BRENNAN INVESTMENT GROUP
RUSTIC HILLS COMMERCE CENTER
3910 PALMER PARK BLVD COLORADO SPRINGS, CO 80909
MAJOR DEVELOPMENT PLAN AMENDMENT
SPRING 2021

BE IT KNOWN BY THESE PRESENTS:

LOT 2, BLOCK 1, RUSTIC HILLS NORTH FILING NO. 1; LOT 1, BLOCK 1, RUSTIC HILLS NORTH FILING NO. 2; AND LOT 1, RUSTIC HILLS NORTH FILING NO. 5;
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF COLORADO SPRINGS,
COUNTY OF EL PASO,
STATE OF COLORADO

THE ABOVE DESCRIBED LAND CONTAINS 963,149 SQUARE FEET AND 22.11 ACRES, MORE OR LESS.

EASEMENTS

1. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED IN THE SURVEY WERE EXAMINED AS TO LOCATION AND PURPOSE AND WERE NOT EXAMINED AS TO RESTRICTIONS, EXCLUSIONS, CONDITIONS, OBLIGATIONS, TERMS OR AS THE RIGHT TO GRANT THE SAME.
2. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (AS SHOWN.)
3. EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF RUSTIC HILLS NORTH – FILING NO. 1, RECORDED APRIL 11, 1972 IN PLAT BOOK V2 AT PAGE 12, AFFECTS PARCEL A. QUITCLAIM DEED IN CONNECTION THEREWITH RECORDED DECEMBER 11, 1973 IN BOOK 2643 AT PAGE 434. (PROPERTY IS SUBJECT TO THIS EXCEPTION AND IS PLOTTED HEREON.)
4. EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF RUSTIC HILLS NORTH – FILING NO. 2, RECORDED APRIL 11, 1972 IN PLAT BOOK V2 AT PAGE 13, AFFECTS PARCEL B. (PROPERTY IS SUBJECT TO THIS EXCEPTION AND IS PLOTTED HEREON.)
5. EASEMENTS, NOTES, COVENANTS, RESTRICTIONS AND RIGHTS-OF-WAY AS SHOWN ON THE PLAT OF RUSTIC HILLS NORTH FILING NO. 5, RECORDED APRIL 24, 1972 IN PLAT BOOK X2 AT PAGE 11, AFFECTS PARCEL C. (PROPERTY IS SUBJECT TO THIS EXCEPTION AND IS PLOTTED HEREON.)
6. EASEMENTS AND RESTRICTIONS AS SET FORTH IN WARRANTY DEED RECORDED AUGUST 27, 1971 IN BOOK 2432 AT PAGE 299, AFFECTS PARCEL C. (PROPERTY IS SUBJECT TO THIS EXCEPTION AND IS PLOTTED HEREON.)
7. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE AGREEMENT AND EASEMENT RECORDED APRIL 14, 1972 IN BOOK 2481 AT PAGE 726, AFFECTS PARCEL B. (PROPERTY COULD BE SUBJECT TO THIS EXCEPTION, LOCATION OF EXISTING ELECTRIC LINES DO NOT REFLECT EXHIBIT IN DOCUMENT.)
8. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE AGREEMENT AND EASEMENT RECORDED JANUARY 17, 1973 IN BOOK 2554 AT PAGE 655, AFFECTS PARCEL A. (PROPERTY IS SUBJECT TO THIS EXCEPTION AND IS PLOTTED HEREON.)
9. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE AGREEMENT AND EASEMENT RECORDED JANUARY 30, 1973 IN BOOK 2557 AT PAGE 766, AFFECTS PARCEL C. (PROPERTY IS SUBJECT TO THIS EXCEPTION AND IS PLOTTED HEREON.)
10. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE CROSS PARKING AND ACCESS AFFIDAVIT RECORDED NOVEMBER 29, 1974 IN BOOK 2720 AT PAGE 627, AFFECTS PARCELS A, B AND C. (PROPERTY IS SUBJECT TO THIS EXCEPTION AND PLOTTED HEREON.)
11. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE AGREEMENT AND EASEMENT "AS BUILT" RECORDED JULY 31, 1986 IN BOOK 5210 AT PAGE 286, AFFECTS PARCEL C. (PROPERTY IS SUBJECT TO THIS EXCEPTION AND IS PLOTTED HEREON.)
12. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE ACCESS EASEMENT RECORDED OCTOBER 15, 1990 IN BOOK 5781 AT PAGE 685, AFFECTS PARCEL C. (PROPERTY IS SUBJECT TO THIS EXCEPTION AND IS PLOTTED HEREON.)
13. TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE EASEMENT GRANT AND AGREEMENT RECORDED SEPTEMBER 24, 1991 IN BOOK 5894 AT PAGE 750, AFFECTS PARCEL C. (PROPERTY IS SUBJECT TO THIS EXCEPTION AND IS PLOTTED HEREON.)
14. TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, OBLIGATIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENT RECORDED MAY 7, 1974 IN BOOK 2675 AT PAGE 166 AND RE-RECORDED JUNE 3, 1974 IN BOOK 2680 AT PAGE 823, AFFECTS PARCELS A, B AND C. (PROPERTY IS SUBJECT TO THIS EXCEPTION AND IS PLOTTED HEREON.)
15. AN EASEMENT FOR ROADWAY AND DRAINAGE FACILITIES AND INCIDENTAL PURPOSES GRANTED TO CITY OF COLORADO SPRINGS, AS SET FORTH IN AN INSTRUMENT RECORDED AUGUST 17, 1988 IN BOOK 5543 AT PAGE 1186, AFFECTS PARCEL C. (PROPERTY IS SUBJECT TO THIS EXCEPTION AND IS PLOTTED HEREON.)
16. AN EASEMENT FOR SEWER LINES AND INCIDENTAL PURPOSES GRANTED TO CITY OF COLORADO SPRINGS, AS SET FORTH IN AN INSTRUMENT RECORDED MAY 29, 1987 IN BOOK 5372 AT PAGE 1124, AFFECTS PARCEL C. (PROPERTY IS SUBJECT TO THIS EXCEPTION AND IS PLOTTED HEREON.)
17. AN EASEMENT FOR SEWER LINES AND INCIDENTAL PURPOSES GRANTED TO CITY OF COLORADO SPRINGS, AS SET FORTH IN AN INSTRUMENT RECORDED MAY 12, 1987 IN BOOK 5363 AT PAGE 1479, AFFECTS PARCEL C. (THIS EXCEPTION IS A REPEATED DOCUMENT OF EXCEPTION 27.)
18. AN EASEMENT FOR PUBLIC IMPROVEMENTS AND INCIDENTAL PURPOSES GRANTED TO CITY OF COLORADO SPRINGS, AS SET FORTH IN AN INSTRUMENT RECORDED JANUARY 31, 2002 AT RECEPTION NO. 202016690, AFFECTS PARCEL A. (EXCEPTION DOCUMENT SEEMS TO BE INCORRECT LINK, DOCUMENT DOES NOT PERTAIN TO THIS PROPERTY.)
19. AN EASEMENT FOR PUBLIC IMPROVEMENTS AND INCIDENTAL PURPOSES GRANTED TO CITY OF COLORADO SPRINGS, AS SET FORTH IN AN INSTRUMENT RECORDED JANUARY 31, 2002 AT RECEPTION NO. 202016693, AFFECTS PARCEL C. (PROPERTY IS SUBJECT TO THIS EXCEPTION AND IS BLANKET IN NATURE.)

FLOODPLAIN STATEMENT

PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08041C0733G, HAVING A REVISION DATE OF DECEMBER 7, 2018, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD) WITH SOME ZONE X (0.2-1.0% CHANCE OF FLOOD) ALONG THE SAND CREEK WEST FORK. THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.

ADA DESIGN PROFESSIONAL STANDARDS NOTES:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

GENERAL NOTES:

1. ALL EXISTING CURB, GUTTER, SIDEWALK, PEDESTRIAN RAMPS, DRIVEWAY APRONS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PALMER PARK BLVD., ACADEMY BLVD. OR THE CONCRETE WALKING TRAIL ON THE WEST 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.
2. ALL SITE LIGHTING OR EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR SHIELD TO PREVENT LIGHT SPILLAGE ONTO ADJACENT PROPERTIES AND ROADWAYS.
3. ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTRACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
4. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
5. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE CPC XX XX-00XXX. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
6. ALL ACCESSES THAT WILL BE UTILIZED FROM ACADEMY BLVD. AND PALMER PARK BLVD. MUST HAVE THEIR CONDITION ASSESSED WITH ENGINEERING DEVELOPMENT REVIEW INSPECTOR AND UPGRADED OR REPAIRED IF NECESSARY.
7. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
8. PRIOR TO ANY DEVELOPMENT WITHIN THIS DEVELOPMENT PLAN, INCLUDING GRADING, VEGETATION REMOVAL OR ANY OTHER IMPROVEMENTS ADJACENT TO THE STREAMSIDE OVERLAY ZONE, THE INNER BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.

BENCHMARK INFORMATION

VERTICAL CONTROL: COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) MONUMENT "AG01" – "A 2" ALUMINUM CAP STAMPED "FIMS," "CSU," AND "AG01" SET IN THE TOP OF THE NORTH CURB AT THE NORTHWEST CORNER OF NORTH ACADEMY BOULEVARD AND MARION DRIVE; 6' WEST OF A FIRE HYDRANT.
ELEVATION = 6200.06' (NGVD 29)

BASIS OF BEARING

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. BEARINGS ARE BASED ON THE EAST LINE OF LOT 1, RUSTIC HILLS NORTH FILING NO. 5, AND ARE CONSIDERED TO BEAR S15°09'30"E, MONUMENTED ON THE NORTH END OF THE LINE BY A FOUND NO. 4 REBAR WITH A YELLOW PLASTIC CAP STAMPED, "PLS 13830" AND ON THE SOUTH END OF THE LINE BY A FOUND NO. 4 REBAR WITH NO CAP.

CITY STANDARD LIGHTING NOTE

PER CITY CODE SECTION 7.4.102.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

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

CONSULTANT CONTACTS

OWNER/DEVELOPER
BRENNAN INVESTMENT GROUP, LLC
9450 W. BRYN MAWR AVE #750
ROSEMONT, IL 60018
TEL: (303) 597-6023
ATTN: BRIAN ROACH
EMAIL: BROACH@BRENNANLLC.COM

APPLICANT
GALLOWAY & CO., INC.
1155 KELLY JOHNSON BLVD., SUITE 305
COLORADO SPRINGS, CO 80920
TEL: (719) 900-7220
ATTN: GRANT DENNIS, P.E.
EMAIL: GRANT.DENNIS@GALLOWAYUS.COM

LANDSCAPE ARCHITECT
GALLOWAY & CO., INC.
6162 S. WILLOW DR., SUITE 320
GREENWOOD VILLAGE, CO 80111
TEL: (719) 900-7220
ATTN: JIM GALLOWAY
EMAIL: JIMGALLOWAY@GALLOWAYUS.COM

DEVELOPER
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ATTN: BRIAN ROACH
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ENGINEER
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ARCHITECT
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GREENWOOD VILLAGE, CO 80111
TEL: (719) 900-7220
ATTN: JIM GALLOWAY
EMAIL: JIMGALLOWAY@GALLOWAYUS.COM

PHOTOMETRICS
GALLOWAY & CO., INC.
6162 S. WILLOW DR., SUITE 320
GREENWOOD VILLAGE, CO 80111
TEL: (719) 900-7220
ATTN: JIM GALLOWAY
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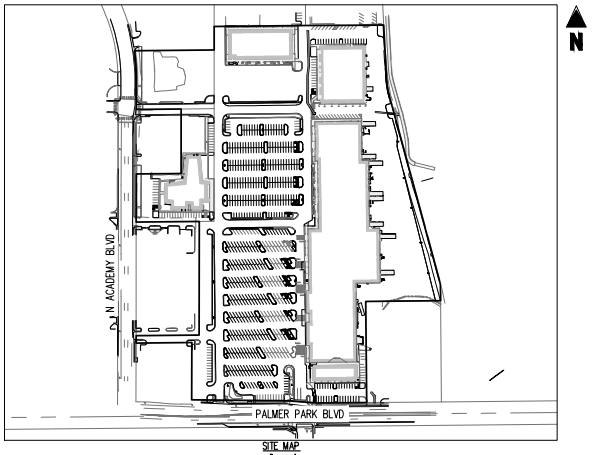
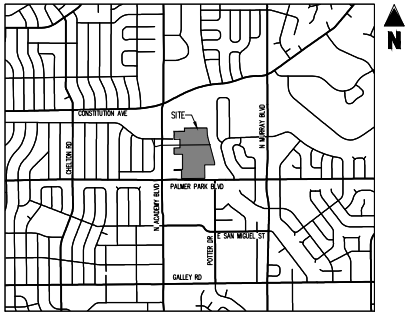


SITE MAP
1"=200'



VICINITY MAP
1"=1500'

PHASING NOTE:

PHASING TIMING AND SEQUENCES ARE AS FOLLOWS:

1. PHASE 1 – EXTERIOR IMPROVEMENTS TO THE SITE INCLUDING LANDSCAPING, PAVEMENT SCREENING, AND BUILDING EXTERIOR UPDATES PER THESE DOCUMENTS.
2. PHASE 2 – EXISTING LOADING DOCK DEMOLITION. NEW LOADING DOCK ADDITION AS SHOWN PER THESE DOCUMENTS. ESTIMATED TIMING OF SUMMER 2022.
3. PHASE 3 – BUILDING D REPLACEMENT OR REUSE OF PARCEL FOR FUTURE WORK. WILL BE PERMITTED SEPARATELY. ESTIMATED TIMING OF SUMMER OF 2023.

GEOLOGIC HAZARD DISCLOSURE STATEMENT:

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY KUMAR & ASSOCIATES, INC. DATED MARCH 3, 2021, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THIS PROPERTY:

A. POTENTIALLY SEASONAL GROUNDWATER FLUCTUATIONS
B. UNDOCUMENTED FILL
C. EROSION
D. STREAMSIDE OVERLAY

A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE # PD DP 64-62-A3WA.03, OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701 COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

SITE PLAN

GENERAL DEVELOPMENT DATA	
SITE ADDRESS	3910 PALMER PARK BLVD COLORADO SPRINGS, CO 80909
JURISDICTION	CITY OF COLORADO SPRINGS, CO
TAX SCHEDULE NUMBER	6402307006
SITE AREA/TOTAL ACREAGE	PROJECT AREA: 967,336 SF / 22.21 ACRES
DEVELOPMENT SCHEDULE	SPRING 2021
REQUIRED SETBACKS:	
FRONT	20'
SIDE	WHEN ADJACENT TO A RESIDENTIAL ZONE, THE SETBACK WILL BE THE SAME AS THE RESIDENTIAL ZONE
REAR	10'
MAX BUILDING HEIGHT	40'
EXISTING DEVELOPMENT DATA	
ZONING DISTRICT	PBC/S.S
PROPOSED ZONING DISTRICT	MU/o/SS
CITY ZONING FILE REFERENCE NUMBER	PD DP 64-62-A3WA.020
DRAINAGE BASIN	SAND CREEK
EXISTING BUILDING SQUARE FOOTAGE	199,800 SF
PROPOSED DEVELOPMENT DATA	
PROPOSED LAND USES	GENERAL INDUSTRY – LIGHT
	RETAIL
	PUBLIC ASSEMBLY
F.A.R. (EXISTING BLDGS)	0.21
PERCENT OF LOT COVERAGE (EXISTING BLDGS)	20.65%
AREA OF DISTURBANCE	42,233 SF / 0.97 ACRES

PARKING TABLE

USE	PARKING RATIO	SF	PARKING REQUIRED	PARKING PROVIDED
GENERAL INDUSTRY – LIGHT	1 / 750 SF	109,468 SF	146 SPACES	146 SPACES
RETAIL	1 / 300 SF	7,749 SF	26 SPACES	26 SPACES
PUBLIC ASSEMBLY	1 / 4 SEATS	90,332 SF	500 SPACES	567 SPACES
TOTAL		207,549 SF	473 SPACES	739 SPACES
ADA (INCLUDED IN TOTAL COUNT)			9 SPACES*	26 SPACES

* FOR 500 TO 1000 PARKING SPACES PROVIDED, 2% OF THE TOTAL PARKING PROVIDED IS REQUIRED TO BE ACCESSIBLE PARKING

SHEET INDEX

SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER SHEET	C0.0
2	OVERALL SITE PLAN	C1.0
3	SITE PLAN	C1.1
4	SITE PLAN	C1.2
5	OVERALL GRADING PLAN	C2.0
6	PRELIMINARY GRADING PLAN	C2.1
7	PRELIMINARY GRADING PLAN	C2.2
8	OVERALL UTILITY PLAN	C3.0
9	PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN	C3.1
10	PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN	C3.2
11	TRUCK TURNING MOVEMENT PLAN	C4.0
12	SITE DETAILS	C5.0
13	OVERALL PHOTOMETRIC PLAN	PP1.0
14	PHOTOMETRIC PLAN	PP1.1
15	PHOTOMETRIC PLAN	PP1.2
16	PHOTOMETRIC PLAN AND DETAILS	PP1.3
17	FINAL LANDSCAPE PLANS	L1.0
18	FINAL LANDSCAPE PLANS	L1.1
19	FINAL LANDSCAPE PLANS	L1.2
20	FINAL LANDSCAPE PLANS	L1.3
21	FINAL LANDSCAPE PLANS	L1.4
22	FINAL IRRIGATION PLANS	IR1.0
23	FINAL IRRIGATION PLANS	IR1.1
24	FINAL IRRIGATION PLANS	IR1.2
25	FINAL IRRIGATION PLANS	IR1.3
26	STREAM SIDE OVERLAY PLAN	SSOV.0
27	EXTERIOR ELEVATIONS – BUILDING G	A1.1
28	EXTERIOR ELEVATIONS – BUILDING G	A1.2
29	EXTERIOR ELEVATIONS – BUILDING F	A1.3
30	EXTERIOR ELEVATIONS – BUILDING C	A1.4

PROHIBITED USES:

A. CONVENIENCE FOOD SALES (WITH FUEL SALES)
B. GARBAGE SERVICE COMPANIES
C. KENNELS (COMMERCIAL ONLY)
D. LANDFILL
E. LARGE RECYCLING COLLECTION CENTER
F. LAUNDRY SERVICES
G. MINING OPERATIONS
H. RECYCLING PROCESSING CENTER
I. SCRAP METALS PROCESSING YARD
J. TRANSFER STATION
K. TRUCK TERMINAL
L. VEHICLE DEMANTLING YARD

FOR CITY USE:

CITY FILE NUMBER
PD DP 64-62-A3WA.020

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

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MAJOR DEVELOPMENT PLAN AMENDMENT
BRENNAN INVESTMANT GROUP
RUSTIC HILLS COMMERCE CENTER
3910 PALMER PARK BLVD
COLORADO SPRINGS, CO 80909

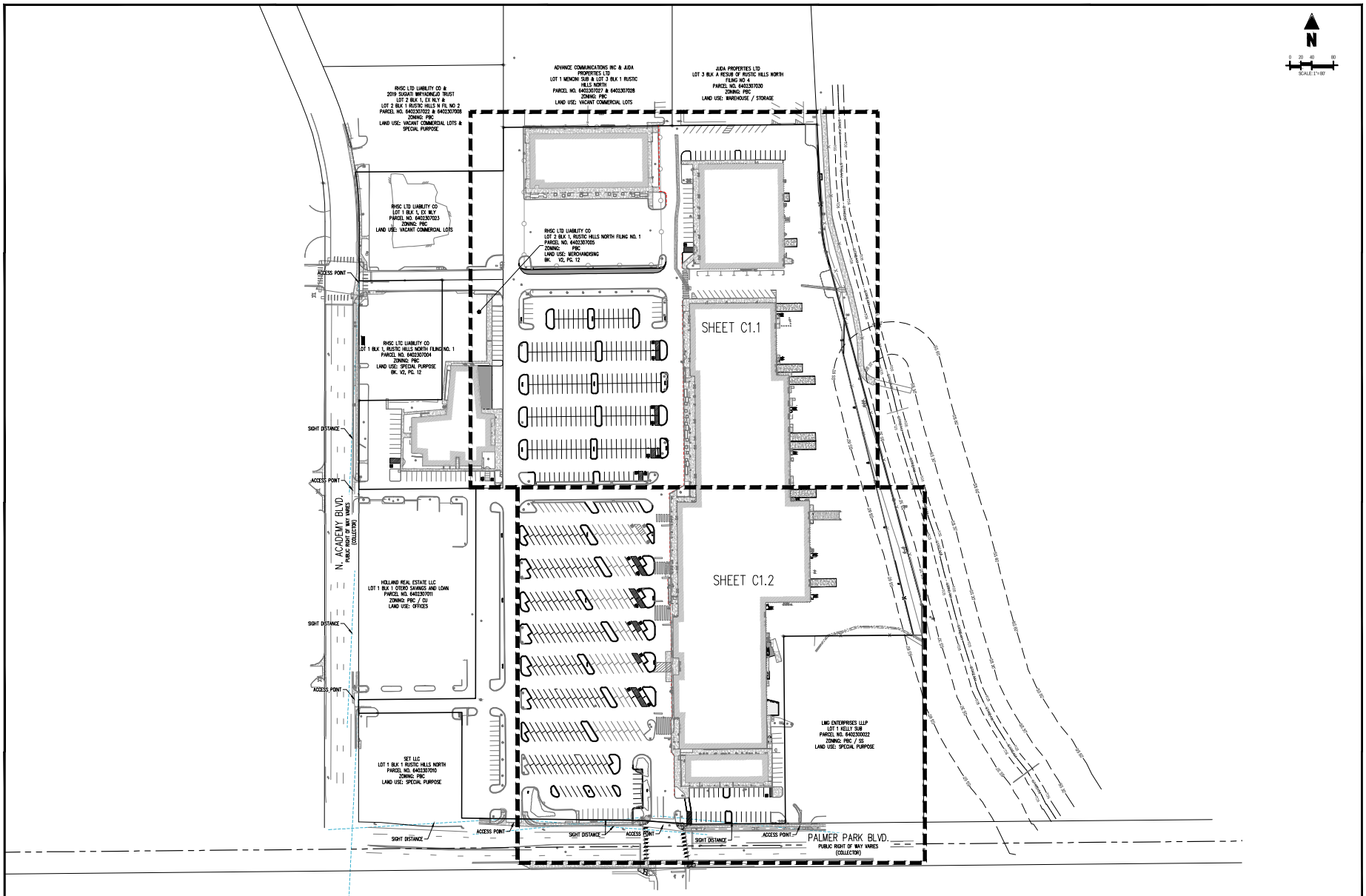
#	Date	Issue / Description	Init.
1	1.28.2021	CITY DP COMMENTS	JDP
2	3.23.2021	CITY DP COMMENTS	JDP

Project No: BITI01.20
Drawn By: JDP
Checked By: RGD
Date: 5.17.2021
COVER SHEET

C0.0
Sheet 1 of 30

DEVELOPMENT PLAN AMENDMENT

DEVELOPMENT PLAN AMENDMENT



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FOR CITY USE:

CITY FILE NUMBER
PD DP 64-62-A3MA20

Galloway
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Colorado Springs, CO 80920
719.900.7220
Galloway.US.com

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COLORADO SPRINGS, CO 80909

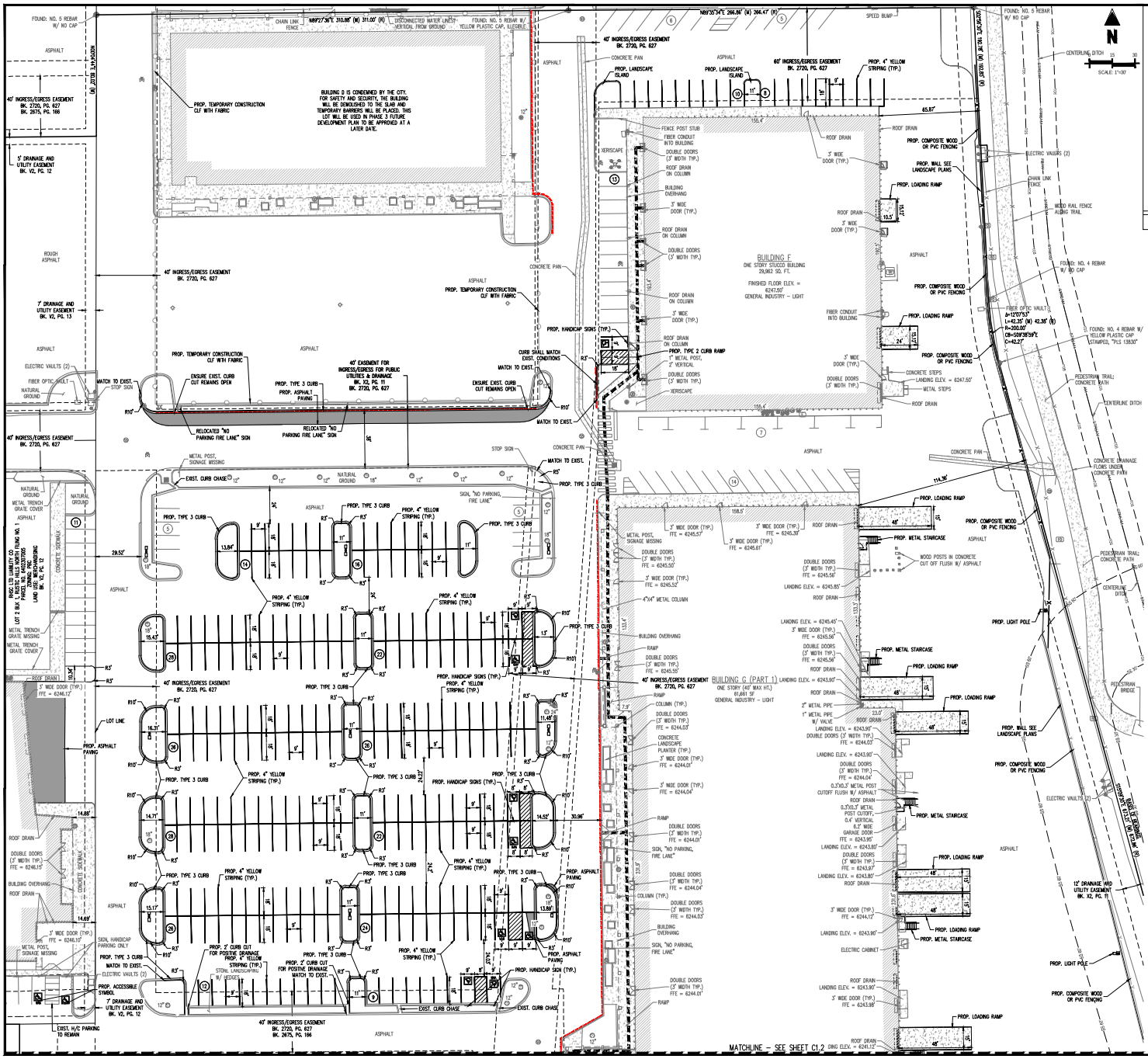
#	Date	Issue / Description	Init.
1	1.28.2021	CITY DP COMMENTS	JDP
2	3.23.2021	CITY DP COMMENTS	JDP

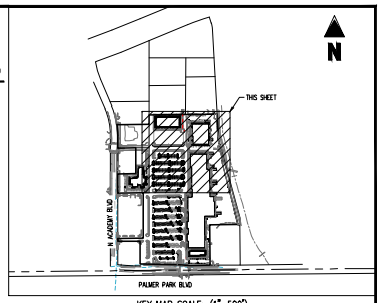
Project No: BITOL.20
Drawn By: JDP
Checked By: RGD
Date: 4.27.2021

OVERALL SITE PLAN

C1.0
Sheet 2 of 30

DEVELOPMENT PLAN AMENDMENT





KEY MAP SCALE: (1"=500')

LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING STREAM CENTERLINE
- EXISTING TOE OF SLOPE
- 30' STREAM SIDE BUFFER
- 60' STREAM SIDE BUFFER
- PROPOSED BUILDING OUTLINE
- PROPOSED ADA ROUTE
- PROPOSED FIRE LANE STRIPING "NO PARKING"
- PROPOSED WALL
- PROPOSED TEMPORARY CONSTRUCTION CLF W/ FABRIC
- PROPOSED COMPOSITE WOOD / PVC FENCING
- PROPOSED CONCRETE PAVING
- PROPOSED ASPHALT PAVING
- PROPOSED BUILDING HATCH
- PROPOSED LIGHT POLES
- PROPOSED SIGN
- PROPOSED PARKING COUNT
- PROPOSED ADA PARKING SYMBOLS
- EXISTING PARKING COUNT
- EXISTING FENCE
- EXISTING TREES
- EXISTING SANITARY STRUCTURE
- EXISTING BOLLARD
- EXISTING FIBER OPTIC STRUCTURE
- EXISTING STORM STRUCTURES
- EXISTING ELECTRIC STRUCTURE
- EXISTING FIRE HYDRANT
- EXISTING WATER STRUCTURE
- EXISTING GAS STRUCTURE
- EXISTING TELEPHONE STRUCTURE
- EXISTING SIGN
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- EXISTING TRAFFIC SIGNAL STRUCTURES
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MAJOR DEVELOPMENT PLAN AMENDMENT
BRENNAN INVESTMANT GROUP

RUSTIC HILLS COMMERCE CENTER

3910 PALMER PARK BLVD
COLORADO SPRINGS, CO 80909

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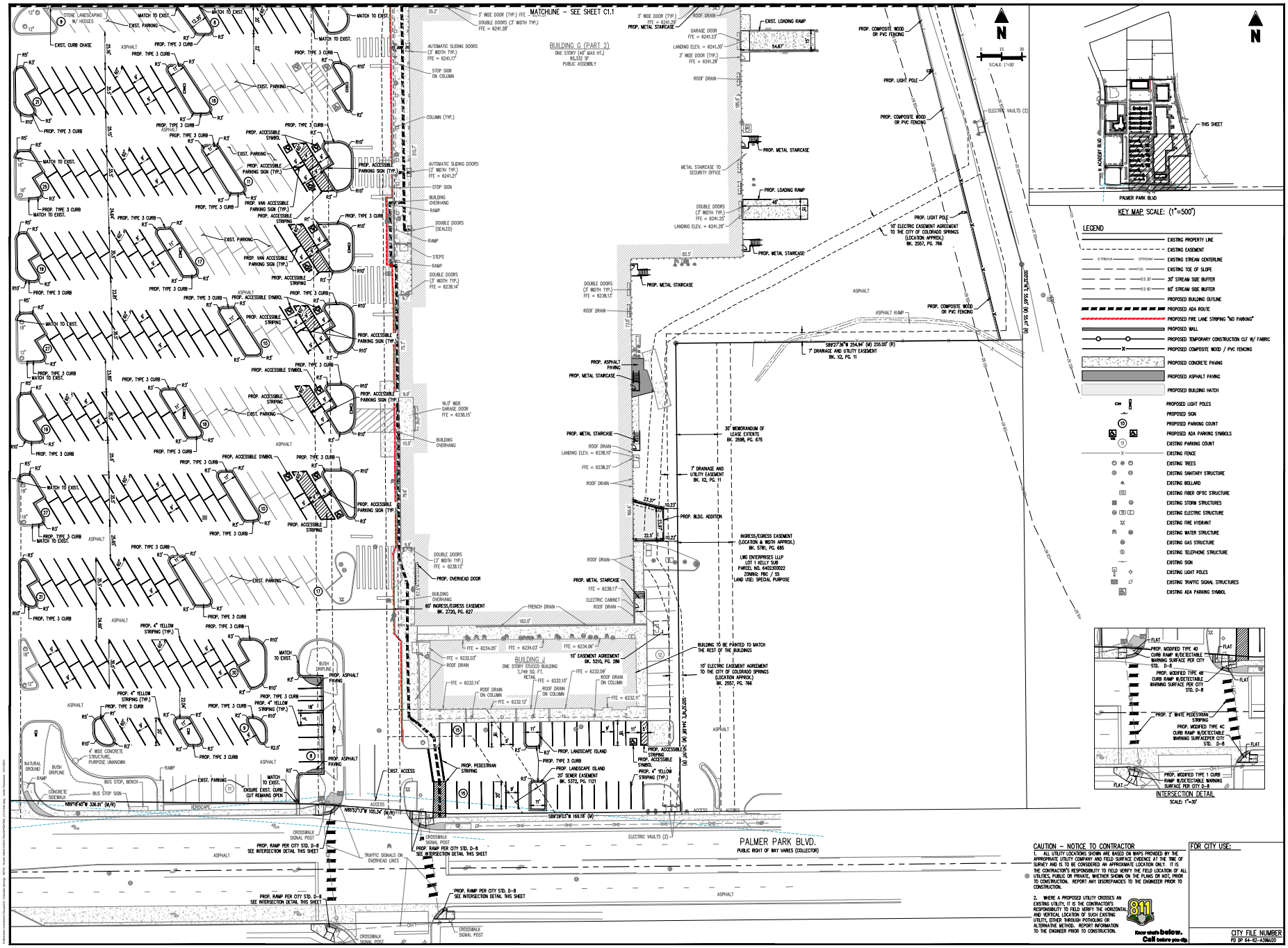
1	1.28.2021	CITY DP COMMENTS	JDP
2	3.23.2021	CITY DP COMMENTS	JDP

Project No: B1T01.20
Drawn By: JDP
Checked By: RGD
Date: 4.27.2021

SITE PLAN

C1.1
Sheet 3 of 30

DEVELOPMENT PLAN AMENDMENT



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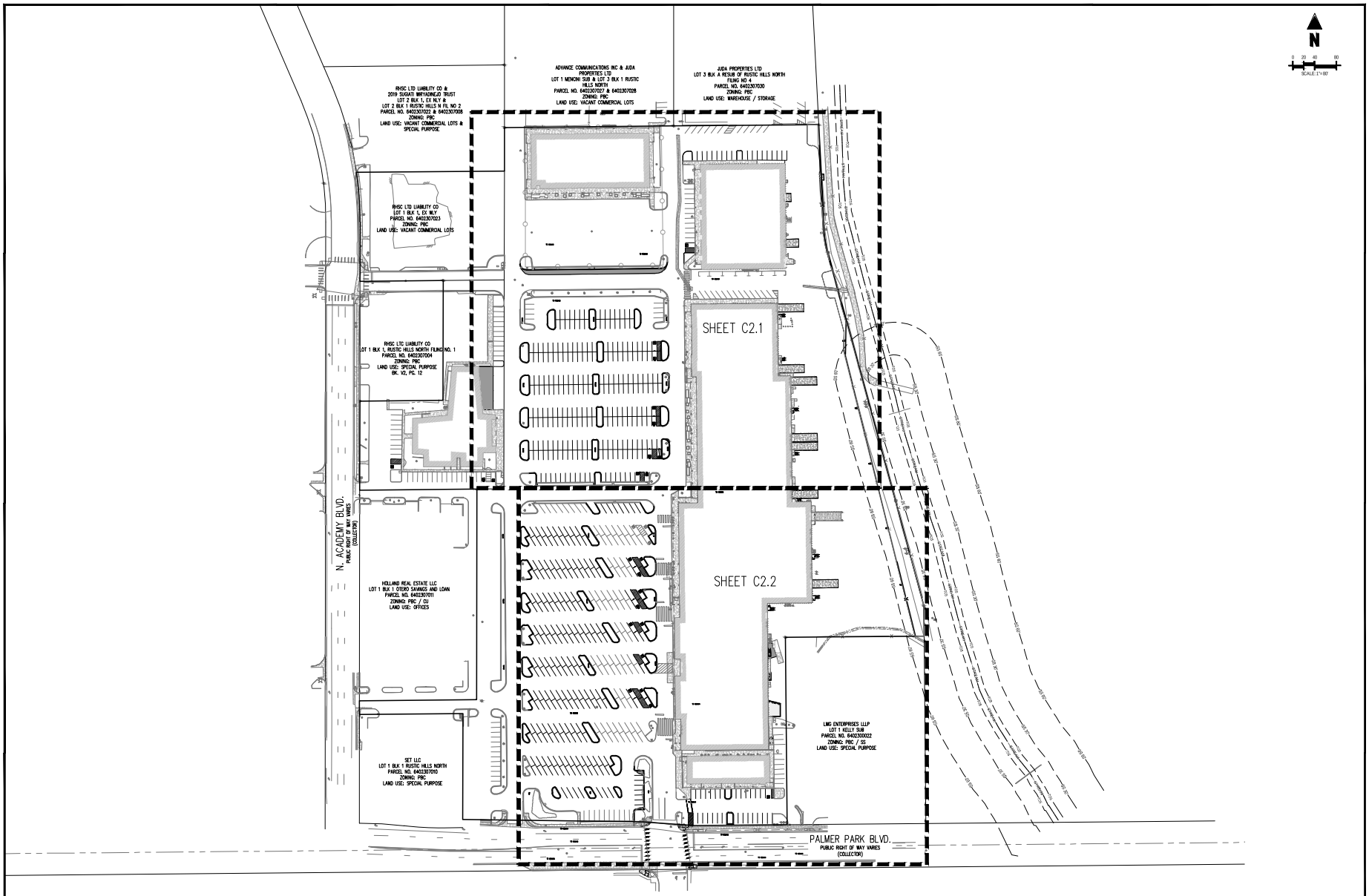
SITE PLAN

C1.2
Sheet 4 of 30

DEVELOPMENT PLAN AMENDMENT



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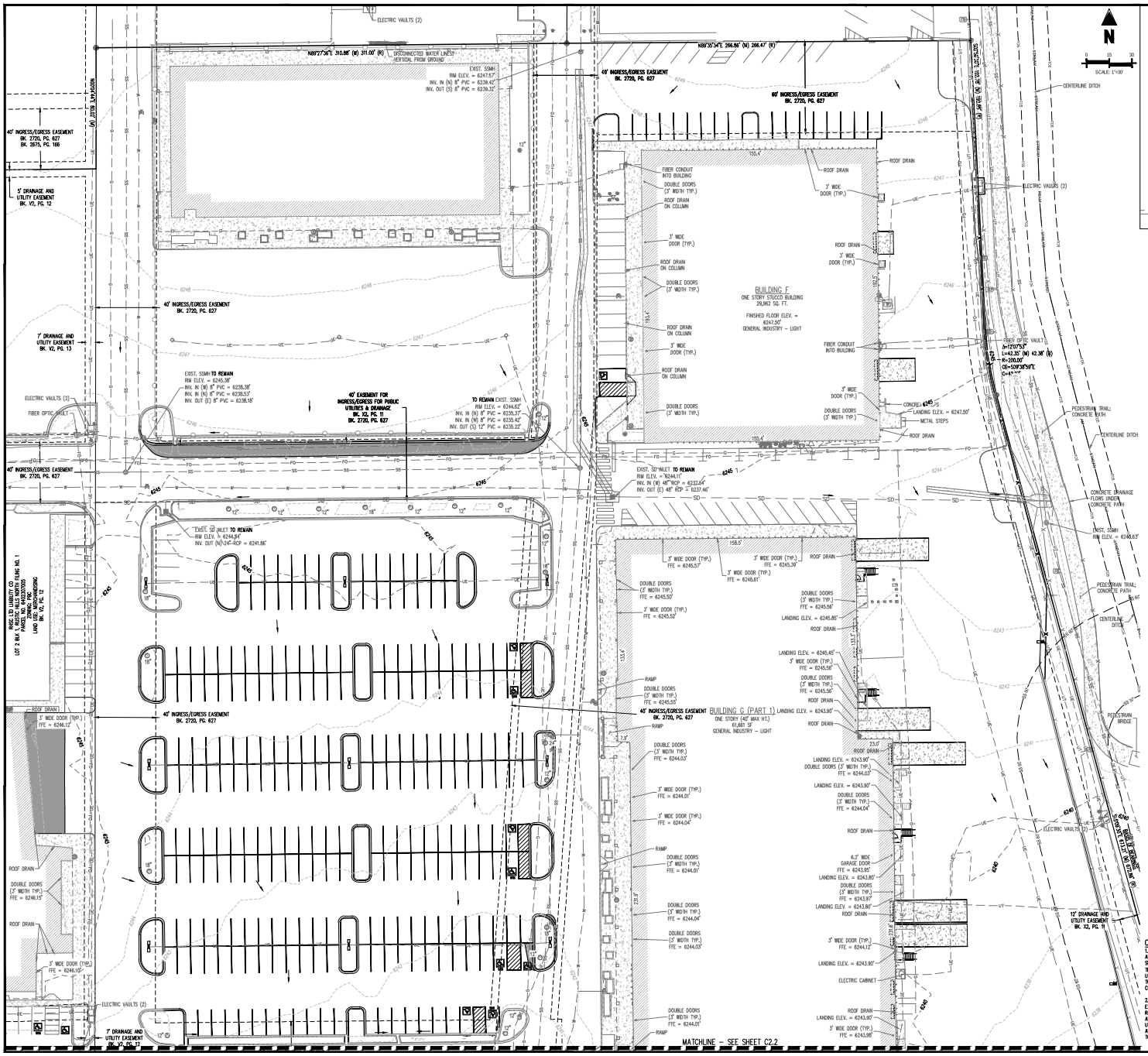
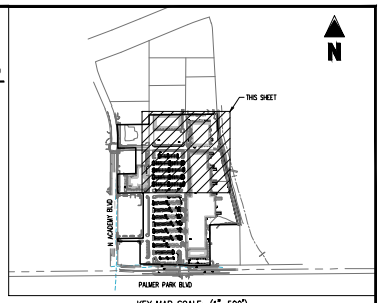
OVERALL GRADING PLAN

C2.0
Sheet 5 of 30

DEVELOPMENT PLAN AMENDMENT





KEY MAP SCALE: (1"=500')

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BRENNAN INVESTMANT GROUP

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PRELIMINARY GRADING PLAN

C2.1
Sheet 6 of 30

DEVELOPMENT PLAN AMENDMENT

MATCHLINE – SEE SHEET C2.1

BUILDING G (PART 2)
ONE STORY (40' MAX HT.)
90,332 SF
PUBLIC ASSEMBLY

BUILDING J
ONE STORY STUCCO BUILDING
7,749 SQ. FT.
RETAIL

PALMER PARK BLVD.
PUBLIC RIGHT OF WAY VARIES (COLLECTOR)

SCALE: 1"=30'

KEY MAP SCALE: (1"=500')

THIS SHEET

PALMER PARK BLVD

N ACADEMY BLVD

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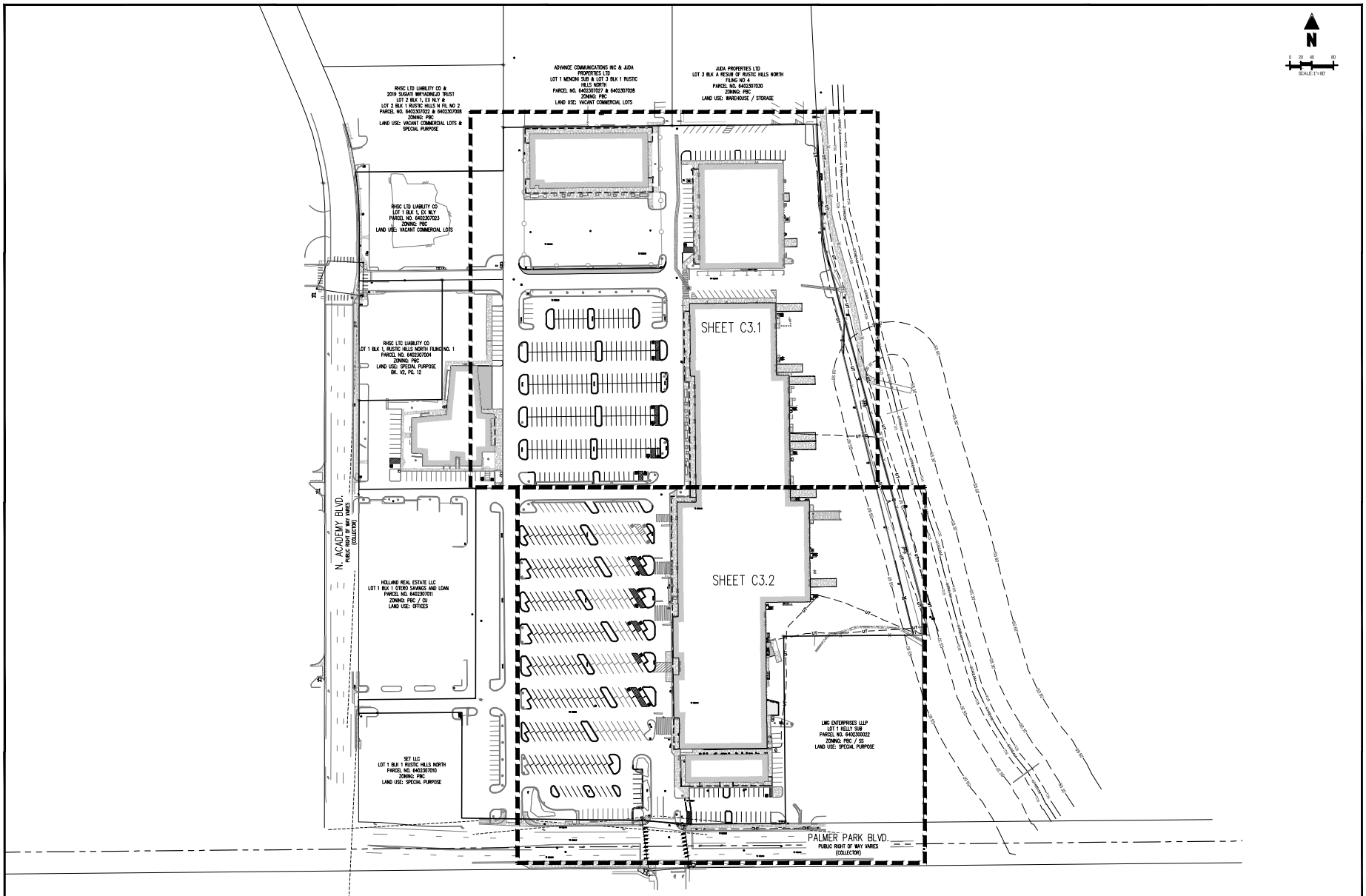
PRELIMINARY GRADING PLAN

C2.2
Sheet 7 of 30

DEVELOPMENT PLAN AMENDMENT



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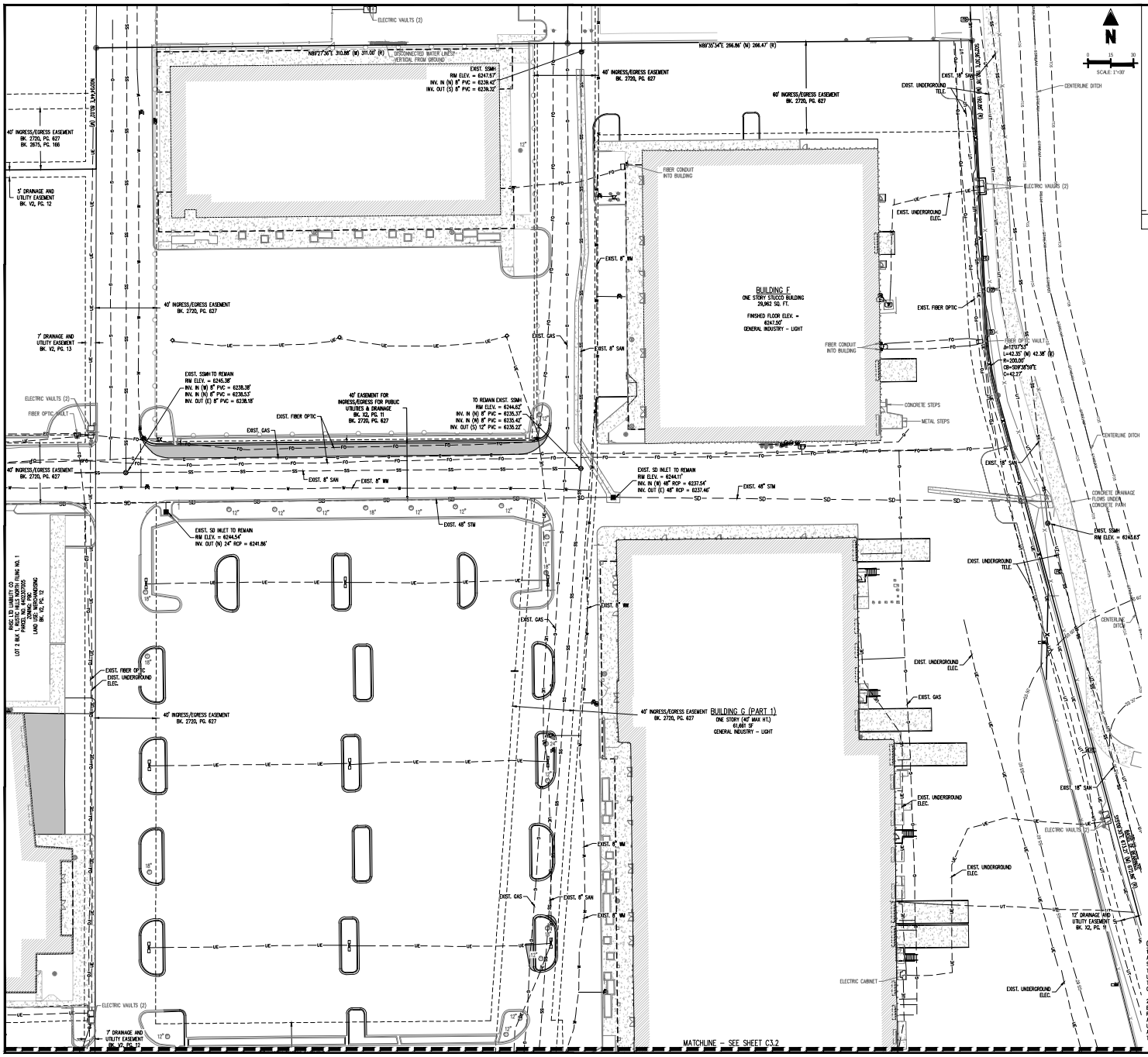
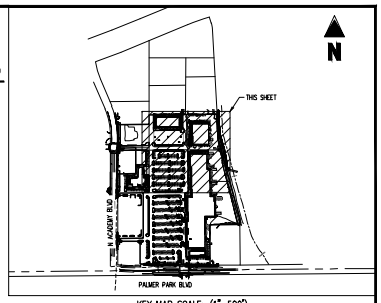
OVERALL UTILITY PLAN

C3.0

DEVELOPMENT PLAN AMENDMENT





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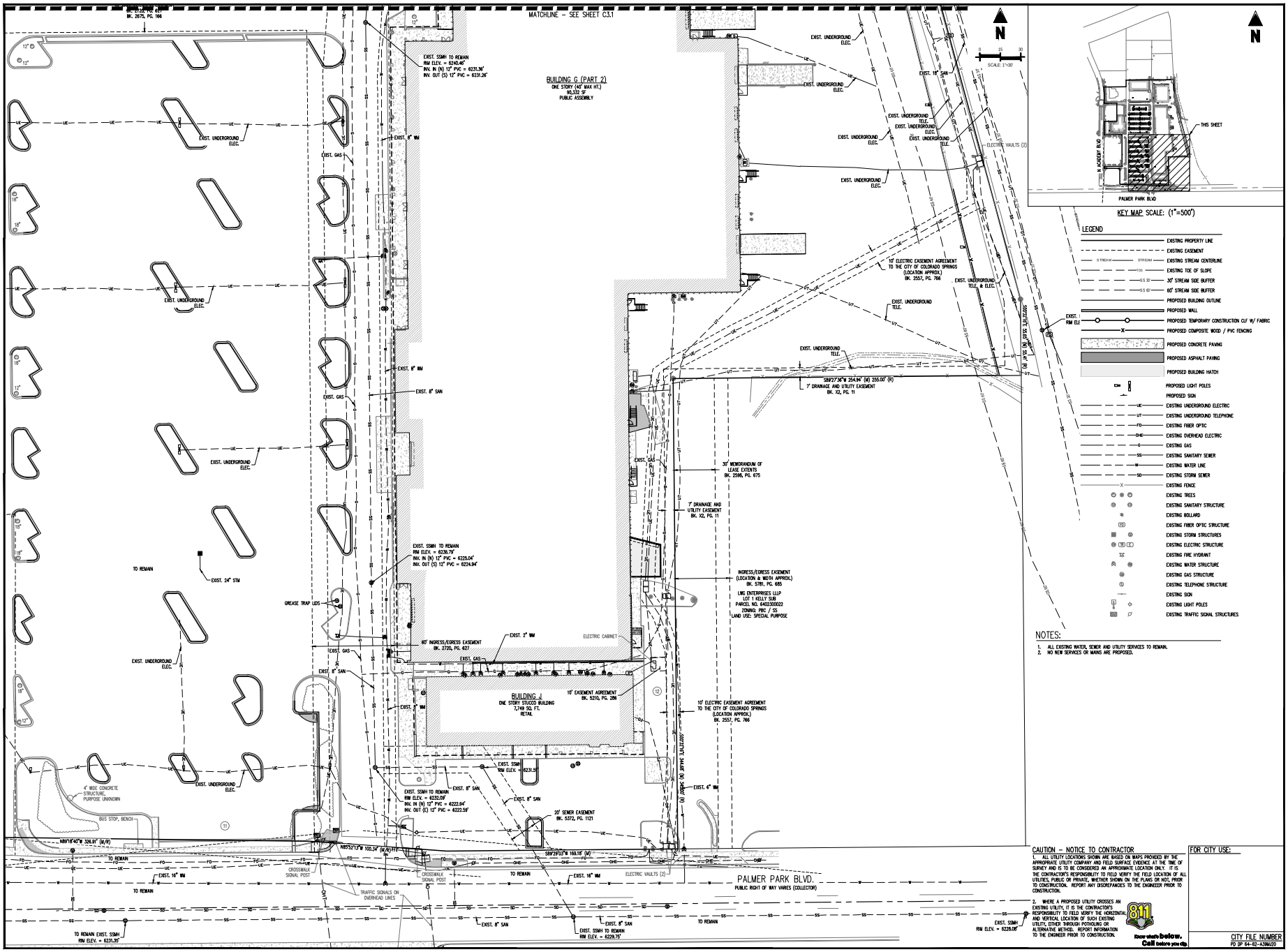
PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

C3.1
Sheet 9 of 30

DEVELOPMENT PLAN AMENDMENT



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PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

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Sheet 10 of 30

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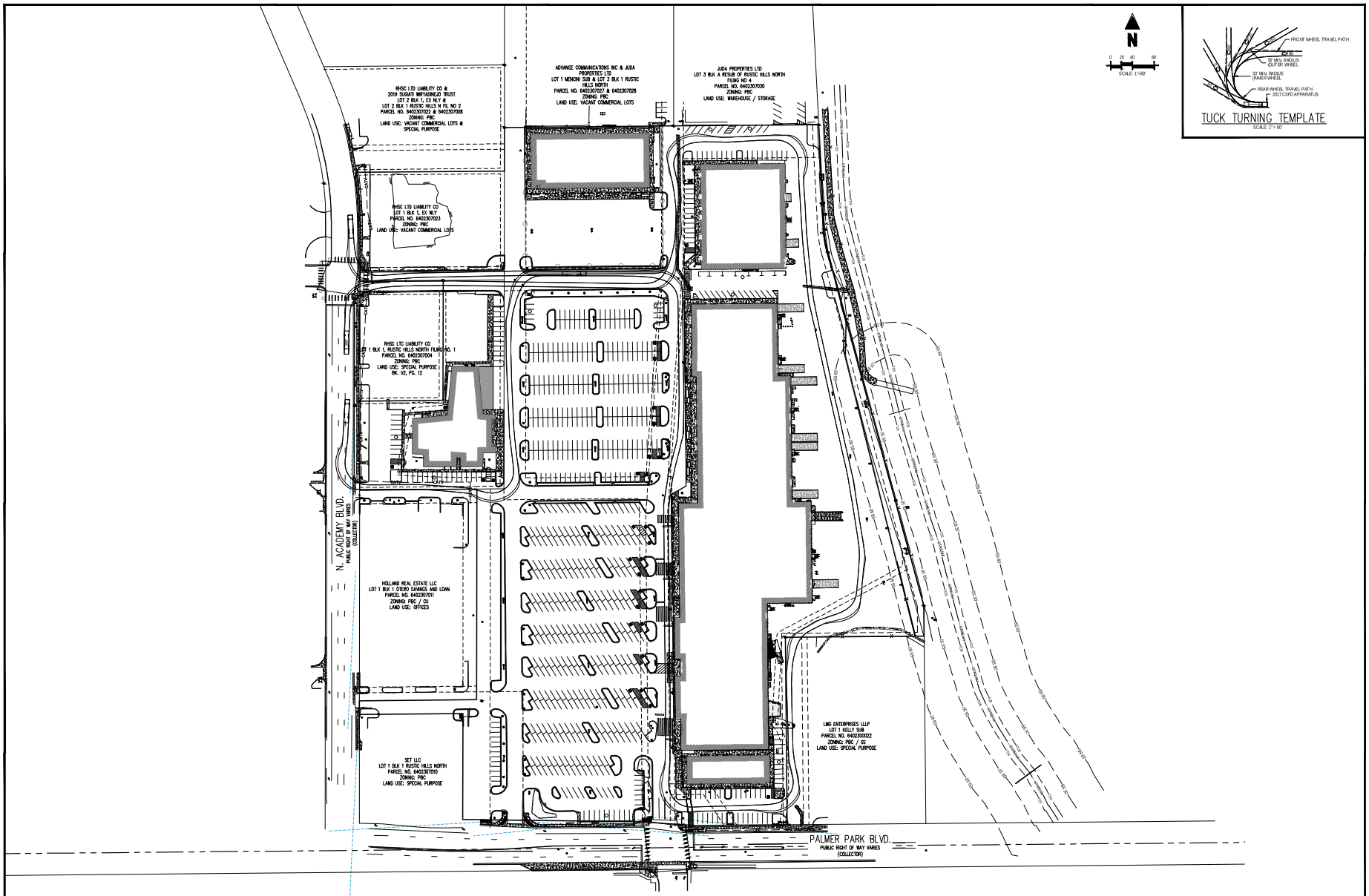

TUCK TURNING TEMPLATE

SCALE: 1" = 60'

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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

FOR CITY USE:

CITY FILE NUMBER
PD DP 64-62-A3MA20

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MAJOR DEVELOPMENT PLAN AMENDMENT
BRENNAN INVESTMANT GROUP

RUSTIC HILLS COMMERCE CENTER

3910 PALMER PARK BLVD
COLORADO SPRINGS, CO 80909

#	Date	Issue / Description	Init.
1	1.28.2021	CITY DP COMMENTS	JDP
2	3.23.2021	CITY DP COMMENTS	JDP

Project No: BITOL.20
Drawn By: JDP
Checked By: RGD
Date: 4.27.2021

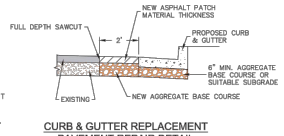
TRUCK TURNING MOVEMENT PLAN

C4.0

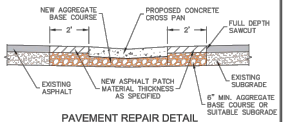
DEVELOPMENT PLAN AMENDMENT

General Notes:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT CITY OF COLORADO SPRINGS ENGINEERING DIVISION (THE CITY) STANDARD SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS. FOR CITY PERMITS CONTRACTORS SHALL USE THE ACCELA ON-LINE PERMIT SYSTEM. ONCE CITY PERMITS ARE APPROVED AND PAID, THEN APPROPRIATE SCHEDULING AND NOTIFICATIONS SHALL BE IN ACCELA.
3. PRIOR TO CUTTING INTO A ROADWAY, A MEETING IS REQUIRED WITH CITY ENGINEERING.
4. HOT MIX ASPHALT (ASPHALT PAVING MATERIAL) SHALL MEET THE REQUIREMENTS OF THE PIKES PEAK ASPHALT SPECIFICATION AND BE AN APPROVED CITY MIX.
5. EXISTING PAVEMENT MAY BE INITIALLY ROUGH CUT. A SQUARE, VERTICAL CUT SHALL BE MADE IN THE EXISTING ASPHALT PAVEMENT PRIOR TO PAVEMENT PLACEMENT.
6. NEW ASPHALT SHALL NOT BE PLACED AGAINST FRESHLY POURED CONCRETE. CONCRETE SHALL BE 5-DAYS OLD OR HAVE REACHED A COMPRESSIVE STRENGTH OF 3,200 PSI AS DEMONSTRATED BY FIELD CURE CYLINDERS.
7. A TACK COAT SHALL BE APPLIED TO ALL VERTICAL EDGES INCLUDING CONCRETE EDGES. THE TACK COAT SHALL HAVE 100% COVERAGE AND BE APPLIED BETWEEN LIFTS.
8. NEW ASPHALT PATCH SHALL BE PLACED ON COMPACTED AGGREGATE BASE COURSE PER CITY STANDARDS OR CTS.
9. THE NEW PAVEMENT SECTION SHALL MATCH EXISTING PAVEMENT REPORT. FOR ROADWAYS WHERE THE SUBGRADE IS CHEMICALLY TREATED (CTS), CTS OR FLOW-FILL SHALL BE EQUIVALENT TO THE REQUIREMENT IN THE PAVEMENT DESIGN REPORT. A MINIMUM PAVEMENT SECTION OF:
   A) RESIDENTIAL/COLLECTOR...6-INCHES OF CLASS 6 AGGREGATE BASE COURSE WITH 6-INCHES OF ASPHALT PAVING MATERIAL;
   B) ARTERIAL...12-INCHES OF CLASS 6 AGGREGATE BASE COURSE WITH 8-INCHES OF ASPHALT PAVING MATERIAL.
10. ALTERNATE REPAIR SECTIONS MAY BE APPROVED PROVIDED THEY ARE COMPLETED BY THE PAVEMENT DESIGN GEOTECHNICAL ENGINEER AND APPROVED BY CITY ENGINEERING.
11. IF A PLATE TAMPER IS USED FOR COMPACTION OF ASPHALT, THE MAXIMUM LOOSE LIFT THICKNESS SHALL BE 2-INCHES.
12. ANY DISTURBED PAVEMENT MARKINGS SHALL BE RESTORED TO CITY STANDARDS.
13. THESE DETAILS ARE FOR PAVEMENT CUTS LESS THAN 200-SF. CUTS GREATER THAN 200-SF SHALL BE IN CONFORMANCE WITH AN ENGINEERED DESIGN.
14. CLSM (FLOW-FILL) IS REQUIRED AS BACKFILL FOR TRENCHES LESS THAN 1-FOOT IN WIDTH AND ALL CORES. CLSM SHALL NOT EXTEND INTO PAVEMENT SECTION.
15. WHERE CONCRETE PAVEMENT EXISTS BELOW THE ASPHALT, NEW CONCRETE SHALL BE PLACED TO MATCH THE EXISTING CONCRETE THICKNESS.
16. NEW HOT-MIX ASPHALT (ASPHALT PAVING MATERIAL) SHALL BE FLUSH TO EXISTING ASPHALT AND CONCRETE EDGES AND SHALL NOT HAVE HUMPS OR VALLEYS.

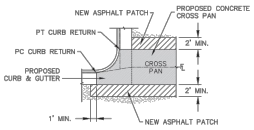


CURB & GUTTER REPLACEMENT
PAVEMENT REPAIR DETAIL

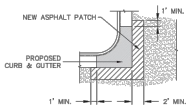


PAVEMENT REPAIR DETAIL
AT CROSS PAN

COLORADO SPRINGS — ASPHALT PAVEMENT REPAIR ADJACENT TO NEW CONCRETE GENERAL NOTES & DETAILS
APPROVED: Gayle Sturdevant, CITY ENGINEER
ISSUED: 3/28/19 REVISED: DRAWING NO. 3A

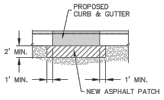


SQUARED RETURN
WITH CROSSPAN



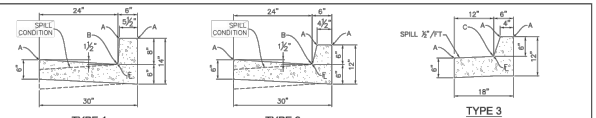
SQUARED RETURN
WITHOUT CROSSPAN

NOTE:
EXACT RESTORATION LIMITS/LOCATIONS SHALL BE APPROVED BY A CITY REPRESENTATIVE PRIOR TO REPAIRS.



MID-BLOCK CURB REPAIR

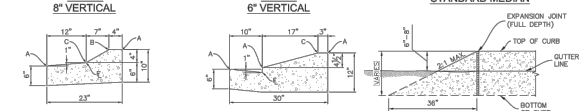
COLORADO SPRINGS — ASPHALT PAVEMENT REPAIR ADJACENT TO NEW CONCRETE RESTORATION LIMITS
APPROVED: Gayle Sturdevant, CITY ENGINEER
ISSUED: 3/28/19 REVISED: DRAWING NO. 3B



TYPE 1
8" VERTICAL

TYPE 2
6" VERTICAL

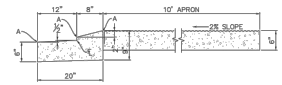
TYPE 3
STANDARD MEDIAN



TYPE 4
MOUNTABLE

TYPE 5
RESIDENTIAL CURB & GUTTER ONLY

CURB ENDING

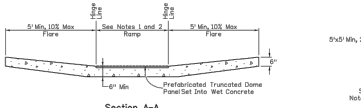


ROUNDABOUT APRON

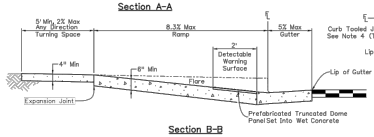
NOTE:
TYPE 1 AND 2 SPILL GUTTER MUST BE APPROVED BY CITY ENGINEERING.
TYPE 5 IS CARRY CURB ONLY.

RADII LEGEND	
A	¼"-½"
B	1½"
C	1½"-2"

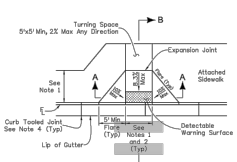
COLORADO SPRINGS — CURB & GUTTER DETAILS
APPROVED: Gayle Sturdevant, CITY ENGINEER
ISSUED: 3/28/19 REVISED: DRAWING NO. 6B



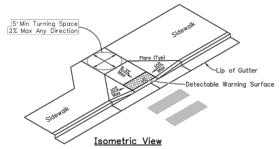
Section A-A



Section B-B



Plan View

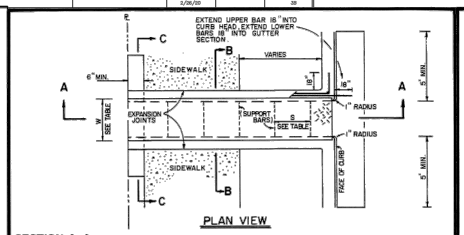


Isometric View

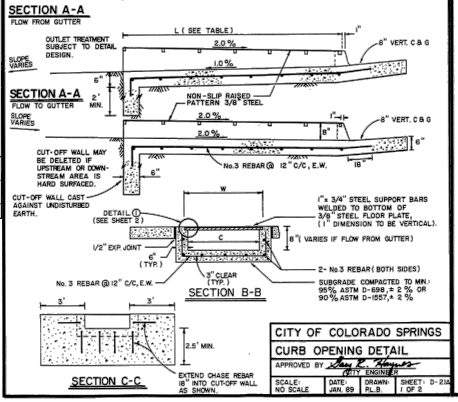
Notes

1. Attached sidewalk shall be 6 feet wide minimum. Detached sidewalk shall be 5 feet wide minimum. Sidewalk width may be reduced to 4 feet in retrofit applications.
2. Ramp width shall be the same as the approaching sidewalk or turning space but not less than 4 feet. Ramp cross slope shall evenly transition between turning space grade and street grade.
3. Sidewalk cross slope shall be 2% maximum measured perpendicular to the direction of walk for detached sidewalk and perpendicular to the curb for attached sidewalk.
4. Curb tooled joints shall be laid out so that at least one joint occurs within the width of each ramp.

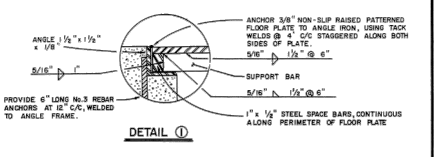
COLORADO SPRINGS — SIDEWALK CURB RAMPS TYPE 2 CURB RAMP
APPROVED: CITY ENGINEER
ISSUED: 3/28/2019 REVISED: DRAWING NO. D-8D



PLAN VIEW



CITY OF COLORADO SPRINGS
CURB OPENING DETAIL
APPROVED BY: CITY ENGINEER
SCALE: NO SCALE | DATE: JAN. 89 | DRAWN: RL.B | SHEET: D-21B 1 OF 2



DETAIL 1

TYPE OF WALK	MIN. TOTAL LENGTH (L) OF PLATE
ATTACHED	WALK WIDTH + 10½"
DETACHED OR ROADWAYS WITHOUT WALKS	VARIES, HOWEVER ENTIRE CHASE SECTION SHALL BE COVERED WITHIN PUBLIC R.O.W. (SEE NOTE 5)

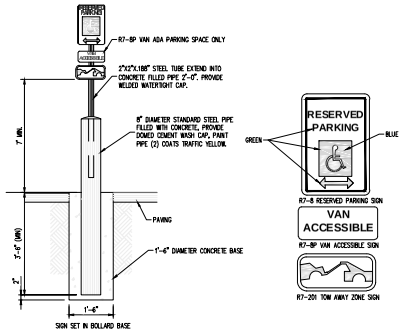
1" x 3/4" SUPPORT BAR REQUIREMENTS	
FLOOR PLATE WIDTH(W)	SUPPORT SPACING(S)
1'	NONE REQUIRED
2'	60" C/C
3'	27" C/C
4'	15" C/C
5'	10" C/C
6'	7" C/C

NOTE: EACH END OF FLOOR PLATE SHALL BE SUPPORTED BY SUPPORT BARS, WHEN SUPPORT BARS ARE SPECIFIED. CHASE OPENING (C) = W - 2 5/8"

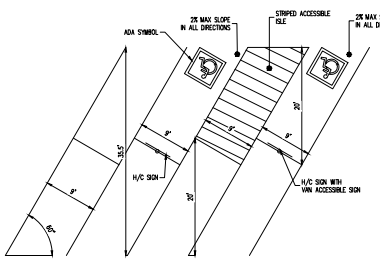
NOTES:

1. ALL EXPOSED METAL TO BE HOT DIPPED ZINC COATED. FIELD WELDS TO BE TOUCH-UP WITH COLD ZINC COATING.
2. WHEN OTHER THAN TYPE I (8") CURB EXISTS, THE CONTRACTOR SHALL REMOVE THE EXISTING CURB TO ALLOW FOR THE REQUIRED TRANSITIONS, AS FOLLOWS: BEGINNING AT THE EDGE OF THE CHASE SECTION, THERE SHALL BE A MINIMUM OF 5 FEET OF TYPE I CURB PLUS 10 FEET OF TRANSITION TO EXISTING CURB TYPE.
3. ALL REMOVAL OF EXISTING CURB SHALL BE BY SAW-CUT, OR BY REMOVAL TO AN EXISTING EXPANSION OR COLD JOINT. REMAINING SECTION AFTER SAW CUTTING TO BE MINIMUM 4' IN LENGTH.
4. CHASE SECTION TO BE POURED MONOLITHICALLY WITH CURB & GUTTER SECTION AND CUT-OFF WALL.
5. WHEN CHASE SECTION LENGTH (L) EXCEEDS 15' PROVIDE TOOL JOINT IN CONCRETE AT MAXIMUM OF 10' SPACING FABRICATE FLOOR PLATES IN MULTIPLE SECTION NOT TO EXCEED 10' IN LENGTH.

CITY OF COLORADO SPRINGS
CURB OPENING DETAIL
APPROVED BY: CITY ENGINEER
SCALE: NO SCALE | DATE: JAN. 89 | DRAWN: RL.B | SHEET: D-21B 2 OF 2



ADA ACCESSIBLE SIGN DETAIL
NOT TO SCALE



ACCESSIBLE PARKING DETAIL
SCALE: 1" = 10'

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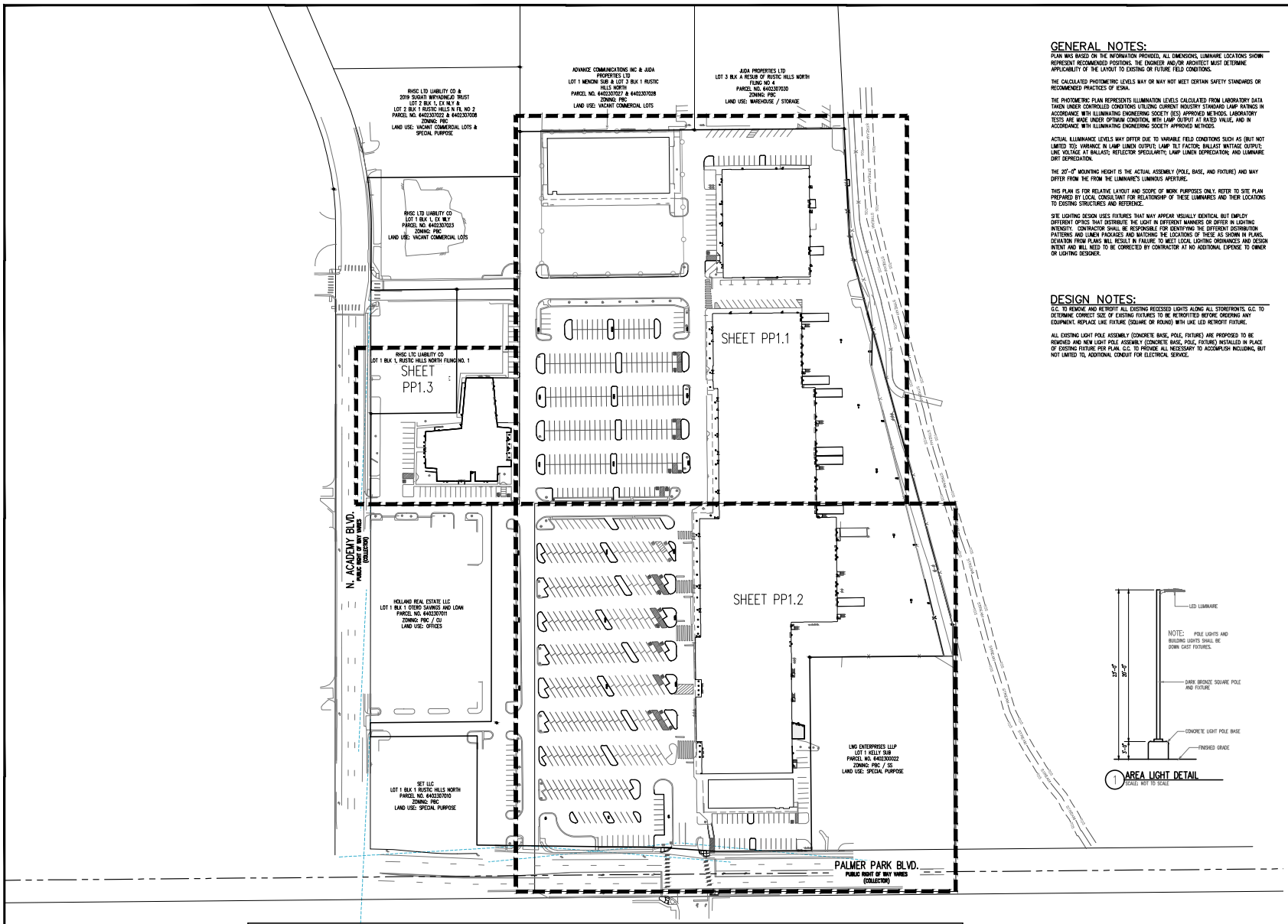
2	3.23.2021	CITY DP COMMENTS	JDP

Project No: BIT01.20
Drawn By: JDP
Checked By: RGD
Date: 4.27.2021

SITE DETAILS

C5.0
Sheet 12 of 30

DEVELOPMENT PLAN AMENDMENT



GENERAL NOTES:

PLAN WAS BASED ON THE INFORMATION PROVIDED. ALL DIMENSIONS, LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE CALCULATED PHOTOMETRIC LEVELS MAY OR MAY NOT MEET CERTAIN SAFETY STANDARDS OR RECOMMENDED PRACTICES OF IESNA.

THE PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. LABORATORY TESTS ARE MADE UNDER OPTIMUM CONDITION, WITH LAMP OUTPUT AT RATED VALUE, AND IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO VARIABLE FIELD CONDITIONS SUCH AS (BUT NOT LIMITED TO): VARIANCE IN LAMP LUMEN OUTPUT; LAMP TILT FACTOR; BALLAST WATTAGE OUTPUT; LINE VOLTAGE AT BALLAST; REFLECTOR SPECULARITY; LAMP LUMEN DEPRECIATION; AND LUMINAIRE DIRT DEPRECIATION.

THE 20'-0" MOUNTING HEIGHT IS THE ACTUAL ASSEMBLY (POLE, BASE, AND FIXTURE) AND MAY DIFFER FROM THE FROM THE LUMINAIRE'S LUMINOUS APERTURE.

THIS PLAN IS FOR RELATIVE LAYOUT AND SCOPE OF WORK PURPOSES ONLY. REFER TO SITE PLAN PREPARED BY LOCAL CONSULTANT FOR RELATIONSHIP OF THESE LUMINAIRES AND THEIR LOCATIONS TO EXISTING STRUCTURES AND REFERENCE.

SITE LIGHTING DESIGN USES FIXTURES THAT MAY APPEAR VISUALLY IDENTICAL BUT EMPLOY DIFFERENT OPTICS THAT DISTRIBUTE THE LIGHT IN DIFFERENT MANNERS OR DIFFER IN LIGHTING INTENSITY. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THE DIFFERENT DISTRIBUTION PATTERNS AND LUMEN PACKAGES AND MATCHING THE LOCATIONS OF THESE AS SHOWN IN PLANS. DEVIATION FROM PLANS WILL RESULT IN FAILURE TO MEET LOCAL LIGHTING ORDINANCES AND DESIGN INTENT AND WILL NEED TO BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER OR LIGHTING DESIGNER.

DESIGN NOTES:

G.C. TO REMOVE AND RETROFIT ALL EXISTING RECESSED LIGHTS ALONG ALL STOREFRONTS. G.C. TO DETERMINE CORRECT SIZE OF EXISTING FIXTURES TO BE RETROFITTED BEFORE ORDERING ANY EQUIPMENT. REPLACE LIKE FIXTURE (SQUARE OR ROUND) WITH LIKE LED RETROFIT FIXTURE.

ALL EXISTING LIGHT POLE ASSEMBLY (CONCRETE BASE, POLE, FIXTURE) ARE PROPOSED TO BE REMOVED AND NEW LIGHT POLE ASSEMBLY (CONCRETE BASE, POLE, FIXTURE) INSTALLED IN PLACE OF EXISTING FIXTURE PER PLAN. G.C. TO PROVIDE ALL NECESSARY TO ACCOMPLISH INCLUDING, BUT NOT LIMITED TO, ADDITIONAL CONDUIT FOR ELECTRICAL SERVICE.

N

0 20 40 80
SCALE 1"=80'

1 AREA LIGHT DETAIL
SCALE: NOT TO SCALE

CAUTION – NOTICE TO CONTRACTOR

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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LLF	MODEL NUMBER	DESCRIPTION	WATTS	LUMENS
□	43	WP1	SINGLE	1.0	DSX1-LED-P4-40K-TFTM-MVOLT-WBA-DBLXD	LITHONIA LIGHTING, D-SERIES 1 LED AREA LUMINAIRE, P4 LED PACKAGE, 4000K, TYPE IV DISTRIBUTION, DARK BRONZE, WALL MOUNTED AT 18'-0" A.F.G.	125	14487
□	26	WP2	SINGLE	1.0	WPX1-LED-P2-40K-MVOLT-E14WC-DDBXD	LITHONIA LIGHTING, WPX SQUARE LED WALL LUMINAIRE, 4000K, DARK BRONZE, EMERGENCY BATTERY BACKUP, WALL MOUNTED AT 8'-0"	25	2953
□□	8	S	SINGLE	1.0	DSX1-LED-P4-40K-TFTM-MVOLT-SPA-DBLXD	LITHONIA LIGHTING, D-SERIES 1 LED AREA LUMINAIRE, P4 LED PACKAGE, 4000K, TYPE IV DISTRIBUTION, DARK BRONZE, MOUNTED ON 20'-0" SQUARE POLE ON 3'-0" CONCRETE BASE	125	14487
□□□	21	D180	SINGLE	1.0	DSX1-LED-P4-40K-TFM-MVOLT-SPA-DBLXD	LITHONIA LIGHTING, D-SERIES 1 LED AREA LUMINAIRE, P4 LED PACKAGE, 4000K, TYPE IV DISTRIBUTION, DARK BRONZE, DOUBLE HEAD, MOUNTED ON 20'-0" SQUARE POLE ON 3'-0" CONCRETE BASE	250	14941
■	5	RS	SINGLE	1.0	LBR4/RSC-15LM-40K-AR-LSS-MWD-MVOLT	LITHONIA LIGHTING, NEW 4" OR 6" RECESSED SQUARE DOWNLIGHT, 1500 LUMEN, 4000K, CLEAR REFLECTOR COLOR, SELF FLANGE, MEDIUM WIDE DISTRIBUTION, RECESSED MOUNTED UNDER FRONT CANOPY	19	1709
■	TBD	RS	SINGLE	1.0	LBR4/RSC-15LM-40K-AR-LSS-MWD-MVOLT	LITHONIA LIGHTING, RETROFIT 4" OR 6" RECESSED SQUARE DOWNLIGHT, 1500 LUMEN, 4000K, CLEAR REFLECTOR COLOR, SELF FLANGE, MEDIUM WIDE DISTRIBUTION, RECESSED MOUNTED UNDER FRONT CANOPY	19	1709
●	TBD	RC	SINGLE	1.0	LBR4/6-15LM-40K-AR-LSS-MWD-MVOLT	LITHONIA LIGHTING, RETROFIT 4" OR 6" RECESSED ROUND DOWNLIGHT, 1500 LUMEN, 4000K, CLEAR REFLECTOR COLOR, SELF FLANGE, MEDIUM WIDE DISTRIBUTION, RECESSED MOUNTED UNDER FRONT CANOPY	19	1978

NOTES:
1. VERIFY EXACT FIXTURES CATALOG NUMBER, FINISH, VOLTAGE, LAMP(S), LENGTHS AND OPTIONS WITH OWNER PRIOR TO ORDERING ANY EQUIPMENT.
2. G.C. TO DETERMINE EXACT QUANTITY OF FIXTURES TO BE RETROFITTED BEFORE ORDERING ANY EQUIPMENT.
3. CONTRACTOR TO VERIFY COMPATIBLE DIMMER TYPE AND MANUFACTURER FROM LUMINAIRE CUT SHEET. CONTRACTOR TO PROVIDE ALL PARTS AND ACCESSORIES FOR A COMPLETE AND FUNCTIONING SYSTEM.
4. ALL FIXTURES CONTROLLED BY TIME CLOCK/PHOTOCELL.

POLE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	MODEL NUMBER	DESCRIPTION
□□	8	S	SINGLE	SSS-20-5C-DM19AS-FBC-DBLXD	LITHONIA STEEL SQUARE POLE, 5" SHAFT SIZE, 20'-0" LENGTH, COLOR BLACK
□□□	21	D180	2 @ 180°	SSS-20-5C-DM28AS-FBC-DBLXD	LITHONIA STEEL SQUARE POLE, 5" SHAFT SIZE, 20'-0" LENGTH, COLOR BLACK

FOR CITY USE:

CITY FILE NUMBER
PD DP 64-62-A39MJ20

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MAJOR DEVELOPMENT PLAN AMENDMENT
BRENNAN INVESTMANT GROUP
RUSTIC HILLS COMMERCE CENTER
3910 PALMER PARK BLVD
COLORADO SPRINGS, CO 80909

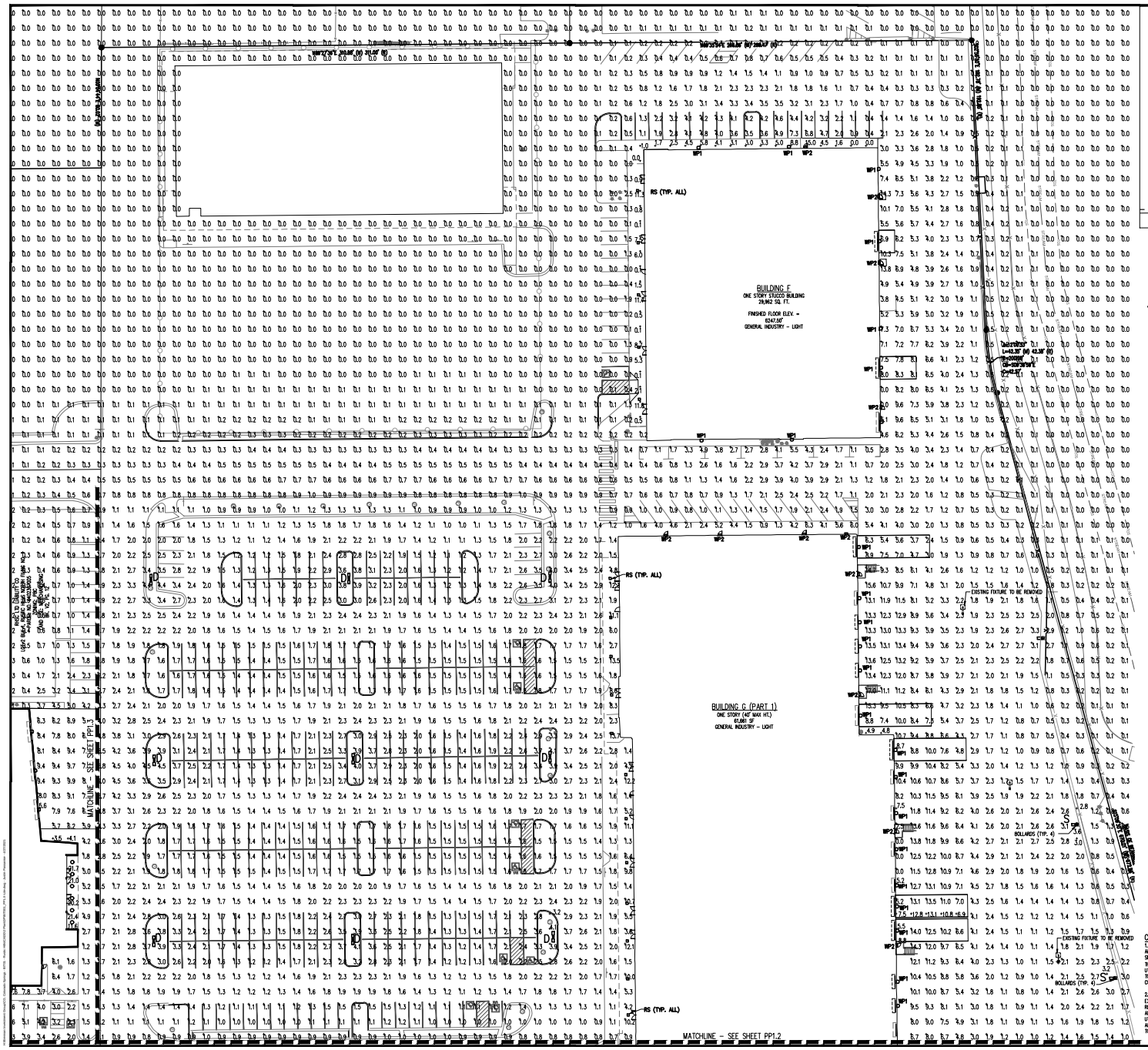
#	Date	Issue / Description	Init.
1	1.28.2021	CITY DP COMMENTS	JDP
2	3.23.2021	CITY DP COMMENTS	JDP

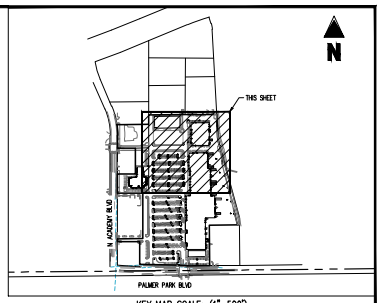
Project No: BIT01.20
Drawn By: JDP
Checked By: RGD
Date: 4.27.2021

OVERALL PHOTOMETRIC PLAN

PP1.0
Sheet 13 of 30

DEVELOPMENT PLAN AMENDMENT





KEY MAP SCALE: (1"=500')

N

0 15 30

SCALE: 1"=30'

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 know what's below. Call before you dig.

FOR CITY USE:

CITY FILE NUMBER
PD DP 64-62-A39MJ20

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Colorado Springs, CO 80920
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MAJOR DEVELOPMENT PLAN AMENDMENT
BRENNAN INVESTMANT GROUP

RUSTIC HILLS COMMERCE CENTER

3910 PALMER PARK BLVD
COLORADO SPRINGS, CO 80909

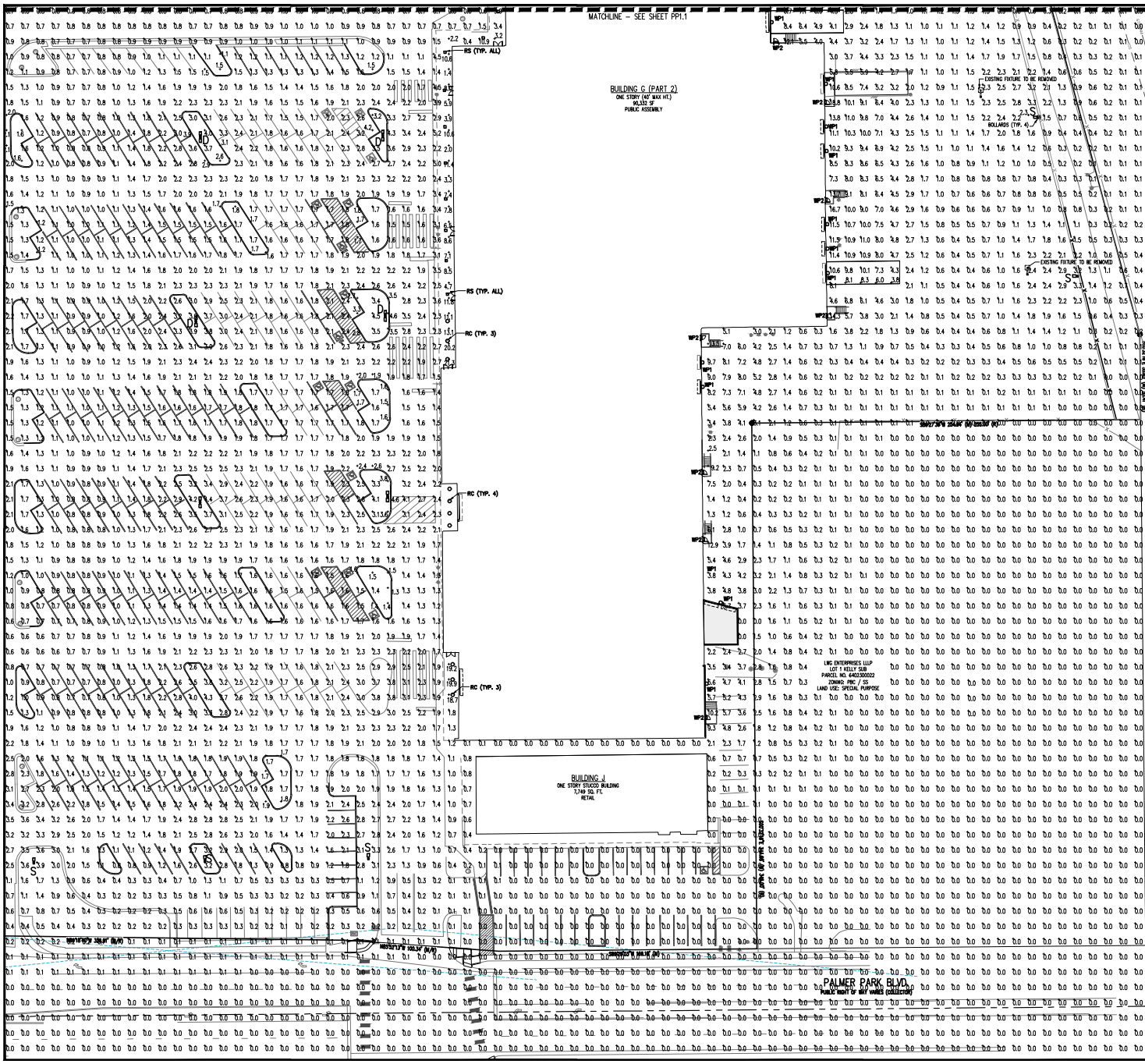
#	Date	Issue / Description	Init.
1	1.28.2021	CITY DP COMMENTS	JDP
2	3.23.2021	CITY DP COMMENTS	JDP

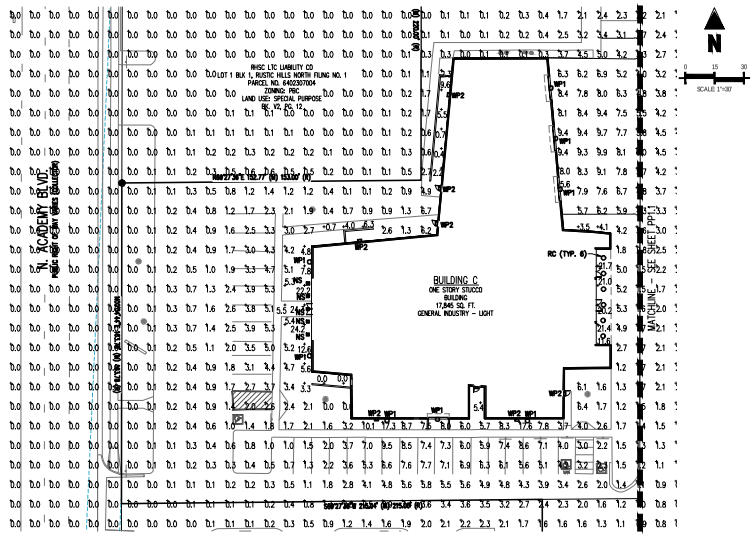
Project No: BRT01.20
Drawn By: JDP
Checked By: RGD
Date: 4.27.2021

PHOTOMETRIC PLAN

PP1.1

DEVELOPMENT PLAN AMENDMENT


MATCHLINE – SEE SHEET PP1.1
BUILDING G (PART 2)
ONE STORY (40' MAX HT.)
90,332 SF
PUBLIC ASSEMBLY
RS (TYP. ALL)
RC (TYP. 3)
RC (TYP. 4)
EXISTING FIXTURE TO BE REMOVED
BOLLARDS (TYP. 4)
BUILDING J
ONE STORY STUCCO BUILDING
7,749 SQ. FT.
RETAIL
LWG ENTERPRISES LLP
LOT 1 KELLY SUB
PARCEL NO. 6403300022
ZONING: PBC / SS
LAND USE: SPECIAL PURPOSE
PALMER PARK BLVD.
PUBLIC RIGHT OF WAY WIDTH (VARIES)
CONCRETE WALK (IN)
CONCRETE WALK (OUT)
MODIFIED CURB (IN)
MODIFIED CURB (OUT)
MODIFIED CURB (IN)
MODIFIED CURB (OUT)
MODIFIED CURB (IN)
MODIFIED CURB



D-Series Size 1

LED Area Luminaire

Catalog Number

Notes

Type S, D, & WP1

https://lithonia.acuitybrands.com/d-series/size-1/specifications/details

Specifications

EPA: 1.01 ft² (0.09 m²)

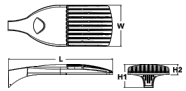
Length: 33" (83.8 cm)

Width: 13" (33.0 cm)

Height H1: 7-1/2" (19.1 cm)

Height H2: 3-1/2" (8.9 cm)

Weight (max): 27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P2 P3 P4 P5 P6 P7 P8 P9 P10 P11 P12 **Rotated optics** P9R P10R P11R P12R	30K 3000K; 40K 4000K; 50K 5000K	T1S Type I short (Automotive); T2S Type II short; T2M Type II medium; T3S Type III short; T3M Type III medium; T4M Type IV medium; **T5FT Forward throw medium**; BLC Backlight control; LCCO Left corner cutoff; RCCO Right corner cutoff	T5VS Type V very short; T5S Type V short; T5M Type V medium; **T5W Type V wide**; T5VW Type V very wide	MVOLT; 120V; 208V; 240V; 277V; 347V; 480V	**Shipped included** SPA Square pole mounting; RPA Round pole mounting; WBA Wall bracket; SPUMBA Square pole universal mounting adapter; RPUMBA Round pole universal mounting adapter; **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adapter (specify finish)

S, WP1

Control options		Other options	Finish (required)
Shipped installed NLTAIR2 nLIGHT AIR generation 2 enabled; PIR Network, high/low motion/ambient sensor; PER NEMA twist-lock receptacle only (controls ordered separately); PER5 Five-pin receptacle only (controls ordered separately); PER7 Seven-pin receptacle only (controls ordered separately); DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately); DS Dual switching	PIR High/low, motion/ambient sensor; 8-15' mounting height, ambient sensor enabled at 50 fc; PIRH High/low, motion/ambient sensor; 15-30' mounting height, ambient sensor enabled at 50 fc; PIRHFCSV High/low, motion/ambient sensor; 8-15' mounting height, ambient sensor enabled at 50 fc; PIRHFULCSV Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 50 fc; FAO Field adjustable output	**Shipped installed** HS House-side shield; SF Single fuse (120, 277, 347V); DF Double fuse (208, 240, 480V); LNS Left notched optics; RNS Right notched optics; HA -30°C ambient operation; **Shipped separately** BS Bird spikes; EGS External glare shield	DDBXD Dark bronze; DNAX Black; DWHAX Natural aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

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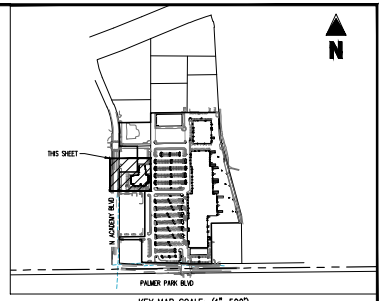
DSX1-LED
Rev. 11/16/20
Page 1 of 8



KEY MAP SCALE: (1"=500')

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MAJOR DEVELOPMENT PLAN AMENDMENT
BRENNAN INVESTMANT GROUP
RUSTIC HILLS COMMERCE CENTER
3910 PALMER PARK BLVD
COLORADO SPRINGS, CO 80909

#	Date	Issue / Description	Init.
1	1.28.2021	CITY OP COMMENTS	JDP
2	3.23.2021	CITY OP COMMENTS	JDP

Project No: BFT01.20
Drawn By: JDP
Checked By: RGD
Date: 4.27.2021

PHOTOMETRIC PLAN AND DETAILS

FOR CITY USE:

CITY FILE NUMBER
PD DP 64-62-A39MJ20

PP1.3
Sheet 16 of 30

WPX LED

Wall Packs

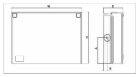
Catalog Number

Notes

Type WP2

https://lithonia.acuitybrands.com/wpx-led/specifications/details

Specifications



Luminaire	Height (H)	Width (W)	Depth (D)	Side Conduit Location 1	Side Conduit Location 2	Weight
WPX1	8.1" (20.6 cm)	11.1" (28.3 cm)	3.2" (8.1 cm)	4.0" (10.3 cm)	8.0" (1.6 cm)	6.1 lbs (2.8kg)
WPX2	9.1" (23.1 cm)	12.3" (31.1 cm)	4.1" (10.5 cm)	4.5" (11.5 cm)	8.0" (1.7 cm)	8.2 lbs (3.7kg)
WPX3	9.5" (24.1 cm)	13.0" (33.0 cm)	5.3" (13.7 cm)	4.7" (11.8 cm)	8.0" (1.7 cm)	11.0 lbs (5.0kg)

Introduction

The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information

EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1 1,550 Lumens, 11W; WPX1 LED P2 2,900 Lumens, 24W; WPX2 LED 6,000 Lumens, 47W; WPX3 LED 9,200 Lumens, 69W	30K 3000K; 40K 4000K; 50K 5000K	MVOLT 120V - 277V; 347 347V*	(blank) None; EMRH Emergency battery backup, CEC compliant (6W, 0°C min)*; EMWC Emergency battery backup, CEC compliant (14W, -20°C min)*; PE Photocell*	DDBXD Dark bronze; DWHXD White; DBLXD Black

Note: The lumen output and input power shown in the ordering tree are average representations of all configuration options. Specific values are available on request.

Note: For other options, consult factory.

NOTES
1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 prebuse, which comes with 3.5kV surge protection standard. Add SPD6KV option to get WPX1 LED P1 with 6kV surge protection.
Sample nomenclature: WPX1 LED P1 40K MVOLT SPD6KV DDBXD
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and PE options.

FEATURES & SPECIFICATIONS

INTENDED USE
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for replacing up to 100W, 200W, and 400W HID luminaires respectively. WPX luminaires deliver a uniform, wide distribution.

CONSTRUCTION
WPX features a die-cast aluminum main body with optimal thermal management that both enhances LED efficacy and extends component life. The luminaires are IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs and LED lumen maintenance of L70/100,000 hours. Color temperature (CCT) options of 3000K, 4000K and 5000K with minimum CRI of 70. Electronic drivers ensure system power factor >90% and THD <20%. All luminaires have a 10kV surge protection rating. The WPX1 LED P1 luminaire offers a standard surge protection rating of 3.5kV, it can be ordered with an optional 6kV surge protection.
All photocell (PE) operate on MVOLT (120V - 277V) input.

Note: The standard WPX LED wall pack luminaires come with field-adjustable dim current feature. This feature allows tuning the output current of the LED driver to adjust the lumen output (to dim the luminaire).

INSTALLATION
WPX can be mounted directly over a standard electrical junction box. These 1/2 inch conduit ports are three sides allow for surface conduit wiring. A port on the back surface allows pole-through conduit wiring on surfaces that don't have an electrical junction box. Wiring can be made in the integral wiring compartment in all cases. WPX is only recommended for installations with LEDs facing downwards.

LISTINGS
CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. IP66 Rated. DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Check the DLC QPL for qualified versions. International Dark-Sky Association (IDA) Fixtures for which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/resources/terms-conditions-and-conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25°C.
Specifications subject to change without notice.

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com

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WPX LED
Rev. 09/29/20

LITHONIA LIGHTING

Catalog Number

Notes

Type RR

LBR

4'-8' OPEN Retrofit Downlight

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.
CONSTRUCTION — Retrofit, remodel, and new construction mounting types. See table for compatible ceiling openings and thickness range.
Optional roof rings available for additional overlap trim coverage.
1/2"-1-1/2" ceiling thickness
25° ambient temperature
IC rated up to 1000lm
OPTICS — 35° cutoff
Non construction frame accessories approved for 8-14 (n/A out) lbs. 12 AWG conductors rated for 90°C through-wiring.
1.0 S/MH standard (soulmach reflector available)
80CRI standard (90CRI optional)
ELECTRICAL — Adjustable lumen output with three module options. Fixed lumen options also available.
MVOLT 120/277V 50/60Hz driven (0-10V & 120V Phase Dimming to 10% min dimming level)
100LPW typical
FCC CFR Title 47 Part 15 Class A for lower lumen range. FCC CFR Title 47 Part 15 Class B for higher lumen range.
L80 at 60,000 hours
3 SDCM
LISTINGS — Certified to US and Canadian safety standards. Damp location standard (Wet location, covered ceiling optional). Some configurations are ENERGY STAR® certified, please visit www.energystar.gov for specific products. TAA compliant.
WARRANTY — 5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/resources/terms-conditions-and-conditions.aspx
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

6+ Capable options indicated by this color background.

ORDERING INFORMATION lead times will vary depending on options selected. Consult with your sales representative. **Example:** LBR6 ALO2 SWW1 AR LSS MWD MVOLT UGZ 90CRI

Series	Lumens[1]	Color temperature[1]	Refractor Color	Refractor Flange	Refractor Finish
LBR4 4' Retrofit; LBR6 6' Retrofit; LBR8 8' Retrofit; LBR4WW 4' Retrofit Walwash; LBR6WW 6' Retrofit Walwash; LBR8WW 8' Retrofit Walwash	Note 1: Adjustable lumen output ALO1 500/750/1000lm; ALO2 1000/1500/2000lm; ALO3 2000/2500/3000lm; Fixed Lumen Output 050LM 500lm; 075LM 750lm; 10LM 1000lm; 15LM 1500lm; 20LM 2000lm; 25LM 2500lm; 30LM 3000lm	Switchable CCT SWW1 3000K-3500K-4000K-5000K; Fixed CCT 30K 3000K; 35K 3500K; 40K 4000K; 50K 5000K	AR Clear; WHP White painted; BKP Black painted; Note 1	(blank) Self-flanged; FRMP White painted flange; FRBLK Black painted flange; Note 1	LSS Semi-specular

Distribution	Voltage	Driver	Options
MWD Medium wide (T2,V,3VM); WWP Walwash	MVOLT 120V - 277V	UGZ Universal dimming to 10% (0-10V, Dim wiring); DALZP DALI dimming to 1%	90CRI High CRI (90+); AT Airtyte; E10WCRP Battery pack (10W constant power) T20 Compliant remote test switch; ELBP Battery pack (10W constant power) Non-T20 Compliant remote test switch; ECP Extended Conduit (10"); ECLP Extended Conduit (6ft); WL Wet Location; QDS® Quick disconnect plugs

Notes
1 Fixed CCT and lumens must be specified together (for example: 10LM 30K).
2 Not available with reflector finish.
3 For use with Clear (AR) reflector finish only. Not applicable with WH (white reflector).
4 For use with Clear (AR) reflector finish only. Not applicable with BK (Black reflector).
5 Only available with WHP finish (for example: LBR4WHP).
6 Not available with Fixed CCT and lumens.
7 Not available with walwash (WW).
8 Top access installation or 12.5" plenum clearance required for remote installation.
9 Not available with QDS, ELB and E10WCPR.
10 QDS not available with emergency battery packs.
11 Field installed. Top access installation required.

LBR

1. TO BE DETERMINED BEFORE ORDERING

LITHONIA LIGHTING

Catalog Number

Notes

Type RS & NS

LBR Square

4-8' OPEN Retrofit Downlight

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.
CONSTRUCTION — Retrofit, remodel, and new construction mounting types. See table for compatible ceiling openings and thickness range.
Optional roof rings available for additional overlap trim coverage.
1/2"-1-1/2" ceiling thickness
25° ambient temperature
Non construction frame accessories approved for 8-14 (n/A out) No. 12 AWG conductors rated for 90°C through-wiring.
OPTICS — 35° cutoff
1.0 S/MH standard (soulmach reflector available)
80CRI standard (90CRI optional)
ELECTRICAL — Adjustable lumen output with three module options. Fixed lumen options also available.
MVOLT 120/277V 50/60Hz driven (0-10V & 120V Phase Dimming to 10% min dimming level)
100LPW typical
FCC CFR Title 47 Part 15 Class A for lower lumen range. FCC CFR Title 47 Part 15 Class B for higher lumen range.
L80 at 60,000 hours
3 SDCM
LISTINGS — Certified to US and Canadian safety standards. Damp location standard (Wet location, covered ceiling optional). Some configurations are ENERGY STAR® certified, please visit www.energystar.gov for specific products. TAA compliant.
WARRANTY — 5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/resources/terms-conditions-and-conditions.aspx
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

6+ Capable options indicated by this color background.

ORDERING INFORMATION lead times will vary depending on options selected. Consult with your sales representative. **Example:** LBR6SQ ALO2 SWW1 AR LSS MWD MVOLT UGZ 90CRI

Series	Lumens[1]	Color temperature[1]	Refractor Color	Refractor Flange	Refractor Finish
LBR4SQ 4' Square Retrofit; LBR6SQ 6' Square Retrofit; LBR4SQWW 4' Square Retrofit Walwash; LBR6SQWW 6' Square Retrofit Walwash; Note 1	Adjustable lumen output ALO1 500/750/1000lm; ALO2 1000/1500/2000lm; ALO3 2000/2500/3000lm; Fixed Lumen Output 050LM 500lm; 075LM 750lm; 10LM 1000lm; 15LM 1500lm; 20LM 2000lm; 25LM 2500lm; 30LM 3000lm	Switchable CCT SWW1 3000K-3500K-4000K-5000K; Fixed CCT 30K 3000K; 35K 3500K; 40K 4000K; 50K 5000K	AR Clear; WHP White painted; BKP Black painted; Note 1	(blank) Self-flanged; FRMP White painted flange; FRBLK Black painted flange	LSS Semi-specular

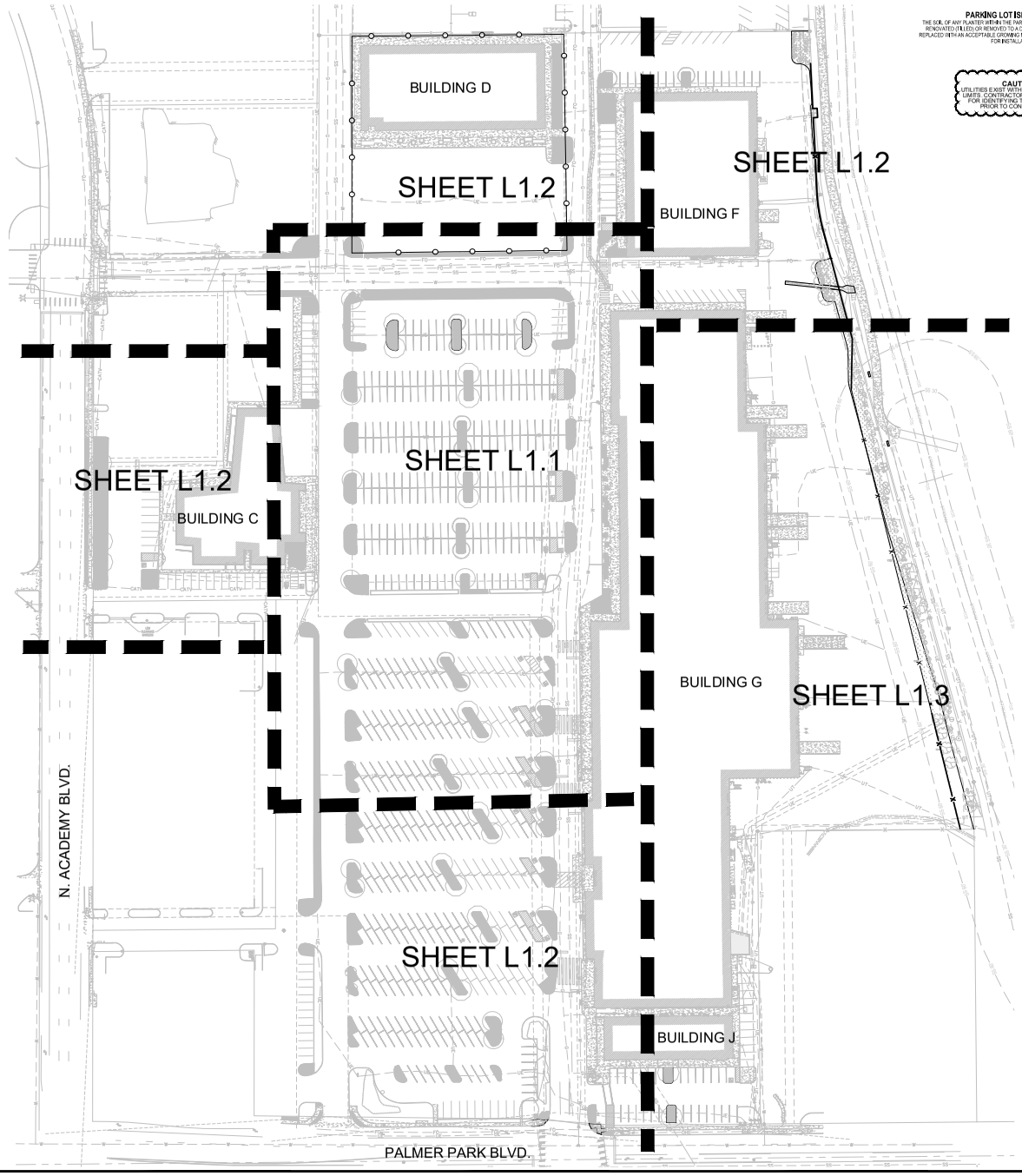
Distribution	Voltage	Driver	Options
MWD Medium wide (T2,V,3VM); WWP Walwash	MVOLT 120V - 277V	UGZ Universal dimming to 10% (0-10V, Dim wiring); DALZP DALI dimming to 1%	90CRI High CRI (90+); AT Airtyte; E10WCRP Battery pack (10W constant power) remote test switch; ELBP Battery pack (10W constant power) Non-T20 Compliant remote test switch; ECP Extended Conduit (10"); ECLP Extended Conduit (6ft); WL Wet Location; QDS® Quick disconnect plugs

Notes
1 Fixed CCT and lumens must be specified together (for example: 10LM 30K).
2 Not available with reflector finish.
3 For use with Clear (AR) reflector finish only. Not applicable with WH (white reflector).
4 For use with Clear (AR) reflector finish only. Not applicable with BK (Black reflector).
5 Only available with WHP finish (for example: LBR4SQWHP).
6 Not available with Fixed CCT and lumens.
7 Not available with walwash (WW).
8 Top access installation or 12.5" plenum clearance required for remote installation.
9 Not available with QDS, ELB and E10WCPR.
10 QDS not available with emergency battery packs.
11 Field installed. Top access installation required.

LBR_SQ

1. TO BE DETERMINED BEFORE ORDERING

DEVELOPMENT PLAN AMENDMENT



PARKING LOT ISLAND NOTE

THE SOIL OF ANY PLANTER WITHIN THE PARKING LOT SHALL BE STRUCTURALLY RENOVATED (TILLED) OR REMOVED TO A DEPTH OF THIRTY INCHES (30") AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES INDICATED FOR INSTALLATION.

CAUTION

UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

SOIL TESTING NOTE

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

MAINTENANCE NOTE

ALL MAINTENANCE TO BE PROVIDED BY THE OWNER.

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 DOCUMENTS STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
3. THE 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.
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 CONTRACTOR'S 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 REQUIRED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, P.H. 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. UPON COMPLETION OF SOIL TESTING, 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-SURFACING. 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 13-2-13 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. RTF TALL FESCUE HAS BEEN APPROVED IN MANY JURISDICTIONS AS A LOW-MODERATE HYDROZONE PLANT MATERIAL. INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
24. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
25. 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.
26. 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.
27. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
28. 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

29. 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 1 SX THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
30. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
31. GEO TEXTILE FABRIC SHALL BE IN ACCORDANCE WITH ASTM D 1682 AND SHALL BE MADE SPECIFICALLY FOR USE IN LANDSCAPE APPLICATION ONLY. NOMINAL WEIGHT SHALL BE 3.5 OZ/(MIN.) PER SQUARE YARD. ITS PERMEABILITY SHALL BE A MINIMUM OF 0.7 CM/SEC (MIN.) (OR APPROVED EQUAL). NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
32. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
33. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
34. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE ACT- 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.

N

0 10 30 60

SCALE 1"=60'

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PD DP 64-62-X20AL20

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MAJOR DEVELOPMENT PLAN AMENDMENT
BRENNAN INVESTMANT GROUP

RUSTIC HILLS COMMERCE CENTER

3910 PALMER PARK BLVD
COLORADO SPRINGS, CO 80909

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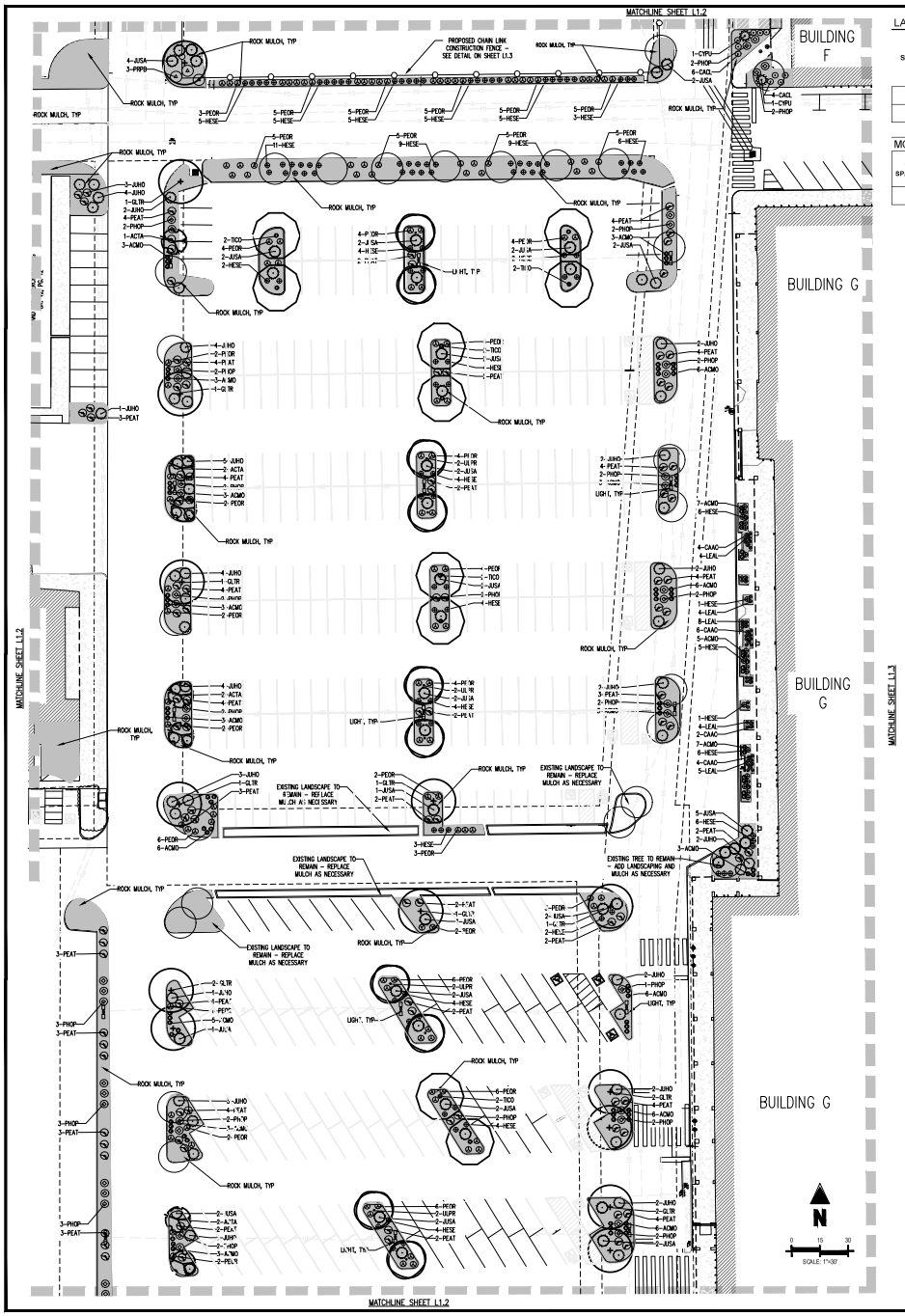
2	3.23.2021	CITY DP COMMENTS	JDP

Project No: BITD1.20
Drawn By: EFB
Checked By: TDN
Date: 5.20.2021

FINAL LANDSCAPE PLAN

L1.0
Sheet 17 of 30

DEVELOPMENT PLAN AMENDMENT



LANDSCAPE AND STREAM BUFFER REQUIREMENTS

STREAM TYPE	SETBACK CLASSIFICATION	WIDTH REQ/PROV	LINEAR FOOTAGE	TREE/FEET REQUIRED	No. OF TREES REQ/PROP	No. OF EXIST. TREES	No. TOTAL TREES PROVIDED	SHRUB SUBS REQ/PROV	ORNAMENTAL GRASS/ PERENNIALS SUBS REQ/PROV	SETBACK PLANT ABBREVIATION ON PLAN	% GROUND PLANE VEG REQ/PROV
TYPE 2	OUTER BUFFER ZONE	VARIES	598 LF	1 TREE/30 LF	20/16	11	27	40 SHRUBS/54 SHRUBS	N/A	N/A	N/A
TYPE 2	INNER BUFFER ZONE	VARIES	544 LF	1 TREE/20 LF	27/0	27	27	N/A	N/A	N/A	N/A

MOTOR VEHICLE LOTS (P)

# OF VEHICLE SPACES PROVIDED	LENGTH OF FRONTAGE (EXCLUDING DRIVEWAY)	No. TREES REQ/PROV FOR FRONTAGE	SHADE TREES (1/15 SPACES) REQ/PROV	REQ. ISLAND PLANTING	No. TREES PROV*/EXIST	NO SHRUBS PROV	EVERGREEN PLANTS PROVIDED (50% REQUIRED)	MIN. 3' SCREENING PLANTS PROVIDED	EVERGREEN PLANTS PROVIDED (50% REQUIRED)	% GROUND PLANE VEG REQ/PROV
N/A	178 LF	8/8	85/76	85 TREES, 213 SHRUBS	56 PROP/20 EXIST	560 SHRUBS	150%	73 LF	150%	75% / 75%

*LANDSCAPE ISLAND TREE REQUIRMENT NOT MET DUE TO CONFLICTS WITH EXISTING UTILITIES. ADDITIONAL SHRUBS HAVE BEEN PROVIDED TO MAKE UP FOR TREE DEFICIT.

SEED NOTES

1. ALL SEED MIXES AVAILABLE THROUGH:
   WESTERN NATIVE SEED COMPANY
   P.O. BOX 188
   COALDALE, CO 81222
   (719) 942-3935
2. SEED MIXES ARE AVAILABLE AS FOLLOWS:
   50%-"FOOTHILLS GRASS MIX", 50%-"XERISCAPE WILDFLOWER MIX"
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.

USES IN M-1 ZONES - NOT ALLOWED DUE TO STREAM SIDE OVERLAY

- GARBAGE SERVICE COMPANIES.
- CONVENIENCE FOOD SALES (WITH FUEL SALES)
- KENNELS (COMMERCIAL ONLY).
- LANDFILL.
- LARGE RECYCLING COLLECTION CENTER.
- LAUNDRY SERVICES.
- MINING OPERATIONS.
- RECYCLING PROCESSING CENTER.
- SCRAP METALS PROCESSING YARD
- TRANSFER STATION.
- TRUCK TERMINAL.
- VEHICLE DISMANTLING YARD.

USES IN M-1 ZONES - CONDITIONAL DUE TO STREAM SIDE OVERLAY

- AUTOMOTIVE AND EQUIPMENT SERVICES.
- CONSTRUCTION SALES AND SERVICES.
- CONTRACTORS' YARDS.
- LIGHT INDUSTRY.
- MANUFACTURING.
- MINIWAREHOUSES.
- OUTDOOR STORAGE (WHETHER ACCESSORY OR PRINCIPAL USE).
- PARKING LOT (EXCEPT AS AN ACCESSORY).
- WAREHOUSING AND DISTRIBUTION.

PLANTING LEGEND

QTY	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (VL,L,M,H)	SUN/SHADE
EXISTING TREES TO REMAIN							
84		VARIOUS SPECIES					
DECIDUOUS TREES							
21	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2.5" CAL. B&B	50'X35'	L	SUN
23	TICO	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2.5" CAL. B&B	40'X30'	M	SUN
13	ULPR	ULMUS PROPINQUA 'JFS-BIEBERICH'	EMERALD SUNSHINE ELM	2.5" CAL. B&B	40'X30'	M	SUN
6	QUSH	QUERCUS SHUMARDII	SHUMARD OAK	2" CAL. B&B	50'X35'	L/M	SUN
EVERGREEN TREES							
7	PIPU	PICEA PUNGENS 'BAKERI'	BAKERI SPRUCE	6' HEIGHT B&B	30X10'	M	SUN
ORNAMENTAL TREES							
18	ACTA	ACER TATARICUM 'HOT WINGS'	HOT WINGS MAPLE	1.5" CAL. B&B	25'X20'	M	SUN/PART SHADE
DECIDUOUS SHRUBS							
26	CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	#5 CONT. 18-24"	3'X3'	VL	SUN
163	PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5 CONT. 18-24"	4'X4'	VL	SUN
74	PHOP	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL NINEBARK	#5 CONT. 18-24"	4'X4'	L/M	SUN
17	PRPB	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5 CONT. 18-24"	18"X8'	VL	SUN
23	PRBE	PRUNUS BESSEYI	WESTERN SAND CHERRY	#5 CONT. 18-24"	5'X5'	VL	SUN
EVERGREEN SHRUBS							
58	JUSA	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONT. 18-24"	12"X6'	VL	SUN/PART SHADE
74	JUHO	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	#5 CONT. 18-24"	10"X6'	VL	SUN/PART SHADE
16	PIMU	PINUS MUGO 'BIG TUNA'	BIG TUNA MUGO PINE	#5 CONT. 18-24"	6'X6'	L	SUN/PART SHADE
11	CYPU	CYTISUS PURGAN 'SPANISH GOLD'	SPANISH GOLD BROOM	#5 CONT. 18-24"	4'X6'	L	SUN/PART SHADE
ORNAMENTAL GRASSES							
51	CAAC	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 CONT.	5'X2'	L	SUN
158	HESE	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA	#1 CONT.	2.5'X2.5'	VL	SUN/PART SHADE
179	PEOR	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	#1 CONT.	3'X3'	M	SUN/PART SHADE
PERENNIALS							
145	ACMI	ACHILLEA FILIPENDULINA 'CORONATION GOLD'	CORONATION GOLD YARROW	#1 CONT.	36"X24"	L	SUN
54	LEAL	LEUCANTHEMUM X SUPERBUM 'ALASKA'	ALASKA SHASTA DAISY	#1 CONT.	30"X24"	L	SUN
27	SASY	SALVIA SYLVESTRIS 'MAINACHT'	MAY NIGHT SALVIA	#1 CONT.	24"X24"	VL	SUN
SEED							
15,634 SF		SEED	TO BE PRE-BLENDED "FOOTHILLS GRASS MIX/WILDFLOWER MIX" PER BIODRASS SOD FARMS STANDARDS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION	SOD		M	
MULCH							
		WOOD MULCH AS NEEDED	DARK BROWN SHREDDED HARDWOOD MULCH	MULCH		N/A	
29,327 SF		ROCK MULCH	1" - 2" ROCK MULCH, 3" DEPTH, MULTI-COLORED	MULCH		N/A	

NOTE: ALL EXISTING TREES BEING USED TO MEET SITE LANDSCAPE REQUIREMENTS SHALL BE REPLACED IF NOT IN A HEALTHY CONDITION AFTER CONSTRUCTION

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 ONE YEAR. 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 ONE YEAR 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.
4. ALL LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
5. STREET TREE, STREETSCAPE IMPROVEMENTS AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED AND INSTALLED BY THE COLORADO CROSSING METRO DISTRICT OR ABUTTING PROPERTY OWNER.

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

FOR CITY USE:

CITY FILE NUMBER
PD DP 84-62-X.XMJ20

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MAJOR DEVELOPMENT PLAN AMENDMENT
BRENNAN INVESTMANT GROUP

RUSTIC HILLS COMMERCE CENTER

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COLORADO SPRINGS, CO 80909

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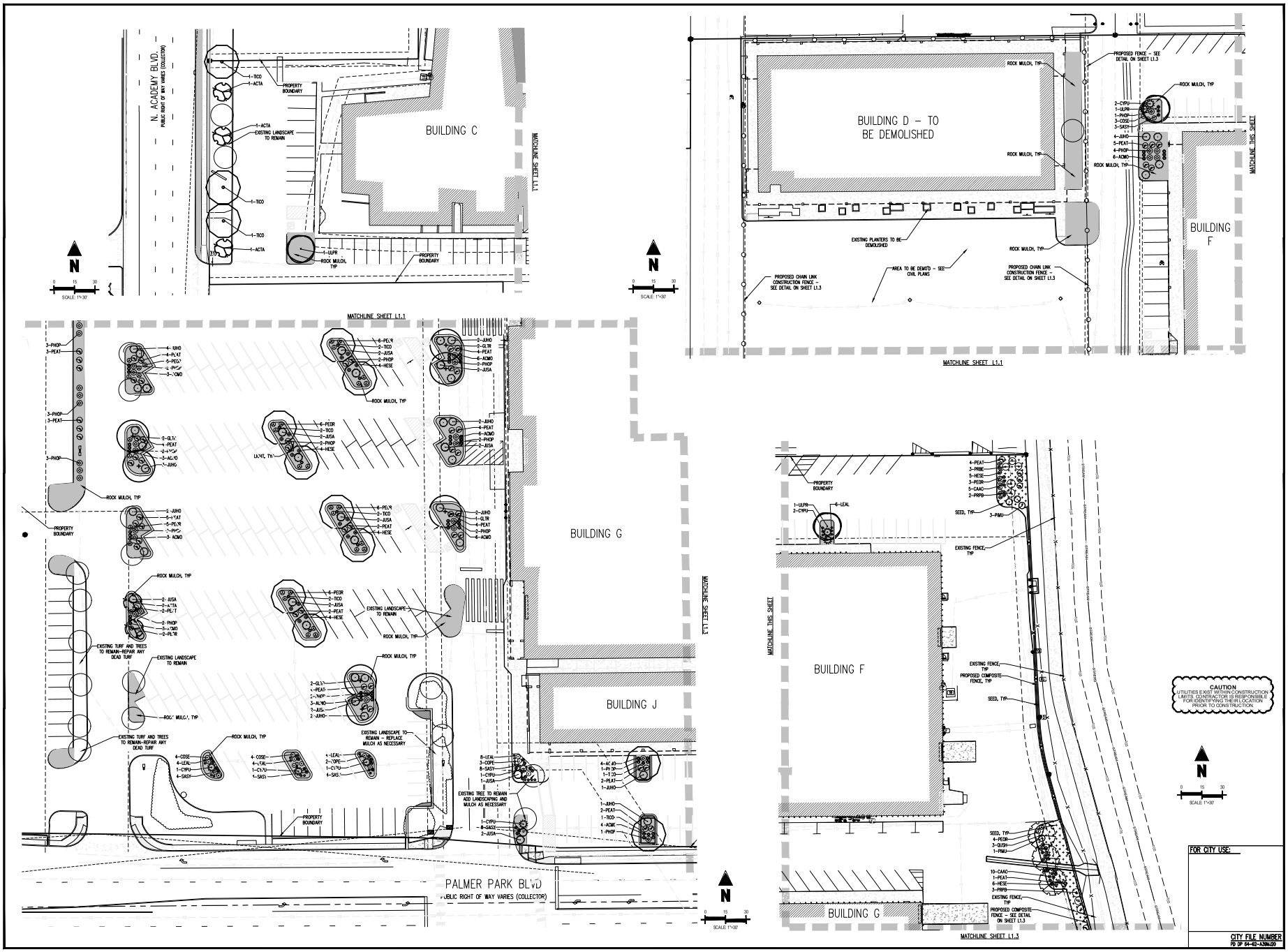
2	3.23.2021	CITY DP COMMENTS	JDP

Project No: BITD1.20
Drawn By: EFB
Checked By: TDN
Date: 5.25.2021

FINAL LANDSCAPE PLAN

L1.1
Sheet 18 of 30

DEVELOPMENT PLAN AMENDMENT



DEVELOPMENT PLAN AMENDMENT

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Checked By: TCN
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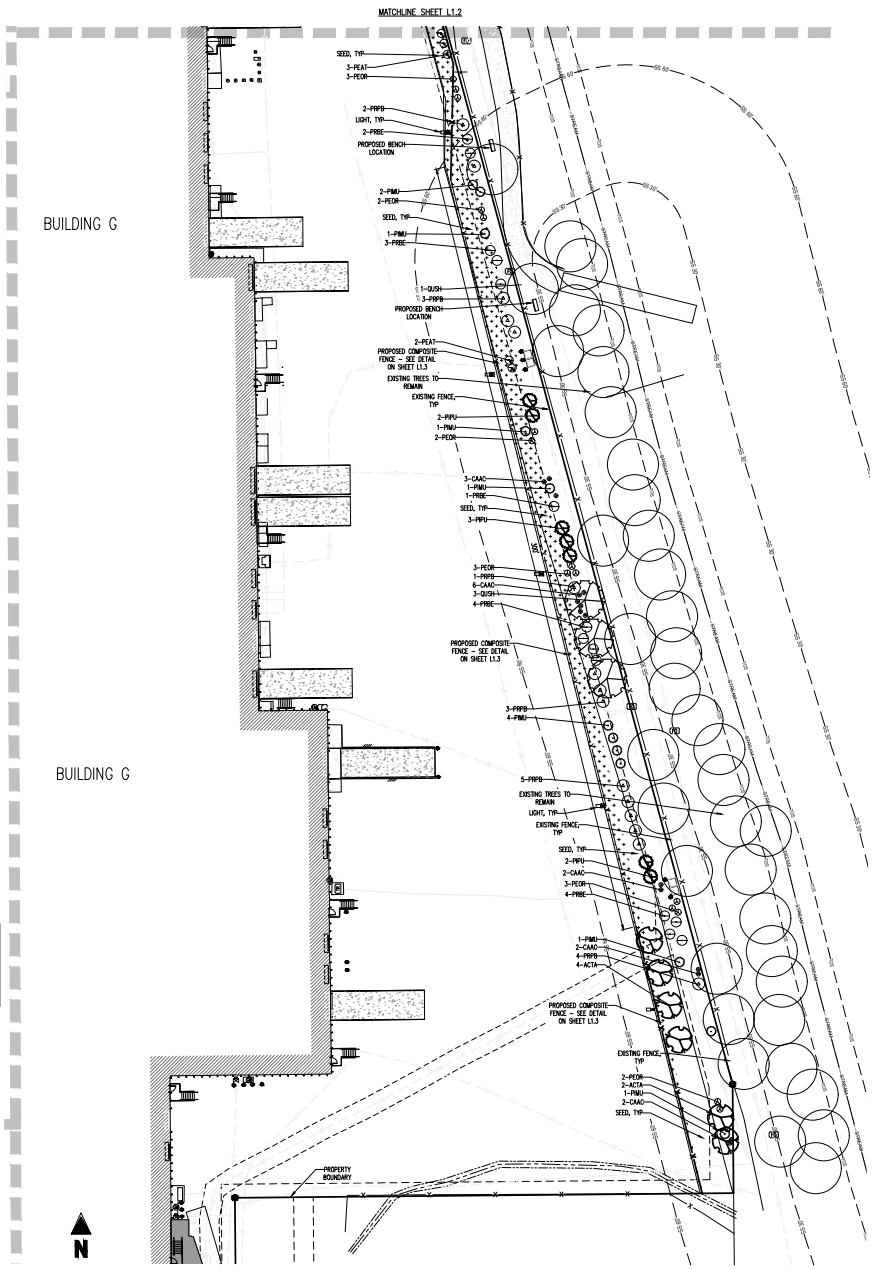
FINAL LANDSCAPE PLAN

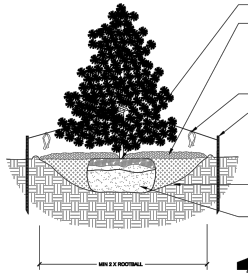
L1.2
Sheet 19 of 30

DEVELOPMENT PLAN AMENDMENT



CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

NOTES:
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

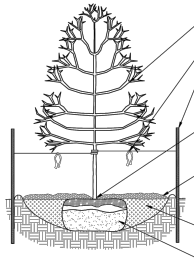


CITY OF COLORADO SPRINGS Rev: 11.13.08

Disclaimer: These planting details are for City review and approval process only and shall not be used for construction or bidding purposes.

EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE — SECTION

NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



NOTES:
1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
2. PLANT GROUNDCOVERS AND PERENNIALS LEVEL AND AT GRADE.
3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS SUFFICIENT TO PROTECT THE BASE OF THE PLANT.

CITY OF COLORADO SPRINGS Rev: 11.13.08

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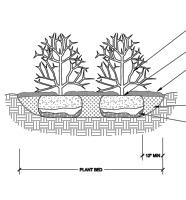
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE — SECTION

NOTES:
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



CITY OF COLORADO SPRINGS Rev: 11.13.08

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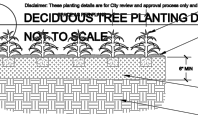
SHRUB PLANTING DETAIL
NOT TO SCALE — SECTION



CITY OF COLORADO SPRINGS Rev: 11.13.08

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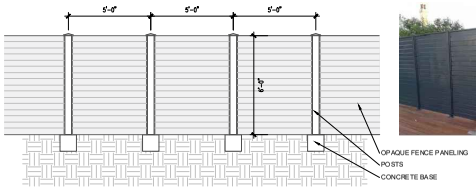
PERENNIAL/GROUNDCOVER PLANTING DETAIL
NOT TO SCALE — SECTION



COMPOSITE FENCING DETAIL
SCALE: NOT TO SCALE

CHAIN LINK CONSTRUCTION FENCE
SCALE: NOT TO SCALE

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTOR'S ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

FOR CITY USE:

CITY FILE NUMBER
PD OF 84-82-A3MJ20

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MAJOR DEVELOPMENT PLAN AMENDMENT
BRENNAN INVESTMANT GROUP

RUSTIC HILLS COMMERCE CENTER

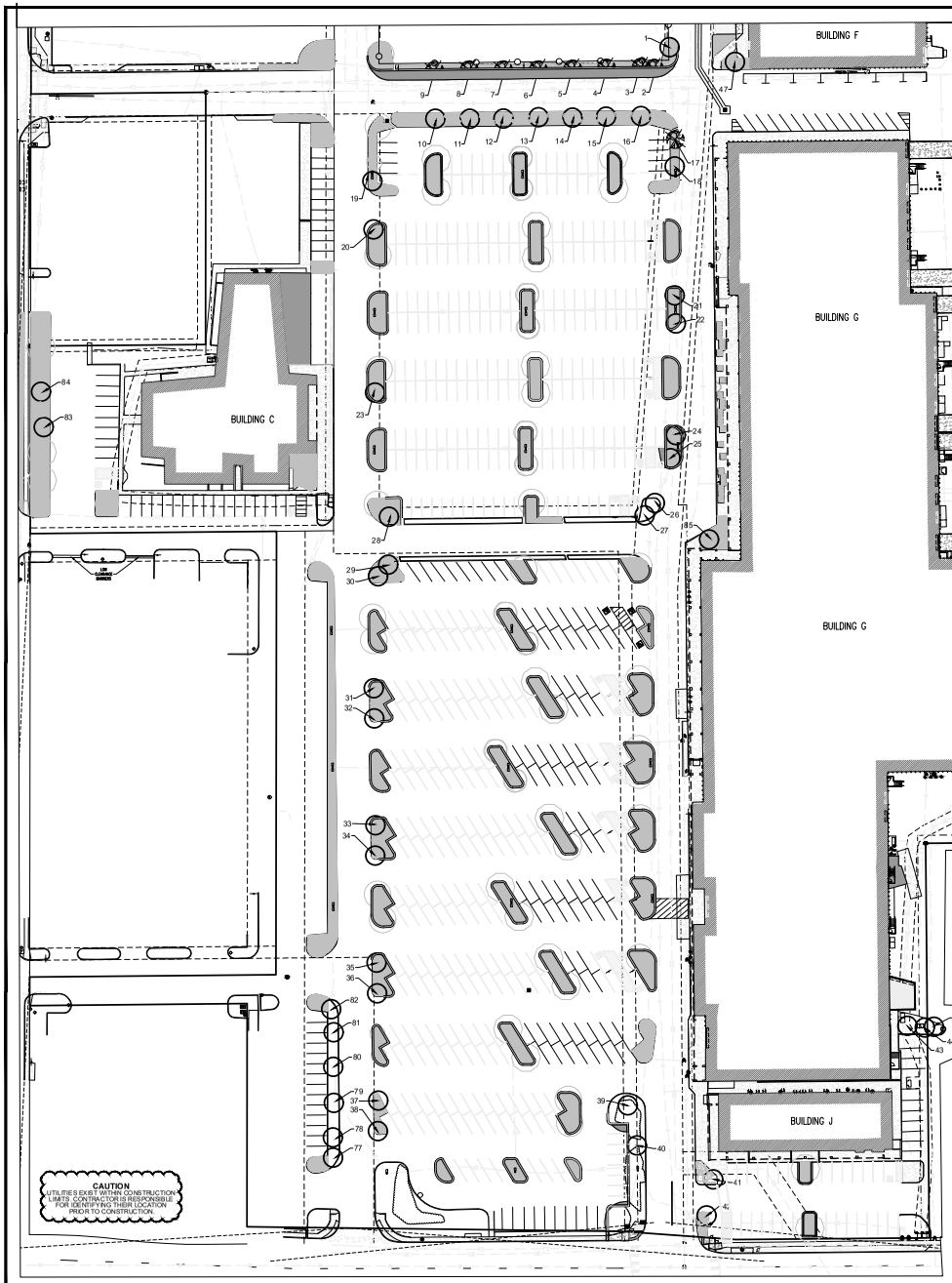
3910 PALMER PARK BLVD
COLORADO SPRINGS, CO 80909

#	Date	Issue / Description	Int.
1	1.28.2021	CITY DP COMMENTS	JDP
2	3.23.2021	CITY DP COMMENTS	JDP

Project No: BITD1.20
Drawn By: EFB
Checked By: TDN
Date: 5.20.2021

FINAL LANDSCAPE PLAN

L1.3
Sheet 20 of 30



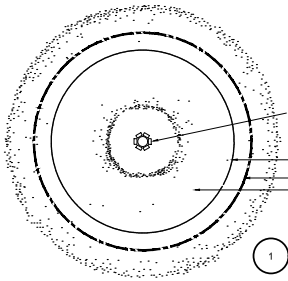
EXISTING TREE KEY

- EXISTING TREE TO REMAIN = 81 TREES
- EXISTING TREE TO BE REMOVED = 9 TREES

NOTE: SEE LANDSCAPE NOTES FOR TREE PROTECTION REQUIREMENTS

N

0 10 20 50
SCALE: 1"=50'



1 TREE PROTECTION DETAIL
SCALE: NOT TO SCALE

EXISTING TREE LEGEND

NUMBER	SPECIES	NUMBER	SPECIES
1	NEWPORT PLUM	32	ASH SPP.
10	ASH SPP.	33	ASH SPP.
11	ASH SPP.	34	ASH SPP.
12	ASH SPP.	35	ASH SPP.
13	ASH SPP.	36	ASH SPP.
14	ASH SPP.	37	ASH SPP.
15	ASH SPP.	38	ASH SPP.
16	ASH SPP.	39	BLUE SPRUCE
18	ASH SPP.	40	ASH SPP.
19	ASH SPP.	41	NEWPORT PLUM
20	ASH SPP.	42	NEWPORT PLUM
21	ASH SPP.	43	PINE SPP.
22	ASH SPP.	44	PINE SPP.
23	ASH SPP.	45	PINE SPP.
24	ASH SPP.	46	PINE SPP.
25	ASH SPP.	77	NEWPORT PLUM
26	NEWPORT PLUM	78	ASH SPP.
27	NEWPORT PLUM	79	ASH SPP.
28	NEWPORT PLUM	80	ASH SPP.
29	NEWPORT PLUM	81	ASH SPP.
30	NEWPORT PLUM	82	NEWPORT PLUM
31	ASH SPP.	83	SPRUCE SPP.
		84	SPRUCE SPP.

TREE PROTECTION NOTES:

1. USE CITY OF COLORADO SPRINGS TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
2. "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOTION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE CONSTRUCTION ZONE THAT ARE TO BE SAVED. THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN THE EDGE OF THE TREES PROTECTED ZONE. GENERALLY DEFINED AS THE AREA BEGINNING FIVE FEET OUTSIDE OF THE TREE'S DRIPLINE AND EXTENDING TOWARDS THE TREE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE). THE FENCING SHALL BE OF A MATERIAL AND HEIGHT ACCEPTABLE TO THE LANDSCAPE ARCHITECT. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "PROTECTED ZONE" NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE PROTECTED ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
3. TEMPORARY MULCH: TO ALLEVIATE SOIL COMPACTION IN ANTICIPATED AREAS OF HIGH CONSTRUCTION TRAFFIC, AND ONLY WHERE FENCING CANNOT BE SET FIVE FEET OUTSIDE OF THE DRIPLINE, THE CONTRACTOR SHALL INSTALL A LAYER OF MULCH, 6"-12" THICK, OVER ALL EXPOSED EARTH FROM THE TREE TRUNK TO 6' OUTSIDE OF THE DRIPLINE. THIS LAYER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. WHEN PLANTING OPERATIONS ARE COMPLETED, THE MULCH SHALL BE REDISTRIBUTED THROUGHOUT ALL PLANTING AREAS IN A 3" THICK "PERMANENT" MULCH LAYER.
4. NECESSARY WORK: WHEN IT BECOMES NECESSARY TO ENTER THE "PROTECTED ZONE", SUCH AS FOR FINE GRADING, IRRIGATION INSTALLATION, AND PLANTING OPERATIONS, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING RULES:
   - A. EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN AREA AS POSSIBLE.
   - B. TRENCHING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN.
   - C. WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND DIGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.
   - D. WHERE TRENCHING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE HIS TRENCHING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, WHILE ADHERING TO THE CONDITIONS SET FORTH IN 3B.
5. POTENTIAL CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARBORIST SHOULD ANY POTENTIAL CONFLICTS ARISE BETWEEN THE SE SPECIFICATIONS AND/OR LARGE ROOTS ENCOUNTERED IN THE FIELD, AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT TAKE ANY ACTION IN SUCH CONFLICTS WITHOUT THE ARBORIST'S WRITTEN APPROVAL. THE ARBORIST SHALL HAVE FINAL AUTHORITY OVER ALL METHODS NECESSARY TO HELP ENSURE THE PROTECTION AND SURVIVAL OF EXISTING TREES.
6. PRUNING: PRUNE ONLY THE TREES THAT ARE INDICATED ON THE PLANS AS REQUIRING PRUNING. PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:
   - A. REMOVE ALL DEAD WOOD.
   - B. PRUNE LIVE WOOD FOR HEALTH OR STRUCTURAL REASONS ONLY, INCLUDING THE NEED TO ELIMINATE DISEASED OR DAMAGED GROWTH, ELIMINATE STRUCTURALLY UNSOUND GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPLING OR WIND DAMAGE, OR TO MAINTAIN GROWTH WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. PRUNE ONLY TO INTERNATIONAL SOCIETY OF ARBORICULTURE/ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
   - C. FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSH ED CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE.
   - D. ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE OF EACH TREE SPECIES.
   - E. IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.
   - F. SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE CONTRACTOR SHALL CONTACT THE ISA AT (217) 355-9411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. CONTRACTOR SHALL ADHERE TO THE METHODS AND PRACTICES SET FORTH IN THIS DOCUMENT.
6. LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES:
   - A. NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8-10' FROM THE TRUNK.
   - B. WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE, DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE. ADDITIONALLY, ONLY PLANTS WITH LOW WATER NEEDS SHOULD BE PLANTED WITHIN THE PROTECTED ZONE, SPACED FAR APART WHERE CLOSE TO THE TREE. PLANTS MAY BE SPACED CLOSER TOGETHER NEAR THE EDGE OF THE PROTECTED ZONE.

FOR CITY USE:

CITY FILE NUMBER
PD OP 84-62-A3MJ20

DEVELOPMENT PLAN AMENDMENT

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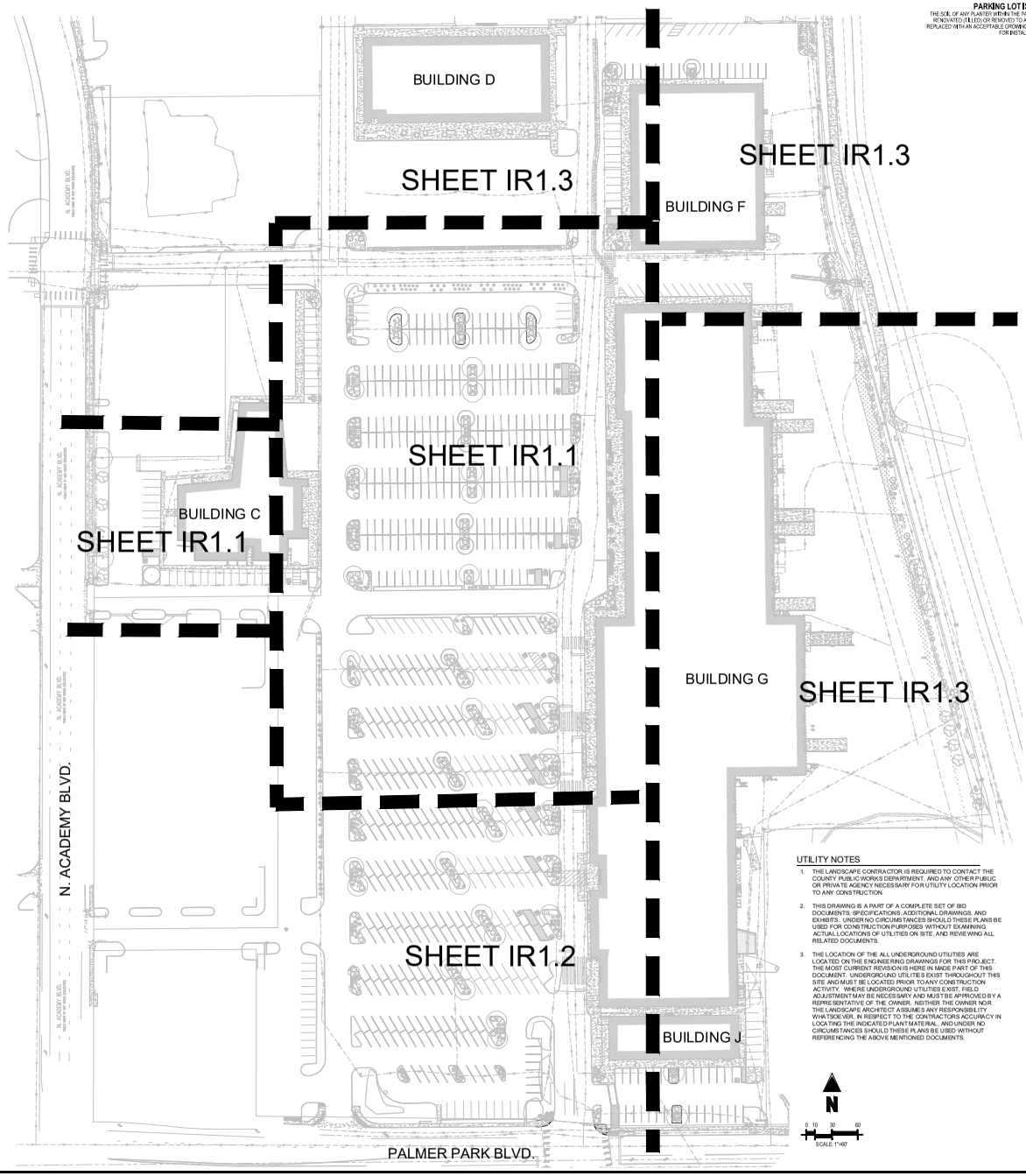
Project No: BITD1.20
Drawn By: EFB
Checked By: TDN
Date: 5.20.2021

FINAL LANDSCAPE PLAN

L1.4
Sheet 21 of 30



PARKING LOT ISLAND NOTE

THE SOIL OF ANY PLANTER WITHIN THE PARKING LOT SHALL BE STRUCTURALLY RENOVATED (TILLED) OR REMOVED TO A DEPTH OF THIRTY INCHES (30") AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES INDICATED FOR INSTALLATION.

SOIL TESTING NOTE

THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOIL ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SOIL SAMPLINGS AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR TESTING. THE HOLD BING USE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SODDING/SEED). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND THE CITY OF COLORADO SPRINGS PRIOR TO INSTALLING ANY LANDSCAPING (PLANTS/SODDING/SEED) ON SITE.

MAINTENANCE NOTE

ALL MAINTENANCE TO BE PROVIDED BY THE OWNER

CAUTION

UTILITIES EXISTWITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

IRRIGATION LEGEND

SYMBOL	MANUF.	MODEL NO.	DESCRIPTION	REMARKS/DETAIL
CONTROLLERS AND SENSORS				
A	HUNTER	I-CORE 30 STATION	IRRIGATION CONTROLLER TO BE A HUNTER IC-3000-M. WITHIN METAL VANDAL RESISTANT LOCKABLE PEDESTAL CABINET. IRRIGATION CONTROLLER TO BE LOCATED AS DIRECTED BY OWNER OR OWNERS REPRESENTATIVE.	DETAIL 1 / IR1.3
S	HUNTER	SOLAR-SYNC	ETRAIN/FREEZE SENSOR - MOUNT PER DETAIL AND PLAN LOCATION	DETAIL 4 / IR1.3
POINT OF CONNECTION				
	PER CITY OR WATER DISTRICT CODES AND STANDARDS		1" POINT OF CONNECTION. REFERENCE CIVIL PLANS FOR TAP LOCATION.	SEE P.O.C. DIAGRAM THIS SHEET
M	PER CITY OR WATER DISTRICT CODES AND STANDARDS		IRRIGATION METER. REFERENCE CIVIL PLANS FOR METER LOCATION	SEE P.O.C. DIAGRAM THIS SHEET
	FEBCO	MODEL 829YA	1" BACKFLOW PREVENTER MOUNT IN GUARDSHACK MODEL #GS-1 W/ FROST GUARD BAG MODEL #FG-1 FOR WINTERIZATION. SEE POINT OF CONNECTION SCHEMATIC DIAGRAMS	DETAIL 2 / IR1.3
VALVES				
MV	HUNTER	IBV-101G-FS	1" MASTER VALVE	DETAIL 16 / IR1.3
FM	FLOMEC	QS200-10	1" ULTRASONIC FLOWMETER WITH 1" PVC TEE RECEPTACLE	DETAIL 16 / IR1.3
	HUNTER	ICV-FS	REMOTE CONTROL VALVE. SIZE PER PLAN. GROUP VALVES TO FIT WITHIN WATER SCHEDULES/MAXIMIZE AVAILABLE GPMS.	DETAIL 3 / R1.3
	RAINBIRD	XCZ-100-PRB-COM (0.3-20 GPM)	DRIP CONTROL ZONE KITS (24 VAC-60Hz) IRRIGATION CONTRACTOR TO VERIFY DRIP ZONES PRESSURE REQUIREMENTS AND USE VALVE REGULATOR FOR HIGH PRESSURES. GROUP VALVES TO FIT WITHIN WATER SCHEDULES/MAXIMIZE AVAILABLE GPMS.	DETAIL 5 / R1.3
QC	HUNTER	HQ-44LRC	1" QUICK COUPLER WITH LOCK	DETAIL 9 / R1.3
	WATTS	WGV-X	GATE VALVE. SEE POINT OF CONNECTION SCHEMATIC DIAGRAMS	DETAIL 7 / R1.3
	NIBCO	4660-T	THREADED PVC BALL VALVE - SIZE PER MAINLINE SIZE	DETAIL 11 / IR1.3
MAIN LINE/ LATERALS & SLEEVES				
	ANY APPROVED	PRESSURIZED PVC MAINLINE - 1-1/2" CLASS 200 PVC PIPE UNLESS OTHERWISE NOTED ON THE PLANS		DETAIL 10 / IR1.3
	ANY APPROVED	LATERAL LINE - USE CLASS 200 PVC. SIZE 1"-INCH SIZE UNLESS OTHERWISE NOTED ON THE PLANTS. INSTALL ANTI-FREEZE DRAINS AT LOW POINTS		DETAIL 10 / IR1.3
	ANY APPROVED	IRRIGATION SLEEVE - SCHEDULE 40 PVC TWICE THE SIZE OF THE PIPE TO BE INSERTED, ONE SLEEVE PER PIPE		DETAIL 10 / IR1.3
	ANY APPROVED	CONTROL WIRING SLEEVE - 2" SCHEDULE 40 PVC PIPE (SEE WIRING/SPLICING/SLEEVE NOTE, THIS SHEET)		DETAIL 10 / IR1.3

ROTORS & SPRAY HEADS				NOZZLE	RADIUS	G.P.M.	P.S.I.	
	HUNTER	PROS-06-PRS40-CVMPR606R-90 (TURF) PROS-12-PRS40-CVMPR606R-90 (SEED)	MP ROTATOR-QUARTER	ORANGE	6'-12'	0.23	40	DETAIL 15 / IR1.3
	HUNTER	PROS-06-PRS40-CVMPR606R-90 (TURF) PROS-12-PRS40-CVMPR606R-90 (SEED)	MP ROTATOR-HALF	ORANGE	6'-12'	0.42	40	DETAIL 15 / IR1.3
	HUNTER	PROS-06-PRS40-CVMPLCS515 (TURF) PROS-12-PRS40-CVMPLCS515 (SEED)	MP ROTATOR-STRIP	IVORY	5'x15'	0.19	40	DETAIL 15 / R1.3
	HUNTER	PROS-06-PRS40-CVMPMPS530 (TURF) PROS-12-PRS40-CVMPMPS530 (SEED)	MP ROTATOR-STRIP	BROWN	5'x30'	0.38	40	DETAIL 15 / R1.3
	HUNTER	PROS-06-PRS40-CVMP1000-90 (TURF) PROS-12-PRS40-CVMP1000-90 (SEED)	MP ROTATOR-QUARTER	MAROON	8'-13'	0.16	40	DETAIL 15 / R1.3
	HUNTER	PROS-06-PRS40-CVMP1000-90 (TURF) PROS-12-PRS40-CVMP1000-90 (SEED)	MP ROTATOR-HALF	MAROON	8'-13'	0.32	40	DETAIL 15 / R1.3
	HUNTER	PROS-06-PRS40-CVMP2000-90 (TURF) PROS-12-PRS40-CVMP2000-90 (SEED)	MP ROTATOR-QUARTER	BLACK	14'-19'	0.33	40	DETAIL 15 / R1.3
	HUNTER	PROS-06-PRS40-CVMP2000-90 (TURF) PROS-12-PRS40-CVMP2000-90 (SEED)	MP ROTATOR-HALF	BLACK	14'-19'	0.63	40	DETAIL 15 / R1.3
	HUNTER	PROS-06-PRS40-CVMP3000-90 (TURF) PROS-12-PRS40-CVMP3000-90 (SEED)	MP ROTATOR-QUARTER	BLUE	20'-28'	0.74	40	DETAIL 15 / R1.3
	HUNTER	PROS-06-PRS40-CVMP3000-90 (TURF) PROS-12-PRS40-CVMP3000-90 (SEED)	MP ROTATOR-HALF	BLUE	20'-28'	1.58	40	DETAIL 15 / R1.3

SPRAY NOTES:
1. CONTRACTOR SHALL USE RADIUS REDUCTION SCREWS ON MP ROTATORS AS NECESSARY TO ACHIEVE APPROPRIATE RADII COVERAGE.

DRIP SYSTEM				
POINT SOURCE EMITTERS	RAINBIRD	FOR LANDSCAPE BED AREAS - XBS-XXX	XERI BLACK STRIPE POLY TUBING (OR APPROVED EQUAL). CONNECTION TO PVC LATERAL PER CONTRACTOR. ATTACH TREE & SHRUB DRIP EMITTERS PER THE EMITTER SCHEDULE BELOW. USE 3/4-INCH POLY TUBING SIZE UNLESS OTHERWISE NOTED. FLOWS IN GPM FOR LINE CHANGES SHALL BE: (3/4"- 1 TO 7 GPM), (1"-8 TO 14 GPM), (1-1/2"-15 TO 35 GPM). INSTALL SEVERAL INLINE CHECK VALVES IN ZONES W/ LARGE ELEVATION DIFFERENCES. GROUP DRIP CONTROLLER VALVES TOGETHER TO MAXIMIZE WATER WINDOWS.	DETAIL 8 / IR1.3
FV	NIBCO	4660-S	MANUAL DRIPLINE FLUSH VALVE	DETAIL 13 / IR1.3
	PROVIDE THE FOLLOWING DRIP EMITTERS FOR EACH PLANT:	PLANTS, 1 GALLON AND SMALLER: PLANTS, 5 GALLON: UPRIGHT JUNIPERS, 10-15 GALLON: TREES, 1" TO 2-1/2" CALIPER: TREES, 3" TO 4" CALIPER:	1. XB-10PC - (1 GPH) EMITTER PER PLANT 2. XB-10PC - (2 GPH) EMITTERS PER PLANT 3. XB-10PC - (3 GPH) EMITTERS PER TREE 4. XB-10PC - (4 GPH) EMITTERS PER TREE 5. XB-10PC - (7 GPH) EMITTERS PER TREE	- - -

IRRIGATION CONTROLLER 'A'

VALVE NUMBER	A1	A2	A3	A4	A5	A6	A7	A8	A9	A10	A11	A12	A13	A14	A15	A16	A17
VALVE SIZE	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"
G.P.M.	3.6	4.0	5.1	14.3	10.1	16.3	14.6	7.0	10.7	2.7	3.3	3.9	2.2	3.3	14.0	2.0	2.7
OPERATION PSI	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
ZONE TYPE	ROTATOR	ROTATOR	ROTATOR	ROTATOR	ROTATOR	ROTATOR	ROTATOR	ROTATOR	ROTATOR	ROTATOR	ROTATOR	ROTATOR	ROTATOR	ROTATOR	ROTATOR	DRIP	DRIP

VALVE NUMBER	A18	A19	A20	A21	A22	A23	A24	A25	A26	A27	A28	A29	A30	A31
VALVE SIZE	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"	1.0"
G.P.M.	3.4	3.9	0.7	1.9	2.8	2.0	1.9	2.7	2.9	2.9	0.6	2.7	1.2	0.2
OPERATION PSI	40	40	40	40	40	40	40	40	40	40	40	40	40	40
ZONE TYPE	DRIP	DRIP	DRIP	DRIP	DRIP	DRIP	DRIP	DRIP	DRIP	DRIP	DRIP	DRIP	DRIP	DRIP

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

IRRIGATION DISCLAIMER

1. IRRIGATION DESIGN IS NOT AN EXACT SCIENCE. IT IS BASED ON THEORIES, ASSUMPTIONS, AND/OR INFORMATION PROVIDED BY CIVIL MODELS/UTILITIES/MUNICIPALITIES ENTITIES AND THUS DIAGRAMMATIC IN NATURE.
2. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE AND VISIBLE IRRIGATION EQUIPMENT (CONTROLLERS, BACKFLOW PREVENTERS, METER PITS, ETC.) WITH THE OWNER'S AUTHORIZED REPRESENTATIVE AND / OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. THE INSTALLATION OF THESE ITEMS SHALL BE INTEGRATED WITHIN DESIGNATED LANDSCAPE AREAS. FAILURE TO LOCATE THIS EQUIPMENT IN AN APPROVED LOCATION MAY RESULT IN THE IRRIGATION CONTRACTOR BEING REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
4. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION OF ANY COMPONENT OF THE IRRIGATION SYSTEM. AFTER FIELD VERIFICATION, THE IRRIGATION CONTRACTOR SHALL NOTIFY THE OWNER, OWNER'S REPRESENTATIVE, LANDSCAPE ARCHITECT, & IRRIGATION DESIGNER OF THE PRESSURE READING FOR THE TAP.
5. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 5' AWAY FROM ANY BUILDING FOUNDATION. ADDITIONAL REQUIREMENTS MAY BE LISTED IN THE GEOTECHNICAL REPORT REGARDING IRRIGATION NEAR BUILDING FOUNDATIONS. CONTRACTOR IS RESPONSIBLE TO ABIDE BY THE 5' MINIMUM DISTANCE AND/OR THE GEOTECHNICAL REPORT REQUIREMENTS. IF THIS EQUIPMENT IS SHOWN WITHIN THE 5' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
6. REFER TO SHEET IR1.4 FOR IRRIGATION NOTES AND IRRIGATION DETAILS.

FOR CITY USE:

CITY FILE NUMBER
PD DP 84-82-A39MJ20

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MAJOR DEVELOPMENT PLAN AMENDMENT
BRENNAN INVESTMANT GROUP

RUSTIC HILLS COMMERCE CENTER

3910 PALMER PARK BLVD
COLORADO SPRINGS, CO 80909

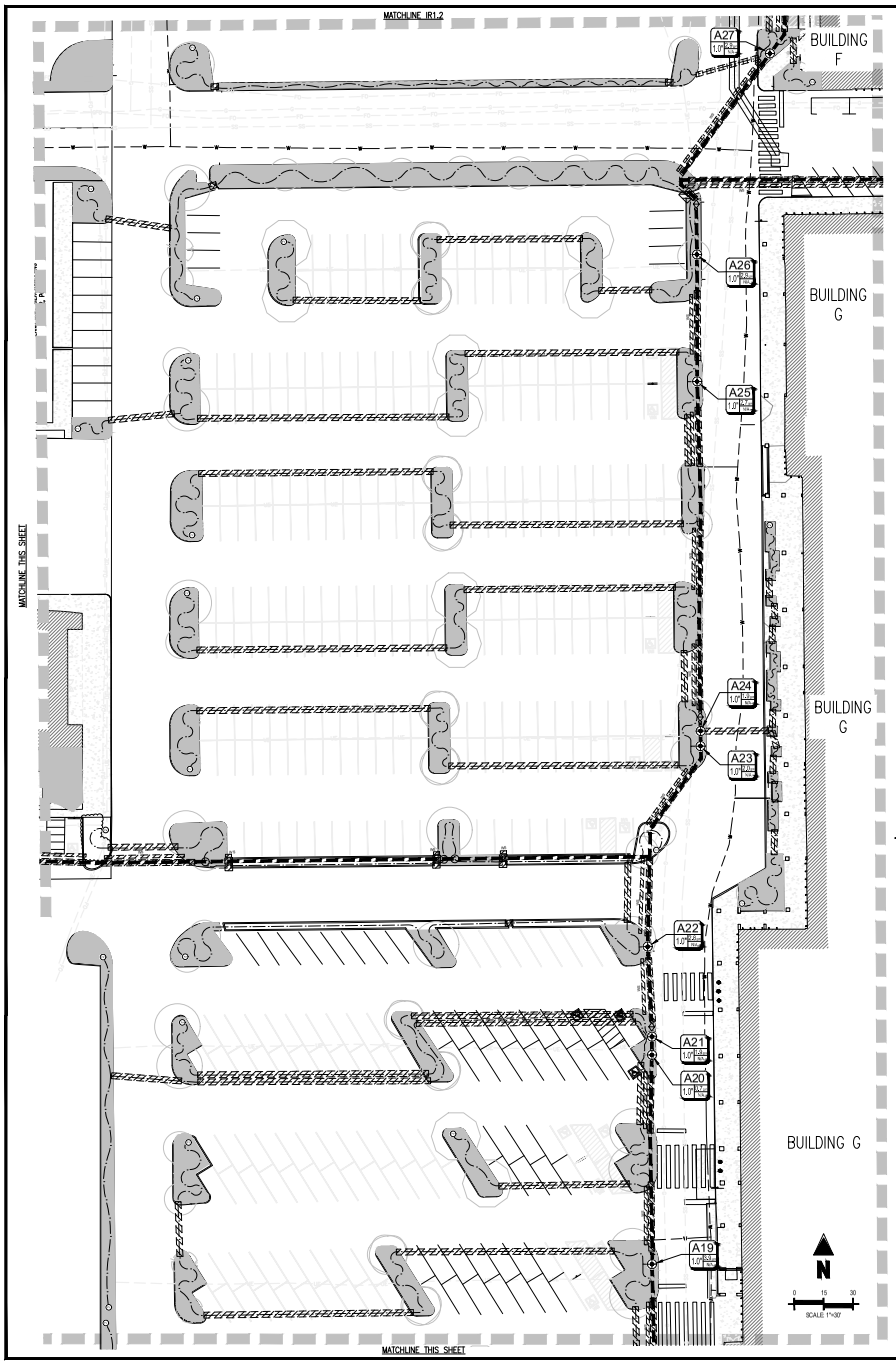
#	Date	Issue / Description	Init.
1	1.28.2021	CITY DP COMMENTS	JDP
2	3.23.2021	CITY DP COMMENTS	JDP

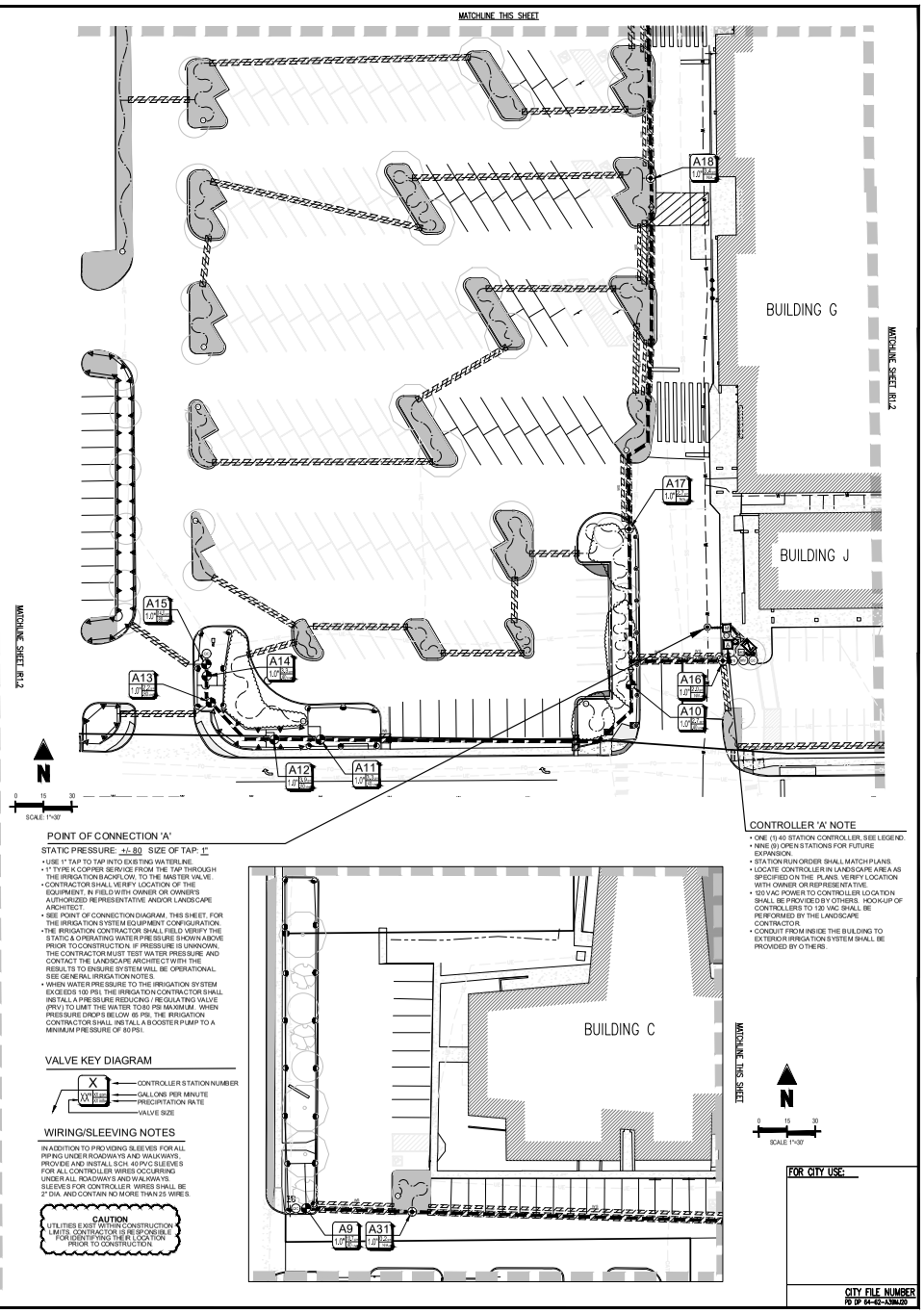
Project No: BITD1.20
Drawn By: EFB
Checked By: TDN
Date: 5.18.2021

FINAL IRRIGATION PLAN

IR1.0
Sheet 22 of 30

DEVELOPMENT PLAN AMENDMENT





POINT OF CONNECTION 'A'

STATIC PRESSURE: +/- 80 SIZE OF TAP: 1"

- USE 1" TAP TO TAP INTO EXISTING WATERLINE.
- 1" TYPE K COPPER SERVICE FROM THE TAP THROUGH THE IRRIGATION BACKFLOW, TO THE MASTER VALVE.
- CONTRACTOR SHALL VERIFY LOCATION OF THE EQUIPMENT, IN FIELD WITH OWNER OR OWNER'S AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.
- SEE POINT OF CONNECTION DIAGRAM, THIS SHEET, FOR THE IRRIGATION SYSTEM EQUIPMENT CONFIGURATION.
- THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE SHOWN ABOVE PRIOR TO CONSTRUCTION. IF PRESSURE IS UNKNOWN, THE CONTRACTOR MUST TEST WATER PRESSURE AND CONTACT THE LANDSCAPE ARCHITECT WITH THE RESULTS TO ENSURE SYSTEM WILL BE OPERATIONAL. SEE GENERAL IRRIGATION NOTES.
- WHEN WATER PRESSURE TO THE IRRIGATION SYSTEM EXCEEDS 100 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A PRESSURE REDUCING / REGULATING VALVE (PRV) TO LIMIT THE WATER TO 80 PSI MAXIMUM. WHEN PRESSURE DROPS BELOW 65 PSI, THE IRRIGATION CONTRACTOR SHALL INSTALL A BOOSTER PUMP TO A MINIMUM PRESSURE OF 80 PSI.

VALVE KEY DIAGRAM

WIRING/SLEEVING NOTES

IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES.

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

CONTROLLER 'A' NOTE

- ONE (1) 40 STATION CONTROLLER, SEE LEGEND.
- NINE (9) OPEN STATIONS FOR FUTURE EXPANSION.
- STATION RUN ORDER SHALL MATCH PLANS.
- LOCATE CONTROLLER IN LANDSCAPE AREA AS SPECIFIED ON THE PLANS. VERIFY LOCATION WITH OWNER OR REPRESENTATIVE.
- 120 VAC POWER TO CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLERS TO 120 VAC SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR.
- CONDUIT FROM INSIDE THE BUILDING TO EXTERIOR IRRIGATION SYSTEM SHALL BE PROVIDED BY OTHERS.

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MATCHLINE SHEET L1.3

MAJOR DEVELOPMENT PLAN AMENDMENT
BRENNAN INVESTMANT GROUP

RUSTIC HILLS COMMERCE CENTER

3910 PALMER PARK BLVD
COLORADO SPRINGS, CO 80909

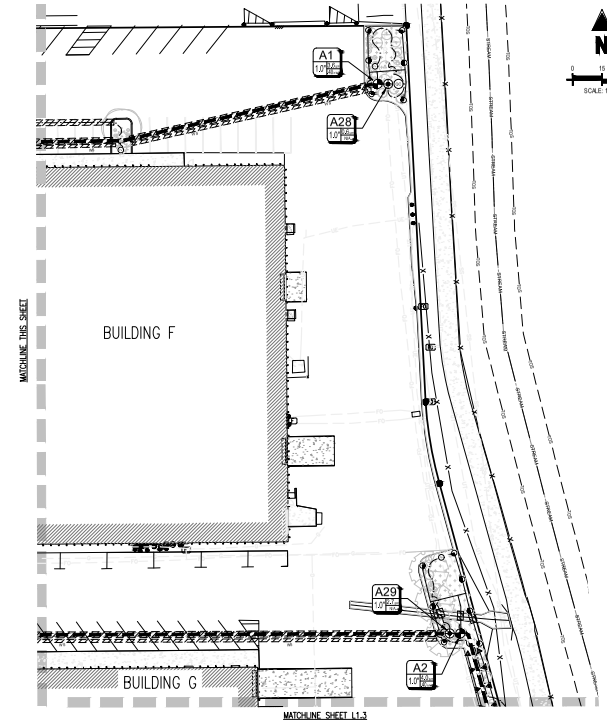
#	Date	Issue / Description	Init.
1	1.28.2021	CITY DP COMMENTS	JDP
2	3.23.2021	CITY DP COMMENTS	JDP

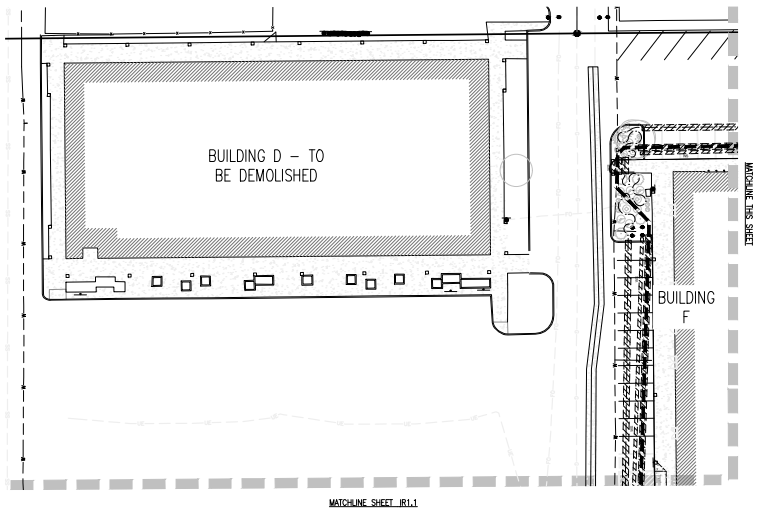
Project No: BITD1.20
Drawn By: EFB
Checked By: TDN
Date: 5.25.2021

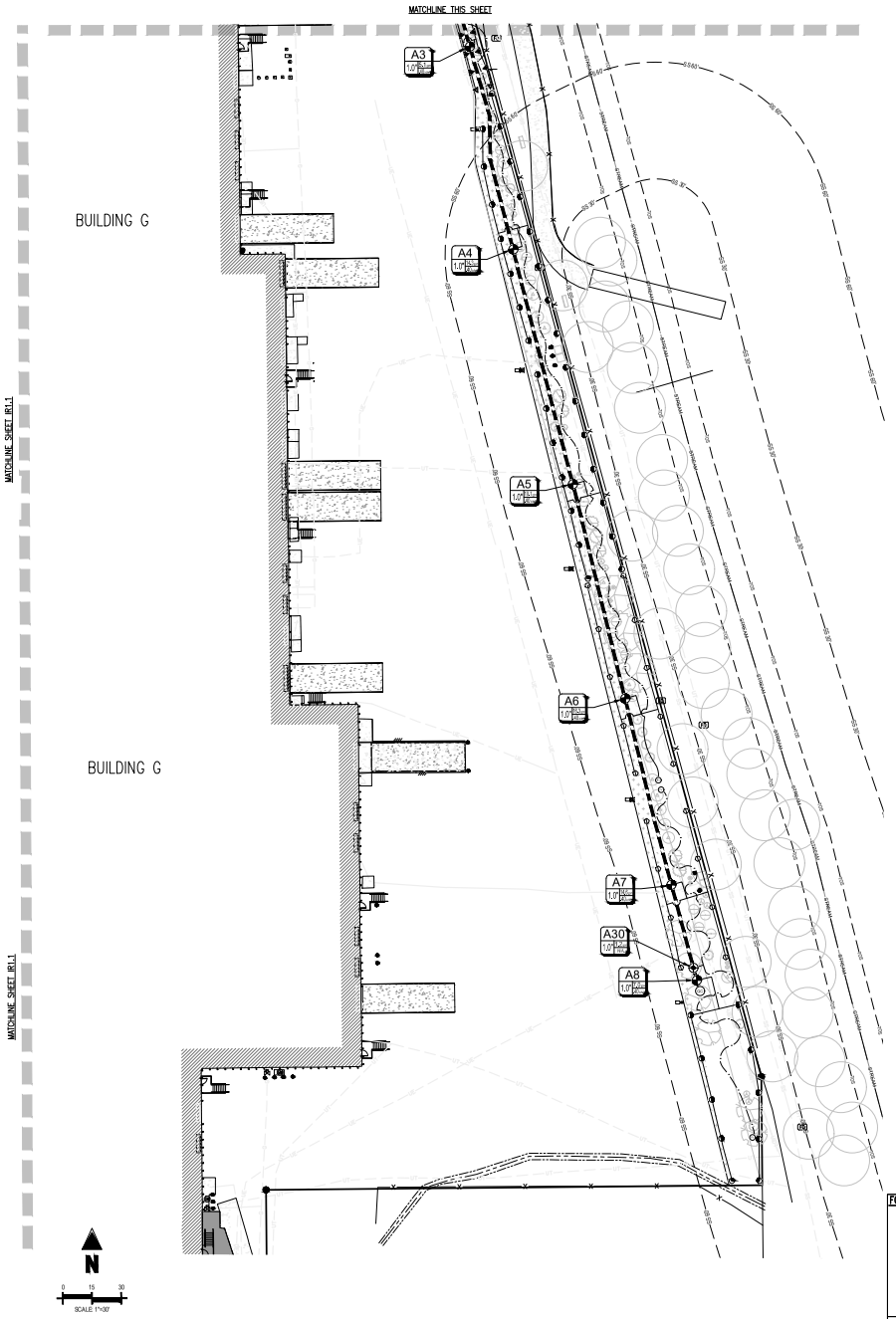
FINAL IRRIGATION PLAN

IR1.1

DEVELOPMENT PLAN AMENDMENT







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CITY FILE NUMBER
PD DP 84-62-A39MJ20

DEVELOPMENT PLAN AMENDMENT

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MAJOR DEVELOPMENT PLAN AMENDMENT
BRENNAN INVESTMANT GROUP

RUSTIC HILLS COMMERCE CENTER

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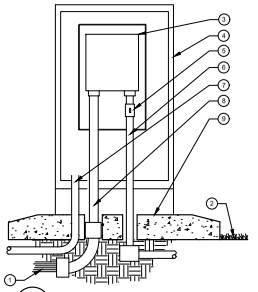
Project No: BITD1.20
Drawn By: EFB
Checked By: TDN
Date: 5.18.2021

FINAL IRRIGATION PLAN

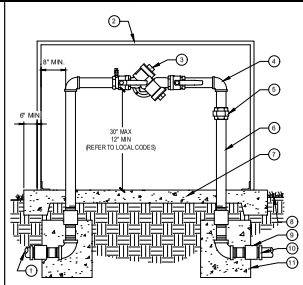
IR1.2



1. DIRECT BURIAL CONTROL WIRES
2. FINISH GRADE
3. CONTROLLER MOUNTED IN VANDAL-RESISTANT ENCLOSURE
4. VANDAL-RESISTANT ENCLOSURE PER LEGEND
5. POWER SWITCH
6. POWER WIRES IN CONDUIT. INSTALL PER ALL APPLICABLE CODES
7. 1-1/2" CONDUIT FOR SENSOR AND FLOW METER CABLE
8. 2" PVC CONDUIT AND SWEEP WITH CONTROL AND COMMON WIRES
9. CONCRETE BASE PER MANUFACTURER'S SPECIFICATIONS

NOTE: CONTRACTOR SHALL PROVIDE AND INSTALL AN EIGHT FOOT LONG COPPER GROUNDING ROD INTO THE GROUND FOR CONTROLLER. PROVIDE PROPER INSTALLATION FOR CONTROLLER PER MANUFACTURER RECOMMENDATIONS.

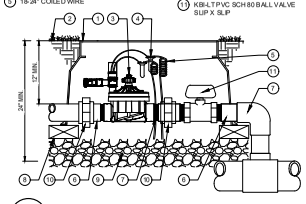
1 PEDESTAL MOUNT CONTROLLER
SCALE: NOT TO SCALE



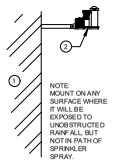
1. TO POINT OF CONNECTION- ADAPT AS NECESSARY ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES
2. ENCLOSURE PER IRRIGATION LEGEND
3. BACKFLOW PREVENTER UNIT
4. BRASS 90 DEGREE ELLS (TYP.)
5. BRASS UNION (TYPICAL)
6. BRASS NIPPLES (TYPICAL)
7. 4" CONCRETE PAD - SLOPE TO DRAIN AWAY FROM BACKFLOW PREVENTER
8. FINISH GRADE 2" BELOW PAD
9. BRASS COUPLING
10. PIPE ADAPTER AND MAINLINE PIPE
11. 12"X12"X12" THRUST BLOCKS

2 BACKFLOW PREVENTER, REDUCED PRESSURE
SCALE: NOT TO SCALE

1. STANDARD VALVE BOX EQUIPMENT TYPE BRAND ONTO BOX LID
2. FINISH GRADE
3. REMOTE CONTROL VALVE WITH FILTER SENTRY (YSI)
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL
10. PVC SLIP UNIONS
11. KBI-LTPVC SCH 80 BALL VALVE SLIP X SLIP



3 REMOTE CONTROL VALVE
SCALE: NOT TO SCALE



NOTE:
MOUNT ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL BUT NOT IN PATH OF SPRINKLER SPRAY.

1. EXTERIOR WALL OR POLL
2. RAIN SENSOR

4 WEATHER SENSOR
SCALE: NOT TO SCALE

GENERAL IRRIGATION NOTES

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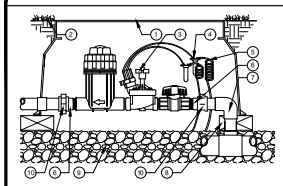
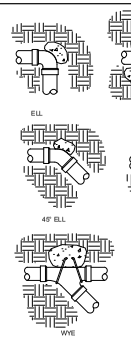
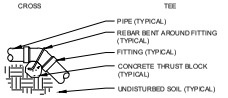
2. REFER TO SPECIFICATIONS (AS APPROPRIATE) FOR SUBMITTALS, INSPECTIONS AND OTHER APPLICABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE A PART OF THESE PLANS AND SHALL BE CONSULTED BY THE IRRIGATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PROJECT SPECIFICATIONS AND ON THE PLANS.
3. THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. CONTRACTOR SHALL THOROUGHLY REVIEW PLANS & REPORT ANY CONFLICTS OR DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTACLES, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE EXISTED AT THE TIME OF THE IRRIGATION DESIGN PREPARATION. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT GIVEN, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY TO BRING THE SYSTEM TO A PROPER WORKING CONDITION, AND TO THE OWNER'S SATISFACTION.
5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, RETAINING WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALL, UNDER ROADWAY PAVING, ETC.
6. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
7. SEE CIVIL ENGINEER'S DRAWINGS FOR IRRIGATION POINT OF CONNECTION (TAP) AND DOMESTIC WATER SUPPLY.
8. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
9. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE POINT OF CONNECTION NOTE TAG(S) ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED OR PRESSURES HAVE GREATLY CHANGED PRIOR TO THE START OF THE IRRIGATION SYSTEM CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR RECOMMENDING A SOLUTION AND PROVIDING AN ADD ALTERNATE BID FOR IRRIGATION COSTS.
10. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE.
11. NO MORE THAN 50% OF AVAILABLE MINIMUM STATIC WATER PRESSURE WAS USED IN PREPARATION OF THESE PLANS. FURTHERMORE, THE MAXIMUM FLOW THROUGH THE METER SHOULD NOT EXCEED 75% OF THE MAXIMUM SAFE FLOW.
12. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
13. INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UNAPPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF DISCREPECTED BY THE OWNER.
14. WHEN INSTALLING IRRIGATION PIPE AND EQUIPMENT NEXT TO HARDSCAPE (SUCH AS WALLS, CURBS, OR WALKS), PLACE PIPE AS CLOSE AS POSSIBLE TO HARDSCAPE TO AVOID CONFLICTS WITH PLANTING. REFER TO MAINLINE TRENCHING DETAILS FOR ADDITIONAL INFORMATION.
15. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
16. THE RAIN SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER, AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL AND/OR LEGEND. LOCATE SENSOR AWAY FROM TALL TREES, SHRUBS, AND OTHER POTENTIAL OBSTRUCTIONS.
17. ALL VALVE CONTROL WIRE SHALL BE AWG 14 TYPE UF, 600 VOLT TEST, DIRECT BURIAL. NO SPLICES SHALL BE ALLOWED EXCEPT AT VALVES AND CONTROLLER. WHERE SPLICES MAY BE NECESSARY DUE TO EXCESSIVELY LONG WIRE RUNS, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 6" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION.
18. CONTRACTOR SHALL PROVIDE #10 COMMON WIRE, DIRECT BURIAL, TO ALL REMOTE CONTROL VALVES.
19. CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT" (UNLESS OTHERWISE SPECIFIED).
20. PROVIDE ADDITIONAL IRRIGATION CONTROL WIRES TO THE AMOUNT OF OPEN ZONES ON THE CONTROLLER ALONG EACH BRANCH OF MAINLINE FOR FUTURE EXPANSION. STUB ADDITIONAL CONTROL WIRES INTO BACK OF IRRIGATION CONTROLLERS.
21. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. ALL SLEEVING SHALL BE PVC SCHEDULE 40 PIPE. SLEEVES FOR MAINLINE AND LATERAL LINES SHALL BE A MINIMUM TWICE THE DIAMETER OF THE ENCLOSED PIPE. SLEEVES FOR CONTROL WIRES SHALL BE AS PER THE SLEEVING / WIRING NOTE AND THE WIRING SLEEVE LEGEND ITEM AS SHOWN ON THESE DRAWINGS.
22. TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEOUS MATERIALS LARGER THAN 1" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY.
23. WHERE VALVES ARE LOCATED IN CLOSE PROXIMITY TO EACH OTHER, CLUSTER VALVES INTO MANIFOLDS. INSTALL NO MORE THAN ONE VALVE PER VALVE BOX.
24. MANUAL DRAIN VALVE, FOR FREEZE PROTECTION, ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES. WHERE THE LOW POINT IS AT THE END OF THE LINE, LOCATE DRAIN VALVE A MINIMUM OF 12" DOWNSTREAM FROM THE LAST SPRINKLER HEAD. SEE DETAIL FOR VALVE ORIENTATION.
25. USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON ALL SWING JOINT AND VALVE ASSEMBLIES.
26. ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.
27. ALL PRESSURIZED MAINLINES, VALVES, DRIP, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 3' AWAY FROM ANY BUILDING FOUNDATION. IF THIS EQUIPMENT IS SHOWN WITHIN THE 3' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
28. EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, IT IS THE INTENT OF THE IRRIGATION DESIGN TO INDICATE ALL SPRAY HEADS AS "POP-UPS". IN THE EVENT THAT POP-UP HEADS HAVE NOT BEEN SPECIFIED IN TURF AREAS, IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION.
29. ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. STAKED LOCATIONS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE. RECOMMENDED SETBACK DISTANCE OF ALL PROPOSED IRRIGATION HEADS IS 12" FROM BACK OF CURB AND EDGE OF PAVEMENT.
30. FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE ARC AND RADIUS TO FIT WALLS AND THE EXISTING SITE CONDITIONS.
31. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH THE ADJACENT SIDEWALK, OR PAVING. ALL POP-UP HEADS AWAY FROM HARDSCAPE EDGES IN TURF SHALL BE 1" ABOVE THE FINISH GRADE TO PREVENT CONTACT WITH MOWERS.
32. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
33. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATER/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
34. UPON COMPLETION OF INSTALLATION OF IRRIGATION SYSTEM, IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
    A. ACQUIRE AND COMPILE "AS BUILT" PLANS OF IRRIGATION SYSTEM INCLUDING 8-1/2" X 11" ZONE MAP TO BE PLACED INSIDE EACH CONTROLLER BOX.
    B. LOG ON ALL WATER WINDOWS, RUN SCHEDULE TIMES, AND OTHER CHANGES AND/OR MODIFICATIONS TO THE IRRIGATION SYSTEM SINCE INSTALLATION.
    C. ONE HOUR OF TRAINING TO OWNER ON IRRIGATION SYSTEM AND CONTROLLER OPERATION.
    D. THREE OF EACH TYPE OF HEAD AND EMITTER INSTALLED.
    E. ONE OF EACH TYPE OF VALVE INSTALLED.
    F. REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
35. PRIOR TO ACCEPTANCE OF IRRIGATION SYSTEM AT THE END OF THE MAINTENANCE PERIOD, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING: CURRENT SCHEDULE RUN TIME AND WATER WINDOW LOG, ALONG WITH NOTING ANY OTHER PERTINENT INFORMATION.
36. UNLESS OTHERWISE SPECIFIED, THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
37. CONTRACTOR SHALL INSTALL MAINLINES ±12" FROM PAVEMENT EDGE IN PLANTING AREAS. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS AS INDICATED ON THESE PLANS.
38. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND SPECIFICATIONS, THE PLAN SHALL TAKE PRECEDENCE.
39. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.



1. STANDARD VALVE BOX, BRAND EQUIPMENT TYPE AND ZONE NUMBER ONTO LID
2. FINISH GRADE
3. DRIP ZONE KIT PER PLAN
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 6" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
10. PVC SLIP UNIONS

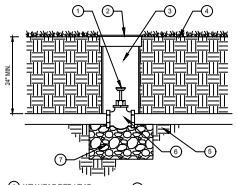
5 REMOTE DRIP CONTROL VALVE
SCALE: NOT TO SCALE





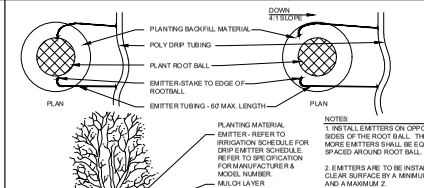
NOTES:
1. PRESSURE SUPPLY LINES SIZE 2", AND LARGER SHALL RECEIVE CONCRETE THRUST BLOCKS.
2. SEE SOILS ENGINEER FOR AMOUNT OF CONCRETE TO BE USED FOR THRUST BLOCK.

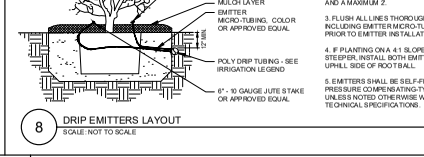
6 THRUST BLOCKING
SCALE: NOT TO SCALE



1. KEY HEAD PER HEAD
2. 9" ROUND VALVE BOX-EQUIPMENT TYPE BRAND ONTO BOX LID
4. 4" PVC SLEEVE
4. FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF. AREAS: 2" BELOW TOP OF BOX IN SHRUBS/ROUNDCOVER AREAS
5. IRRIGATION MAINLINE
6. GATE VALVE (SIZED PER MAINLINE)
7. 1" DIA. x 12-INCH MINIMUM DEPTH OF ½-INCH CRUSHED ROCK

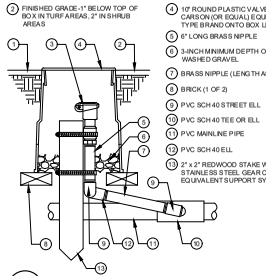
7 GATE STOP VALVE
SCALE: NOT TO SCALE





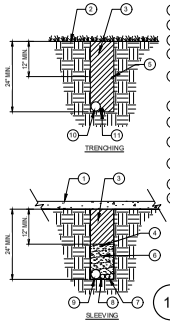
NOTES:
1. INSTALL EMITTERS ON OPPOSING SIDES OF THE ROOT BALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
2. EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM 2.
3. FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
4. IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
5. EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.

8 DRIP EMITTERS LAYOUT
SCALE: NOT TO SCALE



1. TOP OF MULCH
2. FINISHED GRADE -1" BELOW TOP OF BOX IN TURF AREAS, 2" IN SHRUB AREAS
3. QUICK-COUPLING VALVE
4. 10" ROUND PLASTIC VALVE BOX BY CARSON (OR EQUAL) EQUIPMENT TYPE BRAND ONTO BOX LID
5. 6" LONG BRASS NIPPLE
6. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
7. BRASS NIPPLE (LENGTH AS REQUIRED)
8. BRICK (1 OF 2)
9. PVC SCH 40 STREET ELL
10. PVC SCH 40 TEE OR ELL
11. PVC MAINLINE PIPE
12. PVC SCH 40 ELL
13. 2" x 2" REDWOOD STAKE WITH STAINLESS STEEL GEAR CLAMPS OR EQUIVALENT SUPPORT SYSTEM

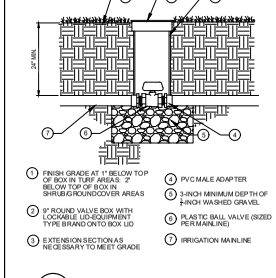
9 QUICK COUPLER
SCALE: NOT TO SCALE



1. PAVEMENT SURFACE
2. FINISH GRADE
3. TRENCH BACKFILL
4. LOCATOR WIRE W/ BURIED CAUTION TAPE
5. PVC IRRIGATION LATERAL - BURIED MIN. 12" BELOW GRADE
6. SAND BACKFILL
7. PVC LATERAL SLEEVE SEE PLANS FOR SIZE
8. 2" MIN. PVC WIRE SLEEVE FOR CONTROL WIRES
9. PVC MAINLINE SLEEVE SEE PLANS FOR SIZE
10. PVC IRRIGATION MAINLINE
11. CONTROL WIRES - TAPE TO MAINLINE AT 10' INTERVALS

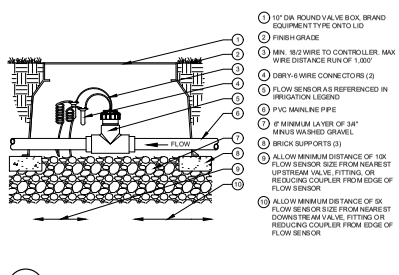
NOTE:
EXTEND SLEEVES INTO LANDSCAPE AREAS 12" BEYOND EDGE OF HARDSCAPE

10 PIPE AND SLEEVE INSTALLATION
SCALE: NOT TO SCALE



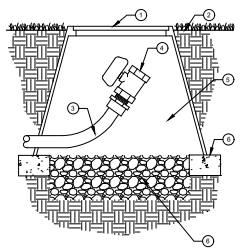
1. FINISH GRADE AT 1" BELOW TOP OF BOX IN TURF AREAS: 2" BELOW TOP OF BOX IN SHRUB/GROUNDCOVER AREAS
2. 9" ROUND VALVE BOX WITH LOCKABLE LID-EQUIPMENT TYPE BRAND ONTO BOX LID
3. EXTENSION SECTION AS NECESSARY TO MEET GRADE
4. PVC MALE ADAPTER
5. 3-INCH MINIMUM DEPTH OF ½-INCH WASHED GRAVEL
6. PLASTIC BALL VALVE (SIZED PER MAINLINE)
7. IRRIGATION MAINLINE

11 PLASTIC BALL VALVE
SCALE: NOT TO SCALE



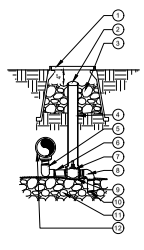
1. 10" DIA. ROUND VALVE BOX, BRAND EQUIPMENT TYPE ONTO LID
2. FINISH GRADE
3. MIN. 18/2 WIRE TO CONTROLLER. MAX WIRE DISTANCE RUN OF 1,000'
4. DBRY-6 WIRE CONNECTORS (2)
5. FLOW SENSOR AS REFERENCED IN IRRIGATION LEGEND
6. PVC MAINLINE PIPE
7. 6" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL
8. BRICK SUPPORTS (3)
9. ALLOW MINIMUM DISTANCE OF 10X FLOW SENSOR SIZE FROM NEAREST UPSTREAM VALVE, FITTING, OR REDUCING COUPLER FROM EDGE OF FLOW SENSOR
10. ALLOW MINIMUM DISTANCE OF 5X FLOW SENSOR SIZE FROM NEAREST DOWNSTREAM VALVE, FITTING OR REDUCING COUPLER FROM EDGE OF FLOW SENSOR

12 FLOW SENSOR
SCALE: NOT TO SCALE



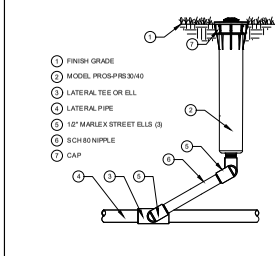
1. 10" DIA ROUND VALVE BOX, BRAND EQUIPMENT TYPE ONTO LID
2. FINISH GRADE
3. MANUAL FLUSH BALL VALVE
4. POLYPIPE DRIP LINE
5. BRICK SUPPORTS (3)
6. 6" MINIMUM LAYER OF 3/4" MINUS WASHED GRAVEL

13 MANUAL FLUSH DRAIN VALVE
SCALE: NOT TO SCALE



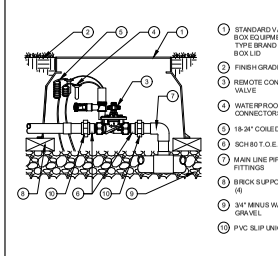
1. CARSON-BROOKS VALVE BOX. EQUIPMENT TYPE BRAND ONTO BOX LID. REFER TO TECHNICAL SPECIFICATIONS
2. 2" VALVE MARKER
3. 3/4" CRUSHED GRAVEL SUMP 1 CU. FT.
4. 2" CL 160 PVC ACCESS SLEEVE - LENGTH AS REQUIRED
5. 3/4" FxF SCH.80 PVC 90 ELL (2)
6. 3/4" x CL PVC NIPPLE SCH. 80 (2)
7. 3/4"x6" SCH. 80 GALVANIZED STEEL NIPPLE
8. 3/4" McDONALD #6101 SERIES VALVE
9. 3/4" MxF SCH.40 PVC 90 ELL
10. SOIL BLANKET COVERING SUMP
11. 3/4"x4" PVC NIPPLE SCH. 80
13. 3/4" CRUSHED GRAVEL SUMP SEE TECHNICAL SPECIFICATIONS FOR SUMP SIZE
12. PRESSURE MAINLINE

14 MANUAL DRAIN VALVE
SCALE: NOT TO SCALE



1. FINISH GRADE
2. MODEL PROS-PRS30/40
3. LATERAL TEE OR ELL
4. LATERAL PIPE
5. 1/2" MARLEX STREET ELLS (3)
6. SCH 80 NIPPLE
7. CAP

15 MP ROTATOR SPRINKLER
SCALE: NOT TO SCALE



1. STANDARD VALVE BOX EQUIPMENT TYPE BRAND ONTO BOX LID
2. FINISH GRADE
3. REMOTE CONTROL VALVE
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL
10. PVC SLIP UNIONS

16 MASTER VALVE
SCALE: NOT TO SCALE

FOR CITY USE:

CITY FILE NUMBER
PD DP 84-82-A3MJ20

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MAJOR DEVELOPMENT PLAN AMENDMENT
BRENNAN INVESTMANT GROUP

RUSTIC HILLS COMMERCE CENTER

3910 PALMER PARK BLVD
COLORADO SPRINGS, CO 80909

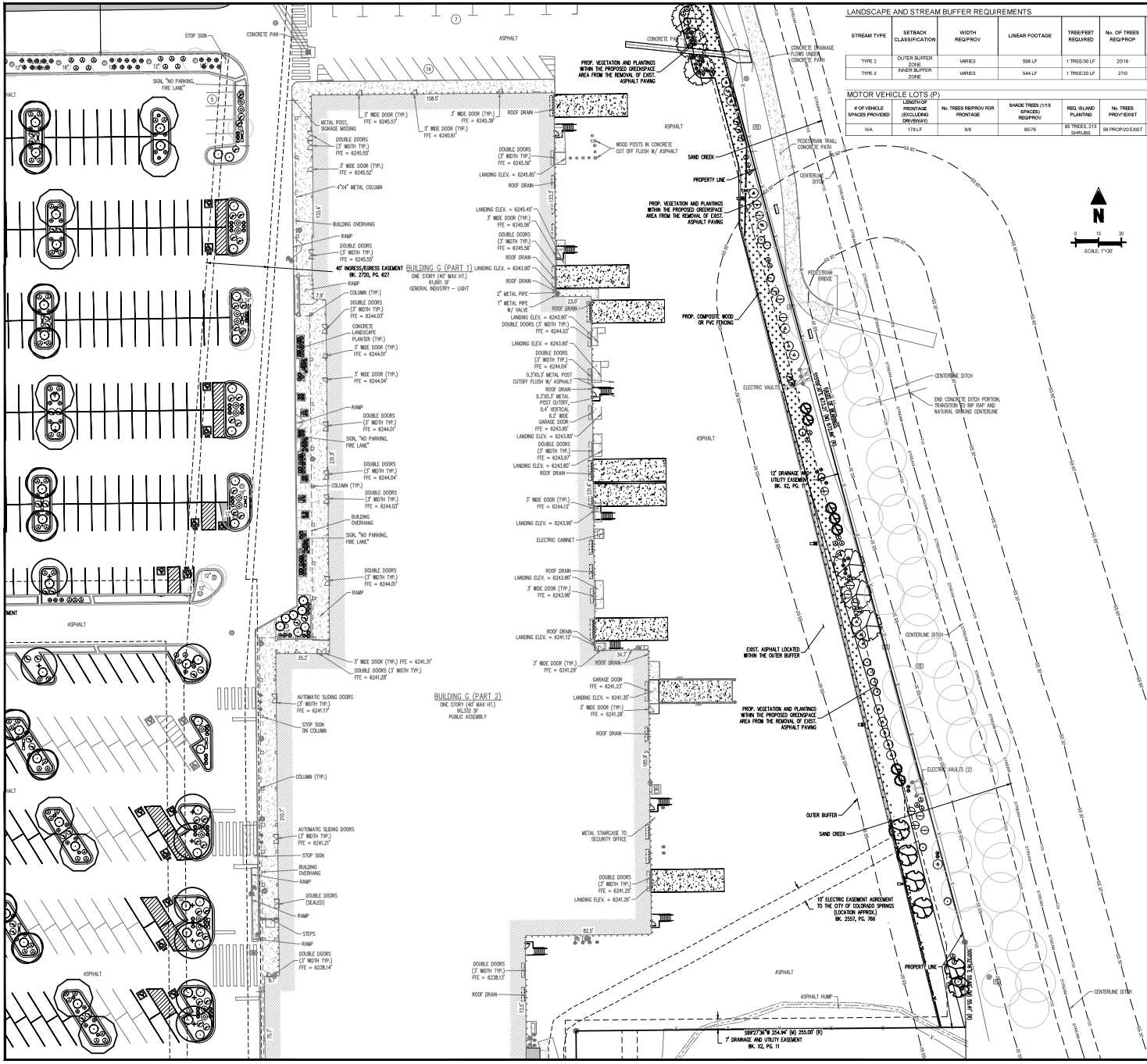
#	Date	Issue / Description	Init.
1	1.28.2021	CITY DP COMMENTS	JDP
2	3.23.2021	CITY DP COMMENTS	JDP

Project No: BITD1.20
Drawn: EFB
Checked By: TDN
Date: 5.18.2021

FINAL IRRIGATION PLAN

IR1.3
Sheet 25 of 30

DEVELOPMENT PLAN AMENDMENT

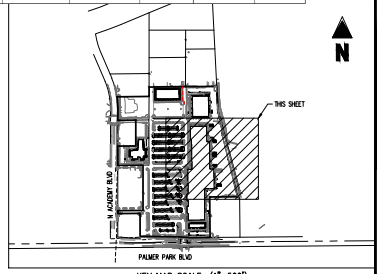


LANDSCAPE AND STREAM BUFFER REQUIREMENTS

STREAM TYPE	SETBACK CLASSIFICATION	WIDTH REQ/PROV	LINEAR FOOTAGE	TREE/FEET REQUIRED	No. OF TREES REQ/PROP	No. OF EXIST. TREES	No. TOTAL TREES PROVIDED	SHRUB SUBS REQ/PROV	ORNAMENTAL GRASS/ PERENNIALS SUBS REQ/PROV	SETBACK PLANT ABBREVIATION ON PLAN	% GROUND PLANE VEG REQ/PROV
TYPE 2	OUTER BUFFER ZONE	VARIES	996 LF	1 TREE/30 LF	20/16	11	27	40 SHRUBS/54 SHRUBS	N/A	N/A	N/A
TYPE 2	INNER BUFFER ZONE	VARIES	544 LF	1 TREE/20 LF	27/0	27	27	N/A	N/A	N/A	N/A

MOTOR VEHICLE LOTS (P)

# OF VEHICLE SPACES PROVIDED	LENGTH OF FRONTAGE (EXCLUDING DRIVEWAY)	No. TREES REQ/PROV FOR FRONTAGE	SHADE TREES (1/15 SPACES) REQ/PROV	REQ. ISLAND PLANTING	No. TREES PROV*EXIST	NO SHRUBS PROV	EVERGREEN PLANTS PROVIDED (50% REQUIRED)	MIN 3' SCREENING PLANTS PROVIDED	EVERGREEN PLANTS PROVIDED (50% REQUIRED)	% GROUND PLANE VEG REQ/PROV
N/A	178 LF	8/8	85/76	85 TREES, 213 SHRUBS	56 PROP/20 EXIST	560 SHRUBS	150%	73 LF	150%	75% / 75%



KEY MAP SCALE: (1"=500')

STREAM SIDE OVERLAY CRITERIA:

1. GRADING AND LANDFORM:
   HAS THE NATURAL LANDFORM BEEN MAINTAINED WITHIN THE OVERLAY AREA AND DOES GRADING CONFORM TO THE SPECIFIC GRADING LIMITATIONS OF THE STREAM SIDE ORDINANCE AS OTHER CITY GRADING REGULATIONS? NO GRADING WILL OCCUR WITHIN THE STREAM SIDE OVERLAY INNER BUFFER AND WILL REMAIN NATURAL AND UNDISTURBED MEETING ALL PLANTING REQUIREMENTS. GRADING WILL NOT OCCUR WITHIN THE STREAM SIDE OVERLAY OUTER BUFFER AS THE DEVELOPMENT IS EXISTING AS WELL AS THE ASPHALT PAVING THAT IS WITHIN THE OUTER BUFFER.
2. SITE DESIGN
   DOES THE DEVELOPMENT INCORPORATE THE STREAM ECOSYSTEM INTO THE PROJECT DESIGN AND COMPLEMENT THE NATURAL STREAM SIDE SETTING? HAS THE PROJECT BEEN DESIGNED TO LINK AND INTEGRATE ADJACENT PROPERTIES WITH THE STREAM CORRIDOR USING ACCESS WAYS, STEAM FRONT PLAZAS, EMPLOYEE RECREATIONAL AREAS, OR OTHER SITE PLANNING AND LANDSCAPING TECHNIQUES WHICH INCLUDE THE STEAM CORRIDOR AS AN AMENITY? THE STREAM SIDE CORRIDOR IS A CONCRETE DRAINAGE CHANNEL. THERE IS AN EXISTING WALKING TRAIL THAT RUNS ADJACENT TO THE DRAINAGE CHANNEL. SEATING BENCHES MAY BE PLACED ALONG SIDE THE DRAINAGE CHANNEL TO ALLOW FOR A MORE INVITING AREA TO ENJOY.
3. WILDLIFE HABITAT PRESERVATION
   HAS THE PROJECT BEEN DESIGNED TO MINIMIZE IMPACT UPON WILDLIFE HABITAT AND THE RIPARIAN ECOSYSTEM WHICH EXISTS ON OR ADJACENT TO THE SITE? DOES THE PROJECT DESIGN PROTECT ESTABLISHED HABITAT OR ANY KNOWN POPULATIONS OF ANY THREATENED OR ENDANGERED SPECIES OR SPECIES OF SPECIAL CONCERN? THERE IS CURRENTLY VEGETATION ALONG THE STREAM SIDE AREA. THERE ARE MINIMAL DISTURBANCE AREAS WITHIN THE OUTER BUFFER. THE PROJECT IS INCREASING THE AMOUNT OF GREEN SPACE AND DECREASING THE AMOUNT OF EXISTING IMPERVIOUS AREA WITHIN THE OUTER BUFFER AREA. THE STEAM SIDE AREA WILL BE PRESERVED AND LEFT IN ITS EXISTING CONDITION. THERE ARE NO THREATENED OR ENDANGERED SPECIES WITHIN THIS AREA.
4. TRAILS AND RECREATION
   HAVE EXISTING OR POTENTIAL COMMUNITY TRAIL NETWORKS OR OTHER RECREATIONAL OPPORTUNITIES BEEN IDENTIFIED AND INCORPORATED INTO THE PROJECT DESIGN? THERE ARE EXISTING TRAILS ALONG THE STREAM SIDE AREA.
5. FLOODPLAIN
   HAS THE PROJECT BEEN DESIGNED TO PROTECT THE SUBJECT PROPERTY FROM POTENTIAL FLOOD DAMAGE AND TO ACCOMMODATE FLOOD STORAGE AND CONVEYANCE NEEDS? THE DEVELOPMENT HAS EXISTING BUILDINGS AND IMPERVIOUS AREA. WE ARE REDUCING THE AMOUNT OF IMPERVIOUS AREA ON THE SITE WITH NO PROPOSED GRADING.
6. SIGNIFICANT NATURAL FEATURES
   HAVE ALL SIGNIFICANT NATURAL FEATURES WITHIN THE PROJECT STEAM SIDE AREA BEEN IDENTIFIED, AND HAS THE PROJECT BEEN DESIGNED TO MINIMIZE THE IMPACT ON THESE FEATURES? THERE ARE NO PROPOSED IMPACTS TO ANY OF THE ADJACENT FEATURES LOCATED WITHIN OUR SITE OR ALONG THE STREAM SIDE AREA.
7. COMPLEMENTARY PLANS
   DOES THE PROJECT IDENTIFY AND IMPLEMENT THE RECOMMENDATIONS OF ANY APPROVED SUB AREA PLANS (SUCH AS THE CITY GREENWAY MASTER PLAN, CITY OPEN SPACE PLAN, OR SPECIFIC DRAINAGE BASIN PLANNING STUDY AND OF ANY APPROVED CITY ENGINEERING PROJECTS AND HABITAT CONSERVATION PLANS? NOT APPLICABLE
8. RIPARIAN BUFFERS AND IMPERVIOUS SURFACES
   8.1 IMPLEMENT A RIPARIAN BUFFER OF SPECIFIED WIDTH BETWEEN THE DEVELOPED PORTIONS OF THE SITE AND THE ADJACENT WATERWAY TO ASSIST IN PREVENTING POINT AND NON-POINT SOURCE POLLUTANTS AND SEDIMENT FROM ENTERING THE WATERWAY? ALL EXISTING DRAINAGE PATTERNS AND CONVEYANCE SHALL NOT BE DISTURBED AND CONTINUE TO BE UTILIZED.
   8.2 EXCLUDING IMPERVIOUS SURFACES FROM THE INNER BUFFER ZONE AND MEET IMPERVIOUS RESTRICTIONS ACROSS THE ENTIRE OVERLAYS INNER BUFFER DOES NOT CONTAIN ANY PROPOSED IMPERVIOUS SURFACES. THE EXISTING IMPERVIOUS AREA WITHIN THE OUTER BUFFER IS BEING REDUCED AND MORE GREENSPACE IS BEING PROVIDED.
   8.3 INCORPORATE ALL STORM WATER BEST MANAGEMENT PRACTICES REQUIRED BY CITY ENGINEERING THROUGHOUT THE DEVELOPMENTS SITE AND ADJACENT TO THE BUFFER TO ENCOURAGE ON-SITE FILTRATION OF STORM WATER AND PROTECT WATER QUALITY? EXISTING WATER QUALITY FACILITIES WILL CONTINUE TO BE UTILIZED TO CAPTURE AND FILTRATE STORM WATER.
   8.4 INCORPORATE VISUAL BUFFER OPPORTUNITIES OF THE STREAM BETWEEN IDENTIFIED EXISTING AND / OR PROPOSED PROJECTS ON OPPOSING SIDES OF THE STREAM? PLANTINGS HAVE BEEN DESIGNED TO GIVE MORE BUFFER BETWEEN THE PROPOSED PROJECT ON OPPOSING SIDES OF THE STREAM.
9. LANDSCAPE
   9.1 ARE INNER AND OUTER BUFFER ZONE LANDSCAPING STANDARDS MET? HAVE DISTURBED AREAS BEEN RE-VEGETATED TO MINIMIZE EROSION AND STABILIZE LANDSCAPE AREAS AND DOES THE PROJECT LANDSCAPING DESIGN SPECIFY PLANTS SELECTED FROM THE RIPARIAN PLANT COMMUNITIES SET FORTH IN APPENDIX A OF THE LANDSCAPING POLICY MANUAL? THE INNER AND OUTER BUFFER STANDARDS HAVE BEEN MET AND PLANTS AND GROUND COVER FROM THE STEAM SIDE MANUAL ARE UTILIZED IN CONJUNCTION WITH EXISTING PLANT MATERIAL.
   9.2 DOES THE PROPOSAL MEET ALL OTHER REQUIREMENTS OF THE CITY LANDSCAPE CODE? ALL LANDSCAPE CODES ARE MET IN THE PROPOSED PLAN.
10. STREAM BANK STABILIZATION
    HAVE STREAM BANK AND SLOPE AREAS BEEN IDENTIFIED (PARTICULARLY THOSE EXCEEDING FIFTEEN PERCENT (15%)) SLOPE? HAS THE DISTURBANCE TO THESE AREAS AND ANY PROTECTIVE OR STABILIZING VEGETATIVE COVER BEEN MINIMIZED? THE INNER BUFFER WILL REMAIN UNDISTURBED AND NATIVE WITH NO AREAS IN NEED OF STABILIZING. THE DISTURBANCE WITHIN THE OUTER BUFFER SHALL BE RE-VEGETATED WHERE EXISTING VEGETATION WAS DISTURBED. NO SLOPE STABILIZATION IS NEEDED.
11. STREAM RECLAMATION
    HAVE OPPORTUNITIES TO RECLAIM THE DRAINAGE WAY BEEN IDENTIFIED AND IMPLEMENTED WHERE PRACTICALY FOR THIS CRITERION, RECLAMATION CONSTITUTES ANY ACTION THAT IMPROVES THE QUALITY OF THAT DRAINAGE WAY VISUALLY, FUNCTIONALLY, AND RECREATIONALLY, AND BRINGS THAT DRAINAGE WAY INTO A MORE NATURAL CONDITION. ANY DISTURBED AREAS WITHIN THE BUFFERS WILL BE RE-VEGETATED AS NEEDED. THE STREAM SIDE AREA WILL BE PRESERVED.

STREAM SIDE NOTES:

1. THIS STREAM SIDE DEVELOPMENT PLAN IS BEING COMPLETED FOR THE PORTION OF THE SAND CREEK STREAM CORRIDOR THAT IS LOCATED IN THE SOUTH EAST CORNER OF THE SITE.
2. THE STREAMS OUTER BUFFER, AS DEPICTED ON THE PLAN, SHALL BE 60' WIDE FROM TOE OF STREAM.
3. THE STREAMS INNER BUFFER, AS DEPICTED ON THE PLAN, SHALL BE 30' WIDE FROM TOE OF STREAM.
4. IMPERVIOUS SURFACES LOCATED IN THE OUTER BUFFER INCLUDE: EXISTING ASPHALT PAVEMENT.
5. A MAXIMUM OF 10% IMPERVIOUS SURFACES SHALL BE PROVED WITHIN OUTER BUFFER UNLESS DETENTION FACILITIES ARE PROVED WHICH PERMITS UP TO 25% OF IMPERVIOUS SURFACING WITHIN THE OUTER BUFFER.
6. NO OPAQUE FENCING SHALL BE PERMITTED WITHIN STREAMSIDE OVERLAY AREAS.
7. IMPERVIOUS SURFACING CREATED BY THE EXISTING WALKING TRAIL IS NOT REQUIRED TO BE INCLUDED AS PART OF THE IMPERVIOUS SURFACE CALCULATIONS.

IMPERVIOUS SURFACE:

15,941 SF (2,513 SF PERMITTED WITHIN OUTER BUFFER)

STREAM SIDE TREE REQUIREMENTS:

1. THE INNER BUFFER OF THE STREAM SHALL NOT BE DISTURBED AND MEETS OR EXCEEDS REQUIRED PLANTINGS BASED ON PRESERVED TREES AND VEGETATION PER CITY CODE.
2. THE OUTER BUFFER SHALL BE DISTURBED IN SPECIFIC AREAS DUE TO THE REMOVAL OF EXISTING ASPHALT TO PROVIDE FOR MORE GREENSPACE. THE OUTER BUFFER MEETS REQUIRED REPLACEMENT OF TREES FOR DISTURBED AREAS. OUTER BUFFER SHALL BE PRESERVED WHEN NO DISTURBANCE IMPEDES OUTER BUFFER AND MEETS OR EXCEED REQUIRED PLANTING PER CODE.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURVEY EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

FOR CITY USE:

CITY FILE NUMBER
FD DP 64-62-A3MA20

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MAJOR DEVELOPMENT PLAN AMENDMENT
BRENNAN INVESTMANT GROUP

RUSTIC HILLS COMMERCE CENTER

3910 PALMER PARK BLVD
COLORADO SPRINGS, CO 80909

#	Date	Issue / Description	Init.
1	1.28.2021	CITY DP COMMENTS	JDP
2	3.23.2021	CITY DP COMMENTS	JDP

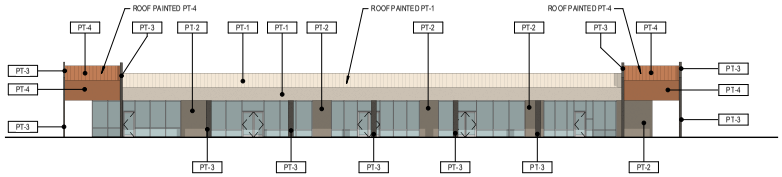
Project No: BITD1.20
Drawn By: JDP
Checked By: RGD
Date: 5.18.2021

STREAM SIDE OVERLAY PLAN

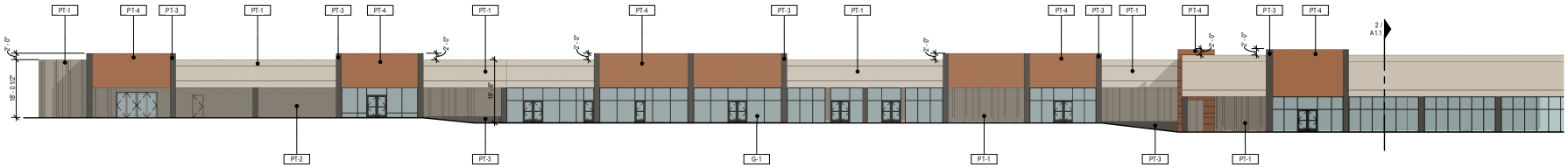
SSO1.0
Sheet 22 of 30

DEVELOPMENT PLAN AMENDMENT

EXTERIOR MATERIAL SCHEDULE			
MARK	MATERIAL	MANUFACTURER	COLOR
PT-1	PAINT	SHERWIN-WILLIAMS	SW 7036 - ACCESSIBLE BEIGE
PT-2	PAINT	SHERWIN-WILLIAMS	SW 7504 - KEYSTONE GRAY
PT-3	PAINT	SHERWIN-WILLIAMS	SW 7048 - URBANE BRONZE
PT-4	PAINT	SHERWIN-WILLIAMS	SW 7710- BRANDYWINE
SF-1	STOREFRONT	TBD	BLACK, EXISTING
G-1	INSULATED GLASS	TBD	CLEAR



4 BUILDING J - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



3 BUILDING G - WEST ELEVATION - NORTH
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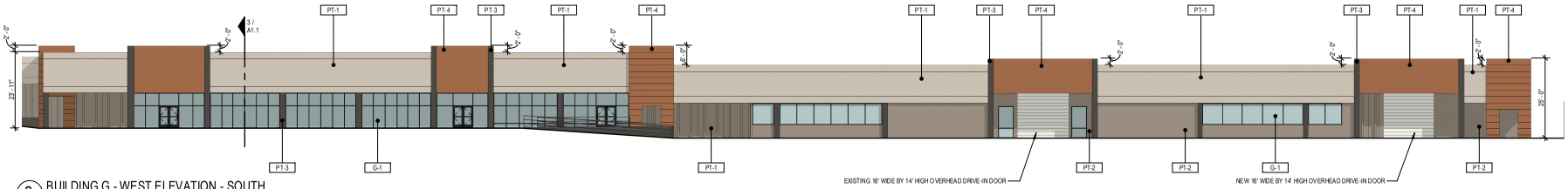

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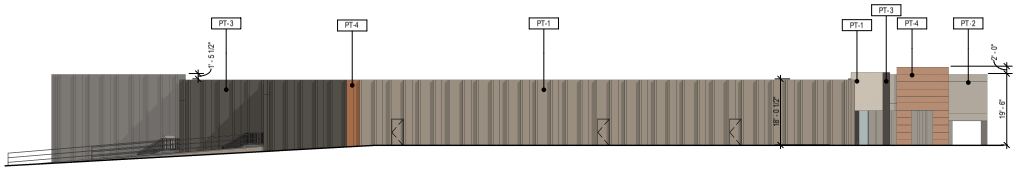

1 BUILDING G - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

FOR CITY USE:

CITY FILE NUMBER
PDDP 64-62-A39M20

DEVELOPMENT PLAN AMENDMENT

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DEVELOPMENT PLAN
BRENNAN INVESTMENT GROUP

RUSTIC HILLS COMMERCE CENTER

3910 PALMER PARK BLVD
COLORADO SPRINGS, CO 80909

#	Date	Issue/Description

Project No:	BIT01.30
Drawn By:	LBM
Checked By:	GAR

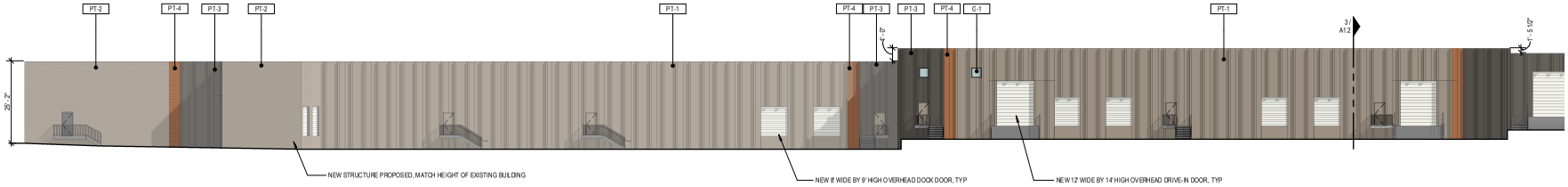
EXTERIOR ELEVATIONS - BUILDING G

A1.1

Sheet 27 of 30

EXTERIOR MATERIAL SCHEDULE			
MARK	MATERIAL	MANUFACTURER	COLOR
PT-1	PAINT	SHERWIN-WILLIAMS	SW 7036 - ACCESSIBLE BEIGE
PT-2	PAINT	SHERWIN-WILLIAMS	SW 7504 - KEYSTONE GRAY
PT-3	PAINT	SHERWIN-WILLIAMS	SW 7048 - URBANE BRONZE
PT-4	PAINT	SHERWIN-WILLIAMS	SW 7710- BRANDYWINE
SF-1	STOREFRONT	TBD	BLACK, EXISTING
G-1	INSULATED GLASS	TBD	CLEAR

3 BUILDING G - EAST ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



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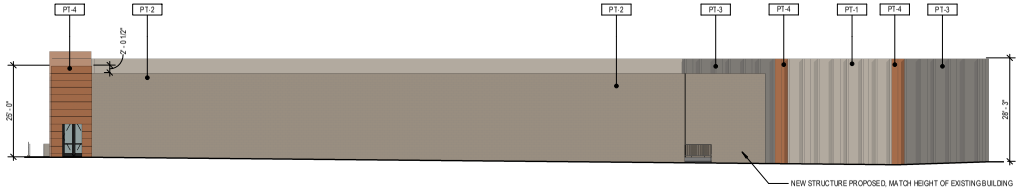

1 BUILDING G - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

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#	Date	Issue/Description

Project No:	B1T01.30
Drawn By:	LBM
Checked By:	GAR

EXTERIOR ELEVATIONS - BUILDING G

A1.2

Sheet 28 of 30

DEVELOPMENT PLAN AMENDMENT

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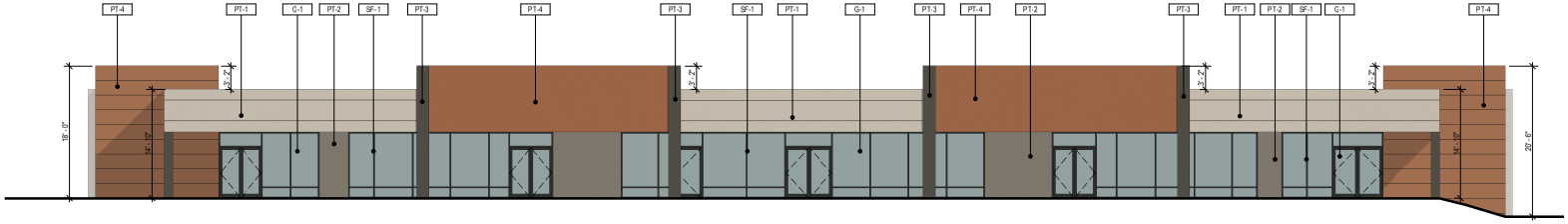
EXTERIOR MATERIAL SCHEDULE			
MARK	MATERIAL	MANUFACTURER	COLOR
PT-1	PAINT	SHERWIN-WILLIAMS	SW 7036 - ACCESSIBLE BEIGE
PT-2	PAINT	SHERWIN-WILLIAMS	SW 7504 - KEYSTONE GRAY
PT-3	PAINT	SHERWIN-WILLIAMS	SW 7048 - URBANE BRONZE
PT-4	PAINT	SHERWIN-WILLIAMS	SW 7710 - BRANDYWINE
SF-1	STOREFRONT	TBD	BLACK, EXISTING
G-1	INSULATED GLASS	TBD	CLEAR



4 BUILDING F - WEST ELEVATION
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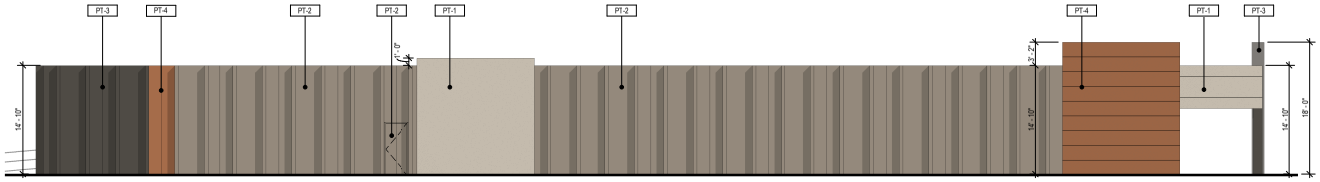

3 BUILDING F - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2 BUILDING F - EAST ELEVATION
SCALE: 1/8" = 1'-0"

1 BUILDING F - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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Project No:	BIT01.30
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EXTERIOR ELEVATIONS - BUILDING F

A1.3

Sheet 29 of 30

DEVELOPMENT PLAN AMENDMENT

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EXTERIOR MATERIAL SCHEDULE			
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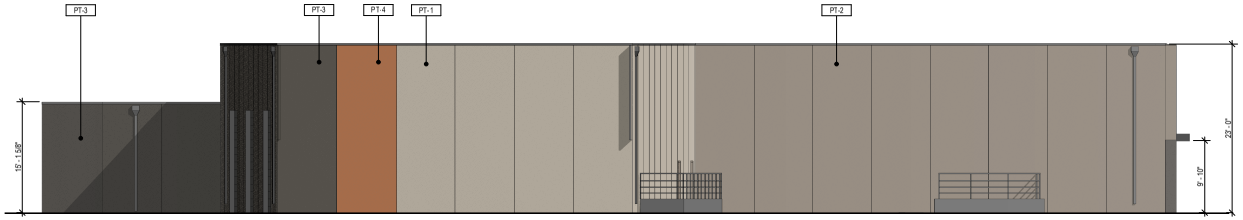
PT-2	PAINT	SHERWIN-WILLIAMS	SW 7504 - KEYSTONE GRAY
PT-3	PAINT	SHERWIN-WILLIAMS	SW 7048 - URBANE BRONZE
PT-4	PAINT	SHERWIN-WILLIAMS	SW 7710- BRANDYWINE
SF-1	STOREFRONT	TBD	BLACK, EXISTING
G-1	INSULATED GLASS	TBD	CLEAR

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



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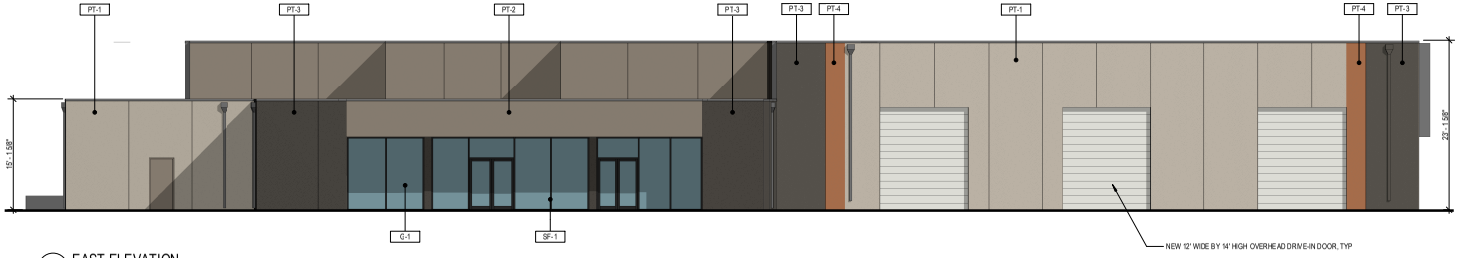

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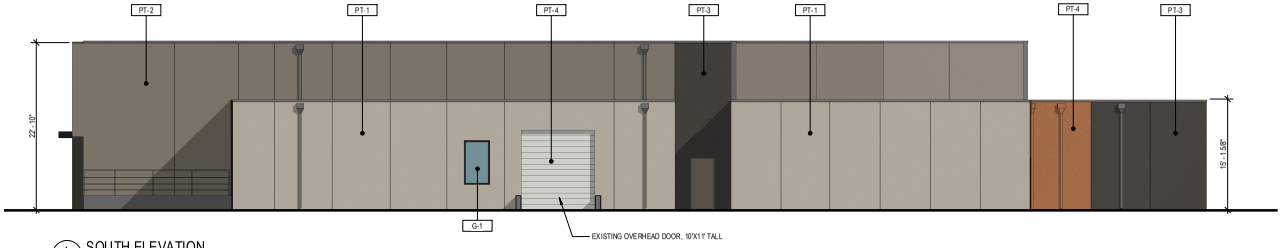

1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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DEVELOPMENT PLAN
BRENNAN INVESTMENT GROUP

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#	Date	Issue/Description

Project No:	BR01.30
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EXTERIOR ELEVATIONS - BUILDING C

A1.4

Sheet 30 of 30

DEVELOPMENT PLAN AMENDMENT

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