

MAVERIK STATION

COLORADO SPRINGS MAVERIK SUBDIVISION
 REPLAT OF LOTS 5-15 OF J.P. CURTIS RESUBDIVISION AND ADDITION
 TO BLOCK 1, BROOKSIDE, BEING A PART OF THE SOUTHWEST
 QUARTER OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF
 THE 6TH/ P.M.

CITY OF COLORADO SPRINGS, COLORADO USE VARIANCE/DEVELOPMENT PLAN

Land Planning
 Landscape
 Architecture
 Urban Design



N.E.S. Inc.
 619 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903

Tel: 719.471.0073
 Fax: 719.471.0267

www.nescolorado.com

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MAVERIK STATION

MOTOR WAY & TEJON
 COLORADO SPRINGS, CO

DATE: 11.5.18
 PROJECT MGR: C. LIEBER
 PREPARED BY: B. SWENSON

DEVELOPMENT PLAN

DATE: 11-5-18
 BY: JBS
 DESCRIPTION: INITIAL SUBMITTAL

DATE: 02-15-19
 BY: BI
 DESCRIPTION: SECOND SUBMITTAL

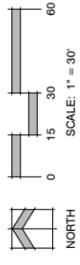
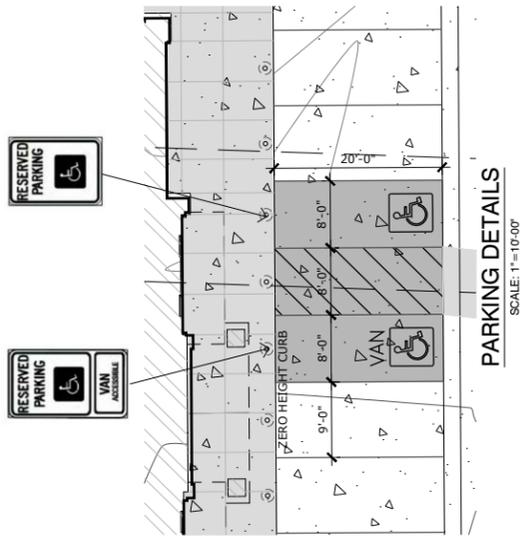
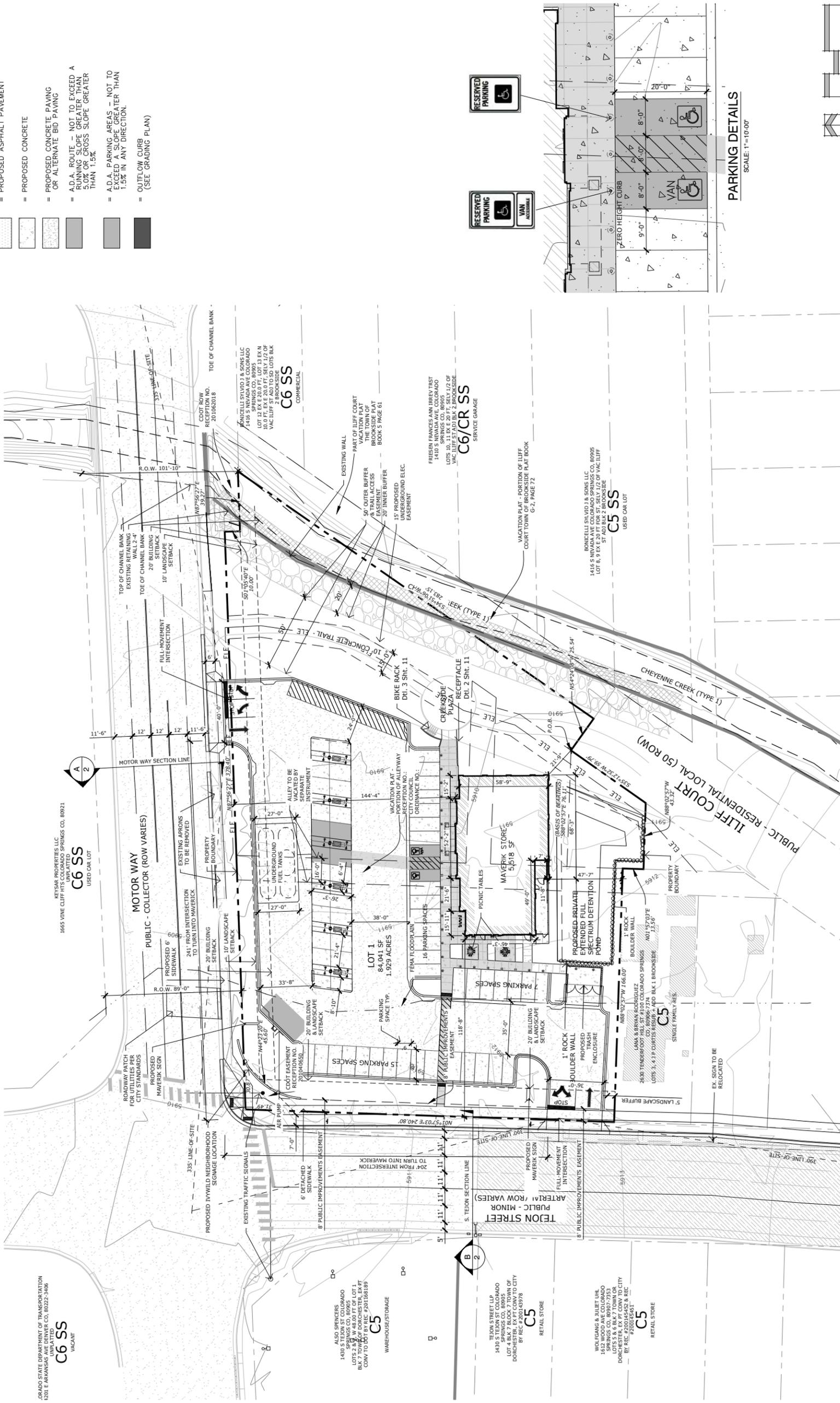
DEVELOPMENT PLAN

2 OF 14

CPC UV 18-00159

LEGEND

- [Pattern] = EXISTING ASPHALT PAVEMENT
- [Pattern] = EXISTING CONCRETE PAVEMENT
- [Pattern] = PROPOSED ASPHALT PAVEMENT
- [Pattern] = PROPOSED CONCRETE
- [Pattern] = PROPOSED CONCRETE PAVING OR ALTERNATE BID PAVING
- [Pattern] = A.D.A. ROUTE - NOT TO EXCEED A RUNNING SLOPE GREATER THAN 5.0% OR CROSS SLOPE GREATER THAN 1.5%
- [Pattern] = A.D.A. PARKING AREAS - NOT TO EXCEED A SLOPE GREATER THAN 1.5% IN ANY DIRECTION.
- [Pattern] = OUTLEW CURE (SEE GRADING PLAN)



COLORADO STATE DEPARTMENT OF TRANSPORTATION
 1201 E ARKANSAS AVE., DENVER, CO 80202-3406

C6 SS
 VACANT

KEYSAR PROPERTIES LLC
 UNPLATTED
 C6 SS
 USED CAR LOT

1665 WINE CLIFF HTS. SPRINGS CO. 80921

C6 SS

USED CAR LOT

FIGURE 1

Project: Magnavik/Maverik Station/Development/Planning/Development/MotorWay_Maverik_DP.dwg [SITE PLAN] 2/15/2019 4:01:03 PM Item



General Notes for Preliminary Utility Plans:

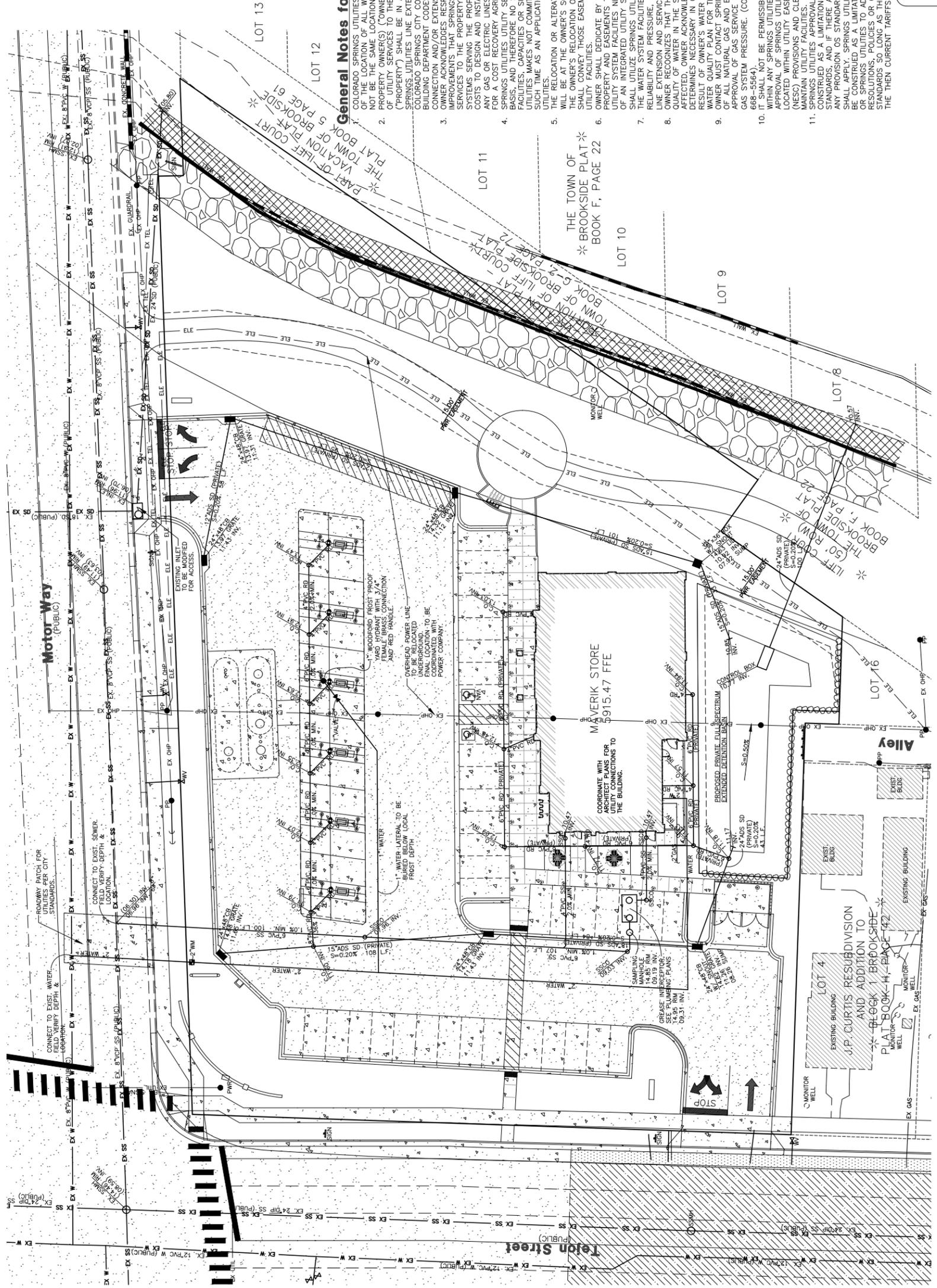
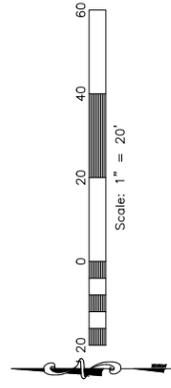
- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THE PRELIMINARY UTILITY PLAN. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKE'S PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF THE UTILITY SERVICE.
- OWNER SHALL BE RESPONSIBLE FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES RULES AND REGULATIONS. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST COME, FIRST SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES OR SHULDS ARE RESERVED FOR THE OWNER AND SPRINGS UTILITIES MAKES NO WARRANTY AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
- THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRING UTILITIES DETERMINES THAT THE OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO THE RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
- OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRING UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SERVICES TO THE PROPERTY AND AREAS OUTSIDE THE PROPERTY. THE INSTRUMENT OF AN INTEGRATED UTILITY SYSTEM ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN CURRENT PERMANENT EASEMENT AGREEMENT FORM. 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).
- 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 MONITORING PLAN TO 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).
- 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 (NECS), PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN SPRINGS UTILITIES FACILITIES.
- 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 PROVISIONS OR 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 ORDINANCE, RULES, REGULATIONS, OR SPRINGS UTILITIES POLICES OR POLICIES OF THE CITY OF COLORADO SPRINGS. THE STANDARDS, POLICES AND POLICIES APPLICABLE TO THE CITY GENERALLY, AND ARE IN ACCORD WITH THE THEN CURRENT TARIFFS, RATES AND POLICES OF SPRING UTILITIES.



Benchmark:
Aluminum Cap Benchmark located near the fire hydrant on the south west corner of the intersection of Tejon Street & Motor Way.
Elevation = 5915.039' NAVD 88

Note:
Contractor to verify ALL Existing Utility Locations, Terminations and Invert Elevations.

NOTE: TOPOGRAPHIC FIELD SURVEY PROVIDED BY OTHERS.



Notice to Contractor:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND/OR MUNICIPALITIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE LOCATION AND DEPTH OF ALL UTILITIES, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

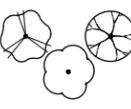
FIGURE 1

C:\11-Reeve\5799\502 - Tejon & Motor Way Colorado Springs\Improvements\Construction Plans.dwg (C:\11) 2/18/2019 7:41:15 AM swenson

PLANT SCHEDULE

DECIDUOUS TREE

- BOTANICAL NAME / COMMON NAME**
- Celtis occidentalis / Common Hackberry
- Populus angustifolia / Narrowleaf Poplar
- Salix amygdaloides / Peach Leaf Willow



FLOWERING TREES

- BOTANICAL NAME / COMMON NAME**
- Malus x 'Prairifire' / Prairifire Crab Apple
- Malus x 'Spring Snow' / Spring Snow Crab Apple



SHRUBS

- BOTANICAL NAME / COMMON NAME**
- Berberis thunbergii 'Nana' / Crimson Pygmy Barberry
- Cornus stolonifera / Dogwood
- Fallugia paradoxa / Apache Plume
- Juniperus communis 'Pioneer' / Pioneer Juniper
- Pinus mugo 'Pumilio' / Mugo Pine
- Potentilla fruticosa 'Goldfinger' / Goldfinger Potentilla
- Prunus besseyi 'Pawnee Buttes' / Sand Cherry
- Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac
- Ribes alpinum / Alpine Currant



ANNUALS/PERENNIALS

- BOTANICAL NAME / COMMON NAME**
- Penstemon strictus / Mancos Penstemon



GRASSES

- BOTANICAL NAME / COMMON NAME**
- Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
- Helictotrichon sempervirens 'Saphirsprudel' / Sapphire Fountain Blue Oat Grass

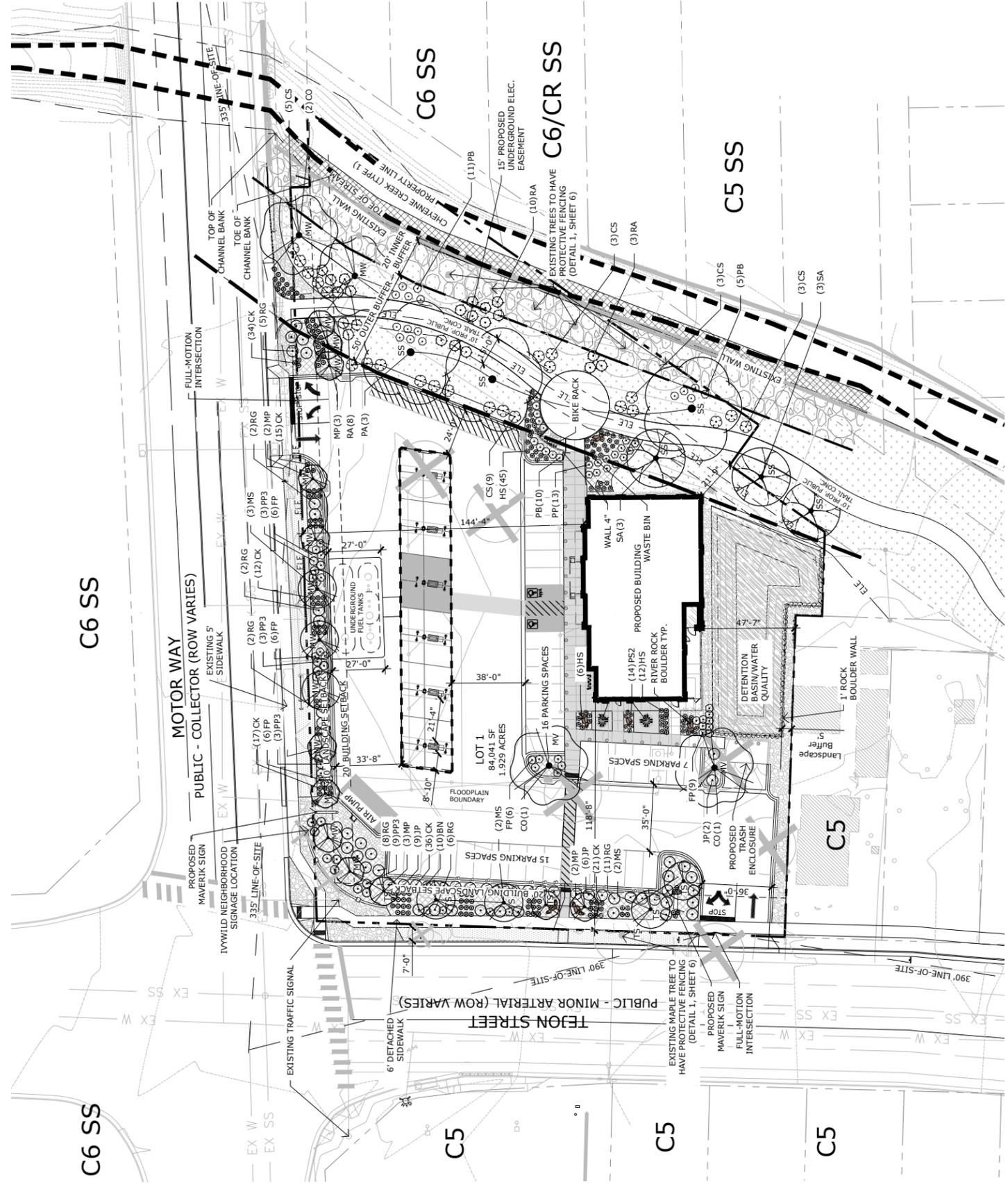
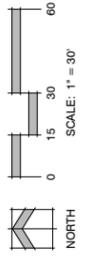
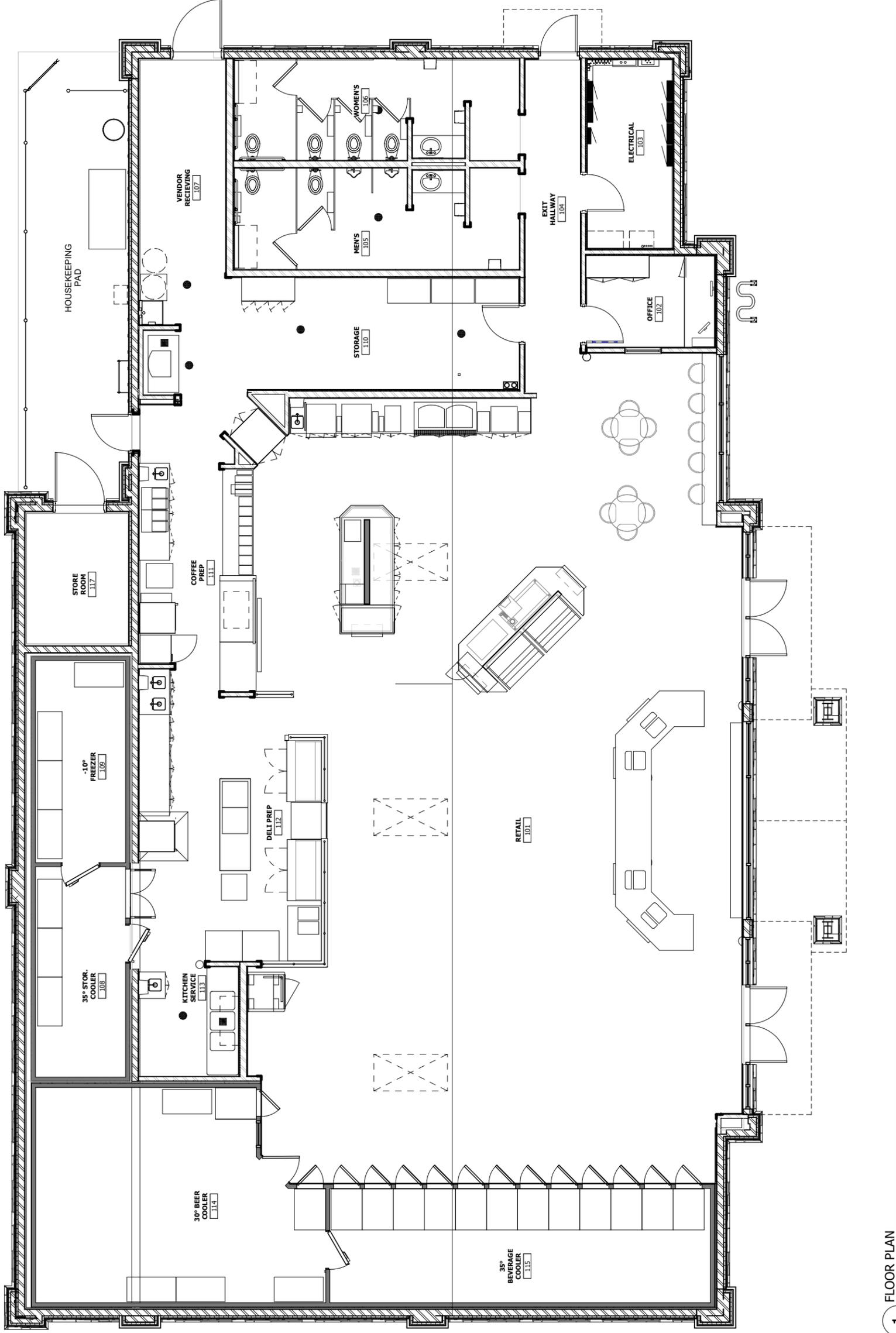


FIGURE 1





1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE
MAJOR AND TEJON
COLORADO SPRINGS

Prototype Version: 50_R_RR_0119
 Building Square Footage: 5,637 SF

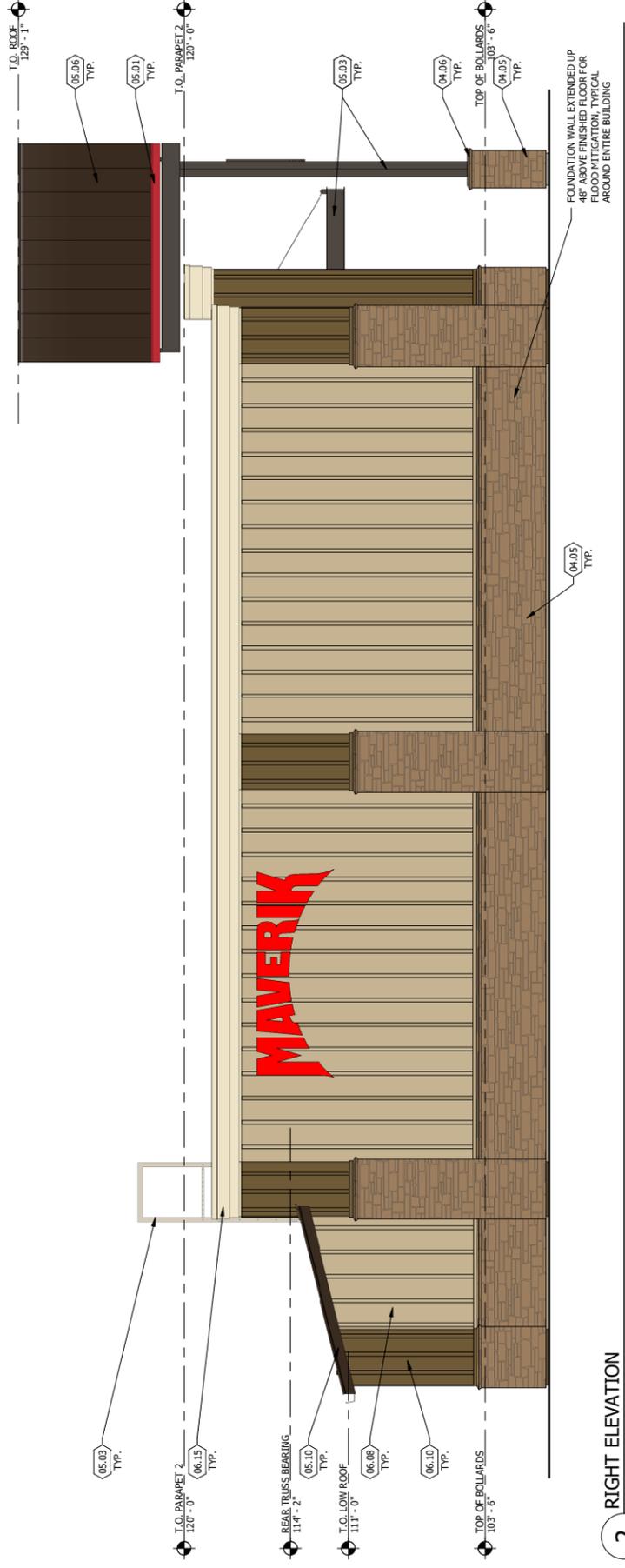
A-1 | FLOOR PLAN



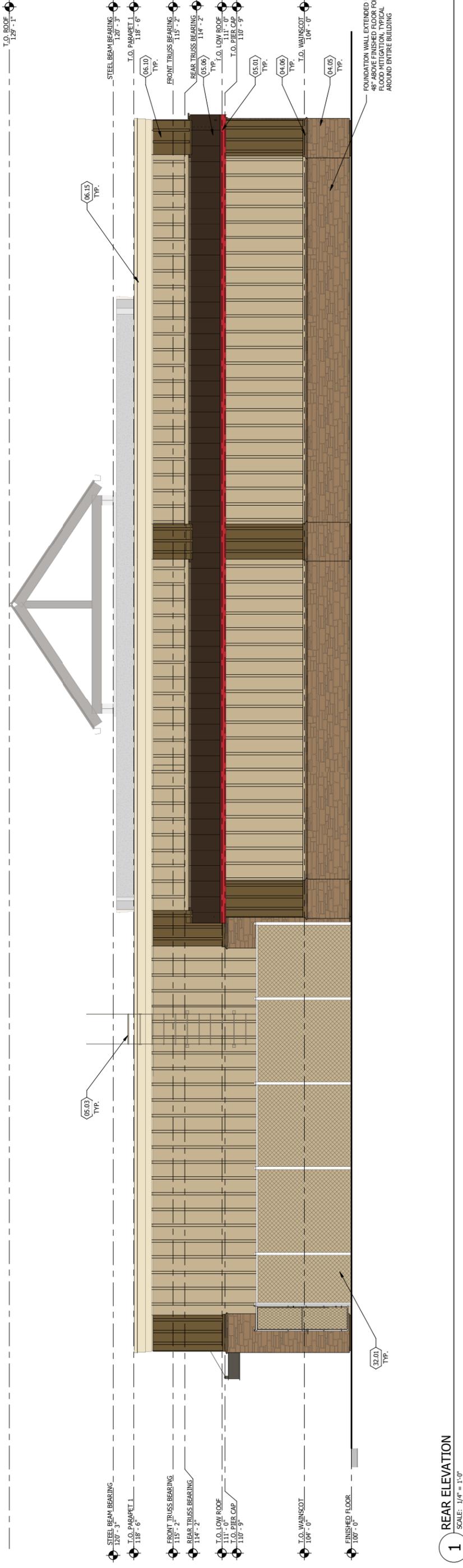
Base Camp
 185 S. State Street
 Salt Lake City, Utah 84111

KEYED NOTES

- 04.05 CULTURED STONE VENEER, CHARDONNAY, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, CHARDONNAY, COUNTRY LEDGESTONE
- 05.01 PAINTED STEEL GUTTER, BRITTE RED
- 05.02 PAINTED STEEL, BLACK FOX
- 05.06 MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, DARK BRONZE
- 05.10 PRE-FINISHED METAL DOME FLASHING BY ROOF MANUFACTURER, CLASSIC GREY
- 06.08 FIBER CEMENT BOARD & BATTEN SIDING, AUTUMN TAN
- 06.10 FIBER CEMENT BOARD & BATTEN SIDING, CHESTNUT BROWN
- 06.15 FIBER CEMENT BOARD & BATTEN SIDING, SAIL CLOTH
- 32.01 CHAIN LINK FENCE WITH PRIVACY SLATS. COLOR TO MATCH BUILDING FIELD COLOR, AUTUMN TAN



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE
MAJOR AND TEJON
COLORADO SPRINGS

Prototype Version: 50_R_RR_0119
Building Square Footage: 5,637 SF

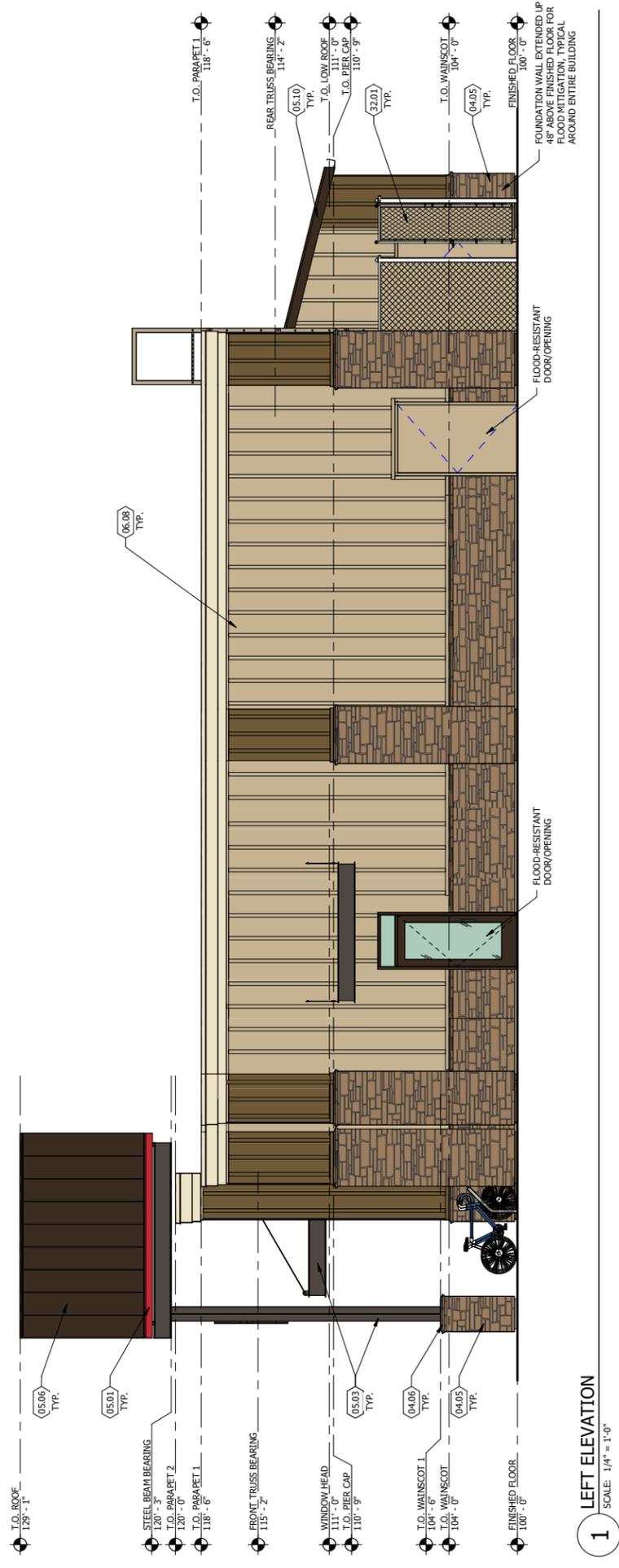
A-3 | EXTERIOR ELEVATIONS



Base Camp
185 S. State Street
Salt Lake City, Utah 84111

KEYED NOTES

- 04.05 CULTURED STONE VENEER, CHARDONNAY, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, CHARDONNAY, COUNTRY LEDGESTONE
- 05.01 PAINTED STEEL GUTTER, BRITTE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.06 MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, DARK BRONZE
- 05.10 PRE-FINISHED METAL DOME FLASHING BY ROOF MANUFACTURER, CLASSIC
- 06.01 FIBER CEMENT BOARD & BATTEN SIDING, ALUMINUM TAN
- 06.08 CHAIN LINK FENCE WITH PRIVACY SLATS, COLOR TO MATCH BUILDING FIELD
- 32.01 COLOR, AUTUMN TAN



PROPOSED MAVERIK C-STORE
MAJOR AND TEJON
COLORADO SPRINGS

Prototype Version: 50_R_RR_0119
 Building Square Footage: 5,637 SF

A-4 | EXTERIOR ELEVATIONS



Base Camp
 185 S. State Street
 Salt Lake City, Utah 84111

MAVERIK STATION

MOTOR WAY & TEJON

COLORADO SPRINGS, CO

PROJECT INFO
DATE: 11.5.18
PROJECT MGR: C. LIEBER
PREPARED BY: B. SWENSON

DEVELOPMENT PLAN

ISSUE INFO
DATE: 11-5-18
BY: JBS
DESCRIPTION: INITIAL SUBMITTAL

ISSUE / REVISION

SITE DETAILS

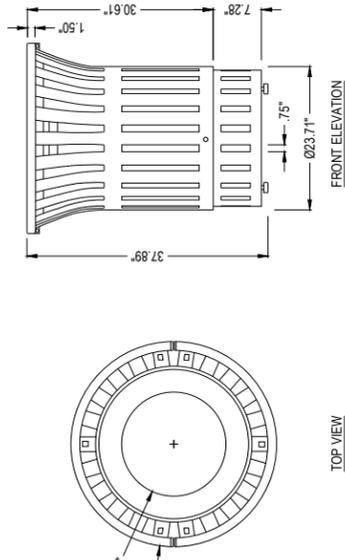
SHEET TITLE

11
11 OF 14

SHEET NUMBER

PLAN FILE # CPC UV 18-00159

- SELECT DESIRED COLOR:
- BLACK
 - BLUE
 - BRONZE
 - BROWN
 - BURGENDY
 - CAMEL
 - CHARCOAL
 - EVERGREEN
 - GRAY
 - NAVY
 - ORANGE
 - PURPLE
 - RED
 - SAGE
 - SILVER
 - TEAL
 - VANILLA
 - WHITE
 - YELLOW
- SELECT DESIRED ACCESSORIES:
- BLACK PLASTIC LINER (R-DOM1024)
 - BONNET WITH ASHTRAY (F3203)
 - RECYCLER TOP (F3214)
 - RECYCLER TOP (F3014)
 - RECYCLER TOP WITH ASHTRAY (F3019)
 - BONNET TOP (F3202)
 - TRASH TOP (F3213)
 - RECYCLER TOP (F3214)
 - TRAD. IN GROUND MOUNT (F1094)
 - TRAD. SURFACE MOUNT (F1088)
 - CORKSCREW ANCHOR (A1020)



FINISH: FUSION ADVANTAGE: HEAT INFUSED PLASTISOL - CREATING AN IMPERVIOUS RUST PROOF BARRIER
MATERIAL: 12-GAUGE SLOTTED STEEL WITH .75" GAP SLOTTED PATTERN.
THE RECEPTACLE IS SHIPPED FULLY ASSEMBLED AND READY FOR USE. 20 YEAR LIMITED STRUCTURAL WARRANTY WITH 7 YEAR FINISH WARRANTY

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info
REFERENCE NUMBER 928-303.

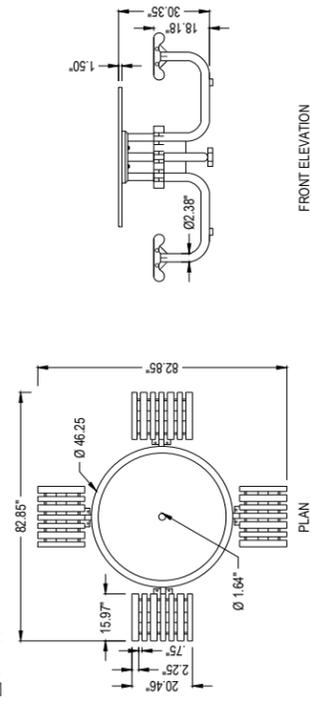
2 RENDEZVOUS RECEPTACLE

11 L1380CT - 55 GALLON RENDEZVOUS RECEPTACLE WITH CONVEX TOP

SCALE: N.T.S.

- SELECT DESIRED COLOR:
- BLACK
 - BLUE
 - BRONZE
 - BROWN
 - BURGENDY
 - CAMEL
 - CHARCOAL
 - EVERGREEN
 - GRAY
 - NAVY
 - ORANGE
 - PURPLE
 - RED
 - SAGE
 - SILVER
 - TEAL
 - VANILLA
 - WHITE
 - YELLOW

- SELECT DESIRED ACCESSORIES:
- 9' STANDARD COLOR UMBRELLA 9LPU-CSC
 - 9' PREMIUM COLOR UMBRELLA 9LPU-CPC



FINISH: TOP COAT™ PATENTED HIGH-GLOSS FINISH RESISTS UV, DETERIORATION, MILDEW, STAINING AND FADING. FUSIONGUARD® PRIMER IS APPLIED TO ALL OF THE UNDER SUPPORTS, PROVIDING EXTREME RUST FIGHTING PROTECTION AND DURABILITY.

MATERIAL:
THE TABLE TOP IS 12-GAUGE STEEL AND FEATURES A DURABLE 1.5" SQUARE STEEL TUBE EDGE. THE SEATS ARE 12-GAUGE SLOTTED STEEL WITH A .75" GAP SLOTTED PATTERN AND FEATURE A REINFORCED FRAME CONNECTION.
THE TABLE TOP AND SEATS ARE PLASTISOL COATED WITH AN AVERAGE THICKNESS OF .125" AND ARE FINISHED WITH HIGH-GLOSS PATENTED TOPCOAT™.
FEATURES A 1.64" DIAMETER UMBRELLA HOLE IN THE CENTER WITH A BUILT-IN UMBRELLA HOLDER. THE FRAME AND LEGS ARE MADE OF 2.38" O.D. STEEL TUBING PROTECTED WITH FUSIONGUARD® RUST PROTECTION. THE TABLE REQUIRES SOME ASSEMBLY. ASSEMBLY HARDWARE IS INCLUDED.
7 YEAR COMPREHENSIVE WARRANTY

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info
REFERENCE NUMBER 928-320.

1 4 FLAT SEAT RENDEZVOUS 46" DIA ROUND TABLE

11 MODEL: L1387

SCALE: N.T.S.

COLOR: STAINLESS STEEL REMAINS CLEAN AND RUST FREE WITHOUT PAINT OR ALTERNATIVE FINISH
FINISH: 316/316L STAINLESS STEEL IS HIGHLY RESISTANT TO SALT CORROSION, RUSTING, PITTING, AND CRACKING.
MATERIAL: 2.38" O.D. SCHEDULE 10, 316/316L STAINLESS STEEL PIPE SUPPORT SECTIONS.
LEGS: 7.75" X 5.5" PLATE WITH THREE .5" DIAMETER HOLE PER PLATE FOR SURFACE MOUNTING
BICYCLES: 2
BIKE RACK ARRIVES ASSEMBLED AND READY TO BE INSTALLED. HARDWARE IS NOT INCLUDED. LIMITED 20 YEAR WARRANTY

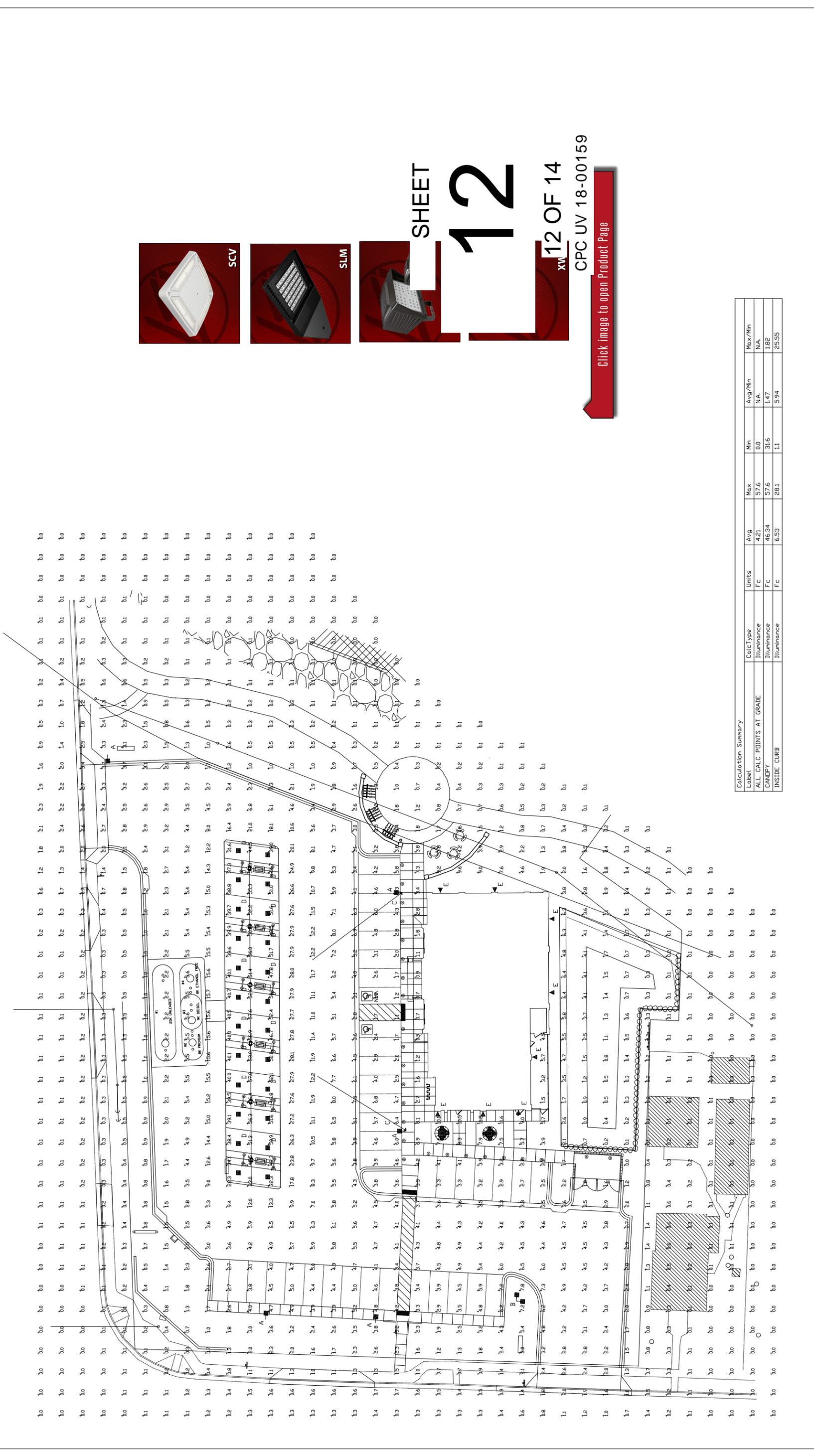
NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info
REFERENCE NUMBER 928-380.

3

11 MODEL: CIRCLEBBS2

BIKE RACK, SURFACE MOUNT, STAINLESS STEEL

SCALE: N.T.S.



SHEET 12

12 OF 14
CPC UV 18-00159

[Click image to open Product Page](#)

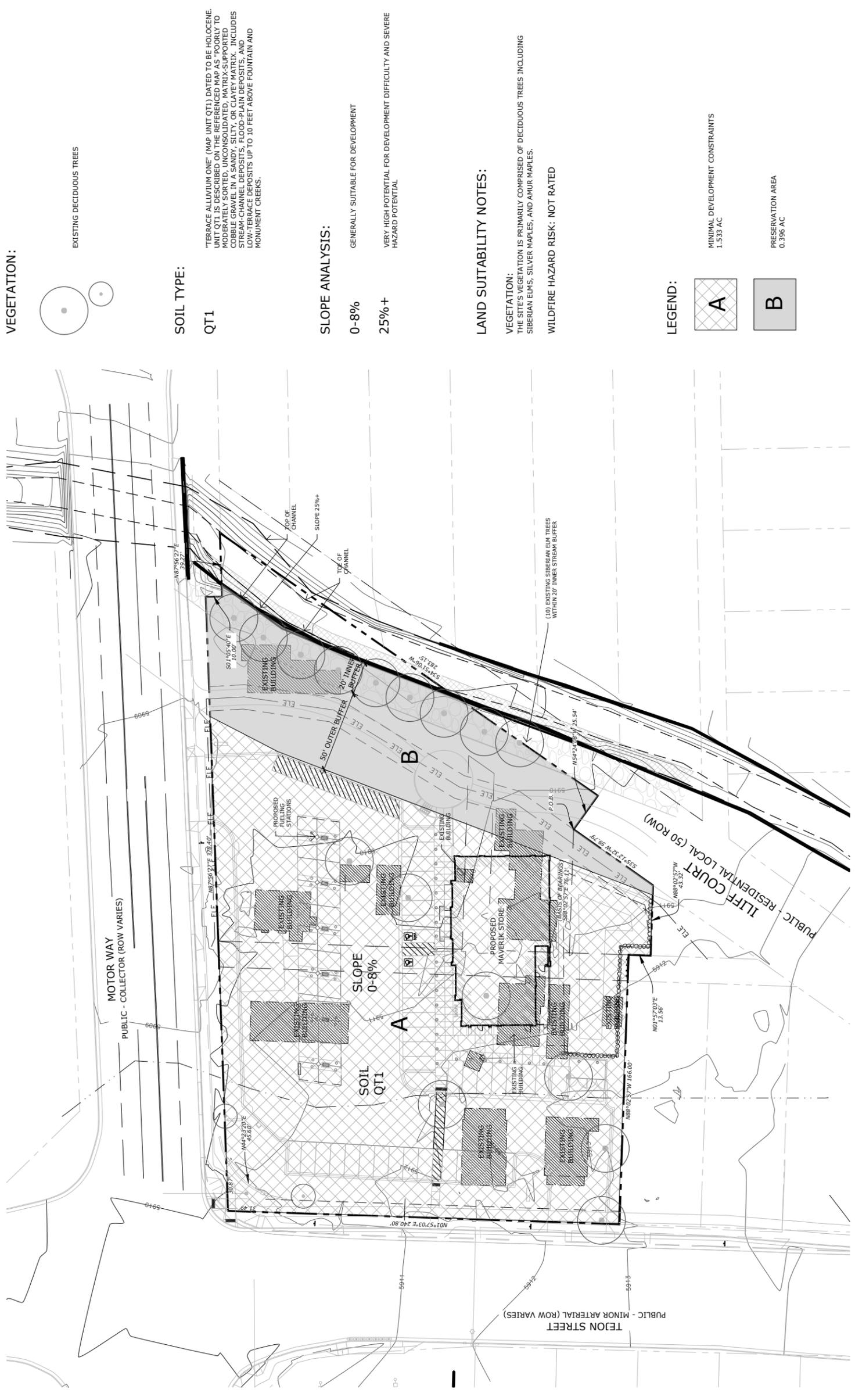
Symbol	Qty	Label	Arrangement	Description	LLF	Arr. Lum. Lumens	Arr. Watts
■	5	A	SINGLE	SLM-LED-1BL-SIL-FT-40-70CRI-SINGLE - 25' MH	1.000	18843	1485
■	1	B	2 @ 90 DEGREES	SLM-LED-1BL-SIL-FT-40-70CRI-D90 - 25' MH	1.000	37686	297
■	2	C	SINGLE	THFL-43-45 MNT AT 18' DN AREA LIGHT POLE	1.000	4322	4366
■	24	D	SINGLE	SCV-LED-1SL-SC-40 - 15' MH	1.000	15209	101.7
■	8	E	SINGLE	XWM-FT-LED-06-50 MTD @ 10'	1.000	6523	53.9

Total Project Watts = 399888
Total Watts = 399888

LD-144956-1
LIGHTING PROPOSAL
HAVERICK
MOTOR WAY & TEJDN
COLORADO SPRINGS, CO
DATE: 02/08/18
REV: 30-19
P/M/C
SCALE: 1"=20'

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions. This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LEDs and other factors. The engineer and/or architect shall be responsible for verifying luminaire cut-off, landscaping, or any other architectural elements unless noted. Fixture nomenclature does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

FIGURE 1



VEGETATION:



SOIL TYPE:

QT1
"TERRACE ALLUVIUM ONE" (MAP UNIT QT1) DATED TO BE HOLOCENE UNIT QT1 IS DESCRIBED ON THE REFERENCED MAP AS "POORLY TO MODERATELY SORTED, UNCONSOLIDATED, MATRIX-SUPPORTED COBBLE GRAVEL IN A SANDY, SILTY, OR CLAYEY MATRIX. INCLUDES STREAM-CHANNEL DEPOSITS, FLOOD-PLAIN DEPOSITS, AND LOW-TERRACE DEPOSITS UP TO 10 FEET ABOVE FOUNTAIN AND MONUMENT CREEKS."

SLOPE ANALYSIS:

- 0-8%** GENERALLY SUITABLE FOR DEVELOPMENT
- 25%+** VERY HIGH POTENTIAL FOR DEVELOPMENT DIFFICULTY AND SEVERE HAZARD POTENTIAL

LAND SUITABILITY NOTES:

VEGETATION:
THE SITE'S VEGETATION IS PRIMARILY COMPRISED OF DECIDUOUS TREES INCLUDING SIBERIAN ELMS, SILVER MAPLES, AND AMUR MAPLES.
WILDFIRE HAZARD RISK: NOT RATED

LEGEND:

