#### PROPERTY OWNER/APPLICANT

MJC INVESTEMENT PROPERTY VIII, LLC 23421 SOUTH POINT DR, SUITE 270 LAGUNA HILLS, CA 92653 CONTACT: CASEY MCKEON TEL: (949) 297-4460

#### DEVELOPER

DILLON COMPANIES, INC. D/B/A KING SOOPERS 65 TEJON STREET DENVER, CO 80223 CONTACT: DAVE SEAGRAVES TEL: (303) 778-3134

#### 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: JESSICA GREENOUGH, PE

#### STREAMSIDE OVERLAY EXEMPTION

PER SECTION 7.3.508.F.2 OF THE CITY CODE OF COLORADO SPRINGS, THIS PROJECT IS EXEMPT FROM THE STREAMSIDE OVERLAY ZONE REQUIREMENTS. SPECIFICALLY, PROPOSALS TO EXPAND BUILDING FOOTPRINTS OR ACCESSORY IMPERVIOUS AREAS OF EXISTING COMMERCIAL, OFFICE, INDUSTRIAL, MULTI-FAMILY AND INSTITUTIONAL USES BY UP TO THIRTY PERCENT (30%) OF THE APPROVED AREA AS OF NOVEMBER 12, 2002 ARE EXEMPT FROM THE STREAMSIDE OVERLAY ZONE REQUIREMENTS AS LONG AS THE FOLLOWING CONDITIONS EXIST:

- 1. THE LAND USE IS PERMITTED WITHIN THE BASE ZONE DISTRICT.
- SECTION 7.2.302.C.2.F OF THE CODE DEFINES AUTO SERVICE AS "(A)N ESTABLISHMENT WHICH PROVIDES FUEL AND/OR MINOR MAINTENANCE OR REPAIR TO MOTOR VEHICLES". THE CURRENT ZONING DESIGNATION IS PLANNED BUSINESS CENTER (PBC) PLANNED BUSINESS CENTER NOS. 1 & 2. AUTOMOTIVE SERVICE USES ARE A PERMITTED USE WITHIN PBC ZONE DISTRICT.
- 2. THE LAND USE IS NOT A PROHIBITED LAND USE TYPE WITHIN THE STREAMSIDE OVERLAY ZONE AS SET FORTH IN SUBSECTION E2d(1) OF THIS SECTION.
- AUTOMOTIVE SERVICE IS NOT A PROHIBITED LAND USE TYPE UNDER SUBSECTION E2d(1). THE EXPANSION PROJECT DOES NOT INCLUDE ANY ADDITIONAL FILL MATERIAL WITHIN THE OVERLAY PORTION OF THE SITE.
- NO ADDITIONAL FILL MATERIAL IS BEING PROPOSED IN THE OVERLAY PORTION OF THE SITE. 4. NO NEW IMPERVIOUS SURFACES ARE PROPOSED WITHIN THE INNER BUFFER ZONE AS
- THE AREA DEFINED UNDER SUBSECTION E2a(2)(B) AS THE INNER BUFFER ZONE IS ALREADY DEVELOPED WITH IMPERVIOUS AREA. NO NEW IMPERVIOUS SURFACES ARE

DESCRIBED IN SUBSECTION E2a(2)(B) OF THIS SECTION.

PROPOSED WITHIN THE INNER BUFFER ZONE.

#### AVIGATION STATEMENT

NOTE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.

NOTE: ALL LOTS AND TRACTS WITHIN THIS SUBDIVISION ARE SUBJECT TO AN AVIGATION EASEMENT TO THE UNITED STATES AIR FORCE ACADEMY AS RECORDED UNDER RECEPTION NO. 221113782 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.

#### GENERAL NOTES

1. 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.

- 1.a. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND SIGNAGE SHALL MEET ALL APPLICABLE CITY CODE REQUIREMENTS INCLUDING:
- PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
- ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR INCH (4") LINES. ACCESSIBLE AISLES SHALL BE OUTLINED AND DIAGONALLY STRIPED AT FORTY FIVE
- DEGREE (45°) ANGLES IN A CONTRASTING COLOR SUCH AS YELLOW, WHITE, OR BLUE. 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 GROUND SURFACE."
- 2. ALL "STOP SIGNS" TO BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN SHALL MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
- 4. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATION.
- PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE FOR SHARED COMMON TRACTS, ACCESS DRIVES, PRESERVATION AREAS, AND LANDSCAPE AREAS ADJACENT TO THEIR PROPERTY.
- 6. ALL EXISTING CURB, GUTTER, SIDEWALK AND PEDESTRIAN RAMPS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG N. ACADEMY BOULEVARD AND YORK DRIVE 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.
- ALL PRIVATE PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY ENGINEERING DEVELOPMENT REVIEW INSPECTOR.
- ALL IMPROVEMENTS DEPICTED WITHIN THIS PLAN ARE REQUIRED BY CITY CODE AND/OR ARE A CONDITION OF APPROVAL TO ENSURE COMPLIANCE WITH THE CITY'S REVIEW CRITÉRIA. ANY PRIVATE IMPROVEMENTS PROVIDED AS EXTRA, WILL BE LABELED AS "EX" AND WILL NOT BE INCLUDED IN THE CALCULATED AMOUNT REQUIRED FOR A FINANCIAL ASSURANCE.

### LANDSCAPE ARCHITECT

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

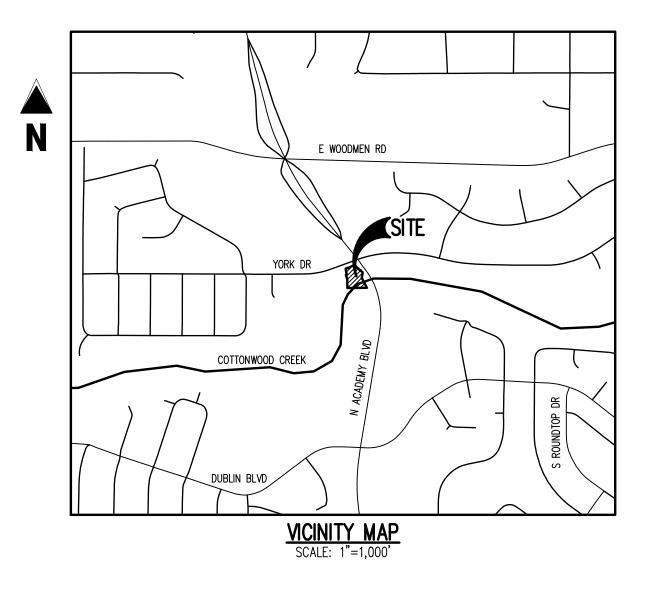
#### ARCHITECT

GALLOWAY & COMPANY, INC. 6162 S. WILLOW DRIVE, SUITE 320 GREENWOOD VILLAGE, COLORADO 80111 TEL: (303) 770–8884 FAX: (303) 770-3636 ATTN: MIKE CHILDERS, AIA

#### SURVEYOR

GILLIANS LAND CONSULTANTS P.O. BOX 746358 ARVADA, CO 80006 TEL: (303) 972-6640

### **DEVELOPMENT PLAN** KING SOOPERS FUEL #53 LOT 1, BLOCK 1, YORKSHIRE ESTATES SUBDIVISION FILING NO. 3, A REPLAT OF A PORTION OF BLOCK 6, YORKSHIRE ESTATES, LOCATED IN THE SOUTHEAST 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 DP 21-00202



#### SIGNAGE ENCROACHMENT THE EXISTING MONUMENT SIGN AND POLE SIGN ARE LOCATED IN THE CITY'S RIGHT-OF-WAY AND

WILL REQUI	IRE A REVOCABLE	PERMIT. A	REVOCABLE PE
REQUIRED	TO BE SUBMITTED	DIRECTLY T	0 CITY PLANNII

THENCE N65°42'54"E, A DISTANCE OF 50.66 FEET;

THENCE S55'52'39"E, A DISTANCE OF 21.72 FEET;

THENCE S38'59'58"E, A DISTANCE OF 27.00 FEET;

THENCE N51°00'02"E, A DISTANCE OF 7.00 FEET;

THENCE S39°01'02"E, A DISTANCE OF 21.43 FEET;

THENCE S65'42'21"E, A DISTANCE OF 5.89 FEET;

THENCE S35"17'01"E, A DISTANCE OF 5.12 FEET;

THENCE S10'39'35"W, A DISTANCE OF 56.60 FEET;

FILING NO. 3.

CLAIM DEED RECORDED AT RECEPTION NO. 95025083;

OF NORTH ACADEMY BOULEVARD;

	SHEET INDEX	
SHEET NO.	DESCRIPTION	
1	COVER SHEET	
2	DEMOLITION PLAN	
3	SITE PLAN	LEGAL DESCRIPTION
4	SITE DETAILS	A PARCEL OF LAND BEING A PORTION OF BLOCK 6, YORKSHIRE ESTATES, AS DESCRIBED AND RECORDED IN BOOK 5734, PAGE 876, LESS AND EXCEPT THAT LAND AS DESCRIBED AND RECORDED AT BOOK 5945, PAGE 526, BOOK 2622, PAGE 435, AND RECEPTION NO. 208113928
5	GRADING PLAN	OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE, LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH
6	STREAMSIDE DEVELOPMENT PLAN	PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL AS RECORDED AND DESCRIBED AT BOOK
7	PRELIMINARY UTILITY AND PUBLIC FACITLIY PLAN	5734, PAGE 876, BEING THE SOUTHWEST CORNER OF SAID PARCEL AS RECORDED AND DESCRIBED AT BOOK RECEPTION NO. 221007419, AND ALSO BEING A POINT ON THE NORTH LINE OF TRACT A, DUBLIN
8	PHOTOMETRIC PLAN	ACRES SUBDIVISION FILING NO. 1:
9	PHOTOMETRIC DETAILS	THENCE WITH THE WEST LINE OF SAID PARCEL, N00°29'58"W, A DISTANCE OF 95.00 FEET; THENCE N19°43'06"W, A DISTANCE OF 44.70 FEET;
10	FINAL LANDSCAPE PLAN	THENCE N79'40'20"E, A DISTANCE OF 9.00 FEET;
11	LANDSCAPE NOTES & DETAILS	THENCE N1019'40"W, A DISTANCE OF 63.44 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF YORK ROAD;
12	TREE PRESERVATION PLAN	THENCE WITH SAID SOUTH RIGHT OF WAY LINE, N64"23'47"E, A DISTANCE OF 22.69 FEET;
13	FUEL CENTER ELEVATIONS (COLOR)	THENCE S24"26'07"E, A DISTANCE OF 4.92 FEET;
14	FUEL CENTER ELEVATIONS (COLOR)	THENCE N55'41'28"E, A DISTANCE OF 10.95 FEET;

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.

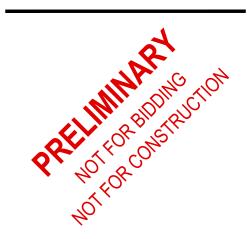
THE ABOVE DESCRIPTION CONTAINS 36,226 SQUARE FEET OR 0.83 ACRES, MORE OR LESS.

THENCE S84'32'11"E, A DISTANCE OF 27.36 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE

THENCE WITH SAID WEST RIGHT OF WAY LINE, S33"27'04"E, A DISTANCE OF 20.87 FEET;



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



#### COPYRIGHT

THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



#### PROPOSED DEVELOPMENT SUMMARY TABLE

SITE LOCATION	6740 N. ACADEMY BOULEVARD	
TAX SCHEDULE NUMBER	6308412099	
CONCEPT PLAN	N/A	
EXISTING/PROPOSED ZONING DISTRICT	PLANNED BUSINESS CENTER (PBC) NOS. 1 & 2	
TOTAL ACREAGE	36,225 SF / 0.83 ACRES	
EXISTING USES/BUILDINGS	CONVENIENCE STOR	RE W/ RETAIL FUEL
PROPOSED USES	AUTO S	SERVICE
BUILDING SETBACKS	2	5'
MAXIMUM BUILDING HEIGHT	45'	
TOTAL COMBINED BUILDING FOOTPRINT	250 SF	
PERCENT OF LOT COVERAGE	48% (IMPERVIO	ILDINGS) US SURFACES) IS SURFACES)
PARKING DATA	REQUIRED	PROVIDED
STANDARD SPACES	1	2
HANDICAP SPACES	1	1
TOTAL SPACES	2	3
PARKING RATIO (PER SF OF BLDG)	1 / 200	1 / 83
BICYCLE PARKING	1	3

### PERMIT APPLICATION FOR THESE SIGNS IS

#### GENERAL SITE DESCRIPTION

CONSTRUCTION OF A 3956 SF FUEL CANOPY WITH 5 MULTI-PRODUCT DISPENSERS, AND 275 SF SALES KIOSK, AND ASSOCIATED LANDSCAPING, PARKING, AND DRIVES. HOURS OF OPERATION:

ATTENDED FUELING AND KIOSK SALES - 6:00 A.M. TO 10:00 P.M. DAILY FUELING (UNATTENDED) - 24 HOURS DAILY

#### SUBDIVISION PLAT

THE SUBDIVISION PLAT FOR THIS PROJECT IS LOT 1, BLOCK 1, YORKSHIRE ESTATES SUBDIVISION FILING NO. 3, A REPLAT OF A PORTION OF BLOCK 6, YORKSHIRE ESTATES.

#### DRAINAGE BASIN COTTONWOOD CREEK DRAINAGE BASIN

#### FLOODPLAIN STATEMENT

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THIS SOUTH END OF THE PROPERTY LIFS IN 70NE AE WITHIN THE 100-YEAR FLOODPLAIN. NO DISTURBANCE IS PROPOSED WITHIN THE FLOODPLAIN. THE REMAINDER OF THE PROPERTY LIES IN ZONES X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0516G AND DATED DECEMBER 7, 2018.

APPROXIMATE SCHEDULE START OF CONSTRUCTION - SPRING 2022 SUBSTANTIAL COMPLETION - SUMMER 2022

#### GEOHAZARD DISCLOSURE STATEMENT

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARDS STUDY PREPARED BY KUMAR & ASSOCIATES DATED MARCH 24, 2021, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THIS PROPERTY: SEASONALLY SHALLOW GROUNDWATER, PRE-EXISTING MAN-PLACED FILL, EXPANSIVE/COLLAPSIBLE SOILS & BEDROCK, SUBSURFACE MINING, SEISMICITY, AND RADIOACTIVE GASES. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE #CPC PUP 21-00202 OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. "CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 105, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

#### BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BASED ON THE NORTHERLY WEST LINE OF A PARCEL BEING A PORTION OF BLOCK 6 OF YORKSHIRE ESTATES, RECORDED AT BOOK 5734, PAGE 876, THE BEARING IS CONSIDERED TO BEAR N10"19'40"W AND IS MONUMENTED ON THE SOUTH END OF THE LINE BY A FOUND NAIL & 1.0" ALUMINUM DISC STAMPED, "LS 30098," FLUSH WITH THE SURFACE AND ON THE NORTH END OF THE LINE BY A FOUND NAIL & 1.0" BRASS DISC STAMPED, "LS 30098," FLUSH WITH THE SURFACE.

#### BENCHMARK

DESIGNATION M 396 RESET AND PID DF8532, A NGS VERTICAL CONTROL DISK SET IN THE SOUTHWEST WING WALL OF A BRIDGE, MARK "m 396 RESET 2001", ELEVATION 6339.20 (NAVD



Land Use Review

09/10/2021 4:23:05 PM

KING SOOPERS FUEL #53 LOT 1, BLOCK 1, YORKSHIRE ESTATES SUBDIVISION FILING NO. 3 PUD DEVELOPMENT PLAN	6794 N ACADEMY BLVD COLORADO SPRINGS, EL PASO COUNTY, CO.
#         Date         Issue / Description           A         3/29/21         1ST DP SUBMITTAL           B         5/21/21         2ND DP SUBMITTAL           C         6/21/21         3RD DP SUBMITTAL           D         7/28/21         4TH DP SUBMITTAL	Init. JKG JKG JKG JKG 
Project No: Drawn By: Checked By: Date:	HSN000003 NPK JKG JULY 2021

COVER SHEET

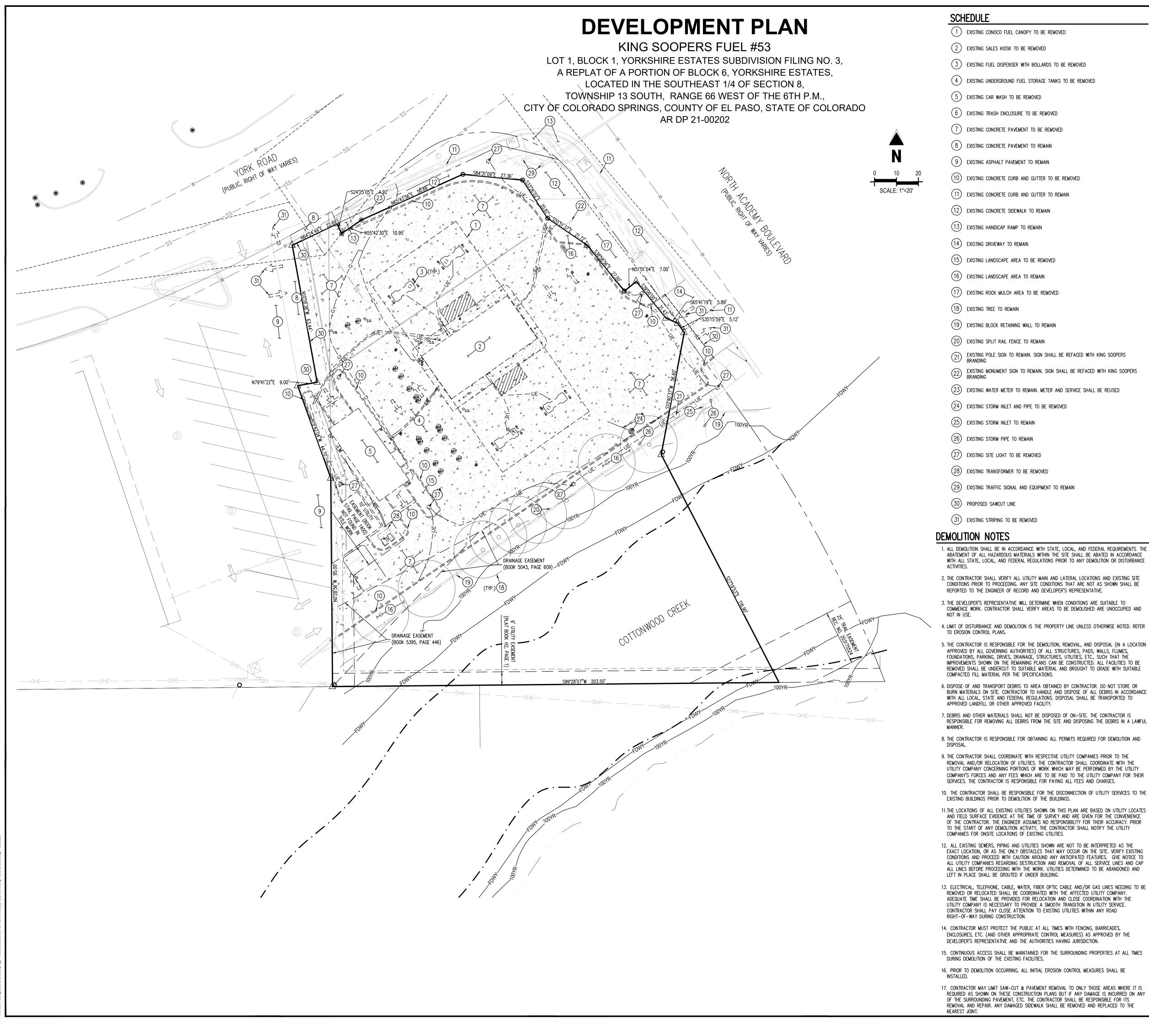
1 OF 14

Approved

William.Gray

THENCE S27"20'55"E, A DISTANCE OF 116.90 FEET TO A POINT ON THE NORTH LINE OF QUIT THENCE WITH THE NORTH LINE OF SAID QUIT CLAIM DEED AND SAID TRACT A, S89°27'05"W, A

DISTANCE OF 203.50 FEET TO THE POINT OF BEGINNING. TO BE PLATTED AS YORKSHIRE ESTATES



	SITE LEGEND	
O BE REMOVED		PROPERTY BOUNDARY LINE
OVED		ADJACENT PROPERTY BOUNDARY LINE
DLLARDS TO BE REMOVED		RIGHT OF WAY BOUNDARY LINE
RAGE TANKS TO BE REMOVED		EXISTING TO REMAIN
/ED		EXISTING TO BE REMOVED
E REMOVED		EXISTING EASEMENT
		PROPOSED SAWCUT LINE
BE REMOVED		EXISTING CURB AND GUTTER TO REMAIN
REMAIN		EXISTING CURB AND GUTTER TO BE REMOVED
REMAIN		EXISTING WALL TO REMAIN
ITTER TO BE REMOVED	X	EXISTING FENCE TO REMAIN
ITTER TO REMAIN	FDWY	FLOODWAY AS DEFINED BY FEMA FIRM MAP #08041C0516G, EFFECTIVE 12/07/2018
REMAIN		100 YEAR FLOODPLAIN FEMA AS DEFINED BY FEMA FIRM MAP #08041C0516G, EFFECTIVE 12/07/2018
AIN	· ·	ZONE X AS DEFINED BY FEMA FIRM MAP #08041C0516G, EFFECTIVE 12/07/2018
		EXISTING ELECTRIC LINE TO REMAIN
REMOVED		EXISTING TELEPHONE LINE TO REMAIN
MAIN	— — FO—	EXISTING FIBER OPTIC LINE TO REMAIN
E REMOVED	SD	EXISTING STORM LINE TO REMAIN
	SD	EXISTING STORM LINE TO BE REMOVED
	UE	EXISTING ELECTRIC LINE TO BE REMOVED
TO REMAIN	G	EXISTING GAS LINE TO BE REMOVED
MAIN	9	EXISTING STORM MANHOLE TO BE REMOVED
IGN SHALL BE REFACED WITH KING SOOPERS	☆	EXISTING SITE LIGHT TO BE REMOVED
AIN. SIGN SHALL BE REFACED WITH KING SOOPERS	ч 	CONCRETE TO BE REMOVED
I. METER AND SERVICE SHALL BE REUSED		CONCRETE TO REMAIN
to be removed		

#### BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BASED ON THE NORTHERLY WEST LINE OF A PARCEL BEING A PORTION OF BLOCK 6 OF YORKSHIRE ESTATES, RECORDED AT BOOK 5734, PAGE 876, THE BEARING IS CONSIDERED TO BEAR N10"19'40"W AND IS MONUMENTED ON THE SOUTH END OF THE LINE BY A FOUND NAIL & 1.0" ALUMINUM DISC STAMPED, "LS 30098," FLUSH WITH THE SURFACE AND ON THE NORTH END OF THE LINE BY A FOUND NAIL & 1.0" BRASS DISC STAMPED, "LS 30098," FLUSH WITH THE SURFACE.

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WITH ALL STATE, LOCAL, AND FEDERAL REGULATIONS PRIOR TO ANY DEMOLITION OR

CONDITIONS PRIOR TO PROCEEDING. ANY SITE CONDITIONS THAT ARE NOT AS SHOWN SHALL BE

COMMENCE WORK. CONTRACTOR SHALL VERIFY AREAS TO BE DEMOLISHED ARE UNOCCUPIED AND

4. LIMIT OF DISTURBANCE AND DEMOLITION IS THE PROPERTY LINE UNLESS OTHERWISE NOTED. REFER

5. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF 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

6. 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

7. 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

8. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND

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

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE

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

12. 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

13. 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.

ENCLOSURES, ETC. (AND OTHER APPROPRIATE CONTROL MEASURES) AS APPROVED BY THE

15. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES

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 ITS REMOVAL AND REPAIR. ANY DAMAGED SIDEWALK SHALL BE REMOVED AND REPLACED TO THE

TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S

19. CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE A LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT HIS/HER COST. 20. THIS PLAN PROVIDES GENERAL DEMOLITION INFORMATION ONLY AND DOES NOT NECESSARILY

REPRESENT ALL ITEMS REQUIRED TO BE DEMOLISHED. 21. EXISTING TREES, BRUSH AND LANDSCAPING WITHIN THE PROPERTY BOUNDARY ARE TO BE

REMOVED AS NOTED. REMOVAL OUTSIDE THE PROPERTY BOUNDARY, IF NECESSARY, WILL BE SPECIFICALLY NOTED.

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

23. ANY REMOVAL OR ABATEMENT OF LEAD-BASED PAINT OR LEAD CONTAMINATED SOILS SHALL BE COMPLETED BY STATE-CERTIFIED PROFESSIONALS. STATE-CERTIFIED PROFESSIONALS SHALL FOLLOW ESTABLISHED WORK PRACTICES FOR REMOVING LEAD-BASED PAINT, MINIMIZE DUST GENERATION, CLEAN DEBRIS WITH HEPA-FILTERED VACUUMS, AND TAKE MEASURES TO ENSURE LEAD LEVELS DO NOT INCREASE DUE TO LEAD-CONTAMINATED FUMES AND DUST PER THE COLORADO AIR QUALITY CONTROL COMMISSION ADOPTED REGULATION NO. 19.

24. ALL STRUCTURES TO BE DISTURBED OR REMOVED SHALL BE INSPECTED FOR ASBESTOS BY A COLORADO-CERTIFIED BUILDING INSPECTOR. IF THE AMOUNT OF ASBESTOS CONTAINING MATERIAL (ACM) TO BE DISTURBED EXCEEDS THE TRIGGER LEVELS SET BY THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE), A LICENSED ASBESTOS ABATEMENT CONTRACTOR MUST REMOVE THE MATERIAL.

25. A WRITTEN APPLICATION TO THE CDPHE FOR AN ASBESTOS NOTICE OR PERMIT MAY BE REQUIRED. ALL ACM WASTE MUST BE DISPOSED OF AT AN APPROVED ASBESTOS WASTE DISPOSAL SITE REGARDLESS OF THE QUANTITY OR THE NECESSITY FOR A PERMIT. RECYCLING OF MATERIALS THAT ARE BONDED OR CONTAMINATED WITH ACM, SUCH AS FLOOR TILE OR MASTIC, IS NOT PERMITTED. DEMOLITION OF A BUILDING THAT HAS NON-FRIABLE ACM MUST BE COMPLETED WITHOUT CAUSING THE ACM TO BECOME FRIABLE. OPERATIONS SUCH AS CRUSHING OR PNEUMATIC JACKING OF MATERIALS CONTAINING ASBESTOS ARE NOT PERMITTED.

26. THE CONTRACTOR SHALL EMPTY THE EXISITNG UNDERGROUND FUEL STORAGE TANKS BY REMOVING ALL LIQUIDS AND ACCUMULATED SLUDGES AND INERT THE TANK PRIOR TO REMOVAL. A SITE ASSESSMENT MUST BE CONDUCTED ACCORDING TO CDPHE DIVISION OF OIL AND PUBLIC SAFETY STORAGE TANK REGULATIONS SECTION 2-4-3(B). THE FOLLOWING CLEANING AND CLOSURE PROCEDURES MAY BE USED TO COMPLY WITH THE STORAGE TANK REGULATIONS SECTION 2-4-2: A. AMERICAN PETROLEUM INSTITUTE RECOMMENDED PRACTICE 1604, "REMOVAL AND DISPOSAL OF USED UNDERGROUND PETROLEUM STORAGE TANKS";

B. AMERICAN PETROLEUM INSTITUTE STANDARD 2015, 'REQUIREMENTS FOR SAFE ENTRY AND CLEANING OF PETROLEUM STORAGE TANKS"; C. AMERICAN PETROLEUM INSTITUTE RECOMMENDED PRACTICE 1631, "INTERIOR LINING OF EXISTING

STEEL UNDERGROUND STORAGE TANKS," MAY BE USED AS GUIDANCE FOR COMPLIANCE; AND D. THE NATIONAL INSTITUTE FOR OCCUPATIONAL SAFETY AND HEALTH "CRITERIA FOR A

RECOMMENDED STANDARD ... WORKING IN CONFINED SPACE" MAY BE USED AS GUIDANCE FOR CONDUCTING SAFE CLOSURE PROCEDURES AT SOME HAZARDOUS SUBSTANCE TANKS.

COLORADO
SPRINGS
OLYMPIC CITY USA

Land Use Review Approved

6162 S. Willow Drive. Suite 320 Greenwood Village, CO 80111 303,770,8884 GallowayUS.com 

Galloway

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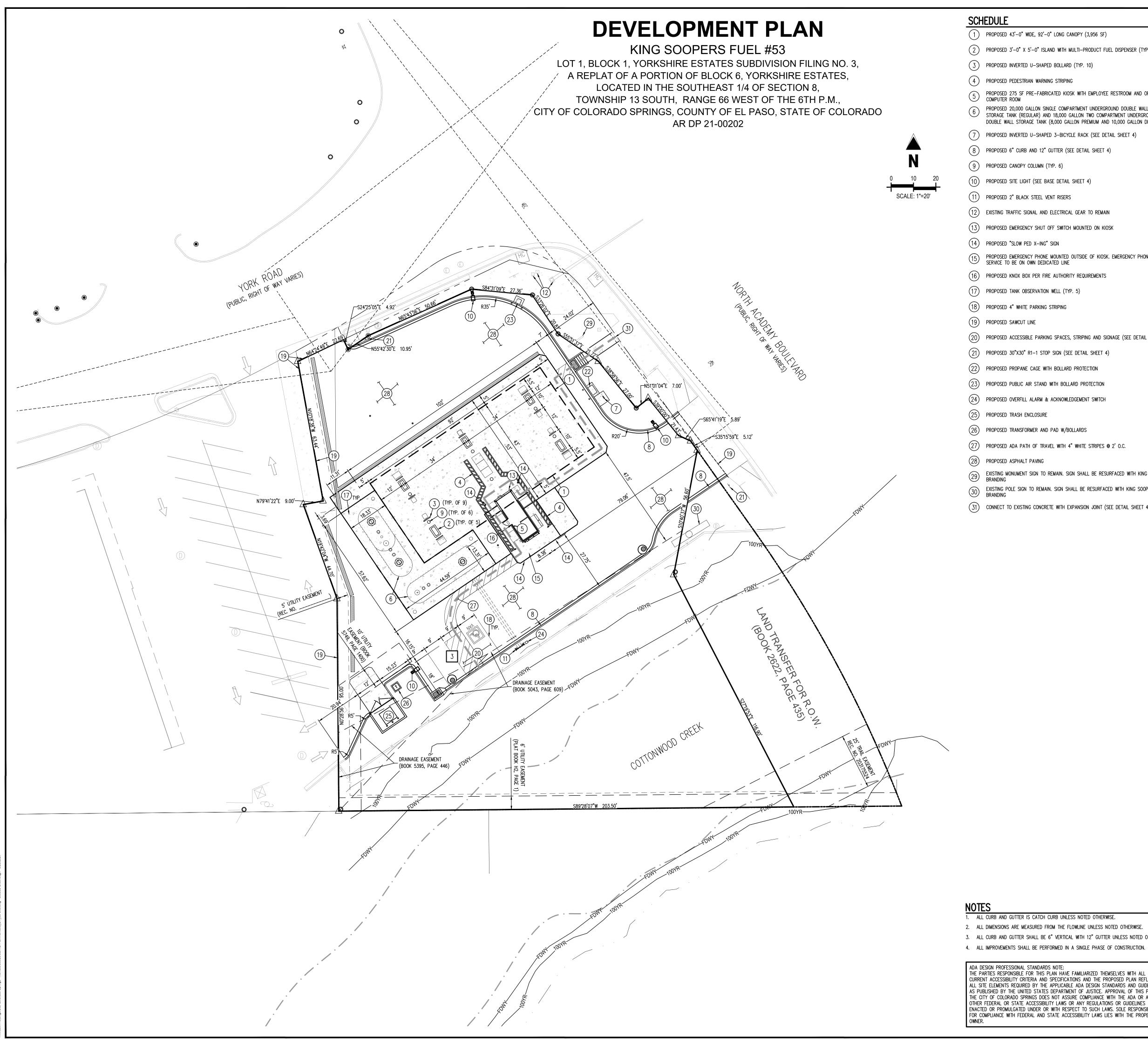


KING SOOPERS FUEL #53 LOT 1, BLOCK 1, YORKSHIRE ESTATES	SUBDIVISION FILING NO. 3 PUD DEVELOPMENT PLAN	6794 N ACADEMY BLVD	COLORADO SPRINGS, EL PASO COUNTY, CC
#         Date           A         3/29/21           B         5/21/21           C         6/21/21           D         7/28/21	ISSUE / DESCRIPTION 1ST DP SUBMITTAL 2ND DP SUBMITTAL 3RD DP SUBMITTAL 4TH DP SUBMITTAL		Init. JKG JKG JKG JKG
A         3/29/21           B         5/21/21           C         6/21/21	1ST DP SUBMITTAL 2ND DP SUBMITTAL 3RD DP SUBMITTAL		JKG JKG JKG
A         3/29/21           B         5/21/21           C         6/21/21	1ST DP SUBMITTAL 2ND DP SUBMITTAL 3RD DP SUBMITTAL		JKG JKG JKG
A 3/29/21 B 5/21/21 C 6/21/21 D 7/28/21 	1ST DP SUBMITTAL 2ND DP SUBMITTAL 3RD DP SUBMITTAL		
A         3/29/21           B         5/21/21           C         6/21/21           D         7/28/21	1ST DP SUBMITTAL 2ND DP SUBMITTAL 3RD DP SUBMITTAL		JKG JKG JKG JKG



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Jirements. The Accordance Disturbance	18. DAMAGE TO EXPENSE.



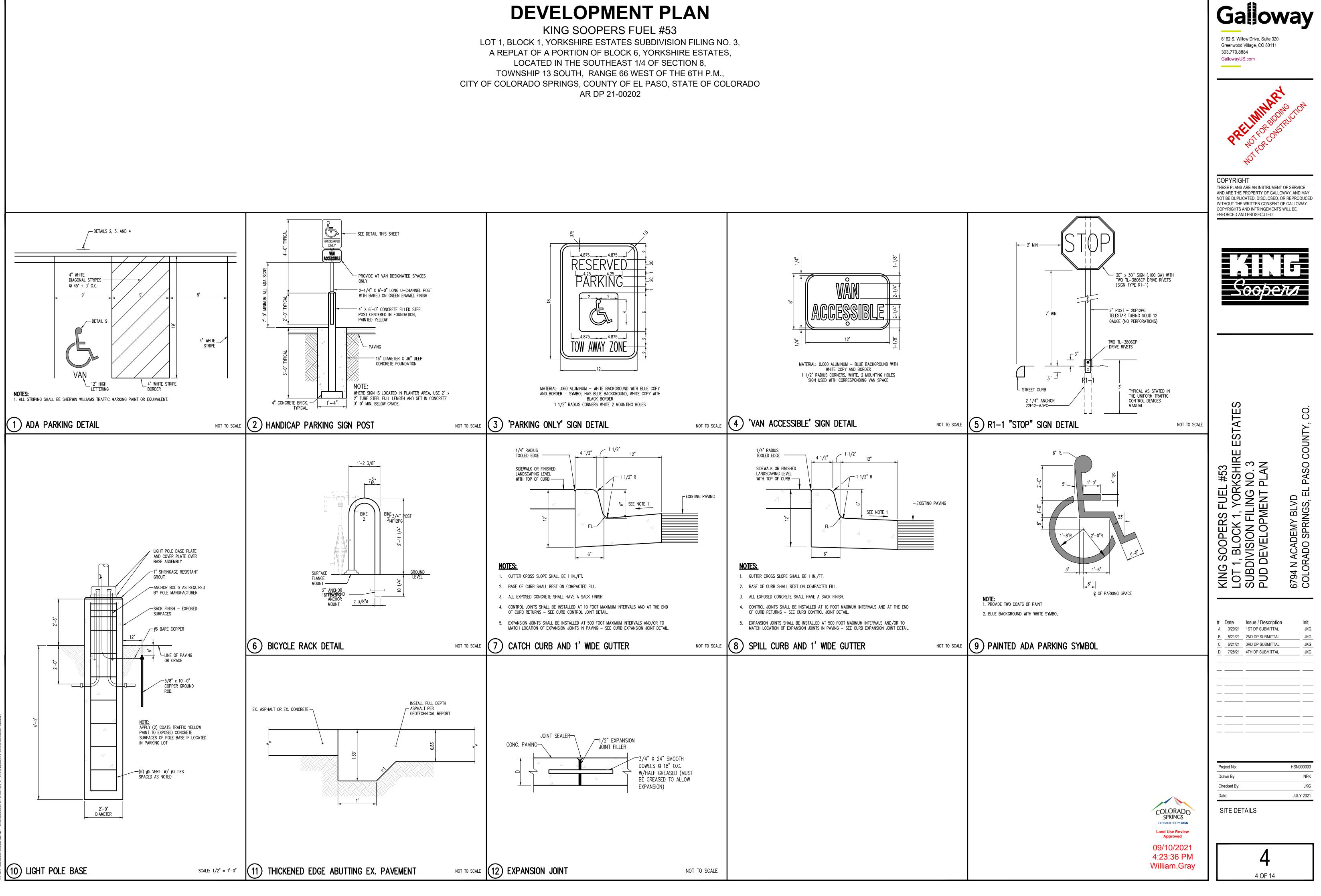
	SITE LEGEND			
" LONG CANOPY (3,956 SF)		PROPERTY BOUNDARY LINE	Gallov	Nav
ND WITH MULTI-PRODUCT FUEL DISPENSER (TYP. 5)		EXISTING TO REMAIN		- <b>- J</b>
D BOLLARD (TYP. 10)		EXISTING EASEMENT	6162 S. Willow Drive, Suite 32 Greenwood Village, CO 80111	
IG STRIPING	. <u> </u>	PROPOSED NEW	303.770.8884 GallowayUS.com	
CATED KIOSK WITH EMPLOYEE RESTROOM AND OFFSITE		PROPOSED SAWCUT LINE		
GLE COMPARTMENT UNDERGROUND DOUBLE WALL 0 18,000 GALLON TWO COMPARTMENT UNDERGROUND	1	PARKING COUNT		
(8,000 GALLON PREMIUM AND 10,000 GALLON DIESEL.)	 	PROPOSED SITE LIGHTING	PRE-IMINA NOTFORCO	2
D 3-BICYCLE RACK (SEE DETAIL SHEET 4)		PROPOSED CURB AND GUTTER	AMA	MO NOM
SUTTER (SEE DETAIL SHEET 4)		EXISTING CURB AND GUTTER	IMI BE	Pinch
YP. 6)		ADA PATH OF TRAVEL	<b>CLL</b> C	ST.
SE DETAIL SHEET 4)		PROPOSED CONCRETE	<b>A</b> , MO, OF	
NT RISERS	FDWY	FLOODWAY AS DEFINED BY FEMA FIRM MAP	NOTY	
ELECTRICAL GEAR TO REMAIN		#08041C0516G, EFFECTIVE 12/07/2018 100 YEAR FLOODPLAIN FEMA AS DEFINED BY FEMA		
FF SWITCH MOUNTED ON KIOSK		FIRM MAP #08041C0516G, EFFECTIVE 12/07/2018 ZONE X AS DEFINED BY FEMA FIRM MAP	COPYRIGHT THESE PLANS ARE AN INSTRUME	
SIGN		#08041C0516G, EFFECTIVE 12/07/2018	AND ARE THE PROPERTY OF GA NOT BE DUPLICATED, DISCLOSE	LOWAY, AND MAY
MOUNTED OUTSIDE OF KIOSK. EMERGENCY PHONE ATED LINE			WITHOUT THE WRITTEN CONSEN COPYRIGHTS AND INFRINGEMEN	
A LED LINE			ENFORCED AND PROSECUTED.	
WELL (TYP. 5)				
STRIPING				
G SPACES, STRIPING AND SIGNAGE (SEE DETAIL SHEET 4)				
SIGN (SEE DETAIL SHEET 4)				
BOLLARD PROTECTION				
MITH BOLLARD PROTECTION				
ACKNOWLEDGEMENT SWITCH				
PAD W/BOLLARDS				
EL WITH 4" WHITE STRIPES @ 2' O.C.				
EMAIN. SIGN SHALL BE RESURFACED WITH KING SOOPERS				
. SIGN SHALL BE RESURFACED WITH KING SOOPERS			С S	Ō
TE WITH EXPANSION JOINT (SEE DETAIL SHEET 4)			ESTATES	SO COUNTY, CO
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			UEL # ORKS VG NO NT PL/	
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			PPR FI	DEMY BLVI SPRINGS,
			SOOPERS , BLOCK 1 IVISION FI DEVELOPN	EM
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			SOE SO	I N ACA ORADO
				4 N -ОF
			KING LOT 1 SUBD	6794 N ACADEMY BLVD COLORADO SPRINGS, I
			# Date Issue / Descript	
			A 3/29/21 1ST DP SUBMITT/ B 5/21/21 2ND DP SUBMITT/	AL JKG
			C 6/21/21 3RD DP SUBMITT	AL JKG
			D 7/28/21 4TH DP SUBMITT/	AL JKG
		INGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM,		
	CENTRAL ZONE, NORTH AMERIC PARCEL BEING A PORTION OF I	AN DATUM 1983. BASED ON THE NORTHERLY WEST LINE OF A BLOCK 6 OF YORKSHIRE ESTATES, RECORDED AT BOOK 5734, PAGE		
	END OF THE LINE BY A FOUND	RED TO BEAR N10"19'40"W AND IS MONUMENTED ON THE SOUTH NAIL & 1.0" ALUMINUM DISC STAMPED, "LS 30098," FLUSH WITH RTH END OF THE LINE BY A FOUND NAIL & 1.0" BRASS DISC		
	STAMPED, "LS 30098," FLUSH			
	BENCHMARK			
	DESIGNATION M 396 RESET ANI SOUTHWEST WING WALL OF A E 88)	D PID DF8532, A NGS VERTICAL CONTROL DISK SET IN THE BRIDGE, MARK "m 396 RESET 2001", ELEVATION 6339.20 (NAVD		
	50)			
			Project No:	HSN000003
URB UNLESS NOTED OTHERWISE. OM THE FLOWLINE UNLESS NOTED OTHERWISE.			Drawn By: Checked By:	
" VERTICAL WITH 12" GUTTER UNLESS NOTED OTHERWISE.			Date:	JULY 2021
ORMED IN A SINGLE PHASE OF CONSTRUCTION.		COLORADO SPRINGS	SITE PLAN	
NOTE:		SPRINGS		

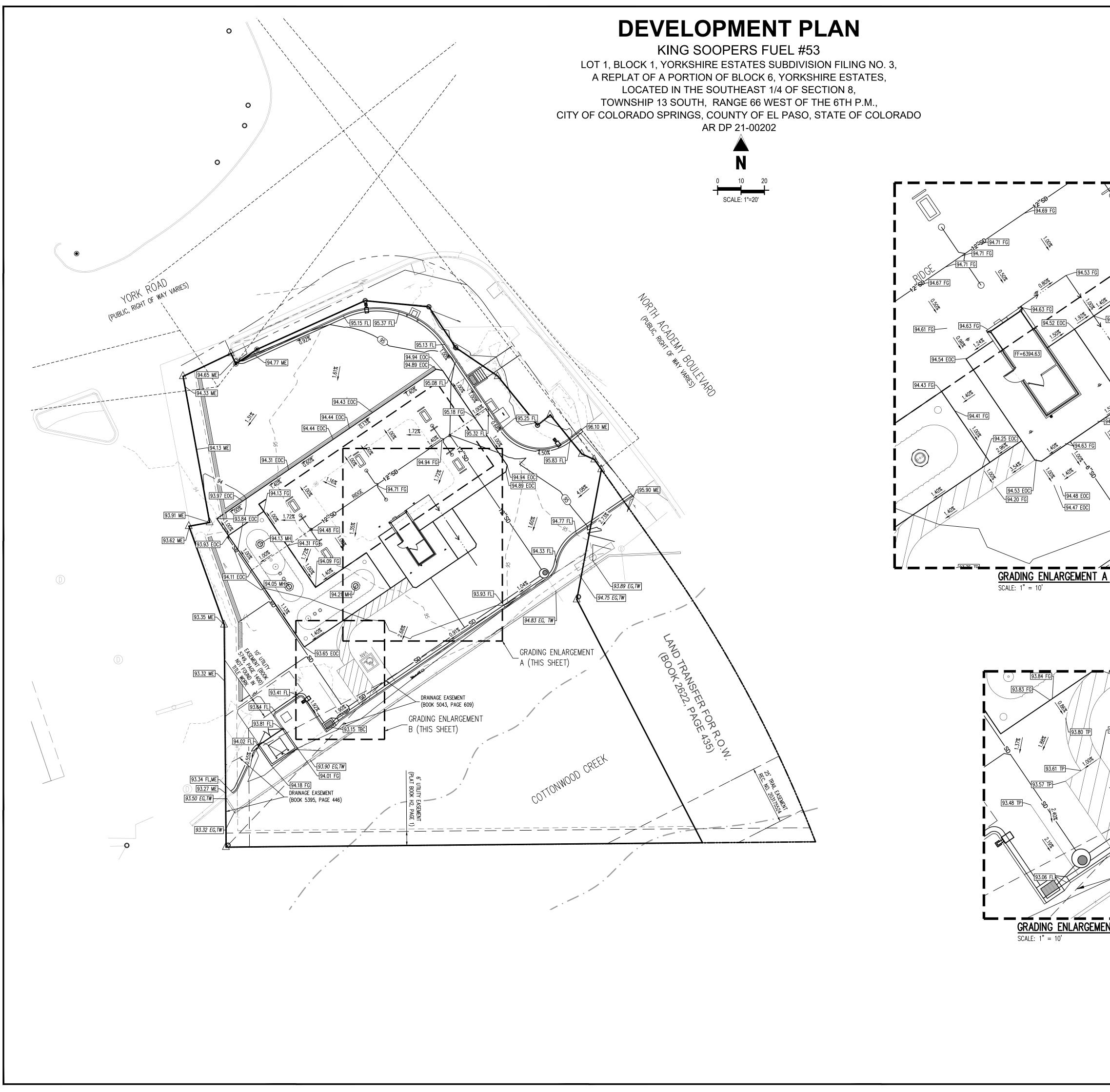
CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH 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

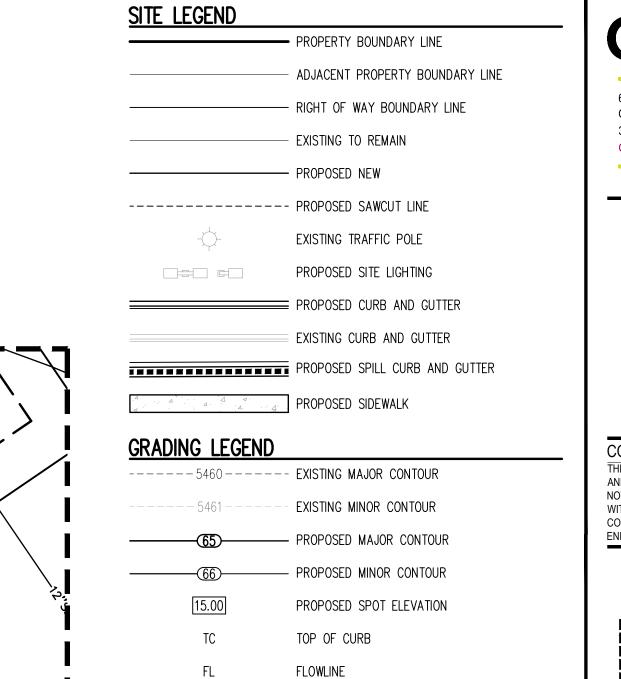
SPRINGS OLYMPIC CITY USA

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J 3 OF 14







FINISH FLOOR

TOP OF GRATE

HIGH POINT

LOW POINT

MATCH EXISTING

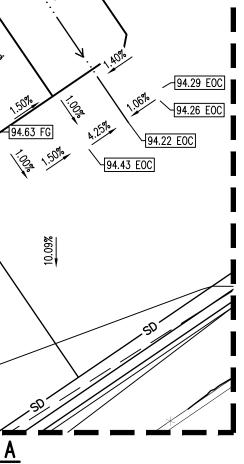
TOP OF TANK

EDGE OF CONCRETE

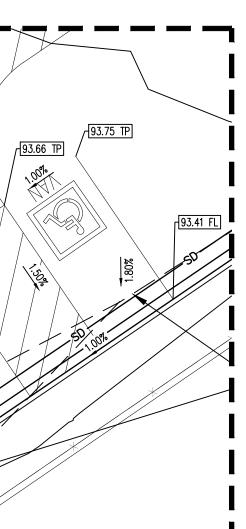
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\ <sup>\</sup>\_94.48 EOC 94.47 EOC  $\sim$ 



#### ADA DESIGN PROFESSIONAL STANDARDS NOTE: THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY 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.

#### BENCHMARK

DESIGNATION M 396 RESET AND PID DF8532, A NGS VERTICAL CONTROL DISK SET IN THE SOUTHWEST WING WALL OF A BRIDGE, MARK "m 396 RESET 2001", ELEVATION 6339.20 (NAVD

#### BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BASED ON THE NORTHERLY WEST LINE OF A PARCEL BEING A PORTION OF BLOCK 6 OF YORKSHIRE ESTATES, RECORDED AT BOOK 5734, PAGE 876, THE BEARING IS CONSIDERED TO BEAR N10"19'40"W AND IS MONUMENTED ON THE SOUTH END OF THE LINE BY A FOUND NAIL & 1.0" ALUMINUM DISC STAMPED, "LS 30098," FLUSH WITH THE SURFACE AND ON THE NORTH END OF THE LINE BY A FOUND NAIL & 1.0" BRASS DISC STAMPED, "LS 30098," FLUSH WITH THE SURFACE.

#### GRADING NOTES 1. ADD 6300 TO ALL SPOT GRADE ELEVATIONS.

- REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO BID.
- 3. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL STATE AND LOCAL STORMWATER DISCHARGE AND EROSION CONTROL PERMITS ON-SITE PRIOR TO ANY DISTURBANCE AND/OR GRADING ACTIVITY.
- ALL LANDSCAPING AREAS SHALL BE GRADED WITHIN 0.10' OF DESIGN WITH APPROVED TOP SOIL TO A MINIMUM DEPTH AS SPECIFIED BY THE LANDSCAPE ARCHITECT AND CITY SPECIFICATIONS.
- 5. ALL SPOT GRADES SHOWN ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- 6. ALL CURB IS CATCH CURB UNLESS OTHERWISE NOTED.
- 7. THE PROPOSED STORM SEWER SYSTEM ON-SITE IS PRIVATELY OWNED AND MAINTAINED.
- 8. TOP OF GRATE (TOG) AND FLOWLINE (FL) SPOT GRADES AT INLETS DO NOT INCLUDE GUTTER DEPRESSION.

COLORADO SPRINGS OLYMPIC CITY USA
Land Use Review Approved
00/10/2021

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#	Date	Issue / Description	Init.
<u>A</u>	3/29/21	1ST DP SUBMITTAL	JKG
В	5/21/21	2ND DP SUBMITTAL	JKG
С	6/21/21	3RD DP SUBMITTAL	JKG
D	7/28/21	4TH DP SUBMITTAL	JKG
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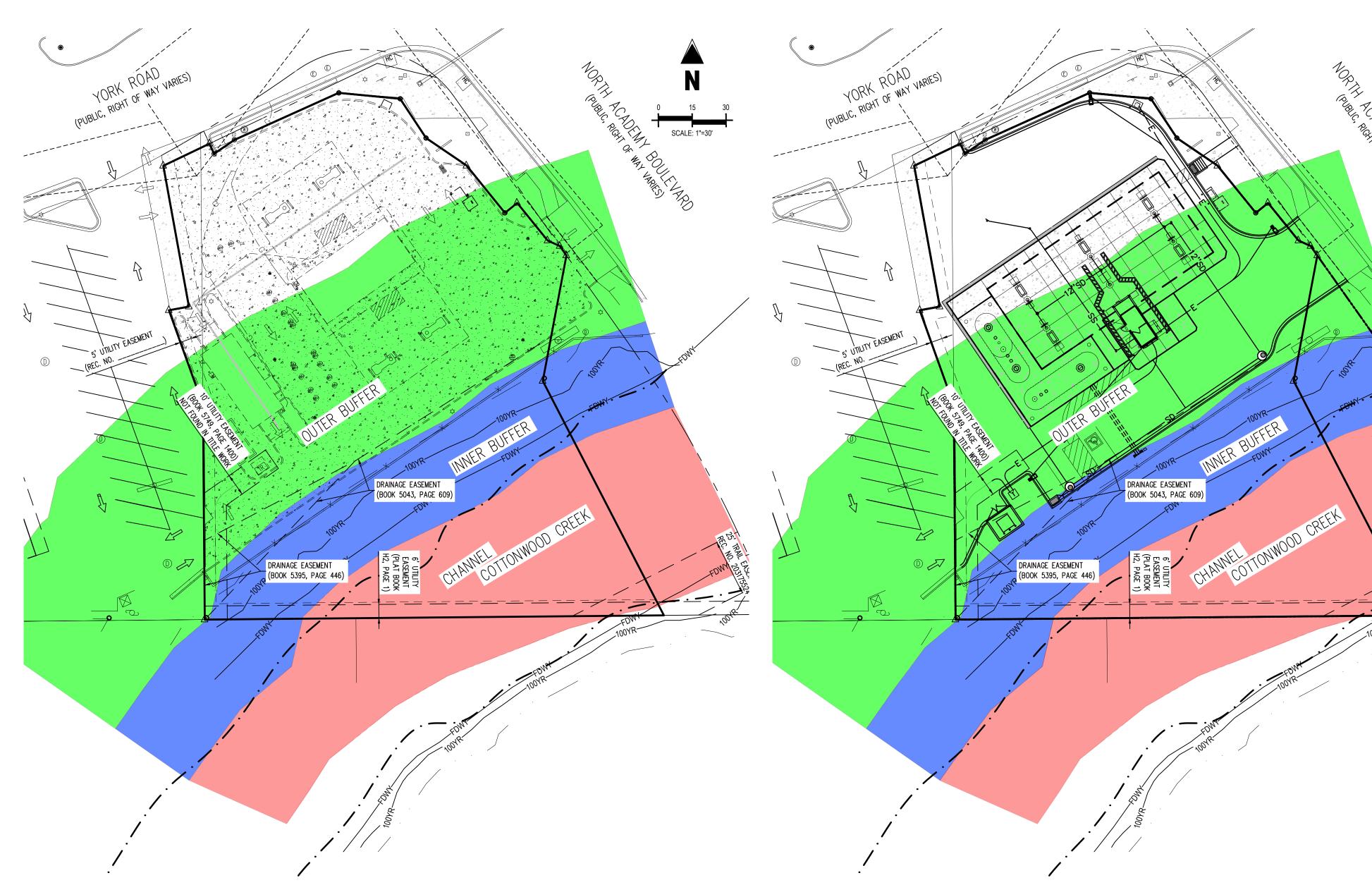
6794 COL(

Project No:	HSN000003
Drawn By:	NPK
Checked By:	JKG
Date:	JULY 2021

5 OF 14

GRADING PLAN

**GRADING ENLARGEMENT B** SCALE: 1" = 10'



### EXISTING STREAMSIDE DEVELOPMENT PLAN

Basin ID	Total Area (ac)	Roads, Drives, and Walks (ac)	Lawns (ac)	Roofs (ac)	Gravel (ac)	5-Year Coeff.	100-Year Coeff.	Composite % Imp.	
Roof	0.13	0.00	0.00	0.13	0.00	0.10	0.11	90.00%	
Paved	0.35	0.35	0.00	0.00	0.00	0.32	0.34	100.00%	
Landscape	0.33	0.00	0.33	0.00	0.00	0.03	0.16	0.00%	
Gravel	0.02	0.00	0.00	0.00	0.02	0.01	0.01	80.00%	
Total	0.83	0.35	0.33	0.13	0.02	0.45	0.63	58.81%	
Paved	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100.00%	
Landscape	0.30	0.00	0.30	0.00	0.00	0.02	0.15	0.00%	
Inner Buffer Total	0.30	0.00	0.30	0.00	0.00	0.03	0.15	1.05%	
Roof	0.12	0.00	0.00	0.12	0.00	0.09	0.10	90.00%	
Paved	0.17	0.17	0.00	0.00	0.00	0.16	0.17	100.00%	
Landscape	0.33	0.00	0.33	0.00	0.00	0.03	0.17	0.00%	
Outer Buffer Total	0.63	0.17	0.33	0.12	0.00	0.27	0.44	45.56%	

AREA (SF)										
CHANNEL	6463									
INNER BUFFER	6724									
OUTER BUFFER	14221									

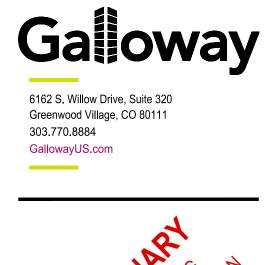
### **DEVELOPMENT PLAN**

KING SOOPERS FUEL #53 LOT 1, BLOCK 1, YORKSHIRE ESTATES SUBDIVISION FILING NO. 3, A REPLAT OF A PORTION OF BLOCK 6, YORKSHIRE ESTATES, LOCATED IN THE SOUTHEAST 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 DP 21-00202

### PROPOSED STREAMSIDE DEVELOPMENT PLAN

Basin ID	Total Area (ac)	Streets, Drives, and Walks (ac)	Lawn <mark>s (</mark> ac)	Roofs (ac)	5-Year Coeff.	100-Year Coeff.	Composite % Imp.	
Roof	0.10	0.00	0.00	0.10	0.73	0.83	90.0%	
Paved	0.39	0.39	0.00	0.00	0.90	0.96	100.0%	
Landscape	0.34	0.00	0.34	0.00	0.08	0.50	0.0%	
Total	0.83	0.39	0.34	0.10	0.54	0.75	<b>57.4%</b>	
Paved	0.002	0.00	0.00	0.00	0.90	0.96	100.0%	
Landscape	0.30	0.00	0.30	0.00	0.08	0.50	0.0%	
Inner Buffer Total	0.30	0.00	0.30	0.00	0.08	0.50	0.6%	
Roof	0.10	0.00	0.00	0.10	0.73	0.83	90.0%	
Paved	0.20	0.20	0.00	0.00	0.90	0.96	100.0%	
Landscape	0.33	0.00	0.33	0.00	0.08	0.50	0.0%	
Outer Buffer Total	0.63	0.20	0.33	0.00	0.33	0.57	32.1%	

SITE LECEND         PROPERTY BOUNDARY LINE         ADJACENT PROPERTY BOUNDARY LINE         RIGHT OF WAY BOUNDARY LINE         EXISTING TO REMAIN         PROPOSED NEW         PROPOSED NEW         PROPOSED SAWCUT LINE         PROPOSED SAWCUT LINE         PROPOSED SITE LIGHTING         PROPOSED CURB AND GUTTER         EXISTING CURB AND GUTTER         CHANNEL         FDWY         FDWY         FDWY         FDWY         FDWY         FDWY		
ADJACENT PROPERTY BOUNDARY LINE  ADJACENT PROPERTY BOUNDARY LINE  RIGHT OF WAY BOUNDARY LINE  EXISTING TO REMAIN  PROPOSED NEW  PROPOSED NEW  PROPOSED SAWCUT LINE  PROPOSED SITE LIGHTING  PROPOSED SITE LIGHTING  PROPOSED CURB AND GUTTER  EXISTING CURB AND GUTTER  CHANNEL  STREAMSIDE INNER BUFFER  FLOODWAY AS DEFINED BY FEMA FIRM MAP #08041c0516G, EFFECTIVE 12/07/2018 100 YEAR FLOODPLAIN FEMA AS DEFINED BY FEMA	<u>SITE LEGEND</u>	
RIGHT OF WAY BOUNDARY LINE         EXISTING TO REMAIN         PROPOSED NEW         PROPOSED SAWCUT LINE         PROPOSED SITE LIGHTING         PROPOSED SITE LIGHTING         PROPOSED CURB AND GUTTER         EXISTING CURB AND GUTTER         CHANNEL         STREAMSIDE INNER BUFFER         FDWY         FDWY         FDWY		<ul> <li>PROPERTY BOUNDARY LINE</li> </ul>
EXISTING TO REMAIN         PROPOSED NEW         PROPOSED SAWCUT LINE         PROPOSED SITE LIGHTING         PROPOSED SITE LIGHTING         PROPOSED CURB AND GUTTER         EXISTING CURB AND GUTTER         CHANNEL         STREAMSIDE INNER BUFFER         FDWY		ADJACENT PROPERTY BOUNDARY LINE
PROPOSED NEW         PROPOSED SAWCUT LINE         PROPOSED SITE LIGHTING         PROPOSED SITE LIGHTING         PROPOSED CURB AND GUTTER         EXISTING CURB AND GUTTER         CHANNEL         STREAMSIDE INNER BUFFER         FDWY         FDWY		- RIGHT OF WAY BOUNDARY LINE
PROPOSED SAWCUT LINE         PROPOSED SITE LIGHTING         PROPOSED CURB AND GUTTER         PROPOSED CURB AND GUTTER         CHANNEL         STREAMSIDE INNER BUFFER         FDWY         FDWY         FDWP		EXISTING TO REMAIN
PROPOSED SITE LIGHTING         PROPOSED CURB AND GUTTER         EXISTING CURB AND GUTTER         CHANNEL         STREAMSIDE INNER BUFFER         FDWY         FDWY         FDWP         FLOODWAY AS DEFINED BY FEMA FIRM MAP #08041C0516G, EFFECTIVE 12/07/2018         100 YEAR FLOODPLAIN FEMA AS DEFINED BY FEMA		- PROPOSED NEW
PROPOSED CURB AND GUTTER         EXISTING CURB AND GUTTER         CHANNEL         STREAMSIDE INNER BUFFER         FDWY         FDWY         FDWP         FLOODBAL		- PROPOSED SAWCUT LINE
EXISTING CURB AND GUTTER CHANNEL STREAMSIDE INNER BUFFER FLOODWAY AS DEFINED BY FEMA FIRM MAP #08041C0516G, EFFECTIVE 12/07/2018 100 YEAR FLOODPLAIN FEMA AS DEFINED BY FEMA	E-	PROPOSED SITE LIGHTING
CHANNEL CHANNEL STREAMSIDE INNER BUFFER FLOODWAY AS DEFINED BY FEMA FIRM MAP #08041C0516G, EFFECTIVE 12/07/2018 100 YEAR FLOODPLAIN FEMA AS DEFINED BY FEMA		PROPOSED CURB AND GUTTER
STREAMSIDE INNER BUFFER         STREAMSIDE OUTER BUFFER         FDWY         FDWY <tr< th=""><th></th><th>EXISTING CURB AND GUTTER</th></tr<>		EXISTING CURB AND GUTTER
FDWY       FLOODWAY AS DEFINED BY FEMA FIRM MAP #08041C0516G, EFFECTIVE 12/07/2018         100 YEAR FLOODPLAIN FEMA AS DEFINED BY FEMA		CHANNEL
FLOODWAY AS DEFINED BY FEMA FIRM MAP #08041C0516G, EFFECTIVE 12/07/2018 100 YEAR FLOODPLAIN FEMA AS DEFINED BY FEMA		STREAMSIDE INNER BUFFER
FDWY       #08041C0516G, EFFECTIVE 12/07/2018         100 YEAR FLOODPLAIN FEMA AS DEFINED BY FEMA		STREAMSIDE OUTER BUFFER
ZONE X AS DEFINED BY FEMA FIRM MAP #08041C0516G, EFFECTIVE 12/07/2018		#08041C0516G, EFFECTIVE 12/07/2018 100 YEAR FLOODPLAIN FEMA AS DEFINED BY FEMA FIRM MAP #08041C0516G, EFFECTIVE 12/07/2018 ZONE X AS DEFINED BY FEMA FIRM MAP





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#### STREAMSIDE OVERLAY EXEMPTION PER SECTION 7.3.508.F.2 OF THE CITY CODE OF COLORADO SPRINGS, THIS PROJECT IS EXEMPT

FROM THE STREAMSIDE OVERLAY ZONE REQUIREMENTS. SPECIFICALLY, PROPOSALS TO EXPAND BUILDING FOOTPRINTS OR ACCESSORY IMPERVIOUS AREAS OF EXISTING COMMERCIAL, OFFICE, INDUSTRIAL, MULTI-FAMILY AND INSTITUTIONAL USES BY UP TO THIRTY PERCENT (30%) OF THE APPROVED AREA AS OF NOVEMBER 12, 2002 ARE EXEMPT FROM THE STREAMSIDE OVERLAY ZONE REQUIREMENTS AS LONG AS THE FOLLOWING CONDITIONS EXIST:

- 1. THE LAND USE IS PERMITTED WITHIN THE BASE ZONE DISTRICT.
- SECTION 7.2.302.C.2.F OF THE CODE DEFINES AUTO SERVICE AS "(A)N ESTABLISHMENT WHICH PROVIDES FUEL AND/OR MINOR MAINTENANCE OR REPAIR TO MOTOR VEHICLES". THE CURRENT ZONING DESIGNATION IS PLANNED BUSINESS CENTER (PBC) PLANNED BUSINESS CENTER NOS. 1 & 2. AUTOMOTIVE SERVICE USES ARE A PERMITTED USE WITHIN PBC ZONE DISTRICT.
- 2. THE LAND USE IS NOT A PROHIBITED LAND USE TYPE WITHIN THE STREAMSIDE OVERLAY ZONE AS SET FORTH IN SUBSECTION E2d(1) OF THIS SECTION.
- AUTOMOTIVE SERVICE IS NOT A PROHIBITED LAND USE TYPE UNDER SUBSECTION E2d(1). 3. THE EXPANSION PROJECT DOES NOT INCLUDE ANY ADDITIONAL FILL MATERIAL WITHIN THE OVERLAY PORTION OF THE SITE.
- NO ADDITIONAL FILL MATERIAL IS BEING PROPOSED IN THE OVERLAY PORTION OF THE SITE.
- 4. NO NEW IMPERVIOUS SURFACES ARE PROPOSED WITHIN THE INNER BUFFER ZONE AS DESCRIBED IN SUBSECTION E2a(2)(B) OF THIS SECTION.

THE AREA DEFINED UNDER SUBSECTION E2a(2)(B) as the inner buffer zone is ALREADY DEVELOPED WITH IMPERVIOUS AREA. NO NEW IMPERVIOUS SURFACES ARE PROPOSED WITHIN THE INNER BUFFER ZONE.

#### BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BASED ON THE NORTHERLY WEST LINE OF A PARCEL BEING A PORTION OF BLOCK 6 OF YORKSHIRE ESTATES, RECORDED AT BOOK 5734, PAGE 876, THE BEARING IS CONSIDERED TO BEAR N10°19'40"W AND IS MONUMENTED ON THE SOUTH END OF THE LINE BY A FOUND NAIL & 1.0" ALUMINUM DISC STAMPED, "LS 30098," FLUSH WITH THE SURFACE AND ON THE NORTH END OF THE LINE BY A FOUND NAIL & 1.0" BRASS DISC STAMPED, "LS 30098," FLUSH WITH THE SURFACE.

#### BENCHMARK

DESIGNATION M 396 RESET AND PID DF8532, A NGS VERTICAL CONTROL DISK SET IN THE SOUTHWEST WING WALL OF A BRIDGE, MARK "m 396 RESET 2001", ELEVATION 6339.20 (NAVD 88)



William.Gray

# A	Date 3/29/21	Issue / Description	lnit. JKG
В	5/21/21	2ND DP SUBMITTAL	JKG
С	6/21/21	3RD DP SUBMITTAL	JKG
D	7/28/21	4TH DP SUBMITTAL	JKG
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Project No:	HSN000003
Drawn By:	NPK
Checked By:	JKG
Date:	JULY 2021

STREAMSIDE DEVELOPMENT PLAN

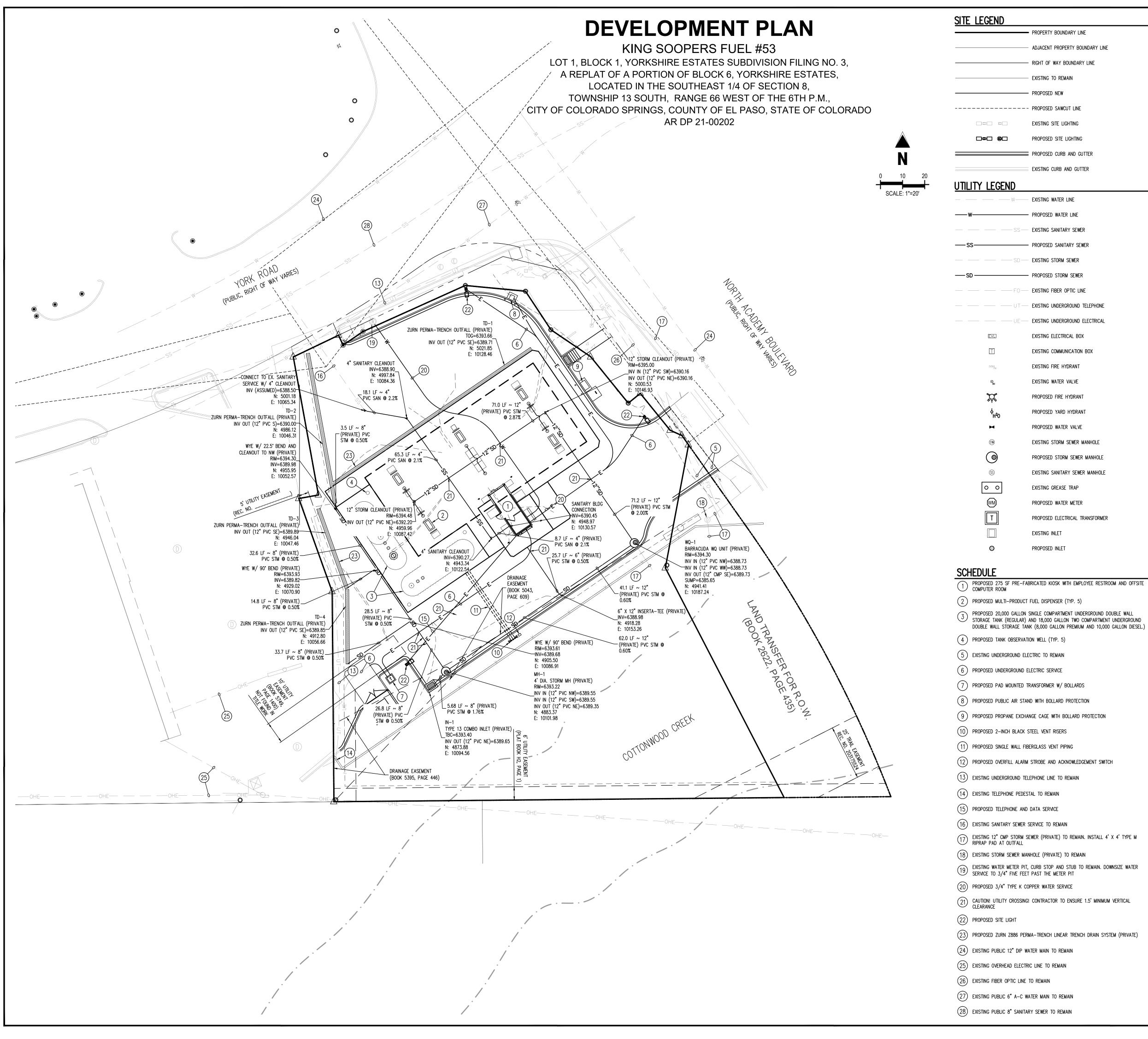
U

6 OF 14

% Imp. 90.0% 100.0% 0.0% 57.4% 100.0% 0.0% 0.6% 90.0% 100.0% 0.0% 32.1%

SCALE: 1"=30'

A35.0



#### ----- PROPERTY BOUNDARY LINE

#### ADJACENT PROPERTY BOUNDARY LINE

- RIGHT OF WAY BOUNDARY LINE
- EXISTING CURB AND GUTTER
- EXISTING WATER LINE
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING ELECTRICAL BOX
- EXISTING COMMUNICATION BOX
- EXISTING FIRE HYDRANT

- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING GREASE TRAP
- PROPOSED WATER METER
- PROPOSED ELECTRICAL TRANSFORMER
- EXISTING INLET

- STORAGE TANK (REGULAR) AND 18,000 GALLON TWO COMPARTMENT UNDERGROUND DOUBLE WALL STORAGE TANK (8,000 GALLON PREMIUM AND 10,000 GALLON DIESEL.)
- (23) PROPOSED ZURN Z886 PERMA-TRENCH LINEAR TRENCH DRAIN SYSTEM (PRIVATE)

### COLORADO SPRINGS UTILITIES GENERAL NOTES

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

- 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.
- 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.
- 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.
- 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.

### ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM,

BASIS OF BEARING

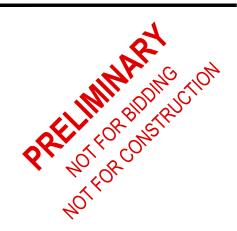
CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BASED ON THE NORTHERLY WEST LINE OF A PARCEL BEING A PORTION OF BLOCK 6 OF YORKSHIRE ESTATES, RECORDED AT BOOK 5734, PAGE 876, THE BEARING IS CONSIDERED TO BEAR N10"19'40"W AND IS MONUMENTED ON THE SOUTH END OF THE LINE BY A FOUND NAIL & 1.0" ALUMINUM DISC STAMPED, "LS 30098," FLUSH WITH THE SURFACE AND ON THE NORTH END OF THE LINE BY A FOUND NAIL & 1.0" BRASS DISC STAMPED, "LS 30098," FLUSH WITH THE SURFACE.

#### BENCHMARK

DESIGNATION M 396 RESET AND PID DF8532, A NGS VERTICAL CONTROL DISK SET IN THE SOUTHWEST WING WALL OF A BRIDGE, MARK "m 396 RESET 2001", ELEVATION 6339.20 (NAVD



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



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KING SOOPERS FUEL #53 LOT 1, BLOCK 1, YORKSHIRE ESTATES SURDIVISION FILING NO 3	PUD DEVELOPMENT PLAN	6794 N ACADEMY BLVD COLORADO SPRINGS, EL PASO COUNTY, CO.
A         3/29/21         1ST           B         5/21/21         2NE           C         6/21/21         3RE	ue / Description DP SUBMITTAL DP SUBMITTAL DP SUBMITTAL DP SUBMITTAL	Init. JKG JKG JKG JKG
Project No: Drawn By: Checked By:		HSN000003 NPK

PRELIMINARY UTILTY AND PUBLIC FACILITY PLAN

7	
7 OF 14	



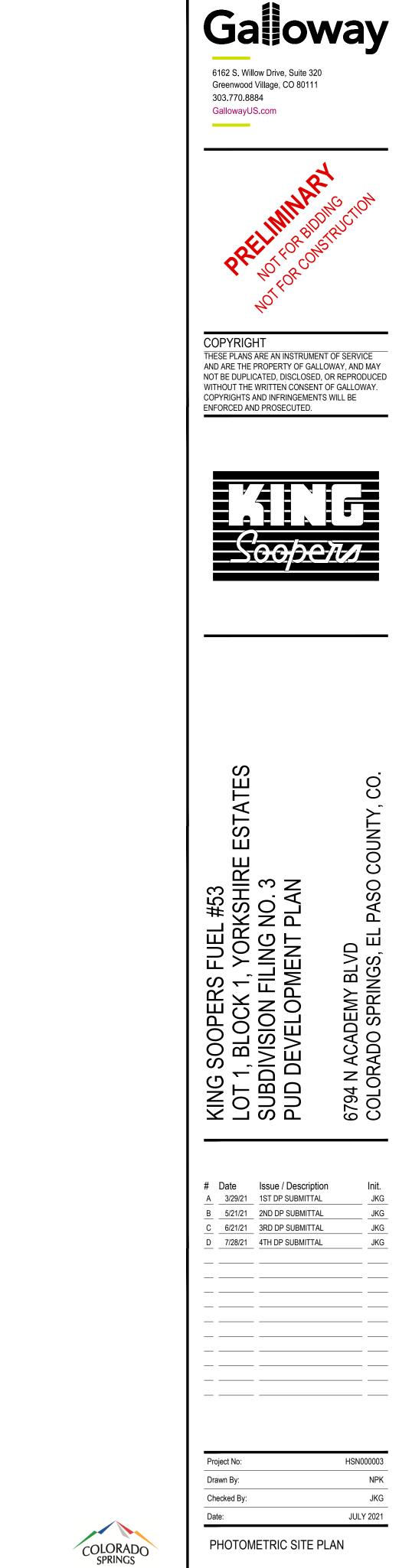
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Ō.0	)	₽.0	⁺0.0	₽.0	⁺0.0	₽.0	⁺0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	⁺0.0	⁺0.0	₽.0	⁺0.0	⁺0.0	₽.0	<b>†</b> 0.0	₽.0	₽.0	ŧ.0,	×〔 <sup>†</sup> 0.0	Ď:Q	<sup>†</sup> 0.0,	/ <sup>†</sup> 0.0	<b>†</b> 0.0	⁺0.0	⁺0.0	⁺0.0	₽.0	<sub>то.о</sub> А		21-C	0.0202	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<b>†</b> 0.0	⁺0.0	₽.0	<sup>†</sup> 0.0			
<sup>†</sup> 0.0	)	₽.0	₽.0	<b>†</b> 0.0	₫.0	₽.0	₫.0	₽.0	<sup>†</sup> 0.0	₫.0	₫.0	<b>†</b> 0.0	<sup>†</sup> 0.0	⁺0.0	ħ.ø	Ѣ.о	<sup>†</sup> 0.0	<u>,</u> , , , , , , , , , , ,	, - .0	ť.0`\	to.0	, ta o	₫.0	<sup>†</sup> 0.0	⁺0.0	<sup>†</sup> 0.0	⁺0.0	₽.0	<b>†</b> 0.0	<b>†</b> 0.0	₽.0	<b>†</b> 0.0	₽.0	<b>†</b> 0.0	<b>т</b> о.о	₽.0	₽.0	<sup>†</sup> 0.0			
<sup>†</sup> 0.0	)	₽.0	₽.0	<b>†</b> 0.0	₫.0	₫.0	<sup>†</sup> 0.0	₽.0	<b>†</b> 0.0	₫.0	₫.0	₽.0	<sup>†</sup> 0.0	₽.0	<b>т</b> .о	<b>t</b> 0.0	,- <b>7</b> 0.0	Ō.0	<sup>†</sup> 0.0	₽.0	, to.o	*o.o	``to.o	₽.0	<sup>†</sup> 0.0	⁺0.0	⁺0.0	₫.0	<b>†</b> 0.0	₽.0	<b>†</b> 0.0	Ѣ.о	₫.0	₽.0	Ѣ.о	⁺0.0	₫.0	<b>т</b> .о	0	10	20
<sup>†</sup> 0.0	)	₽.0	₽.0	<sup>†</sup> 0.0	⁺0.0	⁺0.0	⁺0.0	₽.0	<b>†</b> 0.0	₫.0	₫.0	₽.0	Ō.0	⁺0.0	ŧ.0		<sup>†</sup> 0.1	<sup>†</sup> 0.1	⁺0.1	ţ.1	<sup>†</sup> 0.1	``tQ.1	<sup>†</sup> 0.1	<b>`</b> \_t0.1	<sup>†</sup> 0.1	<sup>†</sup> 0.0	⁺0.0	₽.0	<sup>†</sup> 0.0	<b>†</b> 0.0	₽.0	<sup>†</sup> 0.0	⁺0.0	<b>†</b> 0.0	Ѣ.о	⁺0.0	₽.0	<b>т</b> .о	S	CALE: 1"=	-20'
<sup>†</sup> 0.0	)	₽.0	₽.0	<sup>†</sup> 0.0	⁺0.0	⁺0.0	⁺0.0	₽.0	<b>†</b> 0.0	₫.0	₫.0	<b>0</b> .0	<b>†</b> 0.0	<sup>†</sup> 0.0	Ō.0	<sup>†</sup> 0.1	<sup>†</sup> 0.1	<sup>†</sup> 0.1	<sup>†</sup> 0.1/	Ō.1	<sup>†</sup> 0.1	`` 10.1	``\_ <sup>†</sup> 0.1	`` 10.1``	`\ <sup>†</sup> 0.1	<sup>†</sup> 0.1	<sup>†</sup> 0.1	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<b>†</b> 0.0	₽.0	<sup>†</sup> 0.0	⁺0.0	<b>†</b> 0.0	Ѣ.о	⁺0.0	₽.0	<b>т</b> .о	<b>†</b> 0.0	₽.0	Ѣ.о
<sup>†</sup> 0.0	)	₽.0	₽.0	<b>†</b> 0.0	₫.0	₫.0	<b>т</b> о.о	₽.0	₽.0	₫.0	<sup>†</sup> 0.0	<b>t</b> o.o	, t <del>.</del> .ó	<sup>*</sup> 0.0	⁺0.1	<b>†</b> 0.1	<sup>†</sup> 0.1	Ō.2	, , to.2	Ѣ.з	₽.3	<sup>†</sup> 0.3	ð.2	<u>,</u> †0.2	ð.1 \	<b>. 1</b>	<sup>†</sup> 0.1	<sup>†</sup> 0.1	<sup>†</sup> 0.1	₽.0	₽.0	₽.0	₫.0	₽.0	Ѣ.о	⁺0.0	₫.0	<b>т</b> .о	Ѣ.о	₽.0	₽.0
<sup>†</sup> 0.0	)	₽.0	₽.0	<b>†</b> 0.0	₫.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<b>t</b> 0.0	<b>t</b> 0.0	Ō.0	<sup>†</sup> 0.0	- 10.0	<sup>†</sup> 0.0	<sup>†</sup> 0.1	₽.1	<b>†</b> 0.1	<sup>†</sup> 0.1	, <b>t</b> ð.2	_ <sup>†</sup> 0.5	<b>(0</b> .7	<b>D.8</b>	Ť0.6	0.4	t.3	t0.2	t.Z	<sup>†</sup> 0.1	<sup>†</sup> 0.1	₽.1	<sup>†</sup> 0.1	₽.0	<b>т</b> .о	₽.0	Ѣ.о	Ѣ.о	⁺0.0	₫.0	Ъ.0	Ѣ.о	₽.0	₫.0
<sup>†</sup> 0.0	)	₽.0	<sup>†</sup> 0.0	<b>t</b> 0.0	₫.0	₽.0	₫.0	₽.0	<sup>†</sup> 0.0	tð.p0f	RK+RO RK+D.BF	NATO VARI WATO.0	to.0	<sup>†</sup> 0.1	<sup>†</sup> 0.1	<sup>†</sup> 0.2	ţ.5	1.1	t.4	<sup>†</sup> 2.6	4 <del>3</del> .0	<sup>₄</sup> <sup>‡</sup> 2.2 <sub>₄</sub>	1.9	1.2		<del>1</del> 0.4	ð.2	<sup>†</sup> 0.2	<sup>†</sup> 0.1	⁺0.1	<sup>†</sup> 0.1	to.06	, <sup>†</sup> 0.0	<sup>†</sup> 0.0	Ѣ.о	₽.0	₽.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	₽.0	₽.0
<sup>†</sup> 0.0	)	₽.0	<b>ð</b> .0	Ō.0	⁺0.0	₽.0	⁺0.0	₽.0	<sup>†</sup> 0.0	(PUBLIC, F	t.0	Ď.Ò,	<sup>†</sup> 0.1	<sup>†</sup> 0.1	<sup>†</sup> 0.3	Ð.6	t.14	<sup>†</sup> 2.3	10	<sup>†</sup> 3.7 S	∎ P1 <sup>†3.9</sup>	+4.6	+3.6	<sup>4</sup> 2.2	<sup>⊿</sup> ₄ <sup>†</sup> 1.3₄	10.8	to.5	, tQ.3	<sup>†</sup> 0.2	⁺0.1	<sup>†</sup> 0.1	t0.1 2		<sup>†</sup> 0.1	<sup>†</sup> 0.1	<sup>†</sup> 0.1	⁺0.0	Ѣ.о	<b>т</b> о.о	Ō.0	₽.0
<sup>†</sup> 0.0		Ō.0	<b>†</b> 0.0	<b>†</b> 0.0	⁺0.0	₫.0	⁺0.0	0.04	to.o			 Ō.1	` ₹0.1	<sup>†</sup> 0.2	0.4	te	1.3	<sup>†</sup> 2.3	<sup>+</sup> 3.2	⁺3.8	<sup>+</sup> 4.4	<b>†</b> 4.9	<sup>+</sup> 4.7	+ <u>3</u> .2	<sup>+</sup> 2.4	Ť.4	× <sup>†0.8</sup>	<sup>†</sup> 0.5	<b>\</b> .0.3	<sup>†</sup> 0.2	<b>т</b> .2	Ѣ.з		2.2	<b>Ъ</b> .1	<sup>†</sup> 0.1	⁺0.1	<sup>†</sup> 0.1	Ѣ.о	₽.0	Ѣ.о
<sup>†</sup> 0.0	)	₽.0	€0.0	<sup>†</sup> 0.0	Ō.0		=	 ō.0	₫.0	₽.0	<sup>†</sup> 0.1	<b>b</b> .1	<sup>†</sup> 0.2	10.3	0.5	Ō.8	፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟፟	<sup>+</sup> 2.2	<sup>+</sup> 3.2	<sup>+</sup> 4.4	<sup>†</sup> 6.1	<sup>†</sup> 8.1	410.4	<del>5</del> .1	15 37	<sup>+</sup> 2.7	٦.4	<sup>4</sup> <sup>4</sup> 0.9	t.6	、 <sup>†</sup> 0.5	₽.9	ð.8	Ō.5 (		≈ <sup>†</sup> 0.2	<sup>†</sup> 0.2	₫.1	<sup>Ѣ</sup> .1	₽.0	Ѣ.0	Ѣ.0
†0.0 		₫.0	- <b>†</b> 0.0	t.0	₽.0	₽.0	₽.0	<b>†</b> 0.0	<b>.</b> 0	<del>.</del>	0.1		- <del>1</del> 0.2	0.4	<sup>†</sup> 0.6	፟1.0	٦.7	<sup>†</sup> 2.8	<b>*</b> 4.2	€.5	٦0.4	/ /	• • • •	A	11.7		<sup>†</sup> 2.4	Ť:6	1.4	2.7	2.3	፟1.4	₽.9	َرْبَى to.5	THE REAL	₽.2	Ѣ.1	<sup>†</sup> 0.1	<sup>†</sup> 0.1	<b>†</b> 0.0	⁺0.0
<sup>†</sup> 0.0	) 	†0.0 	<u> </u>		+0.0-	0.0	ŧ.0	ō.o	ŧ0.0	. <sup>†</sup> 0.1	⁺0.1	Ъ.2	. D.3	₽.5	<sup>†</sup> 0.9	፟1.5	<sup>+</sup> 2.6	<b>*</b> 4.4	⁺7.6	Ť2.9	20.6	+36_0 A	33.4	<sup>+</sup> <sup>+</sup> 40.5 <b>A</b>	\	.71	4.3	<sup>+2.9</sup>	` <sup>+</sup> 4.8	5.8	*3.5	٦.9 ``	٦.2	Ѣ.7	<sup>†</sup> 0.4	₽.3	⁺0.2	<sup>†</sup> 0.1	<sup>†</sup> 0.1	<b>†</b> 0.0	₽.0
<sup>†</sup> 0.0		₽.0	<b>†</b> 0.0	<b>t</b> o.o	<sup>†</sup> 0.0	<u>0.0</u>	<sup>†</sup> 0.0	t0.0	<b>.</b> 0	<b>0</b> .1	<sup>†</sup> 0.1	<b>†</b> .2	<sup>⊿</sup> ₄†0.4	<b>†</b> 0.8	፟ት.5	<sup>9</sup> 2.8			17.3	/ .	¢Δ		<sup>+</sup> 44.1 <b>Δ</b>	<b>∲</b> †50.5	36.6	· \	t <u>6.7</u>		<u>×~~\</u>	3.8		X	፟1.3	<b>Ъ</b> .7	<b>†</b> 0.4	₽.3	<sup>†</sup> 0.2	<sup>†</sup> 0.1	<sup>†</sup> 0.1	₽.0	₽.0
Ť.0		<b>†</b> 0.0	<b>b</b> .0	<b>0</b> .0	<sup>†</sup> 0.0	₫.0	⁺0.0	₽.0	<b>.</b> 1	⁺0.1	<sup>†</sup> 0.1	Ѣ.з	4 4 0.6	17.2	<sup>+</sup> 2.7	Ť6.0	_11.8	19.5	+33.7 <b>A</b> ♥	41.4	<sup>+</sup> 41.2	<sup>+</sup> 41.9	<b>A ♦</b> <sup>+</sup> 46.0	40.3 A	34.5 A	<sup>+</sup> 23.9	፟10.1	7.6	<b>3F r</b> †4.3	Ŧ4.3	2.8	<b>†</b> .9	٦.2	₽.7	<b>†</b> 0.4	<sup>†</sup> 0.2	⁺0.1	<sup>†</sup> 0.1	<sup>†</sup> 0.1	₽.0	₽.0
0.0		Ō.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	⁺0.0	₽.0	⁺0.0	<b>†</b> 0.0	<b>t</b> 0.1	<sup>†</sup> 0.1	<b>.</b> 26	Ъ.3	t0.7 ⊿ ⊿	ъ́,8	⁺5.1	13.8	27.6 27.6	◆ <sup>†</sup> 38.6	<sup>+</sup> 39.5	42.8	48.1	₹38.3	5 <sup>+</sup> 31.4	<sup>+</sup> <b>3</b> 9.9	<sup>+</sup> 32.7	17.7	₹8.0	⁺5.1	⁺3.6	⁺3.1	<sup>+</sup> 2.2	1.3	<b>t</b> 0.7	<sup>†</sup> 0.4	<b>†</b> 0.2	<sup>†</sup> 0.2	<sup>†</sup> 0.1	<sup>†</sup> 0.1	<b>†</b> 0.1	₽.0	<b>Ѣ</b> .0
<sup>†</sup> 0.0	)	₽.0	<b>†</b> 0.0	\ <sup>†</sup> 0.0	₫.0	ħ.0	₫.0	<b>†</b> 0.0	<b>t</b> 0.1	<sup>†</sup> 0.1	<sup>†</sup> 0.2	<sup>†</sup> 0.4	<b>†</b> 0.8₄	<sup>†</sup> 2.3	7.3	$\langle \rangle$	<b>Å</b>	∲ <sup>4</sup> 0.6	⁺44.5 <b>^∆</b>	<sup>+</sup> 41.2	34.7	20.7	15.6	7.8+	13.8	<b>†</b> .9	<sup>+</sup> 4.5	⁺3.0	<sup>†</sup> 2.5	*2.	<sup>★</sup> S	ð.7	<sup>†</sup> 0.4	<b>.</b> .2	<b>т</b> .2	<sup>†</sup> 0.1	⁺0.1	<sup>Ѣ</sup> .1	₽.0	₽.0	<sup>†</sup> 0.0
<sup>†</sup> 0.0	)	₽.0	<b>†</b> 0.0	ð.0	₽.0	<b>т</b> .о	to.0	<b>т</b> о.о	<b>†</b> 0.1	<del>0</del> .1	<b>D</b> .2	₽.3	1.8		6.4	18.9	\	<sup>+</sup> 51.1	<sup>+</sup> 48.9	_35.0 2	23.6	B	4.8	5.4	4.7	<sup>+</sup> 3.3	<sup>+</sup> 2.3	ኘ.9	1.6	2	<sup>†</sup> 0.7	₽.4	<b>Т</b> .2	Ѣ.2	<sup>†</sup> 0.1	<sup>†</sup> 0.1	<sup>Ѣ</sup> .1	Ъ.0	Ѣ.о	<b>†</b> 0.0	Ѣ.0
<sup>†</sup> 0.0	)	₽.0	₽.0	ð.0	₽.0	⁺0.0	₫.0	<b>†</b> 0.0	<b>†</b> 0.1	0.1	₽.2	Ѣ.3	<sup>†</sup> 0.7	¥.6	```	+11,3	27.8	<sup>+</sup> 39.3	A	• <sub>+</sub> 34.8	18.3	†2.3		1.8	1.7			<sup>†</sup> .1		0.7	0.4	<del>0.2</del>	<del>*</del> 0.2		<sup>†</sup> 0.1	<sup>†</sup> 0.1	₽.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	₽.0	Ѣ.0
<sup>†</sup> 0.0	)	₽.0	₽.0	Ѣ.о	\⁺0.0	₫.0	⁺0.0	₽.0	<b>†</b> 0.1	₽.1	<b>*</b> 0.1	<b>0</b> .2	<sup>†</sup> 0.5	†.2	<sup>†</sup> 2.7	<b>t</b> 6.2	14.7 0	A 30.0		<sup>4</sup> 20.4	<b>.</b> ¢	t8,5	4.7	0.6	⁺0.8	<b>†</b> 0.7	<sup>†</sup> 0.7	Ø	t.5	Ō.4	<sup>†</sup> 0.2	<sup>†</sup> 0.2	⁺0.1	<sup>†</sup> 0.1	<sup>†</sup> 0.1	⁺0.0	₽.0	₽.0	<b>т</b> о.о	₽.0	⁺0.0
<sup>†</sup> 0.0	)	₽.0	₽.0	<b>†</b> 0.0	₽.0	₫.0	⁺0.0	₽.0	<b>†</b> 0.1	⁺0.1	0.1	<b>b</b> .2	<sup>†</sup> 0.4	<sup>†</sup> 09	1.8	<sup>+</sup> 3.5	6.9	/ _ (	<sup>1</sup> 3.1		4.0	<sup>+</sup> 3.1	፟1.8	Ѣ.5		<sup>†</sup> 0.4	0.4	<b>†</b> 0.4	ъ.з <b>(</b>	<sup>†</sup> 0.3	<b>Т</b> .2	<sup>Ѣ</sup> .1	⁺0.1	<sup>†</sup> 0.1	<b>т</b> о.о	⁺0.0	₽.0	<sup>†</sup> 0.0	<b>т</b> о.о	₽.0	⁺0.0
<sup>†</sup> 0.0	)	₽.0	₽.0	<b>†</b> 0.0	⁺0.0	<sup>†</sup> 0.0	⁺0.0	₽.0	<b>†</b> 0.0	⁺0.1	<b>†</b> 0.1	<b>b</b> .1	Ѣ.3	<sup>†</sup> 0.7	4.4	<sup>+</sup> 2.3	<sup>+</sup> 3.δ	4.8 4.8	+4.7	<b></b> 3.2	ካ.9	ាំ.2	<sup>†</sup> 0.6	<sup>†</sup> 0.4	₽.3 	Ō.3	<sup>†</sup> 0.3	<sup>†</sup> 0.2	<sup>†</sup> 0.2	<b>Å</b> 2	₽.1	<sup>Ѣ</sup> .1	⁺0.1	<sup>†</sup> о.о	<b>т</b> о.о	⁺0.0	₽.0	<b>т</b> о.о	<b>т</b> о.о	₽.0	⁺0.0
<sup>†</sup> 0.0	)	₽.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	⁺0.0	\0.0	⁺0.0	₽.0	<b>†</b> 0.0	<sup>†</sup> 0.1	<sup>†</sup> 0.1	<b>t</b> 0.1	<sup>†</sup> 0.2	⁺0.6	1.5 	<sup>†</sup> 2.5	<sup>+</sup> 2.9	3.2	<sup>†</sup> 2.8	፟1.9	ኻ.1	<b>†</b> 0.7	<sup>†</sup> 0.4	0.3	<b>0</b> .2	<sup>†</sup> 0.2	⁺0.2	₫.2	<sup>†</sup> 0.1	<sup>†</sup> 0.1	<sup>†</sup> 0.1	<sup>†</sup> 0.1	₫.0	<b>т</b> .о	Ѣ.о	⁺0.0	₽.0	Ъ.0	Ѣ.о	₽.0	₽.0
<sup>†</sup> 0.0	)	₽.0	<sup>†</sup> 0.0		<sup>†</sup> 0.0	0,0	⁺0.0			<sup>†</sup> 0.1			<sup>†</sup> 0.2		<b>4</b> .7	<sup>+</sup> 3.8	<sup>+</sup> 3.7	⁺3.3		፟1.9			¥* //		⁺0.2			⁺0.1		<sup>†</sup> 0.1	† <b>7</b> ,1					⁺0.0	₽.0	Ъ.0	Ѣ.о	₽.0	₽.0
も.0 も.0 も.0 も.0	)	₽.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	⁺0.0	₫.0	<sup>†</sup> 0.0	₽.0	<b>†</b> 0.0	₫.0	<sup>†</sup> 0.1	<b>T</b> 0.1	<b>t</b> 0.1	- ⁺0.3	1.0	<sup>+</sup> 4.5	<sup>+</sup> 3.9		<sup>+</sup> 3.4	<sup>†</sup> 2.3	1.3	<b>D</b> 7	<sup>†</sup> 0.4	<b>†</b> 0.2	⁺0.2	<sup>†</sup> 0.1	<sup>†</sup> 0.1	⁺0.1	<sup>†</sup> 0.1	<sup>†</sup> 0.1	ъ.1 <b>\</b>	<sup>†</sup> 0.0	₫.0	<b>т</b> .о	Ѣ.о	⁺0.0	₽.0	Ъ.0	Ѣ.о	₽.0	₽.0
<sup>†</sup> 0.0	)	₽.0	<b>†</b> 0.0	<sup>†</sup> 0.0	₫.0	₽.0	\⁺0.0	₽.0	₫.0	0.0	<b>.</b> 1	<b>†</b> 0.1	<b>†</b> 0.1	<sup>†</sup> 0.3	†0.8	<sup>†</sup> 2.9 <sup>†</sup>	13.6	- - 3.6	3.4	+2.2	1.5	<sup>†</sup> 0.9	₫.5	Ѣ.3	<sup>†</sup> 0.2	<sup>†</sup> 0.1	<sup>†</sup> 0.1	⁺0.1	<sup>†</sup> 0.1	₫.1	<sup>†</sup> 0.1	†ð,0	₫.0	<b>т</b> .о	₽.0	⁺0.0	₫.0	Ъ.0	₽.0	<b>†</b> 0.0	₽.0
<sup>†</sup> 0.0	)	₽.0	<b>†</b> 0.0	<sup>†</sup> 0.0	₫.0	<i>ъ</i> .о	<sup>†</sup> 0.0	₽.0	₫.0	₽.0	₫.0	<b>†</b> 0.1	<b>Ö</b> .1	<sup>†</sup> 0.2	↓ 0.5			5.5 >	*3.4	ካ.9	້፟າ.4	<sup>†</sup> 0.8	₫.5	Ѣ.3	<sup>†</sup> 0.2	<sup>†</sup> 0.1	<sup>†</sup> 0.1	⁺0.1	<sup>†</sup> 0.1	<sup>†</sup> 0.1	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†0.0</sup>	<b>т</b> .о	₽.0	⁺0.0	₫.0	Ъ.0	₽.0	<b>†</b> 0.0	₽.0
<sup>†</sup> 0.0	)	₽.0	<b>†</b> 0.0	<b>†</b> 0.0	₽.0	₫.0	<b>†</b> 0.0	₽.0	<b>†</b> 0.0	₽.0	₽.0	<sup>†</sup> 0.0	0.1	<sup>†</sup> 0.1	<b>b</b> .3	†0.0	Ō.0	5.1	<sup>†</sup> 2.5	Ί.6	ኘ.0	<b>†</b> 0.7	₽.4	<b>†</b> 0.3	₽.2	<sup>†</sup> 0.1	⁺0.1	Ѣ.1	to.1	CERE!	t.0	<b>т</b> о.о	tō.o	Ѣ.о	Ѣ.о	₽.0	₽.0	₽.0	<b>†</b> 0.0	₽.0	₽.0
<sup>†</sup> 0.0	)	₽.0	<b>†</b> 0.0	<b>†</b> 0.0	₽.0	₫.0	<b>t</b> 0.0	₽.0	<b>†</b> 0.0	₽.0	₽.0	<sup>†</sup> 0.0	Ō.0	5.1	<b>1</b> .1	ð.0	<sup>†</sup> 0.0	Ѣ.9	<u></u> 1.3	ኘ.0	₽.7	<b>†</b> 0.5	Ѣ.з	<b>†</b> 0.2	₽.2	<sup>†</sup> 0.1	<sup>†</sup> 0.1	C04:40	N 0.1	<b>†</b> 0.0	₽.0	<b>т</b> о.о	Ѣ.о	<sup>†</sup> 0.0	Ѣ.о	₽.0	₽.0	₽.0	<b>†</b> 0.0	₽.0	₽.0
<sup>†</sup> 0.0	)	₽.0	₽.0	⁺0.0	₽.0	₽.0	₽.0	₽.0	Ѣ.о	Ō.0	Ō.0	<sup>†</sup> 0.0	<b>т</b> о.о	<b>7</b> 0.1	0.1	<sup>†</sup> 0.1	⁺0.1	<b>†</b> 0.2	<sup>†</sup> 0.4	₽.5	₽.4	₽.3	<sup>†</sup> 0.2	<sup>†</sup> 0.2	⁺0.1	<sup>†</sup> 0.1	<sup>†</sup> 0.1	<sup>†</sup> 0.1	₽.0	₽.0	₫.0	₽.0	₽.0	₽.0	₽.0	₽.0	₽.0	Ѣ.о	₽.0	₽.0	⁺0.0
<sup>†</sup> 0.0	)	₽.0	<b>т</b> о.о	<sup>†</sup> 0.0	₽.0	⁺0.0	₽.0	<sup>†</sup> 0.0	<b>†</b> 0.0	⁺0.0	0.0	<b>*</b> 0.0																							<b></b>						
<sup>†</sup> 0.0	)	⁺0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	₽.0	₽.0	<sup>†</sup> 0.0	₽.0	<b>†</b> 0.0	₽.0	₽.0	₽.0													<sup>†</sup> 0.1																
										₽.0																															
<sup>†</sup> 0.0	)	₽.0	⁺0.0	<sup>†</sup> 0.0	₽.0	₫.0	<sup>†</sup> 0.0	₽.0	<b>†</b> 0.0	⁺0.0	⁺0.0	₽.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	₽.0	<sup>†</sup> 0.0	₽.0	<sup>†</sup> 0.0	₽.0	₽.0	<sup>†</sup> 0.0	⁺0.0	<b>†</b> 0.0	⁺0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	<sup>†</sup> 0.0	₽.0	₽.0	₽.0	₽.0	<sup>†</sup> 0.0	<b>т</b> о.о	₽.0	<sup>†</sup> 0.0	₽.0	₽.0	₽.0	₽.0	٥.٥

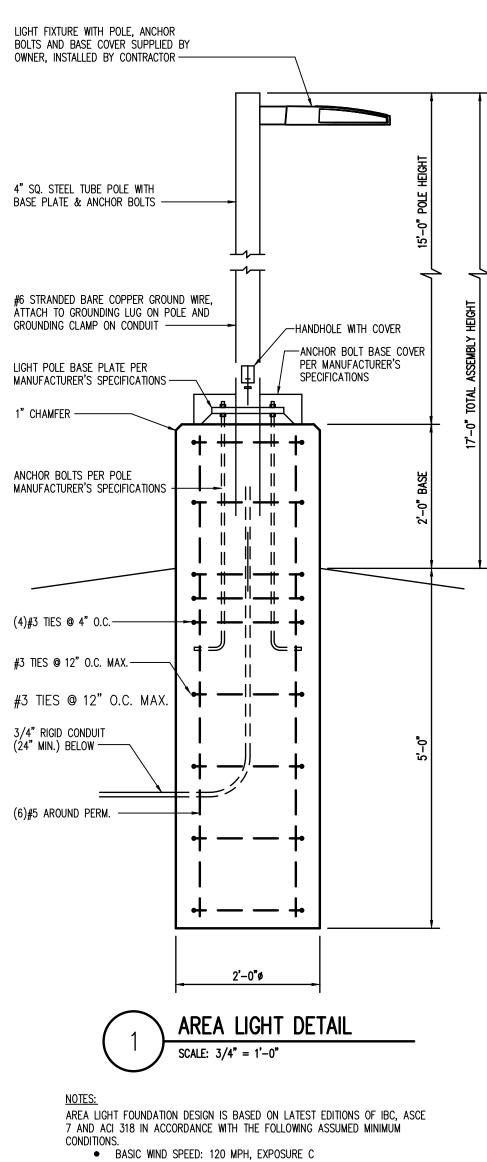
LUMIN	NAIR	RE SO	CHED	UL	E	
SYMBOL	QTY	LABEL	LUMENS	LLF	MODEL NUMBER	DESCRIPTION
	16	A	15410	1.0	SCV-LED-15L-SC-50-WHT	LSI LIGHTING, SCOTTSDALE VERTEX SERIES, 15000 LUMENS, 5000K COLOR TEMPERATURE, LED CANOPY FIXTURE
0	1	В	3874	1.0	IST-AF-600-LED-E1-SL3-BBB-BZ	McGRAW-EDISON, IMPACT ELITE LED WALL FIXTURE, FLAT LENS, FULL CUTOFF, 600mA DRIVER, TYPE WITH SPILL CONTROL DISTRIBUTION, 4000K COLOR TEMPERATURE, BRONZE WITH BATTERY BACKUP
F	3	SP1	13140	1.0	PRV-C25-D-UNV-T4-BZ-T4-SA-BZ	COOPER LIGHTING, PREVAIL LED AREA LIGHT, FLAT LENS, FULL CUTOFF, C25 LIGHT ENGINE, TYPE IV 4000K COLOR TEMPERATURE, BRONZE

KING SOOPERS FUEL #53 LOT 1, BLOCK 1, YORKSHIRE ESTATES SUBDIVISION FILING NO. 3, A REPLAT OF A PORTION OF BLOCK 6, YORKSHIRE ESTATES, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS COUNTY OF FL PASO STATE OF COLORADO

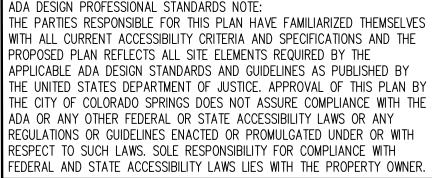
> ADA DESIGN PROFESSIONAL STANDARDS NOTE: PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE

Pe III IV DISTRIBUTION,





 BASIC WIND SPEED: 120 MPH, EXPOSURE C
 SOIL TYPE: CLAY
 CONCRETE: 3000 PSI 28 DAY COMPRESSIVE STRENGTH, AIR ENTRAINED REINFORCING: ASTM A615, GRADE 60 LIGHT POLE, BASE PLATE AND ANCHOR BOLTS DESIGNED AND PROVIDED BY THE LIGHT MANUFACTURER, INSTALLED BY GENERAL CONTRACTOR.

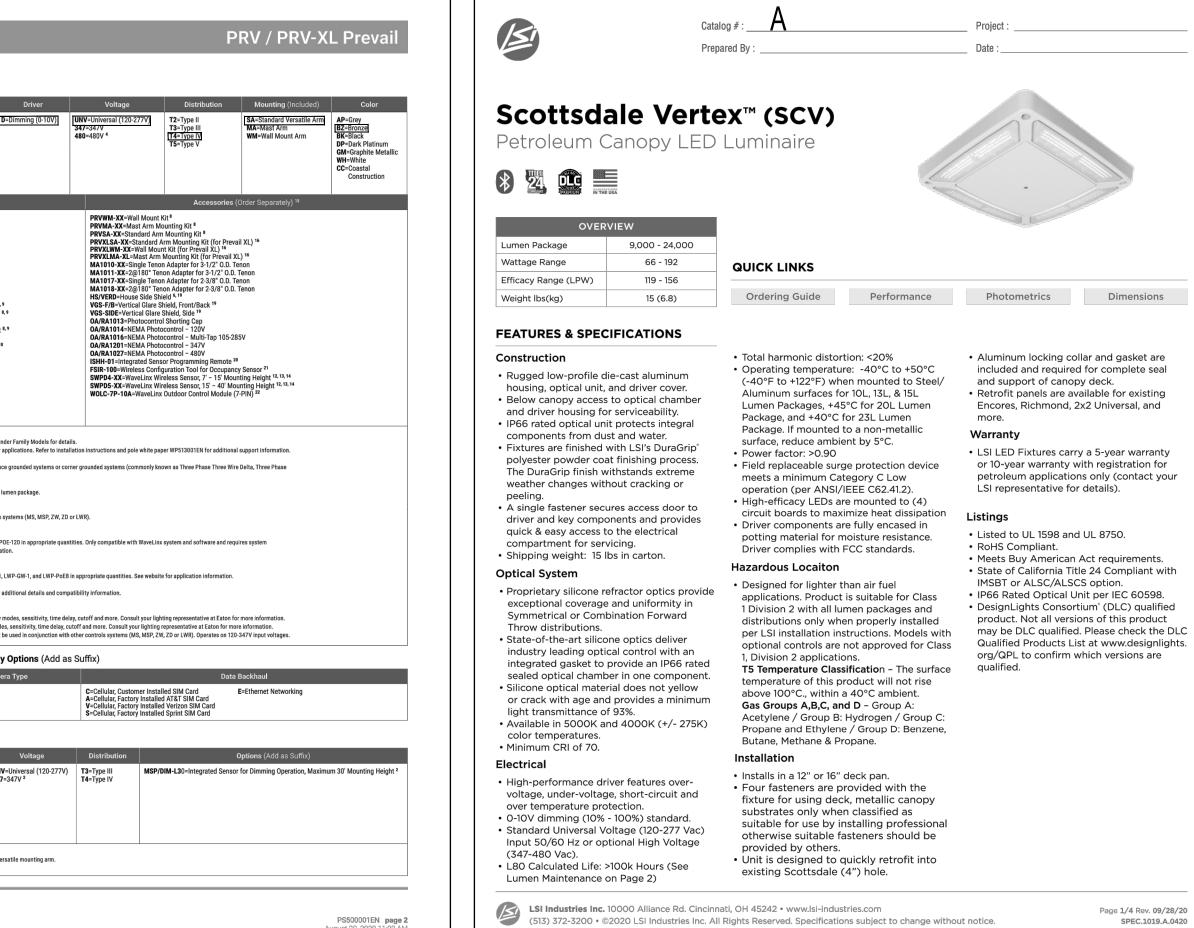






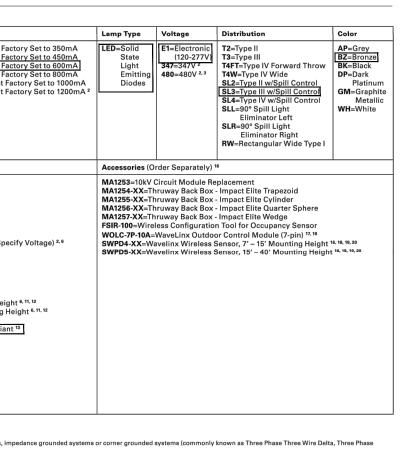
			LOT A
		CITY	OF (
Project Catalog # SP1 Prepared by Notes	Type Date	Lumark         Ordering Information         SAMPLE NUMBER: PRV-XL-C75-D-UNV-T4-SA-BZ         Product Family <sup>1,2</sup> Light Engine <sup>3</sup> Driver       Voltage         PRV=Prevail       C15=(1 LED) 7,100 Nominal Lumens       D=Dimming (0-10V)       UNV=Universal (120-277V)	V] T2=1
<image/>	Lumark PRV / PRV-XL Prevail LED Area / Site Luminaire Typical Applications	Image: Constraint of the second se	Arm Mounting rd Arm Mounti dard Arm Mount I Mount Kit (for t Arm Mounti D° Tenon Adapt O° Tenon Adapt O° Tenon Adapt O° Tenon Adapt de Shield <sup>6,19</sup> Ilare Shield, Fr Glare Shield, Fr Glare Shield, Fr Glare Shield, Shorti Photocontrol Photocontrol
<ul> <li>Interactive Menu</li> <li>Ordering Information page 2</li> <li>Mounting Details page 3</li> <li>Optical Configurations page 3</li> <li>Product Specifications page 3</li> <li>Energy and Performance Data page 4</li> <li>Control Options page 5</li> </ul>	Product Certifications         Image: Streen with the streen withe streen with the streen with the streen withe stree	MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height <sup>8</sup> , 10 - 9''' MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height <sup>8</sup> , 10 ZD=DALL-enabled 4-PIN Twistlock Receptacle <sup>8</sup> , 11, 12 ZW=Wavelinx Wrieless Sensor, 7 - 15' Mounting Height <sup>9</sup> , 11, 12, 13, 14 SWPD4XX-Wavelinx Wrieless Sensor, 7 - 15' Mounting Height <sup>9</sup> , 11, 12, 13, 14 SWPD4XX-Wavelinx Wrieless Sensor, 7 - 15' Mounting Height <sup>9</sup> , 11, 12, 13, 14 SWPD4XX-Wavelinx Wrieless Sensor, 15' - 40' Mounting Height <sup>9</sup> , 15 LWR-LN=Enlighted Wireless Sensor, 7 - 15' Mounting Height <sup>9</sup> , 15 LWR-LN=Enlighted Wireless Sensor, 7 - 16' Mounting Height <sup>9</sup> , 15 LWR-LN=Enlighted Wireless Sensor, 7 - 16' Mounting Height <sup>9</sup> , 15 LWR-LN=Enlighted Wireless Sensor, 7 - 16' Mounting Height <sup>9</sup> , 15 LWR-LN=Enlighted Wireless Sensor, 7 - 16' Mounting Height <sup>9</sup> , 15 LWR-LN=Enlighted Wireless Sensor, 7 - 16' Mounting Height <sup>9</sup> , 15 LWR-LN=Enlighted Wireless Sensor, 7 - 16' Mounting Height <sup>9</sup> , 15 LWR-LN=Enlighted Wireless Sensor, 7 - 16' Mounting Height <sup>9</sup> , 15 LWR-LN=Enlighted Wireless Sensor, 7 - 16' Mounting Height <sup>9</sup> , 15 LWR-LN=Enlighted Wireless Sensor, 7 - 16' Mounting Height <sup>9</sup> , 15 LWR-LN=Enlighted Wireless Sensor, 7 - 16' Mounting Height <sup>9</sup> , 15 LWR-LN=Enlighted Wireless Sensor, 7 - 16' Mounting Height <sup>9</sup> , 15 LWR-LN=Enlighted Wireless Sensor, 7 - 10'' Mounting Height <sup>9</sup> , 15 LWR-LN=Enlighted Wireless Sensor, 7 - 16'' or 90 NOTES: 1. DesignLights Consortim <sup>®</sup> Qualified. Refer to www.designlights org Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications. Refer to installation instructions and pole wh 3. Standard 400K CCT and 70CRI. 4. Only for use with 480V Wey systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commo High Leg Delta and Three Phase Corner Grounded Delta systems). 5. Use dedicated IES files on product website for non-stand	d Sensor Prog Configuration inx Wireless S inx Wireless S veLinx Outdoo
Quick Facts  Lumen packages range from 7,100 - 48,600 lumens (50V Replaces 70W up to 1,000W HID equivalents Efficacies up to 148 lumens per watt Energy and maintenance savings up to 85% versus HID s Standard universal quick mount arm with universal drill p Dimensional Details Prevail	polutions pattern 6-15/16	<ul> <li>9. Controls system is not available with photocontrol receptacle (PER or PER7) or other controls systems (MS, MSP, ZW, ZD or LWR).</li> <li>10. Utilizes the Wattstopper sensor FSP-211.</li> <li>11. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).</li> <li>12. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with Wat components to be installed for operation. See website for more Wavelinx application information.</li> <li>13. Replace XX with sensor color (WH, BZ, or GK).</li> <li>14. Requires 4-PIN twistlock receptacle (2D or ZW) option.</li> <li>15. Enlighted with ad7V, 48(V, or HA options. Consult uptive network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See v</li> <li>16. Only available with 347V, 48(V, or HA options. Consult LumenSafe system roduct pages for additional details and compatibility information.</li> <li>18. Replace XX with paint color.</li> <li>19. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, or 6).</li> <li>20. This tool enables adjustment to Integrated Sensor (MSP) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult yo 21. This tool enables adjustment to Motion Sensor (MSP) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult yo 21. This tool enables adjustment to Motion Resort (RSP) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult you 21. This tool enables adjustment to Motion Resort (RSP) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult you 21. This tool enables adjustment to Motion Resort (RSP) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult you 21. This tool enables adjustment to Motion Resort (RSP) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult</li></ul>	website for appl our lighting repre- ghting represent
Prevail XL	[177mm]	Product Family       Camera Type         L=LumenSafe Technology       Image: Comparison of the comp	stalled AT&T stalled Verizo
<b>DESCRIPTION</b> The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightSquares technology, the Impace Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for zones surround schools, office complexes, apartments and recreational facilities. UL/cu	t D Project ng	ISON       page 4         ORDERING INFORMATION       Sample Number: ISC-AF-1200-LED-E1-T3-BZ         Product Family 1       Light Engine       Drive Current         ISC=Impact Elite LED       AF=(1) LightSquare       350=Drive Current Factory Set to 350mA       LED=Sol         Small Cylinder       ISS=Impact Elite LED       AF=(1) LightSquare       350=Drive Current Factory Set to 450mA       Lig         Bone       Small Quarter Sphere       S00=Drive Current Factory Set to 800mA       Lig	lid E ate
SPECIFICATION FEATURESConstructionHeavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and repeatability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.Electrical LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation enticacy, and prolonged life.OpticsStandard drivers feature electro universal voltage (120-277V 50/60H2), 347V 60Hz or 480V 60H operation, greater than 0.9 pow factor, less than 20% harmonic distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K) CCT and minimum 70 CRI. OptionalElectrical LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation universal voltage (120-277V 50/60H2), 347V 60Hz or 480V 60H operation, and are suitable for operation in -40°C to 40°C ambin environments. All fixtures are shipped standard with 10kV/10k common – and differential – mo surge protection. LightSquares feature an IP66 enclosure rating and maintain greater than 90% umen maintenance at 60,000 hd per IESNA TM-21. Emergency egress options for -20°C ambier environments and occupancy sensor available.	two captive corrosion resistant black oxide coated allen head set screws concealed but accessible from bottom of fixture. The cast components finished in a A five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color	7027=70 CRI / 2700K CCT 4         MA1253:           7030=70 CRI / 3000K CCT 4         MA1254:           7050=70 CRI / 5000K CCT 4         MA1255:           7060=70 CRI / 5000K CCT 4         MA1256:           8030=80 CRI / 3000K CCT 4         MA1256:           PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle 2.5.6         FSIR-100           PEButton Type Photocontrol (Available in 120, 208, 240 or 277V. Must Specify Voltage) 2.6         SWPD4-2.6	pries (Orde =10kV Circ -XX=Thru -XX=Thru -XX=Thru -XX=Thru -XX=Thru -XX=Thru -XX=Wave -XX=Wave -XX=Wave
Trapezoid	8" [203mm] [Certification dat UL/cUL Listed UL/cUL Listed [Certification dat UL/cUL Listed] [Certification dat UL/cul Listed] [Certification dat [	11. Replace XX with sensor color (WH, BZ, or BK).         11. Requires PER7.         12. Cannot be used in conjunction with photocontrol or other controls systems (P, R, MS, LWR).         13. Requires PER7.         14. Cannot be used in conjunction with photocontrol or other controls systems (P, R, MS, LWR).         15. Requires ZW or ZD receptacle.         20. Requires ZW or ZD receptacle.         21. Must specify 120V or 277V.         22. Amber 590m +/-5m.         23. Not available with HA option.	drive current nd more. Con lighting.com ded.
16-1/2" [419mm] 9" [229mm] 16-1/2 HOOK-N-LOCK MOUNTING	<ul> <li>[419mm] IP66 LightSquare DesignLights Consortium® (ISO 9001</li> <li>ENERGY DATA Electronic LED Driver &gt;0.9 Power Factor &lt;20% Total Harmonic Disto 120-277V/50 &amp; 60Hz, 347V/6 480V/60Hz</li> <li>-40°C Minimum Temperature 40°C Ambient Temperature 40°C Ambient Temperature SHIPPING DATA Approximate Net Weight: 18 lbs. (8 kgs.)</li> </ul>	stortion V/60Hz, ature ure Rating	

KING SOOPERS FUEL #53 LOT 1, BLOCK 1, YORKSHIRE ESTATES SUBDIVISION FILING NO. 3, A REPLAT OF A PORTION OF BLOCK 6, YORKSHIRE ESTATES, LOCATED IN THE SOUTHEAST 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 DP 21-00202



PS500001EN page 2 August 20, 2020 11:03 AM

ISC/ISS/IST/ISW IMPACT ELITE LED



utput set to 1.A or less. ) a ccessory. Not available with 350mA drive current. See After Hours Dim supplemental guide for additional information. liable options are 08, 20 and 40W. modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more

ppropriate quantities. See www.cooperlighting.com for Enlighted application information. downlight for 90-minutes. back when the HSS option is selected. (10V to PoE injector) power supply if needed.

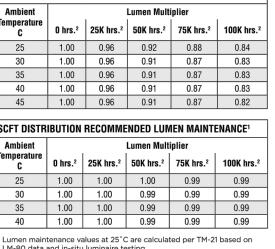
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151									Sc	oti	sdal	e Ver	tex	SCV	Petro	oleum
	NG GUI	DE													Back to	o Quick Links
TYPICAL ORDER	r example:	SCV	LED	13L S	SC UN	V DI	M 50	WHT	IMSB	T2	1					
Family / Size	LED Gen		umen ackage	C	Distribution	v	oltage	Driv	er		Color perature	Finish			Controls	
SCV - Petroleu Canopy Lumina		<b>13L</b> - 13 <b>15L</b> - 15 <b>20L</b> - 20 <b>23L</b> - 23	0000 Lumens 0000 Lumens 0000 Lumens 0000 Lumens 0000 Lumens	s 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	C - Standar Symmetric T - Combina dard Symm Forward Th	34	UNV - 10-277V HV - 7-480V	DIM - Dims (0 to 10V d			- 4000K - 5000K	WHT - White BLK - Black BRZ - Bronze	AL AL AL AL IM	SCS - AirLink S System with BCS1 - AirLink Sensor Contr BCS2 - AirLink Sensor Contr SBT1 - Integral Photocell Ser SBT2 - Integral	ynapse Wireles Sensor <sup>1</sup> Blue Wireless I oller (8-24' mo Blue Wireless I oller (25-40' m Bluetooth™ M Isor 8 - 24' mo Bluetooth™ M	Vlotion & Photo unting height) <sup>5</sup> Vlotion & Photo ounting height) <sup>5</sup> otion and unting height <sup>2,5</sup>
CCESSOR	y Orderi	ng Infor	mation				Part Numl	hor	Descript	lon						Part Number
Retrofit Panel Kit		CE to COV for	16" Dook Don	ol with lorger	oponingo3		673425	ner	Descript		Plate Kit (with 4"	Contor hole)				564160WHT
etrofit Panel Kit					openings		676011		Junction B	-	nale Kit (with 4	Genter noie)				687461
tetrofit Panel Kit			12 DOGK Fail	161.			673426				d Saalant (anour	ah for 25 retrofit	c)			1320540
Retrofit Panel Kit							673427		Kit - Hole Plugs and Sealant (enough for 25 retrofits) 13205- Rectangular Top Plate Kit (includes top plate and sealant) 678291V							
							357282							673433		
Retrofit 2x2 Cover Panel Blank (no holes)         357282           Retrofit RIC Cover Panel Blank (no holes)         354702											687462					
26" X 26" Beauty Plate Kit (with 4" Center hole) 557193WHT										74333						
ERFOR	eld configur ne's native a MANCE	able via the lop store.					bur		3 - Ideal 1 4 - Ideal 5 - Not a	for 9"	in HV.					Quick Links
DELIVERED		· <b>T</b>		40001/ 007			F000V 007				SC DISTR	IBUTION RE	COMMEN	DED LUMEI	MAINTEN	ANCE <sup>1</sup>
Drive Current Deliver Lumer		BUC	Delivered Lumens	4000K CCT Efficiency	BUG Ratings	Delivered Lumens	5000K CCT Efficiency	BUG Ratings	Wattage		Ambient Temperatur C	re 0 hrs.²	25K hrs.²	Lumen Mult 50K hrs. <sup>2</sup>	plier 75K hrs.²	100K hrs. <sup>2</sup>
		-			-			-		1		1.05				

		3000K CCT			4000K CCT			5000K CCT			Ambient			Lumen Mult	inline
Drive Current	Delivered Lumens	Efficiency	BUG Ratings	Delivered Lumens	Efficiency	BUG Ratings	Delivered Lumens	Efficiency	BUG Ratings	Wattage	Temperatur	0 hrs.²	25K hrs. <sup>2</sup>	50K hrs. <sup>2</sup>	75
10L	8723	132	B3-U0-G1	10218	156	B3-U0-G1	10306	156	B3-U0-G1	66	25	1.00	0.96	0.92	
13L	10921	130	B3-U0-G1	12793	153	B3-U0-G1	12933	153	B3-U0-G1	84	30	1.00	0.96	0.91	
										•••	35	1.00	0.96	0.91	
15L	12984	125	B3-U0-G1	15209	150	B3-U0-G1	15411	150	B3-U0-G1	103	40	1.00	0.96	0.91	
20L	17145	132	B3-U0-G1	20083	153	B4-U0-G2	20141	155	B4-U0-G2	130	45	1.00	0.96	0.91	
23L	19338	126	B4-U0-G2	22652	149	B4-U0-G2	23150	152	B4-U0-G2	153	SCFT DIST	RIBUTION	RECOMME	NDED LUN	IEN
23L (SCFT)	22778	119	B3-U0-G3	24581	128	B4-U0-G3	24361	127	B3-U0-G3	192	Ambient			Lumen Mult	iplier
*LEDs a	re freque	ntly update	d therefore	e values ar	e nominal.						Temperatur C	0 hrs.²	25K hrs.²	50K hrs.²	75
EL E CT		ATA *									25	1.00	1.00	1.00	C
ELEUI	RICAL D										30	1.00	1.00	0.99	(
Lume	n Level	120V	2	08V	240V	2	277V	347V	4	80V	35	1.00	1.00	0.99	(
1	OL	0.55	0	.32	0.28		0.24	0.19	(	0.14	40	1.00	1.00	0.99	(
1	3L	0.70	0	.41	0.35		0.30	0.24	(	).18	1. Lumen ma	intenance v	aluos at 25°0	are calculat	ad n
1	5L	0.86	0	.50	0.43		0.37	0.30	(	0.21	LM-80 dat	a and in-situ	ı luminaire te	esting.	
2	0L	1.09	0	.63	0.54		0.47	0.38	(	).27	2. In accorda interpolate			, Projected V lurations tha	

23L (SC) 1.27 0.73 0.64 0.55 0.44 0.32 23L (SCFT) 1.60 0.92 0.80 0.69 0.55 0.40 Electrical data at 25°C (77°F

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lues represent are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (IDUT) is. the packaged LED chip).
In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

> Page 2/4 Rev. 09/28/20 SPEC.1019.A.0420



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6162 S. Willow Drive, Suite 320

Greenwood Village, CO 80111



Galloway

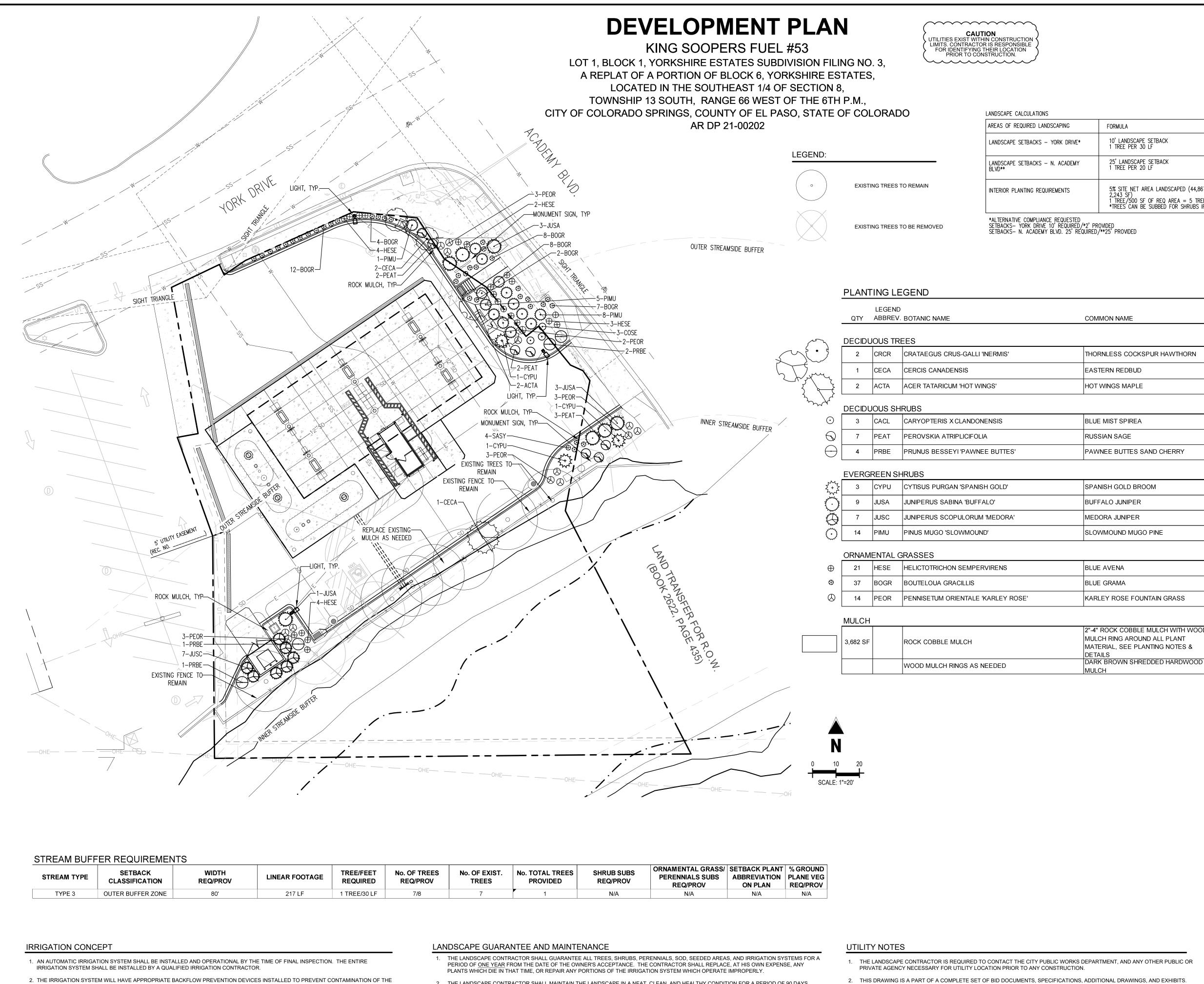
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KING SOOPERS FUEL #53 LOT 1, BLOCK 1, YORKSHIRE ESTATE	SUBDIVISION FILING NO. 3 PUD DEVELOPMENT PLAN	6794 N ACADEMY BLVD	COLORADO SPRINGS, EL PASO COUNTY, CO
# Date <u>A</u> <u>3/29/21</u>	Issue / Description 1ST DP SUBMITTAL		Init. JKG
	2ND DP SUBMITTAL		JKG
B 5/21/21 C 6/21/21	3RD DP SUBMITTAL		JKG
	3RD DP SUBMITTAL 4TH DP SUBMITTAL		
C 6/21/21			JKG
C         6/21/21           D         7/28/21			
C 6/21/21		HSNO	JKG
C 6/21/21 D 7/28/21 		HSNC	





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.

- LANDSCAPE ARCHITECT AND OWNER.

No. TOTAL TREES PROVIDED	SHRUB SUBS REQ/PROV	ORNAMENTAL GRASS/ PERENNIALS SUBS REQ/PROV	SETBACK PLANT ABBREVIATION ON PLAN	% GROUND PLANE VEG REQ/PROV
1	N/A	N/A	N/A	N/A

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

- 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.

FORMULA	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED
10' LANDSCAPE SETBACK 1 TREE PER 30 LF	77 LF/25 = 3 TREES*	1 TREE IS PROVIDED*
25' LANDSCAPE SETBACK 1 TREE PER 20 LF	97 LF/20 = 5 TREES	4 TREES ARE PROVIDED*, ADDITIONAL SHRUBS ADDED
5% SITE NET AREA LANDSCAPED (44,867 SF X 5% = 2,243 SF) 1 TREE/500 SF OF REQ AREA = 5 TREES* *TREES CAN BE SUBBED FOR SHRUBS IF NEEDED	2,243 SF REQUIRED 5 TREES REQUIRED	3,682 SF LANDSCAPE AREA PROVIDED (2,165 SF PROPOSED, 1,517 SF EXISTING) 5 TREES PROVIDED

COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (VL,L,M,H)	SUN/SHADE
THORNLESS COCKSPUR HAWTHORN	1.5" CAL. B&B	50'X20'	L	SUN
EASTERN REDBUD	1.5" CAL. B&B	20'X15'	М	SUN/PART SHADE
HOT WINGS MAPLE	1.5" CAL. B&B	25'X20'	М	SUN/PART SHADE
BLUE MIST SPIREA	#5 CONT. 18-24"	3'X3'	VL	SUN
RUSSIAN SAGE	#5 CONT. 18-24"	4'X4'	VL	SUN
PAWNEE BUTTES SAND CHERRY	#5 CONT. 18-24"	18"X6'	VL	SUN
SPANISH GOLD BROOM	#5 CONT. 18-24"	4'X6'	VL	SUN/PART SHADE
BUFFALO JUNIPER	#5 CONT. 18-24"	12"X6'	VL	SUN/PART SHADE
MEDORA JUNIPER	#5 CONT. 3' HEIGHT	10'X5'	VL	SUN
SLOWMOUND MUGO PINE	#5 CONT. 18-24"	3'X4'	L	SUN
BLUE AVENA	#1 CONT.	2.5'X2.5'	VL	SUN/PART SHADE
BLUE GRAMA	#1 CONT.	20"X18"	VL	SUN
KARLEY ROSE FOUNTAIN GRASS	#1 CONT.	3'X3'	М	SUN/PART SHADE
2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES &	MULCH		N/A	

MULCH

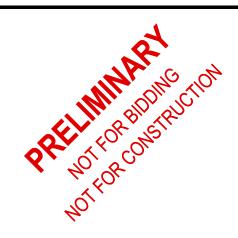
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KING SOOPERS FUEL #53 LOT 1, BLOCK 1, YORKSHIRE ESTATES	SUBDIVISION FILING NO. 3 PUD DEVELOPMENT PLAN	6794 N ACADEMY BLVD	COLORADO SPRINGS, EL PASO COUNTY, CO
#         Date           A         3/29/21           B         5/21/21           C         6/21/21           D         7/28/21	Issue / Description 1ST DP SUBMITTAL 2ND DP SUBMITTAL 3RD DP SUBMITTAL 4TH DP SUBMITTAL		Init. JKG JKG JKG
Project No: Drawn By: Checked By:		HSNC	000003 EFB TDN
Date:		JUL	Y 2021



PLANTING NOTES

ASSOCIATION.

- 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.
- 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.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- 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)
- 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.
- 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.
- 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
- 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.
- AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES 14 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.
- 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
- 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. TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOTBALL POSITION ROOT FLARE AT GRADE. 3-4" DEPTH OF SPECIFIED MULCH. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE LANDSCAPE FABRIC UNDER MULCH. PROVIDE A 6" DIAMETER MULCH RING WITH A 6" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONES ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDE 6" RIM ON DOWNHILL SIDE ON SLOPES. NO RIM FOR TREES IN IRRIGATED TURF AREAS. RANGE FLUORESCENT FLAGGING ON WIRE FOR ET TREE VERTICAL, STAKE TREES SMALLER THAN 6" WITH TWO POSTS ON THE LEEWARD AND WINDWA SIDES; STAKE TREES & HEIGHT AND GREATER WITH 3 META NGLE IRONS, PLACED 120 DEGREES APART. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHE. "ROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING FOR VISIBILITY. SET STAKES IN MINIMUM 18" FIRM SOIL REMOVE STAKES WITHIN 12-18 SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER.
  - Rev: 11.13.08 Discialmer: These planting details are for City review and approval process only and shall not be used for construction or bidding purpose EVERGREEN TREE PLANTING DETAIL SECTION NOT TO SCALE

- PI ANTING OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

- NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES
- TO INSTALLATION.
- ROAD

- 27. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE FABRIC, ETC.
- MULCHING COLORADO INDUSTRY STANDARD WIDTH

- INSTALLED.
- AFTER MULCH HAS BEEN INSTALLED.

## **DEVELOPMENT PLAN**

**KING SOOPERS FUEL #53** LOT 1. BLOCK 1. YORKSHIRE ESTATES SUBDIVISION FILING NO. 3. A REPLAT OF A PORTION OF BLOCK 6, YORKSHIRE ESTATES, LOCATED IN THE SOUTHEAST 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 DP 21-00202

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.

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

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

21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR

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

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: BLACK.

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.

ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE

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

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

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 STEEP OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH

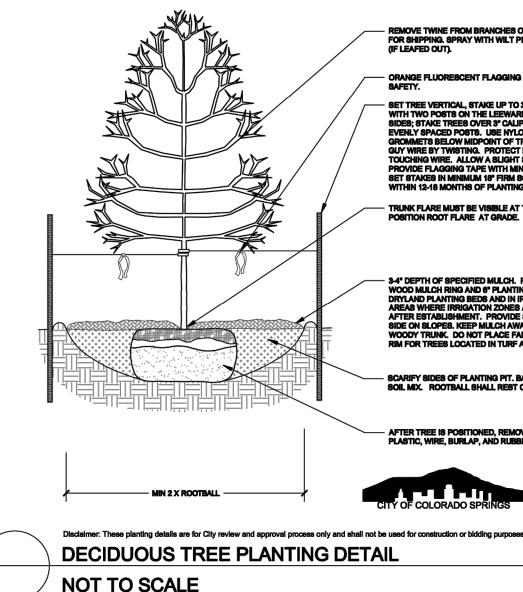
33. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

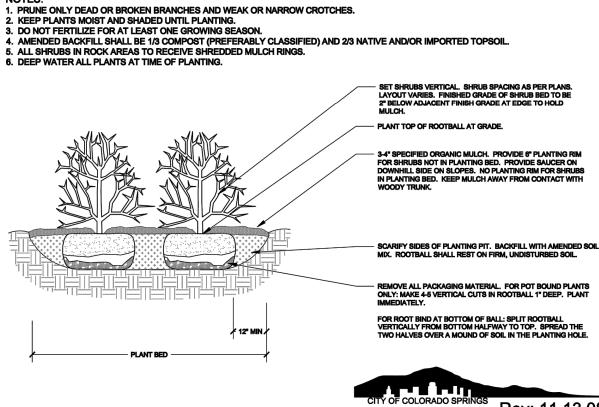


CAUTION UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE

FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

- 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.
- 8. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
- . COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING 9. DEEP WATER ALL PLANTS AT TIME OF PLANTING



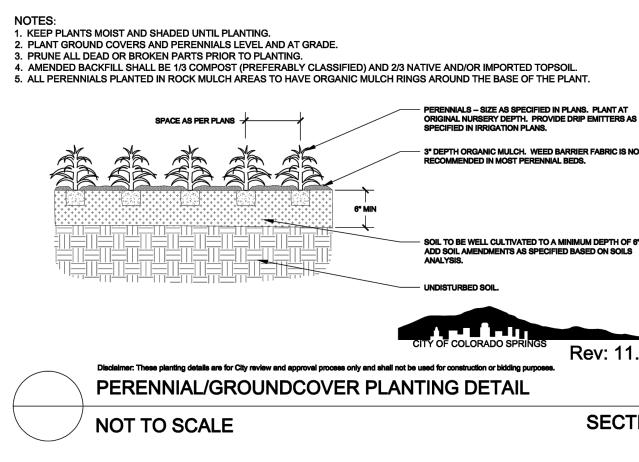


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REMOVE ALL PACKAGING MATERIAL. FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE

Rev: 11.13.08

SECTION



6162 S. Willow Drive, Suite 320 Greenwood Village, CO 80111 303,770,8884 GallowayUS.com COPYRIGHT THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY, AND MAY NOT BE DUPLICATED, DISCLOSED, OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED. OR SHIPPING. SPRAY WITH WILT PRUF OR EQUA SET TREE VERTICAL, STAKE UP TO 3" CALIPER TREES WITH TWO POSTS ON THE LEEWARD AND WINDWARD SIDES; STAKE TREES OVER 3" CALIPER WITH 3 EVENLY SPACED POSTS. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUT WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE WITH MINIMUM 6" DANGLIM DESTINGTON WITH TO THE DEVICE STRAP STRATET OF DURING WIRE AND THE STRAP WITH STRAP WITH TREES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. T STAKES IN MINIMUM 18" FIRM SOIL REMOVE ST/ THIN 12-18 MONTHS OF PLANTING. TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOTBALL POSITION ROOT FLARE AT GRADE. 3-4" DEPTH OF SPECIFIED MULCH. PROVIDE A 6" DIAMETER WOOD MULCH RING AND 6" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED RREAS WHERE IRRIGATION ZONES ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDE SAUCER ON DOWNHILL N SLOPES. KEEP MULCH AWAY FROM CONTACT WIT TRUNK. DO NOT PLACE FABRIC UNDER MULCH. N ATED IN TURF AREA SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED S Ш AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER. Ś Ш 111 Rev: 11.13.08 AN N  $\mathcal{C}$ SECTION NT Ш Ο  $\square$ OPMEI S – Ľ ыŪ

3" DEPTH ORGANIC MULCH. WEED BARRIER FABRIC IS NOT

SOIL TO BE WELL CULTIVATED TO A MINIMUM DEPTH OF 6 ENTS AS SPECIFIED BASED ON SOILS

Rev: 11.13.08

SECTION



BLVI VGS, I N ACADEMY I Ш Х NIS NIS л Г Г Г Г Г ဟ  $\Box$  $\square$ – M 6794 COL( Ž V V Ο Ч О С Date Issue / Description Init. A 3/29/21 1ST DP SUBMITTAL JKG B 5/21/21 2ND DP SUBMITTAL JKG C 6/21/21 3RD DP SUBMITTAL JKG D 7/28/21 4TH DP SUBMITTAL JKG

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HSN000003 Project No: EFB Drawn By TDN Checked By JULY 2021 Date:

FINAL LANDSCAPE PLAN

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11 OF 14





#### KING SOOPERS FUEL #53 LOT 1, BLOCK 1, YORKSHIRE ESTATES SUBDIVISION FILING NO. 3, A REPLAT OF A PORTION OF BLOCK 6, YORKSHIRE ESTATES, LOCATED IN THE SOUTHEAST 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 DP 21-00202

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

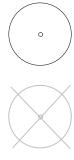
TREE PROTECTION NOTES:

- 1. USE CITY OF 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
- 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 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.
- 4. 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

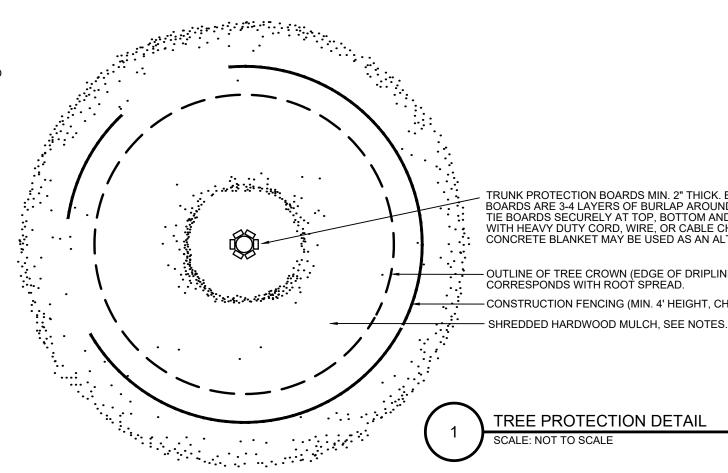
- A. NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10' FROM THE TRUNK.
- B. WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE. DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE. ADDITIONALLY, ONLY PLANTS WITH LOW WATER NEEDS SHOULD BE PLANTED WITHIN THE PROTECTED ZONE, SPACED FAR APART WHERE CLOSE TO THE TREE. PLANTS MAY BE SPACED CLOSER TOGETHER NEAR THE EDGE OF THE PROTECTED ZONE.

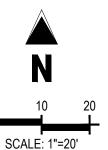
#### LEGEND:



EXISTING TREES TO REMAIN

EXISTING TREES TO BE REMOVED





BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.

BY HAND DIGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS

TRUNK PROTECTION BOARDS MIN. 2" THICK. BENEATH BOARDS ARE 3-4 LAYERS OF BURLAP AROUND TRUNK. TIE BOARDS SECURELY AT TOP, BOTTOM AND CENTER VITH HEAVY DUTY CORD, WIRE, OR CABLE CHOKERS CONCRETE BLANKET MAY BE USED AS AN ALTERNATIVE

- OUTLINE OF TREE CROWN (EDGE OF DRIPLINE) CORRESPONDS WITH ROOT SPREAD. CONSTRUCTION FENCING (MIN. 4' HEIGHT, CHAIN LINK)

TREE PROTECTION DETAIL SCALE: NOT TO SCALE



Approved 09/10/2021 4:25:02 PM William.Gray



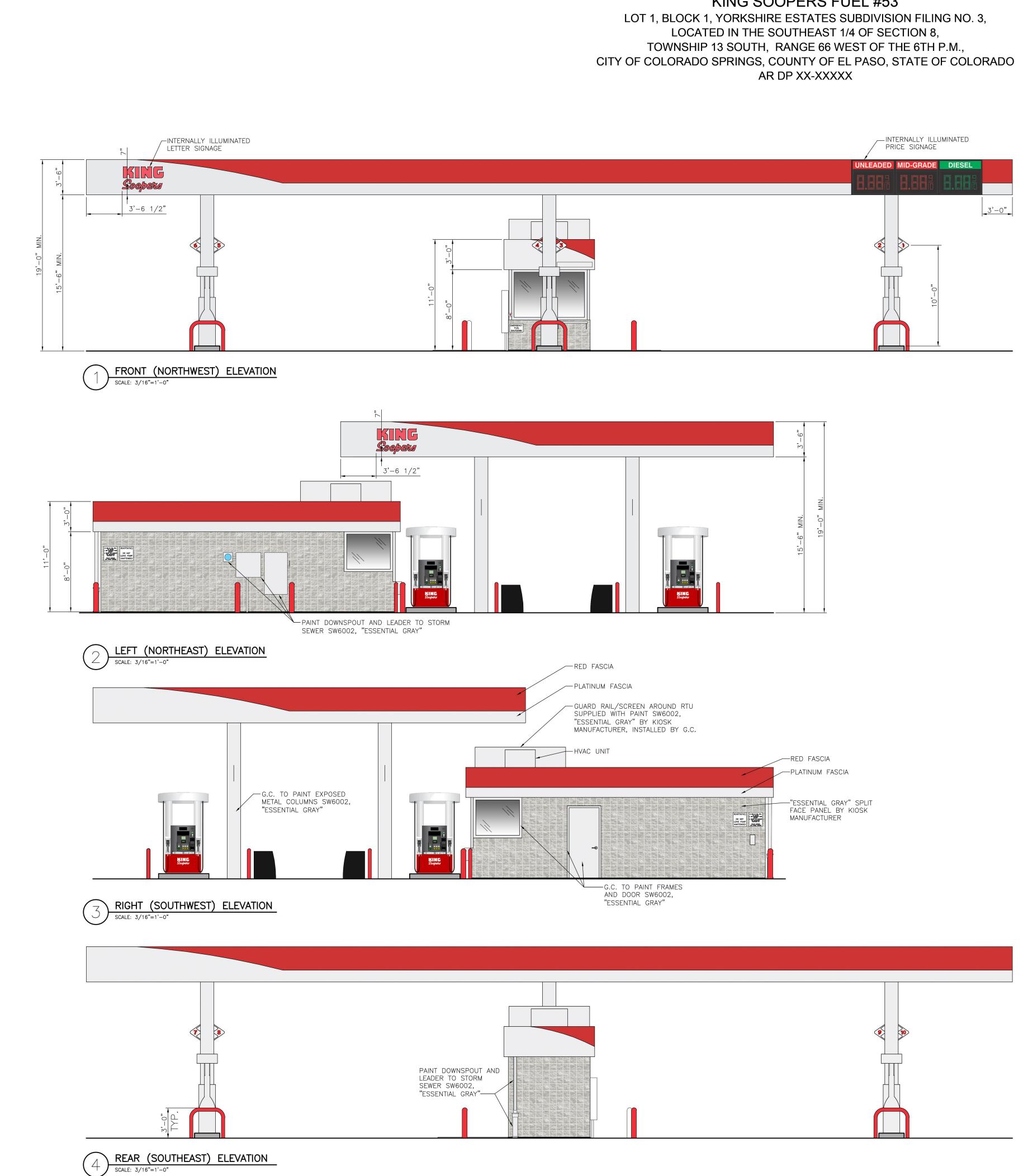


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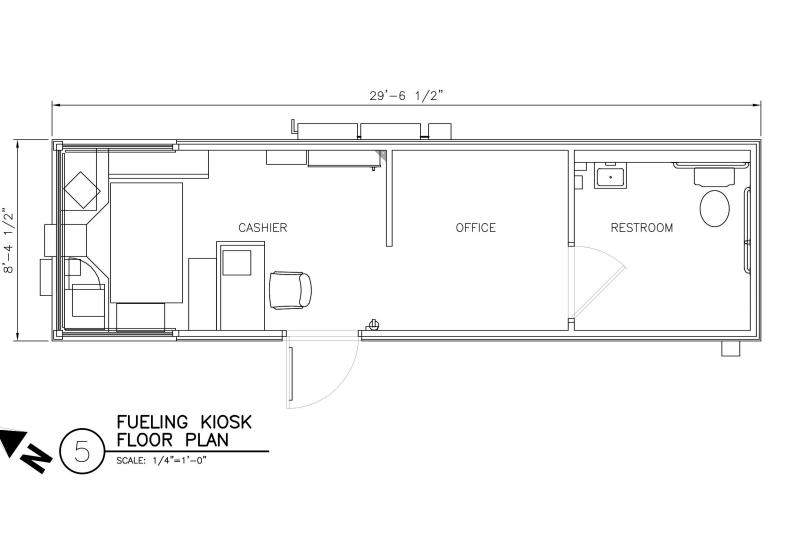


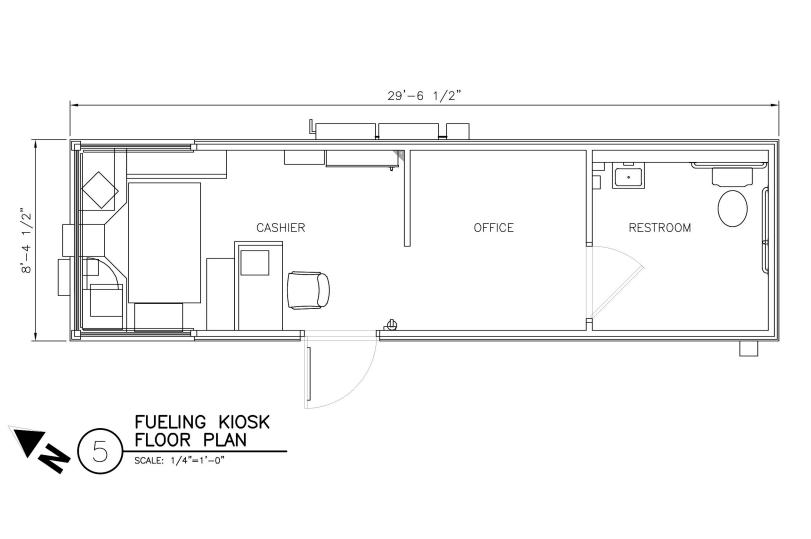
KING SOOPERS FUEL #53 LOT 1, BLOCK 1, YORKSHIRE ESTATES	SUBDIVISION FILING NO. 3 PUD DEVELOPMENT PLAN	6794 N ACADEMY BLVD COLORADO SPRINGS, EL PASO COUNTY, CO.
#         Date           A         3/29/21           B         5/21/21           C         6/21/21           D         7/28/21	Issue / Description 1ST DP SUBMITTAL 2ND DP SUBMITTAL 3RD DP SUBMITTAL 4TH DP SUBMITTAL	Init. JKG JKG JKG JKG
Project No: Drawn By: Checked By: Date: FINAL LA		HSN000003 EFB TDN JULY 2021





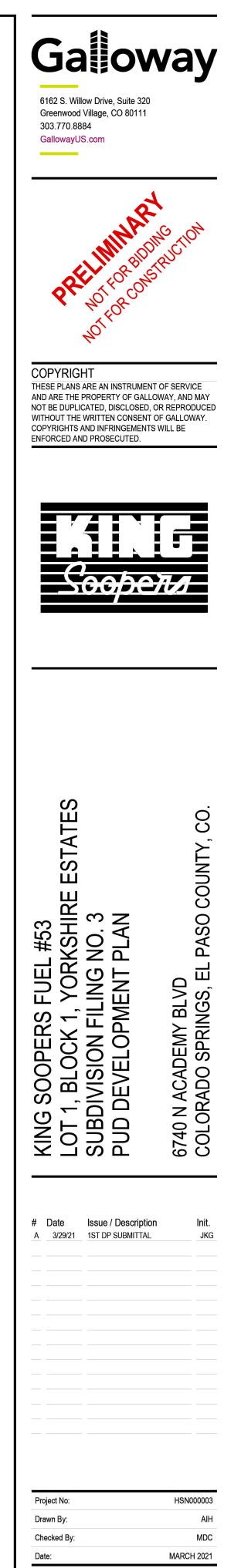
KING SOOPERS FUEL #53



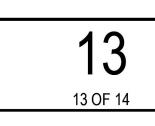




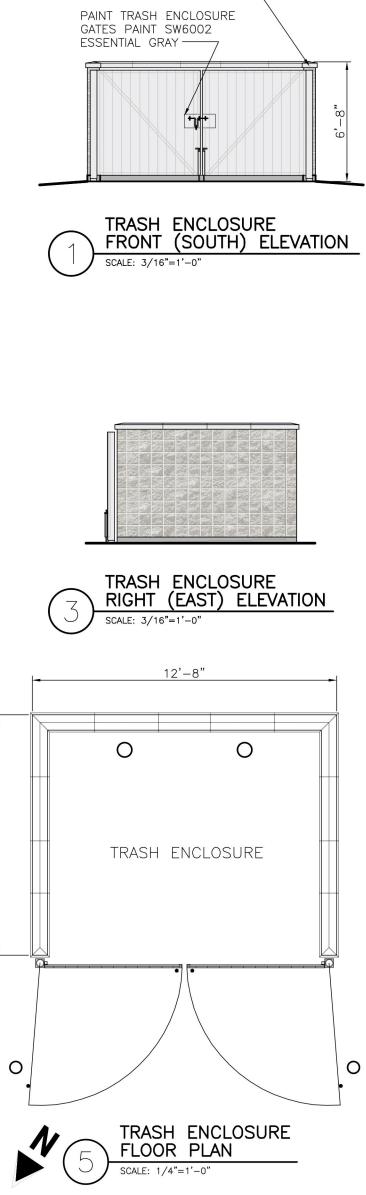
09/10/2021 4:25:12 PM William.Gray



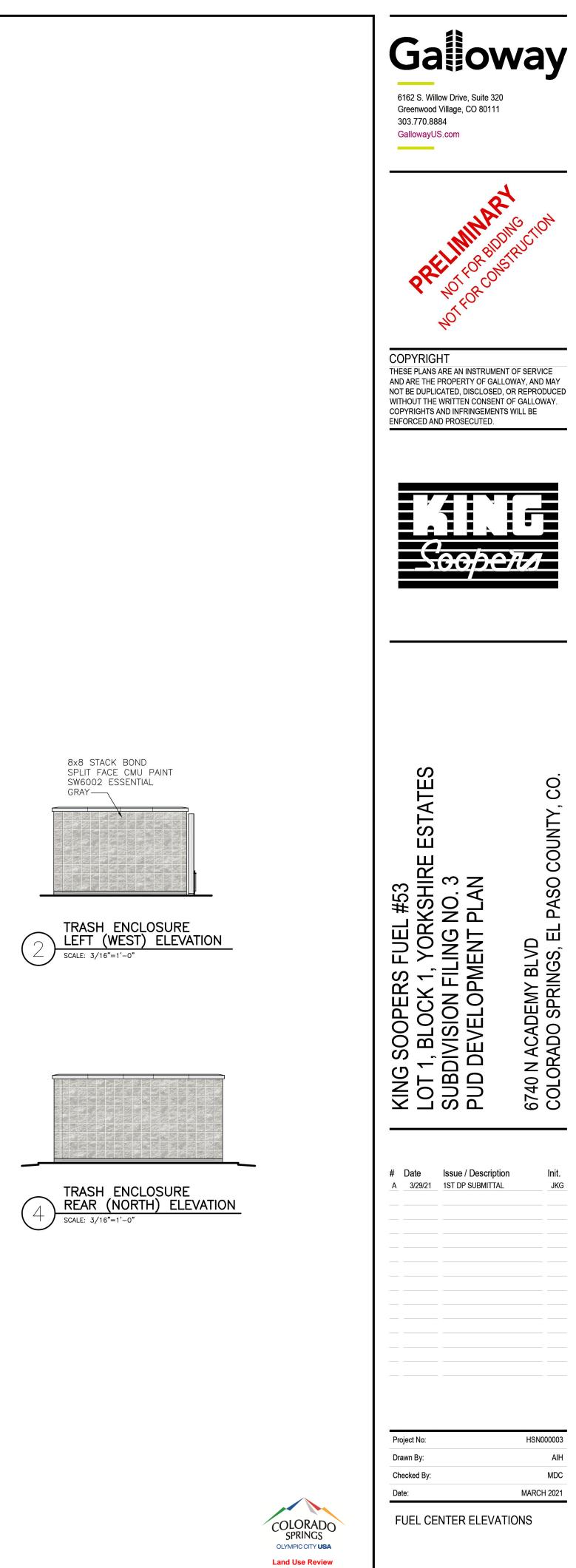
FUEL CENTER ELEVATIONS

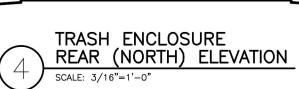


KING SOOPERS FUEL #53 LOT 1, BLOCK 1, YORKSHIRE ESTATES SUBDIVISION FILING NO. 3, LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO AR DP XX-XXXXX



CAST STONE CAP PAINT SW6002 ESSENTIAL GRAY—\_\_





GRAY —



09/10/2021 4:25:25 PM William.Gray

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