







**GENERAL NOTES:**  
 1. SEPARATE SIGN PERMITS MUST BE SUBMITTED FOR REVIEW AND APPROVAL.

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	06/12/19	JRM	ADDED PHOTO METRIC PLAN
2	02/19/20	SNP	CITY SP PLAN REVIEW COMMENTS

PROFESSIONAL SEAL:

8			
7			
6			
5			
4			
3			
2			
1			

PRELIMINARY DOCUMENTS!  
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ARCHITECT LOGO:

**AMERCO REAL ESTATE COMPANY**  
 CONSTRUCTION DEPARTMENT  
 2727 NORTH CENTRAL AVENUE  
 PHOENIX, ARIZONA 85004  
 P: (602) 263-8502

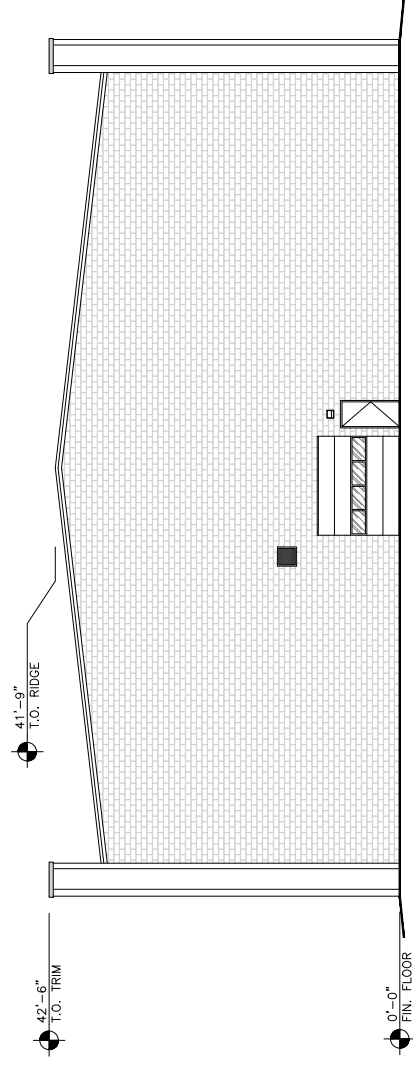
SITE ADDRESS:  
 U-Haul at Tiffany Square  
 6805 Corporate Dr  
 Colorado Springs, CO 80919

SHEET CONTENTS:  
 ELEVATIONS  
 WAREHOUSE BUILDING

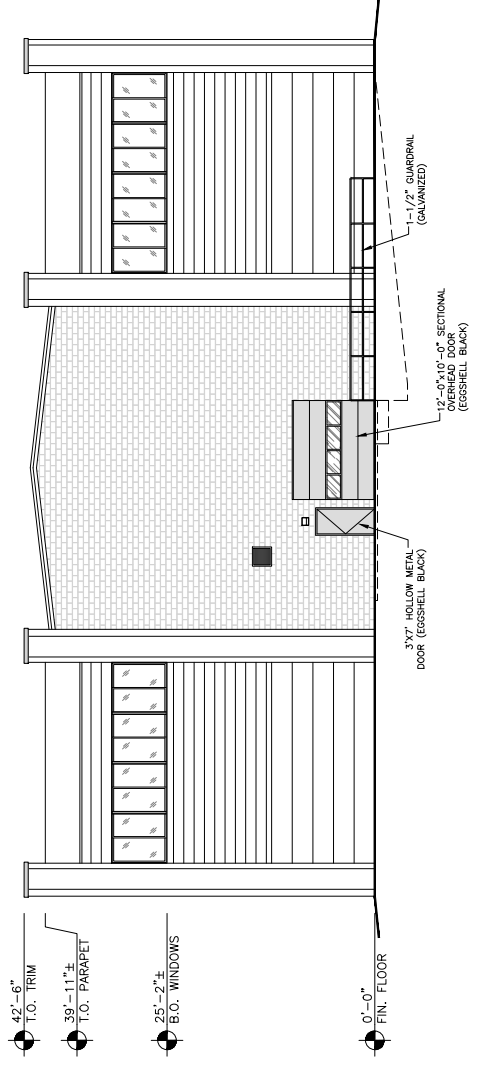
866071

DRAWN: JRM  
 CHECKED: NH  
 DATE: 10/24/2018  
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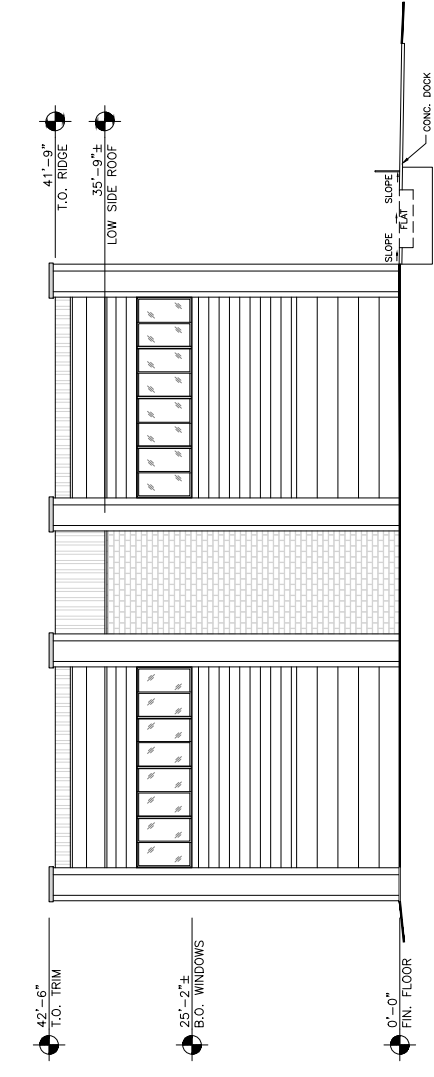
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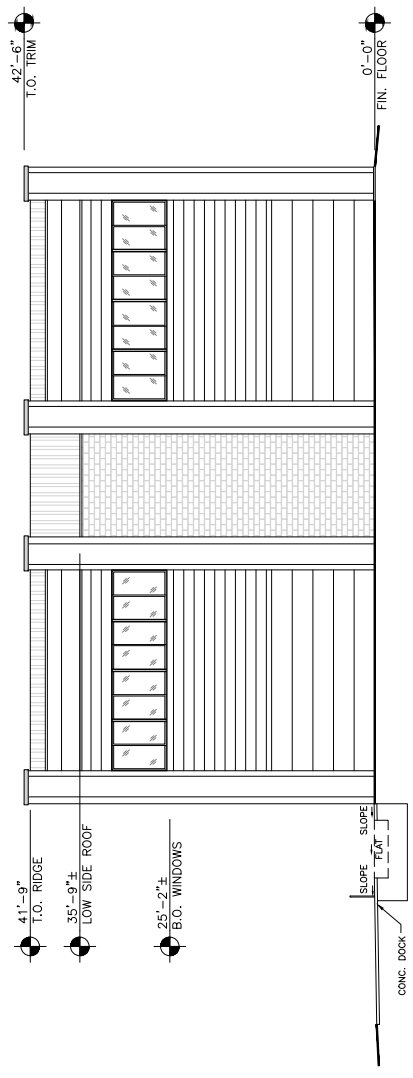
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

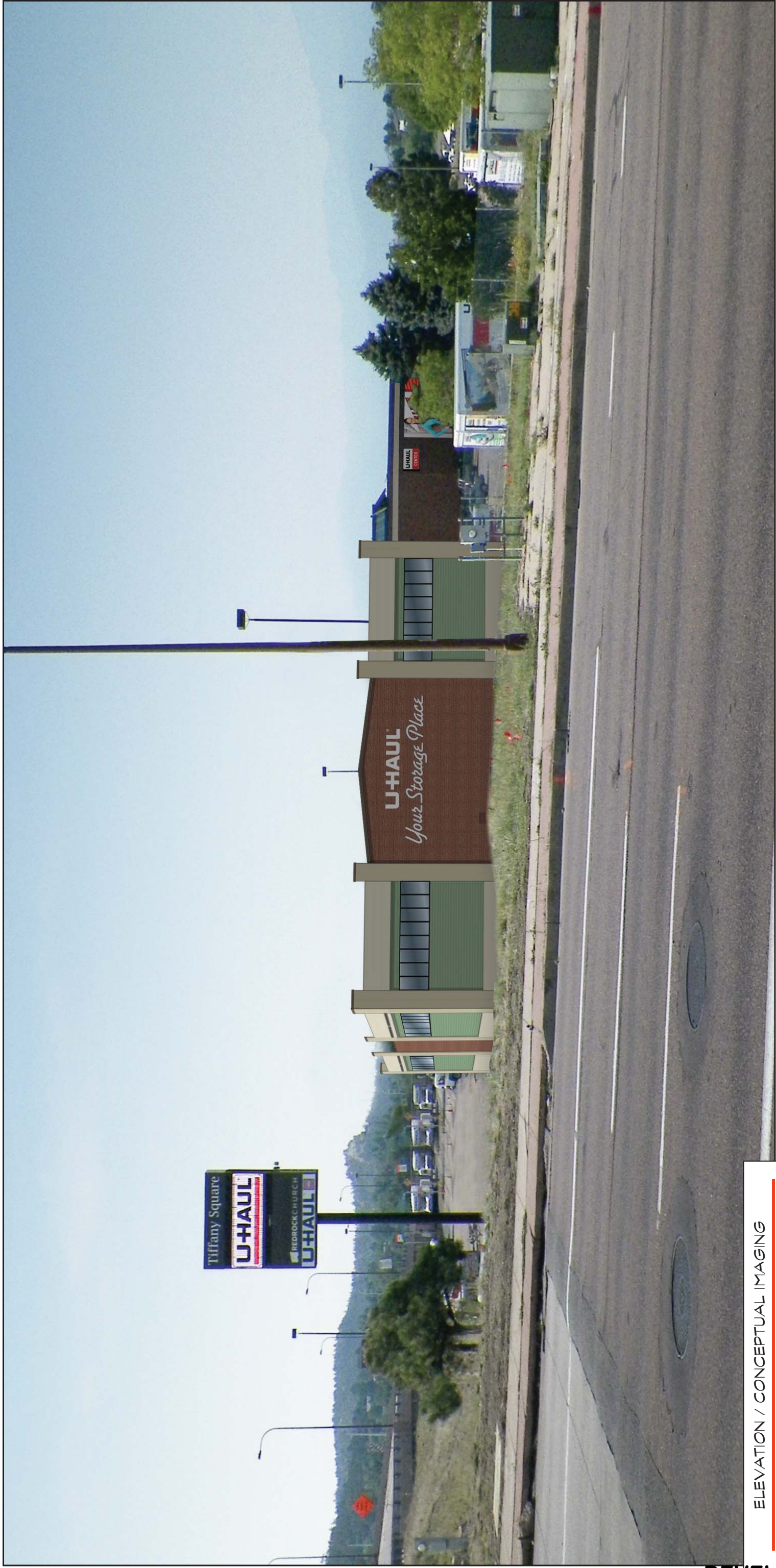


WEST ELEVATION

PD DP 81-306-A7MN19/CPC UV-19-00145

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

WAREHOUSE ELEVATIONS

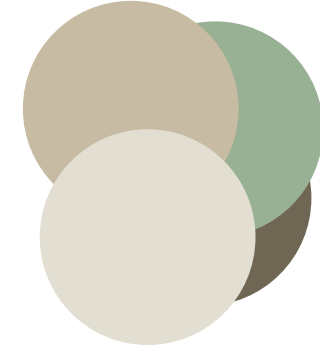


ELEVATION / CONCEPTUAL IMAGING

**U-HAUL**

OF  
ROCKRIMMON

455 E WOODMEN RD,  
COLORADO SPRINGS CO  
80919



Natural  
Choice  
(SW7011)

Relaxed  
Khaki  
(SW6149)

Smokehouse  
(SW7040)

Nurture  
Green  
(SW6451)

**am**  
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2727 N. CENTRAL AVENUE • PHOENIX, ARIZONA 85004 • (602) 760-8983

866071

866071 MSTR ART NHO1  
10/18/2018

FINAL APPROVED IMAGING  
ANY CHANGES REQUIRE  
REBID OF PROJECT

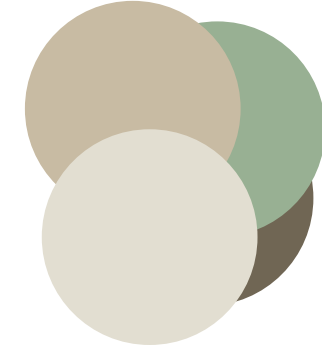


ELEVATION / CONCEPTUAL IMAGING



OF  
ROCKRIMMON

455 E WOODMEN RD,  
COLORADO SPRINGS CO  
80919



- Natural Choice (SW7011)
- Smokehouse (SW7040)
- Relaxed Khaki (SW6149)
- Nurture Green (SW6451)

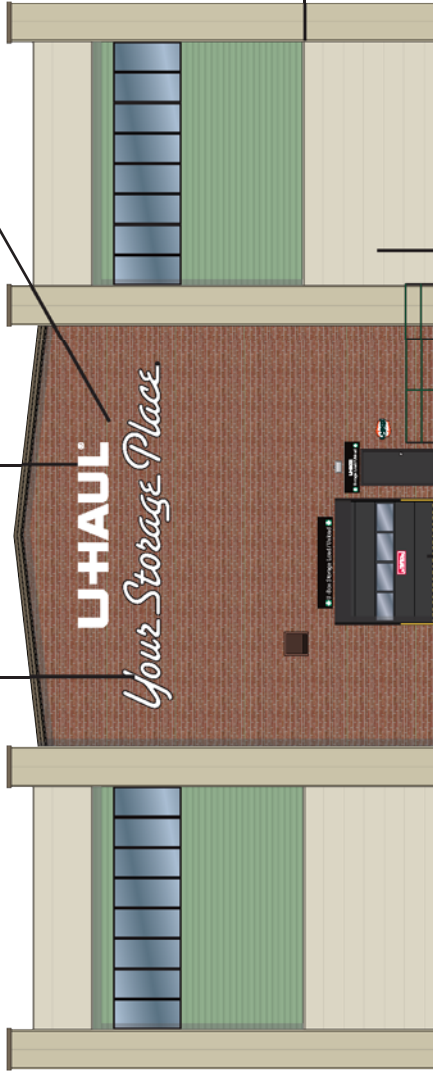


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10/18/2018  
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REBID OF PROJECT

34'-3"W X 5'H  
172 SQFT

18'-3"W X 3'H  
55 SQFT

SIGNAGE IS NOT PART OF PLAN APPROVAL



**U-HAUL**  
*Your Storage Place*

WINDOW FENESTRATION  
TO REPLICATE RETAIL LOOK

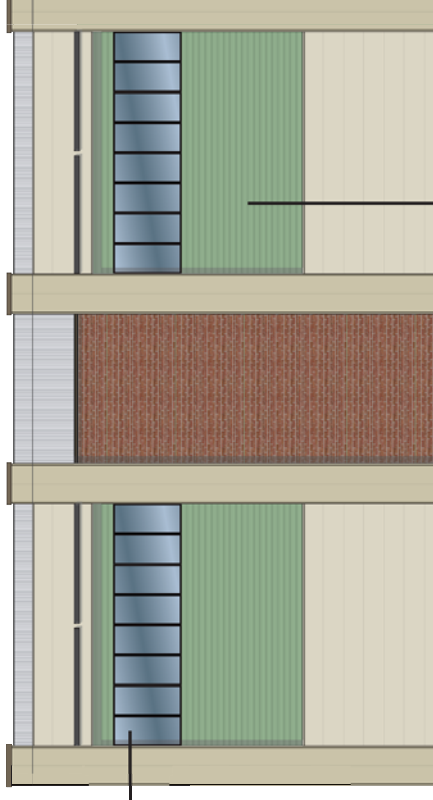
CHANGE IN MATERIALS TO PROVIDE  
ARTICULATION TO THE ELEVATION

0 5 10 15 20'  
SCALE

North Elevation

SW Eggshell Black

MBCI Almond

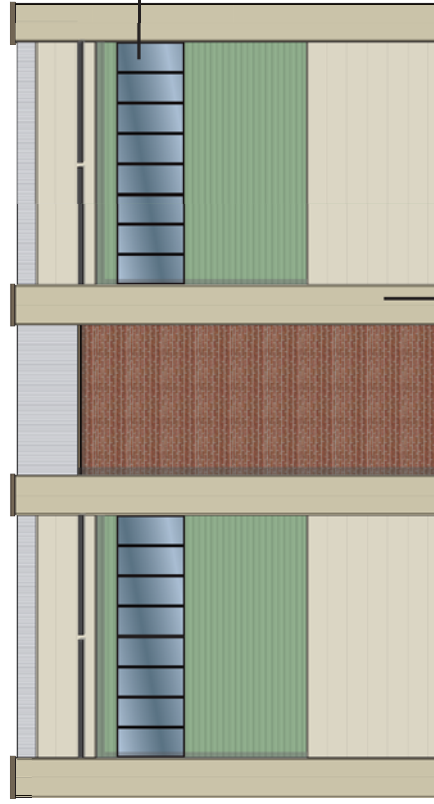


0 5 10 15 20'  
SCALE

West Elevation

MBCI Natural Patina

SW 7040 Smokehouse

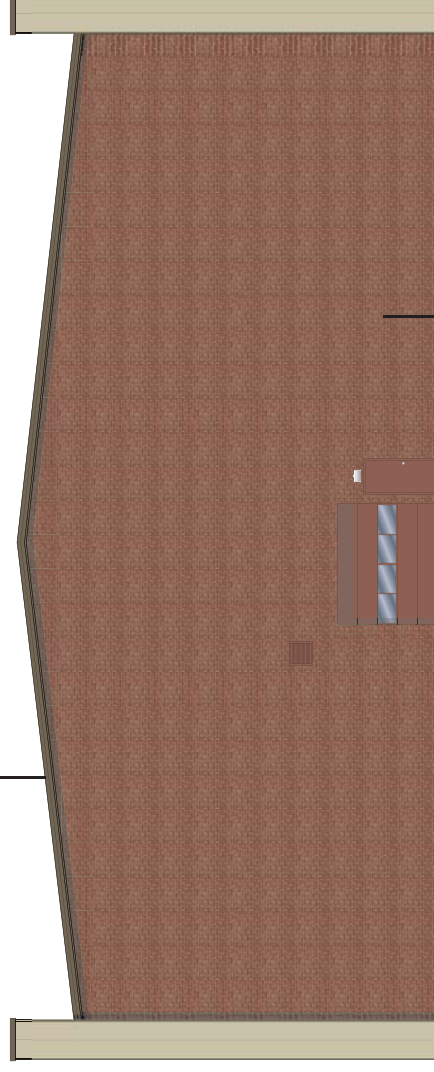


0 5 10 15 20'  
SCALE

East Elevation

MBCI Light Stone

WINDOW FENESTRATION  
TO REPLICATE RETAIL LOOK



0 5 10 15 20'  
SCALE

South Elevation

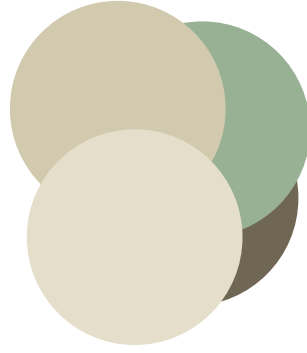
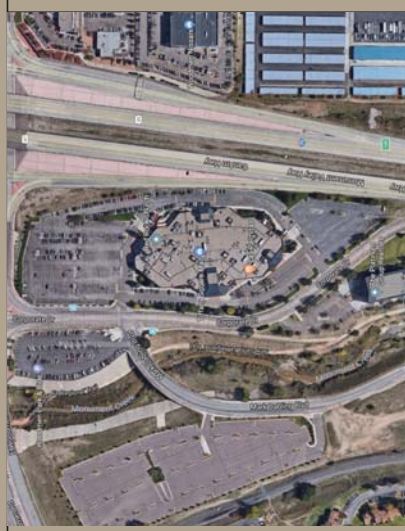
BRICK TO MATCH EXISTING BUILDING

ELEVATION / CONCEPTUAL IMAGING



OF  
ROCKRIMMON

455 E WOODMEN RD,  
COLORADO SPRINGS CO  
80919



MBCI Light Stone

SW 7040 Smokehouse

MBCI Almond

MBCI Natural Patina

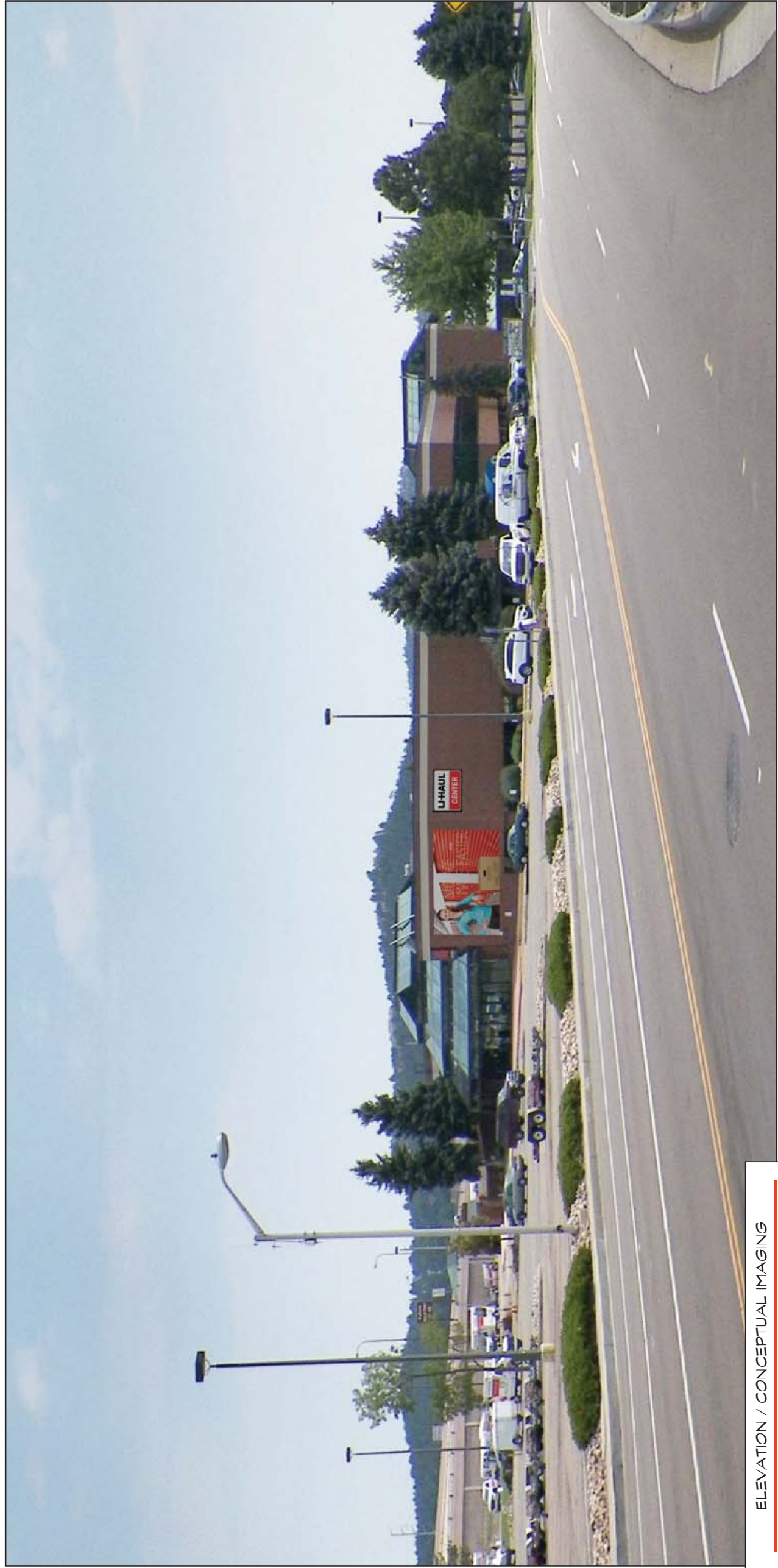


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10/18/2018

FINAL APPROVED IMAGING  
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REBID OF PROJECT

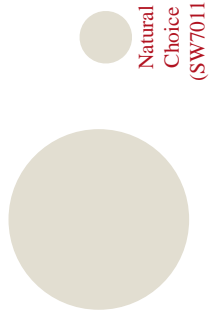
DEVELOPMENT PLAN



ELEVATION / CONCEPTUAL IMAGING



OF  
ROCKRIMMON  
455 E WOODMEN RD,  
COLORADO SPRINGS CO  
80919



Natural  
Choice  
(SW7011)



866071  
866071 MSTR ART NH01  
10/18/2018  
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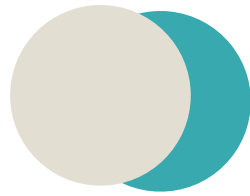




ELEVATION / CONCEPTUAL IMAGING



OF  
 ROCKRIMMON  
 455 E WOODMEN RD,  
 COLORADO SPRINGS CO  
 80919



Natural  
 Choice  
 (SW7011)

Aquarium  
 (SW6767)



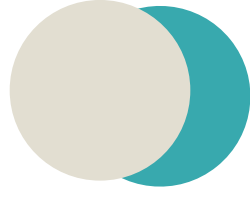
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 ANY CHANGES REQUIRE  
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ELEVATION / CONCEPTUAL IMAGING



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455 E WOODMEN RD,  
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80919



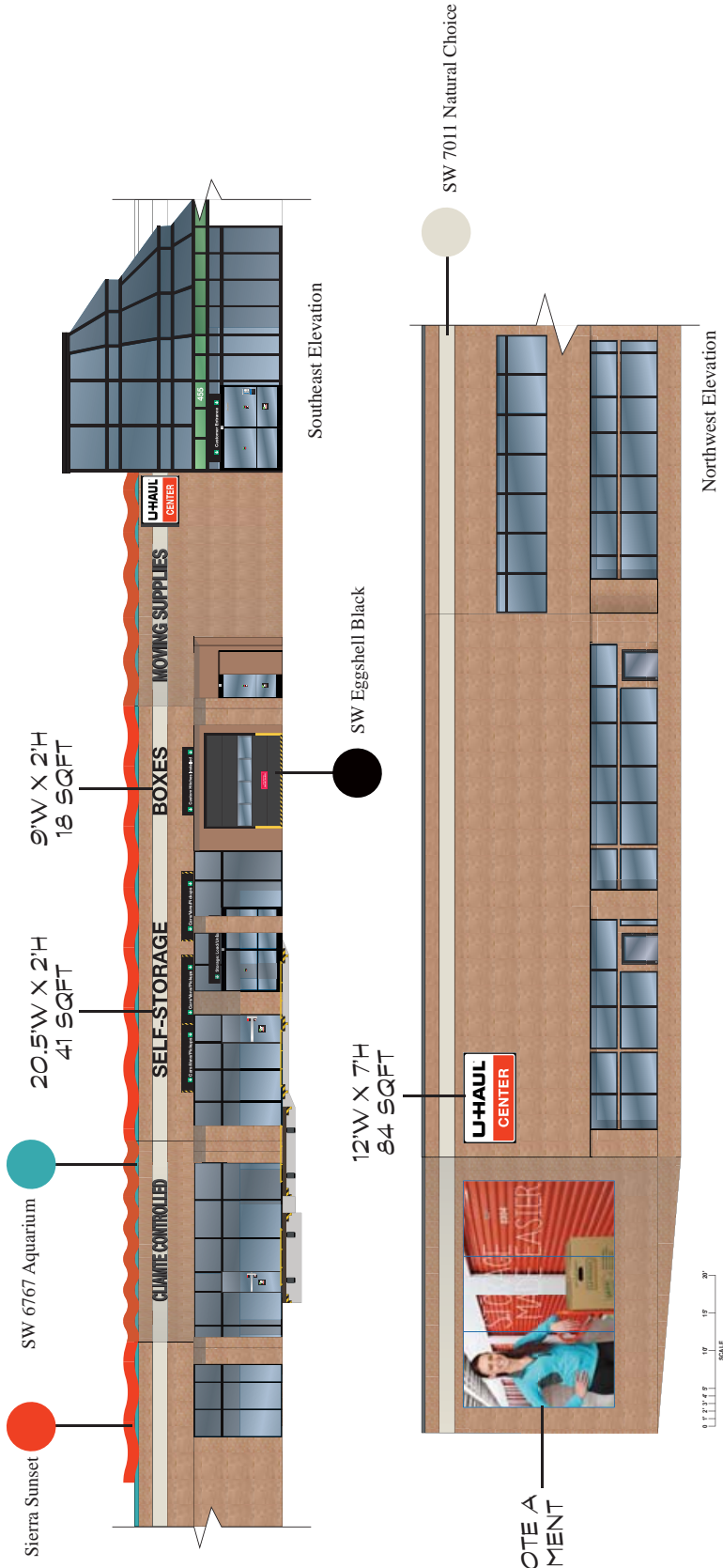
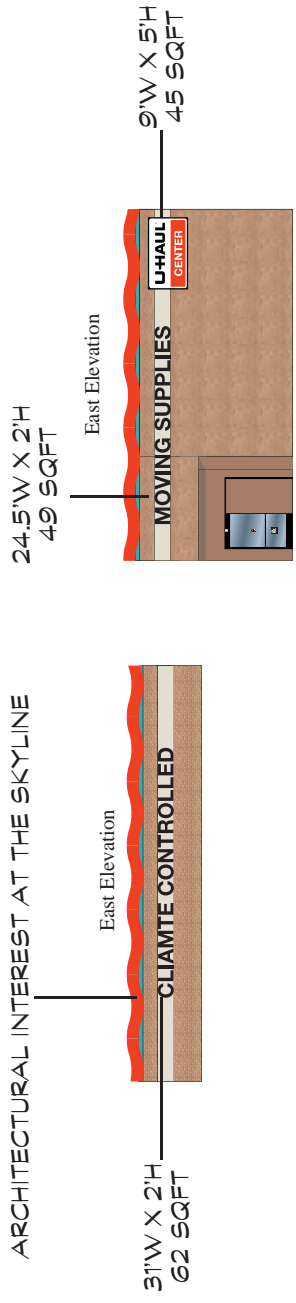
Natural  
Choice  
(SW7011)

Aquarium  
(SW6767)



866071  
866071 MSTR ART NHO1  
10/18/2018  
FINAL APPROVED IMAGING  
ANY CHANGES REQUIRE  
REBID OF PROJECT

ARCHITECTURAL INTEREST AT THE SKYLINE

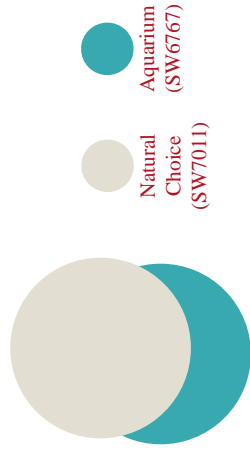


COMMUNITY LIFESTYLE TO PROMOTE A SAFE AND WELCOMING ENVIRONMENT

ELEVATION / CONCEPTUAL IMAGING



OF  
ROCKRIMMON  
455 E WOODMEN RD,  
COLORADO SPRINGS CO  
80919



866071  
866071 MSTR ART NHO1  
10/18/2018  
FINAL APPROVED IMAGING  
ANY CHANGES REQUIRE  
REBID OF PROJECT

GENERAL NOTES:

REVISIONS:

NO.	DATE	DESCRIPTION
1	06/12/19	ADDED PHOTOMETRIC PLAN
2	02/19/20	SNP CITY SP PLAN REVIEW COMMENTS

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS  
NOT FOR CONSTRUCTION  
FOR INFORMATION ONLY

ARCHITECT LOGO:

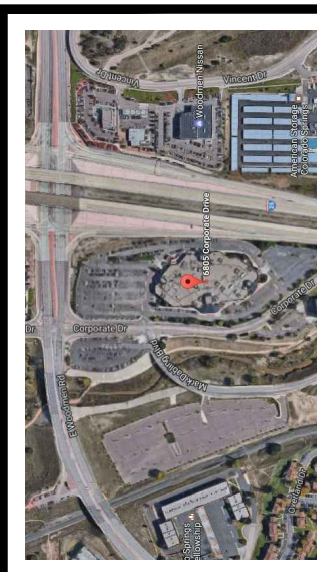
**AMERCO REAL ESTATE COMPANY**  
CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004  
P: (602) 263-6502

SITE ADDRESS:  
U-Haul at Tiffany Square  
6805 Corporate Dr  
Colorado Springs, CO 80919

SHEET CONTENTS:  
Site Plan  
Self Storage

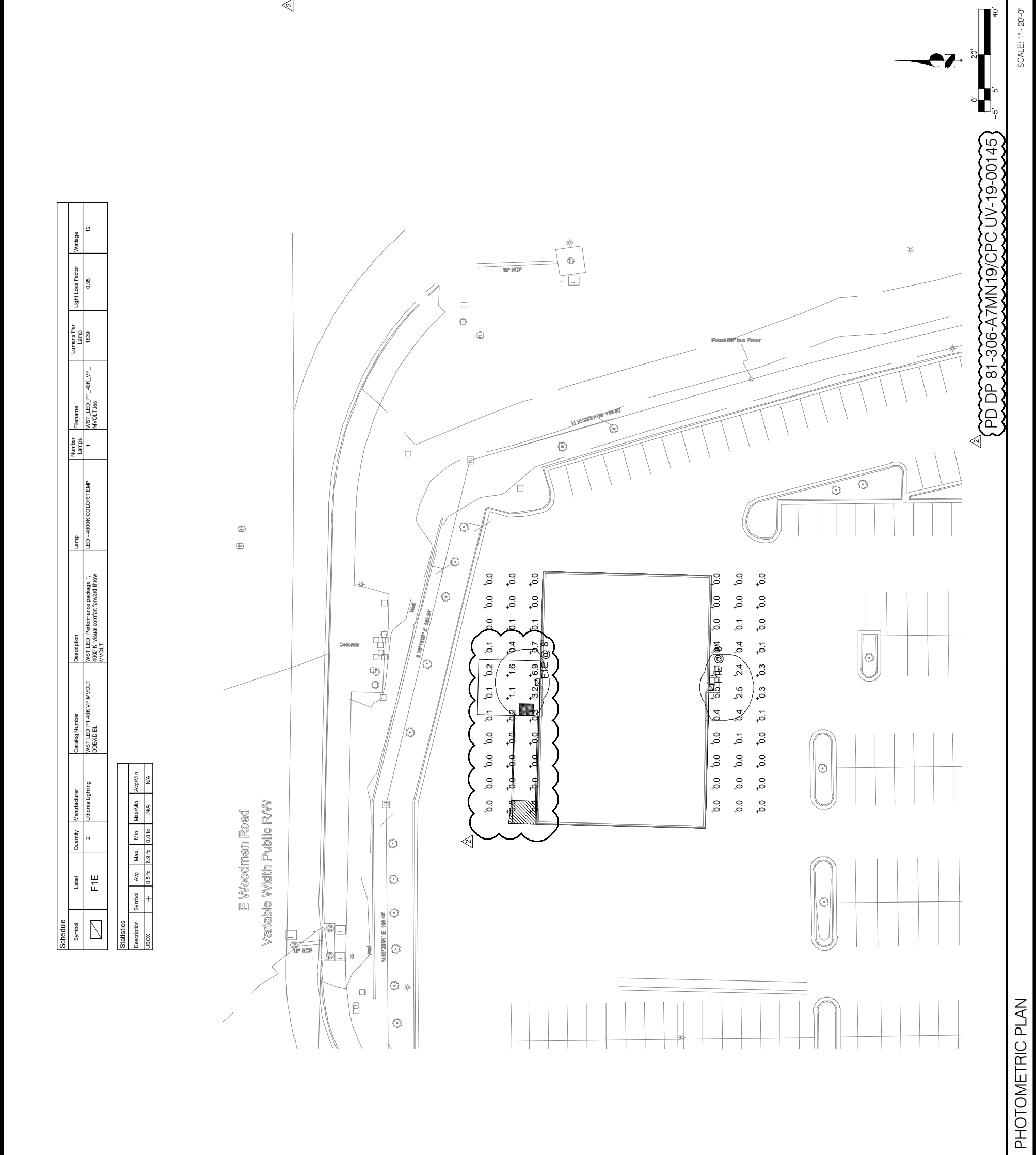
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DRAWN: JRM  
CHECKED: NH  
DATE: 08/17/2018  
PH-1  
866071A1.LDWG



**SITE AERIAL**  
SCALE: N.T.S.

**Zoning Information**  
Project Name: U-Haul Moving & Storage at Tiffany Square  
Municipality: City of Colorado Springs  
Project Address: 6805 Corporate Drive  
Zone: PBC /CR/HS/- Planned Business Center  
Overlay: Hillside Overlay



Schedule	Symbol	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	FIE	2	Lithonia Lighting	WST LED P1 40K V.F. MVOLT DDBXDEL	WST LED, Performance package 1, 40K V.F. visual comfort forward throw, MVOLT	LED -4000K COLOR TEMP	1	WST_LED_P1_40K_VF_MVOLT.FIL	1639	0.95	12

Statistics	Symbol	Avg	Max	Min	Max/Min	Avg/Min
UBOX	+	0.5 fc	16.9 fc	0.0 fc	NA	NA

PD DP 81-306-A7MN19/CPC UV-19-00145

SCALE: 1" = 20'-0"

PHOTOMETRIC PLAN

**DEVELOPMENT PLAN**

SITE DATA

**GENERAL NOTES:**

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNER'S REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
- ALL EXISTING TREES WHICH ARE BEING USED TO MEET REQUIRED SITE LANDSCAPE REQUIREMENTS WILL NEED TO BE REPLACED IF NOT IN A HEALTHY CONDITION.

**SITE CATEGORY CALCULATION FORMATS:**

LANDSCAPE SETBACKS			
STREET NAME OR ZONE BOUNDARY:	NORTH I-25	E WOODMEN ROAD	CORPORATE DRIVE
STREET CLASSIFICATION:	MJ ARTERIAL	MJ ARTERIAL	INDUSTRIAL COM.
WIDTH REQUIRED/PROVIDED:	25'/11.5*	25'/11.5*	10'/10'
LINEAR FOOTAGE:	432'	274'	357'
TREE/FEET REQUIRED:	1/20'	1/20'	1/30'
NO. OF TREES REQ/PROVIDED:	22/22 (2 EXISTING)	14/18 (11 EXISTING)	12/13
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0/0	0/20	0/0
PLANT ABBREVIATED ON PLAN:	(IS)	(WS)	(CS)
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/50.9%	75%/51.4%	75%/79.7%

\*ALTERNATE COMPLIANCE REQUESTED FOR SETBACK ON I-25 AND EAST WOODMEN ROAD

**MOTOR VEHICLE LOTS**

NUMBER OF VEHICLE SPACES PROVIDED:	190
SHADE TREES 1 PER 15 SPACES REQ./PROV.:	13/13 (8 EXISTING)
SHADE TREES ABBREVIATED ON PLAN:	(ST)
VEHICLE LOT FRONTAGES:	NORTH SIDE: SOUTH SIDE: WEST SIDE: EAST SIDE:
LENGTH OF FRONTAGE:	274' N/A 344' N/A
2/3 LENGTH OF FRONTAGE:	183' N/A 238' N/A
MIN. 3' SCREENING PLANTS REQ./PROV.:	183'/85' N/A 238'/260' N/A
LENGTH OF SCREENING OR BERM PROVIDED:	N/A N/A N/A N/A
VEHICLE LOT PLAN ABBREVIATED ON PLAN:	(NL) N/A (WL) N/A

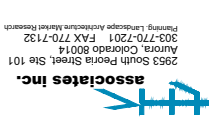
**INTERNAL LANDSCAPING**

NET SITE AREA:	139,445 SF
PERCENT MINIMUM INTERNAL AREA:	5%
INTERNAL AREA REQUIRED/PROVIDED:	6,972 SF / 20,986 SF
INTERNAL TREES (1/500 SF) REQ./PROV.:	14/8
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	60/174
INTERNAL PLANT ABBREVIATED ON PLAN:	(IL)
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/15%

GENERAL NOTES:

NO	DATE	INITIALS	NOTES
1	02/30/20	DC	1ST LANDSCAPE AND IRRIGATION PLAN
2	05/19/20	DC	2ND LANDSCAPE AND IRRIGATION PLAN
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:



CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004  
P: (602) 263-6502

SITE ADDRESS:  
U-HAUL at Tiffany Square  
6805/6843 Corporate Dr  
Colorado Springs, CO  
80919

SHEET CONTENTS:  
LANDSCAPE NOTES

8390

DRAWN: DO	13
CHECKED: JG	
DATE: 05/19/20	CITY FILE # OF 18

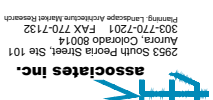
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CPC UV-19-00145

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GENERAL NOTES:

NO	DATE	INITIALS	NOTES
1	03/30/20	DC	1ST LANDSCAPE AND IRRIGATION PLAN
2	05/19/20	DC	2ND LANDSCAPE AND IRRIGATION PLAN

PROFESSIONAL SEAL:



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REAL ESTATE COMPANY

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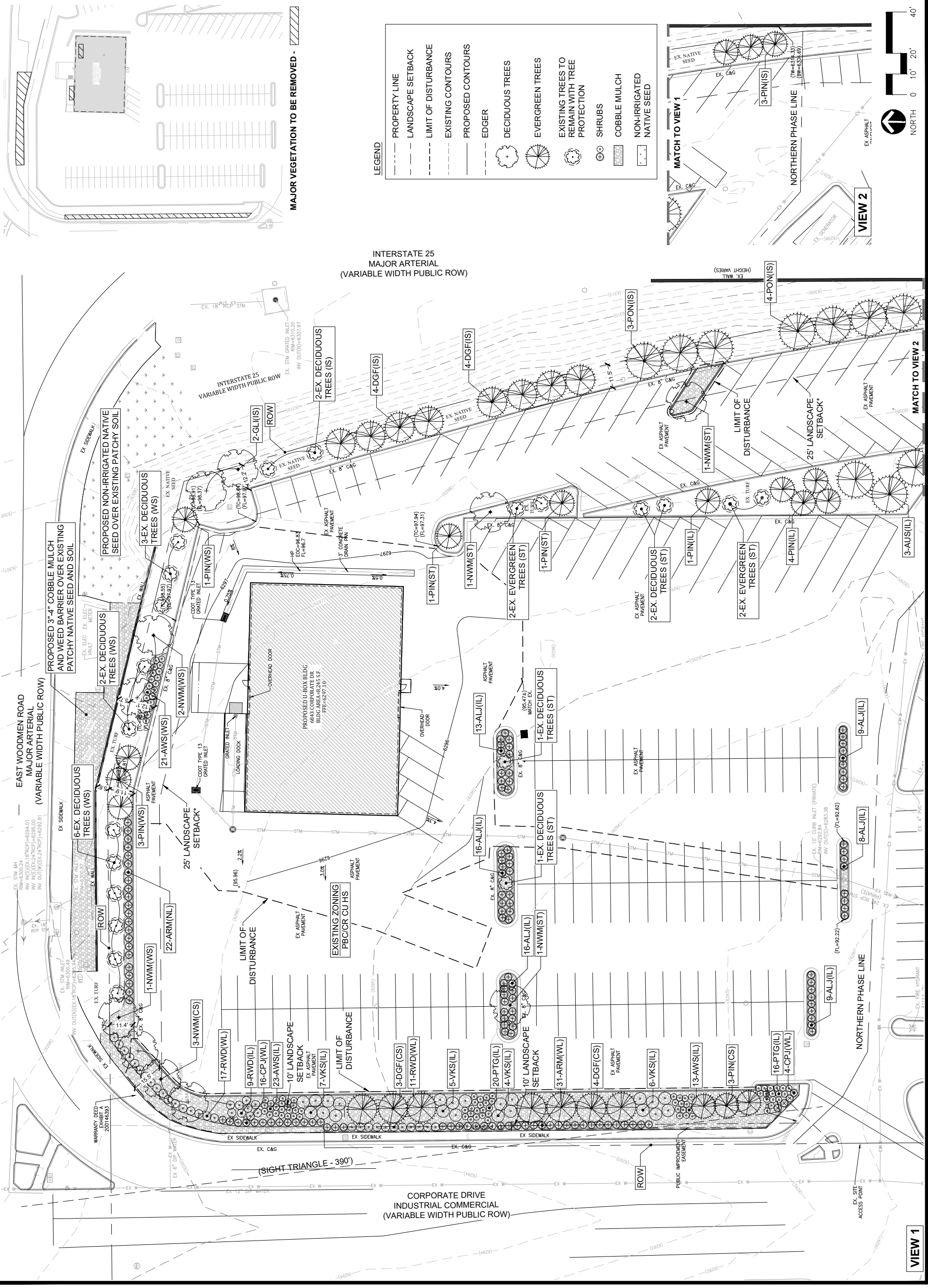
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80919

SHEET CONTENTS:  
FINAL  
LANDSCAPE PLAN

8390

DRAWN: DO	CITY FILE #
CHECKED: JG	14
DATE: 05/19/20	OF 18

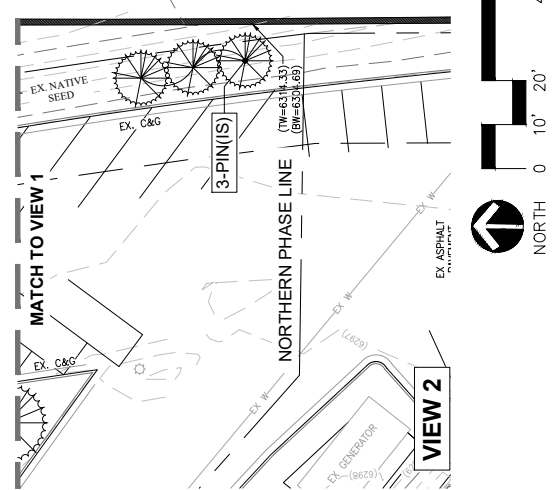
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**LEGEND**

- PROPERTY LINE
- LANDSCAPE SETBACK
- LIMIT OF DISTURBANCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EDGER
- DECIDUOUS TREES
- EVERGREEN TREES
- EXISTING TREES TO REMAIN WITH TREE PROTECTION
- SHRUBS
- COBBLE MULCH
- NON-IRRIGATED NATIVE SEED

MAJOR VEGETATION TO BE REMOVED -



NORTH 0' 10' 20' 40'

# DEVELOPMENT PLAN

**LANDSCAPE NOTES:**

- SOIL PREPARATION INCLUDES AMENDMENT, TILLING OF 6" - 8", AND ANY NECESSARY DE-COMPACT OR EXCAVATION. SLOPE PROTECTION, RECLAMATION, AND EROSION CONTROL (CODE 315) AS NEEDED OVER AND ABOVE SWMP PERMIT FOR RE-VEGETATION AND ESTABLISHMENT OF NON-IRRIGATED NATIVE SEED (OR COMPARABLE) WITHIN THE LANDSCAPE PROCESS.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE DESIGN LANDSCAPE ARCHITECT REGARDING THE REQUIRED SOIL ANALYSIS REPORT AND IS RESPONSIBLE FOR COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS TESTING LAB FOR TESTING. THIS WOULD INCLUDE A SEPARATE LAB TEST REPORT AND RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOD/NON-IRRIGATED NATIVE SEED). THE SOILS LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE DESIGN LANDSCAPE ARCHITECT AND THE CITY OF COLORADO SPRINGS PRIOR TO INSTALLING ANY LANDSCAPING (PLANTS/SOD/NON-IRRIGATED NATIVE SEED) ON SITE.
- SITE IS TO INCLUDE 100% 3" - 4" COBBLE MULCH IN PLANTING BEDS AT 3" DEPTH WITH THE EXCEPTION OF A 36" DIAMETER RING OF WOOD MULCH AROUND TREES AND A 18"-24" DIAMETER RING OF WOOD MULCH AROUND SHRUBS.
- INSTALLATION SHALL BE IN ACCORDANCE WITH THE PLANTING DETAILS WITH REGARD TO PLANTING HOLE DEPTH, SIZE AND SHAPE, ROOT BALL PREPARATION, CONSTRUCTION OF WATER BASINS, APPROPRIATE STAKING AND GUYING, MULCHING AND WATERING.
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS ESTABLISHED BY THE COLORADO NURSERY ACT, AND THE "AMERICAN STANDARD OF NURSERY STOCK". ALL PLANTS 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.
- IN MOTOR VEHICLE LOTS, PLANTING AREAS COMPACTED BY SITE GRADING, SOIL SHALL BE STRUCTURALLY RENOVATED (TILLED), OR REMOVED AND REPLACED, TO A DEPTH OF THIRTY INCHES (30").
- APPLY FERTILIZER ONLY ON AN AS-NEEDED BASIS AND AVOID EXCESS APPLICATION OF FERTILIZER ON PLANTS.
- ELIMINATE PLANT PESTS INCLUDING WEEDS, DELETERIOUS INSECTS AND DISEASES.
- PROPERLY PRUNE ALL PLANTS TO IMPROVE WATER EFFICIENCY, CORRECT DAMAGE AND TO ENCOURAGE THE NATURALISTIC HABITAT OF THE PLANT.
- REMOVE SEASONAL HERBACEOUS GROWTH AFTER IT DIES.
- MAINTAIN AN IRRIGATION SYSTEM SCHEDULE THAT INCLUDES INSPECTION, TESTING AND RE-PAIR USING COMPATIBLE COMPONENTS. PROCEDURES INCLUDE: CLEANING OF FILTERS AND STRAINERS, FLUSHING OF IRRIGATION LINES AND WINTERIZATION, ADJUSTING SPRINKLER PATTERNS TO MAINTAIN UNIFORMITY, CALIBRATION OF SENSING AND RECORDING EQUIPMENT, ADJUSTMENTS OF THE CONTROLLER SCHEDULE AFTER THE ESTABLISHMENT PERIOD AND FOR SEASONAL FLUCTUATIONS.
- 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.
- SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX INCHES (6" X 6") AFTER GERMINATION.
- IN PREPARATION FOR THE IRRIGATION PLAN, WATER CONSERVATION TOOLS AND TECHNIQUES ARE REQUIRED TO ACHIEVE COMPREHENSIVE BEST WATER MANAGEMENT PRACTICES INCLUDING IMPLEMENTATION, ESTABLISHMENT AND LONG TERM MAINTENANCE PLANNING. TREES OUT OF SHRUB BEDS WILL BE IRRIGATED WITH TREE RING DRIP LINE WITH CHECK-VALVES. SHRUBS AND TREES IN PLANTER BEDS WILL BE IRRIGATED WITH POINT SOURCE DRIP IRRIGATION.

**SEEDING NOTES:**

- ALL AREAS TO BE SEEDDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
- ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION.
- FOR DRILL SEEDDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. IF A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON, POORLY VEGETATED AREAS SHALL BE RESEDED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEDED DURING THE SAME SEASON.

**NATIVE GRASS SEED MIX:**

INGREDIENTS:			
SWITCH GRASS	10%	BLUE GRAMA	05%
ARIZONA FESCUE	10%	BEARDLESS WHEATGRASS	05%
BIG BLUE STEM	10%	INDIAN RICEGRASS	05%
SANDBERG BLUEGRASS	10%	LITTLE BLUESTEM	05%
SLENDER WHEAT GRASS	10%	SAND DROPSSEED	05%
THICKSPIKE/STREAMBANK/ WESTEM WHEATGRASS	10%	SIDCOATS GRAMA SEEDING RATE IS 2-5 LBS PER 1,000 SF.	05%
YELLOW INDIAN RICE GRASS	10%		

**GROUND PLANE TREATMENTS:**

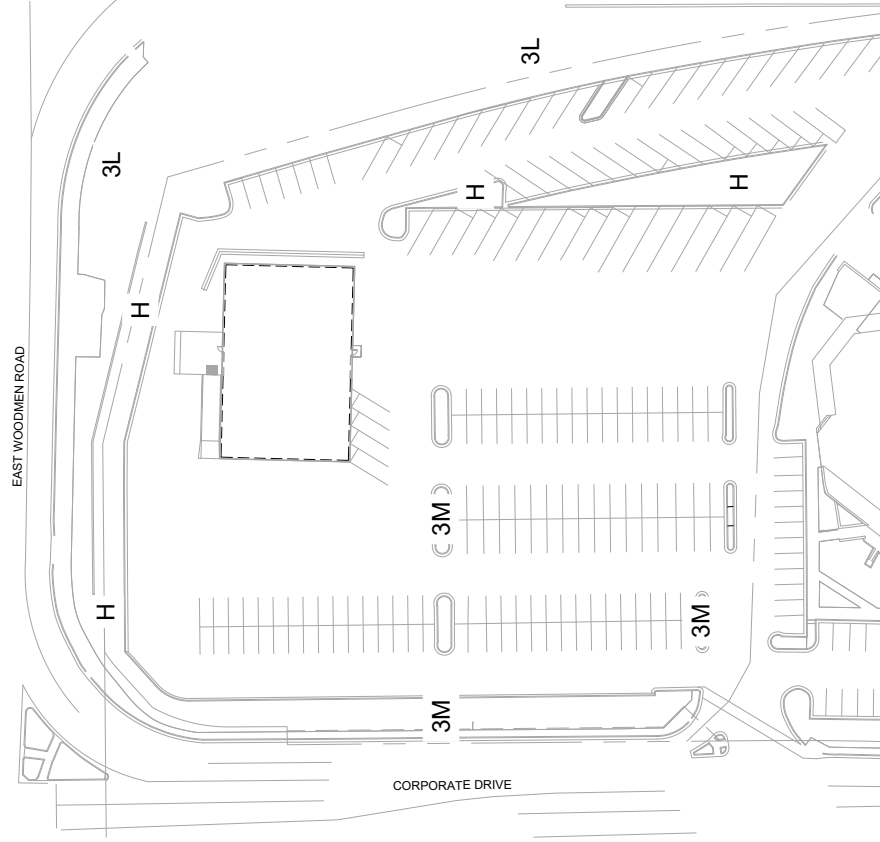
GROUND PLANE TYPE:	SQUARE FEET
NON-IRRIGATED NATIVE SEED	3,240 SF
COBBLE MULCH	10,271 SF

**PLANT SCHEDULE:**

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	KEY	MATURE WIDTH	PLANTING SIZE	NOTES
<b>DECIDUOUS TREES</b>							
NWM	9	ACER PLATANOIDES 'ROYAL RED'	NORWAY MAPLE 'ROYAL RED'	4S	25'-30'	2.0" CALIPER	B&B
GLI	2	TILIA AMERICANA 'GREENSPIRE'	GREENSPIRE LINDEN	4S	25'-35'	2.0" CALIPER	B&B
<b>EVERGREEN TREES</b>							
PON	7	PINUS PONDEROSA	PONDEROSA PINE	2678D	30'-40'	6.0' HEIGHT	B&B
AUS	3	PINUS NIGRA	AUSTRIAN PINE	25678A	30'-40'	6.0' HEIGHT	B&B
DGF	15	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	4678S	15'-25'	6.0' HEIGHT	B&B
PIN	17	PINUS EDULIS	PINON PINE	1256D	10'-20'	6.0' HEIGHT	B&B
<b>PERCENTAGE SIGNATURE TREES (60% MINIMUM POLICY)</b>							
SIGNATURE TREES: 53 TOTAL NO. OF TREES: 53 = 100% SIGNATURE TREES							
<b>SHRUBS</b>							
ALJ	71	JUNIPERUS COMMUNIS 'ALPINE CARPET'	ALPINE CARPET JUNIPER	12568DA	4'-6'	5 GALLON	CONTAINER
ARM	53	JUNIPERUS X CHINENSIS 'ARMSTRONGII'	ARMSTRONG JUNIPER	DA	3'-4'	5 GALLON	CONTAINER
CPJ	15	JUNIPERUS X MEDIA 'PFITZERIANA COMPACTA'	COMPACT PFITZER JUNIPER	DA	4'-6'	5 GALLON	CONTAINER
PTG	36	POTENTILLA FRUTICOSA 'GOLD DROP'	POTENTILLA 'GOLD DROP'	4567S	2'-3'	5 GALLON	CONTAINER
VKS	22	VIBURNUM CARLESII	VIBURNUM 'KOREAN SPICE'	A	4'-6'	5 GALLON	CONTAINER
RWD	37	ROSA 'WOODSII'	WOODS' ROSE	12345678DA	3'-6'	5 GALLON	CONTAINER
AWS	57	SPIRAEA JAPONICA 'ANTHONY WATERER'	SPIRAEA 'ANTHONY WATERER'	SA	2'-4'	5 GALLON	CONTAINER
<b>PERCENTAGE SIGNATURE SHRUBS (60% MINIMUM POLICY)</b>							
SIGNATURE SHRUBS: 291 TOTAL NO. OF SHRUBS: 291 = 100% SIGNATURE SHRUBS							

**NOTE:** IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN GRAPHIC AND THE LANDSCAPE LEGEND, THE PLAN MATERIAL QUANTITY AS DETERMINED BY THE PLAN GRAPHIC SHALL TAKE PRECEDENCE.

**SCHEMATIC LANDSCAPE DIAGRAM:**



**APPENDIX E. SCHEMATIC LANDSCAPE DIAGRAM**

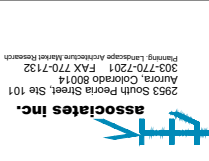
- Foothills
  - Foothills & Plains
  - Plains
- CLIMATE ZONE: MILD, SEMIARID FOOTHILLS & PLAINS
- Plant Communities**  
- refer to legend below for plant communities in each zone:  
1 - Semiarid Shrublands  
2 - Pinon-Juniper Woodlands  
3 - Prairie  
4 - Lower Elevation Riparian  
5 - Foothill Shrublands  
6 - Ponderosa Pine Forest  
7 - Upper Elevation Riparian  
8 - Douglas-Fir Forest
- Hydrozones (supplemental water)**  
- to be labeled by letter(s) on diagram:  
V - Very Low (0 to 7 inches per year)  
L - Low (7 to 15 inches per year)  
M - Moderate (15 to 25 inches per year)  
H - High (more than 25 inches per year)

GENERAL NOTES:

REVISIONS:

NO	DATE	INITIALS	NOTES
01	02/30/20	DD	1ST LANDSCAPE AND IRRIGATION PLAN
02	05/19/20	DD	2ND LANDSCAPE AND IRRIGATION PLAN

PROFESSIONAL SEAL:



CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004  
P: (602) 263-6502

SITE ADDRESS:  
U-HAUL at Tiffany Square  
6805/6843 Corporate Dr.  
Colorado Springs, CO  
80919

SHEET CONTENTS:  
LANDSCAPE NOTES

8390

DRAWN: DO  
CHECKED: JG  
DATE: 05/19/20 OF 18

CITY FILE #  
PD DP 81-306-A7MM19  
CPC UV-19-00145

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**DEVELOPMENT PLAN**

GENERAL NOTES:	
1	MARK THE NORTH SIDE OF TREE TO FACE NORTH AT THE SITE
2	AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TIPS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3	STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4	KEEP PLANTS MOST AND SHADED UNTIL PLANTING.
5	DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6	DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
7	IN WINTER, WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
8	COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9	ALL TREES LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 38 INCH DIAMETER WOOD MULCH RING.

REVISIONS:			
NO	DATE	INITIALS	NOTES
1	05/30/20	DD	1ST LANDSCAPE AND IRRIGATION PLAN
2	05/19/20	DD	2ND LANDSCAPE AND IRRIGATION PLAN

PROFESSIONAL SEAL:

**AMERCO REAL ESTATE COMPANY**

CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
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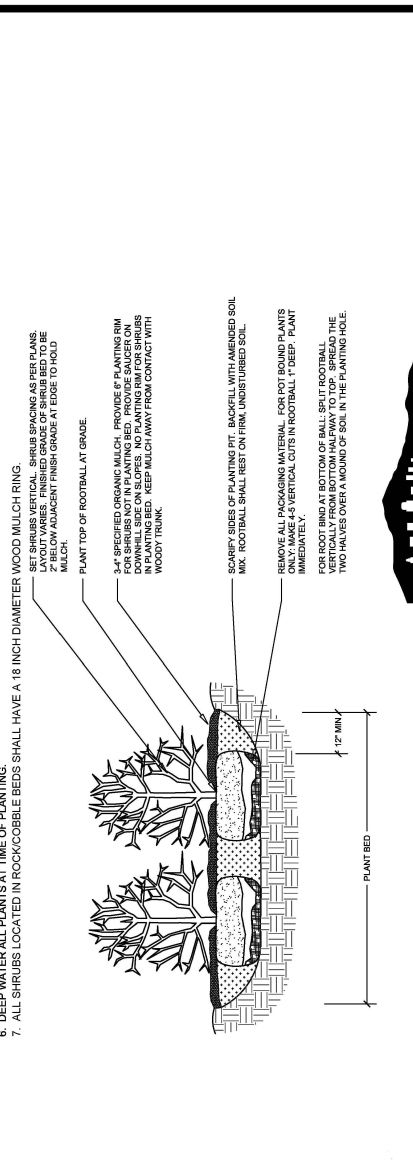
SHEET CONTENTS:  
PLANTING DETAILS

8390

DRAWN: DO  
CHECKED: JG  
DATE: 05/19/20 OF 18  
CITY FILE #  
PD DP 81-306-A7MM19  
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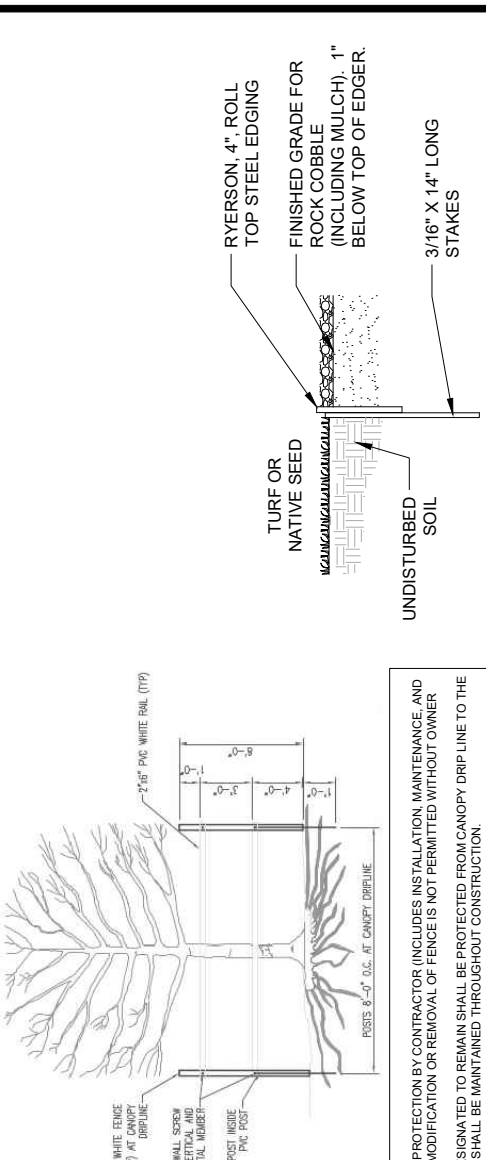


**SHRUB PLANTING DETAIL**  
NOT TO SCALE

SECTION

CITY OF COLORADO SPRINGS  
Rev: 11.13.08

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



**TREE PROTECTION FENCE DETAIL**  
NOT TO SCALE

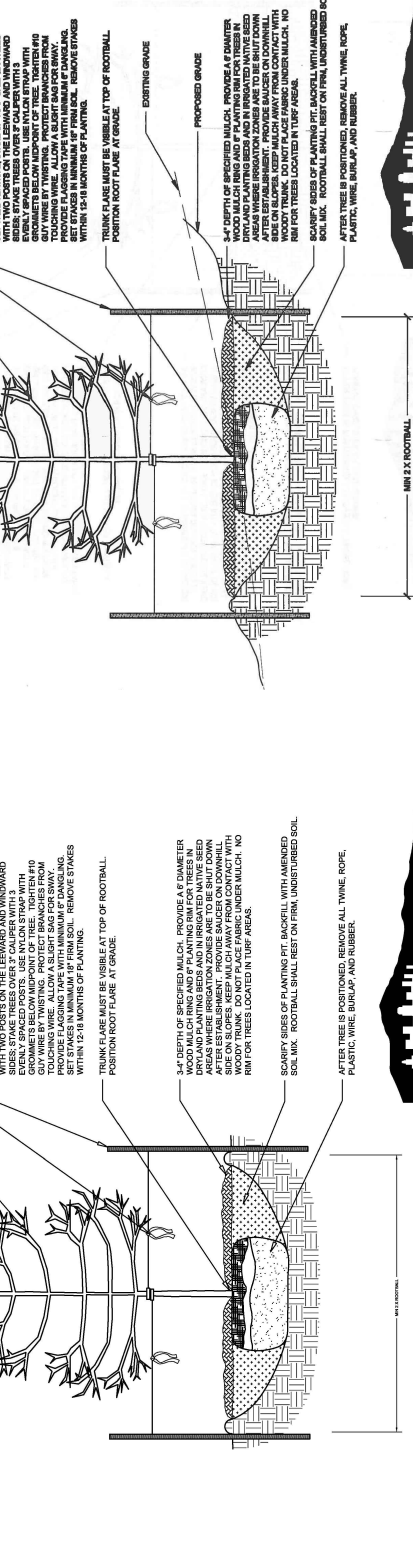
SECTION

CITY OF COLORADO SPRINGS  
Rev: 11.13.08

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**GENERAL NOTES:**

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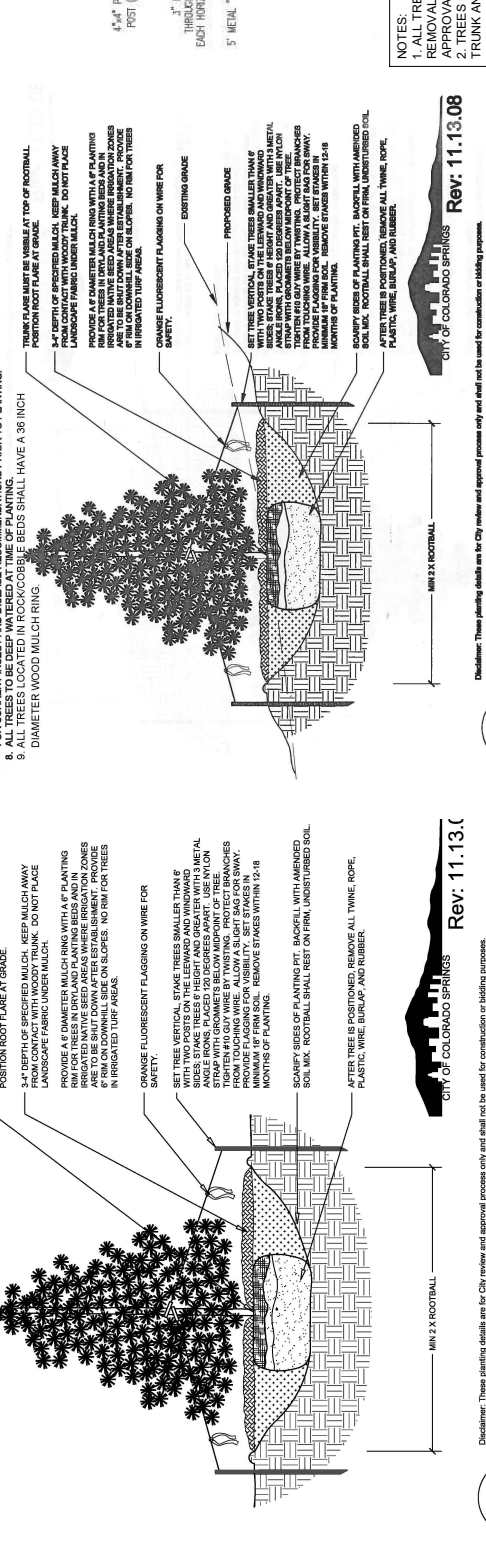


**DECIDUOUS TREE PLANTING DETAIL**  
NOT TO SCALE

SECTION

CITY OF COLORADO SPRINGS  
Rev: 11.13.08

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



**EVERGREEN TREE PLANTING DETAIL**  
NOT TO SCALE

SECTION

CITY OF COLORADO SPRINGS  
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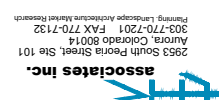


GENERAL NOTES:

NO.	DATE	INITIALS	NOTES
1	03/20/20	DO	1ST LANDSCAPE AND IRRIGATION PLAN
2	05/19/20	DO	2ND LANDSCAPE AND IRRIGATION PLAN

REVISIONS:

PROFESSIONAL SEAL:



CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
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80919

SHEET CONTENTS:  
IRRIGATION PLAN

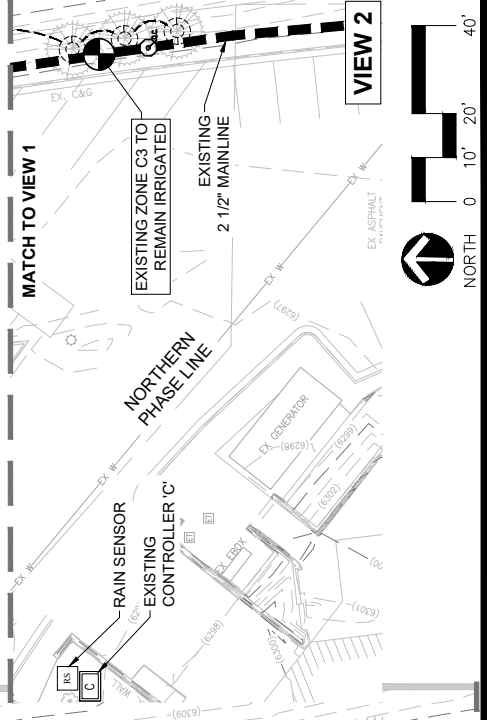
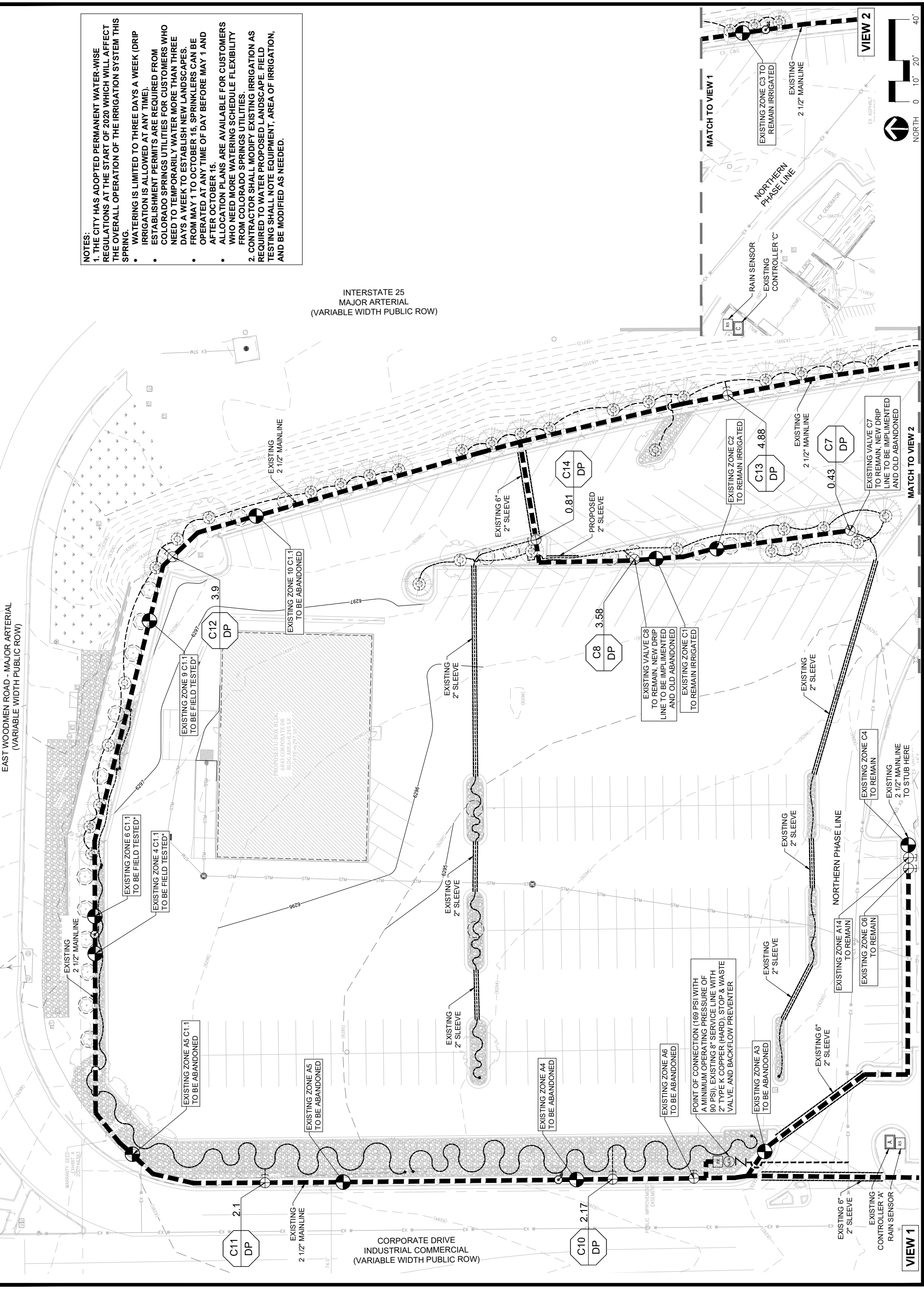
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DRAWN: DO  
CHECKED: JG  
DATE: 05/19/20  
CITY FILE #  
PD DP 81-306-A7MM19  
CPC UV-19-00145

17 OF 18

**NOTES:**

- THE CITY HAS ADOPTED PERMANENT WATER-WISE REGULATIONS AT THE START OF 2020 WHICH WILL AFFECT THE OVERALL OPERATION OF THE IRRIGATION SYSTEM THIS SPRING.
  - WATERING IS LIMITED TO THREE DAYS A WEEK (DRIP IRRIGATION IS ALLOWED AT ANY TIME).
  - ESTABLISHMENT PERMITS ARE REQUIRED FROM COLORADO SPRINGS UTILITIES FOR CUSTOMERS WHO NEED TO TEMPORARILY WATER MORE THAN THREE DAYS A WEEK TO ESTABLISH NEW LANDSCAPES.
  - FROM MAY 1 TO OCTOBER 15, SPRINKLERS CAN BE OPERATED AT ANY TIME OF DAY BEFORE MAY 1 AND AFTER OCTOBER 15.
  - ALLOCATION PLANS ARE AVAILABLE FOR CUSTOMERS WHO NEED MORE WATERING SCHEDULE FLEXIBILITY FROM COLORADO SPRINGS UTILITIES.
- CONTRACTOR SHALL MODIFY EXISTING IRRIGATION AS REQUIRED TO WATER PROPOSED LANDSCAPE. FIELD TESTING SHALL NOTE EQUIPMENT, AREA OF IRRIGATION, AND BE MODIFIED AS NEEDED.



**DEVELOPMENT PLAN**

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### IRRIGATION NOTES

- IRRIGATION DESIGN ASSUMES A MINIMUM AVAILABLE PSI OF 90 PSI AT THE POC. CONTRACTOR SHALL VERIFY THIS INFORMATION BEFORE PROCEEDING AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR SHALL TEST THE EXISTING IRRIGATION SYSTEM PRESSURE DOWNSTREAM OF THE BACKFLOW PREVENTER. MUNICIPAL WATER PRESSURE EXCEEDS 160 PSI. IF PRESSURE REGULATION FOR THE ENTIRE IRRIGATION SYSTEM IS REQUIRED, UTILIZE THE EQUIPMENT SHOWN IN THE IRRIGATION SCHEDULE. IF PRESSURE REGULATION FOR THE ENTIRE IRRIGATION SYSTEM IS NOT REQUIRED, NO EQUIPMENT SHALL BE INSTALLED. CONTRACTOR TO SUBMIT RESULTS OF PRESSURE TEST TO THE OWNER / ENGINEER.
- IF NO RAIN SENSOR IS INCLUDED ON THE EXISTING CONTROLLERS THE CONTRACTOR IS TO INSTALL THE RAIN SENSOR PROVIDED ON THE PLANS AND IRRIGATION EQUIPMENT SCHEDULE.
- ALL PROPOSED DRIP IRRIGATION VALVES REQUIRE 30 PSI.
- FINAL IRRIGATION LAYOUT WILL NOT EXCEED A MAXIMUM IRRIGATION TIME OF 16 HOURS THREE DAYS A WEEK.
- NO WORK SHALL OCCUR UNTIL ALL EXISTING UNDERGROUND UTILITIES HAVE BEEN LOCATED AND MARKED. CALL LOCAL UTILITY LOCATING SERVICE AT 719-448-4800 AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. IRRIGATION WORK SHALL NOT BEGIN UNTIL FINAL GRADE HAS BEEN APPROVED.
- CONTRACTOR SHALL USE EXISTING AND PROPOSED 6" AND 2" SLEEVE AS SHOWN ON THE PLANS.
- NO DRIP EMITTERS SHALL BE INSTALLED UNTIL ALL PLANT MATERIAL HAS BEEN INSTALLED.
- ALL DRAWINGS ARE DIAGRAMMATIC IN NATURE. IN SOME CASES, LINES OR EQUIPMENT ARE SHOWN OVER WALKS OR DRIVES. THIS IS FOR CLARITY ONLY. ALL VALVE BOXES OR OTHER SURFACE EQUIPMENT SHALL BE LOCATED WITHIN PLANTING BEDS WHERE POSSIBLE AND ORGANIZED IN A NEAT AND UNIFORM MANNER.
- ALL EXISTING MAINLINE SIZE SHALL BE AS SHOWN IN THE IRRIGATION EQUIPMENT SCHEDULE UNLESS OTHERWISE NOTED ON THE PLANS.
- FINAL IRRIGATION DESIGN SHALL BE CAPABLE OF SUPPLYING A SUFFICIENT NUMBER OF INCHES OF WATER PER WEEK TO THE TOTAL IRRIGATED AREA IN ORDER TO MAINTAIN THE HEALTH OF ALL PLANTINGS.
- THE IRRIGATION CONTRACTOR SHALL NOT INSTALL THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT OBSTRUCT OR DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE ELECTRICAL CONNECTION TO THE EXISTING CONTROLLER AND WIRING AS NEEDED TO ALL VALVES.
- IRRIGATION VALVE CALL OUT:



- DRIP EMITTERS ARE TO BE INSTALLED AS FOLLOWS:

- 15.1 PERENNIALS: ONE (1) 0.5 GPH EMITTERS
- 15.2 SHRUBS: TWO (2) 0.5 GPH EMITTERS

16. ROCK MULCH SHALL BE PLACED AFTER EMITTERS ARE INSTALLED.

17. ALL DRIP LINE ENDS SHALL INCLUDE END CAPS.

18. A SEASONAL MAINTENANCE SCHEDULE BEGINNING ON MAY 1 THROUGH SEPTEMBER 30 SHALL BE ESTABLISHED FOR OPTIMUM IRRIGATION EFFICIENCY AND PREVENTATIVE MAINTENANCE PRACTICES THAT WILL CONSERVE WATER RESOURCES. THE MAINTENANCE SCHEDULE SHOULD INCLUDE CHECK HEADS FOR COVERAGE AND LEAKAGE, REPROGRAM CONTROLLERS MONTHLY OR MORE OFTEN IF NECESSARY ACCORDING TO THE SEASONAL NEEDS, VERIFY THE WATER SUPPLY AND PRESSURE STATED IN THE DESIGN, INSPECT THE BACKFLOW PREVENTION DEVICE TO DETERMINE IF IT IS WORKING CORRECTLY, PERIODICALLY VERIFY THAT SENSORS IN THE IRRIGATION SYSTEM ARE WORKING PROPERLY.

19. AN IRRIGATION AND SOIL PERMIT IS REQUIRED. PLEASE CALL WATER CONSERVATION AT 719-448-4800 TO OBTAIN YOUR PERMIT.

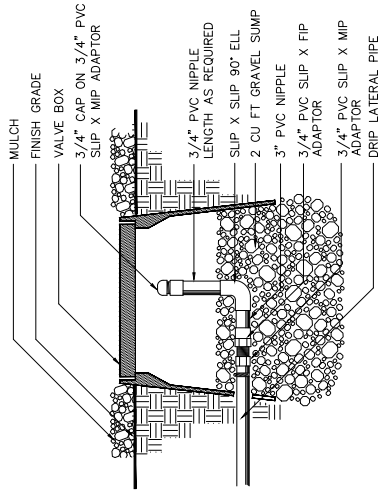
20. RAINBIRD XFCV SERIES DRIPPER LINE (OR EQUAL) LINES CIRCLING TREE ROOTBALL SHALL BE TIED INTO DRIPPER LINE. DO NOT COLLAR TREE.

21. TREE RINGS SHALL BE CONSTRUCTED AND PLACED IN ACCORDANCE WITH THE IRRIGATION DETAILS.

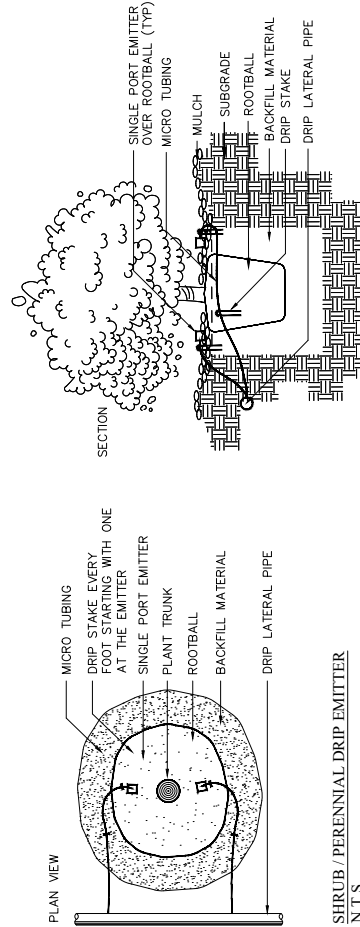
22. TREE RINGS SHALL HAVE A TOTAL LENGTH OF 32". OUTER RING SHALL HAVE A DIAMETER OF 6". INNER RING SHALL HAVE A DIAMETER OF 3". THE TWO CONCENTRIC RINGS SHALL BE CONNECTED IN TWO LOCATIONS.

23. CONTRACTOR SHALL FIELD COORDINATE WITH MAINTENANCE STAFF FOR CONSTRUCTION TO EXISTING MAINLINE AND CONTROLLER.

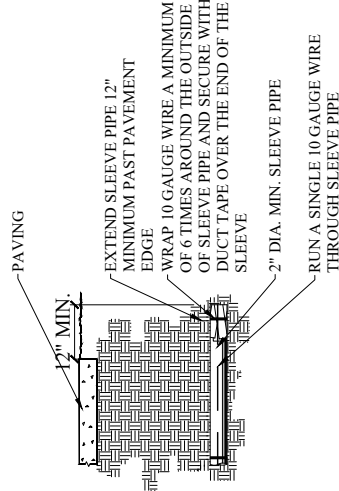
### IRRIGATION DETAILS



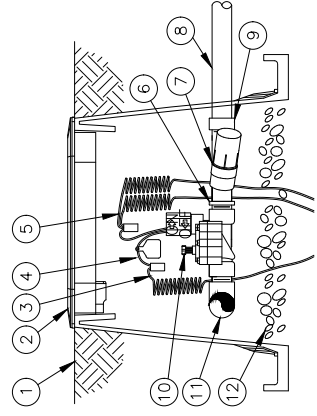
DRIP LINE END PLUG  
N.T.S.



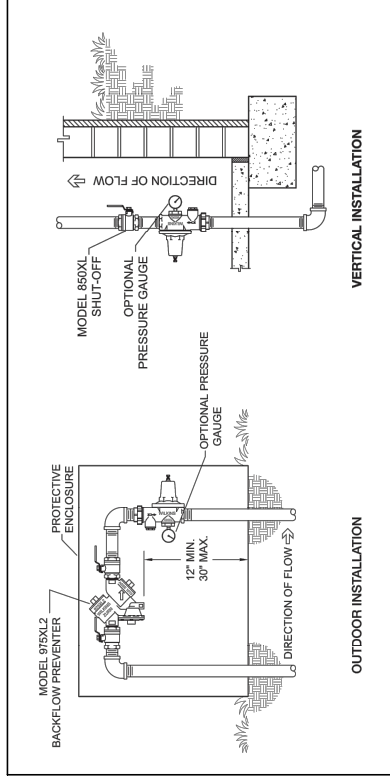
SHRUB / PERENNIAL DRIP EMITTER  
N.T.S.



IRRIGATION SLEEVE DETAIL  
N.T.S.



DRIP ZONE CONTROL KIT  
N.T.S.



WILKINS PRESSURE REGULATOR 610-XL  
N.T.S.

### IRRIGATION EQUIPMENT SCHEDULE

SYMBOL	SIZE	EQUIPMENT	DESCRIPTION
●	SEE PLANS	ELECTRIC CONTROL VALVE ASSEMBLIES	EXISTING RAINBIRD EF-A-CP
⊙	2.5 IN.	QUICK COUPLER Q.C. KEY	EXISTING RAINBIRD #44 LVC
⊕		DRIP ZONE CONTROL KIT	EXISTING RAINBIRD DRIP VALVE RAINBIRD XCZ-LF-100-PRF (0.20 - 10 GPM) PRECIPITATION RATE OF 0.50 INCHES PER HOUR
⊞		CONTROLLER	EXISTING RAINBIRD RC-258 ELECTRIC CONTROLLER
⊟		STOP AND WASTE VALVE	EXISTING STOP AND WASTE VALVE
⊠		BACKFLOW PREVENTER	EXISTING PEBECO B25Y 2" REDUCED PRESSURE BACKFLOW
⊡		PRESSURE REGULATOR	WILKINS PRESSURE REGULATOR 610-XL
⊢		RAIN SENSOR	RAINBIRD RSD-BEX
⊣	2.5 IN.	MAINLINE	EXISTING CL 200 PVC
⊤	SEE PLANS	SLEEVE PIPE	CL 200 PVC
⊥		DRIP IRRIGATION SUPPLY DRIP IRRIGATION EMITTER DRIP IRRIGATION DISTRIBUTION	RAINBIRD XFD500 WITH MDCFCAP RAINBIRD XB-T-05-PC RAINBIRD XQ-1000-B
⊦		TREE DRIPLINE WITH CHECK VALVE	RAINBIRD XFCV-06-12-100 RAINBIRD XFD 500 WITH MDCFCAP

- 1 FINISH GRADE

- 2 STANDARD VALVE BOX WITH COVER:

- 3 WATERPROOF CONNECTION:  
RAIN BIRD DB SERIES

- 4 VALVE ID TAG

- 5 30-INCH LINEAR LENGTH OF WIRE,  
COILED

- 6 1" X 3/4" REDUCING COUPLING  
(INCLUDED IN XCZ-LF-100-PRF KIT)

- 7 PRESSURE REGULATING FILTER:  
RAIN BIRD PRF-100-RBY (INCLUDED  
IN XCZ-LF-100-PRF KIT)

- 8 LATERAL PIPE

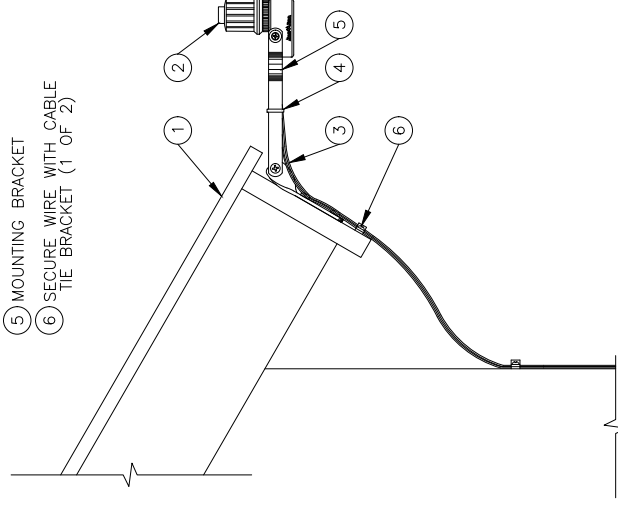
- 9 PVC SCH 40 FEMALE ADAPTOR OR  
REDUCER

- 10 REMOTE CONTROL VALVE:  
RAIN BIRD LFV-100 (INCLUDED IN  
XCZ-LF-100-PRF KIT)

- 11 PVC SCH 40 TEE OR ELL TO MANIFOLD

- 12 3-INCH MINIMUM DEPTH OF 3/4-INCH  
WASHED GRAVEL  
MANIFOLD PIPE AND FITTINGS

- 1 EAVE OF BUILDING
- 2 RAIN SENSOR: RAIN BIRD RSD-BEX
- 3 WIRE TO IRRIGATION CONTROLLER
- 4 PLASTIC TIE DOWN STRAP
- 5 MOUNTING BRACKET
- 6 SECURE WIRE WITH CABLE  
TIE BRACKET (1 OF 2)



RAIN SENSOR  
N.T.S.

RSD-BEX ROOF BRACKET  
N.T.S.

GENERAL NOTES:

REVISIONS:

NO	DATE	INITIALS	NOTES
1	05/30/20	DC	1ST LANDSCAPE AND IRRIGATION PLAN
2	05/19/20	DC	2ND LANDSCAPE AND IRRIGATION PLAN
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

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80919

SHEET CONTENTS:

IRRIGATION NOTES  
AND DETAILS

8390

DRAWN: DO

CHECKED: JG

DATE: 05/19/20

CITY FILE #

OF 18

PD DP 81-306-A7MM19

CPC UV-19-00145

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