SITE DEVELOPMENT PLAN
Ent CREDIT UNION

LOTS 6-14 BLOCK 188, LOVE AND QUINBY'S ADDITION TO COLORADO CITY
IN THE NORTHEAST QUARTER OF SECTION 10, T14S, R67W OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

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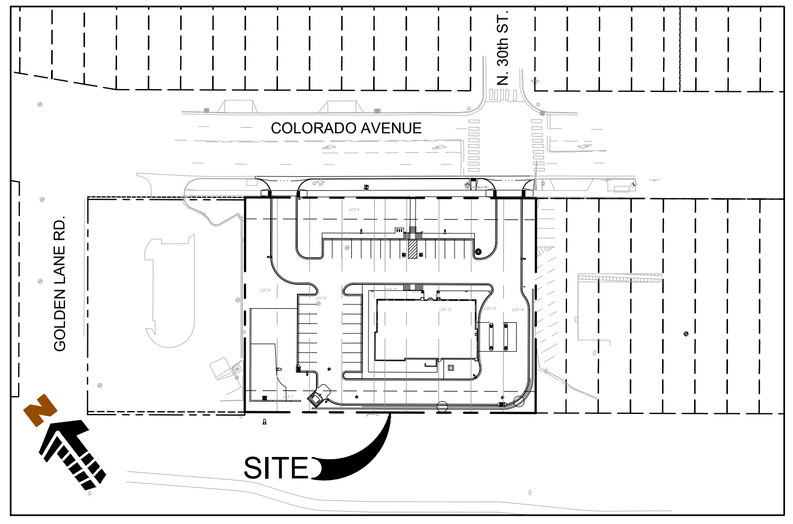
GENERAL NOTES

1. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BID AND CONSTRUCTION.
2. NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
3. CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
4. ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES.
5. VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE.
6. ANY PROPOSED CHANGES TO THE DESIGN GRADES SHALL BE SUBMITTED TO THE OWNER AND THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COSTS OF CORRECTING ANY INSTALLATION NOT CONFORMING TO WITHIN ONE-QUARTER INCH OF THE DESIGN GRADES WHERE CONSTRUCTED WITHOUT PRIOR APPROVAL. FURTHER, NO DEVIATION CAUSING NON-COMPLIANCE WITH ADA GUIDELINES IS ACCEPTABLE ALONG ACCESSIBLE PATHS.
7. CONTRACTOR SHALL RECEIVE, UNLOAD, STORE IN WEATHER TIGHT CONTAINERS AND UNCRATE ALL EQUIPMENT FURNISHED BY THE OWNER AND SHIPPED TO THE SITE.
8. LANDSCAPING AND IRRIGATION SYSTEM BY GENERAL CONTRACTOR, UNLESS OTHERWISE NOTED.
9. CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP DAILY AT COMPLETION OF WORK.
10. ALL TOP OF CURB GRADES ARE 6" HIGHER THAN FLOWLINE GRADES SHOWN ON DRIVE UNLESS OTHERWISE NOTED.
11. CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING ALL CONSTRUCTION PHASES OF THIS PROJECT.
12. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND/OR INFORMATION PROVIDED BY THE OVERALL CENTER CIVIL ENGINEER AND/OR FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND ARE TO BE CONSIDERED APPROXIMATE LOCATIONS ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
13. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL REMOVE AND REPLACE EXISTING CONDITIONS AS NECESSARY TO FACILITATE CONSTRUCTION IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. ANY PROPOSED INCREASE IN THE LIMITS OF CONSTRUCTION OR DEMOLITION AS INDICATED ON THE PLANS SHALL BE REVIEWED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH WORK.
15. CONTRACTOR RESPONSIBLE FOR ALL WORK NECESSARY FOR FINAL ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY, INCLUDING BUT NOT LIMITED TO AS-BUILT DRAWINGS, INSPECTIONS, TESTING REPORTS AND CERTIFICATIONS.
16. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY.
17. CONTRACTOR IS REQUIRED TO KEEP A SET OF REDLINED AS-BUILT DRAWINGS THROUGHOUT CONSTRUCTION TO DENOTE ANY VARIATIONS FROM PLAN. CONTRACTOR SHALL SUBMIT A SET OF THE AS-BUILT DRAWINGS TO THE ENGINEER AND OWNER'S REPRESENTATIVE AT LEAST TWO WEEKS PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.
18. SURVEYOR TO OBTAIN AutoCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.
19. SITE COMPLIANCE NOTE: A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED BY THE CITY OF COLORADO SPRINGS UNTIL ALL ON-SITE AND PUBLIC IMPROVEMENTS SUCH AS GRADING, DRAINAGE, PARKING, SIDEWALKS, LANDSCAPING, CURB AND GUTTER, SPECIALTY PAVING AND ALL OTHER FEATURES THAT APPEAR ON THE APPROVED SITE PLAN ARE COMPLETED. IN THE EVENT CONDITIONS PRECLUDE THE COMPLETION OF ANY REQUIRED ON-SITE OR PUBLIC IMPROVEMENTS THE PROVISIONS THE CITY OF COLORADO SPRINGS MUNICIPAL CODE SHALL APPLY.
20. LIGHTING NOTE: IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT, WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHERE IT ORIGINATES.
21. TRASH ENCLOSURE NOTE: TRASH ENCLOSURES SHALL BE CONSTRUCTED TO CONCEAL THE EQUIPMENT WITHIN AND OF THE SAME MATERIAL AND COLOR AS THE MAIN BUILDING. IN NO CASE, SHALL THE ENCLOSURE BE LESS THAN THE HEIGHT OF THE EQUIPMENT LOCATED WITHIN.
22. SCREENING NOTE: ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE PLACED OR SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT FROM THE GROUND FROM ADJACENT PUBLIC RIGHT OF WAYS OR ADJACENT PROPERTIES. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING. THE CONTRACTOR SHALL CONFIRM WITH THE ARCHITECT AND THE CITY THAT THE SCREENING IS ADEQUATE PRIOR TO THE CERTIFICATE OF OCCUPANCY IS ISSUED BY THE CITY.
23. MAINTENANCE RESPONSIBILITY NOTES:
    A. THE OWNER OF THE PROPERTY, HIS SUCCESSORS, HEIRS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE AREA SUBJECT TO AN APPROVED SITE PLAN. THAT AREA SHALL BE DEEMED TO INCLUDE AN AREA AS MEASURED FROM THE BACK OF THE CURB LINE TO, AND INCLUDING, ALL AREAS SUBJECT TO THE APPROVED SITE PLAN AND DRAINAGE REPORT.
    B. LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED INCLUDING NECESSARY WATERING, WEEDING, PRUNING, PEST CONTROL, AND REPLACEMENT OF DEAD OR DISEASED PLANT MATERIAL. REPLACEMENT FOR DEAD OR DISEASED PLANT MATERIAL SHALL BE OF THE SAME TYPE OF PLANT MATERIAL AS SET FORTH IN THE APPROVED SITE PLAN; FOR EXAMPLE, A TREE MUST REPLACE A TREE, A SHRUB MUST REPLACE A SHRUB, A GROUND COVER MUST REPLACE A GROUND COVER, ETC. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON, BUT IN ANY EVENT, SUCH REPLACEMENT TIME SHALL NOT EXCEED ONE (1) YEAR. ANY REPLACEMENT, WHICH CONFORMS TO THE REQUIREMENTS OF THIS SECTION, SHALL NOT BE CONSIDERED AN AMENDMENT TO THE SITE PLAN.
    C. ANY OFF SITE LANDSCAPING DISTURBED BY THE DEVELOPMENT OF THIS SITE WILL BE REPLACED TO ITS ORIGINAL CONDITION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
    D. LANDSCAPING SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR.
25. SIGNAGE NOTE: APPROVAL OF A SEPARATE SIGN PERMIT IS REQUIRED IN ADDITION TO SITE PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE SITE PLAN WILL BE REVIEWED FOR CONFLICTS WITH SIGHT TRIANGLES AND UTILITY EASEMENTS; HOWEVER, THESE SIGNS ARE NOT APPROVED BY THIS SITE PLAN.
26. SITE CLEAN UP NOTE: THE SITE SHALL BE CLEANED OF ALL CONSTRUCTION DEBRIS, MUD, BUILDING MATERIALS, DUMPSTERS, CONSTRUCTION FENCING AND CONSTRUCTION TRAILERS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. IF ANY CIRCUMSTANCES OCCUR THAT DO NOT ALLOW THEM TO BE REMOVED, APPROVAL FROM THE CASE PLANNER WILL BE REQUIRED AFTER AN INSPECTION OF THE SITE.
27. ON-SITE TRAFFIC/HANDICAPPED SIGNS NOTE: ALL FREESTANDING SIGNS SHALL BE PLACED AT LEAST 84" ABOVE SURROUNDING GRADE TO PREVENT CONFLICTS WITH PEDESTRIANS ON THE SITE.

ADDITIONAL NOTES:

1. NO KNOWN EXISTING OR PROPOSED EASEMENTS PERMITTING THE USE OF PROPERTY BY OTHERS OCCURS ON SITE, UNLESS OTHERWISE SHOWN IN THE DEVELOPMENT PLAN.
2. NO ADDITIONAL STANDARDS FOR SPECIFIC USES IS PROPOSED, OTHER THAN SHOWN IN THIS DEVELOPMENT PLAN.
3. NO KNOWN APPROVED VARIANCES APPLY TO THE PROPERTY, OTHER THAN SHOWN IN THIS DEVELOPMENT PLAN.
4. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY TERRACON DATED OCTOBER 4, 2018, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THE PROPERTY: _____ (BLANKS WILL BE FILLED IN ONCE EDR AND CGS HAVE COMPLETED REVIEWING AND EDR AND LUR HAVE ACCEPTED REPORT). A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE CPC DP 18-00135 OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 105, COLORADO SPRINGS, COLORADO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
5. ALL EXISTING CURB, GUTTER, SIDEWALKS, PEDESTRIAN RAMPS AND CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG COLORADO AVE. ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
6. AR-NV 19-00___ WAS APPROVED TO ALLOW A 11.2 FOOT WALL HEIGHT WHERE 6 FEET IS ALLOWED PER CODE.

VICINITY MAP
SCALE: 1" = 1000'



SITE MAP
SCALE: 1" = 100'

APPROXIMATE SCHEDULE OF DEVELOPMENT

INITIAL DEVELOPMENT PLAN SUBMITTAL: SEPTEMBER 2018
ANTICIPATED DEVELOPMENT PLAN APPROVAL: JAN 2019
CONSTRUCTION COMMENCEMENT: MAY 2019
STORE OPENING: OCT 2019

FLOODPLAIN STATEMENT

THE PROPERTY DESCRIBED AND SHOWN HEREON LIES WITHIN FLOOD HAZARD AREA ZONE X, WITH SMALL PORTIONS OF ZONE AE THAT ENCROACH THE SITE, ACCORDING TO THE LOMR PERFORMED BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM "FLOOD INSURANCE RATE MAP" COMMUNITY PANEL NO. 08041C0726F FOR EL PASO COUNTY, COLORADO WITH A REVISED DATE OF MARCH 17, 1997. LATEST APPROVED LOMR PERFORMED IN OCTOBER, 2015.

SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	SITE PLAN
3	SITE DETAILS
4	GRADING PLAN
5	PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
6	PHOTOMETRIC PLAN
7	PHOTOMETRIC DETAILS
8	LANDSCAPE PLAN
9	TREE PRESERVATION PLAN
10	LANDSCAPE DETAILS & NOTES
11	BUILDING ELEVATIONS

DEVELOPMENT STANDARDS TABLE

PROJECT NAME: Ent CREDIT UNION
DESCRIPTION: CONSTRUCTION OF A 5,280 SQUARE FOOT BANK BUILDING WITH ASSOCIATED LANDSCAPING, PARKING, AND DRIVES.

SITE DATA TABLE

TAX SCHEDULE NUMBER		7410104029 & 7410104037	
LOT SIZE		54,199 SF	1.24 AC
DEVELOPMENT PLAN AREA		54,199 SF	1.24 AC
FACILITY AREA		5,280 SF	
BUILDING CONSTRUCTION TYPE		SINGLE STORY BANK	
ZONING DISTRICT		C5	
LAND USE		FINANCIAL INSTITUTION (BANK)	
ORDINANCE #			
		ALLOWED/REQUIRED	**PROPOSED**
BUILDING HEIGHT		45'	26'
BUILDING SETBACKS	FRONT	20' ALONG W. COLORADO	40.9' (SOUTH)
	SIDE	0'	26.9' (WEST) 120.4' (EAST)
	REAR	20'	70.8' (NORTH)
OFF-STREET PARKING	REGULAR SPACES	1 PER 400 SQ FT OF BUILDING 13 SPACES	29 SPACES
	HANDICAP SPACES	1	2
	TOTAL SPACES	14	31
	LOADING SPACES	0	0
	BICYCLE STALLS	1	3

LAND COVER TABLE

SITE FEATURE	AREA (SF)	PERCENTAGE OF COVERAGE
BUILDING	5,290	9.8%
PARKING & DRIVEWAYS	27,257	50.3%
OPEN AREA	21,654	39.9%
TOTAL	54,199	100.0%

ADA DESIGN NOTE

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

LEGAL DESCRIPTION

LOTS 6-14, BLOCK 188, LOVE AND QUINBY'S ADDITION TO COLORADO CITY, ACCORDING TO THE PLAT RECEPTION NO. 7410104029 AND 7410104037 IN THE RECORDS OF EL PASO COUNTY, STATE OF COLORADO. CPC WR 18-00136 WAS APPROVED TO WAIVE THE LOTS INTO ONE LOT FOR BUILDING PERMIT PURPOSES.

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE SOUTH ROW LINE OF COLORADO AVENUE, ALSO BEING THE NORTH LINE OF LOVE AND QUINBY'S ADDITION TO COLORADO CITY, MONUMENTED ON THE NORTH WITH A 2" W/ ALUMINUM CAP, "PE-LS 9853" AND ON THE SOUTH BY A NO. 4 REBAR W/ NO CAP, BEING THE NE CORNER OF LOT 26, AND IS CONSIDERED TO BEAR N52°16'10"W.

BENCHMARK

'VP21' (FIMS)
ELEV=6108.17 NGVD 29
ELEVATIONS FOR THE SITE WERE BASED ON THE COLORADO SPRINGS UTILITIES, FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) BENCHMARK 'VP21' (ELEV=6108.17 NGVD 29). VP21 IS A 3.25" ALUMINUM DISK BERNTSEN C108 FIMS BRASS CAP SET ON THE SOUTHWEST CORNER OF THE 31ST STREET BRIDGE OVER FOUNTAIN CREEK, ABOUT 270 FEET NORTH OF THE CENTERLINE OF U.S. HIGHWAY 24. A TELEPHONE POLE WITH A FIMS SHINER IS 97.70 FEET TO THE SOUTH AND A UTILITY POLE WITH A FIMS SHINER IS 55.90 FEET TO THE NORTHWEST.

TEMPORARY BENCHMARKS:
TBM #1
ELEV=6111.279'
INSCRIBED 'X' ON SE CORNER OF CONCRETE PAD

TBM #2
ELEV=6116.104'
NAIL IN CONCRETE

SPACE RESERVED FOR CITY STAMP

Galloway
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Ent CREDIT UNION
LOTS 6-14 BLOCK 188,
LOVE AND QUINBY'S ADDITION
TO COLORADO CITY

3005 & 3009 W. COLORADO AVE.
COLORADO SPRINGS, COLORADO

#	Date	Issue / Description	Init.

Project No:	ECU000010
Drawn By:	RDG
Checked By:	JRR
Date:	SEPTEMBER 5, 2018

COVER SHEET

1
1 of 12

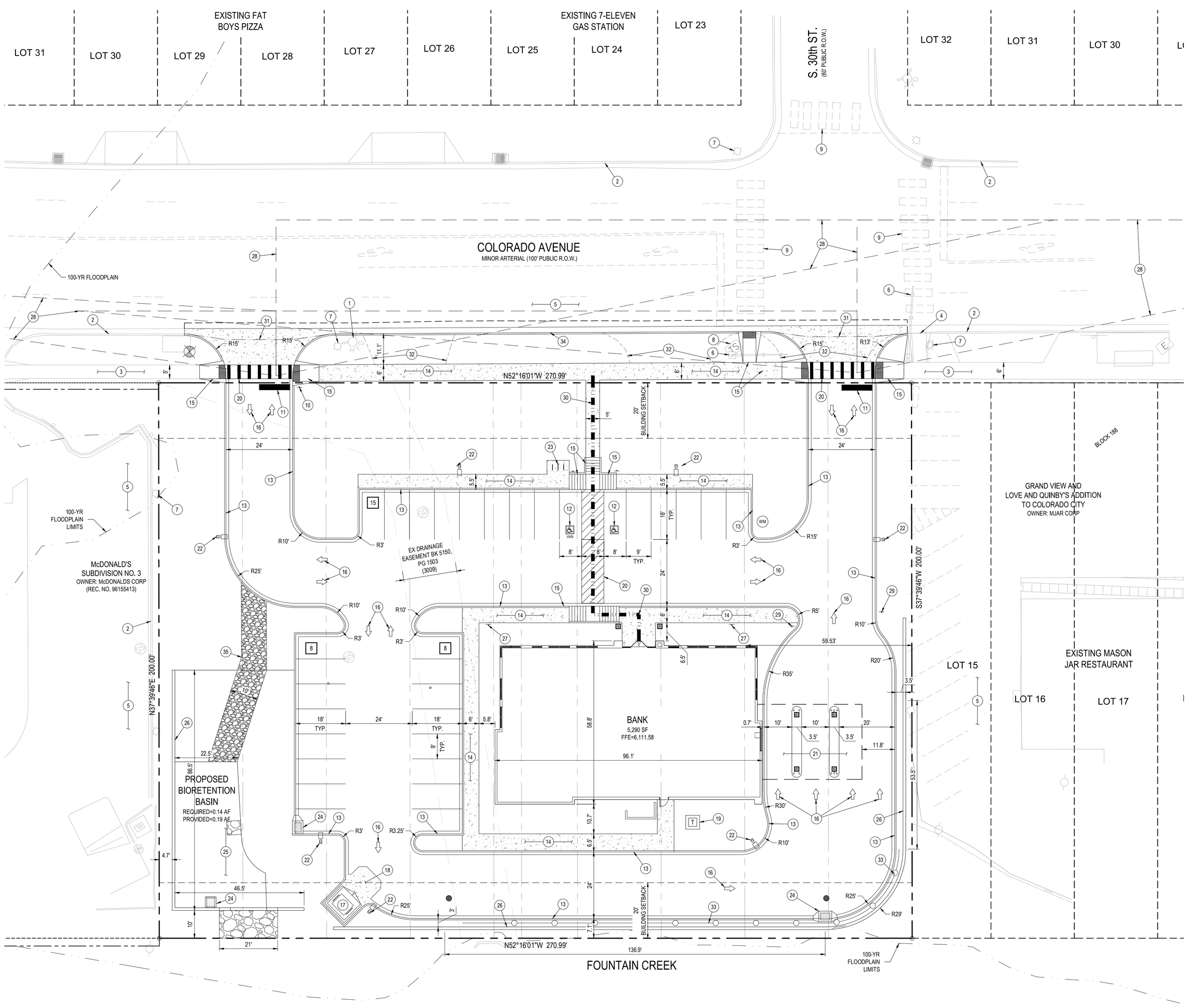
CPC DP 18-00135

FIGURE 1

W:\Ent Credit Union\COs Colorado Springs - ECU000010\- 3005 Colorado\CAD\3 Plan\SDP\ECU01_01-Cvr.dwg - Base Rotation - 4/3/2019

SITE DEVELOPMENT PLAN
Ent CREDIT UNION

LOTS 6-14 BLOCK 188, LOVE AND QUINBY'S ADDITION TO COLORADO CITY
IN THE NORTHEAST QUARTER OF SECTION 10, T14S, R67W OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- PROPOSED CURB AND GUTTER
- PROPOSED ADA ROUTE
- PROPOSED NEW
- 100-YEAR FLOODPLAIN LIMITS
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING ELECTRICAL VAULT
- EXISTING TRANSFORMER
- EXISTING ELECTRICAL CABINET
- EXISTING LIGHT POLE
- PROPOSED TRANSFORMER & PAD
- PROPOSED SITE LIGHTING
- PROPOSED MANHOLE COVER
- PROPOSED INLET
- PROPOSED MANHOLE
- TRAFFIC DIRECTION
- PARKING COUNT
- BIKE RACK

SCHEDULE

1. EXISTING FIRE HYDRANT TO REMAIN
2. EXISTING VERTICAL CURB AND GUTTER TO REMAIN
3. EXISTING CONCRETE SIDEWALK TO REMAIN
4. EXISTING ADA RAMP TO REMAIN
5. EXISTING ASPHALT PAVING TO REMAIN
6. EXISTING TRAFFIC SIGNAL TO REMAIN
7. EXISTING STREET LIGHT TO REMAIN
8. EXISTING UTILITY PEDESTAL TO REMAIN
9. EXISTING CROSSWALK TO REMAIN
10. PROPOSED R1-1 "STOP" SIGN
11. PROPOSED "STOP" BAR
12. PROPOSED 9'x18' ADA PARKING STALL W/ 9'x18' PAINTED ACCESS AISLE AND SIGNAGE
13. PROPOSED 6" CURB AND 12" GUTTER
14. PROPOSED CONCRETE SIDEWALK (SIZE AS NOTED)
15. PROPOSED ADA RAMP (REFERENCE CITY STANDARD D-8)
16. PROPOSED DIRECTIONAL ARROW
17. PROPOSED TRASH ENCLOSURE. (REF ARCH PLANS)
18. PROPOSED HEAVY DUTY CONCRETE PAVING AT TRASH ENCLOSURE
19. PROPOSED ELECTRICAL TRANSFORMER
20. PROPOSED CROSSWALK STRIPING
21. PROPOSED DRIVE-THRU ATM AREA. (REF ARCH PLANS)
22. PROPOSED SITE LIGHT
23. PROPOSED "U" SHAPED BIKE RACK
24. PROPOSED STORM STRUCTURE
25. PROPOSED BIORETENTION BASIN
26. PROPOSED SEGMENTAL RETAINING WALL
27. PROPOSED "NO PARKING - FIRE LANE" SIGN
28. PROPOSED SITE VISIBILITY TRIANGLE (56' x 280' AND 23' x 280' PER AASHTO)
29. PROPOSED "DO NOT ENTER" SIGN
30. PROPOSED ADA ROUTE
31. PROPOSED CROSSPAN PER CITY STANDARD D-7
32. EXISTING SITE ACCESS TO BE REMOVED
33. PROPOSED CDOT TYPE 3 W-BEAM GUARD RAIL
34. PROPOSED TYPE 1 CURB AND GUTTER PER CITY STANDARD D-6
35. PROPOSED MAINTENANCE ACCESS

BENCHMARK

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BASIS OF BEARING

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Project No:	ECU000010
Drawn By:	RDG
Checked By:	JRR
Date:	SEPTEMBER 08, 2018

SITE PLAN

2
2 of 12

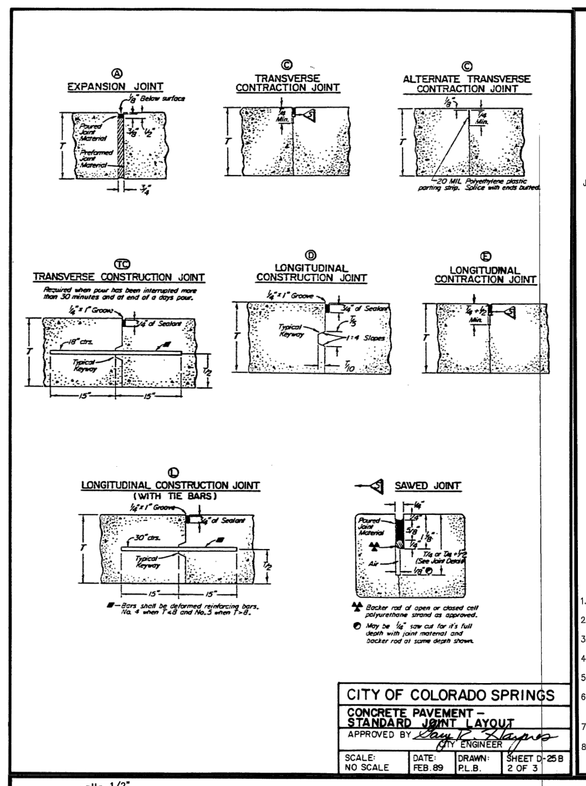
CPC DP 18-00135

FIGURE 1

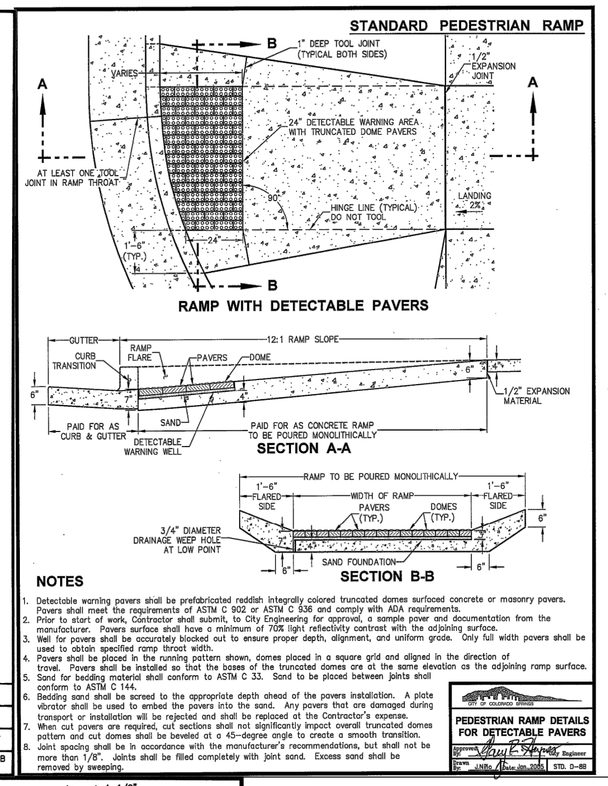
W:\Ent Credit Union\CO\ Colorado Springs - ECU000010 - 3005 Colorado\CAD\12 Revit\DEP\ECU10_02-Site.dwg - Sheet Scale(s) - 4/3/2018

SITE DEVELOPMENT PLAN
Ent CREDIT UNION

LOTS 6-14 BLOCK 188, LOVE AND QUINBY'S ADDITION TO COLORADO CITY
IN THE NORTHEAST QUARTER OF SECTION 10, T14S, R67W OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



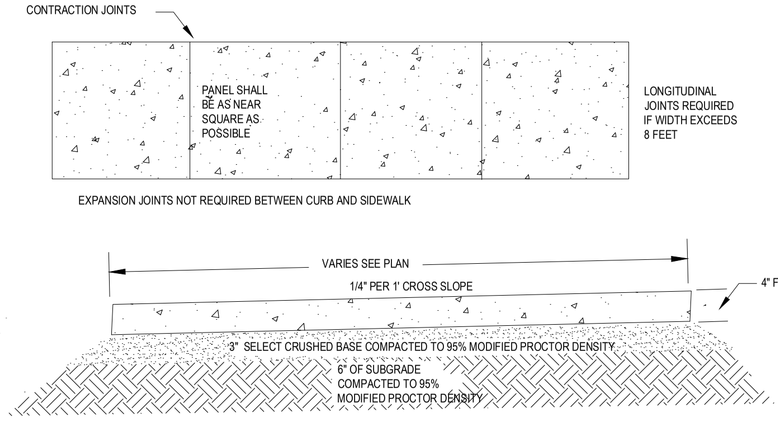
CITY OF COLORADO SPRINGS
CONCRETE PAVEMENT — STANDARD JOINT LAYOUT
APPROVED BY: City Engineer
SCALE: NO SCALE | DATE: FEB. 89 | DRAWN: PL..B. | SHEET D-25 B 2 OF 3



NOTES

1. Detectable warning pavers shall be prefabricated reddish integrally colored truncated domes surfaced concrete or masonry pavers. Pavers shall meet the requirements of ASTM C 902 or ASTM C 936 and comply with ADA requirements.
2. Prior to start of work, Contractor shall submit, to City Engineering for approval, a sample paver and documentation from the manufacturer. Pavers surface shall have a minimum of 70% light reflectivity contrast with the adjoining surface.
3. Wet for pavers shall be accurately blocked out to ensure proper depth, alignment, and uniform grade. Only full width pavers shall be used to obtain specified ramp throat width.
4. Pavers shall be placed in the running pattern shown, domes placed in a square grid and aligned in the direction of travel. Pavers shall be installed so that the bases of the truncated domes are at the same elevation as the adjoining ramp surface.
5. Sand for bedding material shall conform to ASTM C 33. Sand to be placed between joints shall conform to ASTM C 144.
6. Detectable pavers shall be screeded to the appropriate depth ahead of the pavers installation. A plate vibrator shall be used to embed the pavers into the sand. Any pavers that are damaged during transport or installation will be rejected and shall be replaced at the Contractor's expense.
7. When cut pavers are required, cut sections shall not significantly impact overall truncated domes pattern and cut domes shall be beveled at a 45-degree angle to create a smooth transition.
8. Joint spacing shall be in accordance with the manufacturer's recommendations, but shall not be more than 1/8". Joints shall be filled completely with joint sand. Excess sand shall be removed by sweeping.

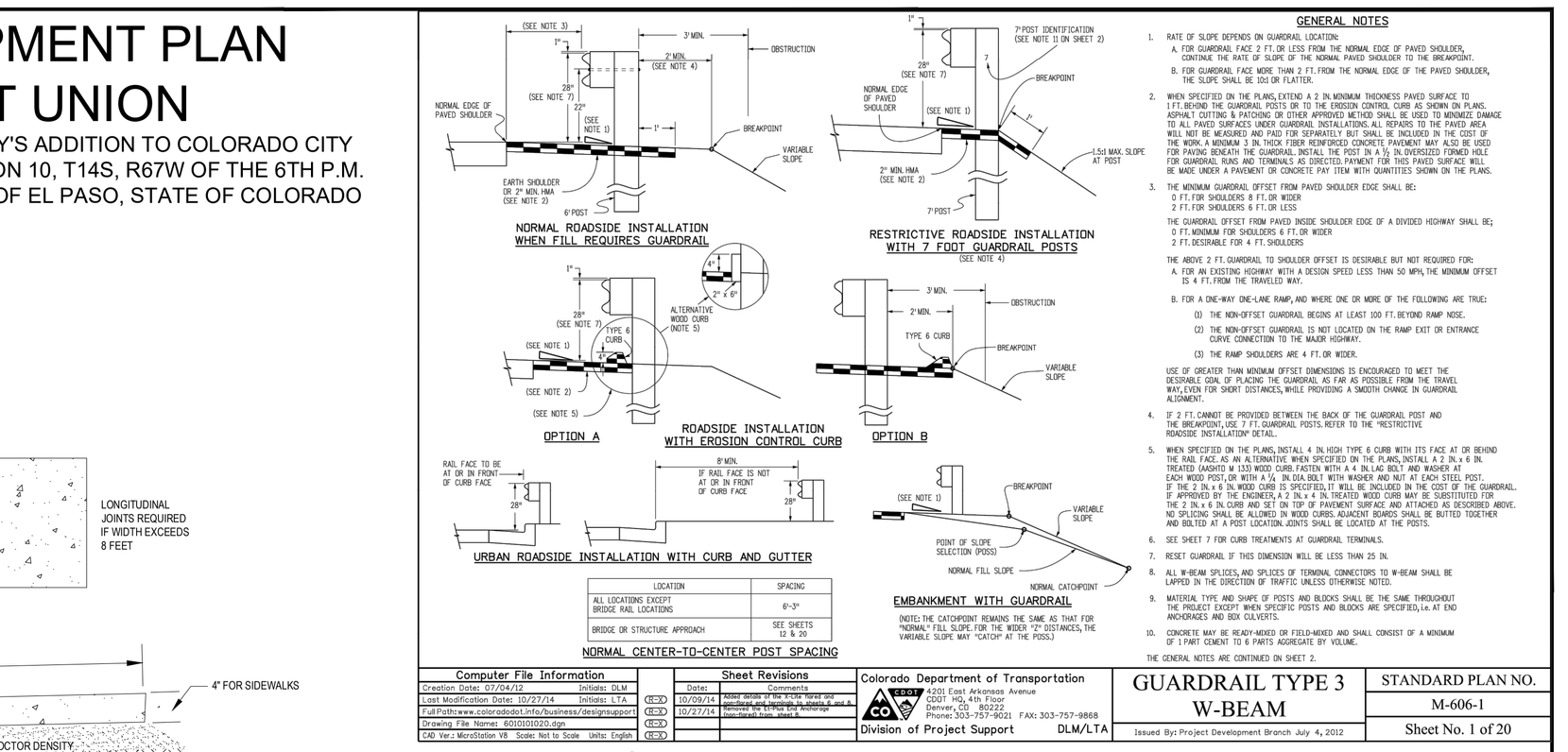
PEDESTRIAN RAMP DETAILS FOR DETECTABLE PAVERS
Standard Plan No. 613-1 | STD. D-48



1. CONTRACTION JOINTS SHALL BE SPACED SO AS TO FORM AS NEAR SQUARE PANEL AS POSSIBLE, NO SINGLE PANEL SHALL EXCEED 8' ON ANY SIDE. CONTRACTION JOINTS SHALL BE 3/4" DEEP.
2. EXPANSION JOINTS OF 1/2" MASTIC MATERIAL SHALL BE PLACED AT THE FOLLOWING LOCATIONS:
   P.C.S AND P.T.S OF CURVES
   GRADE BREAKS
   AT DRIVEWAYS
   AT OTHER LOCATIONS AS SPECIFIED BY ENGINEER
3. NO SIDEWALK SHALL BE PLACED WITHOUT A FINAL FORM INSPECTION BY THE ENGINEER
4. CONSTRUCTION MATERIALS AND PROCEDURES SHALL CONFORM TO EXISTING CITY AND STATE STANDARD SPECIFICATIONS.

CONCRETE SIDEWALK DETAIL(PRIVATE)

NOT TO SCALE



LOCATION	SPACING
ALL LOCATIONS EXCEPT BRIDGE RAIL LOCATIONS	6'-3"
BRIDGE OR STRUCTURE APPROACH	SEE SHEETS 13 & 20

NORMAL CENTER-TO-CENTER POST SPACING

GENERAL NOTES

1. RATE OF SLOPE DEPENDS ON GUARDRAIL LOCATION:
   A. FOR GUARDRAIL FACE 2 FT. OR LESS FROM THE NORMAL EDGE OF PAVED SHOULDER, CONTINUE THE RATE OF SLOPE OF THE NORMAL PAVED SHOULDER TO THE BREAKPOINT.
   B. FOR GUARDRAIL FACE MORE THAN 2 FT. FROM THE NORMAL EDGE OF THE PAVED SHOULDER, THE SLOPE SHALL BE 3:1 OR FLATTER.
2. WHEN SPECIFIED ON THE PLANS, EXTEND A 2 IN MINIMUM THICKNESS PAVED SURFACE TO 1 FT. BEHIND THE GUARDRAIL POSTS OR TO THE EROSION CONTROL CURB AS SHOWN ON PLANS. ASPHALT CUTTING & PAVING OR OTHER APPROVED METHOD SHALL BE USED TO MINIMIZE DAMAGE TO ALL PAVED SURFACES UNDER GUARDRAIL INSTALLATIONS. ALL REPAIRS TO THE PAVED AREA WILL NOT BE MEASURED AND PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE COST OF THE WORK. A MINIMUM 2 IN. THICK FIBER REINFORCED CONCRETE PAVEMENT MAY ALSO BE USED FOR PAVING BEHIND THE GUARDRAIL. INSTALL THE POST IN A 1½ IN. OVERSIZED FORMED HOLE FOR GUARDRAIL RUNS AND TERMINALS AS DIRECTED. PAYMENT FOR THIS PAVED SURFACE WILL BE MADE UNDER A PAVEMENT OR CONCRETE PAY ITEM WITH QUANTITIES SHOWN ON THE PLANS.
3. THE MINIMUM GUARDRAIL OFFSET FROM PAVED SHOULDER EDGE SHALL BE:
   0 FT. FOR SHOULDERS 8 FT. OR WIDER
   2 FT. FOR SHOULDERS 6 FT. OR LESS
   THE GUARDRAIL OFFSET FROM PAVED INSIDE SHOULDER EDGE OF A DIVIDED HIGHWAY SHALL BE;
   0 FT. MINIMUM FOR SHOULDERS 6 FT. OR WIDER
   2 FT. DESIRABLE FOR 4 FT. SHOULDERS
   THE ABOVE 2 FT. GUARDRAIL TO SHOULDER OFFSET IS DESIRABLE BUT NOT REQUIRED FOR:
   A. FOR AN EXISTING HIGHWAY WITH A DESIGN SPEED LESS THAN 50 MPH, THE MINIMUM OFFSET IS 4 FT. FROM THE TRAVELED WAY.
   B. FOR A ONE-WAY ONE-LANE RAMP, AND WHERE ONE OR MORE OF THE FOLLOWING ARE TRUE:
      (1) THE NON-OFFSET GUARDRAIL BEGINS AT LEAST 100 FT. BEYOND RAMP NOSE.
      (2) THE NON-OFFSET GUARDRAIL IS NOT LOCATED ON THE RAMP EXIT OR ENTRANCE CURVE CONNECTION TO THE MAJOR HIGHWAY.
      (3) THE RAMP SHOULDERS ARE 4 FT. OR WIDER.
   USE OF GREATER THAN MINIMUM OFFSET DIMENSIONS IS ENCOURAGED TO MEET THE DESIRABLE GOAL OF PLACING THE GUARDRAIL AS FAR AS POSSIBLE FROM THE TRAVEL WAY, EVEN FOR SHORT DISTANCES, WHILE PROVIDING A SMOOTH CHANGE IN GUARDRAIL ALIGNMENT.
4. IF 2 FT. CANNOT BE PROVIDED BETWEEN THE BACK OF THE GUARDRAIL POST AND THE BREAKPOINT, USE 7 FT. GUARDRAIL POSTS. REFER TO THE "RESTRICTIVE ROADSIDE INSTALLATION" DETAIL.
5. WHEN SPECIFIED ON THE PLANS, INSTALL 4 IN. HIGH TYPE 6 CURB WITH ITS FACE AT OR BEHIND THE RAIL FACE. AS AN ALTERNATIVE WHEN SPECIFIED ON THE PLANS, INSTALL A 2 IN. x 6 IN. TREATED (ASHTO M 133 WOOD CURB FASTEN WITH A 4 IN. LAG BOLT AND WASHER AT EACH WOOD POST, OR WITH A ⅝ IN. DIA. BOLT WITH WASHER AND NUT AT EACH STEEL POST. IF THE 2 IN. x 6 IN. WOOD CURB IS SPECIFIED, IT WILL BE INCLUDED IN THE COST OF THE GUARDRAIL. IF APPROVED BY THE ENGINEER, A 2 IN. x 4 IN. TREATED WOOD CURB MAY BE SUBSTITUTED FOR THE 2 IN. x 6 IN. CURB AND SET ON TOP OF PAVEMENT SURFACE AND ATTACHED AS DESCRIBED ABOVE. NO SPLICING SHALL BE ALLOWED IN WOOD CURBS. ADJACENT BOARDS SHALL BE BUTTED TOGETHER AND BOLTED AT A POST LOCATION. JOINTS SHALL BE LOCATED AT THE POSTS.
6. SEE SHEET 7 FOR CURB TREATMENTS AT GUARDRAIL TERMINALS.
7. RESET GUARDRAIL IF THIS DIMENSION WILL BE LESS THAN 25 IN.
8. ALL W-BEAM SPLICES, AND SPLICES OF TERMINAL CONNECTORS TO W-BEAM SHALL BE LAPPED IN THE DIRECTION OF TRAFFIC UNLESS OTHERWISE NOTED.
9. MATERIAL TYPE AND SHAPE OF POSTS AND BLOCKS SHALL BE THE SAME THROUGHOUT THE PROJECT EXCEPT WHEN SPECIFIC POSTS AND BLOCKS ARE SPECIFIED, I.E. AT END ANCHORAGES AND BOX CULVERTS.
10. CONCRETE MAY BE READY-MIXED OR FIELD-MIXED AND SHALL CONSIST OF A MINIMUM OF 1 PART CEMENT TO 6 PARTS AGGREGATE BY VOLUME.

THE GENERAL NOTES ARE CONTINUED ON SHEET 2.

Computer File Information		Sheet Revisions		
Creation Date: 07/04/12	Initiass: DLM		Date:	Comments
Last Modification Date: 10/27/14	Initiass: LTA	(REV)	10/09/14	Relocated Sheet 2 for Fire Station #26
Full Path: www.coloradodot.info/business/designsupport		(REV)	10/27/14	Revised Sheet 2 & 3 to add Notes 2 & 3, Sheet 4 to add Note 3, Sheet 5 to add Note 4 and Sheet 6 to add Note 3
Drawing File Name: 60100S0220.dgn		(REV)		
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English		(REV)		

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4201 East Arkansas Avenue
CDOT HQ, 4th Floor
Denver, CO 80222
Phone: 303-757-9021 FAX: 303-757-9868
Division of Project Support DLM/LTA

GUARDRAIL TYPE 3 W-BEAM

STANDARD PLAN NO. M-606-1

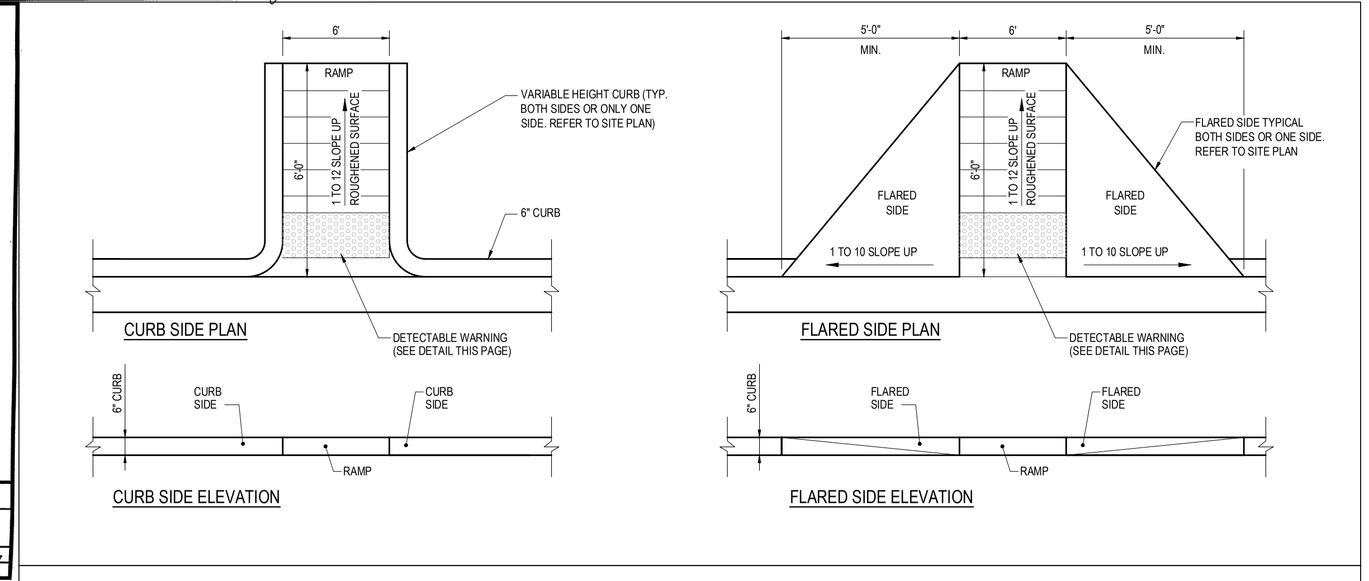
Sheet No. 1 of 20

Issued By: Project Development Branch July 4, 2012

LENGTH FOR RADII
A = 1/2"
C = 1-1/2"
D = 1-1/2" TO 2"

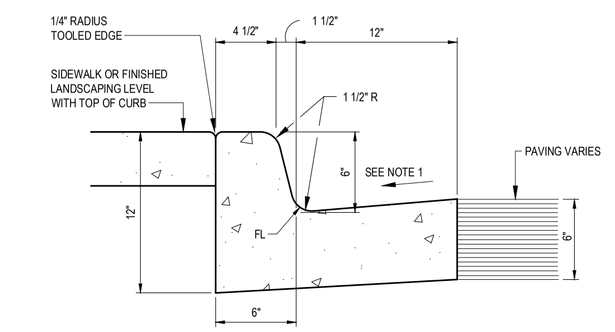
NOTES FOR TYPE 6 CURB:
1. 4000 P.S.I. concrete mix design shall be modified to include 0.5 bags of fiber mesh per cubic foot.
2. 1" deep tool joints shall be installed at 6' (six foot) spacing.
3. Type 6 median curb will only be allowed where street section falls away from curb, "spill" condition.

Standard Curb & Gutter Type 1, 2, 3, 4, 5 & 6
Standard Plan No. 608-1 | STD. D-6



ADA HANDICAP RAMP DETAILS

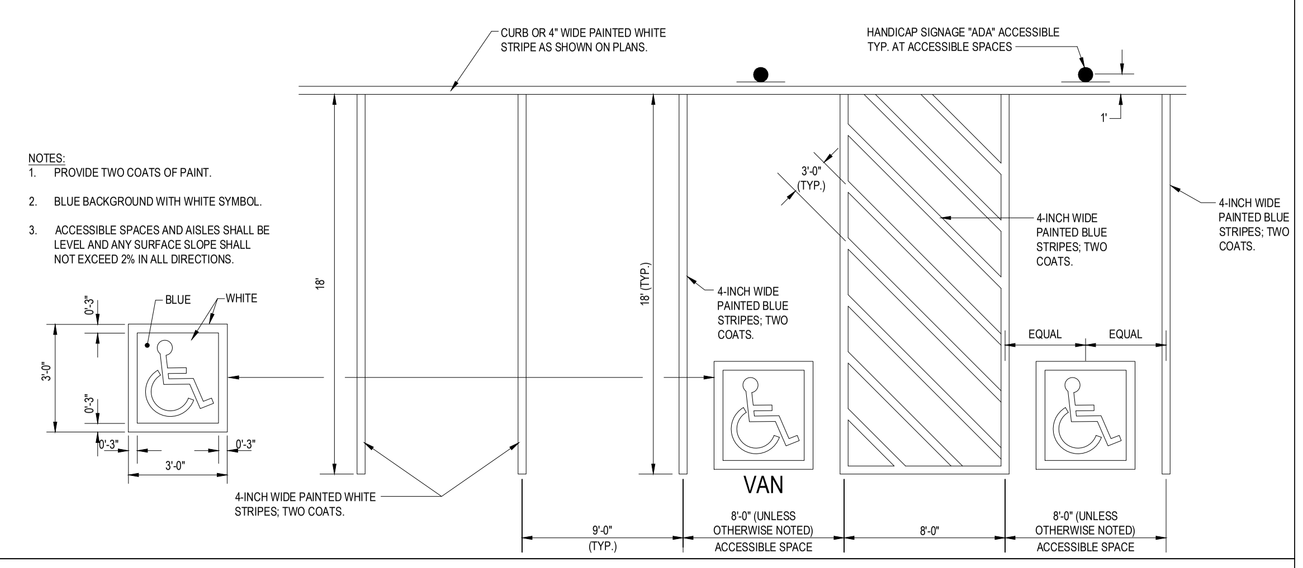
NOT TO SCALE



NOTES:
1. GUTTER CROSS SLOPE SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.
2. BASE OF CURB SHALL REST ON COMPACTED FILL.
3. ALL EXPOSED CONCRETE SHALL HAVE A SACK FINISH.
4. CONTROL JOINTS SHALL BE INSTALLED AT 10 FOOT MAXIMUM INTERVALS AND AT THE END OF CURB RETURNS - SEE CURB CONTROL JOINT DETAIL.
5. EXPANSION JOINTS SHALL BE INSTALLED AT 500 FOOT MAXIMUM INTERVALS AND/OR TO MATCH LOCATION OF EXPANSION JOINTS IN PAVING - SEE CURB EXPANSION JOINT DETAIL.

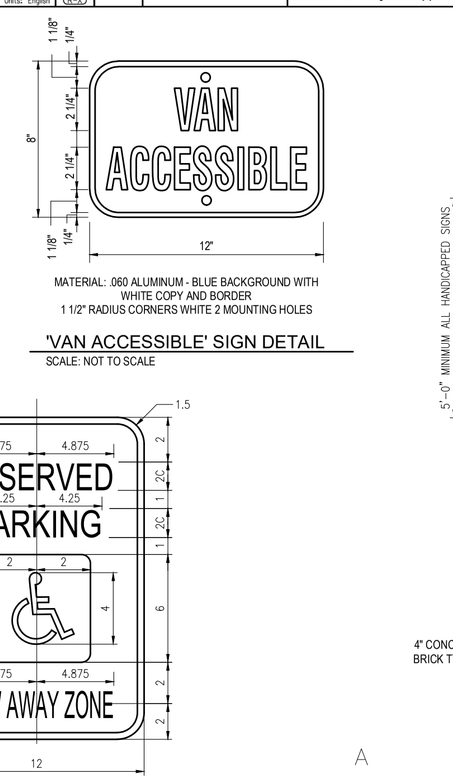
CATCH CURB AND 1' WIDE GUTTER (PRIVATE)

SCALE: 1 1/2" =1'-0"



TYPICAL ACCESSIBLE PARKING STALLS

NOT TO SCALE



MATERIAL: .060 ALUMINUM - WHITE BACKGROUND WITH BLUE COPY AND BORDER - SYMBOL HAS BLUE BACKGROUND, WHITE COPY WITH BLACK BORDER
1 1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES

'PARKING ONLY' SIGN DETAIL

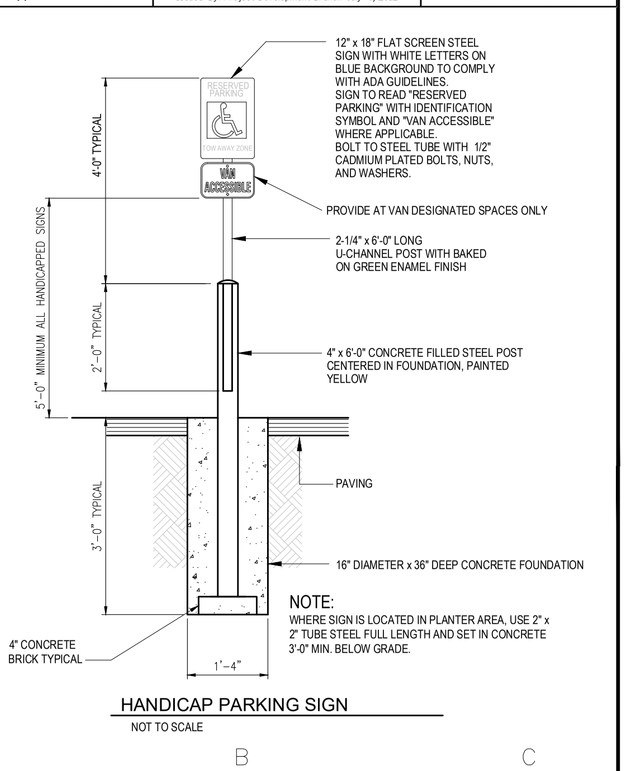
SCALE: NOT TO SCALE

NOTE:
1. PROVIDE TWO COATS OF PAINT
2. BLUE BACKGROUND WITH WHITE SYMBOL

MATERIAL: .060 ALUMINUM - BLUE BACKGROUND WITH WHITE COPY AND BORDER
1 1/2" RADIUS CORNERS WHITE 2 MOUNTING HOLES

'VAN ACCESSIBLE' SIGN DETAIL

SCALE: NOT TO SCALE



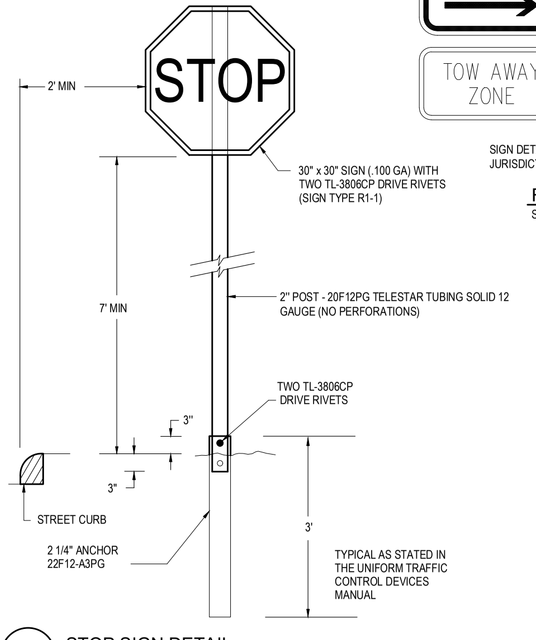
HANDICAP PARKING SIGN

NOT TO SCALE

SIGN DETAILS ARE PROVIDED AS A MINIMUM STANDARD ONLY. SIGNS SHALL COMPLY WITH AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE WITH JURISDICTION HAVING AUTHORITY, SUPPLY & INSTALL.

FIRE LANE & TOW AWAY ZONE SIGN DETAIL

SCALE: NOT TO SCALE



1 STOP SIGN DETAIL
NOT TO SCALE

SPACE RESERVED FOR CITY STAMP

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Ent CREDIT UNION
LOTS 6-14 BLOCK 188,
LOVE AND QUINBY'S ADDITION
TO COLORADO CITY

3005 & 3009 W. COLORADO AVE.
COLORADO SPRINGS, COLORADO

#	Date	Issue / Description	Init.

Project No:	ECU000010
Drawn By:	RDG
Checked By:	JRR
Date:	SEPTEMBER 8, 2018

SITE DETAILS

3
3 of 12

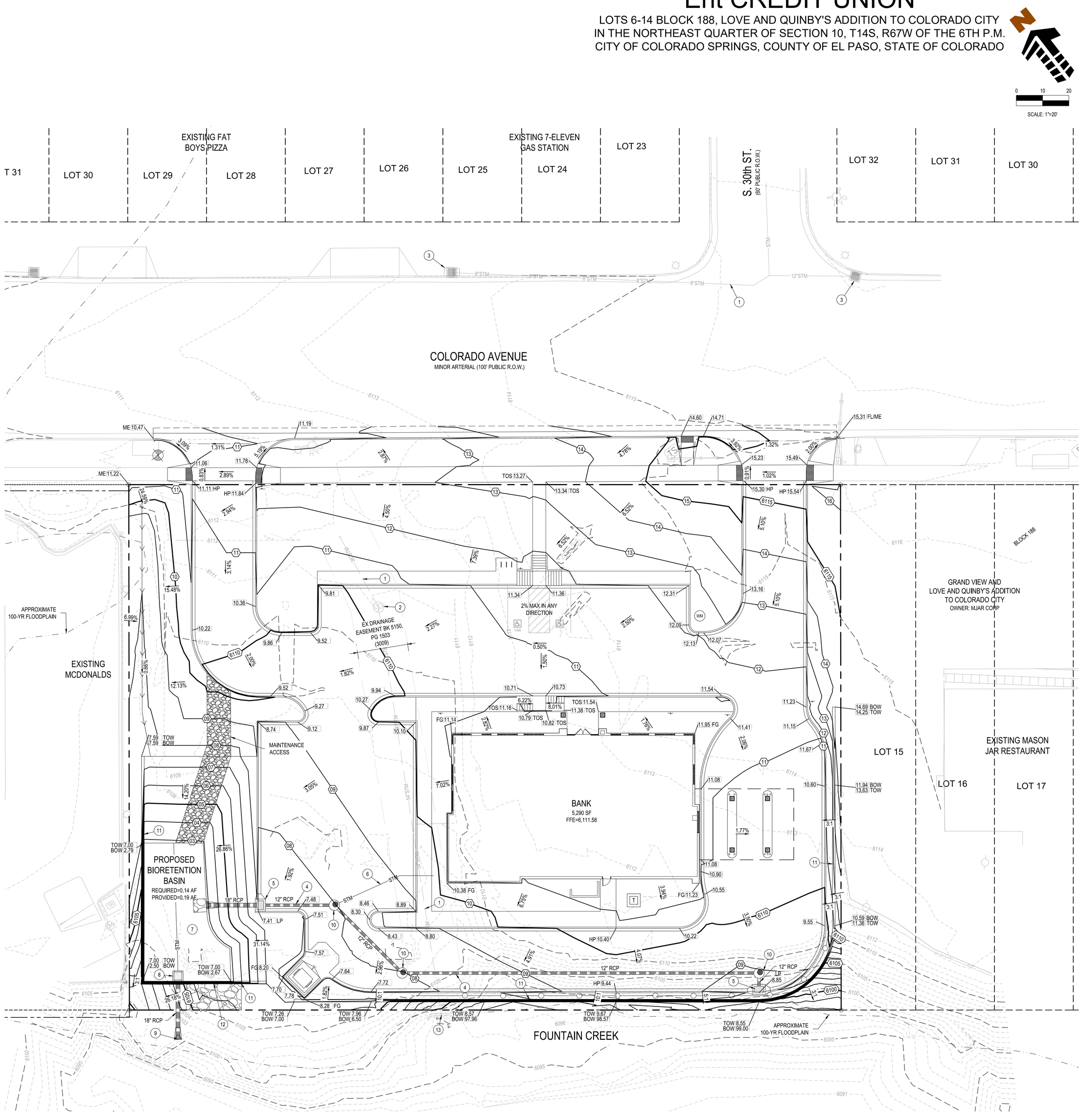
CPC DP 18-00135

FIGURE 1

M:\Ent Credit Union\Civil\Construction Drawings - ECU000010 - 3005 Colorado\CAD\Cover\ECU-CVR_SD_Site Plan.dwg - Kevin Franklin - 4/2/2019

SITE DEVELOPMENT PLAN
Ent CREDIT UNION

LOTS 6-14 BLOCK 188, LOVE AND QUINBY'S ADDITION TO COLORADO CITY
IN THE NORTHEAST QUARTER OF SECTION 10, T14S, R67W OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



GRADING LEGEND

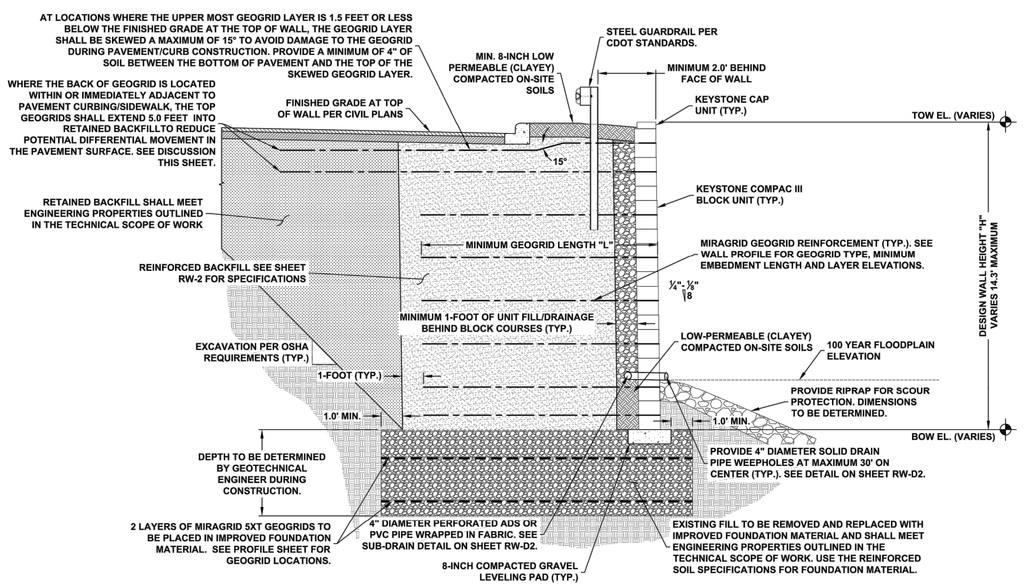
- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- 6115 — PROPOSED MAJOR CONTOUR
- 14 — PROPOSED MINOR CONTOUR
- 6115 — EXISTING MAJOR CONTOUR
- 6114 — EXISTING MINOR CONTOUR
- STS — EXISTING STORM SEWER
- STS — PROPOSED STORM SEWER
- STS — PROPOSED STORM SEWER (LESS THAN 12")
- 100-YEAR FLOODPLAIN LIMITS
- PROPOSED SWALE
- 45.0 — PROPOSED SPOT ELEVATION
- FF — FINISHED FLOOR
- FG — FINISHED GRADE
- ME — MATCH EXISTING
- LP — LOW POINT
- HP — HIGH POINT
- TOS — TOP OF SIDEWALK
- TOW — FINISHED GRADE AT TOP OF WALL
- BOW — FINISHED GRADE AT BOTTOM OF WALL
- PROPOSED MANHOLE
- PROPOSED INLET

SCHEDULE

1. EXISTING STORM SEWER TO REMAIN
2. EXISTING STORM SEWER MANHOLE TO REMAIN
3. EXISTING STORM SEWER INLET TO REMAIN
4. PROPOSED STORM SEWER LINE (PRIVATE)
5. PROPOSED STORM SEWER INLET (PRIVATE)
6. PROPOSED ROOF DRAIN (PRIVATE)
7. PROPOSED BIORETENTION BASIN (PRIVATE)
8. PROPOSED OUTLET STRUCTURE (PRIVATE)
9. PROPOSED STORM SEWER OUTLET INTO FOUNTAIN CREEK
10. PROPOSED STORM SEWER MANHOLE (PRIVATE)
11. PROPOSED SEGMENTAL RETAINING WALL
12. PROPOSED EMERGENCY SPILLWAY
13. EXISTING STORM OUTFALL TO REMAIN
14. PROPOSED MAINTENANCE ACCESS

GRADING NOTES

1. ADD 6100 TO ALL SPOT GRADE ELEVATIONS LESS THAN 50.
2. ADD 6000 TO ALL SPOT GRADE ELEVATIONS GREATER THAN 50.
3. REQUIREMENTS SHOWN ON SITE PLAN SHALL GOVERN. DRAWINGS AND SPECIFICATIONS SHOWING OTHERWISE NOTWITHSTANDING. CONTRACTOR TO POINT OUT ANY DISCREPANCIES TO THE OWNERS REPRESENTATIVE PRIOR TO BID.
4. CONTRACTOR MUST OBTAIN ALL STATE AND CITY STORM WATER DISCHARGE AND EROSION CONTROL PERMITS PRIOR TO ANY DISTURBANCE AND/OR GRADING ACTIVITY.
5. ALL FILL IN OLD TANK AREAS, OLD BASEMENTS, CESSPOOLS, OTHER EXCAVATIONS AND INSIDE BUILDING TO BE APPROVED BY GEOTECHNICAL ENGINEER.
6. FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY COMPANY REPRESENTATIVE. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT COMPANY APPROVAL.
7. ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL DIRT APPROVED BY GEOTECHNICAL ENGINEER AND SHALL BE PLACED AND COMPACTED PER GEOTECHNICAL REPORT RECOMMENDATIONS.
8. SET PROPERTY CORNER PINS IN CONCRETE. IF PROPERTY CORNERS ARE DESTROYED BY CONTRACTOR, THE CONTRACTOR SHALL BEAR THE EXPENSE OF RELOCATION CORNERS BY A REGISTERED SURVEYOR.
9. THIS DESIGN IS BASED ON A GEOTECHNICAL INVESTIGATION. A COPY OF THIS REPORT IS AVAILABLE FOR INSPECTION BY THE CONTRACTORS.
10. ALL SPOT GRADES ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
11. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
12. ALL LANDSCAPING AREAS SHALL BE GRADED TO WITHIN 0.10' WITH COMPANY APPROVED TOP SOIL TO A MINIMUM 6" DEPTH.
13. GENERAL CONTRACTOR TO PROVIDE BARRICADE PROTECTION WITH FLASHING LIGHTS AROUND ALL FOOTINGS, EXCAVATIONS AND ALL OFFSITE WORK.
14. PROPOSED FLOWLINE ELEVATION DOES NOT TAKE INTO ACCOUNT GUTTER DEPRESSION AT INLET.



1 TYPICAL RETAINING WALL CROSS SECTION (NOT TO SCALE)

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LOTS 6-14 BLOCK 188,
LOVE AND QUINBY'S ADDITION
TO COLORADO CITY

3005 & 3009 W. COLORADO AVE.
COLORADO SPRINGS, COLORADO

#	Date	Issue / Description	Init.

Project No:	ECU000010
Drawn By:	RDG
Checked By:	JRR
Date:	SEPTEMBER 5, 2018

GRADING PLAN

4
4 of 12

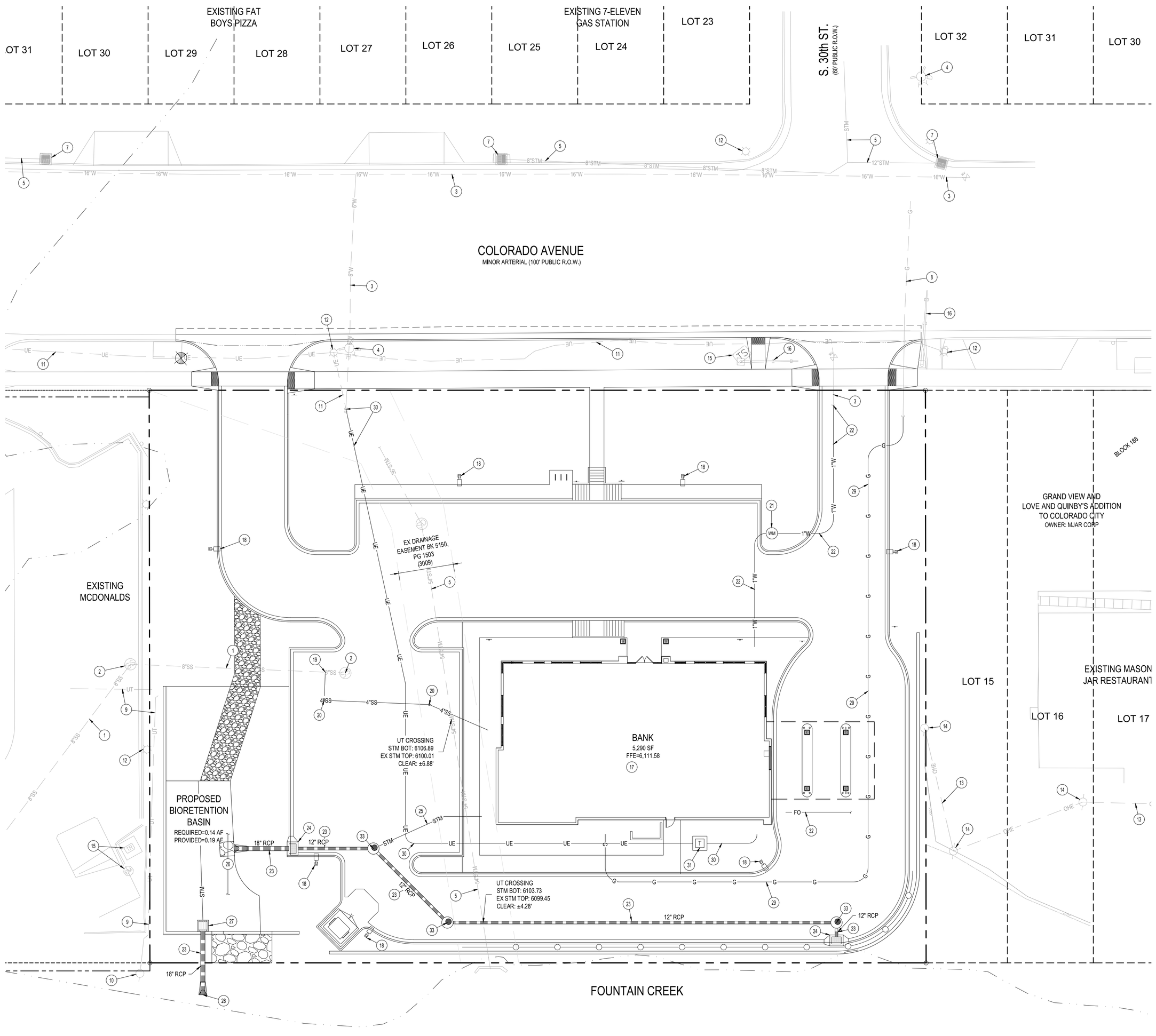
CPC DP 18-00135

FIGURE 1

W:\Ent Credit Union\Co Colorado Springs - ECU000010 - 3005 Colorado\CAD\3 Plan\DRP\ECU_00-Cover.dwg - Basic Erosion - 4/3/2019

SITE DEVELOPMENT PLAN
Ent CREDIT UNION

LOTS 6-14 BLOCK 188, LOVE AND QUINBY'S ADDITION TO COLORADO CITY
IN THE NORTHEAST QUARTER OF SECTION 10, T14S, R67W OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



0 10 20
SCALE: 1"=20'

COLORADO SPRINGS UTILITIES GENERAL NOTES

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

1. THIS DRAWING IS A PRELIMINARY UTILITY PLAN AND THEREFORE, COLORADO SPRINGS UTILITIES SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC, AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS ("STANDARDS"), TARIFFS, RULES, REGULATIONS, AND POLICIES, CITY ORDINANCES, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL ALL POTABLE AND NON-POTABLE WATER SYSTEM FACILITIES AND APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4. SPRINGS UTILITIES' UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS PERMANENT SERVICE IS INITIATED.
5. ONLY WITH THE PRIOR WRITTEN APPROVAL BY SPRINGS UTILITIES, OWNER MAY CAUSE THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER, AT ITS SOLE COST AND EXPENSE, SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM (OR EXECUTIVE AGREEMENT FORM) WITHOUT MODIFICATION UNLESS APPROVED BY SPRINGS UTILITIES.
7. THE WATER DISTRIBUTION SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES' CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SECTION 4.08 OF SPRINGS UTILITIES' WATER STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SPRINGS UTILITIES' WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGE RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO INCUR IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER' WATER SYSTEM EXTENSIONS. (WATER-QUALITY MAINTENANCE COSTS). OWNER SHALL REIMBURSE SPRINGS UTILITIES FOR SUCH WATER-QUALITY MAINTENANCE COSTS WITHIN THIRTY (30) DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES' STANDARD GAS-SYSTEM PRESSURE, AND THE LOCATION OF ALL METERS AND TRANSFORMERS. (CONTACT NORTH WORK CENTER 668-4985 OR SOUTH WORK CENTER 668-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES (CITY CODE 12.2.540).
11. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OR THE SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES, RULES, REGULATIONS AND POLICIES OF SPRINGS UTILITIES.

LEGEND

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EASEMENT BOUNDARY LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING UNDERGROUND GAS LINE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING UNDERGROUND TELEPHONE
- EXISTING FIBER OPTIC LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER (LESS THAN 12")
- PROPOSED UNDERGROUND GAS LINE
- PROPOSED UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND TELEPHONE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER (LESS THAN 12")
- PROPOSED STORM SEWER (GREATER THAN 12")
- PROPOSED UNDERGROUND GAS LINE
- PROPOSED UNDERGROUND ELECTRICAL
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING WATER VALVE
- EXISTING IRRIGATION VALVE
- EXISTING SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRICAL VAULT
- EXISTING LIGHT POLE
- PROPOSED SITE LIGHTING
- PROPOSED MANHOLE
- PROPOSED INLET

UTILITY SCHEDULE

1. EXISTING 8" PVC SANITARY SEWER TO REMAIN
2. EXISTING SANITARY SEWER MANHOLE TO REMAIN
3. EXISTING 16" CIP WATER LINE TO REMAIN
4. EXISTING FIRE HYDRANT TO REMAIN
5. EXISTING RCP STORM SEWER TO REMAIN (SIZE NOTED ON LINE)
6. EXISTING STORM SEWER MANHOLE TO REMAIN
7. EXISTING STORM SEWER INLET TO REMAIN
8. EXISTING GAS LINE TO REMAIN
9. EXISTING UNDERGROUND TELEPHONE TO REMAIN
10. EXISTING TELEPHONE POLE TO REMAIN
11. EXISTING ELECTRIC LINE TO REMAIN
12. EXISTING SITE LIGHT TO REMAIN
13. EXISTING OVERHEAD ELECTRICAL LINE TO REMAIN
14. EXISTING POWER POLE TO REMAIN
15. EXISTING UTILITY OBJECT TO REMAIN
16. EXISTING TRAFFIC SIGNAL TO REMAIN
17. PROPOSED 5,290 S.F. BANK BUILDING
18. PROPOSED SITE LIGHT; REFERENCE PHOTOMETRIC PLANS FOR DETAILS (TYP.)
19. PROPOSED SANITARY SEWER SERVICE, CONNECT TO EXISTING SANITARY MAIN 5-FT BELOW MANHOLE (PRIVATE)
20. PROPOSED SANITARY SEWER CLEANOUT (PRIVATE)
21. PROPOSED WATER METER PIT (PRIVATE)
22. PROPOSED WATER SERVICE, CONNECT TO EXISTING WATER STUB (PRIVATE)
23. PROPOSED STORM SEWER LINE (PRIVATE)
24. PROPOSED STORM SEWER INLET (PRIVATE)
25. PROPOSED ROOF DRAIN (PRIVATE)
26. PROPOSED BIORETENTION BASIN (PRIVATE)
27. PROPOSED OUTLET STRUCTURE (PRIVATE)
28. PROPOSED STORM SEWER OUTLET INTO FOUNTAIN CREEK
29. PROPOSED GAS SERVICE (SIZE TO BE DETERMINED)
30. PROPOSED UNDERGROUND ELECTRICAL SERVICE, CONNECT TO EXISTING ELECTRICAL STUB
31. PROPOSED ELECTRICAL TRANSFORMER
32. PROPOSED TELEPHONE/FIBER OPTIC SERVICE (CONNECTION TO BE DETERMINED)
33. PROPOSED STORM SEWER MANHOLE (PRIVATE)

BENCHMARK

'VP21' (FIMS)
ELEV=6108.17 NGVD 29
ELEVATIONS FOR THE SITE WERE BASED ON THE COLORADO SPRINGS UTILITIES, FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) BENCHMARK 'VP21' (ELEV=6108.17 NGVD 29). VP21 IS A 3.25" ALUMINUM DISK BERNTSEN C108 FIMS BRASS CAP SET ON THE SOUTHWEST CORNER OF THE 31ST STREET BRIDGE OVER FOUNTAIN CREEK, ABOUT 270 FEET NORTH OF THE CENTERLINE OF U.S. HIGHWAY 24. A TELEPHONE POLE WITH A FIMS SHINER IS 97.70 FEET TO THE SOUTH AND A UTILITY POLE WITH A FIMS SHINER IS 55.90 FEET TO THE NORTHWEST.

TEMPORARY BENCHMARKS:
TBM #1
ELEV=6111.279'
INSCRIBED 'X' ON SE CORNER OF CONCRETE PAD

TBM #2
ELEV=6116.104'
NAIL IN CONCRETE

BASIS OF BEARING

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE SOUTH ROW LINE OF COLORADO AVENUE, ALSO BEING THE NORTH LINE OF LOVE AND QUINBY'S ADDITION TO COLORADO CITY, MONUMENTED ON THE NORTH WITH A 2" W/ ALUMINUM CAP, "PE LS 9853" AND ON THE SOUTH BY A NO. 4 REBAR W/ NO CAP, BEING THE NE CORNER OF LOT 26, AND IS CONSIDERED TO BEAR N52°16'10"W.

COLORADO SPRINGS UTILITIES
COMMERCIAL UTILITY SERVICE PLAN APPROVAL

APPROVED BY:_____ DATE: _____

PROJECT NUMBER:_____ WORK ORDER NUMBER: ____N/A_____

CSU SHEET _____ OF _____

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

Galloway
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Ent CREDIT UNION
LOTS 6-14 BLOCK 188,
LOVE AND QUINBY'S ADDITION
TO COLORADO CITY

3005 & 3009 W. COLORADO AVE.
COLORADO SPRINGS, COLORADO

#	Date	Issue / Description	Init.

Project No:	ECU000010
Drawn By:	RDG
Checked By:	JRR
Date:	SEPTEMBER 5, 2018

PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

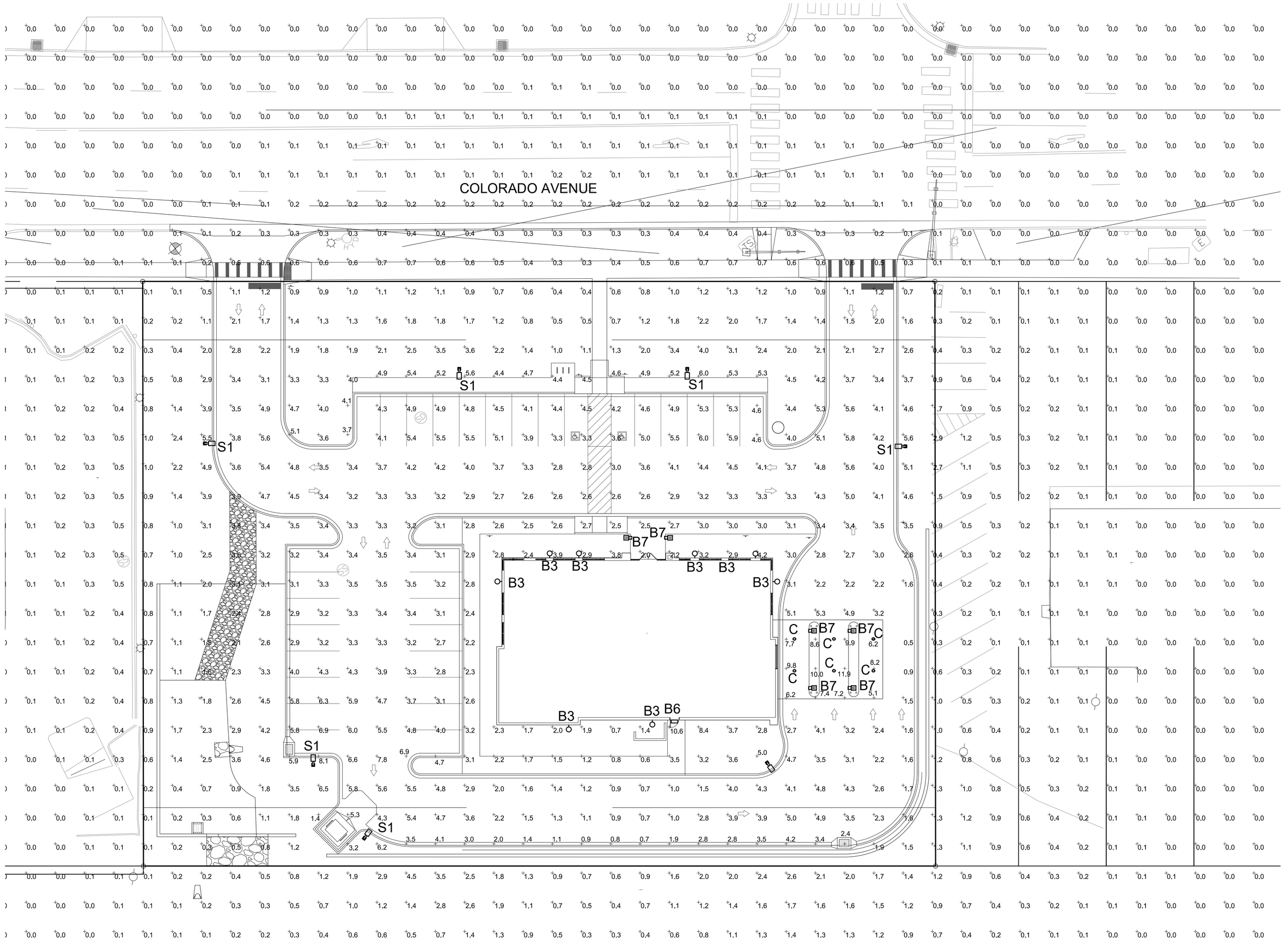
CPC DP 18-00135

FIGURE 1

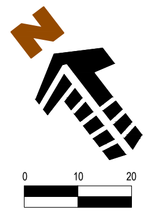
M:\Ent Credit Union\City Colorado Springs - ECU000010 - 3005 Colorado\ACAD\3 Plan\DP\PEC\01_SHEET.dwg, Sean Franklin, 4/3/2019

SITE DEVELOPMENT PLAN
Ent CREDIT UNION

LOTS 6-14 BLOCK 188, LOVE AND QUINBY'S ADDITION TO COLORADO CITY
IN THE NORTHEAST QUARTER OF SECTION 10, T14S, R67W OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



1 PHOTOMETRIC SITE PLAN
SCALE: 1"=20'-0"



NOTES:

PLAN WAS BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS, LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE STUDY IS BASED ON REQUESTED ILLUMINATION LEVELS, LUMINAIRE LOCATIONS, OR ADDITIONAL CRITERIA BY THE AUTHORITIES HAVING JURISDICTION.

THE CALCULATED PHOTOMETRIC LEVELS MAY OR MAY NOT MEET CERTAIN SAFETY STANDARDS OR RECOMMENDED PRACTICES OF IESNA.

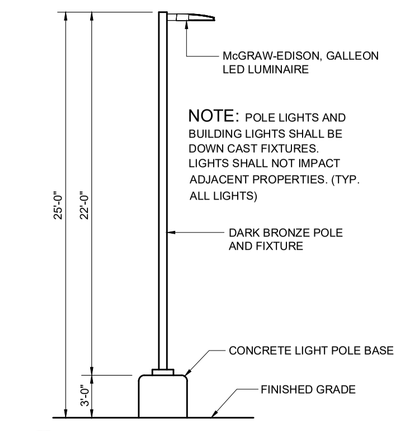
THE PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. LABORATORY TESTS ARE MADE UNDER OPTIMUM CONDITION, WITH LAMP OUTPUT AT RATED VALUE, AND IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO VARIABLE FIELD CONDITIONS SUCH AS (BUT NOT LIMITED TO): VARIANCE IN LAMP LUMEN OUTPUT; LAMP TILT FACTOR; BALLAST WATTAGE OUTPUT; LINE VOLTAGE AT BALLAST; REFLECTOR SPECULARITY; LAMP LUMEN DEPRECIATION; AND LUMINAIRE DIRT DEPRECIATION.

THE 30'-0" MOUNTING HEIGHT IS THE ACTUAL ASSEMBLY (POLE, BASE, AND FIXTURE) AND MAY DIFFER FROM THE FROM THE LUMINAIRE'S LUMINOUS APERTURE.

THIS PLAN IS FOR RELATIVE LAYOUT AND SCOPE OF WORK PURPOSES ONLY. REFER TO SITE PLAN PREPARED BY LOCAL CONSULTANT FOR RELATIONSHIP OF THESE LUMINAIRES AND THEIR LOCATIONS TO EXISTING STRUCTURES AND REFERENCE.

SITE LIGHTING DESIGN USES FIXTURES THAT MAY APPEAR VISUALLY IDENTICAL BUT EMPLOY DIFFERENT OPTICS THAT DISTRIBUTE THE LIGHT IN DIFFERENT MANNERS OR DIFFER IN LIGHTING INTENSITY. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THE DIFFERENT DISTRIBUTION PATTERNS AND LUMEN PACKAGES AND MATCHING THE LOCATIONS OF THESE AS SHOWN IN PLANS. DEVIATION FROM PLANS WILL RESULT IN FAILURE TO MEET LOCAL LIGHTING ORDINANCES AND DESIGN INTENT AND WILL NEED TO BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER OR LIGHTING DESIGNER.



2 AREA LIGHT DETAIL
SCALE: NOT TO SCALE

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGE	MOUNTING	HEIGHT	LLF	SOURCE	MODEL NUMBER	DESCRIPTION	LUMENS	WATTS
	7	S1	SINGLE	POLE	25'-0"	1.0	LED	GLEON-AF-04-LED-E1-T4FT-BZ	EATON LIGHTING, LED AREA LUMINAIRE, TYPE IV DISTRIBUTION, BRONZE COLOR	24156	225
	8	B3	SINGLE	WALL	8'-0"	1.0	LED	8300K-49688OZL 16	KICHLER LIGHTING, TOMAN 1 LIGHT LED OUTDOOR WALL OZ, 800 LUMENS, OPAQUE CYLINDER, OLDE BRONZE COLOR	800	9
	1	B6	SINGLE	WALL	8'-0"	1.0	LED	WD14D-4-E35-60L-4K-VOLT-DB	KIM LIGHTING, WALL DIRECTOR FULL CUT-OFF LED LUMINAIRE, 60 LED'S, 4000K CCT, DARK BRONZE COLOR	4713	63
	6	B7	SINGLE	WALL	10'-0"	1.0	LED	232-08-831-N-350	DELTA LIGHTING, KIX S UPLIGHT, DARK GREY COLOR, 350mA DRIVER, 3000K CCT	87	2
	6	C	SINGLE	SOFFIT	14'-0"	1.0	LED	LC6LED120-BLCLED735K8	PRESCOLITE, 6" LED DOWNLIGHT, FULLY RECESSED, 1800 LUMENS, WHITE TRIM	1797	26

NOTES:
1. VERIFY EXACT FIXTURES CATALOG NUMBER, FINISH, VOLTAGE, LAMP(S), LENGTHS AND OPTIONS WITH OWNER AND ARCHITECT PRIOR TO ORDERING ANY EQUIPMENT.
2. CONTRACTOR TO VERIFY COMPATIBLE DIMMER TYPE AND MANUFACTURER FROM LUMINAIRE CUT SHEET.
3. CONTRACTOR TO PROVIDE ALL PARTS AND ACCESSORIES FOR A COMPLETE AND FUNCTIONING SYSTEM.
4. ALL SITE/AREA LIGHTS ARE MOUNTED ON 22'-0" POLES WITH 3'-0" CONCRETE BASES. TOTAL MOUNTING HEIGHT = 25'-0".
5. ALL LIGHTS WILL BE FULL CUT OFF.

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
FRONT PARKING	FC	4.66	6.0	3.3	1.41 to 1	1.82 to 1
SIDE PARKING	FC	3.77	6.9	2.7	1.40 to 1	2.56 to 1
DRIVES	FC	3.63	7.8	1.1	3.30 to 1	7.09 to 1
DRIVE-UP CANOPY	FC	8.18	11.9	5.1	1.60 to 1	2.33 to 1
REAR DRIVE	FC	2.46	5.0	0.7	3.51 to 1	7.14 to 1
LIFE SAFETY PATH	FC	3.02	5.0	0.7	3.51 to 1	6.25 to 1

SPACE RESERVED FOR CITY STAMP

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Ent CREDIT UNION
LOTS 6-14 BLOCK 188,
LOVE AND QUINBY'S ADDITION
TO COLORADO CITY

3005 & 3009 W. COLORADO AVE.
COLORADO SPRINGS, COLORADO

#	Date	Issue / Description	Init.

Project No:	ECU000010
Drawn By:	RDG
Checked By:	JRR
Date:	SEPTEMBER 5, 2018

PHOTOMETRIC PLAN

6
6 of 12

CPC DP 18-00135

FIGURE 1

M:\Ent-Owell Ranch\Co. Colorado Springs - ECU000010 - 3009 Colorado\CAD\Civil\Plan\SDP\ECU10_SDP-Ent.dwg - Scott Rodella - 4/5/2019

SITE DEVELOPMENT PLAN
Ent CREDIT UNION

LOTS 6-14 BLOCK 188, LOVE AND QUINBY'S ADDITION TO COLORADO CITY
IN THE NORTHEAST QUARTER OF SECTION 10, T14S, R67W OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

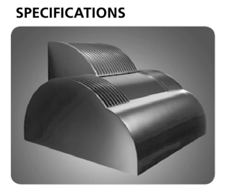
KIM LIGHTING — 14" Wall Director® PicoEmitter® LED — **WD14-LED** kl_wd14eled_spec.pdf

JOB — TYPE —
NOTES — APPROVALS —

FEATURES
- Full Cutoff PicoEmitter technology
- Available in 580nm, 3000K, 4000K and 5000K standard CCT
- Type 2, 3, 4 distributions
- 0-10V dimming drivers standard
- Sealed optical chamber

Certifications: cULus LISTED; IDA (3000K and warmer CCTs only); DLC

SPECIFICATIONS



Weight: 26 lbs

ORDERING CODE

Fixture: Housing	Distribution	Drive Current	Electrical Module: Source	Color Temperature[1]	Voltages	Fixture Finish	Fixture Finish
WD14U Small, Up	2 Type II	E35 350mA PicoEmitter	60L 60 LEDs, 65W	2K 580nm[2]	120 120V	BL Black	A25-7 7-pin Photocell Receptacle
WD14D Small, Down	3 Type III			3K 3000K	208 208V	DB Dark Bronze	A30 120V Button Photocell
	4 Type IV			4K 4000K	240 240V	GT Graphite	A31 208V Button Photocell
				5K 5000K	277 277V	LG Light Gray	A32 240V Button Photocell
					347 347V[3]	PS Platinum Silver	A33 277V Button Photocell
					480 480V[3]	TT Titanium	A34 480V Button Photocell
					TBD	WH White	A35 347V Button Photocell
						CC Custom Color, consult representative	

Fuse Options	Lens Options	NFO Option	Other Options	Control Options	Mounting Options
SF 120, 277, 347 Line Volts; DF 208, 240, 480 Line Volts	LS Polycarbonate Lens[4]	NFO Neighbor Friendly Optic. Photometry available for Type III/IV, All others, consult factory.	5DS14 Shield for horizontal cutoff when fixture tilted at 5°; WG14 11 ga. wire guard finished to match fixture	Wireless WIR-RML-IO 120-347V, 1000' range, WiScape RF mesh control system with off/on/dim, photo, GPS location, alert, monitoring and metering capabilities.	SCM14U Surface Conduit mnt. for Up fixture w/ one 3/4" NPT conduit tap in sides and bottom; SCM14D Surface Conduit mnt. for Down fixture w/ one 3/4" NPT conduit tap in sides and bottom

For Control Spec Select: http://trpssl.com/index.html

[1] For custom optics and color temperature configurations, contact factory.
[2] Turtle friendly. Maximum 500mA drive current for 2K amber option.
[3] 347V & 480V currents may be supplied with step-down transformer.
[4] Not available for UP version. Use only when vandalism is anticipated to be high. Required only for vandal protection in locations where fixtures can be reached by unauthorized persons.

Kim Lighting reserves the right to change specifications without notice.

© 2017 KIM LIGHTING | 17760 Rowland Street | City of Industry | CA 91748 | P 626.968.5666 | F 626.369.2695 | www.kimlighting.com | Rev. Oct. 10, 2017 — HUBBELL Lighting — | 1 |

CONTRACTOR TO VERIFY VOLTAGE BEFORE ORDERING ANY EQUIPMENT

MANUFACTURER SPEC SHEET FOR BUILDING FIXTURE 'B6'

Job Name: ENT Federal Credit Union - Powers Autopark Branch; Architect: Keys + Lauer Architects (Colorado Springs); Controls: Farnsworth Group Inc (Colorado Springs)
Catalog Number: 8300K-49688OZL16 — Notes:
Type: G

Toman Collection
Toman 1 Light LED Outdoor Wall OZ
49688OZL16 (Olde Bronze)

Project Name: / Location: / Type: / Qty: / Comments:

Ordering Information

Product ID	49688OZL16
Finish	Olde Bronze
Available Finishes	OZ, OZ
Collection	Toman Collection

Dimensions

Extension	11.00"
Height from center of Wall opening	4.25"
Base Backplate	8.00 X 8.25
Weight	8.14 LBS
Height	20.00"
Width	10.00"

Photometrics

Kelvin Temperature	3000K
Color Rendering Index	80

Specifications

Material	Aluminum
Glass Description	Satin Etched Cased Opal

Electrical

Dimmable	Yes
Voltage	120V

Qualifications

Safety Rated	Wet
Energy Star	Yes
Warranty	www.kichler.com/warranty

Primary Lamping

Light Source	LED
Lamp Included	Included
Light Source Equivalent	60(1) Incandescent
Number of Lights/LEDs	1
Initial Lumens	800
Socket Wire	150
Socket Type	Medium
Lamp Type	A19
Dimming	Yes

Alternate Lamps

Lamp Included	Bulb Listing	Light Source	Max Wattage/Range	Bulb Product ID	Dimming
No	Alternate	INCA	150W		

Kichler, 7711 East Pleasant Valley Road, Cleveland, Ohio 44131-8010, Toll free: 866.558.5706 or kichler.com

Notes: 1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions. 2) Incandescent Equivalent: The Incandescent equivalent as presented is an approximate number and is for reference only.

KICHLER

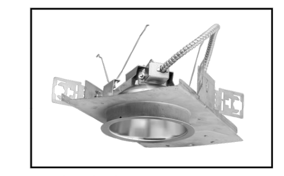
CONTRACTOR TO VERIFY VOLTAGE BEFORE ORDERING ANY EQUIPMENT

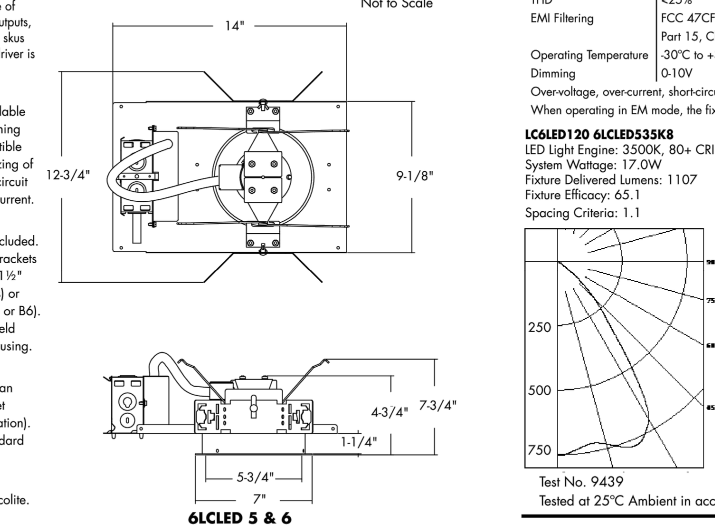
MANUF. SPEC SHEET FOR BUILDING FIXTURE 'B3'

6" LED Downlight **LC6LED** 120 or 277V, 0-10V Dimming Option

DATE: TYPE: FIRM NAME: PROJECT:

LiteFrame — Ceiling Cutout: 6¼". Maximum Ceiling Thickness 1¼". For conversion to millimeters, multiply inches by 25.4. Not to Scale





APPLICATIONS: LiteFrame Commercial (LC6LED) is a 6" commercial grade LED downlight with available outputs between 1000-1800 lumens. This is suitable to replace most CFL downlighting applications, while realizing substantial energy and maintenance savings. Rated for a minimum of 50,000 hours life (70% lumen maintenance) with ambient plenum temperatures up to 35°C (LED5), 28°C (LED6), 25°C (LED7). Free Air Flow around fixture is required for optimal life performance. This product is not recommended for use with 3rd party "FIREHAT" or insulation barriers.

HOUSING: One-piece 22 gauge non-corrosive steel platform. Pre-wired J-box with snap-on cover for easy access. Snap-in connection from driver compartment allows easy installation of light engine/trim assembly and can be upgraded to accommodate technology improvements. Approved for 8 (4 in/4 out) No. 12 AWG conductors rated for 90°C through wiring.

REFLECTOR: High purity aluminum, Alzak, iridescence suppressed, semi-diffuse reflector. Self-trim standard. Painted white self-trim (WT) available as option.

LED LIGHT ENGINE: The LC6LED uses either 36, 48, 60 mid power Nichia LEDs, specifically mixed to provide a minimum of 80 CRI with 3 SDCM color consistency. The use of multiple mid power LEDs allows for optimal thermal management by effectively spreading the heat over a larger area and eliminating hot spots on the LEDs. A diffuse, yet highly transmissive lens obscures the view of the LEDs and creates a smooth, even look from below. The light engine is available in multiple Kelvin temperatures and the system is designed to provide optimal life and lumen maintenance (50,000 hours at 70% lumen maintenance). The reflector/light engine assembly is mechanically retained to the housing.

LED DRIVER: The LC6LED utilizes a 25 watt constant current Thomas Research Products LED driver. This same driver is capable of running all three different lumen outputs, resulting in a reduction of housing skus and simplified specification. The driver is UL8750 and Class II compliant.

DIMMING: A 0-10V dimming option is available (DM), providing flicker-free dimming down to 10%. See list of compatible dimmers on page (4). For the sizing of the control circuit, the dimming circuit may require up to 2mA of sink current.

INSTALLATION: Light commercial bar hangers included. Universal adjustable mounting brackets also accept ½" EMT conduit or 1½" or ¾" lathing channel (by others) or Prescolite 24" bar hangers (B24 or B6). Wall wash orientation may be field adjusted in 90° increments to housing.

CERTIFICATIONS: CSA certified to US and Canadian safety standards. Suitable for wet locations (EM & WW damp location). ENERGY STAR qualified on standard downlight.

WARRANTY: 5 year warranty. See www.prescolite.com for details.

Dimensions: 14"; 12-3/4"; 9-1/8"; 5-3/4"; 7"; 4-3/4"; 7-3/4"; 1-1/4". **6LCLED 5 & 6**
*See page 4 for 6LCLED 7 line art
*See page 4 for 6LCLEDEM line art

Order housing, reflector, and accessories separately
CATALOG NUMBER: — EXAMPLE: LC6LED120DM - 6LCLED535K8WT

HOUSING	VOLTAGE	HOUSING OPTIONS	TRIM APERTURE	OUTPUT	LED COLOR TEMP	CRI	REFLECTOR FINISH	REFLECTOR OPTIONS	ACCESSORIES
LC6LED 6" LED Housing	120 120V; 277 277V; 347[4,8] 347V	Blank No Dimming; DM 0-10V dimming to 10%; DM1[1] 0-10V dimming to 1%; EM[2,3] Bodine BSL310C-DF Battery Pack with integral test switch and indicator light; EMR Bodine BSL310C Battery Pack with remote test switch and indicator light; CP[6,7] Chicago Plenum	6LCLED 6" Open Reflector/Light Engine Assembly	5 Nominal 1000 Delivered Lumens; 6 Nominal 1400 Lumens Delivered; 7 Nominal 1800 Lumens Delivered	27K 2700 Kelvin; 30K 3000 Kelvin; 35K 3500 Kelvin; 40K 4000 Kelvin; 50K 5000 Kelvin	8 80+ CRI	Blank Clear Alzak, Semi-Diffuse; REFLECTOR COLOR: WH[1] White Paint	WT White Trim; EM[2,3] Prepunched reflector to accept integral test switch; WF Wide Flange; WW[5,6] Wall Wash; CP[6,7] Chicago Plenum	B24 Set of two(2) 24" bar hangers for T-bar ceilings; B6 Set of two (2) bar hangers for ceiling joist up to 24" centers; LiteGear[2] Inverter, single phase central lighting, 125VA-250VA; LPS Series[2] LitePower micro-inverter, 20VA-55VA; SCA6D Sloped ceiling adapter (see note on page 4)

In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product. Web: **www.prescolite.com** • Tech Support: **(888) 777-4832**

prescolite — A Division of Hubbell Lighting, Inc. — LFR-LED-013

CONTRACTOR TO VERIFY VOLTAGE BEFORE ORDERING ANY EQUIPMENT

PHOTOMETRIC DATA — **LiteFrame - 6" LC6LED Downlight**

DRIVER DATA	6LCLED5xxx	6LCLED6xxx	6LCLED7xxx
Input Voltage	120, 277V	120, 277V	120, 277V
Input Frequency	50/60 Hz	50/60 Hz	50/60 Hz
Input Current	0.142 (120v) 0.061 (277v)	0.179 (120v) 0.078 (277v)	0.217 (120v) 0.094 (277v)
Input Power	17.0W	21.5W	26.0W
Constant Current Output	700mA	700mA	700mA
Power Factor	≥0.90	≥0.90	≥0.90
THD	<25%	<20%	<20%
EMI Filtering	FCC 47CFR Part 15, Class A	FCC 47CFR Part 15, Class A	FCC 47CFR Part 15, Class A
Operating Temperature	-30°C to +35°C	-30°C to +28°C	-30°C to +25°C
Dimming	0-10V	0-10V	0-10V

Over-voltage, over-current, short-circuit protected. When operating in EM mode, the fixture will deliver approximately 30% of the published full lumen output.

Lumen Multiplier Table — Photometrics for the LC6LED are published below at a nominal 3500 Kelvin temperature. This table may be used to approximate the lumen values at different Kelvin temperatures. Power consumption would stay the same.

5000 Kelvin	1.14
4000 Kelvin	1.03
3500 Kelvin	1.00
3000 Kelvin	1.00
2700 Kelvin	0.91

LC6LED120 6LCLED535K8 — LED Light Engine: 3500K, 80+ CRI; System Wattage: 17.0W; Fixture Delivered Lumens: 1107; Fixture Efficacy: 65.1; Spacing Criteria: 1.1

DEG	CANDELA
0	749
5	737
15	733
25	768
35	494
45	190
55	10
65	3
75	1
85	0
90	0

ZONE	LUMENS
0-60	1104
0-90	1107
90-180	0
0-180	1107

LUMINANCE DATA IN CANDELA/SQ. METER: Angle in Vertical	Average - 0°
45°	16033
55°	1040
65°	424
75°	231
85°	0

Test No. 9439. Tested at 25°C Ambient in accordance to IESNA LM-79-2008

LC6LED120 6LCLED635K8 — LED Light Engine: 3500K, 80+ CRI; System Wattage: 21.5W; Fixture Delivered Lumens: 1424; Fixture Efficacy: 66.2; Spacing Criteria: 1.1

DEG	CANDELA
0	952
5	947
15	927
25	931
35	653
45	270
55	16
65	3
75	1
85	0
90	0

ZONE	LUMENS
0-60	1420
0-90	1424
90-180	0
0-180	1424

LUMINANCE DATA IN CANDELA/SQ. METER: Angle in Vertical	Average - 0°
45°	22784
55°	1664
65°	424
75°	231
85°	0

Test No. 9440. Tested at 25°C Ambient in accordance to IESNA LM-79-2008

Web: **www.prescolite.com** • Tech Support: **(888) 777-4832** — 701 Millennium Boulevard • Greenville, SC 29607 U.S.A. • Phone (864) 678-1000. Copyright ©2016 Prescolite, Inc., a division of Hubbell Lighting, Inc. All Rights Reserved. Specifications subject to change without notice. • Printed in U.S.A. • LFR-LED-013 • 7/20/16 — HUBBELL Lighting, Inc.

MANUF. SPEC SHEET FOR BUILDING FIXTURE 'C'

McGraw-Edison — **GLEON** GALLEON LED — 1-10 Light Squares, Solid State LED — AREA/SITE LUMINAIRE

Catalog # / Project / Comments / Prepared by / Type / Date

DESCRIPTION — The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

SPECIFICATION FEATURES

Construction — Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics — Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical — LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting — STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish — Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

Warranty — Five-year warranty.

CERTIFICATION DATA — UL/cUL Wet Location Listed; ISO 9001; LM79 / LM80 Compliant; 3G Vibration Rated; IP66 Rated; DesignLights Consortium™ Qualified*

ENERGY DATA — Electronic LED Driver; >0.9 Power Factor; <20% Total Harmonic Distortion; 120V-277V 50/60Hz; 347V & 480V 60Hz; -40°C Min. Temperature; 40°C Max. Temperature; 50°C Max. Temperature (HA Option)

DIMENSIONS — "A"; 21-3/4" [553mm]; "B"; 3-15/16" [100mm]

DRILLING PATTERN — TYPE "N": 3/4" [19mm] Diameter Hole; 2" [51mm]; 1-3/4" [44mm]; 7/8" [22mm]; (2) 9/16" [14mm] Diameter Holes

DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length[1]	Weight with Arm (lbs.)	EPA with Arm[2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

EATON — Powering Business Worldwide — *www.designlights.org — TD500020EN 2016-09-28 15:31:55

ORDERING INFORMATION — GLEON GALLEON LED

Sample Number: GLEON-AF-04-LED-E1-T3-GM-QM

Product Family[1,2]	Light Engine	Number of Light Squares[3]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	AF=1A Drive Current	01=1, 02=2, 03=3, 04=4, 05=5, 06=6, 07=7[4], 08=8[4], 09=9[5], 10=10[5]	LED=Solid State Light Emitting Diodes	E1=120-277V, 347=347V[6], 480=480V[6,7]; TBD	T2=Type II; T2R=Type II Roadway; T3=Type III; T3R=Type III Roadway; T4FT=Type IV Forward Throw (S1); T4W=Type IV Wide; 5NQ=Type V Narrow; 5MQ=Type V Square Medium; 5WQ=Type V Square Wide; SL2=Type II w/Spill Control; SL3=Type III w/Spill Control; SL4=Type IV w/Spill Control (S2); SLL=90° Spill Light Eliminator Left; SLR=90° Spill Light Eliminator Right; RW=Rectangular Wide Type I; AFL=Automotive Frontline	AP=Grey; BZ=Bronze; BK=Black; DP=Dark Platinum; GM=Graphite Metallic; WH=White	[Blank]=Arm for Round or Square Pole; EA=Extended Arm[8]; MA=Mast Arm Adapter[9]; WM=Wall Mount; QM=Quick Mount Arm (Standard Length)[10]; QMEA=Quick Mount Arm (Extended Length)[11]

Options (Add as Suffix) — 7030=70 CRI 3000K; 8030=80 CRI 3000K; 7050=70 CRI 5000K; 7060=70 CRI 6000K; 600=Drive Current Factory Set to Nominal 600mA; 800=Drive Current Factory Set to Nominal 800mA; 1200=Drive Current Factory Set to Nominal 1200mA; F=Single Fuse (120, 277 or 347V. Must Specify Voltage); FF=Double Fuse (208, 240 or 480V. Must Specify Voltage); 2L=Two Circuits; DIM=External 0-10V Dimming Leads; P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage); PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle; R=NEMA Twistlock Photocontrol Receptacle; AHD145=After Hours Dim, 5 Hours; AHD245=After Hours Dim, 6 Hours; AHD255=After Hours Dim, 7 Hours; AHD355=After Hours Dim, 8 Hours; HA=50°C High Ambient; MS/DIM-L08 … MS/DIM-L40W, MS/X-L08 … MS/X-L40W, MS-L08 … MS-L40W (Motion Sensor options for various mounting heights); LWR-LW, LWR-LN=LumaWatt Wireless Sensor; L90=Optics Rotated 90° Left; R90=Optics Rotated 90° Right; MT=Factory Installed Mesh Top; TH=Tool-less Door Hardware; LCF=Light Square Trim Plate Painted to Match Housing; HSS=Factory Installed House Side Shield (S2); CE=CE Marking

Accessories (Order Separately) — OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V; OA/RA1027=NEMA Photocontrol - 480V; OA/RA1201=NEMA Photocontrol - 347V; OA/RA1013=Photocontrol Shorting Cap; OA/RA1014=120V Photocontrol; MA1252=10kV Surge Module Replacement; MA1036-XX … MA1195-XX=Tenon Adapters; FSIR-100=Wireless Configuration Tool for Occupancy Sensor; GLEON-MT1 … GLEON-MT5=Field Installed Mesh Top; GLEON-QM=Quick Mount Arm Kit; GLEON-QMEA=Quick Mount Extended Arm Kit; LS/HSS=Field Installed House Side Shield

Eaton, 1121 Highway 74 South, Peachtree City, GA 30269, P: 770-486-4800, www.eaton.com/lighting. Specifications and dimensions subject to change without notice. TD500020EN 2016-09-28 15:31:55

CONTRACTOR TO VERIFY VOLTAGE BEFORE ORDERING ANY EQUIPMENT

MANUFACTURER SPECIFICATION SHEET FOR AREA FIXTURES 'S1'

DELTALIGHT® — Specification Sheet — Weblink

Date / Name / Client / Project name / Quote# / Type/Quantity

KIX S 232 08 831

Available colors:	ALU GREY (232 08 831 A); DARK GREY (232 08 831 N)
ADJUSTABLE	INCL. 1 x LED WHITE 1,1-2,3W / CRI>80 / 3000K; INCL. 1 x LENS 10°; INCL. 1 x CABLE H05 RN-F 2 x 1 mm² 2m; EXCL. LED POWER SUPPLY 350-700mA-DC
LED Technics:	Light source: 223 lm // 2 W // 110 lm/W; Luminaire: 159 lm // 3 W // 60 lm/W
Class:	III
Weight:	0.3 KG
Protection level:	IP65
Minimum distance:	n.a.
Options:	STRAP; LED POWER SUPPLY 350 / 500 / 700mA-DC DIM; CBOX / CBOX 350mA; IP68 CONNECTION KIT; IP68 CONNECTOR 3P

For detailed installation instructions, please consult the manual: 232_08_XXX_HAND.pdf

08/05/2018 08:46:46

CONTRACTOR TO VERIFY VOLTAGE BEFORE ORDERING ANY EQUIPMENT

MANUF. SPEC SHEET FOR UPLIGHT FIXTURE 'B7'

Galloway — Planning. Architecture. Engineering.
6162 S. Willow Drive, Suite 320
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www.gallowayUS.com

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Ent CREDIT UNION
LOTS 6-14 BLOCK 188,
LOVE AND QUINBY'S ADDITION
TO COLORADO CITY

3005 & 3009 W. COLORADO AVE.
COLORADO SPRINGS, COLORADO

#	Date	Issue / Description	Init.

Project No:	ECU000010
Drawn By:	RDG
Checked By:	JRR
Date:	SEPTEMBER 5, 2018

PHOTOMETRIC DETAILS

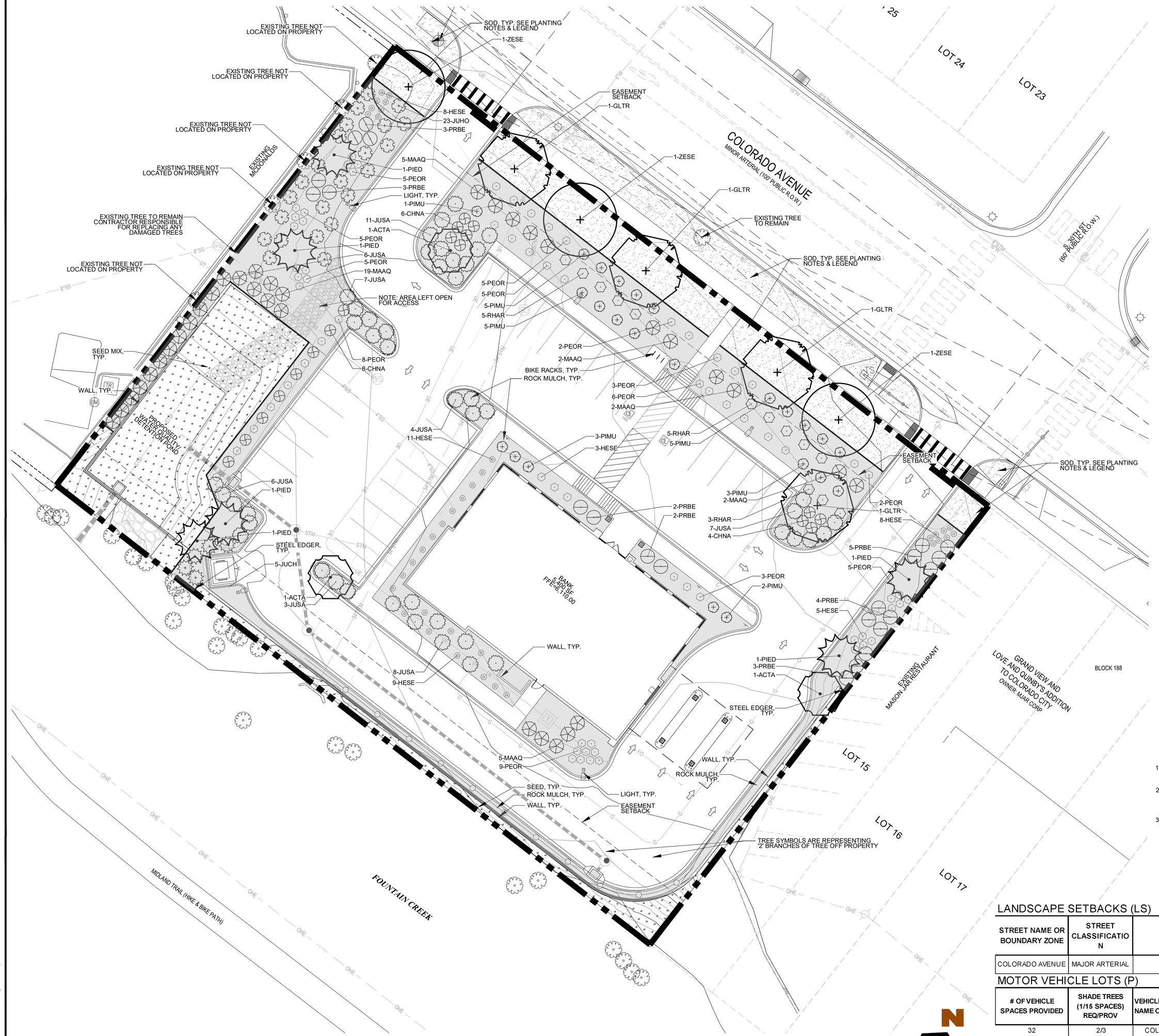
CPC DP 18-00135

FIGURE 1

H:\Ent Credit Union\CO, Colorado Springs - ECU000010 - 3005 Colorado\CADD\2 Plan\SDP\ECU10_06-LiteDets.dwg - Sean Franklin - 4/3/2019

SITE DEVELOPMENT PLAN
Ent CREDIT UNION

LOTS 6-14 BLOCK 188, LOVE AND QUINBY'S ADDITION TO COLORADO CITY
IN THE NORTHEAST QUARTER OF SECTION 10, T14S, R67W OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



*NOTE: A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

N

0 10 20
SCALE: 1"=20'

PLANTING LEGEND

LEGEND ABBREV.	BOTANIC NAME	COMMON NAME
DECIDUOUS TREES		
GLTR	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST
ZESE	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA
EVERGREEN TREES		
PIED	PINUS EDULIS	PINYON PINE
ORNAMENTAL TREES		
ACTA	ACER TATARICUM 'HOT WINGS'	HOT WINGS MAPLE
UPRIGHT JUNIPERS		
JUCH	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER
DECIDUOUS SHRUBS		
CHNA	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH
PRBE	PRUNUS BESSEYI	WESTERN SAND CHERRY
RHAR	RHUS AROMATICA 'GROW-LOW'	GRO-LOW FRAGRANT SUMAC
EVERGREEN SHRUBS		
JUHO	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER
JUSA	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER
MAAQ	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY
PIMU	PINUS MUGO V. PUMILO	MUGO PINE
ORNAMENTAL GRASSES		
HESE	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA
PEOR	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS
SOD		
	FESCUE SOD	RTF (RHIZOMATOUS TALL FESCUE)
SEED		
		SEED
MULCH		
	ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS
EDGING		
	STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTES

PERCENT SIGNATURE PLANTS AND GROUND COVERAGE

TREES
- TOTAL TREES: 16
- TOTAL SIGNATURE TREES: 16
- % SIGNATURE TREES: 100%
- TOTAL TREES AT LEAST 30' TALL AT MATURITY: 7
- % TREES AT LEAST 30' TALL AT MATURITY: 44%

SHRUBS
- TOTAL SHRUBS: 124
- TOTAL SIGNATURE SHRUBS: 124
- SIGNATURE SHRUBS: 100%

ORNAMENTAL GRASSES, GROUND COVERS & PERENNIALS
- TOTAL ORNAMENTAL GRASSES AND PERENNIALS: 104
- TOTAL SIGNATURE ORNAMENTAL GRASSES: 104
- % SIGNATURE ORNAMENTAL GRASSES: 100%

GROUND COVERAGE
- TOTAL LIVING MATERIAL GROUND COVERAGE: 20,252 SF
- TOTAL LANDSCAPE AREA: 24,652 SF
- % LIVING MATERIAL GROUND COVERAGE: 86%

*NOTE: DUE TO LOCATION OF EXISTING UNDERGROUND UTILITIES AND OVERHEAD POWER LINES, INSUFFICIENT SHADE TREES AT LEAST 30' IN HEIGHT AT MATURITY COULD BE FIT ON THE SITE. ORNAMENTAL TREES WERE USED INSTEAD.

CLIMATE ZONE:
FOOTHILLS (FOOTHILLS & PLAINS) PLAINS

PLANT COMMUNITIES
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)
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)

SITE SOILS
SOIL TEST T.B.D. DURING SUBMITTAL PROCESS.

PREVAILING WINDS
TYPICAL PREVAILING WINDS ARE FROM THE NORTH - REF. WESTERN REGIONAL CLIMATE CENTER.

WATER SUPPLY
IRRIGATION SUPPLY SHALL BE PROVIDED. TAP SIZE T.B.D. DURING SUBMITTAL PROCESS.

UTILITY NOTES

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

LANDSCAPE SETBACKS (LS)

STREET NAME OR BOUNDARY ZONE	STREET CLASSIFICATION	WIDTH REQ/PROV	LINEAR FOOTAGE	TREE/FEET REQUIRED	No. OF TREES REQ/PROV	SHRUB SUBS REQ/PROV	ORNAMENTAL GRASS/PERENNIALS SUBS REQ/PROV	SETBACK PLANT ABBREVIATION ON PLAN	% GROUND PLANE VEG REQ/PROV
COLORADO AVENUE	MAJOR ARTERIAL	20'/30'	271 LF	1/25 LF	14/7*	40/45	20 / 22	LS	75%/100% TURF

MOTOR VEHICLE LOTS (P)

# OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ/PROV	VEHICLE LOT STREET NAME OR ZONE BOUNDARY	LENGTH OF FRONTAGE (EXCLUDES DRIVES)	2/3 LENGTH OF FRONTAGE	MIN 3' SCREEN PLANTS REQ/PROV	EVERGREEN PLANTS REQ 50%/PROV	LENGTH OF SCREENING WALL OR BERM PROVIDED	VEHICLE LOT PLANT ABBREVIATION ON PLAN	% GROUND PLANE VEG REQ/PROV
32	2/3	COLORADO AVENUE	271 LF	90 LF	40/52	20/89	N/A	P	75%/79%

INTERNAL LANDSCAPING (I)

NET SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ/PROV	INTERNAL TREES (1/500 SF) REQ/PROV	SHRUB SUBSTITUE REQ/PROV	ORNAMENTAL GRASS SUBS REQ/PROV	INTERNAL PLANT ABBREVIATION ON PLAN
52,199	5%	2,610 SF / 24,652 SF	5/10	N/A / 143	N/A / 86	I

LANDSCAPE BUFFERS AND SCREENS - N/A SINCE LOT DOES NOT ABUT ANY INCOMPATIBLE LAND USES

*NOTE: DUE TO LOCATION OF EXISTING UNDERGROUND UTILITIES, 75% OF TREE REQUIREMENT COULD NOT BE MET AND SHRUBS WERE SUBSTITUTED INSTEAD.

FIGURE 1

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Ent CREDIT UNION
LOTS 6-14 BLOCK 188, LOVE AND QUINBY'S ADDITION TO COLORADO CITY

3005 & 3009 W. COLORADO AVE.
COLORADO SPRINGS, COLORADO

#	Date	Issue / Description	Init.

Project No:	ECU000010
Drawn By:	EDN
Checked By:	SRA
Date:	SEPTEMBER 5, 2018

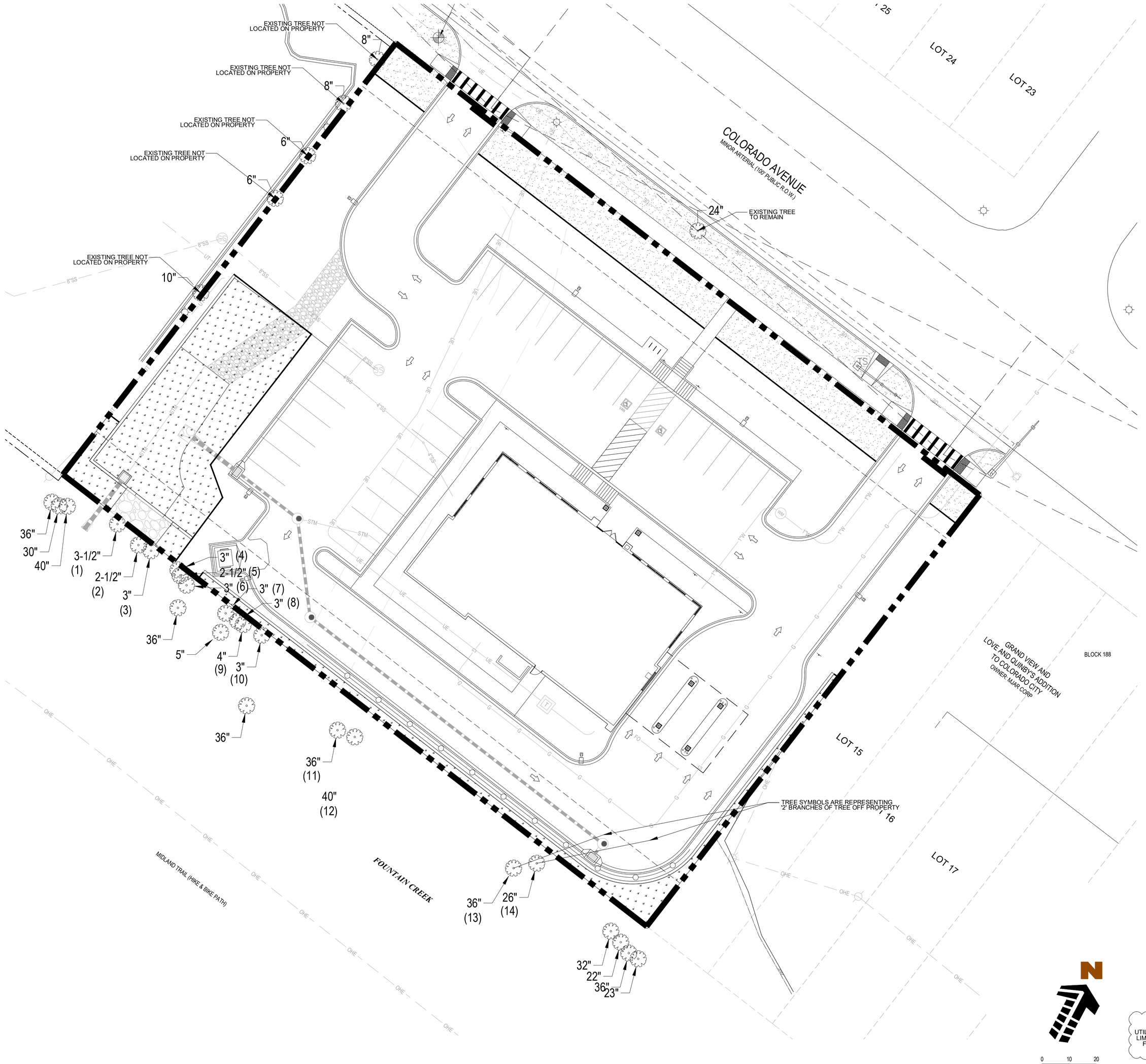
PRELIMINARY LANDSCAPE PLAN

CPC DP 18-00135

H:\Ent Credit Union\03_Colorado Springs - ECU000010 - 3005 Colorado\CAD\LS\COVER\PLS_L1 Land Use Plan - Sean Estelle - 4/3/2019

SITE DEVELOPMENT PLAN
Ent CREDIT UNION

LOTS 6-14 BLOCK 188, LOVE AND QUINBY'S ADDITION TO COLORADO CITY
IN THE NORTHEAST QUARTER OF SECTION 10, T14S, R67W OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



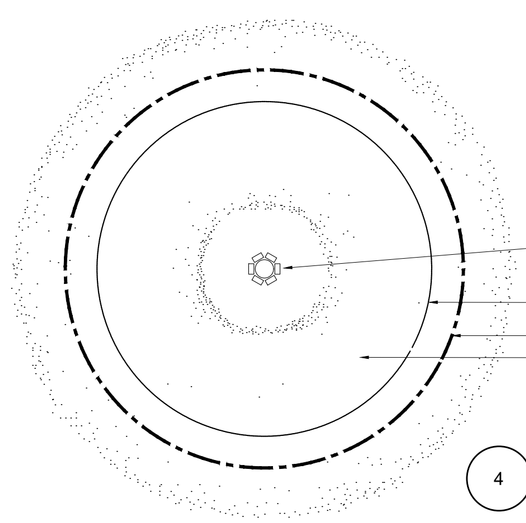
EXISTING TREE INVENTORY

TREE NUMBER	TREE SIZE	TREE TYPE
1	3-1/2" CAL.	NATIVE CHINESE ELM
2	2-1/2" CAL.	NATIVE WILLOW
3	3" CAL.	NATIVE WILLOW
4	3" CAL.	NATIVE WILLOW
5	2-1/2" CAL.	NATIVE CHINESE ELM
6	3" CAL.	NATIVE CHINESE ELM
7	3" CAL.	NATIVE WILLOW
8	3" CAL.	NATIVE WILLOW
9	4" CAL.	NATIVE WILLOW
10	3" CAL.	NATIVE CHINESE ELM
11	36" CAL.	NATIVE WILLOW
12	40" CAL.	NATIVE WILLOW
13	36" CAL.	NATIVE WILLOW
14	26" CAL.	NATIVE WILLOW

*NOTE: TREE NUMBERS (13 & 14) IS A MULTI-TRUNK TREE THAT IS ENCROACHING ONTO OUR PROPERTY AND THE LINES DRAWN FROM TREES (13 & 14) SHOW WHERE THE TREE RESTS ON OUR PROPERTY.

TREE PROTECTION NOTES:

1. USE CITY OF COLORADO SPRINGS TREE PROTECTION NOTES (IF AVAILABLE). TREE PROTECTION NOTES BELOW SHALL BE USED FOR FURTHER INTEGRATION.
2. "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOTION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE CONSTRUCTION ZONE THAT ARE TO BE SAVED. THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN THE EDGE OF THE TREE'S PROTECTED ZONE, GENERALLY DEFINED AS THE AREA BEGINNING FIVE FEET OUTSIDE OF THE TREE'S DRIPLINE AND EXTENDING TOWARDS THE TREE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE). THE FENCING SHALL BE OF A MATERIAL AND HEIGHT ACCEPTABLE TO THE LANDSCAPE ARCHITECT. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THIS "PROTECTED ZONE" NOR SHALL THEY BE ALLOWED TO STORE OR DUMP FOREIGN MATERIALS WITHIN THIS AREA. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE PROTECTED ZONE EXCEPT AS DESCRIBED BELOW. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
3. TEMPORARY MULCH: TO ALLEVIATE SOIL COMPACTION IN ANTICIPATED AREAS OF HIGH CONSTRUCTION TRAFFIC, AND ONLY WHERE FENCING CANNOT BE SET FIVE FEET OUTSIDE OF THE DRIPLINE, THE CONTRACTOR SHALL INSTALL A LAYER OF MULCH, 9"-12" THICK, OVER ALL EXPOSED EARTH FROM THE TREE TRUNK TO 5' OUTSIDE OF THE DRIPLINE. THIS LAYER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. WHEN PLANTING OPERATIONS ARE COMPLETED, THE MULCH SHALL BE REDISTRIBUTED THROUGHOUT ALL PLANTING AREAS IN A 3" THICK "PERMANENT" MULCH LAYER.
4. NECESSARY WORK: WHEN IT BECOMES NECESSARY TO ENTER THE "PROTECTED ZONE", SUCH AS FOR FINE GRADING, IRRIGATION INSTALLATION, AND PLANTING OPERATIONS, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING RULES:
   A. EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN AREA AS POSSIBLE.
   B. TRENCHING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER. WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN.
   C. WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND DIGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.
   D. WHERE TRENCHING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO CONFINE HIS TRENCHING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, WHILE ADHERING TO THE CONDITIONS SET FORTH IN 3B.
4. POTENTIAL CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARBORIST SHOULD ANY POTENTIAL CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND/OR LARGE ROOTS ENCOUNTERED IN THE FIELD, AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT TAKE ANY ACTION IN SUCH CONFLICTS WITHOUT THE ARBORISTS WRITTEN APPROVAL. THE ARBORIST SHALL HAVE FINAL AUTHORITY OVER ALL METHODS NECESSARY TO HELP ENSURE THE PROTECTION AND SURVIVAL OF EXISTING TREES.
5. PRUNING: PRUNE ONLY THE TREES THAT ARE INDICATED ON THE PLANS AS REQUIRING PRUNING. PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:
   A. REMOVE ALL DEAD WOOD.
   B. PRUNE LIVE WOOD FOR HEALTH OR STRUCTURAL REASONS ONLY, INCLUDING THE NEED TO ELIMINATE DISEASED OR DAMAGED GROWTH, ELIMINATE STRUCTURALLY UNSOUND GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPLING OR WIND DAMAGE, OR TO MAINTAIN GROWTH WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. PRUNE ONLY TO INTERNATIONAL SOCIETY OF ARBORICULTURE/ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
   C. FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSHED CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE.
   D. ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE OF EACH TREE SPECIES.
   E. IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.
   F. SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE CONTRACTOR SHALL CONTACT THE ISA AT (217) 355-9411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. CONTRACTOR SHALL ADHERE TO THE METHODS AND PRACTICES SET FORTH IN THIS DOCUMENT.
6. LANDSCAPE AND IRRIGATION (NATIVE TREES ONLY): ANY FUTURE LANDSCAPE AND IRRIGATION SHOULD ADHERE TO THE FOLLOWING GUIDELINES:
   A. NO IRRIGATION OR PLANTING SHOULD OCCUR CLOSER THAN 8'-10' FROM THE TRUNK.
   B. WHERE IRRIGATION DOES OCCUR WITHIN THE PROTECTED ZONE, DRIP IRRIGATION SHOULD BE USED WHEREVER POSSIBLE. ADDITIONALLY, ONLY PLANTS WITH LOW WATER NEEDS SHOULD BE PLANTED WITHIN THE PROTECTED ZONE, SPACED FAR APART WHERE CLOSE TO THE TREE. PLANTS MAY BE SPACED CLOSER TOGETHER NEAR THE EDGE OF THE PROTECTED ZONE.



4 TREE PROTECTION DETAIL
SCALE: NOT TO SCALE

N

0 10 20
SCALE: 1"=20'

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

*NOTE: A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT

FIGURE 1

M:\Ent Credit Union\DCs, Colorado Springs - ECU000010 - 3005 Colorado\ACAD\LD\ECU000010_L1 Layout Key - Keen Fountain - 4/2019

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Ent CREDIT UNION
LOTS 6-14 BLOCK 188, LOVE AND QUINBY'S ADDITION TO COLORADO CITY

3005 & 3009 W. COLORADO AVE.
COLORADO SPRINGS, COLORADO

#	Date	Issue / Description	Init.

Project No:	ECU000010
Drawn By:	EDN
Checked By:	SRA
Date:	SEPTEMBER 5, 2018

TREE PRESERVATION PLAN

CPC DP 18-00135

SITE DEVELOPMENT PLAN
Ent CREDIT UNION

LOTS 6-14 BLOCK 188, LOVE AND QUINBY'S ADDITION TO COLORADO CITY
IN THE NORTHEAST QUARTER OF SECTION 10, T14S, R67W OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

PLANTING NOTES

GENERAL

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
3. THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON.
4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK.
12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

FINISH GRADING AND SOIL PREPARATION

13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
15. THE CONTRACTOR SHALL REQUIRE INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.

    AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

16. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
17. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
18. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
19. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
20. ALL TREE AND ROCK MULCH LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
21. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
22. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
23. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
24. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
25. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
26. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE FABRIC, ETC.

MULCHING

27. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE 1.5X THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES.
28. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
29. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH ROCK MULCHS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
30. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
31. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
32. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

LANDSCAPE GUARANTEE AND MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL MEET ALL TOWN OF CASTLE ROCK MAINTENANCE REQUIREMENTS AND SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY. LANDSCAPING WITHIN PUBLIC RIGHTS-OF-WAY IS TO BE MAINTAINED BY THE ADJACENT PRIVATE PROPERTY OWNER.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
3. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
4. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

SEED NOTES:

1) SEED MIXES ARE AVAILABLE AS FOLLOWS:
"ECONOMY GRASS AND WILDFLOWER MIX"
BEAUTY BEYOND BELIEF SEED
6595 ODELL PLACE, UNIT G
BOULDER, CO 80301
(303)-530-1222

2) ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH HYDROSLURRY APPLIED OVER THE SEED BED AFTER SEEDING. THE SLURRY MIX SHALL CONTAIN THE FOLLOWING:

	LBS./1,000 SF
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER	4

IRRIGATION CONCEPT

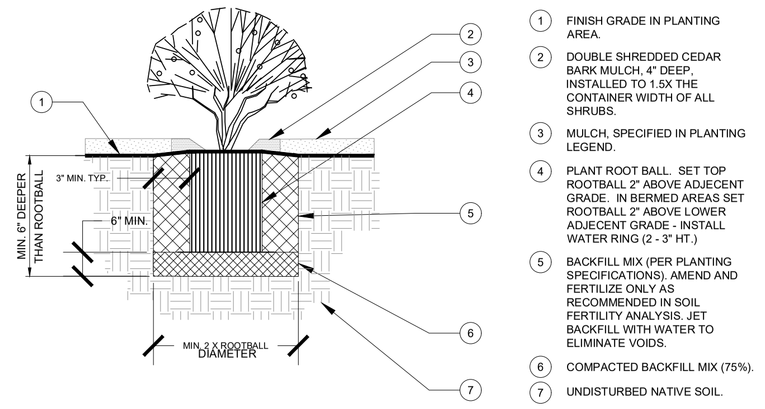
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS WILL BE DRIP IRRIGATED. SODDED/SEEDED AREAS AS SHOWN ON THE PLANS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. IRRIGATION BACKFLOW PREVENTER SHALL BE SCREENED BY LANDSCAPING. IRRIGATION CONTROLLER SHALL BE SCREENED BY LANDSCAPING IN A VANDAL PROOF LOCKABLE CABINET OR LOCATED WITHIN THE BUILDING UTILITY CLOSET.

SEED ESTABLISHMENT NOTES:

1. ALL SEED TO BE ESTABLISHED PER CITY OF THORNTON STANDARDS AND SPECS. THE NOTES BELOW ARE RECOMMENDED WHERE CITY STANDARDS DO NOT APPLY.
2. THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. SOIL PREPARATION MEASURES IN AREAS TO BE SEEDED SHALL BE COMPLETED PRIOR TO SEEDING.
3. FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN THREE MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. THE IRRIGATION SYSTEM FOR SEEDED AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES, AT HIS OWN COST, TO SATISFY ESTABLISHMENT REQUIREMENTS AND ENSURE TIMELY CLOSEOUT. THESE MEASURES MAY INCLUDE, AT THE OWNER'S OPTION, RESEEDING OF SPARSELY GERMINATED AREAS AND/OR INSTALLATION OF SOD IN ALL SEEDED AREAS.

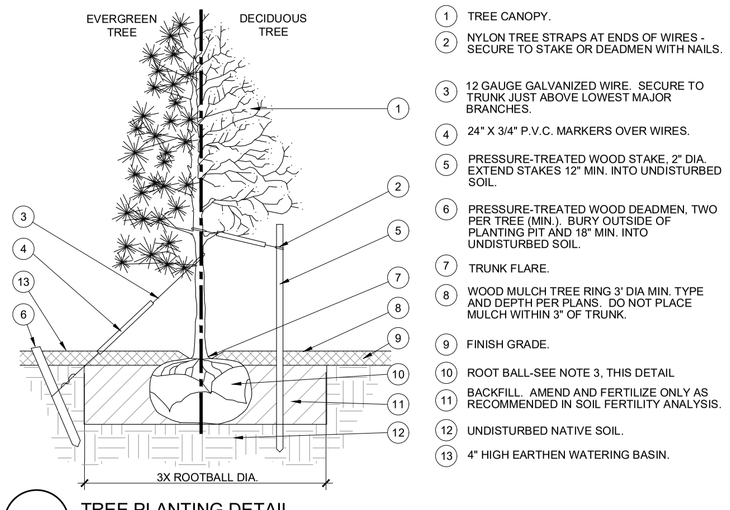
PLANTING LEGEND

LEGEND	QTY	ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (VL,L,M,H)	SUN/SHADE	PLANT CODE
DECIDUOUS TREES									
	4	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2.5" CAL. B&B	35'X25'	L	SUN	4SA
	3	ZESE	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2.5" CAL. B&B	40'X30'	M	SUN/PART SHADE	47S
EVERGREEN TREES									
	6	PIED	PINUS EDULIS	PINYON PINE	8' HEIGHT B&B	25'X15'	L	SUN	1256D
ORNAMENTAL TREES									
	3	ACTA	ACER TATARICUM 'HOT WINGS'	HOT WINGS MAPLE	1.5" CAL. B&B	25'X20'	M	SUN/PART SHADE	457A
UPRIGHT JUNIPERS									
	5	JUCH	JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	#5 CONT. 3' HEIGHT	12'X6'	VL	SUN/PART SHADE	
DECIDUOUS SHRUBS									
	18	CHNA	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	#5 CONT. 18-24"	4'X4'	VL	SUN	1235D
	22	PRBE	PRUNUS BESSEYI	WESTERN SAND CHERRY	#5 CONT. 18-24"	5'X5'	VL	SUN	1345A
	13	RHAR	RHUS AROMATICA 'GROW-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT. 18-24"	3'X8'	L/M	SUN	23456DA
EVERGREEN SHRUBS									
	30	JUHO	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	#5 CONT. 18-24"	10"X6'	VL	SUN/PART SHADE	
	46	JUSA	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONT. 18-24"	12"X6'	VL	SUN/PART SHADE	568A
	35	MAAQ	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#5 CONT. 18-24"	6'X6'	VL	SUN/PART SHADE	4S
	24	PIMU	PINUS MUGO V. PUMILO	MUGO PINE	#5 CONT. 18-24"	3'X5'	VL	SUN/PART SHADE	1256D
ORNAMENTAL GRASSES									
	36	HESE	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA	#3 CONT.	2.5'X2.5'	VL	SUN/PART SHADE	1235D
	72	PEOR	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	#3 CONT.	3'X3'	M	SUN/PART SHADE	A
SOD									
	5,265 SF		FESCUE SOD	RTF (RHIZOMATOUS TALL FESCUE)	SOD		M		
SEED									
	4,680 SF		SEED	ECONOMY GRASS AND WILDFLOWER MIX SEE SEED NOTES	SEED		L		
MULCH									
	13,210 SF		ROCK COBBLE MULCH	2"-4" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL.	MULCH		N/A		
EDGING									
	364 LF		STEEL EDGING	BLACK STEEL EDGING, SEE LANDSCAPE NOTI	EDGING		N/A		



1. FINISH GRADE IN PLANTING AREA.
2. DOUBLE SHREDDED CEDAR BARK MULCH, 4" DEEP, INSTALLED TO 1.5X THE CONTAINER WIDTH OF ALL SHRUBS.
3. MULCH, SPECIFIED IN PLANTING LEGEND.
4. PLANT ROOT BALL. SET TOP ROOTBALL 2" ABOVE ADJECENT GRADE. IN BERMED AREAS SET ROOTBALL 2" ABOVE LOWER ADJECENT GRADE - INSTALL WATER RING (2 - 3" HT.)
5. BACKFILL MIX (PER PLANTING SPECIFICATIONS). AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. JET BACKFILL WITH WATER TO ELIMINATE VOIDS.
6. COMPACTED BACKFILL MIX (75%).
7. UNDISTURBED NATIVE SOIL.

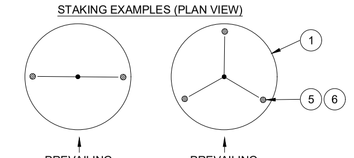
1 SHRUB AND PERENNIAL DETAIL
SCALE: NOT TO SCALE



1. TREE CANOPY.
2. NYLON TREE STRAPS AT ENDS OF WIRES - SECURE TO STAKE OR DEADMEN WITH NAILS.
3. 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
4. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
5. PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
6. PRESSURE-TREATED WOOD DEADMEN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
7. TRUNK FLARE.
8. WOOD MULCH TREE RING 3' DIA MIN. TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
9. FINISH GRADE.
10. ROOT BALL-SEE NOTE 3, THIS DETAIL
11. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
12. UNDISTURBED NATIVE SOIL.
13. 4" HIGH EARTHEN WATERING BASIN.

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
5. REMOVE ALL NURSERY STAKES AFTER PLANTING.
6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.

STAKING EXAMPLES (PLAN VIEW)



2 TREE PLANTING DETAIL
SCALE: NOT TO SCALE

*NOTE: A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

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Ent CREDIT UNION
LOTS 6-14 BLOCK 188,
LOVE AND QUINBY'S ADDITION
TO COLORADO CITY

3005 & 3009 W. COLORADO AVE.
COLORADO SPRINGS, COLORADO

#	Date	Issue / Description	Init.

Project No:	ECU000010
Drawn By:	EDN
Checked By:	SRA
Date:	SEPTEMBER 5, 2018

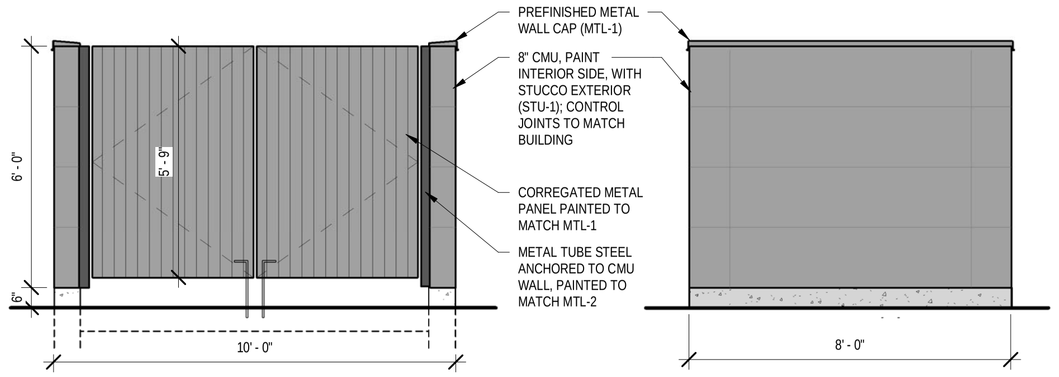
LANDSCAPE DETAILS & NOTES

10
10 of 12

CPC DP 18-00135

FIGURE 1

W:\Ent Credit Union\CO, Colorado Springs - ECU000010 - 3005 Colorado\CAD\LD\DED\ED_L1 Land Use - Base Plan.dwg - 4/3/2019



8 DUMPSTER ENCLOSURE ELEVATION
3/8" = 1'-0"

7 DUMPSTER ENCLOSURE SIDE ELEVATION (SDP)
3/8" = 1'-0"

CITY FILE NO. AP-

BUILDING DESIGN NOTES

1. SHAPES AND MATERIALS OF THE BUILDING CREATE A CONTEMPORARY MOUNTAIN DESIGN.

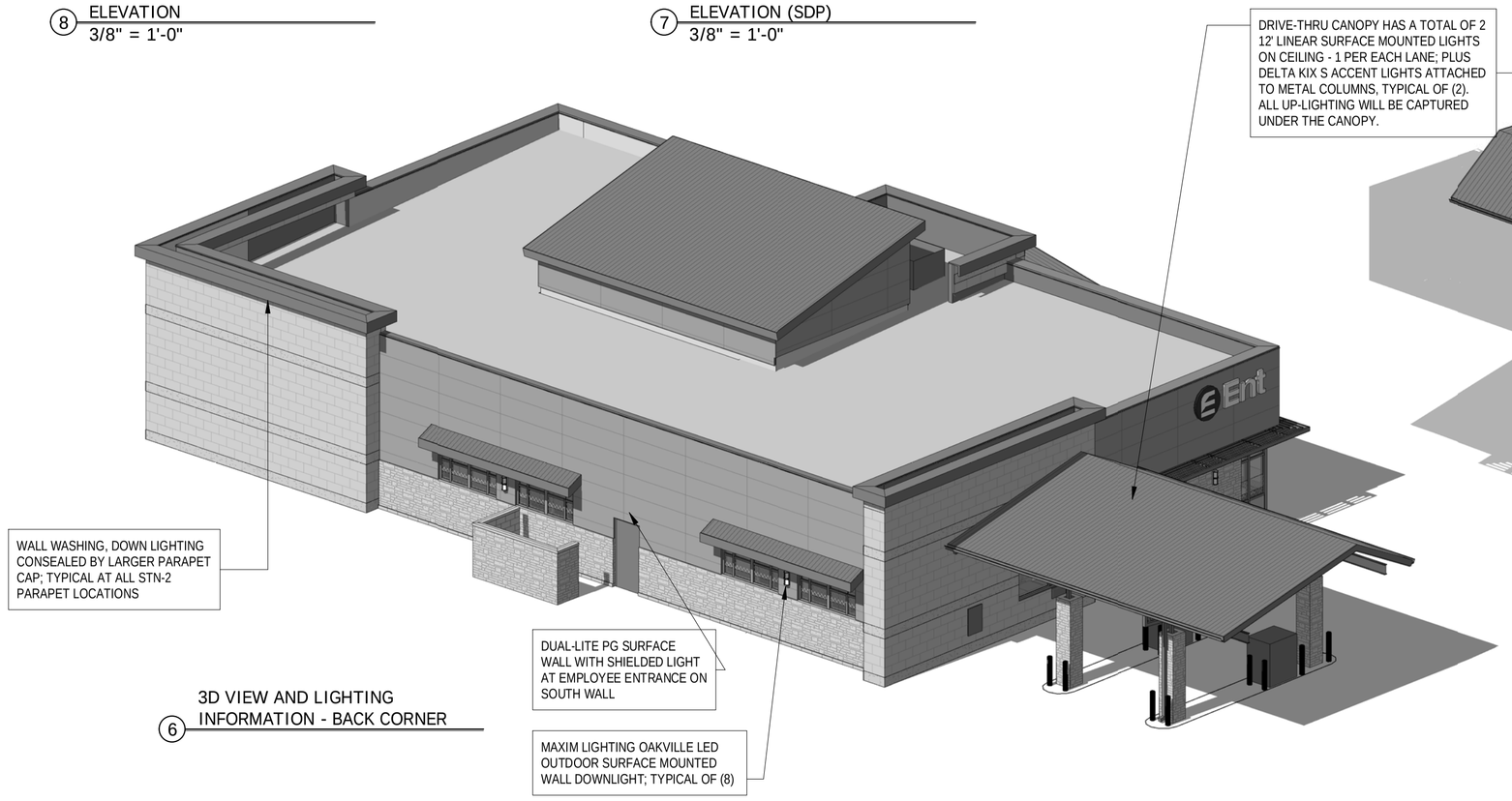
2. MATERIALS CONSIST OF STONE AND STUCCO WITH METAL ACCENTS.

3. STACKED STONE AND STUCCO AREAS CREATE HORIZONTAL ELEMENTS WHILE SMOOTH STONE AREAS CREATE VERITCAL ELEMENTS.

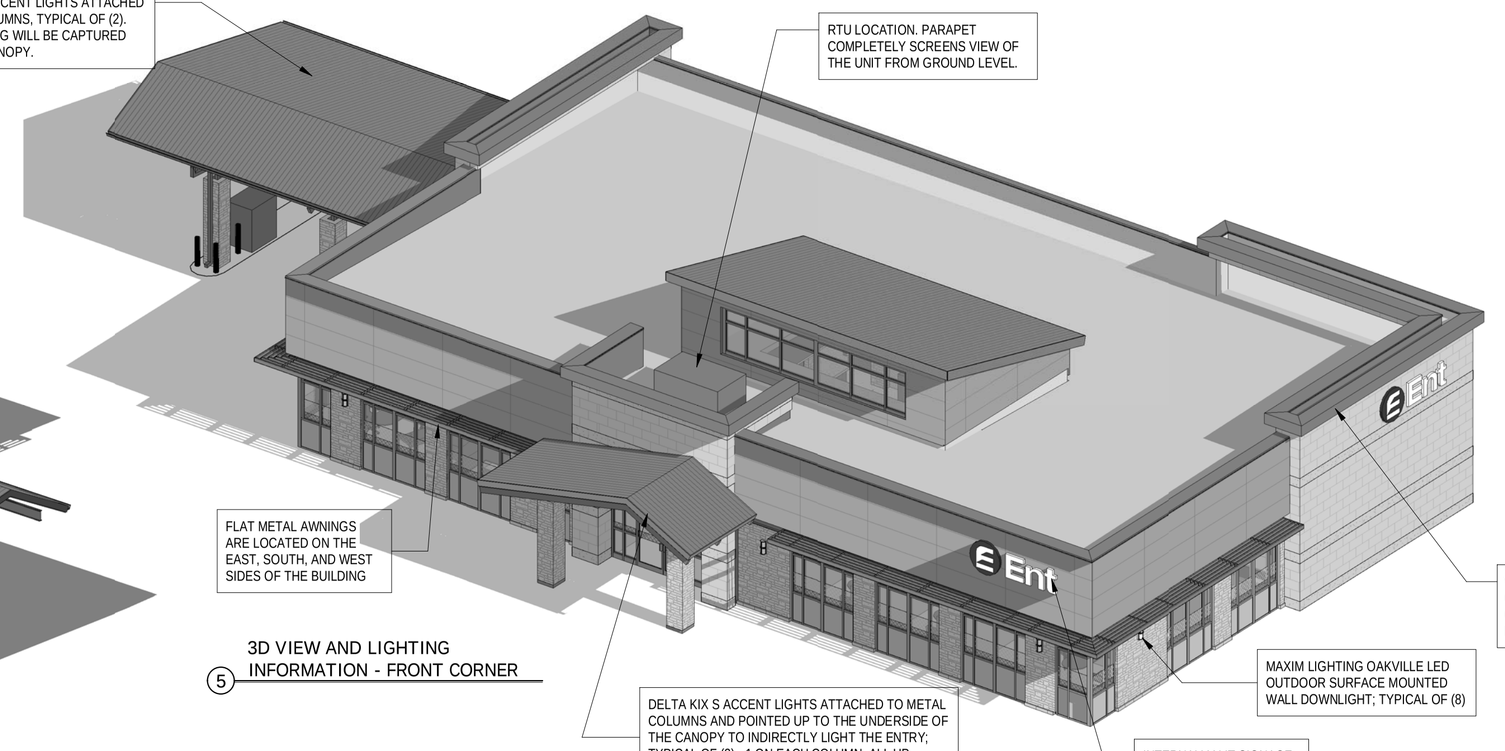
4. BANDING ON SMOOTH STONE AREAS BREAK UP LARGE SURFACES AND CREATE MORE VISUAL INTEREST.

5. PARAPET HEIGHTS ARE BROKEN UP AT MATERIAL CHANGES. SOME CONSISTENT PARAPET LINES ARE USED TO KEEP SMALL, SINGLE BUILDING FROM LOOKING TOO BUSY AND CHOPPED UP.

6. BUILDING HAS A DEFINED TOP, MIDDLE, AND BASE. THE BASE IS DEFINED BY THE STACKED STONE AND IS SCALED TO A PEDESTRIAN LEVEL. THE SCONCES AT THIS LEVEL CREATE A MORE INTIMATE FEEL. THE MIDDLE IS DEFINED BY THE CHANNEL BANDING AND FLAT METAL AWNINGS. THE TOP IS DEFINTED BY THE STUCCO AND PROJECTS OUT SLIGHTLY. THE LARGE SMOOTH STONE AREAS CREATE BREAKS IN THIS PATTERN AND ADD A VERTICAL ELEMENT TO THE HORIZONTAL BAND OF TOP, MIDDLE, BASE.



6 3D VIEW AND LIGHTING INFORMATION - BACK CORNER

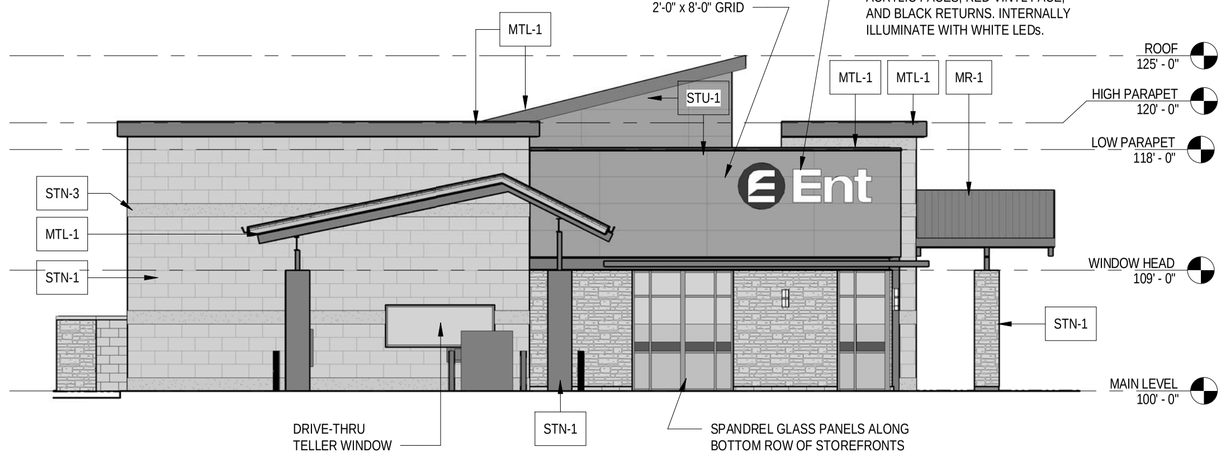


5 3D VIEW AND LIGHTING INFORMATION - FRONT CORNER

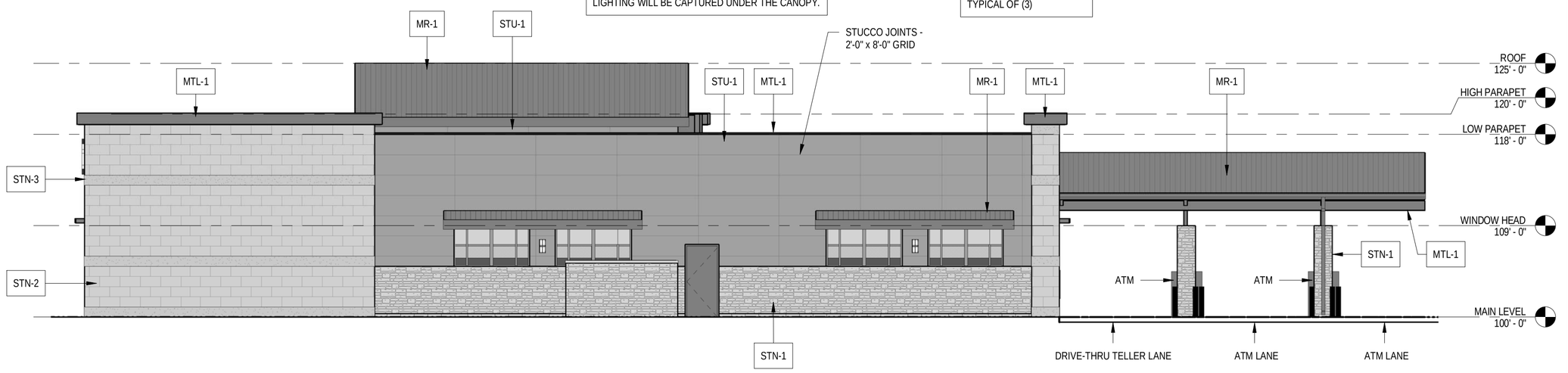
EXTERIOR MATERIAL LEGEND

- STN-1: ARRISCRAFT STONE VENEER ARRIS-STACK, COLOR: BEACH
- STN-2: ARRISCRAFT STONE VENEER THIN-CLAD RENAISSANCE, SMOOTH FACE COLOR: GINGER
- STN-3: ARRISCRAFT STONE VENEER THIN-CLAD RENAISSANCE, ROUGH FACE COLOR: GINGER
- STU-1: STANDARD STUCCO SYSTEM COLOR: DRYVIT #142 SPECTRUM BROWN
- MTL-1: METAL ACCENTS AND TRIM COLOR: CHARCOAL GRAY
- MR-1: STANDING SEAM METAL ROOF CHARCOAL GRAY
- AG: APPLIED WINDOW GRAPHICS TRANSPARENT WHITE AND RED

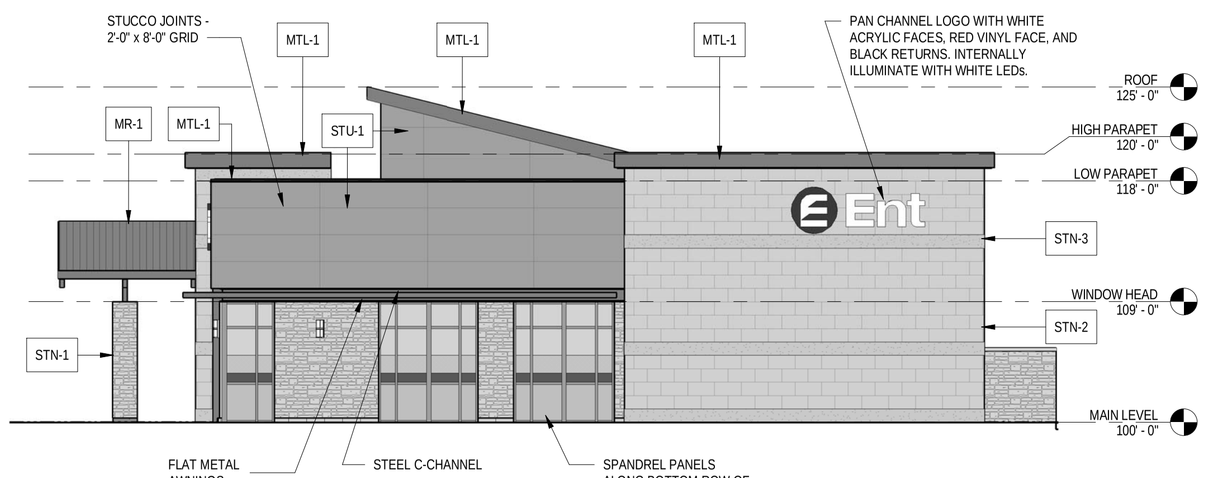
STOREFRONT COLOR: SLATE GRAY
GLASS: CLEAR LOW-E
SPANDREL PANELS: GRAY



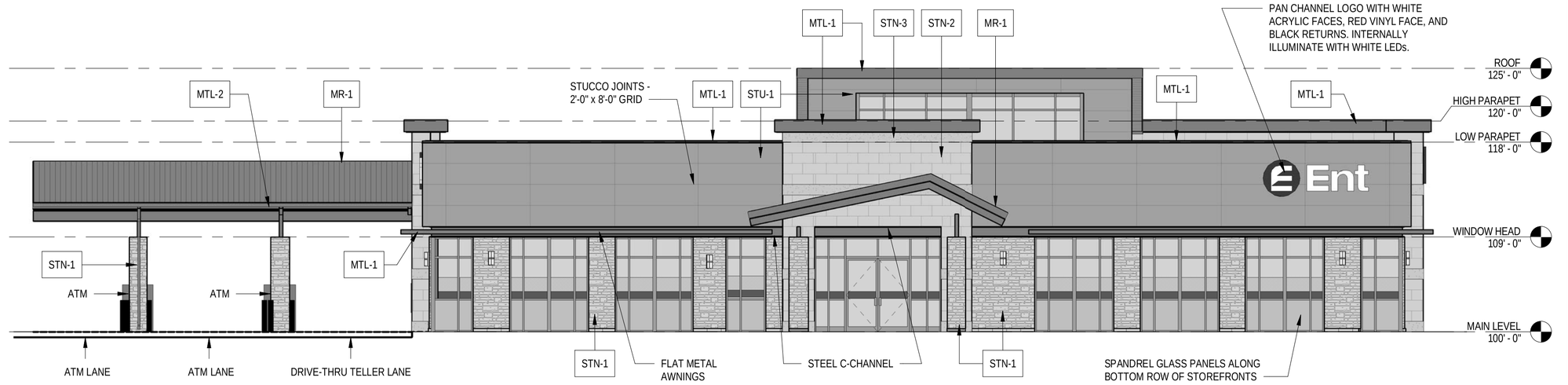
4 EAST ELEVATION (SDP)
1/8" = 1'-0"



3 SOUTH ELEVATION (SDP)
1/8" = 1'-0"



2 WEST ELEVATION (SDP)
1/8" = 1'-0"



1 NORTH ELEVATION (SDP)
1/8" = 1'-0"

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FIGURE 1

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www.KeysLauerArchitects.com

ENT CREDIT UNION
COLORADO AVE BRANCH

3009 W COLORADO AVE
COLORADO SPRINGS, CO 80904

REVISIONS:

#	DESCRIPTION	DATE

PROJECT #:	1801
ISSUE DATE:	07/26/2018
ISSUED FOR:	PERMIT & BID
DRAWN BY:	LC
CHECKED BY:	VL

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SHEET TITLE:

ELEVATIONS

SHEET #:

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