ALICE BEMIS TAYLOR CENTER FOR EARLY CHILDHOOD EDUCATION

CITY OF COLORADO SPRINGS, COLORADO
CONDITIONAL USE
DEVELOPMENT PLANT

LEGAL DESCRIPTIONS

Parcel A:
Beginning at a point on the southeast corner of Block 279, Addition No. 4 to the City of Colorado Springs; thence westerly along a straight line coincident with the south property line of said Block 279 to the intersection of said straight line with the east property line of Sierra Madre street a distance of 404.52 feet; thence angle left 89 degrees 02 minutes southerly along the east property line of Sierra Madre to its intersection with the north property line of Antlers Place a distance of 126.77 feet; thence angle left 95 degrees 58 minutes easterly along the said north property line of Antlers Place to its intersection with the southerly projection of the east property line of said Block 279, a distance of 426.50 feet; thence angle left 89 degrees 58 minutes northerly along said southerly projection of Block 279, a distance of 125.0 feet to the point of beginning, County of El Paso, State of Colorado.

GENERAL NOTES

1. Platting: This concept plan is not to be used for preliminary platting purposes.
2. FEMA, referencing Flood Insurance Map, Map Number 08041C0729G effective on 12.07.2018, indicates this parcel of land is in Zone X (Area of minimal flood hazard).
3. Phasing: The existing day nursery structure will need to remain intact and occupied for the duration of construction. After the completion of the new building the existing day nursery will be demolished, and the new parking lot will be constructed.
4. The site is currently zoned as PK-FBZ-CEN
5. Signage is not approved per this plan. A separate sign permit is required.
6. There is a need for a building envelope, frontage, public space, glazing and fenestration warrants.
7. Owner is responsible for maintaining the public and private improvements within the public right-of-way immediately adjacent to the site.
8. Accessible routes, including ramps and sidewalks, within the public right-of-way shall be per the City's standard drawings and specifications. City's Engineering Development Review Inspector will have the final authority on accepting the public improvements.
9. Installation of eletrical devices in the public ROW shall be performed in accordance with the City Specification Section 1001 and complete the Colorado Springs Utilities "Electric Inspection in the Right-of-Way Certificate" in accordance with Utilities requirements for electrification. The certificate shall also be provided to the City Inspector.
10. All private to public storm sewer connections must be inspected by an Engineering Development Review Inspector.
11. All existing curb, gutter, sidewalks, and pedestrian ramps posing a safety hazard, damaged, exhibiting excessive deterioration or not meeting current city engineering standards along S. Nevada Ave. adjacent to the site will need to be removed and replaced prior to issuing the certificate of occupancy. 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.
12. Prior to installing the public ROW improvements, submit street and signage construction plans to EDRD and Traffic Engineering through our electronic review system called ProjectDox for review and approval. Financial assurances for all public ROW improvements shall be posted to the City prior to approving the construction plans. The amount to be submitted to the City will be agreed upon at that time. The public ROW improvements will follow EDRD's probationary and final street acceptance procedures. Reference chapter 11 in the subdivision policy manual for information.
13. There is a planned city project for a chip seal on S. Sierra Madre in 2022. Please coordinate the timing of all public improvements along this street with jason.hanson@coloradosprings.gov.

FEMA FLOODPLAIN NOTE

FLOODPLAIN STATEMENT: This site, 108 Antlers Place is within Zone X, an area of minimal flood hazard as determined by the flood insurance rate map, community panel numbers: 08041C0733G effective on 12.07.18 and 08041C0731F, effective on 03.17.1997 and revalidated on 12.08.18.

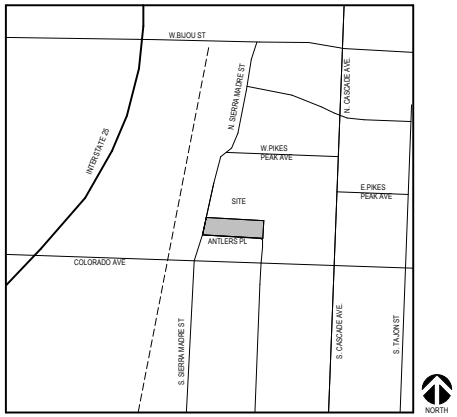
ADA NOTE

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.

WAIVER OF REPLAT

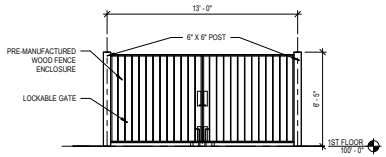
City File No. AR WR 22-00044 is being reviewed concurrent with this development plan application. The waiver of replat is for the purpose of the legal description to be considered as one lot for the purposes of the zoning ordinance (chapter 7, article 2, 3, 4 and 5 of the City Code) one lot for the applicable provisions of the City Code and/or including applicable codes, rules and regulations adopted pursuant to the City Code.

VICINITY MAP

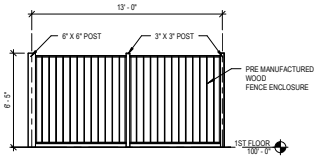


SITE DATA

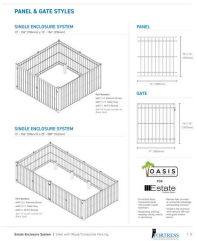
Owner/Developer:	Child Nursery Centers Inc. 108 Antlers Place Colorado Springs, CO 80903
Applicant/Planner	RTA Architects 19 S. Tejon St. Suite #300 Colorado Springs, CO 80903
Civil Engineer	JPS Engineering 19 E. Willamette Ave. Colorado Springs, CO 80903
Landscape Architect	HGD 5350 North Academy Blvd. Suite #207 Colorado Spirngs, CO 80918
Architect	RTA Architects 19 S. Tejon St. Suite #300 Colorado Springs, CO 80903
Development Schedule:	2022
Site Area:	1.20 (AC) 52,290 (SF)
Disturbed Area:	0.97 (AC) 42,253 (SF)
Zoning:	FBZ-CEN PK Zoned
Current Use:	Child Care
Proposed Use:	Child Care
Existing Building Size:	7,085 (SF)
Proposed Building Size:	21,800 (SF)
Existing Building Height:	20' - 0" / 1 Stories
Proposed Building Height:	32' - 6" / 2 Stories
Maximum Building Height:	55' - 0"
Parking Required:	
Day Nursery	Exempt
- ADA Accesible	2 parking spaces
Parking Provided:	
Day Nursery	27 standard stalls
- ADA Accesible	2 parking spaces
Frontage Type:	Forecourt



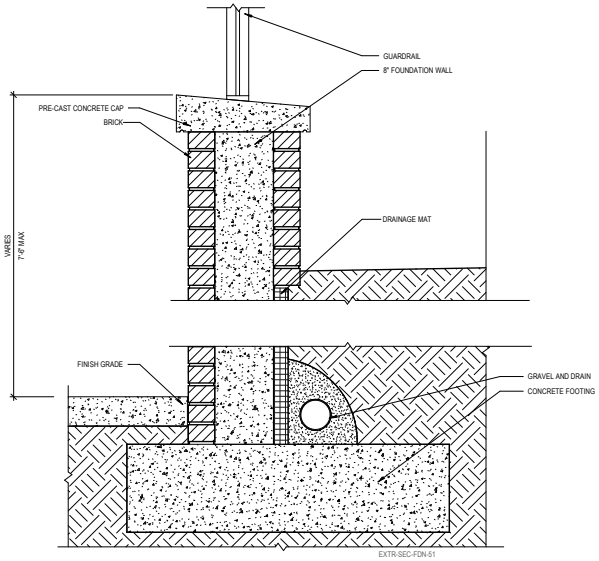
DP - GATE ELEVEATION
1/4" = 1'-0"



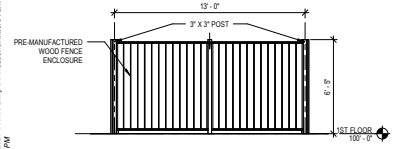
DP - ENCLOSURE ELEVATION SIDE
1/4" = 1'-0"



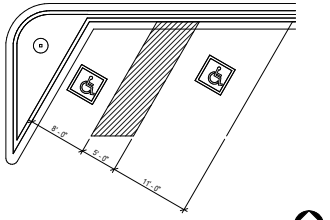
TRASH ENCLOSURE SYSTEM



PLAYGROUND RETAINING WALL DTL
1 1/2" = 1'-0"



DP - ENCLOSURE ELEVATION REAR
1/4" = 1'-0"



DP - ADA EXHIBIT
1/8" = 1'-0"

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ALICE BEMIS TAYLOR CENTER
FOR EARLY CHILDHOOD EDUCATION
128 ANTLERS PLACE
COLORADO SPRINGS, CO 80903

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SHEET TITLE
COVER SHEET

RTA PROJECT NUMBER
2021-10.00

DATE
07/06/2022

REVISIONS

#	DATE	DESCRIPTION

CAGC APPROVAL: LAC
DRAWN BY: LAC
CHECKED BY: LAC

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NO.
1 of 15

PLAN FILE NO.
CPC DP 22-00015

Autodesk Docs://2021-010.00 Early Connections Antlers Park 2022/2021-010 Early Connections_Arch_V22.rvt
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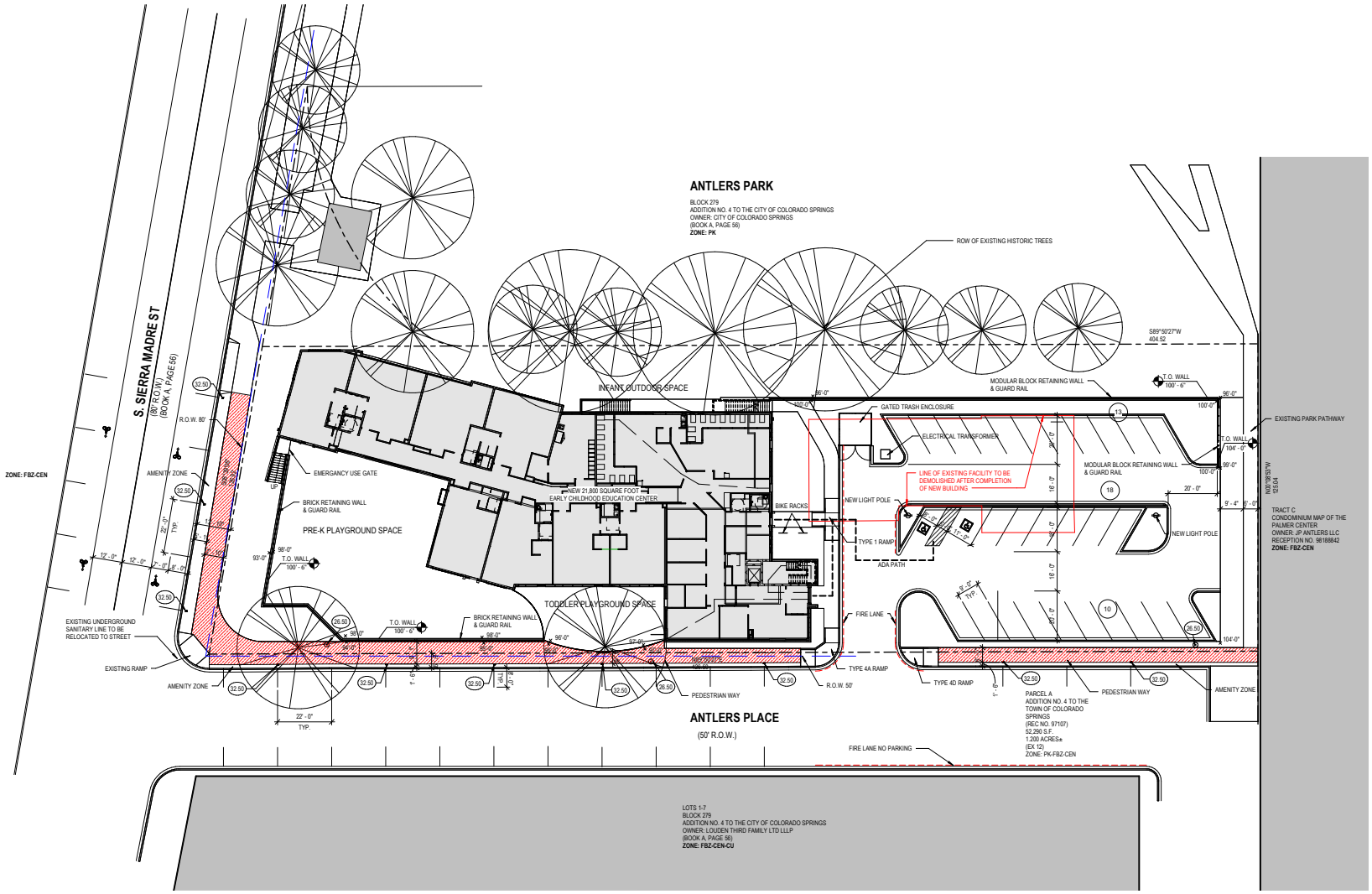
KEYNOTE LEGEND

26.50	EXISTING LIGHT POLE
32.50	EXISTING PARKING METER



1 / 2 of DP - SITE PLAN
1" = 20'-0"

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SHEET TITLE
SITE PLAN

RTA PROJECT NUMBER
2021-10.00

DATE
07/06/2022

REVISIONS

#	DATE	DESCRIPTION

QA/QC APPROVAL: LAC
DRAWN BY: LAC
CHECKED BY: LAC

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NO.
2 of 15

PLAN FILE NO.
CPC DP 22-00015

Autodesk Docs://2021-010.00 Early Connections Antlers Park 2022/2021-010 Early Connections_Arch_V22.rvt
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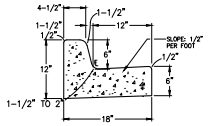
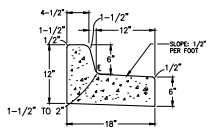
LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LIMIT OF DISTURBANCE
- SILT FENCE
- 6490 EXISTING CONTOURS
- 6490 PROPOSED CONTOURS
- 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
- 99.00 EXIST. SPOT ELEVATION
- TW TOP OF WALL
- BW BOTTOM FACE OF WALL AT FINISHED GRADE
- DS ROOF DRAIN CONNECTION; INSTALL TRANSITION COUPLINGS & EXTEND STORM DRAIN (MIN. 6" PVC) TO STORM SEWER SYSTEM @ 1.0% MIN. SLOPE UNLESS NOTED OTHERWISE
- CUT/FILL DEMARCATION LINE
- LOD LIMITS OF DISTURBANCE



TYPE 3 CARRY CURB (A)

N.T.S



TYPE 3 SPILL CURB (B)

N.T.S

EROSION CONTROL LEGEND

- VTC VEHICLE TRACKING PAD
- SF SILT FENCE
- CWA CONCRETE WASHOUT AREA
- SM SEED AND MULCH AREA
- SSA STABILIZED STAGING AREA
- IP INLET PROTECTION (ROCK SOCKS)

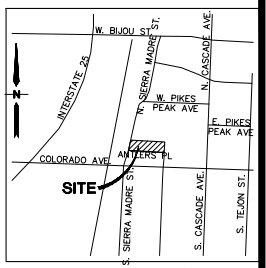
KEYED NOTES:

1. PREPARE AND COMPACT BUILDING FOUNDATION & SLABS PER PROJECT GEOTECHNICAL REPORT
2. PARKING LOT PAVING PER GEOTECHNICAL REPORT (6" CONCRETE UNLESS NOTED OTHERWISE)
3. STORAGE AREA FOR BUILDING MATERIALS, EQUIPMENT, CONSTRUCTION WASTE, & STOCKPILES (CONTRACTOR MAY ADJUST AS NEEDED) (SSA)
4. TOPSOIL & STRIPPINGS STOCKPILE AREA (SP)
5. CONCRETE LANDING/SIDEWALK @ 1.5%-2.0% CROSS SLOPE
6. EXISTING ASPHALT MILL & OVERLAY AREA

N

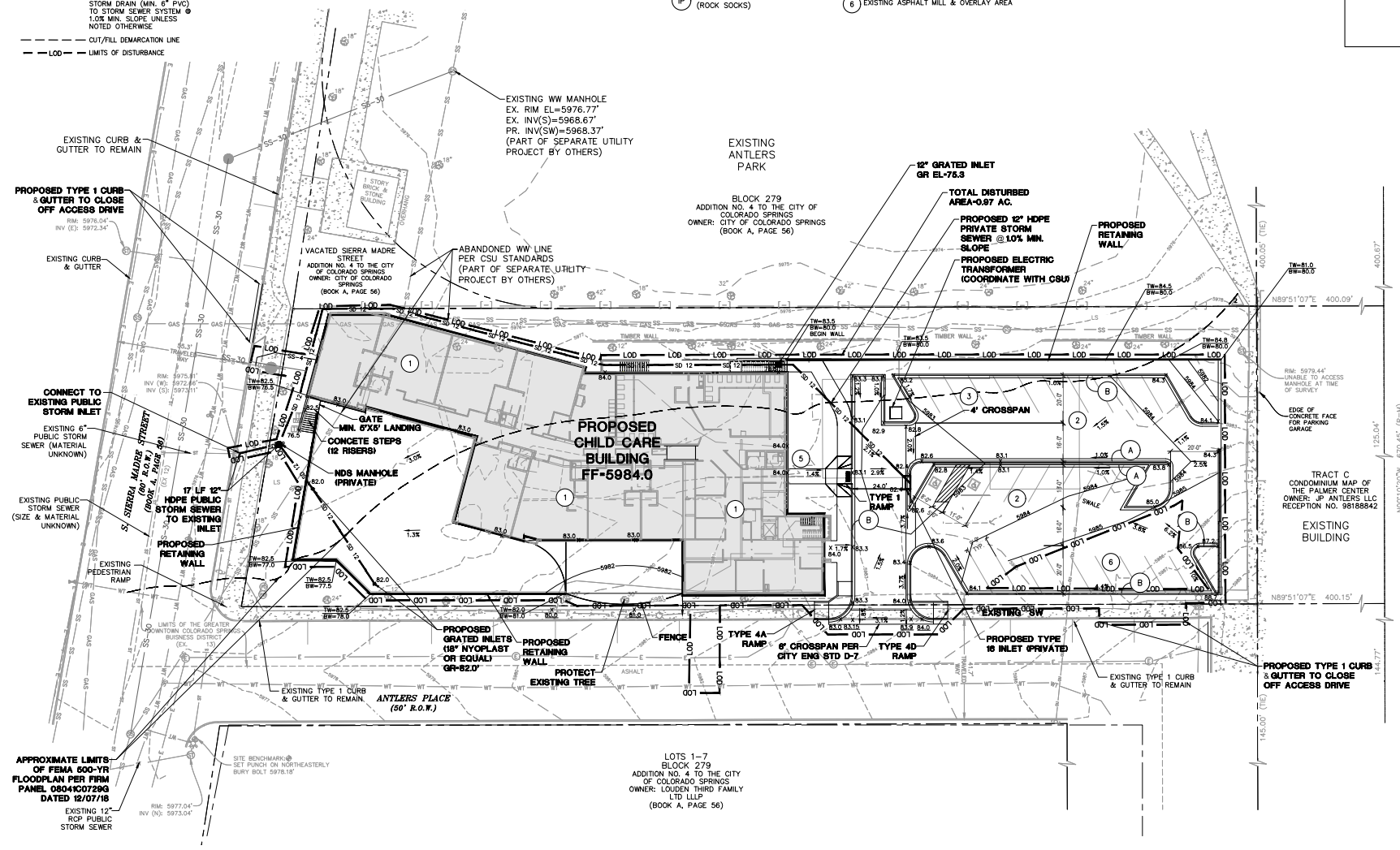
20' 0 20' 40'

Original Scale: 1"=20' (24"x36" Sheet)
Contour Interval=1'



VICINITY MAP

NTS



BENCHMARK: SET PUNCH ON NORTHEASTERLY BURY BOLT 5978.18'

NOTE: ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN EDRD INSPECTOR

PRELIMINARY

NOT FOR CONSTRUCTION

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SHEET TITLE
SITE GRADING & EROSION CONTROL PLAN

RTA PROJECT NUMBER
2020-014.00

DATE
07/06/2022

REVISIONS

#	DATE	DESCRIPTION

CAGC APPROVAL: JPS
DRAWN BY: PV
CHECKED BY: JPS

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NO:
3 of 15

PLAN FILE NO.
CPC DP 22-00015

GENERAL CIVIL NOTES:

1. ALL CONSTRUCTION SHALL MEET THE FOLLOWING STANDARDS & SPECIFICATIONS:
   * INTERNATIONAL BUILDING CODE, AS ADOPTED BY BUILDING DEPARTMENT
   * PIKES PEAK REGIONAL BUILDING CODE, LATEST EDITION
   * COLORADO SPRINGS ENGINEERING CRITERIA MANUAL (ECM), LATEST EDITION
   * PROJECT GEOTECHNICAL REPORT

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.

3. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS AND ACCESS TO THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES:
   A. COLORADO SPRINGS ENGINEERING CRITERIA MANUAL
   B. COLORADO SPRINGS UTILITIES STANDARDS SPECIFICATIONS

4. STORM DRAIN PIPE SHALL BE RCP CLASS III WITH CLASS C BEDDING UNLESS OTHERWISE NOTED.

5. STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.

6. CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL DRY UTILITIES SHALL BE 36".

7. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.

8. MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.

9. REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH 4" TOPSOIL AND DRY LAND GRASS SEED AFTER FINE GRADING IS COMPLETE ("FOOTHILLS SEED MIX").

10. EROSION CONTROL SHALL CONSIST OF SILT FENCE AND HAY BALES AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.

11. THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS RE-ESTABLISHED.

12. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.

13. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.

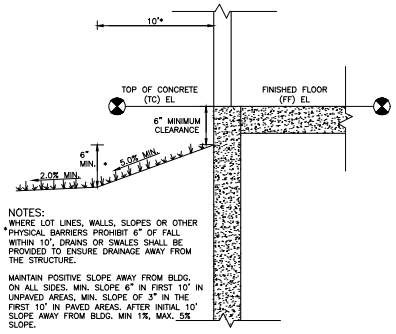
14. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.

15. ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER THE PROJECT GEOTECHNICAL REPORT AND COUNTY SPECIFICATIONS.

16. CONCRETE USED IN CURB AND GUTTER, SIDEWALK, AND CROSSPAN CONSTRUCTION SHALL MEET COUNTY CRITERIA.

17. ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.

18. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.

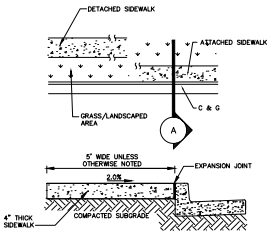


NOTES:
WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN 10', DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.

MAINTAIN POSITIVE SLOPE AWAY FROM BLDG. ON ALL SIDES. MIN. SLOPE 6" IN FIRST 10' IN UNPAVED AREAS, MIN. SLOPE OF 3" IN THE FIRST 10' IN PAVED AREAS. AFTER INITIAL 10' SLOPE AWAY FROM BLDG. MIN 1%, MAX. 5% SLOPE.

TYPICAL BUILDING DRAINAGE DETAIL (A)

SCALE: NTS

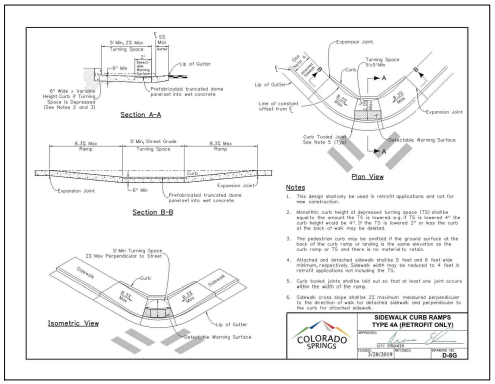


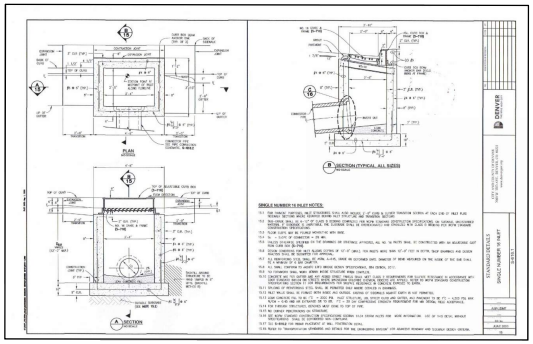
SECTION A

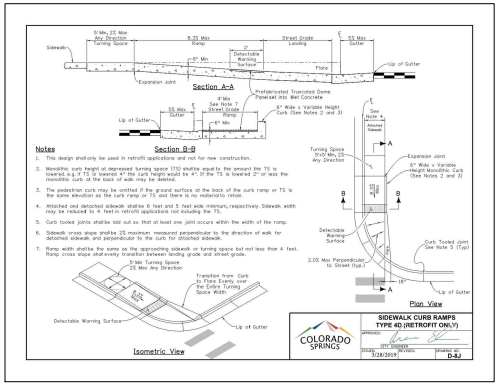
NOTE:
1. SEE SITE PLAN FOR LOCATION & DIMENSIONS OF SIDEWALK.
2. CONTRACTOR SHALL PROVIDE JOINTS PER CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS.

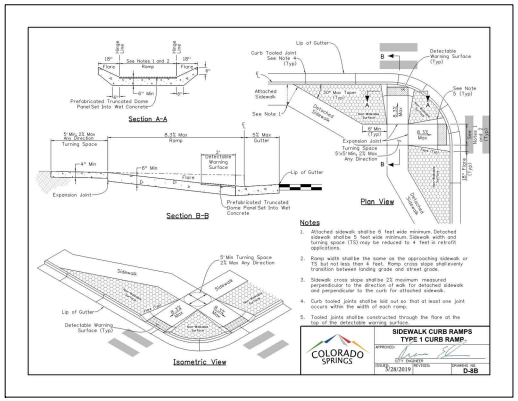
CONCRETE SIDEWALK DETAIL (B)

N.T.S.









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SHEET TITLE
CIVIL NOTES & DETAILS

RTA PROJECT NUMBER
2020-014.00

DATE
07-06-2022

REVISIONS

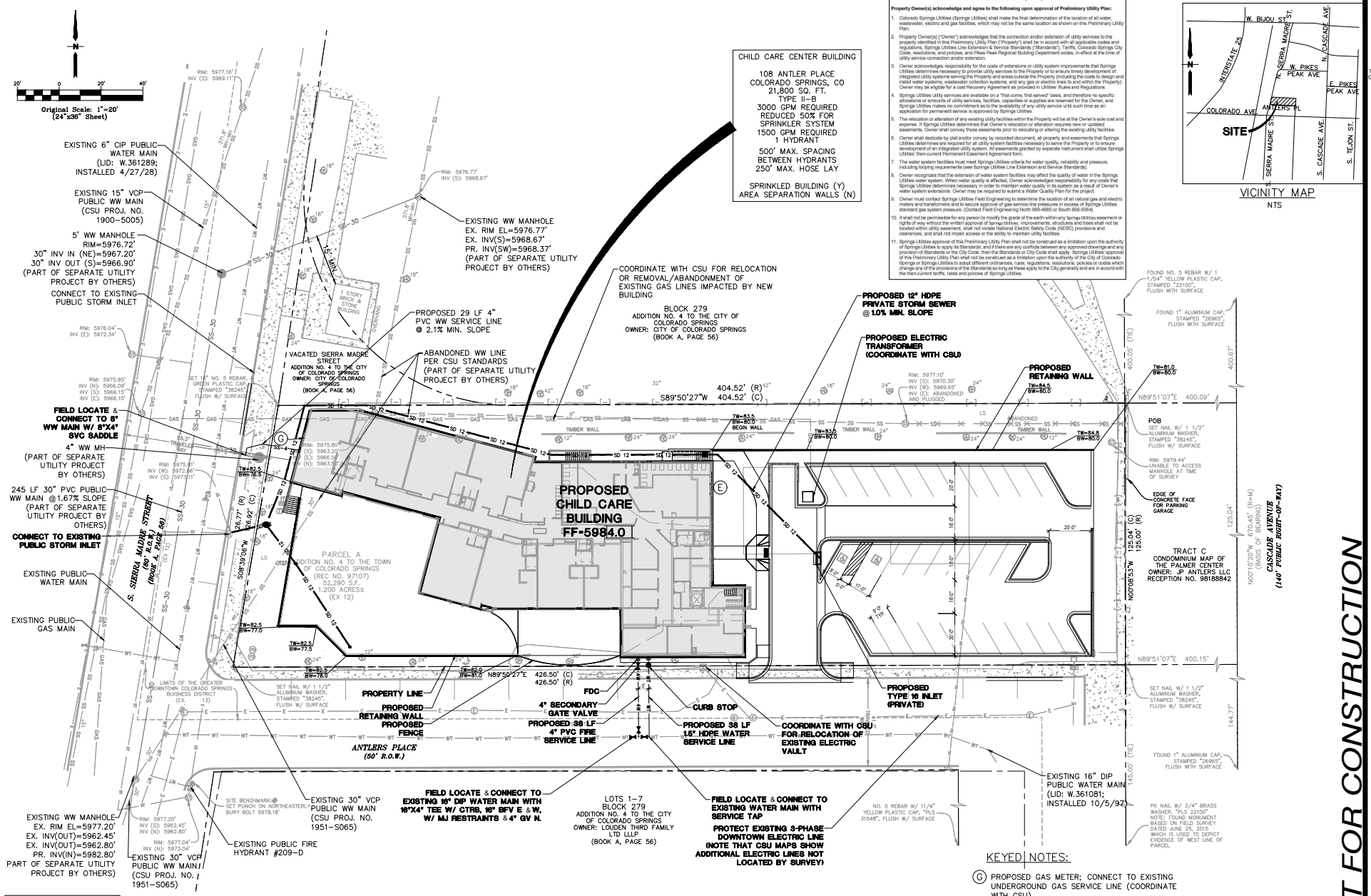
#	DATE	DESCRIPTION

QAQC APPROVAL: **JPS**
DRAWN BY: **PV**
CHECKED BY: **JPS**

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NO.
4 of 15

PLAN FILE NO.



General Notes for Preliminary Utility Plans

Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:

1. Colorado Springs Utilities (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") acknowledges 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 & Service Standards ("Standards"), Tariffs, Colorado Springs City Code, 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 water systems, wastewater collection systems, and any gas or electric 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 an application for permanent service is approved by Springs Utilities.
5. The relocation or alteration of any existing utility facilities within the Property will be 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 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.
7. The water system facilities must meet Springs Utilities criteria for water quality, reliability and pressure, including looping requirements (see Springs Utilities Line Extension and Service Standards).
8. Owner recognizes that the extension of water system facilities may affect the quality of water in the Springs Utilities water system. When water quality is affected, Owner acknowledges responsibility for any costs that Springs Utilities determines necessary in order to maintain water quality in its system as a result of Owner's water system extensions. Owner may be required to submit a Water Quality Plan for the project.
9. Owner must contact Springs Utilities Field Engineering to determine the location of all natural gas and electric meters and transformers and to secure approval of gas-service-line pressures in excess of Springs Utilities standard gas system pressure. (Contact Field Engineering North 668-4985 or South 668-5564).
10. It shall not be permissible for any person to modify the grade of the earth within any Springs Utilities easement or rights-of-way without the written approval of Springs Utilities. Improvements, structures and trees shall not be located within utility easement, shall not violate National Electric Safety Code (NESC) provisions and clearances, and shall not impair access or the ability to maintain utility facilities.
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 or City Code shall apply. Springs Utilities' approval of this Preliminary Utility Plan shall not be construed as a limitation upon the authority of the City of Colorado Springs or 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 and policies of Springs Utilities.

VICINITY MAP
NTS

KEYED NOTES:

G PROPOSED GAS METER; CONNECT TO EXISTING UNDERGROUND GAS SERVICE LINE (COORDINATE WITH CSU)

E PROPOSED ELECTRIC METER; COORDINATE WITH CSU FOR ELECTRIC SERVICE CONNECTION

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SHEET TITLE
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

RTA PROJECT NUMBER
2020-014.00

DATE
07/06/2022

REVISIONS

#	DATE	DESCRIPTION

GAOC APPROVAL: JPS
DRAWN BY: PV
CHECKED BY: JPS

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NO:
5 of 15

PLAN FILE NO.
CPC DP 22-00015

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DOCUMENT NOTE

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIED APPLICATION AND PURPOSE. IT IS NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF HIGHER GROUND DESIGNS, INC. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY HIGHER GROUND DESIGNS, INC. FOR THE SPECIFIED OPPORTUNITY SHALL BE AT THE THIRD PARTY'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO HIGHER GROUND DESIGNS, INC.

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GENERAL SITE NOTES

1. CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO DRAINAGE, IRRIGATION, LIGHTING, AND ELECTRICAL. COORDINATE WITH GENERAL CONTRACTOR.
2. 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 PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
4. 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.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
6. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.

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 PRECEDENT. THIS REQUIRES CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVIT. WHEN AFFIDAVITS ARE NOT SUBMITTED FINANCIAL ASSURANCES ARE TAKEN AND HELD FOR TWO YEARS. REGARDLESS, NATIVE SEED AREAS REQUIRE A TWO YEAR ESTABLISHMENT FINANCIAL ASSURANCE.

ACCEPTABLE FIELD CHANGES INCLUDE BUT ARE NOT LIMITED TO: COMPARABLE PLANT SUBSTITUTES (I.E. APPROXIMATELY 2 TREES, 10 SHRUBS) IN ACCORD WITH THE CITY PLANT LIST; SHORT RETAINING WALL EXTENSIONS WHICH DO NOT ENCROACH INTO EASEMENTS OR CONFLICT WITH I.E. DRAINAGE OR A UTILITY; A CHANGE IN PLANT SIZE BUT STILL MEETS CITY MINIMUM SIZE REQUIREMENT, AND ARE NOT REQUIRED AS PART OF ANY SPECIAL PLAN APPROVAL AGREEMENT OR STANDARD. WHEN MINOR LANDSCAPE CHANGES ACCUMULATE OR LARGE CHANGES OCCUR FROM THE APPROVED PLAN AFTER ENTITLEMENT, A MINOR AMENDMENT APPLICATION SUBMITTAL IS OFTEN REQUIRED BEFORE THE CERTIFICATE OF OCCUPANCY WILL BE GRANTED. WHEN READY TO CALL OF INSPECTION AND SUBMIT AFFIDAVITS FIRST CONTACT THE CITY PLANNER OF RECORD (385-5905) AND AS NECESSARY OUR DRE OFFICE (385-5882).

LANDSCAPE MAINTENANCE NOTE

Landscape Improvements and maintenance shall be the responsibility of owner, and /or their assigns.

"Street trees, streetscape improvements, and vegetation within the City ROW shall be maintained by the abutting property owner."

IRRIGATION SYSTEM DESCRIPTION NOTE

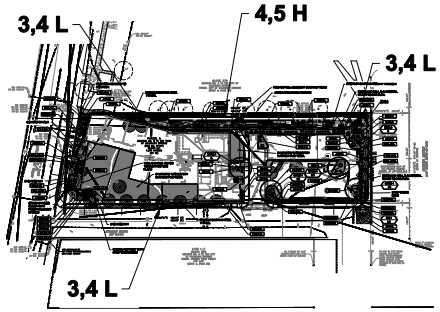
AN UNDERGROUND , AUTOMATIC, IRRIGATION SYSTEM WITH SURFACE DRIP COMPONENTS WILL BE USED TO IRRIGATE ALL PLANT MATERIAL AND A ROTOR/SPRAY SYSTEM FOR TURF AND/OR SEEDED AREAS AS REQUIRED PER PLAN.

IF THE IRRIGATION PLAN IS NOT SUBMITTED WITH THE FINAL IT MUST BE SUBMITTED FOR REVIEW CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT AND BEFORE ANY IRRIGATION CONSTRUCTION. CONTACT LANDSCAPE ARCHITECT.

THE IRRIGATION PLAN WILL INCLUDE WATERING SCHEDULE, WATER USE, ESTABLISHMENT GUIDELINES, AND WINTER WATERING GUIDELINES. THE PROPERTY OWNER SHALL BECOME FAMILIAR WITH THESE GUIDELINES.

SCHEMATIC LANDSCAPE DIAGRAM NOT TO SCALE

CLIMATE ZONE: FOOTHILLS (FOOTHILLS AND PLAINS) PLAINS



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

CITY OF COLORADO SPRINGS - LANDSCAPE CODE - FBZ

FBZ STREET TREES (LS)

STREET NAME OR ZONE BOUNDARY (ELEV.)	LINEAR FOOTAGE	TREE/FEET REQUIRED	MINIMUM NO. OF TREES REQ./PROVIDED
ANTLERS PLACE	425	1/25-40' LF	5/5 PROPOSED
S. SIERRA MADRE ST	125	1/25-40' LF	4/4 EXISTING

SHRUB SUBSTITUTES REQ./PROV. (25% MAX)	ORNAMENTAL GRASS SUB. 2/1 REQ./PROV.	SETBACK PLANT AREA DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
0/0	0/0	LS	75%/75%
0/0	0/0	LS	75%/75%

FBZ MOTOR VEHICLE LOTS (MV)

NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/8 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	LENGTH OF FRONTAGE (FT) (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (FT)
31	2/2	ANTLERS	189 LF	126 LF

(S) MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.	LENGTH OF SCREENING WALL OR BERM PROV.	VEHICLE LOT PLANT AREBR. ON PLAN	PERCENT GROUND PLANE EG. REQ./PROV.
14/14	7/14	0 LF	MV	75%/75%

FBZ INTERNAL LANDSCAPING (IL)

INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS.
100% SHRUB SUBSTITUTION FOR NON-RESIDENTIAL / 50% SHRUB SUBSTITUTION FOR MULTI-FAMILY.

NET SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
51,550 SF	NON-RESIDENTIAL 5%	2,595 SF/3,000 SF	6/ 4 PROPOSED, 4 EXISTING

SHRUB SUBSTITUTES REQ./PROV.	ORNAMENTAL GRASS SUB. REQ./PROV.	INTERNAL PLANT AREBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
0/0	0/0	IL	75%/75%

FBZ LANDSCAPE BUFFERS AND SCREENS (LB 4 LBT)

STREET NAME OR PROPERTY LINE (ELEV.)	WIDTH (FT) REQ./PROV.	LINEAR FOOTAGE	BUFFER TREES (1/25') REQ./PROV.	EVERGREEN TREES REQ. (50%) / PROVIDED
NA	5/5 FT	0 LF	0/0	0/0
TRASH ENCLOSURE(S)	NA	NA	NA	3/3 (GRASSES, JUNIPER)

LENGTH OF 6 FT. OPAQUE STRUCTURE REQ./PROV.	TREE AREBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
0/0	LS	75%/75%
6' HIGH WOOD ENCLOSURE	LST (S4-RUB)	NA

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128 ANTLERS PLACE
COLORADO SPRINGS, CO 80903

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SHEET TITLE
Landscape Plan

SOURCE/PROJECT NUMBER
2021-10.00

DATE
07/06/2022

REVISIONS

#	DATE	DESCRIPTION

DWG APPROVAL: HGD
DRAWN BY: HGD
DESIGNED BY: HGD

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NO.
6 of 15

PLAN FILE NO.
CPC DP 22-00015

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PLANT SCHEDULE

Symbol	Abbr.	Quanity	Botanical Name	Common Name	Key from App. B	Mature Size	Planting Size
DECIDUOUS TREES:							B & B
	** GTSM	4	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	AD	30'	1-1/2"cal.
	** MS	1	Malus 'Spring Snow'	Spring Snow Crabapple	49FB	15'X 15'	1-1/2"cal.
	** QRC	4	Quercus rubra 'Long'	Regal Prince Columnar Oak	AD	12' x 40'	1-1/2"cal.
	PERCENT SIGNATURE TREES REQUIRED: 65% TOTAL NO. OF TREES/SIGNATURE TREES: 100% SIGNATURE TREES **SIGNATURE TREES						
EVERGREEN SHRUBS:							Container
	** JR	5	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	DA	6-8' x 3-4'	#5
	** JS	23	Picea pungens 'Glauca Globosa'	Globe Blue Spruce	37BBA	5-6' x 3-4'	#5
	** JCS	18	Juniperus x chinensis 'Spartan'	Spartan Juniper	DA	3-4' x 12-15'	#5
	** JSS	15	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	D	3-4' x 15-20'	#5
DECIDUOUS SHRUBS:							Container
	** BCP	9	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	48A	2-3' x 1-2'	#5
	** CR	19	Cornus stolonifera 'Redtwig'	Red Twig Dogwood	49FB	5-10' x 5-10'	#5
	** CRK	3	Cornus stolonifera 'Kelseyi'	Kelsey Dogwood	S	2' x 3-4'	#5
	** RKD	7	Rosa x rugosa rubra 'Foerster'	Double Knockout Rose	52BTBA	3-4' x 3-4'	#5
	** SJ	7	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spirea	D	3-4' x 3-4'	#5
	** SR	9	Spiraea japonica 'Froebelii'	Froebelii Spirea	BA	3' x 3-4'	#5
	** SJ	39	Spiraea japonica 'Anglo Carpet'	Anglo Carpet, Spirea	BA	1-2' x 1-2'	#5
	PERCENT SIGNATURE SHRUBS REQUIRED: 65% TOTAL NO. OF SHRUBS/SIGNATURE SHRUBS: 100% SIGNATURE SHRUBS **SIGNATURE SHRUBS						
PERENNIALS:							
	LES	18	Leucanthemum superbum 'Lacrosse'	Lacrosse Shasta Daisy	DA	24 x 24"	#1 CONT.
	SAL	48	Salvia nemorosa 'May Night'	May Night Salvia	DA	24 x 24"	#1 CONT.
	GTG	72	Parthenocissus quinquefolia 'Troki'	Red Wild Virginia Creeper	DA	Vine	#1 CONT.
ORNAMENTAL GRASSES:							Container
	LB	27	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	123BD	1'x1'	#1 CONT.
	BG	17	Bouteloua gracilis 'blond ambition'	Blonde Ambition Grass	123BD	2' x 2'	#1 cont.
	CA	31	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	A	1-3' / 2-3'	#1 cont.
NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.							

GRADE NOTE

GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS, AND FOR LANDSCAPE MATERIALS PER PLAN. FINAL SOIL GRADE FOR 5-12" DIAMETER ROCK AREAS SHALL BE 4" BELOW TOP OF SIDEWALK/CURB/PAVING. AT ALL OTHER ROCK AREAS GRADE SHALL BE 3" BELOW SIDEWALK/CURB. AT SOD/SEED AREAS GRADE SHALL BE 1" BELOW TOP OF SIDEWALK/CURB.

SOIL TEST NOTE

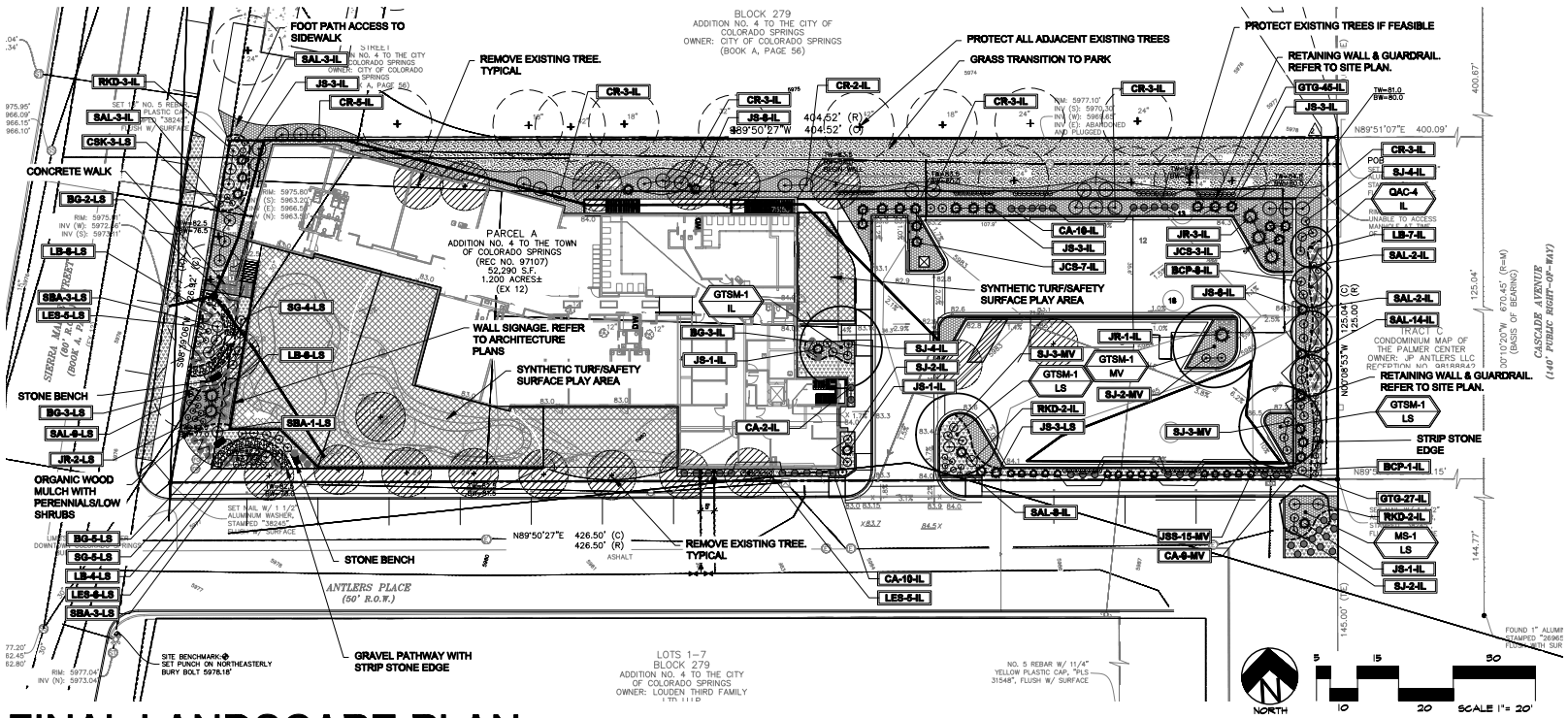
The Project Landscape Contractor is responsible for completing the soil sampling and submitting the samples to a soils testing lab for testing, and shall coordinate with the Design Landscape Architect regarding the required Soil Analysis Report. This includes a separate lab test report and recommendations (amendment/fertilizer amounts and application rates) for each type of proposed landscaping (Shrub beds/Trees/Sod/Native Seed). The soils lab results and recommendations are required to be reviewed and approved by the City of Colorado Springs prior to installing any landscaping (plants/trees/sod/native seed) onsite.

DOCUMENT NOTE

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	Kentucky Bluegrass Sod	5,050 SF
	Black Granite Rock: 3/4" Diameter (with weed barrier) Submit sample to owner/landscape architect prior to ordering	6,041 SF
	Pathway: Gray Breeze (with weed barrier) Submit sample to owner/landscape architect prior to ordering	264 SF
	Denver Granite Rock: 1.5" Diameter (with weed barrier) Submit sample to owner/landscape architect prior to ordering	3,280 SF
	Cascade Shredded Cedar Mulch: 4" depth (NO weed barrier) Submit sample to owner/landscape architect prior to ordering	275 SF
	Synthetic Turf (playground and pet application) PlushGrass (1-303-862-8085) Install per manufacture guidelines Submit sample to owner/landscape architect prior to ordering	REFER TO PLAN
	Play area	7,424 SF
	Steel Edger. See notes	
	Strip Stone: "Mexico" (Sand color)	

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



FINAL LANDSCAPE PLAN

DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

ALICE BEMIS TAYLOR CENTER

FOR EARLY CHILDHOOD EDUCATION

128 ANTLERS PLACE
COLORADO SPRINGS, CO 80903

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SHEET TITLE
Landscape Plan

SOURCE/PROJECT NUMBER
2021-10.00

DATE
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REVISIONS

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DWG APPROVAL: HGD
DRAWN BY: HGD
DESIGNED BY: HGD

ISSUED FOR
DEVELOPMENT PLAN

SHEET NO.
7 of 15

PLAN FILE NO.
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DOCUMENT NOTE

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LAYOUT NOTE

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S 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. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS.

QUANTITIES SHOWN IN PLANT 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 1-15 GALLON MATERIAL AT JOB SITE PRIOR TO PLANTING, INCLUDING PLACEMENT INSPECTION.

STEEL EDGING TO BE GREEN PRO-STEEL (1/8" x 4" x 10') WITH STAKES 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 3 OZ PROFESSIONAL GRADE POLYSPUN WEED BARRIER WITH STAPLES AT 5' 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% NATIVE ON-SITE SOIL, AND 30% BREW-GRO BIOCOMP 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.

PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST (PLANT SAFE) PRESH WEED PRE-EMERGENT, OR APPROVED EQUAL, IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. www.presh.com

PLANTING AREA SOIL PREP NOTES

FOR ALL PLANTING AREAS SOIL PREPARATION FOR UNDISTURBED OR COMPACTED AREAS:

A. RIP 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 TILL TO 6" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

B. REMOVE ALL RUBBLE, STONES AND EXTRANEOUS 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 B TOPSOIL.

D PLANTING AREA SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO FINAL GRADE AND PLANTING.

FIRE SIGNAGE NOTE

ANY VEGETATION THAT MAY GROW TO OR IMMEDIATELY OBSTRUCT ANY FIRE LANE SIGNAGE WILL BE PLANTED IN SUCH A WAY TO PREVENT ANY FUTURE OBSTRUCTION OF SUCH SIGNAGE .

GRADING AND DRAINAGE NOTE

EXISTING GRADING AND DRAINAGE SHOULD BE MAINTAINED AND IS BY OTHERS. ALL GRADES SHOULD SLOPE MINIMUM AWAY FROM ALL BUILDING FOUNDATION. PRIOR TO, OR DURING CONSTRUCTION IF DRAINAGE PROBLEMS ARE IDENTIFIED CONTACT LANDSCAPE ARCHITECT AND CEASE WORK UNTIL A SOLUTION IS AGREED TO BY ALL PARTIES. HGD, INC. PREPARED THIS LANDSCAPE PLAN BASED ON EXISTING FIELD CONDITIONS AND AND IS NOT RESPONSIBLE FOR ANY DAMAGE TO BUILDING AND/OR SITE DUE TO IMPROPER GRADING AND/OR DRAINAGE.

ACCEPTANCE NOTE

CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED CITY AFFIDAVIT 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).
- DRIP SYSTEM COMPONENTS AND EMITTER PLACEMENT PRIOR TO MULCH INSTALLATION.
- LANDSCAPE AND IRRIGATION 90% COMPLETION PUNCH LIST INSPECTION.
- 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 'PUNCH LIST' OF ITEMS NEGLECTED, INADEQUATELY DONE OR OTHERWISE DEFICIENT. THE 'PUNCH LIST' DEFICIENCIES SHALL BE CORRECTED NOT MORE THAN 5 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 FORMAL MAINTENANCE PERIOD (IF APPLICABLE) AND WARRANTY PERIOD SHALL COMMENCE FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER'S AUTHORIZED REPRESENTATIVE OF THE CONTRACT WORK IN ACCORDANCE WITH THESE DRAWINGS.

SEEDING NOTES

SEED MIX 'A': NATIVE SEED TO BE EL PASO COUNTY LOW GROW MIX. REFER TO CHART. SEED TO BE APPLIED AT 4LBS/1,000 SF USING DRILL SEED PROCESS OR HYDRO-SEED PROCESS MINIMUM OR PER EL PASO GUIDELINES. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. CONTACT PRAIRIE BUTTES FOR CURRENT SEED MIX.

DEPENDING ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES: SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE FOR SPRING ESTABLISHMENT (DORMANT SEEDING); SPRING THAW UNTIL JUNE 1 FOR SPRING AND SUMMER ESTABLISHMENT (ACTIVE SEEDING).

FOR HYDRO-SEEDING ALL SEEDED AREAS SHALL RECEIVE NOT LESS THAN 1 TON PER ACRE (2000 LBS) OF VIRGIN WOOD CELLULOSE HYDRO-MULCH AND 100 LBS PER ACRE OF ORGANIC TACKIFIER.

SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES 15 DAYS AFTER GERMINATION.

DRILL SEEDING: SEEDING EQUIPMENT USED FOR APPLYING SEED MIXTURES SHALL BE DESIGNED, MODIFIED OR EQUIPPED TO REGULATE THE APPLICATION RATE AND PLANTING DEPTH OF THE SEED MIXTURE. SEED SHALL BE UNIFORMLY DISTRIBUTED IN THE DRILL HOPPER DURING THE DRILLING OPERATION. A BANDSAW AND DRILL CAPABLE OF MIXING DIFFERENT SIZES AND WEIGHTS OF SEEDS SHALL BE USED. THE DRILL SHALL BE EQUIPPED WITH DOUBLE DISK FURROW OPENERS, DEPTH BANDS, PRESS WHEELS OR DRAG CHAINS.

THE SEED SHALL BE DRILLED APPROXIMATELY ¼" INCH BELOW THE SOIL SURFACE. HALF OF THE TOTAL RATE OF SEED APPLICATION SHALL BE DRILLED IN 1 DIRECTION, WITH THE REMAINDER OF THE SEED RATE DRILLED AT 90 DEGREES FROM THE FIRST DIRECTION.DO NOT DRILL OR SOW SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNFIT TO BE WORKED.

ALL SEEDED AREAS LESS THAN 3:1 SHALL RECEIVE NO LESS THAN 2 TONS PER ACRE (400 LBS) OF CERTIFIED WEED FREE STRAW MULCH. STRAW MULCH SHALL BE APPLIED IN A UNIFORM MANNER BY MULCH SPREADER OR BY HAND. STRAW MULCH SHALL BE CRIMPED OR ANCHORED INTO THE WEED IMMEDIATELY FOLLOWING SPREADING BY USING A MULCH TILLER (CRIMPER). MULCH TILLERS SHALL HAVE ROUND, NOTCHED-BLADES SPACED 6-INCHES APART (MIN.) AND SHALL HAVE SUFFICIENT WEIGHT TO FORCE THE VEGETATIVE MULCH A MINIMUM DEPTH OF 3-INCHES INTO THE SOIL. ALL MULCH TILLING SHALL BE DONE PERPENDICULAR TO THE FLOW LINE OF THE SLOPE (ALONG CONTOURS). HAND CRIMPING SHALL BE PERFORMED ONLY WHERE MECHANICAL METHODS CANNOT BE USED.

MULCH SHALL BE APPLIED TO SEEDED AREAS (INCLUDING DAMP GROUND) WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS FOR THE AREA. MULCHING SHALL NOT BE PERFORMED DURING ADVERSE WEATHER CONDITIONS OR WHEN WIND PREVENTS UNIFORM DISTRIBUTION. APPLICATION SHALL BE IN A MANNER TO NOT SEVERELY DISTURB THE SEEDED SURFACE.

NATIVE GRASS MANAGEMENT NOTE

ON-GOING MAINTENANCE RECOMMENDATIONS FOR NATIVE GRASS

WELL ESTABLISHED SEEDED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, AND FREE OF WEEDS, BARE AREAS, AND SURFACE IRREGULARITIES.

THE MATURE HEIGHT OF NATIVE GRASS IS EXPECTED TO BE MAINTAINED AT ABOUT 6" HIGH AND MOWED TO 3" ONCE ANNUALLY IN THE LATE WINTER OR EARLY SPRING, AND IRRIGATED ON REDUCED WATER SCHEDULE.

THE SUCCESS OF PERMANENT NATIVE GRASS SEEDING CAN RARELY BE EVALUATED ACCURATELY PRIOR TO THE END OF ITS SECOND FULL GROWING SEASON. SEEDING SUCCESS DEPENDS UPON CONTROL OF WEED COMPETITION DURING THE FIRST TWO GROWING SEASONS. IN ADDITION, THE SITE SHOULD BE MONITORED ANNUALLY FOR UNDESIRABLE PLANT SPECIES.

THE SITE SHOULD BE MONITORED FOR UNDESIRABLE PLANT SPECIES. IF WEED CONTROL NEEDS TO BE PERFORMED DURING THE FIRST YEAR OF PLANT GROWTH, UTILIZE ONE OF TWO METHODS. REGARDLESS OF WHICH METHOD OF WEED CONTROL IS USED, COMPLETE BEFORE FLOWERING OF WEED SEED HEADS. SINCE WEED SPECIES MAY DEVELOP MATURE SEED HEADS AT DIFFERENT TIME OF THE GROWING SEASON, WEED CONTROL EFFORTS WILL BE REQUIRED.

1. HAND PULL NOXIOUS WEEDS, REMOVING AS MUCH OF THE ROOT SYSTEM AS POSSIBLE.
2. USE WEED EATERS TO SELECTIVELY CUT OFF THE SEED HEADS OF NOXIOUS WEEDS. USE SELECTIVE BROADLEAF HERBICIDE SUCH AS 2-4-D WITH A BACKPACK SPRAYER OR WICK APPLICATOR. BE CAREFUL NOT TO APPLY HERBICIDE ON MORE THAN ONE SQUARE FOOT IN ANY GIVEN AREA. CONTRACTOR TO NOTIFY OWNERS AUTHORIZED REPRESENTATIVE OF ANY SUSPECTED SOIL PROBLEMS AT THE END OF THE FIRST GROWING SEASON. BROADSWING APPLICATIONS OF HERBICIDE CAN BE COMPLETED AFTER NATIVE GRASS SPECIES REACH MATURE HEIGHT.

SLOPE STABILIZATION

LANDSCAPE CONTRACTOR TO PROVIDE EROSION CONTROL BLANKETS OR EQUAL ON SEEDED SLOPES 3:1 AND STEEPER. BLANKETS TO BE SECURED TO SLOPE PER MANUFACTURE RECOMMENDATIONS FIELD VERIFY SLOPES.

EROSION CONTROL BLANKET SHALL CONSIST OF 100% AGRICULTURAL STRAW BLANKET WITH PHOTODEGRADABLE NETTING ON BOTH SIDES.

FERTILIZER NOTES

FERTILIZER AS FOLLOWS: (USE THE DRIP LINE TO CALCULATE THE SQUARE FEET TO CALC. AREA) REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION

TREES: 1.0 LBS PHOSPHORUS PER 1,000 SF, 1.4 LBS NITROGEN PER 1,000 SF, .7 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 DRIPLINE. DO NOT APPLY FERTILIZER UNTIL TREES HAVE BEEN PLANTED FOR ONE FULL YEAR. APPLY HALF OF FERTILIZER IN SPRING, HALF IN FALL. SURFACE APPLY FERTILIZER TO AREA SUGGESTED ABOVE AND WATER PROPERLY. USE ABOVE RATES FOR BROADLEAF TREES. USE HALF OF ABOVE RATES FOR CONIFERS, EVERGREENS, OR FRUIT TREES.

SHRUBS: .8 LBS PHOSPHORUS PER 1,000 SF, 0.5 LBS NITROGEN PER 1,000 SF, .4 LBS POTASSIUM PER 1,000 SF. SPREAD RECOMMENDED FERTILIZER EVENLY OVER THE ROOT ZONE, STARTING SIX INCHES AWAY FROM THE PLANT BASE AND EXTENDING A FOOT BEYOND THE ENDS OF THE BRANCHES. RAKE INTO THE TOP INCH OF SOIL WITHOUT DISTURBING ROOTS. APPLY HALF THE RECOMMENDED FERTILIZER IN EARLY SPRING, HALF IN EARLY SUMMER.

KENTUCKY BLUEGRASS TURF: 3.0 LBS PHOSPHORUS PER 1,000 SF, 5.0 LBS NITROGEN PER 1,000 SF, 2.0 LBS POTASSIUM PER 1,000 SF, 0.5 SULFUR PER 1,000 SF, 3.0 LIME PER 1,000 SF. APPLY ABOUT 1 LB OF RECOMMENDED NITROGEN IN LATE SUMMER. APPLY HALF OF REMAINING NITROGEN REQUIRED IN MID-FALL, HALF IN MID SPRING. FOR HIGH MAINTENANCE TURF, APPLY ABOUT 1 LB OF THE RECOMMENDED NITROGEN IN EARLY SUMMER. TO OBTAIN 1 LB OF ACTUAL NITROGEN, APPLY 3 TO 4 LB OF 34-0-0, 5 LB OF 16-0-0, OR SIMILAR FERTILIZERS.

PERENNIALS: 1.2 LBS PHOSPHORUS PER 1,000 SF, 1.0 LBS NITROGEN PER 1,000 SF. SPREAD RECOMMENDED FERTILIZER EVENLY OVER THE ROOT ZONE, STARTING SIX INCHES AWAY FROM THE PLANT BASE AND EXTENDING A FOOT BEYOND THE ENDS OF THE BRANCHES. RAKE INTO THE TOP INCH OF SOIL WITHOUT DISTURBING ROOTS. APPLY HALF THE RECOMMENDED FERTILIZER IN EARLY SPRING, HALF IN EARLY SUMMER.

SOD INSTALLATION NOTE

SOIL PREPARATION FOR SODDED AREAS

A. RIP 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. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

B. REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

C. APPLY THE FOLLOWING AMENDMENTS: APPLY CLASS 1 BREW GROW MATERIAL AT A RATE OF 3 CUBIC YARDS PER 1000 SQ.FT. OF SOIL AREA. DISK (TILL) COMPOST SOIL TO A DEPTH OF 5" (INCHES).

BLUEGRASS SOD

A. PROVIDE HEALTHY, FIELD GROWN SOD, FREE FROM OTHER GRASSES, WEEDS, INSECTS AND THEIR EGGS, DISEASES, STONES AND DEBRIS, AND A MINIMUM OF ONE (1) YEAR OLD. FURNISH FROM A SOD FARM WHERE IT HAS RECEIVED REGULAR WATERING, MOWING, FERTILIZING, WEED CONTROL AND SPRAYING.

B. MOW SOD TO 1½" TO 2" HEIGHT PRIOR TO CUTTING AND CUT TO A UNIFORM THICKNESS OF ¾" TO 1". DELIVER IN ROLLS 8' LONG AND 18" WIDE. SMALL, IRREGULAR OR BROKEN PIECES OF SOD WILL NOT BE ACCEPTED. DO NOT CUT MORE SOD THAN CAN BE PUT IN PLACE AT THE SITE THE SAME DAY.

C. DELIVER SOD TO THE SITE WITHIN 24 HOURS OF HARVESTING, AND PROTECT FROM DRYING OUT, EXPOSURE OF ROOTS TO THE SUN AND OTHER INJURY.

SOD INSTALLATION

A. AFTER SOIL PREPARATION, ROLL THE AREA TO AN EVENLY COMPACTED, FIRM SOIL BED. REMOVE HARD AND SOFT AREAS. SCARIFY SURFACE TO A DEPTH OF ⅜ INCH.
B. LAY SOD SMOOTHLY, EDGE TO EDGE, AND WITH STAGGERED JOINTS. BUTT EDGES TIGHTLY. LAY WITHIN EIGHT (8) HOURS AFTER DELIVERY.
C. WATER SOD LIGHTLY AS LAYING PROGRESSES TO PREVENT DRYING OF SOD.
D. ROLL SOD WITH A LIGHT ROLLER DIAGONALLY, LEVELING IRREGULARITIES AND SEALING JOINTS.
E. KEEP THE SOIL BED MOIST DURING LAYING OF SOD.
F. NEWLY INSTALLED SOD SHALL BE WATERED WITH ¼ INCH OF WATER PER DAY FOR THE FIRST 3 DAYS, FILLING THE WATER HOLDING CAPACITY OF THE TOP 4-6 INCHES OF THE SOIL. TOTAL AMOUNT OF WATER SHOULD BE SPLIT UP OVER 2 OR 3 WATERING PERIODS EACH DAY.
G. WEEK 1: AFTER INSTALLATION, WATER NEW TURF 5" TO 1-1/4" OF WATER PER DAY FOR THE FIRST 7 DAYS SPLIT UP OVER 4 OR 5 WATERING PERIODS EACH DAY. THE WARMER THE TEMPERATURE, THE MORE WATER YOU NEED TO APPLY.
H. WEEK 2: AFTER THE FIRST 7 DAYS, WATER AT THE RATE OF ½" PER DAY FOR 7 DAYS; SPLIT UP OVER 2-3 WATERING PERIODS EACH DAY.
I. WEEK 3: IF WATERING RESTRICTIONS ALLOW, WATER ½" PER DAY EVERY OTHER DAY FOR 7 DAYS. AFTER THE FIRST TWO OR THREE WEEKS, REVERT TO WATERING 1-2 TIMES PER WEEK AS LOCAL WATERING RESTRICTIONS ALLOW.
J. KENTUCKY BLUEGRASS TURF: 3.1 LBS NITROGEN PER 1,000 SF. APPLY ABOUT 1 LB OF RECOMMENDED NITROGEN IN LATE SUMMER. APPLY HALF OF REMAINING NITROGEN REQUIRED IN MID-FALL, HALF IN MID SPRING. FOR HIGH MAINTENANCE TURF, APPLY ABOUT 1 LB OF THE RECOMMENDED NITROGEN IN EARLY SUMMER. TO OBTAIN 1 LB OF ACTUAL NITROGEN, APPLY 3 TO 4 LB OF 34-0-0, 5 LB OF 28-0-0, 10 LB OF 10-0-0, OR SIMILAR FERTILIZERS.

ON-GOING MAINTENANCE RECOMMENDATIONS FOR SOD BLUEGRASS LAWN

WELL ESTABLISHED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

MOW SODDED LAWN AS SOON AS THERE IS ENOUGH TOP GROWTH TO CUT WITH MOWER SET AT 3" HEIGHT. DO NOT CUT MORE THAN 1/3 LENGTH OF THE GRASS BLADE AT ANY ONE MOWING. DO NOT MOW LESS THAN 3" OFF WHEN GRASS IS WET. REMOVE ALL HEAVY GRASS CLIPPING IMMEDIATELY AFTER MOWING.

LONG-TERM 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, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, REPLANTING AS REQUIRED THROUGH CONSTRUCTION PERIOD. REMULCH WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO MULLEY ITS PURPOSE. CONTRACTOR SHALL REPAIR SEEDED 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, RIGHT OF WAY STREET TREES, 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.

NOT FOR CONSTRUCTION

ALICE BEMIS TAYLOR CENTER

FOR EARLY CHILDHOOD EDUCATION

128 ANTLERS PLACE
COLORADO SPRINGS, CO 80903

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SHEET TITLE
Landscape Plan

SOURCE/PROJECT NUMBER
2021-10.00

DATE
07/06/2022

REVISIONS

#	DATE	DESCRIPTION

DWG. APPROVAL: HGD
DRAWN BY: HGD
CHECKED BY:

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NO.

PLAN FILE NO.
CPC DP 22-00015

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
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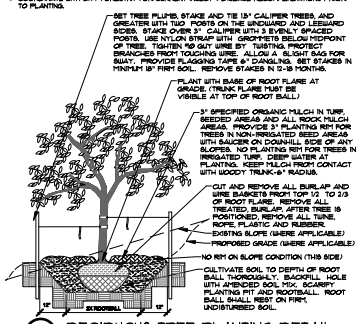
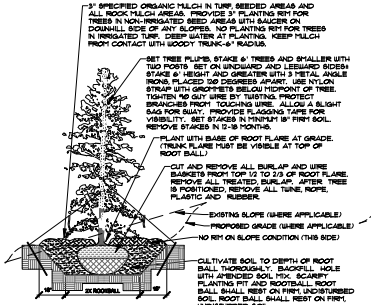
NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
- NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS)
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
- DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



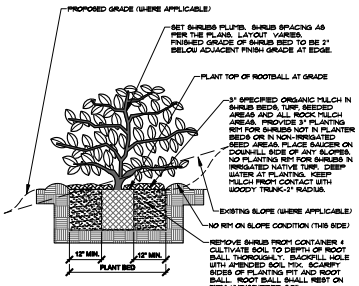
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING (SEE CONIFEROUS TREE NOTE ON PLANTING NOTES SHEET)



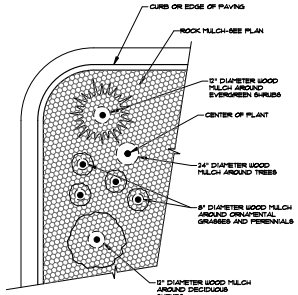
B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- FOR ROOT BIND AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
- FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.



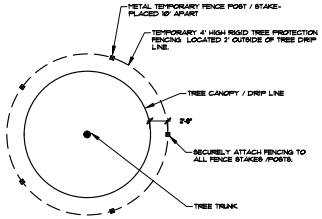
C SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
- CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAPING AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES INSTALLED IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUB IN UNIFORM CIRCLE AND WOOD MULCH APPLIED AT 2" DEPTH. SEE CONSTRUCTION DETAILS FOR INSTALLATION PROCESS.
- REFER TO LANDSCAPE PLANS FOR ALL TREE, SHRUB AND ORNAMENTAL GRASS LOCATIONS

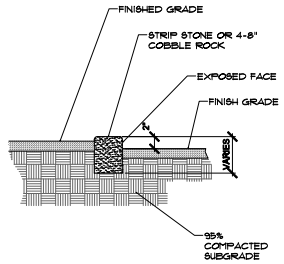


E TYPICAL PLANT MATERIAL TREATMENT
NOT TO SCALE

NOTES:
- TEMPORARY FENCING TO BE INSTALLED AROUND ALL PROTECTED TREES OR AROUND EXISTING VEGETATION AS NOTED ON THE PLANS.
- PROTECT TREE ROOT SYSTEMS FROM DAMAGE DUE TO NOXIOUS MATERIALS CAUSED BY RUNOFF OR SPILLAGE WHILE MIXING, PLACING, OR STORING CONSTRUCTION MATERIALS. PROTECT ROOT SYSTEMS FROM FLOODING, ERODING, OR EXCESSIVE WETTING CAUSED BY DE-WATERING OPERATIONS.
- DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, OR EXCAVATED MATERIAL WITHIN THE DRIP LINE OF PROTECTED (REMAINING) TREES. DO NOT PERMIT VEHICLES OR FOOT TRAFFIC WITHIN THE TREE DRIP LINE TO PREVENT SOIL COMPACTION OVER ROOT SYSTEMS.
- EXISTING PROTECTED TREES SHALL BE PROTECTED AT ALL TIMES DURING THE CONTRACT PERIOD BY USING FENCING NOTED BELOW. TEMPORARY FENCING TO BE MAINTAINED BY CONTRACTOR.
- NO EQUIPMENT SHALL BE PARKED OR DRIVEN WITHIN THE DRIP LINE AREA OF EXISTING PROTECTED TREES.
- NO GASOLINE, OIL, CHEMICALS, CONCRETE OR OTHER MATERIAL SHALL BE DUMPED ANYWHERE ON SITE.



F TREE PROTECTION DETAIL
NOT TO SCALE

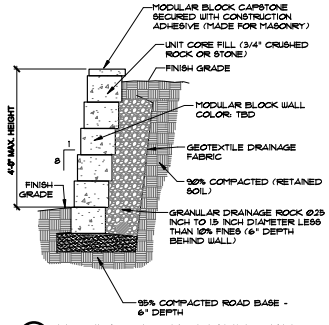


NOTE: SELECT STONE FOR SIMILAR SIZE, COLOR, AND SHAPE. SET STONE TO TOUCH ADJACENT STONE. SET A LEVEL, AS POSSIBLE.

COLOR SHALL BE SANDSTONE

G STRIP STONE EDGER
NTS

NOTES: + ENGINEERING OF WALL DONE BY OTHERS
+ BLOCK TYPE BY OWNER



H MODULAR BLOCK RETAINING WALL
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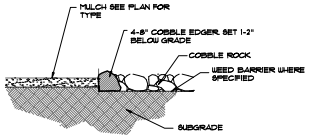
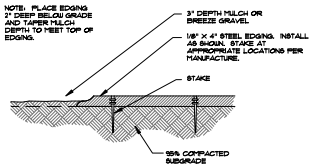


J MULCH/ROCK SECTION
NOT TO SCALE



K STEEL EDGING
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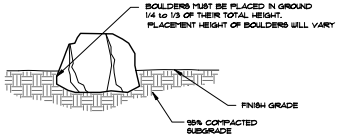

L ACCENT BOULDER SECTION
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ALICE BEMIS TAYLOR CENTER

FOR EARLY CHILDHOOD EDUCATION

128 ANTLERS PLACE
COLORADO SPRINGS, CO 80903

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SHEET TITLE
Landscape Plan

SOURCE/JOB NUMBER
2021-10.00

DATE
07/06/2022

REVISIONS

#	DATE	DESCRIPTION

DWG APPROVAL: HGD
DRAWN BY: HGD
DESIGNED BY: HGD

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NO.
9 of 15

PLAN FILE NO.
CPC DP 22-00015

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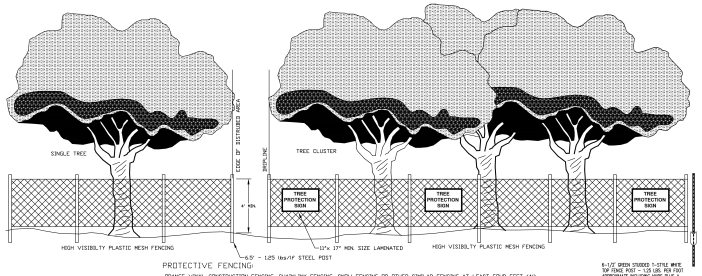
NOTES & PROCEDURES

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE (CRZ) OF ANY PROTECTED TREE DURING THE CONSTRUCTION PHASE OF THE TREE PRESERVATION ORDINANCE. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

1. MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR DEMOLITION SHALL BE PLACED WITHIN THE CRZ. NO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
2. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW INTO CRITICAL ROOT ZONE OF A PROTECTED TREE.
3. TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
4. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
5. GRADE CHANGES: NO GRADE CHANGES SHALL BE ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE UNLESS ADEQUATE PROTECTIVE CONSTRUCTION METHODS ARE APPROVED IN ADVANCE IN WRITING BY COLORADO SPRINGS FORESTRY DEPARTMENT.
6. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT WRITTEN PERMISSION OF THE COLORADO SPRINGS FORESTRY DEPARTMENT.

THE FOLLOWING PROCEDURES SHALL BE FOLLOWED FOR ALL TYPES OF CONSTRUCTION:

1. PROTECTIVE FENCING PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR OR SUB CONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON THE CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.
2. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.
3. PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND SHALL HAVE A TREE PROTECTION SIGN AFFIXED TO THE FENCE EVERY TWENTY (20) FEET IN SUCH A MANNER TO BE CLEARLY VISIBLE TO WORKERS ON THE SITE.
4. THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. ANY CONSTRUCTION ACTIVITY WITHIN TEN (10) FEET OF THE PROTECTED AREA REQUIRES THE USE OF THE HEAVIER GAUGE FENCING OR EQUIVALENT MATERIAL, SUCH AS SEMI-RIGID VINYL TAPE FENCING SUPPORTED WITH A TOP WIRE OR EQUIVALENT SUPPORT MATERIAL AFFIXED TO METAL OR WOODEN POSTS, ALL OF WHICH SHALL BE SIX (6) FEET IN HEIGHT.
5. ALL PROTECTIVE FENCING SHALL BE SUPPORTED AT TEN (10') FOOT INTERVALS BY APPROVED METHODS SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE FOR THE DURATION OF THE CONSTRUCTION.
6. THE RESPONSIBLE PARTY/CONSTRUCTION CONTRACTOR SHALL CAUSE THE REQUIRED FENCING TO BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE CONSTRUCTION.
7. FOR PERMITS INVOLVING TRENCHING SUCH AS IRRIGATION SYSTEMS OR UNDERGROUND ELECTRICAL WORK, THE APPLICANT SHALL PROVIDE SUFFICIENT PLANS TO PREVENT PROTECTION OF THE TREES IN THE VICINITY OF THE WORK.
8. THE TREE PROTECTION SIGN/ TREE PRESERVATION INSTRUCTION DETAIL SHEET AND THE APPROVED TREE CONSERVATION PLAN SHALL BE POSTED AT EACH ENTRANCE TO THE SUBJECT PROPERTY UPON WHICH ONE OR MORE TREES SUBJECT TO THE PERMIT IS SITUATED, AND AT ANY OTHER LOCATION DESIGNATED BY CITY OF COLORADO SPRINGS FORESTRY DEPARTMENT.
9. ALL OF THE ABOVE CONDITIONS MUST BE ADHERED TO AND INSPECTED BY CITY OF COLORADO SPRINGS FORESTRY DEPARTMENT PRIOR TO THE ISSUANCE OF ANY PERMITS.



PROTECTIVE FENCING:

ORANGE VINYL CONSTRUCTION FENCING, CHAINLINK FENCING, SNOW FENCING OR OTHER SIMILAR FENCING AT LEAST FOUR FEET (4') HIGH AND SUPPORTED AT A MAXIMUM OF TEN-FEET (10') INTERVALS BY APPROVED METHODS, SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE. THE FENCING SHALL BE OF A MODEL VISIBLE BACKGROUND. TREE PROTECTION SIGN AFFIXED TO THE FENCE EVERY TWENTY (20) FEET IN SUCH A MANNER TO BE CLEARLY VISIBLE TO WORKERS ON-SITE.

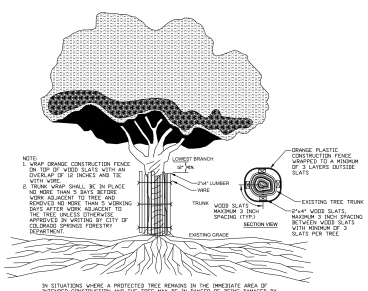
PRIOR TO CONSTRUCTION:

THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE OR GROUP OF TREES ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE (CRZ) OF THE TREES TO PROTECT THEM FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

6-1/2' GREEN STAKED T-STILE WIRE TOP FENCE POST - 1.25 LBS. PER FOOT APPROXIMATE WELDING WIRE PLUG & CAP. PROTECTIVE FENCING 4' HIGH FROM BOTTOM WEIGHS APPROX 0.5 LBS., TOTAL WEIGHT 8.5 LBS. APPROX.

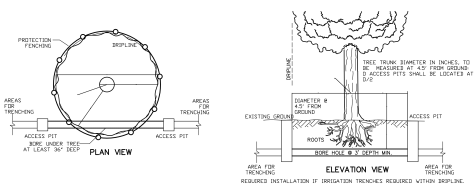
3' DIA. x 6-1/2' LOGEPOLE PINE

D TYPICAL FENCING TREE PROTECTION DETAIL
Diagrammatic Not To Scale



IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION AND THE TREE MAY BE IN DANGER OF BEING DAMAGED BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUB-CONTRACTOR SHALL PROTECT THE TREE WITH 2"x4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS TO PREVENT DAMAGE TO THE TREE. ATTACH PROTECTIVE WRAP TO PROTECT THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

D TYPICAL BARK PROTECTION DETAIL
Diagrammatic Not To Scale



REQUIRED INSTALLATION IF IRRIGATION TRENCHES REQUIRED WITHIN DRIPLINE.

1. TREE PROTECTION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION, GRADING ACTIVITIES AND/OR IRRIGATION TRENCHING COMMENCE.
2. TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT THE DRIPLINE. ERECTION OF FENCE PROTECTION AROUND TREES SHALL BE MINIMUM 6' LONG #5 REBAR OR T-POSTS DRIVEN 1' INTO THE GROUND @ D.C. AT DRIPLINE. ATTACH ORANGE MESH BARRIER WITH NYLON ZIP TIES OR TWISTED WIRE TO REBAR OR T-POSTS.
3. TREES TO BE PRESERVED WITHIN COMBINED DRIPLINES OF GROVES OF TREES: PLACE 4"-6" BARK MULCH BENEATH DRIPLINES OF TREES TO BE PRESERVED. KEEP BARK 2-3 FEET FROM TREE TRUNK.
4. NO GRADING SHALL OCCUR WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
5. NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN DRIPLINES/FENCED AREAS OF EXISTING TREES.
6. CONSTRUCTION VEHICLES OR MACHINERY MAY NOT PASS BETWEEN TWO OR MORE EXISTING TREES IDENTIFIED FOR PRESERVATION IF THEIR CANOPIES ARE WITHIN 10 FEET OF EACH OTHER. PROTECTIVE FENCING MUST BE INSTALLED AROUND THE COMBINED DRIPLINE.
7. CONTRACTOR IS REQUIRED TO HAVE ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), APPROVED BY CSFR, ON SITE IF SITE CONSTRUCTION EFFORTS REQUIRE REMOVAL OF EXISTING ROOTS OR BRANCH PRUNING. ROOTS APPROVED FOR CUTTING MUST BE CUT CLEANLY WITH A SAW. RIPPING OR SHREDDING ROOTS SUBJECT TO FINE/PENALTY.
8. UNAUTHORIZED TREE REMOVAL IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LIST.
9. THE CONTRACTOR IS REQUIRED TO WATER ATTACHED TREES ADJACENT TO THE WORK AREA AS NECESSARY TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PROCESS, BASED ON LOCAL WATER RESTRICTIONS, WEATHER AND TREE SPECIES REQUIREMENTS.
10. ALL IRRIGATION TRENCHING WITHIN TREE PROTECTION LIMITS DEFINED ABOVE SHALL BE "HAND EXCAVATED" AVOIDING AS MUCH DAMAGE TO ROOTS AS POSSIBLE.

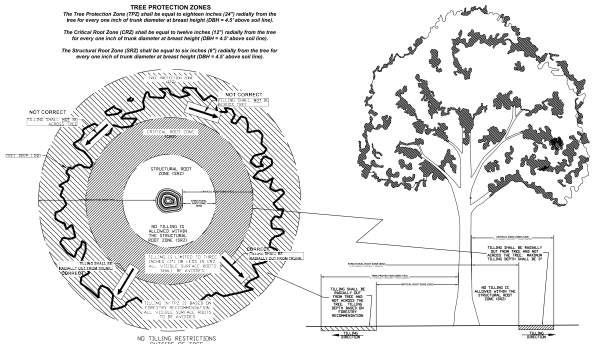
D EXISTING TREE PROTECTION/TRENCHING DETAIL
Diagrammatic Not To Scale

TREE PROTECTION ZONES

The Tree Protection Zone (TPZ) shall be equal to eighteen inches (24") radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line).

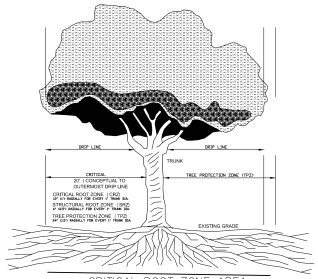
The Critical Root Zone (CRZ) shall be equal to twelve inches (12") radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line).

The Structural Root Zone (SRZ) shall be equal to six inches (6") radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line).



SOIL PREPARATION WITHIN TREE PROTECTION ZONES

D TYPICAL PLAN/ELEVATION VIEWS TREE PROTECTION DETAIL
Diagrammatic Not To Scale



D CRITICAL ROOT ZONE AREA
Diagrammatic Not To Scale

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DRAWN BY: JRH
DATE: APR. 2022
SCALE: AS NOTED
REVISIONS:

PARKS, RECREATION AND CULTURAL SERVICES
1401 RECREATION WAY
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COLORADO SPRINGS
OLYMPIC CITY USA

TITLE: **2020 PARKS TREE PROTECTION DETAILS & NOTES**

SHEET 1 OF 1 SHEETS

FILE NUMBER:

NOT FOR CONSTRUCTION

ALICE BEMIS TAYLOR CENTER

FOR EARLY CHILDHOOD EDUCATION

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COLORADO SPRINGS, CO 80903

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GENERAL SITE NOTES

1. 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 PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
3. 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.
4. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
5. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.
7. CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR IRRIGATION CONSTRUCTION. COORDINATE WITH GENERAL CONTRACTOR.

DRIP SYSTEM NOTE

ALL PLANT MATERIAL SHALL RECEIVE DRIP LINE TUBING WITH EMITTERS PER DETAILS AND NOTES. FOR SYSTEM FLUSHING INSTALL FLUSH CAP AND THE END OF EACH ZONED DRIP LINE RUN AT LOWEST POINT OF LANDSCAPE AREA. INSTALL SLEEVES UNDER ALL PAVING AS REQUIRED FOR DRIP LINE. REFER TO LEGEND.

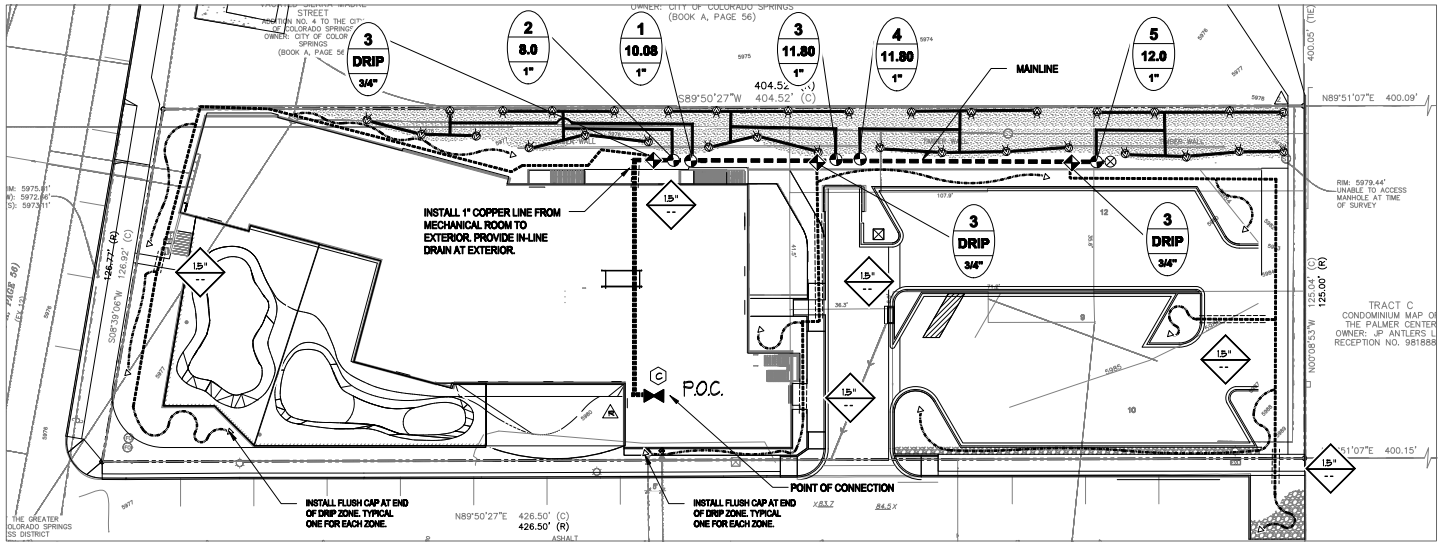
IRRIGATION SYSTEM DESCRIPTION

SITE IRRIGATION SYSTEM PROVIDED BY A FULLY AUTOMATED SPRINKLER SYSTEM CONSISTING OF DRIP IN PLANTING BEDS AND SPRAY/ROTOR FOR GRASS AREAS. ALL ZONES TO BE OPERATED FROM A SINGLE CONTROLLER LOCATED PER PLAN. COORDINATE INSTALLATION OF ALL IRRIGATION COMPONENTS WITH OWNERS REPRESENTATIVE AND OTHER TRADES. BALL VALVES SHALL BE PROVIDED BEFORE EACH ZONE VALVE FOR SYSTEM MAINTENANCE. POTABLE WATER SHALL BE USED FOR ALL SITE IRRIGATION. RAINBIRD EQUIPMENT SHALL BE INSTALLED UNLESS OTHERWISE NOTED PER PLAN. ANY DEVIATION FROM THIS PLAN SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER.

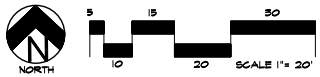
PRESSURE AT IRRIGATION POINT OF CONNECTION IS TBD. VERIFY PRIOR TO IRRIGATION COMPONENT INSTALLATION.

IRRIGATION LEGEND

P.O.C.	3/4" POINT OF CONNECTION: CONTRACTOR TO VERIFY IN FIELD PRIOR TO INSTALLATION. COORDINATE WITH CITY UTILITIES AND GENERAL CONTRACTOR FOR LOCATION.
	BACKFLOW PREVENTION DEVICE FEBCO 3/4" 825YA W/BALL VALVE AND DRAIN INSTALL PER MANUFACTURE RECOMMENDATIONS
	1" QUICK COUPLING VALVE RAINBIRD: 5-LRC (PROVIDE KEY FOR OWNER: 55-K-1)
C	IRRIGATION CONTROLLER - RAINBIRD ESP-TM2-INDOOR MOUNT INSTALL PER MANUFACTURE RECOMMENDATIONS
	RAIN SENSOR: WIRELESS WR2 (INSTALL PER MANUFACTURE RECOMMENDATIONS)
	RAINBIRD DV SERIES ELECTRIC REMOTE CONTROL VALVE SIZE AS NOTED AT EACH ZONE.
	RAINBIRD REMOTE CONTROL DRIP VALVE ASSEMBLY KIT RAINBIRD XCZ-LF-075. SEE PLAN
	RAINBIRD 1806 SAM-PRS SERIES POP-UP SPRAY HEAD- R-VAN 24 SERIES OPERATING PRESSURE- 45 PSI RADIUS: 17'-24' NOZZLES: 15Q- .84 GPM, 15H- 1.68 GPM, 15F- 3.48 GPM
	COPPER MAINLINE FROM POINT OF CONNECTION TO EXTERIOR. INSTALL PER LOCAL CODE
	MAINLINE PIPE FOR MAINFOLD- CLASS 200 PVC PIPE (1.25" DIA. UNLESS OTHERWISE NOTED)
	LATERAL PIPE- CLASS 200 PVC PIPE (1" DIA. UNLESS OTHERWISE NOTED)
	CLASS 200 PVC PIPE FOR SLEEVING — 4 PIPE SLEEVE SIZE (SEE PLAN) / 2" WIRE SLEEVE SIZE (SEE PLAN)
2 / 14 / 1"	* LAST VALVE; ZONE #; GPM DISCHARGE; REMOTE CONTROL VALVE SIZE
	DRIP IRRIGATION LATERAL PIPE 100/80 PSI POLYETHYLENE PIPE: 3/4" DIAMETER BURY LATERAL 18" MINIMUM DEPTH
	SURFACE DRIP LINE TUBING: CENTENNIAL 3/4" or 1/2" DIAMETER (FOR REFERENCE ONLY NOT LENGTH) USED IN PLANTING BEDS FOR SHRUBS AND TREES - ROUTE ACCORDINGLY TO PLANT MATERIAL
	AGRIFIM 3/4" CAP MODEL CETC-34 OR 1" AS REQUIRED (INSTALL IN 8" MIN. VALVE BOX)



IRRIGATION PLAN



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IRRIGATION NOTES

COORDINATE ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING ON SITE. ALL MATERIALS AND INSTALLATION PRACTICES SHALL BE IN COMPLIANCE WITH LOCAL CODES. CALL 811 FOR UTILITY LOCATES.

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL IRRIGATION COMPONENTS SHOWN ON THE PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN SHALL REQUIRE LANDSCAPE ARCHITECT APPROVAL.

THE IRRIGATION SYSTEM IS TO RUN OFF 3/4" METERED TAP AT THE LOCATION INDICATED FROM THE BUILDING DOMESTIC SUPPLY AS SHOWN. COORDINATE WITH OWNER'S REPRESENTATIVE AND OTHER TRADES TO GET WATER AT LOCATION SHOWN. COORDINATE WITH CITY WATER TO INSURE PROPER METER INSTALLATION.

THE SYSTEM CONTROLLERS SHALL BE LOCATED AS SHOWN. COORDINATE LOCATION OF CONTROLLER AND RAIN SENSOR WITH OWNER. CONNECT CONTROLLER TO POWER SUPPLY AND COORDINATED WITH OWNER. CONNECT CONTROLLER TO ZONE VALVES, RAIN SENSOR, AND GROUNDING PER MANUFACTURER'S INSTRUCTIONS.

CONTRACTOR IS RESPONSIBLE FOR ALL IRRIGATION SLEEVING. SLEEVING FOR LATERAL LINES TO BE 12" BELOW TOP OF GRADE AND/OR BELOW THE BOTTOM OF PAVING. MAINLINE SLEEVING TO BE 18" BELOW TOP OF GRADE AND/OR BELOW THE BOTTOM OF PAVING. ALL SLEEVING TO EXTEND 3" BEYOND EDGE OF CONCRETE OR ASPHALT. ENDS OF SLEEVING TO BE SECURELY COVERED AFTER INSTALLATION. SLEEVE LOCATIONS TO BE CLEARLY MARKED WITH PAINTED STAKES OR PVC. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SLEEVING LOCATIONS PRIOR TO CONSTRUCTION AND INSTALL ANY MISSING SLEEVE IF NECESSARY.

ALL SPRINKLER HEADS SHALL INSTALLED WITH TOP OF HEADS FLUSH WITH SURROUNDING FINAL GRADE. CONTRACTOR SHALL ADJUST EACH SPRINKLER HEAD TO PROVIDE OPTIMAL COVERAGE. OVERSPRAY ONTO PAVEMENT OR WALLS IS TO BE PREVENTED. CONTRACTOR TO ADJUST AND SELECT NOZZLES TO PROVIDE UNIFORM COVERAGE. PROVIDE PRESSURE COMPENSATING NOZZLES OR SCREENS IF UNIFORM PRESSURE CANNOT BE ACHIEVED BY ADJUSTING PRESSURE AT VALVES.

IRRIGATION PLAN IS DIAGRAMMATIC. ANY COMPONENTS SHOWN ON PLAN OUTSIDE OF LANDSCAPE ARE SHOWN FOR CLARITY ONLY. USE ONLY STANDARD FITTINGS. MAINLINE PIPING DEPTH TO BE 18". LATERAL LINE DEPTH TO BE 12". DRIP LINE TO BE SECURED AT FINAL SOIL GRADE.

CONTRACTOR IS TO INSTALL IRRIGATION WIRE BETWEEN CONTROLLER AND ELECTRIC VALVES. INSTALL TWO EXTRA WIRES RUNNING FROM CONTROLLER ALONG MAINLINE IN EACH DIRECTION FROM THE CONTROLLER FOR TROUBLE SHOOTING OR FUTURE ADDITIONS. WIRE SHALL BE SOLID COPPER #14 PE IRRIGATION CONTROL WIRE. CONNECTIONS SHALL BE MADE WITHIN ENCLOSURES ONLY USING 3M BRAND DBY AND DBR CONNECTORS. NO BURIED SPLICES PERMITTED.

NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN PLAN DRAWINGS AND FIELD CONDITIONS PRIOR TO INSTALLATION OF ANY IRRIGATION COMPONENTS.

HIGHER GROUND DESIGNS, INC. (HGD) PREPARED THIS PLAN BASED ON EXISTING CONDITIONS AND SITE PLAN BY OTHERS. HGD DOES NOT RECOMMEND SPRAY/ROTOR OPERATION OR ROTOR/SPRAY OVER SPRAY WITHIN 5' OF ANY BUILDING. HGD ASSUMES NO LIABILITY FOR ANY WATER DAMAGE ON THIS SITE.

ALL DRIP POLYETHYLENE LATERALS AND DRIP TUBING FITTINGS SHALL BE RIBBED PLASTIC WITH OETIKER BRAND CLAMPS. THE END OF EACH DRIP LINE TO RECEIVE A DRIP FLUSH CAP PER DETAIL.

INSTALL VALVE BOXES IN PLANTER AND ROCK AREAS WHEN POSSIBLE. DO NOT SET VALVE BOXES IN TURF OR SEEDED AREAS UNLESS UNAVOIDABLE.

IRRIGATION SYSTEM MATERIALS

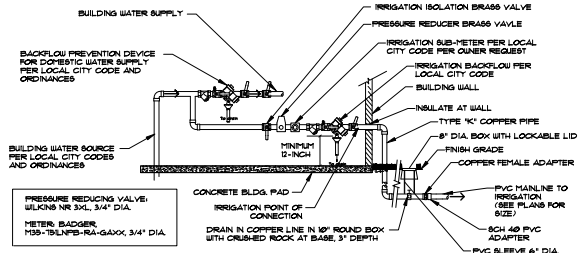
- PRESSURE SUPPLY LINE (FROM POINT OF CONNECTION THROUGH BACKFLOW PREVENTION UNIT) - TYPE "K" RIGID COPPER. PRESSURE SUPPLY LINES (DOWNSTREAM OF BACKFLOW PREVENTION UNITS) - CLASS 200 PVC SOLVENT WELD (1" - 2 1/2") SOLVENT WELD PIPE - MANUFACTURED FROM VIRGIN POLYVINYL CHLORIDE (PVC) COMPOUND IN ACCORDANCE WITH ASTM D2241 AND ASTM D1784; CELL CLASSIFICATION 12454-B, TYPE 1, GRADE 1. FITTINGS - STANDARD WEIGHT, SCHEDULE 40, INJECTION MOLDED PVC; COMPLYING WITH ASTM D1784 AND D2466, CELL CLASSIFICATION 12454-B
- THREADS - INJECTION MOLDED TYPE (WHERE REQUIRED).
- TEES AND ELLS - SIDE GATED. THREADED NIPPLES - ASTM D2464, SCHEDULE 80 WITH MOLDED THREADS
- ALL PVC MALE THREADED FITTINGS AND NIPPLES, EXCLUDING MARLEX FITTINGS, SHALL RECEIVE WRAPPING OF TEFLON TAPE
- JOINT CEMENT AND PRIMER - TYPE AS RECOMMENDED BY MANUFACTURER OF PIPE AND FITTINGS.
- FLEXIBLE PLASTIC PIPE - MANUFACTURED FROM VIRGIN POLYETHYLENE IN ACCORDANCE WITH ASTM D2239, WITH A HYDROSTATIC DESIGN STRESS OF 800 PSI AND DESIGNATED AS PE 2306. FITTINGS - INSERT TYPE MANUFACTURED IN ACCORDANCE WITH ASTM D2609; PVC TYPE 1 CELLCLASSIFICATION 12454-B.

IRRIGATION SYSTEM INSTALLATION

- BACKFILLING - DO NOT BEGIN BACKFILLING OPERATIONS UNTIL REQUIRED SYSTEM TESTS HAVE BEEN COMPLETED. BACKFILL SHALL NOT BE DONE IN FREEZING WEATHER EXCEPT WITH REVIEW BY CONSULTANT. TRENCHES SHALL BE FINISH GRADED PRIOR TO WALK-THROUGH OF SYSTEM BY OWNER/CONSULTANT.
- EXCAVATED MATERIAL IS GENERALLY CONSIDERED SATISFACTORY FOR BACKFILL PURPOSES. BACKFILL MATERIAL SHALL BE FREE OF RUBBISH, VEGETABLE MATTER, FROZEN MATERIALS, AND STONES LARGER THAN 1 INCH IN MAXIMUM DIMENSION. DO NOT MIX SUBSOIL WITH TOPSOIL. MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE HAULED AWAY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUITABLE BACKFILL IF EXCAVATED MATERIAL IS UNACCEPTABLE OR NOT SUFFICIENT TO MEET BACKFILL, COMPACTION, AND FINAL GRADE REQUIREMENTS.
- DO NOT LEAVE TRENCHES OPEN FOR A PERIOD OF MORE THAN 48 HOURS. OPEN EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH OSHA REGULATIONS. COMPACT BACKFILL TO 90% MAXIMUM DENSITY, DETERMINED IN ACCORDANCE WITH ASTM D1557. MECHANICAL TAMPING IS PROHIBITED WITHIN 29'-0" OF BUILDING OR FOUNDATION WALLS.

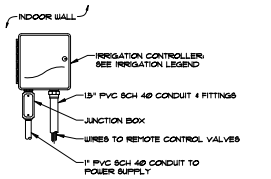
EXECUTION

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY SOIL RETENTION COVERING THAT WOULD INTERFERE WITH THE PROPER INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR WILL BE HELD RESPONSIBLE FOR COORDINATION BETWEEN LANDSCAPE AND IRRIGATION SYSTEM INSTALLATION. LANDSCAPE MATERIAL LOCATIONS SHOWN ON THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE IRRIGATION SYSTEM EQUIPMENT LOCATIONS. IF IRRIGATION EQUIPMENT IS INSTALLED IN CONFLICT WITH THE LANDSCAPE MATERIAL LOCATIONS SHOWN ON THE LANDSCAPE PLAN, THE CONTRACTOR WILL BE REQUIRED TO RELOCATE THE IRRIGATION EQUIPMENT, AS NECESSARY, AT CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO NOTIFY CONSULTANT OF ANY FIELD CONDITIONS THAT VARY FROM THE CONDITIONS SHOWN ON THE IRRIGATION CONSTRUCTION DOCUMENTS. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT OF THESE CONDITIONS, CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SYSTEM ADJUSTMENTS REQUIRED DUE TO THE CHANGE IN FIELD CONDITIONS.
- STATIC PRESSURE VERIFICATION - CONTRACTOR SHALL FIELD VERIFY THE STATIC PRESSURE AT THE PROJECT SITE PRIOR TO COMMENCING WORK OR ORDERING IRRIGATION MATERIALS. IF CONTRACTOR FAILS TO VERIFY STATIC WATER PRESSURE PRIOR TO COMMENCING WORK OR ORDERING IRRIGATION MATERIALS, CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL COSTS REQUIRED TO MAKE SYSTEM OPERATIONAL AND THE COSTS REQUIRED TO REPLACE ANY DAMAGED LANDSCAPE MATERIAL. DAMAGE SHALL INCLUDE ALL REQUIRED MATERIAL COSTS, DESIGN COSTS AND PLANT REPLACEMENT COSTS.
- INSPECTION - EXAMINE AREAS AND CONDITIONS UNDER WHICH WORK OF THIS SECTION IS TO BE PERFORMED. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

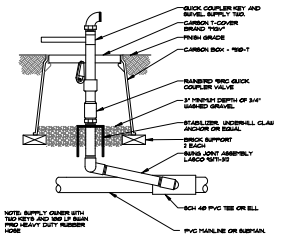


A IRRIGATION CONNECTION AT BUILDING WATER SUPPLY
NOT TO SCALE (THIS IS DIAGRAMMATIC - INSTALL PER LOCAL CODES)

NOTES: ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM SHOULD BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE & ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.

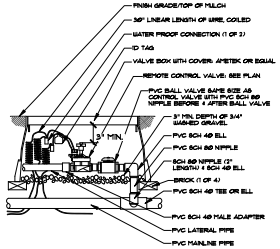


B CONTROLLER (INDOOR)
NOT TO SCALE

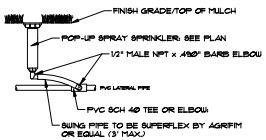


NOTE: SUPPLY OWNER WITH TWO KEYS AND 300' LF BLACK PRO HEAVY DUTY RUBBER HOSE

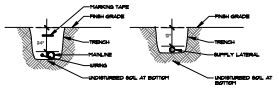
C QUICK COUPLER ASSEMBLY DETAIL
NOT TO SCALE



D ELECTRIC ZONE CONTROL VALVE
NOT TO SCALE



E POP-UP SPRAY SPRINKLER HEAD
NOT TO SCALE



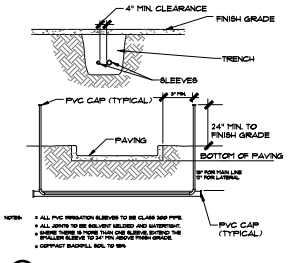
NOTE:
INSTALL PIPING NO LESS THAN 2" LATERAL HORIZONTAL CLEARANCE AND 6" VERTICAL CLEARANCE.

USE CRISSY WATER LINE MARKING TAPE WITH LABEL "BURIED WATER PIPE" INSTALL ALONG TRENCH AT CENTER OF PIPING, 8" DEPTH, AND EXPOSE END AT ALL SOURCE.

IN ROCKY SOIL ENVIRONMENTS INSTALL 3"-6" SAND BED

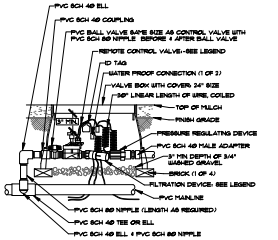
EVALUATE EXISTING SOIL FOR BACKFILL. IF SOIL IS UNSUITABLE REMOVE AND REPLACE WITH SUITABLE SOIL FOR PROPER COMPACTION.

F LATERAL PIPE TRENCHING DETAIL
NOT TO SCALE



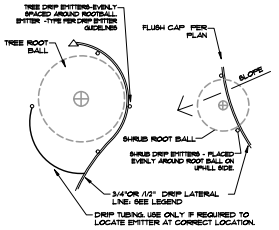
NOTES:
- ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
- ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
- SPRINKLER SLEEVES TO HAVE ONE SLEEVE EXTEND THE SPRINKLER ELBOW 12" BELOW FINISH GRADE.
- COMPACT BACKFILL SOIL TO 90%

G SLEEVING DETAIL
NOT TO SCALE

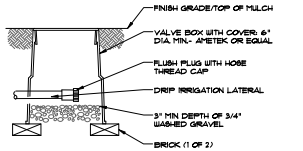


H DRIP IRRIGATION ZONE CONTROL VALVE
NOT TO SCALE

NOTES: DRIP EMITTERS SHALL BE PLACED APPROX. 2" OUTSIDE THE EDGE OF THE ROOT BALL



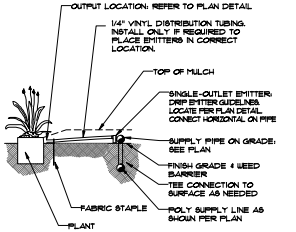
J DRIP EMITTER PLACEMENT
NOT TO SCALE SEE GUIDELINES FOR EMITTER QUANTITY



NOTES: DRIP FLUSH CAP AND BOX SHALL BE INSTALLED AT THE END OF EACH DRIP SUPPLY LINE AT ENDS.

K DRIP FLUSH CAP
NOT TO SCALE

NOTES:
- DRIP PIPING IS TO BE STAKED TO GROUND SURFACE EVERY 4'-6'. MULCH IS TO BE INSTALLED TO COVER ALL PIPING AND TUBING. RECOMMEND PIPE INSTALLED OVER WEED BARRIER.



L TYPICAL EMITTER ASSEMBLY
NOT TO SCALE

DRIP EMITTERS

DRIP EMITTERS FOR TREES, SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS SHALL BE INSTALLED PER DETAILS ON THIS SHEET. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING EMITTER QUANTITY SO THAT EACH PLANT TYPE RECEIVES THE CORRECT WATER REQUIREMENT BASED ON ZONE RUN TIME AND PLANT WATER REQUIREMENTS. SEE DRIP EMITTER GUIDELINES. EXCEPT FOR PERENNIALS ALL SHRUBS SHALL RECEIVE TWO EMITTERS, AND TREES SHALL RECEIVE MINIMUM FOUR EMITTERS.

DRIP EMITTER GUIDELINES

PLANT MATERIAL	EMITTER QUANTITY	OUTPUT (GPH)
1 GAL. PERENNIAL (COLOR)	1 EACH - .5 GPH	.5
1 GAL. ORNAMENTAL GRASS	2 EACH - .5 GPH	1
5 GAL. ORNAMENTAL GRASS	2 EACH - 1 GPH	2
5 GAL. EVERGREEN SHRUB	2 EACH - 1 GPH	2
5 GAL. DECIDUOUS SHRUB	2 EACH - 1 GPH	2
HIGH WATER DECIDUOUS SHRUB	2 EACH - 2 GPH	4
6" B&B EVERGREEN TREE	4 EACH - 1 GPH	4
HIGH WATER EVERGREEN TREE	4 EACH - 2 GPH	8
1 1/2" CAL. DECIDUOUS TREE	4 EACH - 1 GPH	4
HIGH WATER DECIDUOUS TREE	4 EACH - 2 GPH	8

NOT FOR CONSTRUCTION

ALICE BEMIS TAYLOR CENTER

FOR EARLY CHILDHOOD EDUCATION

128 ANTLERS PLACE
COLORADO SPRINGS, CO 80903

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SHEET TITLE
Landscape Plan

SOURCE/PROJECT NUMBER
2021-10.00

DATE
07/06/2022

REVISIONS

#	DATE	DESCRIPTION

DWG APPROVAL: HGD
DRAWN BY: HGD
DESIGNED BY: HGD

ISSUED FOR
DEVELOPMENT PLAN

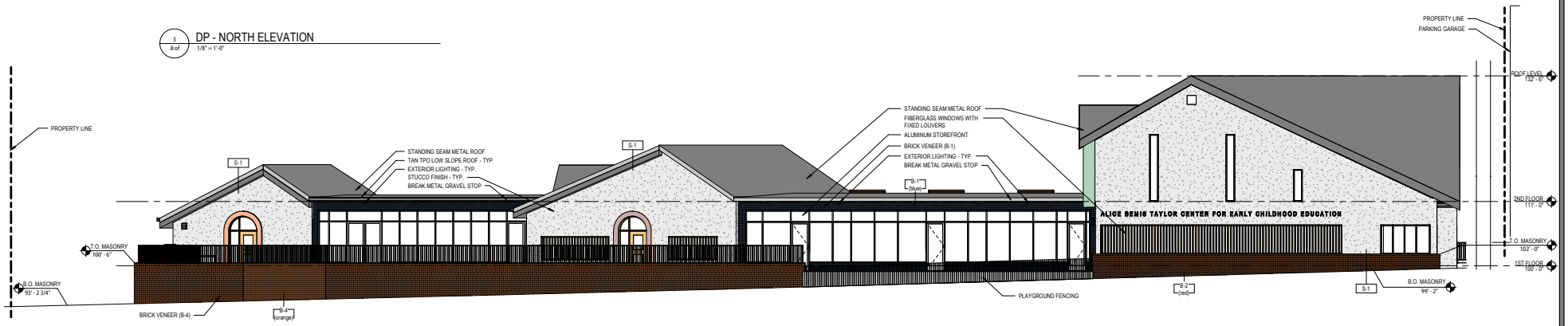
SHEET NO.

PLAN FILE NO.
CPC DP 22-00015

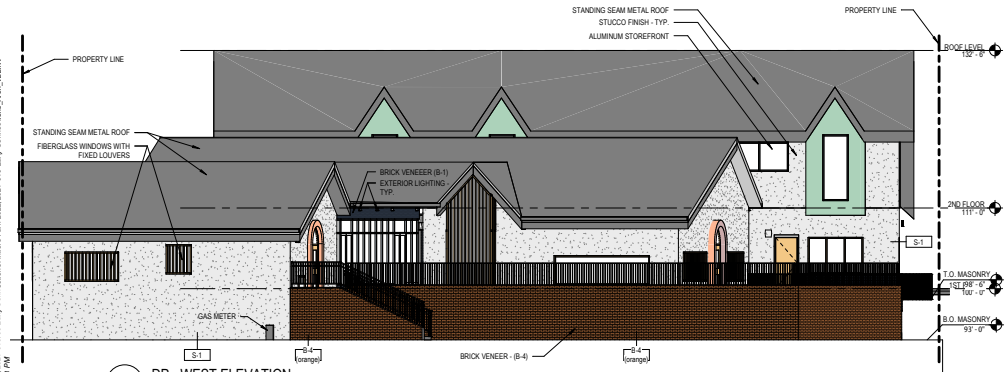
ELEVATION GENERAL NOTES

BUILDING TYPE: CIVIC BUILDING
FRONTAGE TYPE: FORECOURT
GLAZING REQUIREMENTS: 30% - SEE WARRANT
SIGNAGE: TBD (SIGN REVIEW AND APPROVAL IS TO BE PROCESSED AT A LATER DATE)
ALL CLASSROOM WINDOWS WILL HAVE A BLACKOUT SHADE FOR NAP TIME

3 / .8 of — DP - NORTH ELEVATION
1/8" = 1'-0"



1 / .8 of — DP - SOUTH ELEVATION
1/8" = 1'-0"



2 / .8 of — DP - WEST ELEVATION
1/8" = 1'-0"

4 / .8 of — DP - EAST ELEVATION
1/8" = 1'-0"

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SHEET TITLE
ELEVATIONS

RTA PROJECT NUMBER
2021-10.00

DATE
07/06/2022

REVISIONS

#	DATE	DESCRIPTION

QA/QC APPROVAL: LAC
DRAWN BY: LAC
CHECKED BY: LAC

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NO.
13 of 15

PLAN FILE NO.
CPC DP 22-00015

AutoCad Docs:1/2021-010.00 Early Connections Antlers Park 2022/2021-010 Early Connections_Arch_V2.0.rvt
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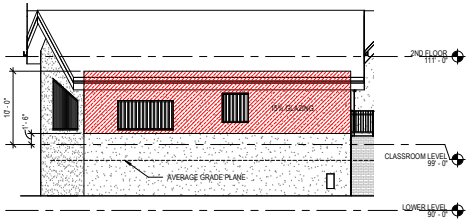
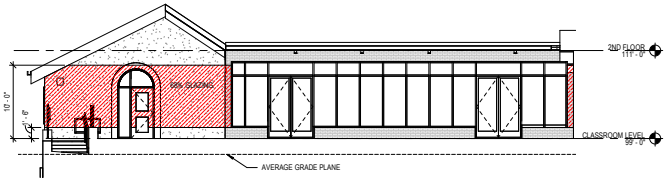
ELEVATION GENERAL NOTES

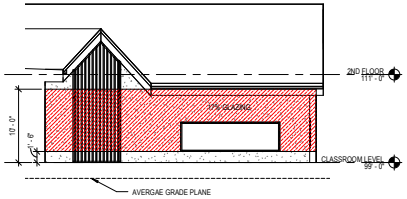
BUILDING TYPE: CIVIC BUILDING
FRONTAGE TYPE: FORECOURT
GLAZING REQUIREMENTS: 30% - SEE WARRANT
SIGNAGE: TBD (SIGN REVIEW AND APPROVAL IS TO BE PROCESSED AT A LATER DATE)
ALL CLASSROOM WINDOWS WILL HAVE A BLACKOUT SHADE FOR NAP TIME



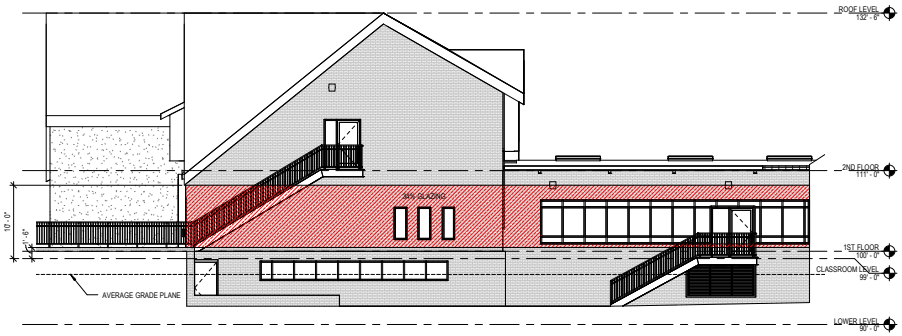
9 / 9 of DP - WESTERN ELEVATION 3
1/8" = 1'-0"



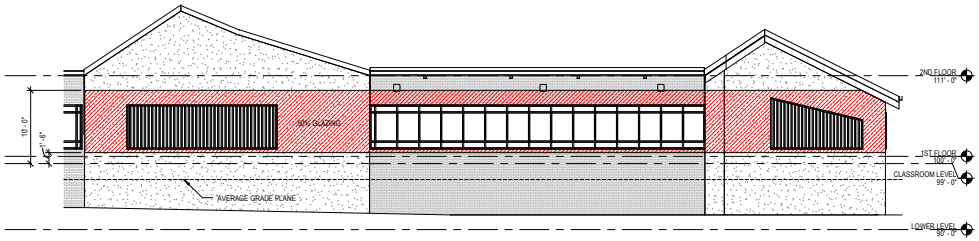
8 / 9 of DP - SOUTHERN ELEVATION
1/8" = 1'-0"



7 / 9 of DP - WESTERN ELEVATION 2
1/8" = 1'-0"



11 / 9 of DP - NORTHERN ELEVATION 3
1/8" = 1'-0"



10 / 9 of DP - NORTHERN ELEVATION 2
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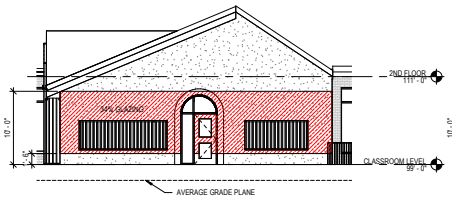
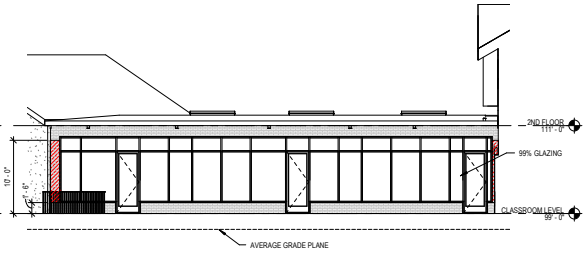
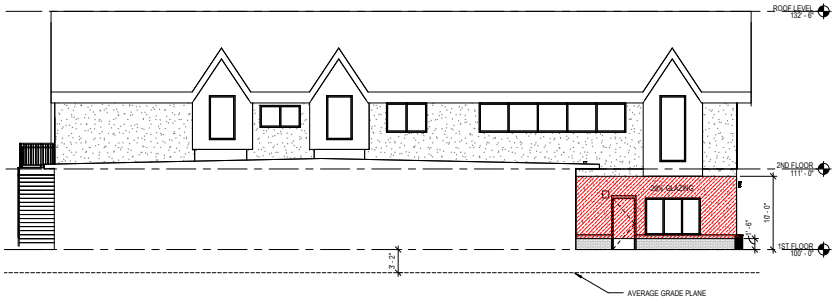


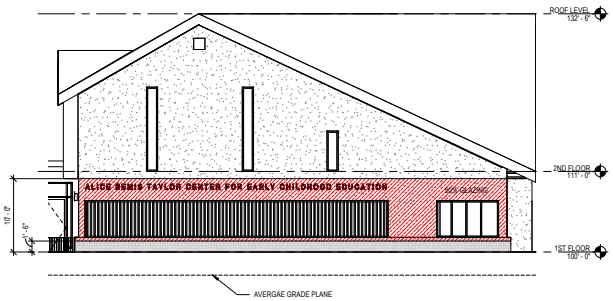
6 / 9 of DP - SOUTHERN ELEVATION 3
1/8" = 1'-0"



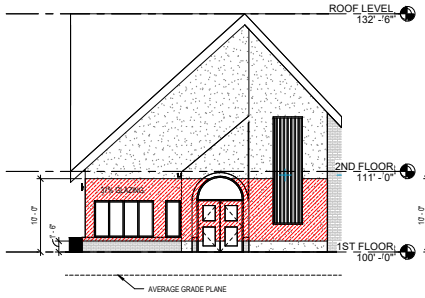
5 / 9 of DP - SOUTHERN ELEVATION 2
1/8" = 1'-0"



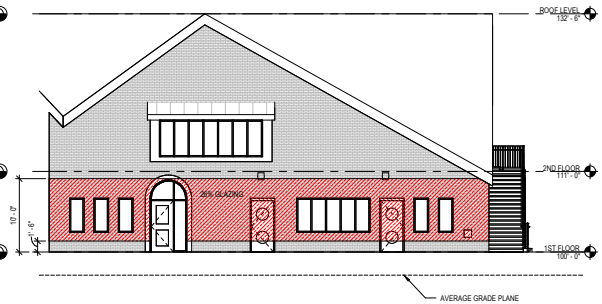
4 / 9 of DP - WESTERN ELEVATION 1
1/8" = 1'-0"



3 / 9 of DP - SOUTHERN ELEVATION 1
1/8" = 1'-0"



2 / 9 of DP - EASTERN ELEVATION 2
1/8" = 1'-0"



1 / 9 of DP - EASTERN ELEVATION 1
1/8" = 1'-0"

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FOR EARLY CHILDHOOD EDUCATION
128 ANTLERS PLACE
COLORADO SPRINGS, CO 80903

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SHEET TITLE
ELEVATIONS

RTA PROJECT NUMBER
2021-10.00

DATE
07/06/2022

REVISIONS

#	DATE	DESCRIPTION

QAQC APPROVAL: LAC
DRAWN BY: LAC
CHECKED BY: LAC

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NO.
14 of 15

PLAN FILE NO.
CPC DP 22-00015

Autodesk Docs://2021-010.00 Early Connections Antlers Park 2022/2021-010 Early Connections_Arch_V22.rvt
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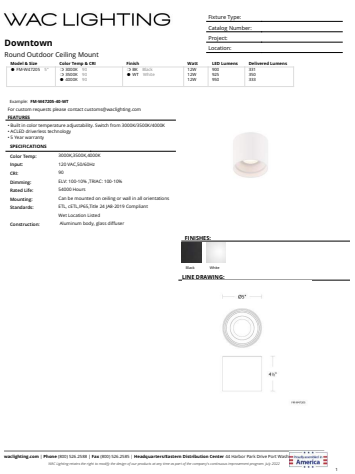
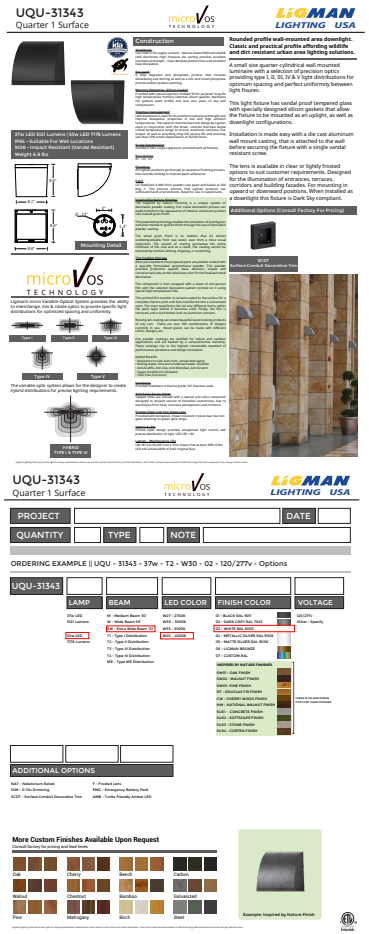
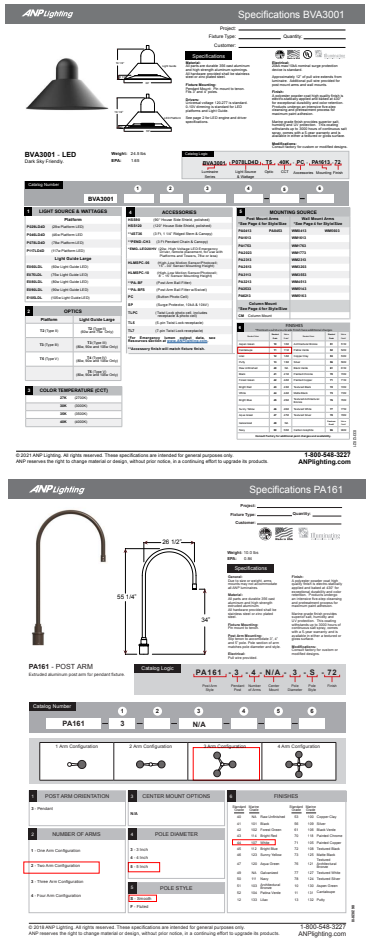
BUILDING SURFACE MOUNTED LIGHTING AT ROOF OVERHANGS AND ARCHED DOORWAYS

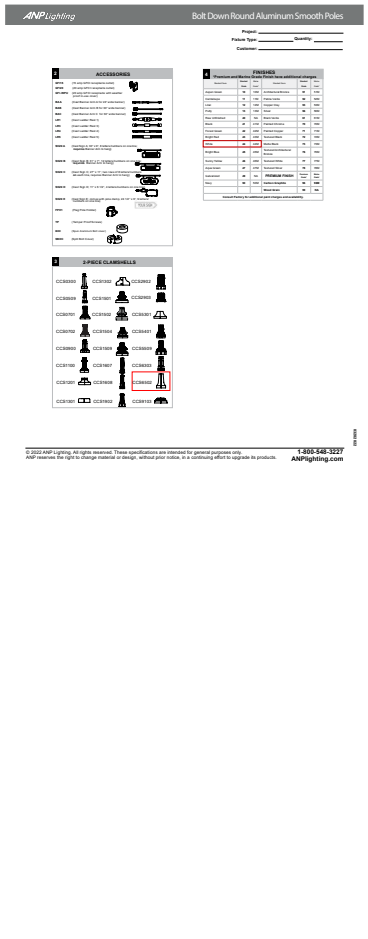


BUILDING WALL MOUNTED LIGHTING AT DOORWAYS AND GENERAL SAFETY LIGHTING



PARKING LOT POST MOUNTED LIGHTING - 3 ARM CONFIGURATION





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SHEET TITLE
LIGHTING PLAN
CUT SHEETS

RTA PROJECT NUMBER
2021-10.00

DATE
07/06/2022

REVISIONS

#	DATE	DESCRIPTION

QA/QC APPROVAL: LAC
DRAWN BY: CC
CHECKED BY: LAC

ISSUED FOR:
DEVELOPMENT PLAN

SHEET NO.
15 of 15

PLAN FILE NO.
CPC DP 22-00015

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