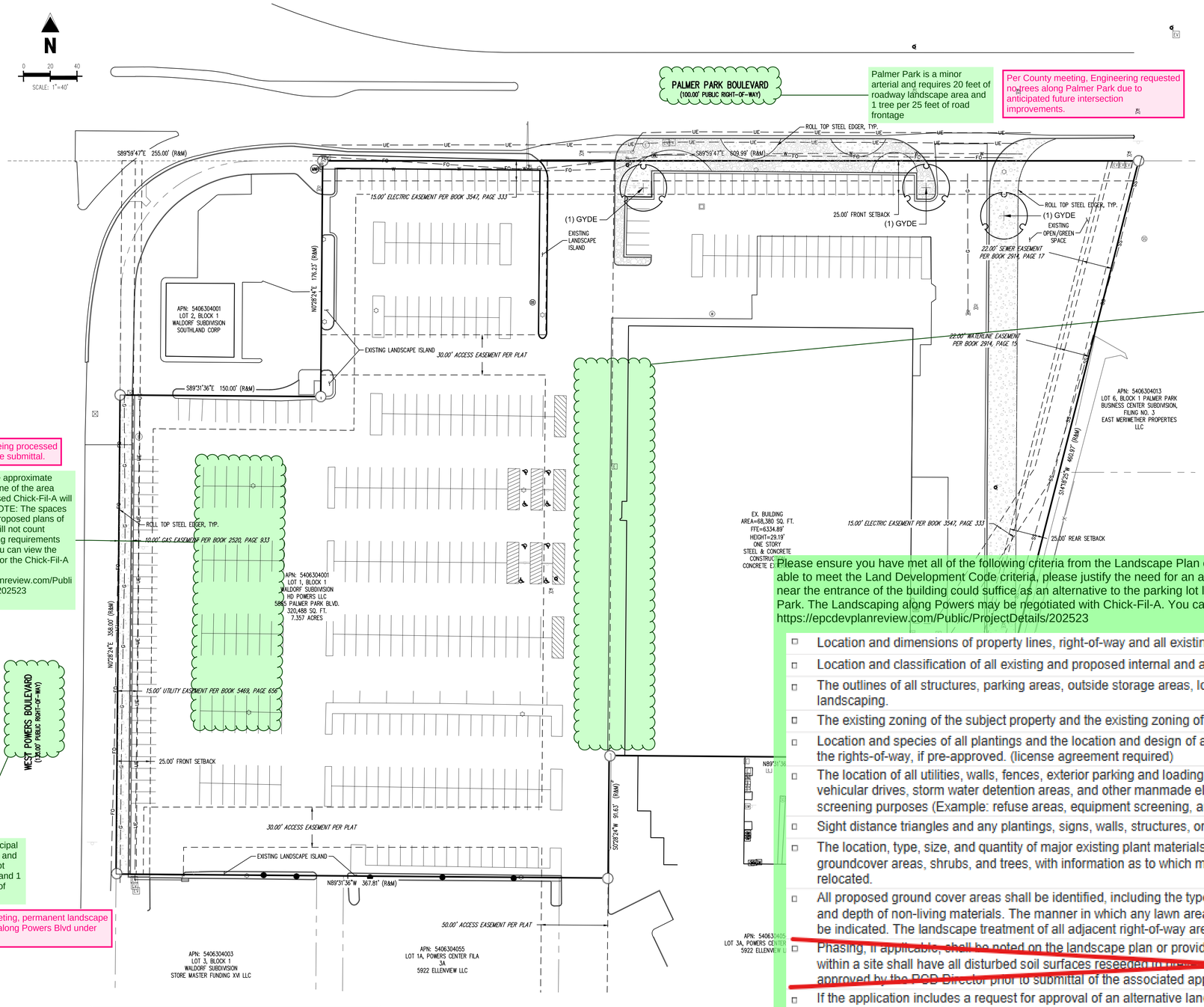

Palmer Park is a minor arterial and requires 20 feet of roadway landscape area and 1 tree per 25 feet of road frontage

Per County meeting, Engineering requested no trees along Palmer Park due to anticipated future intersection improvements.

FYI:
Plantings near the front entrance of the building were discussed as a possible alternative solution to landscaping

Annual planters have been added to the front of the building.

Chick-Fil-A is being processed under a separate submittal.

Please depict the approximate location and outline of the area where the proposed Chick-Fil-A will be developed. NOTE: The spaces covered by the proposed plans of the Chick-Fil-A will not count toward the parking requirements for the VASA. You can view the submitted plans for the Chick-Fil-A at this link: https://epcdevplanreview.com/Public/ProjectDetails/202523

Powers is a Principal Arterial roadway and requires a 25 foot landscape area and 1 tree per 20 feet of road frontage

Per County meeting, permanent landscape is not required along Powers Blvd under this submittal.

Title of sheet revised to "Alternative Landscape Plan" and justification has been added to the LOI.

Annual planters have been added to the front of the building.

Please ensure you have met all of the following criteria from the Landscape Plan checklist below as well as Section 6.2.2. in the Land Development Code. If you are not able to meet the Land Development Code criteria, please justify the need for an alternative landscape plan. As discussed in the meeting at the end of last year, plantings near the entrance of the building could suffice as an alternative to the parking lot landscaping requirements and beefing up the roadway landscaping a bit along Palmer Park. The Landscaping along Powers may be negotiated with Chick-Fil-A. You can view their proposed plans at this link: https://epcdevplanreview.com/Public/ProjectDetails/202523

- ☐ Location and dimensions of property lines, right-of-way and all existing and proposed easements
- ☐ Location and classification of all existing and proposed internal and adjacent roadways(s).
- ☐ The outlines of all structures, parking areas, outside storage areas, loading areas, and refuse collection area(s) in relation to the landscaping.
- ☐ The existing zoning of the subject property and the existing zoning of surrounding properties.
- ☐ Location and species of all plantings and the location and design of any proposed irrigation infrastructure for proposed landscaping in the rights-of-way, if pre-approved. (license agreement required)
- ☐ The location of all utilities, walls, fences, exterior parking and loading areas, pedestrian walks or paths, pedestrian-oriented areas, vehicular drives, storm water detention areas, and other manmade elements. Detail drawings of all required structures used for screening purposes (Example: refuse areas, equipment screening, and/or gates).
- ☐ Sight distance triangles and any plantings, signs, walls, structures, or other visual obstructions within the triangles where applicable.
- ☐ The location, type, size, and quantity of major existing plant materials meeting the plant type requirements, including all vegitated groundcover areas, shrubs, and trees, with information as to which materials are poposed to be removed and which shall be retained or relocated.
- ☐ All proposed ground cover areas shall be identified, including the types and amounts of living plant materials to be used and the size and depth of non-living materials. The manner in which any lawn areas are to be established (for example, by sodding or seeding) shall be indicated. The landscape treatment of all adjacent right-of-way areas, as well as the owner/ developer's property, shall be identified.
- ☐ ~~Phasing, if applicable, shall be noted on the landscape plan or provided as supplemental information. All future development phases within a site shall have all disturbed soil surfaces reseeded to prevent erosion. The basis for phasing of landscaping shall be espressly approved by the PCD Director prior to submittal of the associated application.~~
- ☐ If the application includes a request for approval of an alternative landscape plan, the landscape plan shall include a statement requesting approval of the alternative design and justification for the request unless otherwise provided for in the letter of intent.

NOTES:
1. LANDSCAPE CONTRACTOR TO REPLACE EXISTING LANDSCAPE DAMAGED BY CONSTRUCTION IN KIND.
2. TREES TO BE TEMPORARILY WATERED UNTIL ESTABLISHMENT VIA WATER BAGS OR OTHER SUFFICIENT METHOD.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE
DECIDUOUS TREES								
+	GYDE	3	KENTUCKY COFFEETREE 'ESPRESSO'	GYMNOCLADUS DIOICA 'ESPRESSO'	B&B	2" CAL	50`X35`	LOW

GROUNDCOVER SCHEDULE

SYMBOL	QTY	TYPE
MULCH		
	15,759 SF	3/4" ARKANSAS TAN RIVER ROCK
	3,935 SF	4"-8" ARKANSAS TAN RIVER ROCK

Please include Page 2 (included with Site Development Plan) with this standalone Landscape Plan

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 DISCREPANCIES TO THE 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 THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com
Galloway & Company, LLC

PRELIMINARY
NOT FOR BIDDING
NOT FOR CONSTRUCTION

SITE DEVELOPMENT PLAN
VASA PALMER PARK
HD POWERS LLC
PPRXXXX

STATE OF COLORADO, POWERS BLVD & PALMER PARK BLVD
EL PASO COUNTY, COLORADO SPRINGS, CO 80915

#	Date	Issue / Description	Init.

Project No:
Drawn By: SRM
Checked By: JAO
Date: 03/10/2026

LANDSCAPE PLAN

L1.0
Sheet 3 of 5

© Galloway & Company, LLC. Instrument of Service. Not to be copied, disclosed, or reproduced without written consent.