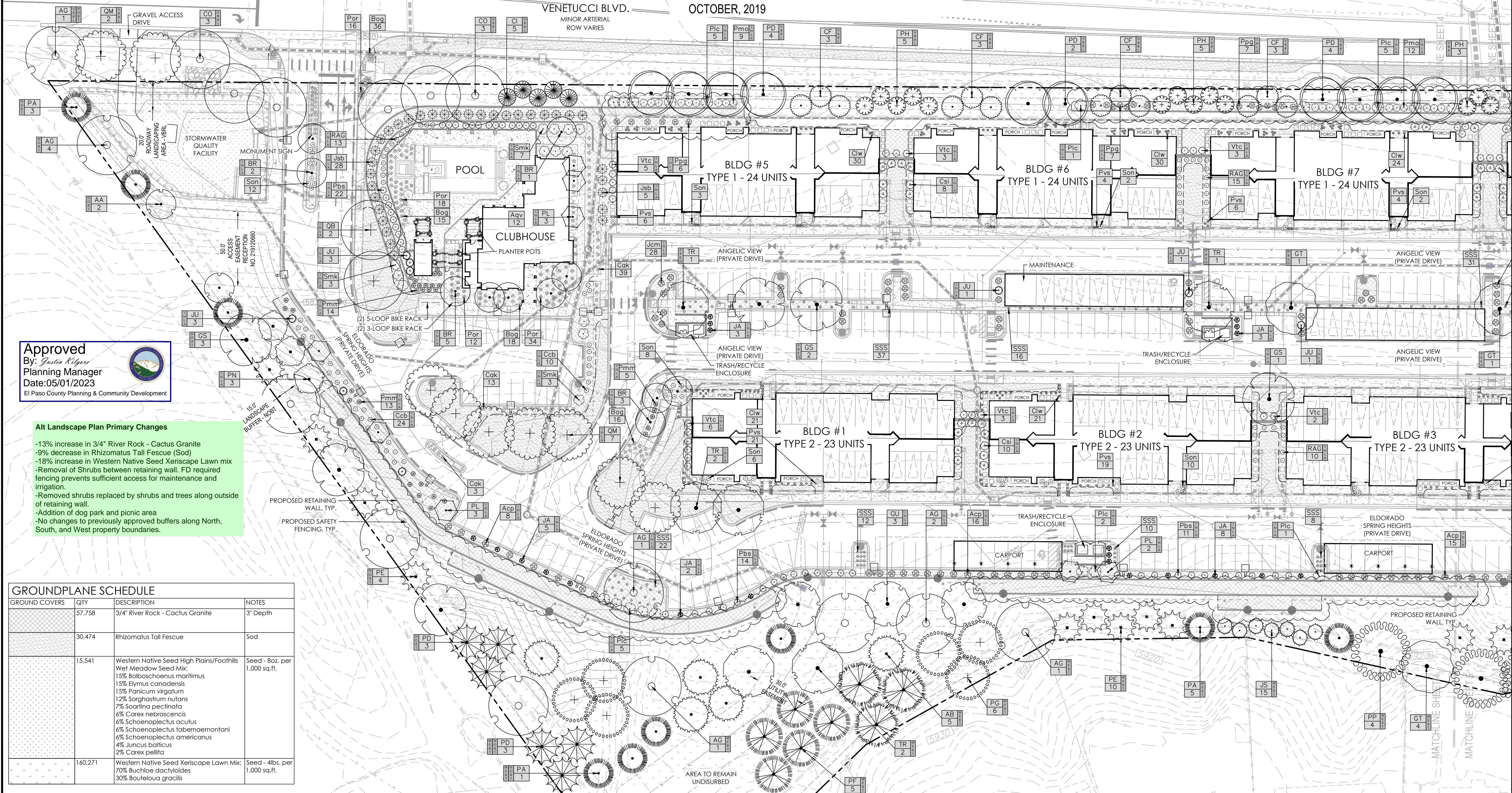


INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN Fil. No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN

VENETUCCI BLVD. OCTOBER, 2019
MINOR ARTERIAL
ROW VARIES



Approved
By: *Justin Kilgore*
Planning Manager
Date: 05/01/2023
El Paso County Planning & Community Development

- Alt Landscape Plan Primary Changes**
- 13% increase in 3/4" River Rock - Cactus Granite
 - 9% decrease in Rhizomatus Tall Fescue (Sod)
 - 18% increase in Western Native Seed Xeriscape Lawn mix
 - Removal of Shrubs between retaining wall. FD required fencing prevents sufficient access for maintenance and irrigation.
 - Removed shrubs replaced by shrubs and trees along outside of retaining wall.
 - Addition of dog park and picnic area
 - No changes to previously approved buffers along North, South, and West property boundaries.

GROUND COVERS	QTY	DESCRIPTION	NOTES
[Pattern]	57,758	3/4" River Rock - Cactus Granite	3" Depth
[Pattern]	30,474	Rhizomatus Tall Fescue	Sod
[Pattern]	15,541	Western Native Seed High Plains/Foothills Wef Meadow Seed Mix: 15% Boboschoenus maritimus 15% Elymus canadensis 15% Panicum virgatum 12% Sorghastrum nutans 7% Sorghina pectinola 6% Carex retrorsicensis 6% Schoenoplectus acutus 6% Schoenoplectus tabernaemontani 6% Schoenoplectus americanus 4% Juncus balticus 2% Carex pellita	Seed - 8oz. per 1,000 sq.ft.
[Pattern]	160,271	Western Native Seed Xeriscape Lawn Mix: 70% Buchloe dactyloides 30% Bouteloua gracilis	Seed - 4lbs. per 1,000 sq.ft.

Landscape Architect: KTLA
Landscape Plan Amended by KTLA

Planner/ Landscape Architect: ALTITUDE LAND CONSULTANTS
Previously Approved Landscape Plan
Prepared by Altitude Land Consultants

Architect: WAY ARCHITECTS, P.C.
318 North Tejon
Colorado Springs, Colorado 80903
(719)473-8400 FAX (719)473-0400
www.waygroup.com

Civil Engineer: WESTWORKS ENGINEERING
1623 W. COLORADO COLORADO SPRINGS, CO 80904 (719) 685-1670

ELDORADO SPRINGS
ADMINISTRATIVE SITE DEVELOPMENT PLAN
SOUTH VENETUCCI BOULEVARD
EL PASO COUNTY, STATE OF COLORADO

LANDSCAPE PLAN
SDP4
SHEET 4 OF 16

NOT FOR CONSTRUCTION

ORIGINAL SUBMITTAL DATE: 10.31.2019
DRAWN BY: RLB (ALC)
CHECKED BY: JWO (ALC)

REVISIONS:
NO. DATE BY
#1 02.21.2020 AKT (ALC)
#2 04.30.2020 AKT (ALC)
#3 08.18.2020 AKT (ALC)
#4 03.27.2023 KAT (KTLA)

LEGEND:
--- 6" STEEL ROLLED-TOP EDGING
--- 6" IRON FENCE

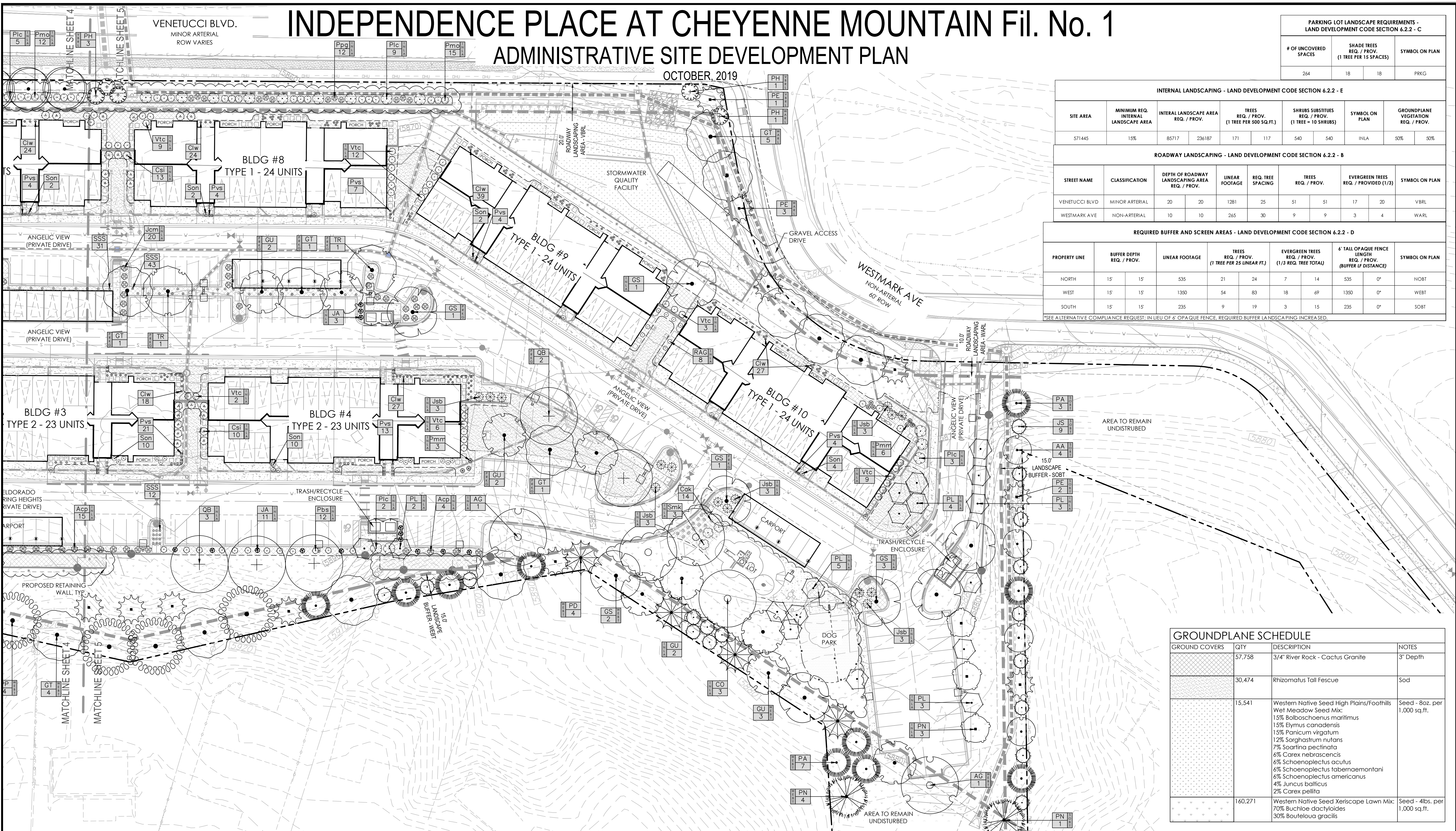
BY: AKT (ALC)
AKT (ALC)
KAT (KTLA)

(IN FEET)
1 inch = 30 ft.

INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN Fil. No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN

OCTOBER, 2019



PARKING LOT LANDSCAPE REQUIREMENTS - LAND DEVELOPMENT CODE SECTION 6.2.2 - C			
# OF UNCOVERED SPACES	SHADE TREES REQ. / PROV. (1 TREE PER 15 SPACES)	SYMBOL ON PLAN	
264	18	18	PRKG

INTERNAL LANDSCAPING - LAND DEVELOPMENT CODE SECTION 6.2.2 - E							
SITE AREA	MINIMUM REQ. INTERNAL LANDSCAPE AREA	INTERNAL LANDSCAPE AREA REQ. / PROV.	TREES REQ. / PROV. (1 TREE PER 500 SQ.FT.)	SHRUBS SUBSTITUTES REQ. / PROV. (1 TREE = 10 SHRUBS)	SYMBOL ON PLAN	GROUNDPLANE VEGETATION REQ. / PROV.	
571445	15%	85717	236187	171	117	540	540
						INLA	50%

ROADWAY LANDSCAPING - LAND DEVELOPMENT CODE SECTION 6.2.2 - B										
STREET NAME	CLASSIFICATION	DEPTH OF ROADWAY LANDSCAPING AREA REQ. / PROV.	LINEAR FOOTAGE	REQ. TREE SPACING	TREES REQ. / PROV.	EVERGREEN TREES REQ. / PROVIDED (1/3)	SYMBOL ON PLAN			
VENETUCCI BLVD	MINOR ARTERIAL	20	20	1281	25	51	51	17	20	VBRL
WESTMARK AVE	NON-ARTERIAL	10	10	265	30	9	9	3	4	WARL

REQUIRED BUFFER AND SCREEN AREAS - LAND DEVELOPMENT CODE SECTION 6.2.2 - D										
PROPERTY LINE	BUFFER DEPTH REQ. / PROV.	LINEAR FOOTAGE	TREES REQ. / PROV. (1 TREE PER 25 LINEAR FT.)	EVERGREEN TREES REQ. / PROV. (1/3 REQ. TREE TOTAL)	6' TALL OPAQUE FENCE LENGTH REQ. / PROV. (BUFFER LF DISTANCE)	SYMBOL ON PLAN				
NORTH	15'	15'	535	21	24	7	14	535	0'	NOBT
WEST	15'	15'	1350	54	83	18	69	1350	0'	WEBT
SOUTH	15'	15'	235	9	19	3	15	235	0'	SOBT

*SEE ALTERNATIVE COMPLIANCE REQUEST: IN LIEU OF 6' OPAQUE FENCE, REQUIRED BUFFER LANDSCAPING INCREASED.

GROUNDPLANE SCHEDULE			
GROUND COVERS	QTY	DESCRIPTION	NOTES
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[Pattern]	160,271	Western Native Seed Xeriscape Lawn Mix: 70% Buchloe dactyloides 30% Bouteloua gracilis	Seed - 4lbs. per 1,000 sq.ft.

Landscape Architect: KTLA
 Planner/ Landscape Architect: ALTITUDE LAND CONSULTANTS
 Architect: WAY ARCHITECTS, P.C.
 Civil Engineer: WESTWORKS ENGINEERING

KTLA LANDSCAPE ARCHITECTURE
 KT Landscape Architecture
 katie@ktlandscapearch.com
 719-494-7596

ALTITUDE LAND CONSULTANTS
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 2727 N. CASCADE AVE., SUITE #160
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ELDORADO SPRINGS
 ADMINISTRATIVE SITE DEVELOPMENT PLAN
 SOUTH VENETUCCI BOULEVARD
 EL PASO COUNTY, STATE OF COLORADO

LANDSCAPE PLAN
SDP5
 SHEET 5 OF 16

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LEGEND:
 - - - - - 6" STEEL ROLLED-TOP EDGING
 - - - - - 6' IRON FENCE

BY: AKT (ALC)
 AKT (ALC)
 KAT (KTLA)

(IN FEET)
 1 inch = 30 ft

INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN Fil. No. 1

ADMINISTRATIVE SITE DEVELOPMENT PLAN

OCTOBER, 2019

DECIDUOUS TREE SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE
	AG	12	Aesculus glabra / Ohio Buckeye	1.5' Cal.	40' X 40'H
	CO	9	Celtis occidentalis / Common Hackberry	1.5' Cal.	40' X 60'H
	GT	13	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	1.5' Cal.	35' X 45'H
	GS	14	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	1.5' Cal.	35' X 45'H
	GU	12	Gleditsia triacanthos inermis 'Sunburst' / Sunburst Common Honeylocust	1.5' Cal.	30' X 40'H
	PD	10	Populus deltoides x Populus nigra / Superior Hybrid Poplar	1.5' Cal.	30' X 50' H
	QB	7	Quercus bicolor / Swamp White Oak	1.5' Cal.	40' X 60'H
	QM	9	Quercus muehlenbergii / Chinkapin Oak	1.5' Cal.	35' X 50'H
	TR	8	Tilia americana 'Redmond' / Redmond American Linden	1.5' Cal.	35' X 50'H

EVERGREEN TREE SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE
	AB	5	Abies balsamea / Balsam Fir	6' Ht.	25' X 65'H
	CI	5	Cupressus arizonica glauca 'Blue Ice' / Blue Ice Cypress	6' Ht.	12' X 25' H
	JU	9	Juniperus chinensis 'Spearmint' / Spearmint Juniper	6' Ht.	6' X 15'H
	JS	24	Juniperus scopulorum / Rocky Mountain Juniper	6' Ht.	12' X 30'H
	JA	35	Juniperus Scopulorum 'Blue Arrow' / Blue Arrow Juniper	6' Ht.	4' X 15'H
	PG	6	Picea pungens / Colorado Blue Spruce	6' Ht.	30' X 60'H
	PF	5	Picea pungens 'Fat Albert' / Fat Albert Blue Spruce	6' Ht.	25' X 40'
	PH	15	Picea pungens 'Hoopsii' / Hoops Colorado Blue Spruce	6' Ht.	12' x 25' H
	PA	19	Pinus aristata / Bristlecone Pine	6' Ht.	20' X 40'H
	PE	20	Pinus edulis / Pinon Pine	6' Ht.	20' X 30'H
	PN	5	Pinus nigra / Austrian Black Pine	6' Ht.	30' X 60'H
	PP	4	Pinus ponderosa / Ponderosa Pine	6' Ht.	40' X 80'H
	PD	10	Pseudotsuga menziesii / Douglas Fir	6' Ht.	25' X 80'H

ORNAMENTAL TREE SCHEDULE

ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE
	AA	6	Acer ginnala / Amur Maple	1' Cal.	20' X 20'H
	BR	11	Betula platyphylla 'Whitespire' / Asian White Birch	1' Cal.	20' X 40'H
	CF	12	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam	1' Cal.	15' X 40'H
	PL	25	Populus nigra 'Italica' / Lombardy Poplar	1' Cal.	15' X 45'H
	PN	6	Prunus cerasifera 'Newport' / Newport Flowering Plum	1' Cal.	20' X 20'H

ORNAMENTAL GRASS SCHEDULE

VINES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE
	Aqv	12	Akebia quinata / Chocolate Flower	#1	Varies
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE
	Bog	85	Bouteloua gracilis / Blue Grama	#1	24" X 24"H
	Cak	69	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	#1	24" X 60"H
	Clw	261	Chasmanthium latifolium / Wood Oats	#1	18" X 36"H
	Pvs	113	Panicum virgatum 'Shenandoah' / Switch Grass	#1	18" X 48"H
	Por	80	Pennisetum orientale / Oriental Fountain Grass	#1	24" X 36"H
	Sss	191	Schizachyrium scoparium 'Standing Ovation' / Little Bluestem Grass	#1	18" X 48"H
	Son	71	Sorghastrum nutans 'Thin Man' / Thin Man Indian Grass	#1	36" X 72"H

SHRUB SCHEDULE

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	MATURE SIZE
	Acp	43	Arctostaphylos x coloradensis 'Panchito' / Panchito Manzanita	#5	5' X 2' H
	Ccb	34	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Bluebeard	#5	3' X 3' H
	Csi	41	Cornus stolonifera 'Isanti' / Isanti Dogwood	#5	7' X 5'H
	Jcm	48	Juniperus communis 'Mondap' / Alpine Carpet Common Juniper	#5	4' X 18'H
	Jsb	48	Juniperus sabinna 'Buffalo' / Buffalo Juniper	#5	8' X 18'H
	Pmo	36	Philadelphus lewisii 'Cheyenne' / Cheyenne Mock Orange	#5	4' X 6' H
	Ppg	32	Picea pungens 'Globosa' / Dwarf Globe Blue Spruce	#5	4' X 4' H
	Pmm	41	Pinus mugo 'Mops' / Mops Mugo Pine	#5	3' X 3' H
	Pbs	59	Prunus besseyi 'Pawnee Buttes' / Pawnee Buttes Sand Cherry	#5	4' X 18"H
	Plc	33	Prunus x cistena / Purple Leaf Sand Cherry	#5	8' X 8'H
	Rag	46	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	#5	3' X 3' H
	Smk	16	Syringa pubescens 'Miss Kim' / Miss Kim Korean Lilac	#5	7' X 9'H
	Vtc	63	Viburnum trilobum 'Compactum' / Compact American Cranberry Viburnum	#5	5' X 5'H

GROUNDPLANE SCHEDULE

GROUND COVERS	QTY	DESCRIPTION	NOTES
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	160,271	Western Native Seed Xeriscape Lawn Mix: 70% Buchloe dactyloides 30% Bouteloua gracilis	Seed - 4lbs. per 1,000 sq.ft.

Landscape Notes:

- General Notes:
- Contractor shall provide all labor, materials, tools and service necessary to furnish and install all work specified and as shown on these plans.
 - Existing tree stumps on site shall be grinded and removed unless otherwise noted. When existing trees are to be removed from the site, tree stumps shall be grinded and removed.
 - Contractor shall verify final boundaries for the tree protection zone (TPZ) with Forestry staff prior to commencement of construction/demolition activities.
 - Landscape plan is intended for county Administrative Site Development Plans purposes only and not intended for construction.

Trees, Shrubs, Perennials and Ornamental Grasses:

- Cultivate the subsoil on all planting beds, sod and seed areas per the landscape detail provided.
- The tilling of planting beds and placement of backfill is to occur just prior to planting; thereafter, protection from compaction and construction traffic shall be provided.
- All plant materials shall have backfill carefully placed around the base and sides of ball to two-thirds (2/3) depth of the ball, then thoroughly soak with water to allow settlement. All wire, burlap fasteners and loose burlap around base of trunk shall be removed at this time. Remainder of the pit shall then be backfilled, allowing for depth of mulch, saucer and settlement of backfill. Backfill shall then be thoroughly watered again.
- All shrubs and trees shall be planted a minimum of 12" inside of all edging and away from walls and other permanent structures.
- All plant locations are approximate; adjust locations prior to installing plant material as necessary to avoid conflicts with unforeseen elements missing from the landscape drawing or elements added during construction.
- Quantities of materials shown on the planting plan take precedence over quantities shown on the Plant Schedule. Landscape Contractor shall be responsible for verifying all quantities on the planting plan. Report any discrepancies in the planting plan immediately to the Owner's Representative.
- Plants are to be sized as shown per species on the Plant Schedule.
- For conditions where trees are located within 8' of pavement or utilities, use century root barrier, or equal substitute, along the perimeter of the pavement or utility.

Weed Barrier, Edging, and Ground Plane Treatment:

- An evenly placed layer of gravel mulch, cobble mulch, or breeze shall be placed on all areas designated to receive the specified mulch. Minimum depths shall be achieved in accordance to the schedule by the type of mulch. Weed barrier fabric shall be completely covered and pinned.
- Weed barrier shall be a woven, porous mat as manufactured by American Excelsior Polyspun XL, Dupont Tyvar Style 3341 or Mirafi "Miracape". The weed barrier shall be installed per manufacturer's recommendations.
- 6" Height by 3/16" width rolled-top steel edging shall be used to separate all planting beds from turfgrass. All edging shall be installed flush with grade. Avoid broken back curves and long tangents between curves. Obtain Owner's Representative approval prior to installation.

Maintenance and Warranty:

- The Contractor shall provide all water, watering devices and labor needed to irrigate plant materials until provisional acceptance of the project. The Contractor shall supply enough water to maintain the plant's healthy condition.
- Contractor to remove tree stakes, tree wrap, and all dead wood on trees and shrubs one year after the commencement of the planting installation.
- At the completion of planting operations, all plants shall be inspected by the owner and owner's representative. Contractor shall replace immediately any plants not in healthy and vigorous condition at that time at no expense to the owner. Any plants not in healthy condition during the One-Year Warranty Period shall be replaced as per the original specifications, free of charge to the Owner.
- Remove all rubbish, equipment and material and leave the area in a neat, clean condition each day. Maintain paved areas utilized for hauling equipment and materials by other trades in a clean and unobstructed conditions at all times.
- Contractor to apply fertilizer in Spring and again in Late September. Water thoroughly after application of fertilizers. All seeded and sodded areas to have recommended fertilizer applications: Added 2-3 weeks after seeding emergence; once in Mid- to late-June; In early- to mid-August; and once in Late September. Seeded and Sodded areas are also to receive 0.5 lbs of elemental sulfur (or equivalent material) per 1,000 sq. ft. applied in late September. Water thoroughly after application of fertilizers.

Implementation and Coordination of Landscape Plan:

- The shown utility locations are approximate. Contractor shall locate all utilities before work. Locate exact utility locations by contacting "CALL BEFORE YOU DIG" at (800) 922-1987. The Contractor is responsible for the repair of any damage caused to utilities.
- Contractor shall send soil samples (two of each from different parts of the site) for all areas of turfgrass (each type, i.e. Bluegrass, Buffalograss, Blue Grama, Low Grow, etc.), low water use planting beds, and medium/high water use planting beds to the Colorado State University Soil Testing Lab (Application found at www.soiltestinglab.colostate.edu) for input on soil amendments and fertilizers. Till and amend soils at a depth of 4" deep per CSU recommendations.
- Contractor is responsible for maintaining existing erosion control measures as per El Paso's County specifications during the duration of work on-site.
- All existing top soil is to be stripped and stockpiled for use in the proposed landscape. All stockpiled soil must be clear of weeds, rocks, and debris before reapplication. All bermed planting beds to be clear of weeds, rocks, and debris before re-application. All bermed planting beds to be created with imported topsoil. See Civil Engineering drawings for location of the stockpile.
- Contractor shall provide 4" of topsoil at all sod and planting areas. Grade shall be adjusted for sod thickness. Landscape Contractor shall perform all finish grading.
- The Finish Grades, See Civil Engineering Construction Drawings, shall provide positive drainage away from Walls and Buildings. All landscape areas shall have a minimum of 2% slope. For Proposed Site Grading, See Grading Plan.

Turfgrass:

- Contractor is to provide verification that all sod is of the species shown on this plan. No substitutions will be allowed. Sod to be laid with tight staggered edges and be rolled after installation.
- Fine grade sod and seed areas to eliminate irregularities on the surface. Roll or perform additional fine grading.
- Roll sod after installation to insure roots are in contact with the soil surface. Immediately begin watering of sodded areas.

Irrigation

- All landscape areas shall be irrigated with an underground automatic irrigation system.
- Trees and shrubs shall be irrigated by a separate zone from sod/grass areas.
- All trees within Native Grass Areas will be irrigated on a separate Drip Emitter zone.
- All tree and shrubs shall be irrigated with the appropriate drip emitter size specified within the schedule.
- The Irrigation system shall have a rain sensor shutoff installed.
- Final layout design of irrigation system and equipment specifications shall be determined by contractor.

Landscape Architect:
Landscape Plan Amended by KTLA



Planner/ Landscape Architect:
Previously Approved Landscape Plan
Prepared by Altitude Land Consultants



Architect:



Civil Engineer:



ELDORADO SPRINGS
ADMINISTRATIVE SITE DEVELOPMENT PLAN
SOUTH VENETUCCI BOULEVARD
EL PASO COUNTY, STATE OF COLORADO

LANDSCAPE SCHEDULES & NOTES
SDP6
SHEET 6 OF 16

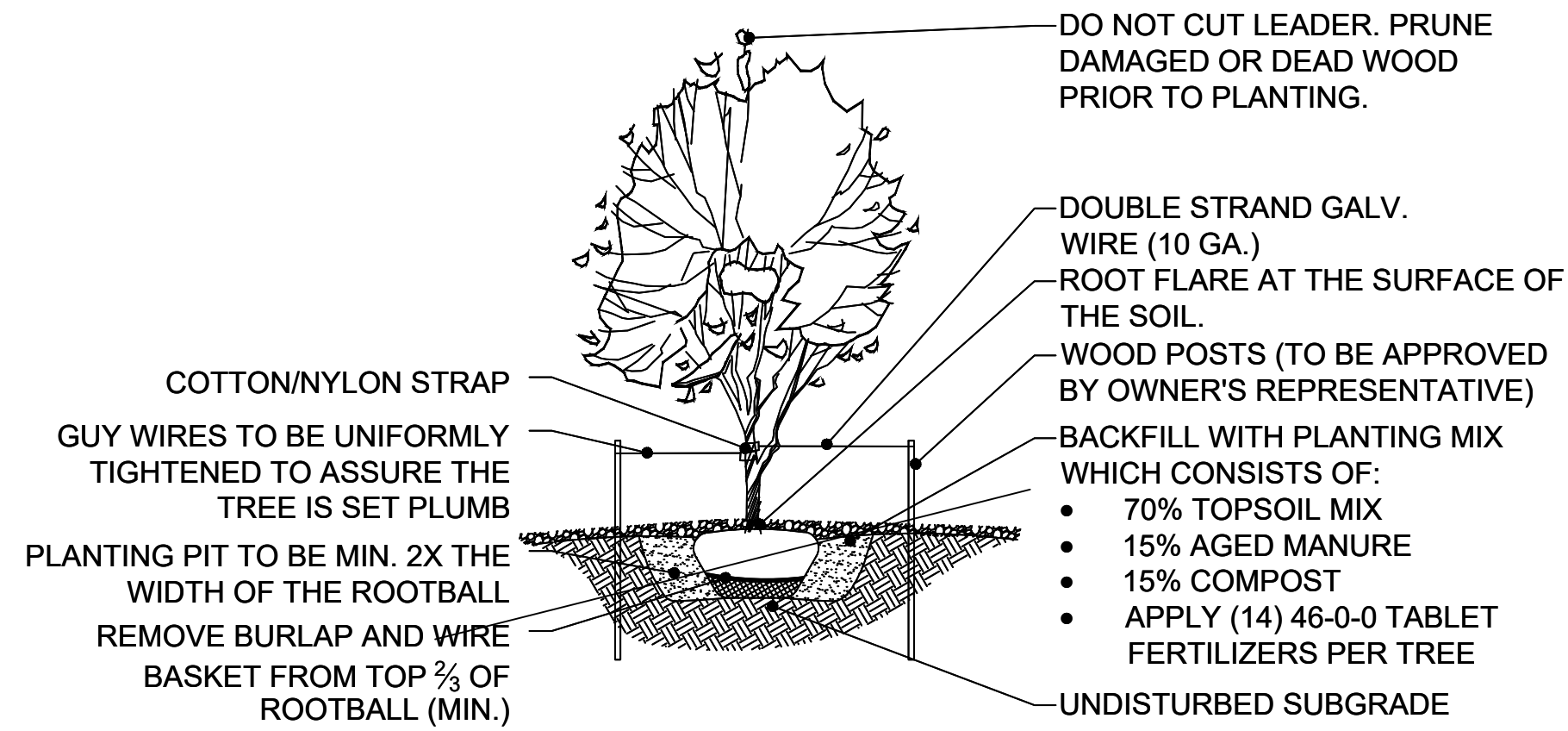
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INDEPENDENCE PLACE AT CHEYENNE MOUNTAIN Fil. No. 1

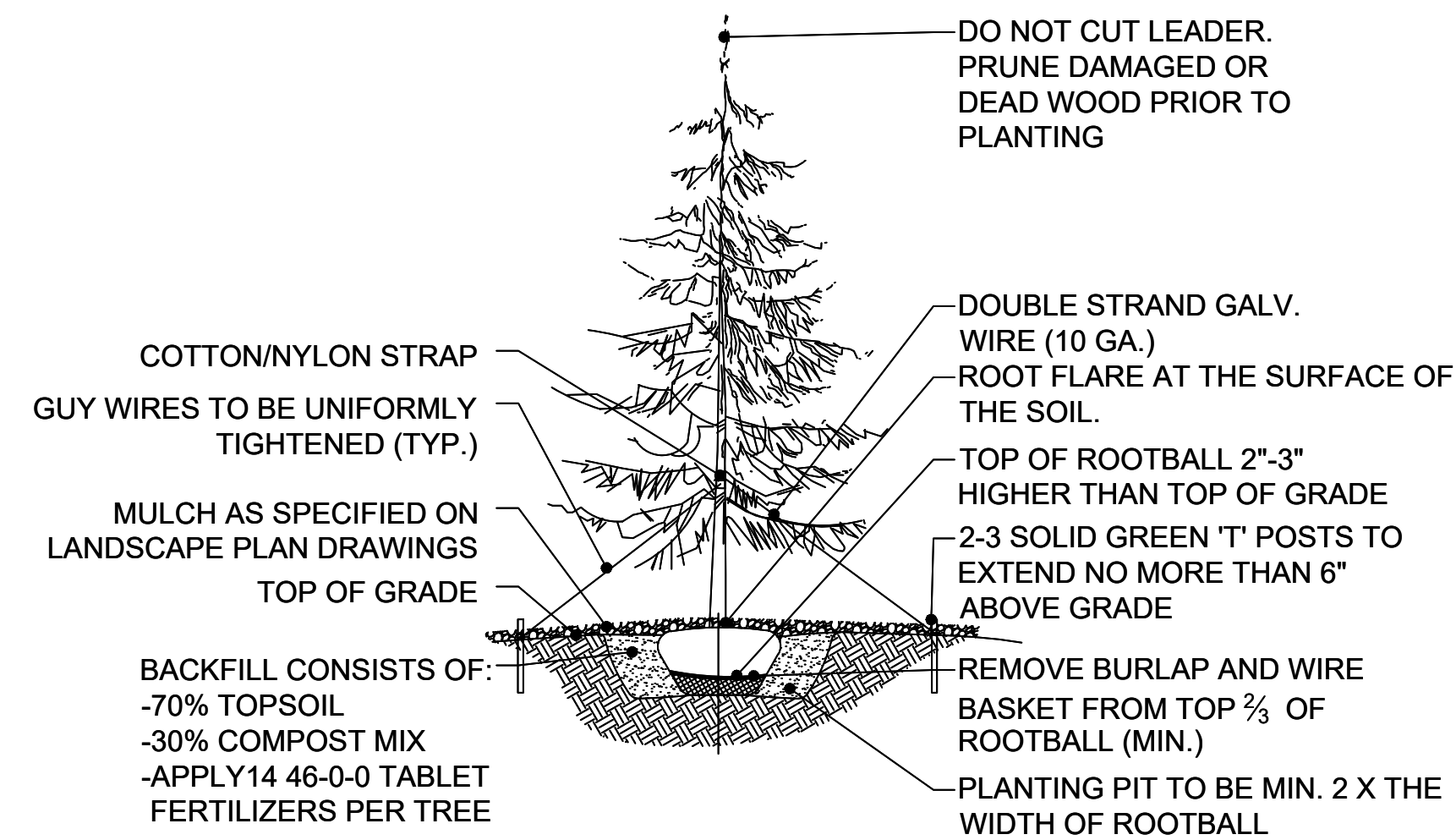
ADMINISTRATIVE SITE DEVELOPMENT PLAN

OCTOBER, 2019



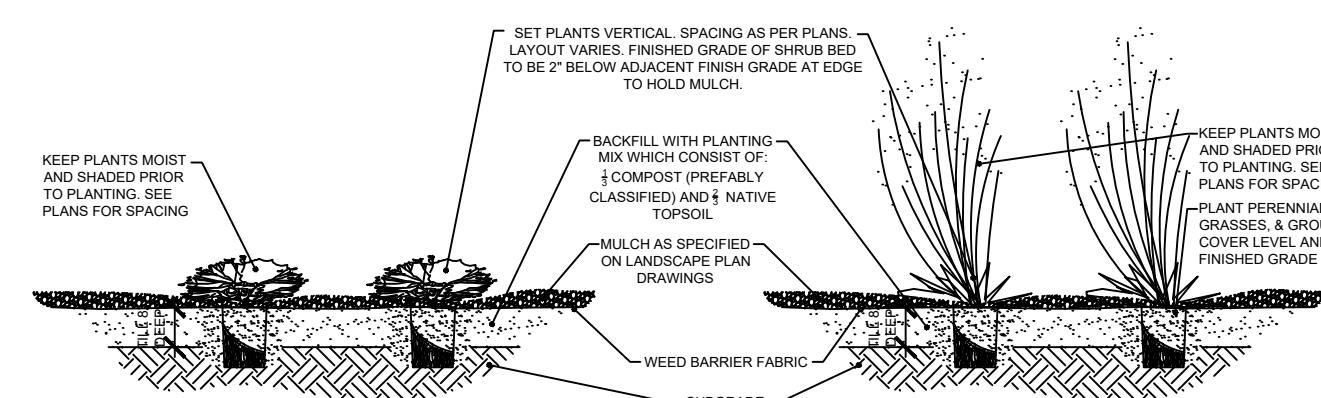
A1 Deciduous Tree Planting Detail:

NOT TO SCALE



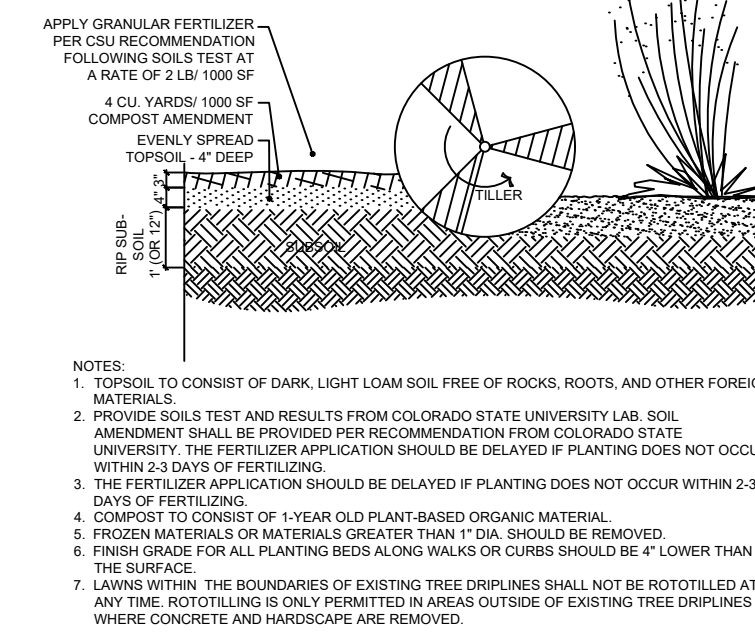
A2 Evergreen Tree Planting Detail:

NOT TO SCALE



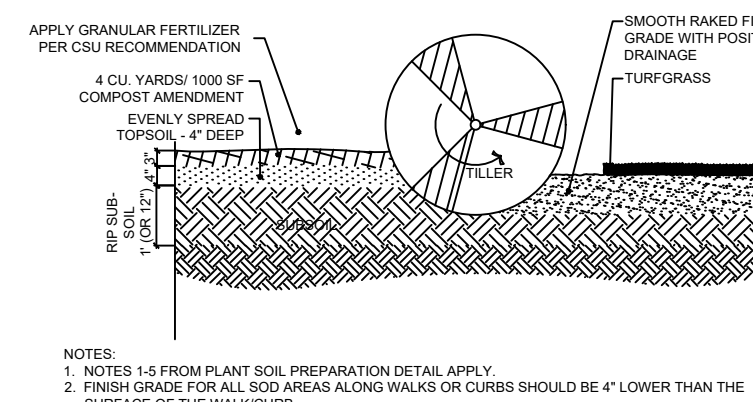
A3 Shrubs & Grasses Planting Details:

NOT TO SCALE



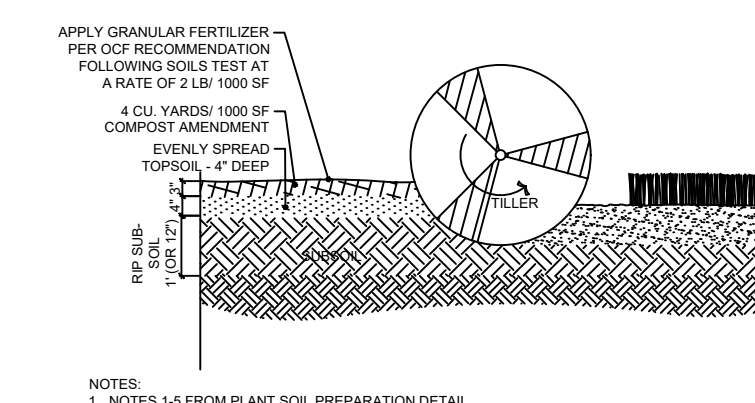
B1 Soil Prep-Plantings:

NOT TO SCALE



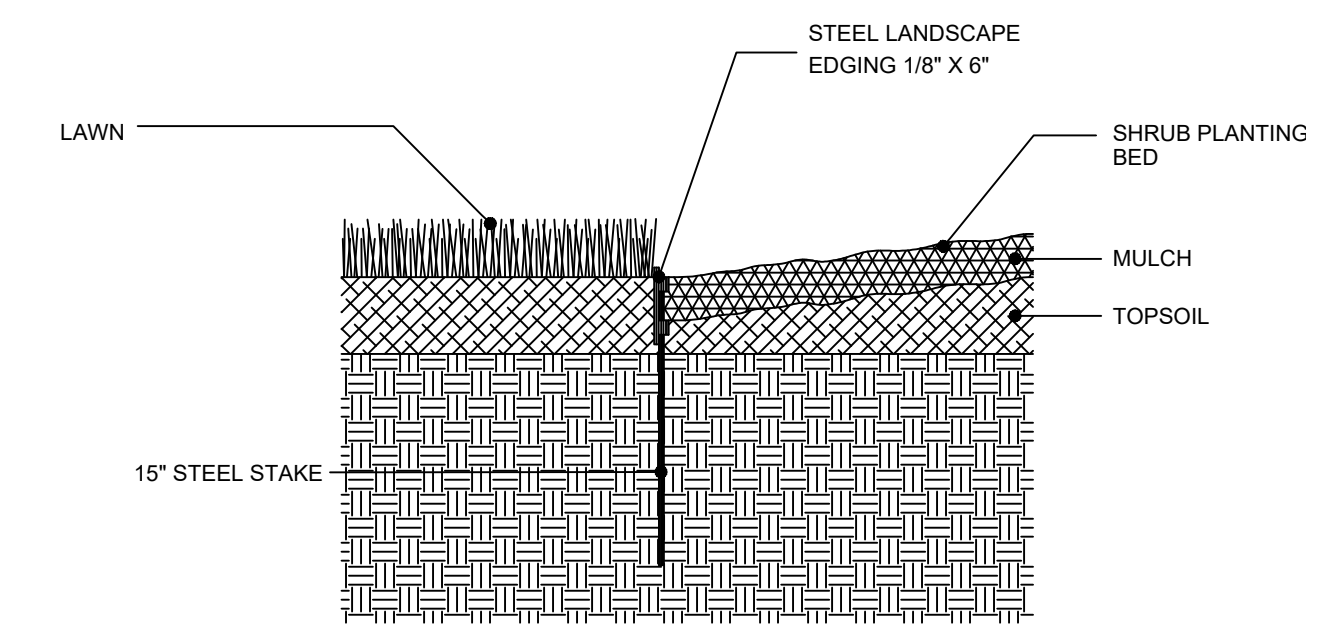
B2 Soil Prep-Sod:

NOT TO SCALE



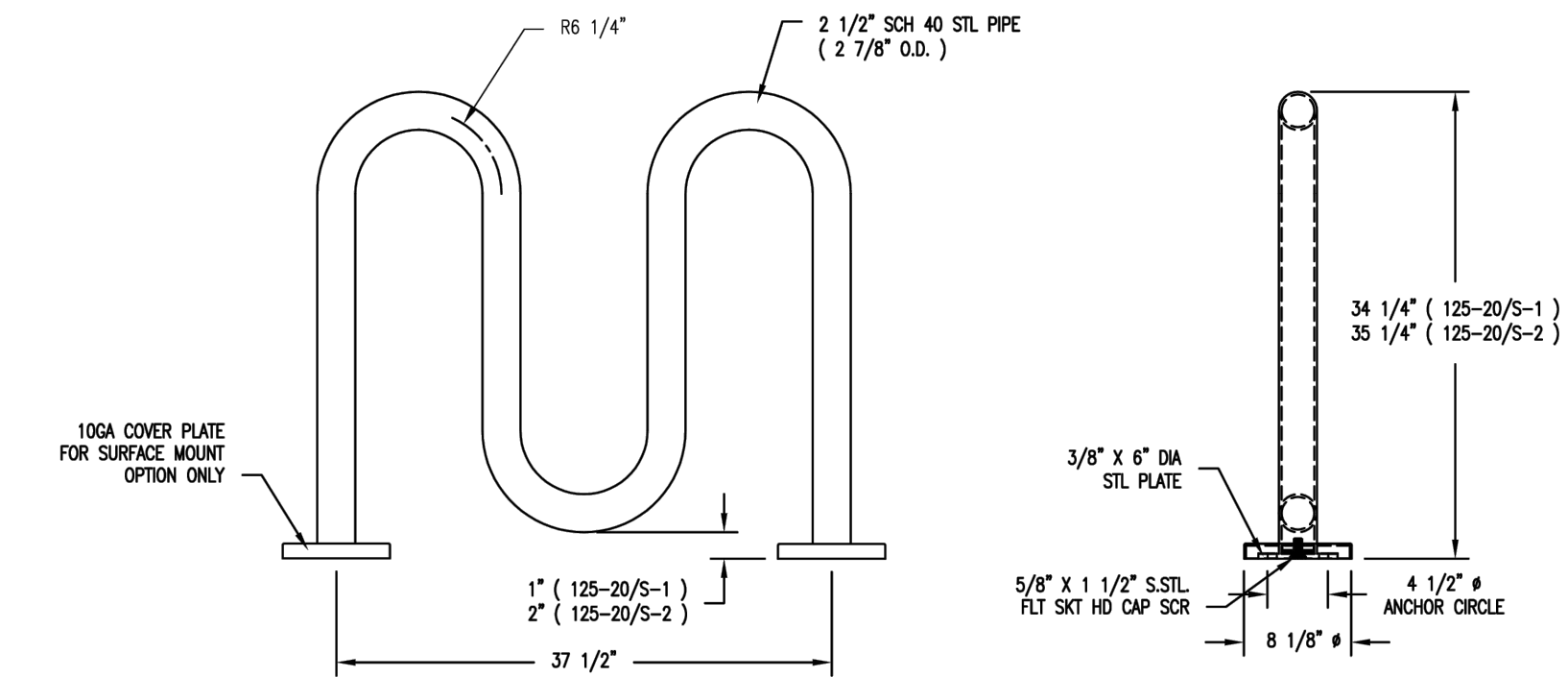
B3 Soil Prep-Seed:

NOT TO SCALE



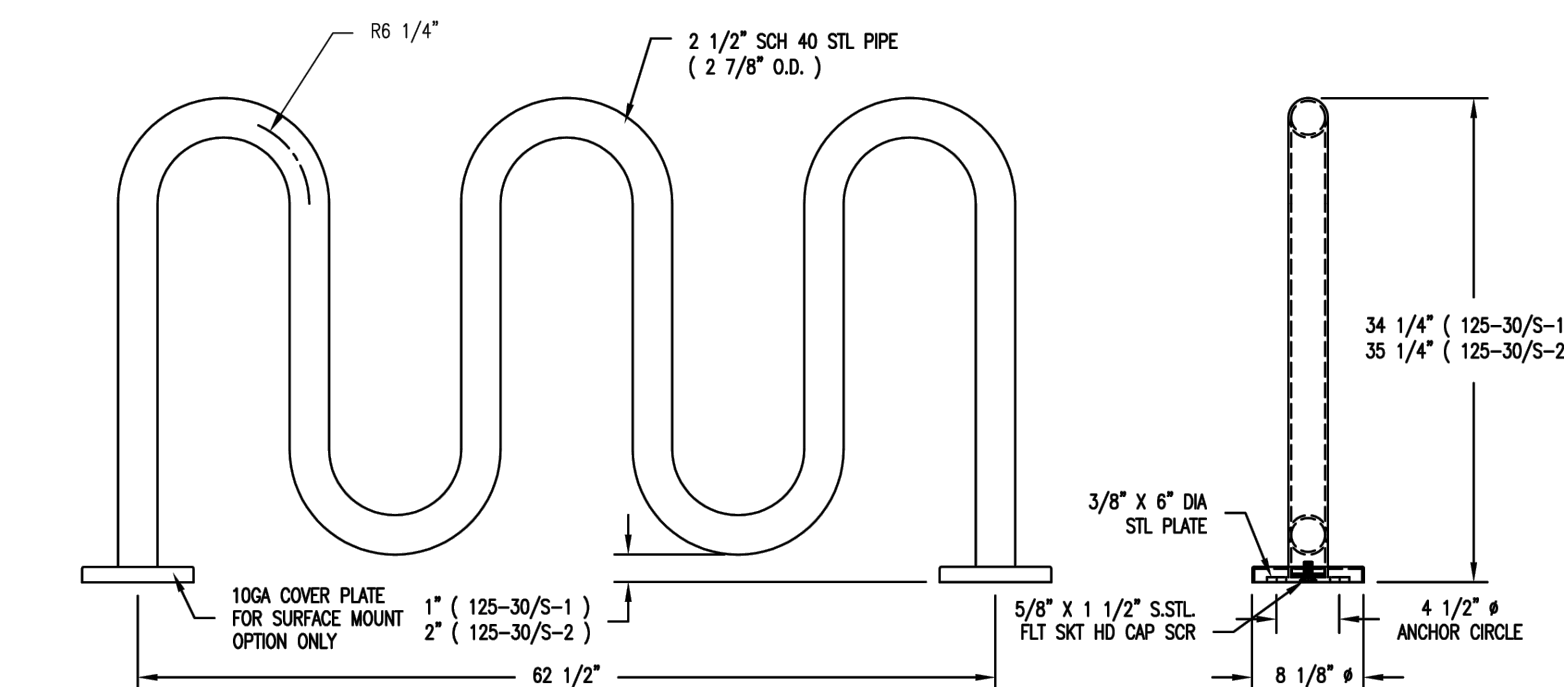
C1 Steel Rolled-Top Edging Detail:

NOT TO SCALE



C2 3-Loop Bike Rack Detail:

NOT TO SCALE



C3 5-Loop Bike Rack Detail:

NOT TO SCALE



ELDORADO SPRINGS
ADMINISTRATIVE SITE DEVELOPMENT PLAN
SOUTH VENETUCCI BOULEVARD
EL PASO COUNTY, STATE OF COLORADO

LANDSCAPE DETAILS
SDP7
SHEET 7 OF 16

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