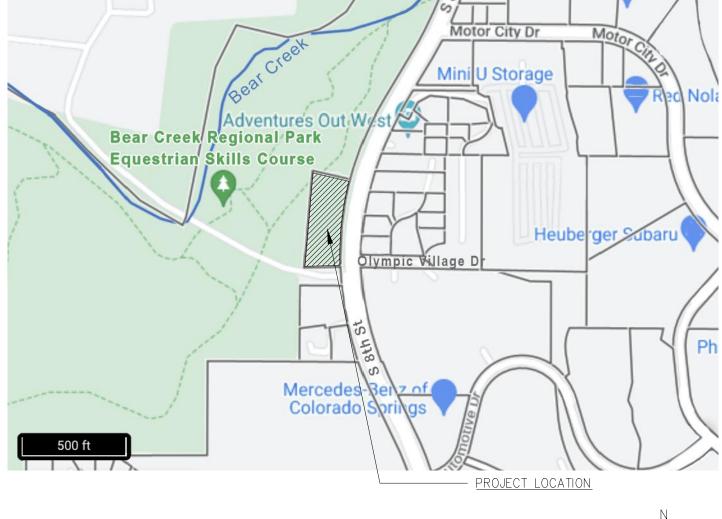




VIEW LOOKING WEST



VIEW LOOKING EAST



VICINITY MAP



FLOODPLAIN NOTE

1. NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FIRM #08041CØ729G EFFECTIVE ON 12/07/18. ZONE X.

UTILITIES NOTE

VIEW LOOKING SOUTH WEST

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

OC

TO BUILDING FINAL. (Ordinance 18-50, 8.4.105, K101.2)

ZONING DATA

ZONE:

TOTAL SITE AREA: 74,052 SQ. FT. (1.7 ACRES) 45 FEET ALLOWABLE BUILDING HEIGHT: <u>(7.3.104)</u> 46'-8" (ADMIN RELIEF BEING REQUESTED) PROPOSED BUILDING HEIGHT: <u>SETBACKS REQUIRED:</u> FRONT: 20' (7.3.104) SIDE: 5' REAR: 25' <u>SETBACKS PROPOSED:</u> 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) <u>DENSITY ALLOWED:</u> 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%) <u>HARDSCAPE AREA:</u> 28,330 S.F.

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

PROJECT DATA

PROJECT SUMMARY:	NEW 53 UNIT APARTMENT COMPLEX
PROJECT TYPE:	MULTI-FAMILY
LUR FILE #:	TBD
TAX SCHEDULE #:	7424200038

LEGAL DESCRIPTION:

A tract of land located in the West half of Section 24, Township 14 South, Range 67 West of the 6th that Tract of land described in Book 2731 at Page 908 of the records of El Paso County, Colorado, being more particularly described as follows:

> Commencing at the northeast corner of Bear Creek Center, as recorded in Plat Book W-1 at Page 175 of the records of El Paso County, Colorado; thence Northerly on a curve to the right through a central angle 3 degrees 29 minutes 08 seconds, having a radius of 1482.50 feet and an arc length of 90.18 feet to the Point of Beginning of the tract to be described herein; thence continue on the aforesaid curve to the right through a central angle of 16 degrees 17 minutes 13 seconds, having a radius of 1482.50 feet and an arc length of 421.42 feet; thence on a radial line to the last mentioned curve, 175.43 feet; thence angle 98 degrees 03 minutes 30 seconds left, 464.27 feet to a point that is 90.00 feet, as measured at right angle to the North line of said Bear Creek Center; thence angle 96 degrees 26 minutes 30 seconds left to a line that is 90.00 feet North of and parallel to the North line of said Bear Creek Center, 175.43 feet to the Point of Beginning, County of El Paso, State of Colorado.

Containing a calculated area of 72,788 square feet (1.670983 acres), more or less. TO BE PLATTED AS VUE DE LA PARC

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

RIIII DING DATA

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"

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 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

53 UNITS

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, (POTENTIALLY UNSTABLE SLOPES) 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:

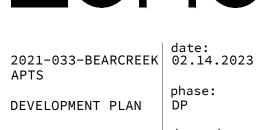
1 BEDROO	DROOM UNITS 1.1 X 5 UNITS = M UNITS 1.5 X 35 UNITS = M UNITS 1.7 X 13 UNITS = TOTAL	5.5 SPACES 52.5 SPACES 22.1 SPACES 80 SPACES REQUIRED
PROVIDED:		
	14 INDOOR PRIVATE 1—CAR GAR	AGES
	23 CARPORT SPACES 27 STANDARD SPACES	
	17 COMPACT SPACES	
	1 LOADING SPACE	
TOTAL:	4 ACCESSIBLE SPACES 86 ON-SITE SPACES PROVIDED	
BICYCLE PARKIN	C·	
EXTERIOR:	<u>6.</u>	
INTERIOR:	10	
TOTAL:	16	

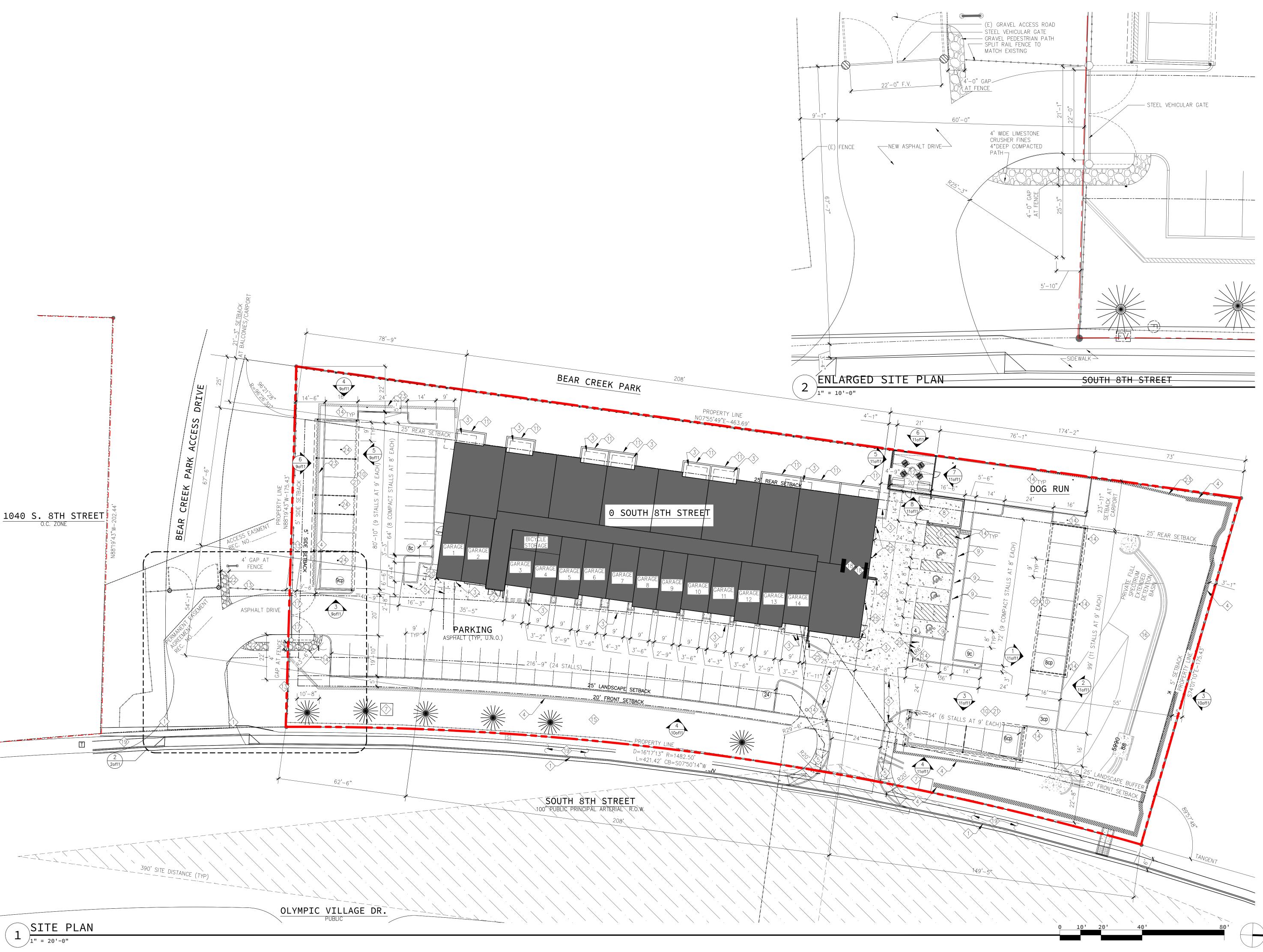
SHEET	INDEX
1 of 11	GENERAL INFORMATION
2 of 11	SITE PLAN
3 of 11	FIRE ACCESS PLAN, SITE DETAILS & ELEVATION
4 of 11	PRELIMINARY GRADING PLAN
5 of 11	PRELIMINARY UTILITIES & PUBLIC FACILITIES PL
6 of 11	FINAL LANDSCAPE PLAN & DETAILS
7 OF 11	FINAL LANDSCAPE PLAN & DETAILS
8 OF 11	FINAL LANDSCAPE PLAN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

0011171010		
OWNER:	COLORADO CONTACT: p.	HOMES OAK DRIVE, SUITE 210 SPRINGS, CO 80919 MARK LONG 719.499.3102 mark@vanguardnewhomes.co
ARCHITECT:		HITECTURE OLORADO AVE. SPRINGS, CO 80903
	p.	RYAN LLOYD 719.387.7836 ryan@echo-arch.com
<u>CIVIL:</u>	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 ARCHITEC RANKLIN STREET SPRINGS, CO 80907
	p.	KRISTIN HEGGEM 719.339.9393 kwheggem@icloud.com
SOILS/TESTING:	505 ELDK1	NGINEERING FON DR. SPRINGS, CO 80907
	CONTACT: p.	LOGAN LANFORD 719.531.5599

llanford@entchengineers.com

GENREAL INFORMATION <u>LUR #: DEPN-22-022</u>





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 ---- SETBACK/BUFFER/EASEMENT LINE

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

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

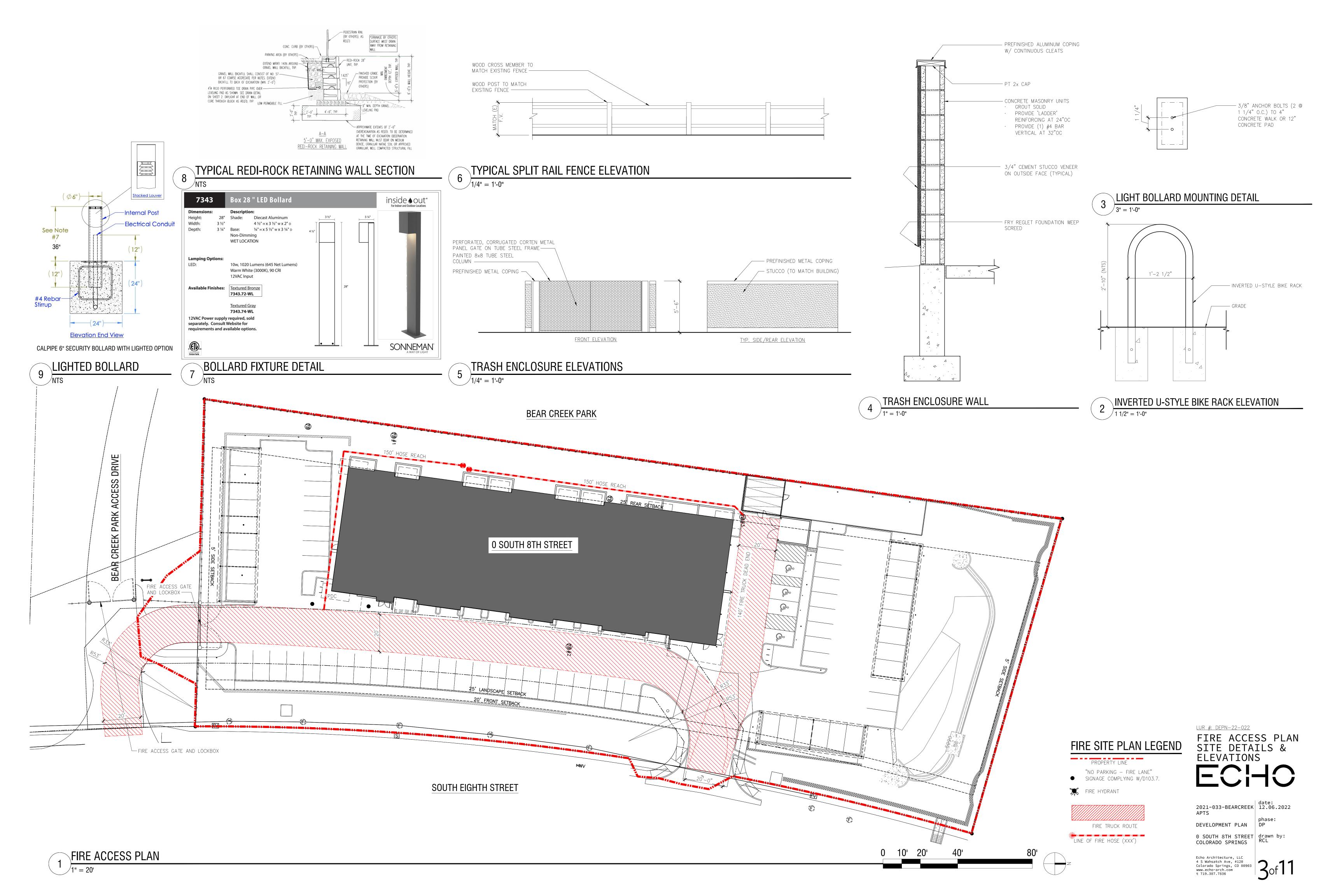
385-5977.

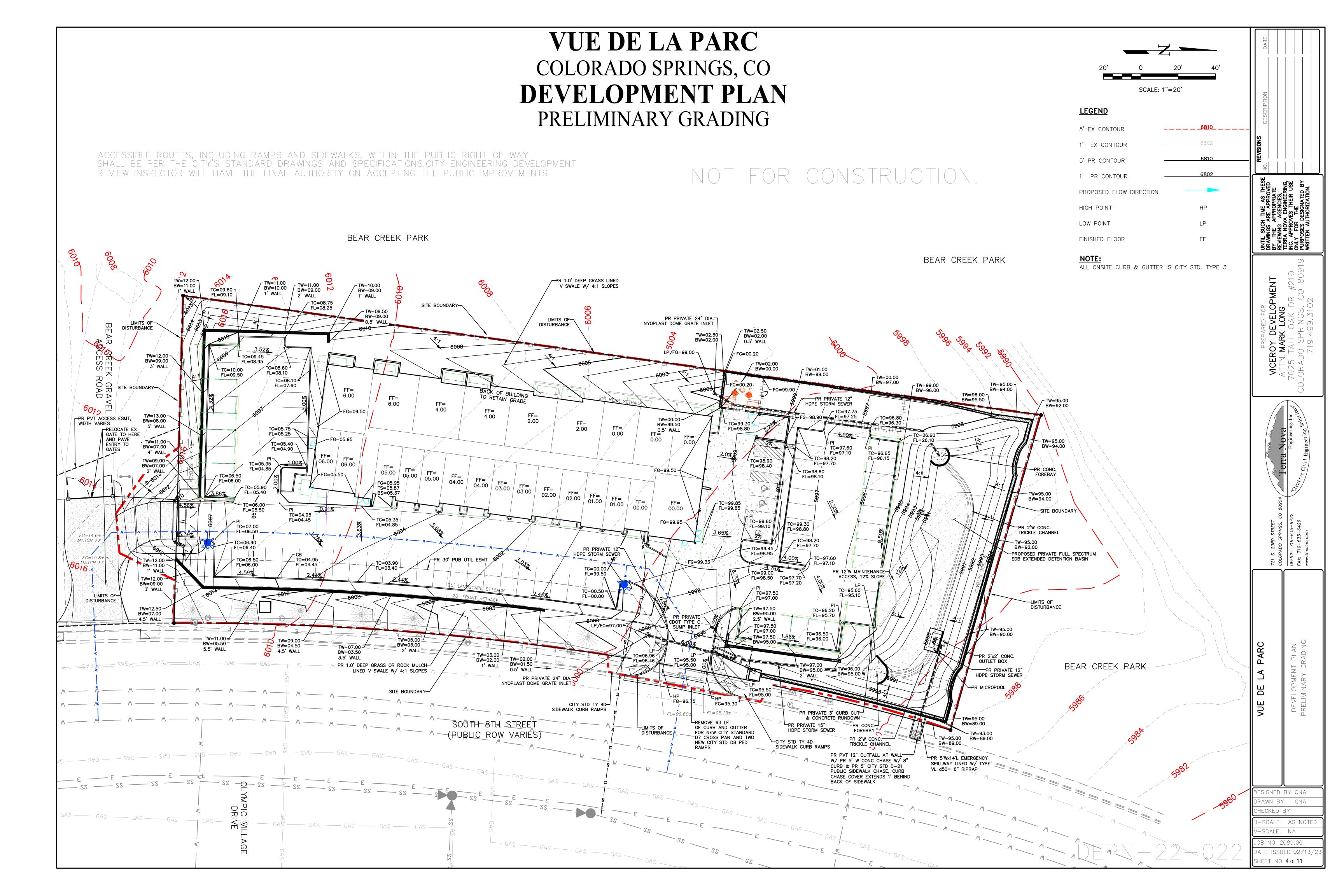
- (3) BALCONY / ROOF ABOVE
- 4 NEW REDI-ROCK RETAINING WALL, RE: CIVIL
- <5> CONCRETE SIDEWALK/CROSSWALK (NEW) (6) LOADING ZONE SIGN
- (7) TRANSFORMER
- 8 TRASH ENCLOSURE SEE ELEVATIONS ON SHEET 3 OF 11
- (9) NEW ADA PARKING SIGN
- 10 LINE OF CARPORT ROOF ABOVE (11) PRIVATE PATIO
- (12) COMMUNITY PATIO
- (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
- 2) 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 <u>LUR #: DEPN-22-022</u>

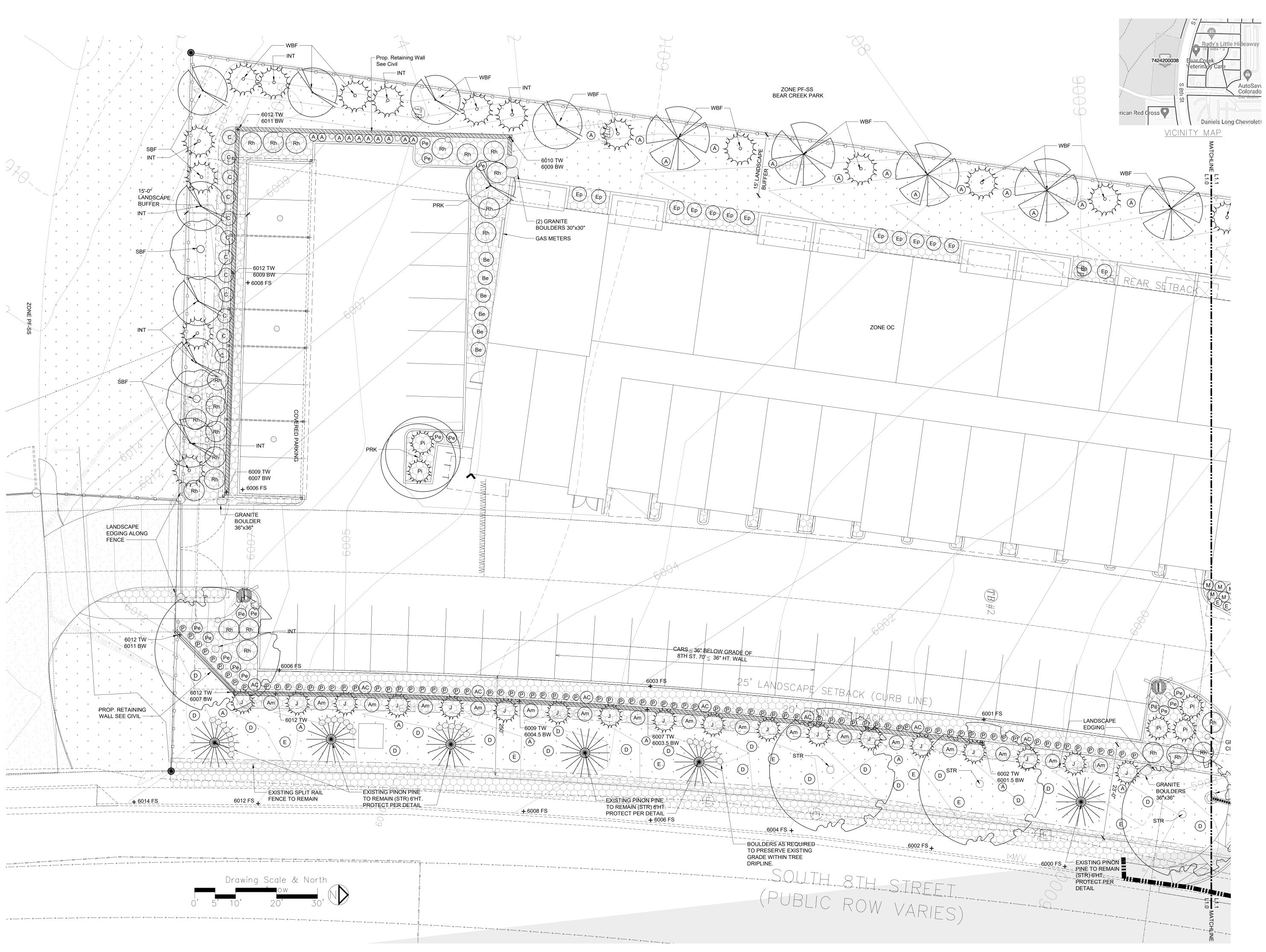
ECHO

2021-033-BEARCREEK	date:
APTS	02.14.20
DEVELOPMENT PLAN	phase: DP
0 SOUTH 8TH STREET	drawn by:
COLORADO SPRINGS	RCL





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 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 DEVELOPMENT PLAN ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF OF UTILITY SERVICE CONNECTION AND/OR EXTENSION. 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 CONSTRUCTION UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY 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 $0 \ge$ BEAR CREEK PARK PROP RETAINING WALL, TYP PR PRIVATE 12 HDPE STORM SEWER SITE BOUNDARY-PR GAS SERVICE PR PVT ACCESS ESMT, WIDTH VARIES PR FIRE TRUCK ACCESS WITH GATE AND LOCK BO 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 CDOT TYPE (PROP. PUBLIC WATER MAIN PR 2'x2' CONC. OUTLET BOX PROP. PRIVATE STORM SEWER PR PRIVATE 12 HDPE STORM SEWER SITE BOUNDARY-PROP. SANITARY SERVICE EX PUB 24" DIP PIPE PROP. WATER SERVICE PR MICROPOOL PR PRIVATE 12"-HDPE STORM SEWER PROP. FIRE SERVICE TRICKLE CHANNEL BEAR CREEK PARK EX PUB 24" PVC PIPE PROJ # UNKNOWN 24" PVC PIPE PROJ # 2016-W077 WITH PR 4' STD PUBLIC PROJ # 2016-W077 ÆX PUB 8" ARMCO TRUSS PIP ESIGNED BY QNA CONNECT TO EX PUE EX PUB 24" PVC PIPE 24" PVC PIPE RAWN BY QNA PROJ # 2016-W077 PROJ # 2016-W077 HECKED BY -SCALE AS NOT -SCALE NA DB NO. 2089.00 ATE ISSUED 02/13 HEET NO. 5 **0F 11**





FINAL LANDSCAPE PLAI & DETAILS FOR DP SUBMITTAL

ECHO

date:

2020-033-BEARCREEKAPT

12/6/2022

phase:

BEAR CREEK APTS
0 SOUTH 8TH ST
COLORADO SPRINGS

date:

date:

date:

date:

date:

12/6/2022

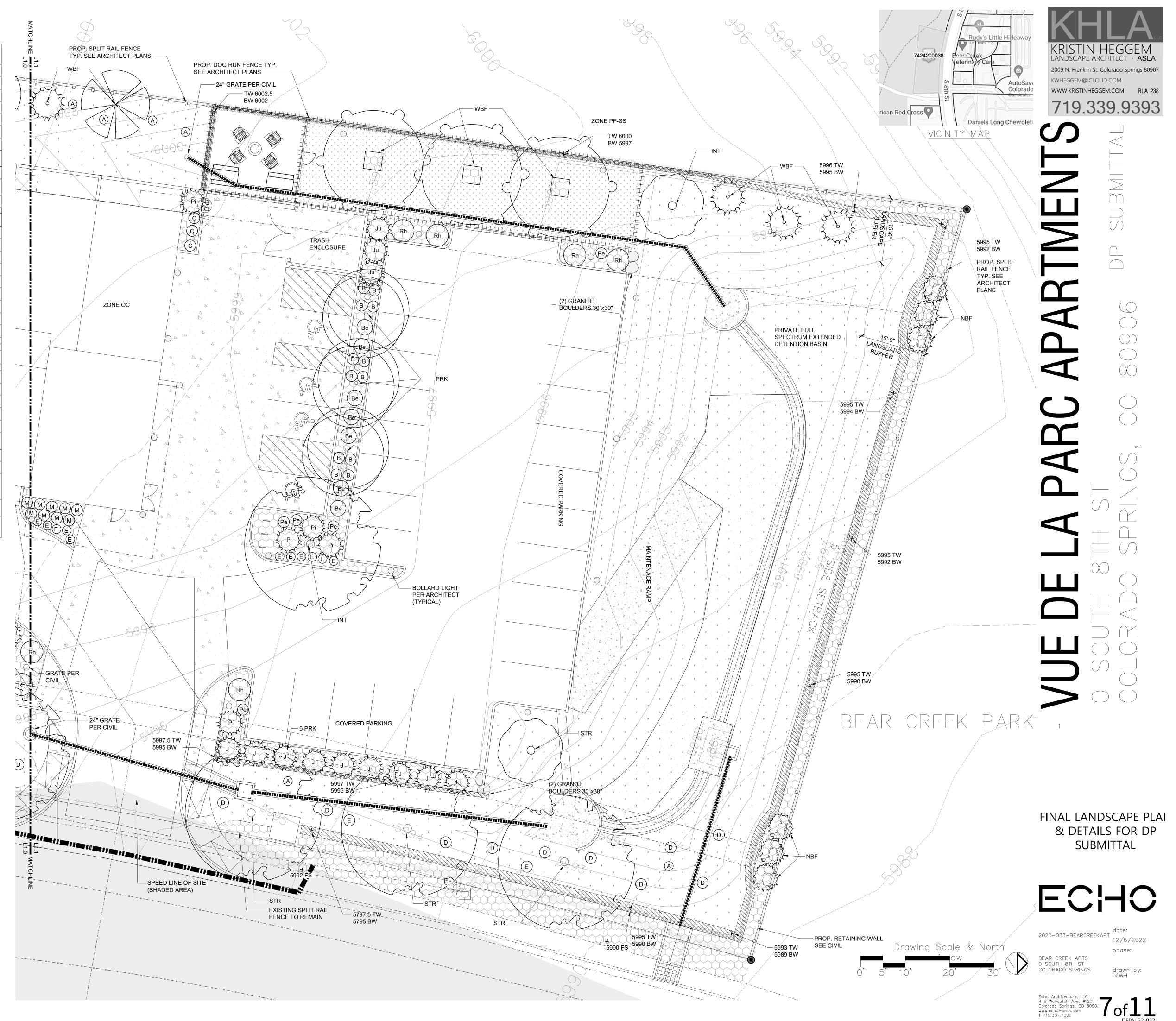
phase:

drawn by:

Symbol	Qty	Botanical Name / Common Name	Planting Size	Mature Plant size (HxW)	Plant Schedul Key	
Deciduous Trees	3	Acer x 'Crimson Sunset' / Crimson Sunset Maple	1.5" caliper	35'x25'	S	
X	6	*Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	1.5" caliper	20'x15'	4578S	
<u>()</u>	8	*Gleditsia triacanthos inermis 'Sunburst' / Sunburst Honeylocust	1.5" caliper	30'x30'	4SA	
\odot	4	*Crataegus ambigua / Russian Hawthorne	1.5" caliper	25'x15'	235AD	
\bigcirc	4	* Prunus virginia 'shubert' / Shubert Cherry	1.5" caliper	30' x 20'	1245678SA	
2)	9	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	
your ship	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	65	*Signature trees: 53 Percentage of Total: 829 40% minimum of proposed trees to be 30' height = 26				
Shrubs	20				DOT A	
A	38	* Amorpha nana / Dwarf leadplant	5	2' x 2'	235 A	
Am	17	*Amorpha canescens / Leadplant	5	42"x42"	235A	
Be	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	
Pi	10	*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	160	*Signature shrubs: 119 Percentage of Total: 74	% (60% min. re	eq'd)		
Perennials	_	Ashilles Millefelium IDed Beauty Ded Verrous	1	05-41	40504	
AC P	8 82	Achillea Millefolium 'Red Beauty' Red Yarrow Panicum Virgatum 'Heavy Metal' Blue Switchgrass	1 1	2'x4' 3'x3'	1356A 12346D	
^	14	Collishoo involuerate / Prairie Wins	4	1'v4'	1220	
C D	30	Callirhoe involucrata / Prairie Winecups Dalea purpurea / Purple Prairie Clover	1	1'x4' 2'x2'	123D 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	00% min. req'd)	-	
roundcover Sche	dule					
Groundcover Symbol	Qty	Description	Notes			
	5300 s.f.	2-4" Brown River Rock	4" Depth over	Mirafi weed fabri	С	
	20,290 s.f.	El Paso County All Purpose Low Grow Mix	per city standa and north	Seed (erosion control fabric where necess per city standards. Non- irrigated along ear and north property lines. Irrigated along 8th St.		
\(\frac{1}{4}\) \(\frac{1}{4}\	1450 s.f.	K9 Artificial turf (dog park area)		ufacturer's spec		
	240 s.f.	3" Depth Decomposed Granite	Over 3" Road	Base. Brown Co	lor	

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

			,	ŕ						
				Pounds PLS						
Common Name	Scientific 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	42	21	10.3					



planting notes

1. 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 COLORADO SPRINGS.

3. THE REQUIRED SOIL ANALYSIS REPORT IS REQUIRED TO BE SUBMITTED AND APPROVED AFTER SITE GRADING AND BEFORE ANY LANDSCAPE CONSTRUCTION. THIS WOULD INCLUDE COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO THE SOILS LAB FOR TESTING, A SEPARATE LAB TEST REPORT AND SOIL PREPARATION RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNT AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOD/NATIVE SEED) WILL NEED TO BE PROVIDED TO CITY 4.ALL UTILITY VAULTS, TRANSFORMERS, POLES, ETC. AND STREET LIGHTS SHALL HAVE A CLEARANCE AROUND THEM PER CSU GUIDELINES.

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

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 WATER PER SEED SUPPLIERS RECOMMENDATIONS. MINIMUM AMOUNT OF SOIL AMENDMENTS FOR THE NATIVE SEED AREAS

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

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" 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. A PERCOLATION TEST FOLLOWING THE ROUGH GRADING TO DETERMINE IF A SUBDRAIN, AUGUREE 43. THE CONTRACTOR SHALL PERFORM 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 (AT ADDITIONAL EXPENSE TO THE OWNER). 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

STRUCTURES. 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.

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

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 BEDONE 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. VERIFYEXISTING CONDITIONS IN THE FIELD, REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT AND ALL OTHER PARTIES AND CEASE WORKUNTIL 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 GRADINGAND/OR DRAINAGE.

10.THE CONTRACTOR SHALL OBTAIN ALL NECESSARY/REQUIRED PERMITS AND PAY ALL RELATED FEES REQUIRED TO INSTALL THE WORK ONTHESE 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 WORKSHALL BE IN ACCORDANCE WITH SAID SCHEDULE. 13.THE CONTRACTOR SHALL CAUSE THE LANDSCAPE ARCHITECT TO BE NOTIFIED PRIOR THE BEGINNING THE WORK, AND SHALL BERESPONSIBLE 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 ORWITHIN THE PLANS PRIOR TO BEGINNING THE WORK. IMMEDIATE NOTIFICATION SHALL BE GIVEN TO THE LANDSCAPE ARCHITECT SHOULDSUCH A CONDITION BE DISCOVERED 15.THE CONTRACTOR SHALL, IMMEDIATELY UPON BEING AWARDED THE CONTRACT, MAKE ANY ARRANGEMENTS NECESSARY TO INSURE

THATALL 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 HISPRIMARY 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 ISFOUND THAT THE WORK IS NOT 100% READY UPON APPOINTMENT OR APPOINTMENT IS NOT KEPT. TIME WILL BE BILLED AT \$100.00

19.AFFIDAVIT INSPECTIONS SHALL BE REQUESTED ONCE ALL WORK LISTED ON THE LANDSCAPE AFFIDAVIT) IS COMPLETED. PROVIDE LANDSCAPEARCHITECT WITH COMPLETED AFFIDAVIT FORMS AT TIME OF REQUEST VIA EMAIL. CONTRACTOR'S COMPLETED FORMS WILL BE USED DURINGTHE SITE INSPECTION. IF WORK IS FOUND NOT TO COMPLY WITH SAID AFFIDAVIT, CONTRACTOR WILL BE BILLED AT \$100.00 PER HOURINCLUDING TRANSPORTATION TIME FOR ALL ADDITIONAL AFFIDAVIT INSPECTIONS. 20.IRRIGATION AFFIDAVIT INSPECTIONS ARE REQUIRED DURING IRRIGATION INSTALLATION AND AT THE COMPLETION OF IRRIGATIONINSTALLATION, 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

DRAWINGSBY KHLA LLC). IF AFFIDAVIT IS NOT SUBMITTED, FINANCIAL ASSURANCES ARE HELD FOR 2 YEARS, IN ADDITION, NATIVE SEED AREAS REQUIREA 2 YEAR ESTABLISHMENT FINANCIAL ASSURANCE 22.THE LANDSCAPE ARCHITECT DOES NOT PRACTICE OR CONSULT IN THE FIELD OF SAFETY ENGINEERING. THE LANDSCAPE ARCHITECT DOESNOT DIRECT THE CONTRACTOR'S OPERATIONS. AND IS NOT RESPONSIBLE FOR THE SAFETY OF OTHER PERSONNEL ON THE SITE: THE SAFETYOF OTHERS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHOULD NOTIFY THE OWNER IF HE CONSIDERS ANY OF THERECOMMENDED ACTIONS PRESENTED HEREIN TO BE UNSAFE.

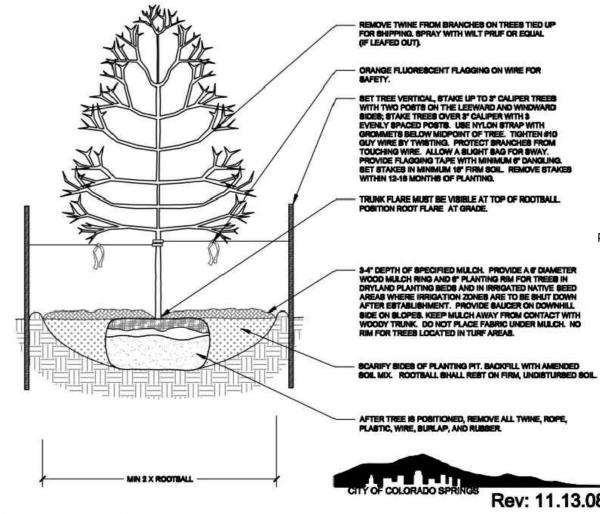
23.BOULDERS TO BE BROADMOOR BOULDERS OR EQUAL. 24.PROVIDE EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. SECURE BLANKETS TO SLOPE PERMANUFACTURER'S RECOMMENDATIONS.

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 27.FINISH GRADES SHALL BE 1" BELOW CONCRETE PAVING, EDGINGS AND CURBS IN LAWN AREAS; 3" BELOW CONCRETE PAVING, EDGINGSAND 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 29. 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.

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

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.



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

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"

3" DEPTH ORGANIC MULCH. WEED BARRIER FABRIC IS NOT

SECTION

Crown drip line or other limit of Tree Protection area. 1- No grading, storage or waste disposal allowed with in the fenced area. 2- If there is no existing irrigation, see specifications for watering requirements. 3- No pruning shall be performed except by approved arborist. 4- No equipment shall operate inside the protective fencing including during fence installation and removal. 5- See site preparation plan for any modifications with the Tree Protection Tree Protection fence: High density polyethylene fencing with 3.5" x 1.5" openings; Colororange. Steel posts 8.5" x 11" installed at 8' o.c. 2" x 6' steel posts laminated in or approved equal. plastic spaced every 15' 5" thick KEEP OUT along the layer of mulch. TREE fence. PROTECTION Maintain existing AREA grade with the tree protection fence where the state of indicated on the TREE PROTECTION DETAIL L1.2 / NOT TO SCALE

andscape architect • **asl**a 2009 N. Franklin St. Colorado Springs 80907 WHEGGEM@ICLOUD.COM www.kristinheggem.com RLA 238

Date: March 17, 2021

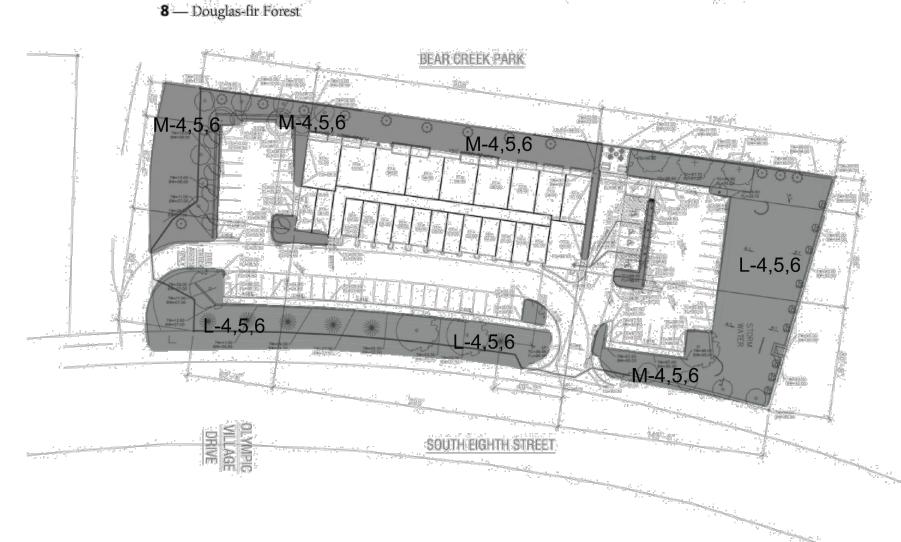
Climate zone (from Figure 4 of Landscape Policy Manual) - circle one: Foothills & Plains Foothills Plains

8th Street Apartments

Plant Communities Hydrozones (supplemental water) - to be labeled by number(s) on diagram: - to be labeled by letter(s) on diagram: 1 — Semiarid Shrublands **V** - Very Low (0 to 7 inches per year) **2** — Pinon-Juniper Woodlands **3** — Prairie L - Low (7 to 15 inches per year) 4 — Lower Elevation Riparian 5 — Foothill Shrublands M - Moderate (15 to 25 inches per year) **6** — Ponderosa Pine Forest 7 — Upper Elevation Riparian H - High (more than 25 inches per year)

Appendix E: Schematic Landscape Diagram

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



FINAL LANDSCAPE PLAN & DETAILS FOR DP **SUBMITTAL**

2020-033-BEARCREEKAPT 2/9/2023 phase: BEAR CREEK APTS 0 SOUTH 8TH ST

COLORADO SPRINGS

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

drawn by:

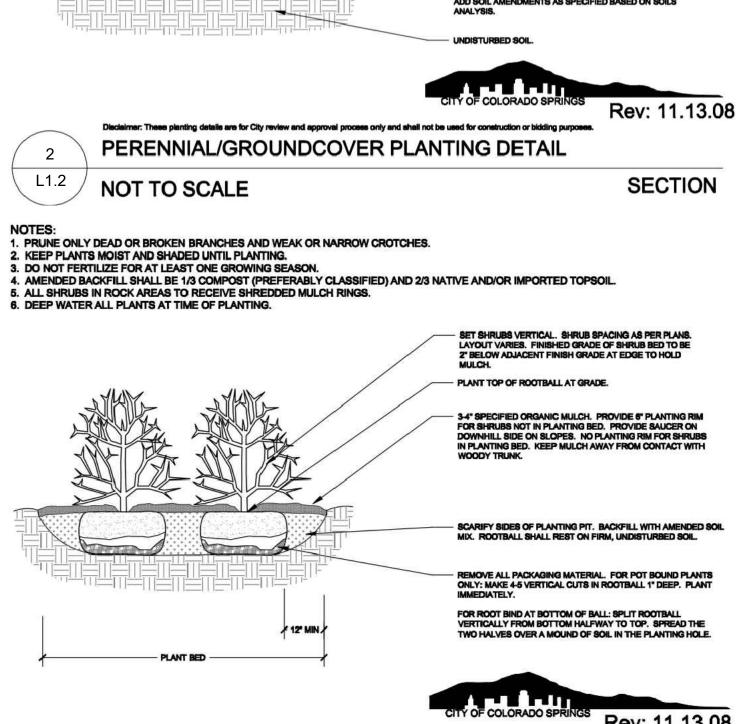
Internal Landscaping See Code Section/ Policy 322 & 317 Net Site Area (Sq. Ft.) (Less | Percent Minimum Internal Shrubs Plant | Percent Ground Plane | Internal Ornamental | Internal Trees ernal Area (Sq Ft` Public R.O.W.) Grass Sub. Prov. Req. Prov. Prov. Req. Prov. Prov. Req. Req. 15%10907 120 120 INT 75% 75% 72709 27974

<u> </u>														
	Landscape Buffers & Screens See Code Section/ Policy 323 & 317													
			Width (In Feet)		Buffer Trees		Evergreen	Trees (50%	Plant	Length of 6 Ft. Opaque		Percent Ground		
	Property Line	Linear Footage					Min.)			Stru	ıcture	Plane Ve	g (Sq Ft)	
			Req.	Prov.	Req.	Prov.	Req.	Prov.	Abbrev.	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													
	No. of Uncovered	Shade Tr	rees (1/15	Length of	Length of	2/3	Plant	Percent		Min. 3' So	creening	Evergree	en Plants
Vehicle Lot Frontage	Vehicle Spaces	Spa	ices	Screening		Length of		Pla	ane	Plar	nts	(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 1		1 1 /	D 11		T + C+		` -					

8th Street	71	5	5	205	215	144	PRK	75%	75%	36	44	18	27	
	Lands	scape Set	tbacks (d	or Doubl	Lot Str	eetscapes) See Code	e Section/ P	olicy 320 & 3	317				
Street Name or Zone	Widt		Width (In Feet) Linear I		Feet Per Tree			Plant	Shrub Substitutes %25		Ornamental Grass		Percent Ground	
	Street Classification]				Sili do odo	7025	Sub.		Plane	Veg.	
Boundary		Req.	Prov.	Footage	Required	Req.	Prov.	Abbrev.	Req.	Prov.	Req.	Prov.	Req.	Prov.
8th Street	Principal Arterial	25'	25'	316	20	16	12 6 new + 6 existing*	STR	40	40	О	О	75%	75%
	*6 Exis	ting pines to rem	nain plus 6 new t	rees	**/	Alternative Comp	pliance requested d	ue to site constra	aints		·			

*All existing trees being used to meet site landscape requirements shall be replaced if not in a healthy condition



Rev: 11.13.08 isclaimer: These planting details are for City review and approval pro-SHRUB PLANTING DETAIL

L1.2 NOT TO SCALE

1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

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

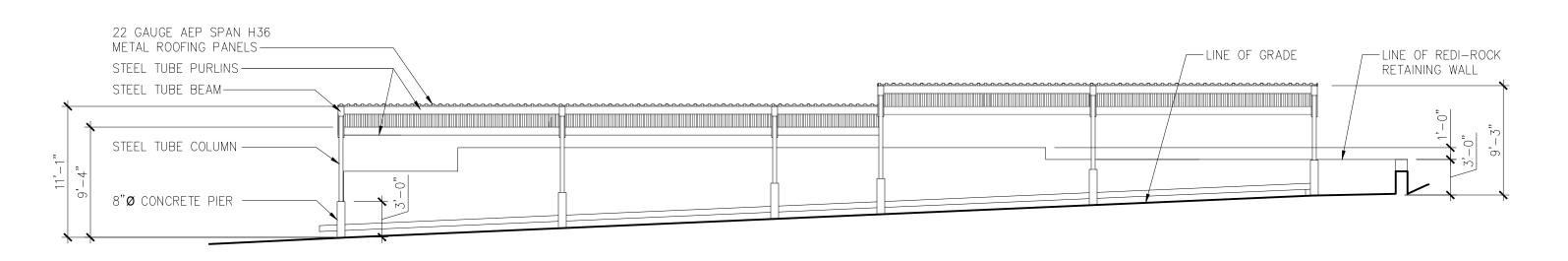
4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.

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

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

SECTION

COLORADO SPRINGS LANDSCAPE CODE AND POLICY MANUAL



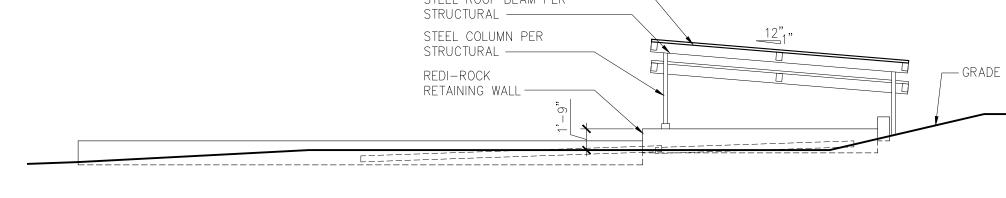
LINE OF REDI-ROCK ----LINE OF REDI-ROCK -22 GAUGE AEP SPAN H36 RETAINING WALL-RETAINING WALL-METAL ROOFING PANELS - STEEL TUBE COLUMN LINE OF GRADE —

25'-0"

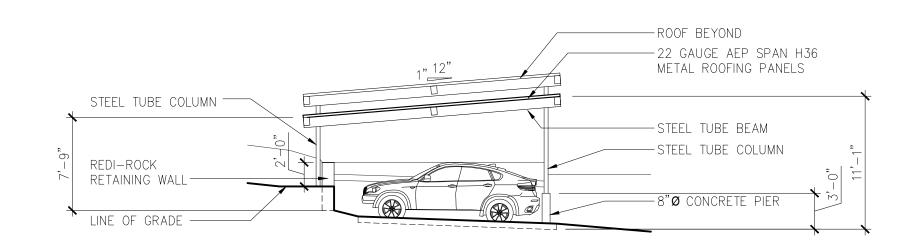
5 CARPORT 1 NORTH ELEVATION

CARPORT 1 SOUTH ELEVATION

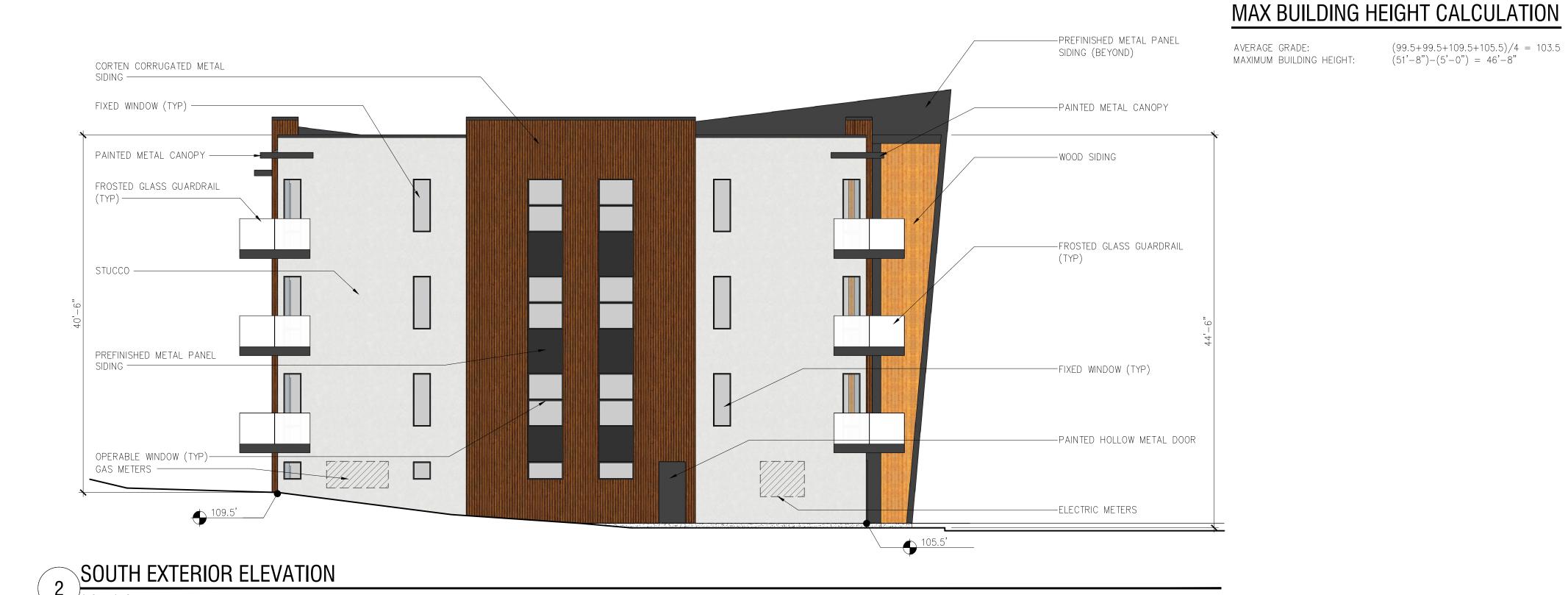
22 GAUGE AEP SPAN H36 METAL ROOFING PANELS-STEEL ROOF BEAM PER STRUCTURAL ----STEEL COLUMN PER STRUCTURAL ----— GRADE REDI-ROCK RETAINING WALL ---



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



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





NORTH EXTERIOR ELEVATION

EXTERIOR ELEVATIONS LUR #: AR DP 21-00368

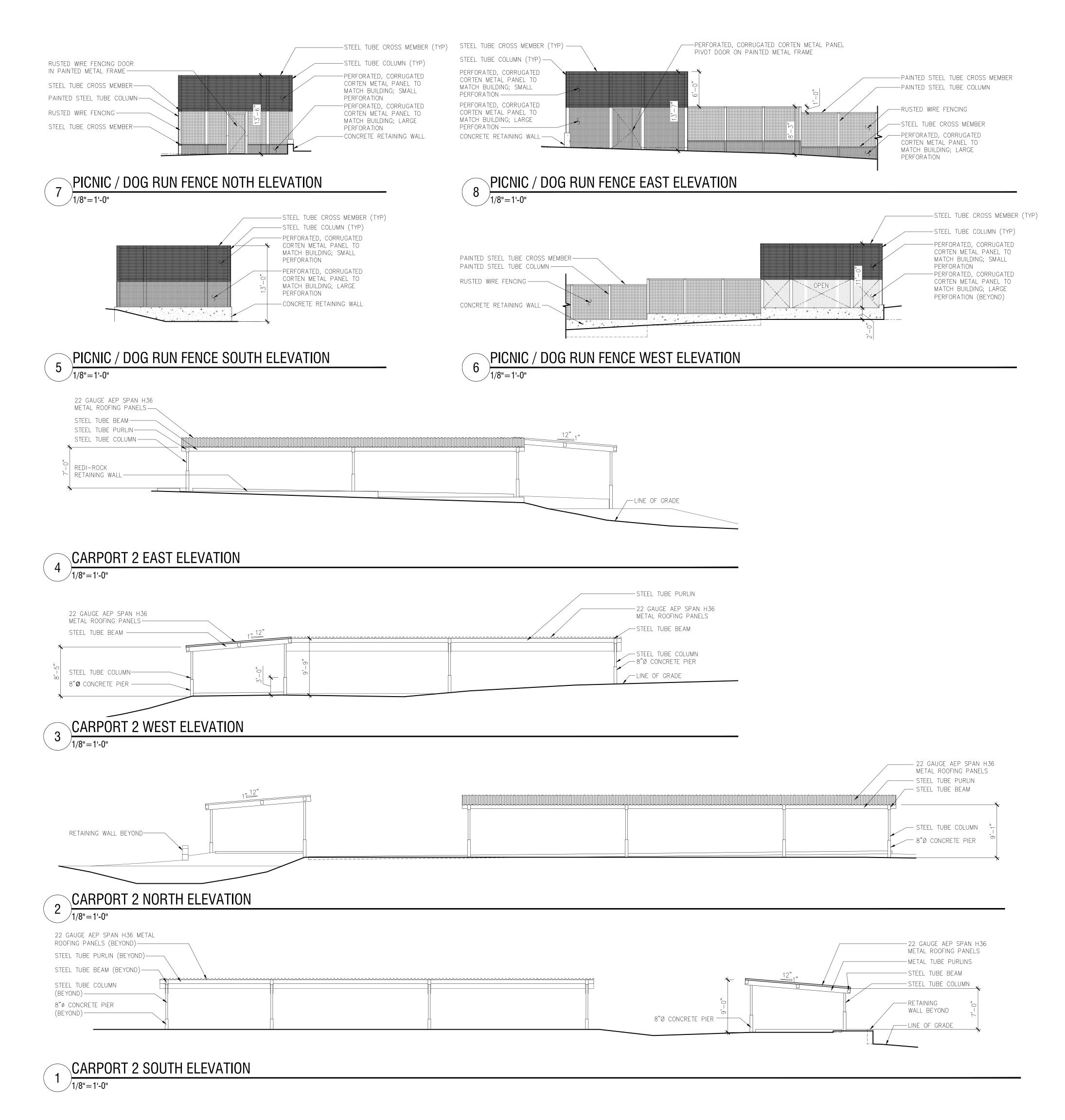
ECHO

2021-033-BEARCREEK date: 02.14.2023 APTS DEVELOPMENT PLAN

0 SOUTH 8TH STREET drawn by: RCL

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





MISC. EXTERIOR ELEVATIONS

LUR #: AR DP 21-00368



date:
2021-033-BEARCREEK 02.14.2023
APTS

DEVELOPMENT PLAN DP

0 SOUTH 8TH STREET COLORADO SPRINGS

Echo Architecture, LLC