

PROJECT TEAM:
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 WEST DES MOINES, IA 50266
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AGENCY CONTACTS:
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GAS:
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 COLORADO SPRINGS UTILITIES
 1521 HANCOCK EXPRESSWAY
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BUILDING DEPARTMENT:
 Pikes Peak Regional Building Department
 2880 INTERNATIONAL CIRCLE
 COLORADO SPRINGS, CO 80910
 CONTACT: SHELLEY SAVAGE
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 E: SHELLEY@PPRBD.ORG

HEALTH DEPARTMENT:
 EL PASO COUNTY ENVIRONMENTAL HEALTH
 301 S. UNION BOULEVARD
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 PH: (719)578.3199

FIRE DEPARTMENT:
 COLORADO SPRINGS FIRE DEPARTMENT
 2880 INTERNATIONAL CIRCLE, SUITE 200-7
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 E: DWTHEE@SPRINGSGOV.COM

PLANNING AND DEVELOPMENT:
 CITY OF COLORADO SPRINGS
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WHERE & MEANS MORE.

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 50266
 P: 515-226-0128
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#0687 - COLORADO SPRINGS, CO
 EAST PLATTE AVENUE & WOOTEN ROAD
 COVER SHEET

KG PROJECT TEAM
 RDM, JSH
 SJK, RH
 CPL, TLK

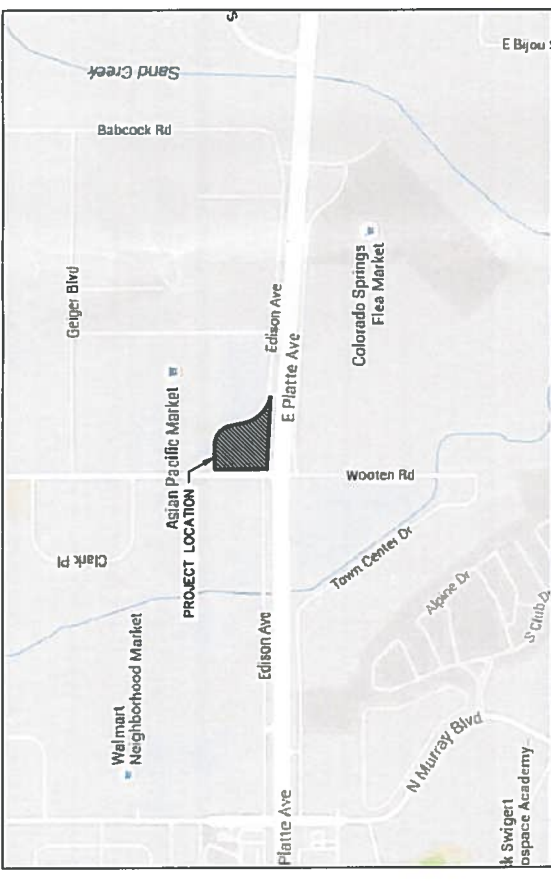
REVISIONS	DATE	REVISION DESCRIPTION

DATE: 12-18-15
 SHEET NUMBER: C0.0
 1 OF 13

DEVELOPMENT PLAN
STORE #0687
EAST PLATTE AVENUE AND WOOTEN ROAD
COLORADO SPRINGS, CO 80920

REV	DESCRIPTION	DATE
1	COVER SHEET	C0.0
2	SITE PLAN	C1.1
3	GRADING AND DRAINAGE PLAN	C2.1
4	UTILITY PLAN	C3.1
5	FINAL LANDSCAPE PLAN	L1.1
6	LANDSCAPE NOTES	L1.2
7	LANDSCAPE DETAILS	L1.3
8	EXTERIOR ELEVATIONS	A1.1
9	CANOPY ELEVATIONS	A1.2
10	TRASH ENCLOSURE ELEVATIONS	A1.3
11	COMMISSIONED ART ELEVATIONS	A1.4
12	SIGN ELEVATIONS	A1.5
13	PHOTOMETRIC PLAN	SET.1

SITE DATA	
APPROXIMATE DEVELOPMENT SCHEDULE	SPRING 2016
TAX SCHEDULE NUMBER	641240038
CONCEPT PLAN	PLATTE BUSINESS CENTER, LOT 3 (CPC CP 10-00021)
STORE TYPE	MARKETPLACE
CANOPY / DISPENSER ARRANGEMENT	10 DISPENSERS (DOUBLE)
TYPE OF USE	CONVENIENCE STORE WITH FUEL
HEIGHT	BUILDING: 19'-10"
	PARAPET: 21'-6"
	CANOPY: 15'-6" MIN.
GROSS FLOOR AREA	6,217 SF
GROSS CANOPY AREA	9,016 SF
GROSS LOT AREA	±107,593 SF
FAR (INCLUDING CANOPY)	±2,470 ACRES
	0.14
BUILDING COVERAGE	6.217 SF (5.8%)
LANDSCAPE COVERAGE	45,220 SF (42.0%)
PARKING/DRIVE/SIDEWALK COVERAGE	56,156 SF (52.2%)
BICYCLE PARKING	2 SPACES
STANDARDS	ADA: 20
REQUIRED PARKING	TOTAL: 21
	PARKING RATIO = 1 STALL/200 SF
PROVIDED PARKING	STANDARD: 24
	ADA: 1
	TOTAL: 25
	PARKING RATIO = 1 STALL/250 SF



VICINITY MAP
 NOT TO SCALE

ZONING INFORMATION	
C-S/A0APZ-2: INTERMEDIATE BUSINESS/AVIGATION OVERLAY/ACCIDENT POTENTIAL SUBZONE 2	#10-81
CITY ZONING APPROVAL ORDINANCE	NONE SPECIFIED
MINIMUM LOT AREA	NONE SPECIFIED
MINIMUM LOT WIDTH (FEET)	NONE SPECIFIED
SITE AREA PER UNIT (SQUARE FEET)	20
FRONT YARD SETBACK (FEET)	20
STREET SIDE YARD SETBACK (FEET)	0
REAR YARD SETBACK (FEET)	20
MAXIMUM HEIGHT (FEET)	45
MAXIMUM BUILDING COVERAGE	NONE SPECIFIED
MAXIMUM IMPERVIOUS COVERAGE	NONE SPECIFIED
MAXIMUM FLOOR AREA	NONE SPECIFIED

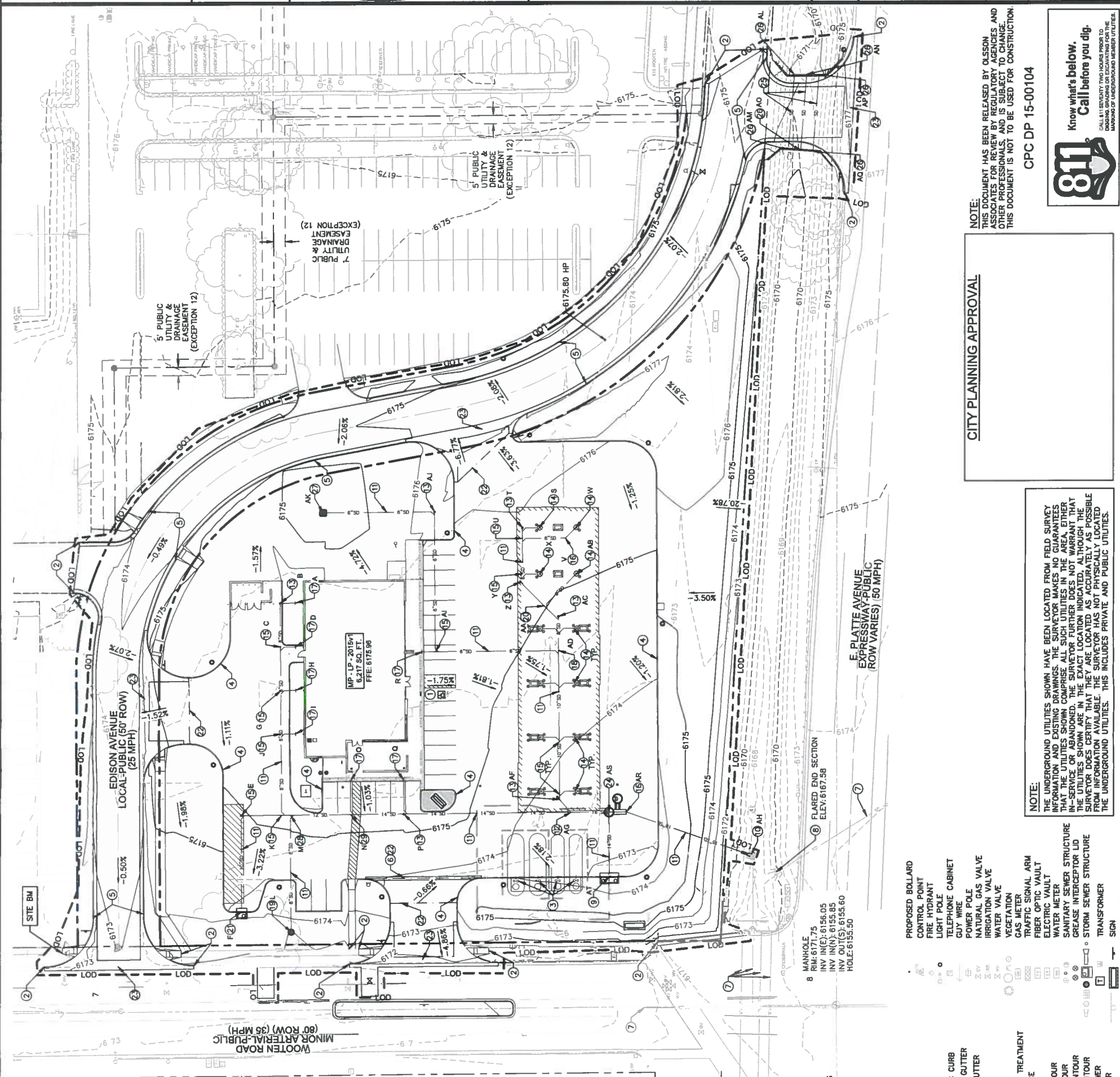
CITY PLANNING APPROVAL

NOTE:
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CPC DP 15-00104



Know what's below.
 Call before you dig.
 CALL 811 SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION. A MEMBER OF UNDERGROUND MEMBER UTILITIES.



- FLAG NOTES:**
- ADA ACCESSIBLE STALL (NOT TO EXCEED 2.00% GRADE IN ANY DIRECTION)
 - MATCH EXISTING GRADE (CONTRACTOR TO VERIFY)
 - ALL LIDS FOR UNDERGROUND TANKS TO BE 1" ABOVE FINISHED GRADE
 - PROPOSED 6" MONOLITHIC CURB
 - PROPOSED TYPE 1 VERTICAL CURB AND GUTTER
 - PROPOSED 2" WIDE CONCRETE GUTTER
 - EXISTING STORM SEWER: SIZE PER PLAN
 - EXISTING STORM SEWER STRUCTURE
 - INSTALL 10' D-10-R STORM SEWER INLET
 - INSTALL FLARED END SECTION WITH RIPRAP TABLE
 - INSTALL STORM SEWER PIPE, LENGTH, SIZE, AND SLOPE PER TABLE
 - INSTALL 14" X 16" REDUCER AND STORM SEWER WYE
 - INSTALL STORM SEWER WYE AND CLEANOUT WITH WATERTIGHT TRAFFIC RATED LID
 - CONNECT TO CANOPY DOWNSPOUT
 - INSTALL STORM SEWER WYE
 - INSTALL 45" STORM SEWER BEND
 - CONNECT TO BUILDING DOWNSPOUT, SEE ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS
- STORM STRUCTURE TABLE**
- | ID | NORTHING EASTING | RIM/GROUND ELEV. | INVERT IN | INVERT OUT |
|----|--------------------------------|------------------|-----------|------------|
| A | N: 1369298.56
E: 3218191.59 | 6173.83 | 6" | 10" |
| AA | N: 1369137.91
E: 3218166.39 | 6173.83 | 6" | 6" |
| AB | N: 1369116.60
E: 3218208.70 | 6173.83 | 6" | 6" |
| AC | N: 1369128.41
E: 3218166.89 | 6174.82 | 6" | 6" |
| AD | N: 1369129.28
E: 3218162.41 | 6174.82 | 6" | 6" |
| AE | N: 1369128.65
E: 3218071.63 | 6173.76 | 10" | 10" |
| AG | N: 1369211.77
E: 3218063.69 | 6173.76 | 10" | 10" |
| AH | N: 1369211.77
E: 3218063.69 | 6173.76 | 10" | 10" |
| AI | N: 1369203.88
E: 3218161.89 | 6173.76 | 6" | 6" |
| AJ | N: 1369204.46
E: 3218246.34 | 6176.52 | 6" | 6" |
| AK | N: 1369271.73
E: 3218246.34 | 6174.00 | 6" | 6" |
| AL | N: 1369797.17
E: 3218511.24 | 6176.52 | 6" | 6" |
| AM | N: 1369790.67
E: 3218465.79 | 6176.52 | 6" | 6" |
| AN | N: 1369797.72
E: 3218511.29 | 6176.52 | 6" | 6" |
| AO | N: 1369798.28
E: 3218465.22 | 6176.52 | 6" | 6" |
| AP | N: 1369797.28
E: 3218511.34 | 6176.52 | 6" | 6" |
| AQ | N: 1369797.58
E: 3218464.64 | 6176.52 | 6" | 6" |
| AR | N: 1369800.30
E: 3218063.32 | 6173.36 | 6" | 6" |
| AS | N: 1369809.67
E: 3218063.65 | 6173.36 | 6" | 6" |
| AT | N: 1369809.40
E: 3218074.63 | 6172.72 | 6" | 6" |
| B | N: 1369829.75
E: 3218191.52 | 6175.91 | 6" | 6" |
| C | N: 1369829.75
E: 3218191.52 | 6175.91 | 6" | 6" |
| D | N: 1369829.75
E: 3218191.52 | 6175.91 | 6" | 6" |
| E | N: 1369829.75
E: 3218062.32 | 6174.93 | 10" | 10" |

- STORM STRUCTURE TABLE**
- | D | NORTHING EASTING | RIM/GROUND ELEV. | INVERT IN | INVERT OUT |
|---|--------------------------------|------------------|-----------|------------|
| F | N: 1369320.59
E: 3218064.29 | 6173.83 | 6" | 10" |
| G | N: 1369297.19
E: 3218136.60 | 6173.83 | 6" | 6" |
| H | N: 1369286.19
E: 3218136.66 | 6173.83 | 6" | 6" |
| I | N: 1369286.01
E: 3218112.24 | 6173.83 | 6" | 6" |
| J | N: 1369297.01
E: 3218172.23 | 6173.83 | 6" | 6" |
| K | N: 1369286.68
E: 3218062.48 | 6173.83 | 6" | 6" |
| L | N: 1369286.75
E: 3218063.69 | 6173.83 | 6" | 6" |
| M | N: 1369286.75
E: 3218063.69 | 6173.83 | 6" | 6" |
| N | N: 1369286.75
E: 3218063.69 | 6173.83 | 6" | 6" |
| O | N: 1369286.75
E: 3218063.69 | 6173.83 | 6" | 6" |
| P | N: 1369286.75
E: 3218063.69 | 6173.83 | 6" | 6" |
| Q | N: 1369286.75
E: 3218063.69 | 6173.83 | 6" | 6" |
| R | N: 1369286.75
E: 3218063.69 | 6173.83 | 6" | 6" |
| S | N: 1369142.88
E: 3218238.53 | 6175.84 | 6" | 6" |
| T | N: 1369151.25
E: 3218238.47 | 6175.84 | 6" | 6" |
| U | N: 1369151.25
E: 3218238.47 | 6175.84 | 6" | 6" |
| V | N: 1369151.25
E: 3218238.47 | 6175.84 | 6" | 6" |
| W | N: 1369151.25
E: 3218238.47 | 6175.84 | 6" | 6" |
| X | N: 1369142.88
E: 3218238.53 | 6175.84 | 6" | 6" |
| Y | N: 1369151.25
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NOTES:

- REFERENCE POINTS FOR STRUCTURES ARE AS FOLLOWS:
 - CENTER OF MANHOLES/CLEANOUTS
 - CENTER OF INLET FACE AT FACE OF CURB FOR CURB INLETS
 - CENTER OF GRADE INLET
 - CENTER AT END OF FLARED END SECTION
- STORM SEWER PIPE LENGTHS ARE MEASURED AS FOLLOWS:
 - INSIDE WALL OF CURB INLET
 - CENTER OF GRADE INLET
 - LENGTHS LISTED ARE 2D MEASUREMENTS

LEGEND:

- PROPOSED BOUNDARY
- PROPERTY LINE
- PROPOSED MONOLITHIC CURB
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING GUARD RAIL
- ROAD CENTERLINE
- EASEMENT LINE
- DECORATIVE SIDEWALK TREATMENT
- LIMITS OF DISTURBANCE
- BREAK IN GRADE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM SEWER
- EXISTING STORM SEWER

PIPE TABLE

NAME	SIZE	LENGTH	SLOPE
A-B	6"	9.00'	1.00%
F-E	10"	58.04'	0.50%
G-J	6"	26.43'	2.51%
H-C	6"	9.00'	1.00%
I-J	6"	9.00'	6.59%
J-K	6"	49.70'	1.83%
K-L	12"	5.43'	1.58%
L-M	6"	70.89'	1.00%
M-N	12"	36.28'	0.38%
N-P	14"	32.22'	0.89%
O-N	6"	20.65'	4.23%
P-P	6"	20.65'	5.03%
R-A	8"	8.1'	1.00%
AQ	53"	46.84'	4%
AH	16"	78.6'	4%
A-I	14"	1.3'	3.00%
A-A	14"	39'	2.00%
A-A	6"	26'	2.00%
A-Y	6"	6.42'	3.00%
-E	6"	9'	3.00%
K	1"	2'	18.60%

FIGURE 1

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CITY PLANNING APPROVAL

NOTE:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE SURVEYOR DOES CERTAIN THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. THIS INCLUDES PRIVATE AND PUBLIC UTILITIES.

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SITE CATEGORY CALCULATION FORMATS

LANDSCAPE SETBACKS				MOTOR VEHICLE LOTS				INTERNAL LANDSCAPING				LANDSCAPE BUFFERS AND SCREENS										
STREET NAME OR ZONE BOUNDARY	STREET CLASSIFICATION	WIDTH (IN FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED	SHADE TREES REQUIRED/PROVIDED	VEHICLE LOT FRONTAGES (EXCLUDING DRIVEWAYS)	LENGTH OF FRONTAGE (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (FEET)	NET SITE AREA LESS PUBLIC ROW	PERCENT MINIMUM INTERNAL AREA	INTERNAL AREA	INTERNAL TREES (1/500 SF) REQ./PROVIDED	PERCENT GROUND PLANE VEGETATION REQ. / PROVIDED	STREET NAME OR PROPERTY LINE	WIDTH (IN FT.) REQ./PROV.	LINEAR FOOTAGE	BUFFER TREES (1/200) REQ./PROVIDED	EVGREN TREES (50%) REQ./PROVIDED	VEGETATION REQ. / PROVIDED	PERCENT GROUND PLANE VEG. REQ./PROVIDED	
E. PLATTE AVENUE	MAJOR ARTERIAL	25' / 25'	388'	1 / 20	20 / 3 + 170 SHRUBS	N/A	E. PLATTE AVENUE	284'	175 LF	107,789 SF	5% (NON-RES)	5,389 SF / 49,356 SF	11 / 11	75% / 75%								
WOOTEN ROAD	MINOR ARTERIAL	20' / 20'	338'	1 / 25	14 / 4 + 1 EXISTING TREES + 90 SHRUBS	N/A	WOOTEN ROAD	200'	132 LF	SHRUBS SUB. REQ./PROVIDED	ORNDAMENTAL GRASS SUB. REQ./PROVIDED	INTERNAL PLANT ABBR. DENOTED ON PLAN										
EDISON AVENUE (N)	NON-ARTERIAL	10' / 10'	244'	1 / 30	9 / 9	N/A	EDISON AVENUE (N)	N/A	N/A	N/A	N/A	INT										
EDISON AVENUE (E)	NON-ARTERIAL	10' / 10'	300'	1 / 30	10 / 10	N/A	EDISON AVENUE (E)	95'	56 LF	N/A	N/A											
SHRUB SUB. REQ./PROVIDED	ORNDAMENTAL GRASS SUB. REQ./PROVIDED	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT SOD MAX. / PROV.	PERCENT GROUND PLANE VEG. REQ./PROVIDED			SCREEN WALL/BIERM															
N/A	N/A	EP	50% / 0%	75% / 75%			SCREEN															
170/170	N/A	WR	50% / 0%	75% / 75%																		
90/90	N/A	EN	50% / 0%	75% / 75%																		
N/A	N/A	EE	50% / 0%	75% / 75%																		

ZONING: C-5/APZZ (INTERMEDIATE BUSINESS/ACCIDENT POTENTIAL SUBZONE 2)

GENERAL PLANTING NOTES

- ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
- LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL PROTECT EXISTING OVERHEAD AND UNDERGROUND UTILITIES. ANY DAMAGE TO SUCH SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL CONVENING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
- PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF COLORADO SPRINGS AND THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN TO MEET MINIMUM SIZE AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- PLANTING OF TREES, SHRUBS, SODDED AND SEEDED TURFGRASS IS RECOMMENDED TO COMMENCE DURING EITHER THE SPRING (MARCH 15 - JUNE 15) OR FALL (SEPTEMBER 15 - OCTOBER 15) PLANTING SEASON AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
- THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- BACKFILL PLANTING BEDS TO A MINIMUM 12-INCH DEPTH WITH PLANTING SOIL MIX IN PARKING AREAS. SOIL TO BE TILLED OR REMOVED AND REPLACED WITH PLANTING SOIL TO A DEPTH OF 30". THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT.
- ALL SHRUB BEDS, UNLESS OTHERWISE NOTED ON THE PLANS, TO BE MULCHED A MINIMUM OF 8" DEEP WITH NEUTRAL COLOR (GRAY, TAN OR BROWN) 4"-6" DIAMETER ROUND RUBBER ROCK, OR APPROVED EQUAL. OVER GEOTEXTILE WEEB BARRIER FABRIC. ALL TREE, PERENNIAL, AND DETENTION AREAS SHALL BE MULCHED WITH 3"-4" OF SPHERED CEDAR BARK MULCH.
- METAL LANDSCAPE EDGING IS TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SODDED AREAS OR AS NOTED ON LANDSCAPE PLANS.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, OR DEVIOLATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
- THE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. OR STORE OPENING, WHICHEVER IS GREATER. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- ALL LANDSCAPE AREAS AND SOD AREAS SHALL BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM, ACHIEVING 100% EVEN COVERAGE OF ALL LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL BE DESIGN-BUILT TO MEET ALL CITY REQUIREMENTS.
- UPON INSTALLATION OF ALL LANDSCAPING, CONTRACTOR SHALL NOTIFY OWNER. CONTRACTOR SHALL PROVIDE OLSSON ASSOCIATES FOUR (4) DAYS AFTER LANDSCAPE INSTALLATION IS COMPLETE TO PERFORM A FINAL LANDSCAPE INSPECTION AND APPROVAL.
- PRIOR TO FINAL LANDSCAPE INSPECTION, CONTRACTOR SHALL PROVIDE OWNER WITH RECEIPTS OF ALL PLANT MATERIALS INSTALLED ON-SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AS-BUILT PLANS. AS-BUILT REDLINES SHALL BE PROVIDED TO OWNER PRIOR TO THE FINAL LANDSCAPE INSPECTION.
- A FINAL IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE HEALTH OF THE EXISTING VEGETATION TO REMAIN, SHALL BE VERIFIED AT THE BEGINNING AND END OF PROJECT.
- SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQUIREMENTS FOR SOILS TO BE CONSTRUCTED, COMPLETED AND SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION.

NATIVE SEEDING NOTES (CONTINUED)

- 1ST YEAR - MOW FREQUENTLY TO PREVENT WEED GROWTH AND THATCH BUILD-UP. MOWING HEIGHT SHOULD BE APPROXIMATELY 4-6 INCHES IN HEIGHT AND SHOULD BE COMPLETED AFTER THE JULY 15 DATE. NO MOWING SHOULD BE COMPLETED AFTER THE JULY 15 DATE. APPROVED WEED PREVENTION IS RECOMMENDED WITH THE USE OF AN APPROVED WEED PREVENTION PRODUCT. APPLICATIONS AS SPOT TREATMENTS ON WEEDY AREAS FOLLOWING THE SEASONAL MOWING REGIME IN AUGUST AND SEPTEMBER. HAND WEED AS NECESSARY.
 - 2ND YEAR - MOWING SHOULD BE LIMITED TO 2-3 TIMES BEFORE JULY 15TH. MOWING HEIGHT SHOULD BE INCREASED TO 8" IN HEIGHT. CONTINUE TO SPOT TREAT INVASIVE WEEDS WITH AN APPROVED HERBICIDE. HAND WEED AS NECESSARY.
 - 3RD YEAR - MOW ONCE BEFORE JULY 15TH AFTER VEGETATION REACHES A HEIGHT OF 18". MOW TO A HEIGHT OF 8". CONTINUE TO SPOT TREAT INVASIVE WEEDS WITH AN APPROVED HERBICIDE. HAND WEED AS NECESSARY.
- IN ADDITION TO THE SPECIFIED NATIVE SEED MIX, A COVER CROP OF OATS (AVENA SATIVA) NOVEMBER 1 - AUGUST 1 OR WINTER WHEAT (TRITICUM AESTIVUM) AUGUST 1 - NOVEMBER 1 TO BE SEED AT A RATE OF 120 LBS PER ACRE.
- SOIL SPECIFICATIONS**
- ORGANIC COMPOST: WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE. IT SHALL BE DERIVED FROM: AGRICULTURE, FOOD, OR INDUSTRIAL RESIDUALS; BIOSOLIDS (TREATED SEWAGE SLUDGE); YARD TRIMMINGS AND LEAF RESIDUALS; SOURCE-SEPARATED OR MIXED SOLID WASTE MEETING THE FOLLOWING CRITERIA:
- 100 PERCENT SHALL PASS THROUGH A 3/8" INCH SCREEN.
 - PH OF 6.0 TO 8.5.
 - MOISTURE CONTENT OF 30% TO 60% BY WEIGHT.
 - NO TOXIC SUBSTANCES TO PLANTS.
 - NO TOXIC WEIGHT MANUFACTURED FOREIGN MATTER.
 - NO OBTAINABLE ODOR.
 - NO OBJECTABLE COLOR.
 - SHALL NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT DERIVED.
- PLANTING SOIL: A UNIFORM MIX OF: FREE OF PLANT RESIDUE, STONES, STUMPS ROOTS OR SIMILAR OBJECTS LARGER THAN 1 INCH. MIXTURE OF TOPSOIL, ORGANIC COMPOST AND SAND CONSISTING OF THE FOLLOWING:
- 15% BY VOLUME ORGANIC COMPOST
 - 15% BY VOLUME ORGANIC COMPOST
 - 70% BY VOLUME TOPSOIL
- TOPSOIL: SOIL CLASSIFICATION OF SANDY LOAM OR LOAMY SAND MEETING THE FOLLOWING CRITERIA:
- 50 TO 85 PERCENT BY WEIGHT SAND (2.0 TO 0.050MM) ACCORDING TO AASHTO T88.
 - 25 TO 50 PERCENT BY WEIGHT SILT (0.050 TO 0.002MM) ACCORDING TO AASHTO T88.
 - 2 TO 5 PERCENT BY WEIGHT CLAY (LESS THAN 0.002MM) ACCORDING TO AASHTO T88.
 - 3 TO 10 PERCENT BY WEIGHT ORGANIC MATTER ACCORDING TO AASHTO T194.
- TEXTURAL ANALYSIS:
- A. MINIMUM 100% BY WEIGHT PASSING THE NO. 4 PER ASTM E11.
 - B. MINIMUM 90% BY WEIGHT PASSING THE NO. 10 PER ASTM E11.
 - C. MINIMUM 80% BY WEIGHT PASSING THE NO. 10 SIEVE PER ASTM E11.

NATIVE SEED MIX:

COMMON NAME	RATE
IDAHO FESCUE	25%
SANDBERG BLUEGRASS	25%
ROCKY MOUNTAIN FESCUE	25%
CANBY BLUEGRASS	25%

PSBI LOW GROW NATIVE MIX - 40 LBS PER ACRE

SEEDING PREP:

METHOD: ROTOTILLED TO 6" PRIOR TO SEEDING

OTHER: TOP SOIL, 15% C.Y. ORGANIC MATTER PER 1000 SF.

SEEDING OPERATION:

METHOD: HYDROMULCH AFTER SEEDING

DATE: PER GENERAL NOTES

DEPTH: 1/4" - 1/2"

FERTILIZER:

N2: 50 LBS PER ACRE

P205: 40 LBS PER ACRE

K: N/A

ANCHOR: TACKIFIER AT 100 LBS PER ACRE

SOD NOTES

- SOD TO BE TURF-TYPE HYBRID (KENTUCKY X TEXAS) BLUEGRASS SOD WITH A MINIMUM OF 3 CULTIVARS FROM THE FOLLOWING LIST: FAHRENHET 90, FIRE AND ICE, LONGHORN, BANDERA, SPITFIRE, REVILLE, DURA BLUE, SOLAR GREEN, THERMAL BLUE, OR THERMAL BLUE BLAZE.
- ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
- THE ENTIRE SURFACE TO BE SODDED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
- SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4-INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
- HANDLING OF SOD SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAID WITHIN 24 HOURS.
- MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOD. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE. HARROW OR RAKE FERTILIZER IN THE TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF 16.7 POUNDS PER 1000 SF.
- SOD SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
- FERTILIZER SHALL BE 18-46-0 COMMERCIAL FERTILIZER OF THE GRADE, TYPE AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF COLORADO DEPT. OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
- ALL SOD ON SLOPES GREATER THAN 5:1 SHALL BE STAKED.
- SATURATE SOD WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOU.
- CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SODDED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE OR STORE OPENING, WHICHEVER IS GREATER. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN-COLORED, VISIBLE TURF MUST BE ESTABLISHED. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

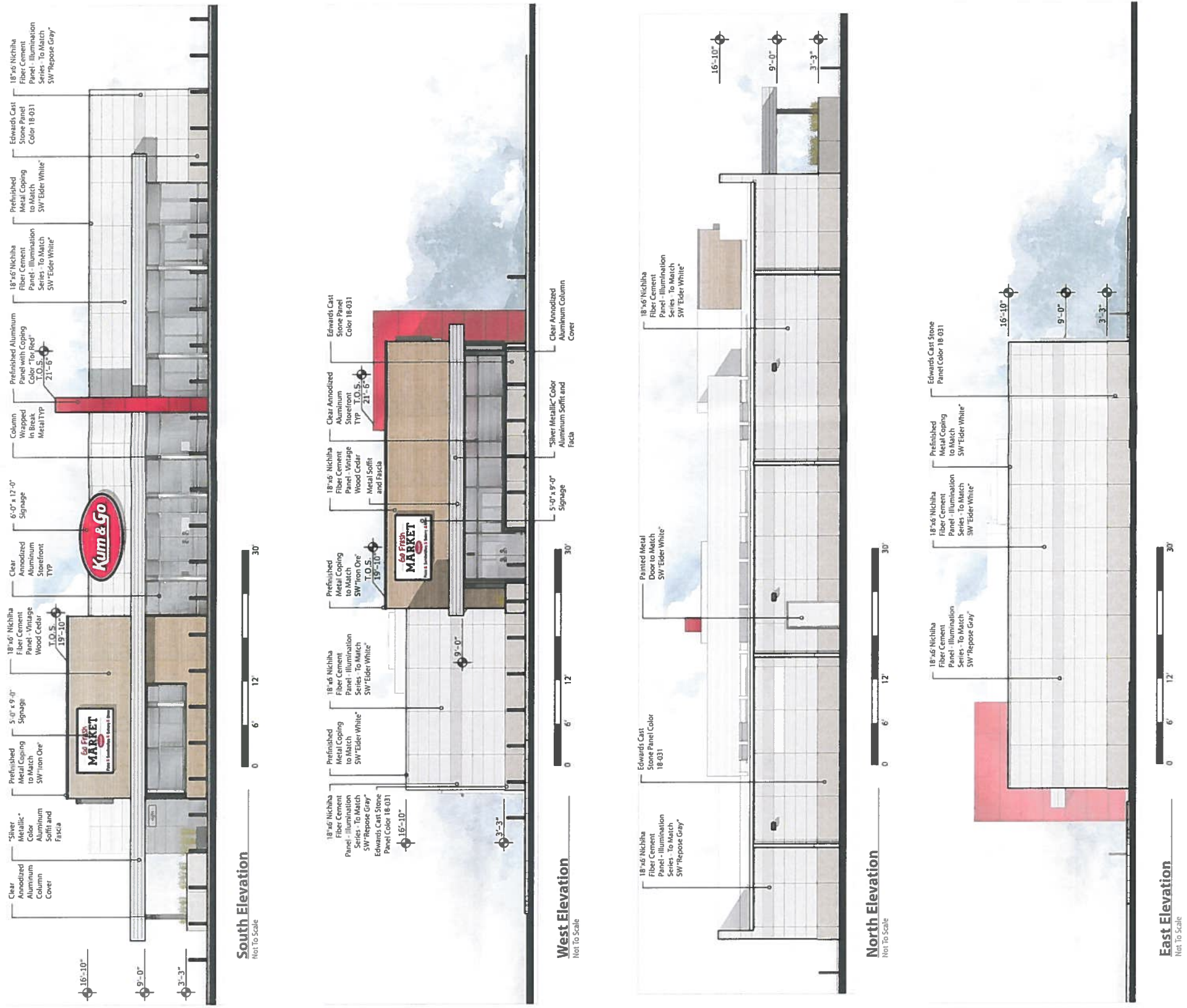
STRAW MULCH SHALL BE OAT, WHEAT, OR RICE STRAW MULCH. HAY MULCH SHALL BE PRIMAIRE GRASS OR OTHER HAY AS APPROVED BY THE OWNER. MULCH SHALL BE APPLIED TO ALL SEEDING SITES AND TO ALL EXPOSED SOIL SURFACES. MULCH SHALL BE APPLIED TO ALL SEEDING SITES AND TO ALL EXPOSED SOIL SURFACES. MULCH SHALL BE APPLIED TO ALL SEEDING SITES AND TO ALL EXPOSED SOIL SURFACES. MULCH SHALL BE APPLIED TO ALL SEEDING SITES AND TO ALL EXPOSED SOIL SURFACES.

THE WORK AREA SHALL BE KEPT FREE OF DEBRIS BY THE CONTRACTOR. AFTER SEED INSTALLATION IS COMPLETE, CLEAN UP ANY SEEDING MATERIALS, DEBRIS, TRASH, ETC. AVOID DRIVING OVER SEEDING AREAS TO MINIMIZE DISTURBANCE. GRADING STAKES, STONES, TRASH, AND OTHER DEBRIS WHICH MAY DETRACT FROM THE APPEARANCE OR HINDER MAINTENANCE OF THE SEEDING SITE SHALL BE REMOVED FROM THE SITE WHEN SEEDING OPERATIONS ARE COMPLETED. SOIL, STRAW, HAY, HYDRAULIC FIBER MULCH, FERTILIZER, COMPOST, LIMESTONE, ELEMENTAL SULFUR, GYPSUM, AND OTHER SPREADING AND SEEDING OPERATIONS SHALL BE CLEAN UP OPERATIONS SHALL BE COMPLETED BEFORE ACCEPTANCE IS GIVEN.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY EFFECTIVE SEEDING AND EROSION CONTROL MULCH MATERIALS, AND TO ENSURE THAT SUCH MATERIALS ARE SECURED TO THE SOIL SO THAT THEY ARE NOT BLOWN, WASHED, OR OTHERWISE REMOVED FROM THE SEEDING SITE, AND SO THAT FERTILIZER, COMPOST, AND THE INCORPORATION OF UNWANTED GRASS SEED.

INSTALLING CONTRACTOR SHALL REVIEW LANDSCAPE MAINTENANCE RECOMMENDATIONS WITH A QUALIFIED MITIGATION SPECIALIST APPROVED BY THE OWNER WHO IS FAMILIAR WITH THE STATED GOALS AND OBJECTIVES OF THE MITIGATION PLAN. MAINTENANCE IS TO BE PROVIDED THROUGHOUT CONSTRUCTION AND FOR THREE-YEARS FOLLOWING CONSTRUCTION. DURING ALL PREVIOUSLY SEEDING OPERATIONS WHICH SHOW BARE GROUND 15% OR MORE THAN 36x36". THE FOLLOWING GENERAL NATIVE GRASS MAINTENANCE RECOMMENDATIONS ARE TO BE FOLLOWED UNLESS AN ALTERNATIVE IS APPROVED BY THE OWNER.

FIGURE 1



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REVISIONS	DATE	REVISION DESCRIPTION

DATE 12-18-15
 SHEET NUMBER A1.1
 8 OF 13

#687 - COLORADO SPRINGS, COLORADO
 WOOTEN ROAD & PLATTE AVENUE
 EXTERIOR ELEVATIONS

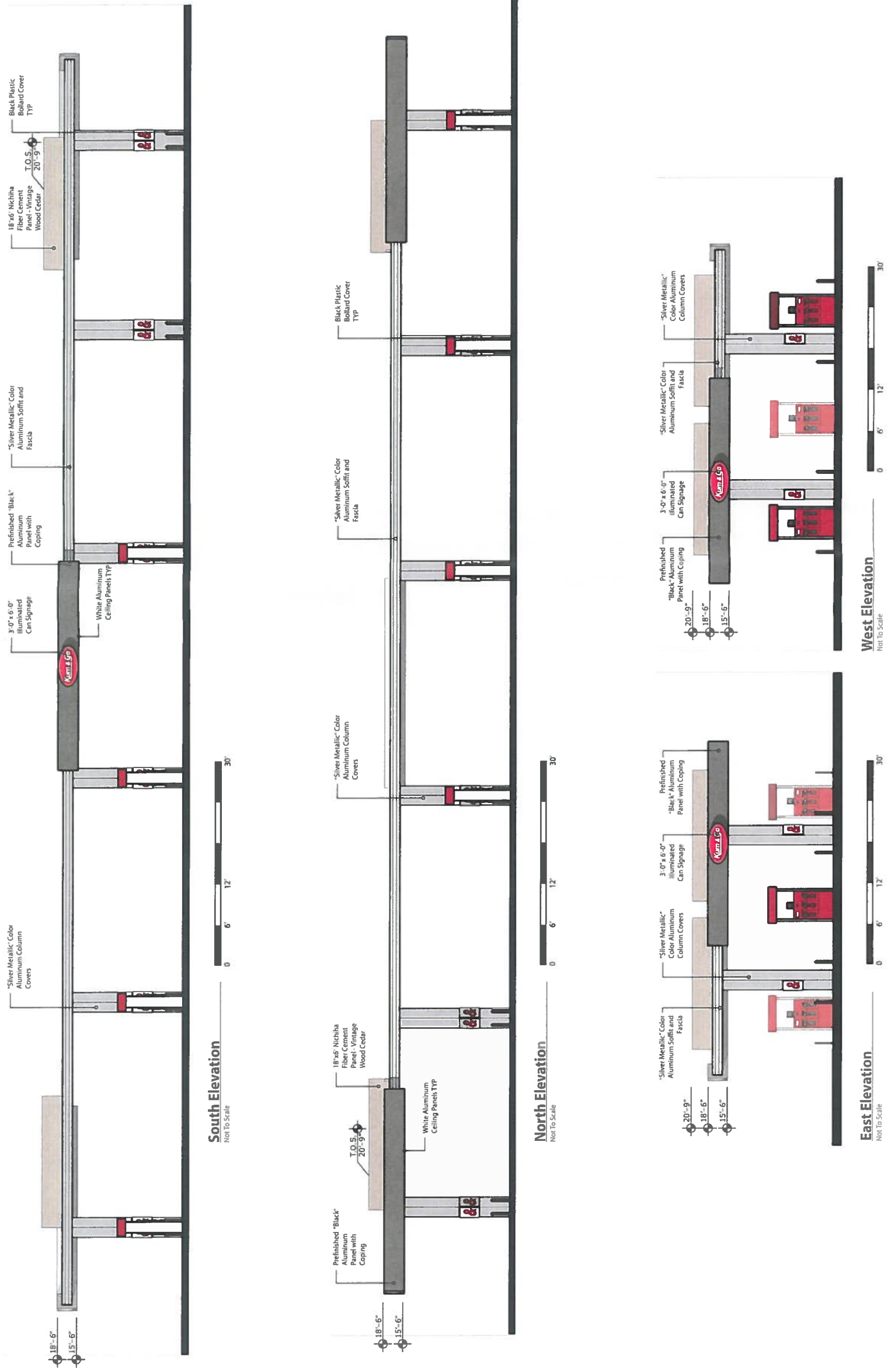
6400 Westlawn Parkway
 West Des Moines, Iowa
 50266
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B | R | R
 ARCHITECTS

Architect of Record
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FIGURE 1



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KG PROJECT TEAM
RDML
SDLE
CPFL

#687 - COLORADO SPRINGS, COLORADO
WOOTEN ROAD & PLATTE AVENUE
CANOPY ELEVATIONS

Kum & Go

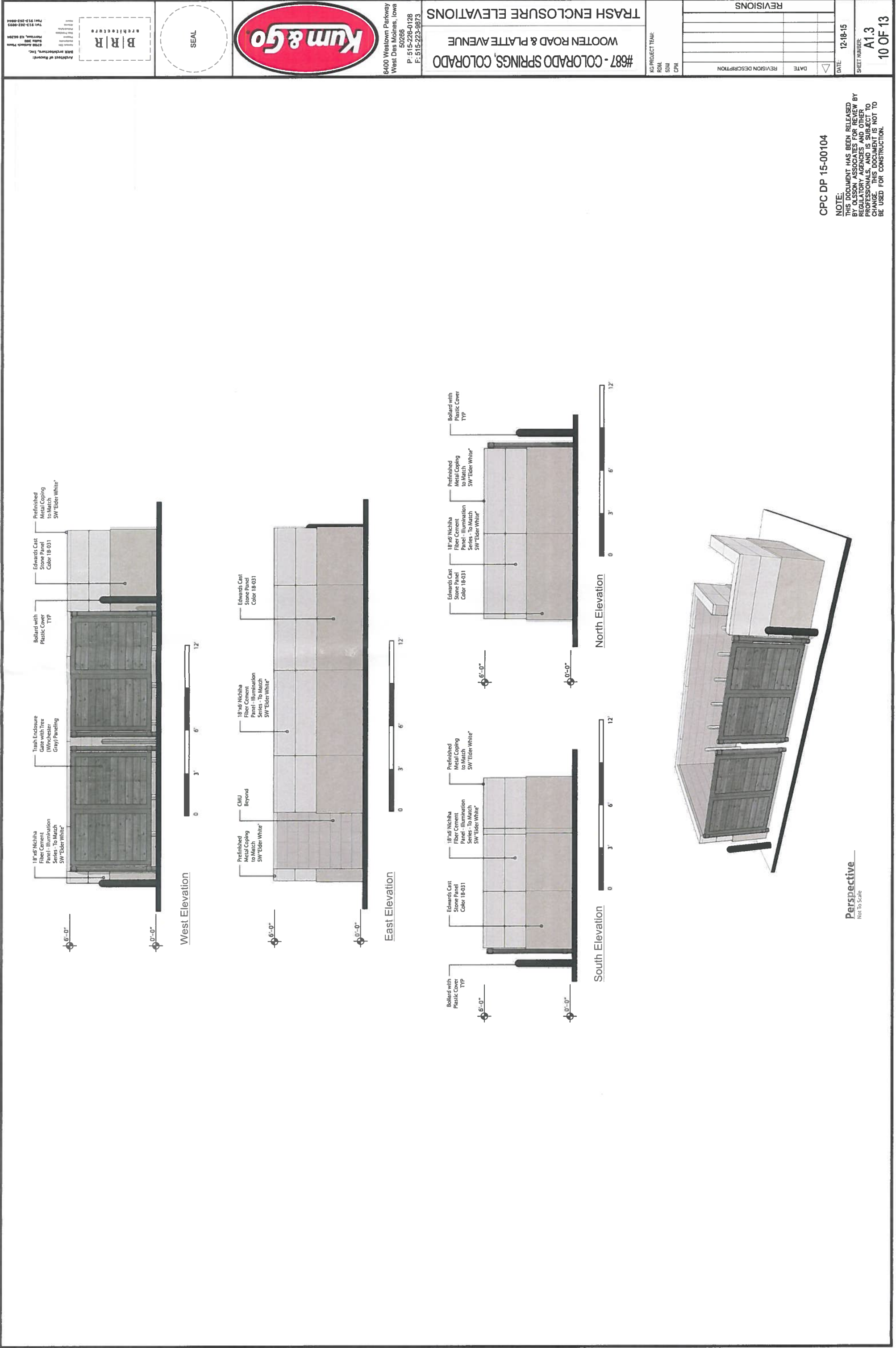
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B|R|R
Architecture

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FIGURE 1



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REVISIONS	DATE	REVISION DESCRIPTION

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WOOTEN ROAD & PLATTE AVENUE
TRASH ENCLOSURE ELEVATIONS

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REVISION DESCRIPTION	DATE



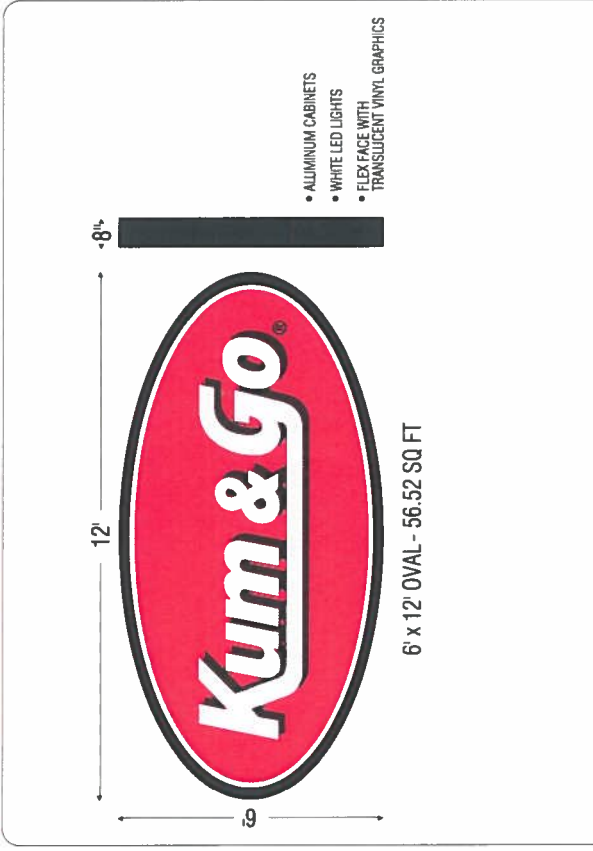
4 Right Elevation
 NTS



3 Left Elevation
 NTS

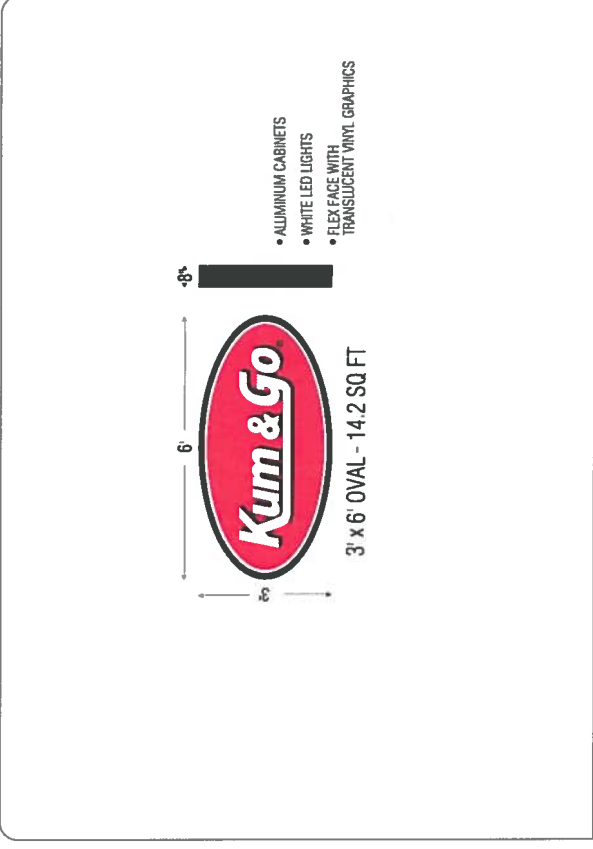


2 Front Elevation
 NTS



1000 WILBUR AVENUE
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 319-233-4804 • FAX: 319-233-7514
 TOLL FREE: 800-728-9864

KUMANDGO/OVAL FLEX FACE 4-21-15.FS
 1/2" = 10"



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 PO BOX 2008 WATERLOO, IA 50704
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KUMANDGO/OVAL FLEX FACE 4-21-15.FS
 1/2" = 10"



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SCALE: 3/4" = 10"
 D:KUMANDGO/GO FRESH/5X5 WALL.F5

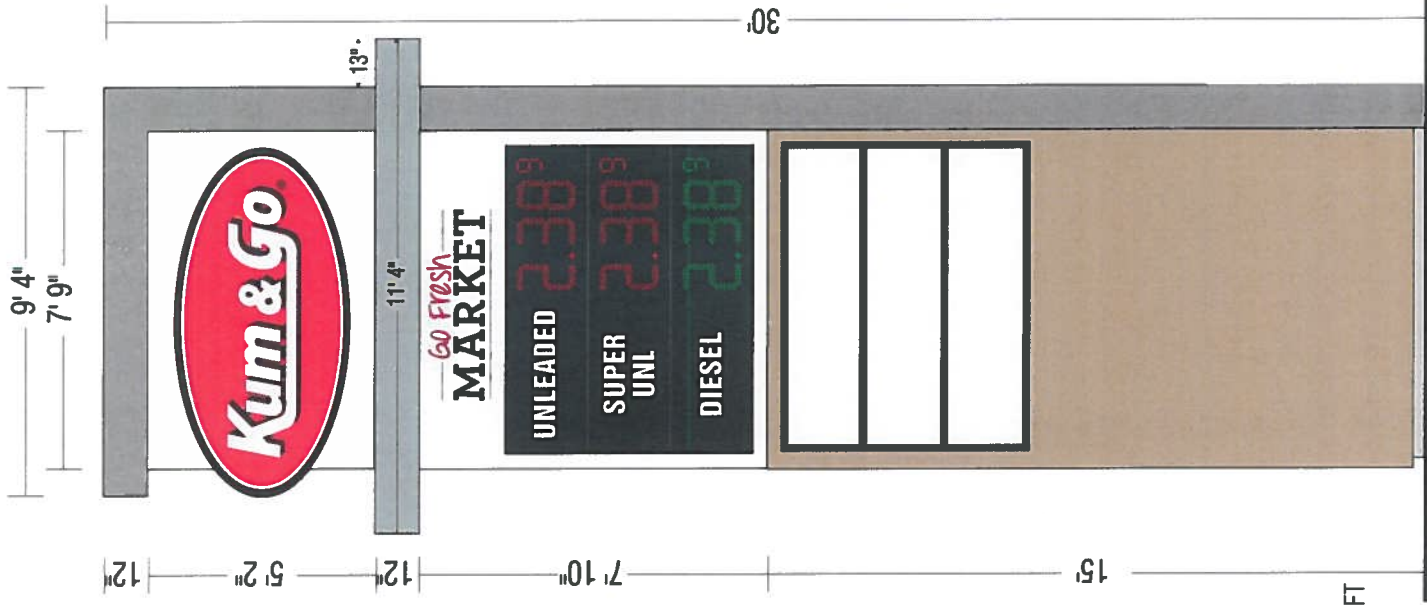
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FIGURE 1

KUM & GO STORE #687

COLARADO SPRINGS, CO



4' x 8' OVAL - 25 SQ FT
 5' 7 5/8" X 7' 1" PRICE SIGN W/ 16" DIGIT 39.92 SQ FT
 5' 7 5/8" X 7' 1" TENANT SIGN 20" X 81" V.O. 39.92 SQ FT



SCALE: 1/4" = 1'0"
 D:KUMANDGO/687 KG 12-4-15.FS

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DATE: 12-18-15
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 12 OF 13

REVISION DESCRIPTION	DATE

#0687 - COLORADO SPRINGS, CO
 EAST PLATTE AVENUE & WOOTEN ROAD
 SIGN ELEVATIONS

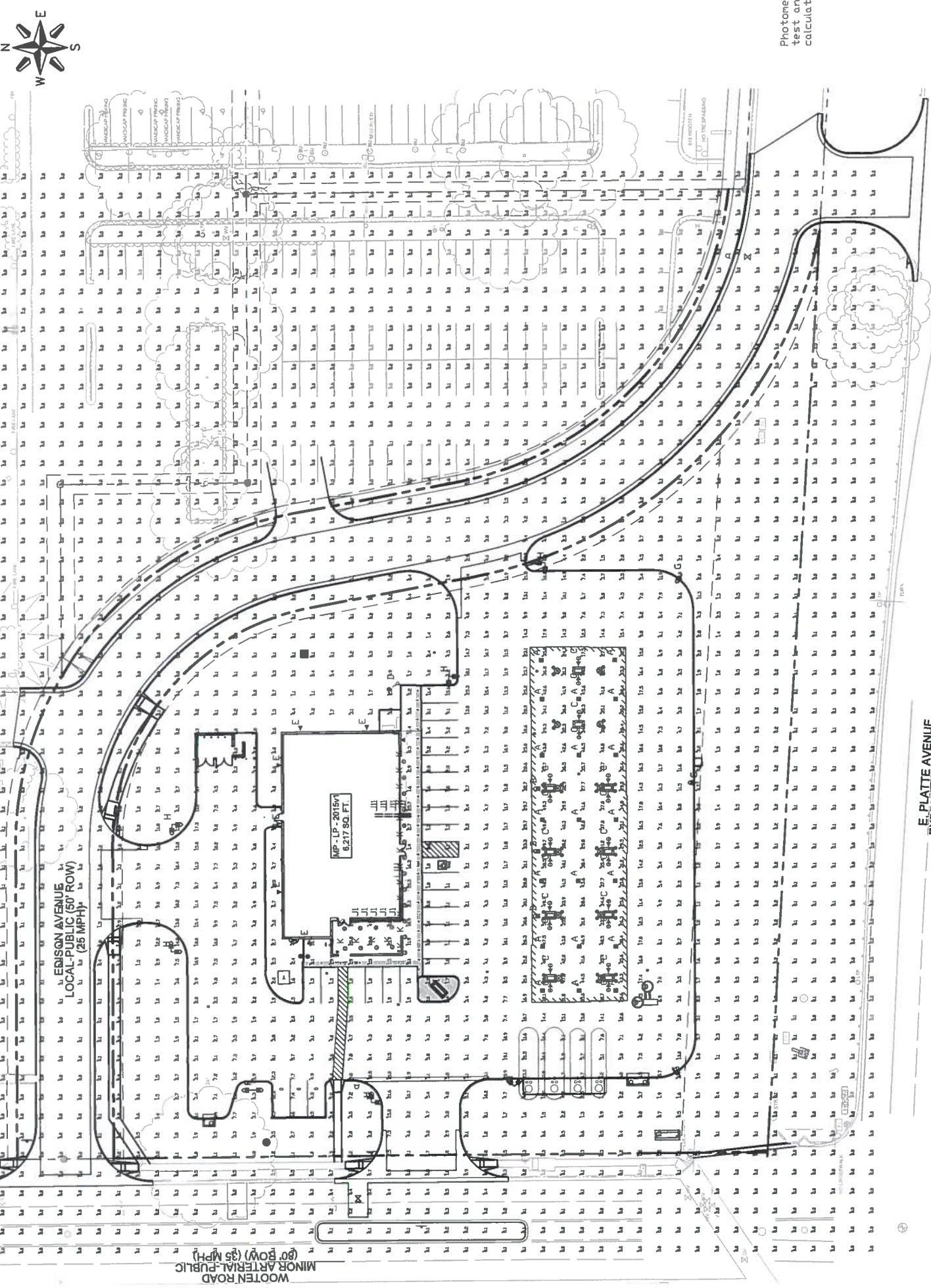
KG PROJECT TEAM:
 RDM: JRH
 SDM: RH
 CPA: TLK



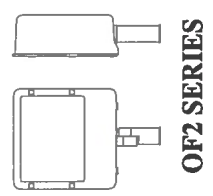
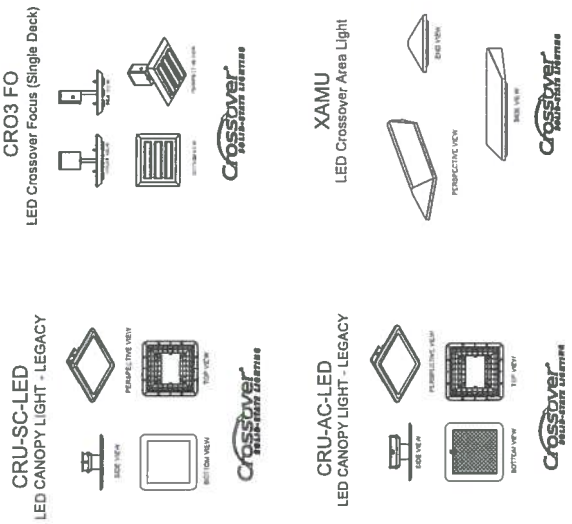
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OLSSON ASSOCIATES
 5255 McWhorter Blvd., Suite 100
 Loveland, CO 80538
 TEL: 970.481.7733 www.olssonassociates.com

FIGURE 1



Photometric data for fixture types 'E, J, & K' are based upon another manufacturer's test and as a result can not be verified by LSI Industries for this calculation.



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Know what's below.
Call before you dig.
CALL 811 BEFORE THIS WORK BEGINS TO LOCATE UTILITIES AND AVOID DAMAGE TO THE WORKING OF UNDERGROUND MEMBER UTILITIES.

Calculation Summary

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS AT GRADE	Illuminance	FC	3.20	60.2	0.0	N.A.	N.A.
DISPENSER_3_Side_P	Illuminance	FC	55.13	96.3	26.8	2.06	3.59
CANOPY SUMMARY	Illuminance	FC	37.92	60.2	17.5	2.17	3.44
PARKING/DRIVE SUMMARY	Illuminance	FC	8.08	33.3	0.8	10.10	41.63

Reflectances:

Concrete - .35
Canopy Decking - .86

Based on the information provided, all obstructions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions. This lighting plan represents illumination levels estimated from laboratory tests taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in luminaire/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
20	A	CRU-SC-LED-HO-CV	SINGLE	CRU-SC-LED-HO-CV	1.000	N.A.	18056	1396
3	B	CRU-AC-LED-HO-CV	SINGLE	CRU-AC-LED-HO-CV	1.000	N.A.	15729	138
20	C	CRU3-FD-LED-30-CV-UE-VHT	SINGLE	CRU3-FD-LED-30-CV-UE-VHT	1.000	N.A.	2674	36.1
1	D	DFR2 WB 400 PSM F	SINGLE	DFR2 WB 400 PSM F	0.740	32000	17947	458
7	E	DT-A032-4K-UN - 11' MH - FIXTURE BY JUNO LIGHTING	SINGLE	DT-A032-4K-UN - 11' MH - FIXTURE BY JUNO LIGHTING	1.000	N.A.	3404	44
1	F	XAMU-FT-LED-128-HO-CV-UE-BLK D180 DN 16' POLE + 2.5' BASE	D180*	XAMU-FT-LED-128-HO-CV-UE-BLK D180 DN 16' POLE + 2.5' BASE	1.000	N.A.	34664	352
3	G	XAMU-FT-LED-128-HO-CV-UE-BLK SINGLE DN 16' POLE + 2.5' BASE	SINGLE	XAMU-FT-LED-128-HO-CV-UE-BLK SINGLE DN 16' POLE + 2.5' BASE	1.000	N.A.	17332	176
6	H	2 @ 90 DEGREES	SINGLE	XAMU-FT-LED-128-HO-CV-UE-BLK D90 DN 16' POLE + 2.5' BASE	1.000	N.A.	34664	352
2	I	ULI-60335-V-W40 - FIXTURE BY LIGMAN LIGHTING	SINGLE	ULI-60335-V-W40 - FIXTURE BY LIGMAN LIGHTING	1.000	N.A.	3605	55
2	J	LOG RD-120-36-40K - 30X60-SAM-WH-DIM-ETE - FIXTURE BY LUMENPULSE	SINGLE	LOG RD-120-36-40K - 30X60-SAM-WH-DIM-ETE - FIXTURE BY LUMENPULSE	1.000	N.A.	1462	25.5
14	J1	LOG RD-120-48-40K - 30X60-SAM-WH-DIM-ETE - FIXTURE BY LUMENPULSE	SINGLE	LOG RD-120-48-40K - 30X60-SAM-WH-DIM-ETE - FIXTURE BY LUMENPULSE	1.000	N.A.	1462	25.5
57	K	SD4-2035J1, SD4-SAS5 - 9' MH - FIXTURE BY JUNO LIGHTING	SINGLE	SD4-2035J1, SD4-SAS5 - 9' MH - FIXTURE BY JUNO LIGHTING	1.000	N.A.	1515	25.4

FIGURE 1