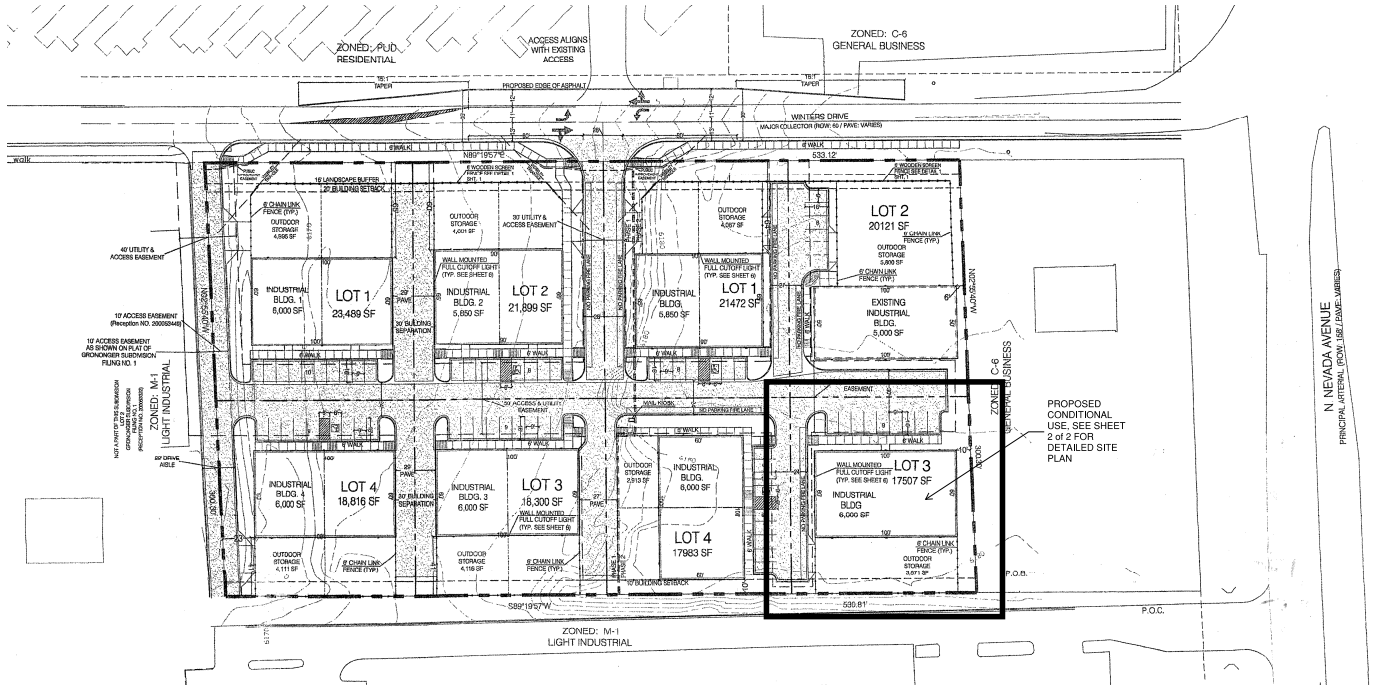


GENERAL NOTES:

1. GEOHAZARD STATEMENT:
   A GEOLOGICAL HAZARD EXEMPTION REQUEST HAS BEEN PREPARED BY ENTECH ENGINEERING DATED JUNE 5, 2006 (JOB # 797292). A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE AR DP 06-480 OF THE CITY OF COLORADO SPRINGS, DEVELOPMENT SERVICE DIVISION. CONTACT DEVELOPMENT SERVICES 30 SOUTH NEVADA AVENUE, SUITE 301, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
2. ALL TRASH COLLECTION WILL BE LOCATED WITHIN THE OUTDOOR STORAGE AREAS.
3. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND SIGNAGE MEET ALL APPLICABLE CITY CODE REQUIREMENTS INCLUDING:
   - PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
   - ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUT-INCH (4") LINES.
   - ACCESSIBLE AISLES SHALL BE OUTLINED AND DIAGONALLY STRIPED AT FORTY-FIVE DEGREE (45") ANGLES IN A CONTRASTING COLOR SUCH AS YELLOW, WHITE OR BLUE.
   - 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.
4. PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE FOR SHARED COMMON TRACTS, ACCESS DRIVES, PRESERVATION AREAS, AND LANDSCAPE AREAS ADJACENT TO THEIR PROPERTY.
5. 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.
6. NO NEW SITE LIGHTING IS PROPOSED. THE ADDITION OF SITE LIGHTING MAY REQUIRE AN AMENDMENT TO THIS PLAN AND/OR A PHOTOMETRIC PLAN.
7. ALL EXISTING CURB, GUTTER, DRIVEWAYS, PEDESTRIAN RAMPS, AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION, OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG WINTERS DRIVE ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED. 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 385-5977.
8. THE DESIGN PROFESSIONAL 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
9. GATES TO HAVE APPROVED KNOX EQUIPMENT FOR FIRE DEPARTMENT ACCESS
10. PRIVATE DRIVES TO THE EAST, WEST AND SOUTH SIDES OF THE SITE WILL BE MARKED AS A FIRE LANE.
11. REFER TO FINAL PLAT FOR WINTERS INDUSTRIAL PARK FOR EASEMENT RECEPTION NUMBERS RECORDED UNDER RECEPTION NUMBER 207112577.

WINTER INDUSTRIAL PARK UNIFIED CONTROL STATEMENT

ALL ACCESS DRIVEWAYS, DRIVES, AISLE WAYS, MANEUVERING AND PARKING AREAS AND ACCESS EASEMENTS AS SHOWN ON THIS PLAN SHALL BE FOR THE COMMON USE AND MAINTENANCE OF ALL USERS, PUBLIC OR PRIVATE, AND OWNERS OF THIS PLANNED 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. THE MAINTENANCE OF ALL ACCESS DRIVEWAYS, DRIVES, AISLE WAYS, MANEUVERING AND PARKING AREAS AND ACCESS EASEMENTS AS SHOWN ON THIS PLAT SHALL BE ASSIGNED TO THE LOT OWNERS.

NORTH

GRAPHIC SCALE

40' 0 20' 40' 80' 160'

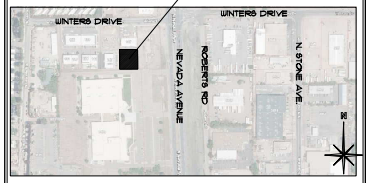
(IN FEET)
1 inch = 40' ft.

DRAWING INDEX

1 OF 4 - CONDITIONAL USE DEVELOPMENT PLAN
2 OF 4 - SITE PLAN & DTLS, PROJECT INFORMATION, DRAWING INDEX
3 OF 4 - FINAL LANDSCAPE PLAN
4 OF 4 - PLANTING DETAILS & NOTES

VICINITY MAP

NOT TO SCALE



PROJECT INFORMATION

PROPERTY INFORMATION

OWNER NAME:	GORDON CONSTRUCTION CO. INC. 155 WINTERS DRIVE COLORADO SPRINGS, CO 80907
LEGAL DESCRIPTION:	LOT 3, WINTERS INDUSTRIAL PARK FILING NO. 2
PARCEL NUMBER:	6353404-09-028
ZONING:	M-1 NNO
LOT SIZE:	17,508 SF (0.40 ACRES)
CURRENT USE:	DISTRIBUTION WAREHOUSE
FLOODPLAIN STATEMENT:	ZONE X (MAP NO. 08041C0514F, DATED MARCH 17, 1997), SITE IS OUTSIDE 100 YEAR FLOODPLAIN

BUILDING INFORMATION

GROSS BUILDING AREA:	8,326 SF
FIRST FLOOR:	6,000 SF
SECOND FLOOR	2,326 SF
BUILDING OCCUPANCY:	B/S-2
TYPE OF CONSTRUCTION:	II-B
FIRE SYSTEMS:	NONE
AREA SEPARATION WALLS:	NONE

ZONING CODE STUDY

PROPOSED PRINCIPAL USE:	DOG KENNELS
STRUCTURAL COVERAGE OF LOT:	NO CHANGE
PAVEMENT COVERAGE:	NO CHANGE
BUILDING STRUCTURAL HEIGHT:	25'-0"
FRONT YARD SETBACK:	20'-0" (WINTERS DR)
SIDE YARD SETBACK:	10'-0" / ADJ. TO RESIDENTIAL 25'-0")
REAR YARD SETBACK:	10'-0" (SOUTH)

REQUIRED PARKING SPACES
(NEW BUILDING ONLY):

OFFICE - (1 SPACE/400 SF)	
3,407 / 400 SF	9
NO ADDITIONAL SPACES NEEDED	
FOR KENNELS	0
H.C.-1 SPACE/25 REQ'D	1
TOTAL PARKING SPACES REQUIRED	9
EXISTING PARKING:	9
H.C. SPACES PROVIDED	1

DEVELOPMENT SCHEDULE

CONSTRUCTION:	FALL 2022
LANDSCAPING:	SPRING 2023

DEVELOPMENT APPLICANT

COMPANY:	HAMMERS CONSTRUCTION, INC. 1411 WOOLSEY HEIGHTS COLO. SPGS., CO 80915
PHONE NUMBER:	(719)-570-1949
FAX NUMBER:	(719)-570-7008
APPLICANT NAME:	LISA PETERSON
APPLICANT E-MAIL:	lpeterson@hammersconstruction.com

ADA NOTES

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.

LANDSCAPE NOTES

"LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS".

FLOODPLAIN STATEMENT

THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 08041C0514 F WITH AN EFFECTIVE DATE OF MARCH 17, 1997 HAS BEEN EXAMINED AS IT RELATES TO THE PROPERTY. THE PROPERTY LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD MAKING IT A ZONE X

CITY FILE NO. CPC 22-00112

HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRESIDENT: LISA A. HAMMERS
1411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
(719) 570-1949 FAX (719) 570-7008
www.hammersconstruction.com

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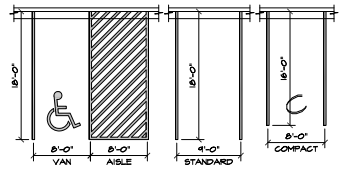
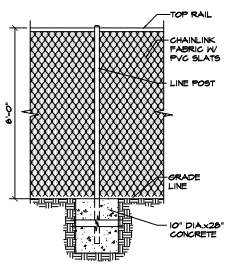
HIKING BUDDIES
KENNEL INDOORS
155 WINTERS DRIVE
COLORADO SPRINGS, CO 80907
EL PASO COUNTY, COLORADO

DATE: MAY 17, 2022
DRAWN BY: D. AQUINO
PROJ. MNGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 12711

RESUBMITTALS:
1. 8/5/2022-COMMENTS-7/29/22



3 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"

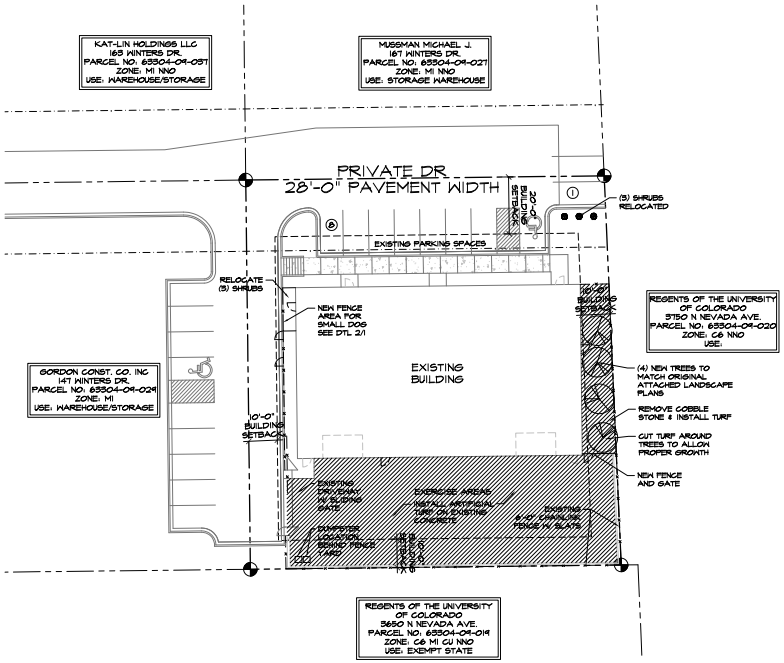


FENCE SPECS:
POSTS:
- ALL POSTS WILL BE SET IN CONC.
END & CORNER
- 2 5/8" T-40
LINE POSTS
- 2" T-40 @ 10'-0" OC
TOP RAIL:
- 1 5/8" T-20
CHAINLINK FABRIC:
- 2" MESH x 11 GA
- GALVANIZED AFTER WEAVING
- ATTACH W/ STL TIES
- START 1" A.F.F.
SLATS:
- MATCH EXISTING COLOR

2 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"

SITE LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- BUILDING SETBACK
- LANDSCAPE SETBACK
- UTILITY EASEMENT
- ACCESS EASEMENT
- OPAQUE CHAINLINK FENCE
- RETAINING WALL
- 6' HIGH WROUGHT IRON FENCE
- EXISTING SIDEWALK LOCATIONS W/ CONTROL JOINTS @ 5'-0" O.C.
- NEW ARTIFICIAL TURF
- PROPERTY CORNER
- SIGN
- EXISTING FIRE HYDRANT
- TRAFFIC FLOW
- WALL PACK LIGHTING
- PROPOSED FIRE HYDRANT



1 SITE PLAN
SCALE: 1"=20'-0"

NORTH
GRAPHIC SCALE
20' 0 10' 20' 40' 80'
(IN FEET)
1 inch = 20' ft.

CITY FILE NO. CPC 22-00112

HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VP/CEO: STEVE C. HAMMERS
4411 WOOLSEY HEIGHTS
COLORADO SPRINGS, CO 80915
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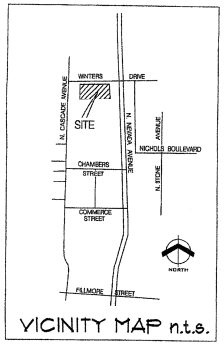
HIKING BUDDIES
KENNEL INDOORS
155 WINTERS DRIVE
COLORADO SPRINGS, CO 80907
EL PASO COUNTY, COLORADO

DATE: MAY 17, 2022
DRAWN BY: D. AQUINO
PROJ. MNGR: J. BUTLER
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1271

RESUBMITTALS:
2 8/5/2022-COMMENTS-7/29/22



VICINITY MAP n.t.s.

GROUND COVER LEGEND

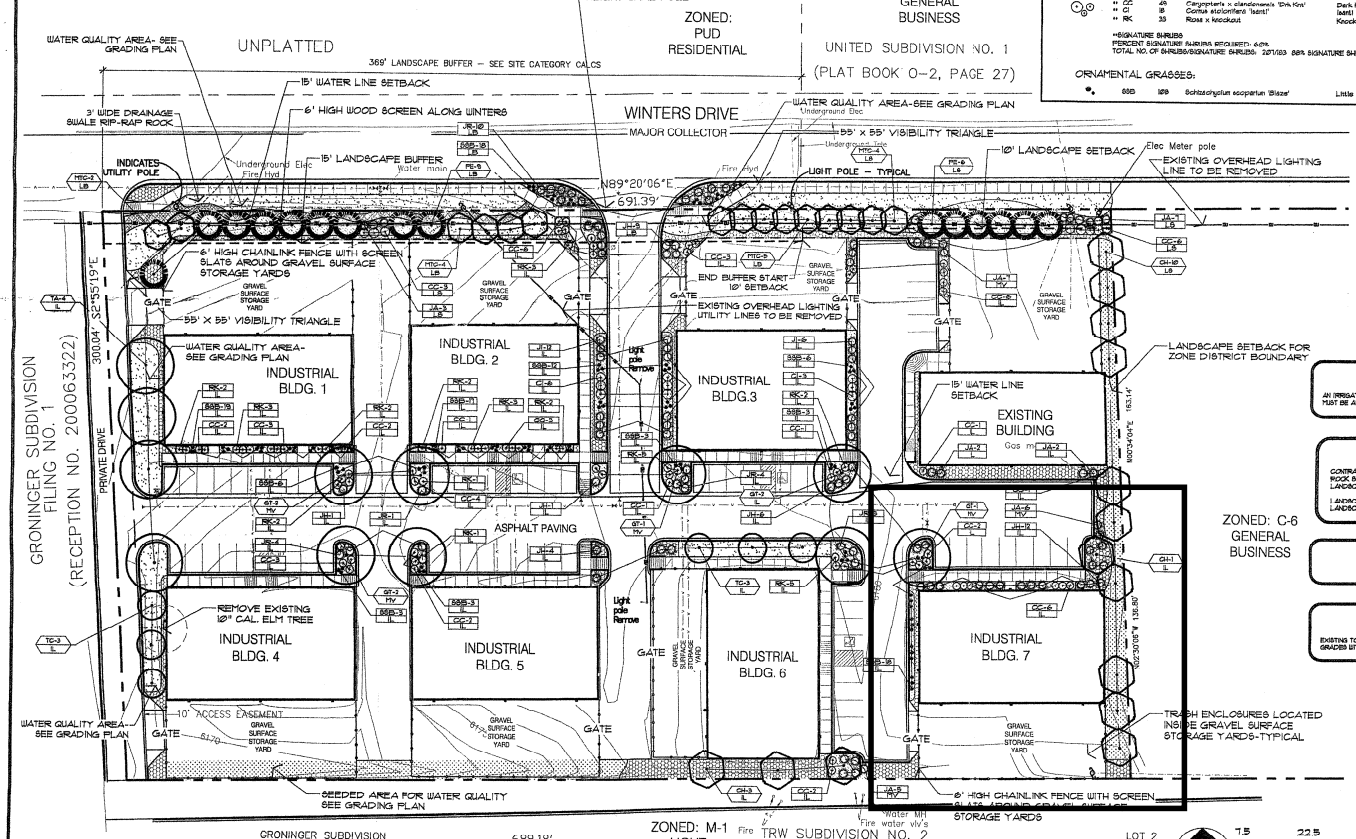
SYMBOL	DESCRIPTION	APPROX. SF
	River Rock 2-4" Diameter	1,841 SF
	Organic Mulch 3" - See Notes	6,097 SF
	Kentucky Bluegrass Sod	8,573 SF
	Non-Irrigated Seed - See Notes	4,092 SF
	Rip-Rap 5-12" Diameter	1000 SF

PLANT SCHEDULE

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Key from Appendix B	Mature Width	Planting Size	Notes	Use
EVERGREEN TREES:									
**	PE	15	Pinus edulis	Pinon Pine	1256D	15'	6' Ht.	B&B	
DECIDUOUS TREES:									
**	CH	14	Crataegus crus-galli inermis	Cockspur Hawthorn	238AD	20'	1-1/2" cal.	B&B	
**	GT	8	Gleditsia triacanthos	Skyline Honeylocust	48A	30'	1-1/2" cal.		
**	MTC	15	Malus 'Thunderchild'	Thunderchild Crabapple	46-7B	15'	1-1/2" cal.		
**	TA	4	Tilia americana 'Boulevard'	Boulevard Linden	4B	30'	1-1/2" cal.		
**	TC	6	Tilia cordata	Littleleaf Linden	4A	15'	1-1/2" cal.		
PERCENT SIGNATURE TREES REQUIRED: 50% TOTAL NO. OF TREES/SIGNATURE TREES: 62/62 100% SIGNATURE TREES **SIGNATURE TREES									
EVERGREEN SHRUBS:									
**	JA	17	Juniperus chinensis 'Armstrong'	Armstrong Juniper	DA	6-8'	5 gal.	Cont.	
**	JH	48	Juniperus horizontalis	Blue Chip Juniper	256BA	6-8'	5 gal.		PS/MV
**	JI	16	Juniperus sabina	Buffalo Juniper	DA	6-8'	5 gal.		PS
**	JR	24	Juniperus horizontalis 'Wilton'	Blue Rug Juniper	DA	3-4'	5 gal.		PS
DECIDUOUS SHRUBS:									
**	CC	49	Caryopteris x clandonensis 'Dark Knight'	Dark Knight Blue Mist Spirea	123BA	3-4'	5 gal.	Cont.	
**	CI	18	Cornus sericea 'Isanti'	Isanti Dogwood	49-7B	4-6'	5 gal.		PS/SH
**	RK	33	Rosa x knockout	Knockout Rose	456-7BA	3-4'	5 gal.		PS
**SIGNATURE SHRUBS PERCENT SIGNATURE SHRUBS REQUIRED: 40% TOTAL NO. OF SHRUBS/SIGNATURE SHRUBS: 207/183 88% SIGNATURE SHRUBS									
ORNAMENTAL GRASSES:									
	SSB	109	Schizachyrium scoparium 'Blaze'	Little bluestem grass	123BD	18-24"	5 gal.		

General Notes

Revision/Issue	Date
PER DESIGN CHANGES	8/21/06
PER CITY COMMENTS	10/12/06
PER CITY COMMENTS	10/24/06
PER CITY COMMENTS	11/13/06



NOTE: FOR DRAWING SHEET SIZE LESS THAN 24x36 INCHES REFER TO BAR SCALE.

IRRIGATION SYSTEM NOTE

AN IRRIGATION PLAN MUST BE SUBMITTED FOR REVIEW WITHIN 90 DAYS AFTER BUILDING PERMIT IS ISSUED. THE PLAN MUST BE APPROVED PRIOR TO ANY IRRIGATION COMPONENT INSTALLATION AND/OR ISSUANCE.

DRAINAGE NOTE

CONTRACTOR SHALL PROVIDE 6-8" DIAMETER RIP-RAP FOR ALL CURB INLETS INTO WATER QUALITY AREAS. ROCK SHALL PROTRUDE INLET SHALL BE MINIMUM 2' AND MAXIMUM 3' WIDE. PROVIDE LANDSCAPE FABRIC WITH LANDSCAPE STAPLES 18" O.C. EDGING IS NOT REQUIRED.

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

SOILS NOTE

SOILS AMENDMENT TEST AND RECOMMENDATIONS WILL BE SUBMITTED WITH IRRIGATION PLAN.

EXISTING TOPSOIL NOTE

EXISTING TOPSOIL TO BE STOCKPILED IN STORAGE YARD AREAS AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS PER PLAN.

ALL AMERICAN LANDSCAPE, INC.
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-637-0313

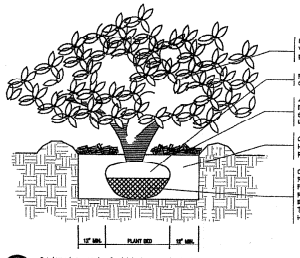
WINTERS INDUSTRIAL PARK
COLORADO SPRINGS, COLORADO

Drawn by: JM	Sheet 3 of 4
Date 3/31/06	
Scale AS NOTED	

FINAL LANDSCAPE PLAN

CITY FILE NO. CPC 22-00112

NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.



SET SHRUBS PLUMB. SHRUB SPACING AS PER THE PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT FINISH GRADE AT EDGE.

PLANT ROOTBALL 2 - 4" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL.

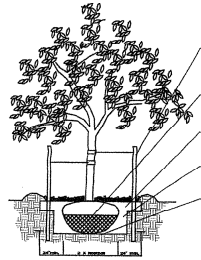
4 - 6" SPECIFIED MULCH. PROVIDE 3" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PLANTING PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY BASE.

CULTIVATE SOIL TO DEPTH OF ROOTBALL THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY SIDES OF PLANTING PIT. ROOT BALL SHALL REST ON FIRM, UNDISTURBED SOIL.

CUT AND REMOVE ALL BURLAP OR A MINIMUM TOP 2/3 OF ROOTBALL. REMOVE ALL TREATED, GREEN BURLAP AND PLASTIC CONTAINERS. FOR POT BOUND PLANTS ONLY: MAKE 4 - 5 VERTICAL CUTS IN ROOTBALL 1/2" DEEP. PLANT IMMEDIATELY. FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY ALL THE WAY THROUGH FROM BOTTOM TO HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.

1 SHRUB PLANTING DETAIL
NTS

NOTES:
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADER UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.



SET TREE PLUMB, STAKE AND TIE 3" CALIPER TREES WITH TWO POSTS ON THE WINDWARD AND LEEWARD SIDES + STAKE OVER 3" CALIPER WITH 3 EVENLY SPACED POSTS. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN FOR GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE 6" DANGLING. SET STAKES IN MINIMUM 18" FIRM SOIL.

PLANT ROOTBALL 2 - 4" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL.

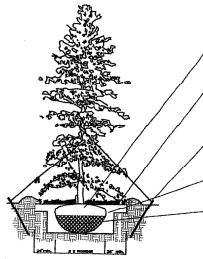
4 - 6" SPECIFIED MULCH. PROVIDE 3" PLANTING RIM FOR TREES IN DRYLAND PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR TREES IN IRRIGATED NATIVE TURF. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY TRUNK.

CULTIVATE SOIL TO DEPTH OF ROOTBALL THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY SIDES OF UNDISTURBED SOIL.

CUT AND REMOVE ALL BURLAP AND WIRE BASKETS FROM TOP 1/2 TO 2/3 OF ROOTBALL. REMOVE ALL TREATED, GREEN BURLAP. AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC AND RUBBER.

2 DECIDUOUS TREE PLANTING DETAIL
NTS

NOTES:
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADER UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.



PLANT ROOTBALL 2 - 4" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL.

4 - 6" SPECIFIED MULCH. PROVIDE 3" PLANTING RIM FOR TREES IN DRYLAND PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR TREES IN IRRIGATED NATIVE TURF. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY TRUNK.

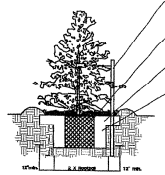
SET TREE PLUMB, STAKE 3" TREES AND SMALLER WITH TWO POSTS. SET ON WINDWARD AND LEEWARD SIDES+ STAKE 6' HEIGHT AND GREATER WITH 3 METAL ANGLE IRONS, PLACED 120 DEGREES APART. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN FOR GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE FOR VISIBILITY. SET STAKES IN MINIMUM 18" FIRM SOIL.

CULTIVATE SOIL TO DEPTH OF ROOTBALL THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY SIDES OF UNDISTURBED SOIL.

CUT AND REMOVE ALL BURLAP AND WIRE BASKETS FROM TOP 1/2 TO 2/3 OF ROOTBALL. REMOVE ALL TREATED, GREEN BURLAP. AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC AND RUBBER.

3 EVERGREEN TREE PLANTING DETAIL
NTS

NOTES:
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADER UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.



SET SHRUB PLUMB, STAKE AND TIE 3" CALIPER SHRUBS WITH ONE POST ON THE WINDWARD AND LEEWARD SIDE + USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF SHRUB. TIGHTEN FOR GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING TAPE 6" DANGLING. SET STAKES IN MINIMUM 18" FIRM SOIL.

PLANT ROOTBALL 2 - 4" ABOVE FINISH GRADE IN CLAY SOIL AND AT GRADE IN SANDY SOIL.

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CULTIVATE SOIL TO DEPTH OF ROOTBALL THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY SIDES OF UNDISTURBED SOIL.

4 UPRIGHT EVERGREEN SHRUB PLANTING DETAIL
NTS

LANDSCAPE CONTRACTOR NOTES

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 1-800-922-1987 FOR UTILITY LOCATES.

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN).

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE APPROVAL BY COLORADO SPRINGS CITY PLANNING.

CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS SPEC HANDBOOK, 1996 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS.

QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN.

LANDSCAPE ARCHITECT SHALL HAVE OPPORTUNITY TO INSPECT AND APPROVE ALL TREES AND ALL 1-B GALLON MATERIAL AT JOB SITE PRIOR TO PLANTING, INCLUDING PLACEMENT INSPECTION.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THEFT OR DAMAGE TO PLANT MATERIAL ONCE PLANT MATERIAL IS DELIVERED TO JOB SITE. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE INSPECTIONS. INSPECTIONS INCLUDE:
- -- PLANT MATERIAL SIZE AND QUALITY VERIFICATION, AND PLACEMENT VERIFICATION.
- -- IRRIGATION MAIN LINE INSPECTION (AS APPLICABLE)
- -- LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION.
- -- LANDSCAPE AND IRRIGATION FINAL INSPECTION AND CITY AFFIDAVIT.

A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK PROVIDER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.

CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, TURF AND IRRIGATION SYSTEM. REPLACEMENT PLANT MATERIAL SHALL BE OF THE SAME SPECIES AND SIZE AS THE REMOVED PLANT MATERIAL.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK, REV EDITION 1996. OWNER SHALL CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON BUT, IN ANY EVENT, SUCH REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING ONE (1) YEAR.

INSTALLATION NOTES

EXISTING TOPSOIL TO BE STOCKPILED AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS PER PLAN. SEE NOTE ON LP-4R.

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% LOW SALT COMPOST.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS.

ALL EDGINGS SEPARATING TURF, PLANTER, DECORATIVE ROCK, OR MULCH AREAS TO BE GREEN PRO-STEEL (1/8" x 4" x 16') WITH STAKES. EDGINGS TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL STAKES PER MANUFACTURER RECOMMENDATIONS.

EXISTING SOIL IN ALL PLANTING BED AREAS TO BE AMENDED WITH THE FOLLOWING:
- 3 CUBIC YARDS OF CITY APPROVED CLASS I OR 2 BIO COMPOST PER 1,000 SF TILLED INTO TOP 6" OF SOIL.

TREE AND SHRUB FERTILIZER AS FOLLOWS: (USE THE DRIP LINE TO CALCULATE THE SQUARE TBD FEET TO CALC. AREA) -- ALL TREES AND SHRUBS TO HAVE 3 LBS PHOSPHORUS PER 1,000 SF, 3 LBS NITROGEN PER 1,000 SF

ALL PARKING LOT ISLANDS TO BE EXCAVATED TO 36" DEPTH AND FILLED WITH IMPORTED TOPSOIL.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH LANDSCAPE FABRIC WITH STAPLES AT 5' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

ORGANIC MULCH TO BE HICKORY BARK TRITRO MULCH OR APPROVED EQUAL WITH NO LANDSCAPE FABRIC. ORGANIC WOOD MULCH SHALL BE PROVIDED FOR TREES AND SHRUBS IN ROCK MULCH AREAS PER DETAILS.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT TO ONE ANOTHER.

ALL SOD AREAS TO BE AMENDED WITH THE FOLLOWING:
- 3 CUBIC YARDS OF CITY APPROVED CLASS I OR 2 BIO COMPOST PER 1,000 SF TILLED INTO TOP 6" OF SOIL.
- SUPER GROW 20-20-20 FERTILIZER OR EQUAL 4 LBS PER 1,000 SF.

SOD TO BE BLUEGRASS BLEND SOD. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO HAVE LOW CLAY CONTENT AND LAID WITH TIGHT STAGGERED EDGES.

SITE LIGHTING TO BE BUILDING MOUNTED.

CONIFEROUS TREE NOTE

LANDSCAPE CONTRACTOR TO PROVIDE BARK BEETLE PROTECTION FOR ALL NEW PINE TREES. INSPECT PINE TREES PRIOR TO PLANTING AND SPRAY TREES WITH THE FOLLOWING:
- -- ASTROCHEMICO PERSTHRIN - CONTACT ACADEMY PEST CONTROL
- -- APPLY TREATMENT 3/YEAR FOR TWO CONSECUTIVE YEARS PER MANUFACTURE GUIDELINES

GO TO www.barkbeetles.org FOR MORE INFORMATION.

SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS (LS)

STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
WINTERS AVE.	NON - ARTERIAL	10/10 FT	165 LF	1/30 FT	6/10
EAST ZONE BOUNDARY	NA	0/10 FT	300 LF	1/30 FT	10/10

SHRUB SUBSTITUTES REQ./PROV.	ORNAMENTAL GRASS SUB. REQ./PROV.	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
0/10	0/10	LS	75%/75%
0/10	0/10	LS	75%/75%

MOTOR VEHICLE LOTS (MV)

NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/5 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	LENGTH OF FRONTAGE (FT) (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (FT)
4-9	0/0	WEST, SOUTH, EAST	72 LF	48 LF

MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ./PROV.	LENGTH OF SCREENING WALL OR BERM PROV.	VEHICLE LOT PLANT ABBR. ON PLAN	PERCENT GROUND PLANE EG. REQ./PROV.
10/10	5/10	NOT REQUIRED	MV	75%/75%

INTERNAL LANDSCAPING (IL)

NET SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
159,624 SF	NON-RESIDENTIAL 5%	7,500 SF/ 9,388 SF	15/16

SHRUB SUBSTITUTES REQ./PROV.	ORNAMENTAL GRASS SUB. REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
0/10	0/10	IL	75%/75%

LANDSCAPE BUFFERS AND SCREENS (LB) TRASH ENCLOSURE SCREENING NOT REQUIRED-SEE PLAN

STREET NAME OR PROPERTY LINE (ELEV.)	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	BUFFER TREES (1/30') REQ./PROV.	EVERGREEN TREES REQ. (50%) / PROVIDED
WINTERS AVE.	5/15	345 LF	11/30	5/6

LENGTH OF 6 FT. OPAQUE STRUCTURE REQ./PROV.	BUFFER TREE ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
345 LF	LB	75%/75%

General Notes

Revision/Issue	Date
PER DESIGN CHANGES	8/21/06
PER CITY COMMENTS	10/12/06
PER CITY COMMENTS	10/24/06
PER CITY COMMENTS	11/13/06

ALL AMERICAN LANDSCAPE, INC.
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPLAZA DRIVE
COLORADO SPRINGS, CO 80916
719-597-0011

WINTERS INDUSTRIAL PARK
COLORADO SPRINGS, COLORADO

Drawn by: JM
Date: 3/31/06
Scale: AS NOTED
Sheet: 4 of 4

CITY FILE NO. CPC 22-00112