

LEGAL DESCRIPTION:

PARCEL A:
LOT 3, BLOCK 2, NEWPORT SUBDIVISION FILING NO. 18, IN THE CITY OF COLORADO SPRINGS,
COUNTY OF EL PASO, STATE OF COLORADO.
PARCEL B:
WESTFIELD VAPOR TRAIL SUBDIVISION FILING NO. 1, IN THE CITY OF COLORADO SPRINGS, COUNTY OF EL PASO,
STATE OF COLORADO.
TO BE PLATTED AS LOT 1, VAPOR TRAIL SUBDIVISION FILING NO. 1

STAKEHOLDERS:

OWNER/DEVELOPER: WESTFIELD VAPOR TRAIL DEVELOPMENT LLC
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80902
PHONE: (719) 622-8222

APPLICANT:

HR GREEN CONSULTANTS LLC
1975 RESEARCH PARKWAY SUITE 230
COLORADO SPRINGS, CO 80902
PHONE: (719) 622-8222

SURVEYOR:

ALTRIALAND CONSULTANTS LLC
880 S. TULSAWAY, UNIT C
COLORADO SPRINGS, CO 80905
ATTN: JESSIE LUO

BENCHMARK:

POST PROCESSED GPS STATIC OBSERVATIONS, UTILIZING CORS STATIONS AND THE OPUS UTILITY.
BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED UPON THE EAST LINE OF LOT 2, TF
SECTION 36, T14S, R66E, E1/4, EL PASO, STATE OF COLORADO WHICH BEARS S09°22'22"E
BETWEEN THE MONUMENTS SHOWN HEREON.

FLOODPLAIN STATEMENT:

THIS PROPERTY IS SUBJECT TO THE FLOODPLAIN HAZARD MAPS OF EL PASO COUNTY, COLORADO.
AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE
AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE AS
SHOWN ON THE FLOODPLAIN HAZARD MAPS OF EL PASO COUNTY, COLORADO, ARE IDENTIFIED BY THE DATE
MAP/FIRM NO. 08M/C0235, EFFECTIVE DATE DECEMBER 7, 2018 AND AS MODIFIED BY LMR
#19/04/20MP, EFFECTIVE DATE FEBRUARY 3, 2020.

A CLAIM APPLICATION CASE NO. ZS-08-0599R, SAND CREEK AT POWERS BOULEVARD, PREPARED BY
THE COLORADO STATE ENGINEERS' BOARD, HAS BEEN FILED WITH THE STATE ENGINEERS' BOARD
DIRECTLY ADJUTING THE NORTH EDGE OF THE SITE. IT IS ANTICIPATED THAT THE URBAN FLOODPLAIN
BOUNDARY AND BASE FLOOD ELEVATIONS WILL BE REVISED WITHIN THE AREA OF THE PROPOSED
DEVELOPMENT. THE DEVELOPER HAS BEEN ADVISED TO MONITOR THE PROGRESS OF THIS CASE AND
ALIGNMENT IS SHOWN IN SUBSEQUENT PAGES OF THIS SUBMITTAL.

ADA STATEMENT:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT
ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS
AND FEATURES THAT ARE REQUIRED TO BE ACCESSIBLE. APPROVAL OF THIS PLAN BY COLORADO SPRINGS DOES NOT ASSURE
COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER
OR WITH RESPECT TO SUCH LAWS.

GEOLOGICAL ANALYSIS & HAZARD POTENTIAL:

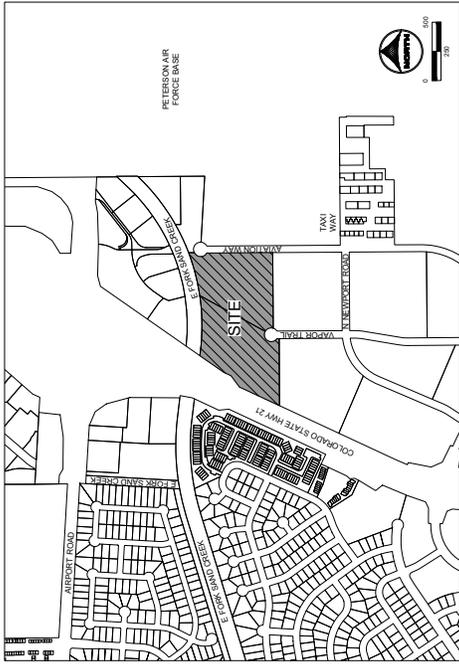
THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD
STUDY PREPARED BY RMG ENGINEERS, INC. DATED DECEMBER 1, 2004 AND A VALIDATION LETTER
DATED FEBRUARY 11, 2005. THE GEOLOGIC HAZARD STUDY AND VALIDATION LETTER WERE PREPARED FOR
VALUATION HAS BEEN PLACED WITHIN FILE CPC-07-04-0334 OF THE CITY OF COLORADO SPRINGS
PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 S. NEVADA
BOULEVARD, SUITE 100, COLORADO SPRINGS, COLORADO 7030 WOULD LIKE TO REVIEW SAID REPORT OR
VALIDATION.

AIRPORT OVERLAY STATEMENT:

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

**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
1"-500'

SITE DATA	
DEVELOPMENT AREA	875 VAPOR TRAIL
BUILDING AREA	717,881 SF (16.06 AC)
IMPERVIOUSNESS	18,900 SF
CONCEPT PLAN	NEWPORT TECHNOLOGY CENTER - NORTH (AP-CF06-00756-A1M42)
MASTER PLAN	NEWPORT TECHNOLOGY CENTER
TOTAL LOTS	CPC-10A (B-30)
TAX SCHEDULE NUMBER(S)	6-62410A(LC, 6-62410A(M, 6-62410A(RM)
EXISTING ZONING	PP2(CR) AS IS (ORDINANCE NO. 74-3)
DRAINAGE BASIN	PETERSON FIELD
EXISTING USE	GENERAL OFFICE, LIGHT INDUSTRIAL
PROPOSED USE	LIGHT INDUSTRIAL
MAX BUILDING HEIGHT	45 FT
DEVELOPMENT SCHEDULE	WINTER 2023
FRONT	24 FT
REAR	19 FT
	25 FT

PARKING	
COLORADO SPRINGS CITY CODE 74203 GENERAL INDUSTRIAL (LIGHT INDUSTRIAL) 740 SF GENERAL OFFICE ADMINISTRATIVE, BUSINESS OR PROFESSIONAL 1 SPACE PER 400 SF	
REQUIRED	PROVIDED
(63,200 SF WAREHOUSE, 7,000 SF INDUSTRIAL & 14,960 SF OFFICE)	
TOTAL	216
STANDARD	206
ACCESSIBLE	7 (2 VAN)
TRAILER	N/A
	71 (20 (60' BOX)

NO.	DATE	BY	REVISION DESCRIPTION

DRAWN BY: AGC	JUL14/2022
APPROVED: KJH	JOB NUMBER: 220381
CAD DATE: J11/02/23	
CAD FILE: J:\2022\220381\CAD\Draw\CS-SDPP-Cover Page	

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

SHEET INDEX:

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LP200	6	PLANTING PLAN & GENERAL NOTES
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AL-AD	15-17	ARCHITECTURAL ELEVATIONS
ED-1/2	18-19	PHOTOMETRIC PLAN
ED-3	20	PHOTOMETRIC DETAILS

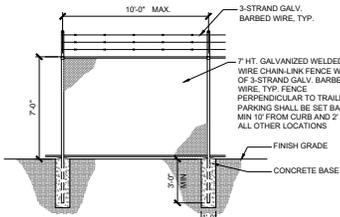
GENERAL NOTES:

- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AVIGATION EASEMENT RECORDED OCTOBER 18, 1971 IN BOOK 2464 AT PAGE 879. A RIGHT OF WAY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN INSTRUMENT RECORDED JULY 14, 1961 IN BOOK 3326 AT PAGE 529. PROPERTY IS SUBJECT TO THE EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF NEWPORT SUBDIVISION FILING NO. 19 RECORDED JUNE 5, 2003 UNDER RECEPTION NO. 20049198.
- THIS PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AVIGATION EASEMENT RECORDED AUGUST 10, 2004 UNDER RECEPTION NO. 20518799.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AVIGATION EASEMENT RECORDED FEBRUARY 7, 2020 UNDER RECEPTION NO. 22041961.
- THE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN AVIGATION EASEMENT RECORDED JANUARY 14, 2022 RECORDED BY A. LURAL AND CONSULTANTS, LLC JOB #22002.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO POWERS BOULEVARD.
- ALL STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & STORAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPER FOR SIGN PERMIT INFORMATION.
- SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES OR ROADWAYS, ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY, AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
- PREPARED BY WARE MALCOLM FOR INFORMATION AND DETAIL RELATED TO THE PROPOSED SAND SIDEWALK CONSTRUCTION WILL BE THE RESPONSIBILITY OF THE ADJACENT INDIVIDUAL LOT DEVELOPER AT THE TIME OF DEVELOPMENT. WHEN NECESSARY, A PUBLIC IMPROVEMENT INTERSECTION SHALL BE GRANTED TO FACILITATE TRAMP CONSTRUCTION AT THE APPROPRIATE STREET INTERSECTIONS.
- SUBMITTAL OF PLAT FORM 7460-1 IS REQUIRED FOR ALL VERTICAL DEVELOPMENT ON PROPERTY.
- PROPERTY OWNER ARE RESPONSIBLE FOR THE MAINTENANCE FOR SHARED COMMON TRACTS, INCLUDING THE MAINTENANCE OF THE SHARED COMMON TRACTS.
- THE DEVELOPER WILL BE RESPONSIBLE TO RESTRIKE AEROPAZA DRIVE APPROXIMATELY 240 FEET WEST OF NEWPORT ROAD AND 100 FEET EAST OF NEWPORT ROAD TO ACCOMMODATE EASTBOUND.
- THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE VIEWED AT THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM'S WEBSITE. PLEASE SEPARATE COUNCILS STATE IS OWNERS IDENTIFIED AND NO FORBIDDING FOR CONSTRUCTION FOR THIS USE.

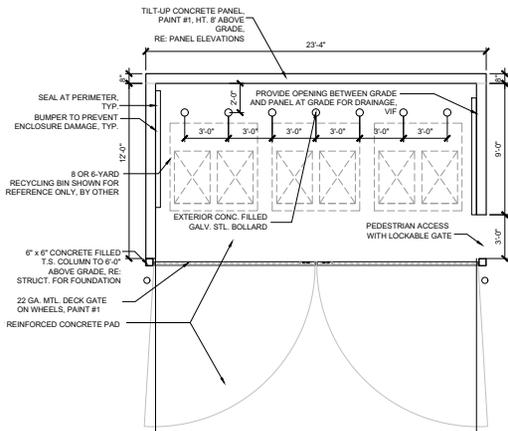
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VAPOR TRAIL SUBDIVISION FILING NO 1 SITE DEVELOPMENT PLAN

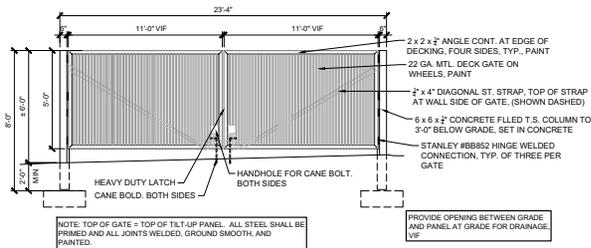
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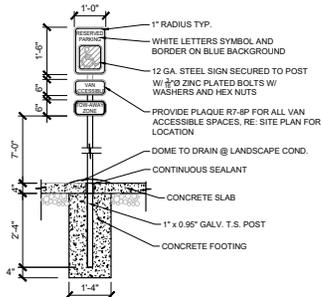
SITE FENCE - TYPICAL DETAIL



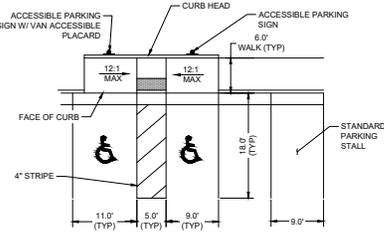
TRASH ENCLOSURE - TYPICAL DETAIL



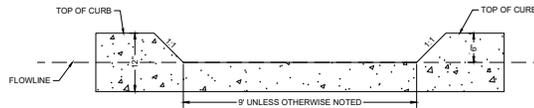
TRASH ENCLOSURE GATE - TYPICAL DETAIL



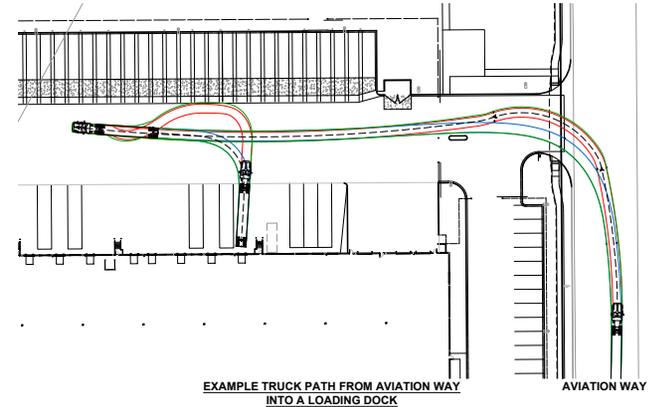
ACCESSIBLE PARKING STALL SIGNAGE - TYPICAL DETAIL



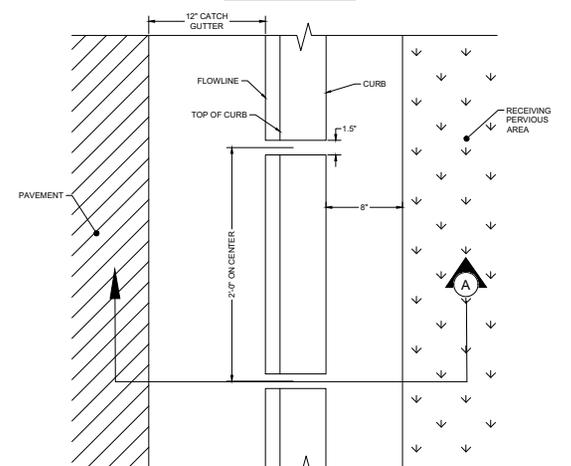
ACCESSIBLE PARKING STALLS & RAMP - TYPICAL DETAIL



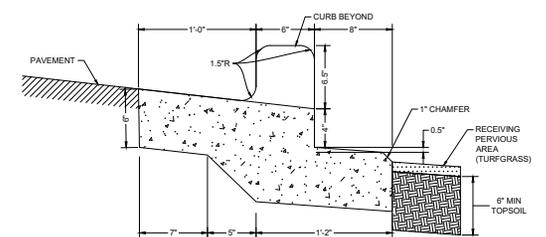
DEPRESSED CURB
SCALE: 1" = 1'



EXAMPLE TRUCK PATH FROM AVIATION WAY INTO A LOADING DOCK



PLAN



SECTION A
FLOW THROUGH CURB

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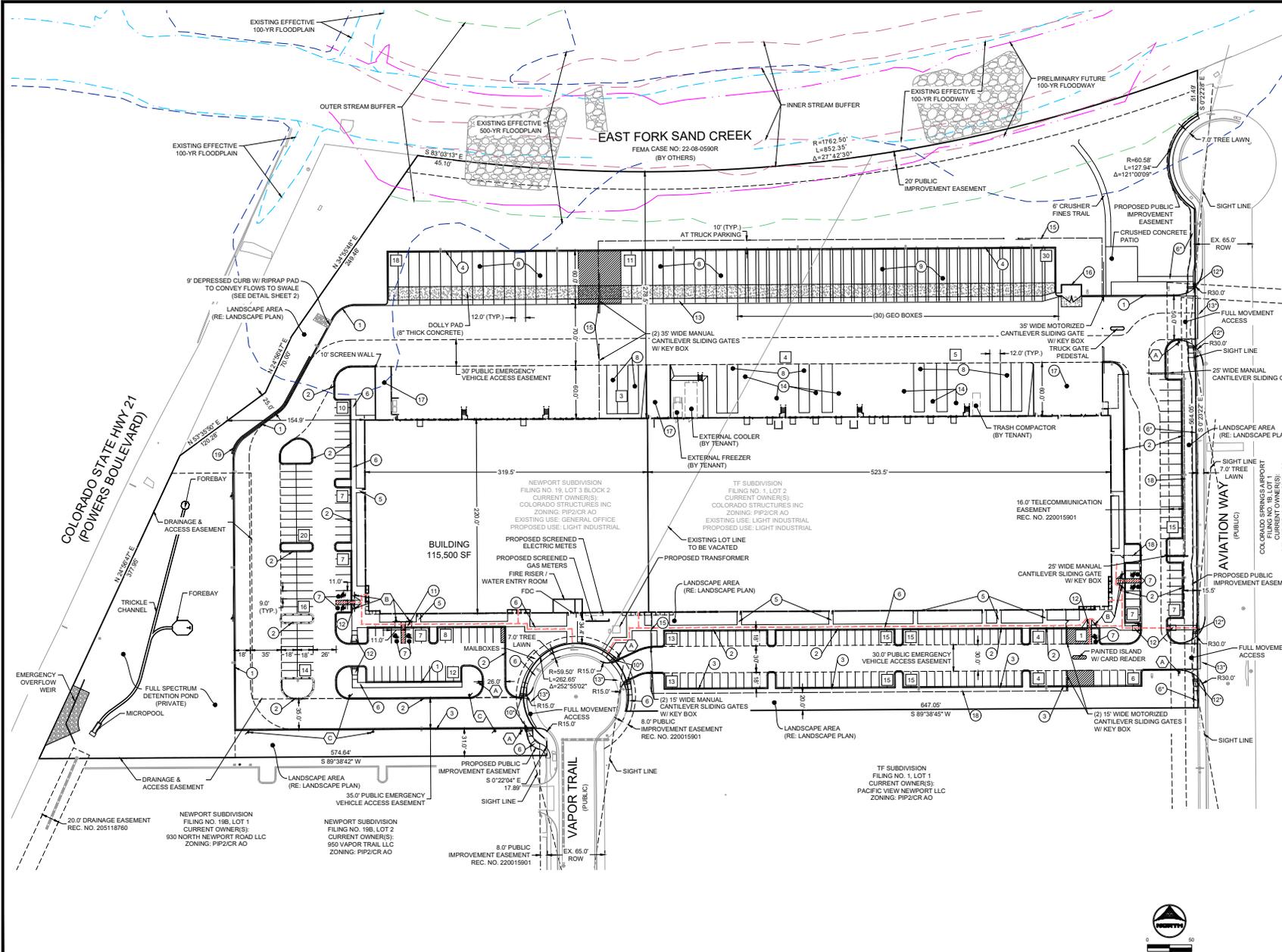
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HR GREEN - COLORADO SPRINGS
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 COLORADO SPRINGS CO 80920
 PHONE: 719.622.6222
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VAPOR TRAIL
 WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
 COLORADO SPRINGS, 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 50-YR FLOODWAY
 - 21 EXISTING EFFECTIVE 100-YR FLOODPLAIN
 - 22 EXISTING EFFECTIVE 100-YR FLOODPLAIN
 - 23 FUTURE PRELIMINARY 100-YR FLOODWAY
 - 24 OUTER STREAM BUFFER
 - 25 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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CAD DATE: 1/10/2023		
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NO.	DATE	BY	REVISION DESCRIPTION

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 1975 RESEARCH PARKWAY SUITE 230
 COLORADO SPRINGS, CO 80920
 PHONE: 719.622.6222
 FAX: 844.273.1057

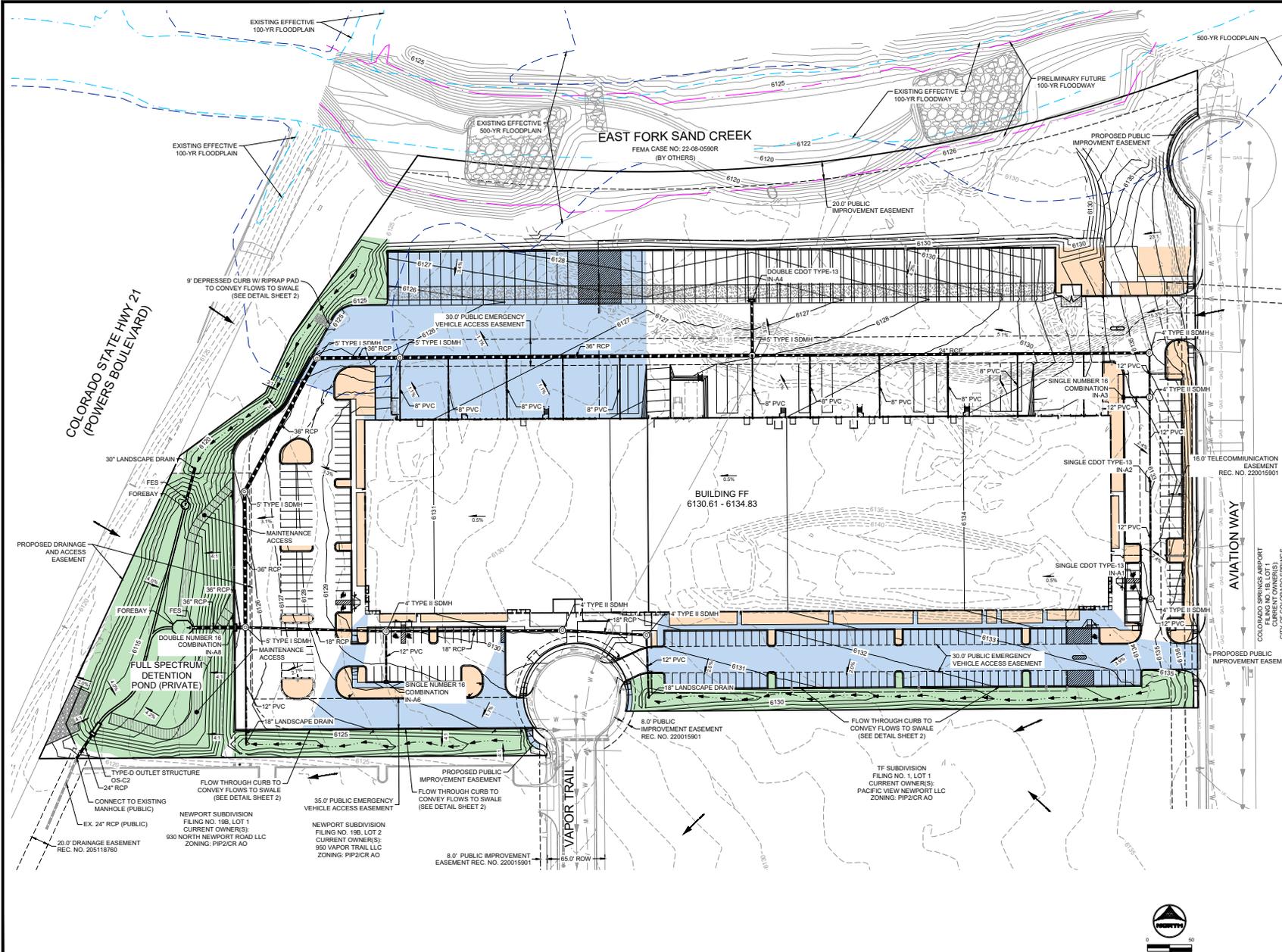
VAPOR TRAIL WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
 COLORADO SPRINGS, COLORADO

SITE DEVELOPMENT PLAN
 SITE PLAN

SHEET SP 3

CONCORAN, A.L.V. 1/10/2023 11:38 AM

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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 IMPEROUS 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 IMPEROUS AREA.

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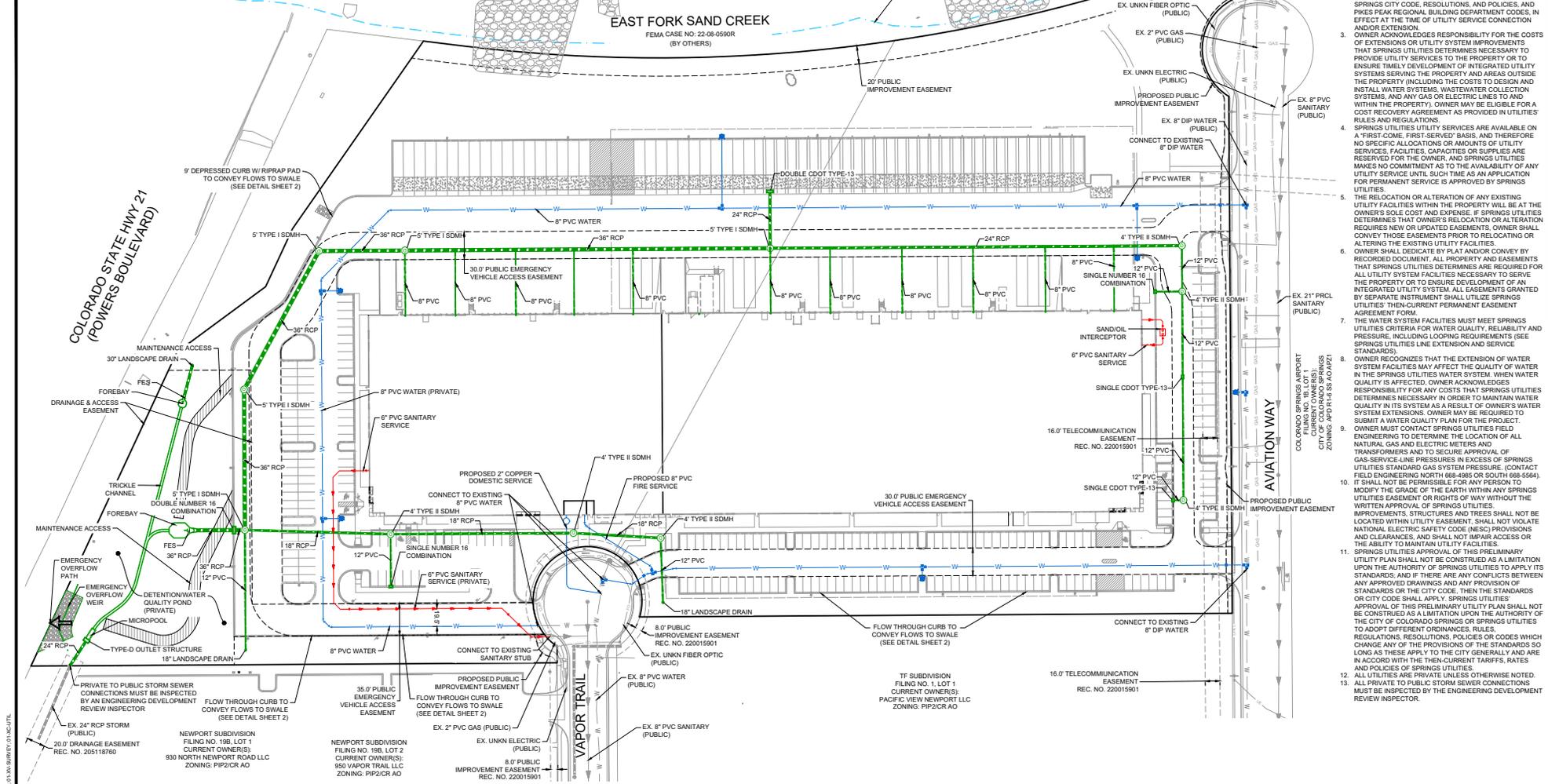
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 WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
 COLORADO SPRINGS, COLORADO

SITE DEVELOPMENT PLAN
 GRADING PLAN

SHEET
 GR 4



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 EASEMENT, 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
- EX. SANITARY SEWER
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT

NOTES:

1. SEE SHEET 1 FOR GENERAL NOTES RELATED TO THESE PLANS.
2. REFER TO PROJECT SAND CREEK AT POWERS BOULEVARD, FEMA CASE NUMBER 22-08-059R PREPARED BY WARE MALCOMB FOR INFORMATION AND DETAIL RELATED TO THE SAND CREEK CHANNEL IMPROVEMENTS AND CLOMR.

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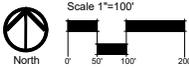
NO.	DATE	BY	REVISION DESCRIPTION

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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

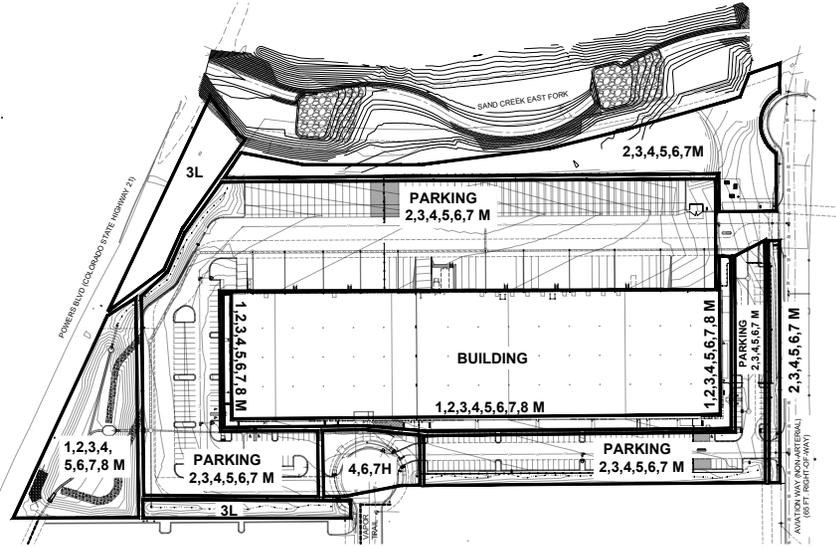
CLIMATE ZONE: FOOTHILLS & PLAINS

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					
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.					
102 / 102	51 / 51	570 LF FENCE	75% / 75%		
38 / 38	19 / 19	N/A	75% / 100%		
25 / 25	12 / 12	N/A	75% / 75%		
69 / 69	35 / 35	495 LF FENCE	75% / 75%		
33 / 33	16 / 16	274 LF FENCE	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			
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 (A.L.C.C.) 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 AUDUBON PINE	6 FT. BAB	25678A
●	PD	18	PINUS PONDEROSA PONDEROSA PINE	6 FT. BAB	2678D
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	20 FT. - 30 FT. SPREAD
CP	7	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE' PRAIRIE PRIDE HACKBERRY	1.5" CALIPER BAB	3457DA	30 FT. - 50 FT. SPREAD
GS	14	SELEZNIA TRIANGULOS 'SHADEMASTER' SHADEMASTER HONEYLOCUST	1.5" CALIPER BAB	45A	30 FT. - 50 FT. SPREAD
GD	8	DIKINOCLEUS BICOLA KENTUCKY COFFEE TREE	1.5" CALIPER BAB	34AS	30 FT. - 40 FT. SPREAD
PA	12	POPULUS ANGSTUFOLIA NORFOLK SPOTTEDWOOD	1.5" CALIPER BAB	4578A	30 FT. - 50 FT. SPREAD
PS	7	POPULUS SARGENTII PLAINS COTTONWOOD	1.5" CALIPER BAB	47AD	30 FT. - 60 FT. SPREAD
QM	11	QUERCUS MACROCARPA BLUR OAK	1.5" CALIPER BAB	4DA	40 FT. - 60 FT. SPREAD
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	15 FT. - 20 FT. SPREAD
CA	5	CRATAEGUS AMBIGUA RUSSIAN HAWTHORN	1" CALIPER BAB	258AD	15 FT. - 20 FT. SPREAD
CI	3	CRATAEGUS CRUS-GALLI NERMS THORNLESS COCKSPUR HAWTHORN	1" CALIPER BAB	258AD	20 FT. - 30 FT. SPREAD
MS	5	MALUS X SPRING SNOW SPRING SNOW CRABAPPLE	1" CALIPER BAB	467B	18 FT. - 22 FT. SPREAD
DECIDUOUS SHRUBS					
CODE	QTY	BOTANICAL / COMMON NAME	SIZE / NOTES	APPENDIX B - KEY	
CD	34	CARYOPTERIS X 'DARK KNIGHT' BLUE MIST SHRUB	5 GALLON	1256A	3 FT. - 4 FT. SPREAD
FL	33	PHILADELPHUS MICROPHYLLUS LITTLELEAF MOCKORANGE	5 GALLON	12567DA	3 FT. - 5 FT. SPREAD
PD	33	PHYSCOCARPUS OULIFOLUS 'DIABLO' DIABLO NINEBARK	5 GALLON	5685A	3 FT. - 5 FT. SPREAD
PB	31	PRUNUS BESSEYI 'P0115 TM' PAWNEE BUTTES SAND CHERRY	5 GALLON	1345A	4 FT. - 6 FT. SPREAD
PC	15	FRUNUS VIRGINIANA CHOCHECHERRY	5 GALLON	1246785A	3 FT. - 12 FT. SPREAD
RT	47	RHUS TROCATIA SMOOTH BURNING BUSH	5 GALLON	23456DA	4 FT. - 6 FT. SPREAD
RA	29	RIBES ALPIMUM ALPINE CURRIANT	5 GALLON	5678A	4 FT. - 6 FT. SPREAD
RP	47	ROSA 'PINK CARPET' PINK GROUNDCOVER ROSE	5 GALLON	467878A	3 FT. - 5 FT. SPREAD
SA	27	SYMPHORICARPOS ALBUS COMMON WHITE KNOXBERRY	5 GALLON	4675A	3 FT. - 5 FT. SPREAD
SC	29	SPRING VALGARS 'CHARLES JOLY' CHARLES JOLY COMMON LILAC	5 GALLON	568DA	6 FT. - 8 FT. SPREAD
EVERGREEN SHRUBS					
CODE	QTY	BOTANICAL / COMMON NAME	SIZE / NOTES	APPENDIX B - KEY	
AP	32	ARCTOSTAPHYLOS PANCHITO PANCHITO MANSAVITA	5 GALLON	5678DA	3 FT. - 5 FT. SPREAD
AR	31	ARTEMISIA FILIFOLIA SAND SAGEBRUSH	5 GALLON	1255D	3 FT. - 5 FT. SPREAD
CF	34	CHAMAEBATARIA MILLEFOLIUM FERNSHUB	5 GALLON	1255D	3 FT. - 6 FT. SPREAD
EE	38	EPHEDRA EQUISSETINA BLUE STEM JOINT PIS	5 GALLON	1255D	4 FT. - 6 FT. SPREAD
PM	31	PNUS MUDD 'SLOW MOUND' MOPS MUDD PINE	5 GALLON	4S	4 FT. - 4 FT. SPREAD
YS	26	YUCCA GLAUCA SPAWNEED	5 GALLON	123466D	3 FT. - 4 FT. SPREAD
PERENNIALS & ORNAMENTAL GRASSES					
CODE	QTY	BOTANICAL / COMMON NAME	SIZE / NOTES	APPENDIX B - KEY	
BB	50	BOUTELOUA BLOODES AMBITION BLOODES AMBITION BLUE GRAMA	1 GALLON	1235D	1 FT. - 2 FT. SPREAD
CK	110	CLALAMAGROSTIS X 'KARL FORSTER' FEATHER REED GRASS	1 GALLON	A	3 FT. - 3 FT. SPREAD

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

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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 BUILT 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 BIRDBARR
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.
2% MINIMUM OF REQUIRED = 31,093 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 WAY 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.

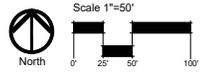
OPEN SIGHT CORRIDOR
AROUND PERIMETER OF
CULDESAC. 15MPH=80'

LOT 5615
ZONED:PIP2
PLANNED
INDUSTRIAL
PARK 2

LOT 5645
ZONED:PIP2
PLANNED
INDUSTRIAL
PARK 2

LOT 640
ZONED:PIP2
PLANNED
INDUSTRIAL
PARK 2

ZONED:APD
AIRPORT
PLANNED
DEVELOPMENT



LAND USE REVIEW FILE NO: CUDP-22-0003

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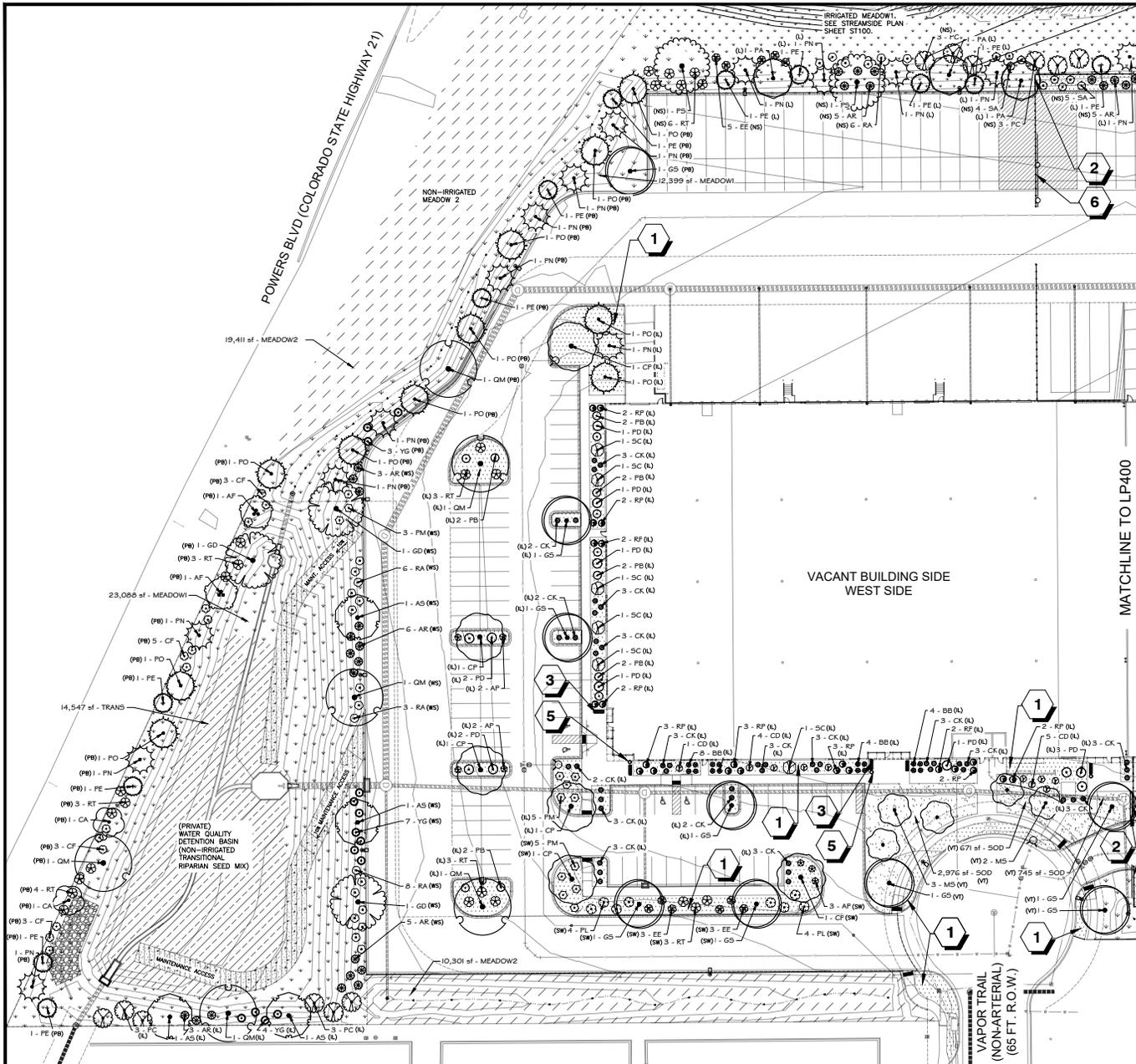
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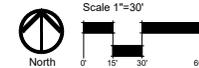
Julie Wolverton,
Landscape Architect
6186 Regatta Road
Monte Vista, CO 81453
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VAPOR TRAIL
WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
COLORADO SPRINGS, COLORADO

SITE DEVELOPMENT PLAN FINAL LANDSCAPE PLAN: Planting Plan & General Notes	SHEET LP200 7
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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
 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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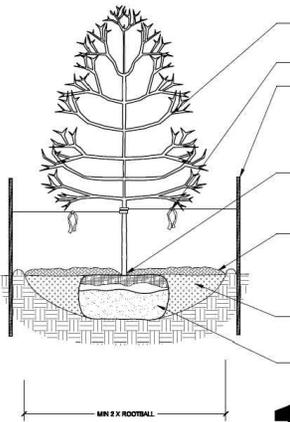
VAPOR TRAIL
 WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
 COLORADO SPRINGS, COLORADO

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

SHEET
 LP300
 8

LAND USE REVIEW FILE NO: CUDP-22-0003

- 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. DFOUR (IF LEAFED OUT)

ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY

SET TREE VERTICAL, STAKE UP TO 2" CALIPER TREES WITH TWO PORTS ON THE LEAVARD AND WINDWARD SIDES. STAKE TREES OVER 2" CALIPER WITH 3" DIAMETER BRASS PORTS. USE NYLON STRAP WITH GRAMMETS BELOW MIDPOINT 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. POSITION ROOT FLARE AT GRADE.

3-4" DEPTH OF SPECIFIED MULCH. PROVIDE A 6" DIAMETER WOOD MULCH RING AND IF PLANTING IN IRRIGATED NATIVE BEED AREAS WHERE IRRIGATION ZONES ARE TO BE BUILT DOWN AFTER ESTABLISHMENT, PROVIDE SAUCER ON DOWNHILL SIDE ON BLOWER. 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.

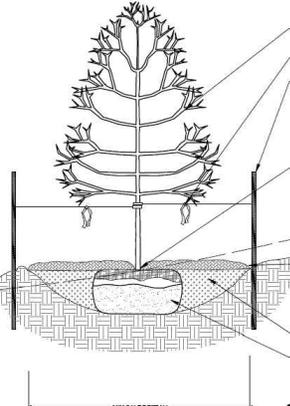
AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER.

MIN 2' X ROOTBALL

CITY OF COLORADO SPRINGS Rev: 11.13.08

A LP500 DECIDUOUS TREE PLANTING DETAIL NOT TO SCALE SECTION

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EXISTING GRADE

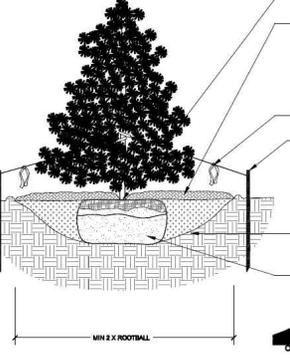
PROPOSED GRADE

MIN 2' X ROOTBALL

CITY OF COLORADO SPRINGS Rev: 11.13.08

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

- NOTES:**
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 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 LEAVARD AND WINDWARD SIDES. STAKE TREES 6" HEIGHT AND GREATER WITH 1/2" METAL ANGLE (DO NOT PLACE 1/2" DISBURSE APART). USE NYLON STRAP WITH GRAMMETS BELOW MIDPOINT 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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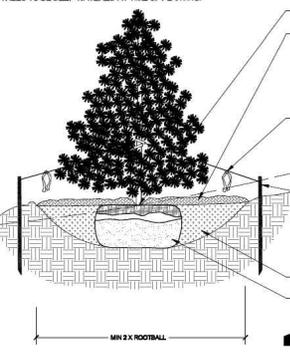
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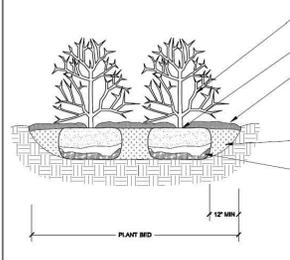
PROPOSED GRADE

MIN 2' X ROOTBALL

CITY OF COLORADO SPRINGS Rev: 11.13.08

D LP500 EVERGREEN TREE PLANTING ON SLOPES DETAIL NOT TO SCALE SECTION

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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 BLOWER. 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 BALL: SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.

EXISTING GRADE

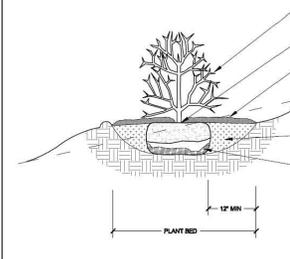
PROPOSED GRADE

12" MIN

CITY OF COLORADO SPRINGS Rev: 11.13.08

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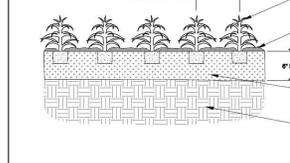
PROPOSED GRADE

12" MIN

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 DIRT MATTERS AS SPECIFIED IN GROUND COVERS.

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

6" MIN

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:	BAR SCALE INCH ON OFFICIAL DRAWING 1"
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
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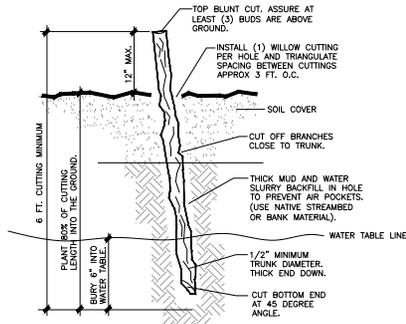
HR GREEN - COLORADO SPRINGS
 7222 COMMERCIE CENTER DR. SUITE 220
 COLORADO SPRINGS CO 80919
 PHONE: 719.622.6222
 FAX: 844.273.1057

Julie Wolverson,
 Landscape Architect
 6146 Regatta Blvd
 Monument, CO 80135
 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

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.

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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 WITH 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 604 PERMIT WILL OCCUR IN WETLANDS. ALL ADDITIONAL ACTIVITIES NEED TO BE AUTHORIZED BY THE U.S. ARMY CORPS OF ENGINEERS IN WRITING BEFORE CONSTRUCTION. NOT MATERIALS WILL BE STOCKPILED IN THE WETLAND.

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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
Montrose, CO 81401

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	>3.0	>5.0
NO Nitrate-n	ppm	0.4*	<0.4	0.5-1.0	Medium	1.1-2.0	High	>2.0	>5.0
Phenolic Compounds Phosphorus (P)	ppm	396	<0.5	0.5-1.5	Medium	1.6-3.0	High	>3.0	>5.0
Ammonium Acetate									
Potassium (K)	ppm	336	<60	60-120	Medium	121-160	Optimum	161-200	>200
Calcium (Ca)	ppm	547	<100	100-200	Medium	201-300	Optimum	>300	>5000
Magnesium (Mg)	ppm	162	<25	25-50	Medium	51-75	High	76-100	>100
Sodium (Na)	ppm	79	<10	10-20	Medium	21-30	High	>30	>100
Carbon Exchange Capacity (CEC) or Sum of Cations	meq/100g	5	Sand	Loam	Silt Loam	Clay & Silt Loam	Loam	Organic Salts	>30-300
Base Saturation	%	100.0	H	X	Ca	Mg	Na		

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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
Montrose, CO 81401

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*	Very Low	Low	Medium	Optimum	High	Very High
DTPA								
Zinc (Zn)	ppm	0.001	Very Low	Low	Medium	Optimum	High	Very High
Iron (Fe)	ppm	0.001	Very Low	Low	Medium	Optimum	High	Very High
Manganese (Mn)	ppm	0.001	Very Low	Low	Medium	Optimum	High	Very High
Copper (Cu)	ppm	0.001	Very Low	Low	Medium	Optimum	High	Very High
Hot Water Extraction								
Boron (B)	ppm	0.4*	Very Low	Low	Medium	Optimum	High	Very High
Calcium Nitrate								
Chloride (Cl)	ppm	0.001	Very Low	Low	Medium	Optimum	High	Very High
Soil Texture								
% Sand	%							
% Silt	%							
% Clay	%							
Texture by Hydrometer								
Heavy Metals								
Arsenic (As)	ppm							
Cadmium (Cd)	ppm							
Chromium (Cr)	ppm							
Copper (Cu)	ppm							
Lead (Pb)	ppm							
Molybdenum (Mo)	ppm							
Nickel (Ni)	ppm							
Sodium Absorption Ratio								

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 ¹	Nassella viridula	Cool, bunch	10	2	1	0.5
Wheatgrass, western ²	Panicum sp. ssp.	Cool, sod	20	6.4	3.2	1.6
Grama, sideoats	Bouteloua curtipendula	Warm, bunch	10	2	1	0.5
Switchgrass ³	Panicum virgatum	Warm, bunch	10	0.8	0.4	0.2
Prairie sandreed	Collinsia sp. longifolia	Warm, sod	10	1.2	0.6	0.3
Yellow indiangrass ⁴	Sorghastrum nutans	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)			19.3	9.7	4.8	

¹For portions 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.
²Species that will do well in the bottom of pond areas.

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	Panicopyrum smithii	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

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TRANSITIONAL RIPARIAN AND UPLAND MEADOWS SEED MIXES NOT TO SCALE

NOT TO SCALE

LAND USE REVIEW FILE NO: CUDP-22-0003

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

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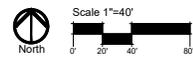
Julie Wolverton,
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VAPOR TRAIL
WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
COLORADO SPRINGS, COLORADO

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

SHEET
LP600
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**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)

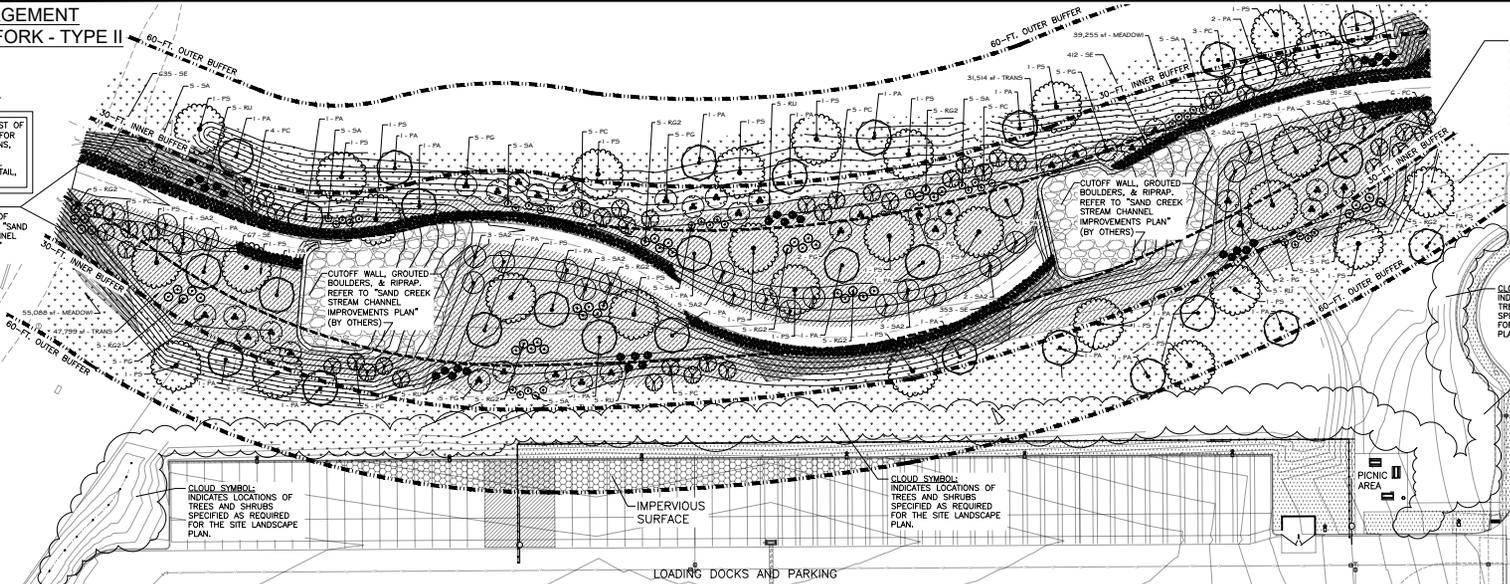
(N) INNER BUFFER STREAMSIDE OVERLAY:
INNER BUFFER = 1 TREE/20LF = 48 TREES REQUIRED AND 26 TREES PROVIDED. SUBSTITUTE 22 TREES FOR SHRUB SUBSTITUTES AT A RATIO OF 10-SHRUBS PER 1-TREE = 220 SHRUBS REQUIRED AND PROVIDED. PLUS 100% COVERAGE OF TRANSITIONAL RIPARIAN NATIVE GRASSES WITH COIR EROSION CONTROL 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 ELM TREES TO BE REMOVED FROM THIS SITE PRIOR TO RE-GRADING. REPLACE WITH NATURAL GROUPINGS OF TREES AS SHOWN ALONG FRONTAGE.

POWERS BLVD (HIGHWAY 21)

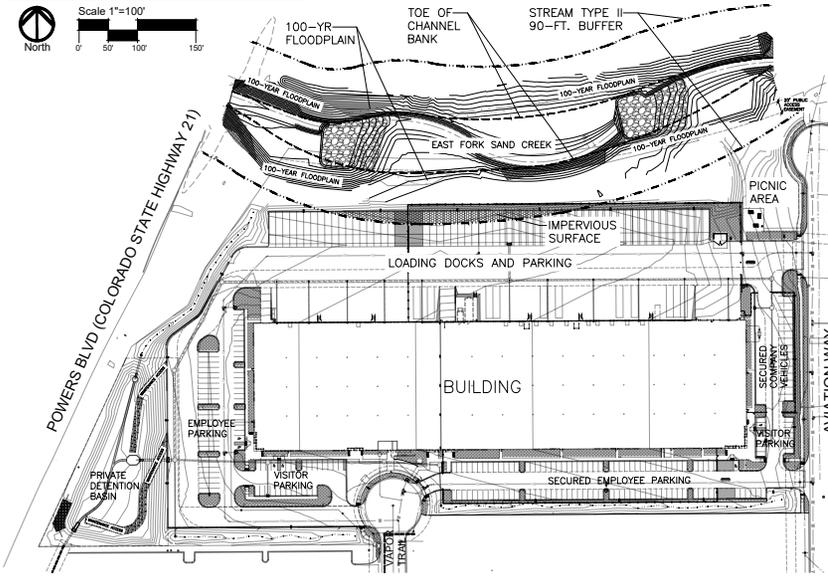
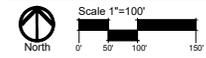


PLANT SCHEDULE STREAMSIDE							
LARGE SHADE TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE / NOTES	APPENDIX B KEY	30 FT. - 50 FT. SPREAD	
LARGE SHADE TREES	PA	30	POPULUS AMPELSTOLIA NARROWLEAF COTTONWOOD	1.5" CALIPER BAB	4578A	30 FT. - 50 FT. SPREAD	
	PS	26	POPULUS SARGENTII PLAINE COTTONWOOD	1.5" CALIPER BAB	4740D	30 FT. - 50 FT. SPREAD	
DECIDUOUS SHRUBS	PS	35	FRAXINUS AMERICANA AMERICAN HICKORY	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	EMPHRASIOPHYLLIS ALBIS COMMON WHITE SNOWBERRY	5 GALLON	4575A	3 FT. - 5 FT. SPREAD	
	GROUND COVER	TRAB6	19,313 SF	TRANSITIONAL SEED MIX RIPARIAN (NON-IRRIGATED) (INCLUDING COIR FABRIC)			BELLAIR COUNTY CONSERVATION DISTRICT NON-IRRIGATED. ALL WILDOSE MIX. SEE THE SEED MIX RATE, & SPACING 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, & SPACING 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 310,172 SF 2% IS 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
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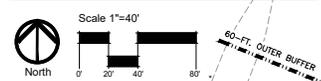
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VAPOR TRAIL
WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
COLORADO SPRINGS, COLORADO

SITE DEVELOPMENT PLAN
STREAMSIDE PLAN

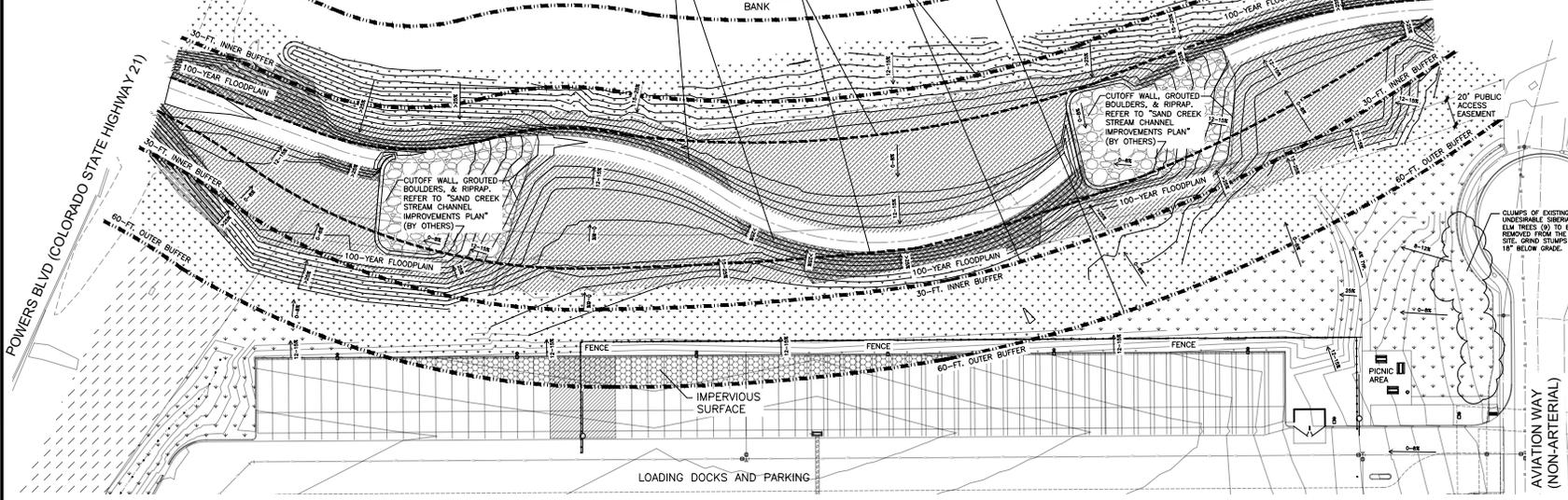
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SAND CREEK EAST FORK - TYPE II



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 COARSE 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.



OPPORTUNITIES & CONSTRAINTS:

1. **SEED DEVELOPMENT 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.

2. **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.

3. **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.

4. **THROUGHOUT THE INNER BUFFER ZONE,** TRANSITIONAL RIPARIAN GRASSES, COTTONWOOD TREES, NATIVE SHRUBS AND WILLOW SHRUB STAKE CUTTINGS WILL BE PLANTED.

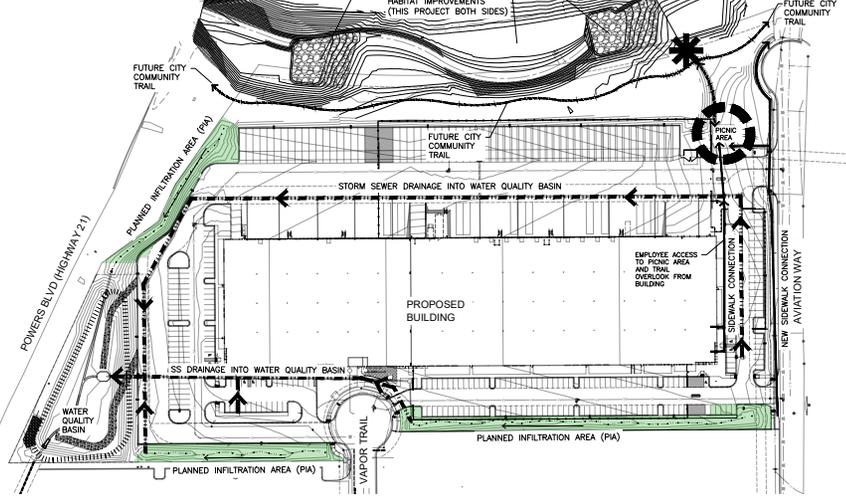
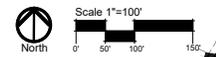
5. **THROUGHOUT THE OUTER BUFFER ZONE,** PLAINS COTTONWOOD TREES, NARROWLEAF COTTONWOOD TREES, AND MEADOWS NATIVE GRASSES WILL BE PLANTED.

6. **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.

7. **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.

8. **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 CHANNEL 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 CITY COMMUNITY TRAIL WITHIN THE PROPOSED 40 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. **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.
 C. 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. **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. **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. **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. **5. STREAM RECLAMATION:** SAND CREEK EAST FORK CHANNEL IMPROVEMENTS ARE PLANNED FOR THE UPPER PORTION OF THE STREAM WITHIN THIS SITE TO RECLAIM THE CHANNEL DRAINAGEWAY THEREBY IMPROVING SLOPE STABILIZATION, RECREATION OPPORTUNITIES, AND WILDLIFE HABITAT.

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CAD DATE: 09/09/2022			
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10.19.22	JW	3RD	SUBMITTAL
12.14.22	JW	4TH	SUBMITTAL

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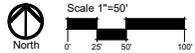
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VAPOR TRAIL
WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
 COLORADO SPRINGS, COLORADO

SITE DEVELOPMENT PLAN	SHEET
LANDS SUITABILITY ANALYSIS	ST200
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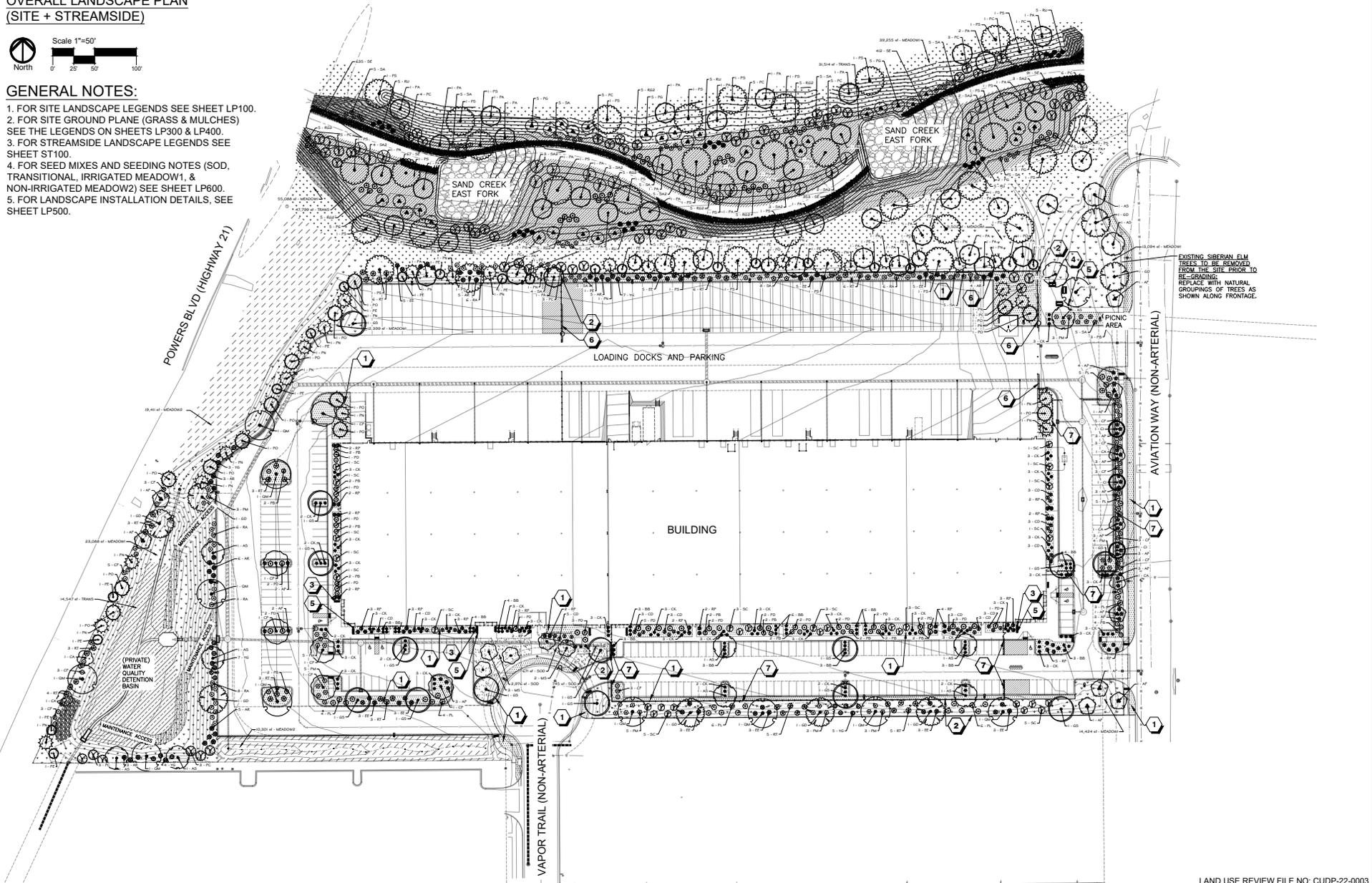
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**OVERALL LANDSCAPE PLAN
(SITE + STREAMSIDE)**



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.



LAND USE REVIEW FILE NO: CUDP-22-0003

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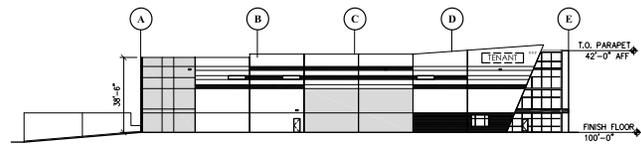
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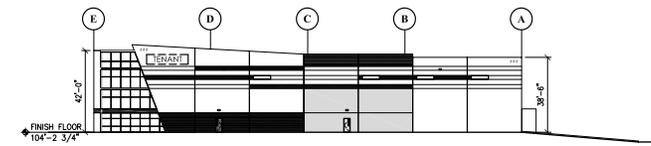
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 COLORADO SPRINGS, COLORADO**

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

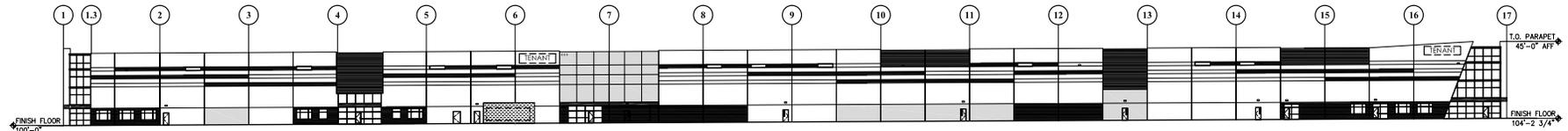
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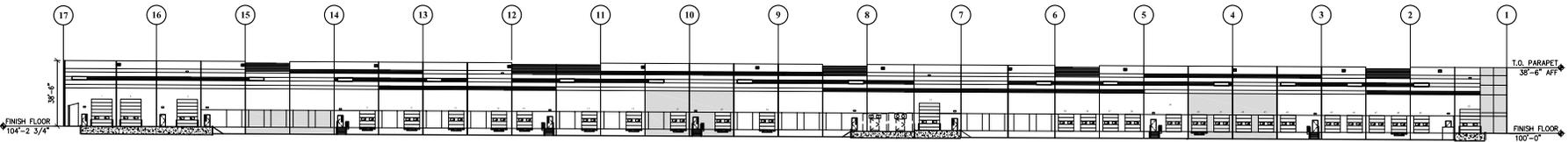
4 WEST ELEVATION
1" = 30'-0"



3 EAST ELEVATION
1" = 30'-0"



2 SOUTH ELEVATION
1" = 30'-0"



1 NORTH ELEVATION
1" = 30'-0"

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CAD FILE: HR Green - Vapor Trail - Site Setup - Overall/Exterior Elevation.dwg	

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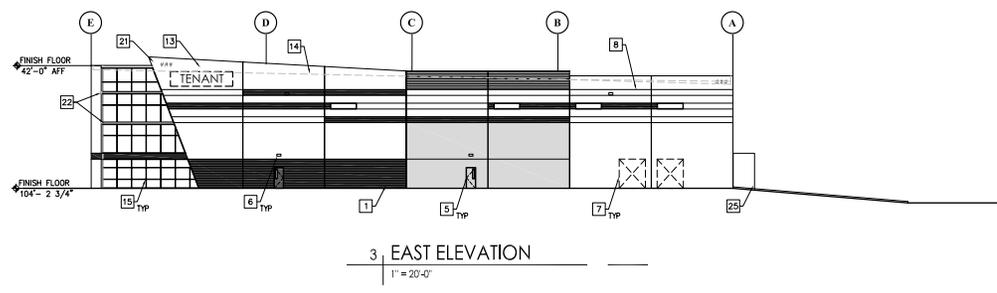
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COLORADO SPRINGS, COLORADO

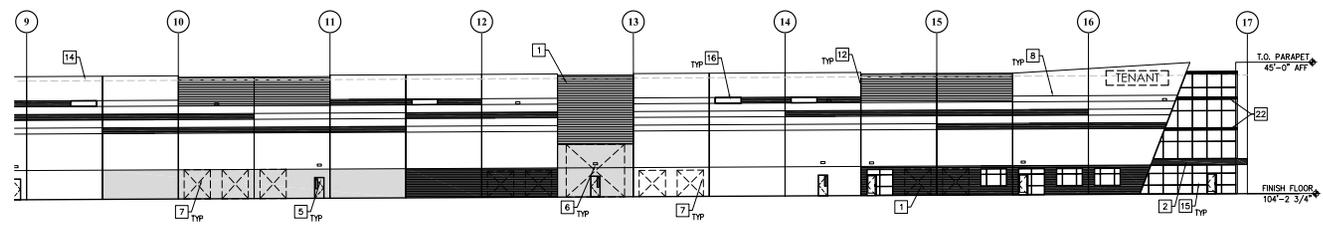
SITE DEVELOPMENT PLAN
OVERALL EXTERIOR ELEVATIONS

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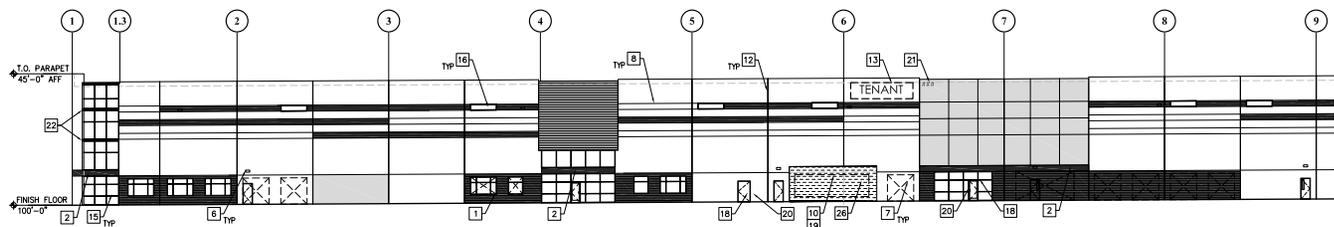
JANA NUTKOVA, 10/17/2022 4:34 PM



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:**
- 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
 - RIBBED TILT-UP PANEL ACCENT BLUE 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" TYP GRAY (ARGON)/ 1" CLEAR SOLAR BAN 60 (3)
 - STOREFRONT SPANDREL BLUE GLASS: 1" PACTICA 1" TYP GRAY (ARGON)/ 1" CLEAR WITH WARM GRAY OPTICAT

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CAD DATE: 07/14/2022	1" = 20'-0"
CAD FILE: 22-513.dwg	

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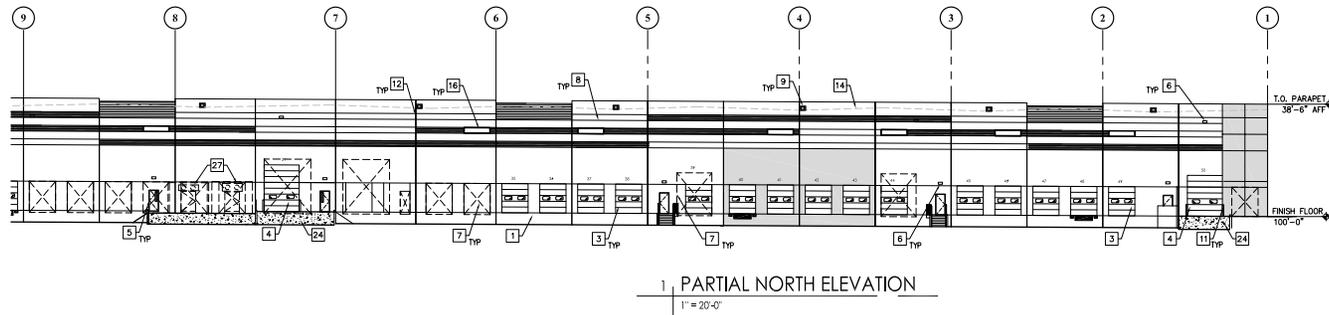
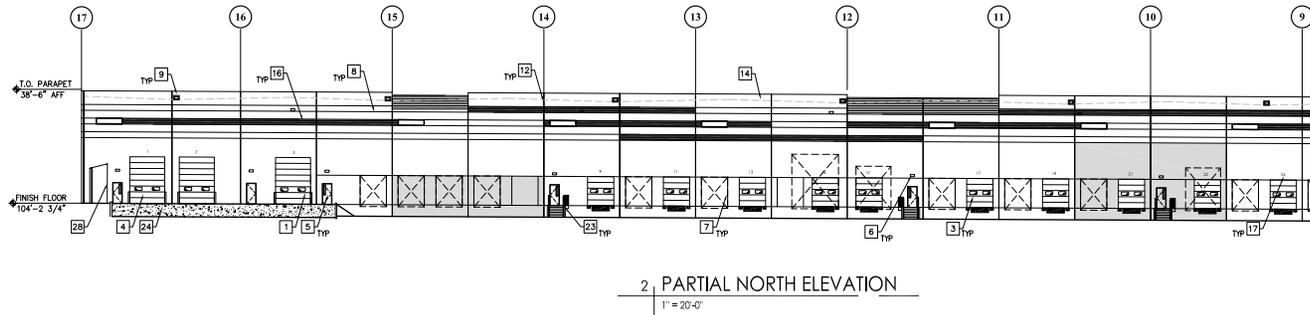
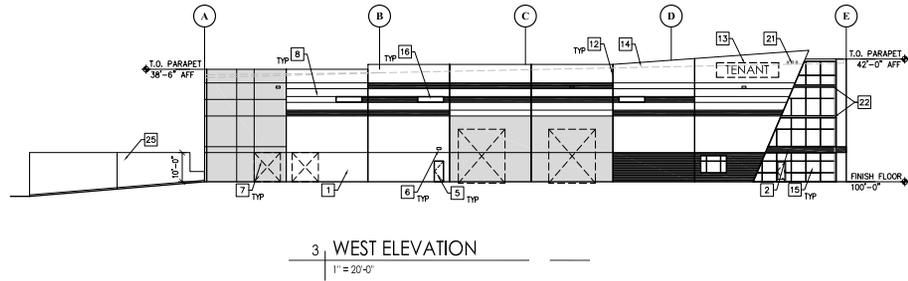
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COLORADO SPRINGS, COLORADO

SITE DEVELOPMENT PLAN
ENLARGED EXTERIOR ELEVATIONS

SHEET
A2
16



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

- ### GENERAL NOTES
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 - ALL MECHANICAL BUILDING MOUNTED EQUIPMENT, CONDUITS & METERS, ETC. TO BE PAINTED TO MATCH ADJACENT WALL
 - ALL OVERHEAD DOORS TO BE FACTORY PREFINISHED WHITE WITH VISION GLASS PANEL
 - ALL MAIN DOORS AND EXTERIOR FACE OF FRAMES TO BE PAINTED TO MATCH ADJACENT WALL COLOR
 - 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:

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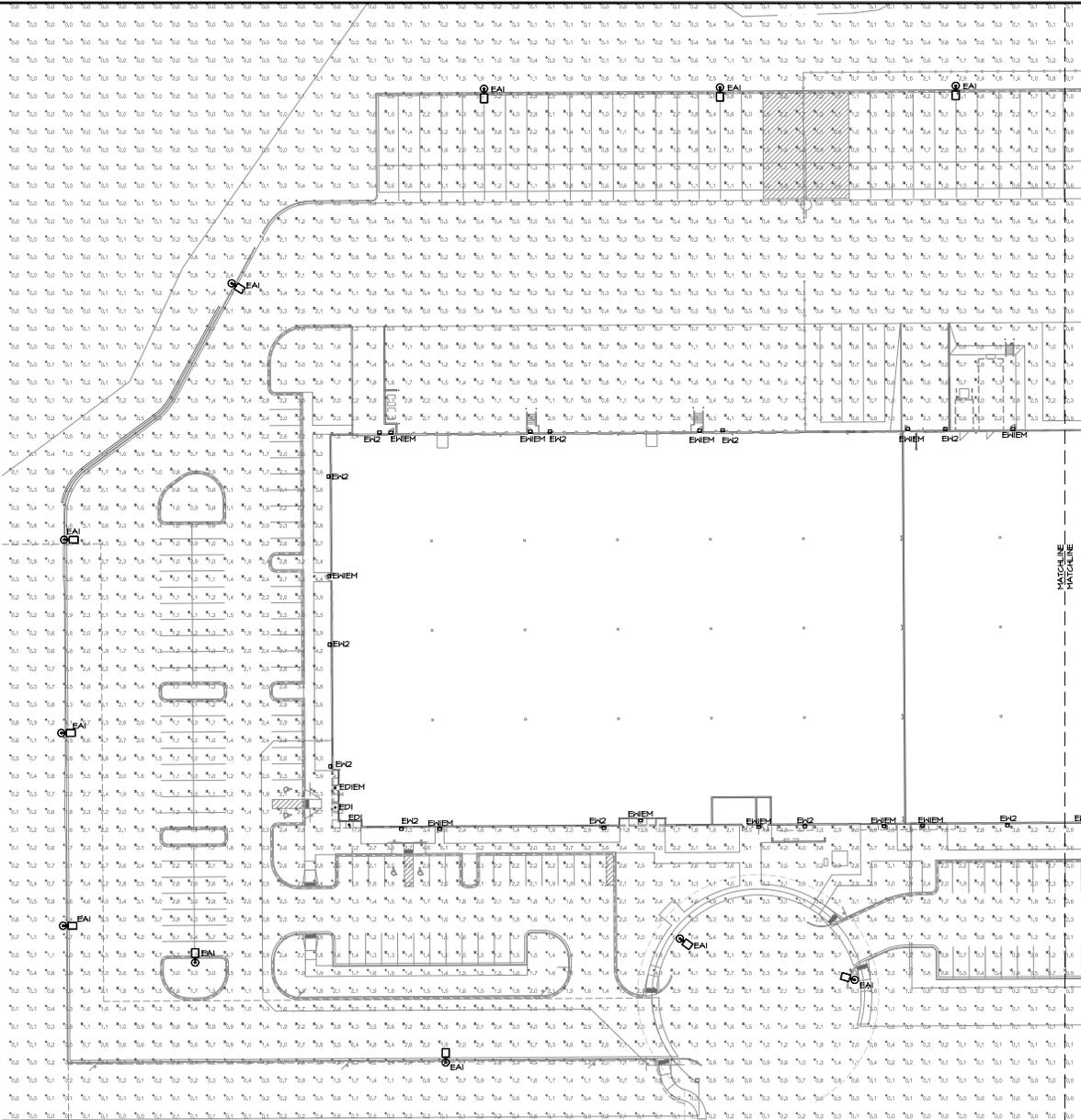
GREY WOLF ARCHITECTURE
CORPORATE AND RESIDENTIAL
7700 S. UNIVERSITY BLVD. #100
DENVER, COLORADO 80231
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VAPOR TRAIL
WESTFIELD VAPOR TRAIL DEVELOPMENT, LLC
COLORADO SPRINGS, COLORADO

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	Area	Min	Max	Height	Angle
OVERLAY	X	18.5	2.0	0.15	10.0	10.0
EMPLOYEE PARKING	X	246	7.0	0.46	10.0	6.0
LONGTERM STORAGE	X	14.4	0.0	0.16	10.0	0.0
PERFORMER	X	0.7	10.0	0.0	10.0	0.0
BFE	X	0.5	10.0	0.0	N/A	N/A
TRUCK PARKING	X	1.0	0.0	0.0	10.0	0.0

CITY STAMP:



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: \\s01\p01\22-513\22-513-01.dwg	

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



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VAPOR TRAIL
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COLORADO SPRINGS, COLORADO

SITE DEVELOPMENT PLAN PHOTOMETRIC PLAN	SHEET E1.0	18
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LAND USE REVIEW FILE NO: CUDP-22-0003

