



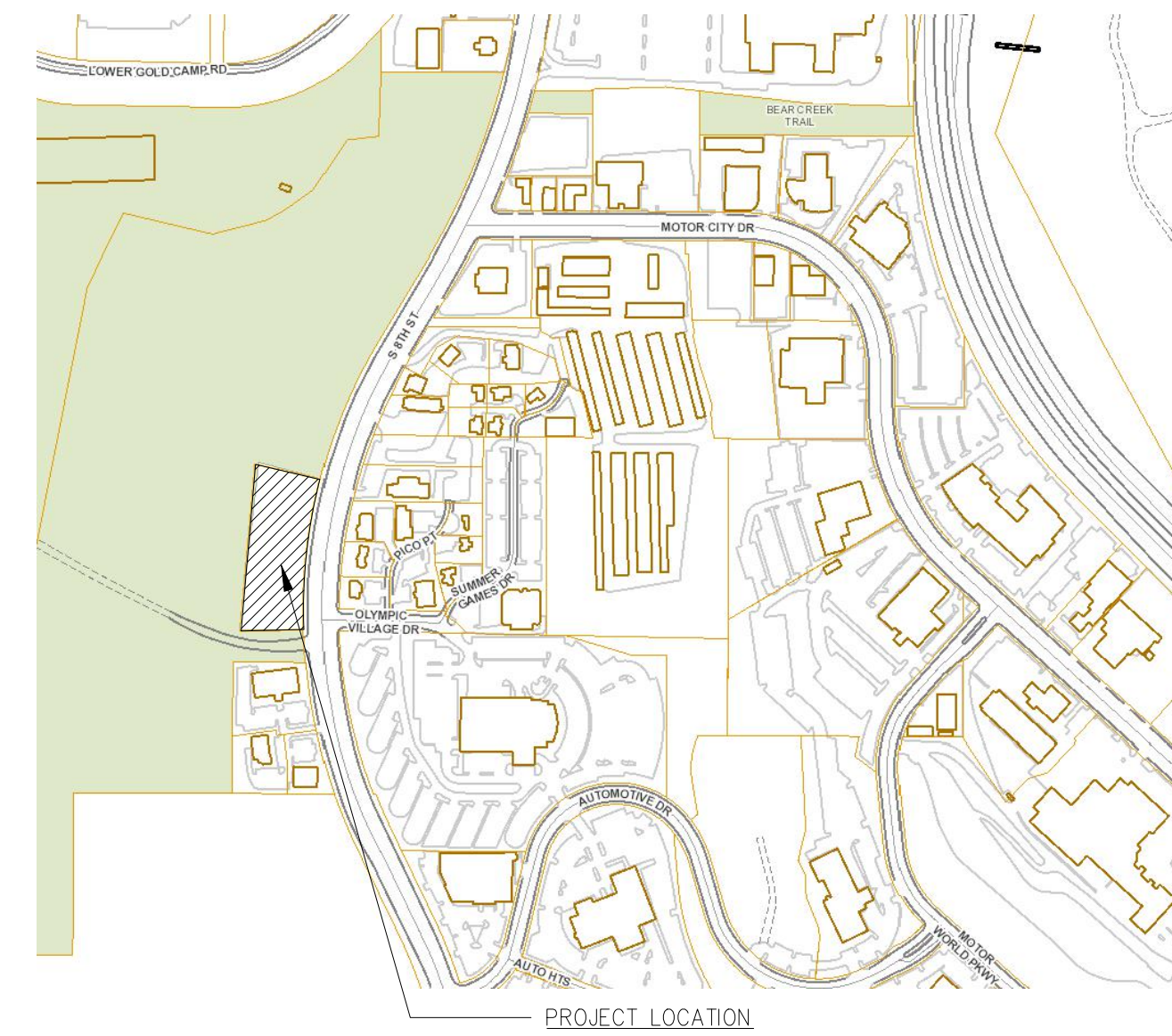
VIEW LOOKING SOUTH WEST



VIEW LOOKING WEST



VIEW LOOKING EAST



VICINITY MAP

VUE DE LA PARC APARTMENTS

0 SOUTH 8TH ST

COLORADO SPRINGS, CO 80905

DP SUBMITTAL
12.06.2022

FLOODPLAIN NOTE

- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FIRM #8041C0729G EFFECTIVE ON 12/07/18.

UTILITIES NOTE

- INSTALLATION OF ELECTRICAL DEVICES IN THE PUBLIC ROW SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY SPECIFICATION SECTION 1001 AND COMPLETE THE COLORADO SPRINGS UTILITIES "ELECTRIC INSPECTION IN THE RIGHT-OF-WAY CERTIFICATE" IN ACCORDANCE WITH UTILITIES REQUIREMENTS FOR ELECTRIFICATION. THE CERTIFICATE SHALL ALSO BE PROVIDED TO THE CITY INSPECTOR.

DP AND SUBDIVISION PLAT STATEMENTS

- 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, 8.4.105, K101.2)

ACCESS EASEMENT

LEGAL DESCRIPTION: ACCESS EASEMENT

THAT PORTION OF THE WEST HALF OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS IS THE SOUTH LINE OF THE PARCEL DESCRIBED AT RECEPTION NUMBER 221231110. EACH END OF SAID LINE IS MONUMENTED WITH A 1"YELLOW PLASTIC CAP MARKED WITH PLS NO. 23890. SAID LINE BEARS SOUTH 88 DEGREES 25 MINUTES 39 SECONDS EAST.

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL:

- THENCE ALONG THE WEST LINE OF SOUTH 8TH STREET, RECORDED IN PLAT BOOK B-2 AT PAGE 60, ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A CENTRAL ANGLE OF 03 DEGREES 29 MINUTES 08 SECONDS, A RADIUS OF 1,482.50 FEET, FOR AN ARC LENGTH OF 90.19 FEET, (THE CENTER OF SAID CURVE BEARS NORTH 89 DEGREES 42 MINUTES 21 SECONDS EAST) TO THE NORTHEAST CORNER OF BEAR CREEK CENTER, RECORDED IN PLAT BOOK W-3 AT PAGE 175;
- THENCE ALONG THE NORTH LINE OF SAID BEAR CREEK CENTER NORTH 88 DEGREES 16 MINUTES 02 SECONDS WEST, 72.51 FEET;
- THENCE NORTH 21 DEGREES 21 MINUTES 27 SECONDS WEST, 97.49 FEET TO SAID SOUTH LINE OF THE PARCEL DESCRIBED AT RECEPTION NUMBER 221231110;
- THENCE ALONG SAID SOUTH LINE SOUTH 88 DEGREES 25 MINUTES 39 SECONDS EAST, 104.82 FEET TO THE POINT OF BEGINNING, CONTAINING A CALCULATED AREA OF 7,927 SQUARE FEET, MORE OR LESS.

PROJECT DATA

PROJECT SUMMARY: NEW 53 UNIT APARTMENT COMPLEX
PROJECT TYPE: MULTI-FAMILY
LUR FILE #: TBD
TAX SCHEDULE #: 7424200038
LEGAL DESCRIPTION: A SUBDIVISION OF A PORTION OF THE WEST HALF OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. TO BE PLATTED AS VUE DE LA PARC

SCHEDULE OF DEVELOPMENT: CONSTRUCTION TO BEGIN SPRING 2023 AND FINISH FALL 2024

BUILDING DATA

TOTAL BUILDING FOOTPRINT: 13,838 S.F.
TOTAL BUILDING AREA: 55,352 S.F.
OF STORIES: 4
UNIT COUNT: 53 UNITS
ACTUAL BUILDING HEIGHT: 46'-8"

ZONING DATA

ZONE: OC
TOTAL SITE AREA: 74,052 SQ. FT. (1.7 ACRES)
ALLOWABLE BUILDING HEIGHT: 45 FEET (7.3.104)
PROPOSED BUILDING HEIGHT: 46'-8" (ADMIN RELIEF BEING REQUESTED)
SETBACKS REQUIRED: (7.3.104) FRONT: 20', SIDE: 5', REAR: 25'
SETBACKS PROPOSED: FRONT: 52'-6", S. SIDE: 67'-7", N. SIDE: 137'-8", REAR: 25'-0" AT BUILDING; 21'-3" AT BALCONIES AT UPPER FLOORS (ADMIN. RELIEF BEING REQUESTED)
DENSITY ALLOWED: 1 UNIT / 800 S.F. = 93 UNITS
DENSITY PROPOSED: 1 UNIT / 1,397 S.F. (53 UNITS)
MAXIMUM COVERAGE ALLOWED: 40%
COVERAGE PROPOSED: BUILDING COVERAGE: 13,838 S.F., CARPORT COVERAGE: 5,321 S.F., TOTAL COVERAGE: 19,159 S.F. (26%)
HARDSCAPE AREA: 28,330 S.F.
LANDSCAPE/OPEN SPACE AREA: 31,88 S.F.

ADA STATEMENT

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.

GEOLOGICAL HAZARD DISCLOSURE STATEMENT

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING DATED NOVEMBER 30, 2020, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THIS PROPERTY: HIGHLY EXPANSIVE SOILS, BEDROCK AND DOWNSLOPE CREEP. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE AP DP 21-00368, OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

PARKING SUMMARY

UNIT COUNT: 53 UNITS
REQUIRED: STUDIO BEDROOM UNITS 1.1 X 5 UNITS = 5.5 SPACES
 1 BEDROOM UNITS 1.5 X 35 UNITS = 52.5 SPACES
 2 BEDROOM UNITS 1.7 X 13 UNITS = 22.1 SPACES
TOTAL: 80 SPACES REQUIRED
PROVIDED: 14 INDOOR PRIVATE 1-CAR GARAGES
 23 CARPORT SPACES
 27 STANDARD SPACES
 17 COMPACT SPACES
 1 LOADING SPACE
 4 ACCESSIBLE SPACES
TOTAL: 86 ON-SITE SPACES PROVIDED
BICYCLE PARKING: EXTERIOR: 6, INTERIOR: 10, TOTAL: 16

SHEET INDEX

1 of 11	GENERAL INFORMATION
2 of 11	SITE PLAN
3 of 11	FIRE ACCESS PLAN, SITE DETAILS & ELEVATIONS
4 of 11	PRELIMINARY GRADING PLAN
5 of 11	PRELIMINARY UTILITIES & PUBLIC FACILITIES PLAN
6 of 11	LANDSCAPE PLAN & DETAILS
7 of 11	LANDSCAPE PLAN & DETAILS
8 of 11	LANDSCAPE PLAN & DETAILS
9 of 11	EXTERIOR ELEVATIONS
10 of 11	EXTERIOR ELEVATIONS
11 of 11	MISCELLANEOUS EXTERIOR ELEVATIONS

CONTACTS

OWNER: VANGUARD HOMES
 7025 TALL OAK DRIVE, SUITE 210
 COLORADO SPRINGS, CO 80919
 CONTACT: MARK LONG
 p. 719.499.3102
 e. mark@vanguardnewhomes.com

ARCHITECT: ECHO ARCHITECTURE
 2752 W COLORADO AVE.
 COLORADO SPRINGS, CO 80903
 CONTACT: RYAN LLOYD
 p. 719.387.7836
 e. ryan@echo-arch.com

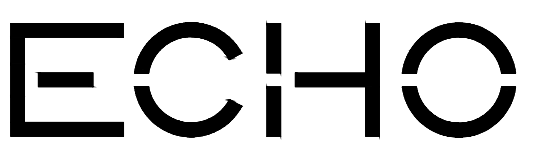
CIVIL: TERRA NOVA ENGINEERING INC.
 721 S 23RD STREET
 COLORADO SPRINGS, CO 80904
 CONTACT: LUANNE DUCETT
 p. 719.635.6422
 e. l@tnesic.com

LANDSCAPE: KRISTIN HEGGEM LANDSCAPE ARCHITECT
 KHLA, LLC
 2009 N. FRANKLIN STREET
 COLORADO SPRINGS, CO 80907
 CONTACT: KRISTIN HEGGEM
 p. 719.339.9393
 e. kwheggem@icloud.com

SOILS/TESTING: ENTECH ENGINEERING
 505 ELKTON DR.
 COLORADO SPRINGS, CO 80907
 CONTACT: LOGAN LANFORD
 p. 719.531.5599
 e. llanford@entechengineers.com

GENREAL INFORMATION

LUR # : AR DP 21-00368



2021-033-BEARCREEK APTS
 DEVELOPMENT PLAN
 0 SOUTH 8TH STREET
 COLORADO SPRINGS

date: 12.06.2022
 phase: DP
 drawn by: RCL

Echo Architecture, LLC
 4 S Walsatch Ave, #128
 Colorado Springs, CO 80903
 www.echo-arch.com
 t 719-387-7836



SITE PLAN LEGEND

- NEW BUILDING
- NEW CONCRETE
- △ SIGHT VISIBILITY TRIANGLE
- 28" FULL CUT-OFF PEDESTRIAN LOW VOLTAGE LED LIGHT BOLLARD (SEE DETAIL 3 SHEET 3 OF 9 FOR MOUNTING)
- TRAFFIC RATED LIGHTED BOLLARD
- PROPERTY LINE
- - - SETBACK/BUFFER/EASEMENT LINE
- · - · - NEW SPLIT RAIL FENCE TO MATCH EXISTING
- · - · - NEW FENCE PER ELEVATIONS
- (E) SPLIT RAIL FENCE TO REMAIN

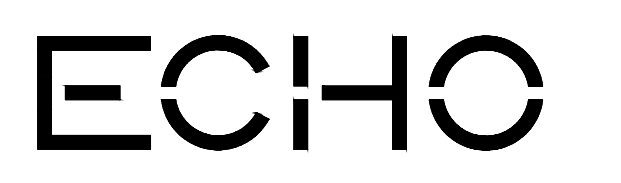
SITE PLAN NOTES

1. REFER TO SHEETS 4 & 5 FOR CIVIL INFORMATION INCLUDING GRADING AND UTILITIES.
2. REFER TO SHEETS 6, 7, AND 8 FOR ALL LANDSCAPING INFORMATION.
3. INFORMATIONAL ONLY: SIGNAGE IS NOT APPROVED WITH THIS DEVELOPMENT PLAN. ALL SIGNS REQUIRE AN APPROVED SIGN PERMIT.
4. FLOOD LIGHTING IS PROHIBITED.
5. ALL LIGHTING SHALL BE ARRANGED TO REFLECT AWAY FROM ADJOINING PROPERTIES AND PUBLIC RIGHT-OF-WAYS AND SHALL BE SHIELDED TO CONTAIN ALL DIRECT RAYS ON SITE. ALL LIGHTING FIXTURES SHALL BE FULL SHIELD CUT-OFF.
6. MAILBOX LOCATION WILL BE COORDINATED WITH U.S.P.S. AT TIME OF BUILDING PERMIT OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
7. ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION, OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG S 8th STREET ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY. 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 385-5977.
8. ALL NEW PEDESTRIAN RAMPS TO BE CITY STANDARD D-8.

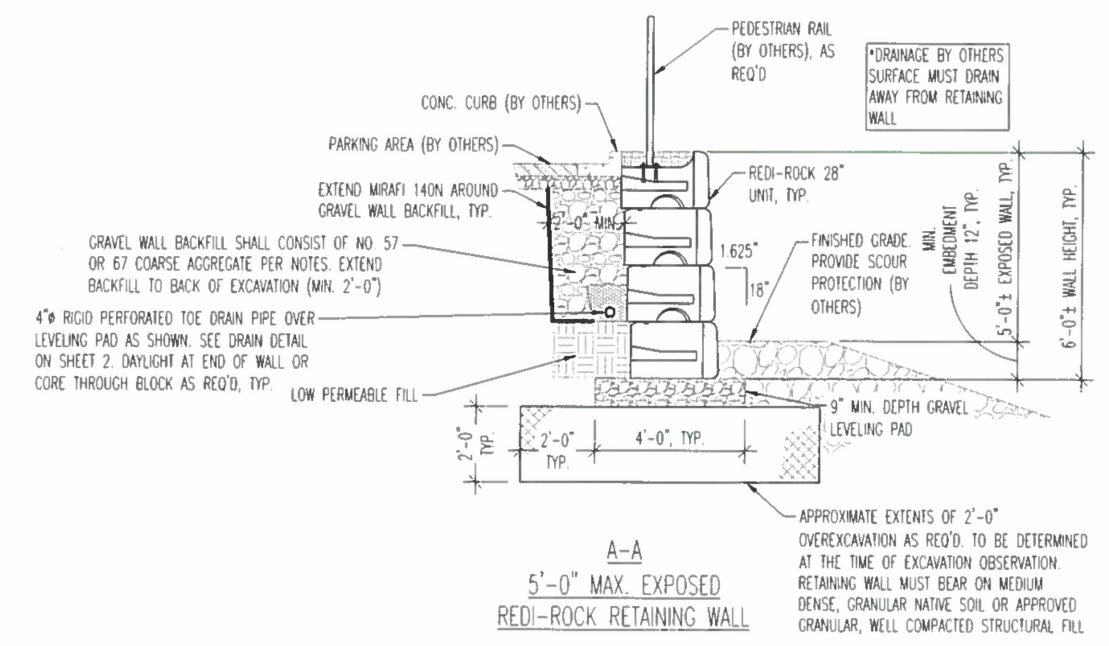
SITE PLAN KEYNOTES

- ① EXISTING CURB AND GUTTER TO REMAIN
- ② BUILDING ENTRY
- ③ BALCONY / ROOF ABOVE
- ④ NEW REDI-ROCK RETAINING WALL, RE: CIVIL
- ⑤ CONCRETE SIDEWALK/CROSSWALK (NEW)
- ⑥ LOADING ZONE SIGN
- ⑦ TRANSFORMER
- ⑧ TRASH ENCLOSURE - SEE ELEVATIONS ON SHEET 3 OF 11
- ⑨ NEW ADA PARKING SIGN
- ⑩ LINE OF CARPORT ROOF ABOVE
- ⑪ PRIVATE PATIO
- ⑫ COMMUNITY PATIO
- ⑬ SPLIT RAIL FENCE TO MATCH EXISTING
- ⑭ PEDESTRIAN BOLLARD LIGHTING PER 3 & 7/30F11
- ⑮ LANDSCAPING MEDIAN, RE: LANDSCAPE DRAWINGS
- ⑯ PRIVATE FULL SPECTRUM EDB; RE: CIVIL
- ⑰ FIRE ACCESS GATE AND LOCKBOX, RE: CIVIL DRAWINGS
- ⑱ MAILBOXES AND PARCEL LOCKERS IN BUILDING LOBBY
- ⑲ (E) SIDEWALK TO REMAIN
- ⑳ (3) U SHAPED BACK RACK
- ㉑ CARPORTS - SEE SHEET 9 AND 11
- ㉒ 4" WIDE LIMESTONE CRUSHER FINES 4" DEEP COMPACTED PATH
- ㉓ NEW CONCRETE RETAINING WALL
- ㉔ CEILING LIGHT UNDER CARPORT ROOF
- ㉕ TRAFFIC RATED LIGHTED BOLLARD RE: 9/30F11

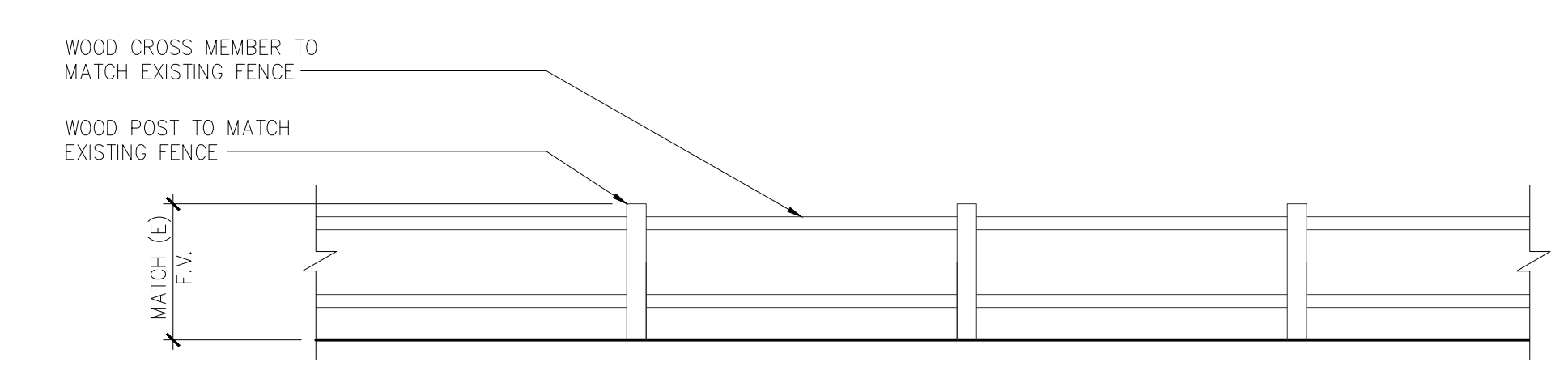
SITE PLAN
LUR #: AR DP 21-00368



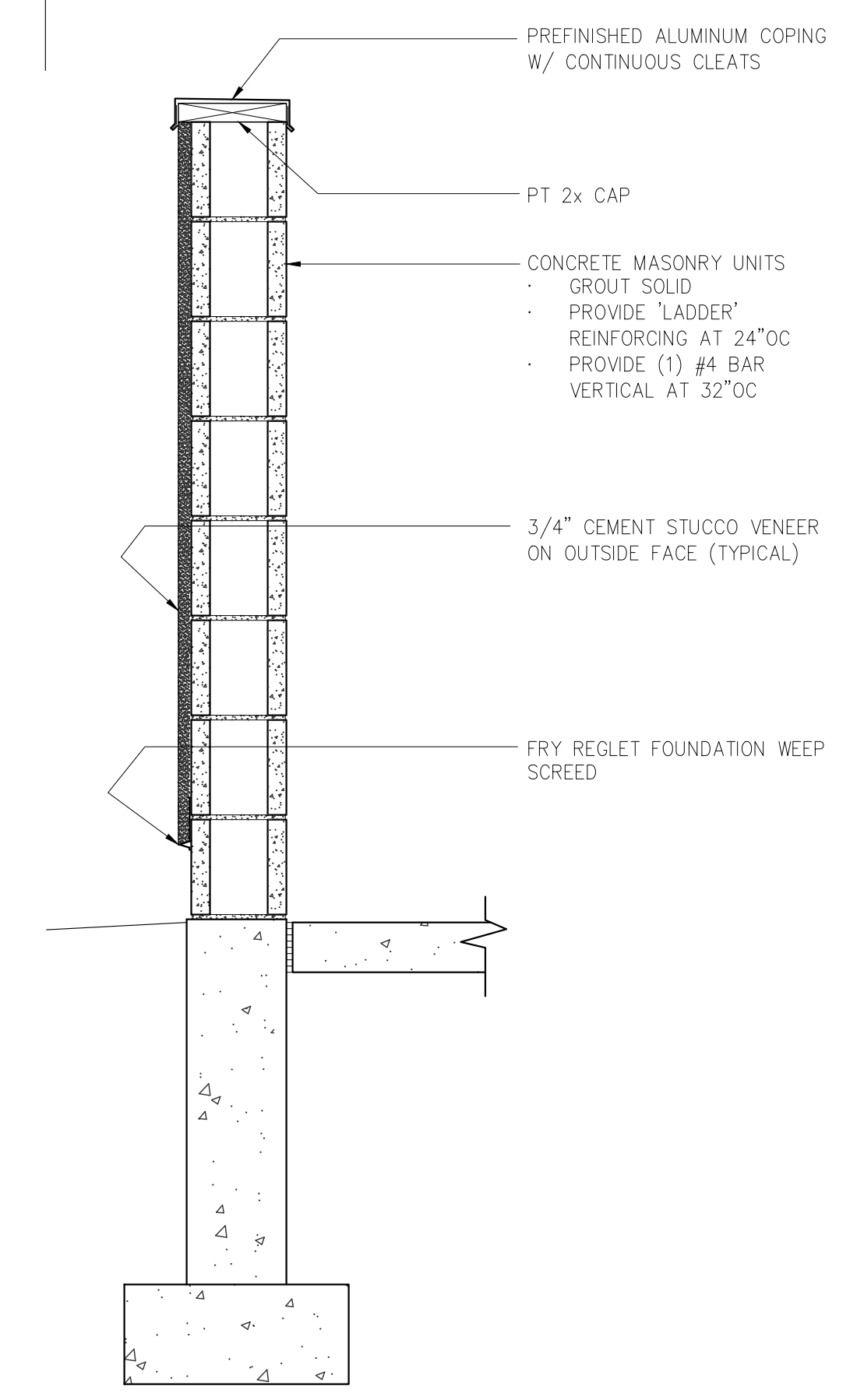
2021-033-BEARCREEK APTS
 DEVELOPMENT PLAN
 0 SOUTH 8TH STREET COLORADO SPRINGS
 date: 12.06.2022
 phase: DP
 drawn by: RCL



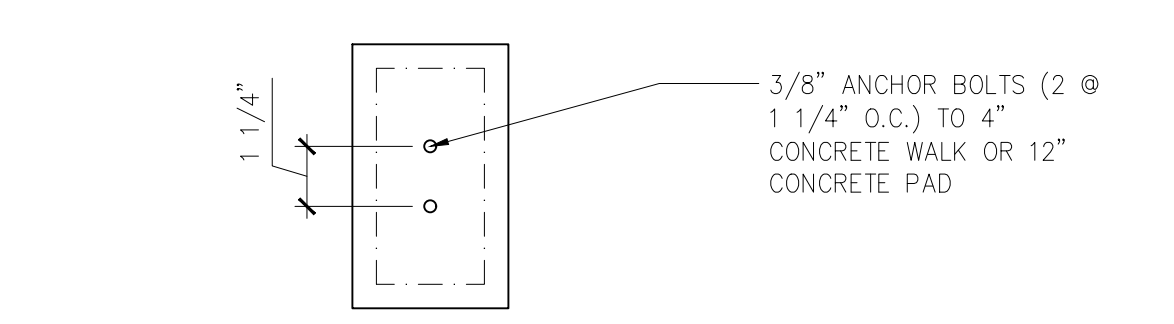
8 TYPICAL REDI-ROCK RETAINING WALL SECTION
NTS



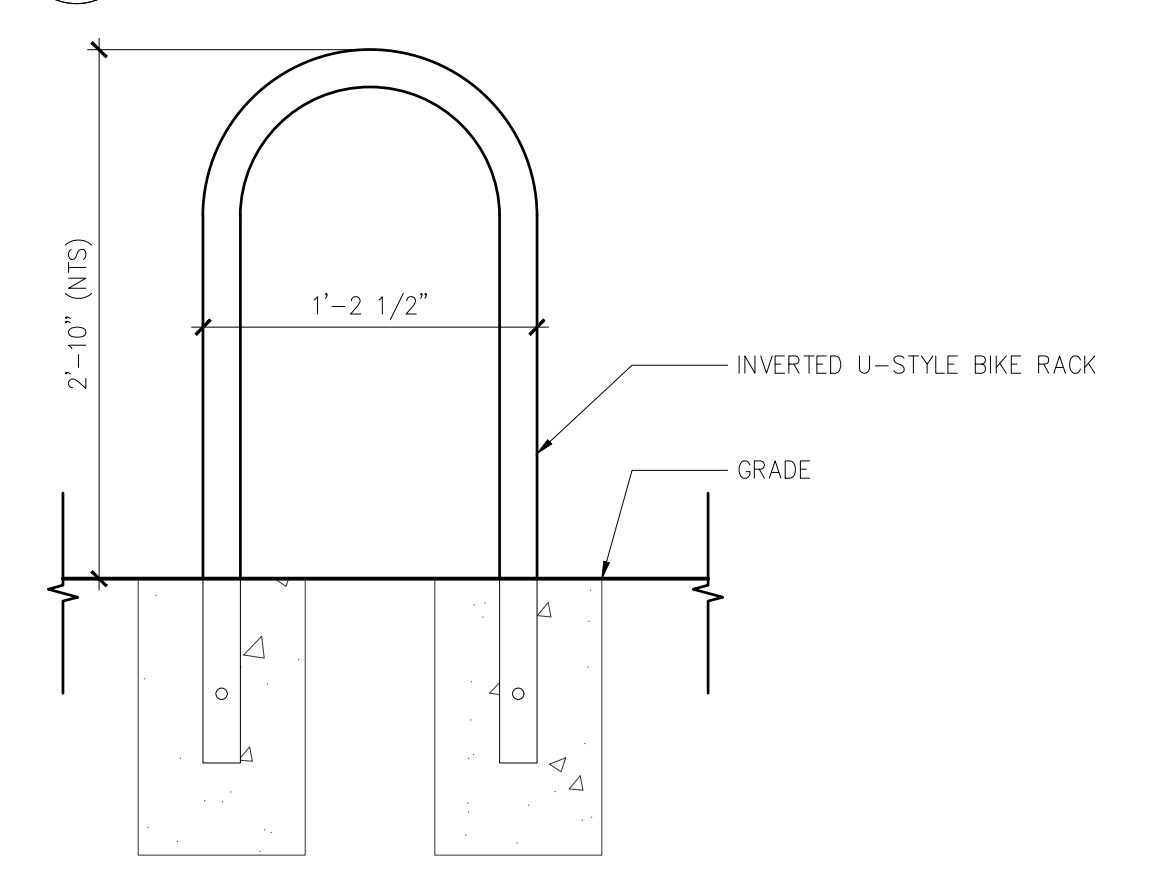
6 TYPICAL SPLIT RAIL FENCE ELEVATION
1/4" = 1'-0"



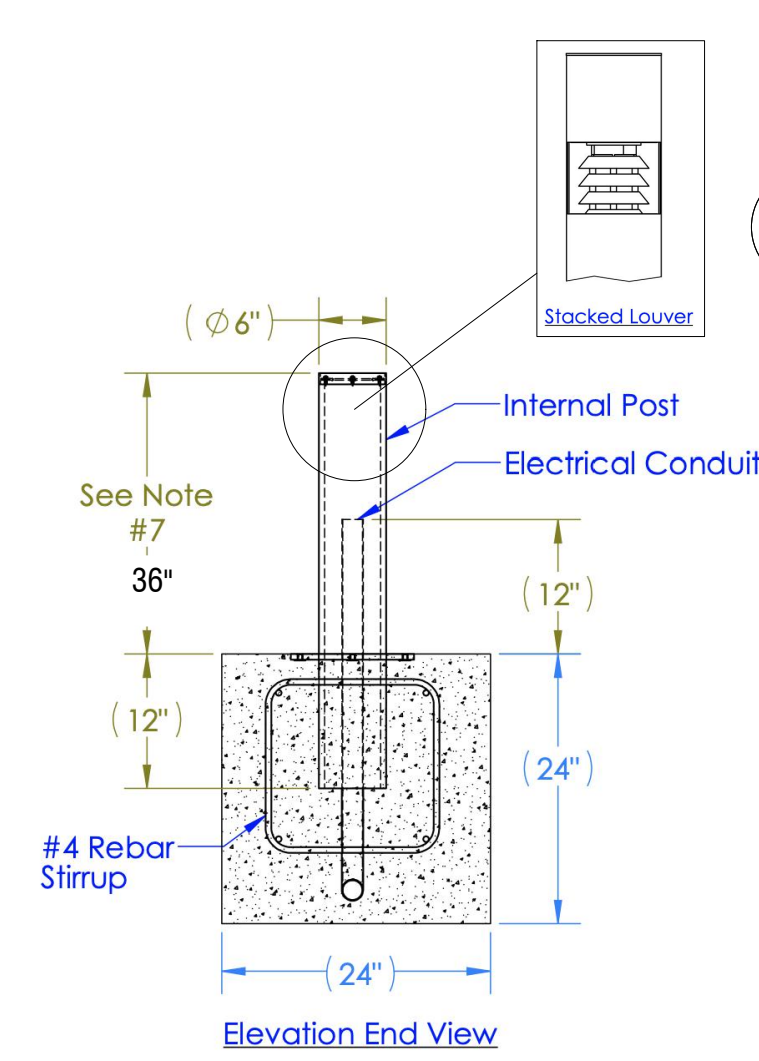
4 TRASH ENCLOSURE WALL
1" = 1'-0"



3 LIGHT BOLLARD MOUNTING DETAIL
3" = 1'-0"



2 INVERTED U-STYLE BIKE RACK ELEVATION
1 1/2" = 1'-0"



9 LIGHTED BOLLARD
NTS

7343 Box 28" LED Bollard

Dimensions:	Description:
Height: 28"	Shade: Diecast Aluminum
Width: 3 1/2"	4 1/2" x 3 1/2" x 2" d
Depth: 3 1/4"	Base: 1/4" x 5 1/2" x 3 1/4" d
	Non-Dimming WET LOCATION

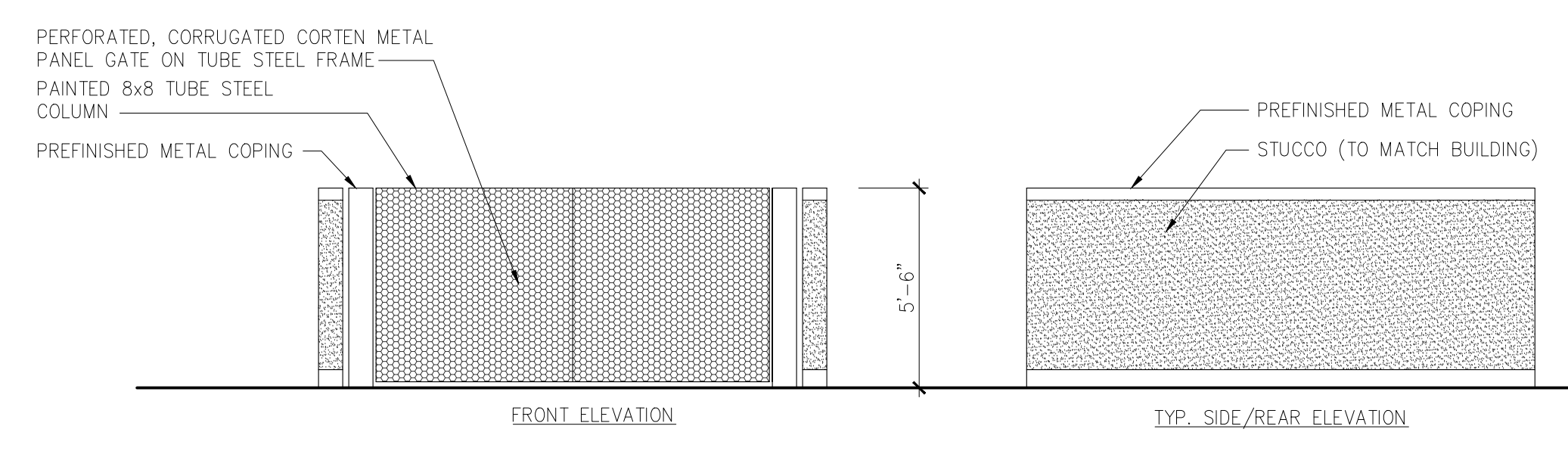
Lamping Options:
LED: 10w, 1020 Lumens (645 Net Lumens)
Warm White (3000K), 90 CRI
12VAC Input

Available Finishes:
Textured Bronze 7343.72-WL
Textured Gray 7343.74-WL

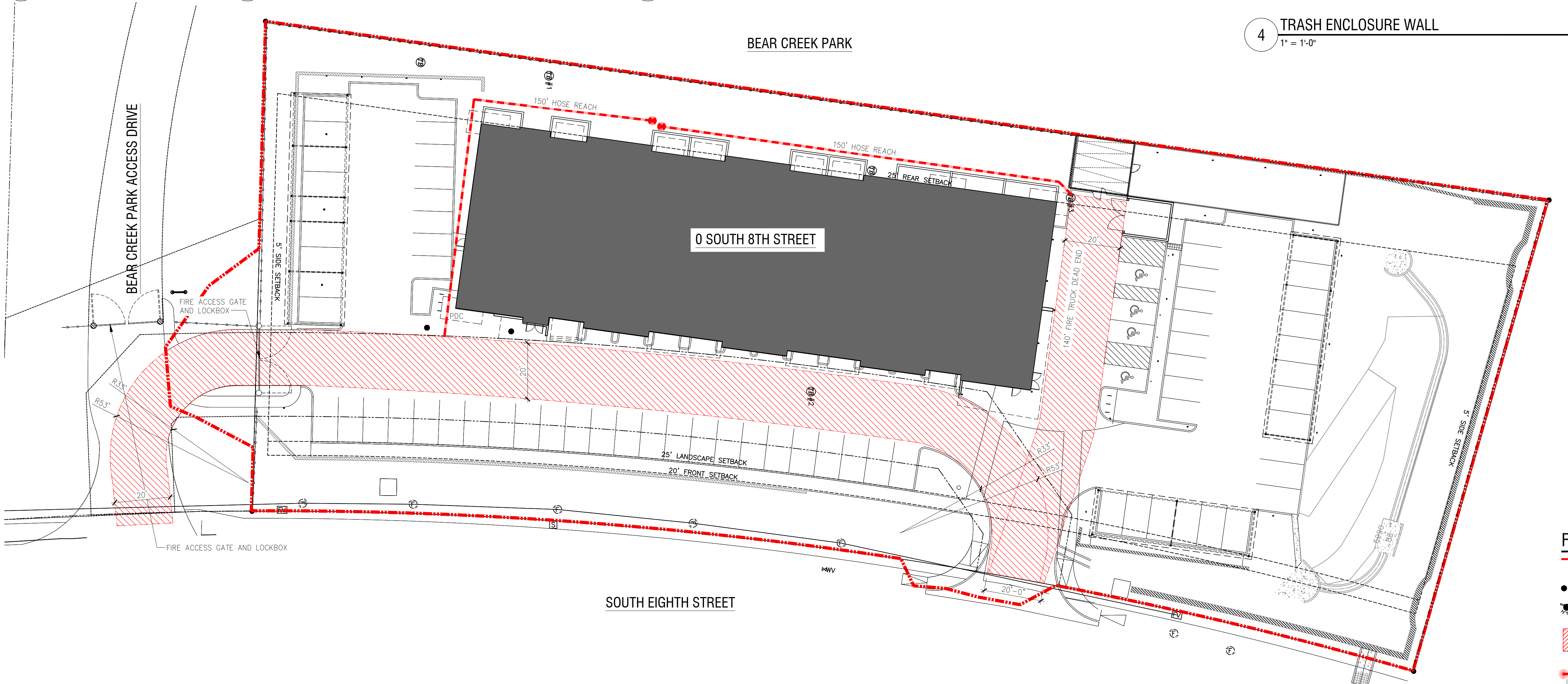
12VAC Power supply required, sold separately. Consult Website for requirements and available options.

SONNEMAN A WAY OF LIGHT

7 BOLLARD FIXTURE DETAIL
NTS



5 TRASH ENCLOSURE ELEVATIONS
1/4" = 1'-0"



1 FIRE ACCESS PLAN
1" = 20"

FIRE SITE PLAN LEGEND

- PROPERTY LINE
- "NO PARKING - FIRE LANE" SIGNAGE COMPLYING W/D103.7.
- FIRE HYDRANT
- FIRE TRUCK ROUTE
- LINE OF FIRE HOSE (XXX')

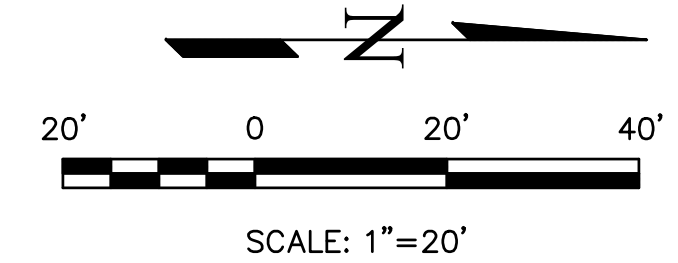
FIRE ACCESS PLAN SITE DETAILS & ELEVATIONS



2021-033-BEARCREEK APTS
DEVELOPMENT PLAN
0 SOUTH 8TH STREET COLORADO SPRINGS

date: 12.06.2022
phase: DP
drawn by: RCL

VUE DE LA PARC COLORADO SPRINGS, CO DEVELOPMENT PLAN PRELIMINARY GRADING



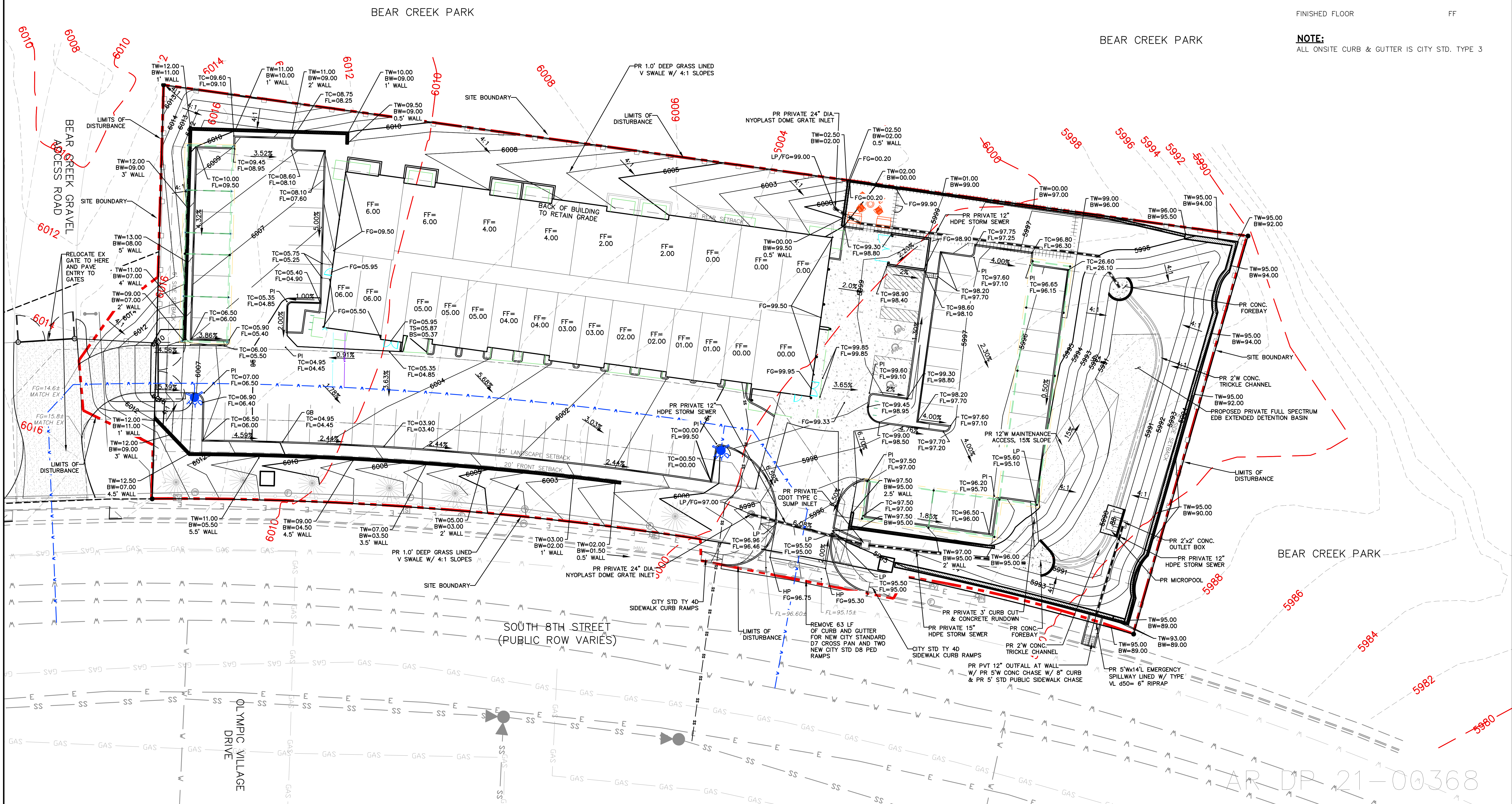
LEGEND

- 5' EX CONTOUR --- 6810
- 1' EX CONTOUR --- 6802
- 5' PR CONTOUR --- 6810
- 1' PR CONTOUR --- 6802
- PROPOSED FLOW DIRECTION →
- HIGH POINT HP
- LOW POINT LP
- FINISHED FLOOR FF

NOTE:
ALL ONSITE CURB & GUTTER IS CITY STD. TYPE 3

NOT FOR CONSTRUCTION.

ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS



REVISIONS NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE CITY ENGINEERING DEPARTMENT, TERRA NOVA ENGINEERING, INC. APPROVES THEIR USE ONLY FOR THE PROJECTS AUTHORIZED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
VICEROY DEVELOPMENT
ATTN: MARK LONG
7025 TALL OAK DR #210
COLORADO SPRINGS, CO 80919
719.499.3102

VUE DE LA PARC
DEVELOPMENT PLAN
PRELIMINARY GRADING

DESIGNED BY QNA
DRAWN BY QNA
CHECKED BY
H-SCALE AS NOTED
V-SCALE NA
JOB NO. 2089.00
DATE ISSUED 12/05/22
SHEET NO. 4 OF 11

AR DP 21-00368

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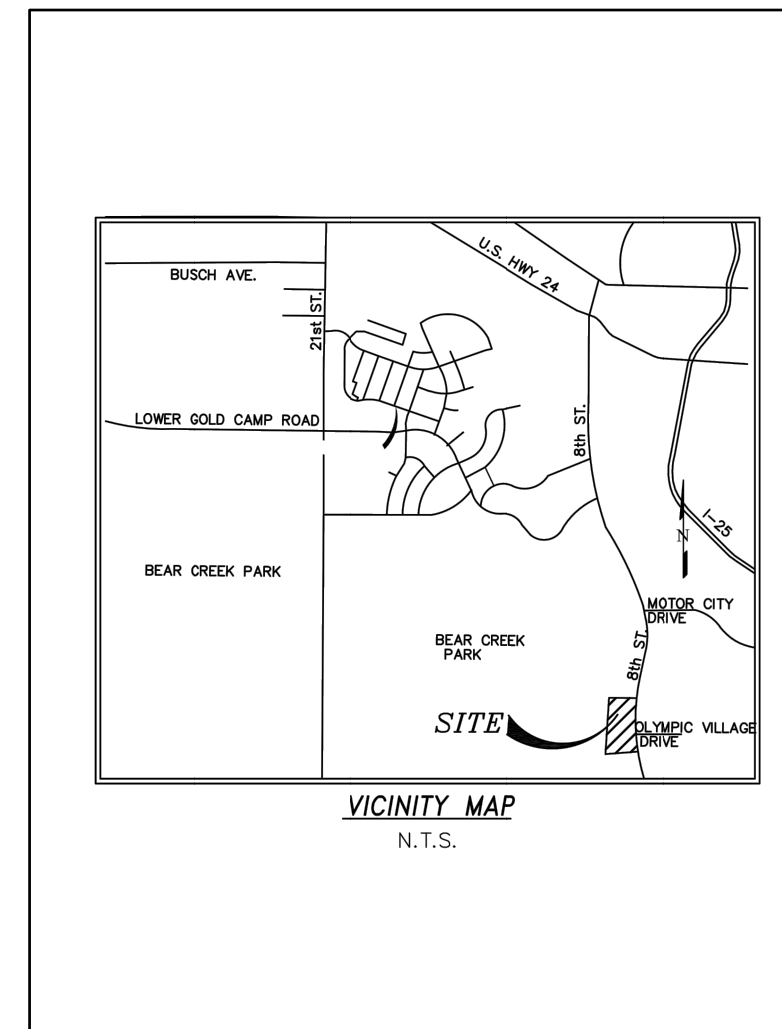
VUE DE LA PARC COLORADO SPRINGS, CO DEVELOPMENT PLAN PRELIMINARY UTILITIES AND PUBLIC FACILITIES PLAN

GENERAL NOTES FOR PRELIMINARY UTILITY PLANS:

- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNER(S) ('OWNER') ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ('PROPERTY') SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ('STANDARDS'), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND Pikes Peak REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- 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.

BUILDING DATA

OCCUPANCY TYPE	RESIDENTIAL
TYPE OF CONSTRUCTION	V-A
BLDG SQUARE FOOTAGE	54,631 SF
REQ. GPM FIRE FLOW	2,125
MIN FH REQ'D.	2
AVG FH DIST	450 FT-BETWEEN FH'S
MAX HOSE LAY	225 FT-HOOKUP & DRIVE
MAX HOSE PULL	150 FT-HOSE PULL FROM TRUCK
BLDG SPRINKLED	YES
AREA SEPARATION WALL	NO
PRESSURE ZONE:	LOWLINE



7. 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).

8. 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.

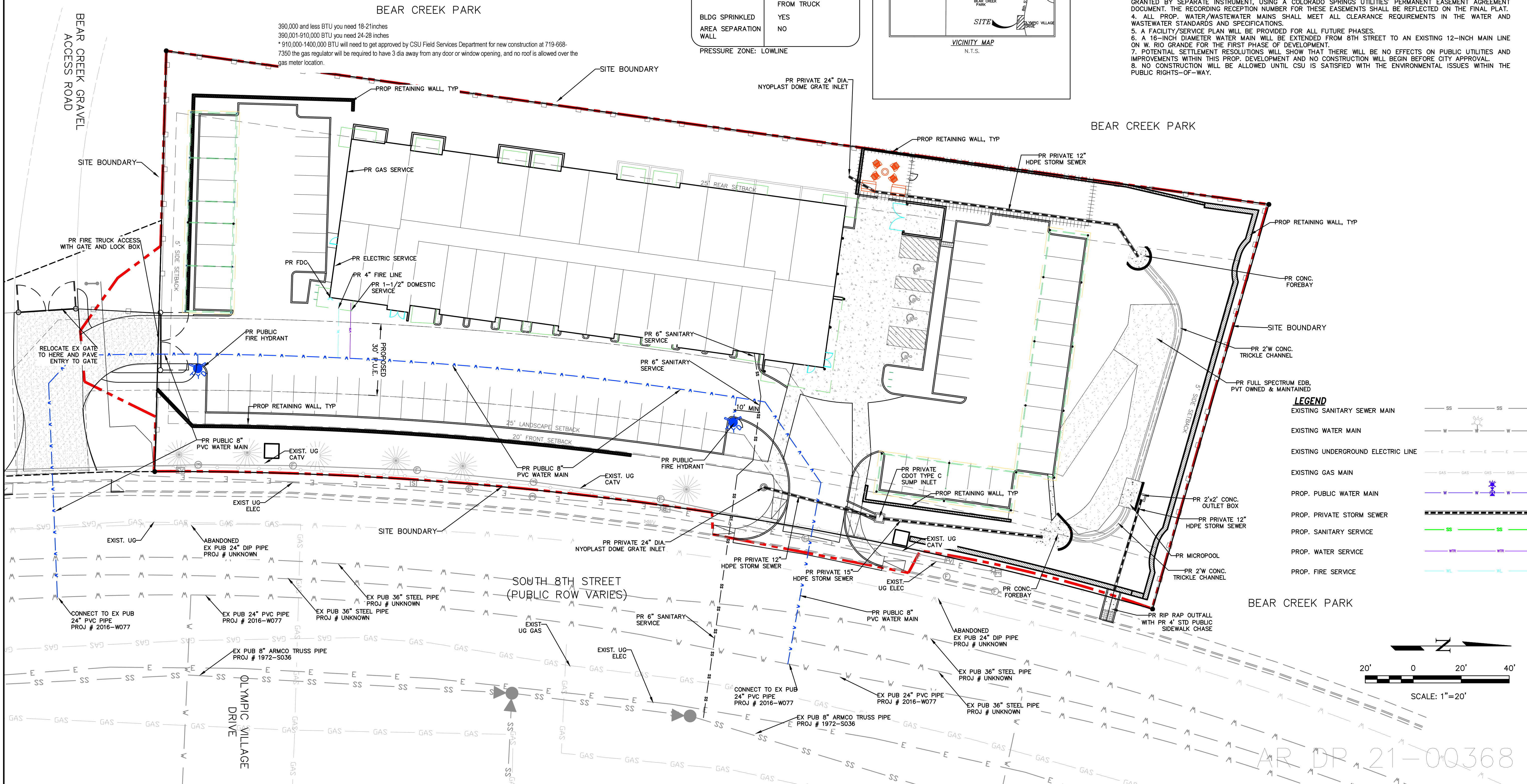
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).

10. 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 (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.

11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

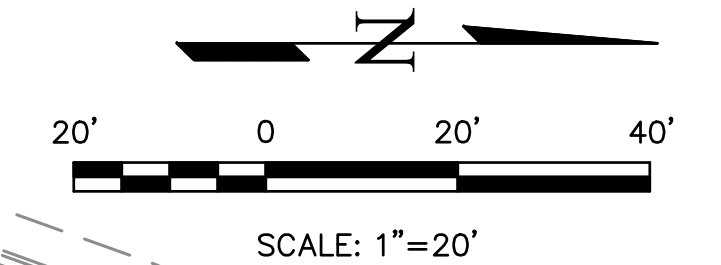
NOTES:

- ALL PROP. PUBLIC WASTEWATER COLLECTION MAINLINES THAT SERVE THIS DEVELOPMENT WILL MAINTAIN A MINIMUM GRADE OF 1.04% AND NOT EXCEED A MAXIMUM DEPTH OF 20'-FEET.
- ALL PROP. WATER/WASTEWATER FACILITIES WILL BE PUBLIC. SEE FINAL PLAT FOR ALL REQUIRED EASEMENTS.
- EASEMENTS GRANTED TO COLORADO SPRINGS UTILITIES FOR THE PROP. WATER/WASTEWATER FACILITIES WILL BE GRANTED BY SEPARATE INSTRUMENT, USING A COLORADO SPRINGS UTILITIES' PERMANENT EASEMENT AGREEMENT DOCUMENT. THE RECORDING RECEPTION NUMBER FOR THESE EASEMENTS SHALL BE REFLECTED ON THE FINAL PLAT.
- ALL PROP. WATER/WASTEWATER MAINS SHALL MEET ALL CLEARANCE REQUIREMENTS IN THE WATER AND WASTEWATER STANDARDS AND SPECIFICATIONS.
- A FACILITY/SERVICE PLAN WILL BE PROVIDED FOR ALL FUTURE PHASES.
- A 16-INCH DIAMETER WATER MAIN WILL BE EXTENDED FROM 8TH STREET TO AN EXISTING 12-INCH MAIN LINE ON W. RIO GRANDE FOR THE FIRST PHASE OF DEVELOPMENT.
- POTENTIAL SETTLEMENT RESOLUTIONS WILL SHOW THAT THERE WILL BE NO EFFECTS ON PUBLIC UTILITIES AND IMPROVEMENTS WITHIN THIS PROP. DEVELOPMENT AND NO CONSTRUCTION WILL BEGIN BEFORE CITY APPROVAL.
- NO CONSTRUCTION WILL BE ALLOWED UNTIL CSU IS SATISFIED WITH THE ENVIRONMENTAL ISSUES WITHIN THE PUBLIC RIGHTS-OF-WAY.



LEGEND

EXISTING SANITARY SEWER MAIN	SS
EXISTING WATER MAIN	W
EXISTING UNDERGROUND ELECTRIC LINE	E
EXISTING GAS MAIN	GAS
PROP. PUBLIC WATER MAIN	W
PROP. PRIVATE STORM SEWER	SS
PROP. SANITARY SERVICE	SS
PROP. WATER SERVICE	W
PROP. FIRE SERVICE	W



REVISIONS	NO.	DESCRIPTION	DATE

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE ENGINEER, THE ENGINEER'S REVIEWING AGENCY, TERRA NOVA ENGINEERING, INC., APPROVES THEIR USE ONLY FOR THE PROJECT AND FOR THE PURPOSES AUTHORIZED BY WRITTEN AUTHORIZATION.

PREPARED FOR:
VICEROY DEVELOPMENT
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7025 TALL OAK DR #210
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719.499.3102

721 S. 29th STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAK: 719-635-6426
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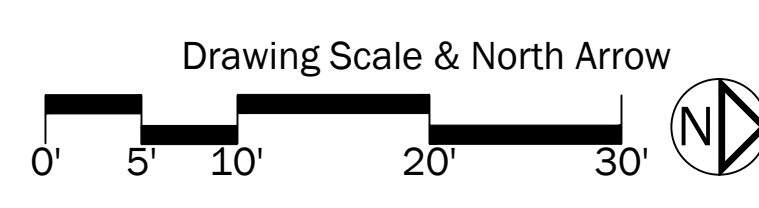
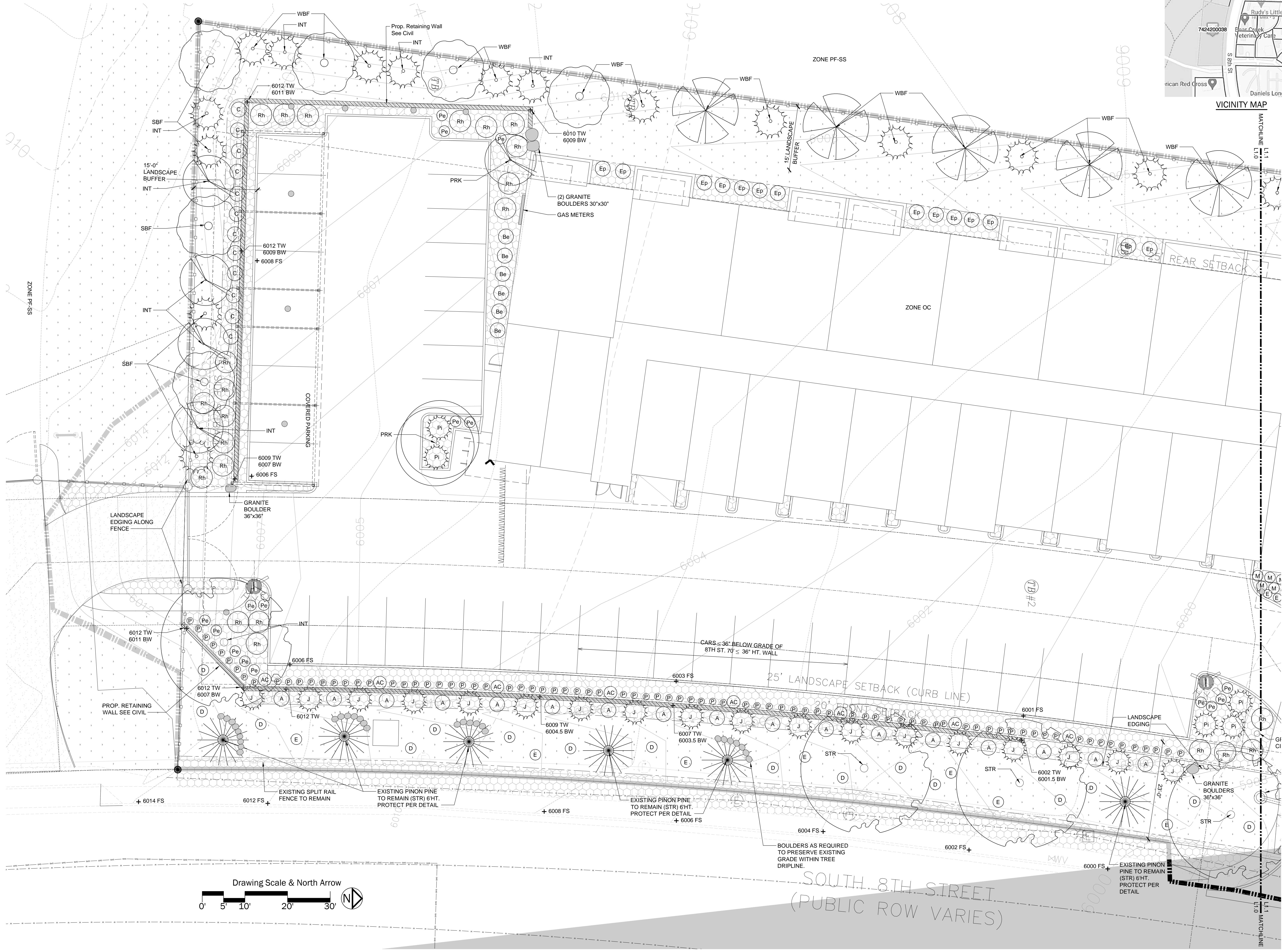
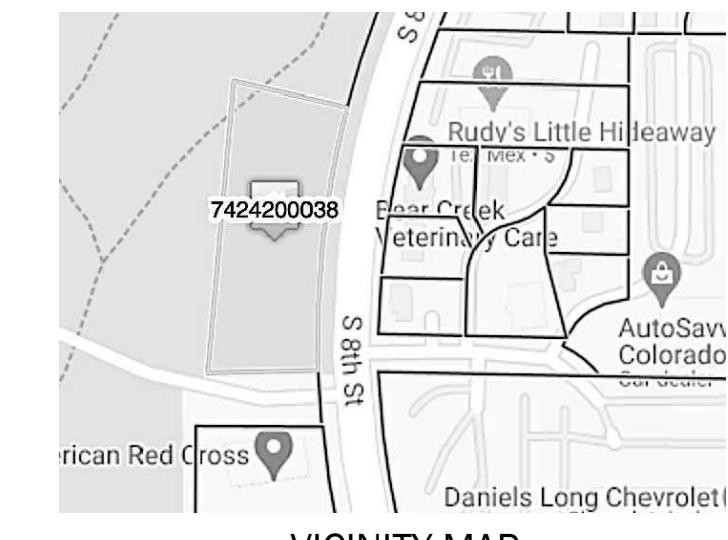
Terra Nova
Engineering, Inc.
Professional Civil Engineer No. 108115

VUE DE LA PARC
DEVELOPMENT PLAN
PRELIMINARY UTILITIES AND PUBLIC FACILITIES PLAN

DESIGNED BY	QNA
DRAWN BY	QNA
CHECKED BY	
H-SCALE	AS NOTED
V-SCALE	NA
JOB NO.	2089.00
DATE ISSUED	12/05/22
SHEET NO.	5 OF 11

AR DP 21-00368

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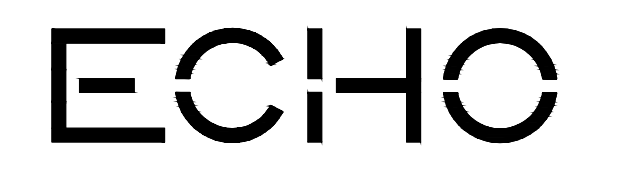


VUE DE LA PARC APARTMENTS

0 SOUTH 8TH ST
 COLORADO SPRINGS, CO 80906

DP SUBMITTAL

FINAL LANDSCAPE PLAN



2020-033-BEARCREEKAPT
 BEAR CREEK APTS
 0 SOUTH 8TH ST
 COLORADO SPRINGS

date:
12/6/2022
 phase:
 drawn by:
KWH

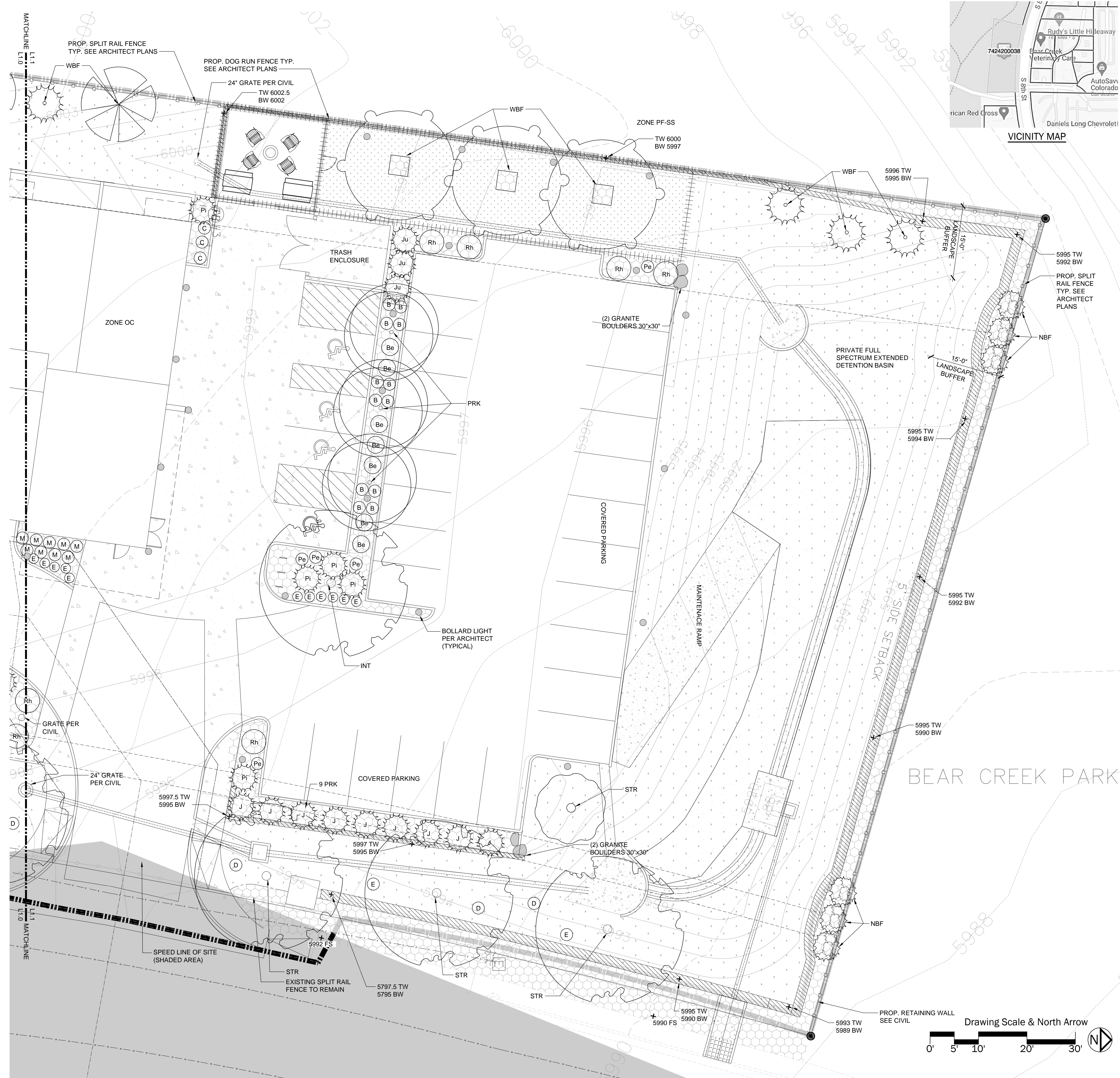
Echo Architecture, LLC
 4 S. Winatch Ave. #200
 Colorado Springs, CO 80903
 www.echo-arch.com
 t. 719.387.7836

Symbol	Qty	Botanical Name / Common Name	Planting Size	Mature Plant size (HxW)	Plant Schedule Key
	3	Acer x 'Crimson Sunset' / Crimson Sunset Maple	1.5" caliper	35x25'	S
	6	*Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	1.5" caliper	20x15'	4578S
	9	*Gleditsia triacanthos inermis 'Sunburst' / Sunburst Honeylocust	1.5" caliper	30x30'	45A
	7	*Crataegus ambigua / Russian Hawthorne	1.5" caliper	25x15'	235AD
	4	*Prunus cerasifera 'Newport' / Newport Plum	1.5" caliper	20x20'	457S
	5	Quercus robur 'Skyrocket' / Skyrocket English Oak	1.5" caliper	35x12'	S
	6	*Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper	6" ht.	15x6"	125678D
	19	*Pinus nigra 'Frank' / Columar Austrian Pine	6" ht.	20x6"	25678D
	6	*Existing Pinus edulis / Piñon Pine to remain and be protected during grading	NA	20x12'	1256D
Total Trees	69	Signature trees: 64 Percentage of Total: 93% (60% min. req'd) 40% minimum of proposed trees to be 30' height = 16 trees req'd, 17 trees provided			
Shrubs					
A	17	*Amorpha canescens / Leadplant	5"	42x42"	235A
Be	13	*Berberis thunbergii 'Admiration' / Admiration Barberry	5"	30x30"	45A
Ep	14	Ephedra equisetina / Bluestem Joint Fir	5"	4x3"	D
M	9	*Mahonia repens / Creeping Colorado Holly	5"	18x18"	45678AD
Ju	3	*Juniperus chinensis 'Hetzii Columnaris' / Hetz Columnar Juniper	5"	12x4"	2568DA
J	27	Juniperus x media 'Pfitzeriana Compacta' / Compact Pfitzer Juniper	5"	4x5"	DA
Pi	10	*Pinus mugo 'Slowmound' / Dwarf Slowmound Mugo Pine	5"	3x5"	1256D
Rh	29	*Rhus trilobata 'Autumn Amber' / Autumn Amber Creeping Sumac	5"	18x5"	23456D
Total Shrubs	122	Signature shrubs: 91 Percentage of Total: 75% (60% min. req'd)			
Perennials					
AC	8	Achillea Millefolium 'Red Beauty' Red Yarrow	1"	2x4"	1356A
P	82	Panicum Virgatum 'Heavy Metal' Blue Switchgrass	1"	3x3"	12346D
C	14	Callirhoe involucrata / Prairie Winecup	1"	1x4"	123D
D	30	Dalea purpurea / Purple Prairie Clover	1"	2x2"	235D
E	21	Epilobium can 'Orange Carpet' / Orange Carpet Hummingbird Trumpet	1"	6x18"	A
Pe	14	Penstemon strictus / Rocky Mountain Penstemon	1"	2x3"	125D
B	12	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Grama Grass	1"	3x2"	1235D
Total Perennials	181	Perennials from Appendix B: 181 Percentage of Total: 100% (100% min. req'd)			

Groundcover Symbol	Qty	Description	Notes
	5300 s.f.	2-4" Brown River Rock	4" Depth over Mirafi weed fabric
	20,290 s.f.	El Paso County All Purpose Low Grow Mix	Seed (erosion control fabric where necessary) Install per city standards. Non-irrigated along east, south and north property lines. Irrigated along 8th St.
	1450 s.f.	K9 Artificial turf (dog park area)	Install per manufacturer's specifications
	240 s.f.	3" Depth Decomposed Granite	Over 3" Road Base, Brown Color

Table S-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast	Non-irrigated broadcast	Non-irrigated drilled
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	12	6	3
Droopseed, sand	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

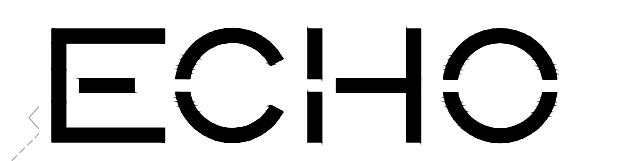


KHLA
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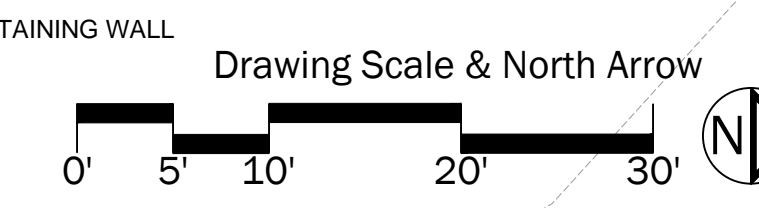
VUE DE LA PARC APARTMENTS

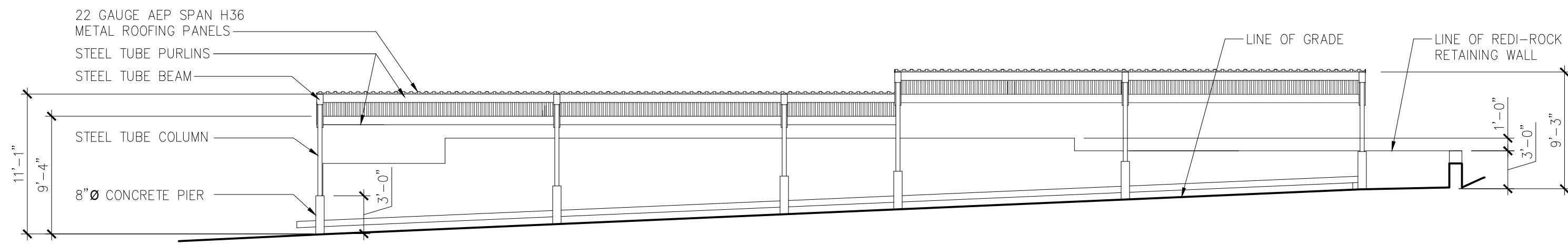
0 SOUTH 8TH ST
 COLORADO SPRINGS, CO 80906
 DP SUBMITTAL

FINAL LANDSCAPE PLAN

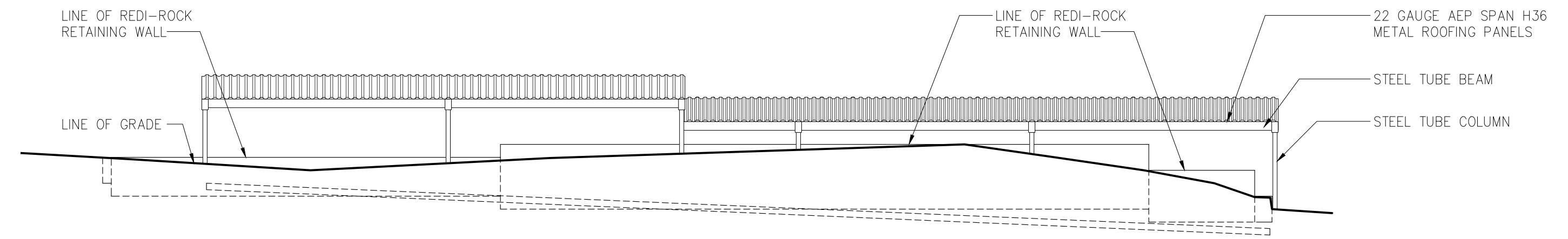


2020-033-BEARCREEKAPT
 BEAR CREEK APTS
 0 SOUTH 8TH ST
 COLORADO SPRINGS

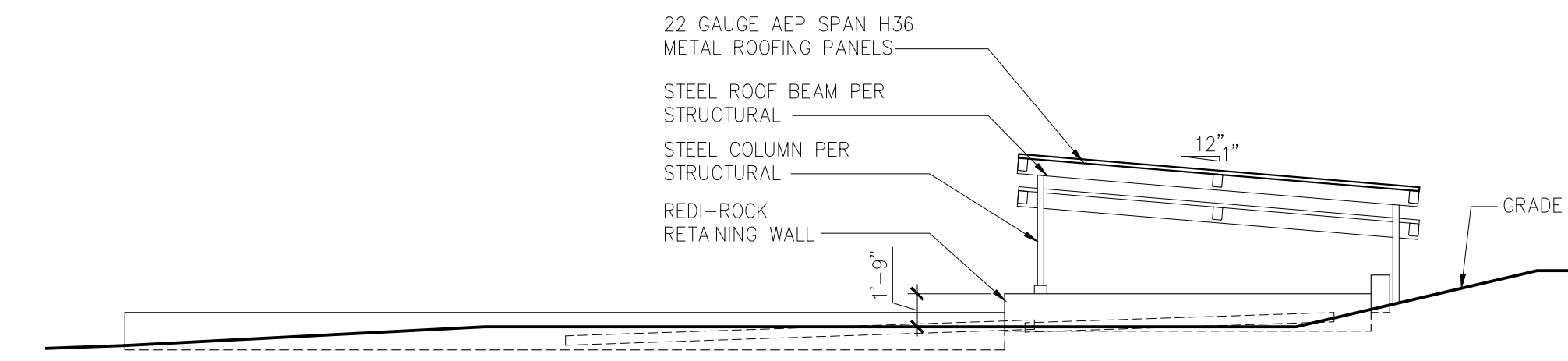




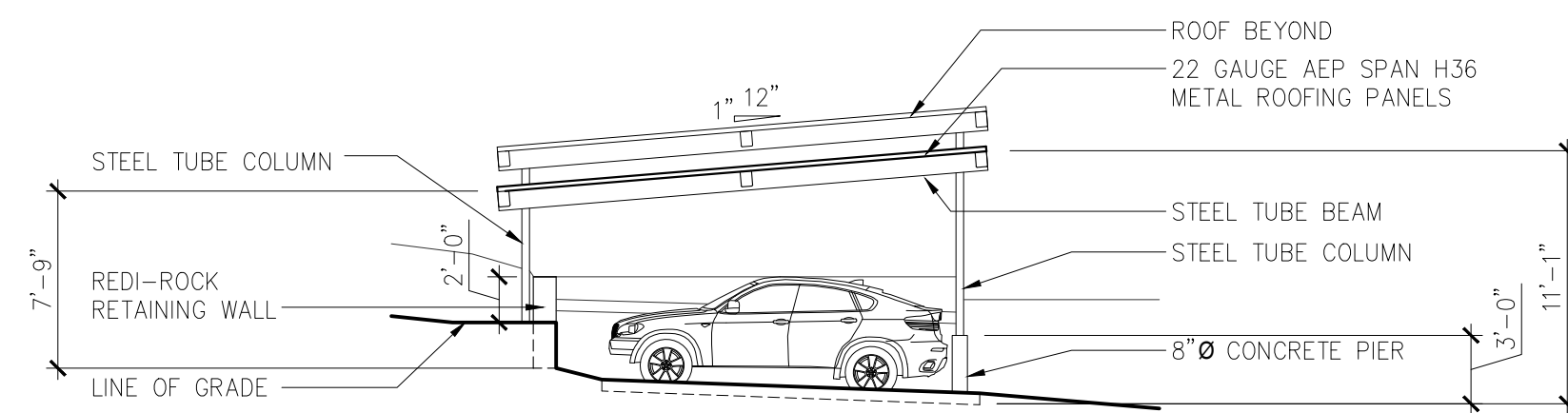
5 CARPORT 1 NORTH ELEVATION
1/8"=1'-0"



6 CARPORT 1 SOUTH ELEVATION
1/8"=1'-0"



4 CARPORT 1 WEST ELEVATION
1/8"=1'-0"



3 CARPORT 1 EAST ELEVATION
1/8"=1'-0"



2 SOUTH EXTERIOR ELEVATION
1/8"=1'-0"



1 NORTH EXTERIOR ELEVATION
1/8"=1'-0"

MAX BUILDING HEIGHT CALCULATION

AVERAGE GRADE: (99.5+99.5+109.5+105.5)/4 = 103.5
 MAXIMUM BUILDING HEIGHT: (51'-8")-(5'-0") = 46'-8"

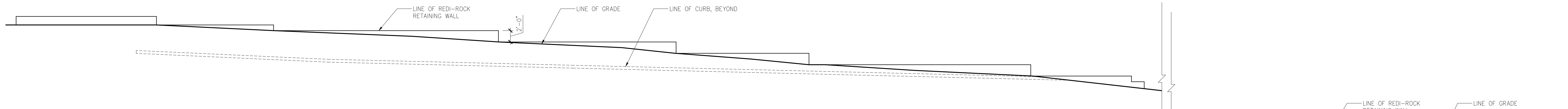
EXTERIOR ELEVATIONS
LUR # AR DP 21-00368

ECHO

2021-033-BEARCREEK APTS
 DEVELOPMENT PLAN
 0 SOUTH 8TH STREET COLORADO SPRINGS

date: 12.06.2022
 phase: DP
 drawn by: RCL

Echo Architecture, LLC
 4 S Mohrtech Ave, #320
 Colorado Springs, CO 80903
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 T 719.387.7836



4 EAST RETAINING WALL ELEVATION

1/8"=1'-0"

3 NORTH RETAINING WALL ELEVATION

1/8"=1'-0"



2 WEST EXTERIOR ELEVATION

1/8"=1'-0"



1 EAST EXTERIOR ELEVATION

1/8"=1'-0"

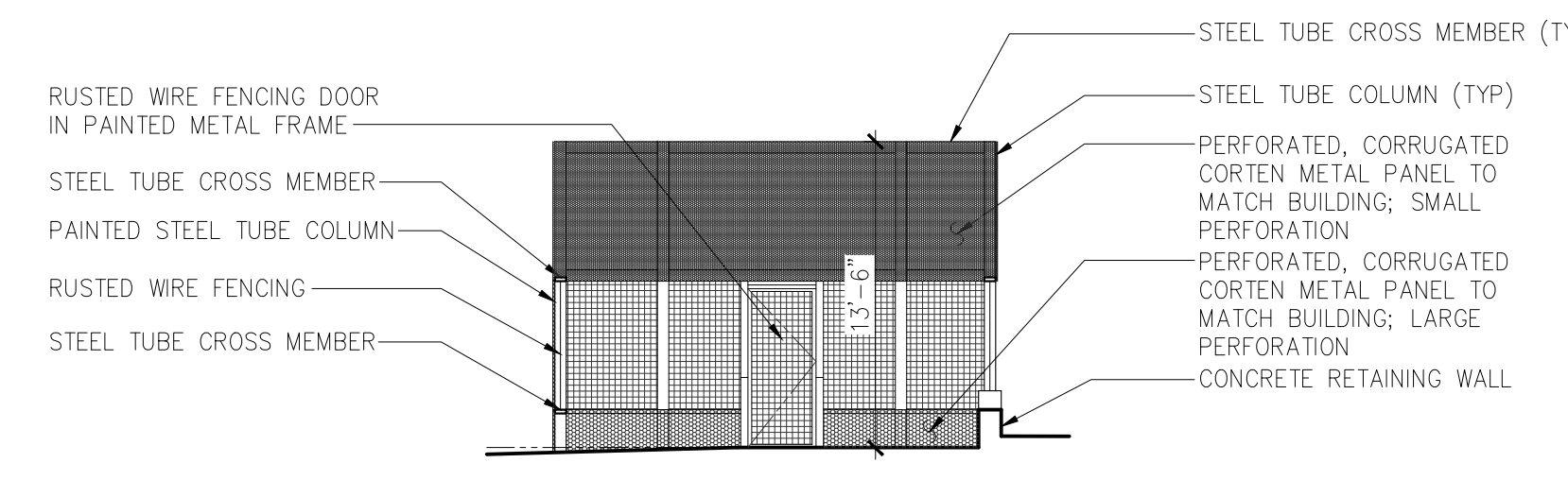
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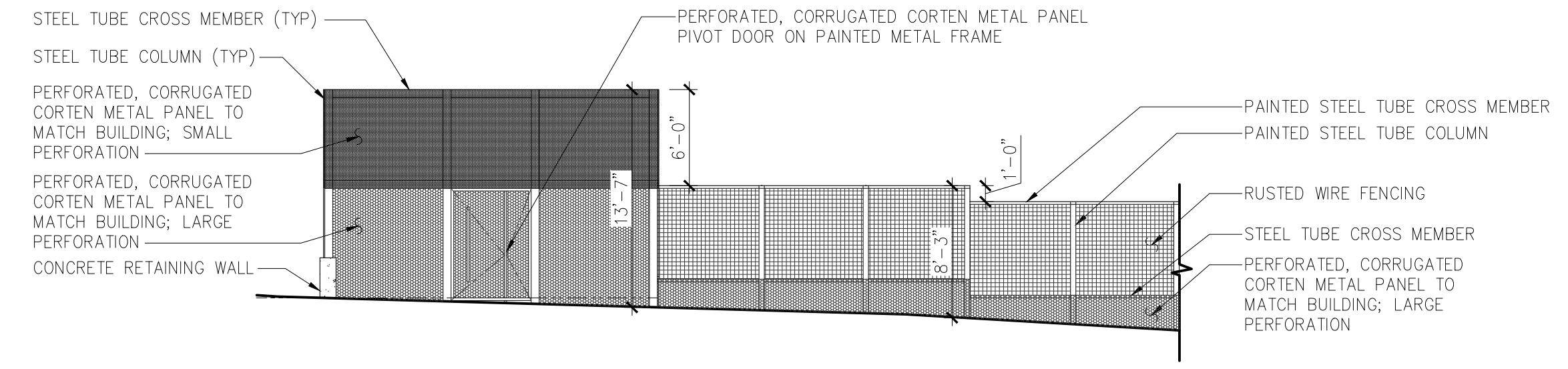
2021-033-BEARCREEK APTS
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date: 12.06.2022
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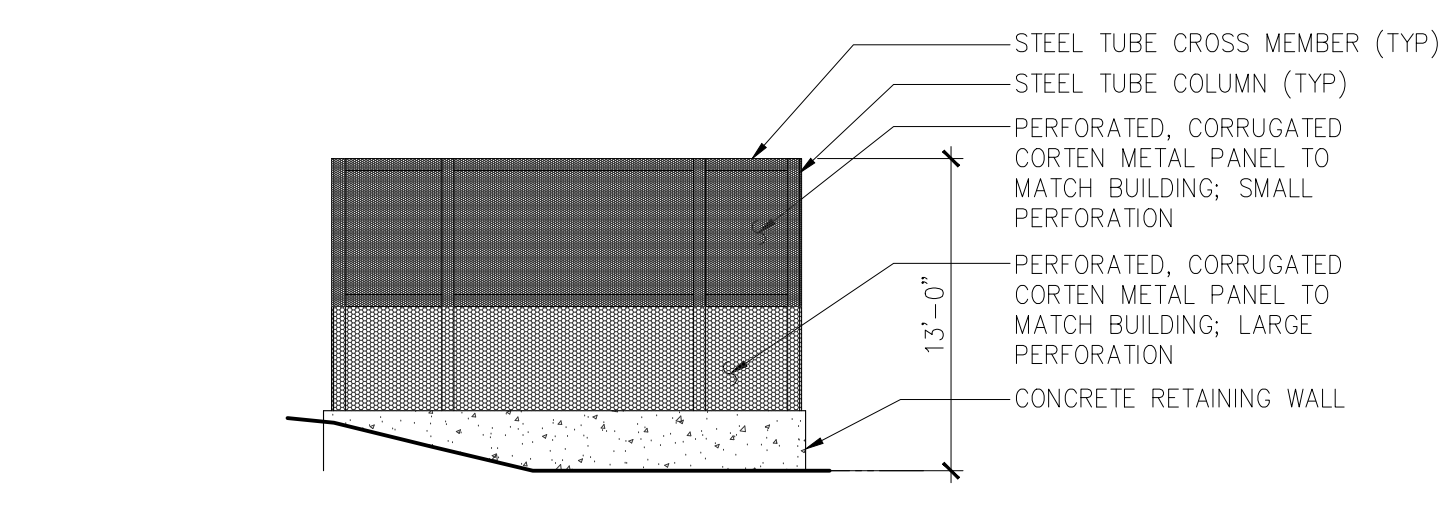
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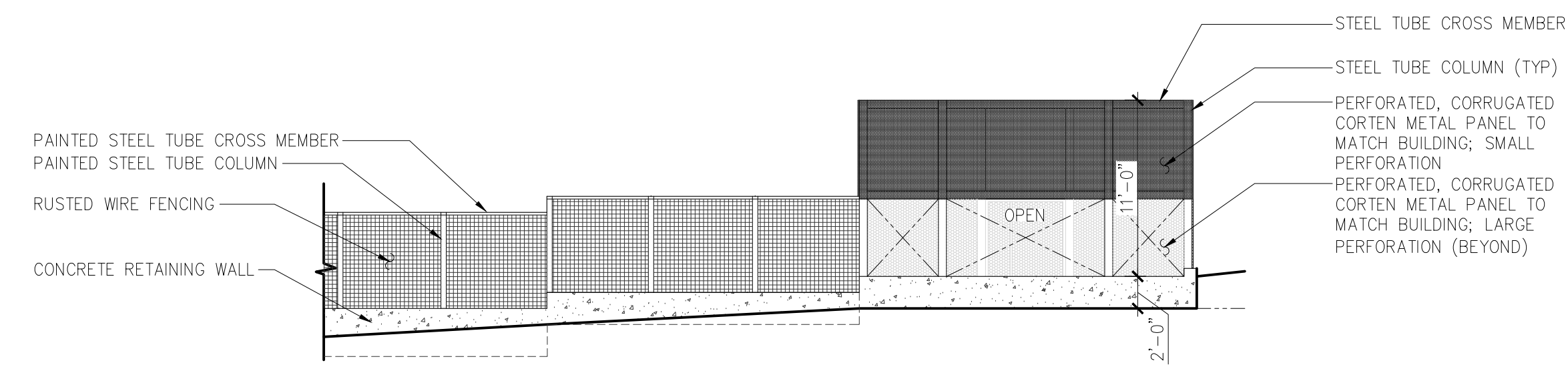
7 PICNIC / DOG RUN FENCE NORTH ELEVATION
1/8" = 1'-0"



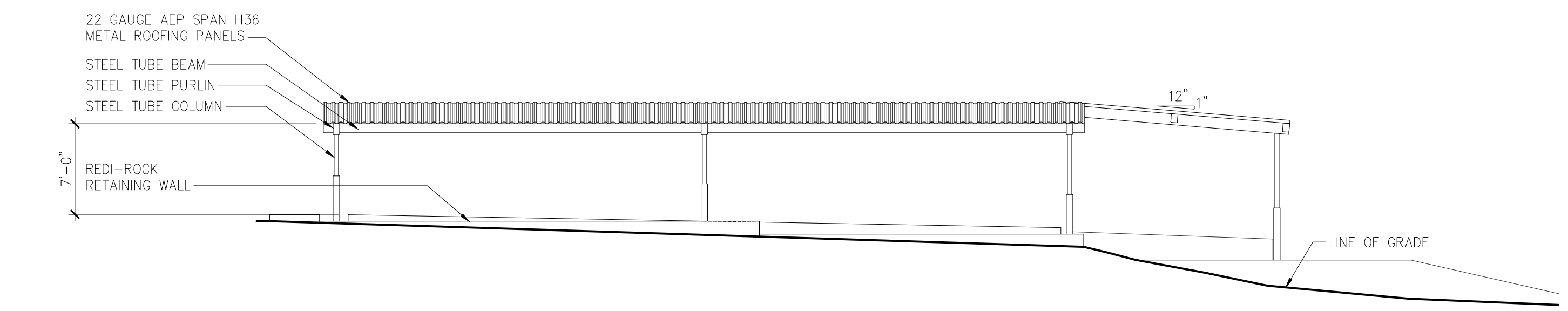
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1/8" = 1'-0"



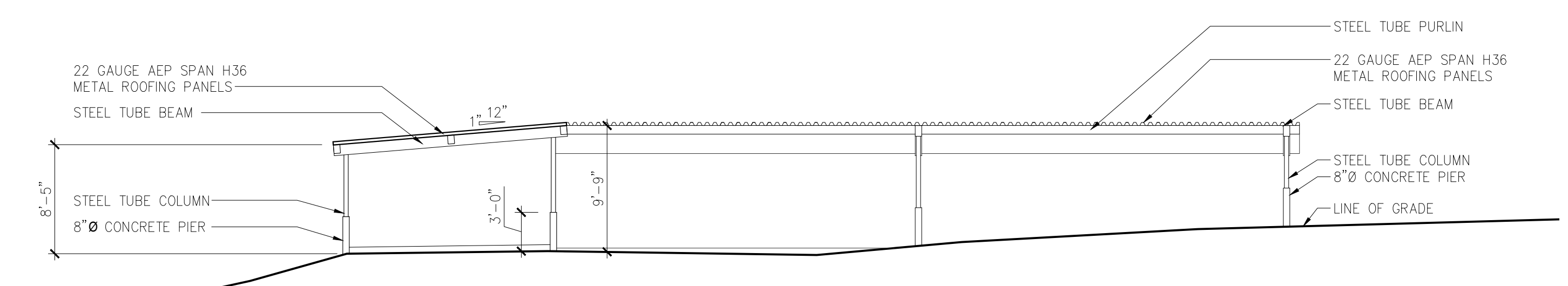
5 PICNIC / DOG RUN FENCE SOUTH ELEVATION
1/8" = 1'-0"



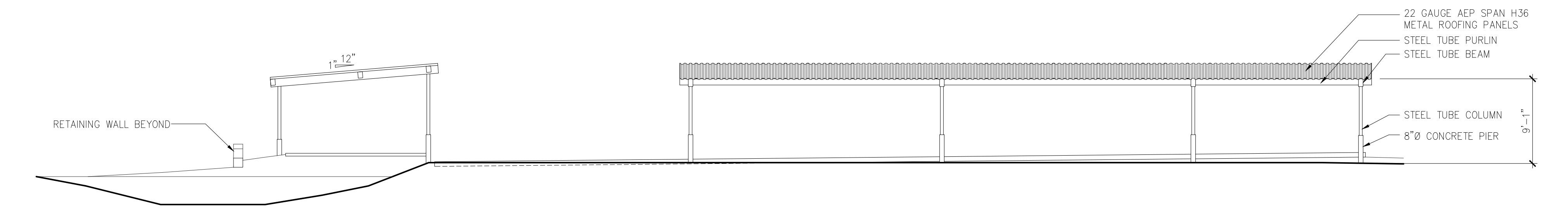
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1/8" = 1'-0"



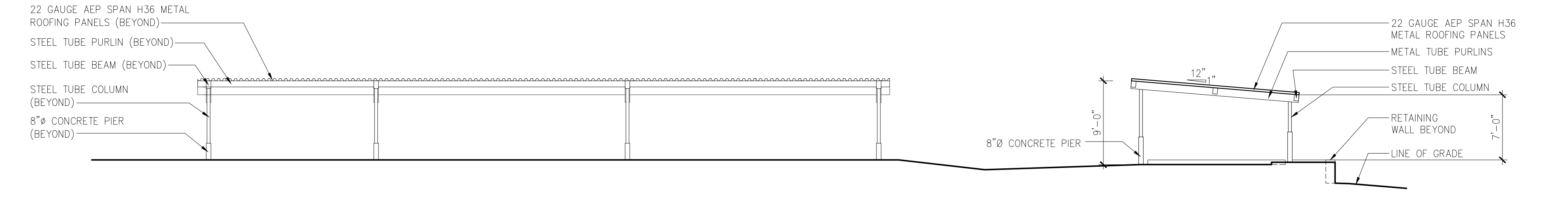
4 CARPORT 2 EAST ELEVATION
1/8" = 1'-0"



3 CARPORT 2 WEST ELEVATION
1/8" = 1'-0"



2 CARPORT 2 NORTH ELEVATION
1/8" = 1'-0"



1 CARPORT 2 SOUTH ELEVATION
1/8" = 1'-0"

MISC. EXTERIOR ELEVATIONS
LUR # AR DP 21-00368



2021-033-BEARCREEK APTS
DEVELOPMENT PLAN
0 SOUTH 8TH STREET COLORADO SPRINGS

date: 12.6.2022
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