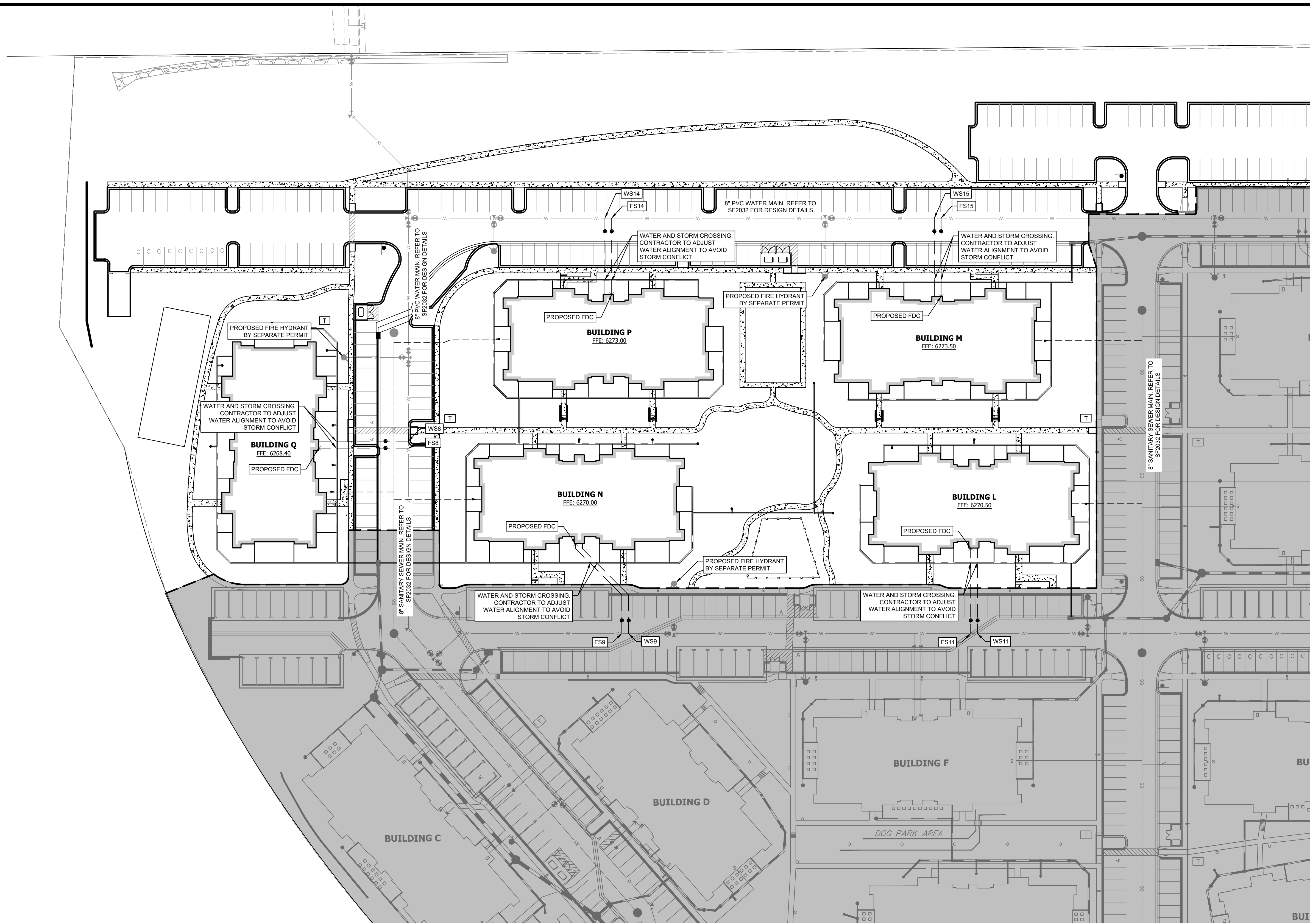


K:\COS_LA\196140002 - Cimarron Hills\Phase 2\CADD\PlanSheets\CD\196140002 - CMD_UT.dwg Zimmermann, Mitch 9/22/2022 10:27 AM



LEGEND

- PROPERTY LINE
- EXISTING STORM
- PROPOSED STORM
- WATER PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED WATER
- SANITARY PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED SANITARY SEWER
- FIRE HYDRANT PROPOSED BY SEPARATE PERMIT (SF2032)
- PROPOSED FIRE DEPARTMENT CONNECTION W/ APPROVED KNOX HARDWARE
- PROPOSED LANDSCAPE AREA DRAIN
- PROPOSED VALLEY DRAIN
- EXISTING VALLEY DRAIN

GENERAL NOTES

1. SANITARY AND WATER PLANS WERE APPROVED WITH SOLACE APARTMENTS FILING NO. 1. REFER TO UTILITY PLANS APPROVED WITH PERMIT SF2032 AND PRR2047 FOR VERTICAL AND HORIZONTAL LOCATIONS.
2. SANITARY AND WATER CONNECTIONS TO THE APPROVED MAIN HAVE BEEN REVISED TO MATCH PHASE 1 BUILDING FINISH FLOOR ELEVATIONS AND AVOID PROPOSED STORM.

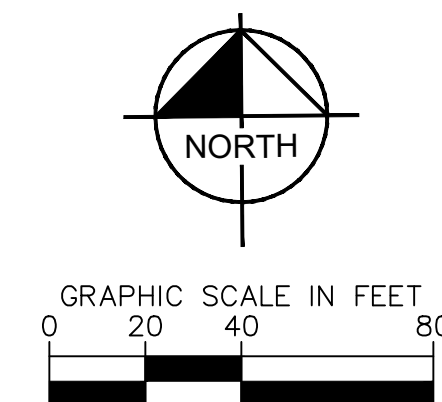
WATER AND FIRE SERVICE DESIGN TABLE				
SERVICE CONNECTION	ALIGNMENT	STATION	LENGTH	PIPE SIZE/MATERIAL
WS8	WP01	11+77.42	68 LF	2" HDPE
WS9	WP02	7+15.59	83 LF	2" HDPE
WS11	WP02	4+50.98	65 LF	2" HDPE
WS14	WP03	7+43.35	58 LF	2" HDPE
WS15	WP03	4+93.48	59 LF	2" HDPE
FS8	WP01	11+72.18	68 LF	4" PVC
FS9	WP02	7+20.76	83 LF	4" PVC
FS11	WP02	4+56.14	65 LF	4" PVC
FS14	WP03	7+38.18	58 LF	4" PVC
FS15	WP03	4+88.32	59 LF	4" PVC

NOTES:

1. ALL WATER LINES TO BE BEDDED PER COLORADO SPRINGS UTILITIES SPECIFICATIONS.
2. ALL CONDITIONS SHOWN TO BE "EXISTING" OR "ASSUMED" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION INCLUDING BUT NOT LIMITED TO POTHOLES OF EXISTING UTILITY ELEVATIONS AT CROSSINGS AND TIE-IN LOCATIONS. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THIS PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE ENGINEER AND OWNER PRIOR TO MAKING ANY CHANGES.
3. THE HORIZONTAL DIMENSIONS BETWEEN PROPOSED UTILITY LINES MAY VARY SLIGHTLY BASED ON INSTALLED VALVES, ADAPTER, AND PUMPS.
4. ALL APPURTENANCES ON HYDRANT LATERALS SHALL BE INSTALLED WITH MJ RESTRAINTS PER CSU STANDARDS.
5. ALL WATER LINES DESIGNATED PVC TO BE CONSTRUCTED WITH C900 PVC PIPE.

CAUTION NOTE (SERVICE LINES):

CONTRACTOR SHALL MAINTAIN 1' OF VERTICAL SEPARATION AT ALL DRY UTILITY CROSSINGS. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CROSSINGS TO VERIFY DEPTH AND COORDINATE WITH ENGINEER OF RECORD.



COLORADO SPRINGS REVIEW

STREET DESIGN FOR CITY ENGINEERING: _____

UTILITY GRADE REVIEW: _____ DATE: _____

CURB & GUTTER REVIEW: _____ DATE: _____

FINAL REVIEW: _____ DATE: _____

DRAINAGE DESIGN: _____ DATE: _____

THIS IS FILED IN ACCORDANCE WITH SECTION 7.7.906 (DRAINAGE ORDINANCE) OF THE CODE OF THE CITY OF COLORADO SPRINGS, 2001 AS AMENDED.

Is this the correct name for this project?

Add PCD File Number



This appears to be a City of Colorado Springs standard block.

Kimley»Horn

2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 North Nevada Avenue, Suite 300
Colorado Springs, Colorado 80903 (719) 453-0180

DESIGNED BY: E.JG
DRAWN BY: MVZ
CHECKED BY: E.JG
DATE: 09/19/2022

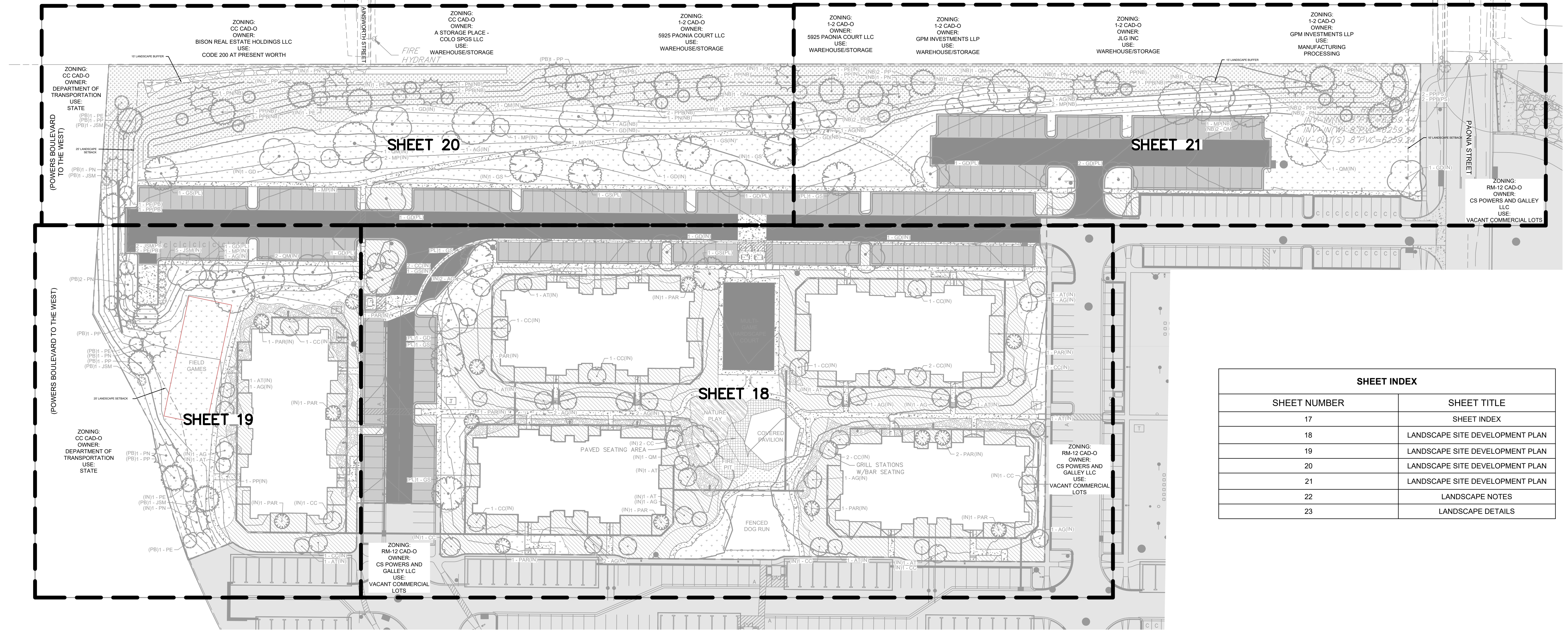
CIMARRON HILLS - PHASE 2
SANITARY AND WATER SERVICE PLANS
WATER SERVICE PLAN

PROJECT NO.
09668009

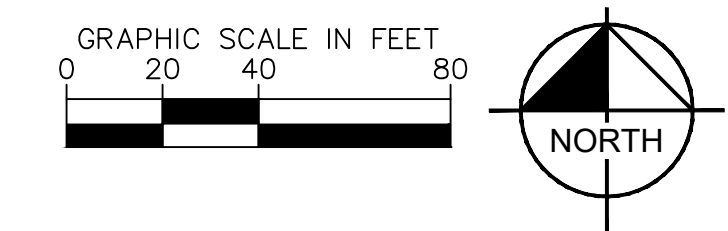
SHEET
C-604

NO.	REVISION	BY	DATE	APPR

CIMARRON HILLS DEVELOPMENT PLAN



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
17	SHEET INDEX
18	LANDSCAPE SITE DEVELOPMENT PLAN
19	LANDSCAPE SITE DEVELOPMENT PLAN
20	LANDSCAPE SITE DEVELOPMENT PLAN
21	LANDSCAPE SITE DEVELOPMENT PLAN
22	LANDSCAPE NOTES
23	LANDSCAPE DETAILS



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL	WIDTH	HEIGHT
	AG	21	ACER GRANDIDENTATUM 'HIGHLAND PARK' / HIGHLAND PARK MAPLE	B & B	1.5" CAL MN	18'-22'	25'-35'
	AT	13	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	B & B	1.5" CAL MN	15'-20'	15'-20'
	CC	21	CRATAEGUS CRUS-GALLI 'THERMIS' / THORNLESS COCKSPUR HAWTHORN	B & B	1.5" CAL MN	15'-20'	15'-25'
	GD	19	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEE TREE (SEEDLESS)	B & B	1.5" CAL MN	40'-50'	50'-60'
	GS	11	QLEDTISIA TRICANTHOS 'IMPCOLE' / IMPERIAL SEEDLESS HONEY LOCUST	B & B	1.5" CAL MN	30'-40'	30'-40'
	MP	10	MALUS 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE	B & B	1.5" CAL MN	15'-20'	15'-20'
	QM	10	QUERCUS MACROCARPA / BURR OAK	B & B	1.5" CAL MN	50-80'	50-80'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL	WIDTH	HEIGHT
	JSM	11	JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER LOW ROOT DAMAGE POTENTIAL	B & B	6' HGT.	6'-8'	12'-15'
	PAR	14	PINUS ARISTATA / BRISTLECONE PINE LOW ROOT DAMAGE POTENTIAL	B & B	6' HGT.	10'-20'	20'-40'
	PE	10	PINUS EDULIS / PINON PINE LOW ROOT DAMAGE POTENTIAL	B & B	6' HGT.	10'-20'	20'-30'
	PN	17	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6' HGT.	30'-40'	40'-60'
	PP	19	PINUS PONDEROSA / PONDEROSA PINE	B & B	6' HGT.	30'-40'	60'+
	PPB	14	PICIA PLUNGENS 'BABY BLUEEYES' / BABY BLUE EYES SPRUCE	B & B	6' HGT.	10'-15'	20'-30'

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
	BREEZE	1,093 SF	PIONEER GRANITE BREEZE / PIONEER SAND & GRAVEL	BREEZE	4"	YES	PIONEER SAND & GRAVEL
	COBLA	59,775 SF	ROCK MULCH / 1 1/2"-3" RIVER ROCK	ROCK MULCH	4" DEPTH	YES	PIONEER SAND
	COBLB	6,629 SF	3/4" RIVER ROCK COBBLESTONE SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH	6-12" DEPTH	YES	PIONEER SAND & GRAVEL
	SEED1	83,112 SF	EPIC ALL-PURPOSE LOW GROW MIX / EL PASO COUNTY, SCM MANUAL TABLE 5-2 INSTALL PER TABLE 5-2 (2) LBS / S3 SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED			PANWEE BUTTES SEED
	SEED2	41,227 SF	TALL FESCUE SEED MIX / ARKANSAS VALLEY SEED INSTALL PER MANUFACTURERS SPECIFICATIONS	SEED			PANWEE BUTTES SEED
	X8	1,413 SF	..... / PLAYGROUND GROUND MATERIAL	PLAYGROUND FALL MATERIAL			
	X9	1,862 SF / FLAGSTONE PAVERS	PAVERS			

Remove City approval block

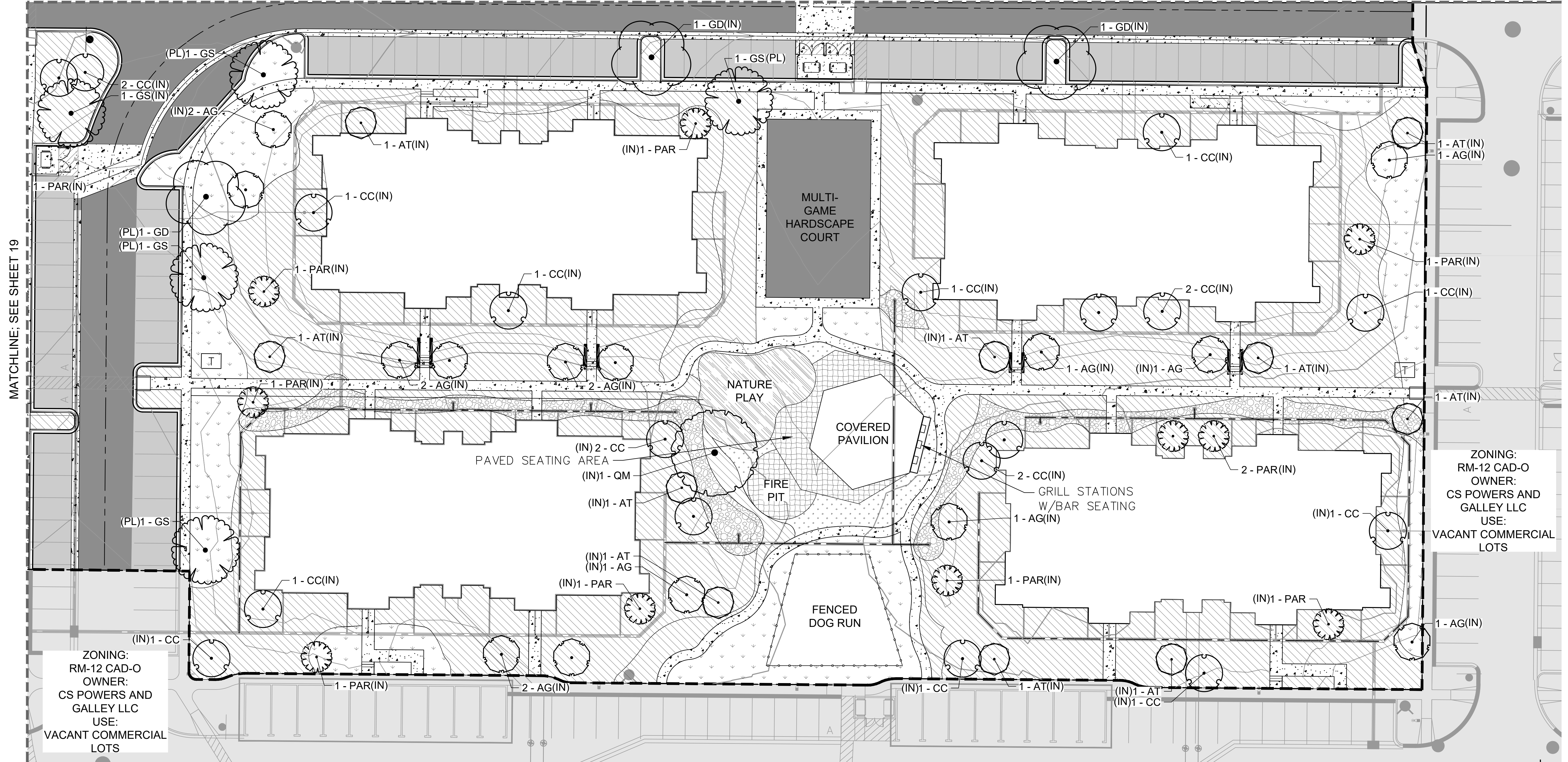
CITY APPROVAL:

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CIMARRON HILLS DEVELOPMENT PLAN

MATCHLINE; SEE SHEET 20

MATCHLINE; SEE SHEET 21



ZONING:
RM-12 CAD-O
OWNER:
CS POWERS AND
GALLEY LLC
USE:
VACANT COMMERCIAL
LOTS

ZONING:
RM-12 CAD-O
OWNER:
CS POWERS AND
GALLEY LLC
USE:
VACANT COMMERCIAL
LOTS

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	AG	21	ACER GRANDIDENTATUS / HIGHLAND PARK / HIGHLAND PARK MAPLE	B & B	1.5" CAL MIN	18'-22'	25'-35'
	AT	13	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	B & B	1.5" CAL MIN	15'-20'	15'-20'
	CC	21	CRATAEGUS CRUS-GALLI 'INERMIS' / THORNTLESS COCKSPUR HAWTHORN	B & B	1.5" CAL MIN	15'-20'	15'-25'
	GD	19	GYMNOCALADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEE TREE (SEEDLESS)	B & B	1.5" CAL MIN	40'-50'	50'-60'
	GS	11	GLEDTISIA TRICANTHOS 'IMPCOLE' / IMPERIAL SEEDLESS HONEY LOCUST	B & B	1.5" CAL MIN	30'-40'	30'-40'
	MP	10	MALUS 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE	B & B	1.5" CAL MIN	15'-20'	15'-20'
	QM	10	QUERCUS MACROCARPA / BURR OAK	B & B	1.5" CAL MIN	50'-60'	50'-60'
	JSM	11	JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER LOW ROOT DAMAGE POTENTIAL	B & B	6" HGT.	6'-8'	12'-15'
	PAR	14	PARUS ARISTATA / BRISTLEcone PINE LOW ROOT DAMAGE POTENTIAL	B & B	6" HGT.	10'-20'	20'-40'
	PE	10	PARUS EDALIS / PINON PINE LOW ROOT DAMAGE POTENTIAL	B & B	6" HGT.	10'-20'	20'-30'
	PN	17	PARUS NIGRA / AUSTRIAN BLACK PINE	B & B	6" HGT.	30'-40'	40'-60'
	PP	19	PARUS PONDEROSA / PONDEROSA PINE	B & B	6" HGT.	30'-40'	60'+
	PPB	14	PICEA PUNGENS 'BABY BLUEEYES' / BABY BLUE EYES SPRUCE	B & B	6" HGT.	10'-15'	20'-30'

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFL
	BREEZE	1,093 SF	PIONEER GRANITE BREEZE / PIONEER SAND & GRAVEL	BREEZE	4"	YES	PIONEER SAND & GRAVEL
	CORL A	59,775 SF	ROCK MULCH / 1 1/2"-3" RIVER ROCK	ROCK MULCH	4" DEPTH	YES	PIONEER SAND
	CORL B	6,629 SF	3-4" RIVER ROCK CORBLESTONE SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION	ROCK MULCH	6-12" DEPTH	YES	PIONEER SAND & GRAVEL
	SEED 1	83,112 SF	SPC ALL PURPOSE LOW GROW MIX / EL PASO COUNTY; SCM MANUAL TABLE 5-2 INSTALL PER TABLE 5-2 (42 LBS PLS) SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION	SEED			PAWNEE BUTTES SEED
	SEED 2	41,227 SF	TALL FESCUE SEED MIX / ARKANSAS VALLEY SEED INSTALL PER MANUFACTURERS SPECIFICATIONS	SEED			PAWNEE BUTTES SEED
	XB	1,413 SF	..... / PLAYGROUND GROUND MATERIAL	PLAYGROUND FILL MATERIAL			
	XB	1,802 SF	..... / FLAGSTONE PAVERS	PAVERS			



CITY APPROVAL:

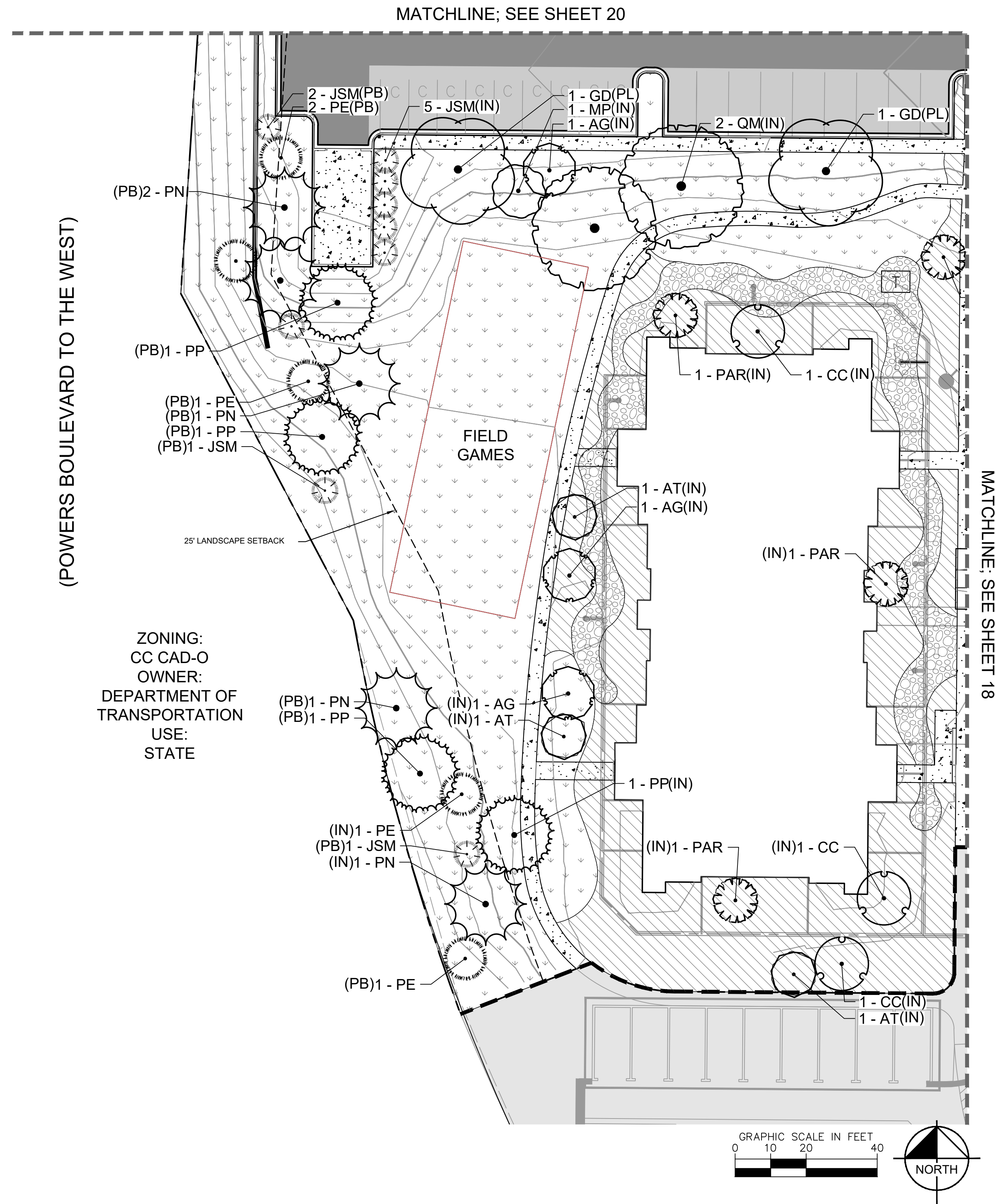
Blank box for city approval signature and date.



© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

LANDSCAPE PLAN 1
SHEET 18 OF 23

CIMARRON HILLS DEVELOPMENT PLAN



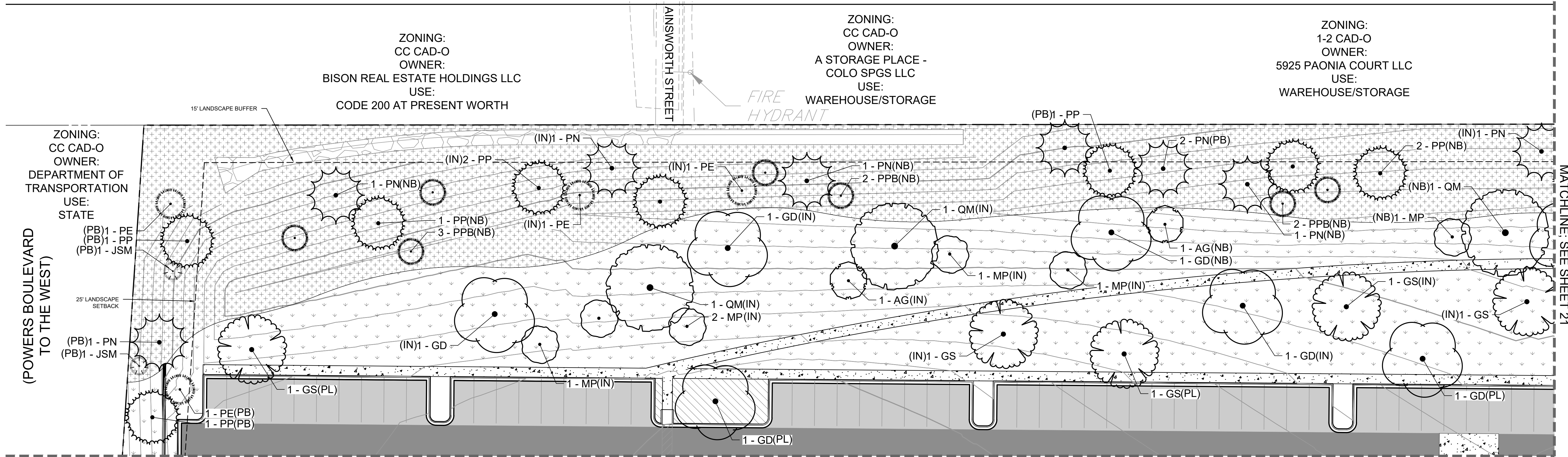
PLANT SCHEDULE

DECIDUOUS TREES				CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
CODE	QTY	BOTANICAL / COMMON NAME					
AG	21	ACER GRANDIDENTATUM / HIGHLAND PARK / HIGHLAND PARK MAPLE	B & B		1.5" CAL MIN	18'-22'	25'-35'
AT	13	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	B & B		1.5" CAL MIN	15'-20'	15'-20'
CC	21	CRATAEGUS CRUS-GALLI 'NERMIS' / THORNLESS COCKSPUR HAWTHORN	B & B		1.5" CAL MIN	15'-20'	15'-25'
GO	19	GYNOCALADUS DOICA 'ESPRESSO' / KENTUCKY COFFEE TREE (SEEDLESS)	B & B		1.5" CAL MIN	40'-50'	50'-60'
GS	11	GLEDTISIA TRIACANTHOS 'IMPCOLE' / IMPERIAL SEEDLESS HONEY LOCUST	B & B		1.5" CAL MIN	30'-40'	30'-40'
MP	10	MALUS 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE	B & B		1.5" CAL MIN	15'-20'	15'-20'
QM	10	QUERCUS MACROCARPA / BURR OAK	B & B		1.5" CAL MIN	50'-80'	50'-80'
EVERGREEN TREES				CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
CODE	QTY	BOTANICAL / COMMON NAME					
JSM	11	JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER LOW ROOT DAMAGE POTENTIAL	B & B		6" HGT.	6'-8'	12'-15'
PAR	14	PRUNUS ARISTATA / BRISTLECOCK PINE LOW ROOT DAMAGE POTENTIAL	B & B		6" HGT.	10'-20'	20'-40'
PE	10	PRUNUS EDULIS / PINON PINE LOW ROOT DAMAGE POTENTIAL	B & B		6" HGT.	10'-20'	20'-30'
PN	17	PRUNUS NIGRA / AUSTRIAN BLACK PINE	B & B		6" HGT.	30'-40'	40'-60'
PP	19	PRUNUS PONDEROSA / PONDEROSA PINE	B & B		6" HGT.	30'-40'	60'+
PPB	14	PICEA PUNGENS 'BABY BLUEEYES' / BABY BLUE EYES SPRUCE	B & B		6" HGT.	10'-15'	20'-30'
GROUND COVERS				TYPE	INSTALL RATE	WEED FABRIC	MTR.
CODE	QTY	BOTANICAL / COMMON NAME					
BREEZE	1,093 SF	PIONEER GRANITE BREEZE / PIONEER SAND & GRAVEL	BREEZE		4"	YES	PIONEER SAND & GRAVEL
CORLA	59,775 SF	ROCK MULCH / 1 1/2"-3" RIVER ROCK	ROCK MULCH		4" DEPTH	YES	PIONEER SAND
CORLB	6,629 SF	3/4" RIVER ROCK CORBLESTONE SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH		6-12" DEPTH	YES	PIONEER SAND & GRAVEL
SEED1	83,112 SF	ERC ALL-PURPOSE LOW GROW MIX (EL PASO COUNTY SCM MANUAL, TABLE 5-2 INSTALL PER TABLE 5-2; 42 LBS PLS) SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED				PAWNEE BUTTES SEED
SEED2	41,227 SF	TALL FESCUE SEED MIX / ARKANSAS VALLEY SEED INSTALL PER MANUFACTURERS SPECIFICATIONS	SEED				PAWNEE BUTTES SEED
X8	1,413 SF	..... / PLAYGROUND GROUND MATERIAL	PLAYGROUND FALL MATERIAL				
X9	1,602 SF	..... / FLAGSTONE PAVERS	PAVERS				

CITY APPROVAL:

LANDSCAPE PLAN 2
SHEET 19 OF 23

CIMARRON HILLS DEVELOPMENT PLAN



ZONING: CC CAD-O
OWNER: DEPARTMENT OF TRANSPORTATION
USE: STATE
(PB)1 - PE
(PB)1 - PP
(PB)1 - JSM

ZONING: CC CAD-O
OWNER: BISON REAL ESTATE HOLDINGS LLC
USE: CODE 200 AT PRESENT WORTH

ZONING: CC CAD-O
OWNER: A STORAGE PLACE - COLO SPGS LLC
USE: WAREHOUSE/STORAGE

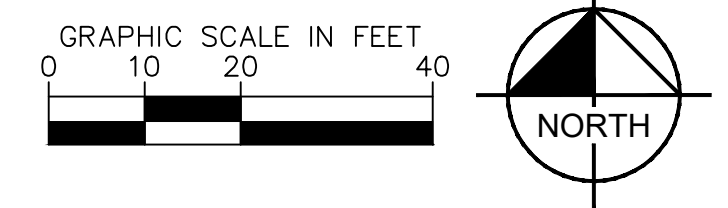
ZONING: 1-2 CAD-O
OWNER: 5925 PAONIA COURT LLC
USE: WAREHOUSE/STORAGE

(POWERS BOULEVARD TO THE WEST)

MATCHLINE: SEE SHEET 21

MATCHLINE; SEE SHEET 19

MATCHLINE; SEE SHEET 18



PLANT SCHEDULE

DECIDUOUS TREES		CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL	WIDTH	HEIGHT
	AG	21		ACER GRANDIDENTATUM / HIGHLAND PARK / HIGHLAND PARK MAPLE	B & B	1.5" CAL MIN	18'-22'	25'-35'
	AT	13		ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	B & B	1.5" CAL MIN	15'-20'	15'-20'
	CC	21		CRATAEGUS CRUS-GALLI 'INERMIS' / THORNLESS COCKSPUR HAWTHORN	B & B	1.5" CAL MIN	15'-20'	15'-25'
	GD	19		GYMNOCADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEE TREE (SEEDLESS)	B & B	1.5" CAL MIN	40'-60'	50'-60'
	GS	11		GLEDTISIA TRIACANTHOS 'IMPCOLE' / IMPERIAL SEEDLESS HONEY LOCUST	B & B	1.5" CAL MIN	30'-40'	30'-40'
	MP	10		MALLUS 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE	B & B	1.5" CAL MIN	15'-20'	15'-20'
	QM	10		QUERCUS MACROCARPA / BURR OAK	B & B	1.5" CAL MIN	50'-60'	50'-60'
EVERGREEN TREES		CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL	WIDTH	HEIGHT
	JSM	11		JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER LOW ROOT DAMAGE POTENTIAL	B & B	6" HGT.	6'-8'	12'-15'
	PAR	14		PINUS ARISTATA / BRISTLECONE PINE LOW ROOT DAMAGE POTENTIAL	B & B	6" HGT.	10'-20'	20'-40'
	PE	10		PINUS EDULIS / PINON PINE LOW ROOT DAMAGE POTENTIAL	B & B	6" HGT.	10'-20'	20'-30'
	PN	17		PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6" HGT.	30'-40'	40'-60'
	PP	19		PINUS PONDEROSA / PONDEROSA PINE	B & B	6" HGT.	30'-40'	60'+
	PPD	14		PICEA PLUNGENS 'BABY BLUEEYES' / BABY BLUE EYES SPRUCE	B & B	6" HGT.	10'-15'	20'-30'
GROUND COVERS		CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFL
	BREEZE	1,060 SF		PIONEER GRANITE BREEZE / PIONEER SAND & GRAVEL	BREEZE	4"	YES	PIONEER SAND & GRAVEL
	COBLA	59,775 SF		ROCK MULCH / 1 1/2"-3" RIVER ROCK	ROCK MULCH	4" DEPTH	YES	PIONEER SAND
	COBLB	6,629 SF		3-6" RIVER ROCK CORBLESTONE SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH	6-12" DEPTH	YES	PIONEER SAND & GRAVEL
	SEED1	83,112 SF		EPC ALL-PURPOSE LOW GROW MIX / EL PASO COUNTY, SCM MANUAL TABLE 5-2 INSTALL PER TABLE 5-2, (62 LBS PLS) SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED			PAWNEE BUTTES SEED
	SEED2	41,227 SF		TALL FESCUE SEED MIX / ARKANSAS VALLEY SEED INSTALL PER MANUFACTURERS SPECIFICATIONS	SEED			PAWNEE BUTTES SEED
	X8	1,413 SF	 / PLAYGROUND GROUND MATERIAL	PLAYGROUND FALL MATERIAL			
	X9	1,602 SF	 / FLAGSTONE PAVERS	PAVERS			

CITY APPROVAL:

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CIMARRON HILLS DEVELOPMENT PLAN

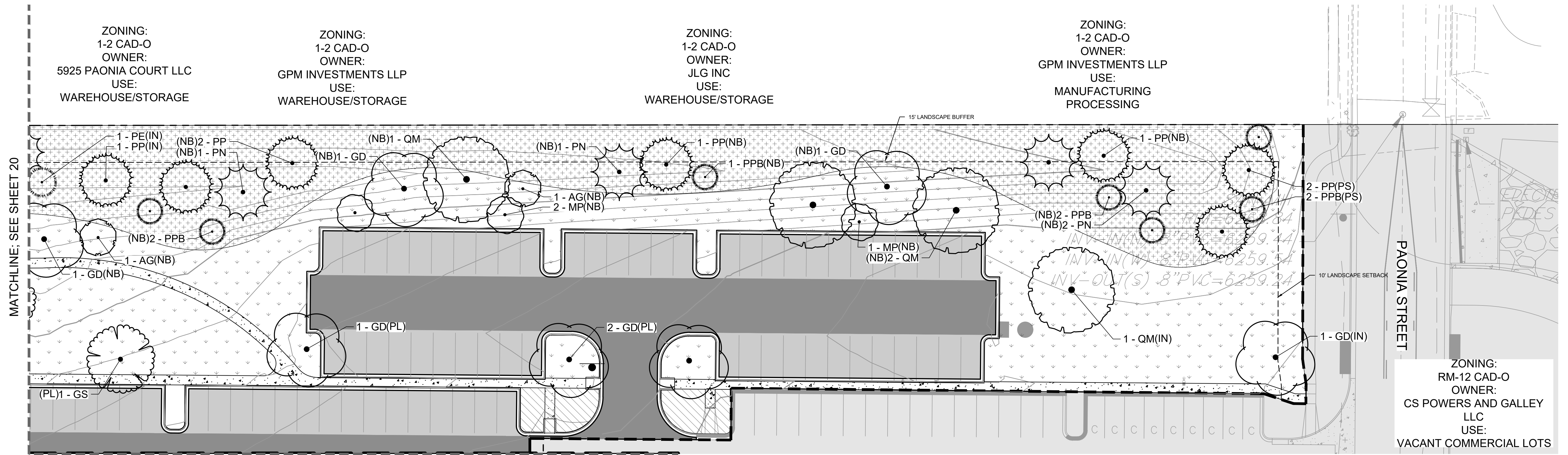
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OWNER:
5925 PAONIA COURT LLC
USE:
WAREHOUSE/STORAGE

ZONING:
1-2 CAD-O
OWNER:
GPM INVESTMENTS LLP
USE:
WAREHOUSE/STORAGE

ZONING:
1-2 CAD-O
OWNER:
JLG INC
USE:
WAREHOUSE/STORAGE

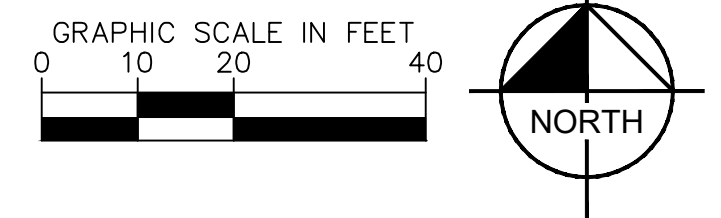
ZONING:
1-2 CAD-O
OWNER:
GPM INVESTMENTS LLP
USE:
MANUFACTURING
PROCESSING

ZONING:
RM-12 CAD-O
OWNER:
CS POWERS AND GALLEY
LLC
USE:
VACANT COMMERCIAL LOTS



MATCHLINE; SEE SHEET 20

MATCHLINE; SEE SHEET 18



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
AG	21		ACER GRANDIDENTATUM / HIGHLAND PARK / HIGHLAND PARK MAPLE	B & B	1.5" CAL MIN	18'-22'	25'-35'
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GD	19		GYMNOCALADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEE TREE (SEEDLESS)	B & B	1.5" CAL MIN	40'-60'	50'-60'
GS	11		GLEDITSIA TRIACANTHOS 'IMPCOLE' / IMPERIAL SEEDLESS HONEY LOCUST	B & B	1.5" CAL MIN	30'-40'	30'-40'
MP	10		MALUS 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE	B & B	1.5" CAL MIN	15'-20'	15'-20'
QM	10		QUERCUS MACROCARPA / BURR OAK	B & B	1.5" CAL MIN	50'-60'	50'-60'
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
JSM	11		JUNIPERUS SCOPULORUM 'MOONGLOW' / MOONGLOW JUNIPER LOW ROOT DAMAGE POTENTIAL	B & B	6" HGT.	6'-8'	12'-15'
PAR	14		PINUS ARISTATA / BRISTLECOCK PINE LOW ROOT DAMAGE POTENTIAL	B & B	6" HGT.	10'-20'	20'-40'
PE	10		PINUS EDULIS / PINON PINE LOW ROOT DAMAGE POTENTIAL	B & B	6" HGT.	10'-20'	20'-30'
PN	17		PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6" HGT.	30'-40'	40'-60'
PP	19		PINUS PONDEROSA / PONDEROSA PINE	B & B	6" HGT.	30'-40'	60'+
PPB	14		PICEA PLUNGENS 'BABY BLUEEYES' / BABY BLUE EYES SPRUCE	B & B	6" HGT.	10'-15'	20'-30'
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
BREEZE	1,060 SF		PIONEER GRANITE BREEZE / PIONEER SAND & GRAVEL	BREEZE	4"	YES	PIONEER SAND & GRAVEL
COBLA	59,775 SF		ROCK MULCH / 1 1/2"-3" RIVER ROCK	ROCK MULCH	4" DEPTH	YES	PIONEER SAND
COBLB	6,629 SF		3/4" RIVER ROCK CORBLESTONE SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH	6-12" DEPTH	YES	PIONEER SAND & GRAVEL
SEED1	83,112 SF		EPC ALL-PURPOSE LOW GROW MIX / EL PASO COUNTY, SCM MANUAL TABLE 5-2 INSTALL PER TABLE 5-2, (62 LB/PS) SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED			PAWNEE BUTTES SEED
SEED2	41,227 SF		TALL FESCUE SEED MIX / ARKANSAS VALLEY SEED INSTALL PER MANUFACTURERS SPECIFICATIONS	SEED			PAWNEE BUTTES SEED
X8	1,413 SF	 / PLAYGROUND GROUND MATERIAL	PLAYGROUND FALL MATERIAL			
X9	1,602 SF	 / FLAGSTONE PAVERS	PAVERS			

CITY APPROVAL:



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2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

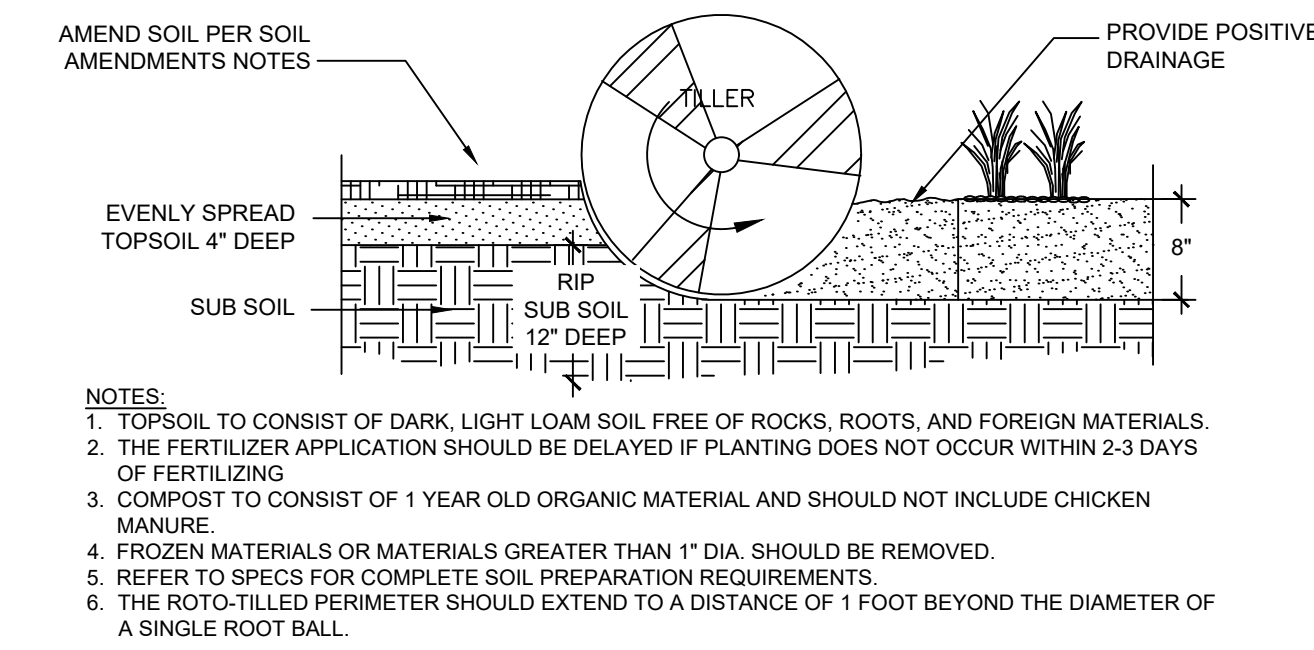
LANDSCAPE PLAN 4
SHEET 21 OF 23

CIMARRON HILLS DEVELOPMENT PLAN

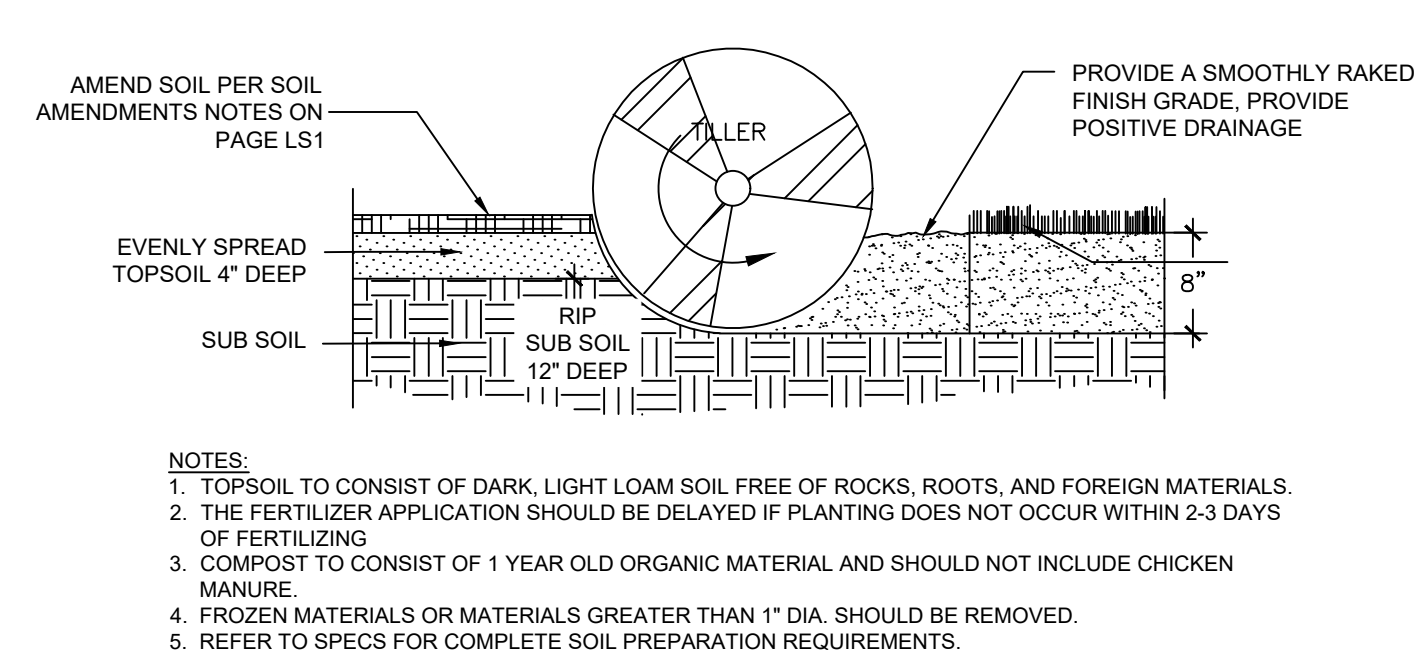
LANDSCAPE SETBACKS AND BUFFERS

STREET NAME OR BOUNDARY:	POWERS BLVD	PAONIA ST	NORTH BUFFER
ZONE DISTRICT BOUNDARY:	NO	NO	YES
STREET CLASSIFICATION:	EXPRESSWAY	NON-ARTEIAL	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	25' / 25'	10' / 10'	15' / 100' +
LINEAR FOOTAGE:	425'	113'	1082'
TREE PER FEET REQ.:	1 TREE PER 20 LF	1 TREE PER 30 LF	1 TREE PER 25 LF
NUMBER OF TREES REQ. / PROV.	22 / 22	4 / 4	44 / 44
EVERGREEN TREES REQ. / PROV.	N/A	N/A	15 / 26
SHRUB SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.	N/A	N/A	1082' / 1082'
PLANT ABBREVIATION DENOTED ON PLAN:	PB	PS	NB
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%	75% / 75%	75% / 100%

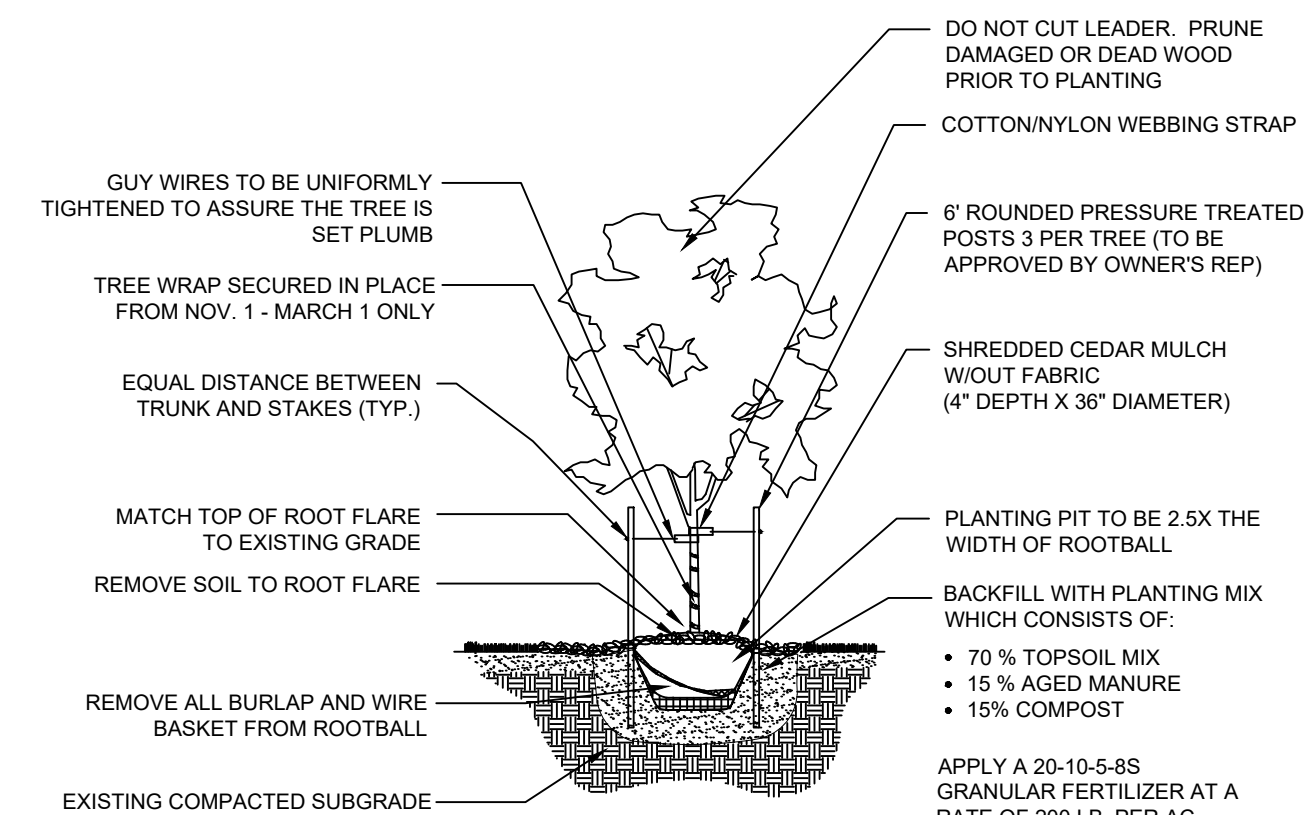
The Code requires that 1/3 of the trees shall be evergreen



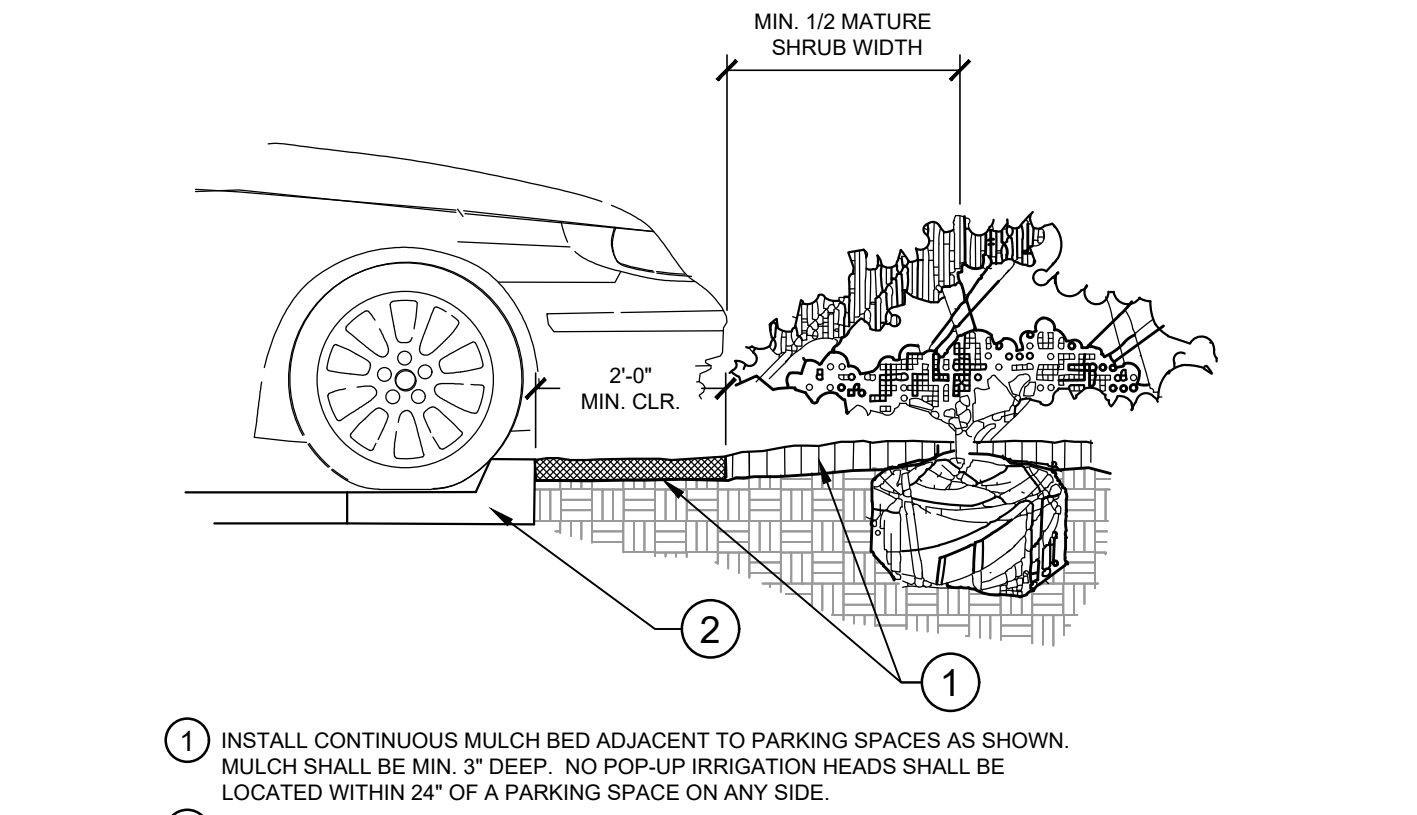
1 SOIL PREP
NTS 196-140-002-01



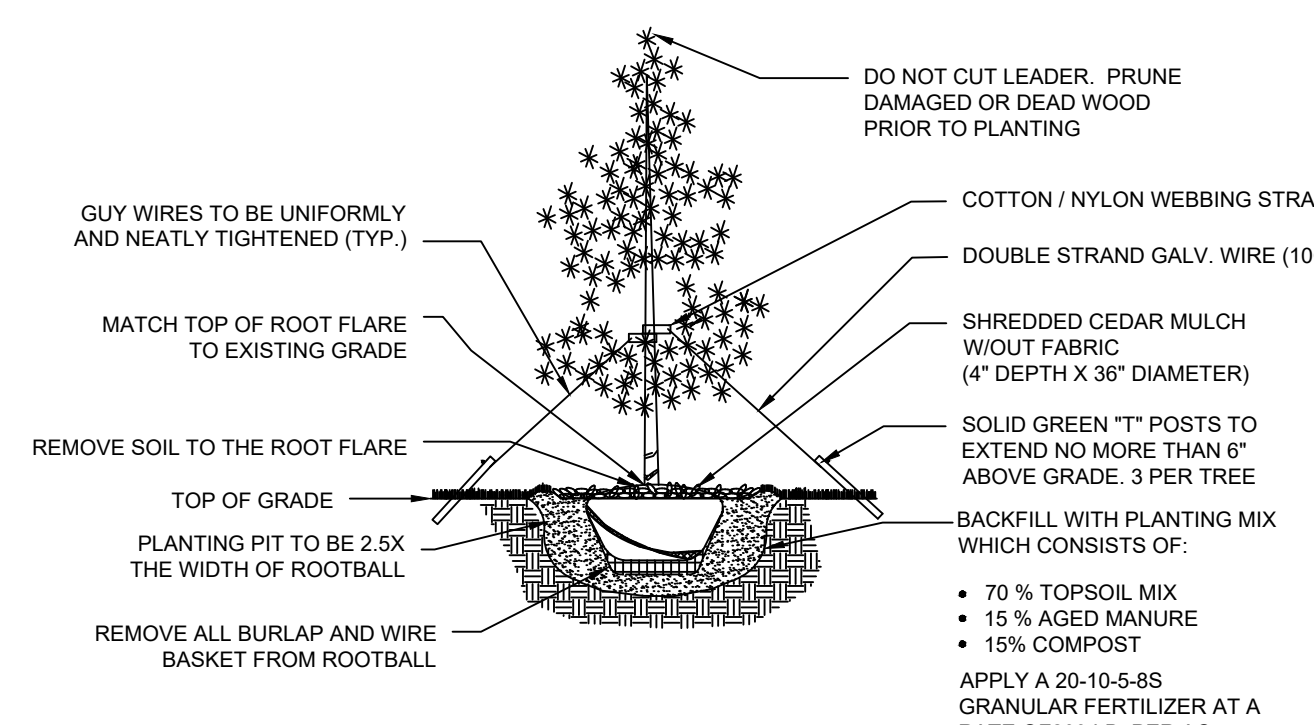
4 SOIL PREPARATION - SOD AREAS
NTS 196-140-002-04



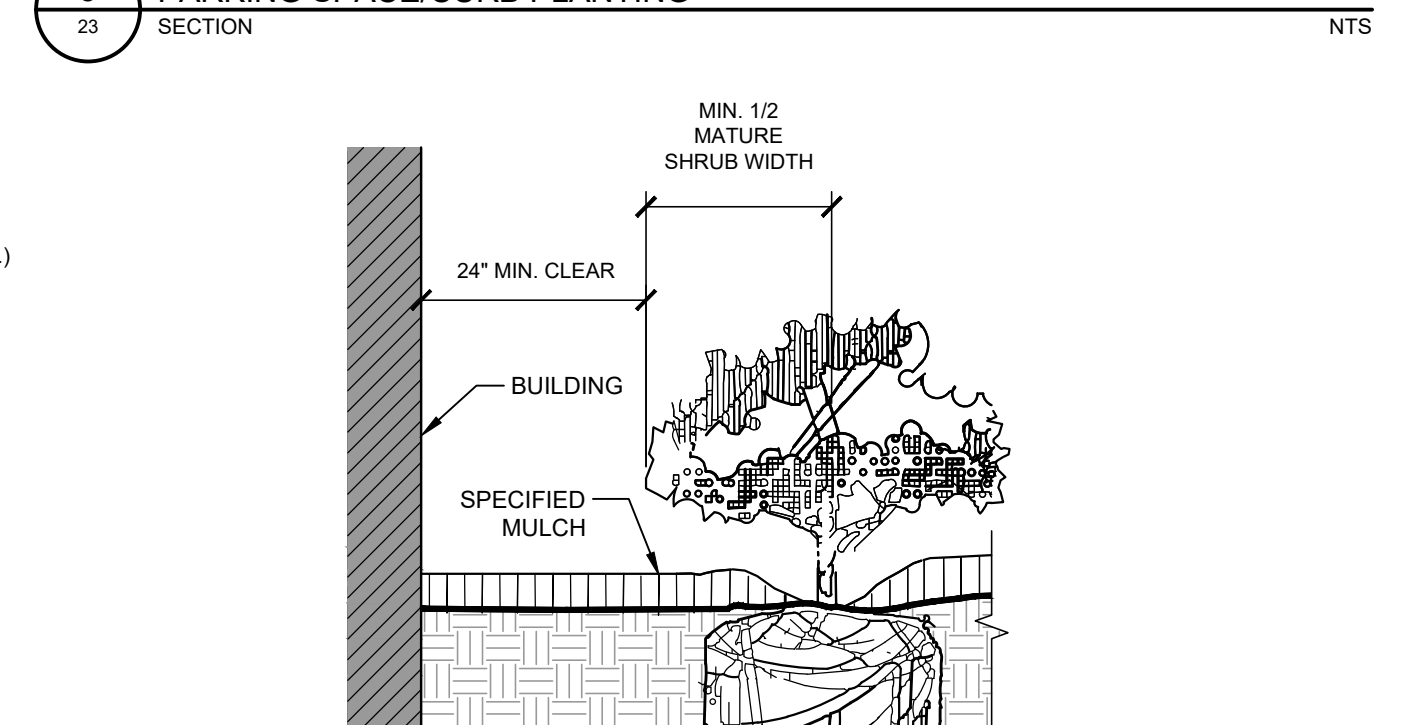
2 DECIDUOUS TREE PLANTING
NTS 196-140-002-02



5 PARKING SPACE/CURB PLANTING
SECTION 23 NTS



3 EVERGREEN TREE PLANTING
NTS 196-140-002-03



6 PLANTINGS ADJACENT TO BUILDINGS
NTS 196-140-002-07

INTERNAL LANDSCAPING

NET SITE AREA:	340,795 SF (7.82 AC)
PERCENT MINIMUM INTERNAL AREA:	15%
INTERNAL LANDSCAPE AREA REQ. / PROV.	173,412 SF / 539,645 SF
TREE PER FEET REQ.	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.	103 / 104
SHRUB SUBSTITUTES REQ. / PROV.	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	IN
% GROUND PLANE VEG. REQ. / PROV.	50% / 50%

Recommend adding opaque screening to help screen residential uses from adjacent nonresidential uses. Not required since road buffer to the north, but still recommended

Please ensure required buffers are not included in this calculation

PARKING LOT LANDSCAPING

NUMBER OF VEHICLE SPACES PROVIDED:	224
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS
SHADE TREES REQ. / PROV.:	15 / 15
PARKING LOT FRONTAGES:	NORTH
LENGTH OF FRONTAGE:	253'
LENGTH OF 3' TALL SCREENING PLANTS REQ. / PROV.:	169' / 169'
LENGTH OF BERM OR FENCE REQ. / PROV.:	1082'
PLANT ABBREVIATION DENOTED ON PLAN:	PL

Please see below excerpt from the Code. I am not seeing where this has been provided.

(5) Required Parking Lot Screening. Parking lots shall be screened from view from adjacent roads and properties with differing land uses. The minimum height of the screening shall be 3 feet and may be accomplished by using berms and plantings. A minimum of 1/3 of the road frontage or common lot, parcel, or tract boundary, not counting intersecting driveways, shall be provided with the required screening. The maximum spacing of plants to achieve an acceptable screen and the maximum acceptable grades for screening areas, such as grass berms and plantings beds, should be consistent with the Landscape and Water Conservation Manual.

Decorative walls or fences may be approved if the Director finds that:

- The wall or fence avoids a blank and monotonous appearance by architectural articulation and the planting of vines, shrubs or trees;
- The total use of berms or plantings is not physically feasible; or
- The wall or fence attractively complements the use of berms or plantings.

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