADVANCE
 BEFORE YOU DIG, GRADE, OR EXCAVATE
 FOR THE MEMBER UTILITIES.

NO.	REVISION	BY	DATE

**ENLARGED UTILITY
 SERVICE PLAN - SW**

HORZ. SCALE: 1"=20'	DRAWN: PV
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RIDGELINE	CHECKED: JPS
CREATED: 7/07/21	LAST MODIFIED: 03/22/24
PROJECT NO: 072002	MODIFIED BY: PV

PRELIMINARY DEPN-24-0039



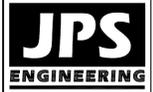
CLUBHOUSE BUILDING
 3,370 SQ. FT.
 TYPE V-B
 1,500 GPM
 1 HYDRANT
 500' MAX. SPACING
 BETWEEN HYDRANTS
 250' MAX. HOSE LAY
 SPRINKLED BUILDING (N)
 AREA SEPARATION WALLS (N)

APARTMENT BUILDING C
 11,400 SQ. FT.
 TYPE V-A
 (2,000 GPM) REDUCED
 50% FOR SPRINKLER SYSTEM
 1,500 GPM
 1 HYDRANT
 500' MAX. SPACING
 BETWEEN HYDRANTS
 250' MAX. HOSE LAY
 SPRINKLED BUILDING (Y)
 AREA SEPARATION WALLS (N)

APARTMENT BUILDING D
 12,065 SQ. FT.
 TYPE V-A
 (2,000 GPM) REDUCED
 50% FOR SPRINKLER SYSTEM
 1,500 GPM
 1 HYDRANT
 500' MAX. SPACING
 BETWEEN HYDRANTS
 250' MAX. HOSE LAY
 SPRINKLED BUILDING (Y)
 AREA SEPARATION WALLS (N)

ARROWSWEST APARTMENTS
LOTS 1-8, SHOPS AT ARROWSWEST FIL NO. 1

ENLARGED UTILITY
SERVICE PLAN - NE



19 E. Willamette Ave.
 Colorado Springs, CO
 80903
 PH: 719-477-9429
 FAX: 719-471-0766
 www.jpsegr.com



CALL UTILITY NOTIFICATION
 CENTER OF COLORADO
1-800-922-1987
 BEFORE YOU DIG, GRADE, OR EXCAVATE
 FOR THE MEMBER UTILITIES.

NO.	REVISION	BY	DATE

HORZ. SCALE: 1"=20'	DRAWN: PV
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RIDGELINE	CHECKED: JPS
CREATED: 7/07/21	LAST MODIFIED: 03/22/24
PROJECT NO: 072002	MODIFIED BY: PV

SHEET: **U2.3**
 15 of 29

PRELIMINARY DEPN-24-0039

Arrowswest Apartments

LOT 1-8 SHOPS AT ARROWSWEST FILING NO. 1

4145 Arrowswest Dr.

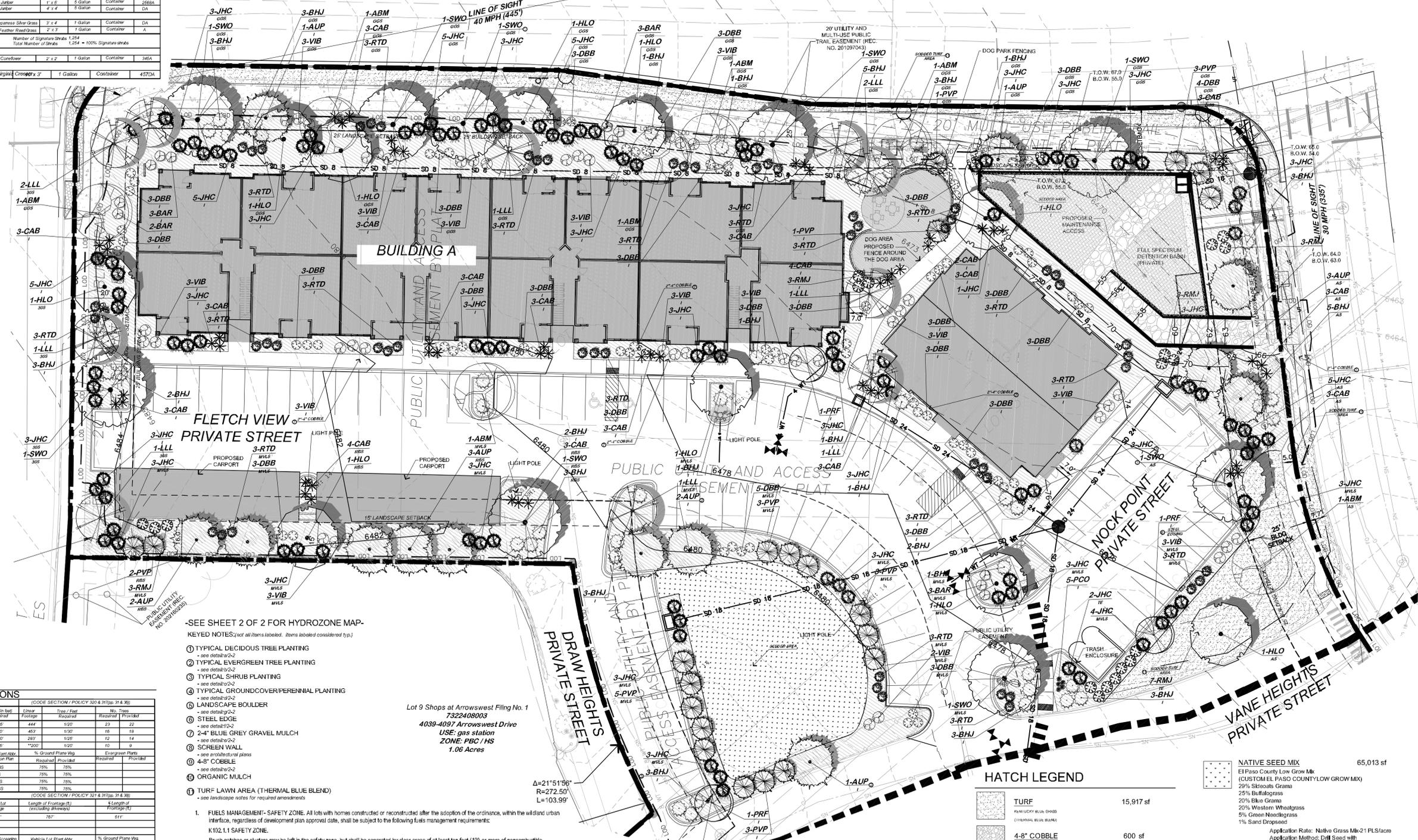
COLORADO SPRINGS, COLORADO 80907

9.47 ACRES

FINAL LANDSCAPE PLAN

LANDSCAPE PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES	APP. B REV
DECIDUOUS TREES							
ADM	14	Aster x Freemanii Jeffersonii	Autumn Blaze Maple	60' x 40'	2" Caliper	Ball and Burlap	S
HLO	21	Quercus macrocarpa	Shiny Liveoak	40' x 30'	2" Caliper	Ball and Burlap	45A
SWO	18	Quercus bicolor	Swamp White Oak	60' x 60'	2" Caliper	Ball and Burlap	45A
LIL	17	Thuja occidentalis 'Sprenger'	Greenview Linden	40' x 30'	2" Caliper	Ball and Burlap	45A
EVERGREEN TREES							
ALP	24	Pinus nigra	Aspension Pine	60' x 30'	10' Height	Ball and Burlap	2567AA
PVP	41	Pinus strobus	White Pine	30' x 18'	8' Height	Ball and Burlap	666DA
ORNAMENTAL TREES							
HRF	16	Morus nigra	Prunifolia Crabapple	20' x 20'	1 1/2" Caliper	Ball and Burlap	4673
TCH	2	Crataegus crug-gal Variegata	Thornless Cockspur Hawthorn	20' x 20'	1" Caliper	Ball and Burlap	2384D
Percent Signature Trees: 157 Total Number of Trees: 157 = 100% Signature Trees							
DECIDUOUS SHRUBS							
DBB	220	Euonymus alatus 'Compactus'	Grand Burgundy Bush	6' x 4'	5 Gal/ton	Container	453
HTD	166	Quercus laevis	Redwing Dogwood	6' x 6'	5 Gal/ton	Container	4673
BAR	97	Berberis thunbergii	Redleaf Barberry	6' x 6'	5 Gal/ton	Container	45A
APP	16	Fatsia parvifolia	Asiatic Plane	3' x 2'	5 Gal/ton	Container	1236D
VIB	100	Viburnum tinus	Magnolia Viburnum	6' x 7'	5 Gal/ton	Container	456DA
EVERGREEN SHRUBS							
DMU	63	Juniperus horizontalis	Rocky Mountain Juniper	12' x 4'	15 Gal/ton	Container	12633AG
HRF	161	Juniperus horizontalis	Bar Harbor Juniper	11' x 6'	5 Gal/ton	Container	2666A
HRF	283	Juniperus chinensis 'Spartea'	Arctostaphylos Juniper	4' x 4'	5 Gal/ton	Container	DA
ORNAMENTAL GRASSES							
CAB	22	Miscanthus sinensis 'Cobalt'	Cobalt Japanese Silver Grass	3' x 4'	1 Gal/ton	Container	DA
COV	16	Calamagrostis x acutiflora	Quindlen Feather Reed Grass	2' x 3'	1 Gal/ton	Container	A
Percent Signature Shrubs: 1,254 Total Number of Shrubs: 1,254 = 100% Signature Shrubs							
FLOWERS							
PCD	30	Echinacea purpurea	Purple Coneflower	2' x 2'	1 Gal/ton	Container	345A
VINES							
ENG	5	Parthenocarpus autumnalis argentea	Virginia Creeper	3' x 3'	1 Gal/ton	Container	4573A



- SEE SHEET 2 OF 2 FOR HYDROZONE MAP-KEYED NOTES (not all items labeled. Items labeled considered typical.)
- TYPICAL DECIDUOUS TREE PLANTING - see detail 2-2
 - TYPICAL EVERGREEN TREE PLANTING - see detail 2-2
 - TYPICAL SHRUB PLANTING - see detail 2-2
 - TYPICAL GROUND COVER/PERENNIAL PLANTING - see detail 2-2
 - LANDSCAPE BOULDER - see detail 2-2
 - STEEL EDGE - see detail 2-2
 - 2-4" BLUE GREY GRAVEL MULCH - see detail 2-2
 - SCREEN WALL - see architectural plans
 - 4-8" COBBLE - see detail 2-2
 - ORGANIC MULCH - see detail 2-2
 - TURF LAWN AREA (THERMAL BLUE BLEND) - see landscape notes for required amendments
1. FUELS MANAGEMENT - SAFETY ZONE. All lots with homes constructed or reconstructed after the adoption of the ordinance, within the wildland urban interface, regardless of development plan approval date, shall be subject to the following fuels management requirements: K102.1.1 SAFETY ZONE. Brush patches or clusters may be left in the safety zone, but shall be separated by clear areas of at least ten feet (10') or more of noncombustible materials and/or grass mowed to not more than four inches (4") in height. (Ordinance 18-50, 8.4.105, K102.1)
2. FUELS MANAGEMENT - CLEARANCE TO MAIN STRUCTURE. All lots with homes constructed or reconstructed after the adoption of the ordinance, within the wildland urban interface, regardless of development plan approval date, shall be subject to the following fuels management requirements: K102.1.2 CLEARANCE TO MAIN STRUCTURE. No hazardous brush or trees (i.e., junipers and conifers) shall be allowed within fifteen feet (15') of the main structure or significant accessory structure. Conifers or other similarly combustible plants shall not be planted under soffits vents. Exceptors: When approved by the fire code official, small brush patches or trees, not exceeding one hundred (100) square feet in size and no more than fifteen (15) linear feet in any direction, may be allowed to encroach into this zone. Vegetation must be maintained in accordance with the applicable Colorado Springs Community Wildfire Protection Plan. Plants with fire resistant characteristics found on the Colorado State Forest Service list of Firewise Plants are allowed within 15' of the main structure or significant accessory structure. (Ordinance 18-50, 8.4.105, K102.1.2)
3. PRUNING OF DEAD LIMBS. Large trees shall not be allowed to have limbs overlap another tree and shall be pruned of dead limbs to a height of up to ten feet (10') above the ground. Tree clusters may be allowed if sufficient clear area is provided and approved. (Ordinance 18-50, 8.4.105, K102.1.3)
4. CLEARANCE OF TREE BRANCHES TO STRUCTURES OR APPURTENANCES. Tree branches shall not extend over or under the roof or eaves, and shall not be within fifteen feet (15') of a deck or similar combustible projection, wood burning appliance or chimney. (Ordinance 18-50, 8.4.105, K102.1.4)

SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS

Plant Label	Street Name	Street Zone Boundary	Width (in feet)	Edge	Tree/Plant	No. Trees
GIS	Garden of the Gods	Major Arterial	25'	444'	1/20'	23
AS	Arrowswest	Minor Arterial	10'	453'	1/30'	16
JOS	30th Street	Minor Arterial	20'	200'	1/20'	10
RBS	Residential Barber	Buffer	15'	1100'	1/20'	16

MOTOR VEHICLE LOTS

Plant Label	No. of Vehicles	Shade Trees (1/10)	Vehicle Lot Frontage	Length of Frontage (ft)	Length of Frontage (ft)
MVLS	347	23	24	767'	611'

INTERNAL LANDSCAPING

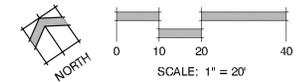
Plant Label	Net Area (sq ft)	Planting Method	Internal Area (sq ft)	Internal Trees (1/10)
1	412,662 SF	5%	20,633 SF (5.01%)	42

SCREENING

Plant Label	Street Name	Width (in feet)	Linear Footage	Length of Screening	Vehicle Lot Frontage	% Ground Plane Veg
TE	Trailway	8'	60'	60'	767'	78%

HATCH LEGEND

TURF (PASTURE BLUE GRASS) (THERMAL BLUE BLEND)	15,917 sf
4-8" COBBLE	600 sf
2-4" COBBLE	67,049 sf
GRANITE BREEZE FOR OUTDOOR AREA	3,401 sf
NATIVE SEED MIX (65,013 sf)	
El Paso County Low Grow Mix (CUSTOM EL PASO COUNTY LOW GROW MIX) 20% Skeletus Grama 25% Buffalograss 20% Blue Grama 10% Green Needlegrass 5% Green Meadowgrass 1% Sand Dropseed	
Application Rate: Native Grass Mix-21 PLS/acre Application Method: Drill Seed with hydroseal and tackifier Hydroseal on slopes 3:1 & greater 4:2 PLS/acre	
NATIVE SEED MIX FOR DETENTION AREAS (5,023 sf)	
El Paso County Conservation District All Purpose Mix 20% Blue Grama 10% Blue Grama 10% Green Needlegrass 20% Western Wheatgrass 10% Skeletus Grama 10% Switchgrass 10% Prairie Sandreed 10% Yellow Indiangrass	
Seeding will be in compliance with SCM Ch.5 Hydroseal @ 18.3 PLS/acre	



YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber
Colorado Springs, Colorado 80907
475-8133

Structural: ---
Electrical: ---
Mechanical: ---
Plumbing: ---

Lots 1-8 Shops at Arrowswest Filing No. 1
4145 Arrowswest Drive
Colorado Springs, Colorado 80907

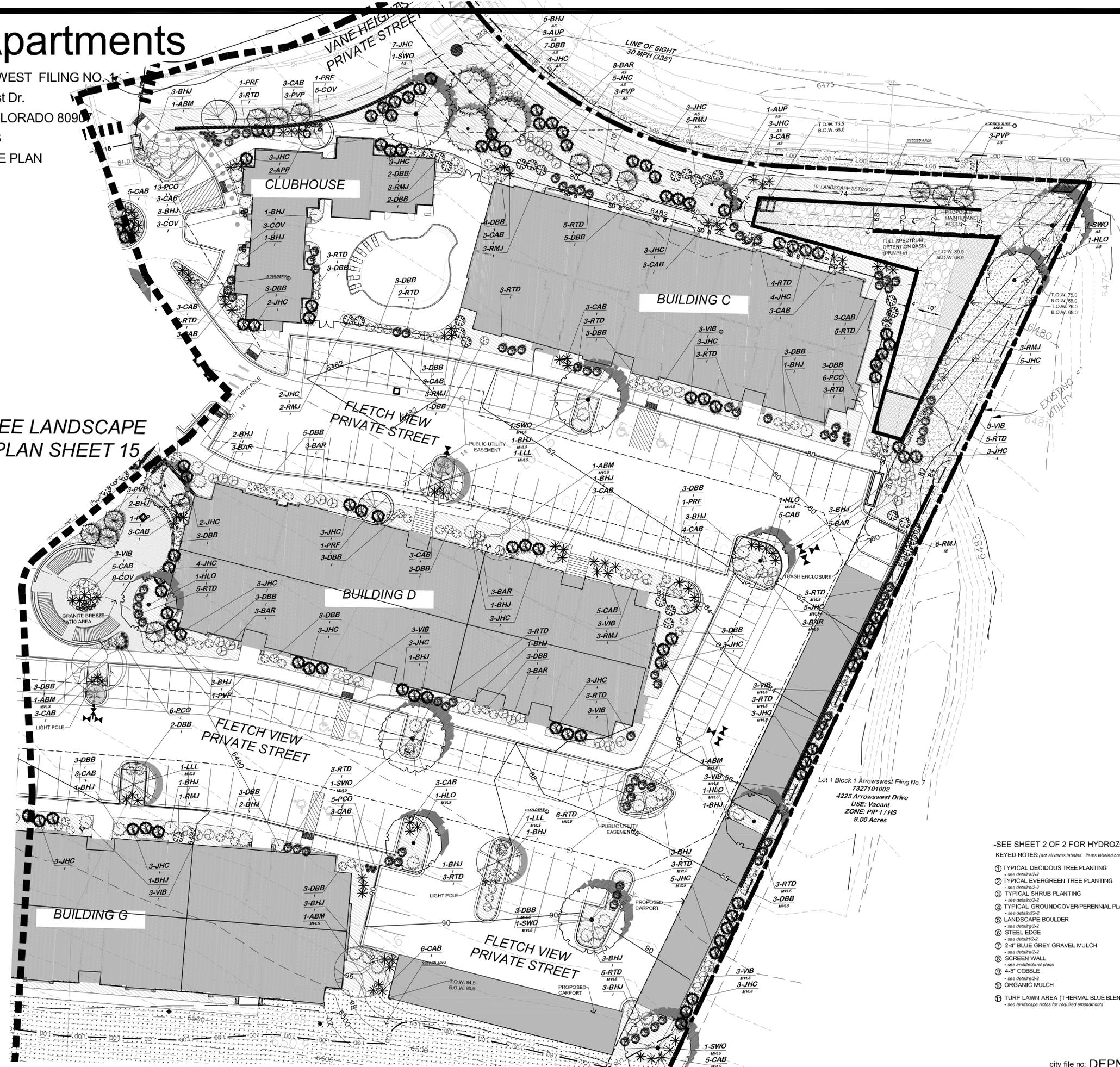
DRAWING NO.
16 of 29
FINAL LANDSCAPE PLAN

Arrowswest Apartments

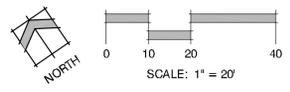
LOT 1-8 SHOPS AT ARROWSWEST FILING NO. 1
 4145 Arrowswest Dr.
 COLORADO SPRINGS, COLORADO 80907
 9.47 ACRES
 FINAL LANDSCAPE PLAN



SEE LANDSCAPE
 PLAN SHEET 15



- SEE SHEET 2 OF 2 FOR HYDROZONE MAP-
 KEYED NOTES: (not all items labeled. Items labeled considered typical.)
- ① TYPICAL DECIDUOUS TREE PLANTING
 - ② TYPICAL EVERGREEN TREE PLANTING
 - ③ TYPICAL SHRUB PLANTING
 - ④ TYPICAL GROUND COVER/PERENNIAL PLANTING
 - ⑤ LANDSCAPE BOULDER
 - ⑥ STEEL EDGE
 - ⑦ 2" BLUE GREY GRAVEL MULCH
 - ⑧ SCREEN WALL
 - ⑨ 4" COBBLE
 - ⑩ ORGANIC MULCH
 - ⑪ TURF LAWN AREA (THERMAL BLUE BLEND)
- * see landscape notes for required amendments



YOW ARCHITECTS PC
 ARCHITECTURE & PLANNING
 115 S. Weber
 Colorado Springs, Colorado 80907
 475-8133

Structural: ---
 Electrical: ---
 Mechanical: ---
 Plumbing: ---

Lots 1-8 Shops at
 Arrowswest Filing No. 1
 4145 Arrowswest Drive
 Colorado Springs, Colorado 80907

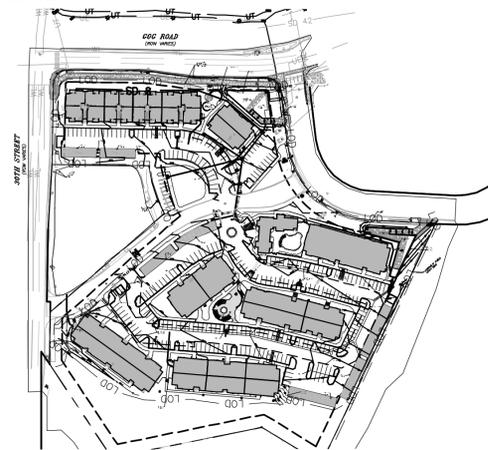
Drawn by: SHM
 Date: 10.26.2021
 Project: Arrowswest

DRAWING NO.
18 of 29
 FINAL
 LANDSCAPE
 PLAN

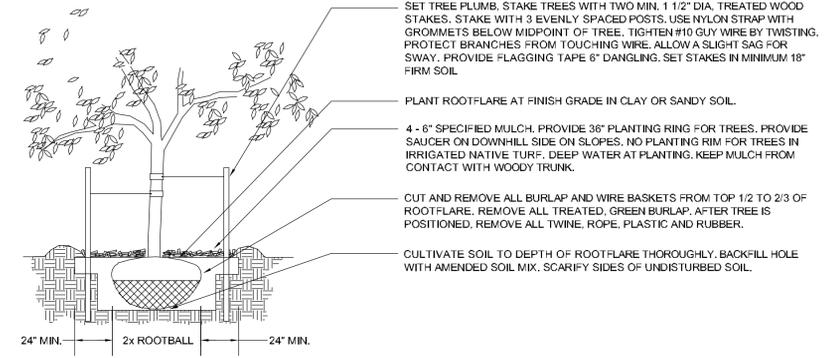
SCHEMATIC LANDSCAPE DIAGRAM



HYDROZONE MAP

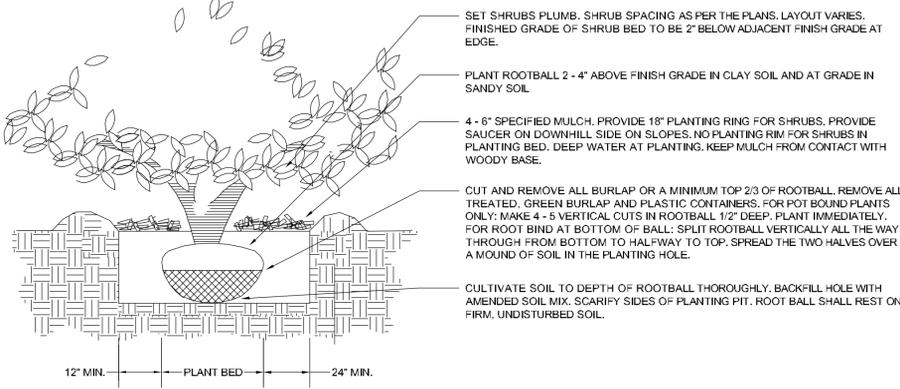


- NOTES:**
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 80% SOIL FROM PLANTING PIT AND 20% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.
 - STAKING POST SHALL BE 1 1/2" DIA. TREATED WOOD STAKE, METAL POST WILL NOT BE APPROVED.



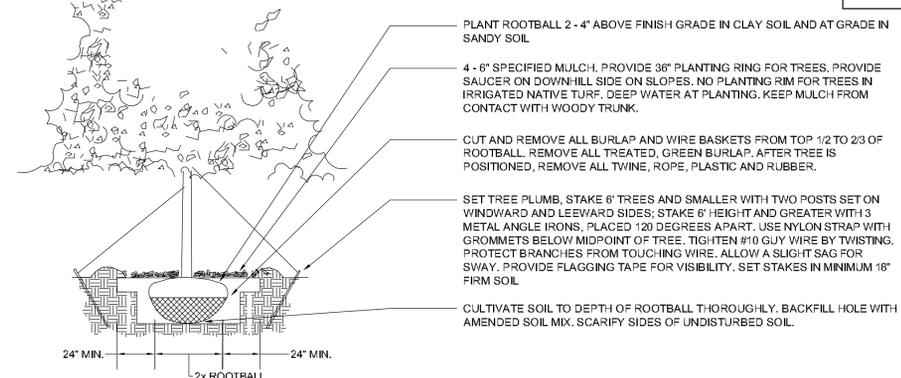
1 A DECIDUOUS TREE PLANTING DETAIL
N.T.S.

- NOTES:**
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.

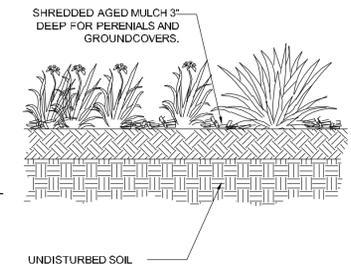


3 C SHRUB PLANTING DETAIL
N.T.S.

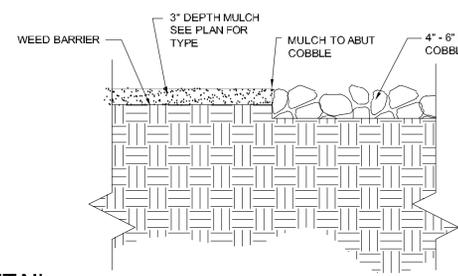
- NOTES:**
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



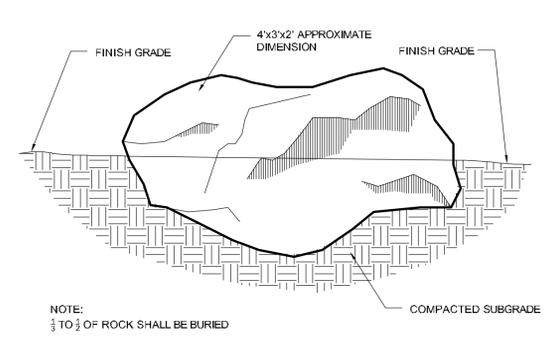
2 B EVERGREEN TREE PLANTING DETAIL
N.T.S.



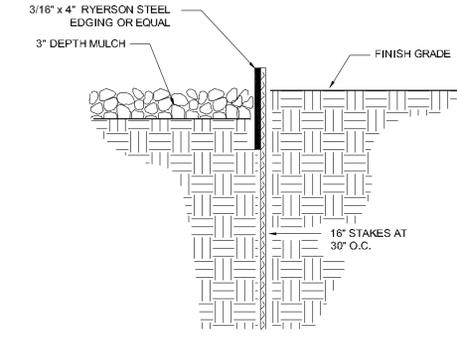
4 D PERENNIAL/GROUND COVER PLANTING DETAIL
N.T.S.



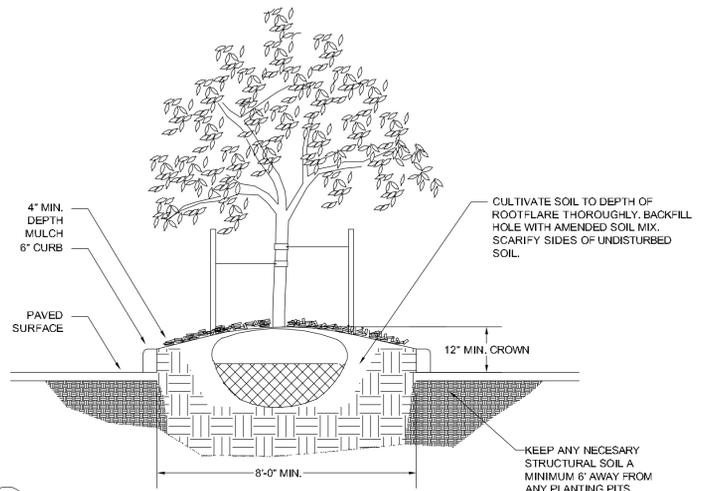
5 E COBBLE @ MULCH
N.T.S.



6 F LANDSCAPE BOULDER
N.T.S.



7 G STEEL EDGE DETAIL
N.T.S.



8 H TYP. PARKING LOT ISLAND
N.T.S.

GENERAL LANDSCAPE NOTES:

- PLANT QUANTITY AND SUBSTITUTION: In case of discrepancy in plant quantities shown on the planting plan and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting table. Any substitution of plant size or species must be submitted to the Landscape Architect in writing for approval prior to installation.
- ACCEPTABLE PLANT MATERIAL: All plants shall meet or exceed standards set by the "COLORADO NURSERY ASSOCIATION," and the "AMERICAN STANDARD OF NURSERY STOCK." All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.
- SOIL AMENDMENTS: All planting areas and turf areas shall be amended as follows: 3 CUBIC YARDS / 1,000 SF OF PREMIUM ORGANIC COMPOST.

	SOIL	SEED*	SHRUB BEDS
ORGANIC MATERIAL NITROGEN†	3 CYS/1,000 SF	3 CYS/1,000 SF	1" of animal-based compost incorporated into top 6-8" of the soil
PHOSPHORUS (P205) **	1 LBS/1,000 SF	1 LBS/1,000 SF	3 LBS/1,000 SF
POTASSIUM (K2O)	4 LBS/1,000 SF	4 LBS/1,000 SF	4 LBS/1,000 SF
ZINC	4 OZ. / 1,000SF	4 OZ. / 1,000SF	4 OZ. / 1,000SF
IRON (Fe)	2 OZ. / 1,000 SF	2 OZ. / 1,000 SF	2 OZ. / 1,000 SF

* APPLY NITROGEN IN FOUR (4) APPLICATIONS, FOR EACH 1/2 LB OF N NEEDED: APPLY 3/8 LB UREA, OR 5/8 LB AMMONIUM SULFATE, OR 3/4 LB (27-3-4) LAWN FERTILIZER, OR 8/8 BONE MEAL, OR 1 1/2 LB CORN GLUTER MEAL, OR 5/8 LB ALFALFA MEAL/PELLETS PER 1,000 SF.
OR BONE MEAL at a rate of 30 lb / 1,000 sf

- PROVIDE 2:1 MIXTURE OF AMENDMENT FOR FILL DIRT IN TREE AND SHRUB PITS.
- RECOMMENDED SOIL AMENDMENT: TRI-MIX III as supplied by C&S Sand - To be applied as backfill in planting pits.
- ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
- A SIGNED LANDSCAPE INSPECTION AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL AMENDMENT RECEIPTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

- SEEDING AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.
- IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.
- ORGANIC MULCH: All planting areas (including cobble/rock beds) for trees, shrubs, groundcovers and ornamental grasses shall be mulched with a (3") depth, 4" diameter of 3" depth wood mulch shall be provided at base of all trees, 18" diameter for shrubs, and 12" for ornamental grasses. Mulch shall be fibrous in nature, not chipped or in chunks, and watered in after installation. NO FILTER FABRIC IS TO BE USED UNDER WOOD MULCH.
- INORGANIC MULCH: The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 3" - 4" over geo-textile filter fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (dewet or equivalent). Overlap ends 3", turn down edges 6".
- LANDSCAPE BOULDERS: All landscape boulders shown on plan are to be 10-12 cubic feet minimum, blue grey river rock boulders unless otherwise specified.
- STEEL EDGE: All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER with 16" stakes at 30" O.C., color shall be green.
- INSPECTION AND APPROVAL: Notification for IRRIGATION INSPECTION AFFIDAVIT shall be given during construction while trench is open and after completion of system installation prior to seeding or sodding. The Landscape Architect shall be notified at least 48 hours prior to client seeking certificate of occupancy for FINAL LANDSCAPE INSPECTION AFFIDAVIT.
- Any field changes or deviations to these plans without prior City Approval of an Amended Development Plan may result in a delay of final approval and issuance of a Certificate of Occupancy.
- AN IRRIGATION PLAN MUST BE SUBMITTED FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING THE BUILDING PERMIT. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY PER CITY OF COLORADO SPRINGS.
- GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEEDDED AS REQUIRED.
- TREE WELLS: ALL TREES LOCATED IN PAVED BUILDING AREAS OR IN PARKING LOT ISLANDS ARE TO UTILIZE STRUCTURAL SOILS A MINIMUM OF 6" - 8" OUTSIDE OF DESIGNATED PLANTING PITS. SOILS SHOULD NOT BE STOCKPILED ON SITE FOR MORE THAN 24HRS. IF STORAGE OF SOIL ON SITE IS NECESSARY PROTECTION OF SOIL IS NEEDED TO MINIMIZE CONTAMINATION.

IRRIGATION NOTES:

- IRRIGATION IS TO BE DESIGN-BUILD. THE IRRIGATION DESIGNER SHALL BE QUALIFIED TO PREPARE THE IRRIGATION PLAN AND MEET CITY REQUIREMENTS. (APPENDIX I IN LANDSCAPE MANUAL). THE IRRIGATION PLAN APPLICATION SUBMITTAL AND APPROVAL MUST BE COMPLETED BEFORE ANY IRRIGATION SYSTEM EQUIPMENT IS INSTALLED. THE IRRIGATION PLAN APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT FOR REVIEW AND APPROVAL NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND BEFORE ANY IRRIGATION SYSTEM EQUIPMENT IS INSTALLED AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- IRRIGATION CITY AFFIDAVIT NOTE - THE DESIGN PROFESSIONAL OF RECORD IS TO COMPLETE THE INSPECTION AFFIDAVIT BASED ON APPROVED FINAL IRRIGATION PLAN. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVIT. WHEN AFFIDAVITS ARE NOT SUBMITTED, FINANCIAL ASSURANCES ARE TAKEN AS HELD FOR FUTURE YEARS. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD (385-5905) AND AS NECESSARY OUR DRE OFFICE (385-5982).
- All trees, shrubs, and ground covers shall be irrigated by an automatic drip irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic spray irrigation system also equipped with a rain sensor automatic shutoff device.
- All valve boxes shall be supported by concrete block (min. 4 per box). Install blocks in a manner that will prevent contact with piping, wires, and valve.
- Irrigation control wire shall be common trench with mainline and shall have separate sleeve where crossing all hard construction.
- The contractor shall adjust all valves and spray nozzles for optimum coverage.
- Contractor shall tape closed all sleeve pipe openings to prevent debris from entering sleeves.
- Backflow preventer should be located in a locked/secured metal enclosure.
- Minimum of (2 - 1gph) emitters per shrub and (4 - 1gph) per tree at minimum. Preferred method for irrigating trees would be to utilize tree ring assembly constructed of 1/2" dripline (diameter to match root ball). Reference Rainbird standard dripline tree detail.
- All seeded areas need to be zoned and scheduled separately. Seeded irrigation zones are for temporary/establishment water purposes only (see seeding notes).
- Contractor to provide irrigation schedule to owner/maintenance group addressing watering schedule for both establishment period and regular watering schedule.
- Irrigation system, as noted, is to be design-build MODIFYING the current system in place. Where possible, all existing valves should be used and incorporated into the revised system design. The use of lower water use spray nozzles is strongly encouraged in all spray zones (i.e: MP Rotators).
- All turf, seeded and drip areas should be zoned SEPARATELY.
- All seeded areas are to be irrigated with permanent in-ground spray irrigation. These areas should be zoned separately as noted above. Irrigation in seeded areas should be used primarily for establishment purposes only. Once seeded areas have been established irrigation zones should not be part of regular watering schedule.



YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber
Colorado Springs, Colorado 475-8133

Structural: ---
Electrical: ---
Mechanical: ---
Plumbing: ---

Lots 1-8 Shops at Arrowwest Filing No. 1
4145 Arrowwest Drive
Colorado Springs, Colorado 80907

Job No. 20-039
Directory: Landscape
File: Development Plan 1-19-24
Drawn by: SHH
Date: 10.28.2021
Revised:

DRAWING NO.
19 of 29
LANDSCAPE
DETAILS



1 SOUTH ELEVATION - DP
3/32" = 1'-0"



4 WEST ELEVATION - DP
3/32" = 1'-0"



2 EAST ELEVATION - DP
3/32" = 1'-0"



3 NORTH ELEVATION - DP
3/32" = 1'-0"

YOW ARCHITECTS PC

ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Structural: ---
Electrical: ---
Mechanical: ---
Plumbing: ---

Lots 1-8 Shops at
Arrowswest Filing No.1
4195 Arrowswest Drive
Colorado Springs, Colorado 80907

Job No: 19-049
Directory: Planning
File: development plan
Drawn By: MKG
Date: 9.22.2021
Revised:

DRAWING NO.
20 of 29
Elevations

company name: Arrowswest Apartments 1 LLC
address: 9757 Jaunita Dr NE Suite 300 Kirkland, WA 98034
phone no: ---
OWNER INFO
city file no: DEPN-24-0039



YOW ARCHITECTS PC

ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Structural: ---
Electrical: ---
Mechanical: ---
Plumbing: ---

Lots 1-8 Shops at
Arrowswest Filing No.1
4195 Arrowswest Drive
Colorado Springs, Colorado 80907

Job No: 19049
Directory: Planning
File: development plan
Drawn By: MKG
Date: 9.22.2021
Revised:

company name
address
city/state
phone no

OWNER INFO

Arrowswest Apartments 1 LLC
9757 Jaunita Dr NE Suite 300
Kirkland, WA 98034

city file no:

DEPN-24-0039

DRAWING NO.

21 of 29
Elevations



YOW ARCHITECTS PC

ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Structural: ---
Electrical: ---
Mechanical: ---
Plumbing: ---

**Lots 1-8 Shops at
Arrowswest Filing No.1**
4195 Arrowswest Drive
Colorado Springs, Colorado 80907

Job No: 19-049
Directory: Planning
File: development plan
Drawn By: MKG
Date: 9.22.2021
Revised:

DRAWING NO.
22 of 29
Elevations



1 SOUTH ELEVATION - DP
3/32" = 1'-0"



4 WEST ELEVATION - DP
3/32" = 1'-0"



2 EAST ELEVATION - DP
3/32" = 1'-0"



3 NORTH ELEVATION - DP
3/32" = 1'-0"

OWNER INFO
city file no: DEPN-24-0039
Arrowswest Apartments 1 LLC
9757 Jaunita Dr NE Suite 300
Kirkland, WA 98034



1 SOUTH ELEVATION -DP
3/32" = 1'-0"



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3/32" = 1'-0"

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Structural: ---
Electrical: ---
Mechanical: ---
Plumbing: ---

**Lots 1-8 Shops at
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4195 Arrowswest Drive
Colorado Springs, Colorado 80907

Job No: 19049
Directory: Planning
File: development plan
Drawn By: MKG
Date: 9.22.2021
Revised:

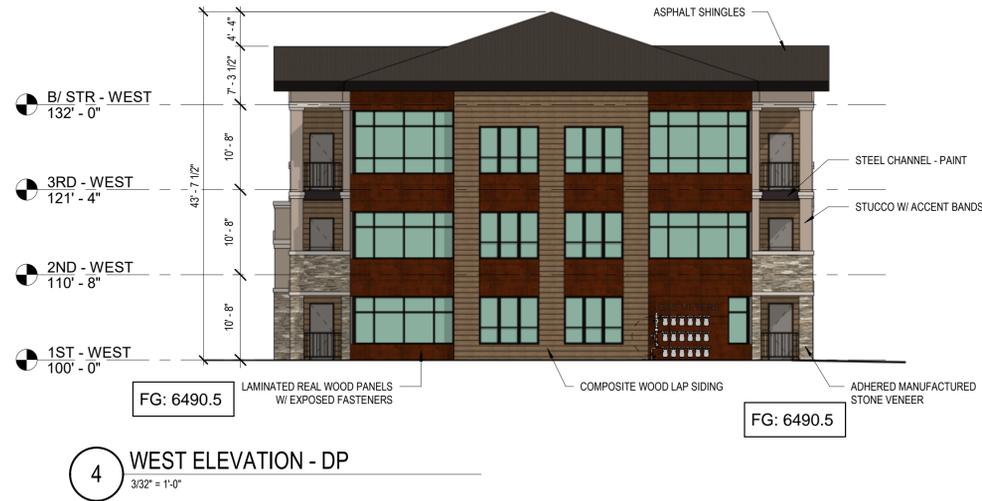
DRAWING NO.
23 of 29
Elevations

company name
address
city/state
phone no
OWNER INFO
city file no:

Arrowswest Apartments 1 LLC
9757 Jaunita Dr NE Suite 300
Kirkland, WA 98034
DEPN-24-0039



1 NORTH ELEVATION - DP
3/32" = 1'-0"



4 WEST ELEVATION - DP
3/32" = 1'-0"



2 EAST ELEVATION - DP
3/32" = 1'-0"



3 SOUTH ELEVATION - DP
3/32" = 1'-0"

YOW ARCHITECTS PC

ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Structural: ---
Electrical: ---
Mechanical: ---
Plumbing: ---

Lots 1-8 Shops at
Arrowswest Filing No. 1
4195 Arrowswest Drive
Colorado Springs, Colorado 80907

Job No: 19-049
Directory: Planning
File: development plan
Drawn By: MG
Date: XX.XX.2019
Revised:

company name
address
city/state
phone no

OWNER INFO

Arrowswest Apartments 1 LLC
9757 Jaunita Dr NE Suite 300
Kirkland, WA 98034

city file no:

DEPN-24-0039

DRAWING NO.

24 of 29
Elevations



YOW ARCHITECTS PC

ARCHITECTURE & PLANNING

115 S. Weber Colorado Springs, Colorado 475-8133

Structural: ---
 Electrical: ---
 Mechanical: ---
 Plumbing: ---

**Lots 1-8 Shops at
 Arrowswest Filing No. 1**
 4195 Arrowswest Drive
 Colorado Springs, Colorado 80907

Job No: 19-049
 Directory: Planning
 File: development plan
 Drawn By: MKG
 Date: 9.22.2021
 Revised:

DRAWING NO.
25 of 29
 Elevations



company name: Arrowswest Apartments 1 LLC
 address: 9757 Jaunita Dr NE Suite 300 Kirkland, WA 98034
 phone no: ---
 city file no: DEPN-24-0039



1 NORTH ELEVATION - DP
3/32" = 1'-0"



4 WEST ELEVATION - DP
3/32" = 1'-0"



2 EAST ELEVATION - DP
3/32" = 1'-0"



3 SOUTH ELEVATION - DP
3/32" = 1'-0"

YOW ARCHITECTS PC

ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Structural: ---
Electrical: ---
Mechanical: ---
Plumbing: ---

Lots 1-8 Shops at
Arrowswest Filing No.1
4195 Arrowswest Drive
Colorado Springs, Colorado 80907

Job No: 19-049
Directory: Planning
File: development plan
Drawn By: MKG
Date: 9.22.2021
Revised:

DRAWING NO.
26 of 29
Elevations

company name
address
city/state
phone no
OWNER INFO
city file no:

Arrowswest Apartments 1 LLC
9757 Jaunita Dr NE Suite 300
Kirkland, WA 98034
DEPN-24-0039



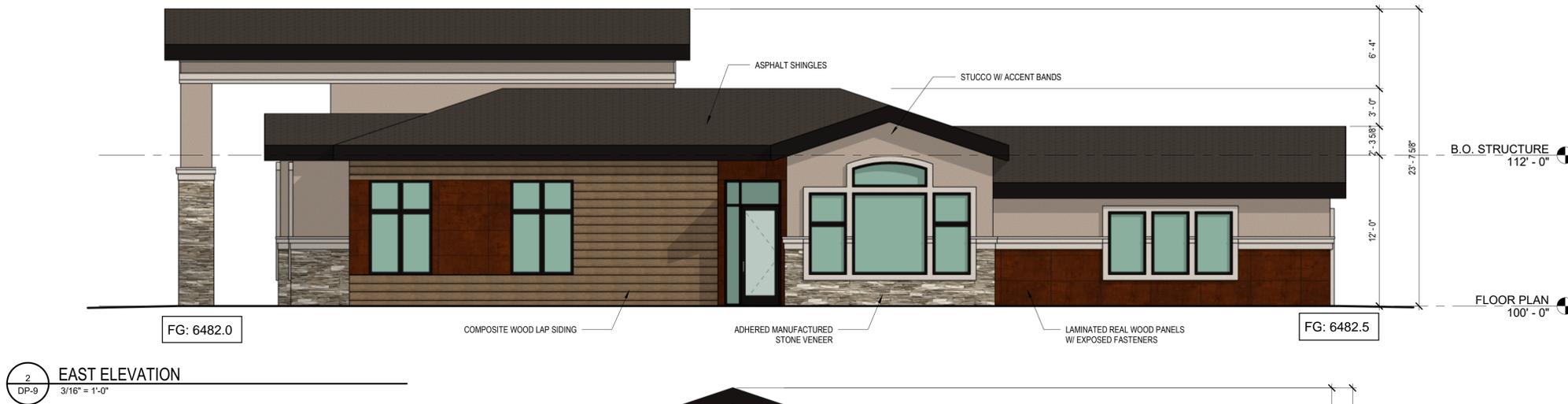
YOW ARCHITECTS PC
 ARCHITECTURE & PLANNING
 115 S. Weber Colorado Springs, Colorado 475-8133

Structural: ---
 Electrical: ---
 Mechanical: ---
 Plumbing: ---

**Lots 1-8 Shops at
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 4195 Arrowswest Drive
 Colorado Springs, Colorado 80907

Job No: 19049
 Directory: Planning
 File: development plan
 Drawn By: MKG
 Date: 9.22.2021
 Revised:

DRAWING NO.
27 of 29
 Elevations



company name
 address
 city/state
 phone no
OWNER INFO
 city file no:

Arrowswest Apartments 1 LLC
 9757 Jaunita Dr NE Suite 300
 Kirkland, WA 98034
DEPN-24-0039

Arrowswest Apartments

LOTS 1 - 8 SHOPS AT ARROWSWEST FILING NO. 1, PART OF THE SW 1/4 OF SECTION 22,
AND THE NW 1/4 OF SECTION 27, ALL IN TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE

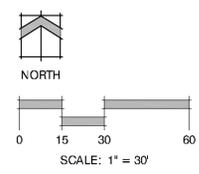
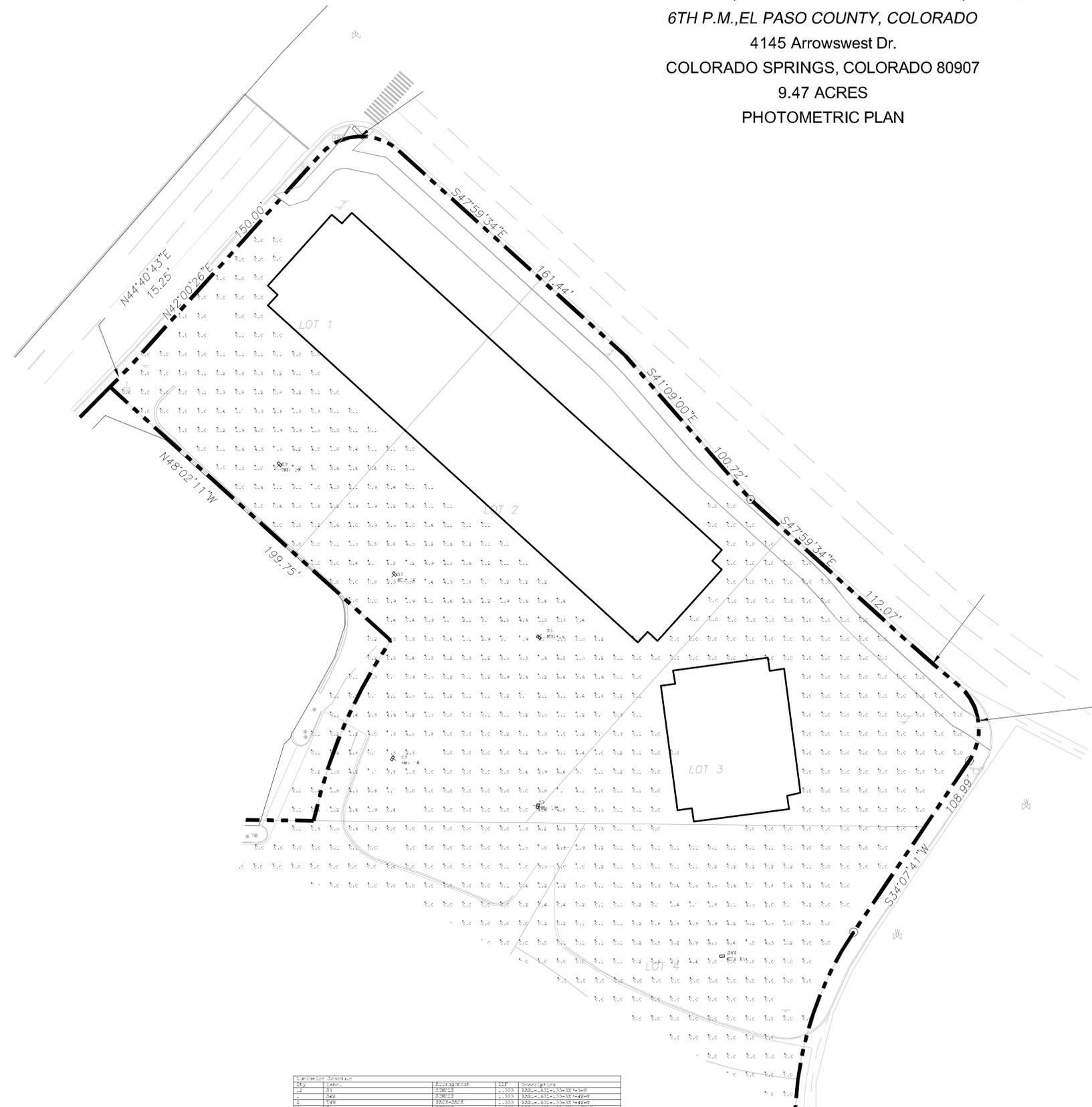
6TH P.M., EL PASO COUNTY, COLORADO

4145 Arrowswest Dr.

COLORADO SPRINGS, COLORADO 80907

9.47 ACRES

PHOTOMETRIC PLAN



Lot	Area	Perimeter	Orientation
1	1.1	1.1	1.1
2	1.1	1.1	1.1
3	1.1	1.1	1.1
4	1.1	1.1	1.1

Coordinate System	Units	Zone	Year	Units	Units	Units	Units	Units
NAD 83	UTM	18Q	2011	Feet	Feet	Feet	Feet	Feet

RATIO Series
SEARCH LIGHTER

FEATURES

- Low profile, LED search light with a variety of beam distributions for lighting applications.
- Search light design for use in areas where conventional lighting is not practical.
- View control standard.
- Compact and lightweight design in low profile.
- 30 degree beam spread for use in parking garages and overpasses.
- Control options including photo sensor, occupancy sensing, and distributed intelligence and DALI with dimmed control.
- IP66 protection standard.

CONTROL TECHNOLOGY

SiteSign | NX DISTRIBUTED INTELLIGENCE | WISCAPE

SPECIFICATIONS

CONSTRUCTION

- 100% aluminum construction.
- 100% LED construction.
- 100% aluminum construction.
- 100% LED construction.

INSTALLATION

- 100% aluminum construction.
- 100% LED construction.
- 100% aluminum construction.
- 100% LED construction.

ELECTRICAL

- 100% aluminum construction.
- 100% LED construction.
- 100% aluminum construction.
- 100% LED construction.

RELATED PRODUCTS

SiteSign | NX DISTRIBUTED INTELLIGENCE | WISCAPE

SSS-H SERIES POLES

APPLICATIONS

- 100% aluminum construction.
- 100% LED construction.
- 100% aluminum construction.
- 100% LED construction.

INSTALLATION

- 100% aluminum construction.
- 100% LED construction.
- 100% aluminum construction.
- 100% LED construction.

ELECTRICAL

- 100% aluminum construction.
- 100% LED construction.
- 100% aluminum construction.
- 100% LED construction.

OVERVIEW INFORMATION

Model	Height	Material	Finish	Weight	Capacity
SSS-H-25	25'	Aluminum	White	100 lbs	100 lbs
SSS-H-40	40'	Aluminum	White	200 lbs	200 lbs
SSS-H-50	50'	Aluminum	White	300 lbs	300 lbs



YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Structural:
Electrical:
Mechanical:
Plumbing:

Lots 1-8 Shops at Arrowswest Filing No. 1
4145 Arrowswest Drive
Colorado Springs, Colorado 80907

Project No: 2022
Directory: Planning
File: development plan
Drawn by: UMR
Date: 10.26.2021
Format:

DRAWING NO.
28 of 29
Photometric Plan

OWNER INFO

company name: Arrowswest Apartments 1 LLC
address: 9757 Jaunita Dr NE Suite 300
city/state: Kirkland, WA 98034
phone no:
city file no: DEPN-24-0039

Arrowswest Apartments

LOTS 1 - 8 SHOPS AT ARROWSWEST FILING NO. 1, PART OF THE SW 1/4 OF SECTION 22,
AND THE NW 1/4 OF SECTION 27, ALL IN TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE

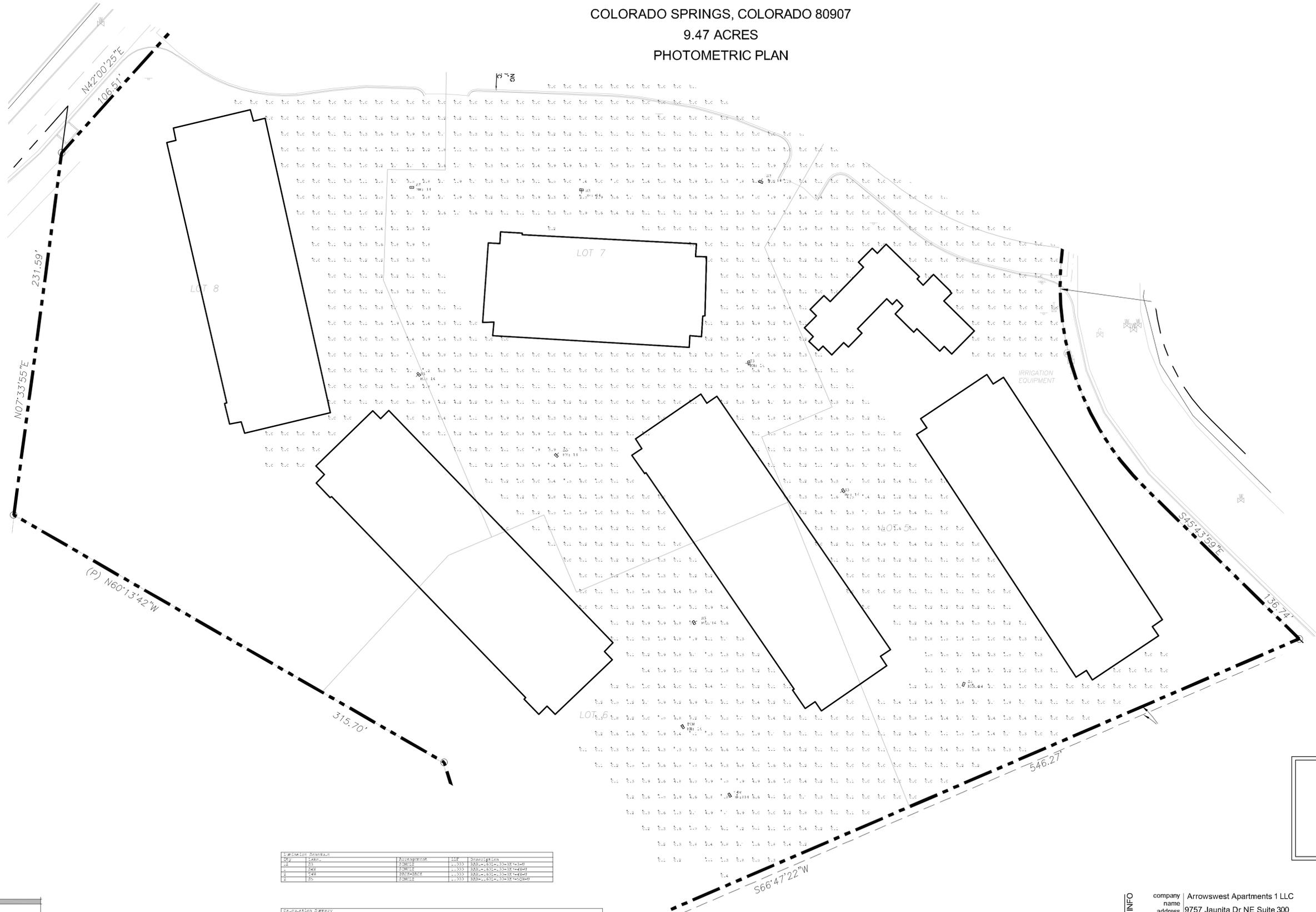
6TH P.M., EL PASO COUNTY, COLORADO

4145 Arrowswest Dr.

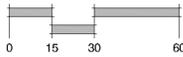
COLORADO SPRINGS, COLORADO 80907

9.47 ACRES

PHOTOMETRIC PLAN



NORTH



SCALE: 1" = 30'

Lot No.	Area (sq. ft.)	Area (acres)
1	1,200	0.027
2	1,200	0.027
3	1,200	0.027
4	1,200	0.027
5	1,200	0.027
6	1,200	0.027
7	1,200	0.027
8	1,200	0.027
Total	9,600	0.220

City	County	Section	Range	Township	Area (sq. ft.)	Area (acres)
Colorado Springs	El Paso	22	67	13	9,600	0.220

OWNER INFO

company name Arrowswest Apartments 1 LLC
address 9757 Jaunita Dr NE Suite 300
city/state Kirkland, WA 98034
phone no

city file no: DEPN-24-0039

YOW ARCHITECTS PC
ARCHITECTURE & PLANNING
115 S. Weber Colorado Springs, Colorado 475-8133

Structural: ---
Electrical: ---
Mechanical: ---
Plumbing: ---

Lots 1-8 Shops at Arrowswest Filing No. 1
4145 Arrowswest Drive
Colorado Springs, Colorado 80907

File No. 24-0039
Directory Planning
File development plan
Drawn by DHR
Date 10.26.2024
Revised

DRAWING NO.
29 of 29
Photometric Plan