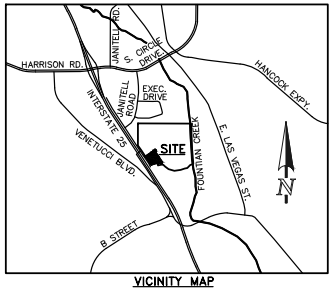
LOT 1, T5 @ COLORADO SPRINGS FILING NO. 3

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

DEVELOPMENT PLAN

SEPTEMBER 2021



VICINITY MAP

NTS

LEGAL DESCRIPTION:

LOT 1, T5 @ COLORADO SPRINGS FILING NO. 3
(TO BE PLATTED PRIOR TO BUILDING PERMIT)

PROJECT TEAM:

CIVIL ENGINEER

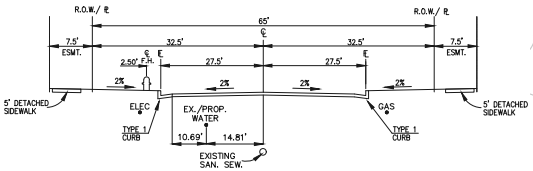
CLASSIC CONSULTING ENGINEERS & SURVEYORS, LLC
6385 CORPORATE DRIVE, SUITE 101
COLORADO SPRINGS, CO 80919
MR. KYLE CAMPBELL, P.E. (719) 785-0790

LANDSCAPE ARCHITECT

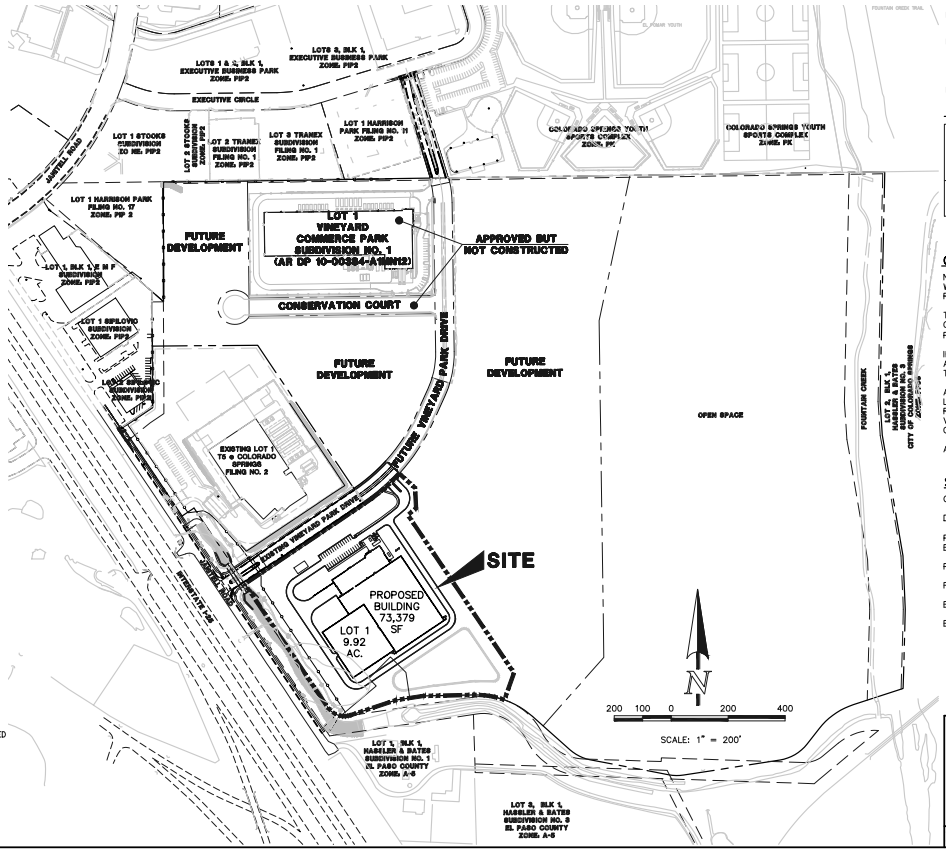
HIGHER GROUND DESIGNS
3610 REBECCA LANE, SUITE 111
COLORADO SPRINGS, CO 80917
(719) 477-1646

NOTES:

1. SEE DEVELOPMENT PLAN AMENDMENT FILE #AR DP 10-00384-A1MN12 FOR LANDSCAPING AND IRRIGATION DETAILS ALONG JANITELL FRONTAGE.
2. 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 UNITES STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
3. NO ACCESS WALK, CORRIDOR OR ADA STALL TO EXCEED 2.0% IN ANY DIRECTION.
4. ON-SITE (LOT 1) LANDSCAPE/IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 1, AND/OR THEIR ASSIGNS.
5. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ADJACENT ROW WILL BE MAINTAINED THE VINEYARD METROPOLITAN DISTRICT, LLC.
6. ALL ON-SITE FIRE LANES TO BE BUILT PER 2015 IFC-ACCESS AND LOADING STANDARDS.
7. ALL EXISTING CURB, GUTTER AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG ALL PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
8. "ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS."
9. INSTALLATION OF ELECTRICAL DEVICES IN THE PUBLIC ROW SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY SPECIFICATION SECTION 1001 AND COMPLETE THE COLORADO SPRINGS UTILITIES "ELECTRIC INSPECTION IN THE RIGHT-OF-WAY CERTIFICATE" IN ACCORDANCE WITH UTILITIES REQUIREMENTS FOR ELECTRIFICATION. THE CERTIFICATE SHALL ALSO BE PROVIDED TO THE CITY INSPECTOR."



TYPICAL SECTION: 65' R.O.W.
(PROPOSED VINEYARD PARK DRIVE)
N.T.S.



SITE DATA:

APPLICANT:	CLASSIC CONSULTING ENGINEERS & SURVEYORS 6385 CORPORATE DRIVE SUITE 101 COLORADO SPRINGS, COLORADO 80919 MR. KYLE CAMPBELL P.E. (719) 785-0790
DEVELOPER:	COLARELLI CONSTRUCTION 111 S. TEJON SUITE 112 COLORADO SPRINGS CO 80903 MR. VINCE COLARELLI (719) 475-7997
OWNER:	IP VINEYARD LLC 111 S. TEJON SUITE 112 COLORADO SPRINGS CO 80903 MR. VINCE COLARELLI (719) 475-7997
SITE ACREAGE:	DEVELOPMENT PLAN LOT 1 – 9.92 ACRES OVERALL DEVELOPMENT – 10.15 ACRES(W/PULIC ROW)
MASTER PLAN:	VINEYARD COMMERCE PARK (CPC MP 07-00219)
CONCEPT PLAN:	VINEYARD COMMERCE PARK (CPC CP 07-00221-A3MJ16)
EXISTING ZONING:	PIP-2, A
BUILDING USAGE:	DATA CENTER
BUILDING SETBACKS:	FRONT: 25' SIDE: 10' REAR: 25'
PROPOSED BLDG. HEIGHT:	45' MAX.
LANDSCAPE SETBACKS	ADJACENT TO PUBLIC STREETS – 15' MIN.
BUILDING COVERAGE	17.0% (40% MAXIMUM)
PAVEMENT COVERAGE	12.00%
TAX ID	6433401010
DEVELOPMENT SCHEDULE	SPRING 2022

PARKING SUMMARY

LOT NUMBER	LOT ACREAGE	BUILDING S.F.	PARKING (REQUIRED) GENERAL INDUSTRIAL	TOTAL PARKING (PROVIDED)	H/C PARKING (REQUIRED)	H/C PARKING (PROVIDED)
1	9.92	73,379 13,000 (OFFICE)	1/400 (OFFICE)	33	1	2

GENERAL NOTES:

NO PORTION OF THIS SITE, LOT 1, T5 @ COLORADO SPRINGS FILING NO. 3, IS WITHIN THE 100 YEAR FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, PANEL NUMBERS 08041 C0741G, EFFECTIVE DECEMBER 7, 2018.

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION PREPARED BY CTL/THOMPSON, DATED MAY 24, 2007.

IF THE OWNER OR FUTURE OWNER CHANGE THE USE TO ONE THAT WILL REQUIRE ADDITIONAL PARKING THE APPLICANT WILL SUBMIT A TRAFFIC IMPACT STUDY OR A TRIP GENERATION LETTER.

ALL EXISTING LANDSCAPING, MONUMENT SIGNS AND DECORATIVE RETAINING WALLS LOCATED WITHIN THE JANITELL ROAD RIGHT-OF-WAY IS SUBJECT TO THE REVOCABLE LICENSE AND PRIVATE MAINTENANCE AGREEMENT BETWEEN THE VINEYARD METROPOLITAN DISTRICT, LLC, CITY OF COLORADO SPRINGS AND COLORADO SPRINGS UTILITIES.

ALL EXTERIOR SIGNAGE BY SEPRATE PERMIT.

SHEET INDEX

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ELECTRICAL PLAN	SHEET 10 OF 10

COLORADO SPRINGS
OLYMPIC CITY USA
AR DP 21-00670
Land Use Review
Approved
Matthew Alcuran
11/09/2022
11:34:13 AM

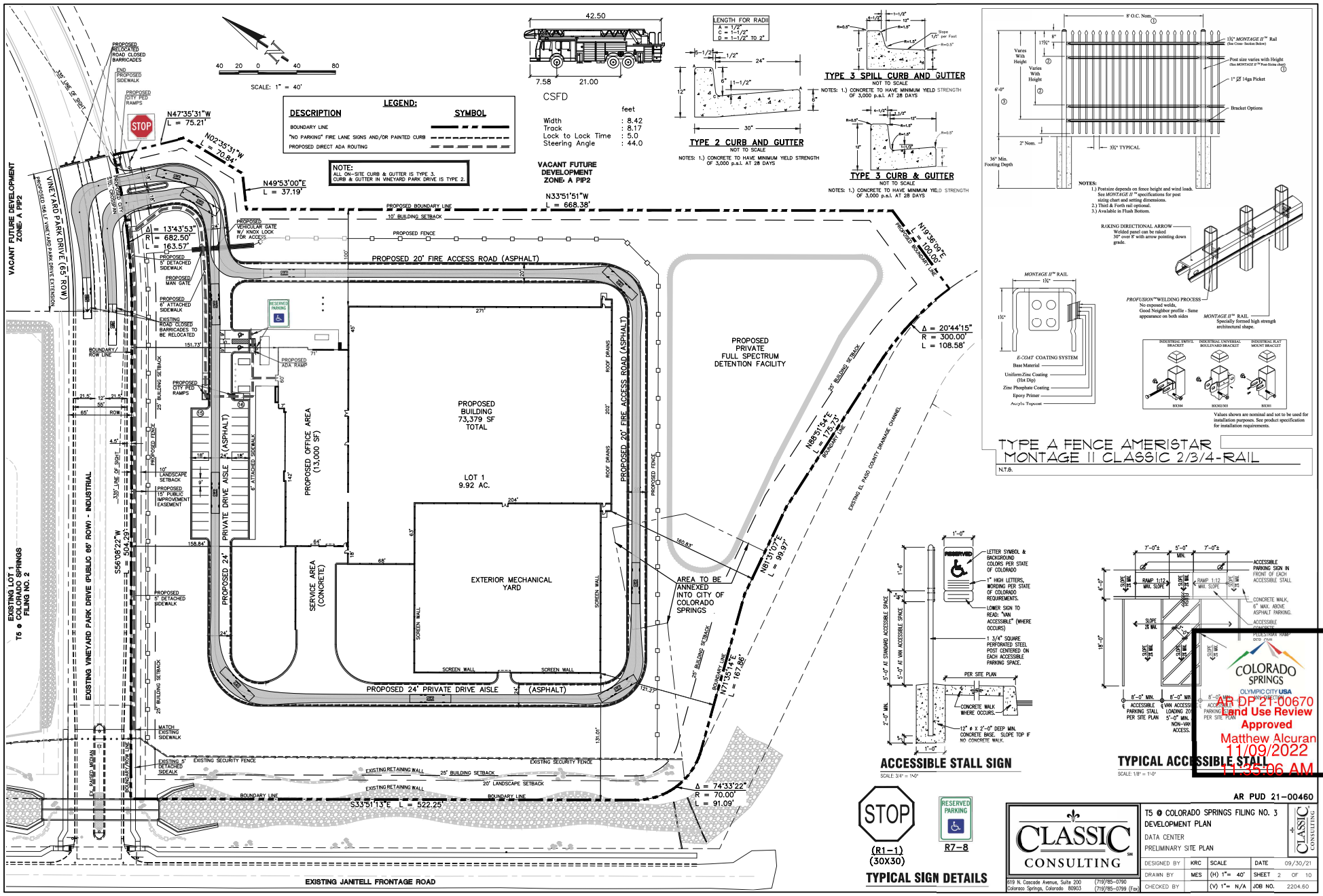
AR PUD 21-00460

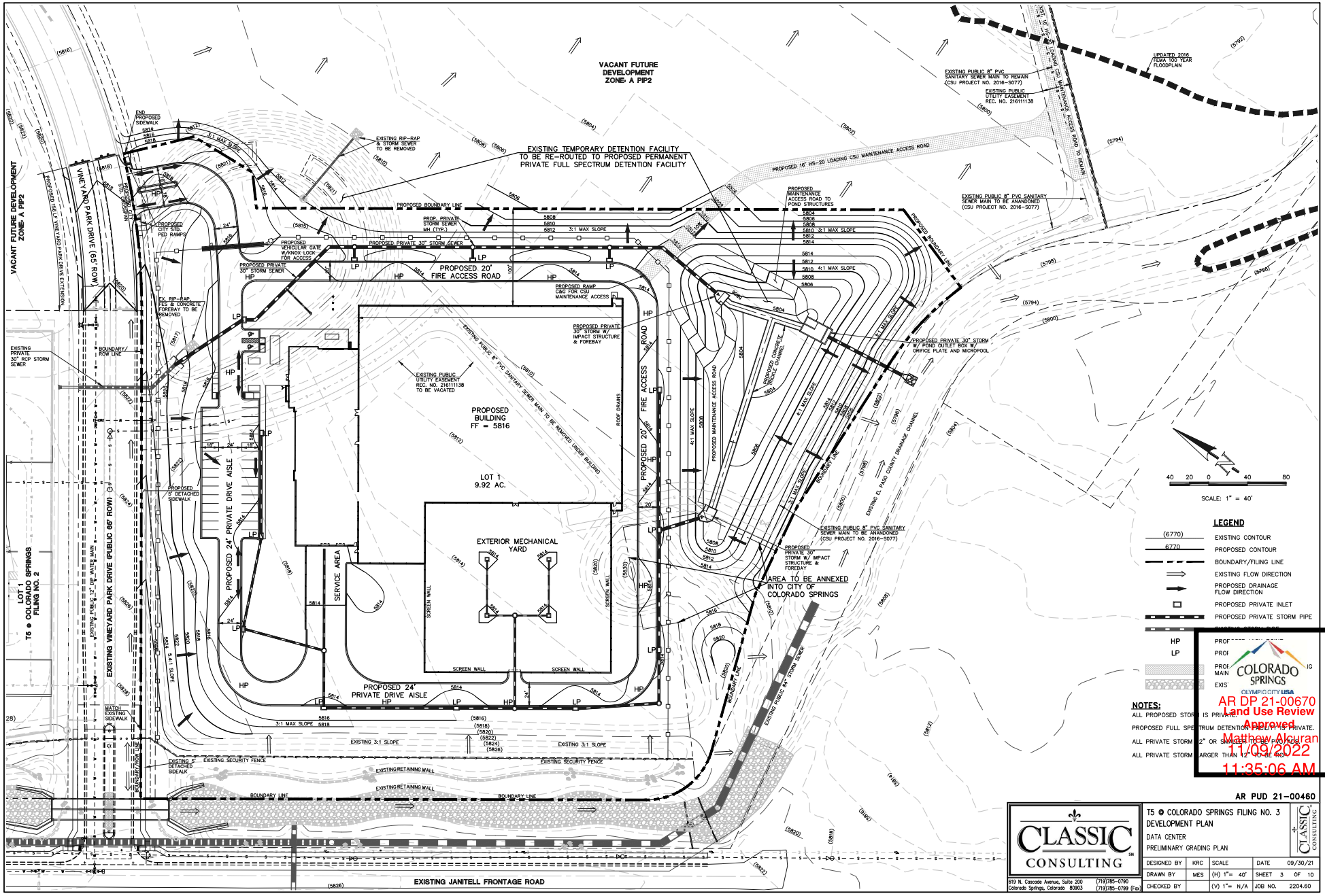
CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

T5 @ COLORADO SPRINGS FILING NO. 3
DEVELOPMENT PLAN
DATA CENTER
PRELIMINARY SITE PLAN

DESIGNED BY	KRC	SCALE		DATE	09/30/21
DRAWN BY	MES	(H) 1"= 40'		SHEET 1	OF 10
CHECKED BY		(V) 1"= N/A		JOB NO.	2204.60


SCALE: 1" = 40'
LEGEND:
DESCRIPTION
SYMBOL
BOUNDARY LINE
"NO PARKING" FIRE LANE SIGNS AND/OR PAINTED CURB
PROPOSED DIRECT ADA ROUTING
NOTE:
ALL ON-SITE CURB & GUTTER IS TYPE 3.
CURB & GUTTER IN VINEYARD PARK DRIVE IS TYPE 2.
CSFD
Width : 8.42
Track : 8.17
Lock to Lock Time : 5.0
Steering Angle : 44.0
TYPE 2 CURB AND GUTTER
TYPE 3 SPILL CURB AND GUTTER
TYPE 3 CURB & GUTTER
VACANT FUTURE DEVELOPMENT ZONE: A PIP2
N33°51'51"W L = 668.38'
N47°35'31"W L = 75.21'
N02°35'31"W L = 70.84'
N49°53'00"E L = 37.19'
N19°36'09"E L = 100.00'
Δ = 13°43'53" R = 682.50' L = 163.57'
Δ = 20°44'15" R = 300.00' L = 108.58'
Δ = 74°33'22" R = 70.00' L = 91.09'
S33°51'13"E L = 522.25'
S56°08'22"W L = 504.29'
N85°51'54"E L = 175.75'
N81°51'07"E L = 98.97'
N71°35'14"E L = 167.86'
PROPOSED 20' FIRE ACCESS ROAD (ASPHALT)
PROPOSED 24' PRIVATE DRIVE AISLE (ASPHALT)
PROPOSED BUILDING 73,379 SF TOTAL
PROPOSED OFFICE AREA (13,000 SF)
SERVICE AREA (CONCRETE)
EXTERIOR MECHANICAL YARD
LOT 1 9.92 AC.
PROPOSED PRIVATE FULL SPECTRUM DETENTION FACILITY
AREA TO BE ANNEXED INTO CITY OF COLORADO SPRINGS
EXISTING VINEYARD PARK DRIVE (PUBLIC 65' ROW) - INDUSTRIAL
EXISTING JANITELL FRONTAGE ROAD
EXISTING EL PASO COUNTY DRAINAGE CHANNEL
TYPE A FENCE AMERISTAR MONTAGE II CLASSIC 2/3/4-RAIL
N.T.S.
ACCESSIBLE STALL SIGN
SCALE: 3/4" = 1'-0"
TYPICAL ACCESSIBLE STALL
SCALE: 1/8" = 1'-0"
TYPICAL SIGN DETAILS
(R1-1) (30X30)
R7-8
CLASSIC CONSULTING
619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)
T5 @ COLORADO SPRINGS FILING NO. 3
DEVELOPMENT PLAN
DATA CENTER
PRELIMINARY SITE PLAN
DESIGNED BY KRC
DRAWN BY MES
CHECKED BY
SCALE (H) 1"= 40' (V) 1"= N/A
DATE 09/30/21
SHEET 2 OF 10
JOB NO. 2204.60
AR PUD 21-00460
COLORADO SPRINGS
OLYMPIC CITY USA
AR DP 21-00670
Land Use Review
Approved
Matthew Alcuran
11/09/2022
11:35:06 AM


VACANT FUTURE DEVELOPMENT ZONE: A PIP2
VACANT FUTURE DEVELOPMENT ZONE: A PIP2
VINEYARD PARK DRIVE (65' ROW)
EXISTING VINEYARD PARK DRIVE (PUBLIC 65' ROW)
LOT 1 T5 @ COLORADO SPRINGS FILING NO. 2
EXISTING TEMPORARY DETENTION FACILITY TO BE RE-ROUTED TO PROPOSED PERMANENT PRIVATE FULL SPECTRUM DETENTION FACILITY
PROPOSED 20' FIRE ACCESS ROAD
PROPOSED 24' PRIVATE DRIVE AISLE
PROPOSED BUILDING FF = 5816
LOT 1 9.92 AC.
EXTERIOR MECHANICAL YARD
SERVICE AREA
SCREEN WALL
AREA TO BE ANNEXED INTO CITY OF COLORADO SPRINGS
EXISTING JANITELL FRONTAGE ROAD
SCALE: 1" = 40'
LEGEND
EXISTING CONTOUR
PROPOSED CONTOUR
BOUNDARY/FILING LINE
EXISTING FLOW DIRECTION
PROPOSED DRAINAGE FLOW DIRECTION
PROPOSED PRIVATE INLET
PROPOSED PRIVATE STORM PIPE
NOTES:
ALL PROPOSED STORM IS PRIVATE.
PROPOSED FULL SPECTRUM DETENTION FACILITY IS PRIVATE.
ALL PRIVATE STORM 12" OR SMALLER TO BE PVC PIPE.
ALL PRIVATE STORM LARGER THAN 12" TO BE RCP.
AR DP 21-00670
Land Use Review
Approved
Matthew Akuran
11/09/2022
11:35:06 AM
AR PUD 21-00460
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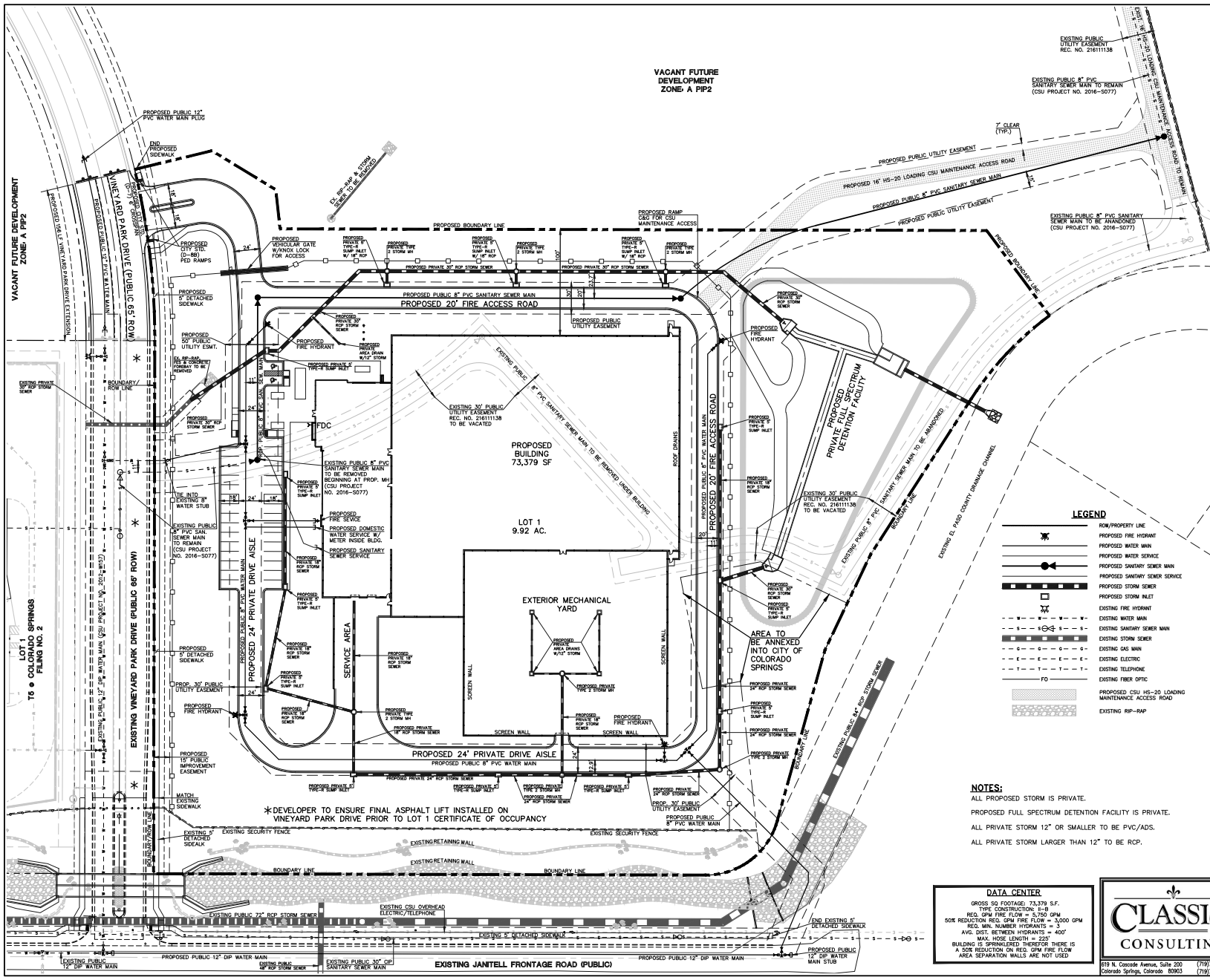

GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS (REQUIRED FOR ALL DEVELOPMENT PLAN SUBMITTALS)

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

1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.

LEGEND

- ROW/PROPERTY LINE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER MAIN
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING STORM SEWER
- EXISTING GAS MAIN
- EXISTING ELECTRIC
- EXISTING TELEPHONE
- EXISTING FIBER OPTIC
- PROPOSED CSU HS-20 LOADING MAINTENANCE ACCESS ROAD
- EXISTING RIP-RAP

NOTES:

ALL PROPOSED STORM IS PRIVATE.

PROPOSED FULL SPECTRUM DETENTION FACILITY IS PRIVATE.

ALL PRIVATE STORM 12" OR SMALLER TO BE PVC/ADS.

ALL PRIVATE STORM LARGER THAN 12" TO BE RCP.

DATA CENTER

GROSS SQ FOOTAGE: 73,379 S.F.
TYPE CONSTRUCTION: II-B
REQ. GPM FIRE FLOW = 5,750 GPM
50% REDUCTION REQ. GPM FIRE FLOW = 3,000 GPM
REQ. MIN. NUMBER HYDRANTS = 3
AVG. DIST. BETWEEN HYDRANTS = 400'
MAX. HOSE LENGTH = 225'
BUILDING IS SPRINKLERED THEREFOR THERE IS A 50% REDUCTION ON REQ. GPM FIRE FLOW
AREA SEPARATION WALLS ARE NOT USED

40 20 0

SCALE: 1" = 40'

COLORADO SPRINGS
OLYMPIC CITY USA

AR PP 21-00670
Land Use Review
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AR PUD 21-00460

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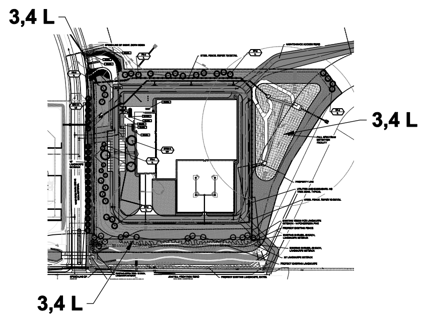
T5 @ COLORADO SPRINGS FILING NO. 3
DEVELOPMENT PLAN
DATA CENTER
PRELIMINARY UTILITIES & PUBLIC FACILITIES PLAN

DESIGNED BY	KRC	SCALE		DATE	09/30/21
DRAWN BY	MES	(H) 1"= 40'		SHEET 4 OF 10	
CHECKED BY		(V) 1"= N/A		JOB NO.	2204.60

SCHEMATIC LANDSCAPE DIAGRAM NOT TO SCALE

CLIMATE ZONE: FOOTHILLS (FOOTHILLS AND PLAINS) PLAINS



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

SITE CATEGORY CALCULATIONS

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
JANITELL ROAD VINEYARD PARK DRIVE	MAJOR ARTERIAL NON-ARTERIAL	25/25 FT 10/10 FT	580 LF 612 LF	1/20 FT 1/30 FT	(APPROVED DP PLAN) 29/25 EXISTING 21/21
SHRUB SUBSTITUTES REQ./PROV. (25% MAX)	ORNAMENTAL GRASS SUB. REQ./PROV.	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.		
40/40 (EXISTING) 0/0	0/0 0/0	LS LS	75%/75% 75%/75%		

MOTOR VEHICLE LOTS (MV)

NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	LENGTH OF FRONTAGE (FT) (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (FT)
32	3/3	NA	NA	NA
(/15) MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.	LENGTH OF SCREENING WALL OR BERM PROV.	VEHICLE LOT PLANT ABBR. ON PLAN	PERCENT GROUND PLANE EG. REQ./PROV.
0/0	0/0	SLOPE UP TO ROAD	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 R.O.W.)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
431,927 SF	NON-RESIDENTIAL 5%	21,596 SF/ 22,000 SF	44/31
SHRUB SUBSTITUTES REQ./PROV.	ORNAMENTAL GRASS SUB. REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
113/113 (EXISTING)	0/0	IL	75%/75%

LANDSCAPE BUFFERS AND SCREENS (LB & LBT)

STREET NAME OR PROPERTY LINE (ELEV.)	WIDTH (FT) REQ./PROV.	LINEAR FOOTAGE	BUFFER TREES (1/20') REQ./PROV.	EVERGREEN TREES REQ. (50%) / PROVIDED
TRASH ENCLOSURE(S)	NA	NA	NA	(EVERGREEN SHRUBS)
LENGTH OF 6 FT. OPAQUE STRUCTURE REQ./PROV.	TREE ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.		
6' HIGH ENCLOSURE	LBT (SHRUB)	NA		

FINAL LANDSCAPE PLAN

GENERAL SITE NOTES

1. CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO DRAINAGE, IRRIGATION, LIGHTING, AND ELECTRICAL. COORDINATE WITH GENERAL CONTRACTOR.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
4. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY OF COLORADO SPRINGS STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
6. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.
8. LANDSCAPE IMPROVEMENT5S AND MAINTENANCE SHALL BE THE RESPONSIBITLIY OF OWNER, AND OR THEIR ASSIGNS.

CITY AFFIDAVIT NOTE

THE DESIGN PROFESSIONAL OF RECORD IS TO COMPLETE THE INSPECTION AFFIDAVIT BASED ON CITY APPROVED FINAL LANDSCAPE PLAN AND CONSTRUCTION DRAWINGS BY HGD, INC. IF ANY DISCREPANCY BETWEEN APPROVED FINAL LANDSCAPE PLAN AND CONSTRUCTION DRAWINGS EXIST THE CONSTRUCTION DRAWINGS SHALL TAKE PRECEDENT. THIS REQUIRES CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVIT. WHEN AFFIDAVITS ARE NOT SUBMITTED FINANCIAL ASSURANCES ARE TAKEN AND HELD FOR TWO YEARS. REGARDLESS, NATIVE SEED AREAS REQUIRE A TWO YEAR ESTABLISHMENT FINANCIAL ASSURANCE.

ACCEPTABLE FIELD CHANGES INCLUDE BUT ARE NOT LIMITED TO: COMPARABLE PLANT SUBSTITUTES (I.E. APPROXIMATELY 2 TREES, 10 SHRUBS) IN ACCORD WITH THE CITY PLANT LIST; SHORT RETAINING WALL EXTENSIONS WHICH DO NOT ENCROACH INTO EASEMENTS OR CONFLICT WITH I.E. DRAINAGE OR A UTILITY; A CHANGE IN PLANT SIZE BUT SILL MEETS CITY MINIMUM SIXE 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).

CITY APPROVED PLANS

FOR EXISTING PLANT MATERIAL REFER TO CITY APPROVED DEVELOPMENT PLAN LANDSCAPE PLAN ARDP 10-00384-A1MN12

IRRIGATION SYSTEM DESCRIPTION NOTE

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

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

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

LANDSCAPE MAINTENANCE NOTE

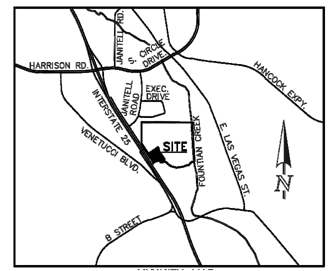
LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND /OR THEIR ASSIGNS.

"STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE VINEYARD METROPOLITAN DISTRICT LLC."

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 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' 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.

VICINITY MAP



SOIL TEST NOTE

The Design Landscape Architect is responsible for completing the soil sampling and submitting the samples to a soils testing lab for testing, and shall coordinate with the Landscape Contractor regarding the required Soil Analysis Report. The required soil analysis report is to be submitted and approved with the irrigation plan submittal and before an landscape construction. This includes the sampling and soil lab testing and report. The testing and report shall include amendment and fertilizer amounts and application rate for each type of proposed landscaping (shrubs, sod, native seed, etc.) The report shall be provided to the city for review and approval.

This includes a separate lab test report and recommendations (amendment/fertilizer amounts and application rates) for each type of proposed landscaping (Shrub beds/Sod/Native Seed). The soils lab results and recommendations are required to be reviewed and approved by the City of Colorado Springs prior to installing any landscaping (plants/sod/native seed) onsite.

PLANT SCHEDULE

Symbol	Abbr.	Quanity	Botanical Name	Common Name	Key from App. B	Mature Size wxh	Planting Size
EVERGREEN TREES:							
	** PE ** PG ** PP	5 6 20	Pinus edulis Picea pungens glauca 'Blue Colorado' Pinus ponderosa	Pinyon Pine Colorado Blue Spruce Ponderosa Pine	1256D 678A 2678D	15'X15' 20' 20'	6' ht. 6' ht. 6' ht.
DECIDUOUS TREES:							B & B
	** GTSM	3	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	AD	30' x 40'	1-1/2"cal.
	** QAC	21	Quercus albex Q. robur 'Crimschmidt'	Spring Snow Crabapple Crimson Spire Oak	AD	15' x 45'	1-1/2"cal.
	PERCENT SIGNATURE TREES REQUIRED: 60% TOTAL NO. OF TREES/SIGNATURE TREES: 100% SIGNATURE TREES **SIGNATURE TREES						
DECIDUOUS SHRUBS:							Container
	SJ	37	Spiraea japonica 'Majic Carpet'	Majic Carpet, Spirea	SA	1-2' x 1-2'	# 5
ORNAMENTAL GRASSES:							
	CA	47	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	A	1-3' x 2-3'	# 5

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

DOCUMENT NOTE

IRRESPECTIVE 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 PROGRAMS, 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.

ARPUD 21-00460

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
3610 REBECCA LANE, STE. 111
COLORADO SPRINGS, CO 80917
Phone 719-477-1646
Fax 719-268-1122
HIGHER GROUND DESIGNS

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I-25 OF COLORADO SPRINGS
FILING NO. 3
COLORADO SPRINGS,CO

PREPARED FOR:
O'RGAN
401 NORTH HOUSTON STREET
DALLAS, TX 75202

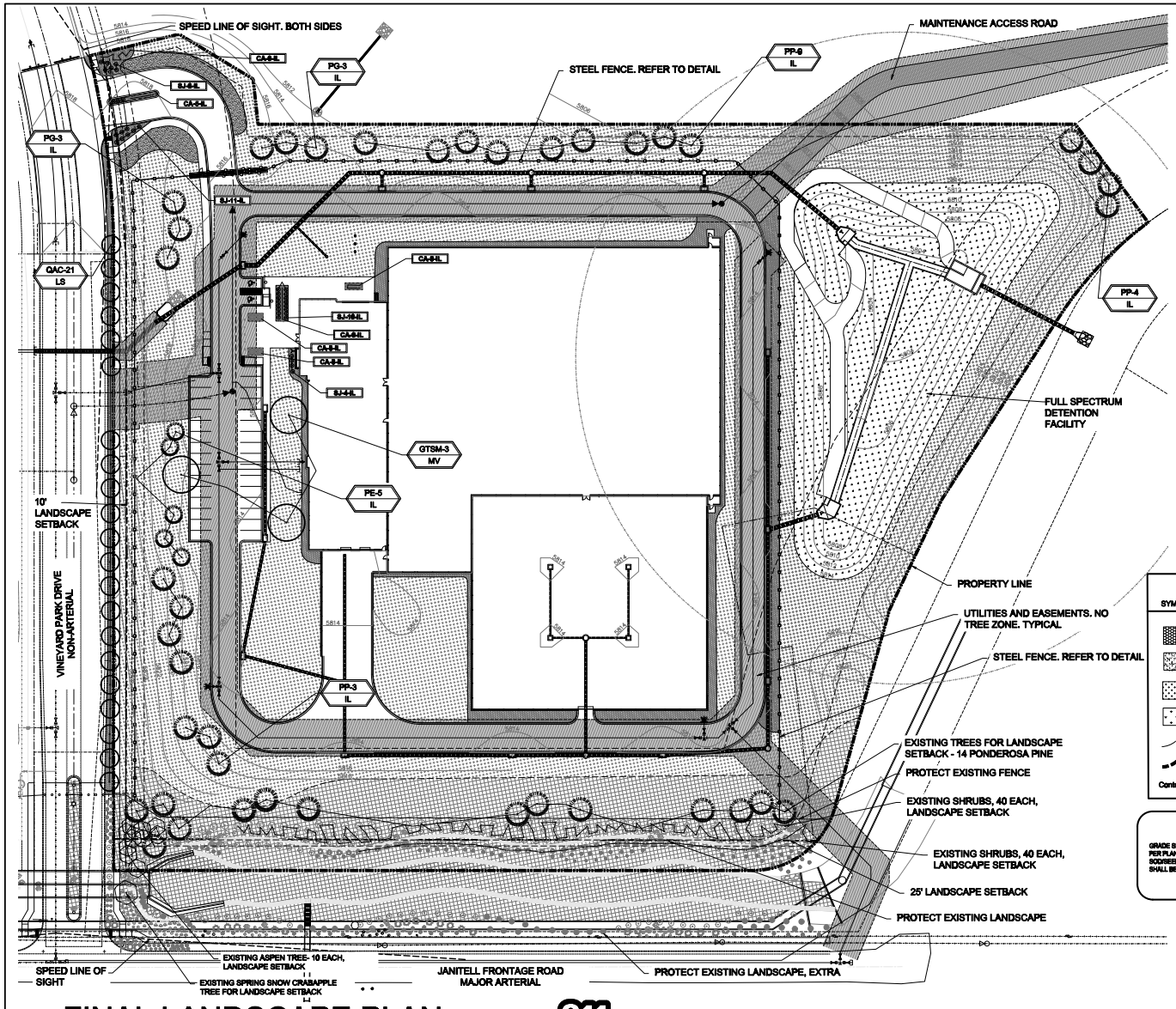
COLORADO SPRINGS
OLYMPIC CITY USA
FOR AR DP 21-00670
Land Use Review
Approved
Matthew Alcuran
11/09/2022
11:35:06 AM

JOB NUMBER 859-19

REVISIONS
-14-22 PER CITY COMMENTS
-2-22 PER CITY COMMENTS

ORIGINAL DATE 10-30-19
DRAWN BY JM
DESCRIPTION
COVER SHEET
FINAL LANDSCAPE PLAN
SHEET NO. L1.1

NOT FOR CONSTRUCTION



FINAL LANDSCAPE PLAN

NORTH

10 30 60
20 40 SCALE 1" = 40'

811 Know what's below. Call before you dig.

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	Blue/Gray River Rock: 1.5" Diameter (with weed barrier) Submit sample to landscape architect	15,957 SF
	Kentucky Bluegrass: See Notes Submit sample to landscape architect	2,830 SF
	Irrigated Native Seed Mix. 'A' - See Notes Submit spec to landscape architect	194,132 SF
	Irrigated Native Seed Mix. 'B' - See Notes Submit spec to landscape architect	35,901 SF
	Steel Edger. See notes	
	Retaining wall: Refer to site plan by others for type.	

Contractor responsible for verifying all quantities per plan

GRADE NOTE

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

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 PROVIDED AT VERIFY. 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 10-355 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

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ARPUD 21-00460

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
2910 REBECCA LANE, STE. 111
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T5 OF COLORADO SPRINGS
FILING NO. 3
COLORADO SPRINGS, CO

PREPARED FOR:
OWGAN
2000 SOUTH HOUSTON STREET
DALLAS, TX 75202

COLORADO SPRINGS
OLYMPIC CITY USA

AR DP 21-00670
Land Use Review
Approved
Matthew Alcuran
11/09/2022
8:36 AM

FOR REVIEW

JOB NUMBER 859-19

DIVISIONS	
1-14-22	PER CITY COMMENTS
1-2-22	PER CITY COMMENTS

ORIGINAL DATE 10-30-19
DRAWN BY JM
DESCRIPTION FINAL LANDSCAPE PLAN
SHEET NO. L1.2

NOT FOR CONSTRUCTION

LAYOUT NOTE

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE APPROVAL BY COLORADO SPRINGS PLANNING AND OWNER REPRESENTATIVE.

INSTALLATION NOTES

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN).

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED DAILY AS REQUIRED.

EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS AS SHOWN PER PLAN.

CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS.

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

LANDSCAPE ARCHITECT SHALL HAVE OPPORTUNITY TO INSPECT AND APPROVE ALL TREES AND ALL 1-15 GALLON MATERIAL AT JOB SITE PRIOR TO PLANTING, INCLUDING PLACEMENT INSPECTION.

STEEL EDGING TO BE GREEN PRO-STEEL (1/8" x 4" x 10') WITH STAKES OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" MAXIMUM ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. SEE PLAN FOR EDGING LOCATIONS.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH 3 OZ PROFESSIONAL GRADE POLYSPUN WEED BARRIER WITH STAPLES AT 5' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

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

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

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

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL).

A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK PROVIDER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST (PLANT SAFE) PREEN WEED PRE-EMERGENT, OR APPROVED EQUAL, IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.PREEN.COM

PLANTING AREA SOIL PREP NOTES

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

A. RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 6" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

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

C. FOR TREE LOCATIONS REMOVE AND REPLACE EXISTING SOIL TO 36" DEPTH. IF CLAY OR SAND REPLACE WITH GRADE B TOPSOIL.

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

FIRE SIGNAGE NOTE

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

GRADING AND DRAINAGE NOTE

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

ACCEPTANCE NOTE

CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED CITY AFFIDAVIT INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE INSPECTIONS. INSPECTIONS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- LAYOUT AND BOULDER PLACEMENT
- PLANT TYPE, MATERIAL SIZE AND QUALITY VERIFICATION, AND PLACEMENT VERIFICATION.
- IRRIGATION MAIN LINE INSPECTION (AS APPLICABLE).
- DRIP SYSTEM COMPONENTS AND EMITTER PLACEMENT PRIOR TO MULCH INSTALLATION.
- LANDSCAPE AND IRRIGATION 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" DEFICIENCES SHALL BE CORRECTED NOT MORE THAN 5 WORKING DAYS AFTER THE INSPECTION. WHEN THE CORRECTIVE WORK IS COMPLETED, THE OWNER WILL ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION OF LANDSCAPE AND IRRIGATION WORK.

THE FORMAL MAINTENANCE PERIOD (IF APPLICABLE) AND WARRANTY PERIOD SHALL COMMENCE FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER'S AUTHORIZED REPRESENTATIVE OF THE CONTRACT WORK IN ACCORDANCE WITH THESE DRAWINGS.

SEEDING NOTES

SEED MIX 'A': NATIVE SEED TO BE EL PASO COUNTY LOW GROW MIX. REFER TO CHART. SEED TO BE APPLIED AT 4LBS/1,000 SF USING DRILL SEED PROCESS OR HYDRO-SEED PROCESS MINIMUM OR PER EL PASO GUIDELINES. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. REFER TO CHART 5-2 FOR IRRIGATED MIX.

SEED MIX 'B': NATIVE SEED TO BE EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE SEED MIX. REFER TO CHART. SEED TO BE APPLIED AT 4LBS/1,000 SF USING DRILL SEED PROCESS OR HYDRO-SEED PROCESS MINIMUM OR PER EL PASO GUIDELINES. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. REFER TO CHART 5-1 FOR IRRIGATED MIX.

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

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

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

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

THE SEED SHALL BE DRILLED APPROXIMATELY $\frac{1}{2}$" INCH BELOW THE SOIL SURFACE. HALF OF THE TOTAL RATE OF SEED APPLICATION SHALL BE DRILLED IN 1 DIRECTION, WITH THE REMAINDER OF THE SEED RATE DRILLED AT 90 DEGREES FROM THE FIRST DIRECTION.DO NOT DRILL OR SOW SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNABLE TO BE WORKED.

ALL SEEDED AREAS LESS THAN 3:1 SHALL RECEIVE NO LESS THAN 2 TONS PER ACRE (400 LBS) OF CERTIFIED WEED FREE STRAW MULCH. STRAW MULCH SHALL BE APPLIED IN A UNIFORM MANNER BY MULCH SPREADER OR BY HAND. STRAW MULCH SHALL BE CRIMPED OR ANCHORED INTO THE SEEDBED IMMEDIATELY FOLLOWING SPREADING BY USING A MULCH TILLER (CRIMPER). MULCH TILLERS SHALL HAVE ROUND, NOTCHED-BLADES SPACED 8-INCHES APART (MIN.) AND SHALL HAVE SUFFICIENT WEIGHT TO FORCE THE VEGETATIVE MULCH A MINIMUM DEPTH OF 3-INCHES INTO THE SOIL. ALL MULCH TILLING SHALL BE DONE PERPENDICULAR TO THE FLOW-LINE OF THE SLOPE (ALONG CONTOURS). HAND CRIMPING SHALL BE PERFORMED ON AREAS WHERE MECHANICAL METHODS CANNOT BE USED.

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

NATIVE GRASS MANAGEMENT NOTE

ON-GOING MAINTENANCE RECOMMENDATIONS FOR NATIVE GRASS

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

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

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

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

1. HAND PULL NOXIOUS WEEDS, REMOVING AS MUCH OF THE ROOT SYSTEM AS POSSIBLE.
2. USE WEED EATERS TO SELECTIVELY CUT OFF THE SEED HEADS OF NOXIOUS WEEDS. USE SELECTIVE BROADLEAF HERBICIDE SUCH AS 2-4-D WITH A BACKPACK SPRAYER OR WICK APPLICATOR. BE CAREFUL NOT TO APPLY HERBICIDE ON MORE THAN ONE SQUARE FOOT IN ANY GIVEN AREA. CONTRACTOR TO NOTIFY 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.

LONG-TERM MAINTENANCE NOTE

ON-GOING MAINTENANCE DURING CONSTRUCTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ON-GOING MAINTENANCE OF ALL COMPLETED LANDSCAPE AND IRRIGATION WORK AS DEFINED UNDER CONTRACT WITH OWNER.

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED, ACCEPTED BY OWNER, AND IF REQUESTED A FORMAL MAINTENANCE PERIOD IS INITIATED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING, REPLANTING AS REQUIRED THROUGH CONSTRUCTION PERIOD. REMULCH 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, RIGHT OF WAY STREET TREES, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK REV EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

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 (80 seeds/sq ft)	Pounds PLS: • Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled (40 seeds/sq ft)	Pounds PLS: • Non-irrigated drilled (20 seeds/sq ft)
Bluestem, big	*Andropogon gerardii*	Warm, sod	20	4.4	2.2	1.1
Grama, blue	*Bouteloua gracilis*	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass[1]	*Nassella viridula*	Cool, bunch	10	2	1	0.5
Wheatgrass, western[1]	*Pascopyrum smithii*	Cool, sod	20	6.4	3.2	1.6
Grama, sideoats	*Bouteloua curtipendula*	Warm, bunch	10	2	1	0.5
Switchgrass[2]	*Panicum virgatum*	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	*Calimovilfa longifolia*	Warm, sod	10	1.2	0.6	0.3
Yellow indiangrass[2]	*Sorghastrum nutans*	Warm, sod	10	2	1	0.5
		Seed rate (lbs PLS/acre)		19.3	9.7	4.8

[1]For 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.

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

Chapter 5
Native Vegetation Requirements and Guidelines

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS: • Irrigated broadcast • Irrigated hydroseeded (80 seeds/sq ft)	Pounds PLS: • Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled (40 seeds/sq ft)	Pounds PLS: • Non-irrigated drilled (20 seeds/sq ft)
Buffalograss	*Buchloe dactyloides*	Warm, sod	25	9.6	4.8	2.4
Grama, blue	*Bouteloua gracilis*	Warm, bunch	20	10.8	5.4	2.7
Grama, sideoats	*Bouteloua curtipendula*	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	*Nassella viridula*	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	*Pascopyrum smithii*	Cool, sod	20	12	6	3
Dropseed, sand	*Sporobolus cryptandrus*	Warm, bunch	1	0.8	0.4	0.2
		Seed rate (lbs PLS/acre)		42	21	10.3

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 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' 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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ARPUD 21-00460

HIGHER GROUND DESIGNS, INC.
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Fax 719-268-1122

HIGHER GROUND DESIGNS

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PREPARED FOR:
CORGAN
401 NORTH HOUSTON STREET
DALLAS, TX 75202

15 OF COLORADO SPRINGS
FILING NO. 3
COLORADO SPRINGS,CO

COLORADO SPRINGS
OLYMPIC CITY USA
FOR APPROVAL
AR DP 21-00670
Land Use Review
Approved
Matthew Alcuran
11/09/2022
11:35:06 AM

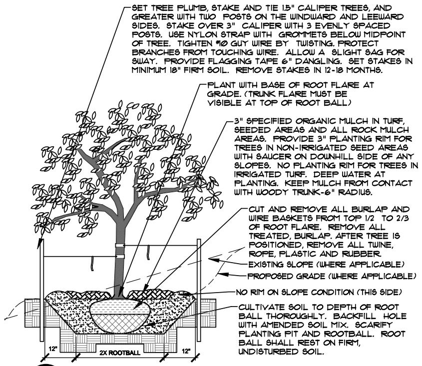
JOB NUMBER 859-19

REVISIONS	
4-14-22	PER CITY COMMENTS
6-2-22	PER CITY COMMENTS

ORIGINAL DATE 10-30-19
DRAWN BY JM
DESCRIPTION LANDSCAPE NOTES
SHEET NO. L1.3

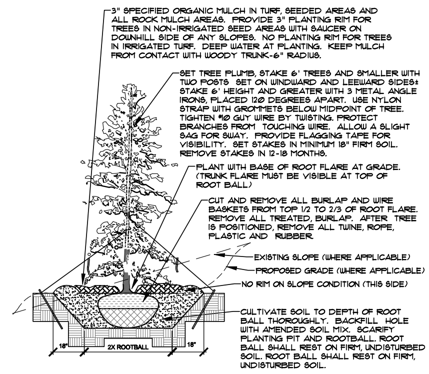
NOT FOR CONSTRUCTION

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 BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
- DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



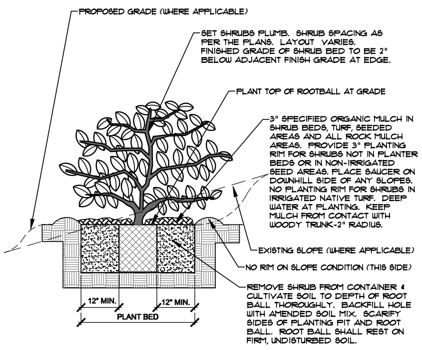
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING (SEE CONIFEROUS TREE NOTE ON PLANTING NOTES SHEET)



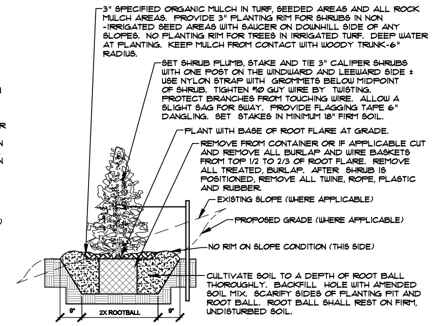
B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- FOR ROOT BIND AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
- FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.

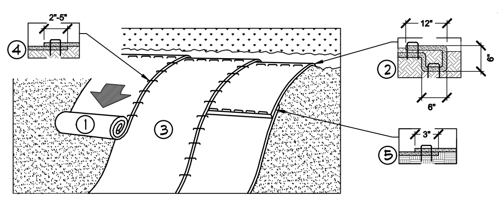


C SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
- 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 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- FOR ROOT BIND (CONTAINER PLANTS ONLY) AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
- FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY. (CONTAINER PLANTS ONLY)



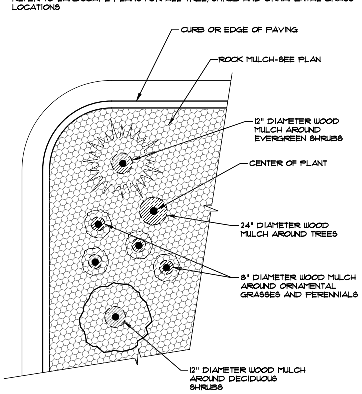
D UPRIGHT EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE



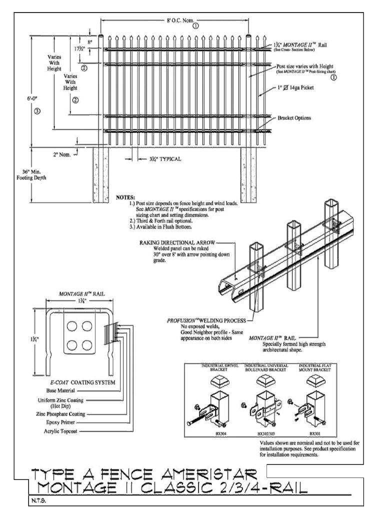
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) 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 COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
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.

E EROSION CONTROL
NTS

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



F TYPICAL PLANT MATERIAL TREATMENT
NOT TO SCALE



G FENCE DETAIL
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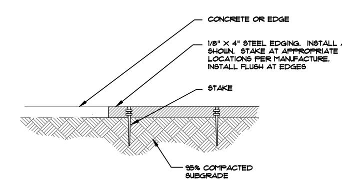

H STEEL EDGING
NOT TO SCALE

UTILITIES NOTE
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ARPUD 21-00460

HIGHER GROUND DESIGNS, INC.
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3610 REBECCA LANE, STE. 111
COLORADO SPRINGS, CO 80917
Phone 719-477-1646
Fax 719-268-1122
HGD HIGHER GROUND DESIGNS

15 OF COLORADO SPRINGS
FILING NO. 3
COLORADO SPRINGS,CO

PREPARED FOR:
OLGAN
400 NORTH HOUSTON STREET
DALLAS, TX 75202

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COLORADO SPRINGS OLYMPIC CITY USA
AR DP 21-00670
Land Use Review
Approved
FOR
Matthew Alcuran
11/09/2022
11:35:06 AM

JOB NUMBER 859-19

REVISIONS	
4-14-22	PER CITY COMMENTS
6-2-22	PER CITY COMMENTS

ORIGINAL DATE 10-30-19
DRAWN BY JM
DESCRIPTION LANDSCAPE DETAILS
SHEET NO. L1.4

NOT FOR CONSTRUCTION

COLORADO SPRINGS
OLYMPIC CITY USA

AR DP 21-00670
Land Use Review
Approved
Matthew Acuran
11/09/2022
11:35:07 AM

AR PUD 21-00460

CLASSIC CONSULTING

619 N. Cascade Avenue, Suite 200
Colorado Springs, Colorado 80903
(719)785-0790
(719)785-0799 (Fax)

T5 @ COLORADO SPRINGS FILING NO. 3
DEVELOPMENT PLAN
DATA CENTER
EXTERIOR ELEVATIONS

DESIGNED BY		SCALE	DATE	09/30/21
DRAWN BY	MES	(H) 1"= 20'	SHEET 9 OF 10	
CHECKED BY		(V) 1"= N/A	JOB NO.	2204.60

WST LED

Architectural Wall Sconce

Catalog Number

Access

Type

Hit the Tab key or mouse over this page to see all interactive elements.

Specifications

Luminaire

Height: 8-1/2" (21.59 cm)

Width: 17" (43.18 cm)

Depth: 10-3/16" (25.9 cm)

Weight: 20 lbs (9.1 kg)

Optional Back Box (BBW)

Height: 4" (10.2 cm)

Width: 5-1/2" (14.0 cm)

Depth: 1-1/2" (3.8 cm)

Introduction

The WST LED is designed with the specifier in mind. The traditional, trapezoidal shape offers a soft, non-pixilated light source for end-user visual comfort. For emergency egress lighting, the WST LED offers six battery options, including remote. For additional code compliance and energy savings, there is also a Bi-level motion sensor option. With so many standard and optional features, three lumen packages, and high LPW, the WST LED is your "go to" luminaire for most any application.

Ordering Information

EXAMPLE: WST LED P1 40K VF MVOLT DDBTXD

WST LED

Series	Performance Package	Color temperature	Distribution	Voltage	Mounting
WST LED	P1 1,500 Lumen package P2 3,000 Lumen package P3 6,000 Lumen package	27K 2700 K 30K 3000 K 40K 4000 K 50K 5000 K	VF Visual comfort forward throw VW Visual comfort wide	MVOLT[1] 120[1] 208[1] 240[1] 277[1] 347 480	**Shipped included** SGAW Surface-mounting bracket **Shipped separately** BBW Surface-mounted back box[2] PBBW Premium surface-mounted back box[2]

Options				Finish (required)
PE	Photoelectric cell, button type	E7WC	Emergency battery backup (cold, 7W)[3]	DDBXD Dark bronze
PER	NEMA twist-lock receptacle only	E7WHR	Remote emergency battery backup (remote 7W)[3]	DBLXD Black
PERS	Five-wire receptacle only	E20WH	Emergency battery backup (20W)[3]	DNAXD Natural aluminum
PERT	Seven-wire receptacle only	E20WC	Emergency battery backup (cold, 20W)[3,4]	DWHXD White
DMG	0-10V dimming wired so as to be able to hookup for external control (no control)[5]	E20WHR	Remote emergency battery backup (remote 20W)[3,4]	DSDXD Sandstone
PIR	Motion/Ambient Light Sensor, 8-15' mounting height[5]	ICE	Left side conduit entry[6]	DBTXD Textured dark bronze
PIRHFC3V	Motion/Ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5]	ICE	Right side conduit entry[6]	DBLBXD Textured black
PIRH	180° motion/ambient light sensor, 15-30' mounting height[5]			DNATXD Textured natural aluminum
PIRHFC3V	Motion/Ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5]	**Shipped separately**		DWHGXD Textured white
SF	Single fuse (120, 277, 347V)[7]	BBPW	Retrofit back plate[2]	DSSTXD Textured sandstone
DF	Double fuse (208, 240, 480V)[7]	*S	Vandal guard[8]	
DS	Dual switching[5]	WG	Wire guard[8]	
E7WH	Emergency battery backup (7W)[3]			

Accessories

Ordered and shipped separately.

WSXFPBBW DDBXD Premium Surface - mounted back box

WSXBWCHRPX V Surface - mounted back box

RBPW DDBXD V Retrofit back plate

NOTES

1 MVOLT driver operates on any line voltage from 120-277V (50/60Hz). 347, 480, 120, 208, 240 or 277 options only when ordering with button type photocell (PE), Fusing (SF, DF), or dual switching (DS).
2 Also available as a separate accessory; see accessories section.
3 Top conduit entry standard.
4 Not available with E7WH, E7WC, E7WHR, E20WC, E20WH, or E20WHR. Not available with PER5 & PER7.
5 Not available with PE, PER, PER5, PER7, PIR, or PIRH.
6 Not available with MVOLT option. Button photocell (PE) can be ordered with a fusing option only when voltage is specified. Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
7 Not available with E7WH, E7WC, E7WHR, E20WC, E20WH, or E20WHR. Not available with inverter system. Not available with 347/480V. Not available with PE, PER, PER5 & PER7.
8 Not available with 347/480V.
9 Battery pack rated for -20° to 40°C.
10 Shipped with PIRBH.
11 Warranty period is 3-years.
12 Not available with BBW.
13 Must order with fixture; not an accessory.

LITHONIA LIGHTING

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com

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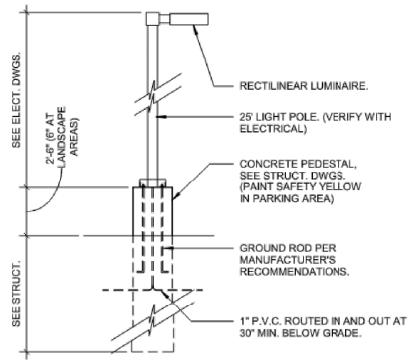
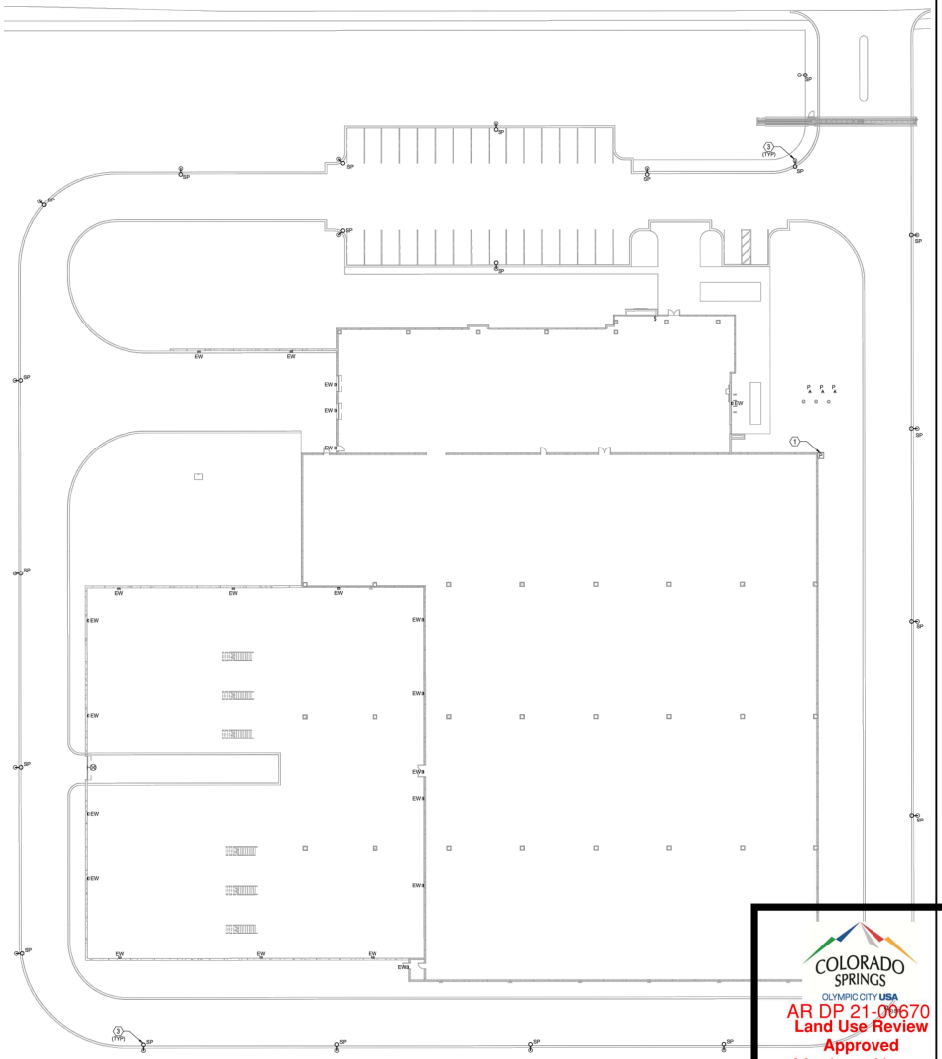
WST-LED
Rev. 05/16/17



SITE LIGHT DETAIL

NOT TO SCALE



NOTE:
ALL EXTERIOR LIGHTING SHALL BE LOW GLARE AND SHIELDED.

COLORADO SPRINGS
OLYMPIC CITY USA
AR DP 21-00670
Land Use Review
Approved
Matthew Alcuran
11/09/2022
11:35:07 AM

EXTERIOR LIGHTING FIXTURE SCHEDULE

LUMINAIRE ID	MANUFACTURER	MODEL	CATALOG NUMBER	DESCRIPTION	DISTRIBUTION	VOLTAGE	DIMMING	MOUNTING	LAMPS QTY.	TYPE	WATTS	LUMENS	COLOR TEMP(CRI)	POLE BASE HT.	SHAPE	POLE HT.
EG1	LIGMAN	CODESSA 1	UCD-SSSF1-21W-HWW30-01-120277	GRADE MOUNTED LANDSCAPE LED SIGN LIGHTING FIXTURE, DIE-CAST ALUMINUM HOUSING, UNIVERSAL VOLTAGE (120-277) DRIVER, PEDESTAL MOUNT, VERY WIDE OPTICS, BLACK FINISH	VERY WIDE	120-277	N	GRADE / PEDESTAL	1	LED	21W	1,888	3000K / 80+	-	-	-
EP1	LITHONIA	RSX1 LED SERIES	RSX1 LED-P1-30K-R4-MVOLT-RPA-DBLXD-HS- NLTAIR2	SINGLE HEAD LED PARKING LOT FIXTURE, R4 AT 1 FINE, TAP-CLEAR ALUMINUM HOUSING, UNIVERSAL VOLTAGE (120-277V) DRIVER, TYPE IV WIDE DISTRIBUTION OPTICS, ROUND POLE, BLACK FINISH, HOUSE-SIDE SHIELD, WIRELESS MODULE	TYPE IV WIDE FULL CUTOFF	120-277	N	POLE +30'-0"	1	LED	61W	6,543	3000K / 80+	6" MAX	4" ROUND	30'-0"
EP2	LITHONIA	RSX1 LED SERIES	(2)RSX1 LED-P1-30K-R4-MVOLT-RPA-DBLXD- NLTAIR2	SIMILAR TO TYPE "EP1" EXCEPT DUAL HEAD AND NO HOUSE-SIDE SHIELD	TYPE IV WIDE FULL CUTOFF	120-277	N	POLE +30'-0"	2	LED	(2)61W	(2)6,543	3000K / 80+	6" MAX	4" ROUND	30'-0"
EW1				NOT USED												
EW2E	LITHONIA	WST LED SERIES	WST LED-P1-30K-VF-MVOLT-E7WC-DBLXD	WALL MOUNTED EXTERIOR RATED LED AREA LIGHTING FIXTURE, DIE-CAST ALUMINUM HOUSING, UNIVERSAL VOLTAGE (120-277V) DRIVER, FORWARD DISTRIBUTION OPTICS, INTEGRAL EM BATTERY, BLACK FINISH	FORWARD FULL CUTOFF	120-277	N	WALL +10'-0"	1	LED	12W	1,639	3000K / 80+	-	-	-

N:\2204CO\DRAWINGS\CD\PDP(NTS)\DETAILS.dwg, 4/27/2021 7:19:37 AM, 1:1

AR PUD 21-00460

CLASSIC CONSULTING

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(719)785-0799 (Fax)

T5 @ COLORADO SPRINGS FILING NO. 3
DEVELOPMENT PLAN
DATA CENTER
ELECTRICAL SITE LIGHTING PLAN

DESIGNED BY		SCALE		DATE	09/30/21
DRAWN BY	MES	(H) 1"= N/A		SHEET 10	OF 10
CHECKED BY		(V) 1"= N/A		JOB NO.	2204.60