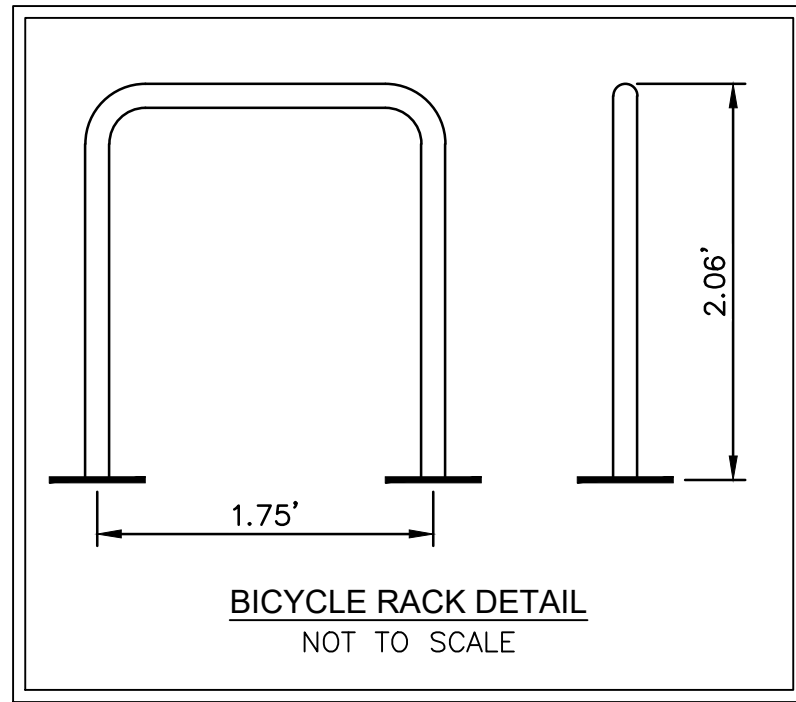
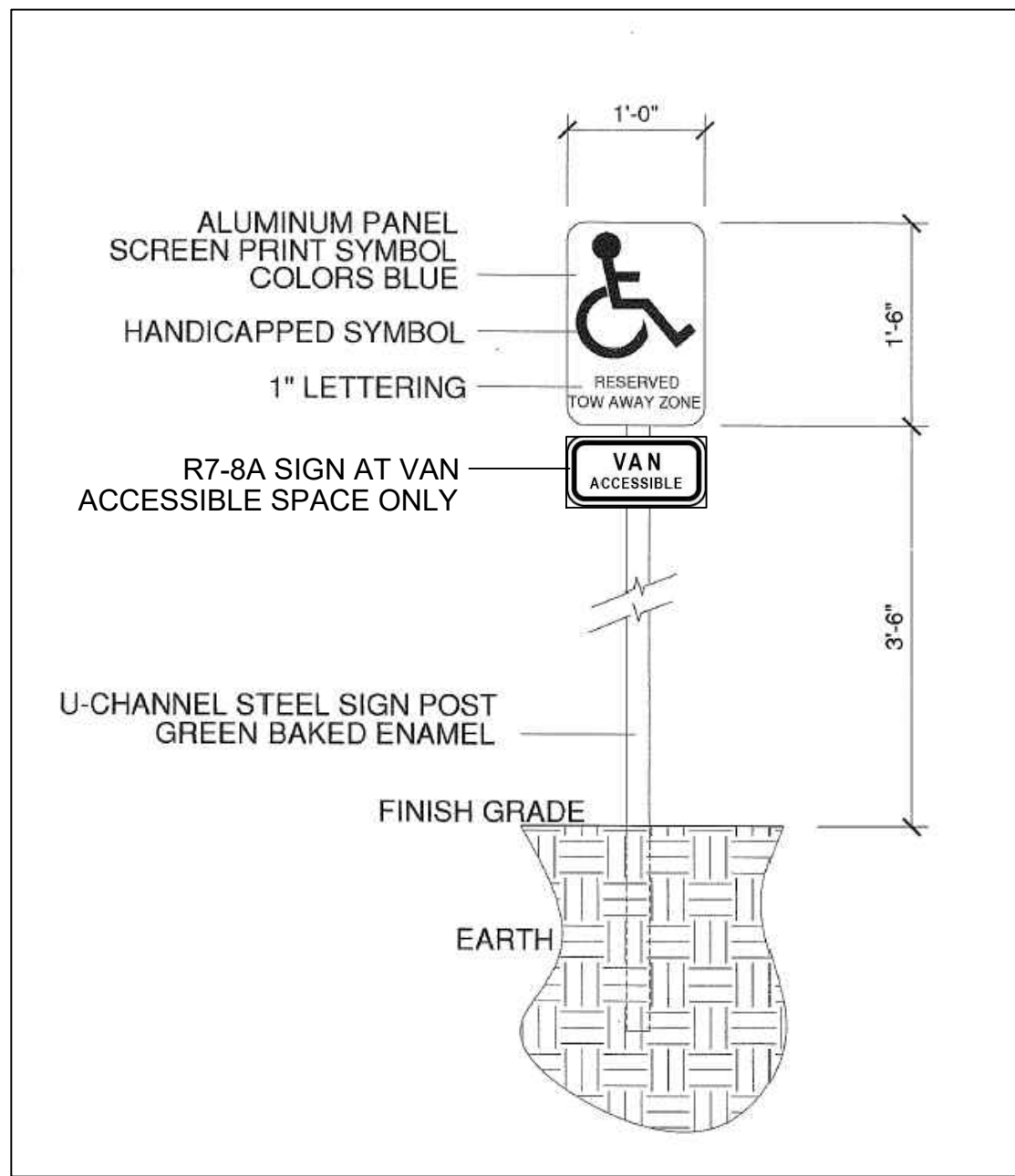


VICINITY MAP  
NTS

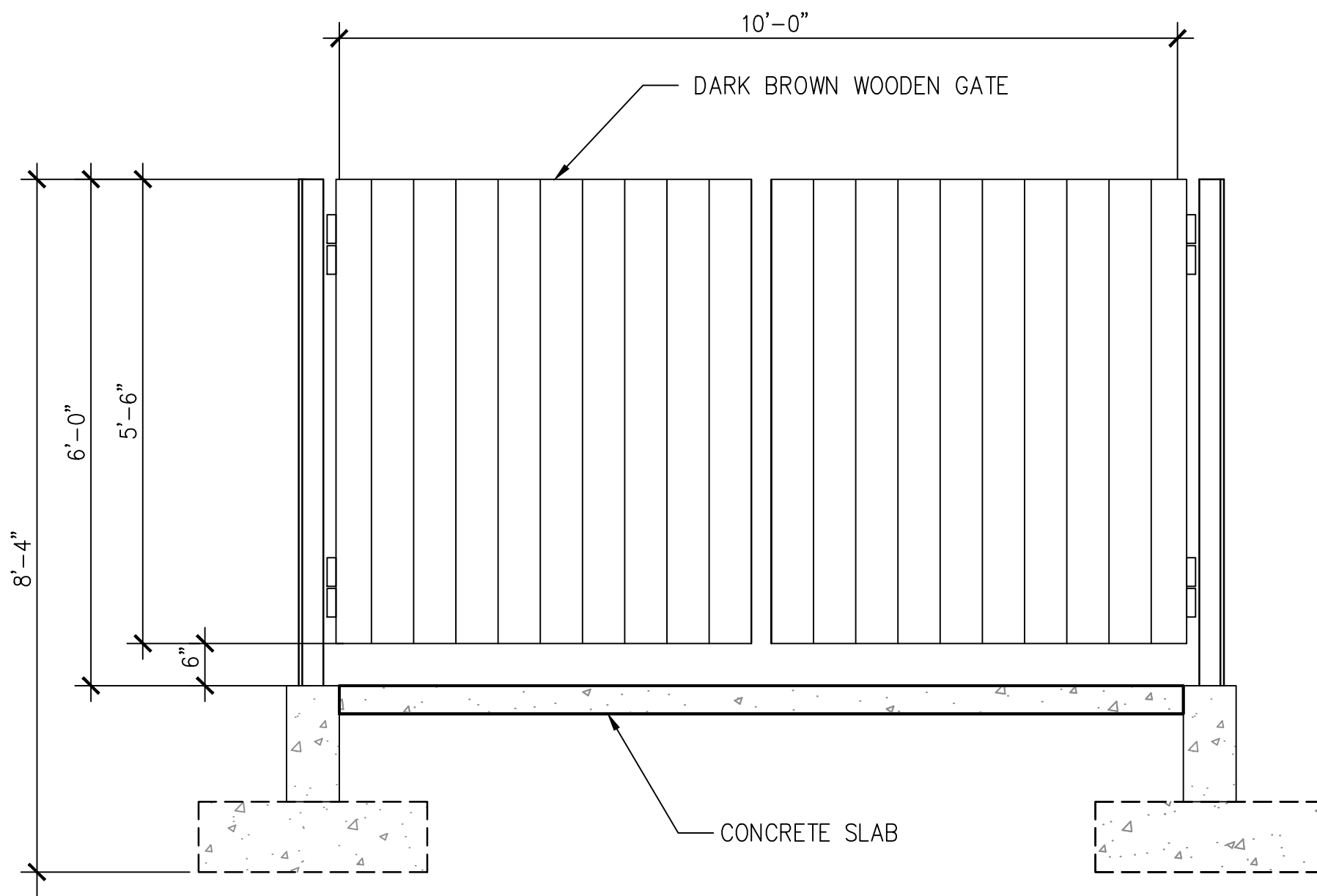


BICYCLE RACK DETAIL  
NOT TO SCALE



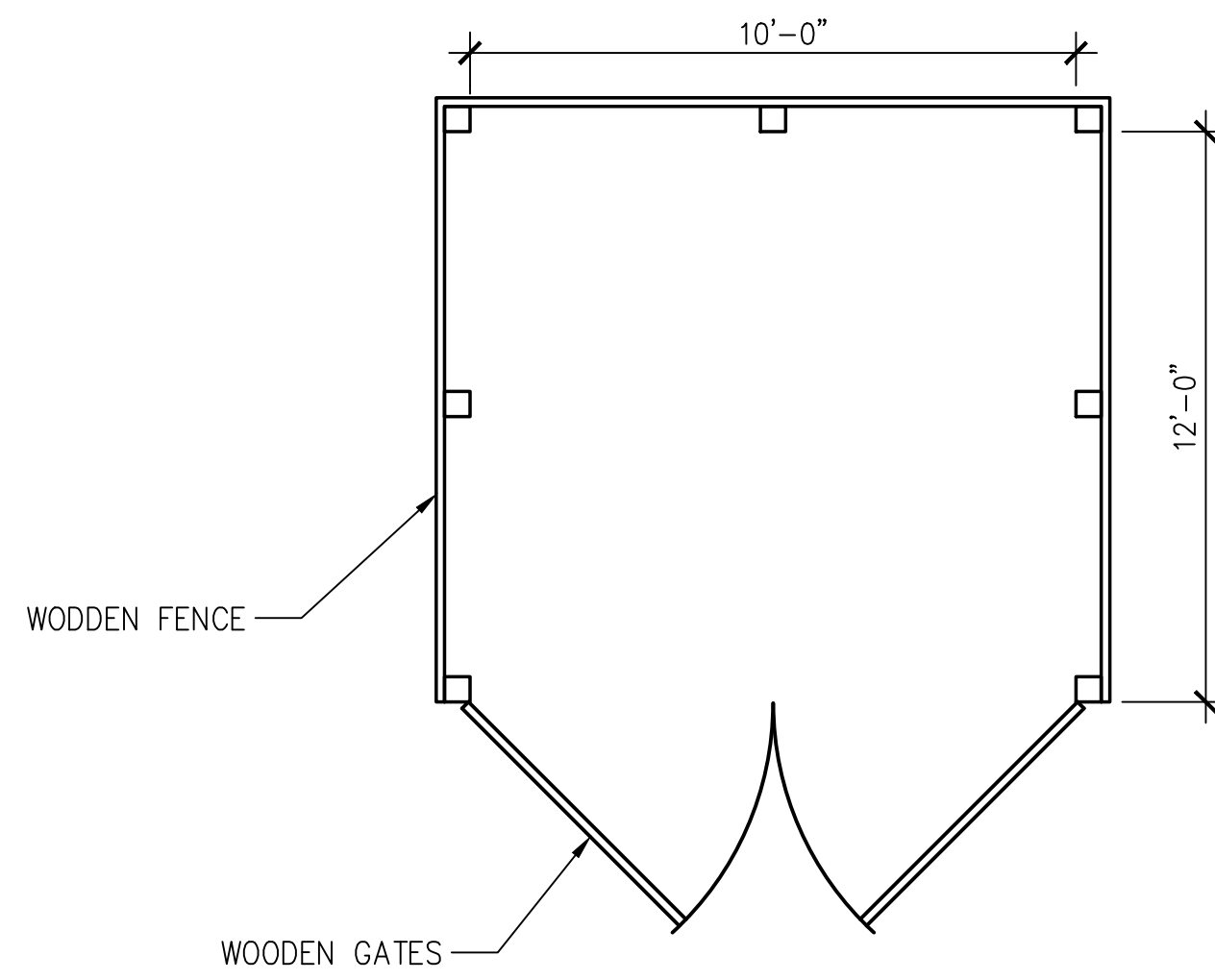
HANDICAP PARKING SIGN DIAGRAM

SCALE: NOT TO SCALE



WOODEN TRASH ENCLOSURE GATES

SCALE: NOT TO SCALE



WOODEN TRASH ENCLOSURE PLAN VIEW

SCALE: NOT TO SCALE

LEGEND:

- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WATER VALVES
- PROP WATER VALVES
- EXISTING FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- PROP SANITARY MANHOLE
- HANDICAP ACCESS ROUTE
- LIGHT POLE
- PROP GRAVEL AREA

OWNER:  
COPESTONE GENERAL CONTRACTORS  
1624 S. 21ST ST.  
COLORADO SPRINGS, CO. 80904  
PHONE (719) 578-8833

APPLICANT:  
RESPEC  
3520 AUSTIN BLUFFS PARKWAY #102  
COLORADO SPRINGS, CO. 80918  
PHONE (719) 266-5212

EXISTING ZONING: I-2

BLDG SETBACKS:  
FRONT - 50'  
REAR - 50'  
SIDE - 30'

MAX LOT COVERAGE - 35%

MAXIMUM HEIGHT: 45'

LOT COVERAGE:  
LOT SIZE = 43,907 SF  
BUILDING = 10,800 SF = 24.6%  
LANDSCAPE = 7,037 SF = 16.0%

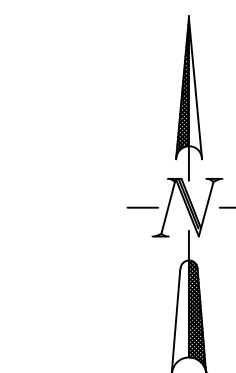
EXISTING LEGAL DESCRIPTION  
APPALOOSA HWY 24 SUBDIVISION, FIL 1A, LOT 2

EXISTING TAX ID NO. -5407317014

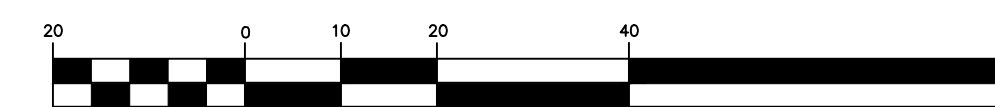
AREA OF LOT	43,907 SQ. FT.
AREA OF BUILDINGS	
TOTAL BUILDING SIZE	10,800
TOTAL BUILDING SIZE	10,800
OFFICE SPACE	3,900
LIGHT INDUSTRIAL	6,900
REQUIRED PARKING	
OFFICE	19.5 SPACES
1/200 SQ. FT.	(2.0) H.C. SPACES
LIGHT INDUSTRIAL	
1/750 SQ. FT.	9.2 SPACES
TOTAL SPACES REQUIRED	28.7
PROVIDED PARKING	
	27 REG SPACES
	2 HC SPACES

SHEET INDEX:

1. SITE DEVELOPMENT PLAN
2. PRELIMINARY GRADING
3. UTILITY SERVICE PLAN
4. BUILDING ELEVATIONS AND FLOOR PLAN
5. LANDSCAPE PLAN
6. LANDSCAPE DETAILS
7. LIGHTING PLAN



GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

NOTE:  
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 EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

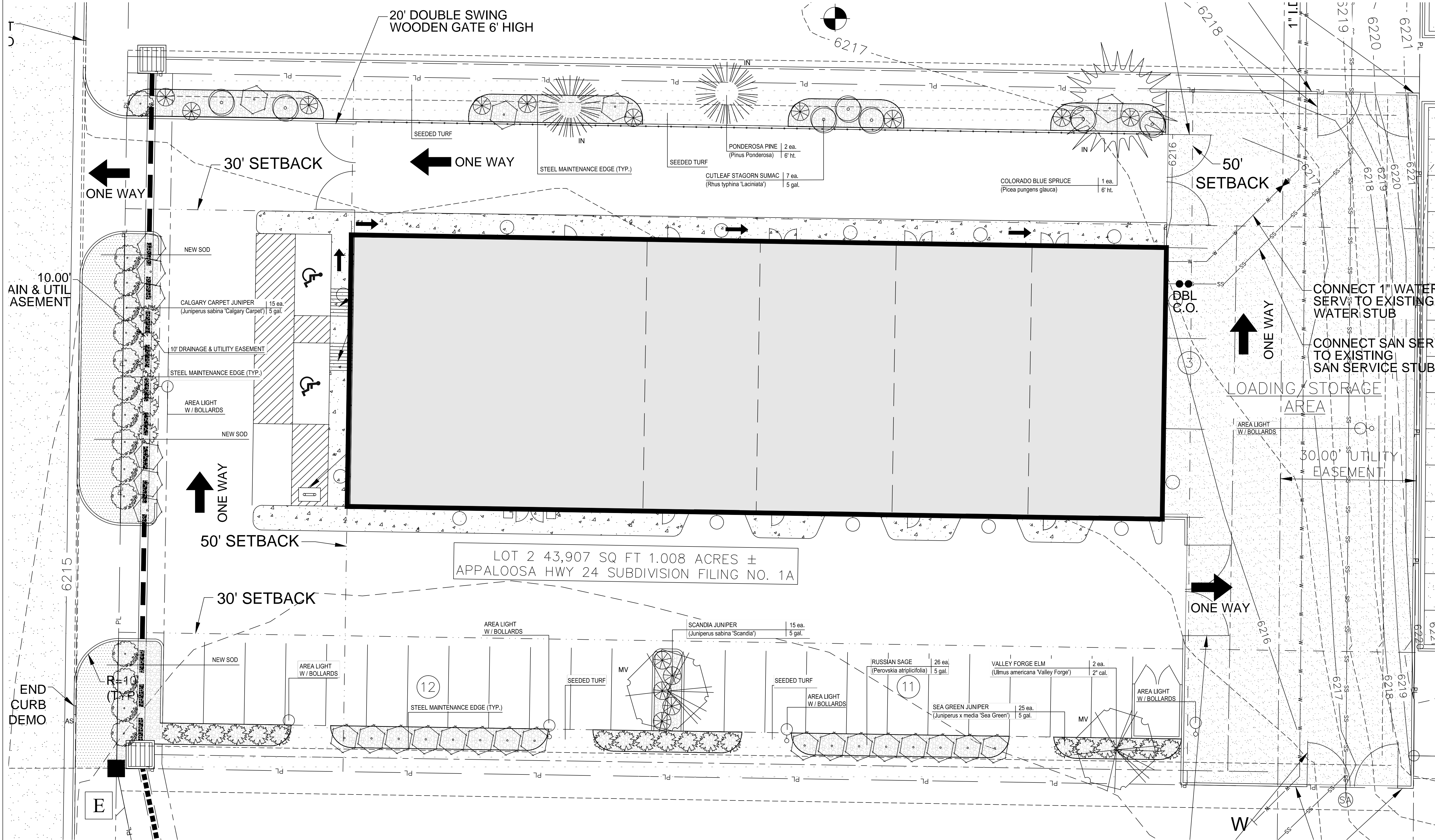
OWNER: LAKESHORE DEVELOPMENT CO., LLC

OWNER: STATE OF COLORADO DEPT OF HIGHWAYS

DESIGNED MAB	DRAWN HUG	CHECKED MAB	DATE 7/6/18	REVISION
RESPEC 720 S COLORADO BLVD SUITE 410S DENVER, CO 80246 PHONE (303) 757-3655				
STAMP				
Know what's below. Call before you dig.				
PROJ NO. 03437 DWG NM. 03437-DEV				
COPESTONE GENERAL CONTRACTORS 1624 S. 21ST ST COLORADO SPRINGS, CO. 80904				
LOT 2, APPALOOSA HWY 24 SUBDIVISION FIL 1A				
SITE DEVELOPMENT PLAN				
DRAWING NUMBER: C				
SHEET 1				




NAME: \GSR\RGUMANI -PROJECTS\RESPEC APPALOOSA\DWG\APPALOOSA LS\_IR -REVISED7.DWG  
PLOT DATE: October 16, 2019 1:46 PM, BY: OWNER

















Approved  
By: Mark Gebhart  
On behalf of the PCD Executive Director  
Date: October 16, 2019  
El Paso County Planning & Community Development



REVISION			
DESIGNED	RESPEC	720 S COLORADO BLVD	
DRAWN	GEM	SUITE 410S	
CHECKED	WFG	DENVER, CO 80246	
DATE		PHONE (303) 757-3655	
		9/26/19 - RELOCATED TREE	
STAMP			
 Know what's below. Call before you dig.			
PROJ. NO. 03437 DWG. NO. 03437-DEV			
COPESTONE GENERAL CONTRACTORS 1624 S. 21ST ST COLORADO SPRINGS, CO. 80904			
LOT 2 APPALOOSA SUB FIL 2			
LANDSCAPE PLAN			
DRAWING NUMBER: LA1			



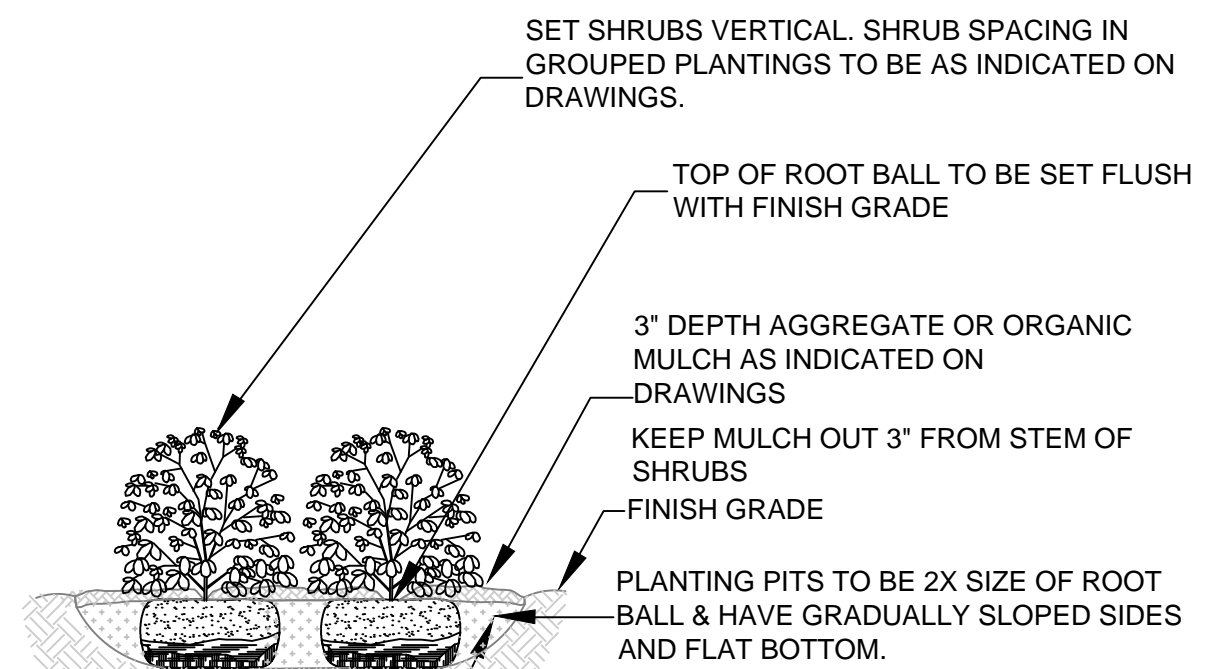
NAME: UGSRV/GUMANI, -PROJECTS/RESPEC APPALOOSA/DWGAPPALOOSA\_LS\_IR -REVISED7.DWG  
PLOT DATE: October 16, 2019 1:48 PM, BY: OWNER

LANDSCAPE SCHEDULE: PLANTING SCHEDULE:						
SYM	QTY	COMMON NAME BOTANICAL NAME	WATER REQ.	MATURE HEIGHT FOOT	PLANTING SIZE	
<b>TREES:</b> B&B Nursery Grown. Size and form meet or exceed AAN minimum standards						
	1	COLORADO BLUE SPRUCE (Picea pungens glauca)	M	40-50' 20-30'	60" HT.	
	2	PONDEROSA PINE (Pinus ponderosa)	L	60-80' 30-40'	60" HT.	
	2	VALLEY FORCE ELM (Ulmus americana Valley Force)	M	60-70' 45-60'	21" CAL.	
<b>SHRUBS:</b> B&B or container Nursery Grown. Size and form meet or exceed AAN min. standards						
	7	OUTLINE STAGHORN SUMAC (Rhus typhina Laciniata)	L	8-9' 2-3'	18" HT. 5 GAL.	
	26	RUSSIAN SAGE (Perovskia alpinstris)	L	2-3' 12" SPR	5 GAL.	
	15	SCANDIA JUNIPER (Juniperus sabina Scandia)	L	19-24" 4-6"	18" SPR 5 GAL.	
	25	SEA GREEN JUNIPER (Juniperus media Sea Green)	L	5-6' 5-6"	18" SPR 5 GAL.	
	15	CALGARY CARPET JUNIPER (Juniperus sabina Calgary Carpet)	L	12-18" 6-8"	18" SPR 5 GAL.	
<b>SYMBOL KEY:</b>						
SYMBOL	DESCRIPTION/REMARKS					
	STEEL MAINTENANCE EDGE: 3'16" x 4" ROLL TOP STEEL, GREEN COLOR					
	IDAHO CEDAR WOOD MULCH: UNIFORMLY PLACED TO 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY (Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO)					
	ORGANIC MULCH TYPE "A": DECID SHRED BARK MULCH, PLACED TO A UNIFORM 3" DEPTH ON FABRIC UNDERLAYMENT (Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO)					
	NEW SOD: HTN KENTUCKY BLUEGRASS 4-WAY BLEND ON PREPARED SOIL.					
	AGGREGATE MULCH: 1-1/2" SIZE WHOLE WASHED WHITE RIVER ROCK PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT (Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO)					
	SEEDED TURF (Temporary Irrigation): NATIVE SEED BLEND EQUAL TO CARE FREE MIX 10% CHEWINGS FESCUE, 30% CREEPING RED FESCUE, 25% HARD FESCUE, 10% BLUE FESCUE AT 6 LBS./1,000 SF RATE, AV SEEDS, INC., DENVER, CO <small>www.seeds.com</small>					

## SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS (or Double Frontage Lot Streetscapes)					
Street Name or Zone Boundary (elev.)	Street or Zone Boundary Classification	Setback Width (ft.) Req./Prov.	Linear Footage	Tree/Foot Footage	No. of Trees Req./Prov.
AMELIA STREET	LOCAL COLLECTOR	10'/16'-9"	101'	1/30'	4/4
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
15/15	n/a	AS	75%/86%		
<b>MOTOR VEHICLE LOTS</b>					
No. of Vehicle Spaces Provided	Shade Trees (1/15 Spaces) Classification / Provided	Vehicle Lot Frontage (s)	Length of Frontage (ft.) (excluding driveways)	2/3 Length of Frontage (ft.)	
29	2/2	SOUTH	287'	192'	
Min. 3' Screening Plants Req./Prov.	Evergreen Plants Req.(50%) / Prov.	Length of Screening Wall Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Provided	
36/40	18/18	n/a	MV	75%/92%	
<b>INTERNAL LANDSCAPING</b>					
Net Site Area (SF) (less public R.O.W.)	Percent Min. Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided		
43,895 SF (1.01 ac)	5%	2,195 / 2,682 (6%)	5 / 3		
Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
20/21	n/a	IN	75%/89%		

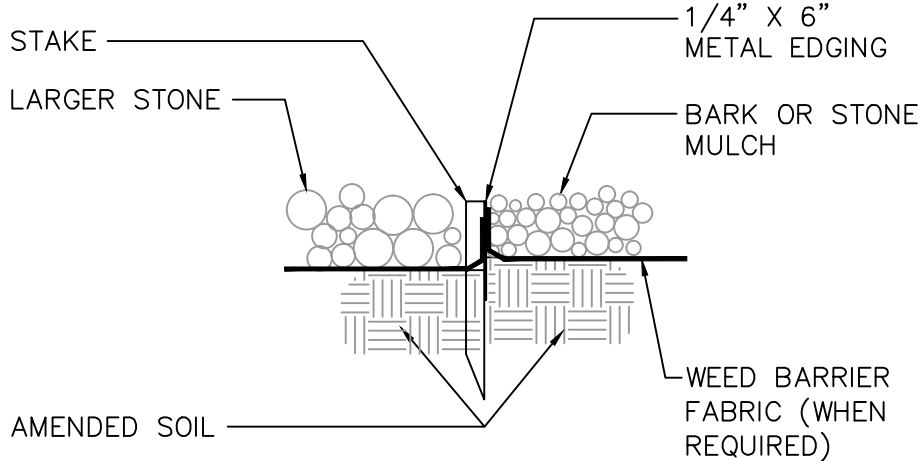
THIS LANDSCAPE PLAN IS FOR DEVELOPMENT SUBMITTAL PURPOSES ONLY  
NOT INTENDED FOR CONSTRUCTION USE



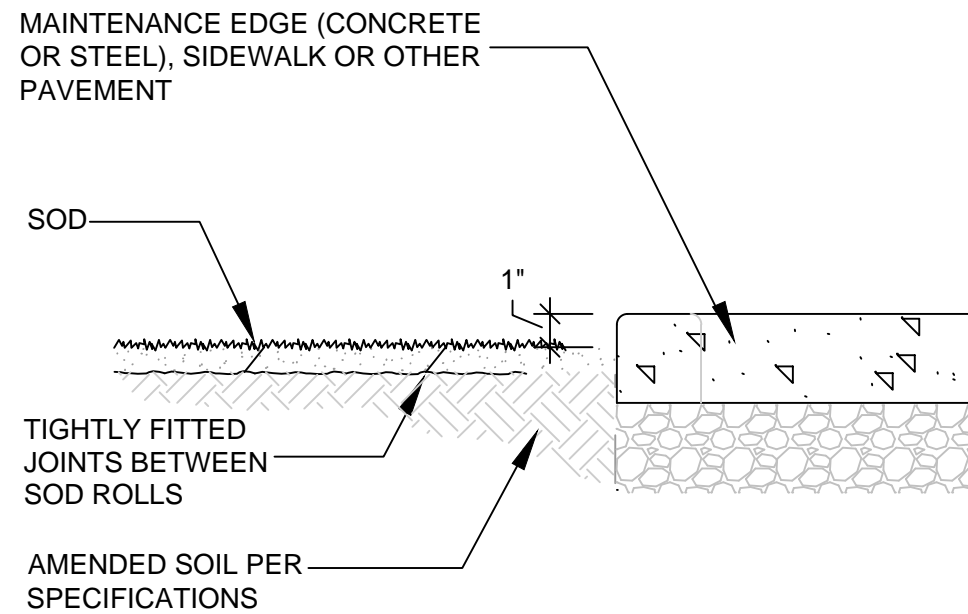
- NOTES
1. SHRUB PLANTING TO BE COMPLETED PER SPECIFICATION.
  2. RUN SOAKER HOSE IN PLANTING PIT DURING BACKFILLING EACH PIT
  3. APPLY ANTI-DESICCANT FOLIAR SPRAY TO ALL EVERGREEN SHRUBS PER SPECIFICATIONS

## LANDSCAPE NOTES:

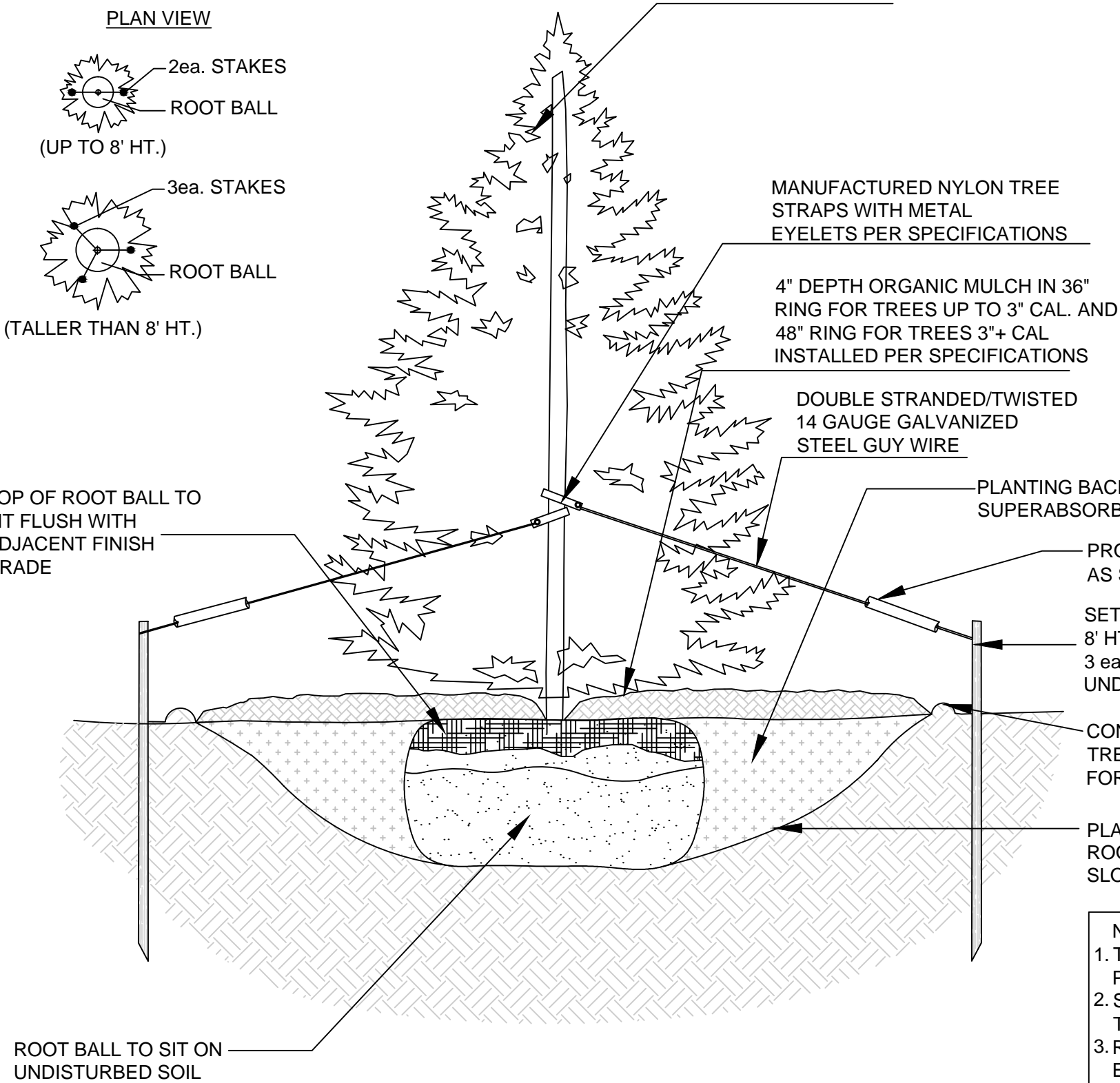
1. REFER TO SPECIFICATION SECTION 32-84-00: LANDSCAPE ACCESSORIES FOR REQUIRED INSTALLATION AND WORKMANSHIP STANDARDS FOR NEW LANDSCAPING. IN THE EVENT OF A CONFLICT IN REQUIREMENTS THE MOST STRINGENT INTERPRETATION WILL PREVAIL.
2. DRAWINGS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
3. QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED, OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
4. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND VERIFICATION OF ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC. WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSTRUED AS ACCEPTANCE OF CONDITIONS.
5. COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
6. THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MINIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
7. PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS AND LIGHTING STANDARDS.
8. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS MAY BE AVAILABLE. IF THE AMOUNT OF TOPSOIL NEEDED TO COMPLETE FINAL GRADING IS NOT AVAILABLE, THE CONTRACTOR SHALL IMPORT THE AMOUNT OF SOIL NEEDED.
9. CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION VIA THE IRRIGATION SYSTEM IS CAPABLE OF EXTENDING AMOUNTS OF WATER REQUIRED TO ESTABLISH AND SUSTAIN PLANT GROWTH AT THE TIME OF INSTALLATION.
10. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMENCED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.
11. SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
12. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM DRAWING AND SPECIFICATIONS:
  - A. IN LANDSCAPE SETBACK AREAS ALONG ROAD FRONTAGES: IN-LINE DRIP EMITTER RINGS FOR ALL TREES
  - B. NEW SODDED TURF INTERIOR LANDSCAPE AREAS: 20' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS
  - C. NEW SEEDED TURF AREAS: 30' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERSSHRUBS AND TREES: IN-LINE DRIP EMITTER RINGS FOR ALL TREES, EMITTERS FOR ALL SHRUBS
13. 4"x14 GAUGE GALVANIZED STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SOD AND SEEDED TURF AREAS. PIN EDGING WITH 12" STEEL EDGING PINS AT 24" SPACING.
14. ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS. GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS. PROVIDE SHREDDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SOD AND SEEDED AREAS. MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE MULCH AREAS.
15. PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS: NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.



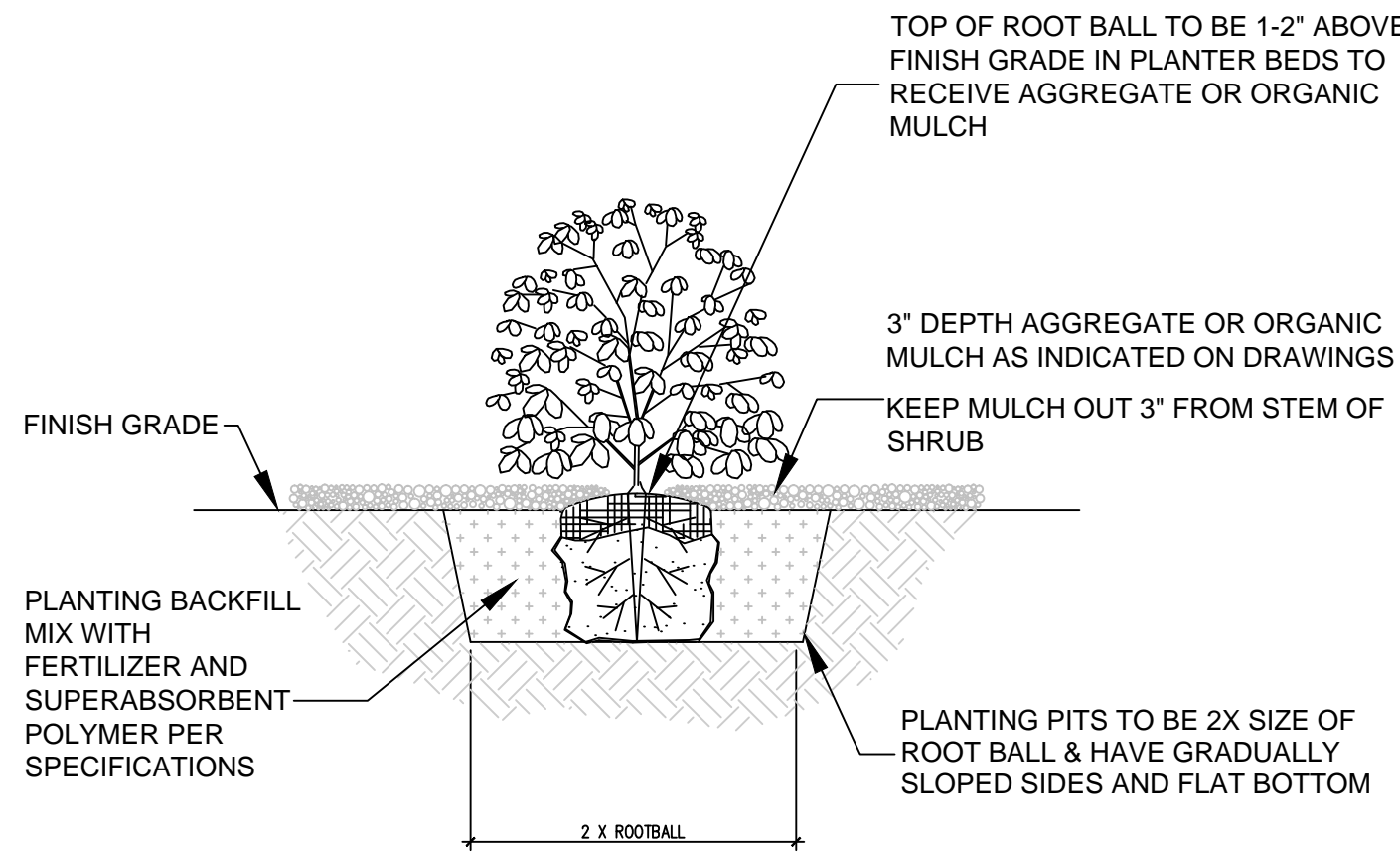
## A STEEL MAINTENANCE EDGE NOT TO SCALE



## C SOD INSTALLATION NOT TO SCALE

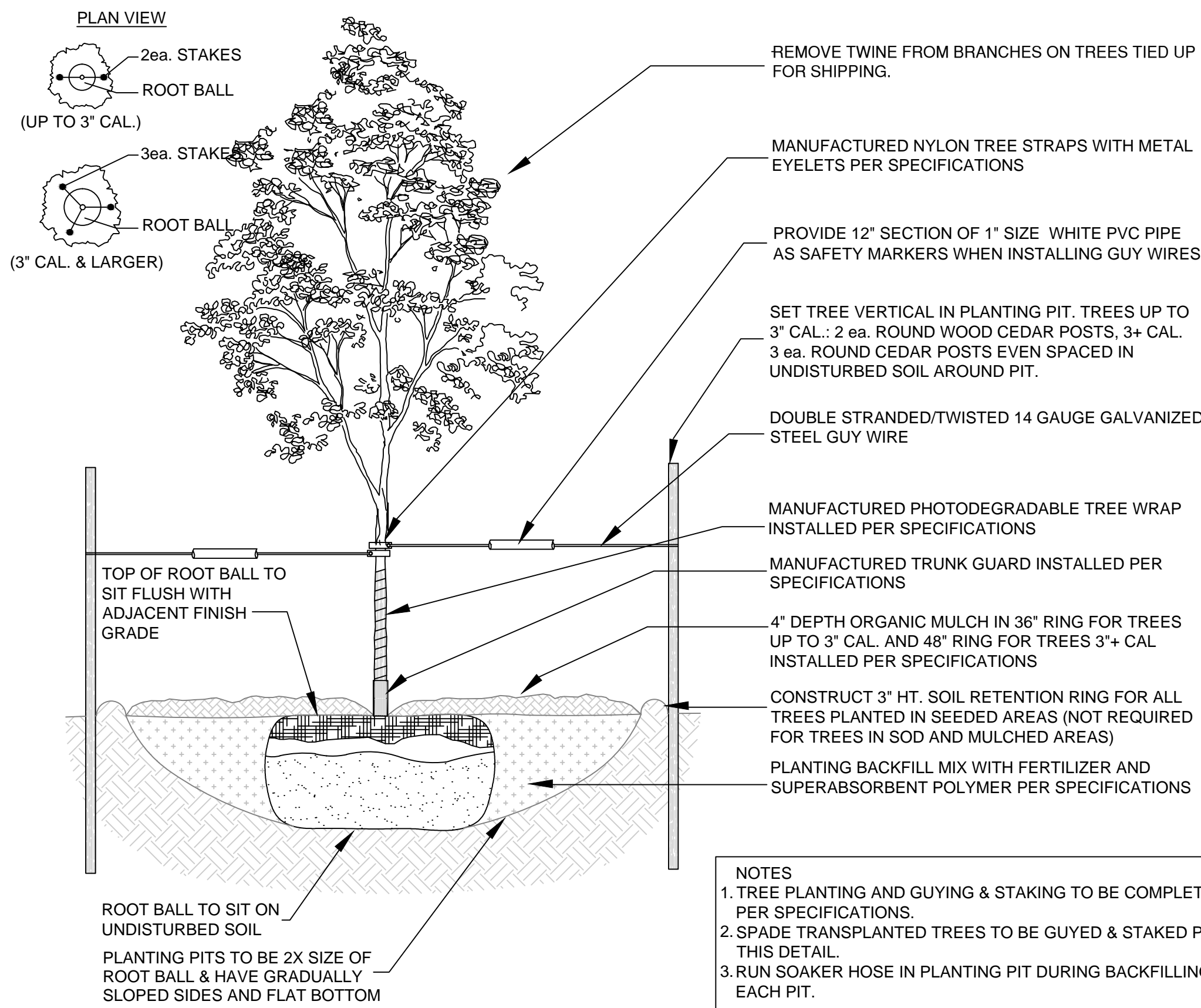


## F EVERGREEN TREE PLANTING, GUYING & STAKING NOT TO SCALE



- NOTES
1. SHRUB PLANTING TO BE COMPLETED PER SPECIFICATION.
  2. RUN SOAKER HOSE IN PLANTING PIT DURING BACKFILLING EACH PIT
  3. APPLY ANTI-DESICCANT FOLIAR SPRAY TO ALL EVERGREEN SHRUBS PER SPECIFICATIONS

## B SHRUB PLANTING NOT TO SCALE



- NOTES
1. TREE PLANTING AND GUYING & STAKING TO BE COMPLETED PER SPECIFICATIONS.
  2. SPADE TRANSPLANTED TREES TO BE GUYED & STAKED PER THIS DETAIL.
  3. RUN SOAKER HOSE IN PLANTING PIT DURING BACKFILLING EACH PIT.

## D DECIDUOUS TREE PLANTING, GUYING & STAKING NOT TO SCALE

Approved

By: Mark Gebhart  
On behalf of the PCD Executive Director  
Date: October 16, 2019



El Paso County Planning & Community Development

DESIGNED				REVISION			
GEM	GEM	WFG	12/7/18				
DRAWN	DRAWN	CHECKED	DATE				
RESPEC	720 S COLORADO BLVD	SUITE 410S	DENVER, CO 80246				
	PHONE (303) 757-3655						
	9/26/19 REVISED PLANTING SCHEDULE						

STAMP



Know what's below.  
Call before you dig.

PROJ NO. 03437  
DWG NM. 03437-DEV

COPESTONE GENERAL CONTRACTORS  
1624 S. 21ST ST  
COLORADO SPRINGS, CO. 80904

LOT 2  
APPALOOSA SUB  
FIL 2

LANDSCAPE DETAILS

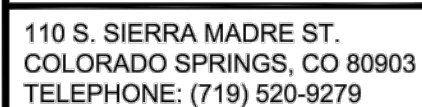
DRAWING NUMBER:

LA2



## POINT BY POINT

A. ALL MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF LOCAL AND NATIONAL ELECTRICAL CODES, ELECTRICAL SPECIFICATIONS AND DRAWINGS.



REGISTRATION:

COPESTONE GENERAL CONTRACTORS  
LOT 2 APPALOOSA HWY 24 SUBDIVISION FIL 1A  
COLORADO SPRINGS, COLORADO

0	ISSUED DATES: ISSUED FOR CONSTRUCTION 01/02/19
1	ISSUED FOR CONSTRUCTION 09/10/19

PROJECT NO.  
DRAWN BY: CLJ  
CHECKED BY: MPC  
DATE: 01/02/19

SHEET TITLE:  
SITE LIGHTING  
PHOTOMETRIC PLAN

SHEET NO.  
**E100A**  
SHEET 7

## EX1

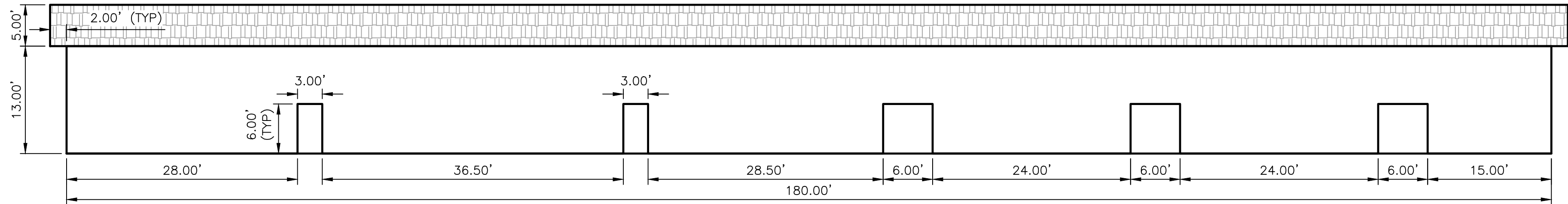
EX2



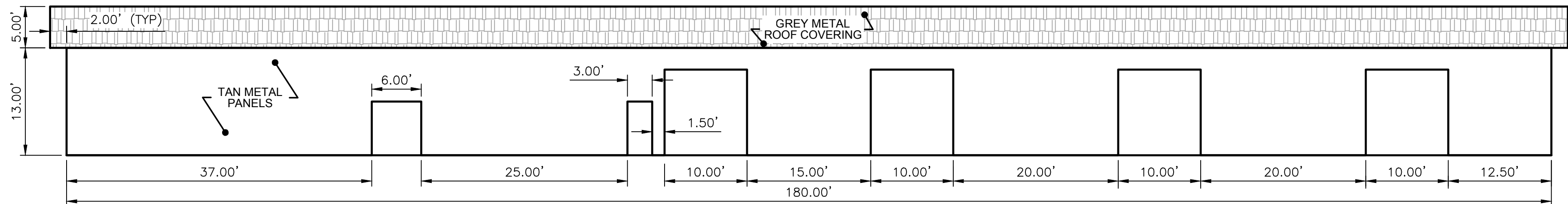
PCD FILE NO. PPR193



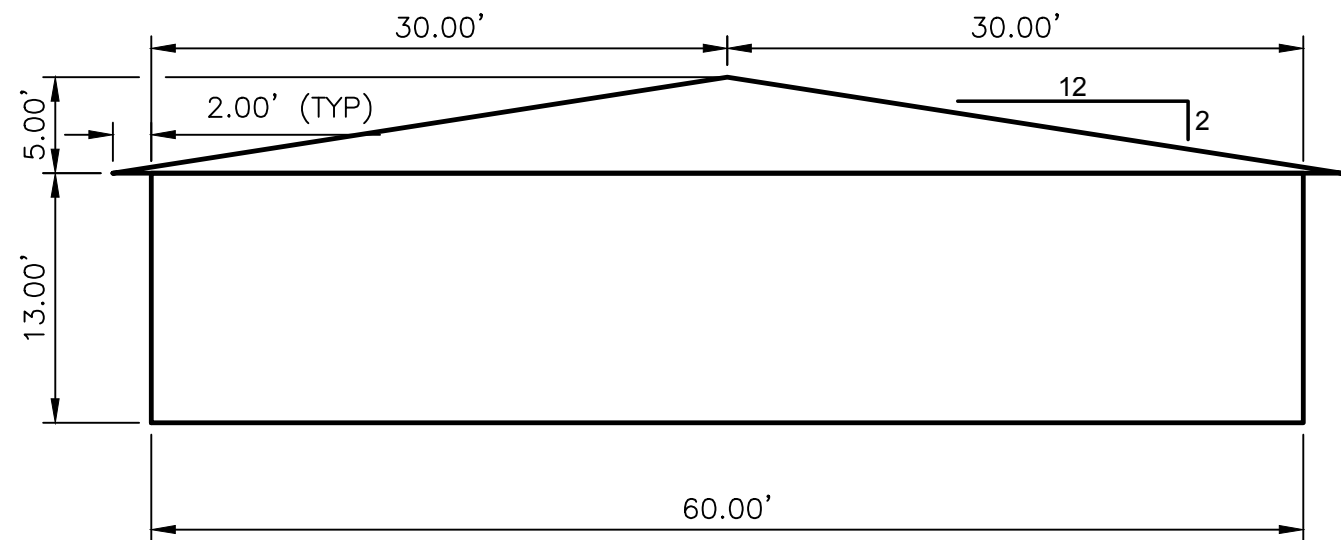
NAME: Z:\COLORADO SPRINGS OFFICE\03437-APPALOOSA HWY 24, LOT 2\DWG\DEVELOPMENT\03437-DEV.DWG  
PLOT DATE: April 11, 2019 4:00 PM, BY: CHRIS WEEKS



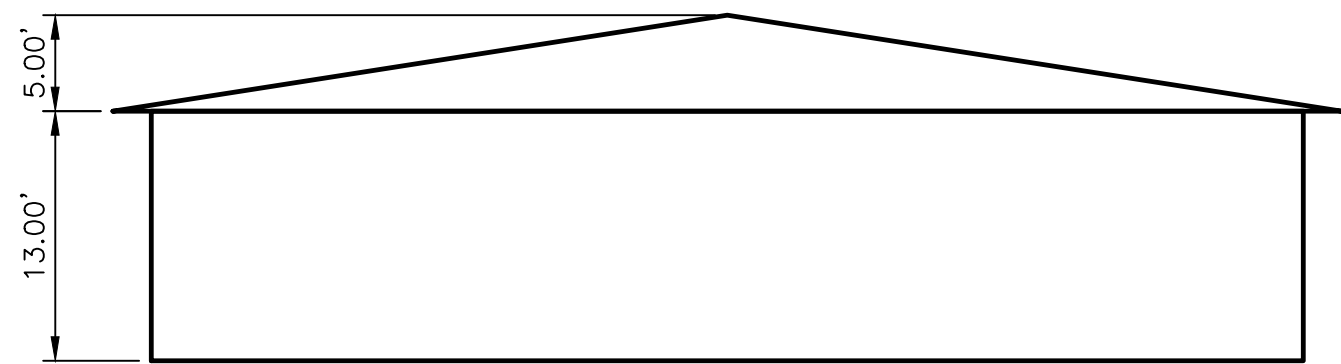
NORTH ELEVATION



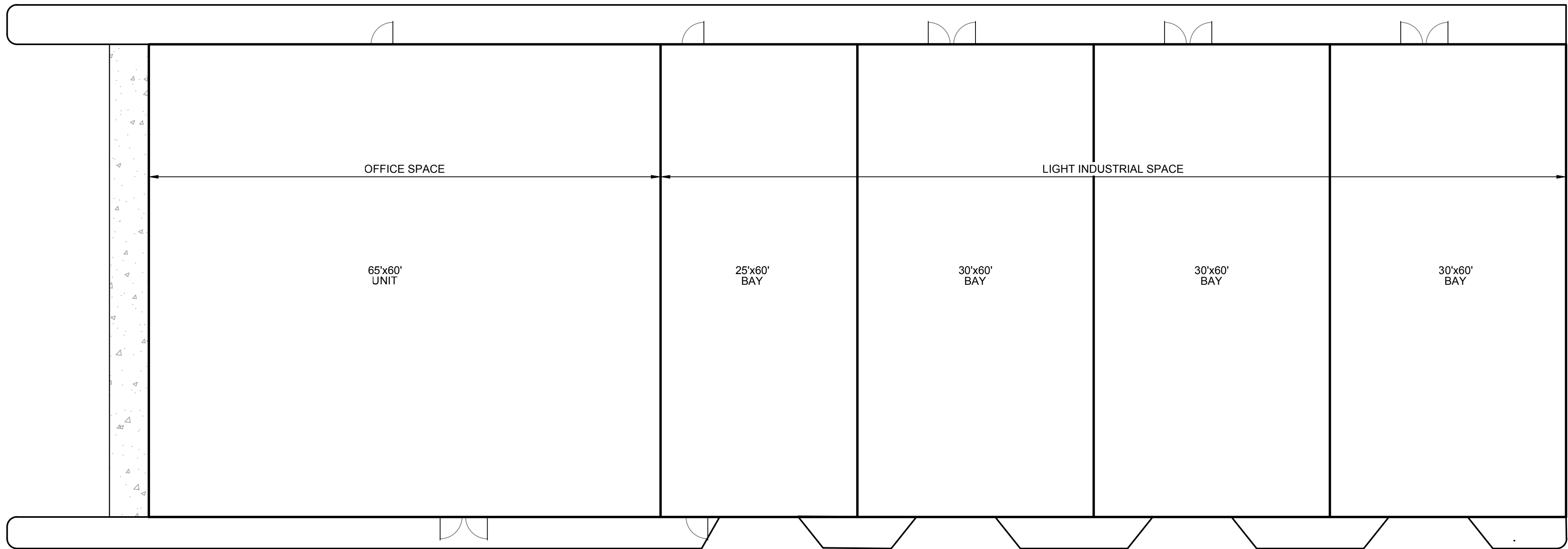
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



FLOOR PLAN

Approved

By: Mark Gebhart

On behalf of the PCD Executive Director

Date: October 16, 2019

El Paso County Planning & Community Development

100

0

5

10

20

40

( IN FEET )

1 inch = 10 ft.

N

GRAPHIC SCALE

<div>RESPEC</div> <div>720 S COLORADO BLVD</div> <div>SUITE 410S</div> <div>DENVER, CO 80246</div> <div>PHONE (303) 757-3655</div> <div></div>	DESIGNED	MAB	REVISION
	DRAWN	HUG	
	CHECKED	MAB	
	DATE	7/6/18	
STAMP			
<div><div></div><div>Know what's below.</div><div>Call before you dig.</div><div>PROJ NO. 03437</div><div>DWG NM. 03437-DEV</div></div>			
COPESTONE GENERAL CONTRACTORS			
1624 S. 21ST ST			
COLORADO SPRINGS, CO. 80904			
LOT 2, APPALOOSA HWY 24 SUBDIVISION FIL 1A			
BUILDING ELEVATIONS AND FLOOR PLAN			
DRAWING NUMBER:			
C			
SHEET 4			