

- FLAG NOTES:**
- PROPOSED FLAGPOLE (40' HEIGHT)
 - PROPOSED ACCESSIBLE PARKING SPACE, WITH BOLLARD MOUNTED ADA PARKING SIGN
 - PROPOSED ADA CURB RAMP
 - PROPOSED ADA ACCESSIBLE ROUTE
 - BUILDING ENTRY, SEE ARCHITECTURAL PLANS
 - PROPOSED 4" CONCRETE BUILDING SIDEWALK (1.5% MAX. CROSS SLOPE)
 - PROPOSED DECORATIVE CONCRETE PAVEMENT WITH BOLLARDS
 - PROPOSED 6" MONOLITHIC CURB
 - PROPOSED PORTLAND CEMENT CONCRETE PAVEMENT
 - PROPOSED UNDERGROUND FUEL STORAGE TANKS
 - PROPOSED BOLLARD BIKE RACK
 - PROPOSED DESIGNATED SMOKING AREA
 - PROPOSED 4" THICK CONCRETE SIDEWALK, WIDTH PER PLAN, SIDEWALK TO BE PLACED 7' OFF BACK OF CURB
 - PROPOSED 12" X 20" TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS
 - PROPOSED AIR MACHINE ON 4' X 4' PAD
 - PROPOSED RED BOX VENDING MACHINE
- PROPOSED PROPANE CAGE
 - PROPOSED TRANSFORMER PAD, SEE SHEET C3.1
 - PROPOSED RI-1 "STOP" SIGN
 - PROPOSED 25' MONUMENT SIGN, SEE SHEET A1.5
 - PROPOSED 12' X 60' LOADING ZONE
 - PROPOSED LIGHT POLE, ALL BASES SHALL BE PLACED A MINIMUM OF 8' BEHIND BACK OF CURB TO CENTER OF BASE, SEE PHOTO-METRIC PLAN ON SHEET S6.1
 - PROPOSED ASSOCIATE PARKING
 - PROPOSED DETENTION POND, SEE SHEET C2.1
 - PROPOSED RIGHT OF WAY STRIPING
 - PROPOSED LOCATION OF RELOCATED "CURVE AHEAD" SIGN
 - PROPOSED COMMISSIONED ART, SEE SHEET A1.4
 - PROPOSED CITY STANDARD CURB AND GUTTER
 - PROPOSED ICE MERCHANTISE
 - PROPOSED MISCELLANEOUS MERCHANTISE
 - FUTURE SIDEWALK TO BE CONSTRUCTED WITH THE DUBLIN BOULEVARD PUBLIC IMPROVEMENTS
 - FUTURE CURB AND GUTTER TO BE CONSTRUCTED WITH THE FULL DEVELOPMENT OF LOT 25

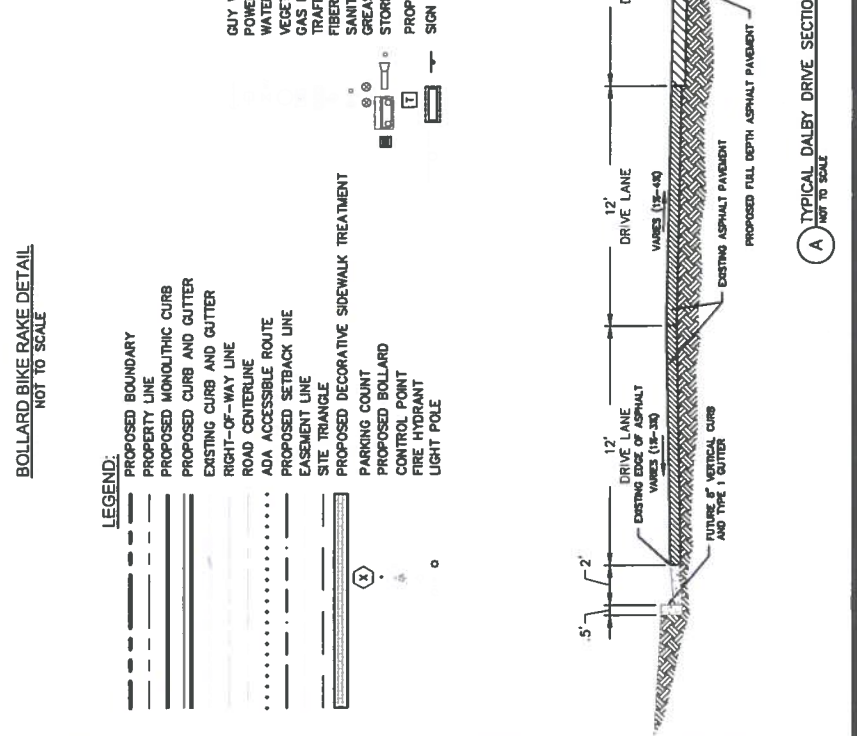
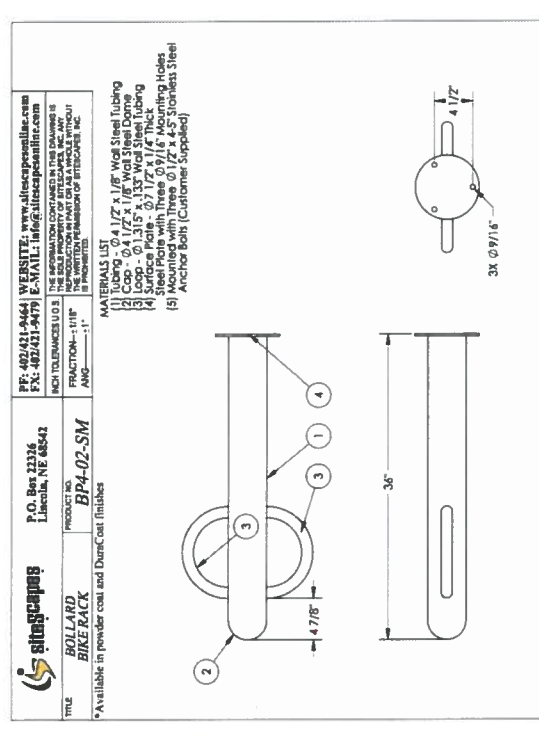


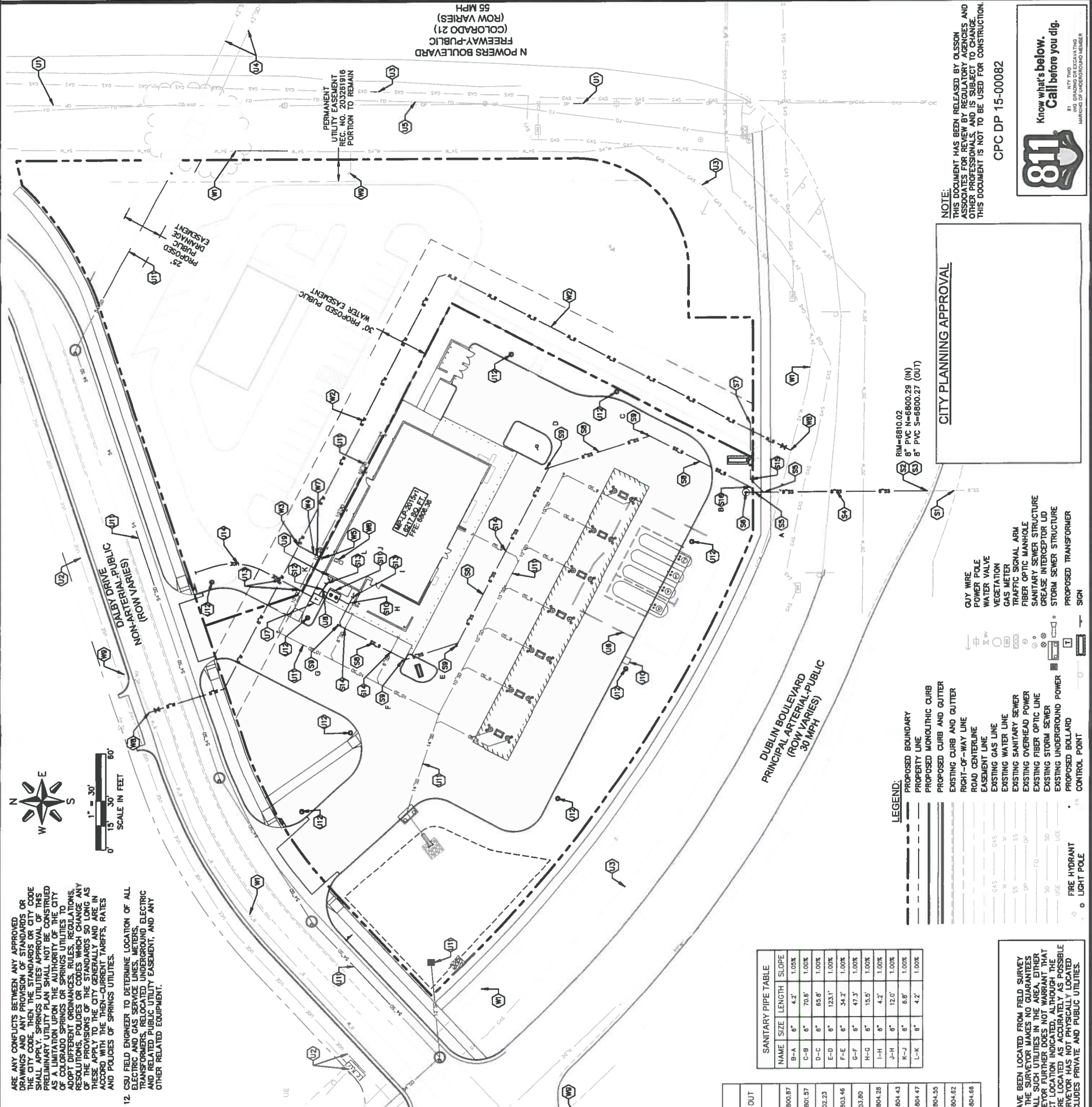
FIGURE 5

NOTE:
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 MARKING OF UNDERGROUND UTILITIES

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6. OWNER SHALL DELICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY 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 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 MAY BE INCURRED TO MAINTAIN WATER QUALITY IN THIS 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 ENGINEERS TO DETERMINE LOCATION OF ALL TRANSFORMERS AND TO SECURE APPROVAL 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, UNLESS INDICATED OTHERWISE ON THIS PLAN. OWNER SHALL PROVIDE ACCESS TO ALL UTILITIES AND 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 ORDINANCES AND REGULATIONS OF SPRINGS UTILITIES 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 ENFORCE REGULATIONS, POLICES OR ORDINANCES THAT MAY APPLY TO THESE PROJECTS OR TO THE PROPERTY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICES OF SPRINGS UTILITIES.

12. CSU FIELD ENGINEER TO DETERMINE LOCATION OF ALL ELECTRIC AND GAS SERVICE LINES, METERS, TRANSFORMERS, RELOCATED UNDERGROUND ELECTRIC AND RELATED PUBLIC UTILITY EASEMENT, AND ANY OTHER RELATED EQUIPMENT.

GENERAL NOTES:

1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.

2. PROPERTY OWNER(S) (OWNER) ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SYSTEMS TO THE PROPERTY IS THE RESPONSIBILITY OF THE OWNER AND SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS. SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS (STANDARDS), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICES, 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 AND/OR ACCESS TO THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES RULES AND REGULATIONS.

4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A FIRST-COME, FIRST-SERVED BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND THE AVAILABILITY OF UTILITY SERVICES AT ANY SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.

5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE DISCRETION OF SPRINGS UTILITIES. ANY ALTERATION DETERMINES THAT OWNERS' RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.

UTILITY FLAG NOTES

(U1) EXISTING OVERHEAD POWER, PROTECT IN PLACE
 (U2) EXISTING UNDERGROUND ELECTRIC, PROTECT IN PLACE
 (U3) EXISTING GAS LINE, PROTECT IN PLACE
 (U4) EXISTING STORM SEWER SYSTEM, PROTECT IN PLACE
 (U5) EXISTING FIBER OPTIC LINE, PROTECT IN PLACE
 (U6) UNDERGROUND FUEL STORAGE TANK OVERBID LIMITS PROPOSED TRANSFORMER PAD TO BE EXCAVATED AND PREPARED BY CONTRACTOR, TRANSFORMER TO BE INSTALLED BY COLORADO SPRINGS UTILITIES
 (U7) INSTALL SECONDARY UNDERGROUND POWER
 (U8) COORDINATE WITH COLORADO SPRINGS UTILITIES PROPOSED DRY UTILITY ENTRY LOCATION, COORDINATE WITH LOCAL UTILITY PROVIDERS
 (U9) INSTALL AIR MACHINE
 (U10) PROPOSED STORM SEWER SYSTEM, SEE SHEET C2.1
 (U11) PROPOSED LIGHT POLE LOCATIONS, SEE MEP PLANS FOR SITE LIGHTING ELECTRICAL PLAN
 (U12) PROPOSED UTILITY CROSSING, CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION
 (U13) INSTALL PRIMARY UNDERGROUND POWER CONDUIT, CONNECTION TO BE COORDINATED WITH COLORADO SPRINGS UTILITIES

SANITARY SEWER SERVICE FLAG NOTES

(S1) EXISTING SANITARY SEWER, PROTECT IN PLACE, SIZE PER PLAN
 (S2) EXISTING SANITARY SEWER MANHOLE
 (S3) CONNECT TO EXISTING SANITARY SEWER MANHOLE
 (S4) INSTALL 8" SANITARY SEWER MAIN EXTENSION
 (S5) CONNECT TO SANITARY SEWER MAIN WITH 4" FLEXIBLE SERVICE SADDLE
 (S6) INSTALL 4" DIA. SANITARY SEWER MANHOLE, INVY=6600.85
 (S7) INSTALL 47 LF OF 4" PVC SDR 35 SANITARY SEWER SERVICE STUB WITH PLUG AND MARKER FOR REMAINING LOT
 (S8) INSTALL PVC SDR 35 SANITARY SEWER SERVICE LINE, LENGTH, SIZE, AND SLOPE PER TABLE
 (S9) INSTALL 4" X 4" PVC SDR 35 WYE AND CLEANOUT WITH WATER TIGHT TRAFFIC RATED LID
 (S10) INSTALL 4" X 4" PVC SDR 35 WYE
 (S11) INSTALL 1000 GALLON GREASE INTERCEPTOR WITH SAMPLE PORT, WATER TIGHT LIDS, AND 2-WAY 4" CLEANOUTS AT INLET AND OUTLET OF INTERCEPTOR PER COLORADO SPRINGS DETAIL C2-4
 (S12) INSTALL 90" SANITARY SEWER PVC SDR 35 BEND AND CONNECTION
 (S13) CONNECT TO SERVICE AT BUILDING WITH 2-WAY CLEANOUT AND CONNECTION
 (S14) PROPOSED UTILITY CROSSING, CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION
 (S15) INSTALL 45" SANITARY SEWER PVC SDR 35 BEND
 (S16) INSTALL 22.5" SANITARY SEWER PVC SDR 35 BEND

WATER SERVICE FLAG NOTES

(W1) EXISTING WATER MAIN, PROTECT IN PLACE, SIZE PER PLAN
 (W2) INSTALL WATER MAIN, SIZE PER PLAN (6" MIN. COVER)
 (W3) TAP PROPOSED WATER MAIN WITH 2" SERVICE SADDLE
 (W4) COMMERCIAL WATER SERVICE LINE (5" MIN. COVER)
 (W5) CONNECT TO BUILDING SERVICE
 (W6) CONTRACTOR TO VERIFY LOCATION WITH MEP PLANS
 (W7) INSTALL 1.5" WATER METER, SEE MEP PLANS
 (W8) PROPOSED UTILITY CROSSING, CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION
 (W9) CONNECT TO EXISTING WATER MAIN WITH COMBO TEE/VALVE
 (W10) EXISTING FIRE HYDRANT

SANITARY STRUCTURE TABLE

ID	NORTHING EASTING	RIM/GROUND ELEV.	INVERT IN	INVERT OUT
A	N: 339549.55 E: 3222915.95	6600.82	6" (NE)=6600.82	6" (SW)=6600.87
B	N: 339552.28 E: 3222919.19	6600.87	6" (NE)=6600.87	6" (SW)=6601.57
C	N: 339561.83 E: 3222951.66	6605.00	6" (N)=6601.57	6" (S)=6602.23
D	N: 339577.99 E: 3222871.73	6605.55	6" (NW)=6602.23	6" (SE)=6603.46
E	N: 339573.31 E: 3222852.44	6605.87	6" (N)=6603.46	6" (S)=6603.80
F	N: 332795.09 E: 3222858.55	6605.83	6" (NE)=6603.80	6" (SW)=6604.28
G	N: 332833.26 E: 3222853.26	6605.83	6" (SE)=6604.28	6" (SW)=6604.43
H	N: 339581.78 E: 3222847.06	6604.43	6" (NE)=6604.43	6" (NW)=6604.47
I	N: 332795.09 E: 3222858.55	6606.20	6" (NE)=6604.55	6" (SW)=6604.35
J	N: 339581.78 E: 3222853.26	6604.46	6" (SE)=6604.62	6" (SW)=6604.82
K	N: 339581.78 E: 3222858.55	6604.32	6" (SE)=6604.62	6" (SW)=6604.82
L	N: 339581.78 E: 3222860.04	6604.04	6" (NW)=6604.47	6" (NW)=6604.66

SANITARY PIPE TABLE

NAME	SIZE	LENGTH	SLOPE
B-A	6"	4.2'	1.00%
C-B	6"	70.8'	1.00%
D-C	6"	85.8'	1.00%
E-D	6"	123.1'	1.00%
F-E	6"	34.2'	1.00%
G-F	6"	47.3'	1.00%
H-G	6"	15.5'	1.00%
I-H	6"	4.2'	1.00%
K-J	6"	8.6'	1.00%
L-K	6"	4.2'	1.00%

LEGEND:

- PROPOSED BOUNDARY
- PROPERTY LINE
- PROPOSED MONOLITHIC CURB
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- RIGHT-OF-WAY LINE
- ROAD CENTERLINE
- EASEMENT LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING FIBER OPTIC LINE
- EXISTING STORM SEWER
- EXISTING UNDERGROUND POWER
- PROPOSED BOLLARD
- CONTROL POINT
- FIRE HYDRANT
- LIGHT POLE
- QTY WIRE
- POWER POLE
- WATER VALVE
- VEGETATION
- GAS METER
- TRAFFIC SIGNAL ARM
- FIBER OPTIC MANHOLE
- SANITARY SEWER STRUCTURE
- GREASE INTERCEPTOR LID
- STORM SEWER STRUCTURE
- PROPOSED TRANSFORMER
- SIGN

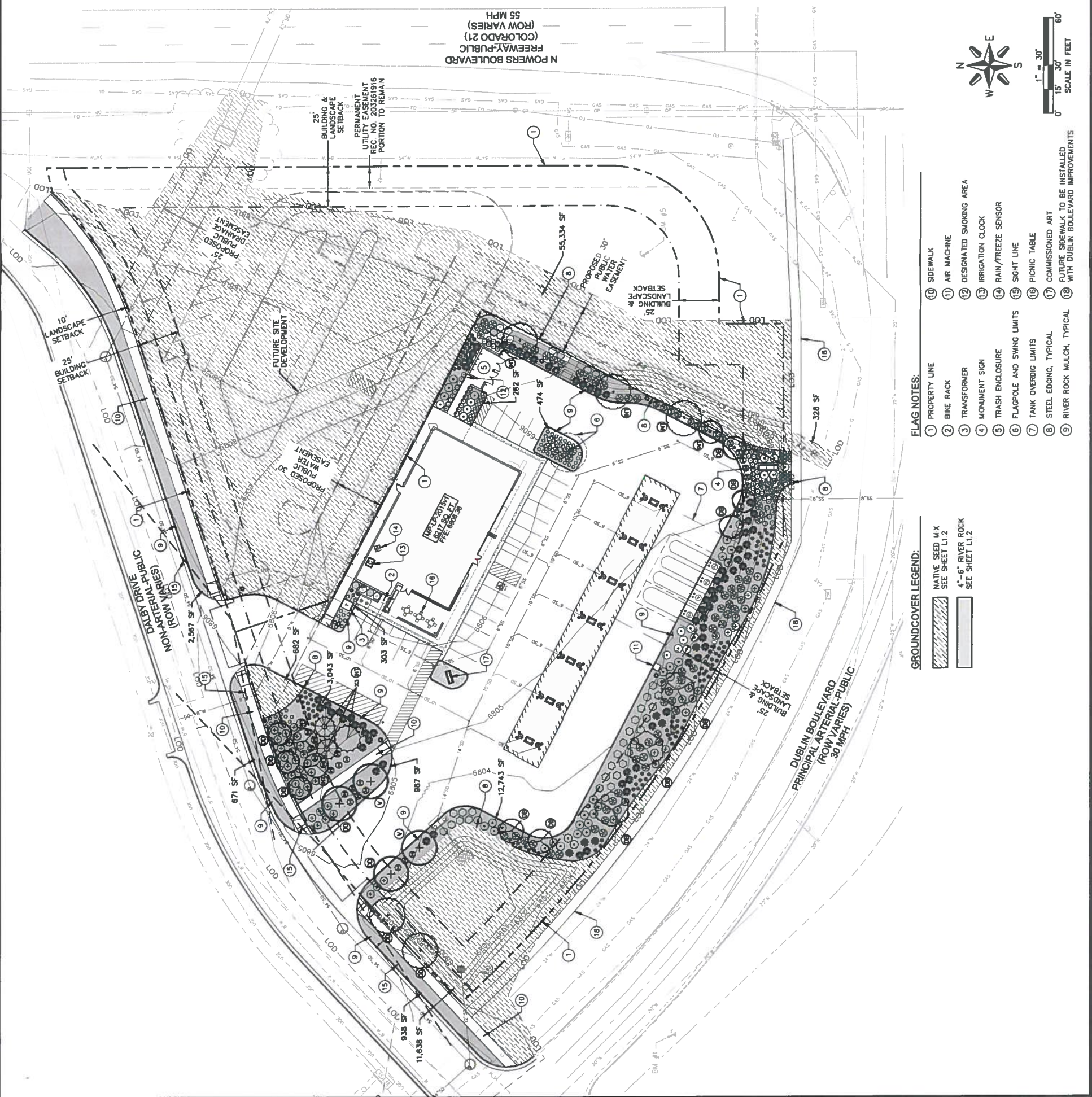
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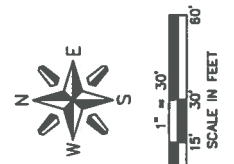
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FIGURE 5

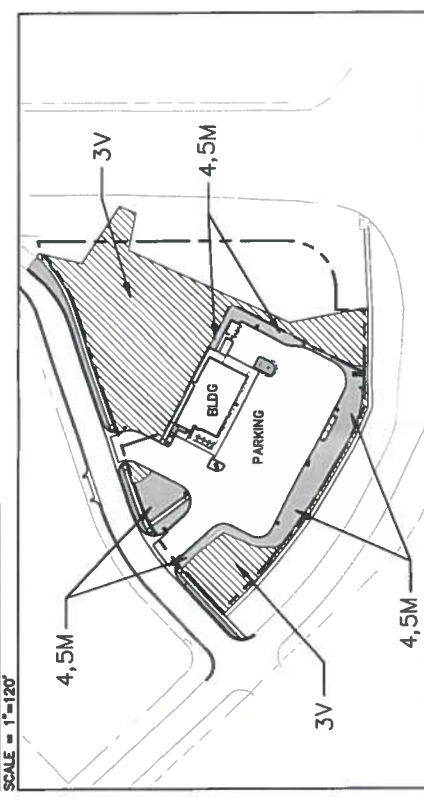


- GROUNDCOVER LEGEND:**
- NATIVE SEED MIX SEE SHEET L1.2
 - 4" - 5" RIVER ROCK SEE SHEET L1.2
- FLAG NOTES:**
- 1 PROPERTY LINE
 - 2 BIKE RACK
 - 3 TRANSFORMER
 - 4 MONUMENT SIGN
 - 5 TRASH ENCLOSURE
 - 6 FLAGPOLE AND SWING LIMITS
 - 7 TANK OVERDIG LIMITS
 - 8 STEEL EDGING, TYPICAL
 - 9 RIVER ROCK MULCH, TYPICAL
 - 10 SIDEWALK
 - 11 AIR MACHINE
 - 12 DESIGNATED SMOKING AREA
 - 13 IRRIGATION CLOCK
 - 14 RAIN/FREEZE SENSOR
 - 15 SIGHT LINE
 - 16 PICNIC TABLE
 - 17 COMMISSIONED ART
 - 18 FUTURE SIDEWALK TO BE INSTALLED WITH DUBLIN BOULEVARD IMPROVEMENTS



PLANT LIST - KUM & GO SITE

QTY.	KEY SYMBOL	COMMON/SCIENTIFIC NAME	PLANTING SIZE	MATURE WIDTH	MATURE HEIGHT	KEY FROM APPENDIX B
SHADE TREES						
3	CO	CELSTIS OCCIDENTALIS COMMON HACKBERRY	1.5" CAL.	40'-50'	50'-60'	3457DA
4	UD	ULMUS DAVIDIANA VAR. JAPANICA 'DISCOVERY' DISCOVERY ELM	1.5" CAL.	35'-40'	35'-40'	457AD
5	OB	QUERCUS BICOLOR SWAMP WHITE OAK	1.5" CAL.	35'-40'	35'-40'	45
ORNAMENTAL TREES						
4	VL	VIBURNUM LANTANA WATKINS TREE	1" CAL.	15'-20'	15'-20'	456A
7	AG	ACER GINNALA ANEUR MAPLE	1" CAL.	15'-20'	15'-20'	457A
EVERGREEN TREES						
2	PE	PINUS EDULIS PINYON PINE	6" HT.	10'-15'	30'-40'	1256D
1	JV	JUNIPERUS VIRGINIANA EASTERN REDCEDAR	6" HT.	20'-25'	30'-50'	2568A
TOTAL NUMBER OF TREES: 26						
TOTAL SIGNATURE TREES: 26 = 100% SIGNATURE TREES						
PERCENT SIGNATURE TREES (60% MINIMUM)						
DECIDUOUS SHRUBS						
36	AM	ARONIA MELANOCARPA BLACK CHOKEBERRY	5 GAL	3'-5'	3'-5'	457A
41	AC	RIBES ALPIMUM ALPINE CURRANT	5 GAL	3'-6'	3'-6'	5678A
49	RA	RHUS AROMATICA 'CRO-L' CRO-L' FRAGRANT SUMAC	5 GAL	5'-6'	20'-24'	23456DA
71	PB	PRUNUS BESSEYI 'PANWEE BUTTES' PANWEE BUTTES WESTERN SAND CHERRY	5 GAL	4'-6'	15'-18'	23456DA
EVERGREEN SHRUBS						
50	PM	PINUS MUGO PUMILIO MUGO PINE	5 GAL	5'-6'	3'-5'	1256D
75	JC	JUNIPERUS CHINENSIS 'SEA GREEN' SEA GREEN JUNIPER	5 GAL	4'-6'	3'-5'	568A
53	YC	YUCCA GLAUCA NARROW LEAF YUCCA	5 GAL	2'-4'	2'-4'	123456D
TOTAL NUMBER OF SHRUBS: 375						
TOTAL SIGNATURE SHRUBS: 375 = 100% SIGNATURE SHRUBS						
ORNAMENTAL GRASSES						
75	BC	BOUTELOUA CURTIPENDULA SIDEGRASS GRAMA	1 GAL	18'-24"	24"	1235D
64	BC	BOUTELOUA GRACILIS BLUE GRAMA	1 GAL	12"	12"	23D
19	SS	SCHIZACHYRIU SCOPARIUM LITTLE BLUESTEM	1 GAL	18'-24"	24"	1235D
101	SC	SPOROBOLUS CRYPTANDRUS S. AIROIDES SAND DROPSSEED, ALKAU SACATON	1 GAL	18'-24"	24"	134D
6	HM	PANICUM VIRGATUM 'HEAVY METAL' HEAVY METAL SWITCH GRASS	1 GAL	18'-30"	36"	12346D
TOTAL NUMBER OF GRASSES: 285						
TOTAL SIGNATURE GRASSES: 285 = 100% SIGNATURE GRASSES						



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CALL 811 SEVENTY-TWO HOURS PRIOR TO DIGGING. ORDERING OR EXCAVATING FOR THE LAYOUT OF UNDERGROUND UTILITY LINES.

CPC DP 15-00082

DATE: 01-15-16
SHEET NUMBER: L1.1
6 OF 14

FIGURE 5

NATIVE SEEDING NOTES

- ALL MATERIALS USED SHALL MEET OR EXCEED APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL SPECIFICATIONS. ALL SPECIES SHALL BE TRUE TO THEIR SCIENTIFIC NAME AS SPECIFIED.
- ALL GRASS SPECIES SHALL BE SUPPLIED AS PURE LIVE SEED (PLS).
- SEED OF ALL SPECIES NATIVE TO NORTHWEST COLORADO SHALL BE FROM A SOURCE WITHIN A 150 MILE RADIUS OF THE SEEDING AREA PRIOR TO INSTALLATION.
- SEEDS SHALL HAVE PROPER STRATIFICATION AND/OR SCARIFICATION TO BREAK SEED DORMANCY FOR SPRING PLANTING.
- SEEDING SHALL BE PREFERENTIALLY CONDUCTED AS A LATE FALL DORMANT SEEDING (AFTER NOVEMBER 15) OR IN EARLY SPRING (AS FERTILIZER SOIL IS FREE OF FROST AND IN A WORKABLE CONDITION BUT NO LATER THAN JUNE 15).
- NATIVE SEEDING SHALL BE COMPLETED WHEN A MINIMUM OF 1/4 INCH OF NATURAL RAINFALL IS EXPECTED OR WHEN A MINIMUM OF 1/4 INCH OF IRRIGATION WILL BE RECEIVED WITHIN 10 DAYS AFTER SEEDING. IF SUFFICIENT NATURAL RAINFALL IS NOT RECEIVED WITHIN 10 DAYS, THE NEW SEEDING SHALL BE IRRIGATED WITH A MINIMUM OF 1/4 INCH OF WATER, OR 4.0 INCHES WATER PENETRATES THE SOIL TO A UNIFORM MINIMUM DEPTH OF 4.0 INCHES.
- A TEMPORARY ABOVE-GROUND IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE CONTRACTOR UPON COMPLETION OF FINISH GRADING AND PRIOR TO INSTALLATION OF PLANTINGS WITHIN THE GRADED UPLAND AREAS. ALL GRADED AREAS SHALL RECEIVE HEAD-TO-HEAD IRRIGATION COVERAGE, EXCEPT FOR PERMANENTLY PONDED AREAS.
- PROVIDE WRITTEN VERIFICATION TO THE OWNER THAT BACKFLOW PREVENTION PER CODE EXISTS ON THE LINE TO BE USED AS A POINT OF CONNECTION FOR THE IRRIGATION SYSTEM. IF VERIFICATION CANNOT BE MADE, PROVIDE BACKFLOW PREVENTION PER CODE AS A PART OF THE INSTALLATION.
- CONTRACTOR SHALL PROVIDE WATER AND ELECTRICITY FOR THE SYSTEM IN THE EVENT THAT NEITHER IS AVAILABLE FOR IMMEDIATE USE. CONTRACTOR SHALL PROVIDE ISOLATION VALVE AND CONNECTION TO WATER AND CONTROLLER.
- THE IRRIGATION SYSTEM SHALL BE SET BY CONTRACTOR PRECIPITATION 2 WEEKS BEFORE SEEDING. DURING APPLICATION OF SEEDS, THE FIRST WATERING SHALL BE CONDUCTED IMMEDIATELY AFTER SEEDING. THE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM THROUGHOUT THE DURATION OF FIRST FULL GROWING SEASON. AT THE END OF THE IRRIGATION PERIOD, AND IF PLANT ESTABLISHMENT IS SUCCESSFUL, AS DETERMINED BY THE SEEDING WARRANTY CRITERIA, THE CONTRACTOR SHALL PERMANENTLY CAP-PIPE DOWNSTREAM OF ISOLATION VALVE, AND THEN DISASSEMBLE AND REMOVE THE IRRIGATION SYSTEM.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL TEMPORARY SIGNS, FLAGGING, ETC. AT THE PERIMETER OF ALL SEEDING SITES IMMEDIATELY AFTER THEIR COMPLETION, WHICH SHALL SERVE TO NOTIFY FOOT AND VEHICULAR TRAFFIC THAT A SENSITIVE AREA MAY BE DAMAGED BY THEIR ENTRY.
- AREAS DESCRIBED AS NATIVE GRASS ZONES SHALL BE MULCHED, MULCHING IS THE APPLICATION OF ORGANIC MATERIAL TO THE SOIL SURFACE TO PROTECT IT FROM RAINDROP IMPACT AND OVERLAND FLOW. MULCH COVERS THE SOIL AND ABSORBS THE EROSION IMPACT OF RAINFALL AND REDUCES THE FLOW VELOCITY OF RUNOFF.
 STRAW MULCH SHALL BE OAT, WHEAT, OR RICE STRAW MULCH. HAY MULCH SHALL BE PRAIRIE GRASS OR OTHER HAY AS APPROVED BY THE OWNER. THE MULCH SHALL BE FREE OF JOHNSON GRASS OR OTHER NOXIOUS WEEDS AND FOREIGN MATERIALS. IT SHALL BE KEPT IN A DRY CONDITION AND SHALL NOT BE MOULDED OR ROTTED. STRAW OR HAY FOR EROSION CONTROL SHALL BE CLEAN, SEED-FREE HAY OR THRESHED STRAW OF WHEAT, RYE, OATS, OR BARLEY.
 MULCH SHALL COVER A MINIMUM OF 80% OF THE SOIL SURFACE FOR UNSEEDED AREAS. FOR SEEDED AREAS, MULCH SHALL BE PLACED LOOSE AND OPEN ENOUGH TO ALLOW SOME SUNLIGHT TO PENETRATE AND AIR TO CIRCULATE BUT STILL COVER A MINIMUM OF 70% OF THE SOIL SURFACE.
 MULCH SHALL BE APPLIED AT THE RATE OF 1 1/2 TO 2 TONS PER ACRE FOR SITES THAT ARE SEEDS THAT ARE SEEDING AND 2 TO 3 TONS PER ACRE FOR SITES THAT ARE NOT SEEDS. THIS APPLICATION RESULTS IN A LAYER OF 1/4 TO 1 1/2 INCHES THICK FOR SEEDS SITES, AND 1/2 TO 3 INCHES THICK FOR SITES NOT SEEDS.
 IMMEDIATELY AFTER SPREADING, THE MULCH SHALL BE ANCHORED BY A MULCH CRUMPER AND/OR TACKIFIER.
- THE WORK AREA SHALL BE KEPT FREE OF DEBRIS BY THE CONTRACTOR. AFTER SEED INSTALLATION IS COMPLETE, CLEAN UP ANY REMAINING MATERIALS, DEBRIS, TRASH, ETC. AVOID DRIVING OVER SEEDS AREAS TO MINIMIZE DISTURBANCE. GRADING STAKES, STONES, TRASH, AND OTHER DEBRIS WHICH MAY DETRACT FROM THE APPEARANCE OR HINDER SEEDING OPERATIONS ARE TO BE REMOVED FROM THE SITE WHEN MULCH, FERTILIZER, COMPOST, LIMESTONE, ELEMENTAL SULFUR, GYPSUM, AND OTHER DEBRIS SHALL BE REMOVED FROM PAVED AREAS SOON AS POSSIBLE AFTER SPREADING AND SEEDING OPERATIONS ARE COMPLETED. 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 NEARBY STREAMS AND OTHER AREAS SHALL BE PROTECTED FROM SOIL FERTILIZER, COMPOST, AND THE INCURSION 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 THROUGHOUT. DURING THE MAINTENANCE PERIOD, BEFORE AND AFTER THE GROWING SEASON, HAND WEEDING SHALL BE REQUIRED TO REMOVE ALL WEEDS THAT ARE LARGER THAN 3/32" IN DIAMETER. THE FOLLOWING GENERAL MAINTENANCE MAINTENANCE RECOMMENDATIONS ARE TO BE FOLLOWED UNLESS AN ALTERNATIVE IS APPROVED BY THE OWNER.

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 COMPLETED BETWEEN THE MONTHS OF MARCH - JULY 15. NO MOWING SHOULD BE COMPLETED AFTER THE JULY 15 DATE. AN ADDITIONAL WEED PREVENTION IS RECOMMENDED WITH THE USE OF AN APPROVED HERBICIDE FOR NATIVE GRASSES. A GOOD APPROACH IS TO APPLY A PRE-EMERGENT HERBICIDE IN EARLY SPRING (MARCH 15) AND A POST-EMERGENT HERBICIDE IN LATE SPRING (MAY 15) 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 WEED AS NECESSARY.

3RD YEAR - MOW ONCE BEFORE JULY 15TH AFTER VEGETATION REACHES A HEIGHT OF 16". MOW TO A HEIGHT OF 8". CONTINUE TO SPOT TREAT INVASIVE WEEDS WITH AN APPROVED HERBICIDE. HAND WEED AS NECESSARY.

16. IN ADDITION TO THE SPECIFIED NATIVE SEED MIX, A COVER CROP OF OATS (AVENA SATIVA) FROM END OF GROWING SEASON TO BEGINNING OF GROWING SEASON OR WINTER WHEAT (TRITICUM AESTIVUM) DURING GROWING SEASON TO BE SEED AT A RATE OF 120 LBS PER ACRE.

NATIVE SEED MIX.

COMMON NAME	RATE
PBSB LOW GROW NATIVE MIX - 40 LBS PER ACRE	
IDAH0 FESQUE	25%
SANDBERG BLUEGRASS	25%
ROCKY MOUNTAIN FESQUE	25%
CANBY BLUEGRASS	25%

SEEDBED PREP:
 WEEDS: ROTOTILLED TO 8"
 DEBRIS: PER GENERAL NOTES
 OTHER: TILL IN 3 C.Y. ORGANIC MATTER PER 1000 S.F.

MULCH:
 KIND: GREEN COLOR HYDROMULCH AFTER SEEDING.
 METHOD: HYDROSEED
 SAMPLING: 2500 LBS PER ACRE
 DEPTH: 1/4" - 1/2"
 OTHER: HYDROSEED IN 2 STEPS:
 1ST - SEED
 APPLICATION 2ND - MULCH
 FERTILIZER: 50 LBS PER ACRE
 P20S: 40 LBS PER ACRE
 K: N/A
 ANCHOR: TACKIFIER AT 100 LBS PER ACRE

SOIL SPECIFICATIONS

ORGANIC COMPOST: WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE. IT SHALL BE DERIVED FROM AGRICULTURE, FORESTRY, OR OTHER SOURCES. BIOSOLIDS (TREATED SEWAGE SLUDGE), YARD TRIMMINGS AND LEAF RAKINGS, SOURCE-SEPARATED OR MIXED SOLID WASTE MEETING THE FOLLOWING CRITERIA:
 1. 100 PERCENT SHALL PASS THROUGH A 3/8" INCH SCREEN.
 2. PH OF 6.0 TO 8.5.
 3. MOISTURE CONTENT OF 30% TO 60% BY WEIGHT.
 4. 10 TO 20 PERCENT WEIGHT TO PLANTS.
 5. 15 TO 20 PERCENT WEIGHT TO MANUFACTURED FOREIGN MATTER.
 6. NO OBJECTIONABLE ODOOR.
 7. 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 TO 80 PERCENT BY WEIGHT SAND (2.0 TO 0.050MM) ACCORDING TO AASHTO T88;
 1. 15% BY VOLUME ORGANIC COMPOST
 2. 5 TO 10 PERCENT BY WEIGHT SILT (0.050 TO 0.0025MM) ACCORDING TO AASHTO T88.
 3. 70% BY VOLUME TOPSOIL

TOPSOIL: SOIL CLASSIFICATION OF SANDY LOAM OR LOAMY SAND MEETING THE FOLLOWING CRITERIA:
 1. 80 PERCENT BY WEIGHT SAND (2.0 TO 0.050MM) ACCORDING TO AASHTO T88.
 2. 5 TO 10 PERCENT BY WEIGHT SILT (0.050 TO 0.0025MM) ACCORDING TO AASHTO T88.
 3. 2 TO 5 PERCENT BY WEIGHT CLAY (LESS THAN 0.0025MM) ACCORDING TO AASHTO T88.
 4. 3 TO 10 PERCENT BY WEIGHT ORGANIC MATTER ACCORDING TO AASHTO T194.
 5. 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.

GENERAL PLANTING NOTES

- ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
- LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. UNDERGROUND UTILITIES SHALL BE PROTECTED 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 GOVERNING BODIES. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND INSTALL SUFFICIENT UTILITIES TO COMPLETE THE WORK AS SHOWN.
- 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, CO 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, SOODED AND SEEDED TURFCRACKS IS RECOMMENDED TO COMMENCE ON OR EITHER THE SPRING (MARCH 15 - JUNE 15) OR FALL (SEPTEMBER 1 - 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 ALL PLANTING BEDS TO A MINIMUM 12-INCH DEPTH WITH PLANTING SOIL MIX. PLANTING SOIL MIX SHALL CONSIST OF ONE (1) PART PERLITE, ONE (1) PART PEAT MOSS, AND TWO (2) PARTS CLEAN LOAM TOPSOIL THOROUGHLY MIX PLANTING SOIL COMPONENTS PRIOR TO PLACEMENT.
- ALL SHRUB PLANTING AREAS SHALL CONTAIN 4"-6" DIAMETER RIVER ROCK MULCH AT A MINIMUM OF 8" DEEP OR APPROVED EQUAL. ALL RIVER ROCK AREAS SHALL CONTAIN GEOTEXTILE WEED BARRIER FABRIC. ALL TREE AND PERENNIAL AREAS SHALL BE MULCHED WITH 3"-4" OF SHREDDED HARDWOOD MULCH.
- ALL LANDSCAPE AREAS AND SOD AREAS SHALL BE IRRIGATED WITH A HIGH-EFFICIENCY AUTOMATIC IRRIGATION SYSTEM. A CHEWING LOOK EVEN COVERAGE OF ALL LANDSCAPE AREAS. IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET ALL CITY REQUIREMENTS. DRIP IRRIGATION SHALL BE USED IN ALL LANDSCAPE BED AND SPRAY HEADS ON ALL SOODED AREAS.
- STEEL LANDSCAPE EDGING IS TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SOODED AREAS AS NOTED ON LANDSCAPE PLANS.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL WHICH DIES, OR DEFOLIATES (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).
- AN IRRIGATION PLAN APPLICATION WITH FEE IS REQUIRED AND MAY BE SUBMITTED TO THE COLORADO SPRINGS LAND USE REVIEW OFFICE AT ANY TIME CONCURRENT WITH THE BUILDING PERMIT PROCESS, AND NO LATER THAN 90 DAYS SUBSEQUENT TO RECEIVING A BUILDING PERMIT APPROVAL.
- UPON INSTALLATION OF ALL LANDSCAPING, CONTRACTOR SHALL NOTIFY OWNER NOTICE AFTER LANDSCAPE INSTALLATION IS COMPLETE TO PERFORM A FINAL LANDSCAPE INSPECTION AND APPROVAL.
- PRIOR TO FINAL LANDSCAPE INSPECTION, CONTRACTOR SHALL PROVIDE OLSSON ASSOCIATES WITH RECEIPTS OF ALL PLANT MATERIALS INSTALLED ON-SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AS-BUILT REDLINES SHOWING CHANGES TO THE APPROVED FINAL LANDSCAPE PLAN. AS-BUILT REDLINES SHALL BE PROVIDED TO OWNER PRIOR TO THE FINAL LANDSCAPE INSPECTION.
- SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQUIREMENTS AND SOIL ADJUSTMENTS WILL BE COMPLETED AND SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION.

CITY OF COLORADO SPRINGS LANDSCAPE REQUIREMENTS

STREET NAME OR ZONE BOUNDARY	STREET CLASSIFICATION	WIDTH (IN FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
EAST BOUNDARY	N/A	N/A	N/A	N/A	N/A
DUBLIN BLVD	MAJOR ARTERIAL	25' / 25'	401'	1 / 20	20 / 8 + SHRUBS
DALBY DRIVE	NON-ARTERIAL	10' / 10'	276'	1 / 30	10 / 7 + SHRUBS
NORTH BOUNDARY	N/A	N/A	N/A	N/A	N/A
SHRUB SUB. REQ./PROVIDED	ORNAMENTAL GRASS SUB. REQ./PROVIDED	SETBACK PLANT ABR. DENOTED ON PLAN		PERCENT GROUND PLANE VEG. REQ./PROVIDED	
N/A	N/A	EB (EAST BOUNDARY)		75% / 75%	
120 / 120	N/A	DB (DUBLIN BLVD)		75% / 75%	
30 / 30	N/A	DD (DALBY DRIVE)		75% / 75%	
N/A	N/A	NB (NORTH BOUNDARY)		75% / 75%	

MOTOR VEHICLE LOTS

NO. OF SPACES PROVIDED	SHADE TREES REQUIRED/PROVIDED	VEHICLE LOT FRONTAGES	LENGTH OF FRONTAGE (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (FEET)
		EAST BOUNDARY	171'	115 LF
28 STALLS	1/15 STALLS 2 TREES REQUIRED 2 TREES PROVIDED	DUBLIN BLVD	272'	180 LF
		DALBY DRIVE	181'	120 LF
		NORTH BOUNDARY	N/A	N/A

MIN. 3' SCREEDING PLANTS REQ./PROV	EVERGREEN PLANTS REQ.(SODS)/PROV	VEHICLE LOT PLANT ABR. ON PLAN	PERCENT GROUNDPLANE VEG. REQ./PROVIDED
38 / 38	20 / 20	N/A	75% / 75%
60 / 60	30 / 30	N/A	75% / 75%
40 / 40	20 / 20	N/A	75% / 75%
N/A	N/A	N/A	N/A

INTERNAL LANDSCAPING

NET SITE AREA LESS PUBLIC ROW	PERCENT MINIMUM INTERNAL AREA	INTERNAL AREA REQ./PROVIDED	INTERNAL TREES (1/500 SF) REQ./PROVIDED	PERCENT GROUND PLANE VEG. REQ./PROVIDED
81,786 SF	5% (NON-RES)	4,089 SF / 96,843 SF	9 / 9	75% / 75%
SHRUBS SUB. REQ./PROVIDED	ORNAMENTAL GRASS SUB. REQ./PROVIDED	INTERNAL PLANT ABR. DENOTED ON PLAN		PERCENT GROUND PLANE VEGETATION REQ. / PROVIDED
N/A	N/A	INT		75% / 75%


LANDSCAPE BUFFERS AND SCREENS

STREET NAME OR PROPERTY LINE	WIDTH (IN FT.) REQ./PROV.	LINEAR FOOTAGE	BUFFER TREES (1/200) REQ./PROVIDED	EVERGR. TREES REQ. (SODS)/PROVIDED	BUFFER TREE ABR. ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROVIDED
EAST BOUNDARY	N/A	N/A	N/A	N/A	BU	N/A
DUBLIN BLVD	N/A	N/A	N/A	N/A	BU	N/A
DALBY DRIVE	N/A	N/A	N/A	N/A	BU	N/A
NORTH BOUNDARY	N/A	N/A	N/A	N/A	BU	N/A

ZONING: PEC (PLANNED BUSINESS CENTER)

OLSSON ASSOCIATES
 1305 Montgomery Blvd., Suite 100
 Colorado Springs, CO 80908
 TEL: 970.451.7733

PRELIMINARY CONSTRUCTION



6400 Westtown Parkway
 West Des Moines, Iowa
 50266
 P: 515-226-0128
 F: 515-223-9873

#0685 - COLORADO SPRINGS, CO
 6615 DALBY DRIVE

LANDSCAPE NOTES

NO PROJECT TEAM
 RDR: JKH
 SDR: EKH
 CDR: TLK

CITY PLANNING APPROVAL

NOTE: THIS DOCUMENT HAS BEEN RELEASED BY OLSSON ASSOCIATES FOR REVIEW BY REGULATORY AGENCIES AND OTHER PROFESSIONALS, AND IS SUBJECT TO CHANGE. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION.

DATE: 01-15-16
 SHEET NUMBER: L1.2
 7 OF 14


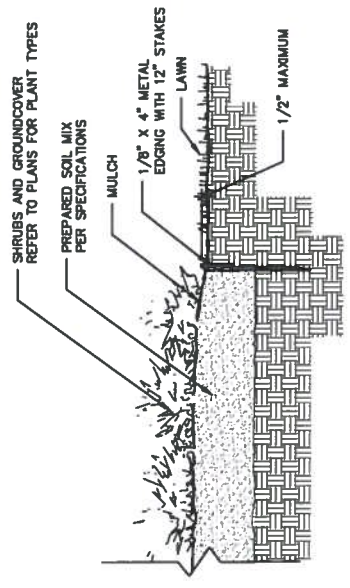
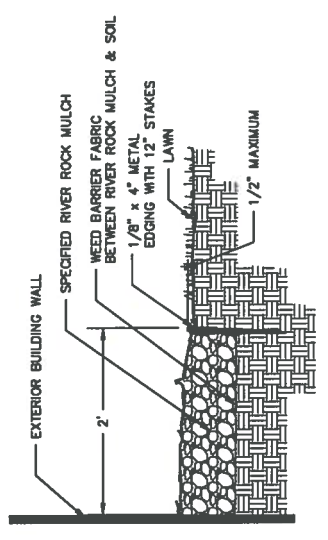
Know what's below.

 Call before you dig.
 CALL 811 SEVENTY-TWO HOURS PRIOR TO THE DIGGING. OBTAINING EDUCATION FOR THE BENEFIT OF THE COMMUNITY THROUGH THE DIVISION OF PROFESSIONAL REGULATION.

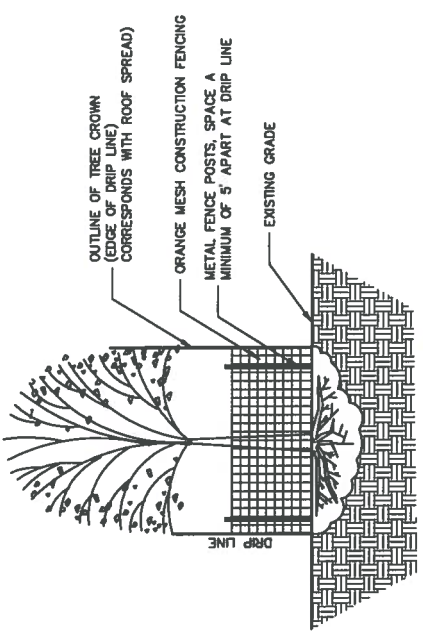
FIGURE 5



1 METAL LANDSCAPE EDGING DETAIL
NOT TO SCALE

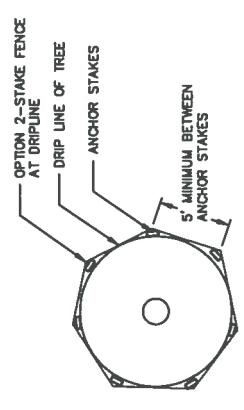


2 MOW STRIP DETAIL
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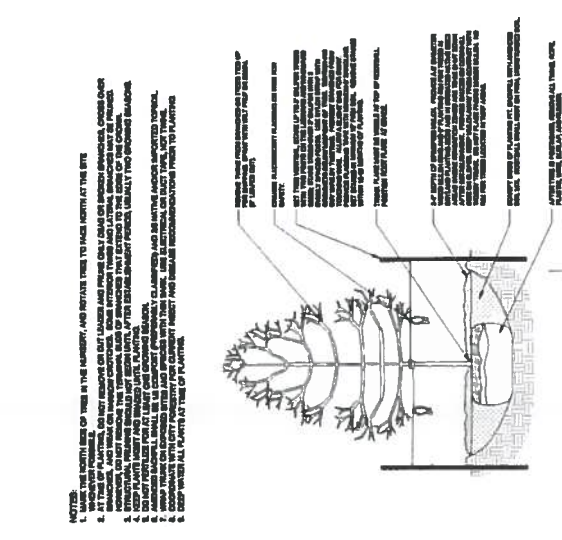


3 EXISTING TREE PROTECTION DETAIL
NOT TO SCALE

NOTE:
PROTECTION OF TREES MUST REMAIN IN PLACE THROUGH THE ENTIRE DEMOLITION, CLEARING, GRADING AND CONSTRUCTION PROCESS. WHERE THE PLACEMENT OF THE FENCE IS INTERRUPTED BY EXISTING STRUCTURES, ADDITIONAL FENCING MUST BE SET UP TO PROTECT THE STRUCTURES AND TREES. THE FENCE MUST BE SET UP TO PROTECT THE STRUCTURES AND TREES. THE FENCE MUST BE SET AT THE DRIP-LINE IF TRAVEL WITHIN THE FENCED AREA IS DETERMINED UNAVOIDABLE. "OPTION 2" PROTECTION WILL BE UTILIZED.



4 EXISTING TREE PROTECTION PLAN
NOT TO SCALE



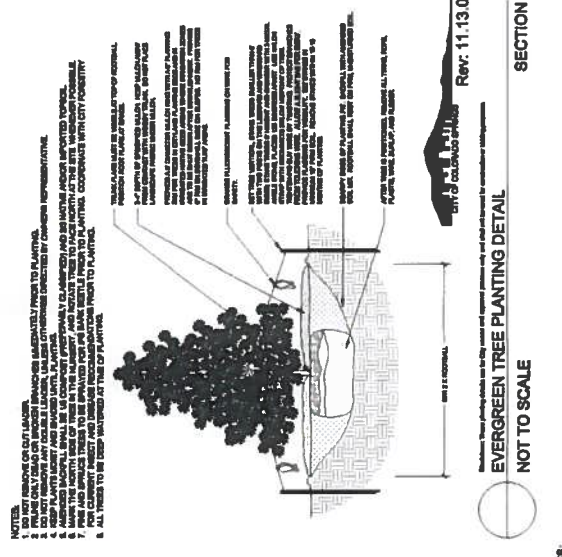
1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



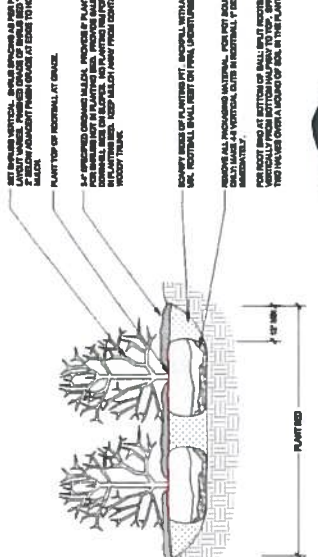
2 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



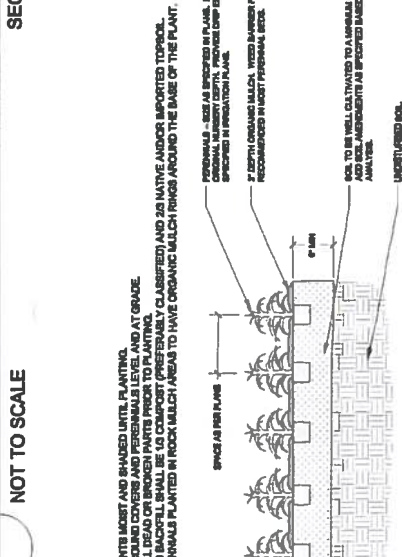
3 SHRUB PLANTING DETAIL
NOT TO SCALE



1 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB PLANTING DETAIL
NOT TO SCALE



3 PERENNIAL/GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

NOTES:
1. MAKE THE HEIGHTS OF TREES IN THIS HIGHLIGHT, AND PROTECT TREES TO MATCH HEIGHTS AT THE SITE.
2. AT TIME OF PLANTING, VERIFY HEIGHTS ON BLUE PRINTS AND PHOTO ONE (2) DAYS OR BEFORE DEMOLITION, CONSTRUCTION, CLEARING, GRADING AND CONSTRUCTION PROCESS. WHERE THE PLACEMENT OF THE FENCE IS INTERRUPTED BY EXISTING STRUCTURES, ADDITIONAL FENCING MUST BE SET UP TO PROTECT THE STRUCTURES AND TREES. THE FENCE MUST BE SET AT THE DRIP-LINE IF TRAVEL WITHIN THE FENCED AREA IS DETERMINED UNAVOIDABLE. "OPTION 2" PROTECTION WILL BE UTILIZED.

NOTES:
1. KEEP PLANTS UPRIGHT AND SHAVED UNTIL PLANTING.
2. PRUNE ALL DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
3. PRUNE ALL DEAD OR BROKEN BRANCHES PRIOR TO PLANTING.
4. AMENDED BACKFILL SHALL BE 10 COMPACT (PREFERABLY CLASSIFIED) AND 20 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.

NOTES:
1. KEEP PLANTS UPRIGHT AND SHAVED UNTIL PLANTING.
2. PRUNE ALL DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
3. PRUNE ALL DEAD OR BROKEN BRANCHES PRIOR TO PLANTING.
4. AMENDED BACKFILL SHALL BE 10 COMPACT (PREFERABLY CLASSIFIED) AND 20 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.

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FIGURE 5

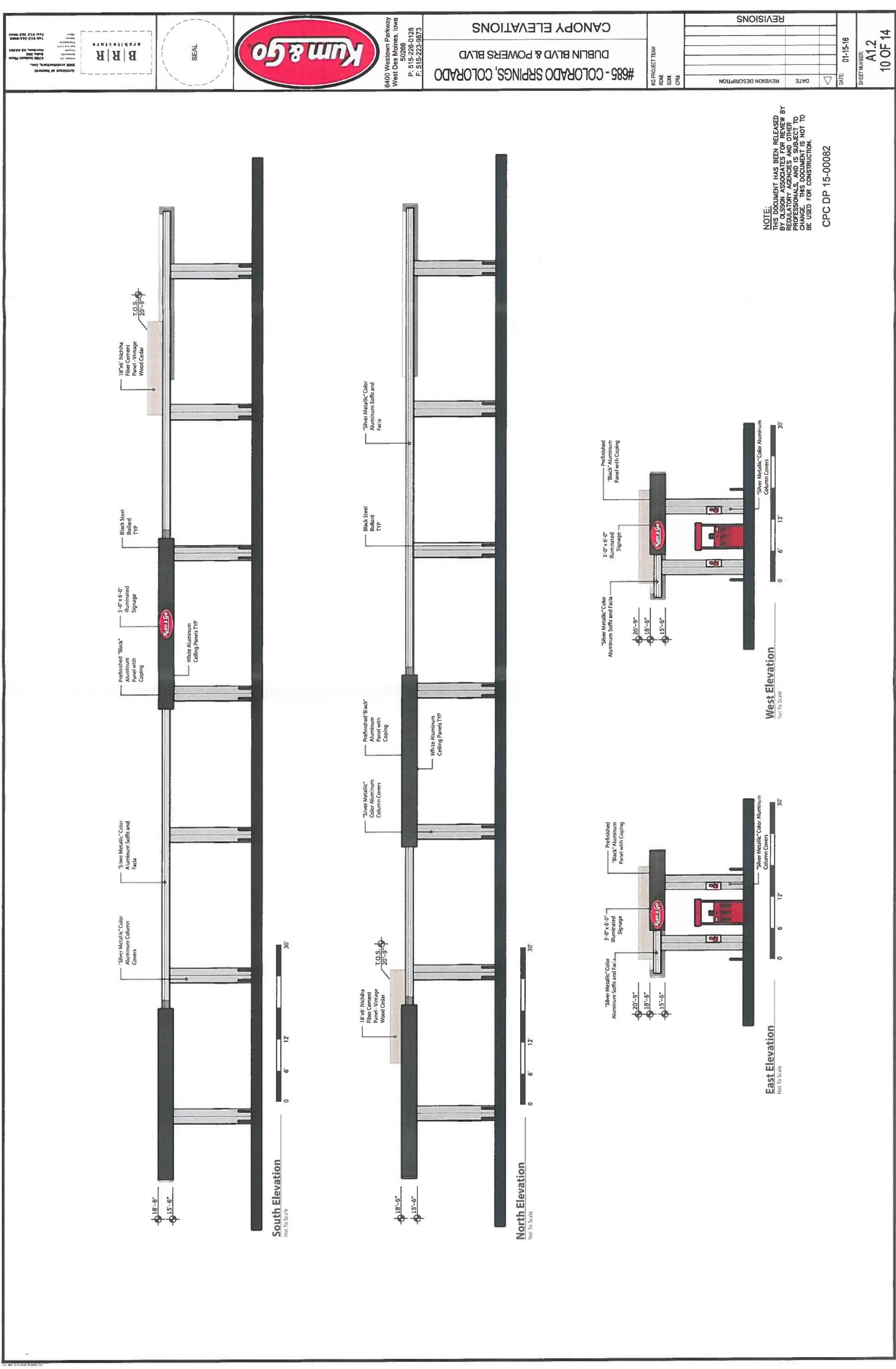
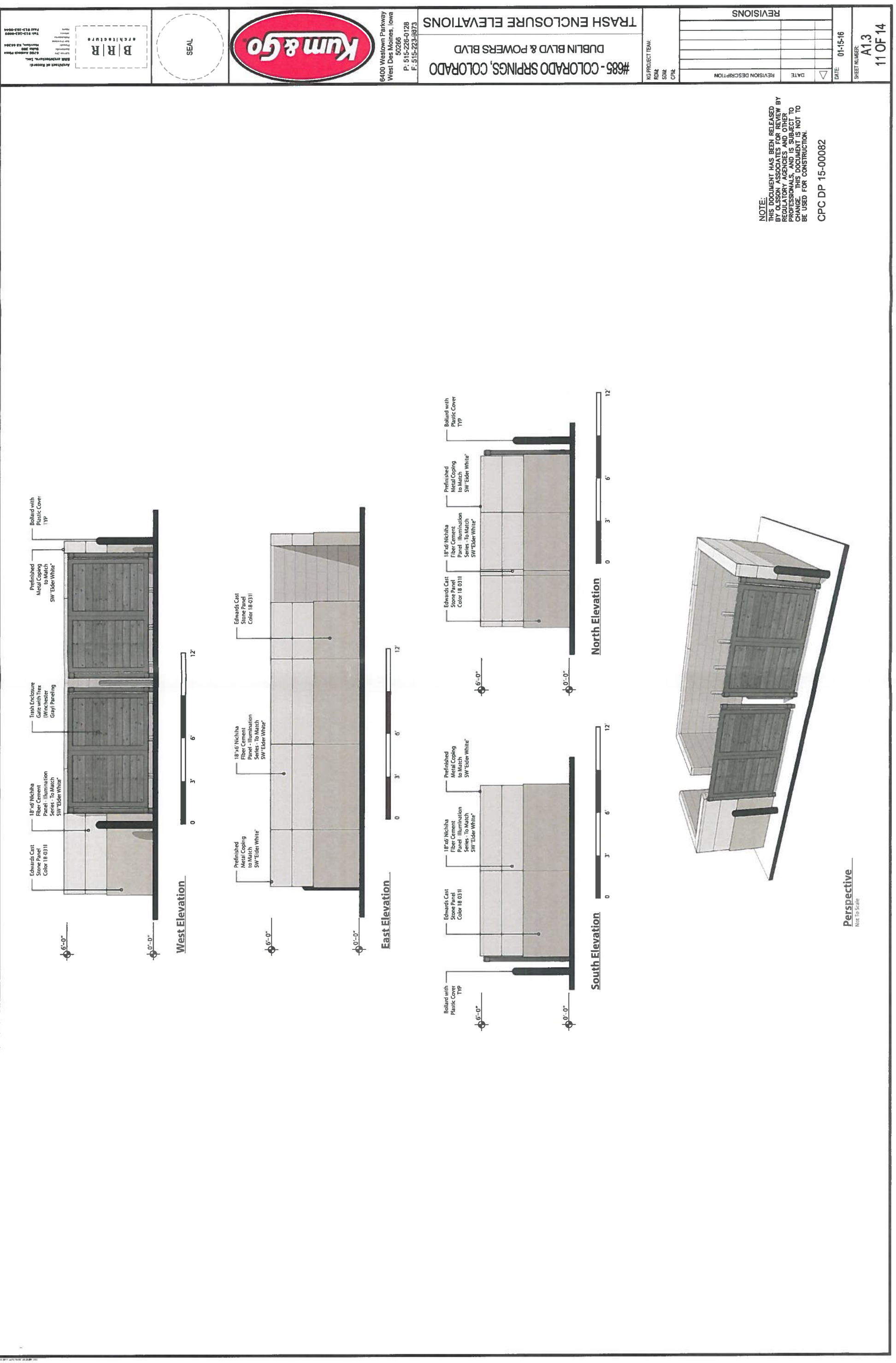


FIGURE 5



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CPC DP 15-00082

REVISIONS	DATE	REVISION DESCRIPTION

NO PROJECT TEAM:
RDM
SMK
CPK

#685 - COLORADO SPRINGS, COLORADO
DUBLIN BLVD & POWERS BLVD
TRASH ENCLOSURE ELEVATIONS

6400 Westtown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128
F: 515-223-9873

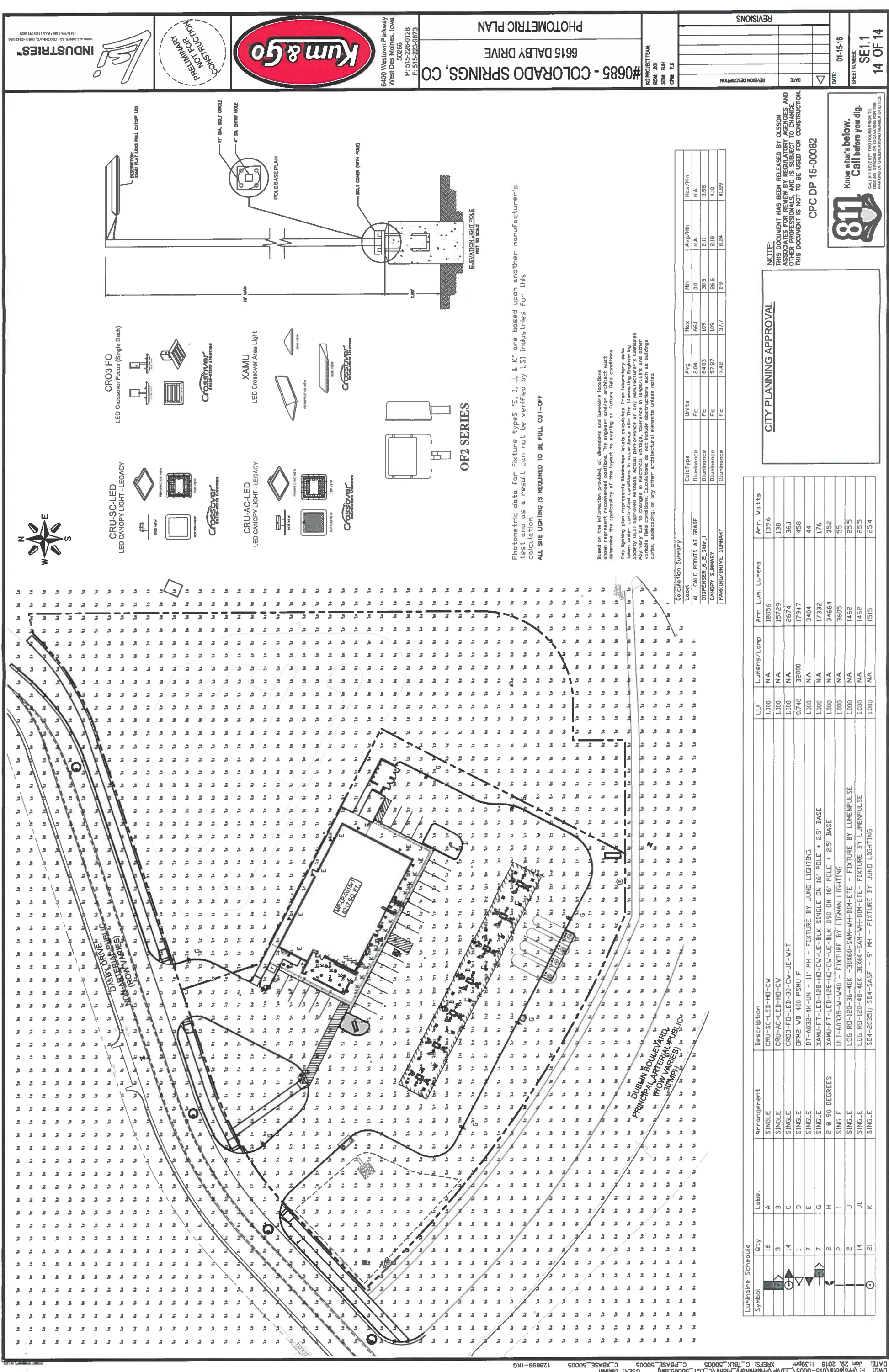


Architects at Research
B|R|R ARCHITECTURE
1000 Grand Avenue
Suite 200
West Des Moines, IA 50266
Tel: 515-226-0000
Fax: 515-223-9944

Perspective
Not to Scale



FIGURE 5



LSI INDUSTRIES™
18889 ALKAMAR DR. CHICKENIA, MO 63013
(636) 421-1111

PRELIMINARY
NOT FOR
CONSTRUCTION



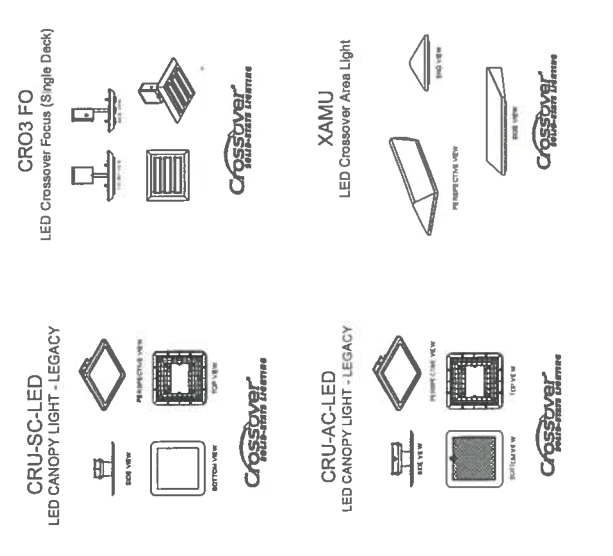
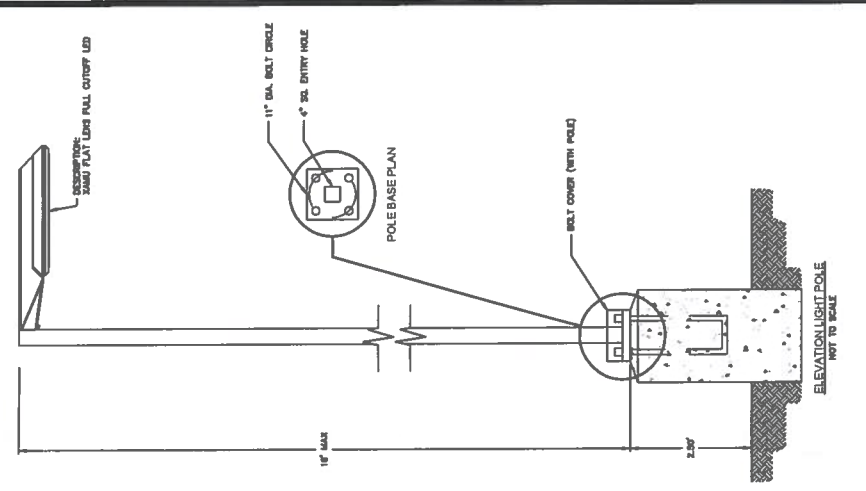
6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128
F: 515-223-9873

#0685 - COLORADO SPRINGS, CO
6615 DALBY DRIVE
PHOTOMETRIC PLAN

NO PROJECT TEAM
RANK JAH
RANK RAH
CPC TLX

REVISION DESCRIPTION	DATE	BY	CHK

DATE: 01-15-16
SHEET NUMBER: SE1.1
14 OF 14



Photometric data for fixture types 'E, I, J, & K' are based upon another manufacturer's test and as a result can not be verified by LSI Industries for this calculation.
ALL SITE LIGHTING IS REQUIRED TO BE FULL CUT-OFF

Based on the information provided, all dimensions and luminaire locations were verified. The calculations were performed using the appropriate software to determine the applicability of the layout to existing or future field conditions.
The lighting plan represents illumination levels calculated from laboratory data using the inverse square law. The actual performance of any manufacturer's luminaire may vary due to changes in electrical voltage, tolerance in lamp/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALC POINTS AT GRADE	ILLUMINANCE	FC	2.04	66.1	0.0	N/A	N/A
DISPENSER, 6. P. SHELF_1	ILLUMINANCE	FC	64.03	109	30.3	2.11	3.58
CANOPY, SUMMARY	ILLUMINANCE	FC	57.97	109	26.6	2.18	4.10
PARKING/DRIVE, SUMMARY	ILLUMINANCE	FC	7.42	37.7	0.3	8.24	41.89

CITY PLANNING APPROVAL

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CPC DP 15-00082



Luminaire Schedule	Symbol	Dty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	⬤	16	A	SINGLE	CRU-SC-LED-HQ-CV	1.000	N/A	18056	1396
	⬤	3	B	SINGLE	CRU-AC-LED-HQ-CV	1.000	N/A	15729	138
	⬤	14	C	SINGLE	CRU-FO-LED-30-CV-UE-WHT	1.000	N/A	2674	361
	⬤	1	D	SINGLE	DFM2 WB 400 PSHU F	0.740	32000	17947	458
	⬤	7	E	SINGLE	DT-A032-4K-UN - 11' MH - FIXTURE BY JUND LIGHTING	1.000	N/A	3404	44
	⬤	7	G	SINGLE	XAMU-FT-LED-120-HQ-CV-UE-BLK SINGLE ON 16' POLE + 2.5' BASE	1.000	N/A	17332	176
	⬤	2	H	2 @ 90 DEGREES	XAMU-FT-LED-120-HQ-CV-UE-BLK 90° ON 16' POLE + 2.5' BASE	1.000	N/A	34664	352
	⬤	2	I	SINGLE	ULI-60395-V-W40 - FIXTURE BY LIGHMAN LIGHTING	1.000	N/A	3605	55
	⬤	2	J	SINGLE	LOG RO-120-48-40K - 30X60-SAM-WH-DIM-ETE - FIXTURE BY LUMENPULSE	1.000	N/A	1462	255
	⬤	14	J1	SINGLE	LOG RO-120-48-40K 30X60-SAM-WH-DIM-ETE- FIXTURE BY LUMENPULSE	1.000	N/A	1462	255
	⬤	21	K	SINGLE	SD4-20351J SD4-SASF - 9' MH - FIXTURE BY JUND LIGHTING	1.000	N/A	1515	254

FIGURE 5