

DEVELOPMENT PLAN MEADOW LAKE HANGAR

8140 CESSNA DRIVE
PEYTON, COLORADO 80831

ARCHITECT

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LANDSCAPE

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CIVIL ENGINEER

OLIVER E. WATTS CONSULTING ENGINEER, INC.
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PROPERTY OWNER

RYAN SCHNEIDER
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COLORADO SPRINGS, CO 80909

CONSTRUCTION ABBREVIATIONS

| | | | | | |
|--------|---------------------|-------|--|--------|------------------------|
| AB | ANCHOR BOLT | FF | FINISH FLOOR | FL | PLATE |
| A/C | AIR CONDITIONING | FIN | FINISH FLOOR | FLAM | PLASTIC LAMINATE |
| AC | ALTERNATING CURRENT | FL | FLOOR | FLAS | PLASTER |
| AF | ABOVE FINISH FLOOR | FLASH | FLASHING | PLYWD | PLYWOOD |
| ALUM | ALUMINUM | FS | FULL SIZE | FR | FAIR |
| ALT | ALTERNATE | FT | FOOT OR FEET | FRFAB | PREFABRICATED |
| APPROX | APPROXIMATE | FTG | FOOTING | PT | POINT |
| ARCH | ARCHITECTURAL | FURN | FURNISH | PTN | PARTITION |
| ASPH | ASPHALT | FURR | FURRING | QT | QUARRY TILE |
| BD | BOARD | GA | GUAGE | R | RISER |
| BLDG | BUILDING | GI | GALVANIZED | RAD | RADIUS |
| BLK | BLOCK | GB | GRAB BAR | RD | ROOF DRAIN |
| BLKG | BLOCKING | GC | GENERAL CONTRACTOR | REF | REFERENCE |
| BOT | BOTTOM | GL | GLASS | REFR | REFRIGERATOR |
| BU | BOTH WAYS | GM | GAS METER | REINF | REINFORCED |
| CAB | CABINET | GND | GROUND | REQD | REQUIRED |
| C.B. | CATCH BASIN | GYP | GYPSONUM | REV | REVISION |
| CEM | CEMENT | HDW | HARDWARE | RH | ROOM |
| CER | CERAMIC | HM | HOLLOW METAL | RO | ROUGH OPENING |
| CL | CAST IRON | HORIZ | HORIZONTAL | RTU | ROOF TOP UNIT |
| CLG | CEILING | HT | HEIGHT | SC | SOLID CORE |
| CL | CENTER LINE | HTG | HEATING | SCHED | SCHEDULE |
| C.O. | CLEAN OUT | HYAC | HEATING VENTILATION AND AIR CONDITIONING | SF | SQUARE FOOT |
| COL | COLUMN | HW | HOT WATER | SECT | SECTION |
| CONC | CONCRETE | HWH | HOT WATER HEATER | SHT | SHEET |
| CONN | CONNECTION | ID | INSIDE DIMENSION | SIM | SIMILAR |
| CONSTR | CONSTRUCTION | INSUL | INSULATION | SPEC | SPECIFICATION |
| CONT | CONTINUOUS | INST | INSTALL | SQ | SQUARE |
| CONTR | CONTRACTOR | INT | INTERIOR | SS | STAINLESS STEEL |
| CTD | COATED | INV | INVERT | STA | STATION |
| CTSK | COUNTERSUNK | JAN | JANITOR | STD | STANDARD |
| CC | CENTER TO CENTER | JT | JOINT | STL | STEEL |
| CW | COLD WATER | LAM | LAMINATE | STOR | STORAGE |
| CJ | CONTROL JOINT | LAV | LAVATORY | STRUCT | STRUCTURAL |
| DIA | DIAMETER | LKR | LOCKER | SUSP | SUSPENDED |
| DBDC | DOUBLE | LT | LIGHT | SYM | SYMMETRICAL |
| DEPT | DEPARTMENT | MAX | MAXIMUM | T | TREAD |
| DET | DETAIL | MECH | MECHANICAL | T 4 B | TOP 4 BOTTOM |
| DIA | DIAMETER | MET | METAL | TLE | TELEPHONE |
| DIM | DIMENSION | MFR | MANUFACTURER | TER | TERRAZZO |
| DN | DOWN | MIN | MINIMUM | T 4 G | TONGUE & GROOVE |
| D.O. | DOOR OPENING | MISC | MISCELLANEOUS | THK | THICK |
| DR | DOOR | MTD | MOUNTED | TOP | TOP OF PARAPET |
| DS | DOWN SPOUT | MTD | MOUNTED | TOB | TOP OF STEEL |
| DWG | DRAWING | MTD | MOUNTED | TOC | TO OF CONCRETE |
| EA | EACH | MTD | MOUNTED | TYP | TYPICAL |
| E.J. | EXPANSION JOINT | MTD | MOUNTED | UNO | UNLESS NOTED OTHERWISE |
| EL | ELEVATION | MTD | MOUNTED | UR | URINAL |
| ELEC | ELECTRICAL | MTD | MOUNTED | VIF | VERIFY IN FIELD |
| ELEV | ELEVATION | MTD | MOUNTED | VCT | VINYL COMPOSITION TILE |
| ENCL | ENCLOSURE | MTD | MOUNTED | VERT | VERTICAL |
| EQ | EQUAL | MTD | MOUNTED | VEST | VESTIBULE |
| EW | EACH WAY | MTD | MOUNTED | VT | VINYL TILE |
| EWC | ELECT WATER COOLER | MTD | MOUNTED | VTR | VENT THROUGH ROOF |
| EXIST | EXISTING | MTD | MOUNTED | W | WITH |
| EXP | EXPANSION | MTD | MOUNTED | WC | WATER CLOSET |
| EXFO | EXPOSED | MTD | MOUNTED | WD | WOOD |
| EXT | EXTERIOR | MTD | MOUNTED | WDU | WINDOW |
| EF | EXHAUST FAN | MTD | MOUNTED | W/O | WITHOUT |
| FA | FIRE ALARM | MTD | MOUNTED | WGT | WEIGHT |
| FD | FLOOR DRAIN | MTD | MOUNTED | WUF | WELDED WIRE FABRIC |
| FDN | FOUNDATION | MTD | MOUNTED | WO | WOOD |
| FE | FIRE EXTINGUISHER | MTD | MOUNTED | WO | WOOD |

PLANNING INFO

SETBACKS:
25FT AT FRONT,
12FT AT SIDES,
50FT AT REAR - TAXIWAY EASEMENT

DRAWING INDEX

| | | |
|------|------|----------------------------------|
| DP-1 | TS-1 | TITLE SHEET |
| DP-2 | A-2 | SITE PLAN |
| DP-3 | A-3 | ELEVATIONS |
| DP-4 | C-1 | GRADING AND EROSION CONTROL PLAN |
| DP-5 | C-2 | EROSION CONTROL DETAILS |
| DP-6 | C-3 | EROSION CONTROL DETAILS |
| DP-7 | PH | PHOTOMETRIC PLAN |
| DP-8 | LI | LANDSCAPE PLAN |

SITE DATA

LEGAL DESCRIPTION:

LOT 1 BLK 1 MEADOW LAKE AIRPORT FIL NO 2

LOT ACARAGE:

LOT 1: 3.26 ACRES

EXISTING ZONING:

R-4 GA-0

PARCEL I.D. NUMBER:

4304002086

Future hangars noted - please be aware that you will need to include them in lot calculations and likely provide for drainage measures in order to qualify for commercial over the counter permits in the future. Otherwise, when you come back to permit those future buildings, you may be subject to another site development plan review and may need to retrofit drainage facilities to support the additional impervious area.

FEMA FLOOD NOTE

THIS SITE IS NOT IN A FLOODPLAIN "AREA OF MINIMAL FLOOD HAZARD" FLOODPLAIN MAP INFO: FIPS NO. 080410501G COMMUNITY MAP NO. 080060 PANEL 0538F ZONE: X DATE: DEC. 7, 2018

GEOLOGICAL HAZARD

THIS SITE IS NOT LOCATED IN A GEOLOGICAL HAZARD AREA

AVIGATION EASEMENT NOTE:

AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE WOODMEN HEIGHTS COMMERCIAL FILING NO. 21 SUBDIVISION PLAT. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 211063667 OF THE RECORDS OF EL PASO COUNTY, COLORADO

PROJECT CONSTRUCTION SCHEDULE

COMPLETION: SUMMER 2022

PROPOSED EXTERIOR LIGHTING

BUILDING MOUNTED ARCHITECTURAL FULL CUT OFF RECESSED LUMINARIES AT MAIN ENTRANCE TO BE 81 WATT LED, MOUNTED AT 10'-0" AFF. WAL-PAC FULL CUT-OFF SECURITY TYPE FIXTURES. MOUNTING HEIGHT = VARIES - SEE DP-3 ELEVATIONS. PARKING LOT LIGHTING SHALL BE LED 104 WATT FULL CUTOFF POLE MOUNTED FIXTURES AND I.E.S. TYPE-V DISTRIBUTION ON 20'-0" POLE. SEE DETAIL 5/DP-2.

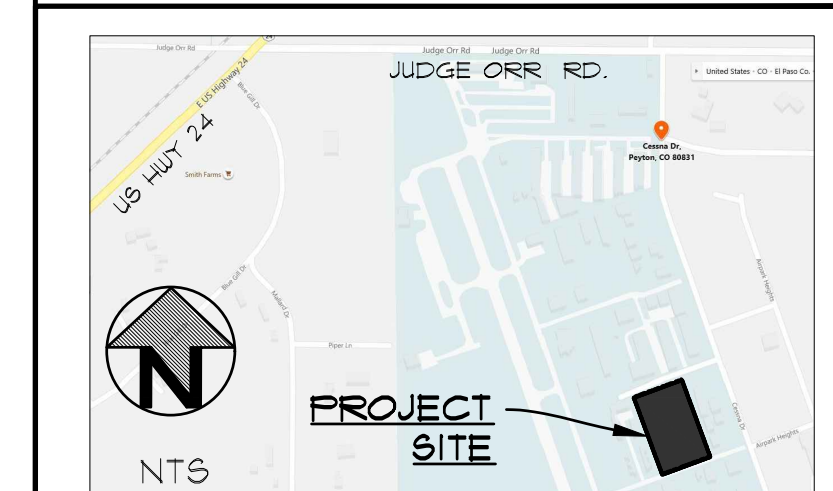
ADA DESIGN PROFESSIONAL STANDARDS

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 THE CITY OF EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS FOR 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.

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF GROUND UP CONSTRUCTION, AND SITE IMPROVEMENTS. THE BUILDING IS LOCATED AT 8140 CESSNA DRIVE, PEYTON CO. 80831. EL PASO COUNTY REFER TO VICINITY MAP FOR PROPERTY LOCATION.

VICINITY MAP



AMENDMENT HISTORY

| FILE NUMBER | APPROVAL DATE | REVISION DESCRIPTION |
|-------------|---------------|----------------------|
| | | |
| | | |
| | | |

REGULATORY/REVIEW AGENCIES

CITY LAND USE REVIEW

FILE NO: FPR-21-038

PROJECT NO.

DRN. BY: L. Ross

REVISIONS:

1st SUB. 4-16-2021

2nd SUB. 10-1-2021

REVIEW SET NOT FOR CONSTRUCTION 10-1-2021

ISSUE DATE:

SHEET:

DP-1

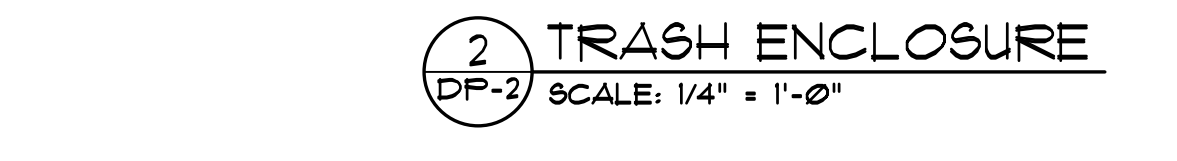
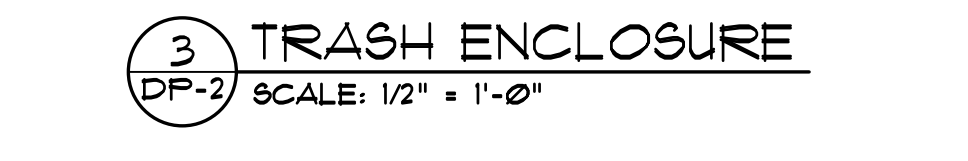
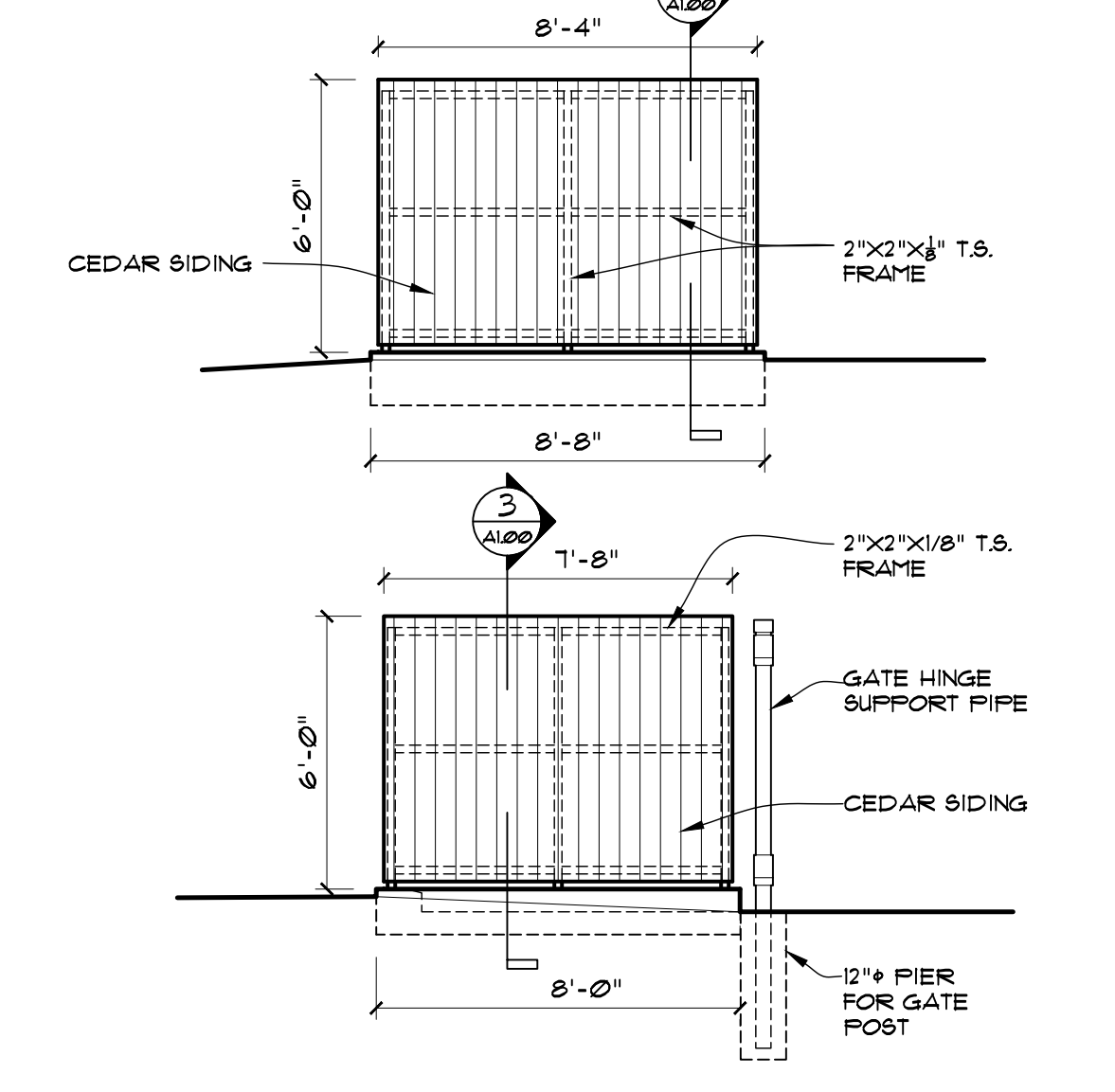
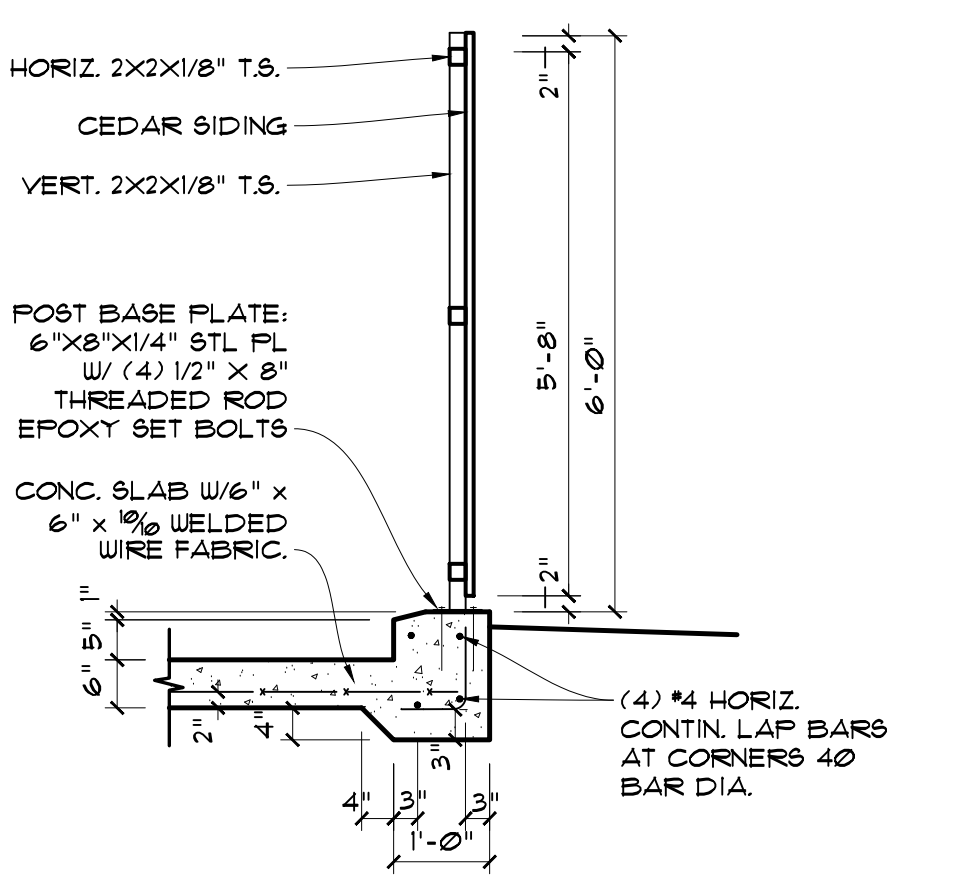
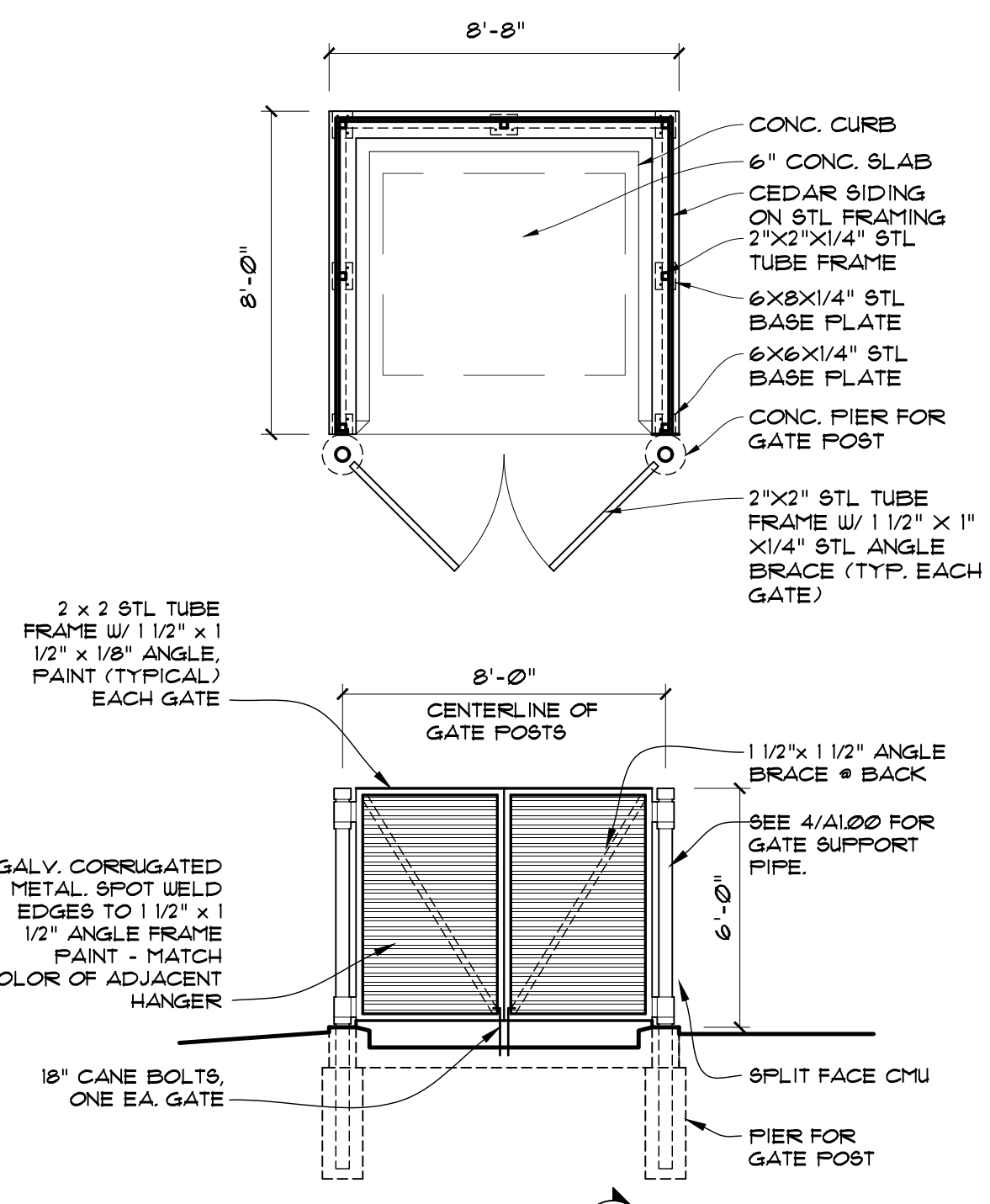
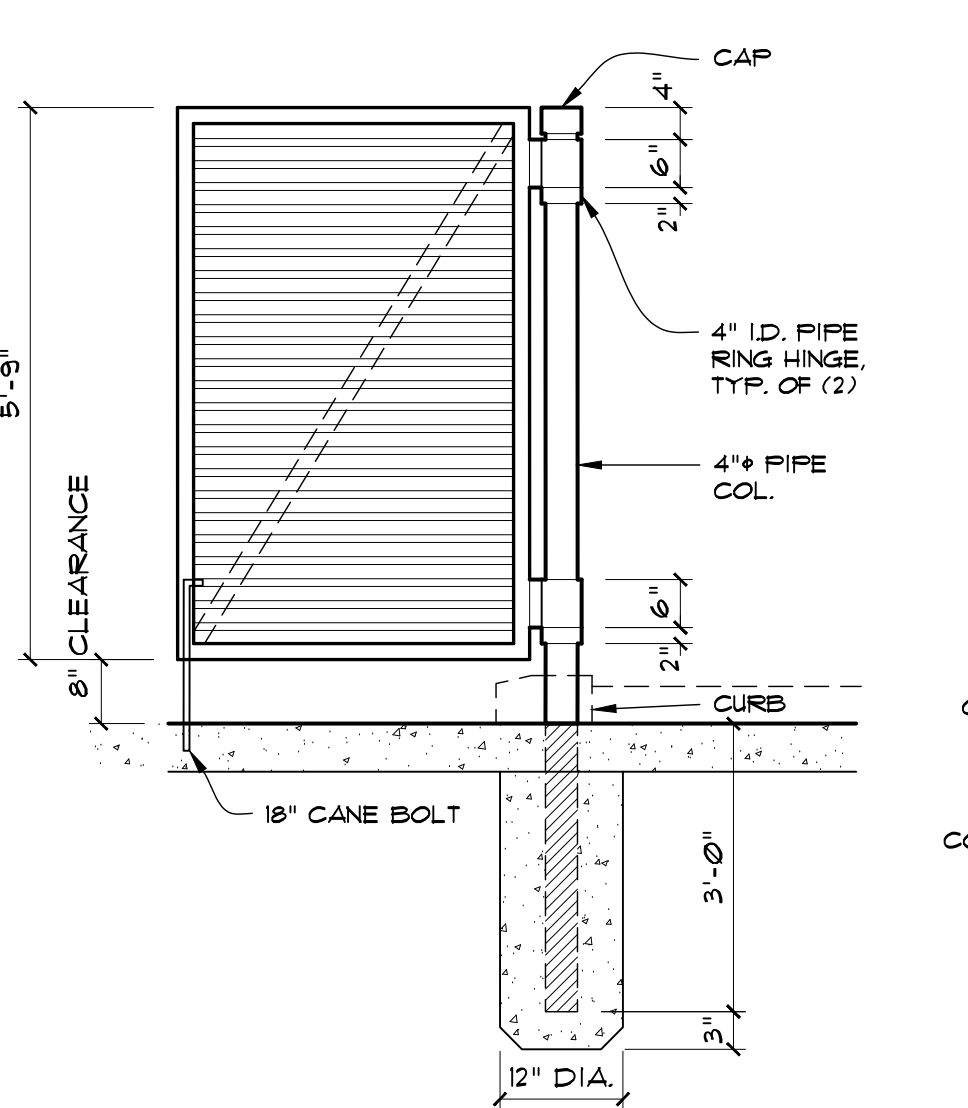
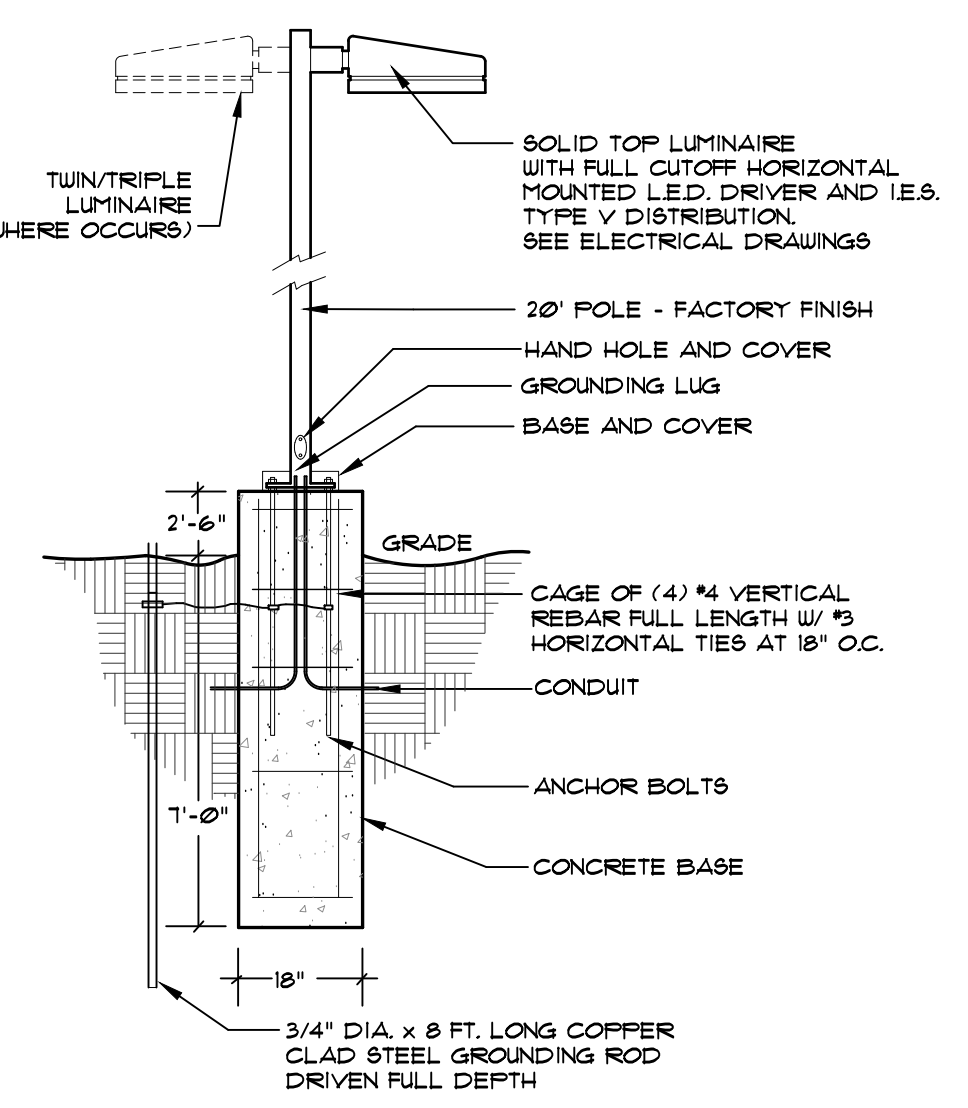
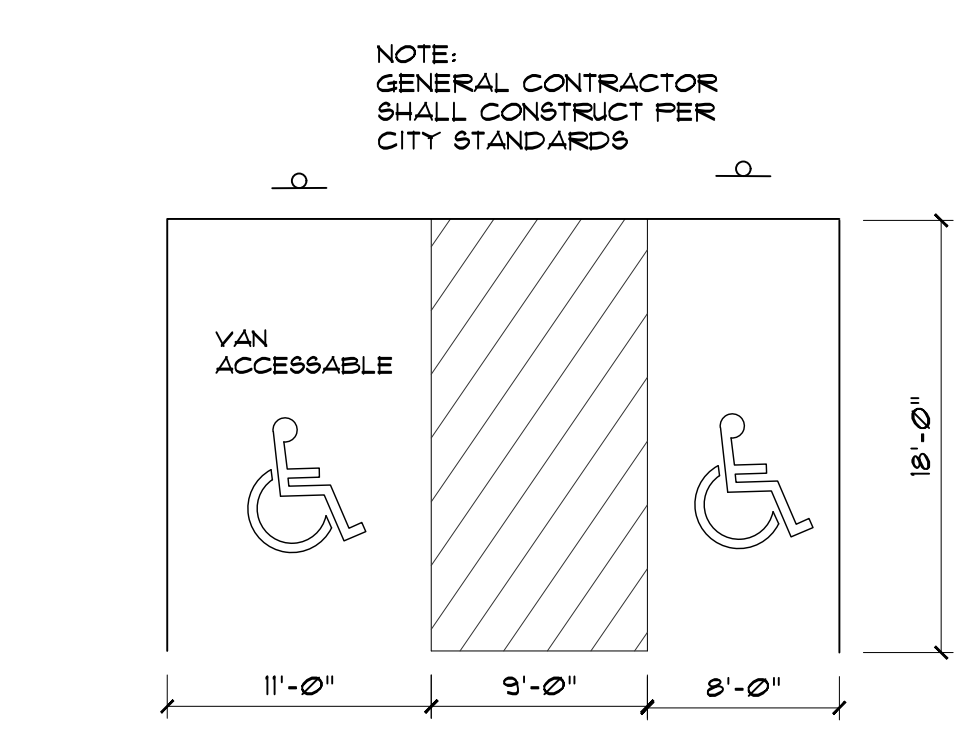
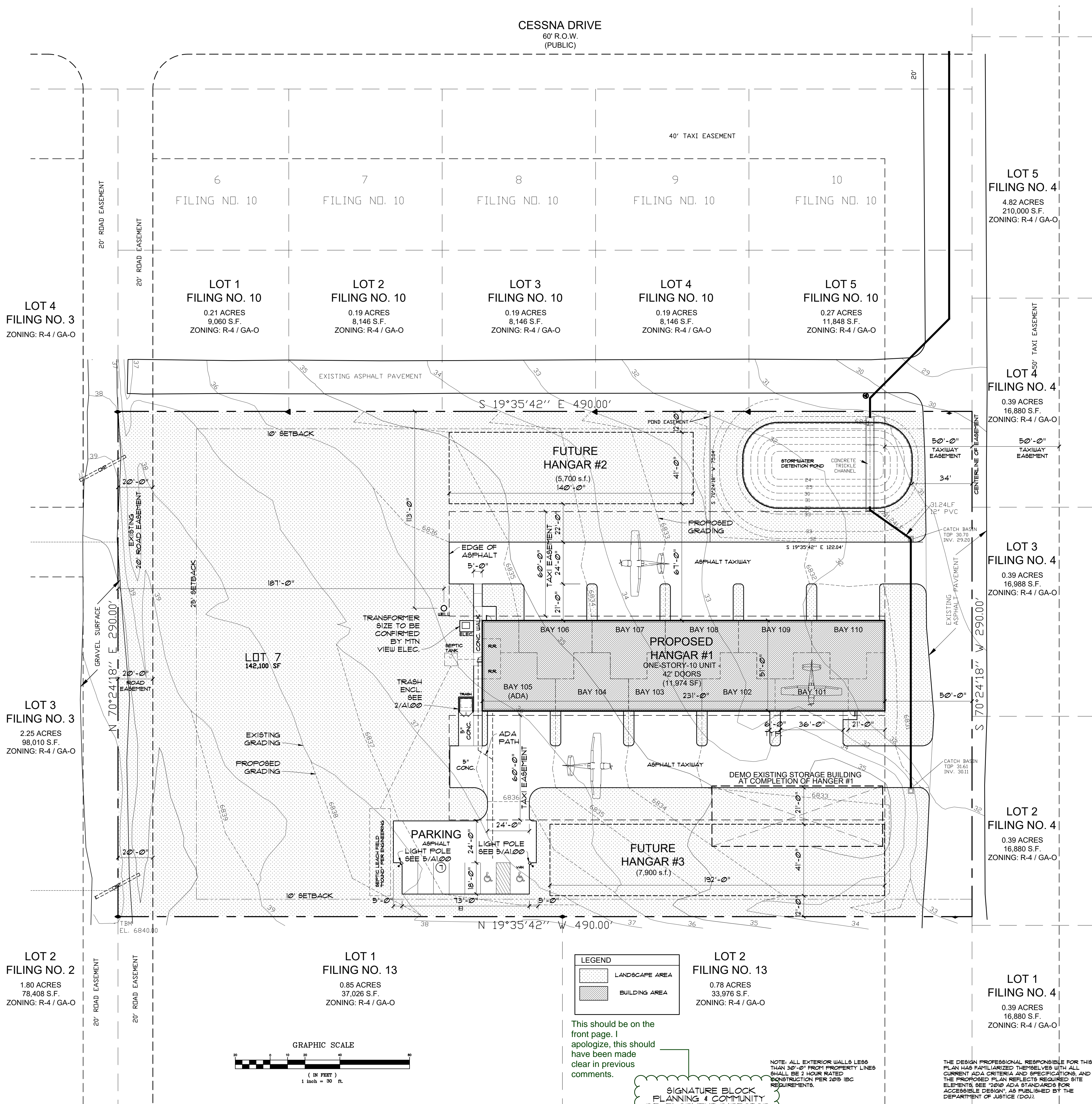
1 OF 8

MEADOW LAKE HANGAR

8140 CESSNA DRIVE
PEYTON, COLORADO 80831

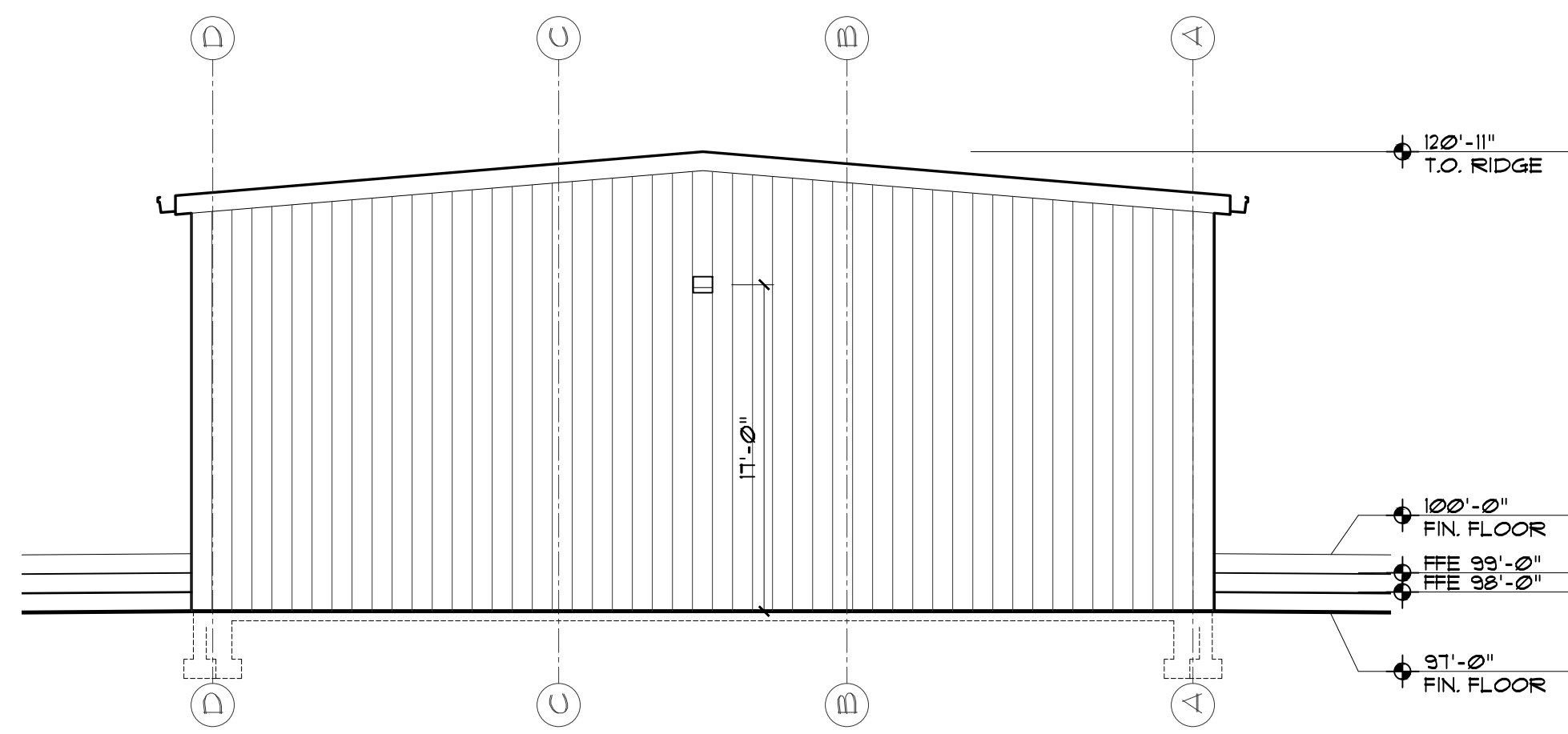
John P. Nelson Associates
1626 E. Pikes Peak, Colorado Springs, CO 80909
Phone: (719) 632-3384
John@jpnarch.com (719) 632-1181 FAX

TITLE SHEET

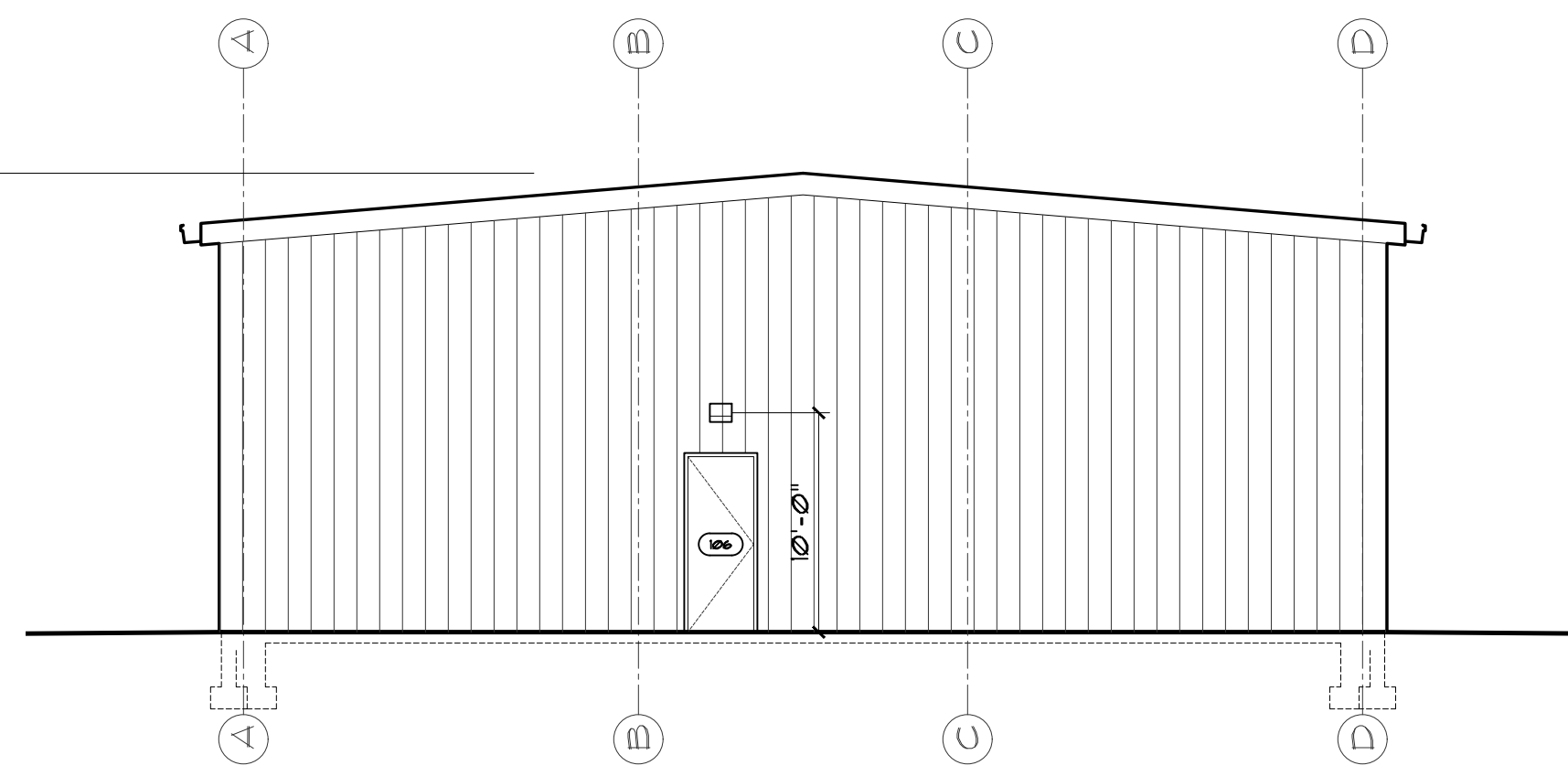


SIGNATURE BLOCK
 PLANNING & COMMUNITY
 DEVELOPMENT DIRECTOR

FILE NO: PPR-21-038



4 SOUTH ELEVATION - HANGAR #1
 A3.00 SCALE: 1/8" = 1'-0"



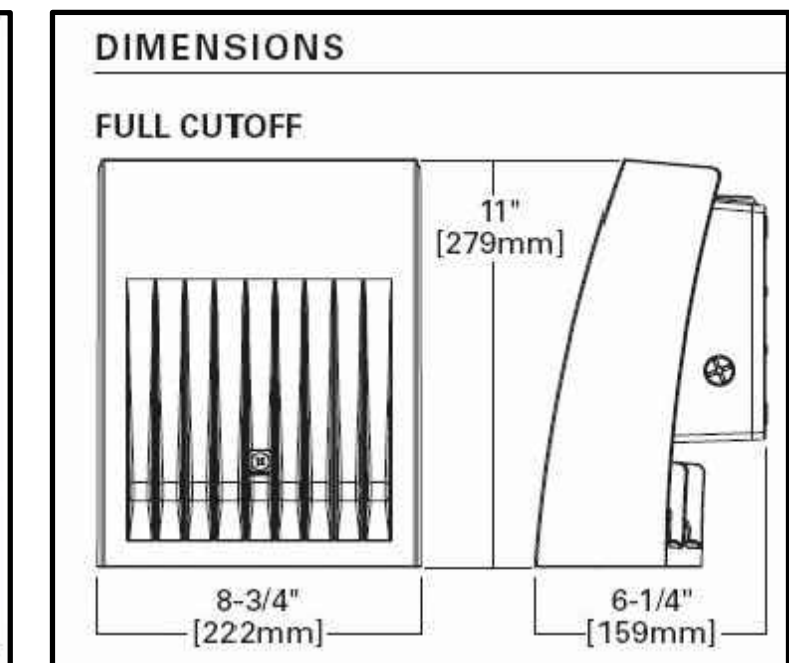
3 NORTH ELEVATION - HANGAR #1
 A3.00 SCALE: 1/8" = 1'-0"



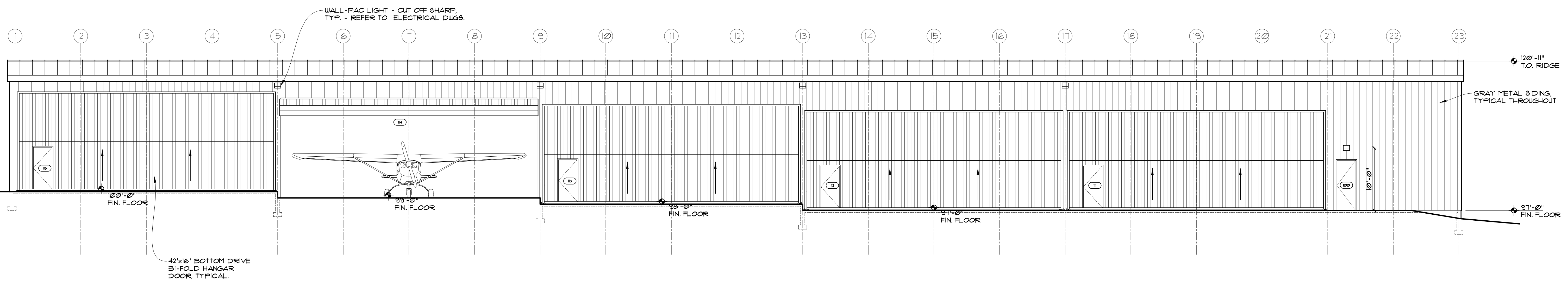
**XTOR
 CROSTOUR
 MAXX LED**



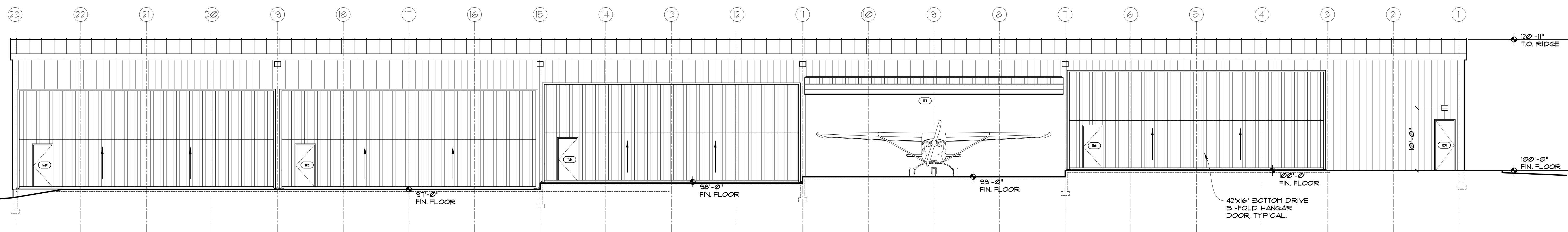
**XTOR
 CROSTOUR LED**



WALL-PAK VIEWS AND DIMENSIONS, FULL CUTOFF LENS SEE BUILDING ELEVATIONS FOR LOCATIONS



2 EAST ELEVATION - HANGAR #3
 A3.00 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION - HANGAR #1
 A3.00 SCALE: 1/8" = 1'-0"

MEADOW LAKE HANGAR

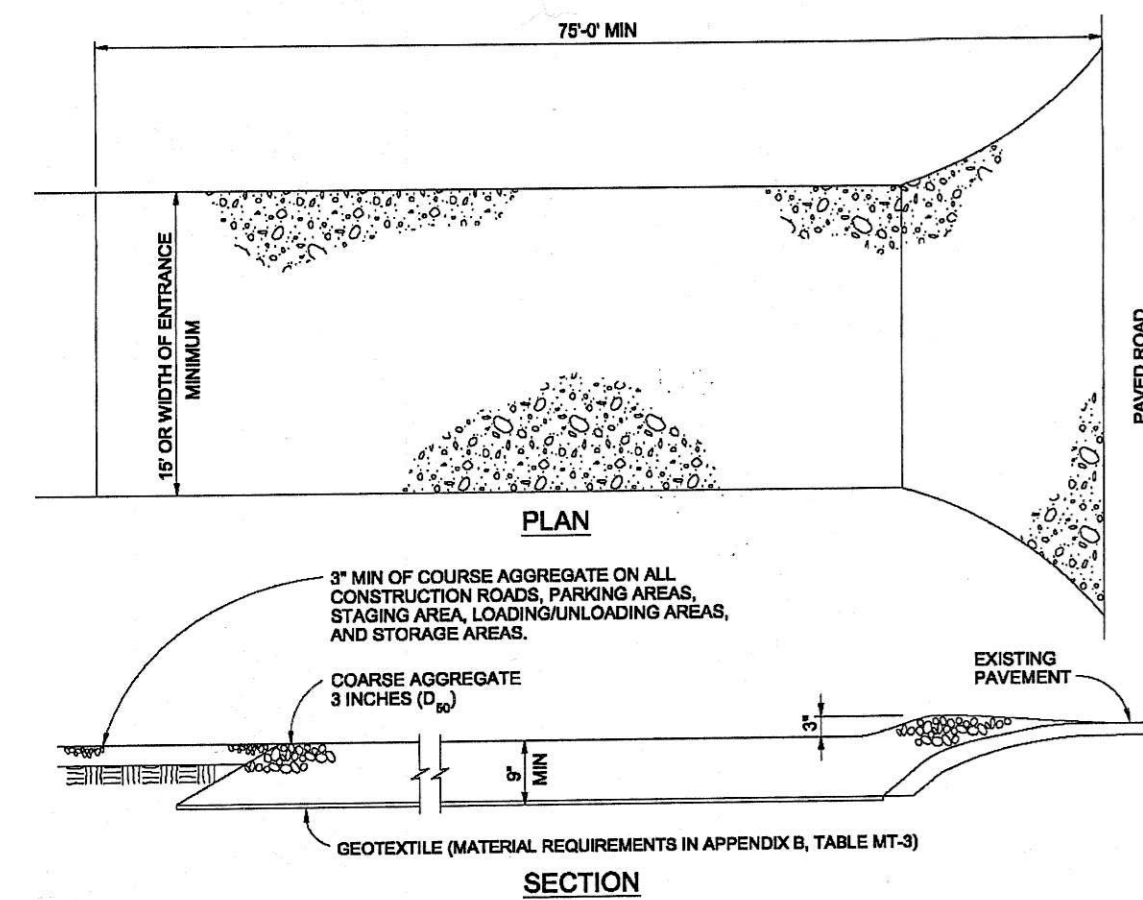
8140 CESSNA DRIVE
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PROJECT NO.
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 NOT FOR
 CONSTRUCTION
 10-1-2021

ISSUE DATE:
 SHEET:
DP-3
 3 OF 8

FILE NO: PFR-21-038



VEHICLE TRACKING
VEHICLE TRACKING NOTES

INSTALLATION REQUIREMENTS

1. ALL ENTRANCES TO THE CONSTRUCTION SITE ARE TO BE STABILIZED PRIOR TO CONSTRUCTION BEGINNING.
2. CONSTRUCTION ENTRANCES ARE TO BE BUILT WITH AN APRON TO ALLOW FOR TURNING TRAFFIC, BUT SHOULD NOT BE BUILT OVER EXISTING PAVEMENT EXCEPT FOR A BLIGHT OVERLAY.
3. AREAS TO BE STABILIZED ARE TO BE PROPERLY GRADED AND COMPACTED PRIOR TO LAYING DOWN GEOTEXTILE AND STONE.
4. CONSTRUCTION ROADS, PARKING AREAS, LOADING/UNLOADING ZONES, STORAGE AREAS, AND STAGING AREAS ARE TO BE STABILIZED.
5. CONSTRUCTION ROADS ARE TO BE BUILT TO CONFORM TO SITE GRADE, BUT SHOULD NOT HAVE SIDE SLOPES OR ROAD GRADES THAT ARE EXCESSIVELY STEEP.

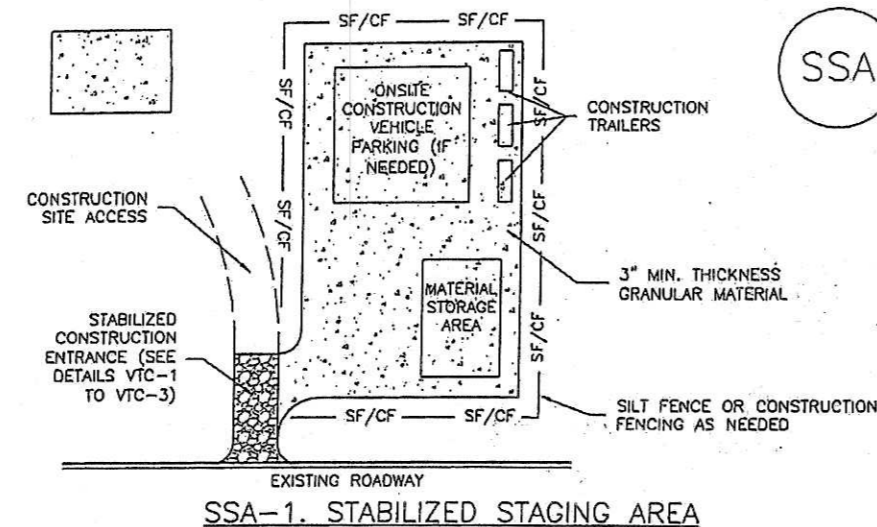
MAINTENANCE REQUIREMENTS

1. REGULAR INSPECTIONS ARE TO BE MADE OF ALL STABILIZED AREAS, ESPECIALLY AFTER STORM EVENTS.
2. STONES ARE TO BE REAPPLIED PERIODICALLY AND WHEN REPAIR IS NECESSARY.
3. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED DAILY BY SHOVELING OR SWEEPING. SEDIMENT IS NOT TO BE WASHED DOWN STORM SEWER BAYS.
4. STORM SEWER INLET PROTECTION IS TO BE IN PLACE, INSPECTED, AND CLEANED IF NECESSARY.
5. OTHER ASSOCIATED SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED TO ENSURE GOOD WORKING CONDITION.

City of Colorado Springs
 Stormwater Quality

Figure VT-2
 Vehicle Tracking
 Application Examples

Stabilized Staging Area (SSA) SM-6



SSA-1. STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
 - LOCATION OF STAGING AREA(S).
 - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
2. STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
3. STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
4. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
5. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 8" (MINUS) ROCK.
6. ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCE(S).

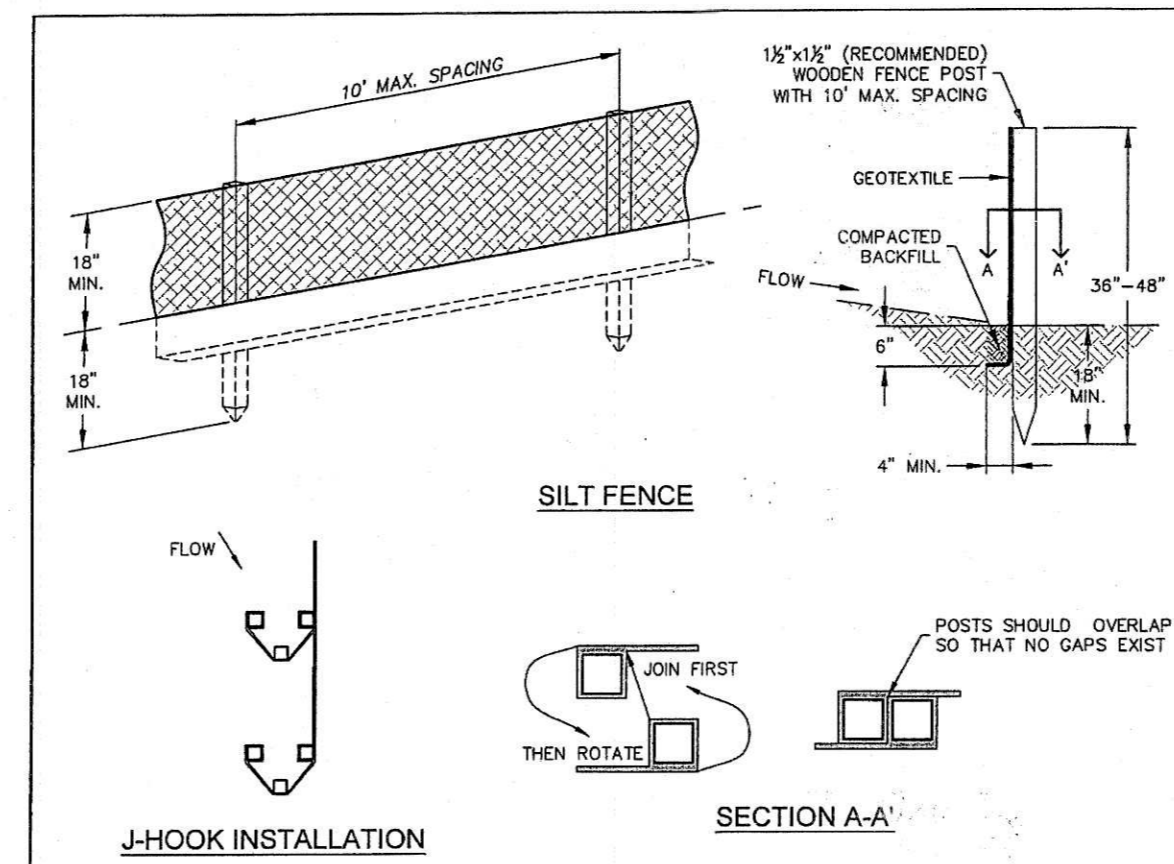
STABILIZED STAGING AREA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

November 2010

Urban Drainage and Flood Control District
 Urban Storm Drainage Criteria Manual Volume 3

SSA-3



SILT FENCE

J-HOOK INSTALLATION

INSTALLATION NOTES

1. SILT FENCE MUST BE PLACED ON A FLAT SURFACE 2'-5' AWAY FROM TOE OF THE SLOPE TO ALLOW FOR PONDING AND DEPOSITION.
2. COMPACT THE TRENCH USING A JUMPING JACK OR WHEEL ROLLING TO THE POINT THAT THE FENCE RESISTS BEING PULLED OUT OF THE GROUND BY HAND.
3. SILT FENCE SHALL BE TAUT WITH NO SAGS AFTER IT HAS BEEN ANCHORED.
4. FABRIC SHALL BE ATTACHED TO POSTS WITH 1" HEAVY DUTY STAPLES OR 1" NAILS. THESE SHOULD BE PLACED VERTICALLY DOWN THE POST, 3" APART.
5. THE PREFERRED INSTALLATION METHOD USES A TRENCHER OR SILT FENCE INSTALLATION DEVICE.
6. INSTALL SILT FENCE ALONG THE CONTOUR OF THE SLOPES OR IN A MANNER TO AVOID CREATING CONCENTRATED FLOW (SUCH AS A "J-HOOK" INSTALLATION).

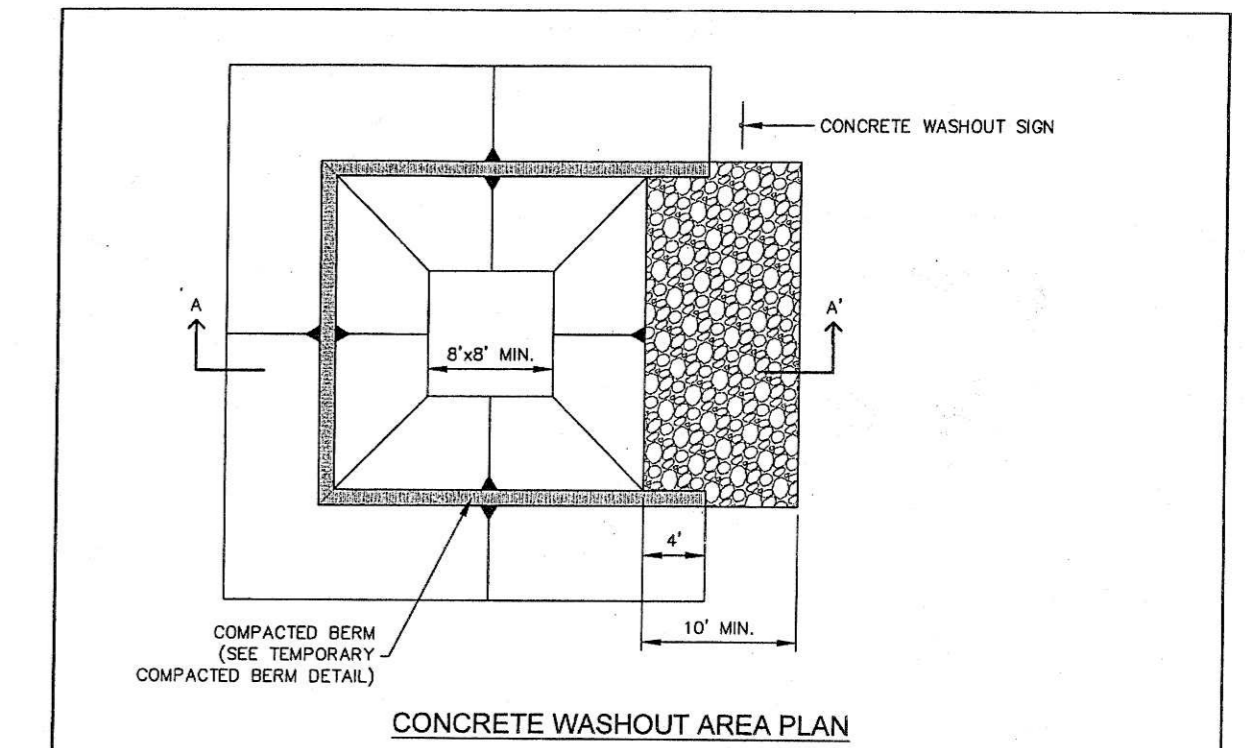
MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. ACCUMULATED SEDIMENT MUST BE REMOVED WHEN THE HEIGHT REACHES 1/2 OF THE DESIGN HEIGHT OF THE SILT FENCE.
3. SILT FENCE MUST REMAIN UNTIL THE UPSTREAM DISTURBANCE AREA IS STABILIZED.
4. PERMANENTLY STABILIZE AREA AFTER SILT FENCE IS REMOVED.

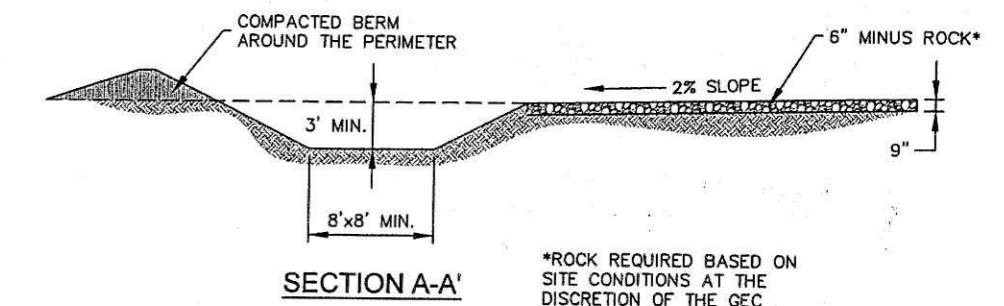
STORMWATER ENTERPRISE
 APPROVED: [Signature]
 DATE: 10/7/19

SILT FENCE
 APPROVED: [Signature]
 DATE: 8/19/2020

SF



CONCRETE WASHOUT AREA PLAN



SECTION A-A'

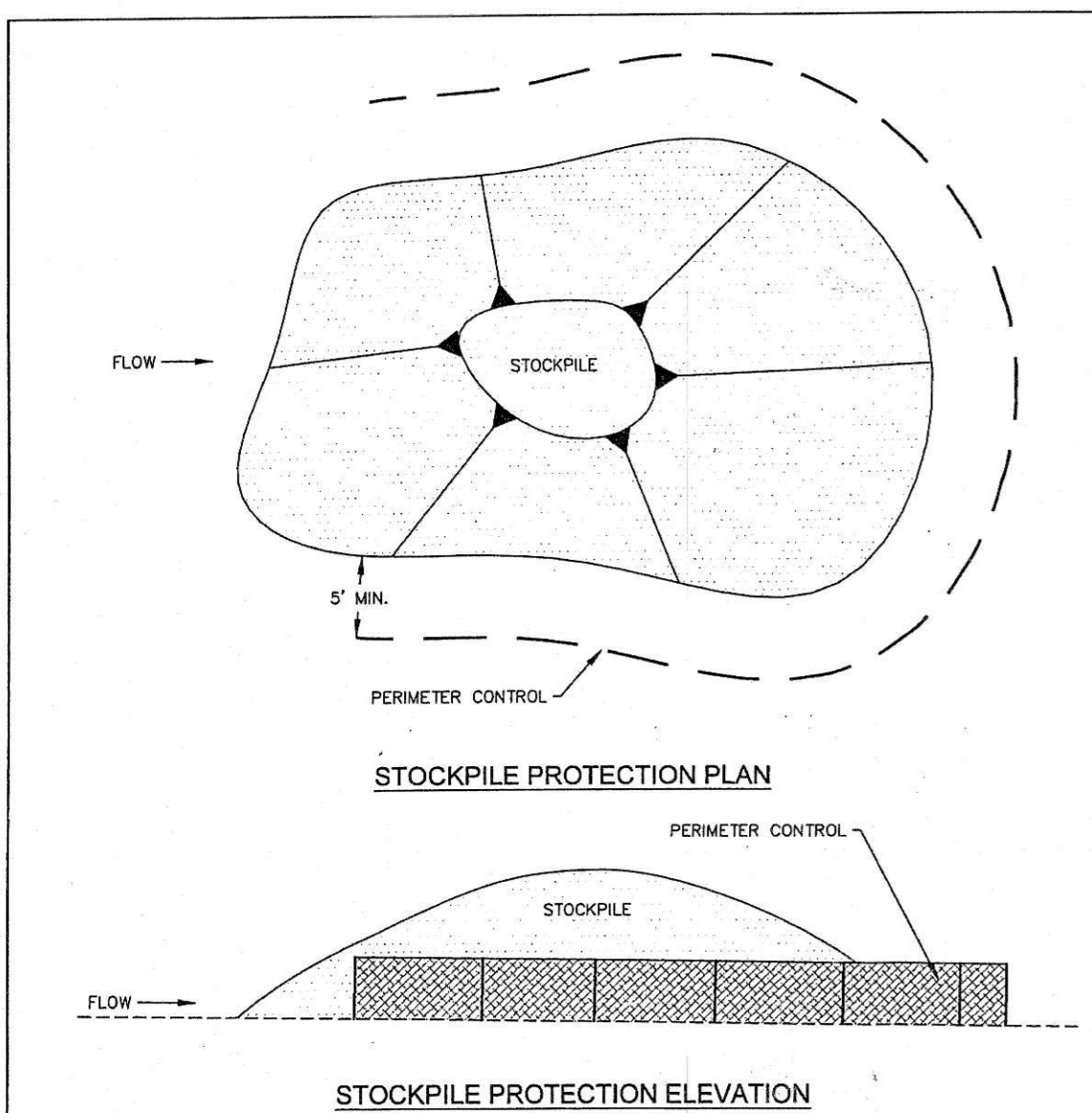
*ROCK REQUIRED BASED ON SITE CONDITIONS AT THE DISCRETION OF THE CCC INSPECTOR

STORMWATER ENTERPRISE
 APPROVED: [Signature]
 DATE: 10/7/19

CONCRETE WASHOUT AREA
 APPROVED: [Signature]
 DATE: 8/19/2020

CWA

CWA



STOCKPILE PROTECTION PLAN

STOCKPILE PROTECTION ELEVATION

INSTALLATION NOTES

1. INSTALL PERIMETER CONTROL AROUND STOCKPILE ON DOWNGRADIENT SIDE. PERIMETER CONTROL MUST BE SUITABLE TO SITE CONDITIONS AND INSTALLED ACCORDING TO THE RELEVANT DETAIL.
2. FOR STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS INCLUDING PERIMETER CONTROL ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

MAINTENANCE NOTES

1. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN CONTROL MEASURES IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
2. IF PERIMETER CONTROLS MUST BE MOVED TO ACCESS STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORK DAY.
3. ACCUMULATED SEDIMENT MUST BE REMOVED ACCORDING TO PERIMETER CONTROL DETAIL.

STORMWATER ENTERPRISE
 APPROVED: [Signature]
 DATE: 10/7/19

STOCKPILE PROTECTION
 APPROVED: [Signature]
 DATE: 8/19/2020

SP

SM-6 Stabilized Staging Area (SSA)

STABILIZED STAGING AREA MAINTENANCE NOTES

5. STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
 6. THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDS AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USFCO STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN APPROVED)

SSA-4

Urban Drainage and Flood Control District
 Urban Storm Drainage Criteria Manual Volume 3

November 2010

Prepared by the Office of:
 Oliver E. Watts, Consulting Engineer, Inc.
 614 Elkton Drive, Colorado Springs, CO 80907
 719-593-0173
 olliewatts@aol.com

DRAWN BY: O.E. WATTS

APPROVED BY:

DATE:

PROJ. NO.

DWG. NO.

DWG.

REVISIONS

OLIVER E. WATTS
 CONSULTING ENGINEER
 COLORADO SPRINGS

PROJECT

COLORADO SPRINGS

SHT. NAME

EROSION CONTROL DETAILS

SHT. NO.

6 OF 8

C-3

SEEDING NOTES

SEED MIX 'A': NATIVE SEED TO BE EL PASO COUNTY ALL PURPOSE LOW GROW MIX (OR APPROVED EQUAL). SEED TO BE APPLIED USING DRILL SEED PROCESS OR HYDRO-SEED PROCESS. HAND BROADCAST IN AREAS NOT ACCESSIBLE WITH EQUIPMENT. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 3 C.Y./1000 SF FILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. CONTACT PAVINEE BUTTES FOR CURRENT SEED MIX. SEEDING RATES ARE NOTED IN CHART.

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).

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 APPLICATION 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 3/8" 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 SEEDED 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 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 APPROX. 4" HT. AND MOWED AT MINIMUM ANNUALLY IN THE LATE WINTER OR EARLY SPRING, AND IRRIGATED ON REDUCED WATER SCHEDULE.

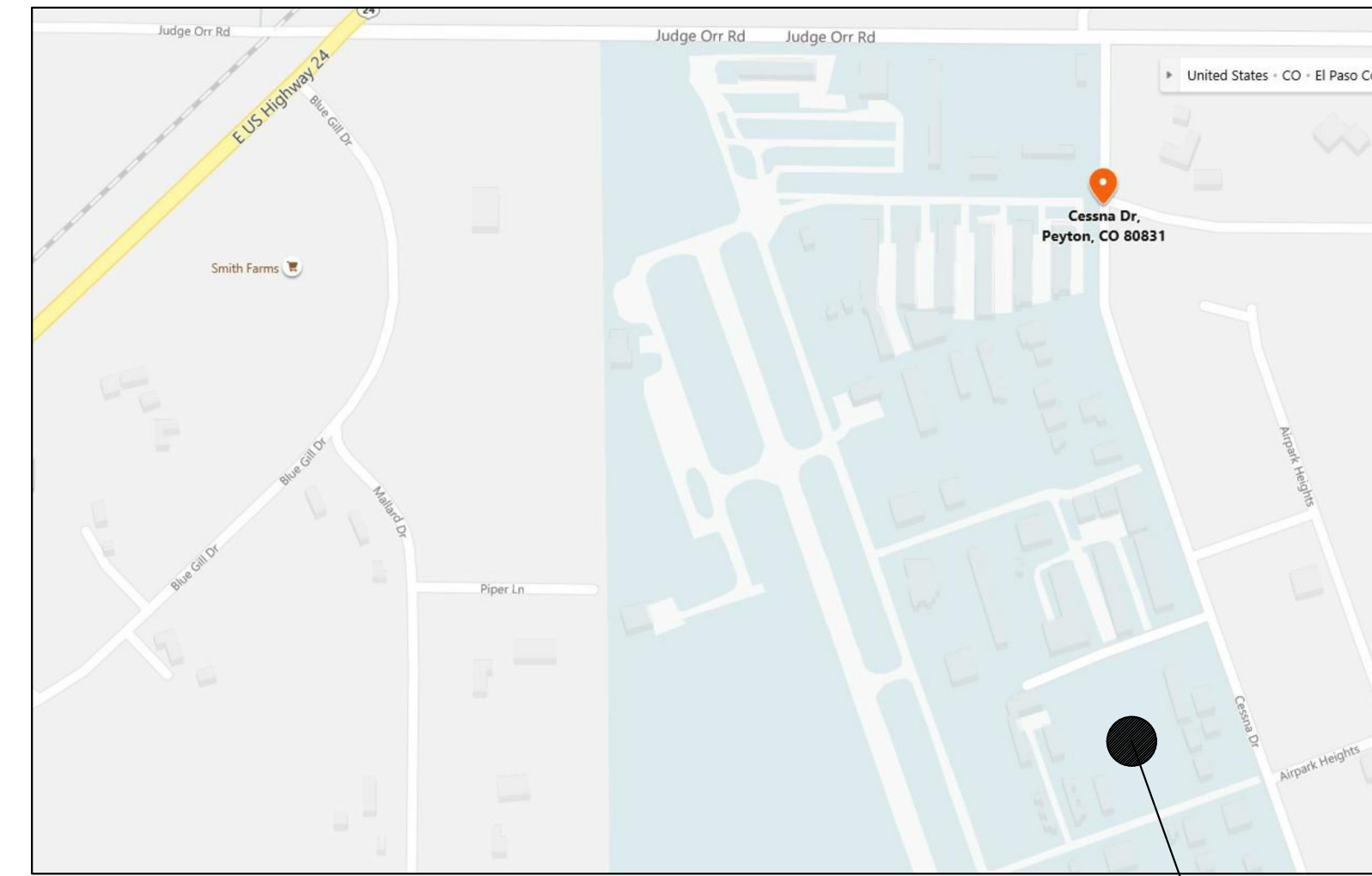
THE SUCCESS OF PERMANENT NATIVE GRASS SEEDING CAN RARELY BE EVALUATED ACCURATELY PRIOR TO THE END OF ITS SECOND FULL GROWING SEASON. SEEDING SUCCESS DEPENDS UPON CONTROL OF WEED COMPETITION DURING THE FIRST TWO GROWING SEASONS. IN ADDITION, THE SITE SHOULD BE MONITORED ANNUALLY FOR UNDESIRABLE PLANT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

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 EL PASO COUNTY AND OWNER REPRESENTATIVE.



VICINITY MAP

SITE LOCATION

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.

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

CODE REQUIREMENTS

| 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 |
| PRIVATE DRIVE | PRIVATE | 0 | 0 | 0 | 0 |

| MOTOR VEHICLE LOTS (MV) | | | |
|-------------------------------------|---------------------------------|-------------------------|-----------------------------|
| NO. OF VEHICLE SPACES PROVIDED | SHADE TREES (1/15 SPACES) | VEHICLE LOT FRONTAGE(S) | 2/3 LENGTH OF FRONTAGE (FT) |
| 5 | 1/10 (ALT. PLAN REQUEST) | NOT REQUIRED | 0 |
| MIN. 3' SCREENING PLANTS REQ./PROV. | EVERGREEN PLANTS REQ. 50%/PROV. | | |
| 0 | 0 | | |

| INTERNAL LANDSCAPING (IL) | | | |
|---|--------------------------------------|--------------------------------------|---|
| NET SITE AREA (SF) (LESS PUBLIC R.O.W.) | PERCENT MINIMUM INTERNAL AREA (10%) | INTERNAL AREA (SF) REQ./PROV. | INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS) |
| 142,100 SF | NON-RESIDENTIAL | 7,105 SF/ 9,917 SF | 150 (ALTERNATE PLAN REQUEST) |
| SHRUB SUBSTITUTES REQ./PROV. | INTERNAL PLANT ABBR. DENOTED ON PLAN | PERCENT GROUND PLANE VEG. REQ./PROV. | |
| 0 | IL | 50%/100% | |

| LANDSCAPE BUFFERS AND SCREENS (LB) | | | |
|--------------------------------------|----------------|-----------------------------|----------------------------------|
| STREET NAME OR PROPERTY LINE (ELEV.) | LINEAR FOOTAGE | SETBACK BUFFER REQ. / PROV. | EVERGREEN TREES (1/3) REQ./PROV. |
| NOT REQUIRED | 0 | 0 | 0 |

GROUND COVER LEGEND

| SYMBOL | DESCRIPTION | APPROX. SF |
|--------|---|------------|
| | Protect Existing Grass | |
| | Non-irrigated Seed Grass, Seed Mix 'A'. Refer to notes. | 69,977 SF |

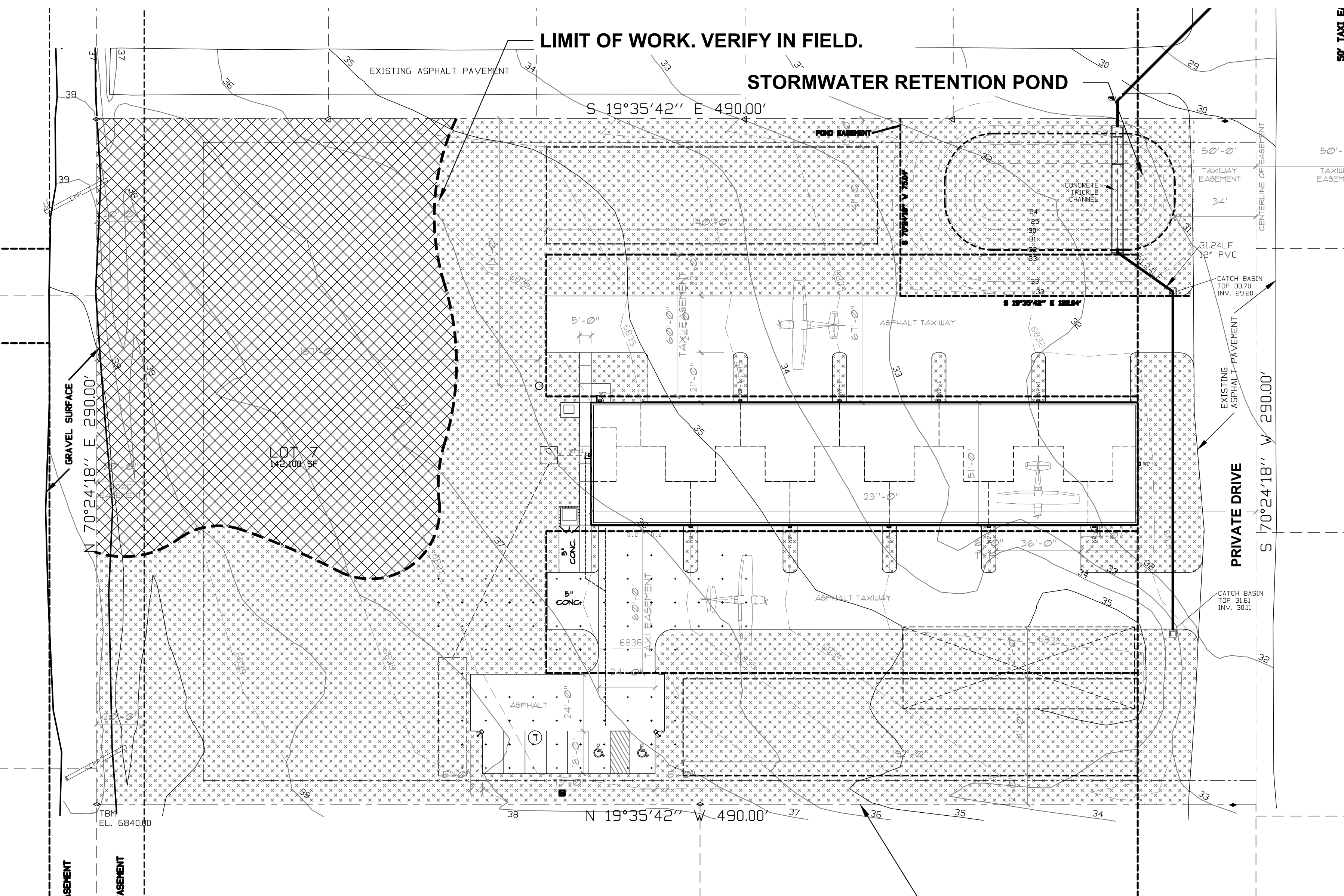
NOTE: ALL QUANTITIES SHALL BE PER PLAN. LEGEND SF ARE FOR REFERENCE ONLY.

GRADE NOTE

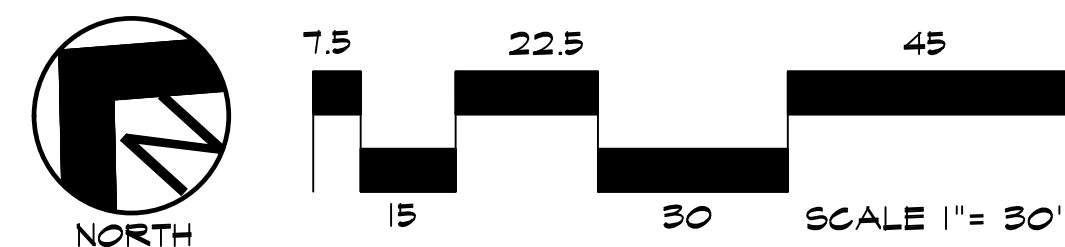
GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS, AND FOR LANDSCAPE MATERIALS PER PLAN. FINAL SOIL GRADE FOR 6-12" DIAMETER ROCK AREAS SHALL BE 4" BELOW TOP OF SIDEWALK/CURB/PAVING. AT ALL OTHER ROCK AREAS GRADE SHALL BE 3" BELOW SIDEWALK/CURB. AT SOI SEED AREAS GRADE SHALL BE 1" BELOW TOP OF SIDEWALK/CURB.

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.



ALTERNATIVE LANDSCAPE PLAN



ZONING NOTE

NOTE: SITE IS ZONED R-4(GA-O)



Know what's below.
Call before you dig.

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 UTILITY AND 10' FROM GAS MAINS. FOR SANITARY SEWER AND WATER MAIN LINES TREES SHALL BE PLACED A MINIMUM OF 15' FROM LINES. REFER TO LOCAL CODE. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL. SEE LOCAL CODE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

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

3610 REBECCA LANE, STE. 111
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MEADOW LAKE HANGAR
8140 CESSNA DRIVE
PEYTON, CO
EL PASO COUNTY

PREPARED FOR:
JOHN P NELSON ASSOCIATES

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FOR APPROVAL ONLY

JOB NUMBER 1002-21

REVISIONS
06-08-21 PER COMMENTS
09-30-21 PER COMMENTS

ORIGINAL DATE 4-20-21

DRAWN BY

DESCRIPTION
LANDSCAPE PLAN

SHEET NO. L1.1

DP-8 SHEET 8 OF 8

NOT FOR CONSTRUCTION

PPR-21-038