

HOTEL ELEGANTE

CITY OF COLORADO SPRINGS, COLORADO

MINOR AMENDMENT DEVELOPMENT PLAN

LEGAL DESCRIPTION

LOT 1
A PORTION OF LOT 1, BLK. 1, HARRISON SUBDIVISION FILING NO. 1 (CORRECTION PLAT), AS RECORDED IN PLAT BOOK A-3 AT PAGE 85 OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SE1/4 SE1/4) OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN ANGLE POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 1, BLK. 1, SAID POINT ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THAT COMMERCIAL ROAD FOR STATE HIGHWAY AS RECORDED IN BOOK 1529 AT PAGE 595 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 7/8" O.D. IRON PIPE FROM WHICH THE SOUTHWEST CORNER OF LOT 2, BLK. 1 OF SAID HARRISON SUBDIVISION FILING NO. 1 (CORRECTION PLAT), SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF LOT 3, BLK. 1 OF SAID HARRISON SUBDIVISION FILING NO. 1 (CORRECTION PLAT) AND A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, AS MONUMENTED BY 5/8" REBAR AND YELLOW CAP STAMPED "BOWMAN PLS 34591" BEARS S32°41'47"E, A DISTANCE OF 785.47 FEET (786.01 FEET PER THE RECORDED PLAT) AND IS THE BASIS OF BEARINGS USED HEREIN;
THENCE N21°03'32"W ALONG THAT LINE COMMON TO SAID LOT 1, BLK. 1 AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 31.18 TO THE MOST WESTERLY CORNER OF SAID LOT 1, BLK. 1, SAID POINT ALSO BEING THE MOST SOUTHERLY CORNER OF THAT TRACT OF LAND OF LAND AS DESCRIBED IN BOOK 2100 AT PAGE 164 UNDER RECEPTION NO. 443673 OF SAID COUNTY RECORDS;
THENCE ALONG THAT LINE COMMON TO SAID LOT 1, BLK. 1 AND SAID TRACT, THE FOLLOWING TWO (2) COURSES:
1.) THENCE N88°12'17"E, A DISTANCE OF 146.59 FEET;
2.) THENCE N00°42'01"W, A DISTANCE OF 319.61 FEET TO THE NORTHERLY COMMON CORNER THEREOF, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FOUR SEASONS DRIVE AS SHOWN ON SAID PLAT OF HARRISON SUBDIVISION FILING NO. 1 (CORRECTION PLAT);
THENCE N89°30'59"E ALONG THAT LINE COMMON TO SAID LOT 1, BLK. 1 AND SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 451.98 FEET;
THENCE S57°18'13"W, A DISTANCE OF 268.83 FEET;
THENCE S32°41'47"E, A DISTANCE OF 197.53 FEET;
THENCE S57°18'13"W, A DISTANCE OF 433.31 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 1, BLK. 1, SAID POINT ALSO BEING A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE;
THENCE N32°41'47"W ALONG THAT LINE COMMON TO SAID SOUTHWESTERLY LINE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 165.88 FEET TO THE POINT OF BEGINNING.
SAID LOT CONTAINS 3.38 ACRES OF LAND, MORE OR LESS.

LOT 2
LOT 2, BLK. 1 AND A PORTION OF LOT 1, BLK. 1, HARRISON SUBDIVISION FILING NO. 1 (CORRECTION PLAT), AS RECORDED IN PLAT BOOK A-3 AT PAGE 85 OF THE RECORDS OF EL PASO COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SE1/4 SE1/4) OF SECTION 29, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN ANGLE POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 1, BLK. 1, SAID POINT ALSO BEING A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THAT COMMERCIAL ROAD FOR STATE HIGHWAY AS RECORDED IN BOOK 1529 AT PAGE 595 OF SAID COUNTY RECORDS, AS MONUMENTED BY A 7/8" O.D. IRON PIPE FROM WHICH THE SOUTHWEST CORNER OF LOT 2, BLK. 1 OF SAID HARRISON SUBDIVISION FILING NO. 1 (CORRECTION PLAT), SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF LOT 3, BLK. 1 OF SAID HARRISON SUBDIVISION FILING NO. 1 (CORRECTION PLAT) AND A POINT ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, AS MONUMENTED BY 5/8" REBAR AND YELLOW CAP STAMPED "BOWMAN PLS 34591" BEARS S32°41'47"E, A DISTANCE OF 785.47 FEET (786.01 FEET PER THE RECORDED PLAT) AND IS THE BASIS OF BEARINGS USED HEREIN;
THENCE S32°41'47"E ALONG THAT LINE COMMON TO SAID SOUTHWESTERLY LINE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 165.88 FEET TO THE POINT OF BEGINNING OF THE LOT HEREIN DESCRIBED;
THENCE N57°18'13"E, A DISTANCE OF 433.31 FEET;
THENCE N32°41'47"W, A DISTANCE OF 197.53 FEET;
THENCE N57°18'13"E, A DISTANCE OF 268.83 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1, BLK. 1, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FOUR SEASONS DRIVE AS SHOWN ON SAID HARRISON SUBDIVISION FILING NO. 1 (CORRECTION PLAT);
THENCE N89°30'59"E ALONG THAT LINE COMMON TO SAID LOT 1, BLK. 1 AND SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 456.10 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, BLK. 1, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF JANITTELL ROAD AS SHOWN ON SAID HARRISON SUBDIVISION FILING NO. 1 (CORRECTION PLAT);
THENCE S00°11'45"W ALONG THAT LINE COMMON TO SAID LOT 1, BLK. 1, SAID LOT 2, BLK. 1 AND SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 979.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2, BLK. 1, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 4, BLK. 1 OF SAID HARRISON SUBDIVISION FILING NO. 1 (CORRECTION PLAT);
THENCE ALONG THAT LINE COMMON TO SAID LOT 2, BLK. 1 AND SAID LOT 4, BLK. 1, THE FOLLOWING TWO (2) COURSES:
1.) THENCE S88°15'45"W, A DISTANCE OF 384.02 FEET;
2.) THENCE S01°35'06"E, A DISTANCE OF 306.64 FEET TO THE NORTHWEST CORNER OF THAT TRACT OF LAND AS RECORDED UNDER RECEPTION NO. 98125127 OF SAID COUNTY RECORDS, SAID POINT ALSO BEING AN ANGLE POINT ON THE EASTERLY LINE OF THAT TRACT OF LAND AS RECORDED UNDER RECEPTION NO. 99078882 OF SAID COUNTY RECORDS AND THE SOUTHEAST CORNER OF THAT CDT PERMANENT EASEMENT AS RECORDED UNDER RECEPTION NO. 99078883 OF SAID COUNTY RECORDS;
THENCE ALONG THAT LINE COMMON TO SAID RECEPTION NO. 99078882 AND SAID RECEPTION NO. 99078883, THE FOLLOWING THREE (3) COURSES:
1.) THENCE N37°21'18"W, A DISTANCE OF 56.59 FEET;
2.) THENCE S88°20'22"W, A DISTANCE OF 49.15 FEET;
3.) THENCE S37°02'42"W, A DISTANCE OF 52.82 FEET TO THE SOUTHWEST CORNER OF SAID RECEPTION NO. 99078883, SAID POINT ALSO BEING AN ANGLE POINT ON THE WESTERLY LINE OF SAID RECEPTION NO. 99078882, THE NORTHEAST CORNER OF THAT TRACT OF LAND AS RECORDED UNDER RECEPTION 200142522 OF SAID COUNTY RECORDS AND A POINT ON THE EASTERLY LINE OF SAID LOT 3, BLK. 1;
THENCE ALONG THAT LINE COMMON TO SAID LOT 2, BLK. 1 AND SAID LOT 3, BLK. 1 THE FOLLOWING FOUR (4) COURSES:
1.) THENCE N01°36'14"W, A DISTANCE OF 199.99 FEET;
2.) THENCE N72°02'41"W, A DISTANCE OF 170.68 FEET;
3.) THENCE S46°25'14"W, A DISTANCE OF 189.66 FEET;
4.) THENCE S38°02'33"W, A DISTANCE OF 3.90 FEET TO THAT CORNER COMMON TO SAID LOT 2, BLK. 1, SAID LOT 3, BLK. 1 AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE;
THENCE N32°41'47"W ALONG THAT LINE COMMON TO SAID LOT 2, BLK. 1, SAID LOT 1, BLK. 1 AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 633.59 FEET TO THE POINT OF BEGINNING;
SAID LOT CONTAINS 16.85 ACRES OF LAND, MORE OR LESS.

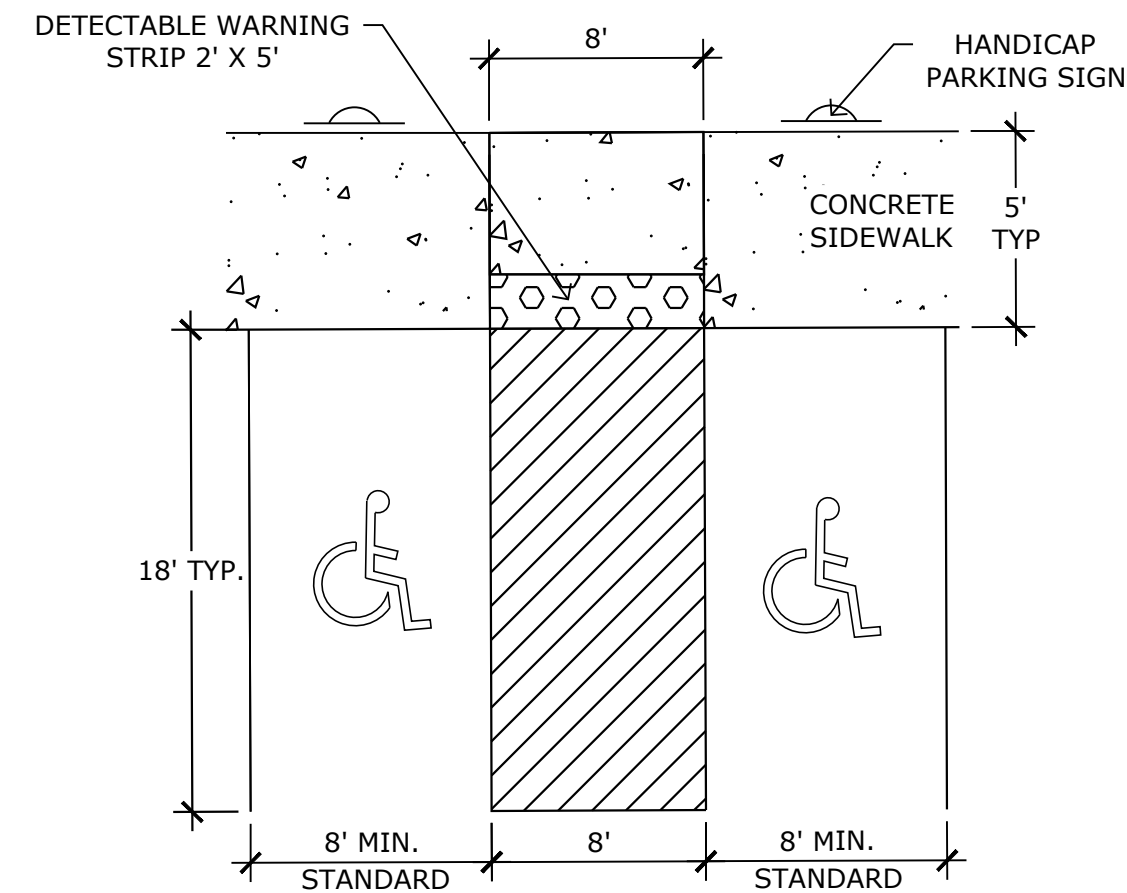
GENERAL NOTES

- ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). 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 719-385-5977.
- PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST PHASE, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-305-5978.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0741G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
- 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.

HOTEL CONVERSION PHASING MAP

AMENDMENT HISTORY		
City LUR File Number	Date	Amendment Description
AR DP 08-294-A1MN08	12/10/2008	Modified Parking
AR DP 21-XXX-A1MN21	Current	Modified Parking and added Multi-Family Residential use

ADA PARKING STALL TYPICAL



PARKING ANALYSIS

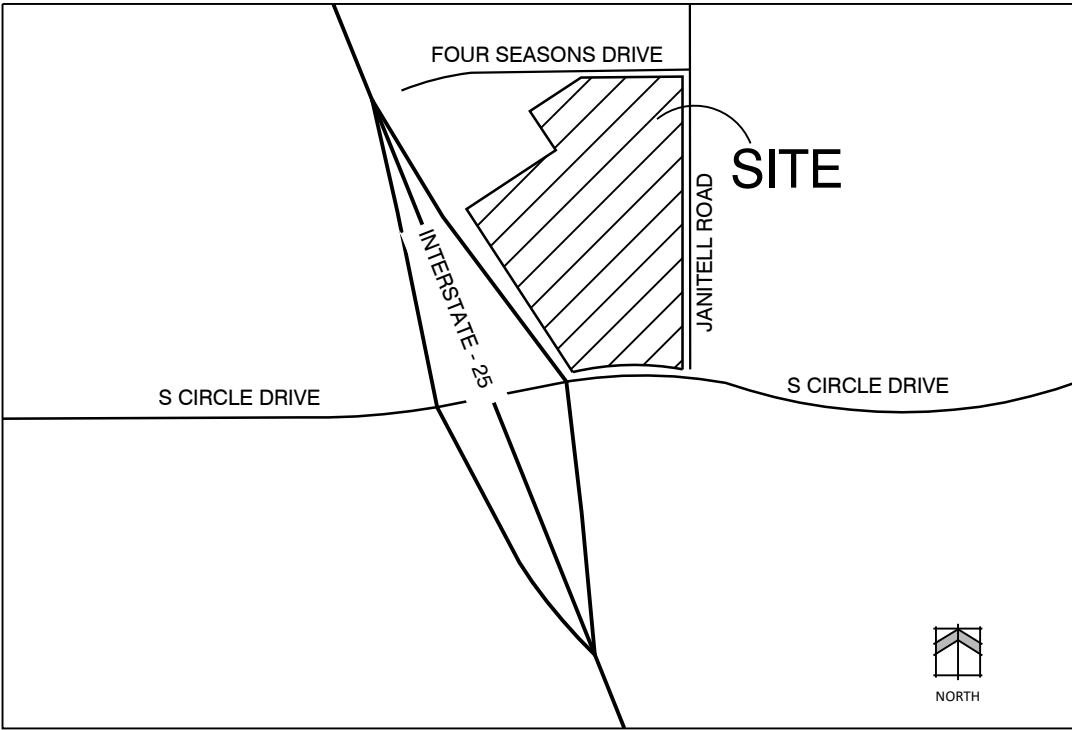
Existing Hotel Elegante Parking Analysis	HOTEL	CONFERENCE ROOM	RESTAURANT AREA	RETAIL/COFFEE	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL REQ.	TOTAL PROV.
Formula:	1 Space/Bedroom	1 Space/4 Seats	1 Space/100 SF	1 Space/300 SF	N/A	N/A	N/A	N/A		
# of units parking required	496	356	1700	1000	N/A	N/A	N/A	N/A	606	626

Phase 1 Parking Analysis*	HOTEL	CONFERENCE ROOM	RESTAURANT AREA	RETAIL/COFFEE	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL REQ.	TOTAL PROV.
Formula:	1 Space/Guest Room	1 Space/8 Seats	1 Space/200 SF	1 Space/300 SF	1.1 Space per DU	1.5 Space per DU	1.7 Space per DU	N/A		
# of units parking required	295	356	1700	1000	198	3	N/A	N/A	576	626
HOTEL ZONING CODE STILL IN EFFECT	295	45	9	4	218	5				

Phase 2 Parking Analysis*	HOTEL	CONFERENCE ROOM	RESTAURANT AREA	RETAIL/COFFEE	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL REQ.	TOTAL PROV.
Formula:	N/A	N/A	N/A	N/A	1.1 Space per DU	1.5 Space per DU	1.7 Space per DU	N/A		
# of units parking required	N/A	N/A	N/A	N/A	534	15	2	N/A	551	626
ALL HOTEL ROOMS CONVERTED, NO MORE HOTEL ZONING CODE										

Phase 3 Parking Analysis*	HOTEL	CONFERENCE ROOM	RESTAURANT AREA	RETAIL/COFFEE	STUDIO	1 BEDROOM	2 BEDROOM	3 BEDROOM	TOTAL REQ.	TOTAL PROV.
Formula:	N/A	N/A	1 Space/100 SF	1 Space/300 SF	1.1 Space per DU	1.5 Space per DU	1.7 Space per DU	2.0 Space per DU		
# of units parking required	N/A	N/A	5000	1000	485	122	34	1	831	626
CONFERENCE SPACE CONVERTED			50	4	534	183	58	2		
5% Alternative Parking Reduction =									790	812

VICINITY MAP



SITE DATA

Tax ID Number:	6429408012
Total Area:	16.85 Acres
Total Units:	642
Development Schedule:	Fall 2021
Development Plan:	PD DP 84-274-A1MN08
Current Zoning:	PBC
Current Use:	Hotel
Proposed Use:	Mixed Commercial - Residential
Proposed Density:	38.10%
Maximum Building Height:	45'
Building Setbacks:	
Front (S Circle Dr):	25'
Side (Janitell Rd / West Boundary):	25'
Rear (Four Seasons Dr):	25'
Landscape Setbacks:	
East (Janitell Rd):	10'
North (Four Seasons Dr):	10'
Landscape Buffer:	
West / South Boundary:	15'
Existing Parking:	606 Spaces
Parking Required:	626 Spaces
Parking Provided:	
Proposed Parking*:	
Required:	485 Studio Units @ 1.1 spaces per Unit 122 1-Bed Units @ 1.5 spaces per Unit 34 2-Bed Units @ 1.7 spaces per Unit 1 3-Bed Units @ 2.0 spaces per Unit 1 space / 100 SF Restaurant space 1 space / 300 SF Retail Space
Total Required:	831 Spaces (17 ADA spaces, 4 Van ADA)
Alternative Parking Reduction for Bus Route Access (5%) =	790 Spaces
Provided:	804 Spaces
ADA Formula:	501 - 1,000 Provided Spaces
Required:	17; 3 Van Accessible Spaces
Provided:	17; 4 Van Accessible Spaces

RESIDENCES AT HOTEL ELEGANTE

MINOR AMENDMENT DEVELOPMENT PLAN

2886 S CIRCLE DRIVE

DATE: 06/11/2021
PROJECT MGR: C. LIEBER
PREPARED BY: B. PERKINS

PROJECT TEAM

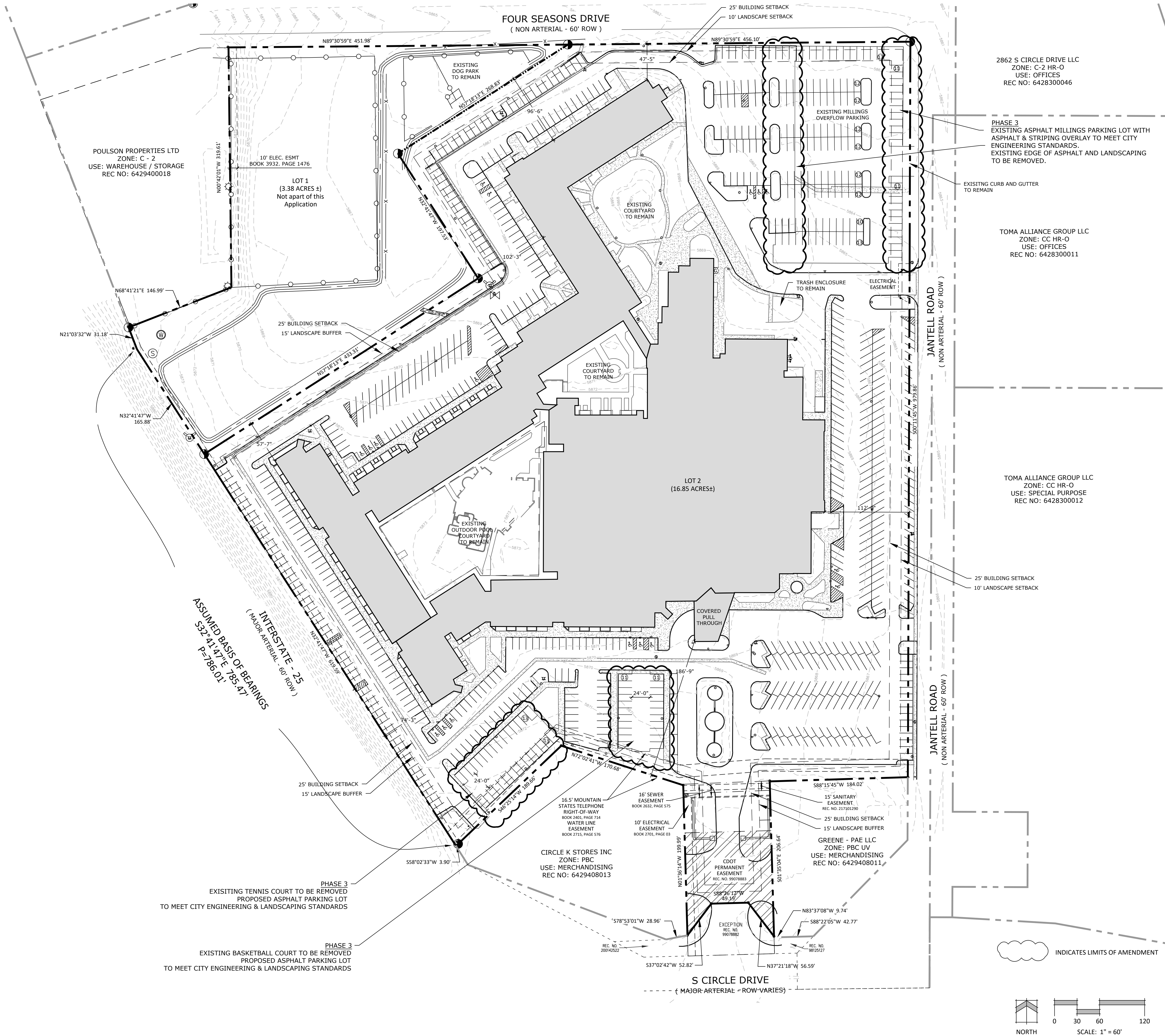
DEVELOPER: SHIR Capital
1515 S Capital of Texas Hwy.
Austin, Texas 78746
JR Engineering
5475 Tech Center Dr. #235
Colorado Springs, CO 80919
N.E.S. Inc.
619 N. Cascade Ave., Suite 200
Colorado Springs, CO 80903

SHEET INDEX

Sheet 1 of 6: Cover Sheet
Sheet 2 of 6: Development Plan
Sheet 3 of 6: Preliminary Grading Plan
Sheet 4 of 6: Preliminary Landscape Plan Notes & Details
Sheet 5 of 6: Preliminary Landscape Plan
Sheet 6 of 6: Preliminary Landscape Plan

COVER SHEET

1 OF 6



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel. 719.471.0073
Fax 719.471.0267
www.nescolorado.com
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH:

RESIDENCES AT HOTEL ELEGANTE

MINOR AMENDMENT DEVELOPMENT PLAN

2886 S CIRCLE DRIVE

PROJECT INFO

DATE: 06/11/2021
PROJECT MGR: C. LIEBER
PREPARED BY: B. PERKINS

STAMP

ISSUE INFO

DATE: BY: DESCRIPTION:

ISSUE / REVISION

DEVELOPMENT PLAN

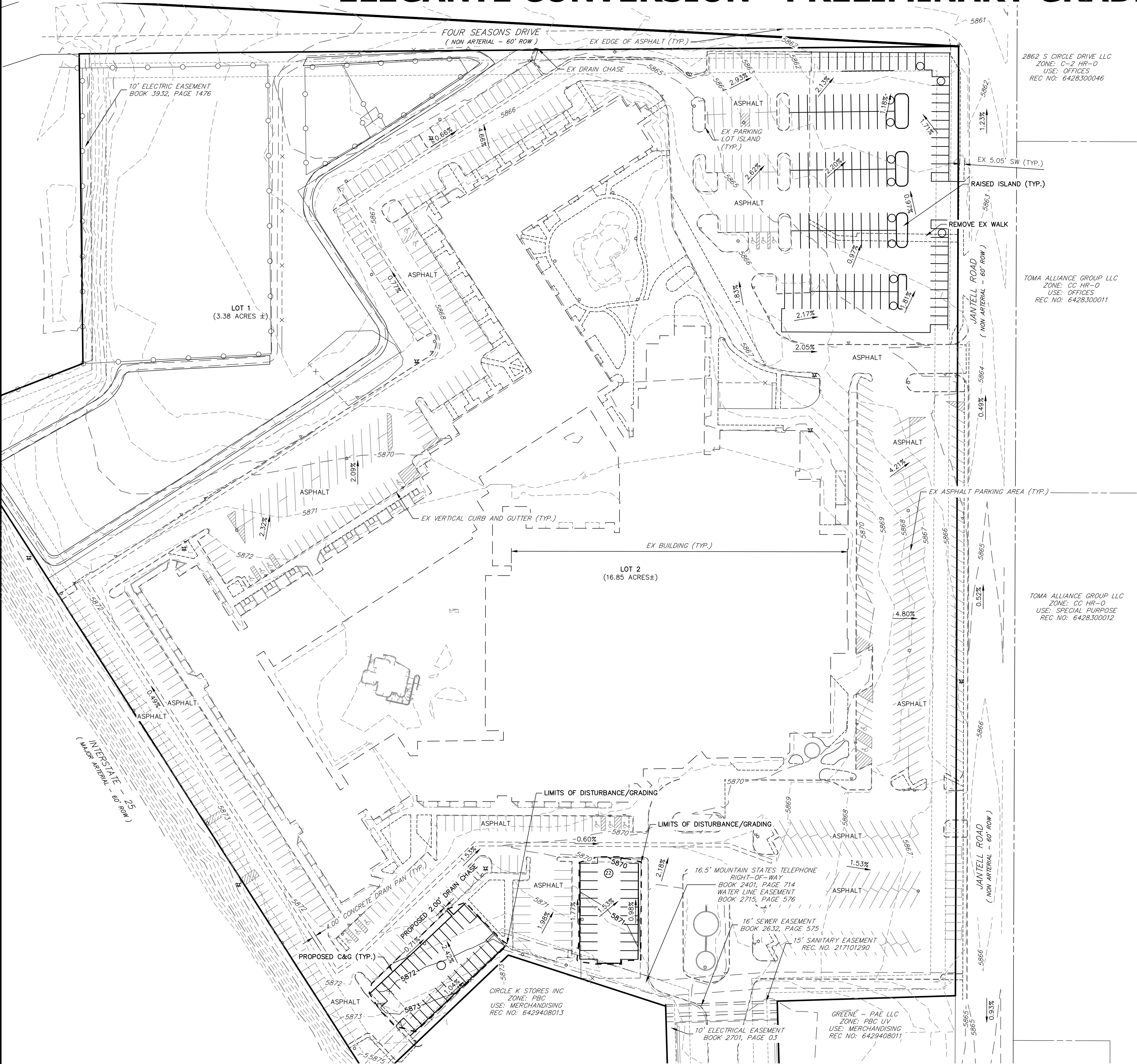
SHEET TITLE

SHEET NUMBER

2 OF 6

PLAN FILE #

ELEGANTE CONVERSION - PRELIMINARY GRADING PLAN

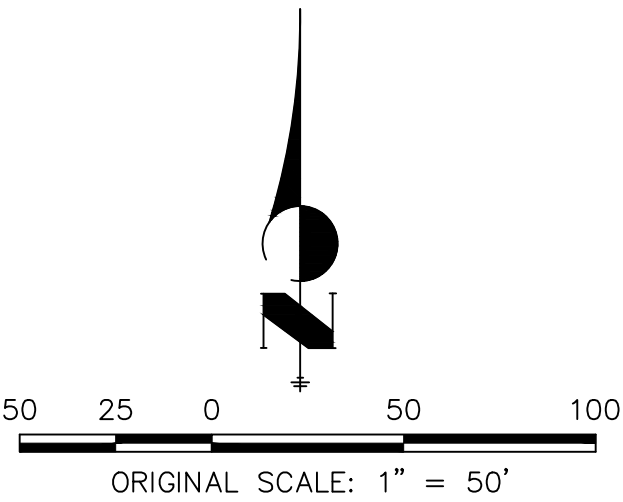


LAYER LINETYPE LEGEND

	EXISTING	PROPOSED
INDEX CONTOUR		
INTERMEDIATE CONTOUR		
STORM DRAIN		
SWALE/WATERWAY FLOWLINE		
PROPERTY LINE		
EASEMENT LINE		
CURB AND GUTTER		
MANHOLE		
STORM INLET		
AREA INLET - SQUARE		
AREA INLET - ROUND		
FLARED END SECTION		
RIPRAP		

NOTES

- ALL STORM SEWER SHOWN IS PRIVATE UNLESS OTHERWISE NOTED.
- SITE EROSION CONTROL WILL CONFORM TO CITY OF COLORADO SPRINGS AND EL PASO COUNTY REQUIREMENTS. A DETAILED PLAN WILL BE PROVIDED WITH SUBSEQUENT SUBMITTALS CONSTRUCTION PLAN).



CITY FILE NO.: XXXXXX

PRELIMINARY GRADING PLAN
ELEGANTE CONVERSION
JOB NO. 25226.00
06/11/2021
SHEET 1 OF 1



Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

LANDSCAPE NOTES

- SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS.

RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS:

TRI-MIX III as supplied by C&C Sand

-To be applied as backfill in planting pits

- FERTILIZER REQUIREMENTS BELOW ARE BASED ON SOIL ANALYSIS.

	SOD	SEED	SHRUB-BROADLEAF	SHRUB-CONIFER
NITROGEN	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
PHOSPHORUS (P205)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
POTASSIUM (K2O)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
SULFUR (SO4-S)	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF
MANGANESE	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF	0 LBS/1000SF

- *NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH. AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.
- A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL.
 - FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
 - FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
 - ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
 - A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
 - A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
 - ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
 - NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
 - EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
 - ALL PLANTS AND TREES NOT INSTALLED IN PLANTING BEDS TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
 - ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
 - ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
 - ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
 - ROCK MULCH: 1 1/2" DIAMETER GLACIER WHITE GRANITE RIVER ROCK. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
 - AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
 - ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

LANDSCAPE REQUIREMENTS

Landscape Setbacks

See Code Section/Policy 7.4.320 & 317

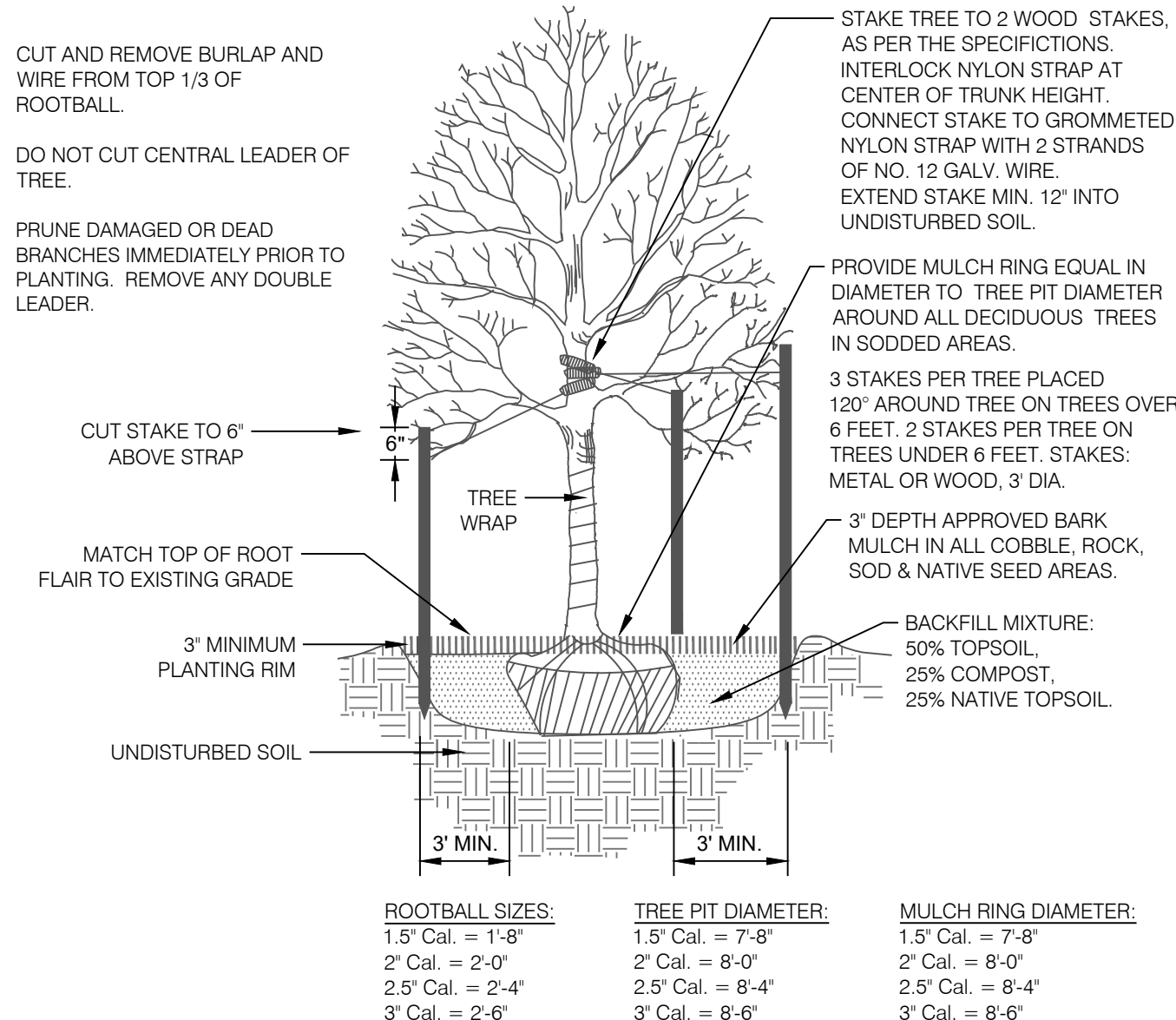
Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Janitell Road	Nonarterial	10' / 10'	305'	1 / 30'	11 / 11

Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided
0 / 0	0 / 0	JR	75% / 75%

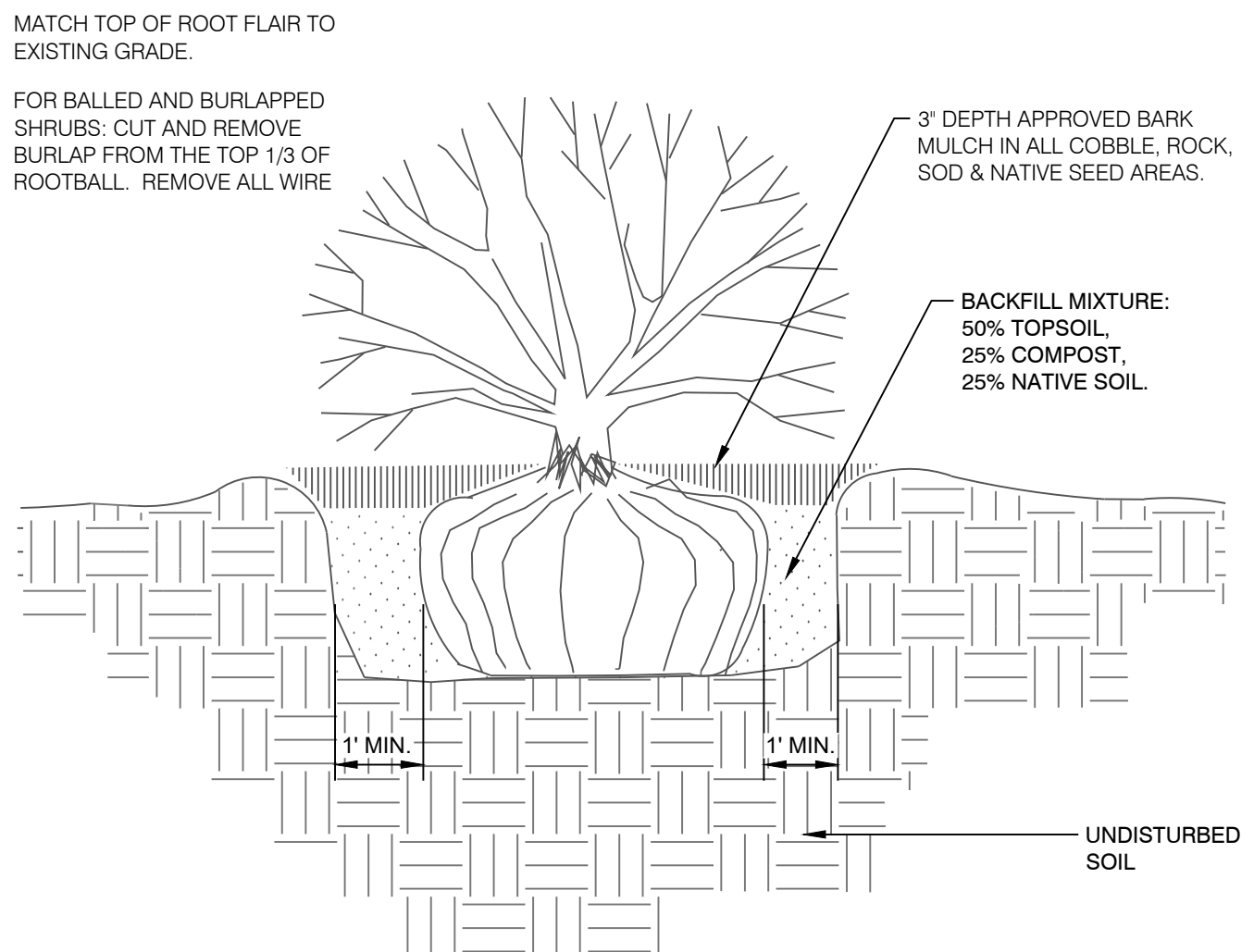
Motor Vehicle Lots

See Code Section/Policy 7.4.321 & 317

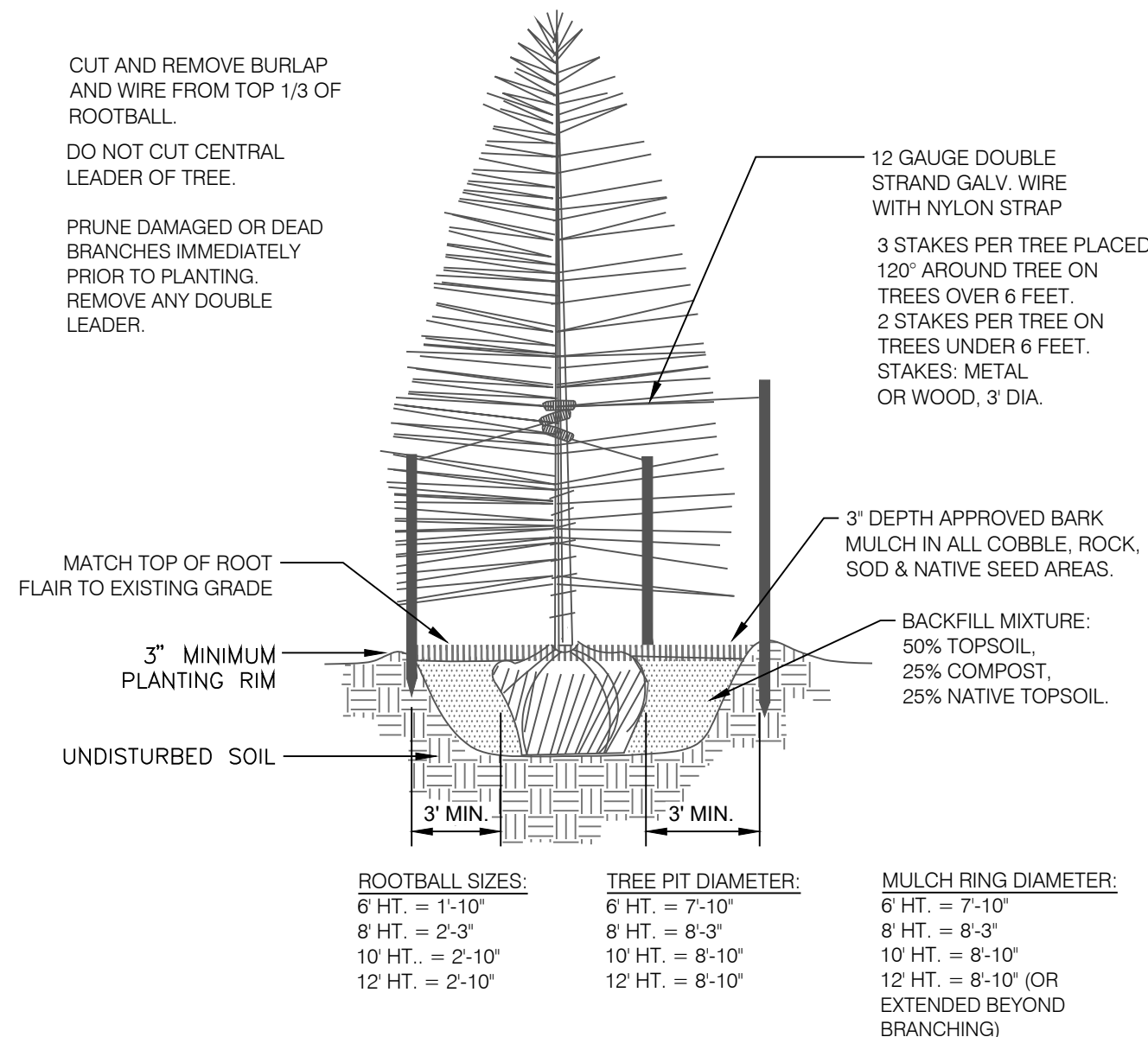
No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required /Provided	Plant Abbr. on Plan
178	12 / 13	MV



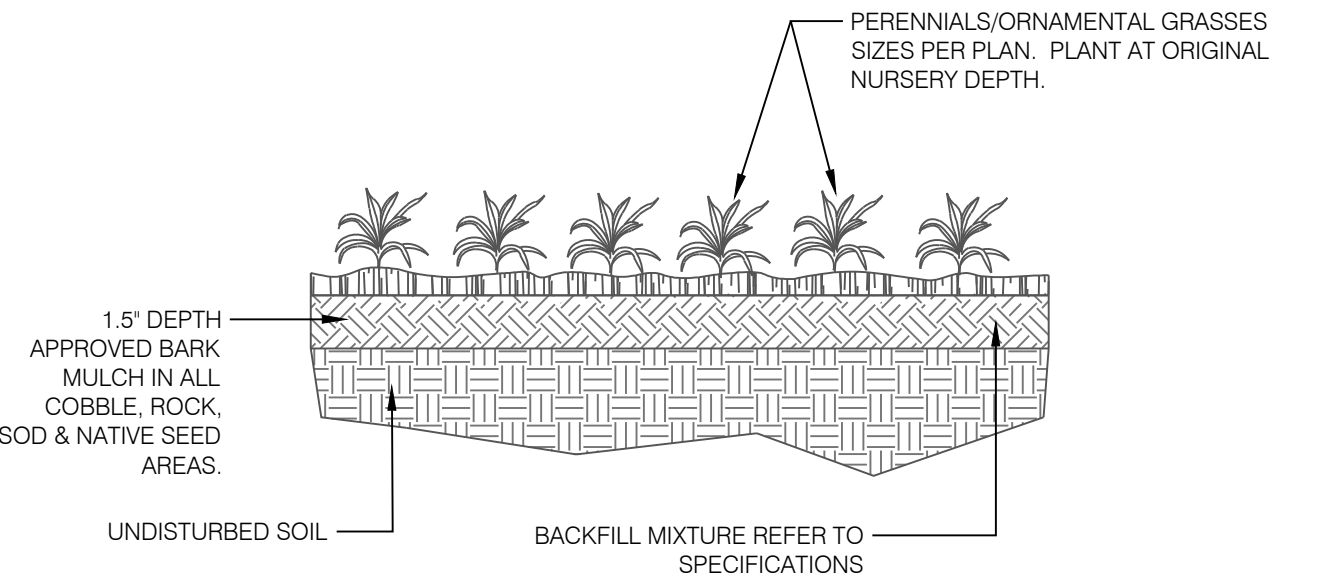
1 DECIDUOUS TREE PLANTING DETAIL
N.T.S. NES-LS-01



3 SHRUB PLANTING DETAIL
N.T.S. NES-LS-03



2 CONIFEROUS TREE PLANTING DETAIL
N.T.S. NES-LS-02



4 PERENNIAL / ORNAMENTAL GRASS PLANTING
N.T.S. NES-LS-04



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RESIDENCES AT HOTEL ELEGANTE

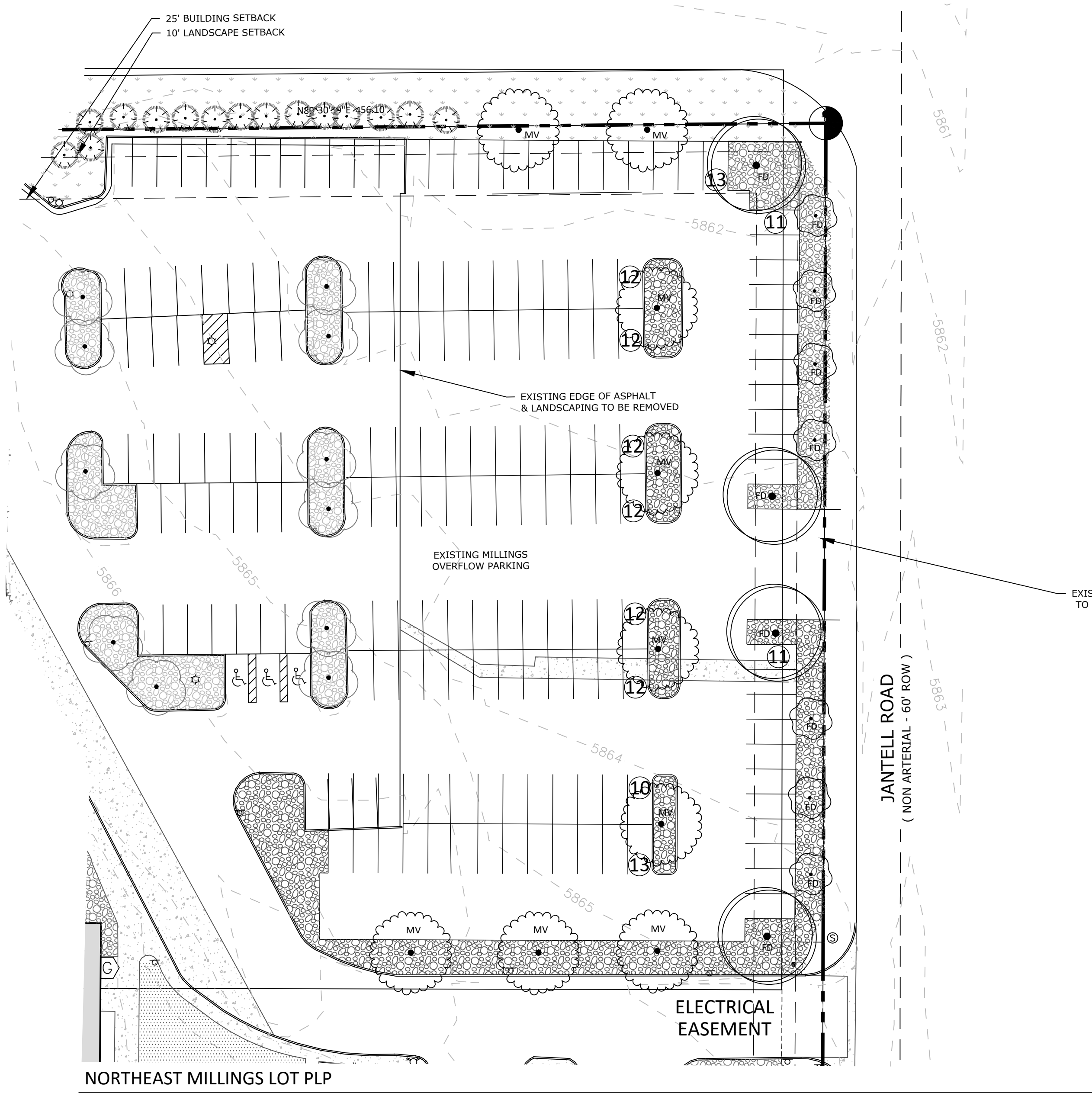
MINOR AMENDMENT DEVELOPMENT PLAN

2886 S CIRCLE DRIVE

DATE: 06/11/2021
PROJECT MGR: C. LIEBER
PREPARED BY: B. PERKINS

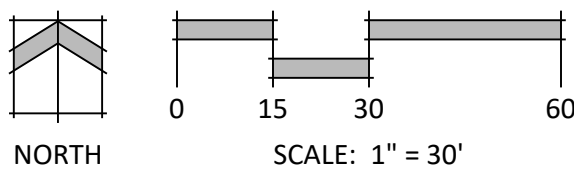
ENTITLEMENT

DATE: BY: DESCRIPTION:



2862 S CIRCLE DRIVE LLC
ZONE: C-2 HR-O
USE: OFFICES
REC NO: 6428300046

TOMA ALLIANCE GROUP LLC
ZONE: CC HR-O
USE: OFFICES
REC NO: 6428300011



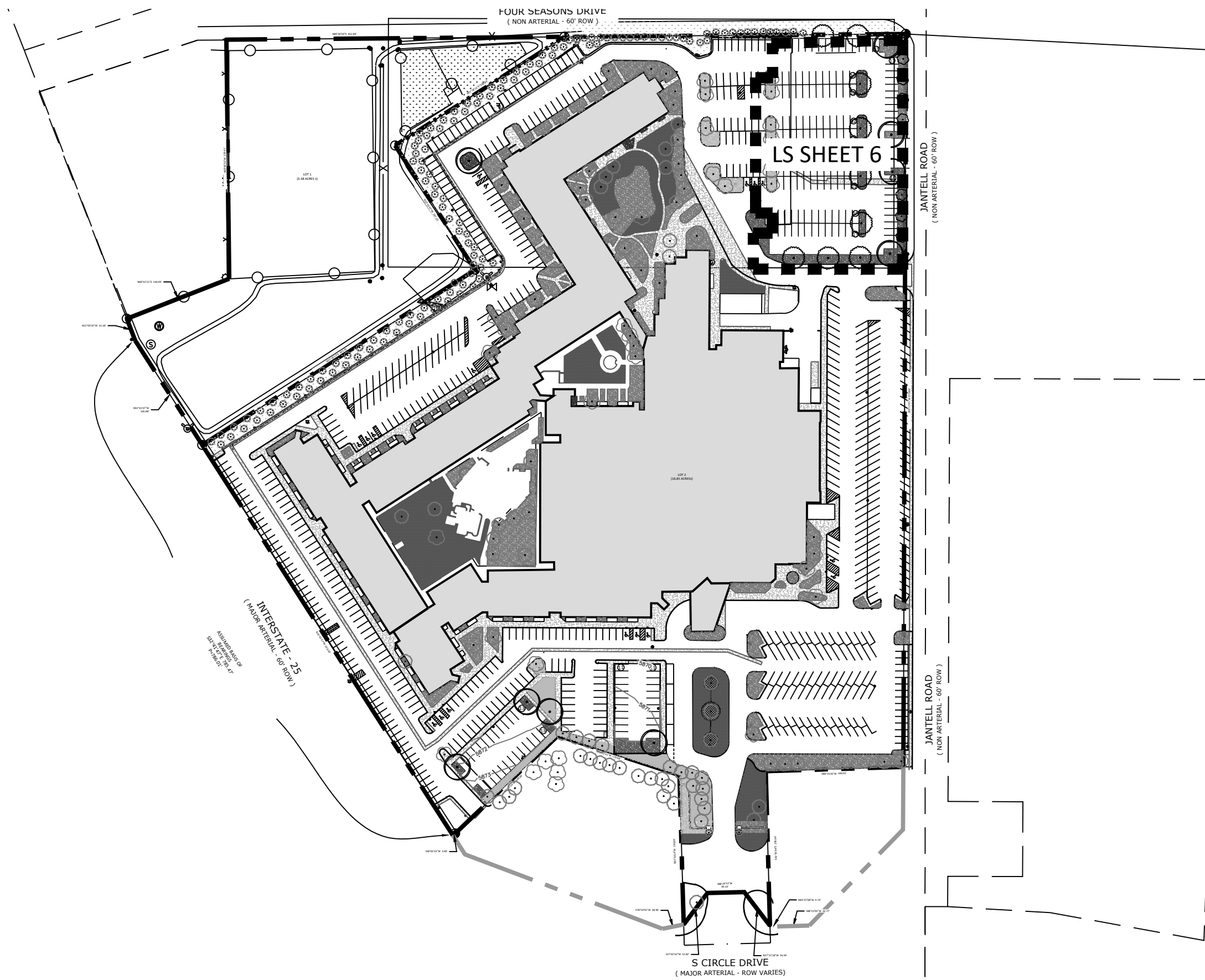
EXISTING CURB AND GUTTER
TO REMAIN

EXISTING MILLINGS
OVERFLOW PARKING

EXISTING EDGE OF ASPHALT
& LANDSCAPING TO BE REMOVED

NORTHEAST MILLINGS LOT PLP

CONTEXT MAP



GROUND COVER LEGEND

	EXISTING DECIDUOUS TREE	11
	EXISTING SMALL EVERGREEN TREE Pine and Spruce Variety	15
	PROPOSED ROCK MULCH 1 1/2" Glacier White Granite River Rock Shrub Planting Bed	8,351 sf

PLANT SCHEDULE

DECIDUOUS TREE	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	An	9	Acer negundo `Sensation` / Sensation Maple	45'	30'	2" Cal.	B&B	2457DA
	Pc	7	Prunus cerasifera `Newport` / Newport Flowering Plum	20'	15'	1.5" Cal.	B&B	45S
	Tc	4	Tilia cordata / Littleleaf Linden	50'	35'	2" Cal.	B&B	4S

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MINOR AMENDMENT
DEVELOPMENT PLAN

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ENTITLEMENT

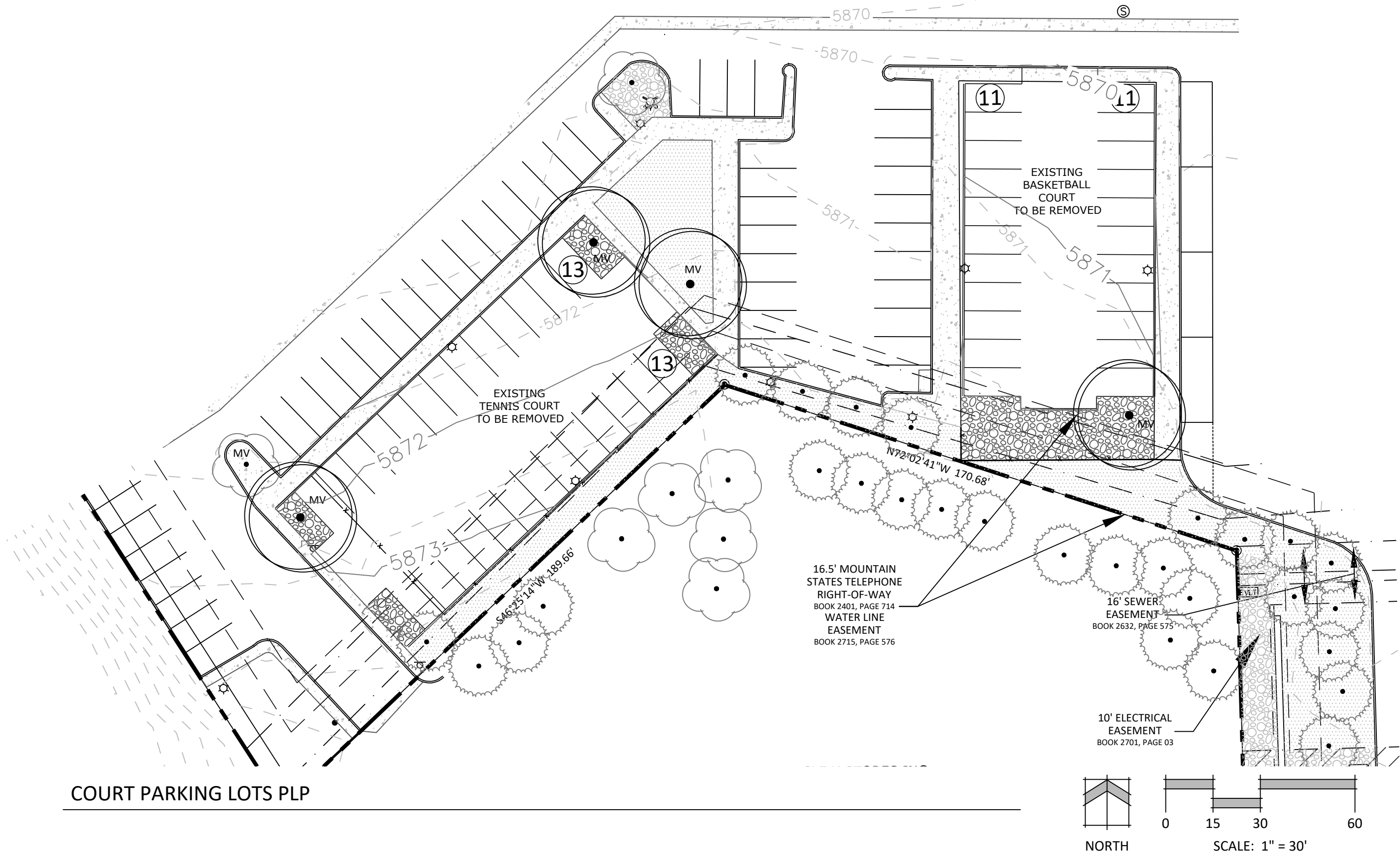
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PRELIMINARY LANDSCAPE PLAN

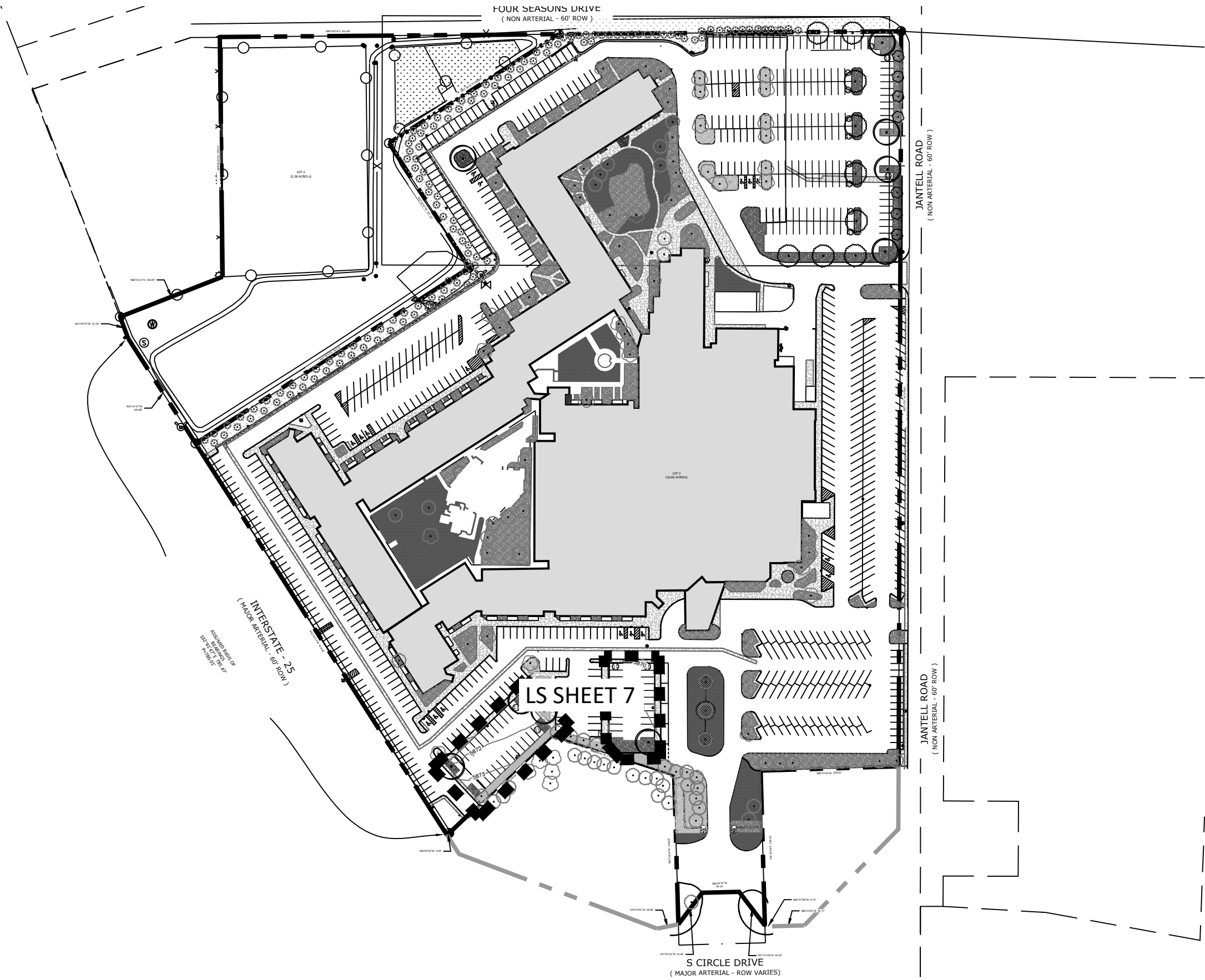
5

5 OF 6

CPC #



CONTEXT MAP



GROUND COVER LEGEND

	EXISTING EVERGREEN TREE Pine & Spruce Variety	14
	PROPOSED ROCK MULCH 1 1/2" Glacier White Granite River Rock Shrub Planting Bed	1,814 sf

PLANT SCHEDULE

DECIDUOUS TREE	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE	COND	KEY
	Tc	4	Tilia cordata / Littleleaf Linden	50'	35'	2" Cal.	B&B	4S

CIRCLE K APPROVED LANDSCAPING

	QTY	
	14	PROPOSED EVERGREEN TREE Pine & Spruce Variety
	5	PROPOSED DECIDUOUS TREE

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ENTITLEMENT

DATE:	BY:	DESCRIPTION:

PRELIMINARY
LANDSCAPE PLAN

6

6 OF 6

CPC #