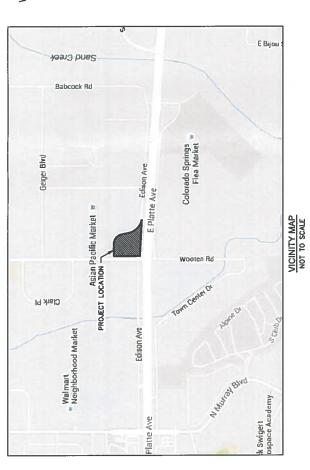


WHERE & MEANS MORE



COLORADO SPRINGS, CO 80920 EAST PLATTE AVENUE AND WOOTEN ROAD DEVELOPMENT PLAN STORE #0687

058 UNY

-onstruction &

PRELIMINARY

DAID 40238

NOSSTO

	SITE DATA	
APPROXIMATE DEVELOPMENT SCHEDULE	AENT SCHEDULE	SPRING 2016
TAX SCHEDULE NUMBER	IUMBER	6412302038
CONCEPT PLAN	NA	PLATTE BUSINESS CENTER. LOT 3 (CPC CP 10-00021)
STORE TYPE	ä	MARNETPLACE
CANOPY / DISPENSER ARRANGEMENT	RRANGEMENT	10 DISPENSERS (DOUBLE)
TYPE OF USE		CONVENIENCE STORE WITH FUEL
HEIGHT	BUILDING	19'-10" 21'-6"
	CANDPY	15-6° MIN.
GROSS FLOOR AREA	AREA	6,217 SF
GROSS CANOPY AREA	AREA	9,016 SF
GROSS LOT AREA	REA	±107,593 SF ±2.470 ACRES
FAR (INCLUDING CANOPY)	CANOPY)	0.14
BUILDING COVERAGE	ERAGE	6,217 SF (5.8%)
LANDSCAPE COVERAGE	rerage	45,220 SF (42.0%)
PARKING/DRIVE/SIDEWALK COVERAGE	UK COVERAGE	56,156 SF (52.2%)
BICYCLE PARKING	KING	2 SPACES
	STANDARD	20
	ADA	1
	TOTAL	21
	PARKING RATIO	TIO = 1 STALL/300 SF
	STANDARD	24
	ADA	•
	TOTAL	25
	PARKING RATIO	TIO = 1 STALL/250 SF

COVER SHEET

DAOR NETCOW & SUNEVA ETTAJ9 TRAE

400 - 2010 КАРО ЗРЯІИСЯ, СО 400 - 2010 КАРО ЗРЯІИСЯ, СО

6400 Westown Parkway West Des Moines, Iowa 50266 P: 515-226-0128 F: 515-223-9873

 ∇ **BIAD** SEABION DESCRIGUION NOTE: THIS DOCUMENT HAS BEEN RELEASED BY OLSSON ASSOCIATES FOR REVEW BY RELULATORY ACANCIES AND OTHER PROFESSIONALS, AND IS SUBJECT TO CHANGE. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION. CALL \$11 SEVENTY-TWO MOURS PROR TO DIGOMG, GRADING OR EXCAVATING FOR THE MARKING OF LUMPERIARI AND METARER LTT THE Know what's below. Call before you dig. CPC DP 15-00104 THIS PROJECT IS REGISTERED UNDER THE LEED GREEN BUILDING CERTIFICATION PROGRAM. $\overline{\infty}$ **CITY PLANNING APPROVAL** IDENT POTENTIAL SUBZO 45 NONE SPECIFIED NONE SPECIFIED NONE SPECIFIED NONE SPECIFIED NONE SPECIFIED NONE SPECIFIED 10-81 8 8 ន NONE ZONING INFORMATION **VPZ-2: INTERMEDIATE BUSINESS/AVIGATION OV** NG APPROVAL ORDINANCE NTERIOR SIDE YARD SETBACK (FEET ITE AREA PER UNIT (SQUARE FEET) STREET SIDE YARD SETBACK (FEET) RONT YARD SETBACK (FEET) AXIMUM IMPERVIOUS COVER VIMUM LOT WIDTH (FEET) AR YARD SETBACK (FEET) AXIMUM BUILDING COVER **CIMUM HEIGHT (FEET** IIMUM LOT ARE **MXIMUM FLOOR**

SNOISIVES

KG PROJECT RDN: JXH SDN: RJH CPN: TJK

тимеек C0.0 1 OF 13

12-18-15

FIGURE 1

F: \Project3\015-1515\40-Design\AutoCAD\Preliminory Plans\Sheets\LDVP\C_COV_51513.dwg Dec 29, 2015 10:11 om XREFS: C_TBLK_51513 DATE: DWG: USER: cakeen

OWNER/DEVELOPER/APPLICANT: KUM & 60 LC. 6400 WESTOM PARKWAY MEST DES MONEES, IA 20266 CONTACT: RYNN HALDER PH: (515/A57.827 E: RYN! HALDER@KUMANDGO.COM

PROJECT TEAM

-

.

AGENCY CONTACTS: MATER / SANITARY SEWER: COLORADO SPRINGS UTILITES TEST INATOCK EXPRESSIMY COLORADO SPRINGS, CO BODOS PH: (719)568.84290L0RG E: M.MLJMASGESCJ.ORG

GAS: COLORADD SPRINGS UTILITIES COLORADD SPRINGS UTILITIES 151 HANCCOCK ETPRESSMAY COLORADD SFRINGS, OD 80903 CONTACT: GINNY HALVORSON PH: (T19)GRESG57 E: GHALVORSON@CSULORC

ENGINEER: OLSON ASSOCIATES OLSON ASSOCIATES DUCKLAND: CO 80538 CONTAND: CO 80538 CONTAND: CO 80538 CONTAND: CO 80538 CONTAND CONTAND

ELECTRIC: COLORADO SPRINGS UTILITES COLORADO SPRINGS, UTILITES 1321 HANCOCK TRPRESSMAY COLORADO SPRINGS, OG 09903 COUTACIT: GINIY HALVORSON E: GHALVORSONGSSU/ORG

LANDSCAPE ARCHITECT: 0.550N ASSOCIATES 7157 VISA DRIVE WEST DRIVES, MONES, IA 50266 WEST DRIVES, IA 50266 WEST DRIVEST ATES.COM E. 45709ERL@OLSSONASSOCIATES.COM

GEOTECHNICAL ENGINEER: 0.550M ASSOCATES 11627 MACINA PLAZA, SUITE 103 LINSTA, NE 68128 CONTACT: ED SCHMACKENBERG PH: (402)82772200 E: ESCHMACKENBERGGOLSSONASSOCIATES.COM

STORM SEWER: COLORADO SPRINGS STORMWATER COLORADO SPRINGS STORMWATER 30 S. NEYDA ANENUE, SUITE 401 COLORADO SPRINGS, CO 80903 PRI: (710)355,546 E: LMARINGGESPRINGSGOV.COM

CENTURINK 1710 BRIARCATE BOULEVARD COLORADO SPRINGS, CO 80902 CONTACT: PATTY MOORE PH: (719)535.6095 E: PATTY:MOORE@CENTURIYLINK.COM

BENCHMARKS: 1. PROJECT BENCHMARK: THE PUBLISHED VALUES OF COLORADO SPRINGS UTILITIES FIMS MONUMENT 'F_BI': EL=6272.26 (NAVD28)

SITE BENCHMARK: A CHISELED *+" CUT IN WEST EDGE OF THE CONCRETE WALK NORTH OF THE NOOTEN RODE BURRANCE. CONTROL POINT #103. ELEGIT3.BG (NAV028) N:1588426.27, E3271979.16 2

BASIS OF BEARINGS: Bearings are based on the west line of platte business center filling no. 2 being monunented on the south end by a yellow plastic cap staped "Pls 1624" and on the north end by an illegible 1.5" alluminum cap and having an assume bearing of ND23351"w with a distance of 880.58 feet. Units shown are in us survey feet.

COLORADO SPRINGS CITY OF LEGAL DESCRIPTION: LOT 1 OF PLATTE BUSINESS CENTER FILING NO. 2A, IN THE EL PASO COUNTY, COLORADO.

FLOOD ZONE: This property is in flood zone "X", areas determined to be outside 500-year This prodeliny. According to feam flood insurance rate wap broktcutsys.

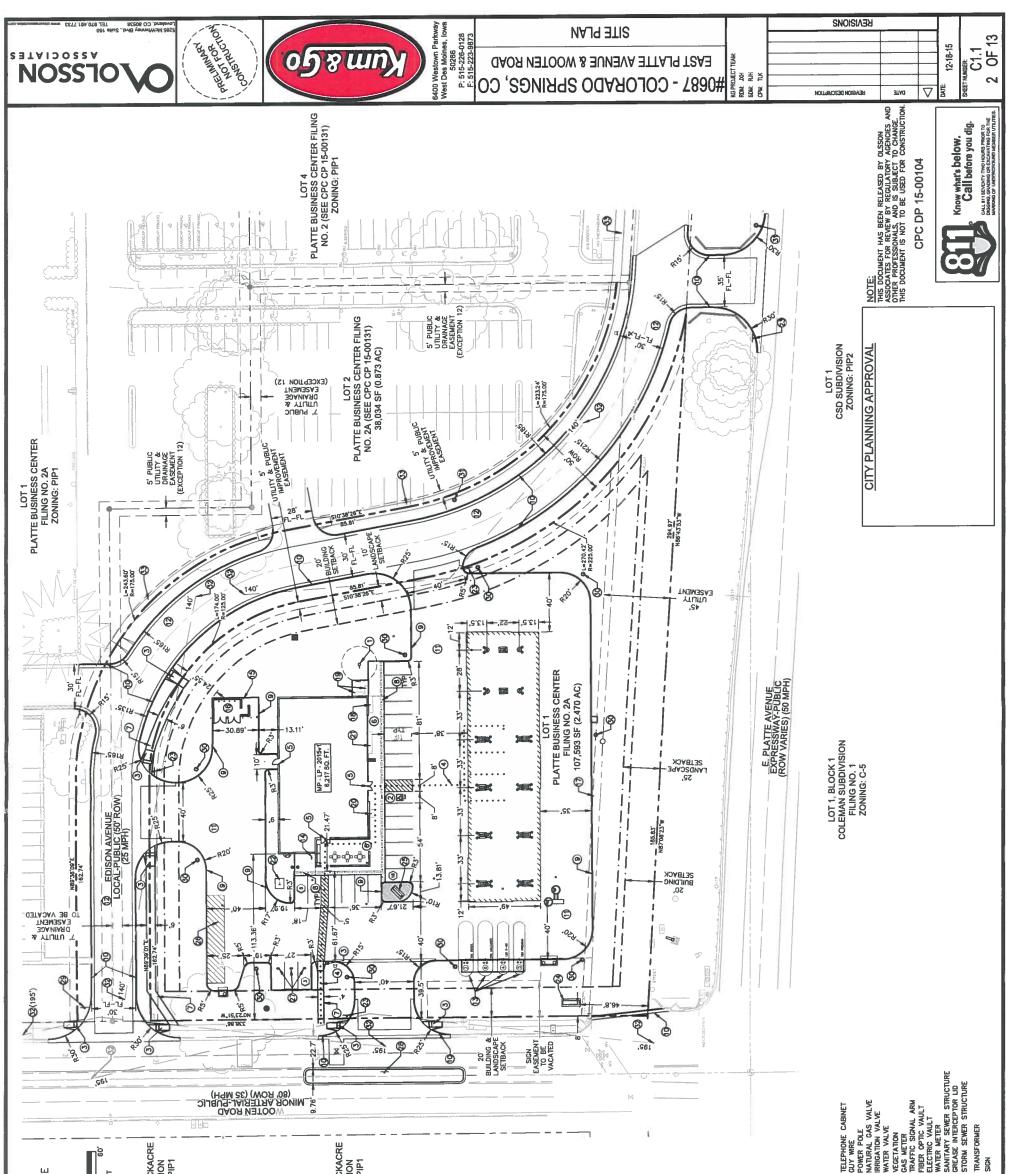
- NOTES: 1. THIS SUBDIVISION IS SUBJECT TO CONDITIONS CONTAINED IN THE AMGATION LASEMENT RECORDED IN BOOK 5861 A TAGE 287. THE EASEMENT CONTAINS RESTRICTIONS AGAINST INTERFERENCE WITH AIRCRAFT AND AIRPORTS AND THEIR PERFORMANCE AND NECESSARY FUNCTIONS.
- ALL CURB, GUTTER, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMACER DEVENIENTIO EXCESSIVE OF DETERIORATION, OR DOCEN NOT MEET CURRENT OFT PIGAINERING STANDARDS, ALONG WOOTEN RAAD, ADJACKIT TO THE STE, WILL NEED TO BE REMOVED AND REPEACED. AN ON-STE MEETHIG CAN BE SET UP MIT THE CITY REQUIREDNG INSPECTOR, TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 385–5977. N

BUILDING DE Pikes Peak Reg 2880 Internatio Colorado Spril Contacts Spril Ph: (719)327.28 E: Shelleygpp

TELEPHONE:

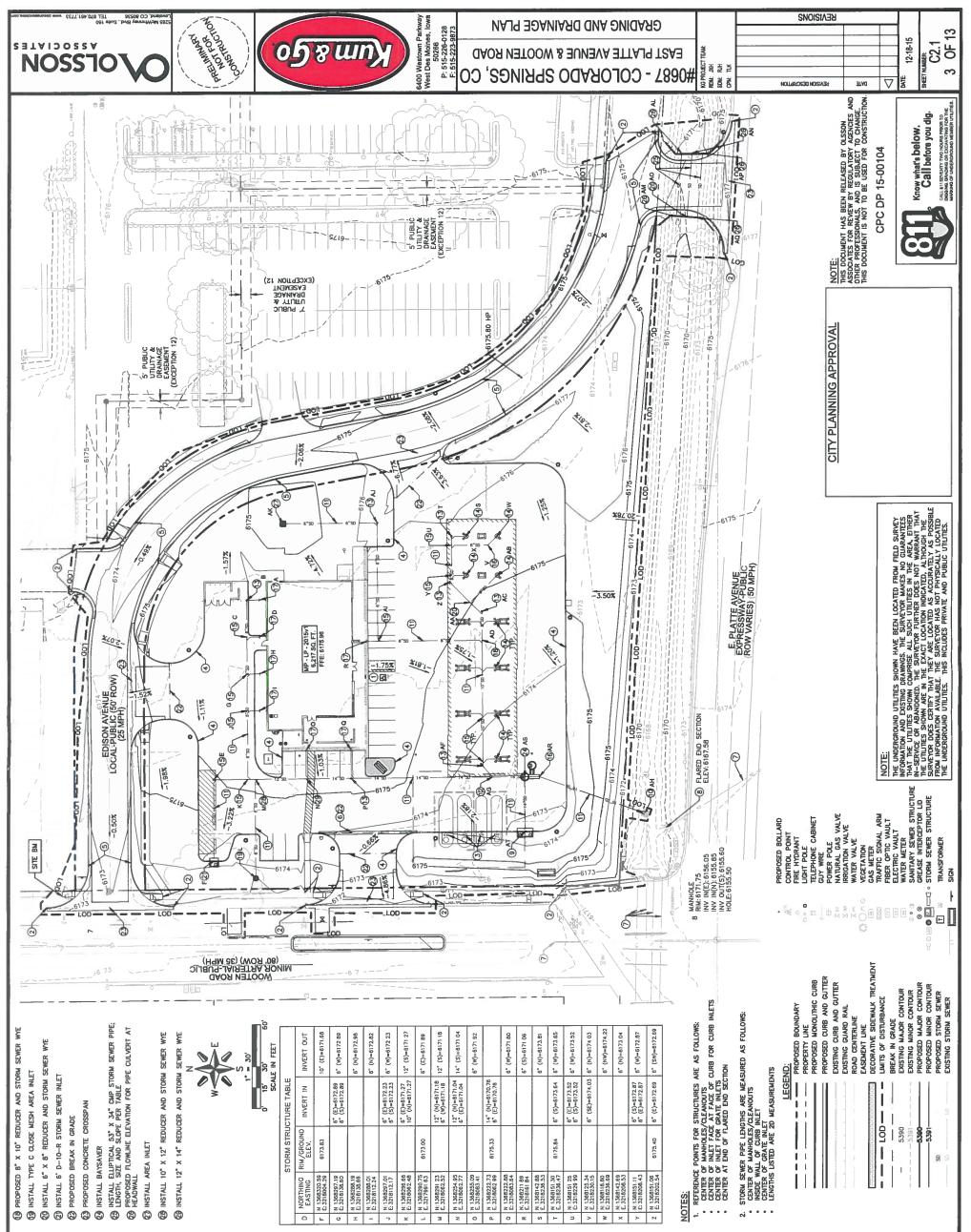
SURVEYOR: 0.550M ASSOCIATES 4600 TABL MONTAND BIVE, SUITE 200 620.051, C0 80403 620.051, C0 80403 PH. (303)237.2072 FH. (303)237.2072 FH. (303)237.2072 FH. (303)237.2072

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Province: Pip-1 Province: Pip-1 BLOCK 1 BLOCK 1 BLOC	構在MENT 高品の のの での のの の の の の の の の の の の の
 FLAG.NOTES. TENDOSED FLACPOLE (40' HEIGHT) PROPOSED ADA PARKING STARY PROPOSED ADA PARKING STARY PROPOSED ADA PARKING STARY PROPOSED ADA CURSBILE RAURY PROPOSED ADA ACCESSIBLE ROUTE PROPOSED ACANTE CONCRETE BULDING SIDEWALK (1.5.K MAX. PROPOSED ACANTE CONCRETE BULDING SIDEWALK (1.5.K MAX. PROPOSED ACONCRETE SIDEWALK, WDTH PER PLAN PROPOSED BECORATIVE CONCRETE PARENT WITH PROPOSED BECORATIVE CONCRETE PARENT WITH PROPOSED CITY STANDARD 8' CURB & CUTTER PROPOSED CITY STANDARD 8' CURB & CUTTER PROPOSED DECLARD INFER ACK PROPOSED DOULARD BIKE RACK PROPOSED BOLLARD BIKE RACK PROPOSED ARI MACHINE ON 4' X 4' PAD PROPOSED RED BOLV VENDIM MACHINE ARIE PROPOSED RED MACHINE ON 4' X 4' PAD PROPOSED RED ANALTING AREA PROPOSED RED ANALTING AREA PROPOSED RED MACHINE ON 4' X 4' PAD PROPOSED RAVEL PRACHAR PLANDISE PROPOSED RED MACHINE ON 4' X 4' PAD <li< td=""><td>Electron and the set of a carrier of a</td></li<>	Electron and the set of a carrier of a
	DATE: Dec 29, 2015–1513/40-Design/AutoCAD/Preliminory Pions/Sheets/LDVP/C_SIT_51513.dwg USER: sbower DATE: Dec 29, 2015 12:41pm XREFS: C_TBLK_51513 C_PBASE_51513 C_XBASE_51513

FIGURE¹



FLAG NOTES:

() ADA ACCESSIBLE STALL (NOT TO EXCEED 2.00% GRADE IN ANY DIRECTION)

(2) MATCH EXISTING GRADE (CONTRACTOR TO VERIFY)

ALL LIDS FOR UNDERGROUND TANKS TO BE 1° ABOVE FINISHED GRADE 0

INSTALL FLARED END SECTION WITH RIPRAP
INSTALL STORM SEWER PIPE, LENGTH, SIZE, AND SLOPE PER
INSTALL 14" X 16" REDUCER AND STORM SEWER WTE
INSTALL 14" X 16" REDUCER AND CLEANOUT WITH WATERTIGHT
INSTALL 14" X 16" REDUCER AND CLEANOUT WITH WATERTIGHT
INSTALL 14" X 10" NEWER WTE
INSTALL STORM SEWER WTE
INSTALL STORM SEWER BEND
INSTALL 45" STORM SEWER BEND

CONNECT TO BUILDING DOWNSPOUT, SEE ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS

-	COLUMN 1		_	-			-	_	-				7			-					T	T			1	۲		
	INVERT OUT	6" (N)=6173.71	8° (SW)=6171.76	6° (NW)=6172.03	8" (W)=6171.16	10" (W)=6174.24	10" (SW)=6169.78	16" (S)=6169.73		6" (S)=6170.98	6" (W)=6171.83	6" (S)=6172.50	53" (W)=6170.50		53" (W)=6170.50		53" (W)=6170.50		16" (S)=6169.61	16" (S)=6169.61	14" (E)=6169.81	6° (W)=6173.62	6° (W)=6173.23	6" (N)=6173.45	10" (S)=6171.39		TABLE	I FNCTH SI OPF
STRUCTURE TABLE	RT IN		6" (SE)=6171.76 6" (NE)=6171.76		8° (NE)=6171.16	5 (E)=5170.24 5 (N)=6170.24	10" (E)=6169.78	10" (NE)=6169.73	16" (N)=6167.68	6" (N)=6170.98 6" (E)=6170.98	6" (N)=6171.83			53° (E)=6170.20		53° (E)=6170.20		53" (E)=8170.20	16" (N)=6169.61	14" (W)=5169.61 16" (N)=5169.61		6" (S)=6173.62	6" (E)=6173.23 6" (S)=6173.23		10" (W)=6171.39		PIPE 1	NAME SIZE I
STORM STRU					6174,82		6173.76				6176.52	6174.00								6173.36	6172.72	6175.91			6174.93		TABLE	FNCTH SLOPE
	NORTHING	N: 1368288.56 E: 3218191.59	N: 1368137.91 E: 3218189.39	N: 1368118.60 E: 3218208.70	N: 1368129.41 E: 3218180.89	N: 1368129.28 E: 3218162.41	N: 1368128.65 E: 3218071.63	N: 1368121.77 E: 3218063.69	N: 1368013.19 E: 3218037.36	N: 1368203.88 E: 3218161.89	N: 1368204.46 E: 3218246.34	N: 1368271.73 E: 3218245.89	N: 1367987.17 E: 3218511.24	N: 1367990.67 E: 3218465.79	N: 1367979.72 E: 3218511.29	N: 1367983.28 E: 3218465.22	N: 1367972,28 E: 3218511.34	N: 1367975.88 E: 3218484.64	N: 1368068.30 E: 3218063.92	N: 1368098.67 E: 3218063.85	N: 1368098.40 E: 3218024.83	N: 1368297.56 E: 3218191.52	N: 1368297.37 E: 3218165.07	N: 1368286.37 E: 3218165.14	N: 1368320.99 E: 3218062.32		PIPE T/	NAME SIZE IF
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	SLOPE	0 50%	2 51%	1 00%	6 59X	1 93%	1.56%	1 00%	0.38%	268.0	4 23X	5 03%	1 00%	2,00%	2 00%	3.00%	2 00%	2 00%	2 00%	3.00%	5001
PIPE TABLE	LENGTH	58.04*	26.43	\$ 00°	9.00*	49.70'	5.43	70.89*	36.28	32.22*	20.65°	20.65*	B. 1*	8.42	6,48*	21,56'	25.91'	9.26	B.42*	5.9*	18 60'
PIPE	SIZE	10"	6°	6"	•9	6°	12"	-9	12"	14	6"	.9	•	8	9	. 9	°.	9	9	.9	4
	NAME	F-E	G-J	H-G	7-	Ч	K-M	L-M	N-M	d−N	N-0	9-0	R-A	1	Ŧ	٢	^	A W	Υ-X	Z	7 44
	SLOPE	1 00%	5.00%	1.00%	5.00%	4.91%	0.50%	0.50%	1.00%	1,00%	1,00%	0.66%		4%	4 %	Constant of		10.5+			
PIPE TABLE	LENGTH	9,00	12.02'	27.30'	18.48*	90.79'	10,50'	23 10'	74,60'	B4,45'	67,27*	45.59°	48,21	46.84	79.6	1 3	39	26	26	6	
PIPE	SIZE	.º	-8	°.	°8)	10"	10"	16"	°.9	.9	6"	53°	53°	53"	16°	16"	14*	•9	و.	°9	•
	NAME	A-8	AA-AC	AB AA	dA AD	AD-AF	AF-AG	AG AR	A AD	N-LA	NK-NJ	MM	•	AP-AQ	HA-	A - AR	× ×		ш	ť,	×

B proposed B" x 10" reducer and storm sewer B install type C close mesh area inlet O INSTALL 6" X 8" REDUCER AND

HEADWALL FLOWLINE ELEVATION

INSTALL AREA INLET

B INSTALL 10" X 12" REDUCER AND

INSTALL 12" X 14" REDUCER AND

STRUCTURE	INVER		6° (E)=6 6° (S)=6			6" (E)=6 6" (S)=6	6° (E)=6 10° (N)=		12 (N) 6 (M)=(12" (N) 6" (E)=(14" (N)= 6" (E)=0				6" (S)=(6" (E)=t 6" (S)=t	6" (SE)•			6° (S)=(6° (E)=(6° (E)=(
STORM STRU	RIM/GROUND ELEV.	6173.83						6173.00				6175.33				6175.84						6175.40
	NORTHING	N 1368320.59 E-3218004.29	N 1368297.19 E-3218138.60	N 1368288.19 E: 3218138.66	N: 1368288.01 E: 3218112.24	NI 1368297.01 E: 3218112.17	N: 1368296.66 E: 3218062.48	N 1368290.75 E. 3217991 63	N: 1368291 23 E. 3218062.52	N 1368254.95 E 3218062.77	N 1368255.09 E. 3218083.41	N 1368222.73 E. 3218062 99	N 1368222.88 E: 3218083.64	N. 1368211 89 E. 3218161 84	N. 1368142.88 E. 3218236.53	N 1368151.30 E.3218236.47	N:1368151 25 E: 3216229 99	N 1368125.34 E. 3218230.15	N: 1368118.80 E: 3218236.69	N: 1368142.69 E. 3218208.53	N: 1368151,11 E: 3218208.43	N 1368151.06 E: 3218202.54
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NOTES:

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USER: cakeen

Dec S8, S015–1513/40–Design/kutoCAD/Preliminory Plona/Sheets/LDVP/C_GR0_51513.dwg DWG:

FIGURE 1

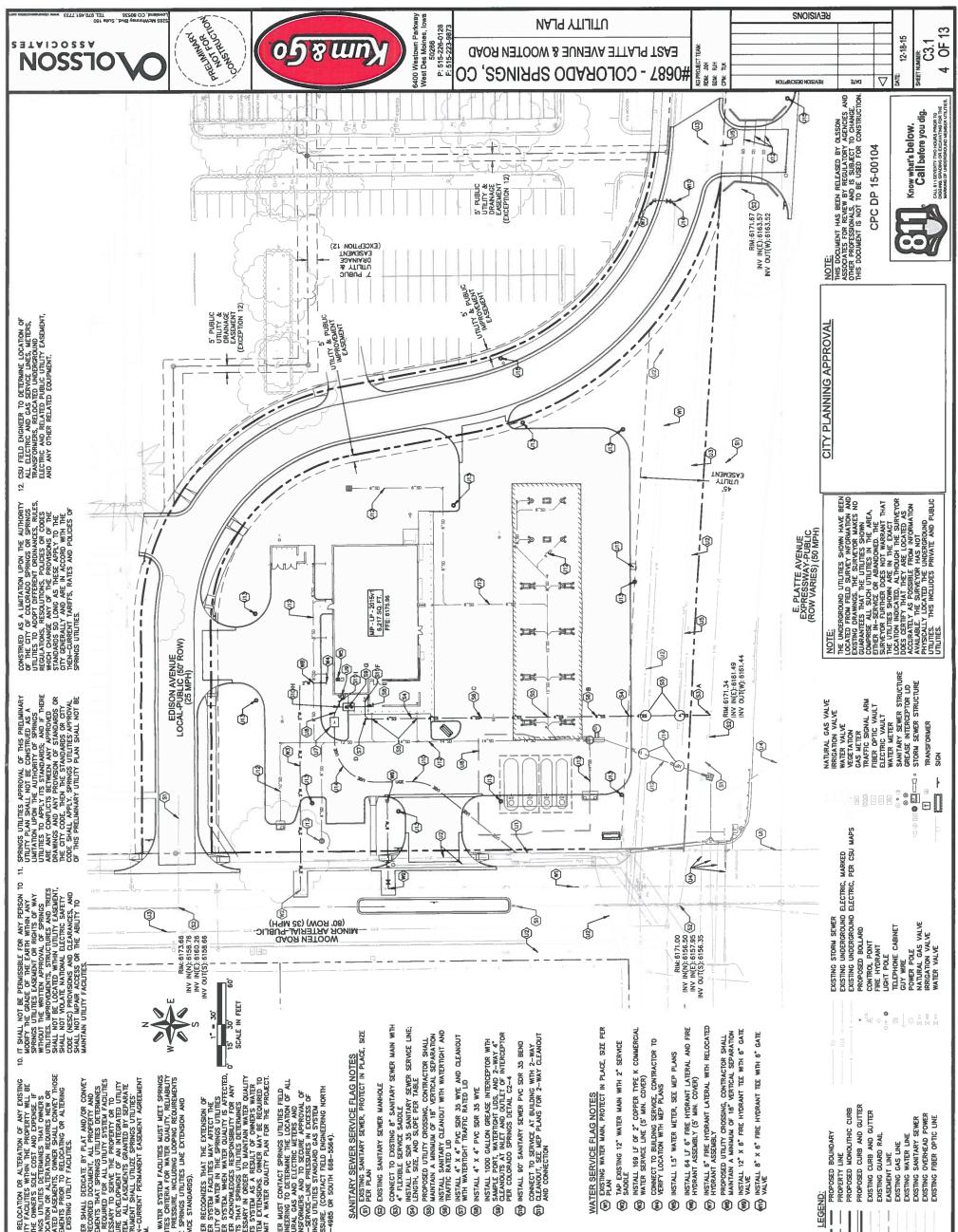


FIGURE 1

GENERAL NOTES: GENERAL NOTES: 1. COLORADO SPRINGS UTLITTES (SPRINGS UTLITTES) STAL MAKE THE FIALL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTLITY PLAN.

- PROPERTY OWNER(S) (OWNER) ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTLITY SERVICES TO THE PROPERTY TO BUILTHED IN HIS PREJAMINARY UTLITY PLAN (FROMERTY) SHALL BE IN ACCORO MITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTTLINES LINE EXTENSION & SERVICE STANDARDS (STANDARDS), RESOLUTIONS, AND POLICIES, AND PIKES PERK RESOLUTIONS, DEVENDENTY CODES, IN EFFECT AT THE INE OF UTLITY SERVICE CONNECTION MUD/OR EXTENSION. N
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SPRINGS UTILITIES UTILITY SERVICES ARE AVALABLE ON A TERTS-COME. FIRST-TESTRVED PASS, MIO THEREFORE NO SPECIFIC ALLOCATIONS OR ANOUNTS 0. OF UTILITY SERVICES, FACUTIES, CAPACITIES ON SUPPLIES ARE TESTRVED FOR THE OWNER, AND SPRINGS UTILITIES MAKE NO COMMITMENT AS TO THE AVALUATION FOR THE UNITY SERVICE UNIT SUCH TIME AS AN APPLICATION FOR PERMANENT SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.

8

- EXISTING UNDERGROUND ELECTRIC, PROTECT IN PLACE
- EXISTING STORM SEWER SYSTEM, PROTECT IN PLACE
- UTILITY FLAG NOTES UD EXSTING OVERHEAD POWER, PROTECT IN PLACE UD EXSTING UNDERGROUND ELECTRIC, PROTECT IN PLACE UD EXSTING GAS LINE, PROTECT IN PLACE UD EXSTING STORM SEWER SYSTEM, PROTECT IN PLACE UD EXSTING STORM SEWER SYSTEM, PROTECT IN PLACE UD UNDERGROUND FUEL STORAGE TANK OVERDIC LIMITS UDDOCOVED FUEL STORAGE TANK OVERDIC LIMITS
 - UNDERGROUND FUEL STORAGE TANK OVERDIG LIMITS
- PROPOSED TRANSFORMER PAD TO BE EXCAVATED AND PREPARED BY COLORADOD STRINGS. TRANSFORMER TO EINSTALLED BY COLORADOD STRINGS UTILITES INSTALL SECONDARY UNDERGROUND POWER, DE COORDART WITH COLORADO SPRINGS UTILITES PROPOSED RY UTILITY ERVINDERS WITH LOCAL UTILITY PROVIDERS WITH LOCAL UTILITY PROVIDERS MITH LOCAL UTILITY PROVIDERS MITH LOCAL UTILITY PROVIDERS INSTALLED PRIMARY UNDERGROUND POWER CONDUT, SPRINGS UTILITES
- 6 6 6 6 6 6 6 6

 - INSTALL AR MACHINE
- PROPOSED STORM SEWER SYSTEM, SEE SHEET C2.1
- PROPOSED LIGHT POLE LOCATIONS, SEE MEP PLANS FOR SITE LIGHTING ELECTRICAL, PLAN
 - PROPOSED UTILITY CROSSING, CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION
 - RELOCATED LIGHT POLE ٢

USER: cakeen

щ	INVERT OUT		4" (S)=6163.62	4" (S)=6165.69	4" (S)=6167 77	4" (W)=6167 99	4" (W)=6168.16	4° (S)=6167 96	4" (S)=6168.46	4" (W)=6168.56
ICTURE TABI	INVERT IN	4" (N)=6161 57	4" (N)=6163.62	4" (N)=6165.69	4" (E)=6167.77	4" (N)=6167.66 4" (E)=6167.99		4 ⁻ (N)=6168.29	4" (E)=6168.46	
SANITARY STRUCTURE TABLE	RIM/GROUND ELEV.		6173.49	6174.95	6175.67			6175.82		
SA	NORTHING	N:1368011 79 E-3218081 23	N:1368093.72 E 3218080.66	N:1368176 72 E 3218080.09	N:1368259.98 E 3218079.51	N:1368260.04 E 3218088.38	N:1368260.07 E 3218092.57	N:1368271.76 E 3218088.30	N-1368278.36 E 3218068.25	N:1368278.39 E 3218092.39
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-Design / AutoCAD/Preliminory Plans/Sheets/LDVP/C_UTL_51513.dwg xRRFS: C_TBLK_51513 C_PBASE_51513 C_XBASE_51513

SAF	ITAR	SANITARY PIPE TABLE	BLE
NAME	SIZE	LENGTH	SLOPE
B-A	۰ <u>+</u>	819'	2 50%
C-B	1	83.0	2.50%
D-C	1 ₄	83.3'	2,50%
E D	4	89,	2.50%
E-E	4	4 2'	4.00%
9-E	4	11.7'	2.50%
H-G	1	66	2.50%
H	4	4.1*	2,50%

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DATE: DWG:

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GAS W SS OP

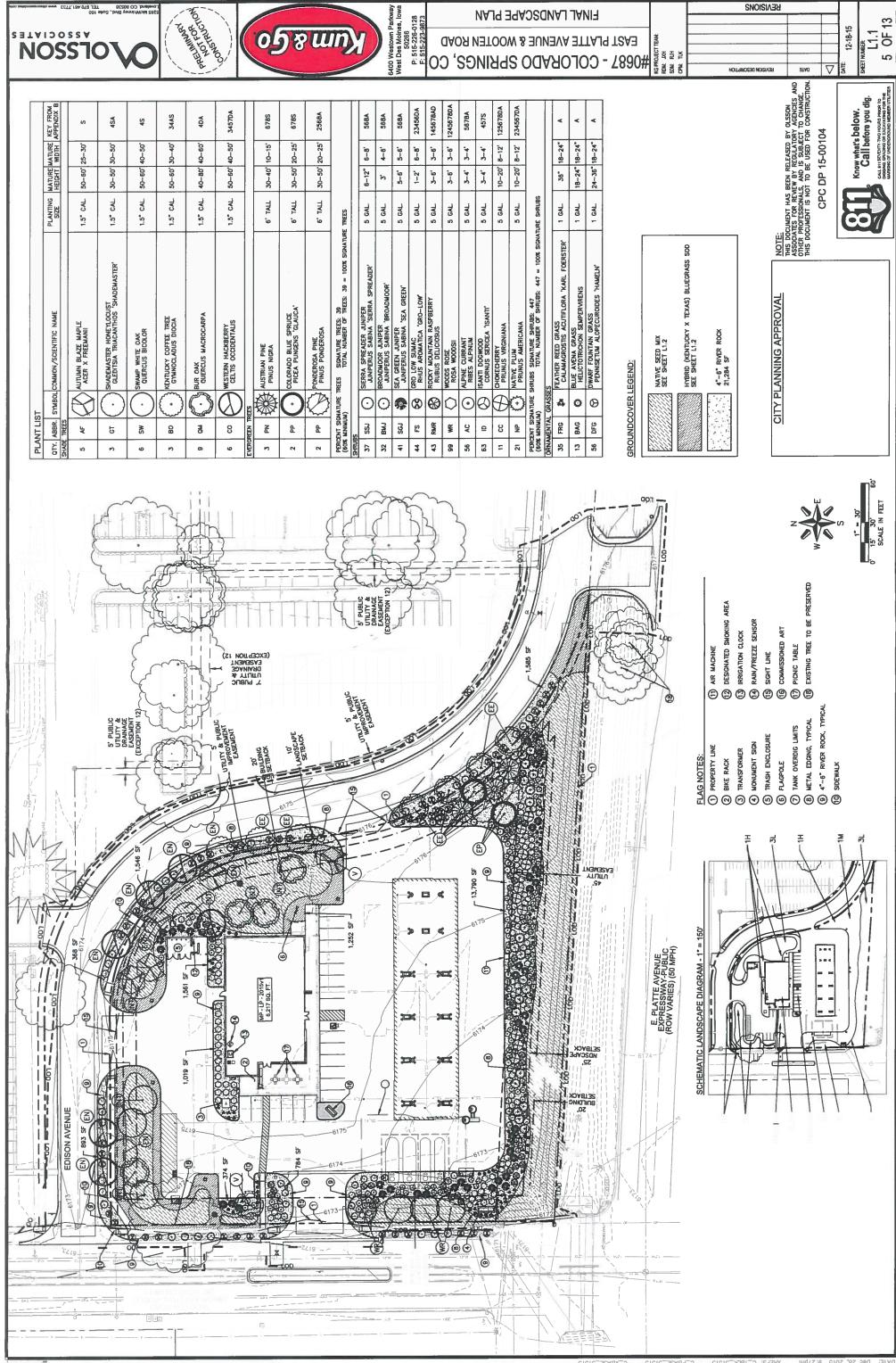
- THE RELOCATION OR ALTERATION OF ANY EXISTING UNITY FACULTES WTHAIN THE ROPERTY MILL BE SPRINGS UNITIES WTHAIN THE ROPERTY MILL BE SPRINGS UNITIES EDTERMINES THAT OWNERS RELOCATION OR ALTERATION REQUIRES THEW OR UPDATUED FASEMENTS OWNERS STALL CONVEY THOSE FASEMENTS PRIOR TO RELOCATING OR ALTERNO THE EXISTING UTILITY FACULTIES. ທີ
 - 6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRIMES UTLIFES DETERMINES ARE REQUIRED FOR ALL UNLY SYSTEM ACLUTES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTLITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTLIZE SPRIMES UTLITES' THAN-UNTRENT PERMANENT EASEMENT AGREEMENT FORM. ő
 - The water system facilities must meet sp utilities catteria for water quality, relia and pressure, including looping recourem (see springs utilities lune extension and service standards). 7.
- 8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACUTIES MAY AFFECT THE OUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM WEIN WATER OUALITY IS AFFECTO OWNER ACKNOMEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILIES DETEMBRIES NECESSARY IN OPDER TO MAINTAM WATER OUALITY IN ITS SYSTEM AS A RESULTO FOWNERS WATER SYSTEM EXTERNOLS OWNER ANY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROLECT.
 - OWNER MUST CONTACT SPRINGS UTILITES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METRES AND TRANSFORMERS AND TO SECURE APPROVAL OF CASS-SERVICE-TUNE PRESSURES IN EXCESS OF SPRINGS UTILITES STANDARD GAS SYSTEM FRESSURE (CONTACT FIELD ENGINEERING NORTH 668-49695 OR SOUTH 668-5694)

- INSTALL 1000 GALLON GREASE IN SAMPLE PORT, WATERTIGHT LUDS, CS) CLEANOUTS AT INLET AND OUTLE PER COLORADO SPRINGS DETAIL
 - 66

WATER SERVICE FLAG NOTES

- tap existing 12" water main Saddle 8
 - INSTALL 169 LF OF 2" COPPER WATER SERVICE LINE (5" MIN. C
- CONNECT TO BUILDING SERVICE, CONTRACTOR VERIFY LOCATION WITH MEP PLANS
- ۲
- \$ **\$ \$**
- INSTALL B" X 6" FIRE HYDRANT VALVE

EXISTING GAS LINE EXISTING GAS LINE EXISTING WATER LINE EXISTING SAUITARY SEWER EXISTING OVERHEAD POWER EXISTING FIBER OPTIC LINE EASEMENT UNE



CONSTRUCTION .

NOSSIC

058 UN

FIGURE¹

1/Deaktop/015-1513/40 C: /Users/jstobe

REVISIONS

NOLLINOSED NOISIAE

5 OF 13

12-18-15

31AO

FINAL LANDSCAPE PLAN

DAOR NETOOW & SUNEVA ETTAJ9 TEAE

#0687 - COLORADO SPRINGS, CO

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		REC./PROVIDED	20 / 3 + 170 SHRUBS	14 / 4 + 1 EX TREES + 90 SH	6 / 8	10 / 10	PERCENT GROUND PLANE VEG. REQ./PROVIDED	75% / 75%	75% / 75%	75K / 75K	75% / 75%		2/3 LENGTH OF FRONTAGE (FEET)	175 LF	132 LF	N/N	56 LF	PERCENT GROUNDPLANE VEG. REQ/PROVIDED	75% / 100%			1	GROUND PLANE I REQ. / PROVIDED	75% / 75%		BUFFER TREE PERCENT CROLIND PLA ABBR. ON PLAN VEC. NEC./PROVIDED	BU N/A	BU N/A	BU N/A	BU N/A				een Relaktor on one "Ne ne control one" "Ne no is sublet ne	NOTE: THIS DOCUMENT HAS BEEN RELEASED BY OLSSON THER PROFESSIONALS, AND IS SUBJECT TO CHANGE. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION CPC DP 15-00104	W BY RELEASED BY OLSE W BY REGULATORY AGE AND IS SUBJECT TO CO TO DE USED FOR CON DP 15-00104	EN RELEASED BY OLSSON W BY REGULATORY AGDICES TO BE USED FOR CONSTRUCE DP 15-00104 Know what's below.
		LINEAR TREE/FEET	388° 1 / 20	338' 1 / 25	244' 1 / 30	300' 1 / 30	PERCENT SOD MAX. / PROV.	50% / 0%	50% / 0%	50% / 0%	50% / 0%		LENGTH OF FRONTAGE (EXCLUDING DRIVEWAYS)	264*	200*	N/A	85,	VEHICLE LOT PLANT ABBR. ON PLAN	>		INTERNAL TREES (1/500 SF) REQ./PROVIDED	11 / 11	C. PERCENT	ř		EVRGN TREES REQ. BUFFEI (50%)/PROVIDED ABBR.	N/A B	N/A B	N/A B	N/A B				NOTE: THIS DOCUMENT HAS B ASSOCIATES FOR REVIE OTHER PROPERSIONALS	NOTE: NOTE: THIS DOCUMENT HAS B ASSOCIATES FOR REVE OTHER PROFESSIONALS THIS DOCUMENT IS NOT HIS DOCUMENT IS NOT	NOTE: NIS DOCUMENT HAS B ASSOCIATES FOR REVE OTHER PROFESSIONALS THIS DOCUMENT IS NOT HIS DOCUMENT IS NOT	NOTE: THIS DOCLIMENT HAS B THIS DOCLIMENT HAS B ASSOCIATES FOR REVE SASCIATES FOR REVE ASSOCIATES FOR REVE
RMATS		WDTH (IN FT.) LI REQ./PROV. FO	25' / 25'	20' / 20'	10' / 10'	10' / 10'	SETBACK PLANT ABBR. DENOTED ON PLAN	8	¥.	B	ш		VEHICLE LOT LI FRONTAGES (E)	E. PLATTE AVENUE	WOOTEN ROAD	EDISON AVENUE (N)	EDISON AVENUE (E)	SCREEN WALL/ BERM	SCREEN		INTERNAL AREA INT REQ./PROVIDED	5,389 SF / 49,356 SF	INTERNAL PLANT ABBR. DENOTED ON PLAN	ŢNĨ		BUFFER TREES (1/20) EV REQ./PROMDED (N/A	N/N	N/A	N/A	POTENTIAL SUBZONE 2)			NG APPROVA	NG APPROVA	NG APPROVA	NG APPROVA
SITE CATEGORY CALCULATION FORMATS		STREET CLASSIFICATION	MAJOR ARTERIAL	MINOR ARTERIAL	NON-ARTERIAL	NON-ARTERIAL	ORNAMENTAL GRASS S SUB. REQ/PROVIDED	N/A	N/A	N/A	N/A		SHADE TREES REQUIRED/PROVIDED	-	1/15 STALLS	2 TREES REQUIRED 2 TREES PROVIDED EI		EVERGREEN PLANTS REQ.(50%)/PROV	50% / 50%	NG	PERCENT MINIMUM INTERNAL AREA	5% (NON-RES)	ORNAMENTAL GRASS SUB. REQ./PROVIDED	N/A	AND SCREENS	WDTH (IN FT.) LINEAR REQ./PROV. FOOTAGE	N/A N/A	N/A N/A	N/A N/A	N/A N/A	MEDIATE BUSINESS/ACCIDENT		1			1	
SITE CATEGORY (LANDSCAPE SETBACKS	STREET NAME OR ZONE BOUNDARY	E. PLATTE AVENUE	WOOTEN ROAD	EDISON AVENUE (N)	EDISON AVENUE (E)	SHRUB SUB. REQ/PRONDED	N/A	170/170	06/06	N/A	MOTOR VEHICLE LOTS	NO. OF SPACES PROVIDED			25 STALLS		MIN. 3' SCREENING PLANTS REQ/PROV	121 / 121	INTERNAL LANDSCAPING	NET SITE AREA LESS PUBLIC ROW	107,789 SF	SHRUBS SUB. Req./Provided	N/A	LANDSCAPE BUFFERS AND SCREENS	STREET NAME OR W	e. platte avenue	WOOTEN ROAD	EDISON AVENUE (N)	EDISON AVENUE (E)	ZONING: C-5/APZ2 (INTERMEDIATE		ı		L		L
GENERAL PLANTING NOTES	 ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES. LOCATE AND FLAG ALL UNDERGRADUND UTLITEDE FRIQUE TO AN CONSTRUCTION CONTRACTOR SHALL PROTECT EXERNIC OVENER AND AND 		3. PLANTS AND OTHER MATERIALS AND EVANTRED AND SUMMARZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT OUANTITIES TO COMPLETE THE WORK AS DRAWN	4. PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILIT. ALL CHANGES ON SUBSTITUTIONS MUST BE APPROVED BY	THE CITY OF COLORADO SPRINGS AND THE LANDSCAPE ARCHITECT. 5. ALL PLANT MATERIAL STALL OF INDERERY CROWN TO MEET MINIMUM	SLE AS SECHELO IN THE AMENICAM STRAUND FOR NORSERY ESTABLISHED BY THE AMERICAN NURSERY & LANDSCARE ASSOCIATION (ANLA), THE LANDSCARE ARCHITECT RO OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO RE-RECT ANY PLANT WATERIA NOT METTING	SPECIFICATIONS CONTRACT SCORE AND SEEDED TUREGRASS IS	RECOMMENDED ID COMMENCE DURING LIMERT HE SAVING (MARCH 75 - JUNE 15) OR FALL (SEPTEMBER 1 - OCTOBER 15) PLANTING SEASON AND WITH WATER AVALABLE FOR IRRIGATION PURPOSES.	 THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND BATERIALS INJURIOUS TO PLANT ROOMTH FAIL PITS AND BEDS FRIGR TO BACKFILLING WITH PLANTING MIX. 	aj	9. BACKFILL PLANTIAG BEDS TO A MINIMUM 12-NICH DEPTH WITH PLANTING SOLL MIX: IN PARKING AREAS, SOLT DB RETTLED OR FRANCED AND REPLACED WITH PLANTING SOLT TO A DEPTH OF 30°.	10.	MELGARU, NA MANAWA TE UCET MINITACIONEL UCCIVITACIONEL INVI OR REDONAL VIETE ROUND RIVER ROCK, OR APPROVED EQUAL, OVER GEOTISTICHE MEED BARRIER FAILENEL. ALL TREE: PERENNAL, AND DETENTION AREAS SHALL BE MULCHED WITH 3'-4" OF	SHREDDED CEDAR BARK MULCH. 11. METAL LANDSCAPE BORGNG IS TO BE USED ON ALL LANDSCAPE BEDS	ABOLLING SOURCE AREAS ON AS NOTED ON LANDSOARE FLANS. 12. LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIAL UNTIL THE THE FERMANENT IRRIGATION SYSTEM	IS FULY FUNCTIONAL AND ACCEPTANCE OF THE PROJECT HAS TAKEN PLACE. MY MATERIAL WHICH DES, OR DEFOLATES (PRIOR TO ACCEPTANCE OF THE WORK) WILL BE PROMPTLY FEMOVED AND	REPLACED. 13. THE CONTRACTOR WIL COMPLETELY GUARANTEE ALL WORK FOR A		14. ALL LANDSCAFE ARESA AND SOD AREAS SHALL BE IRREATED WITH A DEVENDENCY ANTOMATIC IRREATION SYSTEM ACHIEVED 100% EVEN CONFERNED FALL LANDSCAPE AREAS. IRREATION SYSTEM SHALL BE RECORDED TO LUTTOSCAPE AREAS. IRREATION SYSTEM SHALL BE	UCSUMPOULD TO MELL ALL ALL ALL ALL ALL ALL ALL ALL ALL		 PRIOR TO THAL LANDSCAPE INSECTION, COMPACING STALL PROVDE OWNER WITH RECEIPTS OF ALL PLANT MATERIALS INSTALLED ON-SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AS-BULIT. 	REDURES SHOWING CHANGES TO THE APPROVED FINAL LANDSGAPE PLANS. AS-BUILT REDURES SHALL BE PROVIDED TO OWNER PRIOR TO THE FINAL LANDSGAPE INSPECTION.	18. A FINAL IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WTH BULLING PERRIER SUBMITTAL AND APPROVED PRIOR TO SSLANGE OF A BULLIDING PERMIT.	18. THE HEALTH OF THE EXISTING VECETATION TO REMAIN, SHALL BE VERDICAL DAT THE BEGINNING AND END OF DROVECT.	20. SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER RECOURDANTS AND SOIL AMENDARITS MILE BE COMPLETED AND SIGNITTEN TO THE CITY PRIME TO CONSTRUCTION			VINUM OF 3 CULTIVARS FROM THE FOLLOWING UST: LUE, SOLAR GREEN, THERMAL BLUE, OR THERMAL BLUE BLAZE.	TED TO B5% MAXMUM DENSITY AT OPTIMUM MOISTURE CONTENT. FROM STIONES, ROOTS, OR OTHER DEBRIS.	Tely one inch (Plus or minus 1/4-inch). The measurement for D at the time of cutting in the field. Precantingnes shall be taken to	4D SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE	id soo cut wore than 18 hours before being incorporated into the Reaking, drying and other damage. Protect exposed roots from	ID SOD CUT NORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO THE REAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM IGHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, ORM RATE OF 16.7 POUNDS PER 1000 S.F. OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT	ID SOO CUT NORE THAN THE HOUR'S BEFORE BEING INCORPORATED INTO THE REAKING, DRYING AND OTHER DAMAGE, PROTECT EXPOSED ROOTS FROM GHLY AND ALLOW SURFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, ORM RATE OF 16.7 POUNDS FER 1000 S.F. OF THE AREA TO BE SOODED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT OF THE AREA TO BE SOODED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT TO THE PERCENT N, P., K, IN THAT ORDER.	ID SOD CUT NORE THAN THE HOUR'S BEFORE BEING INCORPORATED INTO THE REAKING, DRYING AND OTHER DAMAGE, PROTECT EXPOSED ROOTS FROM GHLY AND ALLOW SUBFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, ORM RATE OF 16.7 POUNDS PER 1000 S.F. OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT TO THE AREA TO BE SODDED. SOD STRIPS SHALL BE RULES OF THE STATE OF TO THE PERCENT N, P, K, IN THAT ORDER. TO THE PERCENT N, P, K, IN THAT ORDER.	ID SCO CUT NORE THAN THE HOUR'S BEFORE BEING INCORPORATED INTO THE REAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM GHLY AND ALLOW SUBFACE TO DRY BEFORE INSTALLING SOD. FERTILIZE, ORM RATE OF 16.7 POUNDS PER 1000 S.F. OF THE AREA TO BE SODDED. SOD STRIPS SHALL BE BUTTED TOGETHER BUT D FORM SPECIFIED AND SHALL COMPLY WITH THE RULES OF THE STATE OF TO THE PRECENT N, P, K, IN THAT ORDER.
ATIVE SEEDING NOTES (CONTINUED)	151 JEAB - MOW FREQUENTLY TO PREVENT WEED GROWTH AND THATCH BULD-UP. MOWNIG HEIGHT SHOULD BE APPROXIMATELY 4-6 INCHES IN HEIGHT AND COMPLETED BETWEEN THE MONTHS OF MARCH - JULY 15.	NO MONIC SHOULD BE COMPLETED AFTER THE JUY 15 DATE OF A DDITTONAL MEED REVENTION IS RECOMMENDED MIT THE USE OF AN APPROVED HERBILDEE FOR MATINE GRASSES. A GOOD APPROVENTIS TO	COMPLE IN TREPORTING AND AND THE AIMENTS ON WEDT AREAS FOLDINNG THE SEASONAL MONING REGIME IN AUGUST AND SEPTEMBER, HAND WEED AS NECESSARY.	ZND TEAR - MOWE SHOLD BE LUMITED 72-37 MEES BEFORE JULY TSTH. MOMIC HEICHT SHOLD BE INCREASED TO 8-1M HEIGHT. COMMULE TO SPOT TRACH SHOLD DE WITH AN APPROVED HERBICIDE. HAND WEETO CO. RECEARD, WINSIVE WEEDS WITH AN APPROVED HERBICIDE. HAND	WELV AS MELCESSANT. BAD TEAR - MON ONCE BEFORE JULY 15TH AFTER VEGETATION BEADLES A MERLAT DE 15C MON TA A MERLAT DE 2. COMMUNE TO	SPOT TREAT INVASIVE WEEDS WITH AN APPROVED HERBICIDE. HAND WEED AS NECESSARY.	IN ADDITON TO THE SECRETE DATIVE SEED MAY, A COVER CASO PO ANT KNEAN ASTIVADAN NOVEMBER 1 - AUGUST 1 OR WAITER WHEAT ASTIVUMA NUGUST 1 - NOVEMBER 1 TO BE SEEDED AT A RATE OF 120 LBS ASTIVATION AND AND AND ADDITION AND ADDITION AND ADDITION AND ADDITIONAL ADDITICICAL ADDITIONAL ADDIT		SOIL SPECIFICATIONS Reading composer: well decomposed, stable, weed free organic matter source. If shall be derived from, arrigulting, food, or industrial.	RESIDUALS, BIOGOUDS (TREATED SEWICE SLUDGE); YARD TRIMMINGS AND LEAF RAKINGS, SOURCE-SEPARATED OR MACED SOLID WASTE MEETING THE FOLLOWING CRITERIA.	1: 100 PERCENT STALL PASS THROUGH A 3/8 INCH SCREEN. 2: PH 06: 6.0 10. 8.3. 3. MOISTURE: CONTENT 07 20: 370 66% BY WEIGHT. 4. NO STRETANCES TOPIC 07 PI ANTS:	5. 1% OR LESS BY WEIGHT MANUFACTURED FOREIGN MATTER. 10 OBSECTONABLE ODR. ANNUFACTURED FOREIGN MATTER. 7. SHALL NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT DERIVED.	PLANTING SOIL: A UNFORM MIX OF, FREE OF PLANT RESIDUE, STONES STUMES ROOTS OR SMULAR OBJECTS LUARS IN NOVI. MIXUR. OF TOPSCAL, ORGANIC COMPOST AND SAND CONSISTING OF THE FOLDMING:	1.15% BY YOLUNE ORGANIC COMPOST 1.15% BY YOLUNE SAND 3.70% BY VOLUNE TOPSOL	TOPSOL: SOIL CLASSIFICATION OF SANDY LOAM OR LOAMY SAND MEETING THE FOLLOWING CATERIAL: 1 501.00 85 DEPERTARY BY WEIGHT AANN /2017 ORGANALY ACTORNALE TO	ASHTO TRB. C. FLORENT OF MELAN LAND (120 C LOUGHT) AUGUMMIN AUG AUGUMMIN AUGUMMIN A	3.2 TO 5 PERCENT BY WEIGHT CLAY (LESS THAN 0.002MM) ACCORDING TO AGSTTO TO REALT TO AGSTON ANTER ACCORDING TO AGSHTO 4.3 TO 10 PERCENT BY WEIGHT ORGANIC MATTER ACCORDING TO AGSHTO	T194. 5. Texturkl, analysis: 6. Minimum 1005 By Weight Passing The 2" seve per ASTM E11.	C. MINIMUM 80% BY WEIGHT PASSING THE NO. 10 SIEVE PER ASTM E11.	W NATIVE MIX - Cre	COMMON NAME RATE IDANIO FESCUE SANDBERG BULVERASS 25%	ROCKY MOUNTAIN FESCUE	SEEDBLD PREP: METHOD: ROTOTLIED TO 6" WEED CONTROL: CHEMICAL, 14 DAYS DATES: PRE REVEAL NOTES PRIOR TO SEEDING OTHER: THIL N. 5. CY. ORCANIC	WATTER PER 1000 S.F WATTER PER 1000 S.F WULCH: MULCH: GREEN COLOR SEEDING OPERATION: HYDROULCH AFTER SEEDING.	METHOD: HYDROSEED SUBMIT SAMPLE. DATES: PER CALREAL NOTES AMOUNT: 2,200 LBS PER ACRE DATES: PAR-1/2" METHOD: HYDROSED N 2	STEPS: APPLICATION	A APPLICATION ANCHOR: TACK	sod notes	1. SOD TO BE TURF-TYPE HYBRID (KENTUCKY X TEXAS) BLIEGRASS SOD WITH A MINIMUM OF 3 CULTIVARS FROM THE FOLLOWING UST: FAHRENHEIT 90, FIRE AND ICE, LONGHORN, BANDERA, SPITFIRE, REVEILLE, DURA BLUE, SOLAR GREEN, THERMAL BLUE, OR THERMAL BLUE BLAZE.	 ALL LAWN AREAS SHALL RECEIVE A MINIMUM 6-INCH DEPTH OF TOPSOIL COMPACTED TO B5% MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT. THE ENTIRE SUFFACE TO BE SOODED SHALL BE REASONABLY SMOOTH AND FREE FROM STORES, ROOTS, OR OTHER DEBRIS. 	 SOD SHALL BE MACHINE STRIPPED AT A UNIFORM SOIL THICKNESS OF APPROXIMATELY ONE INCH (PLUS OR MINUS 1/4-INCH). THE MEASUREMENT FI THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH, AND SHALL BE DETERMINED AT THE TIME OF CLUTING IN THE FIELD. PRECAUTIONS SHALL BE 	PREVENT DRYING AND HEATING, SOD DAMAGED BY HEAT AND DRY CONDITIONS, AN WORK SUALL NOT BE LISED	PREVENT DRIVED AND HEATING. SOD DAMAGED BY HEAT AND DRY CONDITIONS, AND SOD CUT MORE THAN 18 HOURS BEFORE BEING INCORPORATED INTO WORK SHALL NOT BE USED. 5. HANDLING OF SOD SHALL BE DONE IN A MANUER THAT WILL PREVENT TEABING, BREAKING, DRYING AND OTHER DAMAGE. PROTECT EXPOSED ROOTS FROM DEHYDRATION. DO NOT DELIVER MORE SOD THAN CAN BE LAD WITHIN 24 HOURS.				

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- ALL WATERIALS USED SHALL MEET OR EXCEED APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL LAWS AND REGULATIONS, ALL SEED SHALL BE FREE FROM INSECTS AND DISEASE. SPECIES SHALL BE TRUE TO THEIR SCIENTIFIC NAME AS SPECIFIED.
- ALL GRASS SPECIES SHALL BE SUPPLIED AS PURE LIVE SEED (PLS). N N
- 2 SEED OF ALL SPECIES NATIVE TO NORTHWEST COLORADO SHALL BE FROM WITHIN A 150 MILE RADIUS OF THE PROJECT STEL SEED NOT AVALABLE MININ A 150 MILE RADIUS SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
 - SEEDS SHALL HAVE PROPER STRATIFICATION AND/OR SCARIFICATION TO BREAK SEED DORMANCY FOR SPRING PLANTING. 4 ഹ
- SEEDING SHALL BE PREFERENTIALLY COMDUCTED AS A LATE FALL DORMANT SEEDING (AFTER NOVEMBER 1) OR IN EARLY SPRING (AS SOON AS THE SOIL IS FREE OF FROST AND IN A WORKABLE CONDITION BUT NO LATER THAN JUNE 15). ø
- NATIVE SEEDING SHALL BE COMPLETED WHEN A MINIMUM OF 1/4 INCH OF NATURAL RENTALL IS EPSCETED OR WHEN A MINIMUM OF 1/4 INCH OF IRRIGATOW WILL BE RECK'ED WITHN 10 DAYS AFTER SEEDING. IF SUFFICIENT NATURAL RAINEALL IS OF RECEIVED WITHN 10 DAYS. THE REW SEEDING SHALL BE REIGATED WITH A MINIMUM OF 1/4 INCH OF WATER, OR SO THAT WATER PENETRATES THE SOL TO A UNFORM MINIMUM DEPTH OF 4/0 INCHES.

16.

- A TEMPORARY ABOVE-GROUND IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE CONTRACTOR UPON COMPLETION OF FINISH GRADING AND PROF IN 1877ALLATION OF PLANTINGS WITHIN THE GRADED UPLAND AREAS. ALL GRADED AREAS SHALL RECEIVE HEAD-TID-HEAD IRRIGATION COVERAGE, EXCEPT FOR FERMINENTLY PONDED AREAS. 7.
- PROVIDE WRITTEN VERIFICATION TO THE OWNER THAT BACKFLOW PREVENTION FIER CODE EXISTS ON THE UNE TO BE USED AS A POINT OF CONNECTION FOR THE IRROLATION SYSTEM. IF VERIFICATION CANNOT BE MADE, PROVIDE BACKFLOW PREVENTION PER CODE AS A PART OF THE INSTALLATION. ø
 - CONTRACTOR SHALL PROVIDE WATER AND ELECTRICITY FOR THE SYSTEM IN THE EVENT THAT NEITHER IS AVAILABLE FOR IMARDIATE USE. CONTRACTOR SHALL PROVIDE ISOLATION VALVE AND CONNECTION TO WATER AND CONTROLLER. Ø
- THE IRRIGATION SYSTEM SHALL BE SET BY CONTRACTOR PRECIPITATION 2 TIMES PER WERK BETWEEN JUNE (51) THAN DOTORDER 3151 OF THE FIRST TEAR FLANTING. THE CONTRACTOR IS RESPONSIBLE FOR FINUSURING PROPER FUNCTION AND CONNECTION OF THE RRIGATION SYSTEM. IT IS THE CONTRACTOR'S RESPONSIBILTY TO MANTANI THE RRIGATION SYSTEM FOR THE DURATION OF PRST FLUL, GROMMG SEASON, AT THE END, OF THE IRRIGATION PERIOD, AND F PLANT ESTABLISHMENT IS SUCCESSFUL, AS DETERMINED BY PERIOD, AND F PLANT ESTABLISHMENT IS SUCCESSFUL, AS DETERMINED BY PERIOD, AND F PLANT ESTABLISHMENT IS SUCCESSFUL, AS DETERMINED BY PERIOD, AND F PLANT ESTABLISHMENT IS SUCCESSFUL, AS DETERMINED BY PERIOD, AND F PLANT ESTABLISHMENT IS SUCCESSFUL, AS DETERMINED BY PERIOD, AND F PLANT ESTABLISHMENT IS SUCCESSFUL, AS DETERMINED BY PERIOD, AND F PLANT ESTABLISHMENT IS SUCCESSFUL, AS DETERMINED BY PERIOD, AND F PLANT ESTABLISHMENT IS SUCCESSFUL, AS DETERMINED BY PERIOD, AND F PLANT ESTABLISHMENT IS SUCCESSFUL, AS DETERMINED BY PERIOD, AND F PLANT ESTABLISHMENT IS SUCCESSFUL, AS DETERMINED BY PERIOD, AND F PLANT ESTABLISHMENT IS SUCCESSFUL. ġ
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL TEMPORARY SIGNS, FLAGONG, ETC. AT THE PERIMETER OF ALL SEEDING SITES HAMEDIATELY AFTER THEIR COMPLETION, MHICH SIALL SERVE TO NOTIFY FOOT AND VEHICULAR TRAFFIC THAT A SENSITIVE AREA MAY BE DAMAGED BY THEIR ENTRY. ÷.
- AREAS DESCRIBED AS NATIVE GRASS ZONES SHALL BE MULCHED. MULCHING IS THE APPLICATION OF ORGANIC MAREALL TO THE SOL. SURVACE TO PROTECT IT FROM RANIDROP INTACT AND OVERLAND FLOW, MULCH COVERS THE SOL AND ABSORDS THE EROSIVE IMPACT OF RANFALL AND REDUCES THE FLOW VELOOTTY OF RUNDFT. 12

STRAW MULCH SHALL BE OAT, WHEAT, OR RICE STRAW MULCH. HAY MULCH SHALL BE PRINE GASSO ON OTHER HAY AS ARPROVED BY THE OWNER. THE MULCH SHALL BE FREE OF JOHNSON GRASS OR OTHER NONDUN WEDS AND FOREICH MATERIALS. IT SHALL BE KEPT IN A DRY CONDITION AND SHALL NOT BE MOLED OR ROTTED. STRAW OR HAY FOR ENOSION CONTROL SHALL NOT BE CLEAN, SEED-FREE HAY OR THRESHED STRAW OF WIEAT, RYE, OATS, OR BARLEY.

MULCH SHALL COVER A MINIMUM OF 80% OF THE SOIL SURFACE FOR UNDEREDS TO REALS. FOR SECEDE DARSA, MULCH SHALL BE FLACED COOSE UND PEEN KNOUGH TO ALLOW SOME SUNLIGHT TO PEENTRATE AND ART TO CRECULATE BUT STILL COVER A MINIMUM OF 70% OF THE SOIL SURFACE.

MULCH SHALL BE APPLED AT THE RATE OF 1¼ TO 2 TONS PER ACRE FOR SITES THAT ARE SEEDED, AND 2 TO 3 TONS PER ACRE FOR SITES THAT ARE NOT SEEDED. THIS APPLICATION RESULTS IN A LAYER OF % TO 1% INCHES THICK FOR SEEDED SITES, AND 1% TO 3 INCHES THICK FOR SITES NOT SEEDED.

INMEDIATELY AFTER SPREADING, THE MULCH SHALL BE ANCHORED BY ... MULCH CRIMPER AND/OR TACKIFIER.

THE CRIMPER SHALL CONSIST OF A SERIES OF DULL FLAT DISCS WITH NOTCHED EDGES SPACED APPROXIMATELY B INCHES APART. THE MULCH SHALL BE IMPRESSED IN THE SOL TO A DEPTH OF 1 TO 3 INCHES.

TACKIFIER SHALL BE SPRAYED IN CONJUNCTION WITH MULCH OR IMMEDIATELY AFTER THE MULCH HAS BEEN PLACED. TACKIFIERS SHALL BE MIXED AND APPLED IN ACCORRIANCE WITH THE MANUFACTURER'S DIRECTIONS.

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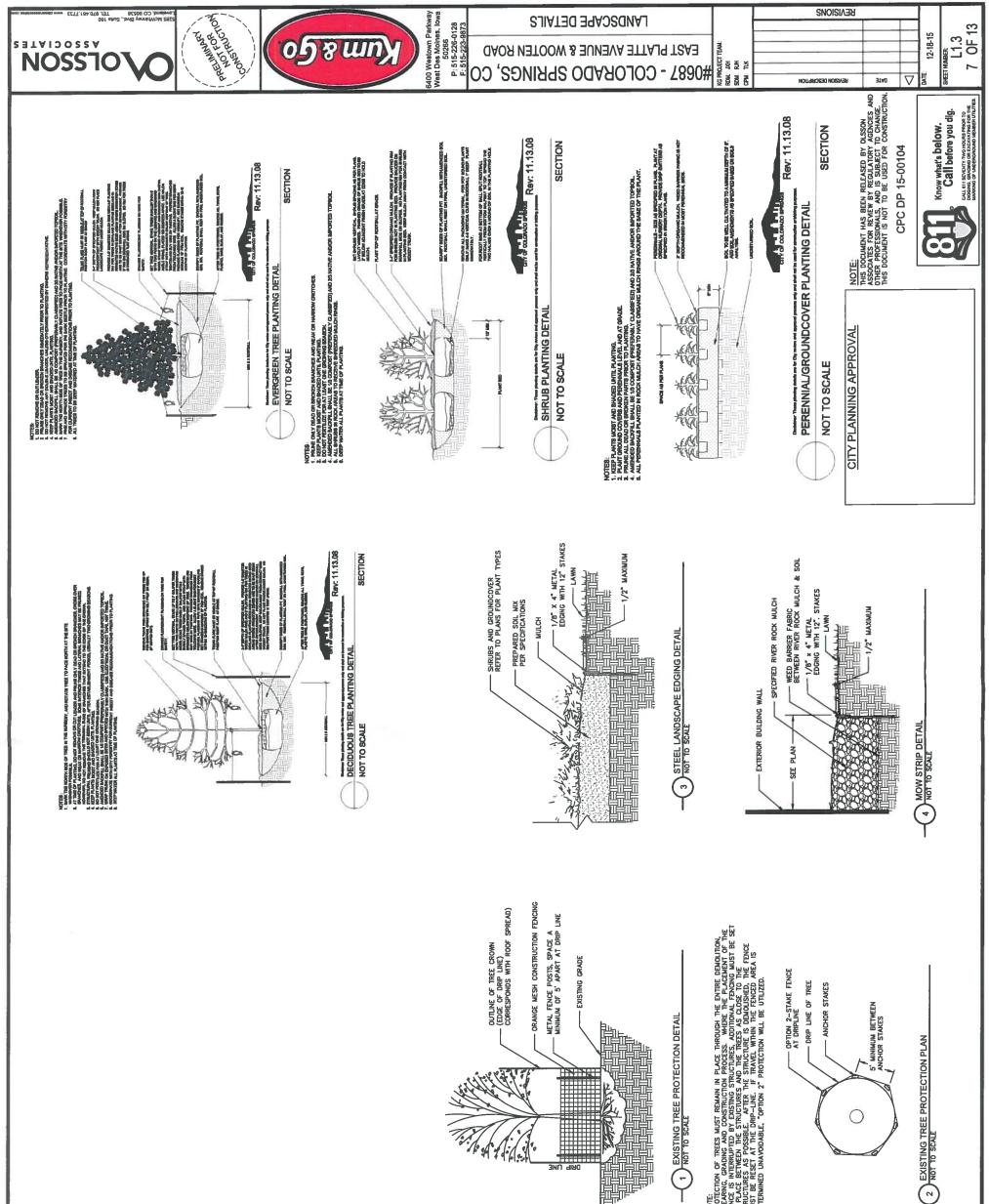
THE WORK AREA SHALL BE KEPT FREE OF DEBRIS BY THE CONTRACTOR. AFTER SEED INSTLALTION IS COMPALE: CLEAN UP ANY FREMINING MATERIALS, DEBRIS, TRASH, ETC, AVOID DRIVING, OVER SEEDED AREAS TO WINNIZE DISTURBANCE. GRADING STAKES, STONES, TRASH, AND OTHER BEBRIS WHICH MAY DETRETOR TRAN THE APPEARANCE OR HUNDER MANNING OF THE SEEDING STE SHALL BE FRANCED FROM THE STE MANNING OF THE SEEDING STE SHALL BE FRANCED FROM THE STE MANNING STAKES COMPLETE. SOL, STRAKE OR HUNDER MANNING TO THE SEEDING STE SHALL BE FRANCED FROM THE STE MANNING STAKES STONES STE SHALL BE FRANCE OR MANNING THE MANNING AND SEEDING STE SHALL BE FRANCE OR MANNING THER MANNING TO THE SEEDING OFFER THE APPEARANCE ON AS POSSIBLE AFTER STRAJULE AND SEEDING OFFER ATTONS ARE COMPLETED. CLEAN UP OFFER TRANCE AND SEEDING OFFER ATTONS ARE COMPLETED. CLEAN UP OFFER TIONS SHALL BE COMPLETED BEFORE ACCEPTANCE IS GVEN. 5

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY EFFECTIVE SEEDING AND ENGSION CONTROL MULTERIALS. AND TO ENSURE THAT SUCH MATTERIALS ARE SECURED TO THE SOLI SO THAT THEY ARE NOT BLOWN. WASHED, OR OTHERWISE REMOVED FOR MOTH THE SEEDING STIE, AND SO THAT INCARPY STIERAMS AND OHER AREAS SHALL BE PROTECTED FOR SOLI FERTILIZER, COMPOST, AND THE INCURSION OF UNWANTED GRASS SEED. ŧ

INSTALLING CONTRACTOR SHALL REVIEW LANDSCAPE MAINTENANCE RECOMMENDATIONS WITH OR JAUALIETED MITCATION RECLAILST APPROVED BY THE WITTE MILLAR WITH THE STATED COALS AND GALECTINGS OF THE MITCATION FLAVI. MANTENANCE IS TO BE PROVED THACUGHOUT CONSTITUCTION AND FOR THREE-TEARS FOLLOWING CONSTRUCTION. DURING ALL REVOUCTION AND FOR THREE PRACH AND SEPTEMPER 15, HAND SEED ALL REVOUCTION SETVER WICH SHOW PARE CROUND PATCHES LARGER THAN 35X36". THE FOLLOWING ESTRERA MATCH AND PARTICLE LARGER THAN 35X36". THE FOLLOWING ESTRERA MATCH AND FATCHES LARGER TRANSFORMEDIATIONS ARE TO BE FOLLOWED UNLESS AN ALTERNATIVE IS APPROVED BY THE OWNER. 5

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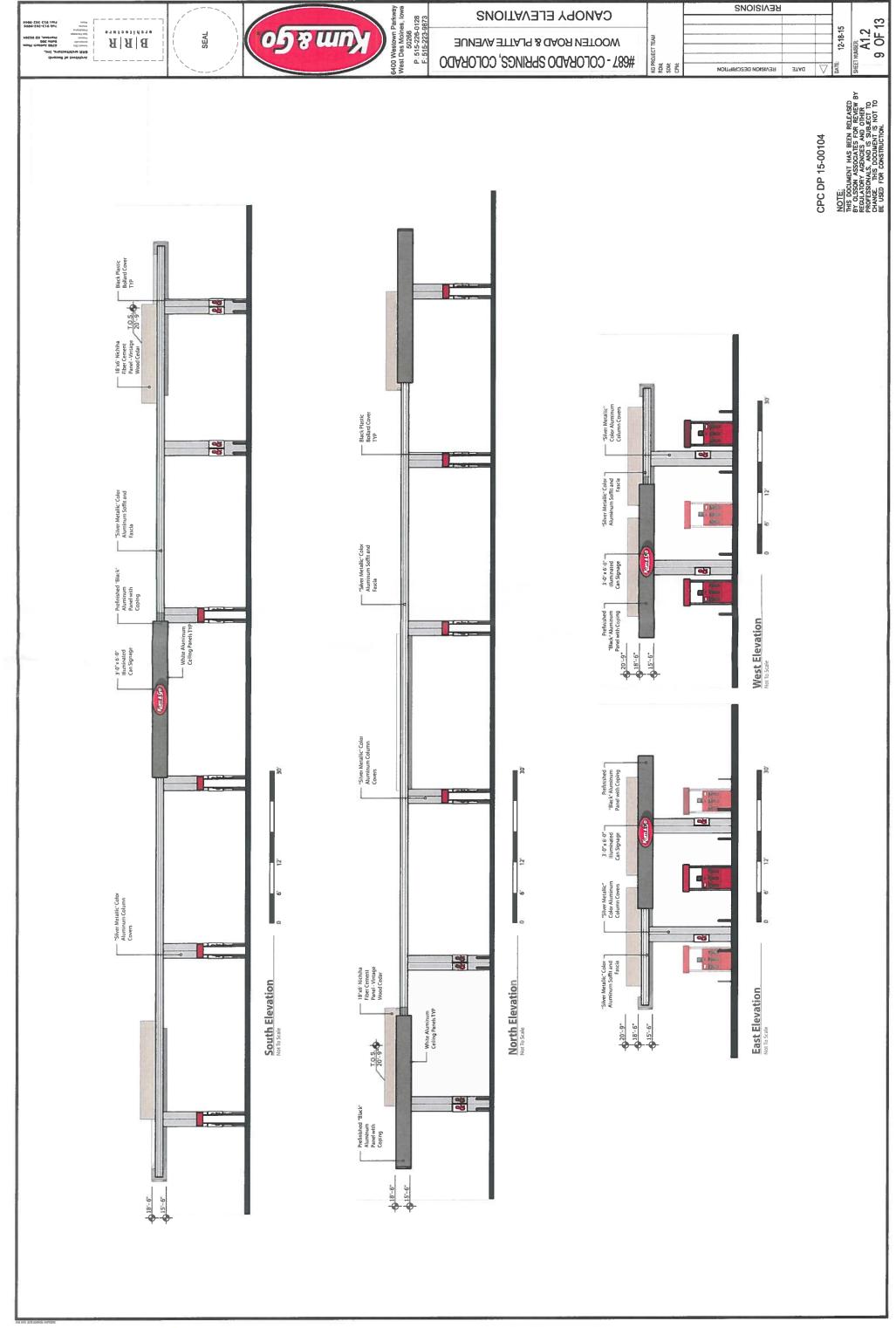




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FIGURE 1

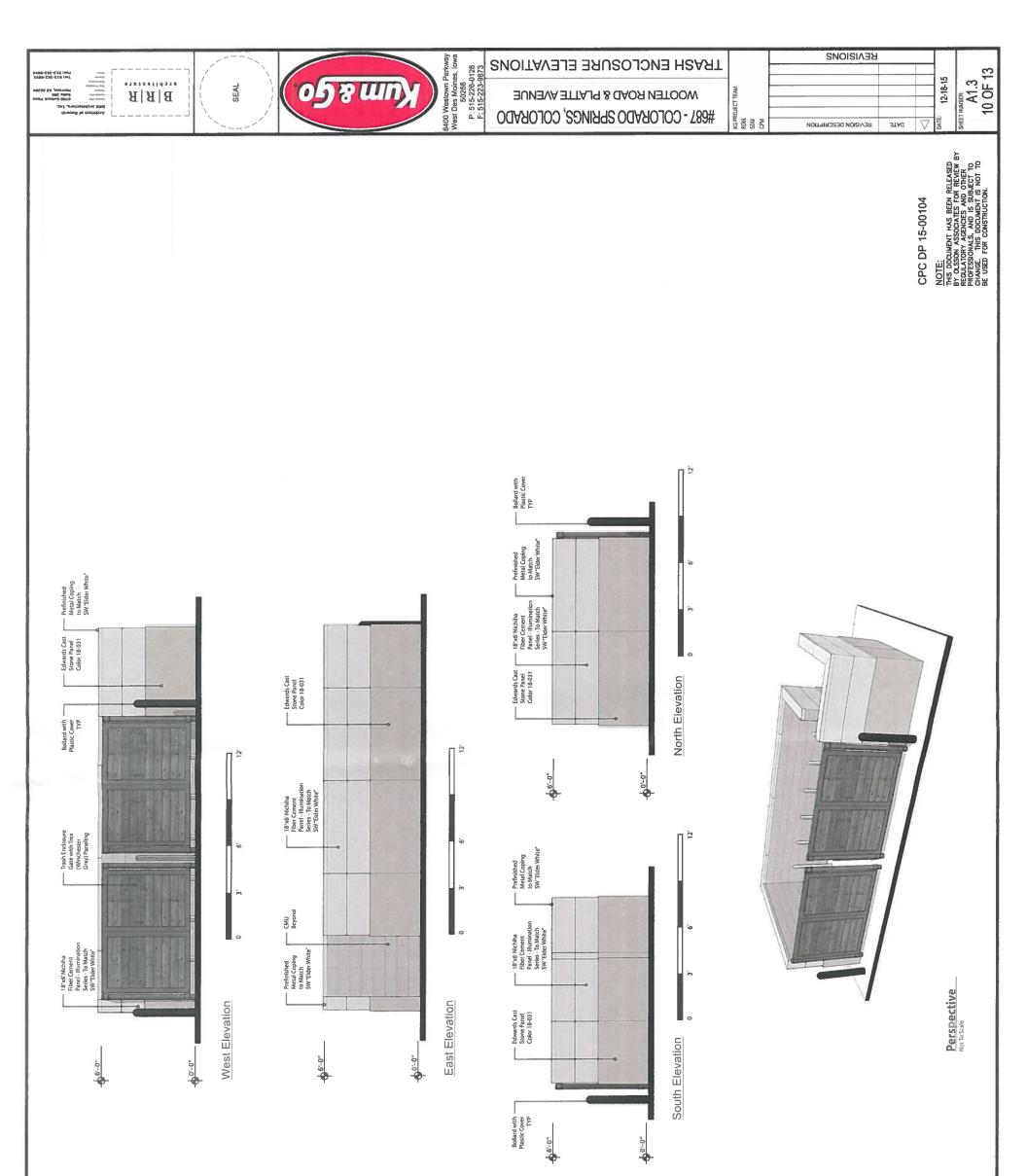
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FIGURE¹

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FIGURE 1

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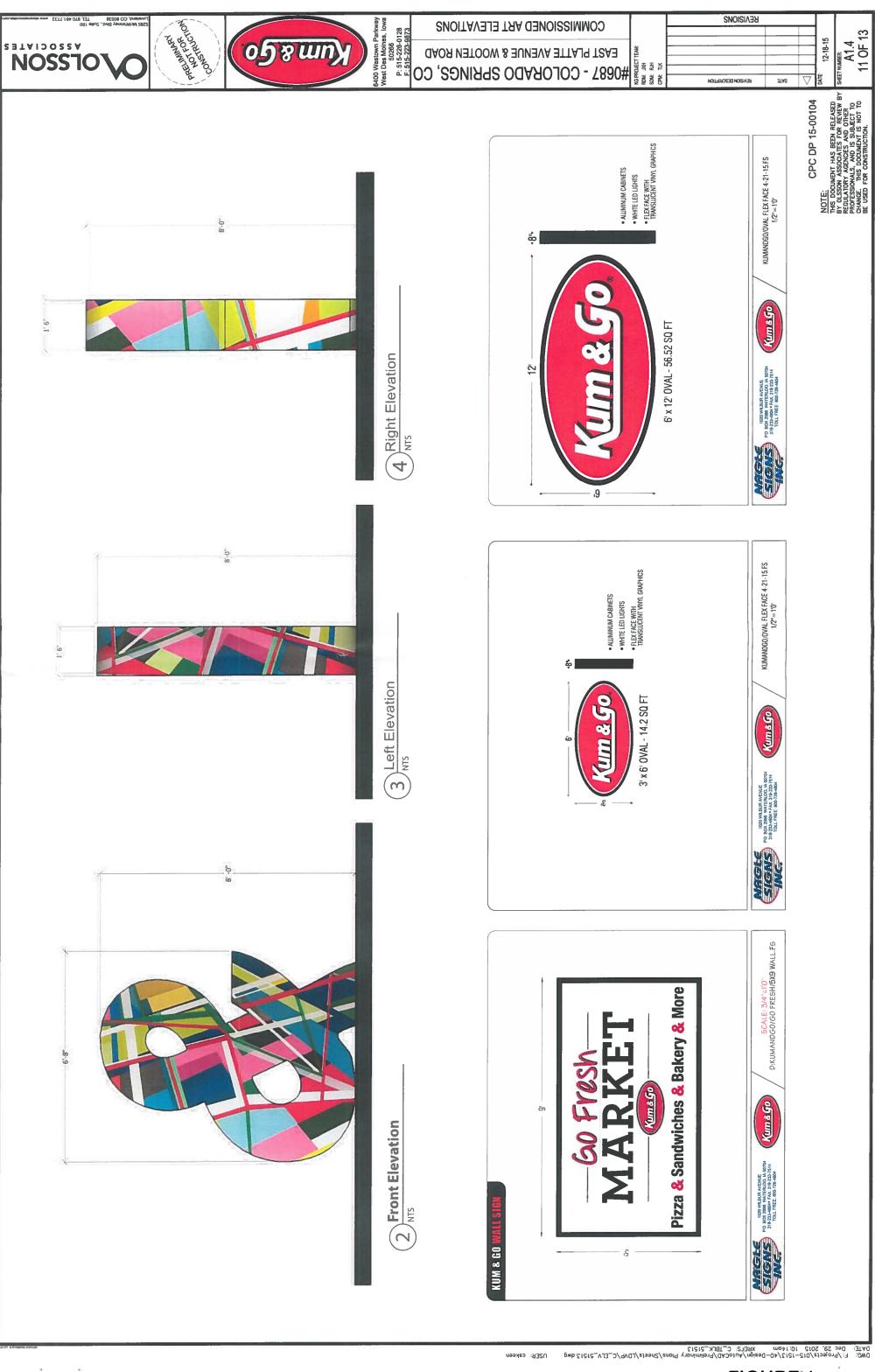
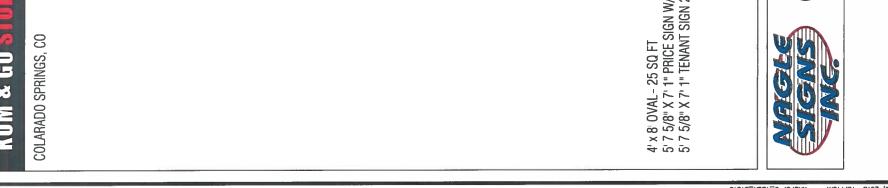


FIGURE 1





DMC: F:\Projecta\015-1513\40-Deajgn\AutoCAD\Preliminory Piona\Sheeta\LDVP\C_ELV_51513.dwg DATE: Dec 29, 2015 10:14om XRFF5: C_TBLK_51513 NZEB: cakeeu



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