

BAXTER AUTOMOTIVE SUBARU DEALERSHIP

EL PASO COUNTY, COLORADO

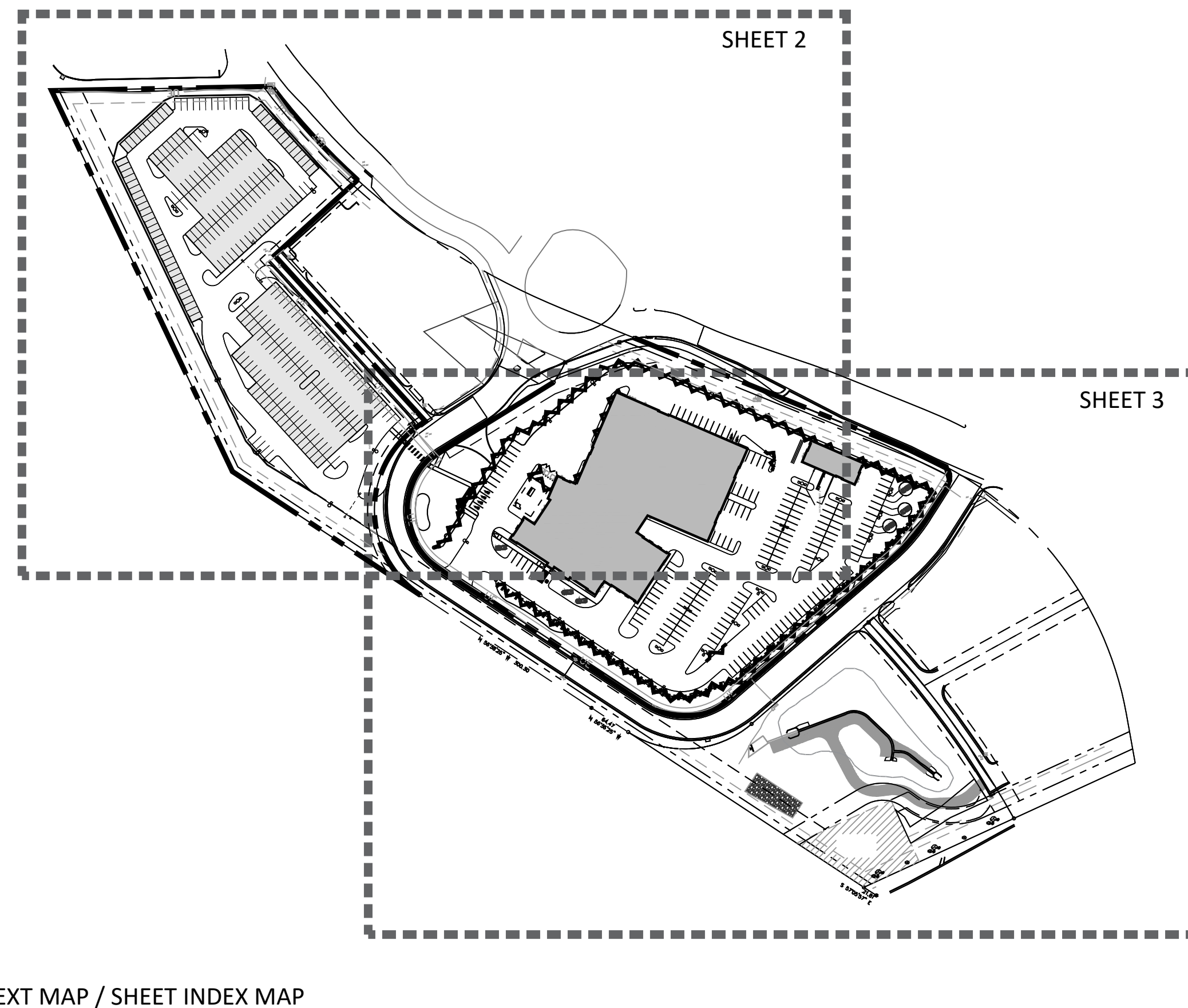
SITE DEVELOPMENT PLAN

LEGAL DESCRIPTION

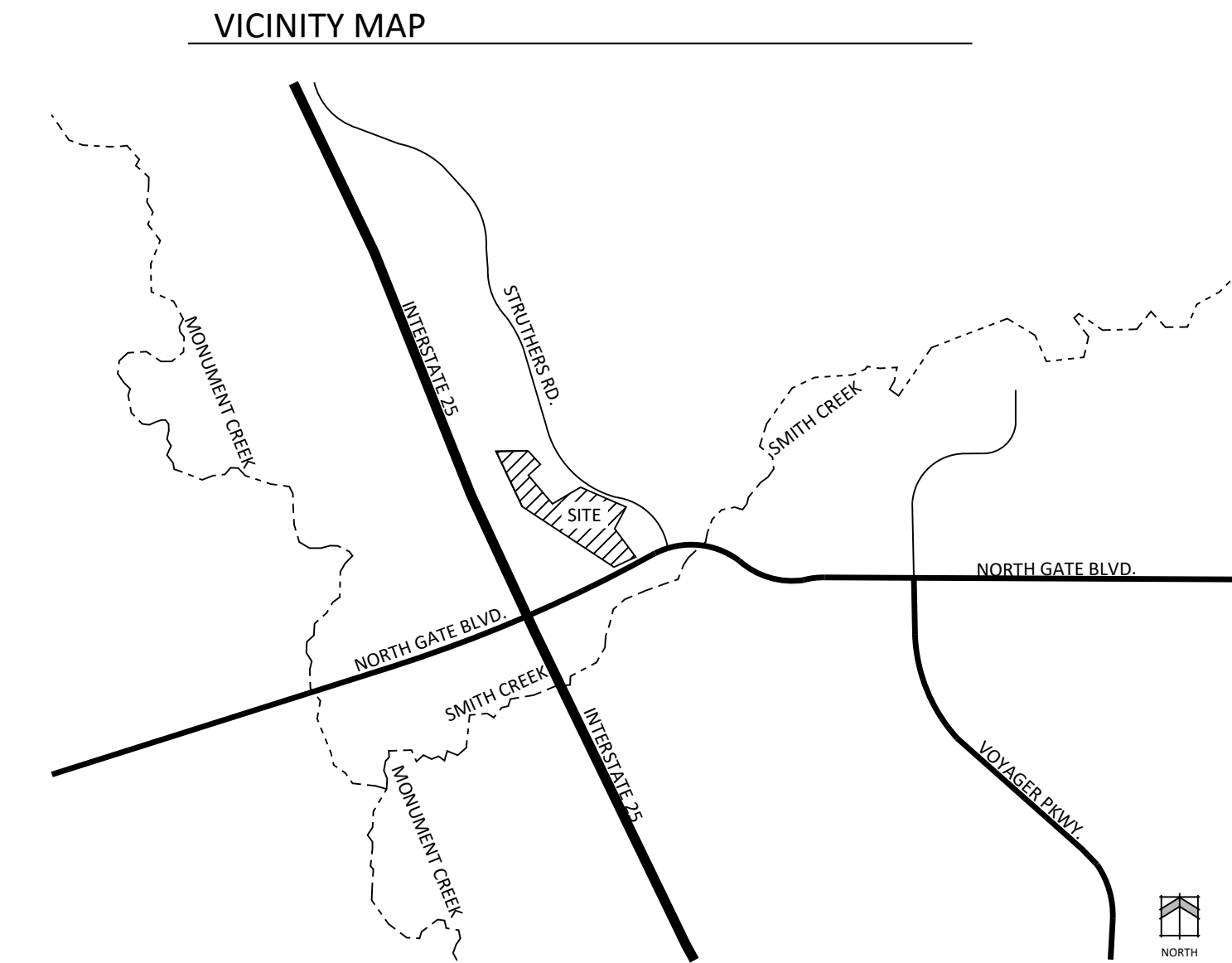
Proposed Academy Gateway Subdivision Filing No. 2

Lots 1, 2 and 3, Academy Gateway Subdivision Filing No. 2, El Paso County, Colorado.

Containing a calculated area of 12.3671 acres, more or less.



CONTEXT MAP / SHEET INDEX 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

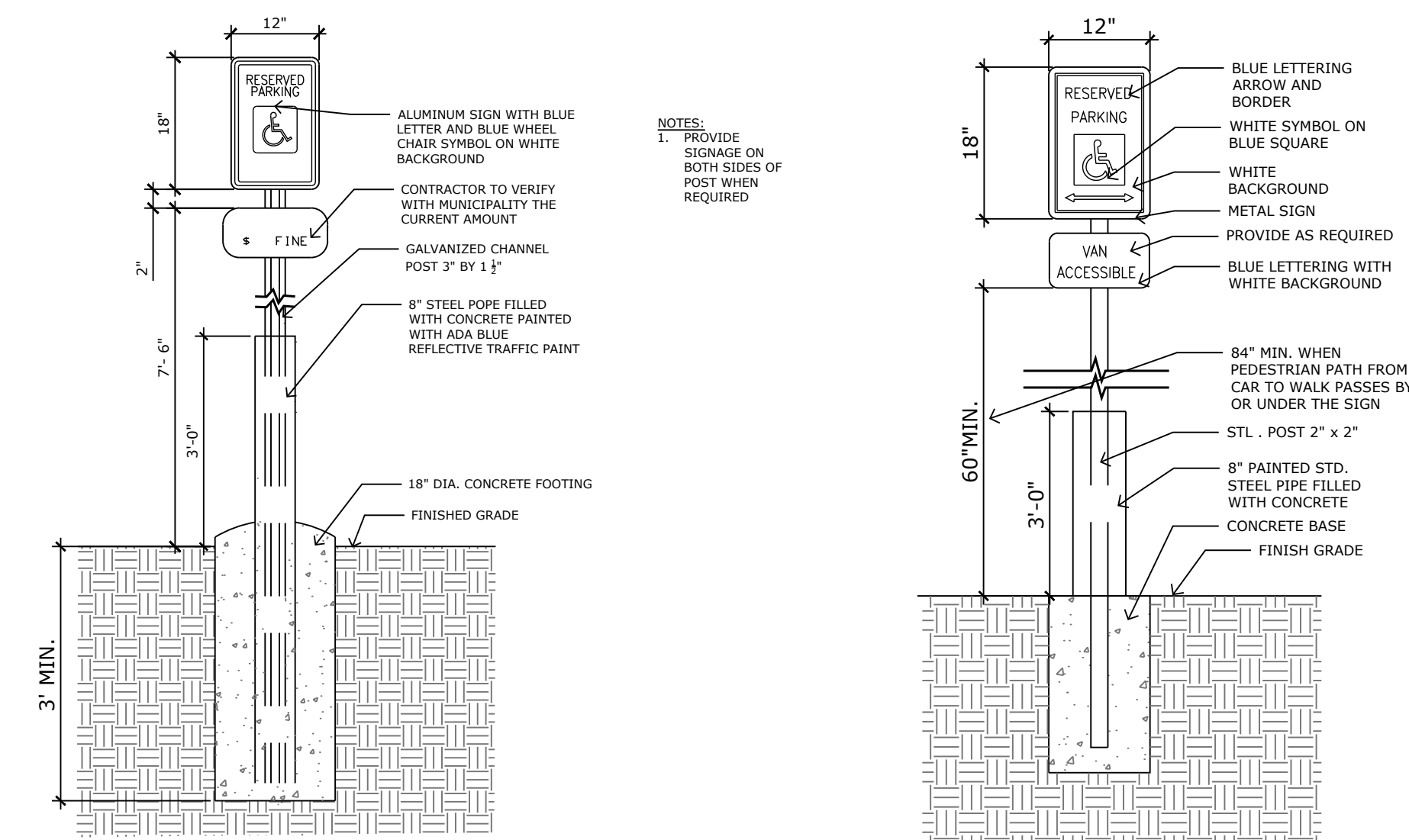
OWNER/DEVELOPER:	TKA Properties LLP; Tom Kroll 16225 Burt Street, Suite 100 Omaha, NE 68118
APPLICANT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903
ENGINEER:	Terra Nova Engineering Inc 722 S 23rd St Colorado Springs, CO 80904

SHEET INDEX

Sheet 1 of 3:	Cover Sheet
Sheet 2 of 3:	Site Plan
Sheet 3 of 3:	Site Plan

GENERAL NOTES

- ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
- ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
- PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED.
- FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 27000LBS SINGLE AXLE WEIGHT AND 75000LBS TOTAL APPARATUS WEIGHT.
- PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR.
- FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0287G AND 08041C0290G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
- 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 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.
- THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY TERRACON CONSULTANTS INC, DATED OCTOBER 25, 2024 (REVISED JULY 18, 2025), WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: (1) GROUNDWATER, EXPANSIVE AND COLLAPSIBLE SOILS, LANDSLIDE SUSCEPTIBILITY, SEISMIC HAZARDS, AND DEEP FILL ZONES). A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE SP2510 AND PPR2514 OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
- THE OWNER AGREES ON BEHALF OF HIM/HERSELF AND ANY DEVELOPER OF BUILDER SUCCESSORS AND ASSIGNEES THAT SUBROGATED AND/OR SAID SUCCESSORS AND ASSIGNEES SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM (RESOLUTION NO 24-377), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING, SHALL BE DOCUMENTED ON ALL SALE DOCUMENTS AND IN LAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
- TRACT C OF THIS PROPERTY IS SUBJECT TO A PRIVATE DETENTION BASIN/STORMWATER QUALITY BPM MAINTENANCE AGREEMENT AND EASEMENT AS RECORDED AT RECEPTION NO. 217081215 OF THE RECORDS OF EL PASO COUNTY. THE DEVELOPER AND ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE SUBJECT DRAINAGE FACILITIES.
- TRACT C IS FOR ACCESS, PUBLIC UTILITIES AND DRAINAGE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY ACADEMY GATEWAY BUSINESS OWNERS ASSOCIATION AND IS TO BE CONVEYED BY SEPARATE INSTRUMENT.



ADA / VAN ACCESSIBLE PARKING SIGNS



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

DATE: 08.18.25
PROJECT MGR: K. JOHNSON
PREPARED BY: A. ROMAN



SITE DEVELOPMENT PLAN

DATE:	BY:	DESCRIPTION:
05/25	AR	1st SDP Submittal
07/16	AR	2nd SDP Submittal
08/18	AR	3rd SDP Submittal

Cover Sheet

1

1 OF 3

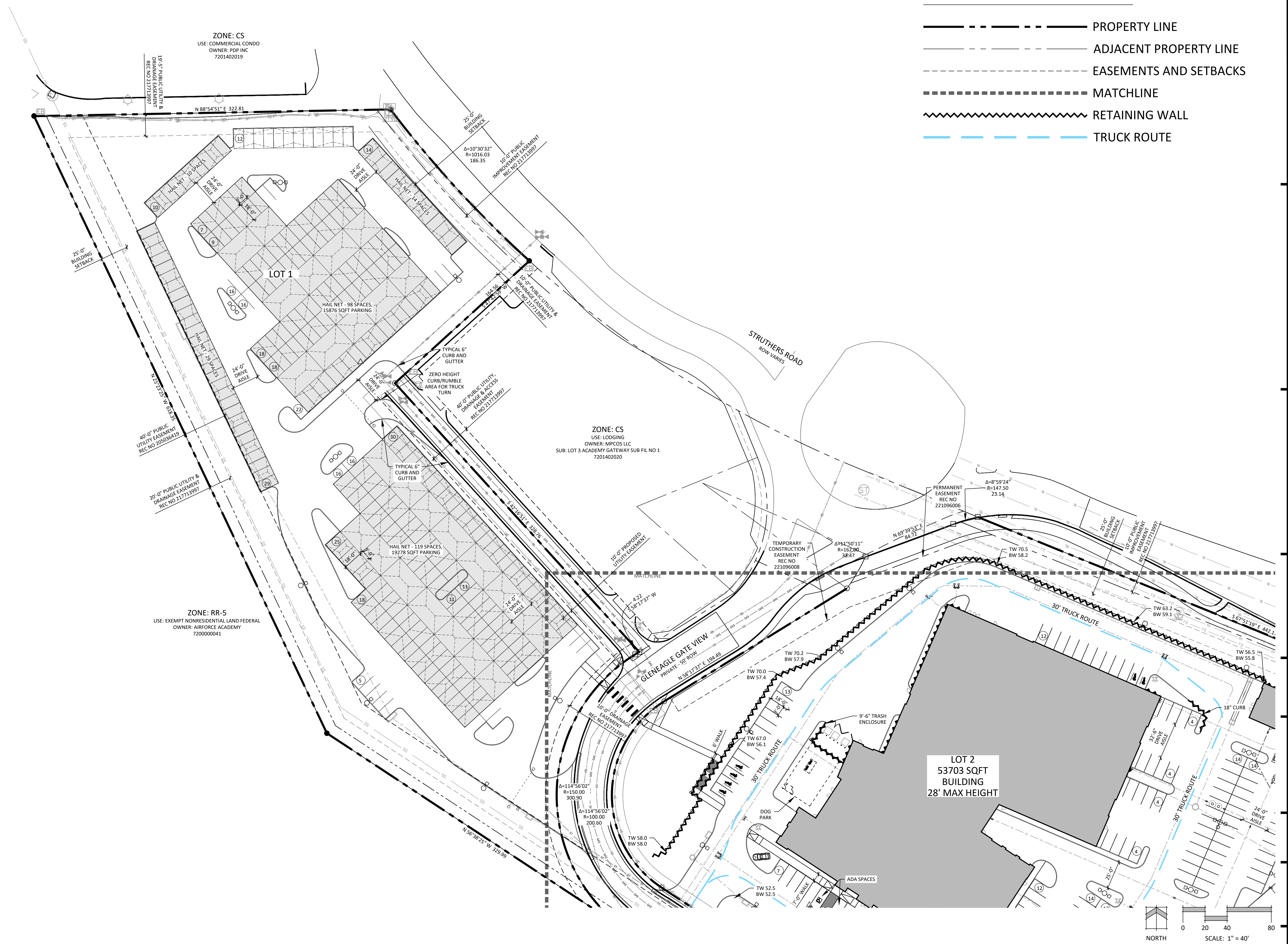
PPR2514



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LINE TYPE LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENTS AND SETBACKS
- MATCHLINE
- RETAINING WALL
- TRUCK ROUTE



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Site Plan

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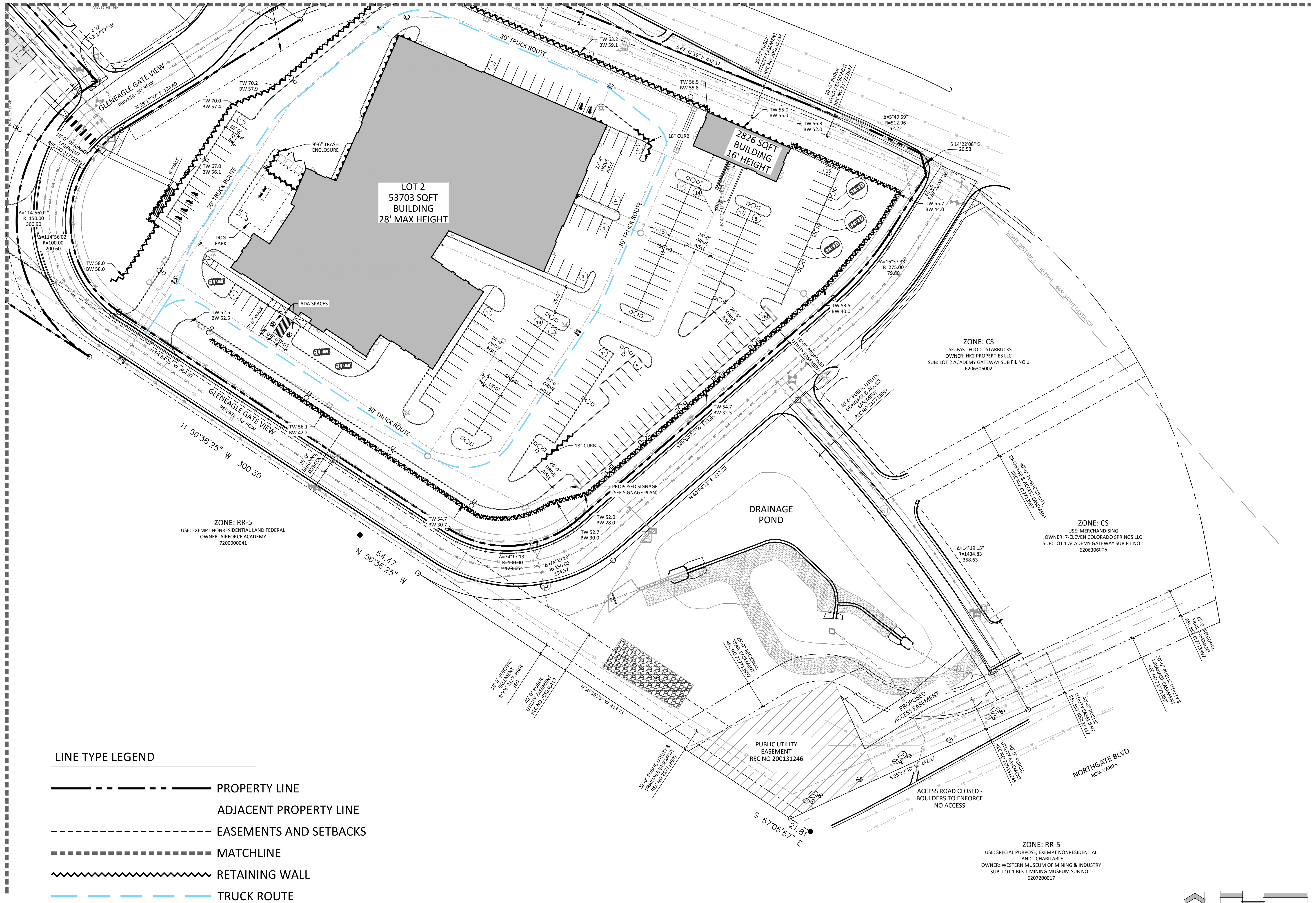
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PPR2514

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Site Plan

3
3 OF 3

PPR2514

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EL PASO COUNTY, COLORADO

SUBSTITUTE LANDSCAPE PLAN

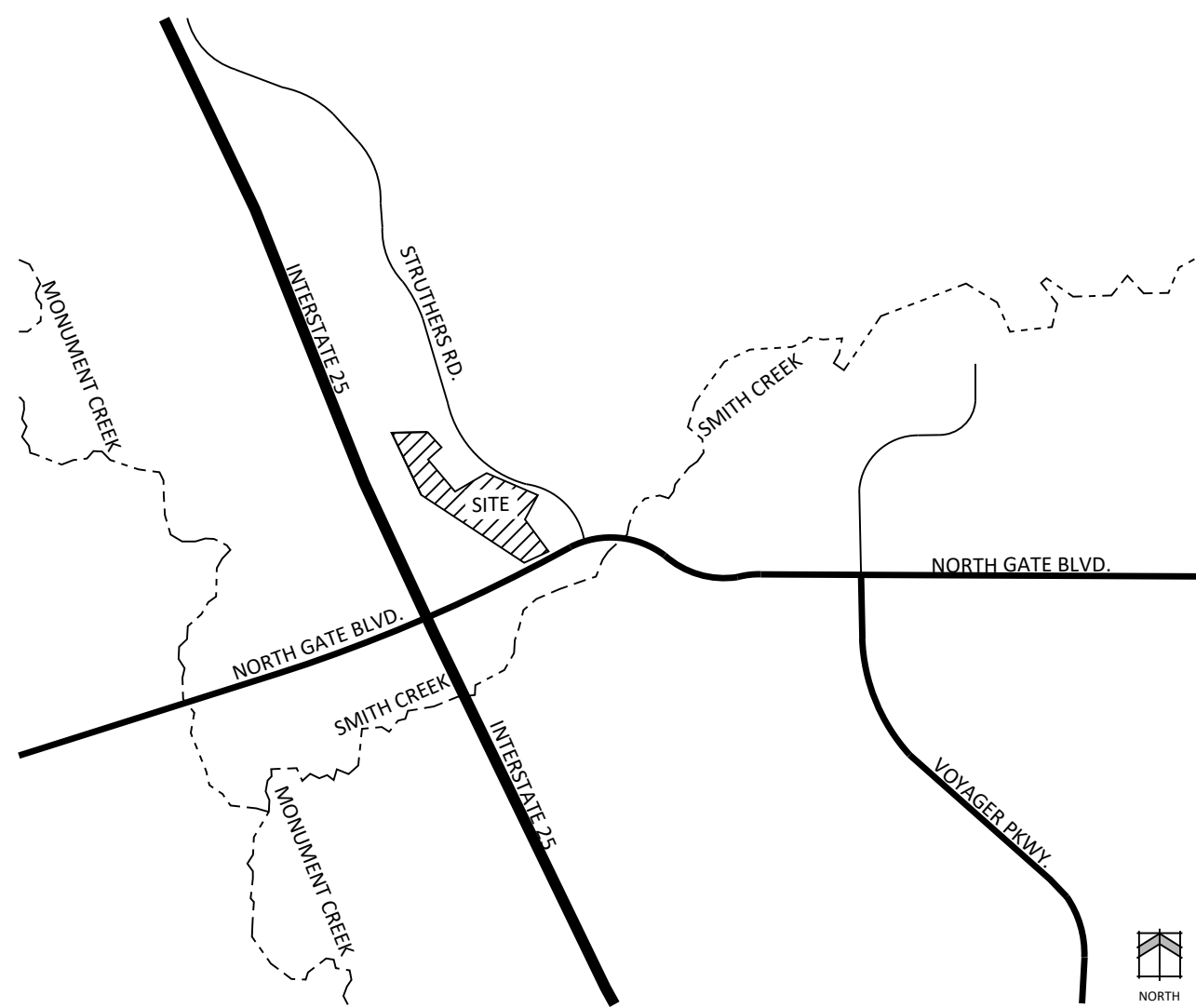


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LANDSCAPE NOTES

- 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



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Tax ID Number:	7201402022, 6206306005, 6206306003
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LANDSCAPE REQUIREMENTS

Landscape Setbacks

Street Name or Zone	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

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

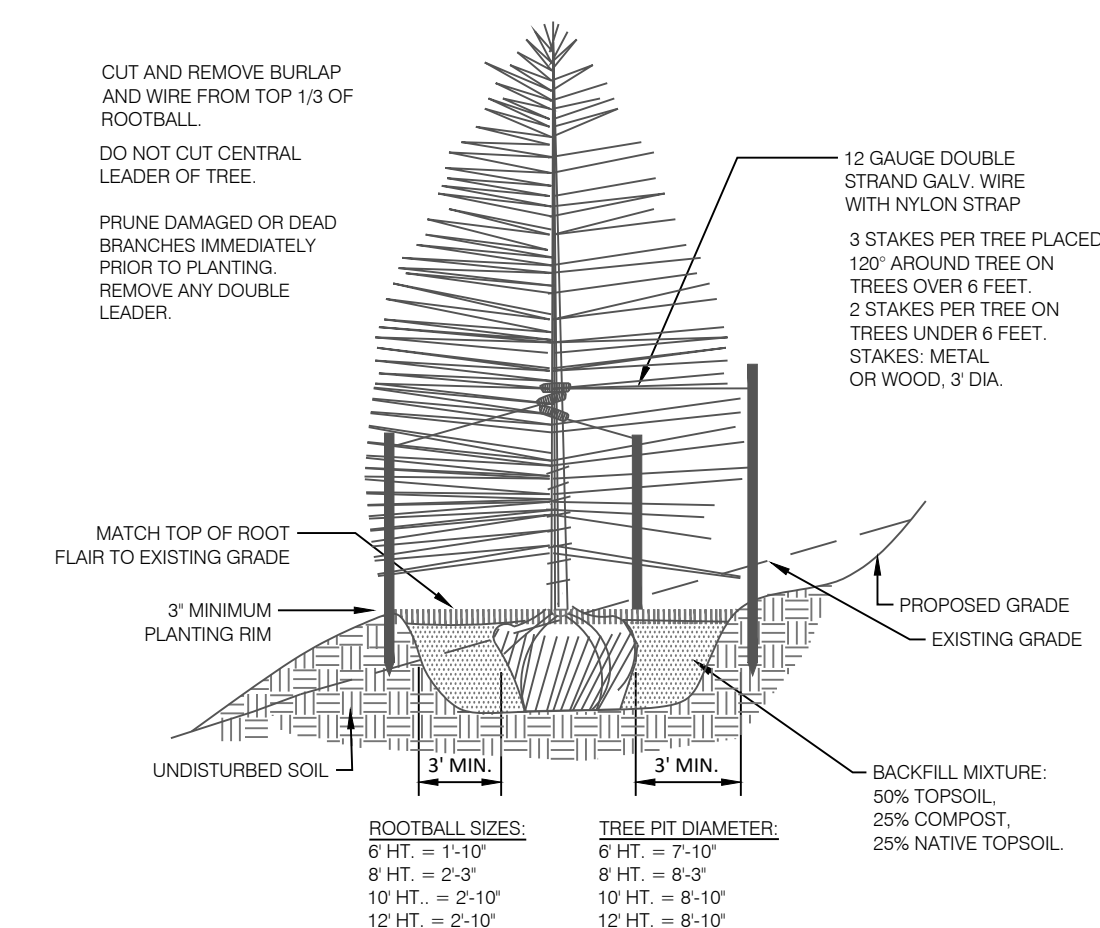
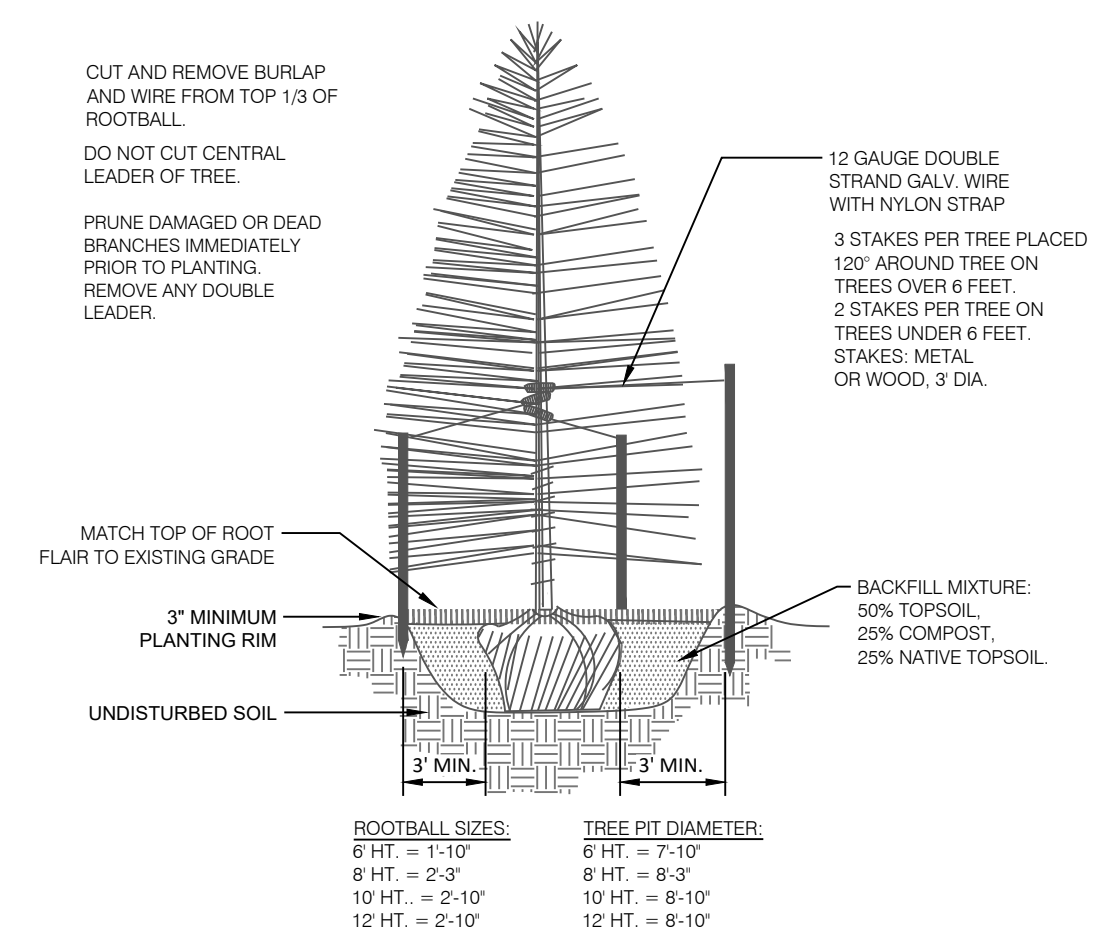
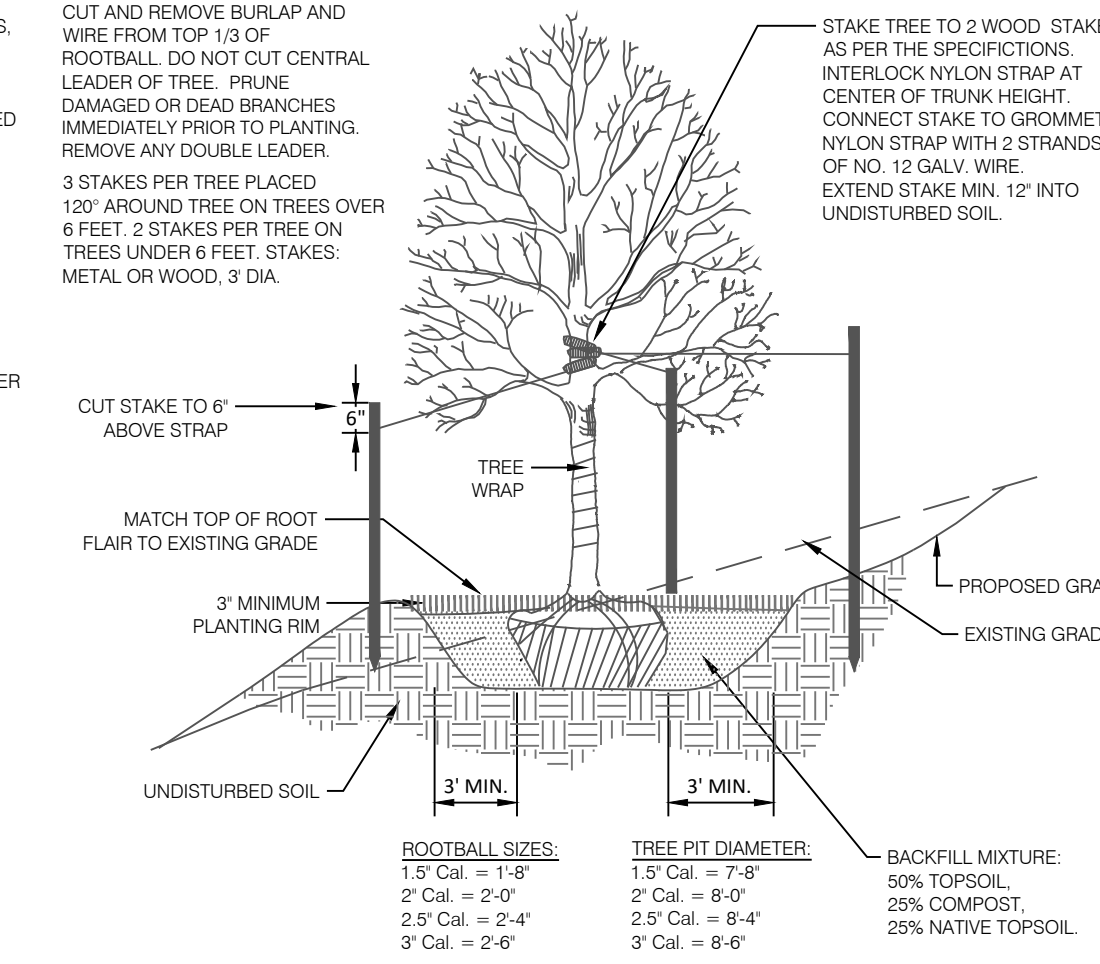
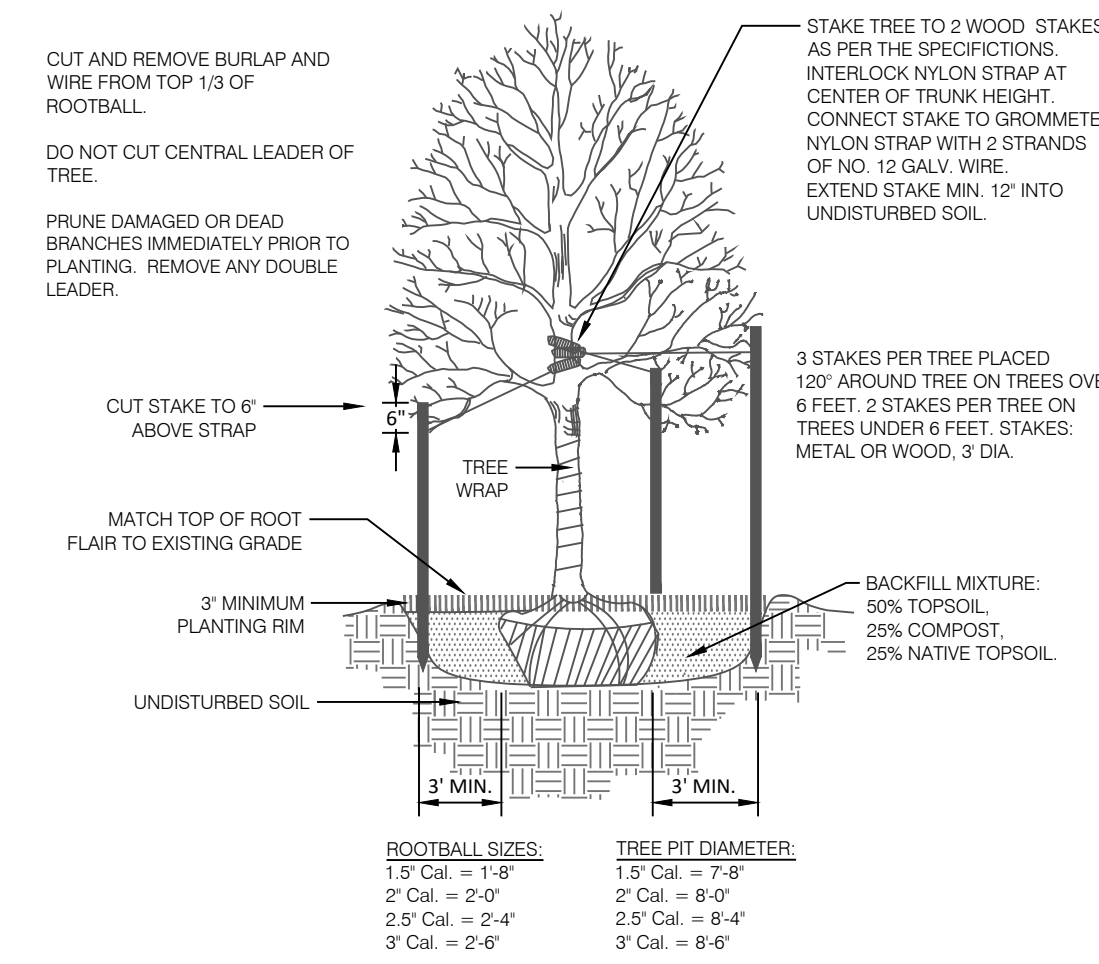
Internal Landscaping

Net Site Area (SF)	Percent Minimum Green Space Area (%)	Green Space Area (SF) Required / Provided	Internal Trees (1/500 SF Green Space) Required / Provided	Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Denoted on Plan	Internal Plant Abbr. Denoted on Plan
538837.2	5%	26941.86 / 26941.86	54 / 30	240 / 240	0 / 0	IN

Landscape Buffers

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
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	12	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	4	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	126	Juniperus horizontalis 'Youngstown' / Youngstown Creeping Juniper	1.5'	6'	#5 CONT
	Pm	48	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

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

NORTHGATE SUBARU

DATE: 08.18.25
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Landscape Notes & Details

1

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PPR2514



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	ADJACENT PROPERTY LINE
	EASEMENTS AND SETBACKS
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	RETAINING WALL

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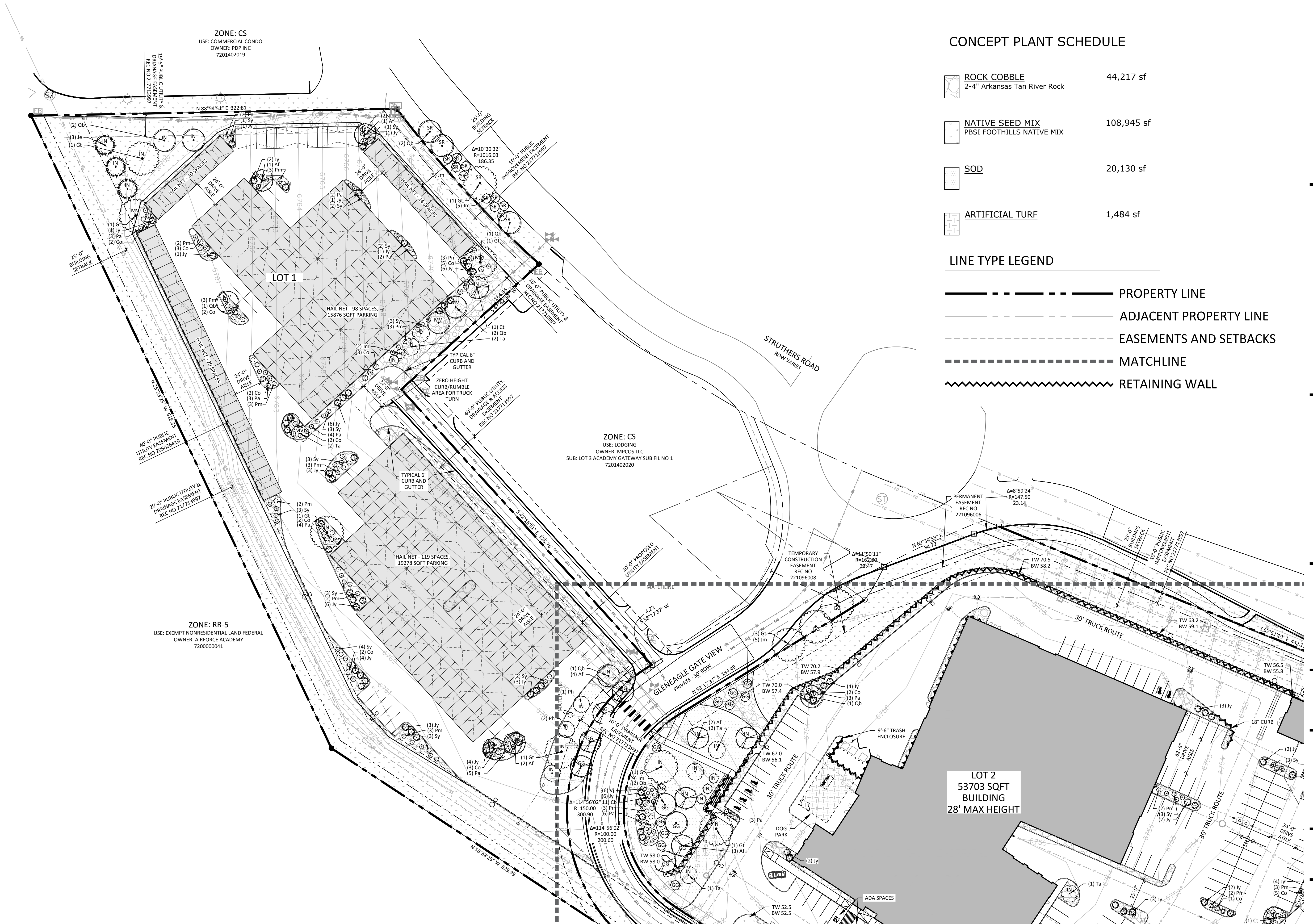
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Landscape Plan

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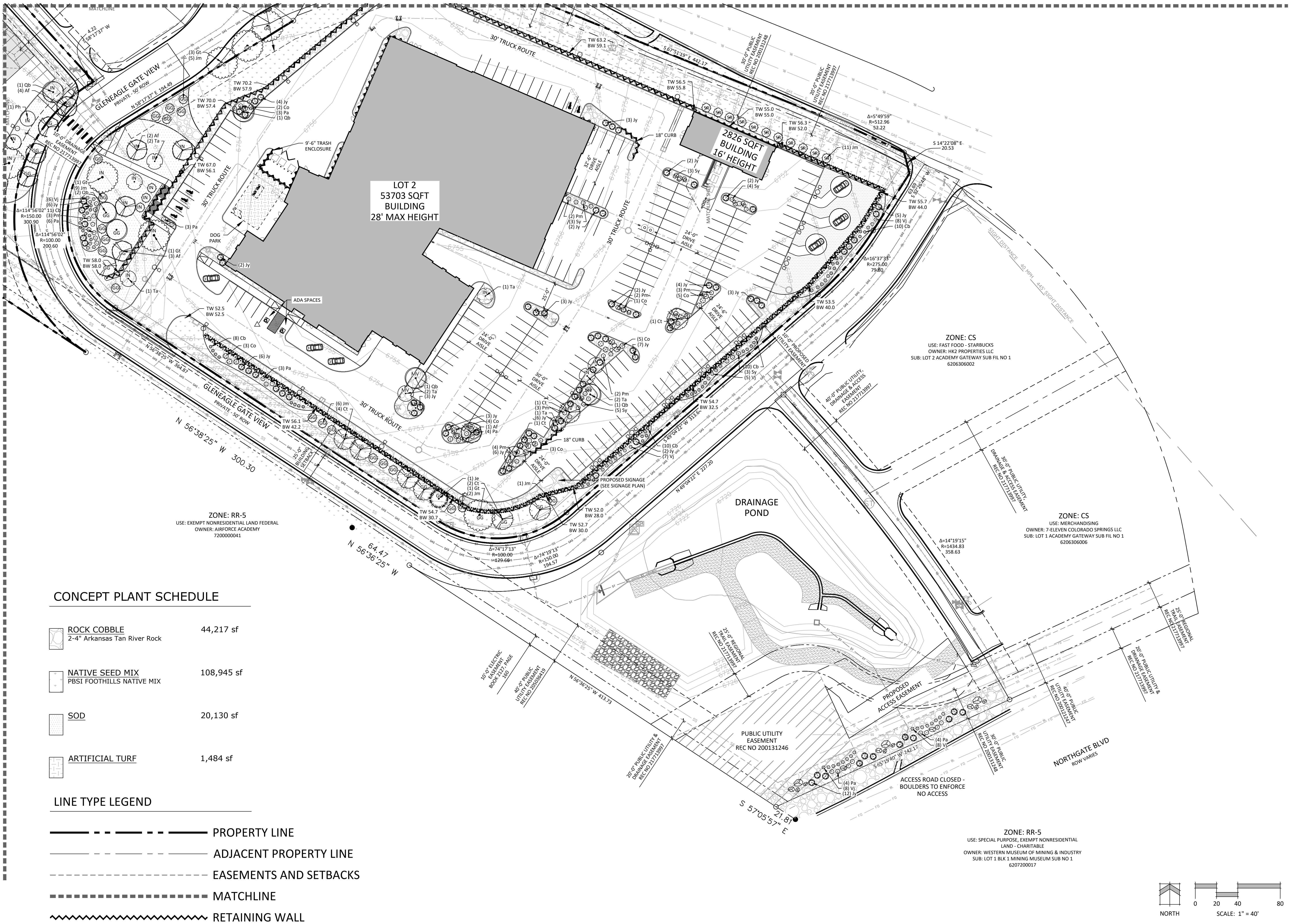
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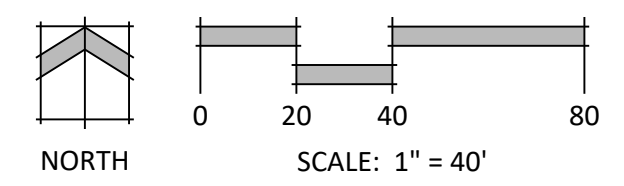
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Landscape Plan

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PPR2514



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SITE LUMINAIRE SCHEDULE															
MARK	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	BEAM DIST.	LIGHT SOURCE			ELECTRICAL		FINISH	QTY. PER POLE	POLE SPEC.		ACCEPTABLE MANUFACTURERS	REMARKS
					SPEC.	CCT	TYPE	LOAD	VOLTS			TYPE	HEIGHT		
A	AREA LIGHT - TYPE A - DOUBLE HEAD	LITHONIA	DSX2 P13 40K 80CRI AFR XVOLT RPA NLTAIR2 PIRHN L90R90 X	AFR	47.678 LM	4000 K	LED	716 W	480 V		2	RSS	25' - 0"	NOTE 1	NOTE 2
B1	AREA LIGHT - TYPE B - SINGLE HEAD	LITHONIA	DSX2 P4 40K 80CRI T4M XVOLT RPA NLTAIR2 PIRHN HS X	IV	35.562 LM	4000 K	LED	273 W	480 V		1	RSS	25' - 0"	NOTE 1	
B2	AREA LIGHT - TYPE B - DOUBLE HEAD	LITHONIA	DSX2 P4 40K 80CRI T4M XVOLT RPA NLTAIR2 PIRHN HS X	IV	35.562 LM	4000 K	LED	546 W	480 V		2	RSS	25' - 0"	NOTE 1	
C	AREA LIGHT - TYPE C - DOUBLE HEAD	LITHONIA	DSX2 P6 40K 80CRI T4M XVOLT RPA NLTAIR2 PIRHN X	IV	45.563 LM	4000 K	LED	684 W	480 V		2	RSS	25' - 0"	NOTE 1	
D1	8' GASKETED STRIP LIGHT	LITHONIA	FEM L96 12000LM LPAFL MD MVOLT G210 40K 80CRI	-	12,000 LM	4000 K	LED	76 W	277 V	WHITE	-	-	-	NOTE 1	
D2	2' GASKETED STRIP LIGHT	LITHONIA	FEM L24 3000LM LPAFL MD MVOLT G210 40K 80CRI	-	3,000 LM	4000 K	LED	20 W	277 V	WHITE	-	-	-	NOTE 1	

GENERAL REQUIREMENTS:

- A. CONTRACTOR SHALL VERIFY CATALOG NUMBERS AND INSTALLATION REQUIREMENTS PRIOR TO ORDERING. NOTIFY ENGINEER OF ANY CONFLICTS WITH PROPOSED INSTALLATION.
- B. POLE TYPE DESCRIPTION: SSS = SQUARE STRAIGHT STEEL STS = SQUARE TAPERED STEEL RSS = ROUND STRAIGHT STEEL RTS = ROUND TAPERED STEEL
- C. PROVIDE EACH POLE WITH FULL METAL BASE COVER WITH MATCHING FINISH AND FACTORY-INSTALLED INTERNAL VIBRATION DAMPENERS FOR ALL POLES 25 FEET AND HIGHER.
- D. PROVIDE POLES AND BASE COVER WITH 3MM POWDER COATED FINISH TO MATCH LUMINAIRE.

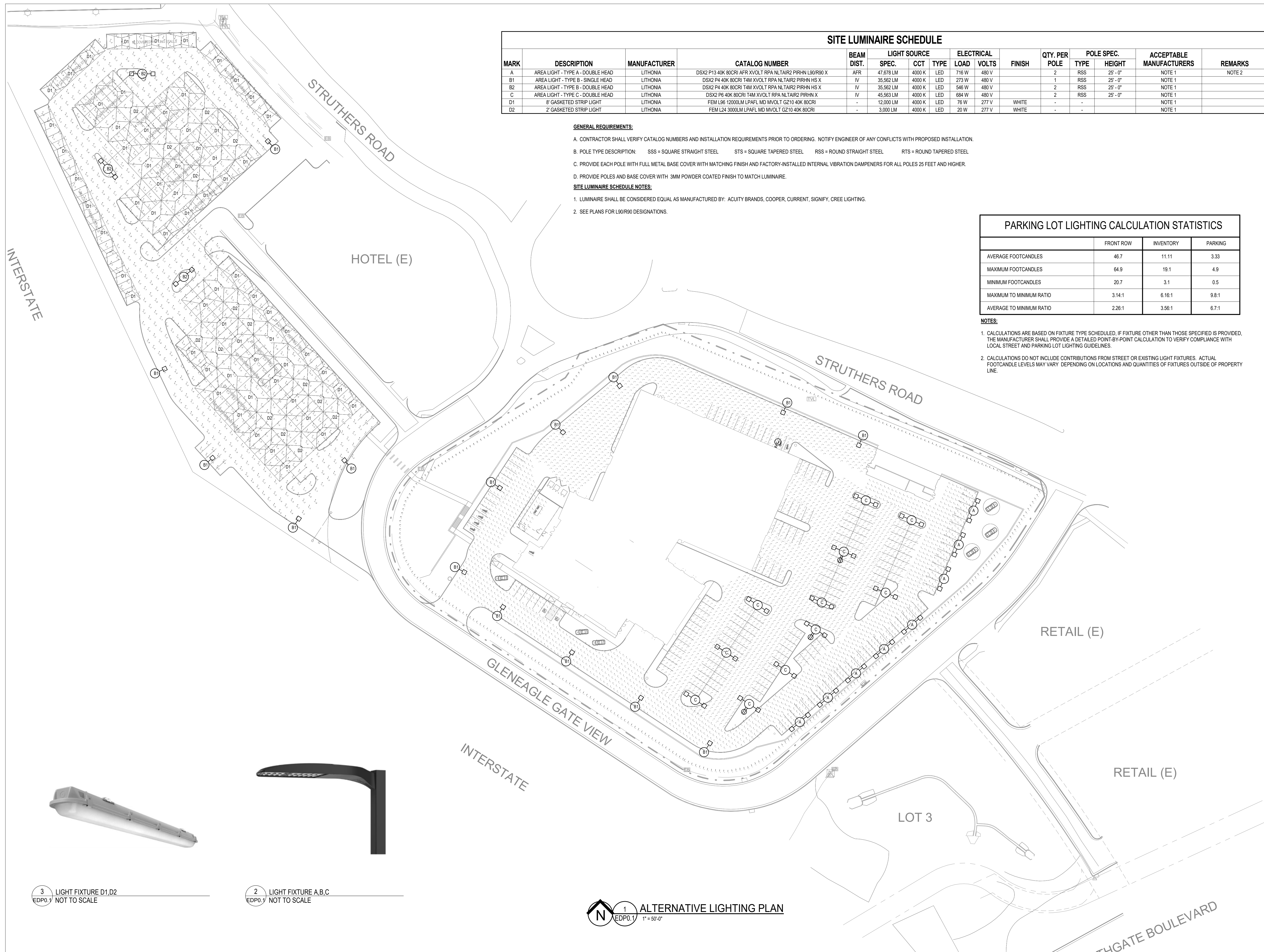
SITE LUMINAIRE SCHEDULE NOTES:

- 1. LUMINAIRE SHALL BE CONSIDERED EQUAL AS MANUFACTURED BY: ACUITY BRANDS, COOPER, CURRENT, SIGNIFY, CREE LIGHTING.
- 2. SEE PLANS FOR L90/R90 DESIGNATIONS.

PARKING LOT LIGHTING CALCULATION STATISTICS			
	FRONT ROW	INVENTORY	PARKING
AVERAGE FOOTCANDLES	46.7	11.11	3.33
MAXIMUM FOOTCANDLES	64.9	19.1	4.9
MINIMUM FOOTCANDLES	20.7	3.1	0.5
MAXIMUM TO MINIMUM RATIO	3.14:1	6.16:1	9.8:1
AVERAGE TO MINIMUM RATIO	2.26:1	3.56:1	6.7:1

NOTES:

- 1. CALCULATIONS ARE BASED ON FIXTURE TYPE SCHEDULED, IF FIXTURE OTHER THAN THOSE SPECIFIED IS PROVIDED, THE MANUFACTURER SHALL PROVIDE A DETAILED POINT-BY-POINT CALCULATION TO VERIFY COMPLIANCE WITH LOCAL STREET AND PARKING LOT LIGHTING GUIDELINES.
- 2. CALCULATIONS DO NOT INCLUDE CONTRIBUTIONS FROM STREET OR EXISTING LIGHT FIXTURES. ACTUAL FOOTCANDLE LEVELS MAY VARY DEPENDING ON LOCATIONS AND QUANTITIES OF FIXTURES OUTSIDE OF PROPERTY LINE.



3 LIGHT FIXTURE D1, D2
EDPO.1 NOT TO SCALE



2 LIGHT FIXTURE A, B, C
EDPO.1 NOT TO SCALE

1 ALTERNATIVE LIGHTING PLAN
EDPO.1 1" = 50'-0"



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NORTHGATE SUBARU

DATE: 08/29/2025
PROJECT MGR: smf
PREPARED BY: wjs

SITE DEVELOPMENT PLAN

DATE	BY	DESCRIPTION
05/25		1st SDP Submittal
07/16		2nd SDP Submittal
08/18		3rd SDP Submittal

PHOTOMETRIC SITE PLAN

EDPO.1
1 OF 1

PPR2514