

LOT 3

LEGAL DESCRIPTION: TO BE REPLATTED AS: CLARK PLACE FILING NO. 1, LOT 3
 ZONING: P1P1/AO/SS (PLANNED INDUSTRIAL PARK WITH AIRPORT AND STREAMSIDE OVERLAYS)
 LOT SIZE: 99,643 SQFT (2.24 ACRES)
 CURRENT USE: VACANT

BUILDING INFORMATION
 GROSS BUILDING AREA: 10,000 SF
 BUILDING OCCUPANCY: B/S-2
 TYPE OF CONSTRUCTION: II-B
 FIRE SYSTEMS: NONE
 AREA SEPARATION WALLS: NONE

ZONING CODE STUDY
 PROPOSED PRINCIPAL USE: WAREHOUSE
 ANCILLARY USE: OFFICE/OUTSIDE STORAGE AREA
 STRUCTURAL COVERAGE: 10%
 PAVEMENT COVERAGE: 83%
 STREET COVERAGE: 0%
 BUILDING STRUCTURAL HEIGHT: 20'-8 1/2" (45'-0" MAX)
 FRONT YARD SETBACK: 50'-0"
 SIDE YARD SETBACK: 0'-0"
 REAR YARD SETBACK: 10'-0"

REQUIRED PARKING SPACES:
 OFFICE-(1 SPACE/400 S.F.) (1,500 S.F. / 400 S.F.) 4
 WAREHOUSE-(1 SPACE/1,000 S.F.) (8,500 S.F. / 1,000 S.F.) 1
 H.C.-(1 SPACE/25 REQ'D) 13
TOTAL PARKING SPACES REQUIRED: 18
TOTAL PARKING PROVIDED: 13
 STANDARD SPACES PROVIDED: 12
 H.C. SPACES PROVIDED: 1
 COMPACT SPACES PROVIDED: 0
 LOADING SPACE PROVIDED: 0
 (SEE DETAIL 1 OF 4 FOR DIMENSIONS)

LOT 4

LEGAL DESCRIPTION: TO BE REPLATTED AS: CLARK PLACE FILING NO. 1, LOT 4
 ZONING: P1P1/AO/SS (PLANNED INDUSTRIAL PARK WITH AIRPORT AND STREAMSIDE OVERLAYS)
 LOT SIZE: 41,536 SQFT (.95 ACRES)
 CURRENT USE: VACANT

BUILDING INFORMATION
 GROSS BUILDING AREA: 10,000 SF
 BUILDING OCCUPANCY: B/S-2
 TYPE OF CONSTRUCTION: II-B
 FIRE SYSTEMS: NONE
 AREA SEPARATION WALLS: NONE

ZONING CODE STUDY
 PROPOSED PRINCIPAL USE: WAREHOUSE
 ANCILLARY USE: OFFICE/OUTSIDE STORAGE AREA
 STRUCTURAL COVERAGE: 24%
 PAVEMENT COVERAGE: 51%
 STREET COVERAGE: 0%
 BUILDING STRUCTURAL HEIGHT: 20'-8 1/2" (45'-0" MAX)
 FRONT YARD SETBACK: 50'-0"
 SIDE YARD SETBACK: 0'-0"
 REAR YARD SETBACK: 0'-0"

REQUIRED PARKING SPACES:
 OFFICE-(1 SPACE/400 S.F.) (1,500 S.F. / 400 S.F.) 4
 WAREHOUSE-(1 SPACE/1,000 S.F.) (8,500 S.F. / 1,000 S.F.) 1
 H.C.-(1 SPACE/25 REQ'D) 13
TOTAL PARKING SPACES REQUIRED: 18
TOTAL PARKING PROVIDED: 13
 STANDARD SPACES PROVIDED: 12
 H.C. SPACES PROVIDED: 1
 COMPACT SPACES PROVIDED: 0
 LOADING SPACE PROVIDED: 0
 (SEE DETAIL 1 OF 4 FOR DIMENSIONS)

LOT 5

LEGAL DESCRIPTION: TO BE REPLATTED AS: CLARK PLACE FILING NO. 1, LOT 5
 ZONING: P1P1/AO/SS (PLANNED INDUSTRIAL PARK WITH AIRPORT AND STREAMSIDE OVERLAYS)
 LOT SIZE: 33,588 SQFT (.77 ACRES)
 CURRENT USE: VACANT

BUILDING INFORMATION
 GROSS BUILDING AREA: 15,000 SF
 BUILDING OCCUPANCY: B/S-2
 TYPE OF CONSTRUCTION: II-B
 FIRE SYSTEMS: NONE
 AREA SEPARATION WALLS: NONE

ZONING CODE STUDY
 PROPOSED PRINCIPAL USE: WAREHOUSE
 ANCILLARY USE: OFFICE/OUTSIDE STORAGE AREA
 STRUCTURAL COVERAGE: 22%
 PAVEMENT COVERAGE: 51%
 STREET COVERAGE: 0%
 BUILDING STRUCTURAL HEIGHT: 18'-1 3/8" (45'-0" MAX)
 FRONT YARD SETBACK: 50'-0"
 SIDE YARD SETBACK: 10'-0" (SOUTH SIDE ONLY)
 REAR YARD SETBACK: 0'-0"

REQUIRED PARKING SPACES:
 OFFICE-(1 SPACE/400 S.F.) (1,500 S.F. / 400 S.F.) 4
 WAREHOUSE-(1 SPACE/1,000 S.F.) (6,000 S.F. / 1,000 S.F.) 6
 H.C.-(1 SPACE/25 REQ'D) 13
TOTAL PARKING SPACES REQUIRED: 23
TOTAL PARKING PROVIDED: 19
 STANDARD SPACES PROVIDED: 12
 H.C. SPACES PROVIDED: 1
 COMPACT SPACES PROVIDED: 0
 LOADING SPACE PROVIDED: 0
 (SEE DETAIL 1 OF 4 FOR DIMENSIONS)

APPLICANT'S INFORMATION

APPLICANT: LISA PETERSON
 PHONE: (719) 570-1544
 EMAIL: lpeterson@hammersconstruction.com
 ADDRESS: HAMMERS CONSTRUCTION
 1411 WOOLSEY HEIGHTS
 COLORADO SPRINGS, CO 80915

CONCEPT PLAN - AR CP 20-00763

APPROVED ON 3-31-2021
 NON-USE VARIANCE: (AR NV 20-00765)
 LOT COVERAGE INCREASE UP TO 40%
 NON-USE VARIANCE: (AR NV 20-00764)
 REDUCE SIDE YARD SETBACK TO 10'-0"

OWNER INFORMATION

OWNER: HAMMERS CONSTRUCTION, INC.
 NAME: STEVE HAMMERS
 PHONE: (719) 570-1544
 EMAIL: shammers@hammersconstruction.com
 ADDRESS: HAMMERS CONSTRUCTION
 1411 WOOLSEY HEIGHTS
 COLORADO SPRINGS, CO 80915

CURRENT SITE INFORMATION

LOT 2
 LEGAL DESCRIPTION: LOT 2 BLK 2 RUSTIC HILLS SUB 6 FIL 3
 PARCEL NUMBER: 64114-03-005
 ADDRESS: 742 CLARK PLACE
 LOT SIZE: 4.28 ACRES (186,491 SF)

LOT 3
 LEGAL DESCRIPTION: LOT 3 BLK 2 RUSTIC HILLS SUB 6 FIL 3
 PARCEL NUMBER: 64114-03-006
 ADDRESS: 752 CLARK PLACE
 LOT SIZE: 6.56 ACRES (285,753 SF)

AVIGATION NOTES

A. NO ELECTROMAGNETIC, LIGHT, ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS, OR NAVIGATIONAL AIDS ARE ALLOWED.

B. NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THE POTENTIALITY AND THE RAMIFICATIONS THEREOF.

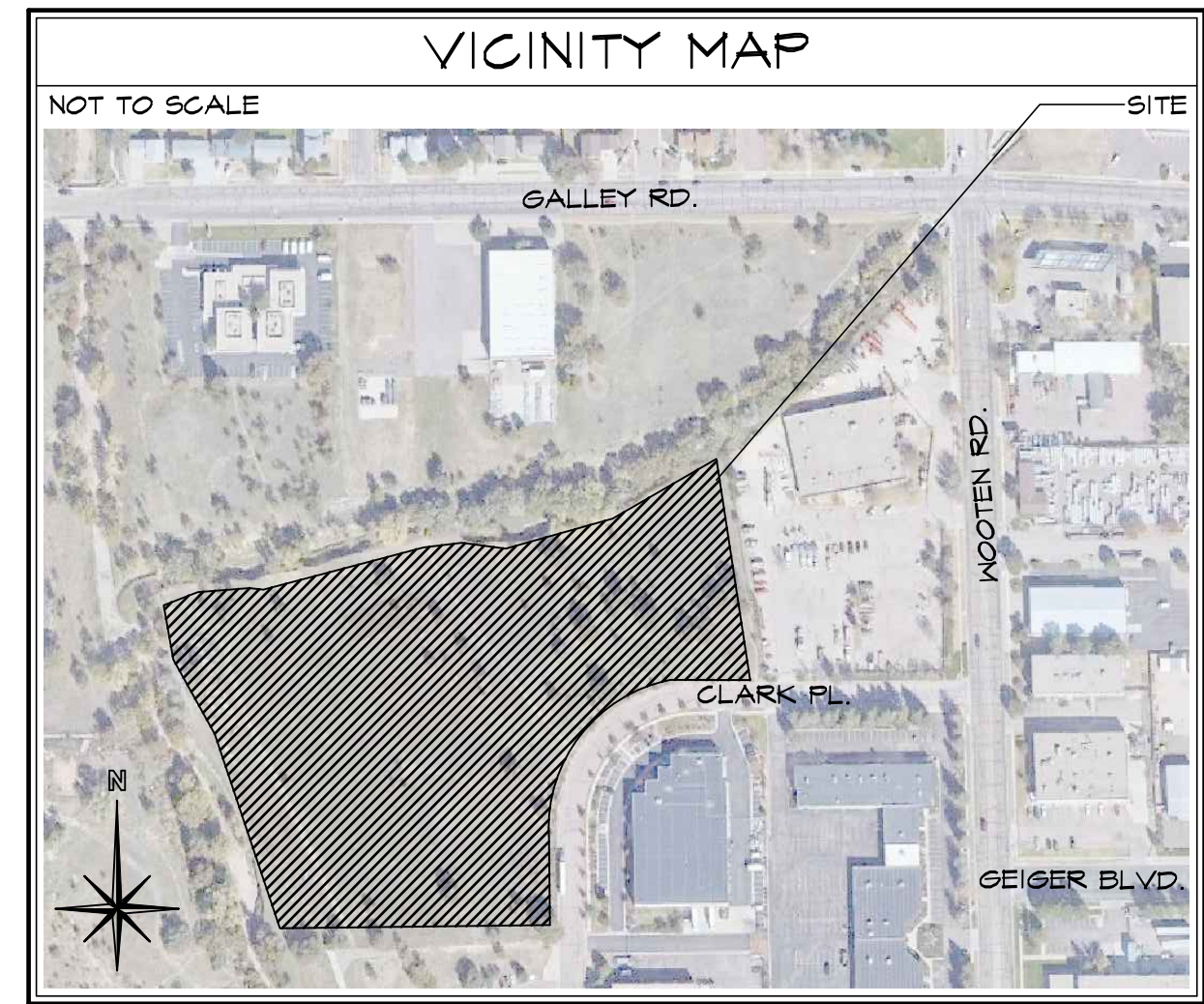
C. NO MAN-MADE OR NON-MAN MADE OBSTRUCTIONS ARE ALLOWED TO PENETRATE THE 40:1 APPROACH SURFACE.

D. IF USE OF TEMPORARY CONSTRUCTION EQUIPMENT SHALL EXCEED 200 FEET ABOVE GROUND IN HEIGHT AT THIS SITE, THE APPLICANT MUST FILE FEDERAL AVIATION ADMINISTRATION (FAA) FORM 7460-1 NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION FOR THE EQUIPMENT AND PROVIDE FAA DOCUMENTATION TO THE AIRPORT BEFORE THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

CLARK PLACE FIL. NO. 1

"DEVELOPMENT PLAN"

COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO



TRACT TABLE

TRACT	SIZE (ACRES)	USE	MAINTENANCE	OWNERSHIP
A	2.986	CREEK CHANNEL/DRAINAGE/OPEN SPACE/ PUBLIC UTILITIES/ANY OTHER PUBLIC USE THE CITY DEEMS APPROPRIATE	COC5	COC5
B	0.934	DRAINAGE/PRIVATE DETENTION POND/PUBLIC UTILITIES/LANDSCAPING	LOTS 1-5	LOTS 1-5
TOTAL	3.920	(TOTAL ACREAGE OF ALL TRACTS)		

COC5 = CITY OF COLORADO SPRINGS
 LOTS 1-5: EQUAL SHARES OF INDIVIDUAL LOT OWNERS OF LOTS 1 THROUGH 5

- GENERAL NOTES**
- 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 EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
 - KNOX EQUIPMENT WILL BE PROVIDED FOR ALL GATES ON THE PLANS
 - A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATION
 - ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS AND MARKINGS AT (719) 585-6120 FOR ASSISTANCE.
 - PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
 - LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
 - ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE ADDITIONAL PROPERTY OWNER.
 - LANDSCAPE MAINTENANCE OF TRACT A WILL BE THE RESPONSIBILITY OF THE CITY OF COLORADO SPRINGS. THE MAINTENANCE OF TRACT B WILL BE THE RESPONSIBILITY OF THE COMBINED OWNERS OF LOTS 1-5.
 - PRIOR TO ANY DEVELOPMENT, INCLUDING GRADING, VEGETATION REMOVAL, OR ANY OTHER IMPROVEMENTS, THE STREAMSIDE BUFFER ZONE MUST BE FENCED OR APPROPRIATELY FLAGGED BY THE PROPERTY OWNER OR DEVELOPER TO DENOTE THE STREAM CORRIDOR. NO HEAVY EQUIPMENT OR OTHER POTENTIALLY DAMAGING ACTIVITIES ARE PERMITTED IN THE PROTECTED AREA. THE FLAGS ARE TO REMAIN IN PLACE UNTIL CONSTRUCTION ACTIVITIES ARE COMPLETE.
 - ANY DEVELOPMENT PLAN APPROVAL SHALL INCLUDE THE PROVISION OF A MINIMUM SIX FOOT TALL OPaque FENCE ALONG THE REAR PROPERTY LINE. FENCE SHALL BE OF AN ACCEPTABLE DESIGN THAT WILL COMPLETELY SCREEN VIEWS OF INDUSTRIAL USES AND OUTDOOR STORAGE FROM THE STREET.
 - IN NO CASE SHALL MATERIALS BE STORED OUTDOOR IN SUCH A WAY THAT THEY EXCEED THE HEIGHT OF THE REAR-YARD FENCE
 - NO VEHICLES EXCEEDING 15,000 LBS GVWR SHALL BE STORED ON PROPERTY UNLESS APPROVAL OF A CONDITIONAL USE PERMIT FOR AN EQUIPMENT STORAGE YARD IS SECURED
 - ALL CURB, GUTTER, PEDESTRIAN RAMPS, SIDEWALK, AND DRIVEWAY POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETRIORATION OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG CLARK PLACE ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW DIVISION INSPECTOR (EDRD) TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE EDRD INSPECTOR CAN BE REACHED AT (719) 585-5411
 - THE CITY PUBLIC WORKS / STORMWATER ENTERPRISE HAVE AGREED TO BE RESPONSIBLE FOR MAINTENANCE RESPONSIBILITIES INCLUDING INSTALLATION AND MAINTENANCE OF STREAMSIDE LANDSCAPING REQUIREMENTS OF CITY CODE, AND THE CITY PARKS DEPARTMENT HAS AGREED TO CONSTRUCT THE PLANNED TRAIL. THIS REPRESENTS AN EXEMPTION TO STREAMSIDE REQUIREMENT.
 - APPLICATION OF CRUSHED ASPHALT USED IN STORAGE LOTS: THE CRUSHED ASPHALT IS BROUGHT TO THE SITE THEN GRADED INTO A SOME WHAT LEVEL SURFACE. THIS THICKNESS IS ABOUT 4" OF MATERIAL. ONCE THE MATERIAL IS APPLIED AND LEVELED, WE USE A SMOOTH ROLLER TO COMPACT IT. IT TENDS TO BIND TOGETHER WITH THE LEFT-OVER TAR FROM THE RECYCLED ASPHALT.

DRAWING INDEX

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- 2 OF 23 - SITE PLAN
- 3 OF 23 - DIMENSIONED SITE PLAN
- 4 OF 23 - SITE DETAILS
- 5 OF 23 - SITE EXHIBIT
- 6 OF 23 - PRELIM UTILITIES & PUBLIC FACILITIES PLAN
- 7 OF 23 - PRELIMINARY GRADING PLAN
- 8 OF 23 - PRELIMINARY GRADING PLAN, LOT 1
- 9 OF 23 - PRELIMINARY GRADING PLAN, LOT 2
- 10 OF 23 - PRELIMINARY GRADING PLAN, LOT 3
- 11 OF 23 - PRELIMINARY GRADING PLAN, LOTS 4 & 5
- 12 OF 23 - OVERALL FINAL LANDSCAPE PLAN
- 13 OF 23 - FINAL LANDSCAPE PLAN AREA A
- 14 OF 23 - FINAL LANDSCAPE PLAN AREA B
- 15 OF 23 - FINAL LANDSCAPE PLAN AREA C
- 16 OF 23 - FINAL LANDSCAPE PLAN AREA D
- 17 OF 23 - LANDSCAPE NOTES
- 18 OF 23 - PLANTING DETAILS
- 19 OF 23 - ELEVATION OF PROPOSED BUILDING LOT 1
- 20 OF 23 - ELEVATION OF PROPOSED BUILDING LOT 2
- 21 OF 23 - ELEVATION OF PROPOSED BUILDING LOT 3
- 22 OF 23 - ELEVATION OF PROPOSED BUILDING LOT 4
- 23 OF 23 - ELEVATION OF PROPOSED BUILDING LOT 5

TRACTS A & B

TRACT A
 OWNER NAME: CITY OF COLORADO SPRINGS
 COLORADO SPRINGS, CO

LEGAL DESCRIPTION: TO BE REPLATTED AS: CLARK PLACE, FIL NO. 1, TRACT A
 ZONING: P1P1/AO/SS (PLANNED INDUSTRIAL PARK W/ AIRPORT AND STREAMSIDE OVERLAYS)
 LOT SIZE: 150,051 SF (2.99 ACRES)
 CURRENT USE: VACANT
 PROPOSED USE: DRAINAGE EASEMENT

TRACT B
 OWNER NAME: EQUAL SHARES OF INDIVIDUAL LOT OWNERS OF LOTS 1 THROUGH 5

LEGAL DESCRIPTION: TO BE REPLATTED AS: CLARK PLACE, FIL NO. 1, TRACT B
 ZONING: P1P1/AO/SS (PLANNED INDUSTRIAL PARK W/ AIRPORT AND STREAMSIDE OVERLAYS)
 LOT SIZE: 40,883 SF (.93 ACRES)
 CURRENT USE: VACANT
 PROPOSED USE: DETENTION POND

LOT 1

LEGAL DESCRIPTION: TO BE REPLATTED AS: CLARK PLACE FILING NO. 1, LOT 1
 ZONING: P1P1/AO/SS (PLANNED INDUSTRIAL PARK W/ AIRPORT AND STREAMSIDE OVERLAYS)
 LOT SIZE: 59,107 SQFT (1.36 ACRES)
 CURRENT USE: VACANT

BUILDING INFORMATION
 GROSS BUILDING AREA: 15,000 SF
 BUILDING OCCUPANCY: B/S-2
 TYPE OF CONSTRUCTION: II-B
 FIRE SYSTEMS: NONE
 AREA SEPARATION WALLS: NONE

ZONING CODE STUDY
 PROPOSED PRINCIPAL USE: WAREHOUSE
 ANCILLARY USE: OFFICE/RETAIL/OUTSIDE STORAGE
 STRUCTURAL COVERAGE: 25%
 PAVEMENT COVERAGE: 64%
 STREET COVERAGE: 0%
 BUILDING STRUCTURAL HEIGHT: 26'-1 3/8" (45'-0" MAX)
 FRONT YARD SETBACK: 50'-0"
 SIDE YARD SETBACK: 10'-0" (EAST SIDE ONLY)
 REAR YARD SETBACK: 10'-0"

REQUIRED PARKING SPACES:
 OFFICE-(1 SPACE/400 S.F.) (1,500 S.F. / 400 S.F.) 4
 RETAIL-(1 SPACE/300 S.F.) (1,500 S.F. / 300 S.F.) 5
 WAREHOUSE-(1 SPACE/1,000 S.F.) (11,000 S.F. / 1,000 S.F.) 11
 H.C.-(1 SPACE/25 REQ'D) 12
TOTAL PARKING SPACES REQUIRED: 22
TOTAL PARKING PROVIDED: 21
 STANDARD SPACES PROVIDED: 18
 H.C. SPACES PROVIDED: 1
 SPACE PROVIDED IN WAREHOUSE FOR EMPLOYEE: 1
 COMPACT SPACES PROVIDED: 1
 LOADING SPACE PROVIDED: 0
 (SEE DETAIL 1 OF 4 FOR DIMENSIONS)

LOT 2

LEGAL DESCRIPTION: TO BE REPLATTED AS: CLARK PLACE FILING NO. 1, LOT 2
 ZONING: P1P1/AO/SS (PLANNED INDUSTRIAL PARK WITH AIRPORT AND STREAMSIDE OVERLAYS)
 LOT SIZE: 73,354 SQFT (1.73 ACRES)
 CURRENT USE: VACANT

BUILDING INFORMATION
 GROSS BUILDING AREA: 10,000 SF
 BUILDING OCCUPANCY: B/S-2
 TYPE OF CONSTRUCTION: II-B
 FIRE SYSTEMS: NONE
 AREA SEPARATION WALLS: NONE

ZONING CODE STUDY
 PROPOSED PRINCIPAL USE: WAREHOUSE
 ANCILLARY USE: OFFICE/OUTSIDE STORAGE AREA
 STRUCTURAL COVERAGE: 15%
 PAVEMENT COVERAGE: 76%
 STREET COVERAGE: 0%
 BUILDING STRUCTURAL HEIGHT: 20'-8 1/2" (45'-0" MAX)
 FRONT YARD SETBACK: 50'-0"
 SIDE YARD SETBACK: 0'-0"
 REAR YARD SETBACK: 10'-0"

REQUIRED PARKING SPACES:
 OFFICE-(1 SPACE/400 S.F.) (1,500 S.F. / 400 S.F.) 4
 WAREHOUSE-(1 SPACE/1,000 S.F.) (8,500 S.F. / 1,000 S.F.) 1
 H.C.-(1 SPACE/25 REQ'D) 13
TOTAL PARKING SPACES REQUIRED: 18
TOTAL PARKING PROVIDED: 13
 STANDARD SPACES PROVIDED: 12
 H.C. SPACES PROVIDED: 1
 COMPACT SPACES PROVIDED: 0
 LOADING SPACE PROVIDED: 0
 (SEE DETAIL 1 OF 4 FOR DIMENSIONS)

HAMMERS CONSTRUCTION INC.
 COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
 PRESIDENT: STEVE R. HAMMERS
 VICE PRES: DAVID J. HAMMERS
 1411 WOOLSEY HEIGHTS
 COLORADO SPRINGS, CO 80915
 (719) 570-1599 FAX (719) 570-7008
 www.hammersconstruction.com

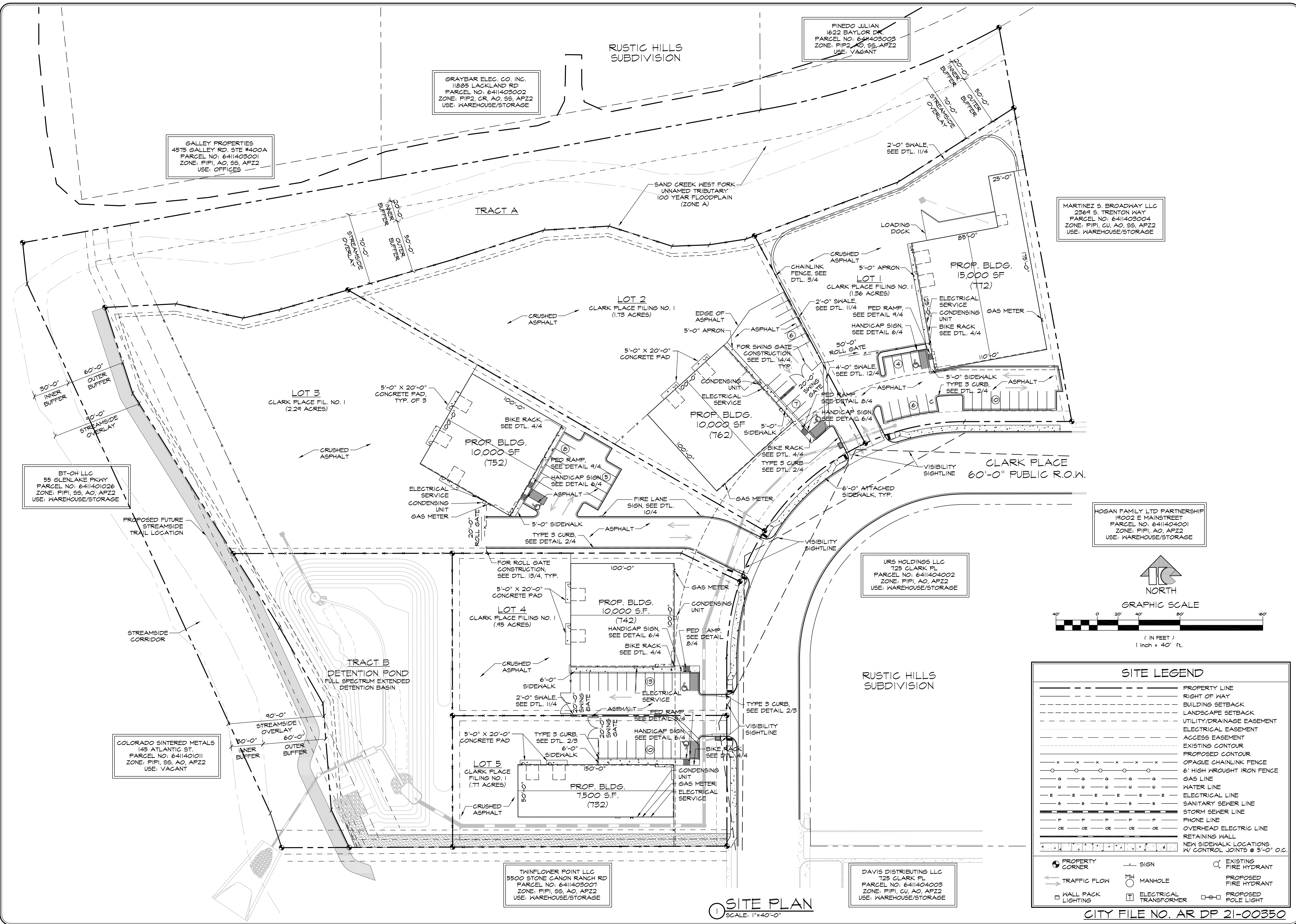
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CLARK PLACE
 SITE DEVELOPMENT PLAN
 152-772 CLARK PLACE
 COLORADO SPRINGS, CO 80915
 EL PASO COUNTY, COLORADO

COLORADO SPRINGS
 COMPACT CITY USA
 Land Use Review
 Approved
 11/15/2021
 1:24:52 PM
 Tamara.Baxter

DATE: MAY 28, 2021
 DRAWN BY: A. MADALONE
 PROJ. MGR: R. GREEN
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1228

- RESUBMITTALS:**
- 1-28-21/DP COMMENTS 6-30-21
 - 4-13-21/DP COMMENTS 6-11-21
 - 10-19-21/DP COMMENTS 10-4-21
 - 11-10-21/DP COMMENTS 11-8-21



GALLEY PROPERTIES
4575 GALLEY RD, STE 1400A
PARCEL NO: 6411403001
ZONE: P1P1, AO, SS, APZ2
USE: OFFICES

GRAYBAR ELEG. CO. INC.
11885 LACKLAND RD
PARCEL NO: 6411403002
ZONE: P1P2, CR, AO, SS, APZ2
USE: WAREHOUSE/STORAGE

PINEDO JULIAN
1622 BAYLOR DR
PARCEL NO: 6411403003
ZONE: P1P2, AO, SS, APZ2
USE: VACANT

MARTINEZ S. BROADWAY LLC
2369 S. TRENTON WAY
PARCEL NO: 6411403004
ZONE: P1P1, CU, AO, SS, APZ2
USE: WAREHOUSE/STORAGE

BT-OH LLC
55 GLENLAKE PKWY
PARCEL NO: 6411401026
ZONE: P1P1, SS, AO, APZ2
USE: WAREHOUSE/STORAGE

COLORADO SINTERED METALS
145 ATLANTIC ST.
PARCEL NO: 6411401011
ZONE: P1P1, SS, AO, APZ2
USE: VACANT

TWINFLOWER POINT LLC
5500 STONE CANYON RANGH RD
PARCEL NO: 6411403007
ZONE: P1P1, SS, AO, APZ2
USE: WAREHOUSE/STORAGE

URS HOLDINGS LLC
125 CLARK PL
PARCEL NO: 6411404002
ZONE: P1P1, AO, APZ2
USE: WAREHOUSE/STORAGE

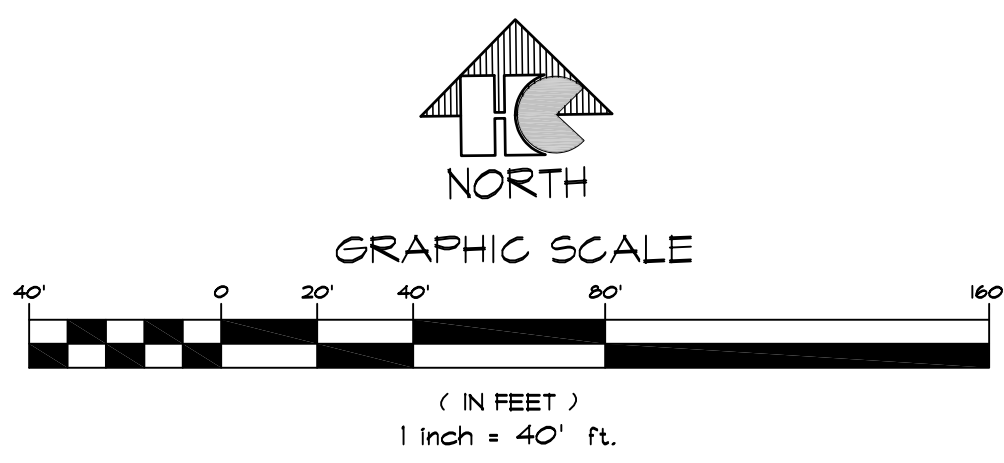
HOGAN FAMILY LTD PARTNERSHIP
19002 E MAIN STREET
PARCEL NO: 6411404001
ZONE: P1P1, AO, APZ2
USE: WAREHOUSE/STORAGE

DAVIS DISTRIBUTING LLC
125 CLARK PL
PARCEL NO: 6411404003
ZONE: P1P1, CU, AO, APZ2
USE: WAREHOUSE/STORAGE

SITE PLAN
SCALE: 1"=40'-0"

SITE LEGEND

	PROPERTY LINE		EXISTING CHAINLINK FENCE
	RIGHT OF WAY		6' HIGH WROUGHT IRON FENCE
	BUILDING SETBACK		GAS LINE
	LANDSCAPE SETBACK		WATER LINE
	UTILITY/DRAINAGE EASEMENT		ELECTRICAL LINE
	ELECTRICAL EASEMENT		SANITARY SEWER LINE
	ACCESS EASEMENT		STORM SEWER LINE
	EXISTING CONTOUR		PHONE LINE
	PROPOSED CONTOUR		OVERHEAD ELECTRIC LINE
	OPAQUE CHAINLINK FENCE		RETAINING WALL
	NEW SIDEWALK LOCATIONS		W/ CONTROL JOINTS @ 5'-0" O.C.
	PROPERTY CORNER		SIGN
	TRAFFIC FLOW		MANHOLE
	WALL PACK LIGHTING		ELECTRICAL TRANSFORMER
	EXISTING FIRE HYDRANT		PROPOSED POLE LIGHT
	PROPOSED FIRE HYDRANT		



HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1471 WOODSEY HEIGHTS
SPRINGSBROOK, CO 80915
CO: 303.451.1558 FAX: 303.451.0008
WWW.HAMMERSCONSTRUCTION.COM

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CLARK PLACE
SITE DEVELOPMENT PLAN
732-712 CLARK PLACE
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

COLORADO SPRINGS
COMPRICITY USA

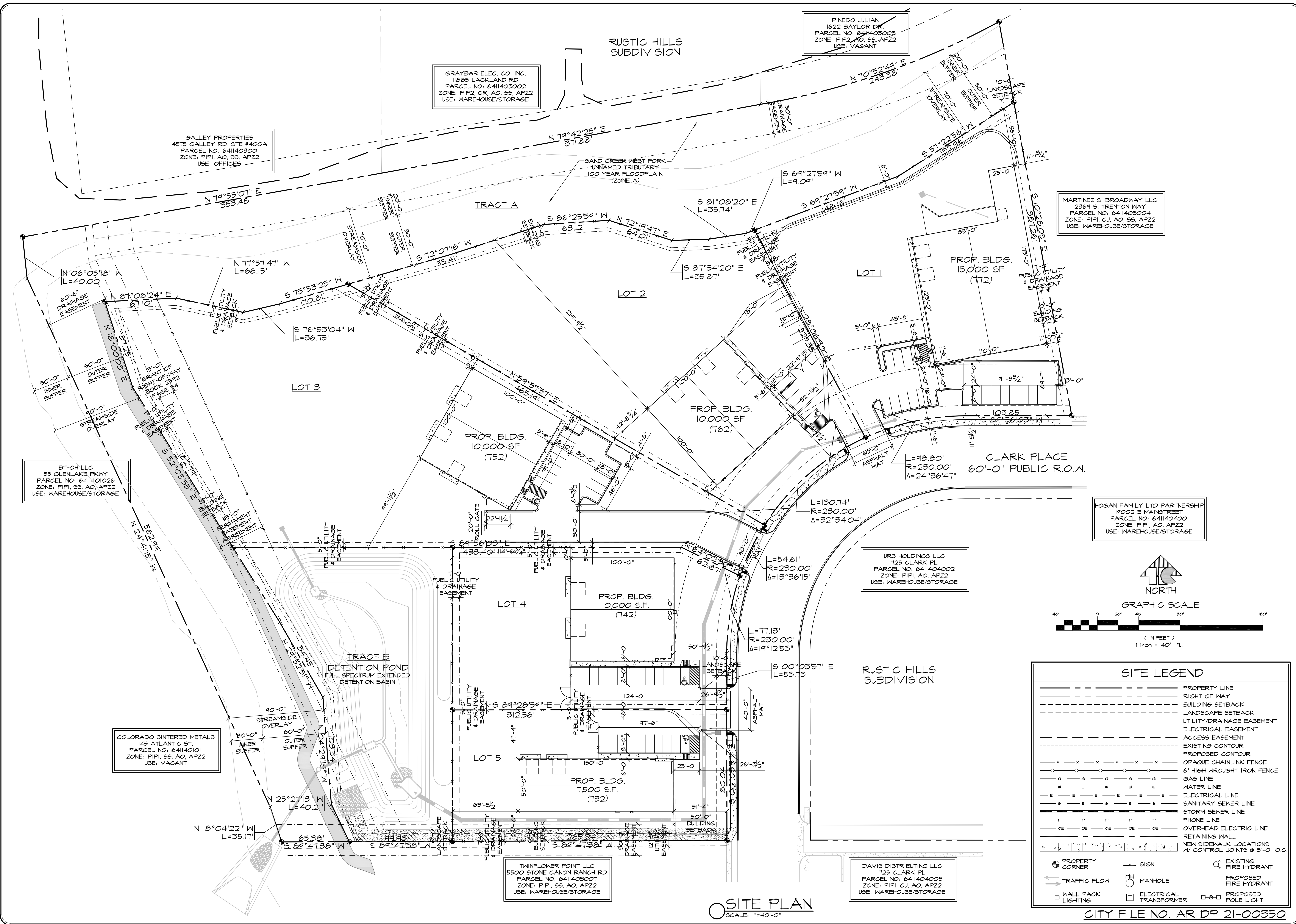
Land Use Review Approved

11/15/2021
1:24:52 PM
Tamara.Baxter

DATE: MAY 28, 2021
DRAWN BY: A. MADALONE
PROJ. MGR: R. GREEN
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APPROVED BY:
JOB NO: 1228

- RESUBMITTALS:
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 - 9-13-21/DP COMMENTS 8-11-21
 - 10-14-21/DP COMMENTS 10-4-21

CITY FILE NO. AR DP 21-00350



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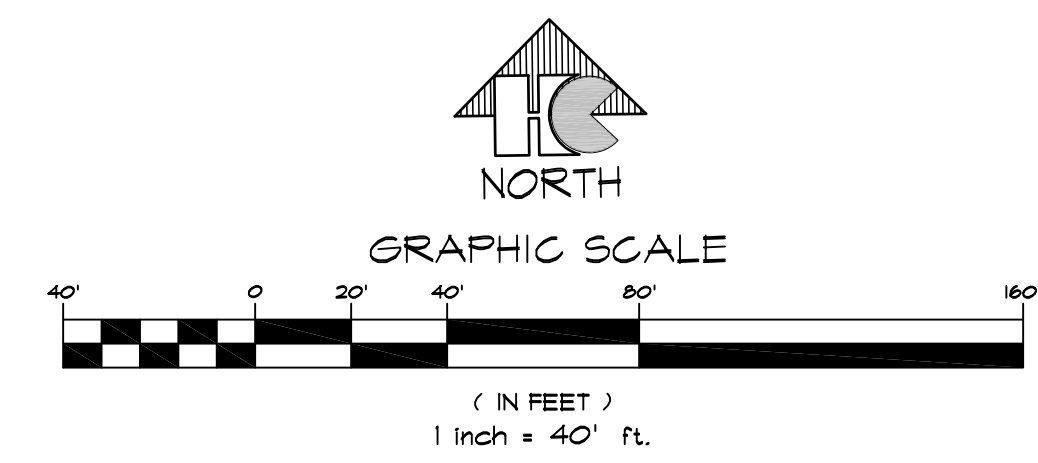
COLORADO SINTERED METALS
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ZONE: P1P1, SS, AO, APZ2
USE: VACANT

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ZONE: P1P1, SS, AO, APZ2
USE: WAREHOUSE/STORAGE

DAVIS DISTRIBUTING LLC
725 CLARK PL
PARCEL NO: 6411404003
ZONE: P1P1, CU, AO, APZ2
USE: WAREHOUSE/STORAGE

SITE LEGEND

	PROPERTY LINE
	RIGHT OF WAY
	BUILDING SETBACK
	LANDSCAPE SETBACK
	UTILITY/DRAINAGE EASEMENT
	ELECTRICAL EASEMENT
	ACCESS EASEMENT
	EXISTING CONTOUR
	PROPOSED CONTOUR
	OPAQUE CHAINLINK FENCE
	6' HIGH WROUGHT IRON FENCE
	GAS LINE
	WATER LINE
	ELECTRICAL LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	PHONE LINE
	OVERHEAD ELECTRIC LINE
	RETAINING WALL
	NEW SIDEWALK LOCATIONS w/ CONTROL JOINTS @ 5'-0" o.c.
	PROPERTY CORNER
	TRAFFIC FLOW
	WALL PACK LIGHTING
	SIGN
	MANHOLE
	ELECTRICAL TRANSFORMER
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED POLE LIGHT



SITE PLAN
SCALE: 1"=40'-0"

CITY FILE NO. AR DP 21-00350

HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1471 WOODSEY HEIGHTS
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(719) 571-1558 FAX: (719) 571-0008
www.hammersconstruction.com

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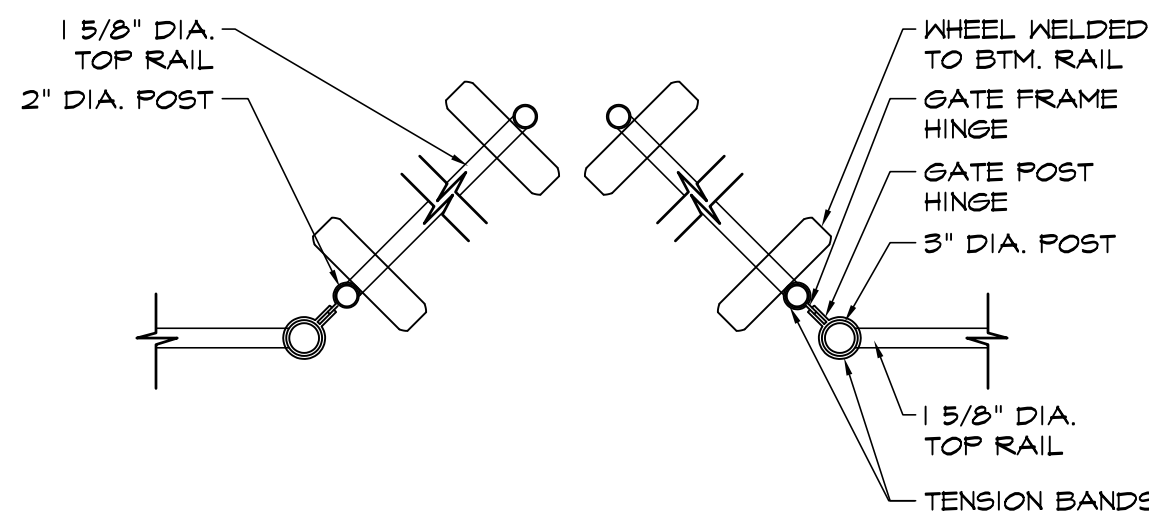
CLARK PLACE
SITE DEVELOPMENT PLAN
732-772 CLARK PLACE
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

COLORADO SPRINGS
COMMUNITY USA
Land Use Review
Approved
11/15/2021
1:24:52 PM
Tamara.Baxter

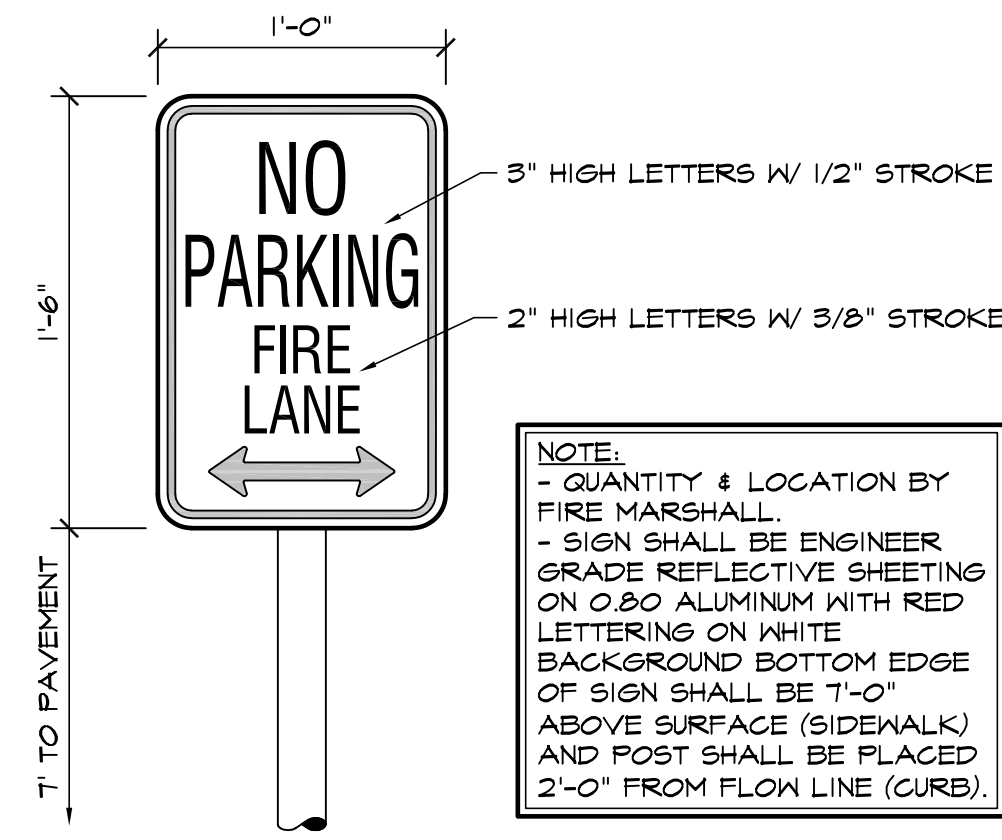
DATE: MAY 28, 2021
DRAWN BY: A. MADALONE
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1228

- RESUBMITTALS:
- ▲ 7-28-21/DP COMMENTS 6-30-21
 - ▲ 9-13-21/DP COMMENTS 8-11-21
 - ▲ 10-14-21/DP COMMENTS 10-4-21

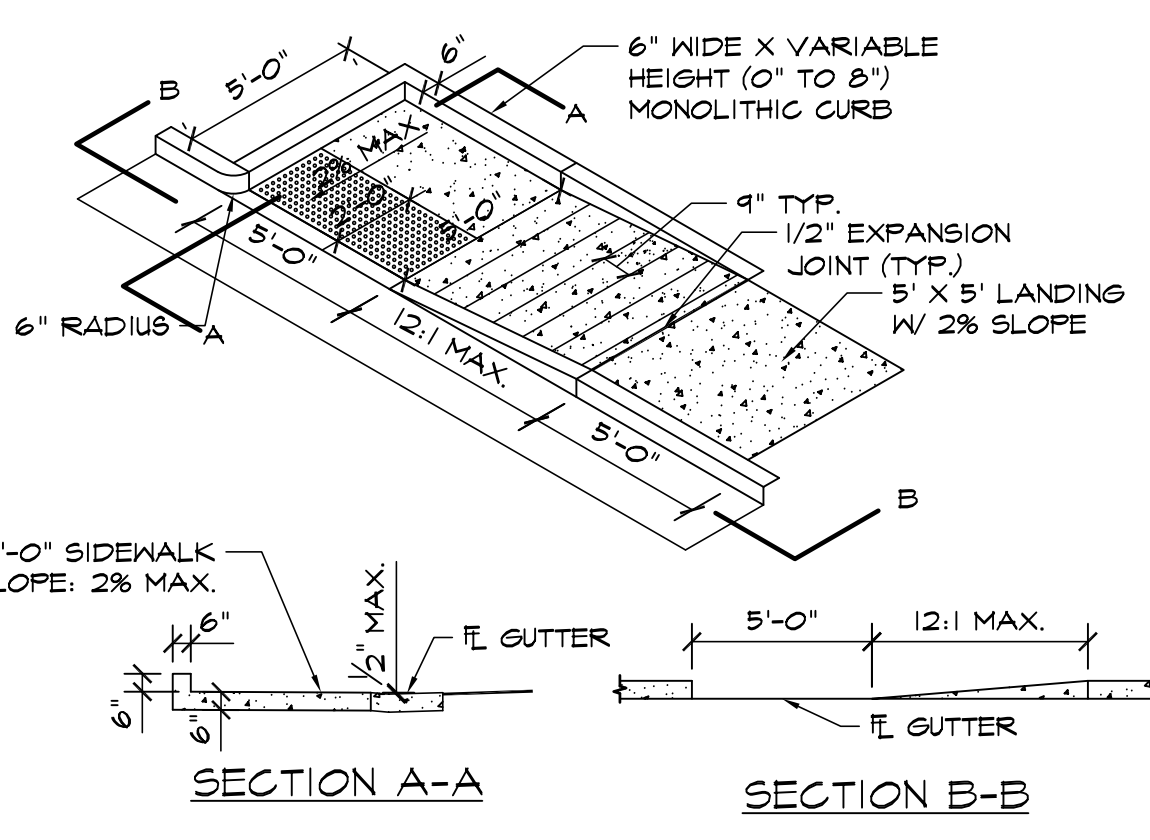
NOTE:
THIS IS A SUGGESTED DETAIL
OF MATERIALS TO BE USED IN
THE CONSTRUCTION OF THE
GATE. SUB CONTRACTORS
RESERVE THE RIGHT TO MAKE
CHANGES TO THE
CONSTRUCTION PROCESS OR
MATERIALS USED FOR THE GATE.



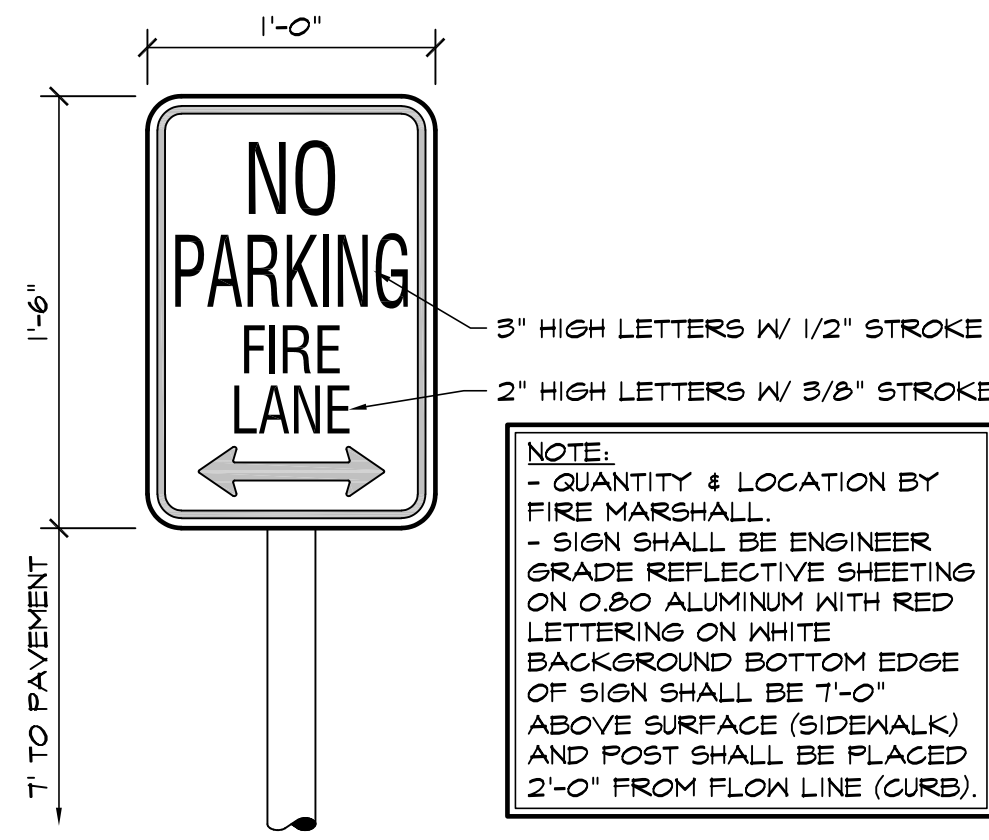
14 SWING GATE DETAIL
SCALE: 3/4"=1'-0"



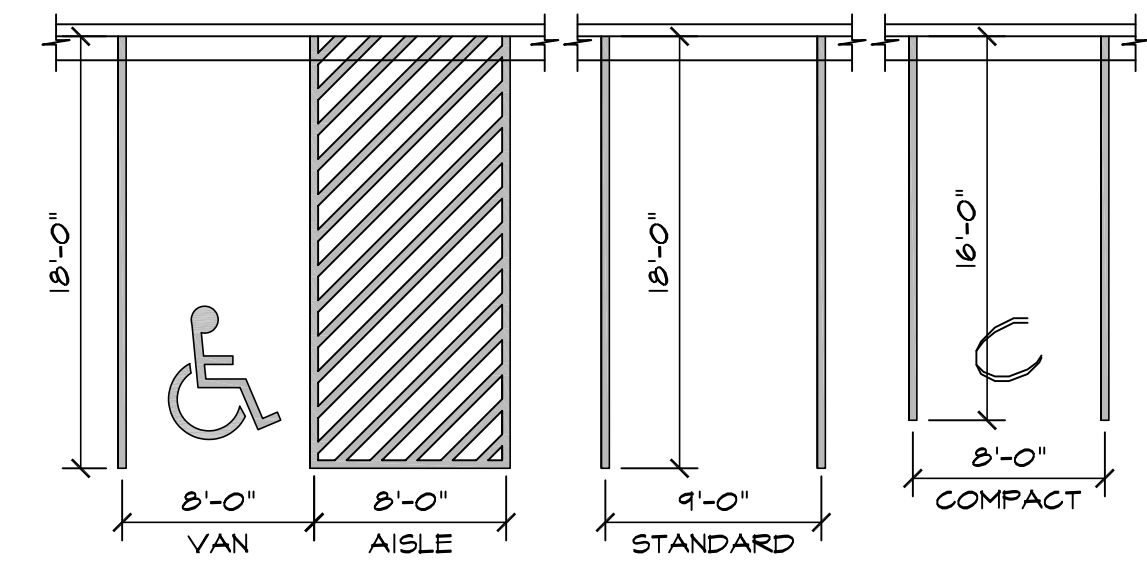
5 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"



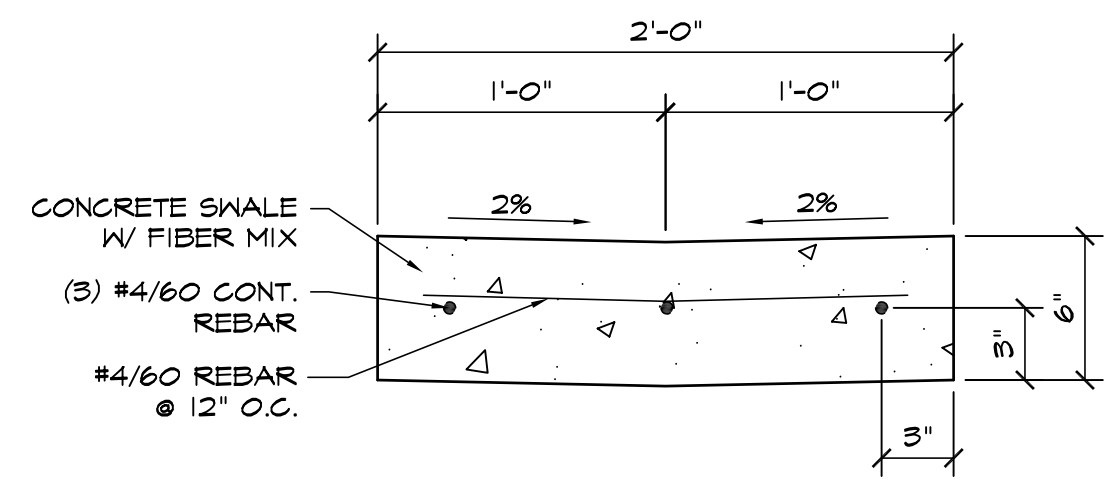
8 PEDESTRIAN RAMP DETAIL D-8K
SCALE: 3/16"=1'-0"



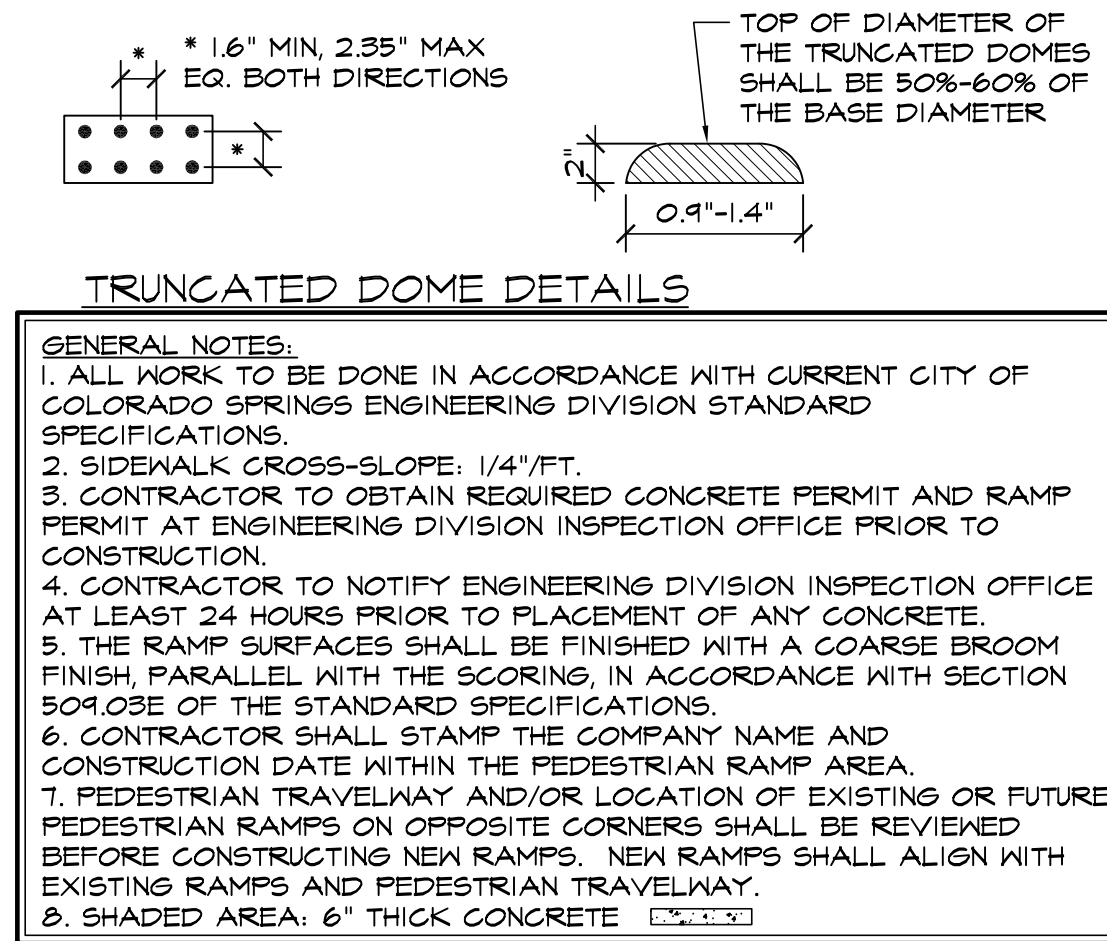
5 FIRE LANE SIGN
SCALE: 1 1/2"=1'-0"



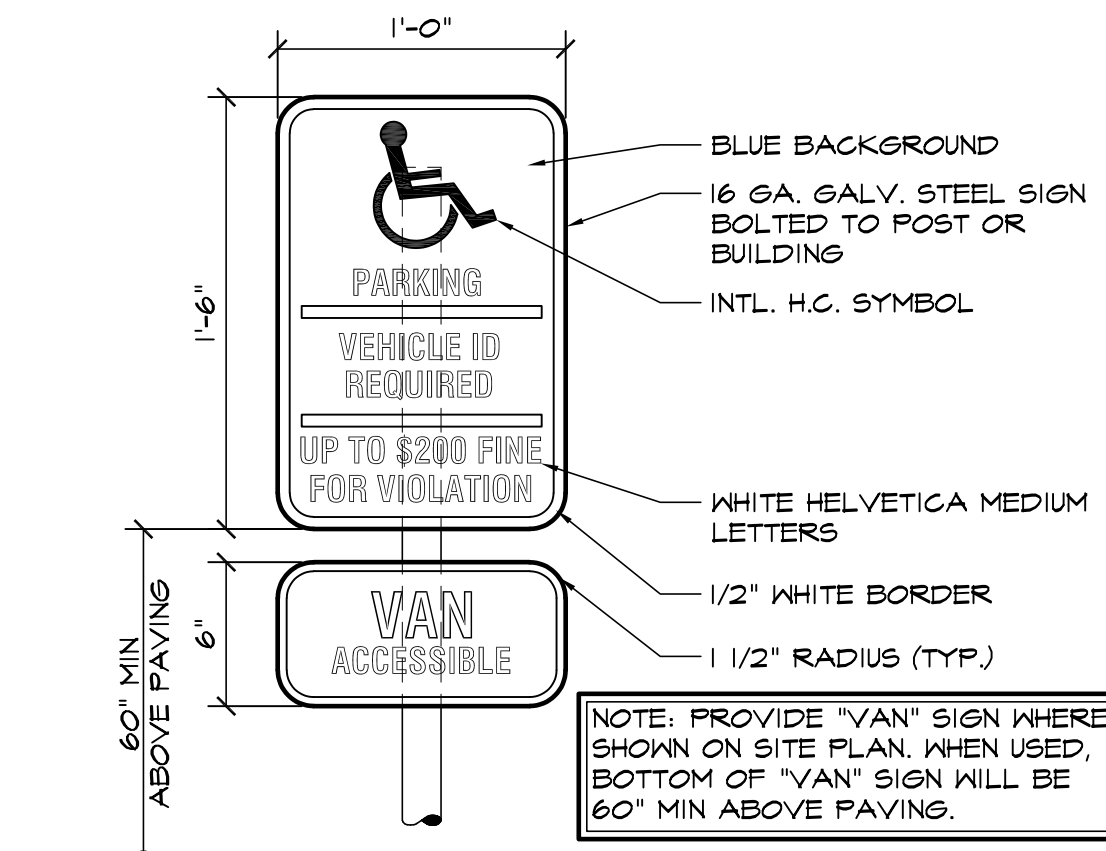
1 ADA / STANDARD PARKING
SCALE: 1/8"=1'-0"



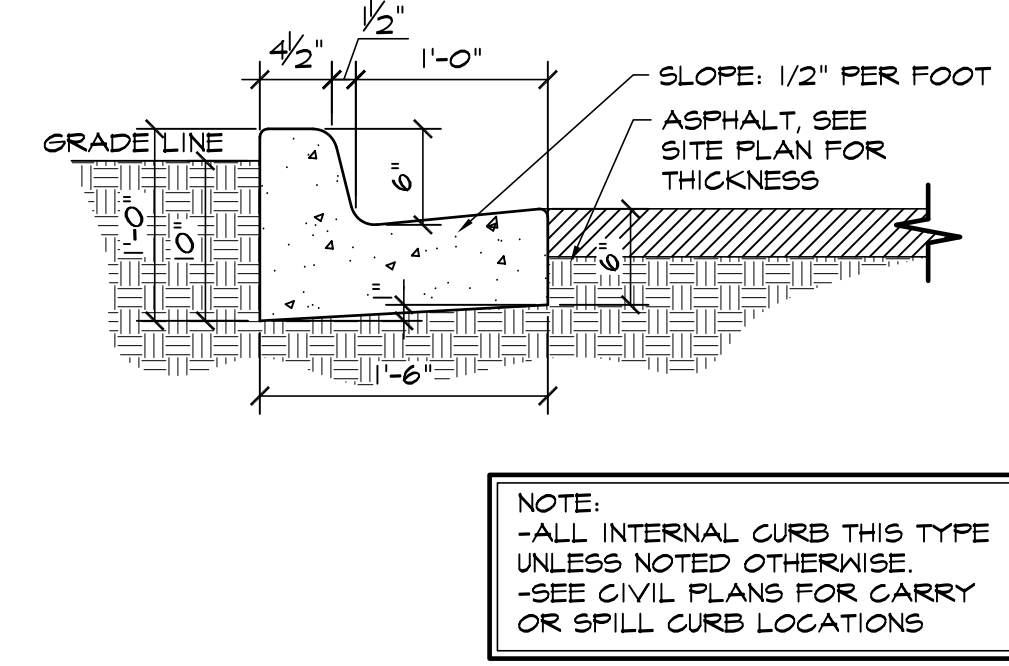
11 2'-0" SWALE DETAIL
SCALE: 1 1/2"=1'-0"



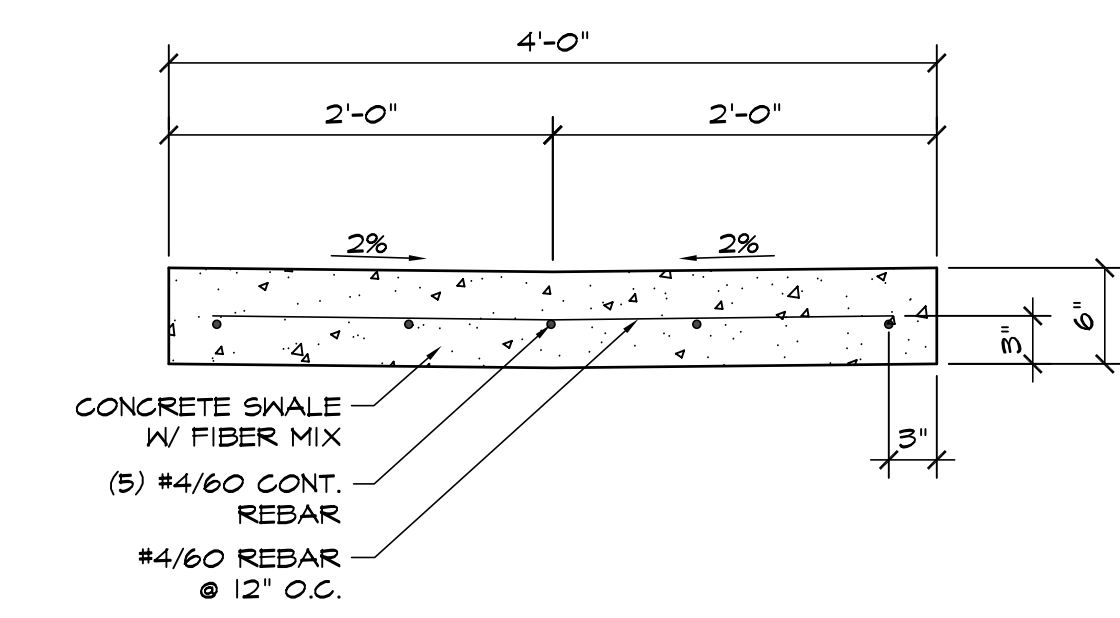
8 PEDESTRIAN RAMP DETAIL D-8K
SCALE: 3/16"=1'-0"



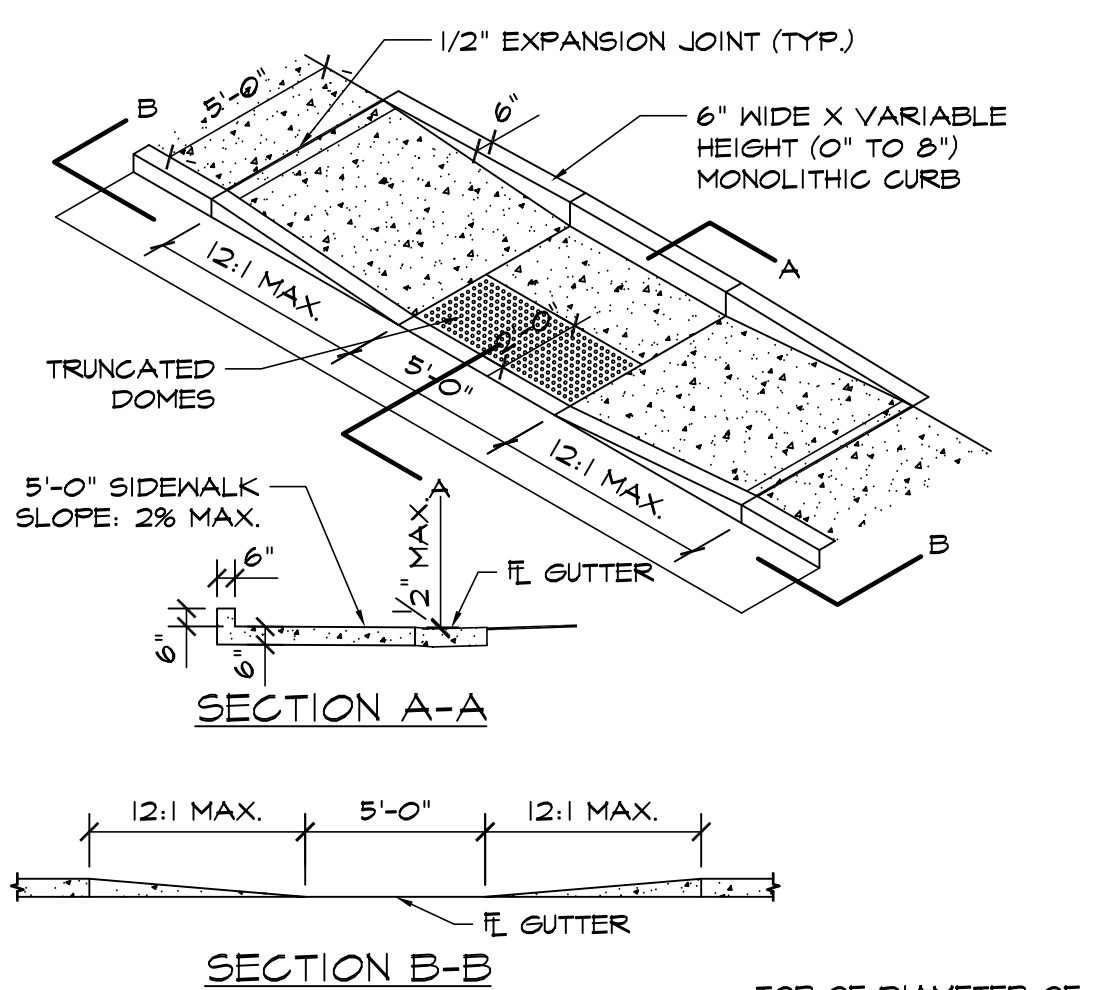
6 HANDICAPPED PARKING SIGN
SCALE: 1 1/2"=1'-0"



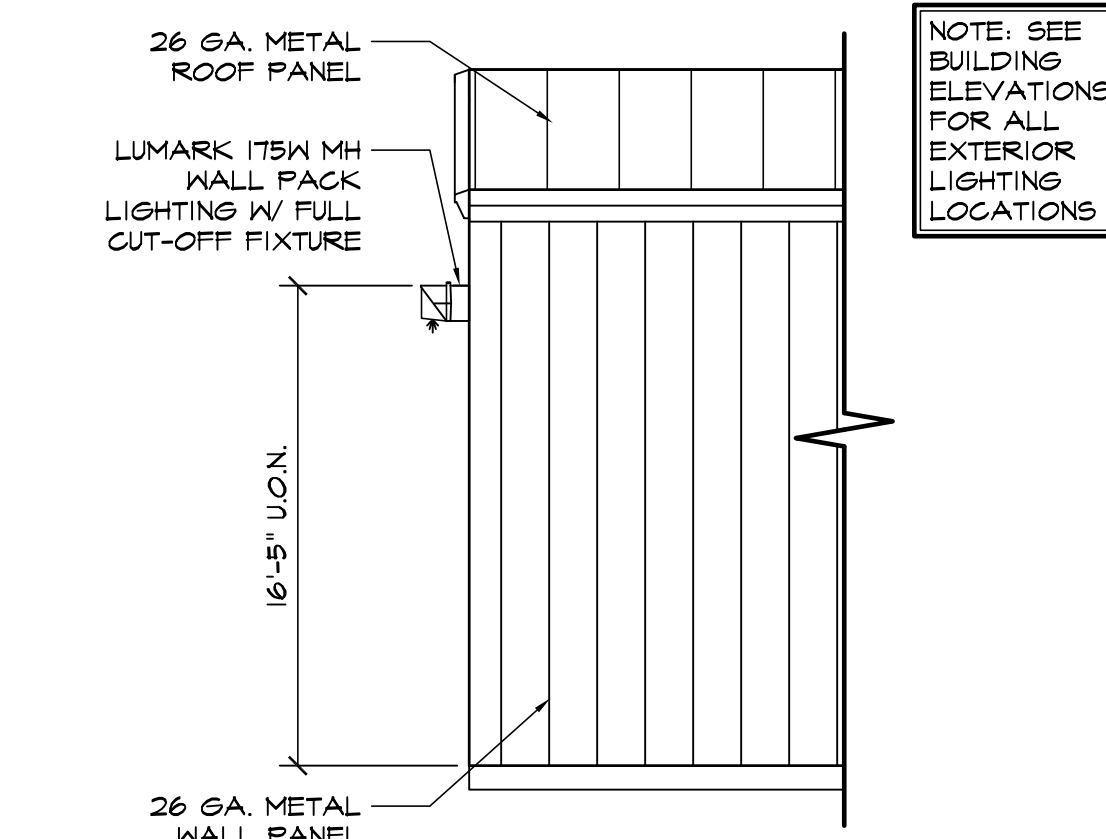
2 TYPE 3 CURB
SCALE: 1"=1'-0"



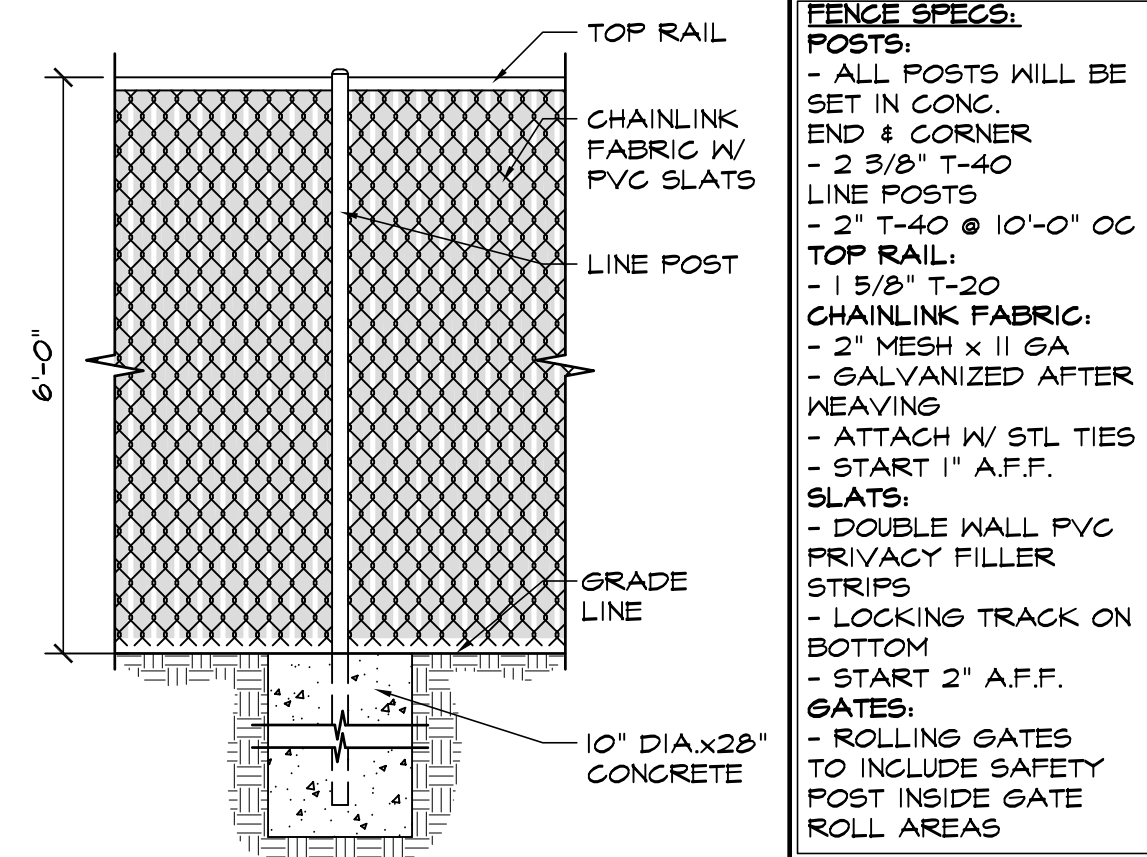
12 4'-0" CROSSSPAN DETAIL
SCALE: 1"=1'-0"



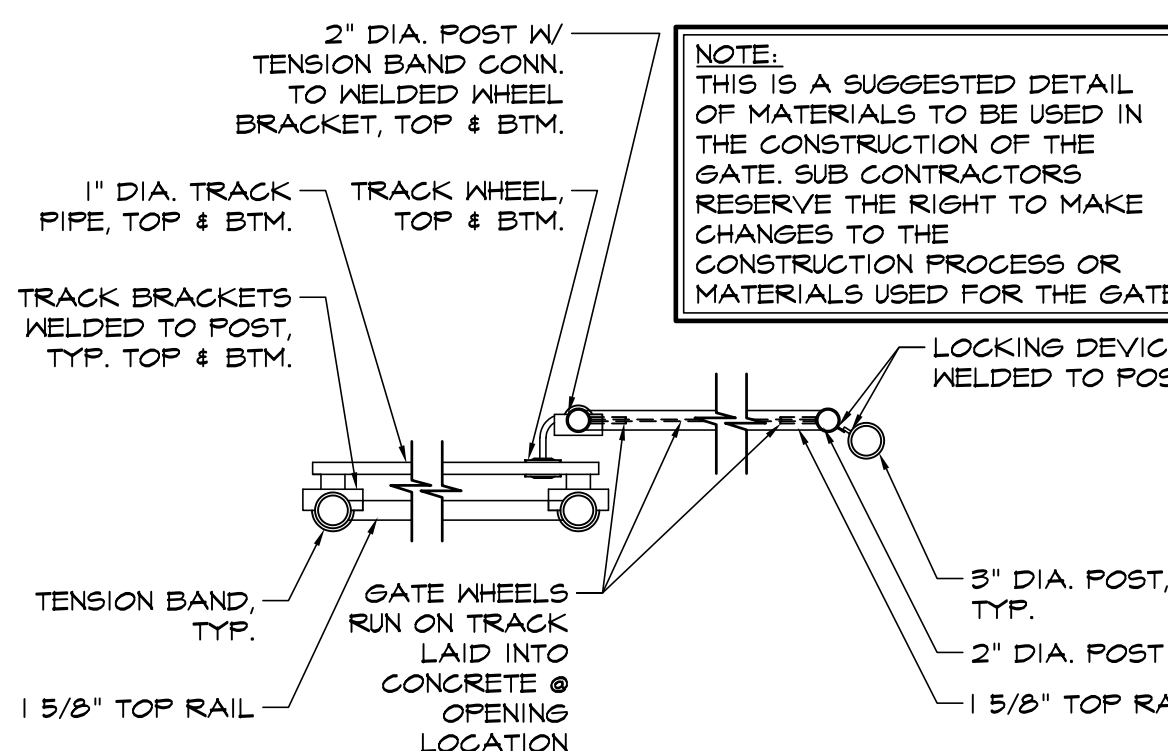
8 PEDESTRIAN RAMP DETAIL D-8K
SCALE: 3/16"=1'-0"



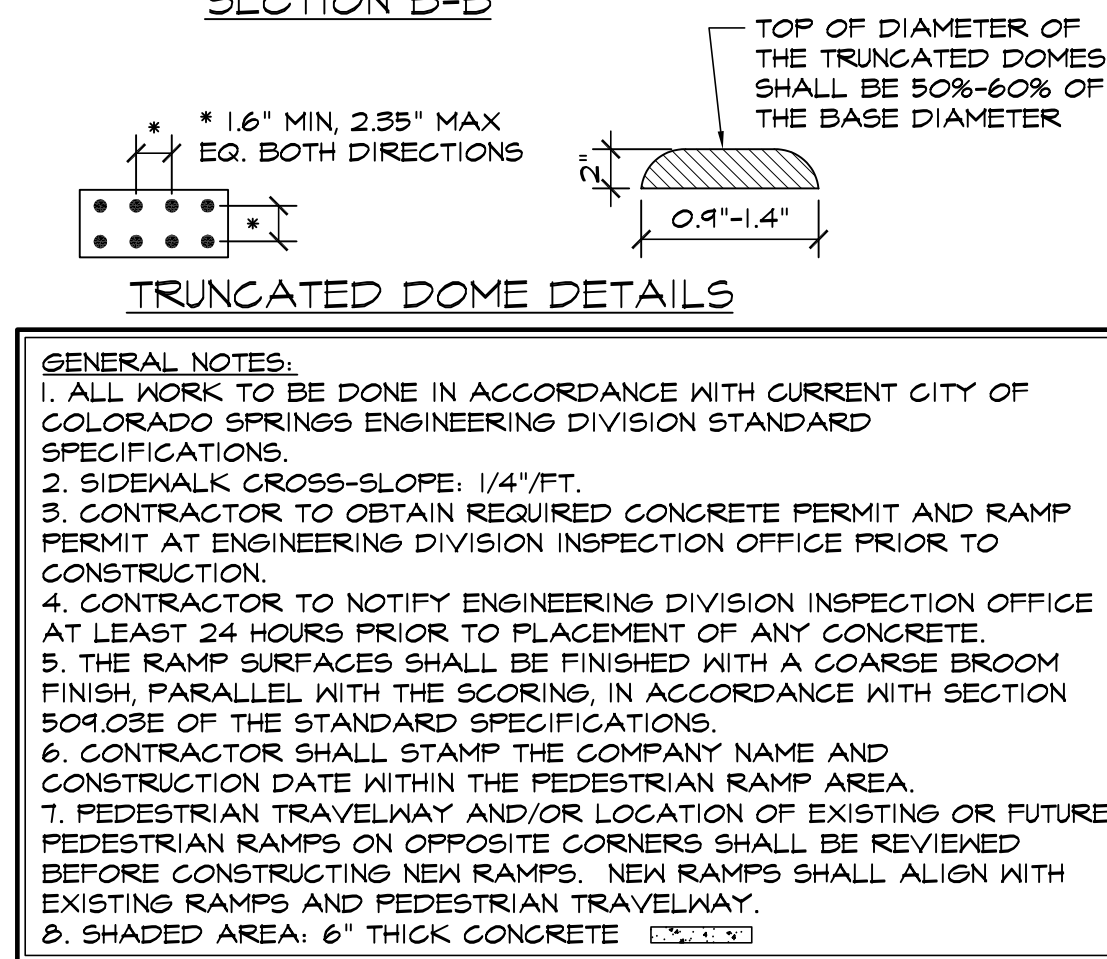
7 WALL PACK LIGHT DETAIL
SCALE: 1/4"=1'-0"



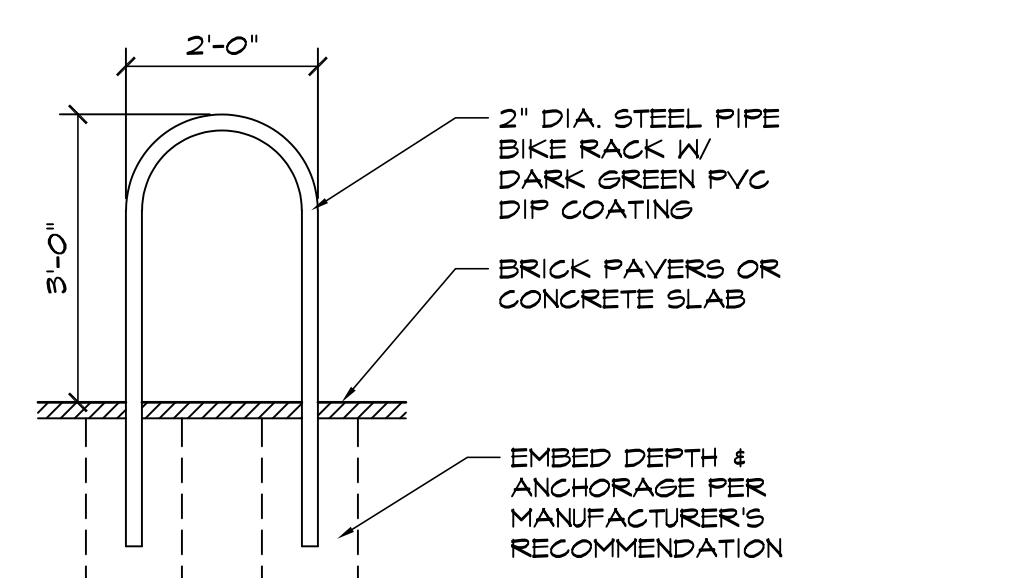
3 CHAINLINK FENCE DETAIL
SCALE: 1/2"=1'-0"



13 ROLL GATE DETAIL
SCALE: 3/4"=1'-0"



8 PEDESTRIAN RAMP DETAIL D-8K
SCALE: 3/16"=1'-0"



4 BIKE RACK DETAIL
SCALE: 1/2"=1'-0"
CITY FILE NO. AR DP 21-00350

HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
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www.hammersconstruction.com

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CLARK PLACE
SITE DEVELOPMENT PLAN
732-TT2 CLARK PLACE
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

COLORADO SPRINGS
COMMUNITY USA
Land Use Review Approved
11/15/2021
1:24:52 PM
Tamara.Baxter

DATE: MAY 28, 2021
DRAWN BY: A. MADALONE
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1228

- RESUBMITTALS:
▲ 7-28-21/DP COMMENTS 6-30-21
▲ 9-13-21/DP COMMENTS 8-11-21
▲ 10-14-21/DP COMMENTS 10-4-21

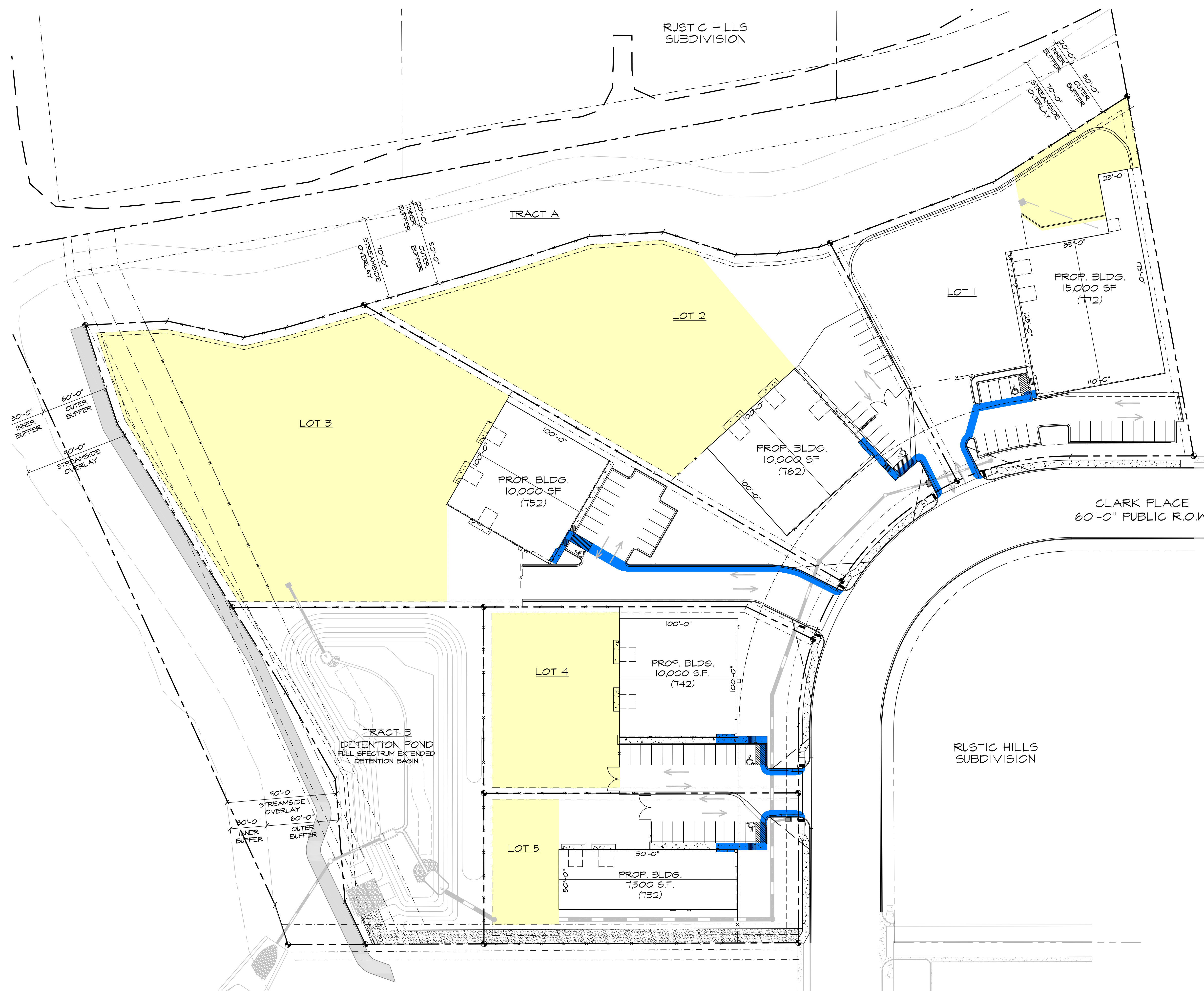


EXHIBIT LEGEND	
OUTSIDE STORAGE AREA	
ADA SITE ACCESSIBILITY	

HAMMERS CONSTRUCTION INC.
 COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
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 1471 WOODSEY HEIGHTS
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 (719) 574-1898 FAX 1717-370-0008
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CLARK PLACE
 SITE DEVELOPMENT PLAN
 T32-T12 CLARK PLACE
 COLORADO SPRINGS, CO 80915
 EL PASO COUNTY, COLORADO

COLORADO SPRINGS
 OLIMPIA CITY USA
 Land Use Review
 Approved
 11/15/2021
 1:24:52 PM
 Tamara.Baxter

DATE: MAY 28, 2021
 DRAWN BY: A. MADALONE
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 - ▲ 9-13-21/DP COMMENTS 8-11-21
 - ▲ 10-14-21/DP COMMENTS 10-4-21
 - ▲
 - ▲
 - ▲

SITE EXHIBIT
 NOT TO SCALE

GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS

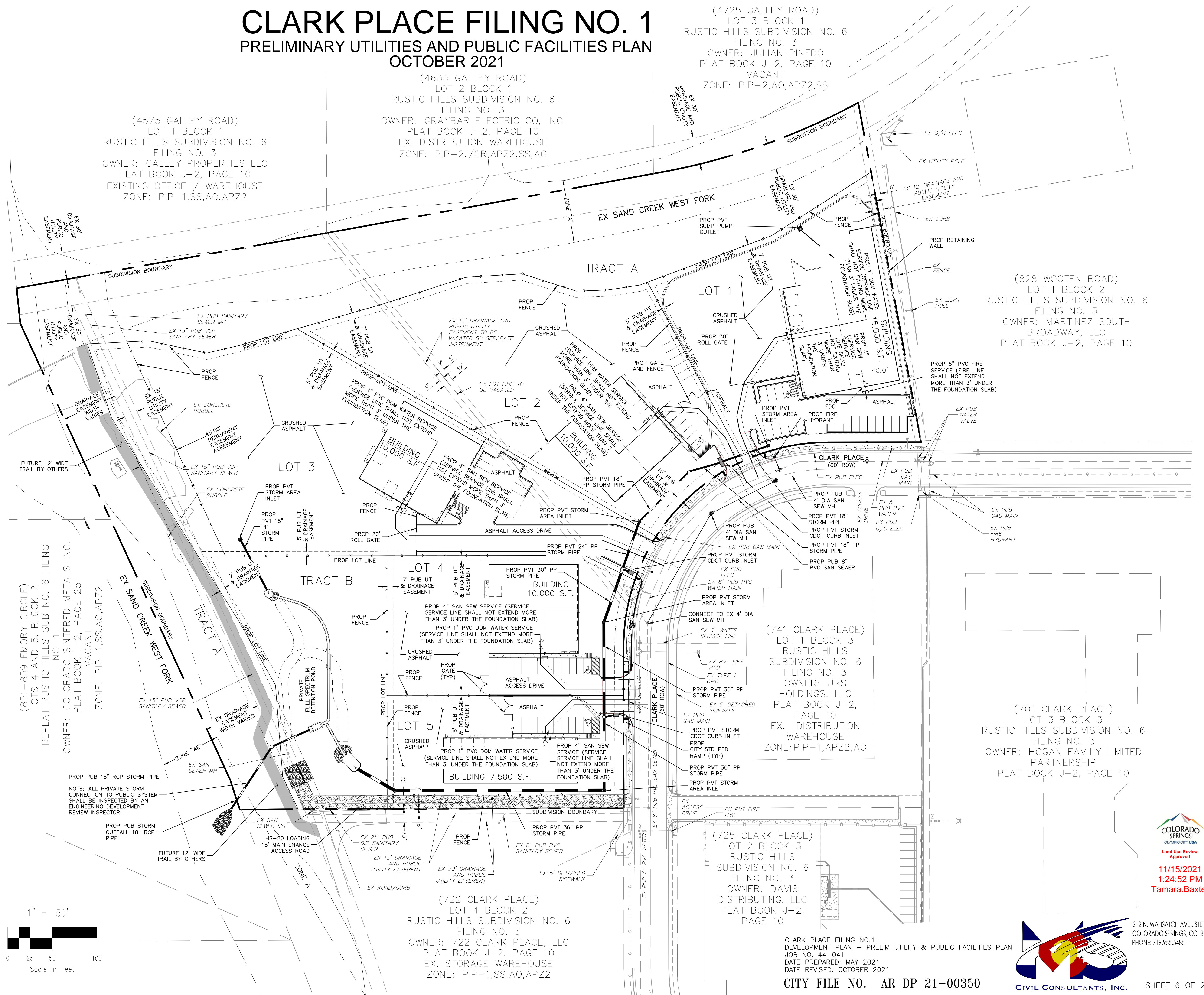
PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

- THIS DRAWING IS A PRELIMINARY UTILITY PLAN AND THEREFORE, COLORADO 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.
- PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGE 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 AND SERVICE STANDARDS ("STANDARDS"), TARIFFS, RULES, REGULATIONS, AND POLICIES, CITY ORDINANCES, RESOLUTIONS, AND POLICIES, AND Pikes Peak REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- 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 ALL POTABLE AND NON-POTABLE WATER SYSTEM FACILITIES AND APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
- 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 PERMANENT SERVICE IS INITIATED.
- ONLY WITH THE PRIOR WRITTEN APPROVAL BY SPRINGS UTILITIES, OWNER MAY CAUSE THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY 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.
- OWNER, AT ITS SOLE COST AND EXPENSE, 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 (OR EXECUTIVE AGREEMENT FORM) WITHOUT MODIFICATION UNLESS APPROVED BY SPRINGS UTILITIES.
- THE WATER DISTRIBUTION SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES' CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SECTION 4.08 OF SPRINGS UTILITIES' WATER STANDARDS).
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SPRINGS UTILITIES' WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGE RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO INCUR IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. (WATER-QUALITY MAINTENANCE COSTS). OWNER SHALL REIMBURSE SPRINGS UTILITIES FOR SUCH WATER-QUALITY MAINTENANCE COSTS WITHIN THIRTY (30) DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.
- OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES' STANDARD GAS-SYSTEM PRESSURE, AND THE LOCATION OF ALL METERS AND TRANSFORMERS. (CONTACT NORTH WORK CENTER 668-4985 OR SOUTH WORK CENTER 668-5564).
- IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES (CITY CODE 12.2.540).
- 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 SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OR THE 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, RULES, REGULATIONS AND POLICIES OF SPRINGS UTILITIES.

CLARK PLACE FILING NO. 1

PRELIMINARY UTILITIES AND PUBLIC FACILITIES PLAN

OCTOBER 2021



(4575 GALLEY ROAD)
LOT 1 BLOCK 1
RUSTIC HILLS SUBDIVISION NO. 6
FILING NO. 3
OWNER: GALLEY PROPERTIES LLC
PLAT BOOK J-2, PAGE 10
EXISTING OFFICE / WAREHOUSE
ZONE: PIP-1,SS,AO,APZ2

(4635 GALLEY ROAD)
LOT 2 BLOCK 1
RUSTIC HILLS SUBDIVISION NO. 6
FILING NO. 3
OWNER: GRAYBAR ELECTRIC CO, INC.
PLAT BOOK J-2, PAGE 10
EX. DISTRIBUTION WAREHOUSE
ZONE: PIP-2,/CR,APZ2,SS,AO

(4725 GALLEY ROAD)
LOT 3 BLOCK 1
RUSTIC HILLS SUBDIVISION NO. 6
FILING NO. 3
OWNER: JULIAN PINEDO
PLAT BOOK J-2, PAGE 10
VACANT
ZONE: PIP-2,AO,APZ2,SS

(828 WOOTEN ROAD)
LOT 1 BLOCK 2
RUSTIC HILLS SUBDIVISION NO. 6
FILING NO. 3
OWNER: MARTINEZ SOUTH
BROADWAY, LLC
PLAT BOOK J-2, PAGE 10

(741 CLARK PLACE)
LOT 1 BLOCK 3
RUSTIC HILLS SUBDIVISION NO. 6
FILING NO. 3
OWNER: URS
HOLDINGS, LLC
PLAT BOOK J-2,
PAGE 10
EX. DISTRIBUTION
WAREHOUSE
ZONE: PIP-1,APZ2,AO

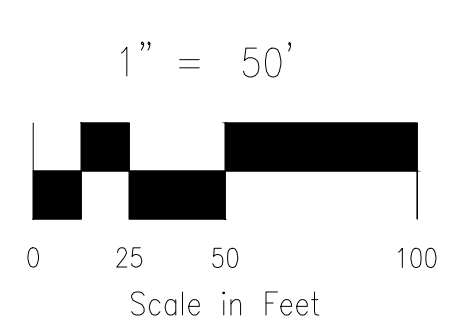
(701 CLARK PLACE)
LOT 3 BLOCK 3
RUSTIC HILLS SUBDIVISION NO. 6
FILING NO. 3
OWNER: HOGAN FAMILY LIMITED
PARTNERSHIP
PLAT BOOK J-2, PAGE 10

(725 CLARK PLACE)
LOT 2 BLOCK 3
RUSTIC HILLS SUBDIVISION NO. 6
FILING NO. 3
OWNER: DAVIS
DISTRIBUTING, LLC
PLAT BOOK J-2,
PAGE 10

(722 CLARK PLACE)
LOT 4 BLOCK 2
RUSTIC HILLS SUBDIVISION NO. 6
FILING NO. 3
OWNER: 722 CLARK PLACE, LLC
PLAT BOOK J-2, PAGE 10
EX. STORAGE WAREHOUSE
ZONE: PIP-1,SS,AO,APZ2

LEGEND

- SITE BOUNDARY
- LOT LINE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- WATER LINE
- FIRE HYDRANT
- EX. STORM SEWER LINE
- EX. SANITARY SEWER MH
- EX. SANITARY SEWER LINE
- EX. WATER LINE
- EX. ELEC LINE
- EX. GAS LINE
- EX. FIRE HYDRANT
- EX. STORM SEWER LINE
- LOT NUMBER



CLARK PLACE FILING NO.1
DEVELOPMENT PLAN - PRELIM UTILITY & PUBLIC FACILITIES PLAN
JOB NO. 44-041
DATE PREPARED: MAY 2021
DATE REVISED: OCTOBER 2021

CITY FILE NO. AR DP 21-00350

File: C:\44041A - Clark Place\hammers\Day\Dev\Plan\Utilities\44-041_P1010_Overall.dwg Plotstamp: 10/8/2021 10:48 AM

CLARK PLACE FILING NO. 1

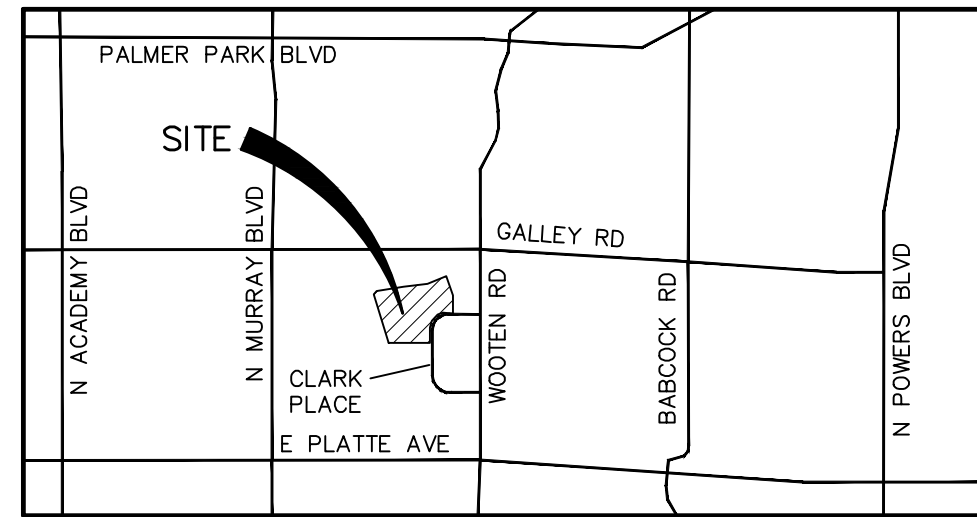
PRELIMINARY GRADING PLAN

OCTOBER 2021

(4725 GALLEY ROAD)
 LOT 3 BLOCK 1
 RUSTIC HILLS SUBDIVISION NO. 6
 FILING NO. 3
 OWNER: JULIAN PINEDO
 PLAT BOOK J-2, PAGE 10
 VACANT
 ZONE: PIP-2,AO,AP22,SS

(4635 GALLEY ROAD)
 LOT 2 BLOCK 1
 RUSTIC HILLS SUBDIVISION NO. 6
 FILING NO. 3
 OWNER: GRAYBAR ELECTRIC CO, INC.
 PLAT BOOK J-2, PAGE 10
 EX. DISTRIBUTION WAREHOUSE
 ZONE: PIP-2, /CR, AP22,SS,AO

(4575 GALLEY ROAD)
 LOT 1 BLOCK 1
 RUSTIC HILLS SUBDIVISION NO. 6
 FILING NO. 3
 OWNER: GALLEY PROPERTIES LLC
 PLAT BOOK J-2, PAGE 10
 EXISTING OFFICE / WAREHOUSE
 ZONE: PIP-1,SS,AO,AP22



VICINITY MAP
 N.T.S.

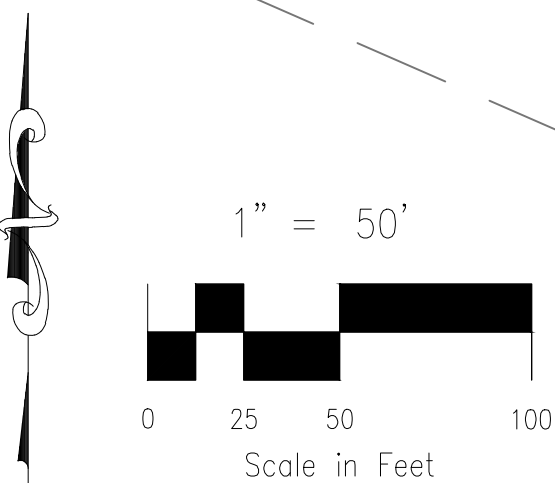
LOTS 2 AND 3, BLOCK 2
 REPLAT RUSTIC HILLS SUB
 NO. 6 FILING NO. 1
 OWNER: BT-OH, LLC
 PLAT BOOK I-2, PAGE 25
 EXISTING WAREHOUSE
 ZONE: PIP1 SS AO AP22
 911 EMORY CIRCLE

(911 EMORY CIRCLE)
 LOTS 2 AND 3, BLOCK 2
 REPLAT RUSTIC HILLS SUB
 NO. 6 FILING NO. 1
 OWNER: BT-OH, LLC
 PLAT BOOK I-2, PAGE 25
 EXISTING WAREHOUSE
 ZONE: PIP-1,SS,AO,AP22

(851-859 EMORY CIRCLE)
 LOTS 4 AND 5, BLOCK 2
 REPLAT RUSTIC HILLS SUB NO. 6 FILING NO. 1
 OWNER: COLORADO SINTERED METALS INC.
 PLAT BOOK I-2, PAGE 25
 VACANT
 ZONE: PIP-1,SS,AO,AP22

CHANNEL IMPROVEMENTS SHALL BE PROVIDED IN THE FUTURE BY THE CITY OF COLORADO SPRINGS. TRACT A SHALL BE DEDICATION VIA THE FINAL PLAT FOR SUCH FUTURE CHANNEL IMPROVEMENTS. CONSTRUCTION OF THE CLARK PLACE FILING NO. 1 SUBDIVISION SHALL BE DESIGNED TO TIE TO EXISTING CHANNEL AND SHALL BE DESIGNED TO HAVE MINIMAL IMPACTS TO THE EXISTING CHANNEL.

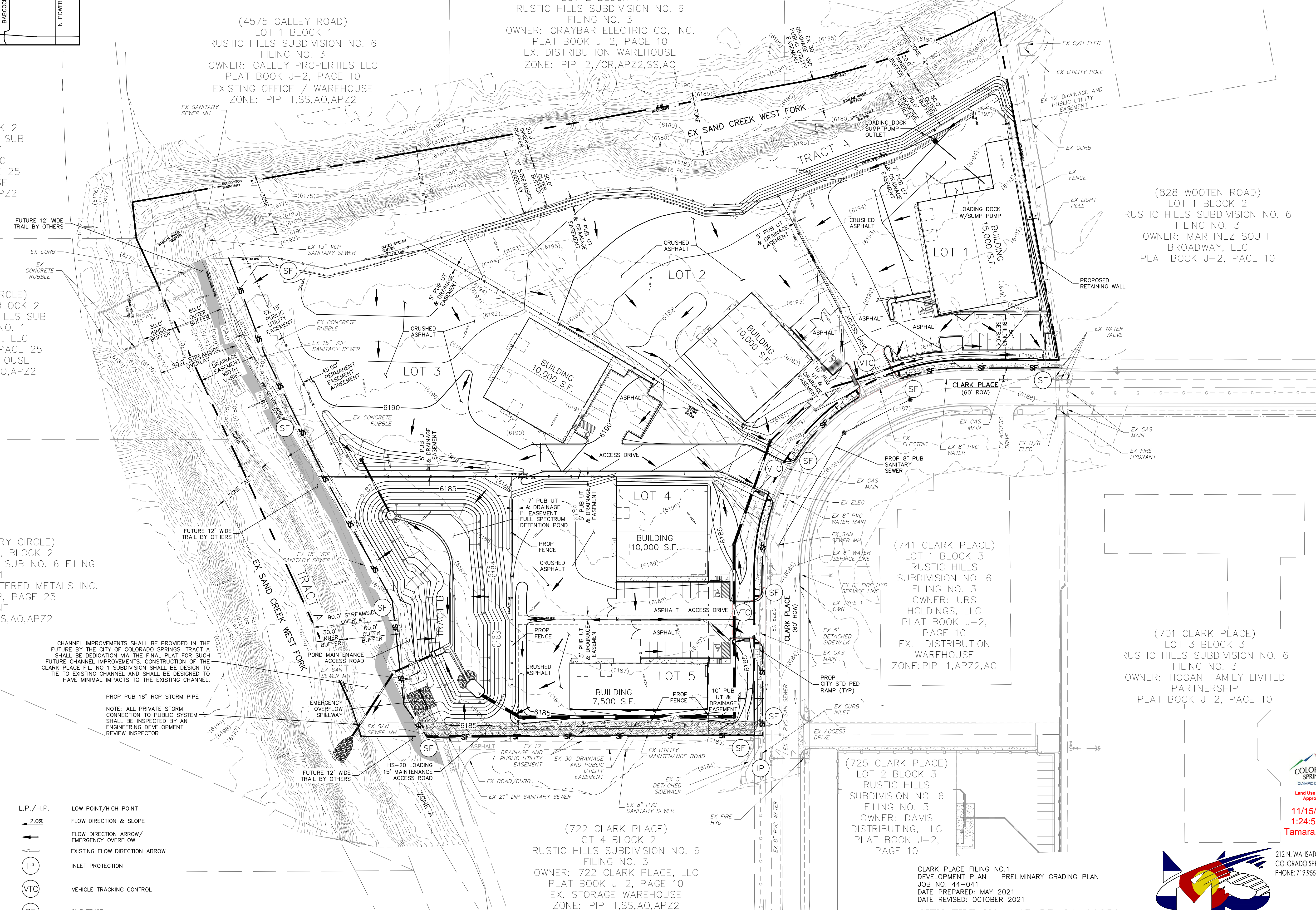
NOTE: ALL PRIVATE STORM CONNECTION TO PUBLIC SYSTEM SHALL BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR



LEGEND

--- 6920 ---	EXISTING MAJOR CONTOUR	L.P./H.P.	LOW POINT/HIGH POINT
--- 6918 ---	EXISTING MINOR CONTOUR	2.0%	FLOW DIRECTION & SLOPE
--- 6920 ---	PROPOSED MAJOR CONTOUR	→	FLOW DIRECTION ARROW/ EMERGENCY OVERFLOW
--- 6918 ---	PROPOSED MINOR CONTOUR	→	EXISTING FLOW DIRECTION ARROW
---	FILING BOUNDARY LINE	IP	INLET PROTECTION
---	PROPOSED PROPERTY LINE	VTC	VEHICLE TRACKING CONTROL
--- SF ---	SILT FENCE	SF	SILT FENCE
---	EXISTING STORM DRAIN		
---	PROPOSED STORM DRAIN		

File: C:\440414 - Clark Place\hammers\day\Plan\grading\14-041 FGD1 Overall.dwg Plotstamp: 10/18/2021 10:31 AM



(722 CLARK PLACE)
 LOT 4 BLOCK 2
 RUSTIC HILLS SUBDIVISION NO. 6
 FILING NO. 3
 OWNER: 722 CLARK PLACE, LLC
 PLAT BOOK J-2, PAGE 10
 EX. STORAGE WAREHOUSE
 ZONE: PIP-1,SS,AO,AP22

(741 CLARK PLACE)
 LOT 1 BLOCK 3
 RUSTIC HILLS SUBDIVISION NO. 6
 FILING NO. 3
 OWNER: URS HOLDINGS, LLC
 PLAT BOOK J-2, PAGE 10
 EX. DISTRIBUTION WAREHOUSE
 ZONE: PIP-1,AP22,AO

(701 CLARK PLACE)
 LOT 3 BLOCK 3
 RUSTIC HILLS SUBDIVISION NO. 6
 FILING NO. 3
 OWNER: HOGAN FAMILY LIMITED PARTNERSHIP
 PLAT BOOK J-2, PAGE 10

(725 CLARK PLACE)
 LOT 2 BLOCK 3
 RUSTIC HILLS SUBDIVISION NO. 6
 FILING NO. 3
 OWNER: DAVIS DISTRIBUTING, LLC
 PLAT BOOK J-2, PAGE 10

CLARK PLACE FILING NO.1
 DEVELOPMENT PLAN - PRELIMINARY GRADING PLAN
 JOB NO. 44-041
 DATE PREPARED: MAY 2021
 DATE REVISED: OCTOBER 2021

CITY FILE NO. AR DP 21-00350



212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485

CLARK PLACE FILING NO. 1

PRELIMINARY GRADING PLAN

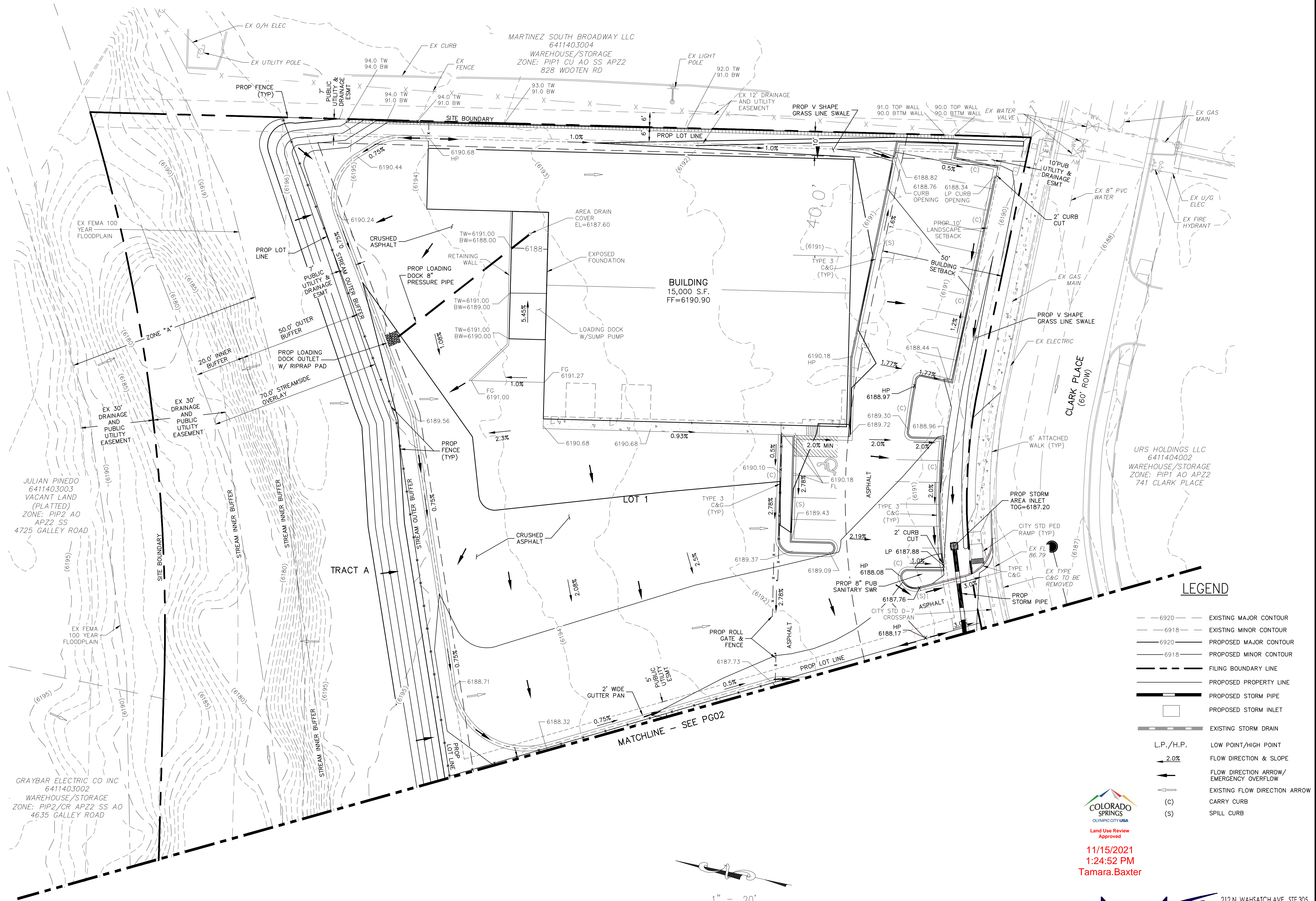
OCTOBER 2021

STANDARD GRADING, EROSION, AND STORMWATER QUALITY CONTROL PLAN NOTES

1. ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION, AND STORMWATER QUALITY CONTROL REQUIREMENTS AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME II.
2. NO CLEARING, GRADING, EXCAVATION, FILING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM EDRD..
3. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTIONS, 719-385-5980, 48 HOURS PRIOR TO CONSTRUCTION.
4. SEDIMENT (MUD AND DIRT) TRANSPORTED INTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED IMMEDIATELY.
5. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY-ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY (30) DAYS SHALL ALSO BE MULCHED WITHIN TWENTY-ONE (21) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN SIXTY (60) DAYS SHALL ALSO BE SEED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
7. THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY EDRD SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) OF THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.
8. THE PLAN SHALL NO SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS 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 THE EARTH ON ANY COLORADO SPRINGS UTILITY EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT THEIR WRITTEN APPROVAL. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO 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 THE APPLICANT'S EXPENSE.

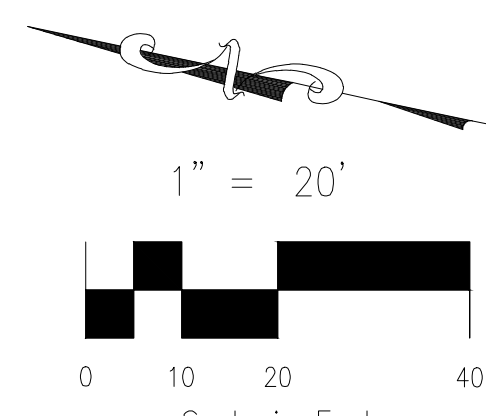
EROSION CONTROL NOTES

1. AT ALL TIMES DURING THE CONSTRUCTION OF THE PROJECT, EROSION AND SEDIMENT CONTROL SYSTEMS SHALL BE MAINTAINED TO PREVENT DAMAGING FLOWS ON THE SITE AND IN THE WATERSHED BELOW THE SITE. CONTROL SYSTEMS SHALL BE INSTALLED PRIOR TO STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES. CONTROL SYSTEMS SHALL INCLUDE, AS A MINIMUM, STRAW BALE SEDIMENT TRAPS (OR EQUAL) ALONG NATURAL DRAINAGE WAYS PRIOR TO GRADING AND UTILIZATION OF DESIGNED STORM DETENTION BASINS PRIOR TO FINAL GRADING REVEGETATION. AS AN AVERAGE, SEDIMENT TRAPS WITH A CAPACITY OF 15 CUBIC YARDS SHALL BE PROVIDED FOR EACH ACRE OF DISTURBED SOIL.
2. ALL SEDIMENT TRAPS WILL BE CLEANED AND MAINTAINED TO PROVIDE ADEQUATE PROTECTION FROM SOIL LOSS UNTIL SUCH TIME AS THEY ARE NO LONGER NEEDED.
3. WHERE AREAS ARE TO BE LEFT BARE FOR EXTENDED PERIODS (TOPSOIL, STOCKPILES, EMPTY LOTS, RIGHTS-OF-WAY, HOME SITES AWAITING PURCHASE, ETC.) MECHANICAL MULCHING (STRAW CRIMP) IN ACCORDANCE WITH CDOT STANDARD SPECIFICATIONS SHALL BE APPLIED WITHIN 30 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MEASURES SHALL BE APPLIED WITHIN 30 DAYS TO DISTURBED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL BE LEFT DORMANT FOR LONGER THAN 60 DAYS.
4. TOPSOIL WILL BE STOCKPILED AND USED AS A TOP DRESSING OVER CUT AND FILL AREAS TO HELP IN THE ESTABLISHMENT OF ADAPTED VEGETATION. TOPSOIL STOCKPILE WILL BE SEED AND/OR MULCHED AND/OR SURROUNDED BY SILT FENCE TO MINIMIZE SOIL LOSS UNTIL TOPSOIL IS USED. STOCKPILES IN EXCESS OF 8' HIGH WILL REQUIRE AN ADDITIONAL PERIMETER ROW OF SILT FENCE.
5. TEMPORARY STOCKPILES (8' MAX. HEIGHT) DUE TO UTILITY CONSTRUCTION SHALL BE KEPT MOIST BY THE CONTRACTOR TO PREVENT BLOWING SOILS.
6. AREAS LEFT OPEN FOR 30 DAYS OR MORE, OTHER THAN FOR UTILITY AND DRAINAGE CONSTRUCTION, SHALL BE SEED AND/OR MULCHED.
7. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING MEASURES TO PREVENT EROSION OF DISTURBED SOIL BY ABNORMAL WINDS.
8. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AT THE TIME OF CONSTRUCTION.



LEGEND	
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	FILING BOUNDARY LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED STORM PIPE
---	PROPOSED STORM INLET
---	EXISTING STORM DRAIN
L.P./H.P.	LOW POINT/HIGH POINT
2.0%	FLOW DIRECTION & SLOPE
---	FLOW DIRECTION ARROW/ EMERGENCY OVERFLOW
---	EXISTING FLOW DIRECTION ARROW
(C)	CARRY CURB
(S)	SPILL CURB

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
11/15/2021
1:24:52 PM
Tamara.Baxter



CLARK PLACE FILING NO.1
DEVELOPMENT PLAN - PRELIMINARY GRADING PLAN
JOB NO. 44-041
DATE PREPARED: MAY 2021
DATE REVISED: OCTOBER 2021

CITY FILE NO. AR DP 21-00350

CIVIL CONSULTANTS, INC. SHEET 8 OF 23

212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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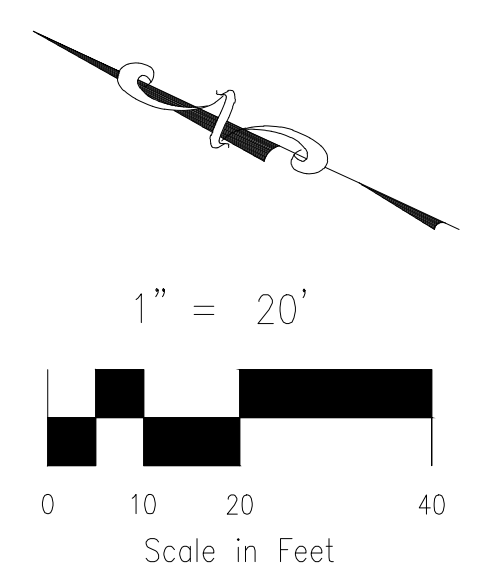
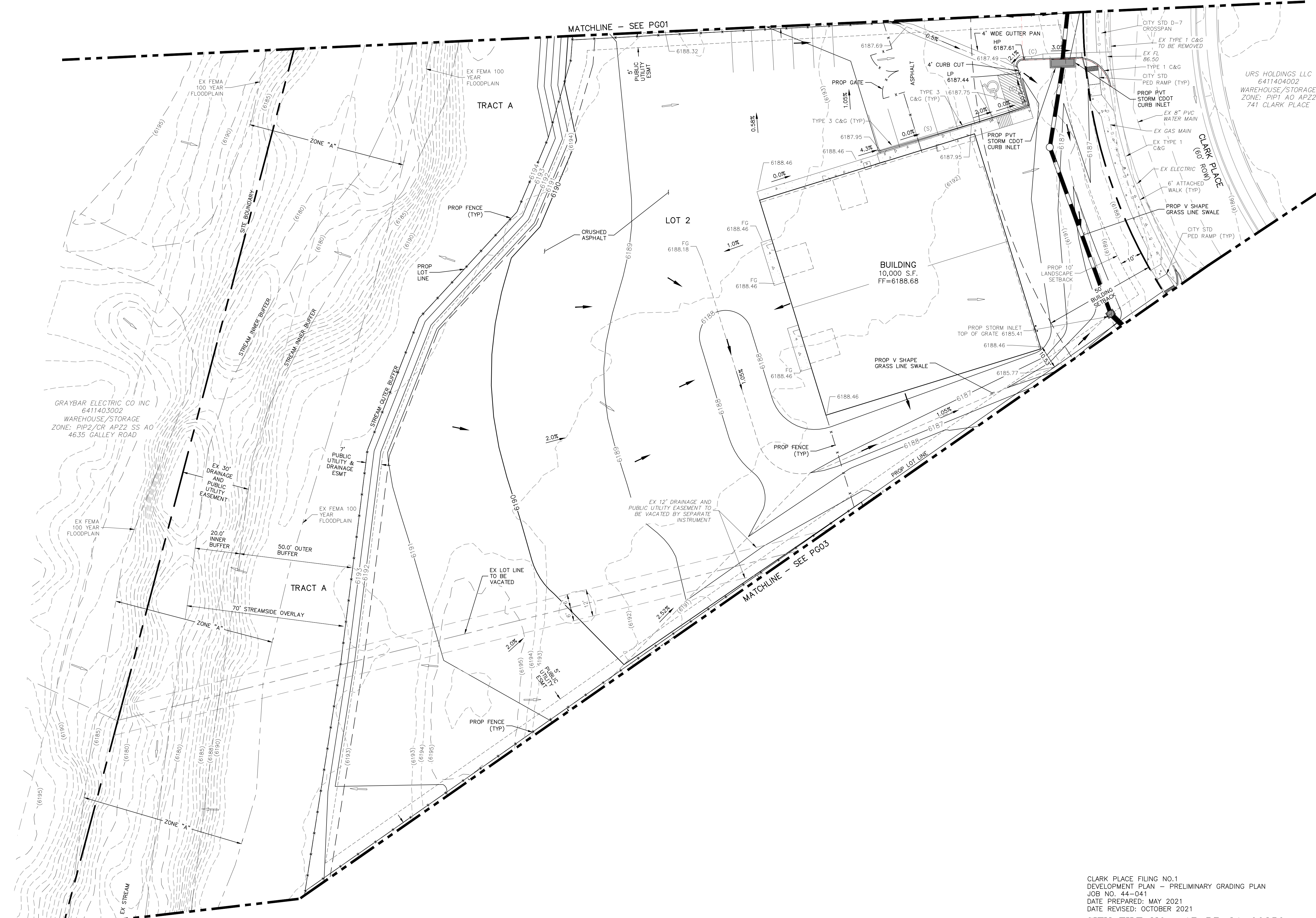
CLARK PLACE FILING NO. 1

PRELIMINARY GRADING PLAN

OCTOBER 2021

LEGEND

- 6920 EXISTING MAJOR CONTOUR
- 6918 EXISTING MINOR CONTOUR
- 6920 PROPOSED MAJOR CONTOUR
- 6918 PROPOSED MINOR CONTOUR
- FILING BOUNDARY LINE
- PROPOSED PROPERTY LINE
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- EXISTING STORM DRAIN
- L.P./H.P. LOW POINT/HIGH POINT
- 2.0% FLOW DIRECTION & SLOPE
- FLOW DIRECTION ARROW/
EMERGENCY OVERFLOW
- EXISTING FLOW DIRECTION ARROW
- (C) CARRY CURB
- (S) SPILL CURB



COLORADO SPRINGS
 OLIMPIA CITY USA
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Tamara.Baxter

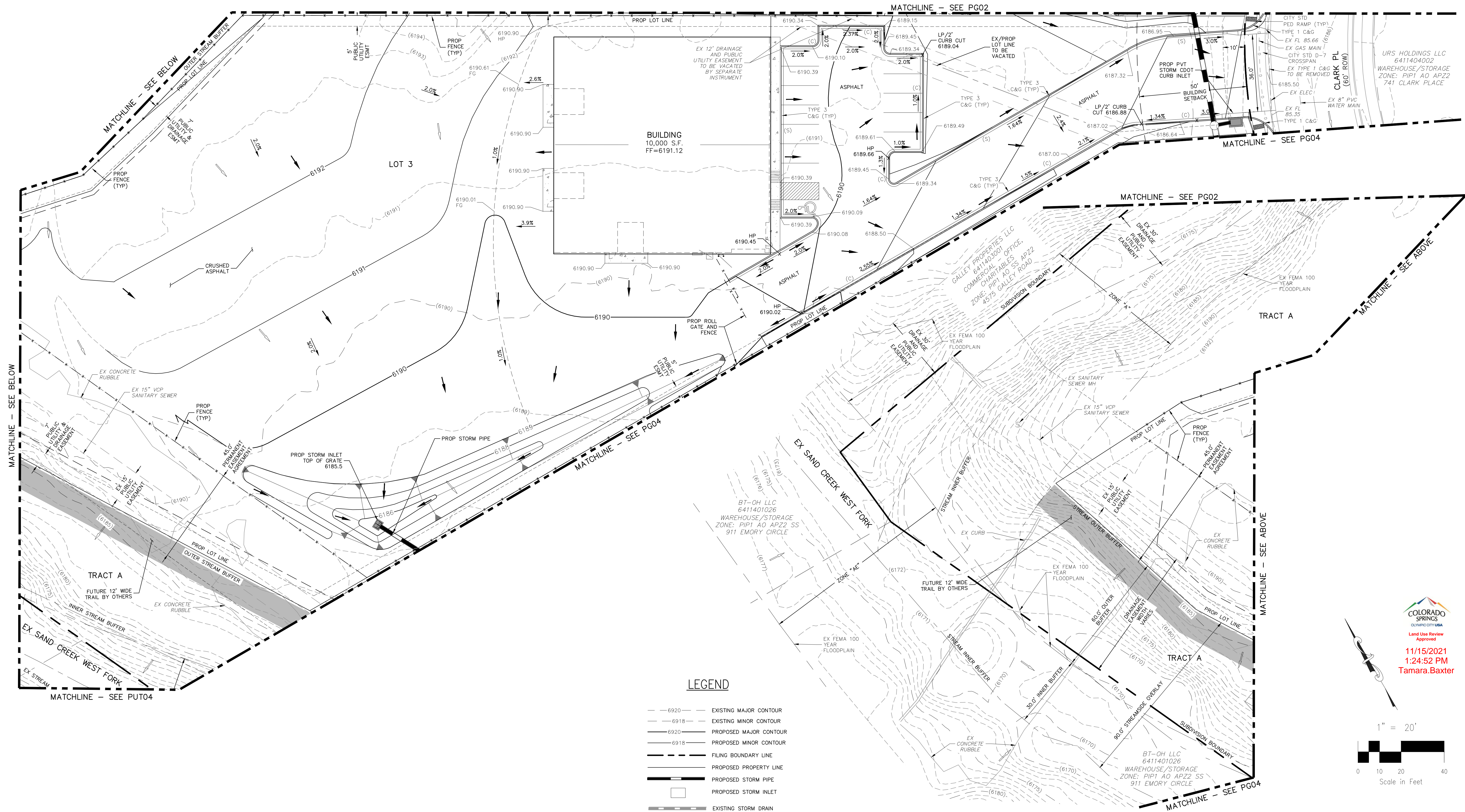
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CIVIL CONSULTANTS, INC.
 212 N. WAHSATCH AVE., STE 305
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485
SHEET 9 OF 23

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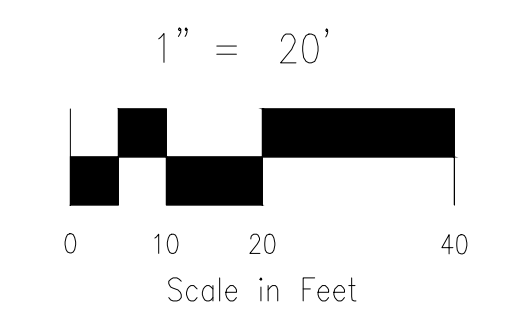
PRELIMINARY GRADING PLAN
OCTOBER 2021



LEGEND

- 6920 --- EXISTING MAJOR CONTOUR
- 6918 --- EXISTING MINOR CONTOUR
- 6920 --- PROPOSED MAJOR CONTOUR
- 6918 --- PROPOSED MINOR CONTOUR
- - - - - FILING BOUNDARY LINE
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COLORADO SPRINGS
PLANNING & DEVELOPMENT
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DEVELOPMENT PLAN - PRELIMINARY GRADING PLAN
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CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485
SHEET 10 OF 23

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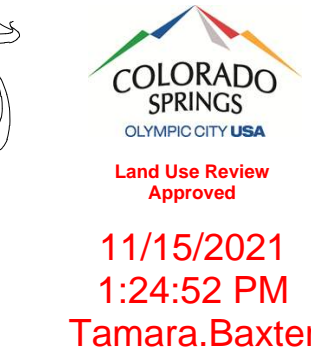
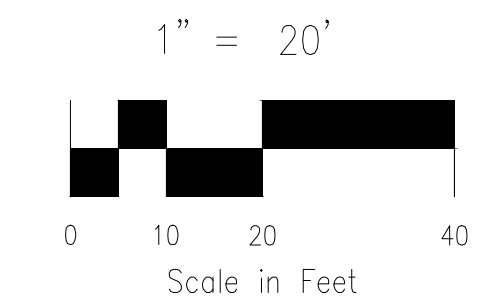
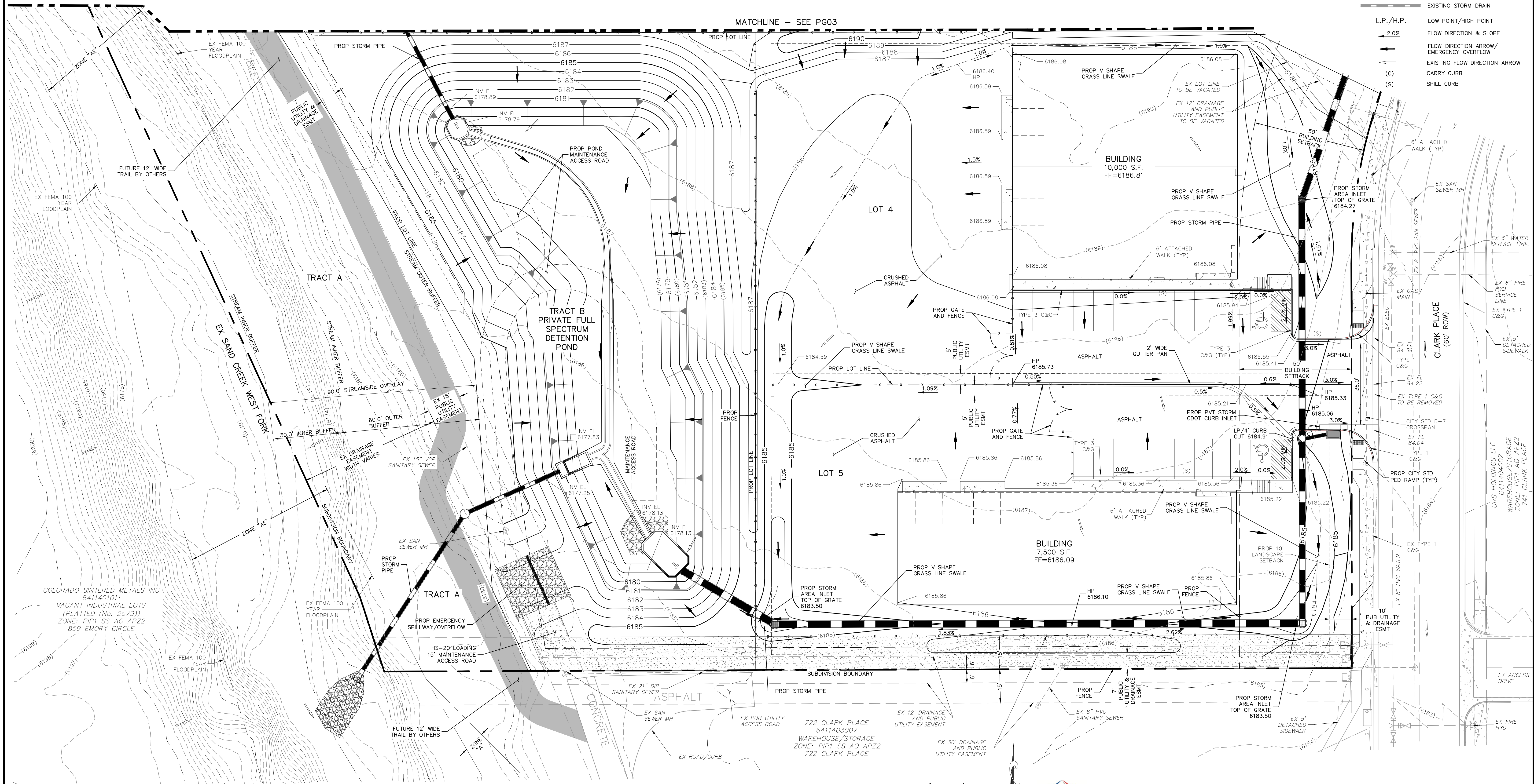
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PRELIMINARY GRADING PLAN

OCTOBER 2021

LEGEND

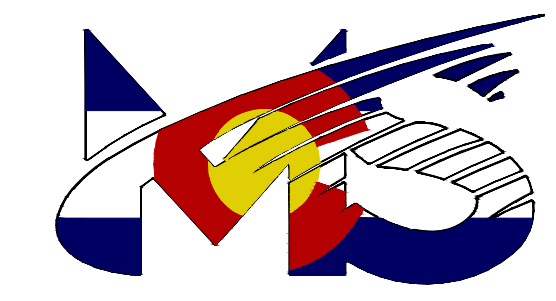
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212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
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CITY AFFIDAVIT NOTE

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 ENDOUR INTO EASEMENTS OR CONFLICT WITH I.E. DRAINAGE OR A UTILITY; A CHANGE IN PLANT SIZE BUT SILL 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 (385-5982).

ROW 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

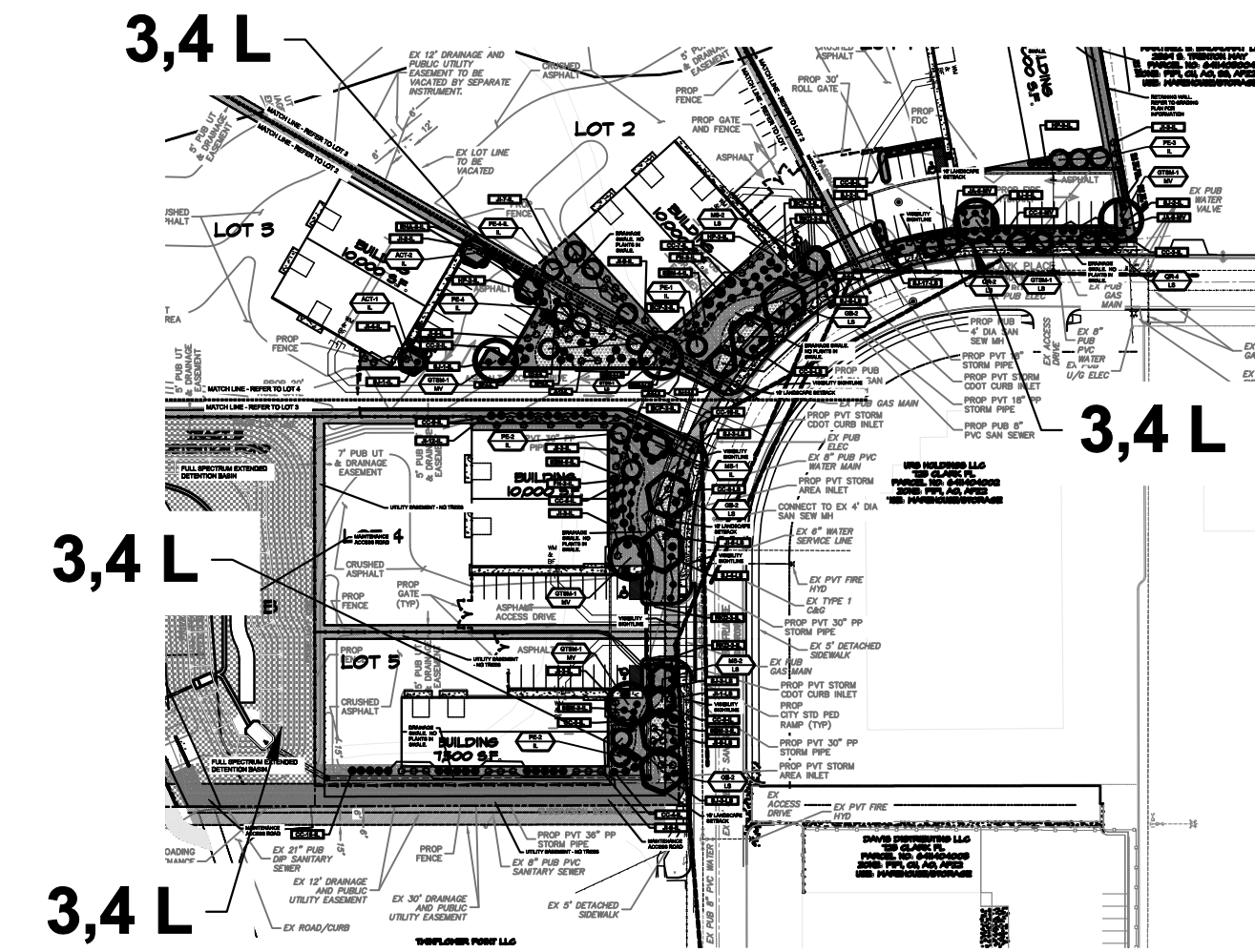
AN UNDERGROUND, AUTOMATIC, IRRIGATION SYSTEM WITH SURFACE DRIP COMPONENTS WILL BE USED TO IRRIGATE ALL PLANT MATERIAL AND A ROTOR/SPRAY SYSTEM FOR TURF AND/OR SEEDBED AREAS AS REQUIRED PER PLAN.

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.

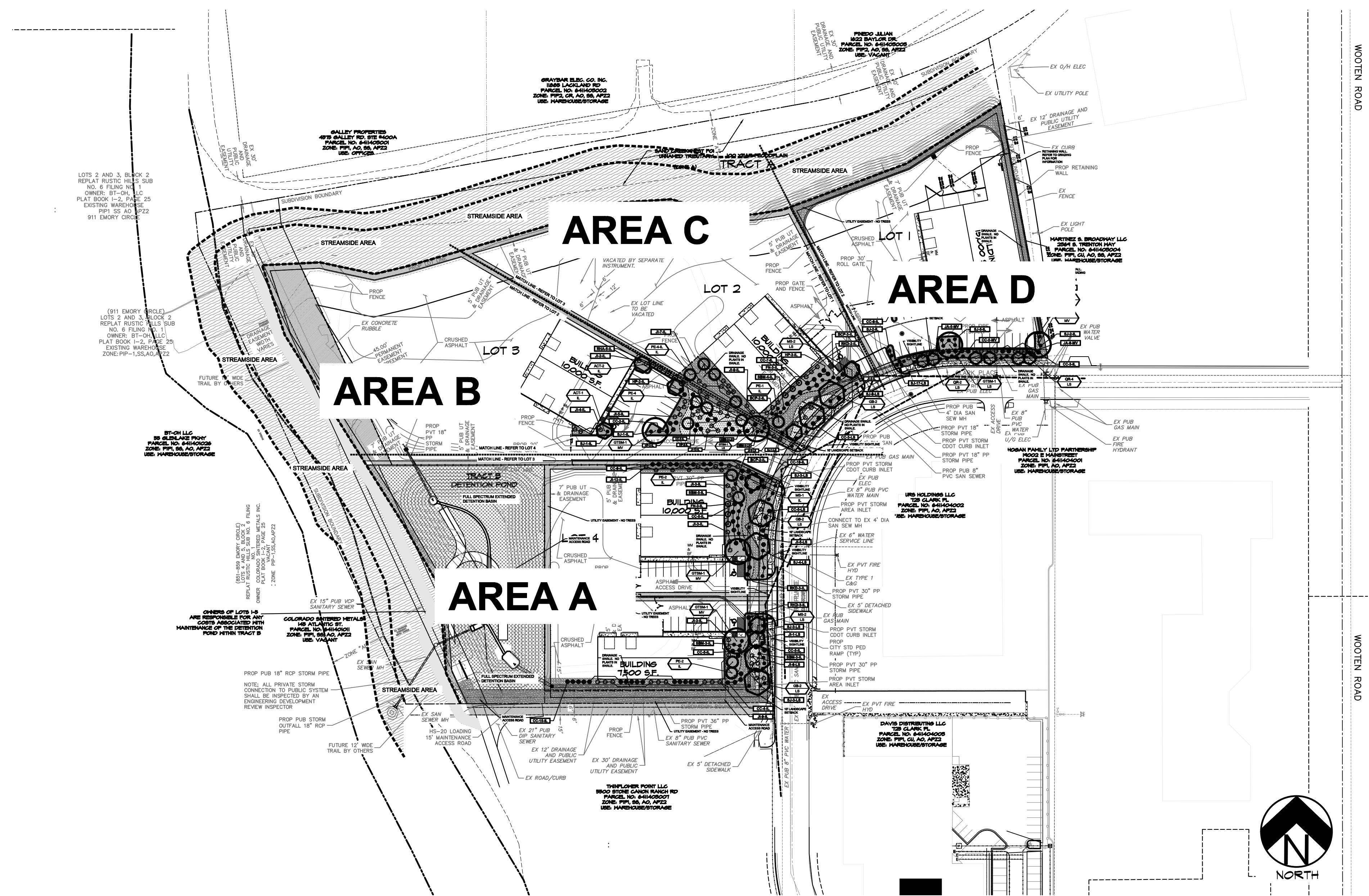
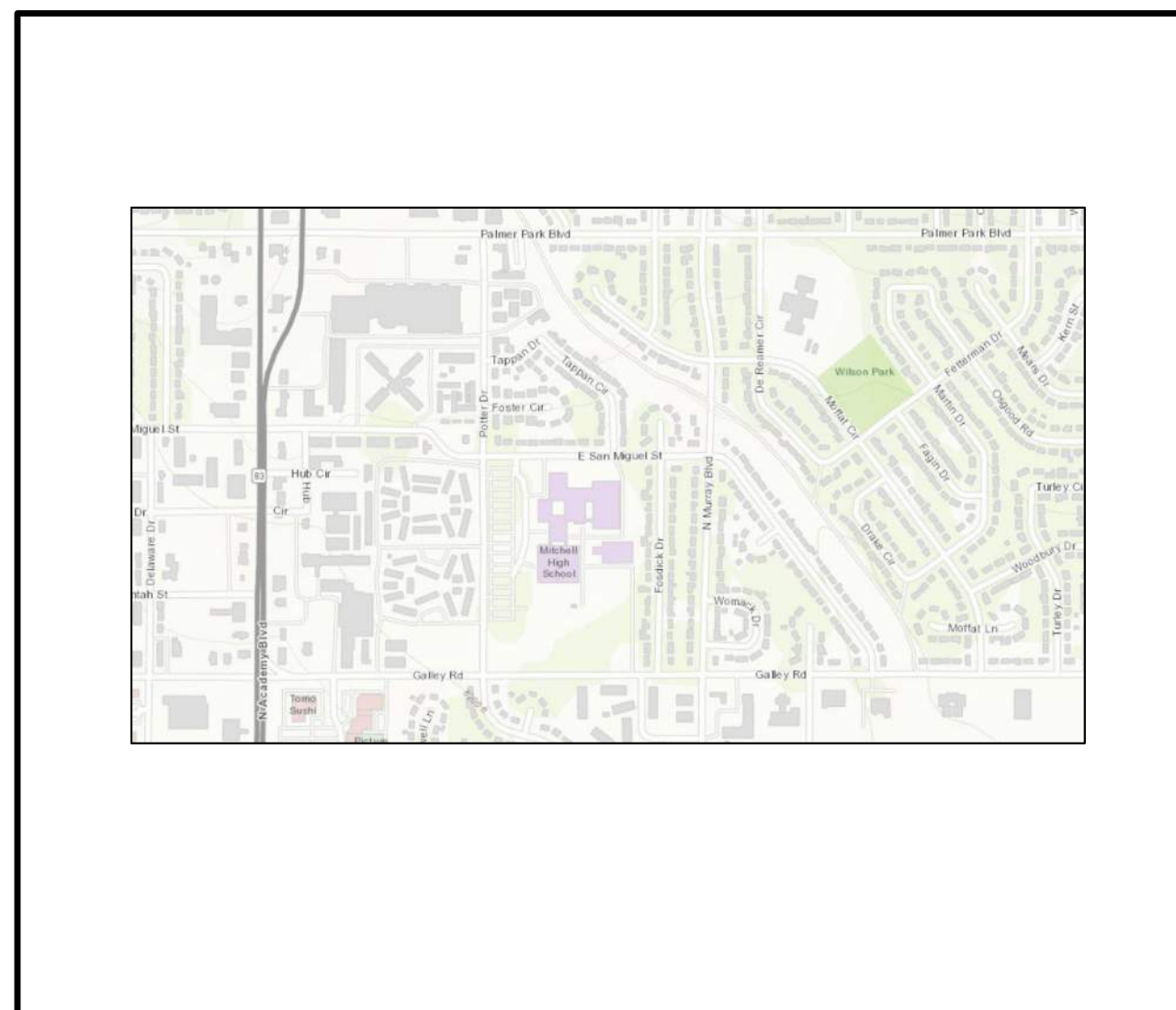
SCHEMATIC LANDSCAPE DIAGRAM NOT TO SCALE

CLIMATE ZONE: FOOTHILLS Foothills and Plains Plains



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

VICINITY MAP NOT TO SCALE



OVERALL FINAL LANDSCAPE PLAN

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE AT MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 10' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

RESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAM, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

HIGHER GROUND DESIGNS, INC.
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
 5350 NORTH ACADEMY BLVD., STE. 207
 COLORADO SPRINGS, CO 80918
 Phone 719-477-1646
 Fax 719-268-1122



CLARK PLACE - FILING NO. 1
 COLORADO SPRINGS, CO

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE FOR APPROVAL ONLY.
 PREPARED FOR:
 HAMMERS CONSTRUCTION

COLORADO SPRINGS
 CITY OF COLORADO
 Land Use Review
 Approved
 11/15/2021
 1:24:52 PM
 Tamara.Baxter

CITY STAMP	NUMBER	1004-21
NOT FOR CONSTRUCTION	REVISIONS	
	7-22-21	PER CITY COMMENTS
	8-12-21	VERIFY SCALE AND SF
	9-8-21	PER CITY COMMENTS
	10-12-21	PER CITY COMMENTS
	10-19-21	PER CITY COMMENTS
	ORIGINAL DATE	5-19-21
	DRAWN BY	JM
	DESCRIPTION	COVER SHEET FINAL LANDSCAPE PLAN
	SHEET NO.	12 OF 23

CITY FILE NO. ARDP 21-00350

SITE CATEGORY CALCULATIONS - LOT 4

LANDSCAPE SETBACKS (LS)					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE FEET REQUIRED	NO. OF TREES REQ./PROV.
CLARK PLACE	NON-ARTERIAL	10/10 FT	129 LF	1/30 FT	5/3
SHRUB SUBSTITUTES REQ./PROV. (25% MAX)	ORNAMENTAL GRASS SUB. 2/1 REQ./PROV.	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.		
20/20	0/0	LS	75%/75%		

MOTOR VEHICLE LOTS (MV)					
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/5 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	LENGTH OF FRONTAGE (FT.) (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (FT.)	PERCENT GROUND PLANE VEG. REQ./PROV.
10	1/1	FRONTAGE	0 LF	0 LF	
(15) MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REG. 50%/PROV.	LENGTH OF SCREENING WALL OR BERTY PROV.	VEHICLE LOT PLANT ABBR. ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.	
0/0	0/0	0 LF	MV	75%/75%	

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 ROAD)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
43536 SF	NON-RESIDENTIAL 5%	2177 SF/1000 SF	4/2
SHRUB SUBSTITUTES REQ./PROV.	ORNAMENTAL GRASS SUB. REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
20/20	0/0	IL	75%/75%

LANDSCAPE BUFFERS AND SCREENS (LS + LST) NOT REQUIRED					
STREET NAME OR PROPERTY LINE (ELEV.)	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	BUFFER TREES (1/20') REQ./PROV.	EVERGREEN TREES REG. (50%) / PROVIDED	PERCENT GROUND PLANE VEG. REQ./PROV.
TRASH ENCLOSURE(S)	NA	0 LF	0/0	0/0	3/3 (GRASSES AND TREES)
LENGTH OF 6 FT. OPAGUE STRUCTURE REQ./PROV.	TR TREE ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.			
0/0	LS	75%/75%			
6' HIGH WOOD ENCLOSURE	LST (SHRUB)	NA			

PLANT SCHEDULE - LOT 4

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Key from Mature App. B	Planting Size
EVERGREEN TREES:						
	PE	2	<i>Pinus edulis</i>	Pinyon Pine	1256D	15'x15'
	GSTM	1	<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honeylocust	AD	30'x30'
	GB	2	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	AD	30'x40'
DECIDUOUS TREES:						
	MS	1	<i>Malus</i> 'Spring Snow'	Spring Snow Crabapple	467S	15'x25'
PERCENT SIGNATURE TREES REQUIRED: 60% TOTAL NO. OF TREES/SIGNATURE TREES: 100% SIGNATURE TREES *SIGNATURE TREES						
EVERGREEN SHRUBS:						
	JL	23	<i>Juniperus sabin</i>	Buffalo Juniper	568A	6'-8" x 12'-18" 5 gal.
PERCENT SIGNATURE SHRUBS REQUIRED: 60% TOTAL NO. OF SHRUBS/SIGNATURE SHRUBS: 100% SIGNATURE SHRUBS *SIGNATURE SHRUBS						
DECIDUOUS SHRUBS:						
	BCP	2	<i>Berberis thunbergii</i> 'Crimson Pygmy'	Crimson Pygmy Barberry	45A	2'-3" x 1'-2" 5 gal.
	CC	30	<i>Caryopteris x clandonensis</i> 'Drk Knt'	Dark Knight Blue Mist Spirea	1235A	2' x 2'-4" 5 gal.
	FN	3	<i>Forstiera neomexicana</i>	New Mexico Privet	145DA	8'-12" x 4'-5" 5 gal.
	RKD	3	<i>Rosa x double knockout</i> 'Radtko'	Double Knockout Rose	45678A	3'-4" x 3'-4" 5 gal.
	SJM	7	<i>Spiraea x bumalda</i> 'Goldmound'	Goldmound Spirea	SA	2'-3" x 1'-2" 5 gal.
	SJ	7	<i>Spiraea japonica</i> 'Majic Carpet'	Majic Carpet, Spirea	SA	1'-2" x 1'-2" 5 gal.
NOTE: QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.						

GROUND COVER LEGEND - LOT 4

SYMBOL	DESCRIPTION	APPROX. SF
	Denver Granite Rock: 3/4" Diameter (with weed barrier)	2,003 SF
	Gray Rose River Rock Cobble: 2-4" Diameter (with weed barrier)	3,089 SF
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier)	2,460 SF
	Cobble Edge: Gray Rose River Cobble, 4-8" Dia. Refer to Detail	

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 SOIL GRADE SHALL BE 3" BELOW SIDEWALK/CURB. AT SOD/SEED AREAS GRADE SHALL BE 1" BELOW TOP OF SIDEWALK/CURB.

SITE CATEGORY CALCULATIONS - LOT 5

LANDSCAPE SETBACKS (LS)					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE FEET REQUIRED	NO. OF TREES REQ./PROV.
CLARK PLACE	NON-ARTERIAL	10/10 FT	129 LF	1/30 FT	5/4
SHRUB SUBSTITUTES REQ./PROV. (25% MAX)	ORNAMENTAL GRASS SUB. 2/1 REQ./PROV.	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.		
10/10	0/0	LS	75%/75%		

MOTOR VEHICLE LOTS (MV)					
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/5 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	LENGTH OF FRONTAGE (FT.) (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (FT.)	PERCENT GROUND PLANE VEG. REQ./PROV.
10	1/1	FRONTAGE	0 LF	0 LF	
(15) MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REG. 50%/PROV.	LENGTH OF SCREENING WALL OR BERTY PROV.	VEHICLE LOT PLANT ABBR. ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.	
0/0	0/0	0 LF	MV	75%/75%	

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 ROAD)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
33268 SF	NON-RESIDENTIAL 5%	1678 SF/1000 SF	4/2
SHRUB SUBSTITUTES REQ./PROV.	ORNAMENTAL GRASS SUB. REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
20/20	0/0	IL	75%/75%

LANDSCAPE BUFFERS AND SCREENS (LS + LST) NOT REQUIRED					
STREET NAME OR PROPERTY LINE (ELEV.)	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	BUFFER TREES (1/20') REQ./PROV.	EVERGREEN TREES REG. (50%) / PROVIDED	PERCENT GROUND PLANE VEG. REQ./PROV.
TRASH ENCLOSURE(S)	NA	0 LF	0/0	0/0	3/3 (GRASSES AND TREES)
LENGTH OF 6 FT. OPAGUE STRUCTURE REQ./PROV.	TR TREE ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.			
0/0	LS	75%/75%			
6' HIGH WOOD ENCLOSURE	LST (SHRUB)	NA			

PLANT SCHEDULE - LOT 5

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Key from Mature App. B	Planting Size
EVERGREEN TREES:						
	PE	2	<i>Pinus edulis</i>	Pinyon Pine	1256D	15'x15'
	GSTM	1	<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honeylocust	AD	30'x30'
	GB	2	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	AD	30'x40'
DECIDUOUS TREES:						
	MS	2	<i>Malus</i> 'Spring Snow'	Spring Snow Crabapple	467S	15'x25'
PERCENT SIGNATURE TREES REQUIRED: 60% TOTAL NO. OF TREES/SIGNATURE TREES: 100% SIGNATURE TREES *SIGNATURE TREES						
EVERGREEN SHRUBS:						
	JL	19	<i>Juniperus sabin</i> <i>Rosa x double knockout</i> 'Radtko'	Buffalo Juniper Double Knockout Rose	568A 45678A	6'-8" x 12'-18" 5 gal. 3'-4" x 3'-4" 5 gal.
PERCENT SIGNATURE SHRUBS REQUIRED: 60% TOTAL NO. OF SHRUBS/SIGNATURE SHRUBS: 100% SIGNATURE SHRUBS *SIGNATURE SHRUBS						
DECIDUOUS SHRUBS:						
	CC	25	<i>Caryopteris x clandonensis</i> 'Drk Knt'	Dark Knight Blue Mist Spirea	1235A	2' x 2'-4" 5 gal.
	SJM	6	<i>Spiraea x bumalda</i> 'Goldmound'	Goldmound Spirea	SA	2'-3" x 1'-2" 5 gal.
	SJ	6	<i>Spiraea japonica</i> 'Majic Carpet'	Majic Carpet, Spirea	SA	1'-2" x 1'-2" 5 gal.
NOTE: QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.						

GROUND COVER LEGEND - LOT 5

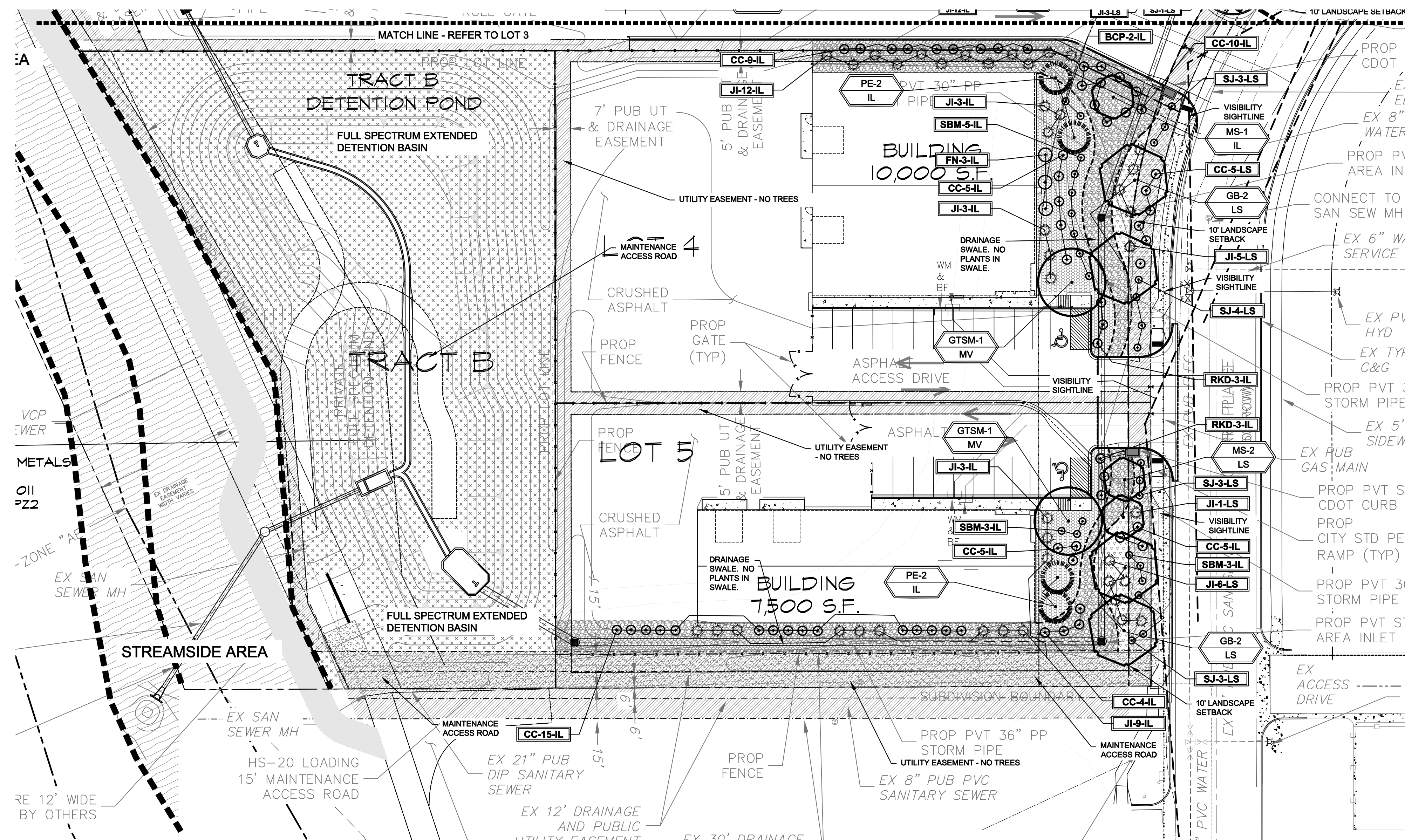
SYMBOL	DESCRIPTION	APPROX. SF
	Denver Granite Rock: 3/4" Diameter (with weed barrier)	1,843 SF
	Gray Rose River Rock Cobble: 2-4" Diameter (with weed barrier)	4,306 SF
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier)	1,205 SF
	Cobble Edge: Gray Rose River Cobble, 4-8" Dia. Refer to Detail	

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

GROUND COVER LEGEND - TRACT B

SYMBOL	DESCRIPTION	APPROX. SF
	Grass Seed Mix 'A' - Refer to notes	33,175 SF

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



FINAL LANDSCAPE PLAN - AREA A LOT 4 & 5

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10" FROM GAS MAINS RATED AT 100PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 10' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES 'LANDSCAPING AROUND ELECTRICAL EQUIPMENT'. SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

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HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5330 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-268-1122



CLARK PLACE - FILING NO. 1
COLORADO SPRINGS, CO

PREPARED FOR:
HAMMERS CONSTRUCTION

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE FOR APPROVAL ONLY.



11/15/2021
1:24:52 PM
Tamara.Baxter

CITY STAMP	NUMBER	1004-21
REVISIONS	PER CITY COMMENTS	
7-22-21	PER CITY COMMENTS	
8-12-21	VERIFY SCALE AND SF	
9-8-21	PER CITY COMMENTS	
10-12-21	PER CITY COMMENTS	
10-19-21	PER CITY COMMENTS	
ORIGINAL DATE	5-19-21	
DRAWN BY	JM	
DESCRIPTION	FINAL LANDSCAPE PLAN	
SHEET NO.	13 OF 23	

SITE CATEGORY CALCULATIONS - LOT 3

LANDSCAPE SETBACKS (LS)					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROV.
CLARK PLACE	NON-ARTERIAL	10' NO FT	55 LF	1/20 FT	2/1
SHRUB SUBSTITUTES (25% MIN)		ORNAMENTAL GRASS SUB. 2/1	RETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.	
0' NO	0' NO	LS		75%/75%	

MOTOR VEHICLE LOTS (MV)					
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/2 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE (S)	LENGTH OF FRONTAGE (FT) (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (FT)	NO. OF TREES REQ./PROV.
0	0	FRONTAGE	0 LF	0 LF	0
1/5 MIN. 3' SCREENING PLANTS REQ./PROV.		EVERGREEN PLANTS REQ. 50%/PROV.	LENGTH OF SCREENING WALL OR BERT. PROV.	VEHICLE LOT PLANT ABBR. ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
0/0	0/0	0 LF		MV	75%/75%

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 (SQ FT) (LESS PUBLIC ROW)	PERCENT FRONT YARD INTERNAL AREA (%)	INTERNAL AREA (SQ FT) (EXCLUDING DRIVEWAYS)	INTERNAL TREES (10000 SQ FT)	INTERNAL SHRUBS (10000 SQ FT)	INTERNAL TREES (10000 SQ FT) REQ./PROV.
95843 SF	NON-RESIDENTIAL 5%	4792 SF/5000 SF	5/1		
SHRUB SUBSTITUTES (25% MIN)		ORNAMENTAL GRASS SUB. REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.	
0/0	0/0	IL		75%/75%	

LANDSCAPE BUFFERS AND SCREENS (LS & LBS) NOT REQUIRED					
STREET NAME OR PROPERTY LINE (ELEV.)	WIDTH (FT) REQ./PROV.	LINEAR FOOTAGE	BUFFER TREES (1/20 FT) REQ./PROV.	EVERGREEN TREES REQ. (50%) / PROVIDED	
	5' B/S FT	0 LF	0/0	0/0	
TRASH ENCLOSURE(S)		NA	NA	NA	3/3 (GRASSES AND TREES)
LENGTH OF 6 FT. OPAQUE STRUCTURE REQ./PROV.		TREE ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.		
0/0	LS		75%/75%		
6' HIGH WOOD ENCLOSURE LBT (SHRUB)		NA			

PLANT SCHEDULE - LOT 3

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Key from App. B	Mature Size	Planting Size
EVERGREEN TREES:							
	** PE	4	<i>Pinus edulis</i>	Pinyon Pine	1256D	15'x15'	B & B 6" HL
DECIDUOUS TREES:							
	** GTSM	2	<i>Gleditsia triacanthos</i> 'Shademaster'	Shademaster Honeylocust	AD	30'x30'	1-1/2" cal.
	** ACT	3	<i>Acer Tataricum</i> 'Hot Wings'	Tatarian Maple Hot Wings	457A	20 x 25'	1-1/2" cal.
PERCENT SIGNATURE TREES REQUIRED: 60% TOTAL NO. OF TREES/SIGNATURE TREES: 100% SIGNATURE TREES **SIGNATURE TREES							
EVERGREEN SHRUBS:							
	** JI	21	<i>Juniperus sabina</i>	Buffalo Juniper	568A	6-8' x 12-18" 5 gal.	Container
DECIDUOUS SHRUBS:							
	** CC	10	<i>Caryopteris x clandonensis</i> 'Drk Knt'	Dark Knight Blue Mist Spirea	1235A	2' x 2-4'	5 gal.
	** HP	11	<i>Hesperaloe parviflora</i>	Red Yucca	AD	2-4' x 2-4'	5 gal.
	** RHA	5	<i>Rhus aromatica</i> 'Gro-low'	Sumac Gro-Low	DA	5-7' x 2-3'	5 gal.
	** SBM	3	<i>Spiraea x bumalda</i> 'Goldmound'	Goldmound Spirea	SA	2-3' x 1-2'	5 gal.
	** SJ	3	<i>Spiraea japonica</i> 'Majic Carpet'	Majic Carpet Spirea	SA	1-2' x 1-2'	5 gal.
PERCENT SIGNATURE SHRUBS REQUIRED: 60% TOTAL NO. OF SHRUBS/SIGNATURE SHRUBS: 100% SIGNATURE SHRUBS **SIGNATURE SHRUBS							

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

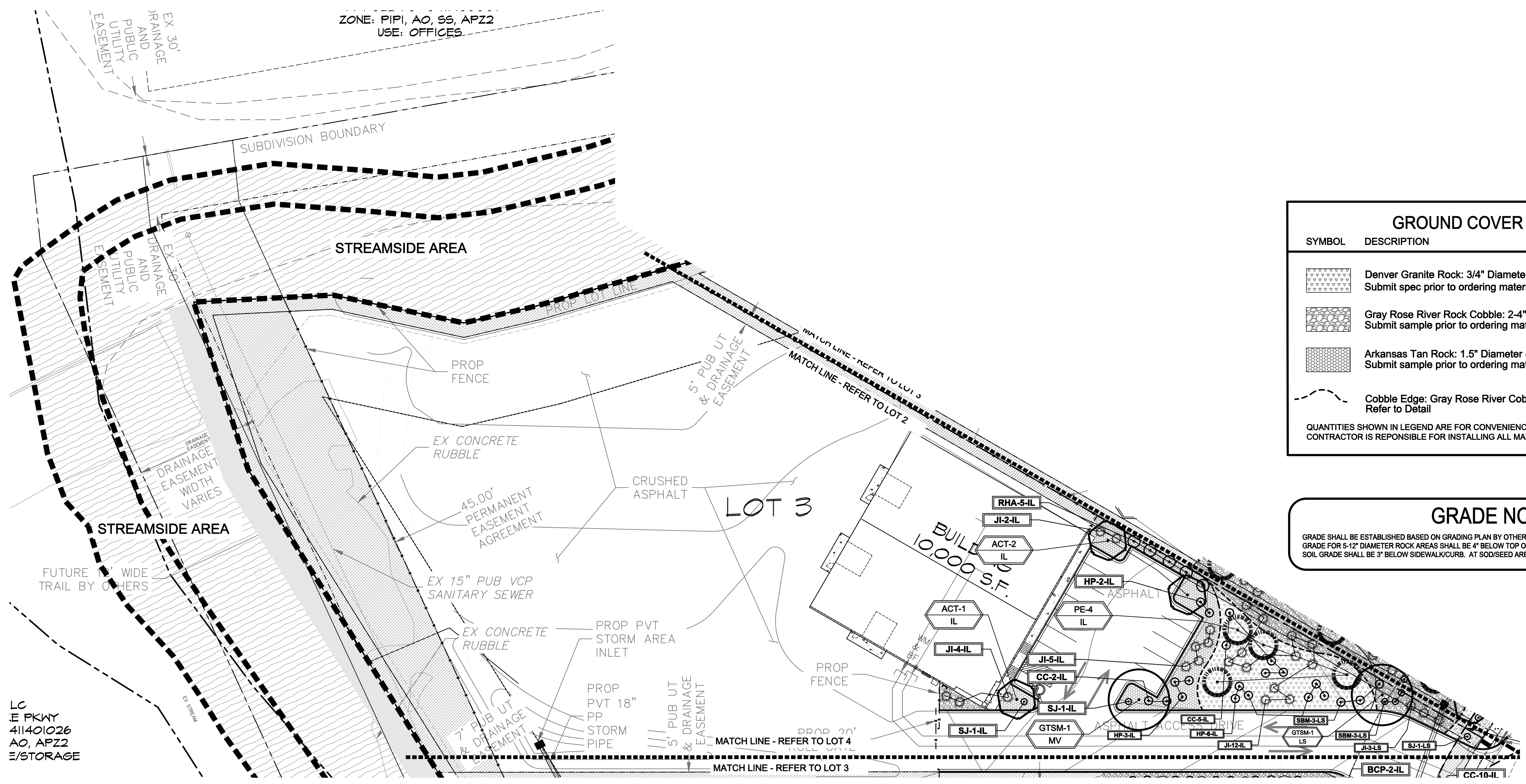
GROUND COVER LEGEND - LOT 3

SYMBOL	DESCRIPTION	APPROX. SF
	Denver Granite Rock: 3/4" Diameter (with weed barrier) Submit spec prior to ordering material	2,975 SF
	Gray Rose River Rock Cobble: 2-4" Diameter (with weed barrier) Submit sample prior to ordering material	1,905 SF
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier) Submit sample prior to ordering material	1,792 SF
	Cobble Edge: Gray Rose River Cobble, 4-8" Dia. Refer to Detail	

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

GRADE NOTE

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UTILITIES NOTE

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DOCUMENT NOTE

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CITY FILE NO. ARDP 21-00350

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-288-1122



CLARK PLACE - FILING NO. 1
COLORADO SPRINGS, CO

PREPARED FOR:
HAMMERS CONSTRUCTION

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COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
11/15/2021
1:24:52 PM
Tamara Baxter

CITY STAMP	NUMBER	1004-21
NOT FOR CONSTRUCTION		
REVISIONS	DATE	DESCRIPTION
7-22-21	PER CITY COMMENTS	
8-12-21	VERIFY SCALE AND SF	
9-8-21	PER CITY COMMENTS	
10-12-21	PER CITY COMMENTS	
10-19-21	PER CITY COMMENTS	
ORIGINAL DATE	5-19-21	
DRAWN BY	JM	
DESCRIPTION	FINAL LANDSCAPE PLAN	
SHEET NO.	14 OF 23	

SITE CATEGORY CALCULATIONS - LOT 2

LANDSCAPE SETBACKS (LS)					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE FEET REQUIRED	NO. OF TREES REQ./PROV.
CLARK PLACE	NON-ARTERIAL	10/10 FT.	06 LF	130 FT	5/4
SHRUB SUBSTITUTES REQ./PROV. (25% MAX)	ORNAMENTAL GRASS SUB. 2/1	SETBACK PLANT ADDR. DENOTED ON PLAN	PERCENT SIGNATURE TREES REQ./PROV.	PERCENT SIGNATURE TREES REQ./PROV.	PERCENT SIGNATURE TREES REQ./PROV.
10/10	0/0	LS	75%/75%		

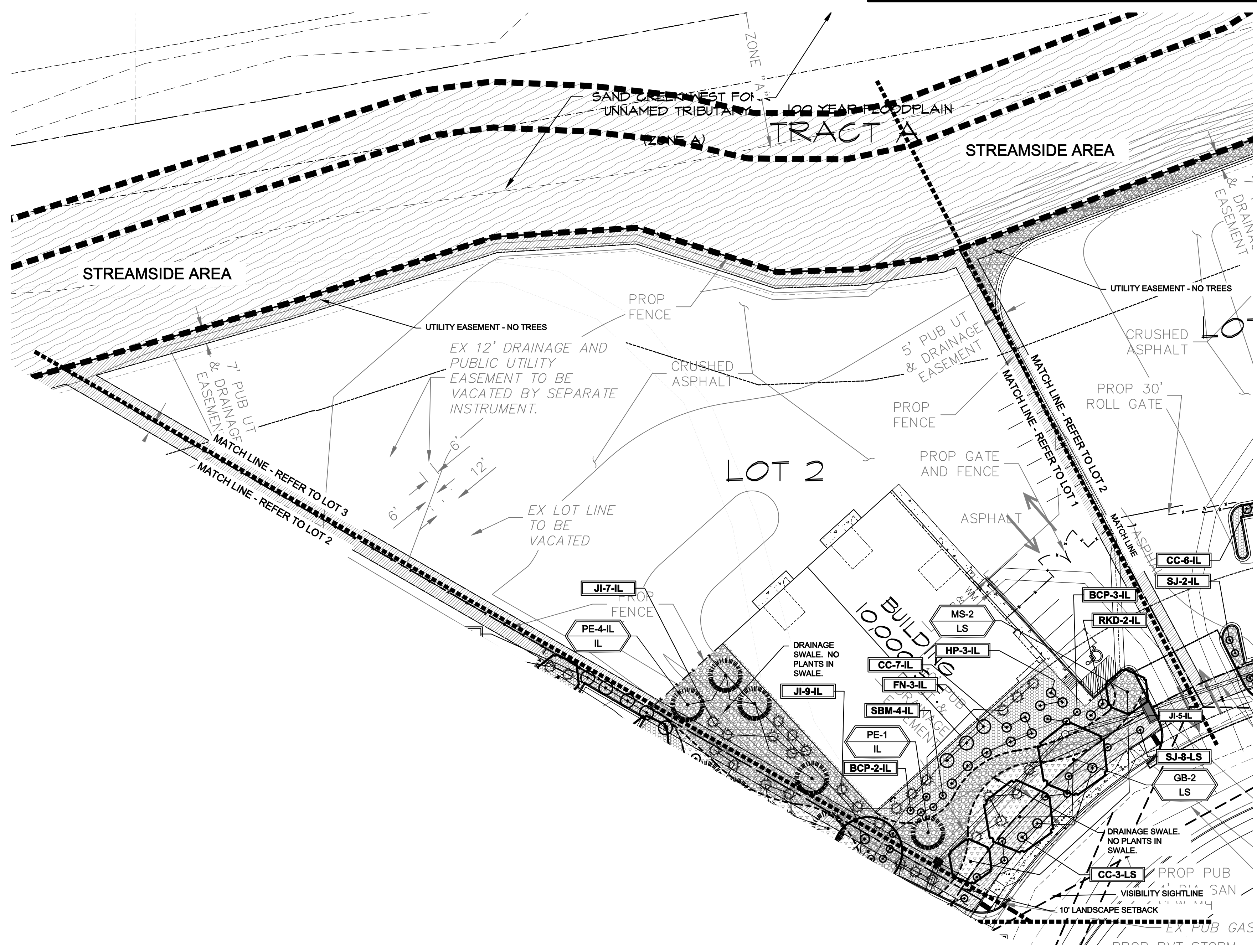
MOTOR VEHICLE LOTS (MV)					
NO. OF VEHICLE SPACES PROVIDED	SPACE TREES (1/8 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE (FT.)	LENGTH OF FRONTAGE (FT.) (EXCLUDING DRIVEWAYS)	3/8 LENGTH OF FRONTAGE (FT.)	3/3 LENGTH OF FRONTAGE (FT.)
13	1/1	FRONTAGE	0 LF	0 LF	0 LF
(A) MIN. 3 SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 100%/PROV.	LENGTH OF SCREENING WALL OR BERT. PROV.	VEHICLE LOT PLANT ADDR. ON PLAN	PERCENT GROUND PLANE REQ./PROV.	PERCENT GROUND PLANE REQ./PROV.
1/1	0/0	0 LF	MV	75%/75%	

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 ROAD)	PERCENT SIGNATURE TREES REQ./PROV.	INTERNAL AREA (SF)	INTERNAL TREES (1/500 SF) REQ./PROV.	INTERNAL TREES (1/500 SF) REQ./PROV.	INTERNAL TREES (1/500 SF) REQ./PROV.
75,355 SF	NON-RESIDENTIAL 25	37,668 SF (2,800 SF)	0/5	0/5	0/5
SHRUB SUBSTITUTES REQ./PROV.	ORNAMENTAL GRASS SUB. 2/1	INTERNAL PLANT ADDR. DENOTED ON PLAN	PERCENT SIGNATURE TREES REQ./PROV.	PERCENT SIGNATURE TREES REQ./PROV.	PERCENT SIGNATURE TREES REQ./PROV.
38/38	0/0	IL	75%/75%		

LANDSCAPE BUFFERS AND SCREENS (LB & LBTA NOT REQUIRED)					
STREET NAME OR PROPERTY LINE (ELEV.)	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	BUFFER TREES (1/200) REQ./PROV.	EVERGREEN TREES REQ. (50%) / PROVIDED	EVERGREEN TREES REQ. (50%) / PROVIDED
TRASH ENCLOSURE(S)	NA	0 LF	0/0	0/0	0/0
LENGTH OF 4' FT. DRAGAGE STRUCTURE REQ./PROV.	TREE ADDR. DENOTED ON PLAN	PERCENT GROUND PLANE REQ./PROV.	PERCENT GROUND PLANE REQ./PROV.	PERCENT GROUND PLANE REQ./PROV.	PERCENT GROUND PLANE REQ./PROV.
0/0	LB	75%/75%			
4' HIGH WOOD ENCLOSURE (LBTA (SHRUB))	NA	NA	NA	3/3 (GRASSES AND TREES)	

PLANT SCHEDULE - LOT 2

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Key from App. B	Mature Size	Planting Size
EVERGREEN TREES:							
	** PE	5	Pinus edulis	Pinyon Pine	1256D	15'x15'	B & B 6' ht.
DECIDUOUS TREES:							
	** GB	2	Gymnocladus dioicus	Kentucky Coffeetree	AD	30'x40'	1-1/2" cal.
	** MS	2	Malus 'Spring Snow'	Spring Snow Crabapple	467S	15'x25'	1-1/2" cal.
PERCENT SIGNATURE TREES REQUIRED: 60% TOTAL NO. OF TREES/SIGNATURE TREES: 100% SIGNATURE TREES **SIGNATURE TREES							
EVERGREEN SHRUBS:							
	** JI	21	Juniperus sabina	Buffalo Juniper	568A	6-8' x 12-18'	5 gal. Container
DECIDUOUS SHRUBS:							
	** BCP	5	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	45A	2-3' x 1-2'	5 gal.
	** CC	10	Caryopteris x clandonensis 'Drk Knit'	Dark Knight Blue Mist Spirea	1235A	2' x 2-4'	5 gal.
	** FN	3	Forestiera neomexicana	New Mexico Privet	145DA	8-12' x 4-5'	5 gal.
	** HP	3	Hesperaloe parviflora	Red Yucca	AD	2-4' x 2-4'	5 gal.
	** RHA	4	Rhus aromatica 'Gro-low'	Sumac Gro-Low	DA	5-7' x 2-3'	5 gal.
	** RSD	2	Rosa x double knockout 'Radtko'	Double Knockout Rose	45678A	3-4' x 3-4'	5 gal.
	** SBM	4	Spiraea x bumalda 'Goldmound'	Goldmound Spirea	SA	2-3' x 1-2'	5 gal.
	** SJ	8	Spiraea japonica 'Majic Carpet'	Majic Carpet, Spirea	SA	1-2' x 1-2'	5 gal.
PERCENT SIGNATURE SHRUBS REQUIRED: 60% TOTAL NO. OF SHRUBS/SIGNATURE SHRUBS: 100% SIGNATURE SHRUBS **SIGNATURE SHRUBS							
NOTE: QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.							



GROUND COVER LEGEND - LOT 2

SYMBOL	DESCRIPTION	APPROX. SF
	Denver Granite Rock: 3/4" Diameter (with weed barrier) Submit spec prior to ordering material	2,419 SF
	Gray Rose River Rock Cobble: 2-4" Diameter (with weed barrier) Submit sample prior to ordering material	4,400 SF
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier) Submit sample prior to ordering material	2,050 SF
	Cobble Edge: Gray Rose River Cobble, 4-8" Dia. Refer to Detail	
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 SOIL GRADE SHALL BE 3" BELOW SIDEWALK/CURB. AT SODDED AREAS GRADE SHALL BE 1" BELOW TOP OF SIDEWALK/CURB.

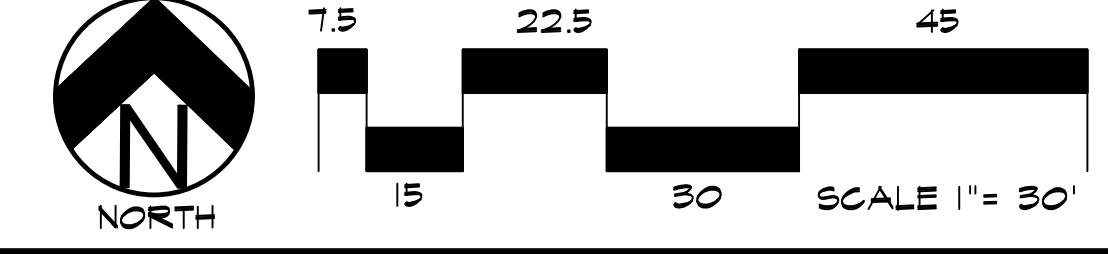
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UTILITIES NOTE

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FINAL LANDSCAPE PLAN - AREA C LOT 2



HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-288-1122



CLARK PLACE - FILING NO. 1
COLORADO SPRINGS, CO
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PREPARED FOR:
HAMMERS CONSTRUCTION

COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
11/15/2021
1:24:52 PM
Tamara.Baxter

REVISIONS	DATE	DESCRIPTION
7-22-21		PER CITY COMMENTS
8-12-21		VERIFY SCALE AND SF
9-8-21		PER CITY COMMENTS
10-12-21		PER CITY COMMENTS
10-19-21		PER CITY COMMENTS

CITY STAMP NUMBER 1004-21
ORIGINAL DATE 5-19-21
DRAWN BY JM
DESCRIPTION
FINAL LANDSCAPE PLAN - LOT 2
SHEET NO. 15 OF 23

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 SOIL GRADE SHALL BE 3" BELOW SIDEWALK/CURB. AT SOD/SEED AREAS GRADE SHALL BE 1" BELOW TOP OF SIDEWALK/CURB.

GROUND COVER LEGEND - LOT 1

SYMBOL	DESCRIPTION	APPROX. SF
	Gray Rose River Rock Cobble: 2-4" Diameter (with weed barrier) Submit sample prior to ordering material	8,112 SF
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier) Submit sample prior to ordering material	425 SF
	Cobble Edge: Gray Rose River Cobble, 4-8" Dia. Refer to Detail	

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

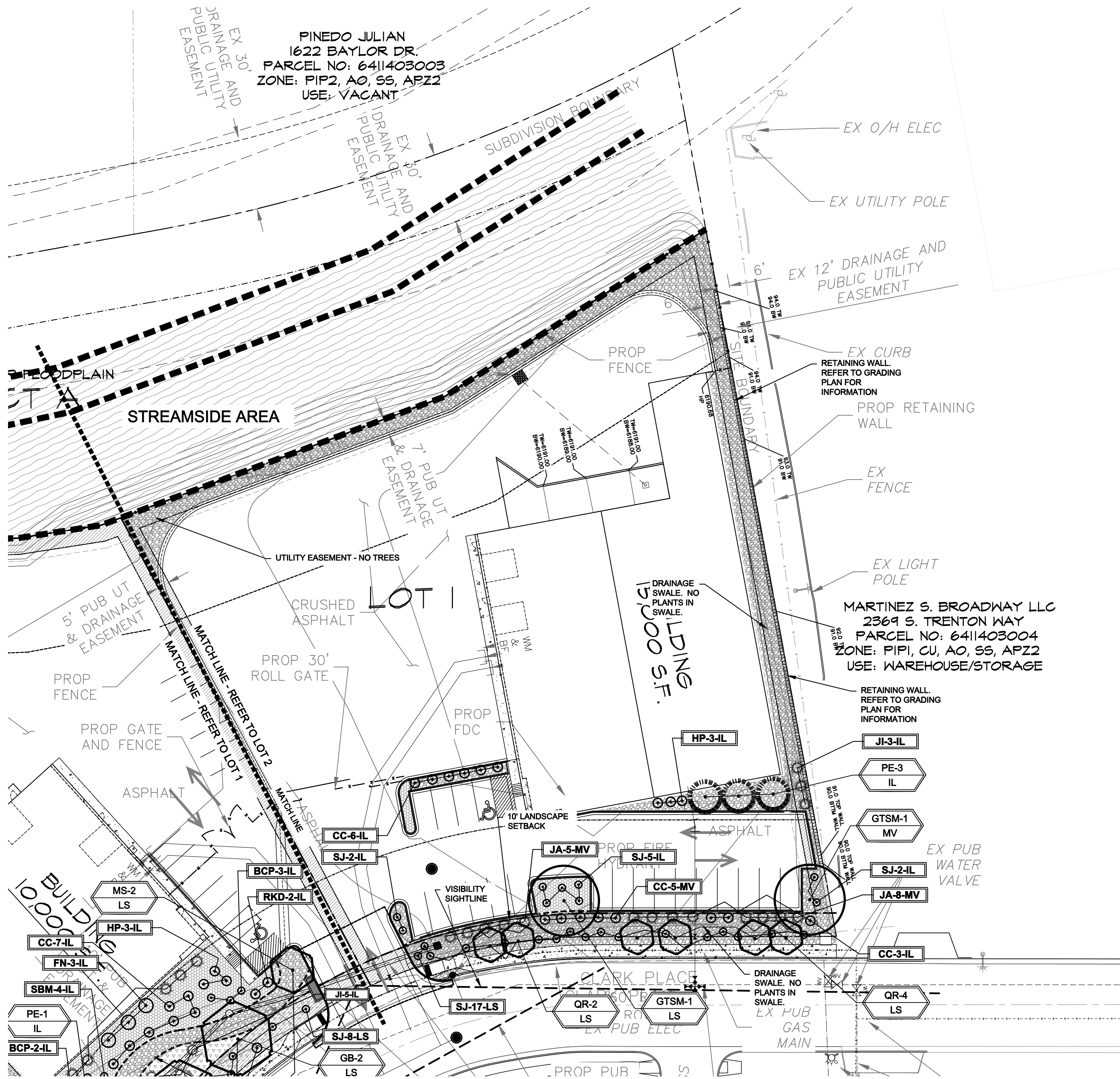
PLANT SCHEDULE

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Key from App. B	Mature Size	Planting Size
EVERGREEN TREES:							
	** PE	3	Pinus edulis	Pinyon Pine	1256D	15'x15'	B & B 6' ht.
DECIDUOUS TREES:							
	** GTSM	2	Gleditsia triacanthos 'Shademaker'	Shademaker Honeylocust	AD	30'X30'	B & B 1-1/2' cal.
	** QR	6	Quercus robur 'Fastigiata'	Columnar English Oak	S	15'X25'	1-1/2' cal.
PERCENT SIGNATURE TREES REQUIRED: 60% TOTAL NO. OF TREES/SIGNATURE TREES: 100% SIGNATURE TREES **SIGNATURE TREES							
EVERGREEN SHRUBS:							
	** JA	13	Juniperus chinensis 'Armstrong'	Armstrong Juniper	DA	3-4' x 3-4'	5 gal. Container
	** JI	3	Juniperus sabina	Buffalo Juniper	568A	6-8' x 12-18"	5 gal.
DECIDUOUS SHRUBS:							
	** CC	14	Caryopteris x clandonensis 'Drk Knt'	Dark Knight Blue Mist Spirea	1235A	2' x 2-4'	5 gal.
	** HP	3	Hesperaloe parviflora	Red Yucca	AD	2-4' x 2-4'	5 gal.
	** SJ	21	Spiraea japonica 'Majic Carpet'	Majic Carpet, Spirea	SA	1-2' x 1-2'	5 gal.
PERCENT SIGNATURE SHRUBS REQUIRED: 60% TOTAL NO. OF SHRUBS/SIGNATURE SHRUBS: 100% SIGNATURE SHRUBS **SIGNATURE SHRUBS							

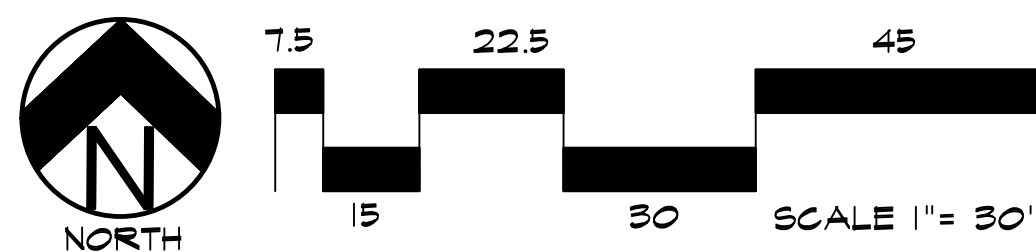
NOTE: QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY.
CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

SITE CATEGORY CALCULATIONS - LOT 1

LANDSCAPE SETBACKS (LS)					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE FEET REQUIRED	NO. OF TREES REQ./PROVIDED
CLARK PLACE	NON-ARTERIAL	10/10 FT	198 LF	1/30 FT	1/6
SHRUB SUBSTITUTES REQ./PROV. (25% MAX)	ORNAMENTAL GRASS SUB. 2/1 REQ./PROV.	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.		
10/10	0/0	LS	75%/75%		
MOTOR VEHICLE LOTS (MV)					
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/5 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	LENGTH OF FRONTAGE (FT.) (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (FT.)	PERCENT GROUND PLANE VEG. REQ./PROV.
19	2/2	FRONTAGE	128 LF	85 LF	75%/75%
(1/5) MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.	LENGTH OF SCREENING WALL OR BERM 1' PROV.	VEHICLE LOT PLANT ABBR. ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.	
17/17	0/3	0 LF	MV	75%/75%	
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)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)	PERCENT GROUND PLANE VEG. REQ./PROV.	
59,071 SF	NON-RESIDENTIAL 5%	2,956 SF/3,000 SF	6/3	75%/75%	
SHRUB SUBSTITUTES REQ./PROV.	ORNAMENTAL GRASS SUB. REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.		
30/30	0/0	IL	75%/75%		
LANDSCAPE BUFFERS AND SCREENS (LB & LBT): NOT REQUIRED					
STREET NAME OR PROPERTY LINE (ELEV.)	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	BUFFER TREES (1/20') REQ./PROV.	EVERGREEN TREES REQ. (50%) / PROVIDED	
-	15/15 FT	0 LF	0/0	0/0	
TRASH ENCLOSURE(S)	NA	NA	NA	3/3 (GRASSES AND TREES)	
LENGTH OF 6 FT. OPAQUE STRUCTURE REQ./PROV.	TREE ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.			
0/0	LB	75%/75%			
6' HIGH WOOD ENCLOSURE	LBT (SHRUB)	NA			



FINAL LANDSCAPE PLAN - AREA D LOT 1



UTILITIES NOTE

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CITY FILE NO. ARDP 21-00350

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
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CLARK PLACE - FILING NO. 1
COLORADO SPRINGS, CO

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PREPARED FOR:
HAMMERS CONSTRUCTION



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CITY STAMP NUMBER 1004-21

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ORIGINAL DATE 5-19-21
DRAWN BY JM

DESCRIPTION
FINAL LANDSCAPE PLAN - LOT 1

SHEET NO. 16 OF 23

NOT FOR CONSTRUCTION. For City Approval Only

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.

GENERAL SITE NOTES

- 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.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY OF COLORADO SPRINGS STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.

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 9" O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

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

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

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT (MINIMUM 5') TO ONE ANOTHER.

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% BREW-GRO BIOCAMP 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) PREEN WEED PRE-EMERGENT, OR APPROVED EQUAL, IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.PREEN.COM

PLANTING AREA SOIL PREP NOTES

- SOIL PREPARATION FOR UNDISTURBED OR COMPACTED AREAS:
- 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.
 - REMOVE ALL RUBBLE, STONES AND EXTRANEIOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.
 - FOR TREE LOCATIONS REMOVE AND REPLACE EXISTING SOIL TO 36" DEPTH. IF CLAY OR SAND REPLACE WITH GRADE B TOPSOIL.

SEEDING NOTES

SEED MIX 'A': NATIVE SEED TO BE EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE SEED MIX FOR UPLAND. REFER TO CHART. SOIL PREPARATION AND SEEDING METHODS SHALL FOLLOW ALL GUIDELINES PER CITY OF COLORADO SPRINGS STORMWATER ENTERPRISE CONSTRUCTION MANUAL, SECTION 5, DATED DECEMBER 2020. REFER TO TABLE 5-1 FOR SEED MIX. SOIL SHALL BE AMENDED BREW-GRO BIOCAMP CLASS 1 (OR CITY APPROVED EQUAL) AT 3 C.Y./1000 SF MINIMUM TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING.

DEPENDENT 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).

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

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 SERIOUSLY 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.

- HAND PULL NOXIOUS WEEDS, REMOVING AS MUCH OF THE ROOT SYSTEM AS POSSIBLE.
- 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 OWNER'S AUTHORIZED REPRESENTATIVE OF ANY SUSPECTED SOIL PROBLEMS AT THE END OF THE FIRST GROWING SEASON. BROADBAND 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.

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.

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: 1.3 LBS PHOSPHORUS PER 1,000 SF, 2.0 LBS NITROGEN 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: 1.1 LBS PHOSPHORUS PER 1,000 SF, 0.8 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.

FERTILIZER NOTES

SOIL REPORT AND TEST RESULTS FOR NATIVE SEED SOIL AMENDMENTS WILL BE SUBMITTED WITH THE IRRIGATION PLAN

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 LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGADING, REPLANTING AS REQUIRED THROUGH CONSTRUCTION PERIOD. RE-MULCH WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO NULLIFY 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, 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.

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 95% 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 OWNERS AUTHORIZED REPRESENTATIVE SHALL UPON INSPECTION OF THE WORK TO DETERMINE ACCEPTABILITY. HE WILL PREPARE A "PUNCH LIST" OF ITEMS IMPROPERLY INSTALLED, INADEQUATELY SIZED 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 OWNERS AUTHORIZED REPRESENTATIVE OF THE CONTRACT WORK IN ACCORDANCE WITH THESE DRAWINGS.

Chapter 5
Native Vegetation Requirements and Guidelines

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast Irrigated hydroseeded	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled	Non-irrigated drilled
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft
Bluestem, big	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass ²	<i>Nassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western ¹	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass ²	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	<i>Calamovilfa longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow indiangrass ²	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
	Seed rate (lbs PLS/acre)			19.3	9.7	4.8

¹For portions of facilities located near or on the bottom or where wet soil conditions occur. Planting of potted nursery stock wetland plants 2-foot on-center is recommended for sites with wetland hydrology.

²Species that will do well in the bottom of pond areas.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE A MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 10' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

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CITY FILE NO. ARDP 21-00350

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
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Fax 719-268-1122



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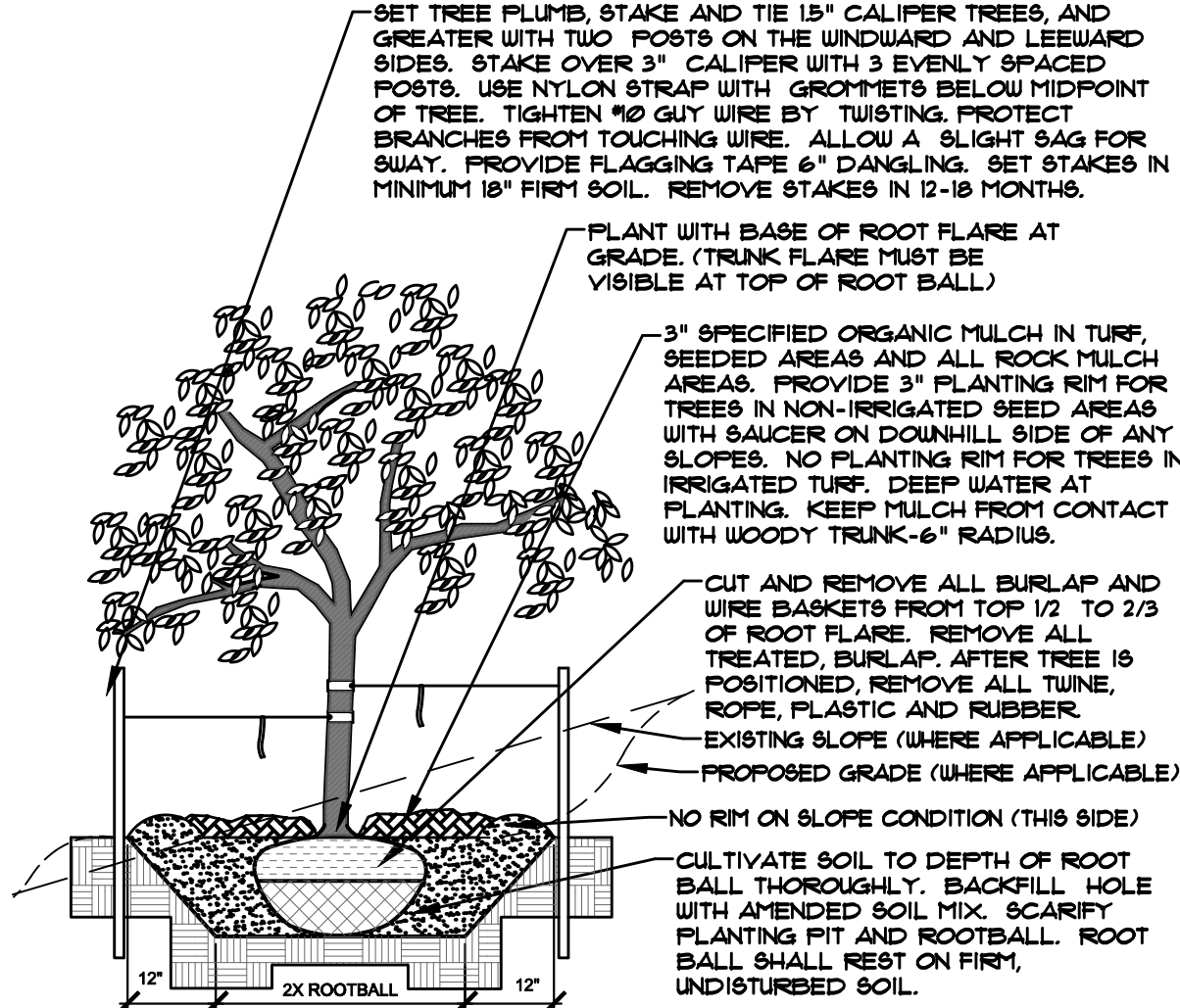
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Tamara.Baxter

CITY STAMP	NUMBER
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REVISIONS	
7-22-21	PER CITY COMMENTS
8-12-21	VERIFY SCALE AND SF
9-8-21	PER CITY COMMENTS
10-12-21	PER CITY COMMENTS
10-19-21	PER CITY COMMENTS
ORIGINAL DATE	5-19-21
DRAWN BY	JM
DESCRIPTION	LANDSCAPE NOTES
SHEET NO.	17 OF 23

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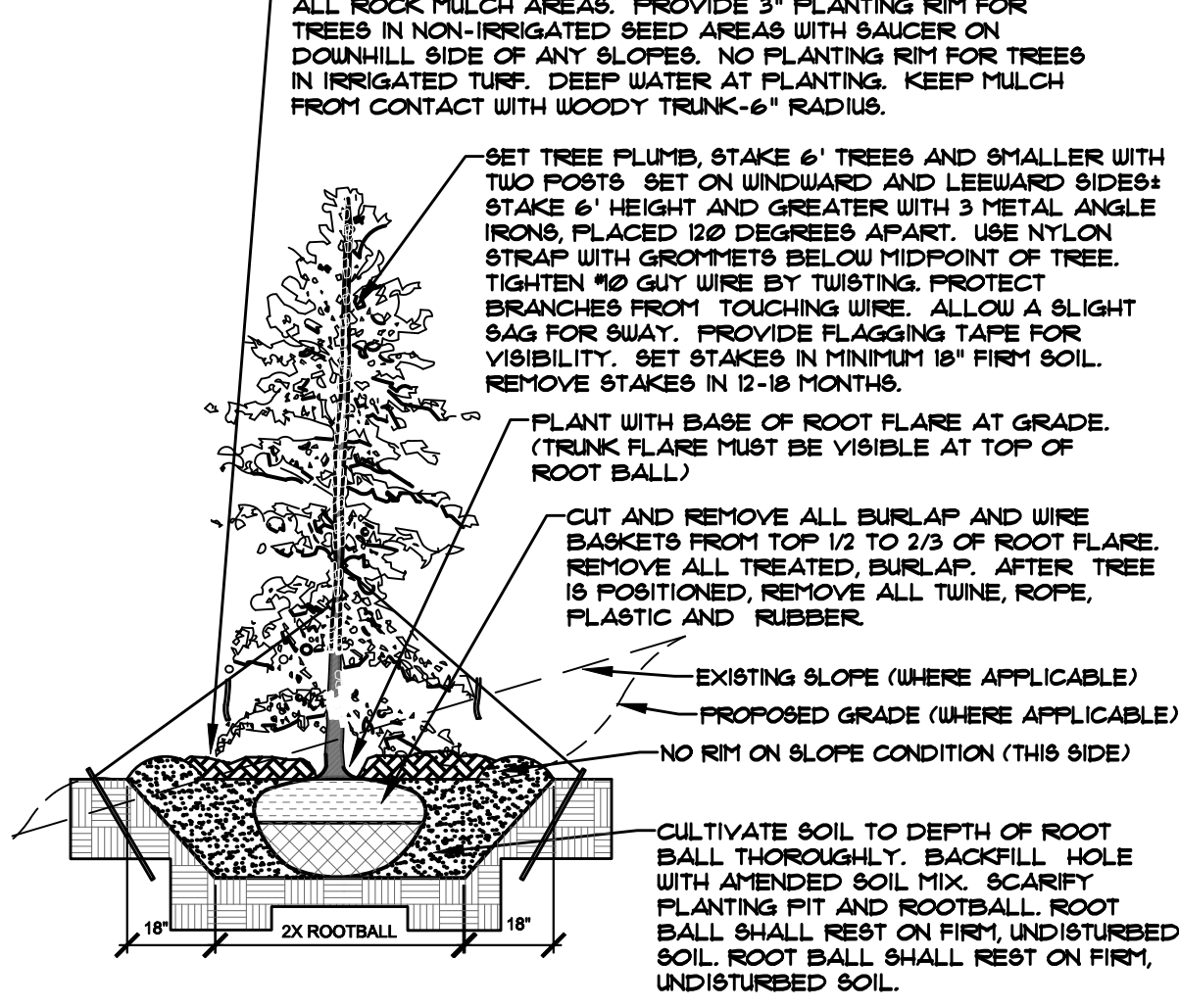
NOT FOR CONSTRUCTION

- 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 BACKFILL 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 TUNE. 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.



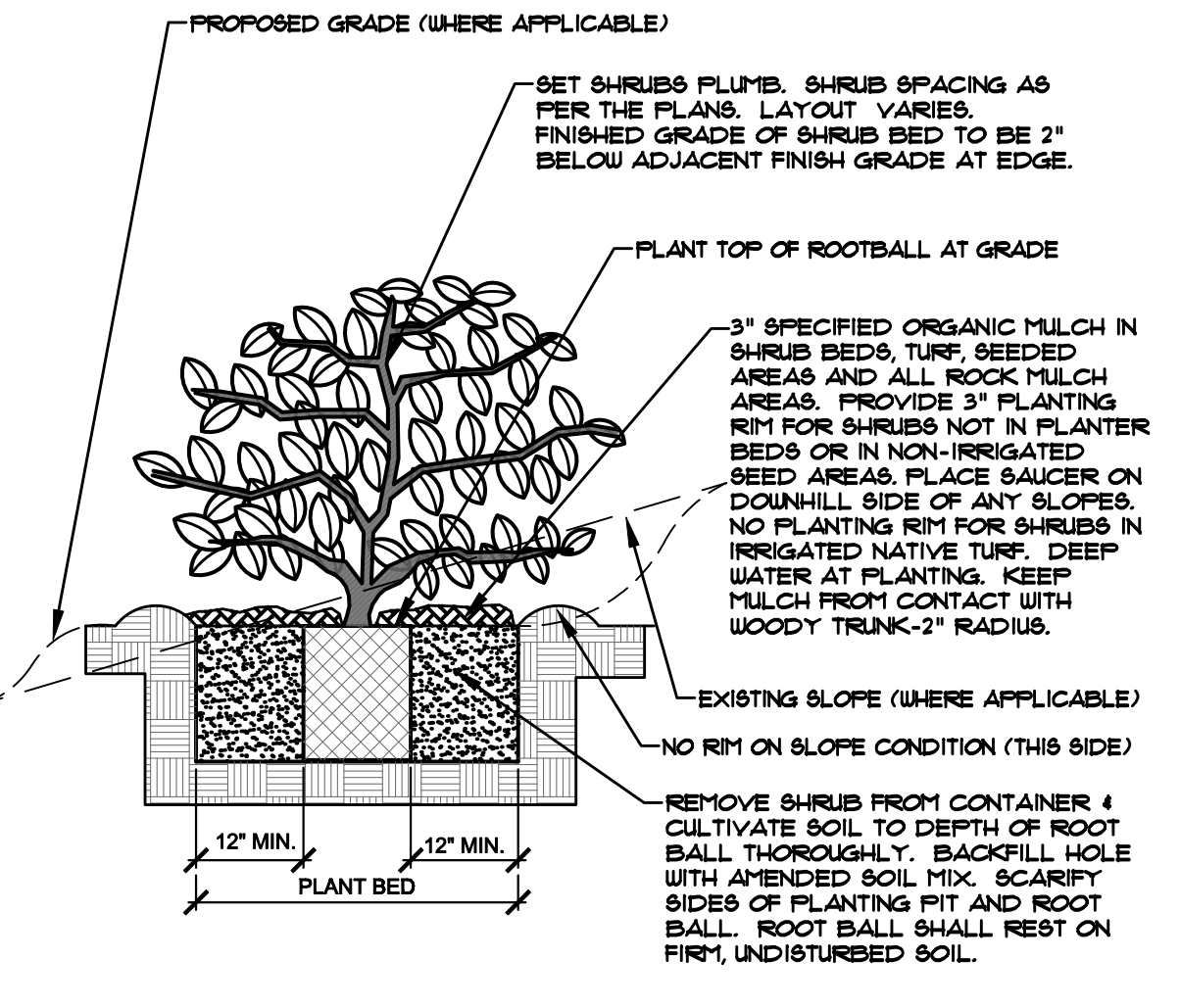
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

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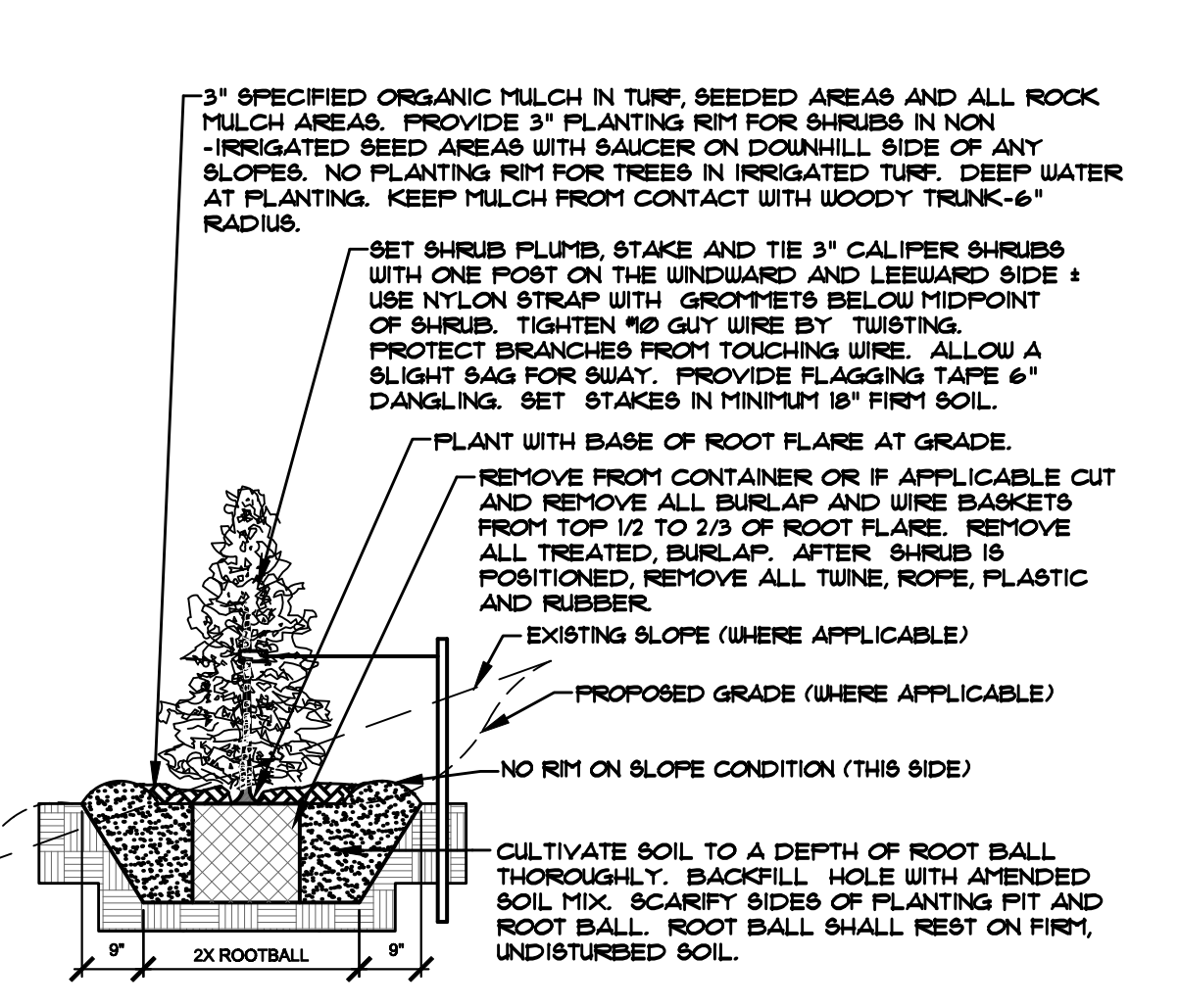
B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

- 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 BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - FOR ROOT END AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A POUND OF SOIL IN PLANTING PIT.
 - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.



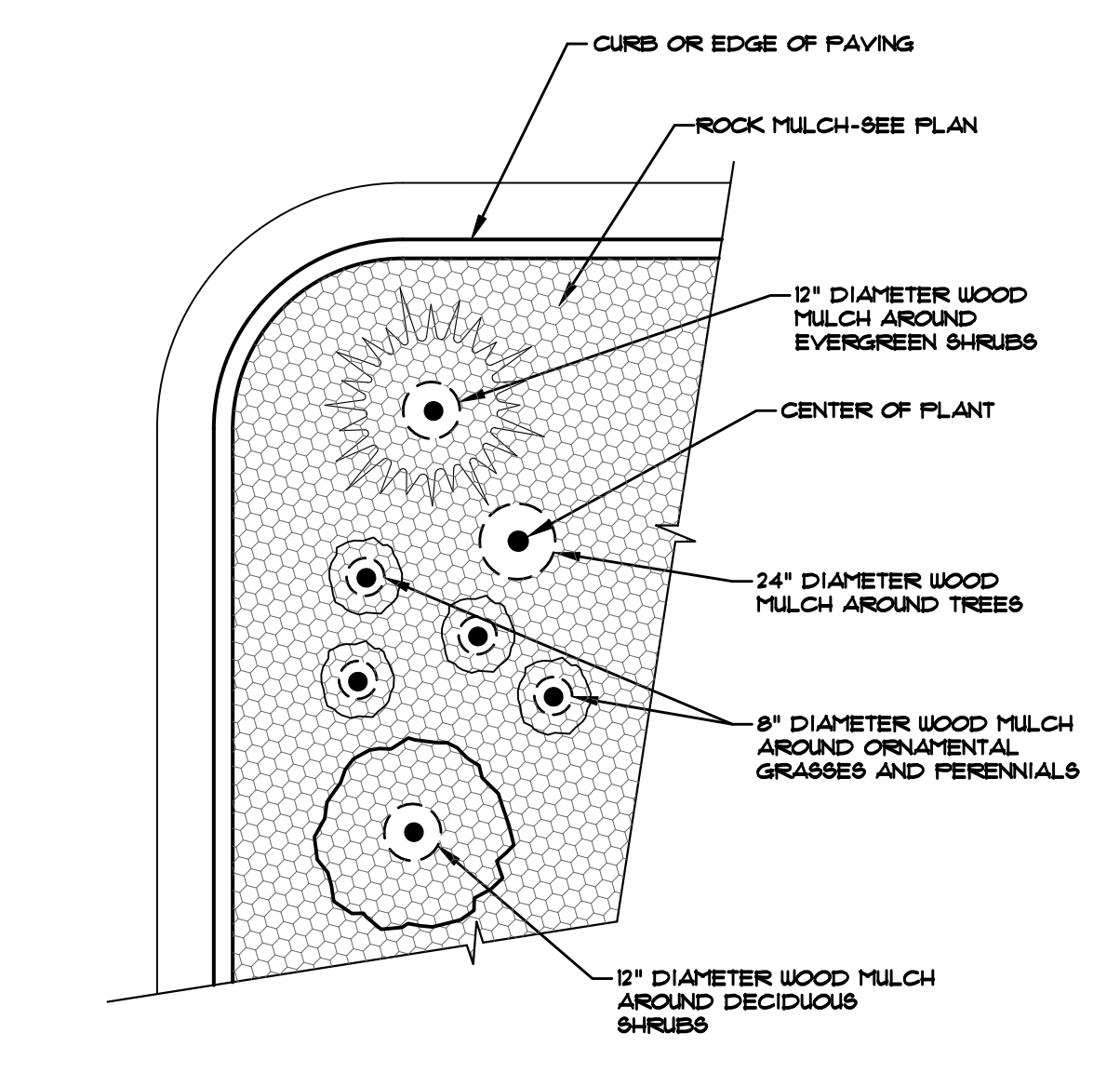
C SHRUB PLANTING DETAIL
NOT TO SCALE

- NOTES:
- 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.
 - FOR ROOT END (CONTAINER PLANTS ONLY) AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A POUND OF SOIL IN PLANTING PIT.
 - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY. (CONTAINER PLANTS ONLY)

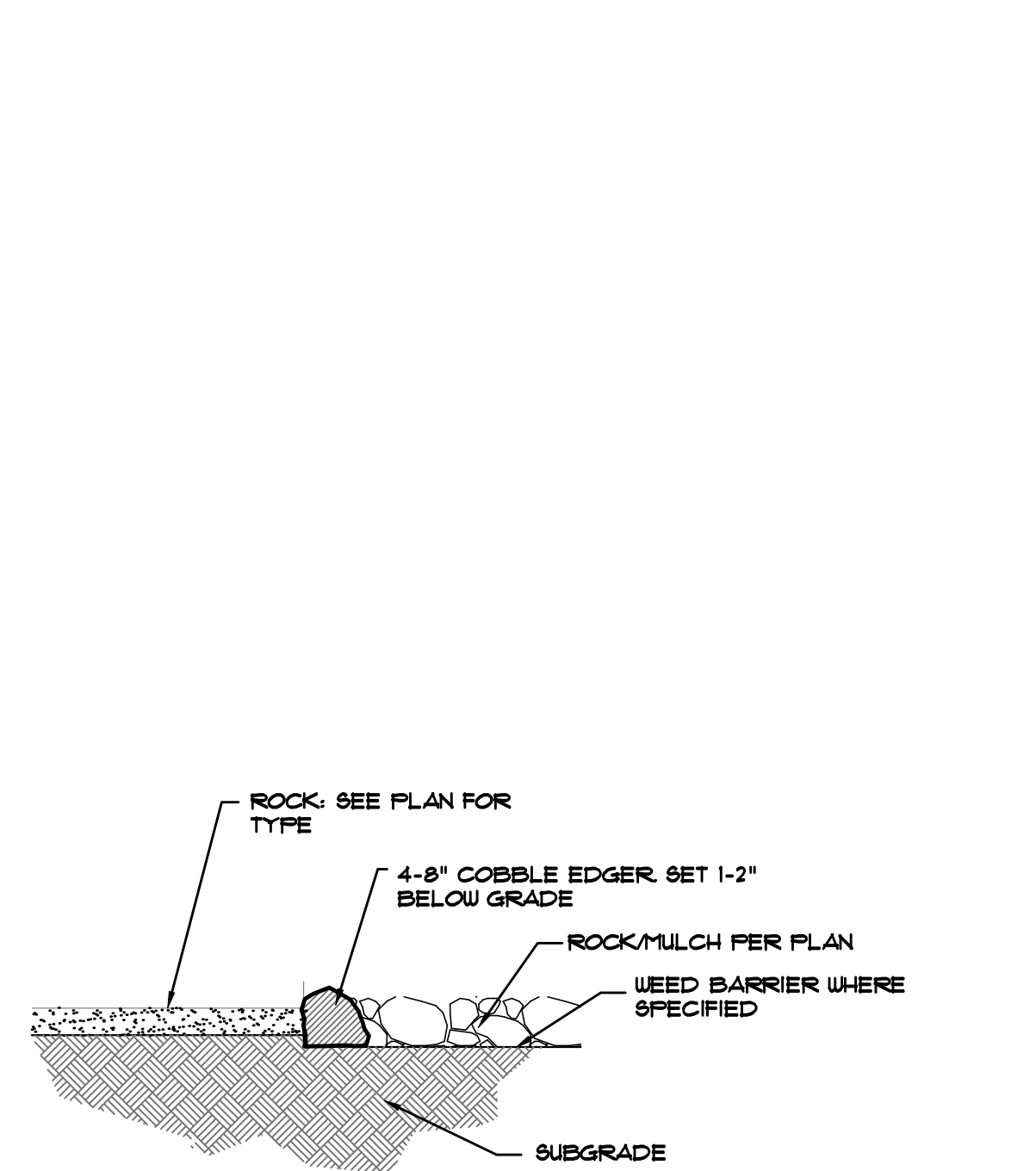


D UPRIGHT EVERGREEN SHRUB PLANTING DETAIL
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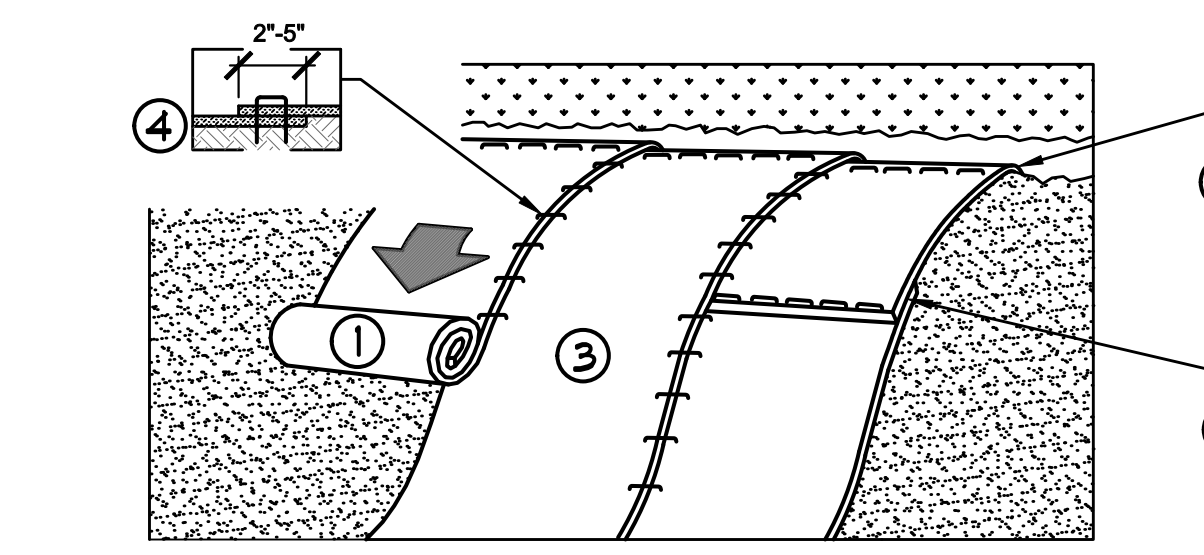
- NOTES:
- CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAPING AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES INSTALLED IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUB IN UNIFORM CIRCLE AND WOOD MULCH APPLIED AT 2" DEPTH. SEE CONSTRUCTION DETAILS FOR INSTALLATION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



E TYPICAL PLANT MATERIAL TREATMENT
NOT TO SCALE

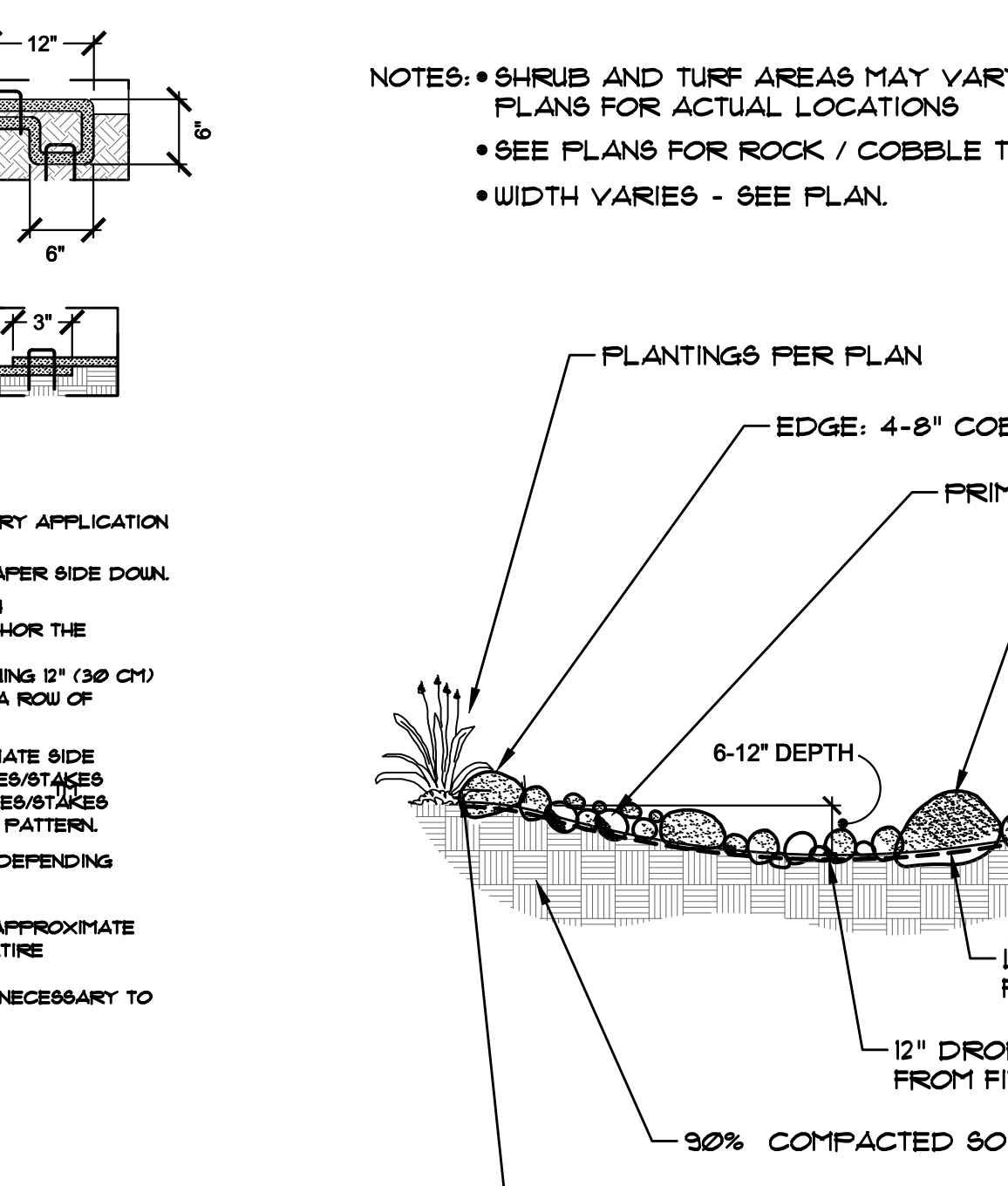


F MULCH/ROCK SECTION
NOT TO SCALE



1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
- NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 1' (30 CM) OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP'S WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO DEPTH OF ROOT BALL THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY PLANTING PIT AND ROOTBALL. ROOT BALL SHALL REST ON FIRMS, UNDISTURBED SOIL.
3. ROLL THE RECP'S (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPliced DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP'S WIDTH.
- NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

G EROSION CONTROL
NTS



H ROCK SWALE
NTS

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HIGHER GROUND DESIGNS, INC.
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5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-288-1122



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COLORADO SPRINGS
OLYMPIC CITY USA
Land Use Review
Approved
11/15/2021
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Tamara.Baxter

CITY STAMP	NUMBER
	1004-21
REVISIONS	
7-22-21	PER CITY COMMENTS
8-12-21	VERIFY SCALE AND SF
9-8-21	PER CITY COMMENTS
10-12-21	PER CITY COMMENTS
10-19-21	PER CITY COMMENTS
ORIGINAL DATE	5-19-21
DRAWN BY	JM
DESCRIPTION	LANDSCAPE DETAILS
SHEET NO.	18 OF 23

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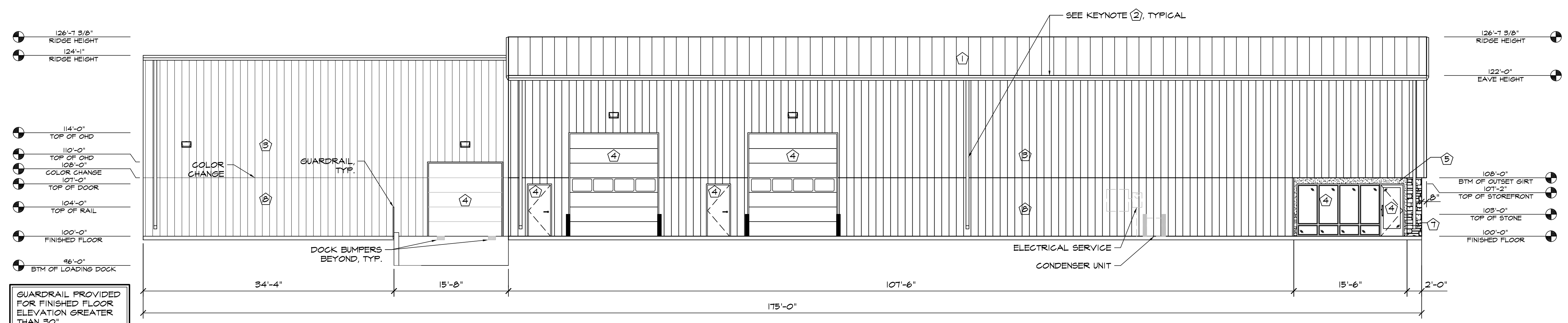
CLARK PLACE
 SITE DEVELOPMENT PLAN
 732-712 CLARK PLACE
 COLORADO SPRINGS, CO 80915
 EL PASO COUNTY, COLORADO

COLORADO SPRINGS
 COLORADO CITY USA
 Land Use Review Approved
 11/15/2021
 1:24:52 PM
 Tamara.Baxter

DATE: MAY 28, 2021
 DRAWN BY: A. MADALONE
 PROJ. MGR: R. GREEN
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1228

RESUBMITTALS:
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 9-13-21/DP COMMENTS 8-11-21
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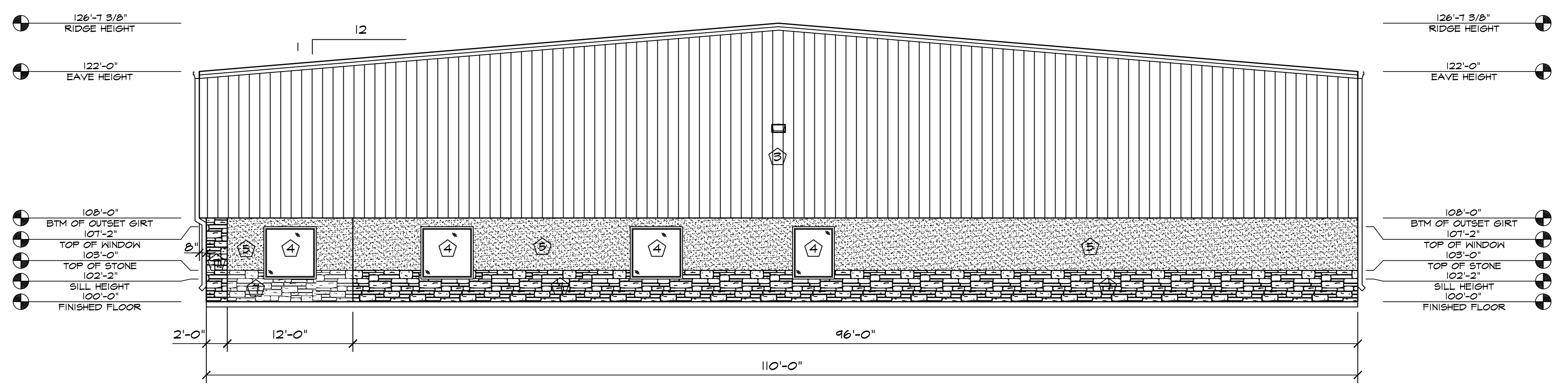
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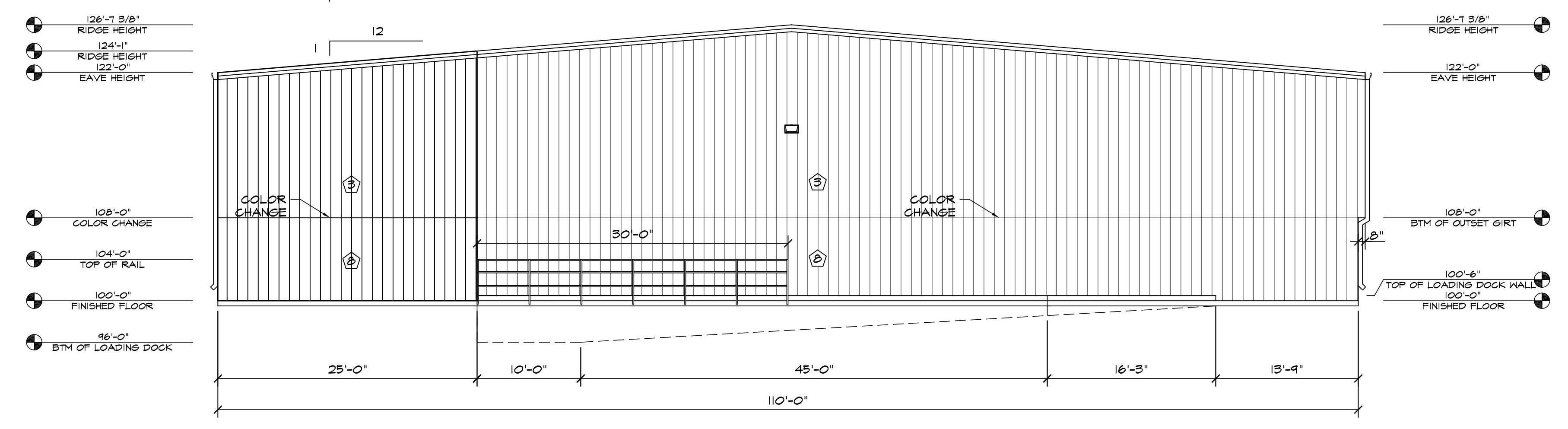
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ELEVATION KEY NOTES

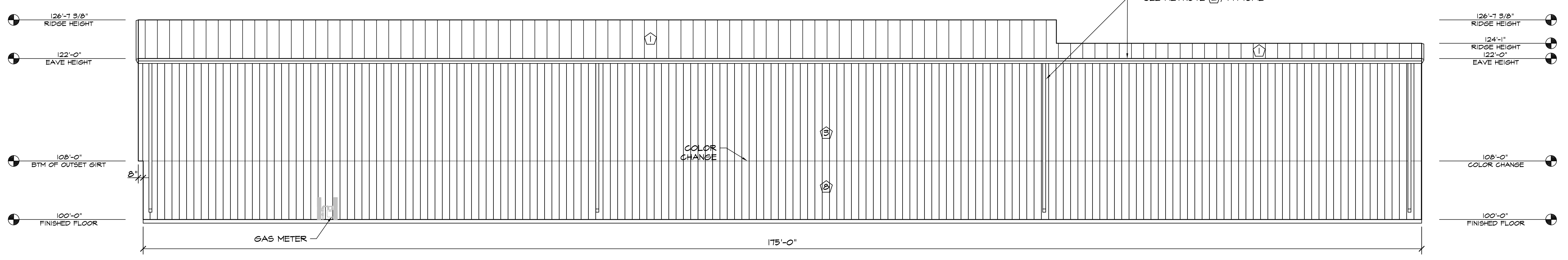
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2	PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER
3	PREFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BUILDING PROVIDER
4	SEE SCHEDULES ON "A" SHEETS FOR ALL DOOR INFORMATION
5	3/4" STUCCO FINISH SYS. W/ EXPANSION JOINT-120 SF MAX AREA
6	WALL PACK LIGHT TOP OF LIGHT @ 15'-6" A.F.F. SEE ELECT. PLANS
7	STONE VENEER W/ 2" CAP INSTALLED W/ SCHLUTER TRIM
8	PREFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BUILDING PROVIDER



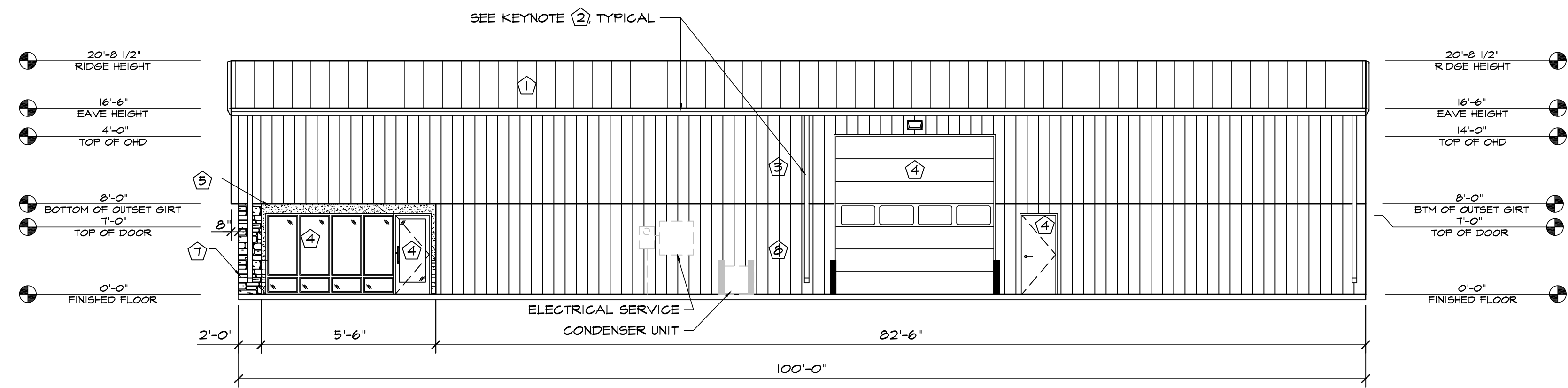
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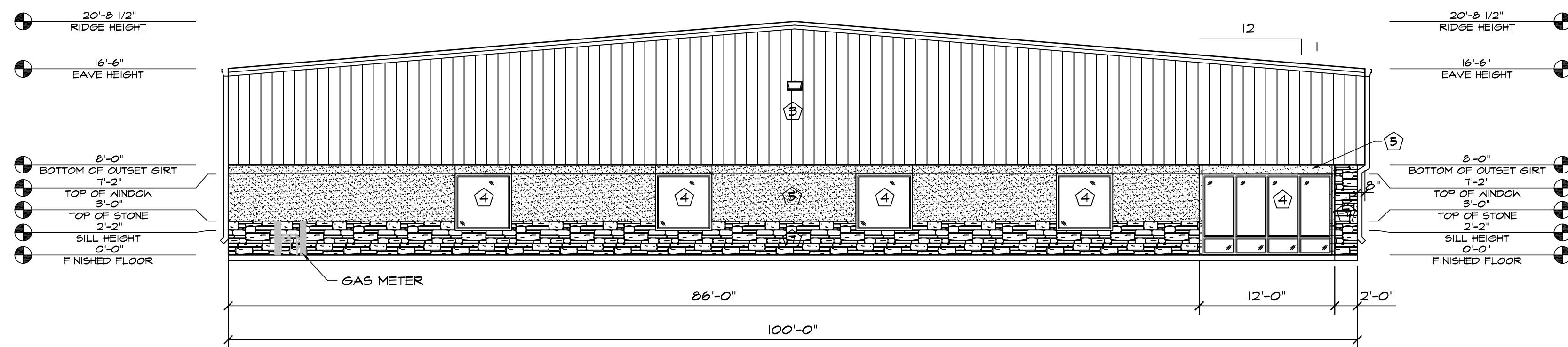
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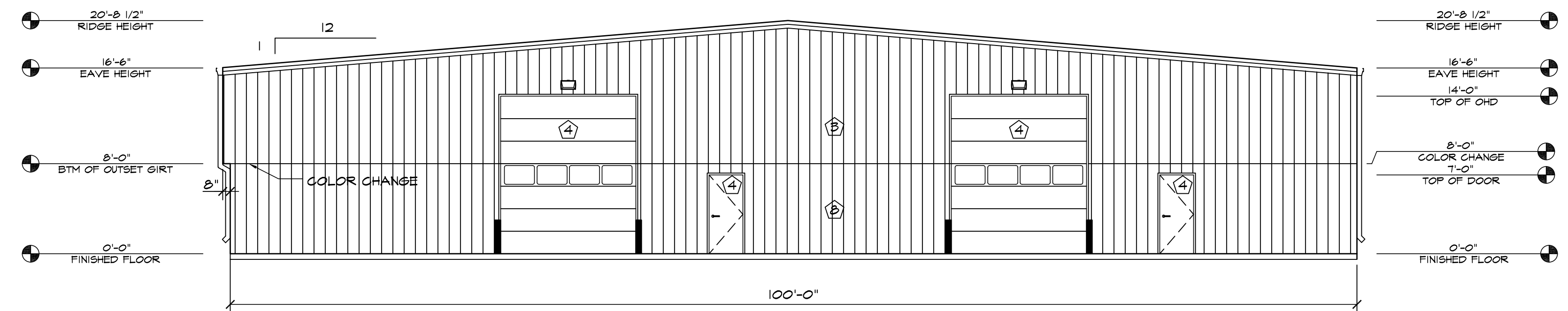
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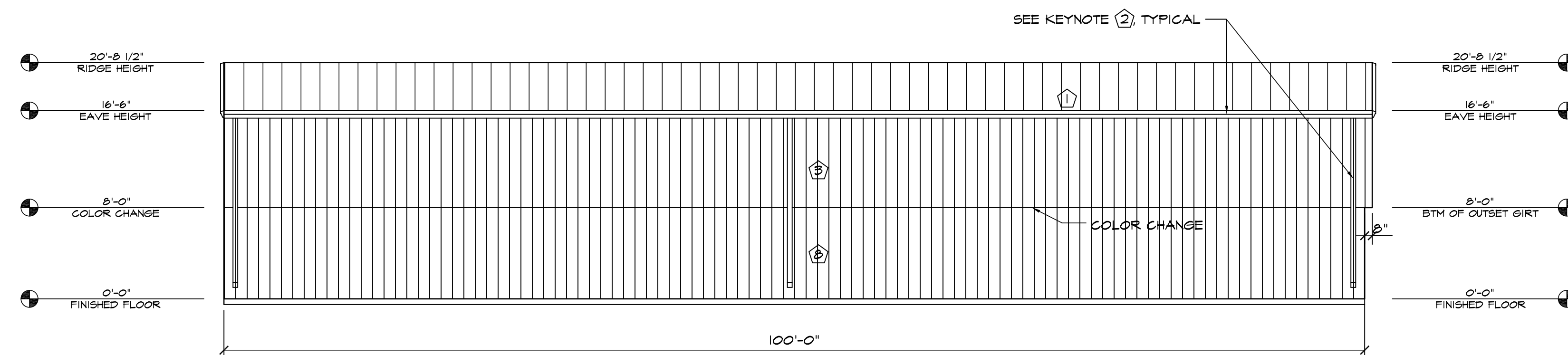
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2 SOUTH ELEVATION
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3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



4 WEST ELEVATION
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ELEVATION KEY NOTES	
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HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1471 WOODSET HEIGHTS
SPRINGS, CO 80915
CO 1734-1598 FAX 1717-575-0008
(719) 574-1598 FAX 1717-575-0008
www.hammersconstruction.com

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CLARK PLACE
SITE DEVELOPMENT PLAN
732-TT2 CLARK PLACE
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

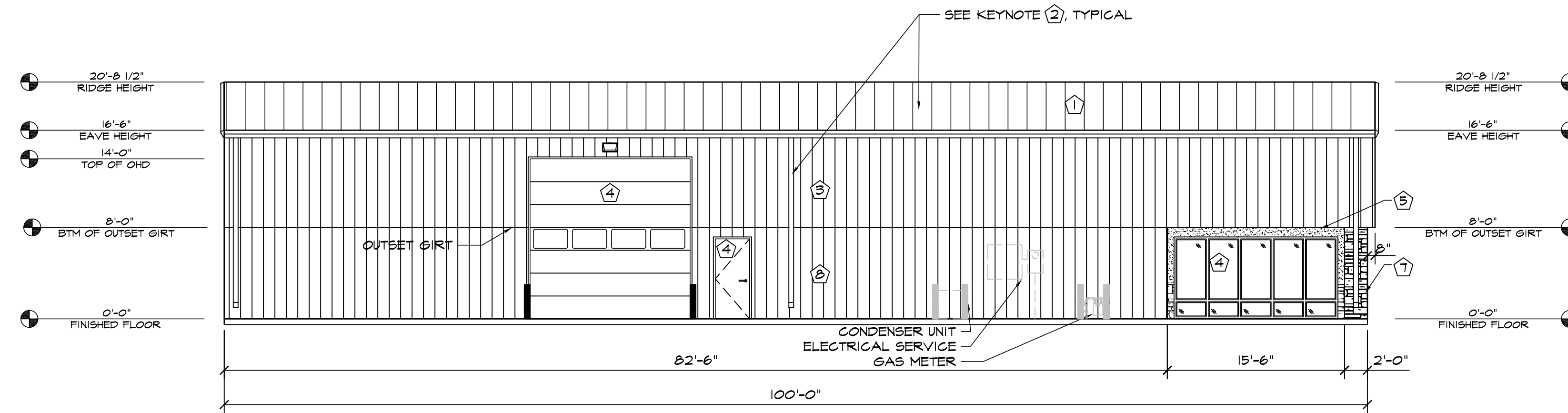
COLORADO SPRINGS
COMMUNITY USA

Land Use Review
Approved

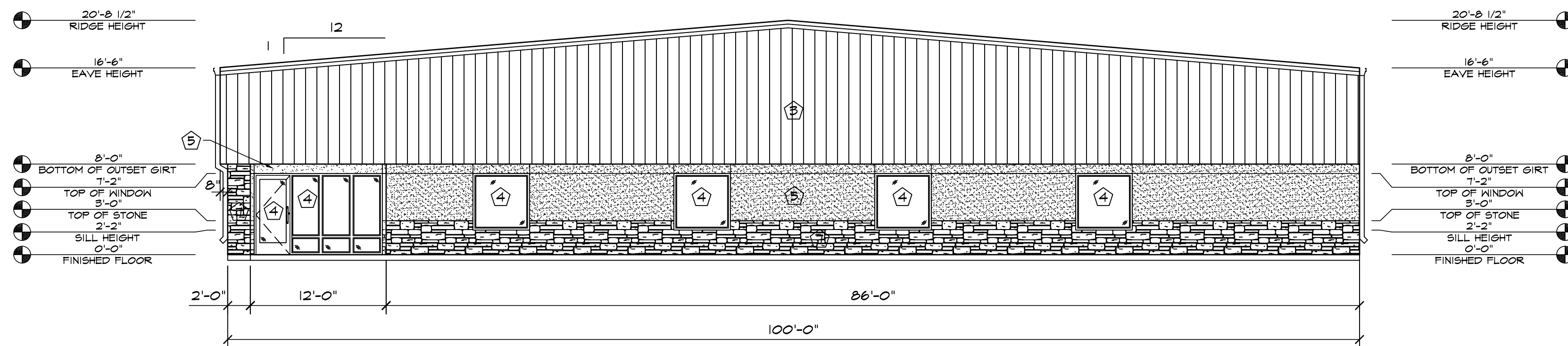
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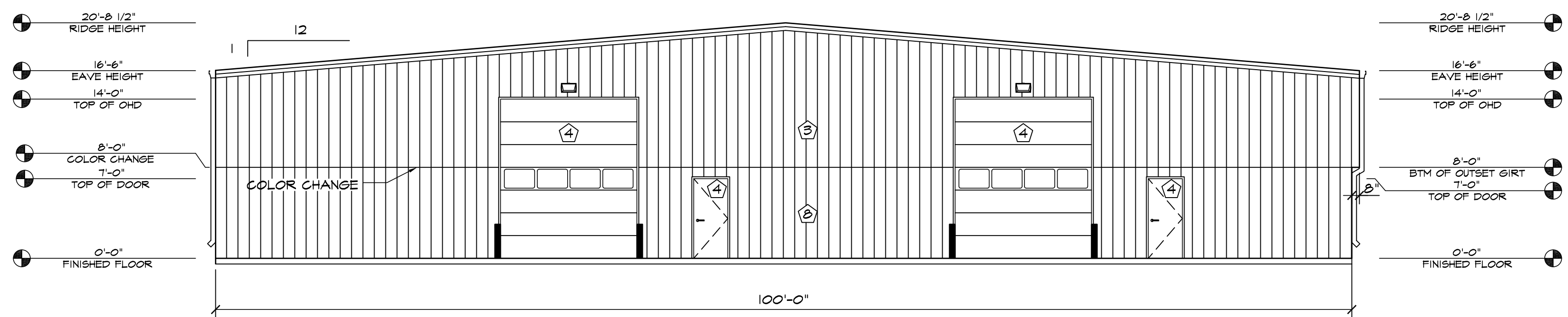
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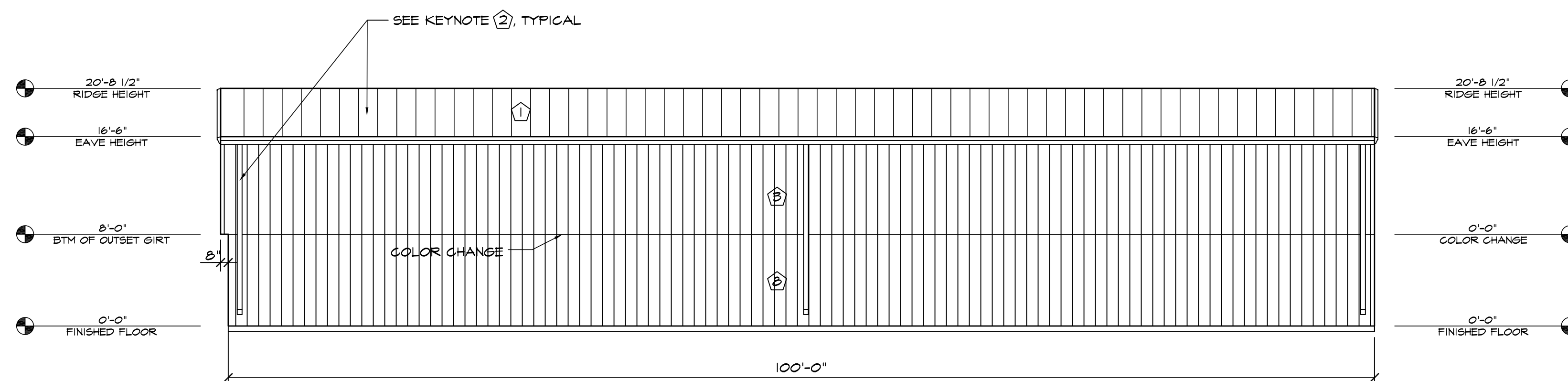
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SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



4 EAST ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION KEY NOTES	
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②	PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER
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⑤	3/4" STUCCO FINISH SYS. W/ EXPANSION JOINT-120 SF MAX AREA
⑥	WALL PACK LIGHT TOP OF LIGHT @ 15'-6" A.F.F. SEE ELECT. PLANS
⑦	STONE VENEER W/2 2" CAP INSTALLED W/ SCHLUTER TRIM
⑧	PREFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BUILDING PROVIDER

HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD

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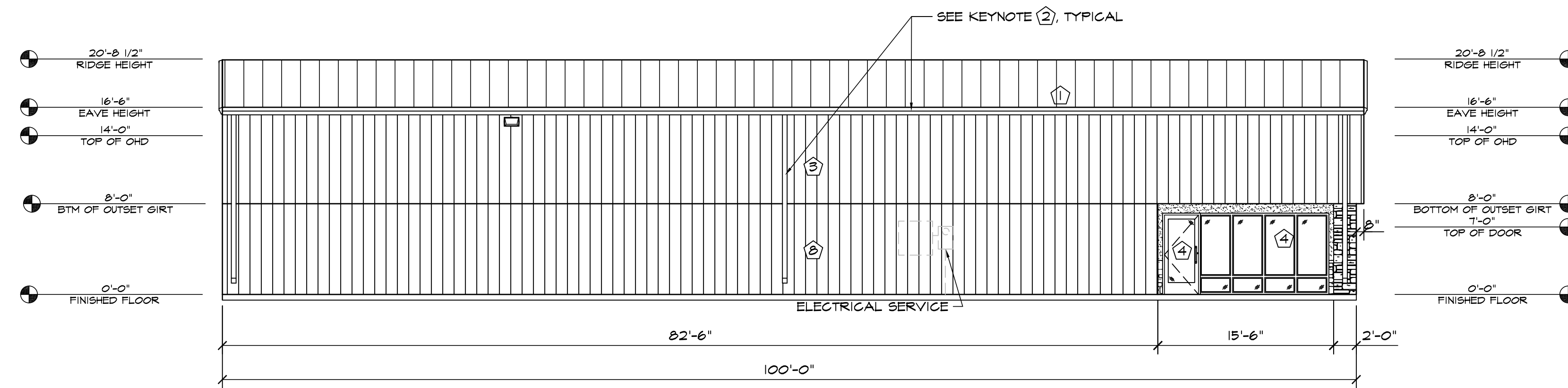
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SITE DEVELOPMENT PLAN
732-TT2 CLARK PLACE
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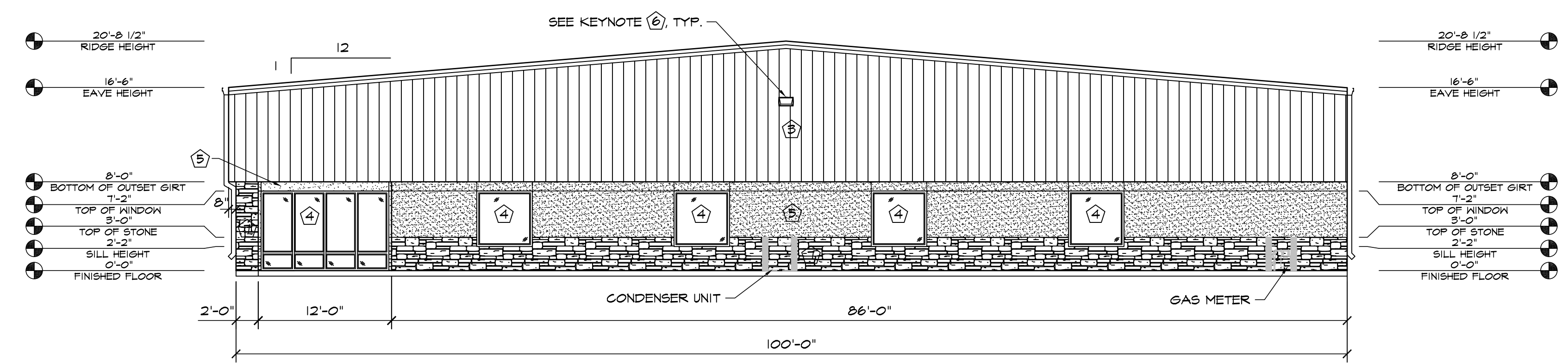
COLORADO SPRINGS
CITY OF COLORADO
LAND USE REVIEW
APPROVED
11/15/2021
1:24:52 PM
Tamara.Baxter

DATE: MAY 28, 2021
DRAWN BY: A. MADALONE
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1228

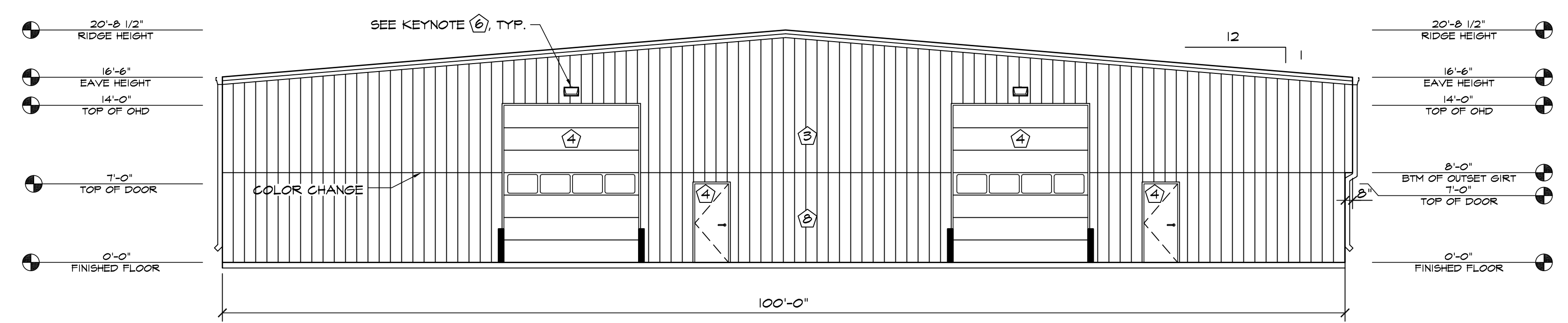
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▲	9-13-21/DP COMMENTS 8-11-21
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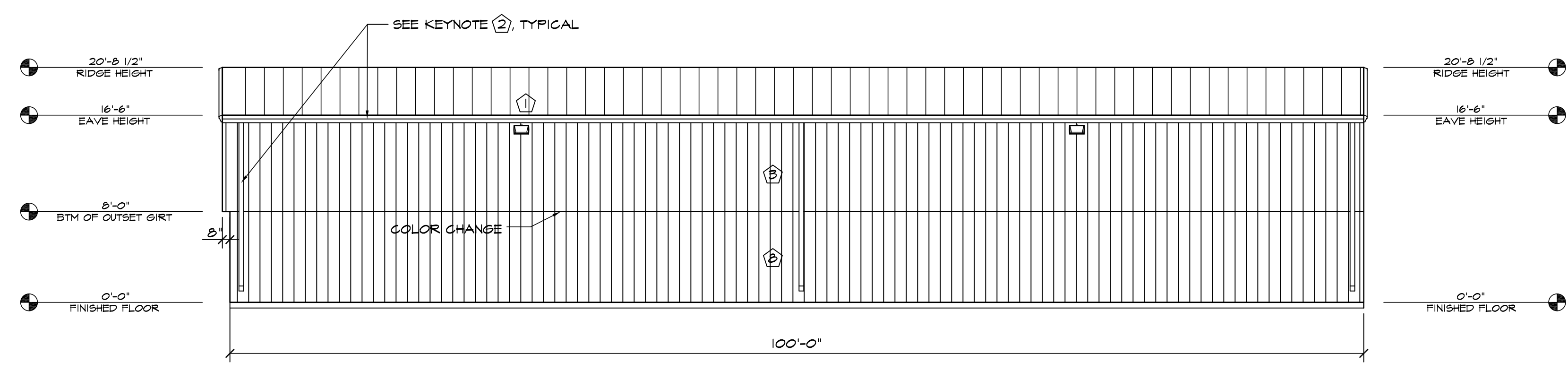
1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



3 WEST ELEVATION
SCALE: 1/8"=1'-0"



4 NORTH ELEVATION
SCALE: 1/8"=1'-0"

ELEVATION KEY NOTES	
1	PREFINISHED 24 GA. "PBR" METAL ROOF PANELS BY METAL BUILDING PROVIDER
2	PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER
3	PREFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BUILDING PROVIDER
4	SEE SCHEDULES ON "A" SHEETS FOR ALL DOOR INFORMATION
5	3/4" STUCCO FINISH SYS. W/ EXPANSION JOINT-120 SF MAX AREA
6	WALL PACK LIGHT TOP OF LIGHT @ 15'-6" A.F.F. SEE ELECT. PLANS
7	STONE VENEER W/ 2" CAP INSTALLED W/ SCHLUTER TRIM
8	PREFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BUILDING PROVIDER

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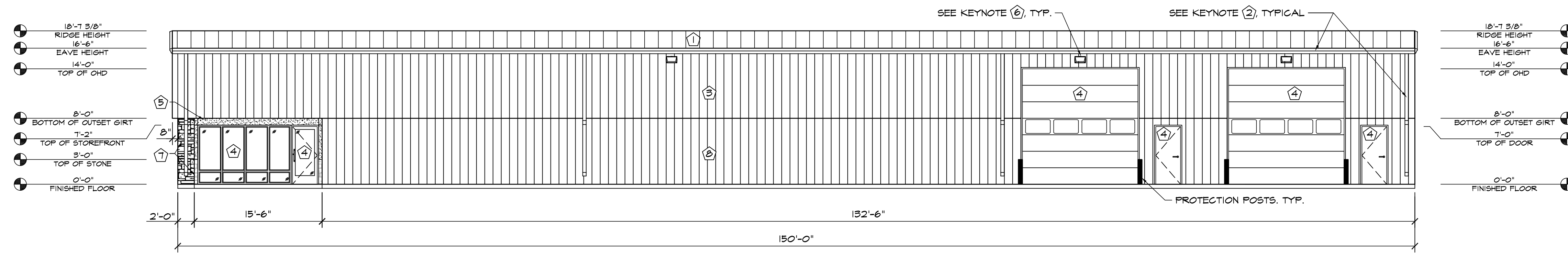
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SITE DEVELOPMENT PLAN
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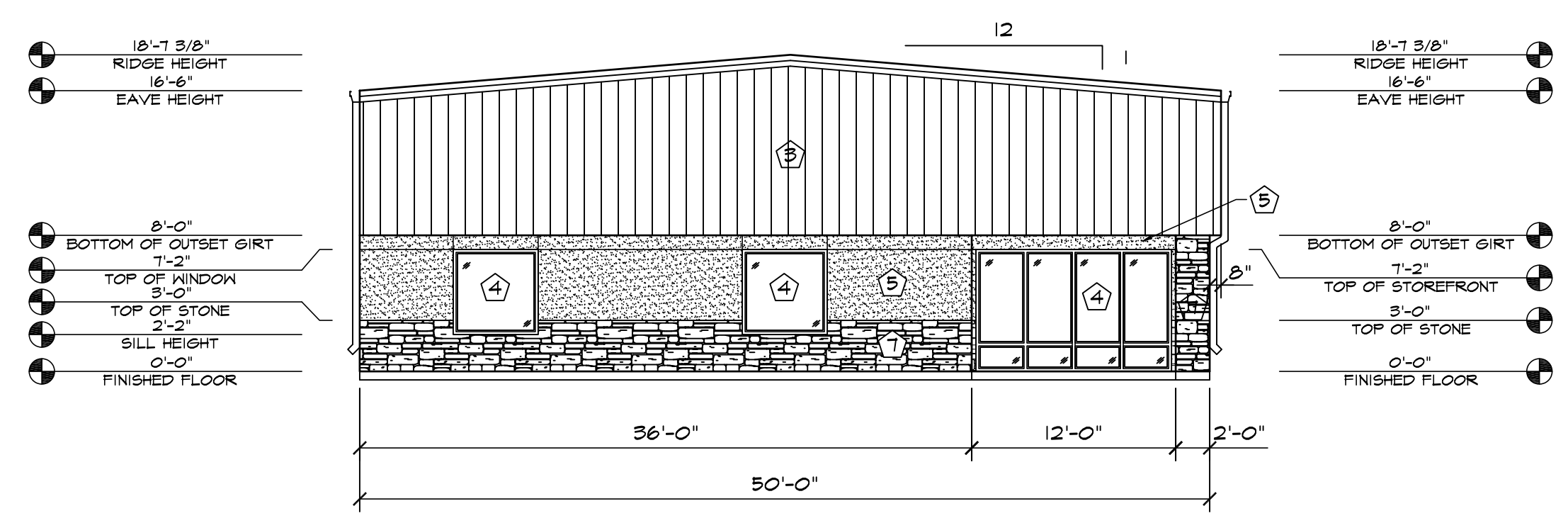
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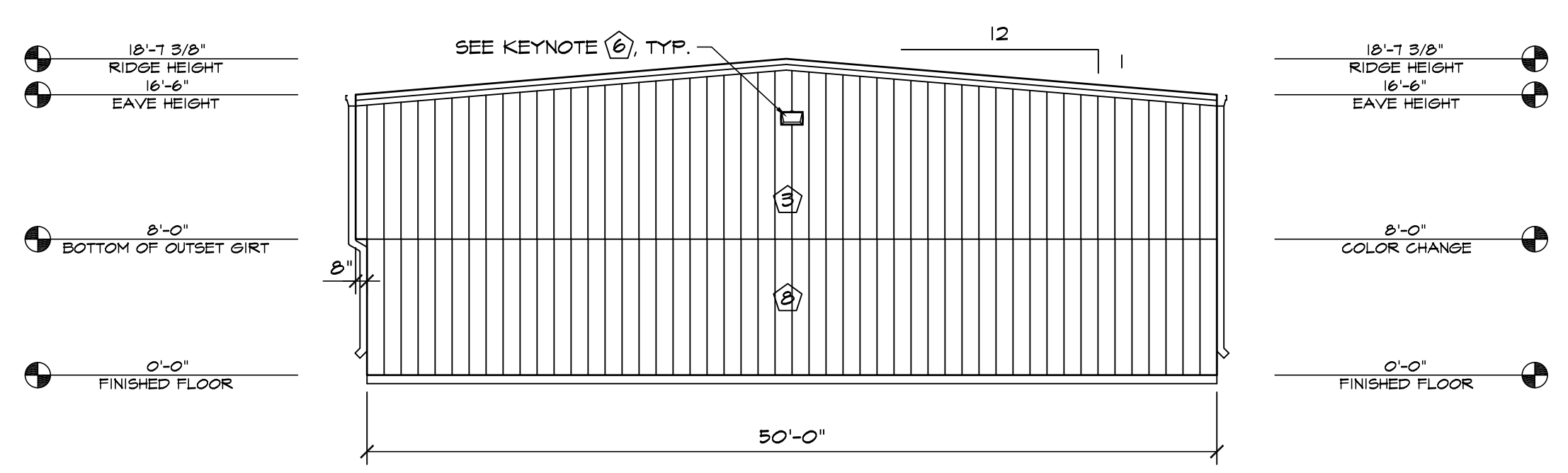
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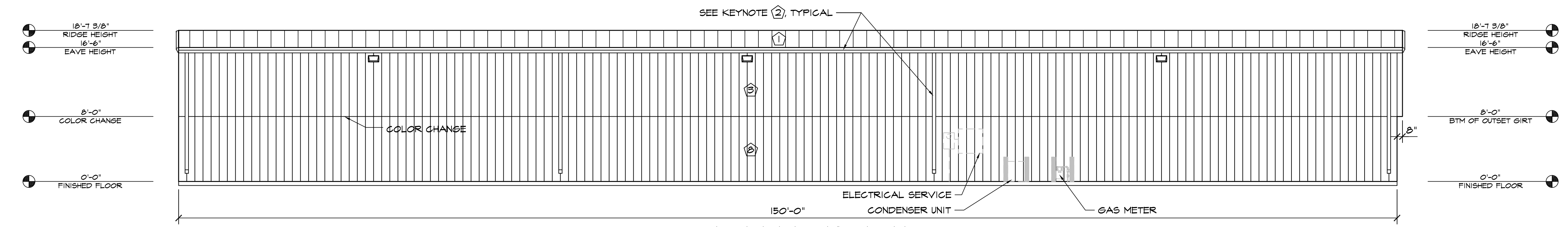
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