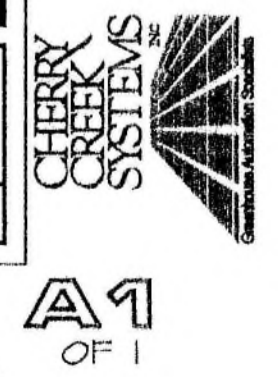


PRELIMINARY SET NO. 1	
JULY 6, 2000	
REVISION	DATE
1 - Piper planning	8/25/00

FAX 719-268-0596  
 ARCHITECTS • PLANNERS  
 6343 MESEDE DRIVE • 719-598-1885  
 COLORADO SPRINGS • COLORADO • 80919  
 ASSOCIATES  
 JULY 6, 2000

# ALFA INSTA

CHERRY CREEK SYSTEMS BUILDING  
 2615 AKERS DRIVE  
 COLORADO SPRINGS, COLORADO



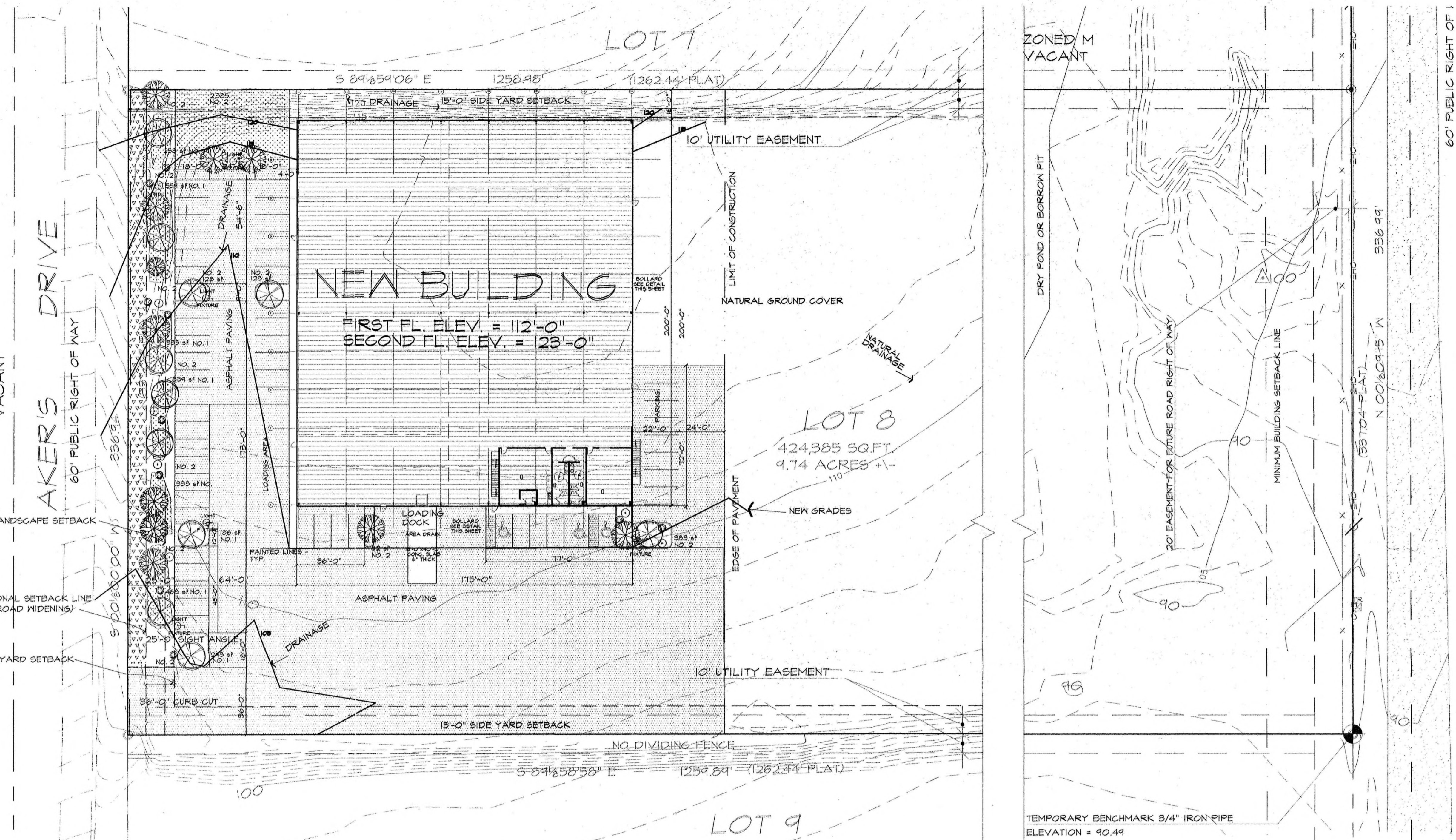
A1 OF 1

Planning Dept. approval is contingent upon compliance with all applicable notes on the recorded plat.  
 Prior to the establishment of any driveway onto a County road an access permit must be granted by El Paso County Dept. of Transportation.  
 Diversion or blockage of any drainageway is not permitted without the approval of the El Paso County Dept. of Transportation.

**NOTES:**

- THE DRAINAGE AND EROSION CONTROL PLAN WILL INCLUDE A DETAIL OF THE CULVERT INLET.
- NO TREES ARE TO BE LOCATED WITHIN 7 FEET OF EXISTING MVEA FACILITIES.

**APPROVED**  
 EL PASO COUNTY PLANNING DEPT  
 THIS 20<sup>th</sup> DAY OF AUGUST, 2000  
*[Signature]*

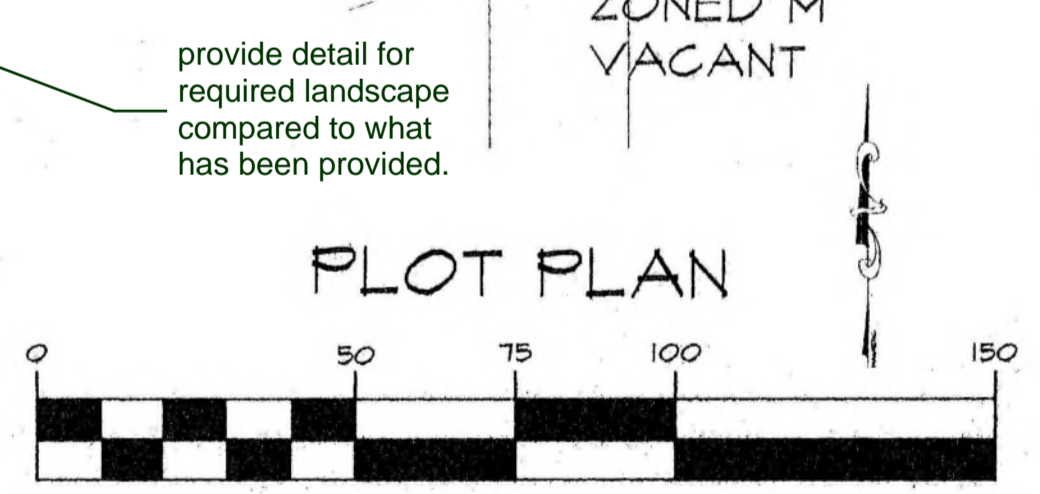


**LANDSCAPE SCHEDULE**

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QUANTITY	SPACING
<b>FRONT YARD SETBACK</b>					
⊙	AMUR MAPLE	ACER GINNALA	8' TALL	1	25'-0"
⊙	PONDEROSA PINE	PINUS PONDEROSA	8' TALL	1	25'-0"
⊙	GRANDBERRY GOTOEASTER	COTONEASTER APICULATA	3 GALLON	4	
⊙	JANIFER, PFITZER	JANIFERUS CHINENSIS	3 GALLON	1	
<b>INTERNAL LANDSCAPING (105,16 SF @ 5% = 5,260 SF REQUIRED) - ADMINISTRATIVE RELIEF REQUEST (ART PROVIDED)</b>					
⊙	GRANDBERRY GOTOEASTER	COTONEASTER APICULATA	3 GALLON	2	
⊙	PONDEROSA PINE	PINUS PONDEROSA	8' TALL	5	
⊙	JANIFER, PFITZER	JANIFERUS CHINENSIS	3 GALLON	2	
<b>PARKING LOT TREES</b>					
⊙	AMUR MAPLE	ACER GINNALA	8' TALL	4	
⊙	NO. 1	GROUND COVER TO BE SPOON-BUSH (CERASTIUM TOMENTOSUM), BUNDLE ALMA (ALMA GIBBERNIS), PRITCHARDIA (BIGNONIA FICIFOLIA) 8"-12" SPACING @ 3' GALLON CONTAINERS BY ORNAMENTAL HILGH			
⊙	NO. 2	GROUND COVER TO BE GRASS SEED.			
⊙	NO. 3	GROUND COVER TO BE RIVER ROCKS (UP TO 4" IN SIZE).	5'x4' SF IN AREA		

**STATEMENT OF COMPLIANCE:**

1. THE LANDOWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPING PLAN AS ORIGINALLY APPROVED BY THE PLANNING DEPARTMENT, OR AS SUBSEQUENTLY AMENDED.
2. THE LANDOWNER IS RESPONSIBLE FOR ALL REGULAR AND NORMAL MAINTENANCE OF LANDSCAPING INCLUDING PRUNING, IRRIGATION, FERTILIZING, PRUNING AND REMOVING.
3. REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN APPROVED BY THE PLANNING DEPARTMENT. REPLACEMENT SHALL OCCUR IN THE NEXT PLANTING SEASON BUT IN ANY EVENT, EACH REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING ONE YEAR.
4. SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES AFTER GERMINATION.



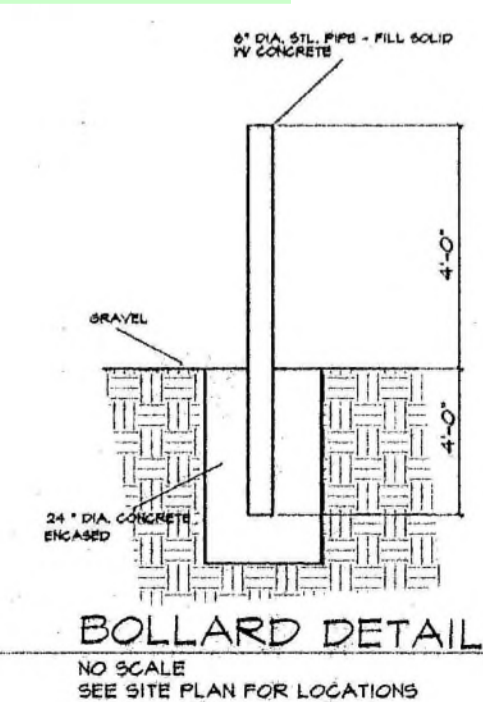
**LEGAL DESCRIPTION:**

LOT 8, AKERS ACRES SUBDIVISION NO. 1  
 SECTION 32, TOWNSHIP 13 SOUTH, RANGE 65 WEST, 6TH P.M.  
 MARKSHEFFEL ROAD AND CONSTITUTION AVENUE  
 EL PASO COUNTY, COLORADO

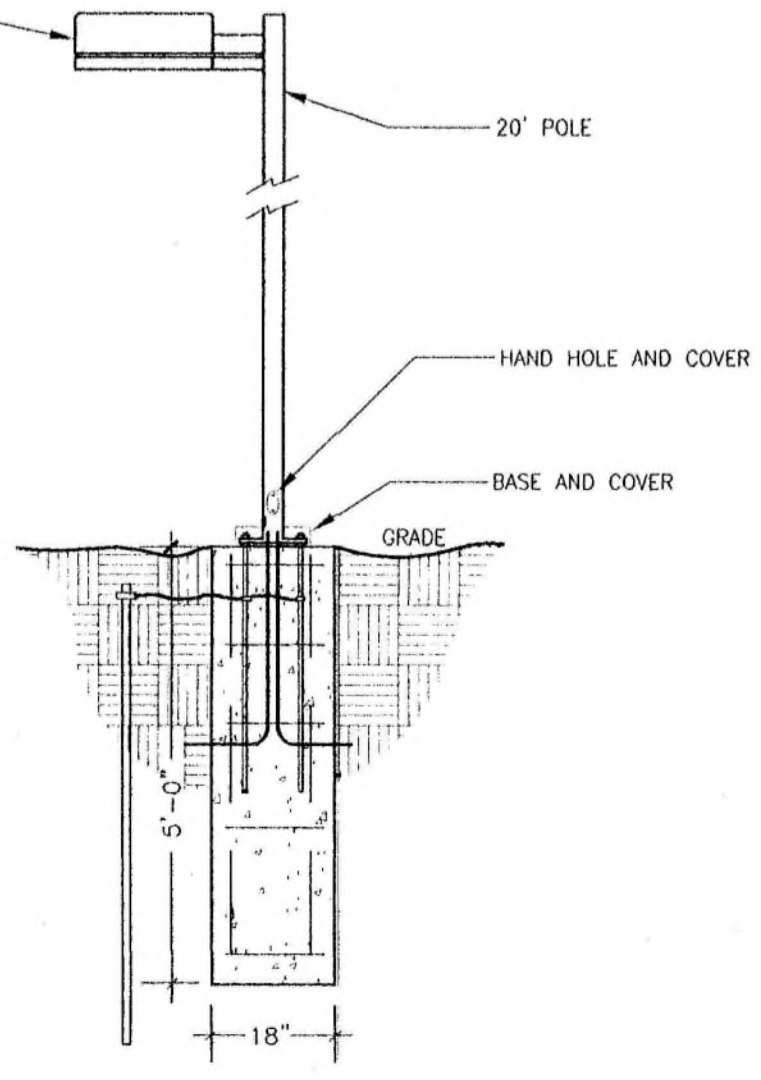
**DATA:**

- SITE IS ZONED M INDUSTRIAL
- SITE IS 9.74 ACRES = 424,385 SF
- SITE IS NOT IN THE FLOOD PLAIN
- TRASH IS TO BE HELD WITHIN THE BUILDING UNTIL PICK-UP.
- BUILDING SIZE
- 175'-0" X 200'-0" = 35,000 SF
- PARKING
- OFFICE AREA - 4,410 SF @ 300
- INDUSTRIAL AREA - 30,590 SF @ 150
- 15 SPACES REQUIRED
- 41 SPACES REQUIRED
- 56 SPACES REQUIRED
- 56 SPACES PROVIDED
- EACH SPACE IS 9'-0" X 18'-0"
- EXTERIOR LIGHTING ATTACHED TO THE BUILDING IV UP AND DOWNLIGHTS

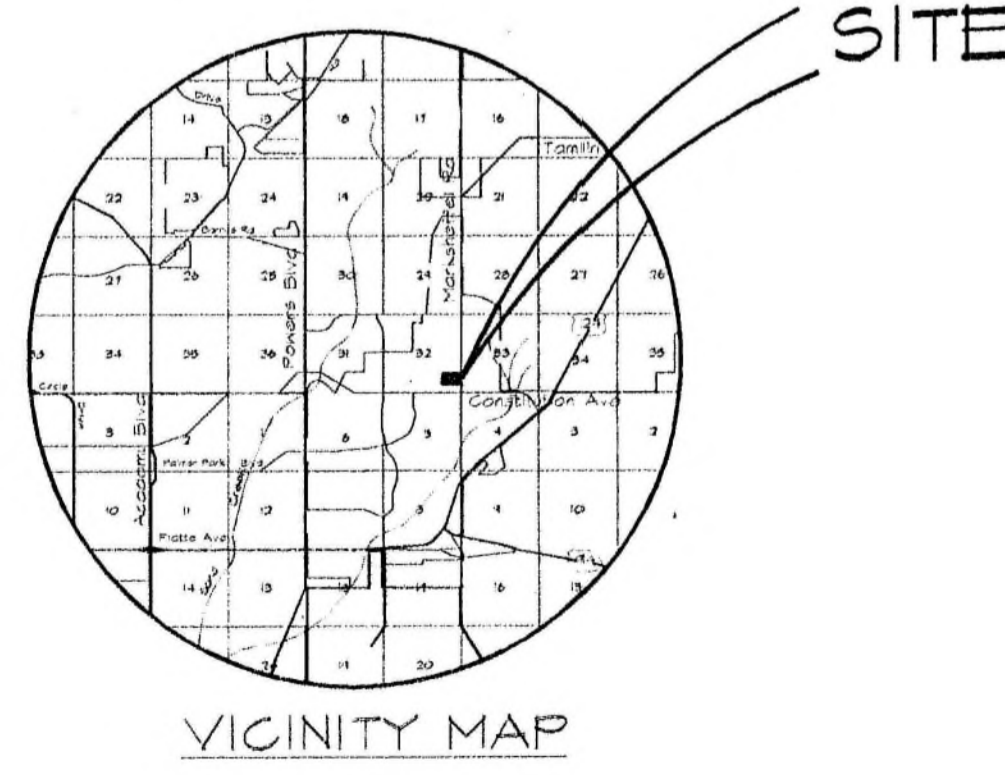
This plan does not show the extent of the developed area. Please show the entire area with all existing/proposed landscaping.



BOLLARD DETAIL  
 NO SCALE  
 SEE SITE PLAN FOR LOCATIONS



POLE BASE DETAIL



VICINITY MAP

provide detail for required landscape compared to what has been provided.

revise per site plan.