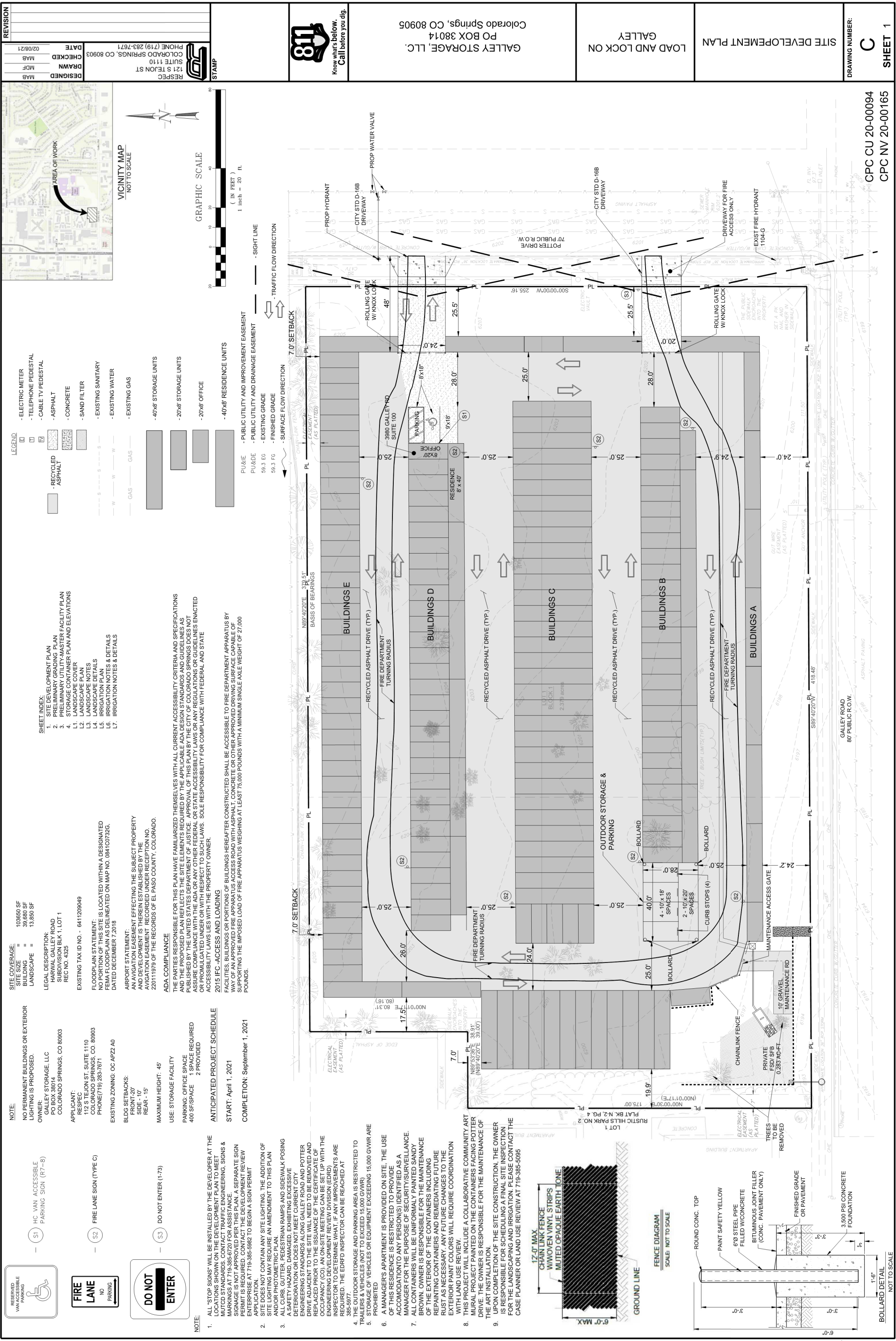


CONDITIONAL USE DEVELOPMENT PLAN

N\ME-N\PROJECTS\03965- 3980 GALLEY RD3. DWG\SHEETS\DEVELOPMENT2. 03965-SITE PLAN.DWG
 PLOT DATE: February 26, 2021 9:49 AM, BY: ADAN CAMANON



REVISION

DESIGNED	MAB
DRAWN	MDF
CHECKED	MAB
DATE	02/08/21

RESPEC
 121 S TEJON ST
 SUITE 1110
 COLORADO SPRINGS, CO 80903
 PHONE (719) 283-7671

LEGEND

- RECYCLED ASPHALT
- ASPHALT
- CONCRETE
- SAND FILTER
- EXISTING SANITARY
- EXISTING WATER
- EXISTING GAS
- 40'x8' STORAGE UNITS
- 20'x8' STORAGE UNITS
- 20'x8' OFFICE
- 40'x8' RESIDENCE UNITS
- PUBLIC UTILITY AND IMPROVEMENT EASEMENT
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- FINISHED GRADE
- SURFACE FLOW DIRECTION
- TRAFFIC FLOW DIRECTION
- SIGHT LINE

NOTE:

NO PERMANENT BUILDINGS OR EXTERIOR LIGHTING IS PROPOSED.

OWNER: GALLEY STORAGE, LLC
 PO BOX 38014
 COLORADO SPRINGS, CO 80903

APPLICANT: RESPEC
 112 S TEJON ST, SUITE 1110
 COLORADO SPRINGS, CO 80903
 PHONE (719) 283-7671

EXISTING ZONING: OC AP22 AD

BLDG SETBACKS:
 FRONT - 20'
 SIDE - 10'
 REAR - 15'

MAXIMUM HEIGHT: 45'

USE: STORAGE FACILITY

PARKING: OFFICE SPACE
 400 SF/SPACE
 2 PROVIDED

ANTICIPATED PROJECT SCHEDULE

START: April 1, 2021
 COMPLETION: September 1, 2021

NOTE:

- ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE ALCA'S OWNERS RISK. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS AND THE STATE OF COLORADO. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE. 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.
- SITE DOES NOT CONTAIN ANY SITE LIGHTING. THE ADDITION OF SITE LIGHTING WILL REQUIRE AN AMENDMENT TO THIS PLAN.
- ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETRIORATION OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG GALLEY ROAD AND POTTER DRIVE ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO). AN ON-SITE MEETING CAN BE SET UP WITH THE INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE EDORF INSPECTOR CAN BE REACHED AT 385-5977.
- THE OUTDOOR STORAGE AND PARKING AREA IS RESTRICTED TO TRAILERS & VEHICLES (NOT TO EXCEED 15,000 GVWR) PROHIBITED.
- A MANAGER'S APARTMENT IS PROVIDED ON SITE. THE USE OF THIS RESIDENCE IS RESTRICTED TO PROVIDE ACCOMMODATION TO ANY PERSON(S) IDENTIFIED AS A MANAGER FOR THE PURPOSE OF SECURITY/SURVEILLANCE. ALL CONTAINERS WILL BE UNIFORMLY PAINTED SANDY BROWN. OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE EXTERIOR OF THE CONTAINERS INCLUDING REPAINTING CONTAINERS AND REMEDIATING FUTURE RUST AS NECESSARY. ANY FUTURE CHANGES TO THE EXTERIOR PAINT COLORS WILL REQUIRE COORDINATION WITH LAND USE REVIEW.
- THIS PROJECT WILL INCLUDE A COLLABORATIVE COMMUNITY ART MURAL PROJECT PAINTED ON THE CONTAINERS FACING POTTER DRIVE. THE OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE ART INSTALLATION.
- UPON COMPLETION OF THE SITE CONSTRUCTION, THE OWNER IS RESPONSIBLE FOR SCHEDULING A FINAL SITE INSPECTION FOR THE LANDSCAPING AND IRRIGATION. PLEASE CONTACT THE CASE PLANNER OR LAND USE REVIEW AT 719-385-5095

NOTE:

1. SITE DEVELOPMENT PLAN
 2. PRELIMINARY GRADING PLAN
 3. STORAGE CONTAINER PLAN AND ELEVATIONS
 4. LANDSCAPE COVER
 5. LANDSCAPE NOTES
 6. IRRIGATION PLAN
 7. IRRIGATION NOTES & DETAILS

LEGEND:

- ELECTRIC METER
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- ASPHALT
- CONCRETE
- SAND FILTER
- EXISTING SANITARY
- EXISTING WATER
- EXISTING GAS
- 40'x8' STORAGE UNITS
- 20'x8' STORAGE UNITS
- 20'x8' OFFICE
- 40'x8' RESIDENCE UNITS
- PUBLIC UTILITY AND IMPROVEMENT EASEMENT
- PUBLIC UTILITY AND DRAINAGE EASEMENT
- FINISHED GRADE
- SURFACE FLOW DIRECTION
- TRAFFIC FLOW DIRECTION
- SIGHT LINE

GRAPHIC SCALE
 1 inch = 20 ft

VICINITY MAP
 NOT TO SCALE

LOAD AND LOCK ON GALLEY

SITE DEVELOPMENT PLAN

DRAWING NUMBER: C

CPC CU 20-00094

CPC NV 20-00165

SHEET 1

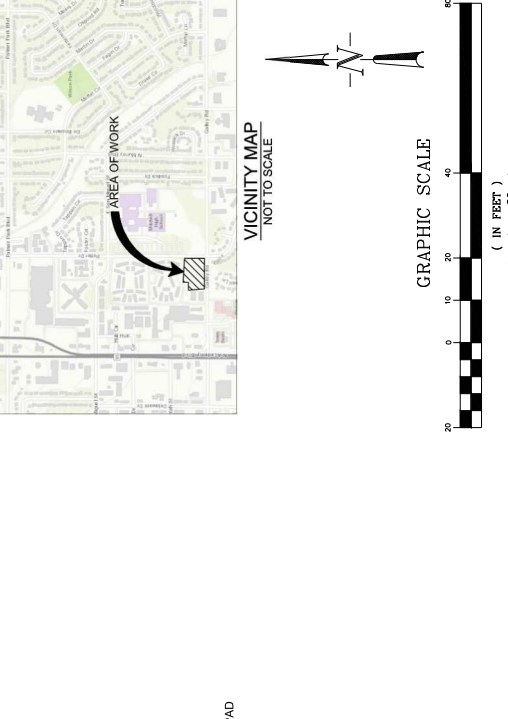
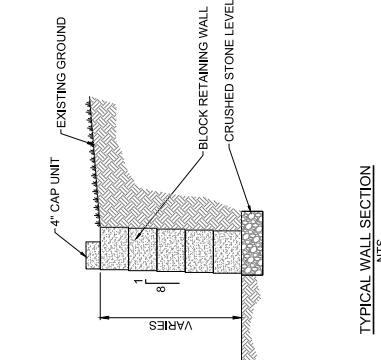
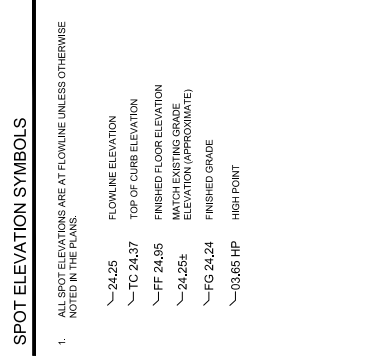
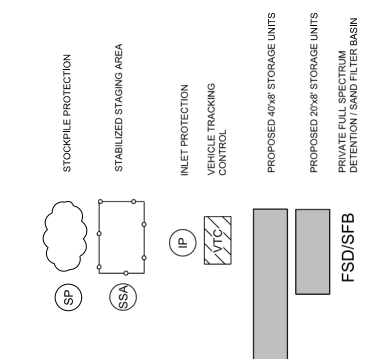
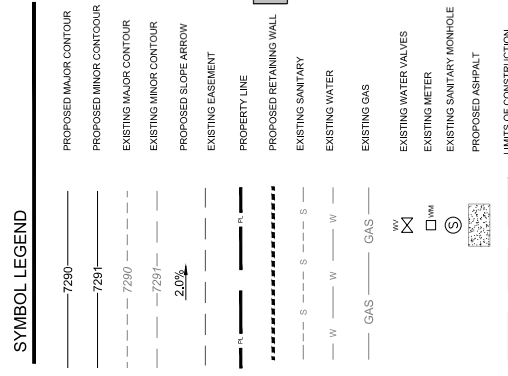
GALLEY STORAGE, LLC
 PO BOX 38014
 Colorado Springs, CO 80905

Know what's below.
 Call before you dig.

CONDITIONAL USE DEVELOPMENT PLAN

NAME: N:\PROJECTS\03965 - 3980 GALLEY RD., DWG\SET\DEVELOPMENT\03965-PRELIMINARY GRADING PLAN.DWG
 PLOT DATE: March 2, 2021 8:45 AM. BY: MICHAEL MIKE BARTUSEK

- ### GRADING NOTES
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
 - FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 12" BELOW EDGE OF PAVEMENT.
 - STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE TO IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
 - GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
 - GRADE AREAS AT THE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
 - REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERTY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
 - PROVIDE TEMPORARY CONTROLS FOR EROSION SUCH AS BERRIS SWALES, SLEEPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER CONTROL MEASURES MUST BE DESIGNED TO MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
 - ALL DISTURBED AREAS TO BE RESEEDED OR LANDSCAPE PER LANDSCAPE PLAN PROVIDED BY OTHERS.



REVISION	DESIGNED	DRAWN	CHECKED	DATE
	MAB	HJG	MAB	02/08/21

RESPEC
 121 S TEJON ST
 COLORADO SPRINGS, CO 80903
 PHONE (719) 283-7671



Know what's below.
 Call before you dig.

GALLEY STORAGE, LLC.
 PO BOX 38014
 Colorado Springs, CO 80905

LOAD AND LOCK ON GALLEY

PRELIMINARY GRADING PLAN

DRAWING NUMBER: C

SHEET 2

CPC CU 20-00094
 CPC NV 20-00165

CONDITIONAL USE DEVELOPMENT PLAN

NAME: N:\PROJECTS\03965 - 3980 GALLEY RD., DWG\SETTS\DEVELOPMENT\03965-PR\PRELIMINARY UTILITY_MASTER FACILITY PLAN.DWG
 PLOT DATE: March 2, 2021 6:57 AM. BY: MICHAEL (MKK) BARTUSEK

Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:

- Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of all water, wastewater, electric and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan.
- Property Owner(s) ("Owner") acknowledges that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan ("Property") shall be in accord with all applicable codes and regulations. Springs Utilities Line Extension & Service Standards ("Standards"), Tariffs, Colorado Springs City Code, resolutions, and policies, and Pikes Peak Regional Building Department codes, in effect at the time of utility service connection and/or extension.
- Owner acknowledges responsibility for the costs of extensions or utility system improvements that Springs Utilities determines necessary to provide utility services to the Property or to ensure timely development of integrated utility systems serving the Property and areas outside the Property (including the costs to design and install water systems, wastewater collection systems, and any gas or electric lines to and within the Property). Owner may be eligible for a cost Recovery Agreement as provided in Utilities' Rules and Regulations.
- Springs Utilities utility services are available on a "first-come, first-served" basis, and therefore no specific allocations or amounts of utility services, facilities, capacities or supplies are reserved for the Owner, and Springs Utilities makes no commitment as to the availability of any utility service until such time as an application for permanent service is approved by Springs Utilities.
- The relocation or alteration of any existing utility facilities within the Property will be at the Owner's sole cost and expense. If Springs Utilities determines that Owner's relocation or alteration requires new or updated easements, Owner shall convey those easements prior to relocating or altering the existing utility facilities.
- Owner shall dedicate by plat and/or convey by recorded document, all property and easements that Springs Utilities determines are required for all utility system facilities necessary to serve the Property or to ensure development of an integrated utility system. All easements granted by separate instrument shall utilize Springs Utilities' then-current Permanent Easement Agreement form.
- The water system facilities must meet Springs Utilities criteria for water quality, reliability and pressure, including looping requirements (see Springs Utilities Line Extension and Service Standards).
- Owner recognizes that the extension of water system facilities may affect the quality of water in the Springs Utilities water system. When water quality is affected, Owner acknowledges responsibility for any costs that Springs Utilities determines necessary in order to maintain water quality in its system as a result of Owner's water system extensions. Owner may be required to submit a Water Quality Plan for the project.
- Owner must contact Springs Utilities Field Engineering to determine the location of all natural gas and electric meters and transformers and to secure approval of gas-service-line pressures in excess of Springs Utilities standard gas system pressure. (Contact Field Engineering North 688-4985 or South 688-5564).
- It shall not be permissible for any person to modify the grade of the earth within any Springs Utilities easement or rights of way without the written approval of Springs Utilities. Improvements, structures and trees shall not be located within utility easement, shall not violate National Electric Safety Code (NESC) provisions and clearances, and shall not impair access or the ability to maintain utility facilities.
- Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards, and if there are any conflicts between any approved drawings and any provision of Standards or the City Code, then the Standards or City Code shall apply. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of the City of Colorado Springs or Springs Utilities to adopt different ordinances, rules, regulations, resolutions, resolutions, resolutions, policies or codes which change any of the provisions of the Standards so long as these apply to the City generally and are in accord with the then-current tariffs, rates and policies of Springs Utilities.

General Notes for Preliminary Utility Plans

- Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of all water, wastewater, electric and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan.
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BUILDING DATA

BUILDING TYPE	4B
SQUARE FOOTAGE	320
SPRINKLED	NO
FH RECD	1
FIRE FLOW RECD	1500
FIRE FLOW PROVIDED	4200
FIRE FLOW DURATION	1
FH SPACING	500
HOSE LAY	250
AREA SEPARATION	NO
WALL	

FIRE FLOW:
 ACCORDING TO CALCULATIONS REVIEWED BY COLORADO SPRINGS UTILITIES, THE THEORETICAL AVAILABLE FIRE FLOW AT EACH FIRE HYDRANT NODE UNDER MAXIMUM DAY DEMAND CONDITIONS WITH A 20 PSI RESIDUAL IS AS FOLLOWS (ACTUAL PARAMETERS):

HYD FLOW DATA

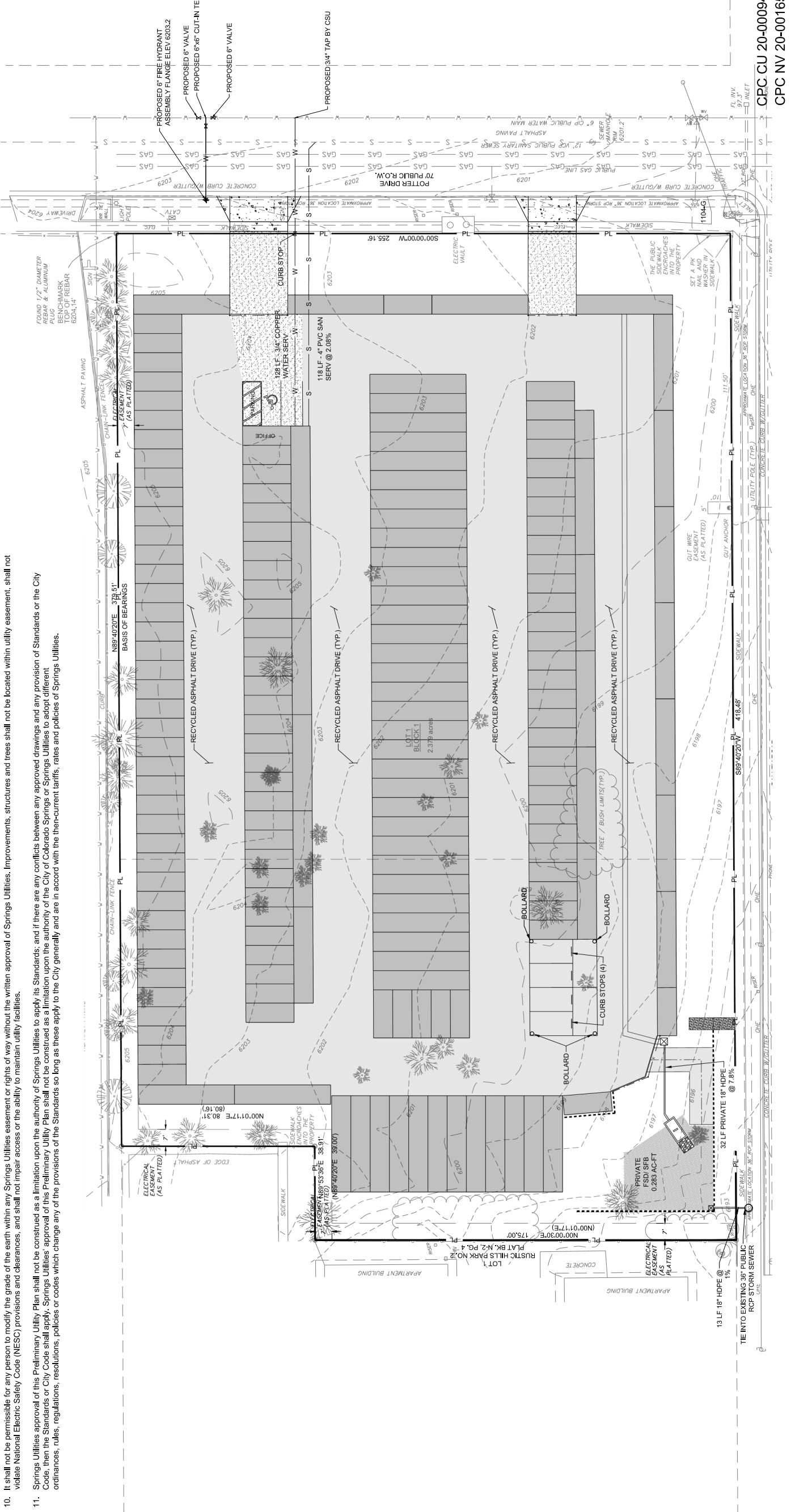
HYD	FLANGE ELEV	FLOW @ 20PSI	PSIG @ MDD
1104-G	6198.8	4000	70
A	6203.2	4200	72

REVISION

DESIGNED	MAB
DRAWN	MAB
CHECKED	MAB
DATE	02/08/21

RESPEC
 121 S TEJON ST
 SUITE 1110
 COLORADO SPRINGS, CO 80903
 PHONE (719) 283-7571

STAMP



LEGEND:

- S --- S --- EXISTING SANITARY
- W --- W --- EXISTING WATER
- G --- G --- EXISTING GAS
- S --- S --- PROPOSED SANITARY
- W --- W --- PROPOSED WATER
- G --- G --- PROPOSED GAS
- S --- S --- EXIST WATER VALVES
- S --- S --- EXISTING SANITARY MANHOLE

GRAPHIC SCALE
 1 inch = 20 ft.

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

GALLEY STORAGE, LLC.
 PO BOX 38014
 Colorado Springs, CO 80905

LOAD AND LOCK ON GALLEY

PRELIMINARY UTILITY/ MASTER FACILITY PLAN

DRAWING NUMBER: C

SHEET 3

CPC CU 20-00094
 CPC NV 20-00165

DESIGNED	MAB
DRAWN	HJG
CHECKED	MAB
DATE	02/08/21
REVISION	

RESPEC
121 S TEJON ST
SUITE 1110
COLORADO SPRINGS, CO 80903
PHONE (719) 283-7671

STAMP



Know what's below.
Call before you dig.

GALLEY STORAGE, LLC.
PO BOX 38014
Colorado Springs, CO 80905

LOAD AND LOCK ON
GALLEY

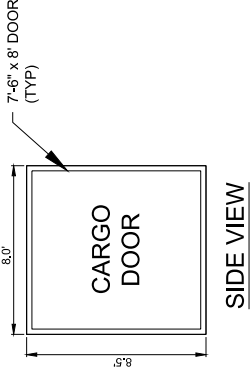
STORAGE CONTAINER PLAN
AND ELEVATIONS

DRAWING NUMBER:

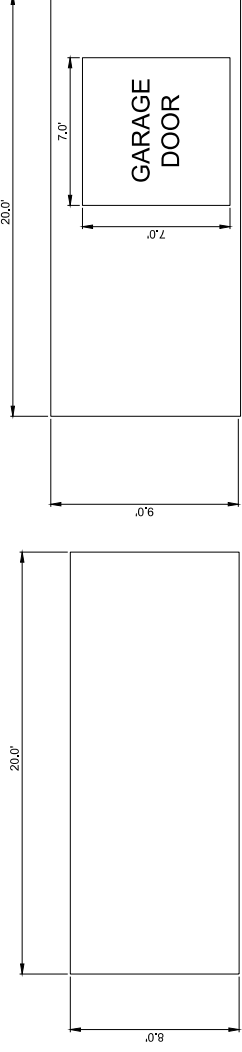
C

SHEET 4

CPC CU 20-00094
CPC NV 20-00165



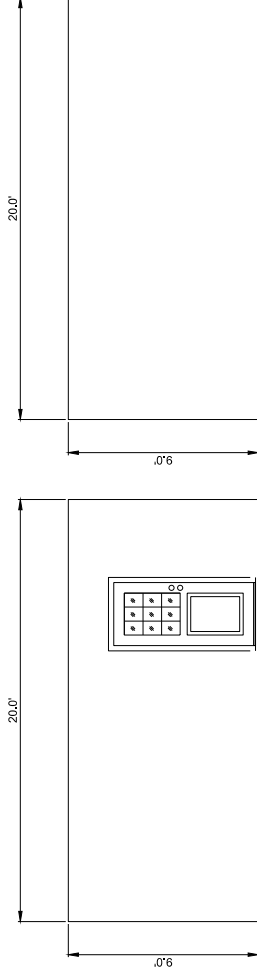
SIDE VIEW



FRONT VIEW

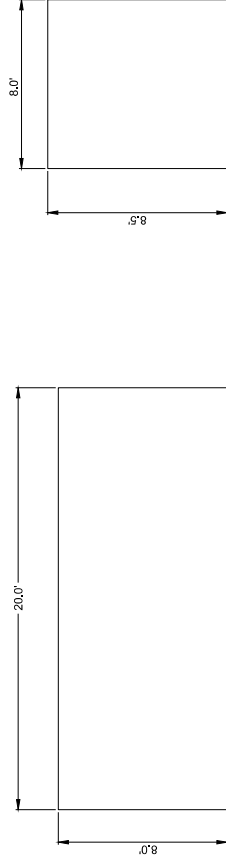
TOP VIEW

SMALL 20'-0" CONTAINER
1"=4'



EAST VIEW

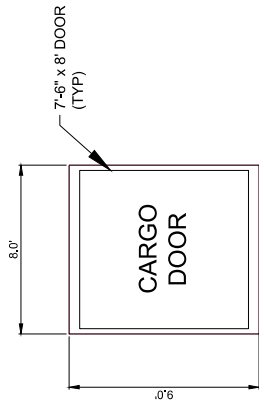
WEST VIEW



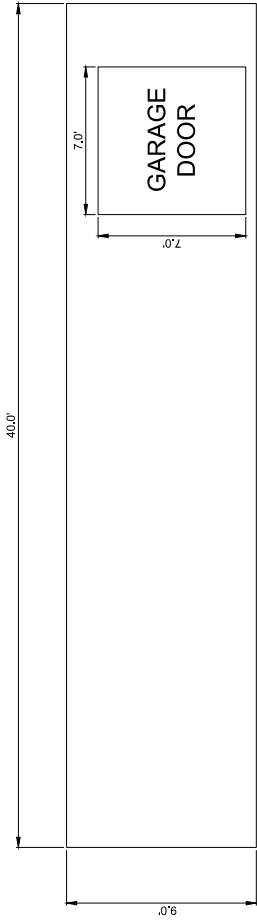
NORTH AND
SOUTH VIEWS

TOP VIEW

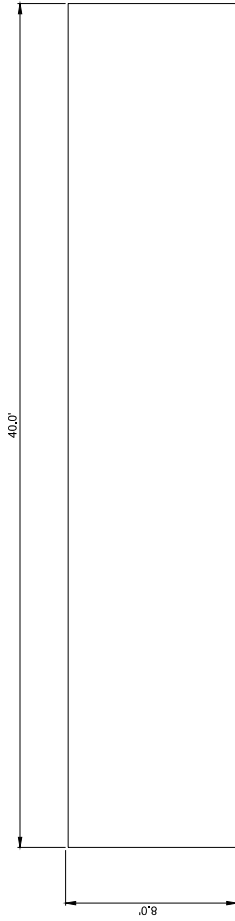
20'-0" OFFICE BLDG
1"=4'



SIDE VIEW



FRONT VIEW



TOP VIEW

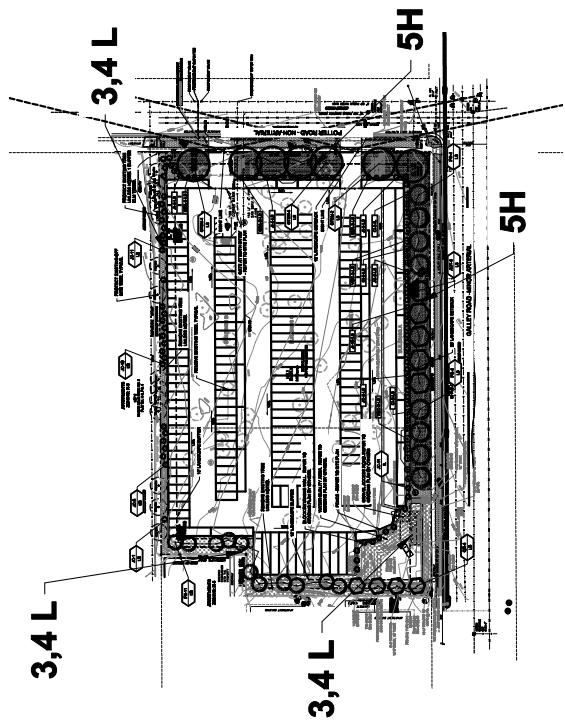
LARGE 40'-0" CONTAINER
1"=4'

TYPICAL CARGO CONTAINER PLAN AND ELEVATIONS

SCALE: 1" = 4'
OFFICE BUILDING AND CARGO CONTAINERS TO BE PAINTED SANDY BROWN

SCHEMATIC LANDSCAPE DIAGRAM NOT TO SCALE

CLIMATE ZONE: FOOTHILLS AND PLAINS PLAINS



- PLANT COMMUNITIES**
- 1 - SEMIARID SHRUBLANDS
 - 2 - PINYON WOODLANDS
 - 3 - PRAIRIE
 - 4 - LOWER ELEVATION RIPARIAN
 - 5 - UPPER ELEVATION RIPARIAN
 - 6 - PONDROSA PINE FOREST
 - 7 - UPPER ELEVATION RIPARIAN
 - 8 - DOUGLAS-FIR FOREST
- HYDROZONES (SUPPLEMENTAL WATER)**
- V - VERY LOW (0 TO 7 IN./YR)
 L - LOW (7 TO 15 IN./YR)
 M - MODERATE (15 TO 25 IN./YR)
 H - HIGH (MORE THAN 25 INCHES / YR)

VICINITY MAP NOT TO SCALE



SITE

GENERAL SITE NOTES

1. CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO DRAINAGE, IRRIGATION, LIGHTING, AND ELECTRICAL COORDINATE WITH GENERAL CONTRACTOR.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
4. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY OF COLORADO SPRINGS STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROVED PERMITS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
6. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.

SOIL TEST NOTE

The Design Landscape Architect is responsible for completing the soil sampling and submitting the samples to a soils testing lab for testing, and shall coordinate with the Landscape Contractor regarding the required Soil Analysis Report. This includes a separate lab test report and recommendations (fertilizer/liming amounts and application rates) for each type of proposed landscaping (Shrub beds/Sod/Native Seed). The soils lab results and recommendations are required to be reviewed and approved by the City of Colorado Springs prior to installing any landscaping (plants/sod/native seed) onsite.

SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS (LB)	WIDTH (FT.)	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQUIRED/PROVIDED
GALLEY ROAD	20/20 FT	48 LF	1/25 FT	1/0
POTTER ROAD	NON-ARBITRAL	8/0 FT	1/25 FT	5/1
SHRUB SUBSTITUTES	ORNA-MENTAL GRASS SUB. 21	GETBACK PLANT AREA	VEG. REQ./PROV.	
0/0	0/0	15	194/79%	
0/0	0/0	15	24/75%	
MOTOR VEHICLE LOTS (MV)	VEHICLE LOT FRONTAGE (S)	LENGTH OF FRONTAGE (FT) EXCLUDING DRIVEWAYS	VEHICLE LOT PLANT AREA ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
0/0	0 LF	0 LF	0 SF	194/79%
INTERNAL LANDSCAPING (IL)	VEHICLE LOT FRONTAGE (S)	LENGTH OF FRONTAGE (FT) EXCLUDING DRIVEWAYS	VEHICLE LOT PLANT AREA ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
0/0	0 LF	0 LF	0 SF	194/79%
LANDSCAPE BUFFERS AND SCREENS (LB + LBT)	VEHICLE LOT FRONTAGE (S)	LENGTH OF FRONTAGE (FT) EXCLUDING DRIVEWAYS	VEHICLE LOT PLANT AREA ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
0/0	0 LF	0 LF	0 SF	194/79%

FINAL LANDSCAPE PLAN

Know what's below. Call before you dig.



UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL NOT BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RELOCATED WITHIN GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL WALLETS AND TRANSFORMERS SHALL BE LEFT CLEAR OF ALL WORK. ALL UNDERGROUND UTILITIES SHALL BE RELOCATED WITHIN GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL WALLETS AND TRANSFORMERS SHALL BE LEFT CLEAR OF ALL WORK. ALL UNDERGROUND UTILITIES SHALL BE RELOCATED WITHIN GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL WALLETS AND TRANSFORMERS SHALL BE LEFT CLEAR OF ALL WORK. ALL UNDERGROUND UTILITIES SHALL BE RELOCATED WITHIN GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL WALLETS AND TRANSFORMERS SHALL BE LEFT CLEAR OF ALL WORK.

CITY AFFIDAVIT NOTE

THE DESIGN PROFESSIONAL OF RECORD IS TO COMPLETE THE INSPECTION AFFIDAVIT BASED ON CITY APPROVED FINAL LANDSCAPE PLAN AND CONSTRUCTION DRAWINGS BY HED, INC. IF ANY DISCREPANCY BETWEEN APPROVED FINAL LANDSCAPE PLAN AND CONSTRUCTION DRAWINGS EXIST THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENT. THIS REQUIRES CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVIT. WHEN AFFIDAVITS ARE NOT SUBMITTED FINANCIAL ASSURANCES ARE TAKEN AND HELD FOR TWO YEARS. REGARDLESS, NATIVE SEED AREAS REQUIRE A TWO YEAR ESTABLISHMENT FINANCIAL ASSURANCE.

ACCEPTABLE FIELD CHANGES INCLUDE BUT ARE NOT LIMITED TO: COMPARABLE PLANT SUBSTITUTES (I.E. APPROXIMATELY 2 TREES, 10 SHRUBS) IN ACCORD WITH THE CITY PLANT LIST; SHORT RETAINING WALL EXTENSIONS WHICH DO NOT ENDOUCH INTO EASEMENTS OR CONFLICT WITH LE, DRAINAGE OR A UTILITY; A CHANGE IN PLANT SIZE BUT STILL MEETS CITY MINIMUM SIZE REQUIREMENT, AND ARE NOT REQUIRED AS PART OF ANY SPECIAL PLAN APPROVAL AGREEMENT OR STANDARD. WHEN MINOR LANDSCAPE CHANGES ACCUMULATE OR LARGE CHANGES OCCUR FROM THE APPROVED PLAN AFTER ENTITLEMENT, A MINOR AMENDMENT APPLICATION SUBMITTAL IS OBTAINED BEFORE THE CERTIFICATE OF OCCUPANCY WILL BE GRANTED. WHEN READY TO CALL OF INSPECTION AND SUBMIT AFFIDAVITS FIRST CONTACT THE CITY PLANNER OF RECORD (985-5965) AND AS NECESSARY OUR DRE OFFICE (985-5962).

ACCEPTANCE NOTE

CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED CITY AFFIDAVIT INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE INSPECTIONS. INSPECTIONS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- LAND AND SOILS PLACEMENT
- PLANTING AND QUALITY VERIFICATION, AND PLACEMENT VERIFICATION.
- IRRIGATION MAIN LINE INSPECTION (AS APPLICABLE).
- DRIP SYSTEM COMPONENTS AND EMITTER PLACEMENT PRIOR TO MULCH INSTALLATION.
- LANDSCAPE AND IRRIGATION 80% COMPLETION PUNCH LIST INSPECTION.
- LANDSCAPE AND IRRIGATION FINAL INSPECTION AND ACCEPTANCE.

REFER TO CITY AFFIDAVIT FOR ADDITIONAL INFORMATION. SUBMIT RECEIPT FOR SOIL AMENDMENTS TO LANDSCAPE ARCHITECT AND AS BUILT FOR IRRIGATION SYSTEM TO OWNER.

WHEN ALL THE WORK IS COMPLETE, THE OWNER'S APPROVED REPRESENTATIVE SHALL VERIFY THE WORK TO DETERMINE ACCEPTABILITY. HE WILL PREPARE A PUNCH LIST OF ITEMS REMAINING TO BE INSTALLED, RELOCATED, REPAIRED, OR OTHERWISE CORRECTED. THE PUNCH LIST ITEMS SHALL BE CORRECTED NOT MORE THAN 15 WORKING DAYS AFTER THE INSPECTION. WHEN THE CORRECTIVE WORK IS COMPLETED, THE OWNER WILL ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION OF LANDSCAPE AND IRRIGATION WORK.

THE FORMAL MAINTENANCE PERIOD (IF APPLICABLE) AND WARRANTY PERIOD SHALL COMMENCE FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER'S AUTHORIZED REPRESENTATIVE OF THE CONTRACT WORK IN ACCORDANCE WITH THESE DRAWINGS.

PLANT SCHEDULE

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Key from Mixture App. B Size	Planting Size
EVERGREEN TREES:						
☉	PE	1	Pinus edulis	Pinon Pine	125SD	B & B
☉	PS	0	Pinus pungens glauca 'Blue Colorado'	Colorado Blue Spruce	678A	6" H. 6" H.
☉	JC	49	Juniperus scopulorum 'Cobogreen'	Cobogreen Juniper	12567BD	6'-8" x 12'-15" 6" H.-Cont.
DECIDUOUS TREES:						
☉	GTSM	7	Gleditsia tricanthos 'Shademaster'	Shademaster Honeylocust	AD	B & B
☉	ACT	5	Acer glabrum 'Hot Wings'	Tatarian Maple Hot Wings	30X330	1-1/2" cal.
☉	QST	4	Quercus rubra 'Fringillae'	Colorado Red Oak	457A	1-1/2" cal.
☉	QST	4	Quercus rubra 'Fringillae'	Colorado Red Oak	197A25	1-1/2" cal.
PERCENT SIGNATURE TREES REQUIRED: 60% SIGNATURE TREES: 100% SIGNATURE TREES						
EVERGREEN SHRUBS:						
☉	JJ	21	Juniperus chinensis 'Armstrong'	Armstrong Juniper	DA	3'-4" x 3'-4" 5 gal.
DECIDUOUS SHRUBS:						
☉	CI	12	Cornus stolonifera 'Infinite'	Infinite Dogwood	457S	4.6" x 2.4" 5 gal.
☉	SA	14	Spiraea alba 'Walden'	White Spirea	SA	2.3" x 2.4" 5 gal.
☉	VOC	6	Viburnum opulus 'Compactum'	European Compact Viburnum	A	4.6" x 2.4" 5 gal.
PERCENT SIGNATURE SHRUBS REQUIRED: 60% TOTAL NO. OF SHRUBS: SIGNATURE SHRUBS: 100% SIGNATURE SHRUBS -SIGNATURE SHRUBS						

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

DOCUMENT NOTE

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NOT FOR CONSTRUCTION

CITY STAMP

JOB NUMBER **9115-20**

REVISIONS

0-7-20	PER CITY COMMENTS
1-8-20	PER CITY COMMENTS
3-1-21	PER CITY COMMENTS

ORIGINAL DATE **5-19-20**

DRAWN BY **JM**

COVER SHEET

FINAL LANDSCAPE PLAN

SHEET NO. **L1.1**

HIGHER GROUND DESIGNS

LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

3320 NORTH ACADREY BLVD., STE. 207
 COLORADO SPRINGS, CO 80918
 Phone: 719-587-1448
 Fax: 719-588-1122

HIGHER GROUND DESIGNS

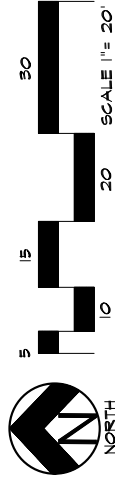
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LOAD AND LOCK STORAGE

3980 GALLEY ROAD
 COLORADO SPRINGS, CO

PREPARED FOR:
 LOAD AND LOCK STORAGE

FINAL LANDSCAPE PLAN



Know what's below.
Call before you dig.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT PLANS SHALL NOT BE LOCATED WITHIN EXISTENTS AND WITHIN 15' OF ANY MAINLINE. ANY LOCAL LOT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE REEVALUATED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL WALLETS AND TRANSFORMERS SHALL BE KEPT CLEAR OF ALL PLANTING. UTILITIES SHOWN ON PLANS ARE BASED ON RECORD DRAWINGS. UTILITIES CONSTRUCTION EXISTING DRAWINGS SHALL BE FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL UTILITY LOCATES SHALL BE LOCATED AT ALL TREE TRUNKS AT MATURE SIZE.

GRADE NOTE

GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS. AND FOR LANDSCAPE MATERIALS PER PLAN. FINAL SOIL GRADE FOR 5-12" DIAMETER ROCK AREAS SHALL BE 4" BELOW TOP OF SIDEWALK/CURBPAVING. AT ALL OTHER ROCK AREAS SOIL GRADE SHALL BE 3" BELOW SIDEWALK/CURB. AT SOILSEED AREAS GRADE SHALL BE 1" BELOW TOP OF SIDEWALK/CURB.

DOCUMENT NOTE

RESPECTIVE OF ANY OTHER TRIM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL. ONE IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND MATERIALS. LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, AND MATERIALS. ANY OTHER TRIM SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY OTHER TRIM SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CITY FILE NO. CPC CU 20-00094

CITY STAMP

JOB NUMBER 915-20

REVISIONS	PER CITY COMMENTS
8-7-20	PER CITY COMMENTS
8-11-20	PER CITY COMMENTS
8-12-20	PER CITY COMMENTS

ORIGINAL DATE 5-19-20

DRAWN BY JM

DESCRIPTION FINAL LANDSCAPE PLAN

SHEET NO. L1.2

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LOAD AND LOCK STORAGE
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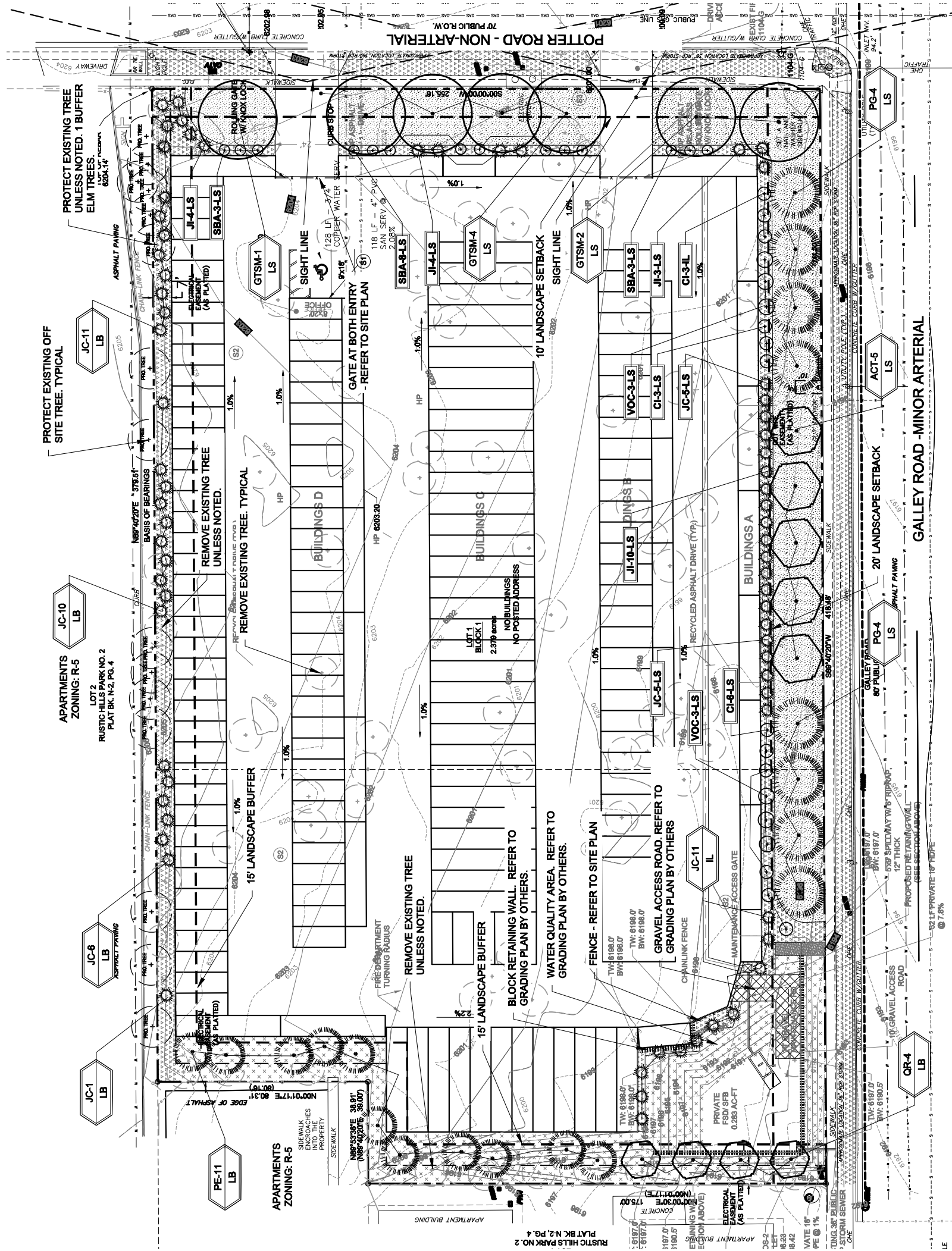
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HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
3930 NORTH ACADRENT BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone: 719-588-1122
Fax: 719-588-1123

SYMBOL	GROUND COVER LEGEND	DESCRIPTION	APPROX. SF
[Symbol]	Grass Seed Mix 'A'	- Refer to notes Submit spec prior to ordering material	6,662 SF
[Symbol]	Grass Seed Mix 'B'	- Refer to notes Submit spec prior to ordering material	10,017 SF
[Symbol]	R.O.W.	Blue Gray River Rock 2-4" Diameter (with weed barrier) 3" depth Submit sample prior to ordering material	10,647 SF

Steel Edger. See notes
QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.



LAYOUT NOTE

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

INSTALLATION NOTES

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED DAILY AS REQUIRED. EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS AS SHOWN PER PLAN. CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCO), 2007 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS. QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN.

LANDSCAPE ARCHITECT SHALL HAVE OPPORTUNITY TO INSPECT AND APPROVE ALL TREES AND ALL 1-15 GALLON MATERIAL AT JOB SITE PRIOR TO PLANTING, INCLUDING PLACEMENT INSPECTION. STEEL EDGING TO BE GREEN PRO-STEEL (18" x 4" x 10") WITH STAKES OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" MAXIMUM ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. SEE PLAN FOR EDGING LOCATIONS. ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH 3 OZ PROFESSIONAL GRADE POLYSPUN WEEED BARRIER WITH STAPLES AT 5' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE. REFER TO PLANTING DETAILS. TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS. SEE DETAILS, UNLESS OTHERWISE SPECIFIED. ORGANIC MULCH TO BE 'CASCADE CEDAR' WITH NO LANDSCAPE FABRIC 4" DEPTH. DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT (MINIMUM 5') TO ONE ANOTHER.

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% BREW-GRO BIOCOPM CLASS 1 (OR CITY APPROVED EQUAL). A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK PROVIDER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.

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

PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST (PLANT SAFE) GREEN WEEED PRE-EMERGENT, OR APPROVED EQUAL, IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.PREEM.COM

PLANTING AREA SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED OR COMPACTED AREAS:

- A. RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 6" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.
- B. REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.
- C. FOR TREE LOCATIONS REMOVE AND REPLACE EXISTING SOIL TO 36" DEPTH. IF CLAY OR SAND REPLACE WITH GRADE B TOPSOIL.

FIRE SIGNAGE NOTE

ANY VEGETATION THAT MAY GROW TO OR IMMEDIATELY OBSTRUCT ANY FIRE LANE SIGNAGE WILL BE PLANTED IN SUCH A WAY TO PREVENT ANY FUTURE OBSTRUCTION OF SUCH SIGNAGE.

GRADING AND DRAINAGE NOTE

EXISTING GRADING AND DRAINAGE SHOULD BE MAINTAINED AND IS BY OTHERS. ALL GRADES SHOULD SLOPE MINIMUM AWAY FROM ALL BUILDING FOUNDATION. PRIOR TO, OR DURING CONSTRUCTION IF DRAINAGE PROBLEMS ARE IDENTIFIED CONTACT LANDSCAPE ARCHITECT AND CEASE WORK UNTIL A SOLUTION IS AGREED TO BY ALL PARTIES. HGB, INC. PREPARED THIS LANDSCAPE PLAN BASED ON EXISTING FIELD CONDITIONS AND IS NOT RESPONSIBLE FOR ANY DAMAGE TO BUILDING AND/OR SITE DUE TO IMPROPER GRADING AND/OR DRAINAGE.

SEEDING NOTES

SEED MIX 'A': NATIVE SEED TO BE EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE SEED MIX. SOIL PREPARATION AND SEEDING METHODS SHALL FOLLOW ALL GUIDELINES PER CITY OF COLORADO SPRINGS STORMWATER ENTERPRISE CONSTRUCTION MANUAL, SECTION 4, DATED DECEMBER 2020. REFER TO TABLE 6-1 FOR SEED MIX.

SEED MIX 'B': NATIVE SEED TO BE EL PASO COUNTY CONSERVATION DISTRICT LOW GROW SEED MIX. SOIL PREPARATION AND SEEDING METHODS SHALL FOLLOW ALL GUIDELINES PER CITY OF COLORADO SPRINGS STORMWATER ENTERPRISE CONSTRUCTION MANUAL, SECTION 5, DATED DECEMBER 2020. REFER TO TABLE 6-2 FOR SEED MIX.

DEPENDING ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES: SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE FOR SPRING ESTABLISHMENT (DORMANT SEEDING); SPRING THRU UNTIL JUNE 1 FOR SPRING AND SUMMER ESTABLISHMENT (ACTIVE SEEDING).

SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES 15 DAYS AFTER GERMINATION.

MULCH SHALL BE APPLIED TO SEEDED AREAS (INCLUDING DAMP GROUND) WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS FOR THE AREA. MULCHING SHALL NOT BE PERFORMED DURING ADVERSE WEATHER CONDITIONS OR WHEN WIND PREVENTS UNIFORM DISTRIBUTION. APPLICATION SHALL BE IN A MANNER TO NOT SERIOUSLY DISTURB THE SEEDBED SURFACE.

NATIVE GRASS MANAGEMENT NOTE

ON-GOING MAINTENANCE RECOMMENDATIONS FOR NATIVE GRASS

WELL ESTABLISHED SEEDED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, AND FREE OF WEEDS, BARE AREAS, AND SURFACE IRREGULARITIES.

THE MATURE HEIGHT OF NATIVE GRASS IS EXPECTED TO BE MAINTAINED AT ABOUT 6" HIGH AND MOWED TO 3" ONCE ANNUALLY IN THE LATE WINTER OR EARLY SPRING, AND IRRIGATED ON REDUCED WATER SCHEDULE.

THE SUCCESS OF PERMANENT NATIVE GRASS SEEDING CAN RARELY BE EVALUATED ACCURATELY PRIOR TO THE END OF ITS SECOND FULL GROWING SEASON. SEEDING SUCCESS DEPENDS UPON CONTROL OF WEED COMPETITION DURING THE FIRST TWO GROWING SEASONS. IN ADDITION, THE SITE SHOULD BE MONITORED ANNUALLY FOR UNDESIRABLE PLANT SPECIES.

THE SITE SHOULD BE MONITORED FOR UNDESIRABLE PLANT SPECIES. IF WEED CONTROL NEEDS TO BE PERFORMED DURING THE FIRST TWO GROWING SEASONS, WEED CONTROL SHOULD BE LIMITED TO SPOT TREATMENTS. SPOT TREATMENTS SHOULD BE PERFORMED BEFORE FLOWERING OF WEED SEED HEADS. SPOT WEED SPECIES MAY DEVELOP MATURE SEED HEADS AT DIFFERENT TIME OF THE GROWING SEASON. WEED CONTROL EFFORTS WILL BE REQUIRED.

- 1. HAND PULL NOXIOUS WEEDS, REMOVING AS MUCH OF THE ROOT SYSTEM AS POSSIBLE.
- 2. USE WEED EATERS TO SELECTIVELY CUT OFF THE SEED HEADS OF NOXIOUS WEEDS. USE SELECTIVE BROADLEAF HERBICIDE SUCH AS 2-4-D WITH A BACKPACK SPRAYER OR WICK APPLICATOR. BE CAREFUL NOT TO APPLY HERBICIDE ON MORE THAN ONE SQUARE FOOT IN ANY GIVEN AREA. CONTRACTOR TO NOTIFY OWNERS AUTHORIZED REPRESENTATIVE OF ANY SUSPECTED SOIL PROBLEMS AT THE END OF THE FIRST GROWING SEASON. BROADBAND APPLICATIONS OF HERBICIDE CAN BE COMPLETED AFTER NATIVE GRASS SPECIES REACH MATURE HEIGHT.

SLOPE STABILIZATION

LANDSCAPE CONTRACTOR TO PROVIDE EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. BLANKETS TO BE SECURED TO SLOPE PER MANUFACTURE RECOMMENDATIONS FIELD VERIFY SLOPES.

EROSION CONTROL BLANKET SHALL CONSIST OF 100% AGRICULTURAL STRAW BLANKET WITH PHOTODEGRADABLE NETTING ON BOTH SIDES.

Chapter 5
Native Vegetation Requirements and Guidelines

Table 5-1. El Paso County Comprehensive District Sub-Programs for Upland, Transition and Management Control Measure Areas

Common Name	Scientific Name	Height / Spacing / Plant	Planting Rate		Planting Rate (lb/plant)
			Upland (Non-irrigated)	Transition (Irrigated)	
Blueberry	Vaccinium	50" x 10"	20	4.4	3.4
Blackberry	Rubus	100" x 10"	20	3.3	2.2
Orange	Citrus	20"	2	1	0.5
Wildflower	Various	20"	20	6.6	3.3
Grass	Various	20"	20	2	1
Shrub	Various	20"	20	3.3	1.5
Tree	Various	20"	20	3.3	1.5
Native	Various	20"	20	3.3	1.5
Non-Native	Various	20"	20	3.3	1.5
Seed rate (lb/plant)				42	21

Source: El Paso County Comprehensive District Sub-Programs for Upland, Transition and Management Control Measure Areas. Planting rate is based on 100% survival rate.

LONG-TERM MAINTENANCE NOTE

ON-GOING MAINTENANCE DURING CONSTRUCTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ON-GOING MAINTENANCE OF ALL COMPLETED LANDSCAPE AND IRRIGATION WORK AS DEFINED UNDER CONTRACT WITH OWNER.

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED, ACCEPTED BY OWNER, AND IF REQUESTED A FORMAL MAINTENANCE PERIOD IS INITIATED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGROOMING, REPAIRING AS REQUIRED THROUGH CONSTRUCTION PERIOD. TRIMMING OPERATIONS SHOULD BE PERFORMED AT LEAST ONCE PER WEEK. MAINTAIN IRRIGATION SYSTEMS TO MAINTAIN FULL OPERATIONAL CAPABILITY. CONTRACTOR SHALL REPAIR SEEDBED AREAS DAMAGED BY TRAFFIC AND/OR UNDESIRABLE WEEDS DURING THE CONSTRUCTION PERIOD.

IF THE IRRIGATION SYSTEM IS NOT AVAILABLE FOR PROPER WATERING AT THE TIME OF INSTALLATION, PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN WATERING EQUIPMENT AS REQUIRED TO CONVEY WATER FROM SOURCES AND TO KEEP THE LAWN AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE INSTALLER OF THE RESPONSIBILITY TO PROVIDE THE REQUIRED WATER. COORDINATE WITH OWNER.

ONE-YEAR WARRANTY

AS AGREED WITH OWNER CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, GRASSES AND IRRIGATION SYSTEM. REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 15 DAYS. PLANT MATERIAL NEEDING REPLACEMENT DURING WINTER MONTHS SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. THE OWNER SHALL MAINTAIN THE IRRIGATION SYSTEM AND ANY OTHER PLANT MATERIALS IN ACCORDANCE WITH THE LANDSCAPE PLAN DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCO SPECIFICATIONS HANDBOOK REVISED EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

Chapter 5
Native Vegetation Requirements and Guidelines
Table 5-2. El Paso County All-Purpose Low-Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Planting Rate		Seed rate (lb/plant)
				Upland (Non-irrigated)	Transition (Irrigated)	
Buffalograss	Bouteloua	Warm, wet	25	9.6	4.6	2.4
Grass, blue	Stipa	Warm, wet	20	10.8	5.4	2.7
Grass, blue	Stipa	Warm, wet	20	5.6	2.6	1.4
Grass, blue	Stipa	Cool, wet	5	3.2	1.6	0.8
Grass, blue	Stipa	Cool, wet	20	12	6	3
Grass, blue	Stipa	Warm, wet	1	0.6	0.4	0.2
Seed rate (lb/plant)				42	21	10.5

HIGHER GROUND DESIGNS
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5320 NORTH ACADREY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone: 719-588-1122
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3 PER CITY COMMENTS
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ORIGINAL DATE 5-19-20
DESCRIPTION
LANDSCAPE NOTES
SHEET NO. L1.3

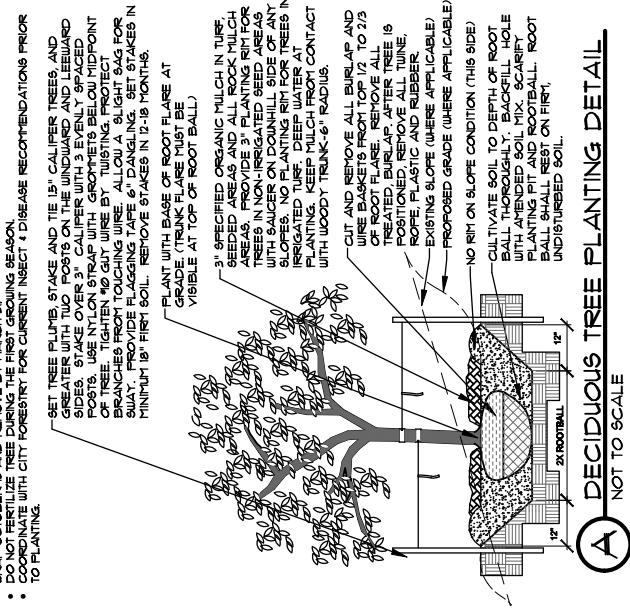
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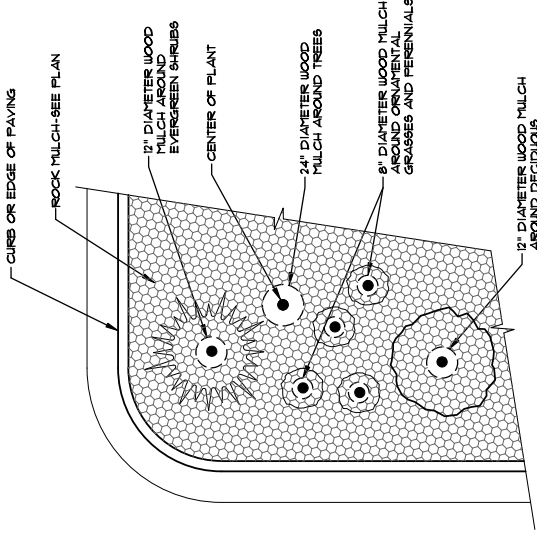
811
Call before you dig.
KNOW WHAT'S BELOW.

UTILITIES NOTE
VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE AT LEAST 10 FEET AWAY FROM ALL UTILITIES. TREE TRUNKS SHALL NOT BE LOCATED WITHIN EXISTING AND WITHIN 15' OF ANY MAINLINE. ANY LOCUS LOCATED BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON THIS PLAN SHALL BE RELOCATED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL WALLETS AND TRANSFORMERS SHALL BE KEPT CLEAR OF ALL PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

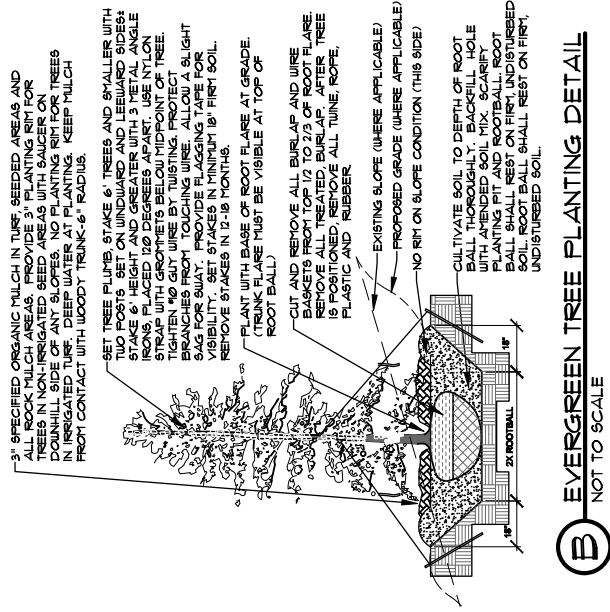
- NOTES:**
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
 - DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES (OR NARROW CROTCHES) UNTIL PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS).
 - REMOVE ANY DOUBLE LEADER UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 - ATTENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TUNE.
 - WRAP OCTOBER 8 AND REMOVE BY MARCH 31.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



- NOTES:**
- CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAPING AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES INSTALLED IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUBS IN ALL AREAS AND SHALL BE APPLIED AT 2" DEPTH. SEE CONSTRUCTION DETAILS FOR INSTALLATION PROCEDURE.
 - REFER TO LANDSCAPE PLANS FOR ALL TREE, SHRUB, AND ORNAMENTAL GRASS LOCATIONS.

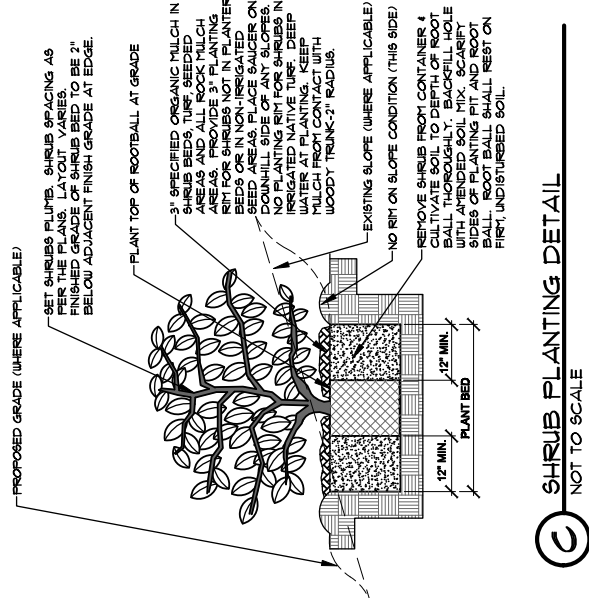


- NOTES:**
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
 - DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS).
 - REMOVE ANY DOUBLE LEADER UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 - ATTENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TUNE.
 - WRAP OCTOBER 8 AND REMOVE BY MARCH 31.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



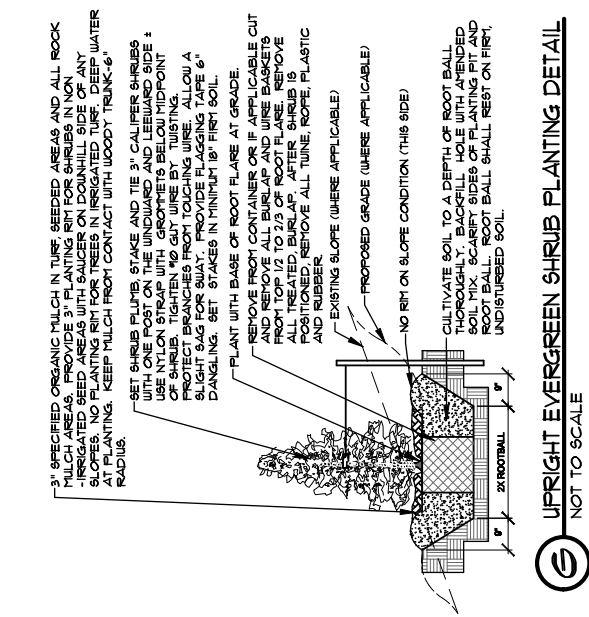
B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:**
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
 - DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS).
 - REMOVE ANY DOUBLE LEADER UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 - ATTENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TUNE.
 - WRAP OCTOBER 8 AND REMOVE BY MARCH 31.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.

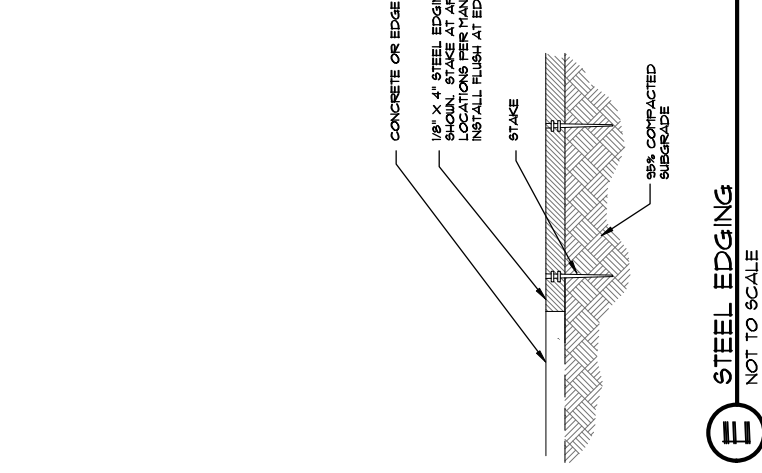


C SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:**
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 - AVOID FALL PLANTING IF POSSIBLE.
 - ATTENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - FOR ROOT BND (CONTAINER PLANTS ONLY) AT BOTTOM OF BALL GRIT ROOT BALL VERTICALLY TO TOP SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
 - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.
 - (CONTAINER PLANTS ONLY)



E UPRIGHT EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE



F EROSION CONTROL
NOT TO SCALE

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP), INCLUDING ANY NECESSARY APPLICATION OF LIQUID FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (300mm) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP TO THE SLOPE BY STAPLING. STAPLES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND ROLL REMAINING 12" (30 CM) PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES STAPLED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL THE RECP'S (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES STAPLED AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE USING THE DOT SYSTEM. STAPLES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN ON RECP'S TYPE.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 9" (5 CM - 125 CM) OVERLAP DEPENDS ON RECP'S TYPE.
5. CONSECUTIVE RECP'S APPLIED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE RECP'S WIDTH OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE WIDTH OF RECP'S. THE USE OF STAPLE OR STAPLE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE AT LEAST 12" (300mm) AWAY FROM ALL UTILITIES. ANY LOCAL UTILITY LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL NOT BE LOCATED WITHIN EXISTING AND WITHIN 15' OF ANY MAINLINE. ANY LOCAL UTILITY LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL NOT BE LOCATED WITHIN EXISTING AND WITHIN 15' OF ANY MAINLINE. ANY LOCAL UTILITY LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL NOT BE LOCATED WITHIN EXISTING AND WITHIN 15' OF ANY MAINLINE. ANY LOCAL UTILITY LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL NOT BE LOCATED WITHIN EXISTING AND WITHIN 15' OF ANY MAINLINE. ANY LOCAL UTILITY LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL NOT BE LOCATED WITHIN EXISTING AND WITHIN 15' OF ANY MAINLINE.

DOCUMENT NOTE

RESPECTIVE OF ANY OTHER TERMS IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL, OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUE, OR MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

NOT FOR CONSTRUCTION

CITY STAMP

JOB NUMBER: 915-20

REVISIONS:

NO.	DATE	DESCRIPTION
1	8-7-20	PER CITY COMMENTS
2	8-11-20	PER CITY COMMENTS
3	8-13-20	PER CITY COMMENTS

ORIGINAL DATE: 5-19-20

DRAWN BY: JM

DESCRIPTION: LANDSCAPE DETAILS

SHEET NO.: L1.4

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
8320 NORTH ACADREY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
PHONE: 719-577-1448
FAX: 719-588-1122



LOAD AND LOCK STORAGE
3980 GALLEY ROAD,
COLORADO SPRINGS, CO
PREPARED FOR:
LOAD AND LOCK STORAGE
THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC.

For Approval Only

CITY FILE NO. CPC CU 20-00094

IRRIGATION SYSTEM DESCRIPTION

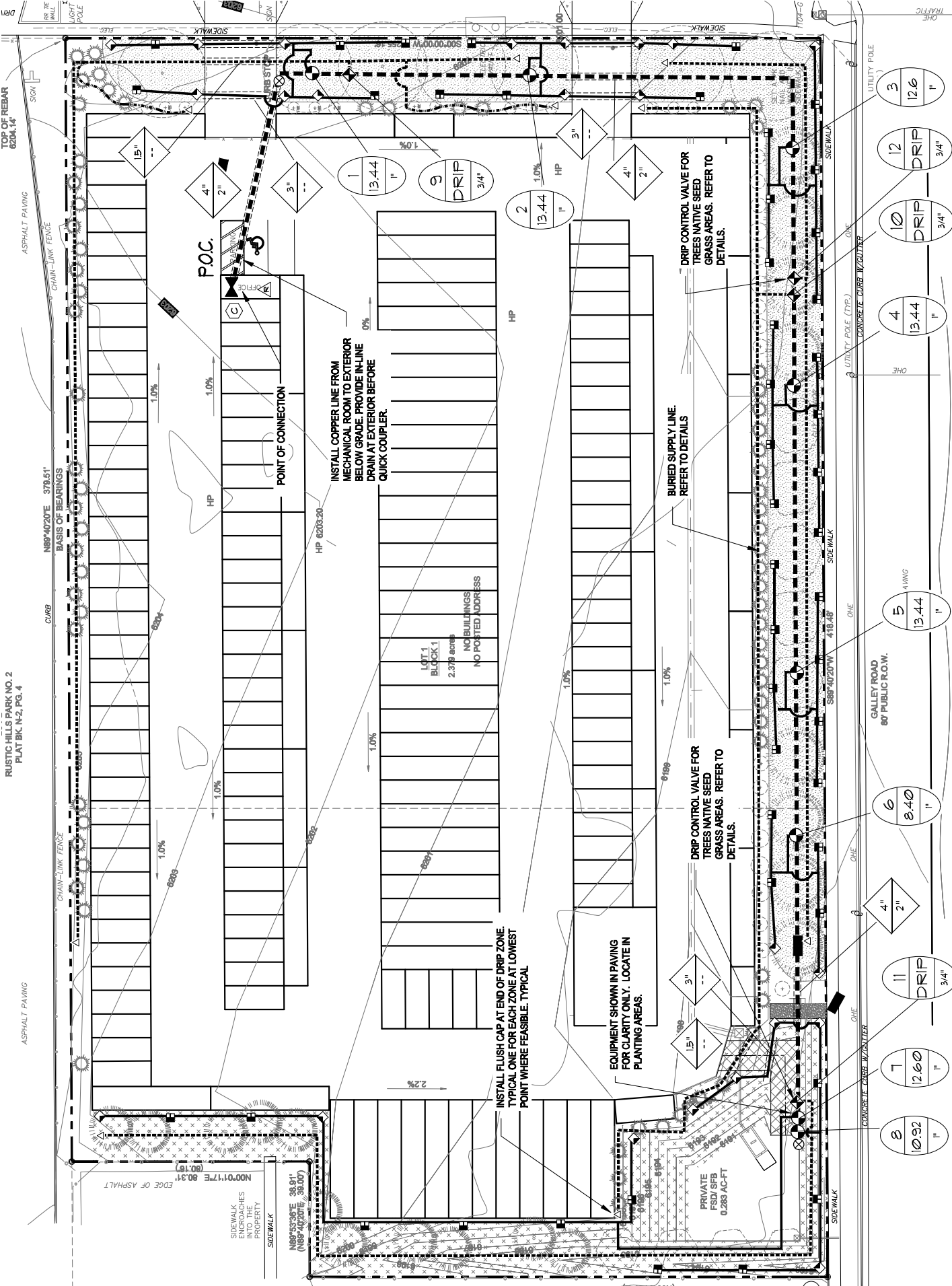
SITE IRRIGATION PROVIDED BY A FULLY AUTOMATED SPRINKLER SYSTEM CONSISTING OF DRIP IN PLANTING BEDS AND SPRAYNOZ FOR IRRIGATED GRASS AREAS. ALL ZONES TO BE OPERATED FROM A SINGLE CONTROLLER LOCATED PER PLAN. COORDINATE INSTALLATION OF ALL IRRIGATION COMPONENTS WITH OWNERS REPRESENTATIVE TO BE DETERMINED. RAINBIRD EQUIPMENT SHALL BE INSTALLED UNLESS OTHERWISE NOTED PER PLAN. ANY DEVIATION FROM THIS PLAN SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER.

NOZZLE NOTE

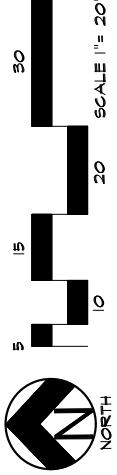
CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADJUSTABLE NOZZLES IN APPROPRIATE LOCATIONS WHERE FIXED NOZZLES DO NOT PROVIDE PROPER COVERAGE. VERIFY FIELD CONDITIONS PRIOR TO INSTALLING NOZZLES. CONTRACTOR RESPONSIBLE FOR SELECTING THE CORRECT NOZZLE TO AVOID OVERSPRAY.

GENERAL SITE NOTES

- THE CONTRACTOR IS SPECIFICALLY CALLED OUT THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXISTING LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
- ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY OF COLORADO SPRINGS STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.
- CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR IRRIGATION CONSTRUCTION. COORDINATE WITH GENERAL CONTRACTOR.



IRRIGATION PLAN



UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT PLANS SHALL NOT BE LOCATED WITHIN EXISTENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL WALLETS AND TRANSFORMERS SHALL BE KEPT CLEAR OF THE PLANTING AREAS. TREE TRUNKS SHALL BE PROTECTED WITH TREE GUARDS. UTILITIES CONSTRUCTION STANDARD DRAWINGS SHALL BE USED FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL UTILITY LOCATES SHALL BE LOCATED AT THE TYPE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

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CITY FILE NO. CPC CU 20-00094

CITY AFFIDAVIT NOTE - IRRIGATION PLAN

THE DESIGN PROFESSIONAL OF RECORD IS TO COMPLETE THE INSPECTION AFFIDAVIT BASED ON APPROVED FINAL IRRIGATION PLAN. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVIT. WHEN AFFIDAVITS ARE NOT SUBMITTED FINANCIAL ASSURANCES ARE TAKEN AND HELD FOR TWO YEARS. WHEN READY TO CALL OF INSPECTION AND SUBMIT AFFIDAVITS FIRST CONTACT THE CITY PLANNER OF RECORD (385-5985) AND AS NECESSARY OUR DRE OFFICE (385-5982).

The City of Colorado Springs recently adopted permanent water-wise regulations at the start of 2020 which may impact the overall operation of the irrigation system and consideration should be taken when programming the irrigation control clock.

- Watering is limited to three days a week (Drip Irrigation is allowed at any time).
- Establishment permits are required from Colorado Springs Utilities for customers who need to temporarily water more than three days a week to establish new landscapes.
- From May 1 to October 15, sprinklers can be operated before 10 a.m. and after 6 p.m. Sprinklers can be operated at any time after October 15 and before October 19.
- All customers who need more watering schedule flexibility from Colorado Springs Utilities please contact Lisa Pecca (lpecca@csu.org) at 479-666-8283 for more information if needed.
- <https://www.csu.org/Pages/waterwiseplan.aspx>

IRRIGATION LEGEND

P.O.C.

- 3/4" POINT OF CONNECTION: CONTRACTOR TO VERIFY IN FIELD PRIOR TO INSTALLATION. COORDINATE WITH CITY UTILITIES AND GENERAL CONTRACTOR FOR LOCATION.
- BACKFLOW PREVENTION DEVICE FERCO 3/4" 695VA WIRABLE VALVE AND DRAIN INSTALL PER MANUFACTURE RECOMMENDATIONS
- 1" QUICK COUPLING VALVE RAINBIRD: 5-LRC (PROVIDE KEY FOR OWNER: 55-K-1)
- IRRIGATION CONTROLLER: RAINBIRD ESP-4ME (WALL MOUNT) & MODULES ESP5M83 INSTALL PER MANUFACTURE RECOMMENDATIONS
- RAIN SENSOR: WIRELESS WRS (INSTALL PER MANUFACTURE RECOMMENDATIONS)
- RAINBIRD DV SERIES ELECTRIC REMOTE CONTROL VALVE SIZE AS NOTED AT EACH ZONE.
- RAINBIRD REMOTE CONTROL DRIP VALVE ASSEMBLY KIT RAINBIRD XZ2-LF-07S. SEE PLAN
- RAINBIRD 1808 SAM PRS SERIES POP-UP SPRAY HEAD. R-VAN 24 SERIES OPERATING PRESSURE: 45 PSI RADIUS: 17-24" NOZZLES: 15Q-.84 GPM, 19H-1.88 GPM, 15F-3.48 GPM
- MAINLINE PIPE: CLASS 200 PVC PIPE (1/2" DIA. UNLESS OTHERWISE NOTED)
- LATERAL PIPE: CLASS 200 PVC PIPE (1" DIA. UNLESS OTHERWISE NOTED)
- CLASS 200 PVC PIPE FOR SLEEVING
- PIPE SLEEVE SIZE (SEE PLAN)
- WIRE SLEEVE SIZE (SEE PLAN)
- LAST VALVE
- CONTRIBUTOR
- REMOTE CONTROL VALVE SIZE
- DRIP IRRIGATION LATERAL PIPE
- 100 PSI POLYETHYLENE PIPE: 1" DIAMETER
- BURY LATERAL 10" MINIMUM DEPTH
- DRIP LINE TUBING: CENTENNIAL 3/8" or 1/2" DIAMETER (FOR REFERENCE ONLY NOT LENGTH) USED IN PLANTING BEDS FOR SHRUBS AND TREES - ROUTE ACCORDINGLY TO PLANT MATERIAL
- AGRIFIRM 3/4" CAP MODEL CETC-34 OR 1" AS REQUIRED (INSTALL IN 6" MIN. VALVE BOX)

LOAD AND LOCK STORAGE

3980 GALLEY ROAD, CO
COLORADO SPRINGS, CO

PREPARED FOR:
LOAD AND LOCK STORAGE

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC.



HIGHER GROUND DESIGNS, INC.

LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

8320 NORTH ACADREY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone: 719-588-1122
Fax: 719-588-1122

For Approval Only

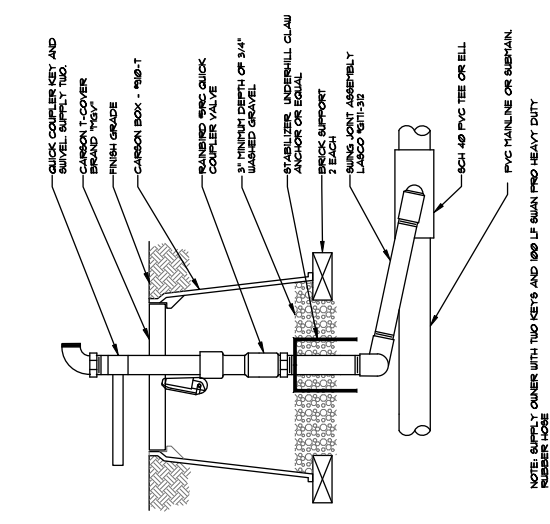
JOB NUMBER	915-20
REVISIONS	0-7-20 PER CITY COMMENTS 1-1-21 PER CITY COMMENTS 3-1-21 PER CITY COMMENTS
ORIGINAL DATE	5-19-20
DRAWN BY	JM
DESCRIPTION	IRRIGATION PLAN
SHEET NO.	L1.5

NOT FOR CONSTRUCTION



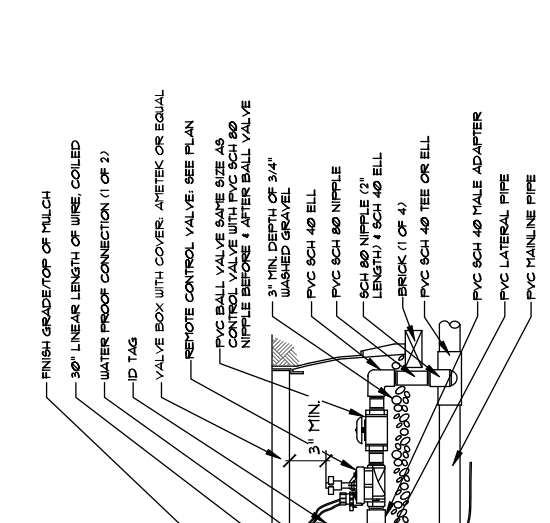
A IRRIGATION CONNECTION AT BUILDING WATER SUPPLY
NOT TO SCALE (THIS IS DIAGRAMMATIC - INSTALL PER LOCAL CODES)

NOTE: *A SWING PIPE MAY BE USED WITH FLOWS LESS THAN 4 GPM.



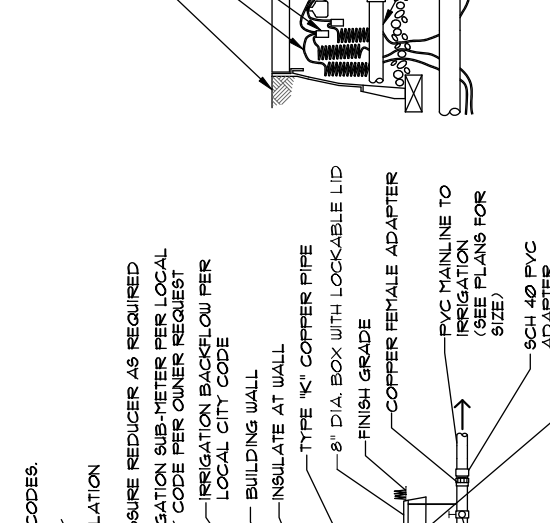
B ELECTRIC ZONE CONTROL VALVE
NOT TO SCALE

NOTE: * ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE
* ALL JOINTS TO BE SOLVENT WELDED AND WATER TIGHT.
* WHERE THERE IS MORE THAN ONE SLEEVE EXTEND THE SMALLER SLEEVE TO 24\"/>



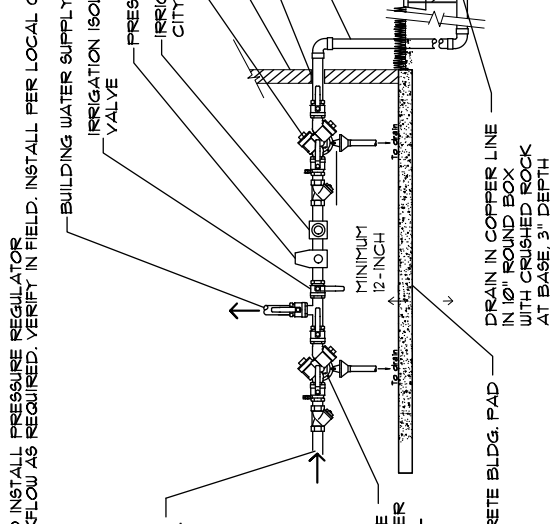
C QUICK COUPLER ASSEMBLY DETAIL
NOT TO SCALE

NOTE: SUPPLY OWNER WITH TWO KEYS AND 900 LB SWAN PRO HEAVY DUTY RUBBER HOSE



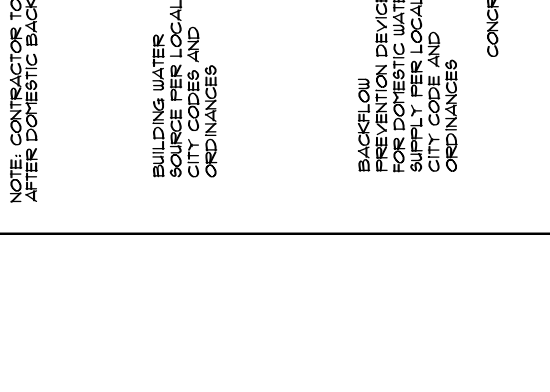
D GEAR DRIVEN SPRINKLER
NOT TO SCALE

NOTE: * ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM SHOULD BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE & ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.



E POP-UP SPRAY SPRINKLER HEAD
NOT TO SCALE

NOTE: INSTALL PIPING NO LESS THAN 2\"/>



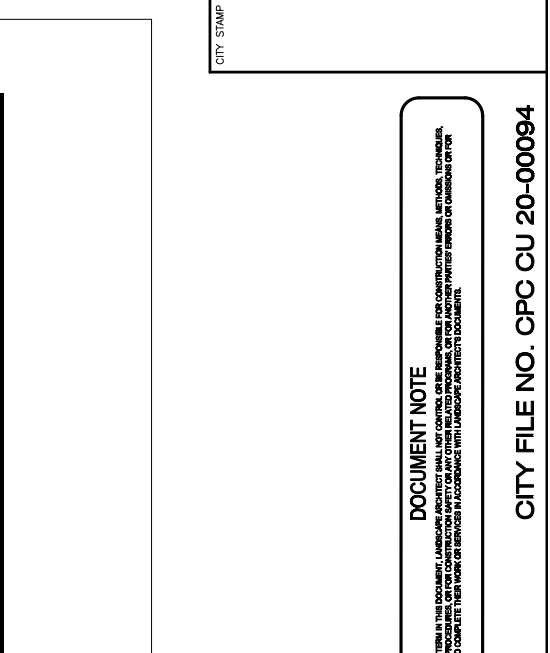
F SLEEVING DETAIL
NOT TO SCALE

NOTE: * ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE INDICATED ON ALL PLANS. TREE TRUNKS SHALL NOT BE LOCATED WITHIN EXISTENTS AND WITHIN 15\"/>

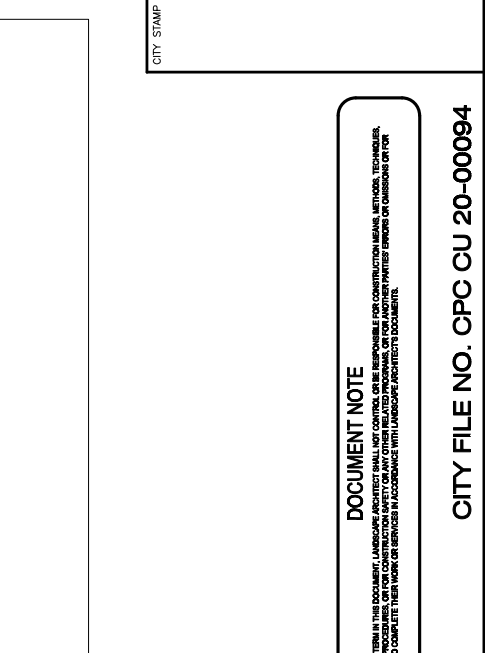
HIGHER GROUND DESIGNS

PROJECT NAME: LOAD AND LOCK STORAGE
DATE: 07/27/2020
SCALE: 1/8\"/>

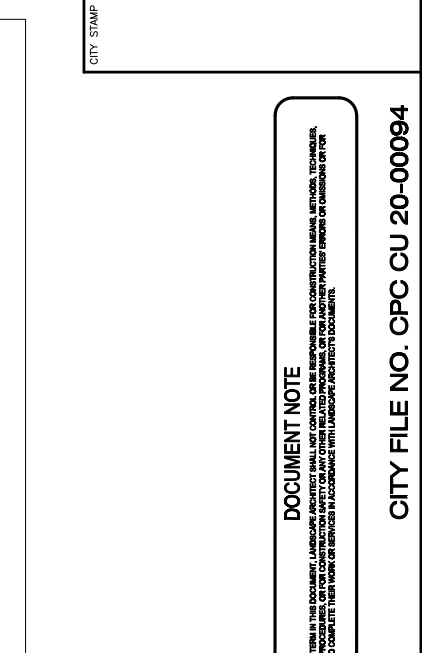
PIPE SIZE	TYPE OF PIPE	LATERAL LINE	SPRINKLER	IRIGATION PER LOSS CALC	IRIGATION PER LOSS CALC
1/2"	CLASS 200	1.00	1.00	1.00	1.00
3/4"	CLASS 200	1.50	1.50	1.50	1.50
1"	CLASS 200	2.00	2.00	2.00	2.00
1 1/4"	CLASS 200	2.50	2.50	2.50	2.50
1 1/2"	CLASS 200	3.00	3.00	3.00	3.00
2"	CLASS 200	4.00	4.00	4.00	4.00
2 1/2"	CLASS 200	5.00	5.00	5.00	5.00
3"	CLASS 200	6.00	6.00	6.00	6.00
3 1/2"	CLASS 200	7.00	7.00	7.00	7.00
4"	CLASS 200	8.00	8.00	8.00	8.00
4 1/2"	CLASS 200	9.00	9.00	9.00	9.00
5"	CLASS 200	10.00	10.00	10.00	10.00
5 1/2"	CLASS 200	11.00	11.00	11.00	11.00
6"	CLASS 200	12.00	12.00	12.00	12.00
6 1/2"	CLASS 200	13.00	13.00	13.00	13.00
7"	CLASS 200	14.00	14.00	14.00	14.00
7 1/2"	CLASS 200	15.00	15.00	15.00	15.00
8"	CLASS 200	16.00	16.00	16.00	16.00
8 1/2"	CLASS 200	17.00	17.00	17.00	17.00
9"	CLASS 200	18.00	18.00	18.00	18.00
9 1/2"	CLASS 200	19.00	19.00	19.00	19.00
10"	CLASS 200	20.00	20.00	20.00	20.00
10 1/2"	CLASS 200	21.00	21.00	21.00	21.00
11"	CLASS 200	22.00	22.00	22.00	22.00
11 1/2"	CLASS 200	23.00	23.00	23.00	23.00
12"	CLASS 200	24.00	24.00	24.00	24.00
12 1/2"	CLASS 200	25.00	25.00	25.00	25.00
13"	CLASS 200	26.00	26.00	26.00	26.00
13 1/2"	CLASS 200	27.00	27.00	27.00	27.00
14"	CLASS 200	28.00	28.00	28.00	28.00
14 1/2"	CLASS 200	29.00	29.00	29.00	29.00
15"	CLASS 200	30.00	30.00	30.00	30.00
15 1/2"	CLASS 200	31.00	31.00	31.00	31.00
16"	CLASS 200	32.00	32.00	32.00	32.00
16 1/2"	CLASS 200	33.00	33.00	33.00	33.00
17"	CLASS 200	34.00	34.00	34.00	34.00
17 1/2"	CLASS 200	35.00	35.00	35.00	35.00
18"	CLASS 200	36.00	36.00	36.00	36.00
18 1/2"	CLASS 200	37.00	37.00	37.00	37.00
19"	CLASS 200	38.00	38.00	38.00	38.00
19 1/2"	CLASS 200	39.00	39.00	39.00	39.00
20"	CLASS 200	40.00	40.00	40.00	40.00
20 1/2"	CLASS 200	41.00	41.00	41.00	41.00
21"	CLASS 200	42.00	42.00	42.00	42.00
21 1/2"	CLASS 200	43.00	43.00	43.00	43.00
22"	CLASS 200	44.00	44.00	44.00	44.00
22 1/2"	CLASS 200	45.00	45.00	45.00	45.00
23"	CLASS 200	46.00	46.00	46.00	46.00
23 1/2"	CLASS 200	47.00	47.00	47.00	47.00
24"	CLASS 200	48.00	48.00	48.00	48.00
24 1/2"	CLASS 200	49.00	49.00	49.00	49.00
25"	CLASS 200	50.00	50.00	50.00	50.00
25 1/2"	CLASS 200	51.00	51.00	51.00	51.00
26"	CLASS 200	52.00	52.00	52.00	52.00
26 1/2"	CLASS 200	53.00	53.00	53.00	53.00
27"	CLASS 200	54.00	54.00	54.00	54.00
27 1/2"	CLASS 200	55.00	55.00	55.00	55.00
28"	CLASS 200	56.00	56.00	56.00	56.00
28 1/2"	CLASS 200	57.00	57.00	57.00	57.00
29"	CLASS 200	58.00	58.00	58.00	58.00
29 1/2"	CLASS 200	59.00	59.00	59.00	59.00
30"	CLASS 200	60.00	60.00	60.00	60.00
30 1/2"	CLASS 200	61.00	61.00	61.00	61.00
31"	CLASS 200	62.00	62.00	62.00	62.00
31 1/2"	CLASS 200	63.00	63.00	63.00	63.00
32"	CLASS 200	64.00	64.00	64.00	64.00
32 1/2"	CLASS 200	65.00	65.00	65.00	65.00
33"	CLASS 200	66.00	66.00	66.00	66.00
33 1/2"	CLASS 200	67.00	67.00	67.00	67.00
34"	CLASS 200	68.00	68.00	68.00	68.00
34 1/2"	CLASS 200	69.00	69.00	69.00	69.00
35"	CLASS 200	70.00	70.00	70.00	70.00
35 1/2"	CLASS 200	71.00	71.00	71.00	71.00
36"	CLASS 200	72.00	72.00	72.00	72.00
36 1/2"	CLASS 200	73.00	73.00	73.00	73.00
37"	CLASS 200	74.00	74.00	74.00	74.00
37 1/2"	CLASS 200	75.00	75.00	75.00	75.00
38"	CLASS 200	76.00	76.00	76.00	76.00
38 1/2"	CLASS 200	77.00	77.00	77.00	77.00
39"	CLASS 200	78.00	78.00	78.00	78.00
39 1/2"	CLASS 200	79.00	79.00	79.00	79.00
40"	CLASS 200	80.00	80.00	80.00	80.00
40 1/2"	CLASS 200	81.00	81.00	81.00	81.00
41"	CLASS 200	82.00	82.00	82.00	82.00
41 1/2"	CLASS 200	83.00	83.00	83.00	83.00
42"	CLASS 200	84.00	84.00	84.00	84.00
42 1/2"	CLASS 200	85.00	85.00	85.00	85.00
43"	CLASS 200	86.00	86.00	86.00	86.00
43 1/2"	CLASS 200	87.00	87.00	87.00	87.00
44"	CLASS 200	88.00	88.00	88.00	88.00
44 1/2"	CLASS 200	89.00	89.00	89.00	89.00
45"	CLASS 200	90.00	90.00	90.00	90.00
45 1/2"	CLASS 200	91.00	91.00	91.00	91.00
46"	CLASS 200	92.00	92.00	92.00	92.00
46 1/2"	CLASS 200	93.00	93.00	93.00	93.00
47"	CLASS 200	94.00	94.00	94.00	94.00
47 1/2"	CLASS 200	95.00	95.00	95.00	95.00
48"	CLASS 200	96.00	96.00	96.00	96.00
48 1/2"	CLASS 200	97.00	97.00	97.00	97.00
49"	CLASS 200	98.00	98.00	98.00	98.00
49 1/2"	CLASS 200	99.00	99.00	99.00	99.00
50"	CLASS 200	100.00	100.00	100.00	100.00



G CONTROLLER (INDOOR)
NOT TO SCALE



H LATERAL PIPE TRENCHING DETAIL
NOT TO SCALE

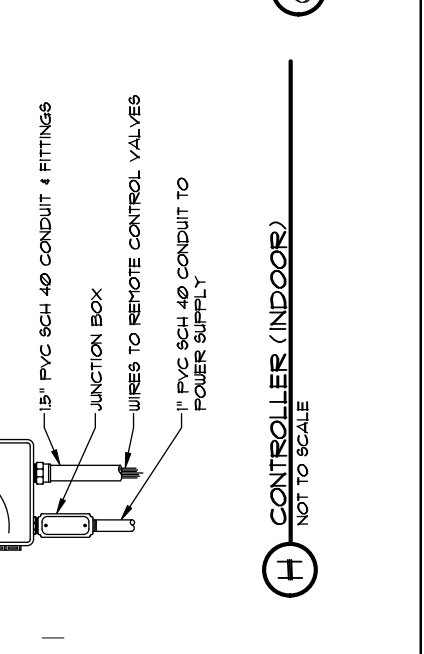


I UTILITIES NOTE

PIPE SIZING CHART: CLASS 200 PIPE

Pipe Size	Short Distance 130' (GPM)	Medium Distance 210' (GPM)	Long Distance 350' (GPM)
3/4"	10	8	6
1"	17	12	9
1 1/4"	27	19	14
1 1/2"	36	26	19
2"	56	39	28
2 1/2"	83	56	41
3"	113	76	56

J CONTROLLER (INDOOR)
NOT TO SCALE



K DOCUMENT NOTE

IRRIGATION NOTES

COORDINATE ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING ON SITE. ALL MATERIALS AND INSTALLATION PRACTICES SHALL BE IN COMPLIANCE WITH LOCAL CODES. CALL 811 FOR UTILITY LOCATES.

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL IRRIGATION COMPONENTS SHOWN ON THE PLAN. ANY DEVIATIONS FROM THE PLAN SHALL BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN SHALL REQUIRE LANDSCAPE ARCHITECT APPROVAL.

THE IRRIGATION SYSTEM IS TO RUN OFF 3/4" METERED TAP AT THE LOCATION INDICATED FROM THE BUILDING DOMESTIC SUPPLY. AS SHOWN, COORDINATE WITH OWNER'S REPRESENTATIVE AND OTHER TRADES TO GET WATER METER PIT AT LOCATION SHOWN. COORDINATE WITH CITY WATER TO INSURE PROPER METER INSTALLATION.

THE SYSTEM CONTROLLERS SHALL BE LOCATED AS SHOWN. COORDINATE LOCATION OF CONTROLLER AND RAIN SENSOR WITH OWNER. CONNECT CONTROLLER TO POWER SUPPLY AND COORDINATED WITH OWNER. CONNECT CONTROLLER TO ZONE VALVES, RAIN SENSOR, AND GROUNDING PER MANUFACTURER'S INSTRUCTIONS.

CONTRACTOR IS RESPONSIBLE FOR ALL IRRIGATION SLEEVING. SLEEVING FOR LATERAL LINES TO BE 12" BELOW TOP OF GRADE AND/OR BELOW THE BOTTOM OF PAVING. MAINLINE SLEEVING TO BE 18" BELOW TOP OF GRADE AND/OR BELOW THE BOTTOM OF PAVING. ALL SLEEVING SHALL BE SECURELY COVERED AFTER INSTALLATION. ALL SLEEVING LOCATIONS TO BE CLEARLY MARKED WITH PAINTED STAKES OR PVC MISSING SLEEVE IF NECESSARY.

ALL SPRINKLER HEADS SHALL BE INSTALLED WITH TOP OF HEADS FLUSH WITH SURROUNDING FINAL GRADE. CONTRACTOR SHALL ADJUST EACH SPRINKLER HEAD TO PROVIDE THE CORRECT WATER REQUIREMENTS. THE SYSTEM SHALL BE INSTALLED TO BE PROTECTED FROM DAMAGE BY EXCESSIVE WATER PRESSURE. COMPENSATING NOZZLES OR SCREENS IF UNIFORM PRESSURE CANNOT BE ACHIEVED BY ADJUSTING PRESSURE AT VALVES. CLARITY ONLY. USE ONLY STANDARD FITTINGS. MAINLINE PIPING DEPTH TO BE 18" LATERAL LINE DEPTH TO BE 12". DRIP LINE TO BE SECURED AT FINAL SOIL GRADE.

CONTRACTOR IS TO INSTALL IRRIGATION WIRE BETWEEN CONTROLLER AND ELECTRIC VALVES. INSTALL TWO EXTRA WIRES RUNNING FROM CONTROLLER ALONG MAINLINE IN EACH DIRECTION FROM THE CONTROLLER FOR TROUBLE SHOOTING OR FUTURE ADDITIONS. WIRE SHALL BE SOLID COPPER #14 FE IRRIGATION CONTROL WIRE. CONNECTIONS SHALL BE MADE WITHIN ENCLOSURES ONLY USING 3M BRAND DRY AND DMR CONNECTORS. NO BURIED SPLICES PERMITTED.

NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN PLAN DRAWINGS AND FIELD CONDITIONS PRIOR TO INSTALLATION OF ANY IRRIGATION COMPONENTS.

HIGHER GROUND DESIGNS, INC. (HGD) PREPARED THIS PLAN BASED ON EXISTING CONDITIONS AND SITE PLAN BY OTHERS. HGD DOES NOT RECOMMEND SPRAY/ROTOR OPERATION OR ROTORSpray OVER SPRAY WITHIN 5' OF ANY BUILDING. HGD ASSUMES NO LIABILITY FOR ANY WATER DAMAGE ON THIS SITE.

ALL DRIP POLYETHYLENE LATERALS AND DRIP TUBING FITTINGS SHALL BE RIBBED PLASTIC WITH OETIKER BRAND CLAMPS. THE END OF EACH DRIP LINE TO RECEIVE A DRIP FLUSH CAP PER DETAIL.

INSTALL VALVE BOXES IN PLANTER AND ROCK AREAS WHEN POSSIBLE. DO NOT SET VALVE BOXES IN TURF OR SEEDED AREAS UNLESS UNAVOIDABLE.

IRRIGATION SYSTEM MATERIALS

- PRESSURE SUPPLY LINE FROM POINT OF CONNECTION THROUGH BACKFLOW PREVENTION UNIT) - TYPE "M" RIGID COPPER SOLVENT WELD PIPE - MANUFACTURED FROM VIRGIN POLYVINYL CHLORIDE (PVC) COMPOUND IN ACCORDANCE WITH ASTM D2457 (1/2" THROUGH 2" DIA.) OR POLYETHYLENE GLYCOL (PE) COMPOUND IN ACCORDANCE WITH ASTM D2457 (1/2" THROUGH 2" DIA.)
- TUBING - 1/2" THROUGH 1" DIA. RIGID COPPER OR POLYETHYLENE GLYCOL (PE) COMPOUND IN ACCORDANCE WITH ASTM D2457 (1/2" THROUGH 2" DIA.)
- TUBING - 1/2" THROUGH 1" DIA. RIGID COPPER OR POLYETHYLENE GLYCOL (PE) COMPOUND IN ACCORDANCE WITH ASTM D2457 (1/2" THROUGH 2" DIA.)
- TUBING - 1/2" THROUGH 1" DIA. RIGID COPPER OR POLYETHYLENE GLYCOL (PE) COMPOUND IN ACCORDANCE WITH ASTM D2457 (1/2" THROUGH 2" DIA.)

IRRIGATION SYSTEM INSTALLATION

- BACKFILLING - DO NOT BEGIN BACKFILLING OPERATIONS UNTIL REQUIRED SYSTEM TESTS HAVE BEEN COMPLETED. BACKFILL SHALL BE COMPACTED TO 95% RELATIVE DENSITY BY CONSULTANT. TRENCHES SHALL BE FINISH GRADED PRIOR TO WALK-THROUGH OF SYSTEM BY OWNER/CONSULTANT.
- EXCAVATED MATERIAL IS GENERALLY CONSIDERED SATISFACTORY FOR BACKFILL PURPOSES. BACKFILL MATERIAL SHALL BE FREE OF RUBBISH, VEGETABLE MATTER, FROZEN MATERIALS, AND STONES LARGER THAN 1 INCH IN MAXIMUM DIMENSION. DO NOT MIX EXCAVATED MATERIAL WITH OTHER MATERIALS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUITABLE BACKFILL IF EXCAVATED MATERIAL IS UNACCEPTABLE OR NOT SUFFICIENT TO MEET BACKFILL, COMPACTION, AND FINAL GRADE REQUIREMENTS.
- DO NOT LEAVE TRENCHES OPEN FOR A PERIOD OF MORE THAN 48 HOURS. OPEN EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS. MECHANICAL TAMPING IS PROHIBITED WITHIN 24" OF BUILDING OR FOUNDATION WALLS.

EXECUTION

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY SOIL RETENTION COVERING THAT WOULD INTERFERE WITH THE PROPER INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR WILL BE HELD RESPONSIBLE FOR COORDINATION BETWEEN LANDSCAPE AND IRRIGATION SYSTEM INSTALLATION. LANDSCAPE MATERIAL LOCATIONS SHOWN ON THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE IRRIGATION SYSTEM EQUIPMENT LOCATIONS. IF IRRIGATION EQUIPMENT IS INSTALLED IN CONFLICT WITH THE LANDSCAPE MATERIAL LOCATIONS SHOWN ON THE LANDSCAPE PLAN, THE CONTRACTOR WILL BE REQUIRED TO RELOCATE THE IRRIGATION EQUIPMENT, AS NECESSARY, AT CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO NOTIFY CONSULTANT OF ANY FIELD CONDITIONS THAT VARY FROM THE CONDITIONS SHOWN ON THE IRRIGATION SYSTEM EQUIPMENT LOCATION PLAN. CONTRACTOR SHALL NOTIFY CONSULTANT OF ANY FIELD CONDITIONS THAT VARY FROM THE CONDITIONS SHOWN ON THE IRRIGATION SYSTEM EQUIPMENT LOCATION PLAN. CONTRACTOR SHALL NOTIFY CONSULTANT OF ANY FIELD CONDITIONS THAT VARY FROM THE CONDITIONS SHOWN ON THE IRRIGATION SYSTEM EQUIPMENT LOCATION PLAN.
- STATIC PRESSURE VERIFICATION - CONTRACTOR SHALL FIELD VERIFY THE STATIC PRESSURE AT THE PROJECT SITE. PRIOR TO COMMENCING WORK ON CORRECTING IRRIGATION MATERIALS, CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL COSTS REQUIRED TO MAKE SYSTEM OPERATIONAL AND THE COSTS REQUIRED TO REPLACE ANY DAMAGED LANDSCAPE MATERIAL. DAMAGE SHALL INCLUDE ALL REQUIRED MATERIAL COSTS, DESIGN COSTS AND PLANT REPLACEMENT COSTS.
- INSPECTION - EXAMINE AREAS AND CONDITIONS UNDER WHICH WORK OF THIS SECTION IS TO BE PERFORMED. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

ACCEPTANCE NOTES

CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE PRIOR TO INSPECTIONS. INSPECTIONS INCLUDE BUT ARE NOT LIMITED TO:

- IRRIGATION MAINLINE OPEN TRENCH INSPECTION AND PRESSURE TEST
- IRRIGATION SYSTEM PRESSURE TEST
- IRRIGATION SUBSTANTIAL COMPLETION AND PUNCH LIST
- IRRIGATION FINAL INSPECTION

WHEN ALL THE WORK IS COMPLETED, THE OWNER'S REPRESENTATIVE SHALL UPON INSPECTION OF THE WORK TO DETERMINE ACCEPTABILITY. HE WILL PREPARE A PUNCH LIST OF ITEMS IMPROPERLY INSTALLED, INADEQUATELY SIZED OR OTHERWISE DEFICIENT. THE PUNCH LIST DEFICIENCIES SHALL BE CORRECTED NOT MORE THAN 3 WORKING DAYS AFTER THE INSPECTION. WHEN THE CORRECTIVE WORK IS COMPLETED, THE OWNER WILL ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION OF IRRIGATION WORK.

CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON IRRIGATION SYSTEM. REPAIR/REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 90 DAYS.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY PROPERTY OF THIS SITE AND ANY PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS. IRRIGATION SYSTEM SHUT DOWN AND START UP AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND WITHIN 2007, OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO IRRIGATION SYSTEM.

IRRIGATION SCHEDULE NOTES

THE SCHEDULING TIMES ARE BASED ON AN ET RATE .19 AND AN IRRIGATION EFFICIENCY OF 85%. TIMES SHALL BE ADJUSTED ACCORDINGLY FOR SEASONAL CHANGES. RAIN SENSOR SHALL BE SET FOR AUTOMATIC SHUT OFF AT 1/2" RAINFALL.

THE RUN TIMES ARE MINUTES PER DAY. EACH VEGETATION TYPE HAS A DIFFERENT WEEKLY WATER REQUIREMENT THAT SHOULD BE FULFILLED BY A DIFFERENT NUMBER OF SCHEDULED RUN TIMES.

NEWLY PLANTED TURF AREAS SHOULD BE IRRIGATED ON A DAILY BASIS THE FIRST GROWING SEASON. DURING THE SECOND SEASON, TURF AREAS SHOULD BE IRRIGATED EVERY OTHER DAY. ESTABLISHED BLUE GRASS TURF AREAS SHOULD BE IRRIGATED EVERY OTHER DAY. ESTABLISHED FESCUE GRASS AND NATIVE GRASS TURF AREAS SHOULD BE IRRIGATED EVERY THIRD DAY.

SUBSEQUENT SEASONS LANDSCAPE PLANTS SHALL BE IRRIGATED EVERY THIRD DAY.

THE RUN TIMES ARE INTENDED FOR SUMMER WATERING APPLICATIONS. RUN TIMES SHALL BE ADJUSTED FOR SEASONAL REQUIREMENTS. SPRING RUN TIMES SHALL BE SET AT 85% OF SUMMER RUN TIMES. FALL RUN TIMES SHALL BE SET AT 80% OF SUMMER RUN TIMES.

IRRIGATION SCHEDULE

ZONE	TYPE	FLOW GPM	PRECIP RATE INCHES/HOUR	RUN TIME MINUTES/CYCLE	TOTAL GALLONS	TREATMENT
1	ROTORATOR	13.44	.70	15	201.6	SOD
2	ROTORATOR	13.44	.70	15	201.6	SOD
3	ROTORATOR	13.44	.70	15	201.6	SOD
4	ROTORATOR	13.44	.70	15	201.6	SOD
5	ROTORATOR	8.4	.70	15	126	SOD
6	ROTORATOR	12.6	.70	15	189	SOD
7	ROTORATOR	10.92	.70	15	163.8	SOD
8	ROTORATOR	3.7(5)	-	60	300	PLANTING
9	DRIP	3.7(5)	-	60	300	PLANTING
10	DRIP	3.7(5)	-	60	300	PLANTING
11	DRIP	3.7(5)	-	60	300	PLANTING
12	DRIP	3.7(5)	-	60	300	PLANTING

DRIP EMITTERS

DRIP EMITTERS FOR TREES, SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS SHALL BE INSTALLED PER DETAILS ON THIS SHEET. DRIP EMITTERS FOR TURF AREAS SHALL BE INSTALLED PER DETAILS ON THIS SHEET. THE CORRECT WATER REQUIREMENT BASED ON ZONE RUN TIME AND PLANT WATER REQUIREMENTS. SEE DRIP EMITTER GUIDELINES. EXCEPT FOR PERENNIALS ALL SHRUBS SHALL RECEIVE TWO EMITTERS, AND TREES SHALL RECEIVE MINIMUM FOUR EMITTERS.

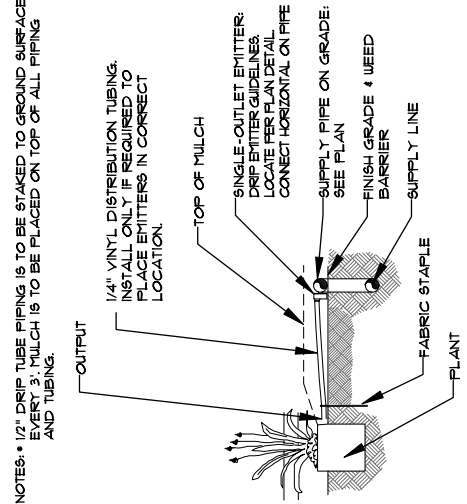
DRIP EMITTER GUIDELINES

PLANT MATERIAL	EMITTER QUANTITY	OUTPUT (GPH)
1 GAL PERENNIAL (COLOR)	1 EACH	- 5 GPH
1 GAL PERENNIAL GRASS	2 EACH	- 5 GPH
5 GAL ORNAMENTAL GRASS	2 EACH	- 1 GPH
5 GAL EVERGREEN SHRUB	2 EACH	- 1 GPH
5 GAL DECIDUOUS SHRUB	2 EACH	- 1 GPH
HIGH WATER DECIDUOUS SHRUB	2 EACH	- 2 GPH
6 BBB EVERGREEN TREE	4 EACH	- 1 GPH
HIGH WATER EVERGREEN TREE	4 EACH	- 2 GPH
1 1/2 GAL DECIDUOUS TREE	4 EACH	- 1 GPH
HIGH WATER DECIDUOUS TREE	4 EACH	- 2 GPH

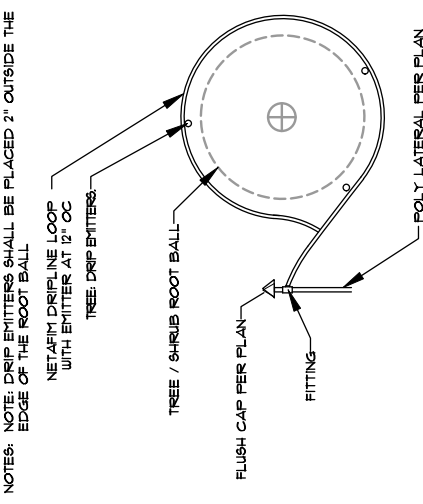


UTILITIES NOTE

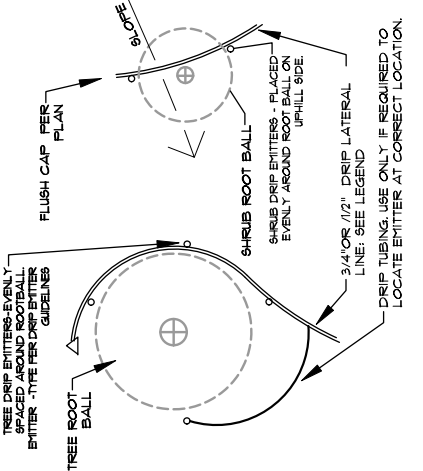
VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE VERIFIED PRIOR TO ANY DIGGING. TREE TRUNKS SHALL NOT BE LOCATED WITHIN GENERAL CONTRACTOR AND WITHIN 12" OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON THIS PLAN SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO ANY PLANTING. ALL ELECTRICAL WALLETS AND TRANSFORMERS SHALL BE KEPT CLEAR OF ALL IRRIGATION WORK. ALL IRRIGATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH LANDSCAPE ARCHITECT DOCUMENTS. UTILITIES CONTRACTORS SHALL BE ADVISED OF ANY IRRIGATION WORK IN ORDER TO BE LOCATED IN CASE OF ALL TIME HYDRANTS AT MATURE SIZE.



L TYPICAL EMITTER ASSEMBLY
NOT TO SCALE

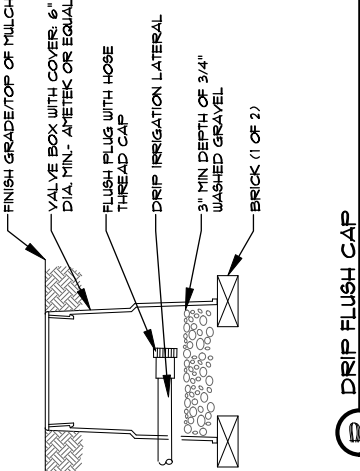


N DRIP EMITTER PLACEMENT FOR TREE
NOT TO SCALE



M DRIP EMITTER PLACEMENT FOR SHRUB
NOT TO SCALE

NOTES: DRIP FLUSH CAP AND BOX SHALL BE INSTALLED AT THE END OF EACH DRIP SUPPLY LINE AT ENDS.



P DRIP FLUSH CAP
NOT TO SCALE

HIGHER GROUND DESIGNS, INC.
3980 GALLEY ROAD, COLOrado SPRINGS, CO 80918
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
Phone: 719-581-1448
Fax: 719-581-1222



PREPARED FOR:
LOAD AND LOCK STORAGE
COLORADO SPRINGS, CO

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC.

LOAD AND LOCK STORAGE
3980 GALLEY ROAD, COLOrado SPRINGS, CO

PREPARED FOR:
LOAD AND LOCK STORAGE

For Approval Only

JOB NUMBER: 915-20

REVISIONS:
8-7-20 PER CITY COMMENTS
8-11-20 PER CITY COMMENTS
8-11-20 PER CITY COMMENTS

DESCRIPTION:
IRRIGATION DETAILS AND NOTES

DRAWN BY: JM

ORIGINAL DATE: 5-19-20

NOT FOR CONSTRUCTION

CITY STAMP

SHEET NO.: L1.7

DOCUMENT NOTE

RESPECTIVE OF ANY OTHER ITEM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUE, OR SEQUENCE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF COLORADO SPRINGS AND ANY OTHER AGENCIES. ANY OTHER ITEM NOT SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY OTHER ITEM NOT SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

CITY FILE NO. CPC CU 20-00094