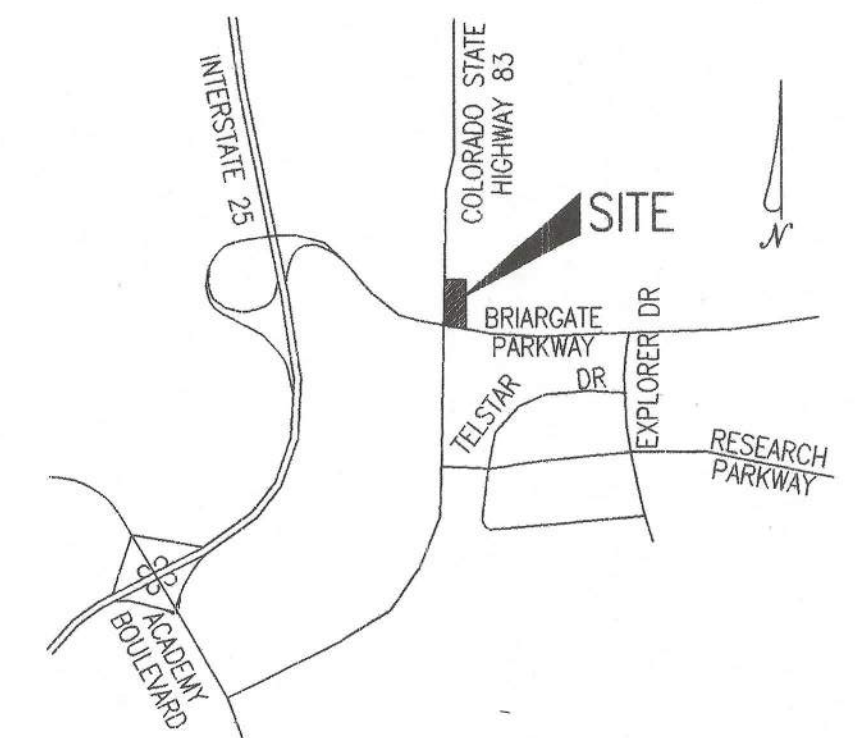


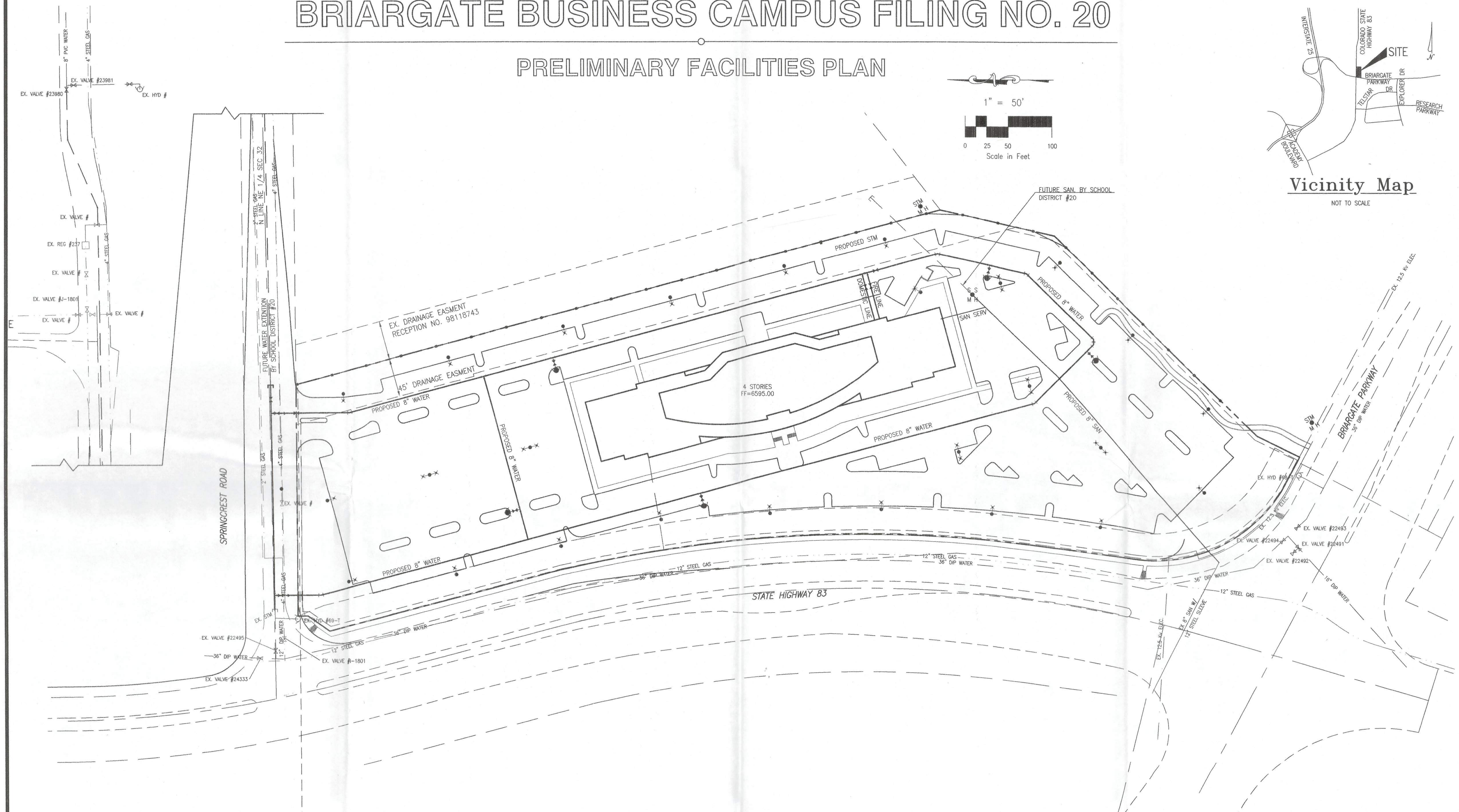
DEVELOPMENT PLAN

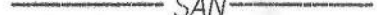
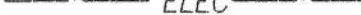
CPC DP 99-125

PRELIMINARY FACILITIES PLAN



NOT TO SCALE



LEGEND			
PROPOSED		UTILITY	EXISTING
	WATER		WATER
	SAN		SAN
	GAS		GAS
	INLET		ELEC
	INLET		STORM
	VALVE		VALVE
	FIRE HYDRANT		FIRE HYDRANT
	MANHOLE		MANHOLE

1. THIS IS A CONCEPT FACILITIES PLAN ONLY -- NOT TO BE USED FOR CONSTRUCTION.
2. EASEMENTS WILL BE GRANTED PRIOR TO CONSTRUCTION.

THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY AND MAY NOT INCLUDE ALL UTILITIES. THE EXCAVATING CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.

PRELIMINARY FACILITIES PLAN SHEET 2
FILE: 98039DEV.DWG 3/29/00



ENGINEERING • SURVEYING
2928 STRAUS LANE, SUITE #100
COLORADO SPRINGS, CO 80907
(719) 475-2575 • FAX (719) 475-9223

TITLE : BRIARGATE BUSINESS CAMPUS FILING NO. 20
PRELIMINARY FACILITIES PLAN

SCALE : 1"=50'	DRAWN BY : BLS	98-039 JOB NO.
DATE : 3/29/00	CHECKED BY : KDR	

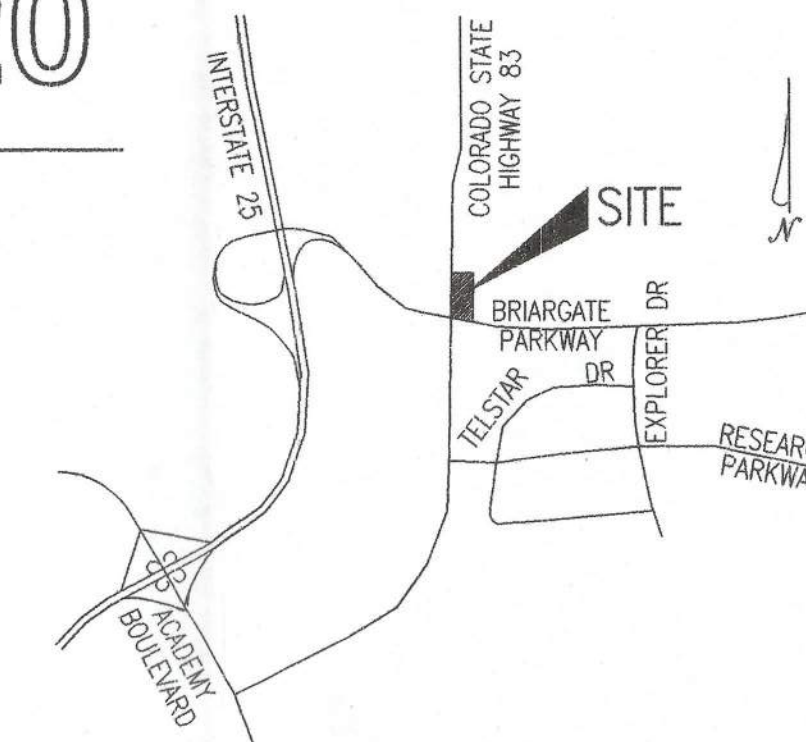
CPC DP 99-125

LEGEND

- EXISTING 2' CONTOUR
- - - EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- - - PROPOSED 10' CONTOUR
- DIRECTION OF FLOW
- PROPOSED SILT FENCE
- □ □ □ PROPOSED HAYBALES

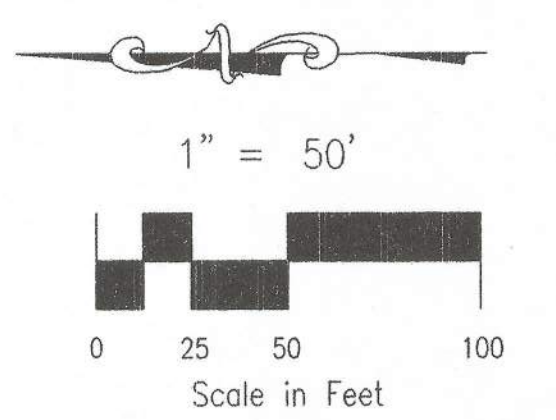
BRIARGATE BUSINESS CAMPUS FILING NO. 20

PRELIMINARY GRADING PLAN



Vicinity Map

NOT TO SCALE



REA=139 SQ. FT.

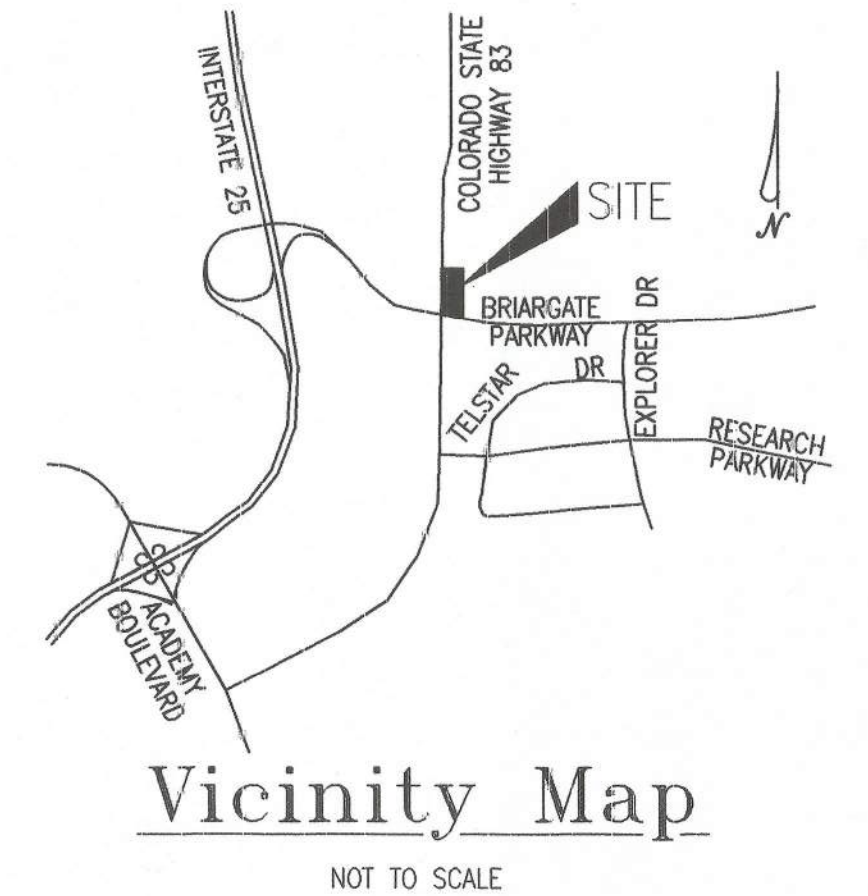
PRELIMINARY GRADING PLAN SHEET 3
FILE: 98039DEV.DWG 3/29/00

		ENGINEERING • SURVEYING 2928 STRAUSS LANE, SUITE #100 COLORADO SPRINGS, CO 80907 (719) 475-2575 • FAX (719) 475-9223	
		BRIARGATE BUSINESS CAMPUS FILING NO. 20 PRELIMINARY GRADING PLAN	
TITLE : SCALE : 1"=50' DATE : 3/29/00	DRAWN BY : BLS CHECKED BY : KDR	98-039 JOB NO.	

CPC DP-99-125

BRIARGATE BUSINESS CAMPUS FILING NO. 20

PRELIMINARY LANDSCAPE PLAN



THOMAS THOMAS
Planning
Urban Design
Landscape Architecture
614 North Tejon
Colorado Springs, Colorado 80903
(719) 578-8777

LANDSCAPE LEGEND:	
	IRRIGATED FESCUE SEED (POP-UP SPRAYS & ROTORS)
	IRRIGATED DRYLAND SEED (LARGE IMPACT ROTORS) (FESCUE MIX)
	IRRIGATED DRYLAND SEED (LARGE IMPACT ROTORS) (CRESTED WHEATGRASS MIX)
	SHRUBS / GRASSES / PERENNIALS IN ORGANIC MULCH (DRIP IRRIGATED)
	COBBLE MULCH 4'-8" ROUNDED RIVER ROCK
	STEEL EDGER

SITE CATEGORY CALCULATIONS:

STREET NAME OR ZONE BOUNDARY:	DETENTION POND	SPRINGCREST RD.	MT. RIDGE SCHOOL	HIGHWAY 83
ZONE DISTRICT BOUNDARY:	NO	YES	BUFFER REQUIRED	YES
STREET CLASSIFICATION:	N/A	OTHER	N/A	HIGHWAY
SETBACK DEPTH REQUIRED/PROVIDED:	N/A	1/25'	1/20'	1/20'
LINEAR FOOTAGE:	520'	270'	1189'	1189'
TREE/FEET REQUIRED:	N/A	1/25'	1/20'	1/20'
NUMBER OF TREES REQUIRED/PROVIDED:	N/A	11/12	60/58	20/90
SHURB SUBSTITUTES REQUIRED/PROVIDED:	N/A	N/A	20/90	0/0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	N/A	N/A	0/0	0/0
PLANT ABBREVIATION DENOTED ON PLAN:	'E'	'NS'	'WS'	'WS'
% GROUND PLANE VEG. REQUIRED/PROVIDED:	N/A			

MOTOR VEHICLE LOTS:

NUMBER OF VEHICLE SPACES PROVIDED:	567			
SHADE TREES REQUIRED/PROVIDED:	38/41			
VEHICLE LOT FRONTAGES:	SPRINGCREST RD.	DETENTION POND	MT. RIDGE SCHOOL	HIGHWAY 83
LENGTH OF FRONTAGE:	150'	430'	660'	860'
2/3 LENGTH OF FOOTAGE:	99'	284'	436'	568'
MIN. 3' SCREENING PLANTS REQ./PROV.	33/33	*provided by mass of evergreens	N/A	189/189
EVERGREEN PLANTS REQUIRED/PROVIDED:	N/A	100%	N/A	N/A
LENGTH OF SCREENING OR BERM PROVIDED:	150'	300'	600' (BERM)	860'
VEHICLE LOT PLANT ABBREVIATED ON PLAN:	"V"			
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 100%			

LANDSCAPE BUFFERS AND SCREENS:

STREET NAME OR PROPERTY LINE:	EAST PROPERTY LINE
WIDTH IN FEET REQ./PROV.:	15'/22'
LINEAR FOOTAGE:	930'
BUFFER TREES REQ./PROV.:	47/50
EVERGREEN TREES REQ./PROV.:	62/64
LENGTH OF OPAQUE STRUCTURE:	N/A
BUFFER TREE ABBREVIATED ON PLAN:	'ES'
% GROUND PLANE VEG. REQ./PROV.:	75% / 97%

INTERNAL LANDSCAPING:

NET SITE AREA:	348,480 SF
PERCENT MINIMUM INTERNAL AREA:	5%
INTERNAL AREA REQUIRED/PROVIDED:	17,424 SF / 20,381 SF
INTERNAL TREES REQUIRED/PROVIDED:	35/46
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0
ORN. GRASS SUBSTITUTES REQ./PROV.:	0
INTERNAL PLANT ABBREVIATED ON PLAN:	'I'
% GROUND PLANE VEG. REQ./PROV.:	75%/100%

PLANT SCHEDULE:

TREES:

SYMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	KEY:	CLASS	MATURE WIDTH	PLANTING SIZE:	NOTES:
	TA	30	Tilia americana 'Redmond'	Redmond Linden	4S	C	30'	2.5" caliper	B&B
	TC	10	Tilia cordata 'Greenspire'	Greenspire Linden	4S	C	20'	2.5" caliper	B&B
	FA	11	Fraxinus americana 'Almn. Purple'	Autumn Purple Ash	4S	C	40'	2.5" caliper	B&B
	QR	25	Quercus robur	Columnar or English Oak	S		20'	2.5" caliper	B&B
	PV	15	Prunus virginiana	Shubert Chokecherry	124567	B	10'-15'	2" caliper	B&B
	MS	8	Malus 'Spring Snow'	Spring Snow Crabapple	467S	C	15'-20'	2" caliper	B&B
	AG	15	Acer ginnala	Ginnala Maple	4578A	C	15'-20'	8" clump	B&B
	CC	13	Crataegus crus-galli	Cockspur Hawthorne	235AD	C	20'	2" caliper	B&B
	PPg	15	Picea pungens	Blue Spruce	678S	B	12'-15'	6'-8"	B&B
	PN	40	Pinus nigra	Austrian Pine	25678A	C	30'	6'-8"	B&B
	PP	40	Pinus ponderosa	Ponderosa Pine	268D	N	30'	6'-8"	B&B

PERCENT SIGNATURE TREES:	SIGNATURE TREES: 197
(60% MINIMUM REQUIRED)	TOTAL NUMBER OF TREES: 222 = 89% SIGNATURE TREES

SHRUBS:

SYMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	KEY:	CLASS	MATURE WIDTH	PLANTING SIZE:	NOTES:
	CS	10	Cytisus scoparius 'Moonlight'	Moonlight Broom	D		4'-6'	5 gallon	container
	CCI	10	Caryopteris x cladonensis	Blue Mist Spiraea	257DA	B	2'-3'	5 gallon	container
	JS	120	Juniperus sabina 'Scandia'	Scandia Juniper	598A	C	4'-6'	5 gallon	container
	CL	15	Cotoneaster lucidus	Peking Cotoneaster	598A	C	4'-6'	5 gallon	container
	PB	10	Prunus besseyi	Western Sand Cherry	12345A	B	4'-6'	5 gallon	container
	PF	30	Potentilla fruticosa 'Gold Finger'	Gold Finger Potentilla	4567S	B	3'	5 gallon	container
	RA	80	Ribes alpinum	Alpine Currant	5678A	C	3'-6'	5 gallon	container
	SJ	30	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spiraea	SA		2'-3'	5 gallon	container
	RT	10	Rhus trilobata	Three-Leaved Sumac	23456DA	N,B	4'-6'	5 gallon	container
	QG	10	Quercus gambelii	Gambel Oak	125678DA	N	15'-20'	5 gallon	container
	VL	5	Viburnum lentago	Nannyberry Viburnum	456DA	C	6'	5 gallon	container

PERCENT SIGNATURE SHRUBS:	SIGNATURE SHRUBS: 320
(60% MINIMUM REQUIRED)	TOTAL NUMBER OF SHRUBS: 360 = 89% SIGNATURE SHRUBS

ORNAMENTAL GRASSES:

SYMBOL:	ABBR.	QTY.	BOTANICAL NAME:	COMMON NAME:	KEY:	CLASS	MATURE WIDTH	PLANTING SIZE:	NOTES:
	CA	20	Calamagrostis acutiflora	Feather Reed Grass	A		2'-3'	1 gallon	container
	FG	55	Festuca ovina 'Glaucia'	Blue Fescue Grass	23568D	C	12"-18"	1 gallon	container
	KP	55	Koeleria pyramidata	Junegrass	1236D	N	2'-3'	1 gallon	container
	PA	25	Panicum affine	Himalayan Fleecelower	A		2'-3'	1 gallon	container
	MS	25	Miscanthus sinensis	Maidenhair Grass	D, A		3'-4'	1 gallon	container

PERCENT SIGNATURE GRASSES:	SIGNATURE GRASSES: 110
(60% MINIMUM REQUIRED)	TOTAL NUMBER OF GRASSES: 180 = 61% SIGNATURE GRASSES

GENERAL NOTES:

- ALL UTILITY LOCATIONS MUST BE OBTAINED BY THE LANDSCAPE CONTRACTOR PRIOR TO DIGGING.
- ALL AREAS DISTURBED DUE TO CONSTRUCTION SHALL BE REVEGETATED AS PART OF THE BASE BID UNLESS OTHERWISE SHOWN.
- LOCATION OF ALL STEEL EDGERS MUST BE STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. AVOID BROKEN BACK CURVES AND LONG TANGENTS BETWEEN CURVES.
- ALL TREE LOCATIONS SHALL BE STAKED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE. ALL SHRUBS SHALL BE PLACED AND THEIR LOCATION APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL PRACTICES AS PER THE CITY OF COLORADO SPRINGS SPECIFICATIONS.
- ALL TURF AREA ARE TO BE IRRIGATED VIA AN AUTOMATED SYSTEM OF GEAR-DRIVEN ROTORS AND POP-UP SPRAYS, ALL SHRUBS AND TREES (EXCEPT THOSE IN TURF AREAS) SHALL BE DRIP IRRIGATED.
- ALL SHRUB BEDS SHALL BE MULCHED WITH A 4" LAYER OF SHREDDED CEDAR MULCH PLACED OVER WEED BARRIER FABRIC.
- SEEDING SHALL OCCUR AFTER SPRING THAW AND BEFORE APRIL 15 OR AFTER SEPTEMBER 1 AND BEFORE CONSISTENT GROUND FREEZE.
- SHRUB AND GRASS COUNTS IN PLANT SCHEDULE ARE APPROXIMATE.
- FOR SITE DEVELOPMENT DATA, SEE DEVELOPMENT PLAN.
- FOR SITE LIGHT LOCATIONS AND DETAIL, SEE DEVELOPMENT PLAN.
- FOR FENCE AND SCREEN WALL DETAILS, REFERENCE DEVELOPMENT PLAN.
- FOR EROSION CONTROL DETAILS, REFERENCE GRADING PLAN.
- FINAL LANDSCAPE DEVELOPMENT PLAN TO BE ISSUED AT TIME OF PERMITTING.
- REFERENCE DEVELOPMENT PLAN FOR EXISTING AND PROPOSED UTILITY LOCATIONS.
- CLIMATE ZONE: MLD, SEMI-ARID FOOTHILLS PLAINS.
- PLANT COMMUNITIES: FOOTHILLS SHRUBLANDS, PONDEROSA PINE FOREST, LOWER RIPARIAN SHRUBLANDS.

ROCKWELL MINCHOW
CONSULTANTS, INC.
ENGINEERING • SURVEYING
2828 STRAUS LANE, SUITE #100
COLORADO SPRINGS, CO 80907
(719) 475-2575 • FAX (719) 475-9223

BRIARGATE BUSINESS CAMPUS FILING NO. 20
PRELIMINARY LANDSCAPE PLAN

SCALE: 1"=50'-0" DRAWN BY: GMJ 8046
DATE: 08/13/99 CHECKED BY: LMT/RLG JOB NO.