

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 2, SOUTHBOROUGH SUBDIVISION NO. 9,
RECORDED IN PLAT BOOK J-3, PAGE 29 OF THE RECORDS OF EL PASO COUNTY, COLORADO

A PARCEL OF LAND AS DESCRIBED BY DEED RECORDED UNDER RECEPTION NO. 220084891 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND FURTHER BEING SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH / PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 2, SOUTHBOROUGH SUBDIVISION NO. 9, RECORDED IN PLAT BOOK J-3, PAGE 29 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE CONTINUING WITH THE SOUTHEASTERLY LINE OF SAID SOUTHBOROUGH SUBDIVISION NO. 9 THE FOLLOWING TWO COURSES;

N 30°12'51" E, A DISTANCE OF 174.76 FEET,

N 45°58'03" E, A DISTANCE OF 747.48 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CHELTON ROAD, AS DESCRIBED IN SAID SOUTHBOROUGH SUBDIVISION NO.9;

THENCE 312.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, COINCIDENT WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, BEING CONCAVE TO THE SOUTHWEST, HAVING CENTRAL ANGLE OF 19°40'03", A RADIUS OF 910 FEET, AND CHORD BEARING AND DISTANCE OF S 26°29'36" E, 310.84 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED BY DEED RECORDED UNDER RECEPTION NO. 096159235 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE CONTINUING WITH THE WEST LINE OF SAID PARCEL DESCRIBED UNDER RECEPTION NO. 096159235 THE FOLLOWING TWO COURSES

S 10°35'14" E, A DISTANCE OF 262.20 FEET;

S 00°19'15" E, A DISTANCE OF 117.81 FEET TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND AS DESCRIBED BY DEED RECORDED UNDER RECEPTION NO. 222050270 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE CONTINUING WITH THE NORTH LINE OF SAID PARCEL DESCRIBED UNDER RECEPTION NO. 222050270 THE FOLLOWING THREE COURSES;

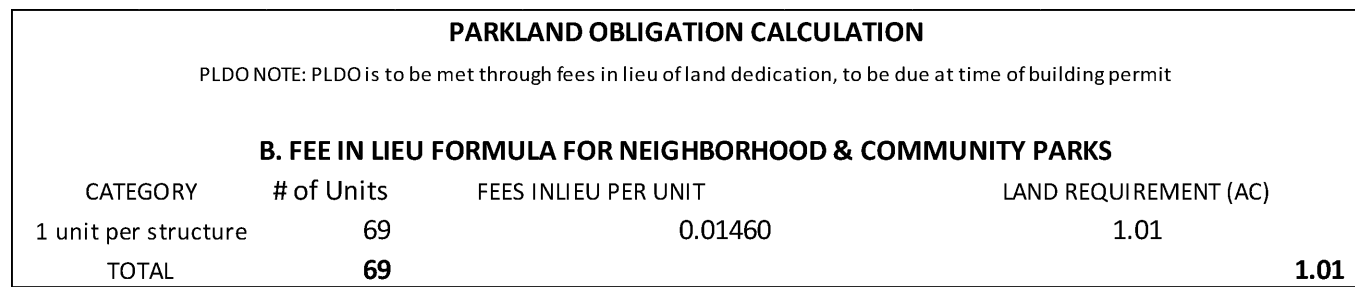
S 89°40'45" W, A DISTANCE OF 20.00 FEET;

S 45°51'20" W, A DISTANCE OF 43.44 FEET;

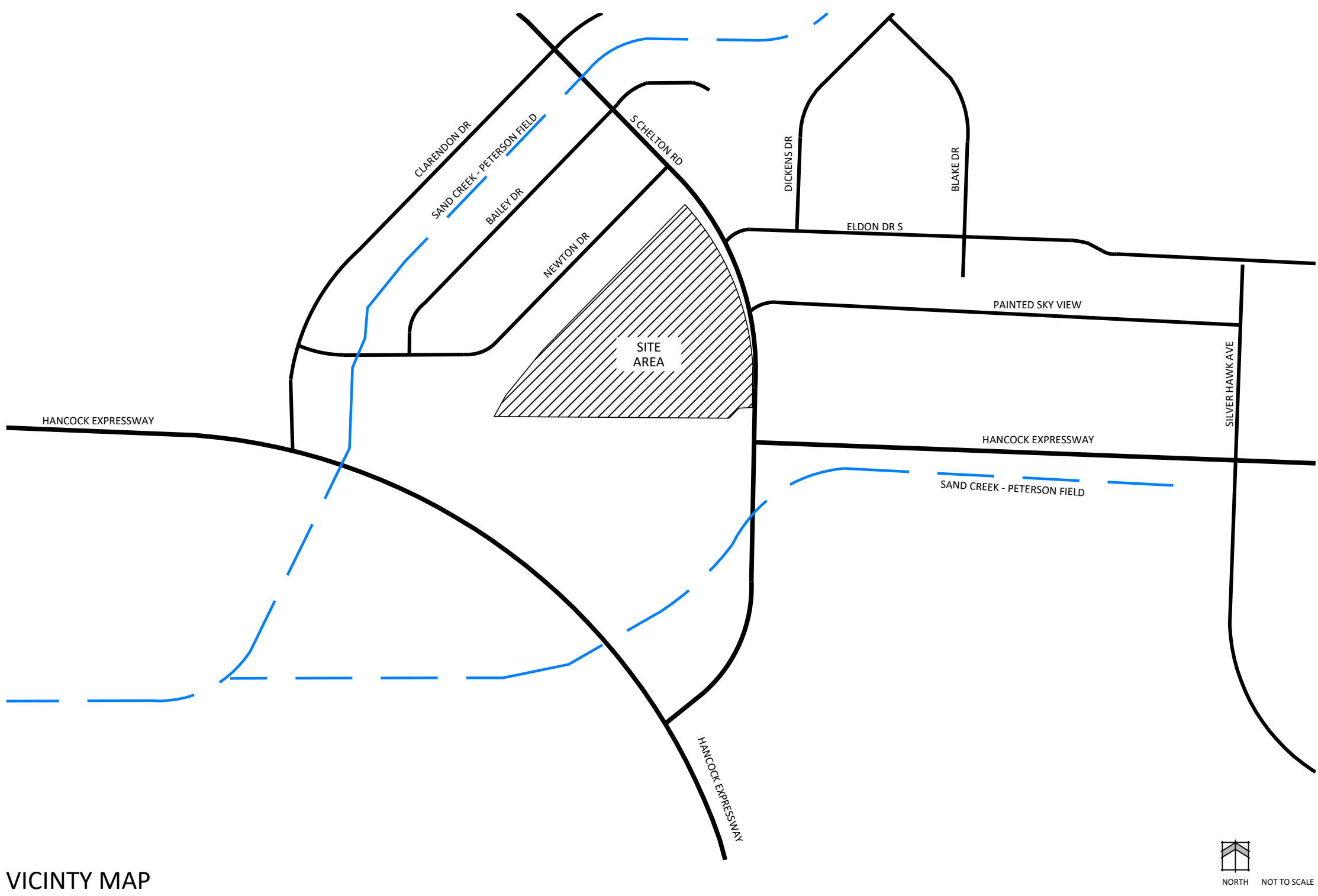
S 89°37'22" W, A DISTANCE OF 743.22 FEET TO THE POINT OF BEGINNING

GENERAL NOTES

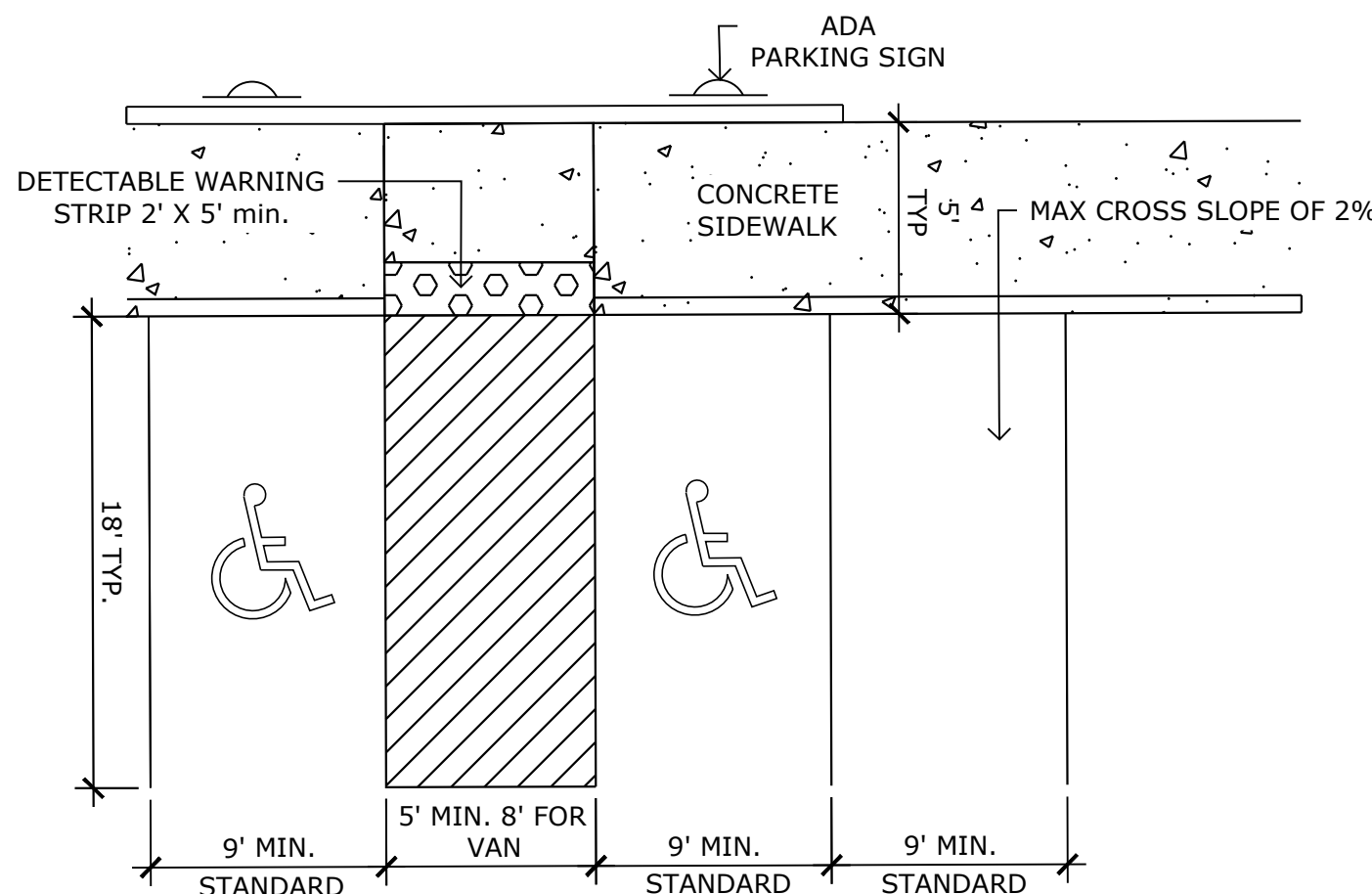
1. ALL STOP SIGNS WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
2. DRIVEWAYS ARE TO BE A MINIMUM 20' OR MAXIMUM 8' LENGTH FROM GARAGE FACE TO BACK OF WALK OR RAMP CURB (OR EDGE OF PAVEMENT OF ACCESS ROAD). ALL DRIVEWAYS ARE TO BE CONSTRUCTED TO CITY STANDARDS.
3. ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CEMENT UNLESS OTHERWISE SPECIFIED.
4. PRIVATE DRIVES ARE TO BE PAVED ASPHALT WITH CONCRETE CURBS.
5. ACCESSIBLE PARKING SPACES AND AISLES SHALL MEET ALL APPLICABLE CITY CODE REQUIREMENTS INCLUDING: PARKING SPACES AND AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
6. ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR INCH (4") LINES.
7. ACCESSIBLE AISLES SHALL BE OUTLINED AND DIAGONALLY STRIPED AT FORTY FIVE DEGREE (45°) ANGLE IN A CONTRASTING COLOR SUCH AS YELLOW, WHITE OR BLUE.
8. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE PARKING SPACES SHALL HAVE AN ADDITIONAL SIGN CONTAINING THE DESIGNATION, "VAN ACCESSIBLE", MOUNTED ABOVE THE SYMBOL OF ACCESSIBILITY. EACH ACCESSIBLE PARKING SPACE SIGN SHALL BE NO SMALLER THAN EIGHTEEN INCHES (18") TALL BY TWELVE INCHES (12") WIDE. EACH SPACE ACCESSIBLE SIGN SHALL BE MOUNTED AT LEAST TWENTY TWO INCHES (22") ABOVE THE SIGN. SIGNS SHALL BE LOCATED AT THE HEAD OF THE SPACE WITH THE BOTTOM OF THE SIGN(S) BETWEEN FIVE FEET (5') AND SEVEN FEET (7') ABOVE THE FINISH FLOOR OR GROUND SURFACE.
9. PROPERTY OWNERS, HOA, AND/OR THEIR ASSIGNS ARE RESPONSIBLE FOR THE MAINTENANCE FOR THE SHARED COMMON TRACTS, ACCESS DRIVES, PRESERVATION AREAS, AND LANDSCAPE AREAS.
10. ALL TREES AND LANDSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE HOA.
11. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOA, PROPERTY OWNERS, AND/OR THEIR ASSIGNS.
12. SIGNAGE IS NOT APPROVED FOR THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982, 2880 CHURCH CIRCLE, COLORADO SPRINGS, CO 80904 FOR MORE INFORMATION.
13. ALL EXISTING CURB, GUTTER, PEDESTRIAN RAMPS AND CROSSPANS, AND SIDEWALKS POSSESSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETEIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS 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 ENTERPRISE AT 719-385-5977.
14. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PRIVATE ROADS WILL BE BUILT TO MEET A MINIMUM OF 27000LBS SINGLE AXLE WEIGHT AND 75000LB TOTAL AVERAGE WEIGHT.
15. PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FIRST BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-385-5978.
16. **FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0761G, EFFECTIVE DATE, DECEMBER 7, 2018, INDICATES THE PROPERTY IS IN A FLOOD HAZARD ZONE.**
17. **THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANOTHER FEDERAL, STATE OR LOCAL LAW, RULE, REGULATION OR ORDER OR ANY OTHER ORDER OR RULE WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.**
18. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY STANDARD DRAWINGS AND SPECIFICATIONS, AND SHALL BE MAINTAINED BY THE HOA OR THE CITY OF COLORADO SPRINGS.
19. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT WILL BE RECORDED WITH THE (IS THEREIN ESTABLISHED BY THE MUE 2583 Page 774) SUBDIVISION PLAT. SAID EASEMENT SHALL BE CONSIDERED A PUBLIC EASEMENT AND IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO. ALL OTHER EASEMENTS OR INTERESTS IN THE SUBJECT PROPERTY ARE RESERVED AND NOT AFFECTED BY THIS INSTRUMENT.
20. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HIMSELF WITH THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
21. PRIOR TO ISSUANCE OF A BUILDING PERMIT OR DEVELOPMENT AN AVIGATION EASEMENT FOR THE BENEFIT OF THE COLORADO SPRINGS AIRPORT WILL BE ESTABLISHED EITHER BY SUBDIVISION PLAT OR INSTRUMENT.
22. AIRPORT ACKNOWLEDGEMENT: UPON ACCEPTING RESIDENCY WITHIN DAKOTA CROSSING, ALL ADULT RESIDENTS AND OCCUPANTS SHALL BE REQUIRED TO SIGN A NOTICE IN WHICH THE TENANT ACKNOWLEDGES THAT DAKOTA CROSSING LIES WITHIN AN AIRPORT OVERLAY ZONE AND IS LOCATED LESS THAN 1.5 MILES FROM THE COLORADO SPRINGS MUNICIPAL AIRPORT AND MAY, AT TIMES (24 HOURS PER DAY), EXPERIENCE NOISE AND OTHER ACTIVITIES AND OPERATIONS ASSOCIATED WITH AIRCRAFT AND AIRPORT.
23. ALL UNITS WILL BE ALLOWED AN OPTIONAL ARCHITECTURAL PROJECTION ON THE 2ND AND/OR 3RD FLOOR TO ENCRACH INTO THE REAR SETBACK. ENCRACHMENT CAN BE UP TO 2 FEET. THIS ARCHITECTURAL PROJECTION IS ALLOWED PER CITY CODE SECTION 7.4.203 TABLE 7.4.2 THE PROPOSED SETBACKS CAN BE MET BY THE PROPOSED ARCHITECTURAL PROJECTION.
24. ALL EXISTING CURB, GUTTER, SIDEWALK, PEDESTRIAN RAMPS, CROSSPANS AND DRIVEWAY APRONS POSSESSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETEIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG ALL PUBLIC STREETS 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 ENTERPRISE AT 719-385-5977.
25. SCHOOL SITE OBLIGATION IS TO BE MET THROUGH FEES IN LIEU OF LAND DEDICATION.
26. FENCING SHALL NOT STOP ACCESS TO UTILITY LINES OR CONFLICT WITH UTILITY EQUIPMENT.
27. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND IS REQUIRED TO REMIT THE AMOUNT OF \$25,000 FOR THE PUBLIC PARTICIPANT TRAFFIC SIGNAL AT THE INTERSECTION OF CHELTON ROAD AND HANCOCK EXPY.



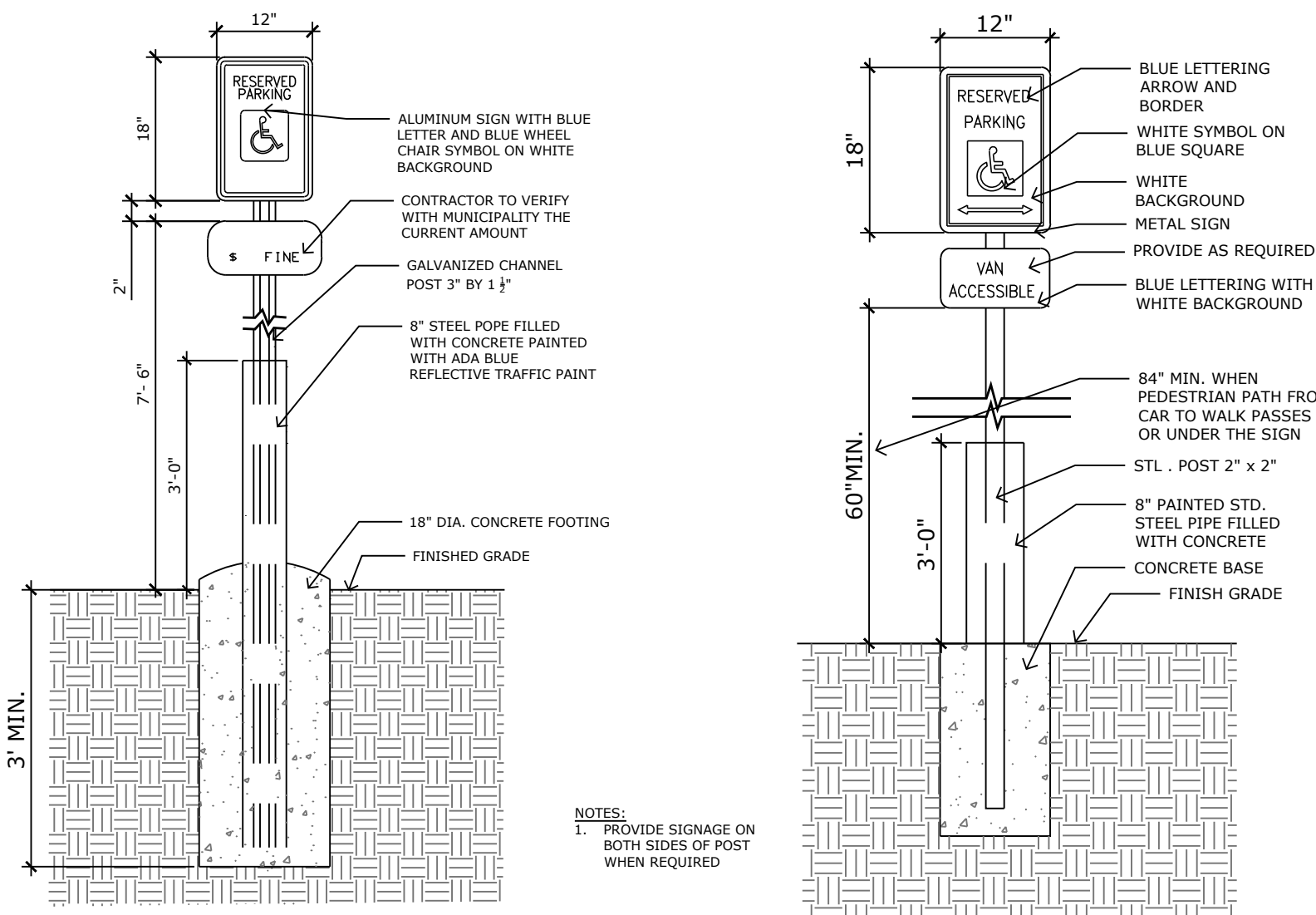
TRACT TABLE			
TRACT	AREA (SQ. FT.)	AREA (ACRES)	OWNER / MAINTENANCE
TRACT A	63,854	1.466	PRIVATE DRIVES
TRACT B	47,384	1.088	OPEN SPACE, DRAINAGE, PRIVATE ACCESS, UTILITIES
TRACT C	5,198	0.119	OPEN SPACE, UTILITIES
TRACT D	17,870	0.410	OPEN SPACE, UTILITIES
TRACT E	18,362	0.422	OPEN SPACE, UTILITIES, DRAINAGE
TRACT F	994	0.023	OPEN SPACE, UTILITIES, DRAINAGE



VICINTY MAP



PARKING STALL LAYOUT DETAILS



ADA / VAN ACCESSIBLE PARKING SIGNS

SITE DATA

Tax ID Number:	6435100007
Total Area:	7.211 AC
Development Schedule:	Summer 2025
Master Plan:	South Academy Master Plan
Concept Plan:	---
Drainage Basin:	Sand Creek
Zoning:	MX-M AO
Current Use:	Vacant
Proposed Use:	Single-Family Detached Residential (CUDP-25-0023*)
No. of Lots:	69 Lots
Proposed Density:	9.57 DU/AC
Maximum Building Height:	45FT
Proposed Building Height:	35FT
Maximum Lot Coverage:	N/A
Building Setbacks:	Reference Lot Typicals
Front:	10FT to Structure and 20FT Driveway if Applicable
Secondary Front:	15FT
Side:	5FT
Rear:	10FT
Unified Development Setbacks: (MX-M Standards)	
Front (Chelton Rd):	20FT
Side (Future Hancock Expy):	20FT
Rear (Adjacent Single-Family):	15FT
Landscape Setbacks:	
Front (Chelton Rd):	20FT
Side(Future Hancock Expy):	20FT
Parking:	
Formula:	2 Spaces per residential lot + Guest parking (10% of required spaces)
Required:	Provided in garages or driveways
Provided:	138 Stalls + 14 guest spaces = 152 Total
	138 Spaces + 24 Guest Spaces = 162 Stalls
ADA Formula:	Spaces provided 1-25 = 1ADA Stall
Required:	1 Stall
Provided:	2 Stalls (2 Van Accessible)
Open Space:	
Formula:	Compact Lot - 10% of Site Area
Required:	31,411sqft
Provided:	35,463sqft

*CUDP-25-0023 allows single-family detached in the MX-M zone. MX-M development standards apply to the periphery of the unified development. Individual lots not subject to MX-M development standards.

DAKOTA CROSSING

DEVELOPMENT PLAN

0 S CHELTON RD
COLORADO SPRINGS, CO 80910

DATE: 02.18.25
PROJECT MGR: B. SWENSON
PREPARED BY: TKNAB

PROJECT TEAM

OWNER:	Milstein-Penkhus Revocable Family Trust Personal Representative's Deed Rec. 220084891
APPLICANT:	Springs Land Ventures, LLC PO BOX 908 Colorado Springs, CO 80901
BUILDER:	Challenger Communities 8605 EXPLORER DR #250 Colorado Springs, CO 80921
PLANNER/ LANDSCAPE ARCHITECT:	N.E.S. Inc. 619 N. Cascade Ave., Suite 200 Colorado Springs, CO 80903
CIVIL ENGINEER:	Galloway 5590 Greenwood Plaza Blvd., Suite 200 Greenwood Village, CO 80111

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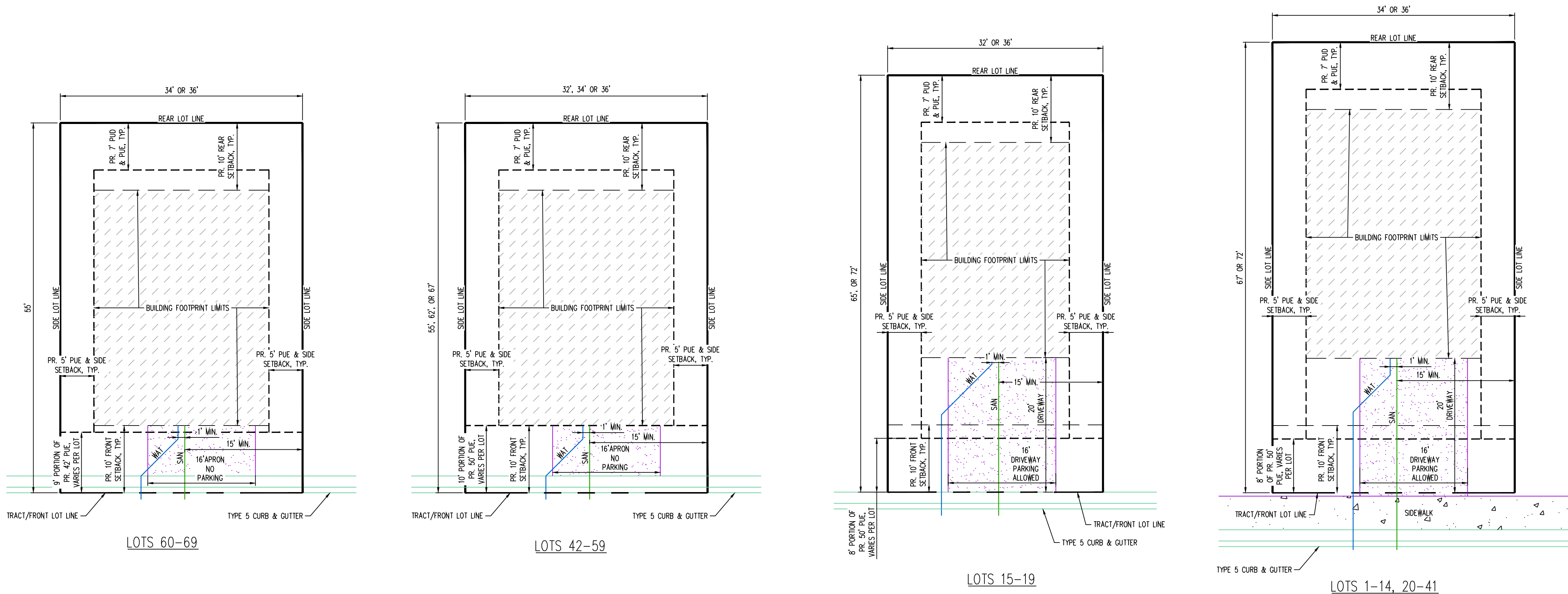
COVER SHEET

1 OF 24

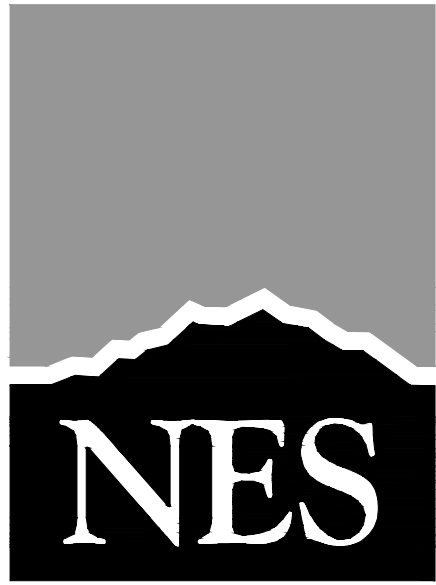
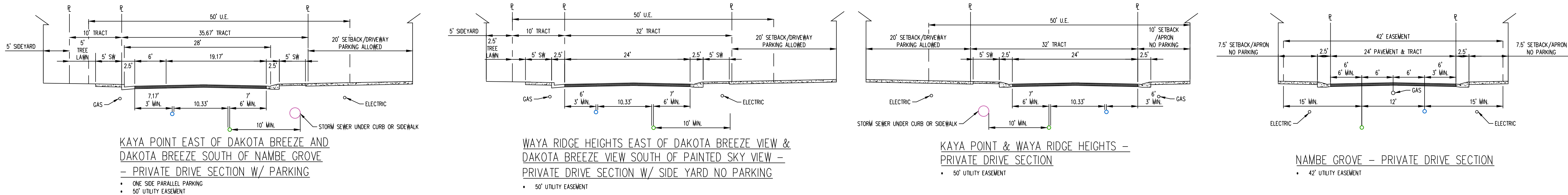
DEPN-25-0018

DEVELOPMENT PLAN
DAKOTA CROSSING
CITY OF COLORADO SPRINGS, COLORADO
BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 2, SOUTHBOROUGH SUBDIVISION NO. 9,
RECORDED IN PLAT BOOK J-3, PAGE 29 OF THE RECORDS OF EL PASO COUNTY, COLORADO

LOT TYPICAL DIAGRAMS



TYPICAL PRIVATE DRIVE SECTIONS



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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DAKOTA
CROSSING

DEVELOPMENT PLAN

0 S CHELTON RD
COLORADO SPRINGS, CO 80910

DATE: 02.18.25
PROJECT MGR: B. SWENSON
PREPARED BY: TKNAB

DEVELOPMENT
PLAN

DATE:	BY:	DESCRIPTION:
04.09.25	TMK	PER CITY COMMENT
05.14.25	TMK	PER CITY COMMENT
07.09.25	TMK	PER CITY COMMENT
08.12.25	TMK	PER CITY COMMENT

LOT TYPICALS AND
STREET SECTIONS

2

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DEPN-25-0018

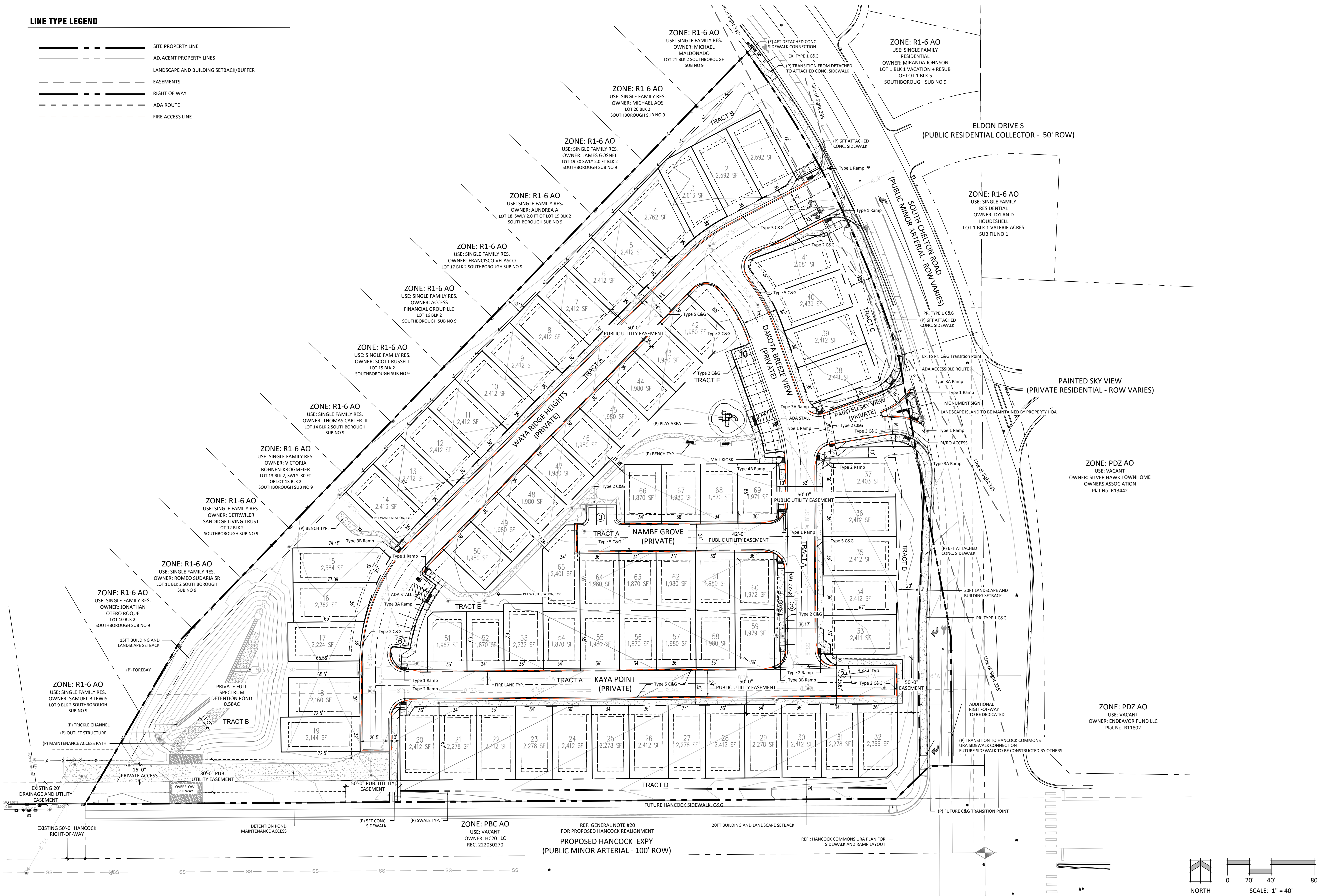
DEVELOPMENT PLAN DAKOTA CROSSING

CITY OF COLORADO SPRINGS, COLORADO

BEGINNING AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 2, SOUTHBOROUGH SUBDIVISION NO. 9,
RECORDED IN PLAT BOOK J-3, PAGE 29 OF THE RECORDS OF EL PASO COUNTY, COLORADO

LINE TYPE LEGEND

- SITE PROPERTY LINE
- ADJACENT PROPERTY LINES
- LANDSCAPE AND BUILDING SETBACK/BUFFER
- EASEMENTS
- RIGHT OF WAY
- ADA ROUTE
- FIRE ACCESS LINE



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Colorado Springs, CO 80903

Tel. 719.471.0073
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DAKOTA CROSSING

DEVELOPMENT PLAN

0 S CHELTON RD
COLORADO SPRINGS, CO 80910

DATE: 02.18.25
PROJECT MGR: B. SWENSON
PREPARED BY: TKNAB

DEVELOPMENT PLAN

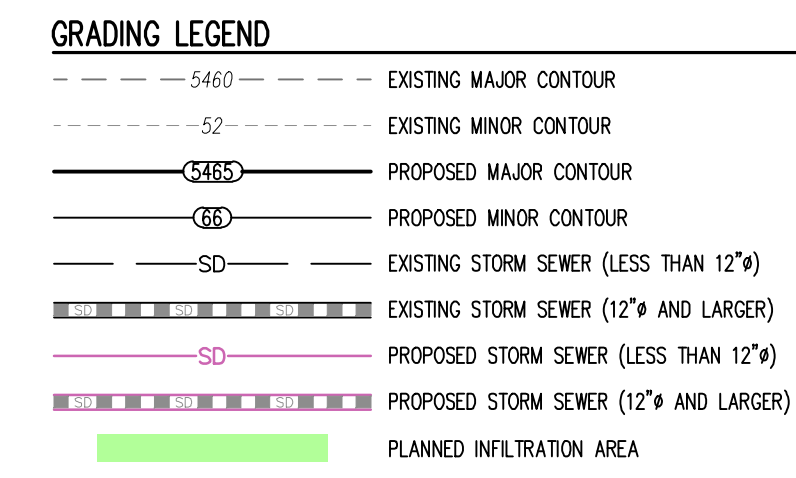
DATE:	BY:	DESCRIPTION:
04.09.25	TMK	PER CITY COMMENT
05.14.25	TMK	PER CITY COMMENT
07.09.25	TMK	PER CITY COMMENT
08.12.25	TMK	PER CITY COMMENT

DEVELOPMENT PLAN

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DEPN-25-0018



PRELIMINARY
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NOT FOR CONSTRUCTION

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CHELTON ROAD & HANCOCK BLVD
CITY OF COLORADO SPRINGS, CO

[illegible]

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM. THE NORTH-CELESTIAL DATUM 1983. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 66 WEST, AND IS CONSIDERED TO BEAR 0°09'11" W. SAID LINE BEING DEFINED BY MONUMENTS AS FOLLOWS: A CALCULATED POSITION FOR THE INTERSECTION OF THE SECTION 35 BOUNDARY WITH THE SECTION 36 BOUNDARY, THE "TUS", 6.0 WEST WITNESS CORNER, SEC. 35, T14S, R66W, 35N, T14S, 2431'S, BEING A 6.0' WITNESS CORNER OF THE SOUTHEAST CORNER OF SECTION 35 PER MONUMENT RECORD; AND A FOUND 2-1/2" ALUMINUM CAP STAMPED "NE S35, T14S R66W, 35N, 63S 4842", BEING THE NORTHEAST CORNER OF SECTION 35.

LEGAL DESCRIPTION

A PARCEL OF LAND AS DESCRIBED BY DEED RECORDED UNDER SECTION NO. 220084901 OF THE RECORDS OF EL PASO COUNTY, COLORADO, AND FURTHER BEING SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 35, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO.

BENCHMARK

COLORADO SPRINGS UTILITIES FIMS MONUMENT DR02, ELEVATION = 5927.27 (NGVD29)

Project No:	SLV000014
Drawn By:	JWR
Checked By:	CMV
Date:	07/09/2025

PRELIMINARY GRADING PLAN

CITY FILE NUMBER: DEPN-25-0018

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DEVELOPMENT PLAN DAKOTA CROSSING

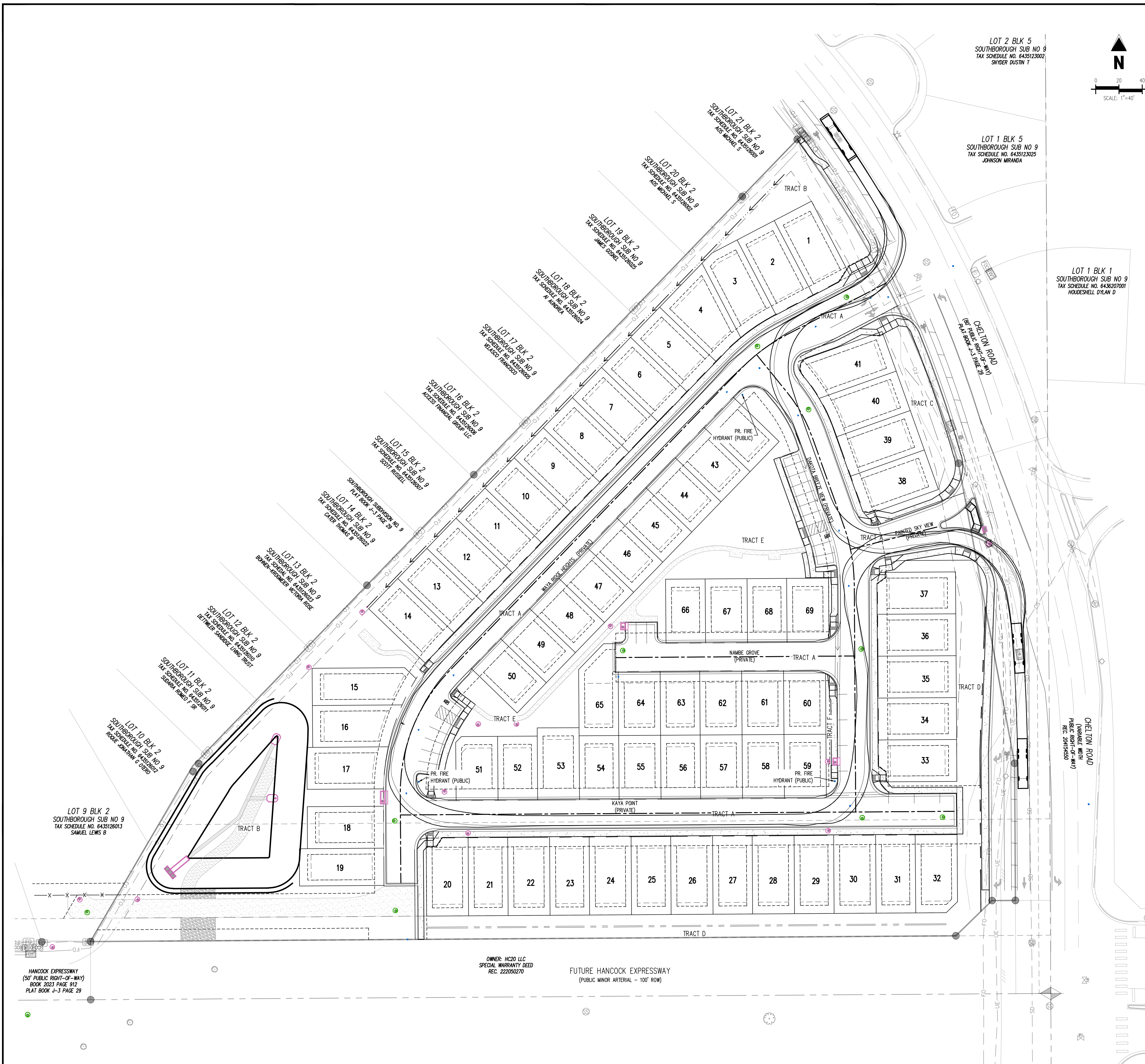
CHELTON ROAD & HANCOCK BLVD
CITY OF COLORADO SPRINGS, CO

[illegible]

Project No:	SLV000014
Drawn By:	JWR
Checked By:	CMV
Date:	07/09/2025

TRUCK TURN EXHIBIT

CITY FILE NUMBER: DEPN-25-0018



DAKOTA CROSSING

CITY OF COLORADO SPRINGS, COLORADO
PRELIMINARY LANDSCAPE PLAN

LANDSCAPE NOTES

1. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT, ORANGE, CONSTRUCTION SAFETY FENCE SHALL BE USED IN THIS APPLICATION.
2. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 S.F. AREA OF CLASS 2 A1 ORGANICS PREMIUM ORGANIC COMPOST ON TALL FESCUE SOD AREAS, INCORPORATE 2 CUBIC YARDS/1000 S.F. AREA OF CLASS 3 COMPOSTED COW MANURE (AGED 1 YEAR) ORGANIC COMPOST TO ALL SEED AREAS. AMENDMENTS MAY CHANGE TO BE BASED ON SOIL ANALYSIS OF FINAL INFILL.
3. FOR GRADES REFER TO CIVIL ENGINEERING DRAWINGS.
4. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. TILL INTO TOP 6" OF SOIL.
5. CONTRACTOR TO APPLY EROSION CONTROL BLANKET TO ALL AREAS WITH 3:1 SLOPES.
6. ALL SOD SHALL BE TALL FESCUE BLEND.
7. NO SOD SHALL BE PLANTED ON SLOPES IN EXCESS OF 6:1 GRADIENT.
8. FOR ALL SEED AREAS REFER TO SEED MIXES SPECIFIED ON THIS SHEET.
9. ALL NATIVE SEED AREAS SHALL HAVE A TEMPORARY ABOVE-GROUND SPRAY IRRIGATION SYSTEM UTILIZED UNTIL SEED IS ESTABLISHED, AND ALL TREES AND SHRUBS WITHIN NATIVE SEED AREAS SHALL HAVE A PERMANENT DRIP IRRIGATION SYSTEM.
10. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTINGS, AND SPRAY ALL TALL FESCUE SOD AND LOW ALTERNATIVE TURF AREAS. AN IRRIGATION PLAN WILL BE PREPARED AT A LATER DATE AND WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, RATES FOR NEWLY INSTALLED PLANTS VS. ESTABLISHED PLANTS, AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS.
11. NO TREES AND NO PLANTS OVER 2 FEET TALL SHALL BE INSTALLED WITHIN 5 FEET OF ANY FIRE HYDRANTS.
12. ALL PLANTS TO RECEIVE 3 INCH DEPTH OF GORILLA HAIR SHREDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. FOLLOW PLANTING DETAILS FOR MULCH RING DIMENSIONS WITHIN ROCK, SOD, OR SEED AREAS.
13. COBBLE: 2-3" CRIPPLE CREEK ORE, AT 3-4" DEPTH, AT ALL INTERSECTION CORNERS BETWEEN HANDICAP RAMP. INSTALL GEOTEXTILE FABRIC UNDER ALL COBBLE AREAS.
14. GRAVEL ROCK: 3/4" CIMAARRON GRANITE, AT 3-4" DEPTH. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
15. ALL SHRUB BEDS TO BE ENCLOSED BY SOLID STEEL EDGING, AS A SEPARATOR FROM SOD, SEED, AND ALTERNATIVE TURF. SEPARATION BETWEEN SOD AND SEED, AND BETWEEN ALTERNATIVE TURF AND SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING.
16. SCHEDULE PLANTS SIZES IN TABLE ARE SUGGESTED. PLANTS TO BE CONSIDERED FOR FULFILLING COUNTY LANDSCAPE REQUIREMENTS SHALL HAVE A MINIMUM CALIPER SIZE (MEASURED SIX INCHES ABOVE GROUND) FOR DECIDUOUS SHADE TREES SHALL BE 1-1/2 INCHES AND FOR DECIDUOUS ORNAMENTAL TREES 1 INCH. EVERGREEN TREES SHALL BE A MINIMUM OF 6 FEET IN HEIGHT ABOVE GROUND. SHRUBS SHALL BE A MINIMUM OF 5 GALLON SIZE.
17. ALL PLANTS SHOWN IN PRELIMINARY LANDSCAPE PLAN ARE FULFILLING A COUNTY LANDSCAPE REQUIREMENT. ADDITIONAL AND INTERIOR PLANTING WILL BE SHOWN IN FINAL LANDSCAPE PLAN.
18. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR COUNTY APPROVAL OF AN AMENDED SITE DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
19. THESE PLANS ARE FOR COUNTY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.
20. ANY OBJECT WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MORE THAN 30 INCHES ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY SHALL CONSTITUTE A SIGHT OBSTRUCTION, AND SHALL BE REMOVED OR LOWERED. THE OBJECTS MAY INCLUDE BUT ARE NOT LIMITED TO BERMS, BUILDINGS, PARKED VEHICLES ON PRIVATE PROPERTY, CUT SLOPES, HEDGES, TREES, BUSHES, UTILITY CABINETS OR TALL CROPS. TREES MAY BE PERMITTED AT THE DISCRETION OF THE ECM ADMINISTRATOR IF PRUNED TO AT LEAST 8 FEET ABOVE THE FLOWLINE ELEVATION OF THE ADJACENT ROADWAY.

STANDARD CITY OF COLORADO SPRINGS LANDSCAPE NOTES

1. A FINAL LANDSCAPE AND IRRIGATION PLAN, WITH APPLICABLE SUPPORTING MATERIAL, SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION AND SHALL BE APPROVED BEFORE ANY BUILDING PERMIT APPROVAL, ANY LANDSCAPING OR IRRIGATION CONSTRUCTION, AND ANY CERTIFICATION OF ACCURACY OCCURS.
2. ALL PROPOSED LANDSCAPING SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM WHICH WILL PROVIDE Drip IRRIGATION TO ALL SHRUB BEDS AND TREES WITHIN NATIVE SEED AREAS AND SPRAY IRRIGATION TO ALL HIGH-WATER USE TURF AND NATIVE SEED AREAS.
3. THE OWNER OR DEVELOPER IS REQUIRED TO PROVIDE INSPECTION AFFIDAVITS EXECUTED BY THE COLORADO LICENSED LANDSCAPE ARCHITECT CERTIFIED TO THE CITY OF DENVER, AND THE CITY OF DENVER PLANNING DEPARTMENT, AND THE CITY OF DENVER AND IN COMPLIANCE WITH THE APPROVED FINAL LANDSCAPE AND IRRIGATION PLAN ON FILE IN CITY PLANNING. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVITS. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVIT, FIRST CONTACT THE CITY PLANNER OF RECORD FOR THE PROJECT (719-385-5905) AND AS NECESSARY OUR DRE OFFICE (719-385-5982).
4. COPIES OF RECEIPTS/DELIVERY TICKETS FOR SOIL AMENDMENTS INSTALLED ON THE PROJECT ARE REQUIRED TO BE PROVIDED WITH THE INSPECTION AFFIDAVITS.
5. IF ANY EXISTING SOIL HAS BEEN COMPACTED BY GRADING OPERATIONS, THE SOIL WITHIN THE PLANTER SHALL BE TILLED, OR REMOVED TO A DEPTH OF THIRTY (30) INCHES AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES BEING INSTALLED. TILLING OF THE EXISTING SOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION SHALL BE REQUIRED FOR ALL LANDSCAPE PLANTING AREAS.
6. TREES SHALL MAINTAIN A 15-FOOT MINIMUM SEPARATION FROM WATER AND WASTEWATER MAINS AND A 6-FOOT MINIMUM SEPARATION FROM ELECTRIC AND GAS DISTRIBUTION LINES.

LANDSCAPE REQUIREMENTS

Landscape Setbacks

See code section 6.2.2.B.1

Street Name	Street Classification	Width Required	Linear Footage	Tree/Foot Required	Trees Req./Pov.	Setback Abbr. Denoted on Plan
Hancock Expy	Minor-Arterial	20'	762'	1 / 25'	31/31	HB
Chelton Rd	Minor-Arterial	20'	697'	1 / 25'	28/20	CR
Shrub Substitutes Required / Provided 0 / 0	Ornamental Grass Sub. Required / Provided 0 / 0		Setback Plant Abbr. Denoted on Plan -	Percent Ground Plane Veg. Req. / Provided 75% / 75%		

Compact Lot










See Code Section/Policy 7.4.905 and 7.4.908

Gross Site Area (SF)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided / Abbreviation
314,110	10%	31,411/35,463	131 / 137 / IN
Shrub Substitutes Required / Provided	Ornamental Grass Sub. Required / Provided		Percent Ground Plane Veg. Req. / Provided
0 / 0	0 / 0		75% / 75%

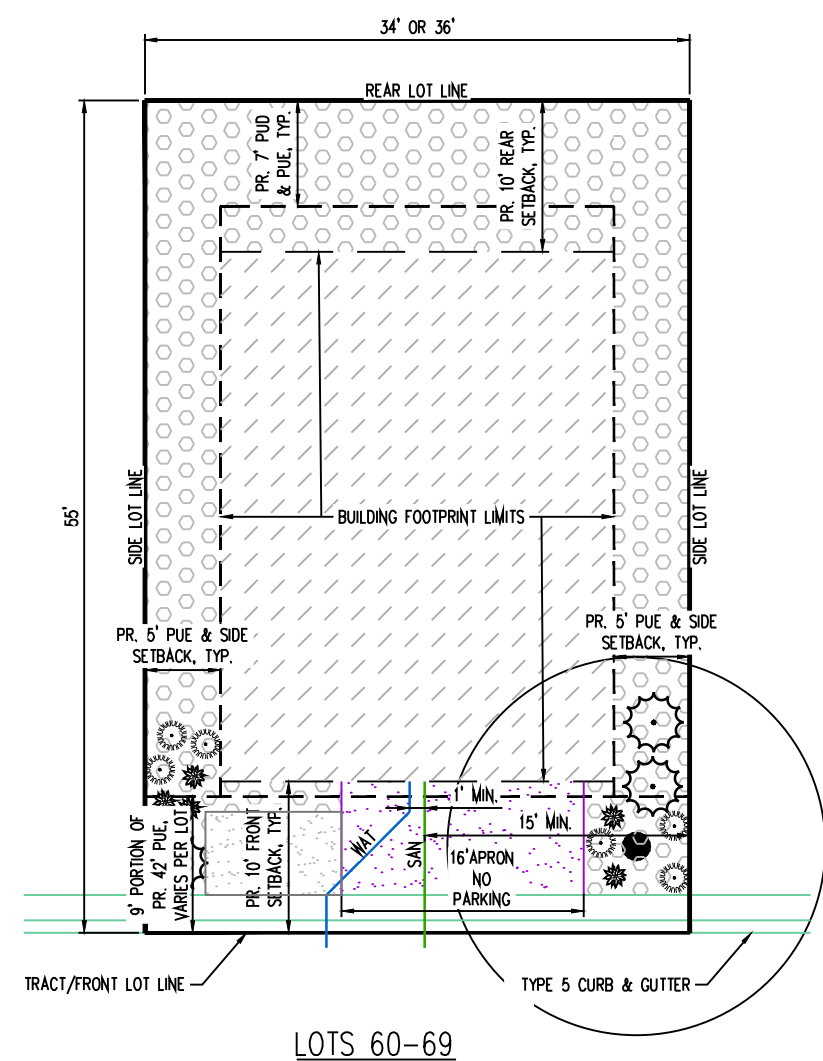
Green Space Required	Active Green Space Area (SF) Required /Provided	Non-Active Green Space Area (SF) Required /Provided	Design Elements
Yes	15,706(5%) / 15,815(5.0%)	15,706(5%) / 16,929(5.4%)	Trail, Bench, Playground

Street Oriented Lots	Number of Street Oriented Lots	Number of Trees Required /Provided
Yes	69	69/69 per Lot Typical Diagrams

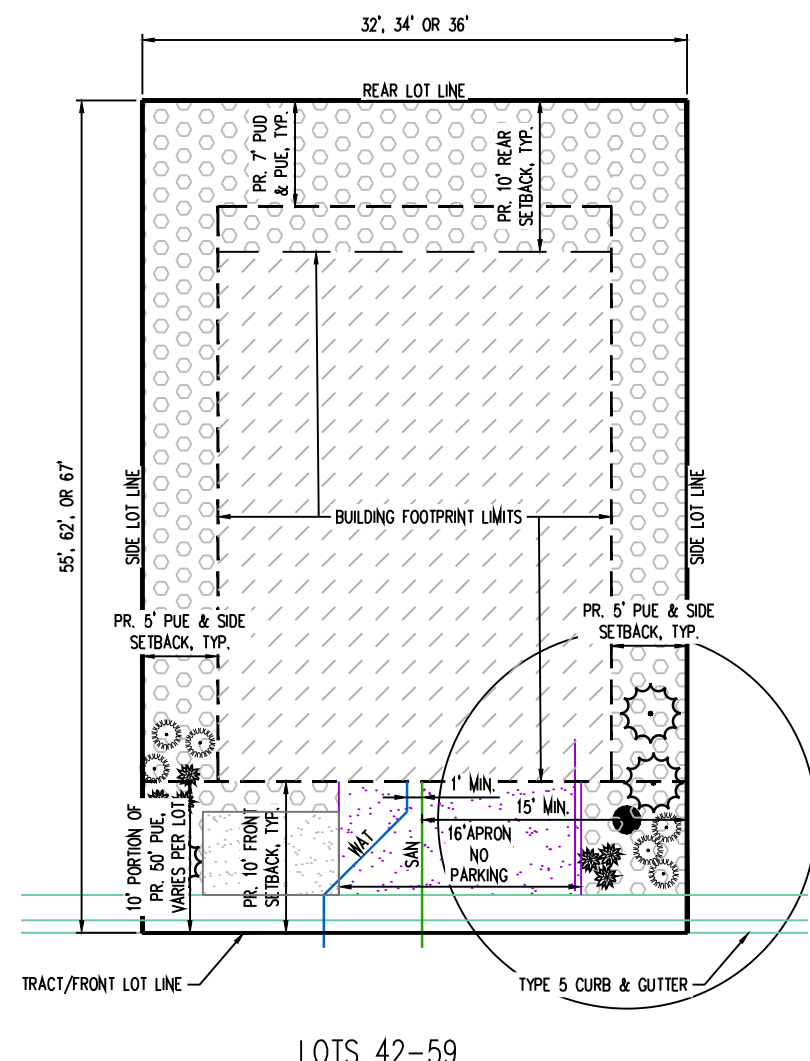
PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>HEIGHT</u>	<u>WIDTH</u>	<u>SIZE</u>	<u>COND</u>	<u>CODE REQ5</u>
<u>DECIDUOUS TREES</u>								
	Agr	36	Acer grandidentatum / Bigtooth Maple	30`	30`	3" Cal.	B&B	Park/ROW/Stream/Median
	Ap2	9	Acer platanoides / Norway Maple	40`	40`	3" Cal.	B&B	Park/ROW
	Ms	32	Malus x 'Spring Snow' / Spring Snow Crabapple	20`	15`	2" Cal.	B&B	ROW/Median/Stream
	Pn	11	Prunus nigra 'Princess Kay' / Princess Kay Plum	20`	20`	2" Cal.	B&B	ROW
	Tco	13	Tilia cordata / Littleleaf Linden	45`	35`	2" Cal.	B&B	ROW
<u>EVERGREEN TREES</u>								
	Js	7	Juniperus scopulorum / Rocky Mountain Juniper	25`	15`	8` HT	B&B	Screen/Wall/Trash
	Ppg	7	Picea pungens glauca 'Baby Blue Eyes' / Baby Blue Eyes Colorado Blue Spruce	15`	10`	6` HT	B&B	Screen/Wall/Trash
	Ped	4	Pinus edulis / Pinon Pine	30`	20`	6` HT	B&B	Screen/Wall/Trash
	Ps2	2	Pinus sylvestris / Scotch Pine	40`	35`	8` HT	B&B	Screen/Wall/Trash

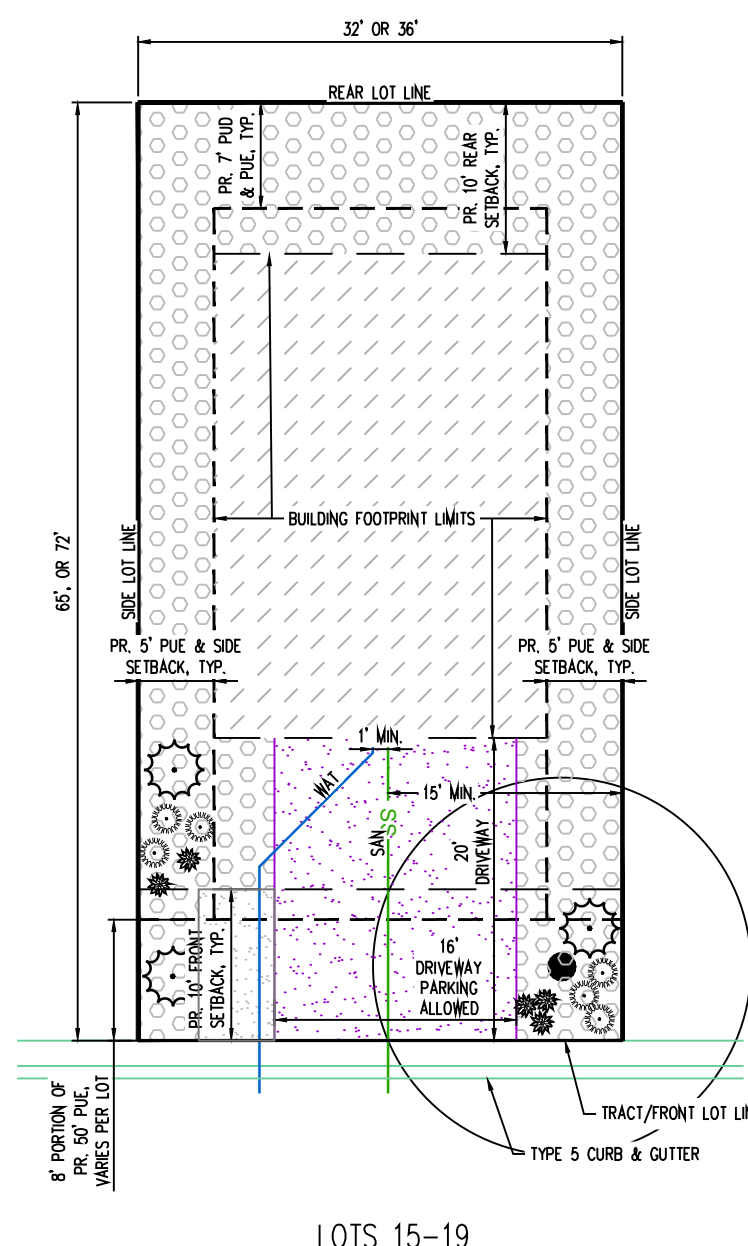
LOT TYPICAL PLANTING DIAGRAMS



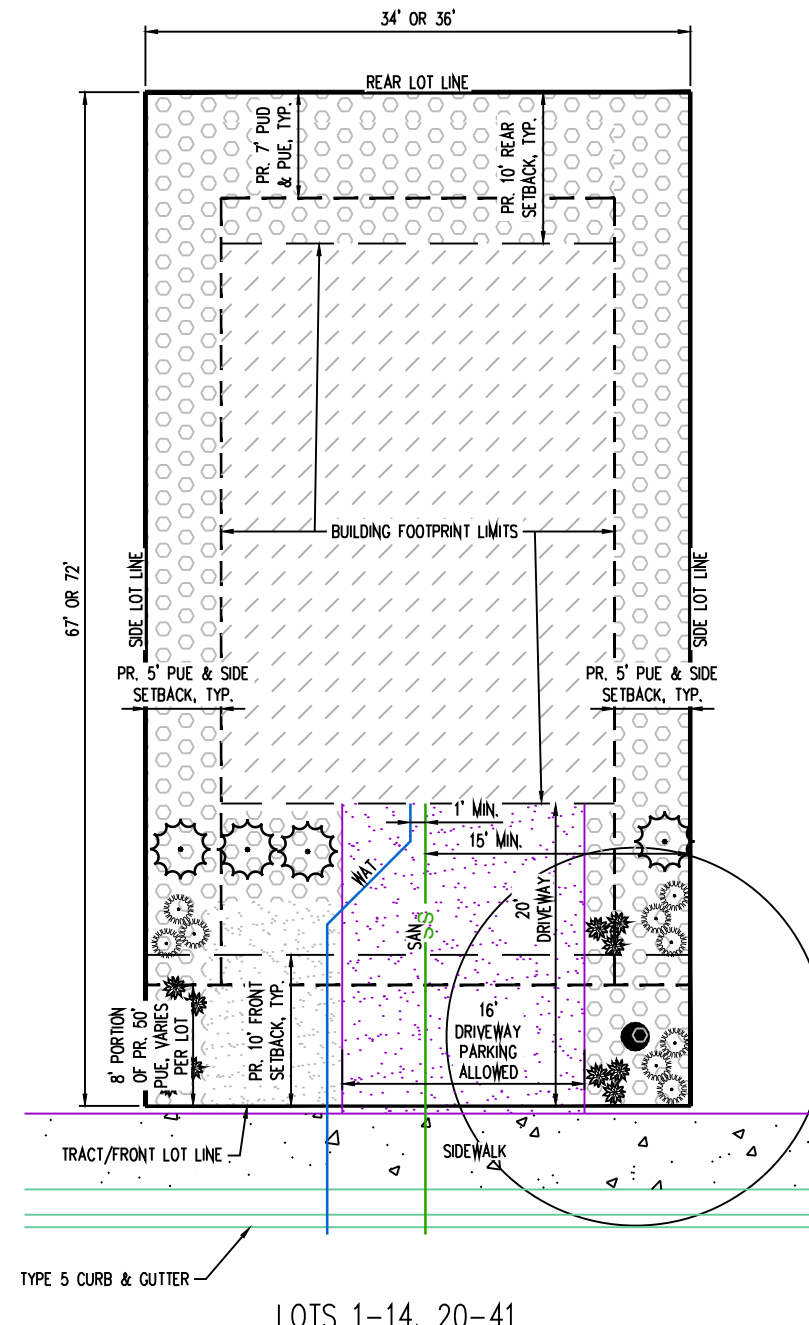
LOTS 60-69



LOTS 42-59

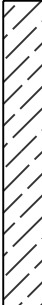







LOTS 15-19



LOTS 1-14, 20-41

GROUND COVER LEGEND

	EL PASO COUNTY CONSERVATION	13,749 sf
	Big Bluestem - 20% Blue Grama - 10% Green Needlegrass - 10% Western Wheatgrass - 20% Sideoats Grama - 10% Switchgrass - 10% Prairie Sandreed - 10% Yellow Indiangrass - 10% Seeding will be in compliance with SCM Ch. 5 Hydroseed @ 19.3 pls/acre	
	NATIVE SEED MIX	41,316 sf
	El Paso County All Purpose Low Grow Mix Buffalograss 25% Blue Grama 20% Sideoats Grama 29% Green Needlegrass 5% Western Wheatgrass 20% Sand Dropped 1%	
	ROCK COBBLE 2-4" Arkansas Tan River Rock	728 sf
	ROCK MULCH 1.5" BLUE GREY RIVER ROCK	17,759 sf
	BLUEGRASS SOD Fescue - Buffalo grass Blend	2,306 sf
	BREZZE	4,050 sf



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
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Fax 719.471.0267

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DAKOTA CROSSING

DEVELOPMENT PLAN

0 S CHELTON RD
COLORADO SPRINGS, CO 80910

DATE: 02.18.25
PROJECT MGR: B. SWENSON
PREPARED BY: Y.LIU, TKNAB

PRELIMINARY LANDSCAPE PLAN

DATE:	BY:	DESCRIPTION:
04.09.25	TMK	PER CITY COMMENT
05.14.25	TMK	PER CITY COMMENT
07.09.25	TMK	PER CITY COMMENT
08.12.25	TMK	PER CITY COMMENT

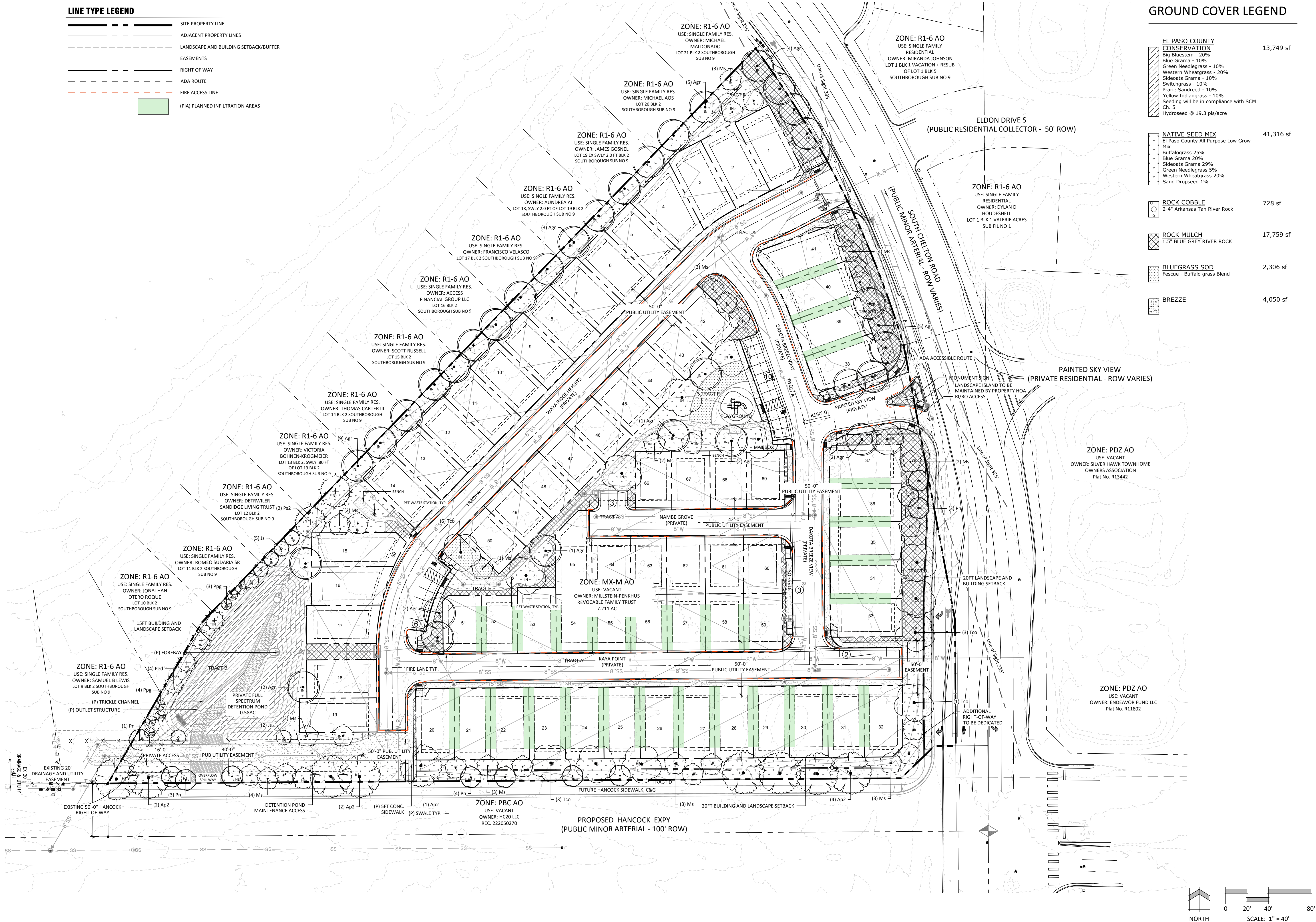
PRELIMINARY LANDSCAPE PLAN SCHEDULES & NOTES

7

7 OF 24

PDZ-25-0018

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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

DAKOTA CROSSING

DEVELOPMENT PLAN

0 S CHELTON RD
COLORADO SPRINGS, CO 80910

DATE: 02.18.25
PROJECT MGR: B. SWENSON
PREPARED BY: Y. LIU, TKNB

STAMP

ISSUE INFO

DATE:	BY:	DESCRIPTION:
04.09.25	TMK	PER CITY COMMENT
05.14.25	TMK	PER CITY COMMENT
08.12.25	TMK	PER CITY COMMENT

ISSUE / REVISION

SHEET TITLE

SHEET NUMBER

PLAN FILE #

PRELIMINARY LANDSCAPE PLAN

8

8 OF 24

PDZ-25-0018

DAKOTA CROSSING
CITY OF COLORADO SPRINGS, COLORADO
PRELIMINARY LANDSCAPE PLAN

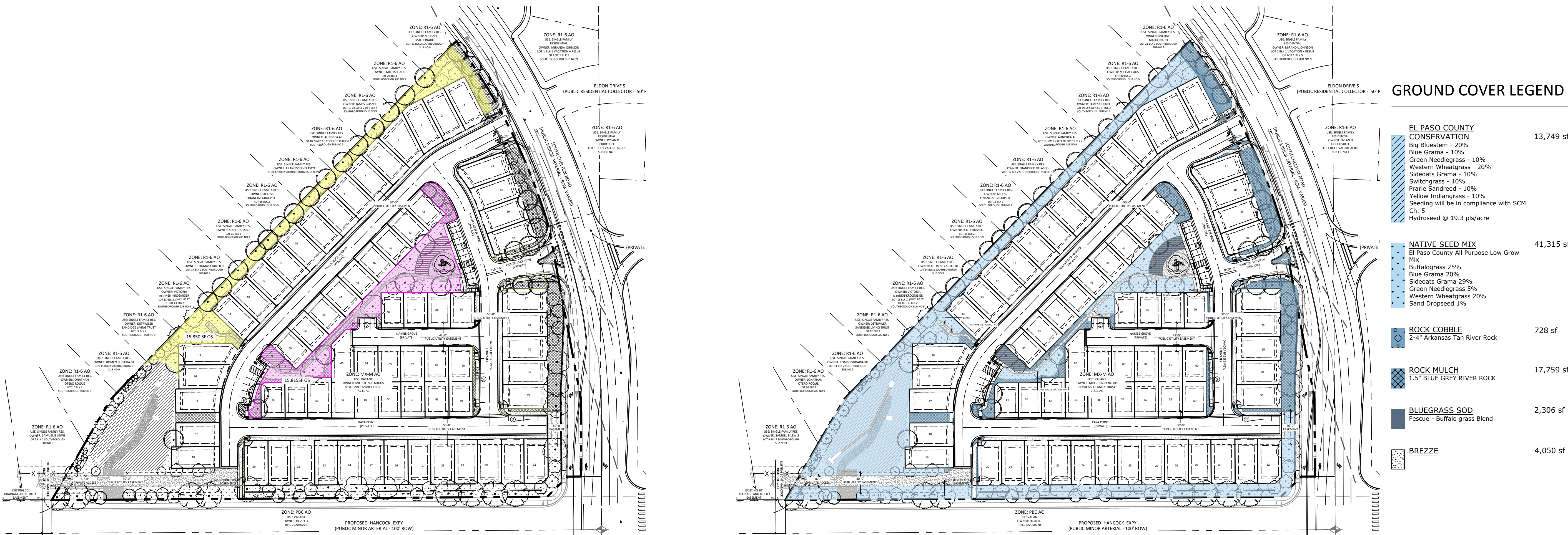


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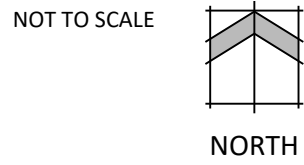
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HATCH DEFINITION		REQUIRED / PROVIDED	See Code Section/Policy 7.4.908
Open Space		Active Open Space Required : 15,706 SF (5%) Open Space Provided: 15,815 SF (5.0%)	
Open Space		Non-active Open Space Required : 15,706 SF (5%) Non-active Open Space Provided: 15,850 SF (5.4%)	
All details for site elements can be found on the Landscape Details Sheet 10			

HYDROZONES		PERCENTAGE OF TOTAL AND AREA PER HYDROZONE
L-- Low (Native Seed)		73% / 55,064 SF
M-- Moderate (Shrub Beds w/ Plantings)		24% / 17,759 SF
H-- High (High-Water Turf/Sod)		3% / 2,306 SF
TOTAL AREA		75,129 SF



DAKOTA CROSSING

DEVELOPMENT PLAN

0 S CHELTON RD
COLORADO SPRINGS, CO 80910

DATE: 02.18.25
PROJECT MGR: B. SWENSON
PREPARED BY: Y.LIU, TKNA8

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07.09.25	TMK	PER CITY COMMENT
08.12.25	TMK	PER CITY COMMENT

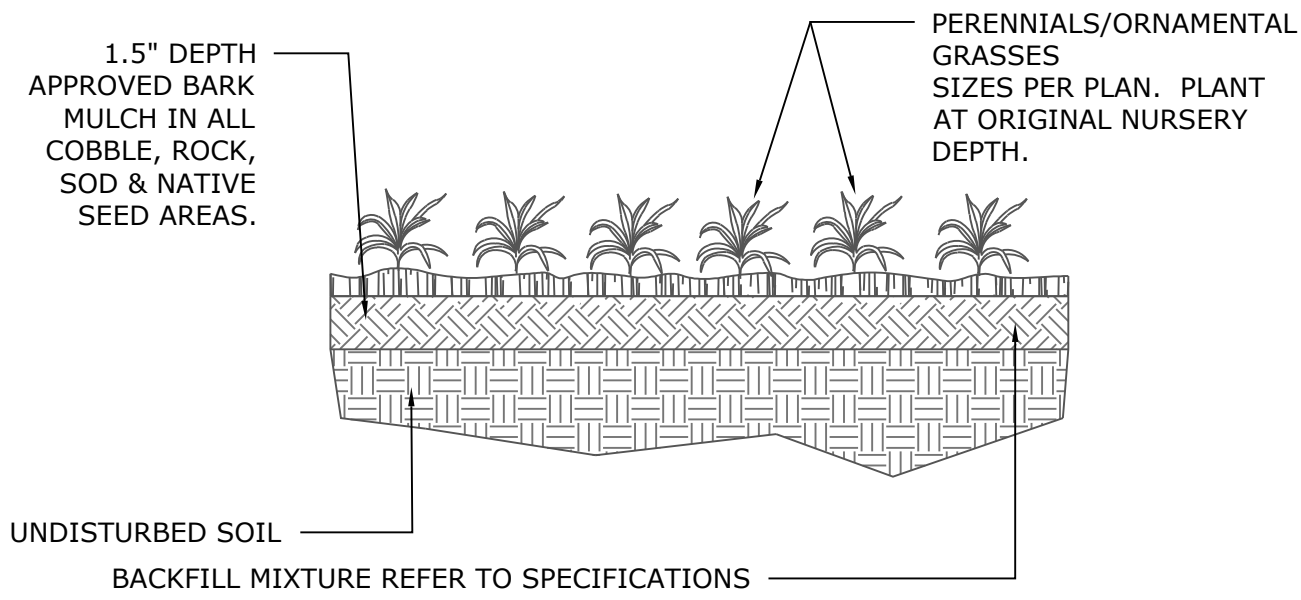
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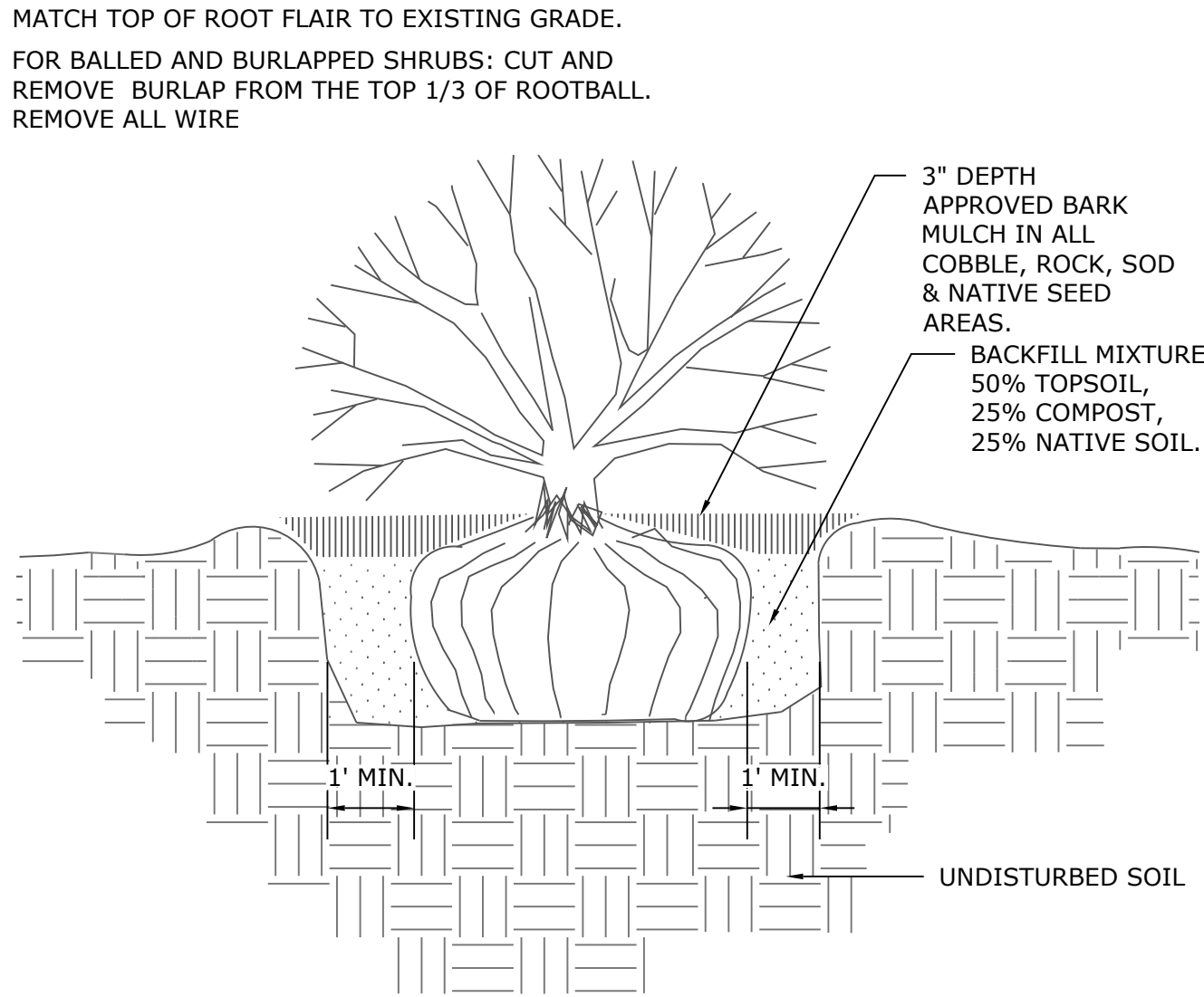
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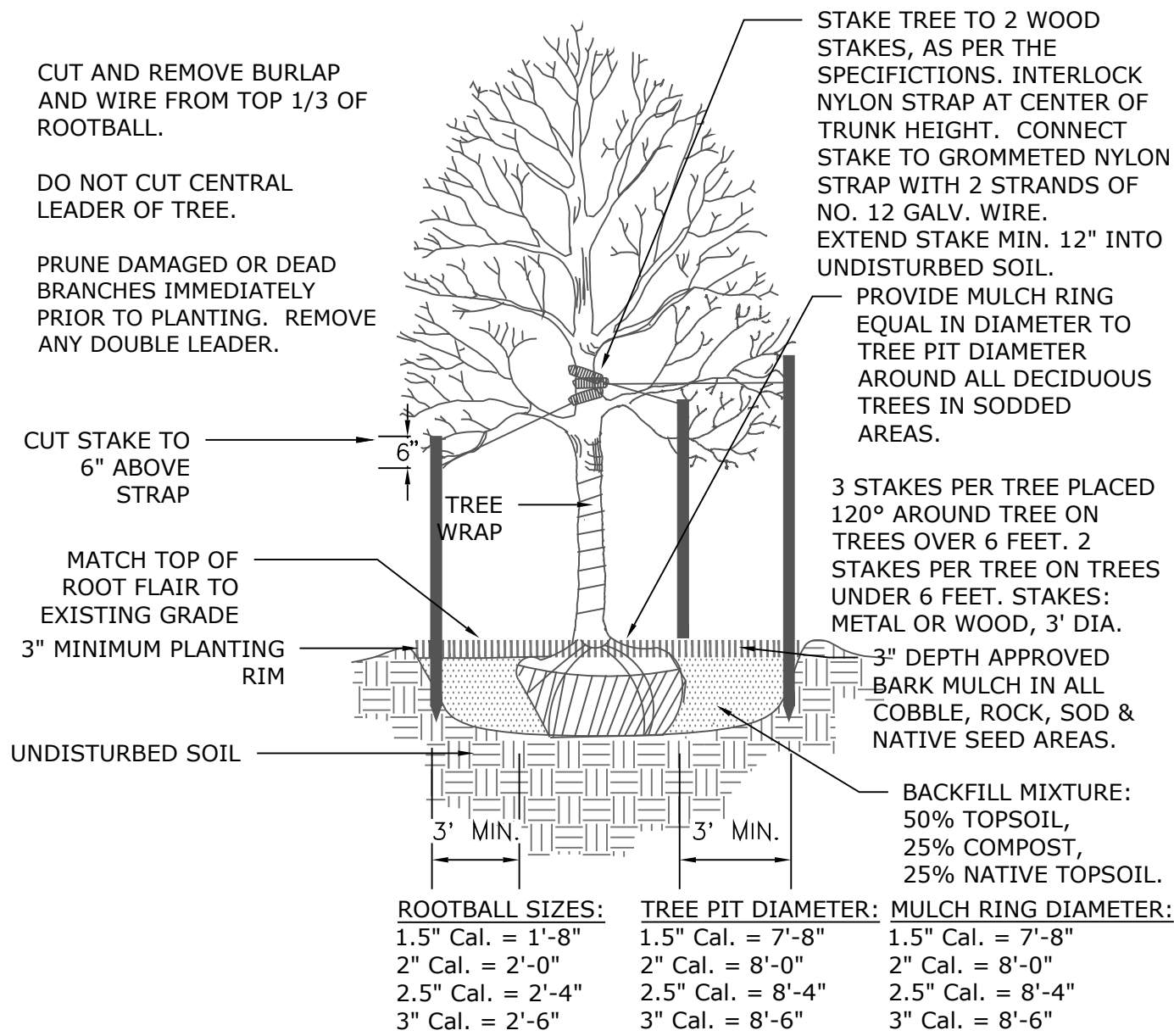
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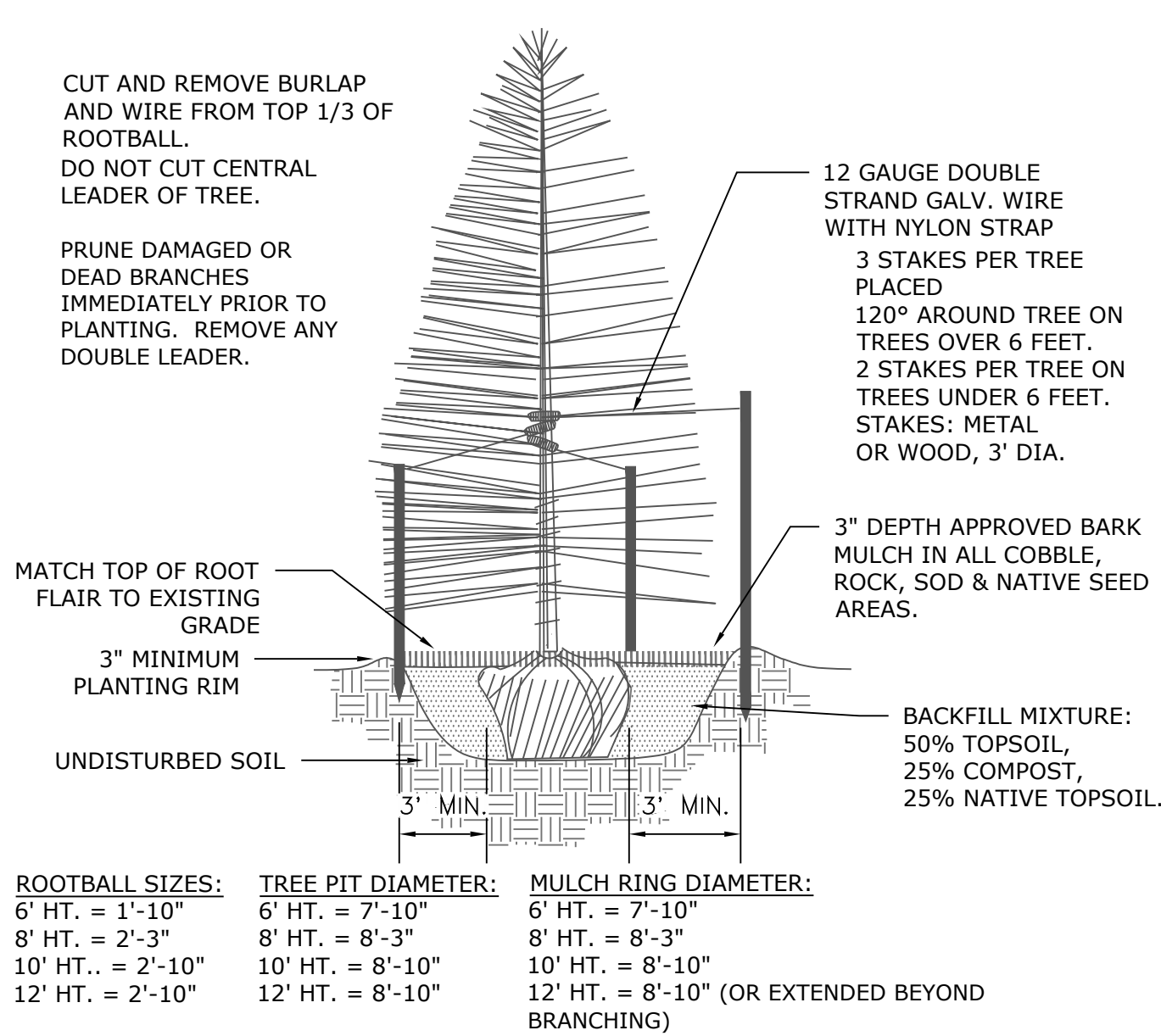
1 PERENNIAL / ORNAMENTAL GRASS PLANTING
N.T.S. 3293-04



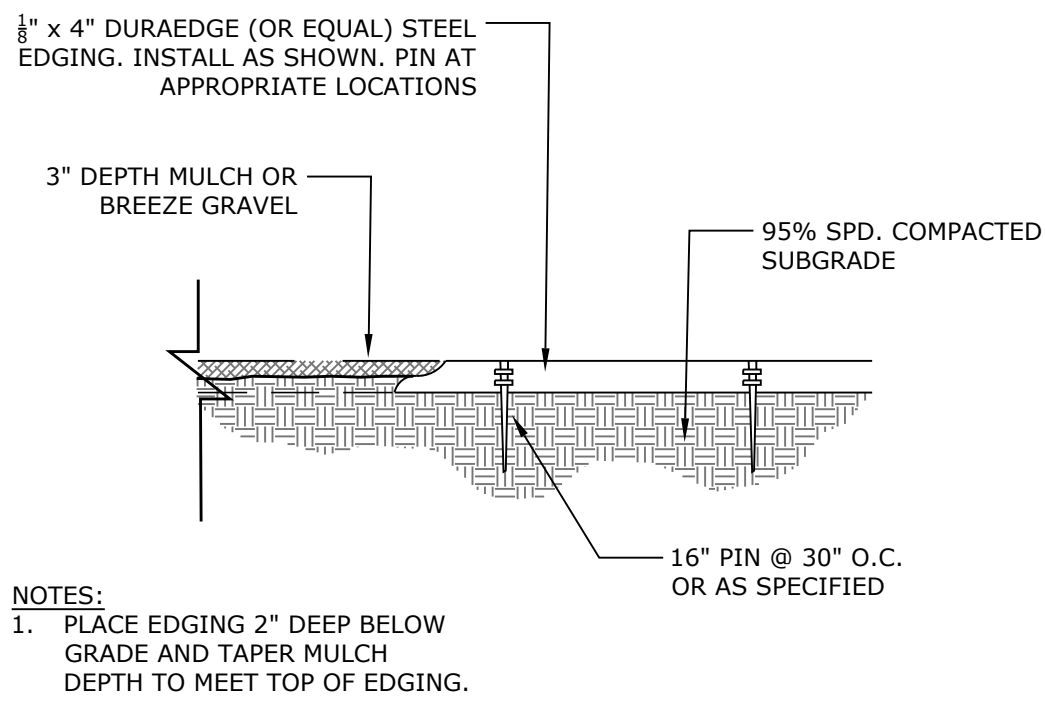
2 SHRUB PLANTING DETAIL
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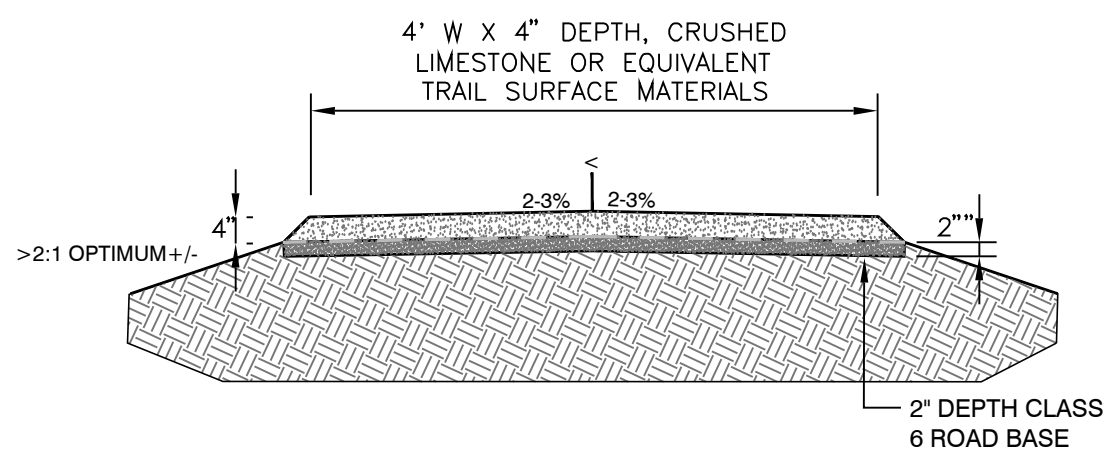
3 DECIDUOUS TREE PLANTING DETAIL
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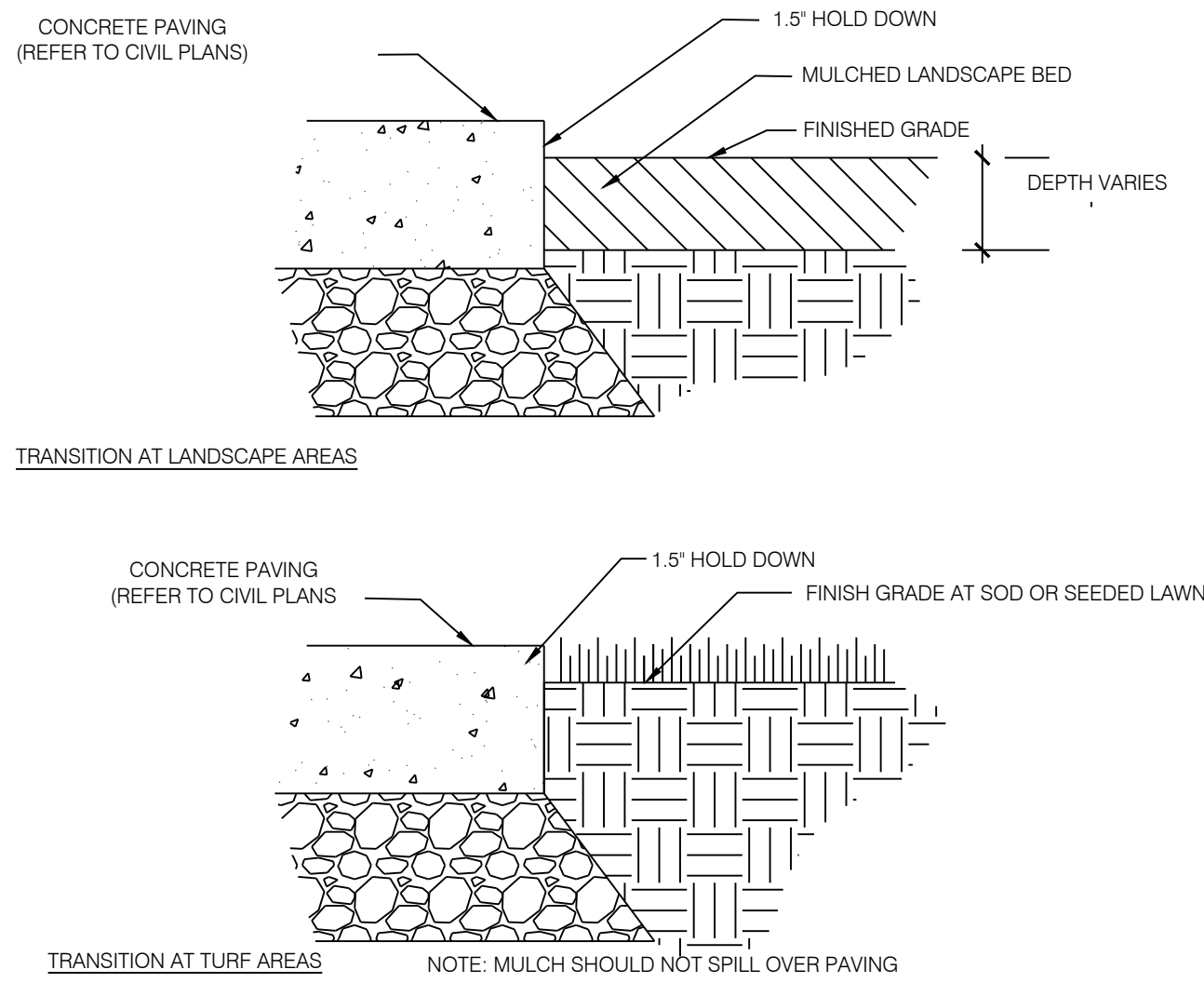
4 CONIFEROUS TREE PLANTING DETAIL
N.T.S. 329343-02



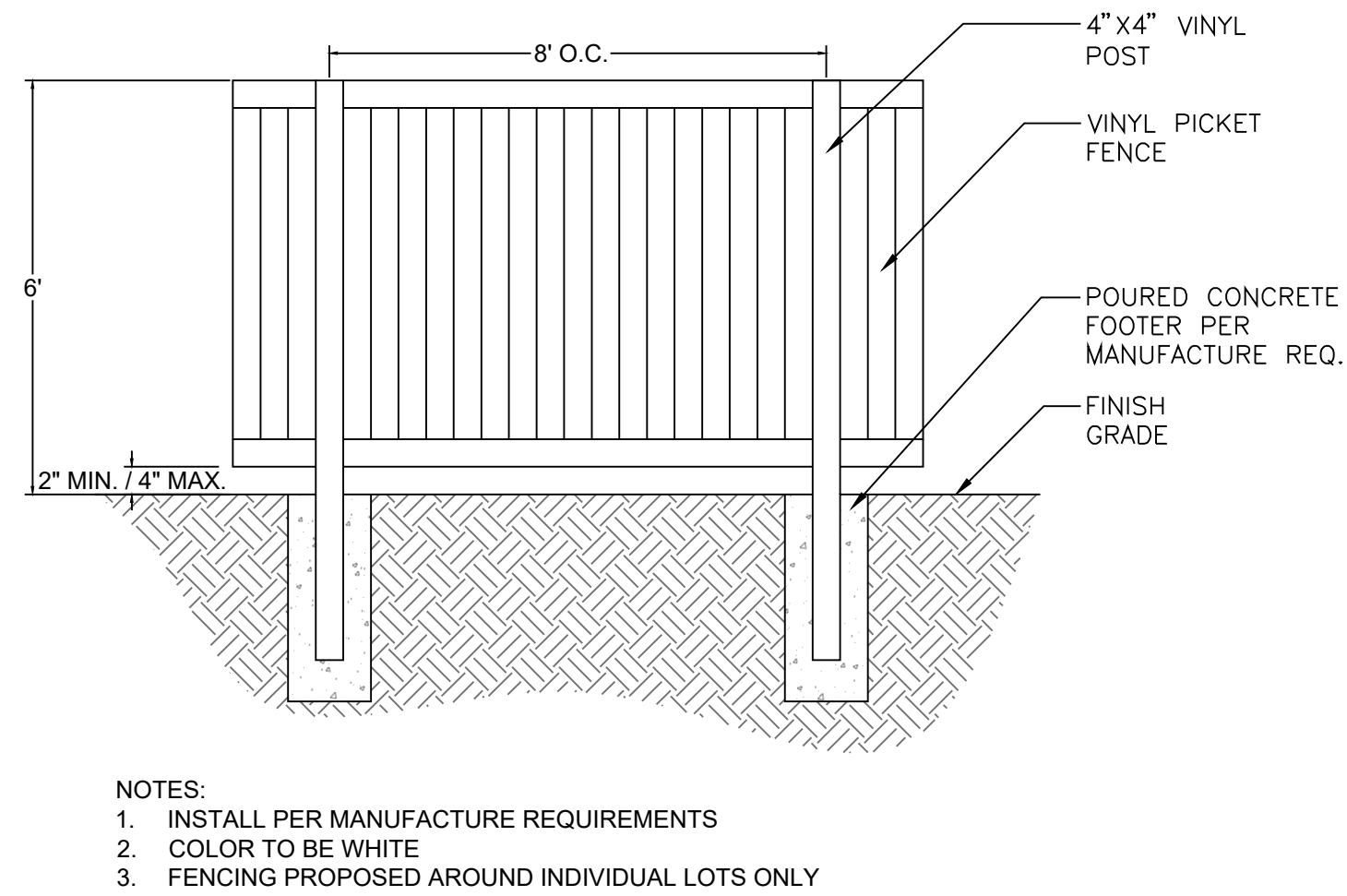
5 STEEL EDGING
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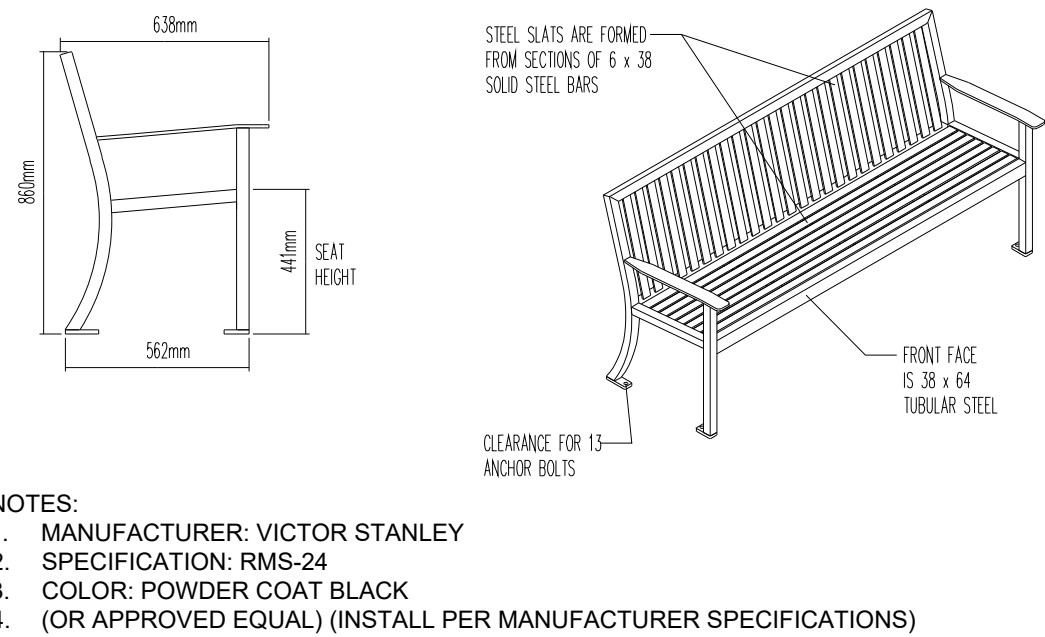
6 INFORMAL BREEZE TRAIL
N.T.S. P-DP-17



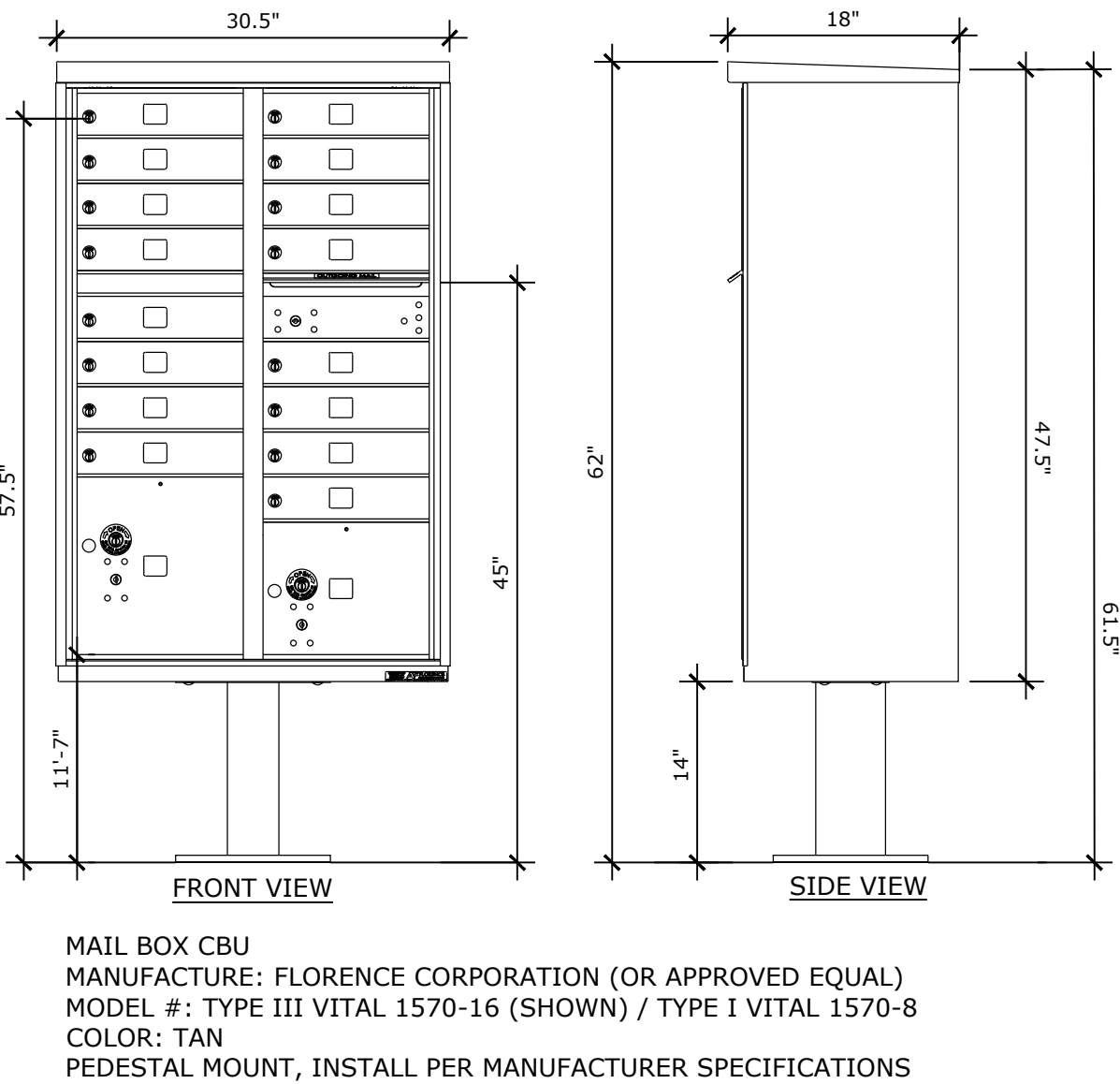
7 PAVING TO GRADE TRANSITION
N.T.S. N-ED-03



8 VINYL FENCE
not to scale P-TT-TTR-05



9 BENCH SPECIFICATION
NTS P-TT-41



10 MAIL KIOSK
N.T.S. P-GKS-06



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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

DAKOTA CROSSING

DEVELOPMENT PLAN

0 S CHELTON RD
COLORADO SPRINGS, CO 80910

DATE: 02.18.25
PROJECT MGR: B. SWENSON
PREPARED BY: Y. LIU, TKAB

STAMP

PRELIMINARY LANDSCAPE PLAN

DATE:	BY:	DESCRIPTION:
04.09.25	TMK	PER CITY COMMENT
05.14.25	TMK	PER CITY COMMENT
07.09.25	TMK	PER CITY COMMENT
08.12.25	TMK	PER CITY COMMENT

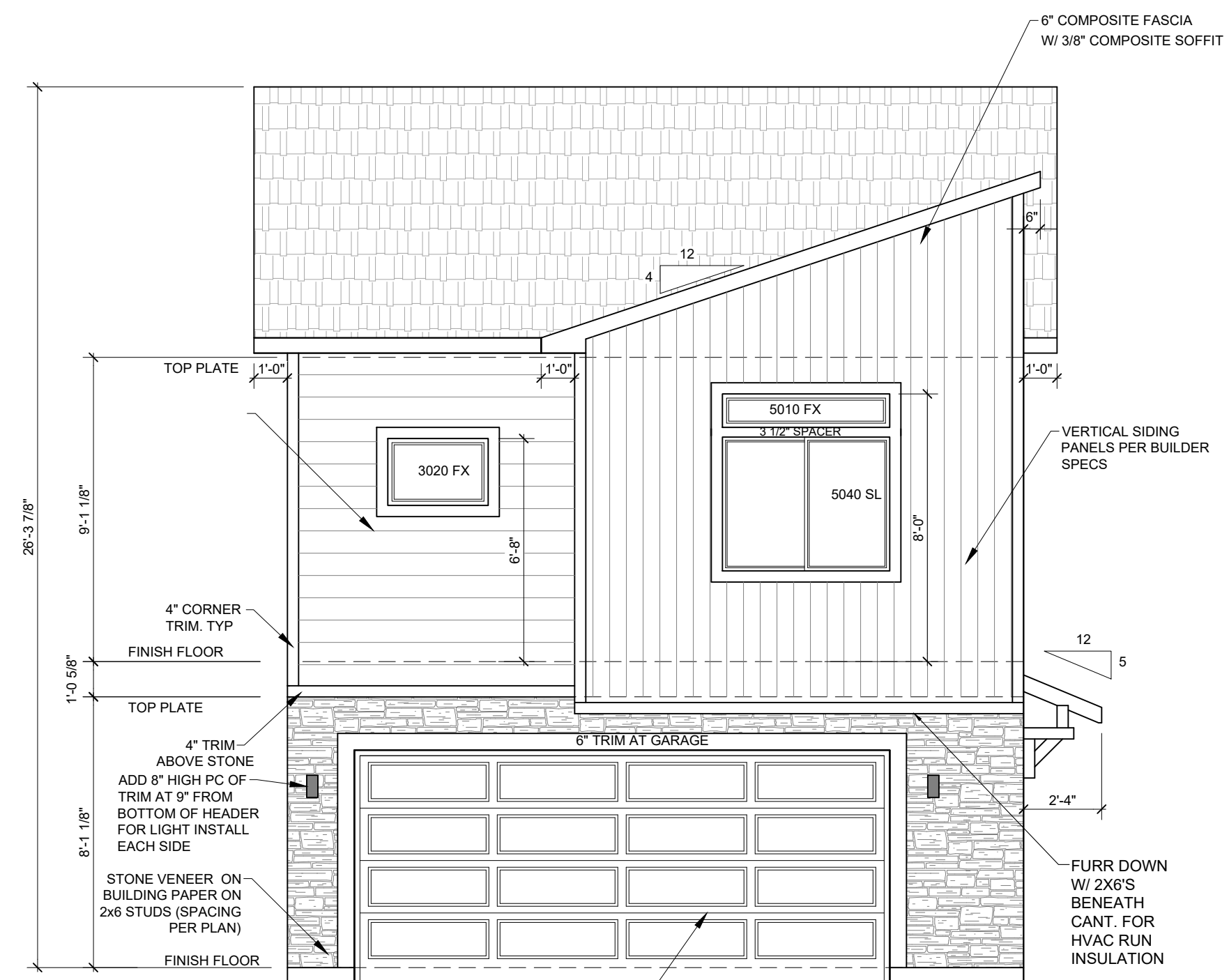
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LANDSCAPE DETAILS

10

10 OF 24

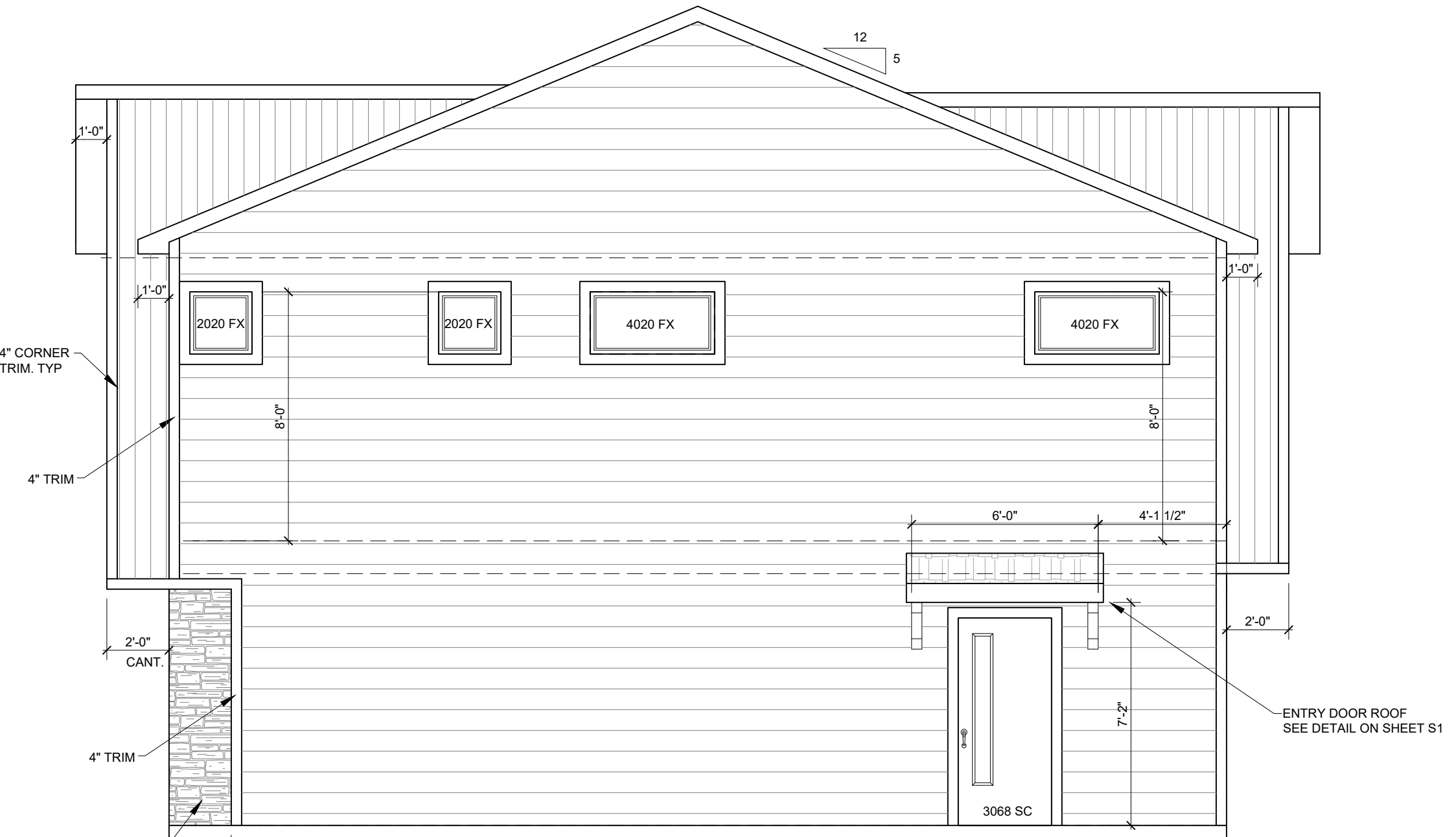
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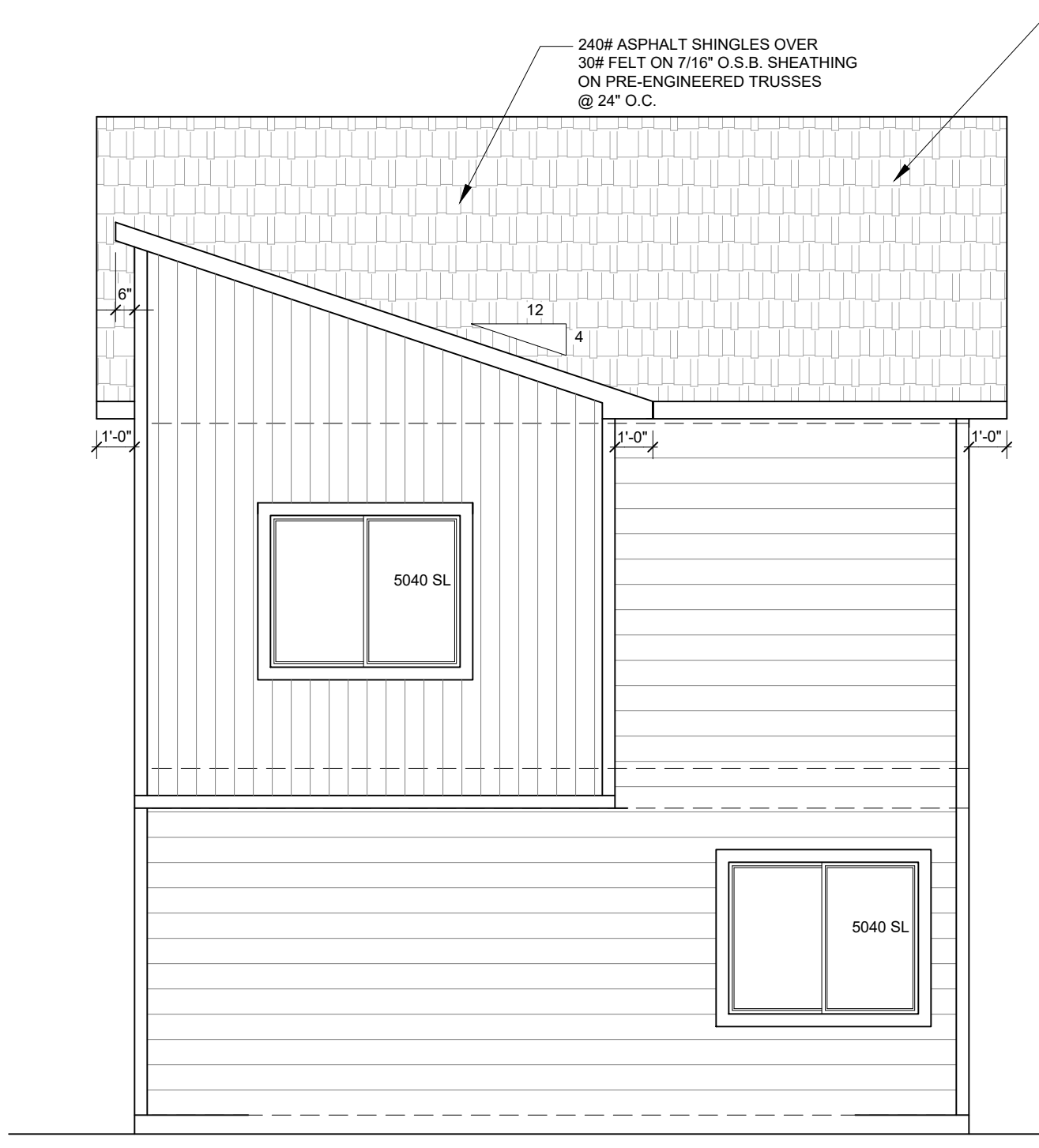
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NOTE: GUTTERS ARE REQUIRED ROUT DOWNSPOUTS THRU CORRUGATED FLEXIBLE PIPE UNDER SLABS (PER SITE CONDITIONS) AND DAYLIGHT AWAY FROM FOUNDATION (EXTEND 3'-0" MIN.)



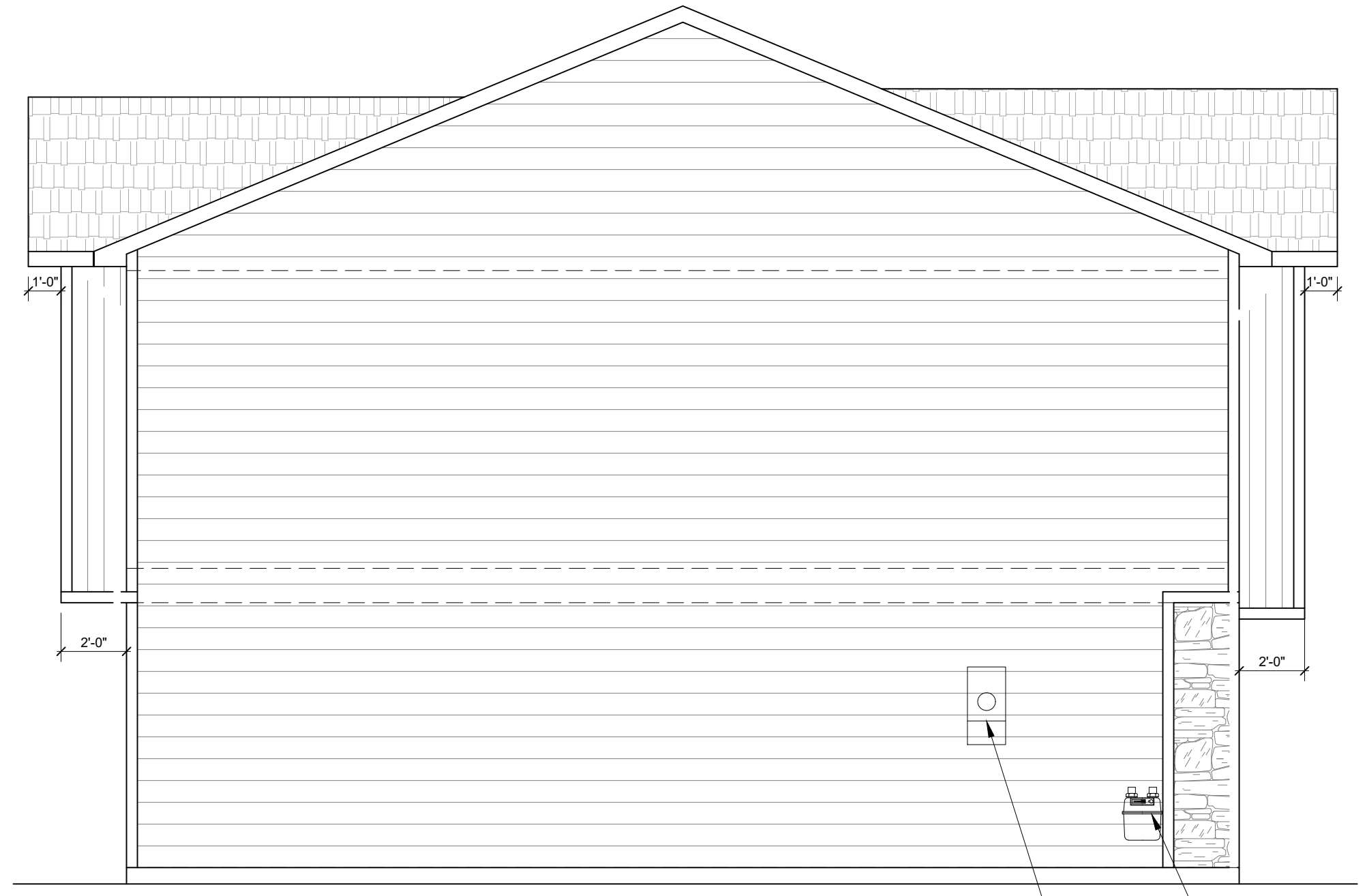
RIGHT ELEVATION

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REAR ELEVATION

1/4"=1'-0"



LEFT ELEVATION

1/4"=1'-0"

UNIT TYPE 1108M

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CHALLENGER HOMES
CHALLENGER BUILDING, LLC.
8605 EXPLORER DRIVE
SUITE 250
COLORADO SPRINGS, CO 80920
719-598-5192

SHEET NAME
ELEVATIONS- 1108M
PROJECT NAME
DAKOTA CROSSING

STAMPS/ENDORSEMENTS

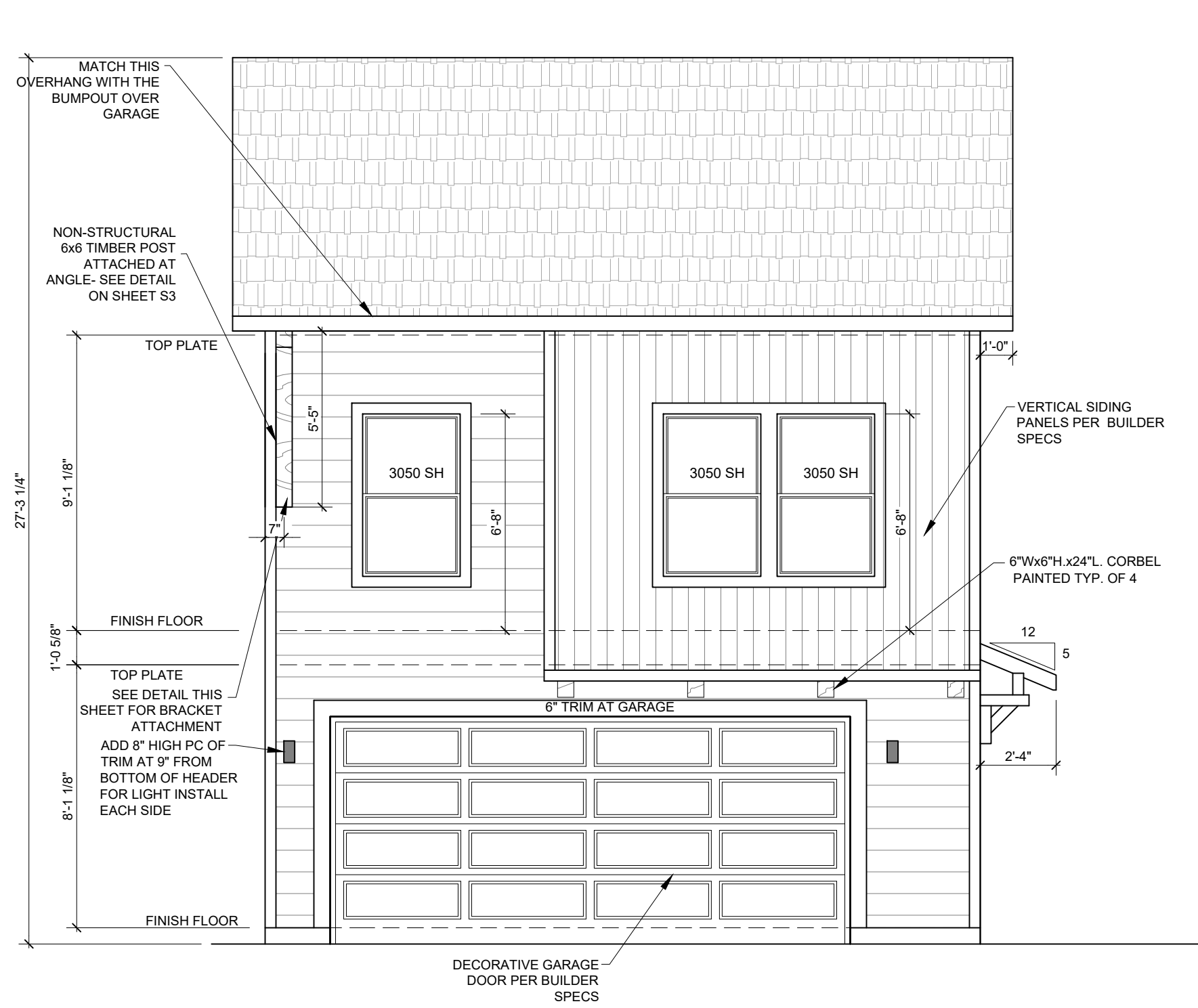
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DATE:
1/15/2025

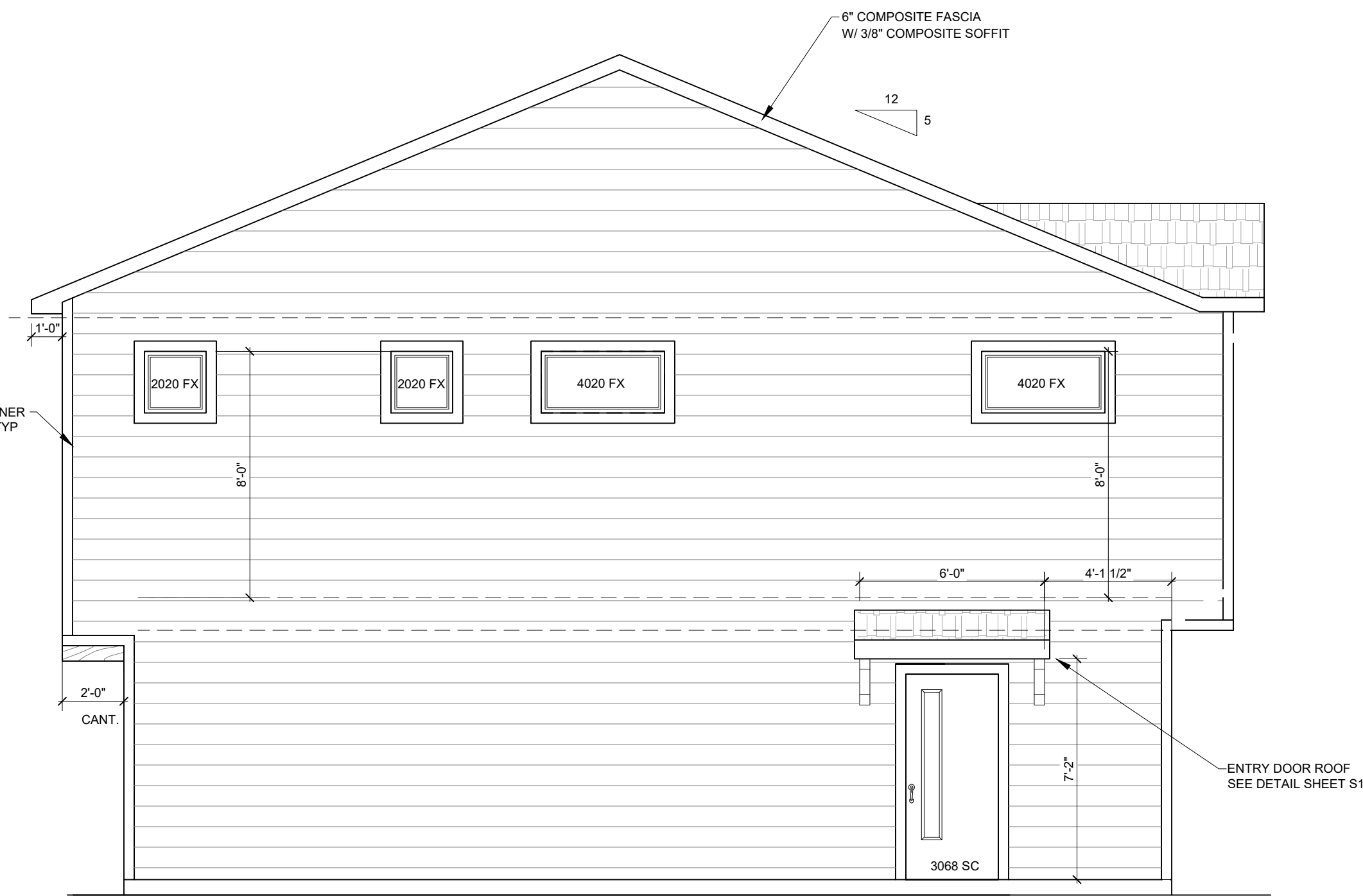
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DPEN-25-0018

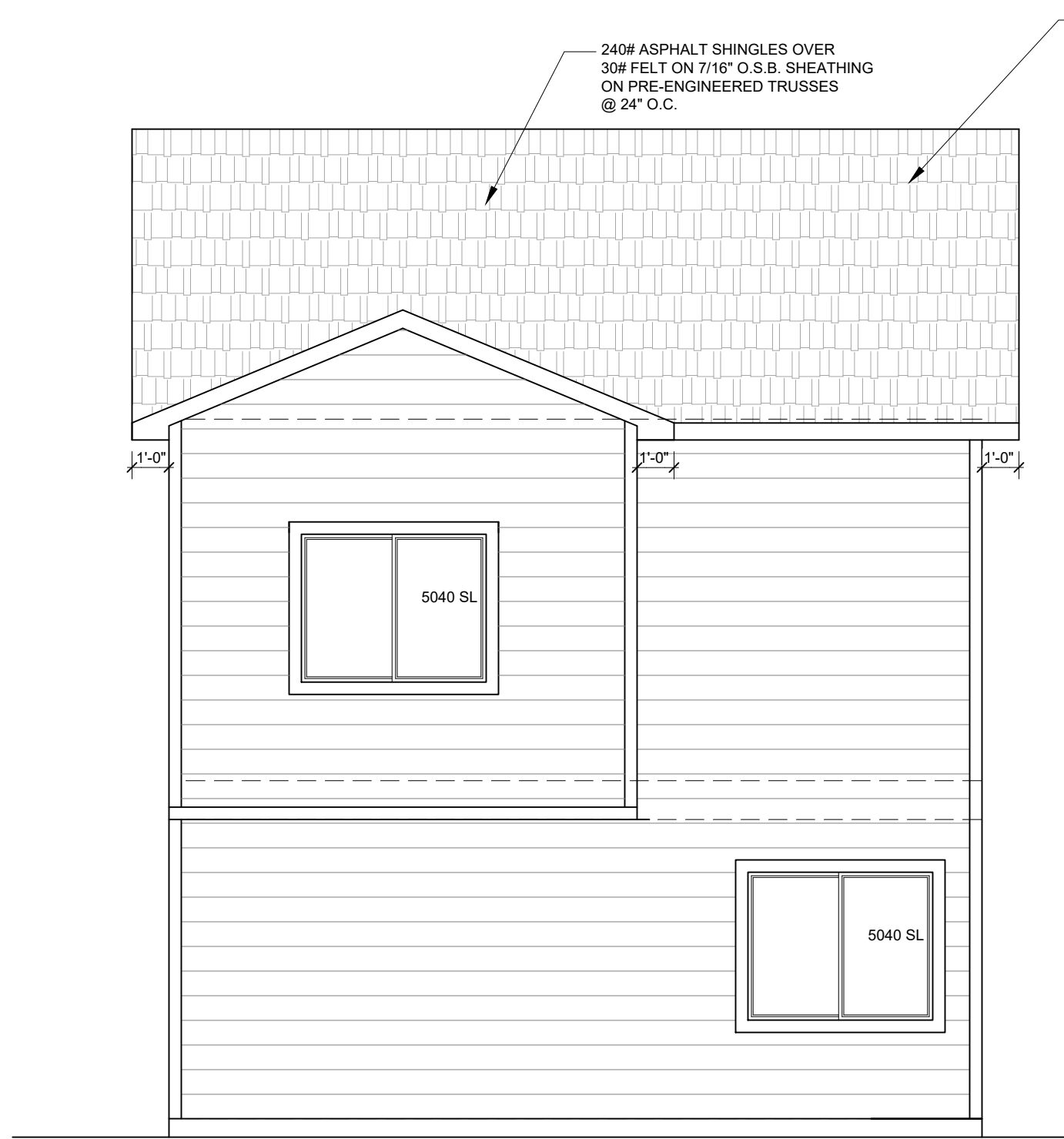
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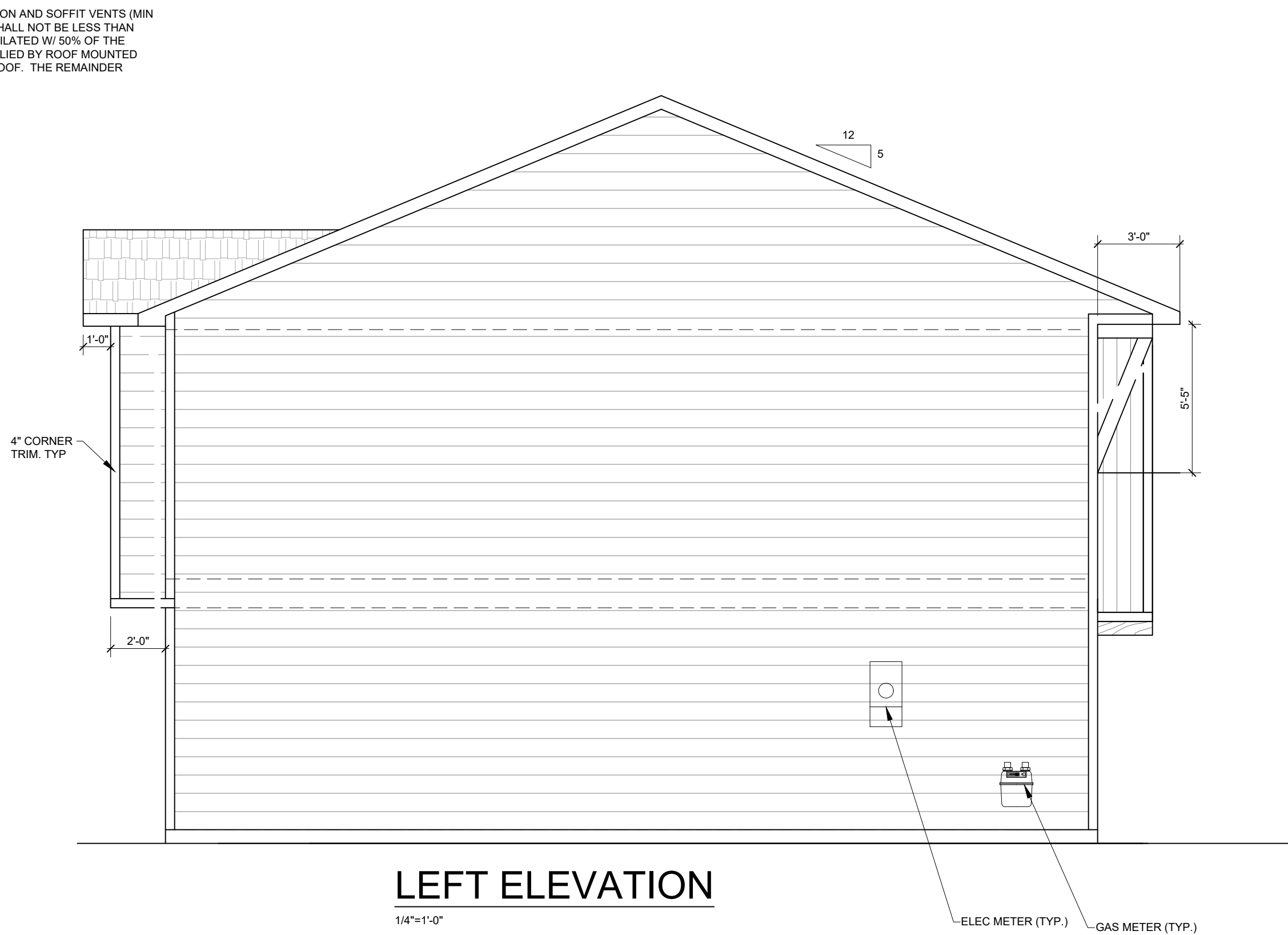
FRONT ELEVATION "R"
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RIGHT ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"



LEFT ELEVATION
1/4"=1'-0"

UNIT TYPE 1108R

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SUITE 250
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719-598-5192

SHEET NAME
ELEVATIONS- 1108R
PROJECT NAME
DAKOTA CROSSING

STAMPS/ENDORSEMENTS

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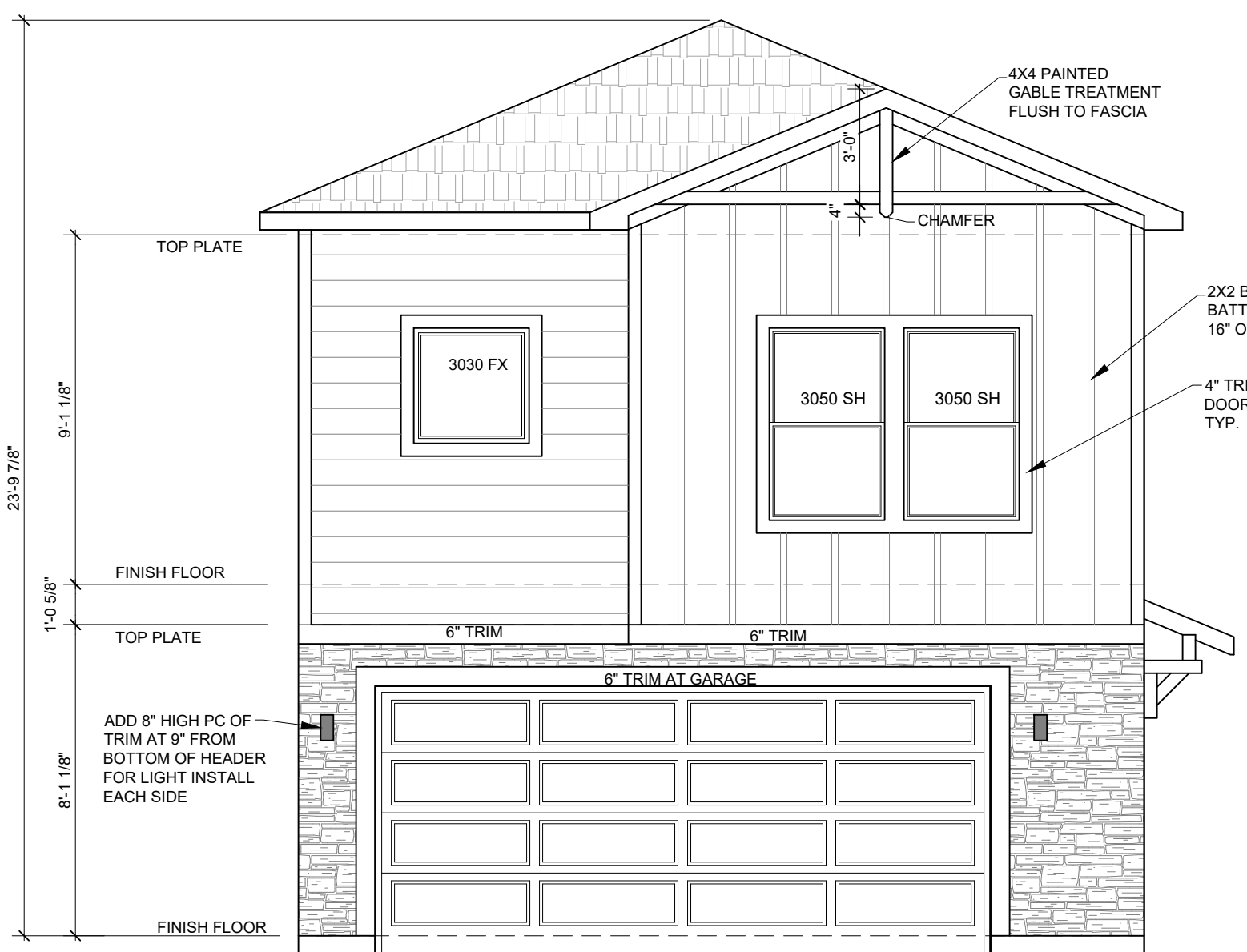
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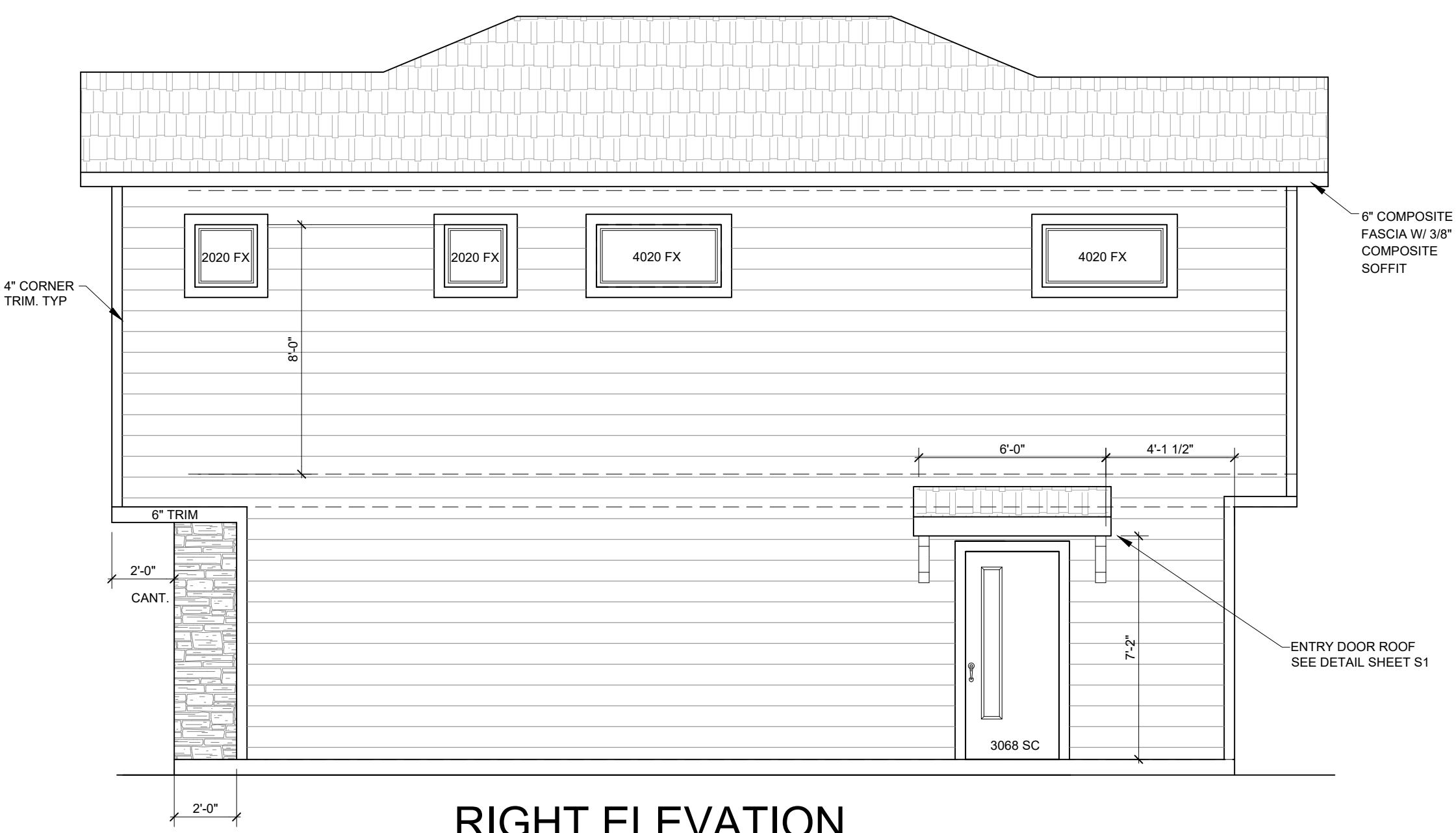
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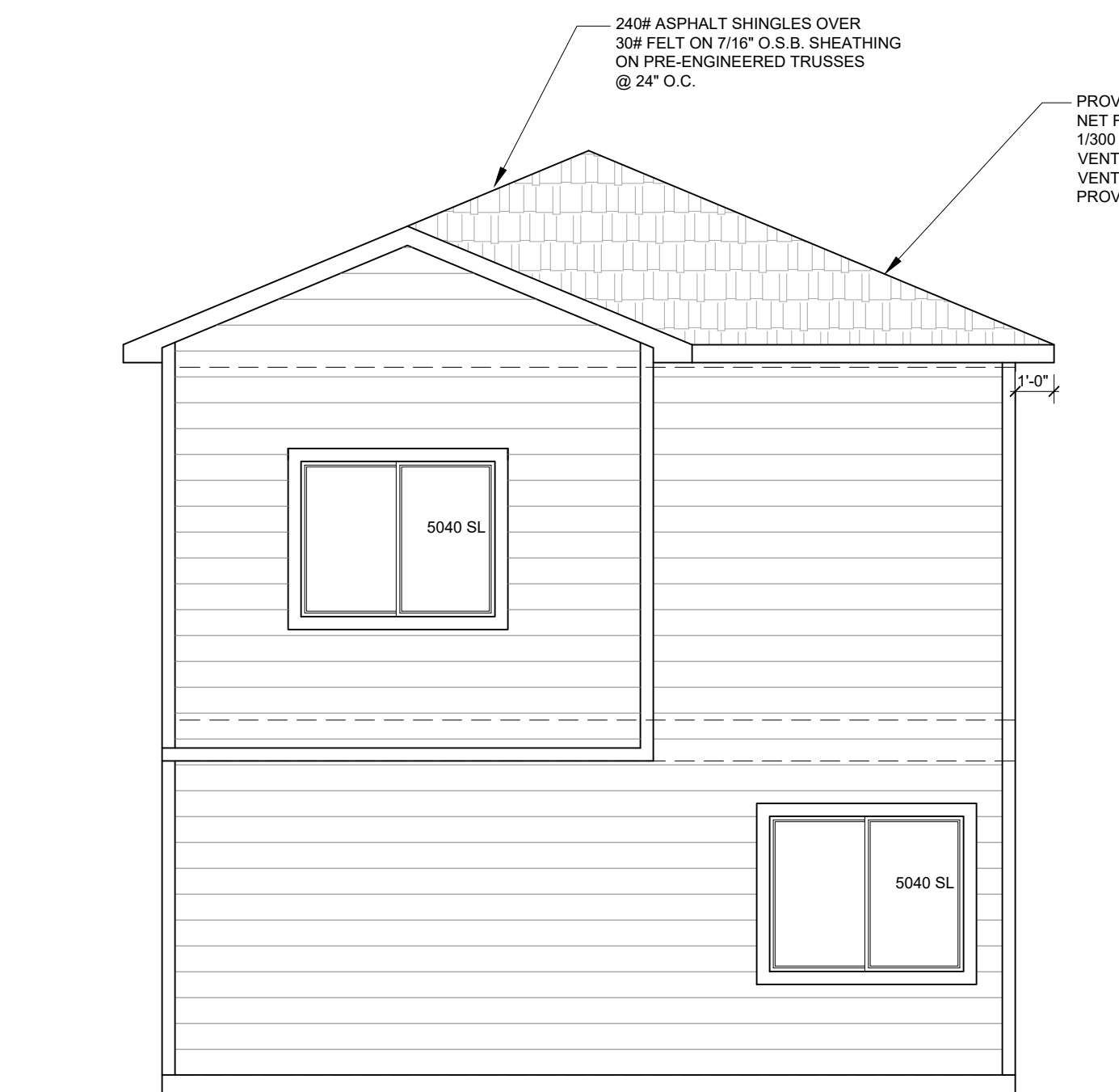
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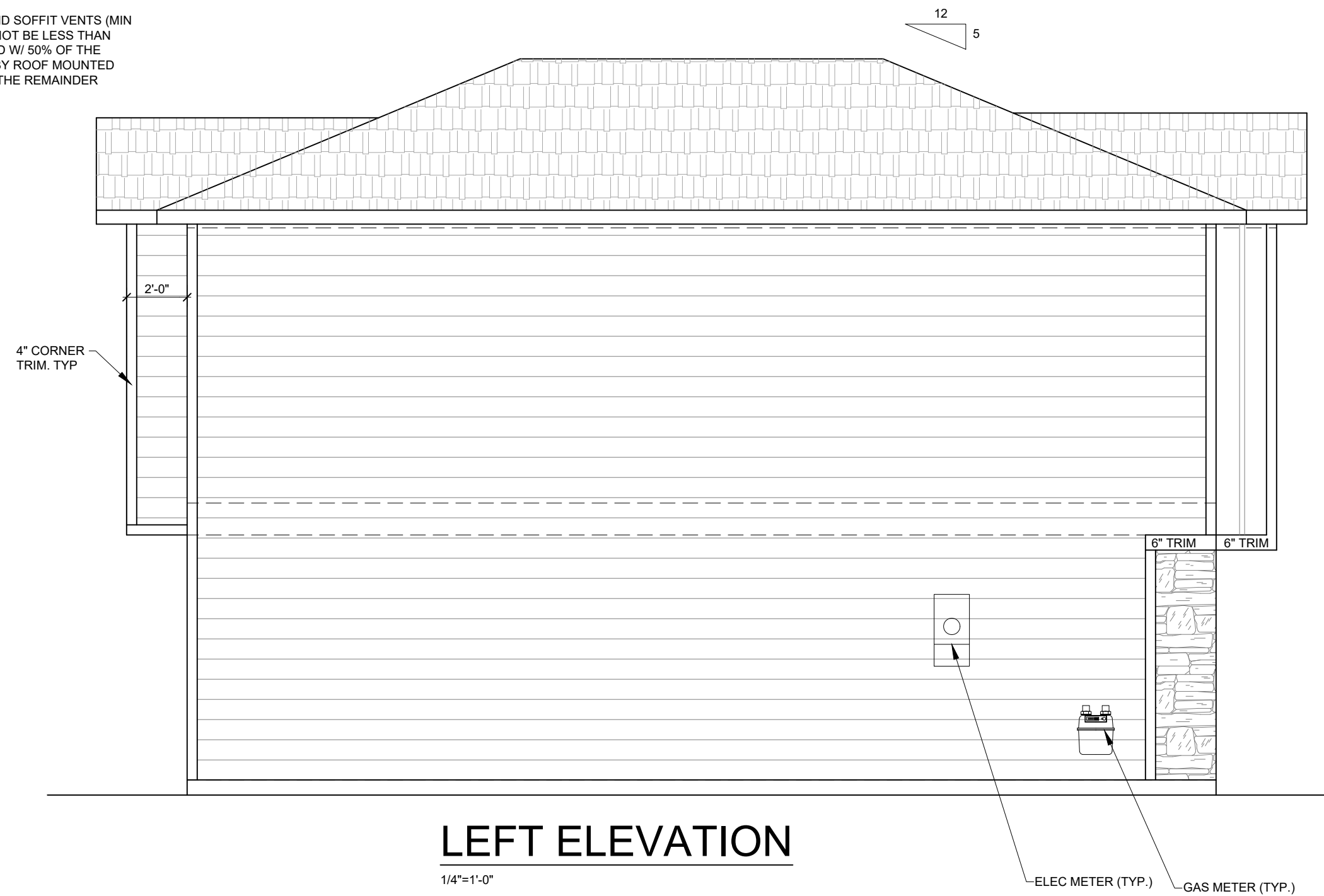
RIGHT ELEVATION

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REAR ELEVATION

1/4"=1'-0"



LEFT ELEVATION

1/4"=1'-0"

UNIT TYPE 1108F

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SUITE 250
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719-598-5192

SHEET NAME
ELEVATIONS- 1108F
PROJECT NAME
DAKOTA CROSSING

STAMPS/ENDORSEMENTS

DRAWN BY:

AL

DATE:

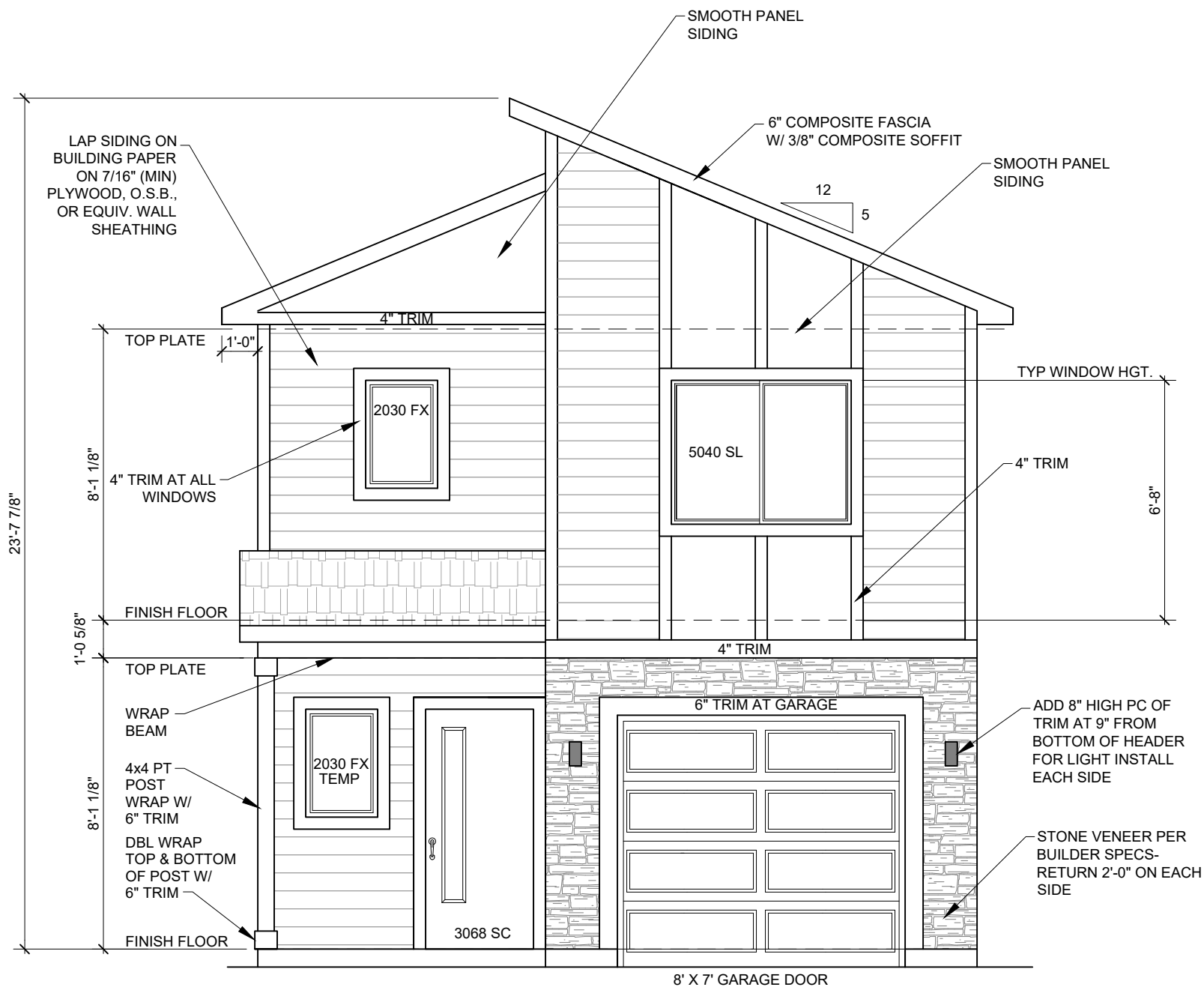
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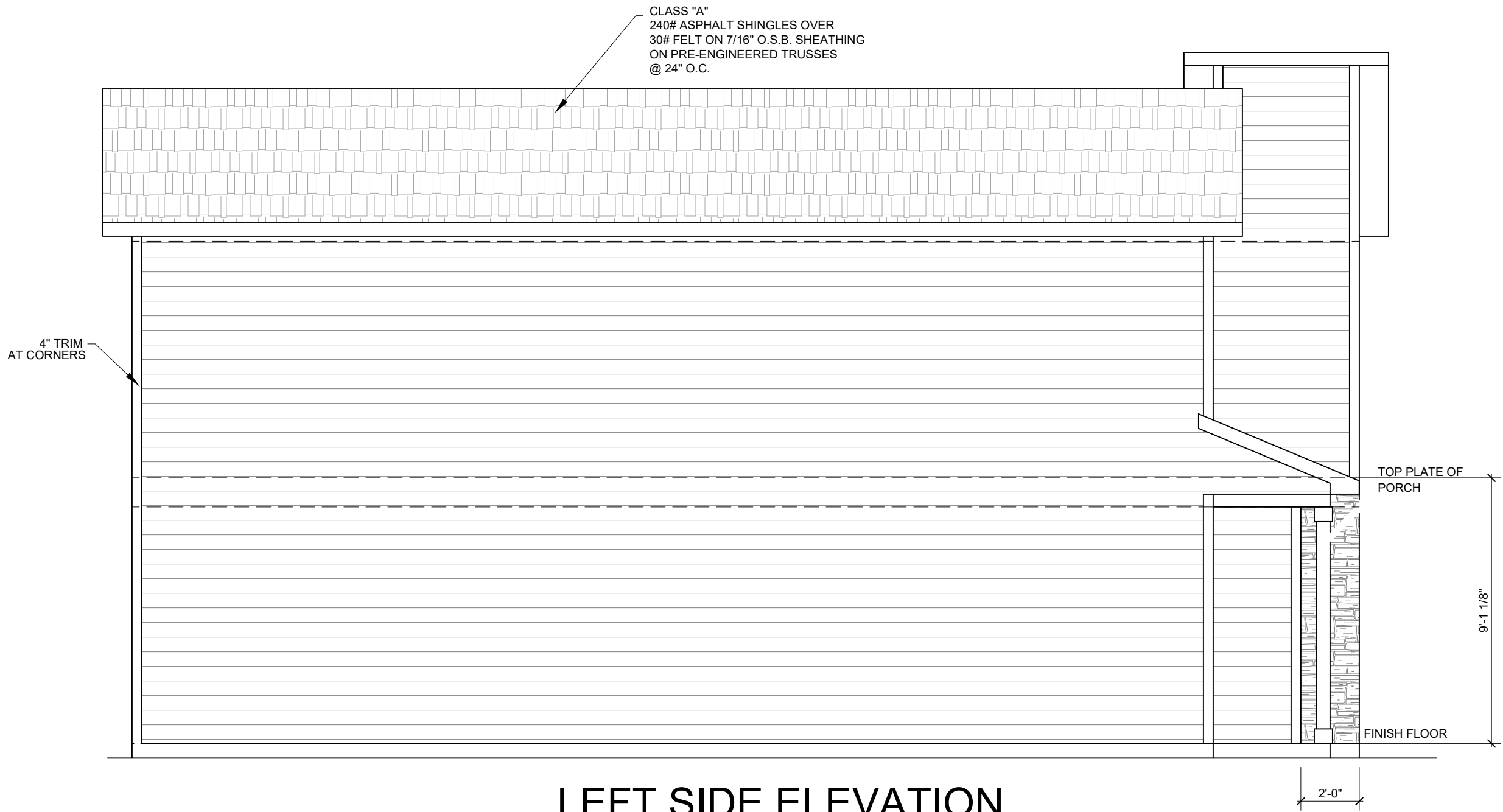
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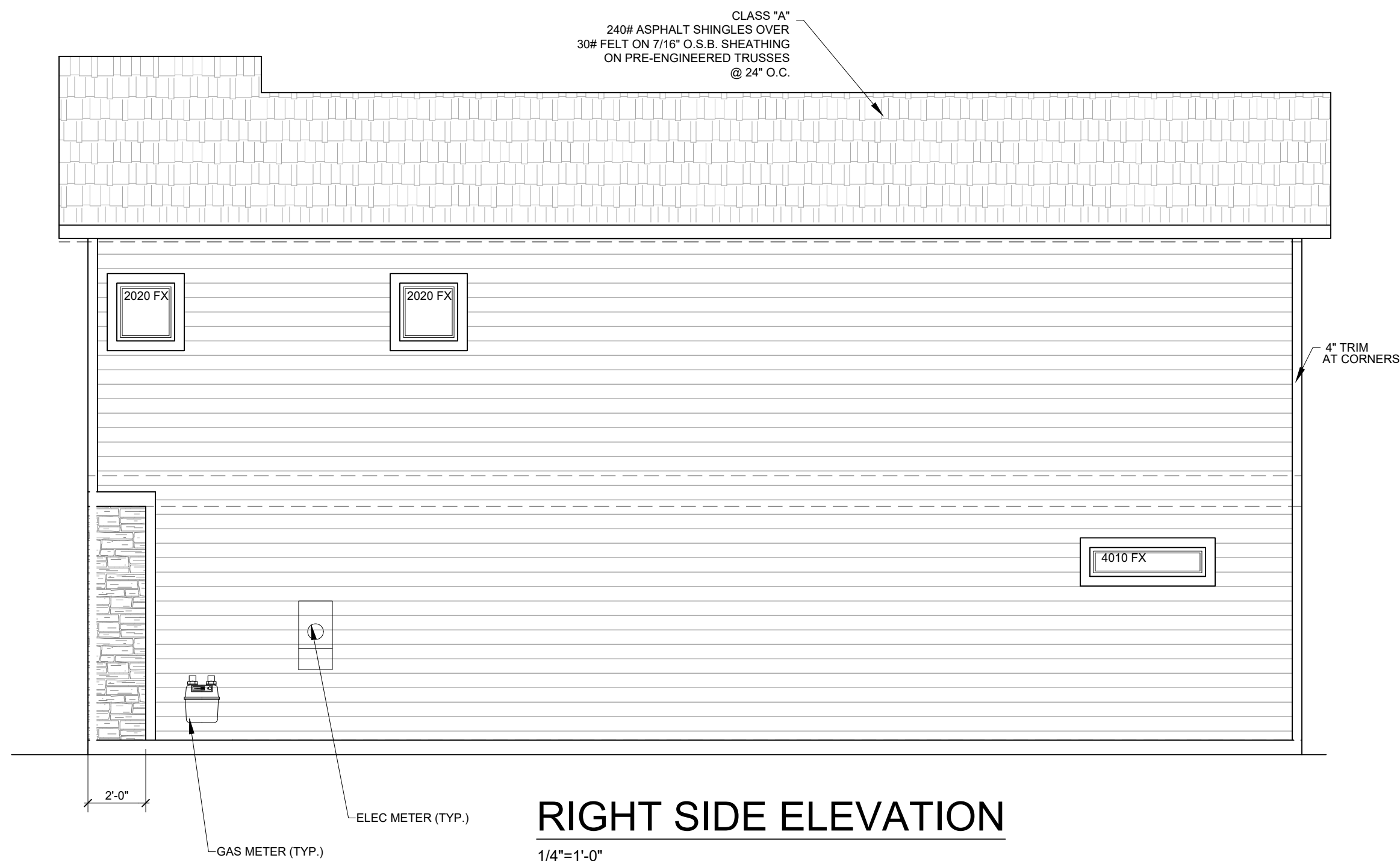
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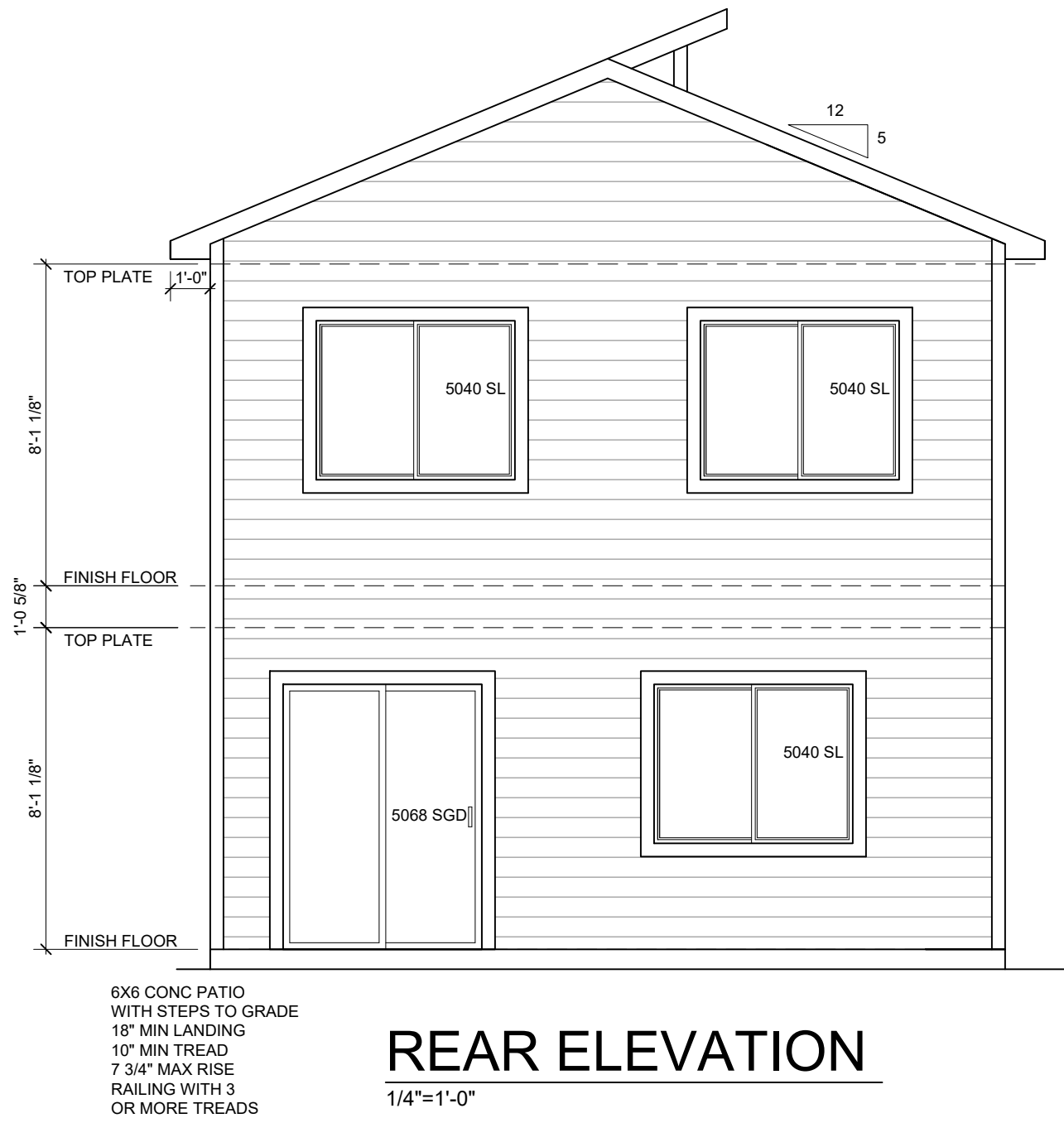
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LEFT SIDE ELEVATION
1/4"=1'-0"



RIGHT SIDE ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"

UNIT TYPE 1367M

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SUITE 250
COLORADO SPRINGS, CO 80920
719-596-5192

SHEET NAME
ELEVATIONS- 1367M
PROJECT NAME
DAKOTA CROSSING

STAMPS/ENDORSEMENTS

DRAWN BY:
AL
DATE:
1/15/2025

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DATE	TYPE	DATE	TYPE

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14 OF 24

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SHEET NAME
ELEVATIONS- 1367R

PROJECT NAME
DAKOTA CROSSING

STAMPS/ENDORSEMENTS

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Architectural drawings of the front and left side elevations of a house. The front elevation shows a two-story structure with a gabled roof, a front porch with a stone veneer base, and a large garage door. The left side elevation shows the side profile of the house with a gabled roof and a small porch. Both drawings include detailed annotations for materials, dimensions, and construction details.

FRONT ELEVATION- "R"
1/4"=1'-0"

LEFT SIDE ELEVATION
1/4"=1'-0"

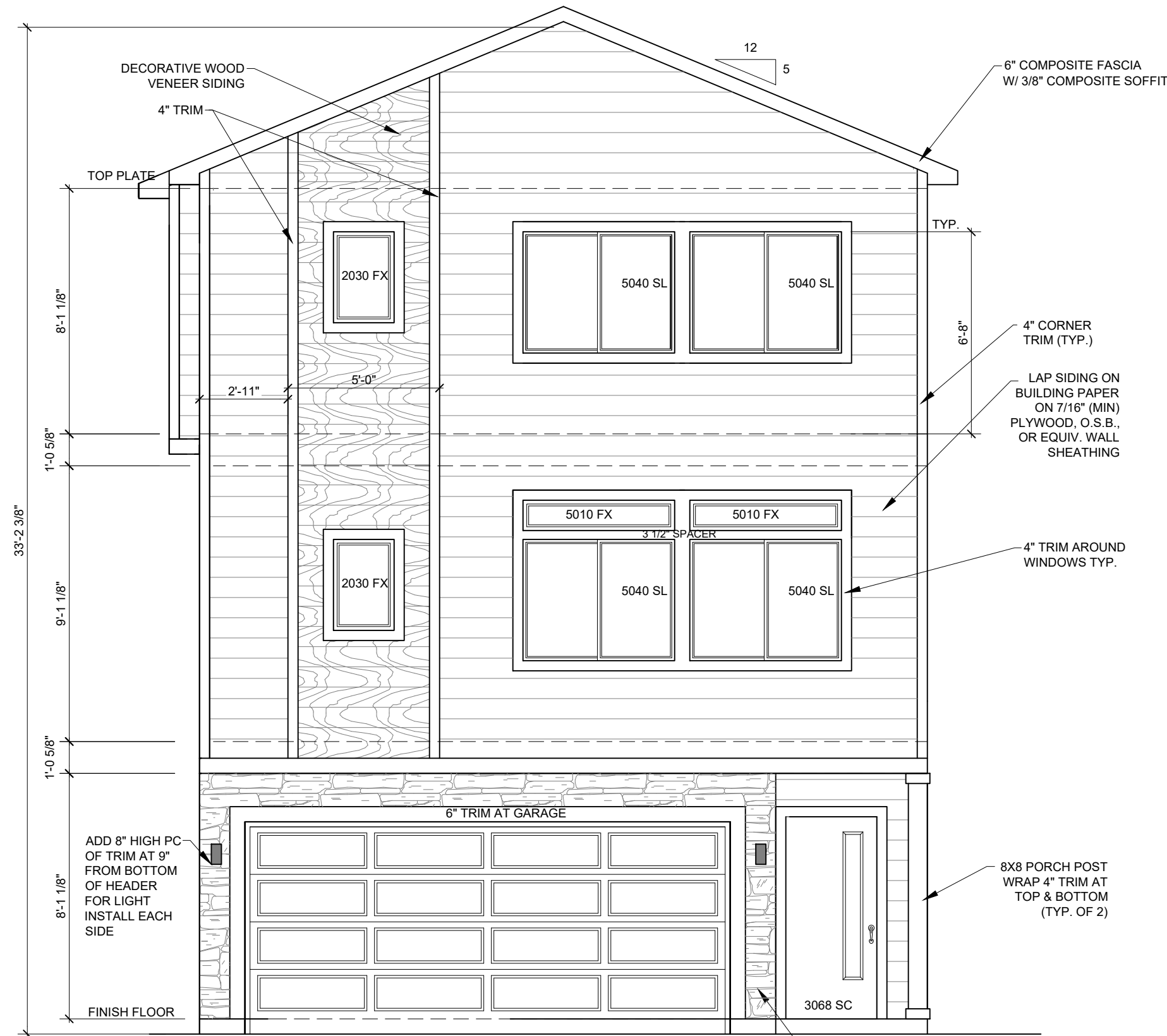
Architectural drawing of the right side elevation of a house. It shows a two-story structure with a gabled roof, a small front porch, and a large garage door. The drawing includes detailed annotations for materials, dimensions, and construction details.

RIGHT SIDE ELEVATION
1/4"=1'-0"

Architectural drawing of the rear elevation of a house. It shows a two-story structure with a gabled roof, a small front porch, and a large garage door. The drawing includes detailed annotations for materials, dimensions, and construction details.

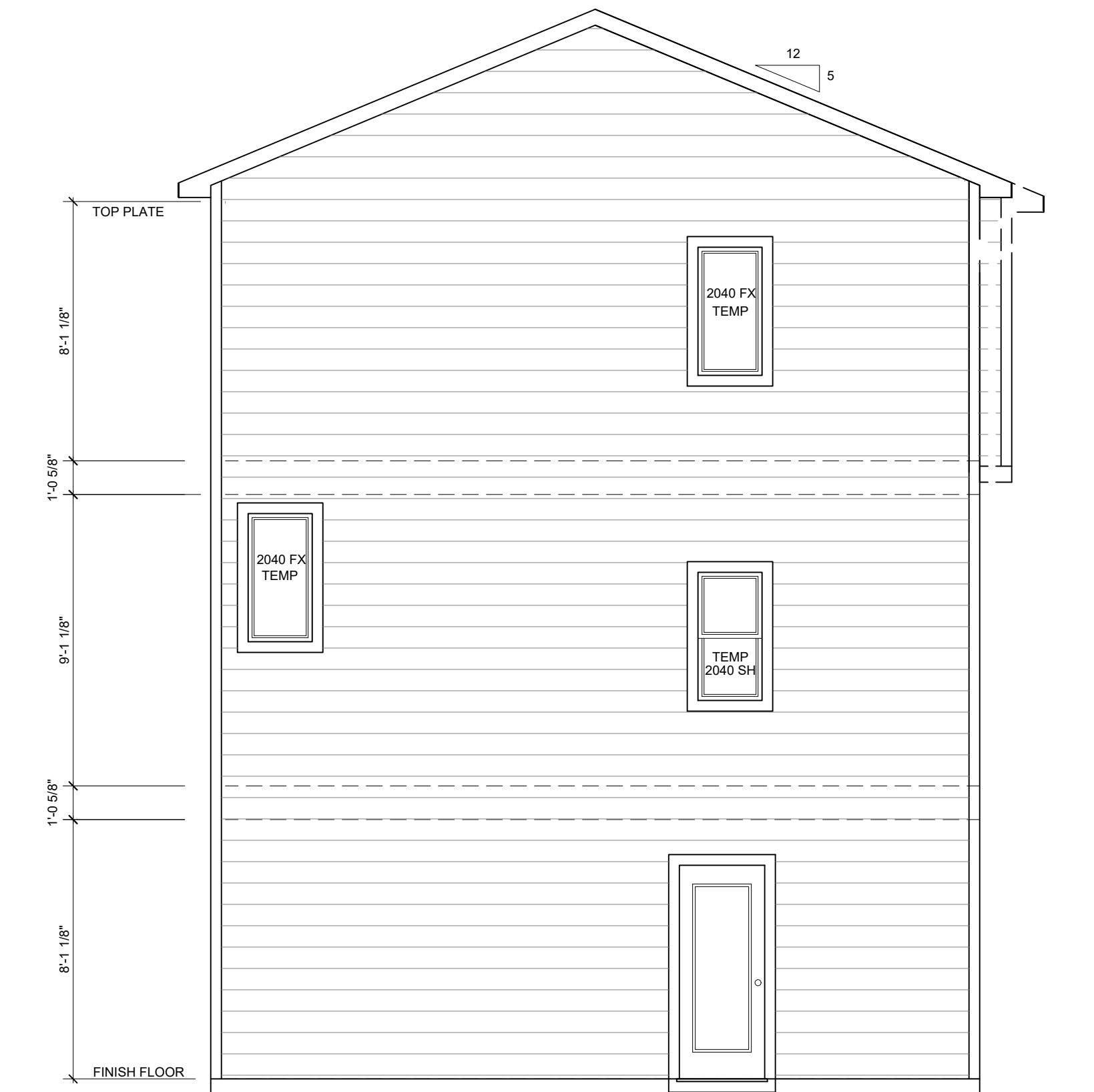
REAR ELEVATION
1/4"=1'-0"

UNIT TYPE 1367R



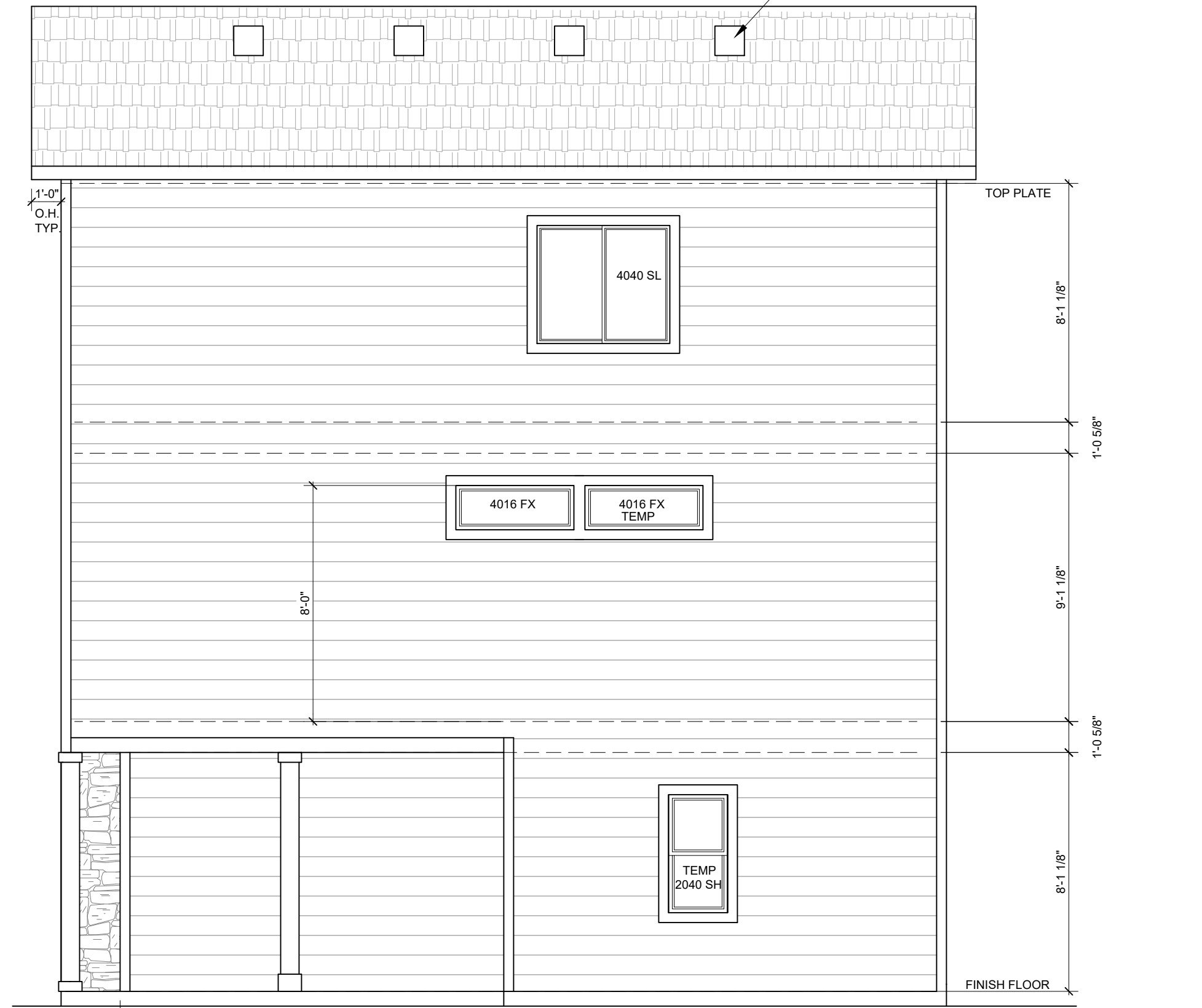
FRONT ELEVATION "M"

1/4"=1'-0"



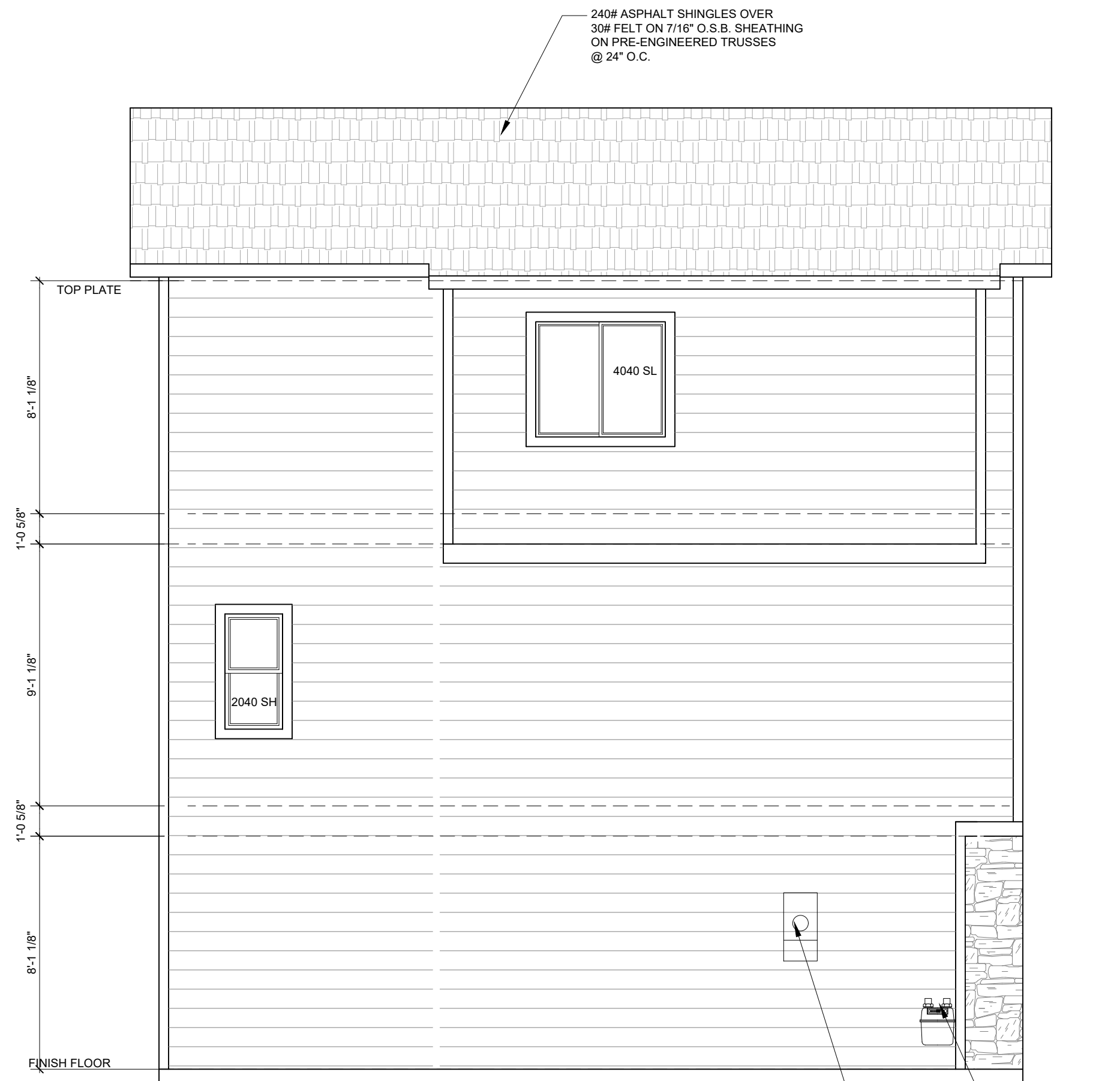
REAR ELEVATION

1/4"=1'-0"



RIGHT SIDE ELEVATION

1/4"=1'-0"



LEFT SIDE ELEVATION

1/4"=1'-0"

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SHEET NAME
ELEVATIONS- 1727M
PROJECT NAME
DAKOTA CROSSING

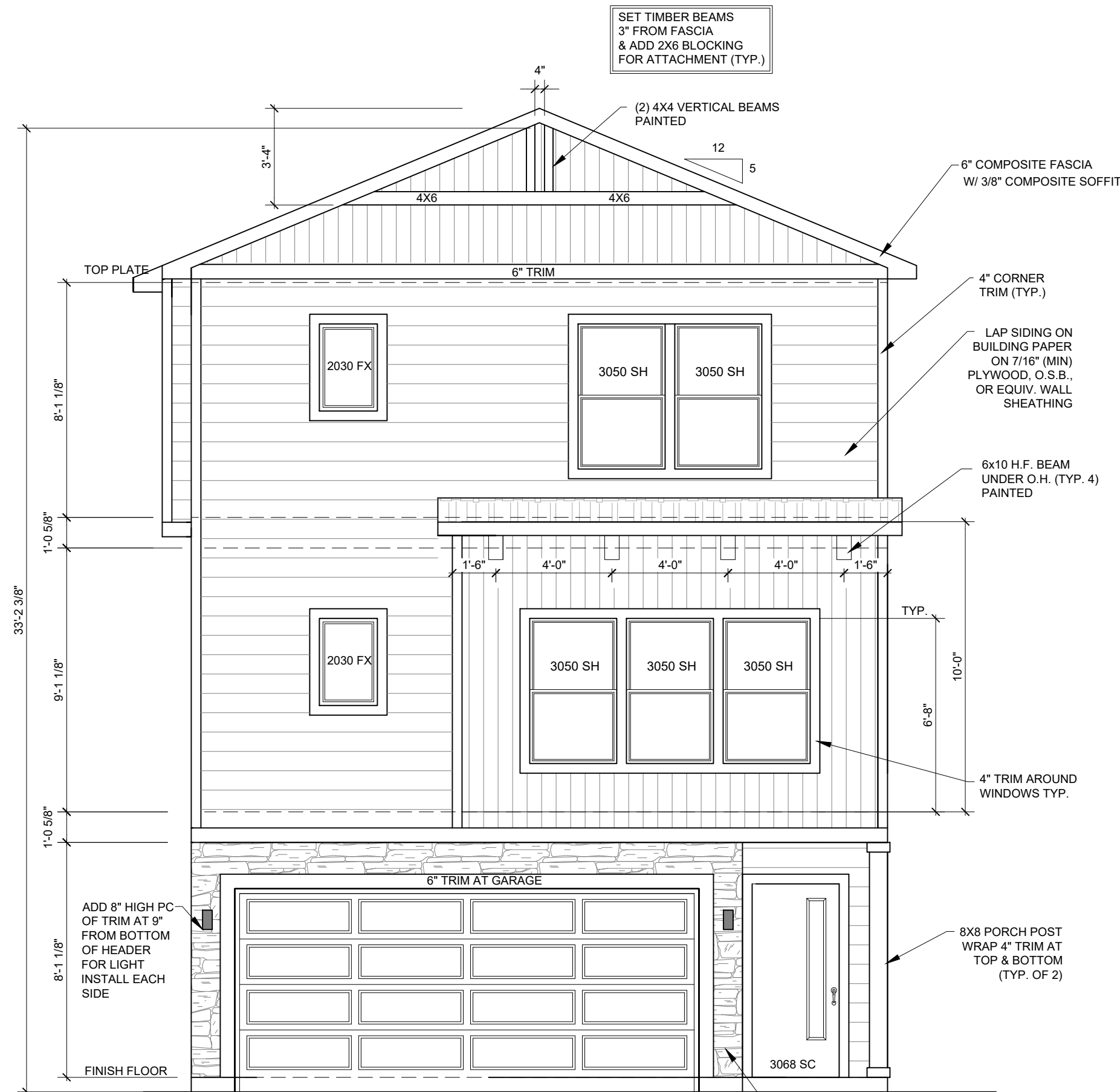
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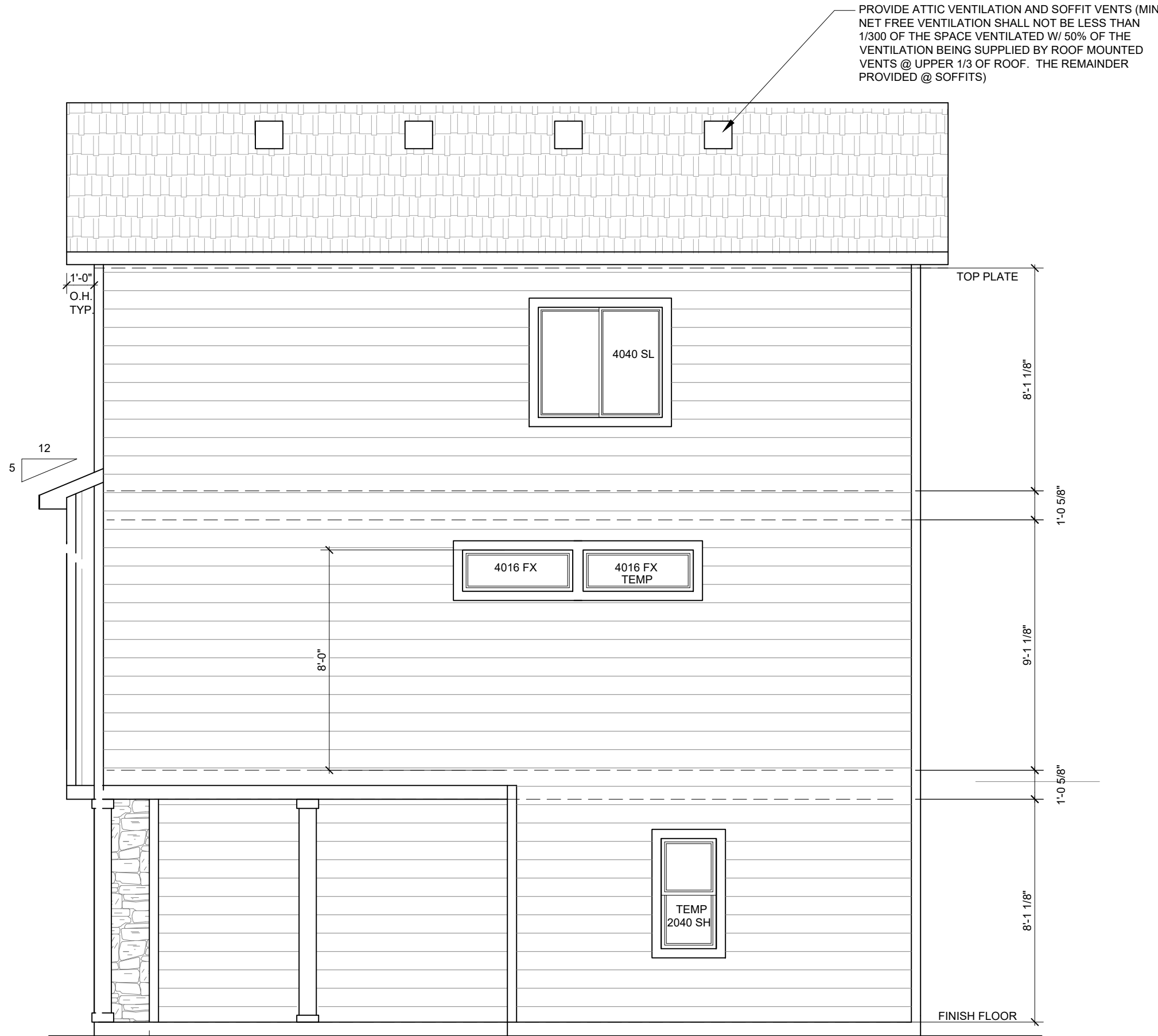
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DATE	TYPE	DATE	TYPE

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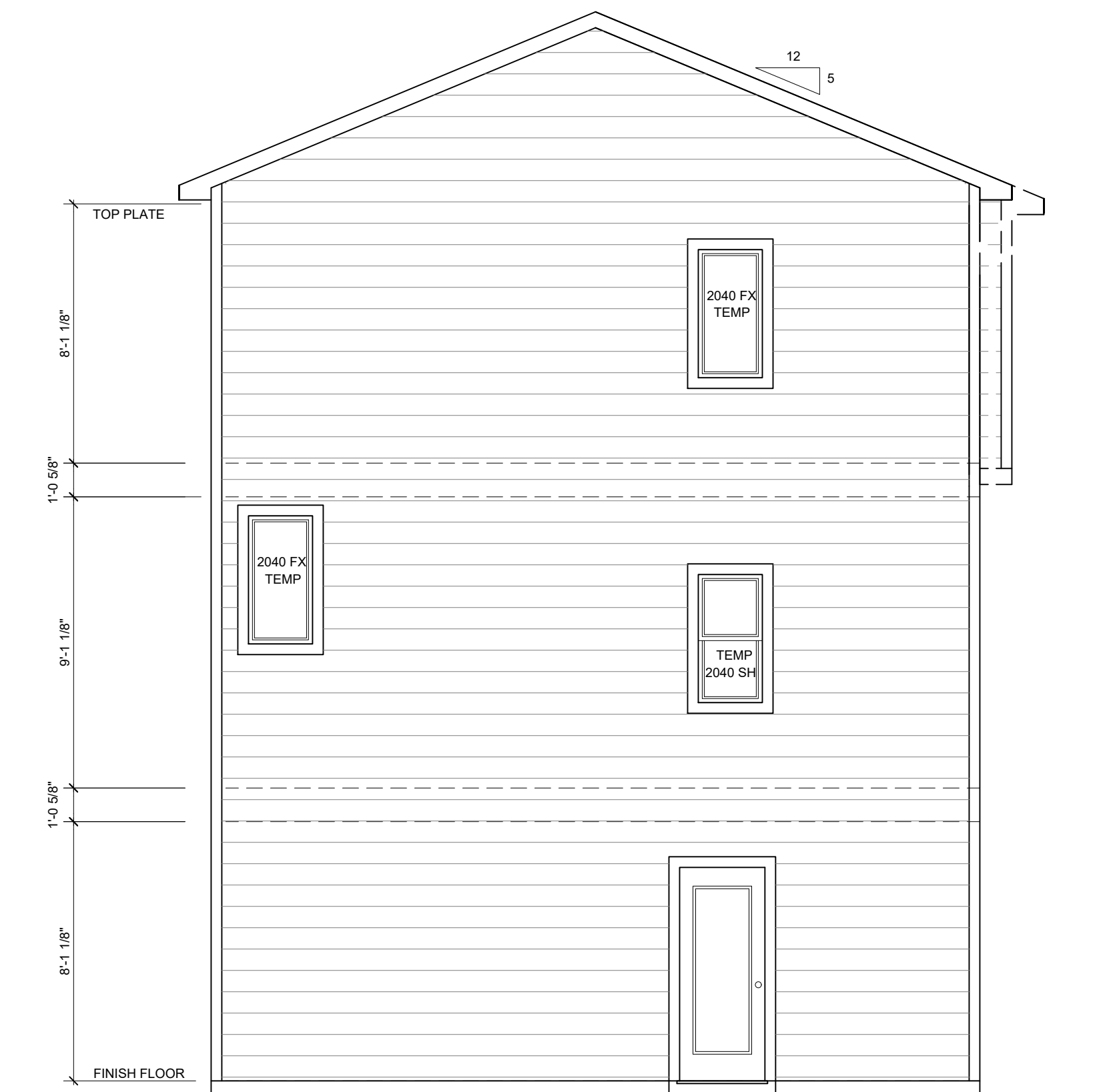
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FRONT ELEVATION "R"
1/4"=1'-0"



RIGHT SIDE ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
1/4"=1'-0"

UNIT TYPE 1727R

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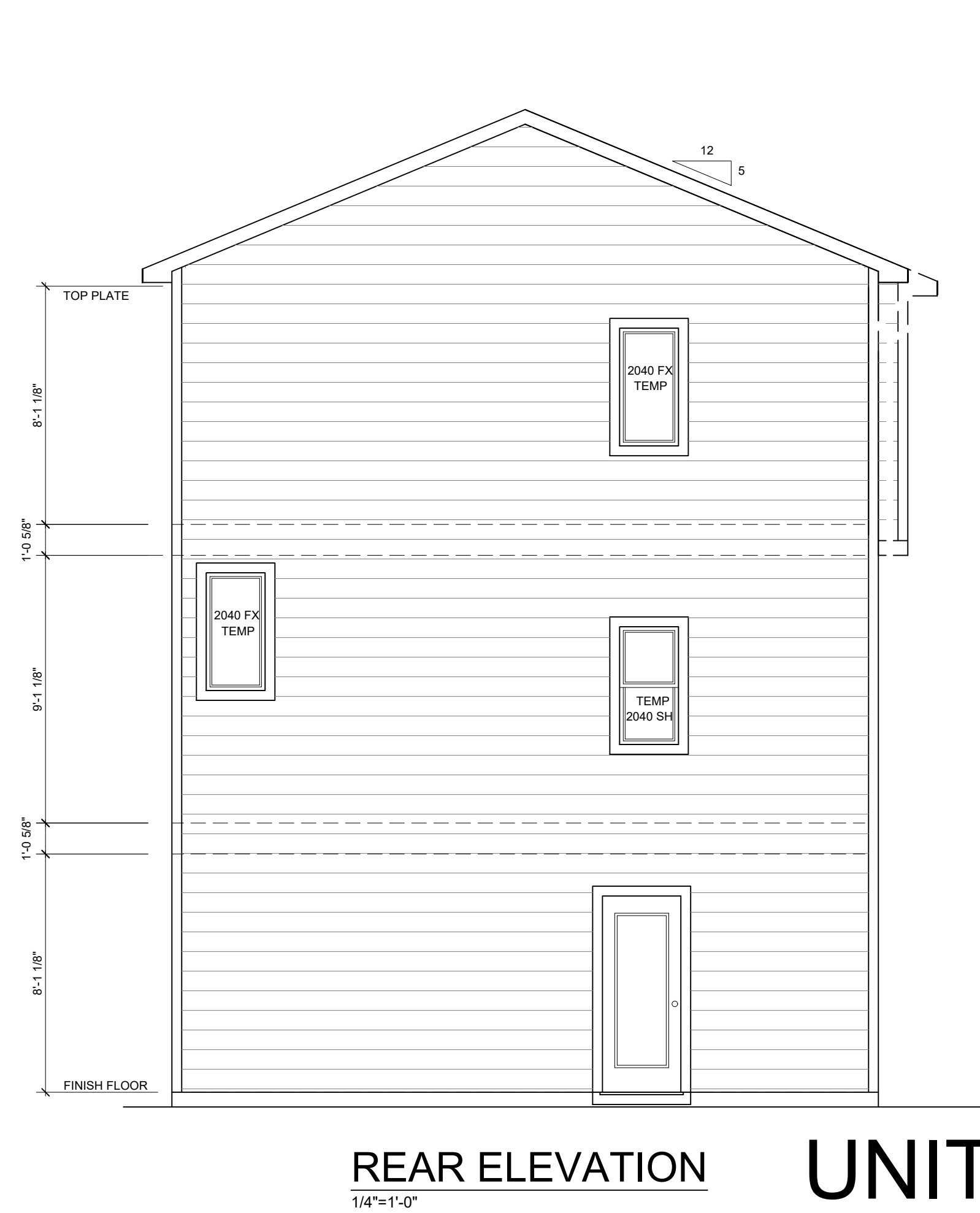
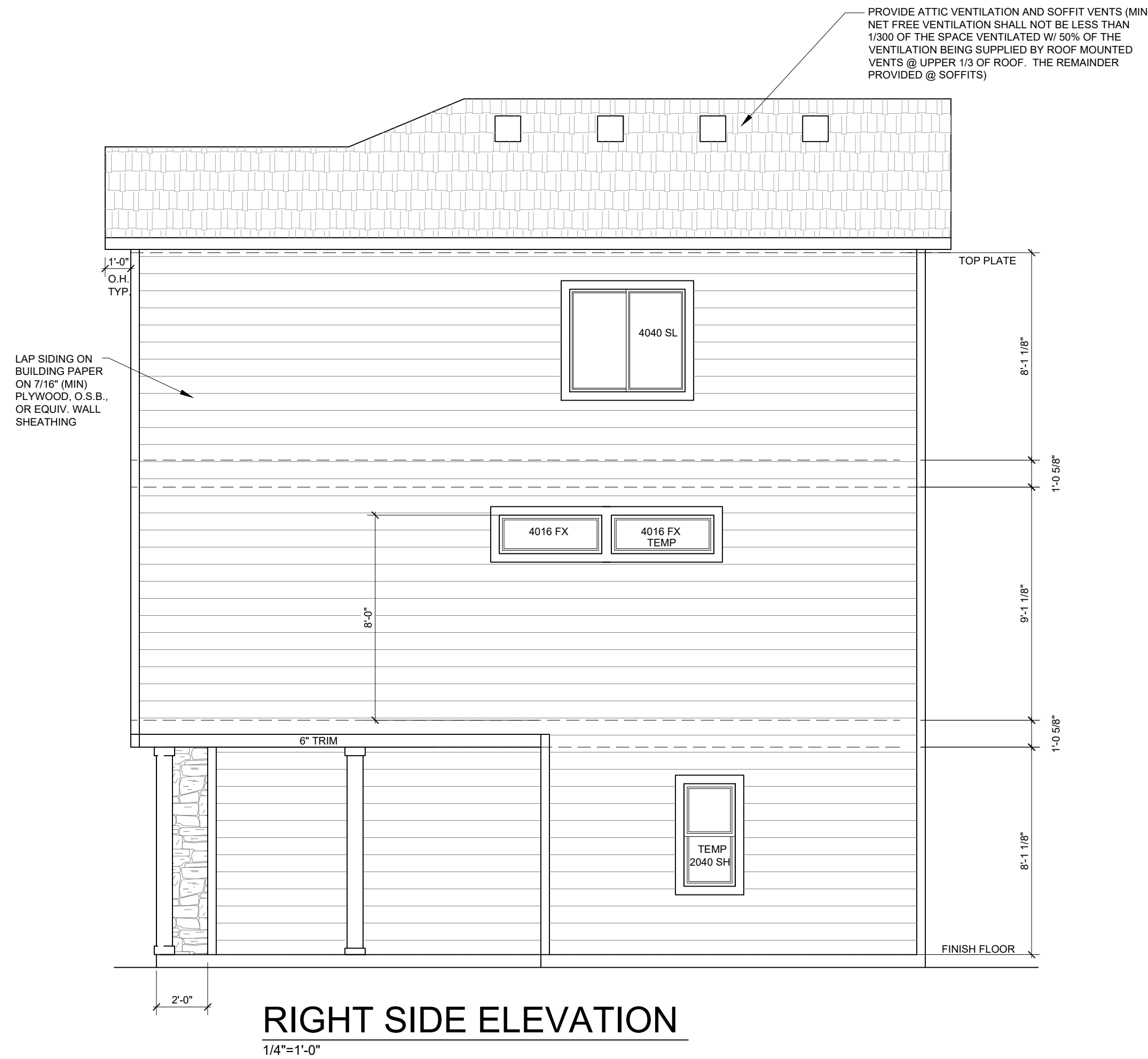
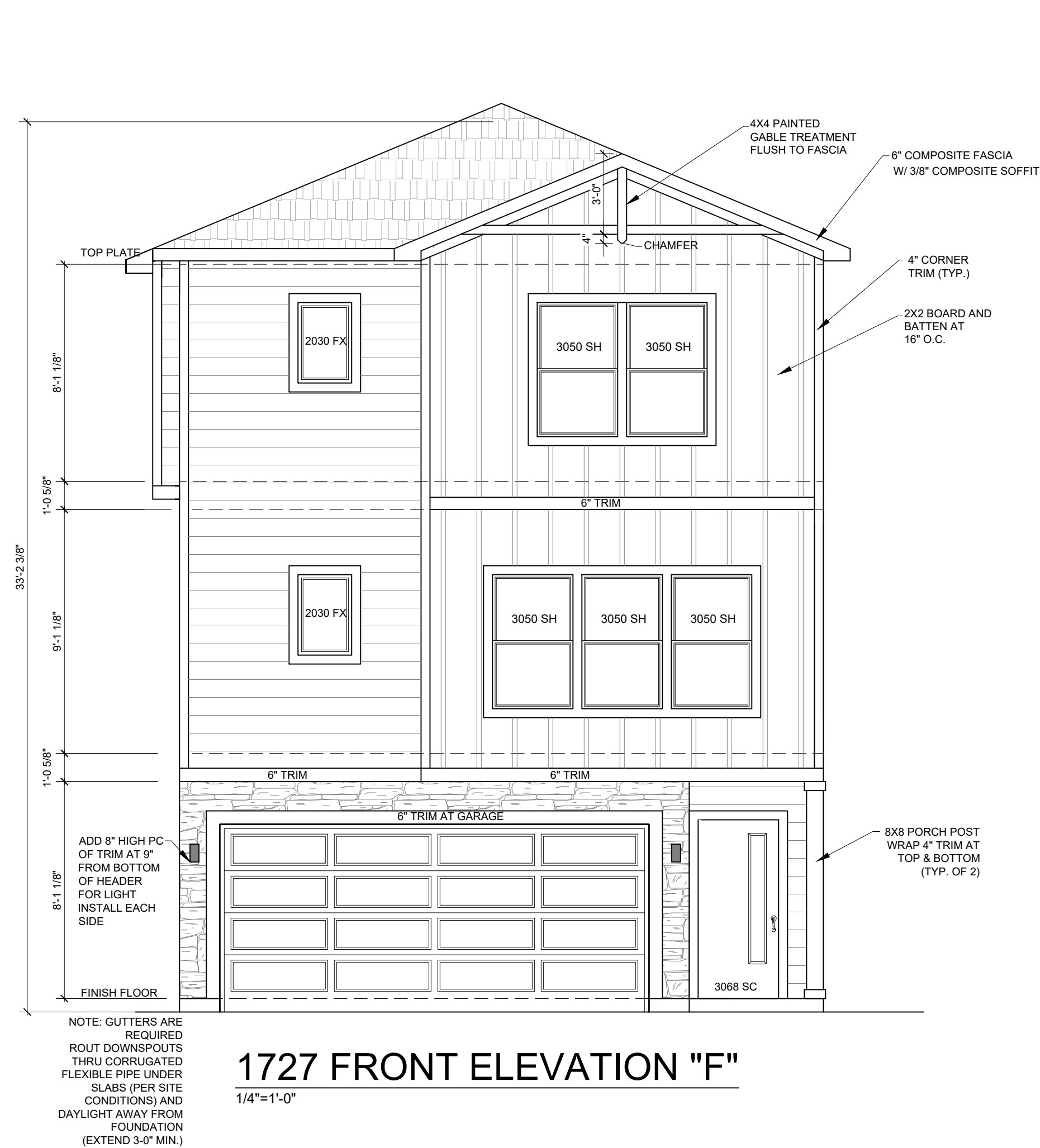
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ELEVATIONS- 1727R
PROJECT NAME
DAKOTA CROSSING

STAMPS/ENDORSEMENTS

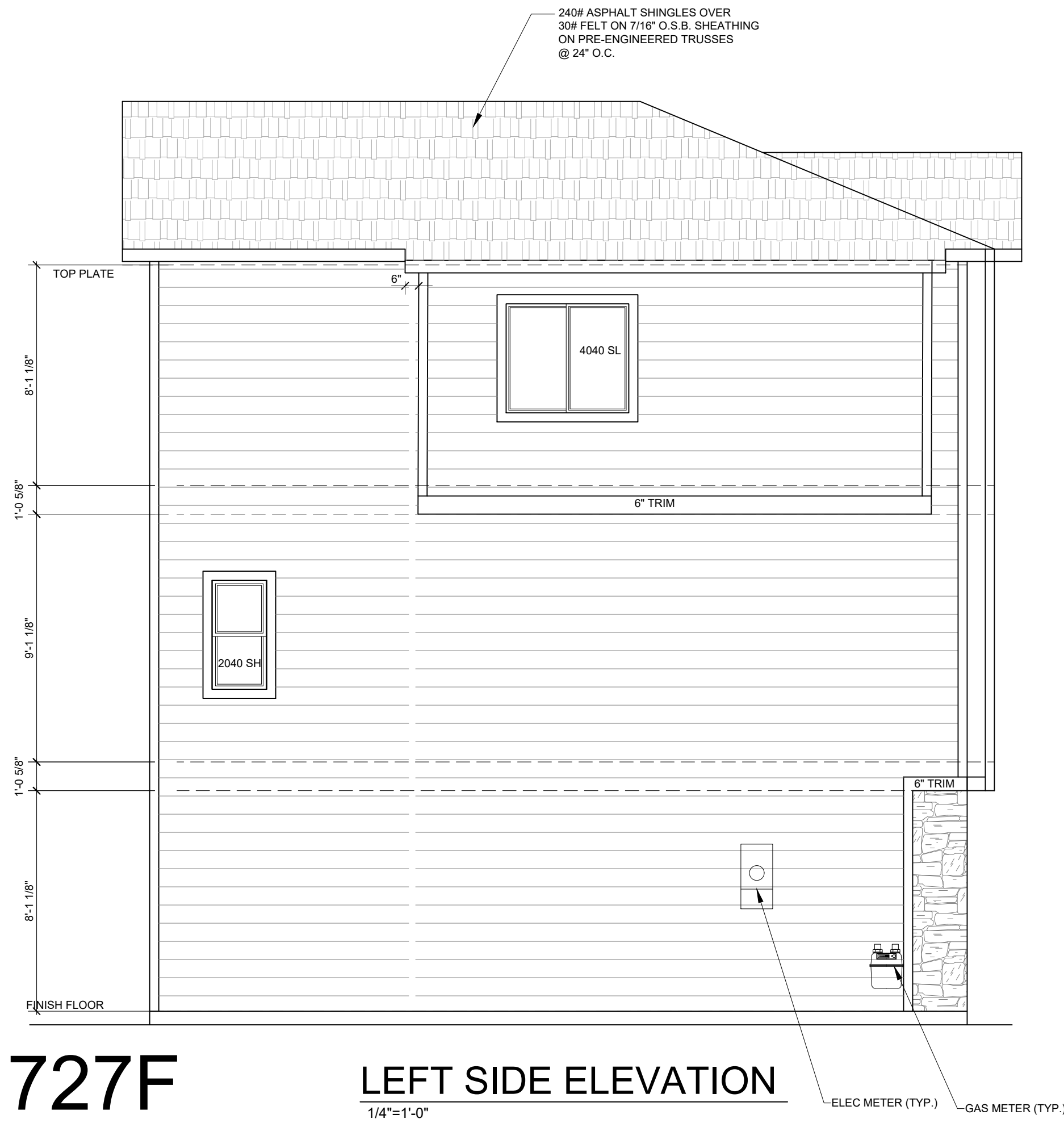
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UNIT TYPE 1727F



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SHEET NAME
ELEVATIONS- 1727F
PROJECT NAME
DAKOTA CROSSING

STAMPS/ENDORSEMENTS

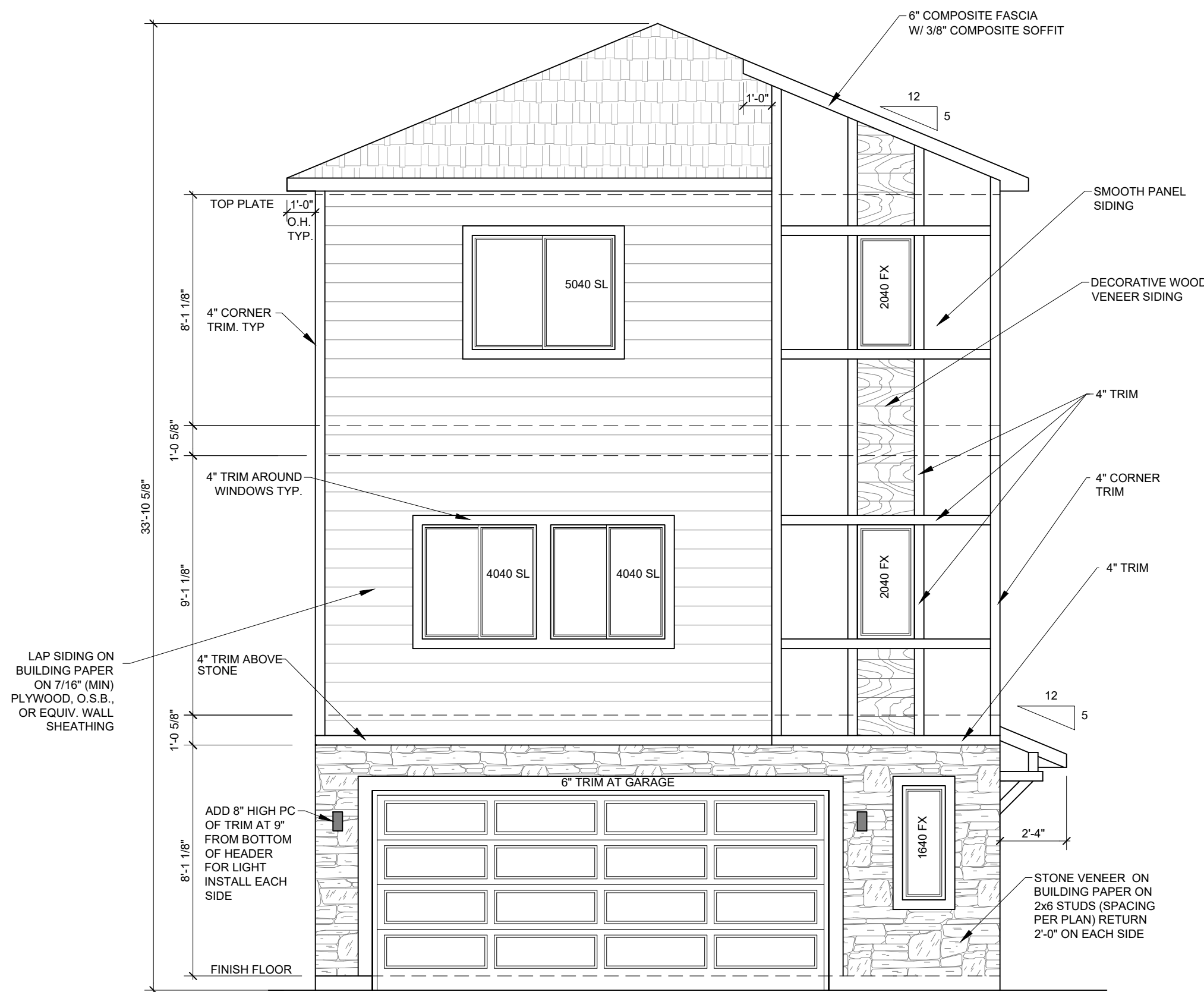
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DATE	TYPE	DATE	TYPE	DATE	TYPE

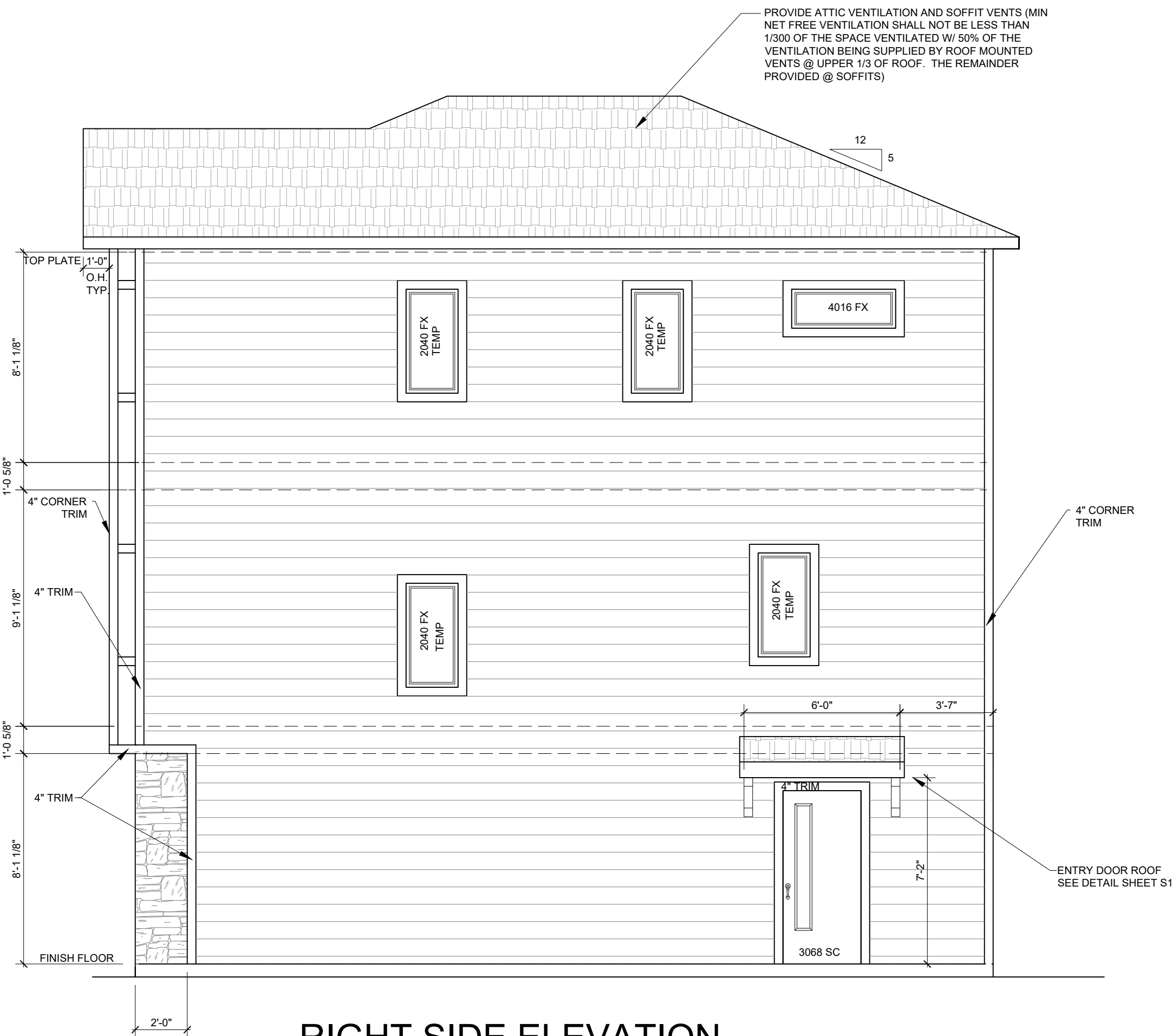
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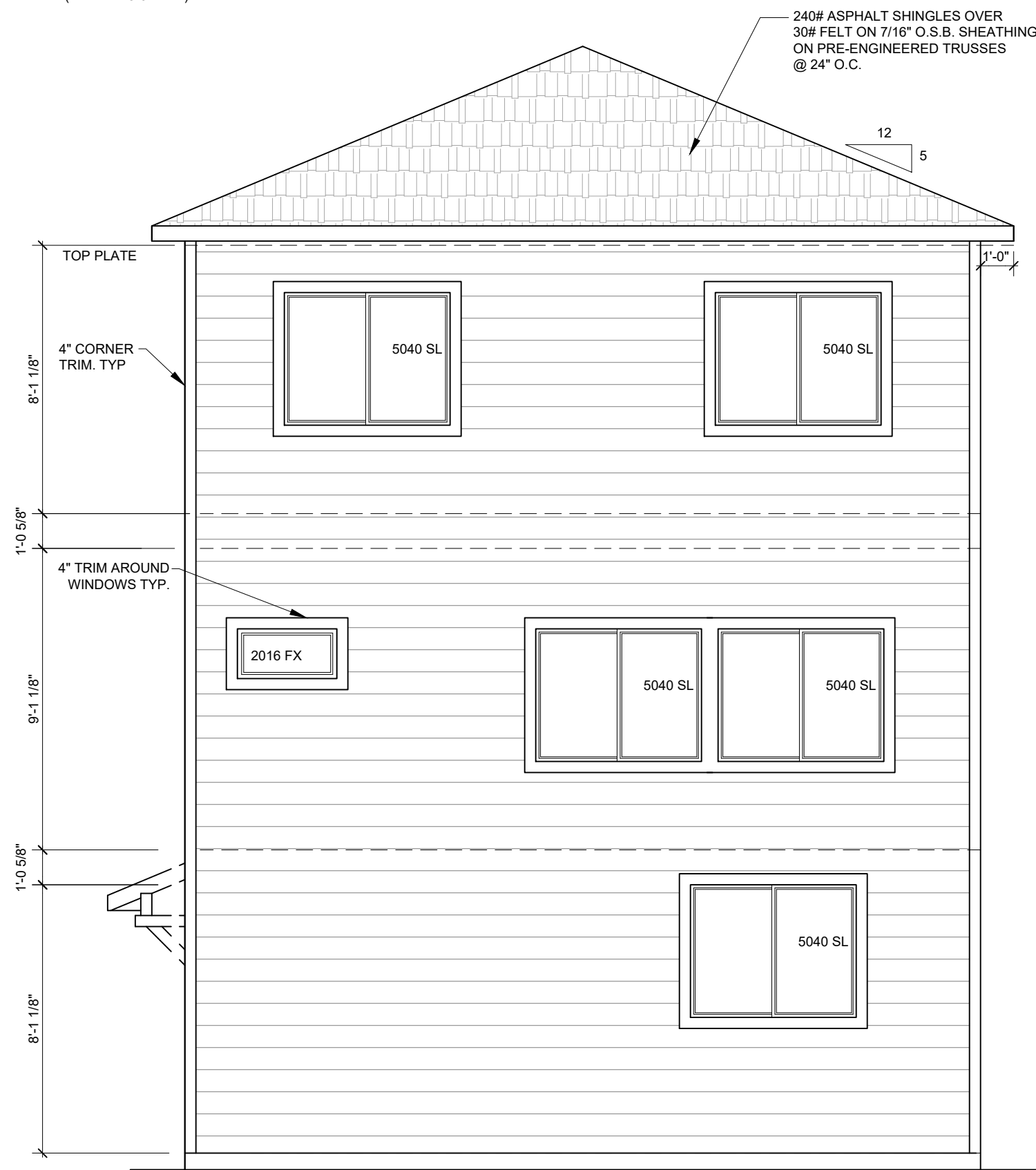
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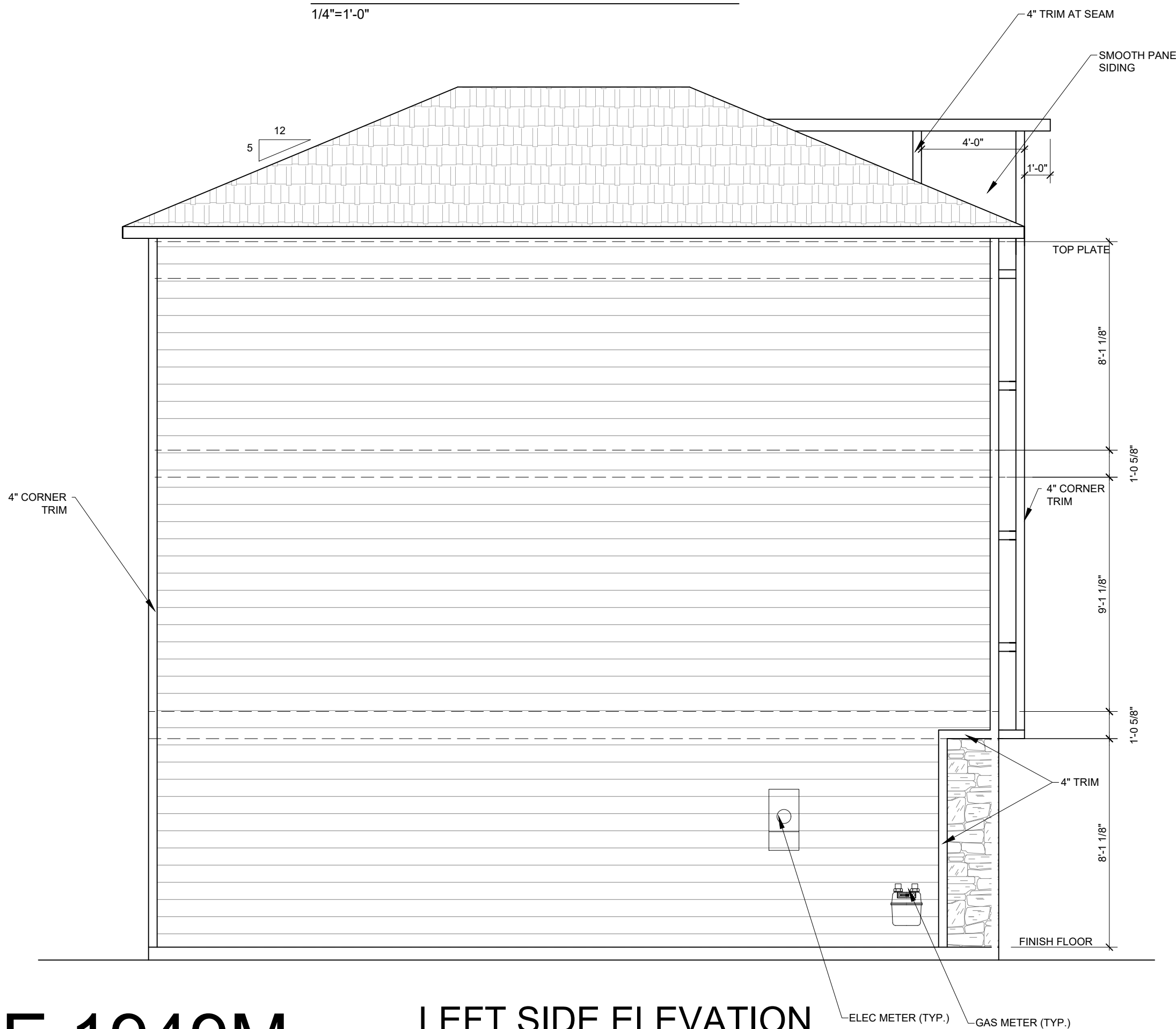
FRONT ELEVATION "M"
1/4"=1'-0"



RIGHT SIDE ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
1/4"=1'-0"

UNIT TYPE 1949M

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SHEET NAME
ELEVATIONS- 1949M
PROJECT NAME
DAKOTA CROSSING

STAMPS/ENDORSEMENTS

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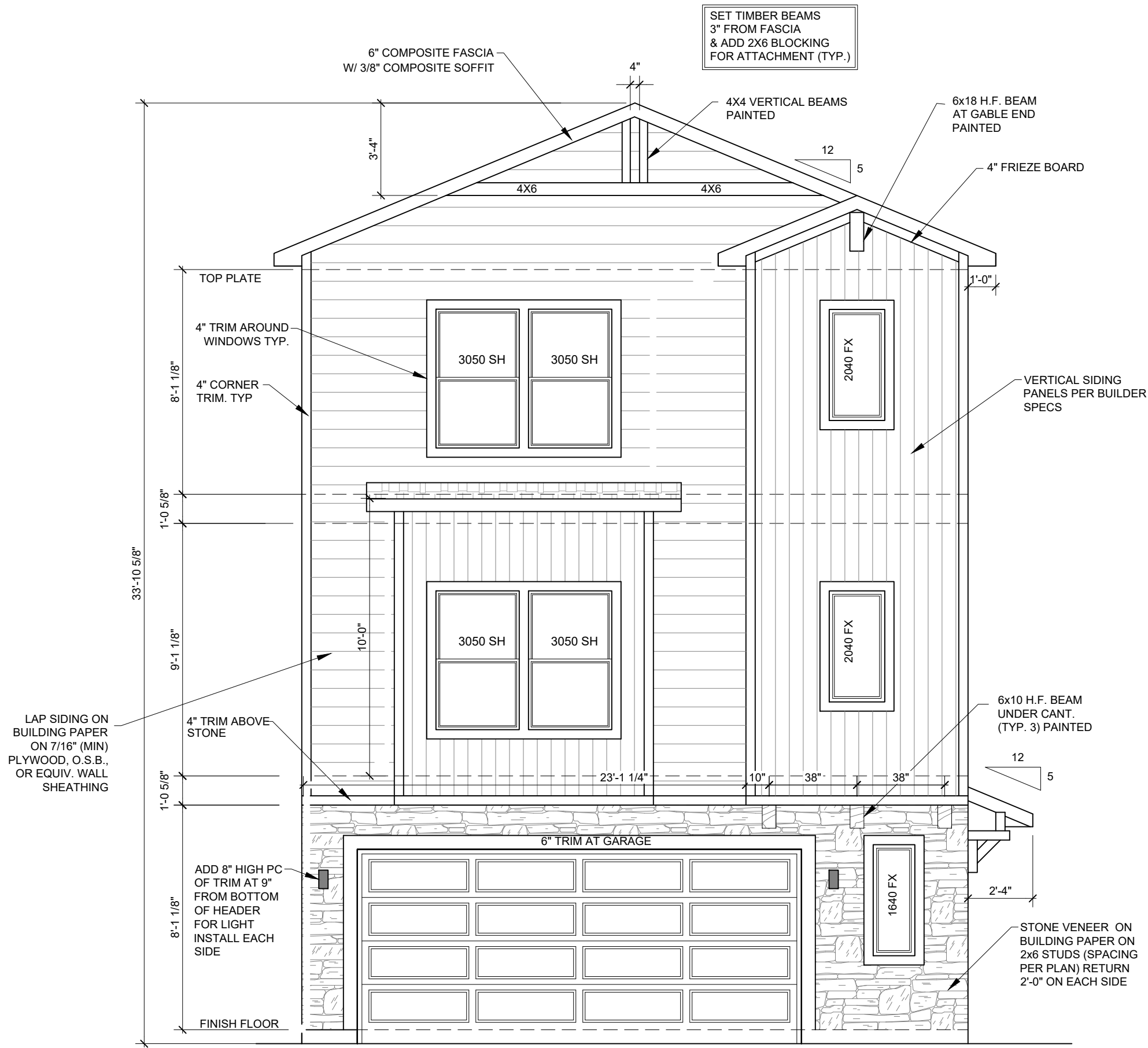
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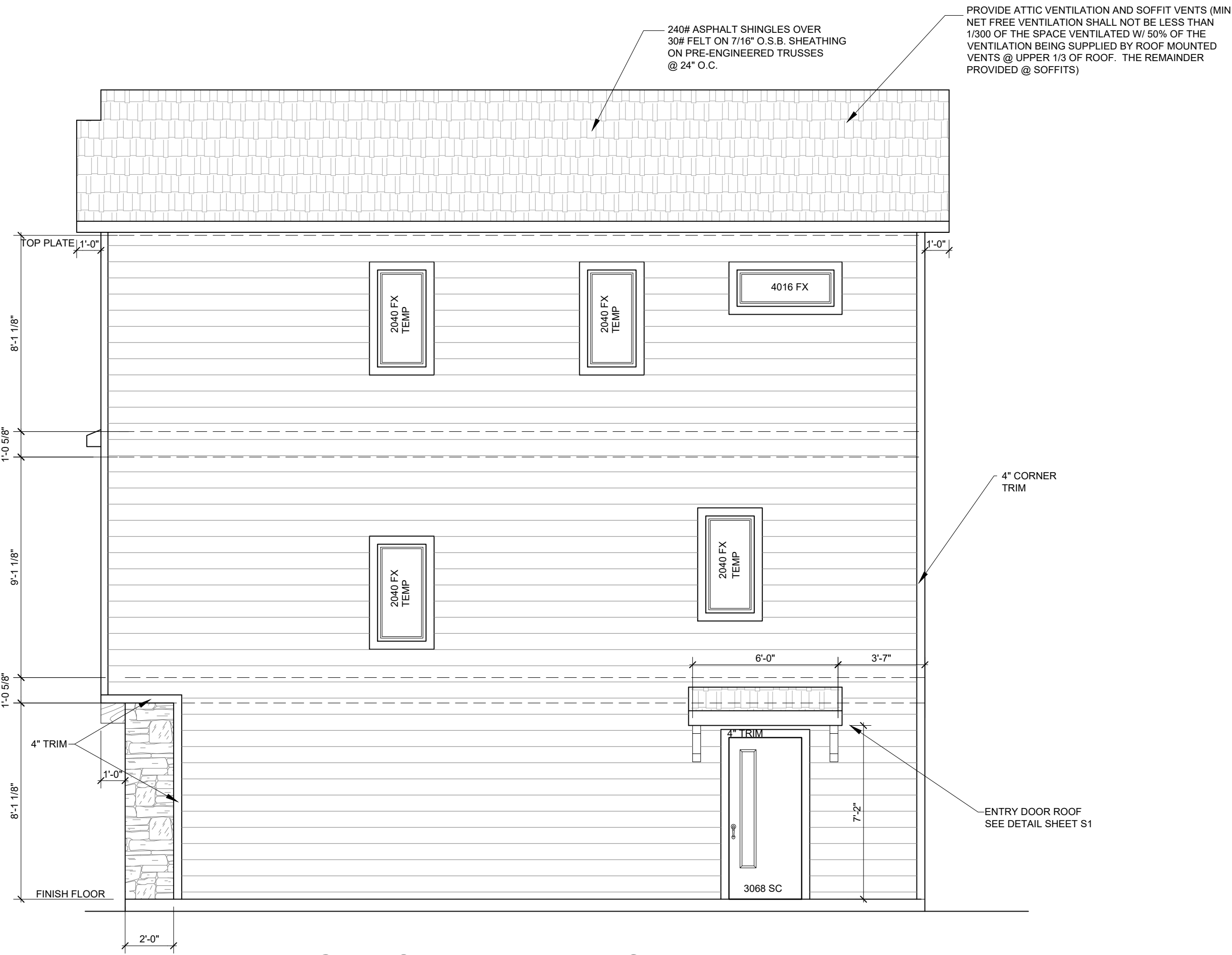
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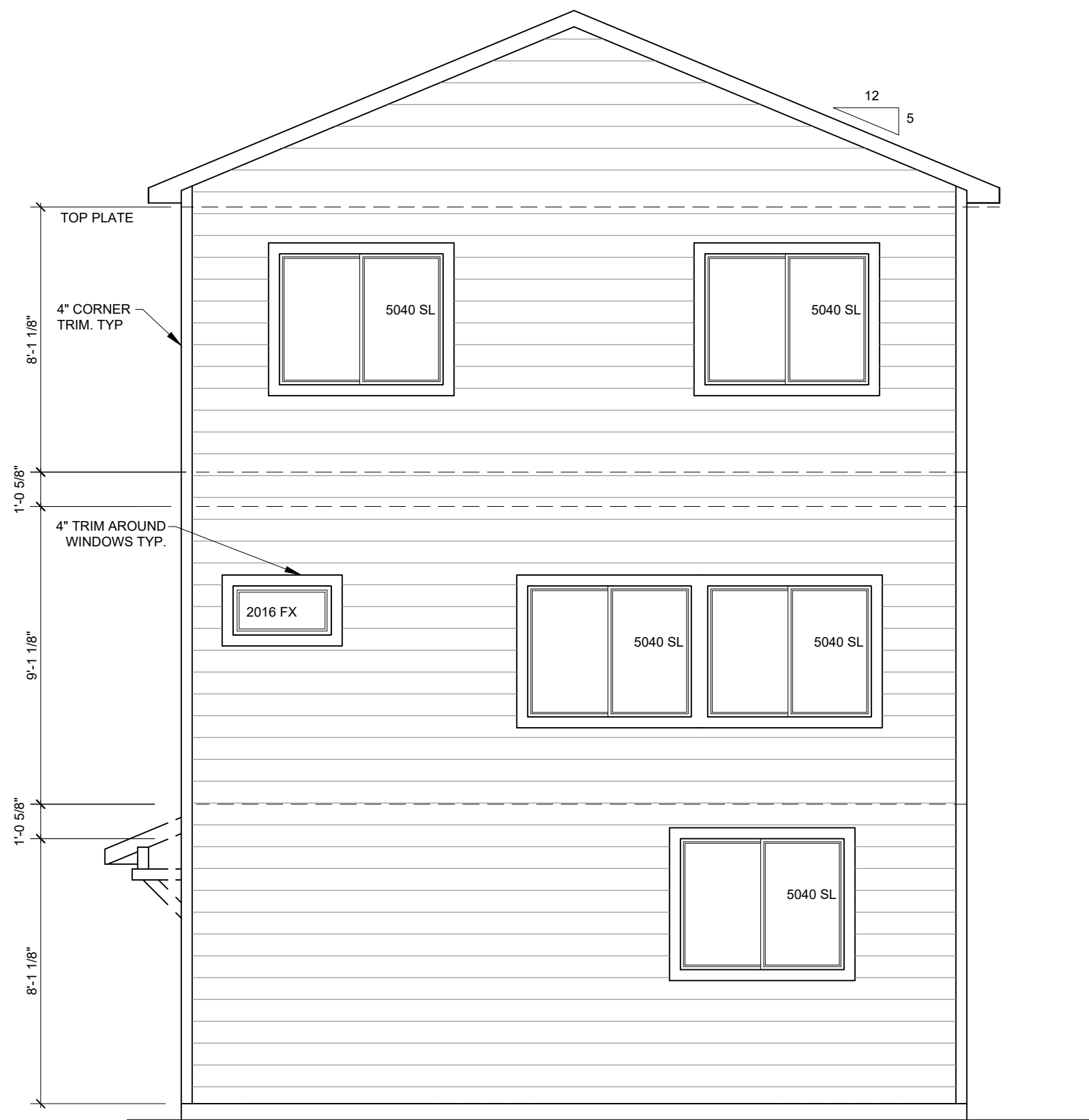
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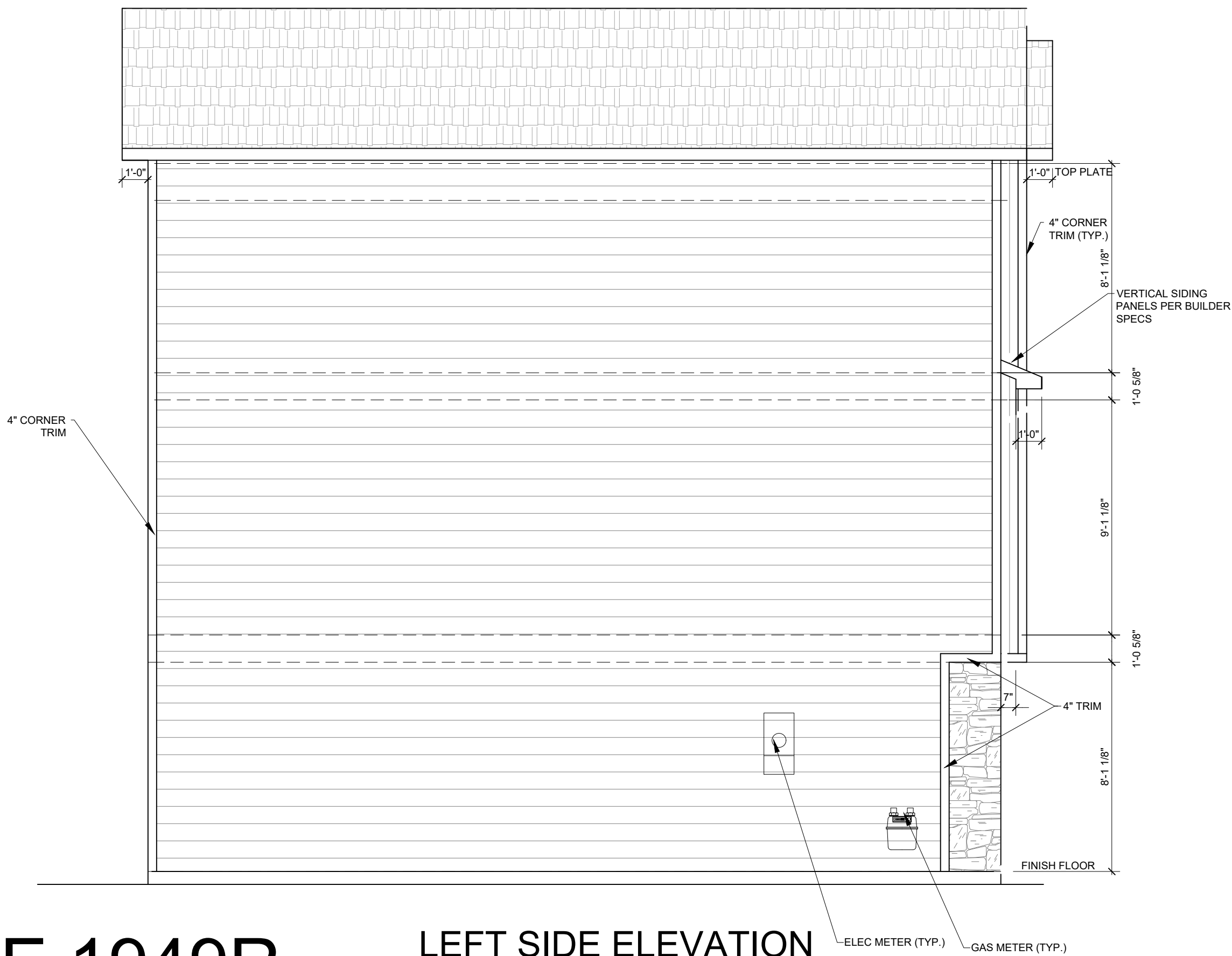
FRONT ELEVATION "R"
1/4"=1'-0"



RIGHT SIDE ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
1/4"=1'-0"

UNIT TYPE 1949R

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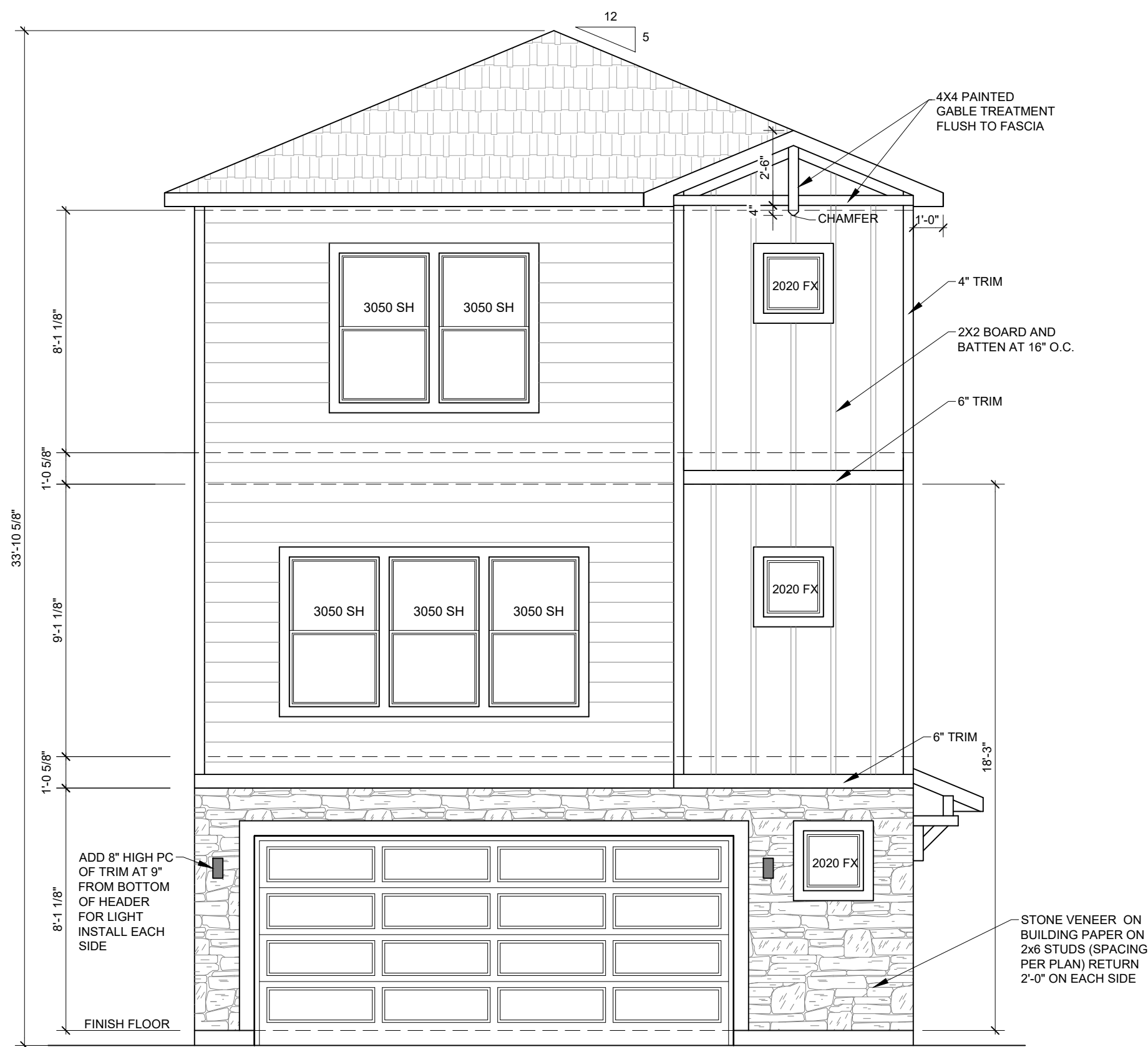
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		DATE	TYPE

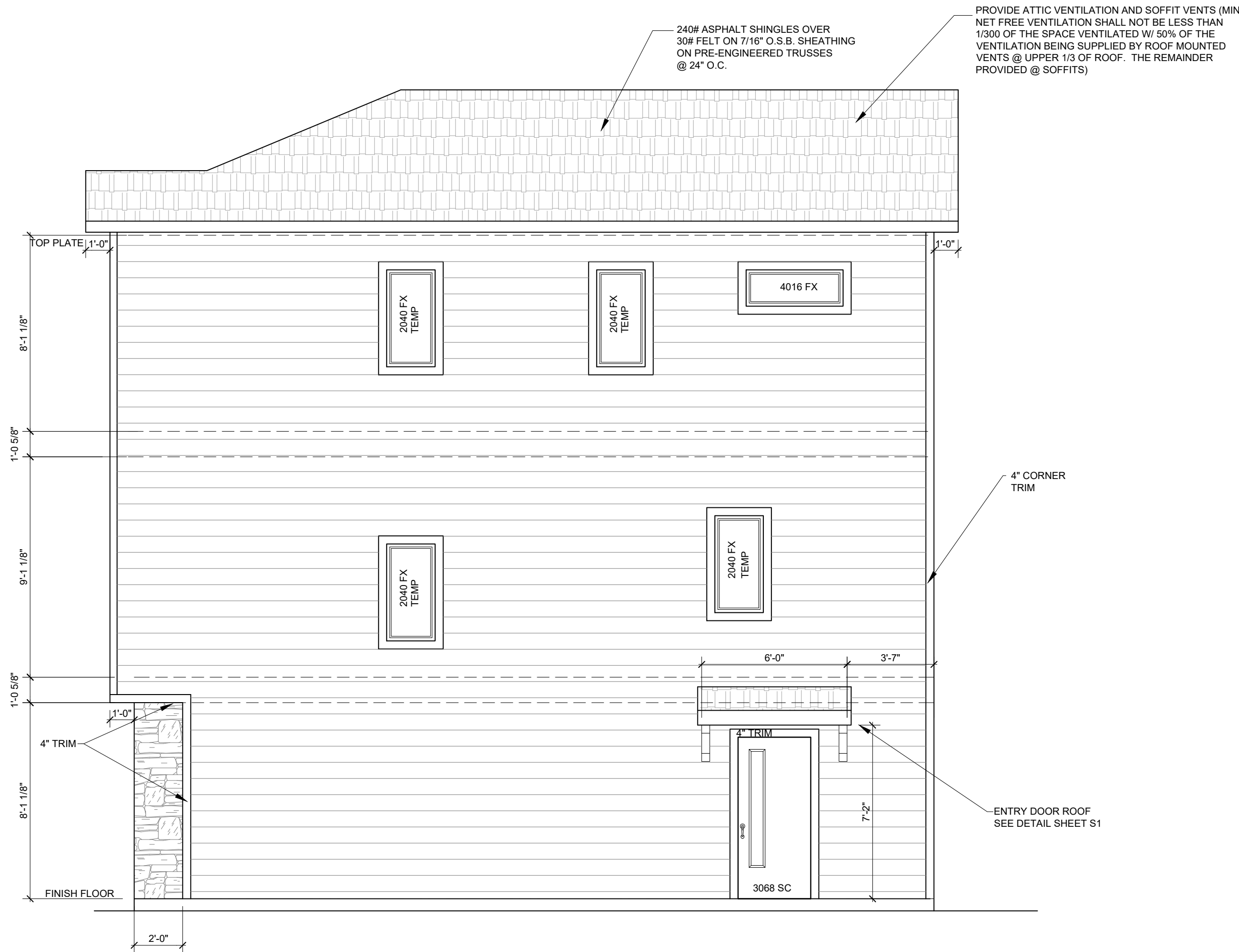
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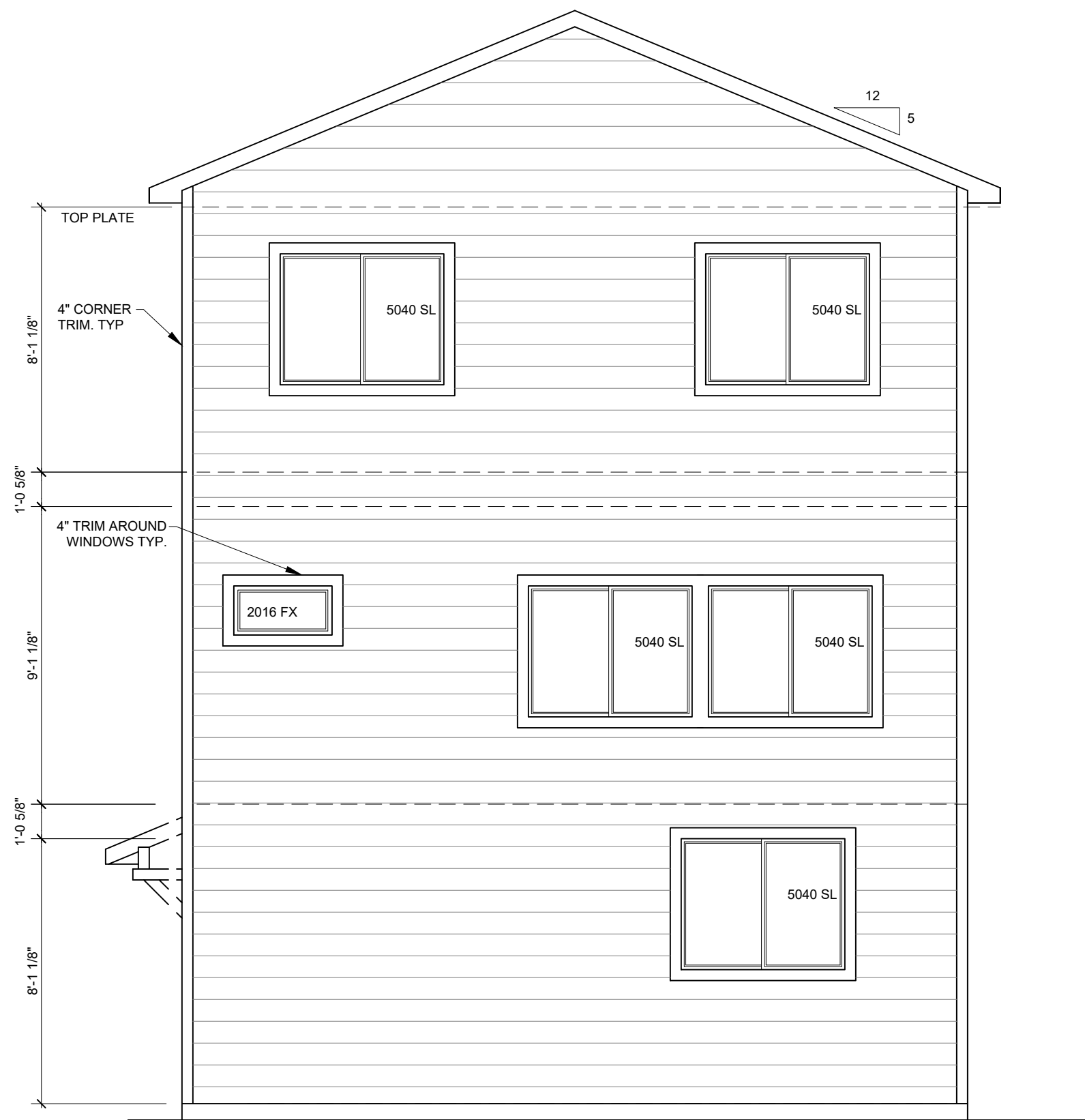
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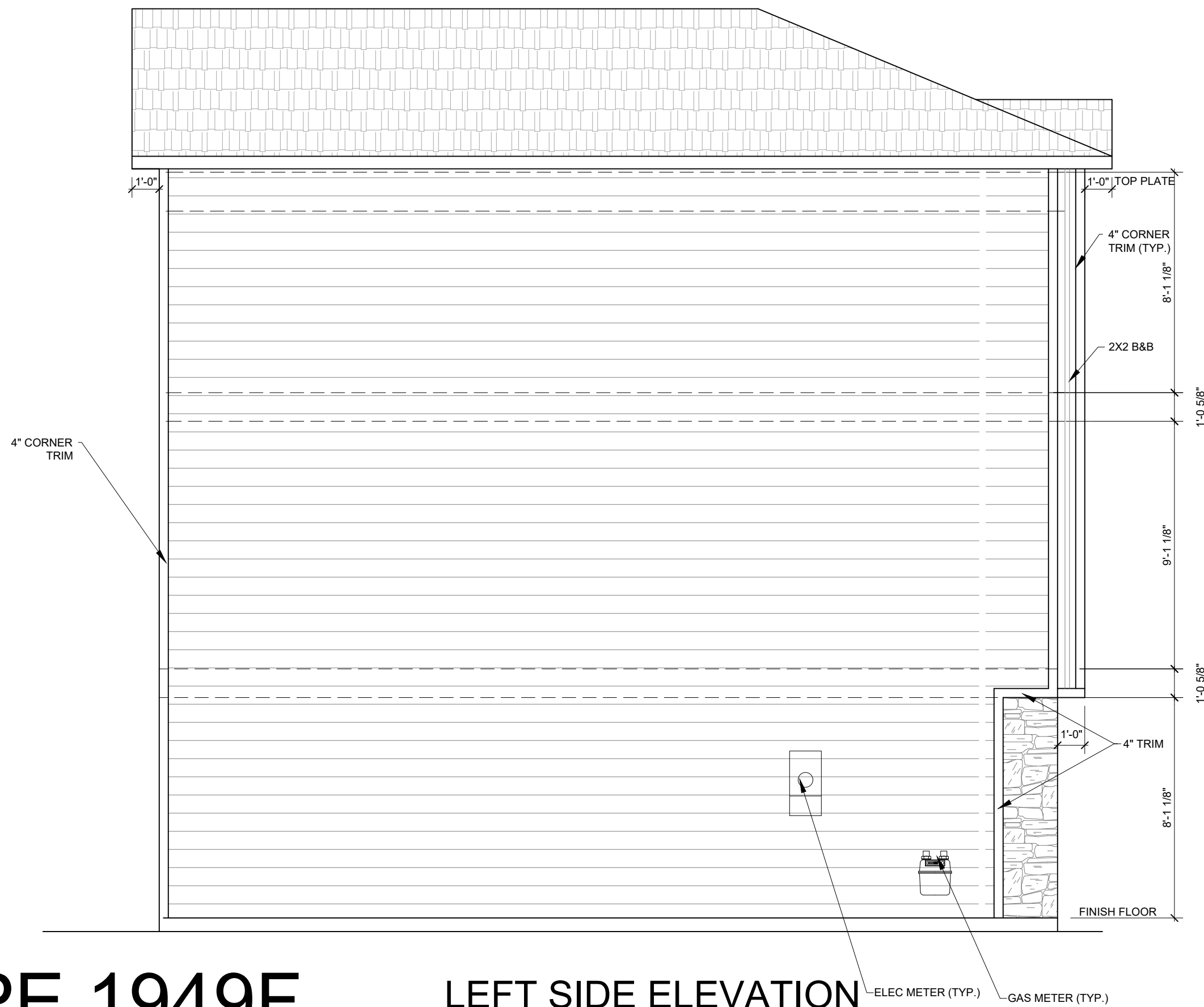
1949 FRONT ELEVATION "F"
1/4"=1'-0"



RIGHT SIDE ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
1/4"=1'-0"

UNIT TYPE 1949F

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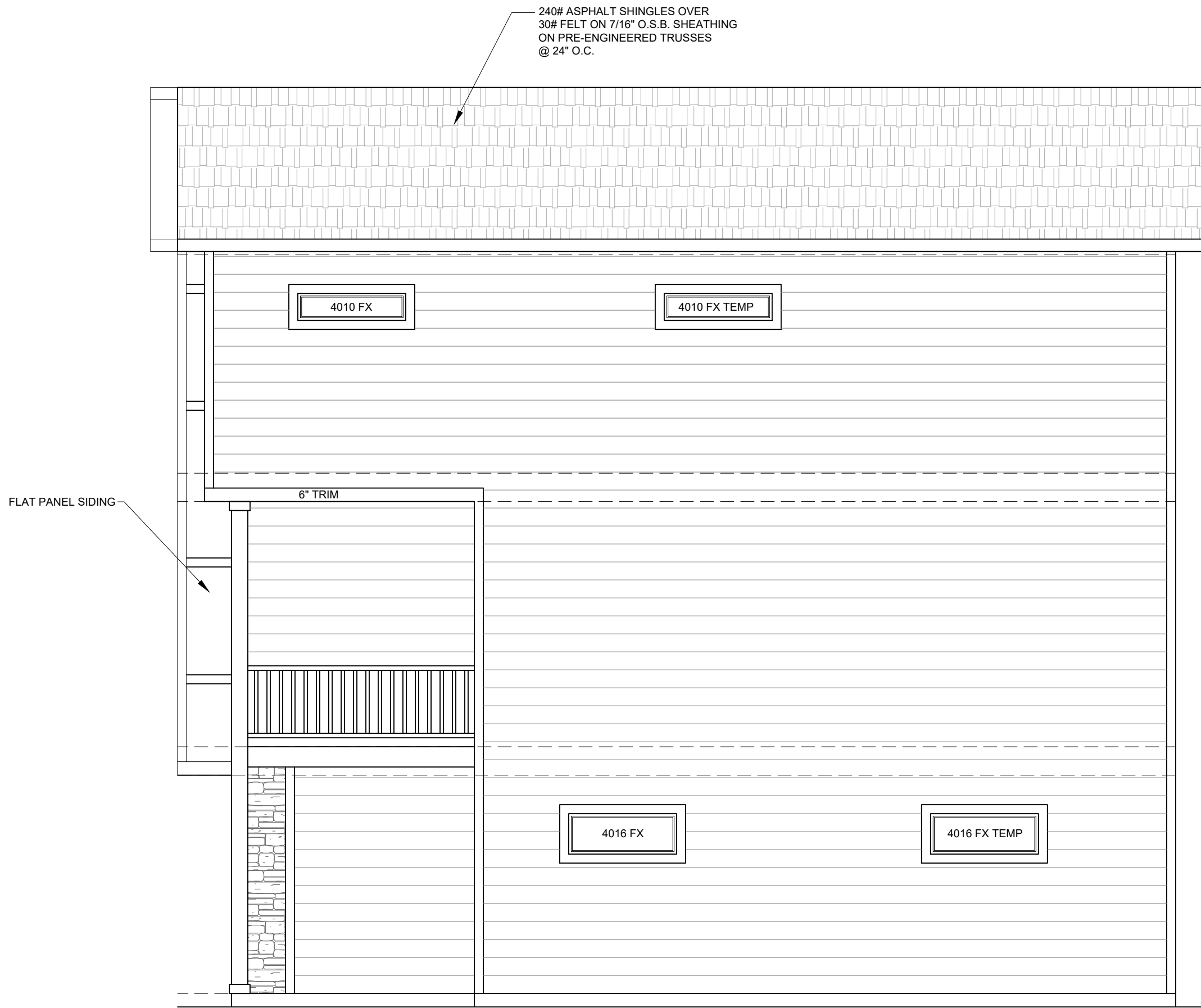
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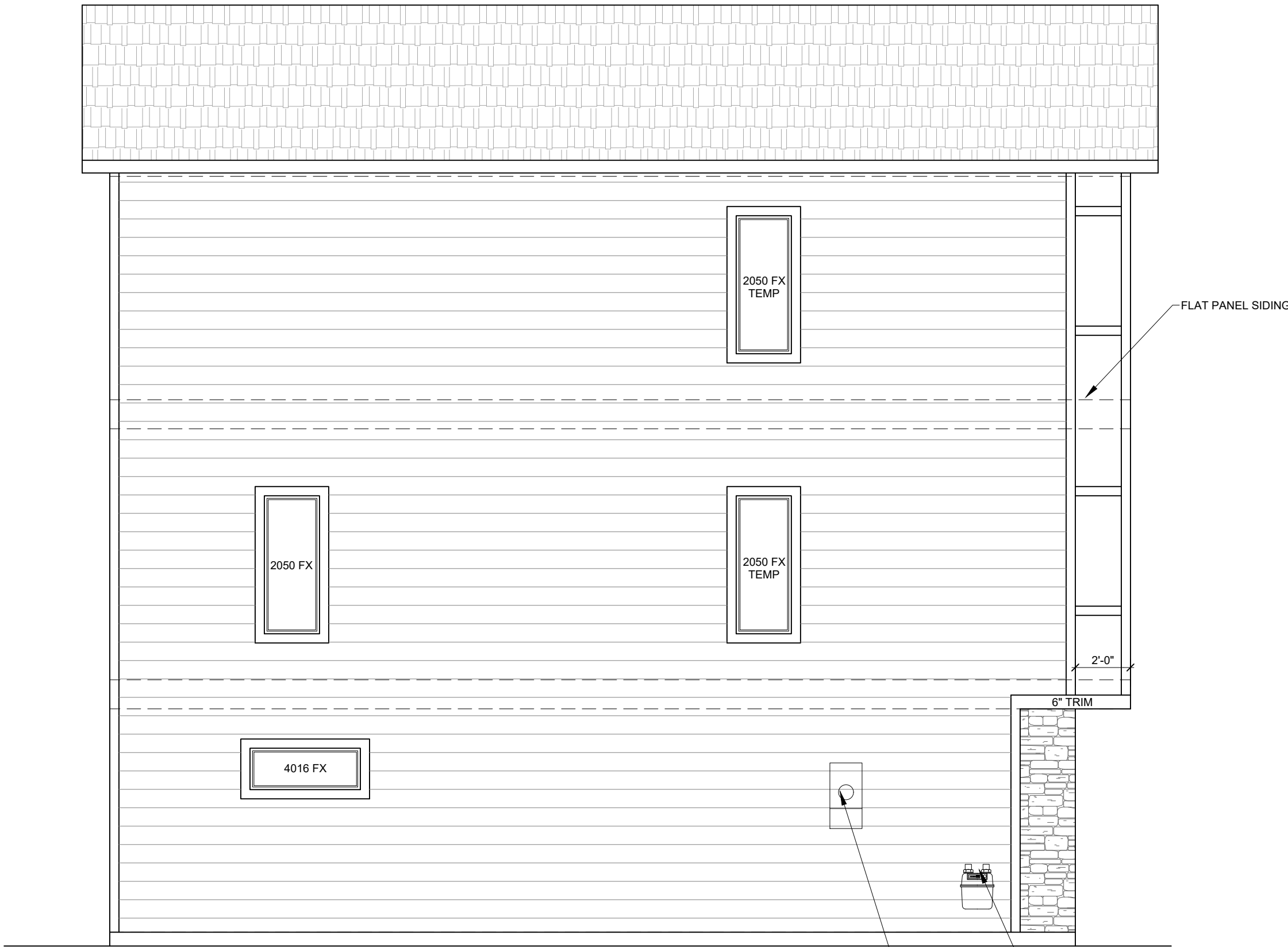
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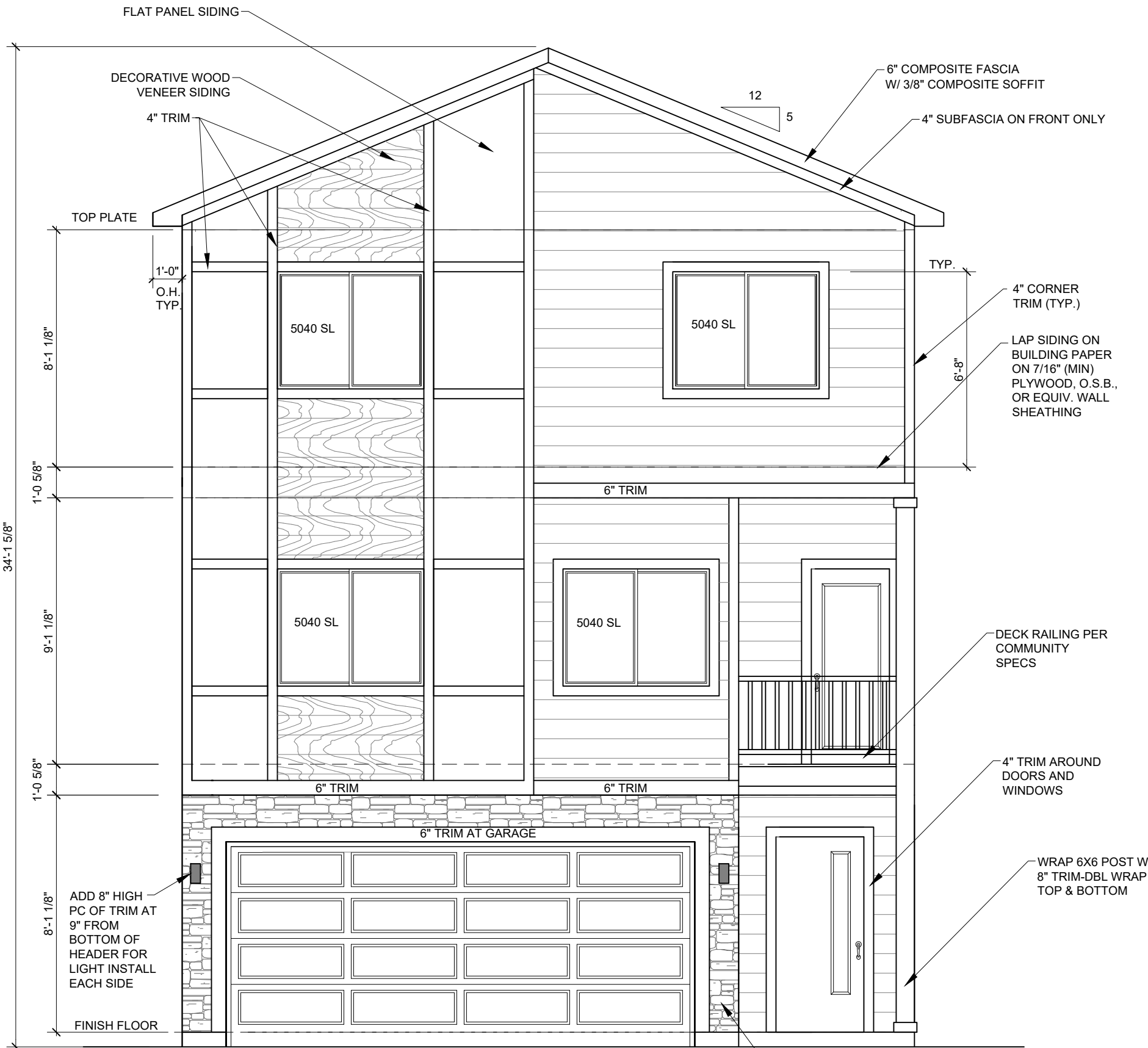
RIGHT ELEVATION

1/4"=1'-0"



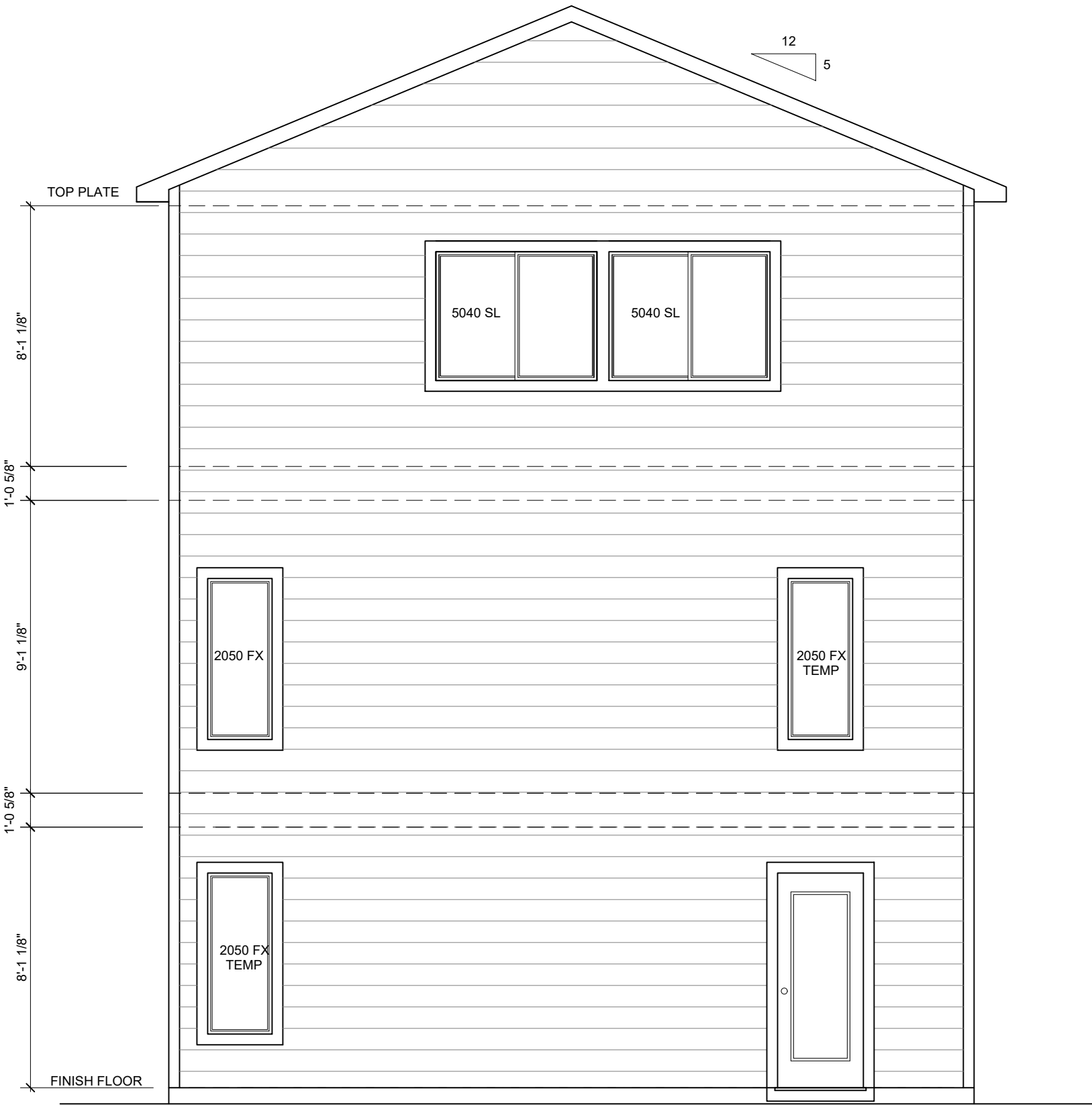
LEFT ELEVATION

1/4"=1'-0"



FRONT ELEVATION "M"

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

UNIT TYPE 2167M

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SHEET NAME
ELEVATIONS- 2167M
PROJECT NAME
DAKOTA CROSSING

STAMPS/ENDORSEMENTS

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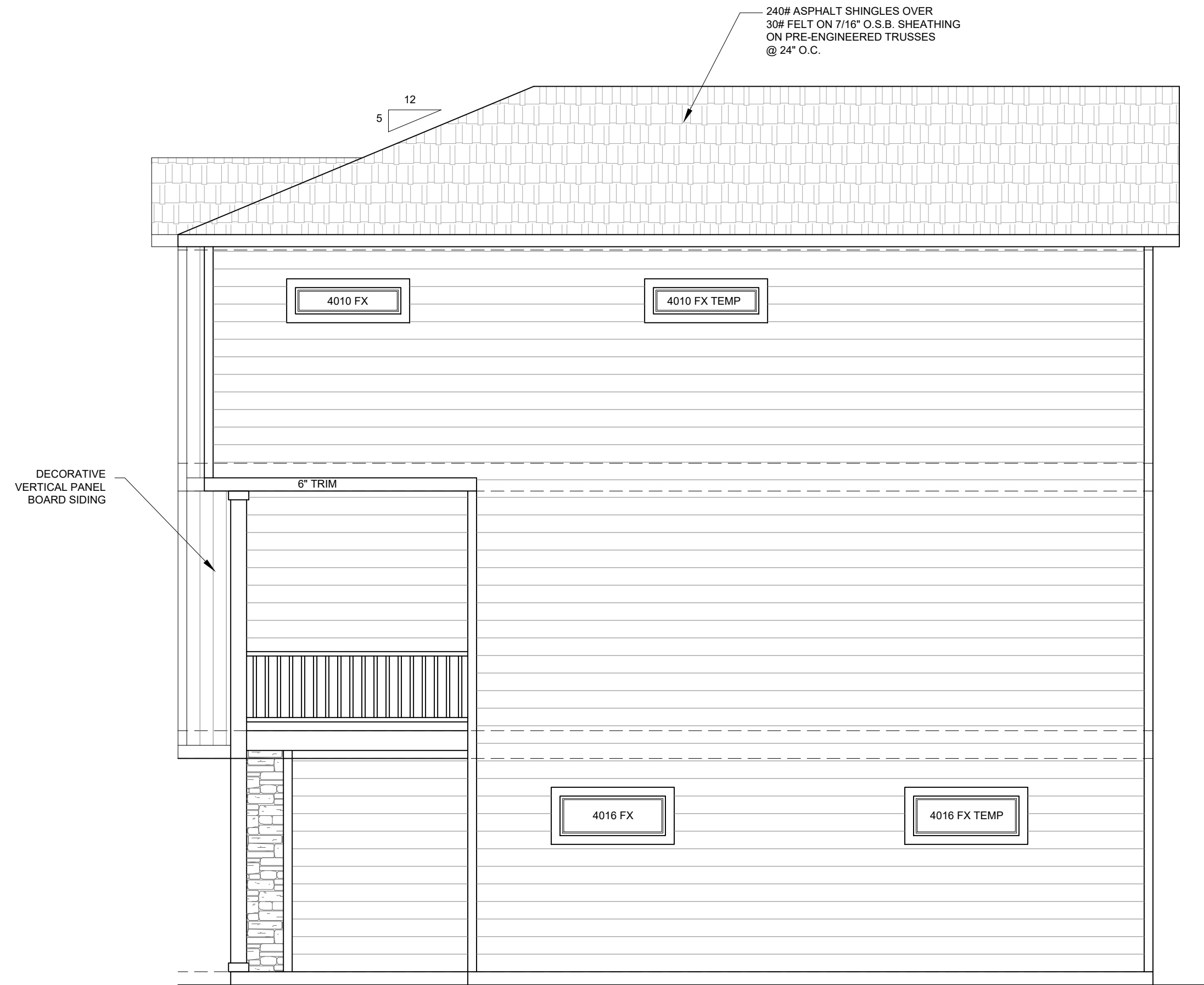
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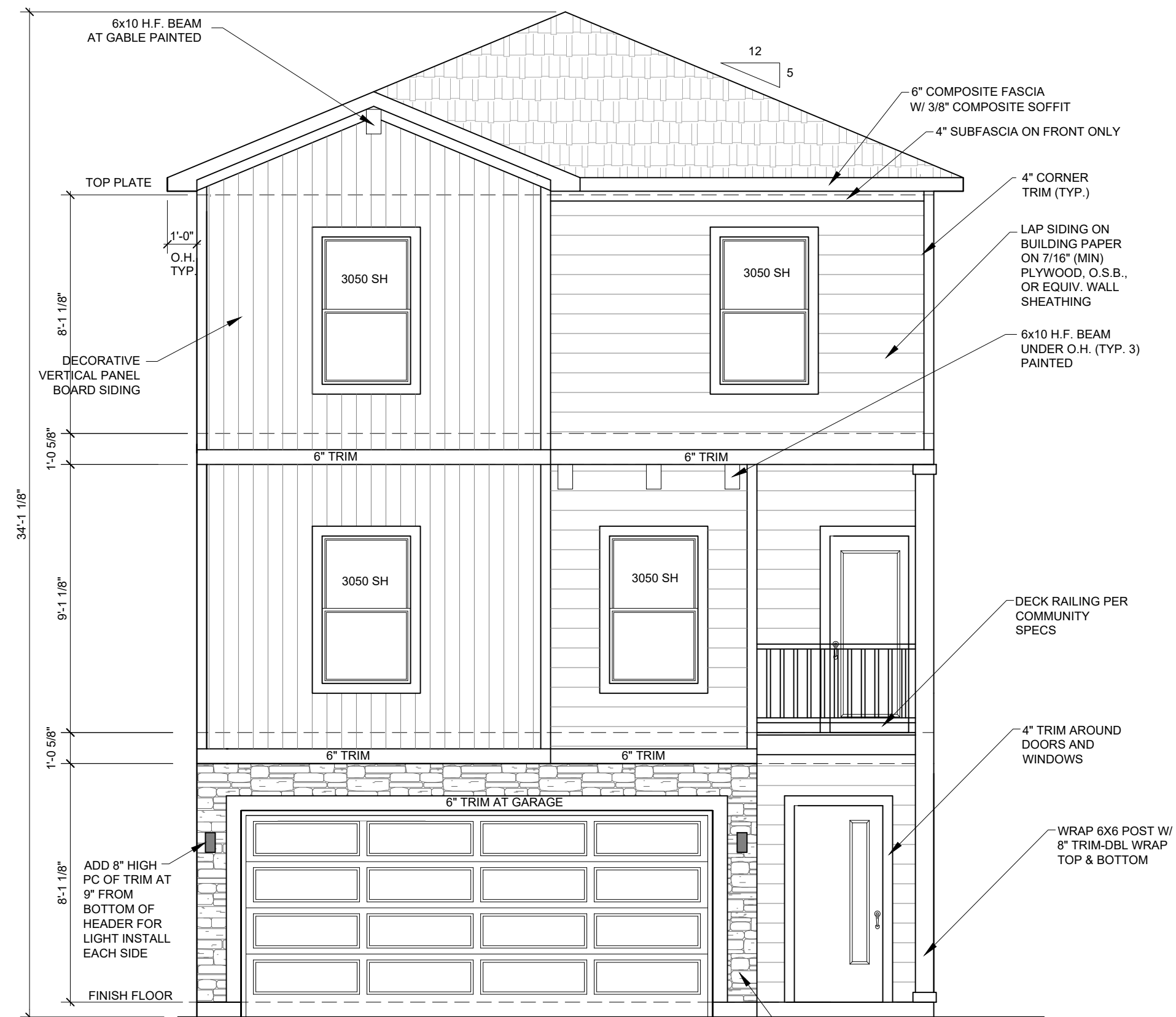
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RIGHT ELEVATION

1/4"=1'-0"



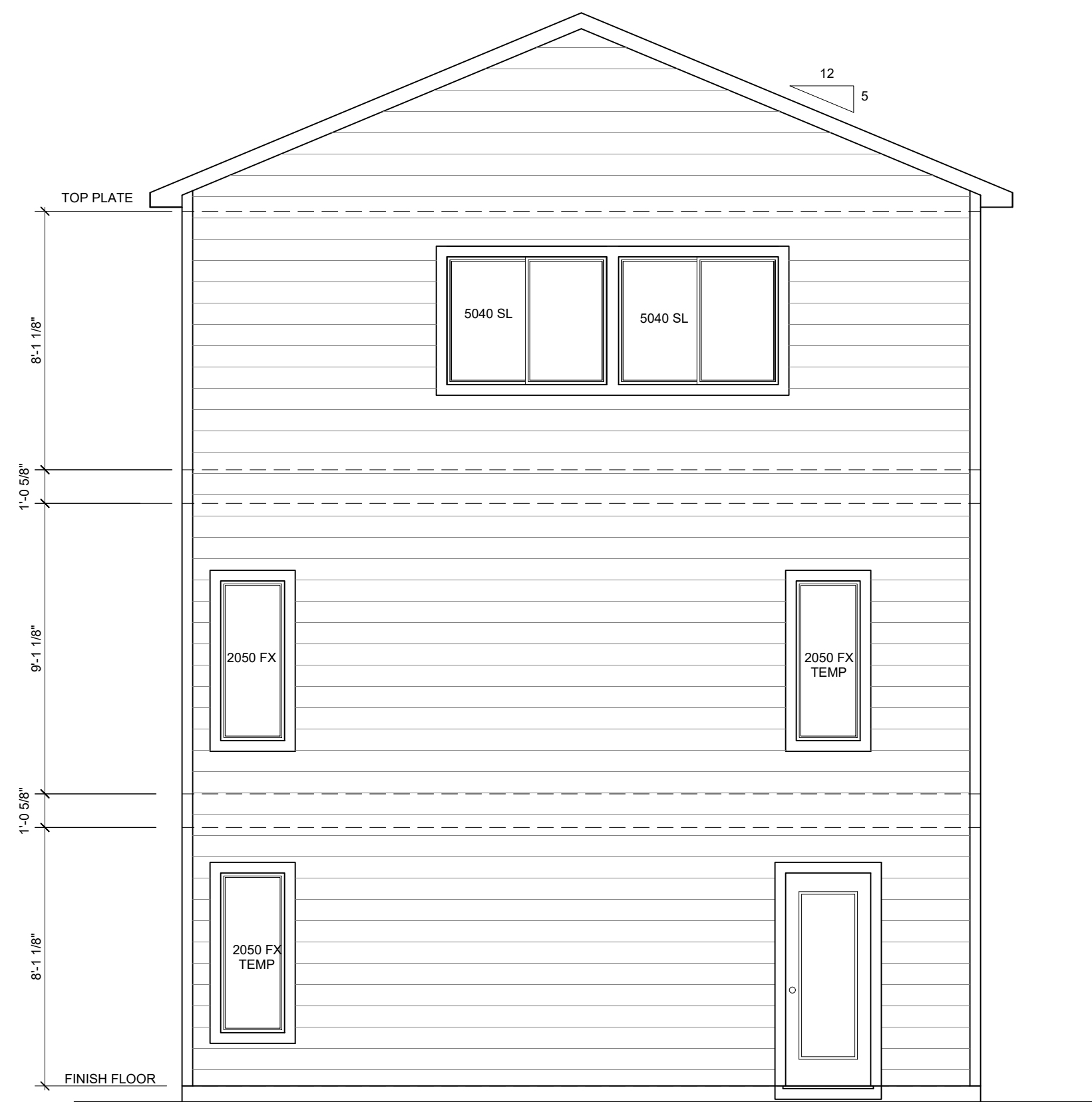
FRONT ELEVATION "R"

1/4"=1'-0"



LEFT ELEVATION

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

UNIT TYPE 2167R

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ELEVATIONS- 2167R
PROJECT NAME
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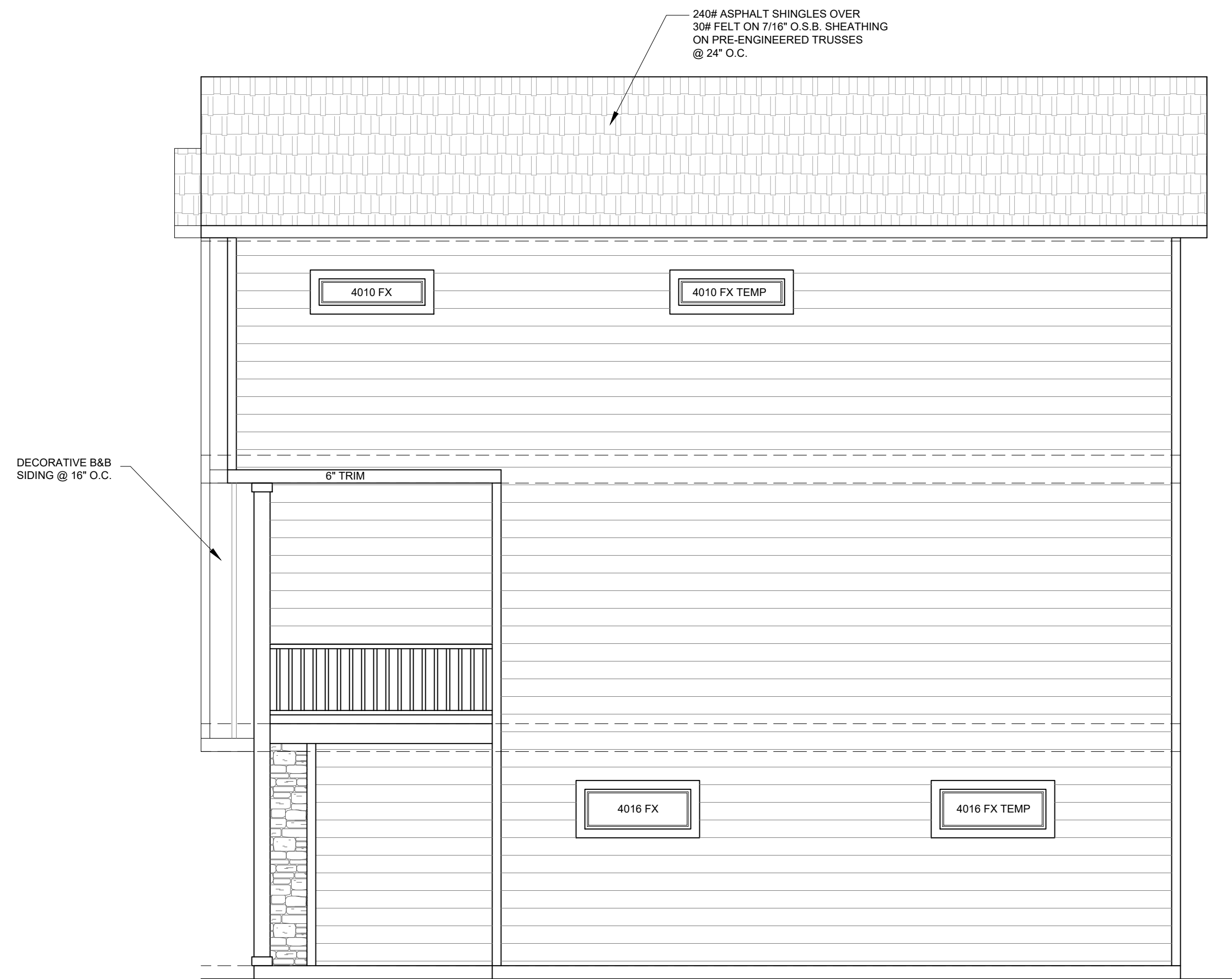
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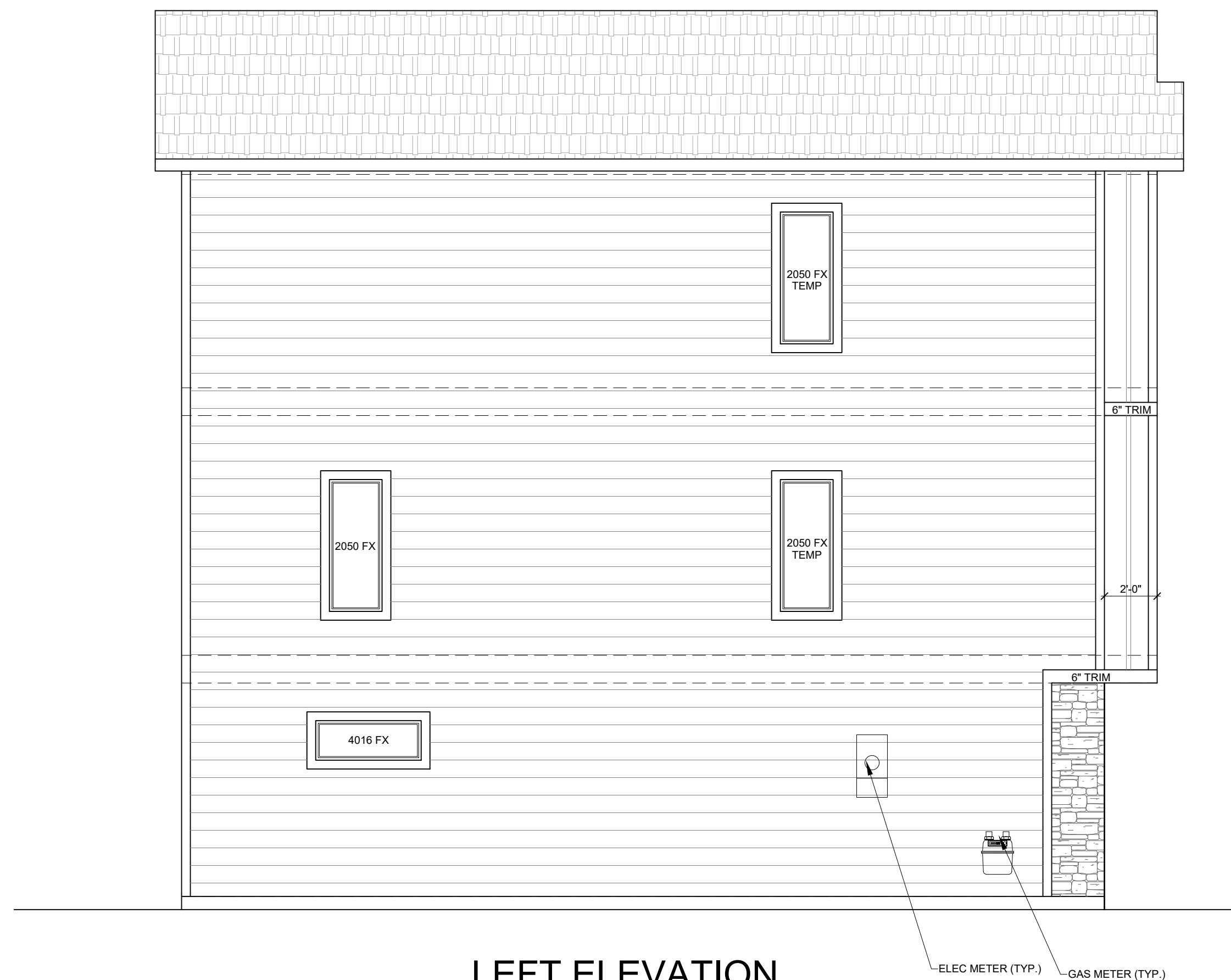
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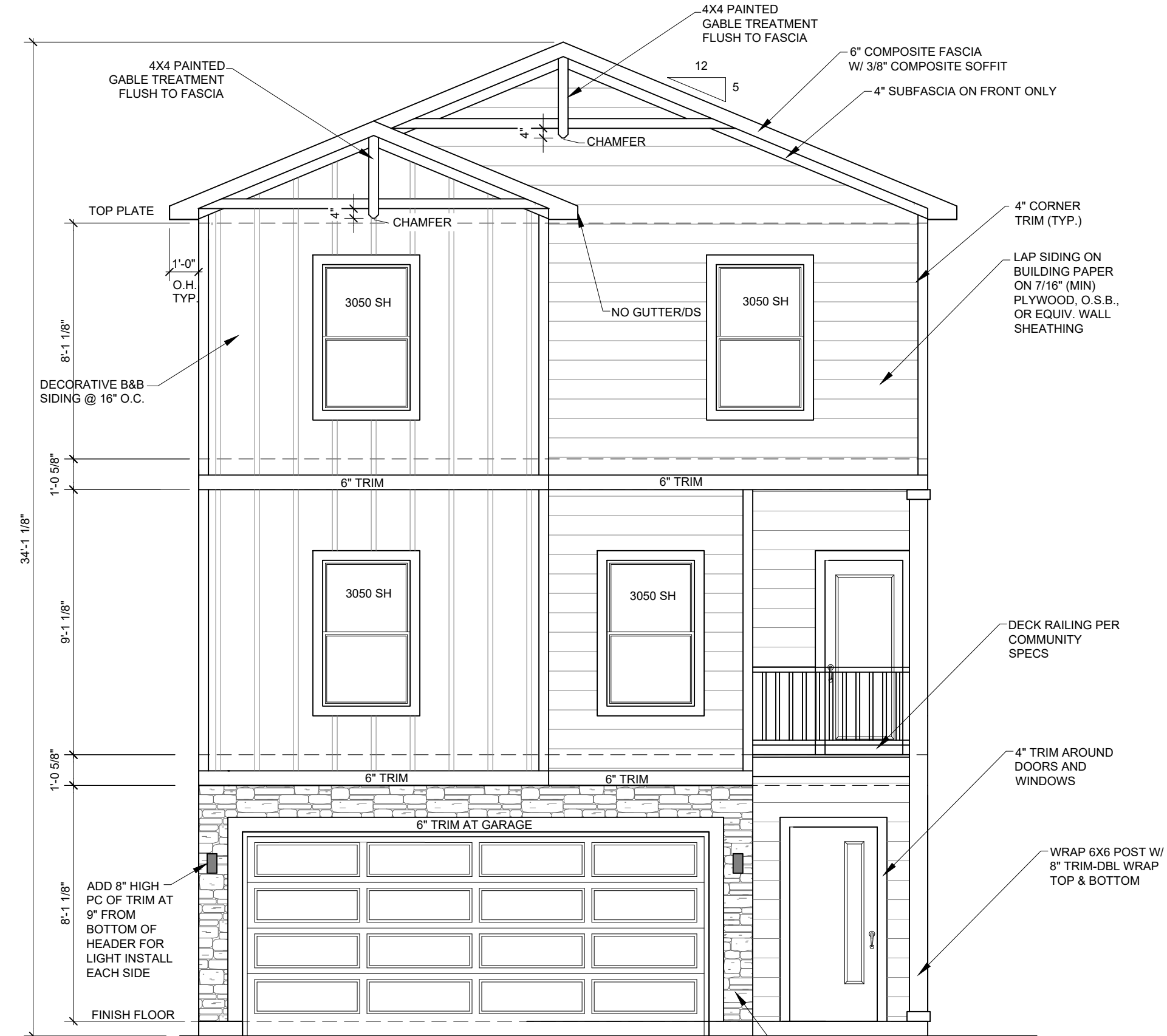
RIGHT ELEVATION

1/4"=1'-0"



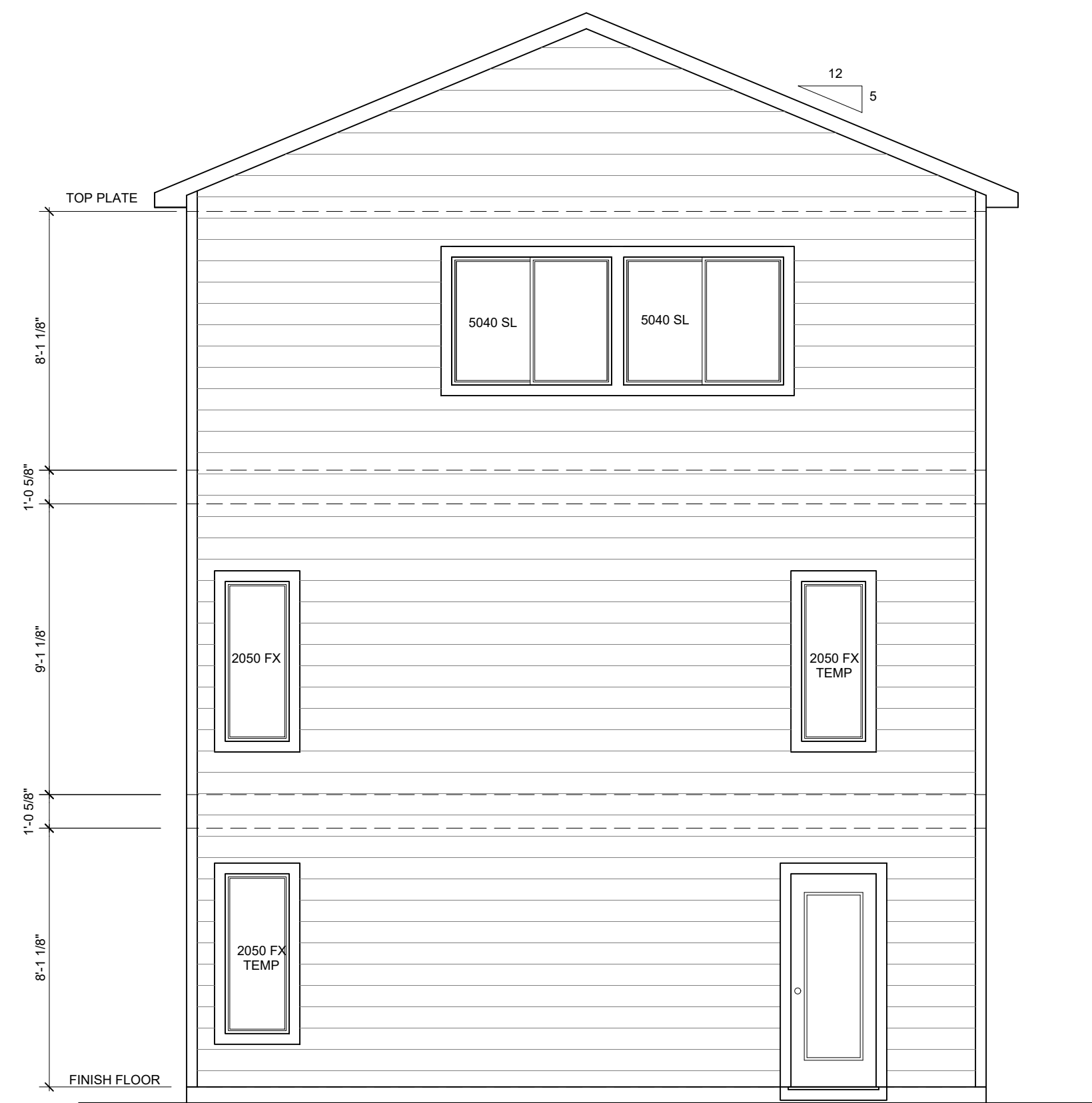
LEFT ELEVATION

1/4"=1'-0"



FRONT ELEVATION "F"

1/4"=1'-0"



REAR ELEVATION

1/4"=1'-0"

UNIT TYPE 2167F

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