IN-N-OUT BURGER GARDEN OF THE GODS

LIST OF CONTACTS			SHEET INDEX
APPLICANT/DEVELOPER IN-N-OUT BURGERS 13502 HAMBURGER LANE	Sheet Description	Sheet Number	Sheet Title
BALDWN PARK, CA 91706 TEL: (626) 813–8275	C0.0	1	COVER SHEET
CONTÀCT: JEFF BRYANT EMAIL: JBRYANT@INNOUT.COM	C1.0	2	PRELIMINARY SITE PLAN
	C1.1	3	SITE DETAILS
	C2.0	4	PRELIMINARY GRADING PLAN
GALLOWAY & COMPANY, INC. 6162 SOUTH WILLOW DRIVE, SUITE 320 GREENWOOD VILLAGE, COLORADO 80111	C3.0	5	PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
TEL: (303) 770-8884	PH1.0	6	PHOTOMETRIC PLAN
FAX: (303) 770–3636 CONTACT: PHIL DALRYMPLE, P.E.	PH1.1	7	PHOTOMETRIC DETAILS
EMAIL: PhilDalrymple@gallowayus.com	L1.0	8	FINAL LANDSCAPE PLAN
LANDSCAPE ARCHITECT	L1.1	9	LANDSCAPE NOTES AND DETAILS
GALLOWAY & COMPANY, INC. 6162 SOUTH WILLOW DRIVE, SUITE 320	L1.2	10	LANDSCAPE NOTES AND DETAILS
GREENWOOD VILLAGE, COLÓRADO 80111 TEL: (303) 770–8884	A8.0	11	EXTERIOR ELEVATIONS
FAX: (303) 770–3636 CONTACT: TROY NOSER	A9.0	12	EXTERIOR ELEVATIONS
EMAIL: TROYNOSER@gallowayus.com	A13.0	13	TRASH ENCLOSURE PLANS & ELEVATIONS
ARCHITECT	A13.1	14	PATO PLANS, ELEVATIONS, SECTIONS & DETAILS
GHA ARCHITECTS	A14.0	15	COLOR ELEVATIONS
14901 QUORUM DR, STE 300 DALLAS, TX 75254	A14.1	16	COLOR ELEVATIONS
TEL: (972) 239–8884 CONTACT: RONNIE GRIFFIN EMAIL: RGRIFFIN@GHA-ARCHITECTS.COM	A14.2	17	COLOR ELEVATIONS – TRASH & PATIO

SURVEYOR GALLOWAY & COMPANY, INC 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, COLORADO 80920 TEL: (719) 900-7220 FAX: (303) 770-3636 CONTACT: LYLE BISSEGGER EMAIL: LyleBissegger@qallowayus.com

BOC – BACK OF CURB CB – CHORD BEARING C — CHORD LENGTH C&G – CURB AND GUTTER CT - COURT Δ – DEFLECTION ANGLE det – Detail , dia – diameter DR – DRIVE E – EAST/EASTING EOA – EDGE OF ASPHALT EX – EXISTING FDC - FIRE DEPARTMENT CONNECTION FL — FLOWLINE HDPE - HIGH DENSITY POLYETHYLENE – LENGTH ME - MATCH EXISTING MAX – MAXIMUM MIN — MINIMUM N - NORTH/NORTHING oc – on cénter PC - POINT OF CURVATURE/PORTLAND CEMENT PT - POINT OF TANGENCY PR - PROPOSED r – Radius REC - RECEPTION NUMBER ROW - RIGHT OF WAY SHT - SHEET s – south TBR - TO BE REMOVED TYP – TYPICAL VERT – VERTICAL WWF - WELDED WIRE FABRIC W - WEST W/— WITH

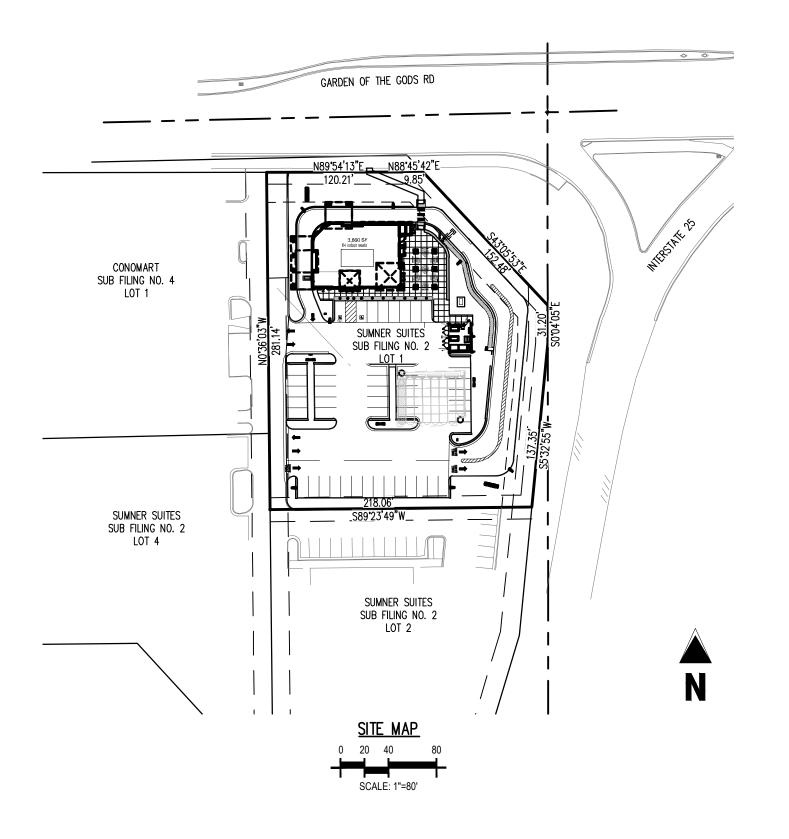
LIST OF ABBREVIATIONS

IN-N-OUT BURGERS

LOT 1, SUMNER SUITES FILING NO. 2, SITUATED IN SECTION 25, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO 495 GARDEN OF THE GODS ROAD, COLORADO SPRINGS, CO 80907

SITE DEVELOPMENT PLANS





GENERAL NOTES

- THERE ARE NO SIGNIFICANT NATURAL FEATURES LOCATED UPON THIS PROPERTY. THE APPROXIMATE SCHEDULE OF DEVELOPMENT IS TO START CONSTRUCTION SPRING
- OF 2023 AND COMPLETE BY FALL 2023. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE I URRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE 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 ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER. THE OPERATION AND MAINTENANCE OF ALL AREAS WITHIN SUMNER
- NO. 2, LOT 1 SHALL BE THE RESPONSIBILITY OF THE OWNER. 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
- ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUC OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRIS
- AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATION. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE THE OWNER, AND/OR THEIR ASSIGNS.
- ALL EXISTING CURB, GUTTER, SIDEWALK AND PEDESTRIAN RAMPS DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURREN CITY ENGINEERING STANDARDS ALONG GARDEN OF THE GODS RD ADJACENT SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATI OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERIN DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977. 10. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED B
- ENGINEERING DEVELOPMENT REVIEW INSPECTOR. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND SIGNAGE SHALL APPLICABLE CITY CODE REQUIREMENTS INCLUDING
- a. PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS. b. ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR INCH (4") LINES, c. ACCESSIBLE AISLES SHALL BE OUTLINED AND DIAGONALLY STRIPED AT FORT
- FIVE DEGREE (45°) ANGLES IN A CONTRASTING COLOR SUCH AS YELLOW, WHITE, OR BLUE.
- d. EACH ACCESSIBLE PARKING SPACE SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN CONTAINING THE DESIGNATION, "VAN ACCESSIBLE", MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. EACH ACCESSIBLE PARKING SPACE SIGN SHALL BE NO SMALLER THAN EIGHTEEN INCHES (18") TALL BY TWELVE INCHES (12") WIDE. EACH VAN ACCESSIBLE SIGN SHALL BE NO SMALLER THAN SIX INCHES (6") TALL BY TWELVE INCHES (12") WIDE. 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.
- 12. 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. 13. 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. 14. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD WAIVER PREPARED BY INTERTEK-PSI, DATED JUNE 22, 2022. A COPY OF SAID WAIVER HAS BEEN PLACED IN FILE #AR DP 22-00429 OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 701, COLORADO SPRINGS, CO 80903 IF YOU WOULD LIKE TO REVIEW SAID WAIVER.
- 15. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

PROPOSED DEVELOPMENT S	UMMARY TABLE	
SITE LOCATION	495 GARDEN OF	THE GODS RD
TAX SCHEDULE NUMBER	7325119	023
APPROVED MASTER PLAN	N/A	
EXISTING/PROPOSED ZONING DISTRICT	C6/C	R
ZONING FILE NUMBER	C6/C	R
TOTAL ACREAGE	58,371 SF / 1	.34 ACRES
Existing USES/Buildings	RESTAURANT (A	APPLEBEES)
PROPOSED USES	DRIVE-THRU RE	ESTAURANT
BUILDING SETBACKS	REQUIRED	PROPOSED
GARDEN OF THE GODS RD - FRONT SETBACK	25'	43'
MONUMENT VALLEY HWY - FRONT SETBACK	25'	174'
SUMNER SUITES LOT 2 - REAR SETBACK	0'	182'
CONOMART LOT 4 - SIDE SETBACK	0'	37'
MAXIMUM BUILDING HEIGHT	23'	
TOTAL COMBINED BUILDING FOOTPRINT	3,860	SF
PERCENT OF LOT COVERAGE	5% (BUILI 64% (IMPERVIOUS 31% (PERVIOUS	S SURFACES)
PARKING DATA	REQUIRED	PROVIDED
PARKING RATIO (1/100 SF OF BLDG)	3,860 SF/100 = 39	45
PARKING RATIO (1/200 SF OF OUTDOOR SEATING)	700 SF/200 = 4	4
TOTAL SPACES	43	49
HANDICAP SPACES	3 (1 VAN)	3 (2 VAN, 1 STANDARD)
STANDARD SPACES	40	46
TOTAL SPACES	43	49

GENERAL SITE DESCRIPTION

PROJECT DESCRIPTION: CONSTRUCTION OF (1) IN-N-OUT DRIVE-THRU RESTAURANT WITH ASSOCIATED LANDSCAPING, PARKING, AND DRIVES.

HOURS OF OPERATION FOR IN-N-OUT DRIVE-THRU RESTAURANT ARE: MON - THURS: 10:30AM - 1:00AM FRI & SAT: 10:30AM – 1:30AM

DRAINAGE BASIN

THE DRAINAGE BASIN FOR THIS SITE IS THE DOUGLAS CREEK DRAINAGE BASIN.

LEGAL DESCRIPTION

LOT 1, SUMNER SUITES FILING NO. 2, SITUATED IN SECTION 25, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

FLOODPLAIN CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN OR 500-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP PANEL NUMBER 08041C0514F EFFECTIVE 03/17/1997.

BENCHMARK

PUBLISHED BENCHMARK: FIMS MONUMENT VP-14, BEING A 3-1/4" BRASS CAP STAMPED "VP14" ON THE SOUTHEAST CORNER OF A STORM SEWER INLET ON THE SOUTH SIDE OF WEST GARDEN OF THE GODS ROAD. OPPOSITE OF THE EAST EDGE OF FORGE ROAD. NGVD29 ELEVATION = 6263.44

BASIS OF BEARING

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF LOT 1, SUMNER SUITES FILING NO 2 BEARS NO0'36'03"W, MONUMENTED BY THE NORTHWEST CORNER OF SAID LOT 1, BEING A NAIL WITH 3/4" ALUMINUM DISC STAMPED "PLS 33202", AND BY THE SOUTHWEST CORNER OF LOT 2, SUMNER SUITES FILING NO. 2, BEING A NAIL WITH ILLEGIBLE DISC, AS SHOWN HEREON.

CAUTION - NOTICE TO CONTRACTOR

THE ENGINEER PRIOR TO CONSTRUCTION.

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S

RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING

UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO



Call before you dig.

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Galloway

5500 Greenwood Plaza Blvd, Suite 20 Greenwood Village, CO 80111

303.770.8884 GallowayUS.com

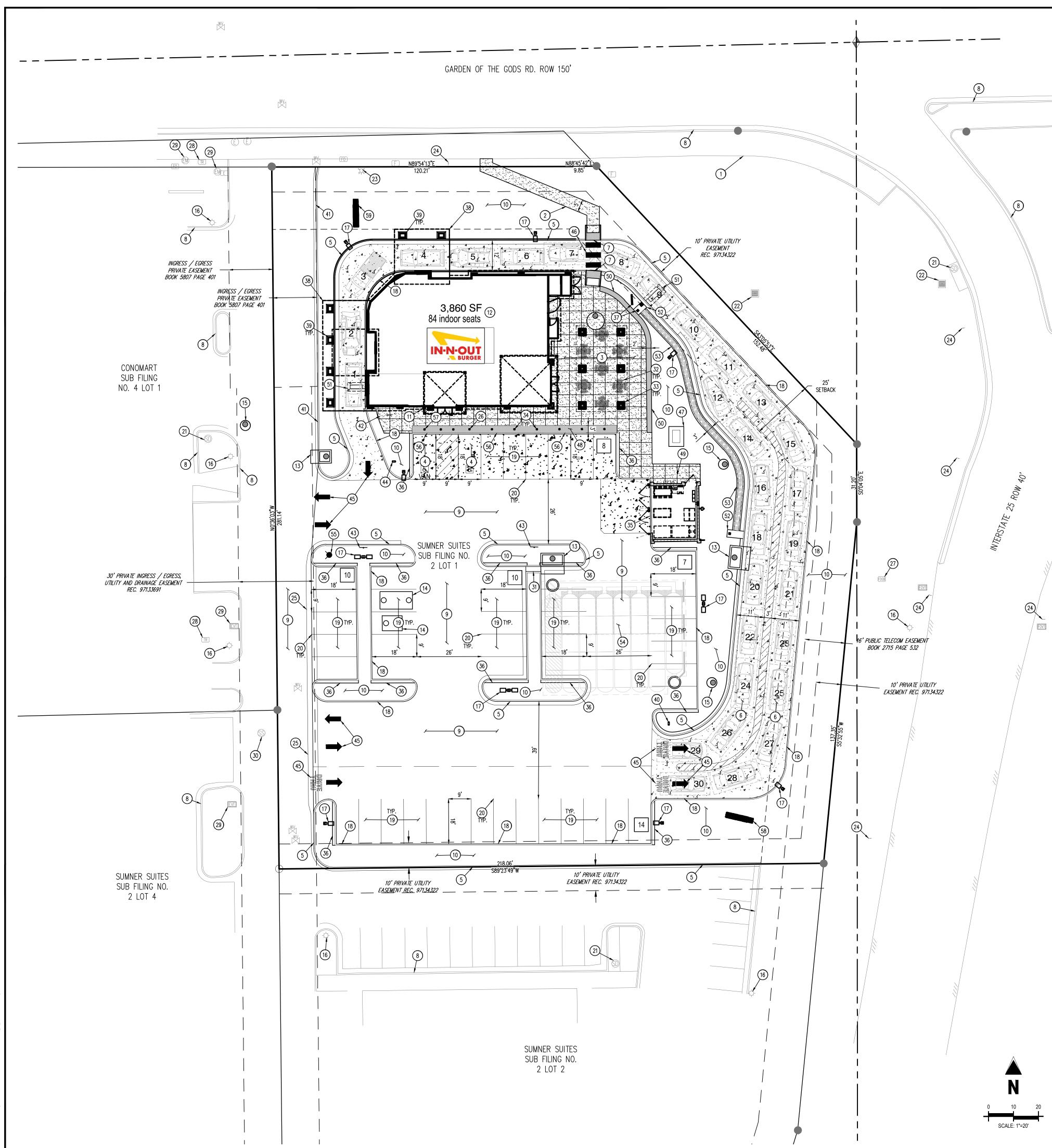
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52

# Date Issue / Description Init. 04/29/2022 1ST DP SUBMITTAL PJD 08/17/2022 2ND DP SUBMITTAL PJD	04/29/2022 1ST DP SUBMITTAL PJD	DEVELOPMENT PLANS IN-N-OUT BURGER NEAR THE INTERSECTION OF	GARDEN OF THE GODS ROAD AND INTERSTATE INO000048.20	495 GARDEN OF THE GODS ROAD COLORADO SPRINGS. COLORADO
	Project No:	04/29/2022	1ST DP SUBMITTAL	PJI
Drawn By: JNE		Checked By: Date:		CA0 08/17/2022

CITY OF COLORADO SPRINGS NO: AR DP 22-00429



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SITE NOTES	

ALL DIRECTIONS.

SCHEDULE (1) EXISTING SIDEWALK TO REMAIN ROPERTY LINE JACENT PROPERTY BOUNDARY LINE ROPOSED EASEMENT ISTING EASEMENT WCUT LINE ROPOSED ACCESSIBLE ROUTE ISTING EDGE OF ASPHALT ROPOSED STANDARD CONCRETE PAVEMENT ROPOSED BLACK STANDARD CONCRETE PAVEMENT ROPOSED SIDEWALK/PATIO CONCRETE PAVEMENT ISTING CURB AND GUTTER STING SITE LIGHT ISTING ELECTRIC VAULT ISTING FIBER OPTIC VAULT ISTING SANITARY SEWER MANHOLE STING STORM SEWER MANHOLE ISTING WATER VALVE ISTING IRRIGATION VALVE ISTING FIRE HYDRANT OPOSED REMOTE FDC OPOSED FIRE HYDRANT RKING COUNT RVEY MONUMENT 1. 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 ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER. ADA PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN

(2) PROPOSED CONCRETE SIDEWALK (WIDTH PER PLAN) (3) PROPOSED PATIO SEATING AREA (4) PROPOSED ADA PARKING SPACE (5) PROPOSED PRIVATE 6" VERTICAL CURB WITH 18" GUTTER (6) PROPOSED DRIVE THRU LANE (7) PROPOSED ADA RAMP WITH DETECTIBLE WARNING (8) EXISTING CURB AND GUTTER TO REMAIN (9) PROPOSED ASPHALT PAVING 10 PROPOSED LANDSCAPE AREA (11) PROPOSED FDC MOUNTED TO BUILDING (12) PROPOSED 3860 SF IN-N-OUT BURGER RESTAURANT BUILDING (13) PROPOSED STORM SEWER INLET (14) PROPOSED SANITARY SEWER GREASE INTERCEPTOR (15) PROPOSED STORM SEWER MANHOLE (16) EXISTING LIGHT POLE (17) PROPOSED LIGHT POLE (18) PROPOSED PRIVATE 6" PLANTER CURB (19) PROPOSED 9' X 19' PARKING STALL (HEAD IN) (20) PROPOSED PARKING STALL STRIPING (21) EXISTING STORM SEWER MANHOLE (22) EXISTING STORM SEWER INLET (23) EXISTING FIRE HYDRANT (24) EXISTING SITE SIGN TO REMAIN (25) PROPOSED 3' CONCRETE PAN (26) PROPOSED ADA SIGNAGE (FREE STANDING) (27) EXISTING TELECOMMUNICATION BOX/EQUIPMENT (28) EXISTING TRANSFORMER (29) EXISTING ELECTRIC VAULT/METER TO REMAIN (30) EXISTING SANITARY SEWER MANHOLE (31) PROPOSED CONCRETE CURB CHASE (32) PROPOSED OUTDOOR SEATING TABLES (33) PROPOSED OUTDOOR SEATING CANOPY COLUMN (34) PROPOSED BOLLARD (35) PROPOSED COVERED TRASH COMPACTOR AND RECYCLE ENCLOSURE (36) PROPOSED 12" CONCRETE STEP-OFF WALK (37) PROPOSED IN-N-OUT MENU BOARD AND SPEAKER BOX (38) PROPOSED IN-N-OUT DRIVE THRU CANOPY (39) PROPOSED IN-N-OUT DRIVE THRU CANOPY COLUMN (40) PROPOSED IN-N-OUT DRIVE THRU SIGN (41) PROPOSED COLORADO SPRINGS TYPE 1 VERTICAL CURB & GUTTER (42) PROPOSED BIKE RACK (43) PROPOSED "FIRE LANE – NO PARKING" SIGN (44) PROPOSED IN-N-OUT DRIVE THROUGH SIGN "DO NOT ENTER" (45) PROPOSED DIRECTIONAL STRIPING (46) PROPOSED CROSSWALK STRIPING (47) PROPOSED ELECTRICAL TRANSFORMER BY CSU (48) PROPOSED DETECTABLE WARNING (TRUNCATED DOME) (49) PROPOSED CONCRETE JOINT (50) PROPOSED SEAT WALL (51) PROPOSED VEHICLE DETECTOR LOOP (52) PROPOSED CONCRETE PAD WITH UMBRELLA (53) PROPOSED ASSOCIATE WALKWAY 94 PROPOSED STORM SEWER UNDERGROUND DETENTION & WATER QUALITY SYSTEM (55) PROPOSED FIRE HYDRANT (56) PROPOSED PRIVATE O" CURB (57) PROPOSED VAN ACCESSIBLE ADA SIGNAGE (FREE STANDING) (58) PROPOSED PYLON SIGN (59) PROPOSED MONUMENT SIGN

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CITY OF COLORADO SPRINGS NO: AR DP 22-00429

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Galloway

5500 Greenwood Plaza Blvd, Suite 200

Greenwood Village, CO 80111

303.770.8884

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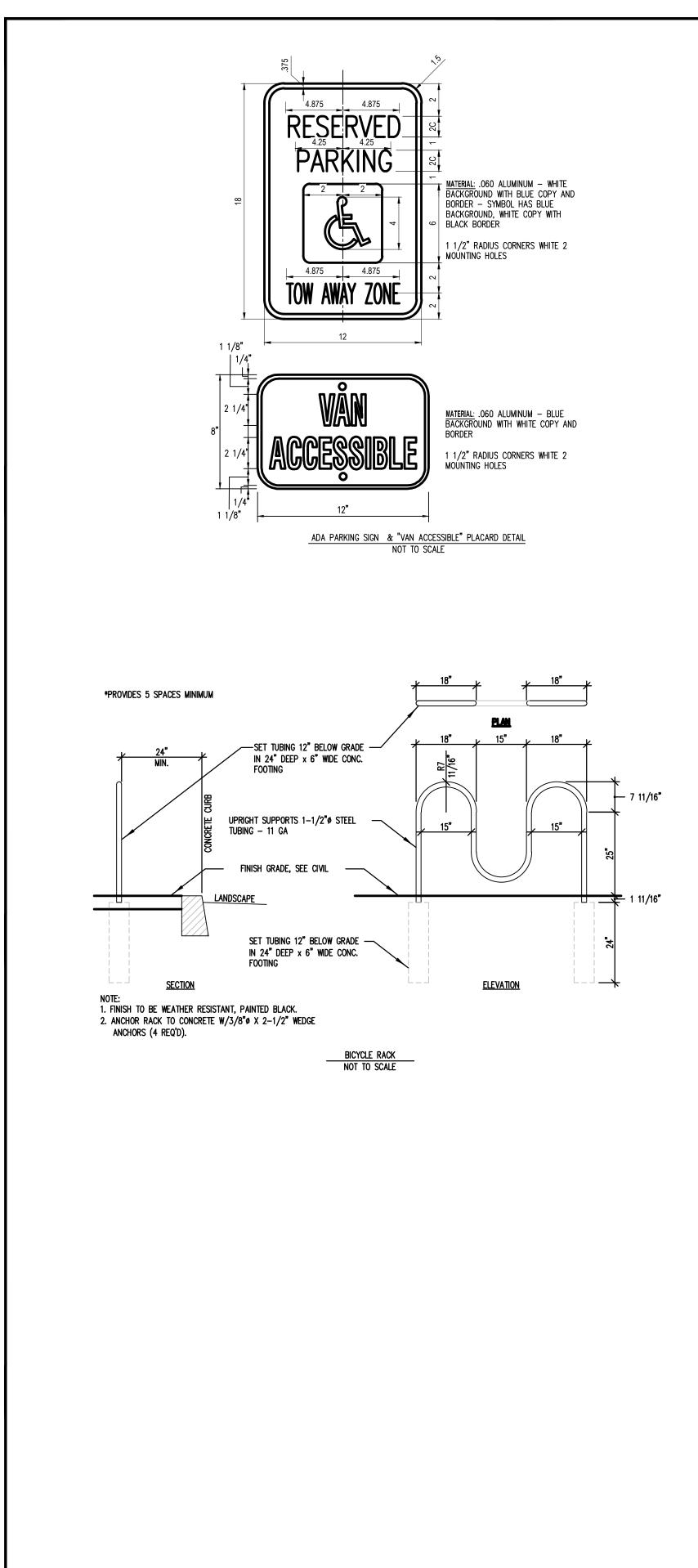
Project No:	INO000048.20
Drawn By:	JNE
Checked By:	CAC
Date:	08/17/2022

PRELIMINARY SITE PLAN



Know what's **below.**

COS APPROVAL STAMP

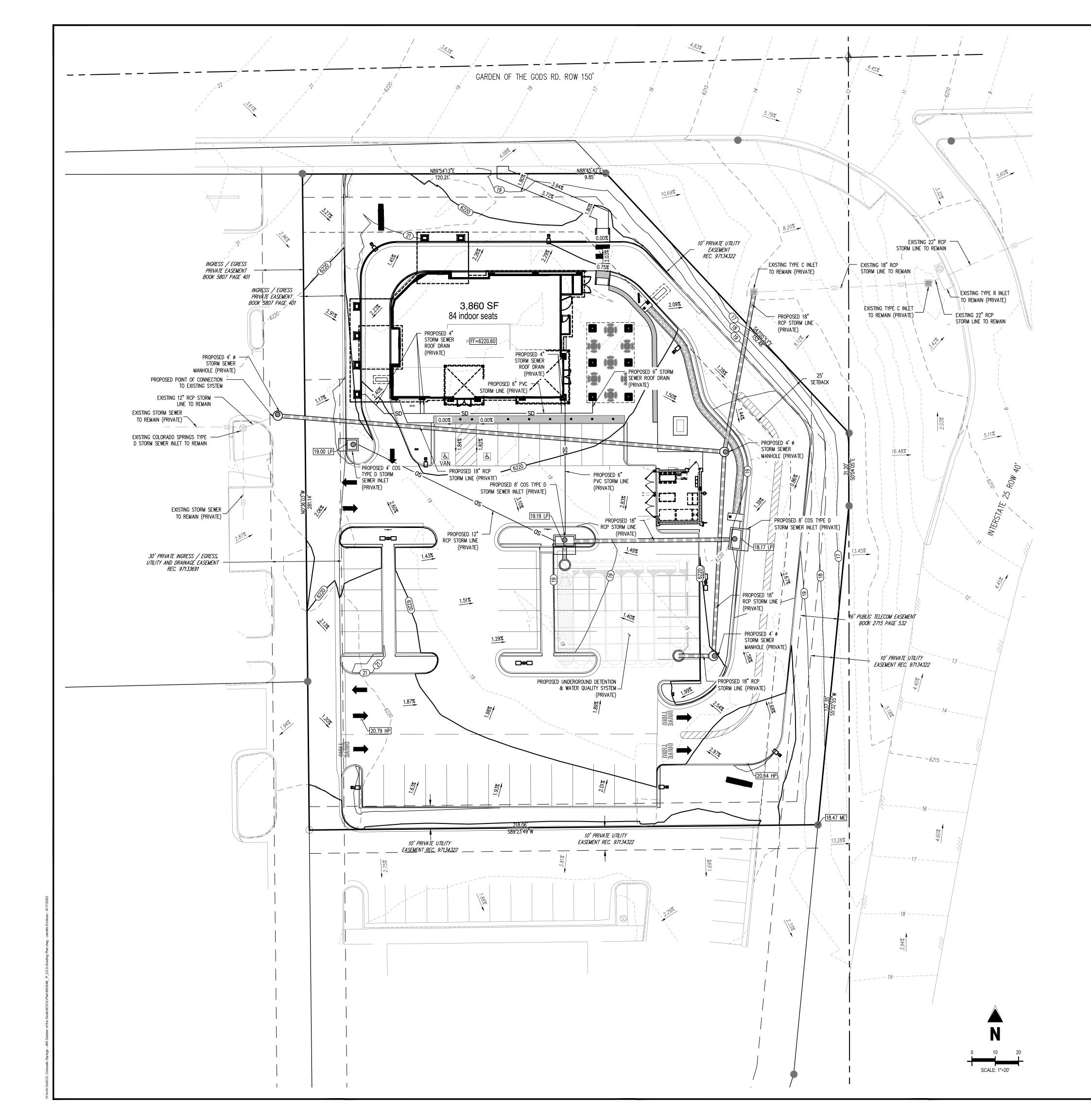




C1. Sheet 3 of 17	Drawn By: Checked By: Date: SITE DETAILS	# Date Issue / Description 04/29/2022 1ST DP SUBMITTAL 08/17/2022 2ND DP SUBMITTAL - - <	DEVELOPMENT PLANS IN-N-OUT BURGER NEAR THE INTERSECTION OF GARDEN OF THE GODS ROAD AND INTERSTATE 25 INO000048.20	COPYRIGHT THESE PLANS ARE AN INSTRUMENT AND ARE THE PROPERTY OF GALLO NOT BE DUPLICATED, DISCLOSED, O WITHOUT THE WRITTEN CONSENT O COPYRIGHTS AND INFRINGEMENTS ENFORCED AND PROSECUTED.	PRELIMINARY PRELIMINARY NOTFORCONS NOTFORCONS NOTFORCONS	Gallov 5500 Greenwood Plaza Blvd, Sui Greenwood Village, CO 80111 303.770.8884 GallowayUS.com	
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COS APPROVAL STAMP

CITY OF COLORADO SPRINGS NO: AR DP 22-00429



GRADING LEGEND

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X"SD
© © 15.00 15.00 FF 15.00 FG 15.00 FL 15.00 LP

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PROJECT BOUNDARY LINE PROPERTY BOUNDARY LINE EXISTING PROPERTY LINE PROPOSED EASEMENT EXISTING MAJOR CONTOUR EXISTING MINOR CONTOUR - PROPOSED MAJOR CONTOUR - PROPOSED MINOR CONTOUR - EXISTING STORM SEWER (LESS THAN 12") PROPOSED STORM SEWER (LESS THAN 12") EXISTING STORM SEWER (GREATER THAN 12") PROPOSED STORM SEWER (GREATER THAN 12") PROPOSED MANHOLE PROPOSED STORM SEWER INLETS EXISTING STORM SEWER MANHOLE PROPOSED SPOT ELEVATION FINISHED FLOOR FINISHED GRADE FLOWLIINE LOW POINT MATCH EXISTING

STANDARD GRADING NOTES:

1. ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION AND STORMWATER QUALITY CONTROL REQUIREMENTS AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME II.

 NO CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM THE ENGINEERING DEVELOPMENT REVIEW DIVISION (EDRD).
 THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND

BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTIONS, 385–5980, 48 HOURS PRIOR TO CONSTRUCTION.

 SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED IMMEDIATELY.
 CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO

STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES. 6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY

DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY (30) DAYS SHALL ALSO BE MULCHED WITHIN TWENTY-ONE (21) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN SIXTY (60) DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.

7. THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY EDRD SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.

8. THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS OF EXISTING UTILITY LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT OF WAY. APPROVALS TO GRADE WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY COLORADO SPRINGS UTILITIES EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT THEIR WRITTEN APPROVAL. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS IS AT THE APPLICANT'S EXPENSE.

9. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

LEGAL DESCRIPTION

LOT 1, SUMNER SUITES FILING NO. 2, SITUATED IN SECTION 25, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

FLOODPLAIN CERTIFICATION

THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN OR 500-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP PANEL NUMBER 08041C0514F EFFECTIVE 03/17/1997.

BENCHMARK

PUBLISHED BENCHMARK: FIMS MONUMENT VP-14, BEING A 3-1/4" BRASS CAP STAMPED "VP14" ON THE SOUTHEAST CORNER OF A STORM SEWER INLET ON THE SOUTH SIDE OF WEST GARDEN OF THE GODS ROAD, OPPOSITE OF THE EAST EDGE OF FORGE ROAD. NGVD29 ELEVATION = 6263.44

BASIS OF BEARING

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE WEST LINE OF LOT 1, SUMNER SUITES FILING NO 2 BEARS NO0'36'03"W, MONUMENTED BY THE NORTHWEST CORNER OF SAID LOT 1, BEING A NAIL WITH 3/4" ALUMINUM DISC STAMPED "PLS 33202", AND BY THE SOUTHWEST CORNER OF LOT 2, SUMNER SUITES FILING NO. 2, BEING A NAIL WITH ILLEGIBLE DISC, AS SHOWN HEREON.

CAUTION - NOTICE TO CONTRACTOR

THE ENGINEER PRIOR TO CONSTRUCTION.

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. Call before you dig.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO

COS APPROVAL STAMP



5500 Greenwood Plaza Blvd, Suite 200 Greenwood Village, CO 80111 303.770.8884 GallowayUS.com



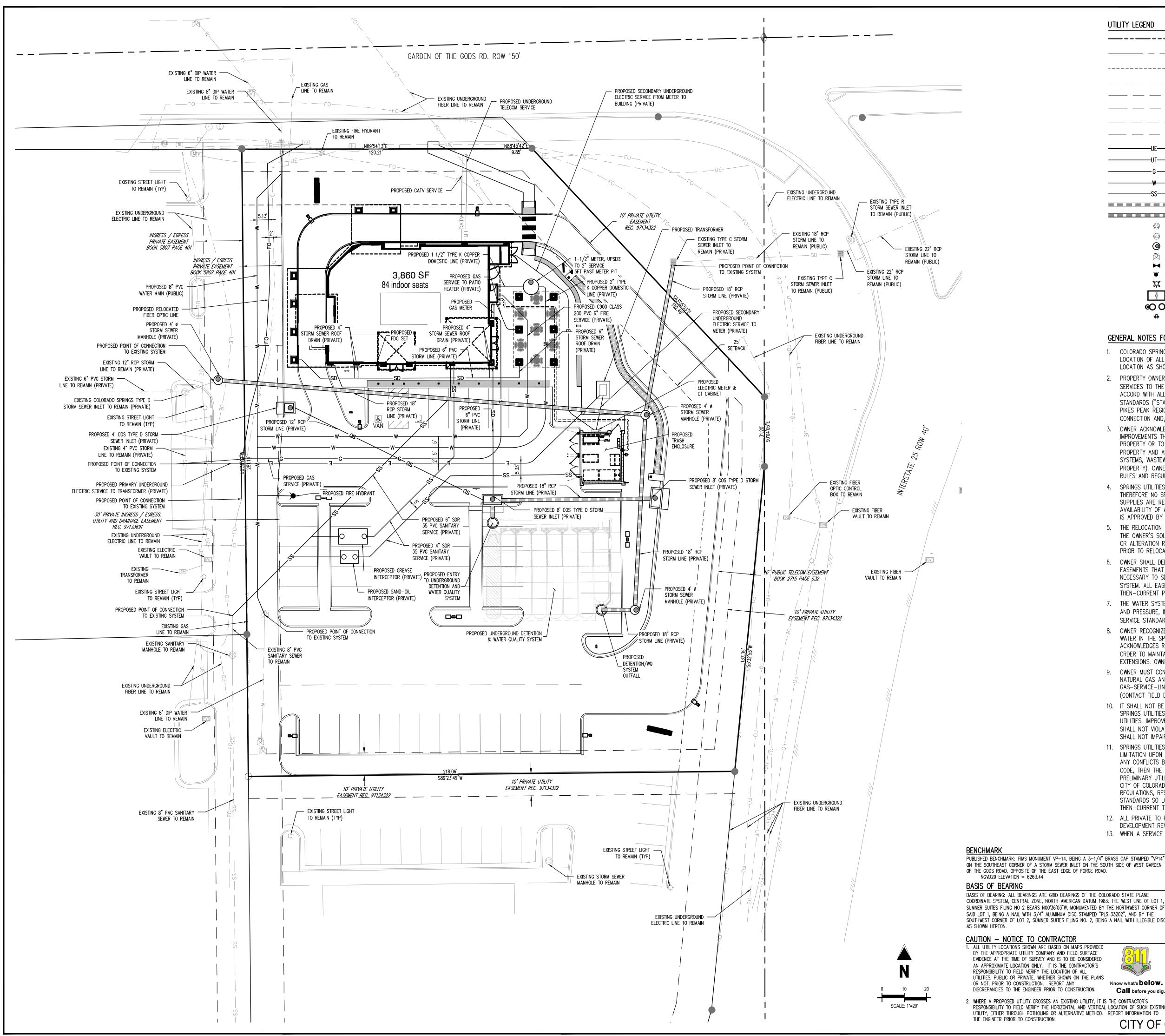
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	04/29/2022 1ST DP SUBMITTAL PJD	04/29/2022 1ST DP SUBMITTALPJD	DEVELOPMENT PLANS IN-N-OUT BURGER NEAR THE INTERSECTION OF	GARDEN OF THE GODS ROAD AND INTERSTATE 25 INO000048.20	495 GARDEN OF THE GODS ROAD COLORADO SPRINGS. COLORADO
Project No: INO000048.20	Project No: INO000048.20			1ST DP SUBMITTAL	PJ P
Project No: INO000048.20 Drawn By: JNE Checked By: CAC	Drawn By: JNE	·	04/29/2022 08/17/2022 	1ST DP SUBMITTAL	INO000048.24



CITY OF COLORADO SPRINGS NO: AR DP 22-00429



RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHO THE ENGINEER PRIOR TO CONSTRUCTION.

UTILITY LEGEND

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GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

- 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 OWNER(S) ("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.
- 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 PERMANENT 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.
- 6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND 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.
- 7. 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).
- 8. 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 OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
- 9. 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).
- 10. 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 (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- 11. 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.
- 12. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY ENGINEERING DEVELOPMENT REVIEW INSPECTOR. 13. WHEN A SERVICE LINE CROSSES A STORM PIPE, A MINIMUM CLEARANCE OF 1.5' MUST BE MET.

LEGAL DESCRIPTION PUBLISHED BENCHMARK: FIMS MONUMENT VP-14, BEING A 3-1/4" BRASS CAP STAMPED "VP14" ON THE SOUTHEAST CORNER OF A STORM SEWER INLET ON THE SOUTH SIDE OF WEST GARDEN

1, SUMNER SUITES FILING NO. 2, SITUATED IN SECTION 25, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO. FLOODPLAIN CERTIFICATION

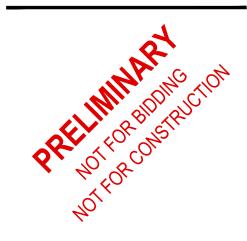
THIS PROPERTY IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN OR 500-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, 14F EFFECTIVE 03/17/1997.



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# Date Issue / Description Init. 04/29/2022 1ST DP SUBMITTAL PJD 08/17/2022 2ND DP SUBMITTAL PJD	DEVELOPMENT PLANS IN-N-OUT BURGER NEAR THE INTERSECTION OF	GARDEN OF THE GODS ROAD AND INTERSTATE 25 INO000048.20	495 GARDEN OF THE GODS ROAD	COLORADO SPRINGS, COLORADO
Drawn By: JNE	04/29/2022	1ST DP SUBMITTAL		PJD
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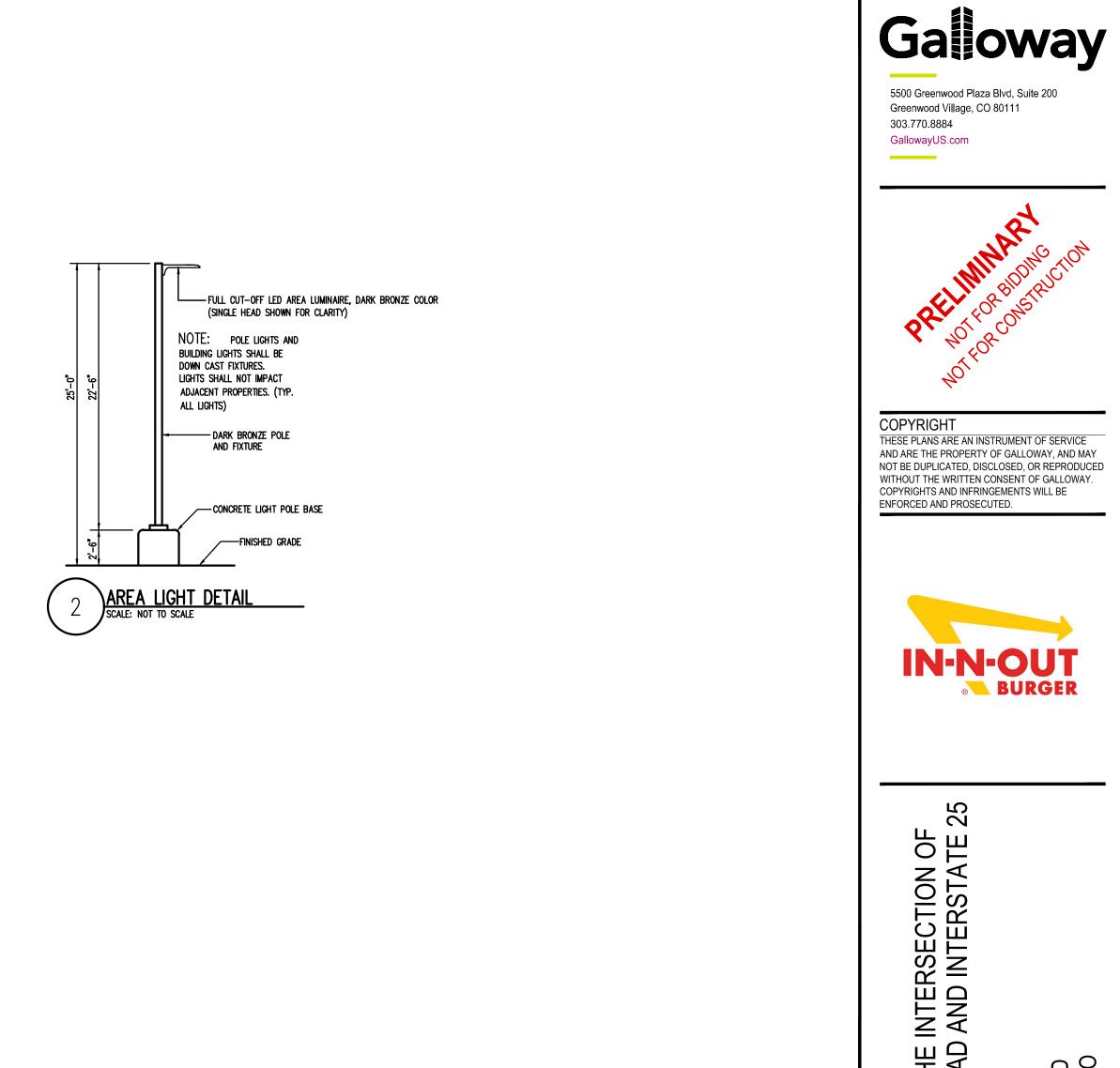
CITY OF COLORADO SPRINGS NO: AR DP 22-00429

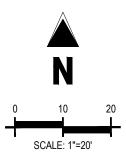
Sheet 5 of 1

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to.o to.o to.o to.o to.o to.o to.1 to.1	+0.8 $+1.6$	7 + 5.0 + 6.0 + 6.2 + 6.7 + 4.1 + 3.2 + 3.0 + 2.9 + 1.7 + 1.2 + 0.8 + 0.4 + 0.2	+0.1 +0.1 +0.1 +0.0 +0.0 +0.0
to.o to.o to.o to.o to.o to.o to.1 to.1	+ 0.7 + 0.	$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	to.1 to.1 to.0 to.0 to.0
to.0 to.0 to.0 to.0 SUMNER SUPPES to.0 to 1 to 1 to 2 c		5 ⁺ 3.6 ⁺ 4.1 ⁺ 3.9 ⁺ 3.7 ⁺ 3.8 ⁺ 2.1 ⁺ 1.2 ⁺ 0.6 ⁺ 0.5 ⁺ 0.↓ ⁺ 0.3 ⁺ 0.2 ⁺ 0.1	to.1 to.0 to.0 to.0 to.0 to.0
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to.o to.o to.o to.o to.o to.o to.o to.o	to 2 to 1 to 1	1.8 $1.2.0$ 1.6 1.5 $1.$	to.0 to.0 to.0 to.0 to.0 to.0 to.0
to.o to.o to.o to.o to.o to.o to.o to.o			
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LUMINAIRE SCHEDULE MARK SYMBOL QTY LAMP HEIGHT LLF LUMENS MODEL #	DESCRIPTION	1 PHOTOMETRIC SITE PLAN SCALE: 1"=20'-0"	
OA1 $\blacksquare \square \square$ 2 LED 25'-0" POLE 1.0 24,969 DSX2 LED P2 40K			

ILUMIN	IAIRE S	SCHE	DUL	<u> </u>				
MARK	SYMBOL	QTY	LAMP	HEIGHT	LLF	LUMENS	MODEL #	DESCRIPTION
OA1	₽	2	LED	25'-0" POLE	1.0	24,969	DSX2 LED P2 40K T5M MVOLT DDBXD	SINGLE HEAD LED LUMINAIRE, 4000K CCT, TYPE 5M, DARK BRONZE COLOR, MOUNTED ON POLE #SSS22.5-5-4C-DM19AS-FBC-DDBXD
OD1	₿	5	LED	25'-0" POLE	1.0	18,780	DSX2 LED P2 40K TFTM MVOLT HS DDBXD	SINGLE HEAD LED LUMINAIRE, 4000K CCT, TYPE TFTM, DARK BRONZE COLOR, MOUNTED ON POLE #SSS22.5-5-4C-DM19AS-FBC-DDBXD
0A2		3	LED	25'-0" POLE	1.0	24,969	(2) DSX2 LED P1 40K T5M MVOLT DDBXD	SINGLE HEAD LED LUMINAIRE, 4000K CCT, TYPE 5M, DARK BRONZE COLOR, MOUNTED ON POLE #SSS22.5-5-4C-DM28AS-FBC-DDBXD
м		12	LED	10'-0" RECESSED	1.0	2,400	LRF12x12-SYL44-4K-1-WH-GS	LED 12" DOWNLIGHT, FULLY RECESSED, 36 WATT, 3000K, PRISMATIC TEMPERED GLASS LENSED DOOR, WHITE DOOR FRAME
S	0	14	LED	10'-1" RECESSED	1.0	570	RL460WH930	LED FIXTURE 3000K CCT, 8 WATT, 90 CRI MOUNTED TO UNDERSIDE OF AWNING BY SIGN VENDOR
W1	8	2	LED	11'-10" RECESSED	1.0	896	REL437-700L-DIMTR-120-40K-90-WH REL437-RT-CL-WH	LED EXTERIOR RECESSED FIXTURE, 4" DOWNLIGHT, 700 LUMEN, 4000K, REFLECTOR, MOUNTED TO BE FULLY RECESSED WITHIN EXTERIOR SOFFIT





DEVELOPMENT PLANS IN-N-OUT BURGER NEAR GARDEN OF THE GODS F INO000048.20 GODS | 495 GARDEN OF THE (COLORADO SPRINGS, # Date Issue / Description Init. 04/29/2022 1ST DP SUBMITTAL PJD 08/17/2022 2ND DP SUBMITTAL PJD

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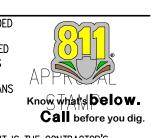
s ROAD ORADO

_____ ____ _ ____ _____ _____ _ ____ _____ - ------ -----____ _____ _____ _ ____ _ ____ _____ _ ____ ___ ____ ____ INO000048.20 Project No: JNE Drawn By: Checked By: CAC 08/17/2022 Date:

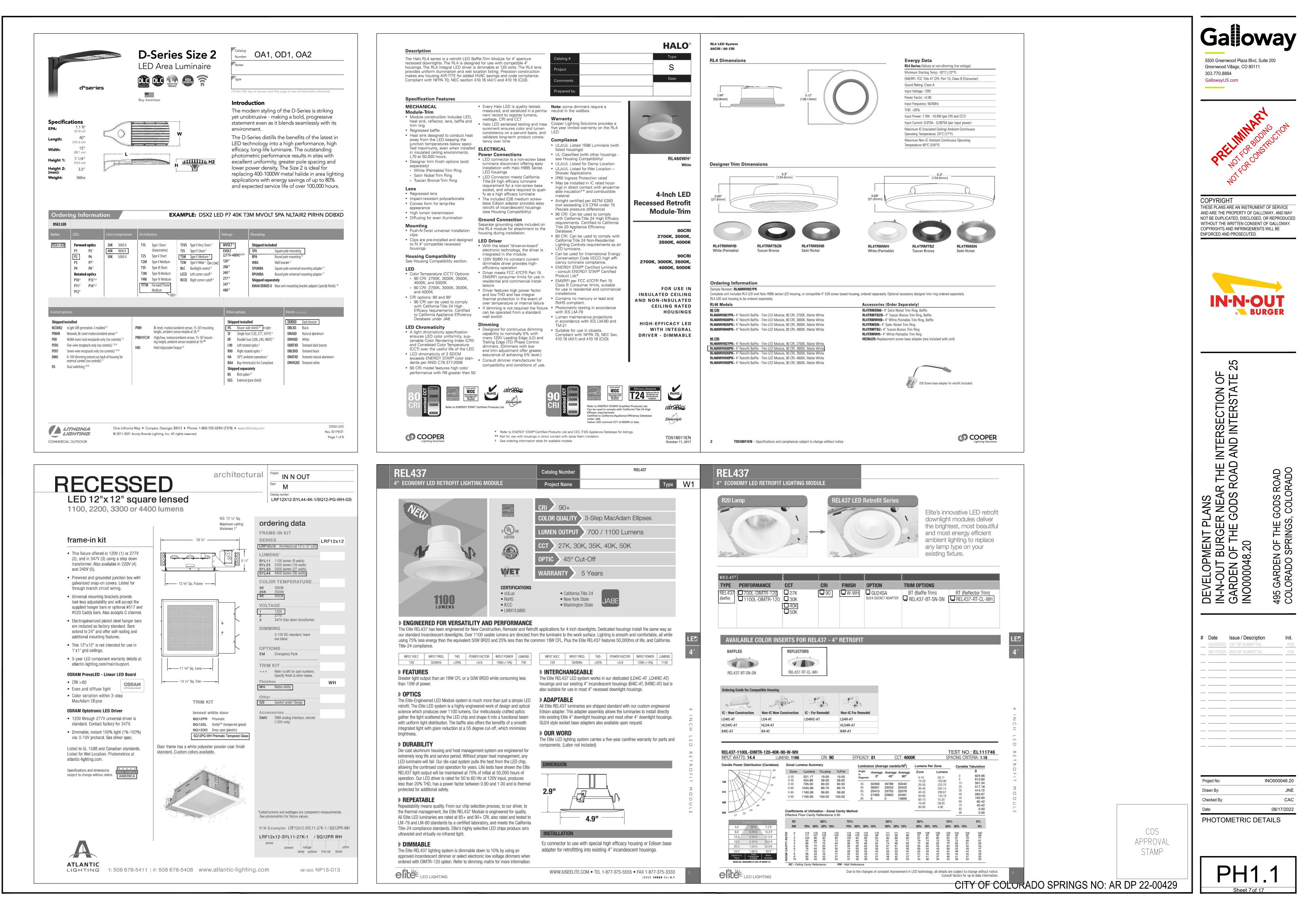
PHOTOMETRIC PLAN

> **PH1.0** Sheet 6 of 17

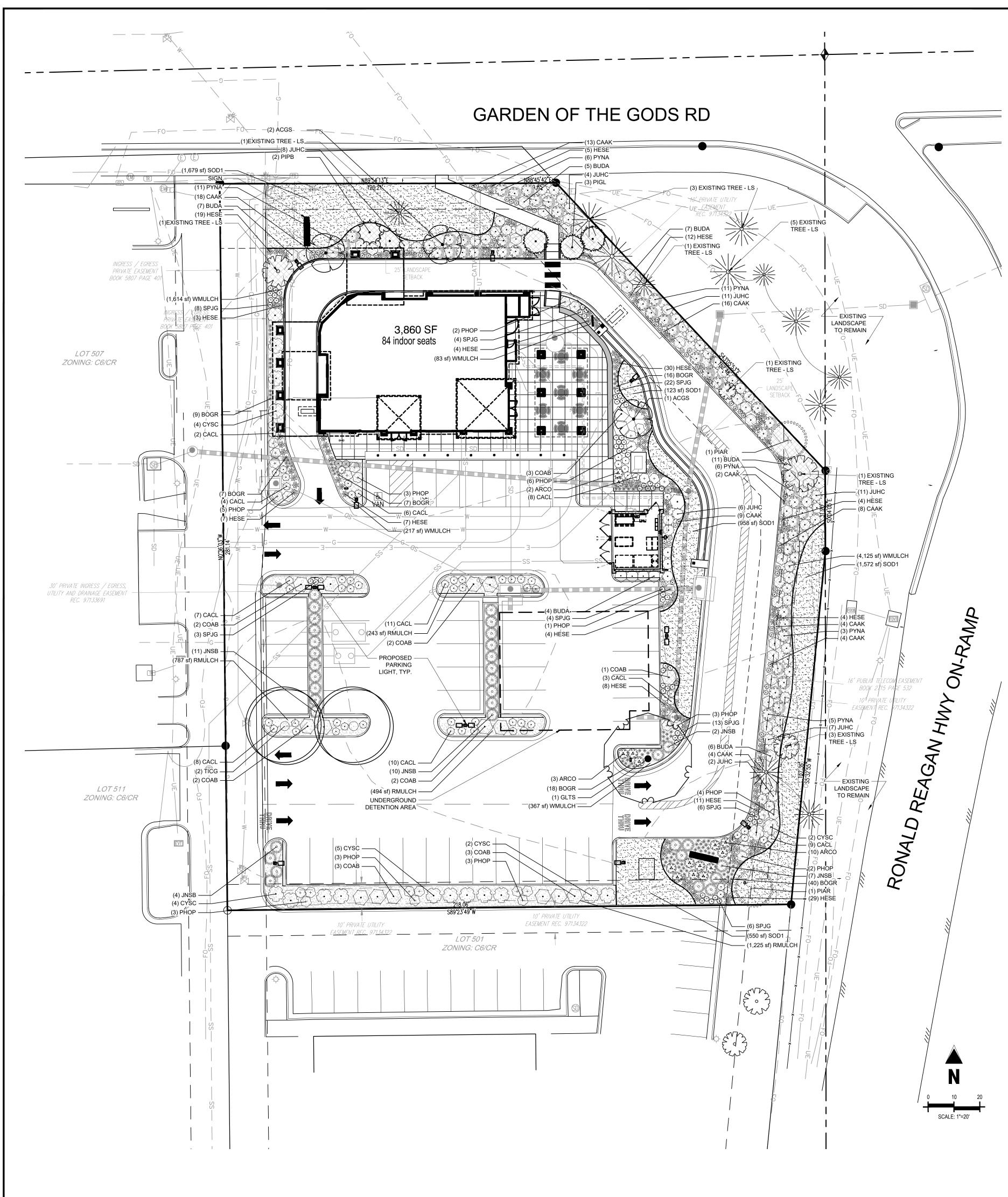
CAUTION - NOTICE TO CONTRACTOR 1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO CITY OF COLORADO SPREMENCES NO: AR DP 22-00429



.c0, Colorado Springs - 495 Garden of the Gods/0LITE/2-Plan/INO048_ P_PH1.1-LiteDets.dwg - Janelle Erickson - 8/17/2022



REFERENCE NOTES SCHEDULE

<u>SYMBOL</u>	LANDSCAPE DESCRIPTION	QTY
\sim	CONCRETE MOWSTRIP	415 LF

GROUND COVERS

MULCH	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE	SPACING
	RMULCH	2,749 SF	2"-4" ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH	MULCH	
	WMULCH	6,406 SF	WOOD MULCH	WOOD MULCH	MULCH	
SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE	SPACING
	SOD1	4,882 SF	RTF (RHIZOMATOUS TALL FESCUE)	FESCUE SOD	SOD	

GENERAL NOTES

2. SEE SHEET 10 FOR LANDSCAPE REQUIREMENT CHART.

1. SEE SHEET 9 FOR LANDSCAPE SCHEDULE.

- 3. SEE SHEET 11 FOR TREE PROTECTION DETAILS AND NOTES.
- 4. A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES
- 5. THE SOIL OF ANY PLANTER WITHIN THE PARKING LOT SHALL BE STRUCTURALLY RENOVATED (TILLED) OR REMOVED TO A DEPTH OF THIRTY INCHES (30") AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES INDICATED FOR INSTALLATION.
- 6. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/OR THEIR ASSIGNS.
- 7. A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

IRRIGATION CONCEPT

- INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
- PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
- SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
- 4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- 5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART

LANDSCAPE GUARANTEE AND MAINTENANCE

- 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- 2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF <u>90 DAYS.</u> THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO
- 3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- MAINTAINED BY ABUTTING PROPERTY OWNER.

MAINTENANCE NOTE

ALL MAINTENANCE TO BE PROVIDED BY THE OWNER

CAUTION

UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE

FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

UTILITY NOTES

DETAIL

DETAIL 1, SHEET 10

SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL

2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO

3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP

MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

AVOID FREEZE DAMAGE ON PLANTINGS, THE <u>90 DAYS</u> SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.

4. STREET TREES, STREETSCAPE IMPROVEMENTS AND VEGETATION WITHIN THE CITY ROW SHALL BE

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.

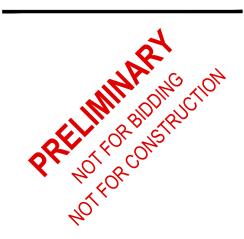
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.

3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

COS APPROVAL STAMP

CITY OF COLORADO SPRINGS NO: AR DP 22-00429

Galloway 5500 Greenwood Plaza Blvd, Suite 200 Greenwood Village, CO 80111 303.770.8884 GallowayUS.com _____



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# Date Issue / Description Init. 04/29/2022 1ST DP SUBMITTAL PJE 08/17/2022 2ND DP SUBMITTAL PJE	DEVELOPMENT PLANS IN-N-OUT BURGER NEAR THE INTERSECTION OF GARDEN OF THE GODS ROAD AND INTERSTATE 25	INO000048.20	495 GARDEN OF THE GODS ROAD	COLORADO SPRINGS, COLORADO
		P SUBMITTAL		PJE
		JUNITAL		·
		JUNITAL		
			INO0000	
	08/17/2022 2ND D			KES TDN



PLANT SCHEE											
DECIDUOUS TREES		QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.		
(v v	GLTS	1	SHADEMASTER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	' B&B	2" CAL	50`X35`	LOW	SUN		N89'54'13"E
o me	TICG	2	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPIRE'	B&B	2" CAL	40`X30`	MODERATE	SUN		120.21'
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.		PINE
yymulaa										What has a second se	
A C C C C C C C C C C C C C C C C C C C	PIGL	3	BLACK HILLS WHITE SPRUCE	PICEA GLAUCA 'DENSATA'	B&B	2" CAL	20`X10`	MODERATE	SUN		
•	PIPB	2	BAKER COLORADO SPRUCE	PICEA PUNGENS 'BAKERI'	B&B	6` HT	30`X10`	MODERATE	SUN		3 84 in:
° + ° °	PIAR	2	BRISTLECONE PINE	PINUS ARISTATA	B&B	6` HT	30`X15`	LOW	SUN		
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.		
	ACGS	4	ROCKY MOUNTAIN GLOW MAPLE	ACER GRANDIDENTATUM 'SCHMIDT' TM	B&B	1.5" CAL	25`X15`	MODERATE	SUN/PART SHADE		
UPRIGHT JUNIPERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.			
	JUHC	49	HETZI COLUMN JUNIPER	JUNIPERUS CHINENSIS 'HETZII COLUMNARIS'	#5 CONT.	20`X5`	VERY LOW	SUN/PART SHAD	E		
		QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.		<u>1.14</u>	
$\left(\cdot \right)$	BUDA	40	BUTTERFLY BUSH	BUDDLEJA DAVIDII	#5 CONT.	5`X5`	LOW	SUN			
\bigcirc	CACL	68	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	#5 CONT.	3`X3`	VERY LOW	SUN			
$\langle \cdot \rangle$	COAB	18	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO' TM	#5 CONT.	6`X6`	LOW	SUN			
(+)	PHOP	35	LITTLE DEVIL DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM	#5 CONT.	4`X4`	LOW	SUN			
	PYNA	42	NAVAHO FIRETHORN	PYRACANTHA X 'NAVAHO'	#5 CONT.	5`X6`	LOW	SUN/PART SHAD	E		
for the second sec	SPJG	66	GOLDFLAME JAPANESE SPIREA	SPIRAEA JAPONICA 'GOLDFLAME'	#5 CONT.	3`X2`	LOW	SUN/PART SHAD	E		
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.			
	ARCO	15	MOCK BEARBERRY MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS	#5 CONT.	8"X4`	VERY LOW	SUN/PART SHAD	E		
$\langle \cdot \rangle$	CYSC	17	MOONLIGHT BROOM	CYTISUS SCOPARIUS 'MOONLIGHT'	#5 CONT.	5`X6`	VERY LOW	SUN/PART SHAD	E		
	JNSB	34	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	#5 CONT.	1`X5`	VERY LOW	SUN/PART SHAD	E		
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.			
×	BOGR	97	BLUE GRAMA GRASS	BOUTELOUA GRACILIS	#1 CONT.	1.5`X1.5`	VERY LOW	SUN			
£•3	CAAK	78	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5`X2`	LOW	SUN			
Æ	HESE	147	BLUE AVENA	HELICTOTRICHON SEMPERVIRENS	#1 CONT.	2.5`X2.5`	VERY LOW	SUN/PART SHAD	E		
MULCH	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE					EXISTING TREE SPECIES	
	RMULCH		2"-4" ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH	MULCH						
	WMULCH	6,406 SF	WOOD MULCH	WOOD MULCH	MULCH						
SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE				REFERENCE NOTES SCHED	ULE	
	SOD1	4,882 SF	RTF (RHIZOMATOUS TALL FESCUE)	FESCUE SOD	SOD				LANDSCAPE SYMBOL DESCRIPTION QTY	DETAIL	
			/						CONCRETE MOWSTRIP 415 LF	DETAIL 1, SHEET 10	
NDSCAPE SETBA		· ·			RNAMENTAL	SETBAC		7			
REET NAME OR SETBA UNDARY ZONE CLASSIFI Interstate I-25 FREE		WIDTH REQ/PROV (18.75' - See No	LINEAR FOOTAGE TREE/I REQU	IRED REQ/PROV REQ/PROV	S/ PERENNIAL SUBS REQ/PROV	S PLANT ABBREVIAT ON PLA		Э /	TOTAL SIGNATURE TREES: % SIGNATURE TREES: TREES AT LEAST 30' TALL AT MATURITY	13 13 100% 3	
	- ZO	10.10 - Oce NC	1/20		570	1 10	1 1 0 70 7 1 0 70	1		23%	

GLTS	1			CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.		
	I	SHADEMASTER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	B&B	2" CAL	50`X35`	LOW	SUN		N89*54'13"E
TICG	2	GREENSPIRE LITTLELEAF LINDEN	TILIA CORDATA 'GREENSPIRE'	B&B	2" CAL	40`X30`	MODERATE	SUN		120.21'
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.	WATER USE	LIGHT REQ.		
PIGL	3	BLACK HILLS WHITE SPRUCE	PICEA GLAUCA 'DENSATA'						erv 23	
	2									
	2									; 84 ii 1
	2									
	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	<u>CONT.</u>						
ACGS	4	ROCKY MOUNTAIN GLOW MAPLE	ACER GRANDIDENTATUM 'SCHMIDT' TM	B&B	1.5" CAL	25`X15`	MODERATE	SUN/PART SHADE		
<u>CODE</u>	<u>QTY</u>			<u>CONT.</u>	<u>HT. X SPD.</u>	WATER USE	LIGHT REQ.			
JUHC	49	HETZI COLUMN JUNIPER	JUNIPERUS CHINENSIS 'HE IZII COLUMNARIS'	#5 CONT.	20"X5	VERY LOW	SUN/PART SHADE	-		
	<u>QTY</u>			<u>CONT.</u> #5.CONT	<u>HT. X SPD.</u>	WATER USE	LIGHT REQ.		881.14 14	
CACL	68	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	#5 CONT.	3`X3`	VERY LOW	SUN			
СОАВ	18	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO' TM	#5 CONT.	6`X6`	LOW	SUN			
РНОР	35	LITTLE DEVIL DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' TM	#5 CONT.	4`X4`	LOW	SUN			
PYNA	42	NAVAHO FIRETHORN	PYRACANTHA X 'NAVAHO'	#5 CONT.	5`X6`	LOW	SUN/PART SHADE			
SPJG	66	GOLDFLAME JAPANESE SPIREA	SPIRAEA JAPONICA 'GOLDFLAME'	#5 CONT.	3`X2`	LOW	SUN/PART SHADE	E		
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.			
ARCO	15	MOCK BEARBERRY MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS	#5 CONT.	8"X4`	VERY LOW	SUN/PART SHADE	<u> </u>		
CYSC	17	MOONLIGHT BROOM	CYTISUS SCOPARIUS 'MOONLIGHT'	#5 CONT.	5`X6`	VERY LOW	SUN/PART SHADE	E		
JNSB	34	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'	#5 CONT.	1`X5`	VERY LOW	SUN/PART SHADE	<u>.</u>		
CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	WATER USE	LIGHT REQ.			
BOGR	97	BLUE GRAMA GRASS	BOUTELOUA GRACILIS	#1 CONT.	1.5`X1.5`	VERY LOW	SUN			
CAAK	78	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5`X2`	LOW	SUN			
HESE	147	BLUE AVENA	HELICTOTRICHON SEMPERVIRENS	#1 CONT.	2.5`X2.5`	VERY LOW	SUN/PART SHADE	Ξ		
CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE					EAISTING TREE SPECIES	
RMULCH	2,749 SF	2"-4" ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH	MULCH						
WMULCH	6,406 SF	WOOD MULCH	WOOD MULCH	MULCH						
CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE			F	REFERENCE NOTES SCHEDULE		
SOD1	4.882 SF	RTF (RHIZOMATOUS TALL FESCUE)	FESCUE SOD	SOD			-	LANDSCAPE SYMBOL DESCRIPTION OTY DETA		
		· · · · · · · · · · · · · · · · · · ·					_		<u>"-</u> IL 1, SHEET 10	
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Note A: An Alternative Compliance Request Application has been submitted for the Interstate 25 buffer width.

Note B: 11 trees for this requirement are already existing on site, 2 are proposed.

Note C: 5 trees for this requirement are already existing on site, 7 are proposed.

NOTE: All existing trees being used to meet site landscape requirements shall be replaced if not in a healthy condition.

MOTOR VEHICLE LOTS (P)

# OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ/PROV	SHRUB SUBSTITUE REQ/PROV	VEHICLE LOT FRONTAGES		2/3 LENGTH OF FRONTAGE	MIN. 3' SCREENING PLANTS PROVIDED	EVERGREEN PLANTS PROVIDED (50% REQUIRED)
67	5/3	20	PRIVATE DRIVES	135'	90'	90'	50%

NOTE: Trees have not been added to south edge of parking lot due to a private utility easment conflict.

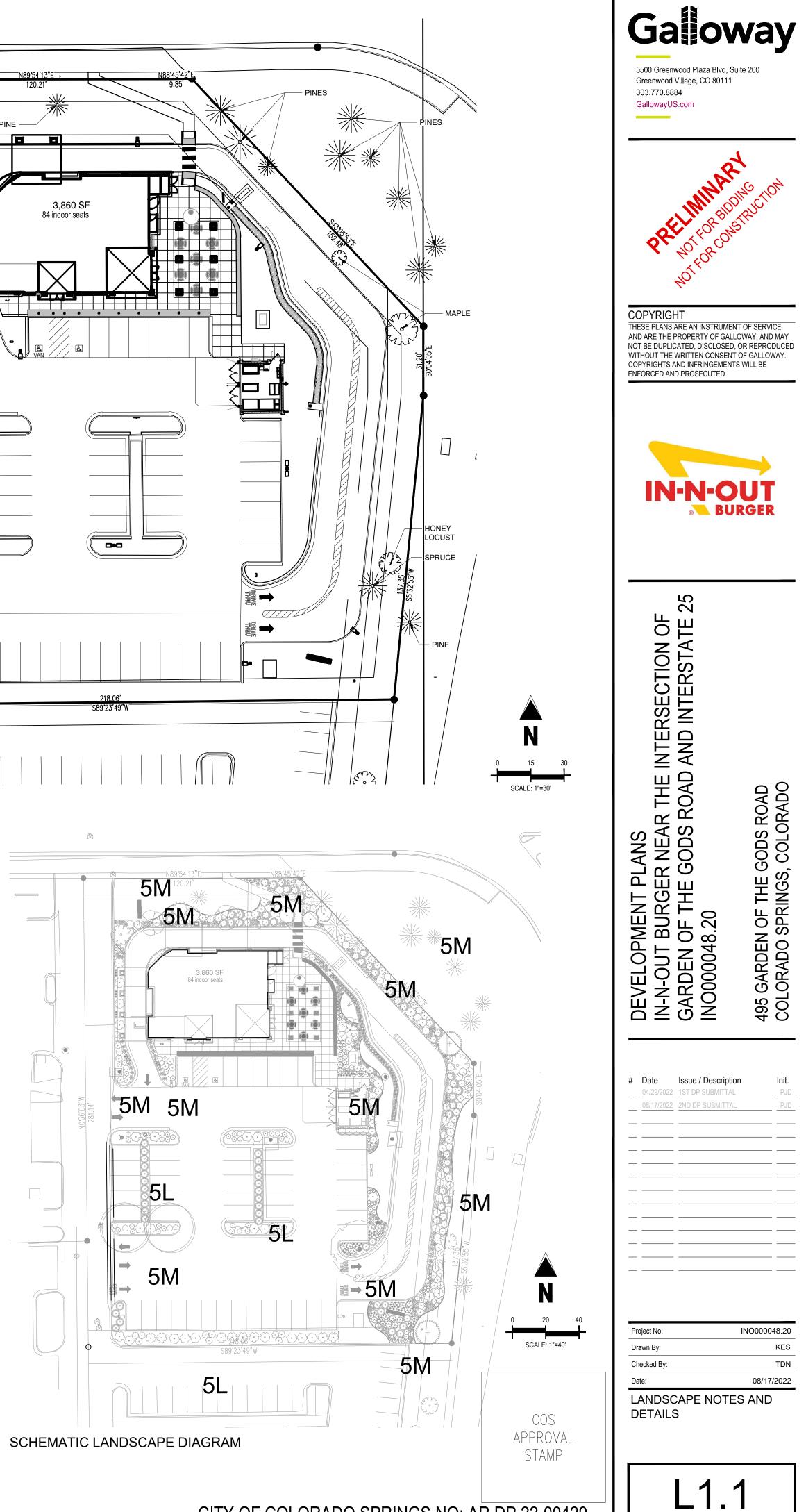
INTERNAL LANDSCAPING (I)

NET SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ/PROV	INTERNAL TREES (1/500 SF) REQ/PROV	SHRUB SUBSTITUE REQ/PROV	ORNAMENTAL GRASS SUBS REQ/PROV	INTERNAL PLANT ABBREVIATION ON PLAN	
76,953 SF	5%	3,848 SF / 23,312	8/1	70	N/A	I	

	10/0710/0		% TREES AT LEAST 30' TALL AT MATURITY:	23%
LS	75% / 75%		SHRUBS TOTAL SHRUBS: TOTAL SIGNATURE SHRUBS: SIGNATURE SHRUBS:	348 348 100%
			ORNAMENTAL GRASSES, GROUND COVER TOTAL ORNAMENTAL GRASSES AND PERENNIALS: TOTAL SIGNATURE ORNAMENTAL GRASSES: % SIGNATURE ORNAMENTAL GRASSES:	S & PERENNIALS 247 247 100%
			GROUND COVERAGE TOTAL LIVING MATERIAL GROUND COVERAGE: TOTAL WOOD MULCH and ROCK COBBLE AREA: % LIVING MATERIAL GROUND COVERAGE:	7,937 SF 6,953 SF 53%
LENGTH OF SCREEN WALL OR BERM PROVIDED	VEHICLE LOT PLANT ABBREVIATI ON ON PLAN	PERCENT GROUND PLAN		PLAINS YDROZONES (SUPPLEMENTAL WATER) '-VERY LOW (0 TO 7 INCHES PER YEAR)
N/A	Р	75% / 75%	1-SEMIARID SHRUBLANDS V 2-PINON-JUNIPER WOODLANDS	-VERT LOW (UTO 7 INCHES PER YEAR)
			- 4-LOWER ELEVATION RIPARIAN	-LOW (7 TO 15 INCHES PER YEAR) I-MODERATE (15 TO 25 INCHES PER YEAR)
				-HIGH (MORE THAN 25 INCHES PER YEAR)
			SITE SOILS SOIL TEST T.B.D. DURING SUBMITTAL PROCES PREVAILING WINDS TYPICAL PREVAILING WINDS ARE FROM THE N	S.

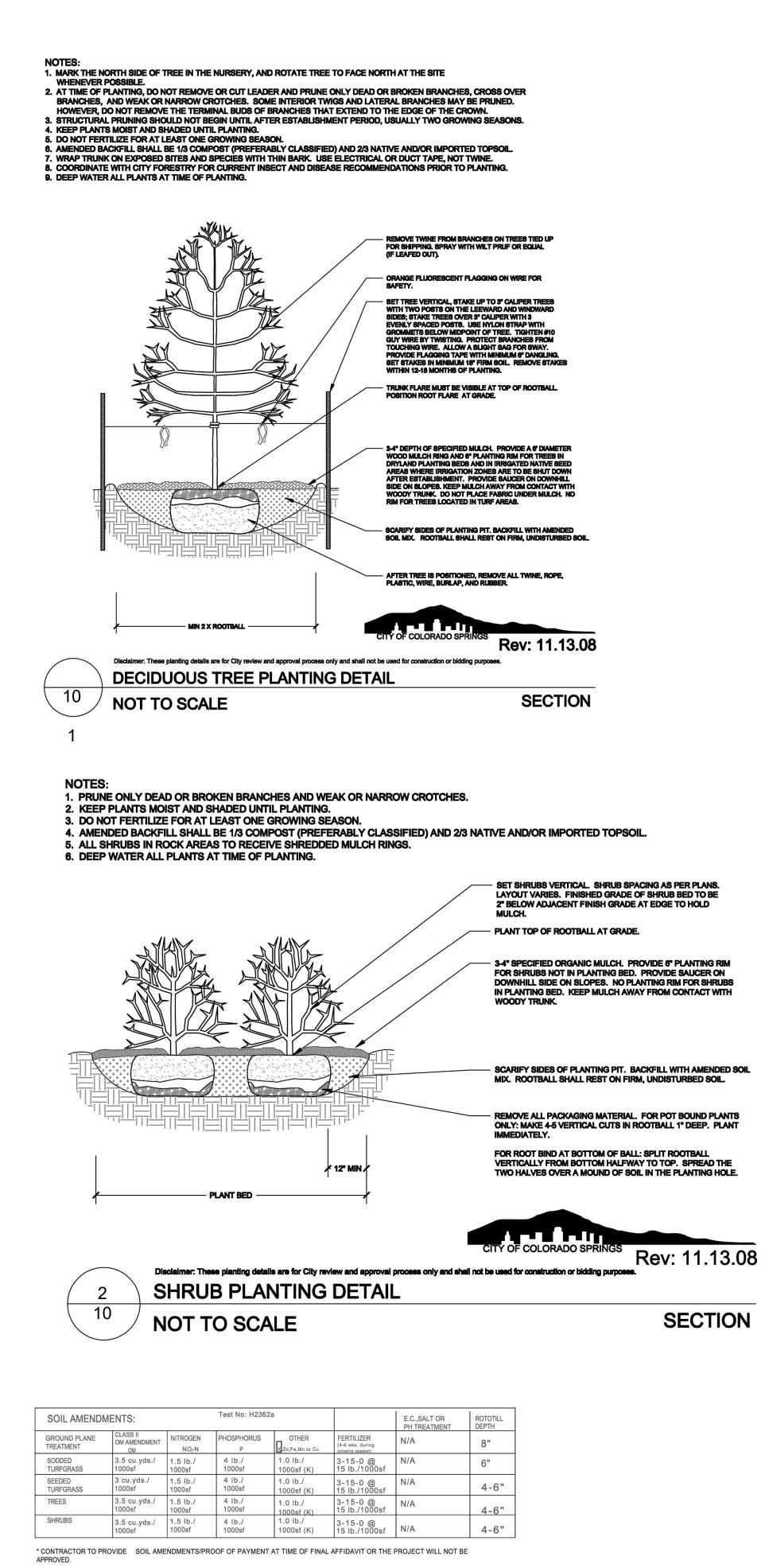
TYPICAL PREVAILING WINDS ARE FROM THE NORTH - REF. WESTERN REGIONAL CLIMATE CENTER.

WATER SUPPLY IRRIGATION SUPPLY SHALL BE PROVIDED. TAP SIZE T.B.D. DURING SUBMITTAL PROCESS.



CITY OF COLORADO SPRINGS NO: AR DP 22-00429

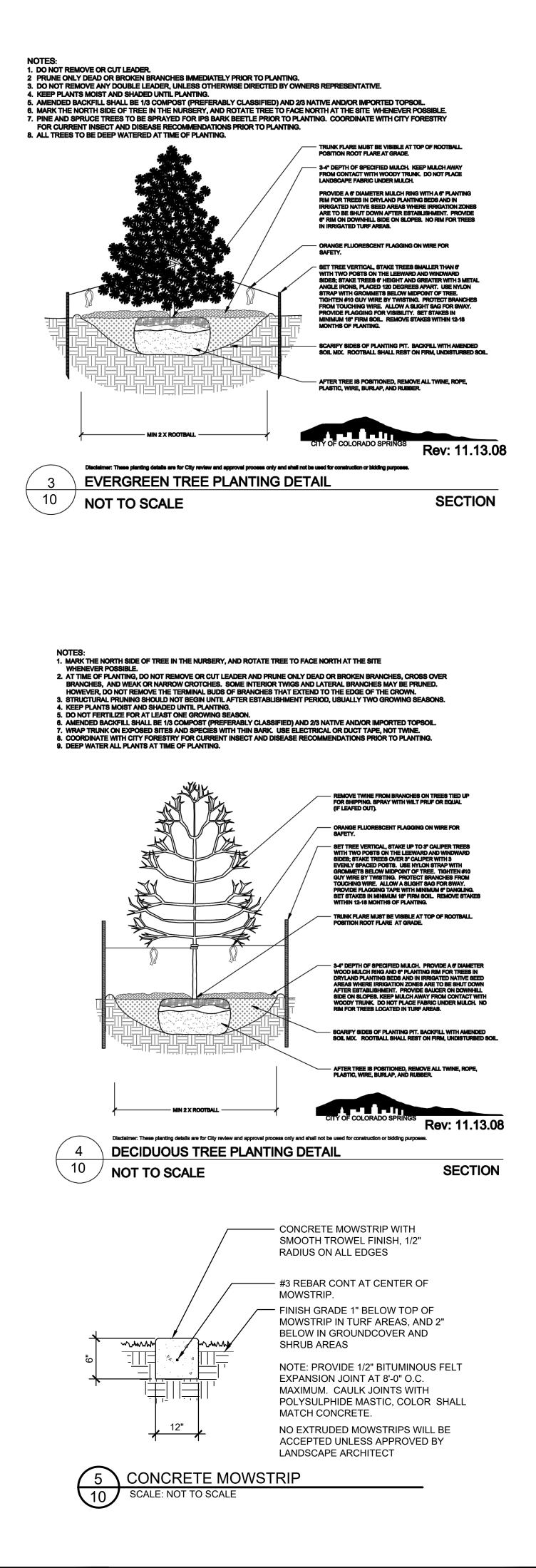
Sheet 9 of 17

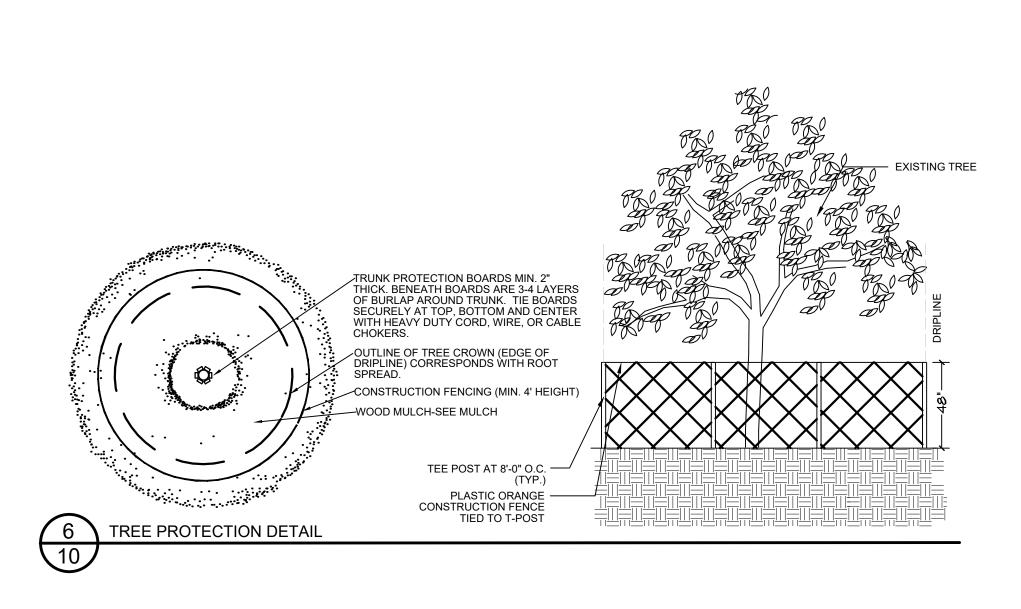


* USE CLASS I COMPOST AMENDMENTS IF SALT ISSUES EXIST * APPLY ADDITIONAL FERTILIZER ONLY IF SALT LEVELS ARE LOW.

* USE SLOW RELEASE FERTILIZERS FOR SANDY SOILS.

NOTE: THE SOIL REPORT AND UPDATED SOIL AMENDMENT CHART SHALL BE SUBMITTED TO THE CITY DIRECTLY WHEN COMPLETED FOR REVIEW AND APPROVED PRIOR TO ANY SITE LANDSCAPE CONSTRUCTION.





PLANTING NOTES

- 1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.

- 8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.

- FINISH GRADING AND SOIL PREPARATION
- 14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- 16. UPON COMPLETION OF SOIL TESTING, AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS USED FOR ORGANIC AMENDMENTS.

- 19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
- RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
- 24. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL

- 27. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
- MULCHING
- IREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH. 30. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.

- GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED
- ENGINEER'S EROSION CONTROL PLAN.

2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.

3. THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. 4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.

5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).

6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.

7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.

9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.

10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.

11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.

12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOLE PREPARATION 13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.

ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

20. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING

21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. 22. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.

23. RTF TALL FESCUE HAS BEEN APPROVED IN MANY JURISDICTIONS AS A LOW-MODERATE HYDROZONE PLANT MATERIAL. INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

25. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR:

26. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.

28. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.

29. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE 1.5X THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES.

31. GEO TEXTILE FABRIC SHALL BE IN ACCORDANCE WITH ASTM D 1682 AND SHALL BE MADE SPECIFICALLY FOR USE IN LANDSCAPE APPLICATION ONLY. NOMINAL WEIGHT SHALL BE 3.5 OZ (MIN.) PER SQUARE YARD. ITS PERMEABILITY SHALL BE A MINIMUM OF 0.7 CM/SEC (MIN.) (OR APPROVED EQUAL).NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED. 32. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED

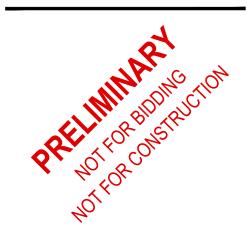
33. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED

34. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL

APP STAMP

CITY OF COLORADO SPRINGS NO: AR DP 22-00429

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5500 Gre	enwood Plaza Blvd, Suite	e 200
Greenwo	od Village, CO 80111	
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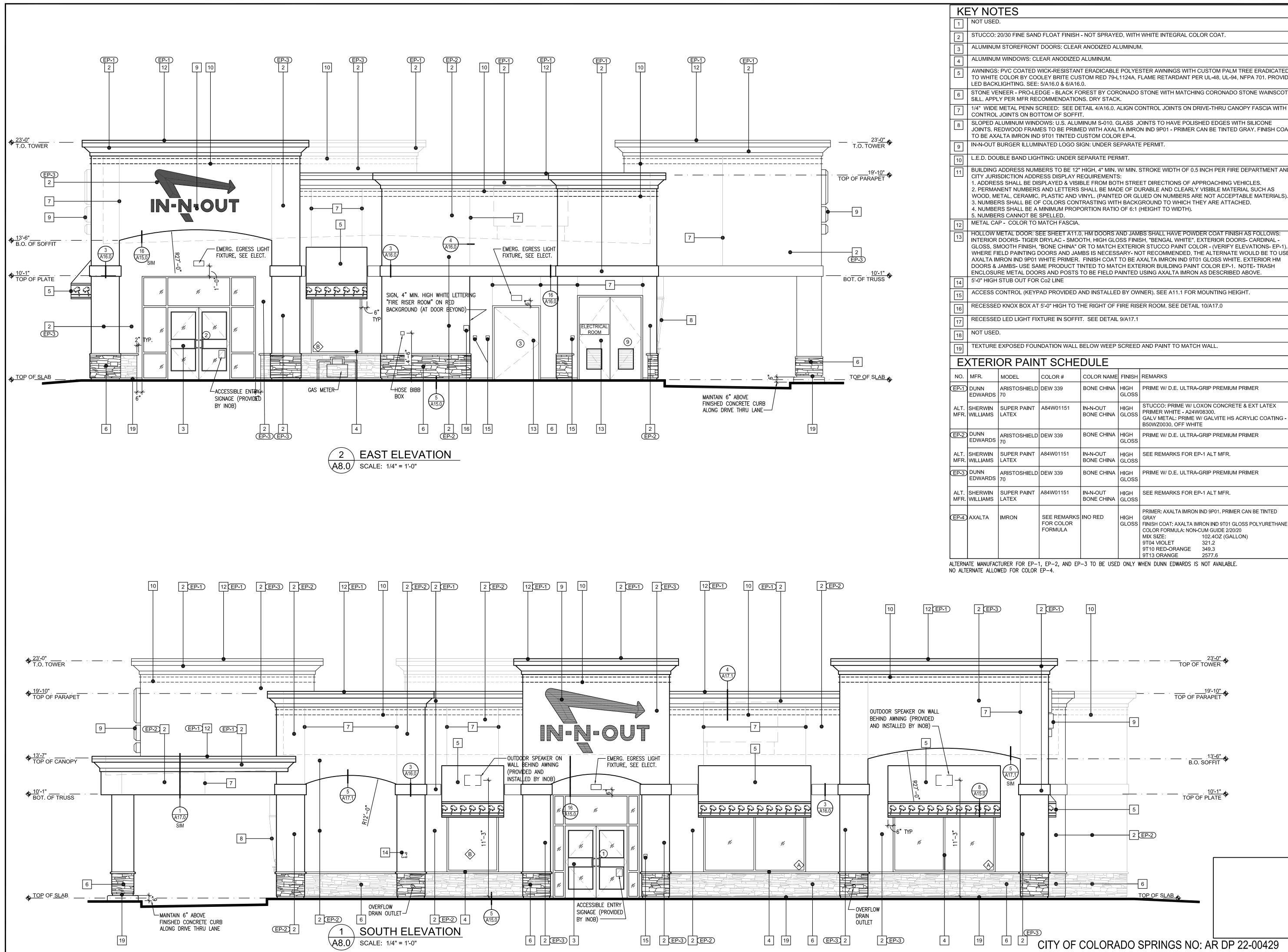


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Sheet 10of 17

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AWNINGS: PVC COATED WICK-RESISTANT ERADICABLE POLYESTER AWNINGS WITH CUSTOM PALM TREE ERADICATED TO WHITE COLOR BY COOLEY BRITE CUSTOM RED 79-L1124A, FLAME RETARDANT PER UL-48, UL-94, NFPA 701. PROVIDE

1/4" WIDE METAL PENN SCREED: SEE DETAIL 4/A16.0. ALIGN CONTROL JOINTS ON DRIVE-THRU CANOPY FASCIA WITH

JOINTS. REDWOOD FRAMES TO BE PRIMED WITH AXALTA IMRON IND 9P01 - PRIMER CAN BE TINTED GRAY. FINISH COAT

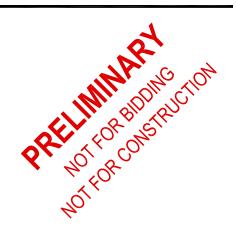
BUILDING ADDRESS NUMBERS TO BE 12" HIGH, 4" MIN. W/ MIN. STROKE WIDTH OF 0.5 INCH PER FIRE DEPARTMENT AND

WHERE FIELD PAINTING DOORS AND JAMBS IS NECESSARY- NOT RECOMMENDED. THE ALTERNATE WOULD BE TO USE

FR.	MODEL	COLOR #	COLOR NAME	FINISH	REMARKS
JNN DWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ierwin Lliams	SUPER PAINT LATEX	A84W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	STUCCO: PRIME W/ LOXON CONCRETE & EXT LATEX PRIMER WHITE - A24W08300. GALV METAL: PRIME W/ GALVITE HS ACRYLIC COATING - B50WZ0030, OFF WHITE
JNN DWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
IERWIN LLIAMS	SUPER PAINT LATEX	A84W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
JNN DWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
IERWIN LLIAMS	SUPER PAINT LATEX	A84W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT MFR.
(ALTA	IMRON	SEE REMARKS FOR COLOR FORMULA	INO RED	HIGH GLOSS	PRIMER: AXALTA IMRON IND 9P01. PRIMER CAN BE TINTEDGRAYFINISH COAT: AXALTA IMRON IND 9T01 GLOSS POLYURETHANECOLOR FORMULA: NON-CUM GUIDE 2/20/20MIX SIZE:102.4OZ (GALLON)9T04 VIOLET321.29T10 RED-ORANGE349.39T13 ORANGE2577.6



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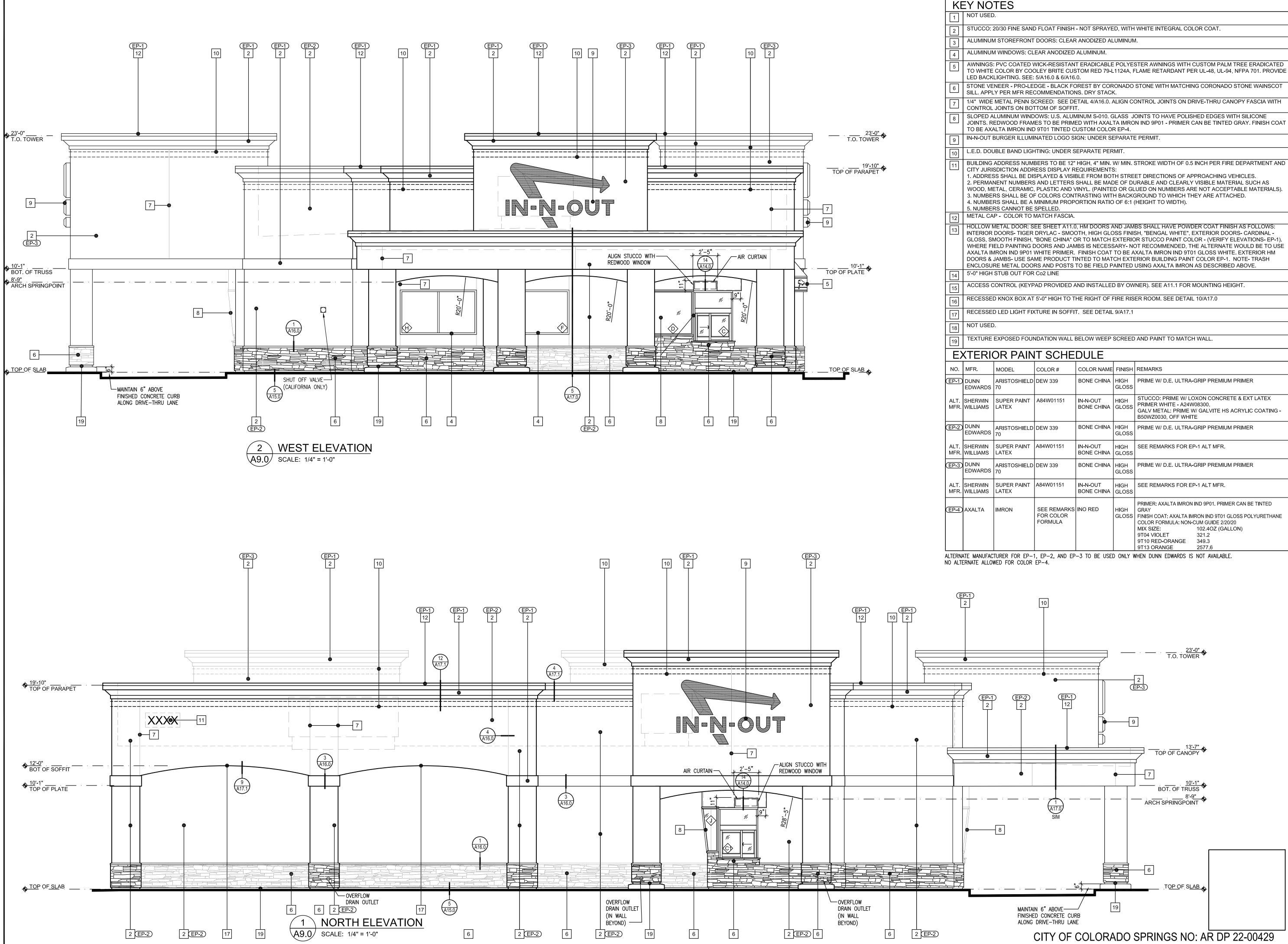


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DEVELOPMENT PLANS IN-N-OUT BURGER NEAR THE INTERSECTION OF GARDEN OF THE GODS ROAD AND INTERSTATE 2 INO000048.20	495 GARDEN OF THE GODS ROAD COLORADO SPRINGS, COLORADO
04/29/2022 1ST DP SUBMITTAL 08/17/2022 2ND DP SUBMITTAL	
Project No: Drawn By: Checked By: Date:	INO000048.20 JNE CAC 08/17/2022

EXTERIOR ELEVATIONS





GLOSS FINISH COAT: AXALTA IMRON IND 9T01 GLOSS POLYURETHANE



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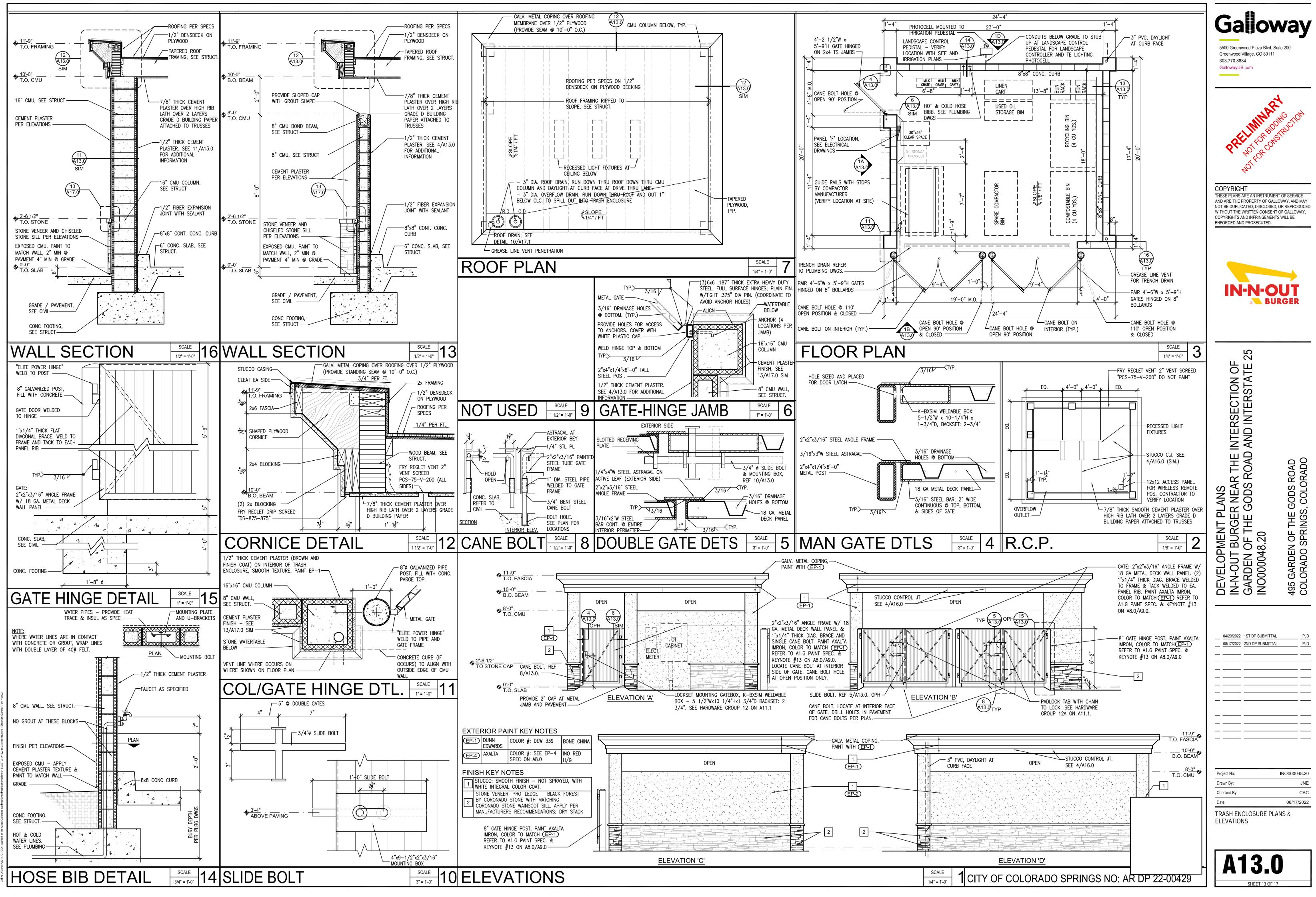
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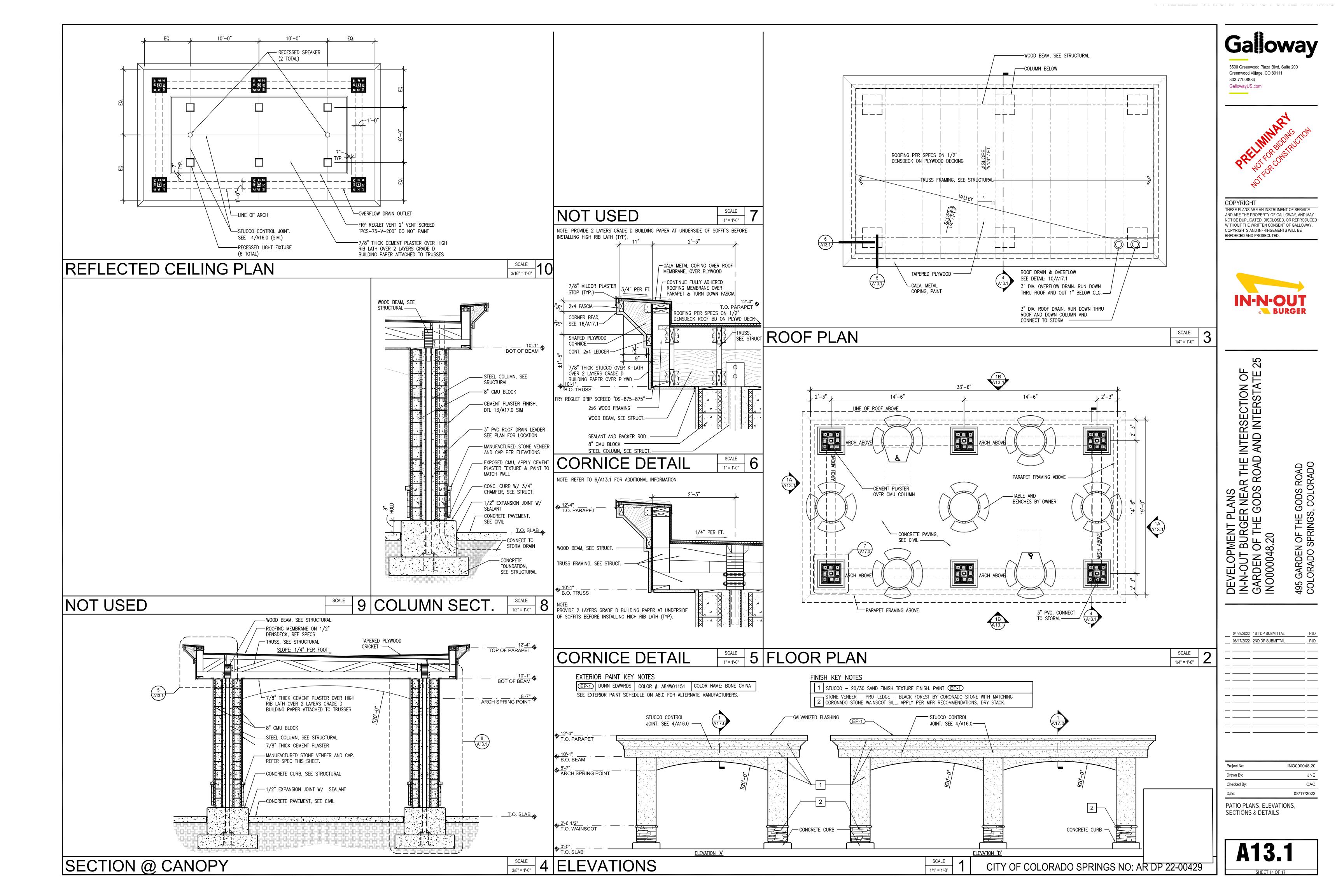
DEVELOPMENT PLANS IN-N-OUT BURGER NEAR THE INTERSECTION OF	GARDEN OF THE GODS ROAD AND INTERSTATE 25 INO000048.20	495 GARDEN OF THE GODS ROAD COLORADO SPRINGS, COLORADO
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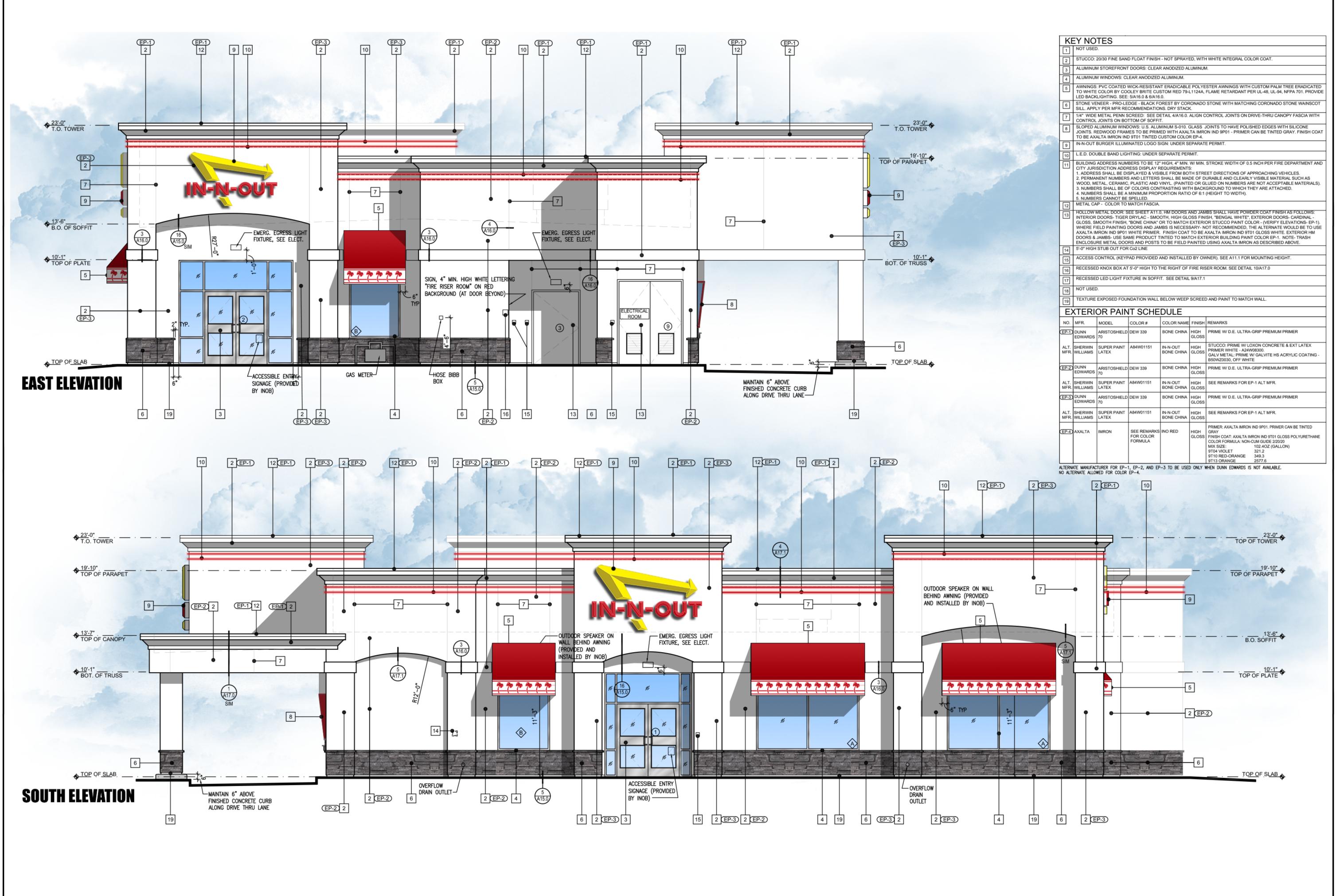
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Date:	08/17/2022

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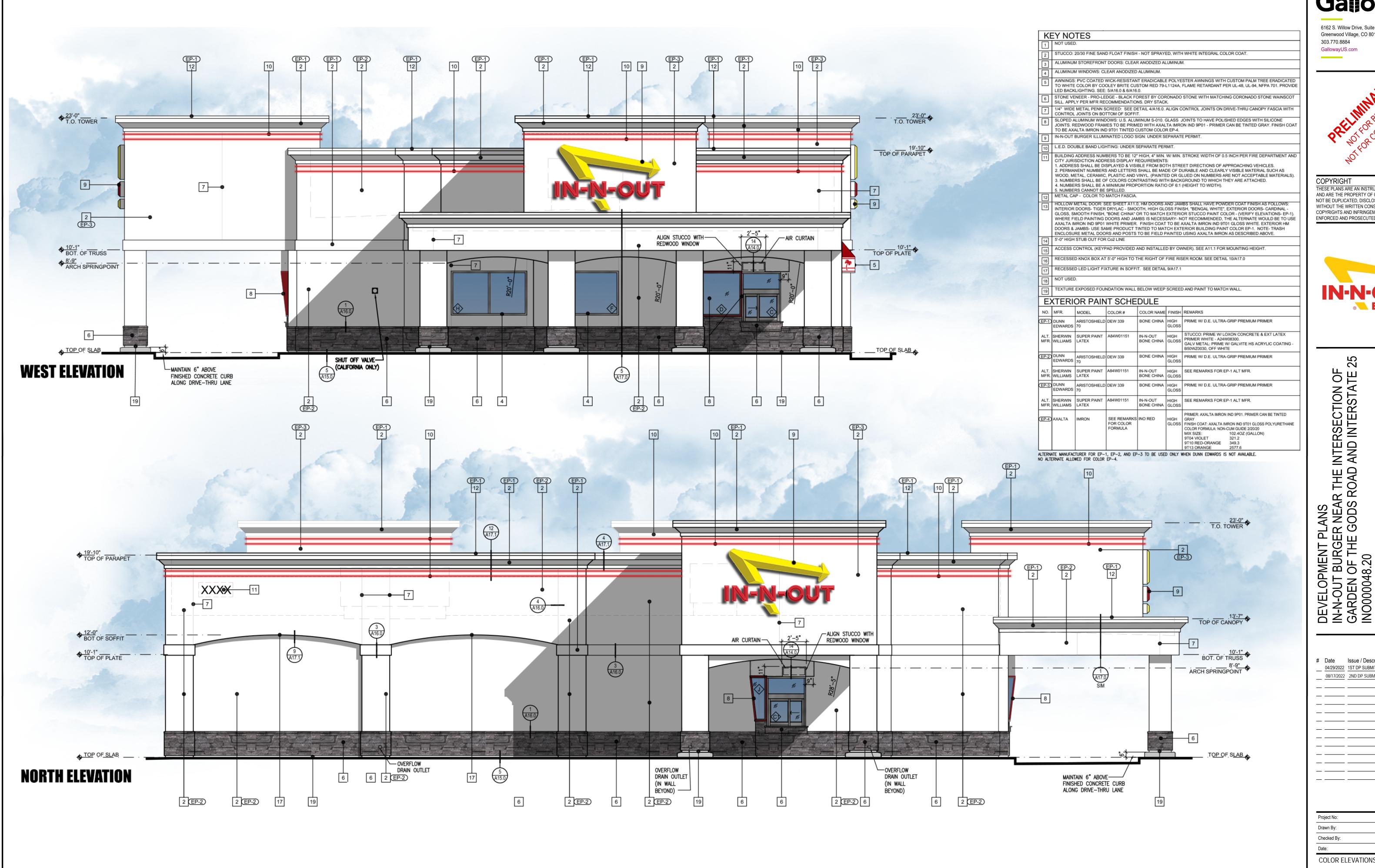
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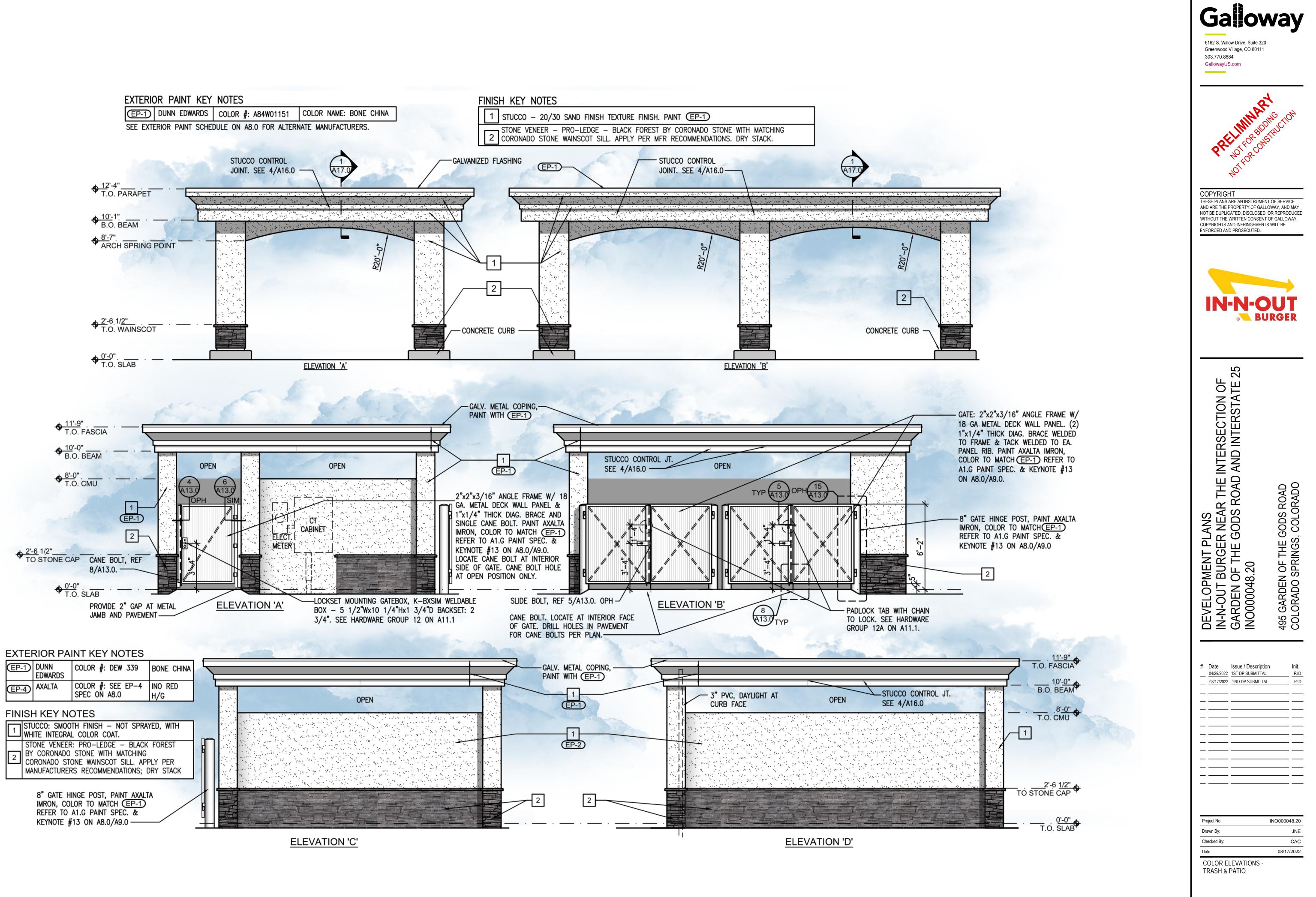
495 GARDEN OF THE GODS ROAD COLORADO SPRINGS, COLORADO

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