



6400 Westown Parkway
 West Des Moines, Iowa
 50268
 P: 515-228-0128
 F: 515-228-9873

#0686 - COLORADO SPRINGS, CO
 2410 N ACADEMY BOULEVARD
 COVER SHEET

NO PROJECT TEAM	DATE	06-27-16
NO. JRI	SHEET NUMBER	C0.0
NO. RH	1 OF 12	
NO. TLK		

MAIZELAND & ACADEMY COMMERCIAL DEVELOPMENT PLAN

STORE #686

2410 N ACADEMY BOULEVARD

COLORADO SPRINGS, CO 80920



WHERE & MEANS MORE.



REV	DESCRIPTION	DATE
1	COVER SHEET	C0.0
2	SITE PLAN	C1.1
3	GRADING AND DRAINAGE PLAN	C2.1
4	PRELIMINARY UTILITY PLAN	C3.1
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12	PHOTOMETRIC PLAN	SE.1.1

APPROXIMATE DEVELOPMENT SCHEDULE	FALL 2016
* TAX SCHEDULE NUMBER	6403101002
MARKETPLACE	7 DISPENSERS (SINGLE)
CANOPY / DISPENSER ARRANGEMENT	CONVENIENCE STORE WITH FUEL
TYPE OF USE	BUILDING HEIGHT: 19'-10" TO 21'-6"
HEIGHT	CANOPY: 20'-0" MIN.
GROSS FLOOR AREA	6,217 SF
GROSS CANOPY AREA	4,000 SF
GROSS LOT AREA	885,500 SF
FAR (INCLUDING CANOPY)	\$1.98 / ACRES
BUILDING COVERAGE	0.13
LANDSCAPE COVERAGE	6,217 SF (7.3%)
PARKING/DRIVE/BIWALK COVERAGE	24,814 SF (28.0%)
BICYCLE PARKING	84,519 SF (9.7%)
STANDARD	2 SPACES
ADA	1
TOTAL	21
REQUIRED PARKING	PARKING RATIO = 1 STALL/200 SF
STANDARD	24
ADA	1
TOTAL	25
PROVIDED PARKING	PARKING RATIO = 1 STALL/250 SF

* SUBJECT TO CHANGE WITH REPLATTING OF PROPERTY.



VICINITY MAP
NOT TO SCALE

PARAMETER	REQUIREMENT	PROVIDED
PRECOR - PLANNED BUSINESS CENTER WITH CONDITIONS OF RECORD	16-30X	NONE SPECIFIED
CITY ZONING APPROVAL ORDINANCE	NONE SPECIFIED	NONE SPECIFIED
MINIMUM LOT AREA	NONE SPECIFIED	25
MINIMUM LOT WIDTH (FEET)	NONE SPECIFIED	25
SITE AREA PER UNIT (SQUARE FEET)	NONE SPECIFIED	0
FRONT YARD SETBACK (FEET)	NONE SPECIFIED	45
STREET SIDE YARD SETBACK (FEET)	NONE SPECIFIED	NONE SPECIFIED
INTERIOR SIDE YARD SETBACK (FEET)	NONE SPECIFIED	NONE SPECIFIED
REAR YARD SETBACK (FEET)	NONE SPECIFIED	NONE SPECIFIED
MAXIMUM HEIGHT (FEET)	NONE SPECIFIED	NONE SPECIFIED
MAXIMUM BUILDING COVERAGE	NONE SPECIFIED	NONE SPECIFIED
MAXIMUM IMPERVIOUS COVERAGE	NONE SPECIFIED	NONE SPECIFIED
MAXIMUM FLOOR AREA	NONE SPECIFIED	NONE SPECIFIED

CITY PLANNING APPROVAL

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CPC DP 16-00060

Know what's below.
 Call before you dig.
 811 SERVICE: 1-800-4-A-DAWN
 CALL 811 BEFORE YOU DIG TO IDENTIFY THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES.

PROJECT TEAM:
OWNER/DEVELOPER/APPLICANT:
 KUM & GO L.C.
 6400 WESTOWN PARKWAY
 WEST DES MOINES, IA 50268
 CONTACT: RYAN HALDER
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 E: RYAN.HALDER@KUMANDGO.COM

ENGINEER:
 OLSSON ASSOCIATES
 508 N. HANCOCK BOULEVARD, SUITE 160
 LOVELAND, CO 80538
 CONTACT: JOSH ERRAMOUSPE
 PH: (719)461-7733
 E: JERRAMOUSPE@OLSSONASSOCIATES.COM

LANDSCAPE ARCHITECT:
 OLSSON ASSOCIATES
 7157 VISTA DRIVE
 WEST DES MOINES, IA 50268
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GEOTECHNICAL ENGINEER:
 OLSSON ASSOCIATES
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 LAWISTA, NE 68128
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 E: ESCHNACKENBERG@OLSSONASSOCIATES.COM

SURVEYOR:
 OLSSON ASSOCIATES
 8800 HUBLE MOUNTAIN DRIVE, SUITE 200
 WEST DES MOINES, IA 50268
 CONTACT: DANA SPERLING
 PH: (303)237-2072
 E: DSUPERLING@OLSSONASSOCIATES.COM

AGENCY CONTACTS:
WATER / SANITARY SEWER:
 COLORADO SPRINGS UTILITIES
 1521 HANCOCK EXPRESSWAY
 COLORADO SPRINGS, CO 80903
 CONTACT: AL JUVERA
 PH: (719)668-8789
 E: ALJUVERA@CSU.ORG

GAS:
 COLORADO SPRINGS UTILITIES
 1521 HANCOCK EXPRESSWAY
 COLORADO SPRINGS, CO 80903
 CONTACT: JIMMY SCHANE
 PH: (719)668-8518
 E: JSCHANE@CSU.ORG

ELECTRIC:
 COLORADO SPRINGS UTILITIES
 1521 HANCOCK EXPRESSWAY
 COLORADO SPRINGS, CO 80903
 CONTACT: JAMIE SCHANE
 PH: (719)668-8518
 E: JSCHANE@CSU.ORG

STORM SEWER:
 COLORADO SPRINGS STORMWATER
 ENGINEERING
 30 S. NEVADA AVENUE, SUITE 401
 COLORADO SPRINGS, CO 80903
 CONTACT: LYDIA MARRING
 PH: (719)385-6548
 E: LYDIAMARRING@SPRINGSGOV.COM

TELEPHONE:
 CENTURYLINK
 1710 BRIARGATE BOULEVARD
 COLORADO SPRINGS, CO 80902
 CONTACT: PATTY MOORE
 PH: (719)588-8086
 E: PATTY.MOORE@CENTURYLINK.COM

BENCHMARKS:
 1. PROJECT BENCHMARK: THE PUBLISHED VALUE OF COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) CONTROL POINT "T013". EL=6377.65 (NAV028)

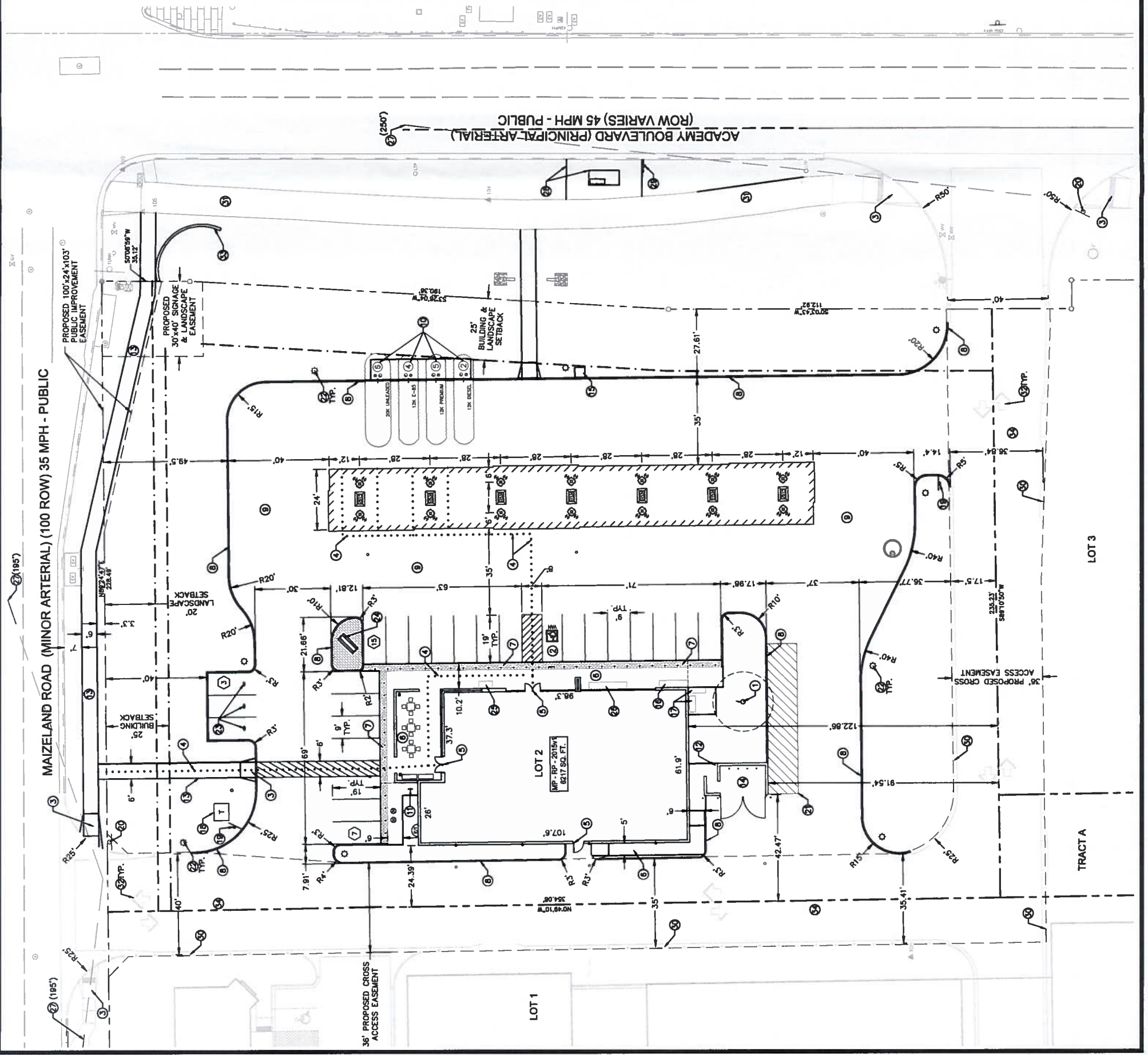
2. SITE BENCHMARK: A CHISELED "4" CUT IN THE SOUTH EDGE OF THE CONCRETE PAD CONTAINING TWO ELECTRIC VAULTS ALONG MAIZELAND ROAD, AT THE NORTHERLY EDGE OF SURVEY. CONTROL POINT #106. EL=6312.00 (NAV028) N:1578271.47; E:3214143.90

BASIS OF BEARINGS:
 BEARINGS ARE BASED ON THE SOUTH LINE OF BLOCK 6, PALMER PARK SUBDIVISION NO. 3, FILING NO. 6 BEING MONUMENTED ON THE EAST END BY A REBAR WITH A YELLOW PLASTIC CAP "LS 10956 NICHOLS", ON THE WEST END BY A 1-INCH IRON PIPE, AND HAVING AN ASSUMED BEARING OF S89°24'47"W AND A DISTANCE OF 529.56 FEET.

LEGAL DESCRIPTION:
 A PORTION OF LOT 6 PALMER PARK SUBDIVISION FILING NO. 6 TO BE RE-PLATTED AS LOT 2 OF MAIZELAND AND ACADEMY COMMERCIAL FILING NO. 1, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO.

FLOOD ZONE:
 THIS PROPERTY IS IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 08041C 0732 F, EFFECTIVE DATE MARCH 17, 1997.

FIGURE 2



- FLAG NOTES:**
- 1 PROPOSED FLAGPOLE (40' HEIGHT)
 - 2 PROPOSED ACCESSIBLE PARKING SPACE, WITH BOLLARD MOUNTED ADA PARKING SIGN
 - 3 PROPOSED ADA CURB RAMP
 - 4 PROPOSED ADA ACCESSIBLE ROUTE
 - 5 BUILDING ENTRY, SEE ARCHITECTURAL PLANS
 - 6 PROPOSED 4" THICK CONCRETE BUILDING SIDEWALK (1.5% MAX. CROSS SLOPE)
 - 7 PROPOSED STAMPED CONCRETE PAVEMENT WITH BOLLARDS
 - 8 PROPOSED 6" INTEGRAL CURB
 - 9 PROPOSED PORTLAND CEMENT CONCRETE PAVEMENT
 - 10 PROPOSED UNDERGROUND FUEL STORAGE TANKS
 - 11 PROPOSED BOLLARD BIKE RACK, SEE THIS SHEET FOR DETAIL
 - 12 PROPOSED DESIGNATED SMOKING AREA
 - 13 PROPOSED 4" THICK CONCRETE SIDEWALK, WIDTH PER PLAN
 - 14 ARCHITECTURAL PLANS
 - 15 PROPOSED AIR MACHINE AND COVERED GARBAGE RECEPTACLE ON 4' X 4' PAD
 - 16 PROPOSED RED BOX VEEDING MACHINE
 - 17 PROPOSED PROPANE CAGE ON 11'X11' CONCRETE PAD
 - 18 PROPOSED TRANSFORMER PAD, SEE SHEET C3.1
 - 19 PROPOSED R1-1 "STOP" SIGN
 - 20 PROPOSED R1-1 "STOP" SIGN, BY OTHERS
 - 21 PROPOSED 12' X 60' LOADING ZONE
 - 22 PROPOSED LIGHT POLE, ALL BASES SHALL BE PLACED A MINIMUM OF 4' BEHIND BACK OF CURB TO CENTER OF BASE, SEE PHOTOMETRIC PLAN ON SHEET SE1.1
 - 23 PROPOSED ASSOCIATE PARKING
 - 24 PROPOSED COMMISSIONED ART (SUBJECT TO REVIEW AND APPROVAL BY CITY SIGN SPECIALIST), SEE SHEET A1.4, ARTWORK NOT SUBJECT TO SIGN ALLOWANCES
 - 25 PROPOSED ICE MERCHANDISE
 - 26 PROPOSED MISCELLANEOUS MERCHANDISE
 - 27 PROPOSED SIGHT LINE, DISTANCE PER PLAN
 - 28 PROPOSED BUS SHELTER AND PAD TO BE INSTALLED WITH THIS PROJECT
 - 29 RELOCATED BUS STOP SIGN
 - 30 PROPOSED CURB BY OTHERS, SEE DEVELOPMENT PLANS FOR LOT 1
 - 31 EXISTING 12' WIDE PUBLIC TRAIL
 - 32 PROPOSED STRIPING, PER LOT 1 DEVELOPMENT PLANS
 - 33 PROPOSED ENTRY FEATURE/SIGN, BY OTHERS
 - 34 FOR IMPROVEMENTS TO MAIZELAND ROAD, SEE DEVELOPMENT PLANS FOR LOT 1.

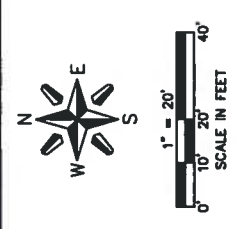
OLSSON ASSOCIATES
 1055 McWherry Blvd., Suite 160
 Lincoln, CO 80526
 TEL: 878-461-7733

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 8400 Westtown Parkway
 West Des Moines, Iowa
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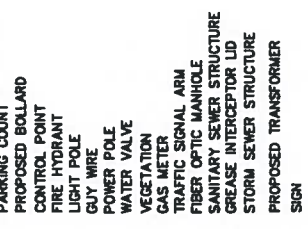
SITE PLAN
 #0686 - COLORADO SPRINGS, CO
 2410 N ACADEMY BOULEVARD

REVISIONS	DATE	REVISION DESCRIPTION

DATE: 06-27-16
 SHEET NUMBER: C1.1
 2 OF 12



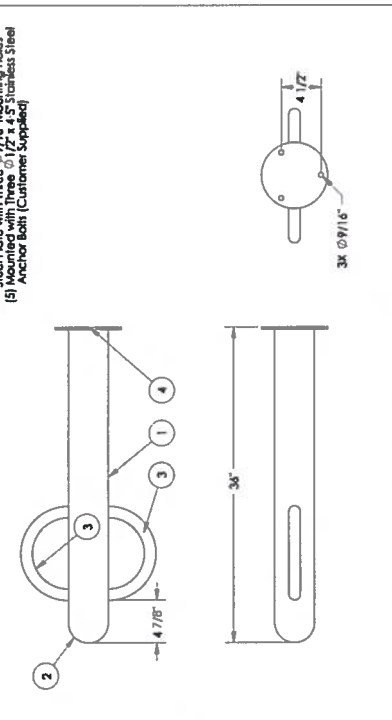
- LEGEND**
- PROPOSED BOUNDARY
 - PROPERTY LINE
 - PROPOSED INTEGRAL CURB
 - PROPOSED CURB AND GUTTER
 - EXISTING CURB AND GUTTER
 - ADA ACCESSIBLE ROUTE
 - PROPOSED SETBACK LINE
 - SITE TRIANGLE
 - STAMPED CONCRETE PAVEMENT
 - PARKING COUNT
 - PROPOSED BOLLARD
 - CONTROL POINT
 - FIRE HYDRANT
 - LIGHT POLE
 - GUY WIRE
 - POWER POLE
 - WATER VALVE
 - VEGETATION
 - GAS METER
 - TRAFFIC SIGNAL ARM
 - FIBER OPTIC MANHOLE
 - SANITARY SEWER STRUCTURE
 - GREASE INTERCEPTOR LID
 - STORM SEWER STRUCTURE
 - PROPOSED TRANSFORMER SIGN



NOTES:

1. THE PROPOSED CROSS EASEMENT PERMITS INGRESS AND EGRESS FOR BOTH VEHICULAR AND PEDESTRIAN ACCESS ACROSS ALL LOTS WITHIN MAIZELAND AND ACADEMY COMMERCIAL PLAT.
2. FOR IMPROVEMENTS TO MAIZELAND ROAD, SEE DEVELOPMENT PLANS FOR LOT 1.

811
 Know what's below.
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 CALL 811 BEFORE YOU EXCAVATE OR FOR THE LOCATION OF UNDISCOVERED UTILITY LINES.

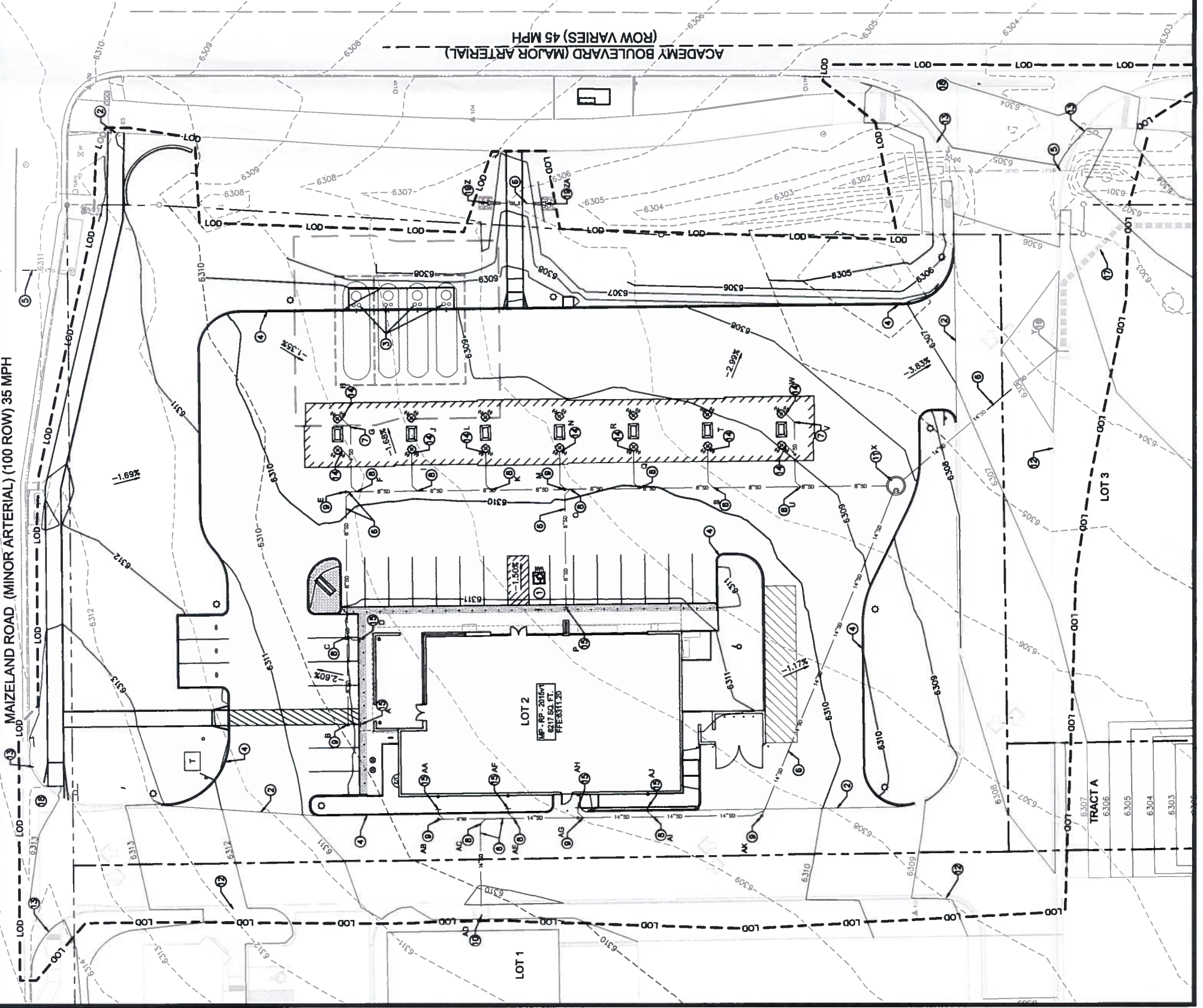


CITY PLANNING APPROVAL

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FIGURE 2



ID	NORTHING EASTING	RIM/GROUND ELEV.	INVERT IN	INVERT OUT
A	N: 1377925.28 E: 3212371.30	6310.60	8" (N)=6306.53	6" (N)=6307.37
AA	N: 1377945.90 E: 3212338.89	6310.60	8" (N)=6307.17	6" (S)=6308.59
AB	N: 1377945.86 E: 3212335.01	6310.60	8" (E)=6307.34	14" (S)=6306.92
AC	N: 1377928.82 E: 3212335.17	6310.60	8" (N)=6307.09	14" (W)=6306.59
AD	N: 1377928.83 E: 3212320.68	6310.60	14" (N)=6306.54	8" (E)=6306.92
AE	N: 1377919.43 E: 3212335.28	6310.60	8" (E)=6307.25	14" (S)=6306.54
AF	N: 1377919.47 E: 3212335.16	6310.60	8" (N)=6307.47	8" (W)=6307.24
AG	N: 1377963.01 E: 3212335.55	6310.60	14" (N)=6306.40	8" (S)=6306.40
AH	N: 1377963.05 E: 3212339.43	6310.60	8" (N)=6307.05	8" (W)=6307.11
AI	N: 1377966.56 E: 3212335.82	6310.60	14" (N)=6306.27	8" (S)=6306.27
AJ	N: 1377968.60 E: 3212339.70	6310.60	8" (W)=6306.98	8" (W)=6306.98
AK	N: 1377982.37 E: 3212338.28	6310.60	14" (N)=6306.06	14" (E)=6306.06
AL	N: 1377980.35 E: 3212371.25	6310.60	8" (W)=6306.48	8" (E)=6306.31
AM	N: 1377980.35 E: 3212403.47	6310.60	8" (W)=6307.99	8" (E)=6307.99
AN	N: 1377982.52 E: 3212460.11	6310.60	8" (N)=6306.41	8" (N)=6306.20
AO	N: 1377980.01 E: 3212475.02	6310.60	8" (S)=6306.37	8" (S)=6306.37
AP	N: 1377982.81 E: 3212461.85	6310.60	8" (N)=6306.12	8" (W)=6306.85
AQ	N: 1377928.82 E: 3212461.85	6310.60	8" (N)=6306.12	8" (S)=6306.12
AR	N: 1377928.82 E: 3212461.85	6310.60	8" (N)=6306.12	8" (S)=6306.12
AS	N: 1377928.82 E: 3212461.85	6310.60	8" (N)=6306.12	8" (S)=6306.12
AT	N: 1377928.82 E: 3212461.85	6310.60	8" (N)=6306.12	8" (S)=6306.12
AU	N: 1377928.82 E: 3212461.85	6310.60	8" (N)=6306.12	8" (S)=6306.12
AV	N: 1377928.82 E: 3212461.85	6310.60	8" (N)=6306.12	8" (S)=6306.12
AW	N: 1377928.82 E: 3212461.85	6310.60	8" (N)=6306.12	8" (S)=6306.12
AX	N: 1377928.82 E: 3212461.85	6310.60	8" (N)=6306.12	8" (S)=6306.12
AY	N: 1377928.82 E: 3212461.85	6310.60	8" (N)=6306.12	8" (S)=6306.12
AZ	N: 1377928.82 E: 3212461.85	6310.60	8" (N)=6306.12	8" (S)=6306.12

PIPE NAME	SIZE	LENGTH	SLOPE
A-B	8"	4.74'	1.00%
AA-AB	8"	3.88'	1.00%
AB-AC	8"	15.94'	0.50%
AC-AE	14"	10.48'	0.50%
AE-AG	14"	28.42'	0.50%
AG-AI	8"	3.88'	1.00%
AI-AJ	8"	3.98'	1.00%
AJ-AK	14"	43.19'	0.50%
AK-AL	8"	3.88'	1.00%
AL-AM	14"	135.79'	1.32%
AM-AN	8"	32.22'	1.00%
AN-AO	8"	96.84'	2.79%
AO-AP	8"	4.74'	1.00%
AP-AQ	8"	2.07'	1.87%
AQ-AR	8"	23.00'	0.50%
AR-AS	4"	4.65'	1.00%
AS-AT	8"	14.28'	1.00%
AT-AU	8"	28.00'	0.50%
AU-AV	8"	13.92'	1.00%
AV-AW	4"	24.71'	1.00%
AW-AX	4"	4.65'	1.00%
AX-AY	8"	28.00'	0.50%
AY-AZ	8"	17.9'	0.50%
AZ-AA	4"	14.08'	1.00%
AA-AB	8"	28.21'	0.50%
AB-AC	8"	45.11'	1.00%
AC-AD	8"	28.00'	0.50%
AD-AE	4"	13.92'	1.00%
AE-AF	8"	33.00'	0.50%
AF-AG	4"	13.92'	1.00%
AG-AH	8"	38.17'	2.00%
AH-AI	4"	24.86'	1.00%
AI-AJ	4"	4.87'	1.00%
AJ-AK	14"	78.40'	2.35%
AK-AL	12"	21.83'	3.21%

LEGEND:
 PROPOSED BOUNDARY
 PROPOSED PROPERTY LINE
 PROPOSED INTEGRAL CURB
 PROPOSED CURB AND GUTTER
 ROAD CENTERLINE
 DECORATIVE SIDEWALK TREATMENT
 LIMITS OF DISTURBANCE
 BREAK IN GRADE
 EXISTING MAJOR CONTOUR
 EXISTING MINOR CONTOUR
 PROPOSED MAJOR CONTOUR
 PROPOSED MINOR CONTOUR
 EXISTING STORM SEWER
 PROPOSED STORM SEWER
 PROPOSED BOLLARD
 CONTROL POINT
 FIRE HYDRANT
 LIGHT POLE
 CUY WIRE
 POWER POLE
 WATER VALVE
 VEGETATION
 GAS METER
 TRAFFIC SIGNAL ARM
 FIBER OPTIC MANHOLE
 SANITARY SEWER STRUCTURE
 GREASE INTERCEPTOR LID
 STORM SEWER STRUCTURE
 PROPOSED TRANSFORMER
 SIGN

NOTES:
 1. REFERENCE POINTS FOR STRUCTURES ARE AS FOLLOWS:
 • CENTER OF MANHOLES/CLEANOUTS
 • CENTER OF INLET FACE AT TOP OF CURB FOR CURB INLETS AT GRADE
 • CENTER OF INLET FOR GRATE INLETS
 • CENTER OF INLET FOR GRATE INLETS SECTION
 2. STORM SEWER PIPE LENGTHS ARE MEASURED AS FOLLOWS:
 • CENTER OF MANHOLES/CLEANOUTS
 • INSIDE WALL OF CURB INLET
 • CENTER OF GRATE INLET
 • LENGTHS LISTED ARE 2D MEASUREMENTS
 3. STORMWATER QUALITY TO BE PROVIDED FOR THE DEVELOPMENT ON TRACT A

FLAG NOTES:
 ① ADA ACCESSIBLE STALL (NOT TO EXCEED 2% GRADE IN ANY DIRECTION)
 ② MATCH EXISTING GRADE (CONTRACTOR TO VERIFY)
 ③ ALL LIDS FOR UNDERGROUND TANKS TO BE 1" ABOVE FINISHED GRADE
 ④ PROPOSED 6" INTEGRAL CURB
 ⑤ EXISTING STORM SEWER; SIZE PER PLAN
 ⑥ INSTALL STORM SEWER PIPE; LENGTH, SIZE, AND SLOPE PER TABLE
 ⑦ INSTALL STORM SEWER 45° BEND
 ⑧ INSTALL STORM SEWER WYE
 ⑨ INSTALL STORM SEWER WYE AND CLEANOUT WITH WATERTIGHT TRAFFIC RATED LID
 ⑩ PROPOSED 5" TYPE R STORM SEWER INLET; SEE DEVELOPMENT PLANS FOR LOT 1
 ⑪ INSTALL TYPE 1 BASE STORM SEWER MANHOLE
 ⑫ PROPOSED CURB BY OTHERS; SEE LOT 1 DEVELOPMENT PLANS
 ⑬ PROPOSED TYPE 1 VERTICAL CURB AND GUTTER; SEE DEVELOPMENT PLANS FOR LOT 1
 ⑭ CONNECT TO CANOPY DOWNSPOUT
 ⑮ CONNECT TO BUILDING DOWNSPOUT; SEE ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS
 ⑯ PROPOSED 10" TYPE R STORM SEWER INLET; SEE DEVELOPMENT PLANS FOR LOT 1
 ⑰ PROPOSED STORM SEWER; SEE LOT 1 DEVELOPMENT PLANS
 ⑱ PROPOSED CONCRETE CROSSAN
 ⑳ INSTALL FLARED END SECTION WITH RIPRAP

MOLSSON ASSOCIATES
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 West Des Moines, Iowa 50266
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 F: 515-222-9873

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#0686 - COLORADO SPRINGS, CO
 2410 N ACADEMY BOULEVARD
 GRADING AND DRAINAGE PLAN

REVISIONS
 DATE: 06-27-16
 SHEET NUMBER: C2.1
 3 OF 12

811
 Know what's below.
 Call before you dig.
 CALL 811 BEFORE YOU DIG TO
 LOCATE, MARK, OR EXCAVATE FOR THE
 LOCATION OF UNDERGROUND UTILITY LINES.

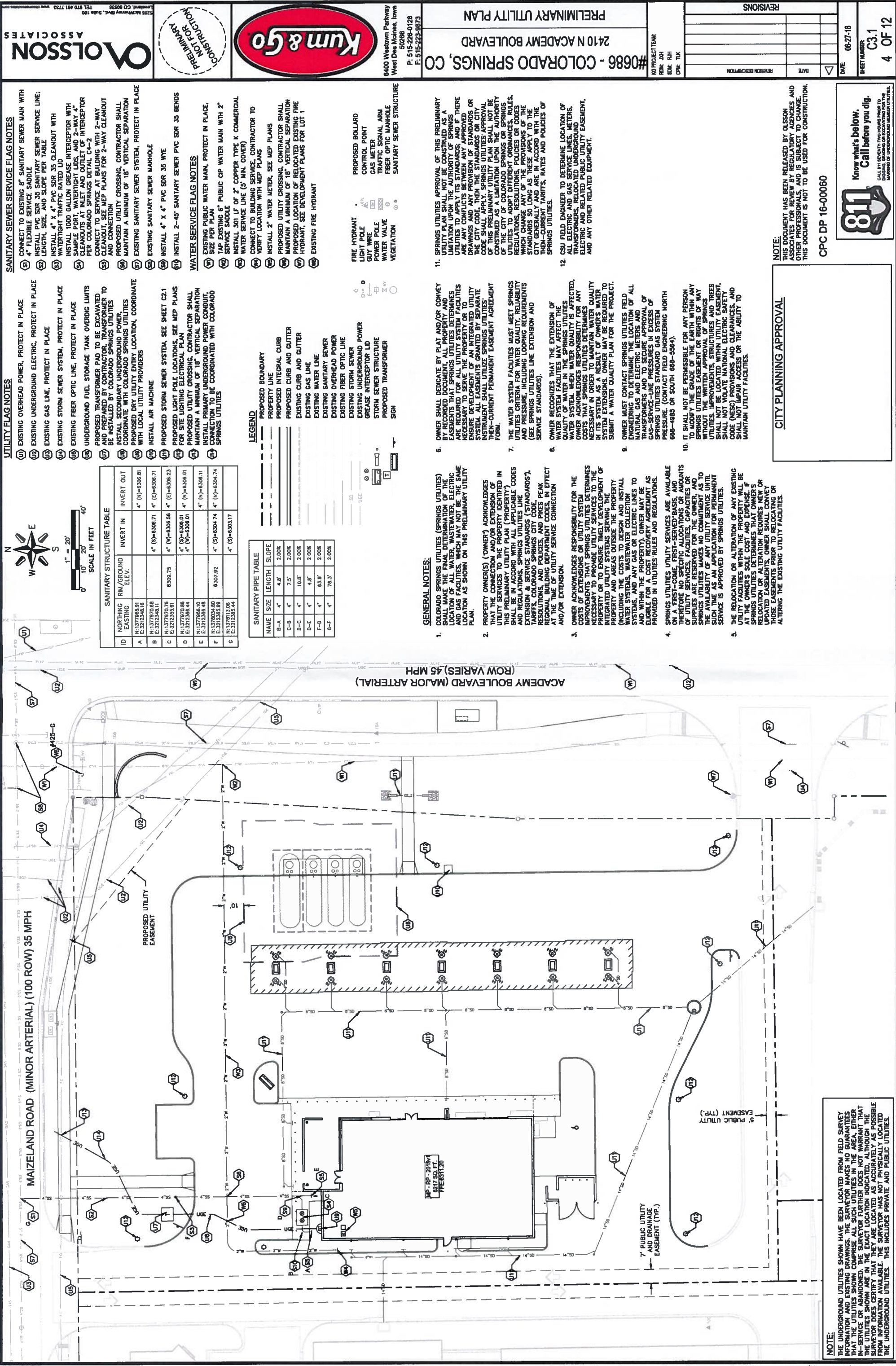
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CPC DP 16-00060

FIGURE 2

DWG: F:\Projects\015-1278-40-Design\AutoCAD\ Preliminary Plans\Sheets\LDP\C_UTL_S1278.dwg
 DATE: Jun 29, 2016 4:23pm
 XREFS: C:\BLK_S1278 C:\BASE_S1278 C:\DVPFR_S1278 C:\DVPFR_LOT_3_S1278
 USER: sbower
 C:\DVPFR_S1278 C:\DVPFR_S1278



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811
 Know what's below.
 Call before you dig.
 CALL 811 SERVICE TWO HOURS PRIOR TO DIGGING. OR VISIT OUR WEBSITE FOR THE LATEST LIST OF UNDERGROUND UTILITY UTILITIES.

CPC DP 16-00060

DATE: 06-27-16
 SHEET NUMBER: C3.1
 4 OF 12

REVISIONS

REVISION DESCRIPTION	DATE

PROJECT TITLE: PRELIMINARY UTILITY PLAN
 2410 N ACADEMY BOULEVARD, CO #0686 - COLORADO SPRINGS, CO

NO. PROJECT TEAM:
 DRAWN BY:
 CHECKED BY:
 DATE:



8400 Westtown Parkway
 West Des Moines, Iowa 50288
 P: 515-228-0128
 F: 515-228-9873



PRELIMINARY CONSTRUCTION NOT FOR CONSTRUCTION



6400 Westown Parkway
 West Des Moines, Iowa
 50268
 P: 515-224-0128
 F: 515-223-8873

FINAL LANDSCAPE PLAN
 2410 N ACADEMY BOULEVARD
 #0686 - COLORADO SPRINGS, CO

KG PROJECT TEAM:
 RJK JH
 SLM RHH
 CPM TJK

REVISION NUMBER	DATE	REVISION DESCRIPTION

KG SITE PLANT LIST		PLANTING SIZE	MATURE HEIGHT	MATURE WIDTH	KEY FROM APPENDIX B
QTY.	SYMBOL	COMMON/SCIENTIFIC NAME			
SHADE TREES					
2	SH	SKYLINE HONEYLOCUST GLIEDITSIA TRIACANTHOS F. IBERUS 'SKYCOLL' SKYLINE	1.5" CAL.	50'-60" 25'-30"	4SA
2	GT	SHADEMASTER HONEYLOCUST GLIEDITSIA TRIACANTHOS 'SHADEMASTER'	1.5" CAL.	30'-50" 30'-50"	4SA
3	SW	SWAMP WHITE OAK QUERCUS BICOLOR	1.5" CAL.	50'-60" 40'-50"	4S
3	KC	KENTUCKY COFFEE TREE GYMNOCLOACUS DIOICA	1.5" CAL.	50'-60" 30'-40"	34AS
7	QM	BUR OAK QUERCUS MACROCARPA	1.5" CAL.	40'-80" 40'-60"	40A
3	CO	WESTERN HACKBERRY CELTIS OCCIDENTALIS	1.5" CAL.	50'-60" 40'-50"	34S7DA
EVERGREEN TREES					
5	PN	PHON PINE PINUS EDULIS	6" TALL	15'-25" 12'-15"	12S6D
8	PP	BLUE POINT JUNIPER JUNIPERUS CHINENSIS 'BLUE POINT'	6" TALL	10'-12" 6'-8"	DA
4	PP	AUSTRIAN PINE PINUS NIGRA	6" TALL	40'-60" 30'-40"	2S578A
PERCENT SIGNATURE TREES: 37 (60% MINIMUM)					
PERCENT SIGNATURE SHRUBS: 202 (100% MINIMUM)					
ORNAMENTAL GRASSES					
34	SSJ	SIERRA SPREADER JUNIPER JUNIPERUS SABINA 'SIERRA SPREADER'	5 GAL.	6'-12" 6'-8"	568A
46	BJ	BUFFALO JUNIPER JUNIPERUS SABINA 'BUFFALO'	5 GAL.	12'-24" 6'-8"	568A
17	BJJ	BROADMOOR JUNIPER JUNIPERUS SABINA 'BROADMOOR'	5 GAL.	3' 4'-8"	568A
27	SGJ	SEA GREEN JUNIPER JUNIPERUS SABINA 'SEA GREEN'	5 GAL.	5'-6" 5'-5"	568A
18	FS	RED LEAF JAPANESE BARBERRY BERBERIS THUNBERGII 'ATROPURPUREA'	5 GAL.	4'-6" 4'-6"	4SA
13	RUR	ROCKY MOUNTAIN RASPBERRY RUBUS DELICIOSUS	5 GAL.	3'-6" 3'-6"	14S678AD
23	WR	WOODS ROSE ROSA WOODSI	5 GAL.	3'-6" 3'-6"	124S578DA
10	AC	ALPINE CURRIANT RIBES ALPIMUM	5 GAL.	3'-4" 3'-4"	5678A
14	ID	ISANTI DOGWOOD CORNUS SERICEA 'ISANTI'	5 GAL.	3'-4" 3'-4"	4S7S
PERCENT SIGNATURE SHRUBS: 202 (60% MINIMUM)					
ORNAMENTAL GRASSES					
18	FRG	OVERDAM FEATHER REED GRASS CALAMAGROSIS X ACUTIFLORA 'OVERDAM'	1 GAL.	36" 16'-24"	A
44	BAG	BLUE Avena GRASS HELICTOTRICHON SEMPERVIRENS	1 GAL.	18'-24" 18'-24"	A
13	DYG	DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'HAMELY'	1 GAL.	24'-36" 18'-24"	A



GROUND COVER LEGEND:

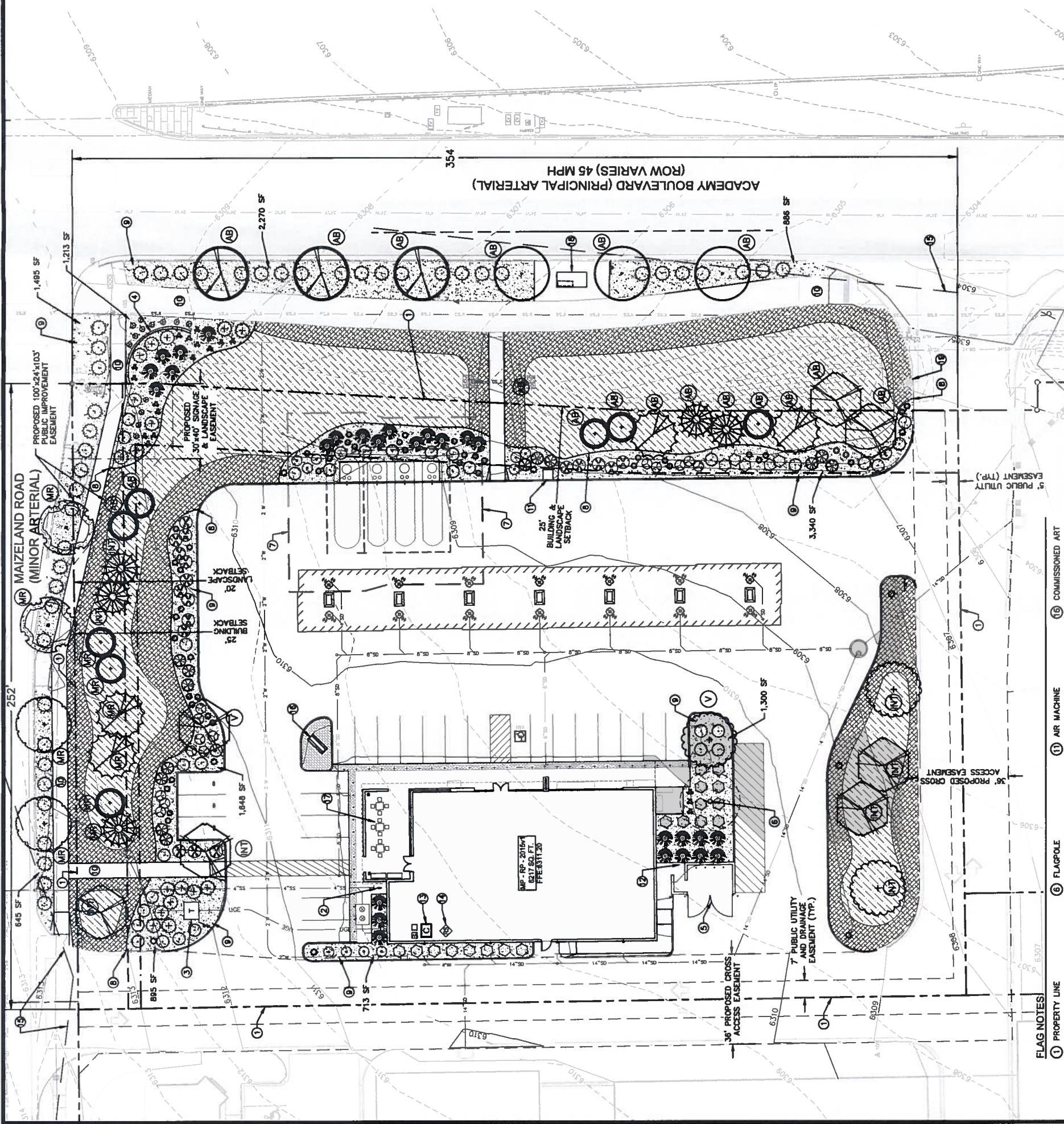
- NATIVE SEED MIX SEE SHEET L1.2
- KENTUCKY FESCUE GRASS SEE SHEET L1.2
- 4"-6" ROUNDED RIVER BED GRAVEL

NOTE: SCHEMATIC LANDSCAPE DIAGRAM ON SHEET L1.3

CITY PLANNING APPROVAL

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- FLAG NOTES:**
- 1 PROPERTY LINE
 - 2 BIKE RACK
 - 3 TRANSFORMER
 - 4 ACADEMY BLVD GATEWAY SIGNAGE
 - 5 TRASH ENCLOSURE
 - 6 FLAGPOLE
 - 7 TANK OVERDIG LIMITS
 - 8 METAL EDGING, TYPICAL
 - 9 4"-6" RIVER ROCK, TYPICAL
 - 10 AIR MACHINE
 - 11 DESIGNATED SMOKING AREA
 - 12 IRRIGATION CLOCK
 - 13 RAIN/FREEZE SENSOR
 - 14 SIDEWALK
 - 15 COMMISSIONED ART
 - 16 PICNIC TABLES
 - 17 BUS STOP
 - 18 FIRE HYDRANT
 - 19 SIGHT LINE

FIGURE 2

MOLSSON ASSOCIATES
 2255 Montgomery Blvd., Suite 100
 Colorado Springs, CO 80908
 TEL: (719) 491-7733

PRELIMINARY CONSTRUCTION

Kum & Go
 6400 Westown Parkway
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 50266
 P: 515-226-0128
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#0686 - COLORADO SPRINGS, CO
 2410 N ACADEMY BOULEVARD
 LANDSCAPE NOTES

NO PROJECT TEAM
 RDM, JWH
 SOL, RJD
 CPM, TLK

DATE: 06-27-18

SHEET NUMBER: L1.2
 6 OF 12

REVISIONS

NO.	DATE	DESCRIPTION

801
 Know what's below.
 Call before you dig.
 CALL ALL UTILITIES (GAS, WATER, SEWER, TELEPHONE, CABLE, ETC.) AND LOCAL GOVERNMENT OR EXISTING RECORDS FOR THE LOCATION OF UNDISCOVERED UTILITIES.

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CITY PLANNING APPROVAL

SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS

STREET NAME OR ZONE BOUNDARY	STREET CLASSIFICATION	WIDTH (IN FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVISED
ACADEMY BLVD.	MAJOR ARTERIAL	25' / 25'	336'	1 / 20	17 / 17
MAZELAND ROAD	MINOR ARTERIAL	20' / 20'	228'	1 / 25	10 / 10
SHRUB SUB. REQ./PROVISED	ORNAMENTAL GRASS SUB. REQ./PROVISED	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT SOO MAX. / PROV.	PERCENT GROUND PLANE VEG. REQ./PROVISED	
N/A	N/A	AB	50% / 0%		75% / 75%
N/A	N/A	MR	50% / 0%		75% / 75%

MOTOR VEHICLE LOTS

NO. OF SPACES PROVIDED	SHADE TREES REQUIRED/PROVISED	VEHICLE LOT FRONTAGES	LENGTH OF FRONTAGE (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (FEET)
25 STALLS	1/15 STALLS 2 TREES REQUIRED 2 TREES PROVIDED	ACADEMY BLVD. MAZELAND ROAD N/A	290' 185' N/A	191 LF 122 LF N/A
MIN. 3' SCREENING PLANTS REQ./PROV	EVERGREEN PLANTS REQ.(50%)/PROV	SCREEN WALL/ BERM N/A	VEHICLE LOT PLANT ABBR. ON PLAN	PERCENT GROUNDPLANE VEG. REQ./PROVISED
105/105	50% / 50%	SCREEN	V	75% / 100%

INTERNAL LANDSCAPING

NET SITE AREA LESS PUBLIC ROW	PERCENT MINIMUM INTERNAL AREA	INTERNAL AREA REQ./PROVISED	INTERNAL TREES (1/500 SF) REQ./PROVISED	PERCENT GROUND PLANE VEGETATION REQ. / PROVIDED
75,320 SF	5% (NON-RES)	3766 SF / 24,814 SF	8 / 8	75% / 75%
SHRUBS SUB. REQ./PROVISED	ORNAMENTAL GRASS SUB. REQ./PROVISED	INTERNAL PLANT ABBR. DENOTED ON PLAN		
N/A	N/A	INT		

LANDSCAPE BUFFERS AND SCREENS

STREET NAME OR PROPERTY LINE	WIDTH (IN FT.) REQ./PROV.	LINEAR FOOTAGE	BUFFER TREES (1/200) REQ./PROVISED	EVERGR (50%) REQ./PROVISED	PERCENT GROUND PLANE VEG. REQ./PROVISED
ACADEMY BLVD.	N/A	N/A	N/A	N/A	N/A
MAZELAND ROAD	N/A	N/A	N/A	N/A	N/A

ZONING: PBC (PLANNED BUSINESS CENTER/CONDITION OF RECORD)

GENERAL PLANTING NOTES

- ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
- LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO AN UNDERGROUND UTILITIES. CONTRACTOR SHALL PROTECT EXISTING OVERHEAD AND UNDERGROUND UTILITIES. ANY DAMAGE TO SUCH SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
- PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ALL CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE CITY OF COLORADO SPRINGS AND THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN TO MEET MINIMUM SIZE AS SPECIFIED IN THE AMERICAN STANDARD FOR NURSERY ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA). THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- PLANTING OF TREES, SHRUBS, SOODED AND SEEDED TURFGRASS IS TO BE COMMENCED AS SOON AS POSSIBLE AFTER THE SPRING (MARCH 15 THROUGH MAY 15) FALL (SEPTEMBER 15 THROUGH OCTOBER 15) AND WITH WATER AVAILABLE FOR IRRIGATION PURPOSES.
- THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SHRUB BEDS PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- BACKFILL PLANTING BEDS TO A MINIMUM 12-INCH DEPTH WITH PLANTING MIX. IN PARKING AREAS, SOIL TO BE FILLED OR REMOVED AND REPLACED WITH PLANTING SOIL TO A DEPTH OF 30". THOROUGHLY MIX PLANTING MIX COMPONENTS PRIOR TO PLACEMENT.
- ALL PLANT BEDS FOR TREES AND SHRUBS, UNLESS OTHERWISE NOTED ON THE PLANS, TO BE MULCHED A MINIMUM OF 8" DEEP WITH NEUTRAL COLOR (GRAY, TAN OR BROWN) 4"-8" DIAMETER ROUNDED RIVER BED GRAVEL, OR APPROVED EQUAL OVER GEOTEXTILE WEED BARRIER FABRIC.
- NETAL LANDSCAPE EDGING IS TO BE USED ON ALL LANDSCAPE BEDS ABUTTING SOODED AREAS OR AS NOTED ON LANDSCAPE PLANS.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. ANY MATERIAL, WHICH DIES, OR DEVELOPATES (PRIOR TO COMPLETION OF THE WORK) WILL BE PROMPTLY REMOVED AND REPLACED.
- THE CONTRACTOR WILL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE, OR STORE OPENING, WHICHEVER IS GREATER. CONTRACTOR WILL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- ALL LANDSCAPE AREAS AND SOO AREAS SHALL BE IRRIGATED WITH A PERMANENT IRRIGATION SYSTEM. LANDSCAPE AREAS IRRIGATED WITH SUCH SYSTEM SHALL BE DESIGN-BUILT TO MEET ALL CITY REQUIREMENTS.
- CONTRACTOR TO INSPECT THE PLANT MATERIAL BEFORE INSTALLATION FOR SIZE AND HEALTH OF PLANTS, OBSERVE FIELD OVERSIGHT OF THE AREAS, OBTAIN PROPER IRRIGATION DEPTH OF SOIL AMENDMENTS TO TURF GRASS, OBTAIN PROPER IRRIGATION INSPECTIONS, AS WELL AS THE ACCORDANCE WITH CITY INSPECTION OFFICERS. CONTRACTOR SHALL PROVIDE OLSSON ASSOCIATES FOUR (4) DAYS AFTER LANDSCAPE INSTALLATION IS COMPLETE TO PERFORM A FINAL LANDSCAPE INSPECTION AND APPROVAL.
- PRIOR TO FINAL LANDSCAPE INSPECTION, CONTRACTOR TO VERIFY ALL LANDSCAPING AND IRRIGATION IS CONSTRUCTED IN ACCORDANCE WITH CITY INSPECTION APPROVALS. CONTRACTOR TO PROVIDE RECEIPTS OF ALL PLANT MATERIALS INSTALLED ON-SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AS-BUILT RECORDS SHOWING CHANGES TO THE APPROVED FINAL LANDSCAPE PLANS. AS-BUILT RECORDS SHALL BE PROVIDED TO OWNER PRIOR TO THE FINAL LANDSCAPE INSPECTION.
- A FINAL IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT.
- THE HEALTH OF THE EXISTING VEGETATION TO REMAIN, SHALL BE VERIFIED AT THE BEGINNING AND END OF PROJECT.

NATIVE SEED MIX:

COMMON NAME	RATE
IDAHO FESCUE	25%
SANDBERG BLUEGRASS	25%
ROCKY MOUNTAIN FESCUE	25%
CANBY BLUEGRASS	25%

SEEDBED PREP:
 METHOD: ROTOTILLED TO 6"
 DATE: PER GENERAL NOTES
 WATER PER 1000 S.F.: ORGANIC MULCH

SEEDING OPERATION:
 METHOD: HYDROSEED
 DATE: PER GENERAL NOTES
 AMOUNT: 2,200 LBS PER ACRE
 DEPTH: 1/4" - 1/2"

FERTILIZER:
 P120S: 50 LBS PER ACRE
 P20S: 40 LBS PER ACRE
 K: N/A

SOO NOTES

- SOO TO BE TURF-TYPE KENTUCKY FESCUE BLUEGRASS SOO.
- ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO 85% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT.
- THE ENTIRE SURFACE TO BE SOODED SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
- SOO SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4-INCH). THE MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CUTTING IN THE FIELD. PRECAUTIONS SHALL BE TAKEN TO PREVENT DRYING AND HEATING. SOO DAMAGED BY HEAT AND DRY CONDITIONS, AND SOO CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE WORK SHALL NOT BE USED.
- HANDLING OF SOO SHALL BE DONE IN A MANNER THAT WILL PREVENT TEARING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOO THAN CAN BE LAID WITHIN 24 HOURS.
- MOISTEN PREPARED SURFACE IMMEDIATELY PRIOR TO LAYING SOO. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOO. FERTILIZE, HARROW OR RAKE FERTILIZER IN THE TOP 1-1/2-INCHES OF TOPSOIL, AT A UNIFORM RATE OF 16.7 POUNDS PER 1000 S.F.
- SOO SHALL BE CAREFULLY PLACED IN THE DIRECTION PARALLEL WITH THE SLOPE OF THE AREA TO BE SOODED. SOO STRIPS SHALL BE BUTTED TOGETHER BUT NOT OVERLAPPED WITH THE SEAMS STAGGERED ON EACH ROW.
- FERTILIZER SHALL BE 18-46-0 COMMERCIAL FERTILIZER OF THE GRADE, TYPE, AND FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF COLORADO DEPT. OF AGRICULTURE. FERTILIZER SHALL BE IDENTIFIED ACCORDING TO THE PERCENT N, P, K, IN THAT ORDER.
- ALL SOO ON SLOPES GREATER THAN 5:1 SHALL BE STAKED.
- SATURATE SOO WITH FINE WATER SPRAY WITHIN TWO HOURS OF PLANTING. DURING FIRST WEEK AFTER PLANTING, WATER DAILY OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN MOIST SOIL TO A MINIMUM DEPTH OF FOUR INCHES BELOW SOO.
- CONTRACTOR SHALL PROVIDE FULL MAINTENANCE FOR SOODED TURF GRASS FOR A PERIOD OF 30 DAYS AFTER THE DATE OF FINAL ACCEPTANCE OR STORE. THE TURF GRASS SHALL BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

NATIVE SEEDING NOTES (CONTINUED)




- 1ST YEAR - MOW FREQUENTLY TO PREVENT WEED GROWTH AND THATCH IN BUILT-UP. MOWING HEIGHT SHOULD BE APPROXIMATELY 4-6 INCHES IN HEIGHT AND COMPLETED BETWEEN THE MONTHS OF MARCH - JULY 15. NO MOWING SHOULD BE COMPLETED AFTER THE JULY 15 DATE. APPROVED WEEDS FOR MAINTENANCE AND CONTROL APPROACHES TO COMPLETE HERBICIDE APPLICATIONS AS SPOT TREATMENTS ON WEEDY AREAS FOLLOWING THE SEASONAL MOWING REGIME IN AUGUST AND SEPTEMBER. HAND WEED AS NECESSARY.
 - 2ND YEAR - MOWING SHOULD BE LIMITED TO 2-3 TIMES BEFORE JULY 15TH. MOWING HEIGHT SHOULD BE INCREASED TO 8" IN HEIGHT. CONTINUE TO SPOT TREAT INVASIVE WEEDS WITH AN APPROVED HERBICIDE. HAND WEED AS NECESSARY.
 - 3RD YEAR - MOW ONCE BEFORE JULY 15TH AFTER VEGETATION REACHES A HEIGHT OF 18". MOW TO A HEIGHT OF 8". CONTINUE TO SPOT TREAT INVASIVE WEEDS WITH AN APPROVED HERBICIDE. HAND WEED AS NECESSARY.
- IN ADDITION TO THE SPECIFIED NATIVE SEED MIX, A COVER CROP OF OATS (AVEÑA SATIVA) NOVEMBER 1 - AUGUST 1 OR WINTER WHEAT (TRITICUM AESTIVUM) AUGUST 1 - NOVEMBER 1 TO BE SEED AT A RATE OF 120 LBS PER ACRE.**

- SOIL SPECIFICATIONS**
- ORGANIC COMPOST:** WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE. IT SHALL BE DERIVED FROM: AGRICULTURE, FOOD, OR INDUSTRIAL RESIDUALS; BIOSOLIDS (TREATED SEWAGE SLAG); YARD TRIMMINGS AND LEAF LITTER; SOURCE-SEPARATED OR MIXED SOLID WASTE MEETING THE FOLLOWING CRITERIA: THE MOISTURE CONTENT OF 30% TO 80% BY WEIGHT. PH OF 6.0 TO 8.4. NO SUBSTANCES TOXIC TO PLANTS. 5. 1% OR LESS BY WEIGHT MANUFACTURED FOREIGN MATTER. 6. NO OBJECTIONABLE ODOR. 7. SHALL NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT DERIVED.
- PLANTING SOIL:** A UNIFORM MIX OF FREE OF PLANT RESIDUE, STONES, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN 1 INCH. A Mixture OF TOPSOIL, ORGANIC COMPOST, AGED COW MANURE AND SAND CONSISTING OF THE FOLLOWING:
 1. 30% BY VOLUME ORGANIC COMPOST
 2. 30% BY VOLUME AGED COW MANURE
 3. 30% BY VOLUME TOPSOIL
 4. 10% BY VOLUME SAND
- TOPSOIL:** SOIL CLASSIFICATION OF SANDY LOAM OR LOAMY SAND MEETING THE FOLLOWING CRITERIA:
 1. 50 TO 85 PERCENT BY WEIGHT SAND (2.0 TO 0.050MM) ACCORDING TO AASHTO T88.
 2. 5 TO 50 PERCENT BY WEIGHT SILT (0.050 TO 0.002MM) ACCORDING TO AASHTO T88.
 3. 2 TO 5 PERCENT BY WEIGHT CLAY (LESS THAN 0.002MM) ACCORDING TO AASHTO T88.
 4. 3 TO 10 PERCENT BY WEIGHT ORGANIC MATTER ACCORDING TO AASHTO T198.
- TEXTURAL ANALYSIS:**
 A. MINIMUM 100% BY WEIGHT PASSING THE 2" SIEVE PER ASTM E11.
 B. MINIMUM 80% BY WEIGHT PASSING THE NO. 10 SIEVE PER ASTM E11.
 C. MINIMUM 60% BY WEIGHT PASSING THE NO. 10 SIEVE PER ASTM E11.

- AREAS DESCRIBED AS NATIVE GRASS ZONES SHALL BE MULCHED, MULCHING IS THE APPLICATION OF ORGANIC MATERIAL TO THE SOIL SURFACE TO PROTECT IT FROM RAINFALL IMPACT AND OVERLAND FLOW. MULCH COVERS THE SOIL AND ABSORBS THE EROSION IMPACT OF RAINFALL AND REDUCES THE FLOW VELOCITY OF RUNOFF.
- STRAW MULCH SHALL BE OAT, WHEAT, OR RICE STRAW MULCH. HAY MULCH SHALL NOT BE USED. MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. MULCH SHALL BE APPLIED, AND 2 TO 3 TONS PER ACRE FOR SITES THAT ARE NOT SEED. THIS APPLICATION RESULTS IN A LAYER OF 1/4 TO 1 1/2 INCHES THICK FOR SEED BEDS, AND 1 1/2 TO 3 INCHES THICK FOR SITES NOT SEED.
- IMMEDIATELY AFTER SPREADING, THE MULCH SHALL BE ANCHORED BY A MULCH CRUMPER AND/OR TACKIFIER.
- THE CRUMPER SHALL CONSIST OF A SERIES OF ROLL FLAT DISCS WITH NOTCHED EDGES SPACED APPROXIMATELY 8 INCHES APART. THE MULCH SHALL BE IMPRESSED IN THE SOIL TO A DEPTH OF 1 TO 3 INCHES.
- TACKIFIER SHALL BE SPRAYED IN CONJUNCTION WITH MULCH OR IMMEDIATELY AFTER THE MULCH HAS BEEN PLACED. TACKIFIERS SHALL BE MIXED AND APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS.
- THE WORK AREA SHALL BE KEPT FREE OF DEBRIS BY THE CONTRACTOR. AFTER SEED INSTALLATION IS COMPLETE, CLEAN UP ANY REMAINING MATERIALS, DEBRIS, TRASH, ETC. AVOID DRIVING OVER SEED BEDS TO MINIMIZE DISTURBANCE. GRADING STAKES, STONES, TRASH, AND OTHER DEBRIS WHICH MAY DETRACT FROM THE APPEARANCE OR HINDER MAINTENANCE OF THE SEEDING SITE SHALL BE REMOVED FROM THE SITE WHEN SEEDING OPERATIONS ARE COMPLETED. SOIL STRAW, HAY, HYDRAULIC FIBER MULCH, FERTILIZER, COMPOST, LIMESTONE, ELEMENTAL SULFUR, GYPSUM, AND OTHER MATERIALS ARE TO BE CLEANLY REMOVED FROM THE SITE IMMEDIATELY AFTER SPREADING AND SEEDING OPERATIONS ARE COMPLETED. CLEAN UP OPERATIONS SHALL BE COMPLETED BEFORE ACCEPTANCE IS GIVEN.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY EFFECTIVE SEEDING AND EROSION CONTROL MULCH MATERIALS, AND TO ENSURE THAT SUCH MATERIALS ARE SECURED TO THE SOIL SO THAT THEY ARE NOT BLOWN, WASHED, OR OTHERWISE REMOVED FROM THE SEEDING SITE, AND SO THAT THE MULCH REMAINS ON THE SEEDING SITE.
- FERTILIZER, COMPOST, AND THE INCORPORATION OF UNWANTED GRASS SEED.
- INSTALLING CONTRACTOR SHALL REVIEW LANDSCAPE MAINTENANCE RECOMMENDATIONS WITH A QUALIFIED MITIGATION SPECIALIST APPROVED BY THE OWNER WHO IS FAMILIAR WITH THE STATED GOALS AND OBJECTIVES OF THE MITIGATION PLAN. MAINTENANCE IS TO BE PROVIDED THROUGHOUT CONSTRUCTION AND FOR THREE-YEARS FOLLOWING CONSTRUCTION. DURING ALL PREVIOUSLY SEEDING AREAS WHICH SHOW BARE SPOTS OR PATCHES LARGER THAN 25'X25'. THE FOLLOWING GENERAL NATIVE GRASS MAINTENANCE RECOMMENDATIONS ARE TO BE FOLLOWED UNLESS AN ALTERNATIVE IS APPROVED BY THE OWNER.

FIGURE 2

FIGURE 2

			<p>6400 Westlawn Parkway West Des Moines, Iowa 50266 P: 515-226-0128 F: 515-223-8873</p>	<p>EXTERIOR ELEVATIONS #0686 - COLORADO SPRINGS, CO MAIZELAND RD & ACADEMY BLVD</p>	<p>KG PROJECT TEAM RDM SOM CPL</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REVISIONS</th> <th>DATE</th> <th>REVISION DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISIONS	DATE	REVISION DESCRIPTION															
REVISIONS	DATE	REVISION DESCRIPTION																						
<p>DATE: 06-27-16 SHEET NUMBER: A1.1 8 OF 12</p>																								

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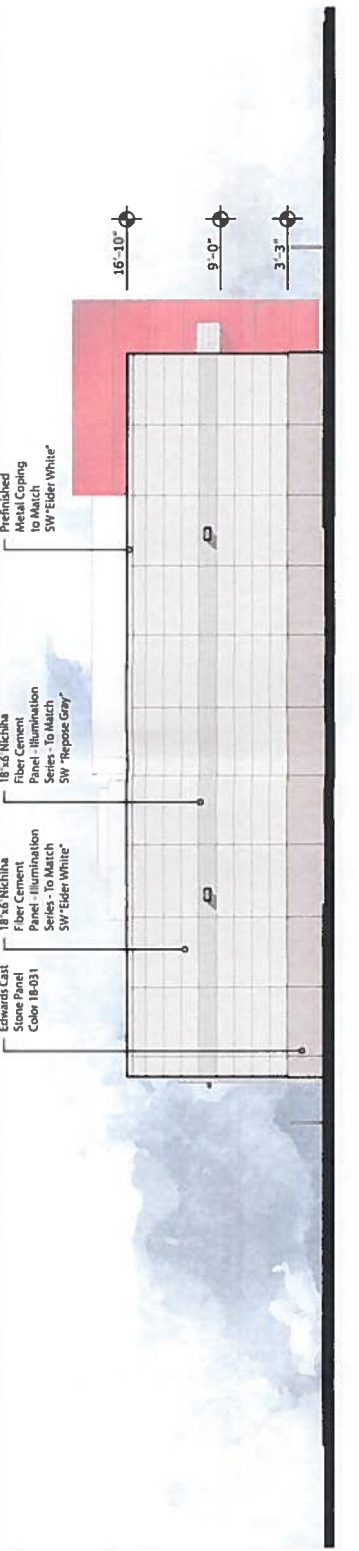
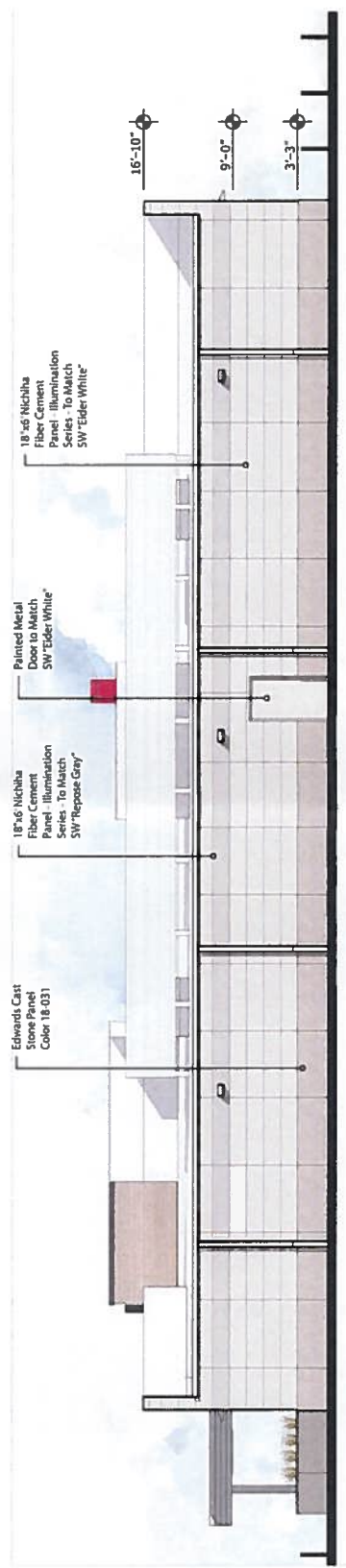
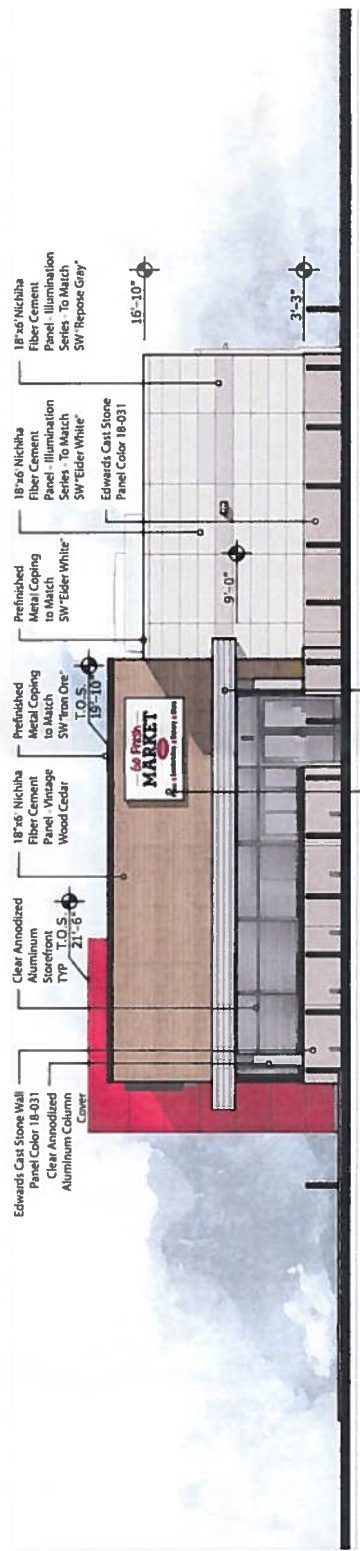
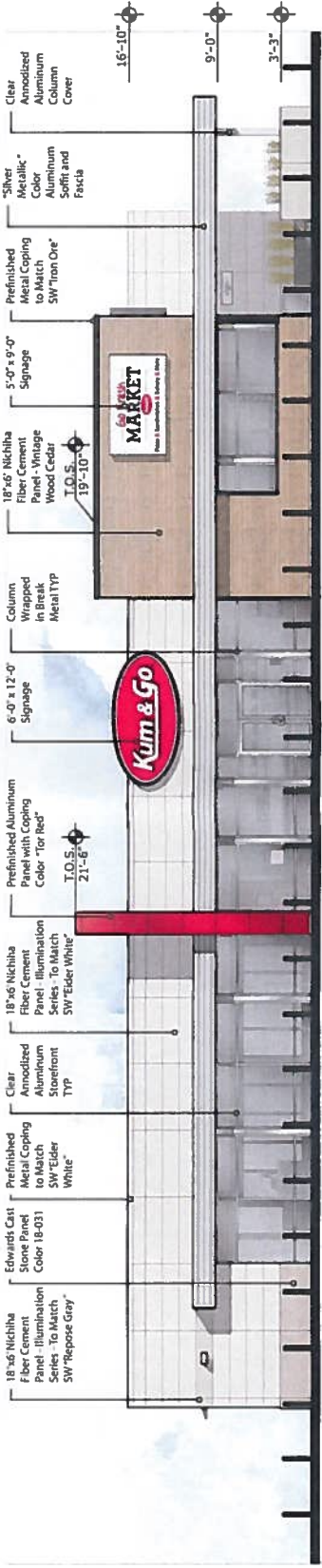
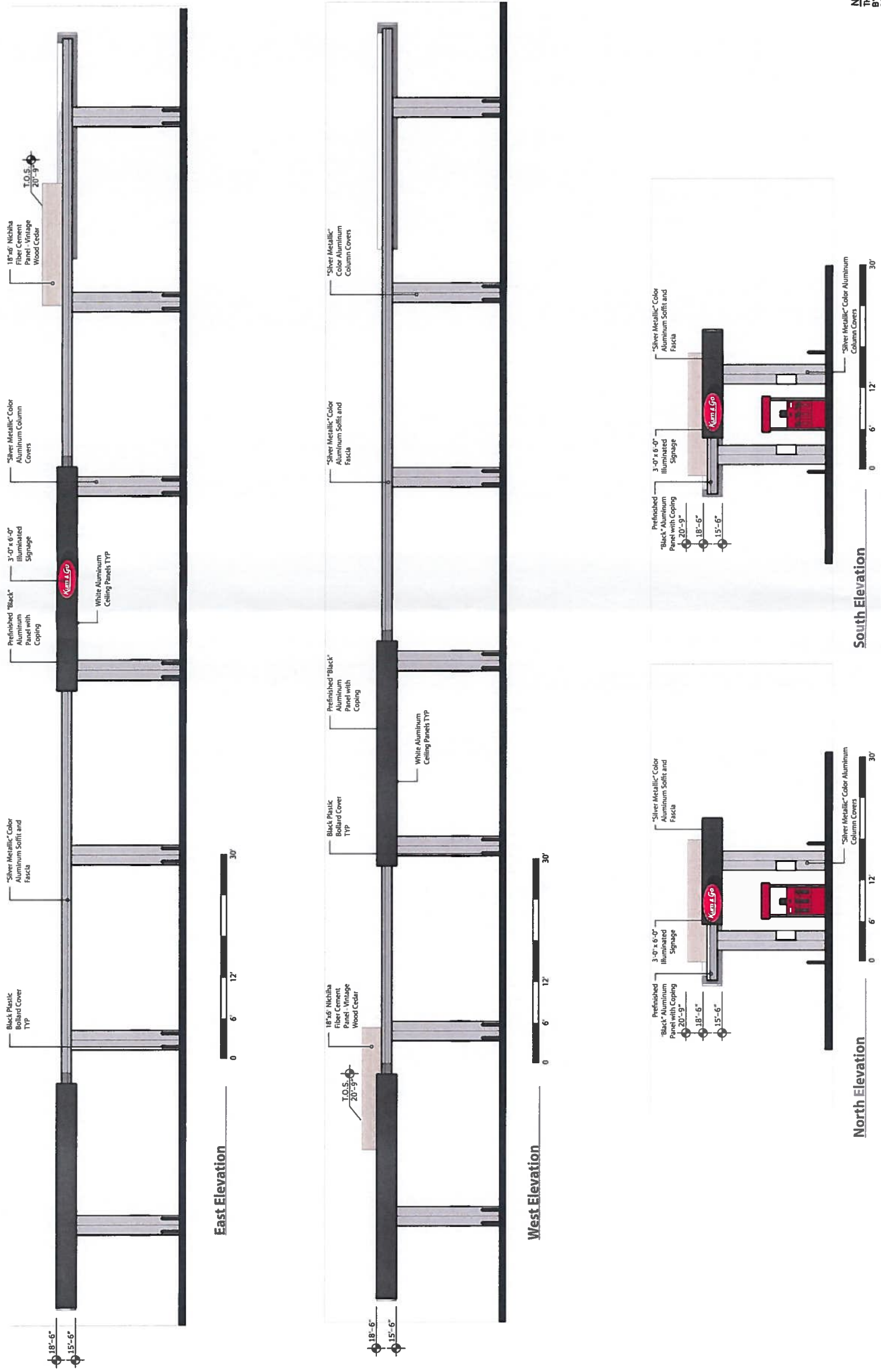


FIGURE 2



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REVISIONS	DATE	REVISION DESCRIPTION

NO PROJECT TEAM
 NONE
 NONE
 NONE

#06866 - COLORADO SPRINGS, CO
 MAZELAND RD & ACADEMY BLVD
 CANOPY ELEVATIONS

Kum & Go

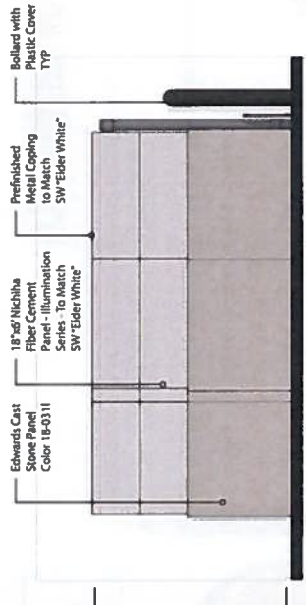
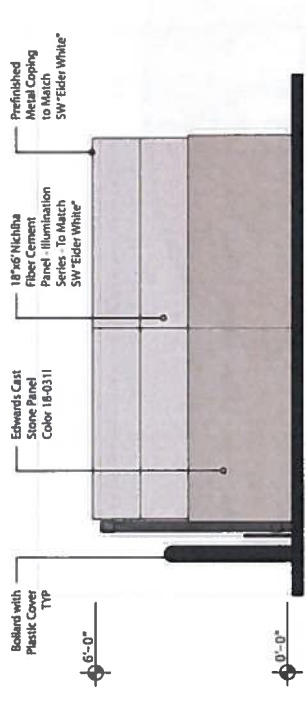
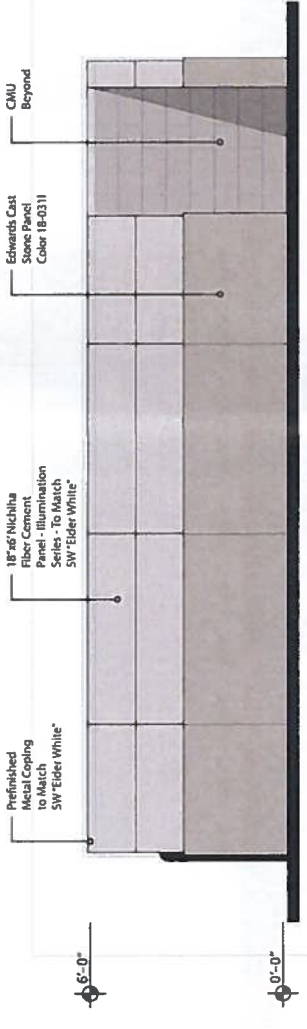
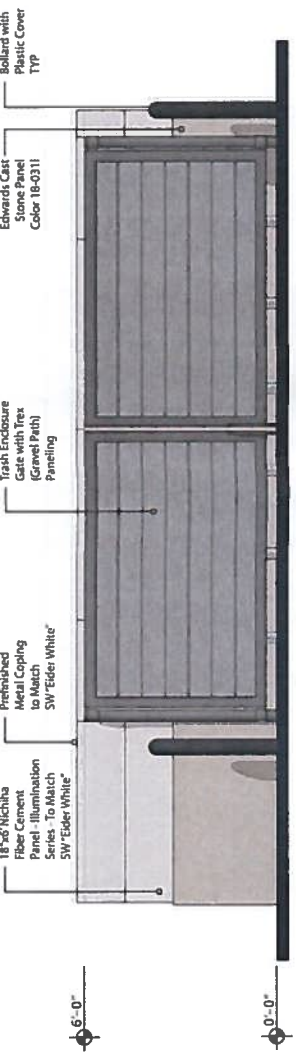
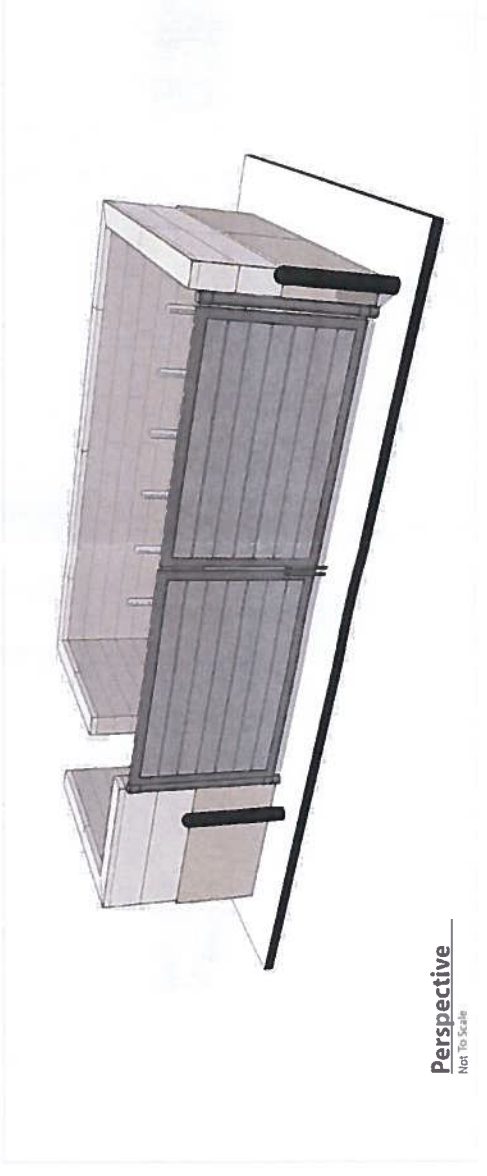
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FIGURE 2



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10 OF 12

#0686 - COLORADO SPRINGS, CO
MAZELAND RD & ACADEMY BLVD
TRASH ENCLOSURE ELEVATIONS



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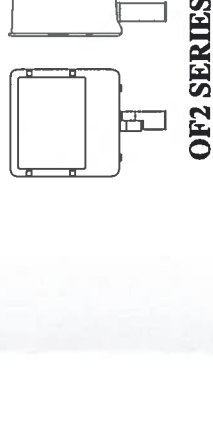
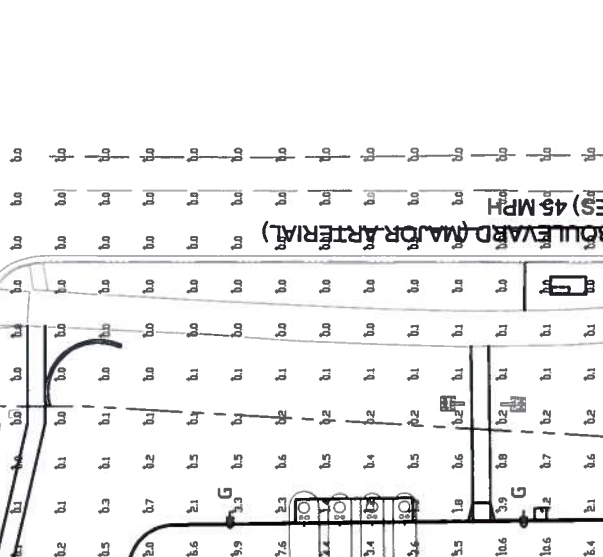
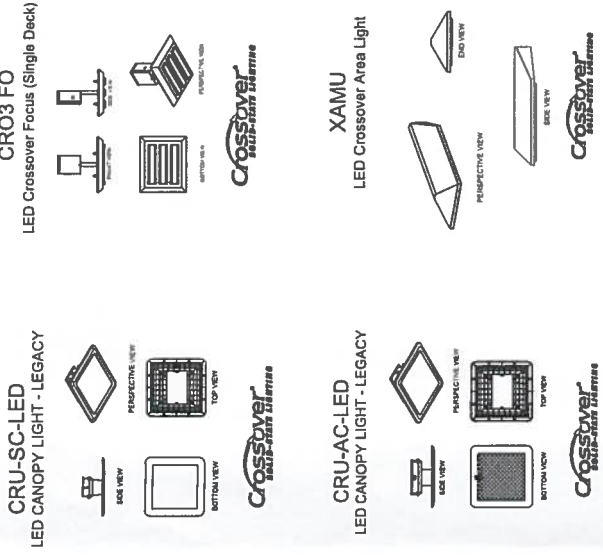
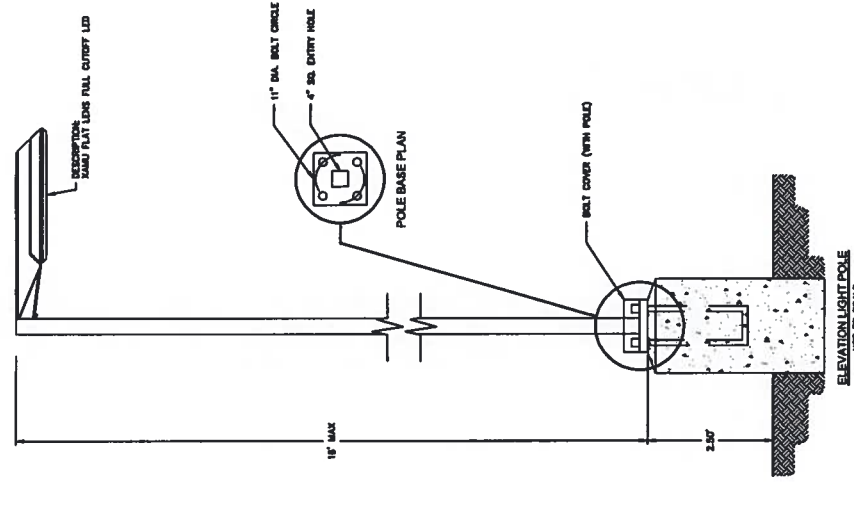


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PHOTOMETRIC PLAN
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2410 N ACADEMY BOULEVARD

REVISIONS	DATE	REVISION DESCRIPTION

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SHEET NUMBER: SE1.1
12 OF 12



Photometric data for fixture types "E, I, J, K" are based upon another manufacturer's test and as a result can not be verified by LSI Industries for this calculation.

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the report to existing or future field conditions. This lighting plan represents illumination levels calculated from laboratory data under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary under field conditions. Calculations do not include obstructions such as balustrades, curbs, landscaping, or any other architectural elements unless noted.

Label	Calc Type	Units	Calculation Summary		
			Max	Avg	Max/Min
ALL CALC POINTS AT GRADE CANOPLY SUMMARY	Illuminance	FC	57.9	3.33	N.A.
		FC	57.9	43.00	1.90
PARKING/DRIVE SUMMARY	Illuminance	FC	25.6	7.14	7.93
		FC	25.6	7.93	28.44

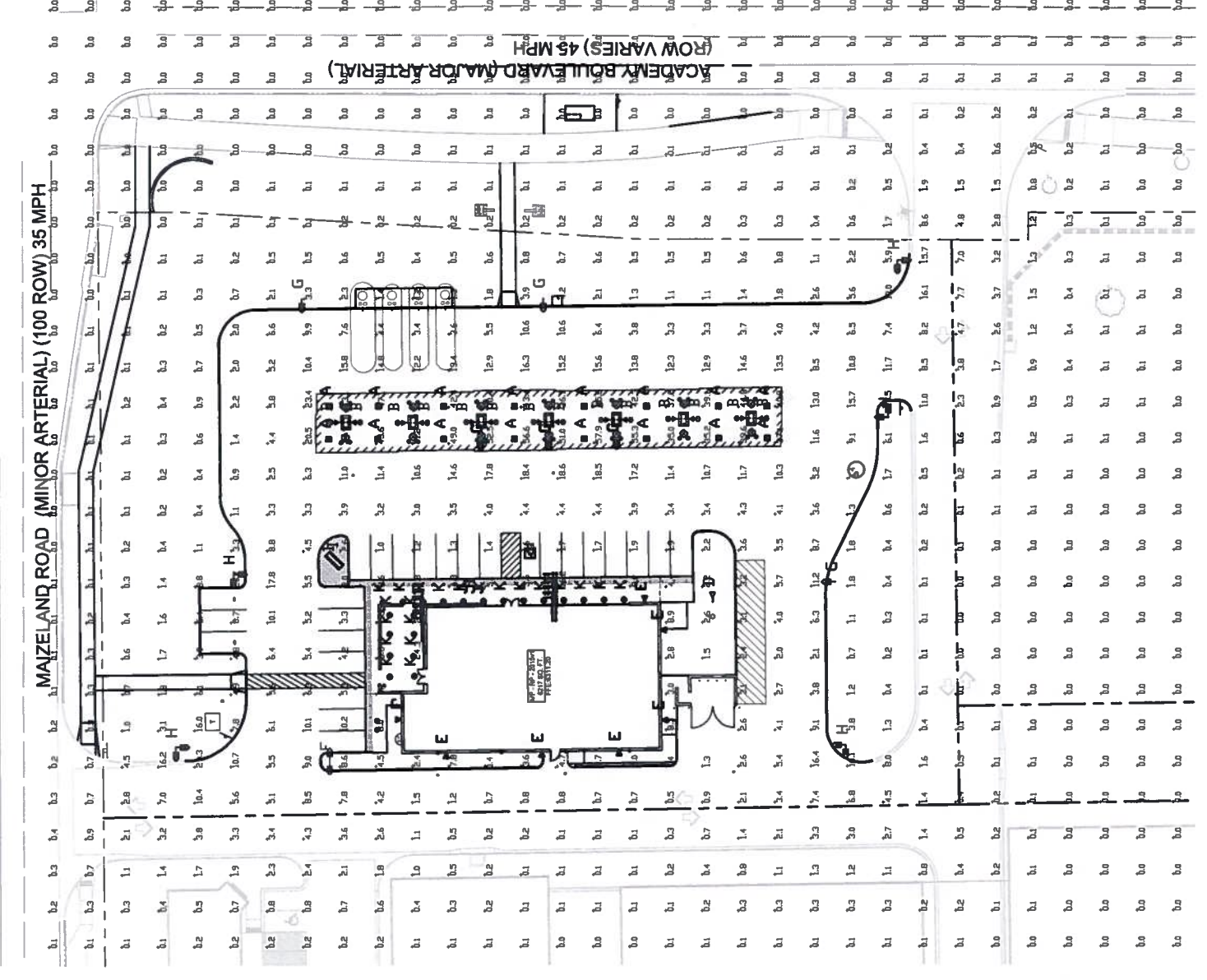
CITY PLANNING APPROVAL

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Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
⊙	16	A	SINGLE	CRU-SC-LED-HD-CV-WHT - 15' MH	1.000	N.A.	18056	139.6
⊙	14	B	SINGLE	CRO3-FD-LED-30-SS-CV-UE-WHT - 15' MH	1.000	N.A.	2674	361
⊙	3	C	SINGLE	CRU-AC-LED-HD-CV - 15' MH	1.000	N.A.	15729	138
⊙	1	D	SINGLE	DT-A032-4K-UN - 11' MH - FIXTURE BY JUNO LIGHTING	0.740	32000	17947	458
⊙	7	E	SINGLE	XAMU-FD-LED-128-HD-CV-UE-BLK D180 DN 16' POLE + 2.5' BASE	1.000	N.A.	3404	44
⊙	1	F	D180*	XAMU-FD-LED-128-HD-CV-UE-BLK SINGLE DN 16' POLE + 2.5' BASE	1.000	N.A.	34664	352
⊙	3	G	SINGLE	XAMU-FD-LED-128-HD-CV-UE-BLK D90 DN 16' POLE + 2.5' BASE	1.000	N.A.	17332	176
⊙	5	H	2 @ 90 DEGREES	XAMU-FT-V-40 - FIXTURE BY LIGHAN LIGHTING	1.000	N.A.	34664	352
⊙	2	I	SINGLE	ULI-60335-V-40 - FIXTURE BY LIGHAN LIGHTING	1.000	N.A.	3605	55
⊙	2	J	SINGLE	LOG RD-120-36-40K - 30X60-SAM-VH-DIM-ETE - FIXTURE BY LUMENPULSE	1.000	N.A.	1462	25.5
⊙	14	K	SINGLE	LOG RD-120-48-40K - 30X60-SAM-VH-DIM-ETE - FIXTURE BY LUMENPULSE	1.000	N.A.	1462	25.5
⊙	21	K	SINGLE	SD4-203511 SD4-SASF - 9' MH - FIXTURE BY JUNO LIGHTING	1.000	N.A.	1515	25.4

FIGURE 2