

Colorado Springs, CO
Planning and Development

30 S. Nevada Ave., Suite 701
Colorado Springs, CO 80903



Final Report - Corrections Required
Application No. DEPN-22-0222

Description : A new 53 unit apartment complex
Address : 0 8th ST Colorado Springs CO 80905
Record Type : Development Plans
Document Filename : Development Plan Set

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Wesley Wilkerson	Wesley.Wilkerson@coloradosprings.gov	-
Hao Vo	Hao.Vo@coloradosprings.gov	-
Cory Sharp	Cory.Sharp@coloradosprings.gov	-
Joel Dagnillo	Joel.Dagnillo@coloradosprings.gov	-
Daniel Gould	Daniel.Gould@coloradosprings.gov	-

General Comments

Comment ID	Author : Department	Review Comments
26	Hao Vo : City Engineering - SWENT	Info Only: Please contact the Lead Reviewer, Hao Vo (hao.vo@coloradosprings.gov), with any questions. Please provide the DigEPlan review number for reference in all emails.
27	Hao Vo : City Engineering - SWENT	The Final Drainage Report (STM-REV21-0877) was approved on 9/29/2022.
28	Hao Vo : City Engineering - SWENT	Info Only: Construction Plans for the proposed storm sewer larger than 12" will need to be submitted to Engineering Development Review and Stormwater Enterprise for review and approval prior to construction.
29	Hao Vo : City Engineering - SWENT	Info Only: The proposed project disturbs greater than an acre and will therefore require a separate Grading and Erosion Control Plan (GEC) and the City's Stormwater Management Plan (CSWMP). These plans will need to meet the requirements listed in the City's Stormwater Construction Manual (SCM) and should be submitted via ProjectDox to the Stormwater Enterprise for review and approval. Construction details for Planned Infiltration Areas must be included in the final phase of the GEC Plan. Assurances in the amount of the total cost of the temporary construction control measures (CCMs) will be required prior to the approval of the GEC. Once the GEC & CSWMP are approved, then the applicant must apply for a City GEC Permit by completing and submitting the GEC Permit application and paying the associated fee in Accela.

Comment ID	Author : Department	Review Comments
30	Hao Vo : City Engineering - SWENT	Info Only: All submittals to the Stormwater Enterprise (SWENT), Engineering Development Review Division (EDRD) and Traffic, must be submitted online via the new ProjectDox software. Information, including a user manual and the link to the website can be found here: https://coloradosprings.gov/stormwater-enterprise/page/electronic-review-system . Please note that this does not change the Planning department's submittal process in any way.
31	Hao Vo : City Engineering - SWENT	Info Only: The proposed Permanent Control Measure (PCM) will require a separate set of construction plans to be submitted to the Stormwater Enterprise (SWENT) for review and approval. Please contact the SWENT reviewer for a copy of the requirements of this plan. Please note that water quality assurances in the amount of the total cost of the PCM will be required prior to the approval of the construction plans. Plans must be submitted directly to the SWENT reviewer. These plans must be approved and included in the building permit set prior to the issuance of a building permit on the project. These plans must also be approved prior to the Final Phase of the Grading and Erosion Control Plan.
32	Hao Vo : City Engineering - SWENT	Info Only: The proposed Permanent Control Measure (PCM) will require an Inspection and Maintenance (IM) Plan and a Statement of Authority (SOA) to be submitted to the City with the Grading, Erosion and Stormwater Quality Control Plan (GESQCP) submittal. The IM & SOA documents must be finalized prior to approval of the GESQCP. The Maintenance Agreement component of the IM Plan, when finalized, will be recorded with the El Paso County Clerk & Recorder and will require processing fees. For more information go to: https://coloradosprings.gov/public-works/page/operations-and-maintenance-permanent-bmps . Direct additional questions to: Jeanie Duncan at 385-6017 or at Jeanie.duncan@coloradosprings.gov .
33	Hao Vo : City Engineering - SWENT	Info Only: Please be aware that Step 1 of the Four Step Process has changed in the revised (rev. Dec. 2020) DCM Volume 2, and that the new Step 1 requirements are being implemented in two phases—May 1, 2022 for all first submittals, and November 1, 2022 for all approvals. In order to assist engineers with meeting the new Step 1 requirements the Stormwater Enterprise has posted a new Green Infrastructure Manual on its website: https://coloradosprings.gov/sites/default/files/green_infrastructure_manual_03.11.2022.pdf
39	Hao Vo : City Engineering - SWENT	Info Only: DCM, Vol. 1, Ch.13, Sec. 5.13: "A Professional Engineer licensed in the State of Colorado shall perform a structural analysis and design the retaining wall for the various loading conditions the wall may encounter, including the differences in hydrostatic pressure between the front and back of the wall. A drain system should be considered behind the wall to ensure that hydrostatic pressures are equalized as the water level changes in the pond. The wall design and calculations shall be stamped by the professional engineer and submitted to the City as part of the Permanent Control Measure Plan."
51	Wesley Wilkerson : CSPD	<p>Current crime trends in the proposed building location revealed incidents of both property & persons crimes, to include burglary (primarily commercial), trespassing, motor vehicle theft, minor vandalism, theft of property, criminal mischief, & assaults. In addition, this area has a known high-density population of persons experiencing homelessness. Options for consideration at this time:</p> <ul style="list-style-type: none"> -Installation of signage on premises to indicate that the property is for residents/guests only & that trespassing is prohibited per City Ordinance 9.6.102; consider installation near the main vehicle entrances on S. 8th St., proposed picnic/dog run, & especially along the vulnerable open space backing to Bear Creek Park. -Locking or keypad mechanism on community trash enclosure to prevent unauthorized access by persons & wildlife (proximity to Bear Creek Park could invite numerous visits by wildlife & homeless persons looking for items of interest in the trash). -Installation of signage that indicates parking is for residents/guests of the complex only; consider contracting a private property tow company as non-resident visitors to Bear Creek Park might utilize the complex for parking purposes. -Restricted access positive locking mechanisms & anti-pry plates on all exterior doors & entryways, specifically the proposed exterior, ground-level doors & stairway entry/exits; recommend window pinlocks & patio slider Charlie Bars for all patio doors, especially proposed ground-level patio sliders. -Increased lighting around the proposed structure that offers 360-degrees of ambient lighting to deter criminal activity, particularly along the Bear Creek Park approach. -Plans currently indicate standardized bicycle storage options (racks) that provide adequate safeguards against theft;

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		<p>consider installation of signage at/near racks encouraging residents to properly secure a bicycle even for short durations as nearby similar structures have experienced numerous bicycle thefts due to improper/inadequately secured bicycles.</p> <p>-Installation of lockable covers/boxes on all exterior utilities to prevent unauthorized access of utilities (ie., electrical outlets & water faucets).</p> <p>Ofc. W. Wilkerson, Crime Prevention Officer, Gold Hill Division, wesley.wilkerson@coloradosprings.gov</p>

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Author : Department	Review Comments
34	1	Hao Vo : City Engineering - SWENT	FIRM panel number should read 08041C0729G.
35	1	Hao Vo : City Engineering - SWENT	Include the flood zone in the Floodplain Note on the cover sheet (e.g. Zone X).
36	1	Hao Vo : City Engineering - SWENT	Please show and label major drainageways in the vicinity map.
37	1	Hao Vo : City Engineering - SWENT	Include a scale for the vicinity map.
38	1	Hao Vo : City Engineering - SWENT	Title the Development Plan as shown on the Plat.
40	6	Hao Vo : City Engineering - SWENT	This is labeled as a grass lined swale on the Grading Plans, but these plans show rock. Please clarify.
19	1	Joel Dagnillo : City Engineering Dev Review	Geological hazard report will be sent to CGS (Colorado Geological Survey) for review. After they have a chance to comment, the City will determine if report will be approved or needs further review. Thank you.
16	4	Joel Dagnillo : City Engineering Dev Review	Show ped ramps behind crossspan, approximately in these locations
17	4	Joel Dagnillo : City Engineering Dev Review	Label as CITY STD. D-21
18	4	Joel Dagnillo : City Engineering Dev Review	Show curb chase cover extending to property line
2	1	Daniel Gould : Planning	Update sheets 6 thru 8 to read "Final Landscape Plan and Details"
21	1	Cory Sharp : Planning	As previously requested and not addressed, update the legal description language from the final subdivision plat. Leave the to be platted as Vue De La Parc at the end of the description.
22	1	Cory Sharp : Planning	Please remove the description of the access easement. The easement needs to be created by a separate recorded document and the information of the recorded document add to the plan.
23	1	Cory Sharp : Planning	Please update the City File No. DEPN-22-022 on all sheets.
24	2	Cory Sharp : Planning	As previously requested and not addressed, add the "bearings" on the exterior boundary labels.
25	2	Cory Sharp : Planning	Please clearly depict and label the proposed access easement including the record information of the document.
1	6	Daniel Gould : Planning	With the City transitioning to the new Accela system starting August 2022, if a Final Landscape and/or Irrigation Plan are included (or added) with a Development Plan, review fees are now required to be provided during the Development Plan review. Based on this, the invoice for the review fee has been created within the Accela system and is ready for payment. Payment would need to be processed before staff's approval for the project. Staff has provided comments based on the provided Final Landscape Plan.

Comment ID	Page Reference	Author : Department	Review Comments
13	6	Daniel Gould : Planning	add the following after the zoning "Bear Creak Park"
15	6	Daniel Gould : Planning	If any site trash enclosures are planned, show and label on the plans and provide landscaping (fastigiated form) screening around the sides of the proposed trash enclosure (where we have space - 7.4.323.C.5 and H and FLP Check list #30).
7	7	Daniel Gould : Planning	Confirm the total amount of provided trees, staff is getting 65, revise the plans as needed.
8	7	Daniel Gould : Planning	Confirm the total amount of provided shrubs for the site, per the Site Calculation Charts, a total of 152 are needed but only 122 are provided. Revise the plans and plant schedule as needed.
3	8	Daniel Gould : Planning	Add the following notes to this section: "AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT AND BEFORE ANY IRRIGATION CONSTRUCTION."
5	8	Daniel Gould : Planning	With the overall size of the project, the required existing soils analysis report will need be submitted with the Final Landscape Plan or at the latest with the irrigation plan. If the soils report will be submitted with the irrigation plan, update note 3 to read -"The required Soil Analysis Report is required to be submitted and approved with the Irrigation Plan submittal and before any landscape construction. This would include completing the soil sampling and submitting the samples to a soils lab for testing. A separate lab test report and soil preparation recommendations (amendment/fertilizer amounts and application rates) for each type of proposed landscaping (Shrub beds/Sod/Native Seed) will need to be provided to City Staff for review and approval."
6	8	Daniel Gould : Planning	Update note 16 to include minimum amount of soil amendments for the native seed areas (2 CU per 1000 SF) This can be revised based on pending soils report.
9	8	Daniel Gould : Planning	Update this to read " 25' ", you are meeting the required setback for 8th street. See sheet 6.
10	8	Daniel Gould : Planning	update this to read "*** Alternative Compliance requested due to site constraints"
11	8	Daniel Gould : Planning	Include the number of existing trees being used to meet this requirement, example "16/13 (6 existing)"
12	8	Daniel Gould : Planning	Add the following note below the charts "All existing trees being used to meet site landscape requirements shall be replaced if not in a healthy condition"



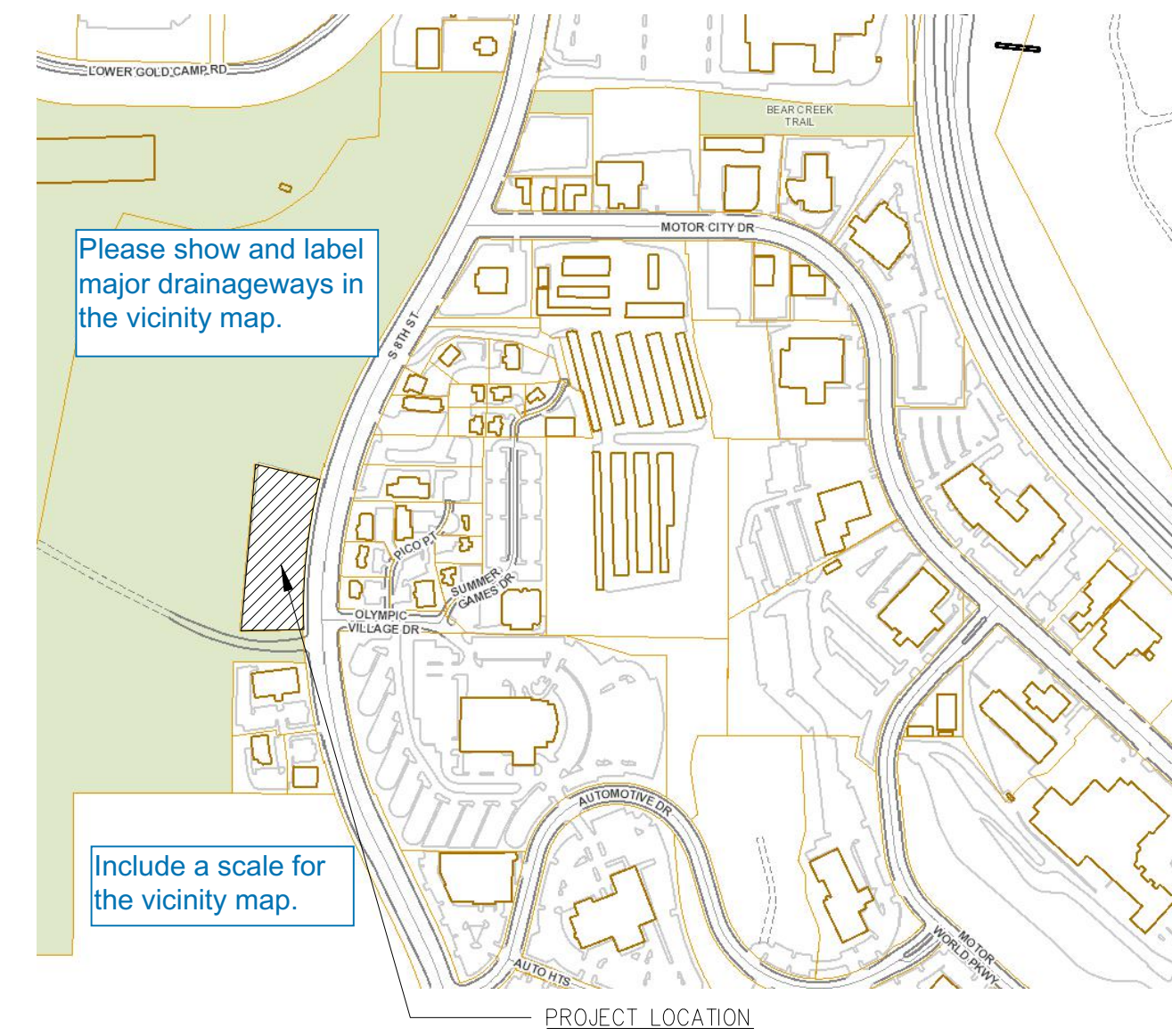
VIEW LOOKING SOUTH WEST



VIEW LOOKING WEST



VIEW LOOKING EAST



VICINITY MAP

FLOODPLAIN NOTE

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

Include the flood zone in the Floodplain Note on the cover sheet (e.g. Zone X).

FIRM panel number should read 08041C0729G.

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

- 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:
 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 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: (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 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
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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

VUE DE LA PARC APARTMENTS

0 SOUTH 8TH ST

COLORADO SPRINGS, CO 80905

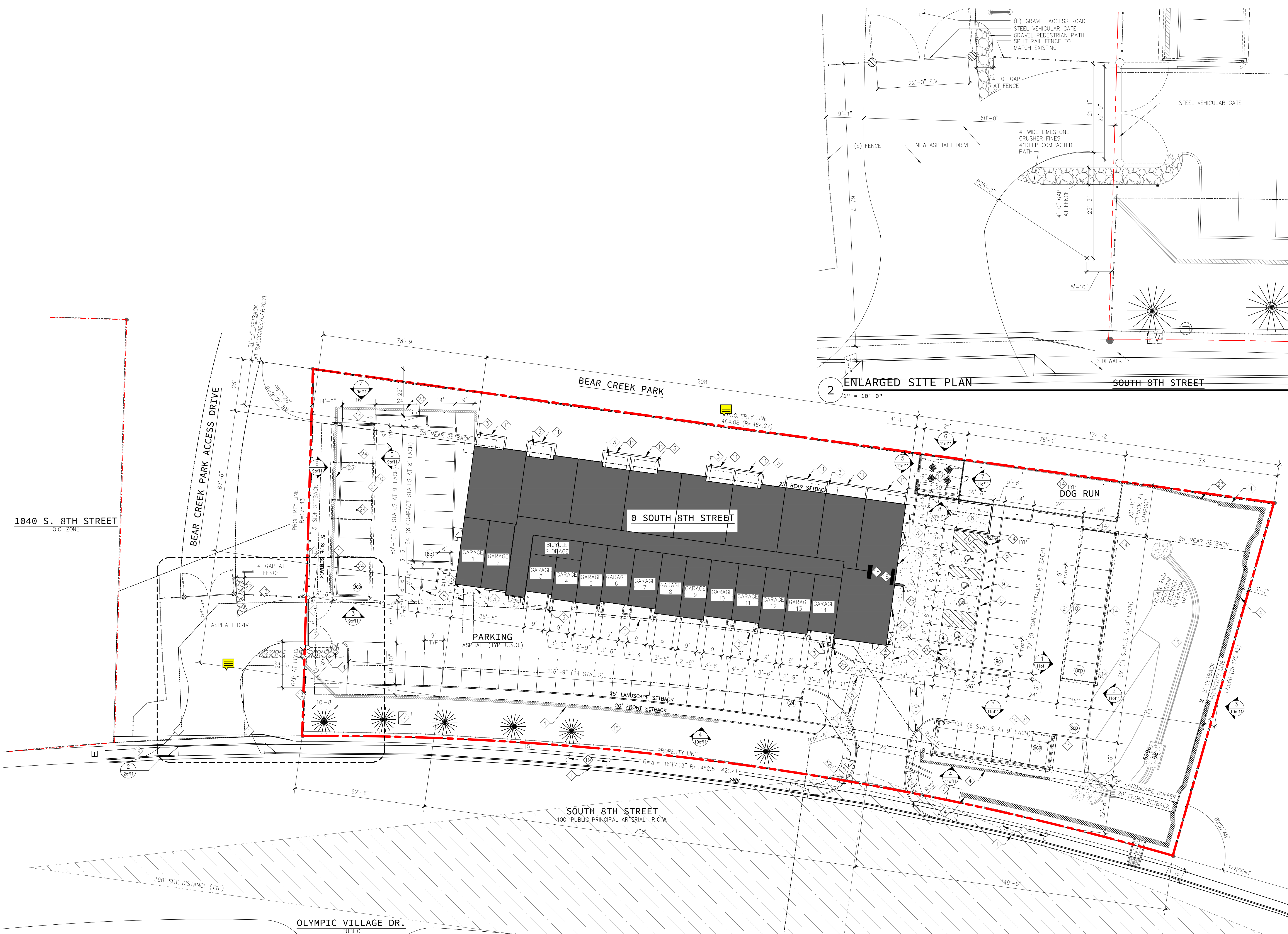
DP SUBMITTAL
12.06.2022

GENREAL INFORMATION



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, #120
 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

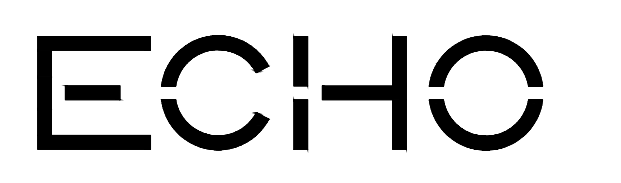
SITE PLAN NOTES

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

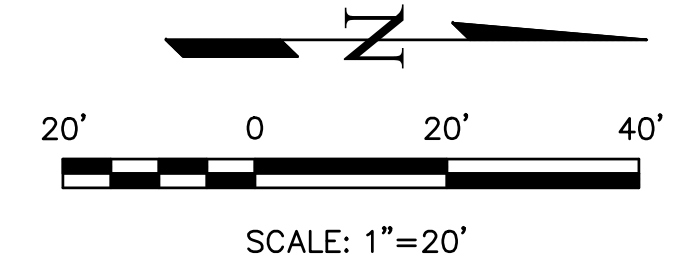
- 1 EXISTING CURB AND GUTTER TO REMAIN
- 2 BUILDING ENTRY
- 3 BALCONY / ROOF ABOVE
- 4 NEW REDI-ROCK RETAINING WALL, RE: CIVIL
- 5 CONCRETE SIDEWALK/CROSSWALK (NEW)
- 6 LOADING ZONE SIGN
- 7 TRANSFORMER
- 8 TRASH ENCLOSURE - SEE ELEVATIONS ON SHEET 3 OF 11
- 9 NEW ADA PARKING SIGN
- 10 LINE OF CARPORT 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

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



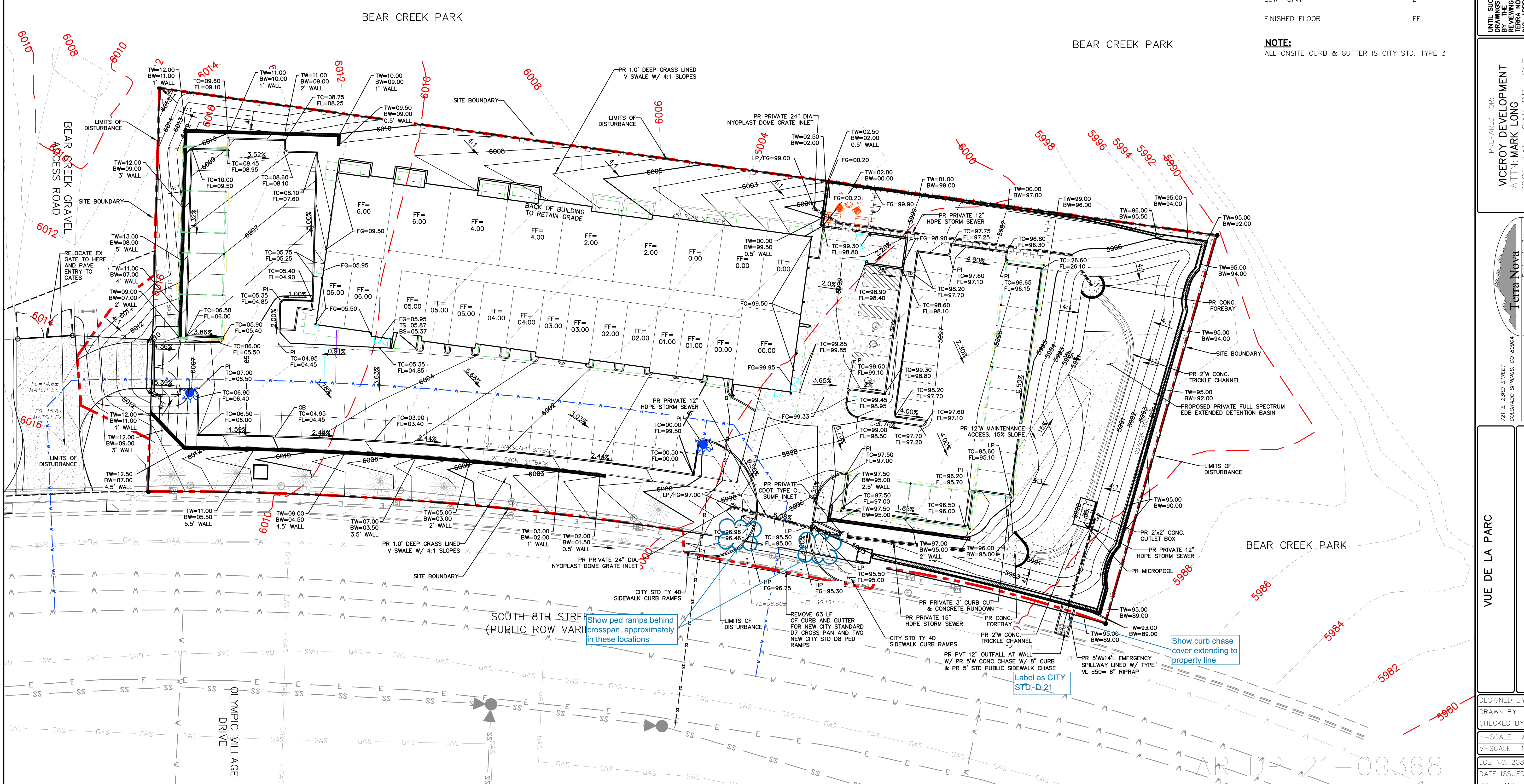
LEGEND

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

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

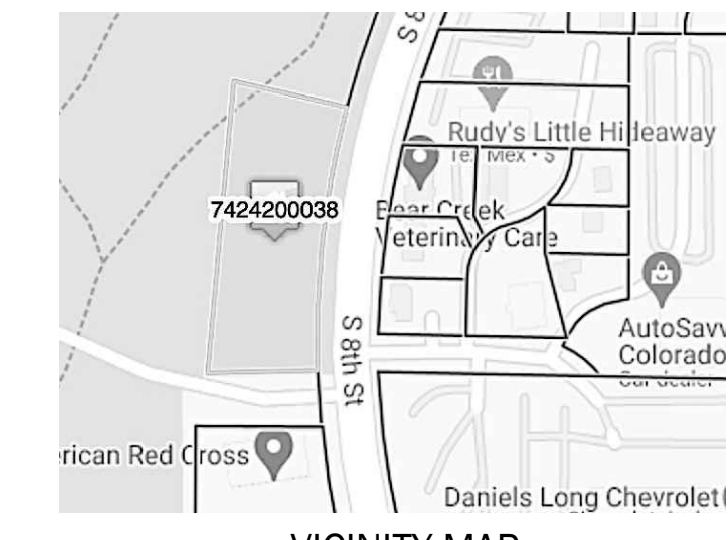
721 S. 2900 STREET
COLORADO SPRINGS, CO 80904
OFFICE: 719-635-6422
FAX: 719-635-6426
www.tneng.com

VUE DE LA PARC
DEVELOPMENT PLAN
PRELIMINARY GRADING

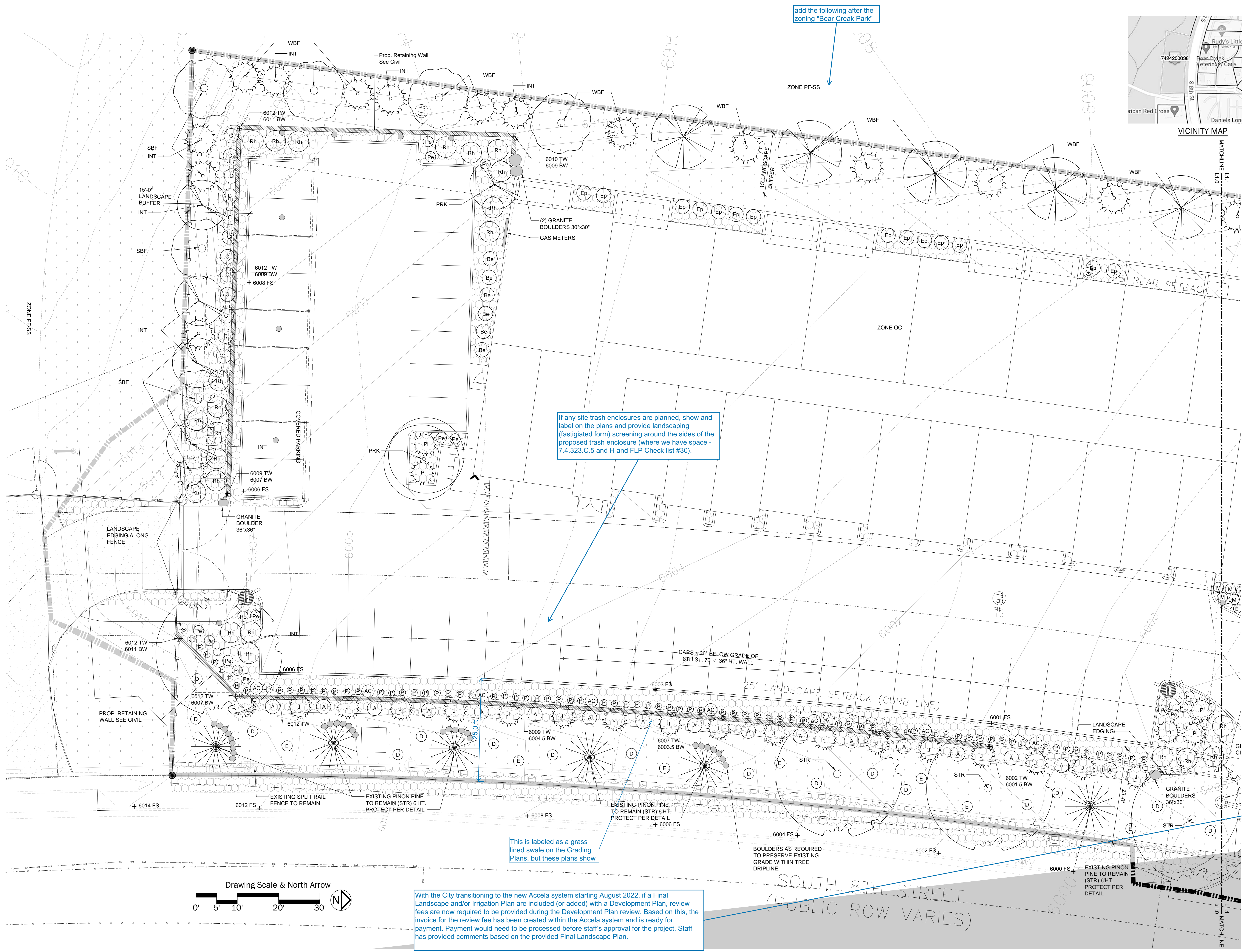
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JOB NO. 2089.00
DATE ISSUED 12/05/22
SHEET NO. 4 OF 11

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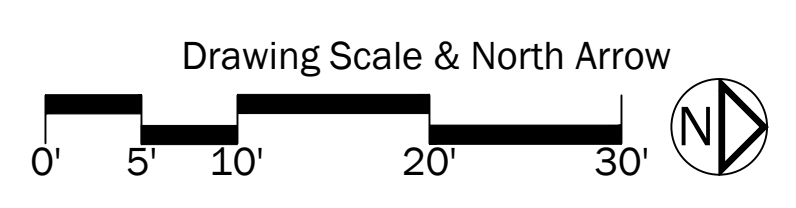


add the following after the zoning "Bear Creek Park"

If any site trash enclosures are planned, show and label on the plans and provide landscaping (fastigiated form) screening around the sides of the proposed trash enclosure (where we have space - 7.4.323.C.5 and H and FLP Check list #30).

This is labeled as a grass lined swale on the Grading Plans, but these plans show

With the City transitioning to the new Accela system starting August 2022, if a Final Landscape and/or Irrigation Plan are included (or added) with a Development Plan, review fees are now required to be provided during the Development Plan review. Based on this, the invoice for the review fee has been created within the Accela system and is ready for payment. Payment would need to be processed before staff's approval for the project. Staff has provided comments based on the provided Final Landscape Plan.



VUE DE LA PARC APARTMENTS

0 SOUTH 8TH ST
 COLORADO SPRINGS, CO 80906

DP SUBMITTAL

FINAL LANDSCAPE PLAN

ECHO

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

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

6 of 11

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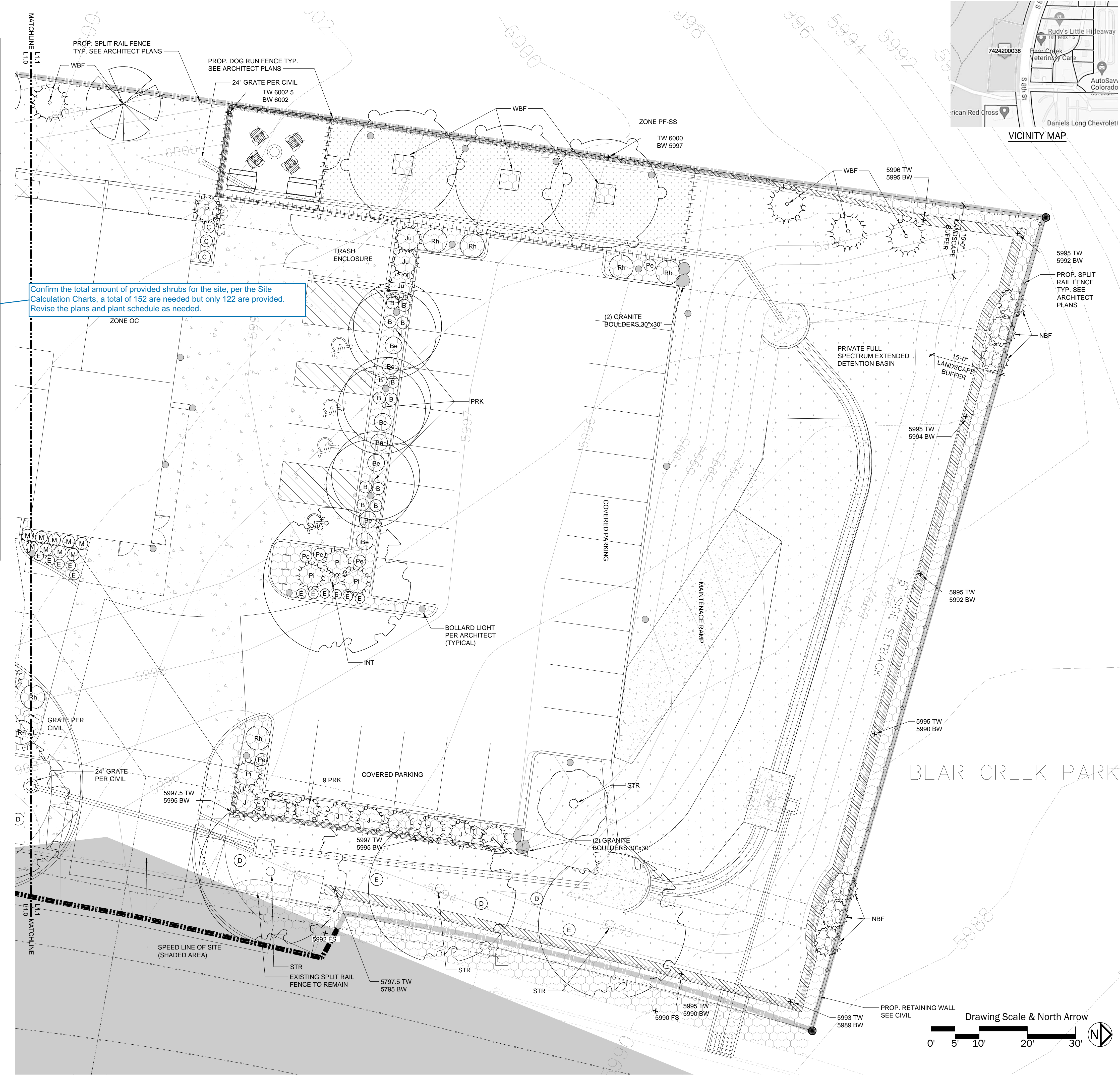
Confirm the total amount of provided trees, staff is getting 65, revise the plans as needed.

Symbol	Qty	Botanical Name / Common Name	Planting Size	Mature Plant size (HxW)	Plant Schedule Key
Deciduous Trees					
○	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 Hawthorn	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
Evergreen Trees					
●	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	42"x42"	235A
Be	13	*Berberis thunbergii 'Admiration' / Admiration Barberry	5	30"x30"	45A
Ep	14	Ephedra equisetina / Bluestem Joint Fir	5	4x3'	D
M	9	*Mahonia repens / Creeping Colorado Holly	5	18"x18"	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	18"x5'	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	1'x4'	123D
D	30	Dalea purpurea / Purple Prairie Clover	1	2x2'	235D
E	21	Epilobium can 'Orange Carpet' / Orange Carpet Hummingbird Trumpet	1	6"x18"	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)					

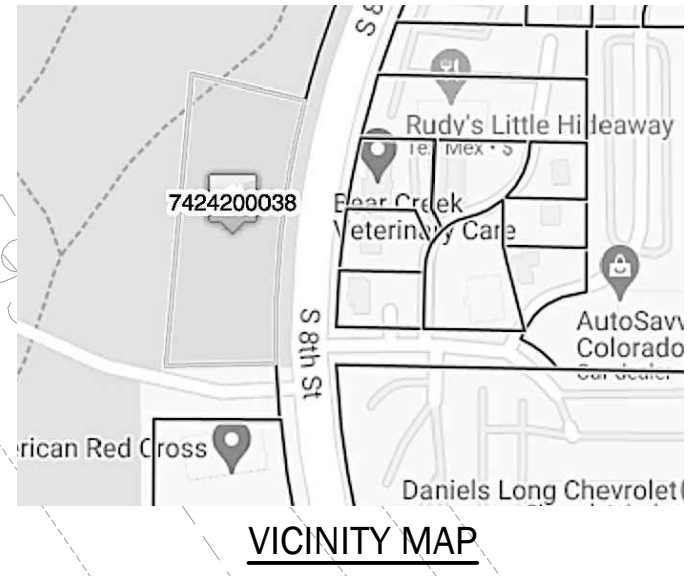
Groundcover Symbol	Qty	Description	Notes
○	5300 s.f.	2-4" Brown River Rock	4" Depth over Mirafi weed fabric
○	20,290 s.f.	El Paso County All Purpose Low Grow Mix	Seed (erosion control fabric where necessary) Install per city standards. Non-irrigated along east, south and north property lines. Irrigated 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



Confirm the total amount of provided shrubs for the site, per the Site Calculation Charts, a total of 152 are needed but only 122 are provided. Revise the plans and plant schedule as needed.



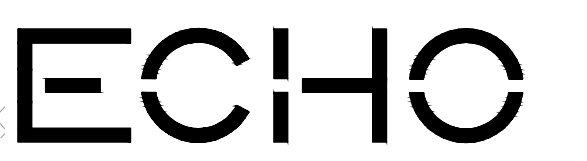
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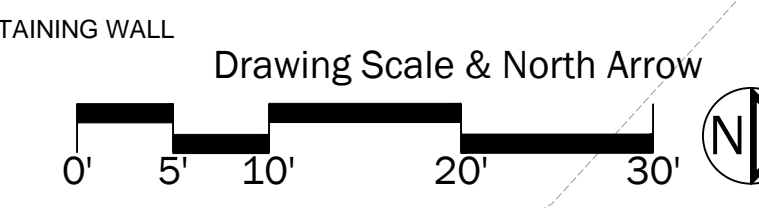
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FINAL LANDSCAPE PLAN



2020-033-BEARCREEKAPT
BEAR CREEK APTS
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date: 12/6/2022
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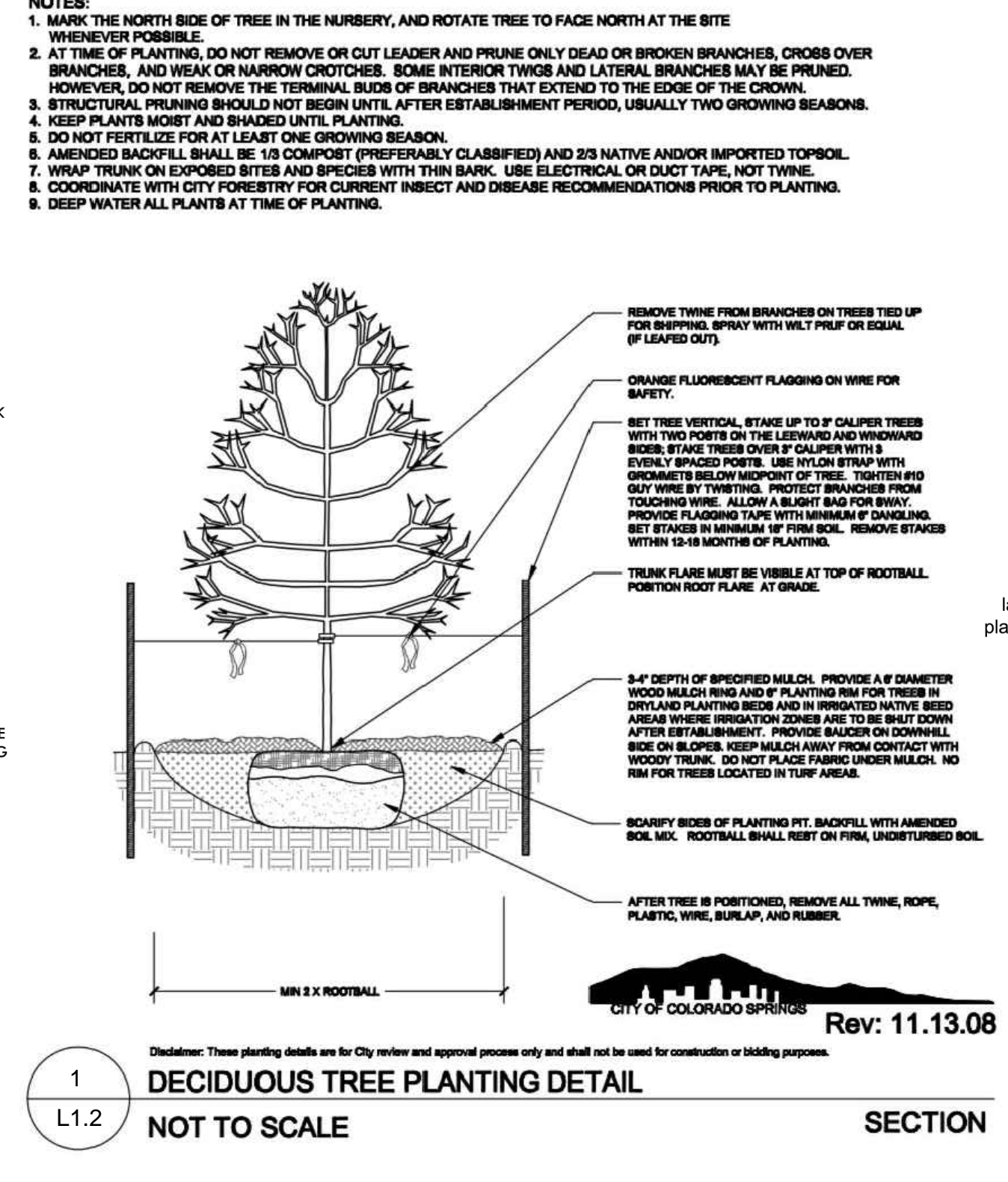
With the overall size of the project, the required existing soils analysis report will be submitted with the Final Landscape Plan or at the latest with the irrigation plan. If the soils report will be submitted with the irrigation plan, update note 3 to read "The required Soil Analysis Report is required to be submitted and approved with the Irrigation Plan submittal and before any landscape construction. This would include completing the soil sampling and submitting the samples to a soils lab for testing. A separate lab test report and soil preparation recommendations (amendment/fertilizer amounts and application rates) for each type of proposed landscaping (Shrub beds/Sod/Native Seed) will need to be provided to City Staff for review and approval."

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.
- PLANT INSTALLATION SHALL BE IN CONFORMANCE WITH APPENDIX F, PLANTING DETAILS AND LANDSCAPE PFLCY MANUAL OF THE CITY OF COLORADO SPRINGS.
- 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, SOG, 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.
- ALL UTILITY VALVES, TRANSFORMERS, POLES, ETC. AND STREET LIGHTS SHALL HAVE A CLEARANCE AROUND THEM PER CSU GUIDELINES. HYDRANTS TO HAVE 6' CLEARANCE.
- PLANT MATERIALS OVER 30" HEIGHT SHALL NOT ENCRUMB INTO ANY SIGHT TRIANGLES.
- TREES SHALL NOT BE PLANTED WITHIN 40' OF ANY CORNER ON DOUBLE FRONTAGE LOTS OR WITHIN 5' OF ANY DRIVEWAY/TERRA NOVA ENGINEERING.
- 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.
- LANDSCAPE CONTRACTOR FOR HIS OWN PLANT COUNTS AND AREA TAKE-OFFS. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED.
- IMMEDIATELY UPON AWARD OF THE CONTRACT, THE CONTRACTOR SHALL LOCATE, ORDER AND PURCHASE/HAVE HELD, ALL SPECIFIED PLANTS.
- PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL, CONTRACTOR SHALL VERIFY THE AVAILABILITY OF WATER TO THE SITE.
- 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.
- 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 WITH 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.
- PLANTS MAY BE REJECTED AT ANY TIME BY THE OWNER OR LANDSCAPE ARCHITECT DUE TO CONDITION, FORM, DAMAGE OR FAILURE TO MEET SPEC'S ANYTIME BEFORE OR AFTER PLANTING. WRITED PLANT MATERIAL SHALL NOT BE PLANTED.
- 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.
- PRIOR TO SEEDING, FINE GRADE AND/OR ROLL THE SURFACE TO REMOVE ANY IRREGULARITIES.
- NATIVE GRASS AREAS SHALL BE SEEDDED WITH A GRASS MIX AS SPECIFIED. SOIL PREP AND SEEDING METHODS ARE PER CITY OF COLORADO SPRINGS STORMWATER MANAGEMENT CONSTRUCTION MANUAL, SECTION 5, DATED 12/2020. REFER TO SEED MIX TABLE. FERTILIZE AND WATER PER SEED SUPPLIER'S RECOMMENDATIONS.
- TIMING OF SEED APPLICATION SHALL BE PER SUPPLIER'S RECOMMENDATIONS (CLIMATE AND ELEVATION RELATED).
- SEEDED AREAS TO MEET ALL CITY OF COLORADO SPRINGS STANDARDS, KEPT WEED FREE, WITH MAXIMUM 6" DIAMETER BARE SPOTS. SEEDED AREAS ARE TO BE MONITORED FOR WEEDS WEEKLY TO AVOID WEED FLOWERS/SEED-HEAD DEVELOPMENT. HAND PULL ALL WEEDS REMOVING AS MUCH ROOT AS POSSIBLE. NO HERBICIDES TO BE USED DURING THE FIRST 2 YEARS AFTER SEEDING. ONLY USE HERBICIDES RECOMMENDED BY SEED SUPPLIER AFTER 2 YEARS.
- SEEDING AREAS SUCCESS, CAN NOT BE DETERMINED UNTIL THE END OF THE 2ND GROWING SEASON. FINANCIAL ASSISTANCE WILL ONLY BE RELEASED AFTER THIS TIME.
- 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.
- MULCH 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 SEEDS SURFACE.
- ALL SHRUB AREAS NOTED WITH ROCK MULCH SHALL RECEIVE A 4" LAYER OF SPECIFIED ROCK MULCH OVER MIRAFI WEED FABRIC.
- ALL SHRUB AREAS NOTED WITH BARK MULCH SHALL RECEIVE A 4" LAYER OF GORILLA HAIR MULCH (NO WEED FABRIC).
- PLANTS SHALL BE PROTECTED AGAINST THEFT, HEAT, 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.
- PLANTS SHALL BE ACCUMULATED FOR THE CONDITIONS OF THEIR ULTIMATE USE AND LOCATION.
- PLANT ROOT BALL SHALL NOT BE DAMAGED DURING PLANTING PROCESS. 888 ROOT BALLS SHALL BE PROTECTED FROM DRYING BY COVERING WITH MULCH AND WATERING AS NECESSARY WHILE AWAITING TO BE PLANTED.
- 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.
- CONTRACTOR TO SUBMIT ALL AMENDMENT QUANTITY RECEIPTS TO OWNER FOR APPROVAL AT THE TIME OF AMENDING AND TO THE LANDSCAPE ARCHITECT BEFORE AFFIDAVIT INSPECTION.
- CROWN OF ALL PLANTS SHALL BE SLIGHTLY HIGHER, AFTER SETTLING, THAN ADJACENT SOIL AND MULCH.
- 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.
- CIRCULAR ROOT SYSTEMS OF CONTAINER STOCK SHALL BE SCARIFIED ON THE SIDES PRIOR TO PLANTING.
- PLANTING PITS FOR TREES AND SHRUBS SHALL BE NO LESS THAN TWICE THE DIAMETER AND THE SAME DEPTH AS THE ROOTBALL, PER DETAIL.
- 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, BURGLAR PASTERS AND LOOSE BURGLAR 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.
- CONTRACTOR SHALL FERTILIZE ALL PLANTS AS NECESSARY. WATER IMMEDIATELY AFTER APPLICATION. FERTILIZER CONTAINING IRON SHALL BE KEPT OFF ALL HARDSCAPE. PROVIDE OWNER WITH RECIPTS FOR FERTILIZER TYPE AND QUANTITY USED.
- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANTS/SEEDS AREAS IN A WEED AND DEBRIS FREE CONDITION THROUGHOUT THE INSTALLATION PERIOD. ALL WEEDS SHALL BE CUT BY THE ROOTS AND REMOVED FROM THE SITE.
- 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.
- 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.
- TREE STAKING/GUYS SHALL BE DONE PER DETAIL AT THE CONTRACTOR'S DISCRETION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE TREE STABILITY FOR THE LENGTH OF GUARANTEE PERIOD.
- TREE STAKES SHALL BE STRAIGHT GRAINED LOG/SPOLE PINE, AND TREE TIES SHALL BE SUPER TREE TIE BY ARTHUR ENTERPRISES OR EQUAL. TREES IN SEEDED AREAS SHALL RECEIVE TRUNK PROTECTION.
- WHERE RABBITS, VOLES OR GOPHERS ARE PRESENT, TREE TRUNKS, AND LOWER SHRUB BRANCHES TO BE PROTECTED WITH 1/2"x1/2" WWM CAGES.
- WRAP ALL TREE TRUNKS SPIRALLY WITH APPROVED WRAPPING MATERIAL FROM GROUND TO THE FIRST BRANCH. SECURE WRAPPING AT THE TOP AND BOTTOM WITH HASPING TAPE. IN AREAS WITH DEER, TREE TRUNKS SHALL ALSO BE WRAPPED WITH PROTECTIVE ARBOR TAPE SUCH AS TREE ARMOR PLUS.
- THE CONTRACTOR SHALL PERFORM A PERCOLATION TEST FOLLOWING THE ROUGH GRADING TO DETERMINE IF A SUBDRAIN, AUGURED HOLE AND/OR AERATION PILES ARE REQUIRED. STEPS: 1. IDENTIFY A TYPICAL LOCATION OF A #10 OR LARGER PLANT AND EXCAVATE THE PIT PER DETAIL. 2. FILL THE PIT TO A DEPTH OF 12" WITH WATER, AND MEASURE THE TIME REQUIRED FOR THE WATER TO PERCOLATE INTO THE SOIL, LEAVING THE PIT EMPTY. 3. WITHIN SIX HOURS FROM WHEN THE PIT IS EMPTIED, FILL THE PIT AGAIN TO A DEPTH OF 12" AND MEASURE THE TIME REQUIRED FOR THE WATER TO PERCOLATE INTO THE SOIL, LEAVING THE PIT EMPTY. IF IT IS OVER 9 HOURS, A DETERMINATION WILL BE MADE BY THE OWNER AS TO WHETHER OR NOT A DRAINAGE SYSTEM TO EACH #10 AND LARGER SHRUB/TREE WILL BE REQUIRED (AT ADDITIONAL EXPENSE TO THE OWNER).
- 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.
- 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.
- 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.
- ALL SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 12" INSIDE OF ALL EDGING AND AWAY FROM WALLS AND OTHER PERMANENT STRUCTURES.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST LOCATIONS PRIOR TO INSTALLING PLANTS AS NECESSARY TO AVOID CONFLICTS WITH UNFORESEEN ELEMENTS OR ELEMENTS ADDED DURING CONSTRUCTION.
- TREES 1.5" CALIPER AND LARGER ARE TO BE INSTALLED BEFORE IRRIGATION MAINLINES AND LATERAL LINES INSTALLED.

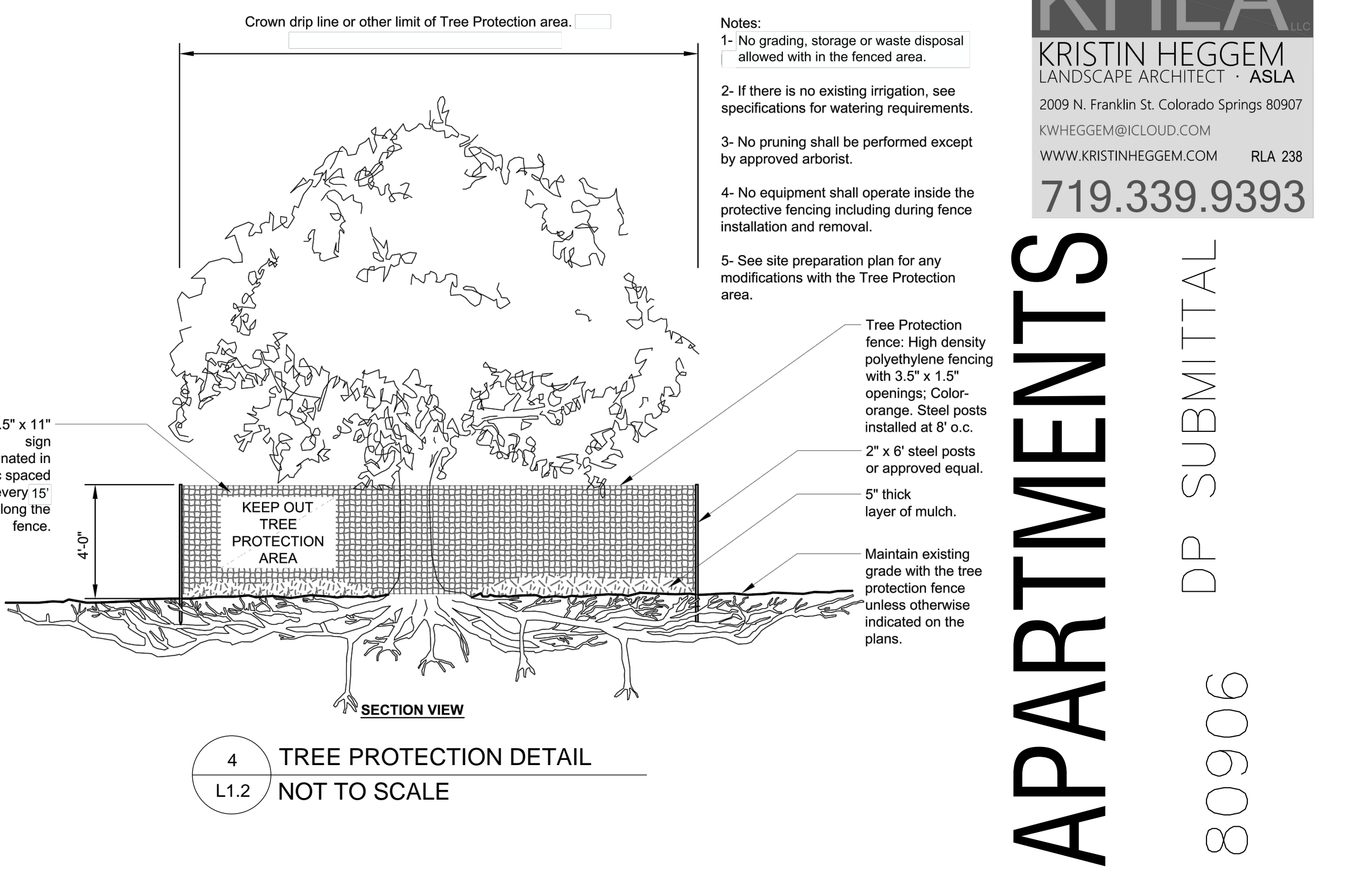
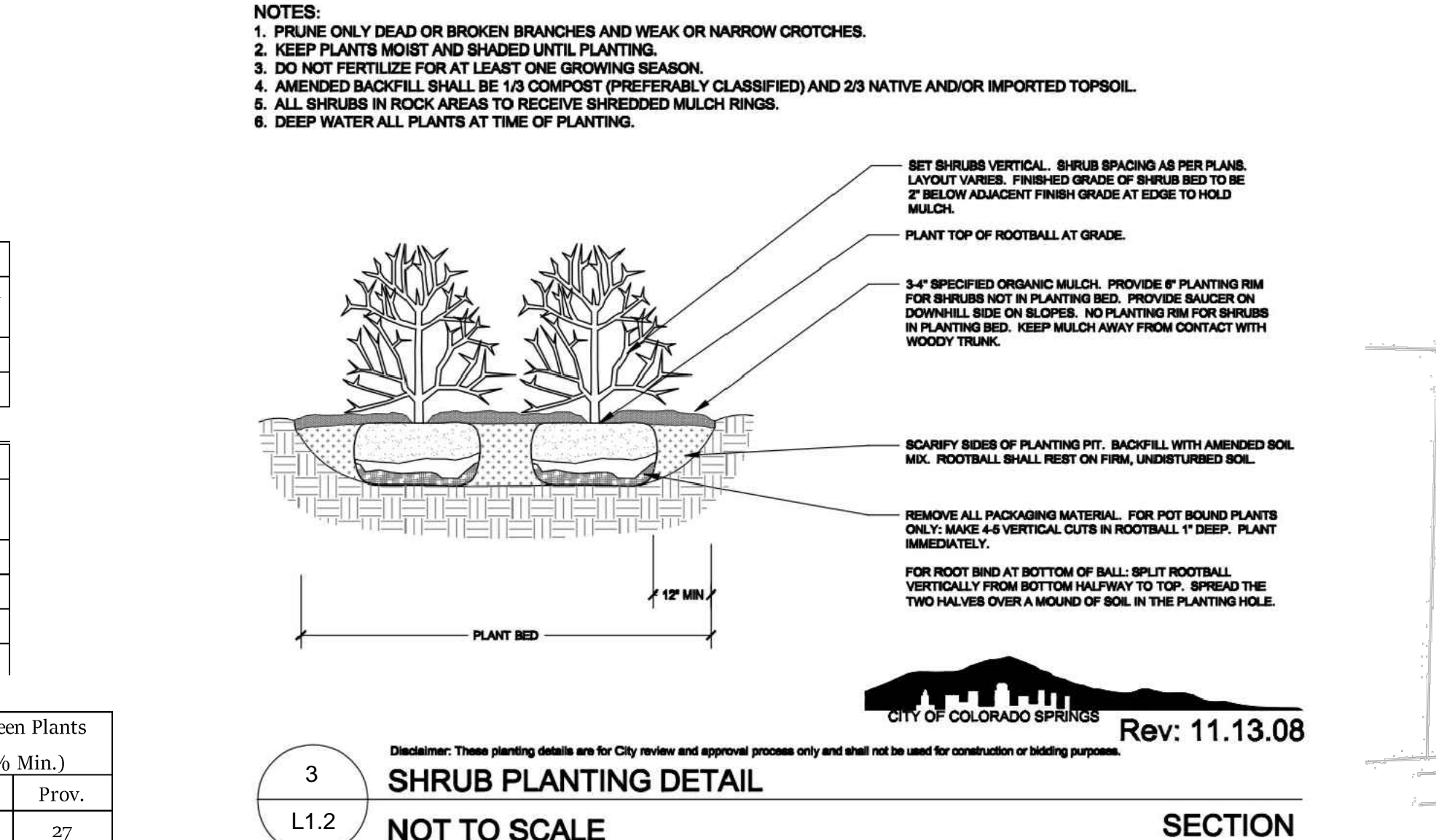
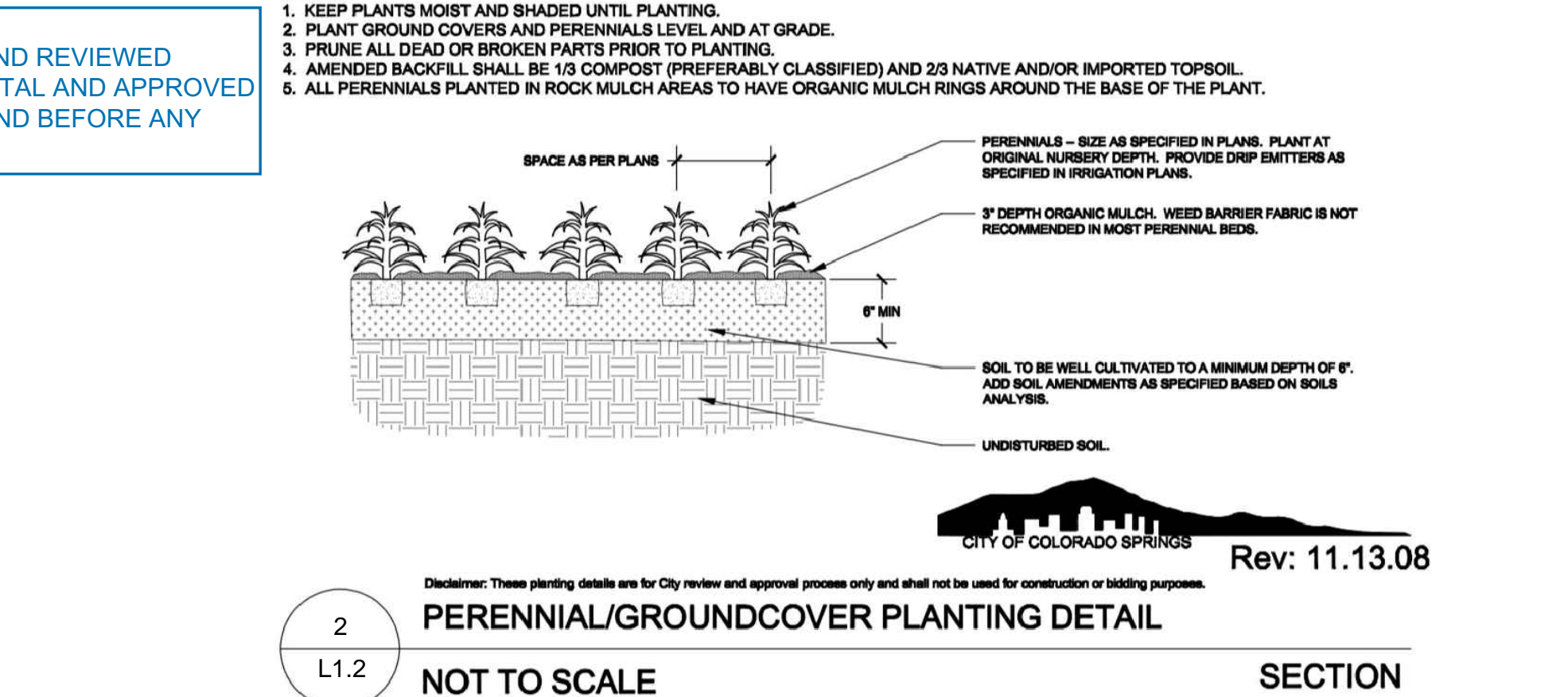
general notes

- MAINTENANCE RESPONSIBILITY FOR ALL LANDSCAPED AREAS, FENCES AND WALLS ON SITE TO BE THE PROPERTY OWNER.
- MAINTENANCE RESPONSIBILITY FOR ALL STREETScape IMPROVEMENTS AND TREES IN THE CITY ROW TO BE THE ABUTTING PROPERTY OWNER.
- THE SOIL TYPE FOR THIS SITE IS 95.3% CHASEVILLE GRAVELLY SANDY LOAM AND 4.7% GRAVEL PER THE USDA SOIL MAP.
- SOIL PREP AMENDMENTS, TILLING AND ANY NECESSARY DE-COMPACTION OR EXCAVATION WILL BE BASED ON A SOIL SAMPLE TEST TO BE DONE AFTER ROUGH GRADING BY THE LANDSCAPE CONTRACTOR. SEE PLANTING NOTES FOR MORE INFORMATION.
- CONTRACTOR SHALL VERIFY WITH LANDSCAPE ARCHITECT THAT PLANS ARE CURRENT AND APPROVED.
- WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF COLORADO SPRINGS.
- THESE PLANS ARE BASED ON IMPROVEMENT PLANS BY TERRA NOVA ENGINEERING, DATED 1-10-22.
- 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.
- KHLA LLC IS NOT RESPONSIBLE FOR ANY DAMAGE TO BUILDING, WALKS, CURBS, WALLS AND/OR SITE DUE TO IMPROPER GRADING AND/OR DRAINAGE.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY/REQUIRED PERMITS AND PAY ALL RELATED FEES REQUIRED TO INSTALL THE WORK ON THESE PLANS.
- THE CONTRACTOR SHALL BE APPROPRIATELY LICENSED BY THE STATE OF COLORADO.
- 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.
- THE CONTRACTOR SHALL CAUSE THE LANDSCAPE ARCHITECT TO BE NOTIFIED PRIOR TO THE BEGINNING OF THE WORK, AND SHALL BE RESPONSIBLE FOR COORDINATING WITH THE OWNER, LANDSCAPE ARCHITECT, AND OTHER TRADES.
- THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY ERRORS, OMISSIONS OR DISCREPANCIES IN EXISTING CONDITIONS OR CONDITIONS OF THE PROJECT PRIOR TO BEGINNING THE WORK. IMMEDIATE NOTIFICATION SHALL BE GIVEN TO THE LANDSCAPE ARCHITECT SHOULD SUCH A CONDITION BE DISCOVERED.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 UNSAFE.
- BOULDERS TO BE BROADMORPH BOULDERS OR EQUAL.
- PROVIDE EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE PER MANUFACTURER'S RECOMMENDATIONS.
- EROSION CONTROL BLANKET SHALL BE 100% AGRICULTURAL STRAW WITH PHOTODEGRADABLE NETTING ON BOTH SIDES.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MINIMUM FOR 5' MINIMUM), AND FROM ALL LANDSCAPED AREAS ON THE SITE.
- 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.
- ALL LANDSCAPE EDGING TO BE PERMALOC CLEANLINE XL EDGING, 3/16" THICKNESS, 8" HEIGHT, WITH BLACK FINISH. INSTALL PER MANUFACTURER'S SPEC'S.



Add the following notes to this section:
AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT AND BEFORE ANY IRRIGATION CONSTRUCTION.

Update note 16 to include minimum amount of soil amendments for the native seed areas (2 CU per 1000 SF) This can be revised based on pending soils report.



UNIT FOUR A P P E N D I X E

Appendix E: Schematic Landscape Diagram

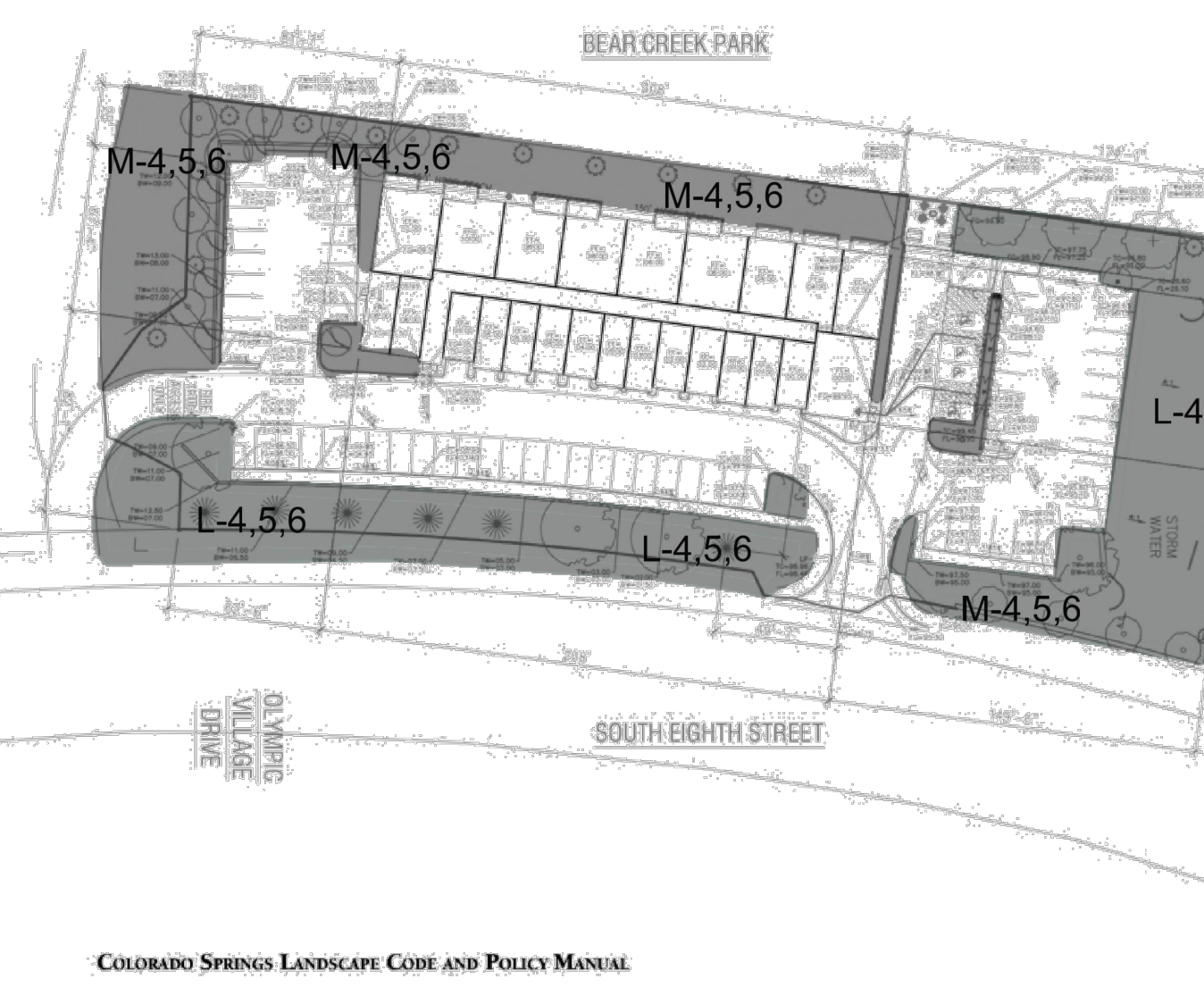
To be submitted in conformance with Policy 311. (See reverse side for example.)

Name of project: **8th Street Apartments** Date: **March 17, 2021**

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

Plant Communities - to be labeled by number(s) on diagram:
 1 - Semiarid Shrublands
 2 - Pinon-Juniper Woodlands
 3 - Prairie
 4 - Lower Elevation Riparian
 5 - Foothill Shrublands
 6 - Ponderosa Pine Forest
 7 - Upper Elevation Riparian
 8 - Douglas-fir Forest

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



Internal Landscaping See Code Section/ Policy 322 & 317														
Net Site Area (Sq. Ft.) (Less Public R.O.W.)	Percent Minimum Internal Area (%)		Internal Trees		Internal Shrubs		Plant Abbrev.	Percent Ground Plane Veg (Sq Ft)		Internal Ornamental Grass Sub.				
	Req.	Prov.	Req.	Prov.	Req.	Prov.		Req.	Prov.	Req.	Prov.			
72709	15%	10907	27974	22	10	120	122	INT	75%	75%	0	0		
*Will be provided on Final Landscape Plan														
Landscape Buffers & Screens See Code Section/ Policy 323 & 317														
Property Line	Linear Footage	Width (In Feet)		Buffer Trees		Plant Abbrev.	Length of 6 Ft. Opaque Structure		Percent Ground Plane Veg (Sq Ft)					
		Req.	Prov.	Req.	Prov.		Req.	Prov.	Req.	Prov.				
Northern	175	15	15	9	6**	6	6	NBF	200	200	75%	75%		
Western	463	15	15	24	24	12	12	WBF	215	215	75%	75%		
Southern	110	15	15	6	6	3	3	SBF	215	215	75%	75%		
Motor Vehicle Lots See Code Section/ Policy 321 & 317														
Vehicle Lot Frontage	No. of Uncovered Vehicle Spaces Provided	Shade Trees (1/15 Spaces)		Length of Screening Wall	Length of Frontage	2/3 Length of Frontage	Plant Abbrev.	Percent Ground Plane		Min. 3' Screening Plants	Evergreen Plants (50% Min.)			
		Req.	Prov.					Req.	Prov.		Req.	Prov.	Req.	Prov.
8th Street	71	5	5	205	215	144	PRK	75%	36	44	18	27		
Landscape Setbacks (or Double Frontage Lot Streetscape) See Code Section/ Policy 320 & 317														
Street Name or Zone Boundary	Street Classification	Width (In Feet)		Linear Footage	Feet Per Tree Required	No. of Trees		Plant Abbrev.	Shrub Substitutes %25		Ornamental Grass Sub.		Percent Ground Plane Veg.	
		Req.	Prov.			Req.	Prov.		Req.	Prov.	Req.	Prov.	Req.	Prov.
8th Street	Principal Arterial	25	20*	316		16	13	STR	30	30	0	0	75%	75%

*Approved Per Administrative Relief Letter Dated 10/25/2022 **To Be Approved Via New Admin. Relief Letter

Update this to read "25'", you are meeting the required setback for 8th street. See sheet 6.

Add the following note below the charts "All existing trees being used to meet site landscape requirements shall be replaced if not in a healthy condition"

Update this to read "*** Alternative Compliance requested due to site constraints"

Include the number of existing trees being used to meet this requirement, example "16/13 (6 existing)"

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VUE DE LA PARC APARTMENTS
 0 SOUTH 8TH ST
 COLORADO SPRINGS, CO 80906
 DP SUBMITTAL

FINAL LANDSCAPE PLAN

ECHO

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

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