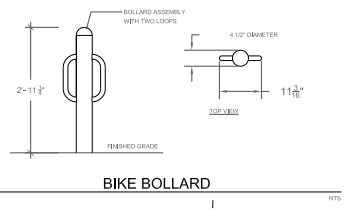
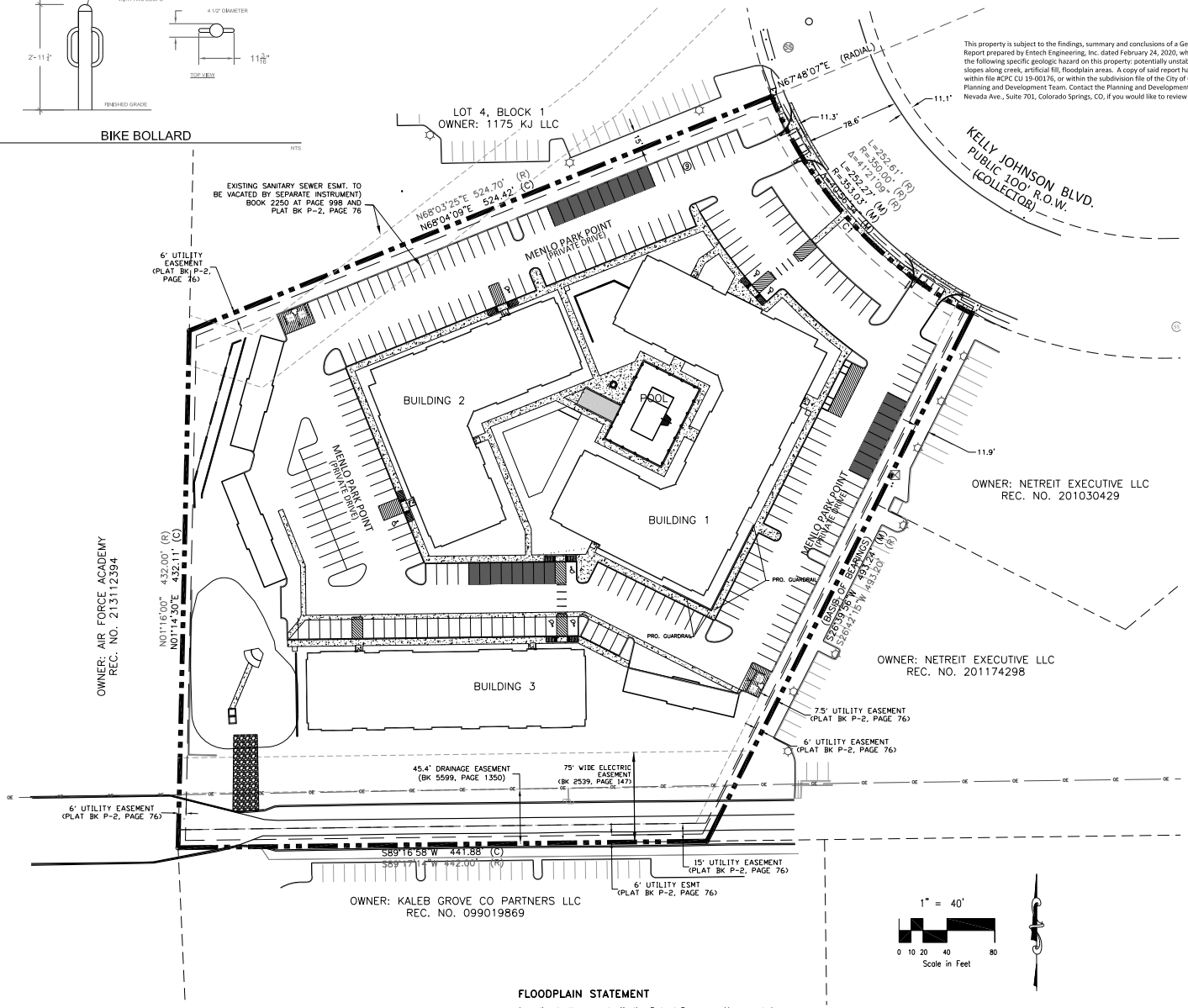
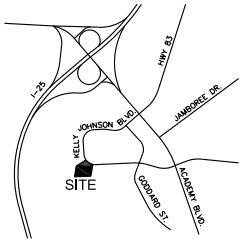
THE EDISON AT CHAPEL HILLS APARTMENTS



This property is subject to the findings, summary and conclusions of a Geologic Hazard Report prepared by Entech Engineering, Inc. dated February 24, 2020, which identified the following specific geologic hazard on this property: potentially unstable and unstable slopes along creek, artificial fill, floodplain areas. A copy of said report has been placed within file #CPC CU 19-00176, or within the subdivision file of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Ave., Suite 701, Colorado Springs, CO, if you would like to review said report."





VICINITY MAP

DRAWING INDEX

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PRELIMINARY RETAINING WALL PLAN	5
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OWNER

NAVY FEDERAL CREDIT UNION
P.O. BOX 24626
MERRIFIELD, VA 22119-4626

DEVELOPER

JPL DEVELOPMENT, LLC
353 MARSHALL AVENUE, SUITE G
ST. LOUIS, MO 63119

APPLICANT

ROCKWELL CONSULTING, INC.
1955 N. UNION BLVD., SUITE 200
COLORADO SPRINGS, CO 80909

LEGAL DESCRIPTION

LOT 5, BLOCK 1, CHAPEL HILLS TECHNOLOGICAL CENTER, as reorded at Plat Book P-2 at page 76 of the records of El Paso County, Coolorado, containing 6.767 acres, more or less.

GENERAL NOTES:

1) The site improvements will be done in one complete phase; however, buildings may be occupied in phases one building at a time.
2) Stop signs will be installed at the two main entrances to Kelly Johnson Boulevard in compliance with MUTCD standards.
3) The public sidewalk along Kelly Johnson Boulevard will be within a Public Improvement Easement to be recorded under separate instrument.
4) All site improvements will be owned and maintained by the overall owner of the development.
5) The existing sanitary sewer easement located along the northerly boundary line of the site will be vacated since the existing main has previously been abandoned by Colorado Springs Utilities.
6) 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.
7) All lots and tracts within this subdivision are subject to an ovigation easement to the United States Air Force Academy which will be recoreded under separte instrument.
8) Notice: This property may be impacted by noise and other similar sensory effects of flight caused by aircraft both in the United States Air Force Academy's Airmanship Program and during special events. This notice shall remain in effect until the Air Force Academy shall cease to be used for flight training purposes, or until all airports on the Air Force Academy shall cease to be actively used. This notice shall run in perpetuity with the land.

All existing curb and gutter posing a safety hazard, damaged, exhibiting excessive deterioration or not meeting current City Engineering Standards along Kelly Johnson Blvd. 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.

FLOODPLAIN STATEMENT

According to the current effective Federal Emergency Managment Agency Flood Insurance Rate Map, portions of the subject property are located within the boundary of the 100 year floodplain as shown. (National Flood Insurance Program Flood Insurance Rate Map Number 08041C0753 G (Effective Date: December 8, 2018).

CPC CU 19-00176

SHEET 1 OF 25

FILE: 190228A53.DWG 3/25/20

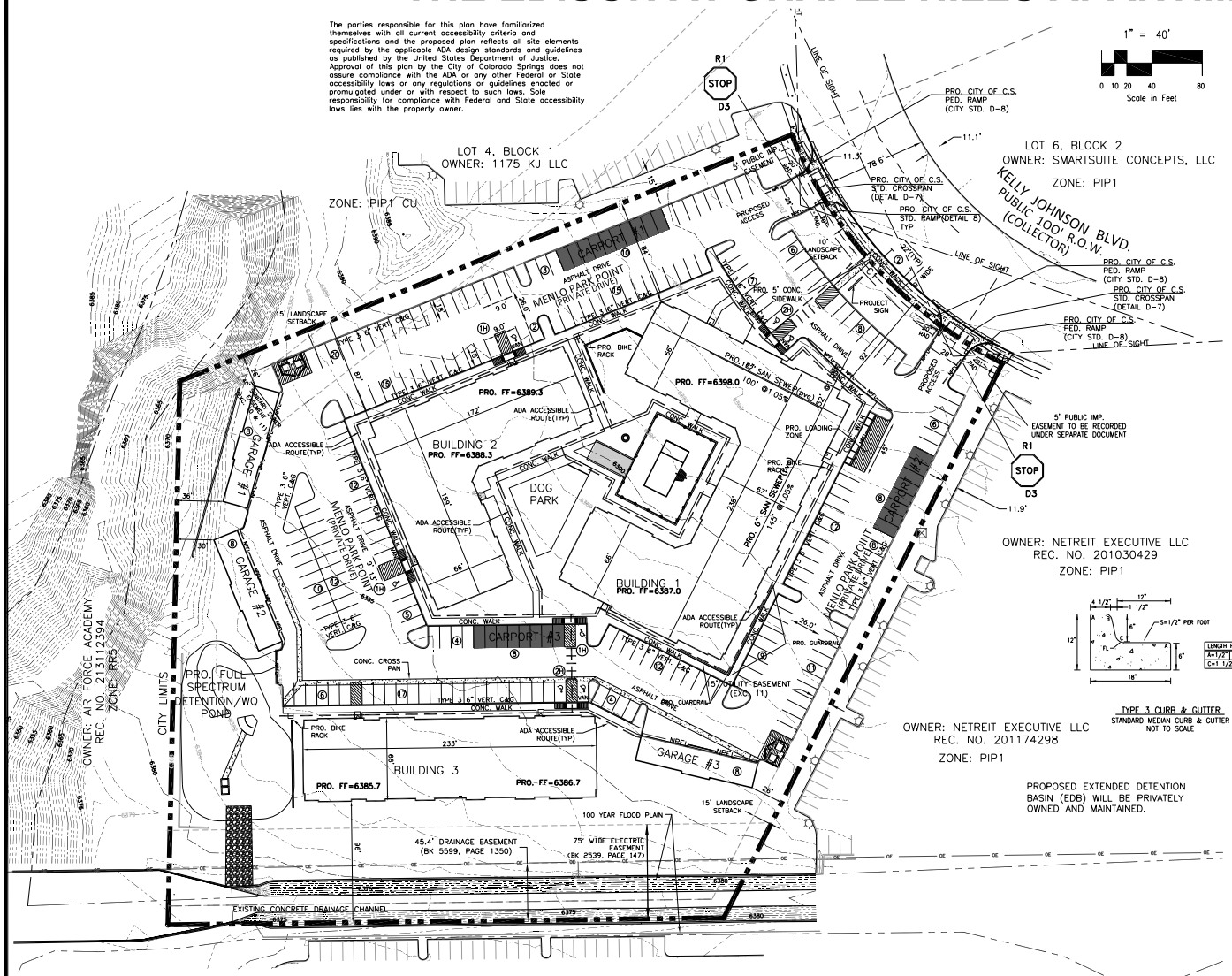
ROCKWELL CONSULTING, Inc.
ENGINEERING · SURVEYING
1955 N. UNION BLVD., SUITE 200
COLORADO SPRINGS, CO 80909
(719) 475-2575 · FAX (719) 475-0223

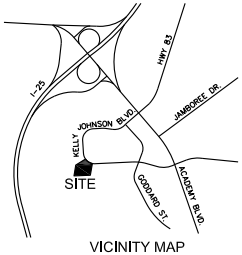
TITLE :	THE EDISON AT CHAPEL HILLS APARTMENTS COVER SHEET		
SCALE :	1"=40'	DRAWN BY : KDR	19-022
DATE :	3/25/20	CHECKED BY : KDR	JOB NO.

FIGURE 1

THE EDISON AT CHAPEL HILLS APARTMENTS

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.





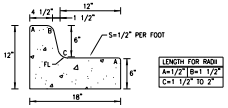
VICINITY MAP

SITE DATA

ADDRESS:	1265 KELLY JOHNSON BLVD.	
TAX SCHEDULE NO.:	63053-02-003	
SITE ACREAGE:	6.767 ACRES	
EXISTING ZONING:	PIP1	
PROPOSED ZONE	PBC CU	
BUILDING AND SITE USE	MULTI-FAMILY (APARTMENTS)	
BUILDING 1 FOOTPRINT	27,686 S.F.	0.63 ACRES
BUILDING 2 FOOTPRINT	17,312 S.F.	0.40 ACRES
BUILDING 3 FOOTPRINT	15,060 S.F.	0.35 ACRES
PROPOSED BUILDING FOOTPRINT AREA	60,058 S.F.	1.38 ACRES
PROPOSED GARAGE FOOTPRINT AREA	7,158 S.F	0.16 ACRES
PROPOSED PARKING AREA INCL. CARPORTS	93,426 S.F.	2.14 ACRES
SIDEWALK/POOL DECK AREA	17,859 S.F.	0.41 ACRES
LANDSCAPING/OPEN SPACE	101,064 S.F.	2.32 ACRES
EXISTING DRAINAGE CHANNEL	15,682 S.F.	0.36 ACRES
TOTAL AREA		6.77 ACRES
BUILDING 1 TOTAL BUILDING AREA	102,123 S.F.	
BUILDING 2 TOTAL BUILDING AREA	51,936 S.F.	
BUILDING 3 TOTAL BUILDING AREA	45,180 S.F.	
TOTAL PROPOSED BUILDING AREA	199,239 S.F.	
DRAINAGE BASIN	COTTONWOOD CREEK (SOUTH PINE CREEK)	
BUILDING CONSTRUCTION TO BEGIN:	APRIL 2020	
COMPLETION DATE:	AUGUTST 2022	
SETBACKS		
FRONT, REAR, SIDE BUILDING SETBACK	25'	
LANDSCAPE SETBACK-NORTH & SOUTH	15'	
LANDSCAPE SETBACK-KELLY JOHNSON BLVD.	10'	
MAXIMUM BUILDING HEIGHT	45'	

PARKING STALLS

PARKING SUMMARY	NUMBER	PARKING STALL RATIO	PARKING STALLS REQUIRED
STUDIOS UNITS	11	1.1/UNIT	12
1 BEDROOM UNITS	73	1.5/UNIT	110
2 BEDROOM UNITS	81	1.7/UNIT	138
3 BEDROOM UNITS	6	2.0/UNIT	12
TOTAL UNITS	171		272 SPACES REQUIRED
REG. SURFACE PARKING SPACES PROVIDED			213
CARPORT SPACES PROVIDED			26
GARAGE SPACES PROVIDED			24
HANDICAP SPACES PROVIDED			7
TOTAL ON-SITE PARKING			270
OFF-SITE PARKING (KELLY JOHNSON BLVD.)			2
GRAND TOTAL PARKING			272 SPACES PROVIDED



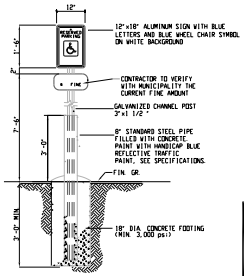
TYPE 3 CURB & GUTTER
STANDARD MEDIAN CURB & GUTTER
NOT TO SCALE

LEGEND

NPFL — NO PARKING-FIRE LANE

ADA ACCESSIBLE ROUTE

(25) PARKING COUNT



NOTES:
1. PROVIDE SIGNAGE ON BOTH SIDES OF POST WHEN REQUIRED.

HANDICAP PARKING SIGN
NO SCALE

Accessible parking spaces, access aisles, and signage shall meet all applicable City code requirements including:
- Parking spaces and access aisles shall be level with surface slopes not exceeding one to fifty (1:50) (2 percent) in all directions.
- Accessible parking spaces shall be marked with four inch (4") lines.
- Accessible aisles shall be outlined and diagonally striped at forty-five degree (45°) angles in a contrasting color such as yellow, white, or blue.
- Each accessible parking space shall be designated as reserved by a sign showing the International Symbol of Accessibility. Van accessible spaces shall have an additional sign containing the designation, "van accessible", mounted below the symbol of accessibility. Each accessible parking space sign shall be no smaller than eighteen inches (18") tall by twelve inches (12") wide. Each van accessible sign shall be no smaller than six inches (6") tall by twelve inches (12") wide. Signs shall be located at the head of the space with the bottom of the sign(s) between five feet (5') and seven feet (7') above the finish floor or ground surface.

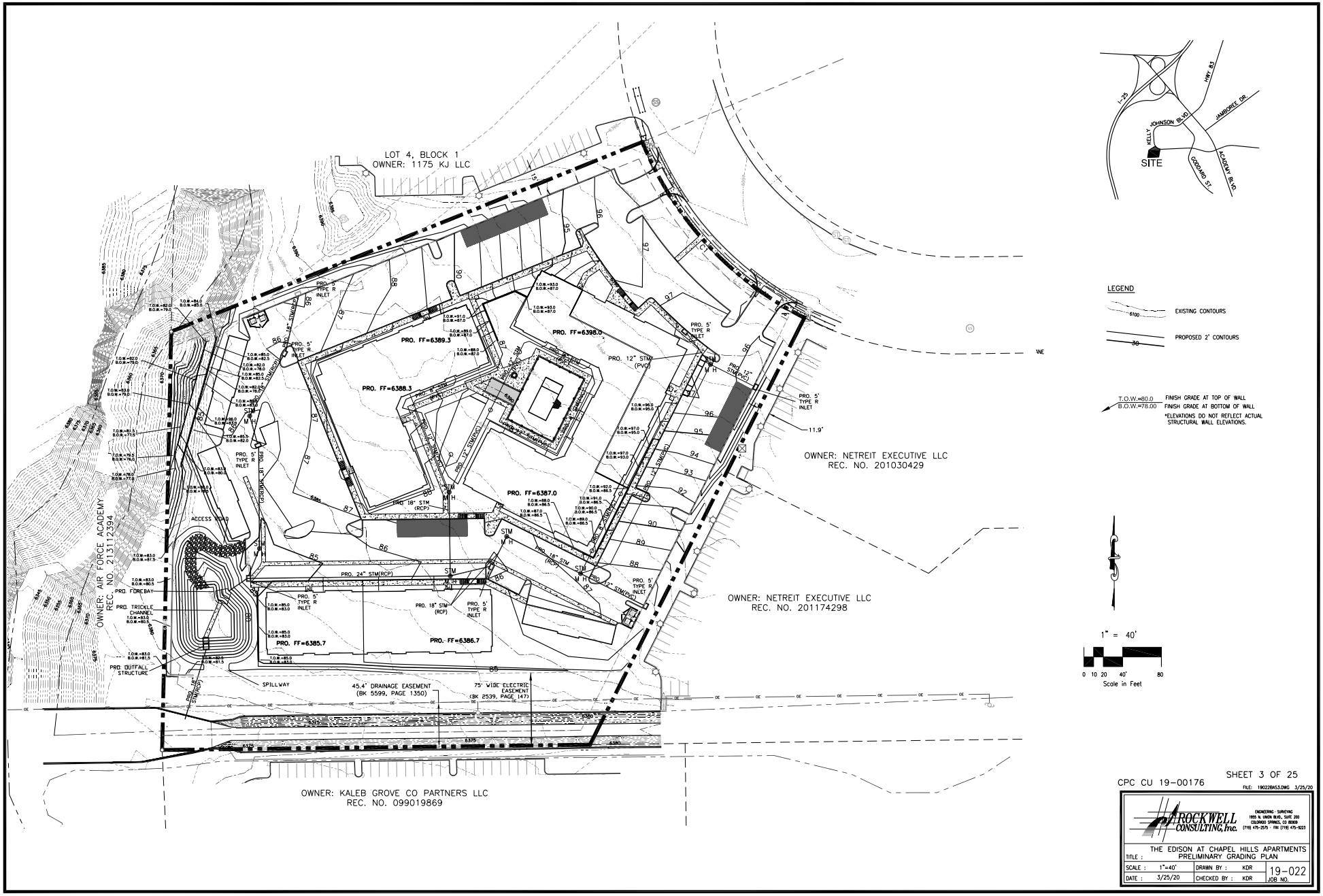
SHEET 2 OF 25

CPC CU 19-00176

FILE: 19022BA53.DWG 3/25/20

ROCKWELL CONSULTING, Inc.
ENGINEERING · SURVEYING
1955 N. UNION BLVD., SUITE 200
COLORADO SPRINGS, CO 80909
(719) 475-2505 · FAX (719) 475-9233

TITLE :	THE EDISON AT CHAPEL HILLS APARTMENTS PROPOSED SITE PLAN		
SCALE : 1"=40'	DRAWN BY : KDR	19-022	
DATE : 3/25/20	CHECKED BY : KDR	JOB NO.	



CPC CU 19-00176

SHEET 3 OF 25

FILE: 190228AS3.DWG 3/25/20

ROCKWELL CONSULTING, Inc.
ENGINEERING · SURVEYING
1955 N. UNION BLVD., SUITE 200
COLORADO SPRINGS, CO 80909
(719) 475-2575 · FAX: (719) 475-9223

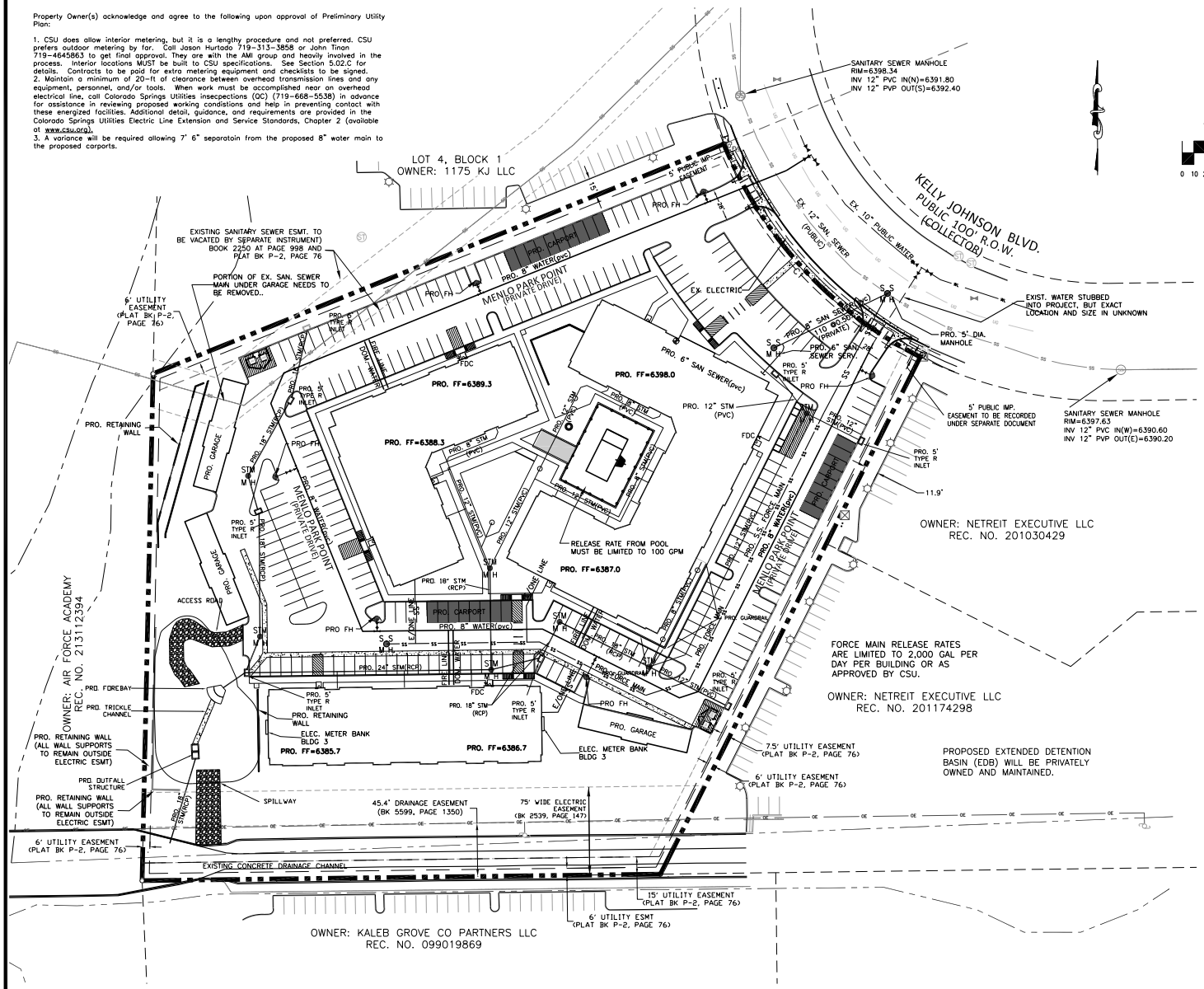
TITLE : THE EDISON AT CHAPEL HILLS APARTMENTS
PRELIMINARY GRADING PLAN

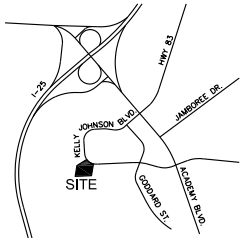
SCALE :	1"=40'	DRAWN BY :	KDR
DATE :	3/25/20	CHECKED BY :	KDR

JOB NO. 19-022

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

1. CSU does allow interior metering, but it is a lengthy procedure and not preferred. CSU prefers outdoor metering by far. Call Jason Hurtado 719-313-3858 or John Tinan 719-4645863 to get final approval. They are with the AMI group and heavily involved in the process. Interior locations MUST be built to CSU specifications. See Section 5.02.C for details. Contracts to be paid for extra metering equipment and checklists to be signed.
2. Maintain a minimum of 20-ft of clearance between overhead transmission lines and any equipment, personnel, and/or tools. When work must be accomplished near an overhead electrical line, call Colorado Springs Utilities insecpections (OC) (719-668-5538) in advance for assistance in reviewing proposed working conditions and help in preventing contact with these energized facilities. Additional detail, guidance, and requirements are provided in the Colorado Springs Utilities Electric Line Extension and Service Standards, Chapter 2 (available at www.csu.org).
3. A variance will be required allowing 7' 6" separatoin from the proposed 8" water main to the proposed carports.





General Notes for Preliminary Utility Plans

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

1. Colorado Springs Utilities (Springs Utilities) shall make the final determination of the location of all water, wastewater, electric and gas facilities, which may not be the same location as shown on this Preliminary Utility Plan.
2. Property Owner(s) ('Owner') acknowledges that the connection and/or extension of utility services to the property identified in this Preliminary Utility Plan ('Property') shall be in accord with all applicable codes and regulations, Springs Utilities Line Extension & 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.
3. Owner acknowledges responsibility for the costs of extensions or utility system improvements that Springs Utilities determines necessary to provide utility services to the Property or to ensure timely development of integrated utility systems serving the Property and areas outside the Property (including the costs to design and install water systems, wastewater collection systems, and any gas or electric lines to and within the Property). Owner may be eligible for a cost Recovery Agreement as provided in Utilities Rules and Regulations.
4. Springs Utilities utility services are available on a 'first-come, first-served' basis, and therefore no specific allocations or amounts of utility services, facilities, capacities or supplies are reserved for the Owner, and Springs Utilities makes no commitment as to the availability of any utility service until such time as an application for permanent service is approved by Springs Utilities.
5. The relocation or alteration of any existing utility facilities within the Property will be at the Owner's sole cost and expense. If Springs Utilities determines that Owner's relocation or alteration requires new or updated easements, Owner shall convey those easements prior to relocating or altering the existing utility facilities.
6. Owner shall dedicate by plat and/or convey by recorded document, all property and easements that Springs Utilities determines are required for all utility system facilities necessary to serve the Property or to ensure development of an integrated utility system. All easements granted by separate instrument shall utilize Springs Utilities then-current Permanent Easement Agreement form.
7. The water system facilities must meet Springs Utilities criteria for water quality, reliability and pressure, including looping requirements (see Springs Utilities Line Extension and Service Standards).
8. Owner recognizes that the extension of water system facilities may affect the quality of water in the Springs Utilities water system. When water quality is affected, Owner acknowledges responsibility for any costs that Springs Utilities determines necessary in order to maintain water quality in its system as a result of Owner's water system extensions. Owner may be required to submit a Water Quality Plan for the project.
9. Owner must contact Springs Utilities Field Engineering to determine the location of all natural gas and electric meters and transformers and to secure approval of gas-service-line pressures in excess of Springs Utilities standard gas system pressure. (Contact Field Engineering North 668-4985 or South 668-5564).
10. It shall not be permissible for any person to modify the grade of the earth within any Springs Utilities easement or rights of way without the written approval of Springs Utilities. Improvements, structures and trees shall not be located within utility easement, shall not violate National Electric Safety Code (NESC) provisions and clearances, and shall not impair access or the ability to maintain utility facilities.
11. Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of Springs Utilities to apply its Standards; and if there are any conflicts between any approved drawings and any provision of Standards or the City Code, then the Standards or City Code shall apply. Springs Utilities approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of the City of Colorado Springs or Springs Utilities to adopt different ordinances, rules, regulations, resolutions, policies or codes which change any of the provisions of the Standards so long as these apply to the City generally and are in accord with the then-current tariffs, rates and policies of Springs Utilities.

LEGEND

PROPOSED	UTILITY	EXISTING
WATER	WATER	WATER
SAN	SANITARY SEWER	SAN
GAS	GAS	EX GAS
	UNDERGROUND ELECTRIC	ELEC
	STORM SEWER	STORM
	VALVE	
	FIRE HYDRANT	
	MANHOLE	

ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSTPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

ALL PROPOSED WATER AND WASTEWATER MAINS ARE PRIVATE, THEREFORE, NO NEW PUBLIC UTILITY EASEMENTS ARE PROPOSED.

SHEET 4 OF 25

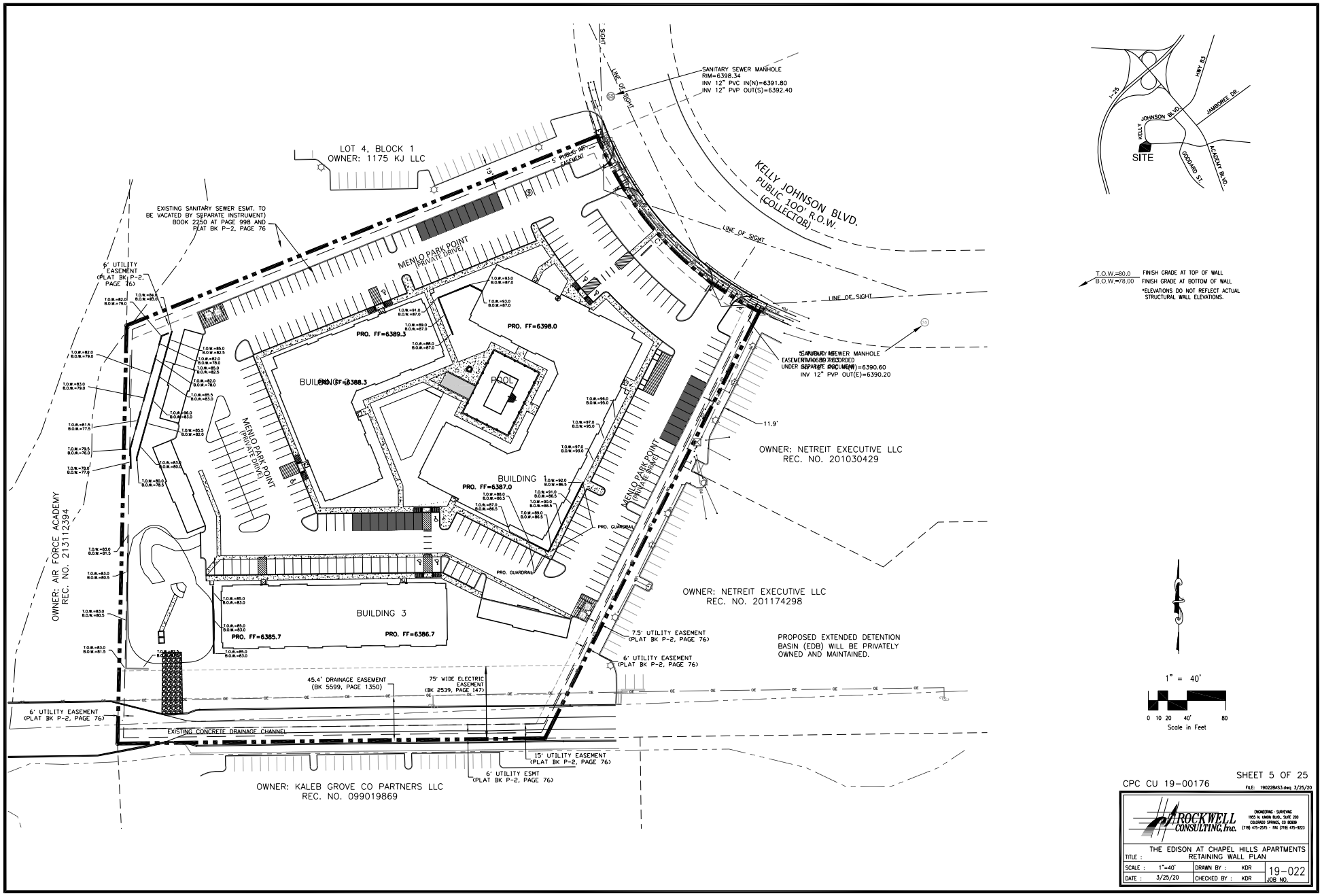
CPC CU 19-00176

FILE: 190228MS3.dwg 3/25/20

ROCKWELL CONSULTING, Inc.
ENGINEERING · SURVEYING
1955 N. UNION BLVD., SUITE 200
COLORADO SPRINGS, CO 80909
(719) 475-2525 · FAX (719) 475-9233

THE EDISON AT CHAPEL HILLS APARTMENTS
TITLE : PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN

SCALE :	1"=40'	DRAWN BY : KDR	19-022
DATE :	3/25/20	CHECKED BY : KDR	JOB NO.



CPC CU 19-00176

SHEET 5 OF 25

FILE: 190228A53.dwg 3/25/20

ROCKWELL CONSULTING, Inc.
ENGINEERING - SURVEYING
1955 N. UNION BLVD., SUITE 200
COLORADO SPRINGS, CO 80909
(719) 475-2575 - FAX (719) 475-9223

TITLE :	THE EDISON AT CHAPEL HILLS APARTMENTS RETAINING WALL PLAN		
SCALE : 1"=40'		DRAWN BY : KDR	19-022
DATE : 3/25/20		CHECKED BY : KDR	JOB NO.

NOTE: REFER TO SHEET A4.1 FOR PRELIMINARY COLOR SCHEME AND EXTERIOR LIGHTING EXAMPLES. EXTERIOR SELECTIONS TO BE CONFIRMED UPON CONSTRUCTION OF ON-SITE MOCKUP WALL AND FINAL REVIEW BY OWNER & ARCHITECT

BUILDING #1 ELEVATION - NORTH
Scale: 3/32" = 1'-0"

BUILDING #1 ELEVATION - EAST
Scale: 3/32" = 1'-0"

VE DESIGN GROUP

5200 JACKSON ST, SUITE 2
WILLARD, MO 65781
PHONE: 417.812.2013 DESIGN@VEDESIGNGROUP.COM
VE DESIGN GROUP OF MO, LLC
MO CERTIFICATE OF AUTHORITY #2012003318 (ENGINEERING)
MO CERTIFICATE OF AUTHORITY #2012004336 (ARCHITECTURE)

THE EDISON AT CHAPEL HILLS
1265 KELLY JOHNSON BLVD
COLORADO SPRINGS, CO 80920

NO.	REVISIONS	DATE
1	PLANNING & COMMUNITY DEV. COMMENTS	02/05/20

DRAWING TITLE
BUILDING #1 - ELEVATIONS

PROJECT # 973
DATE 12/05/19
DRAWING NUMBER A1.21
D.P. SUBMITTAL

City Review No. CPC CU 19-00176

NOTE: REFER TO SHEET A4.1 FOR PRELIMINARY COLOR SCHEME AND EXTERIOR LIGHTING EXAMPLES. EXTERIOR SELECTIONS TO BE CONFIRMED UPON CONSTRUCTION OF ON-SITE MOCKUP WALL AND FINAL REVIEW BY OWNER & ARCHITECT

BUILDING #1 ELEVATION - SOUTH
Scale: 3/32" = 1'-0"

BUILDING #1 ELEVATION - WEST
Scale: 3/32" = 1'-0"

VE DESIGN GROUP

5202 JACKSON ST, SUITE 2
WILLARD, MO 65781
PHONE: 417.812.2013 DESIGN@VEDESIGNGROUP.COM
VE DESIGN GROUP OF MO, LLC
MO CERTIFICATE OF AUTHORITY #2012003318 (ENGINEERING)
MO CERTIFICATE OF AUTHORITY #2012004336 (ARCHITECTURE)

THE EDISON AT CHAPEL HILLS
1265 KELLY JOHNSON BLVD
COLORADO SPRINGS, CO 80920

NO.	REVISIONS	DATE
1	PLANNING & COMMUNITY DEV. COMMENTS	02/05/20

DRAWING TITLE
BUILDING #1 - ELEVATIONS

PROJECT # 973
DATE 12/05/19
DRAWING NUMBER A1.22
D.P. SUBMITTAL

City Review No. CPC CU 19-00176

NOTE: REFER TO SHEET A4.1 FOR PRELIMINARY COLOR SCHEME AND EXTERIOR LIGHTING EXAMPLES. EXTERIOR SELECTIONS TO BE CONFIRMED UPON CONSTRUCTION OF ON-SITE MOCKUP WALL AND FINAL REVIEW BY OWNER & ARCHITECT

BUILDING #1 ELEVATION - NORTH AND SOUTH COURTYARD

Scale: 3/32" = 1'-0"

VE DESIGN GROUP

5101 JACKSON ST, SUITE 2
WILLARD, MO 65781
PHONE: 417.812.2013 DESIGN@VEDESIGNGROUP.COM

VE DESIGN GROUP OF MO, LLC
MO CERTIFICATE OF AUTHORITY #2012003318 (ENGINEERING)
MO CERTIFICATE OF AUTHORITY #2012004336 (ARCHITECTURE)

THE EDISON AT CHAPEL HILLS
1265 KELLY JOHNSON BLVD
COLORADO SPRINGS, CO 80920

NO.	REVISIONS	DATE
1	PLANNING & COMMUNITY DEV. COMMENTS	02/05/20

DRAWING TITLE: BUILDING #1 - ELEVATIONS

PROJECT #: 973

DATE: 12/05/19

DRAWING NUMBER: A1.23

D.P. SUBMITTAL

City Review No. CPC CU 19-00176

NOTE: REFER TO SHEET A4.1 FOR PRELIMINARY COLOR SCHEME AND EXTERIOR LIGHTING EXAMPLES. EXTERIOR SELECTIONS TO BE CONFIRMED UPON CONSTRUCTION OF ON-SITE MOCKUP WALL AND FINAL REVIEW BY OWNER & ARCHITECT

BUILDING #2 ELEVATION - WEST
Scale: 3/32" = 1'-0"

BUILDING #2 ELEVATION - NORTH
Scale: 3/32" = 1'-0"

VE DESIGN GROUP
5030 JACKSEN ST, SUITE 2
MILLER, MO 65718
PHONE: 417.8.62.2913 DESIGN@VEDESIGNGROUP.COM
VE DESIGN GROUP OF MO, LLC
MO FOR BRIDGE OF AUTHORITY #003 (203337.4 (ENGINEERING)
MO FOR BRIDGE OF AUTHORITY #003 (00633.4 (ARCHITECTURE)

THE EDISON AT CHAPEL HILLS
1265 KELLY JOHNSON BLVD
COLORADO SPRINGS, CO 80920

NO.	REVISIONS	DATE

DRAWING TITLE
BUILDING #2 - ELEVATIONS

PROJECT # 973
DATE 12/05/19
DRAWING NUMBER A2.21
D.P. SUBMITTAL

City Review No. CPC CU 19-00176

NOTE: REFER TO SHEET A4.1 FOR PRELIMINARY COLOR SCHEME AND EXTERIOR LIGHTING EXAMPLES. EXTERIOR SELECTIONS TO BE CONFIRMED UPON CONSTRUCTION OF ON-SITE MOCKUP WALL AND FINAL REVIEW BY OWNER & ARCHITECT

BUILDING #2 ELEVATION - EAST
Scale: 3/32" = 1'-0"

BUILDING #2 ELEVATION - SOUTH
Scale: 3/32" = 1'-0"

VE DESIGN GROUP
5005 JACKSEN ST., SUITE 2
MILLER, MO 65718
PHONE: 417.862.2913 DESIGN@VEDESIGNGROUP.COM
VE DESIGN GROUP OF MO, LLC
MO COR BR OATE OF AUTHORITY #2012003374 (ENGINEERING)
MO COR BR OATE OF AUTHORITY #2012006334 (ARCHITECTURE)

THE EDISON AT CHAPEL HILLS
1265 KELLY JOHNSON BLVD
COLORADO SPRINGS, CO 80920

NO.	REVISIONS	DATE

DRAWING TITLE: BUILDING #2 - ELEVATIONS

PROJECT #: 973
DATE: 12/05/19
DRAWING NUMBER: A2.22
D.P. SUBMITTAL

City Review No. CPC CU 19-00176

NOTE: REFER TO SHEET A4.1 FOR PRELIMINARY COLOR SCHEME AND EXTERIOR LIGHTING EXAMPLES. EXTERIOR SELECTIONS TO BE CONFIRMED UPON CONSTRUCTION OF ON-SITE MOCKUP WALL AND FINAL REVIEW BY OWNER & ARCHITECT

BUILDING #3 ELEVATION - NORTH
Scale: 3/32" = 1'-0"

BUILDING #3 ELEVATION - EAST
Scale: 3/32" = 1'-0"

VE DESIGN GROUP
5005 JACKSEN ST, SUITE 2
MILLER, MO 65718
PHONE: 417.8.62.2913 DESIGN@VEDESIGNGROUP.COM
VE DESIGN GROUP OF MO, LLC
MO FOR BRIDGE OF AUTHORITY #2012003374 (ENGINEERING)
MO FOR BRIDGE OF AUTHORITY #2012004334 (ARCHITECTURE)

THE EDISON AT CHAPEL HILLS
1265 KELLY JOHNSON BLVD
COLORADO SPRINGS, CO 80920

NO.	REVISIONS	DATE

DRAWING TITLE
BUILDING #3 - ELEVATIONS

PROJECT # 973
DATE 12/05/19
DRAWING NUMBER A3.21
D.P. SUBMITTAL

City Review No. CPC CU 19-00176

NOTE: REFER TO SHEET A4.1 FOR PRELIMINARY COLOR SCHEME AND EXTERIOR LIGHTING EXAMPLES. EXTERIOR SELECTIONS TO BE CONFIRMED UPON CONSTRUCTION OF ON-SITE MOCKUP WALL AND FINAL REVIEW BY OWNER & ARCHITECT

BUILDING #3 ELEVATION - SOUTH
Scale: 3/32" = 1'-0"

BUILDING #3 ELEVATION - WEST
Scale: 3/32" = 1'-0"

VE DESIGN GROUP
5030 JACKSEN ST, SUITE 2
MILLER, MO 65718
PHONE: 417.616.5230 | DESIGN@VEDESIGNGROUP.COM
VE DESIGN GROUP OF MO, LLC
MO COR BR OATH OF AUTHORITY #2012003374 (ENGINEERING)
MO COR BR OATH OF AUTHORITY #2012004334 (ARCHITECTURE)

THE EDISON AT CHAPEL HILLS
1265 KELLY JOHNSON BLVD
COLORADO SPRINGS, CO 80920

NO.	REVISIONS	DATE

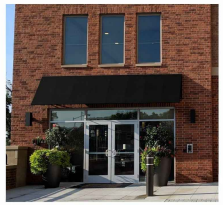
DRAWING TITLE: BUILDING #3 - ELEVATIONS

PROJECT #: 973
DATE: 12/05/19
DRAWING NUMBER: A3.22
D.P. SUBMITTAL

City Review No. CPC CU 19-00176

NOTE: COLOR SELECTIONS TO BE CONFIRMED UPON CONSTRUCTION OF ON-SITE MOCKUP WALL AND FINAL REVIEW BY OWNER & ARCHITECT

Exterior Lighting Styles



Accent Lighting @ Main Entry

Parking Lot Lighting

Courtyard Lighting

XTOR
CROSSTOUR LED

Building Entries

Residential Covered Decks

VE DESIGN GROUP

5101 JACKSON ST, SUITE 2
WILLARD, MO 65781
PHONE: 417.812.2013 DESIGN@VEDESIGNGROUP.COM

VE DESIGN GROUP OF MO, LLC
MO CERTIFICATE OF AUTHORITY #2012003374 ENGINEERING
MO CERTIFICATE OF AUTHORITY #2012004334 ARCHITECTURE

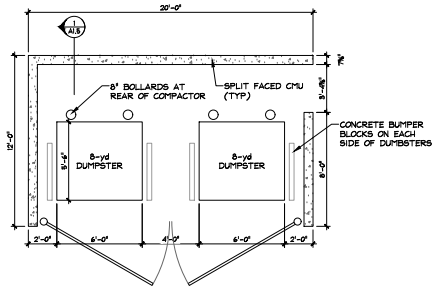
THE EDISON AT CHAPEL HILLS
1265 KELLY JOHNSON BLVD
COLORADO SPRINGS, CO 80920

NO.	REVISIONS	DATE

DRAWING TITLE
EXTERIOR SCHEME & LIGHTING

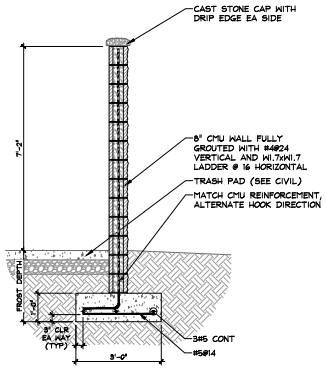
PROJECT # 973
DATE 12/05/19
DRAWING NUMBER A4.01
D.P. SUBMITTAL

City Review No. CPC CU 19-00176

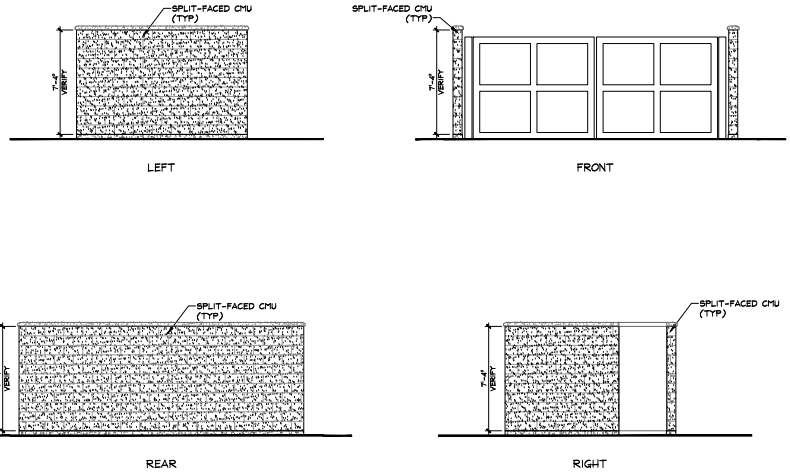


GC & SUPPLIER TO COORDINATE FINAL DESIGN OF GATES & SUPPORTS (SEE CIVIL FOR TRASH QUANTITY, ORIENTATION, AND LOCATIONS)

TRASH ENCLOSURE - FLOOR PLAN
Scale: 1/4" = 1'-0"



1 A6.11 TRASH ENCLOSURE SECTION
Scale: 1/2" = 1'-0"



TRASH ENCLOSURE - ELEVATIONS
Scale: 1/4" = 1'-0"

VE DESIGN GROUP

5200 JACKSON ST, SUITE 2
KANSAS CITY, MO 66106
PHONE: 417.862.2013 DESIGN@VEDESIGNGROUP.COM
VE DESIGN GROUP OF MO, LLC

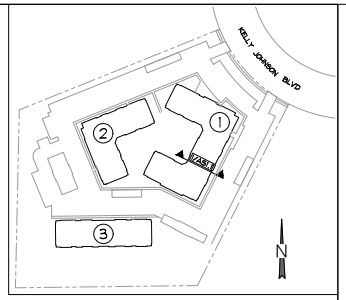
THE EDISON AT CHAPEL HILLS
1265 KELLY JOHNSON BLVD
COLORADO SPRINGS, CO 80920

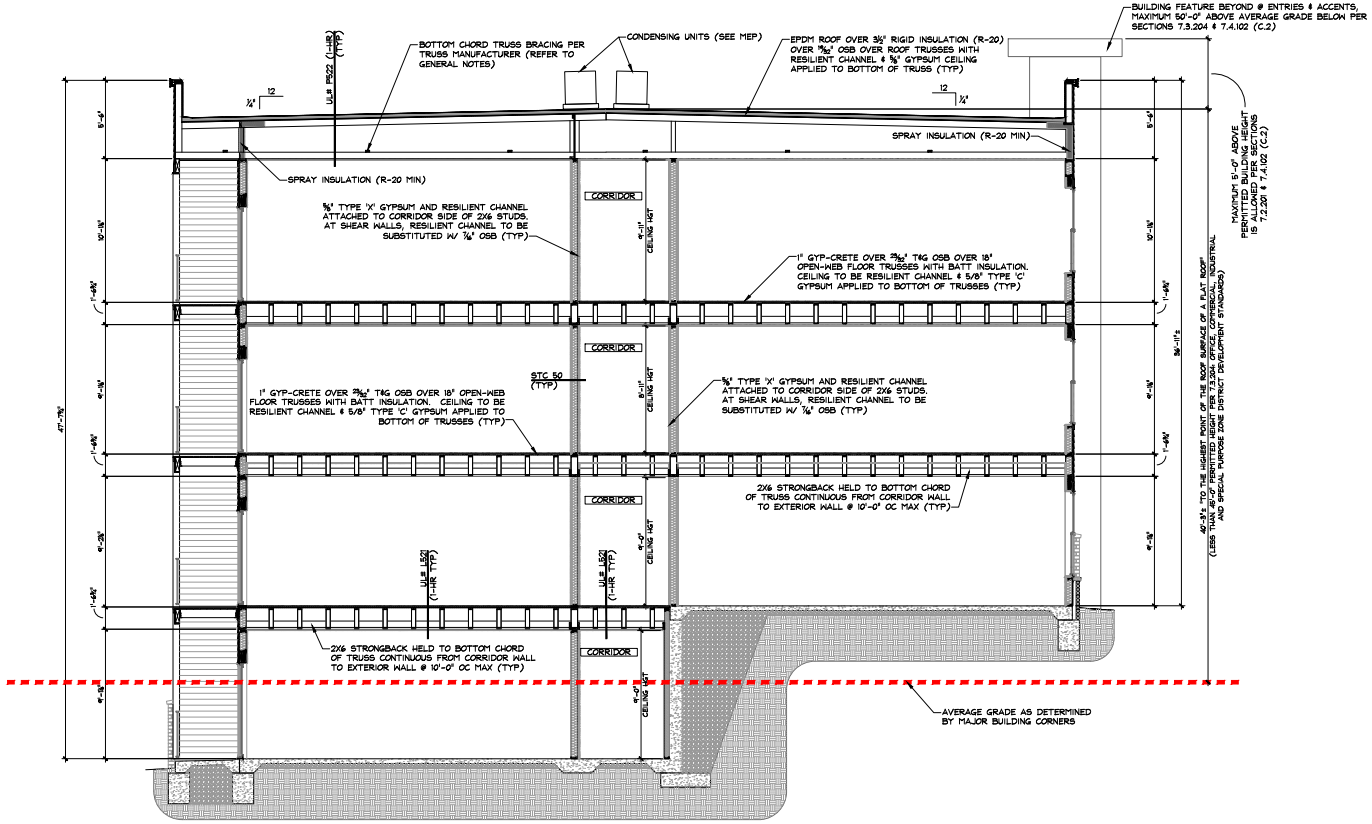
NO.	REVISIONS	DATE

DRAWING TITLE: TRASH ENCLOSURE

PROJECT #: 973
DATE: 12/05/19
DRAWING NUMBER: A6.11
D.P. SUBMITTAL

City Review No. CPC CU 19-00176





1 AS1.1 BUILDING SECTION
Scale: 1/4" = 1'-0"

VE DESIGN GROUP

5200 JACKSON ST, SUITE 2
RAPID CITY, SD 57718
PHONE: 411.0.2.2201.3 DESIGN@VEDESIGNGROUP.COM
VE DESIGN GROUP OF MO, LLC

THE EDISON AT CHAPEL HILLS
1265 KELLY JOHNSON BLVD
COLORADO SPRINGS, CO 80920

NO.	REVISIONS	DATE

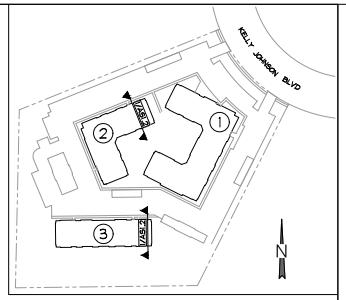
DRAWING TITLE: BUILDING SECTIONS - BLDG #1

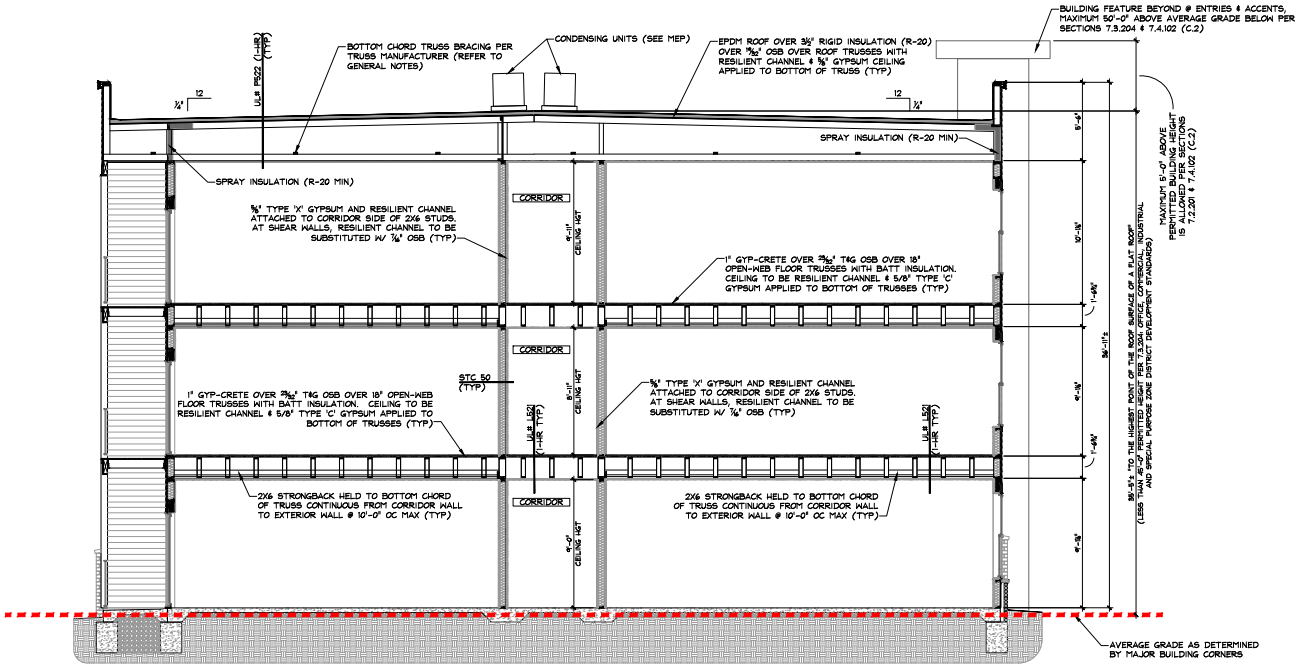
PROJECT #: 973

DRAWING NUMBER: AS1.1

DATE: 12/05/19

D.P. SUBMITTAL





1 AS1.2 BUILDING SECTION
Scale: 1/4" = 1'-0"

VE DESIGN GROUP

5200 JACKSON ST, SUITE 2
MILLBURO, MO 65718
PHONE: 417.812.2201 3 DESIGN@VEDESIGNGROUP.COM
VE DESIGN GROUP OF MO, LLC

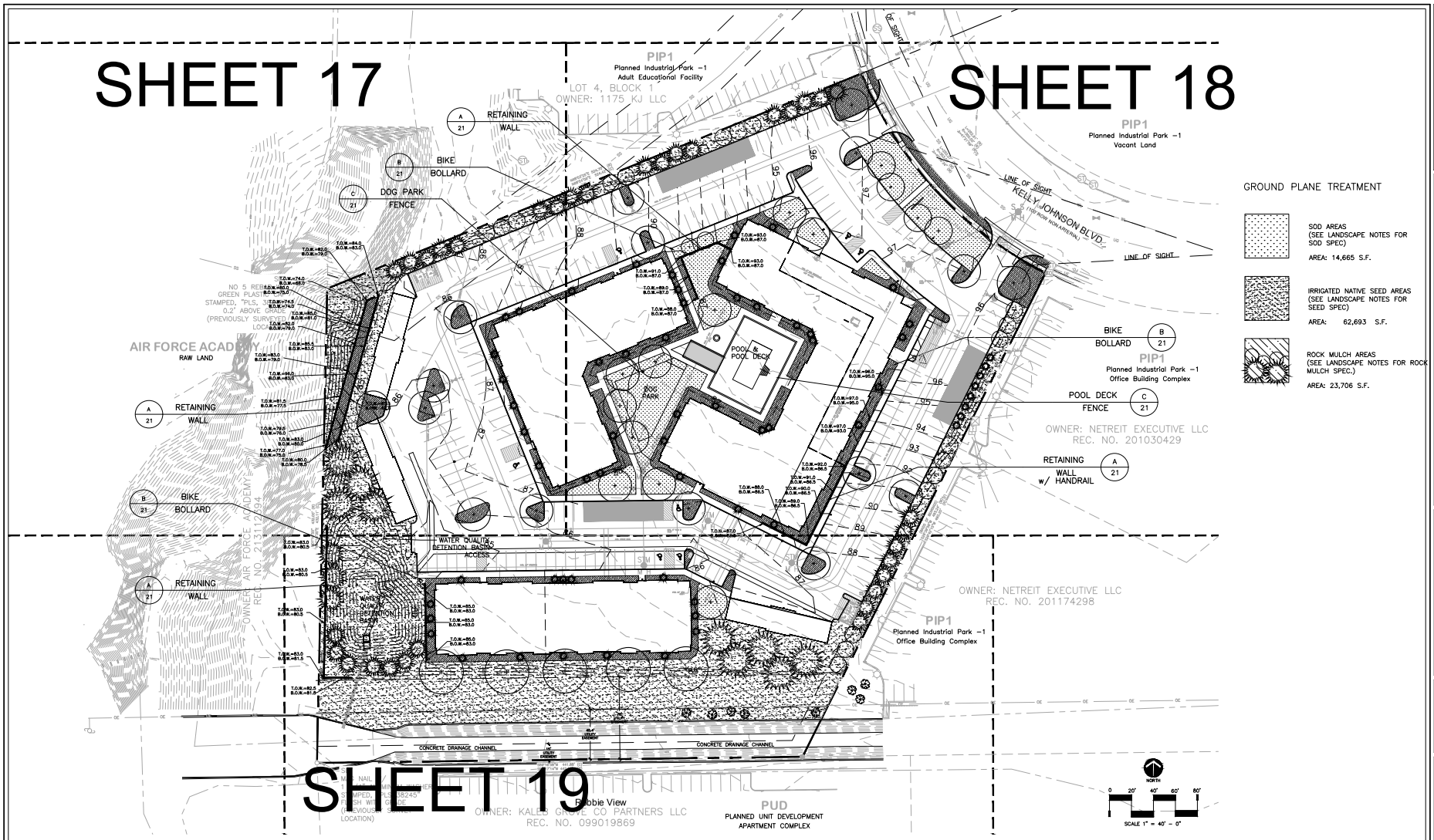
THE EDISON AT CHAPEL HILLS
1265 KELLY JOHNSON BLVD
COLORADO SPRINGS, CO 80920

NO.	REVISIONS	DATE

DRAWING TITLE: BUILDING SECTIONS - BLDG #2 & 3

PROJECT #: 973
DATE: 12/05/19
DRAWING NUMBER: AS1.2
D.P. SUBMITTAL

City Review No. CPC CU 19-00176



GROUND PLANE TREATMENT

SOD AREAS
(SEE LANDSCAPE NOTES FOR SOD SPEC)
AREA: 14,665 S.F.

IRRIGATED NATIVE SEED AREAS
(SEE LANDSCAPE NOTES FOR SEED SPEC)
AREA: 62,693 S.F.

ROCK MULCH AREAS
(SEE LANDSCAPE NOTES FOR ROCK MULCH SPEC.)
AREA: 23,706 S.F.

COVERAGE SUMMARY:

PROPOSED BUILDING FOOTPRINT AREA	60,058 S.F.	1.38 ACRES
PROPOSED GARAGE FOOTPRINT AREA	7,158 S.F	0.16 ACRES
PROPOSED PARKING AREA INCL. CARPORTS	93,426 S.F.	2.14 ACRES
SIDEWALK/POOL DECK AREA	17,859 S.F.	0.41 ACRES
LANDSCAPING/OPEN SPACE	101,064 S.F.	2.32 ACRES
EXISTING DRAINAGE CHANNEL	15,682 S.F.	0.36 ACRES
TOTAL AREA		6.77 ACRES

PARKING:

PARKING SPACES PROVIDED: 270 (includes 4 HC Spaces)

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Water Resources
Water Quality
Stormwater
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Grant Writing
Project Management
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Tourism
Recreation
Parks
Trails
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Historic Preservation
Cultural Resources
Transportation
Transit
Bicycle
Pedestrian
Sustainable Design
Green Infrastructure
Low Impact Development
Sustainable Development

FINAL LANDSCAPE DEVELOPMENT PLAN DOCUMENTS
for
The Edison at Chapel Hills
XXXXX
1265 Kelly Johnson Blvd.
Colorado Springs, CO

Sheet Title: Landscape Plan

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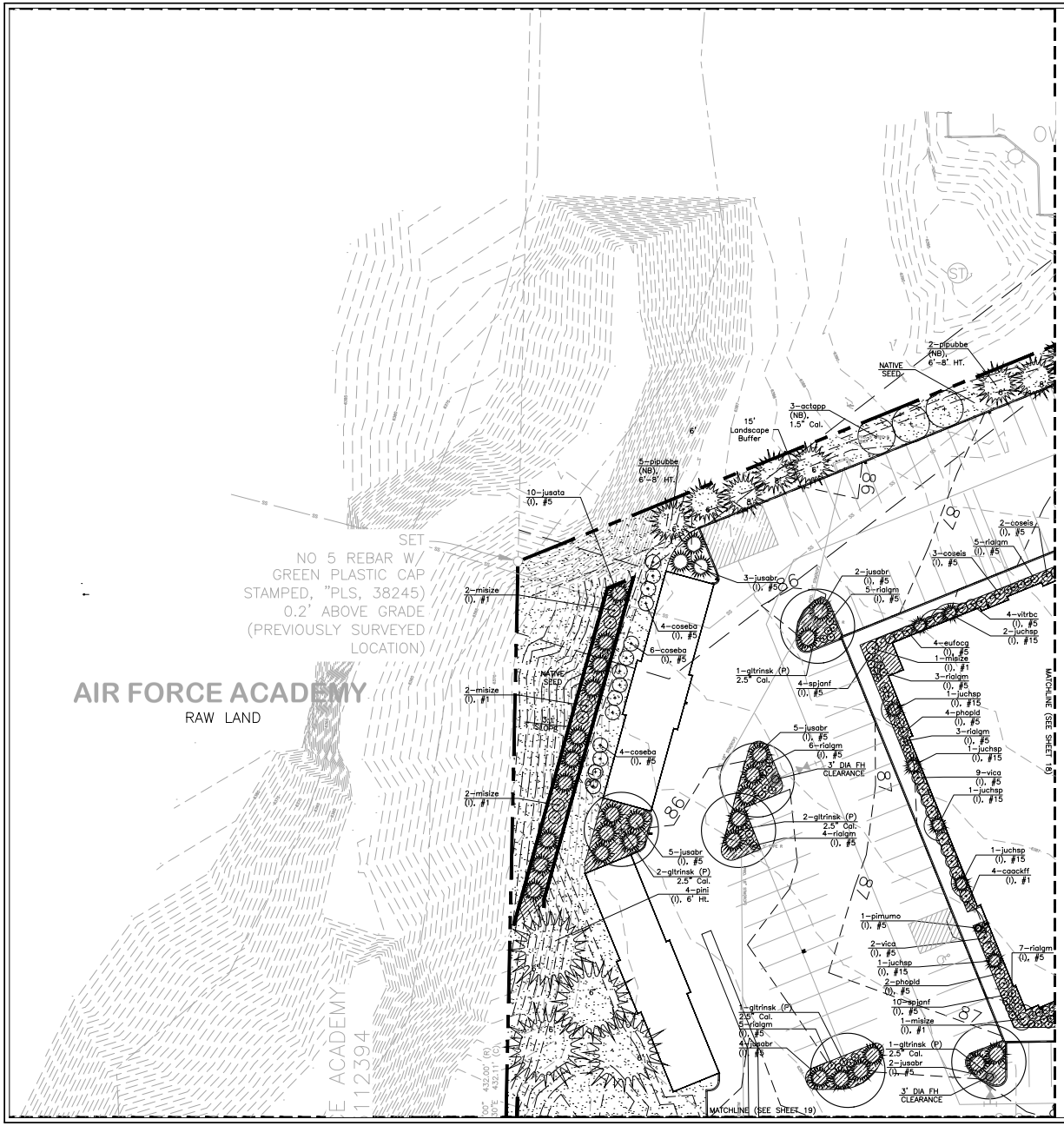
Revisions	By

Drawn By:	DTM
Checked By:	DTM
Date:	December 2019
Scale:	1" 40'-0"
Job No.:	19021



GROUND PLANE TREATMENT

SOD AREAS
(SEE LANDSCAPE NOTES FOR SOD SPEC)

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IRRIGATED NATIVE SEED AREAS
(SEE LANDSCAPE NOTES FOR SEED SPEC)

AREA: 62,693 S.F.

ROCK MULCH AREAS
(SEE LANDSCAPE NOTES FOR ROCK MULCH SPEC.)

AREA: 23,706 S.F.

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Land Patterns, Inc.
Landscape Architecture
PO Box 80078
Colorado Springs, CO 80930
(719) 635-3200
Fax (719) 635-3315
LANDPAT@LANDPATTERNS.COM

FINAL LANDSCAPE DEVELOPMENT PLAN DOCUMENTS
for
The Edison at Chapel Hills

XXXXX
1265 Kelly Johnson Blvd.
Colorado Springs, CO

Sheet Title:
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Revisions	By

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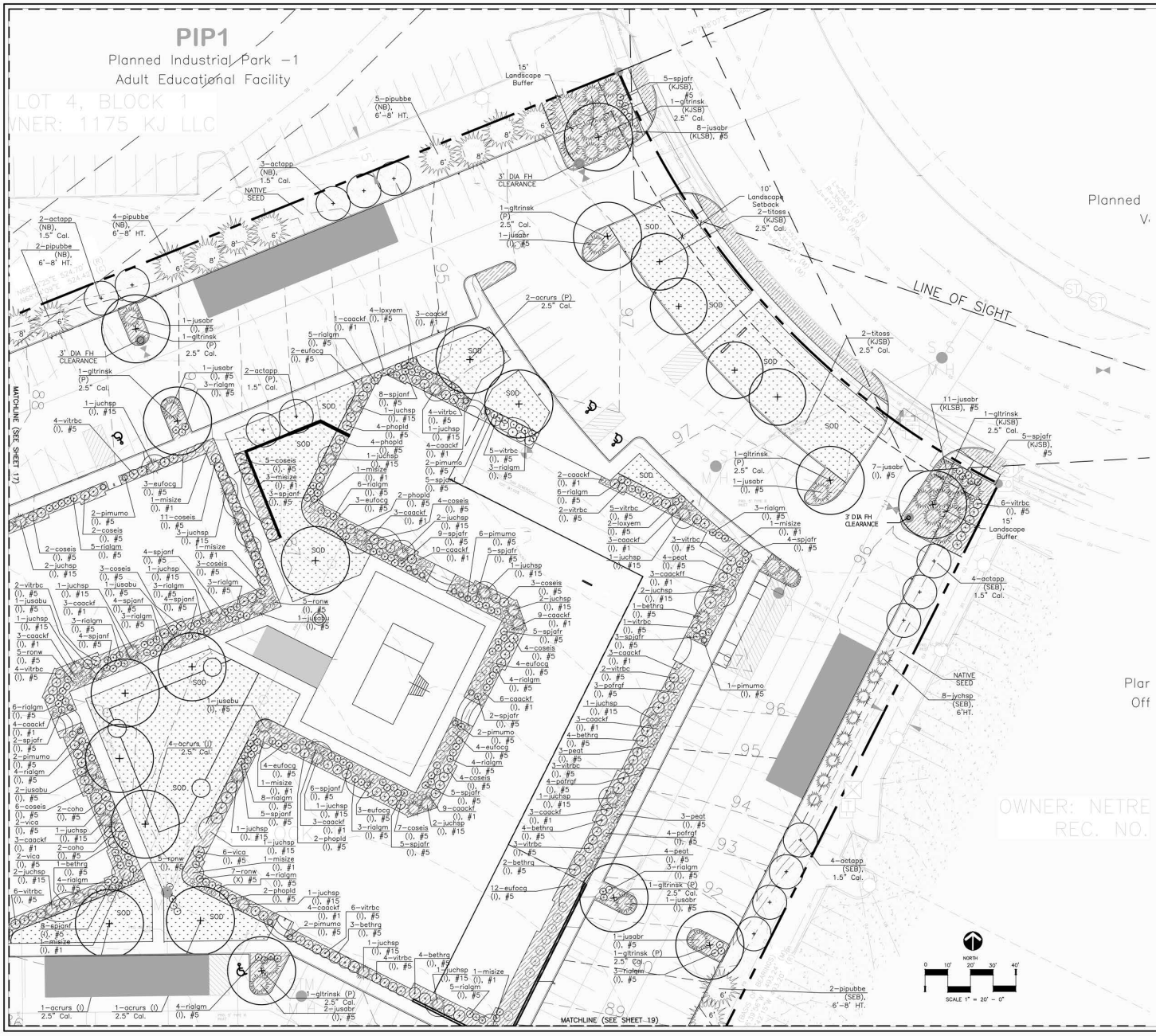
Job No.:	19021



GROUND PLANE TREATMENT

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Land Patterns, Inc.
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Monument, CO 80132
719.339.8080 phone
719.339.8089 fax
dave@lpaclaw.com

FINAL LANDSCAPE DEVELOPMENT PLAN DOCUMENTS
for
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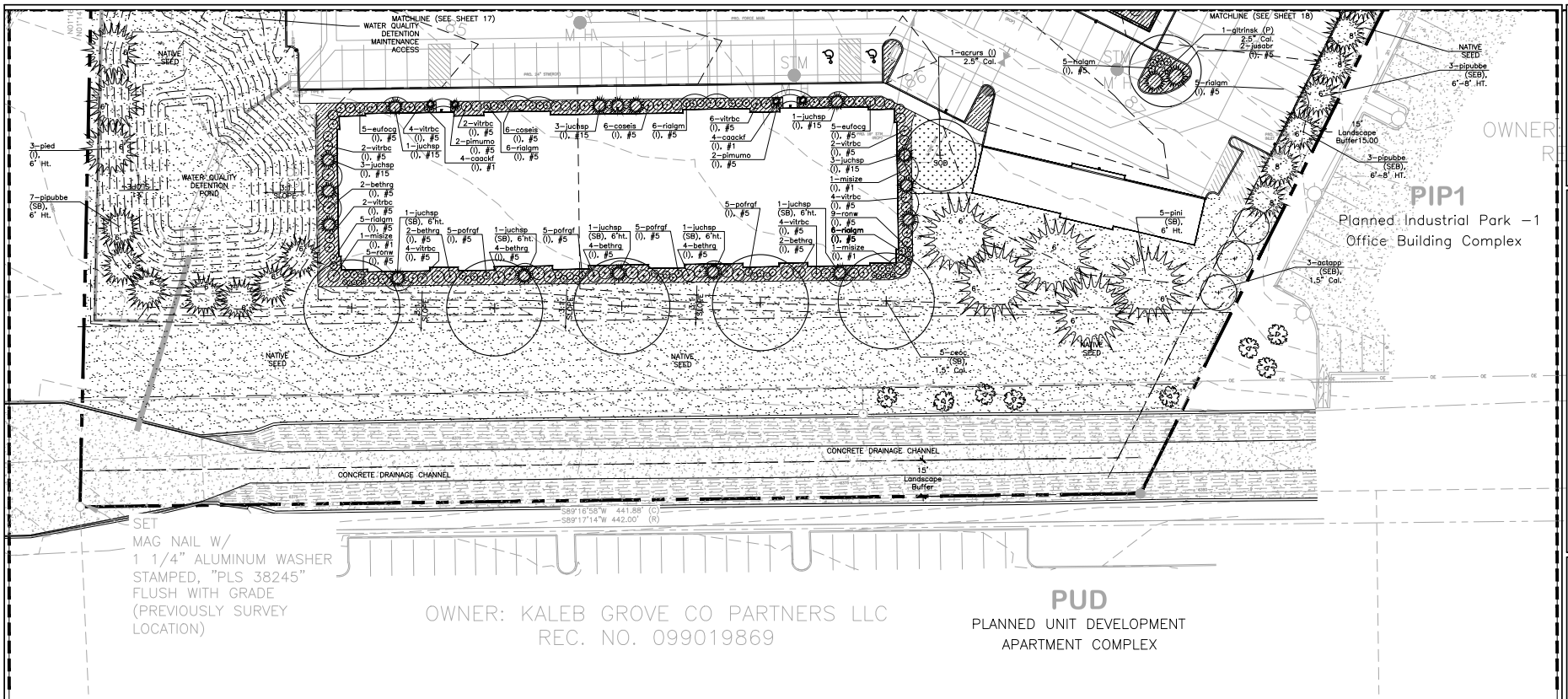

GROUND PLANE TREATMENT

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(SEE LANDSCAPE NOTES FOR SOD SPEC)
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IRRIGATED NATIVE SEED AREAS
(SEE LANDSCAPE NOTES FOR SEED SPEC)
AREA: 62,693 S.F.

ROCK MULCH AREAS
(SEE LANDSCAPE NOTES FOR ROCK MULCH SPEC.)
AREA: 23,706 S.F.

NORTH

0 10' 20' 30' 40'
SCALE 1" = 20' - 0"

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Maintenance
Stewardship
Sustainability
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Revisions	By

Drawn By: DTM
Checked By: DTM
Date: December 2019
Scale: 1" 20'-0"
Job No.: 19021

Site Category Calculations

Project Name: Edison at Chapel Hills

Date	11/19	Climate Zone	Foothills /Plains
Project Number	19021	Property Zoned	PIP-1

Landscape Setbacks (Code Section / Policy 320 & 317 (pp. 31 & 38))

Plant Label Code	Street Name / Zone Boundary	Street Classification	Width (in ft.) Required	Width (in ft.) Provided	Linear Footage	Tree / Feet Required	No. Trees Required	No. Trees Provided
KJSB	Kelly Johnson Blvd	Non Arterial	10	10	252	1/30	8	6

	Shrub Substitutes Required	Shrub Substitutes Provided	Orn. Grass Subst. Required	Orn. Grass Subst. Provided	Setback Plant Abbr. Denoted on Plan	% Ground Plane Veg. Required	% Ground Plane Veg. Provided
KJSB	20	20				75%	75%

Motor Vehicle Lots (Code Section / Policy 321 & 317 (pp. 31 & 38))

Plant Label Code	No. of Vehicle Spaces Provided	Shade Trees (1/15 sp) Required	Shade Trees (1/15 sp) Provided	Vehicle Lot Frontage(s)	Length of Frontage (ft.) (excluding driveway)	2/3 Length of Frontage (ft.)
P	270	18	18			

Min. 3' Screen Plants Required	Min. 3' Screen Plants Provided	Evergreen Plants Req. (50%)	Evergreen Plants Provided	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	% Ground Plane Veg. Required	% Ground Plane Veg. Provided
						75%	75%

Internal Landscaping (Code Section / Policy 322 & 317 (pp. 31 & 40))

Plant Label Code	Net Site Area (s.f.) (less Public ROW)	Percent Minimum Internal Area (%)	Internal Area (s.f.) Required	Internal Area (s.f.) Provided	Internal Trees (1/500 s.f.) Required	Internal Trees (1/500 s.f.) Provided
I	294,901	15%	44,235	101,064	89	13

	Shrub Substitutes Required	Shrub Substitutes Provided	Orn. Grass Subst. Required	Orn. Grass Subst. Provided	Internal Plant Abbr. Denoted on Plan	% Ground Plane Veg. Required	% Ground Plane Veg. Provided
I	760	760				75%	75%

Landscape Buffers & Screens (Code Section / Policy 323 & 317 (pp. 31 & 41))

Plant Label Code	Street Name or Property Line	Width (in ft.) Required	Width (in ft.) Provided	Linear Footage	Buffer Trees (1/20) Required	Buffer Trees (1/20) Provided	Evergreen Trees Req. (50%)	Evergreen Trees Provided
NB	North Property Line	15	15	525'	26	8	13	18
SEB	Southeast Property li	15	15	460'	25	7	13	18
SP	South Property Line	15	15	442'	22	5	11	17

	Length of 6' Cp. Struct. Required	Length of 6' Cp. Struct. Provided	Buffer Tree Abbr. Denoted on Plan	% Ground Plane Veg. Required	% Ground Plane Veg. Provided
	Trash Enclosure				

Additional Plants

Plant Label Code	
X	INDICATES EXTRA PLANT MATERIAL ABOVE THE REQUIREMENTS
GC	INDICATES PLANT MATERIAL MEETING GROUND PLANE COVERAGE

Appendix E

SCHEMATIC LANDSCAPE DIAGRAM

Submitted in conformance with Policy 311

NAME OF PROJECT:
Edison at Chapel Hills
DATE:
December 2019
CLIMATE ZONE
(from Figure 4 of Landscape Policy Manual) – circle one:

FOOTHILLS FOOTHILLS & PLAINS PLAINS

PLANT COMMUNITIES
(to be labeled by number(s) on diagram)

1 -- Semi-arid Shrublands
2 -- Pinon-Juniper Woodlands
3 -- Prairie
4 -- Lower Elevation Riparian
5 -- Foothill Shrublands
6 -- Ponderosa Pine Forest
7 -- Upper Elevation Riparian
8 -- Douglas Fir Forest

HYDROZONES
(supplemental water – to be labeled by letter(s) on diagram)

V (D) – Very Low (0 to 7 inches per year)

L (A) – Low (7 to 15 inches per year)

M (S) – Moderate (15 to 25 inches per year)

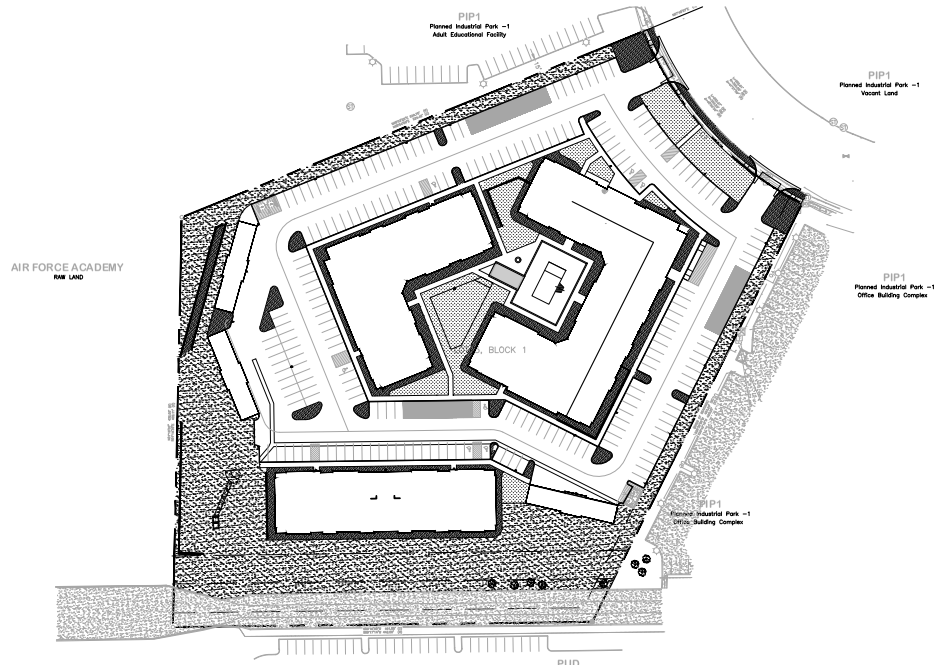
H (W)– High (more than 25 inches per year)

HYDRO ZONE ALLOCATION

M — SOD AREAS (SEE LANDSCAPE NOTES FOR SOD SPEC)
AREA: 14,665 S.F.

V — IRRIGATED NATIVE SEED AREAS (SEE LANDSCAPE NOTES FOR SEED SPEC)
AREA: 62,693 S.F.

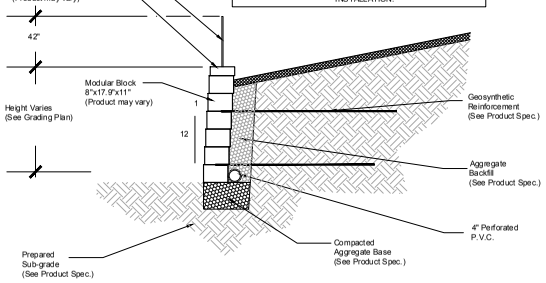
2345678 SA — ROCK MULCH AREAS (SEE LANDSCAPE NOTES FOR ROCK MULCH SPEC.)
AREA: 23,706 S.F.



HYDRO ZONE MAP

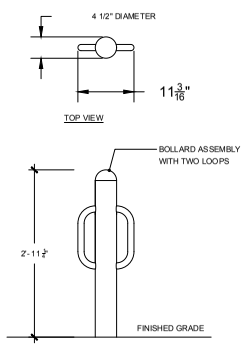
NORTH
NTS

DETAIL BELOW IS A GENERIC RETAINING WALL TYPE. SITE MAY REQUIRE DIFFERENT WALL TYPES DEPENDING ON SOILS, LOCATIONS, STRUCTURAL REQUIREMENTS AND HEIGHTS. SEE CIVIL DRAWINGS FOR SPECIFIC WALL TYPES, HEIGHTS, LOCATIONS AND TOP AND BOTTOM ELEVATIONS AS IT PERTAINS TO ACTUAL CONSTRUCTION AND INSTALLATION.

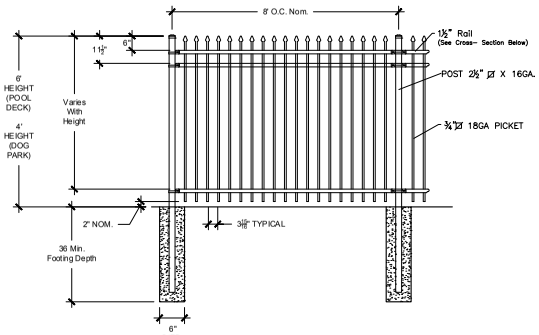


Notes:
1. See sheet LS-8 for wall locations and top and bottom elevations (development plan requirement).
2. See civil drawings for consturction and installation for all wall locations, top & bottom elevations and wall types.

A / 21 — RETAINING WALL DETAIL — NTS



B / 21 — BIKE BOLLARD — NTS



NOTES:
1.) POST SIZE DEPENDS ON FENCE HEIGHT AND WIND LOADS. SEE MANUFACTURES' SPECIFICATIONS FOR POST SIZING CHART.
2.) FENCE PRODUCT, TYPE AND STYLE TO BE DETERMINED BY OWNER

C / 21 — POOL DECK & DOG PARK FENCE — NTS

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CITY FILE NO.: CPC CU 19–00176

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Landscape Architecture
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FINAL LANDSCAPE DEVELOPMENT PLAN DOCUMENTS
for
The Edison at Chapel Hills
XXXXX
1265 Kelly Johnson Blvd.
Colorado Springs, CO

Sheet Title: Site Calcs & Hydrozone Map

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Revisions	By

Drawn By:	DTM
Checked By:	DTM
Date:	December 2019
Scale:	1" 20'–0"
Job No.:	19021

LANDSCAPE PLANT SCHEDULE

Abbr.	Qty.	Botanical Name	Common Name	App. B Key	Mature Width	Planting Size	Notes
TREES							
acrurs	10	Acer rebrum 'Red Sunset'	Red Sunset Maple	S	30'–40'	2.5" Cal.	
actapp	17	Acer tataricum 'Pattern Perfect'	Pattern Perfect Tatarian Maple	457A	15'–20'	1.5" Cal.	
ceco	5	Celtis occidentalis	Wsetern Hackberry	3457DA	40'–50'	2.5" Cal.	
gltrinsk	16	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	4SA	30'–40'	2.5" Cal.	
juchsp	13	Juniperus chinensis 'Spartan'	Spartan Juniper	25678D	4'–6'	6' Ht.	
pini	9	Pinus nigra	Austrian Pine	25678A	30'–40'	6' Ht.	
pied	3	Pinus edulid	Pinon Pine	256D	10'–20'	6'–8' Ht.	
pipubbe	21	Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Spruce	678S	10'–15'	6' ht.	
pipubbe	12	Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Spruce	678S	10'–15'	8' ht.	
titoss	4	Tilia tomentosa 'Sterling Silver'	Sterling Silver Linden	4S	20'–35'	2.5" Cal.	
Percent Signature Trees: (60% minimum – Policy 311.3k)			**Signature Trees :** 100 / **Total No. of Trees:** 110	= 91% **Signature Trees**			
SHRUBS							
bethrg	44	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	45A	1'–2'	#5	
coho	4	Cotoneaster horizontalis	Rock Cotoneaster	2345S	3'–6'	#5	
coseba	14	Cornus Sercia 'Baileyi'	Bailey Redtwig Dogwood	457A	6'–10'	#5	
coseis	64	Cornus Sercia 'Isanti'	Isanti Red Twig Dogwood	457A	4'–6'	#5	
eufocg	49	Euonymus fortunie 'Canadale Gold'	Canadale Gold Euonymus	45S	2'–3'	#5	
juchsp	50	Juniperus chinensis 'Spartan'	Spartan Juniper	25678D	4'–6'	#15	
jusabr	45	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	568A	6'–8'	#5	
jusabu	6	Juniperus sabina 'Buffalo'	Buffalo Juniper	568A	6'–8'	#5	
jusata	16	Juniperus sabina 'Tamariscifolia'	TAmmy Juniper	568A	6'–8'	#5	
loxyem	11	'Lonicera xylosteum ' 'Emerald Mound'	Emerald Mound Honeysuckle	567A	2'–3'	#5	
peat	22	Perovskia atriplocifolia	Russian Sage	12D	3'–4'	#5	
phopld	18	'Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	568SA	3'–4'	#5	
pimomo	22	Pinus mugo 'Mops'	Minature Mugo Pine	1256D	2'–3'	#5	
pofrgf	31	Potentilla fruticosa 'Gold Finger'	Gold Finger Potentilla	4567S	3'–4'	#5	
rialgm	158	Ribes alpinum 'Green Mound'	Green Mound Currant	24567DA	2'–3'	#5	
ronw	36	Rosa 'Nearly Wild'	Nearly Wild Rose	45678SA	2'–3'	#5	
spjanfr	50	Spirea japonica 'Froebelii'	Froebel Spirea	SA	2'–4'	#5	
spjanf	70	Spirea japonica ' Neon Flash;	Neon Flash Spirea	SA	3'–4'	#5	
vica	21	'\Viburnum carlesii 4'–6'	Koreanspice Viburnum	A	4–5'	#5	
vitrbc	96	Viburnum trilobum 'Bailey Compact'	Compact American Crannyberrybush	47A	4–5'	#5	
Percent Signature Shrubs: (60% minimum – Policy 311.3k)			**Signature Shrubs :** 686 / **Total No. of Shrubs:** 827	= 83% **Signature Shrubs**			
GRASSES							
caackff	100	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	A (L)	2'	#1	
misize	22	'Miscanthus sinensis 'Zebrinus'	Zebra Grass	DA	4'–6'	#1	

CONTRACTOR RESPONSIBILITY:

CONSTRUCTION DOCUMENTS INCLUDE CONSTRUCTION PLANS AND PROJECT SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR READING ALL DOCUMENTS ASSOCIATED WITH THE INSTALLATION OF IRRIGATION AND PLANT MATERIAL PRIOR TO COMMENCING INSTALLATION (INCLUDING CITY INSTALLATION AND PLANTING GENERAL NOTES REQUIREMENTS – THIS SHEET).

CONTRACTOR IS RESPONSIBLE FOR CONTACTING PROJECT LANDSCAPE ARCHITECT OR IRRIGATION DESIGNER WITH QUESTIONS REGARDING DISCREPANCIES WITHIN THESE DOCUMENTS. REQUEST FOR SUBSTITUTIONS OR RELOCATION OF MATERIALS MUST BE AUTHORIZED BY THE LANDSCAPE ARCHITECT AND/OR IRRIGATION DESIGNER OF RECORD.

MATERIAL INSPECTIONS:

1. LANDSCAPE INSPECTION AND APPROVAL:

PRE-DELIVERY INSPECTION: ALL PLANT MATERIALS SHALL BE AVAILABLE AT ONE SITE FOR VISUAL INSPECTION PRIOR TO INSTALLATION. INSPECTIONS OF NEW PLANTS ARE PRIMARILY FOR QUALITY, SIZE AND VARIETY, BUT OTHER REQUIREMENTS ARE NOT WAIVED EVEN THOUGH VISUAL INSPECTION RESULTS IN APPROVAL. PLANTS MAY BE INSPECTED WHERE GROWING, BUT INSPECTION AT THE PLACE OF GROWTH SHALL NOT PRECLUDE THE RIGHT OF REJECTION AT THE SITE. REJECTED PLANTS AND OTHER MATERIALS SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH SUITABLE SPECIMENS.

THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF ANY AND ALL MATERIALS AND PLANTS WHICH, IN HIS/HER OPINION, FAIL TO MEET SPECIFICATIONS.

2. IRRIGATION INSPECTIONS: NOTIFICATION FOR IRRIGATION SYSTEM INSPECTION WHILE TRENCH IS OPEN SHALL BE GIVEN 2 WEEKS IN ADVANCE OF REQUESTED INSPECTION DATE

AFFIDAVIT INSPECTIONS:

1. LANDSCAPE ARCHITECT AND/OR IRRIGATION DESIGNER OF RECORD SHALL BE NOTIFIED AT LEAST TWO WEEKS PRIOR TO CLIENT SEEKING OCCUPANCY PERMIT FOR AFFIDAVIT INSPECTION. SEE CITY OF COLORADO SPRINGS REQUIREMENTS, INSTALLATION, VERIFICATION AND DEFERRAL –CODE SECTION 309 – (THIS SHEET)

GENERAL PLANTING NOTES:

1. Exact locations, elevations and configurations of utilities, structures, existing plants and natural features are the responsibility of the user and shall be field verified prior to any work, including material orders. Caution shall be exercised during all field work: surveying, locators, hand digging, pilot holes and/or other appropriate methods may be required for subsurface work. Contact local utilities locating services at least 2 business days (not including the day of the actual notice) prior to excavation work. Utility Notification Center of Colorado 12600 W. Colfax Ave., Suite B-310, Lakewood, CO 80215 (800)-922-1987.

2. **TOPSOIL STOCKPILING:** See Grading Plan for stockpiling, mound soil no higher than 1.3 m (4 feet) high for less than 1 year and preferably less than 6 months. Cover (SEE NATIVE SEED MIX) to prevent soil erosion and contamination by weeds."

3. **WEED CONTROL:** Apply pre/post emergent herbicides per manufactures recommendations (see specifications for manufacture's products). Prepare all sod areas and planting beds before planting by applying herbicide as per label directions to weed or grass growth in planting areas on site. Do not proceed with landscape installation until weed growth has been controlled.

4. SOIL AMENDMENTS:

Spread the following amendments to ALL landscape areas. Amendments are per the submitted soils report and approved by the City.

–Add 4 cu. yds. Premium Compost III (an A-1 Organics Product or an approved equal) per 1,000 s.f.
–Add 3 lb. Nitrogen (N) per 1,000 s.f. for turf areas per the initial installation
Subsequent recommended turf applications are as follows:
1. Mid March 2. May to Mid June
3. Mid August to mid September 4. Early October to Early November
–Add 3 lbs. Nitrogen (N) per 1000 s.f. (For each 1 lb of Nitrogen apply 2.5 LB Urea) For Shrub Beds:
–Add 5 lbs. Phosphorus (P205) per 1,000 s.f.
–Add 3 lb. Potassium (K20) per 1,000 s.f.
–Add 2 oz. of Zinc (Zn) per 1,000 s.f. (or 5 lbs Zn per Acre)
–Add 2 oz. Iron (FE) per 1000 s.f. as iron chelate
_Add 0.1 lbs Boron per 1000 s.f. (caution: boron should be added very carefully since excessive boron can be toxic to plants)

Prior to spreading amendments rip (till) ALL existing soil to a depth of eight (8) inches minimum (see project specifications) All parking lot islands shall be tilled and soil amendments added to a depth of 30" (see project specifications).

Spread and till soil amendments to a depth of 8" in all landscape areas

5. **TREE & SHRUB PIT BACKFILL MIXTURE:** shall be 70% native soil and 30% organic mix.

6. **IRRIGATION:** An automatic irrigation shall be installed. All trees and shrubs in planting beds shall be drip irrigated. Fescue Sod and native seed areas are to be irrigated by pop-up and/or spray heads. Native seed areas will be irrigated for establishment purposes only. Rain sensors will be required (see Irrigation sheets – this document).

7. **PLANT LIST:** Codes for the species (scientific name), size, and quantity required to complete the planting, are listed and indicated by symbol in the drawings. In the event discrepancies occur between information indicated in the schedule and information indicated by symbol on the drawings, the information indicated by symbol on the drawings shall govern.

8. **FORM:** All plants shall conform to the ANSI Z60.1. and Colorado Nursery Act. Provide plant material well formed, true to species or variety, free from injuries and disfigurement, unless otherwise approved by the Landscape Architect. Trees shall be fully branched in proportion to width and height. Trees, both deciduous and evergreen, shall have relatively straight trunks and one central leader (trees shall not be "poled"), unless otherwise approved by the Landscape Architect. Shrubs shall be provided that have the height and number of primary stems as recommended by ANSI Z60.1. An acceptable plant shall be well shaped with sufficient well-spaced side branches recognized by the ANLA (American Nurserymen and Landscaper Association) as typical for the variety grown in the region.

9. **HEALTH:** Provide healthy plant material. Plant material shall be free from disease, defects such as disfiguring knots, sunscald, windburn or bark abrasions, infestations or injury and have a vigorous root system. Root balls shall be free of weeds. If necessary, spray plant material at time of installation and periodically as required to exclude infestation until final acceptance.

10. **SIZE:** The minimum acceptable sizes of plants measured before pruning with branches in normal position, shall conform to measurements as specified in the plant list furnished. Height and spread dimensions refer to main body of plant and not from branch or root tip to tip. Measure trees and shrubs with branches in normal position. Measure trunk caliper 6" above ground up to and including 4" caliper size and 12" above ground for larger sizes. The sizes identified are minimum sizes; plant material smaller than specified is unacceptable. Plants larger than specified may be used, if approved, at no additional cost.

11. **PRUNING:** All plants shall not have been pruned after selection by the Landscape Architect or Contractor at either the supplier's nursery or the Contractor's work site, except as otherwise provided herein, (See Specs).

12. **IDENTIFICATION:** All plant materials shall be identified by means of a grower's label affixed to the plant. The grower's label shall give the data necessary to indicate conformance to specifications. Use durable waterproof labels with water-resistant ink which will remain legible for at least 60 days.

13. **SUBSTITUTIONS:** No substitutions accepted, except with the written permission of the Landscape Architect or owners authorized representative.

14. **TREE STAKES & GUYS:** For deciduous trees: Lodgepole Pine 1-1/2"-2" diameter post, 8' long with bottom end pencil pointed. For evergreen trees, steel "T" posts, 30" bottom portion with anchor intact. Guying Material: ArborTie manufactured by Deep Root Partners, L.P. (800) 458-7668 or approved equal. Submit sample to Owner's Authorized Representative for approval a minimum of two (2) weeks prior to delivery on-site. Color: Green.

15. **TREE WRAP:** Standard nursery crepe tape not less than 4" wide, designed to prevent winter sun-scaled. Secured every 24" by taping. Do not use duct tape.

16. **COBBLE MULCH:** In areas noted as COBBLE MULCH, apply 2"-4" size of cobble/river rock as indicated on drawings over geo-textile fabric layer. Place cobble in entire designated area to minimum depth of 4" (see project specifications). Individual trees shall have a wood mulch ring 3' to 4' in diameter. Individual shrubs shall have a wood mulch ring 1½ the size of the rootball.

17. **WOOD MULCH:** Where indicated on the plans for areas designated to receive WOOD Mulch all planting, including individual plant wood mulch rings shall be mulched with three inches (3") of shredded wood cedar mulch. Cedar mulch shall be a fibrous material, not chipped or chunks, (see specs for acceptable type), and watered in after installation (see project specifications).

18. **GEO-TEXTILE FABRIC:** Underlayment fabric for weed barrier – USED IN ROCK & COBBLE MULCH DESIGNATED AREAS ONLY – shall have a nominal weight of of 3.5 oz. per square yard with a permeability of 0.7 cm/sec. minimum (see project specifications).

19. **EDGER:** All edger shall be 14 gauge – 4" high by ⅛" thick by 10' lengths. Color shall be green.

20. **FESCUE SOD:** All areas designated as FESCUE SOD shall meet the following conditions: A Colorado grown mix having a healthy, vigorous root system that has been regularly watered, mowed, fertilized and sprayed for weeds in the sod nursery with the following mixture of grasses or approved equal:

35% SR5100 Chewings Fescue
25% Shademaster II Creeping Red Fescue
20% SR5200 Creeping Red Fescue
15% SR3200 Blue Fescue
5% Freedom II Kentucky Bluegrass

22 **IRRIGATED NATIVE SEED:** All areas designated as IRRIGATED NATIVE SEED shall meet the following conditions:

30% Ephraim Crested Wheatgrass
25% Dwarf Perennial Ryegrass
20% SR3200 Bleu Fescue
15% Reubens Canada Bluegrass
10% Chewings Fescue

Seeding Rate:
Drilled: 40 lbs per acre

23. **NETTING/EROSION CONTROL BLANKET:** Erosion control blankets for native seed areas with slopes 3:1 or steeper shall use BioNet S150 BN – Double Net Straw Blanket with a 1.60 lbs per square foot permissible shear stress (FHWA FP-03 category: Type 2.D). Netting shall be 100% biodegradable jute fiber (or approved equal). application shall be per the manufactures's specifications.

CITY OF COLORADO SPRINGS REQUIREMENTS
INSTALLATION, VERIFICATION, AND DEFERRAL

Code Section 309. (Paraphrased)

Installation
All landscaping, irrigation system and other site work shown on the approved landscape and irrigation plans shall be properly installed and stabilized against soil erosion and/or financially assured, prior to issuance of a Certificate of Occupancy or prior to issuance of a building permit in the case of a double frontage lot streetscape requirement or common area (Section 305. B.2&3 of this Part), or prior to final development plan approval for the conversion of vacant land to nonresidential use that does not involve the construction of a structure.

Required Verification
The owner or developer shall provide an inspection affidavit executed by both the qualified landscape plan designer and the qualified irrigation plan designer, which certifies that all components have been properly installed in conformance with the approved plans. In lieu of the provision of a properly executed inspection affidavit, City Planning shall inspect and verify the initial landscape and irrigation system installation subject to compliance with Section 310.B of this Part.

Deferral of Installation
In cases where all or some portion of the required landscaping, irrigation system or other site work can not be installed due to seasonal conditions that would jeopardize the health of plant materials or prohibit the installation of the irrigation system or plant materials; or due to the unavailability of plant material, or to construction activities, the owner or developer may make the following arrangements in order to secure a Certificate of Occupancy.
1. An acceptable financial assurance shall be posted with the Development Review Manager. Acceptable financial assurances shall include cash, certificates of deposit, irrevocable letters of credit, performance bonds and escrow accounts. Said assurance shall be accompanied by a description of the uncompleted landscaping, irrigation system and/or site work and an estimate of the cost required to complete the same. The assurance shall be an amount equal to the cost estimate.
2. The owner or developer shall agree in writing that he or she, or any successors or assigns, shall complete the required landscaping, irrigation system, and/or site work within one year or less from the date of issuance of the Certificate of Occupancy.
3. The financial assurance shall be released once all of the required landscaping, irrigation system, and/or site work has been installed, and verified in compliance with Section 309.C of this Part.

Policy 309.
1. Where seeding is permitted, it shall be financially assured and the assurance shall not be totally released until the seeding is considered to be established in a healthy state by City Planning.
2. A functional test of the irrigation system shall be performed by the installer and verified by the qualified designer, or be verified by City Planning in conformance with Section 3-3-31 0.B of the Landscape Code.
3. Financial assurances shall contain the basic provisions of the acceptable forms for financial assurances available from City Planning.
4. Installation Standards:
A. In motor vehicle lot planting areas compacted by site grading, soil shall be structurally renovated (tilled), or removed and replaced, to a depth of thirty inches (30").
B. All plants shall meet or exceed standards established by the Colorado Nursery Act, and the "American Standard of Nursery Stock". All plant shall be typical of their species, healthy, free of disease, insect pests and mechanical injuries, have adequate root systems, and otherwise be consistent with the intent of the Landscape Code and Landscape Policy Manual.
C. Installation shall be in accordance with the Planting Details as specified on the details sheet with regard to planting hole depth, size and shape, root ball preparation, construction of water basins, appropriate staking and guying, mulching and watering.
D. Seeded landscape areas shall have no bare areas larger than six inches by six inches (6" x 6") after germination.

MAINTENANCE ASSURANCE

Code Section 310. (Paraphrased)

Compliance Inspection
City Planning shall perform a landscape compliance inspection two (2) years after the initial landscape installation is verified in conformance with Section 309.C of this Part.
Alternative to Inspection Affidavit
When a properly executed inspection affidavit is not provided as required by Section 309.C of this Part, the owner or developer shall post an acceptable financial assurance with the Development Review Manager for a two (2) year period that guarantees the maintenance in good condition of all required landscaping components, except irrigation system components, and the replacement or repair of said components. City Planning will then inspect and verify the initial landscape and irrigation system installation.
Type and Amount of Assurance
Acceptable financial assurances shall include cash, certificates of deposit, irrevocable letters of credit, performance bonds and escrow accounts. The amount of the assurance shall be established in the Landscape Policy Manual. Said assurance shall be reduced in conformance with the procedures established in the Landscape Policy Manual.
Policy 310.
1. The amount of the financial assurance for maintenance shall be ten percent (10%) of the cost of the required landscape installation. No financial assurance shall be required for the irrigation system.
2. The amount of the financial assurance for maintenance may be reduced by the cost of verified, required plant replacements, on a one-time basis, during the two-year assurance period.
Release of Assurance
The financial assurance shall be released once City Planning verifies that all of the required landscaping has been maintained in compliance with the requirements and standards of this Landscape Code and the Landscape Policy Manual for a period of two (2) years from the date of verification of the initial landscape installation.

AN IRRIGATION PLAN TO BE SUBMITTED FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING A BUILDING PERMIT. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

THIS DOCUMENT IS FOR CITY REVIEW AND DEVELOPMENT PLAN APPROVAL ONLY.

THIS DOCUMENT IS NOT A CONSTRUCTION DOCUMENT UNLESS STAMPED BY THE LANDSCAPE ARCHITECT OF RECORD

DISCLAIMER:

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CITY FILE NO.: CPC CU 19-00176

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FINAL LANDSCAPE DEVELOPMENT PLAN DOCUMENTS
for
The Edison at Chapel Hills
xxxxx
1265 Kelly Johnson Blvd.
Colorado Springs, CO

Sheet Title:
Plant Schedule & General Planting Notes

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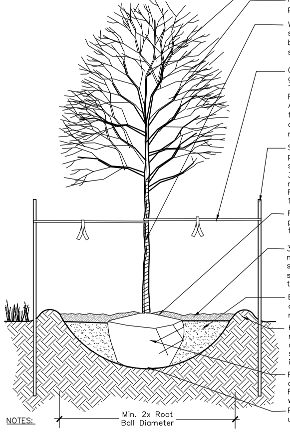
Revisions	By

Drawn By: DTM
Checked By: DTM
Date: December 2019
Scale: 1" 20'-0"
Job No.: 19021



- Do not remove or cut the leader.
- Prune dead or damaged wood prior to planting (see note #3 below).
- Wrap entire surface of trunk up to second branch. Secure wrap at top, bottom and at two foot intervals (see specs for tree wrap materials)
- Guying material: Nylon straps with grommets below midpoint of tree. Tighten #10 guy wire by twisting. Protect branches from touching wire. Allow a slight sag for sway. Provide flagging tape with minimum 6" dangling (see specs for guying material and color).
- Stake trees up to 3" caliper with two post on the leeward and windward sides. Stake trees over 3" caliper with 3 evenly spaced. Set stakes 18" minimum into undisturbed subgrade. Remove stakes and guy wires within 12–18 months of planting.
- Remove soil to the root flare prior to positioning root ball in pit. Plant root flare at soil grade.
- 3–4" minimum depth organic wood mulch. Avoid contact with trunk. See specs. for specified mulch. Mulch ring shall be 72" in diameter if located in turf area.
- Backfill mixture shall be ⅔ native soil and ⅓ organic mix (see landscape notes and specs for soil mix).
- 6" high earth saucer beyond edge of root ball when tree is located in dryland, native and downhill sides on slopes. Saucers are not required in irrigated turf areas.
- Positioned tree in place and remove all twine, rope, plastic and rubber. Remove all treated green burlap and wire basket from rootball.
- Rootball shall rest on firm, undisturbed soil.

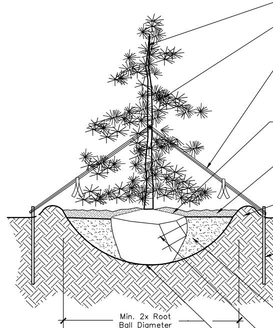
Min. 2x Root Ball Diameter

NOTES:

1. Dig pit so that the top of the root flare is level with surrounding grade. The root flare should determine the depth of the of the pit, not the the top of the rootball.
2. Before delivery to the site assure nursery has marked the North side of all trees. At time of installation rotate tree so the mark is facing North.
3. Prune dead, broken or crossed branches and branches with weak or narrow crotches. Do not remove the terminal buds or branches that extend to the edge of the crown.
4. Structural Pruning should
5. Do not fertilize for at least one growing season.
6. Keep plants moist and shaded until planted.

A/23 DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



- Do not remove or cut the leader.
- Prune dead or damaged wood prior to planting (see note #3 below).
- Guying material: Nylon straps with grommets below midpoint of tree. Tighten #10 guy wire by twisting. Protect branches from touching wire. Allow a slight sag for sway. Provide flagging tape with minimum 6" dangling (see specs for guying material and color).
- Remove soil to the root flare prior to positioning root ball in pit. Plant root flare at soil grade.
- 3–4" minimum depth organic wood mulch. Avoid contact with trunk. See specs. for specified mulch. Mulch ring shall be 72" in diameter if located in turf area.
- 6" high earth saucer beyond edge of root ball when tree is located in dryland, native and downhill sides on slopes. Saucers are not required in irrigated turf areas.
- Stake trees 6' in height or smaller with two post on the leeward and windward sides. Stake trees 6' high and over with 3 metal angle iron placed 120° apart. Set stakes 18" minimum into undisturbed subgrade. Remove stakes and guy wires within 12–18 months of planting.
- Scarify sides of planting Pit. Backfill mixture shall be ⅔ native soil and ⅓ organic mix (see landscape notes and specs for soil mix).
- Positioned tree in place and remove all twine, rope, plastic and rubber. Remove all treated green burlap and wire basket from rootball.
- Rootball shall rest on firm, undisturbed soil.

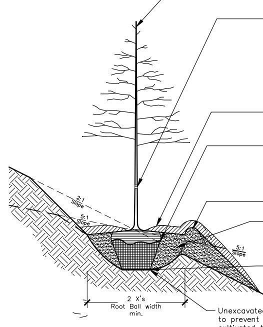
Min. 2x Root Ball Diameter

NOTES:

1. Dig pit so that the top of the root flare is level with surrounding grade. The root flare should determine the depth of the of the pit, not the the top of the rootball.
2. Before delivery to the site assure nursery has marked the North side of all trees. At time of installation rotate tree so the mark is facing North.
3. Prune dead, broken or crossed branches and branches with weak or narrow crotches. Do not remove the terminal buds or branches that extend to the edge of the crown.
4. Structural Pruning should
5. Do not fertilize for at least one growing season.
6. Keep plants moist and shaded until planted.

C/23 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



- One central leader. Corrective pruning (dead or damaged wood) to be completed immediately prior to planting.
- Stake trees 2 1/2" cal. and greater with 2 upright 8' metal T–posts placed parallel to contour of slope. Use nylon strap with grommets below midpoint of tree. Tighten #10 guy wire by twisting. Protect any branches from the wire. Allow a slight sag for sway. Provide flagging tape with minimum 6" dangling. Remove after 1 calendar year.
- 3" approved, mulch in a minimum 6' diameter area. Avoid contact with trunk. See specs. for specified mulch.
- Cut and remove all twine, rope, burlap and wire from a minimum top 1/3 of root ball (8" down). Remove all treated, green burlap. After tree is positioned in place, remove all twine, rope, plastic and rubber.
- 4" high earth saucer beyond edge of root ball.
- Tamp soil around root ball base firmly with foot pressure so that root ball does not shift.
- Root ball shall rest on firm, undisturbed soil. **Plant with root flare 2–4" above surrounding grade in clay soil and at grade in sandy soil.**
- Unexcavated or compacted mound under the root ball to prevent settlement. Existing soil to be well cultivated to the depth of root ball Add soil amendments only as specified by soil analysis. See specs. for mixture.

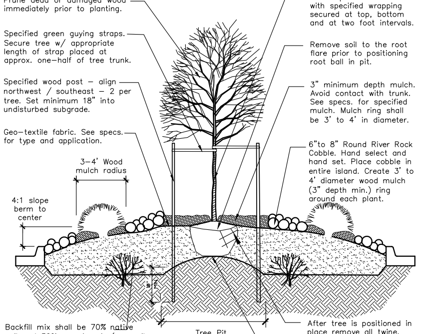
2:1 Slope; 5:1 Slope; 2 X's Root Ball width min.

NOTES:

1. Mark the north side of the tree in the nursery, and rotate tree to face north at the site possible.
2. **Each tree must be planted such that the trunk flare is visible at the top of the root ball. Trees where the trunk flare is not visible shall be rejected. Do not cover the top of the root ball with soil.**
3. Prune dead, broken or crossed branches and branches with weak or narrow crotches. Do not remove lower limbs and sprouts for at least two growing seasons.
4. Stake only when necessary. Stake trees 2" cal. and smaller with metal post on prevailing wind side.
5. Do not wrap trunk unless required on exposed sites for species with thin bark. Use electrical tape, not duct tape. Do not use twine. Wrap in November and remove in spring.
6. Do not fertilize for at least one growing season.
7. Keep plants moist and shaded until planted.

F/23 TREE PLANTING ON SLOPE

NTS



- Do not cut central leader.
- Prune dead or damaged wood immediately prior to planting.
- Specified green guying straps. Secure tree w/ appropriate length of strap placed at approx. one–half of tree trunk.
- Specified wood post – align northwest / southeast – 2 per tree. Set minimum 18" into undisturbed subgrade.
- Geo–textile fabric. See specs. for type and application.
- 3–4' Wood mulch radius
- 4:1 slope berm to center
- Backfill mix shall be 70% native soil and 30% organic mix (see soil amendment note). In islands that have been compacted by grading operations the soil shall be structurally renovated (tilled) or removed to a depth of thirty (30") and replaced with specified backfill mixture.
- Wrap entire surface of trunk up to second branch with specified wrapping secured at top, bottom and at two foot intervals.
- Remove soil to the root flare prior to positioning root ball in pit.
- 3" minimum depth mulch. Avoid contact with trunk. See specs. for specified mulch. Mulch ring shall be 3' to 4' in diameter.
- 6"to 8" Round River Rock Cobble. Hand select and hand set. Place cobble in entire island. Create 3' to 4' diameter wood mulch (3" depth min.) ring around each plant.
- After tree is positioned in place remove all twine, rope, plastic and rubber. Remove all treated, green burlap. Pull burlap and wire from top 2/3 (min.) of rootball.
- Rootball shall rest on firm, undisturbed soil. Plant rootball 2–4" above surrounding grade in clay soil and at grade in sandy soil.

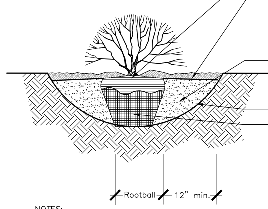
Tree Pit 2x Root Ball Width (Minimum–if unable to backfill entire island)

NOTES:

1. Dig pit so that the top of the root flare is level with surrounding grade. The root flare should determine the depth of the of the pit, not the the top of the rootball.
2. Prune dead, broken or crossed branches and branches with weak or narrow crotches. Do not remove lower limbs and sprouts for at least two growing seasons.
2. Do not fertilize for at least one growing season.
3. Keep plants moist and shaded until planted.

B/23 PLANTING FOR PARKING LOT ISLANDS & SHRUB BEDS w/ COBBLE & WOOD MULCH RINGS

NTS



- Plant top of rootball at grade.
- 3–4" specified organic mulch. Avoid contact with trunk.
- For Shrubs not in a planting beds: Provide 6" planting Rim for shrubs not in planting bed. Provide saucer on downhill side of slopes.
- Existing soil to be well cultivated to the depth of rootball. Backfill mix shall be 70% native soil and 30% organic mix (see soil amendment note).
- Scarify sides of planting pit.
- Rootball shall rest on firm, undisturbed soil.Remove all packaging material. For pot bound container only: make 4–5 vertical cuts in rootball 1" deep. Plant immediately.
- For root bind at the bottom of ball: Split rootball vertically all the way through bottom to halfway to top. Spread the two halves over a mound of soil in the planting hole.

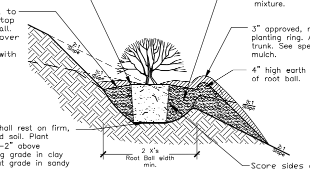
Rootball – 12" min.

NOTES:

1. Prune only dead or broken branches and weak or narrow crotches.
2. Keep plants moist and shaded until planted.
3. Do not fertilize for at least one growing season.
4. Amended backfill shall be ⅓ compost and ⅔ Native and or imported topsoil.
5. All shrubs in rock areass to receive shredded mulch rings,
6. Deep water all plants at time of planting
7. On slopes plant rootball at grade and provide saucer rim on down hill side. Water in at planting.

D/23 SHRUB PLANTING DETAIL

NOT TO SCALE



- Place drip emitters at edge of rootball. Do not place at base of crown of plant.
- Slope soil to edge of top of rootball. Do not cover top of rootball with soil.
- Rootball shall rest on firm, undisturbed soil. Plant rootball 1–2" above surrounding grade in clay soil and at grade in sandy soil.
- Existing soil to be well cultivated to the depth of rootball. Add soil amendments only as specified by soil analysis. See specs. for mixture.
- 3" approved, mulch to outside of planting ring. Avoid contact with trunk. See specs. for specified mulch.
- 4" high earth saucer beyond edge of root ball.
- Score sides of rootball.

2:1 Slope; 5:1 Slope; 2 X's Root Ball width min.

NOTE:

1. Keep plants moist and shaded until planted.
2. For pot bound container only: make 4–5 vertical cuts in rootball ½" deep. Plant immediately.
3. For rootbind at the bottom of ball: split rootball vertically all the way through bottom to halfway to top. Spread the two halves over a mound of soil in the planting hole.
4. For burlapped plants: Remove all burlap if possible without breaking the rootball or remove a minimum of ⅔ of the burlap from the top portion. Remove all treated burlap.
5. On slopes, plant rootball at grade and provide saucer rim on downhill side.
6. Water in at planting.
7. Corrective pruning (dead or damaged wood) to be completed after planting.
8. Do not fertilize for at least one growing season.

G/23 SHRUB PLANTINGS ON SLOPES

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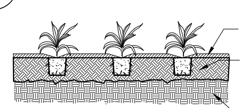

- 3–4" approved, organic wood mulch. See specs. for specified mulch.
- Existing soil to be well cultivated to a minimum depth of 6". Add soil amendments as specified by soil analysis. See specs. for mixture.
- Undisturbed soil

NOTES:
1. Keep plants moist and shaded until planting.
2. Plant ground covers and perennials level and at grade.
3. Prune all dead or broken parts prior to planting.
4. Amended backfill shall be ⅓ compost and ⅔ native and/or imported topsoil.
5. all perennials planted in rock mulch areas to have organic mulch rings around base of the plant.

E/23 PERENNIAL/ GROUND COVER PLANTING

NOT TO SCALE

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THIS DOCUMENT IS NOT A CONSTRUCTION DOCUMENT UNLESS STAMPED BY THE LANDSCAPE ARCHITECT OF RECORD

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CITY FILE NO.: CPC CU 19–00176

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FINAL LANDSCAPE DEVELOPMENT PLAN DOCUMENTS
for
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Colorado Springs, CO

Sheet Title: Planting Details & Notes

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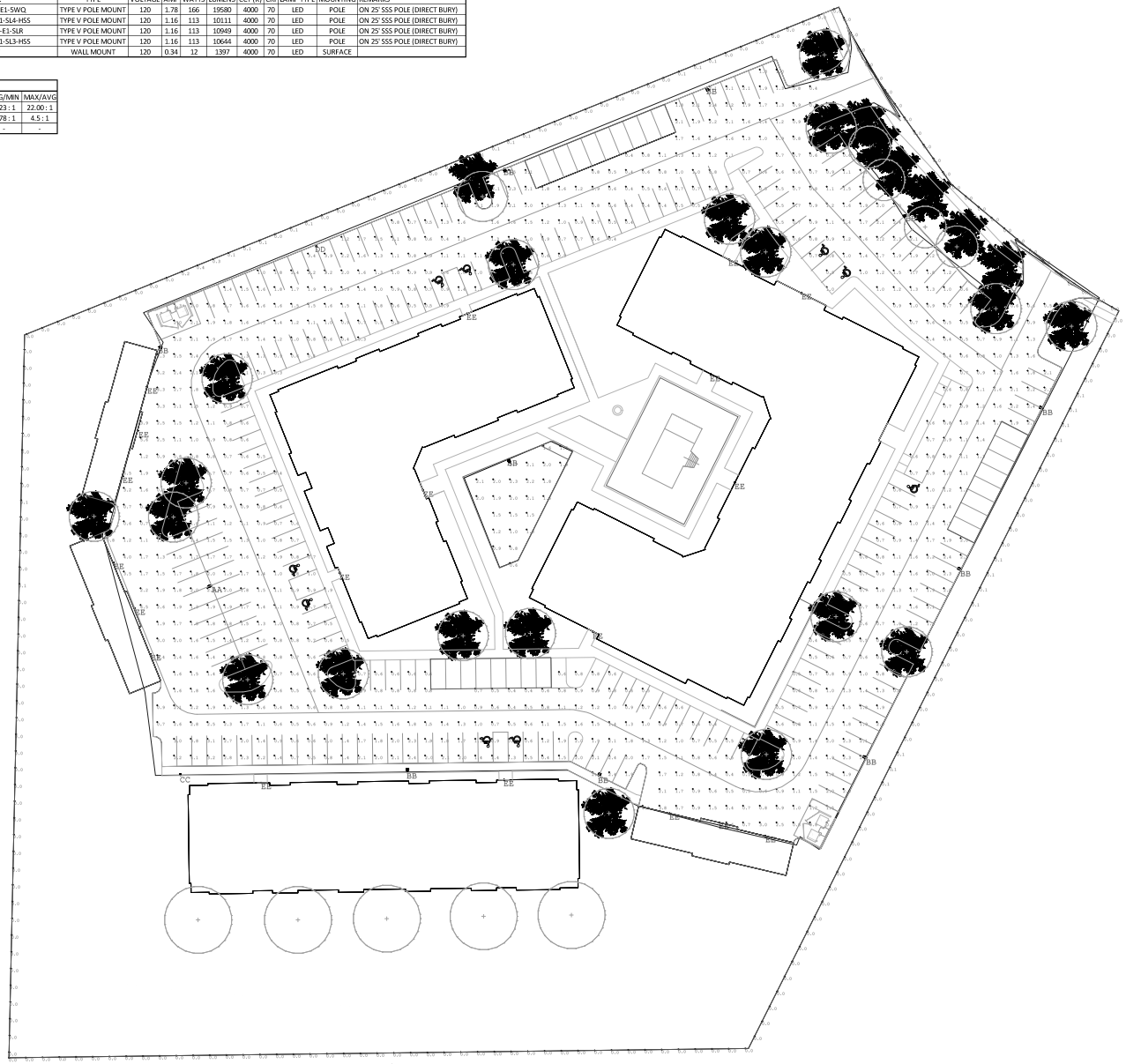
Revisions	By

Drawn By: DTM
Checked By: DTM
Date: December 2019
Scale:
Job No.: 19021

EXTERIOR LIGHTING SCHEDULE														
MARK	QTY	MANUFACTURER	MODEL NO.	TYPE	VOLTAGE	AMP	WATTS	LUMENS	CCT (K)	CRI	LAMP TYPE	MOUNTING	REMARKS
AA		EATON	GLEON-AF-03-LED-E1-SWQ	TYPE V POLE MOUNT	120	1.78	166	19580	4000	70	LED	POLE	ON 25' SSS POLE (DIRECT BURY)
BB		EATON	GLEON-AF-02-LED-E1-SL4-HSS	TYPE V POLE MOUNT	120	1.16	113	10111	4000	70	LED	POLE	ON 25' SSS POLE (DIRECT BURY)
CC		EATON	GLEON-AF-02-LED-E1-SLR	TYPE V POLE MOUNT	120	1.16	113	10949	4000	70	LED	POLE	ON 25' SSS POLE (DIRECT BURY)
DD		EATON	GLEON-AF-02-LED-E1-SL3-HSS	TYPE V POLE MOUNT	120	1.16	113	10644	4000	70	LED	POLE	ON 25' SSS POLE (DIRECT BURY)
EE		EATON	XTOR1B-W	WALL MOUNT	120	0.34	12	1397	4000	70	LED	SURFACE	

PHOTOMETRIC CALCULATION SUMMARY						
LABEL	UNIT	AVG	MAX	MIN	AVG/MIN	MAX/AVG
MAIN PARKING	FC	1.27	6.60	0.30	4.23 : 1	22.00 : 1
DOG PARK	FC	1.67	2.70	0.60	2.78 : 1	4.5 : 1
PROPERTY LINE	FC	0.02	0.40	0.00	-	-



SITE PHOTOMETRICS PLAN

SCALE : 1" = 30 ft

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DP SUBMITTAL	02/25/2020

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PROJECT No.	DESIGNED BY
"MEP19-103	"XXX"
DRAWN BY	CHECKED BY
JEW	"XXX"

PROJECT

PROPOSED APARTMENT PROJECT

1265 KELLY JOHNSON BLVD
COLORADO SPRINGS, CO

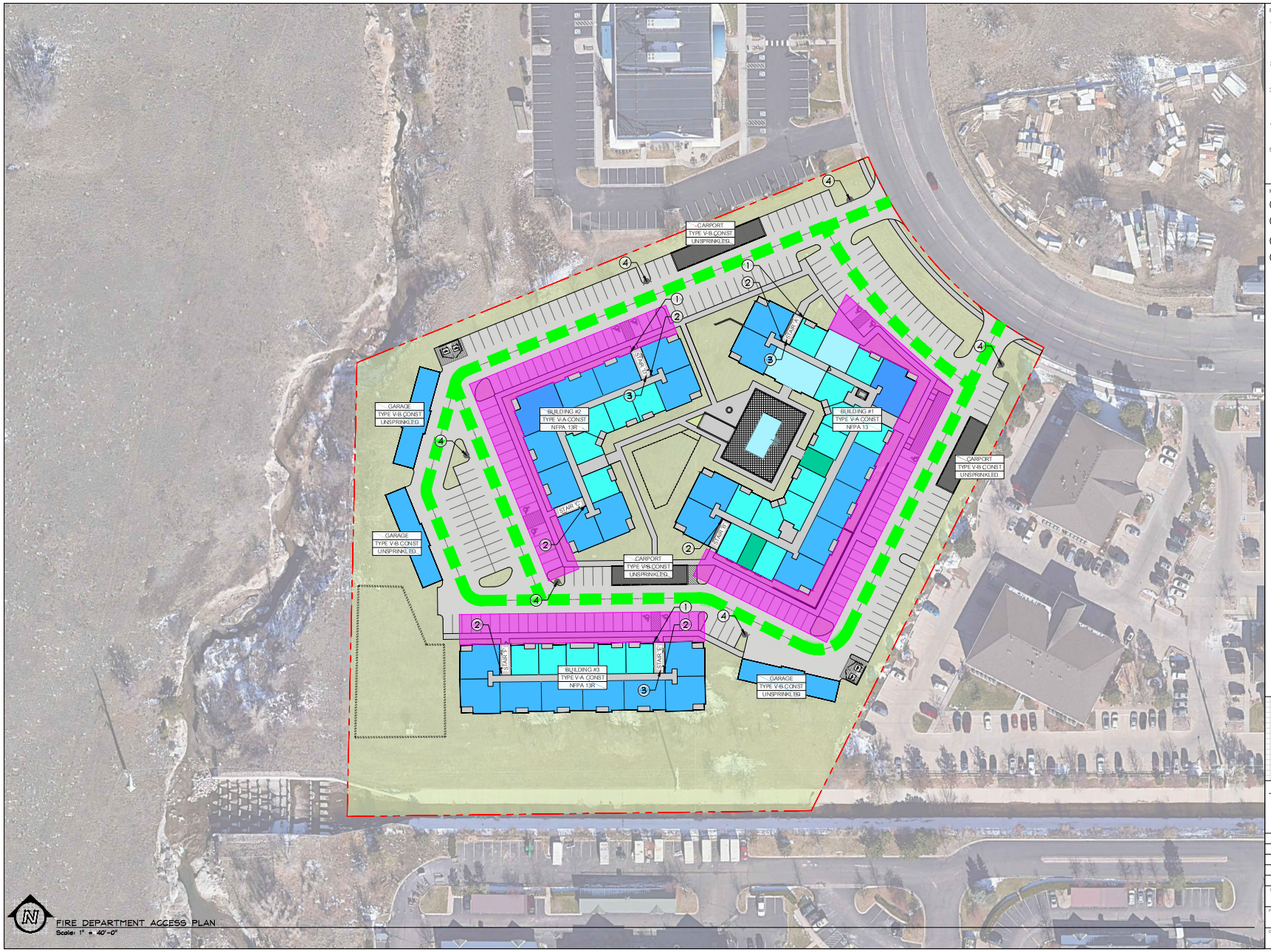
SHEET TITLE

SITE PHOTOMETRICS PLAN

SHEET NUMBER

MEP3

City Review No. CPC CU 19-00176



FIRE DEPARTMENT ACCESS PLAN
Scale: 1" = 40'-0"

FIRE DEPARTMENT ACCESS PLAN NOTES:

1. SITE ELEMENTS SUCH AS PROPERTY LINE, PARKING STALLS, SIDEWALKS, CURBS, ETC. ARE SHOWN FOR REFERENCE. SEE CIVIL PLANS AND ARCHITECTURAL SITE LAYOUT FOR DETAILED INFORMATION NOT SHOWN.
2. PROPOSED FIRE ACCESS SHOWN ON THIS PLAN IS SUBJECT TO APPROVAL FROM THE LOCAL FIRE DISTRICT.
3. FOR DETAILED INFORMATION REGARDING BUILDING HEIGHT, ALLOWABLE AREA, FIRE SEPARATION, ETC. SEE BUILDING ELEVATIONS & CODE REVIEW SHEETS (G1 & G2 SHEETS).
4. INDICATES 26'-0" WIDE AERIAL FIRE APPARATUS ACCESS ROADS PROVIDED AS REQUIRED BY IFC-2015, D105
5. INDICATES 15'-0" TO 30'-0" HAS BEEN PROVIDED BETWEEN ACCESS ROUTE & BUILDING, POSITIONED PARALLEL TO ONE ENTIRE SIDE OF EACH BUILDING AS REQUIRED BY IFC-2015, D105.3

KEY NOTES:

1. FIRE DEPARTMENT CONNECTION
2. CLASS I STANDPIPE LOCATED WITHIN STAIR ENCLOSURE (ALL LEVELS)
3. ROOF ACCESS PROVIDED FROM STAIRWELL
4. PROPOSED FIRE HYDRANT - SEE CIVIL

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NO.	REVISIONS	DATE
1	PLANNING & COMMUNITY DEV. COMMENTS	02/07/20

DRAWING TITLE: FIRE DEPARTMENT ACCESS PLAN

PROJECT # 973
DATE 12/05/19
DRAWING NUMBER G2.0
D.P. SUBMITTAL

City Review No. CPC CU 19-00176