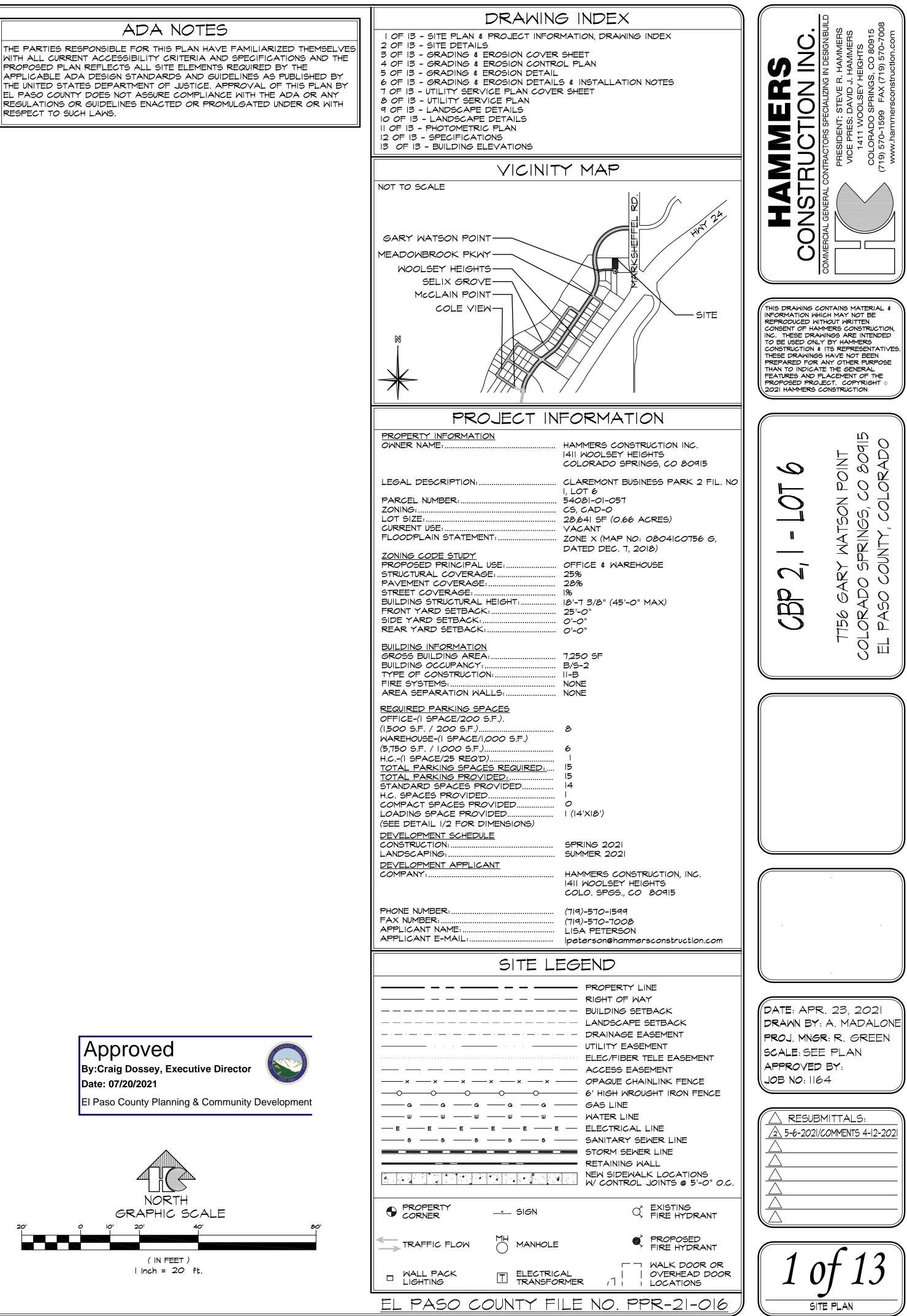
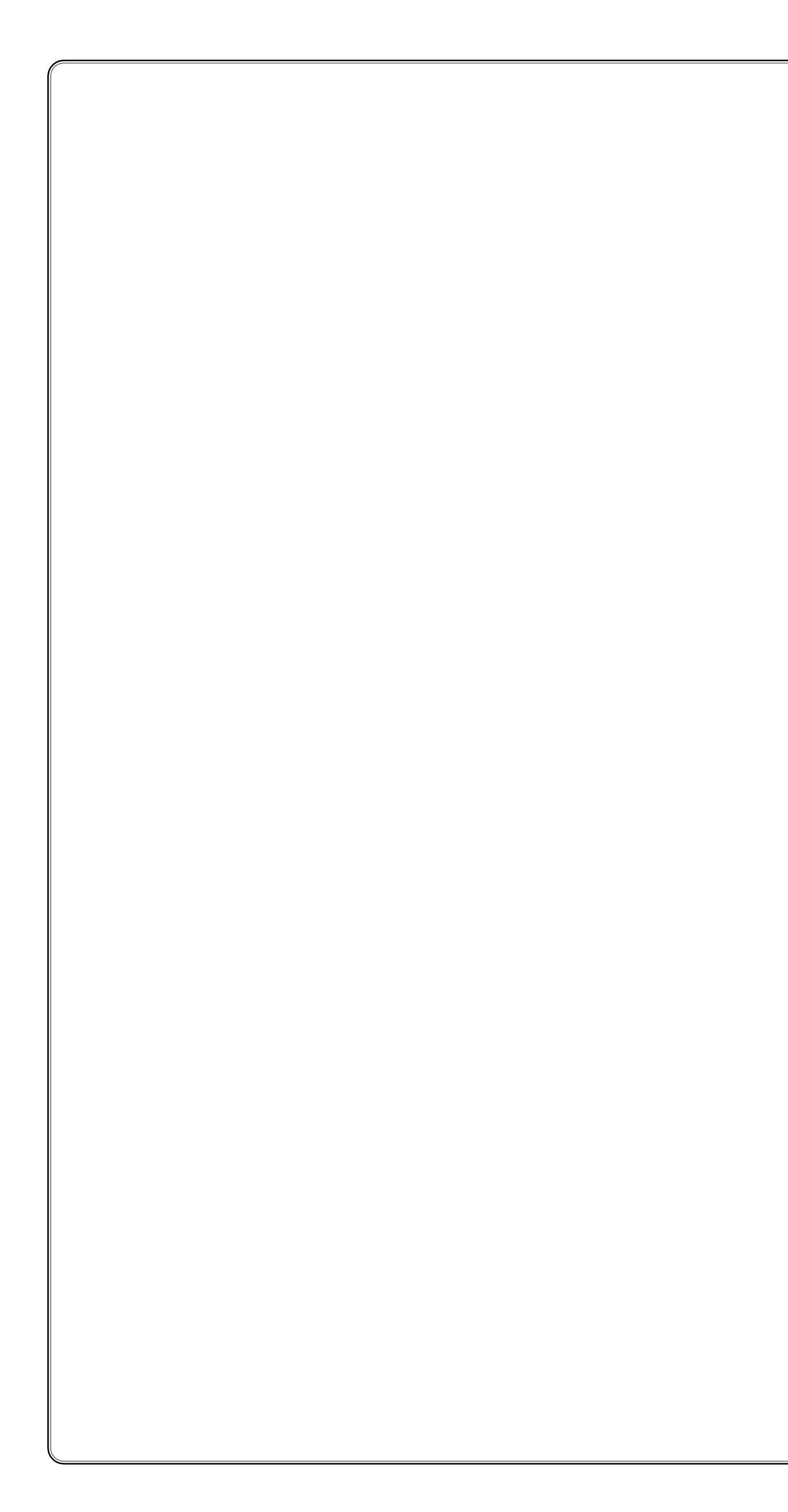
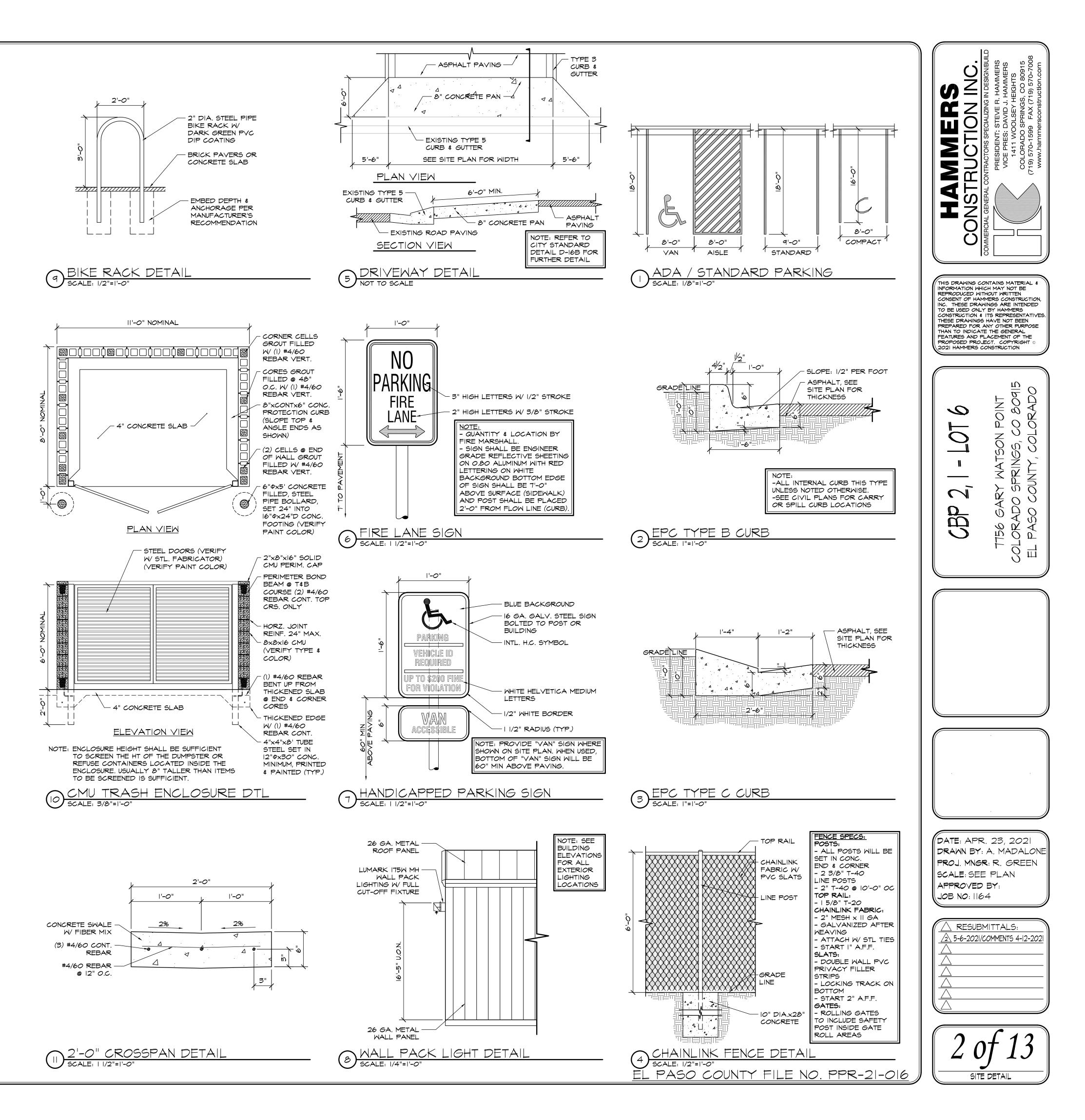
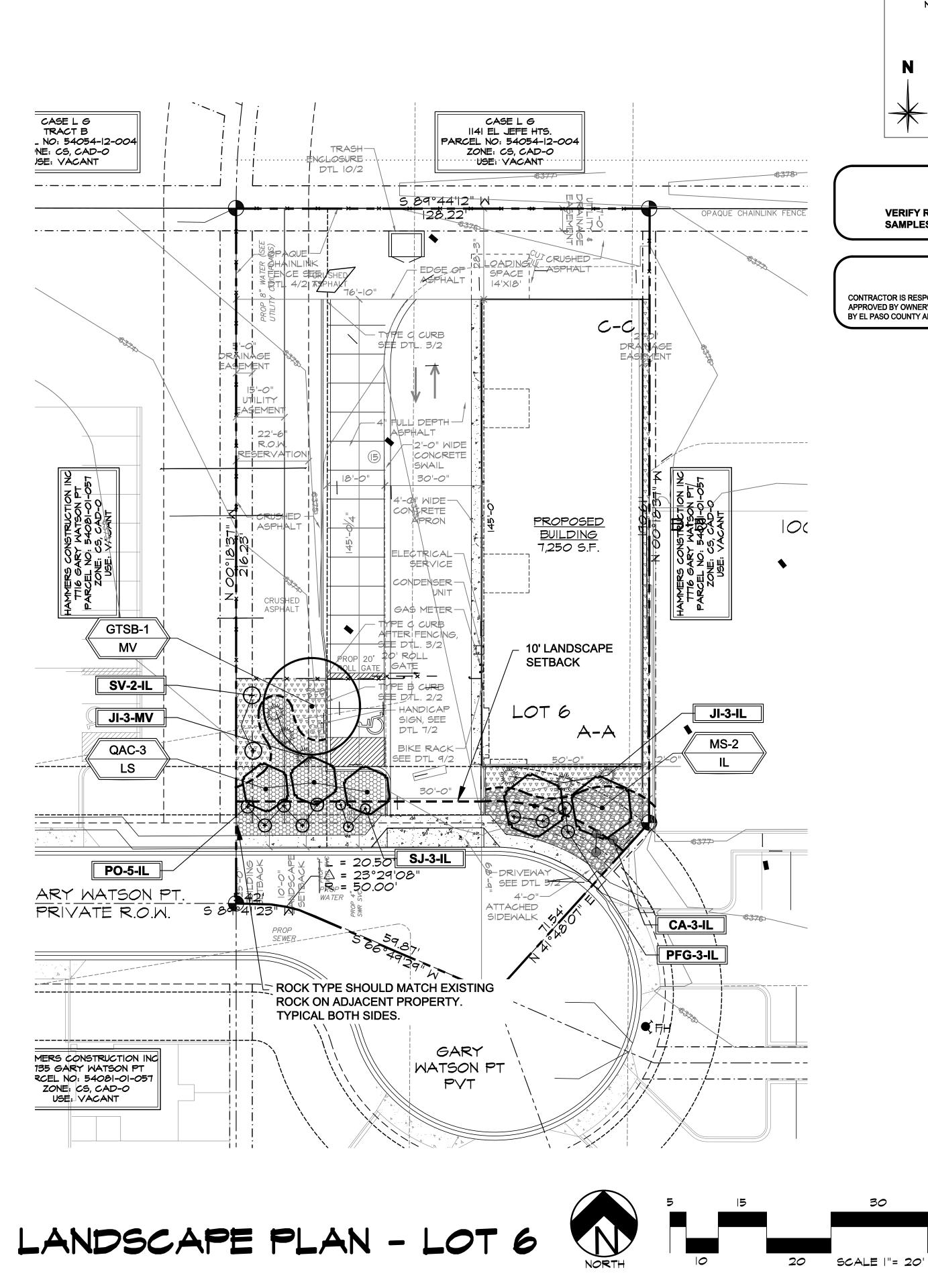


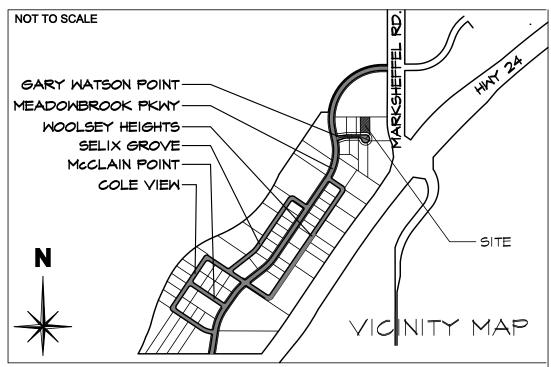
PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY RESPECT TO SUCH LAWS.









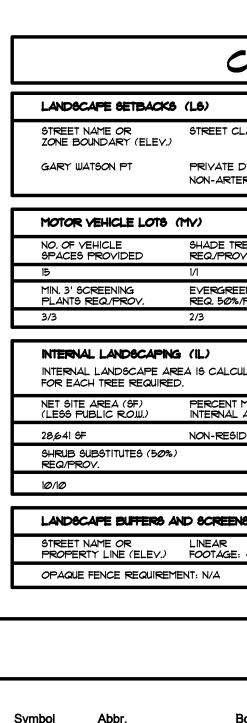


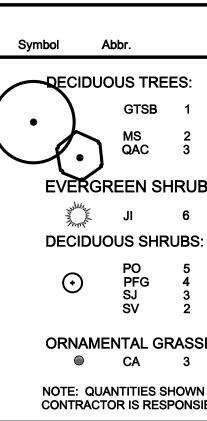
## MATERIAL NOTES

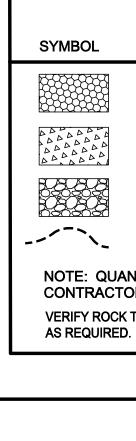
VERIFY ROCK TYPE, COLOR AND SIZE WITH OWNER PRIOR TO INSTALLATION. SUBMIT SAMPLES TO OWNER AS REQUIRED.

## LAYOUT NOTES

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 WILL REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.







		JOB NUMBER 990-21
UTILITIES NOTE	NOI	REVISIONS 5-4-21 PER COUNTY COMMENTS
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 EL PASO COUNTY. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.	TRUCT	
	SNO	ORIGINAL DATE <b>3-15-21</b> DRAWN BY: <b>JM</b>
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.	OR C	DESCRIPTION:
	ΟΤ F	SHEET NO.
FILE NO. PPR 21-016	Ž	











CODE	REQ	JIRE	MENT	S	
-8)					
TREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREE REQ./PROVI	
PRIVATE DRIVE ION-ARTERIAL	10/10	80 LF	30/30 FT	3/3	
1)					
SHADE TREES (1/15 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)		2/3 LENGTH OF FRONTAGE	: (FT)	
/1	GARY WATSO	N PT	12 LF		
EVERGREEN PLANTS REQ. 50%/PROV.					
2/3					
IL) IS CALCULATED USING THE PERCENT MINIMUM	ENTIRE LOT. MAX			REES MAY BE	SUBSTITUTED WITH 10 SHRUBS.
NTERNAL AREA (5%)	REQ./PROV.		(EXCLUDING I		
ION-RESIDENTIAL	1,432/1,5 <i>00</i> SF		3/2		
	INTERNAL PLA DENOTED ON		PERCENT GRO VEG. REQ./PR		
	ΪL		50%/50%		
SCREENS (LB)					
INEAR OOTAGE:	SETBACK BUF REQ. / PROV-		BUFFER TREES REQ./PROV		EVERGREEN TREEG (1/3) REQ./PROV NA

# PLANT SCHEDULE

Botanical NameCommon NameMature WidthX HT.Planting SizeGleditsia triancanthosSkyline or Shademaster Honeylocust30'X25'1-1/2"caMalus 'Spring Snow' Quercus albex Q. robur 'Crimschmidt'Spring Snow Crabapple Crimson Spire Oak15'X15' 15' x 45'1-1/2"caBS:
Malus 'Spring Snow'       Spring Snow Crabapple       15'X15'       1-1/2"ca         Quercus albex Q. robur 'Crimschmidt'       Crimson Spire Oak       15' x 45'       1-1/2"ca         BS:
Malus 'Spring Snow'       Spring Snow Crabapple       15'X15'       1-1/2"ca         Quercus albex Q. robur 'Crimschmidt'       Crimson Spire Oak       15' x 45'       1-1/2"ca         BS:
Quercus albex Q. robur 'Crimschmidt' Crimson Spire Oak 15' x 45' 1-1/2"ca
Juniperus x chinensis 'Sea Green' Sea Green Juniper 6-8' x 4' #5 cont
Potentilla fruticosa 'Abbotswood'Abbotswood Potentilla2-4' x 2-4'#5 contPotentilla fruticosa 'Gold Finger'Gold Finger Potentilla4-5' x 3-4'#5 contSpiraea japonica 'Majic Carpet'Majic Carpet, Spirea1-2' x 1-2'#5 contSpiraea vanhoutteVanhoutte Spirea5-6' x 4-5'#5 cont
SES:
Calamagrostis acutiflora 'Karl Foerster' Feather Reed Grass 1-3' x 2-3' #1 cont
N IN SCHEDULE ARE FOR CONVENIENCE ONLY. IBLE FOR INSTALLING ALL MATERIALS PER PLAN.

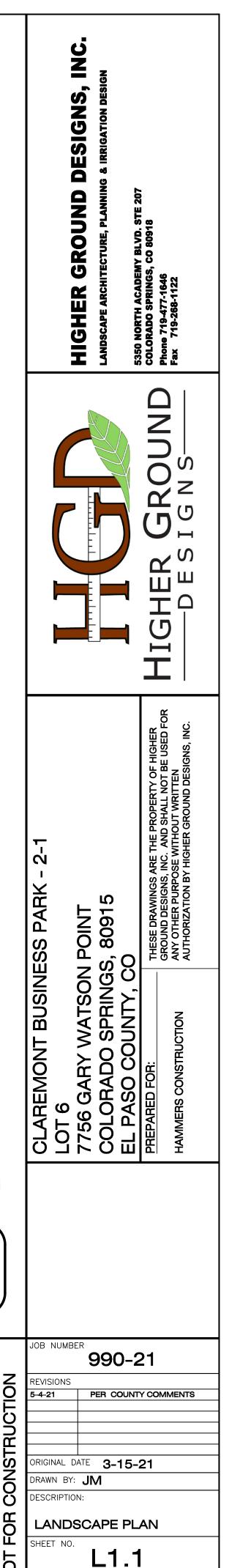
## **GROUND COVER LEGEND**

DL	DESCRIPTION	APPROX. SF
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier)	2,012 SF
	Denver Granite Rock: .75" Diameter (with weed barrier)	1,196 SF
	River Rock-Blue Gray, 1.5" Diameter (with weed barrier)	835 SF
`\_	Edger: 4-8" Dia. Arkansas Tan Cobble.	
: QUA	NTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY.	

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN. VERIFY ROCK TYPE, COLOR AND SIZE WITH OWNER PRIOR TO INSTALLATION. SUBMIT SAMPLES TO OWNER

## **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.



## **GENERAL SITE NOTES**

CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO DRAINAGE, IRRIGATION, LIGHTING, AND ELECTRICAL. COORDINATE WITH GENERAL CONTRACTOR. ALL PLANTING AREAS SHALL BE SLEEVED (CL 200 PVC) FOR DRIP IRRIGATION.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

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

## **INSTALLATION NOTES**

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED DAILY AS REQUIRED.

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

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

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

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT TO ONE ANOTHER.

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% BREW-GRO BIOCOMP CLASS 1 COMPOST

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

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

PRIOR TO INSTALLING PLANTS IN PLANTING BEDS BROADCAST PREEN PLANT SAFE PRE-EMERGENT WEED CONTROL IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. www.preen.com

STEEL EDGING TO BE ROLL-TOP GALVANIZED (1/8" X 4" X 10') WITH SPINS (4 PER SECTION) 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 POLYSPUN WEED BARRIER WITH STAPLES AT 5' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

# SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED AND/OR COMPACTED AREAS:

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

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

## 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.

ON-GOING MAINTENANCE DURING CONSTRUCTION:

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED, ACCEPTED BY OWNER, AND IF REQUESTED A FORMAL MAINTENANCE PERIOD IS INITIATED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING, REPLANTING AS REQUIRED THROUGH CONSTRUCTION PERIOD. RE-MULCH WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO NULLIFY ITS PURPOSE. CONTRACTOR SHALL REPAIR SEEDED AREAS DAMAGED BY TRAFFIC AND/OR VANDALISM DURING THE CONSTRUCTION PERIOD.

IF THE IRRIGATION SYSTEM IS NOT AVAILABLE FOR PROPER WATERING AT THE TIME OF INSTALLATION, PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN WATERING EQUIPMENT AS REQUIRED TO CONVEY WATER FROM SOURCES AND TO KEEP THE LAWN AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE INSTALLER OF THE RESPONSIBILITY TO PROVIDE THE REQUIRED WATER. COORDINATE WITH OWNER.

### ONE-YEAR WARRANTY

AS AGREED WITH OWNER CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL AND IRRIGATION SYSTEM.

REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 15 DAYS. PLANT MATERIAL NEEDING REPLACEMENT DURING WINTER MONTHS SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK REV EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

NOTES:

- IMMEDIATELY.



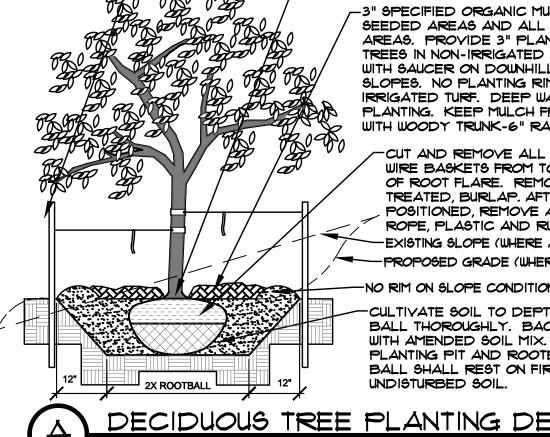


## MAINTENANCE NOTE

- NOTES
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANT • DO NOT REMOVE OR CUT LEADER. PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES (OR NARROW CRO
- IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEN CROWN. • NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROU
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPR • KEEP PLANTS MOIST AND SHADED UNTIL PLANTING, AVOID FALL PLANTING IF POS • AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC
- WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL WRAP OCTOBER 15 AND REMOVE BY MARCH 31. • DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
- · COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMEND, TO PLANTING.

-SET TREE PLUMB, STAKE AND TIE 1.5" CALIPER TR GREATER WITH TWO POSTS ON THE WINDWARD AN SIDES ± STAKE OVER 3" CALIPER WITH 3 EVENLY POSTS. USE NYLON STRAP WITH GROMMETS BEL OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PR BRANCHES FROM TOUCHING WIRE. ALLOW A SLIG SWAY. PROVIDE FLAGGING TAPE 6" DANGLING. MINIMUM 18" FIRM SOIL. REMOVE STAKES IN 12-18 1

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



NOT TO SCALE

 PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING. • KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.

• DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON. • AMENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL. · FOR ROOT BIND AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT. FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL I" DEEP. PLANT

-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 ROCK 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)

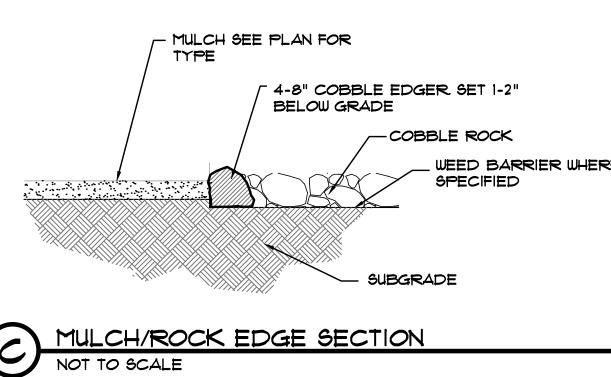
-REMOVE SHRUB FROM CONTAINER 4 CULTIVATE SOIL TO DEPTH OF ROOT BALL THOROUGHLY. BACKFILL HOLE WITH AMENDED SOIL MIX. SCARIFY SIDES OF PLANTING PIT AND ROOT BALL. ROOT BALL SHALL REST ON FIRM, UNDISTURBED SOIL.





12" MIN.

PLANT BED



IRRESPECTIVE OF ANY OTHER SCHEDULES, SEQUENCES OR I ANOTHER PARTIES' FAILURE

TING. TCHES) VE TO TREE UING SEASONS) ZESENTATIVE. SBIBLE. C MATERIAL. APE, NOT TWINE. ATIONS PRIOR ZEES AND ID LEEWARD (SPACED OW MIDPOINT SOFECT HIT SAG FOR SET STAKES IN TONTHS. RE AT ) ULCH IN TURE,		HIGHER GROUND DESIGNS, INC. Landscape Architecture, Planning & Irrigation design 5350 North Academy BLVD. Ste 207 5350 North Academy
ILCH IN TURE, ROCK MULCH NTING RIM FOR SEED AREAS L SIDE OF ANY TFOR TREES IN ATER AT ROM CONTACT JOIUS. BURLAP AND OP 1/2 TO 2/3 DVF ALL ER TREE IS ALL TUINE, JUBBER APPLICABLE) RE APPLICABLE) N (THIS SIDE) H OF ROOT CXFILL HOLE SCARIEY BALL. ROOT RM,		UNDAD S A S A S A S A S A S A S A S A S A
		INESS PARK - 2-1 DN POINT JGS, 80915 , CO THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC.
		CLAREMONT BUSINESS PARK LOT 6 7756 GARY WATSON POINT 7756 GARY WATSON POINT COLORADO SPRINGS, 80915 EL PASO SPRINGS, 80915 EL PASO COUNTY, CO PREPARED FOR: PREPARED FOR: HAMMERS CONSTRUCTION HAMMERS CONSTRUCTION
E		JOB NUMBER 990-21
DOCUMENT NOT CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.	FOR CONSTRUCTION	REVISIONS  5-4-21 PER COUNTY COMMENTS  5-4-21 PER COUNTY COMMENTS  ORIGINAL DATE ORIGINAL DATE ORIGINAL DATE ORIGINAL DATE DESCRIPTION: DETAILS AND NOTES
FILE NO. PPR 21-016	NOT F	SHEET NO. L1.2



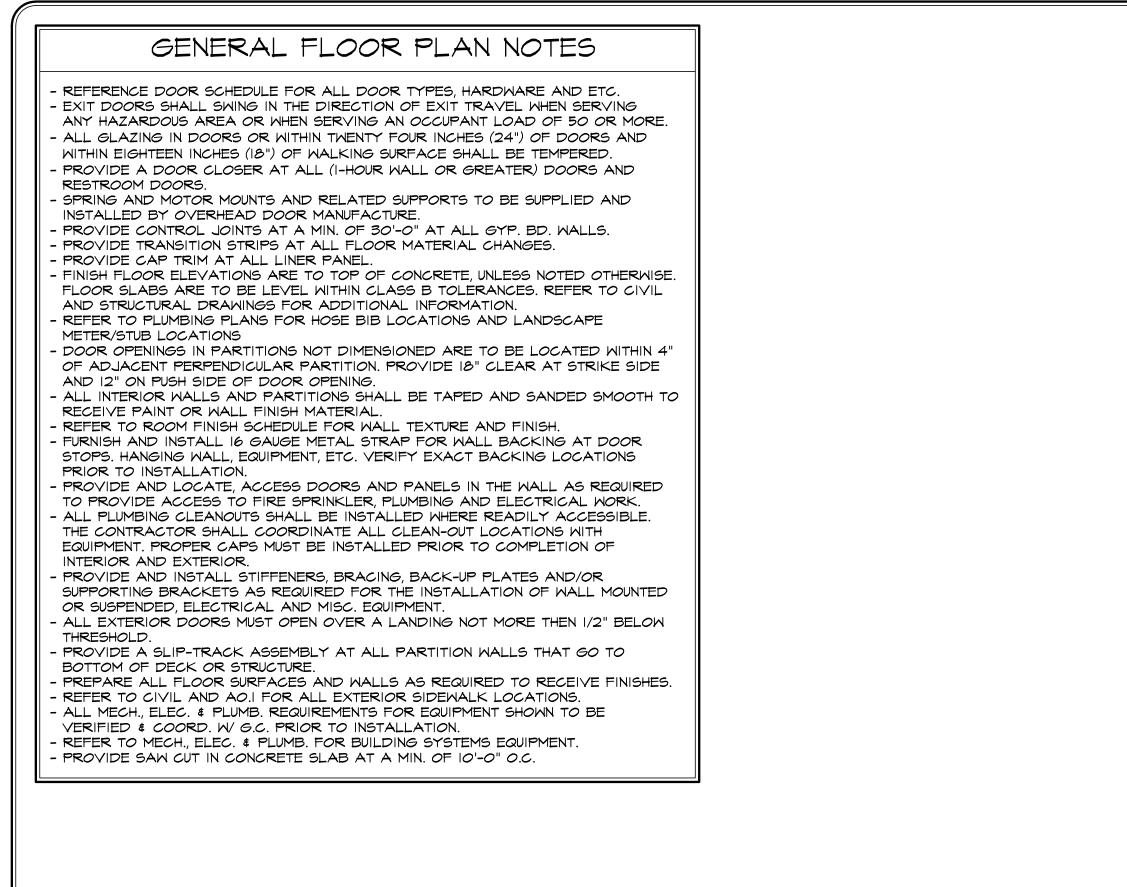
## HAMMERS CONSTRUCTION, INC

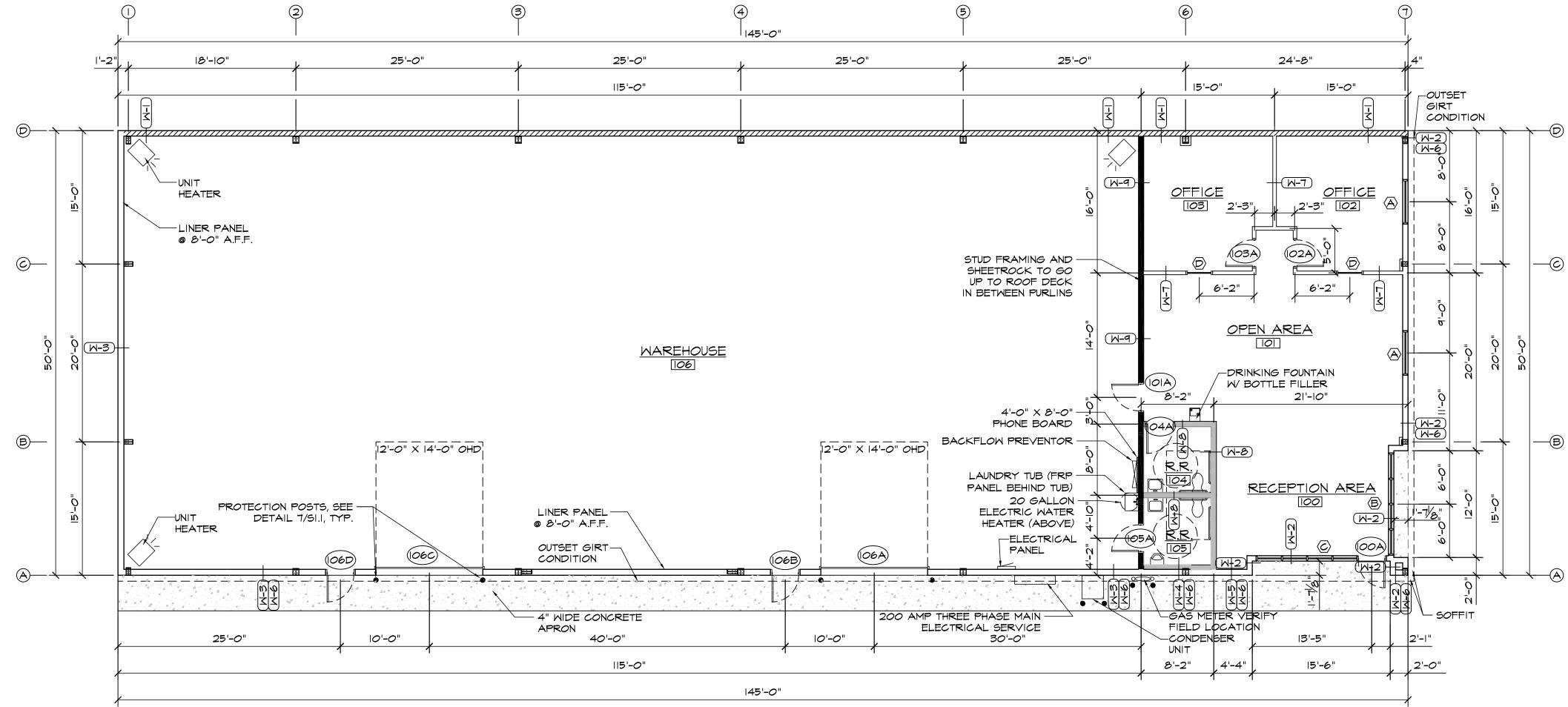
1411 Woolsey Heights. Colorado Springs, Colorado. 80915-5400 (719) 570-1599 | www.hammersconstruction.com Specializing in Design/Build

### Property Signs

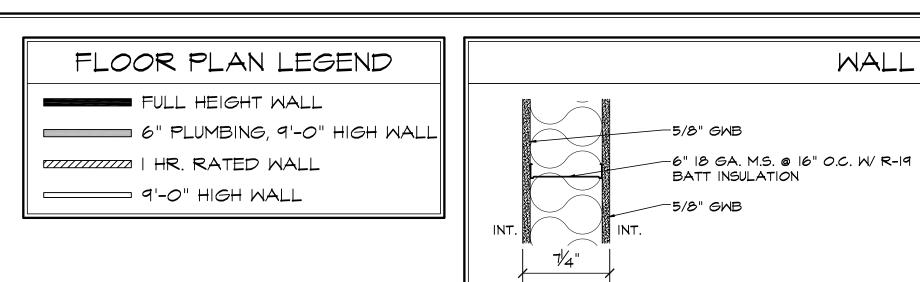
<u>Site:</u> Legal: Claremont Business Park 2, Fil No. 1 Lot 6 Address: 7756 Gary Watson Point Colorado Springs, CO 80915 Lot Size: 28,641 SF (0.66 Acres) Zoned – CS

No signs are being proposed on the site at this time. If the owner wishes to install signs in the future, a sign permit application will be submitted and will comply with updated sign regulations as amended at that time. No Master Sign Plan is needed at this time.



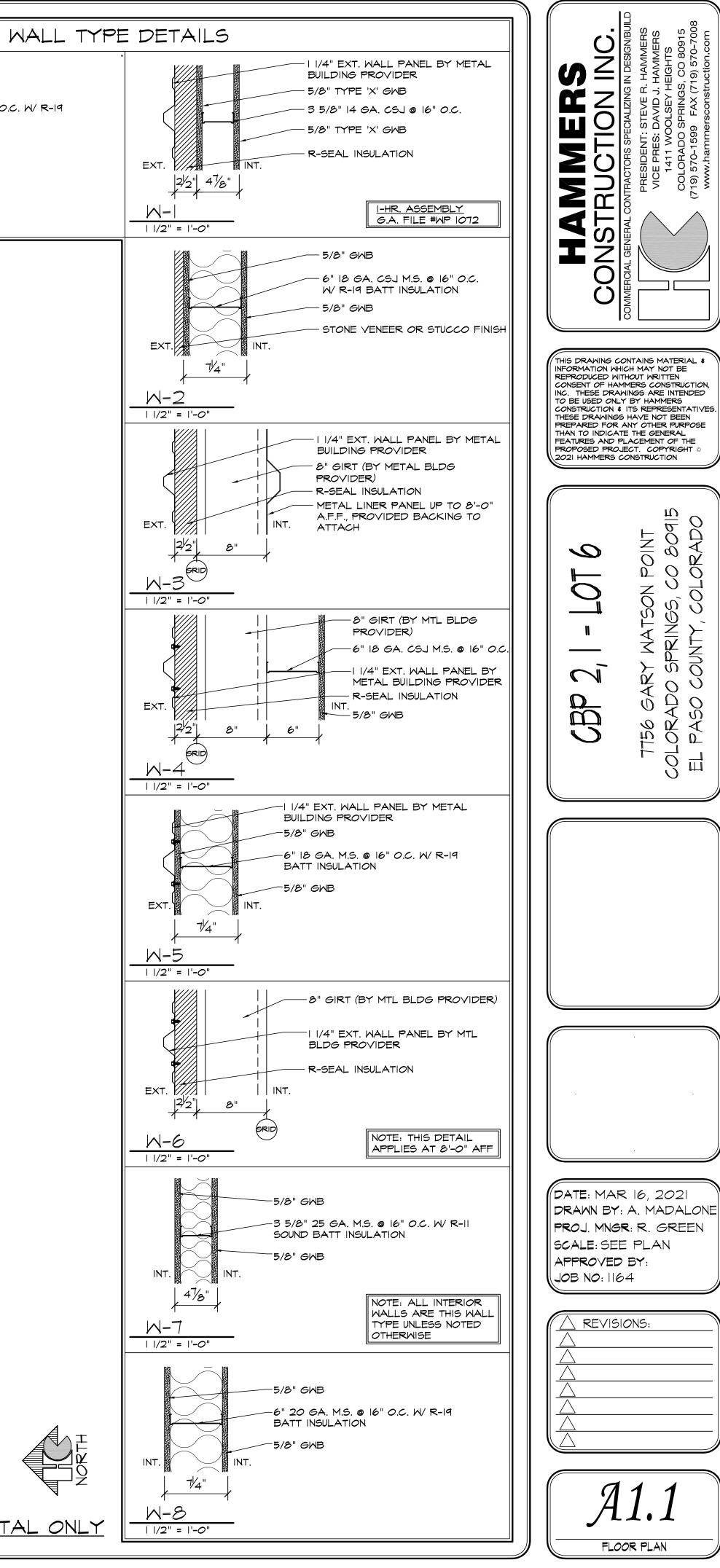


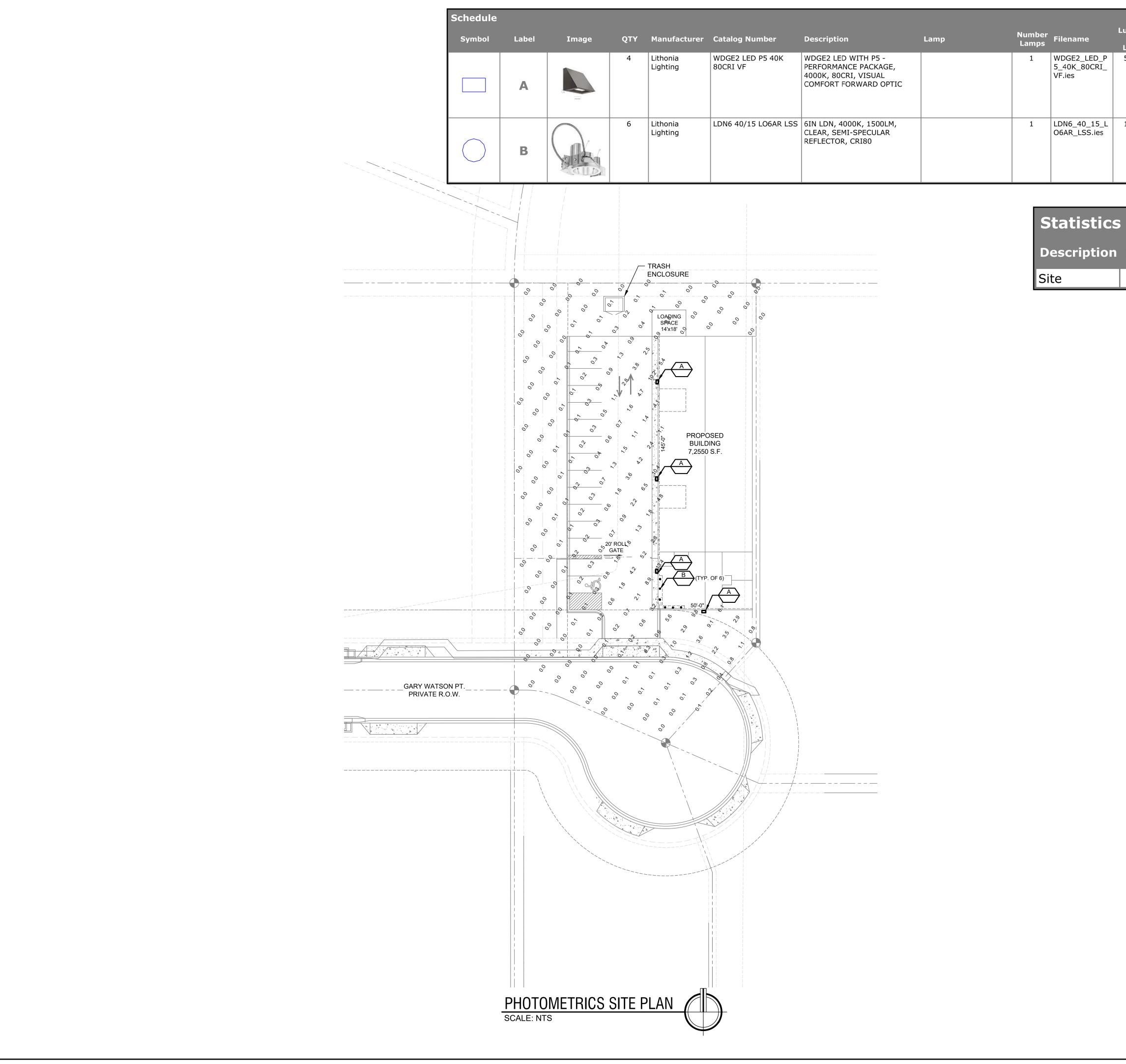




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pel	Image	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	Lumen Multiplie r	LLF	Wattage	Efficiency	Distribut ion Polar Plot Notes	5
		4	Lithonia Lighting	80CRI VF	WDGE2 LED WITH P5 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT FORWARD OPTIC			WDGE2_LED_P 5_40K_80CRI_ VF.ies	5996	1	0.92	48.44		TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G1 Max: 3163cd	
		6	Lithonia Lighting		6IN LDN, 4000K, 1500LM, CLEAR, SEMI-SPECULAR REFLECTOR, CRI80			LDN6_40_15_L O6AR_LSS.ies	1516	1	0.92	17.52		DIRECT, SC- 0=1.02, SC- 90=1.03 Max: 1573cd	

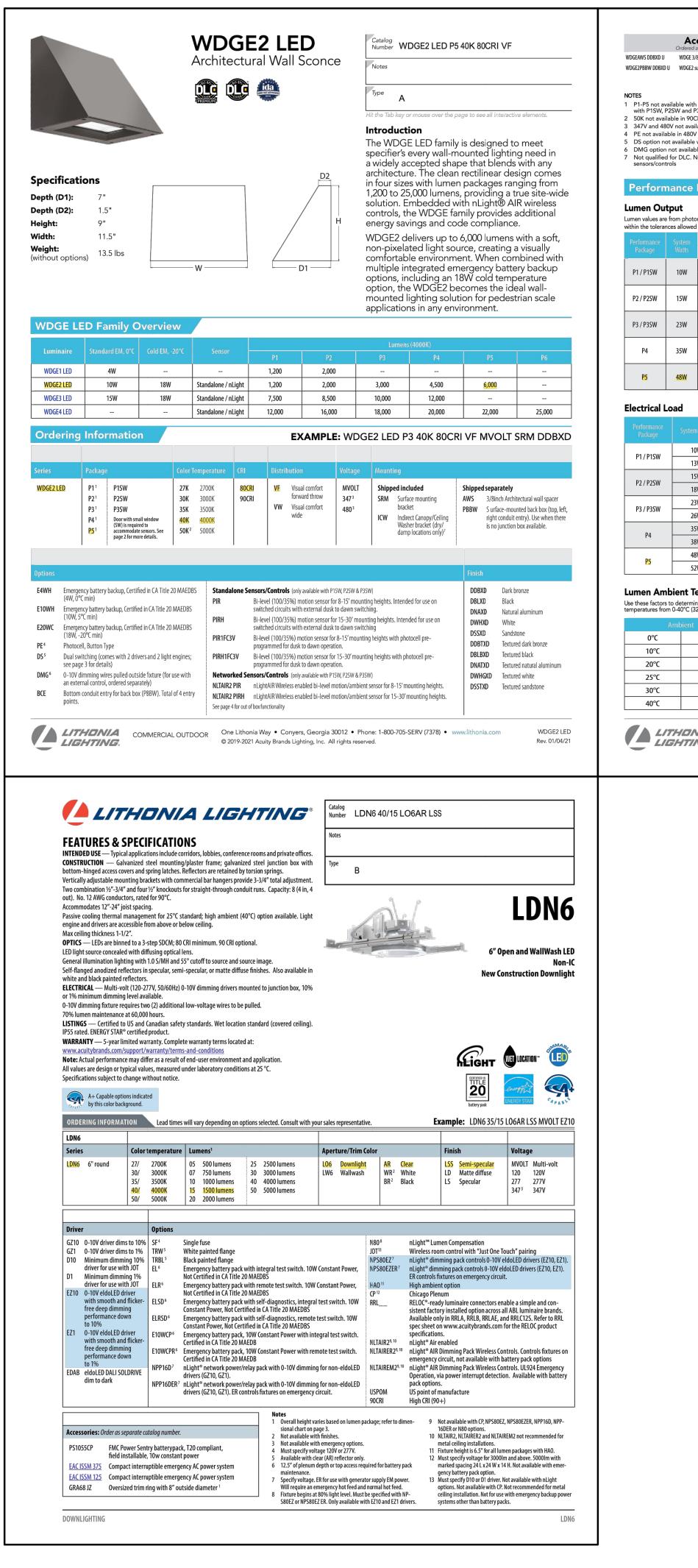
Description

Symbol	Avg	Max	Min	Max/Min	Avg/Min
+	0.9 fc	13.4 fc	0.0 fc	N/A	N/A

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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.									
CBP 2, 1 - LOT 6 PHOTOMETRICS 7756 GARY WATSON POINT COLORADO SPRINGS, CO 80915									
									DATE
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ISSUANCE: ISSUED FOR REVIEW									
CLIENT: HAMMERS CONSTRUCTION 1411 WOOLSEY HEIGHTS COLORADO SPRINGS, CO 80915									
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DATE: 05/06/21 1:27 PM BY: JERIKA PROU. FILE: P:\Hammers Construction\Grumpy Trumpsters Site\Grumpy Trumpster - Lot 6\Photometrics\Grumpy Trumpster - Lot 6 - Photometrics.dw



Accessories red and shipped separately. GE 3/Binch Architectural Wall Spacer (specify finish) GE2 surface-mounted back box (specify finish) SE2 surface-mounted back box (specify finish) with sensors/controls. Sensors/controls only available nd P3SW. 90CRI available with E4WH, E10WH, E20WC or DS. 80V or with sensors/controls ble with F4WH, E10WH, E20WC or sensors/controls. alable with sensors/controls C. Not available with emergency battery backup or EC Data	Image: Constraint of the sensor of the sense sensor of the sensor of the sensor of the sensor of	Image: Constraint of the system of the sy
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