THIRTEEN OUTLAWS LLC

HOPE PHYSICAL THERAPY-PARKING LOT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

CONSTRUCTION DOCUMENTS

PROJECT CONTACTS

PROPERTY OWNER THIRTEEN OUTLAWS, LLC 4850 AUSTIN BLUFFS PKWY COLORADO SPRINGS, CO 80918 TELE: (719)-439-9263 ATTN: ADRÍAN D. HOPE EMAIL: ADRIAN@HOPE4WELLNESS.COM

APPLICANT THIRTEEN OUTLAWS, LLC

4850 AUSTIN BLUFFS PKWY COLORADO SPRINGS, CO 80918 TELE: (719)-439-9263 ATTN: ÀDRÍAN D. HOPE EMAIL: ADRIAN@HOPE4WELLNESS.COM

CIVIL ENGINEER GALLOWAY & CO., INC.

1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 TELE: (719) 900-7220 ATTN: BRADY SHYROCK, P.E. EMAIL: BRADYSHYROCK@GALLOWAYUS.COM

GEOTECHNICAL ENGINEER

ROCKY MOUNTAIN GEOTECHNICAL, INC 555 E. PIKES PEAK AVE, SUITE 107 COLORADO SPRINGS, CO 80903 TELE: (303) 634-1999 ATTN: TONY MUNGER, P.E.

TRAFFIC ENGINEER

GALLOWAY & CO., INC. 5500 GREENWOOD PLAZA BLVD, SUITE 200 GREENWOOD VILLAGE, CO 80111 TELE: (303) 770-8884 ATTN: BRIAN HORAN, P.E. EMAIL: BRIANHORAN@GALLOWAYUS.COM

SURVEYOR

GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 TELE: (719) 337-1262 ATTN: BRIAN DENNIS EMAIL: BRIANDENNIS@GALLOWAYUS.COM

LIST OF ABBREVIATIONS

PC - POINT OF CURVATURE/PORTLAND CEMENT

Δ – DEFLECTION ANGLE

CB - CHORD BEARING

C — CHORD LENGTH N - NORTH/NORTHING

W - WEST E - EAST/EASTING

s — south DET — DETAIL

ex – existing

OC - ON CENTER

CT - COURT

DR - DRIVE

WWF – WELDED WIRE FABRIĆ

REC - RECEPTION NUMBER

ø, DIA – DIAMETER PT — POINT OF TANGENCY

MIN — MINIMUM

MAX – MAXIMUM

FDC - FIRE DEPARTMENT CONNECTION

HDPE - HIGH DENSITY POLYETHYLENE



MARIA MORGAN PARCE INC 532-34-02010 ZONE RR-0.5 CUD-0 LINU USE: RESIDENTIA. PLAT NE 1626
PAT IN: 1626 7300 COTROL ONE 7300 COTROL ONE 7300 COTROL ONE 7300 COTROL 80923-6392
Panna la

	PAR	KING TABLI		
USE	PARKING RATIO	BUILDING INFO	PARKING REQUIRED	PARKING PROVIDED
REQUIRED	1 / 250 SQ FT	3,099 SF ±	13	25
ADA (INCLUDED IN TOTAL COUNT) — AD	A PARKING PROVIDED	AT EXISTING BUILDING	1	2

SITE PLAN

GENERAL DEVELOPMENT DATA

EXISTING DEVELOPMENT DATA

PROPOSED DEVELOPMENT DATA

SITE ADDRESS

JURISDICTION

TAX SCHEDULE NUMBER

COUNTY FILE NUMBER

SITE AREA/TOTAL ACREAGE

DEVELOPMENT SCHEDULE

AUSTIN BLUFFS PARKWAY

PLATINUM DRIVE

OPEN SPACE, LANDSCAPING, AND IMPERMEABLE SURFACE

PERCENTAGES

LOCATION OF NO-BUILD AREAS

ZONING DISTRICT

PROPOSED LAND USE

4815 PLATINUM DRIVE, COLORADO SPRINGS, CO 80918

EL PASO COUNTY, COLORADO

PPR-23-235

17,737 SF / 0.407 ACRES

REQUIRED SETBACK: 25' BUILDING SETBACK - 25' LANDSCAPE SETBACK

PROPOSED SETBACK: 25' BUILDING SETBACK - 0' LANDSCAPE SETBACK

OPEN SPACE: 5,243 SQ. FT. / 29.56% ±

LANDSCAPING: 2,378 SQ. FT. / 13.41% ±

IMPERMEABLE SURFACE: 10,116 SQ. FT. / 57.03% ±

NO GRADING OR IMPROVEMENTS WILL BE OCCURRING IN ANY FLOOD

PLAINS OR DRAINAGE AREAS.

CC-CAD O

PROPOSED SETBACK: 25' BUILDING SETBACK - 25' LANDSCAPE SETBACK REQUIRED SETBACK: 25' BUILDING SETBACK - 0' LANDSCAPE SETBACK

			TIRALOS ORINA	\
		LINDA L. TAUBENECK PARICEL NIC. 632—34—02009 ZONE: RR-0-5 CAD-0 LIND USE: RESIDENTIM. PLAT NIC. 1626 PO BOX 25783 COLUMBO SPRINS, CO 80936—5783	The Richard State of the State	COMPONIA TO THE PARTY OF THE PA
			THARTEEN OUTLANS, LLC PARCEL NO: 632-33-02014 ZONE: CC CAD-0 LNO USE: COMERCUAL PLAT NO: 1626 GOST ICON YOUNG DRNE COLORADO SPRINGS, CO 80924	
PARCEL IN PARCEL	RIA MORCAM De 532-34-20110 RF-0-5 CAD-0 SE: RESIDENTIAL T INC. 1626 COTTON IMPIE DO SPRINGS, CO 1923-6392			
caons	THRITEEN OUTLANS, LLC PARCEL INC. 627-34-00200 LIMO USE: COMMERCIAL PRIATI NO: 1620.			
		AUFS PARKWAY CANANA PROPERTY OF WAY		
P.S. T. S. T	Mestri	Auf Public Rich		
PANNUA ORIK ROS	Rink /			
	,/	T MAD		N
	0 10 	E MAP 30 60		

BASIS OF BEARINGS

SHEET INDEX

SHEET DESCRIPTION

CO.0

C1.0

SHEET TITLE

COVER SHEET

HORIZONTAL CONTROL

DETAIL GRADING

SIGNAGE & STRIPING

SITE DETAILS

LANDSCAPE DETAILS

LANDSCAPE PLANS

PHOTOMETRIC PLAN AND DETAILS

BEARINGS ARE BASED ON THE SOUTHEASTERLY LINES OF LOTS 14 & 15. BLOCK 15. VISTA PEAK ESTATES ADDITION, AND A PART OF THE NORTHWESTERLY R.O.W. OF AUSTIN BLUFFS PARKWAY, MONUMENTED ON THE SOUTHERLY END WITH A NO. 5 REBAR WITH 1.5" ALUMINUM CAP, PLS 34977, AND ON THE NORTHERLY END WITH A NAIL AND 1.5" WASHER, PLS 34977, AND IS ASSUMED TO BEAR N42'44'14"E A MEASURED DISTANCE OF 457.20 FEET.

ELEVATIONS ARE BASED ON SITE BENCHMARK AS NOTED WITH A COMPUTED OPUS SOLUTION USING GEOID18 (ELEVATION = 6,557.77' NAVD88)

ENGINEER'S STATEMENT

SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND

BRADY A. SHYROCK, COLORA	ADO P.E. NO. 38164	DATE
OWNER'S STATEMEN	IT	
I, THE OWNER/DEVELOPER H	AVE READ AND WILL COMPLY	WITH THE REQUIREMENTS OF THE

GRADING AND EROSION CONTROL PLAN AND ALL OF THE REQUIREMENT SPECIFIED IN THESE

ADRIAN D. HOPE THIRTEEN OUTLAWS, LLC

PCD FILING NO.

GENERAL NOTES:

- 1. ALL SITE LIGHTING OR EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR SHIELD TO PREVENT LIGHT SPILLAGE ONTO ADJACENT PROPERTIES AND ROADWAYS.
- 2. ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTRACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- 3. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
- 4. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER EL PASO COUNTY'S STANDARD DRAWINGS AND SPECIFICATIONS. EL PASO COUNTY'S INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.

PROJECT DESCRIPTION:

THE PROPOSED PARKING LOT WILL PROVIDE ADDITIONAL PARKING TO CLIENTS OF THE HOPE PHYSICAL THERAPY BUILDING ADJACENT TO THE SUBJECT PROPERTY IN COLORADO SPRINGS AND EL PASO COUNTY. THE PARKING LOT WILL HAVE 24 PARKING SPACES, TWO OF WHICH ARE ADA ACCESSIBLE PARKING SPACES.

CAUTION - NOTICE TO CONTRACTOR

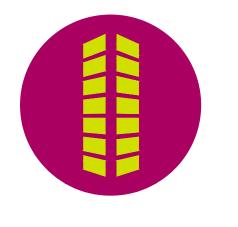
- 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE Know what's below. ENGINEER PRIOR TO CONSTRUCTION.
- 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO

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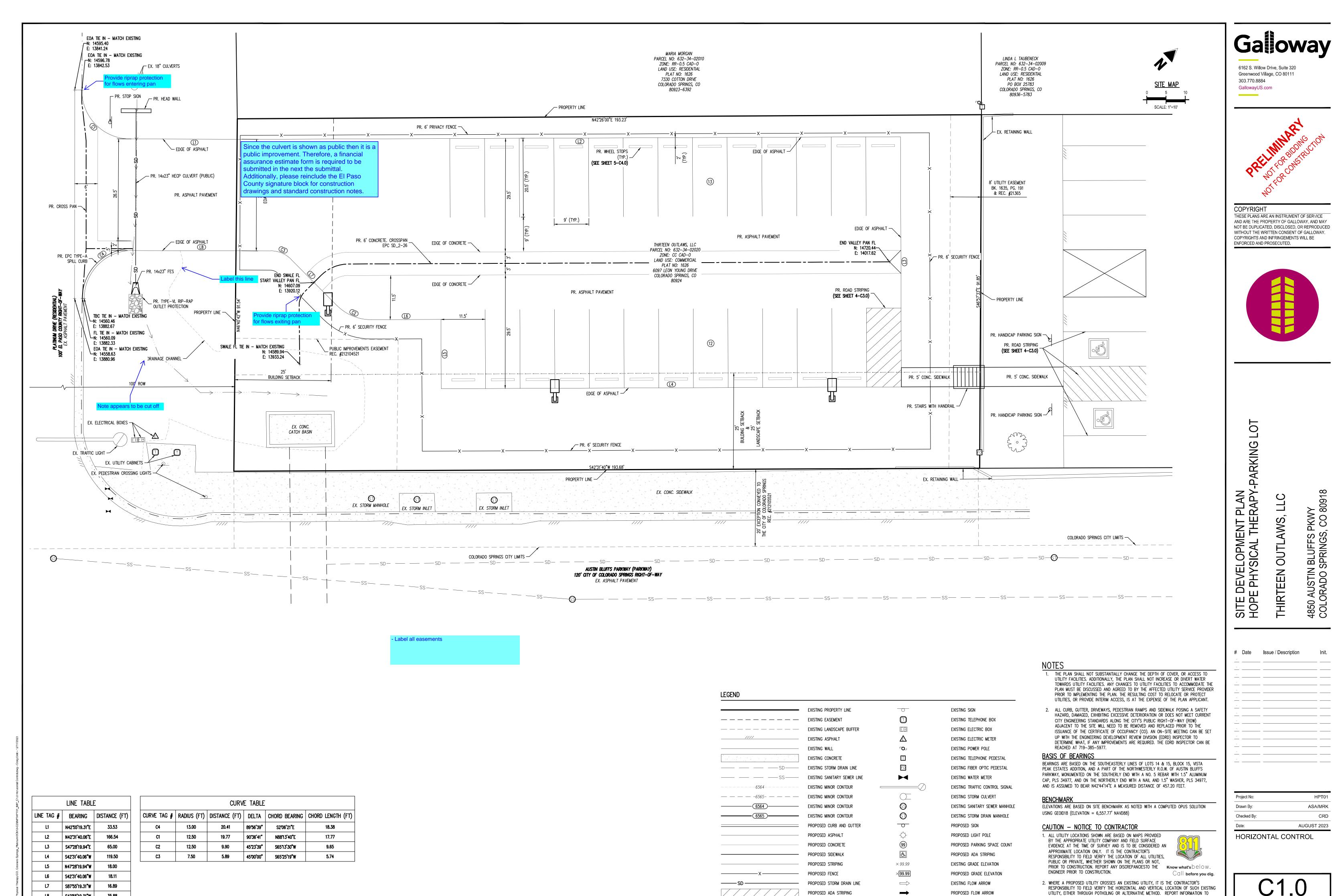
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Date Issue / Description

oject No:	HPT01
awn By:	ASA/MRK
necked By:	CRD
ate:	AUGUST 2023

COVER SHEET



L8 | S42°55'19.31"W | 35.88

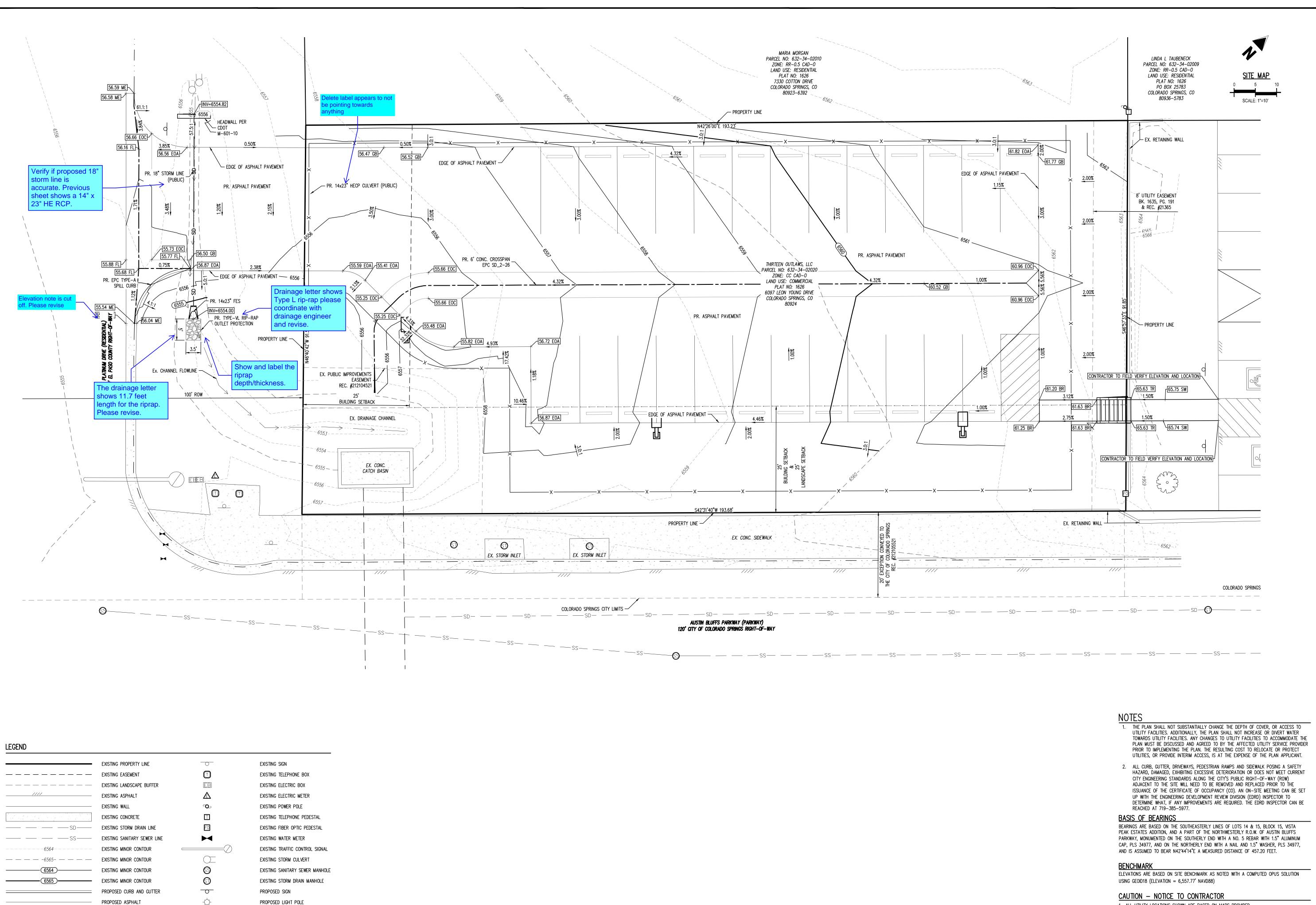
ASA/MRK

AUGUST 2023

CRD

Sheet 2 of 8

THE ENGINEER PRIOR TO CONSTRUCTION.



PROPOSED PARKING SPACE COUNT

PROPOSED ADA STRIPING

 $\times 99.99$

 \Longrightarrow

EXISTING GRADE ELEVATION

PROPOSED GRADE ELEVATION

EXISTING FLOW ARROW

PROPOSED FLOW ARROW

PROPOSED CONCRETE

PROPOSED SIDEWALK

PROPOSED STRIPING

PROPOSED STORM DRAIN LINE

PROPOSED ADA STRIPING

PROPOSED FENCE

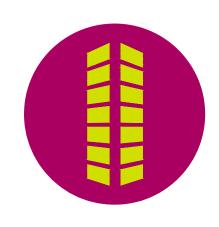
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E DEVELOPME E PHYSICAL

ITE IOPE

Date Issue / Description

ASA/MRK CRD AUGUST 2023

DETAIL GRADING

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED

APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES,

ENGINEER PRIOR TO CONSTRUCTION.

THE ENGINEER PRIOR TO CONSTRUCTION.

BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE

PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT,

EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN

PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE Know what's below.

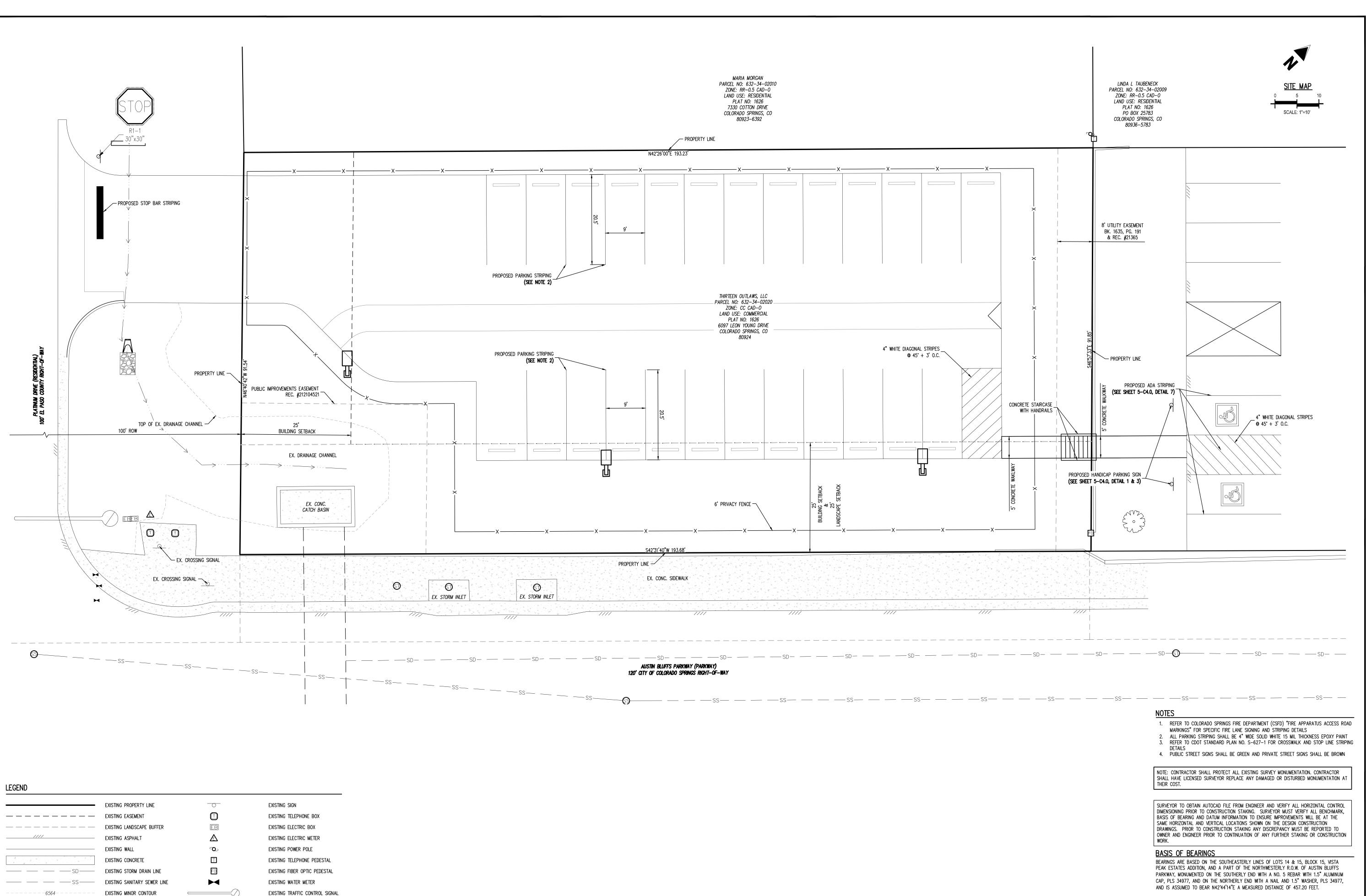
RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING

UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S

Call before you dig.

Sheet 3 of 8



EXISTING STORM CULVERT

PROPOSED SIGN

PROPOSED LIGHT POLE

PROPOSED ADA STRIPING

EXISTING GRADE ELEVATION

PROPOSED GRADE ELEVATION

EXISTING FLOW ARROW

PROPOSED FLOW ARROW

 $\overline{}$

 $\times 99.99$

 \Longrightarrow

EXISTING SANITARY SEWER MANHOLE

EXISTING STORM DRAIN MANHOLE

PROPOSED PARKING SPACE COUNT

— — — — -6565- — — — EXISTING MINOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED CURB AND GUTTER

PROPOSED FENCE

EXISTING MINOR CONTOUR

PROPOSED ASPHALT

PROPOSED CONCRETE

PROPOSED STRIPING

PROPOSED STORM DRAIN LINE

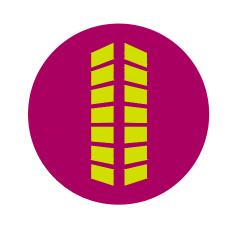
PROPOSED ADA STRIPING

— PROPOSED SIDEWALK

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Date Issue / Description

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Project No:	HPT01	
Drawn By:	ASA/MRK	
Checked By:	CRD	
Date:	AUGUST 2023	

SIGNAGE & STRIPING

<u>BENCHMARK</u>

USING GEOID18 (ELEVATION = 6,557.77' NAVD88)

ENGINEER PRIOR TO CONSTRUCTION.

THE ENGINEER PRIOR TO CONSTRUCTION.

CAUTION - NOTICE TO CONTRACTOR

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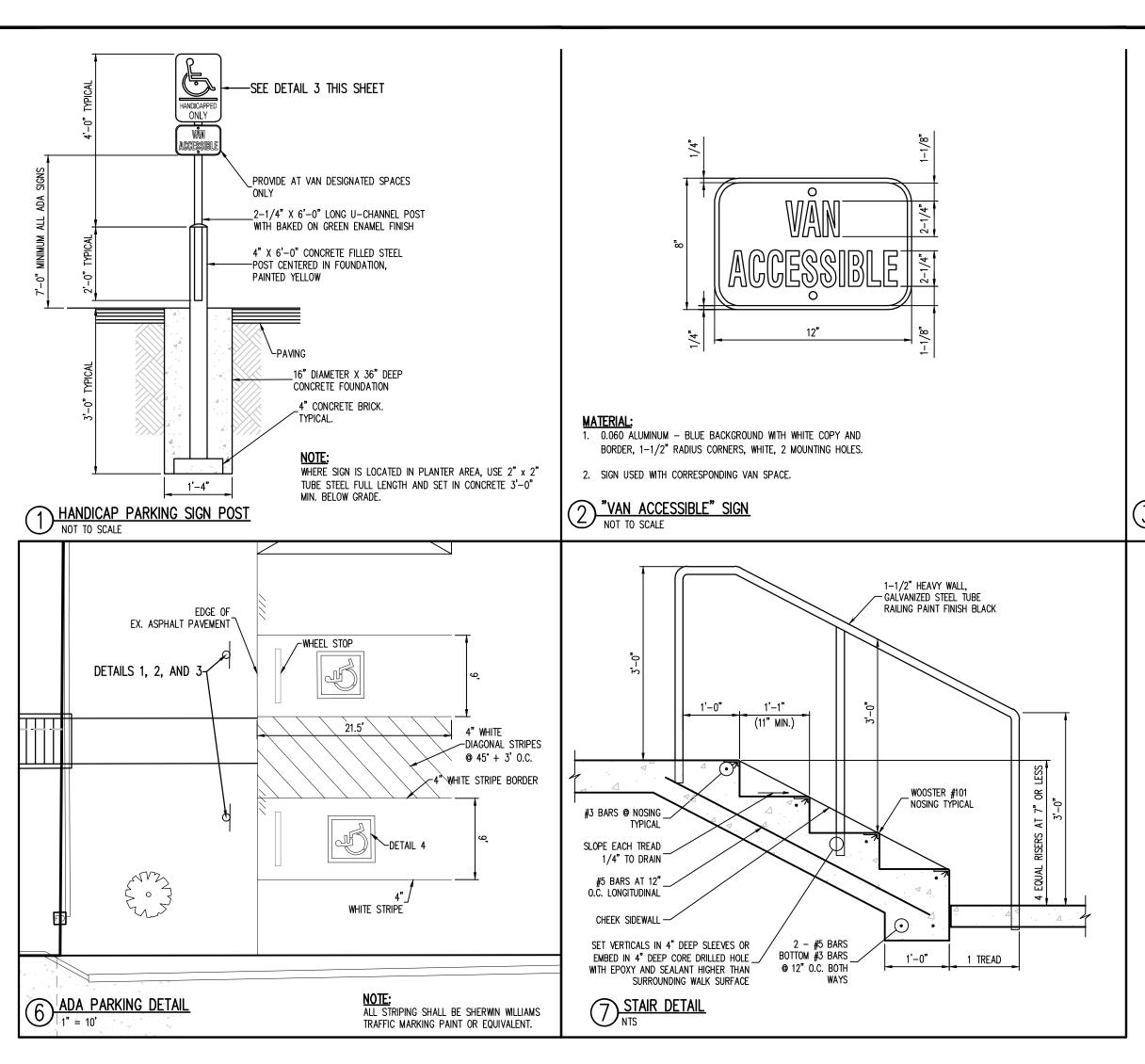
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Call before you dig.

Sheet 4 of 8



EPC TYPE B

EPC TYPE E

(6" RAMP CURB)

C 1-1/2" TO 2"

SCALE: NOT TO SCALE

EPC OPTIONAL TYPE C

(1) — GUTTER CROSS SLOPES
SHALL BE 1/2 IN./FT. WHEN
DRAINING AWAY FROM CURB AND
1 IN./FT. WHEN DRAINING
TOWARD CURB (WITH EXCEPTION
TO IMMEDIATELY ADJACENT TO
CURB RAMPS — SEE CURB RAMP
STANDARDS FOR SLOPE
REQUIREMENTS)

Typical Curb and Gutter

Details

Standard Drawing

SD_2-20

6/23/20

EPC TYPE A

(REVERSE SLOPE OF PAN FOR SPILL CURB)

EPC TYPE C (REVERSE SLOPE OF PAN FOR SPILL CURB)

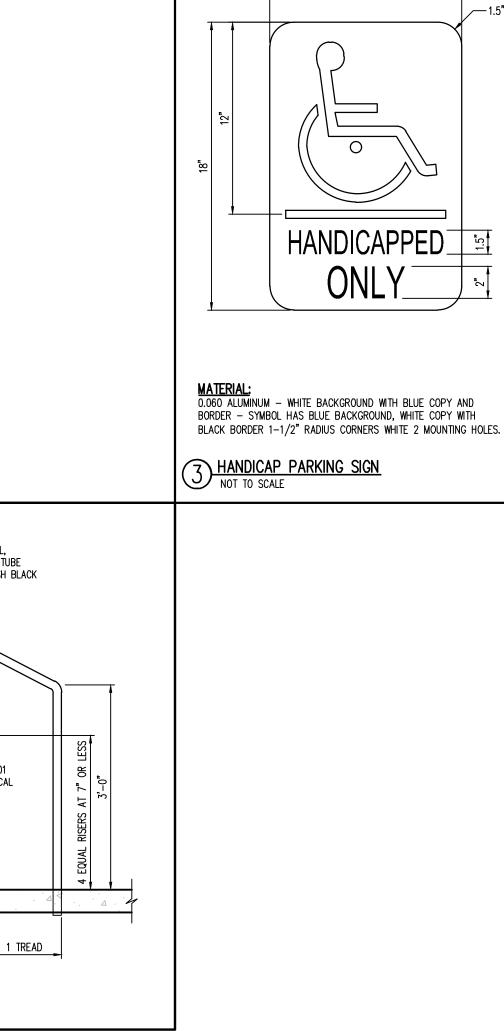
EPC TYPE D

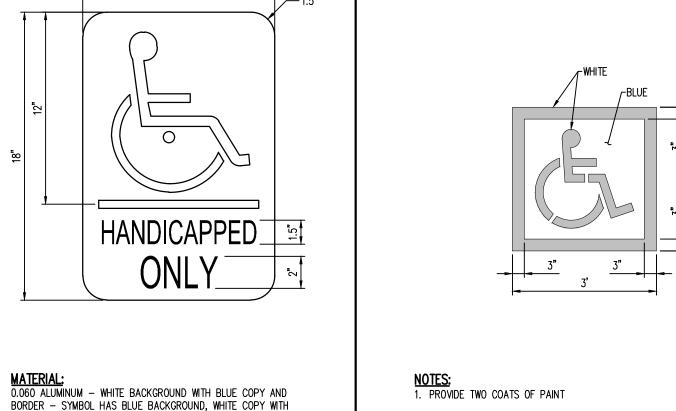
(6" RAMP CURB)

6/23/20

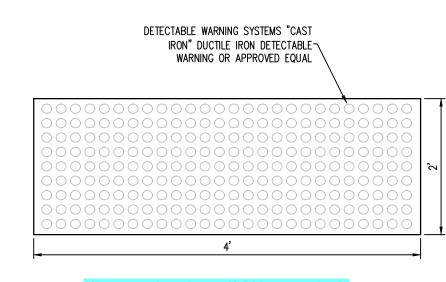
Jennifer E. Irvine

DEPARTMENT OF PUBLIC WORKS





2. BLUE BACKGROUND WITH WHITE SYMBOL PAINTED ADA PARKING SYMBOL NOT TO SCALE

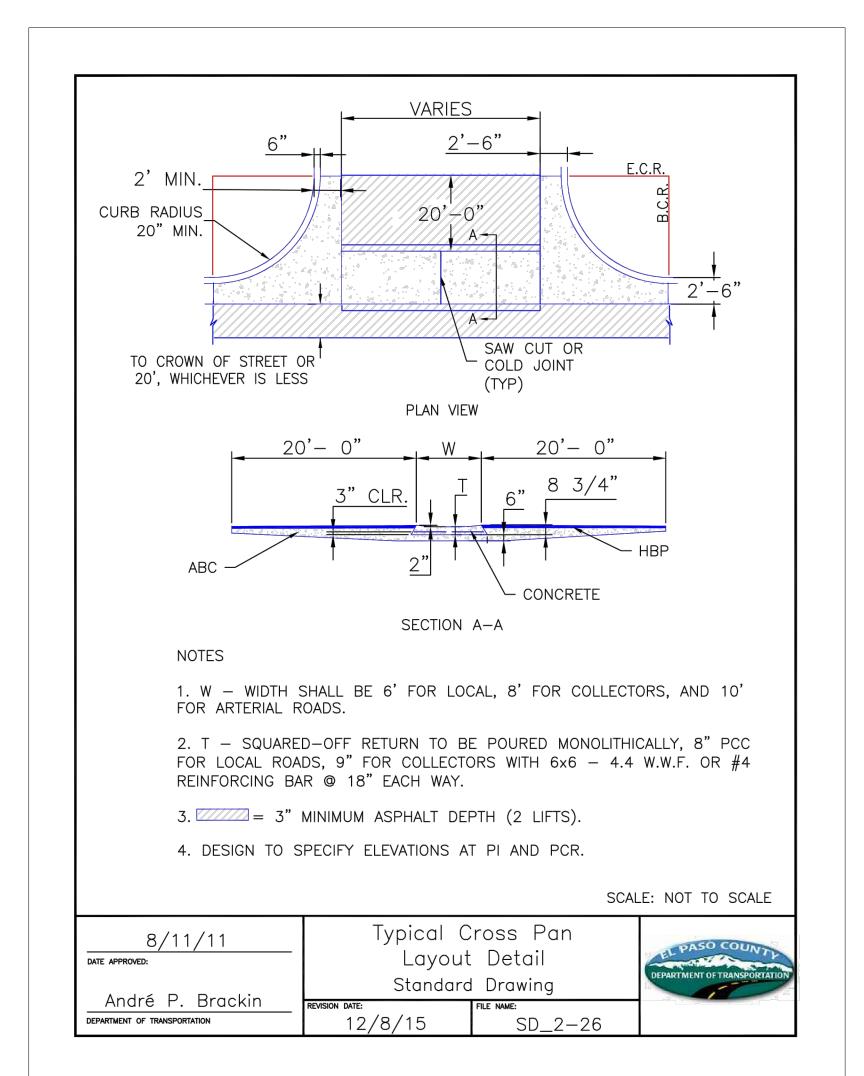


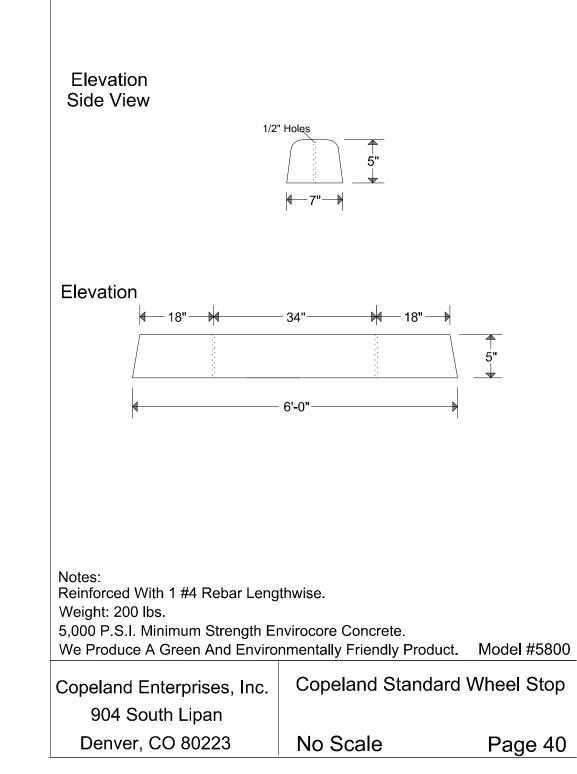
Where are these located? Did not see them hown or labeled on any of the plan sheets

TRUNCATED DOMES

NOT TO SCALE



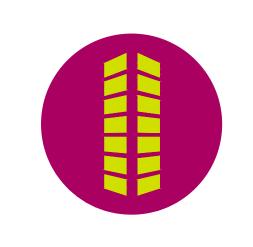




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LOT ARKING SITE DEVELOPMENT PLAN HOPE PHYSICAL THERAPY

4850 AUSTIN BLUFFS PKWY COLORADO SPRINGS, CO 80918 THIRTEEN OUTLAWS,

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Project No:	HPT01
Orawn By:	ASA/MRK
Checked By:	CRD
Date:	AUGUST 2023
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SITE DETAILS

Sheet 5 of 8

- theral 1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
- 2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
- 3. CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
- 4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
- 5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE BLANK (AS ARREVALLE).
- 6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- 7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
- 8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
- 9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
- 10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- 11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
- 12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

TINISH CRADING AND SOIL PREPARATION

- 13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- 14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- 15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
- AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

- 17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL—SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- 18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- 19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
- 20. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR
- 21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 22. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
- 23. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
- 24. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
- 25. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
- 26. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS
- 27. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

- 28. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
- 29. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
- 30. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
- 31. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- 32. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR
- 33. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.

IRRIGATION CONCEPT

- 1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
- 2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
- 3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
- 4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- 5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- 2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE
- ARCHITECT AND OWNER.

 LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER AND/OR THEIR ASSIGNS.

UTILITY NOTES

- 1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
- 2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
- 3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.



VICINITY MAP 0 50 100 200

PROJECT CONTACTS

PROPERTY OWNER

THIRTEEN OUTLAWS, LLC
4850 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, CO 80918
TELE: (719)-439-9263
ATTN: ADRIAN D. HOPE
EMAIL: ADRIAN@HOPE4WELLNESS.COM

APPLICANT
THIRTEEN OUTLAWS, LLC
4850 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, CO 80918
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ATTN: ADRIAN D. HOPE

CIVIL ENGINEER

GALLOWAY & CO., INC.

1155 KELLY JOHNSON BLVD., SUITE 305
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ATTN: BRADY SHYROCK, P.E.
EMAIL: BRADYSHYROCK@GALLOWAYUS.COM

EMAIL: ADRIAN@HOPE4WELLNESS.COM

GEOTECHNICAL ENGINEER

ROCKY MOUNTAIN GEOTECHNICAL, INC 555 E. PIKES PEAK AVE, SUITE 107 COLORADO SPRINGS, CO 80903 TELE: (303) 634-1999

TRAFFIC ENGINEER

ATTN: TONY MUNGER, P.E.

5500 GREENWOOD PLAZA BLVD, SUITE 200 GREENWOOD VILLAGE, CO 80111 TELE: (303) 770-8884 ATTN: BRIAN HORAN, P.E. EMAIL: BRIANHORAN@GALLOWAYUS.COM

SURVEYOR

GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
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TELE: (719) 337-1262
ATTN: BRIAN DENNIS
EMAIL: BRIANDENNIS@GALLOWAYUS.COM

8' O.C. NOM. 5½" 2" NOM. 3' MIN. 1 FOOTING 1 F. DEPTH 1 F.

6 FT PRIVACY FENCE

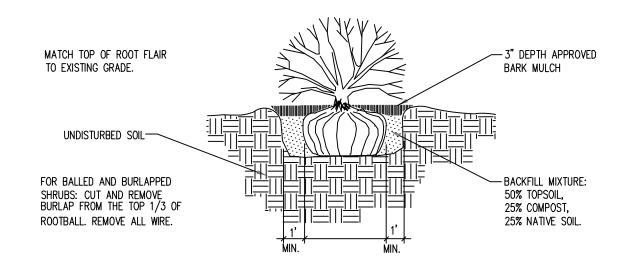




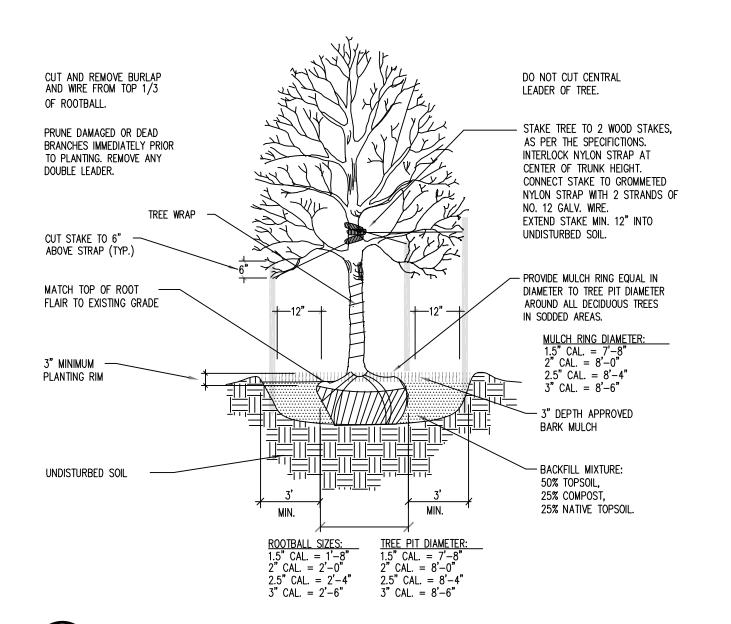


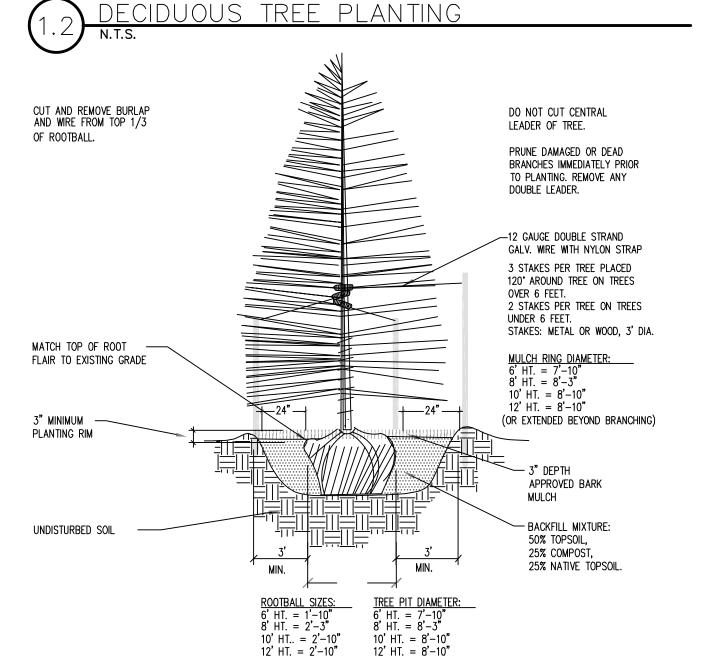
LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED	ABBREVIATION DENOTE ON PLAN
6.2.2.B TABLE 6-1	LANDSCAPE SETBACKS	AUSTIN BLUFFS PKWY (PRINCIPLE ARTERIAL) 25 FT SETBACK & 1 TREE/ 20 LF	193 LF SETBACK @ 1 TREE / 20 LF`	25 FT SETBACK & 10 TREES	25 FT SETBACK & 10 TREES	(AB)
6.2.2.D	LANDSCAPE BUFFER	NON-RESIDENTIAL ADJACENT TO RESDIENTIAL (ZONING) 15 FT BUFFER & 1 TREE/ 25 LF	193 LF BUFFER @ 1 TREE / 25 LF	15 FT BUFFER & 8 TREES	5 FT BUFFER & 8+ TREES	(NB)
6.2.2.E 2	INTERNAL LANDSCAPE	NON RESIDENTIAL - 5%	TOTAL AREA 17,736 SF X 0.05	887 SF	7,264 SF (40%)	N/A
6.2.2.E 2	INTERNAL LANDSCAPE	1 TREE / 500 SF	887 SF / 500	2 TREES	2 TREES	(IN)
6.2.2.C	MOTOR VEHCILE	1 TREE / 15 PARKING SPACES	25 PARKING SPACES / 15	2 TREES	2 TREES	(MV)
6.2.2.C	VEHCILE LOT SCREENING	2/3 LENGTH OF NORTH BOUNDARY	TOTAL NORTH BOUNDARY FRONTAGE 117 LF X 0.66	78 LF SCREENED	78 LF SCREENED	N/A
6.2.2.C	VEHCILE LOT SCREENING	2/3 LENGTH OF AUSTIN BLUFFS PKWY	TOTAL AUSTIN BLUFFS PKWY FRONTAGE 117 LF X 0.66	78 LF SCREENED	78 LF SCREENED	N/A



(1.1) SHRUB PLANTING





(1.3) CONIFEROUS TREE PLANTING
N.T.S.

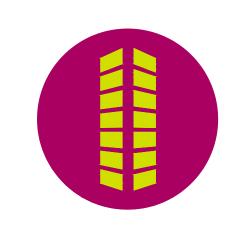
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ARKING LOT

EEN OUTLAWS, LLC

4850 AUSTIN BLI

Date Issue / Description Init.

 Project No:
 HPT01

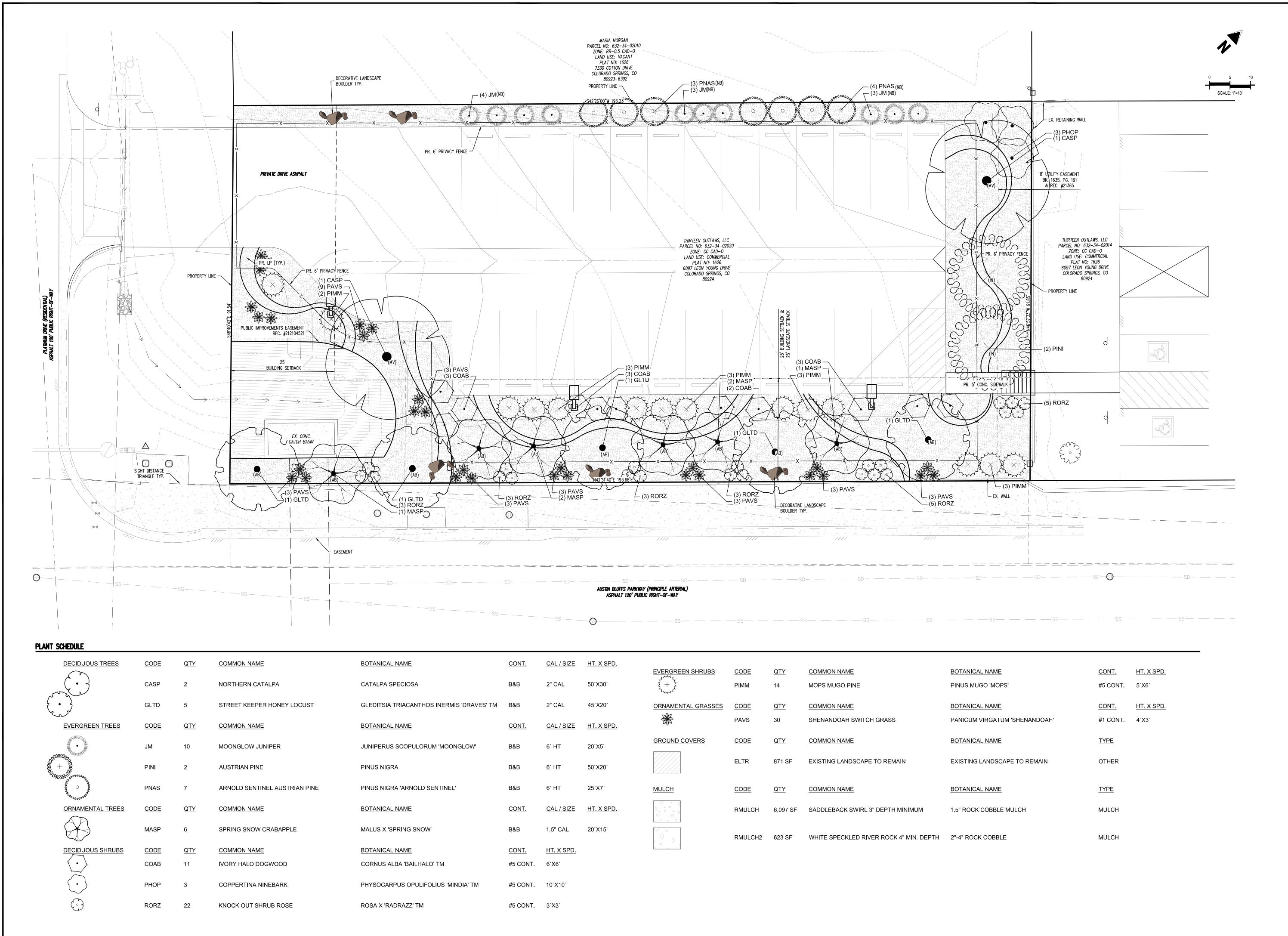
 Drawn By:
 ASA/MRK

 Checked By:
 CRD

 Date:
 AUGUST 2023

LANDSCAPE DETAILS

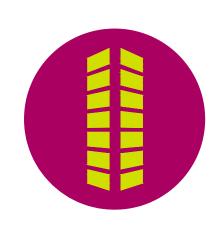
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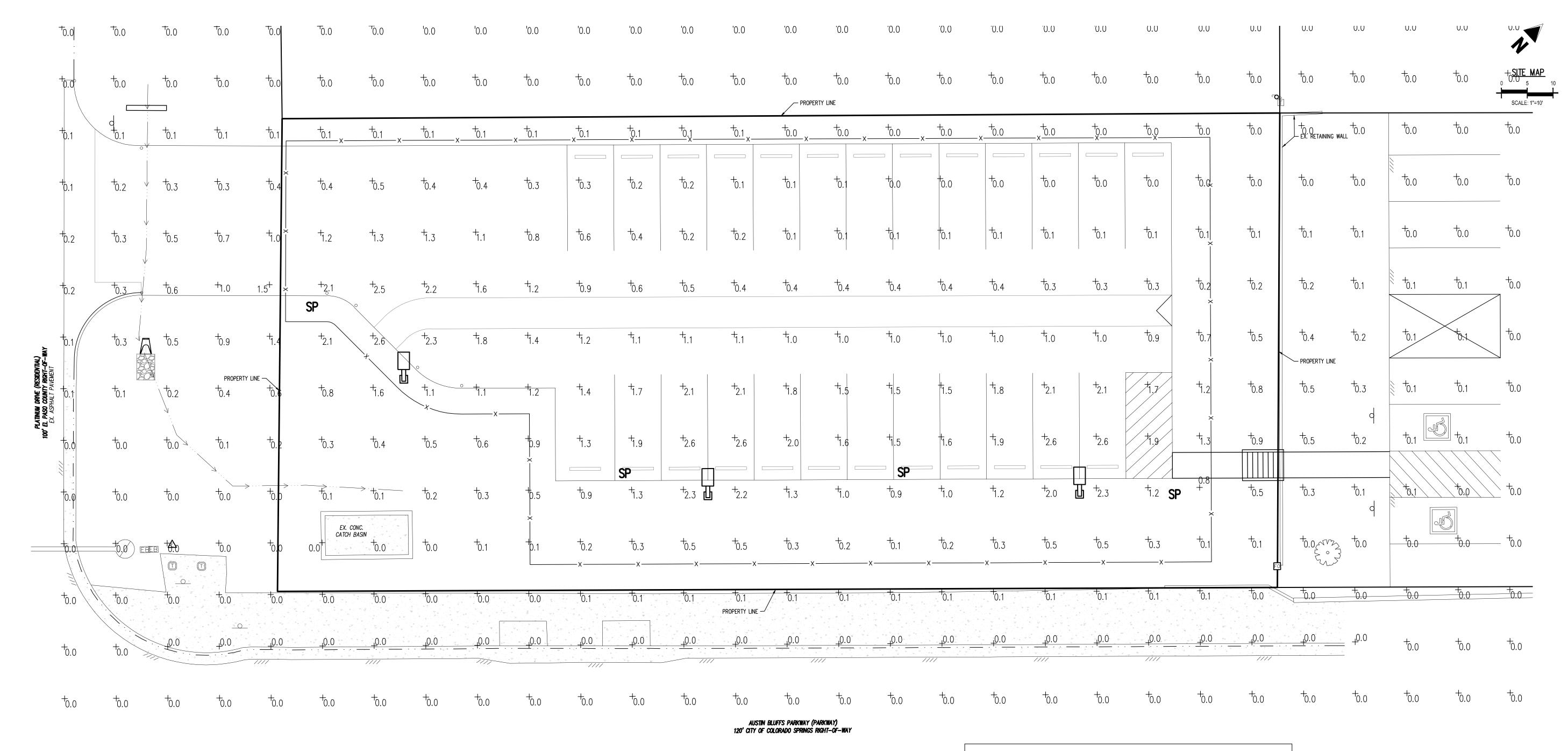
SITE DEVELOPMENT PLAN HOPE PHYSICAL THERAPY

 \circ

ALTERNATIVE LANDSCAPE		
Checked By:	CRD	
Drawn By:	ASA/MRK	
Project No:	HPT01	

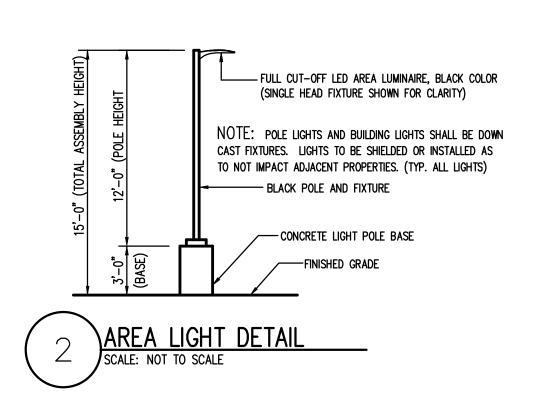
PLAN

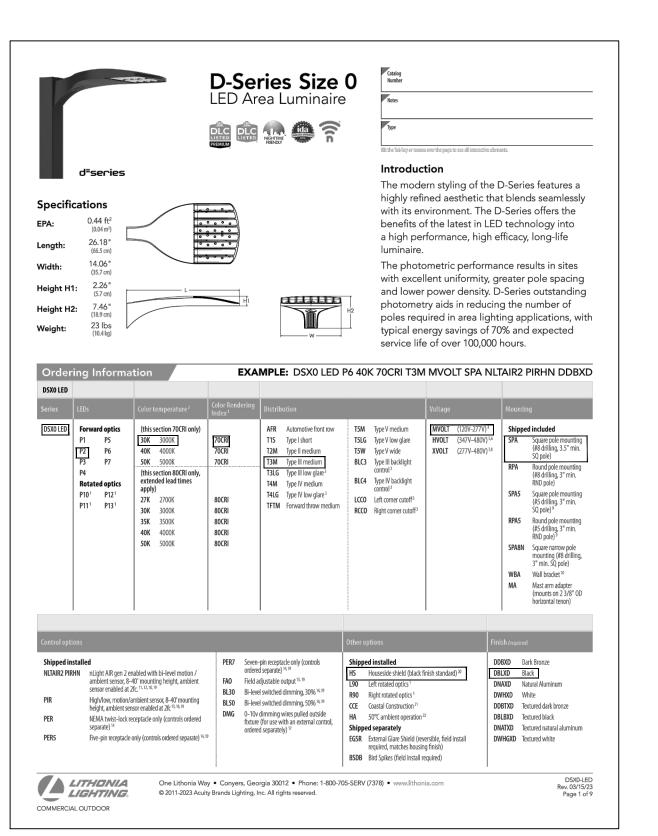
Sheet 7 of 8



PHOTOMETRIC PLAN SCALE: 1"=20'-0"

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	MOUNTING HEIGHT	COLOR	LLF	MODEL NUMBER	DESCRIPTION	WATTS	LUMENS
=	3	SP	15'-0" A.F.G.	BLACK	1.0	DSX0-LED-P2-30K-70CRI-T3M-MVOLT-SPA-HS-DBLXD	LITHONIA LIGHTING, D-SERIES SIZE O LED AREA LUMINAIRE, FULL CUT-OFF, 3000K CCT, BLACK COLOR, P2 OPTICS, TYPE T3M DISTRIBUTION, WITH REAR MOUNTED SHIELD, MOUNTED ON 12'-0" POLES WITH 3'-0" CONCRETE BASE. TOTAL MOUNTING HEIGHT=15'-0"	46	5,140



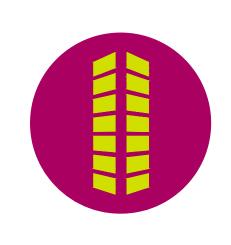


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SITE DEVELOPMENT PLAN HOPE PHYSICAL THERAPY-PARKING LOT

THIRTEEN OUTLAWS,
4850 AUSTIN BLUFFS PKW
COLORADO SPRINGS, CO

Date Issue / Description Ini

Project No:	HPT01
Drawn By:	ASA/MRK
Checked By:	CRD
Date:	AUGUST 2023
DUOTOMETRIC D	I ANI ANID

PHOTOMETRIC PLAN AND DETAILS

C6.0Sheet 8 of 8

V2_Site Development Plan Comments.pdf Markup Summary

Carlos (5)



Subject: Text Box

Page Label: [2] 2 HORIZONTAL CONTROL

Author: Carlos

Date: 12/26/2023 4:23:01 PM

Color:

Since the culvert is shown as public then it is a public improvement. Therefore, a financial assurance estimate form is required to be submitted in the next the submittal. Additionally, please reinclude the El Paso County signature block for construction drawings and standard

construction notes.



Subject: Callout

Page Label: [3] 3 DETAIL GRADING

Author: Carlos

Date: 12/13/2023 4:53:28 PM

Color:

The drainage letter shows 11.7 feet length for the riprap. Please revise.



Subject: Callout

Page Label: [3] 3 DETAIL GRADING

Author: Carlos

Date: 12/13/2023 4:53:59 PM

Color:

Show and label the riprap depth/thickness.



Subject: Callout

Page Label: [3] 3 DETAIL GRADING

Author: Carlos

Date: 12/13/2023 4:54:37 PM

Color:

Drainage letter shows Type L rip-rap please coordinate with drainage engineer and revise.



Subject: Callout

Page Label: [3] 3 DETAIL GRADING

Author: Carlos

Date: 12/13/2023 5:23:23 PM

Color:

Verify if proposed 18" storm line is accurate. Previous sheet shows a 14" x 23" HE RCP.

CDurham (8)



Subject: Callout

Page Label: [2] 2 HORIZONTAL CONTROL

Author: CDurham

Date: 12/26/2023 3:22:33 PM

Color:

Note appears to be cut off



Subject: Text Box

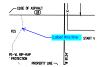
Page Label: [2] 2 HORIZONTAL CONTROL

Author: CDurham

Date: 12/26/2023 3:20:31 PM

Color:

- Label all easements



Subject: Callout

Page Label: [2] 2 HORIZONTAL CONTROL

Author: CDurham

Date: 12/26/2023 3:21:18 PM

Color:

Label this line



Subject: Callout

Page Label: [2] 2 HORIZONTAL CONTROL

Author: CDurham

Date: 12/26/2023 3:21:35 PM

Color:



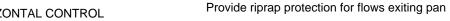
Subject: Callout

Page Label: [2] 2 HORIZONTAL CONTROL

Author: CDurham

Date: 12/26/2023 3:21:50 PM

Color:





Subject: Callout

Page Label: [3] 3 DETAIL GRADING

Author: CDurham

Date: 12/26/2023 9:32:23 AM

Color:

Delete label appears to not be pointing towards

Provide riprap protection for flows entering pan

anything



Subject: Callout

Page Label: [3] 3 DETAIL GRADING

Author: CDurham

Date: 12/26/2023 9:33:39 AM

Color:

Elevation note is cut off. Please revise



Subject: Text Box

Page Label: [5] 5 SITE DETAILS

Author: CDurham Date: 12/26/2023 10:45:07 AM

Color:

Where are these located? Did not see them shown

or labeled on any of the plan sheets