GRAYS DEVELOPMENT COMPANY

RIO VISTA TOWNHOMES

LOT 1, COLORADO COUNTRY FILING NO. 12 AND LOT 2, BLOCK 1, THE HOMESTEAD SUBDIVISION FILING NO. 10
LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

CONDITIONAL USE DEVELOPMENT PLAN

AUGUST 2022

PROJECT CONTACTS

PROPERTY OWNER
TSO RIO VISTA LLC
4250 RIO VISTA DRIVE
COLORADO SPRINGS, CO 80917

PROPERTY DEVELOPER/APPLICANT
GRAYS DEVELOPMENT COMPANY
5555 DTC PARKWAY, SUITE 330
GREENWOOD VILLAGE, CO 80111
TEL: (858) 205-9050

ARCHITECT
GALLOWAY & COMPANY, INC.
5500 GREENWOOD PLAZA BLVD., SUITE 200
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
CONTACT: KRISTOFFER KENTON

CIVIL ENGINEER
GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TEL: (719) 900-7220
CONTACT: SCOTT BROWN, PE

LANDSCAPE ARCHITECT
GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TEL: (719) 900-7220
CONTACT: JON ROMERO, ASLA, PLA

SURVEYOR
GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TEL: (719) 900-7220
CONTACT: BRIAN J. DENNIS, PLS

TRAFFIC ENGINEER
GALLOWAY & COMPANY, INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TEL: (719) 900-7220
CONTACT: BRIAN HORAN, PE

GEOTECHNICAL ENGINEER
SGI ENGINEERING, INC.
6753 E. 47TH AVENUE DRIVE, UNIT H
DENVER, CO 80216
TEL: (303) 321-3154
CONTACT: THOMAS CASEY, PE

CITY CONTACTS

PLANNING
CITY OF COLORADO SPRINGS
30 S. NEVADA AVENUE, SUITE 701
COLORADO SPRINGS, CO 80903
TEL: (719) 385-5905

TRAFFIC
CITY OF COLORADO SPRINGS
30 S. NEVADA AVENUE
COLORADO SPRINGS, CO 80903
TEL: (719) 385-5908

STORM, WATER & SANITARY
CITY OF COLORADO SPRINGS
30 S. NEVADA AVENUE
COLORADO SPRINGS, CO 80903
TEL: (719) 385-5918

FIRE PROTECTION
COLORADO SPRINGS FIRE DEPARTMENT
375 PRINTERS PARKWAY
COLORADO SPRINGS, CO 80910
TEL: (719) 385-5950

ENGINEERING ADMINISTRATION
CITY OF COLORADO SPRINGS
30 S. NEVADA AVENUE
COLORADO SPRINGS, CO 80903
TEL: (719) 385-5918

LIST OF ABBREVIATIONS

SHT – SHEET
Δ – DEFLECTION ANGLE
L – LENGTH
R – RADIUS
CB – CHORD BEARING
C – CHORD LENGTH
N – NORTH/NORTHING
W – WEST
E – EAST/EASTING
S – SOUTH
DET – DETAIL
EX – EXISTING
W/ – WITH
PC – POINT OF CURVATURE/PORTLAND CEMENT
WWF – WELDED WIRE FABRIC
VERT – VERTICAL
OC – ON CENTER
FDC – FIRE DEPARTMENT CONNECTION
CT – COURT
DR – DRIVE
REC – RECEPTION
ø, DIA – DIAMETER
PT – POINT OF TANGENCY
MIN – MINIMUM
MAX – MAXIMUM
HDPE – HIGH DENSITY POLYETHYLENE

VICINITY MAP
0 200 500 1000
SCALE: 1"=1000'

SITE DATA TABLE		
SITE LOCATION: SWC BARNES ROAD & RIO VISTA DRIVE		
TAX SCHEDULE NUMBER: 6325105025, 6325105026		
CURRENT ZONE DISTRICT: PBC/AO (PLANNED BUSINESS CENTER WITH AIRPORT OVERLAY) [ORDINANCE 21-19]		
EXISTING USE: VACANT		
PROPOSED USE: MULTI-FAMILY RESIDENTIAL		
DENSITY: 12.84 DU'S/AC (94 DU/ 7.32 AC)		
ITEM	AREA	% OF GROSS SITE
TOTAL GROSS SITE AREA	7.32 AC. (318,751 SF)	100
+ BUILDING FOOTPRINT	1.51 AC. (65,688 SF)	20.6
+ PARKING / DRIVES / WALKS	0.28 AC (12,189 SF)	3.8
+ LANDSCAPE AREA	5.53 AC (240,874 SF)	75.6
+ TOTAL OPEN SPACE	FEE IN LIEU	FEE IN LIEU
+ TOTAL PRIVATE OPEN SPACE	11	
LOT COVERAGE	40% ALLOWED	33.2%
BUILDING HEIGHT	45' ALLOWED	35'
PARKING DATA	REQUIRED	PROVIDED
PARKING RATIO – 2 BR	1.7 SPACES / UNIT	2 SPACES / UNIT
PARKING RATIO – 3 BR	2 SPACES / UNIT	2 SPACES / UNIT
STANDARD SPACES	147 SPACES	188 (GARAGE SPACES)
VISITOR SPACES		24 (ON STREET PARKING) 2 (OFF STREET PARKING)
ACCESSIBLE SPACES	5 (4 STANDARD, 1 VAN)	8 (4 STANDARD, 4 VAN)
TOTAL SPACES	152 SPACES	222 SPACES
BUILDING SETBACKS		
NORTH (STREET FRONT)	20'	25.14'
EAST (STREET FRONT)	20'	21.03'
SOUTH (REAR)	25'	54.09'
WEST (SIDE)	5'	109.53'
LANDSCAPE SETBACK		
BARNES ROAD	10'	25.14'
RIO VISTA DRIVE	10'	21.03'
UNITS	TYPE	QTY
MODEL 1	2 BR / 2.5 BA / 1,480 SF	37
MODEL 2	2BR + FLEX* / 2.5 BA / 1,620 SF	30
MODEL 3	3 BR / 3 BA 1,685 SF	27
* FLEX MAY BE USED AS BEDROOM, OFFICE, OR BONUS ROOM BY A TENANT. PARKING CALCULATIONS FOR MODEL 2 UNITS WITH ONE FLEX ROOM ASSUMES THE FLEX ROOM WOULD BE USED AS A BEDROOM, FOR A TOTAL OF THREE BEDROOMS.		94

GENERAL NOTES

1. 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.

1.a. ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND SIGNAGE SHALL MEET ALL APPLICABLE CITY CODE REQUIREMENTS INCLUDING:
PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
ACCESSIBLE PARKING SPACES SHALL BE MARKED WITH FOUR 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 GROUND SURFACE."

2. ALL "STOP SIGNS" TO BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN SHALL MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.

3. PER CITY CODE SECTION 7.4.103.D, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE 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.

4. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATION.

5. PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE FOR SHARED COMMON TRACTS, ACCESS DRIVES, PRESERVATION AREAS, AND LANDSCAPE AREAS ADJACENT TO THEIR PROPERTY.

6. ALL EXISTING CURB, GUTTER, SIDEWALK AND PEDESTRIAN RAMPS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG THE PUBLIC RIGHTS-OF-WAY 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.

7. ALL PRIVATE PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

8. ALL IMPROVEMENTS DEPICTED WITHIN THIS PLAN ARE REQUIRED BY CITY CODE AND/OR ARE A CONDITION OF APPROVAL. TO ENSURE COMPLIANCE WITH THE CITY'S REVIEW CRITERIA, ANY PRIVATE IMPROVEMENTS PROVIDED AS EXTRA, WILL BE LABELED AS "EX" AND WILL NOT BE INCLUDED IN THE CALCULATED AMOUNT REQUIRED FOR A FINANCIAL ASSURANCE.

9. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

10. ACCESS AND LOADING FACILITIES, BUILDINGS, OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO THE FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS WITH A MINIMUM SINGLE AXLE WEIGHT OF 27,000 POUNDS. (ORDINANCE 18-50, 8.4.105, D102.1)

11. THE DEVELOPER IS REQUIRED TO REMIT THE AMOUNT OF $75,000 FOR THE EXISTING TRAFFIC SIGNAL AT THE INTERSECTION OF RIO VISTA WITH BARNES ROAD.

12. RETAINING WALLS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER AND SHALL INCLUDE GLOBAL AND INTERNAL STABILITY ANALYSIS.

SHEET INDEX

SHEET NO	DESCRIPTION	REVISION | DATE
1	COVER SHEET	2 | 11/9/22
2	DEVELOPMENT PLAN	2 | 11/9/22
3	PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN	2 | 11/9/22
4	PRELIMINARY GRADING PLAN	2 | 11/9/22
5	PHOTOMETRIC PLAN	2 | 11/9/22
6	PHOTOMETRIC DETAILS	2 | 11/9/22
7	FINAL LANDSCAPE PLAN	2 | 11/9/22
8	FINAL LANDSCAPE PLAN	2 | 11/9/22
9	LANDSCAPE NOTES AND DETAILS	2 | 11/9/22
10	ARCHITECTURAL ELEVATIONS	2 | 11/9/22
11	ARCHITECTURAL ELEVATIONS	2 | 11/9/22
12	ARCHITECTURAL ELEVATIONS	2 | 11/9/22

LEGAL DESCRIPTION

THAT PORTION OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, COLORADO COUNTRY FILING NO. 12, AS RECORDED UNDER RECEPTION NO. 97060807; EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF COLORADO SPRINGS FOR RIGHT-OF-WAY BY DEED RECORDED SEPTEMBER 3, 2020 AT RECEPTION NO. 220136432, RECORDS OF EL PASO COUNTY, COLORADO,

LOT 2, BLOCK 1 IN THE HOMESTEAD SUBDIVISION FILING NO. 10, AS RECORDED IN PLAT BOOK Z-2 AT PAGE 61, EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE CITY OF COLORADO SPRINGS FOR RIGHT-OF-WAY DEED RECORDED SEPTEMBER 3, 2020 AT RECEPTION NO. 220136290, RECORDS OF EL PASO COUNTY, COLORADO,

COUNTY OF EL PASO,
STATE OF COLORADO.

TO BE PLATTED AS LOT 1, COLORADO COUNTRY FILING NO. 16.

THE ABOVE DESCRIPTION CONTAINS 318,751 SQUARE FEET OR 7.32 ACRES, MORE OR LESS.

BENCHMARK

COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEMS (FIMS) BENCHMARK, MONUMENT PM05
DESCRIPTION: 2" DIAMETER ALUMINUM FIMS CAP STAMPED "CSU FIMS CONTROL PM05" ON THE CONCRETE BASE OF THE 8TH LIGHT POLE NORTH OF BARNES ROAD (LIGHT POLE NUMBER 2011A) IN THE MEDIAN OF NORTH POWERS BOULEVARD.
ELEVATION = 6718.55' (NAVD29)

SITE BENCHMARK #1
GRIND "X" IN CONCRETE SIDEWALK ALONG NORTH LINE OF SUBJECT PROPERTY AND SOUTH RIGHT-OF-WAY OF BARNES RD., SOUTH OF THE INTERSECTION OF JEFFERY RD. AND BARNES RD. AND 10±8' SOUTHWEST OF A FIBER OPTIC VAULT.
ELEVATION = 6684.81'

SITE BENCHMARK #2
GRIND "X" ON SOUTHEAST CORNER OF A CONCRETE INLET, 40' SOUTH OF THE INTERSECTION OF RIO VISTA DR. AND THE DRIVEWAY ENTRANCE TO THE SPROUTS SHOPPING CENTER EAST OF SUBJECT PROPERTY.
ELEVATION = 6629.82'

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARING IS BASED ON THE SOUTH LINE OF LOT 2, BLOCK 1 THE HOMESTEAD SUBDIVISION FILING NO. 10, AND IS CONSIDERED TO BEAR N73°37'47"W, MONUMENTED ON BOTH ENDS OF THE LINE BY A FOUND NO. 4 REBAR WITH A YELLOW PLASTIC CAP STAMPED, "W.K.C. & ASSOC. PLS 4872."

FEMA FLOOD ZONE

THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 08041C0536G, WITH AN EFFECTIVE DATE OF DECEMBER 7, 2018, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD).

GENERAL SITE DESCRIPTION

PROJECT DESCRIPTION:
CONSTRUCTION OF 15 MULTI-FAMILY TOWHOME BUILDINGS COMPRISING 94 TOTAL UNITS, WITH 2 CAR GARAGES, ASSOCIATED LANDSCAPING, PARKING, AND DRIVES.

APPROXIMATE SCHEDULE

START OF CONSTRUCTION – JUNE 1, 2023
SUBSTANTIAL COMPLETION – JUNE 1, 2024

DRAINAGE BASIN

SAND CREEK DRAINAGE BASIN

AVIGATION STATEMENT

NOTE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S ARMAMENTS PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.

NOTE: TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE AVIGATION EASEMENT GIVEN TO THE CITY OF COLORADO SPRINGS AS SET FORTH BELOW:
RECORDING DATE: MARCH 20, 1972
RECORDING NO.: BOOK 2476 AT PAGE 304
(PROPERTY IS SUBJECT TO THIS EXCEPTION AND IS BLANKET IN NATURE.)

GEOHAZARD DISCLOSURE STATEMENT

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY SGI ENGINEERING, INC. DATED NOVEMBER 7, 2022, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THIS PROPERTY: EXPANSIVE/COLLAPSIBLE SOILS & BEDROCK, SHALLOW BEDROCK, AND RADON GAS. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE #CU DP-22-0004 OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 105, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
719.900.7220
Galloway.US.com

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RIO VISTA TOWNHOMES
GRAYS DEVELOPMENT COMPANY
CONDITIONAL USE DEVELOPMENT PLAN

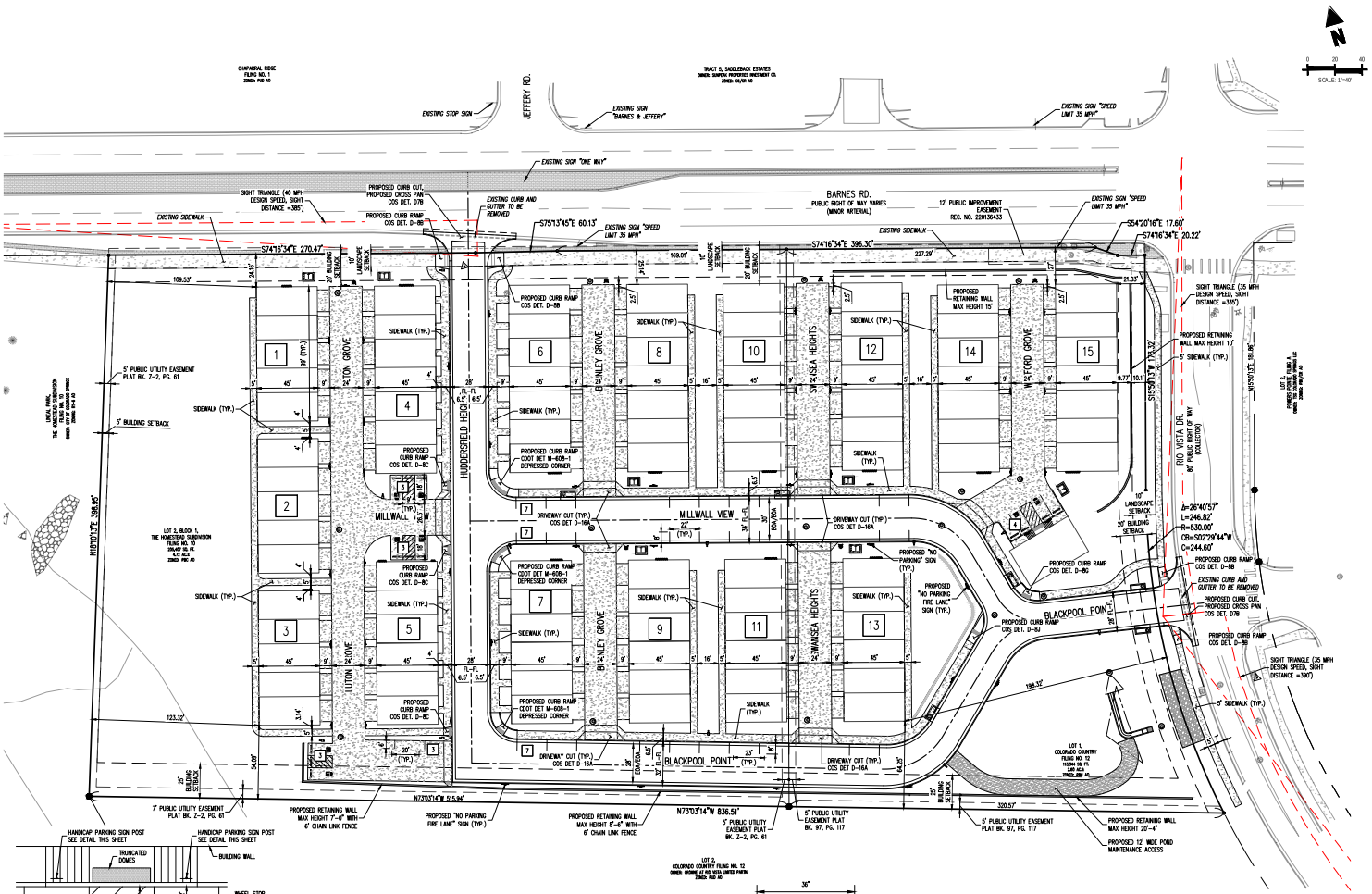
BARNES ROAD AND RIO VISTA DRIVE
COLORADO SPRINGS, CO

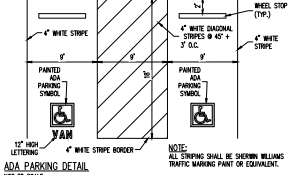
#	Date	Issue / Description	Init.
A	8/8/22	1ST DP SUBMITTAL	JKG
B	10/5/22	2ND DP SUBMITTAL	JKG
C	11/8/22	3RD DP SUBMITTAL	JKG

Project No:	GRV0100002.20
Drawn By:	EVR
Checked By:	JKG
Date:	NOVEMBER 2022

COVER SHEET

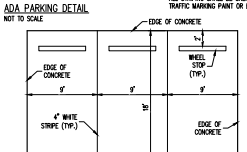
CU DP-22-0004





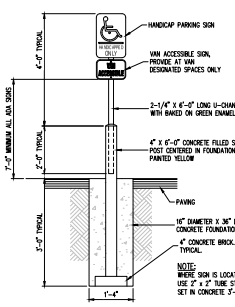
NOTE: ALL STRIPING SHALL BE SHERWIN WILLIAMS TRAFFIC MARKING PAINT OR EQUIVALENT.

ADA PARKING DETAIL
NOT TO SCALE



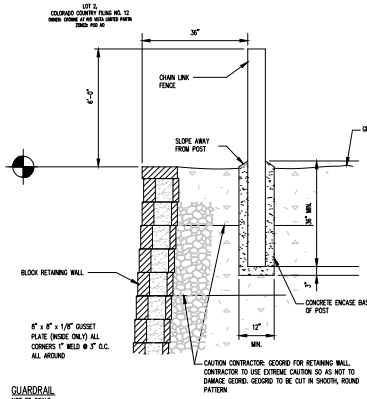
NOTE: ALL STRIPING SHALL BE SHERWIN WILLIAMS TRAFFIC MARKING PAINT OR EQUIVALENT.

PARKING TYPICAL DETAIL
NOT TO SCALE

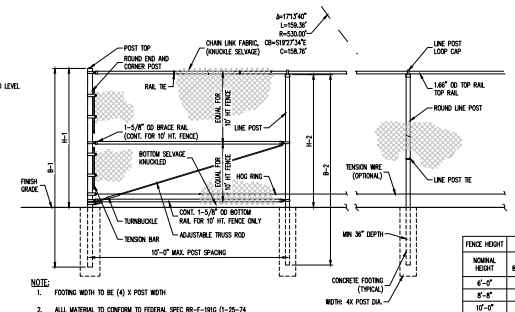


NOTE: WHERE SIGN IS LOCATED IN PLANTER AREA, USE 2" x 2" TUBE STEEL FULL LENGTH AND SET IN CONCRETE 3'-0" MIN. BELOW GRADE.

HANDICAP PARKING SIGN POST
NOT TO SCALE



GUARDRAIL
NOT TO SCALE

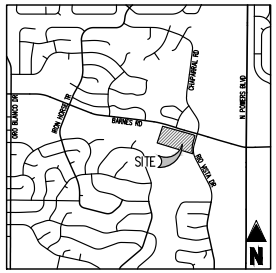


NOTE:
1. FOOTING WIDTH TO BE (4) X POST WIDTH
2. ALL MATERIAL TO CONFORM TO FEDERAL SPEC RR-F-191G (1-25-74
3. ALL GALVANIZED FITTINGS TO CONFORM TO ASTM-A 153

CHAIN LINK FENCE
NOT TO SCALE

POST CAP	TOP & BOTTOM FABRIC DETAIL
DOME	KNUCKLE

FENCE HEIGHT	END & CORNER POSTS		LINE POSTS	
NOMINAL HEIGHT	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GARAGE	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GARAGE
6'-0"	6'-0"	6'-5/8"	8'-8"	5'-8-7/8"
8'-8"	11'-0"	8'-5/8"	10'-8"	7'-8-7/8"
10'-0"	13'-0"	10'-5/8"	12'-8"	9'-8-7/8"
12'-0"	15'-0"	12'-5/8"	14'-8"	11'-8-7/8"



VICINITY MAP
NOT TO SCALE

SITE LEGEND

- PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- PROPOSED SWALE FLOWLINE
- PROPOSED WALL
- EXISTING CURB AND GUTTER
- EXISTING CURB AND GUTTER TO BE REMOVED
- EXISTING CONCRETE SIDEWALK
- PROPOSED CURB AND GUTTER
- EXISTING RIPRAP
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIGHT TRIANGLE
- ADA PATH OF TRAVEL
- PARKING COUNT
- EXISTING MONUMENT
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED ADA PARKING SYMBOL
- PROPOSED DETECTABLE WARNING TRUNCATED DOMES
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER INLET
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING GAS UTILITY MARKER

NOTE
1. PRIOR TO CONSTRUCTION PLANS APPROVAL, THE DEVELOPER IS REQUIRED TO REMIT THE AMOUNT OF $75,000 FOR THE EXISTING TRAFFIC SIGNAL AT THE INTERSECTION OF RIO VISTA DRIVE AND BARNES ROAD.

Galloway
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CONDITIONAL USE DEVELOPMENT PLAN

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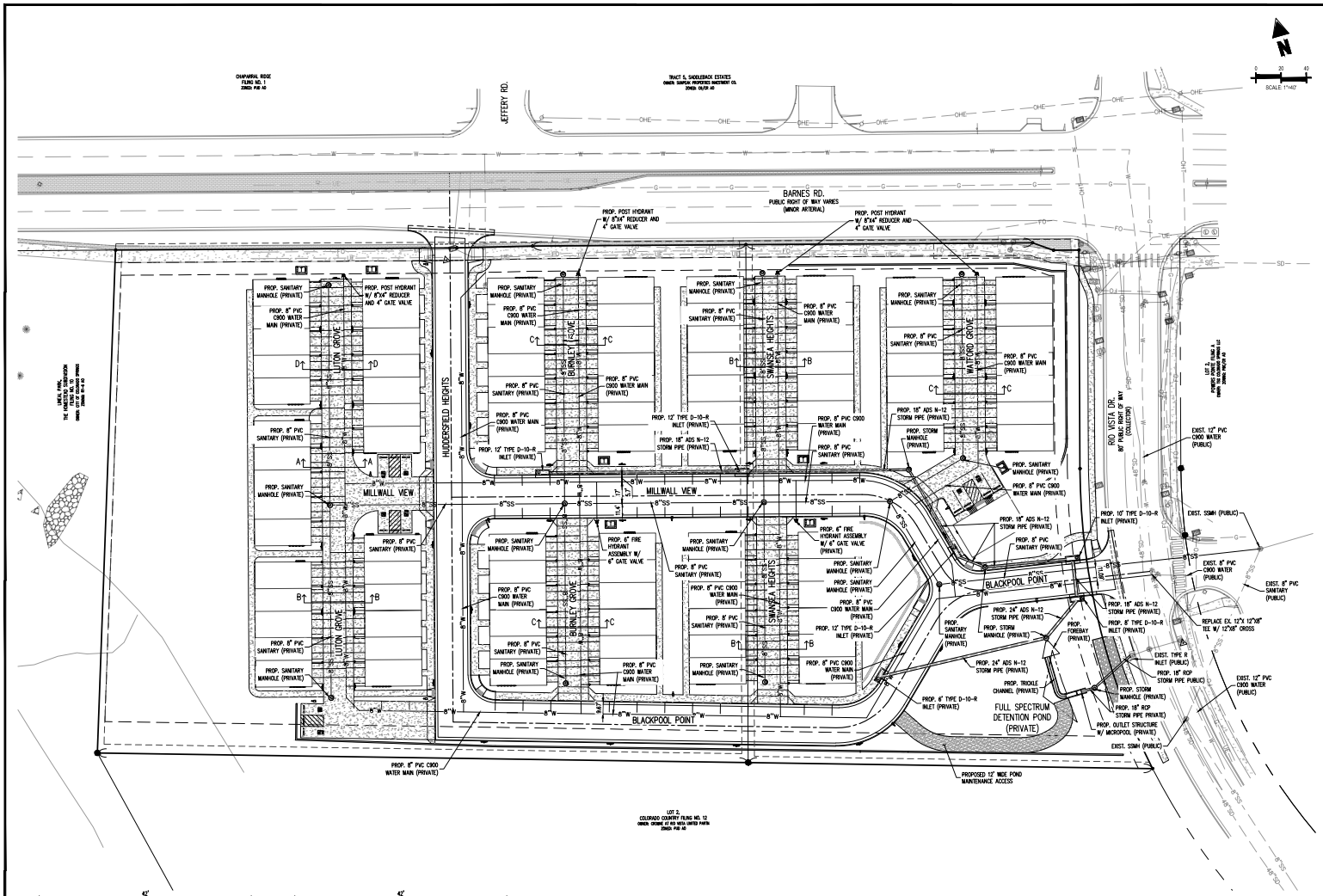
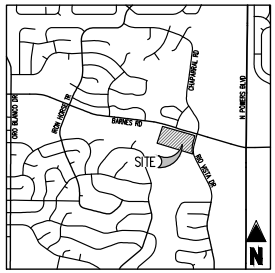
Project No:	GRY00002.20
Drawn By:	EVR
Checked By:	JKG
Date:	NOVEMBER 2022

DEVELOPMENT PLAN

CU DP-22-0004

2



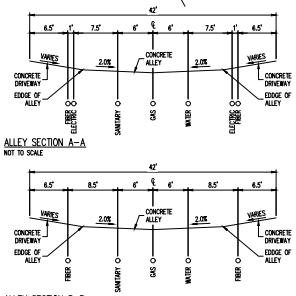


UTILITY LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER (LESS THAN 12"Ø)
- EXISTING STORM SEWER (12"Ø AND LARGER)
- PROPOSED STORM SEWER (12"Ø AND LARGER)
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND ELECTRICAL
- EXISTING OVERHEAD TELEPHONE
- EXISTING FIBER OPTIC
- PROPOSED FIBER OPTIC
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING STREET LIGHT
- PROPOSED SITE LIGHTING
- PROPOSED WATER METER
- EXISTING PAD MOUNTED TRANSFORMER
- PROPOSED STORM INLET
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING TRAFFIC VAULT
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE VAULT
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE

SITE LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- PROPOSED SAWCUT LINE
- PROPOSED SWALE FLOWLINE
- EXISTING TO REMAIN
- PROPOSED NEW
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED DETECTABLE WARNING TRUNCATED DOMES

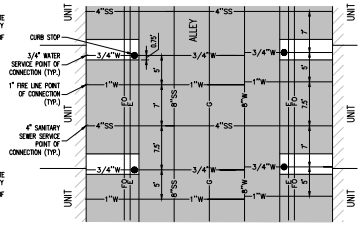


ALLEY SECTION A–A
NOT TO SCALE

ALLEY SECTION B–B
NOT TO SCALE

ALLEY SECTION C–C
NOT TO SCALE

ALLEY SECTION D–D
NOT TO SCALE



TYPICAL UNIT UTILITY SERVICE
NOT TO SCALE

COLORADO SPRINGS 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 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 UTILITIES.
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 668–5984.
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.

NOTES:

1. ALL PROPOSED UTILITIES ARE PRIVATE UNLESS OTHERWISE NOTED.
2. WATER LINE SHALL TRANSITION FROM PVC TO COPPER WHEN ENTERING THE PROPOSED 3/4" WATER METERS AND BACKFLOW PREVENTION ASSEMBLIES AT EACH RESIDENCE. TRANSITION BACK TO PVC 5 LF AFTER EACH BACKFLOW PREVENTION ASSEMBLY.
3. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.
4. ALL SANITARY SERVICE LINES LOCATED UNDER DRIVEWAYS SHALL BE SCH 40 PVC WITH TRAFFIC–RATED CLEANOUTS.

Galloway
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RIO VISTA TOWNHOMES
GRAYS DEVELOPMENT COMPANY
CONDITIONAL USE DEVELOPMENT PLAN

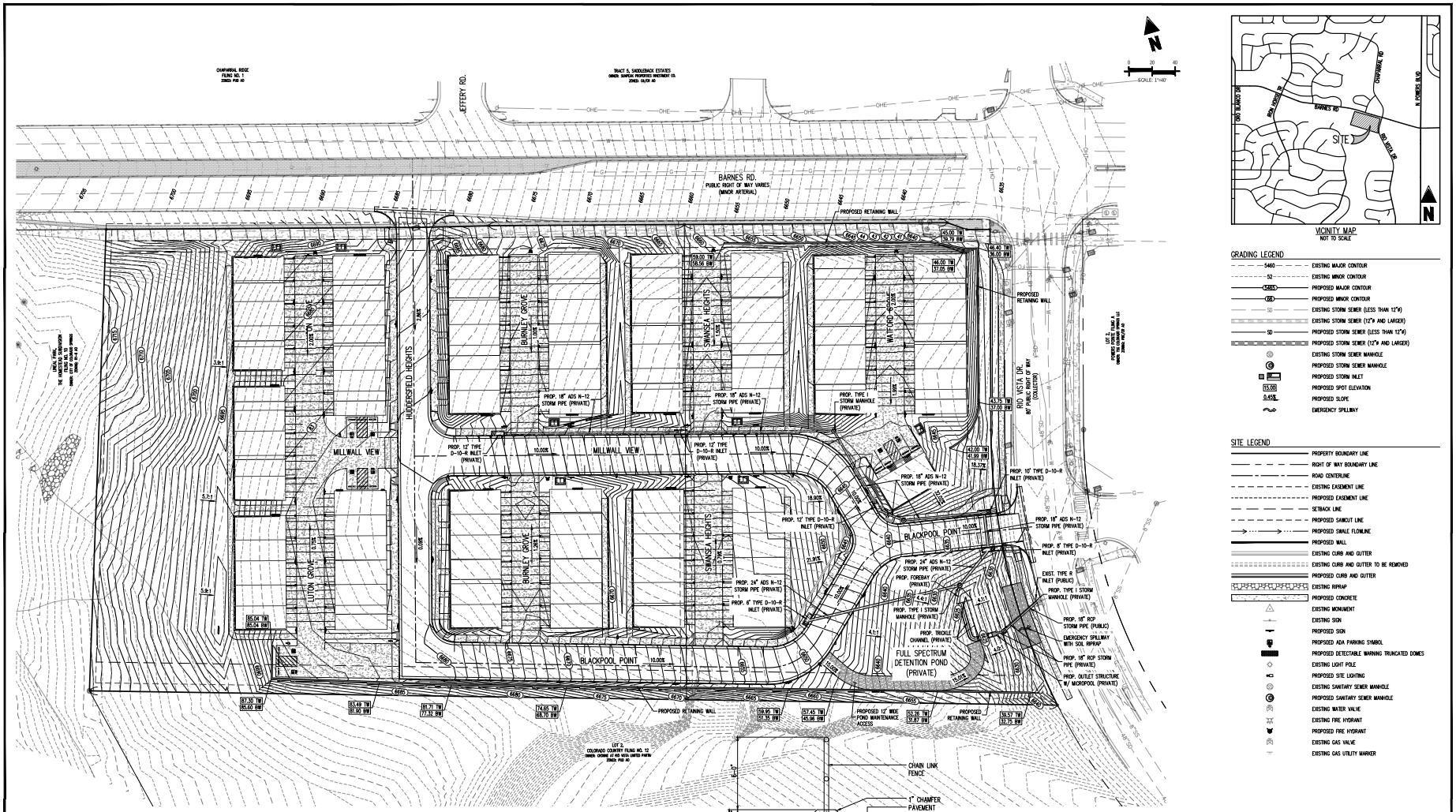
BARNES ROAD AND RIO VISTA DRIVE
COLORADO SPRINGS, CO

#	Date	Issue / Description	Init.
A	8/9/22	1ST DP SUBMITTAL	JKG
B	10/5/22	2ND DP SUBMITTAL	JKG
C	11/8/22	3RD DP SUBMITTAL	JKG

Project No:	GRY0000022.20
Drawn By:	EVR
Checked By:	JKG
Date:	NOVEMBER 2022

PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

CU DP-22-0004



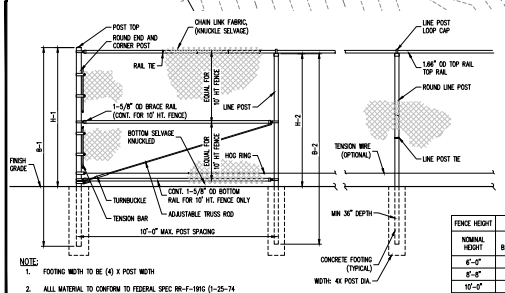
VICINITY MAP
NOT TO SCALE

GRADING LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING STORM SEWER (LESS THAN 12"Ø)
- EXISTING STORM SEWER (12"Ø AND LARGER)
- PROPOSED STORM SEWER (LESS THAN 12"Ø)
- PROPOSED STORM SEWER (12"Ø AND LARGER)
- EXISTING STORM SEWER MANHOLE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM INLET
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE
- EMERGENCY SPILLWAY

SITE LEGEND

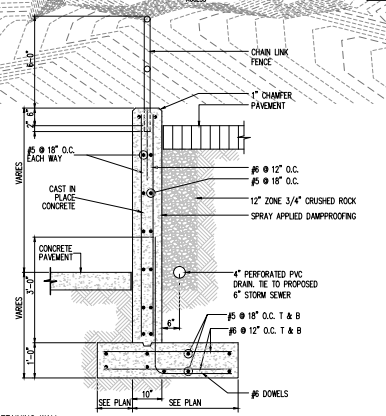
- PROPERTY BOUNDARY LINE
- RIGHT OF WAY BOUNDARY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- PROPOSED SAWCUT LINE
- PROPOSED SWALE FLOWLINE
- PROPOSED WALL
- EXISTING CURB AND GUTTER
- EXISTING CURB AND GUTTER TO BE REMOVED
- PROPOSED CURB AND GUTTER
- EXISTING RIPRAP
- PROPOSED CONCRETE
- EXISTING MONUMENT
- EXISTING SIGN
- PROPOSED SIGN
- PROPOSED ADA PARKING SYMBOL
- PROPOSED DETECTABLE WARNING TRUNCATED DOMES
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING GAS UTILITY MARKER



FENCE HEIGHT	END & CORNER POSTS		LINE POSTS	
NOMINAL HEIGHT	B-1 BAR LENGTH	H-1 HEIGHT ABOVE GARAGE	B-2 BAR LENGTH	H-2 HEIGHT ABOVE GARAGE
6'-0"	6'-0"	6'-5/8"	8'-8"	5'-8-7/8"
8'-0"	11'-0"	8'-5/8"	10'-8"	7'-8-7/8"
10'-0"	13'-0"	10'-5/8"	12'-8"	9'-8-7/8"
12'-0"	15'-0"	12'-5/8"	14'-8"	11'-8-7/8"

NOTE:
1. FOOTING WIDTH TO BE (4) X POST WIDTH
2. ALL MATERIAL TO CONFORM TO FEDERAL SPEC RR-F-191G (1-25-74
3. ALL GALVANIZED FITTINGS TO CONFORM TO ASTM-A 153

CHAIN LINK FENCE
NOT TO SCALE



RETAINING WALL
NOT TO SCALE

NOTES:
1. ADD 6600 TO ALL SPOT ELEVATIONS
2. ALL GRADES SHOW ARE TO FLOWLINES UNLESS OTHERWISE NOTED.
3. RETAINING WALLS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER AND SHALL INCLUDE GLOBAL AND INTERNAL STABILITY ANALYSIS.

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GRAYS DEVELOPMENT COMPANY
CONDITIONAL USE DEVELOPMENT PLAN

BARNES ROAD AND RIO VISTA DRIVE
COLORADO SPRINGS, CO

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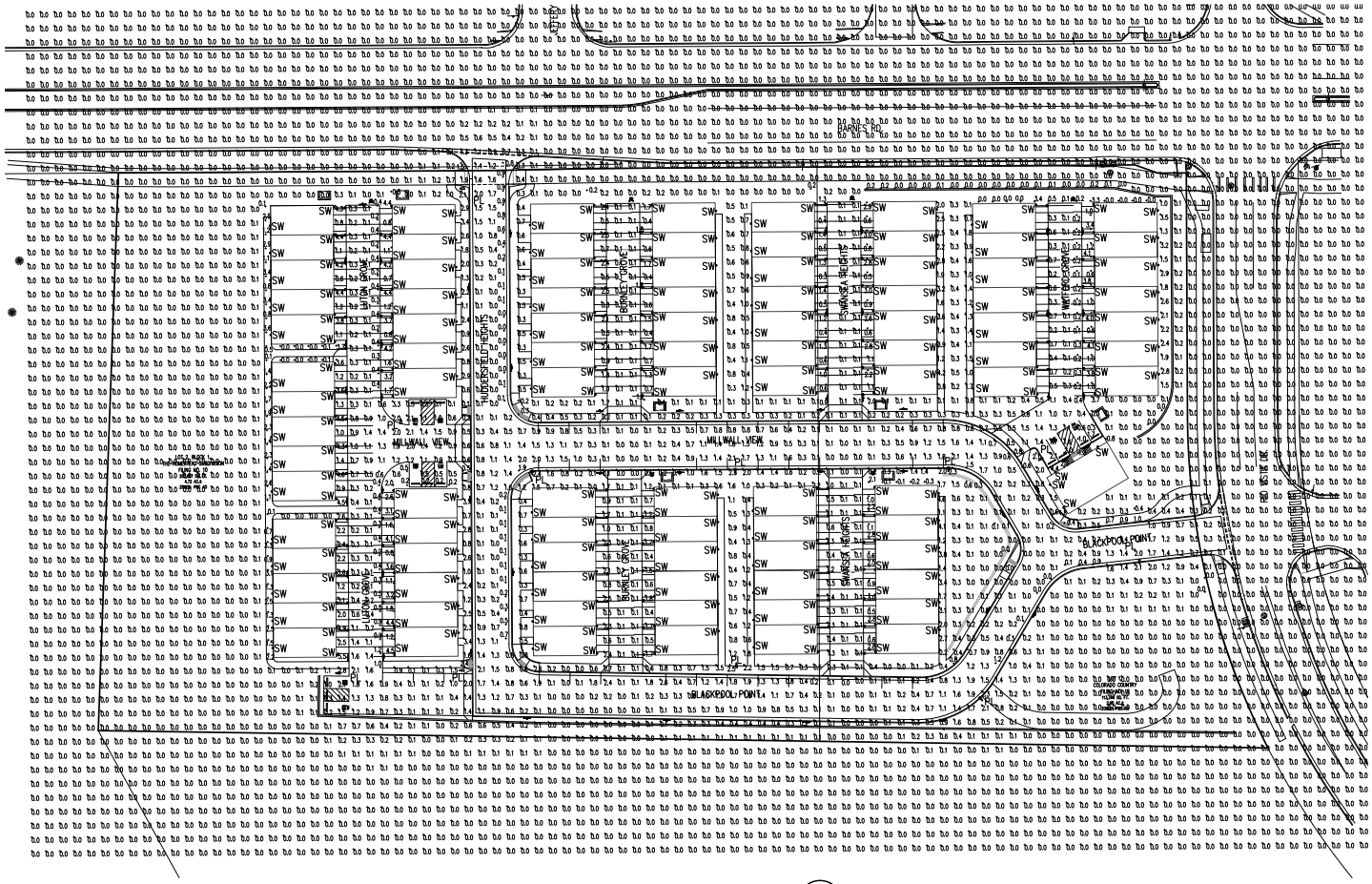
C	11/8/22	3RD DP SUBMITTAL	JKG

Project No:	GRV0100002.20
Drawn By:	EVR
Checked By:	JKG
Date:	NOVEMBER 2022

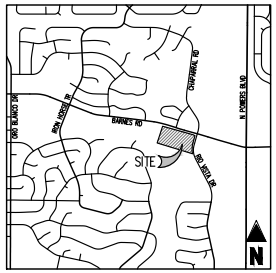
PRELIMINARY GRADING PLAN

CU DP-22-0004

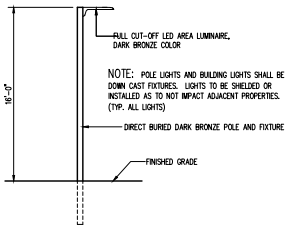
4



1 PHOTOMETRIC SITE PLAN
SCALE: 1"=30'-0"



VICINITY MAP
NOT TO SCALE



NOTE: POLE LIGHTS AND BUILDING LIGHTS SHALL BE DOWN CAST FIXTURES. LIGHTS TO BE SHIELDED OR INSTALLED AS TO NOT IMPACT ADJACENT PROPERTIES. (TYP. ALL LIGHTS)

2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	MOUNTING HEIGHT	COLOR	LLF	MODEL NUMBER	DESCRIPTION	WATTS	LUMENS
	207	SW	7'-0" A.F.G. (ENTRY) 7'-6" A.F.G. (GARAGE)	BRONZE	1.0	49279AZTLED	KICHLER LIGHTING, WALL SCONCE, 3000K COLOR TEMPERATURE, 2 LED BULBS, BRONZE COLOR	16	1,400
	11	PL	16'-0" A.F.G.	BRONZE	1.0	GLEON-SA1B-730-U-T4W-BZ	McGRAW-EDISON LIGHTING, GALLEON SITE LUMINAIRE, 3000K, T4W DISTRIBUTION, BRONZE, DOUBLE HEAD, MOUNTED ON 16'-0" DIRECT BURY POLE	44	5,247

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C	11/8/22	3RD DP SUBMITTAL	JWG

Project No:	GRY000002.20
Drawn By:	JWG
Checked By:	JWG
Date:	NOVEMBER 2022

PHOTOMETRIC PLAN

CU DP-22-0004

FIXTURE SW

Wesley 2 Light LED Wall Light Textured Architectural Bronze

49279AZTLED

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SPECIFICATIONS

Certifications/Qualifications	
Title 24 Compliant	Yes
	www.kichler.com/warranty
Dimensions	
Base Backplate	5.50 X 4.25
Extension	4.00"
Weight	3.70 LBS
Height from center of Wall opening (Spec Sheet)	7.00"
Height	13.75"
Width	7.00"
Light Source	
Delivered Lumens	700
Dimmable	Yes
Dimmable Notes	This LED is compatible with most standard incandescent dimmers, LED dimmers, and electronic low voltage dimmers. For more information, go to Kichler.com/dimming.
Equivalent Light Source	Incandescent
Expected Life Span (Hours)	40000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	16W
# of Bulbs/LED Modules	2
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Mounting Weight	3.37 LBS
Photometrics	
Color Rendering Index	90
Color Temperature Range	3000
Delivered Efficacy (Lumens/Watt)	90
Kelvin Temperature	3000K

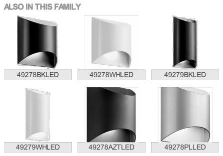
FIXTURE ATTRIBUTES

Housing	
Diffuser Description	Clear Tempered Glass With Inside Etch
Primary Material	ALUMINUM
Product/Ordering Information	
SKU	49279AZTLED
Finish	Textured Architectural Bronze
Style	Contemporary
UPC	783927458610

Finish Options

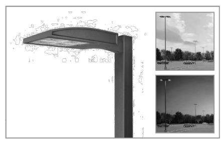
- Black
- Platinum
- Textured Architectural Bronze
- White

ALSO IN THIS FAMILY



Kichler.com KICHLER. 1

Project		Catalog #		Type	S
Prepared by		Notes		Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Light ARchitect™

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

Product Certifications

Quick Facts

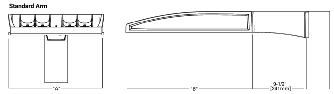
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

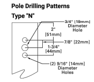
Dimensional Details

Standard Arm



Pole Drilling Patterns

Type "N"



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit https://www.designlights.org/search/ to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)

COOPER Lighting Solutions

McGraw-Edison GALN Galleon II

Ordering Information

SAMPLE NUMBER: GALN-SA4C-740-U-T4FT-GM

Product Family [1, 2]	Light Engine: Configuration	Light Engine: Drive Current	Color Temperature	Voltage	Distribution	Mounting	Finish
GALN=Galleon II **BAA-GALN**=Galleon II Buy American Act Compliant [27] **TAA-GALN**=Galleon II Trade Agreements Act Compliant [27]	**SA1**=1 Square **SA2**=2 Squares **SA3**=3 Squares **SA4**=4 Squares **SA5**=5 Squares **SA6**=6 Squares **SA7**=7 Squares **SA8**=8 Squares **SA9**=9 Squares	**A**=600mA **B**=800mA **C**=1000mA **D**=1200mA [4, 17]	**722**=70CRI, 2200K **727**=70CRI, 2700K **730**=70CRI, 3000K **735**=70CRI, 3500K **740**=70CRI, 4000K **750**=70CRI, 5000K **760**=70CRI, 6000K **827**=80CRI, 2700K **830**=80CRI, 3000K **AMB**=Amber, 590nm [15, 17]	**U**=120-277V **H**=347V-480V [7, 30] **1**=120V **2**=208V **3**=240V **4**=277V **8**=480V [7] **9**=347V [7, 30] **DV**=277V-480V DuraVolt Drivers [29, 30, 31]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[Blank]**=Standard Pole Mount Arm **QM**=Standard Pole Mount Arm with Quick Mount Adaptor **PA**=Pole Mount, Adjustable **SP**=Slipfitter, Adjustable [8] **MA**=Mast Arm, Fixed **WM**=Wall Mount, Fixed **WA**=Wall Mount, Adjustable **UP**=Upswept Arm	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color

Options (Add as Suffix)

- **DIM**=External 0-10V Dimming Leads [20]
- **F**=Single Fuse (120, 277 or 347V Specify Voltage)
- **FF**=Double Fuse (208, 240 or 480V Specify Voltage)
- **20K**=20kV UL 1449 fused surge protective device [10]
- **2L**=Two Circuits [10]
- **HA**=50°C High Ambient
- **HSS**=Installed House Side Shield [18]
- **GRSBK**=Glare Reducing Shield, Black [23]
- **GRSWH**=Glare Reducing Shield, White [23]
- **LCF**=Light Square Trim Painted to Match Housing [26]
- **TH**=Tool-less Door Hardware [5]
- **CC**=Coastal Construction finish [3]
- **L90**=Optics Rotated 90° Left
- **R90**=Optics Rotated 90° Right
- **AHD145**=After Hours Dim, 5 Hours [22]
- **AHD245**=After Hours Dim, 6 Hours [22]
- **AHD255**=After Hours Dim, 7 Hours [22]
- **AHD355**=After Hours Dim, 8 Hours [22]
- **DALI**=DALI Drivers

Controls and Systems Options (Add as Suffix)

- **BPC**=Button Type Photocontrol [6]
- **PR**=NEMA 3-PIN Photocontrol Receptacle
- **PR7**=NEMA 7-PIN Photocontrol Receptacle [21]
- **SPB2**=Dimming Motion Sensor, 9'-20' mounting [24]
- **SPB4**=Dimming Motion Sensor, 21'-40' mounting [24]
- **SPB2/X**=Dimming Motion Sensor, limited square count, 9'-20' mounting [24]
- **SPB4/X**=Dimming Motion Sensor, limited square count, 21'-40' mounting [24]
- **ZW**=WaveLinx Module and 4-PIN Receptacle [19]
- **ZD**=WaveLinx Module with DALI driver and 4-PIN Receptacle [19]
- **ZW-SWPD4XX**=WaveLinx Sensor Only, 7-15ft [19, 12, 13]
- **ZW-SWPD5XX**=WaveLinx Sensor Only, 15-40ft [19, 12, 13]
- **ZW-WOBXX**=WaveLinx Sensor with Bluetooth, 7-15ft [19, 12, 13]
- **ZW-WOFXX**=WaveLinx Sensor with Bluetooth, 15-40ft [19, 12, 13]
- **ZD-SWPD4XX**=WaveLinx Sensor Only, 7-15ft [19, 12, 13]
- **ZD-SWPD5XX**=WaveLinx Sensor Only, 15-40ft [19, 12, 13]
- **ZD-WOBXX**=WaveLinx Sensor with Bluetooth, 7-15ft [19, 12, 13]
- **ZD-WOFXX**=WaveLinx Sensor with Bluetooth, 15-40ft [19, 12, 13]
- **DIM10-MS/DIM-L20**=Synapse Occupancy Sensor (9'-20' Mounting) [19]
- **DIM10-MS/DIM-L40**=Synapse Occupancy Sensor (21'-40' Mounting) [19]

Accessories (Order Separately) [28]

- **OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V
- **OA/RA1027**=NEMA Photocontrol - 480V
- **OA/RA1201**=NEMA Photocontrol - 347V
- **OA/RA1013**=Photocontrol Shorting Cap
- **OA/RA1014**=120V Photocontrol
- **MA1252**=10kV Surge Module Replacement
- **MA1036-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon
- **MA1037-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
- **MA1197-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon
- **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon
- **MA1189-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon
- **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon
- **MA1191-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon
- **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon
- **MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
- **MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon
- **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon
- **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon
- **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon
- **SRA238**=Adapter kit for mounting to 2-3/8" O.D. Tenon
- **LS/HSS**=Field Installed House Side Shield [9, 18]
- **LS/GRSBK**=Glare Reducing Shield, Black [9, 23]
- **LS/GRSWH**=Glare Reducing Shield, White [9, 23]
- **LS/PFS**=Perimeter Shield, Black [16]
- **WOLC-7P-10A**=WaveLinx Outdoor Control Module [11, 19]
- **WOA-XX**=WaveLinx Wireless Sensor, 7'–15' Mounting Height [12, 13, 14, 19]
- **WOE-XX**=WaveLinx Wireless Sensor, 15'–40' Mounting Height [12, 13, 14, 19]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
4. Drive current 1200mA not available with color temperatures 722, 727 or 830 when either HA or HSS options are selected.
5. TH option not 3G rated. Not available with Coastal Construction (CC) option.
6. Not available with voltage options H, 8 or 9.
7. Requires the use of an internal step down transformer when combined with sensor options. Not available in combination with the HA high ambient and sensor options at 1A.
8. Adjustable Slipfitter arm limited to vertical 3" tenon. For mounting to 2-3/8" O.D. tenons, order accessory SRA238.
9. One required for each Light Square.
10. 2L is not available with SPB at 347V or 480V. Not available with WaveLinx or Enlighted sensors, or 20kV surge option.
11. Requires PR7.
12. Replace XX with sensor color (WH, BZ or BK.)
13. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
14. Requires ZW or ZD receptacle.
15. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Exact luminaire wattage available in IES files. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
16. Set of 4 pcs. One set required per Light Square.
17. Not available with HA option.
18. Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options
21. Not available if any SPB, LWR, or WaveLinx sensor is selected. Motion sensor has an integral photocell.
22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory.
23. Not for use with T4FT, T4W or SL4 optics. See IES files for details.
24. Sensor configuration mobile application required for configuration. See controls page for details.
25. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
26. Not available with HSS, GRSWH or GRSBK.
27. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
28. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
29. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information.
30. 480V not to be used with ungrounded or impedance grounded systems.
31. Not available in 1 square configuration at 800mA or below. Not available with any control option except SPB.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology	**D**=Standard Dome Camera **H**=Hi-Res Dome Camera **Z**=Remote PTZ Camera	**C**=Cellular, No SIM **A**=Cellular, AT&T **V**=Cellular, Verizon **S**=Cellular, Sprint	**R**=Cellular, Rogers **W**=Wi-Fi Networking w/ Omni-Directional Antenna **E**=Ethernet Networking

COOPER Lighting Solutions

Galloway
1155 Kelly Johnson Blvd., Suite 305
Colorado Springs, CO 80920
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GallowayUS.com

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RIO VISTA TOWNHOMES
GRAYS DEVELOPMENT COMPANY
CONDITIONAL USE DEVELOPMENT PLAN

BARNES ROAD AND RIO VISTA DRIVE
COLORADO SPRINGS, CO

#	Date	Issue / Description	Init.
A	8/9/22	1ST DP SUBMITTAL	JKG
B	10/5/22	2ND DP SUBMITTAL	JKG
C	11/8/22	3RD DP SUBMITTAL	JKG

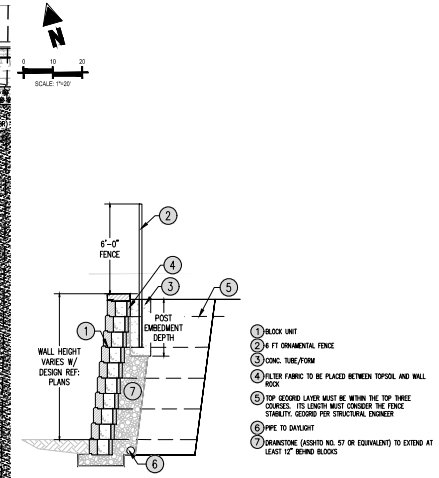
Project No:	GRY000002.20
Drawn By:	JMG
Checked By:	JMG
Date:	NOVEMBER 2022

PHOTOMETRIC DETAILS

CU DP-22-0004

6

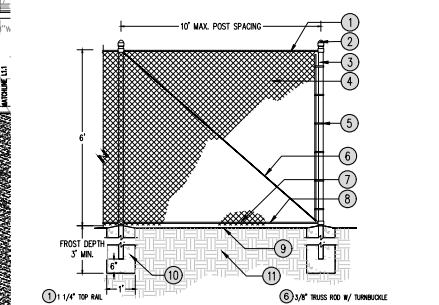
H:\Grays Development\CO, Colorado Springs - GRY000002 - Rio Vista and Barnes\0LITE\2-Plan\GRY02_GX_Lite.dwg - Jessica Greenough - 11/30/2022



THIS DRAWING IS FOR REFERENCE ONLY TO COMMUNICATE DESIGN INTENT. DETERMINATION OF THE SUITABILITY AND/OR MANNER OF USE OF ANY DETAILS CONTAINED IN THIS DOCUMENT WILL BE THE SOLE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. FINAL PROJECT DESIGNS, INCLUDING ALL CONSTRUCTION DETAILS, SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER USING THE ACTUAL CONDITIONS OF THE PROPOSED SITE.

CONCRETE FILLED TUBE OR FORM TO BE SET DURING THE WALL CONSTRUCTION, NOT DRILLED THROUGH GEOGRID AFTERWARDS WHEN DIRECTLY BEHIND UNITS.

1 BLOCK RETAINING WALL W/ FENCE
N.T.S.



2 VINYL CHAINLINK FENCE
N.T.S.

MULCH	CODE	QTY	COMMON NAME	BOTANICAL NAME
	RMULCH	27,041 SF	2"-4" ROCK COBBLE MULCH	SADDLEBACK SWIRL GRANITE MIN. 3" DEPTH.
	RMULCH2	10,308 SF	4"-4" ROCK COBBLE MULCH	WHITE SPECKLED RIVER ROCK, MIN. 4" DEPTH
SOD/SEED	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**
	SEED31	50,968 SF	LOW GROW NATIVE SEED	LOW GROW NATIVE SEED
	SEED34	9,419 SF	RIPARIAN/DETENTION NATIVE SEED	RIPARIAN/DETENTION NATIVE SEED
	SOD3	24,719 SF	HYBRID FESCUE, TURF MASTER	TURF MASTER ENVIROTURF SOD
	LANDSCAPE BOULDER		3-5 CF BLUE GREY RIVER ROCK	

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RIO VISTA TOWNHOMES
GRAYS DEVELOPMENT COMPANY
CONDITIONAL USE DEVELOPMENT PLAN

BARNES ROAD AND RIO VISTA DRIVE
COLORADO SPRINGS, CO

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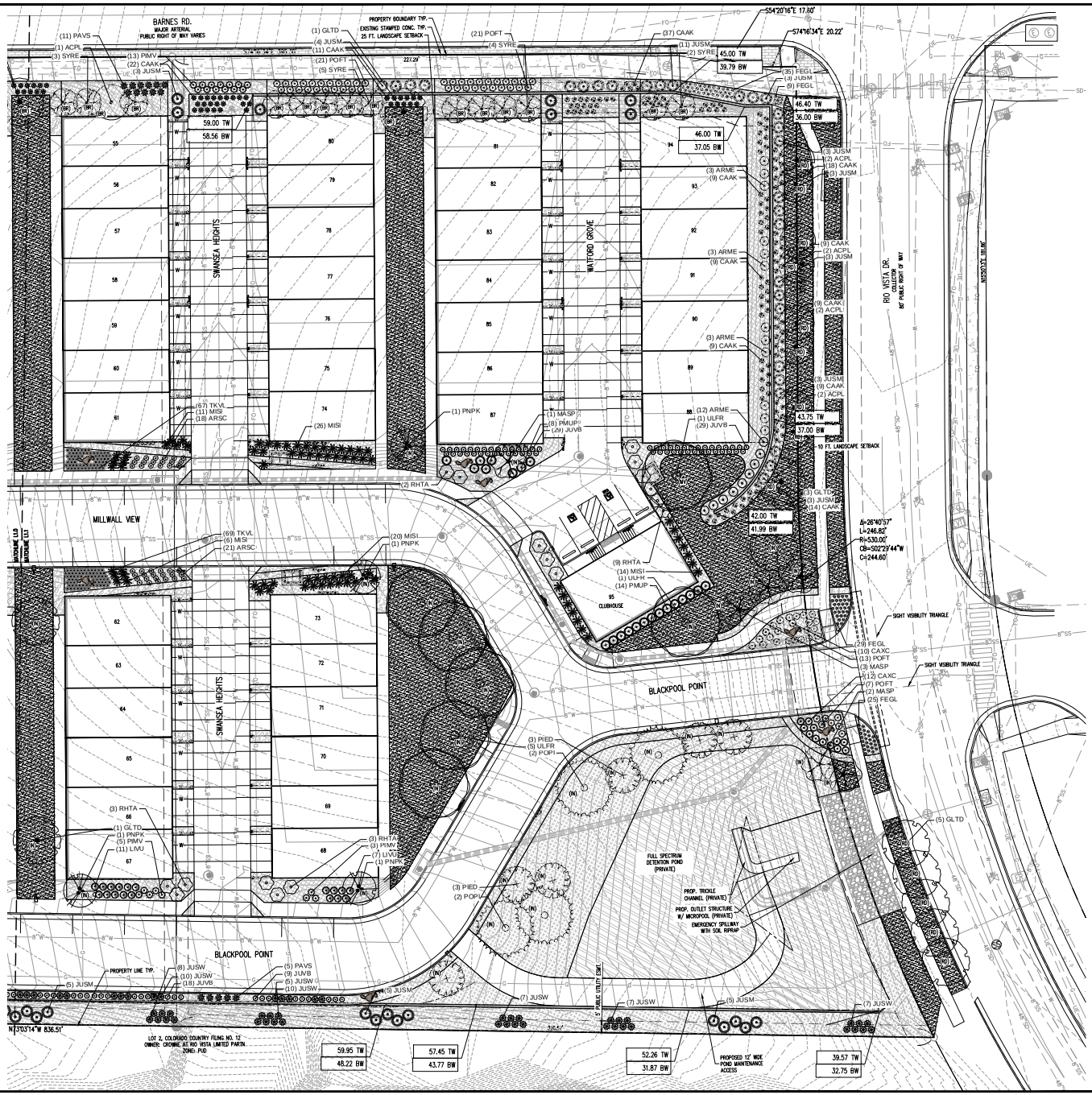
Project No:	GRY000002.20
Drawn By:	BH
Checked By:	JR
Date:	NOVEMBER 2022

FINAL LANDSCAPE PLAN

CU DP-22-0004

L1.0



MULCH	CODE	QTY	COMMON NAME	BOTANICAL NAME
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SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME
	SEED1	50,998 SF	LOW GROW NATIVE SEED	LOW GROW NATIVE SEED
	SEED4	9,419 SF	RIPARIAN DETENTION NATIVE SEED	RIPARIAN DETENTION NATIVE SEED
	SOD3	24,719 SF	HYBRID FESCUE TURF MASTER	TURF MASTER ENVIROTURF SOD
	LANDSCAPE BOULDER		3-5 CF BLUE GREY RIVER ROCK	

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BARNES ROAD AND RIO VISTA DRIVE
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A	8/8/22	1ST DP SUBMITTAL	JKG
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C	11/8/22	3RD DP SUBMITTAL	JKG

Project No:	GR100.0002.20
Drawn By:	BH
Checked By:	JR
Date:	NOVEMBER 2022

FINAL LANDSCAPE PLAN

CU DP-22-0004

L1.1

PLANTING NOTES

GENERAL
1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. 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.
3. 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 THE PLANS (AS APPLICABLE).
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.
7. 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.

FINISH GRADING AND SOIL PREPARATION
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 MAINTENANCE.
15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
16. 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.

PLANTING
17. 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.
18. 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.
19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
20. 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 TREES.
21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
22. 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.
23. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
24. 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.
25. 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.
26. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
27. 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.

MULCHING
28. 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.
29. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
30. 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.
31. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
32. 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 INSTALLATON. 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.
33. 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 CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

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.
2. 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 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. 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 ARCHITECT AND OWNER.

SEED NOTES

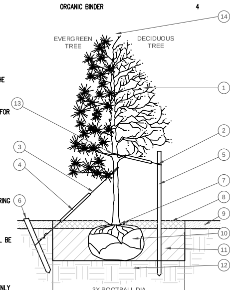
1. ALL SEED MIXES AVAILABLE THROUGH:
ARKANSAS VALLEY SEED
4300 Monaco Street
Denver, CO 80216
Phone: (303)-320-7500
2. SEED MIXES ARE AVAILABLE AS FOLLOWS:
SEED 1- El Paso County Low Grow Mix
25% Buffalograss
20% Grama, Blue
29% Grama, Sideoats
5% Green Needlegrass
20% Wheatgrass, Western
1% Dropseed, Sand
Drill Seed @ 21 lbs PLS/AC
Hydroseed @ 42 lbs PLS/AC

SEED 4 Riparian Detention Native Seed
20% Bluestem, Big
10% Grama, Blue
10% Green Needlegrass
20% Wheatgrass, Western
10% Grama, Sideoats
10% Switchgrass
10% Prairie Sandreed
10% Yellow Indiangrass
Drill Seed/Hydrossed @ 19 lbs PLS/AC
3. ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROSLURRY APPLIED OVER THE SEED BED AFTER SEEDING. THE SLURRY MIX SHALL CONTAIN THE FOLLOWING:

	LBS./1,000 SF
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER	4

SEED ESTABLISHMENT NOTES
1. THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. SOIL PREPARATION MEASURES IN AREAS TO BE SEEDED SHALL BE COMPLETED PRIOR TO SEEDING.
2. FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN THREE MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.
3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES, AT HIS OWN COST, TO SATISFY ESTABLISHMENT REQUIREMENTS AND ENSURE TIMELY CLOSEOUT. THESE MEASURES MAY INCLUDE, AT THE OWNER'S OPTION, RESEEDING OF SPARSELY GERMINATED AREAS AND/OR INSTALLATION OF SOD IN ALL SEEDED AREAS.

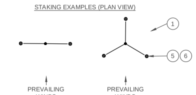
SOIL AMENDMENTS:	LAB ID: 2022S3827 SAMPLE ID: GOG-2					E.C. SALT OR PH TREATMENT	ROTOTILL DEPTH
GROUND PLANE TREATMENT	CLASS II OM AMENDMENT OM	NITROGEN NO3-N	PHOSPHORUS P	OTHER K, ZN,FE,MN, OR CU	FERTILIZER 4-6 WEEKS DURING GROWING SEASON	N/A	
TURF AND SEED	0 LBS/1000SF	3.3 LBS/1000SF	0 LBS./1000SF	1 (S) LBS/1000 SF 0 (MN) LB./1000 SF 0.005 (B) LB/1000 SF	0 LBS./1000SF	N/A	4"-6"
TREES, SHRUBS, AND GRASSES	0 LBS/1000SF	1.3 LBS/1000SF	0 LBS/1000SF	1 (S) LBS/1000 SF 0 (MN) LBS/1000 SF 0.005 (B) LB/1000 SF	0 LBS./1000SF	N/A	4"-6"



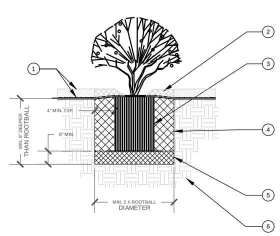
1. TREE CANOPY.
2. NYLON TREE STRAPS AT ENDS OF WIRES - SECURE TO STAKE OR DEADMEN WITH NAILS.
3. 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
4. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
5. PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
6. PRESSURE-TREATED WOOD DEADMEN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
7. TRUNK FLARE.
8. WOOD MULCH TREE RING 3' DIA MIN. TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
9. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
10. ROOT BALL-SEE NOTE 3, THIS DETAIL
11. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
12. UNDISTURBED NATIVE SOIL
13. SOFT VELCRO, OR OTHER FABRIC WRAP
14. CENTRAL LEADER, SEE PLANTING NOTES

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
5. REMOVE ALL NURSERY STAKES AFTER PLANTING.
6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

STAKING EXAMPLES (PLAN VIEW)

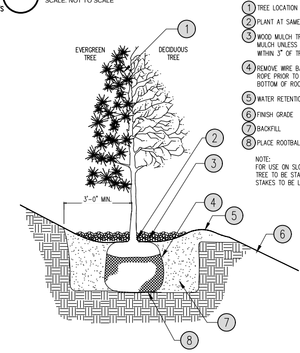


2 TREE PLANTING DETAIL
SCALE: NOT TO SCALE



1. FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT
2. SHREDDED BARK MULCH, 3" MIN. DEPTH, ROUGHLY THE EXTENTS OF ROOTBALL
3. PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJECENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJECENT GRADE - INSTALL WATER RING (2 - 3" HT.)
4. BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.
5. COMPACTED BACKFILL MIX (75%).
6. UNDISTURBED NATIVE SOIL.

1 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE



1. TREE LOCATION & SPECIES AS PER PLAN
2. PLANT AT SAME DEPTH MAINTAINED AT NURSERY
3. WOOD MULCH TREE RING 3' DIA. MIN. 4" DEPTH WOOD MULCH UNLESS OTHERWISE NOTED. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
4. REMOVE WIRE BASKET, WOOD BOX, PLASTIC, TWINE, AND/OR ROPE PRIOR TO BACKFILL. REMOVE BURLAP EXCEPT FROM BOTTOM OF ROOT BALL.
5. WATER RETENTION BERM (2"-4" HT. X 12" WIDTH)
6. FINISH GRADE
7. BACKFILL
8. PLACE ROOTBALL ON UNDISTURBED SOIL

NOTE:
FOR USE ON SLOPES 4:1 OR GREATER
TREE TO BE STAKED PER STANDARD TREE PLANTING DETAIL
STAKES TO BE LOCATED PERPENDICULAR TO THE SLOPE

3 TREE PLANTING ON SLOPE
N.T.S.

LANDSCAPE SETBACKS & BUFFERS

STREET NAME OR BOUNDARY ZONE	SETBACK CLASSIFICATION	WIDTH REQ/PROV	LINEAR FOOTAGE	TREE/FEET REQUIRED	No. OF TREES REQ/PROV	SHRUB SUBS REQ/PROV	ORNAMENTAL GRASS/ PERENNIALS SUBS REQ/PROV	% GROUND PLANE VEG REQ/PROV
BARNES RD	ARTERIAL	25'	764	1/20 LF	39 / 39 (BR)	0 / 0	N/A	75% / 75%
RIO VISTA DR	COLLECTOR	10'	420 LF	1/30 LF	14 / 14 (RD)	0 / 0	N/A	75% / 75%

MOTOR VEHICLE LOTS (MV)

# OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ/PROV	VEHICLE LOT FRONTAGES	LENGTH OF FRONTAGE (EXCLUDING DRIVEWAY)	2/3 LENGTH OF FRONTAGE	MIN. 3' SCREENING PLANTS PROVIDED	EVERGREEN PLANTS PROVIDED (50% REQUIRED)	LENGTH OF SCREEN WALL OR BERM PROVIDED	PERCENT GROUND PLAN
34	3 /3 (MV)	N/A	N/A	N/A	N/A	N/A	N/A	75% / 75%

INTERNAL LANDSCAPING (IN)

NET SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ/PROV	INTERNAL TREES (1/500 SF) REQ/PROV	SHRUB SUBSTITUE REQ/PROV	ORNAMENTAL GRASS SUBS REQ/PROV
318,751 SF	15%	41,626 / 108,912	96 / 68 (IN - 71% REQUIREMENT)	280 / 280 (29% REQUIREMENT)	N/A

PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.
	ACPL	11	CRIMSON SENTRY NORWAY MAPLE	ACER PLATANOIDES 'CRIMSON SENTRY'	B&B	2" CAL	25`X15`
	ACFR	9	AUTUMN BLAZE FREEMAN MAPLE	ACER X FREEMANII 'JEFFERSRED' TM	B&B	2" CAL	50`X40`
	GLTD	12	STREET KEEPER HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'DRAVES' TM	B&B	2" CAL	45`X20`
	QURF	3	COLUMNAR ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA' TM	B&B	2" CAL	40`X20`
	ULFR	7	FRONTIER ELM	ULMUS X 'FRONTIER'	B&B	2" CAL	40`X30`
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.
	PIPU	7	COLORADO SPRUCE	PICEA PUNGENS	B&B	6` HT	60`X25`
	PIED	13	PINYON PINE	PINUS EDULIS	B&B	6` HT	25`X15`
	POPI	4	PONDEROSA PINE	PINUS PONDEROSA	B&B	6` HT	40`X25`
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.
	MASP	15	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B	1.5" CAL	20`X15`
	PNPK	11	PRINCESS KAY PLUM	PRUNUS NIGRA 'PRINCESS KAY'	B&B	2" CAL	15`X15`
	PYAB	10	AUTUMN BLAZE CALLERY PEAR	PYRUS CALLERYANA 'AUTUMN BLAZE'	B&B	1.5" CAL	35`X15`
	SYRE	22	JAPANESE TREE LILAC	SYRINGA RETICULATA	B&B	1.5" CAL	15`X12`
UPRIGHT JUNIPERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
	JUSM	69	MEDORA JUNIPER	JUNIPERUS SCOPULORUM 'MEDORA'	#5 CONT.	10`X5`	
	JUSW	88	WOODWARD JUNIPER	JUNIPERUS SCOPULORUM 'WOODWARD'	#5 CONT.	20`X3`	
	JUVB	114	BLUE ARROW EASTERN REDCEDAR	JUNIPERUS VIRGINIANA 'BLUE ARROW'	#5 CONT.	15`X2`	
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
	ARME	21	BLACK CHOKEBERRY	ARONIA MELANOCARPA	#5 CONT.	6`X4`	
	CAXC	22	DARK KNIGHT SPIREA	CARYOPTERIS X CLANDONENSIS 'DARK KNIGHT'	#5 CONT.	3`X3`	
	LIVU	41	LODENSE PRIVET	LIGUSTRUM VULGARE 'LODENSE'	#5 CONT.	3`X3`	
	POFT	62	TANGERINE POTENTILLA	POTENTILLA FRUTICOSA 'TANGERINE'	#5 CONT.	2`X3`	
	RHTA	37	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.	1.5`X6`	
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
	JNSO	12	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	1`X6`	
	PMUP	22	PALOUSE MUGO PINE	PINUS MUGO 'PALOUSE' TM	#5 CONT.	4`X4`	
	PIMV	53	VALLEY CUSHION MUGO PINE	PINUS MUGO 'VALLEY CUSHION'	#5 CONT.	2`X3`	
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
	CAAK	249	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5`X2`	
	CAMO	314	ICE DANCE JAPANESE SEDGE	CAREX MORROWII 'ICE DANCE'	#1 CONT.	1`X1.5`	
	FEGL	251	ELIJAH BLUE FESCUE	FESTUCA GLAUCA 'ELIJAH BLUE'	#1 CONT.	1`X1`	
	MISI	134	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	#1 CONT.	5`X4`	
	PAVS	133	SHENANDOAH SWITCH GRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.	4`X3`	
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
	ARSC	67	SILVER MOUND ARTEMISIA	ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	#1 CONT.	10"X2'	
	TKVL	265	TURKISH VERONICA	VERONICA LIWANENSIS			
MULCH	CODE	QTY	COMMON NAME	BOTANICAL NAME			
	RMULCH	27,041 SF	2"-4" ROCK COBBLE MULCH	SADDLEBACK SWIRL GRANITE MIN. 3" DEPTH.			
	RMULCH2	10,308 SF	4"-6" ROCK COBBLE MULCH	WHITE SPECKLED RIVER ROCK. MIN. 4" DEPTH			
SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME			
	SEED1	50,998 SF	LOW GROW NATIVE SEED	LOW GROW NATIVE SEED			
	SEED4	9,419 SF	RIPARIAN/DETENTION NATIVE SEED	RIPARIAN/DETENTION NATIVE SEED			
	SOD3	24,719 SF	HYBRID FESCUE, TURF MASTER	TURF MASTER ENVIROTURF SOD			
	LANDSCAPE BOULDER		3-5 CF BLUE GREY RIVER ROCK				

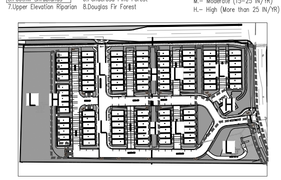
Percent Signature Trees:
Signature Trees: 113 (60% minimum - Policy 311.3K) Total No. of Trees: 124 = 91% Signature Trees
Percent Shrubs:
Signature Shrubs: 409 (60% minimum - Policy 311.3K) Total No. of Shrubs: 450 = 90% Signature Shrubs

SCHEMATIC LANDSCAPE DIAGRAM

Climate Zone: Foothills | Foothills & Plains | Plains

Plant Communities: 1.Semiarid Shrublands, 2.Pinon-Juniper Woodlands, 3.Prairie, 4.Lower Elevation Riparian, 5.Foothill Shrublands, 6.Ponderosa Pine Forest, 7.Upper Elevation Riparian, 8.Douglas Fir Forest

Hydrozones: V.- Very Low (0-7 IN/YR); L.- Low (7-15 IN/YR); M.- Moderate (15-25 IN/YR); H.- High (More than 25 IN/YR)



Galloway
1155 Kelly Johnson Blvd., Suite 305
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719.900.7220
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RIO VISTA TOWNHOMES
GRAYS DEVELOPMENT COMPANY
CONDITIONAL USE DEVELOPMENT PLAN

BARNES ROAD AND RIO VISTA DRIVE
COLORADO SPRINGS, CO

#	Date	Issue / Description	Init.
A	8/9/22	1ST DP SUBMITTAL	JKG
B	10/5/22	2ND DP SUBMITTAL	JKG
C	11/8/22	3RD DP SUBMITTAL	JKG

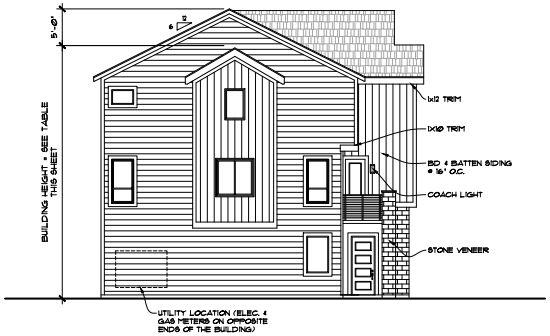
Project No:	GRY000002.20
Drawn By:	BH
Checked By:	JR
Date:	NOVEMBER 2022

LANDSCAPE NOTES AND DETAILS

CU DP-22-0004

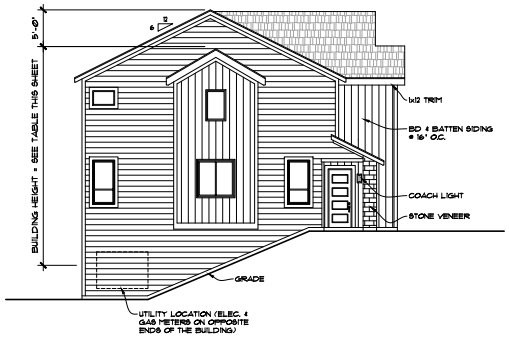
L1.2

H:\Grays Development\CO, Colorado Springs - GRY000002 - Rio Vista and Barnes\0PLA12-Plan\GRY02_07-08_Land.dwg - Jessica Greenough - 11/30/2022



SIDE ELEVATIONS

FRONT ELEVATION



SIDE ELEVATIONS - UPHILL CONDITION

FRONT ELEVATION - UPHILL CONDITION

5 UNIT BUILDING HEIGHTS						
BUILDING #	GRADE 1	GRADE 2	GRADE 3	GRADE 4	AVERAGE GRADE	BUILDING HEIGHT IN FEET
1	96.44	86.44	84.5	94.5	90.47	31.14
2	94.25	84.25	82.31	92.31	88.28	31.14
3	93.01	82.01	83	93	87.51	30.66

REAR ELEVATION

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5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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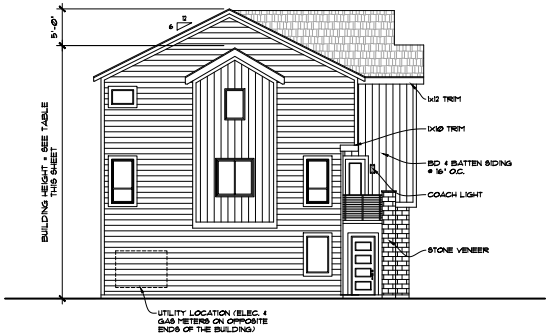
Project No: GRY000002.20
Drawn By:
Checked By:
Date: OCTOBER 2022

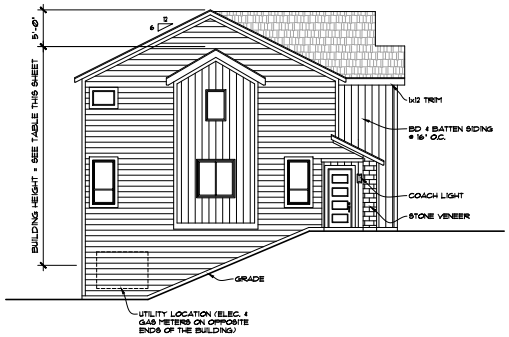
5 UNIT ELEVATIONS

CU DP-22-0004



SIDE ELEVATIONS

FRONT ELEVATION



SIDE ELEVATIONS - UPHILL CONDITION

FRONT ELEVATION - UPHILL CONDITION

6 UNIT BUILDING HEIGHTS						
BUILDING #	GRADE 1	GRADE 2	GRADE 3	GRADE 4	AVERAGE GRADE	BUILDING HEIGHT IN FEET
5	80.20	80.20	81.10	81.10	80.65	34.95
7	83.22	73.22	74.42	84.41	78.82	30.76
9	72.80	72.80	74	74	73.40	35.10
11	68	58	59.2	69.2	63.60	30.77
13	57.71	54.55	58.5	58.5	57.31	35.69

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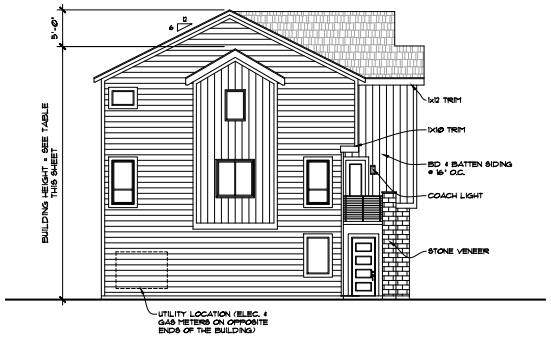
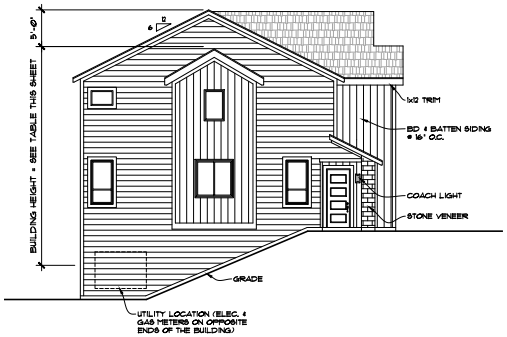
6 UNIT ELEVATIONS

CU DP-22-0004



SIDE ELEVATIONS

FRONT ELEVATION



SIDE ELEVATIONS - UPHILL CONDITION

FRONT ELEVATION - UPHILL CONDITION

7 UNIT BUILDING HEIGHTS						
BUILDING #	GRADE 1	GRADE 2	GRADE 3	GRADE 4	AVERAGE GRADE	BUILDING HEIGHT IN FEET
4	85.51	85.51	82.75	82.75	84.13	35.88
6	81.72	77.72	75	85	81.36	31.55
8	77.51	77.51	74.75	74.75	76.13	35.88
10	72.26	62.26	59.5	69.5	65.88	31.55
12	61.76	61.76	59	59	60.38	35.88
14	62.26	52.26	49.5	59.5	55.88	31.55
15	51.51	51.51	48.75	48.75	50.13	35.88

REAR ELEVATION

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RIO VISTA TOWNHOMES
GRAYS DEVELOPMENT COMPANY
CONDITIONAL USE DEVELOPMENT PLAN

BARNES ROAD AND RIO VISTA DRIVE
COLORADO SPRINGS, CO

A	8/9/22	1ST DP SUBMITTAL	JKG
B	10/5/22	2ND DP SUBMITTAL	JKG
C	11/8/22	3RD DP SUBMITTAL	JKG

Project No: GRY000002.20
Drawn By:
Checked By:
Date: OCTOBER 2022

7 UNIT ELEVATIONS

CU DP-22-0004