PUD DEVELOPMENT PLAN

MAVERIK

THE CREST AT WOODMEN

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8
TOWNSHIP 13 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
AR PUD 20-00641

CURRENT OWNER/APPLICANT

CREST AT WOODMEN LLC
900 TOWN & COUNTRY LANE, SUITE 210
HOUSTON, TX 77024

FUTURE TENANT/APPLICANT

MAVERIK, INC., A UTAH CORPORATION
185 S. STATE ST, SUITE 800
SALT LAKE CITY, UTAH 84111
CONTACT: CASSIE YOUNGER
TEL: (801) 683-3594

PLANNING/ENGINEERING CONSULTANT

GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
ATTN: ADAM KOESTER, PE

LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
ATTN:SARAH ADAMSON, RLA

ARCHITECT

FFKR ARCHITECTS
BOGUE BUILDING
730 PACIFIC AVENUE
SALT LAKE CITY, UTAH 84104
TEL: (801) 534-4218

SURVEYOR

ALTURA LAND CONSULTANTS
6950 S. TUCSON WAY, UNIT C
CENTENNIAL, CO 80112
TEL: (720) 488-1303

GENERAL NOTES

1. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN, DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BID AND CONSTRUCTION.

2. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.

3. CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.

4. ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.

5. VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.

6. ANY PROPOSED CHANGES TO THE DESIGN GRADES SHALL BE SUBMITTED TO THE OWNER AND THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO CONSTRUCTION.THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COSTS OF CORRECTING ANY INSTALLATION NOT CONFORMING TO WITHIN ONE-QUARTER INCH OF THE DESIGN GRADES WHERE CONSTRUCTED WITHOUT PRIOR APPROVAL. FURTHER, NO DEVIATION CAUSING NON-COMPLIANCE WITH ADA GUIDELINES IS ACCEPTABLE ALONG ACCESSIBLE PATHS.

7. CONTRACTOR SHALL RECEIVE, UNLOAD, STORE IN WEATHER TIGHT CONTAINERS AND UNCRATE ALL EQUIPMENT FURNISHED BY THE OWNER AND SHIPPED TO THE SITE.

8. LANDSCAPING AND IRRIGATION SYSTEM BY GENERAL CONTRACTOR, UNLESS OTHERWISE NOTED.

9. CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP DAILY AT COMPLETION OF WORK.

10. ALL TOP OF CURB GRADES ARE 6" HIGHER THAN FLOWLINE GRADES SHOWN ON DRIVE UNLESS OTHERWISE NOTED.

11. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING ALL CONSTRUCTION PHASES OF THIS PROJECT.

12. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND/OR INFORMATION PROVIDED BY THE OVERALL CENTER CIVIL ENGINEER AND/OR FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND ARE TO BE CONSIDERED APPROXIMATE LOCATIONS ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

13. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

14. CONTRACTOR SHALL REMOVE AND REPLACE EXISTING CONDITIONS AS NECESSARY TO FACILITATE CONSTRUCTION IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. ANY PROPOSED INCREASE IN THE LIMITS OF CONSTRUCTION OR DEMOLITION AS INDICATED ON THE PLANS SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH WORK.

15. CONTRACTOR RESPONSIBLE FOR ALL WORK NECESSARY FOR FINAL ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY, INCLUDING BUT NOT LIMITED TO AS-BUILT DRAWINGS, INSPECTIONS, TESTING REPORTS AND CERTIFICATIONS.

16. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY.

17. CONTRACTOR IS REQUIRED TO KEEP A SET OF REDLINED AS-BUILT DRAWINGS THROUGHOUT CONSTRUCTION TO DENOTE ANY VARIATIONS FROM PLAN. CONTRACTOR SHALL SUBMIT A SET OF THE AS-BUILT DRAWINGS TO THE ENGINEER AND OWNER'S REPRESENTATIVE AT LEAST TWO WEEKS PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.

18. SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

19. SITE COMPLIANCE NOTE: A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED BY THE CITY OF COLORADO SPRINGS UNTIL ALL ON-SITE AND PUBLIC IMPROVEMENTS SUCH AS GRADING, DRAINAGE, PARKING, SIDEWALKS, LANDSCAPING, CURB AND GUTTER, SPECIALTY PAVING AND ALL OTHER FEATURES THAT APPEAR ON THE APPROVED SITE PLAN ARE COMPLETED. IN THE EVENT CONDITIONS PRECLUDE THE COMPLETION OF ANY REQUIRED ON-SITE OR PUBLIC IMPROVEMENTS THE PROVISIONS THE CITY OF COLORADO SPRINGS MUNICIPAL CODE SHALL APPLY.

20. LIGHTING NOTE: IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT, WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHERE IT ORIGINATES.

21. TRASH ENCLOSURE NOTE: TRASH ENCLOSURES SHALL BE CONSTRUCTED TO CONCEAL THE EQUIPMENT WITHIN AND OF THE SAME MATERIAL AND COLOR AS THE MAIN BUILDING. IN NO CASE, SHALL THE ENCLOSURE BE LESS THAN THE HEIGHT OF THE EQUIPMENT LOCATED WITHIN.

22. SCREENING NOTE: ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE PLACED OR SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT FROM THE GROUND FROM ADJACENT PUBLIC RIGHT OF WAYS OR ADJACENT PROPERTIES. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING. THE CONTRACTOR SHALL CONFIRM WITH THE ARCHITECT AND THE CITY THAT THE SCREENING IS ADEQUATE PRIOR TO THE CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY.

23. MAINTENANCE RESPONSIBILITY NOTES:
   A. THE OWNER OF THE PROPERTY, HIS SUCCESSORS, HEIRS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO AN APPROVED SITE PLAN, LANDSCAPE PLAN AND DRAINAGE REPORT.

   B. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, A GROUND COVER MUST REPLACE A GROUND COVER, ETC. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN ANY EVENT, SUCH REPLACEMENT TIME SHALL NOT EXCEED ONE (1) YEAR. ANY REPLACEMENT, WHICH CONFORMS TO THE REQUIREMENTS OF THIS SECTION, SHALL NOT BE CONSIDERED AN AMENDMENT TO THE SITE PLAN.

   C. STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE PROPERTY OWNER.

   D. ANY OFF SITE LANDSCAPING DISTURBED BY THE DEVELOPMENT OF THIS SITE WILL BE REPLACED TO ITS ORIGINAL CONDITION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

   E. LANDSCAPING SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR.

25. SIGNAGE NOTE: APPROVAL OF A SEPARATE SIGN PERMIT IS REQUIRED IN ADDITION TO SITE PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE SITE PLAN WILL BE REVIEWED FOR CONFLICTS WITH SIGHT TRIANGLES AND UTILITY EASEMENTS; HOWEVER, THESE SIGNS ARE NOT APPROVED BY THIS SITE PLAN.

26. SITE CLEAN UP NOTE: THE SITE SHALL BE CLEANED OF ALL CONSTRUCTION DEBRIS, MUD, BUILDING MATERIALS, DUMPSTERS, CONSTRUCTION FENCING AND CONSTRUCTION TRAILERS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. IF ANY CIRCUMSTANCES OCCUR THAT DO NOT ALLOW THEM TO BE REMOVED, APPROVAL FROM THE CASE PLANNER WILL BE REQUIRED AFTER AN INSPECTION OF THE SITE.

27. ON-SITE TRAFFIC/HANDICAPPED SIGNS NOTE: ALL FREESTANDING SIGNS SHALL BE PLACED AT LEAST 84" ABOVE SURROUNDING GRADE TO PREVENT CONFLICTS WITH PEDESTRIANS ON THE SITE.

28. ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.

29. NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED ONTO WOODMEN ROAD OR CAMPUS DRIVE FROM THE PARCEL WITHIN THIS DEVELOPMENT.

30. 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.

31. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND SIGNAGE SHALL MEET ALL APPLICABLE CITY CODE REQUIREMENTS INCLUDING:
   A. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.

   B. ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR INCH (4") LINES,

   C. ACCESSIBLE AISLES SHALL BE OUTLINED AND DIAGONALLY STRIPED AT FORTY FIVE DEGREE (45°) ANGLES IN A CONTRASTING COLOR SUCH AS YELLOW, WHITE, OR BLUE.

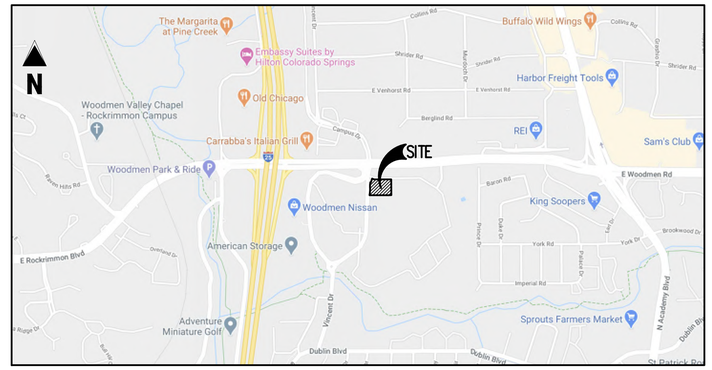
   D. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN CONTAINING THE DESIGNATION, "VAN ACCESSIBLE", MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. EACH ACCESSIBLE PARKING SPACE SIGN SHALL BE NO SMALLER THAN EIGHTEEN INCHES (18") TALL BY TWELVE INCHES (12") WIDE. EACH VAN ACCESSIBLE SIGN SHALL BE NO SMALLER THAN SIX INCHES (6") TALL BY TWELVE INCHES (12") WIDE. SIGNS SHALL BE LOCATED AT THE HEAD OF THE SPACE WITH THE BOTTOM OF THE SIGN(S) BETWEEN FIVE FEET (5') AND SEVEN FEET (7') ABOVE THE FINISH FLOOR OR GROUND SURFACE.

32. ALL EXISTING CURB, GUTTER, SIDEWALK, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG WOODMEN RD. AND CAMPUS DR. 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.

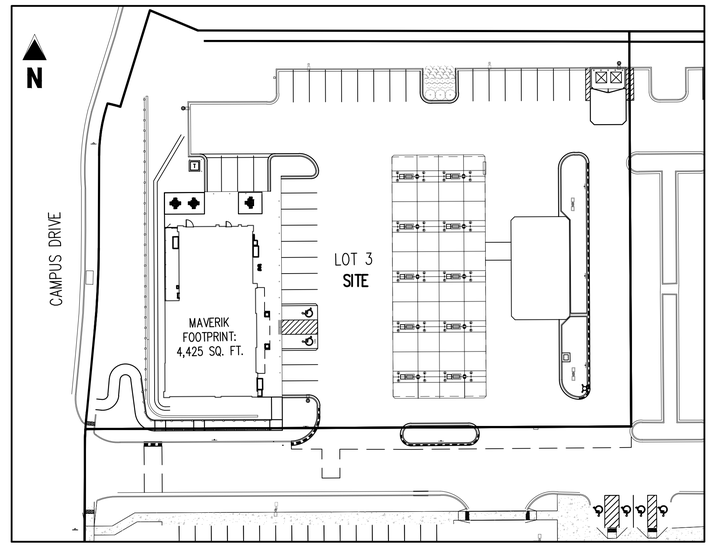
33. WATER QUALITY AND DETENTION FOR THIS SITE ARE PROVIDED BY POND A AND POND B AS DESCRIBED IN THE MDDP FOR THE CREST AT WOODMEN DATED APRIL 2018.

34. THIS PROPERTY IS IMPACTED BY THE TERMS AND CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AVIGATION EASEMENT RECORDED MARCH 23, 2018 UNDER RECEPTION NO. 218032701.

35. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED AT REC NO. 219096095.



VICINITY MAP
SCALE: 1"=1,000'



PROJECT MAP
SCALE: 1"=40'

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	DEMOLITION PLAN
3	PRELIMINARY SITE PLAN
4	PRELIMINARY GRADING PLAN
5	PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN
6	FINAL LANDSCAPE PLAN
7	LANDSCAPE DETAILS & NOTES
8	SITE DETAILS
9	SITE DETAILS
10	SITE DETAILS
11	PHOTOMETRIC PLAN
12	PERSPECTIVE VIEWS
13	EXTERIOR ELEVATIONS
14	EXTERIOR ELEVATIONS
15	CANOPY ELEVATIONS
16	EXTERIOR MATERIALS BOARD
17	TRASH ENCLOSURE ELEVATIONS

Signage is not approved with this plan. A separate sign permit is required. Contact Development Review at 2880 International Circle Ste 200 for sign plan applications.

DEVELOPMENT STANDARDS TABLE

ZONING: PUD/SS, CO# 20-52, CPC PUZ 20-00044
PRINCIPAL USE: CONVENIENCE STORE AND RETAIL FUELING FACILITY

SITE DATA TABLE

SITE ADDRESS		6955 CAMPUS DRIVE	
TAX SCHEDULE NUMBER		6308303015	
LOT SIZE		65548 SF	1.505 AC
FACILITY AREA		4,425 SF	
BUILDING CONSTRUCTION TYPE		II-B	
ZONING DISTRICT		PUD/SS, CO# 20-52, CPC PUZ 20-00044	
		EXISTING	PROPOSED
LAND USE		PARTIALLY DEVELOPED W/ PRIVATE PARKING FACILITIES	CONVENIENCE FOOD SALES W/ GASOLINE SALES
		ALLOWED/REQUIRED	PROPOSED
BUILDING HEIGHT		45'	15'-2"
		REQUIRED MINIMUMS	PROVIDED
BUILDING SETBACK	FRONT SETBACK (NORTH)	50'	108.91'
	SIDE SETBACK (EAST)	0'	208.60'
	SIDE SETBACK (WEST)	30'	37.88'
	REAR SETBACK (SOUTH)	0'	17.14'
LANDSCAPING SETBACK	FRONT SETBACK (NORTH)	25'	20'*
	SIDE SETBACK (EAST)	0	0
	SIDE SETBACK (WEST)	20'	32'
	REAR SETBACK (SOUTH)	0	0
THE CREST AT WOODMEN DEVELOPMENT PROJECT WAS DEVELOPED AS A UNIFIED DEVELOPMENT, SO ALL BUILDING SETBACKS SHALL BE MEASURED FROM THE PERIPHERY OF THE DEVELOPMENT AS DEPICTED ON THE PLAN AND NOT INTERNAL LOT LINES, ROADWAYS OR ACCESS DRIVES.			
OFF-STREET PARKING	REGULAR SPACES	1 PER 300 SQ FT 15 SPACES	32 SPACES
	HANDICAP SPACES	1 (1 VAN)	2 (1 VAN)
	TOTAL SPACES	16	34
	LOADING SPACES	1	1
	BICYCLE STALLS	1	3

LAND COVER TABLE

SITE FEATURE	AREA (SF)	PERCENTAGE OF COVERAGE
BUILDING	4,425	6.8%
FUEL CANOPY	6,968	10.5%
PARKING & DRIVEWAYS	38,272	58.4%
LANDSCAPING	15,883	24.3%
TOTAL	65,548	100%

* – AN ALTERNATE COMPLIANCE REQUEST IS BEING SUBMITTED TO REDUCE THIS REQUIREMENT.

LEGAL DESCRIPTION

LOT 3, LOOART SUBDIVISION FILING NO. 7, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF LOT 2, LOOART SUBDIVISION FILING NO. 6A, WHICH BEARS S00°17'31"W BETWEEN THE MONUMENTS SHOWN HEREON, PER LOOART SUBDIVISION FILING NO. 6A RECORDED AS RECEPTION NO. 219714381 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE.

BENCHMARK

NGS BENCH MARK "M 396 RESET"
LOCATED AT INTERSTATE 25 AND PINE CREEK ROAD, NORTH 41.0 FEET FROM A 1 FOOT BY 2 FOOT TELEPHONE RISER IN THE SOUTH WEST WING OF A BRIDGE.
ELEVATION = 6339.20 FEET (NAVD 1988)

DRAINAGE BASIN

COTTONWOOD CREEK DRAINAGE BASIN

FLOODPLAIN STATEMENT

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0516G AND DATED DECEMBER 7, 2018 – SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

APPROXIMATE SCHEDULE

START OF CONSTRUCTION – FALL 2021

GEOHAZARD DISCLOSURE STATEMENT

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CTL THOMPSON DATED FEBRUARY 6, 2020, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THIS PROPERTY: ARTIFICIAL AND UNDOCUMENTED FILL AND STEEP SLOPES. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE #CPC PUP 20-00045, 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.

USAFA NOTICE

THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES. THIS NOTICE SHALL RUN WITH THE LAND.

Galloway
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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MAVERIK

COLORADO SPRINGS
Land Use Review Approved
04/08/2021
8:17:55 AM
dsexton

MAVERIK
THE CREST AT WOODMEN
PUD DEVELOPMENT PLAN

6955 CAMPUS DRIVE
COLORADO SPRINGS, EL PASO COUNTY, CO.

#	Date	Issue / Description	Init.
1	8/28/20	1ST DP SUBMITTAL	JKG
2	1/8/21	2ND DP SUBMITTAL	ARK
3	2/15/21	3RD DP SUBMITTAL	ARK

Project No:	MAV000032
Drawn By:	DMP
Checked By:	ARK
Date:	JUNE 2020

COVER SHEET

PUD DEVELOPMENT PLAN

MAVERIK

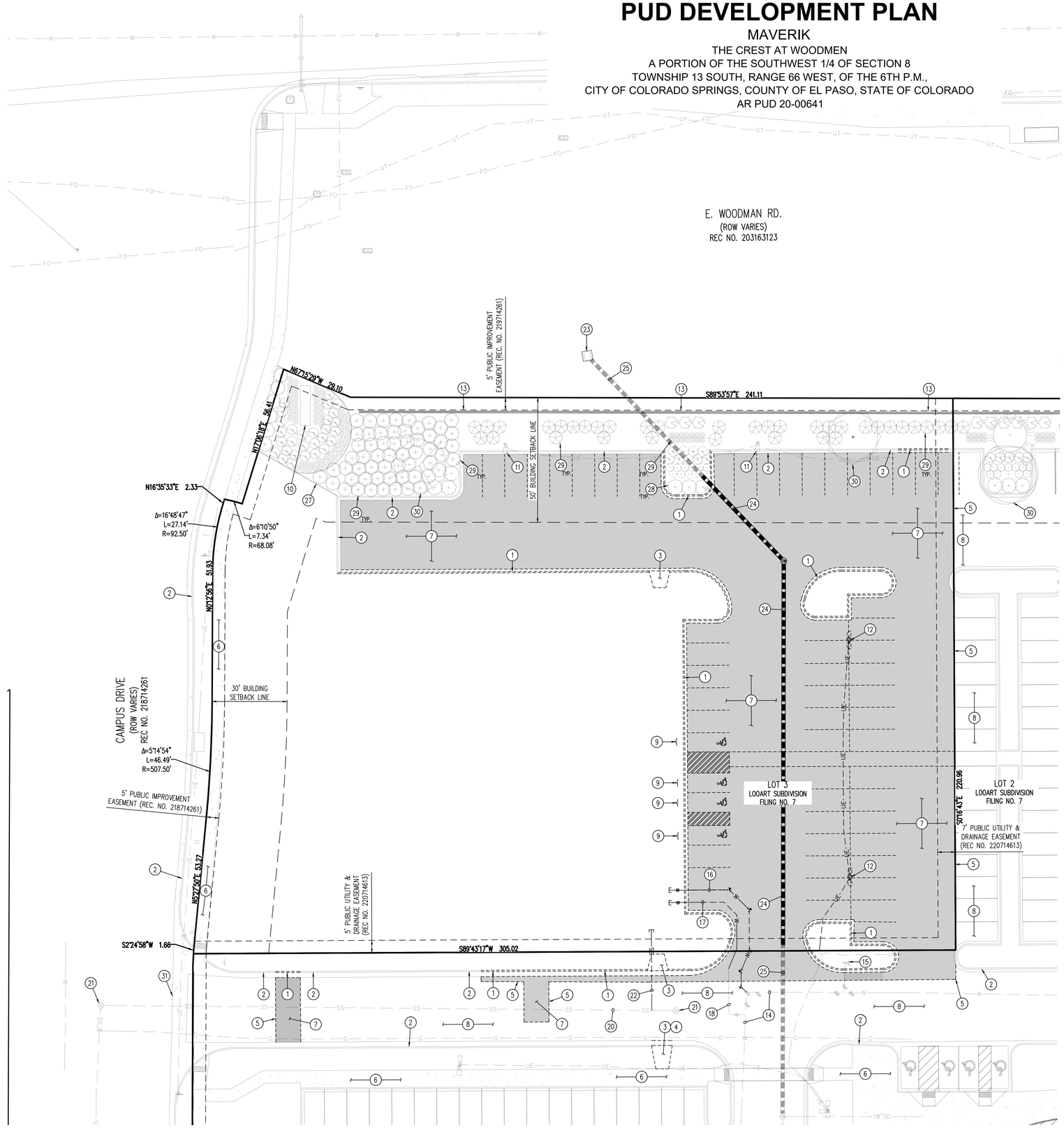
THE CREST AT WOODMEN

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8

TOWNSHIP 13 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.,

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

AR PUD 20-00641



N

0 10 20

SCALE: 1"=20'

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- EXISTING EASEMENT
- PROPOSED SAWCUT LINE
- EXISTING CURB AND GUTTER
- EXISTING CURB AND GUTTER TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED

DEMOLITION NOTES

1. ALL DEMOLITION TO BE IN ACCORDANCE WITH STATE, LOCAL, AND FEDERAL REQUIREMENTS. THE ABATEMENT OF ALL HAZARDOUS MATERIALS WITHIN THE SITE SHALL BE ABATED IN ACCORDANCE WITH ALL LOCAL STATE AND FEDERAL REGULATIONS PRIOR TO ANY DEMOLITION OR DISTURBANCE ON THE PROJECT SITE.
2. CONTRACTOR TO VERIFY ALL UTILITY MAIN AND LATERAL LOCATIONS AND EXISTING SITE CONDITIONS PRIOR TO PROCEEDING. ANY SITE CONDITIONS THAT ARE NOT AS SHOWN SHALL BE REPORTED TO THE ENGINEER OF RECORD.
3. LIMIT OF DISTURBANCE AND DEMOLITION IS PROPERTY LINE UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
5. DISPOSE OF AND TRANSPORT DEBRIS TO AREA OBTAINED BY CONTRACTOR. DO NOT STORE OR BURN MATERIALS ON SITE. CONTRACTOR TO HANDLE AND DISPOSE OF ALL DEBRIS IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. DISPOSAL SHALL BE TRANSPORTED TO APPROVED LANDFILL OR OTHER APPROVED FACILITY.
6. DEBRIS AND OTHER MATERIALS SHALL NOT BE DISPOSED OF ON-SITE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER.
7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
8. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
9. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON UTILITY LOCATES AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
10. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
11. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
12. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY CONSTRUCTION MANAGER.
13. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
14. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
15. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
16. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE WATER DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE UTILITY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
17. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE
18. CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE A LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT HIS/HER COST.
19. THIS PLAN PROVIDES GENERAL DEMOLITION INFORMATION ONLY AND DOES NOT NECESSARILY REPRESENT ALL ITEMS REQUIRED TO BE DEMOLISHED.
20. ALL EXISTING TREES, BRUSH AND LANDSCAPING WITHIN THE PROPERTY BOUNDARY ARE TO BE REMOVED UNLESS OTHERWISE NOTED. REMOVAL OUTSIDE THE PROPERTY BOUNDARY, IF NECESSARY, WILL BE SPECIFICALLY NOTED.
21. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
22. SUBSURFACE STRUCTURES SUCH AS SWIMMING POOLS, CESSPOOLS, BASEMENTS, FOUNDATIONS, ETC. NEED TO BE FOUND AND REPLACED WITH PROPERLY COMPACTED SUBGRADE MATERIAL.

ADA DESIGN PROFESSIONAL STANDARDS NOTE:
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SCHEDULE

1. EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
2. EXISTING CONCRETE CURB AND GUTTER TO REMAIN
3. EXISTING HANDICAP RAMP TO BE REMOVED
4. REPAIR AND REPLACE ANY DAMAGED CURB, GUTTER AND LANDSCAPING ADJACENT TO RAMP REMOVAL
5. PROPOSED SAWCUT LINE
6. EXISTING SIDEWALK TO REMAIN
7. EXISTING ASPHALT PAVING TO BE REMOVED
8. EXISTING ASPHALT PAVING TO REMAIN
9. EXISTING ADA SIGNAGE TO BE REMOVED
10. EXISTING PYLON SIGN TO REMAIN
11. EXISTING SITE LIGHT TO REMAIN
12. EXISTING SITE LIGHT TO BE REMOVED
13. EXISTING RETAINING WALL TO REMAIN
14. EXISTING WATER MAIN TO REMAIN
15. EXISTING FIRE HYDRANT TO BE RELOCATED
16. EXISTING 4" FIRE SERVICE TO BE CAPPED AND ABANDONED. REMOVE ANY PORTIONS THAT CONFLICT WITH THE PROPOSED FUEL CANOPY FOOTINGS
17. EXISTING WATER SERVICE TO BE REMOVED
18. EXISTING WATER SERVICE TO REMAIN
19. EXISTING SHRUB TO BE REMOVED AND REPLACED
20. EXISTING SANITARY MAIN TO REMAIN
21. EXISTING SANITARY MANHOLE TO REMAIN
22. EXISTING SANITARY SERVICE TO BE CAPPED AND ABANDONED
23. EXISTING STORM INLET TO REMAIN
24. EXISTING STORM SEWER TO BE REMOVED
25. EXISTING STORM SEWER TO REMAIN
26. NOT USED
27. EXISTING LANDSCAPE EDGING TO REMAIN
28. EXISTING SHRUBS TO BE REMOVED AND REPLACED
29. EXISTING SHRUBS TO REMAIN
30. EXISTING TREE TO REMAIN
31. EXISTING CONCRETE CROSSPAN TO REMAIN

BENCHMARK

NGS BENCH MARK "M 396 RESET"
LOCATED AT INTERSTATE 25 AND PINE CREEK ROAD, NORTH 41.0 FEET FROM A 1 FOOT BY 2 FOOT TELEPHONE RISER IN THE SOUTH WEST WING OF A BRIDGE.
ELEVATION = 6339.20 FEET (NAVD 1988)

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF LOT 2, LOOART SUBDIVISION FILING NO. 6A, WHICH BEARS S00°17'31"W BETWEEN THE MONUMENTS SHOWN HEREON, PER LOOART SUBDIVISION FILING NO. 6A RECORDED AS RECEPTION NO. 219714381 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE.

LEGAL DESCRIPTION

LOT 3, LOOART SUBDIVISION FILING NO. 7, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

Galloway
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MAVERIK

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review Approved
04/08/2021
8:18:03 AM
dsexton

MAVERIK
THE CREST AT WOODMEN
PUD DEVELOPMENT PLAN

6955 CAMPUS DRIVE
COLORADO SPRINGS, EL PASO COUNTY, CO.

#	Date	Issue / Description	Init.
1	8/28/20	1ST DP SUBMITTAL	JKG
2	1/8/21	2ND DP SUBMITTAL	ARK
3	2/15/21	3RD DP SUBMITTAL	ARK

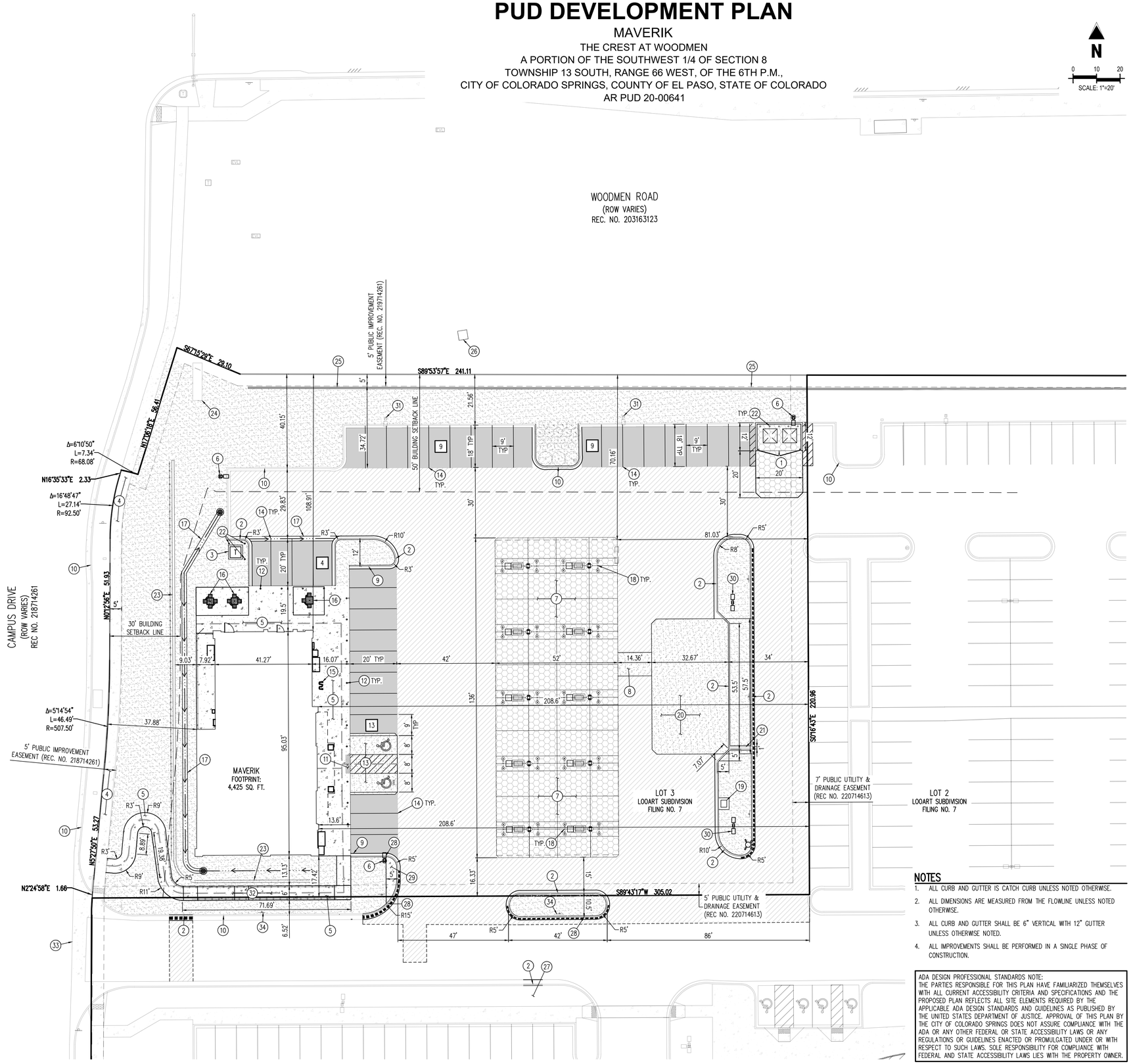
Project No:	MAV000032
Drawn By:	DMP
Checked By:	ARK
Date:	JUNE 2020

DEMOLITION PLAN

PUD DEVELOPMENT PLAN

MAVERIK

THE CREST AT WOODMEN
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8
TOWNSHIP 13 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
AR PUD 20-00641



SITE LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING TO REMAIN
- EXISTING EASEMENT
- PROPOSED NEW
- PROPOSED SAWCUT LINE
- PARKING COUNT
- EXISTING SITE LIGHTING
- PROPOSED SITE LIGHTING
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- ADA PATH OF TRAVEL
- PROPOSED SIDEWALK
- PROPOSED HEAVY-DUTY CONCRETE
- PROPOSED TANK SLAB CONCRETE
- PROPOSED LANDSCAPING
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY ASPHALT

SCHEDULE

1. PROPOSED TRASH ENCLOSURE
2. PROPOSED CURB AND GUTTER
3. PROPOSED PAD MOUNTED TRANSFORMER
4. EXISTING CONCRETE SIDEWALK TO REMAIN
5. PROPOSED CONCRETE SIDEWALK
6. PROPOSED SITE LIGHT
7. PROPOSED CONCRETE FUEL CANOPY PAD
8. PROPOSED CONCRETE PETROLEUM TRENCH CAP SECTION
9. TRANSITION FROM 0" FLUSH CURB TO 6" MOUNTABLE CURB
10. EXISTING CURB AND GUTTER TO REMAIN
11. PROPOSED ADA TRUNCATED DOMES
12. PROPOSED REBOUND BOLLARD
13. PROPOSED ACCESSIBLE PARKING SPACES AND SIGNAGE
14. PROPOSED 4" SOLID WHITE PARKING STRIPES
15. PROPOSED BIKE RACK
16. PROPOSED PICNIC AREA FURNITURE
17. PROPOSED 2' VALLEY PAN
18. PROPOSED HOOP BOLLARD
19. PROPOSED XACTAIR AIR STATION
20. PROPOSED CONCRETE FUEL TANK PAD
21. PROPOSED 12" CONCRETE CHANNEL
22. PROPOSED PIPE BOLLARD
23. PROPOSED RETAINING WALL WITH GUARD RAIL (MAX HEIGHT = 6.45")
24. EXISTING PYLON SIGN TO REMAIN
25. EXISTING RETAINING WALL TO REMAIN
26. EXISTING STORM INLET TO REMAIN
27. EXISTING RAMP TO BE REMOVED. REPAIR CURB AND LANDSCAPING
28. PROPOSED MOUNTABLE CURB AND GUTTER
29. PROPOSED CONCRETE OVERRUN PAD
30. RELOCATED SITE LIGHT
31. EXISTING SITE LIGHT TO REMAIN
32. PROPOSED SITE RAMP WITH HANDRAILS
33. EXISTING CROSSPAN TO REMAIN
34. PROPOSED "NO PARKING-FIRE LANE" SIGN

NOTES

1. ALL CURB AND GUTTER IS CATCH CURB UNLESS NOTED OTHERWISE.
2. ALL DIMENSIONS ARE MEASURED FROM THE FLOWLINE UNLESS NOTED OTHERWISE.
3. ALL CURB AND GUTTER SHALL BE 6" VERTICAL WITH 12" GUTTER UNLESS OTHERWISE NOTED.
4. ALL IMPROVEMENTS SHALL BE PERFORMED IN A SINGLE PHASE OF CONSTRUCTION.

ADA DESIGN PROFESSIONAL STANDARDS NOTE:
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BENCHMARK

NGS BENCH MARK "M 396 RESET"
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THE CREST AT WOODMEN
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6955 CAMPUS DRIVE
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Project No:	MAV000032
Drawn By:	DMP
Checked By:	ARK
Date:	JUNE 2020

PRELIMINARY SITE PLAN

PUD DEVELOPMENT PLAN

MAVERIK
THE CREST AT WOODMEN
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TOWNSHIP 13 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.,
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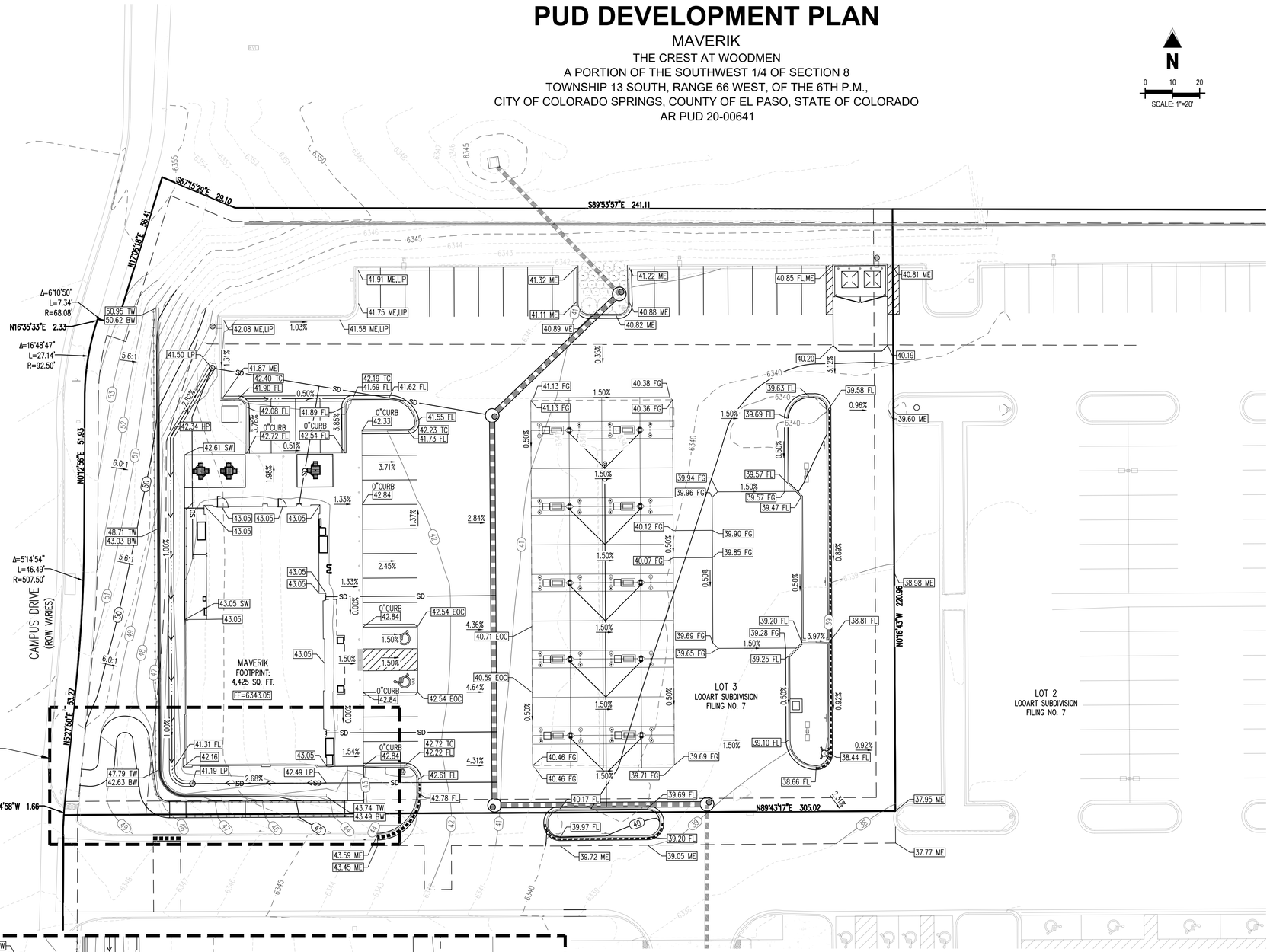

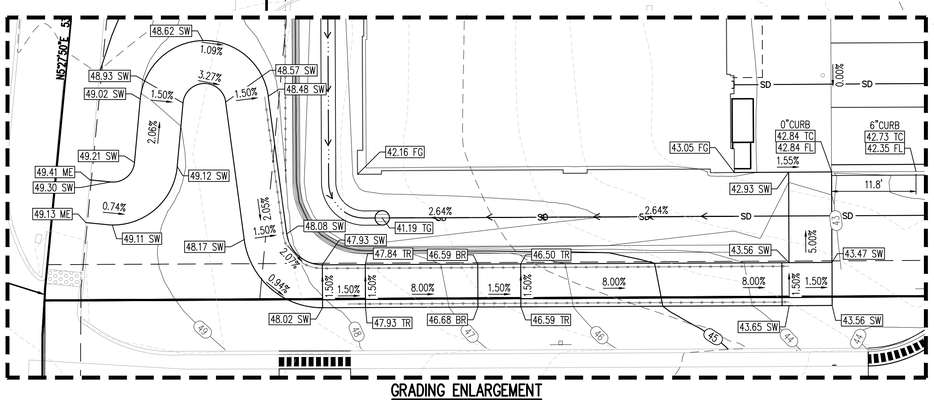

GRADING ENLARGEMENT
SCALE: 1" = 10'

SITE LEGEND

	PROPERTY BOUNDARY LINE
	EXISTING TO REMAIN
	EXISTING EASEMENT
	PROPOSED NEW
	PROPOSED SAWCUT LINE
	EXISTING SITE LIGHTING
	PROPOSED SITE LIGHTING
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	PROPOSED SPILL CURB AND GUTTER

GRADING LEGEND

5460	EXISTING MAJOR CONTOUR
5461	EXISTING MINOR CONTOUR
65	PROPOSED MAJOR CONTOUR
66	PROPOSED MINOR CONTOUR
15.00	PROPOSED SPOT ELEVATION
TC	PROPOSED TOP OF CURB ELEVATION
FL	PROPOSED FLOWLINE ELEVATION
TC	PROPOSED TOP OF CURB
FFE	FINISHED FLOOR
TOG	TOP OF GRATE
HP	HIGH POINT
LP	LOW POINT
LIP	LIP OF GUTTER
ME	MATCH EXISTING
TR	TOP OF RAMP
BR	BOTTOM OF RAMP
EOC	EDGE OF CONCRETE
SW	SIDEWALK
TW	TOP OF WALL
BW	BOTTOM OF WALL

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LEGAL DESCRIPTION

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GRADING NOTES

1. ADD 6300 TO ALL SPOT GRADE ELEVATIONS.
2. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE PRIOR TO BID.
3. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
4. FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT OWNER APPROVAL.
5. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY GEOTECHNICAL ENGINEER.
6. SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATING CORNERS BY A REGISTERED SURVEYOR.
7. ALL LANDSCAPING AREAS SHALL BE GRADED WITHIN 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 6" DEPTH.
8. ALL SPOT GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
9. ALL CURB IS CATCH CURB UNLESS OTHERWISE NOTED.

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Project No:	MAV000032
Drawn By:	DMP
Checked By:	ARK
Date:	JUNE 2020

PRELIMINARY GRADING PLAN

PUD DEVELOPMENT PLAN

MAVERIK

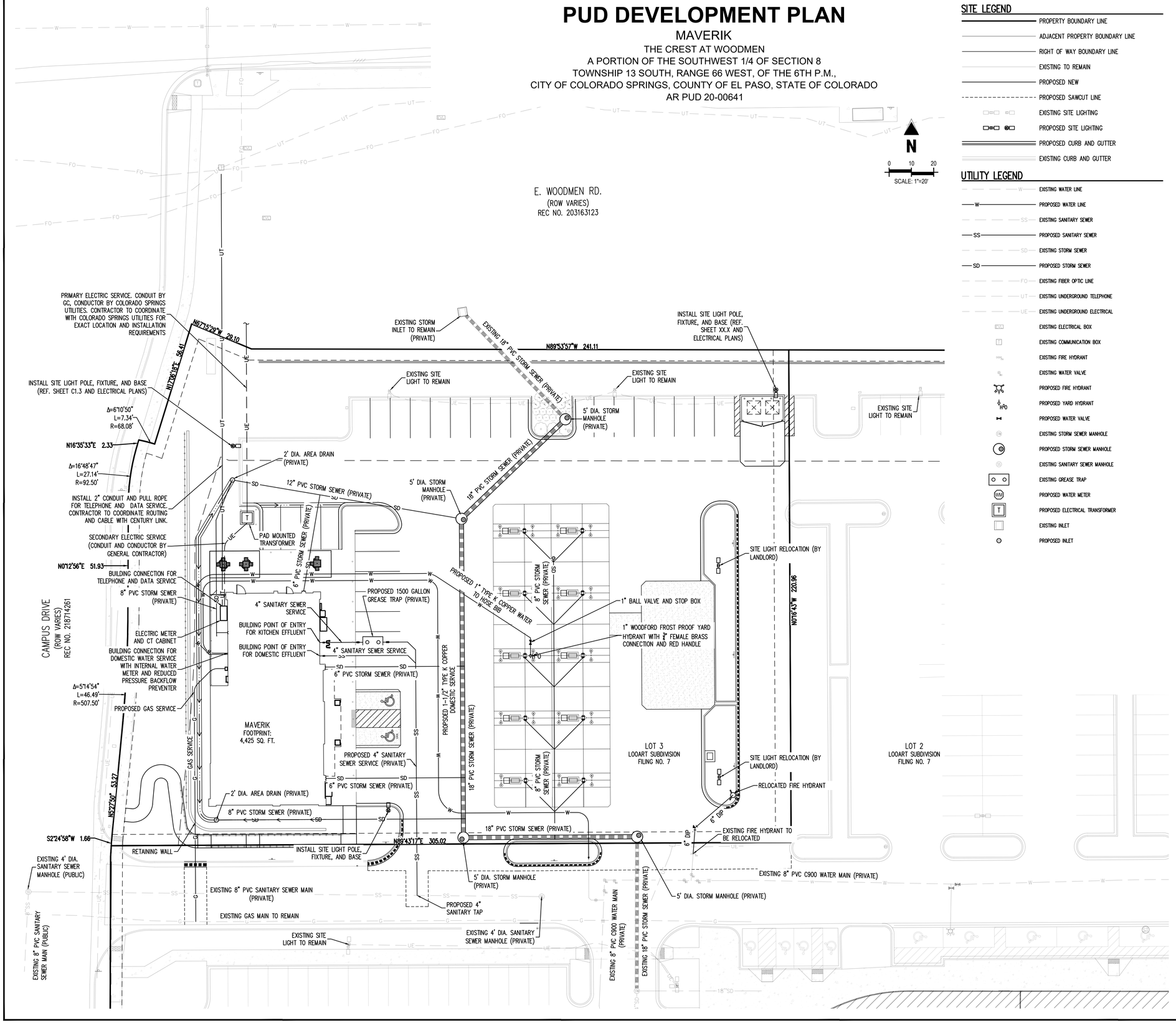
THE CREST AT WOODMEN

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8

TOWNSHIP 13 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.,

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

AR PUD 20-00641



SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- EXISTING TO REMAIN
- PROPOSED NEW
- PROPOSED SAWCUT LINE
- EXISTING SITE LIGHTING
- PROPOSED SITE LIGHTING
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER

UTILITY LEGEND

- W — EXISTING WATER LINE
- W — PROPOSED WATER LINE
- SS — EXISTING SANITARY SEWER
- SS — PROPOSED SANITARY SEWER
- SD — EXISTING STORM SEWER
- SD — PROPOSED STORM SEWER
- FO — EXISTING FIBER OPTIC LINE
- UT — EXISTING UNDERGROUND TELEPHONE
- UE — EXISTING UNDERGROUND ELECTRICAL
- EXISTING ELECTRICAL BOX
- EXISTING COMMUNICATION BOX
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED YARD HYDRANT
- PROPOSED WATER VALVE
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING GREASE TRAP
- PROPOSED WATER METER
- PROPOSED ELECTRICAL TRANSFORMER
- EXISTING INLET
- PROPOSED INLET

COLORADO SPRINGS UTILITIES GENERAL NOTES

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

1. THIS DRAWING IS A PRELIMINARY UTILITY PLAN AND THEREFORE, COLORADO 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 PRELIMINARY UTILITY PLAN.

2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS ("STANDARDS"), TARIFFS, RULES, REGULATIONS, AND POLICIES, CITY ORDINANCES, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.

3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT 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 THE COSTS TO DESIGN AND INSTALL ALL POTABLE AND NON-POTABLE WATER SYSTEM FACILITIES AND APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.

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 AS PERMANENT SERVICE IS INITIATED.

5. ONLY WITH THE PRIOR WRITTEN APPROVAL BY SPRINGS UTILITIES, OWNER MAY CAUSE THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.

6. OWNER, AT ITS SOLE COST AND EXPENSE, SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM (OR EXECUTIVE AGREEMENT FORM) WITHOUT MODIFICATION UNLESS APPROVED BY SPRINGS UTILITIES.

7. THE WATER DISTRIBUTION SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES' CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SECTION 4.08 OF SPRINGS UTILITIES' WATER STANDARDS).

8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SPRINGS UTILITIES' WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGE RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO INCUR IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER' WATER SYSTEM EXTENSIONS. (WATER-QUALITY MAINTENANCE COSTS). OWNER SHALL REIMBURSE SPRINGS UTILITIES FOR SUCH WATER-QUALITY MAINTENANCE COSTS WITHIN THIRTY (30) DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.

9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES' STANDARD GAS-SYSTEM PRESSURE, AND THE LOCATION OF ALL METERS AND TRANSFORMERS. (CONTACT NORTH WORK CENTER 668-4985 OR SOUTH WORK CENTER 668-5564).

10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES (CITY CODE 12.2.540).

11. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OR THE SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, 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 TARIFFS, RATES, RULES, REGULATIONS AND POLICIES OF SPRINGS UTILITIES.

NOTES

1. ALL STORM SEWERS ARE PRIVATELY OWNED AND MAINTAINED.

BENCHMARK

NGS BENCH MARK "M 396 RESET"
LOCATED AT INTERSTATE 25 AND PINE CREEK ROAD, NORTH 41.0 FEET FROM A 1 FOOT BY 2 FOOT TELEPHONE RISER IN THE SOUTH WEST WING OF A BRIDGE.
ELEVATION = 6339.20 FEET (NAVD 1988)

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF LOT 2, LOOART SUBDIVISION FILING NO. 6A, WHICH BEARS S00°17'31"W BETWEEN THE MONUMENTS SHOWN HEREON, PER LOOART SUBDIVISION FILING NO. 6A RECORDED AS RECEPTION NO. 219714381 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE.

LEGAL DESCRIPTION

LOT 3, LOOART SUBDIVISION FILING NO. 7, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

Galloway
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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MAVERIK

COLORADO SPRINGS
Land Use Review Approved
04/08/2021
8:18:03 AM
dsexton

MAVERIK
THE CREST AT WOODMEN
PUD DEVELOPMENT PLAN

6955 CAMPUS DRIVE
COLORADO SPRINGS, EL PASO COUNTY, CO.

#	Date	Issue / Description	Init.
1	8/28/20	1ST DP SUBMITTAL	JKG
2	1/8/21	2ND DP SUBMITTAL	ARK
3	2/15/21	3RD DP SUBMITTAL	ARK

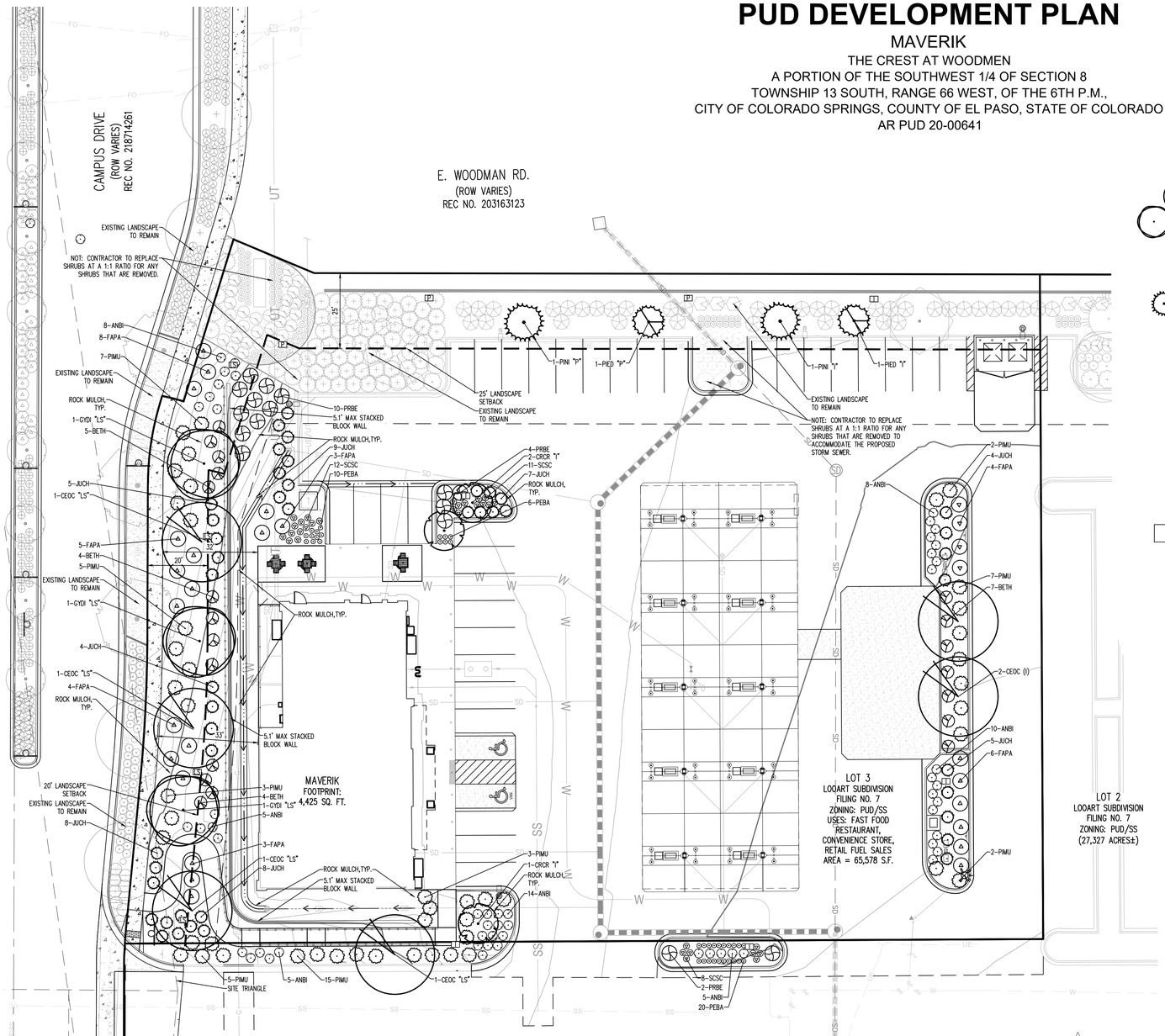
Project No:	MAV000032
Drawn By:	DMP
Checked By:	ARK
Date:	JUNE 2020

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

PUD DEVELOPMENT PLAN

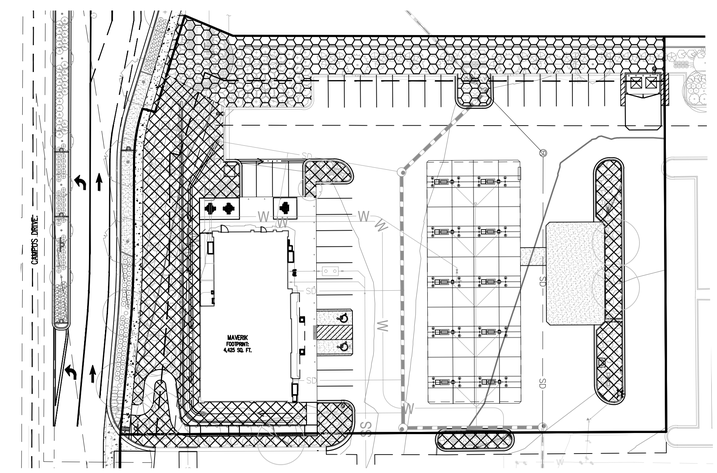
MAVERIK

THE CREST AT WOODMEN
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8
TOWNSHIP 13 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
AR PUD 20-00641



PLANTING LEGEND

QTY	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (VL,L,M,H)	SUN/SHADE	PLANT CODE
DECIDUOUS TREES								
6	CEOC	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND HACKBERRY	2.5" CAL. B&B	50'X40'	L	SUN/PART SHADE	34AS
3	GYDI	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO COFFEETREE	2.5" CAL. B&B	50'X35'	L	SUN	34AS
ORNAMENTAL TREES								
3	CRCR	CRATAEGUS INERMIS 'CRUSGALLI'	THORNLESS COCKSPUR HAWTHORN	1.5" CAL. B&B	25'X20'	L	SUN	235AD
EVERGREEN TREES								
2	PIED	PINUS EDULIS	PINYON PINE	6' HEIGHT B&B	25'X15'	L	SUN	1256D
3	PINI	PINUS NIGRA	AUSTRIAN PINE	6' HEIGHT B&B	50'X20'	L	SUN/PART SHADE	25678A
DECIDUOUS SHRUBS								
20	BETH	BERBERIS THUNBERGII 'ATROPURPUREA'	REDLEAF JAPANESE BARBERRY	#5 CONT. 18-24"	4'X4'	M	SUN/PART SHADE	45A
28	FAPA	FALLUGIA PARADOXA	APACHE PLUME	#5 CONT. 18-24"	5'X5'	VL	SUN	12356D
16	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SANDCHERRY	#5 CONT. 18-24"	5'X5'	VL	SUN	1345A
EVERGREEN SHRUBS								
45	JUCH	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTRONG JUNIPER	#5 CONT. 18-24"	4'X4'	VL	SUN	DA
48	PIMU	PINUS MUGO 'BIG TUNA'	BIG TUNA MUGO PINE	#5 CONT. 18-24"	5'X5'	VL	SUN/PART SHADE	1256D
ORNAMENTAL GRASSES								
56	ANBI	ANDROPOGON GERARDII	BIG BLUESTEM	#3 CONT.	6'X3'	VL	SUN/PART SHADE	1235D
31	SCSC	SCHIZACHYRIUM SCOPARIUM	PRAIRIE BLUES LITTLE BLUESTEM	#3 CONT.	3'X2'	VL	SUN	1235D
PERENNIALS								
36	PEBA	PENSTEMON BARBATUS 'RONDO'	RONDO PENSTEMON	#1 CONT.	15"X12"	VL	SUN/PART SHADE	2356D
MULCH								
12,642S.F.		ROCK COBBLE MULCH	1"-2" MULTI-COLORED ROCK COBBLE MULCH (MATCH EXISTING) WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL. SEE PLANTING NOTES & DETAILS.	MULCH		N/A		
AS NEEDED		WOOD MULCH	DARK BROWN SHREDDED HARDWOOD MULCH	MULCH		N/A		



HYDROZONE PLAN

LOW HYDROZONE – ALL SHRUB AND ORNAMENTAL GRASS AREAS

EXISTING LOW HYDROZONE – ALL SHRUB AND ORNAMENTAL GRASS AREAS

LANDSCAPE SETBACKS (LS)

STREET NAME OR BOUNDARY ZONE	STREET CLASSIFICATION	WIDTH REQ/PROV	LINEAR FOOTAGE	TREE/FEET REQUIRED	No. OF TREES REQ/PROV	SHRUB SUBS REQ/PROV	ORNAMENTAL GRASS/PERENNIALS SUBS REQ/PROV	SETBACK PLANT ABBREVIATION ON PLAN	% GROUND PLANE VEG REQ/PROV
CAMPUS DRIVE	MINOR ARTERIAL	20/20	225 LF	1/25LF	9/9	0/0	0/ 0	LS	75%/100% SEED/SHRUBS/ROCK MULCH

MOTOR VEHICLE LOTS (P)

# OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ/PROV	VEHICLE LOT STREET NAME OR ZONE BOUNDARY	LENGTH OF FRONTAGE (EXCLUDES DRIVES)	2/3 LENGTH OF FRONTAGE	MIN 3' SCREEN PLANTS REQ/PROV	EVERGREEN PLANTS REQ 50%/PROV	LENGTH OF SCREENING WALL OR BERM PROVIDED	VEHICLE LOT PLANT ABBREVIATION ON PLAN	% GROUND PLANE VEG REQ/PROV
34	2/3	CAMPUS DRIVE	225 LF	148'	48/48	24/24	SCREEN WALL PROVIDED	P	75%/79%

INTERNAL LANDSCAPING (I)

NET SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ/PROV	INTERNAL TREES (1/500 SF) REQ/PROV	SHRUB SUBSTITUE REQ/PROV	ORNAMENTAL GRASS SUBS REQ/PROV	INTERNAL PLANT ABBREVIATION ON PLAN
65,548 SF	5%	3,277 SF / 16,182 SF	7/8	N/A	N/A	I

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

N

0 10 20
SCALE: 1"=20'

CLIMATE ZONE:
FOOTHILLS — FOOTHILLS & PLAINS — PLAINS

PLANT COMMUNITIES
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)
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)

SITE SOILS
SOIL TEST T.B.D. DURING SUBMITTAL PROCESS.

PREVAILING WINDS
TYPICAL PREVAILING WINDS ARE FROM THE NORTH – REF. WESTERN REGIONAL CLIMATE CENTER.

WATER SUPPLY
IRRIGATION SUPPLY SHALL BE PROVIDED. TAP SIZE T.B.D. DURING SUBMITTAL PROCESS.

PERCENT SIGNATURE PLANTS AND GROUND COVERAGE

TREES
TOTAL TREES: 19
TOTAL SIGNATURE TREES: 19
% SIGNATURE TREES: 100%
TOTAL TREES AT LEAST 30' TALL AT MATURITY: 12
% TREES AT LEAST 30' TALL AT MATURITY: 63%

SHRUBS
TOTAL SHRUBS: 157
TOTAL SIGNATURE SHRUBS: 141
SIGNATURE SHRUBS: 100%

ORNAMENTAL GRASSES, GROUND COVERS & PERENNIALS
TOTAL ORNAMENTAL GRASSES AND PERENNIALS: 125
TOTAL SIGNATURE ORNAMENTAL GRASS AND PERENNIALS: 125
% SIGNATURE ORNAMENTAL GRASSES: 100%

GROUND COVERAGE
TOTAL LIVING MATERIAL GROUND COVERAGE: 12,121 SF
TOTAL LANDSCAPE AREA: 16,182 SF
% LIVING MATERIAL GROUND COVERAGE: 75%

COLORADO SPRINGS IRRIGATION NOTE:

AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH THE BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT AND BEFORE ANY IRRIGATION CONSTRUCTION

SOIL TESTING NOTE
A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
"THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOIL ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR TESTING. THIS WOULD INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOD/NATIVE SEED). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND THE CITY OF COLORADO SPRINGS PRIOR TO INSTALLING ANY LANDSCAPING (PLANTS/SOD/NATIVE SEED) ONSITE.

PARKING LOT ISLAND NOTE
THE SOIL OF ANY PLANTER WITHIN THE PARKING LOT SHALL BE STRUCTURALLY RENOVATED (TILLED) OR REMOVED TO A DEPTH OF THIRTY INCHES (30") AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES INDICATED FOR INSTALLATION.

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PUD DEVELOPMENT PLAN

6955 CAMPUS DRIVE
COLORADO SPRINGS, EL PASO COUNTY, CO.

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1	8/28/20	1ST DP SUBMITTAL	JKG
2	1/8/21	2ND DP SUBMITTAL	ARK
3	2/15/21	3RD DP SUBMITTAL	ARK

Project No:	MAV000032
Drawn By:	EDN
Checked By:	DTT
Date:	JUNE 2020

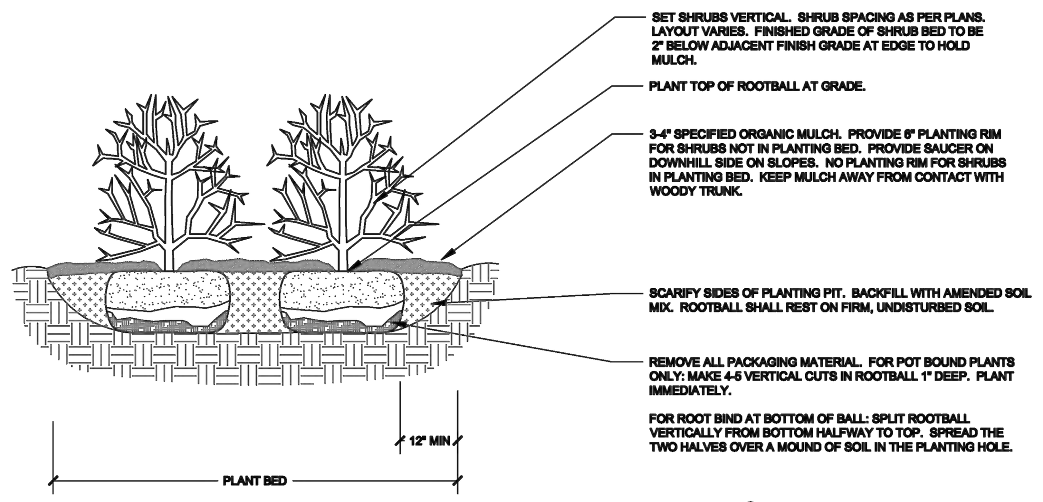
FINAL LANDSCAPE PLAN

PUD DEVELOPMENT PLAN

MAVERIK

THE CREST AT WOODMEN
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8
TOWNSHIP 13 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
AR PUD 20-00641

NOTES:
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



CITY OF COLORADO SPRINGS Rev: 11.13.08

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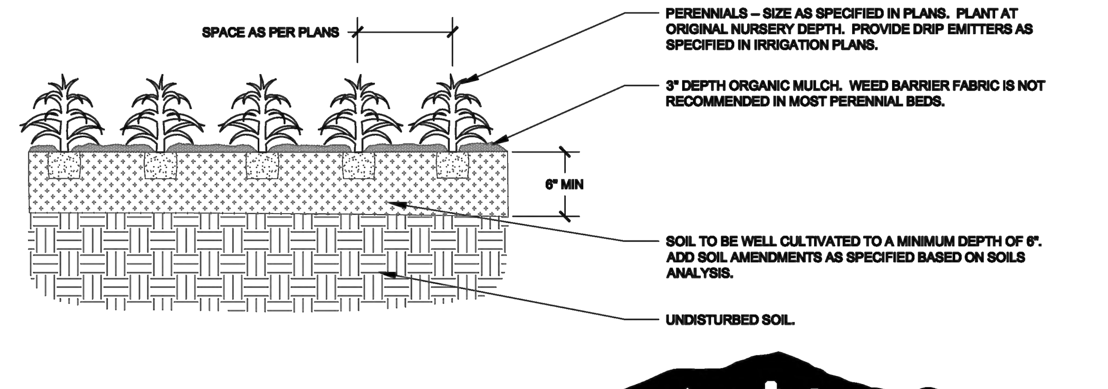
1 / L1.2 **SHRUB PLANTING DETAIL**
NOT TO SCALE — SECTION

NOTES:
1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
2. PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



CITY OF COLORADO SPRINGS Rev: 11.13.08

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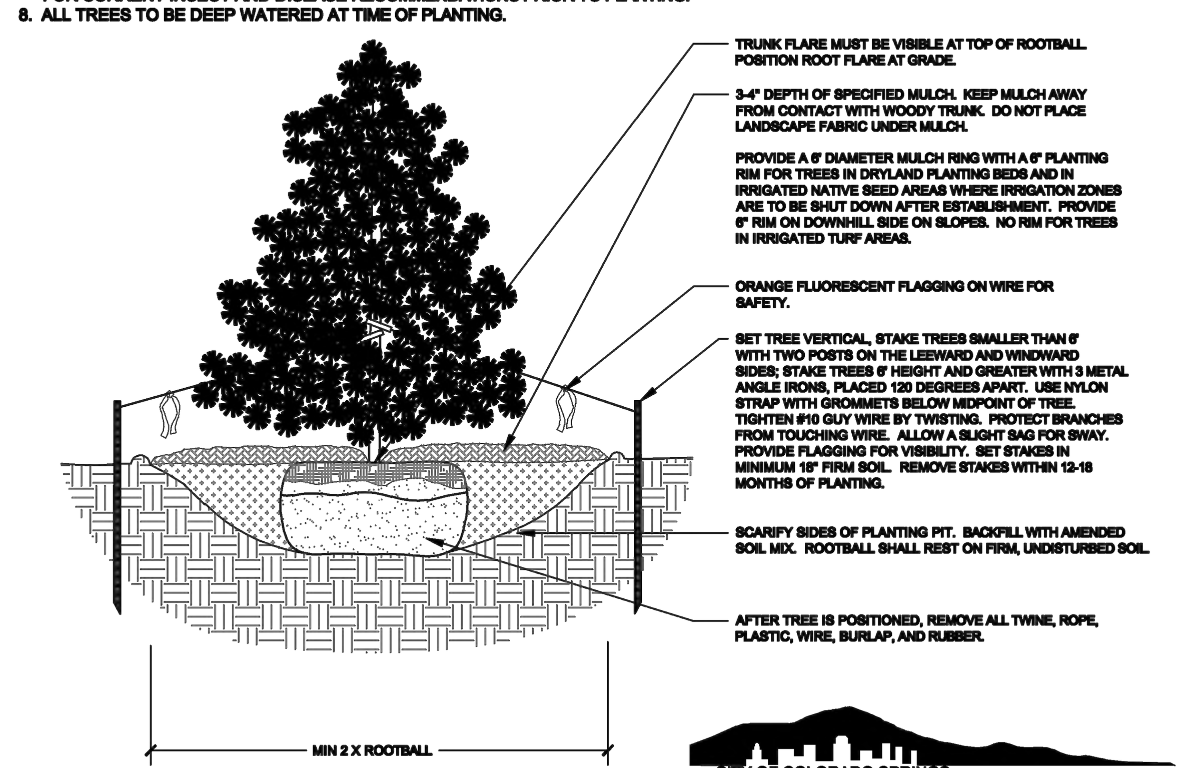
2 / L1.2 **PERENNIAL/GROUNDCOVER PLANTING DETAIL**
NOT TO SCALE — SECTION

NOTES:
1. DO NOT REMOVE OR CUT LEADER.
2 PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



CITY OF COLORADO SPRINGS Rev: 11.13.08

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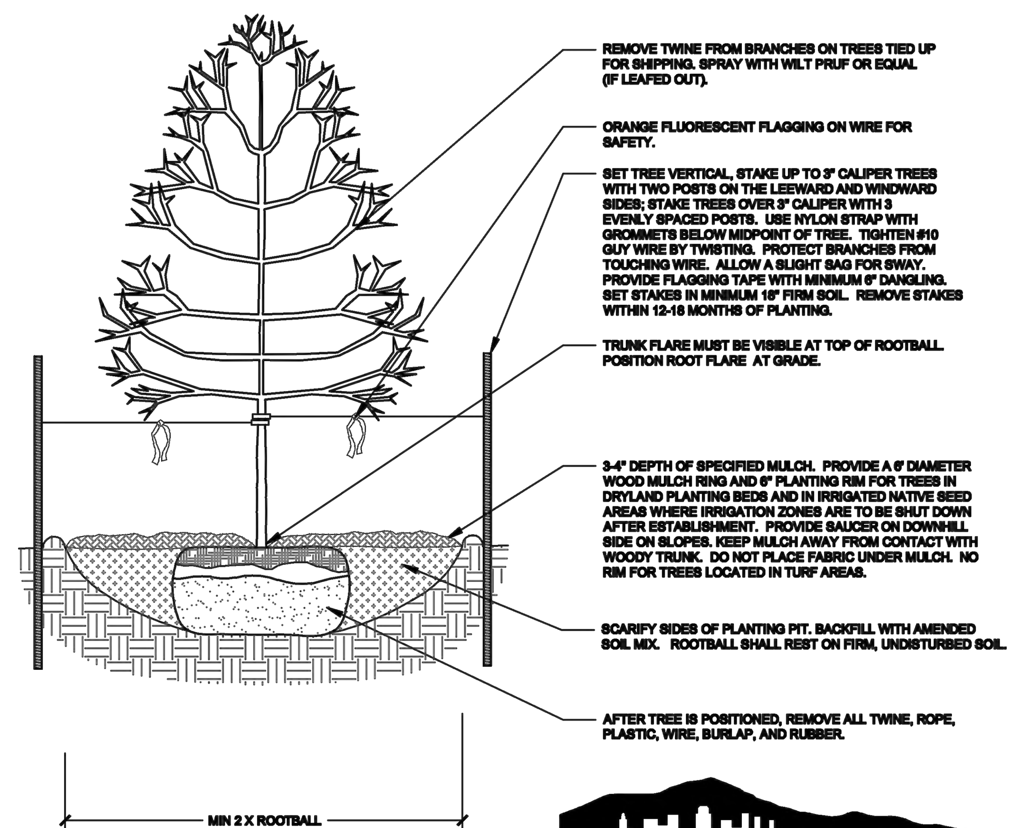
3 / L1.2 **EVERGREEN TREE PLANTING DETAIL**
NOT TO SCALE — SECTION

NOTES:
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.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



CITY OF COLORADO SPRINGS Rev: 11.13.08

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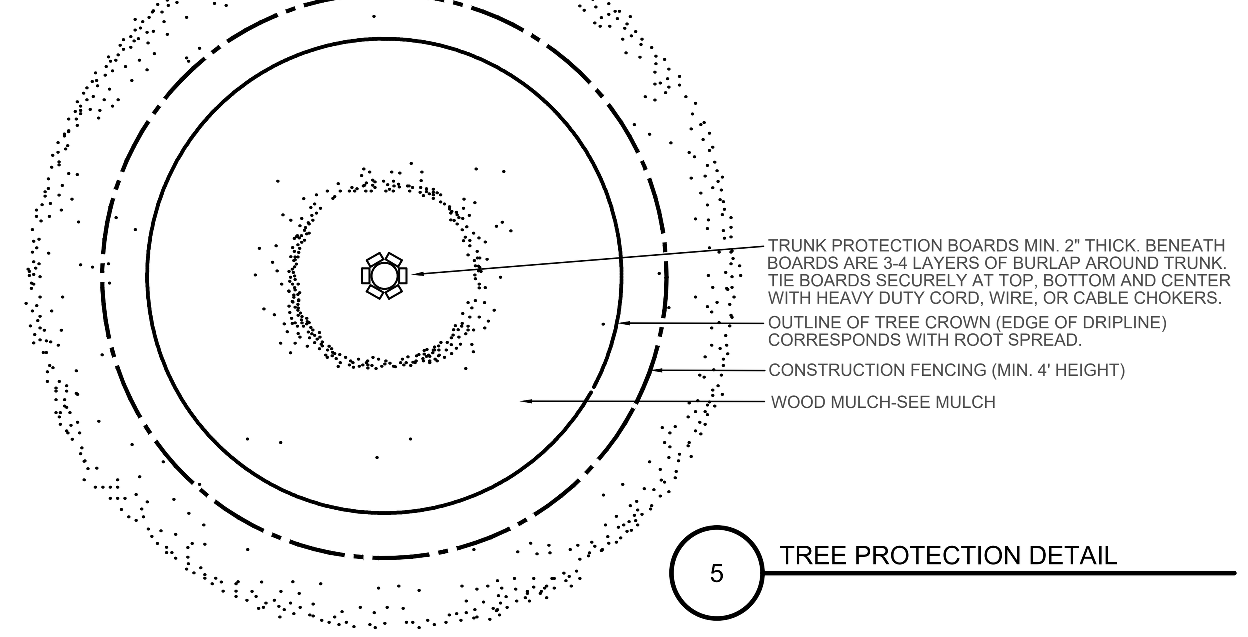
4 / L1.2 **DECIDUOUS TREE PLANTING DETAIL**
NOT TO SCALE — SECTION



5 **TREE PROTECTION DETAIL**

PLANTING NOTES

GENERAL
1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION
13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING
17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
20. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
22. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
23. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
24. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
25. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
26. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
27. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING
28. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
29. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
30. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
31. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
32. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
33. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

TREE PROTECTION NOTES:

1. USE COLORADO SPRINGS TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
2. "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOTION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE CONSTRUCTION ZONE THAT ARE TO BE SAVED. THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN THE EDGE OF THE TREE'S PROTECTED ZONE, GENERALLY DEFINED AS THE AREA BEGINNING FIVE FEET OUTSIDE OF THE TREE'S DRIPLINE AND EXTENDING TOWARDS THE TREE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE). THE FENCING SHALL BE OF A MATERIAL AND HEIGHT ACCEPTABLE TO THE LANDSCAPE ARCHITECT. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "PROTECTED ZONE" NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE PROTECTED ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
3. TEMPORARY MULCH: TO ALLEVIATE SOIL COMPACTION IN ANTICIPATED AREAS OF HIGH CONSTRUCTION TRAFFIC, AND ONLY WHERE FENCING CANNOT BE SET FIVE FEET OUTSIDE OF THE DRIPLINE, THE CONTRACTOR SHALL INSTALL A LAYER OF MULCH, 9"-12" THICK, OVER ALL EXPOSED EARTH FROM THE TREE TRUNK TO 5' OUTSIDE OF THE DRIPLINE. THIS LAYER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. WHEN PLANTING OPERATIONS ARE COMPLETED, THE MULCH SHALL BE REDISTRIBUTED THROUGHOUT ALL PLANTING AREAS IN A 3" THICK "PERMANENT" MULCH LAYER.
4. NECESSARY WORK: WHEN IT BECOMES NECESSARY TO ENTER THE "PROTECTED ZONE", SUCH AS FOR FINE GRADING, IRRIGATION INSTALLATION, AND PLANTING OPERATIONS, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING RULES:
   A. EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN AREA AS POSSIBLE.
   B. TRENCHING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN.
   C. WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND DIGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.
   D. WHERE TRENCHING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE HIS TRENCHING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, WHILE ADHERING TO THE CONDITIONS SET FORTH IN 3B.
5. POTENTIAL CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARBORIST SHOULD ANY POTENTIAL CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND/OR LARGE ROOTS ENCOUNTERED IN THE FIELD, AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT TAKE ANY ACTION IN SUCH CONFLICTS WITHOUT THE ARBORIST'S WRITTEN APPROVAL. THE ARBORIST SHALL HAVE FINAL AUTHORITY OVER ALL METHODS NECESSARY TO HELP ENSURE THE PROTECTION AND SURVIVAL OF EXISTING TREES.
5. PRUNING: PRUNE ONLY THE TREES THAT ARE INDICATED ON THE PLANS AS REQUIRING PRUNING. PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:
   A. REMOVE ALL DEAD WOOD.
   B. PRUNE LIVE WOOD FOR HEALTH OR STRUCTURAL REASONS ONLY, INCLUDING THE NEED TO ELIMINATE DISEASED OR DAMAGED GROWTH, ELIMINATE STRUCTURALLY UNSOUND GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPLING OR WIND DAMAGE, OR TO MAINTAIN GROWTH WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. PRUNE ONLY TO INTERNATIONAL SOCIETY OF ARBORICULTURE/ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
   C. FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSHED CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE.
   D. ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE OF EACH TREE SPECIES.
   E. IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.
   F. SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE CONTRACTOR SHALL CONTACT THE ISA AT (217) 355-9411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. CONTRACTOR SHALL ADHERE TO THE METHODS AND PRACTICES SET FORTH IN THIS DOCUMENT.
6. LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES:
   A. NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10' FROM THE TRUNK.
   B. WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE, DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE. ADDITIONALLY, ONLY PLANTS WITH LOW WATER NEEDS SHOULD BE PLANTED WITHIN THE PROTECTED ZONE, SPACED FAR APART WHERE CLOSE TO THE TREE. PLANTS MAY BE SPACED CLOSER TOGETHER NEAR THE EDGE OF THE PROTECTED ZONE.

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

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MAVERIK

COLORADO SPRINGS OLYMPIC CITY USA
Land Use Review Approved
04/08/2021
8:18:04 AM
dsexton

MAVERIK
THE CREST AT WOODMEN
PUD DEVELOPMENT PLAN

6955 CAMPUS DRIVE
COLORADO SPRINGS, EL PASO COUNTY, CO.

#	Date	Issue / Description	Init.
1	8/28/20	1ST DP SUBMITTAL	JKG
2	1/8/21	2ND DP SUBMITTAL	ARK
3	2/15/21	3RD DP SUBMITTAL	ARK

Project No:	MAV000032
Drawn By:	EDN
Checked By:	DTT
Date:	JUNE 2020

LANDSCAPE DETAILS & NOTES

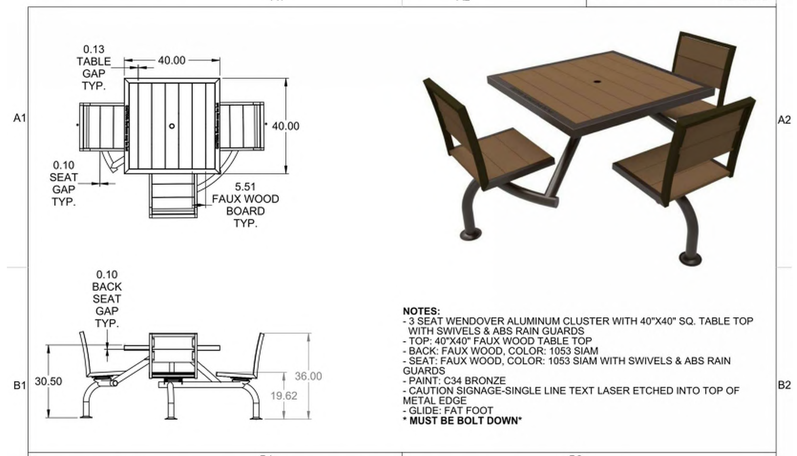
H:\Maverik\CO, Colorado Springs - Vincent & Woodmen\CADD\2 Plan\MAV032_PD_07-Land.dwg - David Ploense - 3/3/2021

PUD DEVELOPMENT PLAN

MAVERIK
THE CREST AT WOODMEN
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8
TOWNSHIP 13 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
AR PUD 20-00641

DRAFTING RELEASE DATE: 8/14/2018

SHAPE # PENDING



NOTES:
- 3 SEAT WENDOVER ALUMINUM CLUSTER WITH 40"X40" SQ. TABLE TOP WITH SWIVELS & ABS RAIN GUARDS
- TOP: 40"X40" FAUX WOOD TABLE TOP
- BACK: FAUX WOOD, COLOR: 1053 SIAM
- SEAT: FAUX WOOD, COLOR: 1053 SIAM WITH SWIVELS & ABS RAIN GUARDS
- PAINT: C34 BRONZE
- CAUTION SIGNAGE-SINGLE LINE TEXT LASER ETCHED INTO TOP OF METAL EDGE
- GLIDE: FAT FOOT

*** MUST BE BOLT DOWN***

GENERAL NOTES: NOT DRAWN TO SCALE ℄ CRITICAL DIMENSIONS
ALL DIMENSIONS ARE NOMINAL
ALL DESIGNS, DRAWINGS AND PLANS THIS DRAWING MAY BE PROPRIETORY TO SHAPE INDUSTRIES INC. AND MUST NOT BE DUPLICATED OR REPRODUCED WITHOUT PERMISSION FROM SHAPE INDUSTRIES INC. 299 PUTCHINSKI ST., WINNIPEG, MANITOBA, CANADA, R2X 2R4.

Benchmark DESIGN GROUP

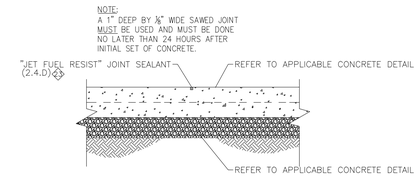
REVISIONS			
DATE	DESCRIPTION	REV.	REV. BY
8/1/2018	ADD LABELS ON 2 SIDES OF THE TABLE	A	LC
8/14/2018	SIGNAGE ETCHED INTO TOP OF METAL EDGE	B	LC

CLIENT: MAVERIK
LOCATION: NORTH SALT LAKE CITY, UT
DESCRIPTION: 3 SEAT ADA CLUSTER
DRAWN BY: LC DATE: 1/3/2017
CHECKED BY: TAG: PAGE: 1\2

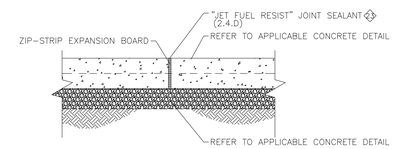
File name - K:____NEWFOLDERSTRUCTURE__Pending Jobs\MAVERIK PROJECT\3 SEAT ADA CLUSTER\CAD\

1 PICNIC TABLE

NTS



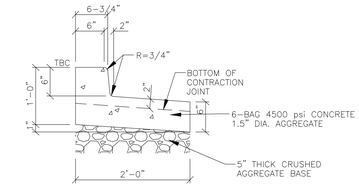
Control Joint



Expansion Joint

2 TYPICAL ON-SITE CONCRETE JOINTS

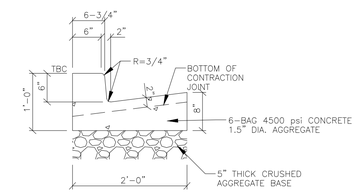
NTS



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

3 ON-SITE OUTFLOW CURB & GUTTER

NTS



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

7 ON-SITE CURB & GUTTER

NTS

(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

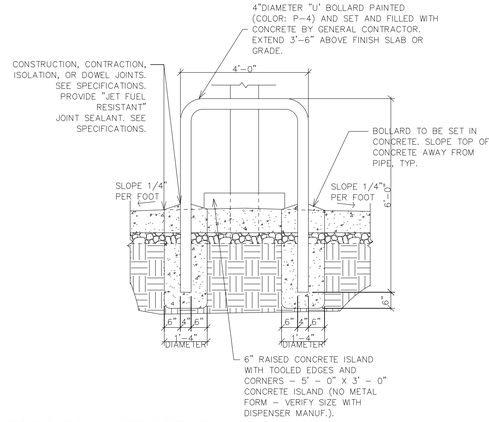
DRIVE AISLES

(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

PARKING AREAS

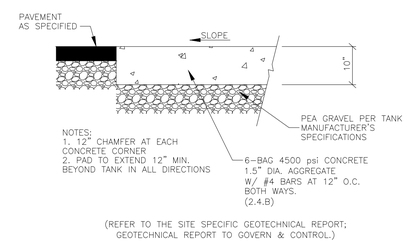
4 TYPICAL ON-SITE ASPHALT PAVEMENT (ALTERNATE BID)

NTS



5 HOOP BOLLARD DETAIL

NTS



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

6 CONCRETE PAD OVER UNDERGROUND FUEL TANKS

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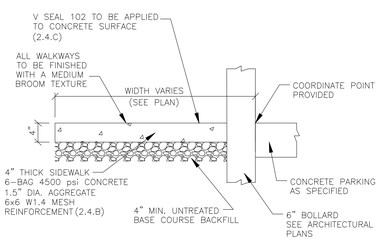
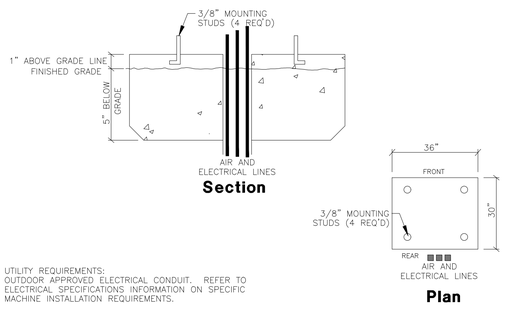


(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

11 CONCRETE WALKWAY

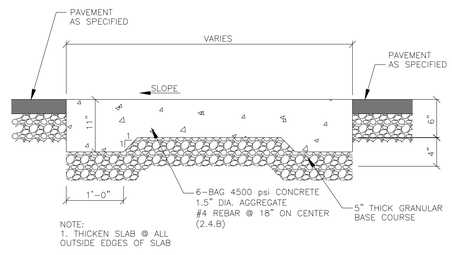
NTS



UTILITY REQUIREMENTS:
OUTDOOR APPROVED ELECTRICAL CONDUIT. REFER TO ELECTRICAL SPECIFICATIONS INFORMATION ON SPECIFIC MACHINE INSTALLATION REQUIREMENTS.

8 XACTAIR AIR STATION FOUNDATION

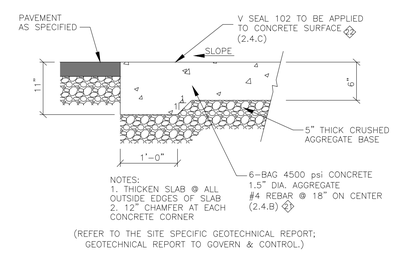
NTS



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

9 PETROLEUM TRENCH CAP SECTION

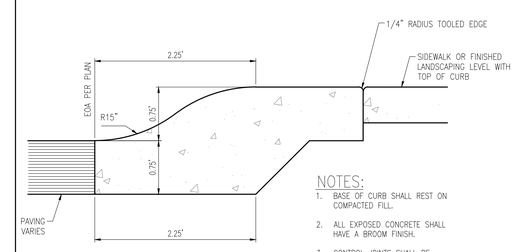
NTS



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT; GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

10 CONCRETE PAD UNDER FUEL CANOPY

NTS



NOTES:
1. BASE OF CURB SHALL REST ON COMPACTED FILL.
2. ALL EXPOSED CONCRETE SHALL HAVE A BROOM FINISH.
3. CONTROL JOINTS SHALL BE INSTALLED AT 10 FOOT MAXIMUM INTERVALS AND AT THE END OF CURB RETURNS.
4. EXPANSION JOINTS SHALL BE INSTALLED AT 500 FOOT MAXIMUM INTERVALS AND/OR TO MATCH LOCATION OF EXPANSION JOINTS IN PAVING PLAN.

12 MOUNTABLE CURB & GUTTER

NTS

Galloway
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Greenwood Village, CO 80111
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GallowayUS.com

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MAVERIK

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review Approved
04/08/2021
8:18:04 AM
dsexton

MAVERIK
THE CREST AT WOODMEN
PUD DEVELOPMENT PLAN

6955 CAMPUS DRIVE
COLORADO SPRINGS, EL PASO COUNTY, CO.

#	Date	Issue / Description	Init.
1	8/28/20	1ST DP SUBMITTAL	JKG
2	1/8/21	2ND DP SUBMITTAL	ARK
3	2/15/21	3RD DP SUBMITTAL	ARK

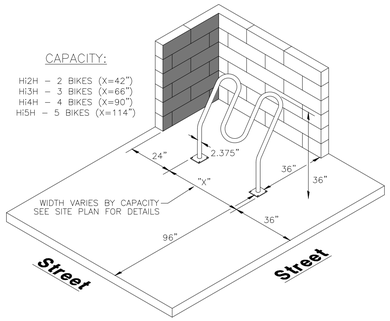
Project No:	MAV000032
Drawn By:	EVR
Checked By:	JKG
Date:	JUNE 2020

SITE DETAILS

H:\Maverik\CO_Colorado Springs - Vincent & Woodmen\CAD\13 Plans\MAV130_SD_8-Site Details.dwg - David Plotnick - 3/2/2021

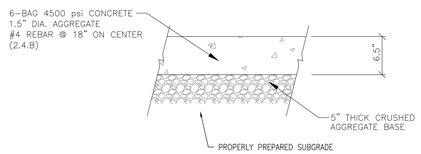
PUD DEVELOPMENT PLAN

MAVERIK
THE CREST AT WOODMEN
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8
TOWNSHIP 13 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
AR PUD 20-00641



12 "HI-ROLLER" BIKE RACK DETAIL

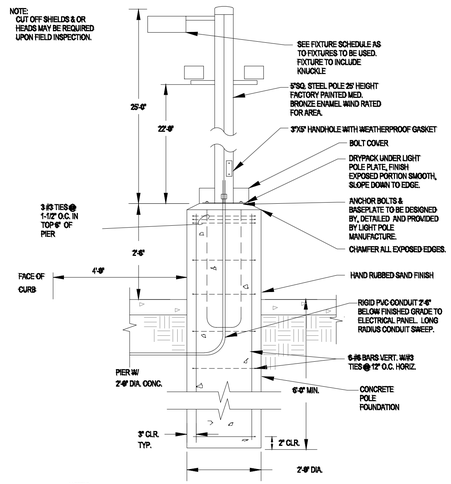
NTS



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

13 TRASH ENCLOSURE CONCRETE PAD

NTS



14 TYPICAL LIGHT POLE & BASE

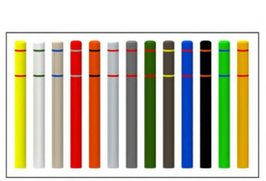
NTS

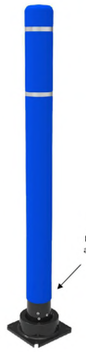
SPECSHEET SPEC-SS4-COVER. 05/30/2017

SlowStop® Bollard Cover – 4"

(SS4_-52-COVER)

SLOW STOP BOLLARD
www.slowstop.com





Installs over standard SlowStop Steel Rebounding Bollard Kit or any 4" or 4.5" schedule 40 steel bollard.

Colors: Yellow, White, Tan, Red, Orange, Lt. Grey, Grey, Green, Brown, Blue, black, Bright Green, Federal Yellow

Reflective: None, Red, Yellow, White, Blue, Black, Green, Orange

Diameter: 4.95" (4.70" ID)
Thickness: 1/8" Wall
Height: 52" (59" Overall)
Cover can be cut for shorter heights

Material: Thermoplastic HDPE

INSTALLATION INSTRUCTIONS

1. In addition to your bollard cover, your shipment includes eight Gripper Tabs.
2. Install four self-adhesive Gripper Tabs around the top of the bollard with the "fingers" pointing down, and four more near the base of the bollard.
3. Install the bollard cover over the Gripper Tabs. Tabs should provide a tight installation which cannot be easily removed.
4. The bollard cover should securely fit entirely over the length of the post and butt up against the SlowStop base.

SLOW STOP BOLLARD SLOWSTOP GUARDING SYSTEMS

4955 Stout Dr. • San Antonio, TX 78219
210-736-4477 • 800-736-5256 • Fax 210-734-6448
Email: info@impactrecovery.com
www.slowstop.com

QR: Download Spec Sheets
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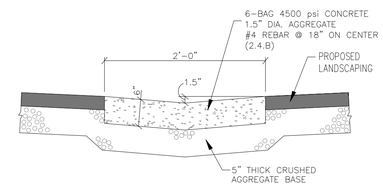
15 PIPE BOLLARD DETAIL

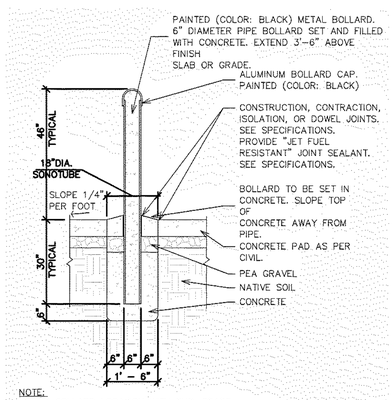
NTS



(REFER TO THE SITE SPECIFIC GEOTECHNICAL REPORT;
GEOTECHNICAL REPORT TO GOVERN & CONTROL.)

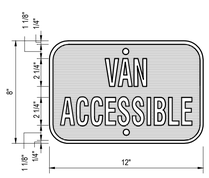
16 2' CONCRETE VALLEY PAN

NTS



17 PIPE BOLLARD DETAIL

NTS



MATERIAL: .060 ALUMINIUM - BLUE BACKGROUND WITH WHITE COPY AND BORDER
1 1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES

'VAN ACCESSIBLE' SIGN DETAIL

18 VAN ACCESSIBLE SIGN DETAIL

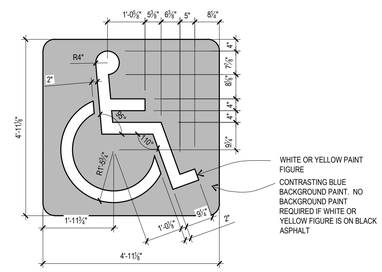
NTS

MATERIAL: .060 ALUMINIUM - BLUE BACKGROUND WITH WHITE COPY AND BORDER
1 1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES

'PARKING ONLY' SIGN DETAIL

19 HANDICAP PARKING SIGN DETAIL

NTS



INTERNATIONAL SYMBOL OF ACCESSIBILITY NOTES

A. SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL.
B. BOTTOM OF SYMBOL TO BE LOCATED 2'-6" FROM ACCESS DRIVE, INTO PARKING SPACE.
C. SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND.

20 PAINTED HANDICAP SYMBOL

NTS

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COLORADO SPRINGS
Land Use Review Approved
04/08/2021
8:18:04 AM
dsexton

MAVERIK
THE CREST AT WOODMEN
PUD DEVELOPMENT PLAN

6955 CAMPUS DRIVE
COLORADO SPRINGS, EL PASO COUNTY, CO.

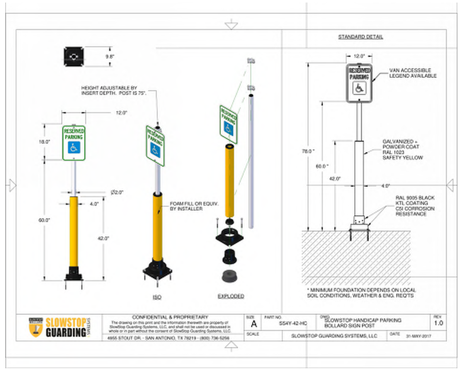
#	Date	Issue / Description	Init.
1	8/28/20	1ST DP SUBMITTAL	JKG
2	1/8/21	2ND DP SUBMITTAL	ARK
3	2/15/21	3RD DP SUBMITTAL	ARK

Project No:	MAV000032
Drawn By:	EVR
Checked By:	JKG
Date:	JUNE 2020

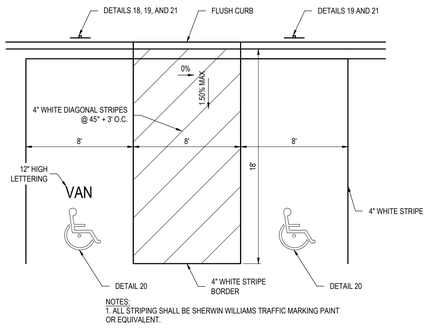
SITE DETAILS

PUD DEVELOPMENT PLAN

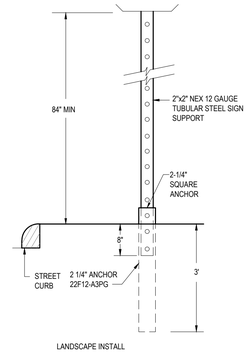
MAVERIK
THE CREST AT WOODMEN
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8
TOWNSHIP 13 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
AR PUD 20-00641



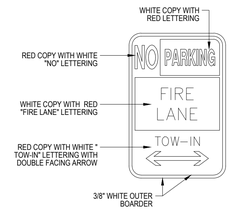
21 HANDICAP PARKING SIGN BASE DETAIL NTS



22 ADA PARKING SPACE DETAIL NTS

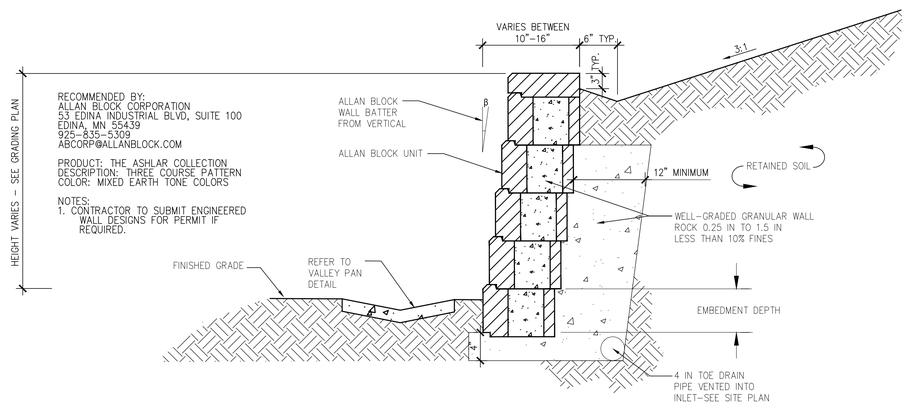


23 SIGN BASE DETAILS NTS

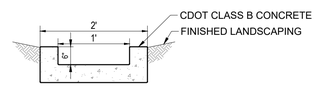


SIGN DETAILS ARE PROVIDED AS A MINIMUM STANDARD ONLY. SIGNS SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE WITH JURISDICTION HAVING AUTHORITY, SUPPLY & INSTALL.

24 FIRE LANE SIGN DETAIL NTS



25 LANDSCAPE BLOCK WALL AND VALLEY PAN DETAIL
NOT TO SCALE



26 CONCRETE CHANNEL DETAIL

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THE CREST AT WOODMEN
PUD DEVELOPMENT PLAN

6955 CAMPUS DRIVE
COLORADO SPRINGS, EL PASO COUNTY, CO.

#	Date	Issue / Description	Init.
1	8/28/20	1ST DP SUBMITTAL	JKG
2	1/8/21	2ND DP SUBMITTAL	ARK
3	2/15/21	3RD DP SUBMITTAL	ARK

Project No:	MAV000032
Drawn By:	EVR
Checked By:	JKG
Date:	JUNE 2020

SITE DETAILS

PUD DEVELOPMENT PLAN

MAVERIK

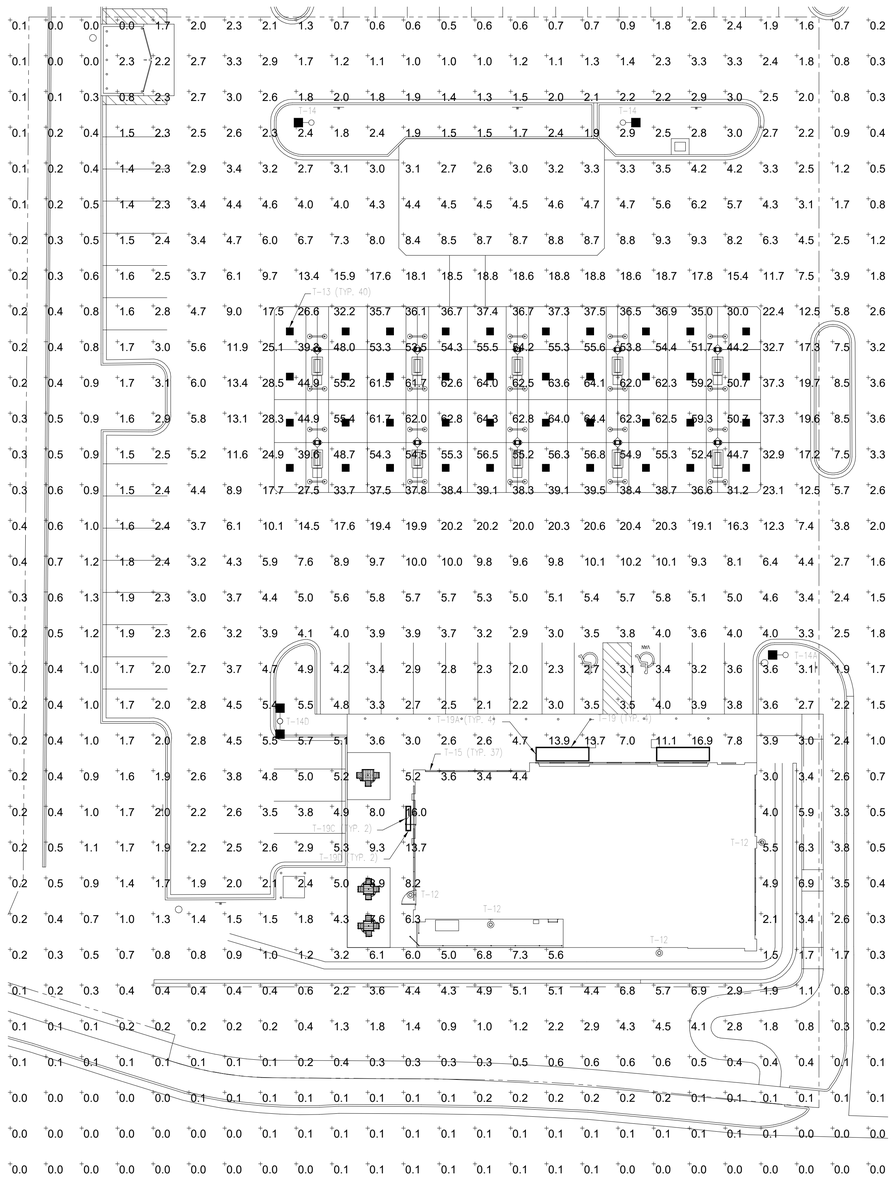
THE CREST AT WOODMEN

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8

TOWNSHIP 13 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.,

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

AR PUD 20-00641



1 SITE PLAN

SCALE: 1" = 20'-0"

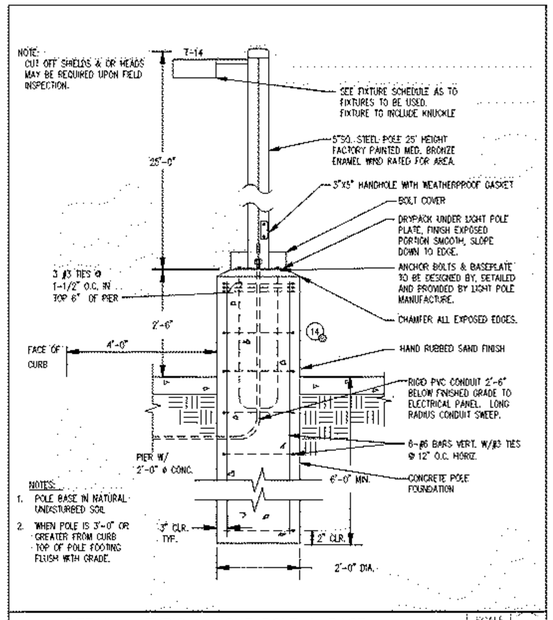
CALCULATION SUMMARY

AREA NAME	GRID / TYPE	SPAC	GROUP	AVE	MAX	MIN	MAX/MIN	AVE/MIN
PARKING	0'-0" / H-H	10.00	<+>	7.9	64.4	0.0	N/A	N/A

MASTER LUMINAIRE SCHEDULE

TYPE	MANUFACTURER	CATALOG NUMBER	VOLTS	MOUNTING	LAMPS	BALLAST	WATTS	IMAGE
DESCRIPT. LOW PROFILE, FULL CUTOFF WALL PACK , LED, DARK BRONZE, 4K, 7700 LUMENS								
T-12	LSI	XWM 3 LED 6S 40 UE BRZ	120	WALL HEIGHT SPECIFIED BY ARCHITECT	INCLUDED		82	
DESCRIPT. CANOPY MOUNTED, CUTOFF LUMINAIRE, 103W LED, FLAT LENS, FOR SINGLE DECK CANOPIES (15,209 LUMENS)								
T-13	LSI	SCV LED 15L SC UNV DIM 40 WHT	UNV	CANOPY	INCLUDED		103	
DESCRIPT. POLE MOUNTED, CUTOFF LUMINAIRE SINGLE HEAD, LED, 17,984 LUMENS, 25FT SQUARE POLE (4", 11 GA.), 4K								
T-14	LSI	SLM LED 18L SIL 3 UNV 40 70 CRI BRZ	208	25'-0" POLE	INCLUDED		149	
T-14A	SAME AS T-14 EXCEPT WITH TYPE IV DISTRIBUTION (FORWARD THROW)						149	
T-14C	SAME AS T-14A EXCEPT 2 HEAD "L" CONFIGURATION						298	
DESCRIPT. 4FT LED STRIP LUMINAIRE, COLD WEATHER (OT), 3000 LUMENS, DAMP LISTED, LENS (1.75" WIDTH), 4K								
T-15	LSI	MLS4 LED 20L CSM UNV DIM U	UNV	EXTERIOR COVE	INCLUDED		40	
DESCRIPT. DIRECT VIEW, RUBBER COATED, OUTDOOR LED TAPE LIGHT								
T-19	TRULUX	HTL-WH-22-LED-DR150-24-TL-2DC TL-2JUMP/ 3345-4AFR-5M/EE45-END/E-CLIP-45	MT	SURFACE	INCLUDED		64	
T-19A	SAME AS T-19 EXCEPT 3'-6"						32	
T-19C	SAME AS T-19 EXCEPT 7'-0"						16	
T-19D	SAME AS T-19 EXCEPT 1'-6"						7	

*LUMINAIRES ARE PROVIDED BY OWNER, INSTALLED BY E.C. (REFERENCE SCHEDULE ON E-4.0)
*ALL LUMINAIRES ARE TO BE FULL CUT-OFF



DETAIL - TYPICAL LIGHT POLE & BASE — SCALE NONE — 1

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THE CREST AT WOODMEN
PUD DEVELOPMENT PLAN

EAST WOODMAN ROAD & CAMPUS DRIVE
COLORADO SPRINGS, EL PASO COUNTY, CO.

#	Date	Issue / Description	Init.
1	8/28/20	1ST DP SUBMITTAL	JKG
2	1/08/20	2ND DP SUBMITTAL	ARK
3	2/15/21	3RD DP SUBMITTAL	ARK

Project No:	19-168
Drawn By:	Author
Checked By:	Checker
Date:	12/18/20

PHOTOMETRIC PLAN

PUD DEVELOPMENT PLAN

MAVERIK

THE CREST AT WOODMEN

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8

TOWNSHIP 13 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.,

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

AR PUD 20-00641

2 FRONT LEFT BUILDING PERSPECTIVE

SCALE:

1 FRONT RIGHT BUILDING PERSPECTIVE

SCALE:

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Project No:	19-168
Drawn By:	MAV
Checked By:	MAV
Date:	NOV 2020

PERSPECTIVE VIEWS

PUD DEVELOPMENT PLAN

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THE CREST AT WOODMEN

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8

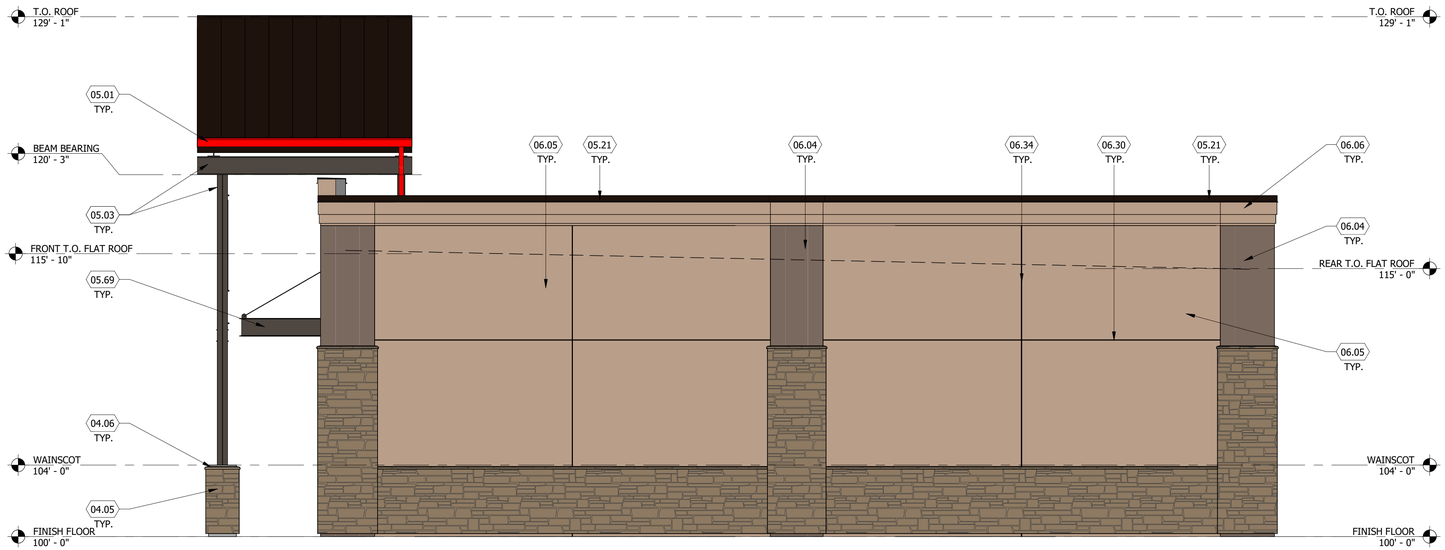
TOWNSHIP 13 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.,

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

AR PUD 20-00641

KEYED NOTES

04.05	ELDORADO STONE VENEER, FIELDLEDGE, PADOVA
04.06	ELDORADO STONE VENEER CAP, FIELDLEDGE, PADOVA
05.01	PRE-FINISHED GUTTER, BRITE RED
05.03	PAINTED STEEL, BLACK FOX
05.10	PRE-FINISHED METAL EAVE FLASHING BY ROOF MANUFACTURER, MIDNIGHT BRONZE
05.21	PRE-FINISHED METAL COPING, COLOR C-1
05.69	STEEL AWNING, COLOR P-9
06.04	STUCCO, COLOR TO MATCH SENERGY #3069, SEPIA
06.05	STUCCO, COLOR TO MATCH SENERGY #612, SEASHELL
06.06	STUCCO, COLOR TO MATCH SENERGY #612, SEASHELL
06.30	HORIZONTAL JOINT IN SIDING
06.34	VERTICAL JOINT IN SIDING
08.02	ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
10.01	ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 1/A5.11. COLOR TO MATCH SIDING BB-1



2 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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COLORADO SPRINGS, EL PASO COUNTY, CO.

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Project No:	19-168
Drawn By:	MAV
Checked By:	MAV
Date:	

EXTERIOR ELEVATIONS

PUD DEVELOPMENT PLAN

MAVERIK

THE CREST AT WOODMEN

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8

TOWNSHIP 13 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.,

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

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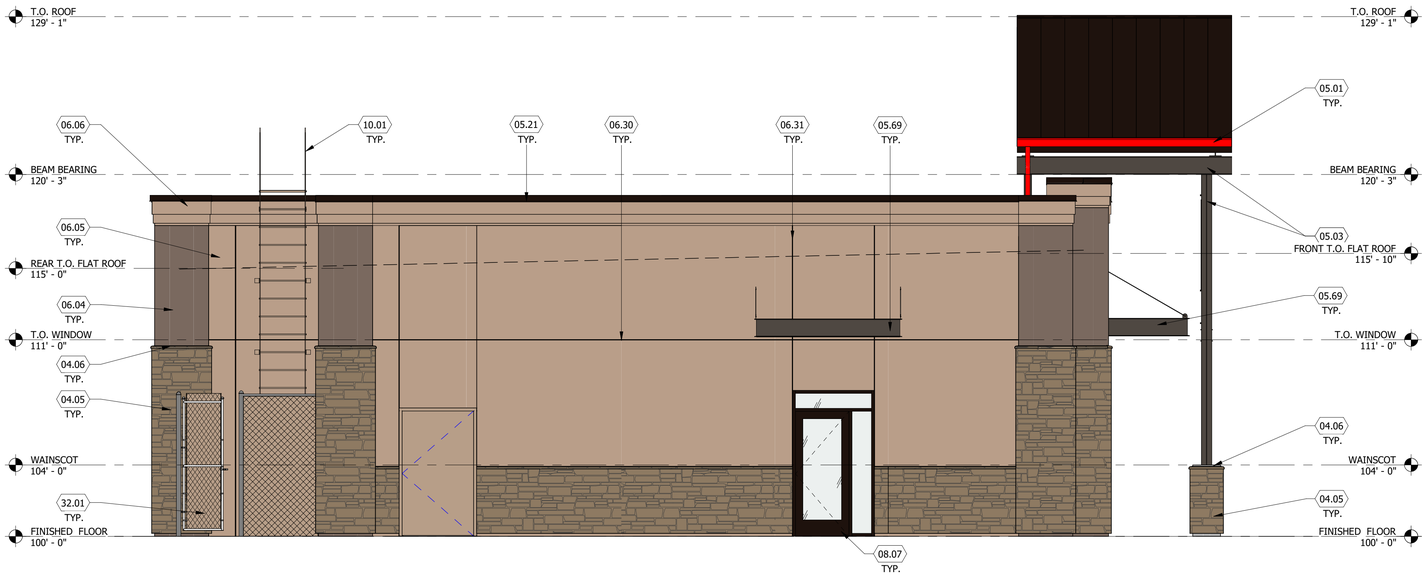
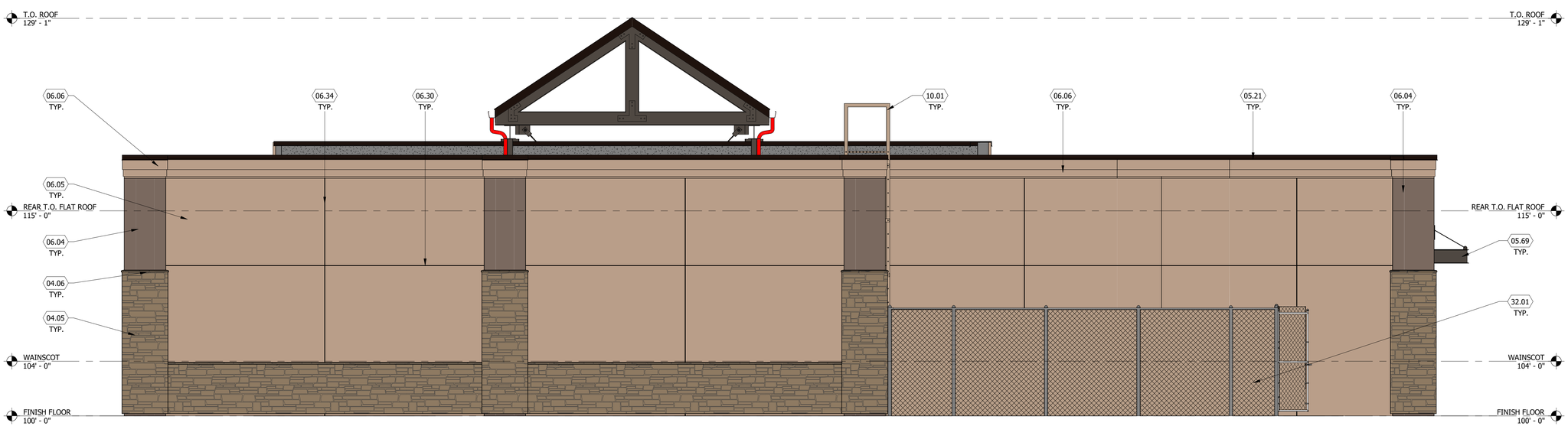


2 LEFT ELEVATION

SCALE: 1/4" = 1'-0"



1 REAR ELEVATION

SCALE: 1/4" = 1'-0"

KEYED NOTES

04.05	ELDORADO STONE VENEER, FIELDLEDGE, PADOVA
04.06	ELDORADO STONE VENEER CAP, FIELDLEDGE, PADOVA
05.01	PRE-FINISHED GUTTER, BRITE RED
05.03	PAINTED STEEL, BLACK FOX
05.21	PRE-FINISHED METAL COPING, COLOR C-1
05.69	STEEL AWNING, COLOR P-9
06.04	STUCCO, COLOR TO MATCH SENERGY #3069, SEPIA
06.05	STUCCO, COLOR TO MATCH SENERGY #612, SEASHELL
06.06	STUCCO, COLOR TO MATCH SENERGY #612, SEASHELL
06.30	HORIZONTAL JOINT IN SIDING
06.31	VINYL FENCE
06.34	VERTICAL JOINT IN SIDING
08.07	DOOR, SEE SCHEDULE
10.01	ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 1/A5.11. COLOR TO MATCH SIDING BB-1
32.01	CHAIN LINK FENCE WITH PRIVACY SLATS. COLOR TO MATCH BUILDING FIELD COLOR

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Project No:	19-168
Drawn By:	MAV
Checked By:	MAV
Date:	

EXTERIOR ELEVATIONS

PUD DEVELOPMENT PLAN

MAVERIK

THE CREST AT WOODMEN

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 8

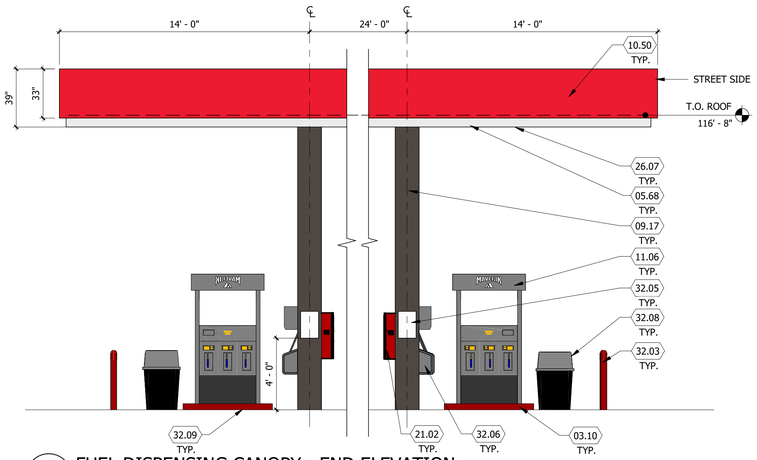
TOWNSHIP 13 SOUTH, RANGE 66 WEST, OF THE 6TH P.M.,

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

AR PUD 20-00641

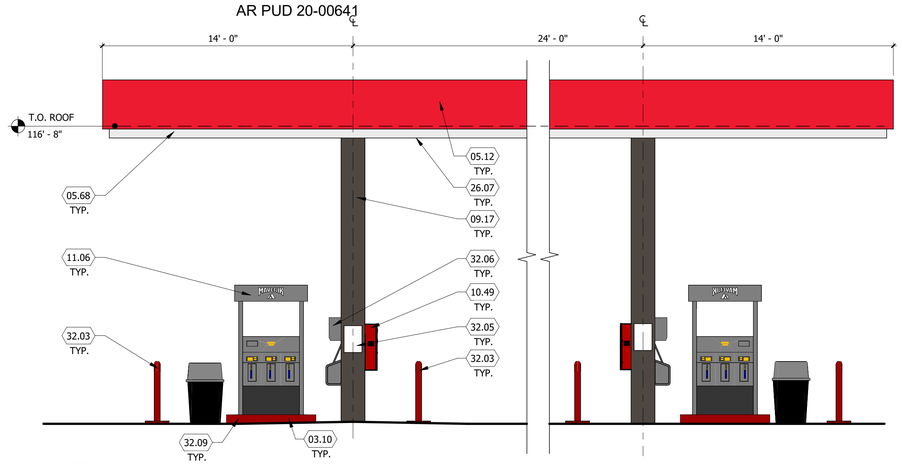
KEYED NOTES

03.04	REINFORCED CONCRETE PAD
03.10	6" MIN. RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS. VERIFY SIZE W/ DISPENSER SUPPLIER +/-5'-0" X 3'-0" (NO METAL FORM). ACCESSIBLE ISLAND TO BE 6"; SEE CIVIL DRAWINGS FOR LOCATION
05.12	ALUMINUM COMPOSITE METAL PANEL, EASTMAN RED
05.68	ALUMINUM COMPOSITE METAL PANEL, WHITE
09.17	PANEL COLUMN CLADDING, COLOR TO MATCH P-9
10.49	4A:40 BC FIRE EXTINGUISHER W/ CASE, LOCATE WITHIN 75' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK. LOCATION TO BE FINALIZED BY FIRE MARSHAL
10.50	SIGNAGE TO BE COORDINATED BY FUEL CANOPY CONTRACTOR WITH OWNER
11.06	DISPENSING STATION (BY OTHERS)
21.02	SURFACE MOUNTED FIRE EXTINGUISHER AND CABINET, PROVIDE 1 EXTINGUISHER FOR EVERY 2 COLUMNS
26.07	ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT (SOFFIT COLOR P-7). SEE ELECTRICAL DRAWINGS
32.03	4" DIAMETER "U" BOLLARD, SET AND FILLED W/ CONCRETE, SEE CIVIL DRAWINGS PAINTED P-4
32.04	EXPANSION JOINTS, TO BE FILLED W/ "JET FUEL RESISTANT" SEALANT, SEE CIVIL DRAWINGS
32.05	SIGNAGE, BY OWNER, TO COMPLY WITH IFC 2305.6 AND POSTED ON EACH SIDE OF COLUMN
32.06	S.S.I. (WINDOW WASH/PAPER TOWEL) PROVIDED BY OWNER INSTALLED BY CONTRACTOR, MOUNTED TO COLUMN PER ADA REQUIREMENTS (4'-0" MAX A.F.F. TO PAPER TOWEL FOLD)
32.08	TRASH CONTAINER, PROVIDED BY OWNER
32.09	PAINT CONCRETE CURB EDGE P-4, SEE SCHEDULE ON SHEET A6.03



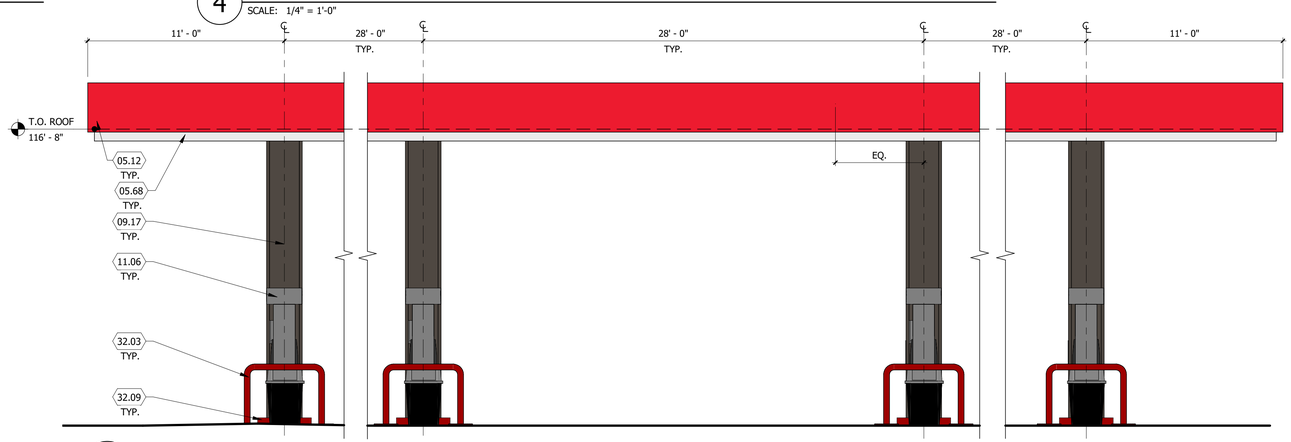
5 FUEL DISPENSING CANOPY - END ELEVATION

SCALE: 1/4" = 1'-0"



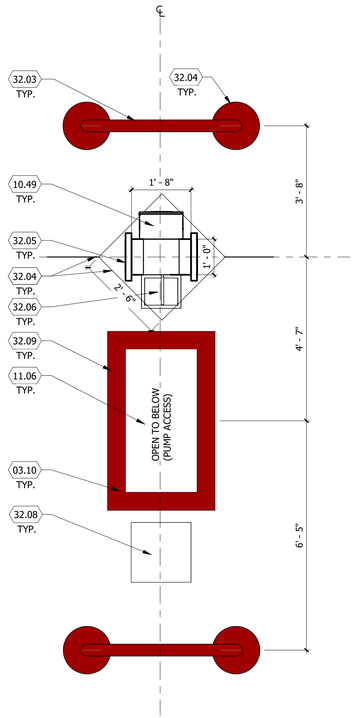
4 FUEL DISPENSING CANOPY - END ELEVATION

SCALE: 1/4" = 1'-0"



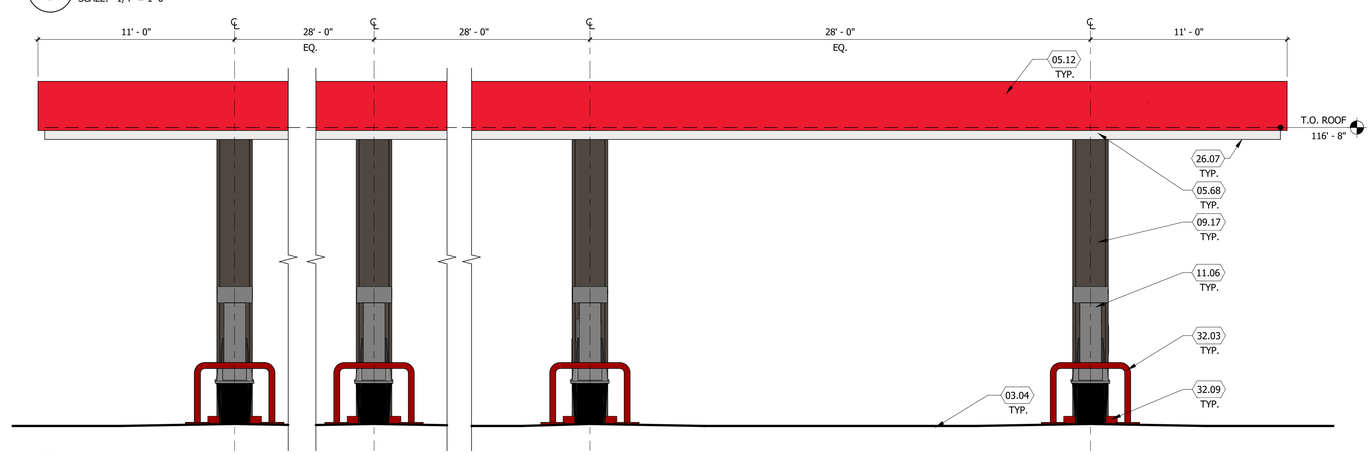
3 FUEL DISPENSING CANOPY - BUILDING SIDE ELEVATION

SCALE: 1/4" = 1'-0"



2 CANOPY COLUMN PLAN

SCALE: 1/2" = 1'-0"



1 FUEL DISPENSING CANOPY - STREET SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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6162 S. Willow Drive, Suite 320
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COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
04/08/2021
8:18:05 AM
dsexton

MAVERIK
THE CREST AT WOODMEN
PUD DEVELOPMENT PLAN

EAST WOODMAN ROAD & CAMPUS DRIVE
COLORADO SPRINGS, EL PASO COUNTY, CO.

#	Date	Issue / Description	Init.
1	8/28/20	1ST DP SUBMITTAL	JKG
2	1/08/20	2ND DP SUBMITTAL	ARK
3	2/15/21	3RD DP SUBMITTAL	ARK

Project No:	19-168
Drawn By:	MAV
Checked By:	MAV
Date:	

CANOPY ELEVATIONS

PUD DEVELOPMENT PLAN

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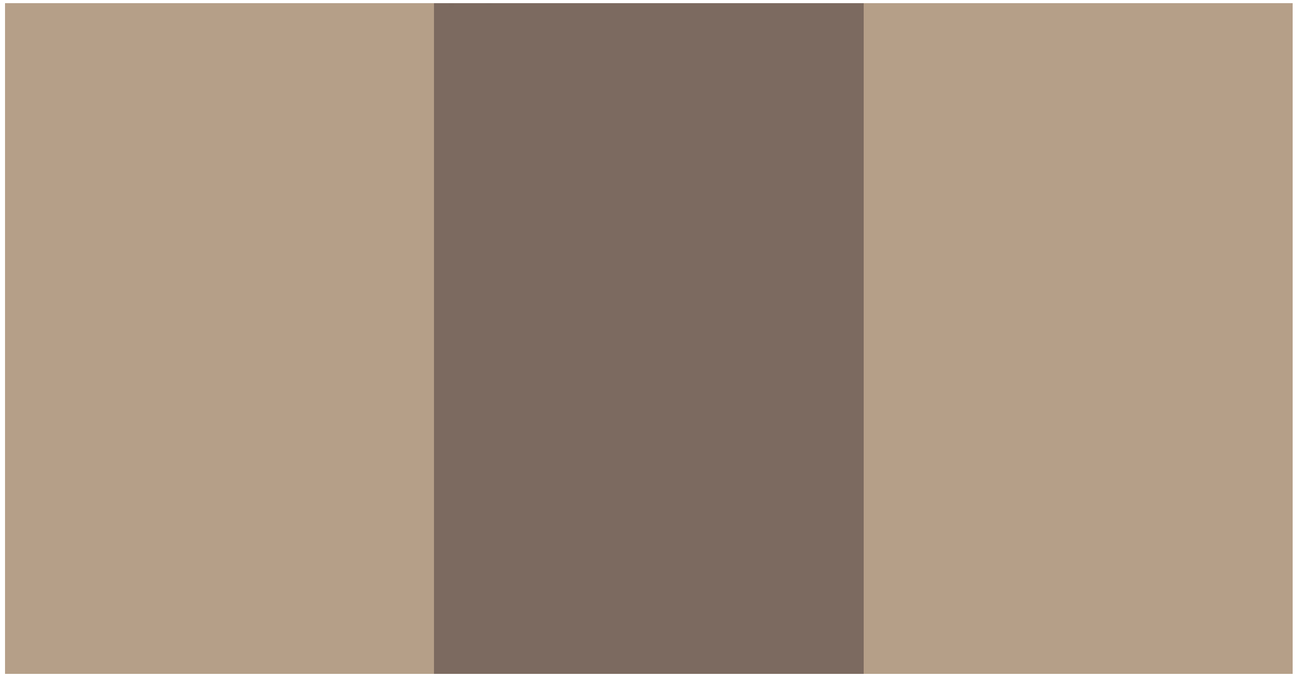

Stucco
Senergy - #612 - Seashell

Stucco
Senergy - #3069 - Sepia

Stucco
Senergy - #612 - Seashell

Eldorado Stone - Fieldledge, Padova

C-1 MBCI Midnight Bronze

C-2 MBCI Brite Red

Anodized - Dark Bronze

Paint - Black Fox

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EXTERIOR MATERIALS BOARD

PUD DEVELOPMENT PLAN

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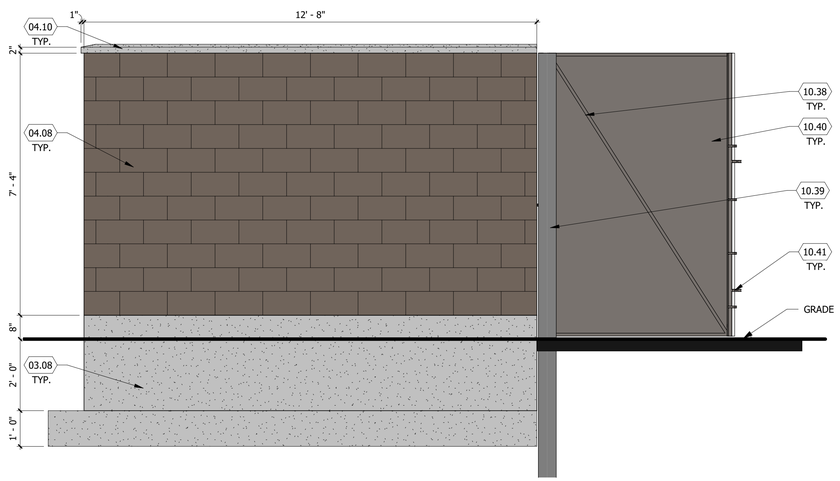
AR PUD 20-00641

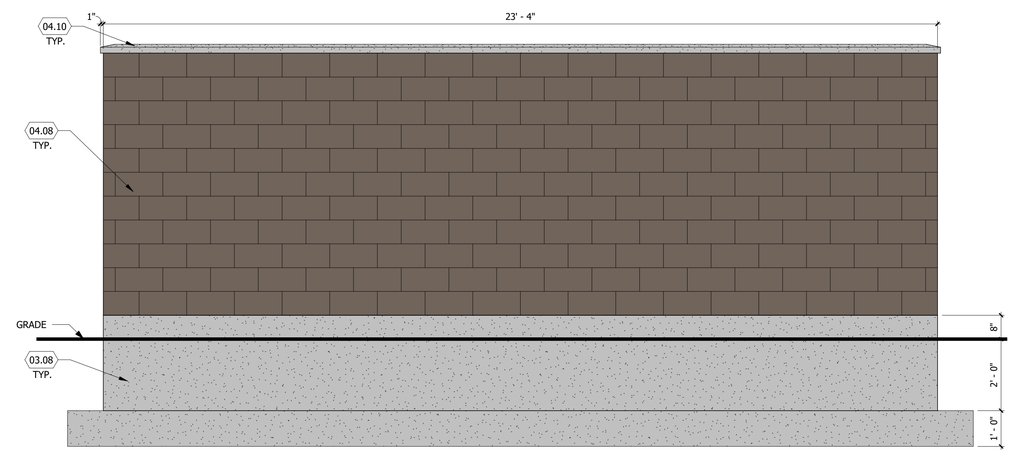
KEYED NOTES

03.08	CONCRETE FOOTINGS AND FOUNDATIONS, SEE STRUCTURAL DRAWINGS
03.13	CONCRETE PIER FOUNDATION, SEE STRUCTURAL DRAWINGS
04.08	SPLIT-FACE CMU BLOCK, COLOR: CANVAS, 8'-0" HIGH WITH CONCRETE CAP
04.10	SPLIT FACE CAP
10.38	WELD BRACES TO GATE AS REQUIRED
10.39	POST, PAINTED P-9
10.40	CHAIN LINK GATE WITH SLATS TO MATCH P-9, W/ (4) HINGES, PAINTED P-9
10.41	LATCH W/ ROD TO CONCRETE, PAINTED P-9, W/ (4) HINGES, PAINTED P-9
10.42	STEEL SLEEVE



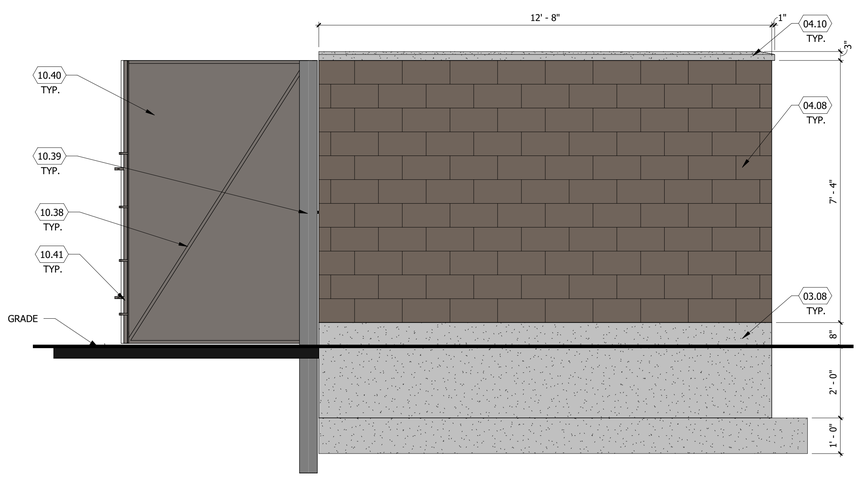
4 TRASH ENCLOSURE - LEFT ELEVATION

SCALE: 1/2" = 1'-0"



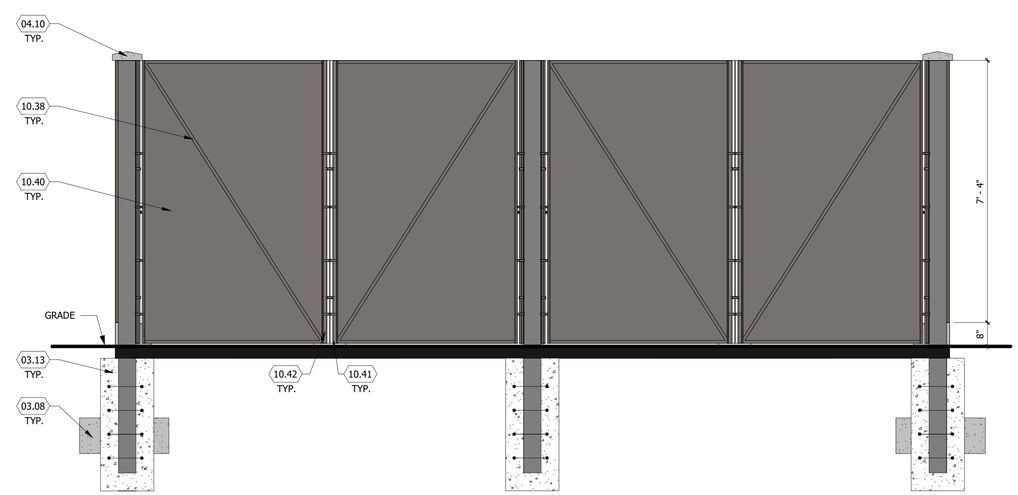
3 TRASH ENCLOSURE - BACK ELEVATION

SCALE: 1/2" = 1'-0"



2 TRASH ENCLOSURE - RIGHT ELEVATION

SCALE: 1/2" = 1'-0"



1 TRASH ENCLOSURE - FRONT ELEVATION

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Checked By:	Checker
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TRASH ENCLOSURE
ELEVATIONS