

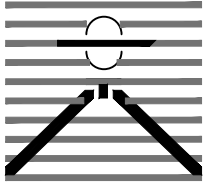
LOTS 14, KROME INDUSTRIAL PARK

3361 CAPITAL DRIVE

COLORADO SPRINGS, CO

DEVELOPMENT PLAN

PREPARED BY:



DREXEL, BARRELL & CO.
Engineers • Surveyors
101 SAHAWATCH ST. #100
COLORADO SPGS, COLORADO 80903
CONTACT: TIM D. McCONNELL, P.E.
(719)260-0887
COLORADO SPRINGS • LAFAYETTE

CLIENT:

NEWERA CONSTRUCTION
3314 ADOBE CT.
COLORADO SPRINGS, CO 80907
(719) 358-3318

SITE DEVELOPMENT PLANS FOR:
**KROME INDUSTRIAL
PARK - LOT 14**
COLORADO SPRINGS, COLORADO

ISSUE	DATE
INITIAL ISSUE	07/21/2026
RESUBMITTAL	09/09/2026
DESIGNED BY:	CGH
DRAWN BY:	CGH
CHECKED BY:	KGV
FILE NAME:	21636-09-CV

PREPARED UNDER MY DIRECT
SUPERVISION FOR AND ON BEHALF
OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: N/A
VERTICAL: N/A

COVER SHEET

PROJECT NO. 21636-09CSCV
DRAWING NO.

CV

SHEET: 1 OF 10

KROME INDUSTRIAL PARK LEGAL DESCRIPTION

PARCEL ONE:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 33 IN TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER;THENCE SOUTHERLY ON THE EAST LINE OF SAID NORTHWEST QUARTER, 2,200 FEET;THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER, 1,200 FEET;THENCE NORTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID NORTHWEST QUARTER, 2,200 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER;THENCE EASTERLY ON SAID NORTH LINE 1,200 FEET TO THE POINT OF BEGINNING.

PARCEL TWO:

AN EASEMENT FOR ROADWAY, WATER, SEWER AND UTILITIES LINES AND MAINTENANCE ON, OVER AND UNDER THE WESTERLY1,528 FEET OF THE NORTHERLY 40 FEET OF SECTION 33, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., ON, OVER THE 6TH P.M., AND ON, OVER AND UNDER AN 80 FOOT STRIP, BEING 40 FEET ON EACH SIDE OF THE CENTER LINE WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE TRACT BEING CONVEYED HEREIN AND THENCE WESTERLY PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 33 TO THE WEST LINE OF SAID SECTION 33; AND ON, OVER AND UNDER THE EASTERLY 40 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M., WHICH LIES SOUTH OF THE RIGHT-OF-WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD.

THE ABOVE DESCRIBED EASEMENTS ARE SET FORTH IN THE EASEMENT DEEDS RECORDED APRIL 12, 1982 IN BOOK 3552 AT PAGE 190 AND 192 AND THE EASEMENT DEED RECORDED MAY 3, 1982 IN BOOK 3559 AT PAGE 817.

LOT SPECIFIC LEGAL DESCRIPTION

LOT 14 KROME INDUSTRIAL PARK.

FLOODPLAIN STATEMENT

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL 08041C0543G (DECEMBER 17, 2018), NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOODPLAIN.

ADA DESIGN PROFESSIONAL STANDARDS

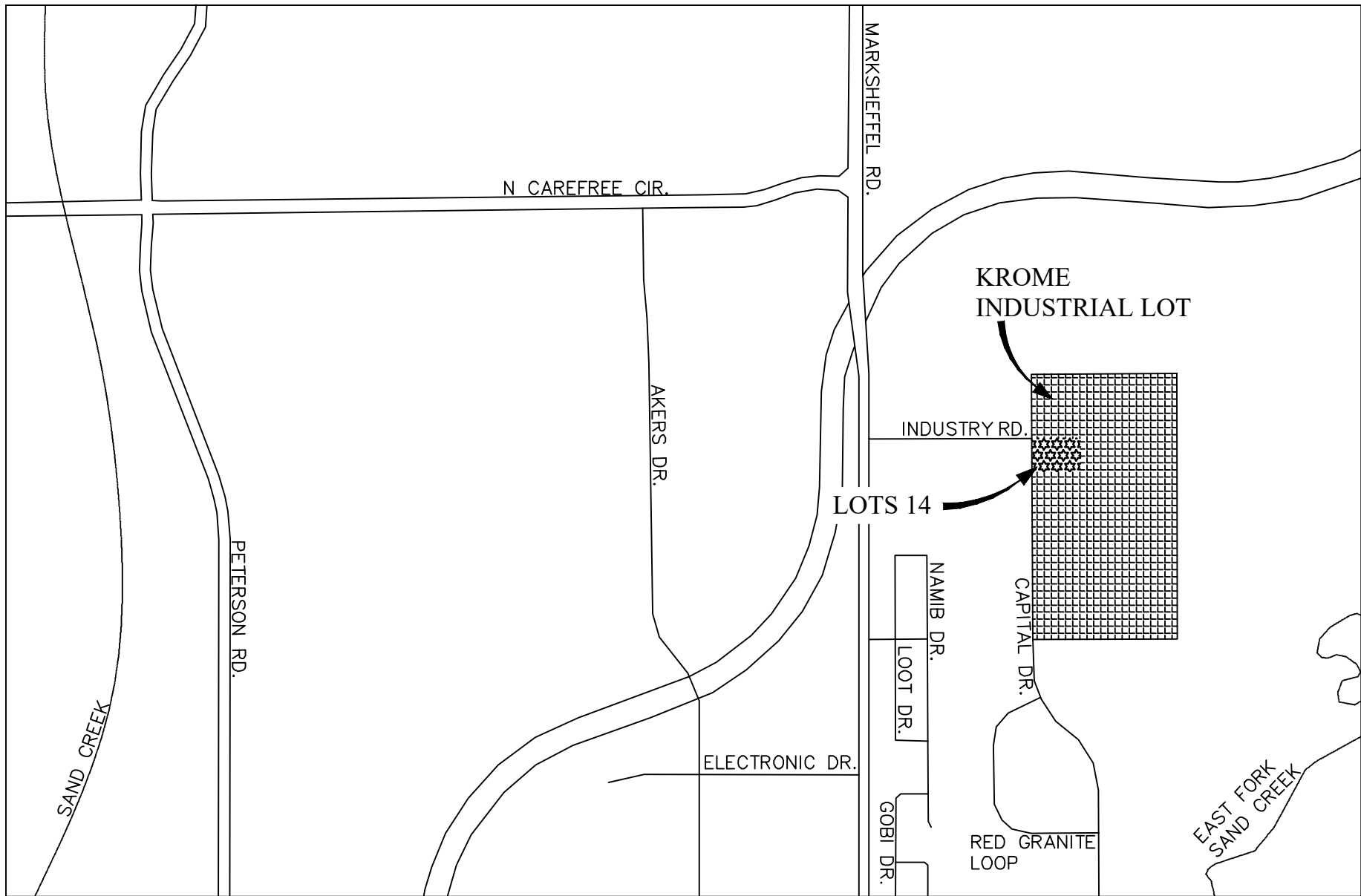
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARD AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ENSURE 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 LAW LIES WITH THE PROPERTY OWNER.

GEOLOGIC HAZARD DISCLOSURE

THIS PROPERTY IS NOT SUBJECT TO ANY IDENTIFIED GEOLOGIC HAZARDS

NOTES:

- SIGNAGE IS NOT APPROVED WITH THIS PLAN, A SIGN PERMIT IS REQUIRED PRIOR TO CONSTRUCTION.
- ALL IMPROVEMENTS DEPICTED WITHIN THIS PLAN ARE REQUIRED BY CITY CODE AND/OR ARE A CONDITION OF APPROVAL TO ENSURE COMPLIANCE WITH THE CITY'S REVIEW CRITERIA. ANY PRIVATE IMPROVEMENTS PROVIDED AS EXTRA, WILL BE LABELED AS "EX" AND WILL NOT BE INCLUDED IN THE CALCULATED AMOUNT REQUIRED FOR A FINANCIAL ASSURANCE.
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
- THE ADA PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING ONE TO FIFTY (1:50) (2 PERCENT) IN ALL DIRECTIONS.
- ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS
- ALL EXISTING CURB, GUTTER, SIDEWALK AND DRIVEWAY APRONS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG CAPITAL DRIVE 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.
- MAINTENANCE WITHIN COMMON AREAS AND ROW FRONTAGE IS THE OWNER'S RESPONSIBILITY, OTHER THAN PUBLICLY/CITY OF COLORADO SPRINGS OWNED PROPERTY
- SIDEWALKS SHALL BE FREE OF OBSTRUCTIONS (E.G. VAULTS, RISERS) AND SHALL MEANDER AROUND OBSTACLES.



VICINITY MAP
NTS



NOTES:

- AN AVIGATION EASEMENT AFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE "KROME INDUSTRIAL PARK" SUBDIVISION PLAT. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
- RESIDING IN OR NEAR A WILDLAND URBAN INTERFACE RISK AREAS INVOLVES INCREASED WILDFIRE RISKS THAT MAY NOT APPLY IN URBAN OR MORE URBANIZED TYPES OF DEVELOPED COMMUNITIES.
- ALL PARCELS WITHIN THIS DEVELOPMENT SHALL MEET FUELS AND SITE MANAGEMENT REQUIREMENTS AND STRUCTURE HARDENING REQUIREMENTS FOR WILDLAND URBAN INTERFACE RISK AREA, CLASS I. IT IS THE RESPONSIBILITY OF THE DEVELOPER, BUILDER AND/OR OWNER AS APPLICABLE TO IMPLEMENT FUELS AND SITE MANAGEMENT REQUIREMENTS IN SECTIONS K104, K108 AND K109 OF THE COLORADO SPRINGS WILDFIRE RESILIENCY REQUIREMENTS AS APPLICABLE. APPROVED INSPECTION(S) SHALL BE OBTAINED IN ACCORDANCE WITH SECTION K101.7.
- ALL COMMON AREAS WITHIN THIS DEVELOPMENT SHALL MEET FUELS MANAGEMENT REQUIREMENTS FOR WILDLAND URBAN INTERFACE RISK AREA, CLASS II. IT IS THE RESPONSIBILITY OF THE DEVELOPER, BUILDER AND/OR OWNER AS APPLICABLE TO IMPLEMENT FUELS AND SITE MANAGEMENT REQUIREMENTS IN SECTIONS K104, K108 AND K109 OF THE COLORADO SPRINGS WILDFIRE RESILIENCY REQUIREMENTS. APPROVED INSPECTION(S) SHALL BE OBTAINED IN ACCORDANCE WITH SECTION K101.7.
- DEFENSIBLE SPACE SITE PLANS SHALL BE PREPARED AND SUBMITTED TO THE FIRE CODE OFFICIAL FOR REVIEW AND APPROVAL AS PART OF THE SITE PLANS REQUIRED FOR A PERMIT FOR ALL WILDLAND URBAN INTERFACE RISK AREA, CLASS II PARCELS. THE FIRE CODE OFFICIAL IS AUTHORIZED TO WAIVE OR MODIFY THE REQUIREMENT FOR A DEFENSIBLE SPACE SITE PLAN WHERE THE APPLICATION FOR PERMIT IS FOR ALTERATION OR REPAIR OR WHERE OTHERWISE WARRANTED.
- THE APPLICABLE HOMEOWNERS ASSOCIATION (HOA) AND/OR METRO DISTRICT SHALL BE RESPONSIBLE FOR THE REVIEW AND APPROVAL OF ALL LANDSCAPING, FENCING AND RETAINING WALLS IN COMPLIANCE WITH THIS CODE FOR ALL CLASS I WILDLAND URBAN INTERFACE RISK AREAS IN THIS DEVELOPMENT.
- ANY NEW GREEN-FIELD DEVELOPMENT PERIMETER FENCING OR WALL(S) WHERE PROVIDED, SHALL BE CONSTRUCTED USING IGNITION-RESISTANT MATERIAL.

SHEET INDEX

1	CV	COVER SHEET
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5	BE	BUILDING ELEVATIONS
6	PP1	PHOTOMETRIC PLAN
7	PP2	PHOTOMETRIC PLAN
8	LP1	PRELIMINARY LANDSCAPE PLAN
9	LP2	PRELIMINARY LANDSCAPE PLAN
10	LP3	PRELIMINARY LANDSCAPE PLAN

SITE DATA:

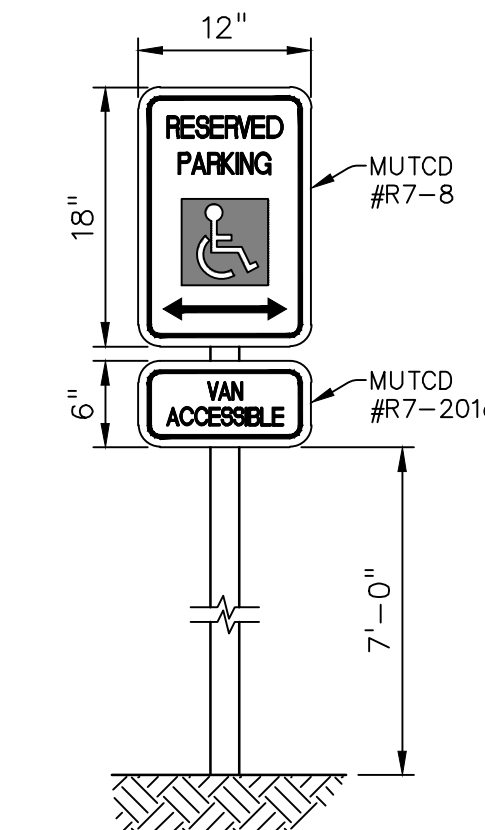
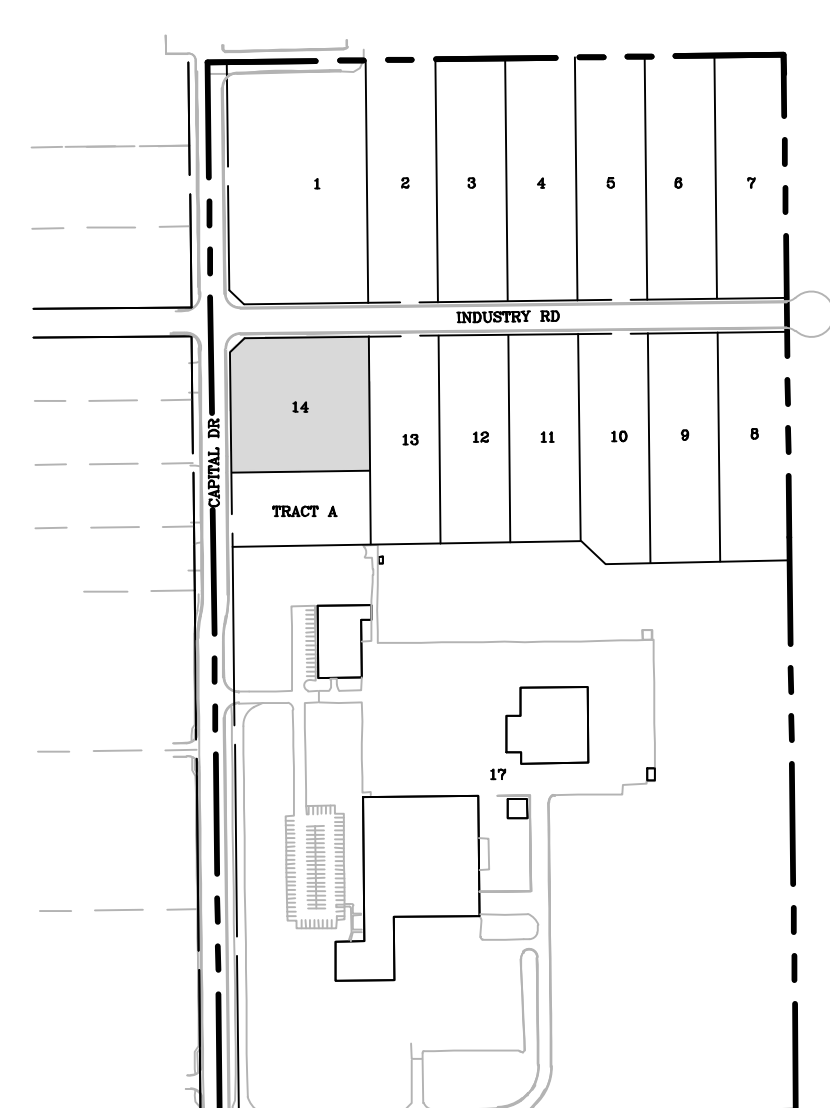
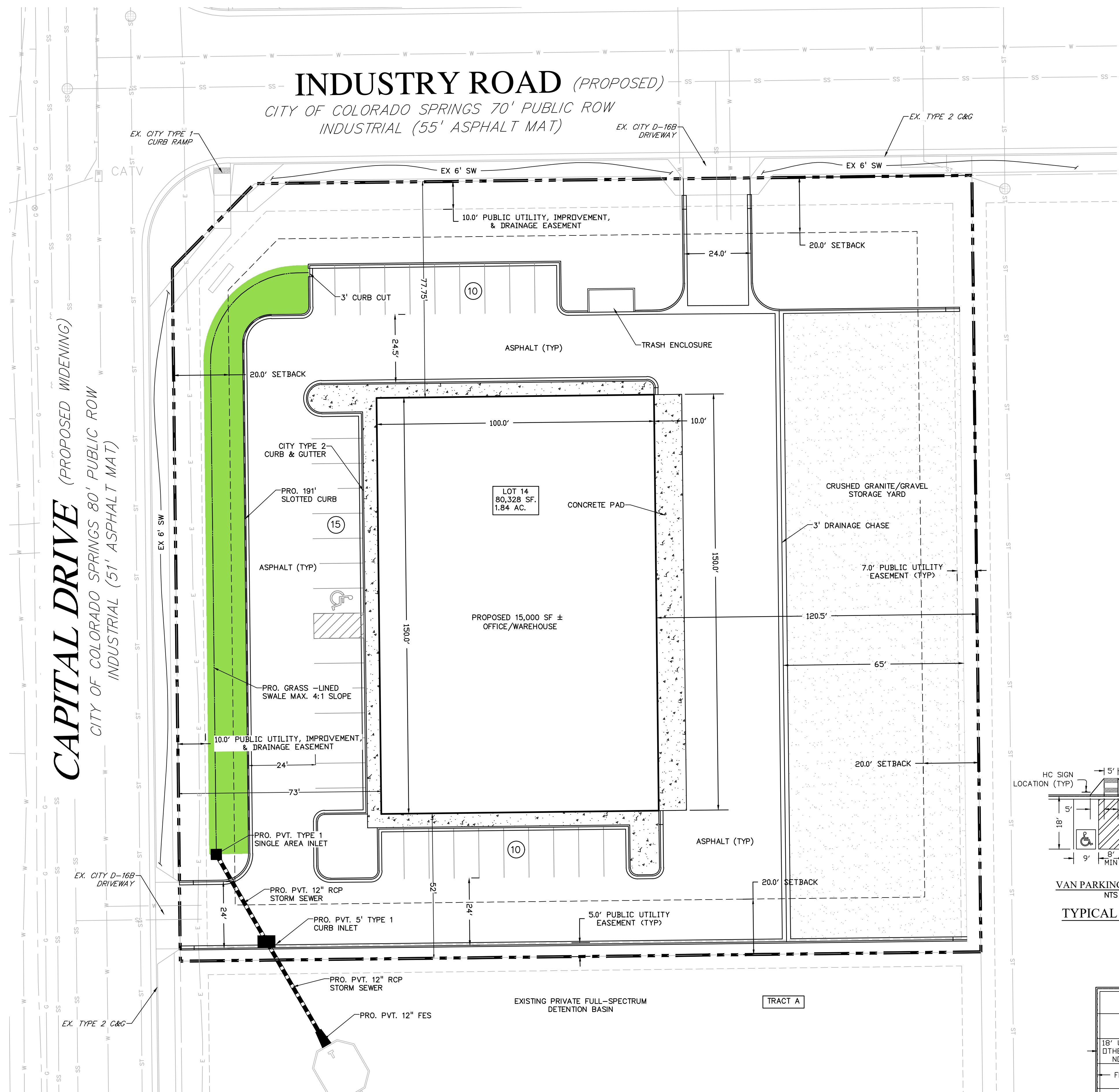
OWNER	PT KROME, LLC 1864 WOODMOOR DRIVE, UNIT 100 MONUMENT, CO 80132
TAX SCHEDULE NUMBER:	5300000190 (BEFORE PLATTING)
DEVELOPMENT PLAN/LOT AREA:	LOT 14: 1.84 AC.
ZONING: (EXISTING & PROPOSED)	LI / AP-O
DRAINAGE BASIN:	SAND CREEK
MIN. LOT COVERAGE:	N/A
PROPOSED EASEMENTS:	N/A
PROPOSED VARIANCES:	NONE
BUILDING SETBACKS:	20' FRONT 20' PROVIDED N/A SIDE 20' PROVIDED N/A REAR 20' PROVIDED
BUILDING HEIGHT:	26' PROPOSED
SITE COVERAGE:	
LOT 14:	IMPERMEABLE AREA BUILDING: 0.34-AC (19%) OTHER: 1.10-AC (59%) PERMEABLE AREA OPEN SPACE/ LANDSCAPING: 0.40-AC (22%)

PARKING COUNTS FOR LOT 14&15

TOTAL REQUIRED	
OFFICE: (3,750 S.F.)	1 PER 400 S.F. = 10
WAREHOUSE: (11,250 S.F.)	1 PER 1000 S.F. = 12
ADA STALLS: (22 STALLS)	1 PER 25 = 1
TOTAL PROVIDED	
STANDARD STALLS	34
ADA STALLS	1
TOTAL	35

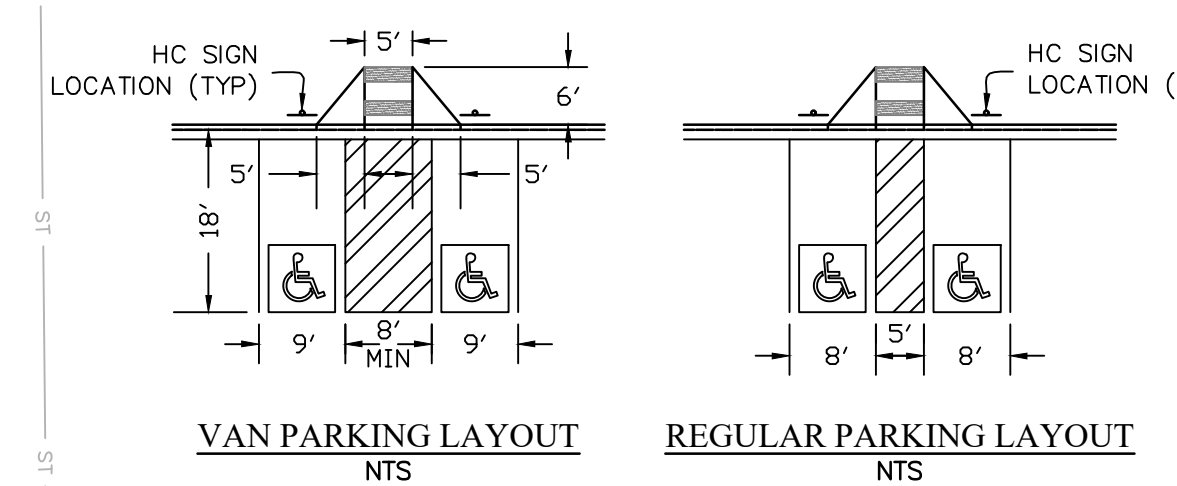
CITY OF COLORADO SPRINGS APPROVAL

CITY OF COLORADO SPRINGS FILE NO: DEPN-26-0091

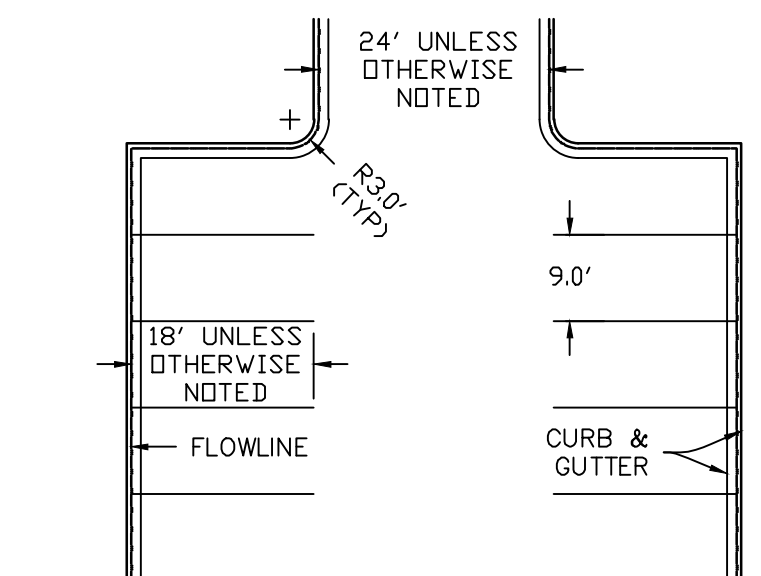


LEGEND

PROPERTY LINE.....	---
ROW.....	---
EASEMENT.....	---
HANDICAP PARKING.....	
TOTAL PARKING STALLS.....	9
PLANNED INFILTRATION.....	
AREA (PIA)	



TYPICAL HANDICAP PARKING LAYOUT
NTS



TYPICAL PARKING LAYOUT
NTS

CITY OF COLORADO SPRINGS APPROVAL

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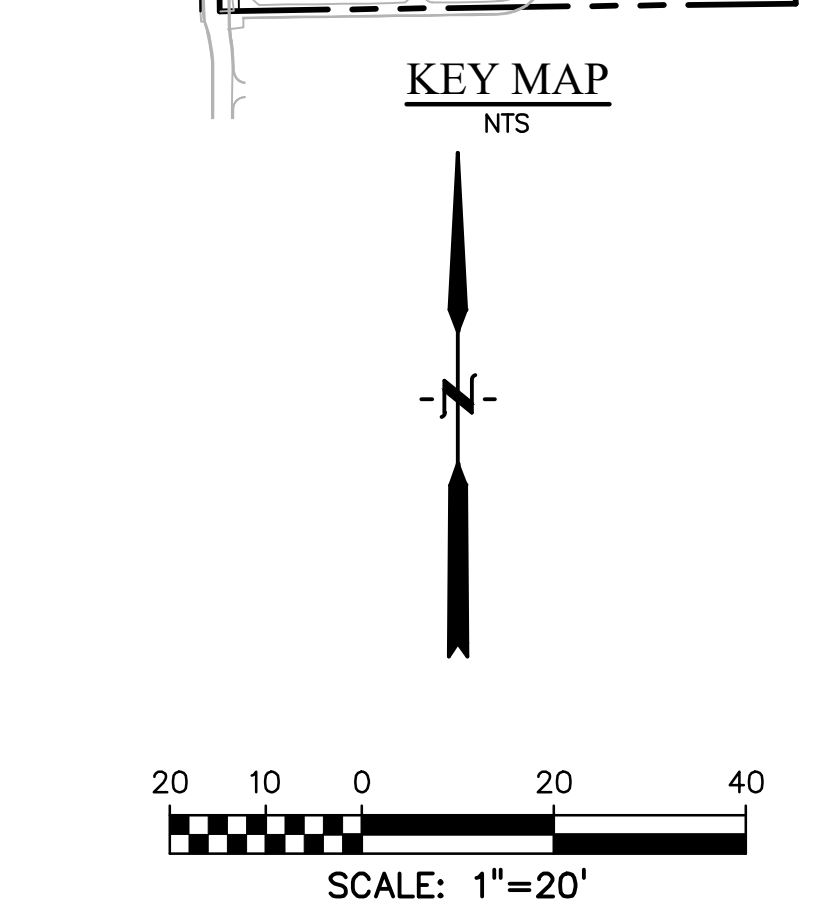
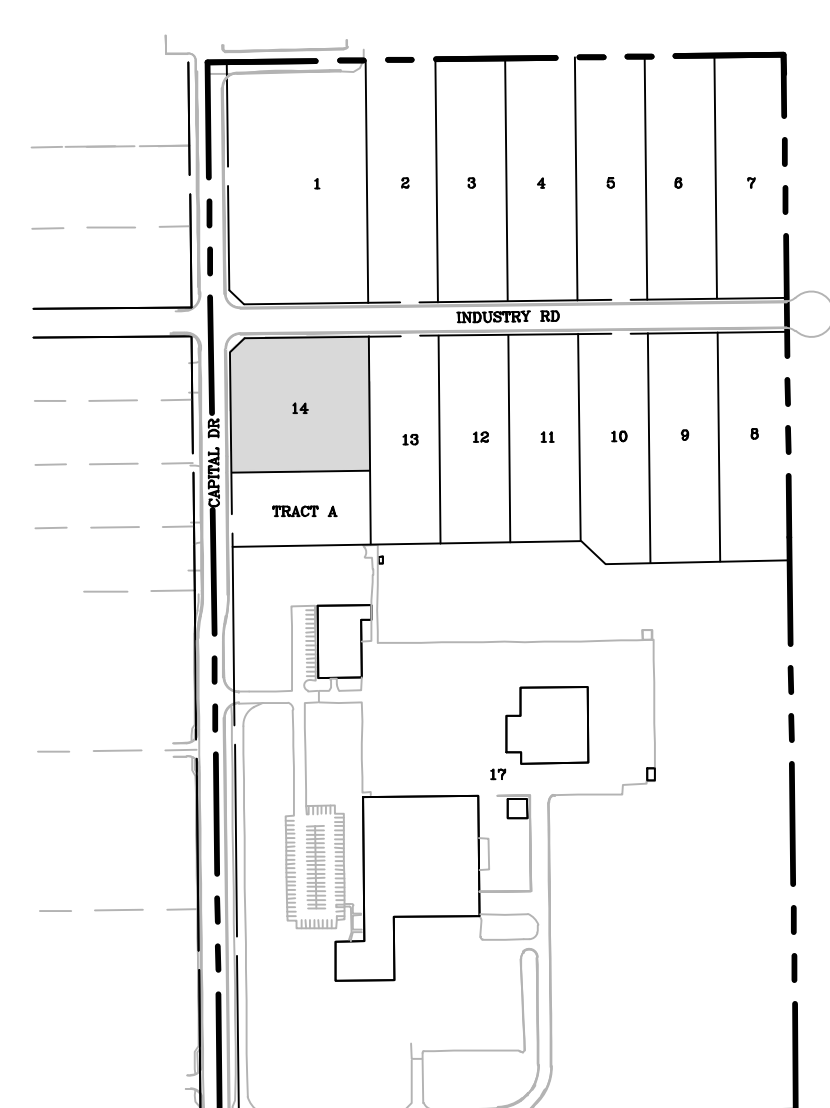
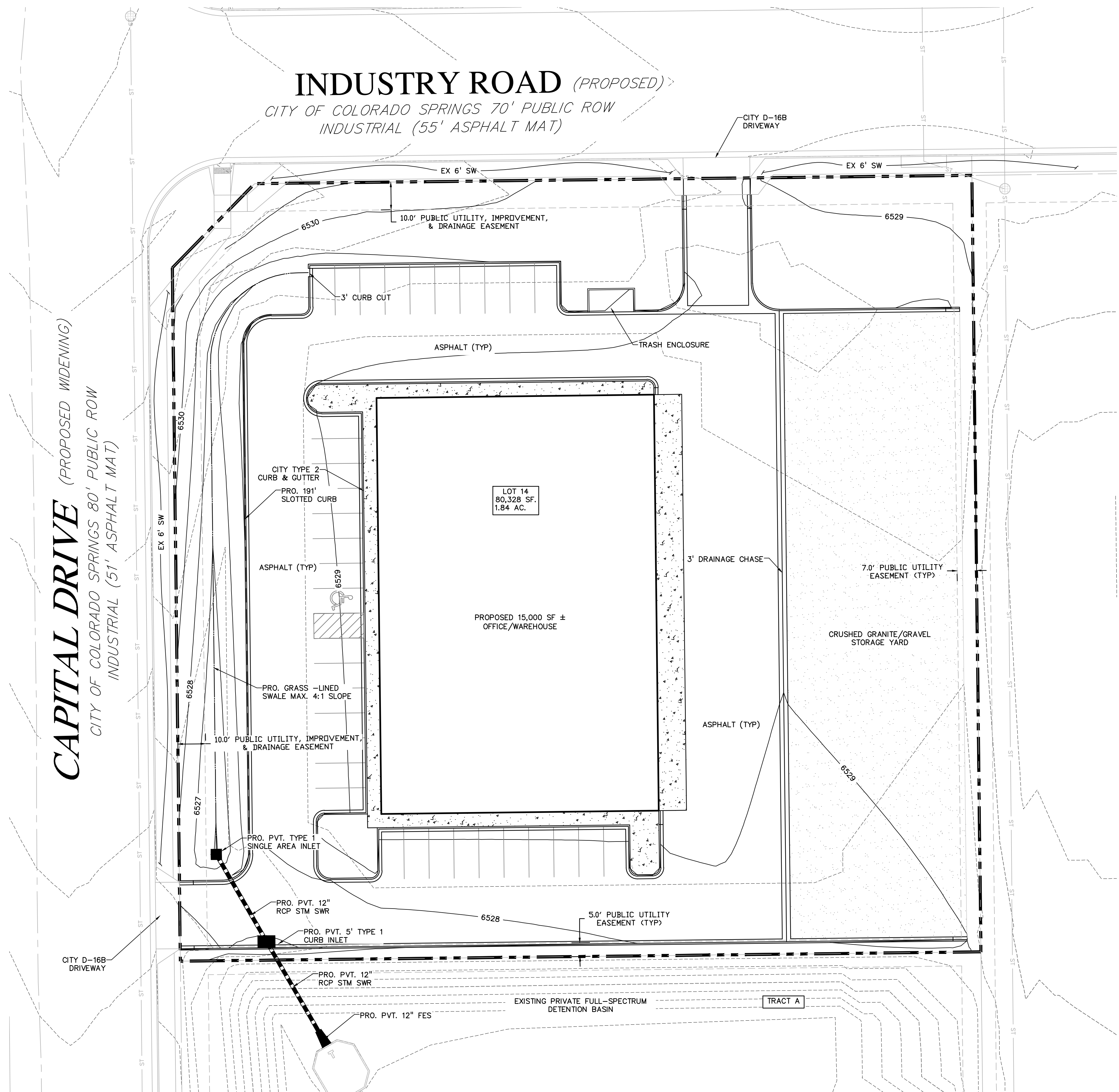
DRAWING SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

SITE PLAN

PROJECT NO. 21636-09CSCV
DRAWING NO.

SP

SHEET: 2 OF 10



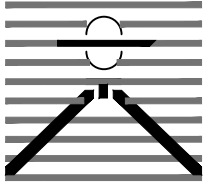
LEGEND	
PROPERTY LINE.....	---
ROW.....	---
EASEMENT.....	---
EX INTERMEDIATE CONTOUR	6203
EX INDEX CONTOUR	6205
MINOR CONTOUR.....	6203
MAJOR CONTOUR.....	6205
PRO. STORM SEWER.....	---
EX. STORM SEWER	---

NOTES

1. ALL PUBLIC AND PRIVATE STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

CITY OF COLORADO SPRINGS APPROVAL	
CITY OF COLORADO SPRINGS FILE NO: DEPN-26-0091	

PREPARED BY:



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KROME INDUSTRIAL
PARK - LOT 14
COLORADO SPRINGS, COLORADO

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FILE NAME:	21636-09-GP1

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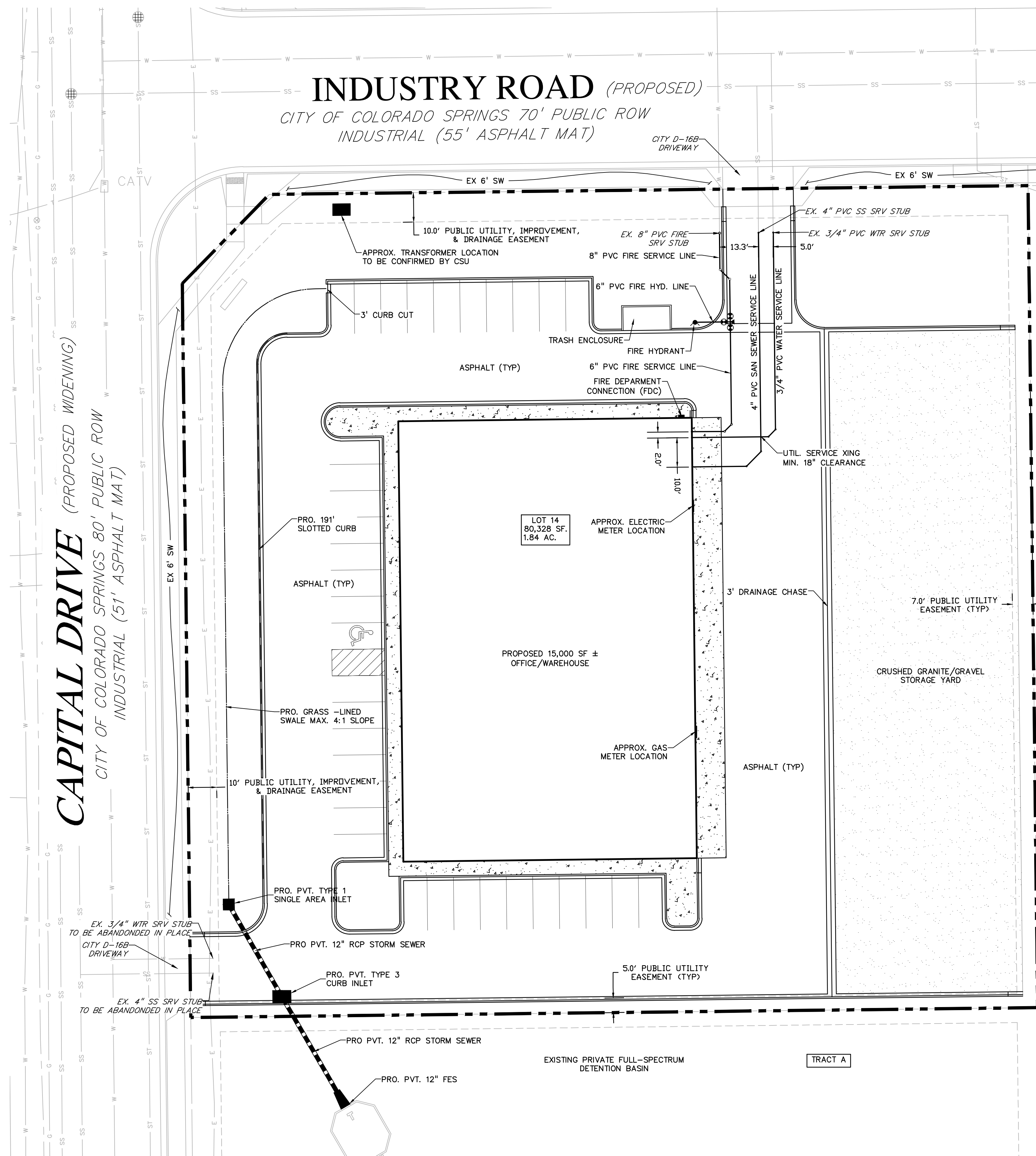
DRAWING SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

PRELIMINARY
GRADING PLAN

PROJECT NO. 21636-09CSCV
DRAWING NO.

GR

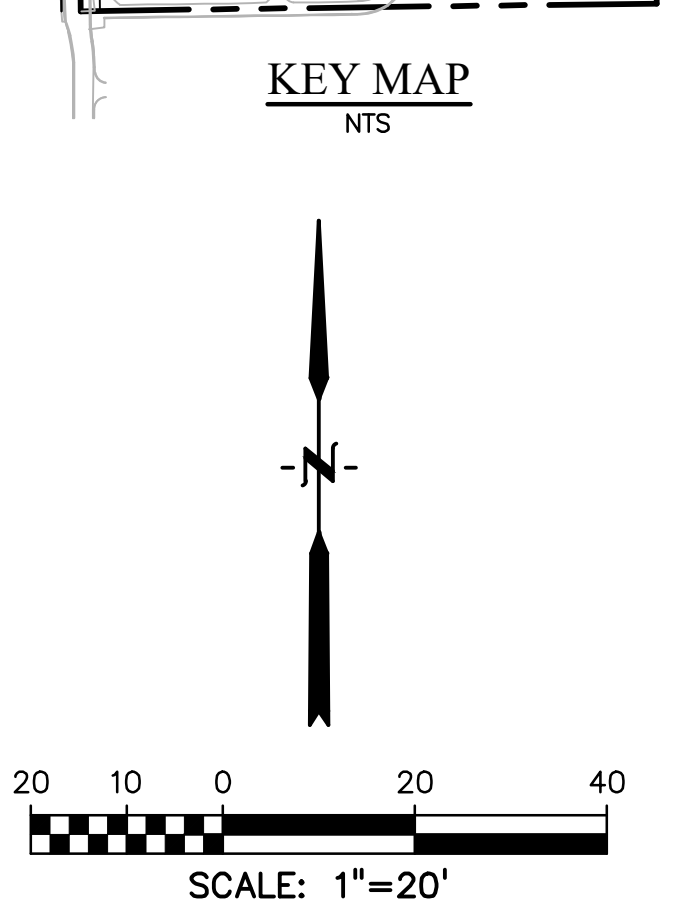
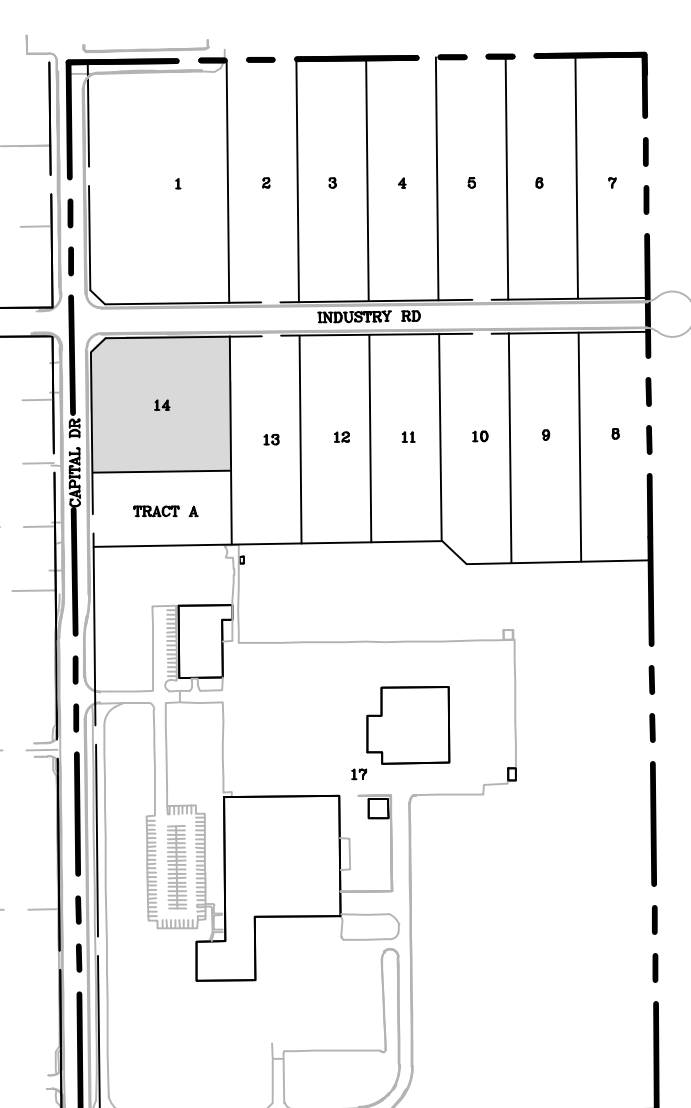
SHEET: 3 OF 10



GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

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

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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).
- 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.
- 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).
- 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 (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- 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

PROPERTY LINE.....	---
ROW.....	---
EASEMENT.....	---
LOT LINE	---
EX. STORM SEWER.....	---
PRO. WATER SERVICE LINE...	---
PRO. SS SERVICE LINE.....	---
EX. STORM SEWER.....	---
EX. WATER LINE.....	---
EX. SANITARY SEWER	---

NOTES

- 10' MIN. CLEARANCE IS REQUIRED BETWEEN WATER AND WASTEWATER PIPES.
- 15' CLEARANCE IS REQUIRED BETWEEN ANY TREE AND UTILITY SERVICE.
- TREES CANNOT BE IN AN EASEMENT AND SHALL MAINTAIN A 15-FOOT MINIMUM SEPARATION FROM WATER MAINS, WASTEWATER MAINS, OR SERVICES AND A 6-FOOT MINIMUM SEPARATION FROM ELECTRIC AND GAS DISTRIBUTION LINES.
- A MINIMUM OF 5-FOOT CLEARANCE AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS WILL BE KEPT CLEAR OF ANY PHYSICAL OR VISUAL OBSTRUCTIONS TO THE HYDRANT.

CITY OF COLORADO SPRINGS APPROVAL

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COLORADO SPRINGS, COLORADO

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PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF DREXEL, BARRELL & CO.

DRAWING SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN

PROJECT NO. 21636-09CSCV
DRAWING NO.

UT

SHEET: 4 OF 10

KEYNOTES

- 04.71 CULTURED STONE VENEER: CORONADO STONE - OLD COUNTRY LEDGE - HURON
- 04.72 CULTURED STONE VENEER: CORONADO STONE - HONE LEDGE - GRAY QUARTZITE
- 07.41 HORIZONTAL METAL WALL PANEL (MBCI MASTERLINE 16) COLOR: BURNISHED SLATE
- 07.42 VERTICAL METAL WALL PANEL (MBCI SHADOWRIB) COLOR: CHARCOAL GRAY
- 07.43 VERTICAL METAL WALL PANEL (MBCI PBR) COLOR: MEDIUM BRONZE
- 07.73 6" SLOTTED DOWNSPOUT W/ HORIZONTAL STRAPS @ 24" O.C. - COORDINATE DRAINAGE W/ CIVIL
- 07.74 BOX GUTTER PER METAL BUILDING MFR.
- 08.11 DK. BRONZE ALUMINUM FRAMED STOREFRONT SYSTEM
- 08.12 INSULATED OVERHEAD DOOR.
- 08.13 INSULATED H.M. DOOR.
- 08.14 DK. BRONZE STOREFRONT DOOR
- 15.51 GAS METER - RE: MECH
- 16.20 ELECTRICAL SERVICE - RE: ELEC.
- 16.21 EXTERIOR LIGHT - RE: ELEC.



AMANDA@ORSILLODESIGN.COM 719-650-5938

KROME INDUSTRIAL PARK - LOTS 14&15

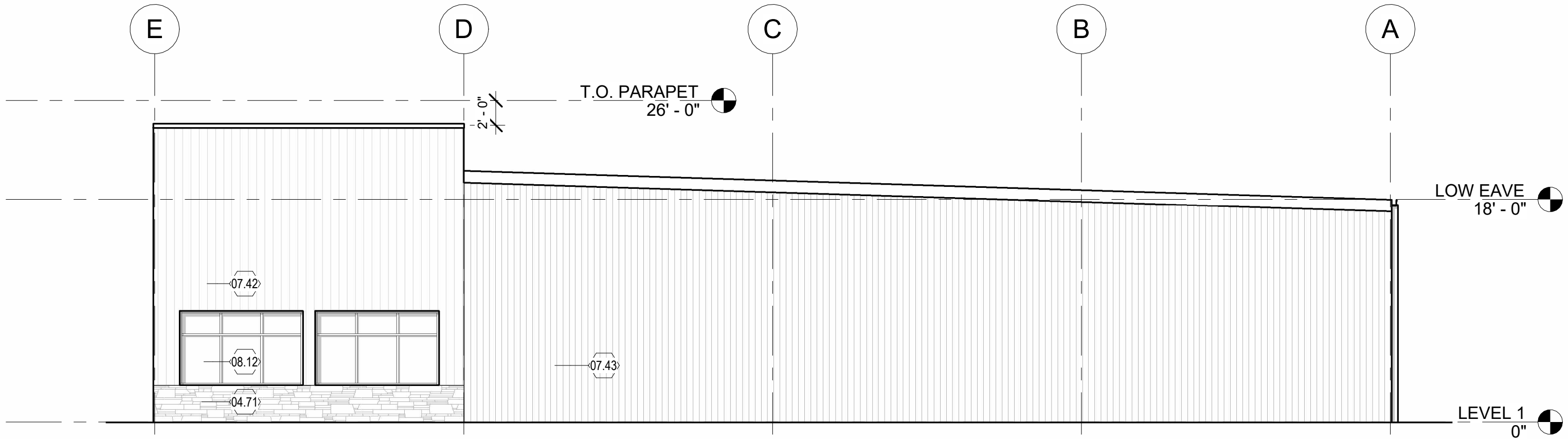
INDUSTRY RD & CAPITAL DR.
CO SPRINGS, CO
PROJECT NO: 26-03
ISSUE DATE: 07-21-26

REV. NO. DATE DESCRIPTION

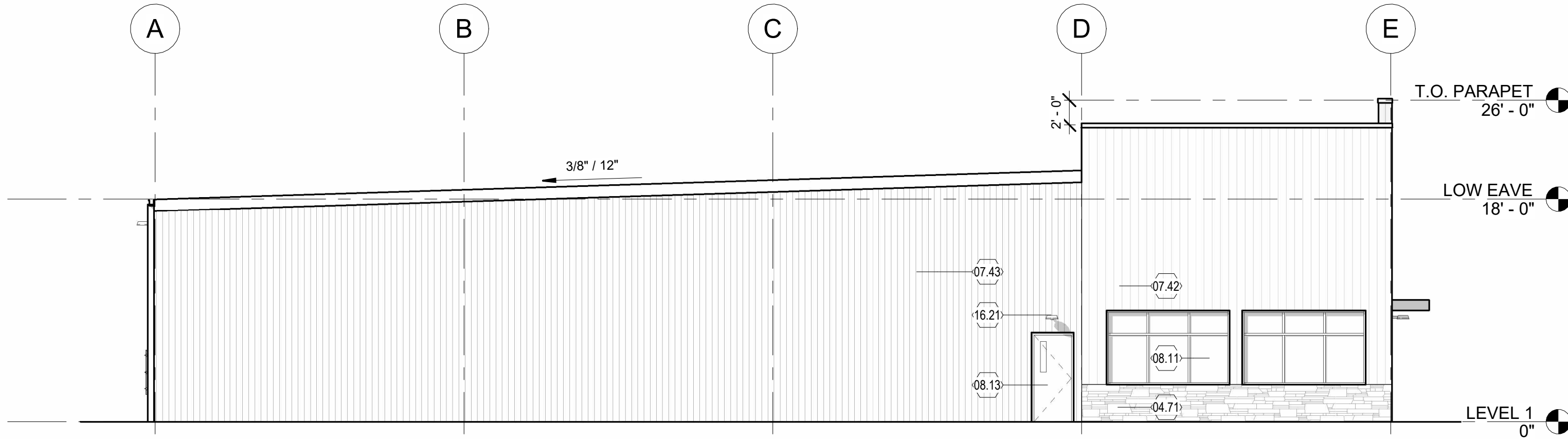
EXTERIOR ELEVATIONS
A2.1

CITY OF COLORADO SPRINGS APPROVAL:

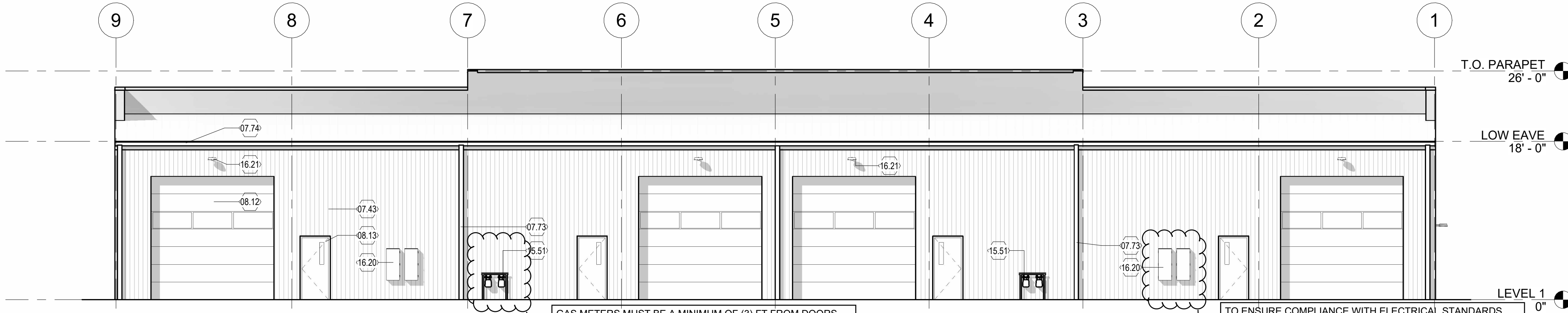
CITY OF COLORADO SPRINGS FILE NO:



4 SOUTH ELEVATION - SIDE
1/8" = 1'-0"



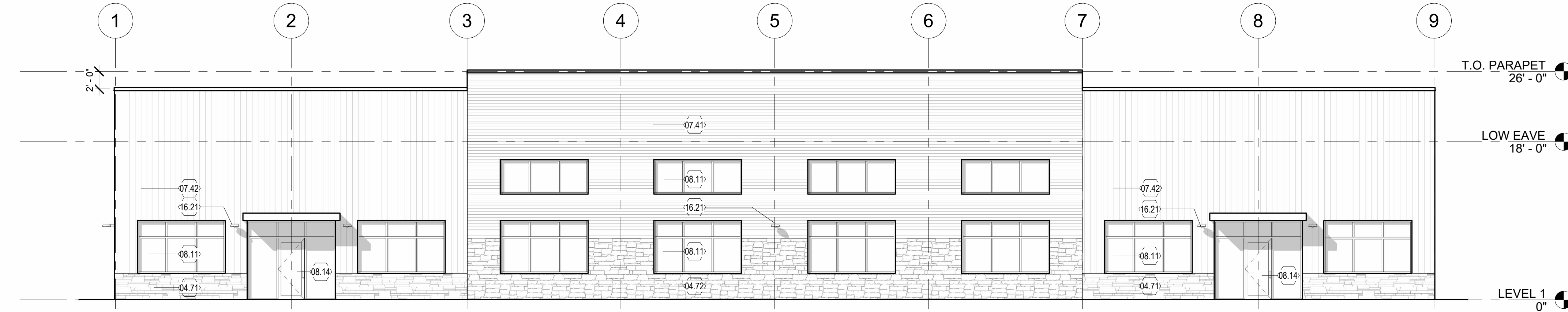
3 NORTH ELEVATION - SIDE
1/8" = 1'-0"



2 EAST ELEVATION - REAR
1/8" = 1'-0"

GAS METERS MUST BE A MINIMUM OF (3) FT FROM DOORS, OPERABLE WINDOWS, VENTS, OR OPENINGS IN WALLS.

TO ENSURE COMPLIANCE WITH ELECTRICAL STANDARDS 5.02a.5: A MINIMUM OF (2) FT OF CLEAR SPACE MEASURED FROM ANY PART OF THE METER DOCKET TO ALL CONDUITS, PIPE, WALLS, ETC MUST BE MAINTAINED FOR SERVICING



1 WEST ELEVATION - FRONT
1/8" = 1'-0"

LUMINAIRE SCHEDULE										
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	P1		2	DSX1 LED P5 40K 80CRI BLC3	D-Series Size 1 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Type 3 Extreme Backlight Control		1	11766	0.92	138.16
	WP1		7	WDGE3 LED P3 40K 70CRI R4	WDGE3 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 4 OPTIC		1	10360	0.92	71.6952
	WP2		1	WDGE3 LED P4 40K 70CRI R2	WDGE3 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 2 OPTIC		1	12369	0.92	87.8914

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.3 fc	11.3 fc	0.0 fc	N/A	N/A

GENERAL NOTES:

PER UDC SECTION 7.4.12, CALCULATIONS ARE PERFORMED AND 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 OR FIXTURE IS CHANGED.

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY EXCAVATION. NOT ALL EXISTING CONDITIONS ARE SHOWN FOR CLARITY.

THESE PHOTOMETRIC CALCULATIONS ARE BASED ON MANUFACTURER'S IES FILES AND 0.95 LIGHT DEPRECIATION FACTOR.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER FROM THE FOOT CANDLE LEVELS SHOWN DUE TO VARIABLE FIELD CONDITIONS, SUCH AS NEARBY EXISTING LUMINAIRES, LUMINAIRE DIRT DEPRECIATION, LANDSCAPING, AND FUTURE DEVELOPMENTS.



51EC INC.
2960 NORTH ACADEMY BLVD, SUITE 101
COLORADO SPRINGS, CO 80917
FIFTYONEEC.COM | 719.445.0020

THIS DOCUMENT AND ITS CONTENTS ARE THE WORK PRODUCT AND PROPERTY OF 51EC, INC., WHICH RETAINS ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.

KROME INDUSTRIAL PARK
LOTS 14&15
COLORADO SPRINGS, COLORADO

REV	DESCRIPTION	DRAWN	CHECK	APPR	DATE
					09/09/26

ISSUANCE:

SITE DEVELOPMENT

CLIENT:

PT KROME, LLC
1864 WOODMOOR DRIVE, #100
MONUMENT, CO 80132

ARCHITECT:

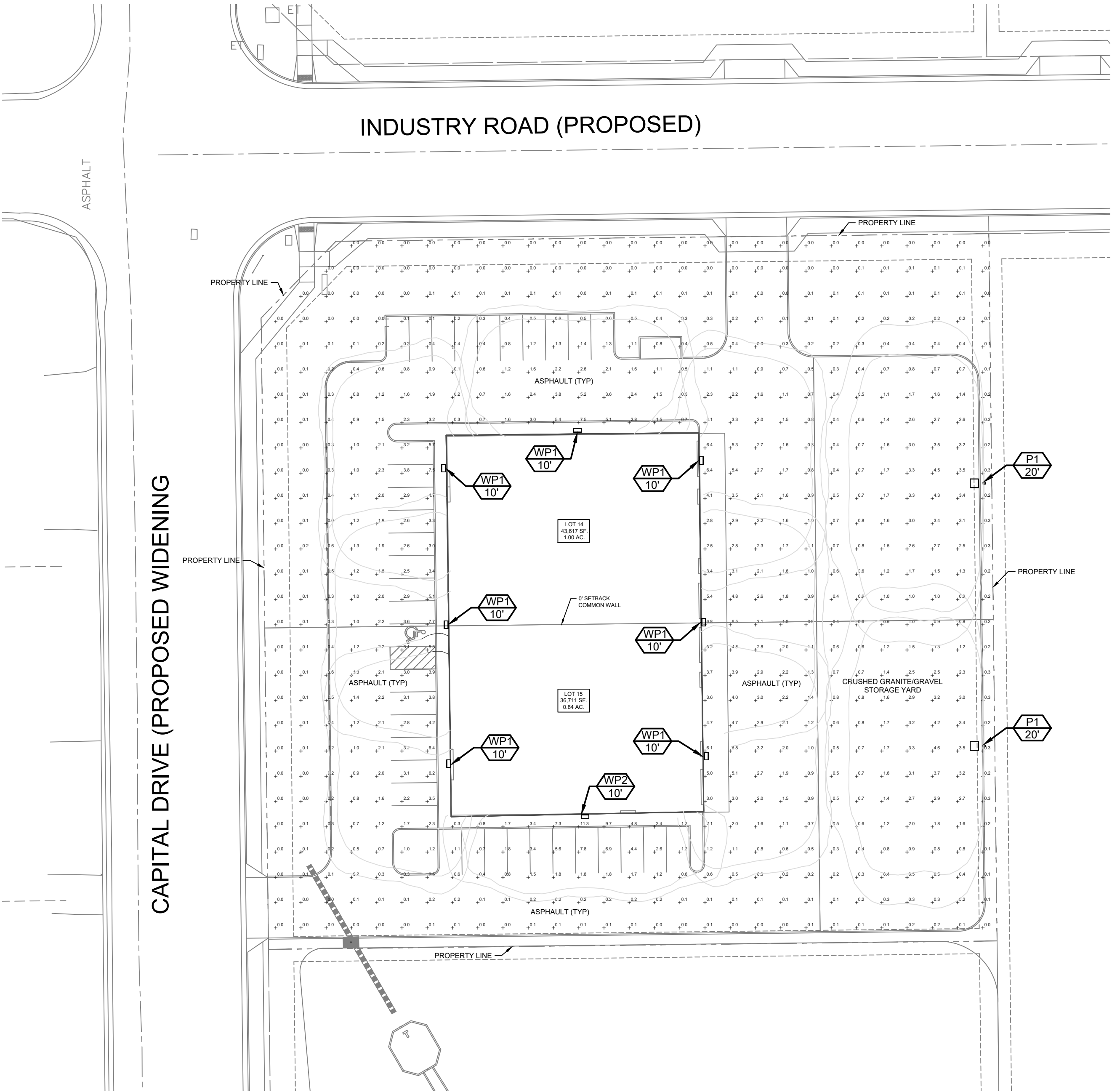
TITLE:

DEVELOPMENT
SITE
PHOTOMETRIC
PLAN

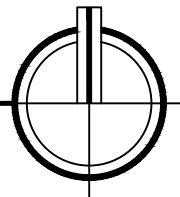
SHEET NO:

E-L-101

SHEET 1 OF 2



SITE PHOTOMETRIC PLAN
SCALE: 1/16" = 1'-0"



CITY OF COLORADO SPRINGS APPROVAL

CITY OF COLORADO SPRINGS FILE NO.



D-Series Size 1 LED Area Luminaire



Specifications

EPA: 0.69 ft² (0.06 m²)

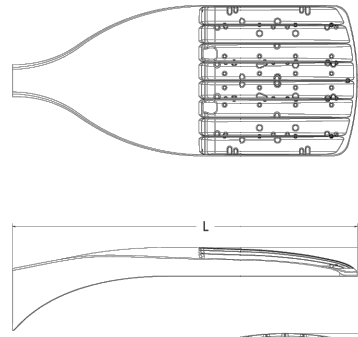
Length: 22.71" (581.1 mm)

Width: 14.26" (362.5 mm)

Height H1: 7.88" (200.0 mm)

Height H2: 2.73" (69.3 mm)

Weight: 34.1 lbs (15.4 kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficiency, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry adds in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

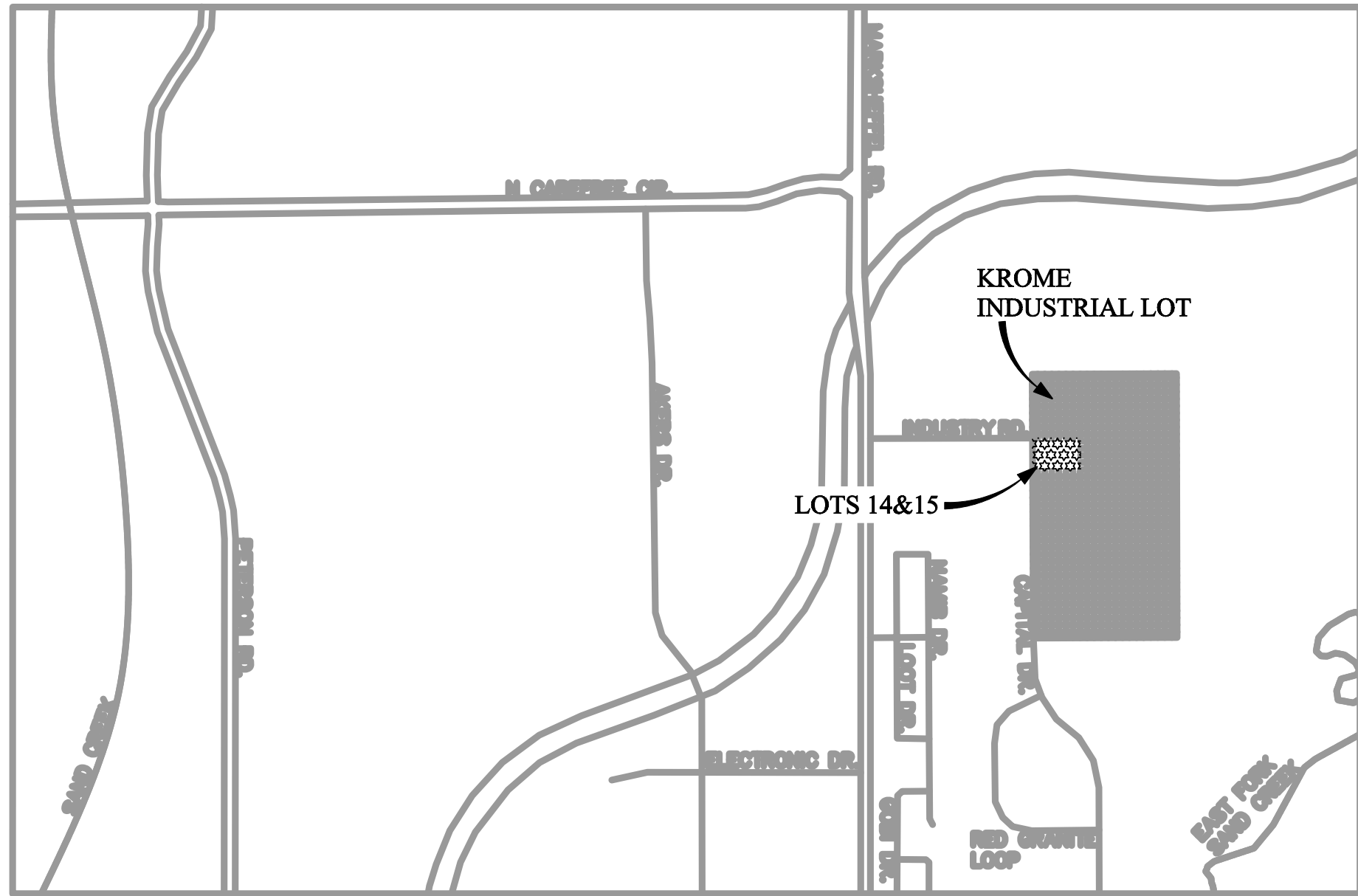


Items marked by a **shaded background** qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.aacbrands.com/designselect. *See ordering tree for details.

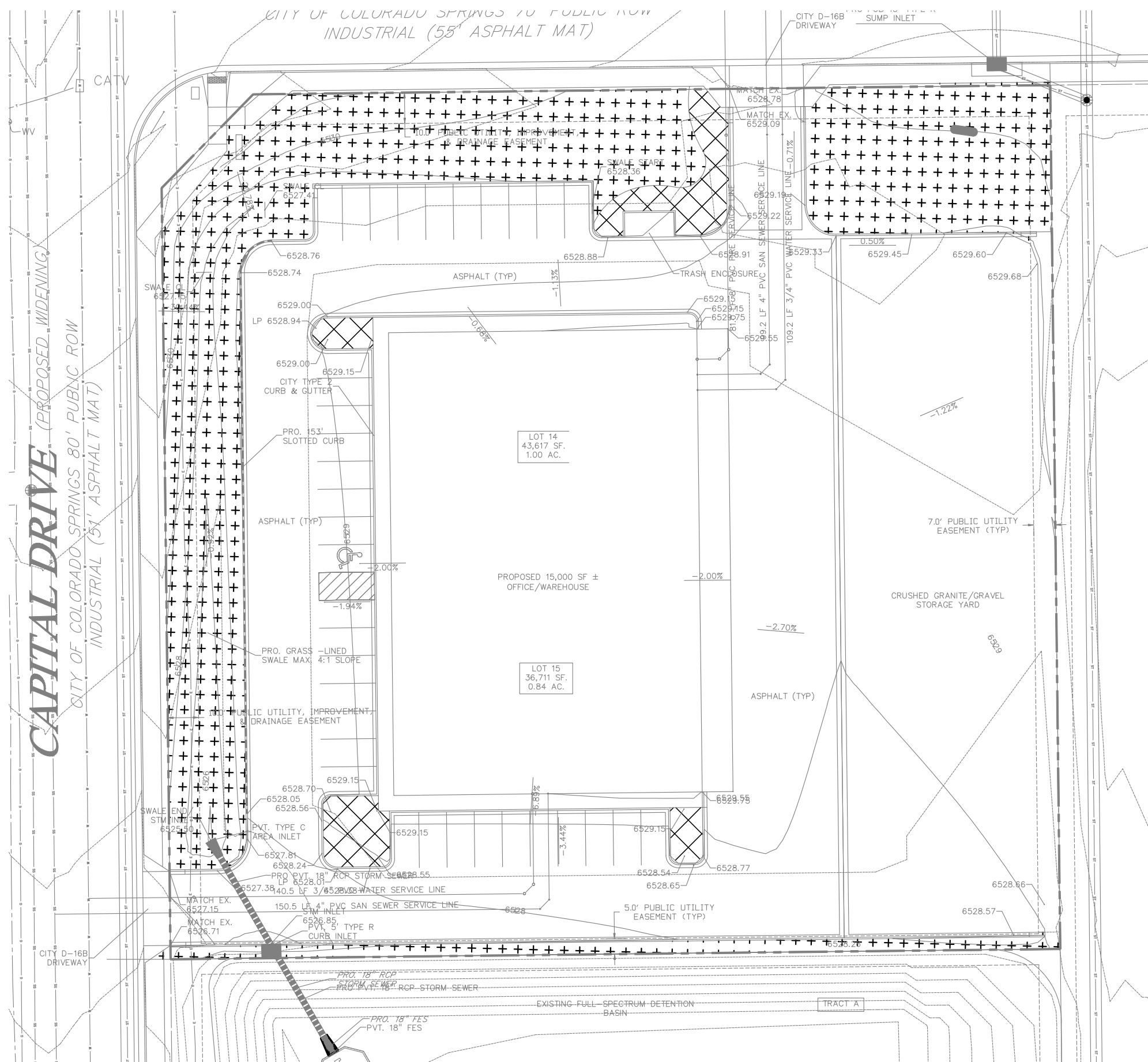
Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAR2 PIRHN DDBXD

Series	LEDs	Color Temperature	Color Rendering Index	Distribution	Voltage	Mounting
DSX1 LED	Forward optics	1000 section (70CRI only)				
P1	P6	30K 3000K	70CRI	T3M Type I low glare	120V-277V ¹	SHIP
P2	P7	40K 4000K	70CRI	T3M Type II low glare	120V-277V ¹	SHIP
P3	P8	50K 5000K	70CRI	T3M Type III low glare	120V-277V ¹	SHIP
P4	P9			T3M Type IV low glare	120V-277V ¹	SHIP
P5		27K 2700K	80CRI	T3M Type V low glare	120V-277V ¹	SHIP
P6		30K 3000K	80CRI	T3M Type VI low glare	120V-277V ¹	SHIP
P7		35K 3500K	80CRI	T3M Type VII low glare	120V-277V ¹	SHIP
P8		40K 4000K	80CRI	T3M Type VIII low glare	120V-277V ¹	SHIP
P9		50K 5000K	80CRI	T3M Type IX low glare	120V-277V ¹	SHIP
P10	P12			T3M Type X low glare	120V-277V ¹	SHIP
P11	P13			T3M Type XI low glare	120V-277V ¹	SHIP
DSX1 LED	Retarded optics					
P1	P6	30K 3000K	70CRI	T3M Type I low glare	120V-277V ¹	SHIP
P2	P7	40K 4000K	70CRI	T3M Type II low glare	120V-277V ¹	SHIP
P3	P8	50K 5000K	70CRI	T3M Type III low glare	120V-277V ¹	SHIP
P4	P9			T3M Type IV low glare	120V-277V ¹	SHIP
P5		27K 2700K	80CRI	T3M Type V low glare	120V-277V ¹	SHIP
P6		30K 3000K	80CRI	T3M Type VI low glare	120V-277V ¹	SHIP
P7		35K 3500K	80CRI	T3M Type VII low glare	120V-277V ¹	SHIP
P8		40K 4000K	80CRI	T3M Type VIII low glare	120V-277V ¹	SHIP
P9		50K 5000K	80CRI	T3M Type IX low glare	120V-277V ¹	SHIP
P10	P12			T3M Type X low glare	120V-277V ¹	SHIP
P11	P13			T3M Type XI low glare	120V-277V ¹	SHIP
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P5		27K 2700K	80CRI	T3M Type V low glare	120V-277V ¹	SHIP
P6		30K 3000K	80CRI	T3M Type VI low glare	120V-277V ¹	SHIP
P7		35K 3500K	80CRI	T3M Type VII low glare	120V-277V ¹	SHIP
P8		40K 4000K	80CRI	T3M Type VIII low glare	120V-277V ¹	SHIP
P9		50K 5000K	80CRI	T3M Type IX low glare	120V-277V ¹	SHIP
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P8		40K 4000K	80CRI	T3M Type VIII low glare	120V-277V ¹	SHIP
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P10	P12			T3M Type X low glare	120V-277V ¹	SHIP



VICINITY MAP
NTS



WATER USE LEGEND

- MEDIUM WATER USE: 2,200 sf
- LOW WATER USE: 15,000 sf



HYDROZONE DIAGRAM



GENERAL SITE NOTES

- CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR LANDSCAPE AND IRRIGATION CONSTRUCTION. COORDINATE WITH GENERAL CONTRACTOR. ALL PLANTING AREAS SHALL RECEIVE SLEEVING. REFER TO PLANTING PLAN FOR ADDITIONAL INFORMATION.
- 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 LOCAL CITY 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.
- THE CONTRACTOR SHALL PROTECT ALL SITE ELEMENTS DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO: CONCRETE FLATWORK, CURB & GUTTER, PAVING, SIGNS, TREES, UTILITIES, ETC. ANY DAMAGE TO INFRASTRUCTURE SHALL BE RESPONSIBILITY OF CONTRACTOR TO REPAIR AND/OR REPLACE IN EQUAL OR BETTER CONDITION. ANY DAMAGE SHALL BE DOCUMENTED THE DAY IT OCCURS AND REPORTED TO THE CLIENT WITHIN 12 HOURS. COORDINATE WITH GENERAL CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR SUBMITTING LANDSCAPE AND IRRIGATION SUBMITTALS FOR APPROVAL PRIOR TO START OF ANY WORK.

STANDARD CITY OF COLORADO
SPRINGS LANDSCAPE NOTES

- A Final Landscape and Irrigation Plan, with applicable supporting material, shall be submitted at time of Building Permit application and shall be approved before any Building Permit approval, any landscape or irrigation construction, and issuance of a Certificate of Occupancy.
- All proposed landscaping shall be watered by an automatic irrigation system which will provide drip irrigation to all shrub beds and trees within native seed areas and spray irrigation to all high-water use turf and native seed areas.
 - The Owner or Developer is required to provide inspection affidavits executed by the Colorado Licensed Landscape Architect or Certified Irrigation Designer of record for the project, which certifies that the project was installed and in compliance with the approved Final Landscape and Irrigation Plan on file in City Planning. This should require limited construction observation visits to accurately complete the affidavits. When ready to call for inspection and submit affidavits, first contact the city planner of record for the project (719-385-5905) and as necessary our DRE office (719-385-5982).
 - Copies of receipts/delivery tickets for soil amendments installed on the project are required to be provided with the inspection affidavits.
 - If soil in the parking lot has been compacted by grading operations, the soil within the planter shall be tilled, or removed to a depth of thirty (30) inches and replaced with an acceptable growing medium for the species being installed.
 - Tilling of the existing soil to incorporate amendments and counter any compaction or soil consolidation shall be required for all landscape planting areas.
 - Accessible routes, including ramps and sidewalks, within the public right-of-way shall be per city engineering standard drawings and specifications. Engineering development review division inspector will have the final authority on accepting the public improvements.

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 METRO DISTRICT OR THE ABUTTING PROPERTY OWNER AS APPLICABLE.

UDC LANDSCAPE REQUIREMENTS

GENERAL REQUIREMENTS

25% MAXIMUM TURF ALLOWED OF TOTAL LANDSCAPE AREA	REQUIRED / PROVIDED
MAXIMUM 35% OF ALL THE TREES SHALL BE FROM ONE SPECIES.	0/0
MINIMUM 40% OF ALL THE TREES SHALL BE 30' MINIMUM HT.	0/0

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
CAPITAL DR	NON ARTERIAL	10/10 FT	211 LF	1/30 FT	9/9
INDUSTRY ROAD	NON ARTERIAL	10/10 FT	284 LF	1/30 FT	10/10
SHRUB SUBSTITUTES REQ./PROV. (25% MAX)	ORNAMENTAL GRASS SUB. REQ./PROV.	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.		
0/0	0/0	LS	LS	75%/75%	
0/0	0/0	LS	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)
35	2/2	0	0	0
(5) MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.	LENGTH OF SCREENING WALL OR BERM PROJ.	VEHICLE LOT PLANT ABBR. ON PLAN	PERCENT GROUND PLANE EG. REQ./PROV.
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 R.O.W.)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
80/50 SF	NON-RESIDENTIAL 5%	4007 SF/5000 SF	8/6
SHRUB SUBSTITUTES REQ./PROV.	ORNAMENTAL GRASS SUB. REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
10/10	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
N/A	N/A	0/0	0/0	0/0
TRASH ENCLOSURE(S) 5/5 (UPRIGHT EVERGREEN)				

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

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 ARCHITECTS DOCUMENTS.



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

5350 NORTH AGENCY BLVD., STE. 207
COLORADO SPRINGS, CO 80916
Phone: 719-477-1646
Fax: 719-268-1122



KROME INDUSTRIAL - LOTS 14-15

COLORADO SPRINGS, CO

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

PREPARED FOR:

CITY STAMP

NOT FOR CONSTRUCTION

JOB NUMBER
1344-26

REVISIONS	PER CITY COMMENTS
9-9-26	

ORIGINAL DATE 7-21-26

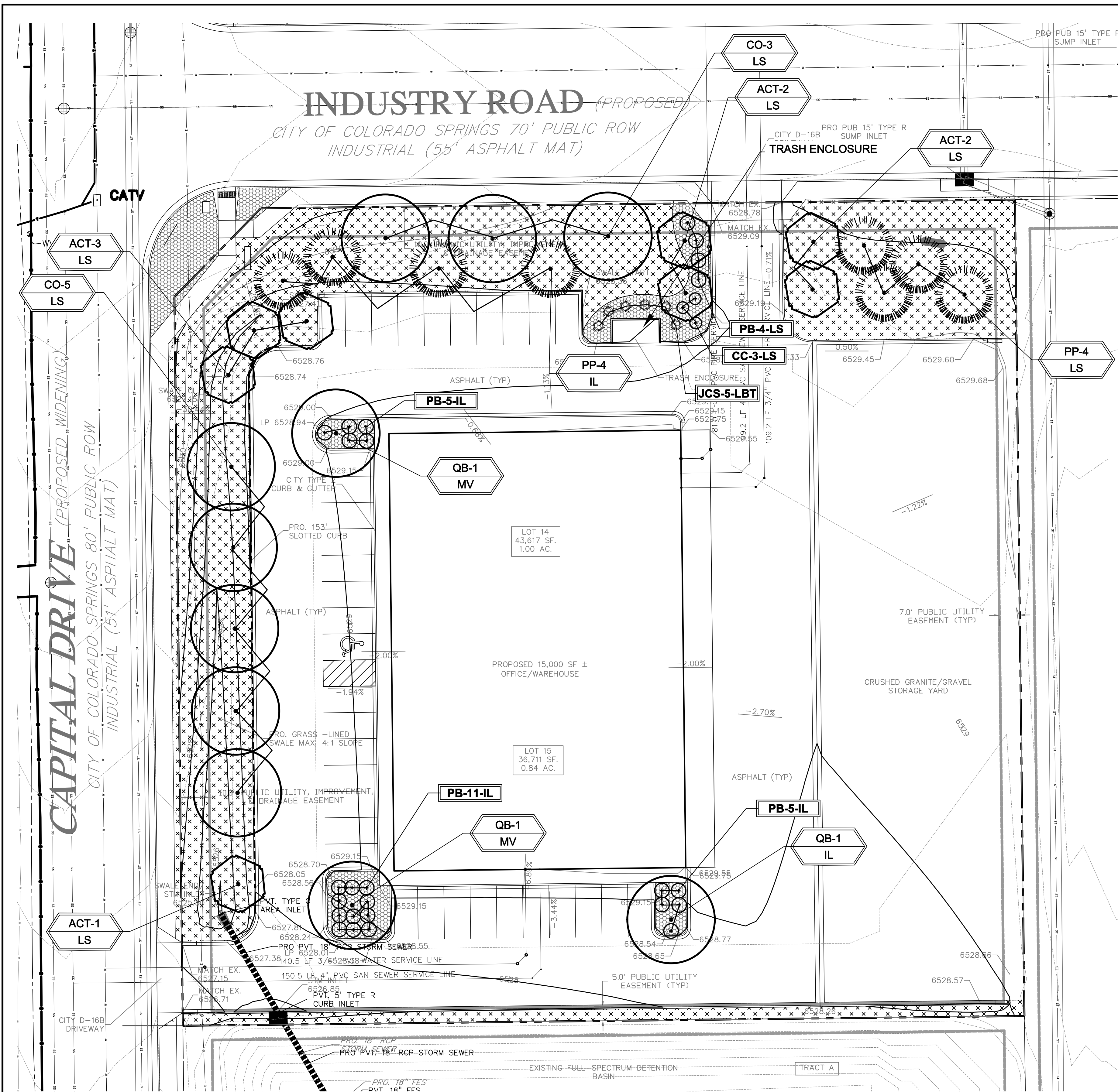
DRAWN BY

DESCRIPTION

FINAL LANDSCAPE PLAN

SHEET NO.

8 OF 10



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

5350 NORTH ACADNEY BLVD., STE. 207
COLORADO SPRINGS, CO 80916
Phone: 719-577-1666
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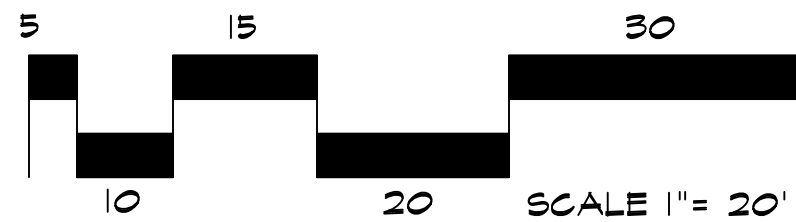
KROME INDUSTRIAL - LOTS 14-15

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PREPARED FOR:

FINAL LANDSCAPE PLAN



PLANTING CALL OUTS	
PR-3- (LS)	TREE TYPE - QUANTITY SITE CATEGORY
JH-5-	SHRUB TYPE - QUANTITY



Know what's below.
Call before you dig.

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.

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.

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

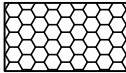
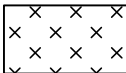
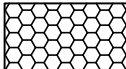
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PLANT SCHEDULE

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Size wxht	Planting Size	UDC Requirement	Size
DECIDUOUS TREES:								
CO	QB	8	Celtis occidentalis	Hackberry	30' x 40'	1.5" cal.	PARK, ROW, MEDIAN, STREAM	B & B
		3	Gymnocladus dioica 'Expresso'	Expresso Kentucky Coffeetree	30' x 40'	1.5" cal.	PARK, ROW, MEDIAN, STREAM	B & B
ORNAMENTAL TREES:								
ACT		8	Acer Tataricum 'Hot Wings'	Tatarian Maple Hot Wings	20 x 25'	1.5" cal.	PARK, ROW, MEDIAN, STREAM	B & B
EVERGREEN TREES:								
PP		8	Pinus ponderosa	Ponderosa Pine	20' x 45'	6' ht.	ROW, MEDIAN, SCREEN, WALL, TRASH	B & B
TOTAL TREES: Selected Species-70% Min. / 100% Provided (206)								
EVERGREEN SHRUBS:								
JCS		5	Juniperus x chinensis 'Spartan'	Spartan Juniper	3-4' x 12-15'	# 5	SCREEN, WALL, TRASH	
DECIDUOUS SHRUBS:								
CC	PB	3	Caryopteris x clandonensis 'Drk Kn'	Dark Knight Blue Mist Spirea	2' x 2-4'	# 5	NA	
		4	Prunus besseyi 'Pawnee Buttes'	Western Sand Cherry Pawnee Buttes	5-8' x 5-6'	# 5		
TOTAL SHRUBS: Selected Species-70% Min. / 75% Provided (430/576)								
NOTE: QUANTITIES SHOWN IN SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.								

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	Clear Creek Rock: 1.5" Diameter (with weed barrier) Submit sample to owner prior to ordering material	2,419 SF
	Irrigated Seed Grass, Seed Mix 'A'. Refer to notes. Submit spec to owner prior to ordering material	15,750 SF
	Steel Edger. See notes	
OFF SITE MATERIALS		
	Clear Creek Rock: 1.5" Diameter (with weed barrier) Submit sample to owner prior to ordering material	802 SF
QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.		

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 LISTED IN PLAN 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 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

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.

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 WORKS 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, REGARDING, REPLANTING AS REQUIRED THROUGHOUT CONSTRUCTION PERIOD. REMULCH WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO NULLIFY ITS PURPOSE. CONTRACTOR SHALL REPAIR DEEDED 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 CURBS 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 ADJUSTMENTS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE A.L.C.'S SPECIFICATIONS HANDBOOK REVISION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

PLANTING AREA SOIL TREATMENT NOTES							
SITE SOIL TYPE:							
GROUND PLANE	CLASS 1 OM SOIL	NITROGEN PER 1,000 SF	PHOSPHORUS PER 1,000 SF	POTASSIUM PER 1,000 SF	ZINC PER 1,000 SF	EC SALT, PH	ROTOTILL DEPTH
SOD TURFGRASS	NA	0.0 CU YARD	0.0 CU YARD	0.0 CU YARD	0.0 CU YARD	N/A	6"-8" MIN.
NATIVE SEED	NA	0.0 CU YARD	0.0 CU YARD	0.0 CU YARD	0.0 CU YARD	N/A	6"-8" MIN.
SHRUB BED	4 CU YARD	0.0 CU YARD	0.0 CU YARD	0.0 CU YARD	0.0 CU YARD	N/A	6"-8" MIN.

SOIL PREPARATION FOR ALL PLANTING AREAS AND FOR UNDISTURBED OR COMPACTED AREAS:

A. FOR LARGE AREAS RIP EXISTING SOIL IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH SPACES NEEDED NO FURTHER THAN EIGHTEEN (18) INCHES APART. AREAS ADJACENT TO WALLS, 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 EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

B. FOR TIER LOCATIONS REMOVE AND REPLACE EXISTING SOIL TO 38" DEPTH. IF CLAY OR SAND REPLACE WITH GRADE B TOPSOIL.

C. SOIL AMENDMENT SHALL BE FROM LOCAL SUPPLIER AND CHOSEN FROM THE CURRENT COLORADO SPRINGS UTILITIES APPROVED SOIL AMENDMENT SUPPLIERS.

D. SLOW RELEASE FERTILIZERS ARE REQUIRED FOR SANDY SOILS.

E. REPORT IN PROGRESS

SET TREE FLUKE, STAKE AND THE 15" CALIFERN TREES, AND GREATER WITH TWO LODGEPOLE POSTS ON THE UPWARD AND LEeward SIDE. STAKE OVER 3" CALIFERN WITH 3 EVENLY SPACED POSTS.

PLANT WITH BASE OF ROOT FLARE AT GRADE (TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOT BALL)

3" SPECIFIED ORGANIC MULCH IN TURF SEEDBED AREAS AND ALL ROCK MULCH AREAS. PROVIDE 3" PLANTING RIM FOR TREES IN NON-IRRIGATED BED AREAS WITH RAUCERS ON DOWNHILL SIDE OF ANY SLOPES. NO PLANTING RIM FOR TREES IN IRRIGATED TURF. DEEP WATER AT PLANTING. KEEP MULCH IN CONTACT WITH WOODY TRUNK-6" RADIUS.

CUT AND REMOVE ALL BURLAP AND WIRE BASKETS FROM TOP 1/2 TO 2/3 OF ROOT FLARE. REMOVE ALL TREATED BURLAP AFTER TREE IS POSITIONED. REMOVE ALL TWINE, ROPE, PLASTIC AND RUBBER.

EXISTING SLOPE (WHERE APPLICABLE)

PROPOSED GRADE (WHERE APPLICABLE)

NO RIM ON SLOPE CONDITION (THIS SIDE)

CULTIVATE SOIL TO DEPTH OF ROOT BALL THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY PLANTING PIT AND ROOTBALL. ROOT BALL SHALL REST ON FIRM, UNDISTURBED SOIL.

12" 2X ROOTBALL 12"

DECIDUOUS TREE PLANTING DETAIL
 NOT TO SCALE

3" SPECIFIED ORGANIC MULCH IN TURF, SEEDED AREAS AND ALL ROCK MULCH AREAS. PROVIDE 3" PLANTING RIM FOR SHRUBS IN NON-IRRIGATED SEED AREAS WITH SAUCERS ON DOWNHILL SIDE OF ANY SLOPES. NO PLANTING RIM FOR TREES IN IRRIGATED TURF. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY TRUNK-6" RADIUS.

SET SHRUB PLANTS, STAKE AND THE 3" CALIPER SHRUBS WITH ONE POST ON THE UPWINDWARD AND LEeward SIDE : USE NYLON STRAP WITH GROOVETS BELOW MIDPOINT OF SHRUB. TIGHTEN W/ GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SUAY. PROVIDE FLAGGING TAPE 6" DANGLES. SET STAKES IN MINIMUM 18" FIRM SOIL.

PLANT WITH BASE OF ROOT FLARE AT GRADE.

REMOVE FROM CONTAINER OR IF APPLICABLE CUT AND REMOVE ALL BURLAP AND WIRE BASKETS FROM TOP 1/2 TO 2/3 OF ROOT FLARE. REMOVE ALL TREATED BURLAP. AFTER SHRUB IS POSITIONED, REMOVE ALL TUINE, ROPE, PLASTIC AND RUBBER.

EXISTING SLOPE (WHERE APPLICABLE)

PROPOSED GRADE (WHERE APPLICABLE)

NO RIM ON SLOPE CONDITION (THIS SIDE)

CULTIVATE SOIL TO A DEPTH OF ROOT BALL THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY SIDES OF PLANTING PIT AND ROOT BALL. ROOT BALL SHALL REST ON FIRM, UNDISTURBED SOIL.

2X ROOTBALL

UPRIGHT EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE

3" SPECIFIED ORGANIC MULCH IN TURF, SEEDDED AREAS AND ALL ROCK MULCH AREAS. PROVIDE 3" PLANTING RIM FOR TREES IN NON-IRRIGATED SEED AREAS WITH SAUCER ON DOWNHILL SIDE OF ANY SLOPES. NO PLANTING RIM FOR TREES IN IRRIGATED TURF. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY TRUNK-6" RADIUS.

SET TREE PLUMB, STAKE 6" TREES AND SMALLER WITH TWO LODGEPOLE POSTS SET ON WINDWARD AND LEeward SIDES:

PLANT WITH BASE OF ROOT FLARE AT GRADE. (TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOT BALL.)

CUT AND REMOVE ALL BURLAP AND WIRE BASKETS FROM TOP 1/2 TO 2/3 OF ROOT FLARE. REMOVE ALL TREATED BURLAP. BURLAP AFTER 18" IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC AND RUBBER.

EXISTING SLOPE (WHERE APPLICABLE)

PROPOSED GRADE (WHERE APPLICABLE)

NO RIM ON SLOPE CONDITION (THIS SIDE)

CULTIVATE SOIL TO DEPTH OF ROOT BALL, THOROUGHLY. BACKFILL WITH AMENDED SOIL MIX. SCARIFY PLANTING PIT AND ROOTBALL. ROOT BALL SHALL REST ON FIRM UNDISTURBED SOIL. ROOT BALL SHALL REST ON FIRM UNDISTURBED SOIL.

18" 24" ROOTBALL 18"

6" 6'

Diagram illustrating typical plant material treatment for various plant types and sizes, showing the application of wood mulch around the center of the plant.

- CURB OR EDGE OF PAVING
- ROCK MULCH-SEE PLAN
- 12" DIAMETER WOOD MULCH AROUND EVERGREEN SHRUBS
- CENTER OF PLANT
- 24" DIAMETER WOOD MULCH AROUND TREES
- 8" DIAMETER WOOD MULCH AROUND ORNAMENTAL GRASSES AND PERENNIALS
- 12" DIAMETER WOOD MULCH AROUND DECIDUOUS SHRUBS

E TYPICAL PLANT MATERIAL TREATMENT
NOT TO SCALE

PROPOSED GRADE (WHERE APPLICABLE)

SET SHRUBS PLUMB. SHRUB SPACING AS PER THE PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT FINISH GRADE AT EDGE.

PLANT TOP OF ROOTBALL AT GRADE

3" SPECIFIED ORGANIC MULCH IN SHRUB BEDS, TURF SEEDED AREAS AND ALL TOOK-MULCH AREAS. PROVIDE 3" PLANTING RIM FOR SHRUBS NOT IN PLANTER BEDS OR IN NON-IRRIGATED SEED AREAS. PLACE SAUCER ON DOWNHILL SIDE OF ANY SLOPES. NO PLANTING RIM FOR SHRUBS IN IRRIGATED NATIVE TURF. DEEP WATER AT PLANTING. KEEP MULCH FROM CONTACT WITH WOODY TRUNK-2" RADIUS.

EXISTING SLOPE (WHERE APPLICABLE)

NO RIM ON SLOPE CONDITION (THIS SIDE)

REMOVE SHRUB FROM CONTAINER & CULTIVATE SOIL TO DEPTH OF ROOT BALL THOROUGHLY. BACKFILL HOLE WITH ATTENDED SOIL MIX. SCARIFY SIDES OF PLANTING PIT AND ROOT BALL. ROOT BALL SHALL REST ON FIRM UNDISTURBED SOIL.

12" MIN. PLANT BED

SHRUB PLANTING DETAIL
NOT TO SCALE

SEEDING NOTES

SEED MIX: NATIVE SEED TO BE LOAN PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE SEED MIX. SOIL PREPARATION AND SEEDING METHODS SHALL FOLLOW THE COLORADO SPRINGS STORMWATER ENTERPRISE CONSTRUCTION MANUAL, SECTION 5.6, DATED DECEMBER 2006. REFER TO TABLE 5-1 FOR SEED MIX. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUIVA) AT 2 C.Y./1000 SF FILLED INTO TOP 4" OF SOIL FOR SEEDING.

DEPENDENT ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES: SEPTEMBER 1 UNTIL CONSISTENT FROST FREEZE FOR SPRING ESTABLISHMENT (DORMANT SEEDING); SPRING THRU 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 (200 LBS) OF VIRGIN WOOD CELLULOSE HYDRO-MULCH AND 100 LBS PER ACRE OF ORGANIC FACKIFIER.

FOR AREAS 3' OR GREATER USE FLEXTEK HP-FGM (CITY OF COLORADO SPRINGS APPROVED) AS ALTERNATIVE TO BIODEGRADABLE BLANKETS. INSTALL PER MANUFACTURE.

SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN 6X (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 MIX SHALL BE UNIFORMLY DISTRIBUTED IN THE DRILL HOPPER DURING THE DRILLING OPERATION. A RANGEFINDER DRILL CAPABLE OF MIXING DIFFERENT SIZES AND WEIGHTS OF SEEDS SHALL BE USED. THE DRILL SHALL BE EQUIPPED WITH DOUBLE DISK FURROW OPENERS, DEPTH BARS, PRESS WHEELS OR DRAG CHAINS.

THE SEED SHALL BE DRILLED APPROXIMATELY 2" INCH BELOW THE SOIL SURFACE. HALF OF THE TOTAL RATE OF SEED APPLICATION SHALL BE PLACED IN 1 DIRECTION AND THE REMAINING HALF SHALL BE PLACED IN THE OPPOSITE DIRECTION. DO NOT DRILL OR 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 TIRING CRIMPER). MULCH TIRING SHALL HAVE ROUND, NOTCHED B-ADGES SPACING 48 INCHES APART MIN. AND SHALL HAVE SUFFICIENT WEIGHT TO FORCE THE VEGETATIVE MULCH A MINIMUM DEPTH OF 3-INCHES INTO THE SOIL. ALL MULCH TIRING 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.

ON-GOING MAINTENANCE RECOMMENDATIONS FOR SEED GRASS

WELL ESTABLISHED SEEDED LAWN SHALL BE A HEALTHY, WELL-TROdden, 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 MOVED TO 3" ONCE ANNUALLY IN THE LATE WINTER OR EARLY SPRING, AND REGATED 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 OWNERS AUTHORIZED REPRESENTATIVE OF ANY SUSPECTED SOIL PROBLEMS BEFORE FLOWERING OF WEED SEED HEADS. BROADBAND APPLICATIONS OF HERBICIDE CAN BE COMPLETED AFTER NATIVE GRASS SPECIES REACH MATURE HEIGHT.

SLOPE STABILIZATION

LANDSCAPE CONTRACTOR TO PROVIDE EROSION CONTROL, BLANKETS ON SEEDED SLOPES 3:1 AND STEEPER. BLANKETS TO BE SECURED TO SLOPE PER MANUFACTURE RECOMMENDATIONS FIELD VERIFY SLOPES. EROSION CONTROL BLANKET SHALL BE 100% BIODEGRADABLE AGRICULTURAL COCOONIT.

CITY APPROVED OPTION: LANDSCAPE CONTRACTOR TO PROVIDE FLEXTERRA HP-FGM HIGH PERFORMANCE FLEXIBLE GROWN MEDIUM. INSTALL PER MANUFACTURE RECOMMENDATIONS.

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.

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 16" 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.

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 OWNER'S 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 OWNER'S AUTHORIZED REPRESENTATIVE OF THE CONTRACT WORK IN ACCORDANCE WITH THESE DRAWINGS.

Know what's below.
Call before you dig.



**5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918**

**Phone 719-477-1646
Fax 719-268-1122**



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PREPARED FOR:

CITY STAMP

NOT FOR CONSTRUCTION

JOB NUMBER
1344-26

REVISIONS	
9-9-26	PER CITY COMMENTS

9-9-20	PERFORM COMMENTS

ORIGINAL DATE	7-21-26
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DRAWN BY

DESCRIPTION

DETAILS AND NOTES

SHEET NO. _____

10 OF 10