

SHEET INDEX:

Table with columns: SHEET, PAGE NUMBER, SHEET TITLE

VAPOR TRAIL SUBDIVISION FILING NO 1 SITE DEVELOPMENT PLAN

LOCATED WITHIN A PORTION OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP 11-5007

LEGAL DESCRIPTION:

PARTIAL PLAT, WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC, COUNTY OF EL PASO, STATE OF COLORADO.

LOCATED WITHIN A PORTION OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO.

STAKEHOLDERS:

OWNER/DEVELOPER: WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC... APPLICANT: HR GREEN & CO INCORPORATED LLC... SURVEYOR: ALTRAIL AND CONSULTANTS, LLC...

BENCHMARK:

POST PROCESSED GPS STATIC OBSERVATIONS, UTILIZING CORS STATIONS AND THE OPUS UTILITY.

BASES OF BEARINGS:

BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED UPON THE EAST LINE OF LOT 2, TIF BEHIND THE MONUMENTS SHOWN HEREON.

FLOODPLAIN STATEMENT:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE EXAMINED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS COMPLIANT WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

ADA STATEMENT:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE EXAMINED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS COMPLIANT WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

GEOTECHNICAL ANALYSIS & HAZARD POTENTIAL:

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOTECHNICAL HAZARD STUDY PREPARED BY RMG ENGINEERS, INC. DATED DECEMBER 1, 2004 AND A VALIDATION LETTER.

AIRPORT OVERLAY STATEMENT:

SEE GENERAL NOTE 1 ON THIS SHEET FOR EXISTING AVIGATION EASEMENT RECORD INFORMATION COVERING THE 075 VAPOR TRAIL SITE.

Table with columns: SITE DATA, DEVELOPMENT AREA, BUILDING AREA, IMPROVEMENTS, CONCEPT PLAN, MASTER PLAN, TOTAL LOTS, TAX SCHEDULE NUMBER(S), EXISTING ZONING, DRAINAGE BASIN, EXISTING USE, PROPOSED USE, MAX BUILDING HEIGHT, DEVELOPMENT SCHEDULE, SETBACKS, FRONT, REAR.

Table with columns: PAVING, COLORADO SPRINGS CITY CODE 14203, GENERAL OFFICE ADMINISTRATIVE, BUSINESS OR PROFESSIONAL 1 SPACE PER 400 SF, TOTAL, STANDARD, ACCESSIBLE, TRAILER.

Table with columns: NO., DATE, BY, REVISION DESCRIPTION.

Form for DRAWN BY, JOB DATE, JOB NUMBER, APPROVED, CAD DATE, CAD FILE.

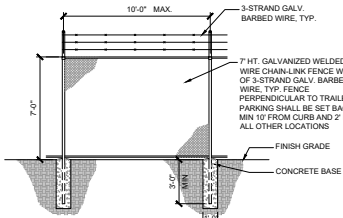
VAPOR TRAIL WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC COLORADO SPRINGS, COLORADO

SHEET CS 1 SITE DEVELOPMENT PLAN COVER SHEET

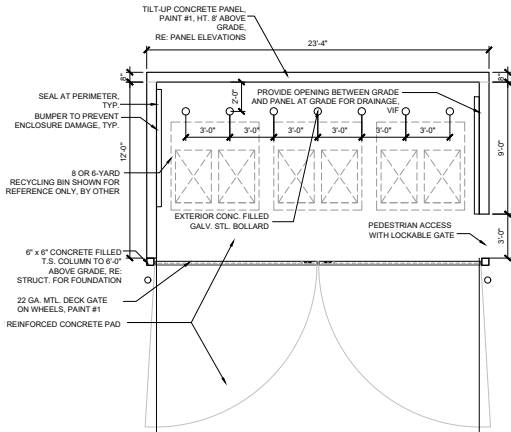
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VAPOR TRAIL SUBDIVISION FILING NO 1 SITE DEVELOPMENT PLAN

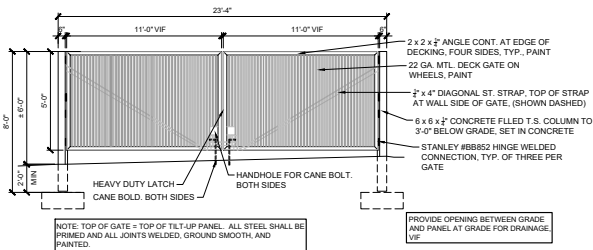
LOCATED WITHIN A PORTION OF SECTION 24, TOWNSHIP 14 SOUTH, RANGE 66
WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO,
STATE OF COLORADO



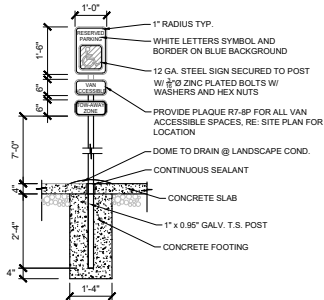
SITE FENCE - TYPICAL DETAIL



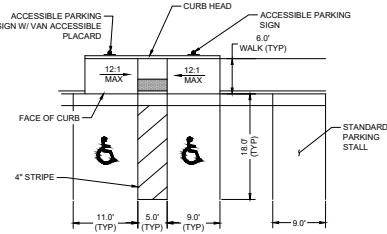
TRASH ENCLOSURE - TYPICAL DETAIL



TRASH ENCLOSURE GATE - TYPICAL DETAIL



ACCESSIBLE PARKING STALL SIGNAGE - TYPICAL DETAIL

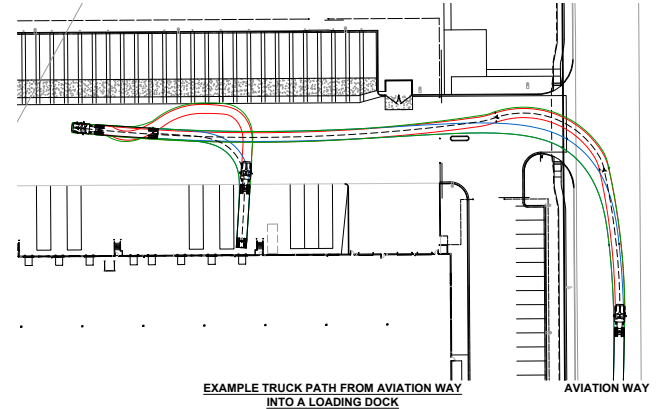


ACCESSIBLE PARKING STALLS & RAMP - TYPICAL DETAIL

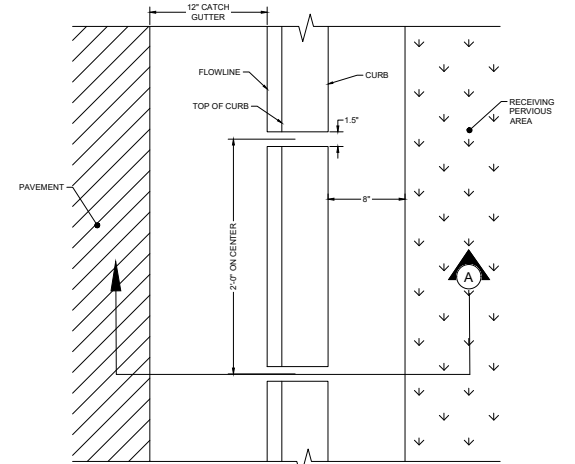


DEPRESSED CURB

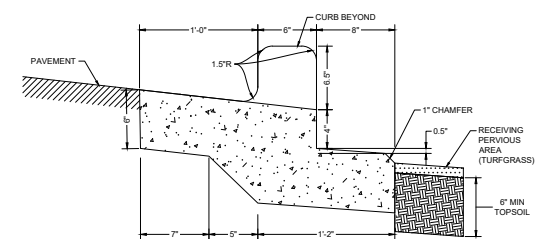
SCALE: 1" = 1'



EXAMPLE TRUCK PATH FROM AVIATION WAY INTO A LOADING DOCK



PLAN



**SECTION A
FLOW THROUGH CURB**

DRAWN BY: ACC JOB DATE: 12/14/2022
APPROVED: KLH JOB NUMBER: 220381
CAD DATE: 1/10/2023
CAD FILE: J:\2022\220381\CAD\dwg\CSDPI\Cover Page

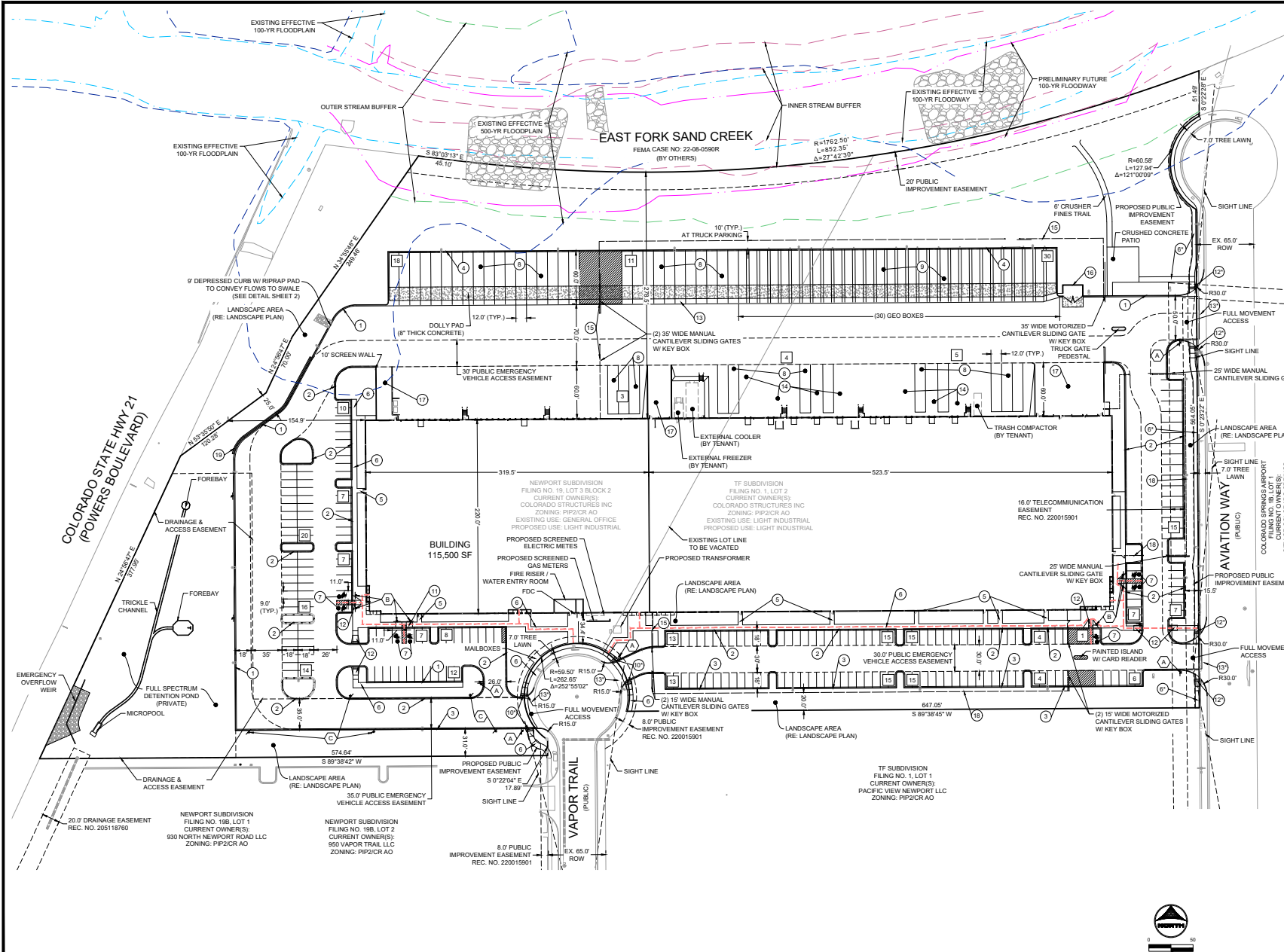
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HR GREEN - COLORADO SPRINGS
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS CO 80920
PHONE: 719.622.6222
FAX: 844.273.1057

VAPOR TRAIL
WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
COLORADO SPRINGS, COLORADO

SITE DEVELOPMENT PLAN
SITE DETAILS

SHEET
DT
2



- LEGEND:**
- 1 TYPE 2 CURB & GUTTER W/ 1" PAN (CATCH)
 - 2 TYPE 2 CURB & GUTTER W/ 1" PAN (SPILL)
 - 3 FLOW THROUGH CURB (SEE DETAIL SHEET 2)
 - 4 12" VERTICAL CURB HEAD
 - 5 5' SIDEWALK
 - 6 6' SIDEWALK
 - 7 ACCESSIBLE PARKING
 - 8 TRAILER PARKING
 - 9 GEO BOX PARKING
 - 10 DIRECTIONAL RAMP
 - 11 MIDBLOCK RAMP
 - 12 CURB RAMP
 - 13 6" CROSS PAN
 - 14 LOADING DOCK
 - 15 GALVANIZED WELDED CHAIN-LINK FENCE TOPPED W/ 1' OF 3-STRAND GALVANIZED BARBED WIRE TRASH ENCLOSURE W/ PAINTED CONCRETE WALLS TO MATCH BUILDING W/ DOUBLE METAL GATE DRIVE-IN RAMP
 - 16 8" GALVANIZED WELDED CHAIN-LINK FENCE, BLACK COATED
 - 17 RETAINING WALL
 - 18 PUBLIC IMPROVEMENT DENOTED WITH AN ASTERISK (*) CURB RAMP - CS STD. D-8 CROSS PAN - CS STD. D-7
 - 19 EXISTING EFFECTIVE 100-YR FLOODWAY
 - 20 EXISTING EFFECTIVE 500-YR FLOODPLAIN
 - 21 EXISTING EFFECTIVE 100-YR FLOODPLAIN
 - 22 FUTURE PRELIMINARY 100-YR FLOODWAY
 - 23 OUTER STREAM BUFFER
 - 24 INNER STREAM BUFFER
- CONSTRUCTION LEGEND:**
- 15 PARKING COUNT
 - 16 PORTLAND CEMENT CONCRETE
 - 17 SITE LIGHTS (RE: PHOTOMETRIC PLAN)
 - 18 STOP SIGN
 - 19 ACCESSIBLE PARKING STALL SIGN
 - 20 NO PARKING - FIRE LANE SIGN
 - 21 ACCESSIBLE ROUTE

- NOTES:**
- ALL PAVEMENT IS ASPHALT UNLESS OTHERWISE NOTED.
 - REFER TO PROJECT SAND CREEK AT POWERS BOULEVARD, FEMA CASE NUMBER 22-08-0590R PREPARED BY WARE MALCOMB FOR INFORMATION AND DETAIL RELATED TO THE SAND CREEK CHANNEL IMPROVEMENTS AND CLOMIR.
 - ALL EXISTING CURB, GUTTER, AND SIDEWALK POSING A SAFETY HAZARD DAMAGED EXHIBITING EXCESSIVE DETERIORATION, OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG VAPOR TRAIL AND AVIATION WAY ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
 - ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
 - INSTALLATION OF ELECTRICAL DEVICES IN THE PUBLIC ROW SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY SPECIFICATION SECTION 1001 AND COMPLETE THE COLORADO SPRINGS UTILITIES' ELECTRIC INSPECTION IN THE RIGHT-OF-WAY CERTIFICATE' IN ACCORDANCE WITH UTILITIES' REQUIREMENTS FOR ELECTRIFICATION. THE CERTIFICATE SHALL ALSO BE PROVIDED TO THE CITY INSPECTOR.
 - THE TRAIL ALONG EAST FORK SAND CREEK WILL BE CONSTRUCTED BY OTHERS AS FUNDING BECOMES AVAILABLE.

| | | |
|-------------------------------------------------|----------------------|--------------------------------------------|
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| APPROVED: KLH | JOB NUMBER: 220381 | IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY. |
| CAD DATE: 1/10/2023 | | |
| CAD FILE: J:\2022\220381\CAD\DWG\CSDP\Site Plan | | |

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HR GREEN - COLORADO SPRINGS
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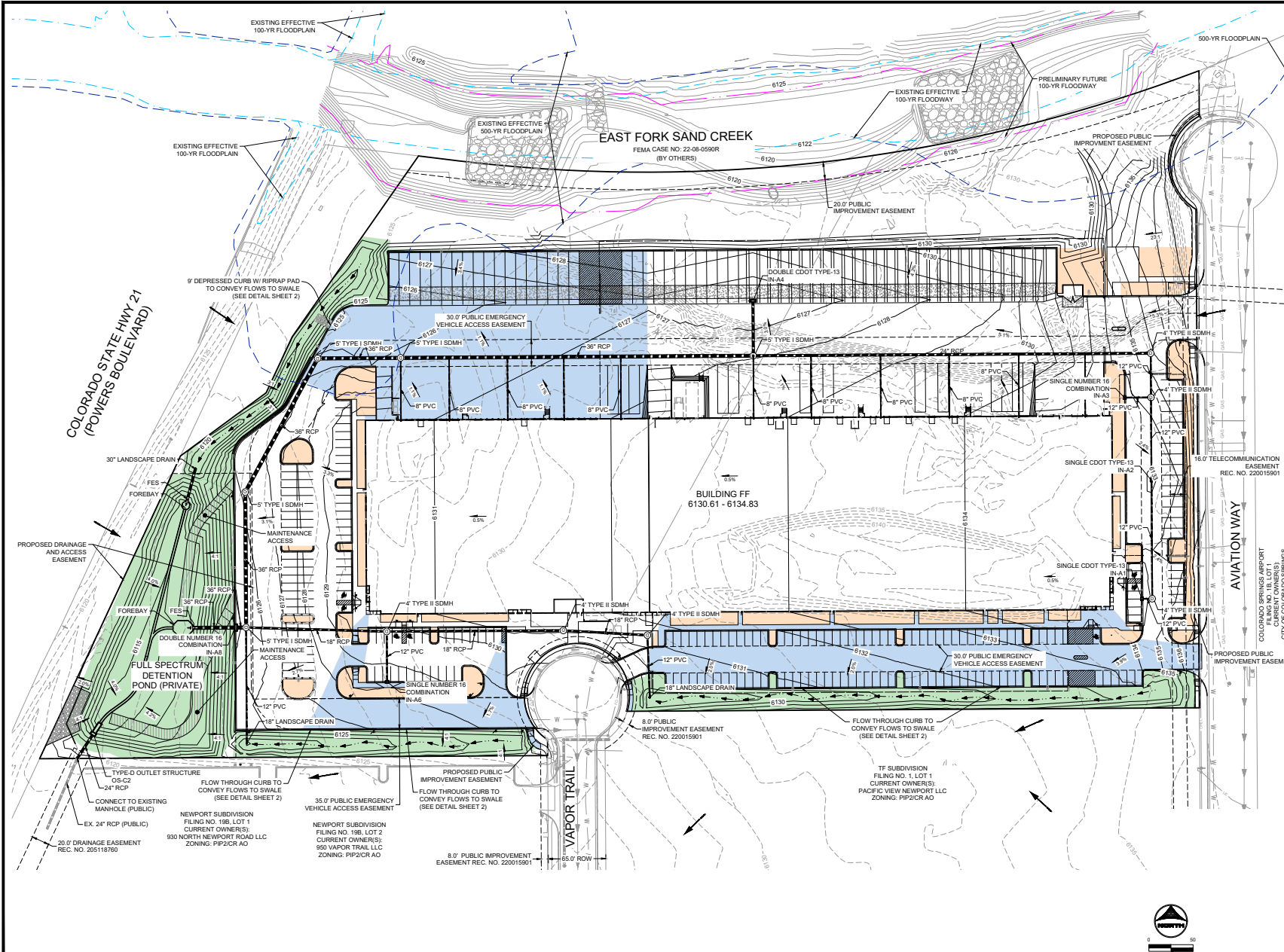
VAPOR TRAIL WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
 COLORADO SPRINGS, COLORADO

SITE DEVELOPMENT PLAN
 SITE PLAN

SHEET SP 3

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- LEGEND:**
- 5410 — PROPOSED MAJOR CONTOUR
 - 5410 — PROPOSED MINOR CONTOUR
 - 5410 — EXISTING MAJOR CONTOUR
 - 5410 — EXISTING MINOR CONTOUR
 - 5410 — MAJOR CONTOUR (BY OTHERS)
 - 5410 — MINOR CONTOUR (BY OTHERS)
 - — PROPOSED STORM SEWER
 - — PROPOSED SWALE
 - X-X-X PROPOSED SLOPE ARROW
 - RECEIVING PEROUS AREA
 - SEPARATE PEROUS AREA
 - UPSTREAM IMPERVIOUS AREA
 - — 100-YR FLOODWAY
 - — 100-YR FLOODPLAIN
 - — 500-YR FLOODPLAIN
 - — PROPOSED 100-YR FLOODWAY

- NOTES:**
1. ALL PRIVATE CURB RAMPS TO FOLLOW ADA STANDARDS.
 2. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
 3. REFER TO SITE PLAN FOR ACCESSIBLE ROUTE.
 4. REFER TO PROJECT SAND CREEK AT POWERS BOULEVARD, FEMA CASE NUMBER 22-08-0590R PREPARED BY WARE MALCOMB FOR INFORMATION AND DETAIL RELATED TO THE SAND CREEK CHANNEL IMPROVEMENTS AND CLOMIR.
 5. PROPOSED GRADING IS PRELIMINARY.
 6. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.
 7. CONSTRUCTION OF E FORK SAND CREEK IS ANTICIPATED TO BEGIN JANUARY 2023 WITH COMPLETION OF IMPROVEMENTS IN APRIL 2023.
 8. ANY AREA NOT HATCHED IS DIRECTLY CONNECTED IMPERVIOUS AREA.

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 APPROVED: KJH JOB NUMBER: 220381
 CAD DATE: 1/10/2023
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BAR IS ONE INCH ON OFFICIAL DRAWING
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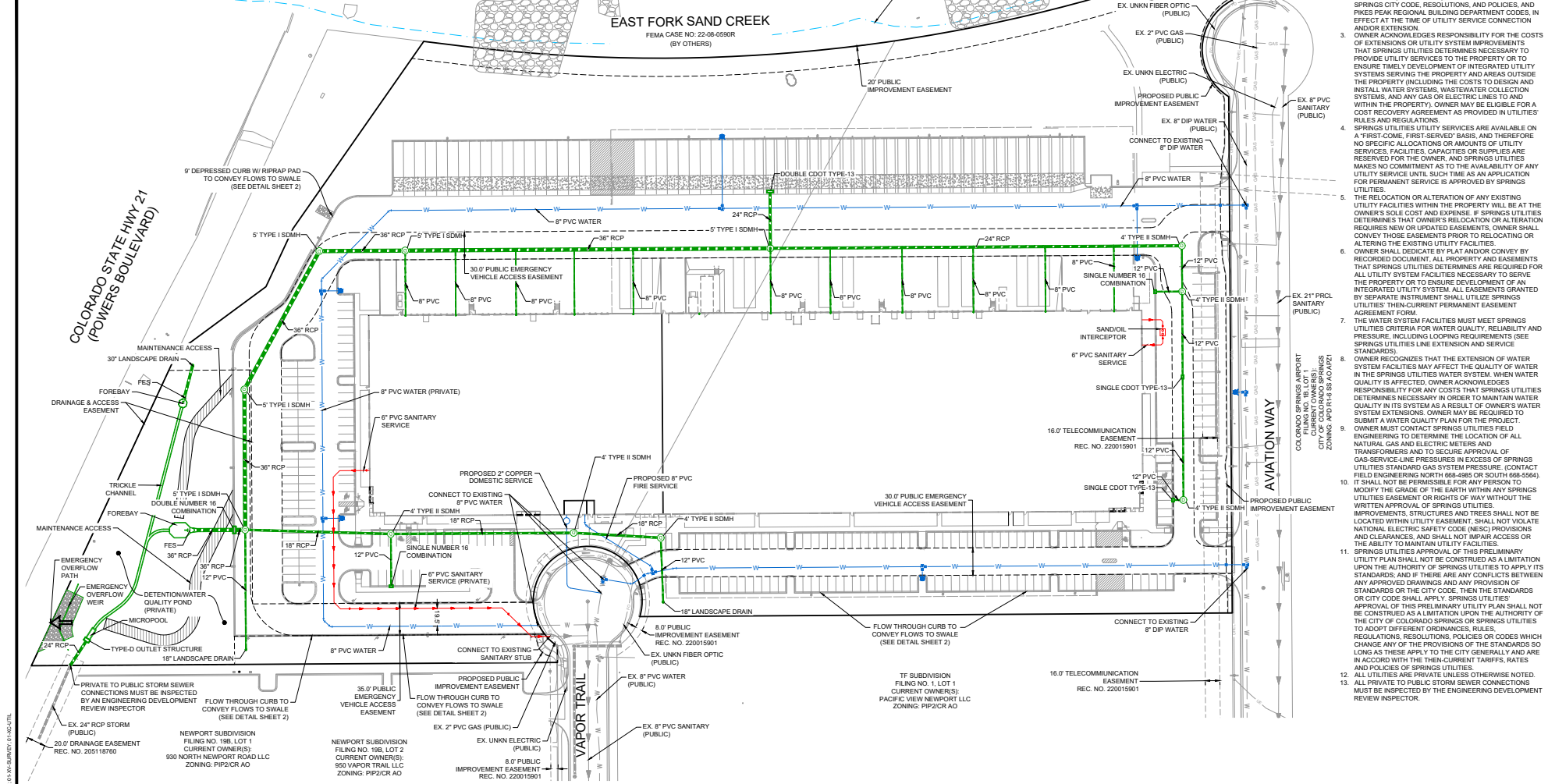
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VAPOR TRAIL
 WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
 COLORADO SPRINGS, COLORADO

SITE DEVELOPMENT PLAN
 GRADING PLAN

SHEET
 GR 4

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UTILITY NOTES:

1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNERS ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION SERVICE STANDARDS (STANDARDS), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND Pikes Peak Regional Building Department Codes, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A FIRST-COME, FIRST-SERVED BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR UTILITY SERVICE IS APPROVED BY SPRINGS UTILITIES.
5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES. EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM, ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN CURRENT PERMANENT EASEMENT AGREEMENT FORM.
6. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
7. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNERS WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
8. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
9. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENTS, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
10. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS, AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.
11. ALL UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.
12. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

LEGEND:

- Proposed Sanitary Service
- Proposed Fire Hydrant
- Proposed Water Line
- Proposed Storm Sewer
- Existing Storm Sewer
- Existing Fire Hydrant
- Existing Water Line

NOTES:

1. SEE SHEET 1 FOR GENERAL NOTES RELATED TO THESE PLANS.
2. REFER TO PROJECT SAND CREEK AT POWERS BOULEVARD, FEMA CASE NUMBER 22-08-0590R PREPARED BY WARE MALCOMB FOR INFORMATION AND DETAIL RELATED TO THE SAND CREEK CHANNEL IMPROVEMENTS AND CLOMR.

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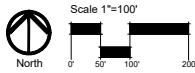
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HR GREEN - COLORADO SPRINGS
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VAPOR TRAIL WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
 COLORADO SPRINGS, COLORADO

**SITE DEVELOPMENT PLAN
 PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN**

SHEET UT 5



SCHEMATIC LANDSCAPE DIAGRAM:

NAME OF PROJECT: VAPOR TRAIL, WESTFIELD COMPANY INC.
 DATE: 7-15-22

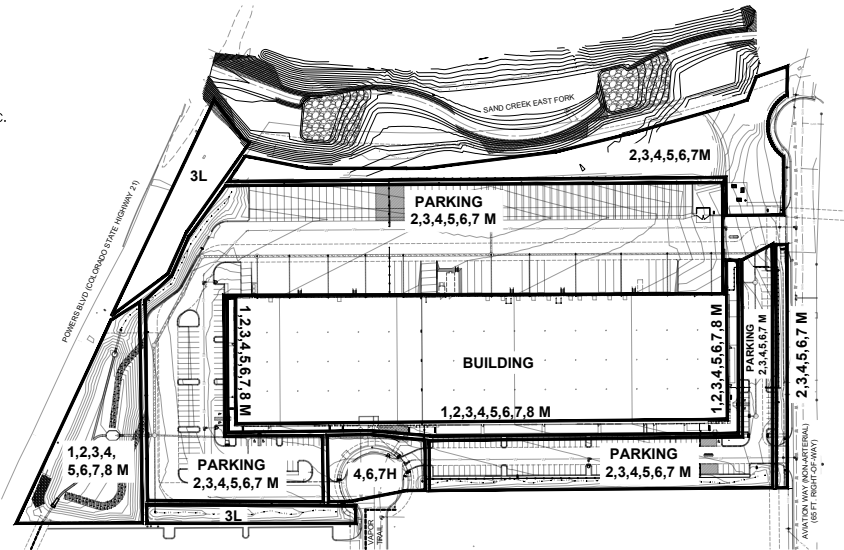
CLIMATE ZONE: FOOTHILLS & PLAINS

PLANT COMMUNITIES:

- 1 = SEMIARID SHRUBLANDS
- 2 = PINON-JUNIPER WOODLANDS
- 3 = PRAIRIE
- 4 = LOWER ELEVATION RIPARIAN
- 5 = FOOTHILL SHRUBLANDS
- 6 = PONDEROSA PINE FOREST
- 7 = UPPER ELEVATION RIPARIAN
- 8 = DOUGLAS-FIR FOREST

HYDROZONES (SUPPLEMENTAL WATER):

- V = VERY LOW (0 - 7 INCHES PER YEAR)
- L = LOW (7 - 15 INCHES PER YEAR)
- M = MODERATE (15 TO 25 INCHES PER YEAR)
- H = HIGH (MORE THAN 25 INCHES PER YEAR)



SITE CATEGORY CALCULATION FORMATS:

| DOUBLE FRONTAGE LOT STREETSCAPE: | | | | | | |
|-------------------------------------|-----------------------|-----------------------------|----------------|-----------------------|------------------------------|-----------------------------------------------|
| STREET NAME OR ZONE BOUNDARY | STREET CLASSIFICATION | WIDTH IN FEET REQ./PROVIDED | LINEAR FOOTAGE | TREE/FEET REQUIRED | NO. OF TREES REQ. / PROVIDED | |
| POWERS BLVD (HIGHWAY 21) | HIGHWAY | 25' / 25' | 700 LF | 1 / 20' | 35 / 32 +SHRUBS | |
| AVIATION WAY | NON-ARTERIAL | 10' / 10' | 540 LF | 1 / 30' | 18 / 14 +SHRUBS | |
| VAPOR TRAIL | NON-ARTERIAL | 10' / 24' | 215 LF | 1 / 30' | 8 / 8 | |
| SHRUB SUBSTITUTES REQUIRED/PROVIDED | | | | ORNAMENTAL GRASS SUB. | SETBACK PLANT ABBR. ON PLAN | PERCENT GROUND PLANE VEG. REQUIRED / PROVIDED |
| 30 / 30 | 0 / 0 | PB-POWERS BLVD | 75% / 100% | | | |
| 40 / 40 | 0 / 0 | AW-AVIATION WAY | 75% / 75% | | | |
| 0 / 0 | 0 / 0 | VT-VAPOR TRAIL | 75% / 100% | | | |

| MOTOR VEHICLE LOTS | | | | | |
|-------------------------------------|-----------------------------------|------------------------|------------------------------------|--------------------------------------|--|
| NUMBER OF VEHICLE SPACES | SHADE TREES 1/15 REQ. / PROVIDED | VEHICLE LOT FRONTAGES | LINEAR FOOTAGE (EXCLUDE DRIVEWAYS) | 2/3 LENGTH OF FRONTAGE (FT.) | |
| 66 TOTAL | 5 / 5 TREES | NORTH SIDE | 756 LF | 507 LF | |
| 74 TOTAL | 5 / 5 TREES | WEST SIDE | 280 LF | 188 LF | |
| 27 TOTAL | 2 / 2 TREES | SOUTHWEST SIDE | 182 LF | 122 LF | |
| 103 TOTAL | 7 / 7 TREES | SOUTHEAST SIDE | 515 LF | 345 LF | |
| 24 TOTAL | 2 / 2 TREES | EAST SIDE | 240 LF | 161 LF | |
| MIN. 3" SCREENING PLANTS REQ./PROV. | EVERGREEN PLANTS REQ. (50%)/PROV. | LENGTH OF WALL OR BERM | VEHICLE LOT PLANT ABBR. ON PLAN | PERCENT GROUND PLANE REQ. / PROVIDED | |
| 102 / 102 | 51 / 51 | 570 LF FENCE | NS - NORTH SIDE | 75% / 75% | |
| 38 / 38 | 19 / 19 | N/A | WS - WEST SIDE | 75% / 100% | |
| 25 / 25 | 12 / 12 | N/A | SW - SOUTHWEST | 75% / 75% | |
| 69 / 69 | 35 / 35 | 495 LF FENCE | SE - SOUTHEAST | 75% / 75% | |
| 33 / 33 | 16 / 16 | 274 LF FENCE | ES - EAST SIDE | 75% / 75% | |

INTERNAL LANDSCAPING

| NET SITE AREA (SF) (LESS PUBLIC ROW) | PERCENT MINIMUM INTERNAL AREA (%) | INTERNAL AREA (SF) REQUIRED/PROVIDED | INTERNAL TREES (1/500 SF) REQUIRED / PROVIDED |
|--------------------------------------|-----------------------------------|--------------------------------------|-----------------------------------------------|
| 621,861 SF | NONRES. 5% | 31,093 SF / 41,505 SF | 63 / 37 +SHRUBS |

| SHRUB SUBSTITUTES REQUIRED/PROVIDED | ORN. GRASS SUB. REQUIRED/PROVIDED | INTERNAL PLANT ABBR. DENOTED ON PLAN | PERCENT GROUND PLANE VEG. REQ. / PROVIDED |
|-------------------------------------|-----------------------------------|--------------------------------------|-------------------------------------------|
| 180 / 180 | 160 / 160 | IL - INTERNAL LANDSCAPE | 75% / 75% |

LANDSCAPE BUFFERS AND SCREENS: (NORTH SIDE LOADING DOCKS) (L)

| STREET NAME OR PROPERTY LINE | WIDTH (IN FT) REQUIRED/PROVIDED | LINEAR FOOTAGE | BUFFER TREES (1/20 FT.) REQUIRED / PROVIDED | EVERGREEN TREES (50% REQ.) REQUIRED / PROVIDED |
|------------------------------|---------------------------------|----------------|---------------------------------------------|------------------------------------------------|
| NORTH SIDE (SCREEN LOADING) | 15' / 15' | 820 LF | 41 REQ. / 41 PROVIDED | 21 REQ. / 27 PROVIDED |

TOTAL TREES REQUIRED FOR SITE: 153 PROVIDED
 TOTAL SHRUB SUBSTITUTES FOR SITE: 517 PROVIDED
 ORNAMENTAL GRASS SUBSTITUTES FOR SITE: 160 REQUIRED / 160 PROVIDED
 NO EXTRAS.

LANDSCAPE & IRRIGATION NOTES:

- CONTRACTOR TO DECOMPACT AND/OR EXCAVATE LANDSCAPE AREAS AS NECESSARY TO CREATE A LOOSE, VIABLE LANDSCAPE BED. UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
- FOR GRADING PLAN, REFER TO CIVIL ENGINEER DRAWINGS. ALL TURF GRASS AREAS, BERMS, & SHRUB BEDS DO NOT EXCEED 4:1 SLOPE.
- SEE THE SOIL ANALYSIS REPORT ON SHEET LP600. FOR SOIL AMENDMENT, INCORPORATE 3-5 CUBIC YARDS/1,000 SF AREA OF SOIL CONDITIONER (100% COMPOSTED ASPEN, SPRUCE, FOREST FLOOR COMPOST) INTO ALL LANDSCAPE SHRUB BEDS AND GRASS (TURF AND NATIVE) AREAS. TILL INTO THE TOP 6" OF SOIL. AMEND SOIL PER THE GUIDELINES LISTED BELOW TO ADDRESS DEFICIENCIES NOTED IN THE SOIL ANALYSIS.
 - A. APPLY 0.9 LBS/1,000 SF THREE TIMES DURING GROWING SEASON (INCLUDING WHEN FIRST PLANTED).
 - B. PER 1,000 SF OF AREA, APPLY 0.2 LBS ZINC, 0.25 LBS CHELATED IRON, 0.25 LBS MANGANESE, 0.13 LBS COPPER, AND 0.01 LBS BORON AT PLANTING.
- ALL TREES AND SHRUBS TO RECEIVE A BACKFILL MIXTURE OF 60% EXISTING SOIL, AND 40% SOIL CONDITIONER.
- A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL IRRIGATE ALL TREES, SHRUBS, AND PERENNIAL GROUND COVER PLANTING AREAS WITH LOW VOLUME IRRIGATION (DRIP OR BUBBLERS), AND SPRAY TURF AND NATIVE GRASS AREAS. NATIVE SEED TO BE IRRIGATED UNTIL ESTABLISHMENT ONLY. REFER TO THE IRRIGATION PLANS FOR IRRIGATION SCHEDULES WITH APPLICATION RATES BASED ON TURF TYPE. RATES FOR NEWLY PLANTED TREES VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL). TREES IN NATIVE GRASS AREAS REQUIRE PERMANENT BUBBLER IRRIGATION.
- ALL TREES TO BE STAKED WITH STAKES PER THE DETAIL. FOR 3" CALIPER DECIDUOUS TREES AND EVERGREEN TREES OVER 8 FT., USE 3 STAKES (STAKE TO GROUND LEVEL).
- ALL PLANTS TO RECEIVE 3" DEPTH OF WOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH AROUND BASE OF TREES TO BE 4 FT. DIAMETER MINIMUM, AND SHRUBS & ORNAMENTAL GRASSES TO BE 2 FT. DIAMETER MINIMUM.
- ALL SHRUB BEDS TO BE ENCLOSED BY LANDSCAPE EDGING. LANDSCAPE EDGING TO BE USED AS SEPARATION BETWEEN PLANTING BEDS AND GRASS AREAS (INCLUDES TURF AND NATIVE GRASS).
- LANDSCAPING SHALL BE PLANTED AND MAINTAINED BY THE OWNER, SUCCESSOR, AND/OR ASSIGNS. SHOULD ANY PLANT MATERIAL DIE, IT SHALL BE REPLACED WITH SIMILAR PLANT MATERIAL WITHIN ONE PLANTING SEASON.
- NO PLANT MATERIAL SHALL BE LOCATED WITHIN 3 FT. OF A FIRE HYDRANT.
- PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, HEIGHT, AND COLOR. ANY PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- LOCATE AND MARK LOCATIONS OF ALL UTILITIES PRIOR TO INSTALLING PLANT MATERIAL. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES, OR ANY TREES UNDER OVERHEAD UTILITY LINES.
- WHEN PLANTING TREES OR SHRUBS, THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING. WATER EACH PLANT THOROUGHLY AFTER PLANTING.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (ALCC) SPECIFICATIONS. THE CONTRACTOR SHALL GUARANTEE IRRIGATION SYSTEM AND ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE. ANY DEAD OR DYING PLANT SHALL BE REPLACED. THE CONTRACTOR SHALL WINTERIZE IRRIGATION SYSTEM IN FALL AND PROVIDE SPRING START-UP DURING ONE-YEAR WARRANTY PERIOD.
- PROVIDE SLOPE PROTECTION, RECLAMATION AND EROSION CONTROL MEASURES (CODE 315) TO REVEGETATE AND ESTABLISH NATIVE SEED (OR COMPARE). SEE THE SEEDING NOTES AND SEED MIXES ON SHEET LP600.
- A FINAL IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH THE BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- CONTRACTOR IS REQUIRED BY OWNER/DEVELOPER TO PURCHASE AND MANAGE A 1-YEAR LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT FOR THE PROPERTY.

PERCENT SIGNATURE TREES: (60 % MINIMUM)
 TOTAL NO. OF TREES = 153, SIGNATURE TREES = 100%

PERCENT SIGNATURE SHRUBS: (60 % MINIMUM)
 TOTAL NO. OF SHRUBS = 517, SIGNATURE SHRUBS = 100%

PERCENT SIGNATURE GRASSES: (60% MINIMUM)
 TOTAL NO. OF GRASSES=160
 3.1% ARE SIGNATURE GRASSES

| PLANT SCHEDULE SITE | | | | | |
|---------------------------------|------|-----|----------------------------------------------------------------|------------------|------------------|
| EVERGREEN TREES | CODE | QTY | BOTANICAL / COMMON NAME | SIZE / NOTES | APPENDIX B - KEY |
| | FE | 19 | PINUS EDULIS PINON PINE | 6 FT. BAB | 156D |
| | FN | 25 | PINUS NEREA AUSTRIAN PINE | 6 FT. BAB | 25678A |
| | PD | 18 | PINUS PONDEROSA PONDEROSA PINE | 6 FT. BAB | 3678D |
| LARGE SHADE TREES | CODE | QTY | BOTANICAL / COMMON NAME | SIZE / NOTES | APPENDIX B - KEY |
| | AS | 11 | ACER NEGUNDO 'SENSATION' SENSATION BOX ELDER | 1.5" CALIPER BAB | 2407DA |
| | CP | 7 | CELTIS OCCIDENTALIS 'PRAIRIE PRIDE' PRAIRIE PRIDE HACKBERRY | 1.5" CALIPER BAB | 3457DA |
| | GS | 14 | GLEDTZIA TRIANGULARIS 'SHADEMASTER' SHADEMASTER HONEYLOCUST | 1.5" CALIPER BAB | 45A |
| | GD | 8 | DIWIDOCLEUS BICCA KENTUCKY COFFEE TREE | 1.5" CALIPER BAB | 34AS |
| | PA | 12 | POPULUS ANGSTUFOLIA NORFOLK SPICE COTTONWOOD | 1.5" CALIPER BAB | 4578A |
| | PS | 7 | POPULUS SARGENTII PLAIN COTTONWOOD | 1.5" CALIPER BAB | 47AD |
| | QM | 11 | QUERCUS MACROCARPA BLUR OAK | 1.5" CALIPER BAB | 4DA |
| SMALL ORNAMENTAL TREES | CODE | QTY | BOTANICAL / COMMON NAME | SIZE / NOTES | APPENDIX B - KEY |
| | AF | 8 | ACER GINNALA FLAME FLAME AMUR MAPLE | 1" CALIPER BAB | 457A |
| | CA | 5 | CRATAEGUS AMBIGUA RUSSIAN HAWTHORN | 1" CALIPER BAB | 256AD |
| | CI | 3 | CRATAEGUS CRUS-GALLI NERMES THORNLESS COCKSPUR HAWTHORN | 1" CALIPER BAB | 256AD |
| | MS | 5 | MALUS X SPRING SNOW SPRING SNOW CRABAPPLE | 1" CALIPER BAB | 467B |
| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | SIZE / NOTES | APPENDIX B - KEY |
| | CD | 34 | CARYOPTERIS X 'DARK KNIGHT' BLUE MIST SHRUB | 5 GALLON | 1256A |
| | FL | 33 | PHYLADELPHUS MICROPHYLLUS LITTLELEAF MOCKORANGE | 5 GALLON | 12567DA |
| | PD | 33 | PHYRORCARPUS DORIFOLIOUS 'DIABLO' DIABLO NINEBARK | 5 GALLON | 5685A |
| | PB | 31 | PRUNUS BESSERII P0115 TM PAWNEE BUTTES SAND CHERRY | 5 GALLON | 1345A |
| | PC | 15 | FRUNUS VIRGINIANA CHOCHECHERRY | 5 GALLON | 1246785A |
| | RT | 47 | RHUS TROCATIA SMOKESHUSH SHRUB | 5 GALLON | 23456DA |
| | RA | 29 | RIBES ALPIMUM ALPINE CURRIANT | 5 GALLON | 5678A |
| | RP | 47 | ROSA PINK CARPET PINK GROUNDCOVER ROSE | 5 GALLON | 468785A |
| | SA | 27 | SYMPHORCARPUS ALBUS COMMON WHITE KNOXBERRY | 5 GALLON | 4675A |
| | SC | 29 | SPRING VALGARS 'CHARLES JOLY' CHARLES JOLY COMMON LILAC | 5 GALLON | 568DA |
| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | SIZE / NOTES | APPENDIX B - KEY |
| | AP | 32 | ARCTOSTAPHYLOS PANCHITO PANCHITO MANSAVITA | 5 GALLON | 5678DA |
| | AR | 31 | ARTEMISIA FILIFOLIA SAND SAGEBRUSH | 5 GALLON | 1256D |
| | CF | 34 | CHAMAEBATARIA MULLEFOLIUM FERNSHUB | 5 GALLON | 1256D |
| | EE | 38 | EPHEDRA EQUSETINA BLUE STEM JOINT PIS | 5 GALLON | 1235D |
| | PM | 31 | PNUS MUDD 'SLOW MOUND' MOPS MUDD PINE | 5 GALLON | 4S |
| | YS | 26 | YUCCA GLAUCA SPAWNEED | 5 GALLON | 12346DD |
| PERENNIALS & ORNAMENTAL GRASSES | CODE | QTY | BOTANICAL / COMMON NAME | SIZE / NOTES | APPENDIX B - KEY |
| | BB | 50 | BOUTELOUA BLONDE AMBITION BLONDE AMBITION BLUE GRAMA | 1 GALLON | 1235D |
| | CK | 110 | CHALAMAGROSTIS X KARL FORSTER' FEATHER REED GRASS | 1 GALLON | A |

- FOR SITE GRASS TYPES AND QUANTITIES, SEE THE PLANT SCHEDULE ON SHEETS LP300 AND LP400.
- FOR SEED MIXES, SEEDING NOTES, AND SOIL ANALYSIS, SEE SHEET LP600.

LAND USE REVIEW FILE NO: CUDP-22-0003

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| DRAWN BY: JW | JOB DATE: | BAR IS ONE INCH ON OFFICIAL DRAWINGS |
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| CAD DATE: | | |
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| 06.17.22 | JW | | 1ST SUBMITTAL |
| 08.09.22 | JW | | 2ND SUBMITTAL |
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| 12.14.22 | JW | | 4TH SUBMITTAL |

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Julie Wolverton,
 Landscape Architect
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 Monument, CO 81401
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 julie@hr-green.com

VAPOR TRAIL
WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
 COLORADO SPRINGS, COLORADO

SITE DEVELOPMENT PLAN
FINAL LANDSCAPE PLAN:
 Calculations, Legends, Notes, Schematic

SHEET
 LP100
 6

VICINITY MAP: NOT TO SCALE



SEE ENLARGEMENT LANDSCAPE PLANS ON SHEETS LP300 AND LP400: FOR GROUND PLANE INFORMATION, INDIVIDUAL PLANT LABELS AND QUANTITIES.

SITE DATA:

- SIZE = 717,861 SF (16.48 ACRES)
- BUILDING = 185,900 SF FULL BUILD OUT
- PARKING TOTAL = 380 ALL SPACES

FINAL IRRIGATION PLAN:

THE FINAL IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

SOIL: SANDY LOAM

SOIL SAMPLES WERE TAKEN AND SENT TO THE CSU SOIL TESTING LAB FOR EVALUATION. SEE SHEET LP300. NRCS SOILS ARE CLASSIFIED AS BLAKELAND LOAMY SAND-50%, ELLICOTT LOAMY COARSE SAND-40%, & TRUCON LOAMY SAND-1%.

GRADING & DRAINAGE:

STORMWATER DETENTION IS BEING PROVIDED FOR THIS SITE IN THE DETENTION BASIN LOCATED AT THE SOUTHWEST CORNER OF THE SITE. SEE THE CIVIL DRAWINGS.

WALLS & SCREEN STRUCTURES:

SEE THE ARCHITECTURAL DRAWINGS FOR DETAILED DESIGN OF BUILDING WALLS AT LOADING DOCKS, & THE TRASH ENCLOSURE.

CONSERVATION MEASURES:

SAND CREEK EAST FORK STREAMSIDE OVERLAY ON NORTH SIDE OF SITE. SEE SHEETS ST100 & ST200.

EXISTING TREES:

ALL EXISTING TREES ON SITE ARE UNDESIRABLE (SIBERIAN ELM) AND ARE TO BE REMOVED FROM THE SITE. TRUNKS TO BE GROUND DOWN 18" BELOW GRADE, TYP.

MAINTENANCE RESPONSIBILITY:

MAINTENANCE RESPONSIBILITY OF THE SITE AND STREET FRONTAGE R.O.W. SHALL BE PER THE OWNER OR THEIR ASSIGNED MAINTENANCE COMPANY. THE POWERS BLVD HIGHWAY 21 R.O.W. SHALL BE MAINTAINED BY THE CITY AND/OR STATE HWY DEPT.

(DR) POWERS BLVD (HIGHWAY 21) FRONTAGE:
20 FT. WIDE MINIMUM LANDSCAPED SETBACK.
ONE TREE PER 20 L.F. OF (700') FRONTAGE REQUIRED. 32 TREES + 30 SHRUBS PROVIDED.
SEED WITH DROUGHT TOLERANT NATIVE MEADOW GRASS THROUGHOUT FOR 100% COVERAGE OF PLANT MATERIAL.

(MV-W) MOTOR VEHICLE LOT WEST SIDE:
1 SHADE TREE PER 15 SPACES REQUIRED.
2/3 OF PARKING LENGTH (185') TO BE PLANTED WITH 3 FT. MINIMUM HEIGHT SHRUBS OF WHICH 50% ARE EVERGREEN.
GROUND PLANE TO BE STONE MULCH PERIMETER WITH BARK MULCH AROUND THE BASE OF EACH PLANT, 4 FT. DIAMETER AROUND TREES, AND 2 FT. DIAMETER AROUND SHRUBS. 5 TREES + 38 SHRUBS PROVIDED.

STORM WATER DETENTION (PERMANENT) MEADOW IRRIGATED LOW GROW GRASS MIX ALONG TOP PERIMETER & SIDES. TRANSITIONAL NON-BREEDER BIRCHBARK MIX THROUGHOUT BOTTOM OF DETENTION BASIN. 4:1 SIDE SLOPES THROUGHOUT BASIN.

LOT 930
ZONED:PIP2
PLANNED INDUSTRIAL PARK 2

(MV-SW) MOTOR VEHICLE LOT SOUTHWEST SIDE:
1 SHADE TREE PER 15 SPACES REQUIRED.
2/3 OF PARKING LENGTH (72') TO BE PLANTED WITH 3 FT. MINIMUM HEIGHT SHRUBS OF WHICH 50% ARE EVERGREEN.
GROUND PLANE TO BE STONE MULCH PERIMETER WITH BARK MULCH AROUND THE BASE OF EACH PLANT, 4 FT. DIAMETER AROUND TREES, AND 2 FT. DIAMETER AROUND SHRUBS. 2 TREES + 25 SHRUBS PROVIDED.

LOT 950
ZONED:PIP2
PLANNED INDUSTRIAL PARK 2

VAPOR TRAIL (NON-ARTERIAL) (65 FT. R.O.W.)

LOT 875
ZONED:PIP2/CR AO SS
PLANNED INDUSTRIAL PARK 2

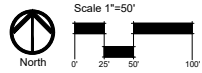
(L) INTERIOR LANDSCAPE:
NET SITE AREA (S) LESS PUBLIC R.O.W. = 31,093 SF
5% MINIMUM OF REQUIRED = 3,109.3 SF
INTERIOR AREA PROVIDED = 303,930 SF
TREES REQUIRED = 63.37 TREES PROVIDED.
SHRUB SUBSTITUTE FOR 26 TREES = 180 SHRUBS REQ. 180 SHRUBS PROVIDED.
160 ORN. GRASS REQ. 160 ORN. GRASS PROVIDED. 75% GROUND PLANE AVERAGE PROVIDED

(MV) VAPOR TRAIL FRONTAGE:
10 FT. WIDE MIN. LANDSCAPE SETBACK + ORNAMENTAL & SHADE TREES. ONE TREE PER 30 L.F. OF (215') FRONTAGE REQUIRED = 8 TREES + DROUGHT-TOLERANT 500 THROUGHOUT FOR 100% COVERAGE OF PLANT MATERIAL.

(MV-SE) MOTOR VEHICLE LOTS SOUTH SIDE:
1 SHADE TREE PER 15 SPACES REQUIRED.
2/3 OF PARKING LENGTH (332') TO BE PLANTED WITH 3 FT. MINIMUM HEIGHT SHRUBS OF WHICH 50% ARE EVERGREEN.
GROUND PLANE TO BE STONE MULCH PERIMETER WITH BARK MULCH AROUND THE BASE OF EACH PLANT, 4 FT. DIAMETER AROUND TREES, AND 2 FT. DIAMETER AROUND SHRUBS. 7 TREES + 66 SHRUBS PROVIDED.

LOT 890
ZONED:PIP2
PLANNED INDUSTRIAL PARK 2

VAPOR TRAIL
WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
COLORADO SPRINGS, COLORADO



LAND USE REVIEW FILE NO: CUDP-22-0003

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| APPROVED: JW | JOB NUMBER: | JOB NUMBER: | IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY. |
| CAD DATE: 09/09/2022 | | | |
| CAD FILE: CAD FILE | | | |

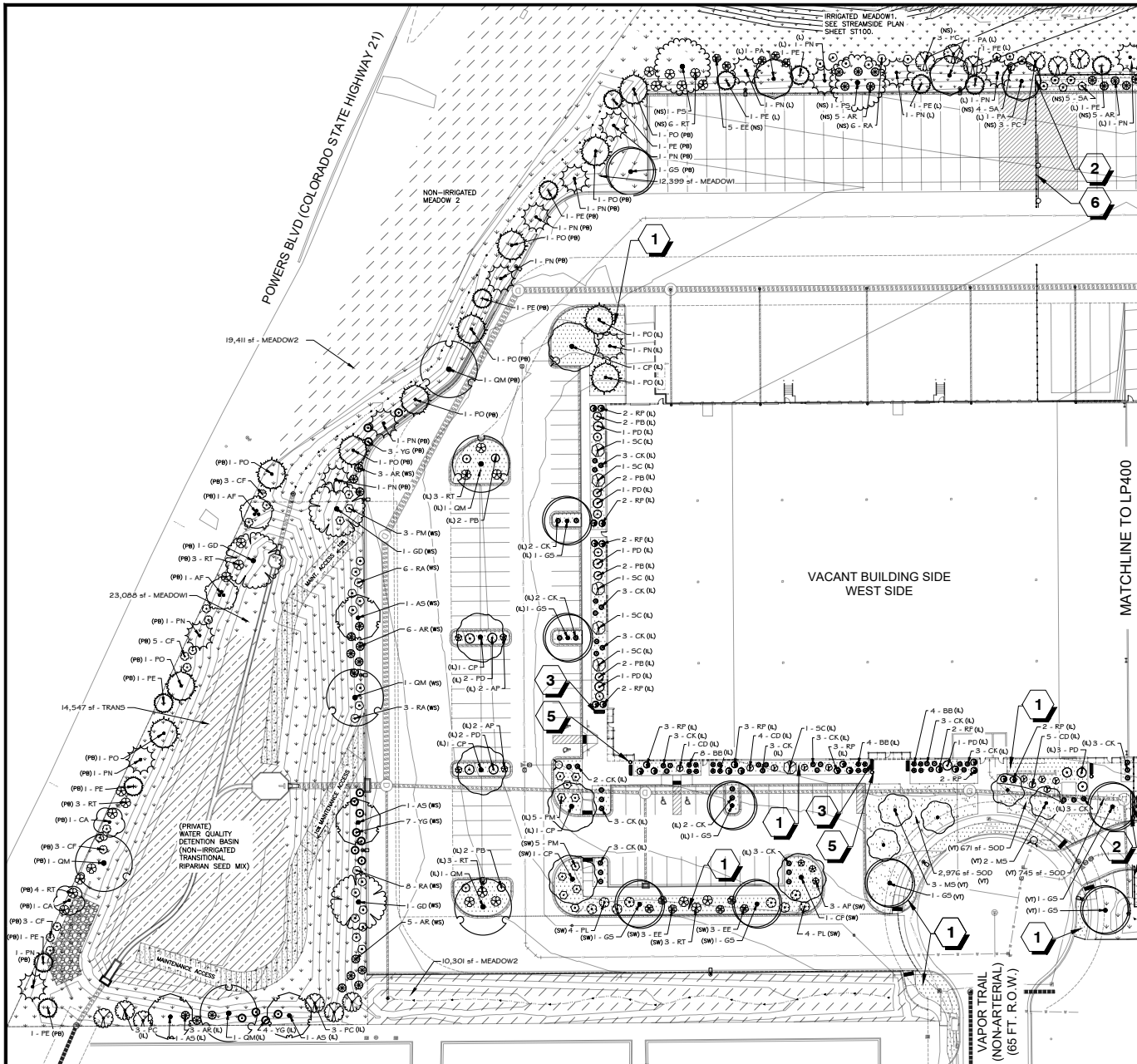
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HR GREEN - COLORADO SPRINGS
7222 COMMERCE CENTER DR. SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.622.6222
FAX: 844.273.1057

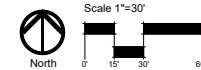
Julie Wolverton,
Landscape Architect
6186 Regatta Road
Monte Vista, CO 81453
phone: 970.449.9797
jw@juliewolverton.com

SITE DEVELOPMENT PLAN
FINAL LANDSCAPE PLAN:
Planting Plan & General Notes

SHEET
LP200
7



ENLARGEMENT - WEST SIDE



SEE THE PLANT SCHEDULE LIST AND QUANTITIES ON SHEET LP100.

| REFERENCE NOTES SCHEDULE | | | (OVERALL TOTAL FOR WEST & EAST ENLARGEMENT AREAS) |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------|
| SYMBOL | DESCRIPTION | | QTY |
| 1 | 3/4" "BRECKEN GOLD" STONE MULCH 3" DEEP OVER LANDSCAPE FABRIC THROUGHOUT SHRUB BEDS. PLACE 3" DEEP OF SHREDDED CEDAR BARK MULCH RINGS AROUND THE BASE OF EACH PLANT. 4 FT. DIAMETER AROUND TREES, AND 2 FT. DIAMETER AROUND SHRUBS & ORN. GRASS. | | 46,134 SF |
| 2 | STEEL LANDSCAPE EDGER, COMMERCIAL GRADE, COL-MET MFG. INSTALL PER THE MFG RECOMMENDATIONS WITH END PIECES, CORNER PIECES, AND ALL STAKES. | | 1,898 LF |
| SYMBOL | DESCRIPTION | | QTY |
| 3 | 6 FT. LONG BENCH, THOMAS STEELE MFG., BLACK POWDERCOAT COLOR, SURFACE MOUNT. MODEL #CRB-6-VS-B | | 9 |
| 4 | PICNIC TABLE, THOMAS STEELE MFG. BLACK POWDERCOAT COLOR, SURFACE MOUNT. MODEL #CRTP-BS-FS-B | | 3 |
| 5 | TRASH RECEPTACLE, THOMAS STEEL MFG., "CARNIVAL" STYLE, BLACK POWDERCOAT COLOR, DOOR, 32-GALLON, SPLIT ID. MODEL #CRTRD-32P; LIDD-S-P | | 6 |
| 6 | 7 FT. TALL GALVANIZED CHAINLINK FENCE AND GATES WITH 1 FT. OF 3-STRAHD GALVANIZED BARBED WIRE ABOVE. INSTALL POSTS IN CONCRETE FOOTINGS. (LOCATE NORTH SIDE LOADING AND TRAILER PARKING) | | 941 LF |
| 7 | 8 FT. TALL BLACK VINYL-COATED CHAINLINK FENCE AND GATES. INSTALL POSTS IN CONCRETE FOOTINGS. (LOCATE SOUTH AND EAST SIDES AROUND STANDARD VEHICLE PARKING.) | | 1,115 LF |

| PLANT SCHEDULE SITE | | | |
|---------------------|---------|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GROUND COVERS | CODE | QTY | BOTANICAL / COMMON NAME |
| | TRANS | 14,547 SF (OVERALL TOTAL FOR WEST & EAST ENLARGEMENT AREAS) | TRANSITIONAL SEED MIX RIPARIAN (NON-IRRIGATED) EL PASO COUNTY CONSERVATION DISTRICT NON-IRRIGATED ALL PURPOSE MIX. SEE THE SEED MIX, RATE, & SEEDING NOTES ON SHEET LP600. |
| | SOD | 4,355 SF (VAPOR TRAIL DIA-DE-94C) | TURF SOD COLORADO BLUEGRASS SOD (IRRIGATED) SOIL PREP. LAY W/ TIGHT JOINTS. ROLL |
| | MEADOW1 | 77,832 SF (OVERALL TOTAL FOR WEST & EAST ENLARGEMENT AREAS) | UPLAND GRASS LOW GROW MIX (IRRIGATED) EL PASO COUNTY IRRIGATED LOW GROW SEED MIX: SEE SEED MIX, RATE, & SEEDING NOTES. SEE SHEET LP600. |
| | MEADOW2 | 23,712 SF (OVERALL TOTAL FOR WEST & EAST ENLARGEMENT AREAS) | UPLAND GRASS LOW GROW MIX (NON-IRRIGATED) EL PASO COUNTY NON-IRRIGATED LOW GROW SEED MIX: SEE SEED MIX, RATE, & SEEDING NOTES. SEE SHEET LP600. |

DRAWN BY: JW JOB DATE: JOB DATE
 APPROVED: JW JOB NUMBER: JOB NUMBER
 CAD DATE: 09/09/2022
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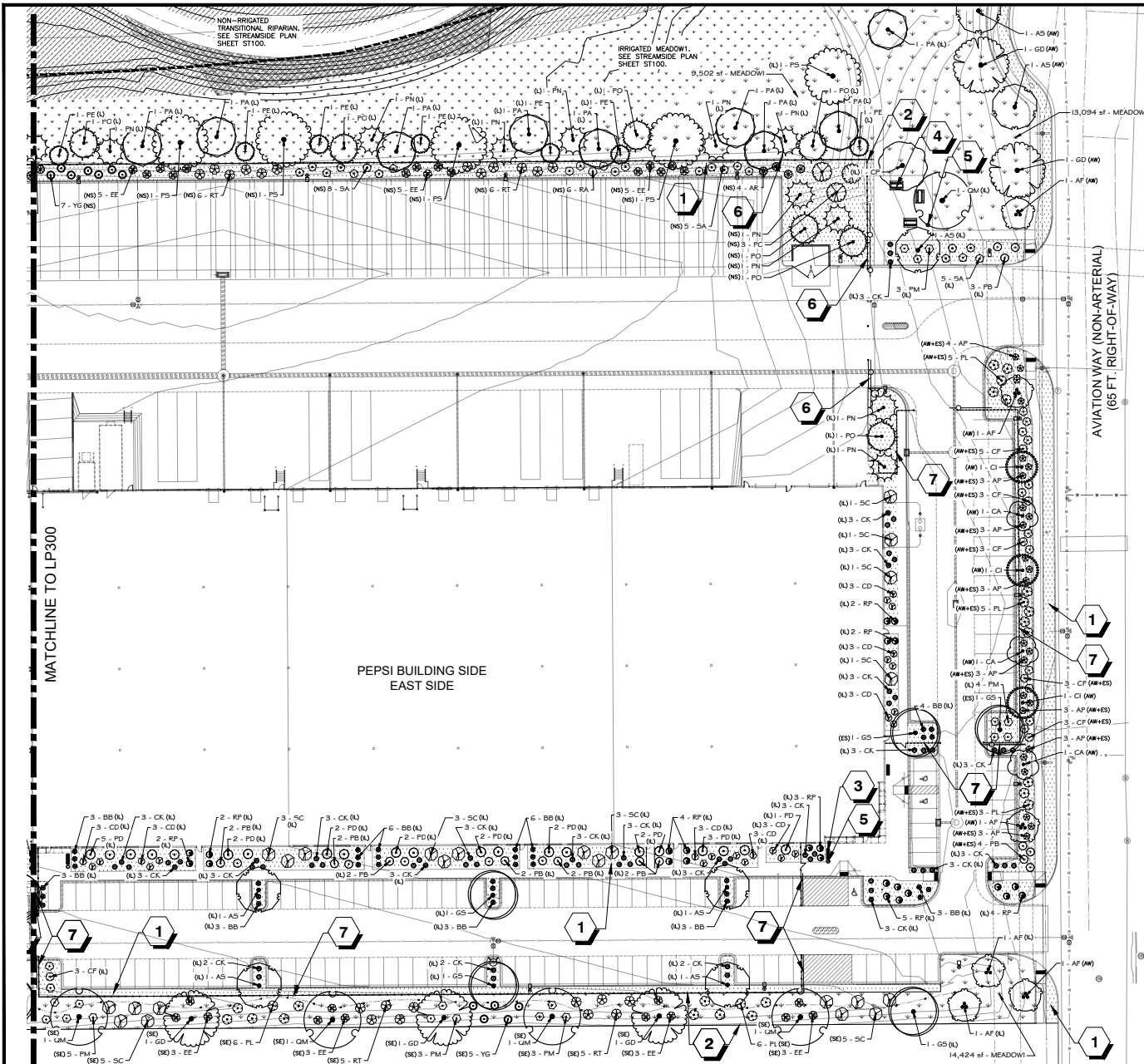
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Julie Wolverton,
 Landscape Architect
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 Monument, CO 80401
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 jul@juliewolvertson.com

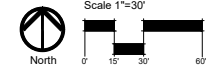
VAPOR TRAIL
 WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
 COLORADO SPRINGS, COLORADO

SITE DEVELOPMENT PLAN
 FINAL LANDSCAPE PLAN:
 West Side 30-Scale Enlargement

SHEET
 LP300
 8



ENLARGEMENT - EAST SIDE



SEE THE PLANT SCHEDULE LIST AND QUANTITIES ON SHEET LP100.

| REFERENCE NOTES SCHEDULE | | | (OVERALL TOTAL FOR WEST & EAST ENLARGEMENT AREAS) |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------------------------------------------------|
| SYMBOL | DESCRIPTION | QTY | |
| 1 | 3/4" "BRECKEN GOLD" STONE MULCH 3" DEEP OVER LANDSCAPE FABRIC THROUGHOUT SHRUB BEDS. PLACE 3" DEEP OF SHREDED CEDAR BARK MULCH RINGS AROUND THE BASE OF EACH PLANT, 4 FT. DIAMETER AROUND TREES, AND 2 FT. DIAMETER AROUND SHRUBS & ORN. GRASS. | 46,134 SF | |
| 2 | STEEL LANDSCAPE EDGER, COMMERCIAL GRADE, COL-MET MFG. INSTALL PER THE MFG RECOMMENDATIONS WITH END PIECES, CORNER PIECES, AND ALL STAKES. | 1,898 LF | |
| SYMBOL | DESCRIPTION | QTY | |
| 3 | 6 FT. LONG BENCH, THOMAS STEELE MFG., BLACK POWDERCOAT COLOR, SURFACE MOUNT, MODEL #CRB-6-VS-B. | 9 | |
| 4 | PICNIC TABLE, THOMAS STEELE MFG., BLACK POWDERCOAT COLOR, SURFACE MOUNT, MODEL #CRTP-8S-FS-B. | 3 | |
| 5 | TRASH RECEPTACLE, THOMAS STEEL MFG., "CARNIVAL" STYLE, BLACK POWDERCOAT COLOR, DOOR, 32-GALLON, SPLIT LID, MODEL #CRTRD-32P; LIDD-S-P | 6 | |
| 6 | 7 FT. TALL GALVANIZED CHAINLINK FENCE AND GATES WITH 1 FT. OF 3-STRAND GALVANIZED BARBED WIRE ABOVE. INSTALL POSTS IN CONCRETE FOOTINGS. (LOCATE NORTH SIDE LOADING AND TRAILER PARKING) | 941 LF | |
| 7 | 8 FT. TALL BLACK VINYL-COATED CHAINLINK FENCE AND GATES. INSTALL POSTS IN CONCRETE FOOTINGS. (LOCATE SOUTH AND EAST SIDES AROUND STANDARD VEHICLE PARKING) | 1,115 LF | |

| PLANT SCHEDULE SITE | | | |
|---------------------|---------|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GROUND COVERS | CODE | QTY | BOTANICAL / COMMON NAME |
| | TRANS | 14,547 SF (OVERALL TOTAL FOR WEST & EAST ENLARGEMENT AREAS) | TRANSITIONAL SEED MIX RIPARIAN (NON-IRRIGATED) EL PASO COUNTY CONSERVATION DISTRICT NON-IRRIGATED ALL PURPOSE MIX. SEE THE SEED MIX, RATE, & SEEDING NOTES ON SHEET LP600. |
| | SOD | 4,355 SF (VAPOR TRAIL CUL-DE-SAC) | TURF SOD COLORADO BLUEGRASS SOD (IRRIGATED) SOIL PREP. LAY W/ TIGHT JOINTS, ROLL. |
| | MEADOW1 | 77,832 SF (OVERALL TOTAL FOR WEST & EAST ENLARGEMENT AREAS) | UPLAND GRASS LOW GROW MIX (IRRIGATED) EL PASO COUNTY IRRIGATED LOW GROW SEED MIX: SEE SEED MIX, RATE, & SEEDING NOTES. SEE SHEET LP600. |
| | MEADOW2 | 29,712 SF (OVERALL TOTAL FOR WEST & EAST ENLARGEMENT AREAS) | UPLAND GRASS LOW GROW MIX (NON-IRRIGATED) EL PASO COUNTY NON-IRRIGATED LOW GROW SEED MIX: SEE SEED MIX, RATE, & SEEDING NOTES. SEE SHEET LP600. |

MATCHLINE TO LP300

PEPSI BUILDING SIDE EAST SIDE

AVIATION WAY (NON-ARTERIAL)
(65 FT. RIGHT-OF-WAY)

LAND USE REVIEW FILE NO: CUDP-22-0003

| | | | |
|----------------------|-------------|-------------|------------------------------------------------------------------------------------|
| DRAWN BY: JW | JOB DATE: | JOB DATE: | BAR IS ONE INCH ON OFFICIAL DRAWINGS IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY. |
| APPROVED: JW | JOB NUMBER: | JOB NUMBER: | |
| CAD DATE: 09/09/2022 | | | |
| CAD FILE: CAD FILE | | | |

| NO. | DATE | BY | REVISION DESCRIPTION |
|----------|------|---------------|----------------------|
| 05.17.22 | JW | 1ST SUBMITTAL | |
| 08.09.22 | JW | 2ND SUBMITTAL | |
| 10.19.22 | JW | 3RD SUBMITTAL | |
| 12.14.22 | JW | 4TH SUBMITTAL | |

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 7222 COMMERCE CENTER DR. SUITE 220
 COLORADO SPRINGS, CO 80919
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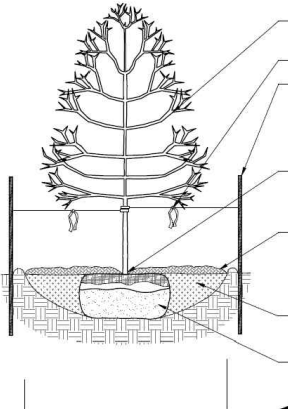
Julie Wolverson,
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 Monument, CO 81065
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 julie@wolverson.com

VAPOR TRAIL
WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
 COLORADO SPRINGS, COLORADO

SITE DEVELOPMENT PLAN
 FINAL LANDSCAPE PLAN:
 East Side 30-Scale Enlargement

SHEET
 LP400
 9

- NOTES:**
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
 4. KEEP PLANTS MOST AND SHADED UNTIL PLANTING.
 5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 6. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 7. WRAP TRUNK ON EXPOSED BITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
 8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



REMOVE TWINE FROM BRANCHES ON TREES TIED UP FOR SHIPPING. SPRAY WITH WET PREP. DUFF OR (IF LEAFED OUT)

ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY

SET TREE VERTICAL, STAKE UP TO 2" CALIPER TREES WITH TWO PORTS ON THE LEADERS AND WINDOW BOBBS. STAKE TREES OVER 2" CALIPER WITH 3 EQUALLY SPACED PORTS. USE NYLON STRAP WITH GRAMMETS BELOW MIDDPOINT OF TREE. TIGHTEN HO GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT BAG FOR SWAY. PROVIDE FLAGGING FOR VISIBILITY. SET STAKES IN MINIMUM 18" FIRM SOIL. REMOVE STAKES WITHIN 15-18 MONTHS OF PLANTING.

TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOTBALL. PORTION ROOT FLARE AT GRADE.

3-4" DEPTH OF SPECIFIED MULCH. PROVIDE A 6" DIAMETER WOOD MULCH RING AND IF PLANTING RM FOR TREES IN DRYLAND PLANTING BEDS AND IRRIGATED NATIVE BEDS AREAS WHERE IRRIGATION ZONES ARE TO BE BUILT DOWN AFTER ESTABLISHMENT. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE FABRIC UNDER MULCH. NO RM FOR TREES LOCATED IN TURF AREAS.

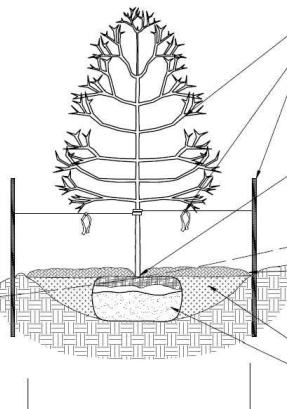
SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.

AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER.

CITY OF COLORADO SPRINGS
Rev: 11.13.08

A
LP500
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE
SECTION

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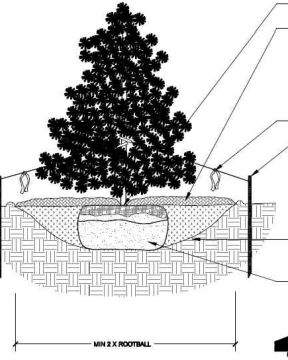
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CITY OF COLORADO SPRINGS
Rev: 11.13.08

B
LP500
DECIDUOUS TREE PLANTING ON SLOPES DETAIL
NOT TO SCALE
SECTION

- NOTES:**
1. DO NOT REMOVE OR CUT LEADER.
 1. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 2. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
 3. KEEP PLANTS MOST AND SHADED UNTIL PLANTING.
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ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY.

SET TREE VERTICAL, STAKE TREES SMALLER THAN 6" WITH TWO PORTS ON THE LEADERS AND WINDOW BOBBS. STAKE TREES 6" HEIGHT AND GREATER WITH 3 METAL ANGLE IRONS, PLACED 120 DEGREES APART. USE NYLON STRAP WITH GRAMMETS BELOW MIDDPOINT OF TREE. TIGHTEN HO GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT BAG FOR SWAY. PROVIDE FLAGGING FOR VISIBILITY. SET STAKES IN MINIMUM 18" FIRM SOIL. REMOVE STAKES WITHIN 15-18 MONTHS OF PLANTING.

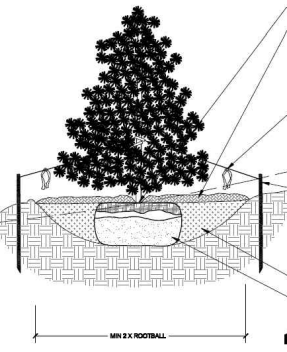
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CITY OF COLORADO SPRINGS
Rev: 11.13.08

C
LP500
EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE
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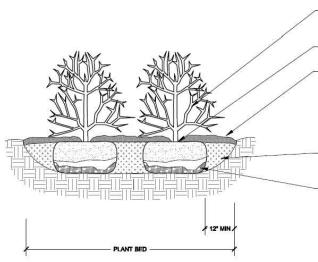
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CITY OF COLORADO SPRINGS
Rev: 11.13.08

D
LP500
EVERGREEN TREE PLANTING ON SLOPES DETAIL
NOT TO SCALE
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 5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDED MULCH RINGS.
 6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



SET SHRUB VERTICAL. SHRUB SPACING AS PER PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT FINISH GRADE AT EDGE TO HOLD MULCH.

PLANT TOP OF ROOTBALL AT GRADE.

3-4" SPECIFIED ORGANIC MULCH. PROVIDE IF PLANTING RM FOR SHRUBS NOT IN PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RM FOR SHRUBS IN PLANTING BED. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK.

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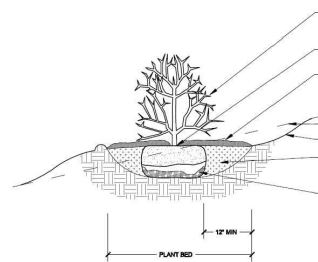
REMOVE ALL PACKAGING MATERIAL. FOR POT BOUND PLANTS ONLY MAKE A VERTICAL CUT IN ROOTBALL. 1" DEEP. PLANT IMMEDIATELY.

FOR ROOT BIDS AT BOTTOM OF HOLE: SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.

CITY OF COLORADO SPRINGS
Rev: 11.13.08

E
LP500
SHRUB PLANTING DETAIL
NOT TO SCALE
SECTION

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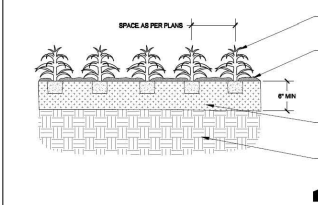
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CITY OF COLORADO SPRINGS
Rev: 11.13.08

F
LP500
SHRUB PLANTING ON SLOPES DETAIL
NOT TO SCALE
SECTION

- NOTES:**
1. KEEP PLANTS MOST AND SHADED UNTIL PLANTING.
 2. PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
 3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



PERENNIALS - SIZE AS SPECIFIED IN PLANS. PLANT AT ORIGINAL NURSERY DEPTH. PROVIDE PUP DUFF MATTER AS SPECIFIED IN IRRIGATION PLANS.

3" DEPTH ORGANIC MULCH. WEED BARRIER FABRIC IS NOT RECOMMENDED IN MOST PERENNIAL BEDS.

SOIL TO BE WELL CULTIVATED TO A MINIMUM DEPTH OF 6". ADD SOIL AMENDMENTS AS SPECIFIED BASED ON SOILS ANALYSIS.

UNDISTURBED SOIL.

CITY OF COLORADO SPRINGS
Rev: 11.13.08

G
LP500
PERENNIAL/GROUNDCOVER PLANTING DETAIL
NOT TO SCALE
SECTION

DRAWN BY: JW JOB DATE: JOB DATE
APPROVED: JW JOB NUMBER: JOB NUMBER
CAD DATE: 09/09/2022
CAD FILE: CAD FILE

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| 06.17.22 | JW | 1ST | SUBMITTAL |
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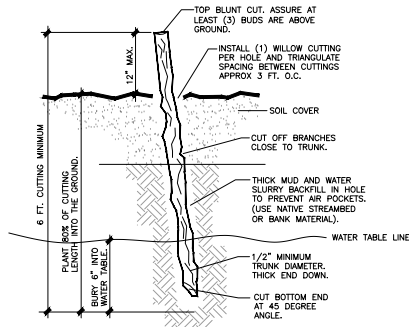
Julie Wolverson,
Landscape Architect
6146 Regatta Blvd
Monte Vista, CO 80465
office: 970.249.9190
cell: 970.471.3722
www.juliewolverson.com

VAPOR TRAIL
WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
COLORADO SPRINGS, COLORADO

SITE DEVELOPMENT PLAN
FINAL LANDSCAPE PLAN:
Planting Details

LAND USE REVIEW FILE NO.: CUDD-22-0003

SHEET
LP500
10



GENERAL NOTES: WILLOW STAKE CUTTINGS

- HARVEST AND PLANT STAKE CUTTINGS DURING THE DORMANT SEASON BEFORE BUDS APPEAR (APPROXIMATELY NOVEMBER TO MID-MARCH), NO MORE THAN 50 PERCENT OF EACH DONOR LIVE WILLOW PLANT WILL BE HARVESTED AND NO MORE THAN 50 PERCENT OF PLANTS AT THE HARVEST SITE WILL BE USED AS DONORS. THE EXISTING SHRUBS WILL BE CUT 8 TO 10 INCHES FROM THE GROUND WITH LOPPERS OR HANDSAWS. TAKE CARE TO MAKE CLEAN STRAIGHT CUTS (BY HAND) WHEN HARVESTING. TAKE CARE TO PROTECT BARK DURING HARVEST. BARK SHALL NOT BE SEPARATED FROM THE CAMBIUM LAYER. LIVE STAKES MUST BE PLACED IN WATER SO THAT THE CUT ENDS ARE COMPLETELY COVERED AND STORED IN A COOL LOCATION, TOTALLY SUBMERGED CUTTINGS AT A DEPTH OF ONE FOOT INTO WATER WITHIN ONE HOUR AFTER HARVESTING. KEEP SUBMERGED FOR 7-14 DAYS PRIOR TO INSTALLATION.
- SAPLINGS TO BE TO BE HEALTHY, STRAIGHT, AND HAVE LIVE WOOD THAT IS AT LEAST ONE YEAR OLD. WOOD TO BE USED FOR WILLOW STAKES SHOULD BE 1/2" TO 1" IN DIAMETER WITH SMOOTH BARK. WHEN HARVESTING WILLOW STAKES MAKE SURE TO CUT TO THE BOTTOM OF THE STAKE AT 45 DEGREES AND CUT TOP OF STAKE OR POLE SQUARE. PLANT RIGHT SIDE UP.
- SPACE WILLOWS 4 FT FEET ON CENTER, STAGGERED, AND DO NOT DAMAGE POLES OR SPLIT THE POLE ENDS WHEN INSTALLING. TAKE CARE TO PROTECT BARK DURING PLANTING. BARK SHALL NOT BE SEPARATED FROM THE CAMBIUM LAYER. AT EACH WILLOW PLANTING AREA, A HOLE WILL BE DUG TO DETERMINE THE DEPTH OF THE GROUNDWATER. A REBAR, PILEOT BAR, OR SIMILAR DEVICE WILL BE USED TO CREATE A SMALL HOLE TO 6 INCHES BELOW THE WATER TABLE. WILLOW CUTTINGS MUST BE IN CONTACT WITH GROUNDWATER IN ORDER TO DEVELOP ROOTS AND BECOME ESTABLISHED.
- ASSURE AT LEAST 2 TO 5 LIVE BUD SCARS ARE LEFT ABOVE THE GROUND, AND 80 PERCENT OF THE STAKE LENGTH SHOULD BE PLANTED BELOW THE GROUND. THE CUTTINGS SHALL BE PLACED IN EACH HOLE WITH THE LEAF BUDS POINTING UP. BACKFILL POLES AND CUTTINGS WITH MUD SLURRY AND TAMP THE SOIL DOWN AROUND THE CUTTINGS TO REMOVE AIR POCKETS. THE STAKES WILL BE IMMEDIATELY WATERED AFTER PLACEMENT OF THE STAKES.

A
LP600

WILLOW SHRUB STAKE CUTTING - SECTION NOT TO SCALE

SEEDING NOTES:

- PRIOR TO COMMENCING GRADING WORK, LOCATE AND MARK ALL UNDERGROUND UTILITIES.
- FOR GRADED AREAS, TOPDRESS LANDSCAPE AREAS WITH EXISTING STOCKPILED TOPSOIL FOLLOWING GRADING APPROVAL, 6" DEEP.
- SOIL PREP: GRADE TOPSOIL TO A REASONABLE EVEN, SMOOTH, LOOSE SEED BED. SLOPE SURFACES SHOULD BE ROUGHENED TO PROVIDE SEED POCKETS FOR INCREASED GERMINATION.
- SEED AFTER ALL FINAL GRADING AND SOIL PREPARATION ARE COMPLETE. ALL DISTURBED AREAS SHALL BE SEEDING WET EITHER THE UPLAND (MEADOW 1 OR MEADOW 2), OR WET (TRANSITIONAL) SEED MIX LISTED AND SHOWN ON THE PLANS. NO SUBSTITUTIONS SHALL BE ALLOWED, INCLUDING ADDITION OF A COVER CROP, WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT OR ENVIRONMENTAL CONSULTANT. SEED TAGS WILL BE SENT TO THE LANDSCAPE ARCHITECT OR ENVIRONMENTAL CONSULTANT. THE CONTRACTOR SHALL LIMIT DISTURBANCE TO THE CONSTRUCTION LIMITS SHOWN ON THE PLANS.
- SEED UPLAND (MEADOW 1 OR MEADOW 2) IN ALL AREAS DISTURBED DURING CONSTRUCTION EXCEPT WHERE WET (TRANSITIONAL) SEED MIX IS APPLIED. WITHIN THE DESIGNATED STREAMSIDE AREAS, OVERLAP THE WET (TRANSITIONAL) SEED AND UPLAND (MEADOW 1) SEED MIXES TWO (2 FEET) AT THEIR INTERSECTIONS.
- SEE THE SEED MIXES FOR SEED TYPE AND APPLICATION RATE. SEED SHALL BE BROADCAST BY MEANS OF A DROP SEEDER OR CYCLONE SEEDER. DIVIDE THE SEED IN TWO EQUAL PARTS AND SOW HALF OF THE SEED BY CROSSING THE AREA NORTH TO SOUTH AND THE OTHER HALF BY CROSSING EAST TO WEST. SEED SHALL BE RAKED OR DRAGGED INTO THE SOIL TO A DEPTH OF 1/2". CARE SHOULD BE TAKEN TO INSURE UNIFORM COVERAGE OF SEED.
- DO NOT SEED DURING WINDY CONDITIONS. ANY AREAS DISTURBED AFTER SEEDING OPERATIONS SHALL BE RESEED AT CONTRACTOR'S EXPENSE.
- SEED PRIOR TO HYDROMULCHING. ADD "PROGANICS BIOTIC SOIL MEDIA" SOIL AMENDMENT INTO THE HYDRO-MULCH SLURRY AT THE RATE OF 4.500LBS/ACRE PER THE MFG RECOMMENDATIONS - REQUIRED.
- FOR SLOPES 3:1 OR GREATER, SEEDED AREAS REQUIRE A COCONUT EROSION CONTROL BLANKET OVER SEEDED AREAS. INSTALL EROSION CONTROL BLANKET PER THE MFG. RECOMMENDATIONS IN THE PROPER DIRECTION WITH RECOMMENDED OVERLAPS AND STAKES.
- FOR BEST GERMINATION RATE OF NON-IRRIGATED SEED MIXES (MEADOW 2 AND TRANSITIONAL SEED MIXES), SEED ONLY IN THE LATE FALL OF EARLY SPRING TO TAKE ADVANTAGE OF NATURAL PRECIPITATION.
- RE-SEED BARE AREAS AS NEEDED THROUGHOUT EACH GROWING SEASON UNTIL AREA IS 90% ESTABLISHED.
- STREAMSIDE: NO CONSTRUCTION ACTIVITIES (EITHER TEMPORARY OR PERMANENT) OTHER THAN THE ACTIVITIES AUTHORIZED IN THE SECTION 404 PERMIT WILL OCCUR IN WETLANDS. ALL ADDITIONAL ACTIVITIES NEEDED TO BE AUTHORIZED BY THE U.S. ARMY CORPS OF ENGINEERS IN WRITING BEFORE CONSTRUCTION. NOT MATERIALS WILL BE STOCKPILED IN THE WETLAND.

C
LP600

SEEDING NOTES (FOR ON-SITE AND STREAMSIDE AREAS) NOT TO SCALE

Colorado State University
Soil, Water and Plant Testing Laboratory
1120 Campus Delivery
Fort Collins, CO 80523-1120
Tel: (970) 491-5561
Email: soiltesting@colostate.edu

Julie Wolverton
6345 Nighthawk Rd
Morrison, CO 80461

Lab ID: 202251985
Sample ID: Vapor Trail
Date Received: 6/2/2022
Date Reported: 6/20/2022

| Soil Analysis | Units | Results | Test Rating* | | | | | | |
|--------------------------------------------------|----------|---------|---------------|-----------------|---------------|----------|-------------------|---------------------|-------------------|
| | | | Strongly Acid | Moderately Acid | Slightly Acid | Neutral | Slightly Alkaline | Moderately Alkaline | Strongly Alkaline |
| 1:1 Soil pH | | 7.5 | <5.4 | 5.4-5.7 | 5.8-6.4 | 6.5-7.2 | 7.3-7.6 | 7.7-7.9 | >7.9 |
| 1:1 Soluble Salts (EC) | mmho/cm | 0.1 | <0.2 | 0.2-0.7 | 0.8-1.2 | High | 1.3-2.5 | 2.6-5.0 | >5.0 |
| Process Line | | NONE | | | | | | | |
| Organic Matter (LOI) | % | 11.1 | <0.5 | 0.5-1.5 | Medium | 1.6-3.0 | High | Very High | >5.0 |
| NO Nitrate-n | ppm | 4 | <1 | 1-10 | 10-20 | 20-50 | >50 | >100 | >200 |
| Phenolic Compounds | ppm | 0.4 | <0.5 | 0.5-1.0 | 1.0-2.0 | 2.0-5.0 | 5.0-10.0 | >10.0 | >20.0 |
| Phenolic Phosphorus (P) | ppm | 396 | <0.5 | 0.5-1.0 | 1.0-2.0 | 2.0-5.0 | 5.0-10.0 | >10.0 | >20.0 |
| Ammonium Acetate | | | | | | | | | |
| Potassium (K) | ppm | 336 | <60 | 60-120 | 120-160 | Optimum | High | Very High | >280 |
| Calcium (Ca) | ppm | 547 | <100 | 100-200 | 200-300 | 300-2500 | >2500 | >5000 | >10000 |
| Magnesium (Mg) | ppm | 162 | <25 | 25-50 | 50-75 | 75-100 | 100-200 | >200 | >500 |
| Sodium (Na) | ppm | 79 | <10 | 10-20 | 20-30 | 30-50 | 50-100 | >100 | >200 |
| Carbon Exchange Capacity (CEC) or Sum of Cations | meq/100g | 5 | <1 | 1-15 | 15-25 | 25-50 | 50-100 | >100 | >200 |
| Base Saturation | % | 100.0 | H | X | Ca | Mg | Na | | |

PAGE 1

B
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SOILS REPORT - CSU SOIL TESTING LAB (June 2022) NOT TO SCALE

PAGE 2

Colorado State University
Soil, Water and Plant Testing Laboratory
1120 Campus Delivery
Fort Collins, CO 80523-1120
Tel: (970) 491-5561
Email: soiltesting@colostate.edu

Julie Wolverton
6345 Nighthawk Rd
Morrison, CO 80461

Lab ID: 202251985
Sample ID: Vapor Trail
Date Received: 6/2/2022
Date Reported: 6/20/2022

| Soil Analysis | Units | Results | Test Rating* | | | | | | |
|-------------------------|-------|---------|--------------|---------|---------|----------|----------|-----------|-------------------|
| | | | Very Low | Low | Medium | Optimum | High | Very High | |
| Mellich-3 | | | | | | | | | |
| Sulfate-S | ppm | 0.4 | <2 | 2-5 | 6-10 | Optimum | High | Very High | >15 |
| DTPA | | | | | | | | | |
| Zinc (Zn) | ppm | 0.4 | <0.3 | 0.3-0.5 | 0.6-0.8 | 0.9-1.2 | 1.3-2.0 | >2.0 | >2.0 |
| Iron (Fe) | ppm | 0.001 | <1.0 | 1.0-2.5 | 2.6-5.0 | 5.1-15.0 | 15.1-30 | >30 | >0.25 Chloride Fe |
| Manganese (Mn) | ppm | 0.001 | <0.5 | 0.5-1.0 | 1.1-3.0 | 3.1-6.0 | 6.1-30.0 | >30 | >0.25 Chloride Mn |
| Copper (Cu) | ppm | 0.001 | <0.1 | 0.1-0.2 | 0.3-0.4 | 0.5-0.8 | 0.9-1.5 | >1.5 | >0.15 Chloride Cu |
| Hot Water Extraction | | | | | | | | | |
| Boron (B) | ppm | 0.4 | <0.2 | 0.2-0.5 | 0.6-0.8 | 0.9-1.5 | 1.6-2.5 | >2.5 | >0.001 |
| Calcium Nitrate | | | | | | | | | |
| Chloride (Cl) | ppm | | | | | | | | |
| Soil Texture | | | | | | | | | |
| % Sand | % | | | | | | | | |
| % Silt | % | | | | | | | | |
| % Clay | % | | | | | | | | |
| Texture by Hydrometer | | | | | | | | | |
| Heavy Metals | | | | | | | | | |
| Lead (Pb) | ppm | | | | | | | | |
| Cadmium (Cd) | ppm | | | | | | | | |
| Chromium (Cr) | ppm | | | | | | | | |
| Lead (Pb) | ppm | | | | | | | | |
| Molybdenum (Mo) | ppm | | | | | | | | |
| Nickel (Ni) | ppm | | | | | | | | |
| Sodium Absorption Ratio | | | | | | | | | |

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MEADOW - LOW GROW SEED MIX: (UPLAND) IRRIGATED BROADCAST SEED + HYDROMULCH THROUGHOUT PHASE 1 AREAS. NON-IRRIGATED BROADCAST SEED + HYDROMULCH IN ALL PHASE 2 AREAS.

TRANSITIONAL SEED MIX - ALL PURPOSE MIX: (WET) NON-IRRIGATED BROADCAST SEED + HYDROMULCH. THIS SEED MIX TO BE USED THROUGHOUT POTENTIAL WET AREAS (IE: BOTTOM OF DETENTION BASIN, AND STREAMSIDE RIPARIAN AREAS).

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

| Common Name | Scientific Name | Growth Season / Form | % of Mix | Pounds PLS | | |
|--------------------------|------------------------|----------------------|----------|---------------------------------------------|-------------------------------------------------------------------------|-----------------------|
| | | | | Irrigated broadcast + irrigated hydroseeded | Non-irrigated broadcast + Non-irrigated hydroseeded + Irrigated drilled | Non-irrigated drilled |
| Bluestem, big | Andropogon gerardii | Warm, sod | 20 | 4.4 | 2.2 | 1.1 |
| Grama, blue | Bouteloua gracilis | Warm, bunch | 10 | 0.5 | 0.25 | 0.13 |
| Green needlegrass | Nassella viridula | Cool, bunch | 10 | 2 | 1 | 0.5 |
| Wheatgrass, western? | Panicum sp. ssp. | Cool, sod | 20 | 6.4 | 3.2 | 1.6 |
| Grama, sideoats | Bouteloua curtipendula | Warm, bunch | 10 | 2 | 1 | 0.5 |
| Switchgrass | Panicum virgatum | Warm, bunch | 10 | 0.8 | 0.4 | 0.2 |
| Prairie sandreed | Collinsia sp. ssp. | Warm, sod | 10 | 1.2 | 0.6 | 0.3 |
| Yellow indiangrass | Sorghastrum nutans | Warm, sod | 10 | 2 | 1 | 0.5 |
| Seed rate (lbs PLS/acre) | | | | 19.3 | 9.7 | 4.8 |

*For purposes of facilities located near or on the bottom or where wet soil conditions occur. Planting of potted nursery stock wetland plants 3-foot-in-center is recommended for sites with wetland hydrology.
*Species that will do well in the bottom of pond areas.

D
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TRANSITIONAL RIPARIAN AND UPLAND MEADOWS SEED MIXES

MEADOW - LOW GROW SEED MIX: (UPLAND) IRRIGATED BROADCAST SEED + HYDROMULCH THROUGHOUT PHASE 1 AREAS. NON-IRRIGATED BROADCAST SEED + HYDROMULCH IN ALL PHASE 2 AREAS.

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

| Common Name | Scientific Name | Growth Season / Form | % of Mix | Pounds PLS | | |
|--------------------------|------------------------|----------------------|----------|---------------------------------------------|-------------------------------------------------------------------------|-----------------------|
| | | | | Irrigated broadcast + irrigated hydroseeded | Non-irrigated broadcast + Non-irrigated hydroseeded + Irrigated drilled | Non-irrigated drilled |
| Buffalograss | Bouteloua distachya | Warm, sod | 25 | 9.6 | 4.8 | 2.4 |
| Grama, blue | Bouteloua gracilis | Warm, bunch | 20 | 10.8 | 5.4 | 2.7 |
| Grama, sideoats | Bouteloua curtipendula | Warm, bunch | 29 | 5.6 | 2.8 | 1.4 |
| Green needlegrass | Nassella viridula | Cool, bunch | 5 | 3.2 | 1.6 | 0.8 |
| Wheatgrass, western | Panicum sp. ssp. | Cool, sod | 20 | 12 | 6 | 3 |
| Droopseed, sand | Sporobolus cryptandrus | Warm, bunch | 1 | 0.8 | 0.4 | 0.2 |
| Seed rate (lbs PLS/acre) | | | | 42 | 21 | 10.3 |

MEADOW 1 MEADOW 2

NOT TO SCALE

| | | |
|----------------------|------------------------|-------------------------------------------|
| DRAWN BY: JW | JOB DATE: JOB DATE | BAR IS ONE INCH ON OFFICIAL DRAWING |
| APPROVED: JW | JOB NUMBER: JOB NUMBER | IF NOT ONE INCH ADJUST SCALE ACCORDINGLY. |
| CAD DATE: 09/09/2022 | | |
| CAD FILE: CAD FILE | | |

| NO. | DATE | BY | REVISION DESCRIPTION |
|----------|------|---------------|----------------------|
| 06.17.22 | JW | 1ST SUBMITTAL | |
| 09.09.22 | JW | 2ND SUBMITTAL | |
| 10.19.22 | JW | 3RD SUBMITTAL | |
| 12.14.22 | JW | 4TH SUBMITTAL | |

HR GREEN - COLORADO SPRINGS
7222 COMMERCIE CENTER DR. SUITE 220
COLORADO SPRINGS CO 80919
PHONE: 719.822.6222
FAX: 844.273.1057

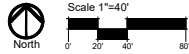
Julie Wolverton,
Landscape Architect
6345 Nighthawk Road
Morrison, CO 80461
office: 970.481.0391
cell: 970.471.3791
juliew@hrgreen.com

VAPOR TRAIL
WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
COLORADO SPRINGS, COLORADO

SITE DEVELOPMENT PLAN
FINAL LANDSCAPE PLAN:
Details, Soils Report, Seed Mix, Qualifications

SHEET
LP600
11

**STREAMSIDE ENLARGEMENT
SAND CREEK EAST FORK - TYPE II**



- CREDIT TO COURTNEY MARNES, BIOLOGIST OF ERO RESOURCES (www.eroresources.com) FOR DESIGN GUIDANCE, PLANT RECOMMENDATIONS, AND STREAMSIDE NOTES.
- FOR SEED MIXES, SEEING NOTES, SOIL ANALYSIS, AND WILLOW STAKE CUTTING DETAIL, SEE SHEET LP600.

SOIL LAYERING SIDE SLOPES EACH SIDE OF CHANNEL REFER TO "SAND CREEK STREAM CHANNEL IMPROVEMENTS PLAN" (BY OTHERS)

CUTOFF WALL, GROUDED BOULDERS, & RIPRAP REFER TO "SAND CREEK STREAM CHANNEL IMPROVEMENTS PLAN" (BY OTHERS)

CUTOFF WALL GROUDED BOULDERS, & RIPRAP REFER TO "SAND CREEK STREAM CHANNEL IMPROVEMENTS PLAN" (BY OTHERS)

(N) INNER BUFFER STREAMSIDE OVERLAY:
INNER BUFFER = 1 TREE/20LF = 48 TREES REQUIRED AND 26 TREES PROVIDED. SUBSTITUTE 22 TREES FOR SHRUB SUBSTITUTES AT A RATIO OF 10-SHRUBS PER 1-TREE = 220 SHRUBS REQUIRED AND PROVIDED. PLUS 100% COVERAGE OF TRANSITIONAL RIPARIAN NATIVE GRASSES WITH COIR EROSION CONTROL BLANKET WHERE SHOWN ALONG CHANNEL & INNER BUFFER.

(OUT) OUTER BUFFER STREAMSIDE OVERLAY:
OUTER BUFFER = 1 TREE/20LF = 32 TREES REQUIRED AND 32 TREES PROVIDED. PLUS 100% COVERAGE OF UPLAND NATIVE GRASSES (MEADOW) PROVIDED THROUGHOUT OUTER BUFFER WITH COCONUT EROSION CONTROL FABRIC.

CLOUD SYMBOL:
INDICATES LOCATIONS OF TREES AND SHRUBS SPECIFIED AS REQUIRED FOR THE SITE LANDSCAPE PLAN.

EXISTING SIBERIAN FLM TREES TO BE REMOVED FROM THIS SITE PRIOR TO RE-GRADING. REPLACE WITH NATURAL GROUPINGS OF TREES AS SHOWN ALONG FRONTAGE.

AVIATION WAY (NON-ARTERIAL)

POWERS BLVD (HIGHWAY 21)

CLOUD SYMBOL:
INDICATES LOCATIONS OF TREES AND SHRUBS SPECIFIED AS REQUIRED FOR THE SITE LANDSCAPE PLAN.

CLOUD SYMBOL:
INDICATES LOCATIONS OF TREES AND SHRUBS SPECIFIED AS REQUIRED FOR THE SITE LANDSCAPE PLAN.

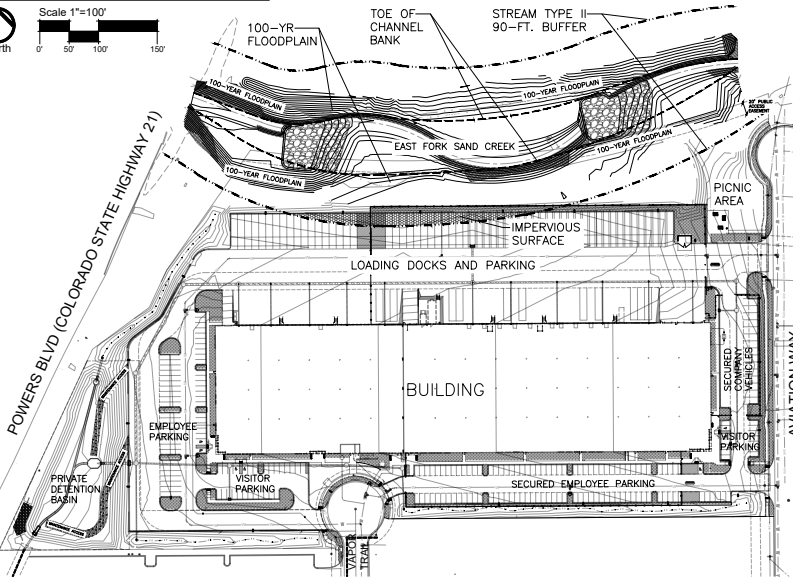
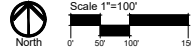
LOADING DOCKS AND PARKING

| PLANT SCHEDULE STREAMSIDE | | | | | | |
|---------------------------|--------------|-----------|------------------------------------------------------------------------------|-------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------|
| LARGE SHADE TREES | CODE | QTY | BOTANICAL / COMMON NAME | SIZE / NOTES | APPENDIX B KEY | |
| | PA | 30 | POPULUS AMPELIFOLIA NARROWLEAF COTTONWOOD | 1.5" CALIPER BAB | 4578A | 30 FT. - 50 FT. SPREAD |
| | PS | 26 | POPULUS SARGENTII PLAINE COTTONWOOD | 1.5" CALIPER BAB | 4740D | 30 FT. - 50 FT. SPREAD |
| | PS | 35 | FRAXINUS AMERICANA AMERICAN HEMLOCK | 5 GALLON | 24657DA | 10 FT. - 15 FT. SPREAD |
| | PC | 45 | FRAXINUS VIRGINIANA CHOKECHERRY | 5 GALLON | 24657DA | 8 FT. - 12 FT. SPREAD |
| | RO2 | 45 | RIBES ALPHEM GOLDEN CURRANT | 5 GALLON | 24657DA | 3 FT. - 6 FT. SPREAD |
| | RU | 30 | ROSA WOODSBII WOODRIDGE ROSE | 5 GALLON | 24657DA | 3 FT. - 6 FT. SPREAD |
| | SA2 | 25 | SALIX AMERICENSIS PINECH LEAF WILLOW | 5 GALLON | 47W | 30 FT. - 30 FT. SPREAD |
| | SE | 1,400 | SALIX ERUGIA CORYTE WILLOW | 2 INCHES | 47W | 3 FT. - 5 FT. SPREAD |
| | SA | 40 | SYMPHORICARPOS ALBIS COMMON WHITE SNOWBERRY | 5 GALLON | 4575A | 3 FT. 5 FT SPREAD |
| | GROUND COVER | CODE | QTY | BOTANICAL / COMMON NAME | SIZE / NOTES | APPENDIX B KEY |
| | TRAB6 | 19,313 SF | TRANSITIONAL SEED MIX RIPARIAN (NON-IRRIGATED) (INCLUDING COIR FABRIC) | | | BELLAIR COUNTY CONSERVATION DISTRICT NON-IRRIGATED ALL PURPOSE MIX. SEE THE SEED MIX RATE & SPREADING NOTES ON SHEET LP600. |
| | MEADOW1 | 14,340 SF | UPLAND GRASS LOW GROW MIX (IRRIGATED) (INCLUDING COCONUT FABRIC) | | | BE IRRI-GATED LOW GROW MIX. SEE THE SEED MIX RATE & SPREADING NOTES. SEE SHEET LP700. |

STREAMSIDE EVALUATION INFORMATION:

- STREAMSIDE PLAN ENCOMPASSES A PORTION OF SAND CREEK EAST FORK, A TYPE 2 SIZED CREEK LOCATED ON THE NORTH SIDE OF THIS PLANNED INDUSTRIAL PARK 2 (PIP2) ZONED SITE.
- A BUFFER OF 90 FT. FROM THE TOE OF CHANNEL SHALL BE PROVIDED ON BOTH SIDES OF THE CREEK. SEE THE PLAN FOR THE STREAM'S 30-FT. WIDE INNER BUFFER, AND 60-FT. WIDE OUTER BUFFER.
- ENTIRE PLANNED INDUSTRIAL PARK 2 PROJECT BOUNDARY = 717,861 SF. SEE OUTLINE OF PROPOSED SITE ON VICINITY MAP.
- TOTAL AREA OF PROPERTY WITHIN THE STREAMSIDE OVERLAY (BOTH SIDES OF SAND CREEK EAST FORK) = 182,700 SF
- PERCENT IMPERVIOUS SURFACE WITHIN THE STREAMSIDE OVERLAY (OUTER BUFFER ONLY): NORTH PARKING LOT = 6,076 SF TOTAL IMPERVIOUS AREA = 6,076 SF DIVIDED BY 3,038 SF OF 25% ALLOWED = 5.0% PERCENT IMPERVIOUS SURFACE.
- NO RETAINING WALLS ARE PROPOSED WITHIN THE STREAMSIDE OVERLAY. NO OPAQUE FENCING IS PROPOSED ALONG THE STREAMSIDE.
- SEE "OVERALL SITE MAP & STREAMSIDE" PLAN FOR LOCATION OF 100-YEAR FLOODPLAIN BOUNDARY. (PROPOSED PER WARE MALCOMB ENGINEERS "SAND CREEK CHANNEL IMPROVEMENTS PLAN".)
- SEE THE PROPOSED "SAND CREEK STREAM CHANNEL IMPROVEMENTS PLAN" (CLOMR CASE NO. 22-08-0590R). CAD X-REFERENCE BASE AND DESIGN PROVIDED BY: WARE MALCOMB ENGINEERS, 900 SOUTH BROADWAY, SUITE 320, DENVER, COLORADO 80209, (303) 561-3333.
- SEE CIVIL ENGINEER'S PROPOSED GRADING PLAN FOR THE PLANNED INDUSTRIAL PARK 2 PROJECT. CAD X-REFERENCE BASE AND DESIGN PROVIDED BY: HR GREEN, 5619 DTC PARKWAY, SUITE 1150, DENVER, CO 80111, (720) 602-4999
- WILLOW CUTTINGS WILL BE USED ALONG THE STREAMSIDE CHANNEL EDGES WHERE SHOWN WITHIN THE INNER BUFFER ZONE AND ARE PLANTED INTO GROUNDWATER DEPTH. THE 1-1/2" CALIPER PLAINS AND NARROWLEAF COTTONWOODS AND OTHER 5-GALLON AND 2-GALLON SHRUBS SHALL BE PLANTED WHERE SHOWN IN BOTH THE INNER & OUTER BUFFERS. OUTER BUFFER TREES SHALL BE PERMANENTLY IRRIGATED. INNER BUFFER TREES AND SHRUBS SHALL BE IRRIGATED TEMPORARILY UNTIL WELL ESTABLISHED. SEE THE IRRIGATION PLANS.

**OVERALL SITE MAP & STREAMSIDE
SAND CREEK EAST FORK-TYPE II**



VICINITY MAP: NOT TO SCALE



STREAMSIDE OVERLAY DATA TABLE

| STREAM TYPE -- 2 | INNER BUFFER | OUTER BUFFER |
|---------------------------------------------------------------------------------------------------------|----------------|-----------------|
| WIDTH REQUIRED / PROVIDED | 30 FT / 30 FT. | 60 FT / 60 FT. |
| TREE REQUIREMENT | 1 / 20' | 1 / 30' |
| LINEAR FRONTAGE | 955 LF | 955 LF |
| 1.5" CAL. TREES REQ. / PROVIDED = 58 TOTAL | 48 / 26 (N) | 32 / 32 (OUT) |
| SHRUB SUBSTITUTES: 220 REQUIRED / 220 PROVIDED = TOTAL SHRUB SUBSTITUTES IN INNER (N) BUFFER AREA | 220 / 220 (N) | 0 / 0 (OUT) |
| AREA WITHIN BUFFER | 60,290 SF | 122,410 SF |
| IMPERVIOUS SURFACE ALLOWED | 0% | 30,602 SF (25%) |
| IMPERVIOUS SURFACES PROPOSED | 0% | 6,076 SF (5.0%) |
| PLANT ABBREVIATION DENOTED ON PLAN: | (N) | (OUT) |

| | | |
|----------------------|------------------------|----------------------------------------------|
| DRAWN BY: JW | JOB DATE: JOB DATE | BAR IS ONE INCH ON OFFICIAL DRAWING |
| APPROVED: JW | JOB NUMBER: JOB NUMBER | 0 IF NOT ONE INCH. ADJUST SCALE ACCORDINGLY. |
| CAD DATE: 09/09/2022 | | |
| CAD FILE: CAD FILE | | |

| NO. | DATE | BY | REVISION DESCRIPTION |
|----------|------|-----|----------------------|
| 06.17.22 | JW | 1ST | SUBMITTAL |
| 08.09.22 | JW | 2ND | SUBMITTAL |
| 10.19.22 | JW | 3RD | SUBMITTAL |
| 12.14.22 | JW | 4TH | SUBMITTAL |

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VAPOR TRAIL
WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
COLORADO SPRINGS, COLORADO

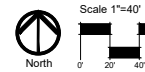
SITE DEVELOPMENT PLAN
STREAMSIDE PLAN

SHEET
ST100
12

SAND CREEK EAST FORK - TYPE II

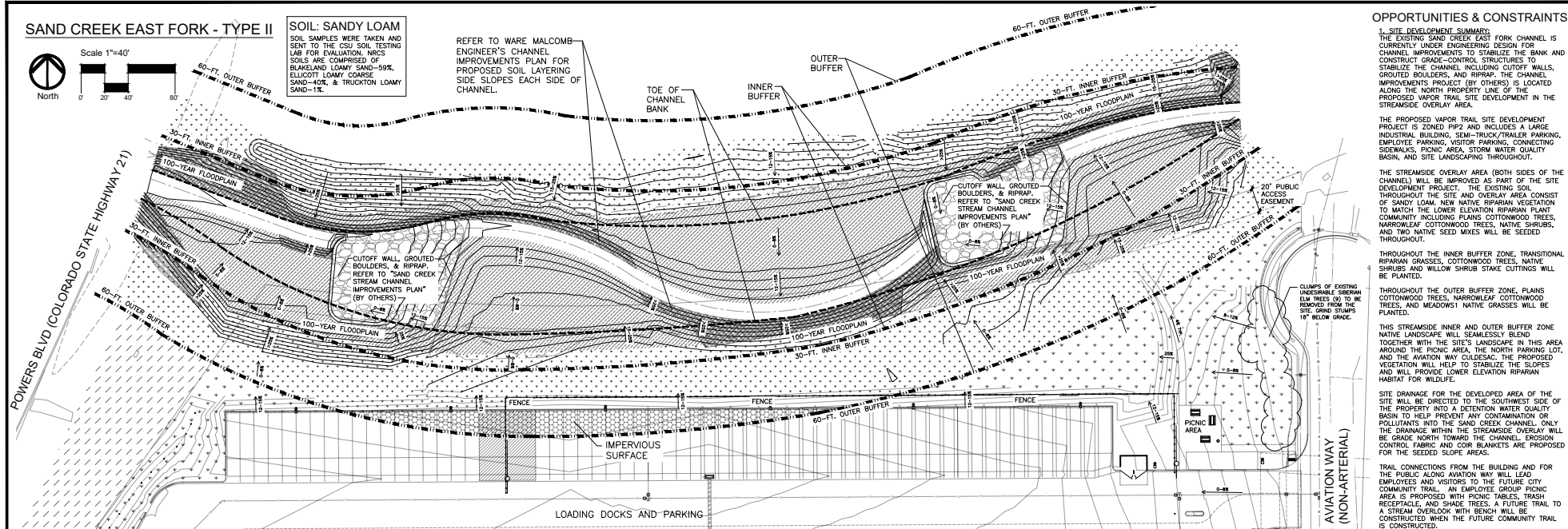
SOIL: SANDY LOAM

SOIL SAMPLES WERE TAKEN AND SENT TO THE CSU SOIL TESTING LAB FOR EVALUATION. NOTES: SOILS ARE COMPRISED OF BURKLAND LOAM SAND-59%, ELLICOTT LOAMY CLAY SAND-40%, & TRUCKTON LOAMY SAND-1%.



REFER TO WARE MALCOMB-ENGINEER'S CHANNEL IMPROVEMENTS PLAN FOR PROPOSED SOIL LAYERING SIDE SLOPES EACH SIDE OF CHANNEL.

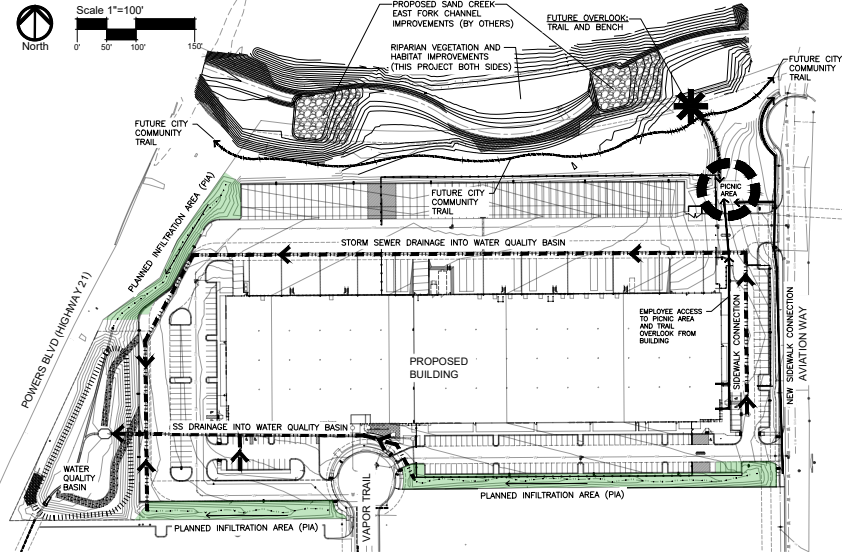
TOE OF CHANNEL BANK
INNER BUFFER
OUTER BUFFER



OPPORTUNITIES & CONSTRAINTS:

- 1. SEEDING STANDARDS:** THE EXISTING SAND CREEK EAST FORK CHANNEL IS CURRENTLY UNDER ENGINEERING DESIGN FOR CHANNEL IMPROVEMENTS TO STABILIZE THE BANK AND CONSTRUCT GRADE-CONTROL STRUCTURES TO STABILIZE THE CHANNEL INCLUDING CUTOFF WALLS, GROUDED BOULDERS, AND RIPRAP. THE CHANNEL IMPROVEMENTS PROJECT (BY OTHERS) IS LOCATED ALONG THE NORTH PROPERTY LINE OF THE STREAMSIDE OVERLAY AREA. THE PROPOSED VAPOR TRAIL SITE DEVELOPMENT PROJECT IS ZONED PIP2 AND INCLUDES A LARGE INDUSTRIAL BUILDING, SEMI-TRUCK/TRAILER PARKING, EMPLOYEE PARKING, VISITOR PARKING, CONNECTING SIDEWALKS, PICNIC AREA, STORM WATER QUALITY BASIN, AND SITE LANDSCAPING THROUGHOUT. THE STREAMSIDE OVERLAY AREA (BOTH SIDES OF THE CHANNEL) WILL BE IMPROVED AS PART OF THE SITE DEVELOPMENT PROJECT. THE EXISTING SOIL THROUGHOUT THE SITE AND OVERLAY AREA CONSIST OF SANDY LOAM, NEW NATIVE RIPARIAN VEGETATION TO MATCH THE LOWER ELEVATION RIPARIAN PLANT COMMUNITY INCLUDING PLAINS COTTONWOOD TREES, NARROWLEAF COTTONWOOD TREES, NATIVE SHRUBS, AND TWO NATIVE SEED MIXES WILL BE SEEDED THROUGHOUT. THROUGHOUT THE INNER BUFFER ZONE, TRANSITIONAL RIPARIAN GRASSES, COTTONWOOD TREES, NATIVE SHRUBS AND WILLOW SHRUB STAKE CUTTINGS WILL BE PLANTED. THROUGHOUT THE OUTER BUFFER ZONE, PLAINS COTTONWOOD TREES, NARROWLEAF COTTONWOOD TREES, AND MEADOWS NATIVE GRASSES WILL BE PLANTED. THIS STREAMSIDE INNER AND OUTER BUFFER ZONE NATIVE LANDSCAPE WILL SEAMLESSLY BLEND TOGETHER WITH THE SITE'S LANDSCAPE IN THIS AREA AROUND THE PICNIC AREA, THE NORTH PARKING LOT, AND THE AVIATION WAY CULDESAC. THE PROPOSED VEGETATION WILL HELP TO STABILIZE THE SLOPES AND WILL PROVIDE LOWER ELEVATION RIPARIAN HABITAT FOR WILDLIFE. SITE DRAINAGE FOR THE DEVELOPED AREA OF THE SITE WILL BE DIRECTED TO THE SOUTHWEST SIDE OF THE PROPERTY INTO DETENTION WATER QUALITY BASIN TO HELP PREVENT ANY CONTAMINATION OR POLLUTANTS INTO THE SAND CREEK CHANNEL. ONLY THE DRAINAGE WITHIN THE STREAMSIDE OVERLAY WILL BE GRADE NORTH TOWARD THE CHANNEL. EROSION CONTROL FABRIC AND COIR BLANKETS ARE PROPOSED FOR THE SEEDED SLOPE AREAS. TRAIL CONNECTIONS FROM THE BUILDING AND FOR THE PUBLIC ALONG AVIATION WAY WILL LEAD EMPLOYEES AND VISITORS TO THE FUTURE CITY COMMUNITY TRAIL AN EMPLOYEE GROUP PICNIC AREA IS PROPOSED WITH PICNIC TABLES, TRASH RECEPTACLE, AND SHADE TREES. A FUTURE TRAIL TO A STREAM OVERLOOK WITH BENCH WILL BE CONSTRUCTED WHEN THE FUTURE COMMUNITY TRAIL IS CONSTRUCTED.

COMPOSITE MAP: OPPORTUNITIES & CONSTRAINTS



STREAMSIDE REVIEW CRITERIA ANALYSIS:

- 1. GRADING AND LANDFORM:** THE EXISTING STEEP BANKS AND ERODED LANDFORM WILL BE IMPROVED AS A PART OF THE STREAM CHANNEL IMPROVEMENTS PROJECT (BY OTHERS). THIS SITE'S PROPOSED GRADING WILL TIE INTO THE GRADES OF THE STREAM IMPROVEMENTS PROJECT. SLOPES RANGE AS SHOWN ON THE PLAN. EROSION WILL BE CONTROLLED USING COCONUT EROSION CONTROL BLANKETS INSTALLED THROUGHOUT THE NATIVE MEADOW SEEDING AREA. COIR EROSION CONTROL BLANKETS WILL BE INSTALLED THROUGHOUT ALL TRANSITIONAL RIPARIAN SEEDED AREAS. THE BLANKETS HELP TO BOTH CONTROL EROSION AND MAINTAIN MOISTURE TO ACCELERATE GERMINATION OF THE SPECIFIED GRASSES.
- 2. SITE DESIGN:** THE SITE DESIGN INCORPORATES THE STREAM ECOSYSTEM INTO THE PROJECT DESIGN AND COMPLEMENTS THE STREAMSIDE SETTING BY PROVIDING CONSISTENT NATIVE AND ADAPTED RIPARIAN VEGETATION THROUGHOUT THE NORTH SIDE OF THE PROJECT SITE AND THROUGHOUT THE STREAMSIDE OVERLAY AREA. THE NATIVE VEGETATION WILL ENHANCE WILDLIFE HABITAT AS WELL. A FUTURE OVERLOOK TRAIL WITH BENCH WILL CONNECT TO THE PICNIC AREA SITE DEVELOPMENT AND TO THE FUTURE CITY STREAM TRAIL SYSTEM. THE NEW GROUP PICNIC AREA WITH THREE (3) PICNIC TABLES SURROUNDED BY LARGE SHADE TREES PROVIDES AN ENJOYABLE STREAMSIDE AMENITY FOR EMPLOYEES.
- 3. EXISTING VEGETATION REMOVAL AND NEW WILDLIFE HABITAT PLANTINGS:** THE SAND CREEK EAST FORK STREAM CHANNEL IMPROVEMENTS PROJECT (BY OTHERS) REMOVES ALL THE EXISTING VEGETATION TO REGRADE AND PROVIDE CHANNEL IMPROVEMENTS THROUGHOUT THE STREAMSIDE OVERLAY AREA. SINCE THERE WILL BE LITTLE TO NO VEGETATION ON THE SITE, LANDSCAPE IMPROVEMENTS IN THE STREAMSIDE OVERLAY WILL INCLUDE PLANTING NATIVE RIPARIAN TREES AND SHRUBS AND SEEDING NATIVE RIPARIAN AND UPLAND MEADOW GRASSES THROUGHOUT THE SITE TO PROVIDE WILDLIFE HABITAT.
- 4. TRAILS AND RECREATION:** A FUTURE TRAIL FROM THE SITE TO AN OVERLOOK WITH BENCH ALONG THE STREAM IS PROPOSED. THE TRAIL WILL CONNECT TO THE FUTURE COMMUNITY TRAIL WITHIN THE PROPOSED 20 FT. TRAIL EASEMENT. A NEW EMPLOYEE GROUP PICNIC AREA IS LOCATED ADJACENT TO THE STREAMSIDE OVERLAY AND CONNECTS TO THE CONCRETE SIDEWALK TO THE SOUTH. IN THE FUTURE THE PICNIC AREA WILL CONNECT TO BOTH THE OVERLOOK TRAIL AND COMMUNITY TRAIL TO THE NORTH.
- 5. FLOODPLAIN:** ALL THE PROPOSED SITE IMPROVEMENTS (EXCEPT REVEGETATION WITH NATIVE PLANTS) ARE SET AT GRADES ABOVE THE 100-YEAR FLOODPLAIN ELEVATION PER THE CONDITIONAL LETTER OF MAP REVISION CLOMR/LOMR PROCESS FOR THE SAND CREEK EAST FORK CHANNEL IMPROVEMENTS PROJECT (BY OTHERS).
- 6. SIGNIFICANT NATURAL FEATURES:** THE SITE DEVELOPMENT PROJECT HAS BEEN DESIGNED TO MINIMIZE ANY IMPACT TO THE STREAMSIDE. THE RIPARIAN SLOPES AND GRADING WITHIN THE INNER BUFFER ALONG THE STREAM WILL BE COMPLETED BY OTHERS AS A PART OF THE SAND CREEK EAST FORK CHANNEL IMPROVEMENTS PROJECT. THIS RIPARIAN AREA WILL REMAIN UNDISTURBED DURING THIS SITE'S DEVELOPMENT. BOTH THE STREAMSIDE AND PROJECT DEVELOPMENT WILL TIE TOGETHER FOR A SEAMLESS SMOOTH TRANSITION FROM TRANSITIONAL RIPARIAN VEGETATION TO THE UPLAND MEADOW BANK VEGETATION.
- 7. COMPLEMENTARY PLANS:** THE PROJECT TIES TOGETHER WITH THE CITY'S SAND CREEK EAST FORK CHANNEL IMPROVEMENTS PROJECT (CLOMR CASE NO. 22-08-0590R) PER WARE MALCOMB ENGINEERS.

- 1. RIPARIAN BUFFERS AND IMPERVIOUS SURFACES:**
 - A. ON THE NORTH SIDE OF SITE LAYS THE STREAMSIDE OVERLAY. THE STREAM CHANNEL'S 30 FT. WIDE INNER BUFFER AND 60 FT. OUTER BUFFER FROM THE TOE OF THE STREAM CHANNEL ASSIST IN PREVENTING POINT AND NON-POINT SOURCE POLLUTANTS AND SEDIMENT FROM ENTERING THE WATERWAY. ALL IMPERVIOUS SURFACE SITE DRAINAGE IS DIRECTED INTO THE STORM DRAIN SYSTEM THAT EMPTIES INTO THE DETENTION BASIN LOCATED ON THE OPPOSITE SIDE OF THE SITE (SOUTHWEST CORNER) TO CAPTURE ANY SITE POLLUTANTS AND SEDIMENTS.**
 - B. THE INNER BUFFER HAS NO IMPERVIOUS SURFACES. THE OUTER BUFFER HAS A SMALL AREA OF IMPERVIOUS SURFACE (5,000). BELOW THE 25% LIMIT. ON-SITE FILTRATION OF STORMWATER TO PROTECT WATER QUALITY OCCURS VIA A STORMWATER SYSTEM DESIGNED PER BEST MANAGEMENT PRACTICES PER THE CITY ENGINEER'S REQUIREMENTS AND DIRECTED INTO THE PROPOSED DETENTION BASIN.**
- 2. SAND CREEK EAST FORK CHANNEL IMPROVEMENTS PROJECT PROVIDES A 30-FT. BUFFER ON BOTH SIDES OF THE CHANNEL TO CREATE A BUFFER OF RIPARIAN VEGETATION BETWEEN THE CHANNEL AND THIS VAPOR TRAIL SITE PROJECT.**
- 3. LANDSCAPE:** THE INNER AND OUTER BUFFER ZONE LANDSCAPE STANDARDS HAVE BEEN MET ON BOTH SIDES OF THE STREAM CHANNEL REGARDING QUANTITY OF REQUIRED TREES (COTTONWOOD TREES) AND/OR SHRUB SUBSTITUTES (NATIVE SHRUBS AND WILLOW CUTTINGS), WITH THE GROUND PLANE SEEDED WITH TRANSITIONAL RIPARIAN GRASSES WITH COIR EROSION CONTROL BLANKETS, AND UPLAND NATIVE MEADOW GRASSES WITH COCONUT EROSION CONTROL BLANKETS SEEDED ABOVE. THE GRASSES HAVE BEEN SPECIFIED FOR 100% COVERAGE THROUGHOUT THE BOTH SIDES OF THE DISTURBED STREAMSIDE OVERLAY AREA. THE PLANTS SPECIFIED ARE SELECTED FROM THE LOWER ELEVATION RIPARIAN PLANT COMMUNITIES AS SET FORTH IN APPENDIX 'A' OF THE LANDSCAPING POLICY MANUAL. TREES AND SHRUB SUBSTITUTE COUNTS MEET THE CITY'S LANDSCAPE CODE. SHRUB STAKE CUTTINGS WILL BE IMPLEMENTED ALONG THE INNER BUFFER CHANNEL EDGE SOIL LAYERING AREAS. THE OUTER BUFFER CONTAINS 1-1/2" CALIBER SIZE COTTONWOOD TREES AND NATIVE MEADOW GRASSES.
- 4. STREAM BANK STABILIZATION:** STREAM BANK SLOPES HAVE BEEN IDENTIFIED ON THE DRAWINGS. SLOPE STABILIZING PLANTINGS INCLUDING TREES, SHRUBS, AND NATIVE GRASSES WITH EROSION CONTROL BLANKETS HAVE BEEN SPECIFIED TO MINIMIZE EROSION AND HELP STABILIZE THE SLOPES.
- 5. STREAM RECLAMATION:** SAND CREEK EAST FORK CHANNEL IMPROVEMENTS ARE PLANNED FOR THE UPPER PORTION OF THE STREAM WITHIN THIS SITE TO RECLAIM THE UPPER DRAINAGEWAY THEREBY IMPROVING SLOPE STABILIZATION, RECREATION OPPORTUNITIES, AND WILDLIFE HABITAT.

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| CAD DATE: 08/09/2022 | | |
| CAD FILE: CAD FILE | | |

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| 08.09.22 | JW | 2ND SUBMITTAL | |
| 10.19.22 | JW | 3RD SUBMITTAL | |
| 12.14.22 | JW | 4TH SUBMITTAL | |

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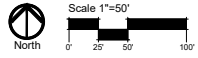
VAPOR TRAIL
WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
COLORADO SPRINGS, COLORADO

SITE DEVELOPMENT PLAN
LANDS SUITABILITY ANALYSIS

SHEET
ST200 **13**

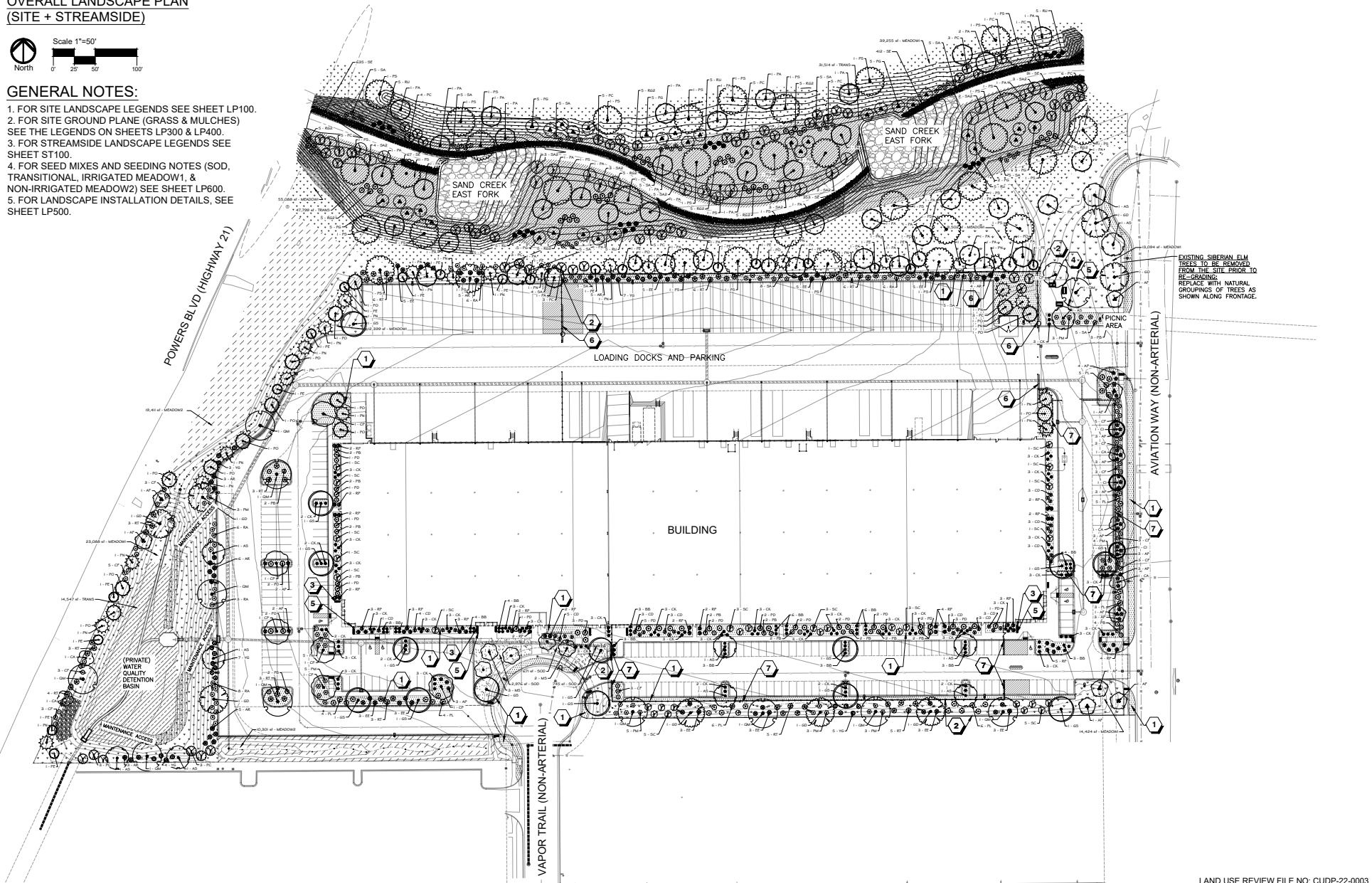
LAND USE REVIEW FILE NO: CDDP-22-0003

**OVERALL LANDSCAPE PLAN
(SITE + STREAMSIDE)**



GENERAL NOTES:

1. FOR SITE LANDSCAPE LEGENDS SEE SHEET LP100.
2. FOR SITE GROUND PLANE (GRASS & MULCHES) SEE THE LEGENDS ON SHEETS LP300 & LP400.
3. FOR STREAMSIDE LANDSCAPE LEGENDS SEE SHEET ST100.
4. FOR SEED MIXES AND SEEDING NOTES (SOD, TRANSITIONAL, IRRIGATED MEADOW1, & NON-IRRIGATED MEADOW2) SEE SHEET LP600.
5. FOR LANDSCAPE INSTALLATION DETAILS, SEE SHEET LP500.



EXISTING SIBERIAN ELM TREES TO BE REMOVED FROM THE SITE PRIOR TO RE-GRASSING. REPLACE WITH NATURAL GROUPINGS OF TREES AS SHOWN ALONG FRONTAGE.

LAND USE REVIEW FILE NO: CUDP-22-0003

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| CAD DATE: 08/09/2022 | | | |
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| 12.14.22 | JW | 4TH SUBMITTAL | |

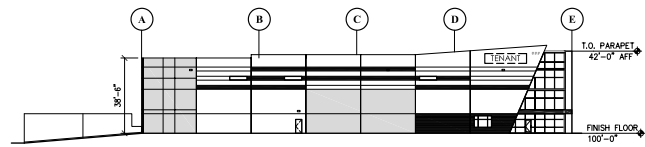
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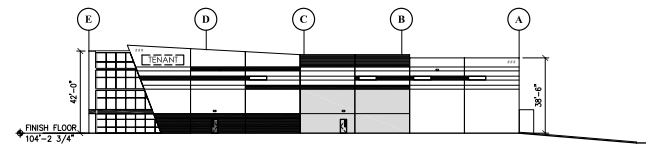
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 COLORADO SPRINGS, COLORADO**

**SITE DEVELOPMENT PLAN
 OVERALL LANDSCAPE PLAN (SITE + STREAMSIDE)**

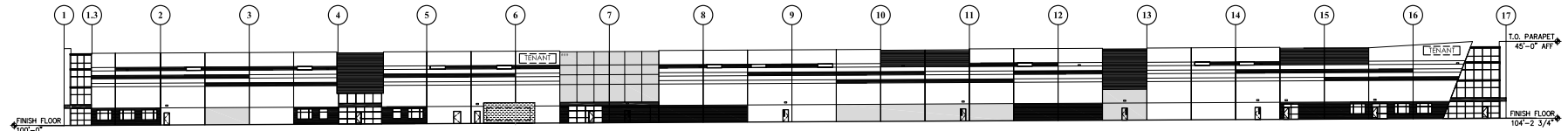
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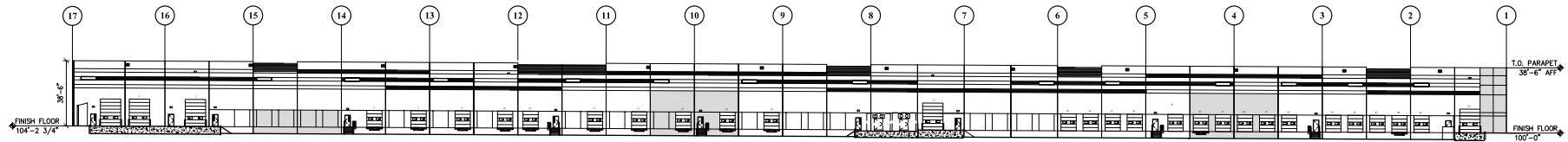
4 WEST ELEVATION
1" = 30'-0"



3 EAST ELEVATION
1" = 30'-0"



2 SOUTH ELEVATION
1" = 30'-0"



1 NORTH ELEVATION
1" = 30'-0"

CITY STAMP:

LAND USE REVIEW FILE NO: CUDP-22-0003

DRAWN BY: JH JOB DATE: 07/15/2022
 APPROVED: KWH JOB NUMBER: 22-513
 CAD DATE: 07/14/2022
 CAD FILE: HR Green - Vapor Trail, Site Setup - Overall/Exterior Elevation.dwg

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| 10/19/22 | JH | 3rd SUBMITTAL | |



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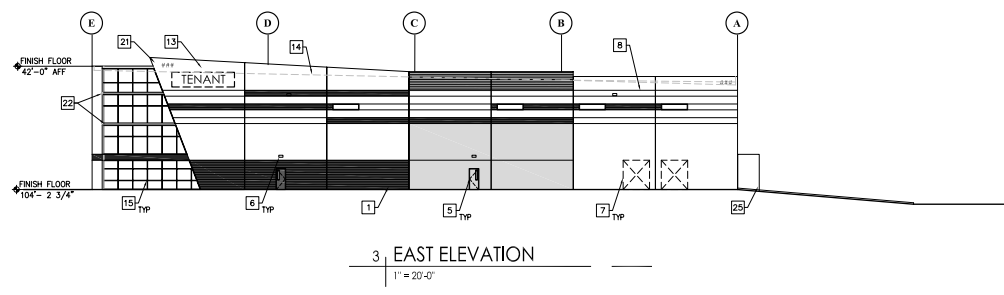
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 1705 W. 10TH AVE. 400
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 303.733.8888

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 COLORADO SPRINGS, COLORADO

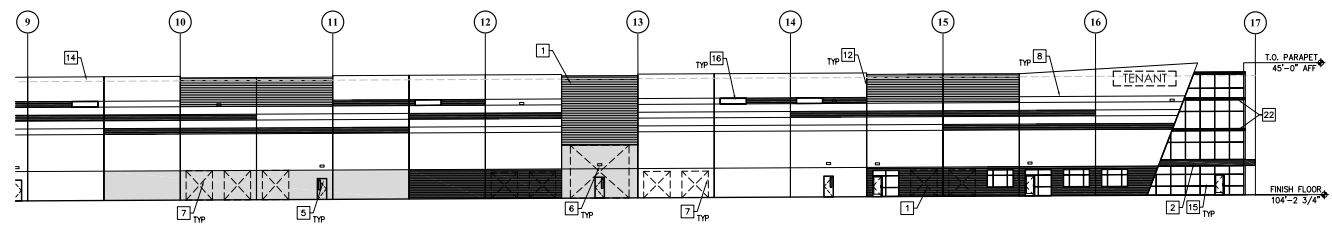
SITE DEVELOPMENT PLAN
 OVERALL EXTERIOR ELEVATIONS

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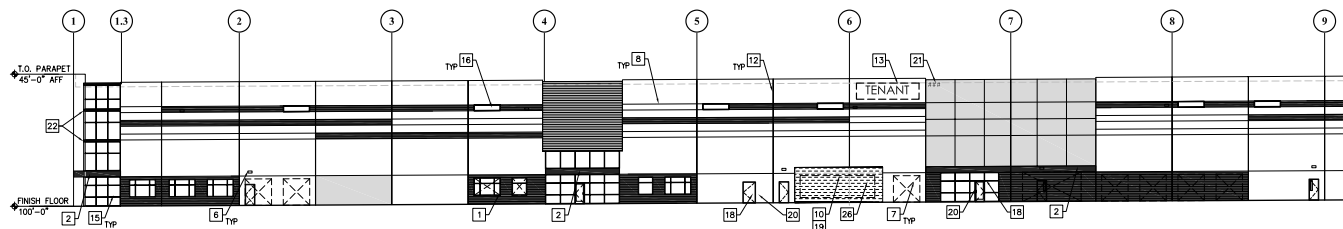
JANA NUTKOVA, 10/17/2022 4:34 PM



3 EAST ELEVATION
1" = 20'-0"



2 PARTIAL SOUTH ELEVATION
1" = 20'-0"



1 PARTIAL SOUTH ELEVATION
1" = 20'-0"

MATERIAL LEGEND

- 1 ARTICULATED TILT-UP CONCRETE PANEL, RE: COLOR LEGEND FOR PAINT COLOR
- 2 METAL SUNSHADE/ CANOPY W/ PREPAT BRONZE SOFFIT, ALL EXPOSED STEEL MEMBERS TO BE PAINTED BRONZE #5 PAINT
- 3 OVERHEAD DOOR PREFINISHED WHITE MANUALLY OPERATED SECTIONAL DOOR W/ VISION GLASS, PROVIDE BUMPERS, SHIELDS TO BE PART OF T.I.
- 4 DRIVE-IN DOOR PREFINISHED WHITE SECTIONAL DOOR W/ VISION GLASS
- 5 H.A. INSULATED MAN DOOR PAINT TO MATCH ADJACENT WALL
- 6 EXTERIOR WALL MOUNTED LIGHT FIXTURE, BRONZE FINISH, RE: ELECT. FOR TYPE & MOUNTING HEIGHT
- 7 KNOCK-OUT FUTURE OPENING, SHOWN DASHED, TYP. MARK KNOCK-OUT ON PANEL INTERIOR IF THESE ARE NO REVEALS ON EXTERIOR.
- 8 "V" REVEAL
- 9 OVERFLOW SCUPPER OPENING
- 10 GAS METER BEHIND SCREEN WALL, RE: PLUMB & MECH.
- 11 48" HT. SAFETY BOLLARD, PAINT YELLOW
- 12 PANEL JOINT W/ SEALANT, MATCH ADJACENT PANEL COLOR
- 13 PROPOSED ILLUMINATED WALL MOUNTED TENANT SIGN, SHOWN FOR REFERENCE ONLY AND WILL BE PART OF BUILDING SUBMITTAL
- 14 LINE OF ROOF BEYOND SHOWN DASHED
- 15 BRONZE STOREFRONT W/ BLUE GLASS
- 16 CLERESTORY WINDOW BRONZE STOREFRONT W/ BLUE GLASS
- 17 VINYL DOOR NUMBERING, BLACK COLOR, 12" HT.
- 18 WATER ENTRY/ FIRE RISER RM/ ROOF ACCESS, PROVIDE SIGN, RE: PLUMB. & CIVIL
- 19 ELECTRIC METERS, RE: ELECT.
- 20 FIRE DEPARTMENT CONNECTION & KNOX BOX, CONFIRM LOCATION W/ LOCAL FIRE DEPARTMENT
- 21 ADDRESS NUMBER, HT. 18", BLACK COLOR
- 22 STRUCTURAL STEEL GRT WRAP W/ BRONZE BRAKE METAL TO MATCH STOREFRONT
- 23 STEEL STAIRS & RAILING, RAILING TO BE PAINT #4
- 24 CONCRETE DRIVE-IN RAMP
- 25 CONCRETE SCREEN WALL, PAINT #1
- 26 ELECTRIC AND GAS METER SCREEN WALL, TILT-UP CONCRETE WALL W/ ACCENT FORMER, PAINT #1 TO MATCH BUILDING COOLER AND FREEZER UNIT BY TENANT
- 27 FLUID STORAGE ENCLOSURE, TILT-UP PANEL, PAINT #1

GENERAL NOTES

1. CONTRACTOR TO IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, ERRORS, OR CONFLICTS DISCOVERED IN THE DRAWINGS
2. ALL MECHANICAL BUILDING MOUNTED EQUIPMENT, CONDUITS & METERS, ETC. TO BE PAINTED TO MATCH ADJACENT WALL
3. ALL OVERHEAD DOORS TO BE FACTORY PREFINISHED WHITE WITH VISION GLASS PANEL
4. ALL MAN DOORS AND EXTERIOR FACE OF FRAMES TO BE PAINTED TO MATCH ADJACENT WALL COLOR
5. APPLY A HIGH QUALITY RUST-PROOF PRIMER OR PRIMER AND PAINT BEFORE FINAL PAINTING OF ALL WEATHER EXPOSED METAL SURFACES TO AVOID RUST.

COLOR LEGEND

- PANT:**
- 1 TILT-UP PANEL COLOR #1, SW 7045 INTELLECTUAL GRAY
 - 2 TILT-UP PANEL COLOR #2, SW 9168 ELEPHANT EAR
 - 3 TILT-UP PANEL BLUE ACCENT COLOR #3, SW 6330 RAINSTORM
 - 4 RIBBED TILT-UP PANEL COLOR #2, SW 9168 ELEPHANT EAR
 - 5 RIBBED TILT-UP PANEL ACCENT BLUE COLOR #3, SW 6330 RAINSTORM
 - 6 STEEL PAINT COLOR #4 - MATCH BRONZE STOREFRONT, SW 7020 BLACK FOX
- STOREFRONT:**
- 1 KAWNEER PREFINISHED DARK BRONZE FRAMES
 - 2 STOREFRONT BLUE GLASS: 1" PACTICA 1" TYP GRAY (ARGON)/ 1" CLEAR SOLAR BAN 60 (3)
 - 3 STOREFRONT SPANDREL BLUE GLASS: 1" PACTICA 1" TYP GRAY (ARGON)/ 1" CLEAR WITH WARM GRAY OPTICAT

CITY STAMP:

LAND USE REVIEW FILE NO: CUDP-22-0003

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| DRAWN BY: JH | JOB DATE: 07/15/2022 |
| APPROVED: KWH | JOB NUMBER: 22-513 |
| CAD DATE: 07/14/2022 | 1" = 20'-0" |
| CAD FILE: 22-513.dwg | |

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| 10.19.22 | JH | 3RD SUBMITTAL | |

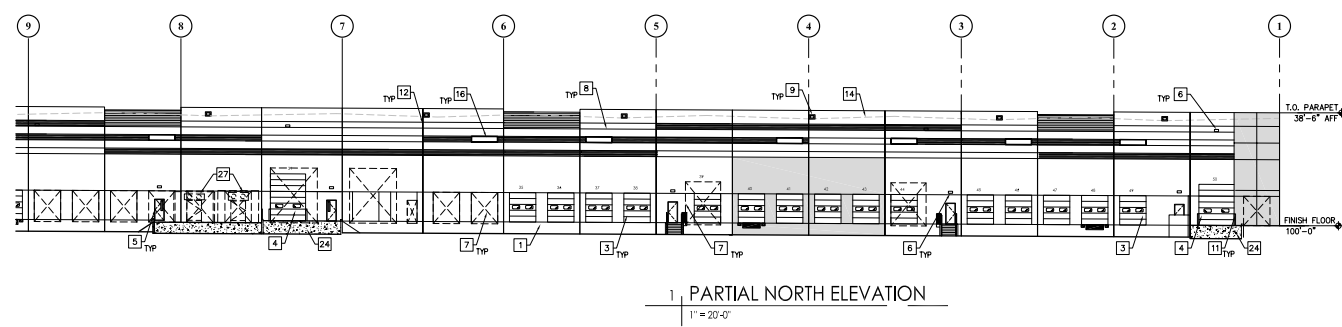
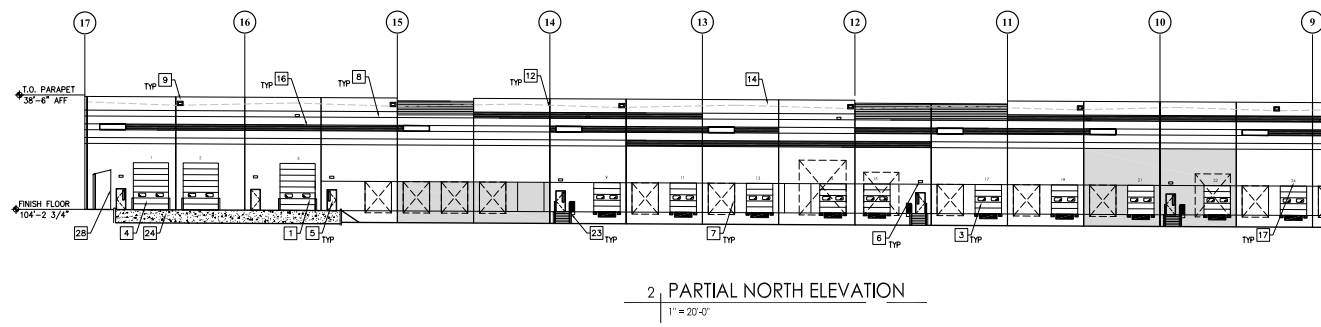
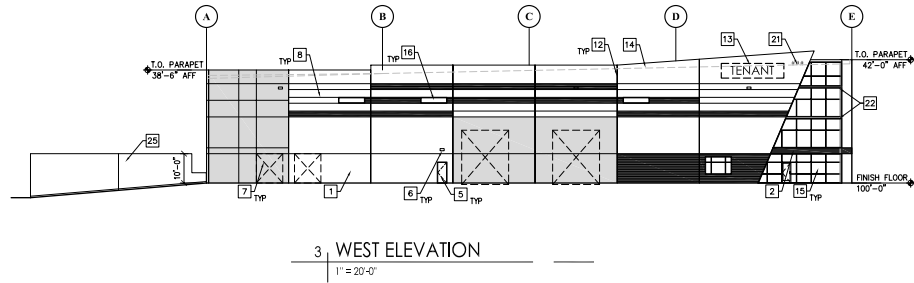
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VAPOR TRAIL
WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
COLORADO SPRINGS, COLORADO

SITE DEVELOPMENT PLAN
ENLARGED EXTERIOR ELEVATIONS

SHEET
A2
16



- ### MATERIAL LEGEND
- 1 ARTICULATED TILT-UP CONCRETE PANEL, RE: COLOR LEGEND FOR PAINT COLOR
 - 2 METAL SUNSHADE/ CANOPY W/ PEPAL BRONZE SOFFIT, ALL EXPOSED STEEL MEMBERS TO BE PAINTED BRONZE #5 PAINT
 - 3 OVERHEAD DOOR PREFINISHED WHITE MANUALLY OPERATED SECTIONAL DOOR W/ VISION GLASS, PROVIDE BUMPERS, SHIELDS TO BE PART OF T.I.
 - 4 DRIVE-IN DOOR PREFINISHED WHITE SECTIONAL DOOR W/ VISION GLASS
 - 5 H.M. INSULATED MAN DOOR PAINT TO MATCH ADJACENT WALL
 - 6 EXTERIOR WALL MOUNTED LIGHT FIXTURE, BRONZE FINISH, RE: ELECT. FOR TYPE & MOUNTING HEIGHT
 - 7 KNOCK-OUT FUTURE OPENING, SHOWN DASHED, TYP. MARK KNOCK-OUT ON PANEL INTERIOR IF THESE ARE NO REVEALS ON EXTERIOR.
 - 8 "V" REVEAL
 - 9 OVERFLOW SCUPPER OPENING
 - 10 GAS METER BEHIND SCREEN WALL, RE: PLUMB & MECH.
 - 11 48" HT. SAFETY BOLLARD, PAINT YELLOW
 - 12 PANEL JOINT W/ SEALANT, MATCH ADJACENT PANEL COLOR
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- ### GENERAL NOTES
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 4. ALL MAIN DOORS AND EXTERIOR FACE OF FRAMES TO BE PAINTED TO MATCH ADJACENT WALL COLOR
 5. APPLY A HIGH QUALITY RUST-PROOF PRIMER OR PRIMER AND PAINT BEFORE FINAL PAINTING OF ALL WEATHER EXPOSED METAL SURFACES TO AVOID RUST.
- ### COLOR LEGEND
- PAINT:
- TILT-UP PANEL COLOR #1, SW 7045 INTELLECTUAL GRAY
 - TILT-UP PANEL COLOR #2, SW 9168 ELEPHANT EAR
 - TILT-UP PANEL BLUE ACCENT COLOR #3, SW 6330 RAINSTORM
 - RIBBED TILT-UP PANEL COLOR #2, SW 9168 ELEPHANT EAR
 - TILT-UP PANEL BLUE ACCENT COLOR #3, SW 6330 RAINSTORM
 - STEEL PAINT COLOR #4 - MATCH BRONZE STOREFRONT, SW 7020 BLACK FOX
- STOREFRONT:
KAWNEER PREFINISHED DARK BRONZE FRAMES
STOREFRONT BLUE GLASS:
1" PACTICA 1/2" TYP GRAY (ARGON)/ 1/2" CLEAR SOLAR BAN 80 (3)
STOREFRONT SPANDREL BLUE GLASS:
1" PACTICA 1/2" TYP GRAY (ARGON)/ 1/2" CLEAR WITH WARM GRAY OPTICAT

CITY STAMP:

LAND USE REVIEW FILE NO: CUDP-22-0003

| | |
|-------------------------|----------------------|
| DRAWN BY: JH | JOB DATE: 07/15/2022 |
| APPROVED: KWH | JOB NUMBER: 22-513 |
| CAD DATE: 07/14/2022 | 1" = 20'-0" |
| CAD FILE: 104-2-3/4.dwg | |

| NO. | DATE | BY | REVISION DESCRIPTION |
|----------|------|---------------|----------------------|
| 06.17.22 | JH | 1st SUBMITTAL | |
| 06.09.22 | JH | 2nd SUBMITTAL | |
| 10.19.22 | JH | 3rd SUBMITTAL | |

HR GREEN - DENVER
5619 DTC PARKWAY SUITE 1150
DENVER, CO 80111
PHONE: 720.602.4999
FAX: 844.273.1057

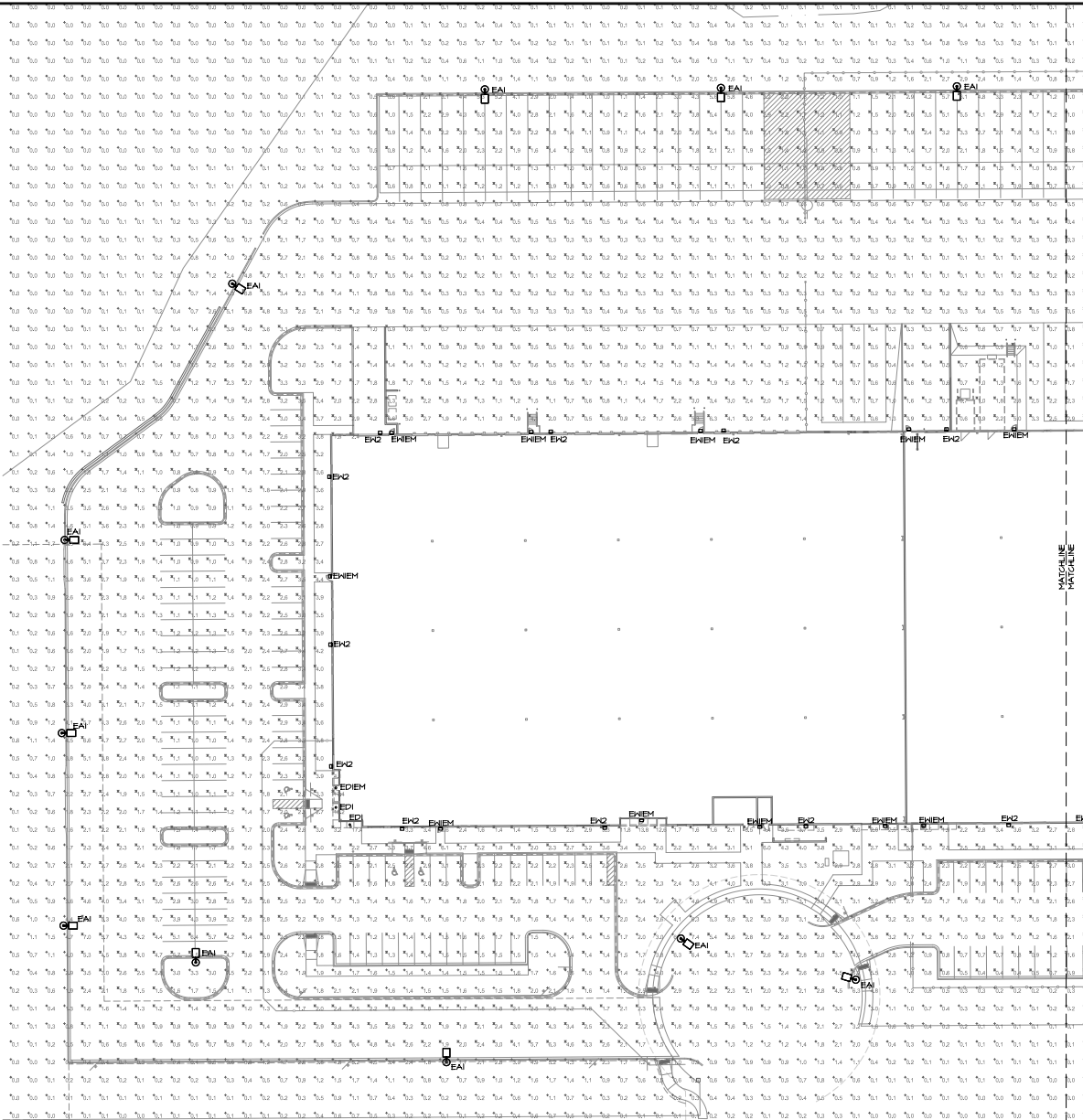
GREY WOLF ARCHITECTURE
CORPORATION, A LLC REGISTERED
1705 CHERRY STREET, SUITE 100
DENVER, COLORADO 80202
WWW.GREYWOLFARCHITECTURE.COM

VAPOR TRAIL
WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
COLORADO SPRINGS, COLORADO

SITE DEVELOPMENT PLAN
ENLARGED EXTERIOR ELEVATIONS

SHEET
A3
17

ERIC REITANI 10/30/2022 8:00 PM



LIGHTING FIXTURES LEGEND

- ▲ LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE TYPICAL. ALL FIXTURES SUBSCRIPT IF SHOWN, REFERENCES HALL SWITCH OR RELAYZONE CONTROL.
- HALL MOUNTED LUMINAIRE
- EXTERIOR AREA LIGHT

GENERAL NOTES

A. ALL FIXTURES SHALL BE CONTROLLED BY ASTRONOMICAL TIME CLOCK. ADDITIONALLY, FIXTURES SHALL DIM TO OWNER SPECIFIED LEVEL WHEN AREA IS UNOCCUPIED.

| SubArea | Symbol | Avg | Min | Max | Height | Angle |
|------------------|--------|------|------|------|--------|-------|
| OVERLAY | X | 18.5 | 2.0 | 37.0 | 7.0 | 10.0 |
| EMPLOYEE PARKING | X | 2.48 | 7.16 | 6.48 | 10.0 | 8.0 |
| LONGTERM STORAGE | X | 14.4 | 4.0 | 33.6 | 20.0 | 4.0 |
| PERFORMER | X | 37.8 | 10.0 | 63.0 | 20.0 | 6.0 |
| BFE | X | 0.5 | 0.2 | 0.8 | N/A | N/A |
| TRUCK PARKING | X | 1.8 | 5.2 | 8.4 | 10.0 | 3.0 |

AEDESIGN
Integrated Lighting and Electrical Solutions
1900 Hazen Street #205 | Denver, CO 80202 | 303.296.2034
info@aedesign.com | 1000022-01000000



1 ELECTRICAL PHOTOMETRIC PLAN
E1.0 SCALE: 1"=30'-0"

| | |
|-------------------------|----------------------|
| DRAWN BY: JH | JOB DATE: 07/18/2022 |
| APPROVED: KWH | JOB NUMBER: 22-513 |
| CAD DATE: 07/14/2022 | |
| CAD FILE: 22-513-01.dwg | |

| NO. | DATE | BY | REVISION DESCRIPTION |
|-----|----------|-----|----------------------|
| 02 | 12.14.22 | DLR | 4TH SUBMITTAL |



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COLORADO SPRINGS, COLORADO

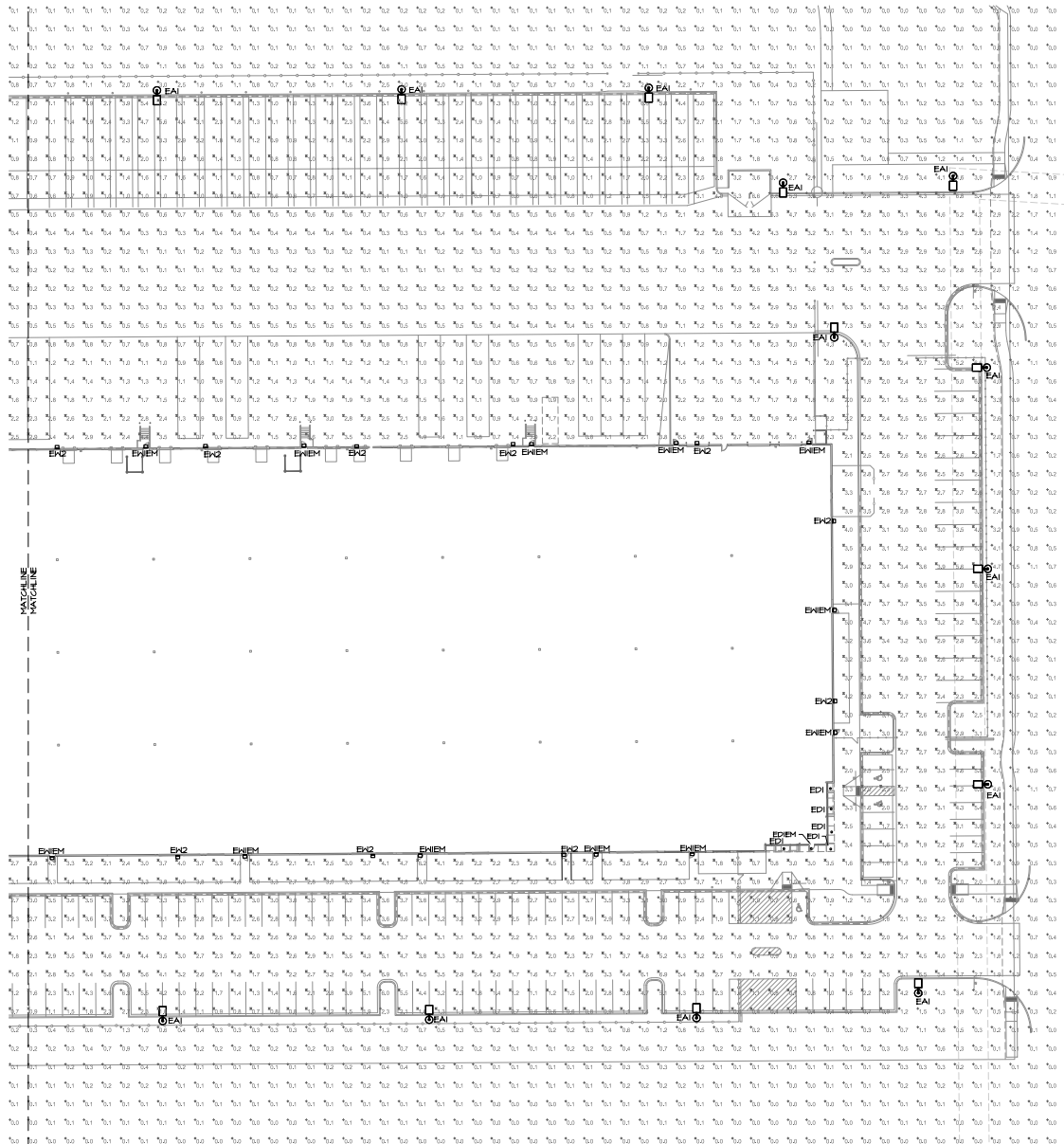
| | | |
|-------------------------------------------|---------------|----|
| SITE DEVELOPMENT PLAN PHOTOMETRIC PLAN | SHEET E1.0 | 18 |
|-------------------------------------------|---------------|----|

LAND USE REVIEW FILE NO: CUDP-22-0003

CITY STAMP:

ERIC REITANI 12/13/2022 6:51 PM

AEDESIGN, INC. - 1900 W. 38th Ave. Suite 100, Denver, CO 80202
PHOTOGRAPHIC COURTESY OF: ARCADIS URBAN DESIGN & PLANNING



LIGHTING FIXTURES LEGEND

| | |
|---|----------------------------------------------------------------------------------------------------------------------------------------|
| A | LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE. TYPICAL ALL FIXTURES SUBSCRIPT IF SHOWN, REFERENCES HALL SWITCH OR RELAY/ZONE CONTROL. |
| □ | HALL MOUNTED LUMINAIRE |
| ⊗ | EXTERIOR AREA LIGHT |

GENERAL NOTES

A. ALL FIXTURES SHALL BE CONTROLLED BY ASTRONOMICAL TIME CLOCK. ADDITIONALLY, FIXTURES SHALL DIM TO OWNER SPECIFIED LEVEL WHEN AREA IS UNOCCUPIED.

Statistics

| Description | Symbol | Qty | Max | Mfn | Max/Mfn | Height |
|--------------|--------|-----|-------|-------|---------|--------|
| RECESSED | X | 128 | 22.5 | 12.76 | 2.58 | 8.00 |
| RECESSED | X | 24 | 7.18 | 5.48 | 1.30 | 8.00 |
| POLE MOUNTED | X | 14 | 22.5 | 12.76 | 2.58 | 22.00 |
| POLE MOUNTED | X | 27 | 12.76 | 6.38 | 1.61 | 8.00 |
| POLE MOUNTED | X | 1 | 22.5 | 12.76 | 2.58 | 8.00 |
| POLE MOUNTED | X | 1 | 22.5 | 12.76 | 2.58 | 8.00 |
| POLE MOUNTED | X | 1 | 22.5 | 12.76 | 2.58 | 8.00 |

1 | ELECTRICAL PHOTOMETRIC PLAN
E1.1 | SCALE: 1"=30'-0"



CITY STAMP:

LAND USE REVIEW FILE NO: CUDP-22-0003

DRAWN BY: JH JOB DATE: 07/18/2022
 APPROVED: KWH JOB NUMBER: 22-513
 CAD DATE: 07/14/2022
 CAD FILE: 22-513.dwg

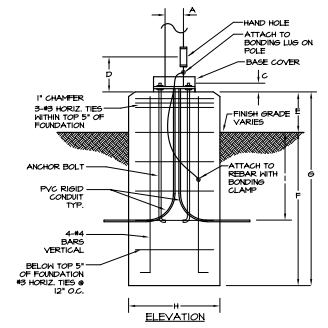
| NO. | DATE | BY | REVISION DESCRIPTION |
|-----|-------|-----|----------------------|
| 12 | 12.22 | DLR | 4TH SUBMITTAL |



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VAPOR TRAIL
WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
 COLORADO SPRINGS, COLORADO

SITE DEVELOPMENT PLAN
PHOTOMETRIC PLAN



3 POLE BASE DETAIL

SCALE: NONE

| POLE OVERALL HEIGHT | A | ANCHOR BOLT DATA | D | E | F | G | H | I |
|---------------------|--------|---------------------|-------|-------|--------|-----|-----|---|
| KEY | B | SIZE | C | | | | | |
| EAI | 25'-0" | 4" PER MANUFACTURER | 3'-0" | 8'-0" | 10'-0" | 24" | 36" | |

LITHONIA LIGHTING

LDN6
New Construction Downlight

FEATURES & SPECIFICATIONS

- LED technology, 20-year warranty
- Non-dimmable, 3000K, 4000K, 5000K color temperatures
- IP65 rated for outdoor use
- Adjustable beam spread
- Energy Star certified

| Beam Spread | Beam Diameter @ 10' | Beam Area @ 10' | Foot Candles @ 10' |
|-------------|---------------------|-----------------|--------------------|
| 30° | 3.14' | 9.8 sq ft | 40 fc |
| 36° | 3.77' | 14.1 sq ft | 28 fc |
| 42° | 4.44' | 19.5 sq ft | 21 fc |
| 48° | 5.11' | 26.2 sq ft | 16 fc |
| 54° | 5.78' | 33.1 sq ft | 12 fc |
| 60° | 6.45' | 40.3 sq ft | 9 fc |

Accessories

- LED Driver
- Transformer
- Wiring

3 ED1, ED1EM
E2.0 SCALE: NONE

ARC2 LED
Architectural Wall Luminare

Specifications

- Depth: 0.93"
- Height: 5.5"
- Width: 14"
- Weight: optional 11 lbs

Introduction

The Lithonia Lighting ARC2 LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

| Model | Beam Spread | Beam Diameter @ 10' | Beam Area @ 10' | Foot Candles @ 10' |
|----------|-------------|---------------------|-----------------|--------------------|
| ARC2-LED | 42° | 4.44' | 19.5 sq ft | 21 fc |
| ARC2-LED | 48° | 5.11' | 26.2 sq ft | 16 fc |

Accessories

- LED Driver
- Transformer
- Wiring

2 EW1EM
E2.0 SCALE: NONE

RSX2 LED
Area Luminaire

Specifications

- Depth: 6.69" (168 mm)
- Height: 29.5" (750 mm)
- Width: 13.4" (340 mm)
- Weight: 31.0 lbs (14.1 kg)

Introduction

The new RSX2 Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens, allowing it to replace 200W to 1000W HID luminaires.

| Model | Beam Spread | Beam Diameter @ 10' | Beam Area @ 10' | Foot Candles @ 10' |
|----------|-------------|---------------------|-----------------|--------------------|
| RSX2-LED | 36° | 3.77' | 14.1 sq ft | 28 fc |
| RSX2-LED | 42° | 4.44' | 19.5 sq ft | 21 fc |
| RSX2-LED | 48° | 5.11' | 26.2 sq ft | 16 fc |
| RSX2-LED | 54° | 5.78' | 33.1 sq ft | 12 fc |
| RSX2-LED | 60° | 6.45' | 40.3 sq ft | 9 fc |

Accessories

- LED Driver
- Transformer
- Wiring

1 EA1 AND EW2
E2.0 SCALE: NONE

AEDesign
Integrated Lighting and Electrical Solutions

1900 Hazen Street #255 Denver, CO 80202 | 303.296.2634
info@aedesign.com | Project: 22-003

DRAWN BY: JH
APPROVED: KWH
CAD DATE: 07/14/2022
CAD FILE: 22-003-Plan-1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000

| NO. | DATE | BY | REVISION DESCRIPTION |
|-----|-------|-----|----------------------|
| 02 | 14.22 | DLR | 4TH SUBMITTAL |

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VAPOR TRAIL WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
COLORADO SPRINGS, COLORADO

SITE DEVELOPMENT PLAN PHOTOMETRIC DETAILS

LAND USE REVIEW FILE NO: CUDP-22-0003

SHEET E2.0 20

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