# ARCO MURRAY NATIONAL DENVER INC.

# 40 WEST SELF STORAGE

LOT 1 BRINKER SUB FIL NO 1 - A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19 TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M.

40 W LAS VEGAS STREET

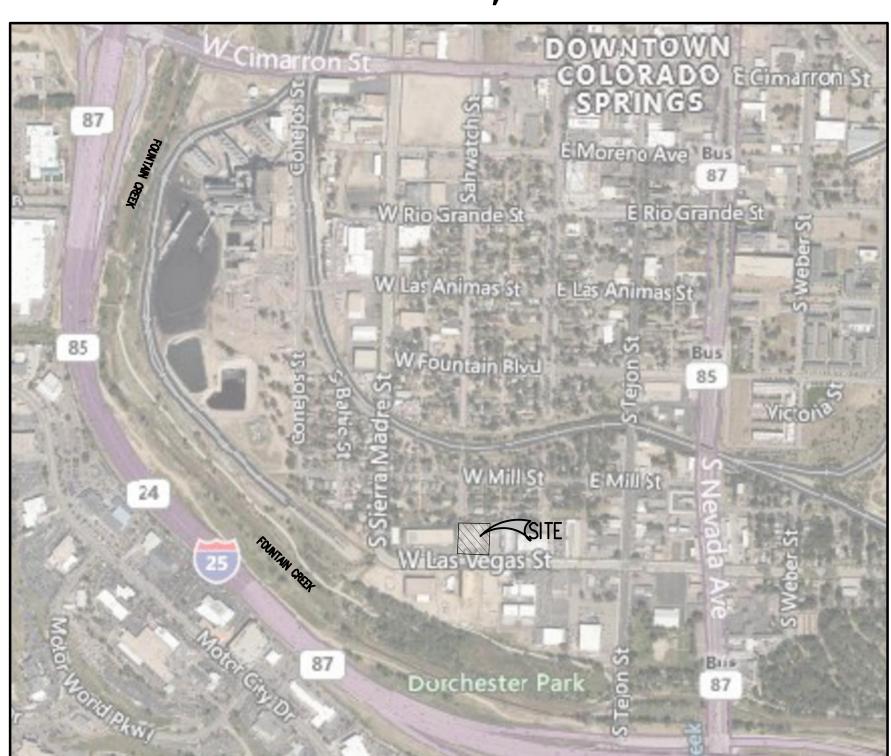
# FBZ DEVELOPMENT PLAN

# **NOVEMBER, 2022**

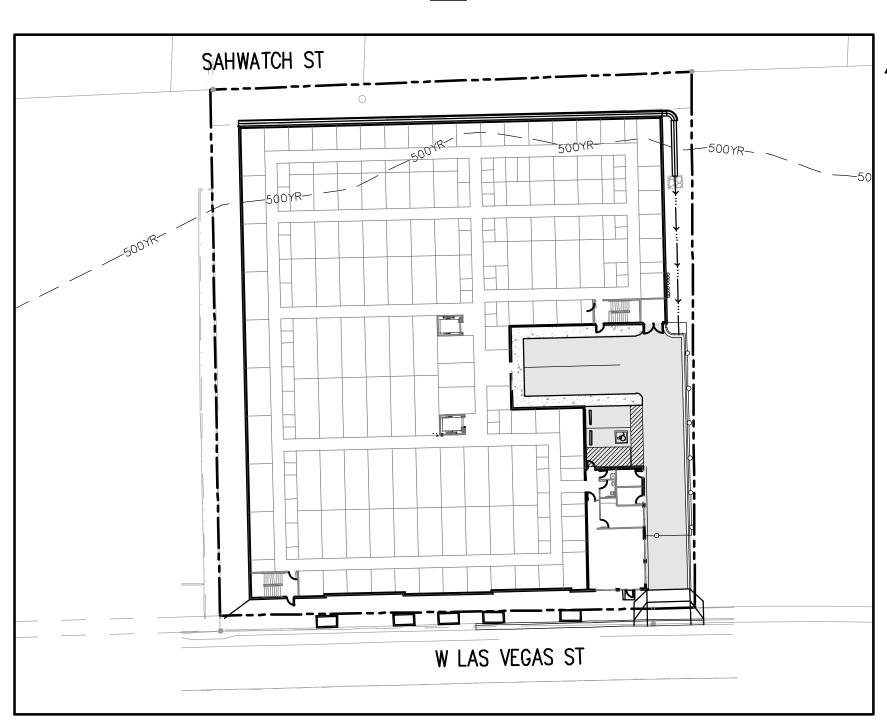
PROJECT CONTACTS	CITY & UTILITY CONTACTS
PROPERTY DEVELOPER	STORMWATER ENTERPRISE - SWENT
ARCO/MURRAY NATIONAL DENVER, INC. 999 18TH ST SUITE 2110 DENVER, CO 80202 TELE: (720) 882-5541 CONTACT: CALEB BECK EMAIL: CBECK@ARCOMURRAY.COM	CITY OF COLORADO SPRINGS 30 SOUTH NEVADA AVE., SUITE 401 COLORADO SPRINGS, CO 80901 TELE: (719) 619-9427 CONTACT: LISA UNGER EMAIL: -
APPLICANT	ENGINEERING DEVELOPMENT REVIEW — EDR
GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 TELE: (719) 900—7220 CONTACT: GRANT DENNIS, P.E. EMAIL: GRANTDENNIS@GALLOWAYUS.COM	CITY OF COLORADO SPRINGS 30 SOUTH NEVADA AVE. COLORADO SPRINGS, CO 80901 TELE: (719) 385-5075 CONTACT: PATRICK MORRIS EMAIL: -
CIVIL ENGINEER	WATER & WASTEWATER REVIEW
GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 TELE: (719) 900-7220 CONTACT: GRANT DENNIS, P.E. EMAIL: GRANTDENNIS@GALLOWAYUS.COM	COLORADO SPRINGS UTILITIES (CSU) 1521 HANCOCK EXPY #4801 COLORADO SPRINGS, CO 80903 TELE: (719) 668-8262 CONTACT: MIKE GACKLE EMAIL: -
LANDSCAPE ARCHITECT	ELECTRIC
GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 TELE: (719) 900—7220 CONTACT: BRYNHILDR HALSTEN, PLA EMAIL: BRYNHILDRHALSTEN@GALLOWAYUS.COM	COLORADO SPRINGS UTILITIES (CSU) 1521 HANCOCK EXPRESSWAY, P.O. BOX 1103, MAIL CODE 1812 COLORADO SPRINGS, CO 80947-1812 TELE: (719) 668-5904 CONTACT: ROB ESTES EMAIL: -
SURVEYOR	NATURAL GAS
AZTEC CONSULTANTS INC.  300 E MINERAL AVE., SUITE 1 LITTLETON, CO 80122  TELE: (303) 713-1898  CONTACT: WWW.AZTECCONSULTANTS.COM	COLORADO SPRINGS UTILITIES (CSU) 1521 HANCOCK EXPRESSWAY, P.O. BOX 1103, MAIL CODE 1812 COLORADO SPRINGS, CO 80947—1812 TELE: (719) 668—5904 CONTACT: ROB ESTES EMAIL: —
	FIRE
	COLORADO SPRINGS FIRE DEPARTMENT (CSFD) 375 PRINTERS PARKWAY COLORADO SPRINGS, CO 80910 TELE: (719) 385-5950

SIT	E PLAN		
	EVELOPMENT DATA		
OLINLINAL D	T TATA		
SITE ADDRESS	40 W LAS VEGAS ST., COLORADO SPRINGS, CO 80903		
JURISDICTION	CITY OF COLORADO SPRINGS, CO		
TAX SCHEDULE NUMBER	6419217024		
MASTER PLAN & CITY FILE NUMBER	MILL ST. NEIGHBORHOOD PLAN CPC MP 18-00113		
SITE AREA/TOTAL ACREAGE	PROJECT AREA: 43,985± SF / 1± ACRE		
DISTURBED AREA	43,478 SF		
DEVELOPMENT SCHEDULE	SPRING 2023		
REQUIRED SETBACKS	FRONT: 0 FT MIN. SIDE: 10 FT MAX. OR 20 FT FOR DRIVE AISLE ACCESS REAR: 0 FT MIN.		
BUILDING COVERAGE	70% 31,102 SF		
LOT COVERAGE	11% ± IMPERVIOUS SURFACE 4,800 SF		
EXISTING D	EVELOPMENT DATA		
ZONING DISTRICT	FBZ — T1		
FBZ SECTOR	TRANSITION 1		
DRAINAGE BASIN	MONUMENT CREEK		
FEMA FIMS MAP	08041C0729G		
PROPOSED I	DEVELOPMENT DATA		
PROPOSED FBZ LAND USE	COMMERCIAL SERVICE - SELF STORAGE		
PROPOSED FBZ BUILDING TYPE	MIXED USE		
PROPOSED FBZ FRONTAGE TYPE	SHOPFRONT		
PROPO	SED BUILDING SIZE		
BREAKROOM	180± SF		
RESTROOM	80± SF		
OFFICE/SALES	600± SF		
SELF STORAGE UNITS, UTILITIES & INTERNAL CIRCULATION	30,242± SF		
PROPOSED BUILDING HEIGHT	3 STORIES		
MAXIMUM ALLOWABLE BUILDING HEIGHT	6 STORIES		

	PARKING	TABLE	
USE	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
COMMERCIAL SERVICE (600 SF)	1 / 500 SF	2	2
TOTAL		2	2
ADA – VAN ACCESSIBLE (INCLUDED	IN TOTAL COUNT)	1	1



VICINITY MAP



SITE MAP N.T.S

## NERAL NOTES

- ROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE FOR SHARED COMMON TRACTS ACCESS DRIVES PRESERVATION AREAS AND
- 2. PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SIGHT LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS.

  ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
- 3. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719—385—5982 TO BEGIN A SIGN PERMIT APPLICATION.
- 4. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
- 5. UNIFIED CONTROL STATEMENT ALL ACCESS DRIVEWAYS, DRIVES, AISLEWAYS, MANEUVERING AND PARKING AREAS, EASEMENTS SHALL BE FOR THE COMMON USE AND MAINTENANCE OF ALL USERS, PUBIC OR PRIVATE, AND OWNERS OF THIS DEVELOPMENT. FREE AND UNIMPEDED VEHICULAR AND PEDESTRIAN MOVEMENTS SHALL BE MAINTAINED AND PERMITTED ACROSS ALL PROPERTY LINES AT ALL TIMES REGARDLESS OF FUTURE OWNERSHIP OR PLATTING ACTIONS.
- 6. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND SIGNAGE SHALL MEET ALL 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.
- c. ACCESSIBLE AISLES SHALL BE OUTLINED AND DIAGONALLY STRIPED AT FORTY-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 SIGNS BETWEEN FIVE FEET (5") AND SEVEN FEET (7") AROVE THE FINISH FLOOR OF CROKING SUPERACE
- 8. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER, AND/OR THEIR ASSIGN
- 9. STREET TREES (INCLUDING SUBGRADE ROOT BARRIER AND STRUCTURAL SOIL), STREETSCAPE IMPROVEMENTS AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
- 10. ALL EXISTING CURB, GUTTER, SIDEWALK AND PEDESTRIAN RAMPS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG W LAS VEGAS STREET ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
- 11. 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.
- 12. 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 O 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.
- 13. ACCESS GATE TO REMAIN OPEN DURING REGULAR BUSINESS OPERATING HOURS.
- 14. FINAL DESIGN OF MURAL IS TO BE DETERMINED, FINAL DESIGN TO BE REVIEWED AND APPROVED BY CITY STAFF BEFORE INSTALLATION.

# WARRANTS

THE PROPOSED BUILDING IS LOCATED IN THE TRANSITION 1 SECTOR. THIS SECTOR PROVIDES A VARIETY OF NON-RESIDENTIAL USES AND MIX OF HOUSING TYPES AT MEDIUM INTENSITIES AND

THE PROPOSED BUILDING TYPE IS A MIXED-USE BUILDING WITH A SHOPFRONT FRONTAGE. THIS APPLICTION REQUIRES A O' MAXIMUM SETBACK & 60% GLAZING. THE FBZ PROCESS ALLOWS FOR RELIEF OF SUCH STANDARDS THROUGH THE WARRANT PROCESS. THE FOLLOWING WARRANTS WILL BE NECESSARY FOR THE SHOPFRONT GLAZING AND MAXIMUM FRONT SETBACK BASED ON THE CURRENT APPLICATION.

2.4.7 GLAZING AND FENESTRATION REQUIRED: 60% SHOPFRONT

PROPOSED::THE FIRST LEVEL OF WEST LAS VEGAS ST. (SOUTH) FACADE, 10 FT IN HEIGHT, IN DIRECT ALIGNMENT WITH THE PROPERTY LINE, HAS A PRIMARY PEDESTRIAN INTERFACE AREA WITH 540 SF OF GLAZING AND 870 SF OF SOLID SURFACE FOR A TOTAL OF 38% GLAZING TO OPAQUE STRUCTURE. TWO MURAL LOCATIONS ARE PROPOSED ALONG WEST LAS VEGAS ST. TO ENHANCE THE PEDESTRIAN INTERFACE AREA.

2.3.3 BUILDING ENVELOPES

REQUIRED: 0 FT FRO

REQUIRED: 0 FT FRONT BUILDING SETBACK PROPOSED: 6 FT FRONT BUILDING SETBACK

2.3.5 ACCESS TO REAR PARKING
REQUIRED: 20 FT ACCESS DRIVE
PROPOSED: 18 FT ACCESS DRIVE 10% REDUCTION

# LEGAL DESCRIPTION

LOT 1 BRINKER SUB FIL NO 1 CONTAINING APPROXIMATELY 1.0 ACRES MORE OR LESS

# FLOODPLAIN STATEMENT

THIS SITE IS IN ZONE X (INSIDE THE 0.2% CHANCE OF FLOOD) AND ZONE AE BASE FLOOD ELEVATIONS DETERMINED, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATIONS (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR EL PASO COUNTY, COLORADO, MAP NO. 08041C0729G, HAVING A MAP REVISED DATE OF DECEMBER 7, 2018. FLOOD ZONE DETERMINATION IS PERFORMED BY GRAPHIC PLOTTING ONLY OF THE F.I.R.M.'S LISTED ABOVE. NO FIELD SURVEYS WERE PERFORMED TO DETERMINE LOCATION OF THE FLOOD ZONE AND THE EXACT LOCATION CAN ONLY BE DETERMINED BY AN ELEVATION OR FLOOD STUDY. WE DO NOT ASSUME ANY LIABILITY FOR THE EXACT LOCATION OF THE FLOOD ZONE. FLOOD ZONE DETERMINATION IS NOT A STATEMENT OF THIS SURVEYOR, OR GALLOWAY & COMPANY, INC. OF ACTUAL FLOODING CONDITIONS CONCERNING THE SUBJECT PROPERTY.

# SHEET NUMBER SHEET TITLE SHEET DESCRIPTION 1 COVER SHEET CO.0 2 SITE PLAN C1.0 3 PRELIMINARY GRADING PLAN C2.0 4 PRELIMINARY UTILITY PLAN C3.0 5 LANDSCAPE NOTES LO.0

FINAL LANDSCAPE PLAN

LANDSCAPE DETAILS

L1.0

L2.0

SHEET LIST TABLE

THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN INCLUDING CONSTRUCTION CONTROL MEASURE INSPECTION REQUIREMENTS AND FINAL

STABILIZATION REQUIREMENTS ACCORDING TO THE CITY OF COLORADO SPRINGS STORMWATER CONSTRUCTION MANUAL. I ACKNOWLEDGE THE RESPONSIBILITY TO DETERMINE WHETHER THE CONSTRUCTION ACTIVITIES ON THESE PLANS REQUIRE COLORADO DISCHARGE PERMIT SYSTEM

(CDPS) PERMITTING FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY.

HAVING A MAP REVISED DATE OF DECEMBER 7, 2018. FLOOD 8 BUILDING ELEVATIONS A5.0

BY GRAPHIC PLOTTING ONLY OF THE F.I.R.M.'S LISTED 9 BUILDING ELEVATIONS A5.1

REFORMED TO DETERMINE LOCATION OF THE FLOOD ZONE AND DETERMINED BY AN ELEVATION OR FLOOD STUDY. WE DO 10 BUILDING ELEVATIONS A5.2

E EXACT LOCATION OF THE FLOOD ZONE. FLOOD ZONE 10 BUILDING ELEVATIONS A5.2

T OF THIS SURVEYOR, OR GALLOWAY & COMPANY, INC. OF ERNING THE SUBJECT PROPERTY.

# 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 THE ENGINEER PRIOR TO CONSTRUCTION.

CITY APPROVAL STAMP:

OWNER'S STATEMENT

CITY FILE NUMBER: FBZN-22-0003

Galloway

Colorado Springs, CO 80920

GallowayUS.com

PRELIMINARY
POREORETRUCTION

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JAL DENVER, INC

Date Issue / Description In
01.05.2022 1ST RESUBMITTAL

 Project No:
 ARO009

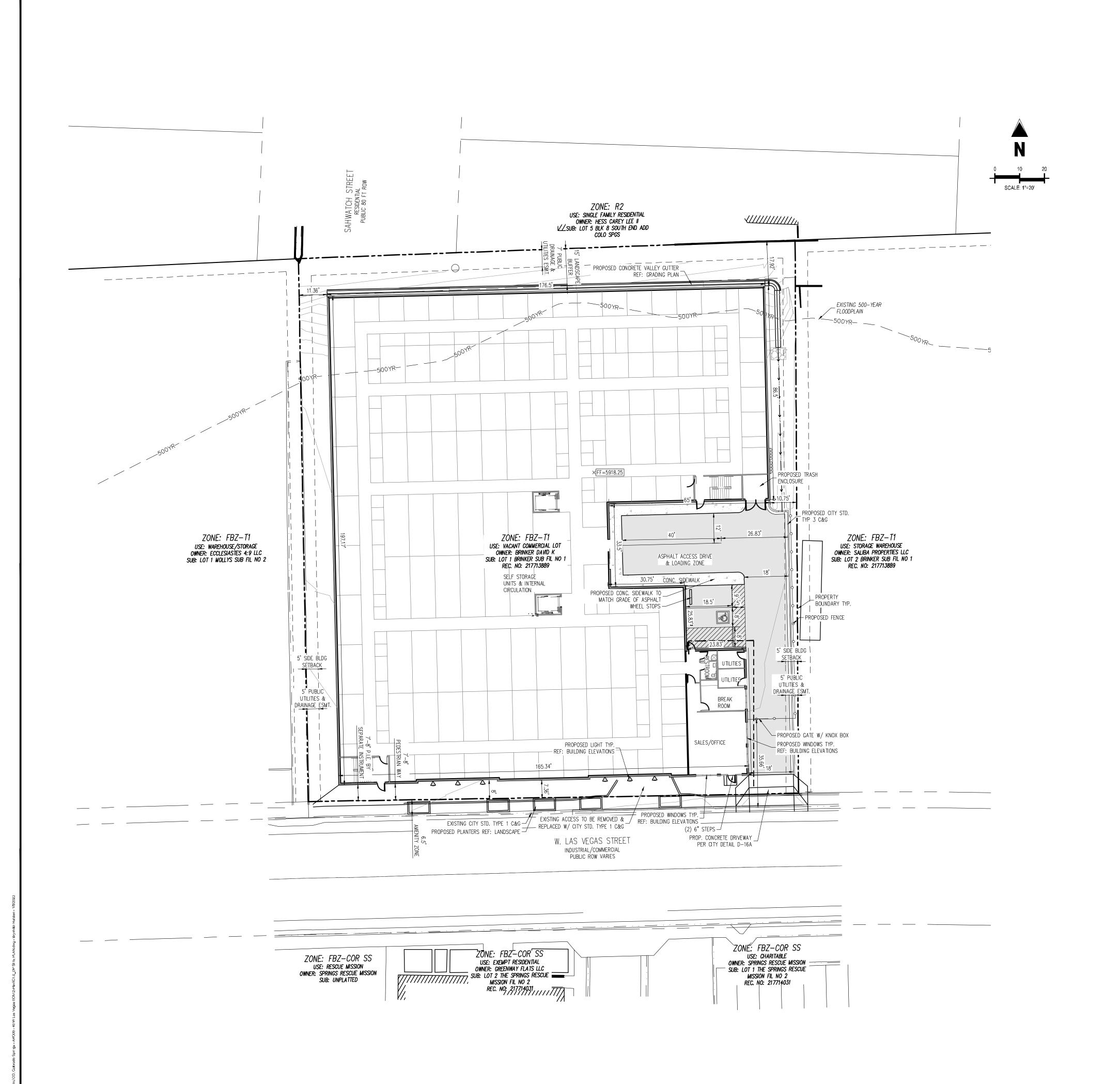
 Drawn By:
 BH

 Checked By:
 RGD

 Date:
 11/15/2022

COVER SHEET

C0.0



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	PROPOSED EASEMENT
	PROPOSED FENCE LINE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
· · · · · · · · · · · · · · · · · · ·	PROPOSED CONCRETE WALK
	PROPOSED ASPHALT ACCESS DRIVE
	ADA ROUTE

Galloway

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ARCO/MURRAY NATIONAL DENVER, IN 40 WEST SELF STORAGE FBZ DEVELOPMENT PLAN

#	Date 01.05.2022	Issue / Description 1ST RESUBMITTAL	Init.
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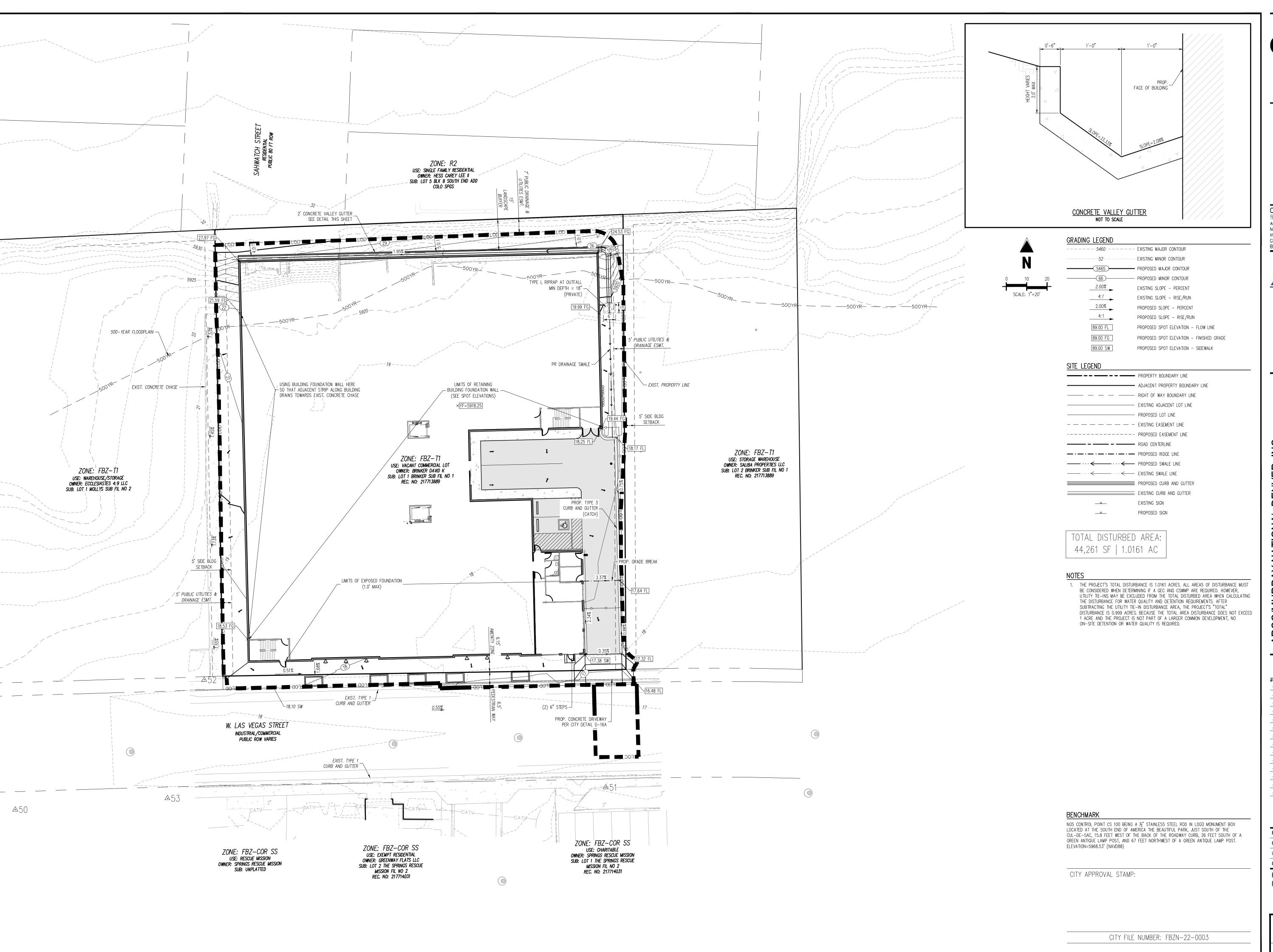
Project No:	ARO009			
Drawn By:	vn By: BF			
Checked By:	JR			
Date:	11/15/2022			

SITE PLAN

C1.0

Sheet 2 of 10

CITY APPROVAL STAMP:



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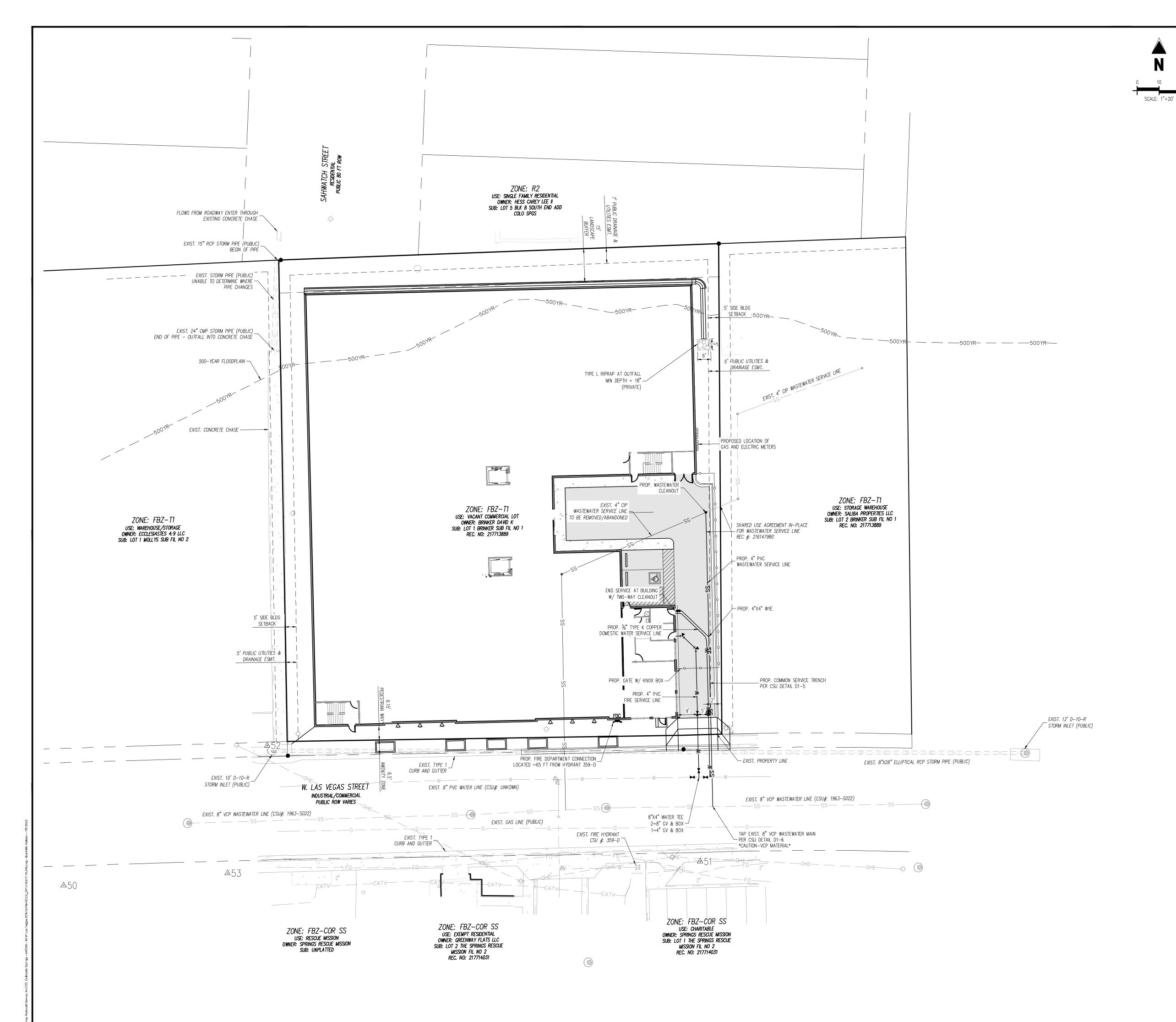


DESIGN BUILD

Project No:	ARO009
Drawn By:	CMWJ
Checked By:	RGD
Date:	11/15/2022

PRELIMINARY GRADING PLAN

Sheet 3 of 10



UTILITY LEGEND

PROPOSED WATER LINE

— — —SS— — EXISTING SANITARY SEWER PROPOSED SANITARY SEWER SD = SD = SD = EXISTING STORM SEWER

SD SD SD PROPOSED STORM SEWER

— — G— — EXISTING GAS LINE

EXISTING STREET LIGHT PROPOSED STREET LIGHT PROPOSED WATER METER EXISTING WATER VALVE PROPOSED WATER VALVE

EXISTING FIRE HYDRANT PROPOSED FIRE HYDRANT EXISTING STORM SEWER MANHOLE PROPOSED STORM SEWER MANHOLE EXISTING SANITARY SEWER MANHOLE

## GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF

PRELIMINARY UTILITY PLAN:

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

PROPOSED SANITARY SEWER MANHOLE

- 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 AND SERVICE STANDARDS ("STANDARDS"), TARIFFS, RULES, REGULATIONS, AND POLICIES, CITY ORDINANCES, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- 3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL ALL POTABLE AND NON-POTABLE WATER SYSTEM FACILITIES AND APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE 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 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.

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ARO009 RĠD

PRELIMINARY UTILITY & PUBLIC FACITLITY PLAN

CITY FILE NUMBER: FBZN-22-0003

CITY APPROVAL STAMP:

## PLANTING NOTES

- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
- 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.
- 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. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
- 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
- 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.
- ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
- 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.
- 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.

- 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.
- 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
- 16. SOIL AMENDMENT INCORPORATE 4 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON SHRUB BED AREAS, INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL.
- 17. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
- 18. 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.

### 19. 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.

- 20. 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.
- 21. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
- 22. 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 RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR
- 23. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 24. 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.
- 25. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
- 26. 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; GREEN
- 27. 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. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
- 29. 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.

- 30. 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 THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
- 31. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
- 32. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
- 33. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- 34. 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 GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
- 35. 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 ENGINEER'S EROSION CONTROL PLAN.

# IRRIGATION

# 1. AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

# SOIL TESTING NOTE:

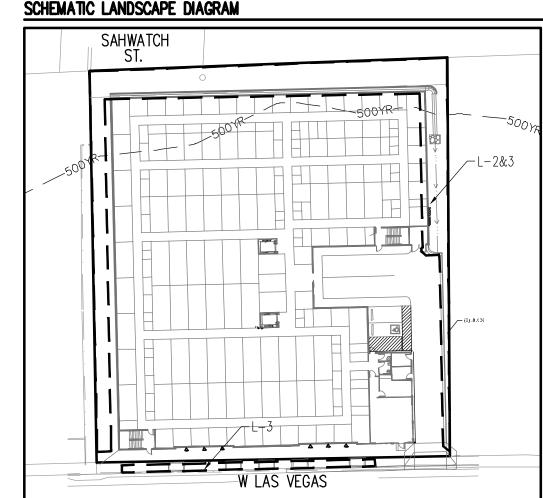
1. THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOIL ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR TESTING. THIS WOULD INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENTS, FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPE (SHRUB BEDS, SOD, NATIVE SEED). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND THE CITY OF COLORADO SPRINGS PRIOR TO INSTALLING AND LANDSCAPING ANY LANDSCAPE (PLANTS, SOD, NATIVE SEED) ON SITE.

# 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.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. 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 AVOID FREEZE DAMAGE ON PLANTINGS, THE <u>90 DAYS</u> SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- 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
- 4. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER AND/OR THEIR ASSIGNS.

# UTILITY NOTES

- 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.



	W LAS	VEGAS
CLIMATE ZONE: FOOTHILLS	FOOTHILLS & PLAINS	PLAINS
PLANT COMMUNITIES		HYDROZONES (SUPPLEMENTAL WATER)
1—SEMIARID SHRUBLAN	DS	V-VERY LOW (0 TO 7 INCHES PER YEAR)

L-LOW (7 TO 15 INCHES PER YEAR) 4-LOWER ELEVATION RIPARIAN M-MODERATE (15 TO 25 INCHES PER YEAR) 5-FOOTHILL SHRUBLANDS 6-PONDEROSA PINE FOREST 7-UPPER ELEVATION RIPARIAN 8-Douglas-fir forest

H-HIGH (MORE THAN 25 INCHES PER YEAR)

SITE SOILS
SOIL TEST T.B.D. DURING SUBMITTAL PROCESS

2-PINON-JUNIPER WOODLANDS

PREVAILING WINDS
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.

# LANDSCAPE REQUIREMENTS

CODE SECTION	CATEGORY	FORMULA	CALCULATION	REQUIRED	PROVIDED	ABBREVIATION DENOTED ON PLAN
FBZ 2.8.4.1	FBZ STREET TREE STANDARDS	1 TREE / 40 LF	197 LF @ 1 TREE / 40 LF (W LAS VEGAS)	5 TREES	5 TREES	(LV)
7.4.323 & 317	LANDSCAPE BUFFERS	NOUTH ZONE BOUNDARY - 15 FT BUFFER 1 TREE / 20 LF	200 LF BUFFER / 20	15 FT BUFFER & 10 TREES (50% EVERGREEN)	15 FT & 10 TREES (100% EVERGREEN)	(NB)

## PLANT SCHEDULE

DECIDUOUS TREES	CODE	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.
+	GYDE	3	KENTUCKY COFFEETREE 'ESPRESSO'	GYMNOCLADUS DIOICA 'ESPRESSO'	В&В	2" CAL	50`X35`
EVERGREEN TREES	CODE	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.
	JM	5	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	B&B	6` HT	20`X8`
Emil	PIBE	5	BABY BLUE EYES COLORADO BLUE SPRUCE	PICEA PUNGENS 'BABY BLUE EYES'	В&В	6` HT	25`X15`
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.
	MASP	2	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B	1.5" CAL	20`X15`
<u>UPRIGHT JUNIPERS</u>	CODE	<u>QTY</u>	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
3 · · · · · · · · · · · · · · · · · · ·	JUCS	9	SPARTAN JUNIPER	JUNIPERUS CHINENSIS 'SPARTAN'	#5 CONT.	15`X5`	
ORNAMENTAL GRASSES	<u>CODE</u> PAVI	<u>QTY</u> 7	COMMON NAME  HEAVY METAL SWITCH GRASS	BOTANICAL NAME PANICUM VIRGATUM 'HEAVY METAL'	<u>CONT.</u> #1 CONT.	HT. X SPD. 4`X1.5`	
UPRIGHT JUNIPERS  ORNAMENTAL GRASSES	MASP  CODE  JUCS  CODE	2 <u>QTY</u> 9 <u>QTY</u>	SPRING SNOW CRABAPPLE  COMMON NAME  SPARTAN JUNIPER  COMMON NAME	MALUS X 'SPRING SNOW'  BOTANICAL NAME  JUNIPERUS CHINENSIS 'SPARTAN'  BOTANICAL NAME	B&B <u>CONT.</u> #5 CONT. <u>CONT.</u>	1.5" CAL  HT. X SPD.  15'X5'  HT. X SPD.	



EXISTING TREE TO BE REMOVED

STRUCTURAL SOILS 1,586 SF





6,489 SF 3/4" BLACK GRANITE MIN. 4" DEPTH

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Colorado Springs, CO 80920

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# Date Issue / Description \_ \_\_\_\_

Project No: ARO009 Drawn By: Checked By: 11/15/2022

LANDSCAPE NOTES

CITY FILE NUMBER: FBZN-22-0003

Call before you dig.

CAUTION - NOTICE TO CONTRACTOR

ENGINEER PRIOR TO CONSTRUCTION.

ENGINEER PRIOR TO CONSTRUCTION.

CITY APPROVAL STAMP:

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED

BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE

APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S

EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN

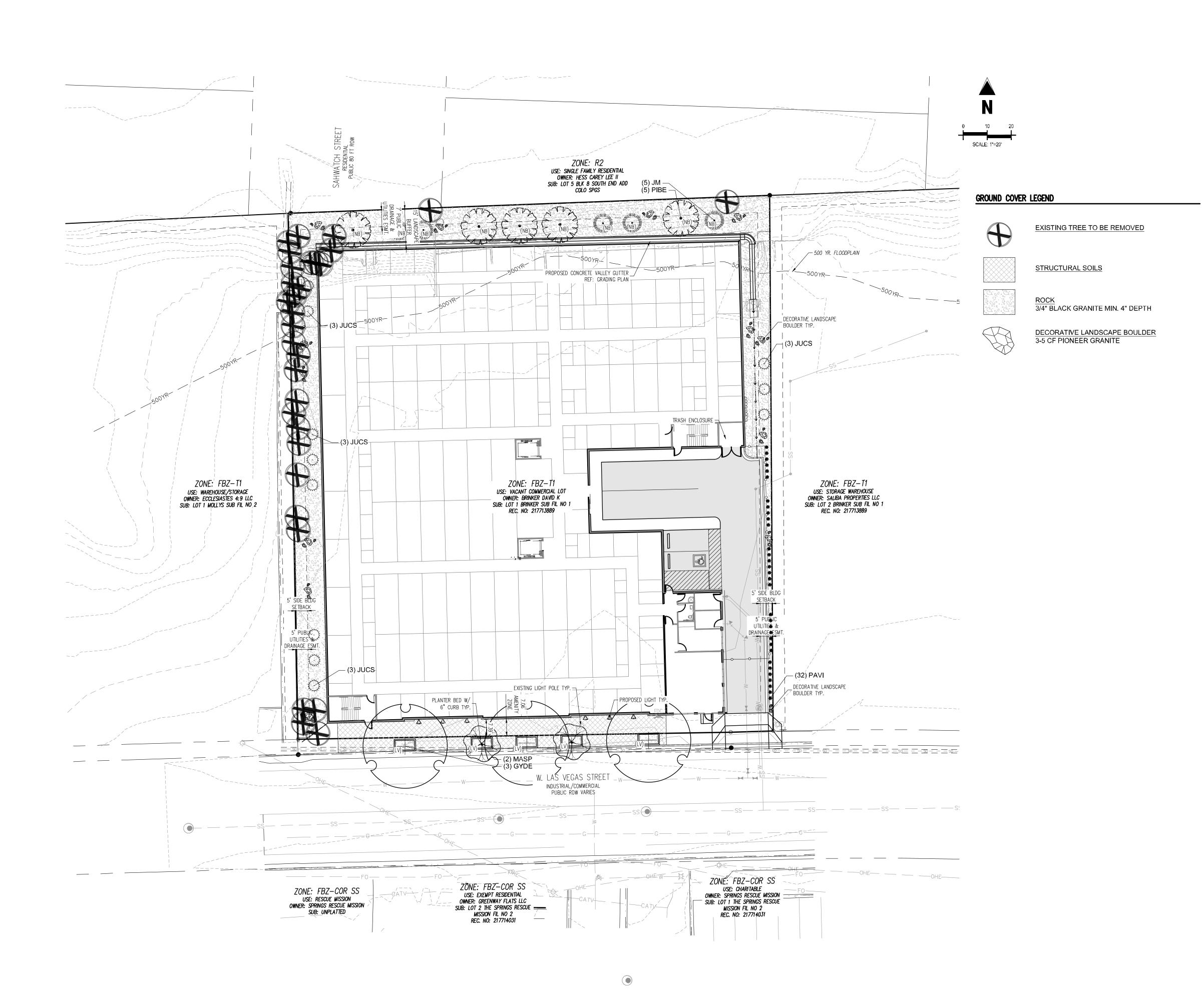
RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT,

PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE Know what's below.

RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE

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

Sheet 5 of 10



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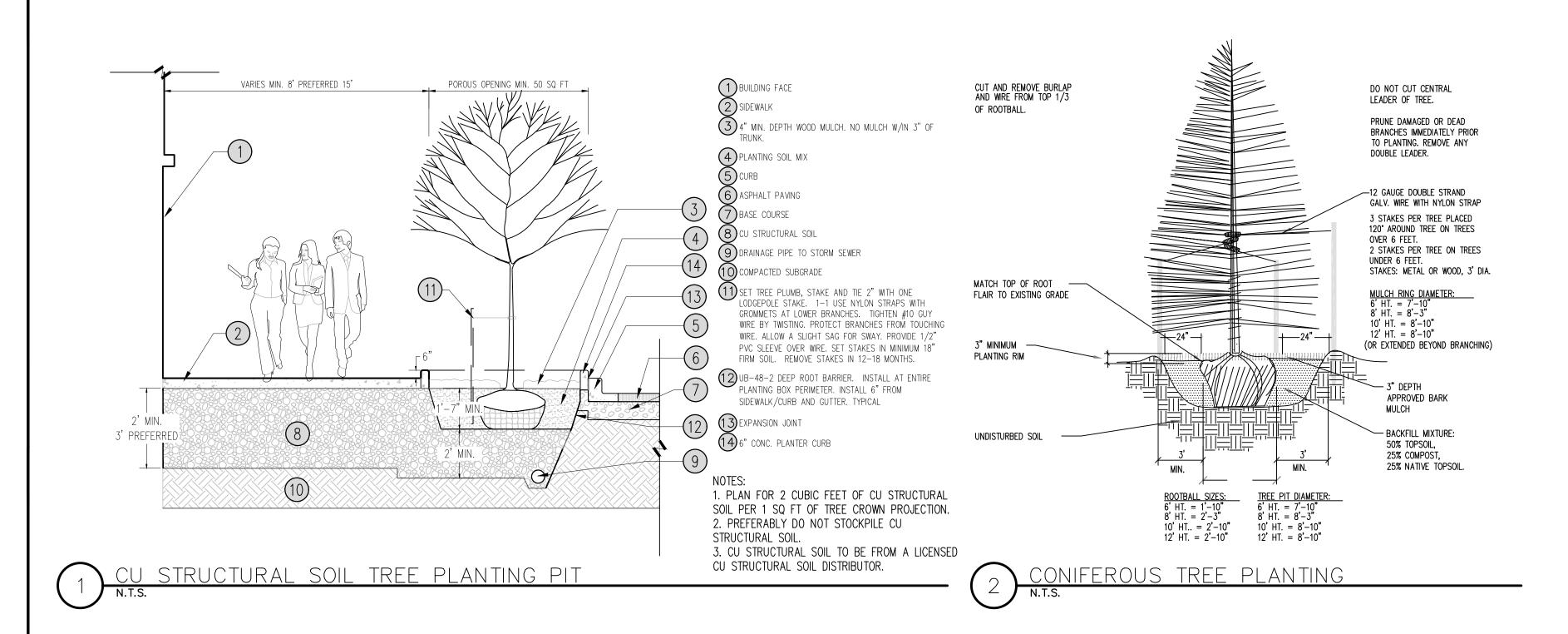
JMURRAY NATIONAL DENVER, I EST SELF STORAGE EVELOPMENT PLAN

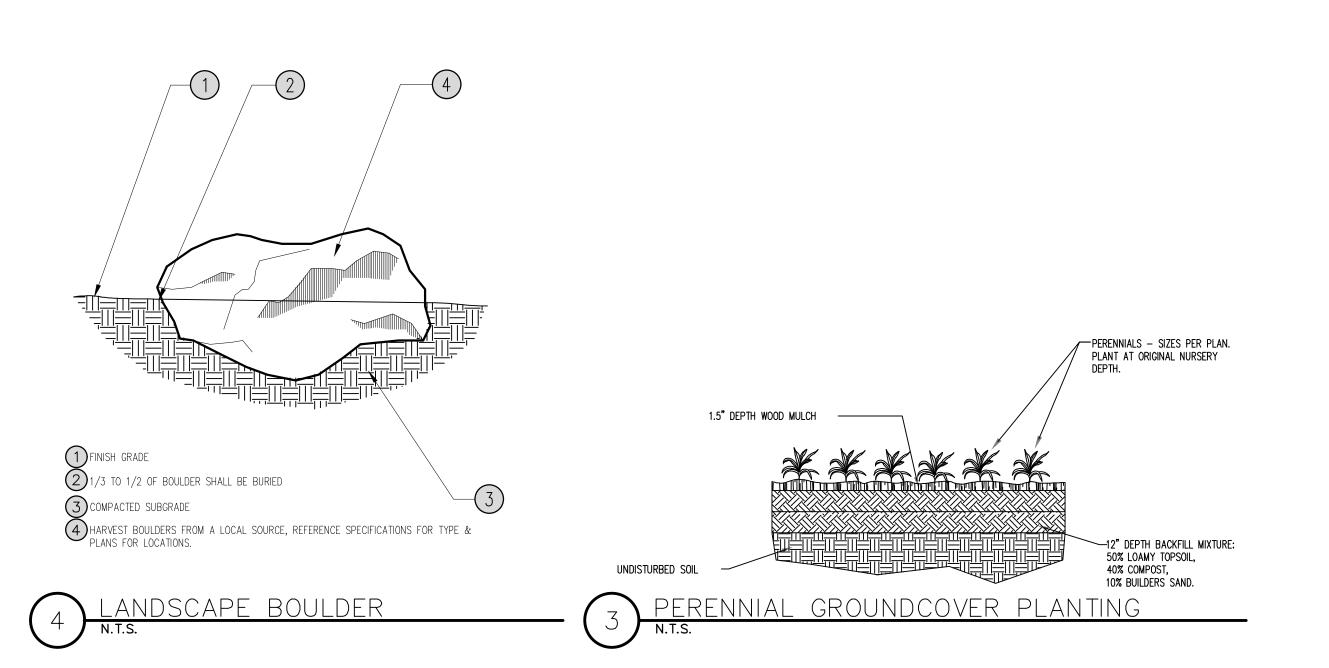
Project No:	ARO009
Drawn By:	вн
Checked By:	JR
Date:	11/15/2022

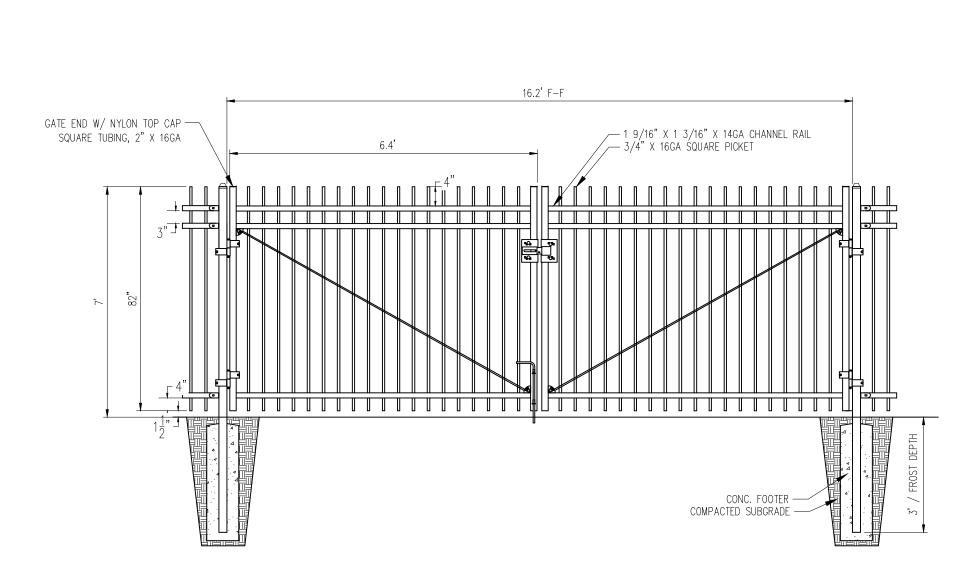
FINAL LANDSCAPE PLAN

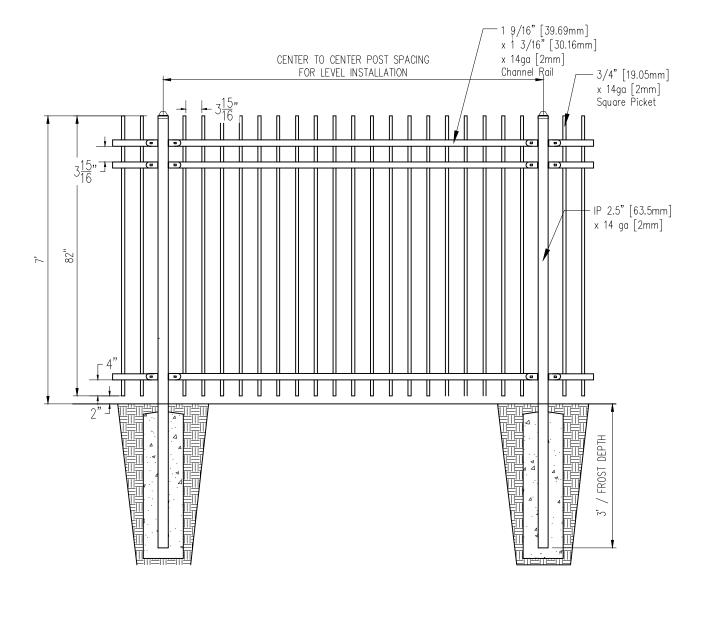
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Sheet 6 of 10

CITY APPROVAL STAMP:











W520-E6-41

20" Warehouse Shade with E6 Arm in Black. Medium Base Socket. Maximum Wattage 300w.



20" Warehouse Shade with Frosted Glass, Wire Guard, E6 Arm in Black and RTC Ballast Housing with Fluorescent Ballast. Fluorescent ballast

accommodates 26WCFL, 32WCFL, or 42WCFL. Also available in Clear Glass.



20" Warehouse Shade with E6 Arm in Forest Green. Medium Base Socket. Maximum Wattage 300w.



20" Warehouse Shade with Frosted Glass, Wire Guard, E6 Arm in Forest Green and RTC Ballast Housing with Fluorescent Ballast. Fluorescent ballast accommodates 26WCFL, 32WCFL, or 42WCFL. Also available in Clear Glass.

# W520-E6-44

20" Warehouse Shade with E6 Arm in White. Medium Base Socket. Maximum Wattage 300w.



# W520-42WPL-RTC-E6-200GLFR-GUP-44 ▶

20" Warehouse Shade with Frosted Glass, Wire Guard, E6 Arm in White and RTC Ballast Housing with Fluorescent Ballast. Fluorescent ballast accommodates 26WCFL, 32WCFL, or 42WCFL. Also available in Clear Glass.



**■ W520-E6-49** 

20" Warehouse Shade with E6 Arm in Galvanized. Medium Base Socket Maximum Wattage 300w.



W520-42WPL-RTC-E6-200GLFR-GUP-49

20" Warehouse Shade with Frosted Glass, Wire Guard, E6 Arm in Galvanized and RTC Ballast Housing with Fluorescent Ballast. Fluorescent ballast accommodates 26WCFL, 32WCFL, or 42WCFL. Also available in Clear Glass.

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ARMSTRONG
CAPITAL DEVELOPMENT

**ARCO** 

MURRAY

DESIGN BUILD

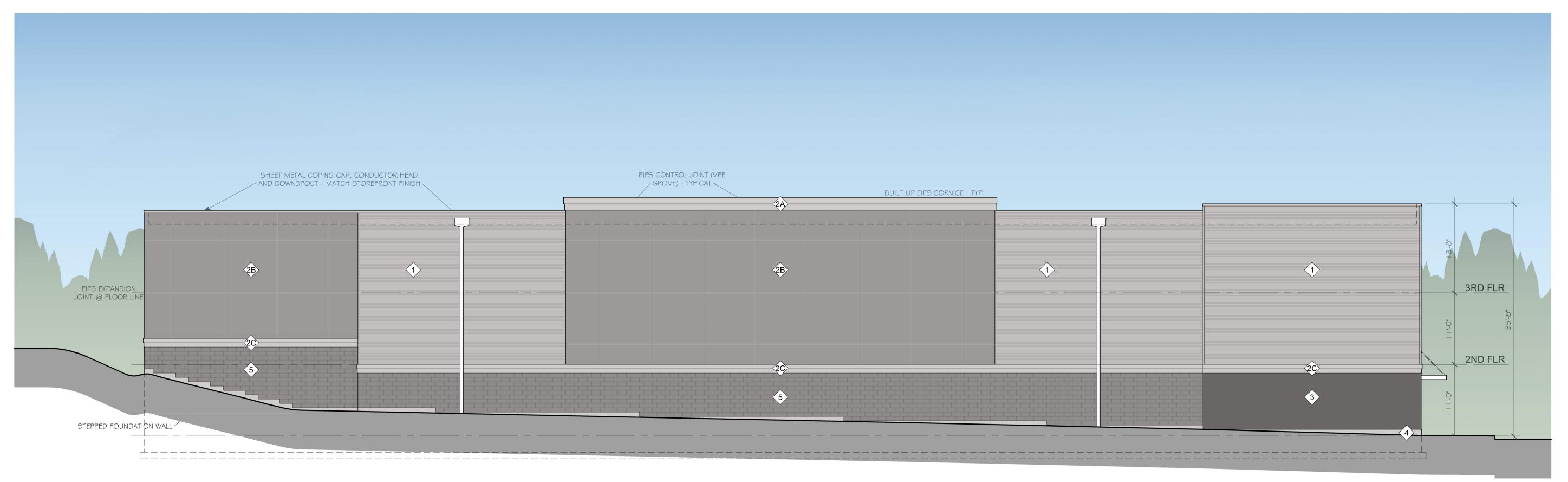
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LANDSCAPE DETAILS

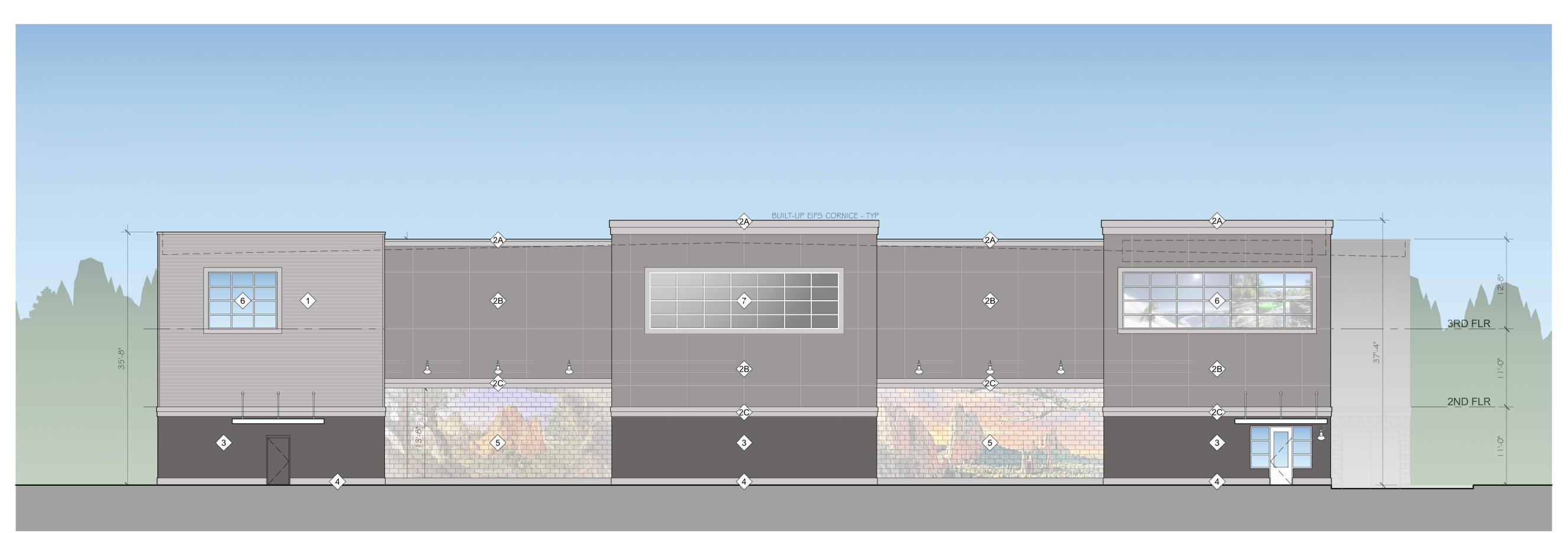
Sheet 7 of 10

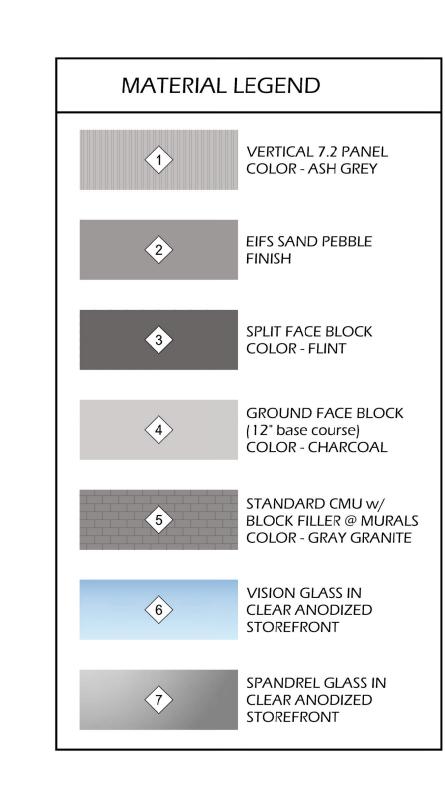
CITY APPROVAL STAMP:

CITY FILE NUMBER: FBZN-22-0003



WEST ELEVATION SCALE: 1/8" = 1'-0"





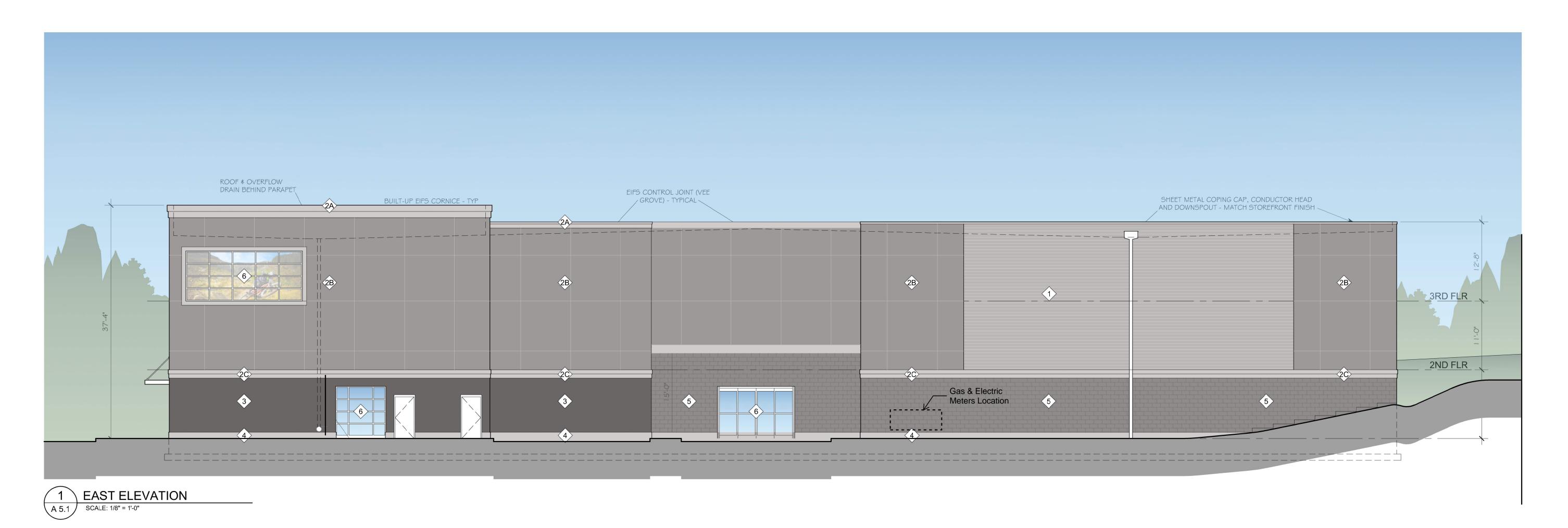


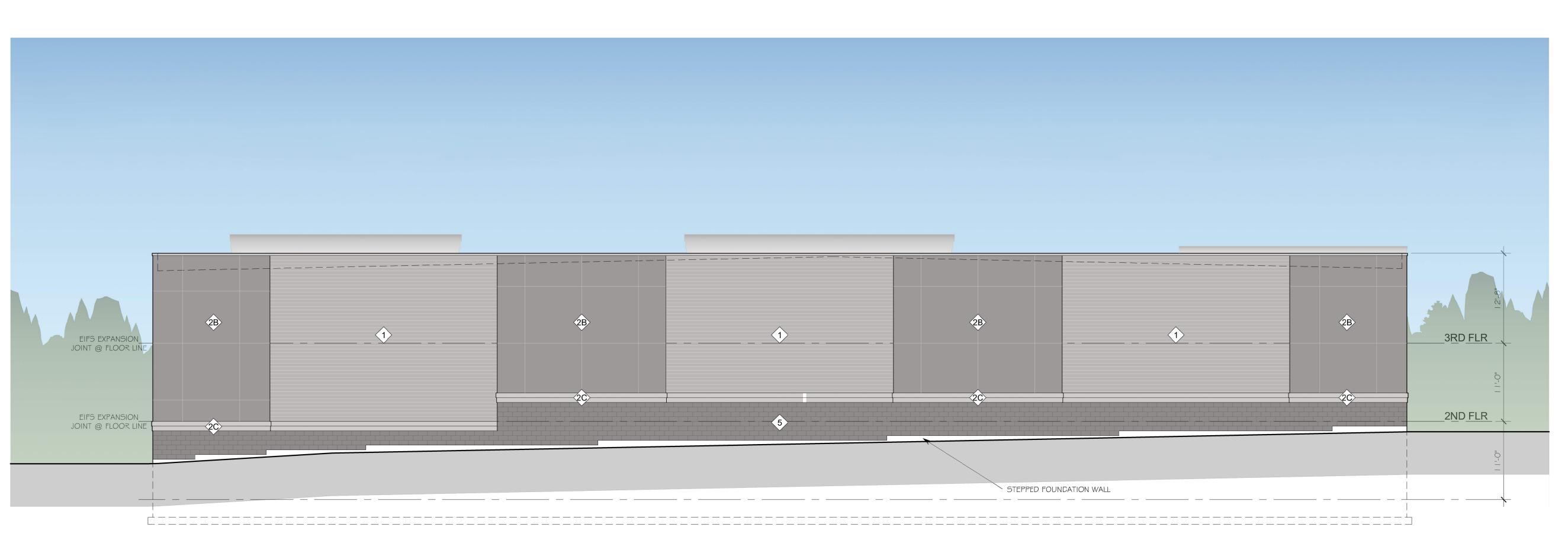


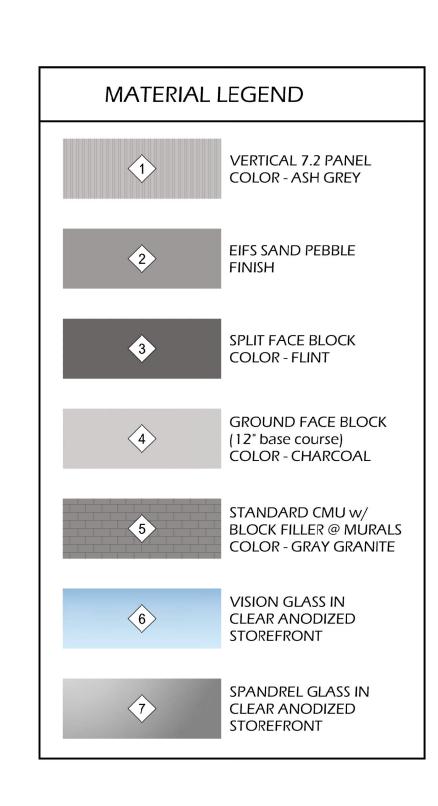


SELF STORAGE FACILITY









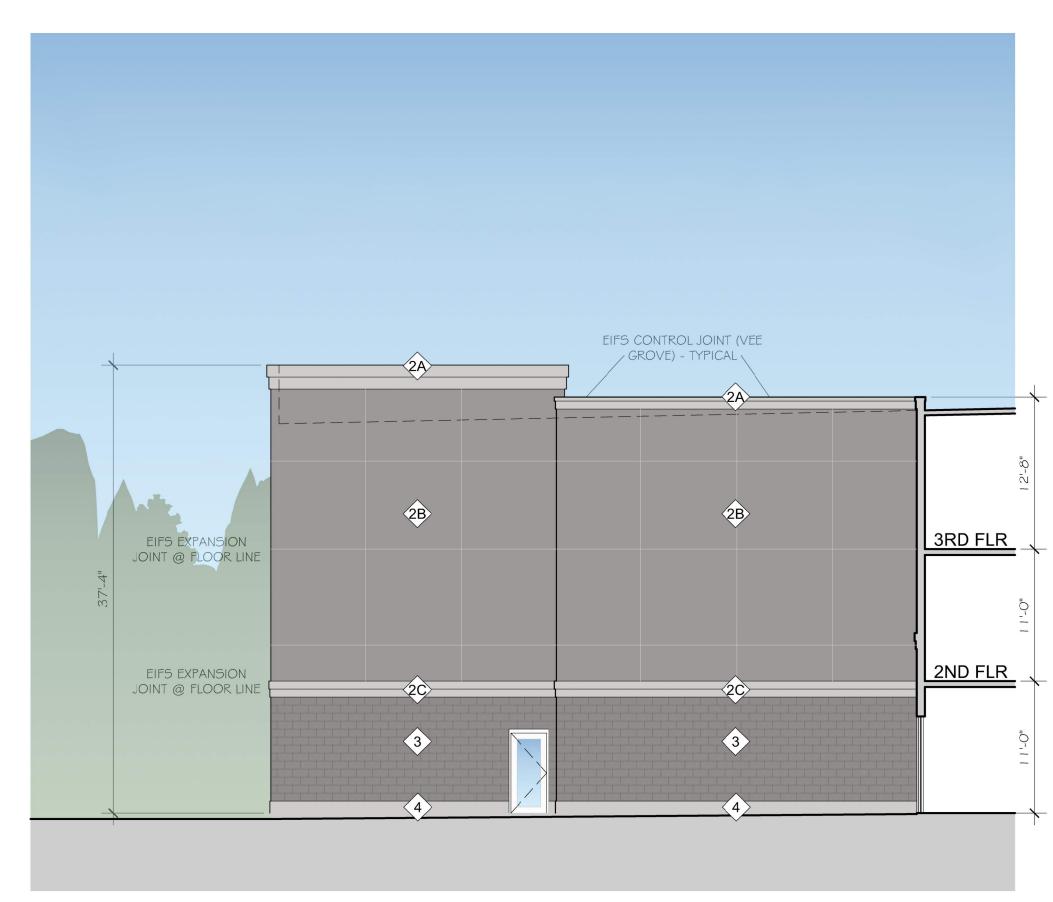




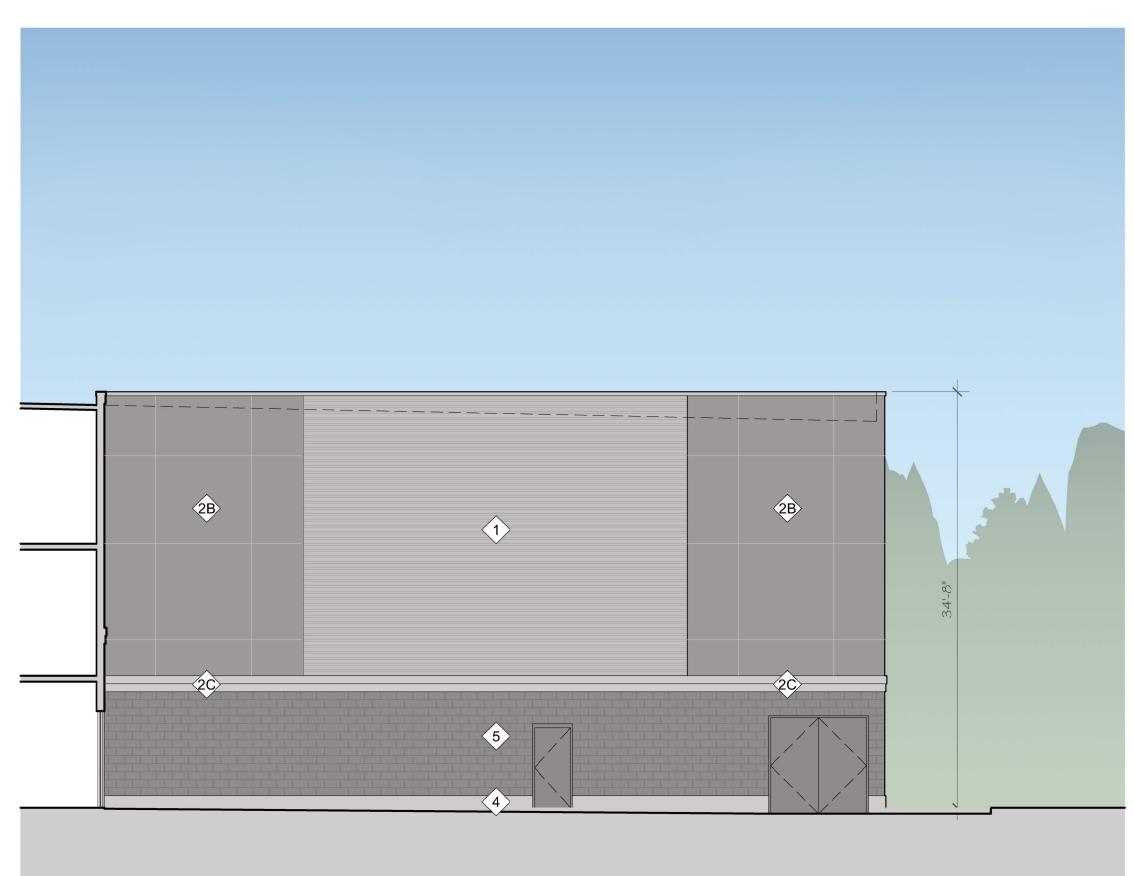






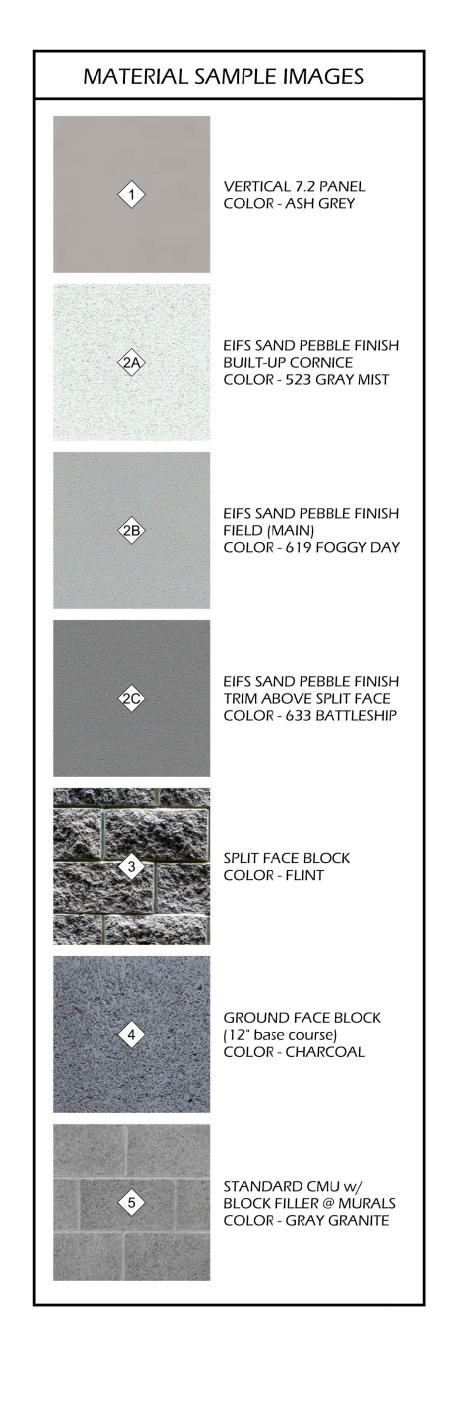


NORTH ELEVATION - LOADING A 5.2 | SCALE: 1/8" = 1'-0"









PROPOSED ELEVATIONS

