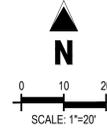


DEVELOPMENT PLAN

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

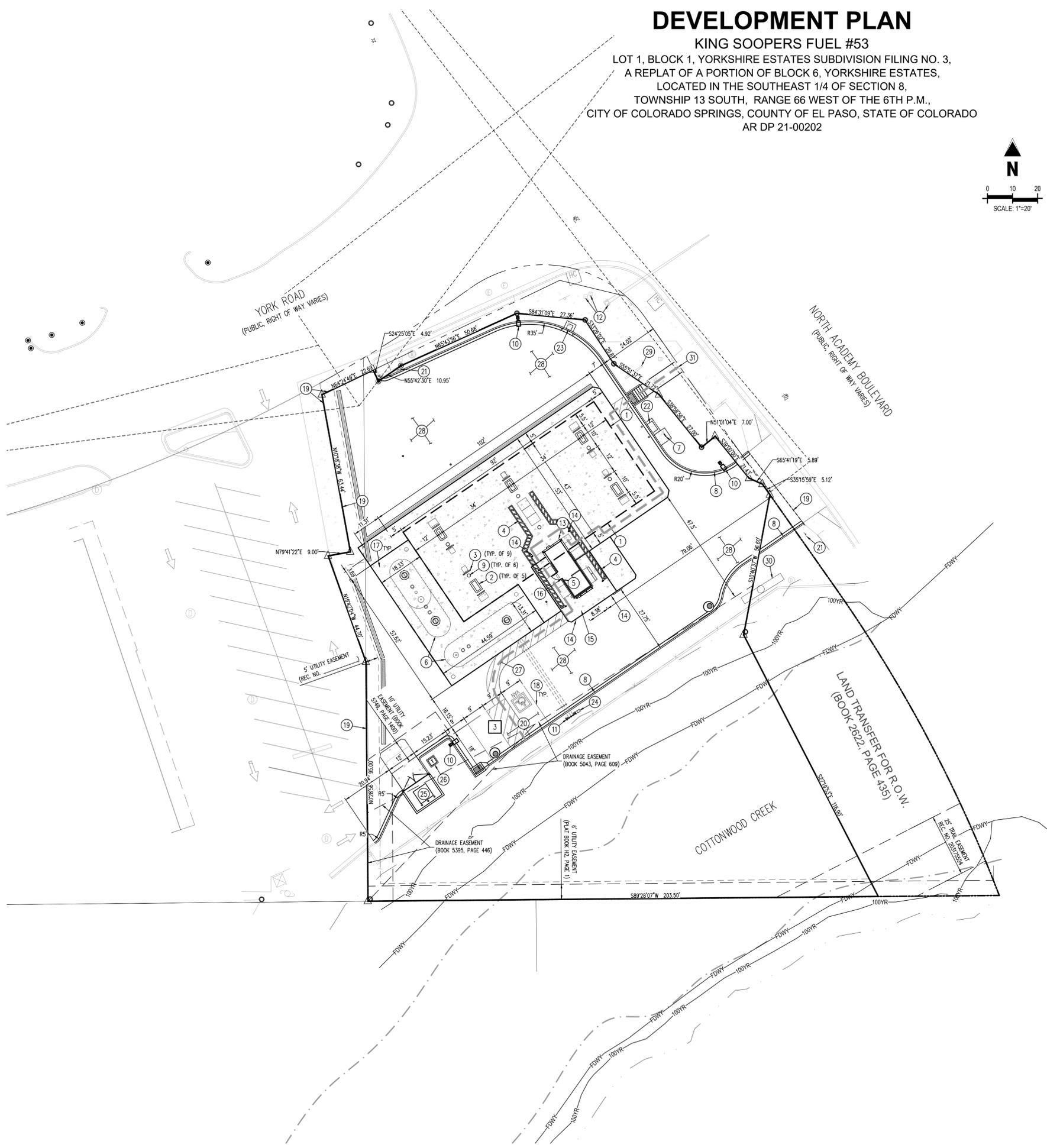


SCHEDULE

- 1 PROPOSED 43'-0" WIDE, 92'-0" LONG CANOPY (3,956 SF)
- 2 PROPOSED 3'-0" X 5'-0" ISLAND WITH MULTI-PRODUCT FUEL DISPENSER (TYP. 5)
- 3 PROPOSED INVERTED U-SHAPED BOLLARD (TYP. 10)
- 4 PROPOSED PEDESTRIAN WARNING STRIPING
- 5 PROPOSED 275 SF PRE-FABRICATED KIOSK WITH EMPLOYEE RESTROOM AND OFFSITE COMPUTER ROOM
- 6 PROPOSED 20,000 GALLON SINGLE COMPARTMENT UNDERGROUND DOUBLE WALL STORAGE TANK (REGULAR) AND 18,000 GALLON TWO COMPARTMENT UNDERGROUND DOUBLE WALL STORAGE TANK (8,000 GALLON PREMIUM AND 10,000 GALLON DIESEL)
- 7 PROPOSED INVERTED U-SHAPED 3-BICYCLE RACK (SEE DETAIL SHEET 4)
- 8 PROPOSED 6" CURB AND 12" GUTTER (SEE DETAIL SHEET 4)
- 9 PROPOSED CANOPY COLUMN (TYP. 6)
- 10 PROPOSED SITE LIGHT (SEE BASE DETAIL SHEET 4)
- 11 PROPOSED 2" BLACK STEEL VENT RISERS
- 12 EXISTING TRAFFIC SIGNAL AND ELECTRICAL GEAR TO REMAIN
- 13 PROPOSED EMERGENCY SHUT OFF SWITCH MOUNTED ON KIOSK
- 14 PROPOSED "SLOW PED X-ING" SIGN
- 15 PROPOSED EMERGENCY PHONE MOUNTED OUTSIDE OF KIOSK. EMERGENCY PHONE SERVICE TO BE ON OWN DEDICATED LINE
- 16 PROPOSED KNOX BOX PER FIRE AUTHORITY REQUIREMENTS
- 17 PROPOSED TANK OBSERVATION WELL (TYP. 5)
- 18 PROPOSED 4" WHITE PARKING STRIPING
- 19 PROPOSED SAWCUT LINE
- 20 PROPOSED ACCESSIBLE PARKING SPACES, STRIPING AND SIGNAGE (SEE DETAIL SHEET 4)
- 21 PROPOSED 30"x30" R1-1 STOP SIGN (SEE DETAIL SHEET 4)
- 22 PROPOSED PROPANE CAGE WITH BOLLARD PROTECTION
- 23 PROPOSED PUBLIC AIR STAND WITH BOLLARD PROTECTION
- 24 PROPOSED OVERFILL ALARM & ACKNOWLEDGEMENT SWITCH
- 25 PROPOSED TRASH ENCLOSURE
- 26 PROPOSED TRANSFORMER AND PAD W/BOLLARDS
- 27 PROPOSED ADA PATH OF TRAVEL WITH 4" WHITE STRIPES @ 2' O.C.
- 28 PROPOSED ASPHALT PAVING
- 29 EXISTING MONUMENT SIGN TO REMAIN. SIGN SHALL BE RESURFACED WITH KING SOOPERS BRANDING
- 30 EXISTING POLE SIGN TO REMAIN. SIGN SHALL BE RESURFACED WITH KING SOOPERS BRANDING
- 31 CONNECT TO EXISTING CONCRETE WITH EXPANSION JOINT (SEE DETAIL SHEET 4)

SITE LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING TO REMAIN
- - - EXISTING EASEMENT
- PROPOSED NEW
- - - PROPOSED SAWCUT LINE
- 1 PARKING COUNT
- PROPOSED SITE LIGHTING
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- ADA PATH OF TRAVEL
- PROPOSED CONCRETE
- FDWY FLOODWAY AS DEFINED BY FEMA FIRM MAP #08041C0516G, EFFECTIVE 12/07/2018
- 100YR 100 YEAR FLOODPLAIN FEMA AS DEFINED BY FEMA FIRM MAP #08041C0516G, EFFECTIVE 12/07/2018
- ZONE X AS DEFINED BY FEMA FIRM MAP #08041C0516G, EFFECTIVE 12/07/2018



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, "S 30098" FLUSH WITH THE SURFACE AND ON THE NORTH END OF THE LINE BY A FOUND NAIL & 1.0" BRASS DISC STAMPED, "S 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 2007", ELEVATION 6339.20 (NAVD 88)

NOTES

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

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.



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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	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

Project No: HSN00003
 Drawn By: NPK
 Checked By: JKG
 Date: JULY 2021



Land Use Review
 Approved

09/10/2021
 4:23:28 PM
 William.Gray

SITE PLAN

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,
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 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
 AR DP 21-00202

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 6794 N ACADEMY BLVD
 COLORADO SPRINGS, EL PASO COUNTY, CO.

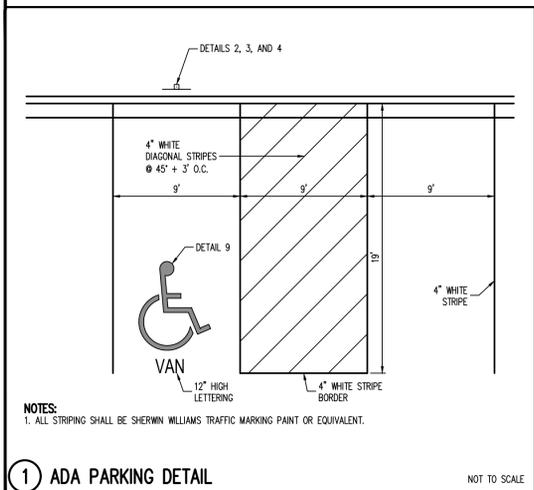
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D	7/28/21	4TH DP SUBMITTAL	JKG

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

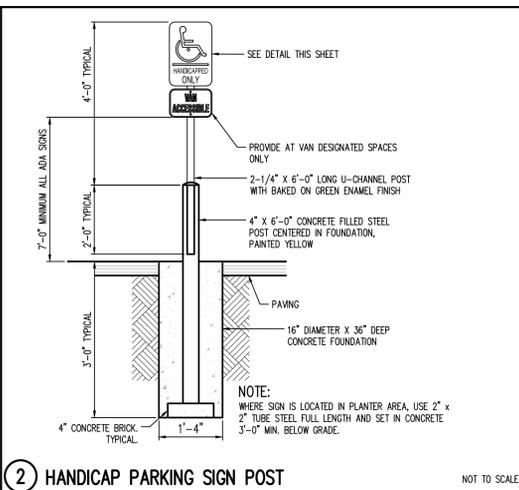
SITE DETAILS



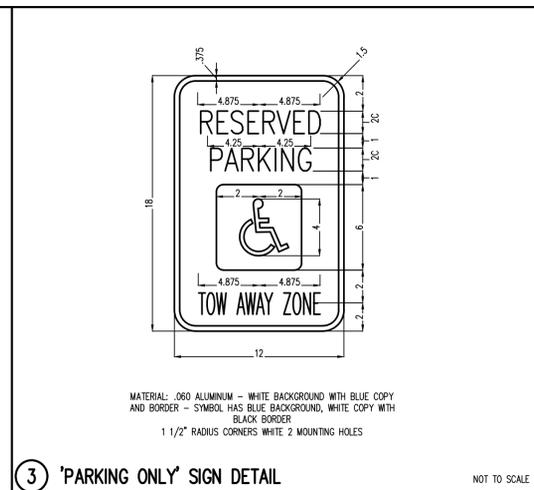
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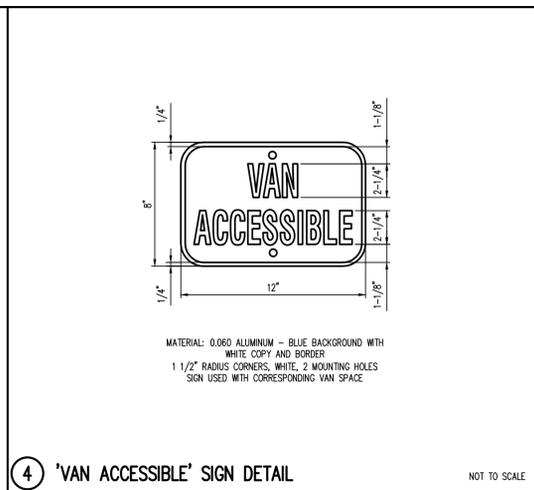
1 ADA PARKING DETAIL NOT TO SCALE



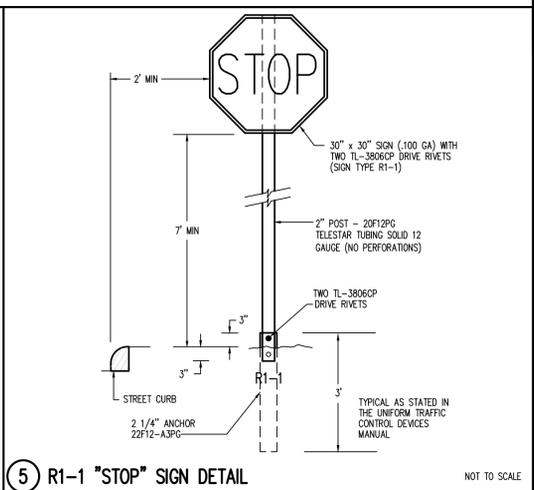
2 HANDICAP PARKING SIGN POST NOT TO SCALE



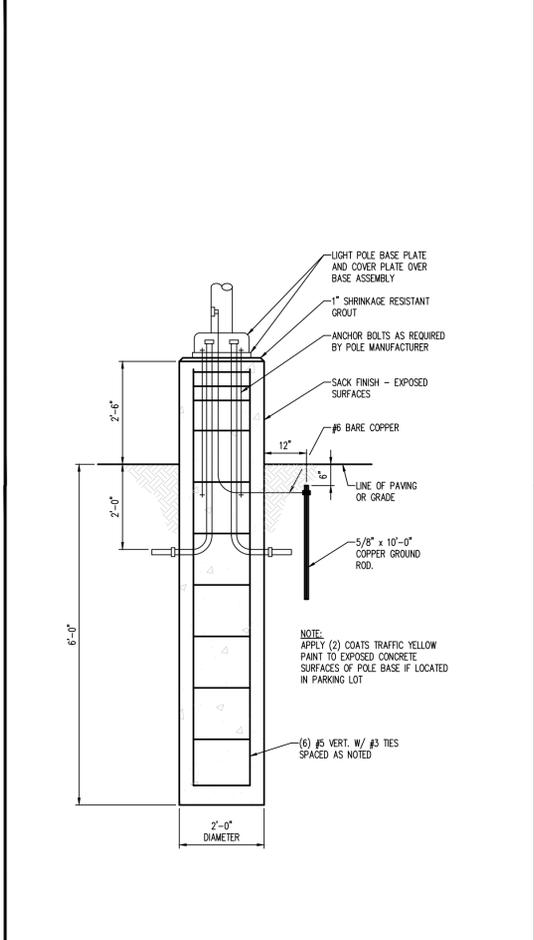
3 'PARKING ONLY' SIGN DETAIL NOT TO SCALE



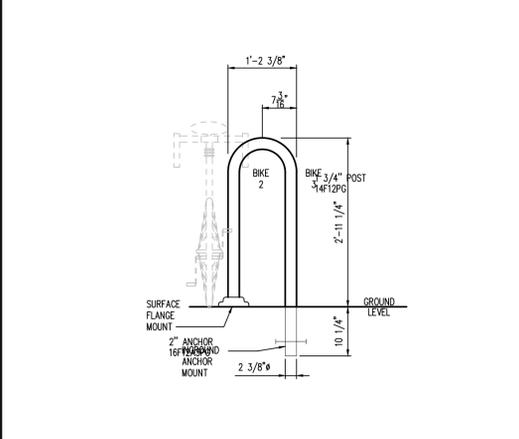
4 'VAN ACCESSIBLE' SIGN DETAIL NOT TO SCALE



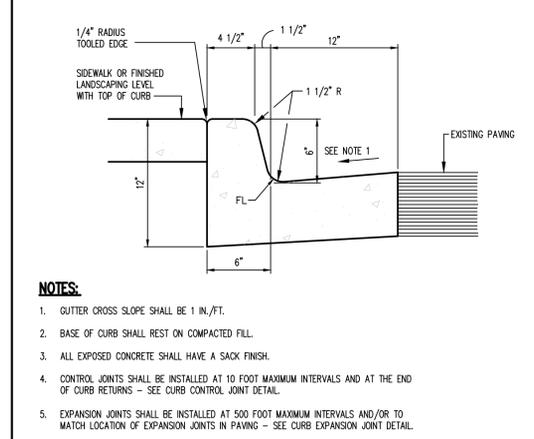
5 R1-1 "STOP" SIGN DETAIL NOT TO SCALE



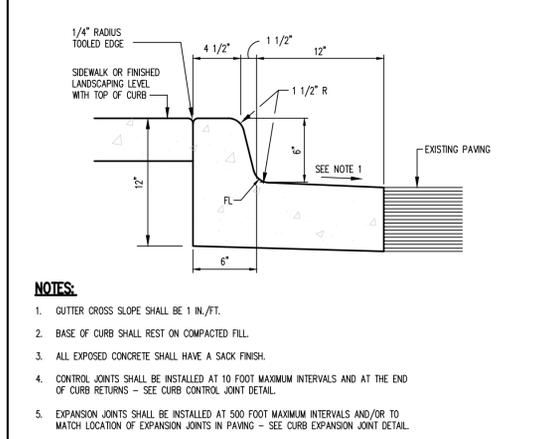
10 LIGHT POLE BASE SCALE: 1/2" = 1'-0"



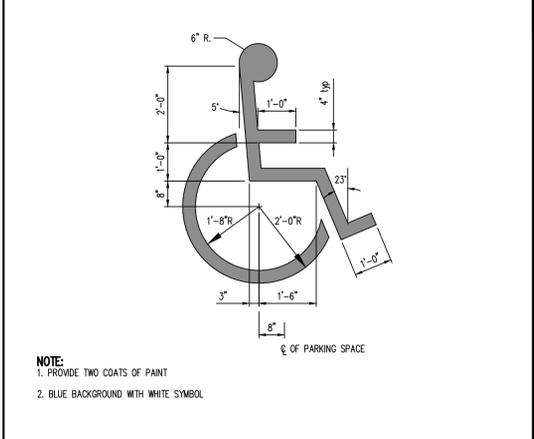
6 BICYCLE RACK DETAIL NOT TO SCALE



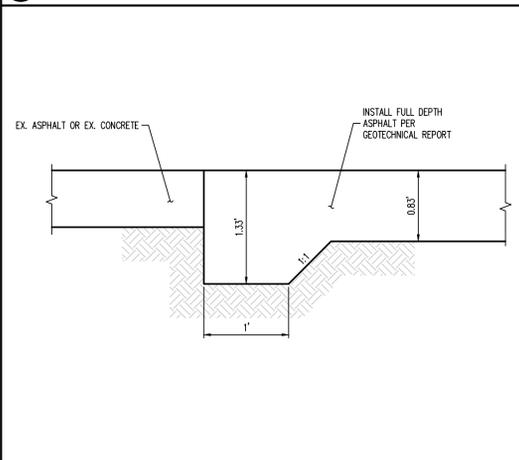
7 CATCH CURB AND 1' WIDE GUTTER NOT TO SCALE



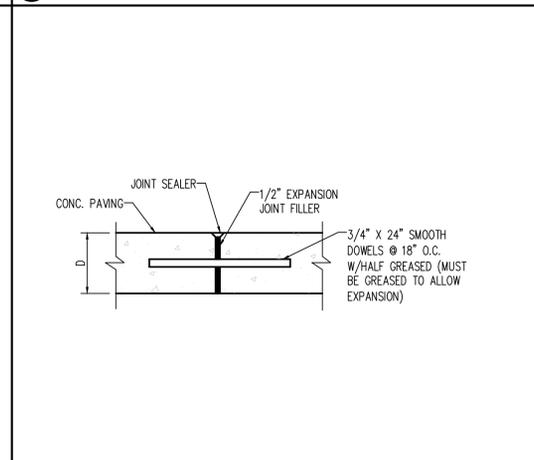
8 SPILL CURB AND 1' WIDE GUTTER NOT TO SCALE



9 PAINTED ADA PARKING SYMBOL NOT TO SCALE



11 THICKENED EDGE ABUTTING EX. PAVEMENT NOT TO SCALE



12 EXPANSION JOINT NOT TO SCALE

DEVELOPMENT PLAN

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 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
 AR DP 21-00202

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- EXISTING TO REMAIN
- PROPOSED NEW
- PROPOSED SAWCUT LINE
- PROPOSED SITE LIGHTING
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- CHANNEL
- STREAMSIDE INNER BUFFER
- STREAMSIDE OUTER BUFFER
- FDWY FLOODWAY AS DEFINED BY FEMA FIRM MAP #808410516G, EFFECTIVE 12/07/2018
- 100YR 100 YEAR FLOODPLAIN FEMA AS DEFINED BY FEMA FIRM MAP #808410516G, EFFECTIVE 12/07/2018
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EXISTING STREAMSIDE DEVELOPMENT PLAN



PROPOSED STREAMSIDE DEVELOPMENT PLAN

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.
2. SECTION 7.2.302.C.2.F OF THE CODE DEFINES AUTO SERVICE AS "(A) AN 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.
3. THE EXPANSION PROJECT DOES NOT INCLUDE ANY ADDITIONAL FILL MATERIAL WITHIN 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.

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 DF6532, A NOS VERTICAL CONTROL DISK SET IN THE SOUTHWEST WING WALL OF A BRIDGE, MARK "m 396 RESET 2001", ELEVATION 6339.20 (NAVD 88)

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

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%

Basin ID	Total Area (ac)	Streets, Drives, and Walks (ac)	Lawns (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	57.4%
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%

KING SOOPERS FUEL #53
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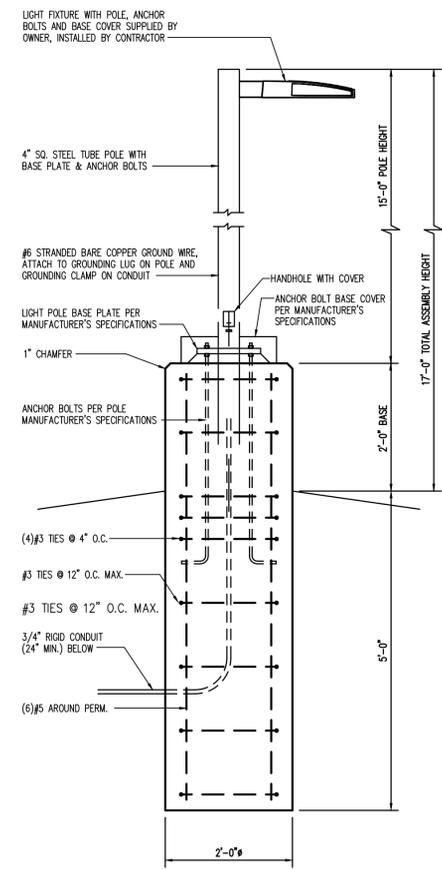
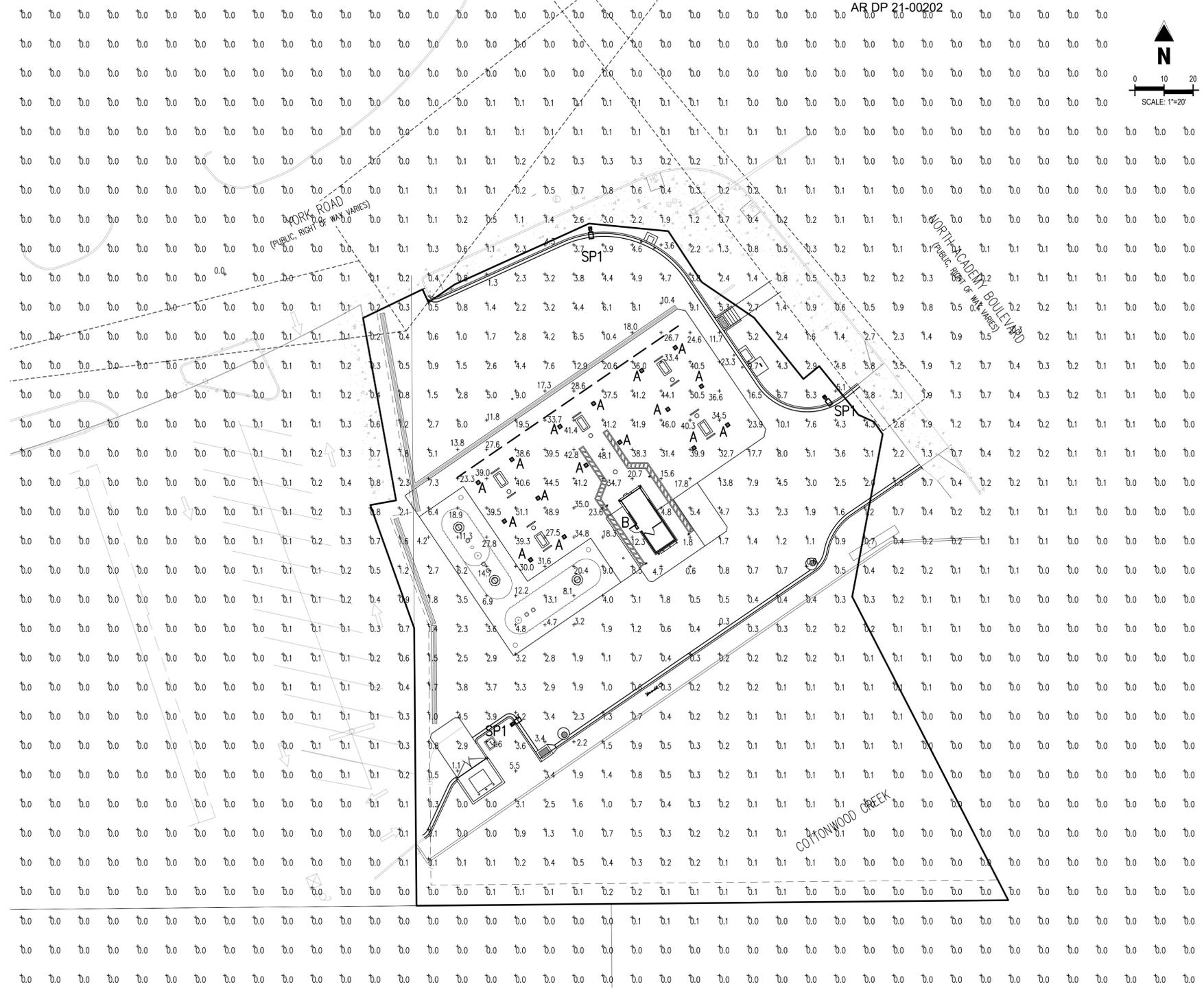
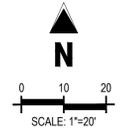
Project No: HSN00003
 Drawn By: NPK
 Checked By: JKG
 Date: JULY 2021



09/10/2021
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DEVELOPMENT PLAN

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 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
 AR DP 21-00202



1 AREA LIGHT DETAIL
 SCALE: 3/4\"/>

NOTES:
 AREA LIGHT FOUNDATION DESIGN IS BASED ON LATEST EDITIONS OF IBC, ASCE 7 AND ACI 318 IN ACCORDANCE WITH THE FOLLOWING ASSUMED MINIMUM CONDITIONS:
 • BASIC WIND SPEED: 120 MPH, EXPOSURE C
 • SOIL TYPE: CLAY
 • CONCRETE: 3000 PSI 28 DAY COMPRESSIVE STRENGTH, AIR ENTRAINMENT
 • REINFORCING: ASTM A615, GRADE 60
 LIGHT POLE, BASE PLATE AND ANCHOR BOLTS DESIGNED AND PROVIDED BY THE LIGHT MANUFACTURER, INSTALLED BY GENERAL CONTRACTOR.

SYMBOL	QTY	LABEL	LUMENS	LLF	MODEL NUMBER	DESCRIPTION
	16	A	15410	1.0	SCY-LED-15L-SC-50-WMT	LSI LIGHTING, SCOTTSDALE VERTEX SERIES, 15000 LUMENS, 5000K COLOR TEMPERATURE, LED CANOPY FIXTURE
	1	B	3874	1.0	IST-AF-600-LED-E1-SLJ-B8B-BZ	MCGRAW-EDISON, IMPACT ELITE LED WALL FIXTURE, FLAT LENS, FULL CUTOFF, 600mA DRIVER, TYPE III WITH SPILL CONTROL DISTRIBUTION, 4000K COLOR TEMPERATURE, BRONZE WITH BATTERY BACKUP
	3	SP1	13140	1.0	PRV-C25-D-UNV-14-BZ-14-SA-BZ	COOPER LIGHTING, PREVALE LED AREA LIGHT, FLAT LENS, FULL CUTOFF, C25 LIGHT ENGINE, TYPE IV DISTRIBUTION, 4000K COLOR TEMPERATURE, BRONZE

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.



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D	7/28/21	4TH DP SUBMITTAL	JKG

Project No: HSN000903
 Drawn By: NPK
 Checked By: JKG
 Date: JULY 2021

PHOTOMETRIC SITE PLAN

DEVELOPMENT PLAN

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 AR DP 21-00202

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

LANDSCAPE CALCULATIONS

AREAS OF REQUIRED LANDSCAPING	FORMULA	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED
LANDSCAPE SETBACKS - YORK DRIVE*	10' LANDSCAPE SETBACK 1 TREE PER 30 LF	77 LF/25 = 3 TREES*	1 TREE IS PROVIDED*
LANDSCAPE SETBACKS - N. ACADEMY BLVD**	25' LANDSCAPE SETBACK 1 TREE PER 20 LF	97 LF/20 = 5 TREES	4 TREES ARE PROVIDED*, ADDITIONAL SHRUBS ADDED
INTERIOR PLANTING REQUIREMENTS	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

*ALTERNATIVE COMPLIANCE REQUESTED
 SETBACKS- YORK DRIVE 10' REQUIRED/**2' PROVIDED
 SETBACKS- N. ACADEMY BLVD. 25' REQUIRED/**25' PROVIDED

LEGEND:



PLANTING LEGEND

QTY	LEGEND	ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE (V,L,L,M,H)	WATER USE	SUN/SHADE
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DECIDUOUS TREES

2	CRCR	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS COCKSPUR HAWTHORN	1.5" CAL. B&B	50'X20'	L	SUN
1	CECA	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL. B&B	20'X15'	M	SUN/PART SHADE
2	ACTA	ACER TATARICUM 'HOT WINGS'	HOT WINGS MAPLE	1.5" CAL. B&B	25'X20'	M	SUN/PART SHADE

DECIDUOUS SHRUBS

3	CACL	GARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	#5 CONT. 18-24"	3'X3'	VL	SUN
7	PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5 CONT. 18-24"	4'X4'	VL	SUN
4	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5 CONT. 18-24"	18"X6'	VL	SUN

EVERGREEN SHRUBS

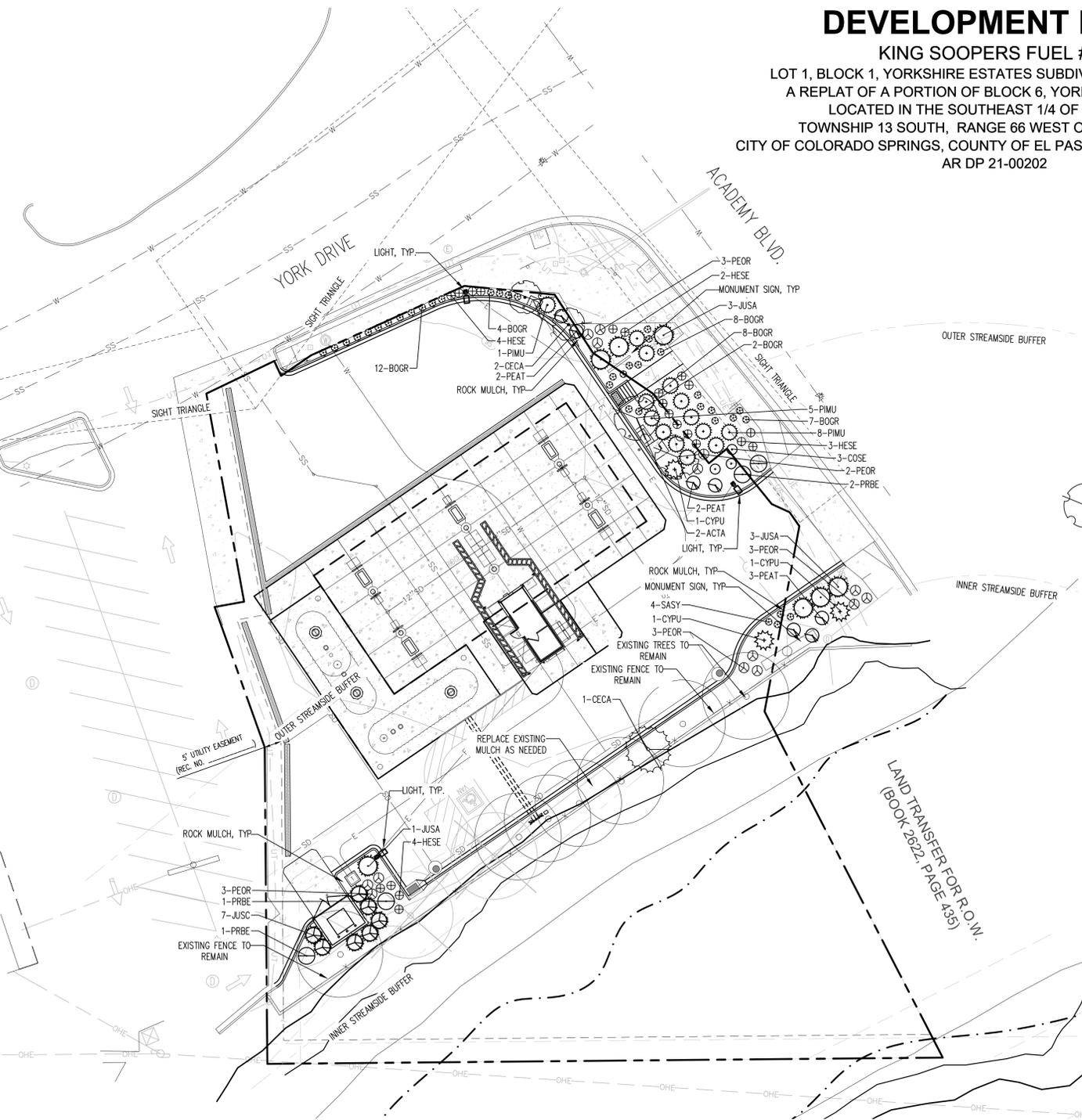
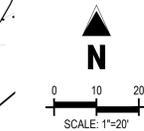
3	CYPU	CYTISUS PURGAN 'SPANISH GOLD'	SPANISH GOLD BROOM	#5 CONT. 18-24"	4'X6'	VL	SUN/PART SHADE
9	JUSA	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONT. 18-24"	12"X6'	VL	SUN/PART SHADE
7	JJSC	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	#5 CONT. 3" HEIGHT	10'X5'	VL	SUN
14	PIMU	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	#5 CONT. 18-24"	3'X4'	L	SUN

ORNAMENTAL GRASSES

21	HESE	HELICOTRICHON SEMPERVIRENS	BLUE AVENA	#1 CONT.	2.5'X2.5'	VL	SUN/PART SHADE
37	BOGR	BOUTELOUA GRACILLIS	BLUE GRAMA	#1 CONT.	20"X18"	VL	SUN
14	PEOR	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	#1 CONT.	3'X3'	M	SUN/PART SHADE

MULCH

3,682 SF	ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL. SEE PLANTING NOTES & DETAILS.	MULCH		N/A	
	WOOD MULCH RINGS AS NEEDED	DARK BROWN SHREDDED HARDWOOD MULCH	MULCH		N/A	



STREAM BUFFER REQUIREMENTS

STREAM TYPE	SETBACK CLASSIFICATION	WIDTH REQ/PROV	LINEAR FOOTAGE	TREE/FEET REQUIRED	No. OF TREES REQ/PROV	No. OF EXIST. TREES	No. TOTAL TREES PROVIDED	SHRUB SUBS REQ/PROV	ORNAMENTAL GRASS/PERENNIALS SUBS REQ/PROV	SETBACK PLANT ABBREVIATION ON PLAN	% GROUND PLANE VEG REQ/PROV
TYPE 3	OUTER BUFFER ZONE	80'	217 LF	1 TREE/30 LF	7/8	7	1	N/A	N/A	N/A	N/A

IRRIGATION CONCEPT

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

LANDSCAPE GUARANTEE AND MAINTENANCE

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

UTILITY NOTES

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

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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	Issue / Description	Init.
A	3/28/21	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

Project No:	HSN00003
Drawn By:	EFB
Checked By:	TDN
Date:	JULY 2021

FINAL LANDSCAPE PLAN



09/10/2021
 4:24:35 PM
 William.Gray

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

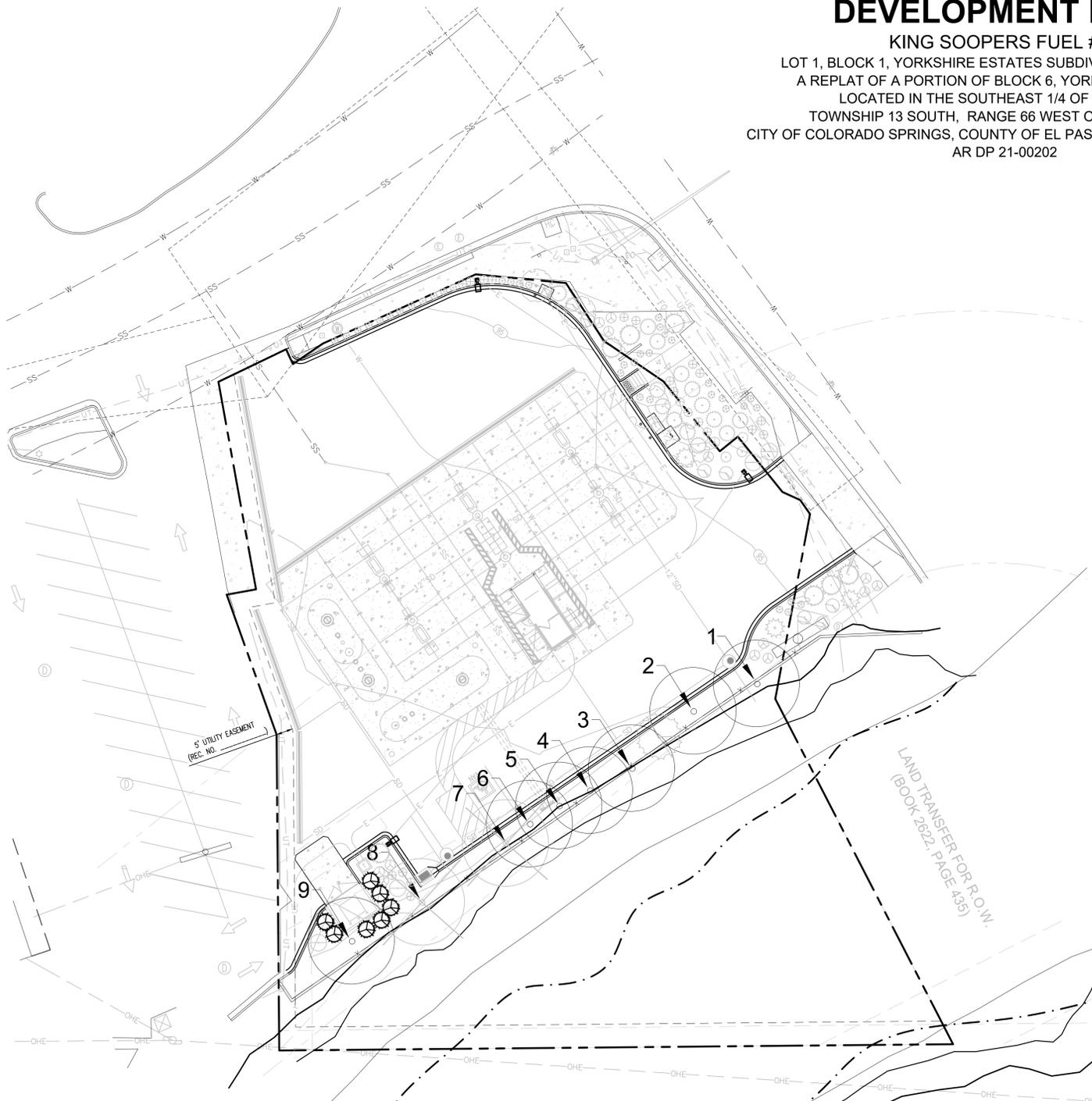
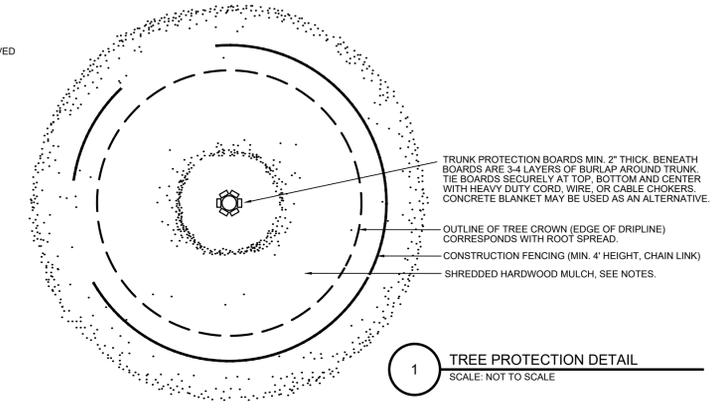
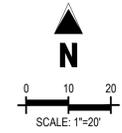
CAUTION
 UTILITIES EXIST WITHIN CONSTRUCTION
 LIMITS. CONTRACTOR IS RESPONSIBLE
 FOR IDENTIFYING THEIR LOCATION
 PRIOR TO CONSTRUCTION.

TREE PROTECTION NOTES:

- USE CITY OF COLORADO SPRINGS TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
- "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOTION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE CONSTRUCTION ZONE THAT ARE TO BE SAVED. THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN THE EDGE OF THE TREE'S PROTECTED ZONE, GENERALLY DEFINED AS THE AREA BEGINNING FIVE FEET OUTSIDE OF THE TREE'S DRIPLINE AND EXTENDING TOWARDS THE TREE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE). THE FENCING SHALL BE OF A MATERIAL AND HEIGHT ACCEPTABLE TO THE LANDSCAPE ARCHITECT. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "PROTECTED ZONE" NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE PROTECTED ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
- 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.
- 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:
 - EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN AREA AS POSSIBLE.
 - 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.
 - WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND DIGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.
 - 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.
- 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.
- 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:
 - REMOVE ALL DEAD WOOD.
 - 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.
 - FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSHED CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE.
 - ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE OF EACH TREE SPECIES.
 - 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.
 - 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.
- LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES:
 - NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10' FROM THE TRUNK.
 - 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



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

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Land Use Review
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