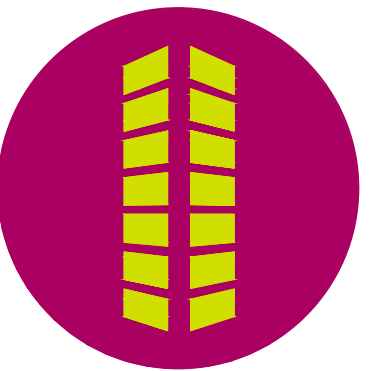


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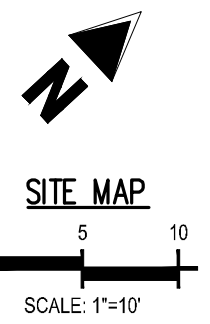
SITE DEVELOPMENT PLAN
HOPE PHYSICAL THERAPY-PARKING LOT
THIRTEEN OUTLAWS, LLC
4850 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, CO 80918

#	Date	Issue / Description	Init.

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

HORIZONTAL CONTROL

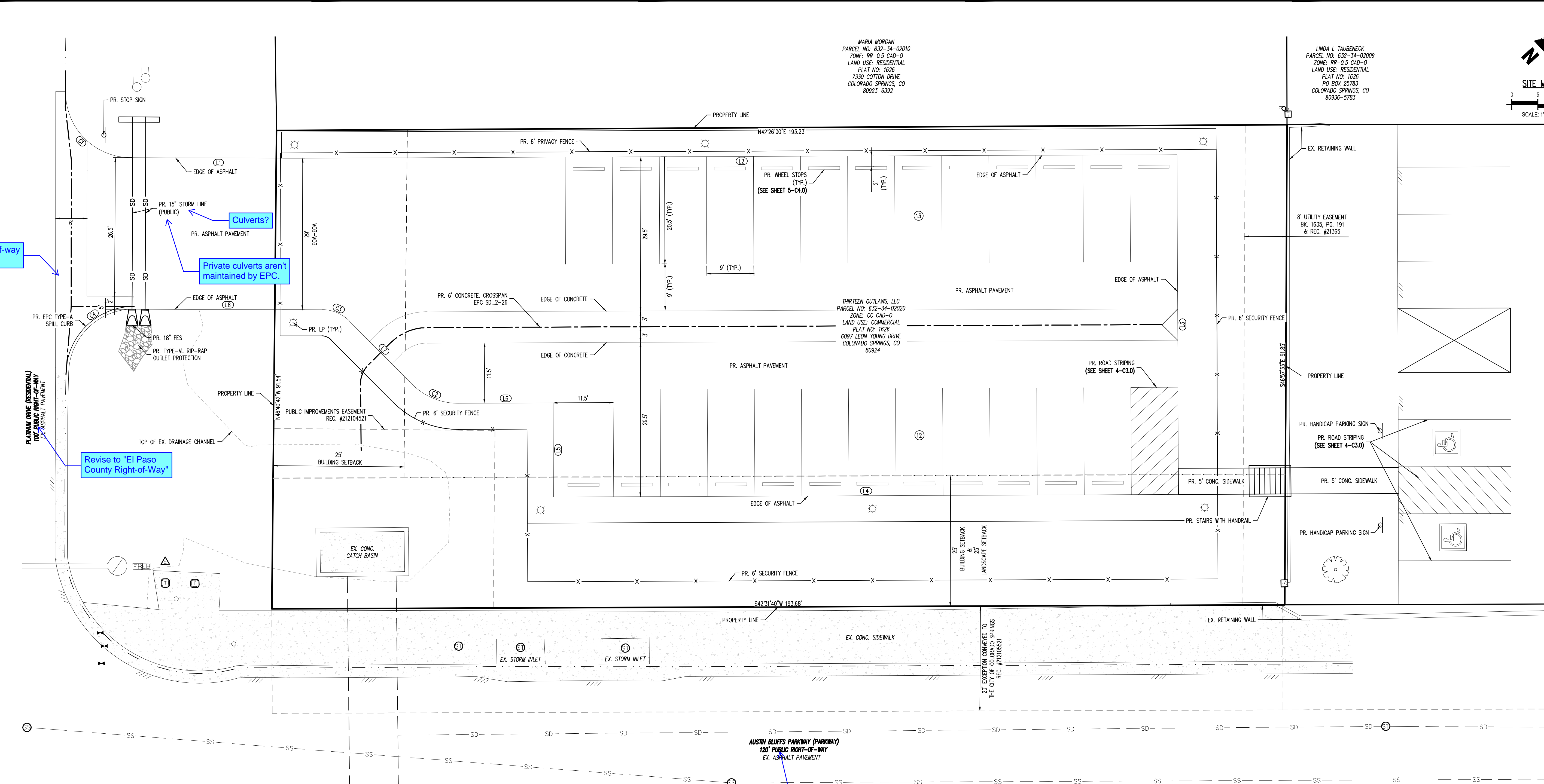
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Sheet 2 of 8



MARIA MORGAN
PARCEL NO: 632-34-00010
ZONE: RR-0.5 CAD-0
LAND USE: RESIDENTIAL
PLAT NO: 1626
7330 COTTON DRIVE
COLORADO SPRINGS, CO
80923-6392

LINDA L. TAUBENCKY
PARCEL NO: 632-34-00009
ZONE: RR-0.5 CAD-0
LAND USE: RESIDENTIAL
PLAT NO: 1626
PO BOX 25783
COLORADO SPRINGS, CO
80936-5783

THIRTEEN OUTLAWS, LLC
PARCEL NO: 632-34-00200
ZONE: CC CAD-0
LAND USE: COMMERCIAL
PLAT NO: 1626
6097 LEON YOUNG DRIVE
COLORADO SPRINGS, CO
80924



Label right-of-way line

Private culverts aren't maintained by EPC.

Revise to "El Paso County Right-of-Way"

Revise to "City of Colorado Springs Right-of-Way"

LINE TAG #	BEARING	DISTANCE (FT)
L1	N42°50'19.31"E	33.53
L2	N42°31'40.06"E	166.54
L3	S47°28'19.94"E	65.00
L4	S42°31'40.06"W	119.50
L5	N47°28'19.94"W	18.00
L6	S42°31'40.06"W	18.11
L7	S87°55'19.31"W	16.89
L8	S42°55'19.31"W	35.88

CURVE TAG #	RADIUS (FT)	DISTANCE (FT)	DELTA	CHORD BEARING	CHORD LENGTH (FT)
C1	12.50	19.77	90°36'41"	N89°13'40"E	17.77
C2	12.50	9.90	45°23'39"	S85°13'30"W	9.65
C3	7.50	5.89	45°00'00"	S65°25'19"W	5.74
C4	13.00	20.41	89°56'39"	S2°06'21"E	18.38

LEGEND

---	EXISTING PROPERTY LINE	○	EXISTING SIGN
- - -	EXISTING EASEMENT	□	EXISTING TELEPHONE BOX
	EXISTING LANDSCAPE BUFFER	△	EXISTING ELECTRIC BOX
----	EXISTING ASPHALT	○	EXISTING ELECTRIC METER
-----	EXISTING WALL	□	EXISTING POWER POLE
----	EXISTING CONCRETE	○	EXISTING TELEPHONE PEDESTAL
---	EXISTING STORM DRAIN LINE	○	EXISTING FIBER OPTIC PEDESTAL
---	EXISTING SANITARY SEWER LINE	□	EXISTING WATER METER
---	EXISTING MINOR CONTOUR	○	EXISTING TRAFFIC CONTROL SIGNAL
---	EXISTING MINOR CONTOUR	○	EXISTING STORM CULVERT
---	EXISTING MINOR CONTOUR	○	EXISTING SANITARY SEWER MANHOLE
---	EXISTING MINOR CONTOUR	○	EXISTING STORM DRAIN MANHOLE
---	PROPOSED CURB AND GUTTER	○	PROPOSED SIGN
---	PROPOSED ASPHALT	○	PROPOSED LIGHT POLE
---	PROPOSED CONCRETE	○	PROPOSED PARKING SPACE COUNT
---	PROPOSED SIDEWALK	○	PROPOSED ADA STRIPING
---	PROPOSED STRIPING	○	EXISTING GRADE ELEVATION
---	PROPOSED FENCE	○	PROPOSED GRADE ELEVATION
---	PROPOSED STORM DRAIN LINE	○	EXISTING FLOW ARROW
---	PROPOSED ADA STRIPING	○	PROPOSED FLOW ARROW

NOTES

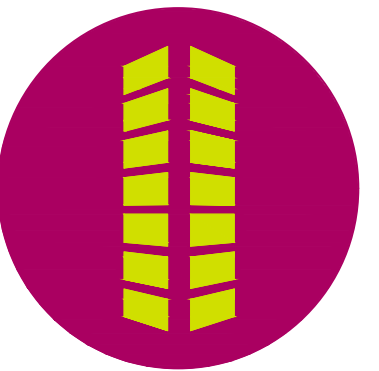
- THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS TO UTILITY FACILITIES. ADDITIONALLY, THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE DISCUSSED AND AGREED TO BY THE AFFECTED UTILITY SERVICE PROVIDER PRIOR TO IMPLEMENTING THE PLAN. THE RESULTING COST TO RELOCATE OR PROTECT UTILITIES, OR PROVIDE INTERIM ACCESS, IS AT THE EXPENSE OF THE PLAN APPLICANT.
- BASIS OF BEARINGS**
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.
- BENCHMARK**
ELEVATIONS ARE BASED ON SITE BENCHMARK AS NOTED WITH A COMPUTED OPUS SOLUTION USING GEOID18 (ELEVATION = 6,557.77' NAVD88)
- CAUTION - NOTICE TO CONTRACTOR**
- 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 DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - 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 POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



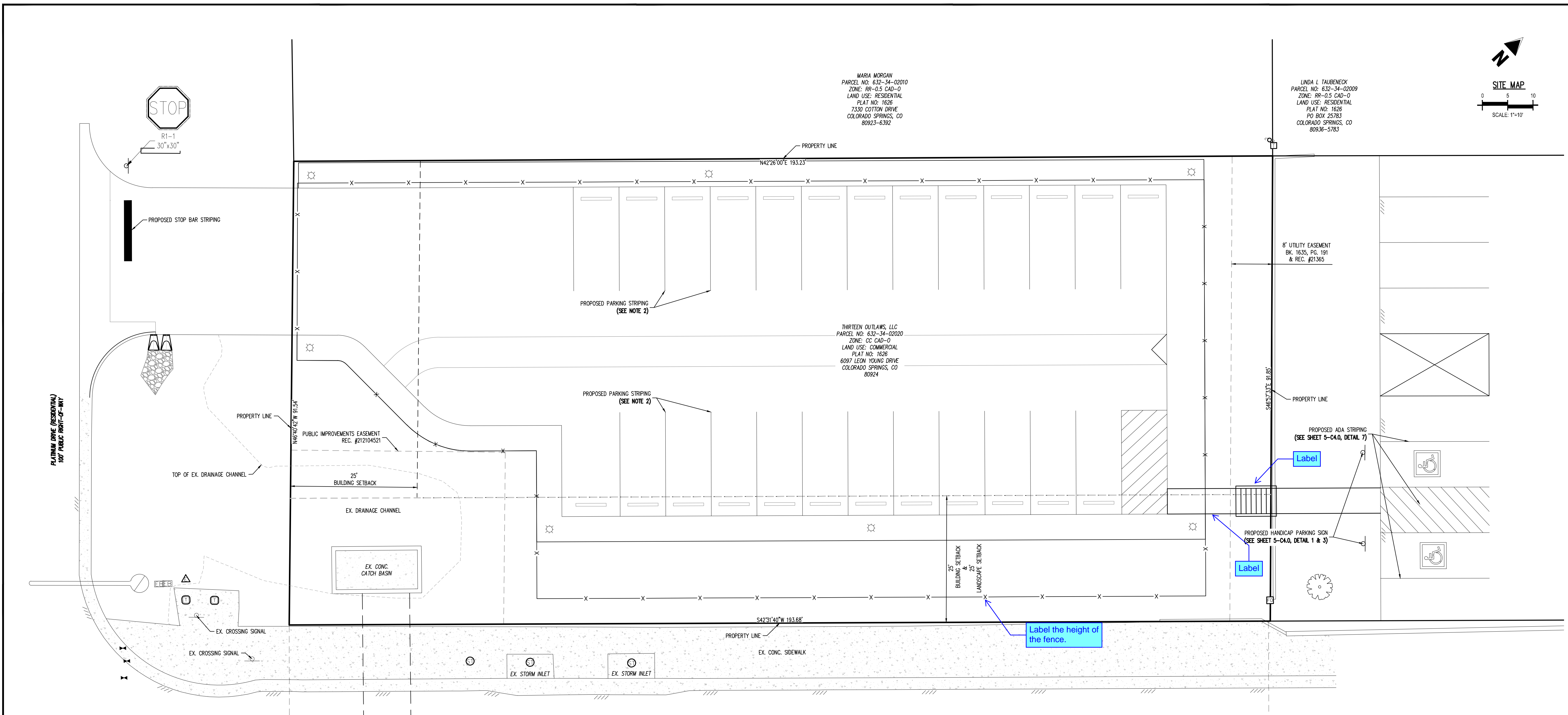
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SITE DEVELOPMENT PLAN
HOPE PHYSICAL THERAPY-PARKING LOT
THIRTEEN OUTLAWS, LLC
4850 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, CO 80918



Please clearly label where ADA and handicapped parking spots will be.

6.1.3. Americans with Disabilities Act (ADA) Site Accessibility

(A) Compliance. Compliance with the ADA and other Federal and State accessibility laws is the sole responsibility of the property owner. Therefore, compliance with this Code does not assure compliance with ADA or any other Federal or State accessibility laws or any other regulations or guidelines enacted or promulgated under or with respect to such laws. El Paso County is not responsible for enforcement of the ADA or any other Federal or State accessibility laws.

(B) Notes on Site Development Plan or Non-Residential Site Plan. The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCID approval:
 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.

(C) Illustrated on Site Development Plan or Non-Residential Site Plan. Each site development plan or non-residential site plan submitted to El Paso County shall clearly illustrate and identify the provision of ADA accessible exterior routes in accordance with the applicable ADA design standards and guidelines as published by the United States Department of Justice.

NOTES

- REFER TO COLORADO SPRINGS FIRE DEPARTMENT (CSFD) "FIRE APPARATUS ACCESS ROAD MARKINGS" FOR SPECIFIC FIRE LINE SIGNING AND STRIPING DETAILS.
- ALL PARKING STRIPING SHALL BE 4" WIDE SOLID WHITE 15 MIL THICKNESS EPOXY PAINT.
- REFER TO CDOT STANDARD PLAN NO. S-627-1 FOR CROSSWALK AND STOP LINE STRIPING DETAILS.
- PUBLIC STREET SIGNS SHALL BE GREEN AND PRIVATE STREET SIGNS SHALL BE BROWN.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

BASIS OF BEARINGS
 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.

BENCHMARK
 ELEVATIONS ARE BASED ON SITE BENCHMARK AS NOTED WITH A COMPUTED OPUS SOLUTION USING GGD018 (ELEVATION = 6,557.77' NAVD83).

CAUTION - NOTICE TO CONTRACTOR

- 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 DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- 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 POT-HOLES OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



LEGEND

	EXISTING PROPERTY LINE		EXISTING SIGN
	EXISTING EASEMENT		EXISTING TELEPHONE BOX
	EXISTING LANDSCAPE BUFFER		EXISTING ELECTRIC BOX
	EXISTING ASPHALT		EXISTING ELECTRIC METER
	EXISTING WALL		EXISTING POWER POLE
	EXISTING CONCRETE		EXISTING TELEPHONE PEDESTAL
	EXISTING STORM DRAIN LINE		EXISTING FIBER OPTIC PEDESTAL
	EXISTING SANITARY SEWER LINE		EXISTING WATER METER
	EXISTING MINOR CONTOUR		EXISTING TRAFFIC CONTROL SIGNAL
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	PROPOSED ASPHALT		PROPOSED LIGHT POLE
	PROPOSED CONCRETE		PROPOSED PARKING SPACE COUNT
	PROPOSED SIDEWALK		EXISTING GRADE ELEVATION
	PROPOSED STRIPING		PROPOSED GRADE ELEVATION
	PROPOSED FENCE		EXISTING FLOW ARROW
	PROPOSED STORM DRAIN LINE		PROPOSED FLOW ARROW
	PROPOSED ADA STRIPING		

#	Date	Issue / Description	Init.

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

SIGNAGE & STRIPING

PLANTING NOTES

- 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.
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 INFRASTRUCTURE TO ANY PART OF THIS DRAWING.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBTSTRUCTED 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".
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.
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.

- 13. FINISH GRADING AND SOIL PREPARATION: CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT.
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.
15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
16. 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.

- 17. PLANTING: 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.
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.
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".

- 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.
25. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS.
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, I.E.: MULCH, EDGER, LANDSCAPE FABRIC, ETC.

- 28. MULCHING: AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND.
29. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
30. INSTALL DEMIT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY.
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.
33. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS.

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 SOO/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

- 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOO, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS.
3. 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.
4. 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.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT.



VICINITY MAP SCALE: 1"=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: ADRAN@HOPE4WELLNESS.COM

APPLICANT

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

CIVIL ENGINEER

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

GEOTECHNICAL ENGINEER

ROCKY MOUNTAIN GEOTECHNICAL, INC
555 E. PIKES PEAK AVE, SUITE 107
COLORADO SPRINGS, CO 80903
TELE: (303) 634-1999
ATTN: BRIAN HORAN, P.E.
EMAIL: BRIANHORAN@GALLOWAYUS.COM

TRAFFIC ENGINEER

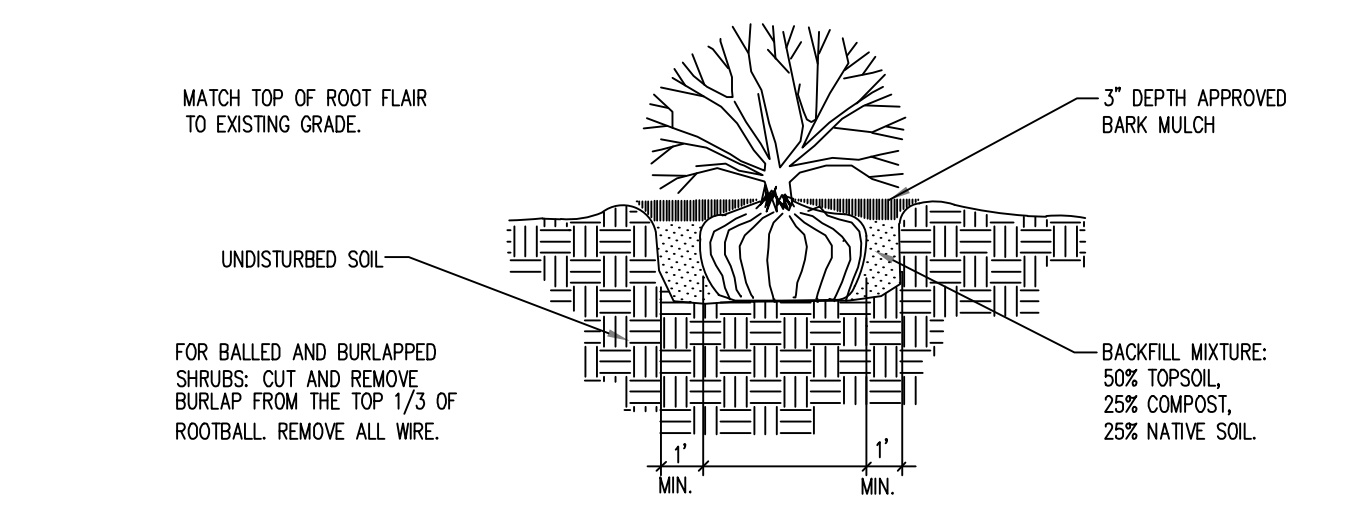
GALLOWAY & CO., INC.
5500 GREENWOOD PLAZA BLVD, SUITE 200
GREENWOOD VILLAGE, CO 80111
TELE: (303) 770-8884
ATTN: BRIAN HORAN, P.E.
EMAIL: BRIANHORAN@GALLOWAYUS.COM

SURVEYOR

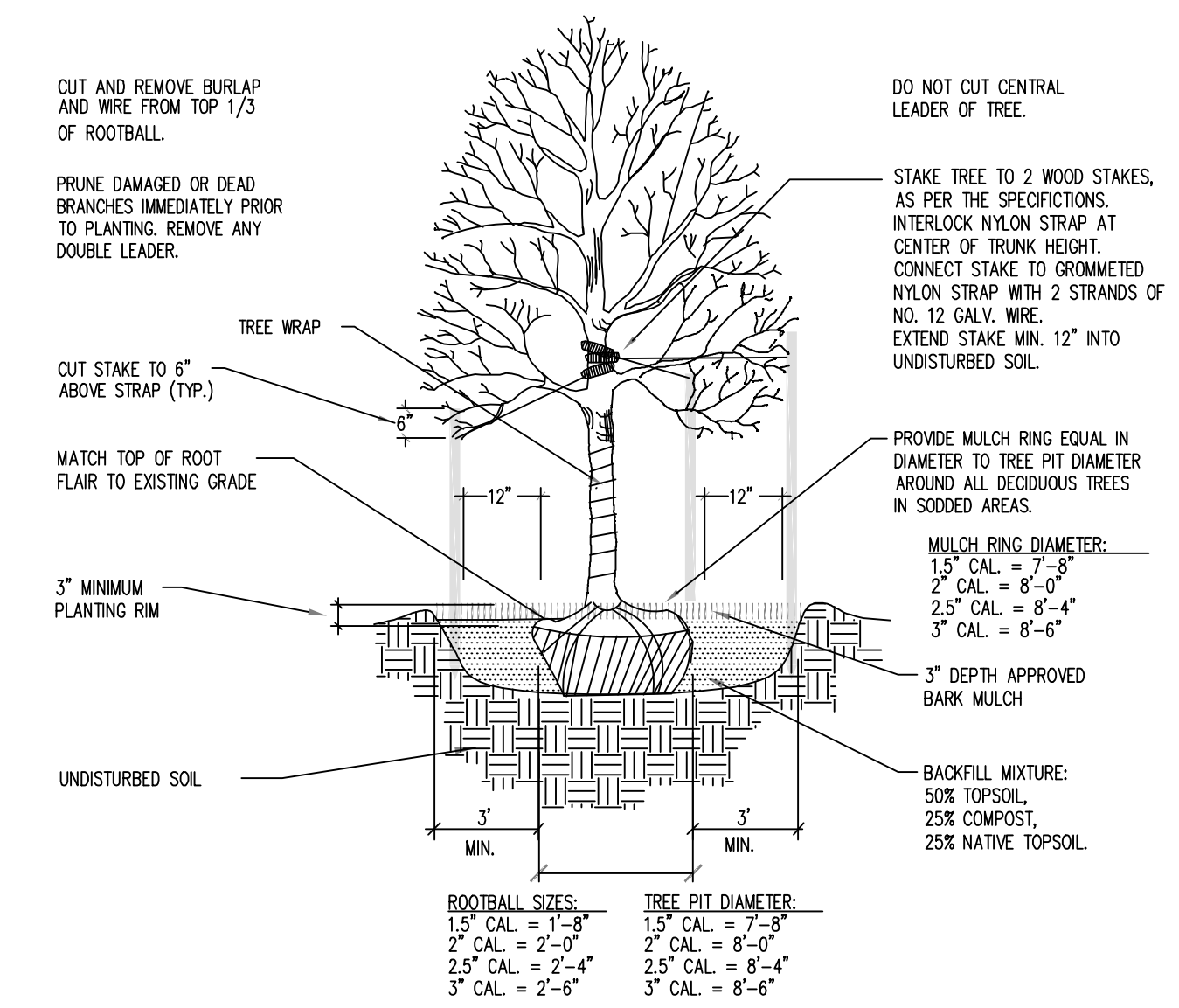
GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TELE: (719) 900-7220
ATTN: BRIAN DENNIS
EMAIL: BRIANDENNIS@GALLOWAYUS.COM

LANDSCAPE REQUIREMENTS

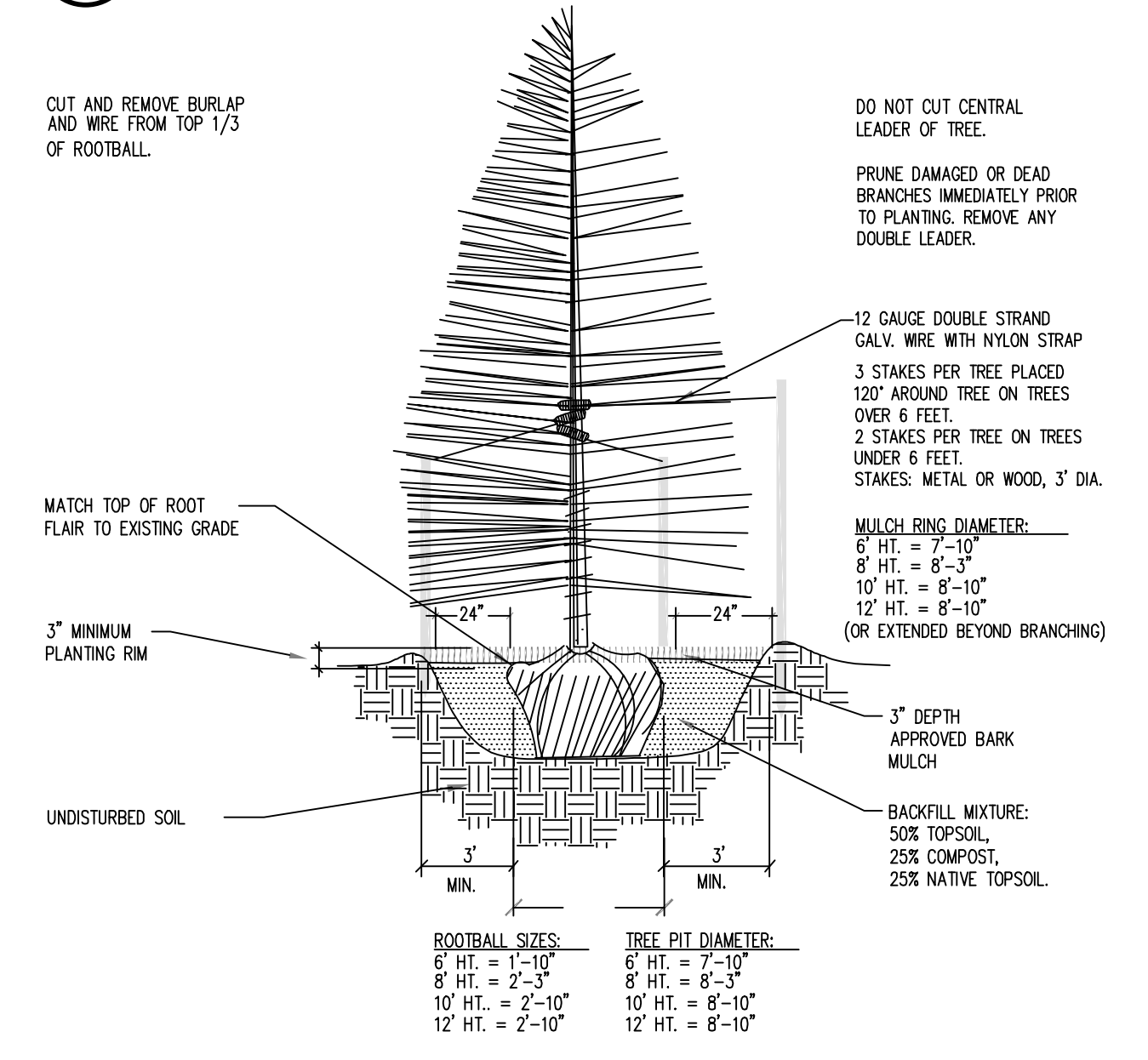
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1.1 SHRUB PLANTING N.T.S.

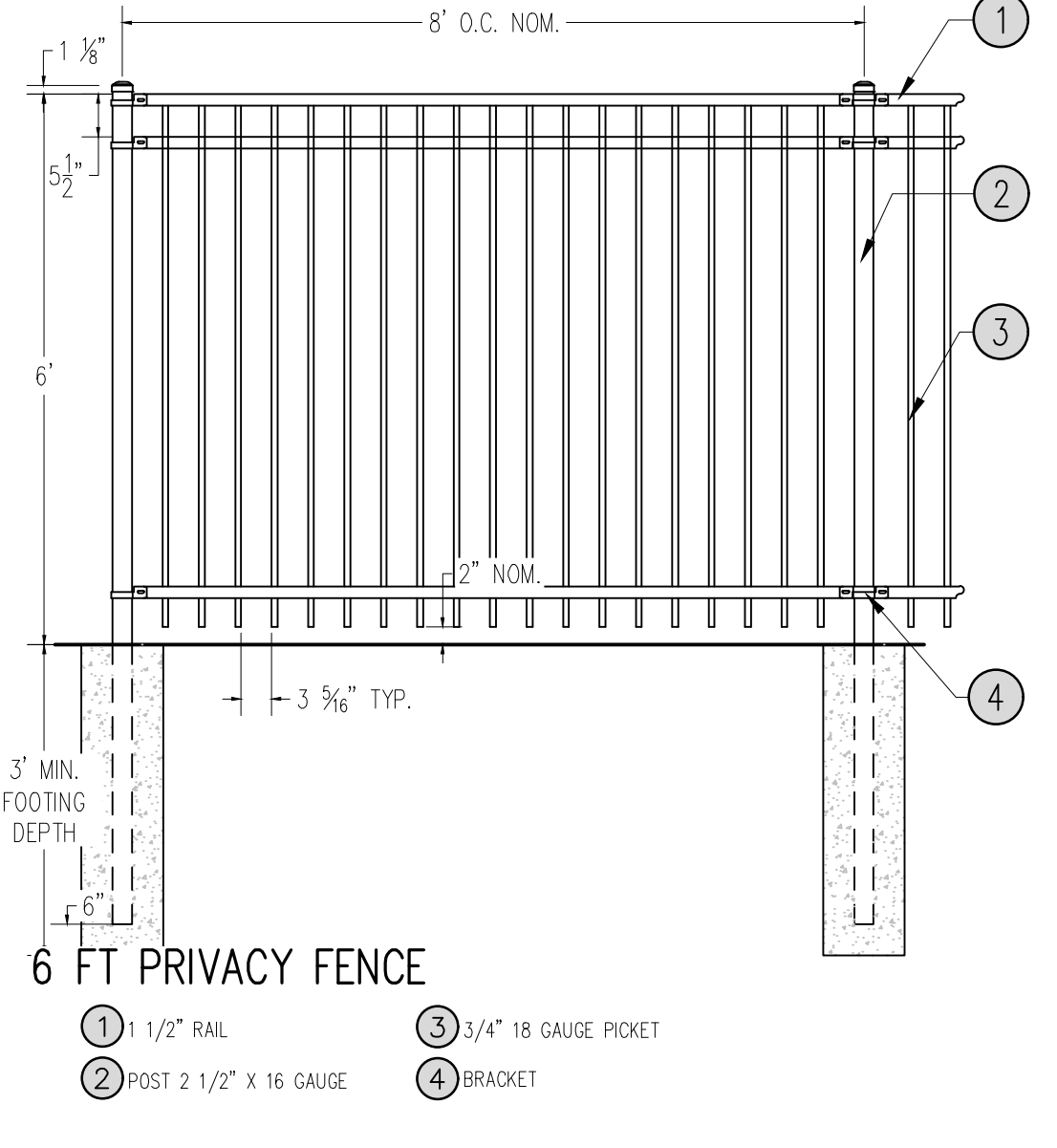


1.2 DECIDUOUS TREE PLANTING N.T.S.



1.3 CONIFEROUS TREE PLANTING N.T.S.

1.4 ORNAMENTAL FENCE N.T.S.



6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
gallowayus.com

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SITE DEVELOPMENT PLAN
HOPE PHYSICAL THERAPY-PARKING LOT
THIRTEEN OUTLAWS, LLC
4850 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, CO 80918

Table with 4 columns: #, Date, Issue / Description, Init. Multiple rows for revision tracking.

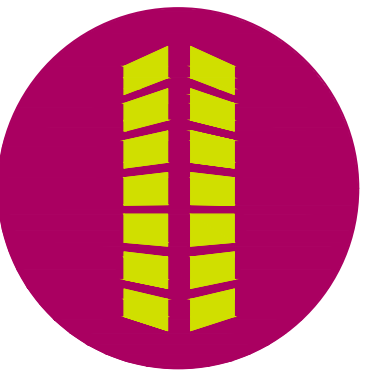
Project No: HPT01
Drawn By: ASA/MRK
Checked By: CRD
Date: AUGUST 2023

LANDSCAPE DETAILS

C5.0
Sheet 6 of 8

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SITE DEVELOPMENT PLAN
HOPE PHYSICAL THERAPY-PARKING LOT

THIRTEEN OUTLAWS, LLC

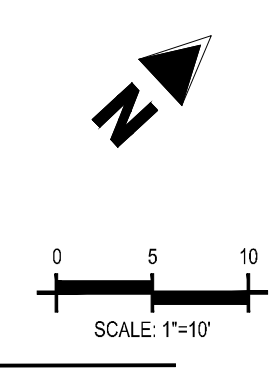
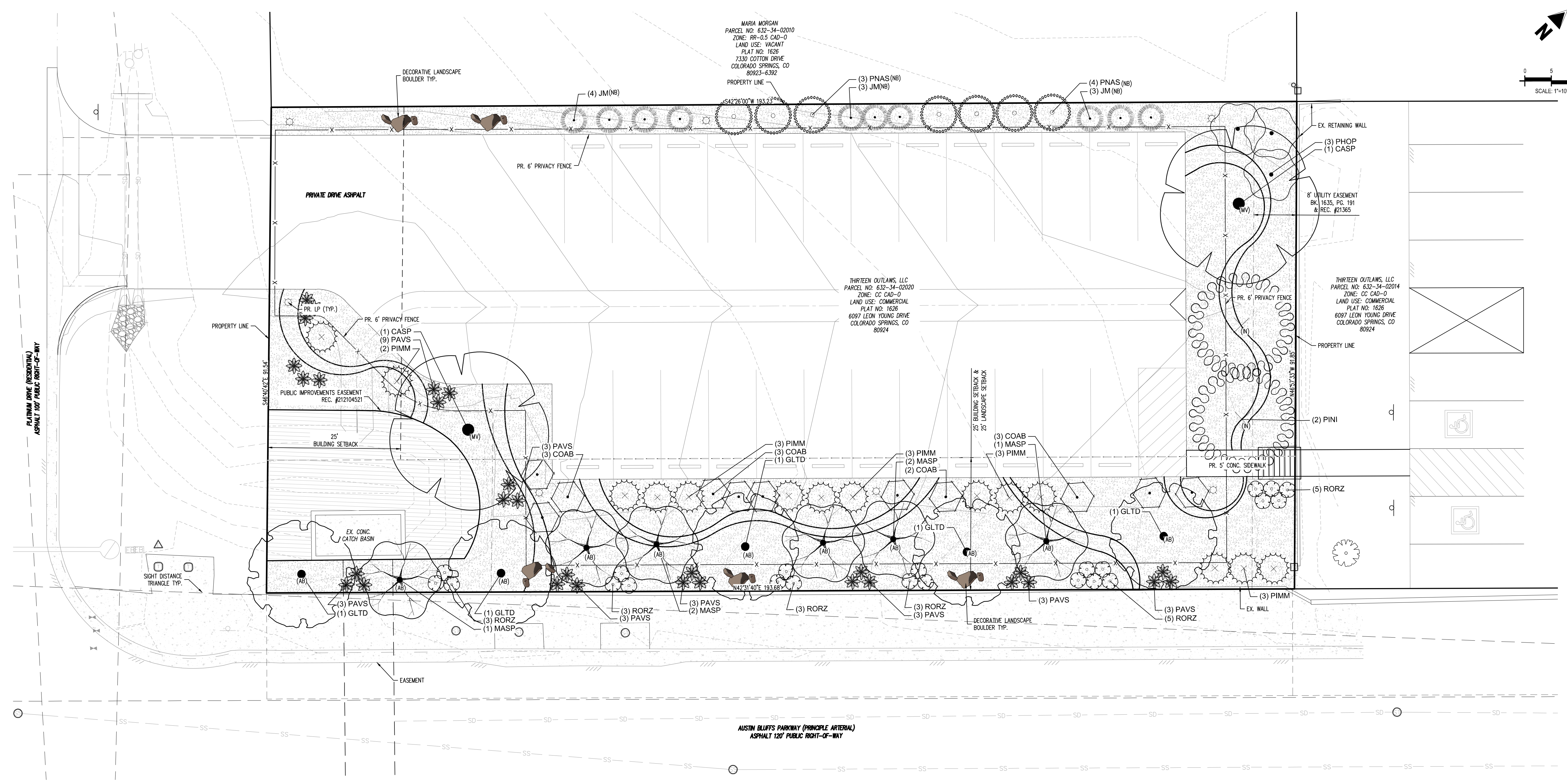
4850 AUSTIN BLUFFS PKWY
COLORADO SPRINGS, CO 80918

#	Date	Issue / Description	Init.

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

ALTERNATIVE LANDSCAPE PLAN

C5.1
Sheet 7 of 8



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.
	CASP	2	NORTHERN CATALPA	CATALPA SPECIOSA	B&B	2" CAL	50' X30'		PIMM	14	MOPS MUGO PINE	PINUS MUGO 'MOPS'	#5 CONT.	5' X6'
	GLTD	5	STREET KEEPER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' TM	B&B	2" CAL	45' X20'		PAVS	30	SHENANDOAH SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	4' X3'
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE	
	JM	10	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	B&B	6' HT	20' X5'		ELTR	871 SF	EXISTING LANDSCAPE TO REMAIN	EXISTING LANDSCAPE TO REMAIN	OTHER	
	PINI	2	AUSTRIAN PINE	PINUS NIGRA	B&B	6' HT	50' X20'		MULCH	6,097 SF	SADDLEBACK SWIRL 3" DEPTH MINIMUM	1.5" ROCK COBBLE MULCH	MULCH	
	PNAS	7	ARNOLD SENTINEL AUSTRIAN PINE	PINUS NIGRA 'ARNOLD SENTINEL'	B&B	6' HT	25' X7'		RMULCH2	623 SF	WHITE SPECKLED RIVER ROCK 4" MIN. DEPTH	2"-4" ROCK COBBLE	MULCH	
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.							
	MASP	6	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B	1.5" CAL	20' X15'							
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.								
	COAB	11	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO' TM	#5 CONT.	6' X6'								
	PHOP	3	COPPERTINA NINEBARK	PHYSCARPUS OPULIFOLIUS 'MINDIA' TM	#5 CONT.	10' X10'								
	RORZ	22	KNOCK OUT SHRUB ROSE	ROSA X 'RADRAZZ' TM	#5 CONT.	3' X3'								

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Project No: HPT01
Drawn By: ASA/MRK
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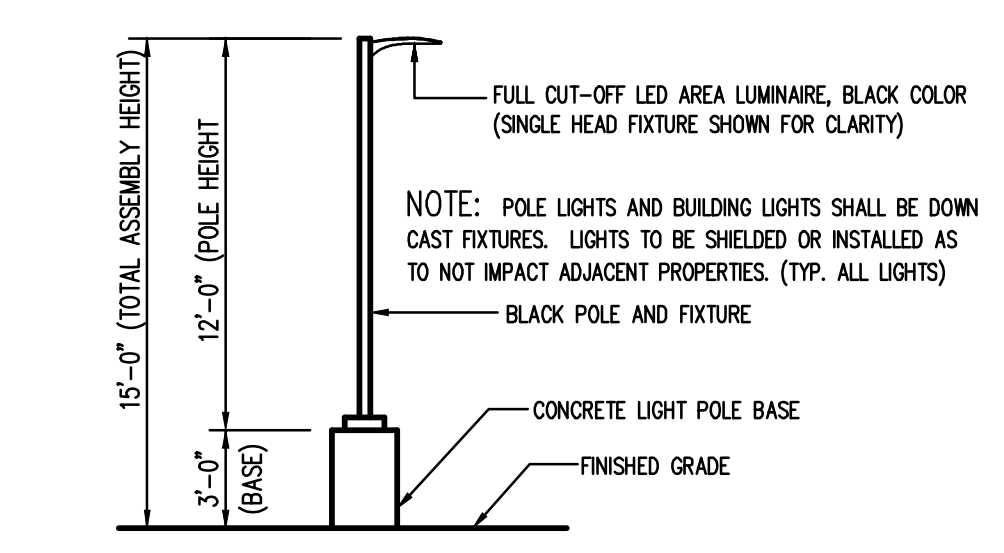
PHOTOMETRIC PLAN AND DETAILS



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

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	MOUNTING HEIGHT	COLOR	L.F.	MODEL NUMBER	DESCRIPTION	WATTS	LUMENS
	8	P1	25'-0" A.F.G.	BLACK	1.0	DSXD-LED-P3-80K-70CRI-T3M-MVOLT-SPA-DBLXD	LITHONIA LIGHTING, D-SERIES SIZE 0 LED AREA LUMINAIRE, FULL CUT-OFF, 3000K CCT, BLACK COLOR, P3 OPTICS, TYPE T3M DISTRIBUTION, WITH REAR MOUNTED SHIELD, MOUNTED ON 12'-0" POLES WITH 3'-0" CONCRETE BASE. TOTAL MOUNTING HEIGHT=25'-0"	65	12,640
	8	P2	25'-0" A.F.G.	BLACK	1.0	(2) DSXD-LED-P5-40K-70CRI-T4M-MVOLT-SPA-DBLXD	LITHONIA LIGHTING, D-SERIES SIZE 0 LED AREA LUMINAIRE, FULL CUT-OFF, 4000K CCT, BLACK COLOR, P5 OPTICS, TYPE T4M DISTRIBUTION*	182	12,270
	10	WP1	15'-0" A.F.G.	BLACK	1.0	WDGE2-LED-P4-40K-80CRI-VF-MVOLT-SRM-DBLXD	LITHONIA LIGHTING, WDGE2 LED ARCHITECTURAL WALL SCONCE, P4 PACKAGE, 4000K CCT, VISUAL COMFORT FORWARD THROW, BLACK FINISH	35	4,413

* - FIXTURES A1, B1, & B2 MOUNTED ON 22'-0" POLES WITH 3'-0" CONCRETE BASE. TOTAL MOUNTING HEIGHT=25'-0"



2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE

D-Series Size 0 LED Area Luminaire

Specifications
EPA: 0.48 ft (0.14 m)
Length: 26.18" (665 mm)
Width: 14.06" (357 mm)
Height H1: 2.26" (57 mm)
Height H2: 7.66" (195 mm)
Weight: 23.83 lbs (10.8 kg)

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

Ordering Information

Series	Units	Color Temperature*	Color Rendering Index	Dimensions	Beam Spread	Package	Mounting
DSXD LED	Forward optics	40K, 5000K	70CRI	F15 Spot flood F18 Spot flood F21 Spot flood	T3M Type II medium T3M Type III medium T3M Type IV medium	MVOLT (230V-277V) MVOLT (207V-240V)	Shipped included SPA Square pole mounting 30" dia x 12' pole DBLXD Double ended mounting 30" dia x 12' pole SRM Square pole mounting 30" dia x 12' pole SMA Square pole mounting 30" dia x 12' pole
	Revised optics	40K, 5000K	80CRI	T3M Spot flood T3M Spot flood T3M Spot flood	BLK Type II medium BLK Type III medium BLK Type IV medium		SRM Square pole mounting 30" dia x 12' pole SMA Square pole mounting 30" dia x 12' pole

Shipped Included: 40K/5000K CCT, Full Cut-Off, 3000K CCT, Black Color, P3 Optics, Type T3M Distribution, with Rear Mounted Shield, Mounted on 12'-0" Poles with 3'-0" Concrete Base, Total Mounting Height=25'-0"
Shipped separately: 40K/5000K CCT, Full Cut-Off, 4000K CCT, Black Color, P5 Optics, Type T4M Distribution*