

OWNER: LAND VIEW LLC  
 OWNERS REPRESENTATIVE: ERNESTO GARCIA  
 2908 E GUNNISON ST.  
 COLORADO SPRINGS, CO 80909  
 (719) 4734895  
 citylinktrucking@outlook.com

APPLICANT / PLAN PREPARER: T-BONE CONSTRUCTION, INC.  
 1310 FORD ST.  
 COLORADO SPRINGS, CO 80915  
 (719) 570-1369  
 marcos.cazares@tboneconstruction.com

SITE DEVELOPMENT PLAN, NEW CONSTRUCTION OF A BUILDING ON THE VACANT PORTION OF THE EXISTING LOT.

THE PROPOSED DEVELOPMENT WILL NOT ENCROACH ON ANY AVIGATION EASEMENTS.  
 PROPERTY INFORMATION:

LOT SIZE: 99.97 ACRES (4,354,693.2 SQ.FT.)  
 BUILDING AUTHORITY: EL PASO COUNTY  
 ZONING CLASSIFICATION: CS, RR-5

PROPOSED USE: CONTRACTORS STORAGE YARD  
 CONSTRUCTION TYPE: II-B  
 OCCUPANCY TYPE: OFFICE/STORAGE

BUILDING AREA: 16,800 SF  
 STORAGE HEIGHT: 35'-7"  
 OFFICE HEIGHT: 16'-6"

SITE COVERAGE  
 PROPOSED SITE: 225,750 SF  
 TOTAL SITE COVERAGE: 225,750 (5.2% OF LOT)

BUILDING AREA  
 PROPOSED BUILDING: 16,800 SF  
 TOTAL BUILDING COVERAGE: 16,800 SF (0.3% OF LOT)

OPEN SPACE/LANDSCAPING: 4,337,457 SF (99.6% OF LOT)

IMPERMEABLE SURFACE: 102,947 SF (2.4% OF LOT)

PARKING REQUIREMENTS:

OFFICE: 1 PARKING SPACE PER 300 SF; 1,750SF/300 = 6 PARKING SPACES

TOTAL REQUIRED: 6 PARKING SPACES REQUIRED / 1 ADA PARKING SPACE REQUIRED  
 PROVIDED: 9 PARKINGS SPACES / 1 ADA PARKING SPACE(S)

ANY DUMPSTER WILL BE KEPT INDOORS OR BEHIND THE SOLID PRIVACY FENCE THAT IS ALREADY SCREENING THE OUTSIDE STORAGE.

NO FLOODPLAINS, DRAINAGE WAYS, OR NO BUILD AREAS.

SYMBOL LEGEND:

- BOUNDARY MONUMENT FOUND (MARKED AS NOTED)
- TEST BORE
- CABLE TV PEDESTAL
- △ ELECTRIC METER
- ⊗ ELECTRIC TRANSFORMER
- EVV ELECTRIC VAULT
- ☼ ELECTRIC LIGHT POLE
- SS SANITARY SEWER MANHOLE
- TP TELEPHONE PEDESTAL
- FD FIRE HYDRANT
- CHAIN LINK FENCE
- SS UNDERGROUND SANITARY SEWER
- UTV UNDERGROUND CABLE TV LINE
- UE UNDERGROUND ELECTRIC LINE
- UG UNDERGROUND GAS LINE
- UT UNDERGROUND TELEPHONE LINE
- WL UNDERGROUND WATER LINE
- PROPERTY LINE
- EASEMENT
- VARIOUS SETBACKS (MARKED AS NOTED)
- UD UNDERGROUND DATA LINE (COMMUNICATION CABLE)

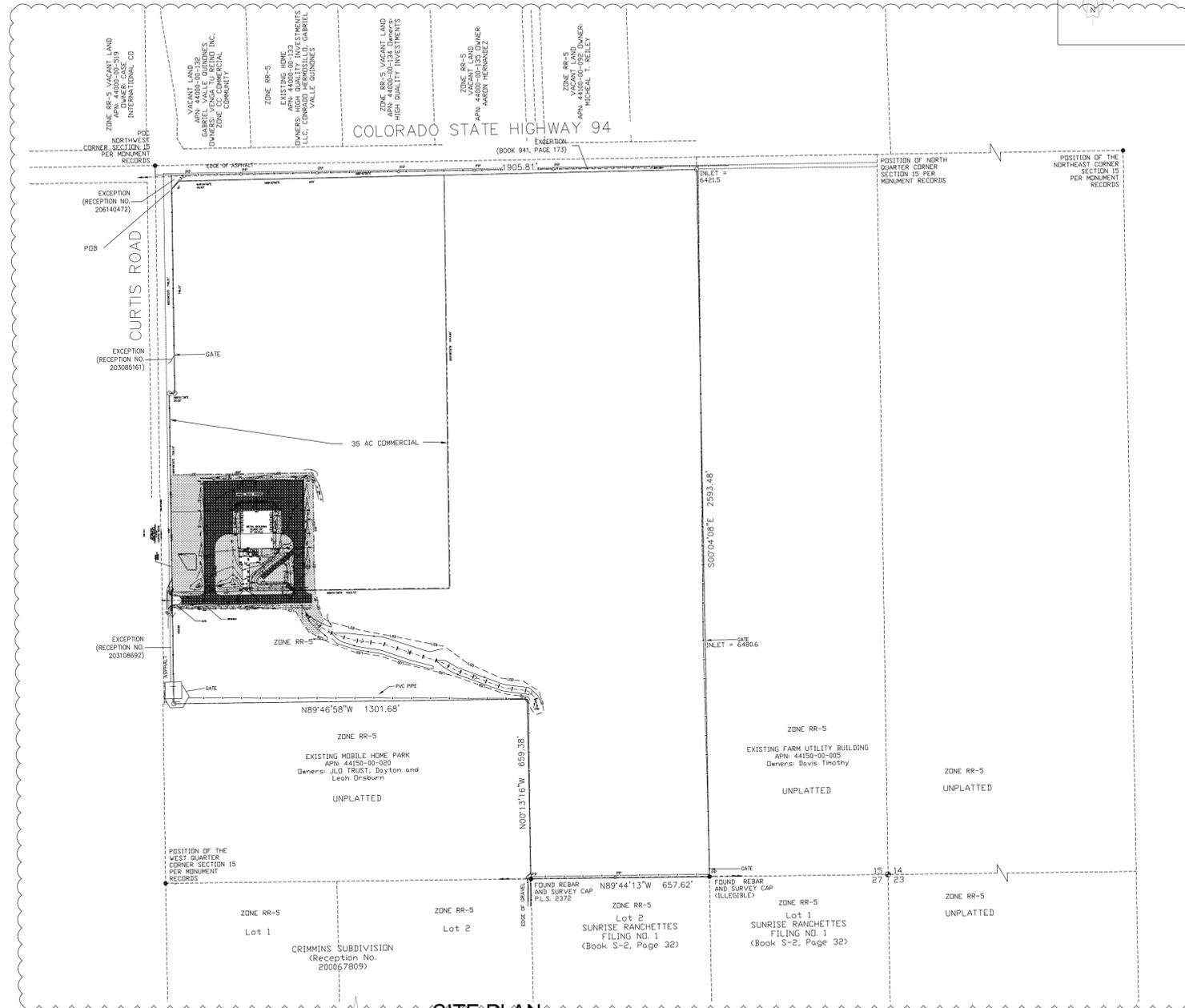
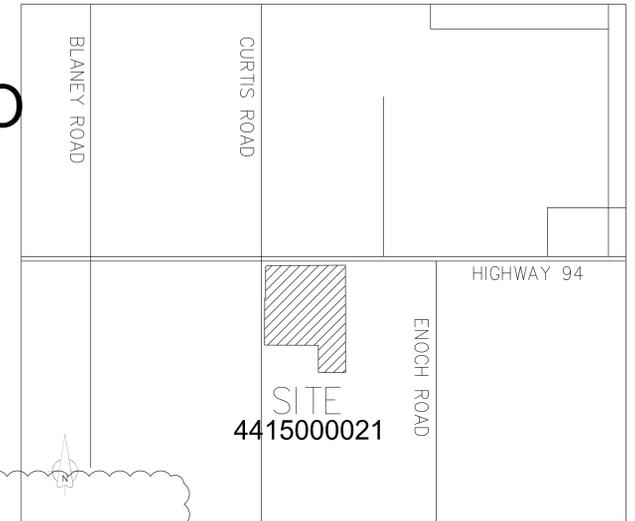
NOTES:  
 1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

# CITY LINK TRUCKING

## 225 N. CURTIS RD. COLORADO SPRINGS, CO SITE DEVELOPMENT PLAN

W2E2NW4, NW4NW4, N2SW4NW4, EX THAT PT CONV TO STATE D O T  
 BY REC #206140472, EX PT TO COUNTY BY REC #203085161 SEC  
 15-14-64

LOCATION MAP



SHEET INDEX	
NUMBER	SHEET NAME
DP-1	SITE PLAN
DP-2	ENLARGED SITE PLAN

1 SITE PLAN  
 DP-1  
 1" = 250'-0"



**Approved**  
 By: Ashlyn Mathy  
 Date: 07/11/2024  
 El Paso County Planning & Community Development

**APPROVAL SIGNATURE BLOCK**  
 PPR2339

**T-BONE**  
 CONSTRUCTION, INC.  
 GENERAL CONTRACTOR  
 Design Development Consultants @  
 1310 FORD STREET  
 COLORADO SPRINGS, CO 80915  
 (719) 570-1456

Revisions		
#	DESCRIPTION	DATE
1	RE-SUBMITTAL	2/23/2024
3	RE-SUBMITTAL	5/17/2024

### CITY LINK TRUCKING

225 N. CURTIS ROAD,  
 COLORADO SPRINGS, CO

D2-1109

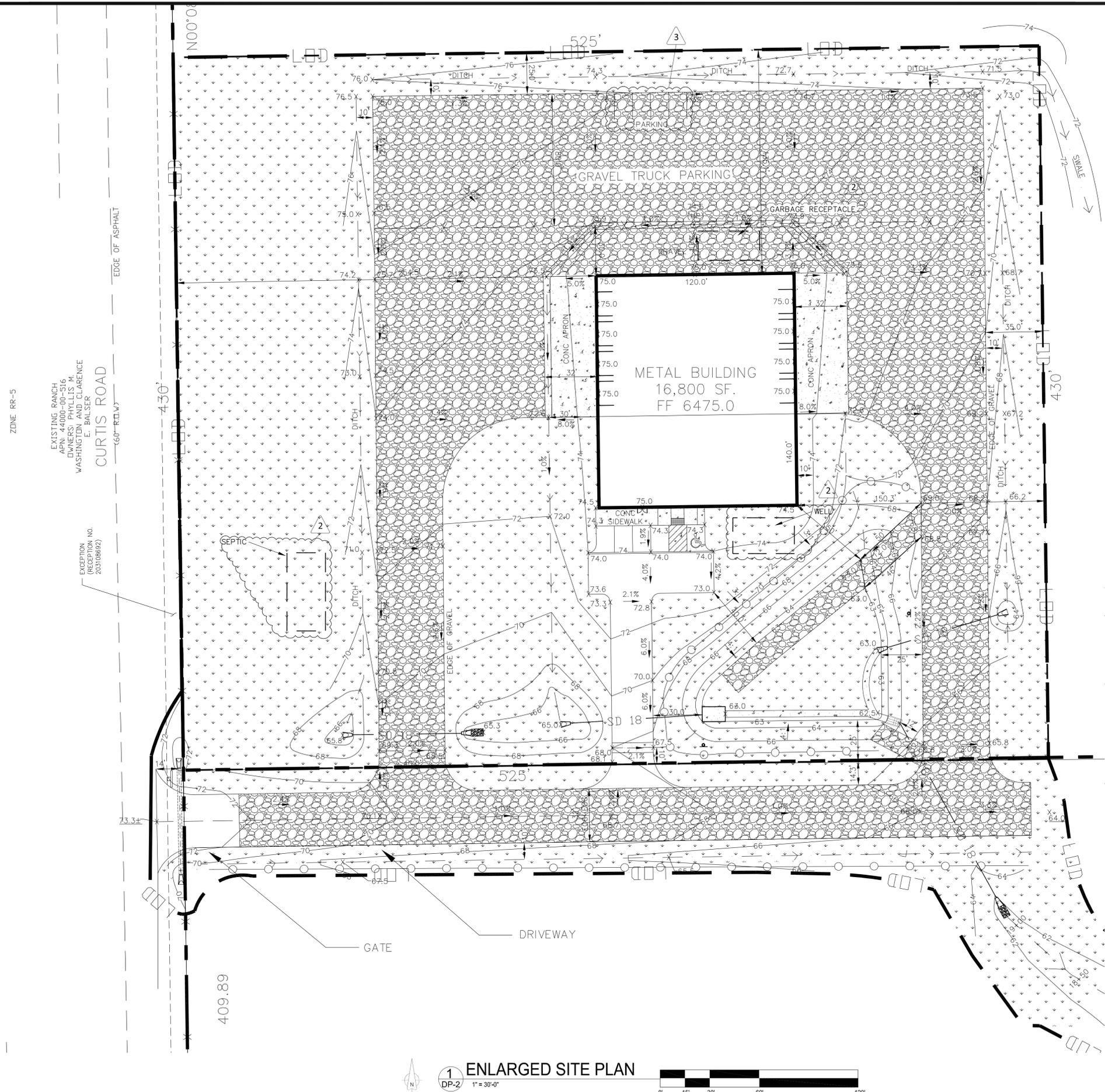
DP

DATE 08-25-2023  
 CHECKED -  
 DRAWN BY -

ARCHITECTURAL SITE PLAN

**DP-1**

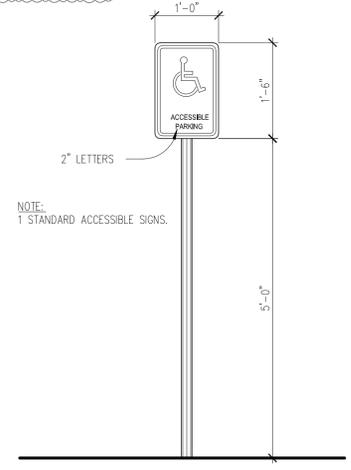
(C) ALL RIGHTS RESERVED



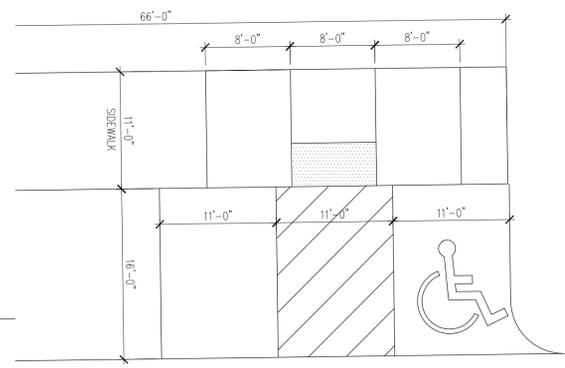
- SITE PLAN KEY NOTES:**
- ① ASPHALT PARKING LOT AND PARKING STRIPING
  - ② EDGE OF PAVING
  - ③ ADA PARKING SPACE AND SIGNAGE

**LEGEND**

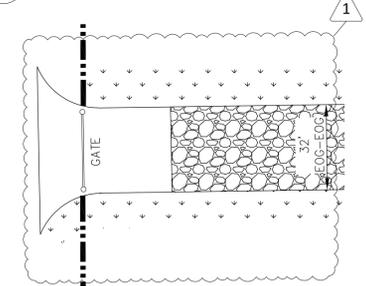
- GRASS
- GRAVEL
- CONCRETE



**② ADA SIGN DETAIL**  
DP-2 NTS



**③ ADA PARKING**  
DP-2 NTS



**④ GATE SETBACK DETAIL**  
DP-2 NTS

**① ENLARGED SITE PLAN**  
DP-2 1" = 30'-0"



PER STANDARD COUNTY DETENTION MAINTENANCE AGREEMENT, A BLANKET MAINTENANCE EASEMENT HAS BEEN PROVIDED ACROSS THE PROPERTY

**APPROVAL SIGNATURE BLOCK**

FILE NUMBER:  
PPR2339



**Design Development Consultants @**  
1310 FORD STREET  
COLORADO SPRINGS, CO 80915  
(719) 570-1456  
(C) ALL RIGHTS RESERVED

Revisions		
#	DESCRIPTION	DATE
1	RE-SUBMITTAL	2/23/2024
2	RE-SUBMITTAL	4/22/2024
3	RE-SUBMITTAL	5/17/2024

**CITY LINK TRUCKING**  
225 N. CURTIS ROAD,  
COLORADO SPRINGS, CO

D2-1109

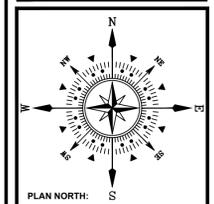
DP

DATE 08-25-2023  
CHECKED -  
DRAWN BY -

ENLARGED SITE PLAN

**DP-2**

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**PROJECT NAME:** CITY LINK TRUCKING  
**PROJECT ADDRESS:** 225 N. CURTIS ROAD  
**PROJECT DESCRIPTION:** PEYTON, CO 80930  
**DEVELOPMENT PLAN**

**DATE:** 09/12/2023  
**DESIGNED:** WFG  
**CHECKED:** GEM

REVISIONS:	DATE:	BY:	DESCRIPTION:
R1	05/10/2024	GEM	1) REVISED PLAN

**NOTES:**

**PLAN SCALE:** 1" = 30' (OR AS NOTED ON PLAN)

**SHEET TITLE:** ALTERNATIVE LANDSCAPE PLAN

**SHEET NO. 1**  
 1 OF 2 SHEETS

**FILE NO. PPR2339**

**EL PASO COUNTY SITE CATEGORY CALCULATION FORMAT GENERAL STANDARDS**  
**6.2.2 Landscape Requirements**  
**ROADWAY LANDSCAPING REQUIREMENTS (6.2.2 (B))**

Street Name	Street Classification	Depth of Roadway Landscaping Area	Linear Footage	Required Trees (Trees/Linear Foot of Frontage)	No. of Trees Required / Provided
Curtis Road	Principal Arterial	Required / Provided 25 feet / 25 feet	445 feet	1 per 20 feet	23 / 23
Plan Symbol Abbreviation	Percent ground coverage Required / Provided				
CR	75% / 75%				

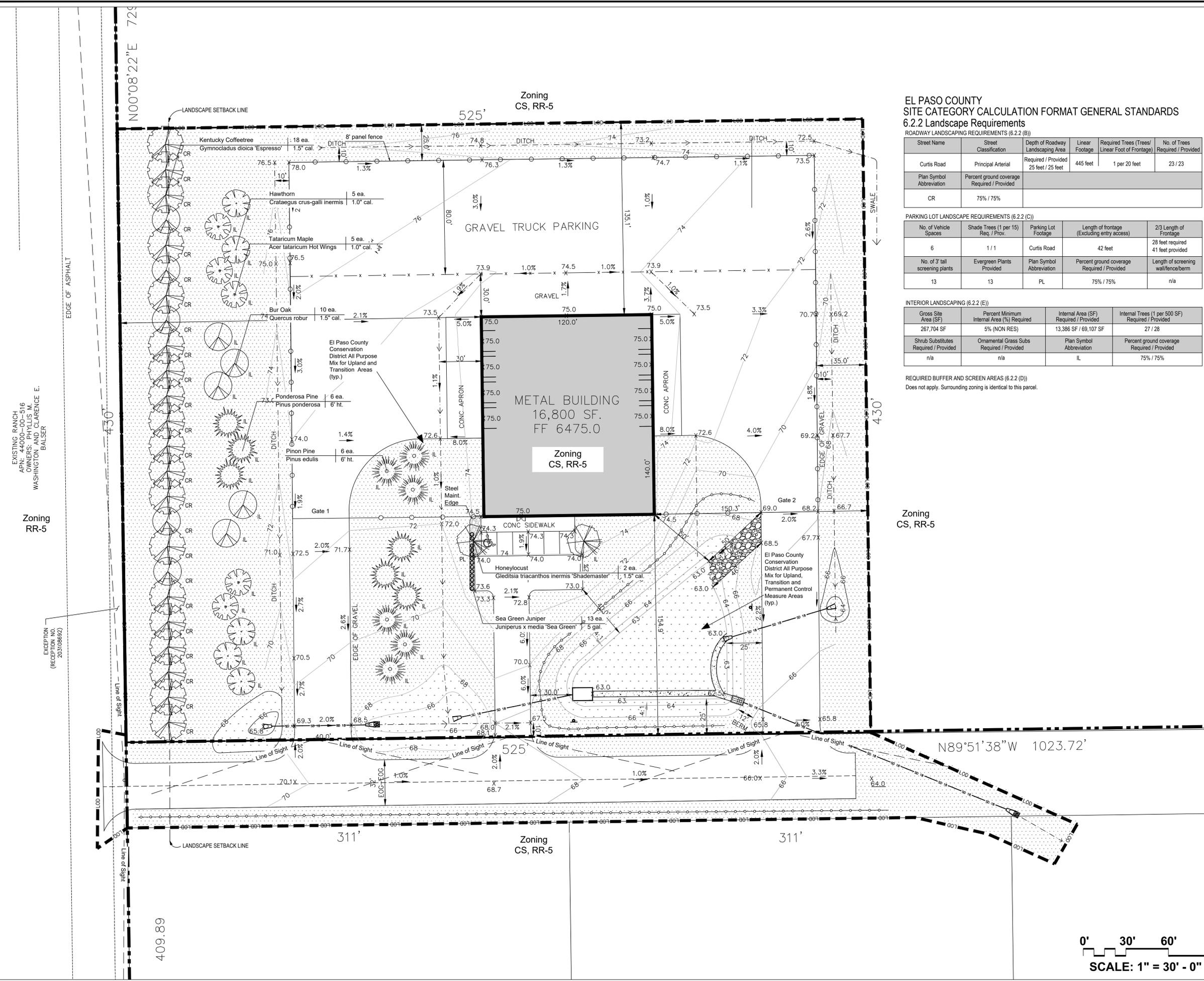
**PARKING LOT LANDSCAPE REQUIREMENTS (6.2.2 (C))**

No. of Vehicle Spaces	Shade Trees (1 per 15) Req. / Prov.	Parking Lot Footage	Length of frontage (Excluding entry access)	2/3 Length of Frontage
6	1 / 1	Curtis Road	42 feet	28 feet required 41 feet provided
No. of 3' tall screening plants	Evergreen Plants Provided	Plan Symbol Abbreviation	Percent ground coverage Required / Provided	Length of screening wall/fence/berm
13	13	PL	75% / 75%	n/a

**INTERIOR LANDSCAPING (6.2.2 (E))**

Gross Site Area (SF)	Percent Minimum Internal Area (%) Required	Internal Area (SF) Required / Provided	Internal Trees (1 per 500 SF) Required / Provided
267,704 SF	5% (NON RES)	13,386 SF / 69,107 SF	27 / 28
Shrub Substitutes Required / Provided	Ornamental Grass Subs Required / Provided	Plan Symbol Abbreviation	Percent ground coverage Required / Provided
n/a	n/a	IL	75% / 75%

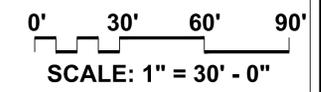
**REQUIRED BUFFER AND SCREEN AREAS (6.2.2 (D))**  
 Does not apply. Surrounding zoning is identical to this parcel.



EXISTING RANCH  
 APN: 44000-00-516  
 OWNERS: PHYLLIS M. WASHINGTON AND CLARENCE E. BALSER

Zoning RR-5

EXCEPTION (RECEPTION NO. 203106892)



**LANDSCAPE SCHEDULE (Outlying Areas):**  
Planting Schedule:

**TREES**

SYMBOL	QTY	KEY	DROUGHT TOLERANT BEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	2	[HJ]	<input type="checkbox"/>	SHADBLASTER MONTICLOUST (Diospyros bicolor var. Monticola)	40-50' 30-40'	1.5' cal.	B&B Nursery Green. Size to meet or exceed AAN, min. size
	18	[KJ]	<input type="checkbox"/>	KENTUCKY COFFEE TREE (Gymnocladia dioica 'Express')	40-60' 30-40'	1.5' cal.	B&B Nursery Green. Size to meet or exceed AAN, min. size
	6	[PJ]	<input type="checkbox"/>	PONDEROSA PINE (Pinus ponderosa)	55-60' 20-30'	6" ft.	B&B Nursery Green. Size to meet or exceed AAN, min. size
	6	[PJ]	<input type="checkbox"/>	FRONK PINE (Pinus edulis)	10-20' 10-20'	6" ft.	Container Green. Size to meet or exceed AAN, min. size
	5	[TA]	<input type="checkbox"/>	TATARICUM MARLE (Acacia tortuosa HBK. var. Marle)	15-20' 15-20'	1.0' cal.	Container Green. Size to meet or exceed AAN, min. size
	5	[TA]	<input type="checkbox"/>	HAWTHORN (Crataegus crug-galli var. nemis)	20-30' 20-30'	1.0' cal.	Container Green. Size to meet or exceed AAN, min. size
	10	[BU]	<input type="checkbox"/>	BUR OAK (Quercus robur)	50-60' 30-40'	1.5' cal.	Container Green. Size to meet or exceed AAN, min. size

**SHRUBS**

SYMBOL	QTY	KEY	DROUGHT TOLERANT BEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	13	[SQ]	<input type="checkbox"/>	SEA GREEN JUNIPER (Juniperus s. media 'Sea Green')	6-8' 6-8'	5 gal.	Container Green. Size to meet or exceed AAN, min. size

**GRASSES, PERENNIALS, GROUNDCOVERS**

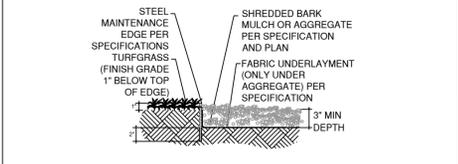
SYMBOL	QTY	KEY	DROUGHT TOLERANT BEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES

**SYMBOL KEY:**

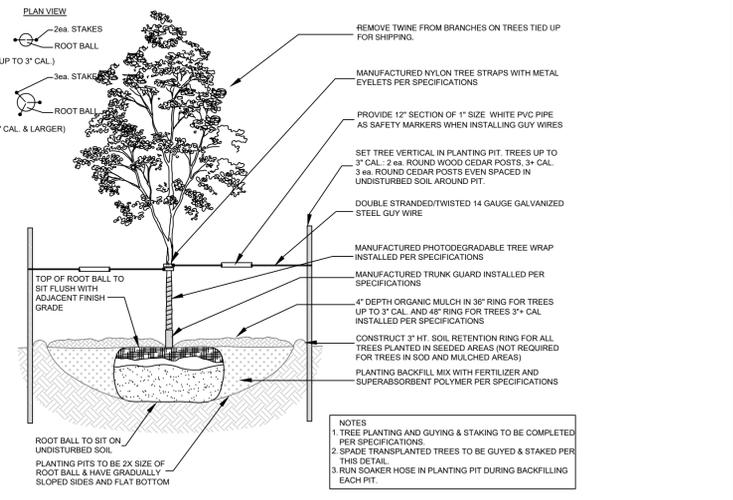
SYMBOL	DESCRIPTION/REMARKS
	STEEL MAINTENANCE EDGE; 3/16" x 4" ROLL TOP STEEL, GREEN COLOR
	IDAHO CEDAR WOOD MULCH: UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] Area: 400 square feet.
	ORGANIC MULCH TYPE 'A': 'DECO SHRED' BARK MULCH, PLACED TO A UNIFORM 3" DEPTH ON FABRIC UNDERLAYMENT [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO]
	AGGREGATE 'B': 1-1/2" SIZE WHOLE WASHED WHITE RIVER ROCK PLACED TO A UNIFORM DEPTH OF 3" ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] Area: 273 square feet.
	SEEDED TURF (El Paso County Conservation District All Purpose Mix for Upland, Transition and Permanent Control Measure Areas): 25% BIG BLUESTEM, 10% BLUE GRAMA, 10% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 10% SIDONIA'S GRAMA, 10% SWITCHGRASS, 10% PRAIRIE SAND REED, 10% YELLOW INDIAN GRASS) Seed rate (lbs PLS/acre): 19.3 irrigated broadcast or irrigated hydroseeded. Area in square feet: 15,544 square feet.
	SEEDED TURF (El Paso County All Purpose Low Grow Mix for Upland and Transition Areas): 25% BUFFALOGRASS, 20% BLUE GRAMA, 20% SIDONIA'S GRAMA, 5% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 1% SAND DROPSSEED) Seed rate (lbs PLS/acre): 42 irrigated broadcast or irrigated hydroseeded.

**LANDSCAPE NOTES:**

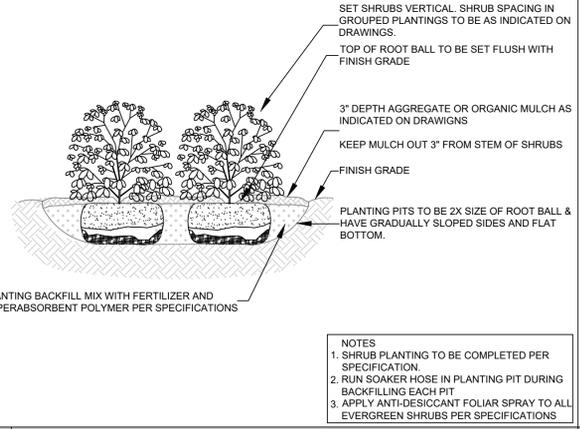
- DRAWINGS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
- QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED, OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND VERIFYING ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC. WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSTRUCTED AS ACCEPTANCE OF CONDITIONS.
- COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
- THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAXIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
- PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS AND LIGHTING STANDARDS.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS MAY BE AVAILABLE. IF THE AMOUNT OF TOPSOIL NEEDED TO COMPLETE FINAL GRADING IS NOT AVAILABLE, THE CONTRACTOR SHALL IMPORT THE AMOUNT OF SOIL NEEDED.
- CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION VIA THE IRRIGATION SYSTEM IS CAPABLE OF EXTENDING AMOUNTS OF WATER REQUIRED TO ESTABLISH AND SUSTAIN PLANT GROWTH AT THE TIME OF INSTALLATION.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM DRAWING AND SPECIFICATIONS:
  - IN LANDSCAPE SETBACK AREAS ALONG ROAD FRONTAGES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES
  - NEW SODDED TURF INTERIOR LANDSCAPE AREAS; 20' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS
  - NEW SODDED TURF AREAS; 30' ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS SHRUBS AND TREES; IN-LINE DRIP EMITTER RINGS FOR ALL TREES, EMITTERS FOR ALL SHRUBS
- SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
- ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMENCED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.
- 4"x4" GAUGE GALVANIZED STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SOD AND SEEDED TURF AREAS. PIN EDGING WITH 1/2" STEEL EDGING PINS AT 24" SPACING.
- ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS. GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS. PROVIDE SHREDDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SOD AND SEEDED AREAS (MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE GROUND COVER AREAS).
- PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS; NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOILS ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SOILS SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR TESTING. THIS WOULD INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOD/NATIVE SEED). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND THE CITY OF COLORADO SPRINGS PRIOR TO INSTALLING ANY LANDSCAPING (PLANT/SOD/NATIVE SEED) ON SITE.
- THE MINIMUM SOIL AMENDMENT AMOUNTS ARE AS FOLLOWS: (CU per 1,000 SF) FOR AMENDMENTS (TYPE - CLASS 1) FOR NATIVE SEED (AT LEAST 3 CU per 1,000 SF), SHRUB BEDS (AT LEAST 3 CU per 1,000 SF) AND SOD AREAS (AT LEAST 4 CU per 1,000 SF). THESE AMOUNTS MAY CHANGE BASED ON THE FUTURE SOILS REPORT.



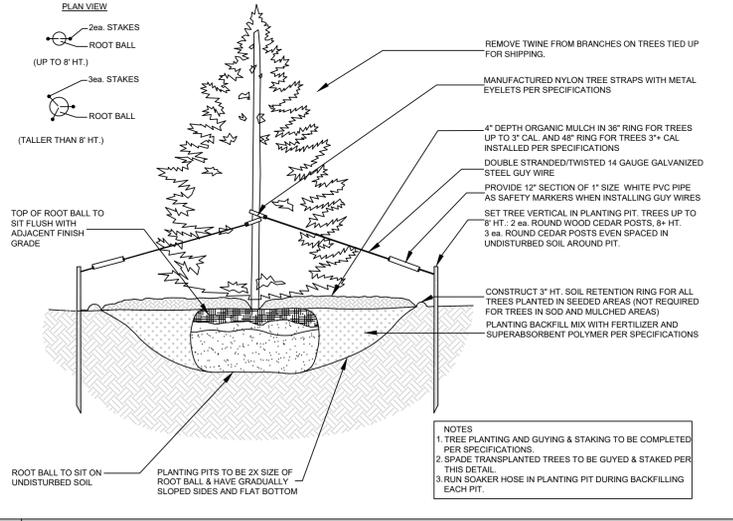
**A STEEL MAINTENANCE EDGE NOT TO SCALE**



**B DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE**



**C SHRUB PLANTING DETAIL NOT TO SCALE**



**D EVERGREEN TREE PLANTING DETAIL NOT TO SCALE**

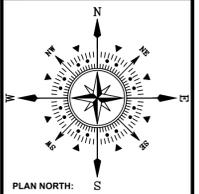


**E 8' PANEL FENCE AND SCREENING SYSTEM NOT TO SCALE**

APPROVAL: \_\_\_\_\_

**William Guman & Associates, Ltd.**  
LANDSCAPE ARCHITECTURE  
731 North Weber Street  
Colorado Springs, CO 80903  
(719) 633-9700  
www.gumanLtd.com  
bill@gumanLtd.net

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ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.



**CITY LINK TRUCKING**  
**225 N. CURTIS ROAD**  
**PEYTON, CO 80930**  
DEVELOPMENT PLAN

PROJECT NAME: \_\_\_\_\_  
PROJECT ADDRESS: \_\_\_\_\_  
PROJECT DESCRIPTION: \_\_\_\_\_

DATE: 09/12/2023  
DESIGNED: WFG  
CHECKED: GEM

**REVISIONS:**

DATE:	BY:	DESCRIPTION:

NOTES:

PLAN SCALE: 1" = 300' (OR AS NOTED ON PLAN)

SHEET TITLE:  
**LANDSCAPE DETAILS**

SHEET NO.  
**2**  
2 of 2 SHEETS

FILE NO.  
PPR2339

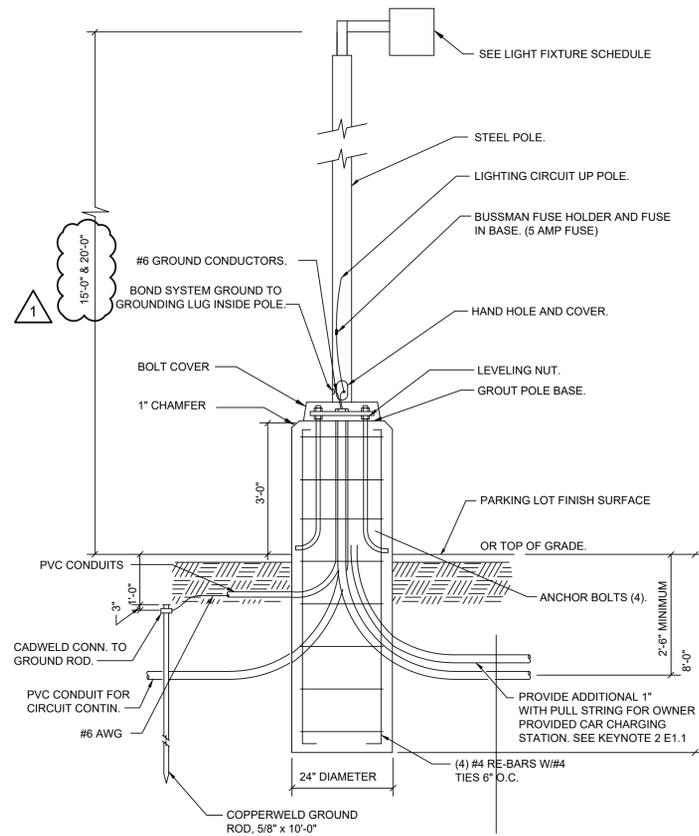
### LIGHT FIXTURE NOTE:

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.

### LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURER	MODEL	QTY.	WATT	TYPE	MOUNTING	DESCRIPTION	VOLTAGE	TS/FAL	NOTES
AA	LSI INDUSTRIES, INC	SLM-LED-18L-SIL-4-40-70CRI	1	135	LED	POLE @ 15' & 20'	AREA LUMINAIRE	120/277	135	1 - 2
WP1	LITHONIA	DSXW1 LED 10C 350 30K T4M MVOLT	1	13.3	LED	WALL SURFACE @ 15'	WALLPACK	120/277	13.3	1 - 2

- NOTES:
- 1) LIGHTING FIXTURE TO BE CONTROLLED VIA LIGHTING CONTROL PANEL WITH TIME CLOCK AND PHOTOCELL.
  - 2) CONFIRM ALL LIGHT FIXTURE SELECTIONS WITH TENANT PRIOR TO ORDERING. THIS INCLUDES COLORS, COLOR TEMPERATURES, MANUFACTURER, ETC.



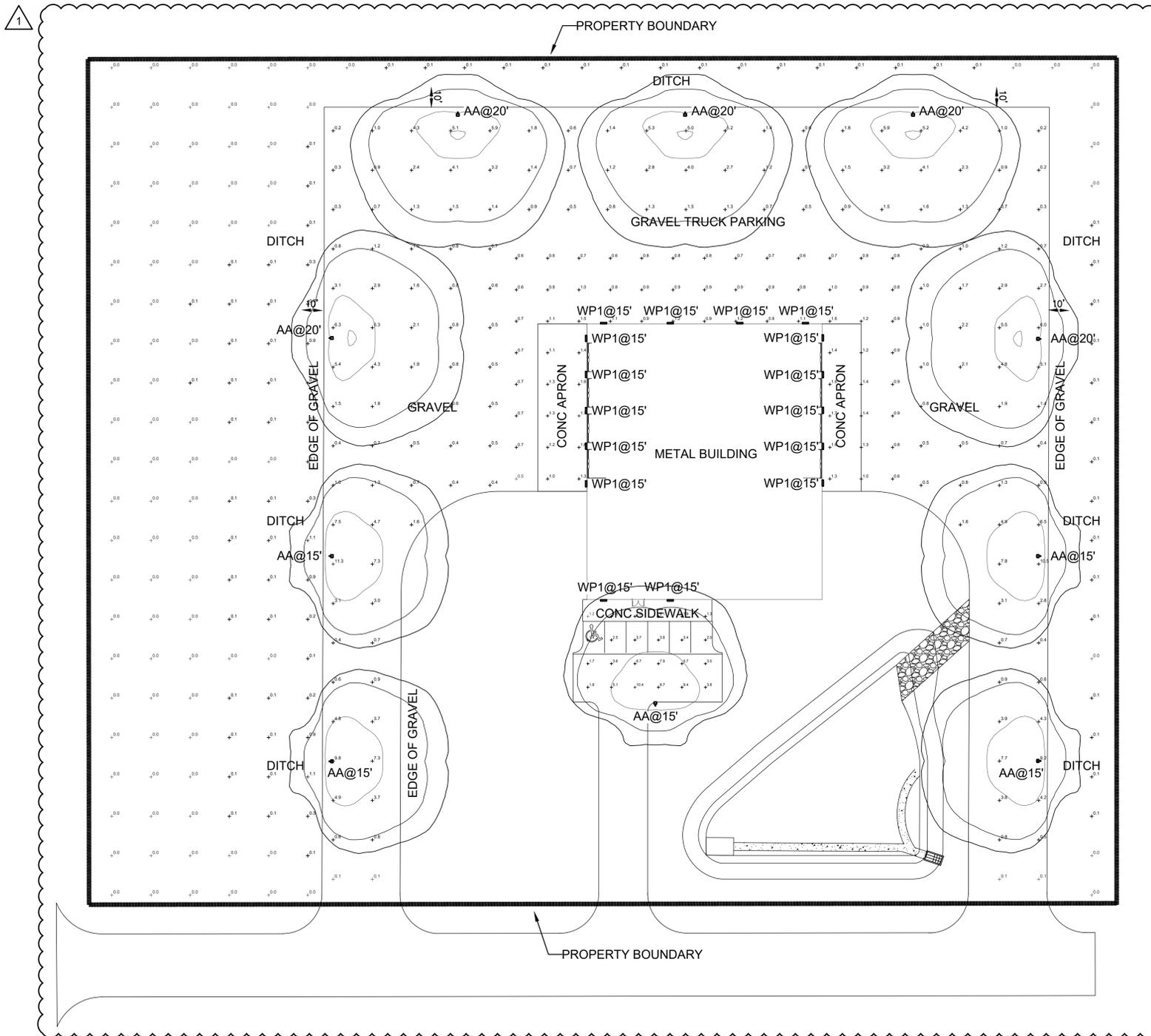
2 TYPICAL POLE BASE DETAIL  
ES0.1 SCALE: NONE



4 SLM AREA LUMINAIRE (AA)  
ES0.1 SCALE: NONE



3 DSX1 WALLPACK (WP1)  
ES0.1 SCALE: NONE



1 SITE PHOTOMETRIC PLAN  
ES0.1 SCALE: 1/32"=1'-0"

CLIENT:  
ARCHITECT:

**McShea Consulting, LLC**  
MECHANICAL + ELECTRICAL + PLUMBING  
4445 Northpark Dr. Suite 200  
Colorado Springs, CO 80907  
mcsheaconsulting.com  
Project #: 24-7334



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**-CITY LINK TRUCKING-**  
225 North Curtis Road,  
Colorado Springs, Colorado 80930

FULL SET ISSUE HISTORY:

1 - PERMIT SET	4.23.2024

SHEET REVISION:

1 - FIELD CHANGES	4.23.2024

PROJECT #: 24-7334  
DRAWN BY: SH  
CHECKED BY: MRM

SHEET

ES0.1

FILE NUMBER: PPR2339

### Slice Medium Outdoor LED Area Light

Have questions? Call us at (800) 436-7800

#### PERFORMANCE

[Back to Quick Links](#)

Lumen Package	Distribution	CRI	3000K CCT						4000K CCT						5000K CCT						Wattage
			Delivered Lumens	Efficacy	BIG Rating																
91	70	FIA	2	9411	149	82-10-62	9603	152	82-10-62	9603	152	82-10-62	9603	152	82-10-62	9603	152	82-10-62	62		
			3	9448	152	82-10-62	9742	155	82-10-62	9742	155	82-10-62	9742	155	82-10-62	9742	155	82-10-62			
			4	9863	144	81-10-61	9636	135	81-10-61	9411	150	81-10-61	9411	150	81-10-61	9411	150	81-10-61			
			5	9861	147	81-10-61	9490	150	81-10-61	9490	150	81-10-61	9490	150	81-10-61	9490	150	81-10-61			
			6	9864	150	82-10-62	9603	155	82-10-62	9603	155	82-10-62	9603	155	82-10-62	9603	155	82-10-62			
			7	9931	151	82-10-62	9725	154	82-10-62	9725	154	82-10-62	9725	154	82-10-62	9725	154	82-10-62			
			8	9940	155	82-10-62	9865	156	82-10-62	9865	156	82-10-62	9865	156	82-10-62	9865	156	82-10-62			
			9	9949	144	81-10-61	9515	135	81-10-61	9515	135	81-10-61	9515	135	81-10-61	9515	135	81-10-61			
			10	12653	147	81-10-61	12788	150	81-10-61	12788	150	81-10-61	12788	150	81-10-61	12788	150	81-10-61			
			121	70	FIA	2	12653	147	81-10-61	12788	150	81-10-61	12788	150	81-10-61	12788	150	81-10-61		12788	150
3	12653	147				81-10-61	12788	150	81-10-61	12788	150	81-10-61	12788	150	81-10-61	12788	150	81-10-61			
4	12653	147				81-10-61	12788	150	81-10-61	12788	150	81-10-61	12788	150	81-10-61	12788	150	81-10-61			
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7	12653	147				81-10-61	12788	150	81-10-61	12788	150	81-10-61	12788	150	81-10-61	12788	150	81-10-61			
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181	70	FIA				2	18421	136	81-10-61	18797	141	81-10-61	18797	141	81-10-61	18797	141	81-10-61	18797	141	81-10-61
			3	18421	136	81-10-61	18797	141	81-10-61	18797	141	81-10-61	18797	141	81-10-61	18797	141	81-10-61			
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			241	70	FIA	2	24896	152	81-10-61	24967	155	81-10-61	24967	155	81-10-61	24967	155	81-10-61	24967	155	81-10-61
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301	70	FIA				2	30268	142	81-10-61	31313	149	81-10-61	31313	149	81-10-61	31313	149	81-10-61	31313	149	81-10-61
			3	30268	142	81-10-61	31313	149	81-10-61	31313	149	81-10-61	31313	149	81-10-61	31313	149	81-10-61			
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			401	70	FIA	2	40324	145	81-10-61	41381	150	81-10-61	41381	150	81-10-61	41381	150	81-10-61	41381	150	81-10-61
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10	40324	145				81-10-61	41381	150	81-10-61	41381	150	81-10-61	41381	150	81-10-61	41381	150	81-10-61			

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### Slice Medium Outdoor LED Area Light

Have questions? Call us at (800) 436-7800

#### ORDERING GUIDE

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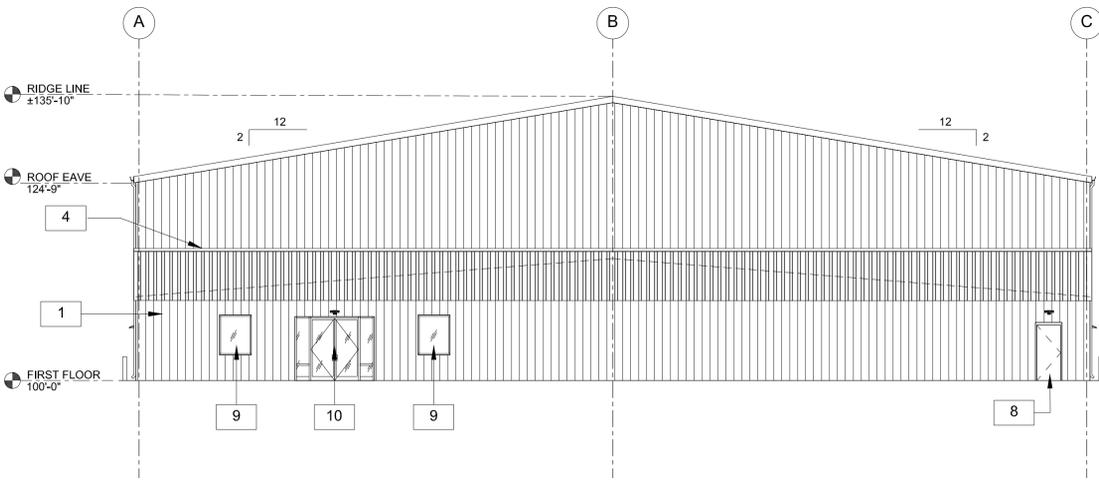
Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation <sup>1</sup>	Voltage
SLM - Slice Medium	LED	91 - 40000 lms 121 - 120000 lms 181 - 240000 lms 241 - 300000 lms 301 - 360000 lms 361 - 420000 lms 401 - 480000 lms 501 - 550000 lms	SL - Silicone	2 - Type 2 3 - Type 3 4 - Type 4 5 - Type 5 6 - Type 6 7 - Type 7 8 - Type 8 9 - Type 9 10 - Type 10	(Blank) - standard (rotation) L - Optics rotated left 90° R - Optics rotated right 90°	UV - Universal Voltage (120-277V) HW - High Voltage (247-480V)

Driver	Color Temperature	Color Rendering	Controls	Finish	Options
DIM - 0-10V Dimming (10-100%)	50 - 5000K CCT 40 - 4000K CCT 30 - 3000K CCT	70CR - 70 CRI	(Blank) - None Wireless Controls System ALSIC - ArtLink Synapse Control System <sup>2</sup> ALSICW2 - ArtLink Synapse Control System with 12-20° Motion Sensor <sup>3</sup> ALSICM - ArtLink Synapse Control System with 20-40° Motion Sensor <sup>3</sup> ALSICB - ArtLink Blue Wireless Motion & Photo Sensor Controller (8-24" mounting height) ALSICR - ArtLink Red Wireless Motion & Photo Sensor Controller (8-24" mounting height) ALSICW - ArtLink White Wireless Motion & Photo Sensor Controller (8-24" mounting height) ALSICW2 - ArtLink White Wireless Motion & Photo Sensor Controller (8-24" mounting height) ALSICM2 - ArtLink Motion & Photo Sensor Controller (8-24" mounting height) ALSICB2 - ArtLink Blue Wireless Motion & Photo Sensor Controller (8-24" mounting height) ALSICR2 - ArtLink Red Wireless Motion & Photo Sensor Controller (8-24" mounting height) ALSICW2 - ArtLink White Wireless Motion & Photo Sensor Controller (8-24" mounting height)	BLK - Black BRZ - Bronze GMC - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PWP - Platinum Plus CNC - Color-Match Green WHT - White	BLK - Black HW - Integral Half Louver (Moderate Light Control) GTY - Gully IL - Integral Louver (Sharp Sill Light Control) <sup>4</sup>

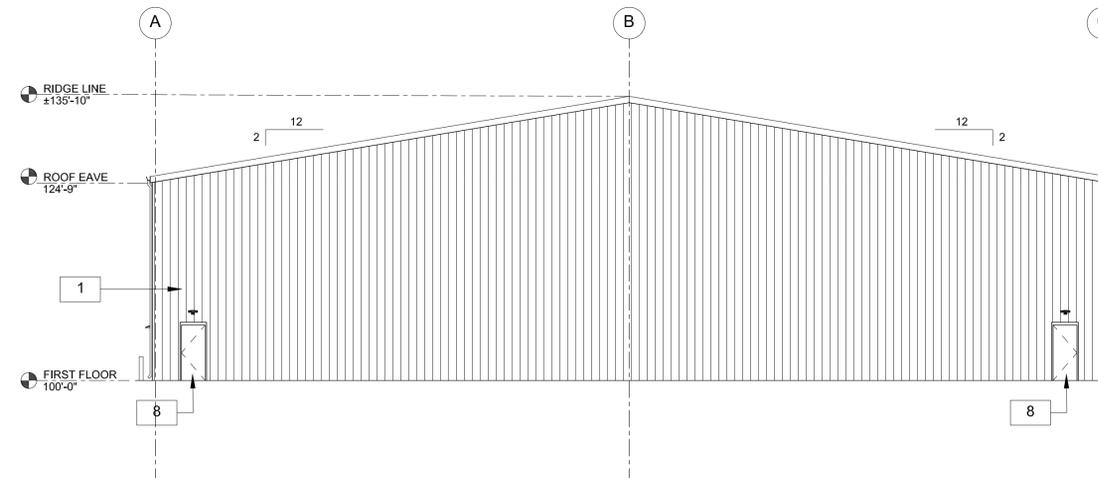
Need more information? [Click here for our glossary.](#) Have additional questions? Call us at (800) 436-7800

CONTROLS ACCESSORIES	FUSING OPTIONS <sup>5</sup>	SHIELDING OPTIONS
<b>Description</b>	<b>Order Number</b>	
Two Lock Protocol (20W) for use with CRP	Single Fusing (20W)	Mirada Small
Two Lock Protocol (20W) for use with CRP	Double Fusing (20W)	Mirada Medium
Two Lock Protocol (20W) for use with CRP	Double Fusing (20W)	Mirada Large
Two Lock Protocol (20W) for use with CR		

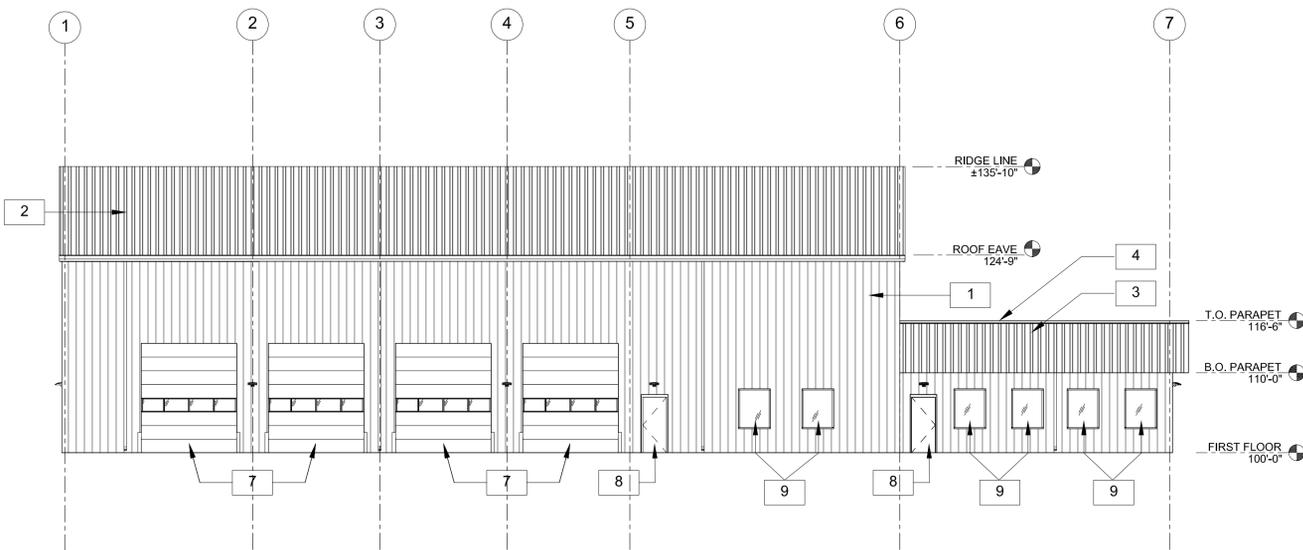
- KEY NOTES:**
- 1 PRE-FINISHED METAL WALL PANEL
  - 2 PRE-FINISHED STANDING SEAM METAL ROOF PANEL
  - 3 PRE-FINISHED METAL PANEL ROOF PARAPET
  - 4 PRE-FINISHED METAL PARAPET CAP
  - 5 PRE-FINISHED METAL ROOF FLASHING AND GUTTERS
  - 6 PRE-FINISHED METAL OPEN FACED DOWNSPOUT
  - 7 12x14' HIGH LIFT ROLL-UP DOOR WITH GLASS PANEL
  - 8 HOLLOW METAL SWING DOOR, PROVIDED BY METAL BUILDING COMPANY
  - 9 STOREFRONT WINDOW SYSTEM
  - 10 STOREFRONT ENTRANCE DOOR SYSTEM
  - 11 WALL MOUNTED SECURITY LIGHT FIXTURE
  - 12 CONCRETE FILLED PIPE BOLLARD, PAINT.



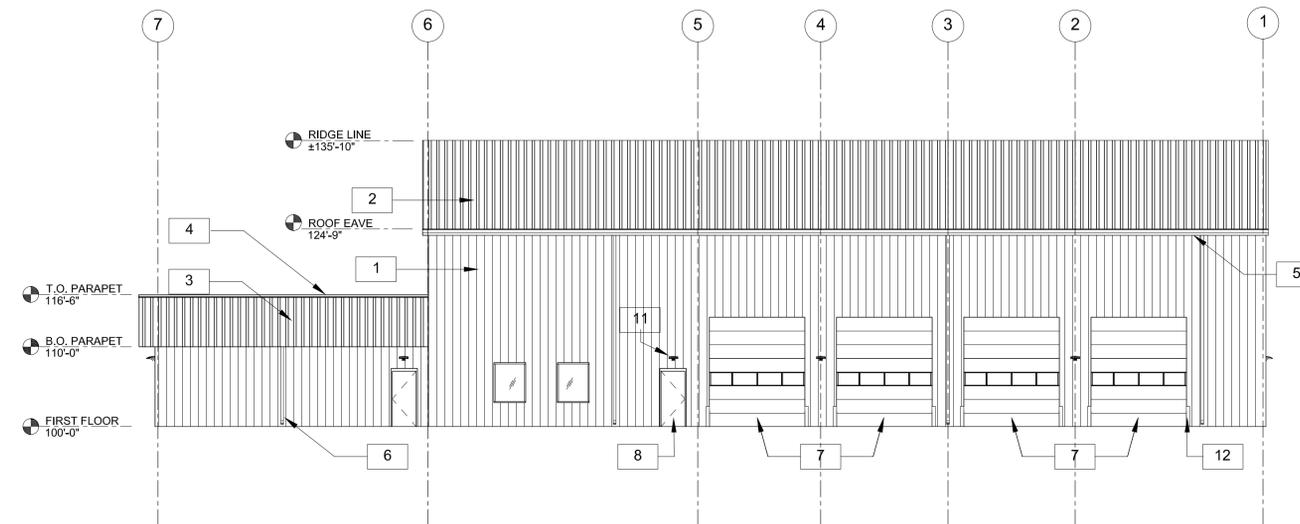
**1 FRONT(SOUTH) ELEVATION**  
 DP-4 3/32" = 1'-0"



**4 REAR (NORTH) ELEVATION**  
 DP-4 3/32" = 1'-0"



**2 SIDE (WEST) ELEVATION**  
 DP-4 3/32" = 1'-0"



**3 SIDE(EAST)ELEVATION**  
 DP-4 3/32" = 1'-0"



**Design Development Consultants @**  
 1310 FORD STREET  
 COLORADO SPRINGS, CO 80915  
 (719) 570-1456

Revisions	DATE
DESCRIPTION	
#	

**CITY LINK TRUCKING**  
 225 N. CURTIS ROAD  
 COLORADO SPRINGS, CO  
 CD'S  
 D2-1109

DATE	05-18-2022
CHECKED	-
DRAWN BY	-

ELEVATIONS  
**DP-4**

(C) ALL RIGHTS RESERVED



**Vertex Consulting Services, LLC**  
455 Pikes Peak Avenue, Suite 101  
Colorado Springs, CO 80903-3672  
719-733-8605

**City Link Trucking  
Site Development Plan  
Letter of Intent**

**September 13, 2023**  
PPR-23-039

Land View LLC  
2908 E Gunnison Street, Colorado Springs, CO 80909  
(719) 473-4895

**Planner/Applicant:** Vertex Consulting Services, Nina Ruiz  
455 E Pikes Peak Avenue, Suite 101  
Colorado Springs, CO 80903  
719-733-8605  
[Nina.ruiz@vertexc.com](mailto:Nina.ruiz@vertexc.com)

**Contractor:** T-Bone Construction, Inc  
1310 Ford Street  
Colorado Springs, CO 80915  
(719) 623-3314

**Civil Engineer:** JPS Engineering  
19 E Willamette Ave.  
Colorado Springs, CO 80903  
(719) 477-9429

**Tax Schedule No:** 44150-00-021  
**Acreage:** 99.97 Acres  
**Zoning:** CS & RR-5 (Residential Rural)  
**Utilities:** well (water), septic (wastewater), MVEA (electric), propane gas (if needed)

**Site Location:**

The property is located southwest of the Curtis Road and Highway 94 intersection.

**Request:**

A request for site development plan approval to allow City Link Trucking (motor freight terminal). The use has been permitted by an approved special use (AL2121). The site will not be open to the general public. The improvements will also include compliance with the County MS4 permit requirements (e.g. construction of a detention pond). With the exception of the alternative landscape plan the proposed development is in full compliance with all El Paso County regulations.

**Signage:** No signage is being proposed

**Access:** Access will be taken via a driveway off of Curtis Road.

**Alternative Landscape Request:**

Pursuant to Section 6.2.2.A.4 of the Land Development Code (LDC), the Director may approve an alternative landscape plan, provided the proposed landscaping provides an equivalent. The LDC requires perimeter landscaping of one tree per 15 feet when a commercial use is adjacent to a residential use/zoning district along with a solid privacy fence. The surrounding properties are residentially zoned.

The property is 99.97 acres in size, whereas the proposed development will be less than 5-acres in size. The commercial activities take place in the southwest quadrant of the property. The outside storage will be screened from the residential properties by the solid 8-foot fence. All development will be setback a minimum of 130' from the property line. The proposed screening, size of the property, and large setback allow for any potential visual impact to be mitigated. Water is provided by a well, which does not allow for adequate water for irrigation of the plantings required by the Code.

The LDC would require a total of 612 trees on the perimeter as well as 174,170 internal plantings, which is excessive considering the limited area being utilized. The LDC would also require a solid privacy fence along the entire perimeter of the property, which is out of character with the adjacent rural residential lots and would cause the property to stand out in place of blending into the surrounding neighborhood. Privacy fencing is instead proposed immediately adjacent to the outside storage area.

The proposed alternative landscaping request to utilize privacy fencing as well as plantings at the building entrance will meet the intent of the Code. Additionally, the proposed landscaping is in keeping with the character of the surrounding neighborhood.

**Traffic:**

- Access to the site will be provided at a new property access drive off of Curtis Road. The entrance will provide a 100'+ drive prior to the fenced yard entrance gate, providing space for a staging or holding area for Trucking Vehicle operation of the yard gate, a to not block any traffic on Curtis Road.
- Vehicular Traffic: Daily vehicle trip generation varies based but generally do not exceed 25. Peak hour trips do not exceed 10.
- There are no additional proposed minor or major roadway intersections
- The increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends
- The change in the type of traffic to be generated does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property
- The acceptable LOS on the adjacent public roadways, accesses, and intersections will be maintained
- No roadway or intersection in the immediate vicinity has a history of safety or accident problems
- There is no change of land use with access to a State Highway.
- Pedestrian Traffic: proposed use will not generate any new pedestrian traffic.
- Bicycle Traffic: proposed use will not generate any new bicycle traffic