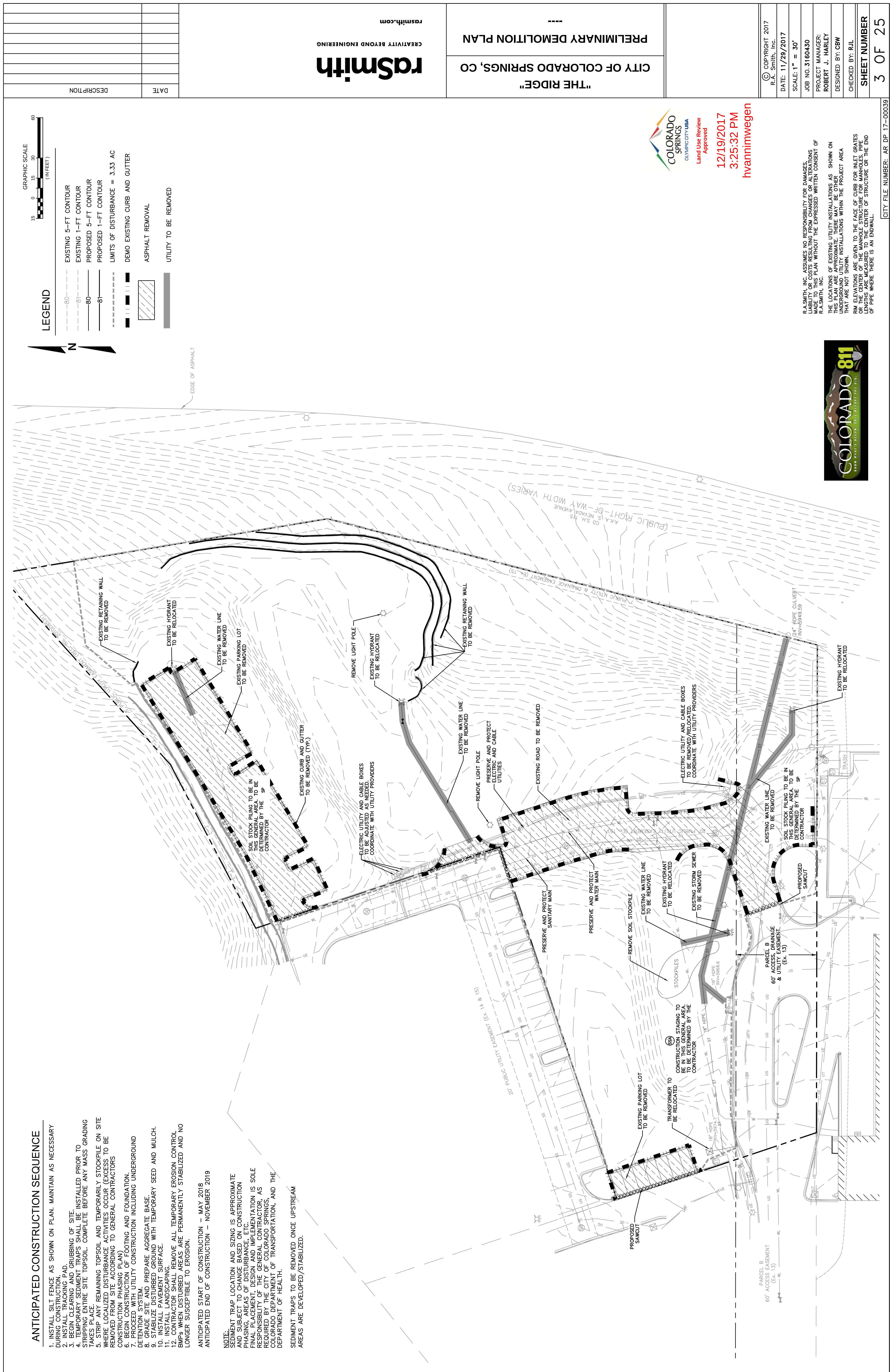






PAVEMENT SECTIONS ARE RECOMMENDED PER THE GEOTECHNICAL REPORT BY PROFESSIONAL SERVICE INDUSTRIES, INC ON 11/29/17 THE HEAVY-DUTY ASPHALT SECTION WILL BE ADEQUATE FOR THE CSFD APPARATUS LOADING REQUIREMENTS.

RECOMMENDED PAVEMENT SECTIONS			
PAVEMENT AREA	COMPOSITE SECTION	FULL-DEPTH ASPHALT	FULL-DEPTH PORTLAND CEMENT CONCRETE
LIGHT-DUTY (EDLA=2)	3.5" OF ASPHALT OVER 6.0" OF AGGREGATE BASE COURSE	5.5"	5"
HEAVY-DUTY (EDLA=5)	4.0" OF ASPHALT OVER 7.0" OF AGGREGATE BASE COURSE	6.5"	6"
CONCRETE PAVEMENT SHALL BE ATLEAST 7" FOR THE DUMPS/STER AREA			

CURRENT ZONING: R-5	MINIMUM FRONT SETBACK: 20 FT
MINIMUM LOT AREA: 800 SQFT	MINIMUM SIDE SETBACK: 5 FT
MINIMUM LOT WIDTH: 50FT	MINIMUM REAR SETBACK: 25FT
MINIMUM LOT DEPTH: 30 FT	MINIMUM LOT SIZE: 800 SF PER UNIT
MAXIMUM LOT COVERAGE: 40%	

PARCEL AREA	SOFT	AC	COVERAGE
	162,125	3.72	
EXISTING BUILDING AREA	0	0.00	00.0%
EXISTING PERVIOUS AREA	23,648	0.68	18.3%
EXISTING PERVIOUS AREA	132,479	3.04	81.7%
PROPOSED BUILDING AREA	26,559	0.61	16.4% (40% MAX)
PROPOSED IMPERVIOUS	93,109	2.14	57.4%
PROPOSED PERVIOUS	69,016	1.58	42.5%
BUILDING 1 FOOTPRINT	8,596 SF	(4 STORIES)	
BUILDING 2 FOOTPRINT	5,819 SF	(3 STORIES)	
BUILDING 3 FOOTPRINT	12,144 SF	(3 STORIES)	
TOTAL UNIT COUNT: 60			
REQUIRED LOT SIZE: 48,000 SF			
ACTUAL LOT SIZE: 162,125 SF			

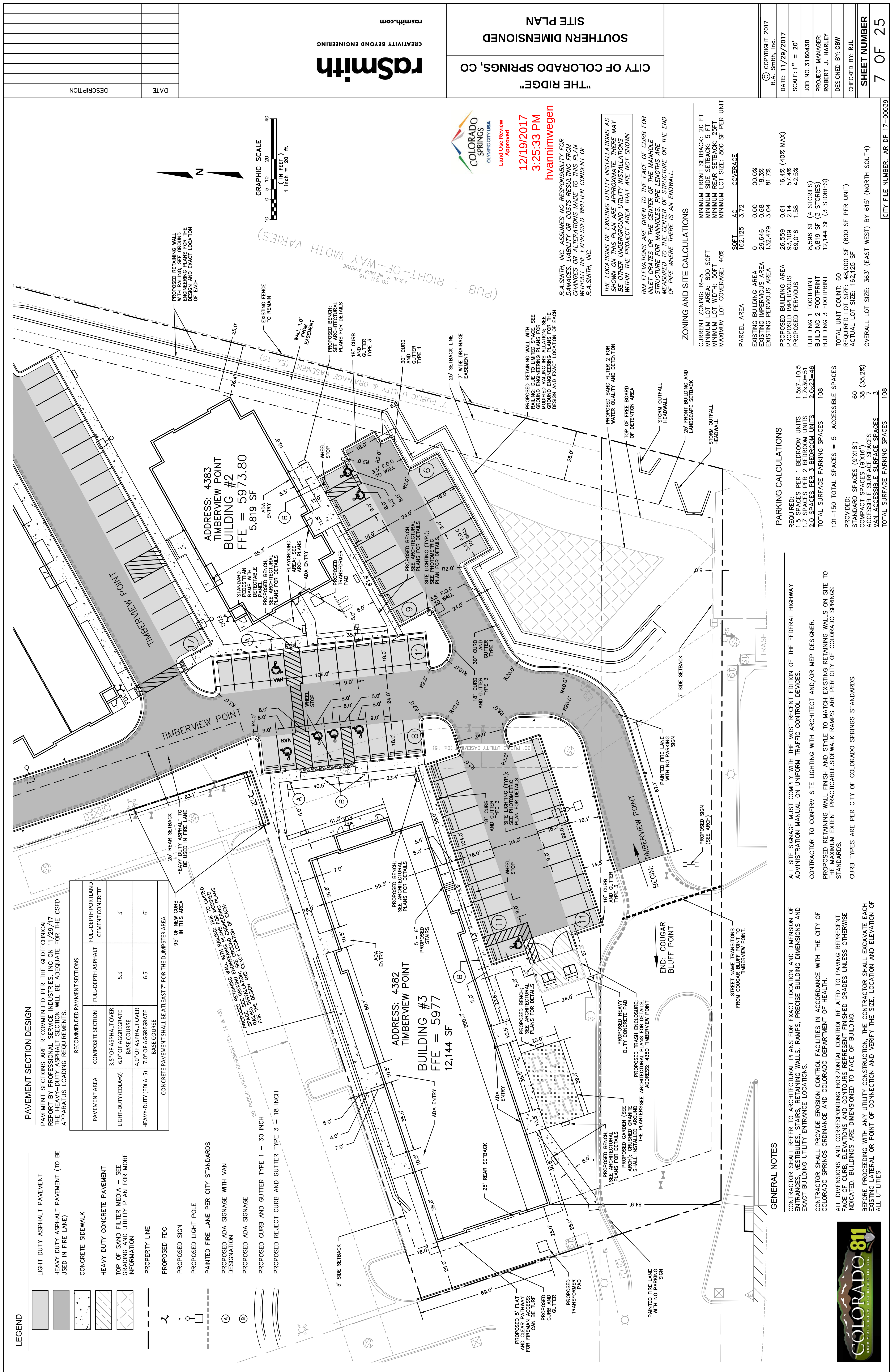
SITE LIGHTING
 SEE PHOTO
 PLAN FOR
 5' SIDE SETBACK

OVERALL LOT SIZE: 363' (EAST WEST) BY 615' (NORTH SOUTH)

OVERALL LOT SIZE: 363' (EAST WEST) BY 615' (NORTH SOUTH)



CITY FILE NUMBER: AR DP 17-00039



ALL STAIRS, RAILS & RETAINING WALLS SHOWN ON THESE PLANS ARE FOR LOCATION AND MATERIAL REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONSULTING WITH A GEOTECHNICAL ENGINEER AND/OR STRUCTURAL ENGINEER FOR APPROPRIATE DESIGN CERTIFICATION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION PER THE MANUFACTURER'S SPECIFICATIONS. ALL NECESSARY GEORGRID, REINFORCEMENT, BACKFILL, COMPACTION AND DRAIN TILE ARE TO BE COORDINATED BETWEEN THE CONTRACTOR, GEOTECHNICAL ENGINEER, AND SUPPLIER. FOR ALL NATURAL STONE WALLS, CONTRACTOR IS RESPONSIBLE FOR INSTALLATION USING ALL AVAILABLE PRACTICES TO ENSURE SUFFICIENT STRENGTH, STABILITY, TILE AND JOINT INTEGRITY, OR STABILITY OF THE STAIRS, RAILINGS OR RETAINING WALLS.

TOTAL CUT:	7670 CY
TOTAL FILL:	9324 CY
BALANCE:	1654 CY (NEEDED)

PROPOSED RETAINING WALL WITH RAILING; DUE TO LIMITED SPACE SEE GROUND ENGINEERING PLANS FOR MODIFIED RAILING INSTALLATION. THE GROUND ENGINEERING PLANS WILL DESIGN AND EXACT LOCATION OF EACH.

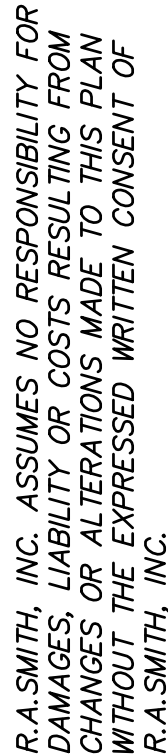


1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE COLORADO D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
2. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVATE WATER PONDING.
3. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
4. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
5. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING BULK MATERIAL, AND GRADING TO THE PROPOSED SUBGRADE TO ACHIEVE AND MAINTAIN EXISTING BULK PROFILES. GRADING SHALL BE PROVED TO SUFFICIENTLY PLACED, SCARPING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
8. ALL SIDEWALKS SHALL HAVE A MAXIMUM 2.0% CROSS SLOPE.

8. ALL SIDEWALKS SHALL HAVE A MAXIMUM 2.0% CROSS SLOPE.
9. THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECTED TO RE-REVIEW AND RE-ACCEPTANCE BY EDRD SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.
10. THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS, TO EXISTING UTILITY LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT-OF-WAY. APPROVALS TO GRADE WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF EARTH ON ANY COLORADO SPRINGS UTILITIES EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT THEIR WRITTEN APPROVAL. THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN DOES NOT CONSTITUTE APPROVAL TO MODIFY EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN. MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS IS IN THE APPLICANT'S EXPENSE.

11. PER NRCS, THE ENTIRE SITE'S SOIL CLASSIFICATION IS RAZOR STONY CLAY LOAM. IT HAS A HYDROLOGIC SOIL GROUP RATING OF D.

**NOT FOR
CONSTRUCTION**



THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

RIM ELEVATIONS ARE GIVEN TO THE FACE OF CURB FOR INLET GRATES OR THE CENTER OF THE MANHOLE STRUCTURE FOR MANHOLES. PIPE LENGTHS ARE MEASURED TO THE CENTER OF STRUCTURE OR THE END OF PIPE WHERE THERE IS AN ENDWALL.

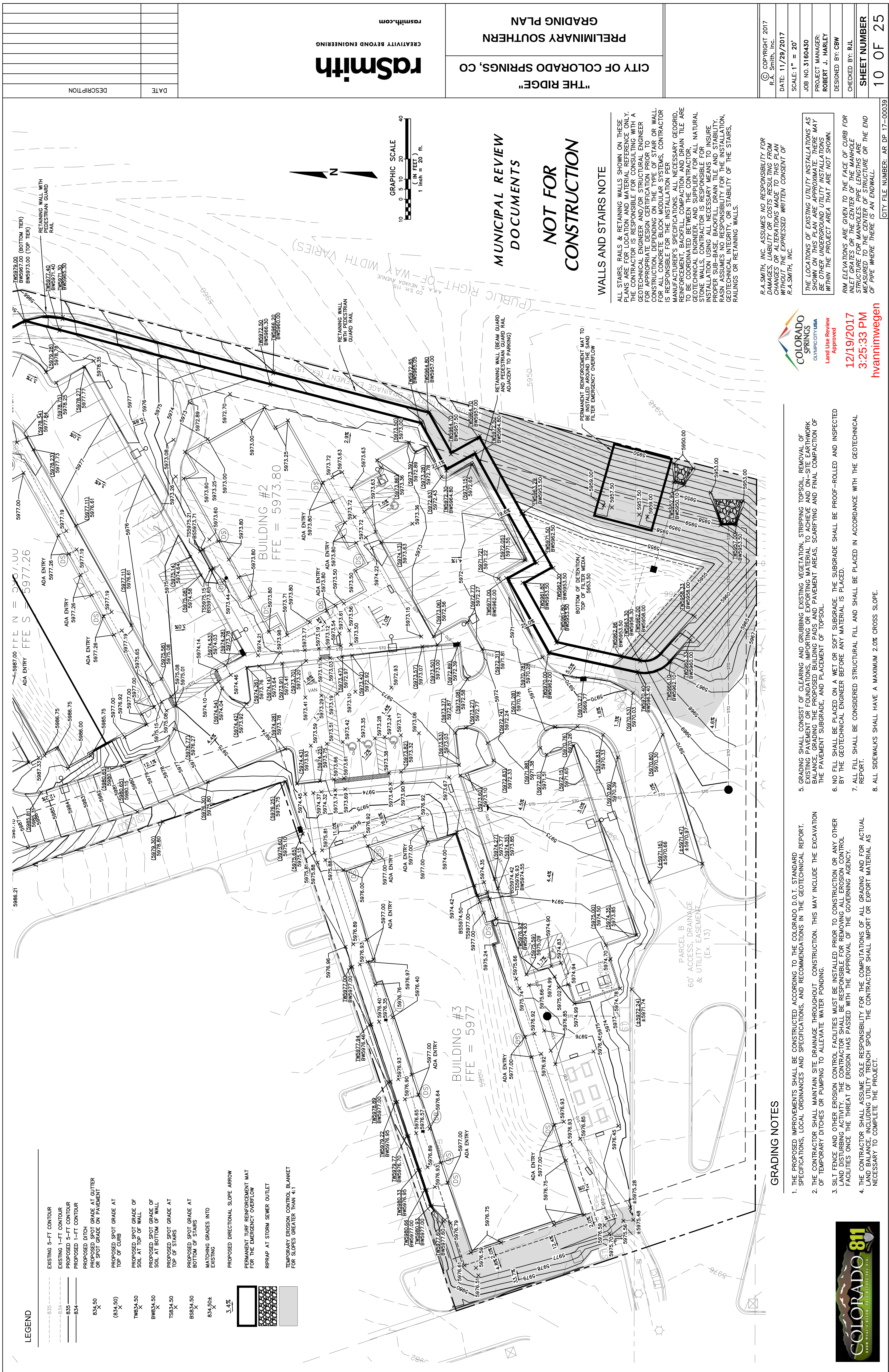


FIGURE 1

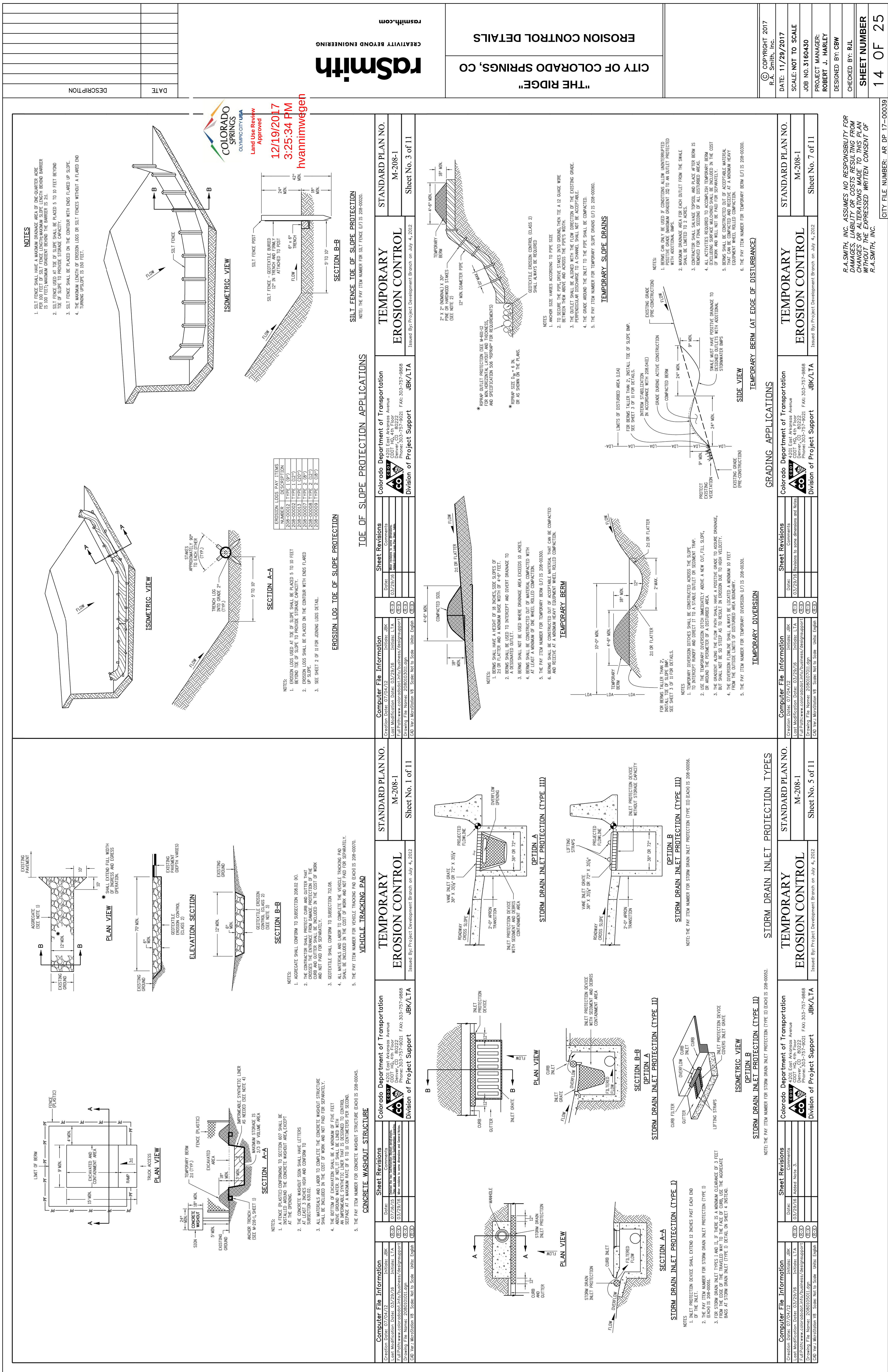


FIGURE 1

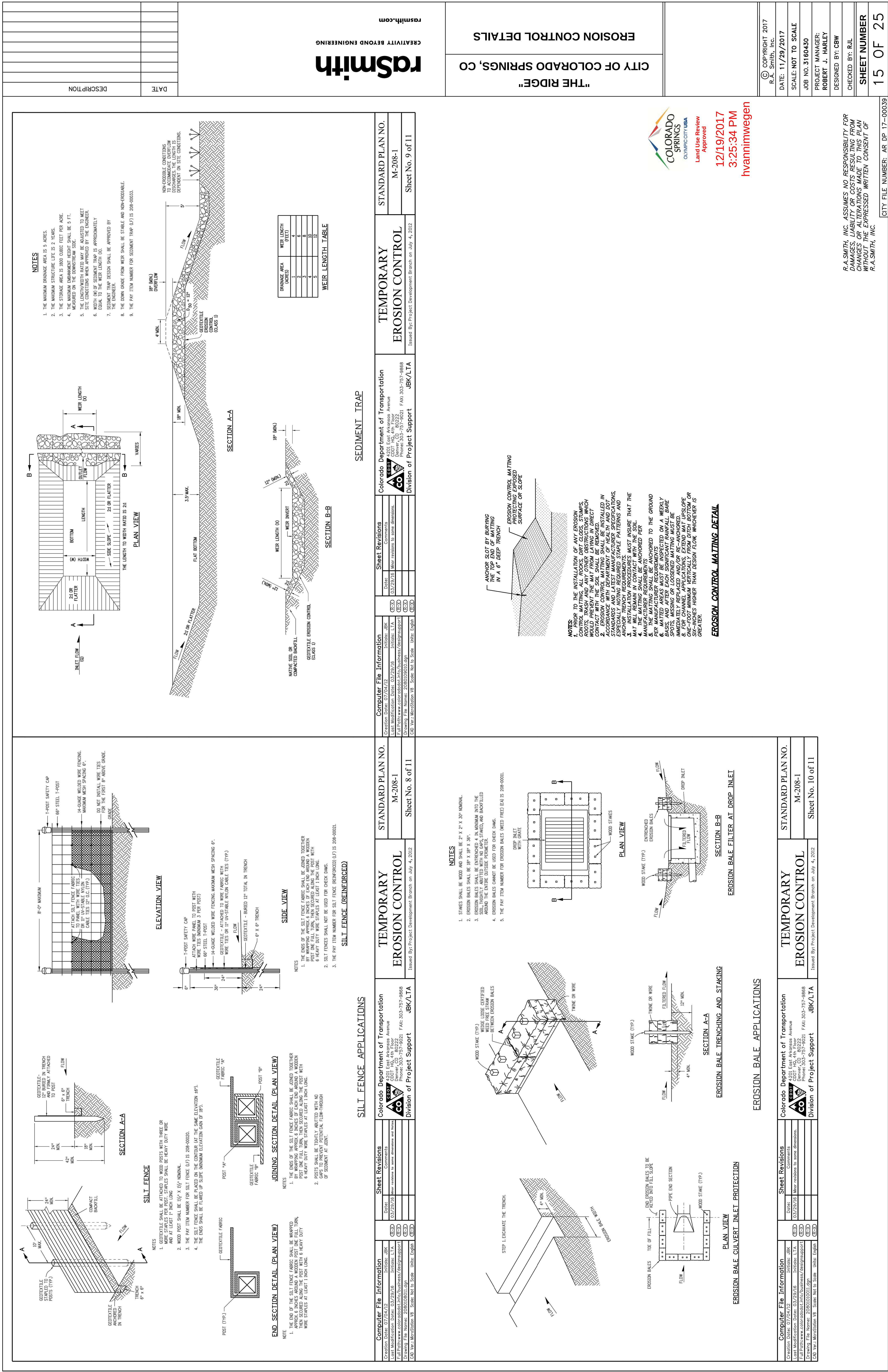
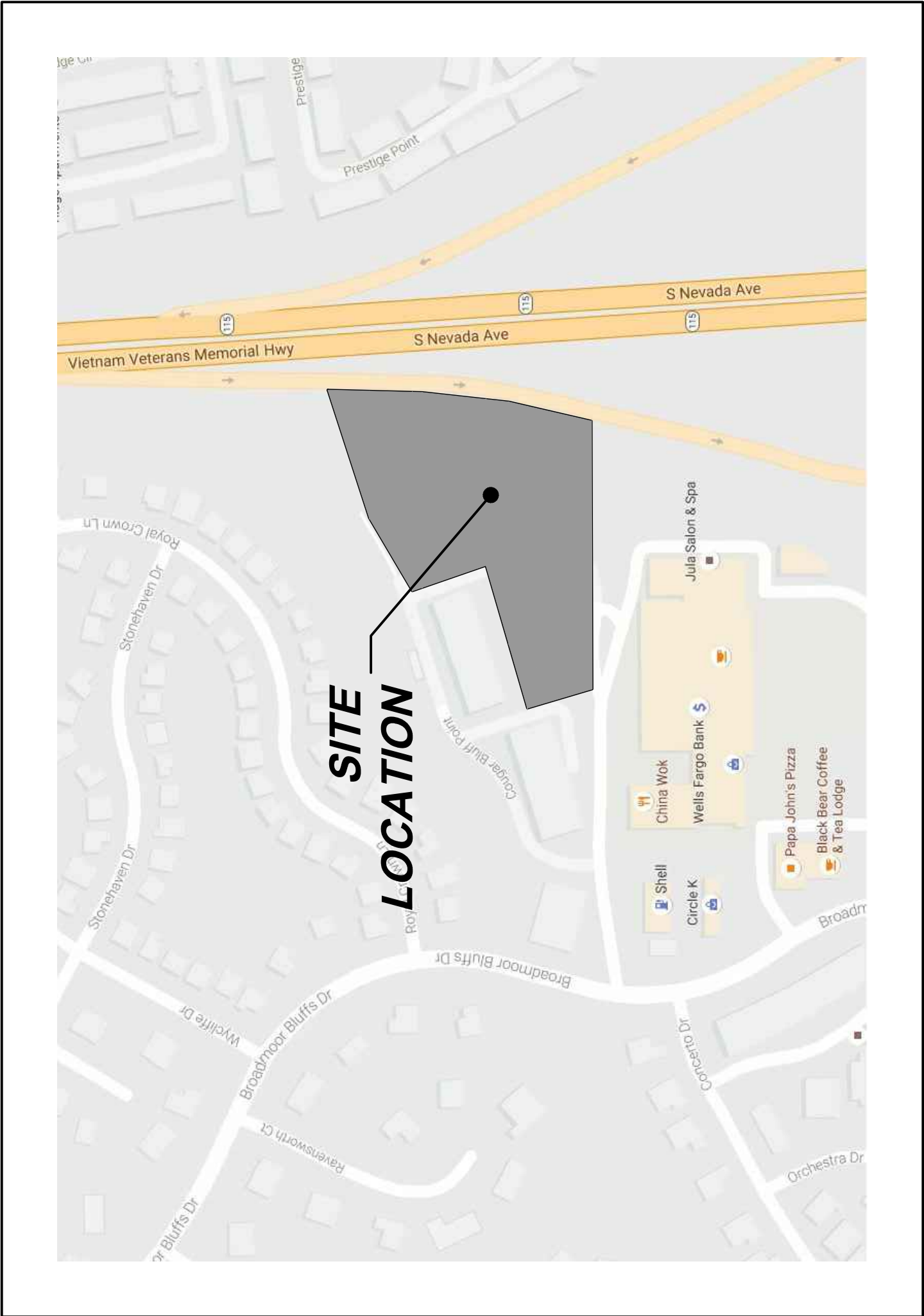


FIGURE 1

VICINITY MAP



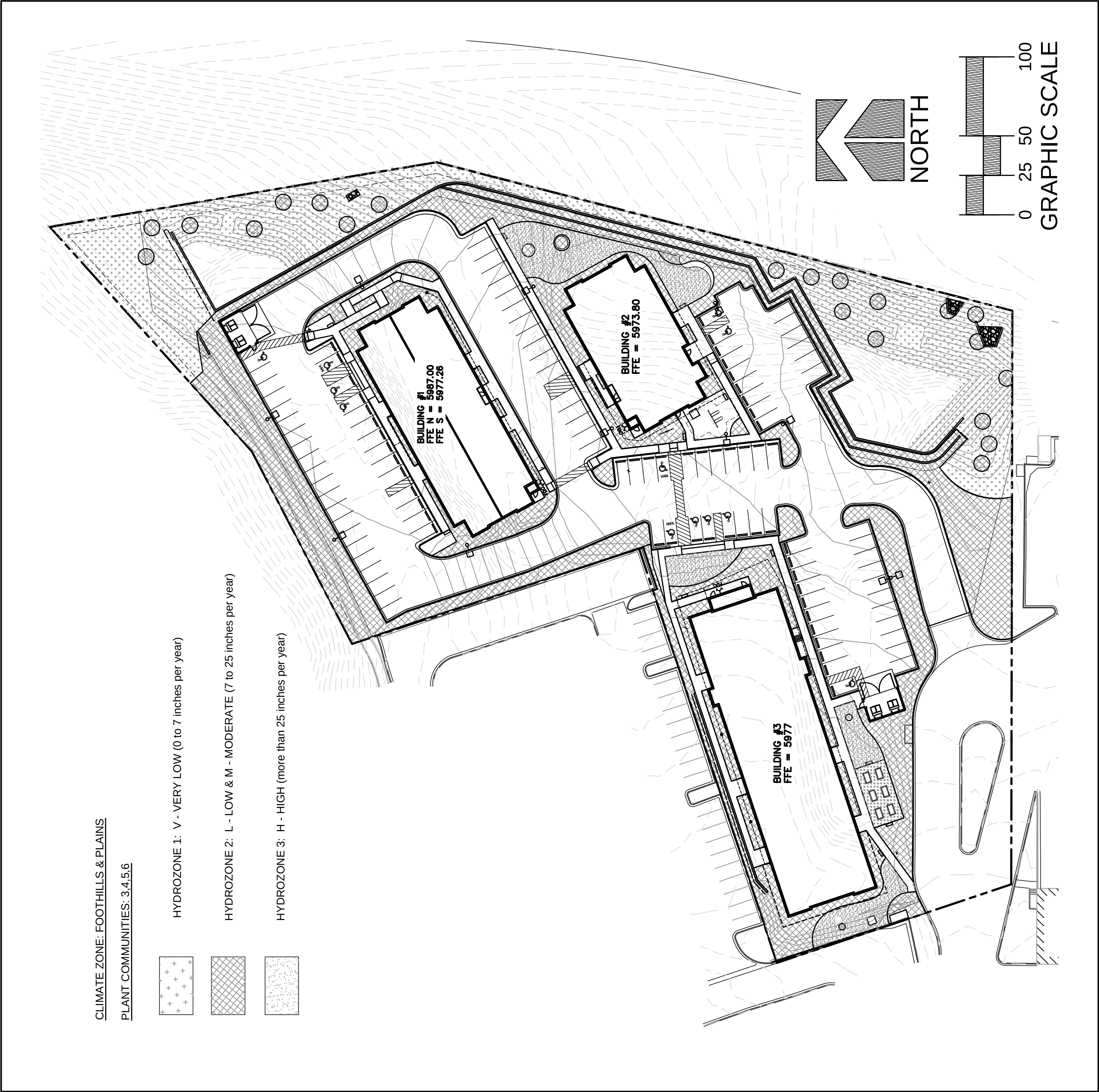
MUNICIPAL REVIEW
DOCUMENTS

NOT FOR
CONSTRUCTION

SITE CATEGORY CALCULATIONS

Landscape Setbacks					
STREET NAME or ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (IN FT.) REQ. / PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ. / PROV.
Hwy 115	Principal Arterial	25' / 25'	625'	1 / 20'	32/30 + shrubs
South Zone Boundary	-	-	207'	1 / 30'	7 / 6+ shrubs
West Zone Boundary	-	-	291'	1 / 30'	10 / 8 + shrubs
North Zone Boundary	-	-	248'	1 / 30'	9 / 7 + shrubs
SHRUB SUBSTITUTES REQUIRED / PROVIDED	ORNAMENTAL GRASS SUB. DENOTED ON PLAN*	SETBACK PLANT ABBR.			
20 / 10 + Orn. Grass	ES (Hwy 115 Setback)				
10 / 10	SS (South Boundary)				
20 / 10 + Orn. Grass	WS (West Boundary)				
20 / 23	NS (North Boundary)				
Motor Vehicle Lots					
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQUIRED / PROVIDED	VEHICLE LOT FRONTAGES	LENGTH OF FRONTAGE (FT.) (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (FT.)	
37	3 / 3	North & West Bndry, Hwy 115	290'	194'	
17	2 / 2	West Bndry, Hwy 115	91'	61'	
15	1 / 1	South Bndry, Hwy 115	189'	127'	
17	2 / 2	North Bndry	58'	39'	
22	2 / 2	South, West, North Bndry	163'	109'	
MIN. 3 SCREENING PLANTS REQ. / PROVIDED	EVERGREEN PLANTS REQ. (50%) / PROVIDED	LENGTH OF SCREENING WALL OR BERM PROV.	VEHICLE LOT PLANT ABBR. ON PLAN	PERCENT GROUND PLANE EG. REQ. / PROV.	
39 / 12 + Wall	6 / 6	196' of wall	1		
13 / 13	7 / 7	-	2		
26 / 26	13 / 13	-	3		
8 / 8	4 / 4	-	4		
22 / 24	11 / 12	-	5		
Internal Landscaping					
NET SITE AREA (SF) (LESS PUBLIC R.O.W.)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQUIRED / PROVIDED	INTERNAL TREES (1/500 SF) REQUIRED / PROVIDED		
162,125 SF	Multi-family 15%	24,318 SF / 25,195 SF	49 / 27 + shrubs		
SHRUB SUBSTITUTES REQUIRED / PROVIDED	ORN. GRASS, FLOWER SUB. (x 2)	LINEAR FOOTAGE	VEHICLE LOT PLANT ABBR. ON PLAN	PERCENT GROUND PLANE EG. REQ. / PROV.	
220 / 160 + orn. grass, flowers	120 / 142	329'	17 / 9 + 8 Existing Trees	9 / 9	
Landscape Buffers & Screens					
STREET NAME or ZONE BOUNDARY (ELEV.)	WIDTH (IN FT.) REQ. / PROV.	LINEAR FOOTAGE	BUFFER TREES (1/20') REQUIRED / PROVIDED	EVERGREEN TREES REQ. (50%) / PROV.	
North Zone Buffer	15 / 20	329'	17 / 9 + 8 Existing Trees	9 / 9	

SCHEMATIC LANDSCAPE DIAGRAM



PROPERTY DESCRIPTION:

PARCEL A: Cheyenne Montana Filing No. 1, except that part platted as Las Casca at Broadmoor Bluffs — A Condominium Community, recorded in the Public Records of the State of Colorado, Book 07453, Page 1, and as amended, in the City of Colorado Springs, County of El Paso, State of Colorado.

PARCEL B: These easement rights created by Reciprocal Easement and Construction and Maintenance agreement with Declaration of Easement recorded February 25, 1998 under Reception No. 98022846.

ZONING INFORMATION:

CURRENT ZONING: R-5

PROPOSED ZONING: R-5 (NO CHANGE)

ZONING OVERLAY: HILLSIDE

SITE AREA:

TOTAL PARCEL AREA: 162,125 SF (3.72 AC)

STREET CLASSIFICATION:

HWY 115: PRINCIPAL ARTERIAL

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.



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GENERAL LANDSCAPE NOTES

- 1. REMOVE ANY DEAD STANDING BRUSH AND TREES THROUGHOUT THE PROPERTY.
- 2. CLEAR ANY CONIFER TREES OR BRUSH (LESS THAN 6" DIAMETER) WITHIN 15 FEET OF ANY STRUCTURE INCLUDING ANY ORNAMENTAL TREES. NO OVERHANGING LIMBS NEAR ROOF LINE OR DECK.
- 3. DO NOT PLANT FIRE PRONE TREES OR BUSHES WITHIN 15 FEET OF THE STRUCTURE (I.E. JUNIPERS, CONIFERS, ETC.). DECIDUOUS TREES ARE ALLOWED WITHIN 15 FEET OF ANY STRUCTURE.
- 4. DO NOT RECOMMEND CLEAR CUTTING PARCEL. IN ORDER TO RETAIN ROOT SYSTEMS AND PREVENT EROSION, RECOMMEND PRUNING, LIMBING AND REMOVAL OF ANY DEAD STANDING TREES OR BRUSH, IF ANY.
- 5. KEEP GRASSES MOVED TO A HEIGHT OF NO MORE THAN 4 INCHES.
- 6. STONE MULCH IN ALL LANDSCAPE BEDS, TYPE AND SIZE TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- 7. ALL DETAILS AND SPECIFICATIONS TO BE DETERMINED ON FINAL LANDSCAPE PLANS.
- 8. AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED AT THE TIME OF THE COLORADO SPRINGS LAND USE REVIEW OFFICE.
- 9. MAINTENANCE OF PROPOSED LANDSCAPE TO BE THE RESPONSIBILITY OF THE HOA.

PLANT SYMBOL KEY

DECIDUOUS TREES

ORNAMENTAL TREES

EVERGREEN TREES

EVERGREEN SHRUBS

DECIDUOUS SHRUBS

ORNAMENTAL GRASSES

PERENNIALS

LAWN - TURF SEED DURABLE - PREMIUM COMMERCIAL BLEND

NATIVE SEED MIX

EXISTING TREES TO REMAIN

2 1/2" CAL

2" CAL

6-7 HT

15-36" HT

15-48" HT

1 GAL

4.5"

B&B

B&B

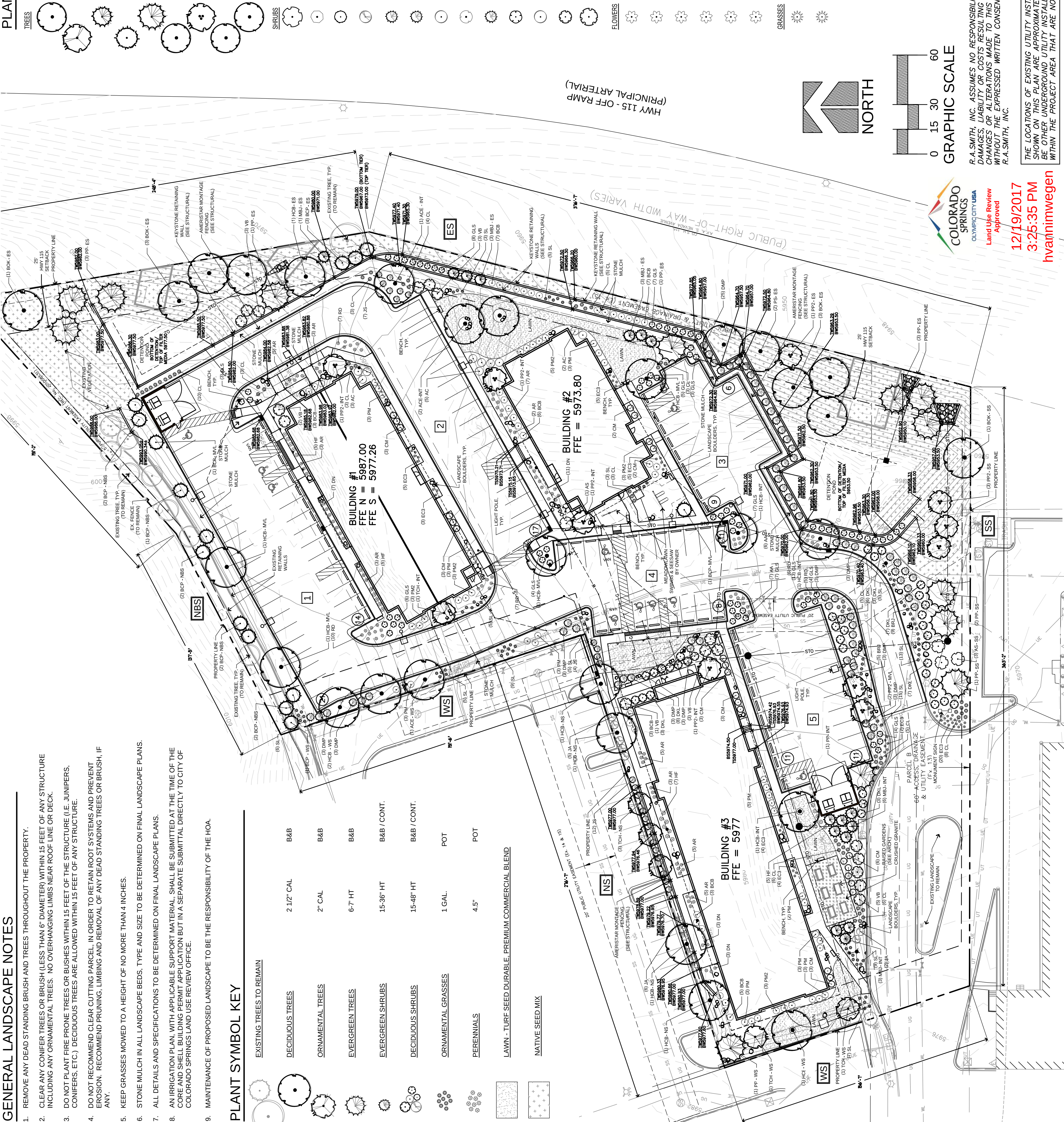
B&B

B&B / CONT.

B&B / CONT.

POT

POT



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	KEY	MATURE WIDTH	PLANTING SIZE	NOTES
	HCB	15	Celtis occidentalis / Common Hackberry	347DA	40'-60'	2" CAL	B&B
	TCH	6	Crataegus crus-galli var. nana TM / Thornless Cockspur Hawthorn	235AD	20'-30'	1 1/2" CAL	B&B
	MBJ	16	Juniperus chinensis / Mountbatten / Mountbatten Juniper	2568DA	10'-15'	6" HT	B&B
	BCP	15	Pinus aristata / Bristlecone Pine	4597DA	10'-20'	6" HT	B&B
	PP	13	Pinus ponderosa / Ponderosa Pine	2678D	20'-30'	7" HT	B&B
	PS	2	Populus sargentii / Plains Cottonwood	47AD	40'-60'	2" CAL	B&B
	PP2	10	Pinus pensylvanica / Pin Cherry	124597DA	10'-15'	6" HT	B&B
	BOK	8	Quercus macrocarpa / Burr Oak	4DA	40'-60'	2" CAL	B&B
	ACE	4	Ulmus x Morton Acadale TM / Acadale Elm	457DA	40'-60'	2" CAL	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	KEY	MATURE WIDTH	PLANTING SIZE	NOTES
	AS	4	Amelanchier alnifolia 'Smiley' / Sasekaton	478S	15'-20'	3" HT	B&B
	BCB	34	Aronia melanocarpa / Black Chokeberry	457A	3'-5'	15" HT	CONT.
	CM	25	Cowania mexicana / Cliffrose	12SD	3'-6'	15" HT	CONT.
	JA	13	Jasminum americanum / Waxflower	5678DA	4'-6'	12" HT	CONT.
	BRJ	14	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper	2568A	4'-12'	18" SPR	CONT.
	JS	23	Juniperus sabina 'Savin' / Savin Juniper	566A	6'-9'	18" SPR	CONT.
	PM	31	Philadelphus microphyllus 'Littleleaf' / Littleleaf Mockorange	12567DA	2'-3'	12" HT	CONT.
	PM2	17	Physocarpus mongolicus / Mountain Ninebark	566A	3'-4'	18" HT	CONT.
	DMP	52	Prunus mugo Compacta / Dwarf Mugo Pine	126BD	4'-6'	18" SPR	CONT.
	GLS	71	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	23468DA	6'-8'	15" HT	CONT.
	AC	10	Ribes alpinum / Alpine Currant	5678A	3'-6'	3" HT	CONT.
	DKL	37	Syringa meyeri 'Palatin' / Dwarf Korean Lilac	566A	3'-5'	15" HT	CONT.
	VB	17	Viburnum x Juddii / Juddii Viburnum	47a	4'-6'	30" HT	CONT.
FLOWERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	KEY	MATURE WIDTH	PLANTING SIZE	NOTES
	AR	41	Aquilegia canadensis Rocky Mountain Blue / Rocky Mountain Columbine	576A	1'-2'	1 GAL	CONT.
	AA	13	Aster non-bellii 'Alert' / New York Aster	4A	1'-2'	1 GAL	CONT.
	DN	24	Delphinium nidalium / Twobble Larkspur	136DA	1'-2'	1 GAL	CONT.
	EC3	53	Echinacea purpurea / Purple Coneflower	345A	18'-24"	4 1/2"	CONT.
	HF	22	Helopsis helianthoides / False Sunflower	4A	3'-4'	1 GAL	CONT.
	RD	35	Rudbeckia hirta 'Denver Daisy' / Gloriosa Daisy	647A	1'-2'	1 GAL	CONT.
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	KEY	MATURE WIDTH	PLANTING SIZE	NOTES
	CL	64	Calamagrostis longistylis / Prairie Sandreed	23SD	2'-3'	1 GAL	CONT.
	SL	90	Schizanthus scoparium / Little Bluestem Grass	12SD	1'-2'	1 GAL	CONT.

Land Use Review
Approved

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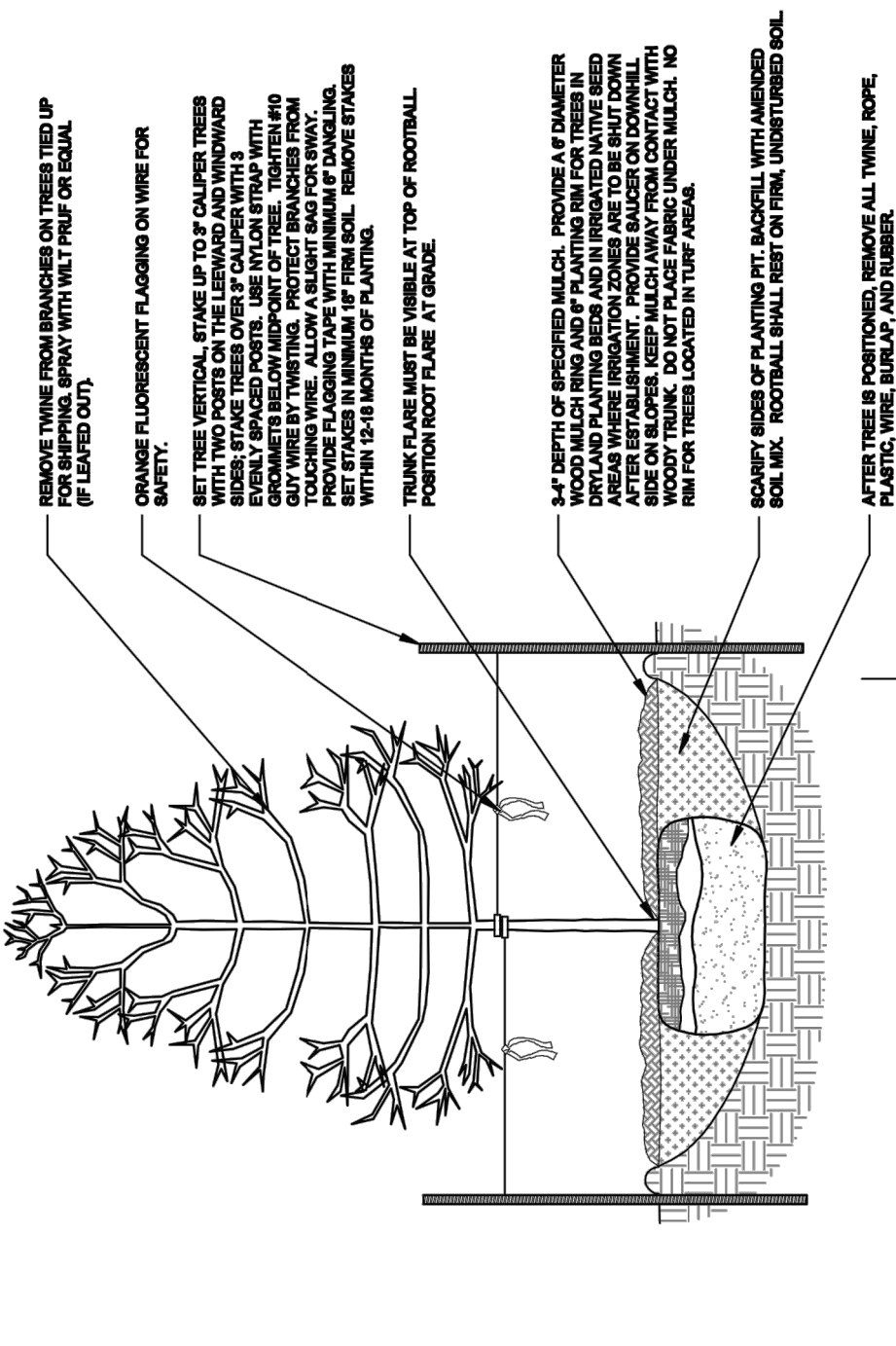
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PLANTING DETAILS

- NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES SHOULD BE REMOVED. BRANCHES MAY BE PRUNED TO MAINTAIN CLEARANCE OVER WALKWAYS. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
 4. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 5. AMENDED BACKFILL SHALL BE 13 COMPOST (PREFERABLY CLASSIFIED) AND 28 NATIVE AND/OR IMPORTED TOPSOIL.
 6. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 8. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



CITY OF COLORADO SPRINGS
Rev: 11.13.08

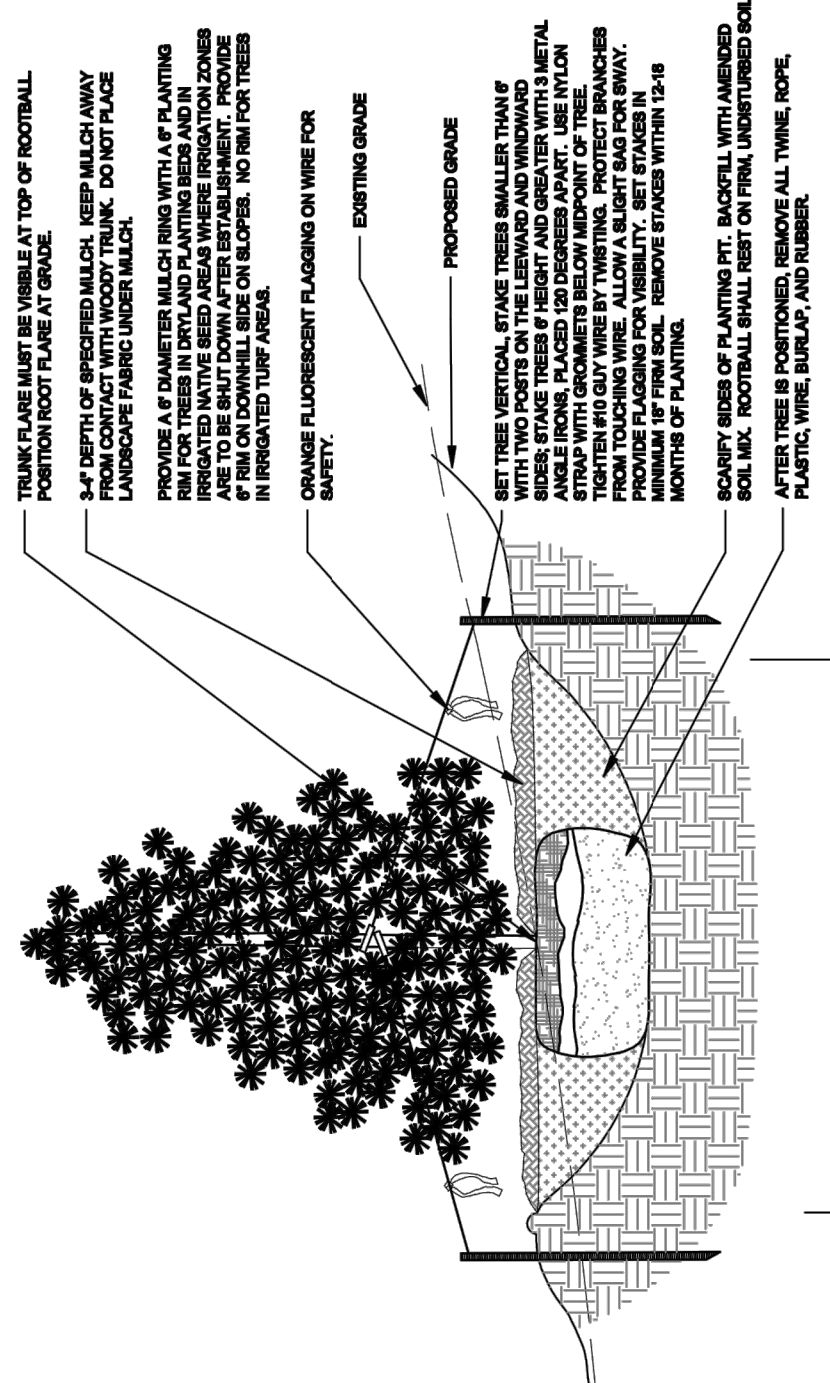
Deciduous: These planting details are for City review and approval purposes only and shall not be used for construction or bidding purposes.

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

SECTION

- NOTES:
1. REMOVE OR CUT LEADER.
 2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
 4. AMENDED BACKFILL SHALL BE 13 COMPOST (PREFERABLY CLASSIFIED) AND 28 NATIVE AND/OR IMPORTED TOPSOIL.
 5. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 6. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



CITY OF COLORADO SPRINGS
Rev: 11.13.08

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

EVERGREEN TREE PLANTING ON SLOPES DETAIL

NOT TO SCALE

SECTION

GENERAL PLANTING NOTES

1. SOIL TESTING: The contractor shall submit soils tests to a qualified testing lab. Soil testing shall occur after all soil has been imported to the site and rough grade established, but prior to soil preparation. Report shall contain recommendations for soil preparation and backfill mix. This report shall be furnished to the City. Owner and Owner's representative for review prior to implementation. Follow the suggested instructions for submitting soil samples available at soiltesting@lab.colostate.edu/documents/soilsample_horticulture.pdf or similar qualified testing lab.
2. SOIL PREPARATION: For bid purposes only Native Turf/Lawn & Planting Bed Areas: re-install the following amendment into the top 6" of soil at the rate of 4 cubic yards per 1,000 square feet:
 - BioComp Compost (or approved equivalent)

- Tree Planting Amended Soil Mix
- 2 parts native soil
 - 1 part BioComp Compost (or approved equivalent)

- Above soil preparation and backfill specifications are for bidding purpose only. Contractor to amend soil and prepare backfill in accordance with approved soil fertility analysis recommendations. All soil amendments shall have a low salt content and a neutral pH.
3. IMPORTED SOIL: Should imported soil be necessary, indicate source location. Soil shall be weed free containing no toxic chemicals. Submit a subs test for the imported soil to Owner's representative for approval prior to soil importation. Test report shall include soil amendment recommendations and be done by a qualified testing Lab.

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rasmith
rasmith.com

"THE RIDGE"
CITY OF COLORADO SPRINGS, CO
LANDSCAPE
DETAILS

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R.A. Smith, Inc.
DATE: 11/29/2017
SCALE: NTS
JOB NO. 3160430
PROJECT MANAGER:
ROBERT J. HARLEY
DESIGNED BY: LJH
CHECKED BY: LJH
SHEET NUMBER
18 OF 25



COLORADO SPRINGS
OLIMPIO CITY USA
Land Use Review
Approved
12/19/2017
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FIGURE 1

PRELIMINARY SHEET DATES:
January 4, 2017
May 8, 2017
October 30, 2017
November 29, 2017

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

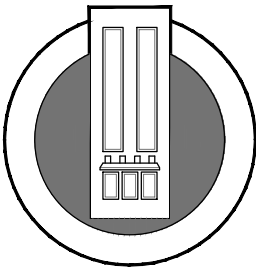
EXTERIOR COLORS			
EIFS	MATERIAL	MFG.	COLOR
CULTURED STONE		DRYVIT	#450A "CLOVER"
VINYL WINDOWS		ALLIANCE	WHITE
ALUMINUM STOREFRONT FRAMES & DOORS		KAWNEER	CLEAR ANODIZED ALUMINUM
SOFFIT & FASCIA & DRIP EDGE		ALCOA	WICKER
GUTTER & DOWNSPOUTS		WILCO	WICKER
UNIT ENTRY DOOR		THERMA TRU CORP.	SW 6524 COMMODORE
PATIO FIBREGLASS DOOR & SIDELIGHT WINDOW		THERMA TRU CORP.	MATCH EIFS COLOR
STORM / SCREEN DOOR		EMCO	MATCH EIFS COLOR
UTILITY DOORS		STEEL CRAFT	MATCH EIFS COLOR
ASPHALT SHINGLES & RIDGE VENT		CERTAINTED	WEATHERED WOOD
COMPOSITE DECKING AND TRIM		TREX	VINTAGE LANTERN
GRILLES		GE	MATCH EIFS COLOR

- VERIFY ALL COLORS AND MATERIALS WITH OWNER AND ARCHITECT PRIOR TO ORDERING

M-A DESIGN, INC.

COMMONWEALTH CONSTRUCTION CORPORATION

25 South Main Street
Fond du Lac, Wisconsin 54935
(920) 922-8170 FAX: (920) 922-8171
l.petrie@madesigninc.net (920) 922-8170



THE RIDGE

New Building For:

4375 Broadmoor Bluffs Drive
Colorado Springs, CO



Land Use Review
Approved

12/19/2017
3:25:35 PM
hvanmimwegen

JOB NUMBER:

2016.25

SHEET

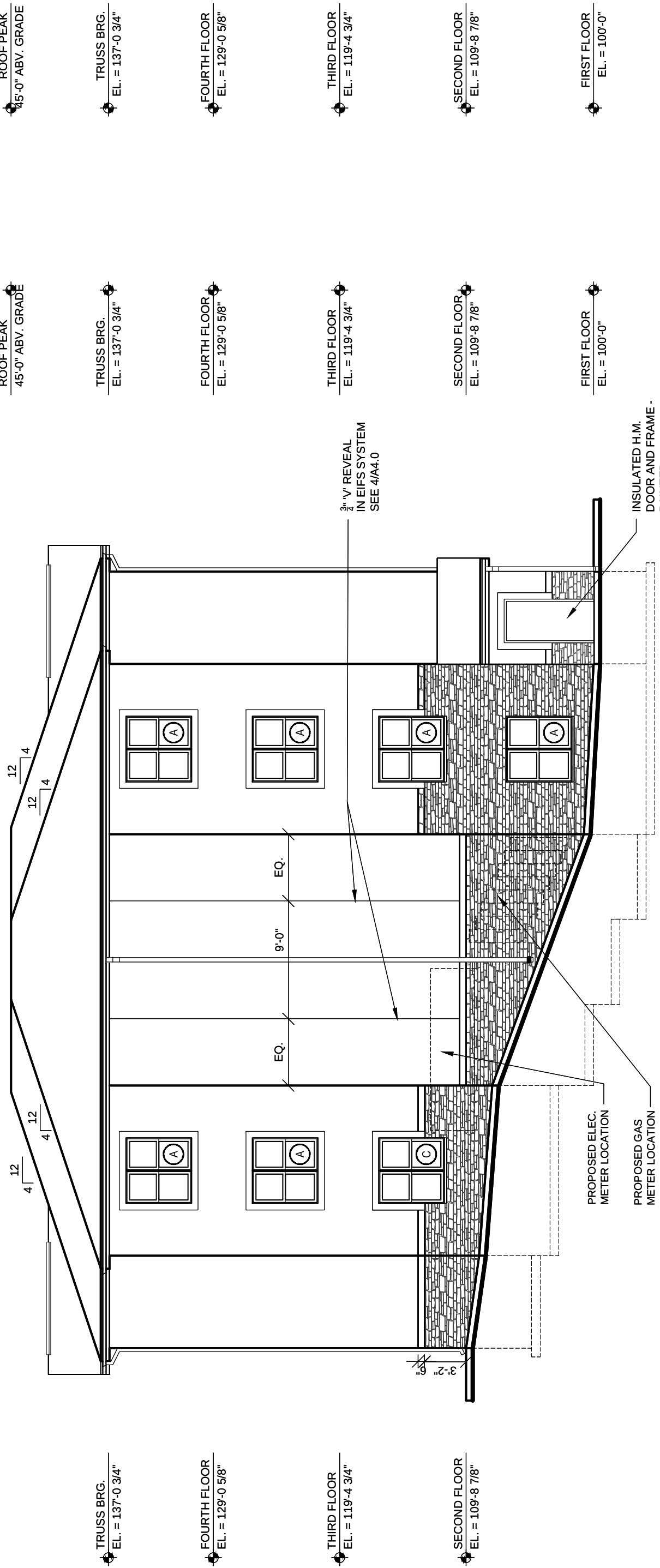
19 of 25

CITY FILE NO. AR DP 17-00039



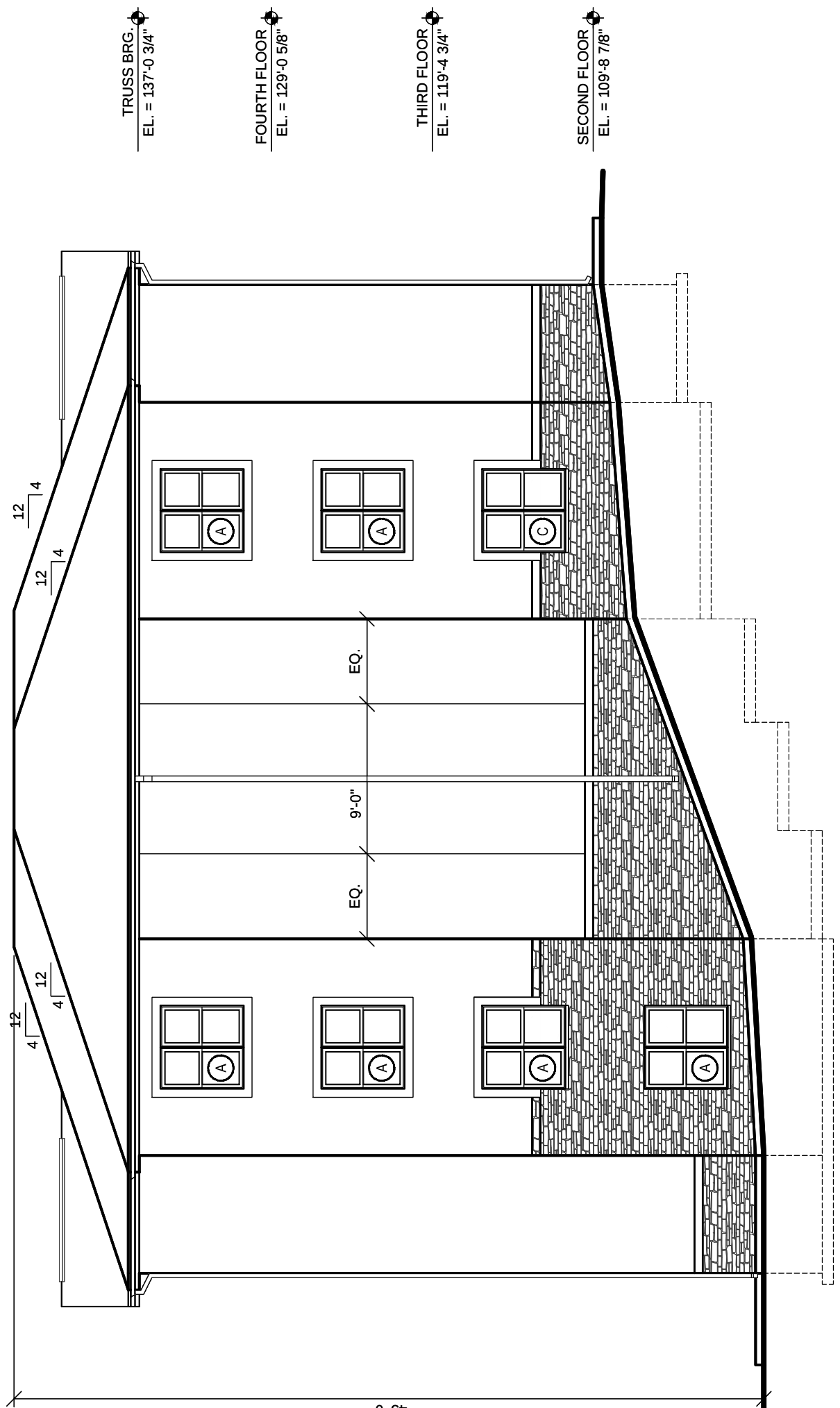
BUILDING #1 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



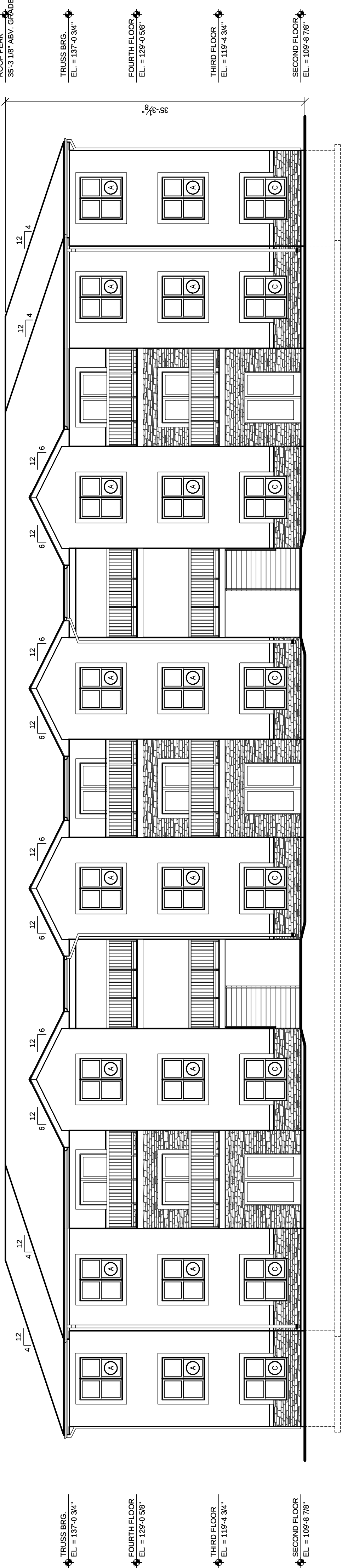
BUILDING #1 - WEST ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING #1 - EAST ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING #1 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

FIGURE 1

PRELIMINARY
SHEET DATES:

January 4, 2017
May 8, 2017
October 30, 2017
November 29, 2017

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

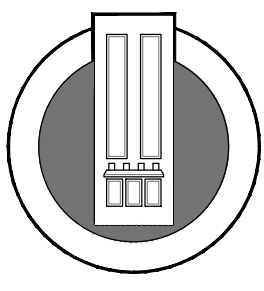
EXTERIOR COLORS		
MATERIAL	MFG.	COLOR
EIFS	DRYVIT	#450A "CLOVER"
CULTURED STONE	EL DORADO	"MOUNTAINLEDGE" "BUCKSKIN"
VINYL WINDOWS	ALLIANCE	WHITE
ALUMINUM STOREFRONT FRAMES & DOORS	KAWNEER	CLEAR ANODIZED ALUMINUM
SOFFIT & FASCIA & DRIP EDGE	ALCOA	WICKER
GUTTER & DOWNSPOUTS	WILCO	WICKER
UNIT ENTRY DOOR	HERMA TRU CORP.	SW 6524 COMMODORE
PATIO FIBERGLASS DOOR & SIDELIGHT WINDOW	HERMA TRU CORP.	MATCH EIFS COLOR
STORM / SCREEN DOOR	EMCO	MATCH EIFS COLOR
UTILITY DOORS	STEEL CRAFT	MATCH EIFS COLOR
ASPHALT SHINGLES & RIDGE VENT	CERTAINTED	WEATHERED WOOD
COMPOSITE DECKING AND TRIM	TREX	VINTAGE LANTERN
GRILLES	GE	MATCH EIFS COLOR

- VERIFY ALL COLORS AND MATERIALS WITH OWNER AND ARCHITECT PRIOR TO ORDERING

M+A DESIGN, INC.

25 South Main Street
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COMMONWEALTH
CONSTRUCTION CORPORATION
54 E. FIRST STREET, FOND DU LAC, WI 54935
(920) 922-8170 FAX: (920) 922-8171



THE RIDGE
New Building For:
4375 Broadmoor Bluffs Drive
Colorado Springs, CO

CITY FILE NO. AR DP 17-00039



OLYMPIC CITY USA

Land Use Review
Approved

12/19/2017

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JOB NUMBER:

2016.25

SHEET

20 of 25

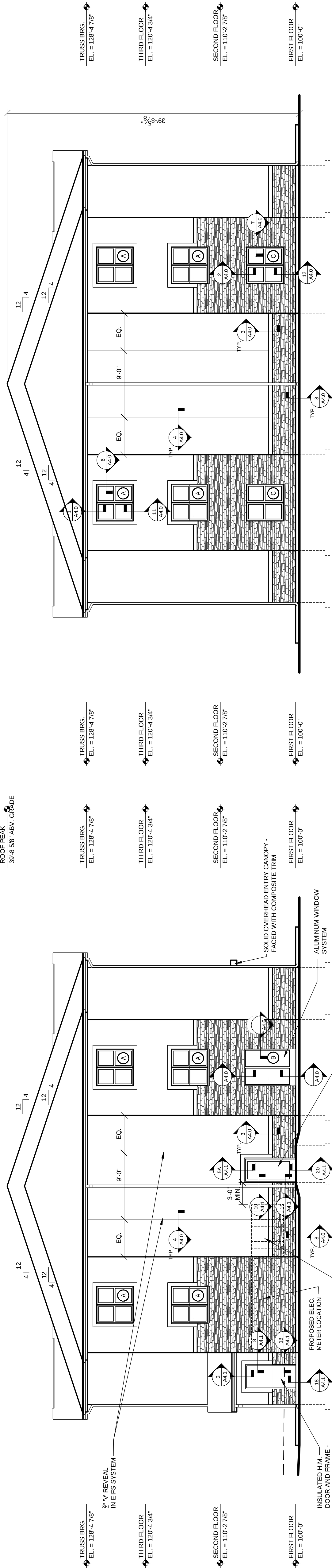
2015 © M+A DESIGN, LLC

CITY FILE NO. AR DP 17-00039



BUILDING #2 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

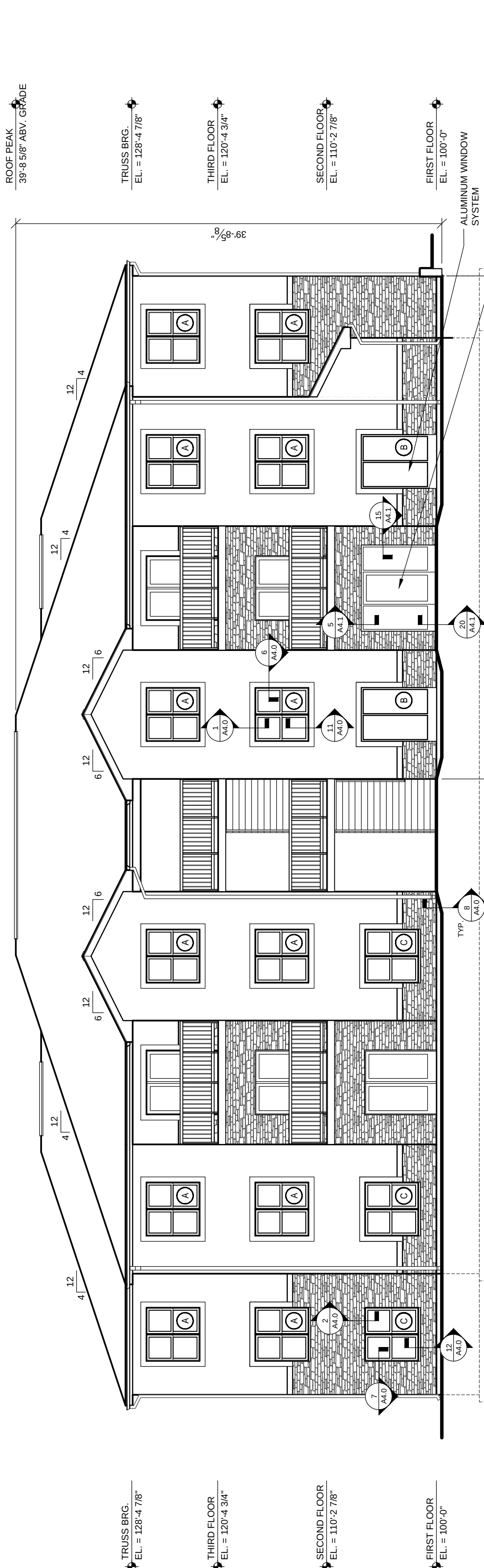


BUILDING #2 - WEST ELEVATION

SCALE: 1/8" = 1'-0"

BUILDING #2 - EAST ELEVATION

SCALE: 1/8" = 1'-0"



BUILDING #2 - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

PRELIMINARY SHEET DATES:	
January 4, 2017	
May 8, 2017	
October 30, 2017	
November 29, 2017	

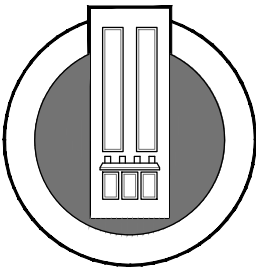
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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Land Use Review Approved

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THE RIDGE

4275 Broadmoor Bluffs Drive
Colorado Springs, CO

New Building For:

CITY FILE NO. AR DP 17-00039

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JOB NUMBER:

2016.25

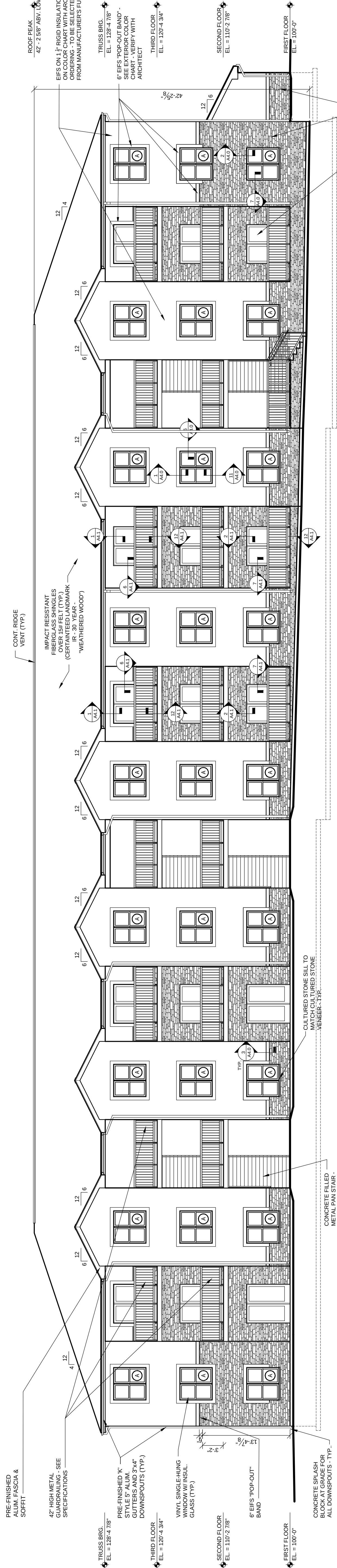
SHEET

21 of 25

CITY FILE NO. AR DP 17-00039

BUILDING #3 - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

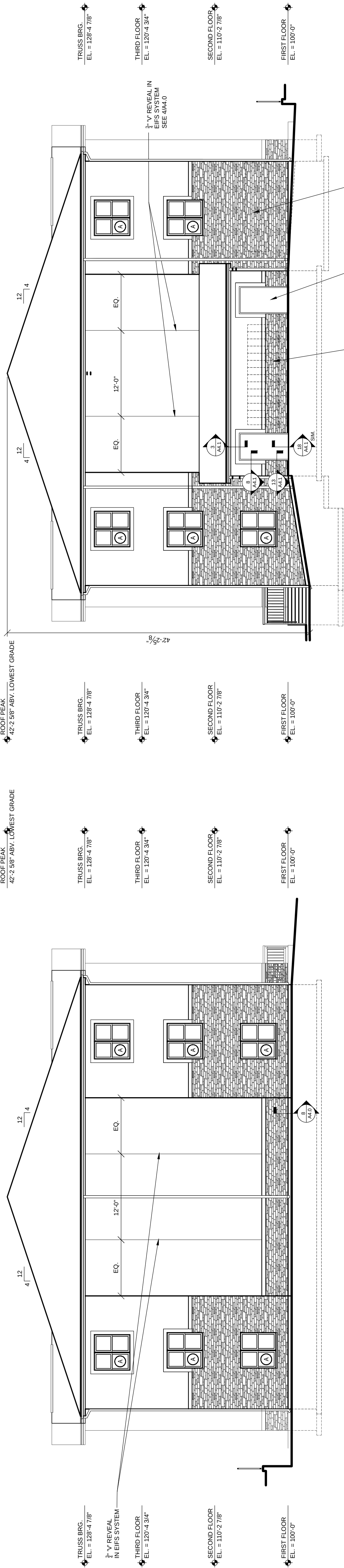


NOTE - FOR EXTERIOR EIFS AND OTHER COLORS SEE "EXTERIOR COLORS" CHART ON SHEETS "19 OF 25" AND "20 OF 25"

CULTURED STONE - "COLORADO STONE" - "MOUNTAIN LEDE" PROFILE - "LICKSKIN" SPECIFICATIONS
PREFERRED GLASS DOOR AND SIBELIGHT WITH INSULATED GLASS

BUILDING #3 - WEST ELEVATION

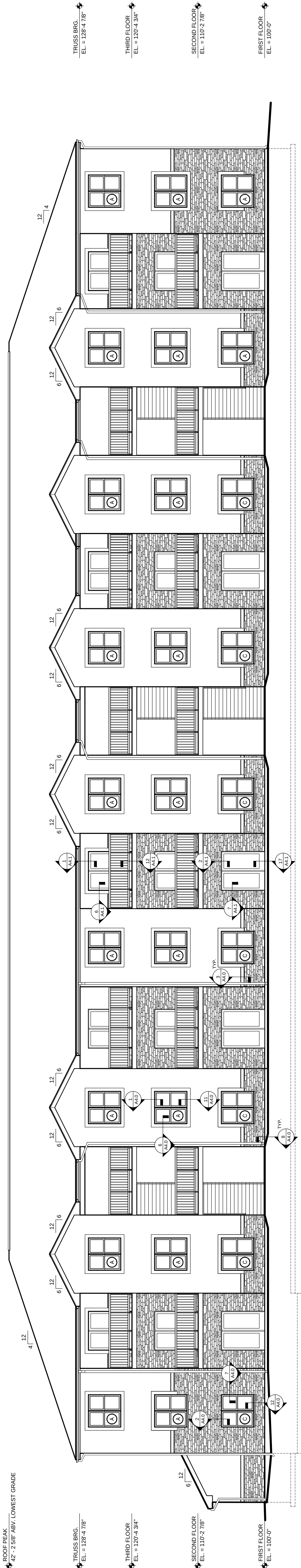
SCALE: 1/8" = 1'-0"



BUILDING #3 - EAST ELEVATION

SCALE: 1/8" = 1'-0"

NOTE - THERE IS "NO" EXTERIOR BUILDING MOUNTED LIGHTING



BUILDING #3 - NORTH ELEVATION

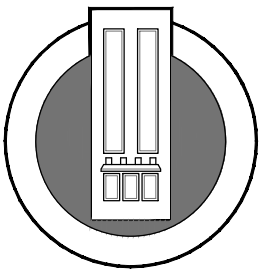
SCALE: 1/8" = 1'-0"

FIGURE 1

PRELIMINARY SHEET DATES:
January 4, 2017
May 8, 2017
October 30, 2017
November 29, 2017

M+A DESIGN, INC.
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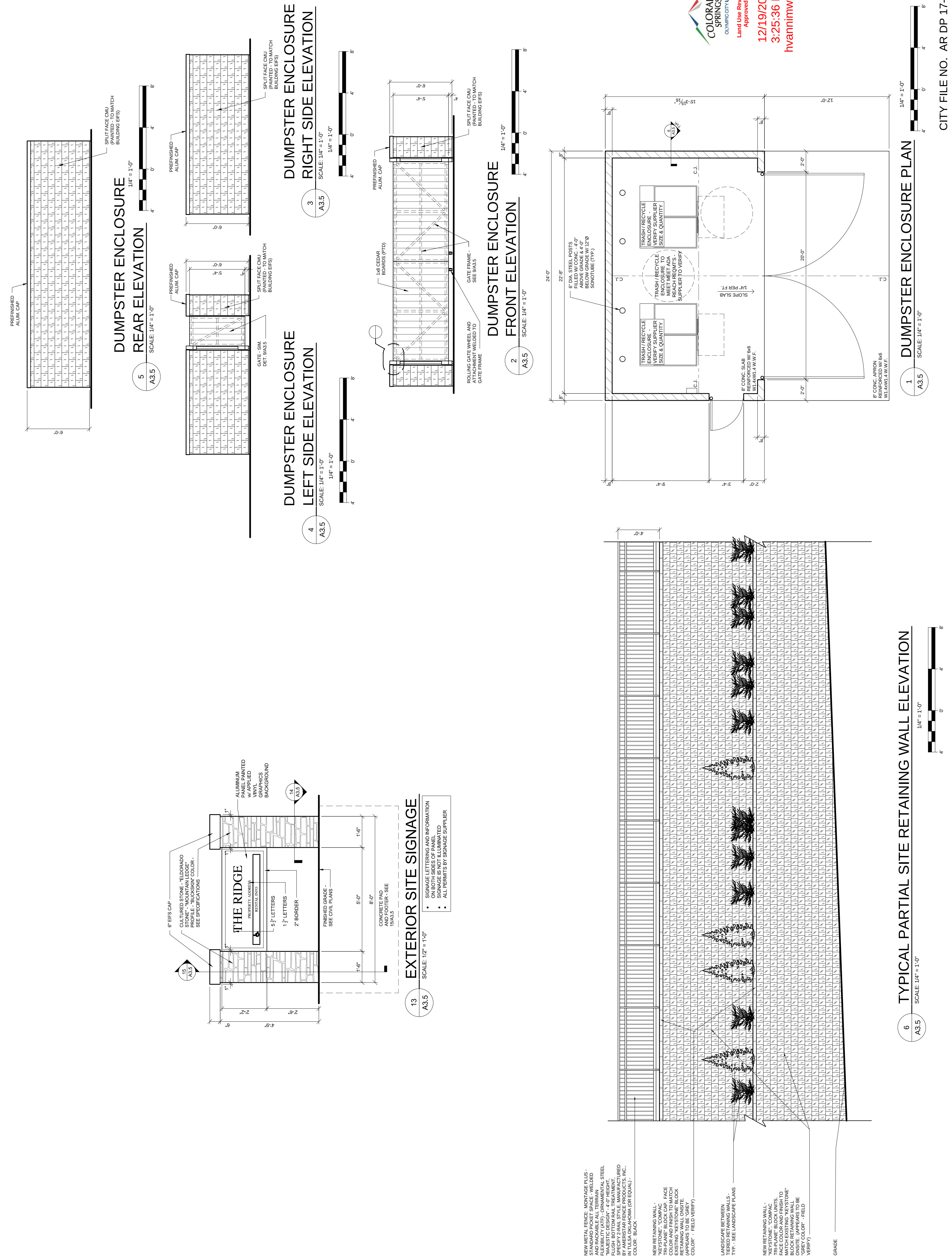
New Building For:
THE RIDGE

4375 Broadmoor Bluffs Drive
Colorado Springs, CO

JOB NUMBER:
2016.25
SHEET
22 of 25

CITY FILE NO. AR DP 17-00039

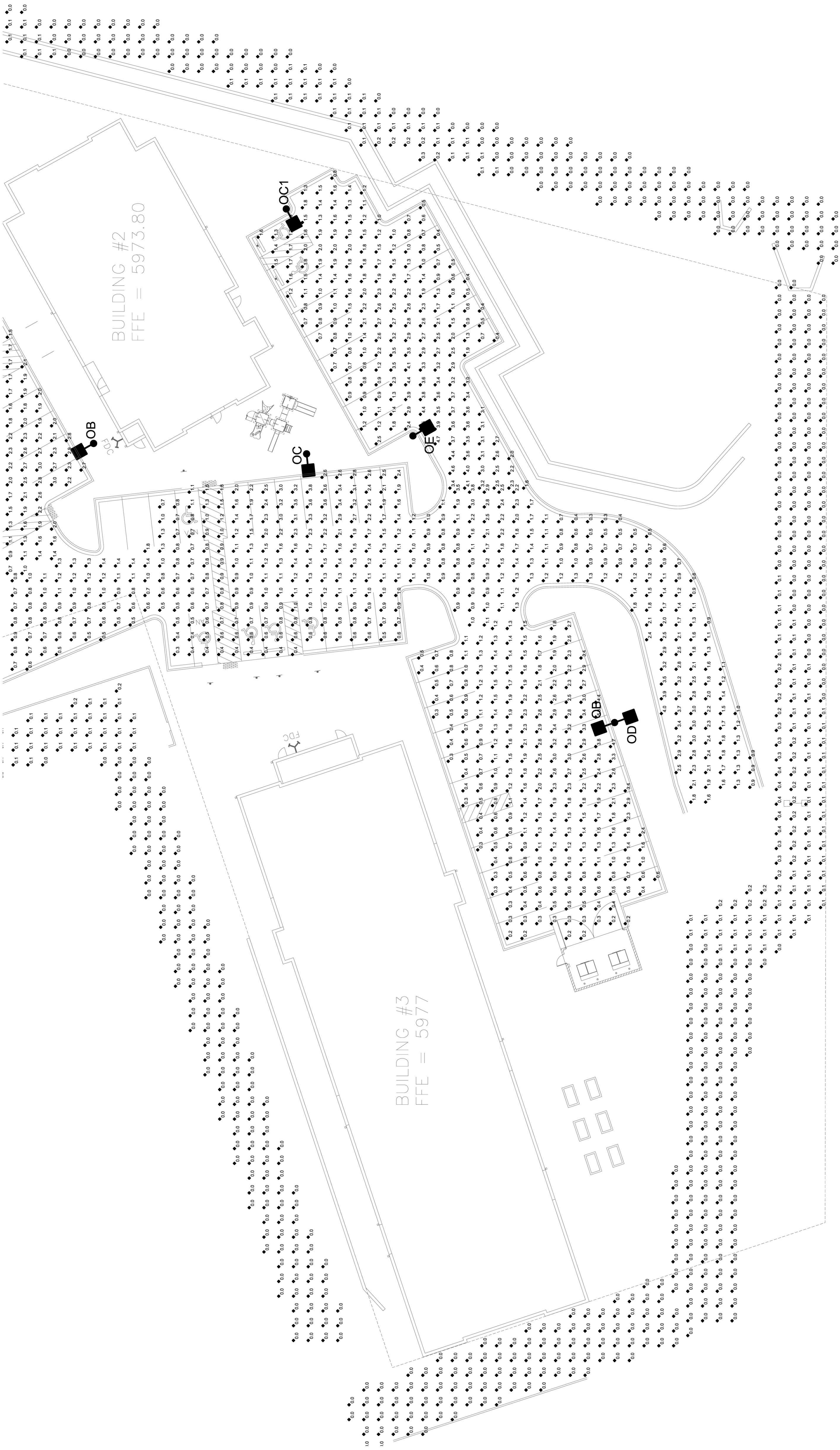
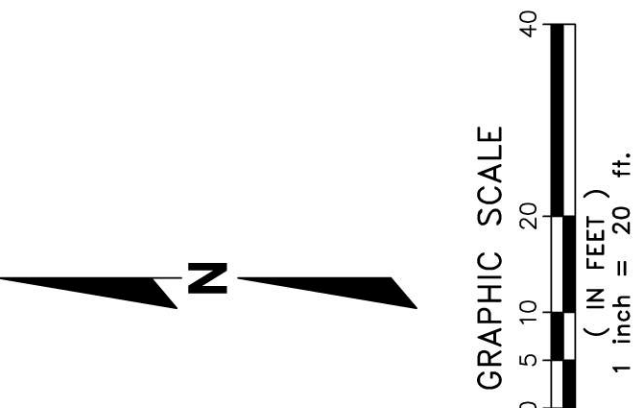
FIGURE 1



Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
DRIVE - EAST	+	2.3 fc	4.5 fc	0.6 fc	3.8:1
DRIVE - MAIN	+	1.6 fc	4.4 fc	0.3 fc	14.7:1
PARKING - NORTH 1	+	1.5 fc	3.6 fc	0.2 fc	18.0:1
PARKING - NORTH 2	+	1.6 fc	3.0 fc	0.7 fc	2.3:1
PARKING - SOUTH	+	1.9 fc	4.7 fc	0.4 fc	11.8:1
PARKING - WEST	+	1.4 fc	5.3 fc	0.2 fc	26.5:1
Property Line - Building 3	+	0.0 fc	0.3 fc	0.0 fc	N/A
Property Line - East	+	0.0 fc	0.3 fc	0.0 fc	N/A
Property Line - North	+	0.0 fc	0.2 fc	0.0 fc	N/A
Property Line - South	+	0.0 fc	0.4 fc	0.0 fc	N/A
Property Line - West	+	0.0 fc	0.0 fc	0.0 fc	N/A

SITE LIGHTING PHOTOMETRIC NOTES

1. SIMULATIONS WERE CONDUCTED USING VISUAL PRO LIGHTING ANALYSIS SOFTWARE.
2. A 0.00 LIGHT LOSS FACTOR WAS USED IN SIMULATIONS FOR LED TYPE LUMINAIRES.
3. ILLUMINATION VALUES ARE AT GRADE.
4. GRADE IS ASSUMED FLAT.
5. LIGHTING CONTRIBUTIONS FROM ADJACENT ROADWAYS WERE NOT CONSIDERED IN THIS SIMULATION.
6. SIMULATIONS WERE CONDUCTED USING A POLE MOUNTING HEIGHT OF 17'-6", WITH A POLE BASE OF 30" ABOVE GRADE FOR A TOTAL HEIGHT OF 20'-0" ABOVE FINISHED GRADE.
7. REFER TO LUMINAIRE CUTSHEETS AND DETAILS ON SHEET 25.
8. ALL LIGHTING EQUIPMENT SHALL BE FULL CUTOFF TYPE.

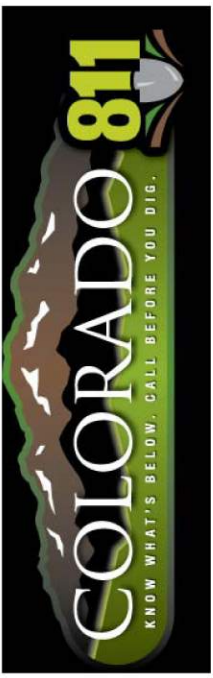


"THE RIDGE"
CITY OF COLORADO SPRINGS, CO
SITE LIGHTING
PHOTOMETRIC PLAN - NORTH

creativity beyond engineering
rasmith
rasmith.com



12/19/2017
3:25:37 PM
hvanmimwegen



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DATE: 09/05/2017
SCALE: 1" = 20'
JOB NO. 3160430
PROJECT MANAGER: ROBERT J. HARLEY
DESIGNED BY: TMG
CHECKED BY: RWW
SHEET NUMBER
24 OF 25

CITY FILE NUMBER: AR DP 17-00039

SITE PLAN - LIGHTING PHOTOMETRICS - SOUTH
SCALE: 1" = 20'-0"

[illegible]

FIGURE 1