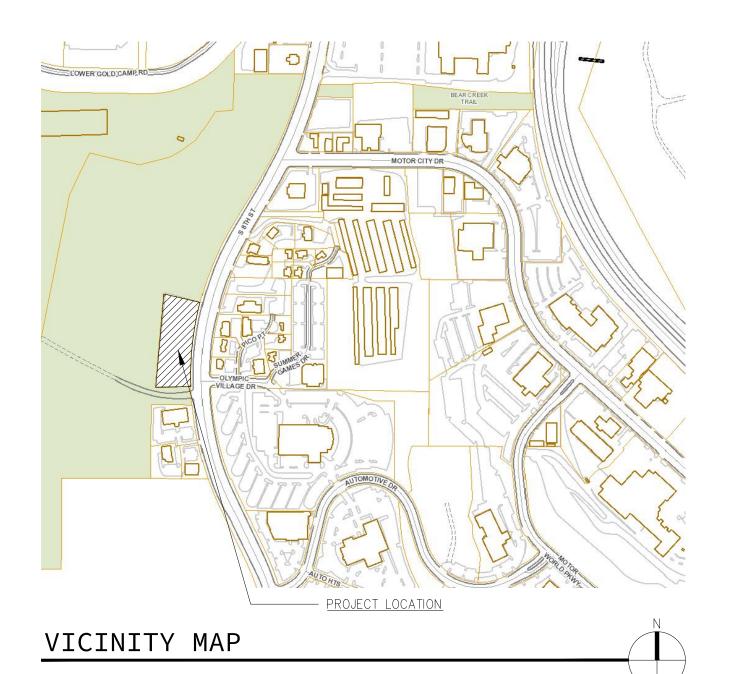


VIEW LOOKING WEST







FLOODPLAIN NOTE

VIEW LOOKING SOUTH WEST

1. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FIRM #8041CØ729G EFFECTIVE ON

UTILITIES NOTE

1. 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

1. 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. 2. 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

LESS.

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

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL; 1) 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;

2) THENCE ALONG THE NORTH LINE OF SAID BEAR CREEK CENTER NORTH 88 DEGREES 16 MINUTES 02 SECONDS WEST, 72.51 FEET; 3) THENCE NORTH 21 DEGREES 21 MINUTES 27 SECONDS WEST, 97.49 FEET TO SAID SOUTH LINE OF THE PARCEL DESCRIBED AT RECEPTION

NUMBER 221231110; 4) 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

PROJECT DATA

PROJECT SUMMARY: NEW 53 UNIT APARTMENT COMPLEX PROJECT TYPE: MULTI-FAMILY

LUR FILE #: TAX SCHEDULE #: 7424200038

A SUBDIVISION OF A PORTION OF THE WEST HALF OF LEGAL DESCRIPTION: SECTION 24, TOWNSHIP 14 SOUTH, RANGE 67 WEST

> 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

<u>HARDSCAPE AREA:</u>

LANDSCAPE/OPEN SPACE AREA: 31,88 S.F.

ZONE:

TOTAL SITE AREA:	74,052 SQ. FT. (1.7 ACRES)
ALLOWABLE BUILDING HEIGHT: (7.3.104)	45 FEET
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 FLOOR: (ADMIN. RELIEF BEING REQUESTEI
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.

28,330 S.F.

TOTAL COVERAGE: 19,159 S.F. (26%)

OC

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 APPLICABL ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED 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
1 BEDROO	EDROOM UNITS 1.1 X 5 UNITS = M UNITS 1.5 X 35 UNITS = M UNITS 1.7 X 13 UNITS = TOTAL	5.5 SPACES 52.5 SPACES 22.1 SPACES 80 SPACES REQUIRED
PROVIDED: TOTAL:	14 INDOOR PRIVATE 1—CAR GARA 23 CARPORT SPACES 27 STANDARD SPACES 17 COMPACT SPACES 1 LOADING SPACE 4 ACCESSIBLE SPACES 86 ON—SITE SPACES PROVIDED	AGES
BICYCLE PARKIN EXTERIOR: INTERIOR:		

SHEET INDEX

OHLLI	INDLA
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

<u>OWNER:</u>

	CONTACT:	SPRINGS, CO 80919 MARK LONG 719.499.3102 mark@vanguardnewhomes.com
ARCHITECT:		HITECTURE OLORADO AVE. SPRINGS, CO 80903
	CONTACT: p. e.	RYAN LLOYD 719.387.7836 ryan@echo—arch.com
CIVIL:	721 S 23F	VA ENGINEERING INC. RD STREET SPRINGS, CO 80904
	p.	LUANNE DUCETT 719.635.6422 I@tnesic.com
LANDSCAPE:	KHLA, LLC 2009 N. F	EGGEM LANDSCAPE ARCHITECT RANKLIN STREET SPRINGS, CO 80907
	p.	KRISTIN HEGGEM 719.339.9393 kwheggem@icloud.com
SOILS/TESTING:	505 ELDK	NGINEERING TON DR. SPRINGS, CO 80907

CONTACT: LOGAN LANFORD

719.531.5599

llanford@entchengineers.com

VANGUARD HOMES

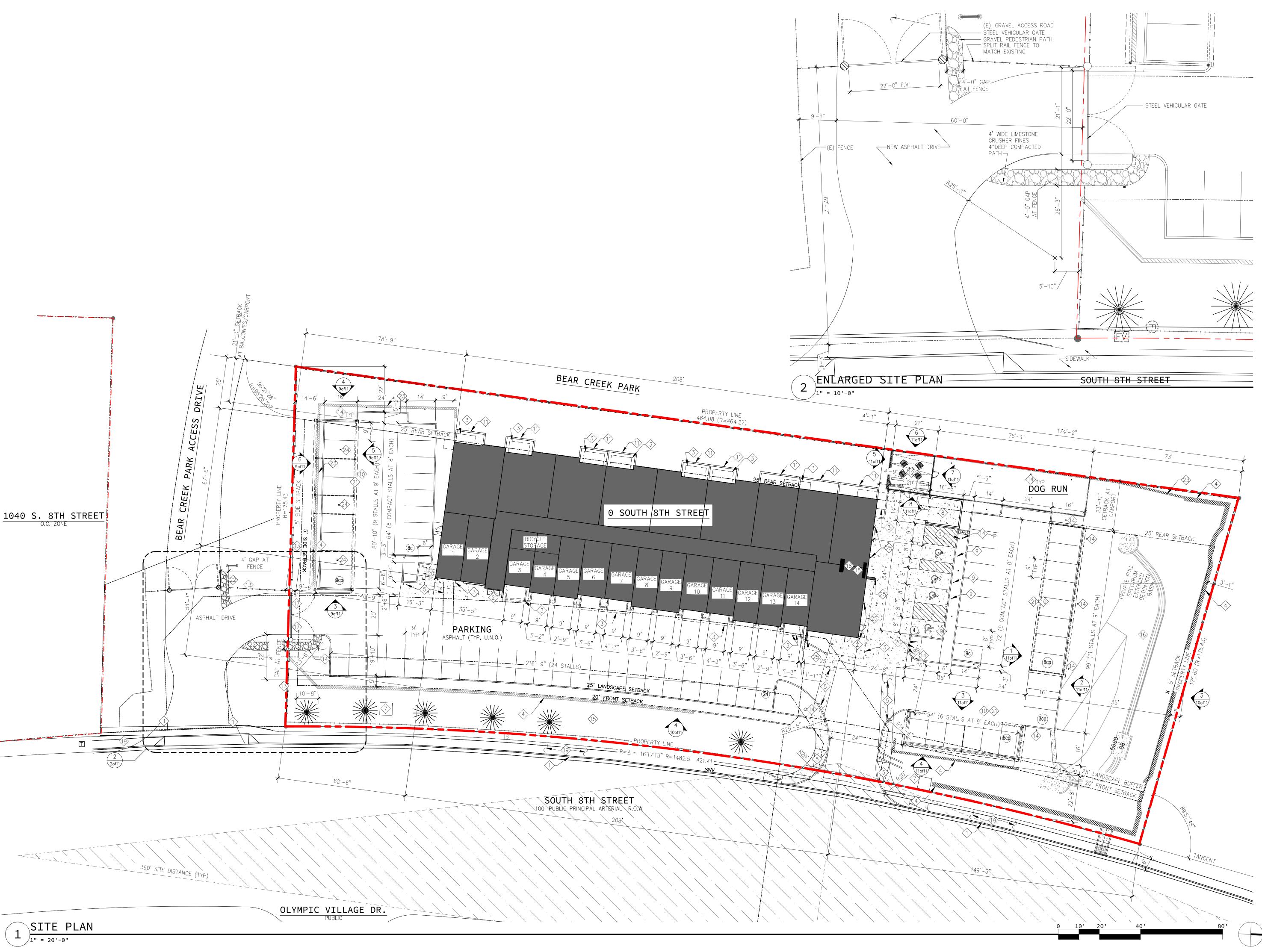
7025 TALL OAK DRIVE, SUITE 210

GENREAL INFORMATION LUR #: AR DP 21-00368



DEVELOPMENT PLAN 0 SOUTH 8TH STREET drawn by: COLORADO SPRINGS

Echo Architecture, LLC 4 S Wahsatch Ave, #120 Colorado Springs, CO 80903 www.echo-arch.com t 719.387.7836



SITE PLAN LEGEND

NEW BUILDING

NEW CONCRETE

SIGHT VISIBILITY TRIANGLE 28"h FULL CUT-OFF PEDESTRIAN LOW VOLTAGE LED LIGHT

BOLLARD (SEE DETAIL 3 SHEET 3 OF 9 FOR MOUNTING) TRAFFIC RATED LIGHTED BOLLARD PROPERTY LINE

---- NEW SPLIT RAIL FENCE TO MATCH EXISTING NEW FENCE PER ELEVATIONS ----(E) SPLIT RAIL FENCE TO REMAIN

---- SETBACK/BUFFER/EASEMENT LINE

SITE PLAN NOTES

- REFER TO SHEETS 4 & 5 FOR CIVIL INFORMATION INCLUDING GRADING AND
- 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.
- MAILBOX LOCATION WILL BE COORDINATED WITH U.S.P.S. AT TIME OF BUILDING PERMIT OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- 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
- 8. ALL NEW PEDESTRIAN RAMPS TO BE CITY STANDARD D-8.

SITE PLAN KEYNOTES

- EXISTING CURB AND GUTTER TO REMAIN
- 2 BUILDING ENTRY

385-5977.

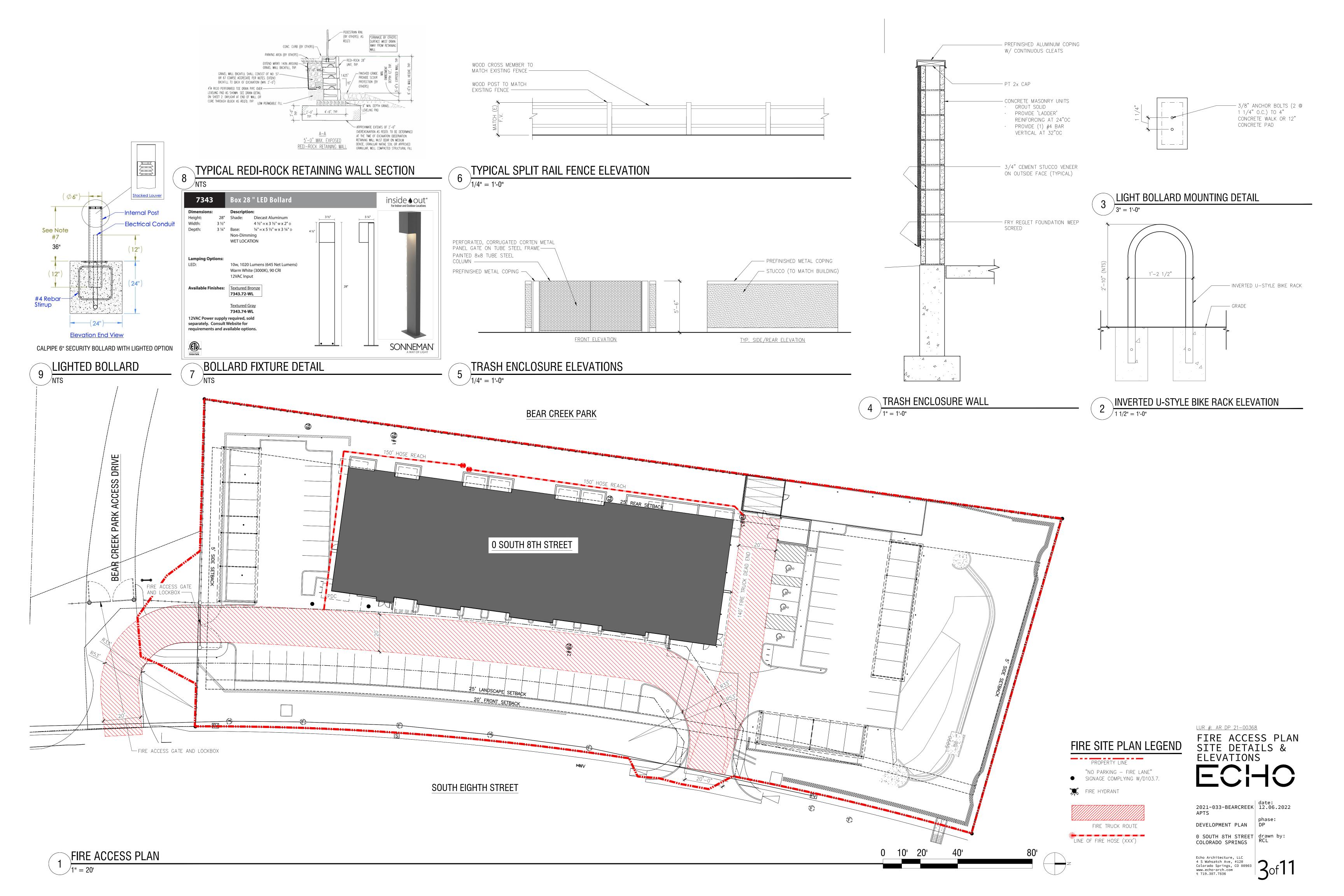
- (3) BALCONY / ROOF ABOVE
- 4 NEW REDI-ROCK RETAINING WALL, RE:CIVIL
- <5> CONCRETE SIDEWALK/CROSSWALK (NEW) (6) LOADING ZONE SIGN
- (7) TRANSFORMER
- 8 TRASH ENCLOSURE SEE ELEVATIONS ON SHEET 3 OF 11
- 9 NEW ADA PARKING SIGN
- 10 LINE OF CARPORT ROOF ABOVE
- (11) PRIVATE PATIO
- (12) COMMUNITY PATIO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

SITE PLAN LUR #: AR DP 21-00368

ECHO

| date: 2021-033-BEARCREEK | 12.06.2022 DEVELOPMENT PLAN 0 SOUTH 8TH STREET drawn by: COLORADO SPRINGS

Echo Architecture, LLC 4 S Wahsatch Ave, #120 Colorado Springs, CO 80903 www.echo-arch.com t 719.387.7836



VUE DE LA PARC GENERAL NOTES FOR PRELIMINARY UTILITY PLANS: 1. 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 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). PRELIMINARY UTILITY 8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE COLORADO SPRINGS, CO 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 2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES DEVELOPMENT PLAN 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. 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 . OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT PRELIMINARY UTILITIES AND PUBLIC FACILITIES PLAN 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 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, 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 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 UTILITIES' RULES AND REGULATIONS. **BUILDING DATA** 4. 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 11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON OCCUPANCY **RESIDENTIAL** THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES. 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 5. 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 TYPE OF V-AORDINANCES, 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 UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY CONSTRUCTION 54,631 SF TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES. SQUARE FOOTAGE 6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUÍRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR REQ. GPM 2,125 TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL FIRE FLOW UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM. LOWER GOLD CAMP ROAD MIN FH REQ'D. AVG FH DIST 450 FT-BETWEEN FH'S 1. ALL PROP. PUBLIC WASTEWATER COLLECTION MAINLINES THAT SERVE THIS DEVELOPMENT WILL MAINTAIN A MAX HOSE LAY 225 FT-HOOKUP & MINIMUM GRADE OF 1.04% AND NOT EXCEED A MAXIMUM DEPTH OF 20-FEET. BEAR CREEK PARK 2. ALL PROP. WATER/WASTEWATER FACILITIES WILL BE PUBLIC. SEE FINAL PLAT FOR ALL REQUIRED EASEMENTS. 3. EASEMENTS GRANTED TO COLORADO SPRINGS UTILITIES FOR THE PROP. WATER/WASTEWATER FACILITIES WILL BE MAX HOSE PULL 150 FT-HOSE PULL GRANTED BY SEPARATE INSTRUMENT, USING A COLORADO SPRINGS UTILITIES' PERMANENT EASEMENT AGREEMENT FROM TRUCK BEAR CREEK PARK DOCUMENT. THE RECORDING RECEPTION NUMBER FOR THESE EASEMENTS SHALL BE REFLECTED ON THE FINAL PLAT. 4. ALL PROP. WATER/WASTEWATER MAINS SHALL MEET ALL CLEARANCE REQUIREMENTS IN THE WATER AND BLDG SPRINKLED WASTEWATER STANDARDS AND SPECIFICATIONS. 390,000 and less BTU you need 18-21inches AREA SEPARATION 5. A FACILITY/SERVICE PLAN WILL BE PROVIDED FOR ALL FUTURE PHASES. AR CREEK GRAN 390,001-910,000 BTU you need 24-28 inches 6. A 16-INCH DIAMETER WATER MAIN WILL BE EXTENDED FROM 8TH STREET TO AN EXISTING 12-INCH MAIN LINE VICINITY MAP * 910,000-1400,000 BTU will need to get approved by CSU Field Services Department for new construction at 719-668-ON W. RIO GRANDE FOR THE FIRST PHASE OF DEVELOPMENT. PRESSURE ZONE: LOWLINE 7. POTENTIAL SETTLEMENT RESOLUTIONS WILL SHOW THAT THERE WILL BE NO EFFECTS ON PUBLIC UTILITIES AND 7350 the gas regulator will be required to have 3 dia away from any door or window opening, and no roof is allowed over the IMPROVEMENTS WITHIN THIS PROP. DEVELOPMENT AND NO CONSTRUCTION WILL BEGIN BEFORE CITY APPROVAL. 8. NO CONSTRUCTION WILL BE ALLOWED UNTIL CSU IS SATISFIED WITH THE ENVIRONMENTAL ISSUES WITHIN THE -SITE BOUNDARY PR PRIVATE 24" DIA.-NYOPLAST DOME GRATE INLET BEAR CREEK PARK PROP RETAINING WALL, TYP PR PRIVATE 12 HDPE STORM SEWER SITE BOUNDARY--PR GAS SERVICE PR FIRE TRUCK ACCESS WITH GATE AND LOCK BOX PR 4" FIRE LINE ∕PR 1-1/2" DOMESTIC -SITE BOUNDARY FIRE HYDRANT RELOCATE EX GAT TO HERE AND PAVE TRICKLE CHANNEL ENTRY TO GATE —PR FULL SPECTRUM EDB, PVT OWNED & MAINTAINED -PROP RETAINING WALL, TYP EXISTING SANITARY SEWER MAIN EXISTING WATER MAIN EXISTING UNDERGROUND ELECTRIC LINE FIRE HYDRANT -PR PUBLIC 8"-EXISTING GAS MAIN PVC WATER MAIN PROP. PUBLIC WATER MAIN PR 2'x2' CONC. OUTLET BOX PROP. PRIVATE STORM SEWER PR PRIVATE 12 HDPE STORM SEWER PROP. SANITARY SERVICE EX PUB 24" DIP PIPE PROP. WATER SERVICE PR PRIVATE 12"-HDPE STORM SEWER PROP. FIRE SERVICE TRICKLE CHANNEL BEAR CREEK PARK 24" PVC PIPE PROJ # 2016-W077 WITH PR 4' STD PUBLIC PROJ # 2016-W077 ÆX PUB 8" ARMCO TRUSS PIP CONNECT TO EX PUE EX PUB 24" PVC PIPE 24" PVC PIPE PROJ # 2016-W077 PROJ # 2016-W077

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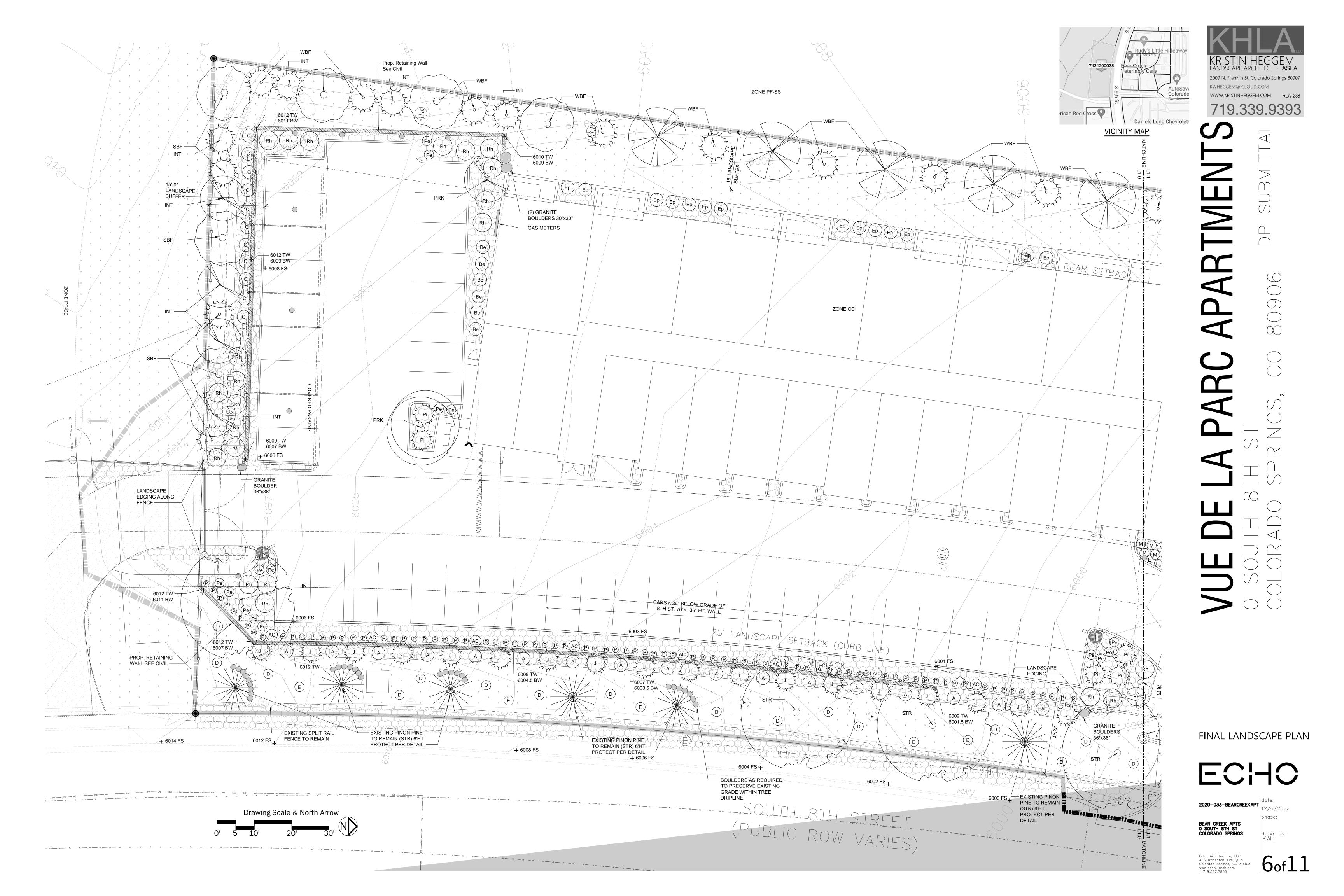
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Symbol	Qty	Botanical Name / Common Name	Planting Size	Mature Plant size (HxW)	Plant Schedu Key
Deciduous Trees	3	Acer x 'Crimson Sunset' / Crimson Sunset Maple	1.5" caliper	35'x25'	S
%	6	*Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	1.5" caliper	20'x15'	4578S
\odot	9	*Gleditsia triacanthos inermis 'Sunburst' / Sunburst Honeylocust	1.5" caliper	30'x30'	4SA
\odot	7	*Crataegus ambigua / Russian Hawthorne	1.5" caliper	25'x15'	235AD
\bigcirc	4	*Prunus cerasifera 'Newport' / Newport Plum	1.5" caliper	20'x20'	457S
	5	Quercus robur 'Skyrocket' / Skyrocket English Oak	1.5" caliper	35'x12'	S
Evergreen Trees	6	*Juniperus scopulorum 'Blue Arrow' / Blue Arrow Juniper	6' ht.	15'x6'	125678D
July July	19	*Pinus nigra 'Frank' / Columnar Austrian Pine	6' ht.	20'x6'	25678D
**	6	*Existing Pinus edulis / Piñon Pine to remain and be protected during grading	NA	20'x12'	1256D
Total Trees	69	*Signature trees: 64 Percentage of Total: 939, 40% minimum of proposed trees to be 30' height = 16	`	. ,	
Shrubs		10 /0 minimum of proposed free to so of meight	1000 10q u, 11 1	roco providod	
Α	17	*Amorpha canescens / Leadplant	5	42"x42"	235A
Ве	13	*Berberis thunbergii 'Admiration' / Admiration Barberry	5	30"x30"	45A
Ер	14	Ephedra equisetina / Bluestem Joint Fir	5	4'x3'	D
М	9	*Mahonia repens / Creeping Colorado Holly	5	18"x18"	45678AD
Ju	3	*Juniperus chinensis 'Hetzii Columnaris' / Hetz Columnar Juniper	5	12'x4'	2568DA
J	27	Juniperus x media 'Pfitzeriana Compacta' / Compact Pfitzer Juniper	5	4'x5'	DA
Ep 14 M 9 Ju 3 J 27 Pi 10 Rh 29		*Pinus mugo 'Slowmound' / Dwarf Slowmound Mugo Pine	5	3'x5'	1256D
Rh	29	*Rhus trilobata 'Autumn Amber' / Autumn Amber Creeping Sumac	5	18"x5'	23456D
Total Shrubs	122	*Signature shrubs: 91 Percentage of Total: 75	% (60% min. re	eq'd)	
Perennials					
AC	8	Achillea Millefolium 'Red Beauty' Red Yarrow	1	2'x4'	1356A
Р	82	Panicum Virgatum 'Heavy Metal' Blue Switchgrass	1	3'x3'	12346D
С	14	Callirhoe involucrata / Prairie Winecups	1	1'x4'	123D
D	30	Dalea purpurea / Purple Prairie Clover	1	2'x2'	235D
Е	21	Epilobium can 'Orange Carpet' / Orange Carpet Hummingbird Trumpet	1	6"x18"	A
Pe	14	Penstemon strictus / Rocky Mountain Penstemon	1	2'x3'	125D
В	12	Bouteloa Gracillis 'Blonde Ambition' / Blonde Ambition Grama Grass	1	3'x2'	1235D
Total Perennials	181	Perennials from Appendix B: 181 Percentage of	Total: 100% (1		

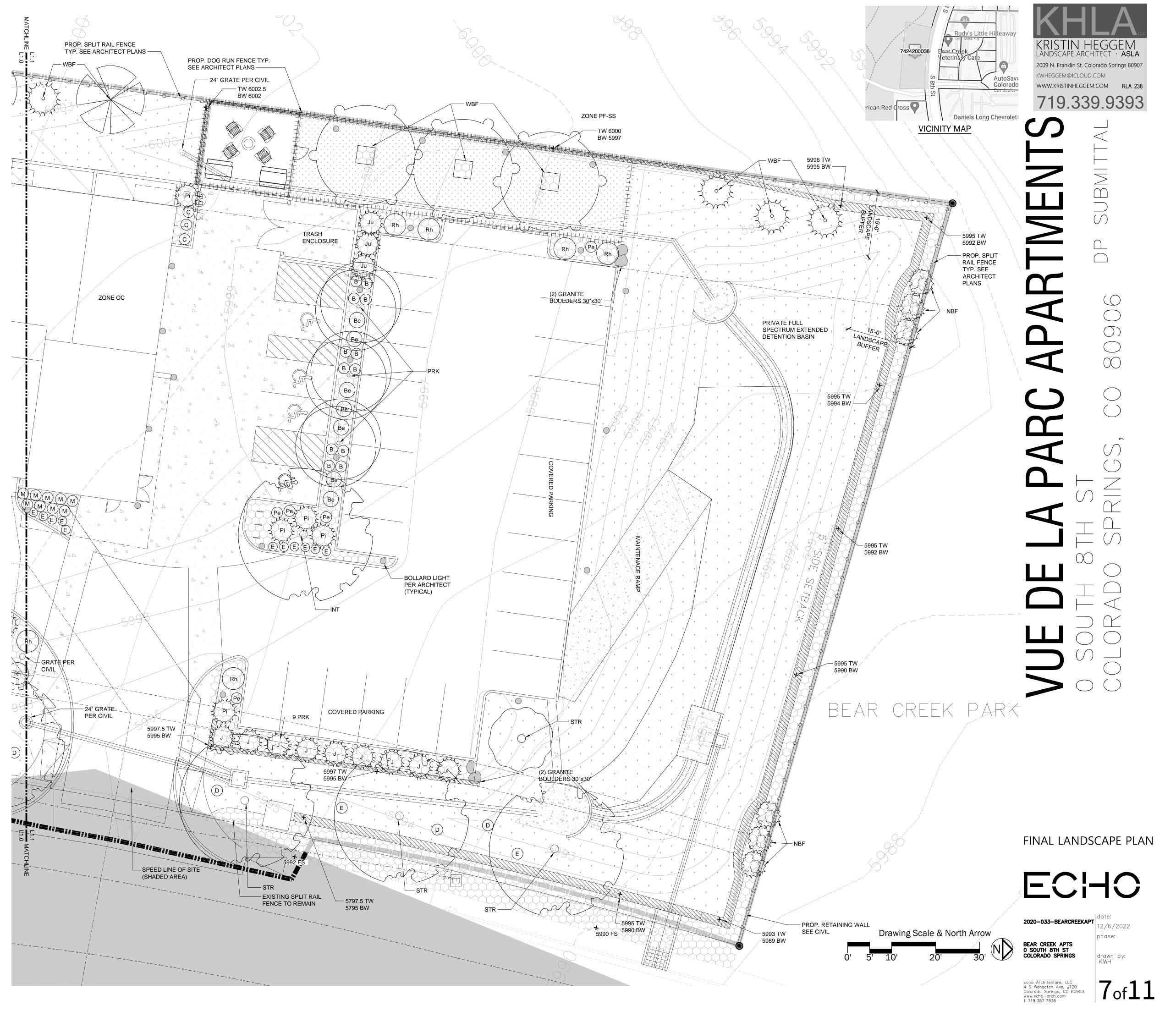
	5300 s.f.	2-4" Brown River Rock	4" Depth over Mirafi weed fabric
	20,290	El Paso County All Purpose Low Grow Mix	Seed (erosion control fabric where necessary) Ins
	s.f.		per city standards. Non- irrigated along east, sout
			and north
			property lines. Irrigated along 8th St.

Groundcover Schedule

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 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

				Pounds PLS						
Common Scientific Name Name		Growth Season / Form	% of Mix	Irrigated broadcast Irrigated hydroseeded	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled	Non-irrigated drilled				
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft				
Buffalograss	Buchloe dactyloides	Warm, sod	25	9.6	4.8	2.4				
Grama, blue	Bouteloua gracilis	Warm, bunch	20	10.8	5.4	2.7				
Grama, sideoats	Bouteloua curtipendula	Warm, bunch	29	5.6	2.8	1.4				
Green needlegrass	Nassella viridula	Cool, bunch	5	3.2	1.6	0.8				
Wheatgrass, western	Pascopyrum smithii	Cool, sod	20	12	6	3				
Dropseed, sand	Sporobolus cryptandrus	Warm, bunch	1	0.8	0.4	0.2				
	,	Seed rate (I	bs PLS/acre)	42	21	10.3				



planting notes

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. LANDSCAPING WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
- 2. PLANT INSTALLATION SHALL BE IN CONFORMANCE WITH APPENDIX H, PLANTING DETAILS AND LANDSCAPE PLICY MANUAL OF THE CITY OF
- 3. SOIL PREPARATION SHALL BE BASED ON SOIL ANALYSIS TO BE DONE BY CONTRACTOR AFTER ROUGH GRADING. A SEPARATE LAB TEST IS REQUIRED FOR EACH TYPE OF PROPOSED LANDSCAPING (IE: SHRUBS, SOD, NATIVE SEED). THE SOIL LAB RESULTS AND RECOMMENDATIONS
- ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY OF COLORADO SPRINGS PRIOR TO INSTALLING ANY LANDSCAPING. 4. ALL UTILITY VAULTS, TRANSFORMERS, POLES, ETC. AND STREET LIGHTS SHALL HAVE A CLEARANCE AROUND THEM PER CSU GUIDELINES.
- HYDRANTS TO HAVE 6' CLEARANCE. 5. PLANT MATERIALS OVER 30" HEIGHT SHALL NOT ENCROACH INTO ANY SIGHT TRIANGLES.
- 6. TREES SHALL NOT BE PLANTED WITHIN 40' OF ANY CORNER ON DOUBLE FRONTAGE LOTS OR WITHIN 5' OF ANY DRIVEWAY.TERRA NOVA
- 7. PLANT SUBSTITUTIONS SHOULD NOT BE REQUIRED AND WILL NOT BE PERMITTED EXCEPT IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED
- IS NOT OBTAINABLE WITHIN A 100 MILE RADIUS OF THE PROJECT. LANDSCAPE ARCHITECT WILL CHARGE CONTRACTOR FOR ANY TIME SPENT SOURCING PLANT MATERIAL. CONTRACTOR IS TO ACCEPT THIS AS PART OF HIS CONTRACT. 8. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN PLANT COUNTS AND AREA TAKE-OFFS. PLANT SYMBOLS TAKE
- PRECEDENCE OVER PLANT QUANTITIES SPECIFIED. 9. IMMEDIATELY UPON AWARD OF THE CONTRACT, THE CONTRACTOR SHALL LOCATE, ORDER AND PURCHASE/HAVE HELD, ALL SPECIFIED
- 10. PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL CONTRACTOR SHALL VERIFY THE AVAILABILITY OF WATER TO THE SITE. 11. AT LEAST ONE PLANT OF EACH SPECIES DELIVERED TO THE SITE WILL HAVE AN IDENTIFICATION TAG FROM THE SUPPLYING NURSERY
- SHOWING COMMON AND BOTANICAL NAMES AND ONE TAG SHALL REMAIN ON EACH SPECIES UNTIL CITY AFFIDAVIT INSPECTION. 12. ALL PLANT MATERIAL SHALL BE WELL-FORMED, DEVELOPED AND IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF
- THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1964-TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE NURSERY ACT) AND AMERICAN STANDARDS OF NURSERY STOCK. 13. PLANTS MAY BE REJECTED AT ANY TIME BY THE OWNER OR LANDSCAPE ARCHITECT DUE TO CONDITION, FORM, DAMAGE OR FAILURE TO
- MEET SPECS ANYTIME BEFORE OR AFTER PLANTING. WILTED PLANT MATERIAL SHALL NOT BE PLANTED. 14. THE CONTRACTOR SHALL IMPORT AND PLACE 4" PER 1000 SQ. FT. OF CLASS 1 COMPOST OVER ALL NEW SHRUB AREAS. ROTOTILL TO A
- DEPTH OF 6" PER DETAIL. PROTECT FROM COMPACTION AND CONSTRUCTION TRAFFIC. 15. PRIOR TO SEEDING, FINE GRADE AND/OR ROLL THE SURFACE TO REMOVE ANY IRREGULARITIES.
- 16. NATIVE GRASS AREAS SHALL BE SEEDED WITH A GRASS MIX AS SPECIFIED. SOIL PREP AND SEEDING METHODS ARE PER CITY OF COLORADO SPRINGS STORMWATER ENTERPRISE CONSTRUCTION MANUAL, SECTION 5, DATED 12/2020. REFER TO SEED MIX TABLE. FERTILIZE AND

SEEDED AREAS ARE TO BE MONITORED FOR WEEDS WEEKLY TO AVOID WEED FLOWER/SEED-HEAD DEVELOPMENT. HAND PULL ALL WEEDS

- 17. TIMING OF SEED APPLICATION SHALL BE PER SUPPLIERS RECOMMENDATIONS (CLIMATE AND ELEVATION RELATED). 18. SEEDED AREAS TO MEET ALL CITY OF COLORADO SPRINGS STANDARDS, KEPT WEED FREE, WITH MAXIMUM 6" DIAMETER BARE SPOTS.
- REMOVING AS MUCH ROOT AS POSSIBLE. NO HERBICIDE USE DURING THE FIRST 2 YEARS AFTER SEEDING. ONLY USE HERBICIDES RECOMMENDED BY SEED SUPPLIER AFTER 2 YEARS. 19. SEEDED AREA SUCCESS CAN NOT BE DETERMINED UNTIL THE END OF THE 2ND GROWING SEASON. FINANCIAL ASSURANCE WILL ONLY BE
- RELEASED AFTER THIS TIME IF ALL CITY SPECIFICATIONS HAVE BEEN MET. 20. SEEDED AREAS ARE INTENDED TO BE UN-MOWED, ALLOWING GRASSES TO GROW FULL HEIGHT TO PROVIDE HABITAT FOR BENEFICIAL
- INSECTS. MOWING SHOULD ONLY BE ALLOWED MAY-SEPTEMBER. TAKE CARE NOT TO MOW INTER-MIXED SHRUBS AND PERENNIALS. 21. MUICH SHALL BE APPLIED TO SEEDED AREAS WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS. MULCHING SHALL NOT BE PERFORMED DURING ADVERSE WEATHER CONDITIONS WHICH WOULD PREVENT UNIFORM DISTRIBUTION. MULCH
- APPLICATION SHALL NOT SERIOUSLY DISTURB THE SEEDED SURFACE. 22. ALL SHRUB AREAS NOTED WITH ROCK MULCH SHALL RECEIVE A 4" LAYER OF SPECIFIED ROCK MULCH OVER MIRAFI WEED FABRIC.
- 23. ALL SHRUB AREAS NOTED WITH BARK MULCH SHALL RECEIVE A 4" LAYER OF GORILLA HAIR MULCH (NO WEED FABRIC). 24. PLANTS SHALL BE PROTECTED AGAINST THEFT, HEAT, SUN WIND, FROST AND PHYSICAL DAMAGE WHILE BEING TRANSPORTED AND HELD AT
- THE SITE. USE ANTI-DESICCANT SPRAY AS NECESSARY. DO NOT STORE PLANTS IN TOTAL DARKNESS MORE THAN ONE DAY. 25. PLANTS SHALL BE ACCLIMATED FOR THE CONDITIONS OF THEIR ULTIMATE USE AND LOCATION
- 26. PLANT ROOT BALL SHALL NOT BE DAMAGED DURING PLANTING PROCESS. B&B ROOT BALLS SHALL BE PROTECTED FROM DRYING BY
- COVERING WITH MULCH AND WATERING AS NECESSARY WHILE AWAITING TO BE PLANTED. 27. ALL ROCK AND DEBRIS SHALL BE REMOVED FROM PLANTING AREAS AND THEN FROM THE SITE IN ACCORDANCE WITH THE FOLLOWING
- CRITERIA: 1"+ IN SEEDED AND SHRUB AREAS, 3"+ IN SLOPE AREAS. 28. CONTRACTOR TO SUBMIT ALL AMENDMENT QUANTITY RECEIPTS TO OWNER FOR APPROVAL AT THE TIME OF AMENDING AND TO THE
- LANDSCAPE ARCHITECT BEFORE AFFIDAVIT INSPECTION. 29. CROWN OF ALL PLANTS SHALL BE SLIGHTLY HIGHER, AFTER SETTLING, THAN ADJACENT SOIL AND MULCH.
- 30. PRUNE PLANTS DURING INSTALLATION TO REMOVE BROKEN BRANCHES OR AS DIRECTED BY LANDSCAPE ARCHITECT. RETAIN THE NATURAL
- HABIT/SHAPE OF THE PLANT. DO NOT PRUNE CENTRAL LEADER. 31. CIRCULAR ROOT SYSTEMS OF CONTAINER STOCK SHALL BE SCARIFIED ON THE SIDES PRIOR TO PLANTING.
- 32. PLANTING PITS FOR TREES AND SHRUBS SHALL BE NO LESS THAN TWICE THE DIAMETER AND THE SAME DEPTH AS THE ROOTBALL, PER
- 33. ALL PLANTS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND THE BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF THE BALL,
- THEN THOROUGHLY SOAK WITH WATER TO ALLOW SETTLEMENT, ALL WIRE, BURLAP FASTENERS AND LOOSE BURLAP AROUND THE BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF THE PIT SHALL THEN BE BACKFILLED ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN 34. CONTRACTOR SHALL FERTILIZE ALL PLANTS AS NECESSARY. WATER IMMEDIATELY AFTER APPLICATION. FERTILIZER CONTAINING IRON SHALL
- BE KEPT OFF ALL HARDSCAPE. PROVIDE OWNER WITH RECEIPTS FOR FERTILIZER TYPE AND QUANTITY USED. 35. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANTED/SEEDED AREAS IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT
- THE INSTALLATION PERIOD. ALL WEEDS SHALL BE DUG OUT BY THE ROOTS AND REMOVED FROM THE SITE.
- 36. TREE TRUNKS SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC LINES AND 10' FROM ANY GAS LINES RATED 150PSI OR GREATER. TREES TRUNKS SHALL BE 15' FROM ANY SEWER OR WATER MAINLINE.
- 37. TREES SHALL NOT BE LOCATED WITHIN ANY UTILITY EASEMENT. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH THE GENERAL CONTRACTOR PRIOR TO PLANTING.
- 38. TREE STAKING/GUYING SHALL BE DONE PER DETAIL AT THE CONTRACTORS DISCRETION, CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREE STABILITY FOR THE LENGTH OF GUARANTEE PERIOD.
- 39. TREE STAKES SHALL BE STRAIGHT GRAINED LODGEPOLE PINE, AND TREE TIES SHALL BE SUPER TREE TIE BY ARTHUR ENTERPRISES OR EQUAL.
- 40. TREES IN SEEDED AREAS SHALL RECEIVE TRUNK PROTECTORS SUCH AS ARBOR GUARD.
- 41. WHERE RABBITS, VOLES OR GOPHERS ARE PRESENT, TREE TRUNKS, AND LOWER SHRUB BRANCHES TO BE PROTECTED WITH 1/2"X1/2 WWM CAGES.
- 42. WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURE WRAPPING AT THE TOP AND BOTTOM WITH MASKING TAPE. IN AREAS WITH DEER, TREE TRUNKS SHALL ALSO BE WRAPPED WITH PROTECTIVE ARBOR TAPE SUCH AS TREE ARMOR PLUS
- 43. THE CONTRACTOR SHALL PERFORM A PERCOLATION TEST FOLLOWING THE ROUGH GRADING TO DETERMINE IF A SUBDRAIN, AUGURED HOLE AND/OR AERATION PIPES ARE REQUIRED. STEPS: 1. IDENTIFY A TYPICAL LOCATION OF A #15 OR LARGER PLANT AND EXCAVATE THE PIT PER DETAIL. 2. FIL THE PIT TO A DEPTH OF 12" WITH WATER, AND MEASURE THE TIE REQUIRED FOR THE WATER TO PERCOLATE INTO THE SOIL, LEAVING THE PIT EMPTY. 3. WITHIN SIX HOURS FROM WHEN THE PIT EMPTIED, FILL THE PIT AGAIN TO A DEPTH OF 12" AND MEASURE THE TIME REQUIRED FOR THE WATER TO PERCOLATE IN TO THE SOIL, LEAVING THE PIT EMPTY. IF IT IS OVER 9 HOURS, A DETERMINATION WILL BEMADE BY THE OWNER AS TO WHETHER OR NOT A DRAINAGE SYSTEM TO EACH #15 AND LARGER SHRUB/TREE WILL BE REQUIRED
- 44. IF AN AUGURED HOLE IS NEEDED, A 12" DIAMETER OR LARGER HOLE SHALL BE AUGURED TO A DEPTH OF 5' BELOW THE BOTTOM OF THE PLANTING PIT, AND FILLED WITH CLEAN COARSE SAND. COVER AND SECURE FILTER FABRIC OVER THE TOP OF THE SAND BEFORE
- INSTALLING THE PLANT IN THE PIT. 45. REMOVE TREE STAKES, GUYS, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER THE COMMENCEMENT OF THE PLANTING
- INSTALLATION. TRUNK WRAP TO REMAIN IN AREAS WITH DEER. 46. AT THE COMPLETION OF LANDSCAPE INSTALLATION, CONTRACTOR IS TO COORDINATE THE AFFIDAVIT INSPECTION BY THE LANDSCAPE ARCHITECT AND OWNER'S REP. ANY PUNCH LIST ITEMS ARE TO BE CORRECTED AT NO EXPENSE TO THE OWNER. ANY PLANTS NOT IN HEALTHY CONDITION DURING THE ONE-YEAR-WARRANTY PERIOD SHALL BE REPLACED IN A TIMELY MANNER, AS PER THE ORIGINAL SPECIFICATION, FREE OF CHARGE TO THE OWNER
- 47. ALL SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 12" INSIDE OF ALL EDGING AND AWAY FROM WALLS AND OTHER PERMANENT
- 48. ALL PLANT LOCATIONS ARE APPROXIMATE: ADJUST LOCATIONS PRIOR TO INSTALLING PLANTS AS NECESSARY TO AVOID CONFLICTS WITH
- UNFORESEEN ELEMENTS OR ELEMENTS ADDED DURING CONSTRUCTION. 49. TREES 1.5" CALIPER AND LARGER ARE TO BE INSTALLED BEFORE IRRIGATION MAINLINES AND LATERAL LINES INSTALLED.

(AT ADDITIONAL EXPENSE TO THE OWNER).

- 1. MAINTENANCE RESPONSIBILITY FOR ALL LANDSCAPED AREAS, FENCES AND WALLS ON SITE TO BE BE THE PROPERTY OWNER.

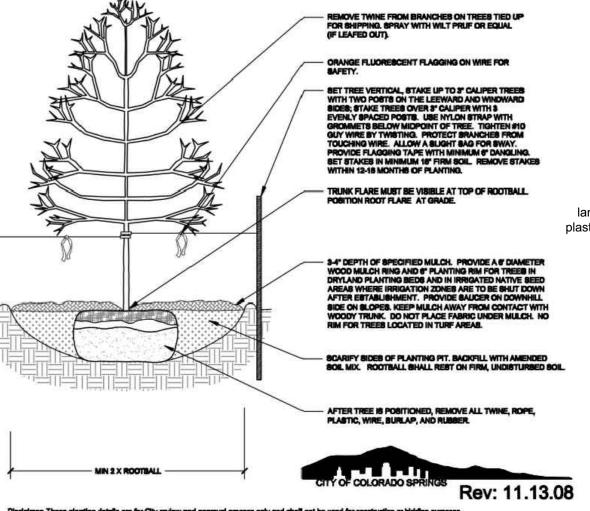
2. MAINTENANCE RESPONSIBILITY FOR ALL STREETSCAPE IMPROVEMENTS AND TREES IN THE CITY ROW TO BE THE ABUTTING PROPERTY

- 3. THE SOIL TYPE FOR THIS SITE IS 95.3% CHASEVILLE GRAVELY SANDY LOAM AND 4.7% GRAVEL PER THE USDA SOIL MAP.
- 4. SOILL PREP AMENDMENTS, TILLING AND ANY NECESSARY DE-COMPACTION OR EXCAVATION WILL BE BASED ON A SOIL SAMPLE TEST TO DONE AFTER ROUGH GRADING BY THE LANDSCAPE CONTRACTOR. SEE PLANTING NOTES FOR MORE INFORMATION.
- 5. CONTRACTOR SHALL VERIFY WITH LANDSCAPE ARCHITECT THAT PLANS ARE CURRENT AND APPROVED.
- 6. WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF COLORADO SPRINGS. 7. THESE PLANS ARE BASED ON IMPROVEMENT PLANS BY TERRA NOVA ENGINEERING, DATED 1-10-22.
- 8. EXISTING GRADES AND SPOT ELEVATIONS ARE BASED ON INFORMATION SHOWN ON PLANS BY TERRA NOVA ENGINEERING. VERIFY EXISTING CONDITIONS IN THE FIELD, REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT AND ALL OTHER PARTIES AND CEASE WORK UNTIL A SOLUTION IS AGREED UPON BY ALL PARTIES.
- 9. KHLA LLC IS NOT RESPONSIBLE FOR ANY DAMAGE TO BUILDING, WALKS, CURBS, WALLS AND/OR SITE DUE TO IMPROPER GRADING AND/OR DRAINAGE.
- 10. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY/REQUIRED PERMITS AND PAY ALL RELATED FEES REQUIRED TO INSTALL THE WORK ON THESE PLANS.
- 11. THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED BY THE STATE OF COLORADO.
- 12. THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF WORK, TO BE APPROVED BY THE OWNER PRIOR TO BEGINNING THE PROJECT. ALL WORK SHALL BE IN ACCORDANCE WITH SAID SCHEDULE. 13. THE CONTRACTOR SHALL CAUSE THE LANDSCAPE ARCHITECT TO BE NOTIFIED PRIOR THE BEGINNING THE WORK, AND SHALL BE
- RESPONSIBLE FOR COORDINATING WITH THE OWNER, LANDSCAPE ARCHITECT, AND OTHER TRADES. 14. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR
- WITHIN THE PLANS PRIOR TO BEGINNING THE WORK. IMMEDIATE NOTIFICATION SHALL BE GIVEN TO THE LANDSCAPE ARCHITECT SHOULD SUCH A CONDITION BE DISCOVERED.
- 15. THE CONTRACTOR SHALL, IMMEDIATELY UPON BEING AWARDED THE CONTRACT, MAKE ANY ARRANGEMENTS NECESSARY TO INSURE THAT ALL MATERIALS, CONNECTIONS, AND SUPPLIES WILL BE AVAILABLE WHEN NEEDED FOR THIS PROJECT. 16. UNIT PRICES FOR ALL IMPROVEMENTS SHALL BE ESTABLISHED AS PART OF THE CONTRACT WITH THE OWNER, PRIOR TO BEGINNING WORK,
- TO ACCOMMODATE ADDITIONS AND DELETIONS OF MATERIAL AND/OR LABOR. 17. SITE OBSERVATIONS BY THE LANDSCAPE ARCHITECT DURING ANY PHASE OF THIS PROJECT DOES NOT RELIEVE THE CONTRACTOR OF HIS
- PRIMARY RESPONSIBILITY TO PERFORM ALL WORK IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND GOVERNING CODES. 18. THE CONTRACTOR SHALL BE CHARGED FOR LANDSCAPE ARCHITECT'S TIME WHEN OBSERVATIONS/AFFIDAVITS ARE CALLED FOR AND IT IS
- FOUND THAT THE WORK IS NOT 100% READY UPON APPOINTMENT OR APPOINTMENT IS NOT KEPT. TIME WILL BE BILLED AT \$100.00 PER HOUR INCLUDING TRANSPORTATION TIME 19. AFFIDAVIT INSPECTIONS SHALL BE REQUESTED ONCE ALL WORK LISTED ON THE LANDSCAPE AFFIDAVIT) IS COMPLETED. PROVIDE LANDSCAPE ARCHITECT WITH COMPLETED AFFIDAVIT FORMS AT TIME OF REQUEST VIA EMAIL. CONTRACTOR'S COMPLETED FORMS WILL BE USED DURING
- THE SITE INSPECTION. IF WORK IS FOUND NOT TO COMPLY WITH SAID AFFIDAVIT, CONTRACTOR WILL BE BILLED AT \$100.00 PER HOUR INCLUDING TRANSPORTATION TIME FOR ALL ADDITIONAL AFFIDAVIT INSPECTIONS. 20. IRRIGATION AFFIDAVIT INSPECTIONS ARE REQUIRED DURING IRRIGATION INSTALLATION AND AT THE COMPLETION OF IRRIGATION
- INSTALLATION. CONTRACTOR IS TO REQUEST INSPECTIONS AT RELEVANT TIMES PER THE AFFIDAVIT FORMS. 21. KHLA LLC IS TO COMPLETE AN INSPECTION AFFIDAVIT BASED ON CITY APPROVED FINAL LANDSCAPE PLAN (OR CONSTRUCTION DRAWINGS BY KHLA LLC). IF AFFIDAVIT IS NOT SUBMITTED, FINANCIAL ASSURANCES ARE HELD FOR 2 YEARS. IN ADDITION, NATIVE SEED AREAS REQUIRE A 2 YEAR ESTABLISHMENT FINANCIAL ASSURANCE.
- 22. THE LANDSCAPE ARCHITECT DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THE LANDSCAPE ARCHITECT DOES NOT DIRECT THE CONTRACTOR'S OPERATIONS, AND IS NOT RESPONSIBLE FOR THE SAFETY OF OTHER PERSONNEL ON THE SITE: THE SAFETY OF OTHERS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD NOTIFY THE OWNER IF HE CONSIDERS ANY OF THE RECOMMENDED ACTIONS PRESENTED HEREIN TO BE LINSAFE. 23. BOULDERS TO BE BROADMOOR BOULDERS OR EQUAL.
- 24. PROVIDE EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE PER
- 25. EROSION CONTROL BLANKET SHALL BE 100% AGRICULTURAL STRAW WITH PHOTODEGRADABLE NETTING ON BOTH SIDES. 26. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MINIMUM FOR 5' MINIMUM), AND FROM ALL LANDSCAPED AREAS ON THE
- 27. FINISH GRADES SHALL BE 1" BELOW CONCRETE PAVING, EDGINGS AND CURBS IN LAWN AREAS; 3" BELOW CONCRETE PAVING, EDGINGS
- AND CURBS IN SHRUB AREAS; AND 6" BELOW FINISH FLOOR ELEVATIONS IN AREAS ADJACENT TO FLOOR SLABS 28. ALL LANDSCAPE EDGING TO BE PERMALOC CLEANLINE XL EDGING, 3/16" THICKNESS, 8" HEIGHT, WITH BLACK FINISH. INSTALL PER MANUFACTURER'S SPECS.

1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE

2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. 3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS. . KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. 5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON

 AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL
 WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
 COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING. 9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



RENNIALS - SIZE AS SPECIFIED IN PLANS. PLANT AT

ORIGINAL NURSERY DEPTH. PROVIDE DRIP EMITTERS AS SPECIFIED IN IRRIGATION PLANS.

SOIL TO BE WELL CULTIVATED TO A MINIMUM DEPTH OF 6"

SET SHRUBS VERTICAL. SHRUB SPACING AS PER PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO B 2" BELOW ADJACENT FINISH GRADE AT EDGE TO HOLD

- 3-4" SPECIFIED ORGANIC MULCH. PROVIDE 6" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. KEEP MULCH AWAY FROM CONTACT WITH

SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL

REMOVE ALL PACKAGING MATERIAL. FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT

FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.

Rev: 11.13.08

SECTION

PLANT TOP OF ROOTBALL AT GRADE.

Rev: 11.13.08

SECTION

3" DEPTH ORGANIC MULCH. WEED BARRIER FABRIC IS NOT

Disclaimer: These planting details are for City review and approval process only and shall not be used for construction or bidding DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE

4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.

ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.

lisclaimer. These planting details are for City review and approval process only and shall not be used for construction or bidding purpo

PERENNIAL/GROUNDCOVER PLANTING DETAIL

. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.

1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

L1.2

2. PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.

3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.

NOT TO SCALE

2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.

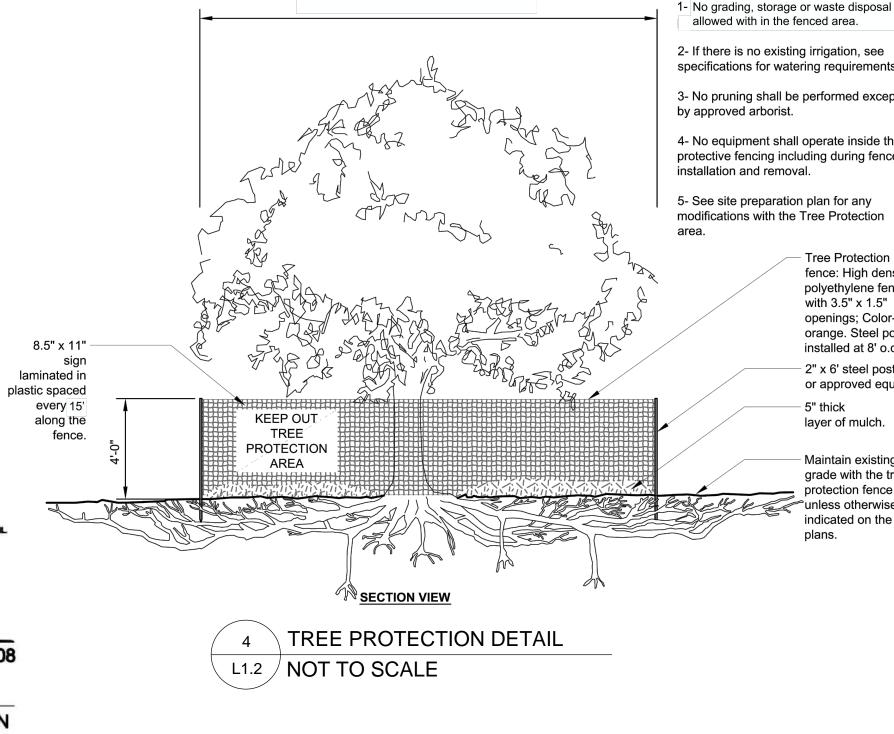
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.

isclaimer: These planting details are for City review and approval pro SHRUB PLANTING DETAIL

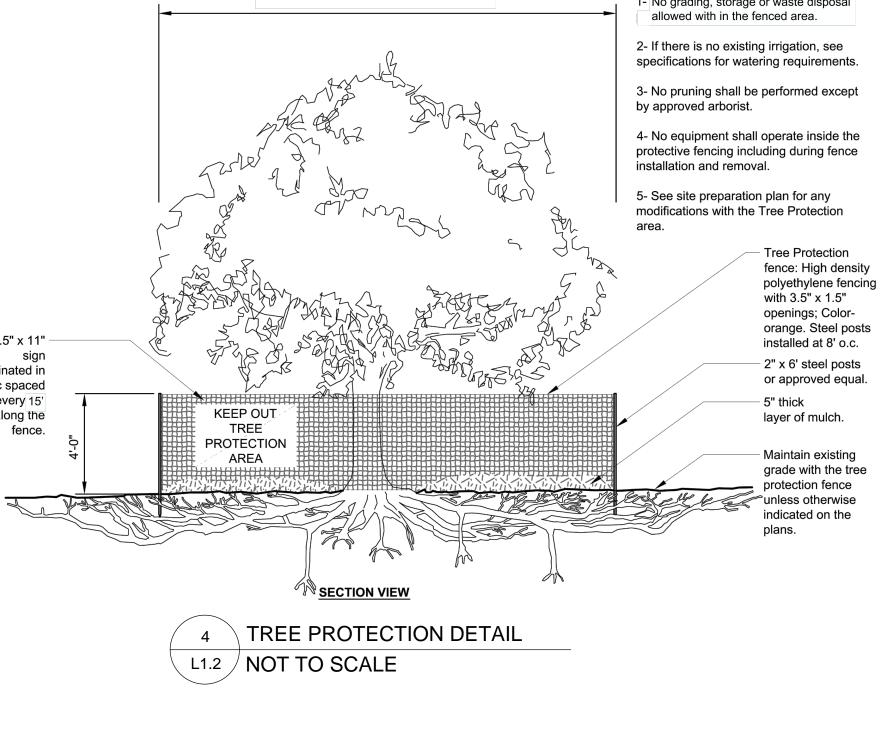
NOT TO SCALE

5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.

SECTION



Crown drip line or other limit of Tree Protection area.



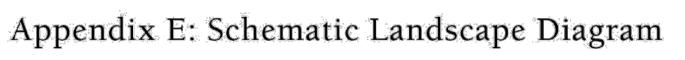


Andscape architect • **asl**a

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WWW.KRISTINHEGGEM.COM RLA 238

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To be submitted in conformance with Policy 311. (See reverse side for example.)

8th Street Apartments Date: March 17, 2021

Climate zone (from Figure 4 of Landscape Policy Manual) - circle one:

Foothills & Plains Foothills Plains **Plant Communities** Hydrozones (supplemental water) - to be labeled by number(s) on diagram: - to be labeled by letter(s) on diagram:

COLORADO SPRINGS LANDSCAPE CODE AND POLICY MANUAL

1 — Semiand Shrublands **2** — Pinon-Juniper Woodlands **3** — Prairie

4 — Lower Elevation Riparian 5 — Foothill Shrublands

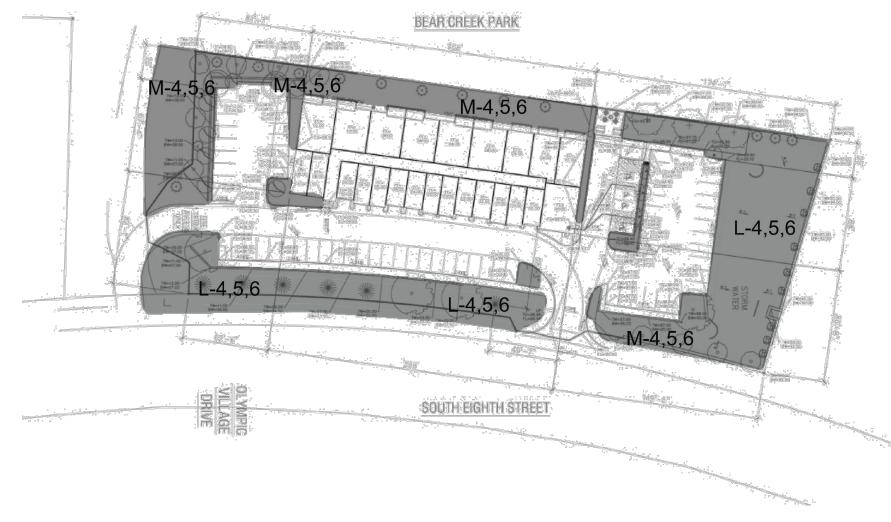
UNIT FOUR

6 — Ponderosa Pine Forest 7 — Upper Elevation Riparian **8** — Douglas-fir Forest

V - Very Low (0 to 7 inches per year) L - Low (7 to 15 inches per year)

M - Moderate (15 to 25 inches per year)

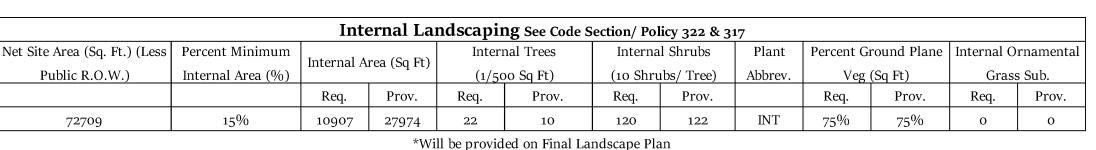
H - High (more than 25 inches per year)



FINAL LANDSCAPE PLAN

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

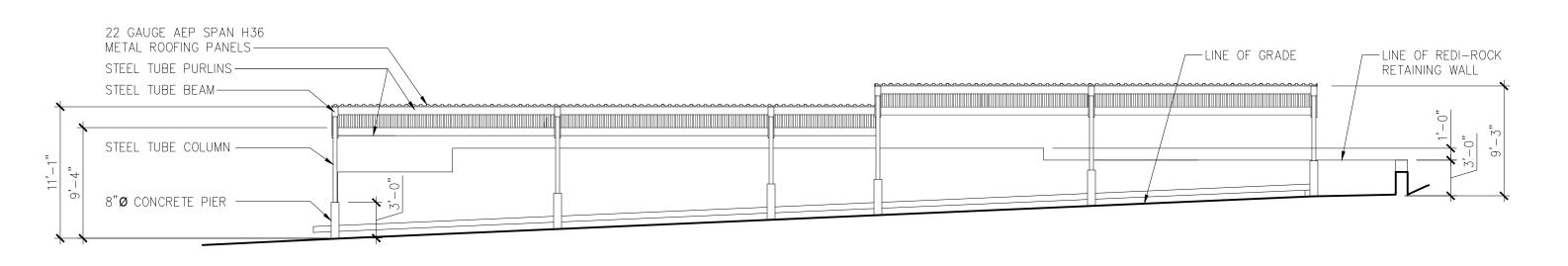
Echo Architecture, LL 4 S Wahsatch Ave, #120 Colorado Springs, CO 8090. www.echo-arch.com t 719.387.7836



Landscape Buffers & Screens See Code Section/ Policy 323 & 317												
	Width (In Feet)		Ruffer Trees		Evergreen	rgreen Trees (50%		Length of 6 Ft. O		Percent	Ground	
Linear Footage		Width (in rect) Bullet frees		er rrees	Min.)			Structure		Plane Veg (Sq Ft)		
	Req.	Prov.	Req.	Prov.	Req.	Prov.	Abbrev.	Req.	Prov.	Req.	Prov.	
175	15	15	9	6**	6	6	NBF	200	200	75%	75%	
463	15	15	24	24	12	12	WBF	215	215	75%	75%	
110	15	15	6	6	3	3	SBF	215	215	75%	75%	
	175 463	Linear Footage Width (Req. 175 15 15 463 15	Linear Footage Width (In Feet) Req. Prov. 175 15 15 463 15 15	Linear Footage Width (In Feet) Buffe Req. Prov. Req. 175 15 15 9 463 15 15 24	Linear Footage Width (In Feet) Buffer Trees Req. Prov. Req. Prov. 175 15 15 9 6** 463 15 15 24 24	Linear Footage Width (In Feet) Buffer Trees Evergreen Req. Prov. Req. Prov. Req. 175 15 15 9 6** 6 463 15 15 24 24 12	Linear Footage Width (In Feet) Buffer Trees Evergreen Trees (50% Min.) Req. Prov. Req. Prov. Req. Prov. 175 15 15 9 6** 6 6 463 15 15 24 24 12 12	Linear Footage Width (In Feet) Buffer Trees Evergreen Trees (50% Min.) Plant Min.) Req. Prov. Req. Prov. Req. Prov. 175 15 15 9 6** 6 6 NBF 463 15 15 24 24 12 12 WBF	Linear Footage Width (In Feet) Buffer Trees Evergreen Trees (50% Min.) Plant Min.) Length of 6 Struck Req. Prov. Prov. Req. Prov. Req. Prov. Prov. Req. Prov. Prov. Req. Prov. Prov. Prov. Req. <t< td=""><td>Linear Footage Evergreen Trees (50% Min.) Length of 6 Ft. Opaque Structure Req. Prov. Req. Prov. Req. Prov. Req. Prov. Req. Prov. 175 15 15 9 $6**$ 6 6 NBF 200 200 463 15 15 24 24 12 12 WBF 215 215</td><td>Linear Footage $\begin{array}{c ccccccccccccccccccccccccccccccccccc$</td></t<>	Linear Footage Evergreen Trees (50% Min.) Length of 6 Ft. Opaque Structure Req. Prov. Req. Prov. Req. Prov. Req. Prov. Req. Prov. 175 15 15 9 $6**$ 6 6 NBF 200 200 463 15 15 24 24 12 12 WBF 215 215	Linear Footage $ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	

			Moto	Vehicle	Lots See Co	de Section/	Policy 321 8	& 317						
Vehicle Lot Frontage	No. of Uncovered	Shade Trees (1/15		Length of	ength of Length of		Plant	Percent Ground		Min. 3' Screening		Evergree	Evergreen Plants	
	Vehicle Spaces	Spa	ices	Screening	O	Length of		Pla	ane	Plants		(50% Min.)		
	Provided	Req.	Prov.	Wall	Frontage	Frontage	Abbrev.	Req.	Prov.	Req.	Prov.	Req.	Prov.	
8th Street	71	5	5	205	215	144	PRK	75%	75%	36	44	18	27	
	T T	C	-la-a-la-a (an Dambl	. Essente es	T at Char)		. 11 0				

			•	5451	c i i ontage	Lot Stit	eciscapes) See Code	section/ Po	olicy 320 & 3	317			
Street Name or Zone	Street Classification	Width (In Feet)	Linear	Feet Per Tree	No. of	f Trees	Plant	Shrub Subs	titutes %25	Ornamen Su		Percent Plane	
Boundary	Street Classification	Req.	Prov.	Footage	Required	Req.	Prov.	Abbrev.	Req.	Prov.	Req.	Prov.	Req.	Prov.
8th Street	Principal Arterial	25	20*	316	20	16	13	STR	30	30	О	О	75%	75%



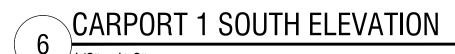
LINE OF REDI-ROCK ----LINE OF REDI-ROCK -22 GAUGE AEP SPAN H36 RETAINING WALL-RETAINING WALL-METAL ROOFING PANELS - STEEL TUBE COLUMN LINE OF GRADE —

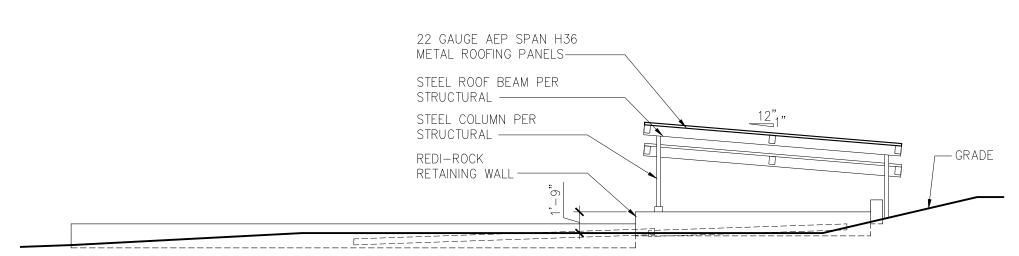
99.5'

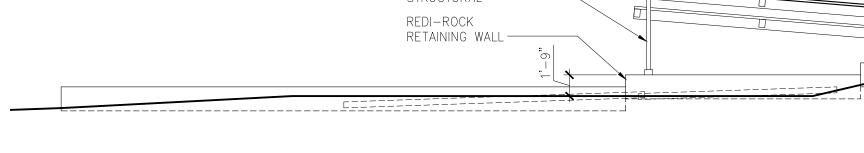
25'-0"

LINE OF REAR SETBACK ----

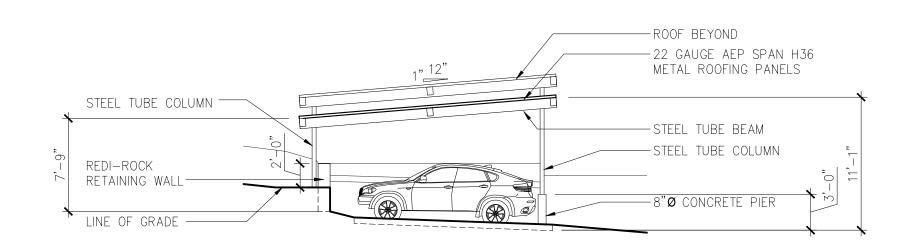
5 CARPORT 1 NORTH ELEVATION



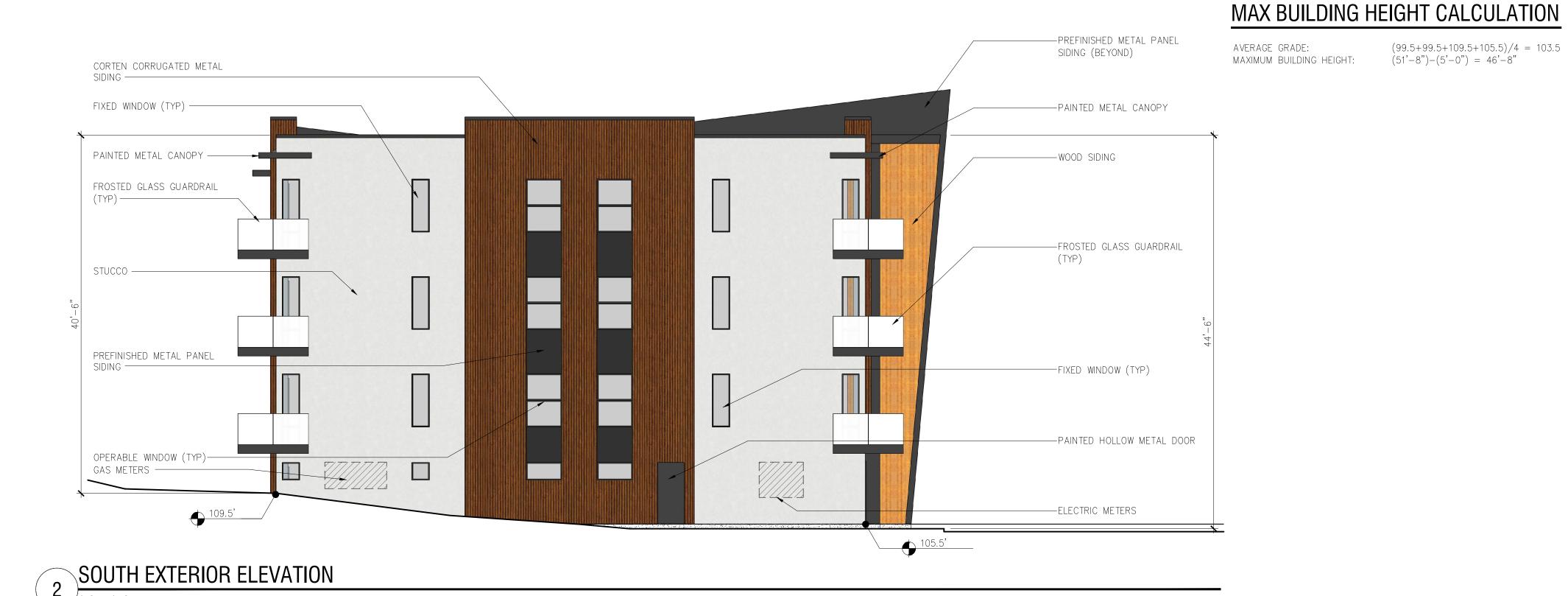




4 CARPORT 1 WEST ELEVATION 1/8"=1'-0"



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





NORTH EXTERIOR ELEVATION

EXTERIOR ELEVATIONS

ECHO

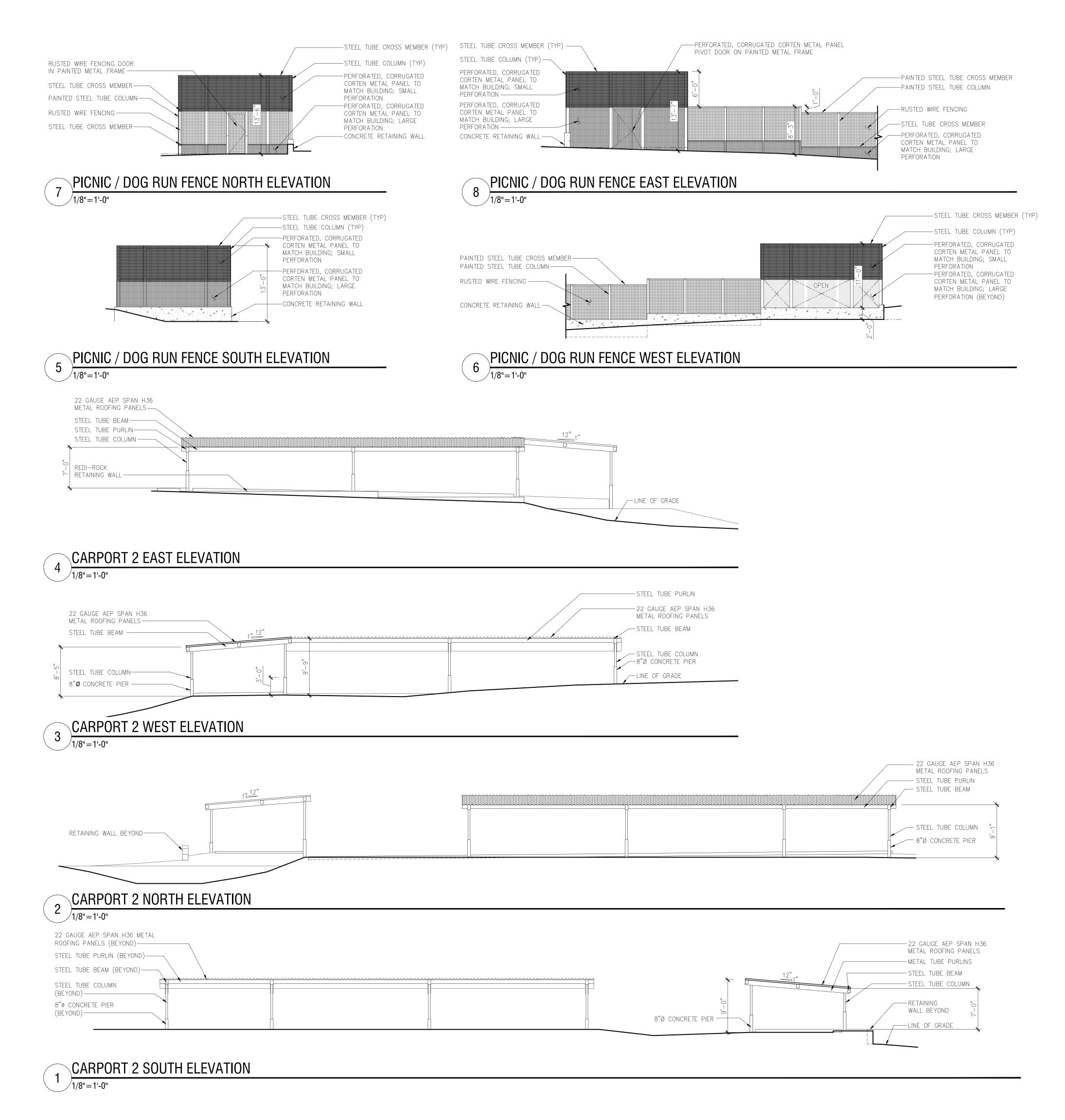
LUR #: AR DP 21-00368

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

Echo Architecture, LLC
4 S Wahsatch Ave, #120
Colorado Springs, CO 80903
www.echo-arch.com
t 719.387.7836

(99.5+99.5+109.5+105.5)/4 = 103.5





MISC. EXTERIOR ELEVATIONS

LUR #: AR DP 21-00368



date:
2021-033-BEARCREEK 12.6.2022
APTS phase:
DEVELOPMENT PLAN DP

0 SOUTH 8TH STREET drawn by: COLORADO SPRINGS

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