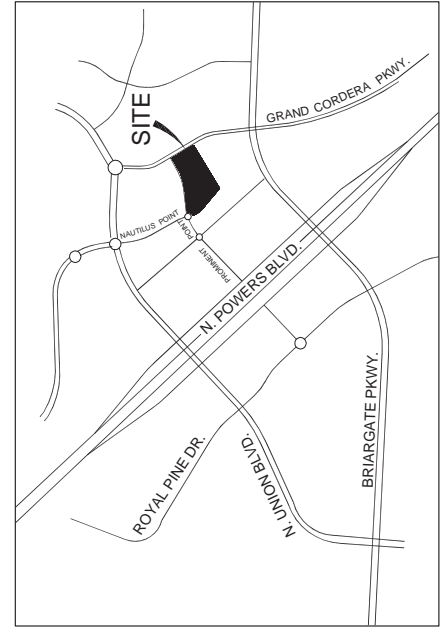


YOUR STORAGE CENTERS BRIARGATE CROSSING DEVELOPMENT PLAN (CPC DP 18-00140)

LOT 1, BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 5
 A PORTION OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO COUNTY, STATE OF COLORADO
 1 OF 12

GENERAL NOTES:

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE WILL BE THE RESPONSIBILITY OF THE OWNER AND/OR ASSIGNS.
- EASEMENTS WILL BE PROVIDED FOR UTILITIES AND DRAINAGE.
- ALL PARKING LOTS, LANDSCAPE ISLANDS AND VEHICULAR CIRCULATION DRIVES WILL BE SURROUNDED OR BOUNDED BY 6-INCH VERTICAL CONCRETE CURB.
- ADA ACCESS SHALL MEET THE REQUIREMENTS OF CITY CODE.
- ALL ACCESS DRIVEWAYS, DRIVES, AISLE WAYS, MANEUVERING AND PARKING AREAS WITHIN THIS PLATTED LOT SHALL BE FOR THE COMMON USE OF ALL USERS, PUBLIC AND PRIVATE, AND OWNERS OF THIS PLANNED DEVELOPMENT, IN ACCORDANCE WITH THE DECLARATION OF COVENANTS FOR BRIARGATE CROSSING.
- "NO PARKING FIRE LANE" SIGNS SHALL BE POSTED AS REQUIRED BY THE FIRE DEPARTMENT. PLEASE REFER TO SHEET SP SITE PLAN FOR LOCATIONS OF THE SIGNAGE AND/OR STRIPING.
- SOME LANDSCAPE MATERIALS AND IRRIGATION MAY BE LOCATED WITHIN PUBLIC UTILITY EASEMENTS AS SHOWN ON THE PLAN. ANY REMOVAL, REPLACEMENT OR DAMAGE OF THE LANDSCAPING OR IRRIGATION SYSTEM CAUSED DUE TO MAINTENANCE OR REPAIR OF THE PUBLIC UTILITY OR CITY OWNER FACILITY WILL BE A T THE LOT OWNERS EXPENSE.
- THE CITY OF COLORADO SPRINGS RESERVES THE RIGHT TO MODIFY OR REMOVE ANY TRAFFIC SIGNAL, TRAFFIC SIGN OR STREET MARKING (TRAFFIC CONTROL DEVICE) ON PUBLIC RIGHT-OF-WAY OR EASEMENT SHOWN ON THIS OR ANY OTHER DEVELOPMENTAL DOCUMENT. THE DEVELOPMENT OR ITS OWNER HAS NO OWNERSHIP RIGHT, OR VESTED INTEREST, AFTER INSTALLATION, TO ANY TRAFFIC CONTROL DEVICE ON PUBLIC RIGHT-OF-WAY.
- ALL TRAFFIC SIGNALS, SIGNS AND MARKINGS SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER AND MUST HAVE TWO APPROVALS FROM THE CITY TRAFFIC ENGINEER BY SIGNATURE ON THE DRAWINGS:
 - CONCEPTUAL APPROVAL OF FUTURE INSTALLATION
 - DESIGN APPROVAL AND PERMISSION TO INSTALL
- ALL DESIGN, CRITERIA AND CONDITIONS ON THE APPROVED TRAFFIC SIGNAL, SIGN AND MARKINGS DRAWINGS SHALL SUPERSEDE ANY OTHER INFORMATION FOUND IN THE DEVELOPMENT DOCUMENTS.
- FLOODPLAIN STATEMENT: THIS SITE, BRIARGATE CROSSING, FILING NO. 5, IS WITHIN A DESIGNATED ZONE X F.E.M.A. DECEMBER 7, 2018.
- STORMWATER QUALITY AND DETENTION IS TO BE PROVIDED IN THE DETENTION FACILITY LOCATED AT THE SOUTHEAST CORNER OF BRIARGATE PARKWAY AND N. POWERS BLVD.
- PRIVATE IMPROVEMENTS, SIGNAGE AND LANDSCAPING AS SHOWN ON THE PLAN WILL BE MAINTAINED BY THE OWNER. PUBLIC IMPROVEMENTS WILL BE MAINTAINED BY THE BRIARGATE CROSSING COMMERCIAL OWNERS ASSOCIATION.
- STOP SIGNS ON PRIVATE PROPERTY WILL MEET MUTCD AND TRAFFIC ENGINEERING DESIGN STANDARDS.
- ALL POLE LIGHTING WILL BE FULLY RECESSED AND DOWN LIT IN CONFORMANCE WITH THE PHOTOMETRIC PLAN. ALL LIGHTING SHALL BE PER CITY CODE SECTION 7.4-102.D WITH ALL FULL CUT-OFF FIXTURES.
- THIS PROJECT IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF THE BRIARGATE CROSSING COMMERCIAL OWNERS ASSOCIATION.
- THE DESIGN PROFESSIONAL RESPONSIBLE FOR THIS PLAN HAS FAMILIARIZED THEMSELVES WITH ALL CURRENT ADA CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED SITE ELEMENTS. SEE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, AS PUBLISHED BY THE DEPARTMENT OF JUSTICE (DOJ).
- ALL EXISTING CURB, GUTTER, SIDEWALK, PEDESTRIAN RAMPS AND CROSSPANS, POSING A SAFETY HAZARD DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG GRAND CORDERA PKWY, 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 719-385-5897.
- 2015 IFC - ACCESS AND LOADING FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD WITH AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS WITH A MINIMUM SINGLE AXLE WEIGHT OF 27,000 POUNDS. (2018 CSFC §D10.12)



SITE DEVELOPMENT DATA:

SITE AREA:
 LOT 1 AREA: 6.722 AC (292,789 SF)
 TOTAL 6.722 AC (292,789 SF)

EXISTING ZONING: A
 PROPOSED ZONING: PBC, ORDINANCE NO. FALL 2018
 DEVELOPMENT SCHEDULE: BRIARGATE MASTER PLAN
 MASTER PLAN LAND USE CLASSIFICATION: OFFICE-INDUSTRIAL/RESEARCH & DEVELOPMENT (O/I)
 DRAINAGE BASIN: PINE CREEK
 EXISTING LAND USE: VACANT
 PROPOSED LAND USE: MINI WAREHOUSE/SELF-STORAGE, PERSONAL CONSUMER SERVICES
 TAX SCHEDULE NUMBER: 6200000599

PROPOSED BUILDING AREA (GFA):
 OFFICE 1,000 S.F.
 SELF STORAGE WAREHOUSE (PHASE 1): 86,443 S.F.
 SELF STORAGE WAREHOUSE (PHASE 2): 30,600 S.F.
 TOTAL 118,043 S.F.

PERCENT BUILDING COVERAGE: 36.8 %
 PERCENT PAVEMENT COVERAGE: 29.8 %

SETBACKS REQUIRED:
 FRONT: 20 FT.
 SIDE: 10 FT.
 REAR: 10 FT.

SETBACKS PROVIDED:
 21.0 FT. (NORTH)
 26.0 FT. (EAST)
 48.0 FT. (WEST)
 10.0 FT. (SOUTH)

TOTAL PARKING REQUIRED: 3 SPACES (1 SPACE / 400 S.F. OFFICE)
 TOTAL PARKING PROVIDED: 5 SPACES
 TOTAL ACCESSIBLE PARKING: 1 SPACE

ALLOWED BUILDING HEIGHT:
 PROPOSED BUILDING HEIGHTS:
 BLDG. A 45' - 0"
 BLDG. B 35'-6"
 BLDG. C 25'-6"
 BLDG. D 24'-4"
 BLDG. E 25'-9"
 BLDG. F 13'-0"
 BLDG. G 13'-0"
 BLDG. H 13'-0"
 BLDG. I 13'-0"
 BLDG. J 13'-0"
 BLDG. K 17'-0"
 BLDG. L 17'-0"

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 26, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GRAND CORDERA PARKWAY ACCORDING TO THE OFFICIAL PLAT OF BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 4 RECORDED JANUARY 2, 2008 IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY UNDER RECEPTION NUMBER 208712730, SAID PORTION OF GRAND CORDERA PARKWAY BEING MONUMENTED ON EACH END BY A FOUND NO. 5 REBAR AND 1-1/2 INCH ALUMINUM CAP STAMPED PLS 32822; BEARING SOUTH 34°25'37" EAST A DISTANCE OF 313.40 FEET;

BEGIN AT AN ANGLE POINT IN THE EXTERIOR OF SAID BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 4 ALSO BEING THE PREVIOUSLY CITED SOUTHWESTERLY RIGHT-OF-WAY LINE OF GRAND CORDERA PARKWAY;
 THENCE SOUTHEASTERLY, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID GRAND CORDERA PARKWAY, THE FOLLOWING TWO COURSES:
 1. THENCE SOUTH 34°25'37" EAST A DISTANCE OF 313.40 FEET TO A TANGENT 1,029.50 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTHWESTERLY;

2. THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°35'51", AN ARC DISTANCE OF 107.74 FEET;
 THENCE SOUTH 55°27'56" WEST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 621.36 FEET;

THENCE NORTH 45°22'06" WEST, A DISTANCE OF 388.05 FEET TO A TANGENT 200.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHEASTERLY;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°49'45", AN ARC DISTANCE OF 83.18 FEET;
 THENCE NORTHEASTERLY, ALONG THE SOUTHERLY LINE OF LOT 2 AND LOT 1, RESPECTIVELY OF SAID BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 4, THE FOLLOWING FOUR COURSES:
 1. THENCE NORTH 87°26'30" EAST A DISTANCE OF 153.47 FEET TO A TANGENT 800.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°52'07" AN ARC DISTANCE OF 361.19 FEET;

2. THENCE NORTH 55°34'23" EAST A DISTANCE OF 118.02 FEET TO THE POINT OF BEGINNING;
 ALSO BEING A NON-TANGENT
 ALSO BEING A NON-TANGENT
 ALSO BEING A NON-TANGENT
 ALSO BEING A NON-TANGENT

830.00 FOOT RADIUS CURVE WHOSE CENTER BEARS SOUTH 15°44'29" EAST;
 THENCE NORTHEASTERLY, ALONG THE SOUTHERLY LINE OF LOT 2 AND LOT 1, RESPECTIVELY OF SAID BRIARGATE CROSSING EAST SUBDIVISION FILING NO. 4, THE FOLLOWING FOUR COURSES:
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 2. THENCE NORTH 55°34'23" EAST A DISTANCE OF 118.02 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIPTION YIELDS A CALCULATED AREA OF 232,789 SQUARE FEET (6.72150 ACRES), MORE OR LESS.

NOTICE:

THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT BY AIRCRAFT USED IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES. THIS NOTICE SHALL RUN WITH THE LAND.

MAINTENANCE NOTES:

- SITE MAINTENANCE FOR THE INTERNAL SITE AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE OWNER'S MAINTENANCE RESPONSIBILITIES SHALL INCLUDE:
 LANDSCAPE MAINTENANCE, TRASH REMOVAL, SNOW REMOVAL IN THE PRIVATE DRIVES, PARKING LOT AND SIDEWALKS.

- MAINTENANCE OF ASPHALT AND CONCRETE PAVEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER EXCEPT THAT ALL PRIVATE STREETS (PROMINENT POINT) ARE PRIVATELY OWNED AND SHALL BE MAINTAINED IN ACCORDANCE WITH THAT CERTAIN RECIPROCAL ACCESS AGREEMENT RECORDED MARCH 24, 2006 UNDER RECEPTION NUMBER 208042946 AND RECEPTION NUMBER 208079307.

BENCHMARK:

FIMS MONUMENT BG10 LOCATED ON THE NORTH CENTER ANCHOR BOLT (STAMPED "BG10") ON THE FIRST HIGH VOLTAGE ELECTRIC TRANSMISSION TOWER NORTHEAST OF LIBERTY HIGH SCHOOL, ABOUT 160 FEET NORTH OF AN EAST-WEST FENCELINE.
 EL=7028.61 FEET

SHEET INDEX

1	CS	COVER SHEET
2	SP	SITE PLAN
3	GR	PRELIMINARY GRADING PLAN
4	UT	PRELIMINARY UTILITY PLAN
5	LS-1	FINAL LANDSCAPE PLAN
6	LS-2	LANDSCAPE NOTES
7	E1	PHOTOMETRIC ANALYSIS
8	E2	LIGHTING DETAILS
9	A1	BUILDING A EXTERIOR ELEVATIONS
10	A2	SITE ELEVATIONS
11	A3	SITE ELEVATIONS
12	A4	SITE DETAILS

DATE OF ISSUE: 09-01-19

SCALE: NA

DRAWN BY: AT

CHECKED BY: AT

H O V E R
ARCHITECTURE
 8089 S. LINCOLN STREET
 LITTLETON, CO 80122
 (719) 773-2801

SHEET

CS

COVER SHEET

YOUR STORAGE CENTERS BRIARGATE CROSSING DEVELOPMENT PLAN (CPC DP 18-00140)

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CITY OF COLORADO SPRINGS, COUNTY OF EL PASO COUNTY, STATE OF COLORADO
SHEET 5 OF 12

IRRIGATED SEED MIX

- 20% Annual Ryegrass
- 15% Slender Wheatgrass
- 12% Western Wheatgrass
- 10% Mountain Brome
- 10% Hard Fescue
- 10% Canada Bluegrass
- 6% Sideoats Grama
- 6% Big Bluestem
- 5% Blue Grama (Coated)
- 5% Switchgrass
- 1% Sand Dropseed

Seeding Rate: 20-25 lbs/acre Drilled; 15-20 lbs/acre Overseeding
Broadcast: 10-15 lbs/acre Drilled; 5-10 lbs/acre

Arkansas Valley Seed, 4300 Monaco Street, Denver, CO 80216
303-320-7500 ph. 303-320-7516 fax. www.avsseeds.com

DECIDUOUS TREES

- Lolium multiflorum
- Agropyron trachycalum
- Pascopyrum smithii
- Bromus marginatus
- Festuca ovina spp. duriuscula
- Poa compressa
- Bouteloua curtipendula
- Andropogon gerardii
- Bouteloua gracilis
- Panicum virgatum
- Sporobolus cryptandrus

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KEY QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES/REMARKS
DECIDUOUS TREES				
EO 7	Quercus robur	English Oak	2' cal.	B&B, single stem, full head
HB 7	Callis coccinellaris	Hobbyberry	2' cal.	B&B, single stem, full head
HL 5	G. triflorus var. 'Shademaster'	Shademaster Honeylocust	2' cal.	B&B, single stem, full head
ORNAMENTAL TREES				
CR 9	Melia 'Cantonis'	Contouring Crabapple	20-25'	B&B, single stem, full head
SC 7	Melia 'Spring Snow'	Spring Snow Crabapple	20-25'	B&B, single stem, full head
TH 6	Catalpa bungeana	Thoreau's Catalpa	15-20'	B&B, single stem, full head
EVERGREEN TREES				
AP 32	Pinus nigra	Austrian Pine	8' HT.	B&B, full & bushy
BP 30	Pinus heldreichii	Bosnian Pine	10-15'	B&B, full & bushy
BR 15	Pinus aristata	Bristlecone Pine	15-20'	B&B, full & bushy
GR 2	Pinus nigra	Green Spruce	15-20'	B&B, full & bushy
LP 3	Pinus flexilis	Lime Pine	15-30'	B&B, full & bushy
DECIDUOUS SHRUBS				
AR 25	Lonicera stans	Arnold's Red Honeysuckle	5 gal.	Container
CP 28	Ligustrum vulgare 'Cheyenne'	Cheyenne Privet	5 gal.	Container
DL 18	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	3-4'	Container
DN 7	Physocarpus opulifolius 'Diable'	Diable Nanebark	5 gal.	Container
GL 8	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal.	Container
LD 31	Physocarpus opulifolius 'Little Devil'	Little Devil Nanebark	4-6'	Container
NV 5	Viburnum lentago	Nannyberry Viburnum	8-10'	Container
PB 16	Prunus laurocerasus	Prunella Laurels	5 gal.	Container
TB 23	Rhamnus frangula 'Columbiana'	Tallgrass Budsweetsherry	13-16A	Container
EVERGREEN SHRUBS				
BJ 25	Juniperus sabina 'Butterfly'	Butterfly Juniper	5 gal.	Container
BS 11	Juniperus squamata 'Blue Star'	Blue Star Juniper	5 gal.	Container
HO 36	Juniperus chinensis 'Hobbit'	Hobbit Juniper	4-6'	Container
MJ 35	Juniperus scopulorum 'Mongolow'	Mongolow Juniper	4-6'	Container
NU 9	Juniperus scopulorum 'Mongolow'	Mongolow Juniper	8' H.	Container
SJ 20	Juniperus chinensis 'Spartan'	Spartan Juniper	4-6'	Container
GRASSES & PERENNIALS				
BA 21	Helictotrichon sempervirens	Blue Avenue Grass	2-3'	Container
BB 11	Andropogon gerardii 'Windwalker'	Windwalker Big Bluestem	2-3'	Container
GS 3	Sporobolus virginicus	Claret Scaevola Grass	1.5-2'	Container
SG 24	Panicum virgatum	Switch Grass	1.5-2'	Container

PLAN NOTES

- ALL SHRUBS, TREES AND BLUEGRASS BLEND TURF SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. THE CONTROLLER SHALL BE MULTISTAGE, FULLY PROGRAMMABLE CLOCK WITH AN AUTOMATIC RAIN SENSOR SHUT OFF AND VARIABLE START TIMES. TURF TO BE WATERED WITH SPRAY HEADS AND PLANTS IN BEDS TO BE WATERED WITH LOW-GALLONAGE EMITTERS.
- TURF SHALL BE WATERED WITH ROTOR & SPRAY HEADS. SHRUBS & ORNAMENTAL GRASSES WILL BE WATERED WITH LOW-GALLONAGE EMITTERS.
- A FUTURE IRRIGATION PLAN WILL BE DUE NO LATER THAN 90 DAYS AFTER THE BUILDING PERMIT APPROVAL.
- A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS CONDUCTED TO CORRECT SOIL PHOSPHORUS DEFICIENCY AND TO OBTAIN A CERTIFICATE OF OCCUPANCY, (CHAPTER 7, ARTICLE 4, SECTION 315 B.2)
- PRIOR TO SITE GRADING AND TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING. COORDINATE WITH GENERAL CONTRACTOR TO ENSURE THAT THE TOP 4" OF LANDSCAPE AREAS SHALL BE EXISTING OR IMPORTED TOPSOIL, AS NECESSARY.
- TOPSOIL SHALL BE FERTILE SANDY LOAM, TAKEN FROM A WELL DRAINED SITE, FREE FROM CLAY SUBSOILS, STONES LARGER THAN 1" IN MAXIMUM DIMENSION, LUMPS, PLANTS, STICKS, WEED STOLONS, SEEDS, SALTS IN EXCESS OF 2 MMHOS/CM. SHALL HAVE A PH RANGE OF 5.5 TO 7.5, AND SHALL BE SCREENED TO MEET THE FOLLOWING MECHANICAL ANALYSIS:
 - 1" SCREEN 100% PASSING
 - 2" SCREEN 97-100% PASSING
 - #100 MESH SIEVE 40-60% PASSING
- SOIL AMENDMENT SHALL BE LOWSALTS, FULLY MATURED ORGANIC COMPOST, CERTIFIED FREE OF PATHOGENS, PH SHALL BE 6.0 TO 7.4 WITH A MIN. OF 30% ORGANIC MATERIAL. COMPOST SHALL BE BIOCOMP-CLASS 1 BY AT ORGANICS 16350 WGR 76, EATON, CO 80615, OR APPROVED EQUAL.
- BLUEGRASS TURF AND PLANTING BED AREAS SHALL RECEIVE 4 CY OF COMPOSTED ORGANIC AMENDMENT. SEEDED AREAS SHALL RECEIVE 3 CY/1000 SF. BOTH SODDED AND SEEDED TURF AREAS SHALL RECEIVE 9 LBS. OF TRIPLE SUPERPHOSPHATE FERTILIZER PER 1,000 S.F.
- AMENDMENTS SHALL BE THOROUGHLY MIXED WITH THE TOPSOIL BY ROTOTILLING MATERIALS 6-8" INTO THE SUBGRADE.
- SITE GRADING DESIGN HAS BEEN COMPLETED BY AERIAL LAND CONSULTANTS. REFER TO GRADING ENGINEERING DRAWINGS FOR PERTINENT INFORMATION. ENSURE POSITIVE DRAINAGE (2% MIN.) AWAY FROM ALL BUILDINGS, FOUNDATIONS AND STRUCTURES.
- MULCH
 - 10. PLANTING BEDS AS INDICATED ON THE DRAWINGS SHALL BE MULCHED WITH 1-1/2" DIAMETER, 4" DEPTH CRUSHED GRANITE, DENVER GRANITE, OR APPROVED EQUAL. ALL PLANTS SHALL BE MULCHED AT THEIR BASES WITH 3-4" DEPTH SHREDDED RED CEDAR, NATURAL COLOR, MULCH RING TO BE APPROX. DIA. OF ROOT BALL. USE WALK BEHIND AND SHREDDED CEDAR MULCH AVAILABLE AT C&C. REP. PRIOR TO INSTALLATION.
 - 11. ALL BEDS EXCEPT PERENNIALS SHALL HAVE WEED BARRIER INSTALLED ON THE PREPARED SUBGRADE, TYPAR 3001 OR EQUAL.
- MISCELLANEOUS
 - 10. UTILITY EASEMENTS SHALL REMAIN UNOCCUPIED & FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH.
 - 11. SOOD TO BE REVEILLE TEXAS BLUEGRASS HYBRID.
- EXISTING TREE PLAN
 - 12. EXISTING TREES TO REMAIN ARE TO BE PROTECTED AND PRESERVED. AT THE ONSET OF CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL ERECT TEMPORARY CONSTRUCTION FENCING AROUND THE TREES AT THE DRIFLINE.

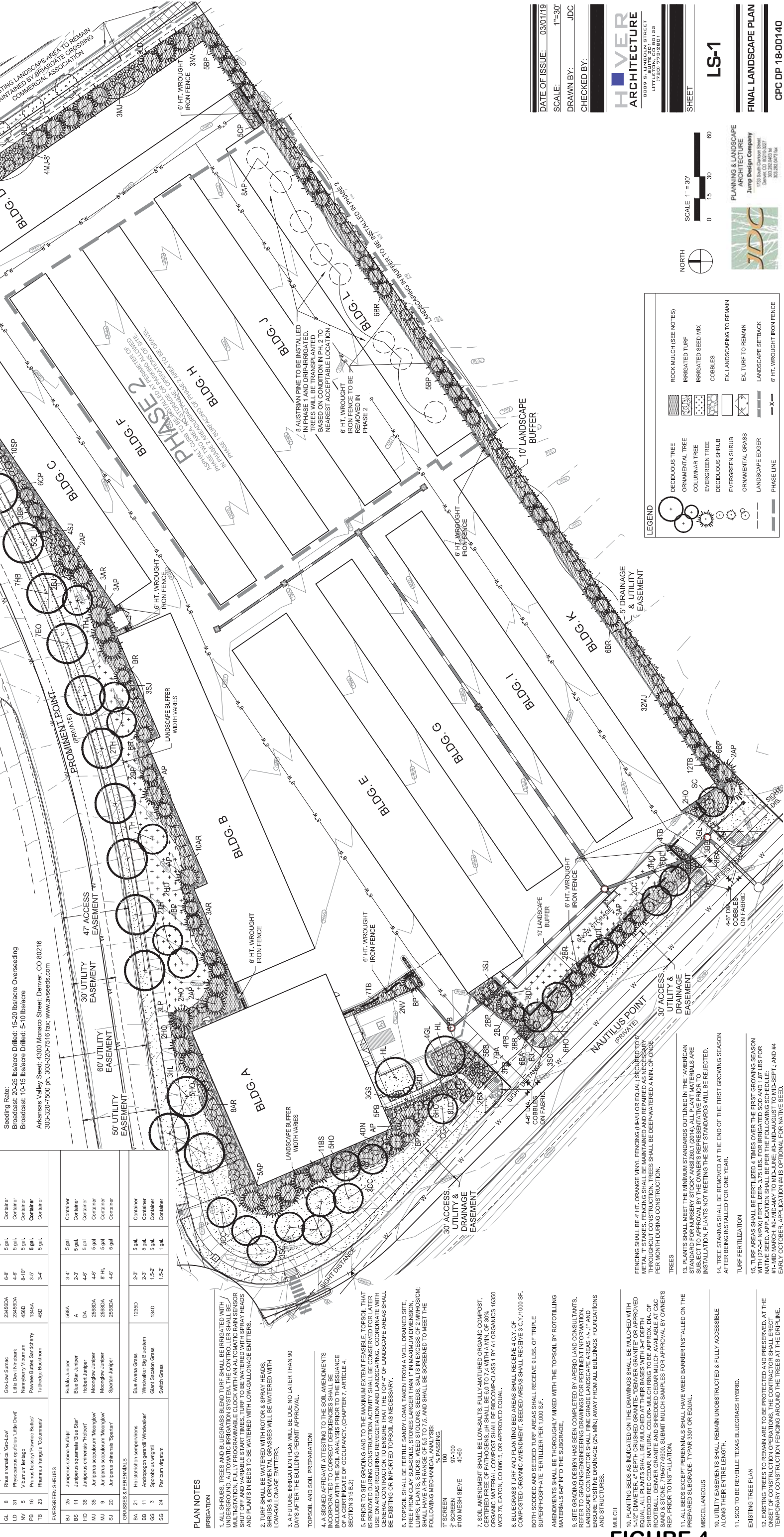


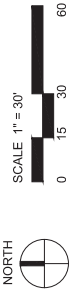
FIGURE 4

DATE OF ISSUE: 03/01/19
SCALE: 1"=30'
DRAWN BY: JDC
CHECKED BY:
H O V E R
ARCHITECTURE
8089 S. LINCOLN STREET
LITTLETON, CO 80120
303.332.8473

SHEET
LS-1
FINAL LANDSCAPE PLAN
CPC DP 18-00140

LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- COLUMNAR TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- LANDSCAPE EDGER
- PHASE LINE
- ROCK MULCH (SEE NOTES)
- IRRIGATED TURF
- IRRIGATED SEED MIX
- COBBLES
- EX. LANDSCAPING TO REMAIN
- EX. TURF TO REMAIN
- LANDSCAPE SETBACK
- 6' FT. WROUGHT IRON FENCE



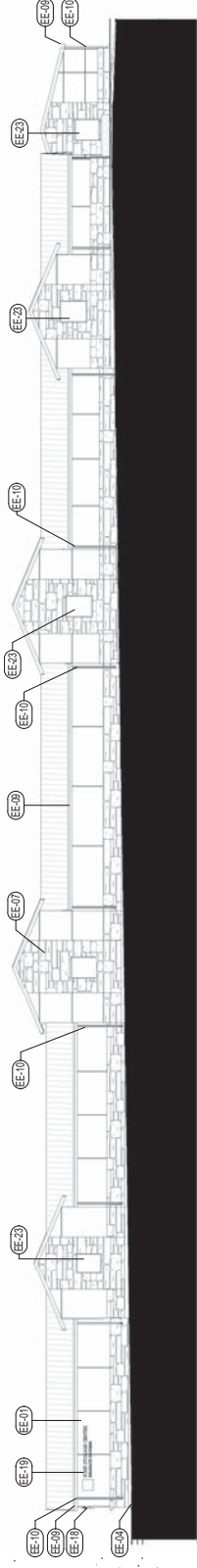
PLANNING & LANDSCAPE ARCHITECTURE
Jump Design Company
1733 South Cherokee Street
Denver, CO 80202
303.332.8473

YOUR STORAGE CENTERS BRIARGATE CROSSING

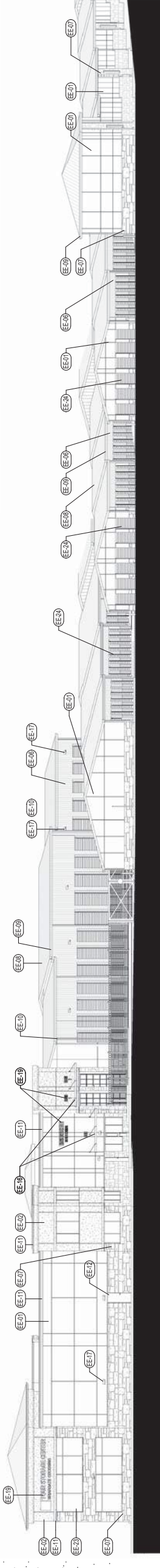
DEVELOPMENT PLAN (CPC DP 18-00140)

LOT 1, BRIARGATE CROSSING EAST SUBDIVISION, FILING NO. 5
 A PORTION OF THE SOUTHEAST 1/4 SECTION 26, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO
 11 OF 12

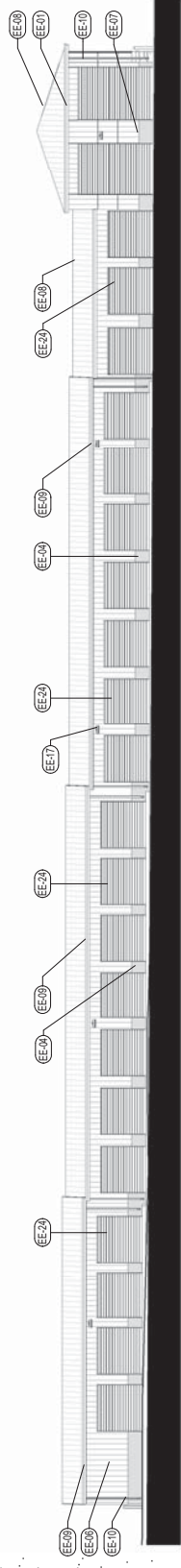
EXTERIOR ELEVATION KEYNOTES	
Key Value	Keynote Text
EE-01	STUCCO PRIMARY FINISH EFS-3
EE-02	STUCCO ACCENT FINISH EFS-2
EE-03	ARCHITECTURAL METAL SIDING MS-1
EE-04	PAINT STONE VENEER CULTURED STONE SV-1
EE-05	STANDING SEAM METAL ROOF MR-1
EE-06	STEEL GUTTER TO MATCH MR-1
EE-07	STEEL DOWNSPOUT, PAINT TO MATCH MATERIAL BEHIND
EE-08	METAL MAN DOOR DR-1
EE-09	STEEL AWNING IN TR-1
EE-10	WALL PACK LIGHT FIXTURE, TR-1
EE-11	INTERNALLY ILLUMINATED WALL SIGN
EE-12	NON-ILLUMINATED BUILDING SIGN
EE-13	RETAINING WALL, RET. CIVIL
EE-14	FIXED GLASS WINDOW MULLIONS TO MATCH TR-1
EE-15	METAL OVERHEAD DOOR



1. Grand Cordera Pkwy - East Elevation
 A3. 1/16" = 1'-0"



2. Nautilus Point - West Elevation
 A3. 1/16" = 1'-0"



3. Typical Site Interior Elevation
 A3. 1/16" = 1'-0"

DATE: 03.01.19
 SCALE: 1/16" = 1'-0"
 DRAWN BY: Author
 CHECKED BY: Checker



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PROJECT NUMBER

SHEET

A3.

Site Elevations

FIGURE 4