

BAXTER AUTOMOTIVE SUBARU DEALERSHIP

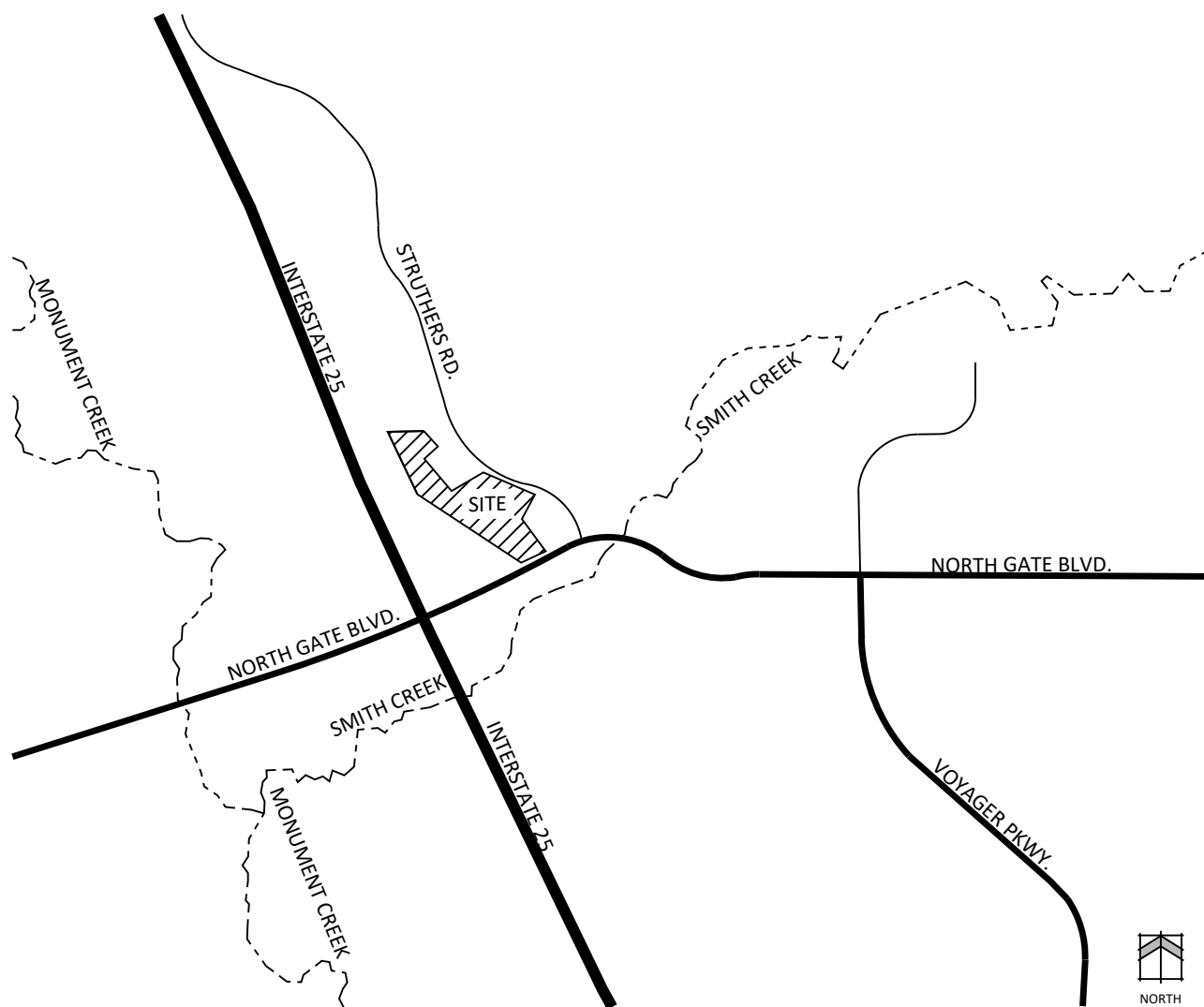
EL PASO COUNTY, COLORADO

SUBSTITUTE LANDSCAPE PLAN

LANDSCAPE NOTES

- ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
- FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
- ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
- SOD TO BE TALL FESCUE BLEND.
- NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
- CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
- NO TREES OR DEEP-ROOTED PLANTINGS SHALL BE INSTALLED WITHIN 10 FEET OF ANY FIRE HYDRANTS, WATER MAINS, OR WASTEWATER PIPELINES.
- ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
- ALL PLANTS NOT LABELED AS FULFILLING A COUNTY LANDSCAPE REQUIREMENT ARE "EXTRA" PER COUNTY STANDARDS, AND WILL BE INSTALLED AT THE OWNER'S DISCRETION.
- ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
- ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.

VICINITY MAP



SITE DATA

Tax ID Number:	7201402022, 6206306005, 6206306003
Total Area:	4.12 ac + 6.03 ac + 2.22 ac = 12.37 Acres
Current Zoning:	CS
Current Use:	Vacant Commercial Lots
Proposed Use:	Dealership
Proposed Building Footprint:	53,703 SF
Car Wash:	2826 SF
Open space %:	41%
Landscaping %:	32%
Impermeable surface %:	54%
Building Setbacks:	
Lot 1 East:	None
Lot 1 North:	25'
Lot 2 Struthers:	25'
Landscape Setbacks:	
Gleneagle Gate View:	10'
Struthers:	20'
Parking:	
Formula:	Inside display space: 1 space/1000 sf * 4650 sf = 5 Office space: 1 space/450 sf * 3997 = 9
Required:	14 spaces, with 1 additional accessible space required
Provided:	497 total spaces - 2 ADA spaces tract D: 193 (6 EV, 2 ADA) tract E: 304

PROJECT TEAM

OWNER/DEVELOPER:	TKA Properties LLP; Tom Kroll 16225 Burt Street, Suite 100 Omaha, NE 68118
APPLICANT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903
ENGINEER:	Terra Nova Engineering Inc 721 S 23rd St Colorado Springs, CO 80904

SHEET INDEX

Sheet 1 of 4:	Cover Sheet
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Sheet 3 of 4:	Site Plan
Sheet 4 of 4:	Details

LANDSCAPE REQUIREMENTS

Landscape Setbacks

See Code Section/Policy 7.4.905

Street Name or Zone Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./ Prov.
Struthers Rd.	Minor Arterial	20 / 20	628.25'	1 / 25'	25 / 25
Gleneagle Gate Vw.	Non Arterial	10 / 10	1400'	1 / 30'	47 / 39
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided	Setback Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided		
0 / 0	0 / 0	SR	75% / 75%		
80 / 80	0 / 0	GG	75% / 75%		

Motor Vehicle Lots

See Code Section/Policy 7.4.907

No. of Vehicles Spaces Provided	Shade Trees (1/15 spaces) Required / Provided	Plant Abbr. on Plan
294 uncovered	20 / 20	MV

Internal Landscaping

See Code Section/Policy 7.4.908

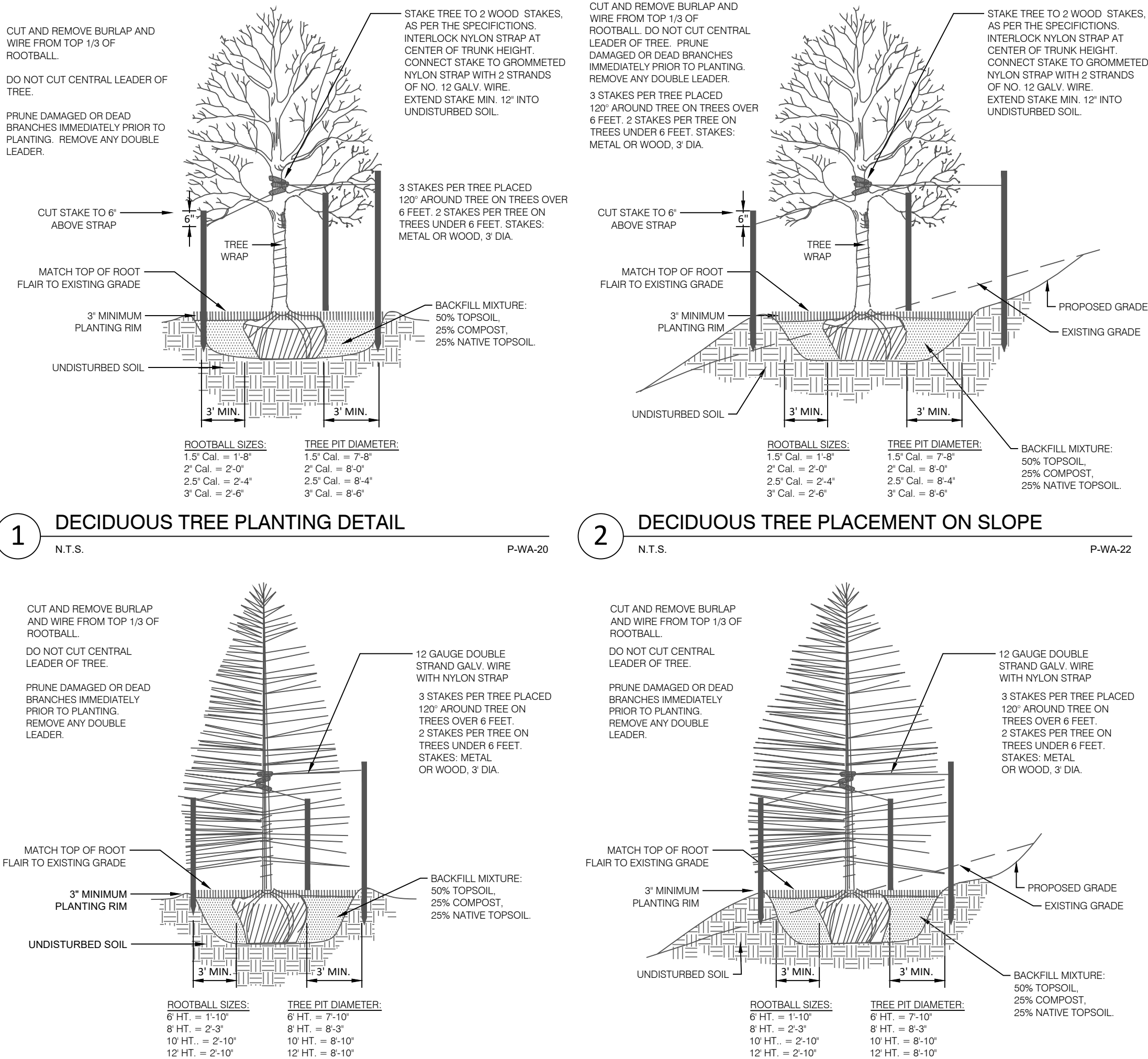
Net Site Area (SF)	Percent Minimum Green Space Area (%)	Green Space Area (SF) Required / Provided		
538837.2	5%	26941.86 / 26941.86		
Internal Trees (1/500 SF Green Space) Required / Provided		Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan
54 / 27		270 / 270	0 / 0	IN

Landscape Buffers

See Code Section 6.2.2.D.1

Street Name or Property Line	Width (in Ft.) Req. Prov.	Linear Footage	Buffer Trees (1/15') Required / Provided	Evergreen Trees Req. (33%) / Prov.
Struthers (Residential)	15' / 15'	450'	30 / 11*	10 / 21
Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.			
SR	75% / 100%			

*This alternative landscape request is detailed in the letter of intent.



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	HEIGHT	WIDTH	SIZE
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DECIDUOUS TREES

	Af	14	Acer x freemanii 'Jeffersred' / Autumn Blaze® Freeman Maple	50'	20'	2" Cal.
	Ct	10	Corylus columna / Turkish Filbert	30'	20'	2" Cal.
	Gt	11	Gleditsia triacanthos / Honey Locust	30'	30'	2" Cal.
	Qb	14	Quercus bicolor / Swamp White Oak	25'	20'	2" Cal.
	Ta	13	Tilia americana / American Linden	30'	15'	2" Cal.

EVERGREEN TREES

	Jm	46	Juniperus monosperma / Oneseed Juniper	15'	10'	8' HT
	Je	2	Juniperus virginiana / Eastern Redcedar	20'	18'	6' HT
	Ph	3	Pinus heldreichii / Bosnian Pine	25'	15'	6' HT

DECIDUOUS SHRUBS

	Co	49	Cotoneaster apiculatus / Cranberry Cotoneaster	2'-3'	5'	#5 CONT
	Sy	48	Symphoricarpos albus 'Hancock' / Snowberry	2'-3'	4'	#5 CONT
	Vj	42	Viburnum x juddii / Judd Viburnum	3'	3'	#5 CONT

EVERGREEN SHRUBS

	Pa	52	Arctostaphylos coloradensis 'Panchito' / Panchito Manzanita	2'	4'	#5 CONT
	Jy	124	Juniperus horizontalis 'Youngstown' / Youngstown Creeping Juniper	1.5'	6'	#5 CONT
	Pm	44	Pinus mugo 'Valley Cushion' / Valley Cushion Mugo Pine	2'	3-4'	#5 CONT

GRASSES

	Cb	49	Calamagrostis brachytricha / Korean Feather Reed Grass	2.5'	3'	1 GAL
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CONCEPT PLANT SCHEDULE

	ROCK COBBLE 2-4" Arkansas Tan River Rock	44,217 sf
	NATIVE SEED MIX PBSI FOOTHILLS NATIVE MIX	108,945 sf
	SOD	20,130 sf
	ARTIFICIAL TURF	1,484 sf



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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NORTHGATE SUBARU

PROJECT INFO

DATE: 05.25.25
PROJECT MGR: K. JOHNSON
PREPARED BY: A. ROMAN

STAMP

SITE DEVELOPMENT PLAN

ISSUE INFO

DATE:	BY:	DESCRIPTION:
05/25/25	AR	1st SDP Submittal
07/16/25	AR	2nd SDP Submittal
08/18/25	AR	3rd SDP Submittal
06/04/26	AR	4th SDP Submittal
08/14/26	AR	Re: Donala

Landscape Notes & Details

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PPR2514



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Tel. 719.471.0073
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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH:

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08/14/26	AR	Re: Donala

ISSUE / REVISION

Landscape Plan

SHEET TITLE

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PPR2514

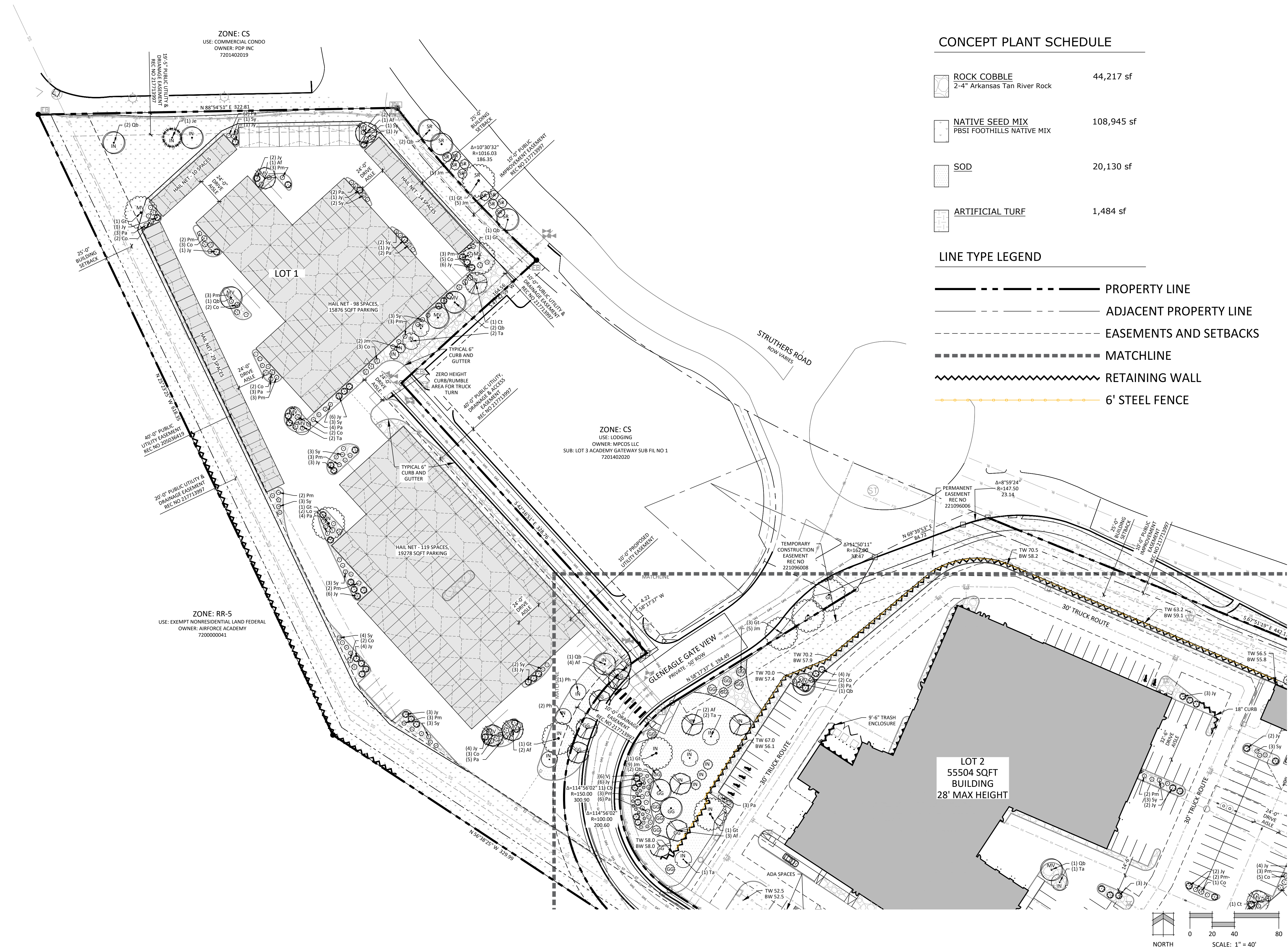
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LINE TYPE LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENTS AND SETBACKS
	MATCHLINE
	RETAINING WALL
	6' STEEL FENCE

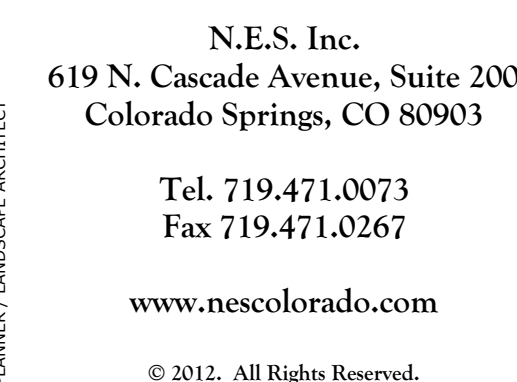


ZONE: CS
USE: COMMERCIAL CONDO
OWNER: PDP INC
7201402019

ZONE: CS
USE: LODGING
OWNER: MPCOS LLC
SUB: LOT 3 ACADEMY GATEWAY SUB FIL NO 1
7201402020

ZONE: RR-5
USE: EXEMPT NONRESIDENTIAL LAND FEDERAL
OWNER: AIRFORCE ACADEMY
7200000041

LOT 2
55504 SQFT
BUILDING
28' MAX HEIGHT

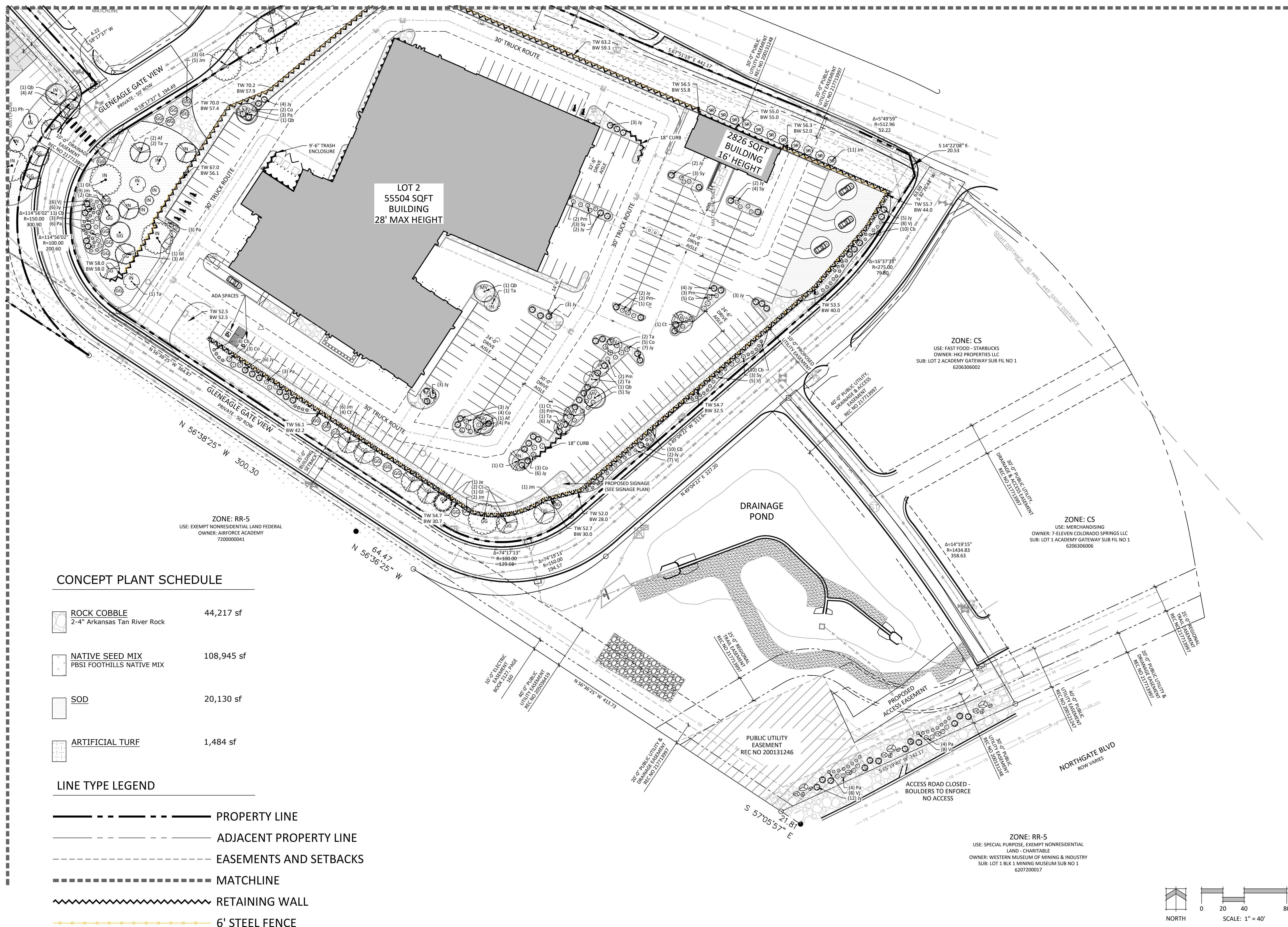
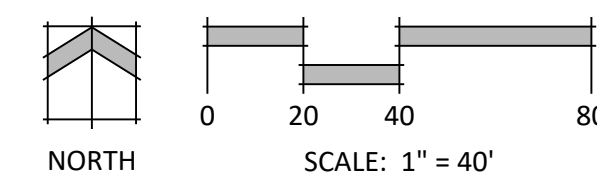


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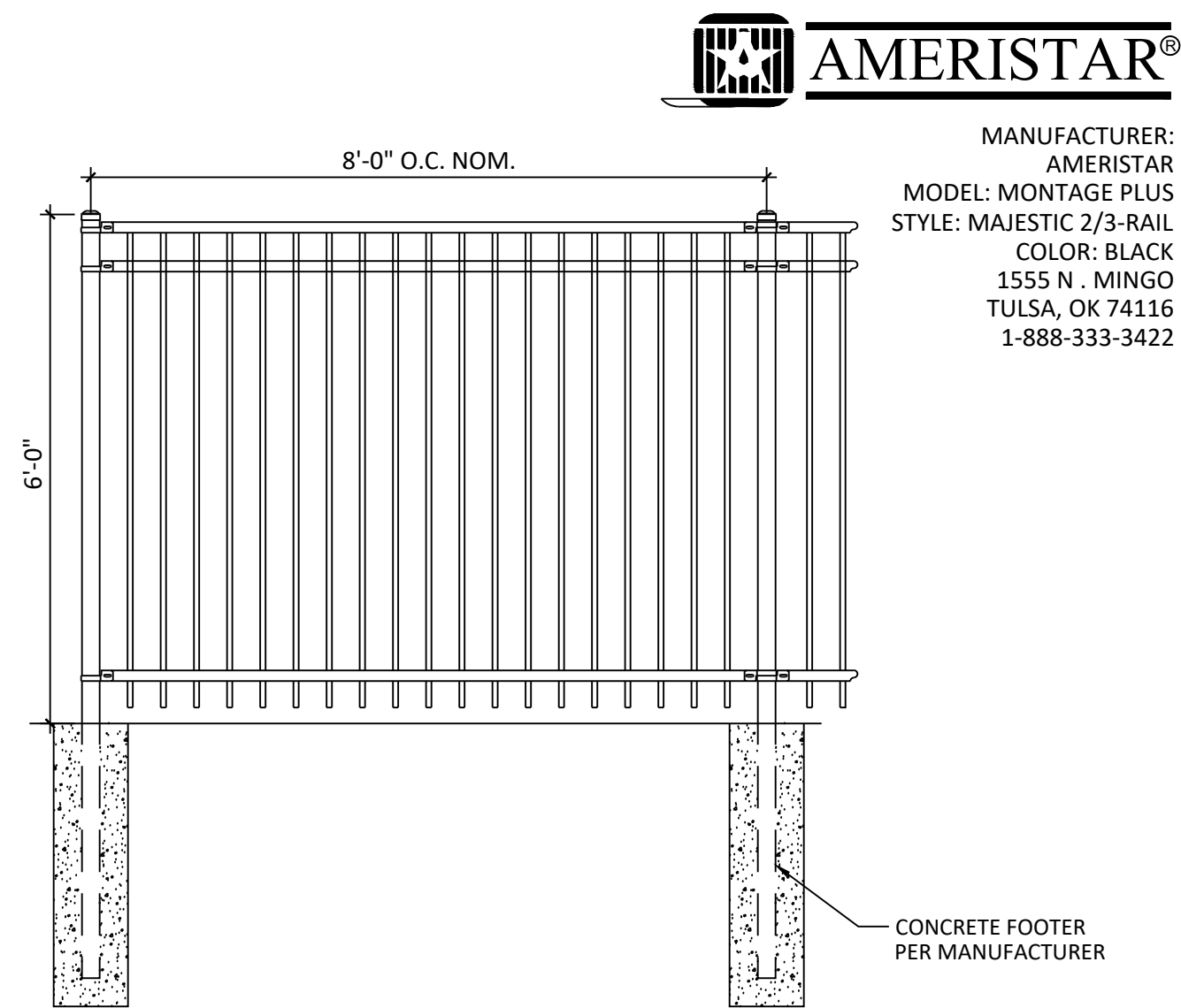
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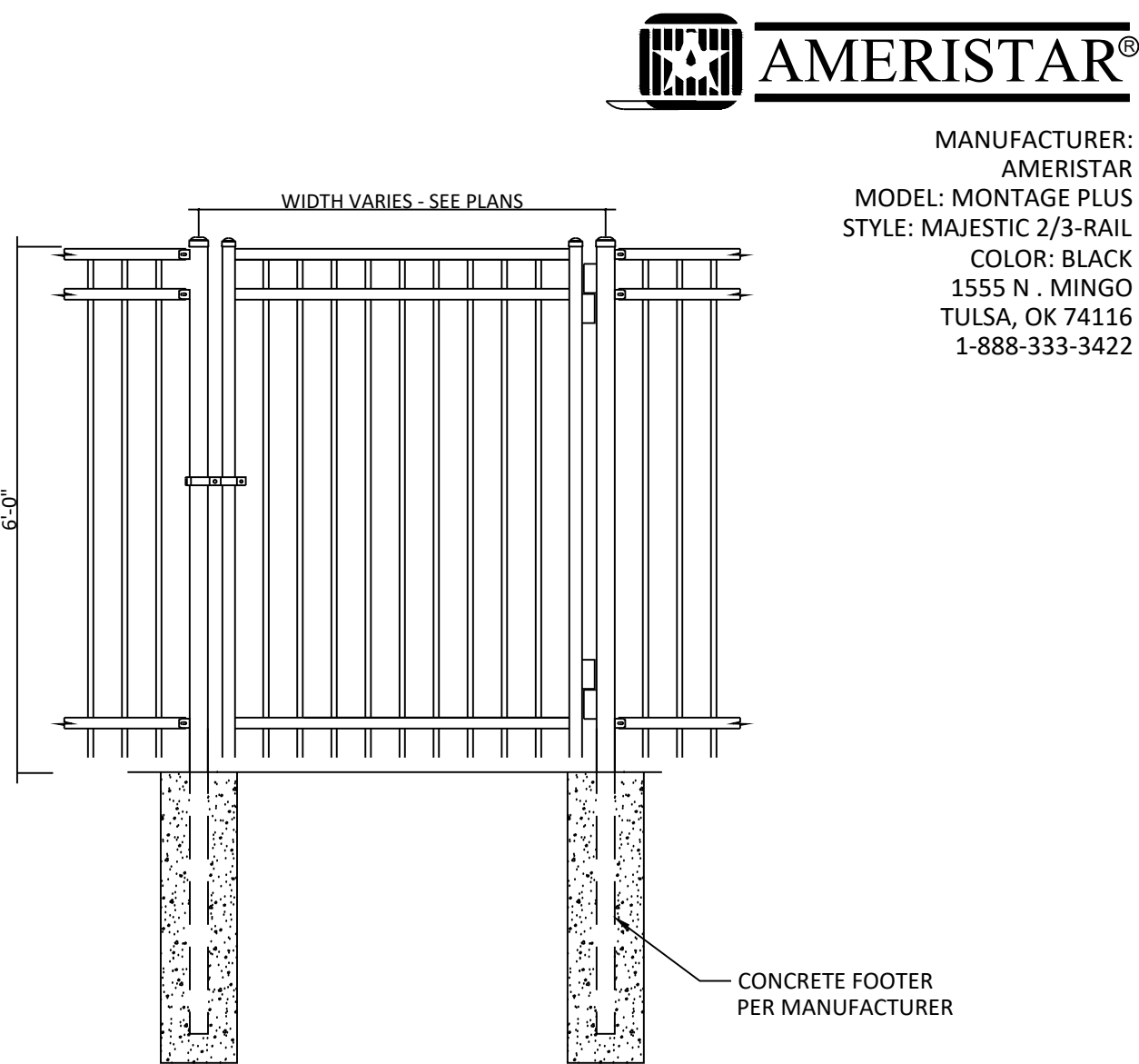
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1 6' STEEL FENCE
NTS

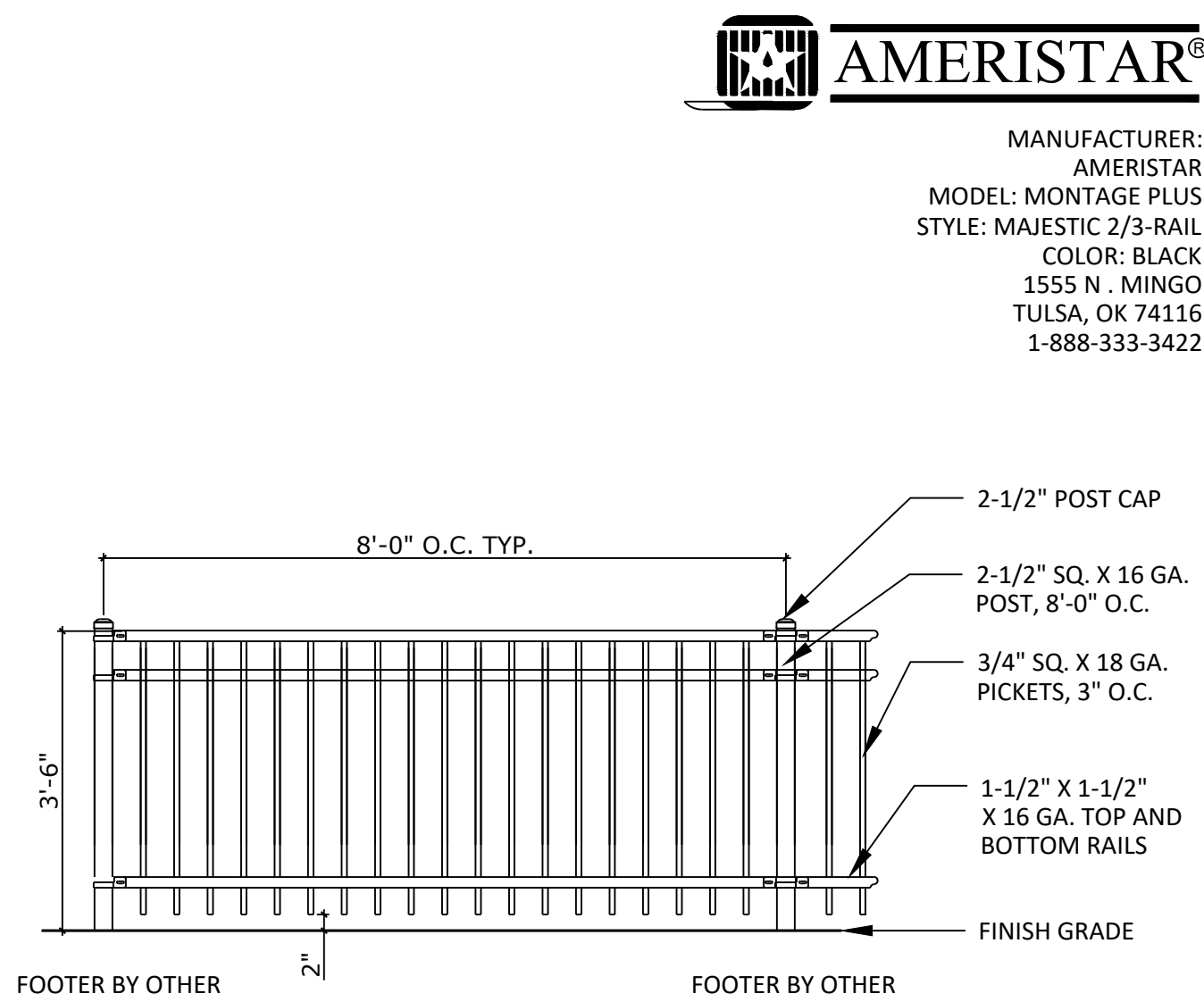
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MANUFACTURER: STRATA
PRODUCT: SLEEVE-IT SD-1
ORDERS@GEOGRID.COM
800-680-7750



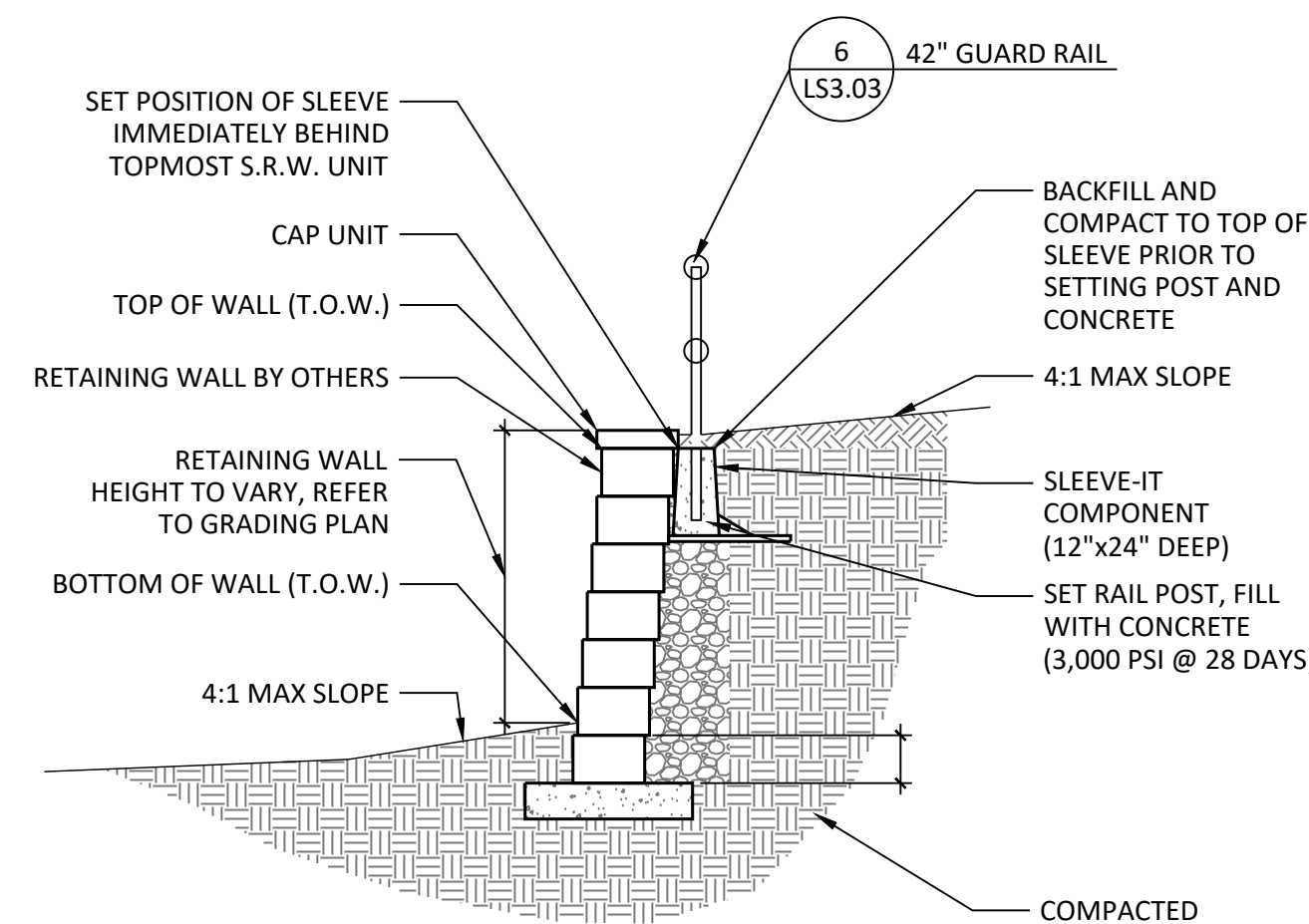
2 6' STEEL GATE
NTS

N-FE-45



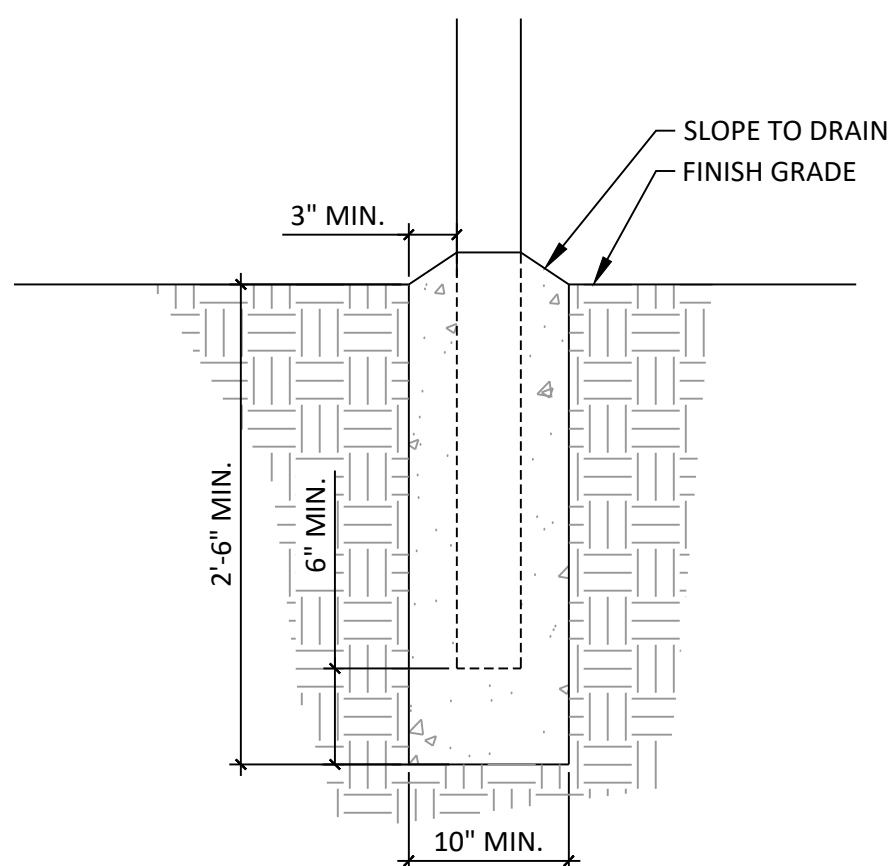
3 42" GUARD RAIL
NTS

P-BR-62



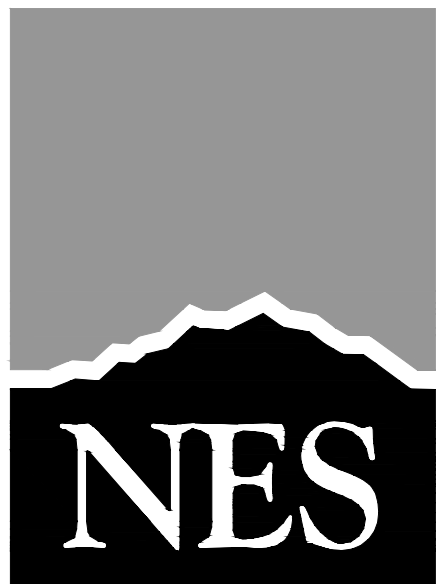
4 RETAINING WALL AND TOP GUARDRAIL
NTS

P-BR-47



5 CONCRETE FOOTING
NTS

P-BR-57



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