

TRADITIONS AT COLORADO SPRINGS

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

CONDITIONAL USE DEVELOPMENT PLAN

TITLE SHEET
JUNE 2016

LEGAL DESCRIPTION

LOT 1, TRADITIONS AT COLORADO SPRINGS FILING NO. 1 (PLAT TO BE SUBMITTED)
A TRACT OF LAND LOCATED IN A PORTION OF SECTION 18, TOWNSHIP 13 SOUTH, RANGE 85 WEST OF THE 6TH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF RIDGEVIEW AT STETSON HILLS FILING NO. 15 AS FILED FOR RECORD AT RECEPTION NO. 20155060 OF THE RECORDS OF EL PASO COUNTY, AND POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 8104 AT PAGE 1287 OF THE RECORDS OF SAID EL PASO COUNTY;
THENCE NORTH 001°17'38" EAST ON SAID WESTERLY RIGHT-OF-WAY LINE, 365.26 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED HEREBY;
THENCE NORTH 88°42'11" WEST, 508.07 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF POWERS BOULEVARD AS RECORDED IN BOOK 8104 AT PAGE 1287 OF THE RECORDS OF SAID EL PASO COUNTY;
THENCE FOLLOWING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 011°7'49" EAST, 514.84 FEET TO INTERSECT THE SOUTH LINE OF RIDGEVIEW BUSINESS CENTER FILING NO. 1 AS FILED FOR RECORD AT RECEPTION NO. 203059519 OF SAID COUNTY RECORDS;
THENCE ALONG SAID SOUTH LINE, SOUTH 89°42'24" EAST, 493.24 FEET TO THE SAID WESTERLY RIGHT-OF-WAY LINE OF TUTT BOULEVARD;
THENCE FOLLOWING SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:
1. SOUTH 10°39'38" EAST, 30.15 FEET;
2. SOUTH 001°7'38" WEST, 494.11 FEET TO THE POINT OF BEGINNING.
COUNTY OF EL PASO,
STATE OF COLORADO

PROJECT TEAM:

CIVIL ENGINEER

CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC
519 N. CASCADE AVENUE, SUITE 200
COLORADO SPRINGS, CO 80907
MR. KYLE CAMPBELL, P.E. (719) 785-0790

LANDSCAPE ARCHITECT

HIGHER GROUND DESIGNS, INC.
3610 REBECCA LANE, SUITE 111
COLORADO SPRINGS, COLORADO 80917
MR. JOHN MACKAY (719) 477-1846

ARCHITECT

THE ARCHITECTS OFFICE, PLLC
499 MAIN STREET, 2ND FLOOR
DENVER, CO 80202
MR. JOHN PRICE (208) 343-2931

GEOTECHNICAL ENGINEER

ENTECH ENGINEERING INC.
505 ELKTON DRIVE
COLORADO SPRINGS, CO 80907
MR. JOE GOODE, P.E. (719) 531-5599

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GENERAL NOTES:

ALL PROPOSED CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMPS WITHIN THE RIGHT-OF-WAY SHALL MEET CURRENT CITY STANDARDS.
NO DIRECT VEHICULAR ACCESS FROM LOT 1 SHALL BE PERMITTED TO POWERS BOULEVARD.

SITE DATA:

APPLICANT: CLASSIC CONSULTING ENGINEERS & SURVEYORS
619 N. CASCADE AVENUE SUITE 200
COLORADO SPRINGS, COLORADO 80903
MR. KYLE CAMPBELL, P.E. (719) 785-0790

DEVELOPER:

INLAND GROUP
1620 N. MAMER ROAD, BLDG B
SPOKANE VALLEY, WA 99216
MR. ROBERT KEINER (509) 321-3204
NORTH POWERS PROPERTIES II, LLC
PO BOX 9867
BRECKENRIDGE, CO 80424

TAX SCHEDULE NO.:

53182-00-020
ADDRESS: TBD TUTT BLVD
AREA: 6.000 ACRES
EXISTING ZONING: PBC-AO
MASTER PLAN: STETSON HILLS PHASE II (UNAPPROVED PER CITY CODE (715.0002.2) OFFICE INDUSTRIAL PARK R&D
FILE NO: UNDEVELOPED
CPC MPA 05-246

EXISTING ZONING:

MASTER PLAN:

EXISTING USE: UNDEVELOPED
PROPOSED USE: 180 UNIT-4 STORY APARTMENT BLDG W/ INTERNAL CLUBHOUSE
PROPOSED DENSITY: 30 DU/ACRE
DEVELOPMENT SCHEDULE: 2017 FULL BUILDOUT
MAXIMUM BUILDING HEIGHT ALLOWED: 45'
PROPOSED BUILDING HEIGHT: SEE ELEVATION SHEETS
TYPICAL DRIVE AISLE: 24' UNLESS OTHERWISE NOTED
PROPOSED LOT COVERAGE BY BUILDINGS: 15.9%
PROPOSED LOT COVERAGE BY ASPHALT/CONCRETE: 36%

LANDSCAPE SETBACKS:

ALONG POWERS BLVD:

ALONG TUTT BLVD:

BUILDING SETBACKS:

ALONG POWERS BLVD:

ALONG TUTT BLVD:

PARKING REQUIREMENTS:

8-STORY X 1.5

80 2 BEDROOM X 1.7

HC SPACES REQUIRED = 7 SPACES

PARKING PROVIDED:

TOTAL PARKING SPACES PROVIDED:

CAR PORTS

GARAGES

OPEN SPACES

HC SPACES PROVIDED:

TYPICAL PARKING SPACE:

TYPICAL HANDICAPPED PARKING SPACE:

TOTAL HANDICAPPED ZONE:

TOTAL BEDROOMS: 260

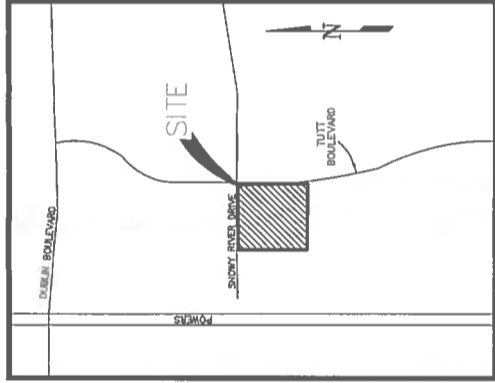
FLOODPLAIN STATEMENT:

NO PORTION OF THE PROPOSED SITE IS WITHIN A 100-YEAR FLOODPLAIN

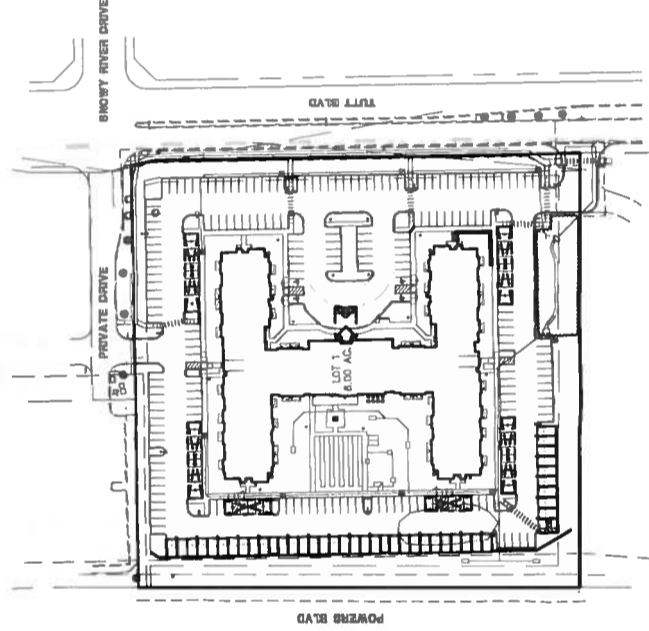
AS DETERMINED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.)

MAP NUMBER DBD41C 0537F EFFECTIVE DATE, MARCH 17, 1997.

CPC CU 16-00091



VICINITY MAP
N.T.S.

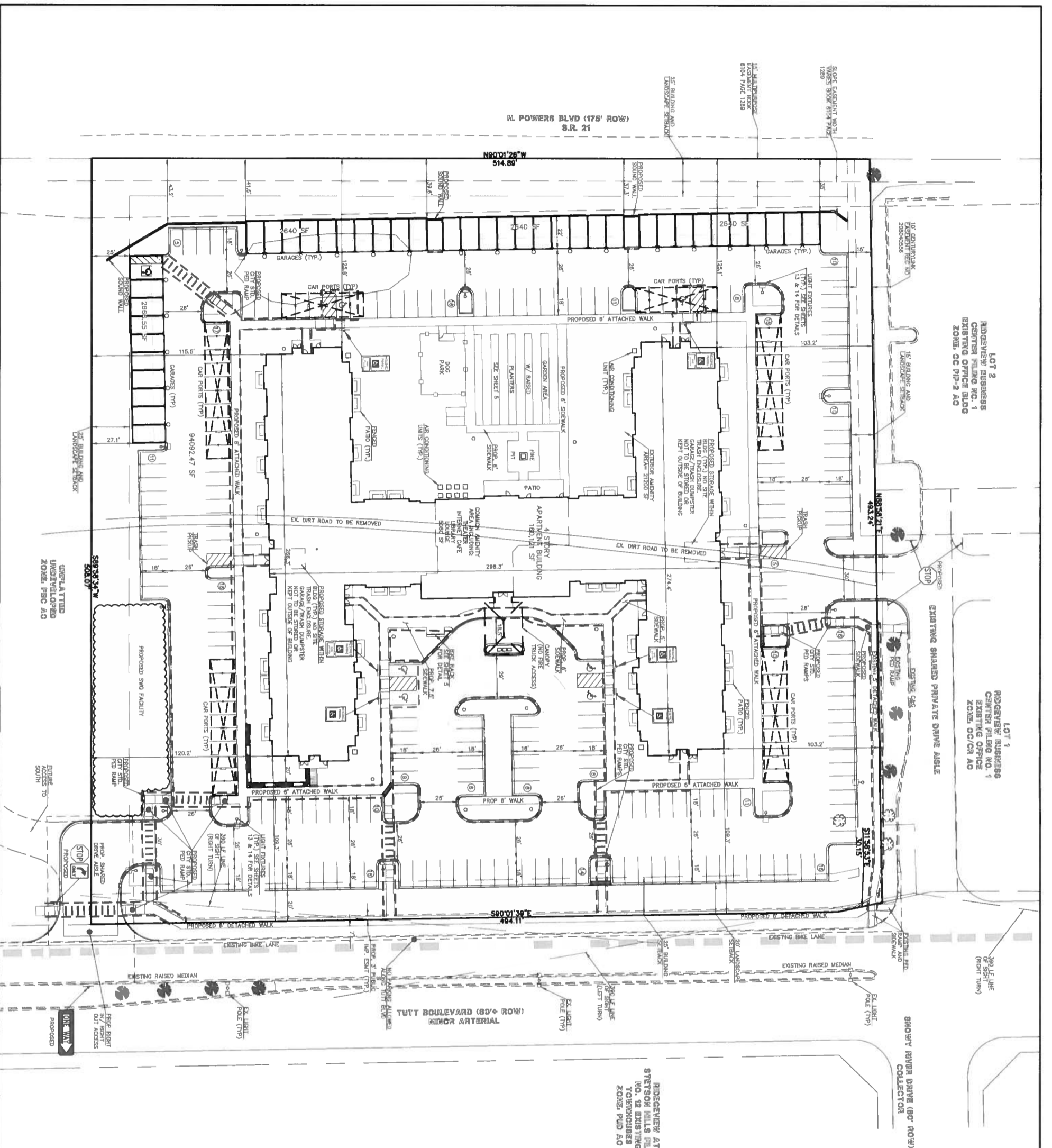


KEY MAP
SCALE: 1" = 100'

CLASSIC CONSULTING ENGINEERS & SURVEYORS
519 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80907
(719) 785-0790

TRADITIONS AT COLORADO SPRINGS			
DEVELOPMENT PLAN			
DESIGNED BY	KRC	SCALE	DATE
DRAWN BY	BB	(H) 1" = VARES	SHEET 1 OF 14
CHECKED BY	(V) 1" = N/A	JOB NO.	2417.80

FIGURE 2

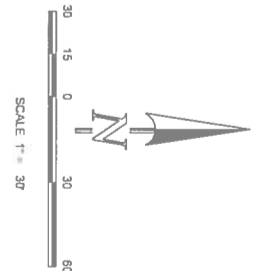


RIDGEVIEW AT
STETSON HILLS FILING
NO. 12 EXISTING
TOWNHOUSES
ZONE, PUD AO

NOISE SUMMARY

- 1) MAXIMUM 40' SETBACK IS EXCEEDED ALONG POWERS AND TUTT BLVD
- 2) GARAGES ALONG POWERS ACT AS SOUND BUFFER
- 3) APPROX. 8' LINA CONVERTER SOUND WALLS PROPOSED BETWEEN GARAGES AND ON NORTH AND SOUTH ENDS.

PROPOSED LINA SITE AND MAPPING ACCESS OVERLOOK



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ENGINEERS & SURVEYORS

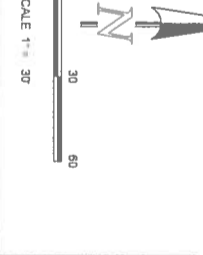
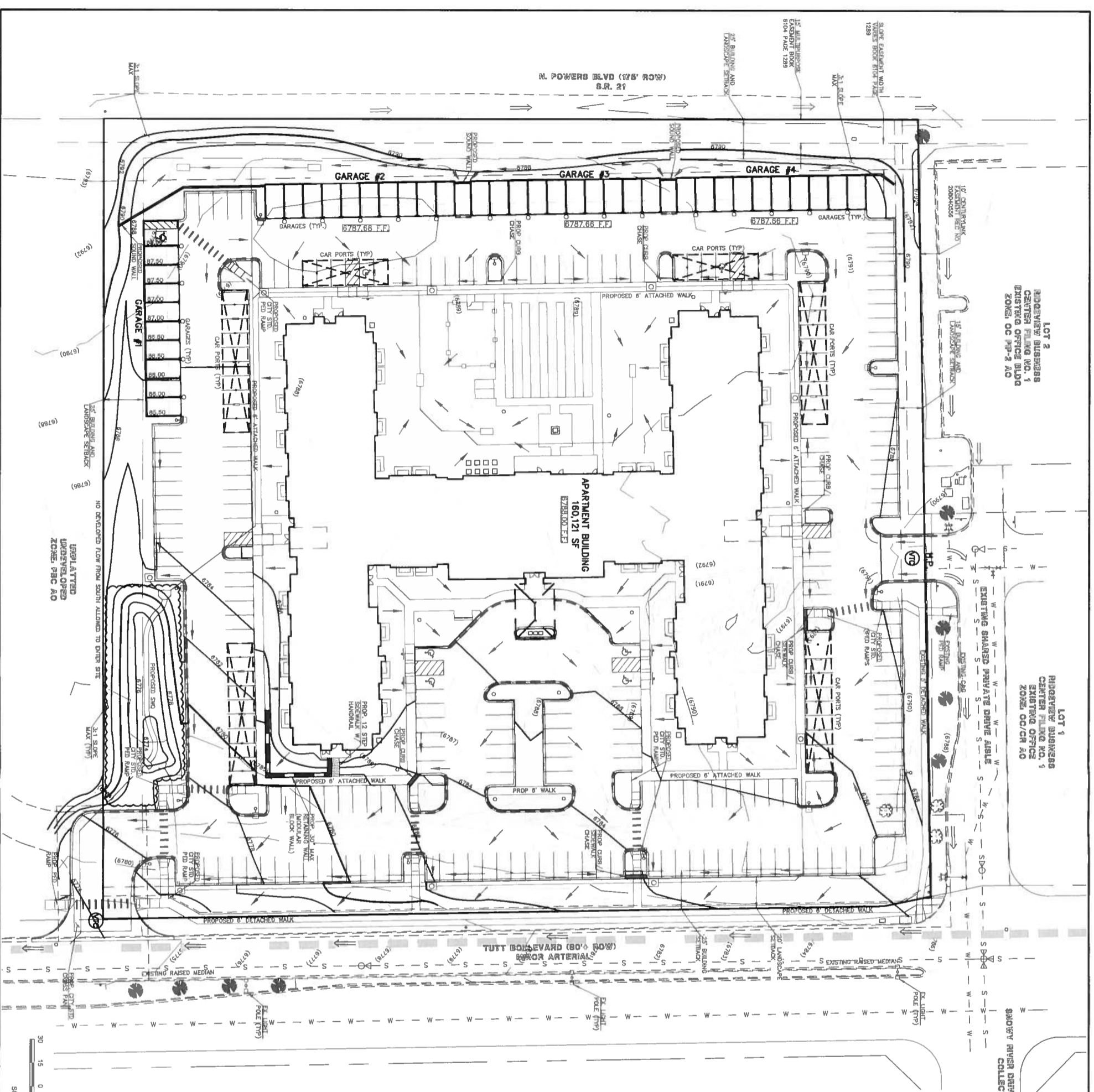
TRADITIONS AT COLORADO SPRINGS

CPC CU 16-00091

DESIGNED BY	KJC	SCALE	DATE
DRAWN BY	BR	(H) 1" = 30'	6/20/16
CHECKED BY	(V) 1" = N/A	SHEET 2 OF 14	
		DRAWING NO.	241780

619 N Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903 (719) 525-0799 (fax)

FIGURE 2



CLASSIC CONSULTING ENGINEERS & SURVEYORS

TRADITIONS AT COLORADO SPRINGS
PRELIMINARY GRADING

DESIGNED BY: KRC SCALE: DATE: 8/20/16
DRAWN BY: BB (H) 1" = 30' SHEET: 3 OF 14
CHECKED BY: (V) 1" = N/A JOB NO: 241780

CPC CU 16-00091

NOTE:
SEE SHEET S FOR TYPICAL RETAINING WALL DETAIL.

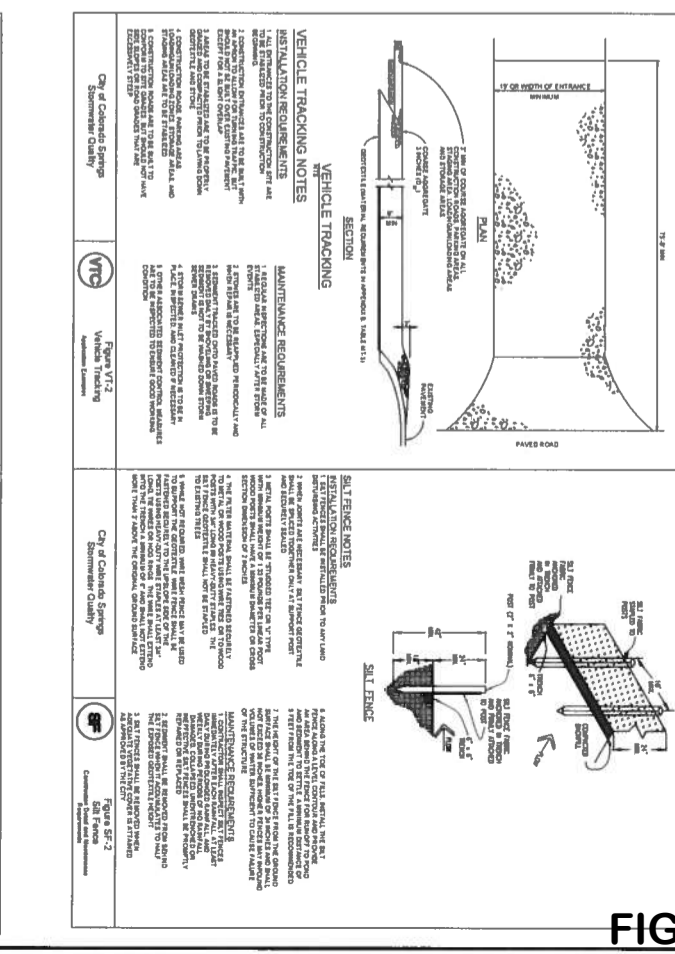
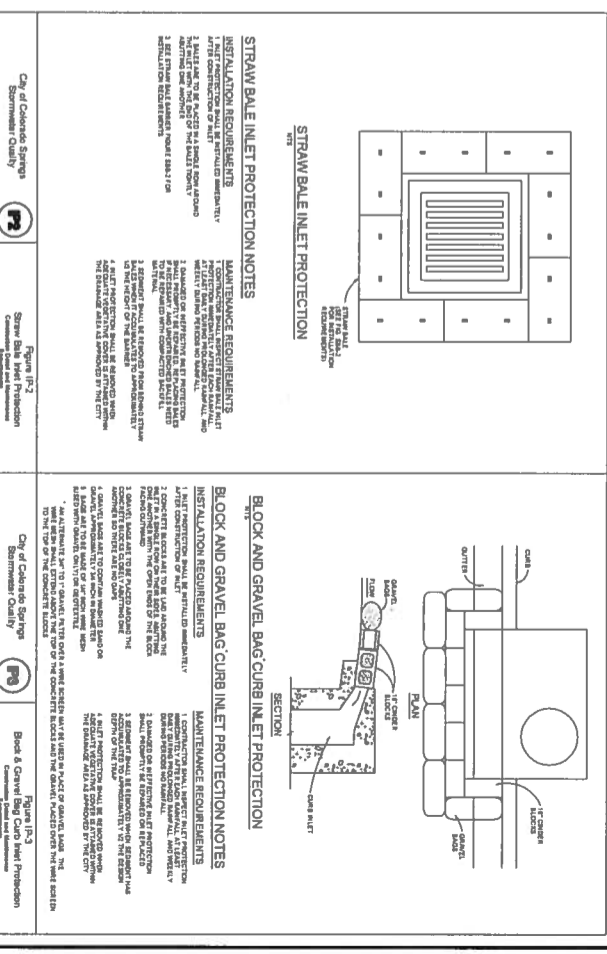
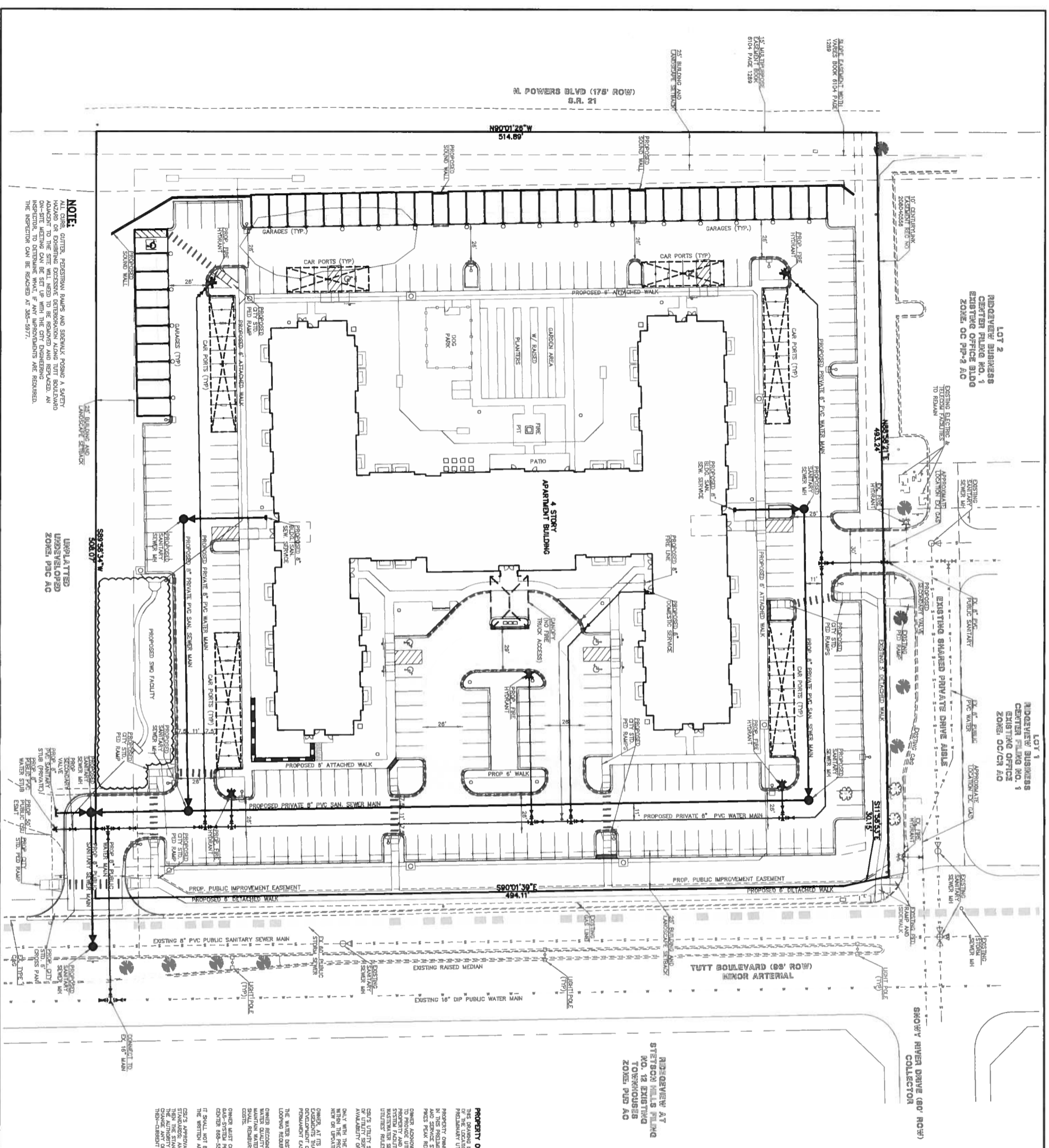


FIGURE 2



NOTE:
 ALL CURB, GUTTER, PAVEMENT RAMP AND SIDEWALK FINISHES SHALL BE AS SHOWN OR EXISTING UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF DENVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF DENVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF DENVER.

UNRAILLIED
 UNDEVELOPED
 ZONING, PUC AC

PROPOSED PRIVATE 8" PVC SAN. SEWER MAIN
 PROPOSED PRIVATE 8" PVC WATER MAIN
 PROPOSED 6" ATTACHED WALK
 PROPOSED 6" DETACHED WALK

EXISTING 8" PVC PUBLIC SANITARY SEWER MAIN
 EXISTING 16" DIP PUBLIC WATER MAIN
 EXISTING RAISED MEDIAN
 EXISTING LIGHT POLE

APARTMENT BUILDING
 GROSS SQ. FT. 180,121 SF GROSS
 50% REDUCTION REQ. GPM FIRE FLOW = 1,250 gpm
 100% REDUCTION REQ. GPM FIRE FLOW = 2,500 gpm
 A.V.C. DIST. BETWEEN HYDRANTS = 300'
 MAX. HOSE LENGTH = 210'
 MAX. HOSE LENGTH = 210'
 MAX. HOSE LENGTH = 210'
 A 50% REDUCTION REQ. GPM FIRE FLOW
 AREA SEPARATION WALLS ARE NOT USED

LEGEND

- ROW/PROPERTY LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED STORM SEWER
- PROPOSED STORM ALLEY
- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED STORM SEWER
- PROPOSED STORM ALLEY
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING SANITARY SEWER SERVICE
- EXISTING STORM SEWER
- EXISTING STORM ALLEY
- EXISTING GAS MAIN
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING FIBER OPTIC
- NO PARKING
- FIRE LANE SIGN
- AND/OR PARKED CURB

SITE SPECIFIC NOTES:
 ALL DRIVEWAYS AND PARKING SPACES TO BE ASPHALT UNLESS OTHERWISE SHOWN, ALL INTERNAL DRIVEWAYS, PARKING SPACES AND ISLANDS TO BE TYPE 3 CURB & GUTTER OR AS SPECIFIED ON PLANS.
 ALL EXISTING AND PROPOSED CURB & GUTTER, SIDEWALK AND PEDESTRIAN RAMP WITHIN THE RIGHT-OF-WAY SHALL MEET CURRENT CITY STANDARDS.
 A MINIMUM OF 3'-FOOT CLEARANCE AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS WILL BE KEPT CLEAR OF ANY PHYSICAL OR VISUAL OBSTRUCTIONS TO THE HYDRANT.

GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS
 (REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)
 (REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:
 THE DRAWING IS A PRELIMINARY UTILITY PLAN AND THE REQUIRED COLORADO SPRINGS UTILITIES ("CSUT") 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.
 PROPERTY OWNER(S) ACKNOWLEDGE THAT THE CONNECTION AND/OR EXPANSION OF UTILITY SERVICES TO THE PROPERTY SHOWN ON THIS PRELIMINARY UTILITY PLAN IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S). THE PROPERTY OWNER(S) SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF DENVER AND THE STATE OF COLORADO. THE PROPERTY OWNER(S) SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF DENVER AND THE STATE OF COLORADO. THE PROPERTY OWNER(S) SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF DENVER AND THE STATE OF COLORADO.
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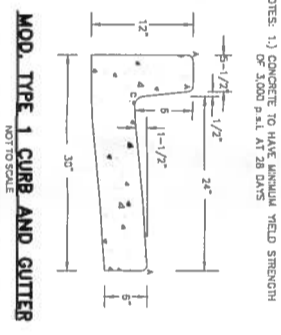
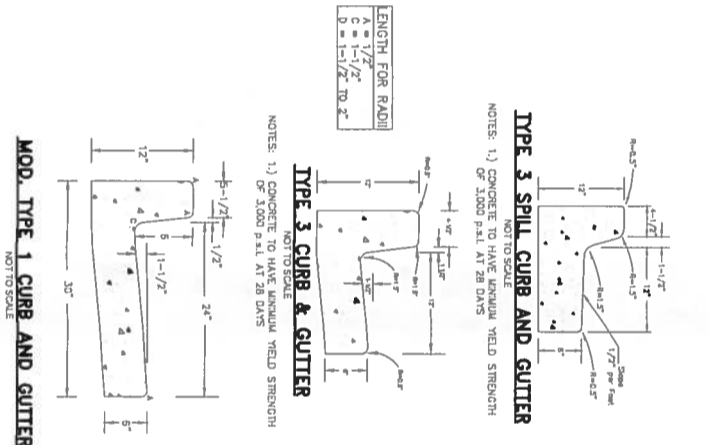
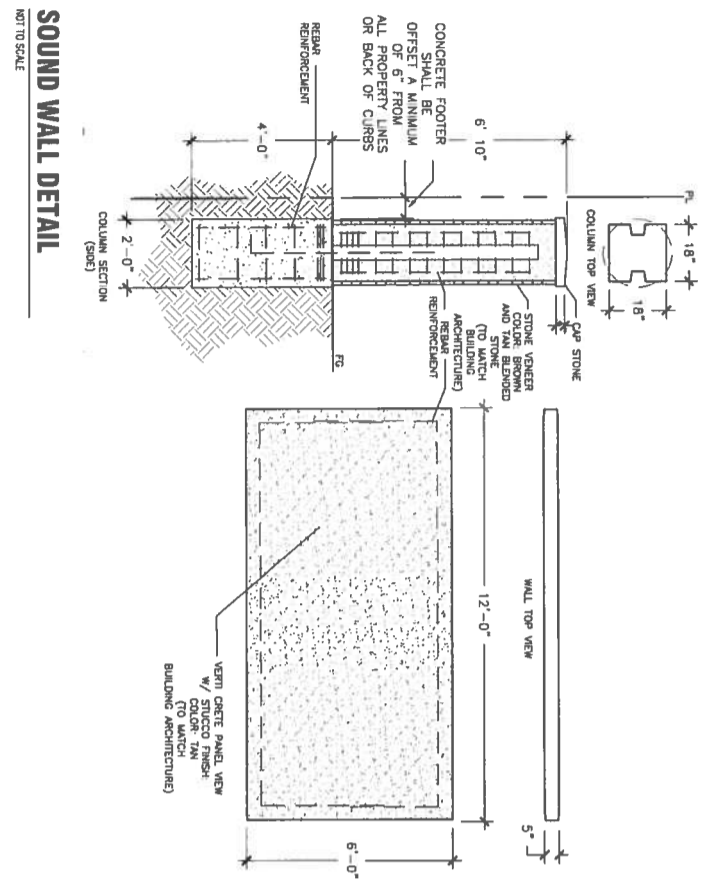
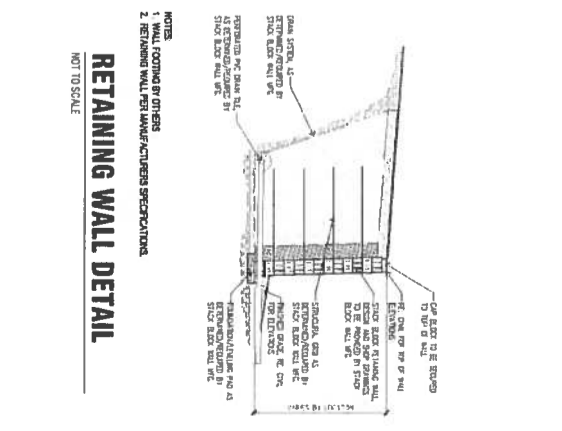
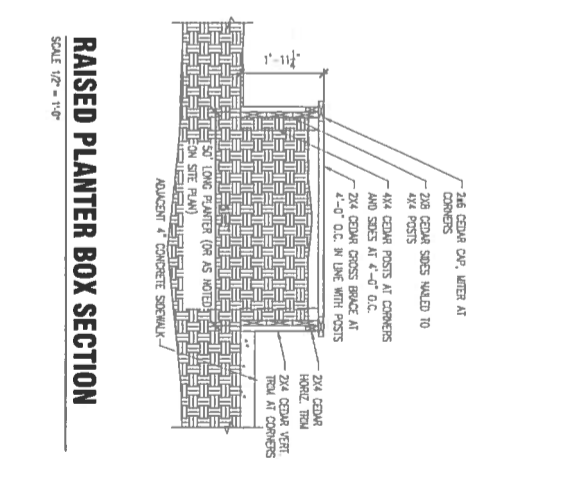
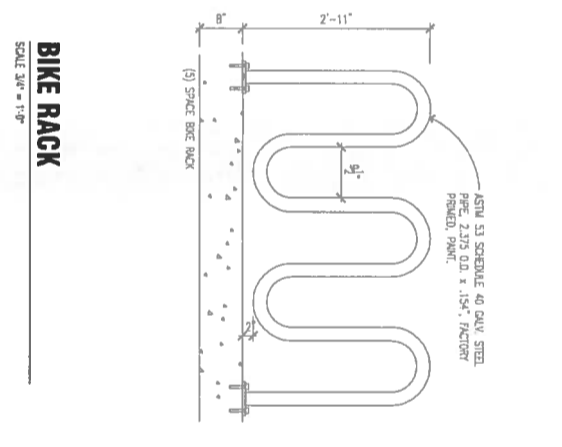
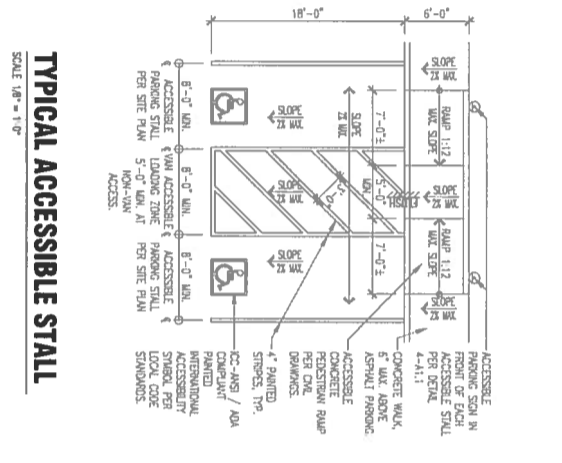
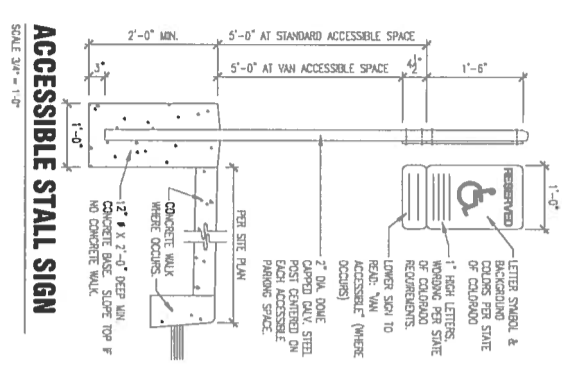
OWNER(S) SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF DENVER AND THE STATE OF COLORADO. THE PROPERTY OWNER(S) SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF DENVER AND THE STATE OF COLORADO. THE PROPERTY OWNER(S) SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND COUNTY OF DENVER AND THE STATE OF COLORADO.
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TRADITIONS AT COLORADO SPRINGS
 CPC CU 16-00091

CLASSIC
 CONSULTING
 ENGINEERS & SURVEYORS
 819 N. Colorado Avenue, Suite 200
 Colorado Springs, Colorado 80903
 (719) 575-0393
 FAX (719) 575-0399

DEVELOPMENT PLAN
 PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN
 DESIGNED BY KRC SCALE DATE 8/20/16
 DRAWN BY BB SHEET 4 OF 14
 CHECKED BY JCS
 JOB NO 241780

FIGURE 2



CLASSIC
CONSULTING
ENGINEERS & SURVEYORS

TRADITIONS AT COLORADO SPRINGS

DETAIL SHEET

DESIGNED BY	KRC	SCALE	DATE
DRAWN BY	BB	(H) 1" = N/A	6/20/16
CHECKED BY	(V) N/A	SHEET	5 OF 14
		JOB NO.	241780

CPC CU 16-00091

FIGURE 2

CLIMATE ZONE: FOOTHILLS Foothills and Plains Plains

ALL LANDSCAPE AREAS ARE 3 & 4 L EXCEPT FOR TURF GRASS AREAS-3H

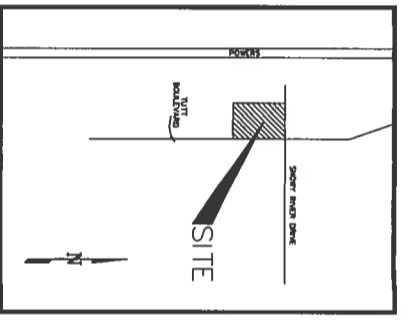
PLANT COMMUNITIES	HYDROZONES (SUPPLEMENTAL WATER)
1 - SEMIARID SHRUBLANDS	V - VERY LOW (0 TO 7 IN./YR)
2 - PINYON WOODLANDS	L - LOW (7 TO 15 IN./YR)
3 - PRAIRIE/ELEVATION RIPARIAN	M - MODERATE (15 TO 25 IN./YR)
4 - FOOTHILL SHRUBLANDS	H - HIGH (MORE THAN 25 INCHES/ YR)
5 - PUNDEROSA PINE FOREST	
6 - UPPER ELEVATION RIPARIAN	
7 - DOUGLAS-FIR FOREST	
8 - DOUGLAS-FIR FOREST	



SCHEMATIC LANDSCAPE DIAGRAM NOT TO SCALE

LANDSCAPE SETBACKS (L&S)	STREET CLASSIFICATION	SETBACK (FT)	LANDSCAPE REQUIREMENTS	NO. OF TREES
STREET BOUNDARY (REAR)	EXPANDED	25' MIN	NO. OF TREES TO BE PLANTED	NO. OF TREES TO BE MAINTAINED
STREET BOUNDARY (FRONT)	EXPANDED	25' MIN	NO. OF TREES TO BE PLANTED	NO. OF TREES TO BE MAINTAINED
TUTT BLVD	TRUCK TRAIL	25' MIN	NO. OF TREES TO BE PLANTED	NO. OF TREES TO BE MAINTAINED
REAR ADJUTMENTS	CONVENTIONAL	5' MIN	NO. OF TREES TO BE PLANTED	NO. OF TREES TO BE MAINTAINED
NO. OF VEHICLE SPACES PROVIDED	VEHICLE LOT	5' MIN	NO. OF TREES TO BE PLANTED	NO. OF TREES TO BE MAINTAINED
VEHICLE SPACES PROVIDED	VEHICLE LOT	5' MIN	NO. OF TREES TO BE PLANTED	NO. OF TREES TO BE MAINTAINED
33' (OPEN + CARPORT)	VEHICLE LOT	5' MIN	NO. OF TREES TO BE PLANTED	NO. OF TREES TO BE MAINTAINED
NO. OF VEHICLE SPACES PROVIDED	VEHICLE LOT	5' MIN	NO. OF TREES TO BE PLANTED	NO. OF TREES TO BE MAINTAINED
33' (OPEN + CARPORT)	VEHICLE LOT	5' MIN	NO. OF TREES TO BE PLANTED	NO. OF TREES TO BE MAINTAINED
NO. OF VEHICLE SPACES PROVIDED	VEHICLE LOT	5' MIN	NO. OF TREES TO BE PLANTED	NO. OF TREES TO BE MAINTAINED
33' (OPEN + CARPORT)	VEHICLE LOT	5' MIN	NO. OF TREES TO BE PLANTED	NO. OF TREES TO BE MAINTAINED

SITE CATEGORY CALCULATIONS



VICINITY MAP NOT TO SCALE

CITY AFFIDAVIT NOTE

THE DESIGN PROFESSIONAL OF RECORD IS TO COMPLETE THE INSPECTION AFFIDAVIT BASED ON CITY APPROVED FINAL LANDSCAPE PLAN AND CONSTRUCTION DRAWINGS BY HGD INC. IF ANY DISCREPANCY BETWEEN APPROVED FINAL LANDSCAPE PLAN AND CONSTRUCTION DRAWINGS EXIST THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENCE. THIS REQUIRES CONSTRUCTION OBSERVATION VISITS TO ACQUAINTANCE THE AFFIDAVIT. WHEN AFFIDAVITS ARE NOT SUBMITTED FINANCIAL ASSURANCES ARE TAKEN AND HELD FOR TWO YEARS. REGARDLESS MATTER SEED BEDS REQUIRE A TWO YEAR ESTABLISHMENT FINANCIAL ASSURANCE.

IRRIGATION SYSTEM DESCRIPTION NOTE

AN UNDERGROUND, AUTOMATIC, IRRIGATION SYSTEM WITH SURFACE DRAIN COMPONENTS WILL BE USED TO IRRIGATE ALL PLANT MATERIAL AND A NON-SPRINKLER SYSTEM FOR TURF AND/OR SEED BEDS AS REQUIRED PER PLAN.

FINAL LANDSCAPE PLAN SUBMITTAL NOTE

A FINAL LANDSCAPE PLAN TO INCLUDE AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST.

GENERAL SITE NOTES

- CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLICING REQUIRED FOR LANDSCAPE AND IRRIGATION CONSTRUCTION. COORDINATE WITH GENERAL CONTRACTOR. ALL PLANTING AREAS SHALL HAVE SLEEVING PROVIDED PER PLANS. REFER TO IRRIGATION PLAN FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY FERTILIZER LOCATIONS AND ELEVATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY OF COLORADO SPRINGS STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS, WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROVED STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ONSITE AT ALL TIMES.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.

FERTILIZER NOTES

SOIL TYPE FOR THIS SITE IS BLUMELAND SANDY LOAM AS DETERMINED BY THE SOIL SURVEY OF EL PASO COUNTY AREA, PREPARED BY NATURAL RESOURCES CONSERVATION SERVICE.

SOIL REPORT WILL BE SUBMITTED WITH FINAL LANDSCAPE PLAN.

FERTILIZER AS FOLLOWS (USE THE OVER LINE TO CALCULATE THE SQUARE FEET TO CALC. AREA)

TREES: 780 LBS PHOSPHORUS PER 1,000 SF. 780 LBS NITROGEN PER 1,000 SF. 780 LBS POTASSIUM PER 1,000 SF.

ADJUST FERTILIZER RECOMMENDATIONS FOR AREA OCCUPIED BY ROOT SYSTEM, WHICH IS OFTEN TWO TO THREE TIMES THE DIAMETER OF THE PLANT. DO NOT APPLY FERTILIZER UNTIL TREES HAVE BEEN PLANTED FOR ONE FULL YEAR. APPLY HALF OF FERTILIZER IN SPRING, HALF IN FALL. (DO NOT APPLY FERTILIZER TO TURF AND WINTER FROST). USE ABOVE RATES FOR BROADLEAF TREES, USE HALF OF ABOVE RATES FOR CONIFERS, EVERGREENS, OR FRUIT TREES.

SRIBS/SPRINGMOUNT/GRASSES/SPRINGMOUNTS: 780 LBS PHOSPHORUS PER 1,000 SF. 780 LBS NITROGEN PER 1,000 SF. 780 LBS POTASSIUM PER 1,000 SF.

SPRING RECOMMENDED FERTILIZER EVENLY OVER THE ROOT ZONE, STARTING SIX INCHES AWAY FROM THE PLANT BASE AND EXTENDING A FOOT BEYOND THE EDGES OF THE BRANCHES. PAUSE INTO THE TOP INCH OF SOIL WITHOUT DISTRIBUTING ROOTS. APPLY HALF THE RECOMMENDED FERTILIZER IN EARLY SPRING, HALF IN EARLY SUMMER.

KENTUCKY BLUEGRASS TURF: 780 LBS PHOSPHORUS PER 1,000 SF. 780 LBS NITROGEN PER 1,000 SF. 780 LBS POTASSIUM PER 1,000 SF.

APPLY ABOUT 1 LB OF RECOMMENDED NITROGEN IN LATE SUMMER. APPLY HALF OF REMAINING NITROGEN REQUIRED IN WINTER, HALF IN EARLY SPRING. FERTILIZER TURF WITH ONE (1) LB OF FERTILIZER PER 1,000 SF OF TURF. APPLY HALF OF FERTILIZER IN SPRING, HALF IN FALL. (DO NOT APPLY FERTILIZER TO TURF AND WINTER FROST). USE ABOVE RATES FOR BROADLEAF TREES, USE HALF OF ABOVE RATES FOR CONIFERS, EVERGREENS, OR FRUIT TREES.

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HIGHER GROUND DESIGNS LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN

3610 REBECCA LANE, STE. 111 COLORADO SPRINGS, CO 80917
Phone 719-477-1646
Fax 719-268-1122

TRADITIONS AT COLORADO SPRINGS
TUTT BLVD. & SNOWY RIVER DRIVE
COLORADO SPRINGS, CO

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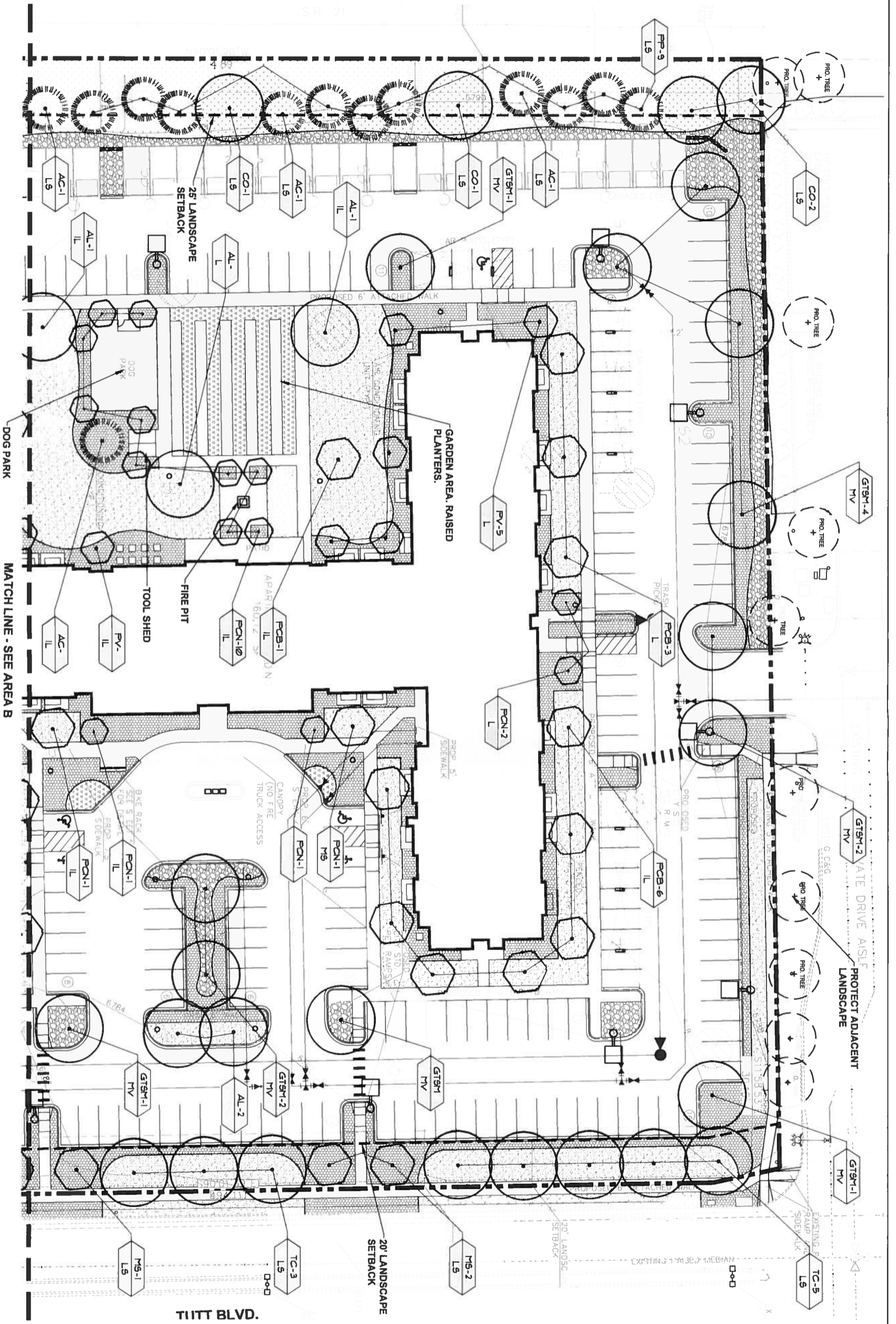
DESIGNER: DAMIAN B. JIM

DESCRIPTION: PRELIMINARY LANDSCAPE PLAN - TITLE SHEET

SHEET NO: LP-01 6 of 14

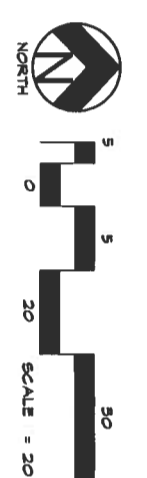
FIGURE 2

AREA A



PLANTING CALL OUTS

Tree Type - Quantity	Site Category
Tree Type - Quantity	Site Category
Tree Type - Quantity	Site Category



DOCUMENT NOTE

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REVISIONS	633-16
DATE	6-22-16
DESIGNER	JM
DESCRIPTION	PRELIMINARY LANDSCAPE PLAN
SHEET NO.	LP-02 7 of 14

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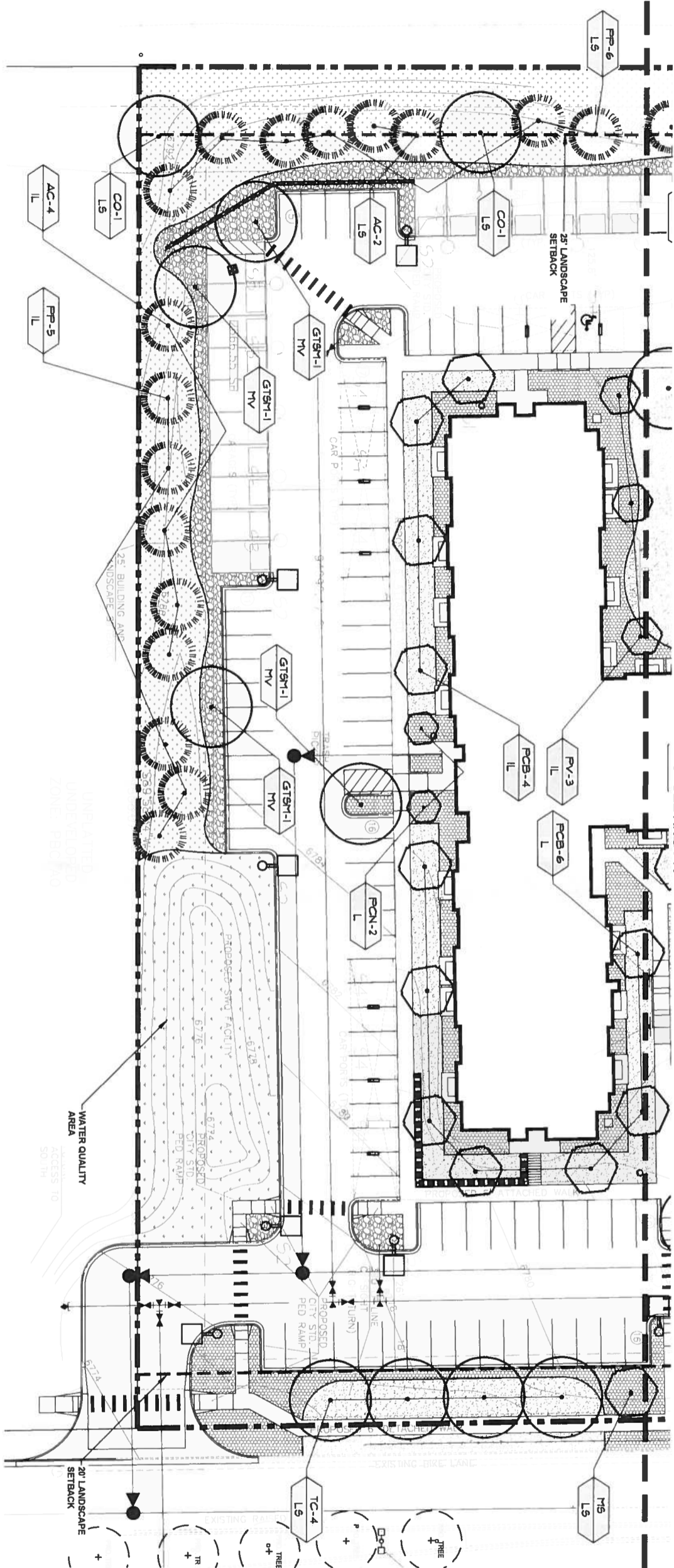


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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN

3610 REBECCA LANE, STE. 111
COLORADO SPRINGS, CO 80917
Phone 719-477-1848
Fax 719-268-1122

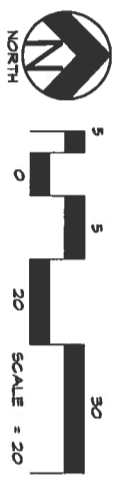
FIGURE 2

AREA B



PLANTING CALL OUTS

FR-3	TREE TYPE	QUANTITY
(L.S.)	SITE CATEGORY	
PL-5	PLANT TYPE	QUANTITY
(L.S.)	SITE CATEGORY	



GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX SF
[Pattern]	Arkansas Tan Rock - 1.5" Diameter (with weed barrier with plants to meet minimum city code coverage)	
[Pattern]	Brown Drainage Rock 3/4" Diameter (with weed barrier)	
[Pattern]	Arkansas Tan Cobble Rock 2-4" Diameter (with weed barrier with plants to meet minimum city code coverage)	
[Pattern]	Native Seed - Mix A	
[Pattern]	Native Seed - Mix B	
[Pattern]	Steel Edging	

NOTE
QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

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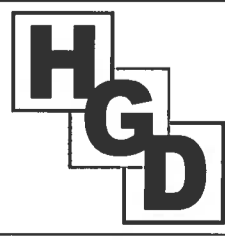
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JOB NUMBER	633-16
REVISIONS	
DATE	BY
DESCRIPTION	
ORIGINAL DATE	6-22-16
DRAWN BY	JM
DESCRIPTION	PRELIMINARY LANDSCAPE PLAN
SHEET NO.	LP-03
TOTAL SHEETS	8 of 14

TRADITIONS AT COLORADO SPRINGS
TUTT BLVD. & SNOWY RIVER DRIVE
COLORADO SPRINGS, CO

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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN

3610 REBECCA LANE, STE. 111
COLORADO SPRINGS, CO 80917
Phone 719-477-1646
Fax 719-268-1122

FIGURE 2

LAYOUT NOTE

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THE PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE APPROVAL BY COLORADO SPRINGS PLANNING AND OWNER REPRESENTATIVE.

INSTALLATION NOTES

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED DAILY AS REQUIRED. EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS AS SHOWN PER PLAN.

CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTRACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS.

QUANTITIES SHOWN IN PLAN SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN.

LANDSCAPE ARCHITECT SHALL HAVE OPPORTUNITY TO INSPECT AND APPROVE ALL TREES AND ALL 1+1/2 GALLON MATERIAL AT JOB SITE PRIOR TO PLANTING, INCLUDING PLACEMENT INSPECTION.

ALL EDGING SEPARATING TURF, PLANTER, DECORATIVE ROCK OR MULCH AREAS TO BE BROWN PRO-STEEL (1/8" x 1/4" x 1/2") WITH STAGES OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" MAXIMUM ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. SEE PLAN FOR EDGING LOCATIONS.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH POLYSPIN WEED BARRIER WITH STAPLES AT 9 O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE. REFER TO PLANTING DETAILS.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS-SEE DETAILS. UNLESS OTHERWISE SPECIFIED ORGANIC MULCH TO BE CASCADE CEDAR WITH NO LANDSCAPE FABRIC 4" DEPTH.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT (MINIMUM 5') TO ONE ANOTHER. PLANT BACKFILL SHALL BE 70% MATRE OK-SITE SOIL AND 30% BREV-GRO BIOCOMPOST CLASS 1 (OR CITY APPROVED EQUAL). A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS FURNISHED BY THE NURSERY STOCK PROVIDER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

DECORATIVE BOULDERS SHALL BE BURIED 10 BELOW GRADE AND SHALL NOT OBSTRUCT VEHICULAR SIGHTLINES IF APPLICABLE. PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST FRESH WEED PRE-EMERGENT IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. www.greenbox.com

FIRE SIGNAGE NOTE

ANY VEGETATION THAT MAY GROW TO OR IMMEDIATELY OBSTRUCT ANY PRELIMINARY STORAGE WILL BE PLANTED IN SUCH A WAY TO PREVENT ANY FUTURE OBSTRUCTION OF SUCH STORAGE OR THE VEGETATION PLANTED ADJACENT TO SUCH STORAGE WILL NOT BE VEGETATION THAT WILL GROW OR IMMEDIATELY OBSTRUCT SUCH STORAGE.

SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED OR COMPACTED AREAS:

- A. FOR EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TIL TO 6" DEPTH, AREAS ADJACENT TO WALLS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.
- B. REMOVE ALL RIBBLE, STONES AND EXTRANEIOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.
- C. FOR TREE LOCATIONS REMOVE AND REPLACE EXISTING SOIL TO 36" DEPTH. IF CLAY OR SAND REPLACE WITH GRADE 8 TOPSOIL.

ACCEPTANCE NOTE

CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE INSPECTIONS. INSPECTIONS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- LAYOUT AND BOULDER PLACEMENT
- PLANT TYPE, MATERIAL SIZE AND QUALITY VERIFICATION, AND PLACEMENT VERIFICATION.
- IRRIGATION MAIN LINE INSPECTION (AS APPLICABLE)
- LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO MULCH INSTALLATION.
- LANDSCAPE CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT PRIOR TO FINISH TOPSOIL APPLICATION.
- LANDSCAPE AND IRRIGATION FINAL INSPECTION AND ACCEPTANCE.

REFER TO CITY AFFIDAVIT FOR ADDITIONAL INFORMATION. SUBMIT RECEIPT FOR SOIL AMENDMENTS TO LANDSCAPE ARCHITECT AND AS-BUILT FOR IRRIGATION SYSTEM TO OWNER.

WHEN ALL THE WORK IS COMPLETED, THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL UPON INSPECTION OF THE WORK TO DETERMINE ACCEPTABILITY HE WILL PREPARE A PUNCHLIST OF ITEMS REMAINING TO BE COMPLETED. IMMEDIATELY AFTER THE PUNCHLIST REFERENCES SHALL BE CORRECTED NOT MORE THAN 10 WORKING DAYS AFTER THE INSPECTION. WHEN THE CORRECTIVE WORK IS COMPLETED, THE OWNER WILL ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION OF LANDSCAPE AND IRRIGATION WORK.

THE FINAL MAINTENANCE PERIOD IS APPLICABLE AND USUALLY PERIOD SHALL COMMENCE FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNERS AUTHORIZED REPRESENTATIVE OF THE CONTRACT WORK IN ACCORDANCE WITH THESE DRAWINGS.

MAINTENANCE NOTE

ON-GOING MAINTENANCE DURING CONSTRUCTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ON-GOING MAINTENANCE OF ALL COMPLETED LANDSCAPE AND IRRIGATION WORK AS DEFINED UNDER CONTRACT WITH OWNER.

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED. ACCEPTED BY OWNER AND IF REQUESTED A FORMAL MAINTENANCE PERIOD IS INITIATED. MAINTAIN LAWNS BY WATERING, FERTILIZING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS TROWING, BEDDING, REPLANTING AS REQUIRED. THE MAINTENANCE PERIOD SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT AND SHALL BE COMMENCED IMMEDIATELY AFTER THE CONSTRUCTION OPERATIONS SUFFICIENTLY TO ALLOW ITS PURPOSE. CONTRACTOR SHALL REPAIR SEEDING AREAS DAMAGED BY TRAFFIC AND/OR VANDALISM DURING THE CONSTRUCTION PERIOD.

IF THE IRRIGATION SYSTEM IS NOT AVAILABLE FOR PROPER WATERING AT THE TIME OF INSTALLATION, PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES AND LAWN WATERING EQUIPMENT AS REQUIRED TO CONVEY WATER FROM SOURCES AND TO KEEP THE LAWN AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE INSTALLER OF THE RESPONSIBILITY TO PROVIDE THE REQUIRED WATER. COORDINATE WITH OWNER.

ONE-YEAR WARRANTY

AS AGREED WITH OWNER CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, GRASSES AND IRRIGATION SYSTEM. REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 15 DAYS. PLANT MATERIAL NEEDING REPLACEMENT DURING WINTER MONTHS SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK REV EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

PLANT SCHEDULE

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Colo. spp Key from A,B	Mature Size W x H	Planting Size	
EVERGREEN TREES								
•• AC			Abies concolor	White Fir	1256D	20x50	8 & 8	
•• PP			Pinus ponderosa	Ponderosa Pine	2679D	20x50	8 ft.	
DECIDUOUS TREES								
•• AL			Acer platanoides	(Norway) Maple (European)	5	30x25	1-1/2' cal	
•• QM			Quercus macrocarpa	Bur Oak	4D	30x25	1-1/2' cal	
•• QN			Quercus rubra	Northern Red Oak	4S	30x25	1-1/2' cal	
•• PCN			Pinus x edulis 'Schmidt's'	Big Oak Plum	48S	12' x 12'	1-1/2' cal	
•• MS			Malus 'Spring Snow'	Spring Snow Crabapple	48TS	15x15	1-1/2' cal	
PERCENT SIGNATURE TREES REQUIRED: 60%								
TOTAL NO. OF TREES/SIGNATURE TREES: 16/18 100% SIGNATURE TREES								
EVERGREEN SHRUBS:								
•• MA			Mahonia nodiflora compacta	Compact Oregon Grape Holly	588A	5.8' / 4.4'	Container	
•• PM			Pinus mugo 'Sprengeri'	Stemona Mugo Pine	1356D	2.3' / 2.3'	Container	
DECIDUOUS SHRUBS:								
•• CR			Cornus sibirica 'Reticulata'	Red Twig Dogwood	427S	6-10' x 6-10'	Container	
•• SI			Spiraea japonica 'Ballerina'	Red Spirea	467DA	3'-4' x 3'-4'	# 3	
•• PS			Potentilla fruticosa 'Spring Green'	Spring Green Compact	A	2.3' x 2.3'	# 5	
•• PW			Potentilla fruticosa 'Mickey's White'	White Mickey	A	2.3' x 2.3'	# 5	
•• PC			Physalis peruviana	Physalis	124567D	5.8' x 8.8'	# 5	
PERCENT SIGNATURE SHRUBS REQUIRED: 60%								
TOTAL NO. OF SHRUBS/SIGNATURE SHRUBS: 100% SIGNATURE SHRUBS								
ORNAMENTAL GRASSES:								
• CA			Calamagrostis canadica 'Karl Foerster'	Feather Reed Grass	A	1.3' / 2.3'	Container	
• PVG			Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	12346D	3.4' / 3.5'	#5 cont.	
PERENNIALS:								
• SH			Phlox subulata	Creeping Phlox	DA	7.2' x 6'	Container	
• HEM			Hemerocallis 'Red Magic'	Red Magic Daylily	D	16" x 12"	#1 CONT.	
• SAL			Salvia nemorosa 'May Night'	May Night Salvia	DA	24" x 24"	#1 CONT.	

NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

DOCUMENT NOTE

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DESIGNER	JM
DATE	6-22-16
SHEET NO.	LP-04
TOTAL SHEETS	9 of 14

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TRADITIONS AT COLORADO SPRINGS
TUTT BLVD. & SNOWY RIVER DRIVE
COLORADO SPRINGS, CO

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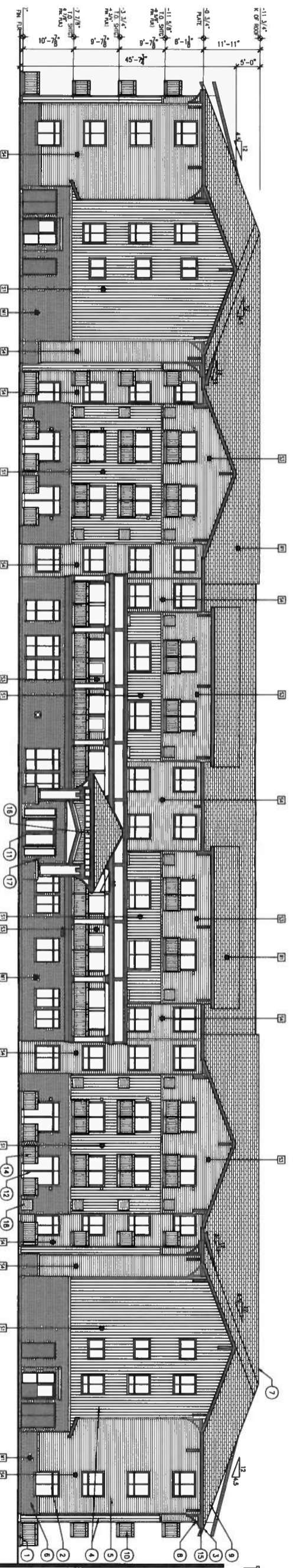
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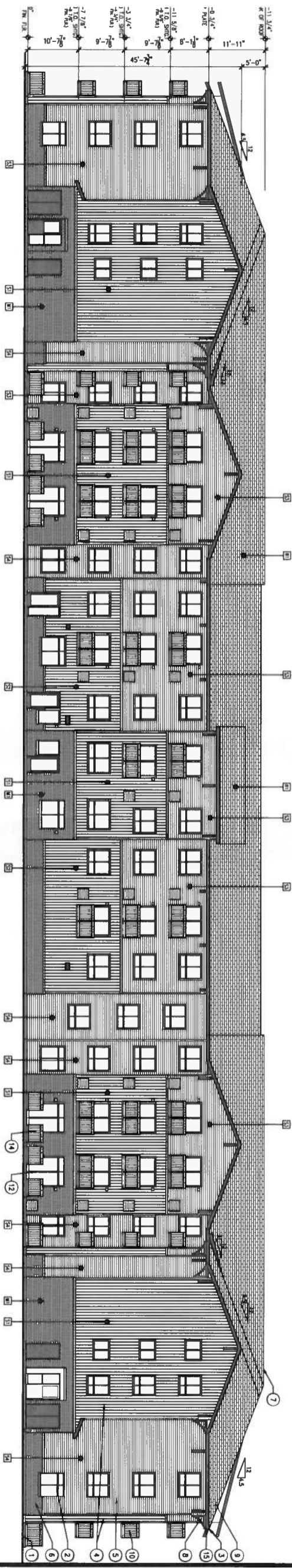
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LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN

3610 REBECCA LANE, STE. 111
COLORADO SPRINGS, CO 80917
Phone 719-477-1646
Fax 719-268-1122

FIGURE 2



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



2 WEST ELEVATION
 SCALE: 3/32" = 1'-0"

PRIMARY FINISHES

1	VANI STAIN - BOARD & BUTTER
2	MEDIUM BLUE (GRAPE - REGAIN)
3	VANI STAIN - BOARD & BUTTER
4	MEDIUM GREY (GRAPE - CHRISTMAS)
5	VANI STAIN - HORIZONTAL LAP
6	LIGHT TAN (GRAPE - RED)
7	VANI STAIN - HORIZONTAL LAP
8	MEDIUM GREY (GRAPE - CHRISTMAS)
9	WASHER - BRICK VENEER
10	MEDIUM GREY (MATERIAL, MATERIALS - REDWOOD GREY)
11	ROOF - FIBERGLASS SHINGLES
12	ROOF - FIBERGLASS SHINGLES
13	HORIZONTAL BAND TO MATCH
14	SINK/VALETOR COLOR BELOW

- KEYNOTES**
1. FINISH GRADE SHALL MATCH FINISH GRADE AT 2X MIN.
 2. VANI STAIN WINDOW PER SCHEDULE.
 3. 2X8 PAINTED FRESH SMART TAN OR EXAL.
 4. BOARD AND BUTTER VANI STAIN.
 5. 4" CLAYPOND STYLE LAPPED VANI STAIN.
 6. CONTINUOUS ROOF VENT SEE ROOF PLAN.
 7. DECORATIVE WOOD GRAIN BRACKET SEE 6/15.2
 8. ARCHITECTURAL, UNPAINTED FIBERGLASS ROOF SHINGLES.
 9. METAL RAINWATER SEE 2/10.1.
 10. ALUMINUM STONE FRONT ENTRY SYSTEM.
 11. GAS FIBERGLASS VOIT.
 12. GAS FIBERGLASS VOIT.
 13. 47" HIGH PINKET COATED METAL RAILING, CORE AND GROUT INSULATION.
 14. 47" HIGH PINKET COATED METAL RAILING, CORE AND GROUT INSULATION.
 15. PREPARED METAL GUTTER AND DOWNSPOUT, EXTEND TO SPLASH.
 16. BUILDING ADDRESS NUMBER, UNPAINTED 3" TALL, 3/4" BRUSH STROKE.
 17. KNOCK BOX MOUNTED ADVANCED TO MAIN ENTRY DOOR AND FIRE RISER ROOM DOOR.
 18. HMC GRATEL PAINT TO MATCH ADVANCED SINK COLOR.

- GENERAL NOTES**
- A. ALL NOTES ON ELEVATIONS ARE TYPICAL AND APPLY TO ALL ELEVATIONS.
 - B. ALL FINISH MATERIALS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PER SCHEDULE.
 - C. VERIFY ALL FINISH MATERIAL, SELECTION AND COLORS WITH OWNER PRIOR TO ORDERING AND INSTALLATION.
 - D. SUB-CONTRACTORS TO PROVIDE 12" X 12" MIN. SAMPLE OF ALL FINISH MATERIALS FOR OWNER'S REVIEW AND ACCEPTANCE PRIOR TO INSTALLATION.
 - E. ALL FINISHES TO BE SCHEDULED OR BELOW GRADE. COORDINATE WITH MECHANICAL ROOMINGS AS REQUIRED.
 - F. SINKING STYLES TO MATCH ADVANCED CORNERS WHERE NOT SHOWN (UNLESS NOTED OTHERWISE).
 - G. FINISHING WORK SHALL BE COMPLETED PRIOR TO PROCEEDING WITH OTHER TRADES AND BEFORE STARTING INTERIOR WORK.
 - H. FINISH GRADE SHALL BE VERIFIED FROM DESIGN, CONSTRUCTION AND AS-BUILT DRAWINGS.

PROJECT
TRADITIONS AT COLORADO SPRINGS
 TUJT BLVD. & SNOWY RIVER DRIVE
 COLORADO SPRINGS, CO

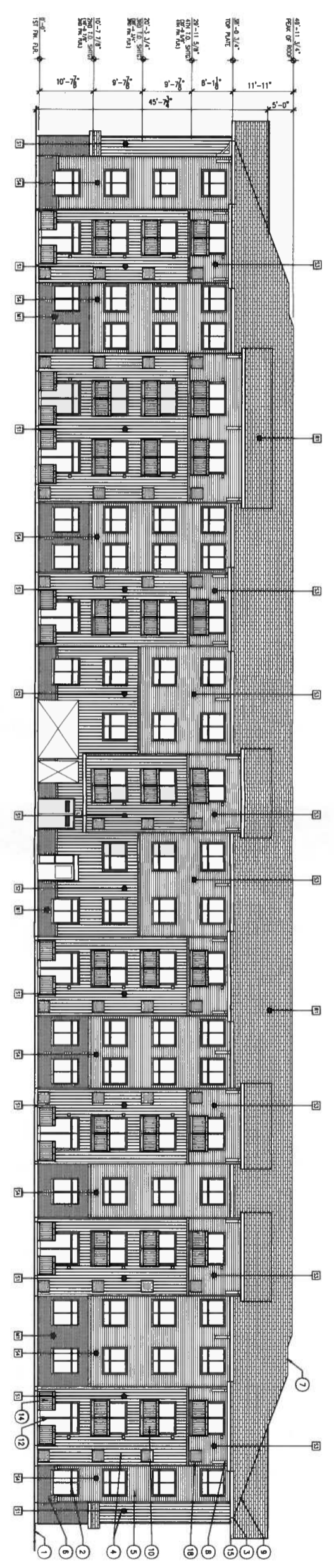
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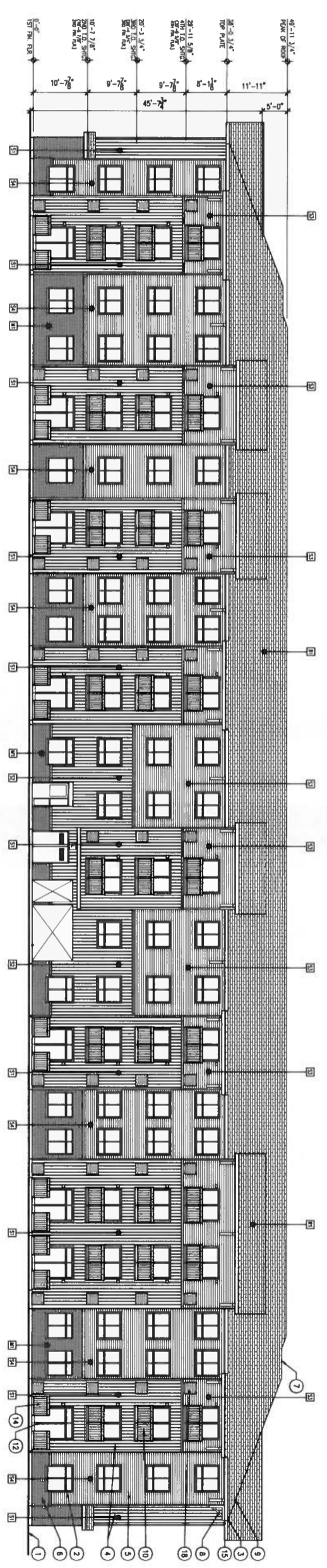
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 and
 SEPTEMBER 30, 2016
 DATE
 16-213.45.0
 DRAWN
 JOHN PRICE

REVISIONS



1 NORTH ELEVATION
 SCALE 3/32" = 1'-0"



2 SOUTH ELEVATION
 SCALE 3/32" = 1'-0"

- PRIMARY FINISHES**
- S1 VINYL STONE - BOARD & BUTTER MEDIUM GREY (CRANE - RECTIFY)
 - S2 VINYL STONE - BOARD & BUTTER MEDIUM GREY (CRANE - GREYSTONE)
 - S3 VINYL STONE - BOARD & BUTTER LIGHT TAU (CRANE - RTE)
 - S4 VINYL STONE - HORIZONTAL LAP MEDIUM GREY (CRANE - GREYSTONE)
 - U1 MASONRY - BRICK, VENEER MEDIUM GREY (CRANE - GREYSTONE)
 - U2 MASONRY - BRICK, VENEER (VARIABLE MATERIALS - REDWOOD GREY)
 - R1 ROOF - ASPHALT/FLY ASPHALT MEDIUM GREY
 - R2 HORIZONTAL BAND TO MATCH SPONGE/ANTHROPOM COLOR BELOW
- KEYNOTES**
1. FINISH STONE, STONE, SANDY FLOW FINISH AT 2% MIN.
 2. VINYL STONE FINISH PER SCHEDULE.
 3. 20% PAINTED FRESH PAINT TRIM OR EQUAL.
 4. BOARD AND BUTTER VINYL STONE.
 5. 4" CLAMPED STEEL LAPPED VINYL STONE.
 6. 4" CLAMPED STEEL LAPPED VINYL STONE.
 7. COMPOSITE ROOF VENT, SEE ROOF PLAN.
 8. DECORATIVE WOOD CABLE BRACKET, SEE 6/AS2.
 9. ARCHITECTURAL, UNPAINTED FIBERGLASS ROOF SHINGLES.
 10. METAL RAINWATER, SEE 2/A/10.1.
 11. ALUMINUM STAIR RISE, ENR SYSTEM.
 12. ALUMINUM STAIR RISE, ENR SYSTEM.
 13. 6x6 FIBERGLASS VENT.
 14. 4" HIGH POWER COATED METAL RAINW. CONE AND GROUT INSULATION.
 15. PREPARED METAL GUTTER AND DOWNSPOUT, EXTEND TO SPASH.
 16. BUILDING ADDRESS NUMBER, MINIMUM 6" TALL, 3/4" BRUSH STROKE, COLOR TO HAVE POSITIVE CONTRAST WITH BACKGROUND.
 17. KNOX BOX MOUNTED ADVANTAGE TO MAIN ENTRY DOOR AND FIRE ESCAPE DOOR.
 18. TRAC BRICK PAINT TO MATCH ADJACENT STONE COLOR.

- GENERAL NOTES**
- A. ALL NOTES ON ELEVATIONS ARE TYPICAL AND APPLY TO ALL ELEVATIONS.
 - B. ALL FINISH MATERIALS TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS, 2017 OR LATEST REVISIONS AND PER GOVERNMENT SPECIFICATIONS, 2017 OR LATEST REVISIONS.
 - C. VERIFY ALL FINISH MATERIAL, SELECTION AND COLORS WITH OWNER PRIOR TO ORDERING AND INSTALLATION.
 - D. SUB-CONTRACTORS TO PROVIDE 12" X 12" MIN. SQUARE OF ALL FINISH MATERIALS FOR OWNER'S REVIEW AND ACCEPTANCE PRIOR TO INSTALLATION.
 - E. ALL UNITS TO BE SPECIFIED OR BELOW GRADE. COORDINATE WITH MECHANICAL DRAWINGS AS REQUIRED.
 - F. SMOKE (UNLESS NOTED OTHERWISE) THROUGH ROOF AND GABLE WALLS IN STONE STONE. REQUEST CUSTOM COLOR FROM GENERAL CONTRACTOR.

SEAL

PERMIT SET
9-30-2016

STATE OF COLORADO
 JOHN PRICE
 ARCHITECT
 9-30-2016
 LICENSED ARCHITECT

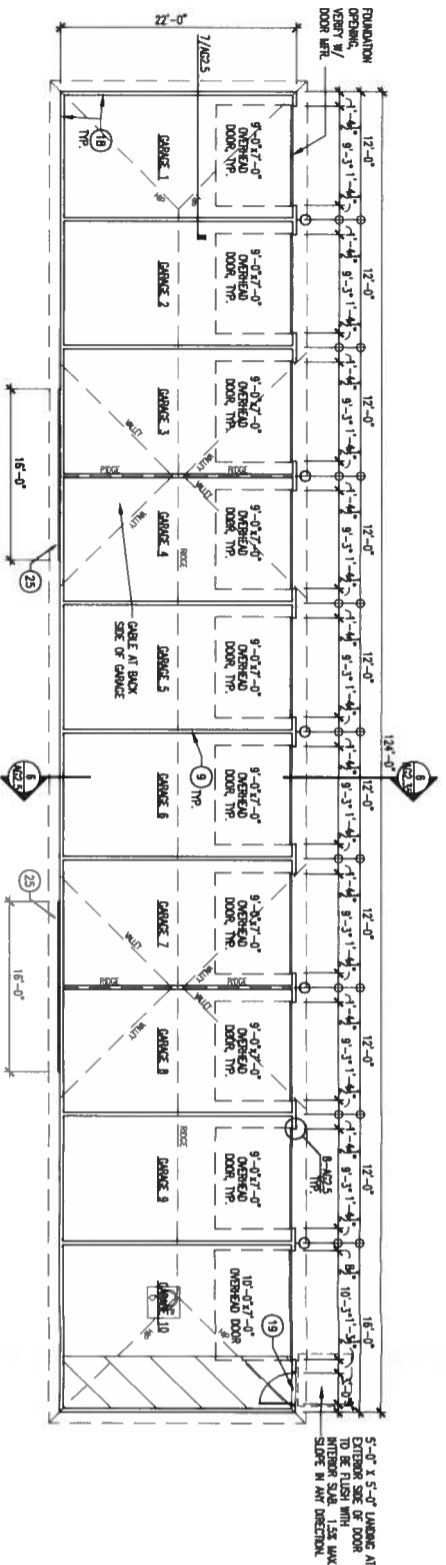
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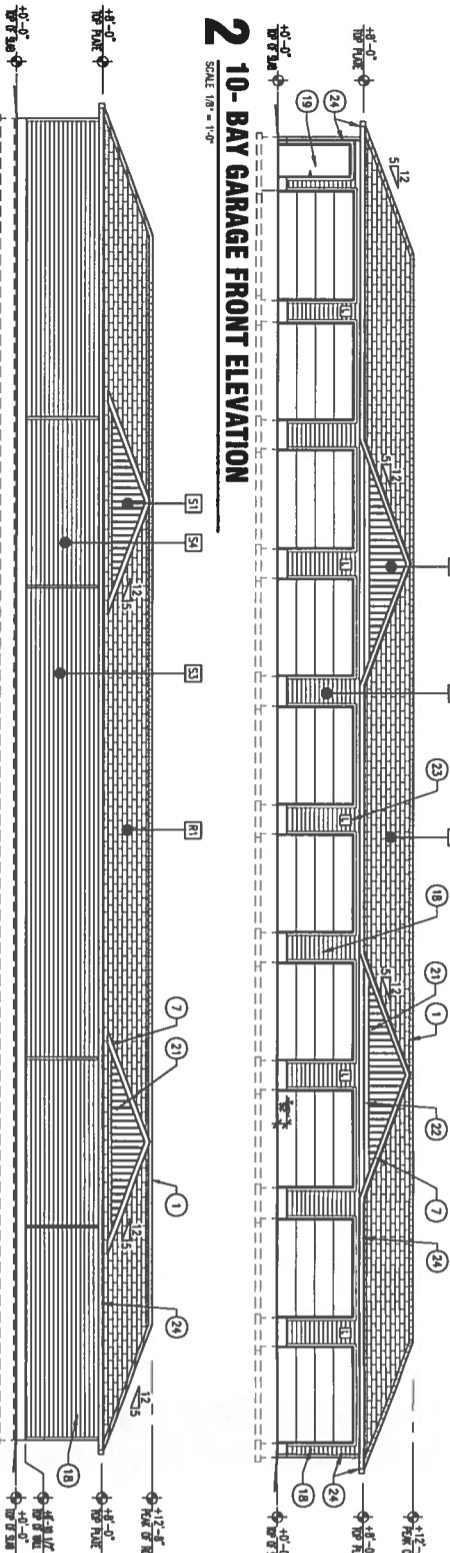
REVISIONS

PROJECT
TRADITIONS
AT
COLORADO
SPRINGS
 TUFT BLVD. &
 SNOWY RIVER DRIVE
 COLORADO SPRINGS, CO

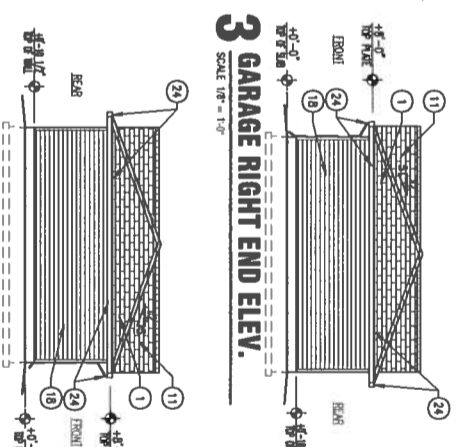
SHEET
11 of 14
 BUILDING ELEVATIONS
 CPC CU 16-00091



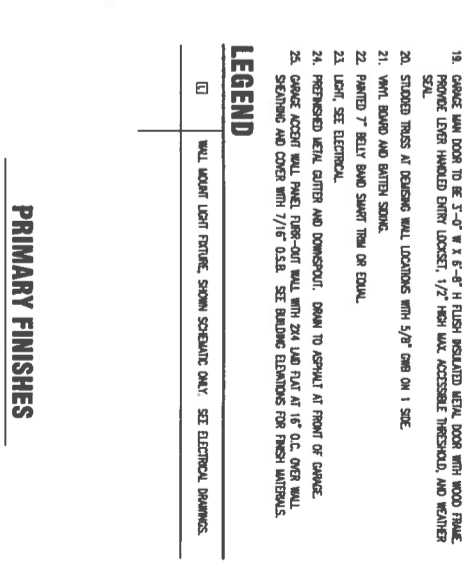
1 10-BAY GARAGE FLOOR PLAN
SCALE: 1/8" = 1'-0"



2 10-BAY GARAGE FRONT ELEVATION
SCALE: 1/8" = 1'-0"



3 GARAGE RIGHT END ELEV.
SCALE: 1/8" = 1'-0"



5 GARAGE LEFT END ELEV.
SCALE: 1/8" = 1'-0"

KEYNOTES

1. 30 YEAR MAINTAINED ASPHALT SHINGLES OVER 1/2" FIBER ON 7/16" 24/16 O.S.B. SHEATHING WITH FLY CUPS. 80 AT 6" O.C. EDGE WALKING. 80 AT 12" O.C. FIELD WALKING.
2. MANUFACTURED TRUSSES AT 24" O.C. WITH "SAPPHIRE" (H1) TRUSS ANCHOR AT EACH END. TRUSS SUPPORT TO PROVIDE TRUSS BLOCKING AND BRACING. CONNECTION TO INSTALL TRUSS BLOCKING AND BRACING PER TRUSS MANUFACTURER'S DESIGN.
3. 2X4 PRESSURE TREATED OR REMODED WOOD. SILL WITH FIBERGLASS SILL SEAL.
4. 4" CONCRETE SLAB ON 4" COMPACTED GRAVEL. FILL ON COMPACTED SANDGRADE (SEE CONNECTION). WITH CONTROL JOINTS AT 12'-0" O.C. MAX.
5. 9'-0" W x 7'-0" H OVERHEAD GARAGE DOOR.
6. HEADER PER STRUCTURAL WITH (1) 2X4 TRIMMER, (2) 2X4 END STUDS.
7. PAINTED EXTERIOR SWART TRIM OR EQUAL.
8. VENTILATED WITH SOFFIT.
9. TYPICAL INTERIOR GARAGE WALL: 2X4 STUDS AT 16" O.C. WITH 5/8" GYPSUM BOARD ON 1 SIDE FROM FLOOR SLAB TO BOTTOM OF ROOF SHEATHING.
10. CONTINUOUS FOOTING. SEE STRUCTURAL.
11. ROOF TRUSS OVER-BUILD GARAGE ROOF. REMOVE.
12. TRACEDOOD SLAB EDGE WITH (1) #4 HORIZONTAL BAR.
13. 1-1/2" DIA. HULDS AT 6" O.C. IN TRUSS BLOCKING FOR VENTILATION.
14. METAL DOME EDGE.
15. FINISH GRADE. SEE CIVIL DRAWINGS.
16. GARAGE DOOR OPER. SEE ELECTRICAL. GARAGE DOOR OPERATORS SHALL BE LISTED IN ACCORDANCE WITH UL 325 FOR THE SECTION WALLS.
17. CONTINUOUS ROOF VENT.
18. WHEN SOME OVER BUILDING WRAPE OVER 7/16" O.S.B. OVER 2X4 WOOD STUDS AT 16" O.C. GARAGE WALK DOOR TO BE 3'-0" W X 5'-6" H FLUSH INSULATED METAL DOOR WITH WOOD TRIM. PROVIDE LEVER HANDED ENTRY LOCKSET. 1/2" HIGH MAX. ACCESSIBLE THRESHOLD. AND WALKER SEAL.
19. STUCCO TRUSS AT EXISTING WALL. LOCATIONS WITH 5/8" DIA OR 1. SIZE.
20. VENT. BOARD AND BRIMS STUCK.
21. PAINTED 7" BELLY BAND SWART TRIM OR EQUAL.
22. LIGHT. SEE ELECTRICAL.
23. FIBERGLASS MESH CENTER AND DOWNSPOUT. DOWN TO ASPHALT AT FRONT OF GARAGE.
24. GARAGE ACCENT WALL PANEL. FIBER-GLASS WITH 2X4 LUG FLAT AT 16" O.C. OVER WALL SHEATHING AND COVER WITH 7/16" O.S.B. SEE BUILDING ELEVATIONS FOR FINISH MATERIALS.

LEGEND

- [] WALL LIGHT LIGHT FINISH. SHOWING SPREADING ONLY. SEE ELECTRICAL DRAWINGS.

PRIMARY FINISHES

- [S1] VINYL SPOUNG - BROWN & BAYBERRY
- [S2] MEDIUM BLUE (GRANITE - REDUCED)
- [S3] VINYL SPOUNG - JACOBSON/LAKE
- [S4] LIGHT TAN (COUPE - RITE)
- [S5] VINYL SPOUNG - JACOBSON/LAKE
- [S6] MEDIUM GREY (CRAWLE - CHRISTMAS)
- [R1] ROOF - FIBERGLASS SHEATHING
- [R2] MENTHOL GREY
- [R3] *APPROPRIATE BAND TO MATCH SPOUNG/WATERBOR COLOR BELOW

TA ARCHITECTS
SUNBURN
DIBBY
KIRBY

THE ARCHITECTS OFFICE
499 MAIN STREET
BOISE, IDAHO 83725
(208) 343-2891
BOISE.IDAHO@TAO.COM

TRADITIONS AT COLORADO SPRINGS
TUTT BLVD. & SNOWY RIVER DRIVE
COLORADO SPRINGS, CO

PERMIT SET 9-30-2016

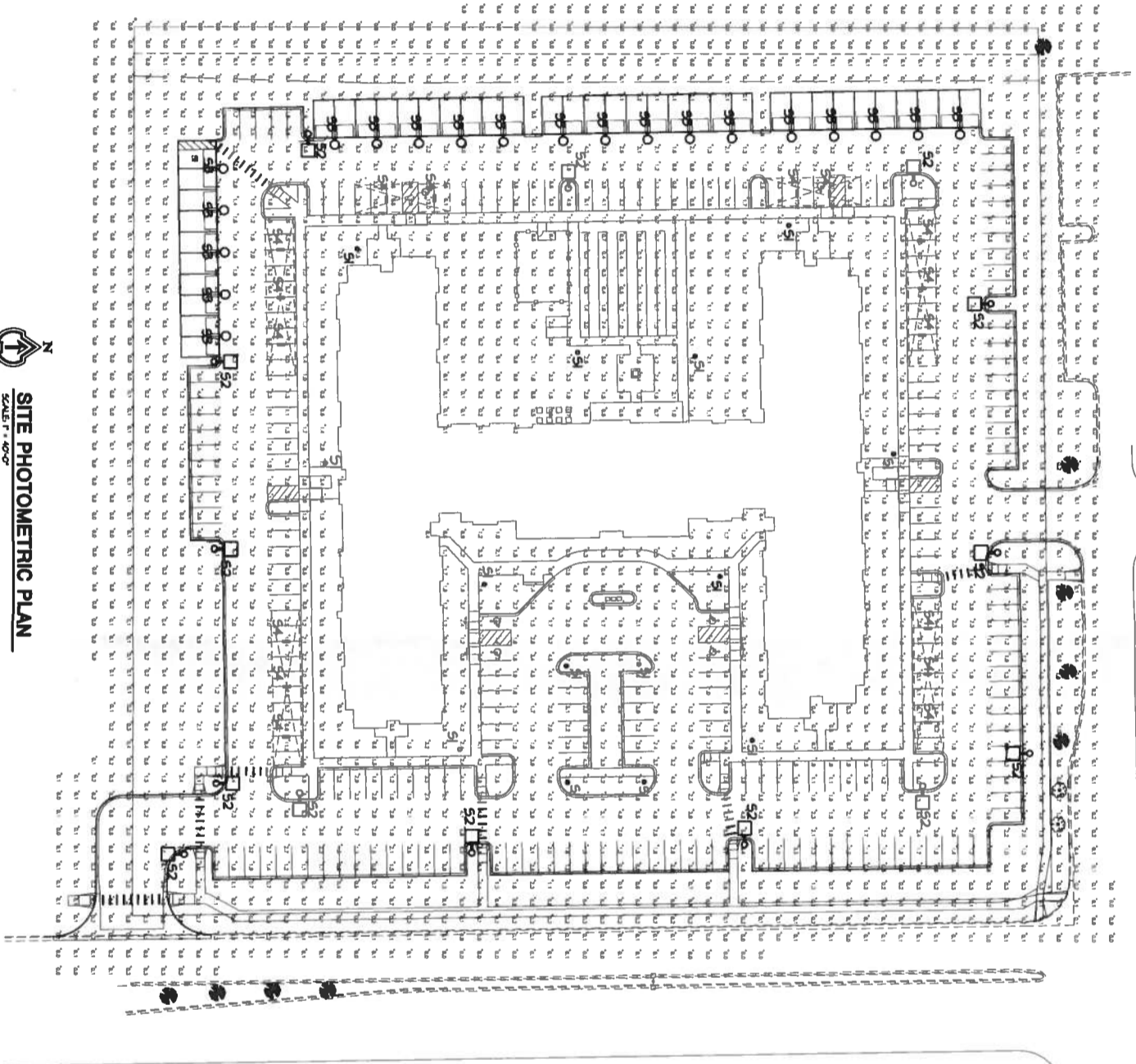


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DATE: SEPTEMBER 30, 2016
DRAWN BY: JOHN PRICE

REVISIONS

FIGURE 2



Traditions of Colorado Springs Filing No. 1

COLORADO SPRINGS, CO

ISSUE	DATE
SDP	06.24.2016

MEP JOB: 16240
 DESIGNED: HEG
 CHECKED: DDM
Site Photometric Plan

TYPE	MANUFACTURER / CATALOG NUMBER	DESCRIPTION	MOUNTING	VOLTS	LAMPS	NOTES
51	LED	LED P1-V-TS-PM-4-11-BLK	DECAHEDRON TOWER TROPICAN POLE LIGHT	POLE 6'-0"	277	(1) 175W PMH
52	LED	LED P1-V-TS-PM-4-11-BLK	BLACK FINISH	POLE 6'-0"		
53	LED	LED P1-V-TS-PM-4-11-BLK	SMALL HEAD TROPICAN POLE LIGHT	POLE 6'-0"	277	(1) 175W PMH
54	LED	LED P1-V-TS-PM-4-11-BLK	BLACK FINISH	POLE 6'-0"		
55	SCALES LIGHTING	SCALES LIGHTING TROPICAN TALL LIGHT	TALL LIGHT 11'0" TROPICAN POLE LIGHT	POLE 6'-0"	277	(1) 175W PMH
56	LED	LED P1-V-TS-PM-4-11-BLK	BLACK FINISH	POLE 6'-0"		

SITE LIGHTING FIXTURE SCHEDULE

LENNINGTON

(Various fixtures are provided by U.S. Patent No. 6,484,131)

DESCRIPTIONS

LED LENS - 1.4\"/>

INSTALLATION

REQUIREMENTS - 1.4\"/>

INSTALLATION - 1.4\"/>

REQUIREMENTS - 1.4\"/>

INSTALLATION - 1.4\"/>

GREENBARK® - FLAT LENS

(Various fixtures are provided by U.S. Patent No. 6,484,131)

DESCRIPTIONS

LED LENS - 1.4\"/>

INSTALLATION

REQUIREMENTS - 1.4\"/>

INSTALLATION - 1.4\"/>

REQUIREMENTS - 1.4\"/>

INSTALLATION - 1.4\"/>

KICHLER

(Various fixtures are provided by U.S. Patent No. 6,484,131)

DESCRIPTIONS

LED LENS - 1.4\"/>

INSTALLATION

REQUIREMENTS - 1.4\"/>

INSTALLATION - 1.4\"/>

REQUIREMENTS - 1.4\"/>

INSTALLATION - 1.4\"/>

DEEP NARROW WRAP

(Various fixtures are provided by U.S. Patent No. 6,484,131)

DESCRIPTIONS

LED LENS - 1.4\"/>

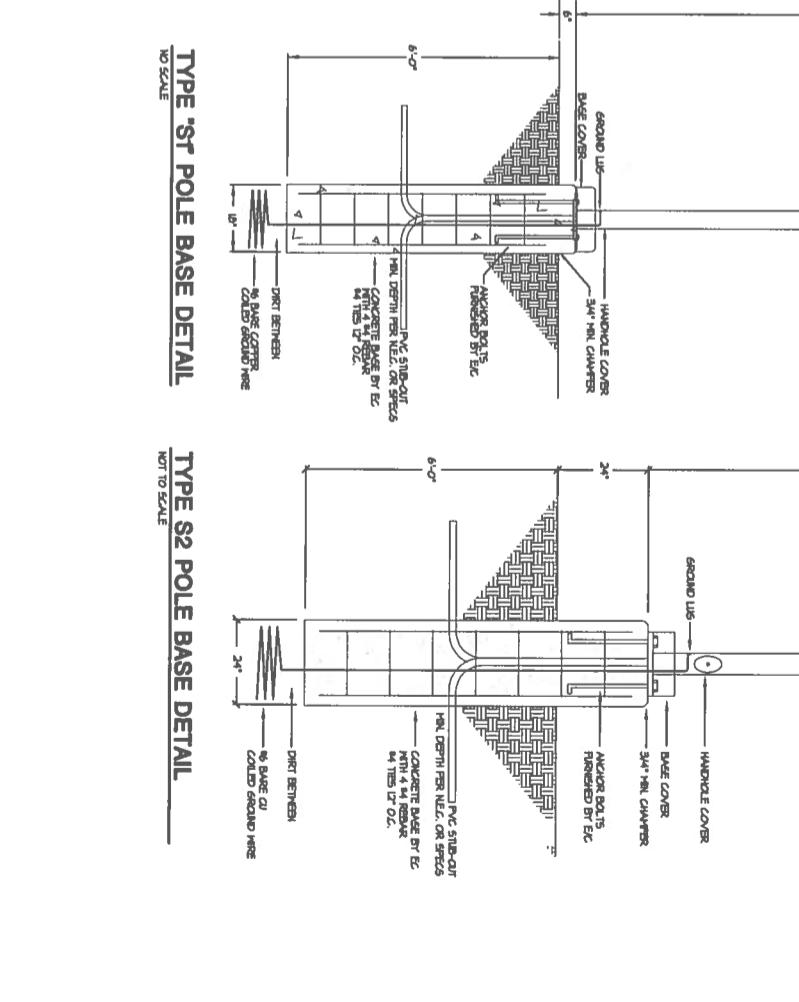
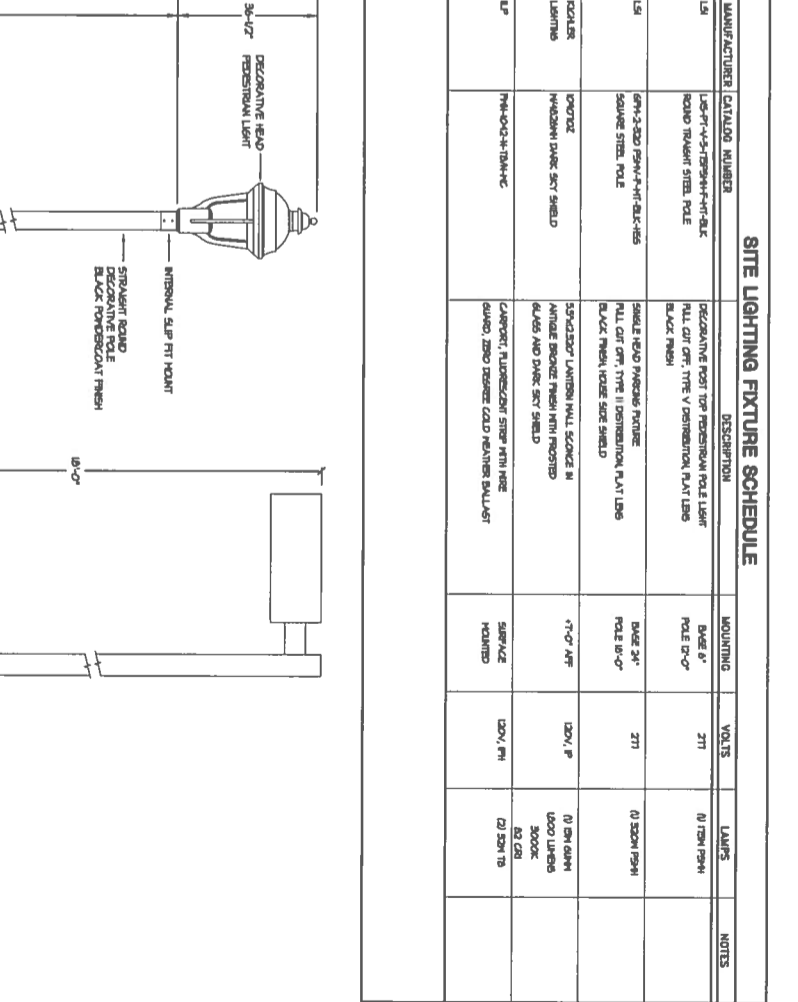
INSTALLATION

REQUIREMENTS - 1.4\"/>

INSTALLATION - 1.4\"/>

REQUIREMENTS - 1.4\"/>

INSTALLATION - 1.4\"/>



ORDERING GUIDE:

FWN 1082 TRM COND

REFLECTIONS: 1.0, 2.0, 3.0, 4.0, 5.0, 6.0, 7.0, 8.0, 9.0, 10.0

FINISHES: 1.0, 2.0, 3.0, 4.0, 5.0, 6.0, 7.0, 8.0, 9.0, 10.0

APPLICATIONS: 1.0, 2.0, 3.0, 4.0, 5.0, 6.0, 7.0, 8.0, 9.0, 10.0