

SITE DEVELOPMENT PLAN
8035 MERIDIAN PARK DRIVE
SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
TOWN OF PEYTON, COUNTY OF EL PASO, STATE OF COLORADO
DUNKIN' BENT GRASS

BENCHMARK

PROJECT BENCHMARK IS A DOUGLAS COUNTY CONTROL POINT LOCATED ON THE SOUTH SIDE OF HWY 86 JUST EAST OF PROJECT SITE.

NORTHING: 22842.29, EASTING: 19721.79

BENCHMARK IS 11.215" ALUMINUM DISC SET FLUSH TO THE GROUND. THE ELEVATION IS 1994.64 M (6544.09 US SURVEY FEET) BASED ON THE NAVD 88 DATUM.

BASIS OF BEARINGS

A PORTION OF THE SOUTH LINE OF THE NORTHEAST QUARTER SECTION 1, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN EL PASO COUNTY, COLORADO BEING MONUMENTED AT THE WEST END BY THE CENTER QUARTER CORNER OF SAID SECTION 1 BY A 2 3/4" ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKING PLS 28651 AND AT THE EAST END, AT THE NORTHWESTERLY CORNER OF LOT 1 FALCON RANCHETTES RECORDED IN PLAT BOOK V-2 AT PAGE 15, RECORDS OF EL PASO COUNTY, COLORADO. BY A YELLOW PLASTIC SURVEYORS CAP STAMPED "PLS 2372" AND IS ASSUMED TO BEAR S89°49'43", A DISTANCE OF 2,285.20 FEET.

LEGAL DESCRIPTION

PARCEL A:
LOT 1A, BENT GRASS EAST COMMERCIAL FILING NO 2A, COUNTY OF EL PASO, STATE OF COLORADO (RECEPTION NO. 214713554).

PARCEL B:
THOSE EASEMENT RIGHT CREATED BY RECIPROCAL ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT RECORDED JUNE 04, 2013 UNDER RECEPTION NO. 213072561 AND FIRST AMENDMENT TO RECIPROCLA ACCESS EASEMENT AND TEMPORARY CONSTRUCTION AND MAINTENANCE EASEMENT AGREEMENT RECORDED JULY 07, 2013 UNDER RECEPTION NO. 213098588.

CONSTRUCTION TIMELINE

APPROXIMATE CONSTRUCTION START DATE: SEPTEMBER 2022

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES THE DEVELOPMENT OF A NEW FAST FOOD RESTAURANT BUILDING, DRIVE-THRU, AND PARKING LOT. PROPOSED WORK INCLUDES DEMOLITION, GRADING, CONCRETE AND ASPHALT INSTALLATION, SANITARY SEWER INSTALLATION, WATER LATERAL INSTALLATION, FINAL GRADING, FINAL STABILIZATION, AND REMOVAL OF TEMPORARY CONTROL MEASURES.

ZONE DISTRICT INFORMATION

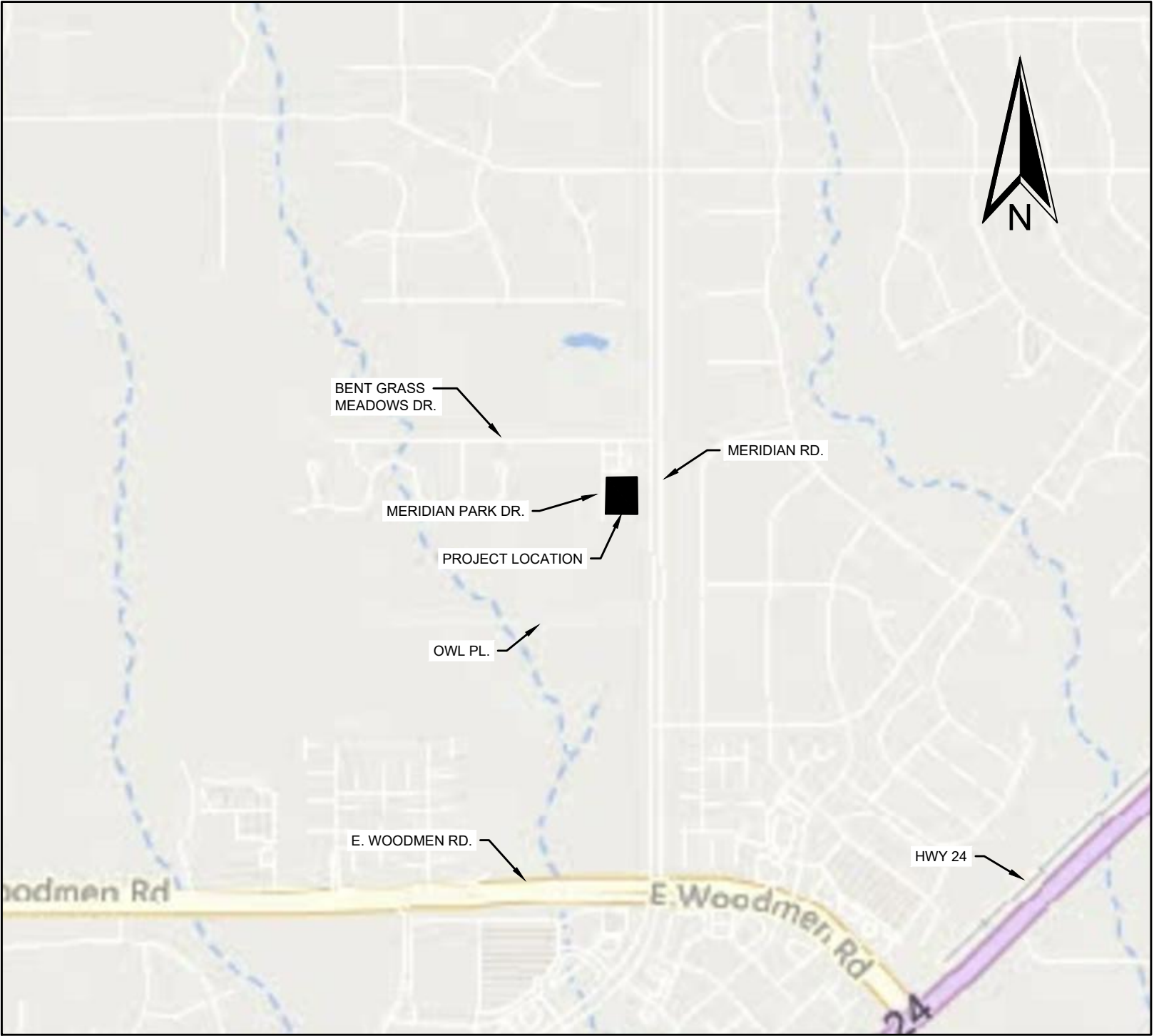
PROJECT ZONING: COMMERCIAL SERVICES (CS)

PROPERTY TAX SCHEDULE NUMBER

TAX SCHEDULE NUMBER: 5301104002

ADA NOTE

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 EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.



VICINITY MAP
NOT TO SCALE

PROJECT TEAM

PROPERTY OWNER
CD MERIDIAN & BENT GRASS LLC
106 S. KYRENE RD.
CHANDLER, AZ 85226
480-313-2724
BRIAN@DOUBLETREEEVENTURES.COM
ATTN: BRIAN ZUREK

CIVIL ENGINEER / APPLICANT
M&S CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., STE. 305
COLORADO SPRINGS, CO 80903
719-491-0818
VIRGILS@MSCIVIL.COM
ATTN: VIRGIL A. SANCHEZ, P.E.

ARCHITECT
ETHOS ARCHITECTURE GROUP
8025 W 25TH PL.
LAKEWOOD, CO 80214
303-815-0161
JOHN@ETHOS-ARCH-GROUP.COM
ATTN: JOHN SPONSELLER, NCARB

SURVEYOR
M&S CIVIL CONSULTANTS, INC.
212 N. WAHSATCH AVE., STE. 305
COLORADO SPRINGS, CO 80903
719-440-9596
VERN@MSCIVIL.COM
ATTN: VERN P. TAYLOR, P.L.S.

LANDSCAPE ARCHITECT
STACKLOT
5639 SOUTH CURTICE ST.
LITTLETON, CO 80120
303-883-2735
JUSTINHAY@STACKLOT.COM
ATTN: JUSTIN HAY

PHOTOMETRIC DESIGN
RG ENGINEERING CONSULTANTS
8811 HAMPDEN AVE., STE. 208
DENVER, CO 80231
303-355-5534
SOPHIA@RGEICINC.COM
ATTN: SOPHIA GISIN

ZONING COMPARISON TABLE		
TYPE	REQUIRED	PROVIDED
USE	COMMERCIAL SERVICES (CS)	COMMERCIAL SERVICES (CS)
LOT SIZE	63,480 SF	63,480 SF
BUILDING SETBACK	25 FT	17 FT
MINIMUM PARKING	20 SPACES	28 SPACES

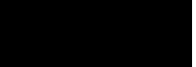
SITE UTILIZATION TABLE		
COVERAGE	EXISTING	PROPOSED
TOTAL LOT SIZE	63,480 SF	63,480 SF
BUILDING	0 SF	1,998 SF
PAVEMENT	0 SF	14,625 SF
% IMPERVIOUS	0%	26.2%
% OPEN SPACE / LANDSCAPING	100%	73.8%

LEGEND

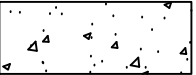
PROPOSED



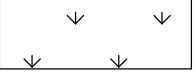
PARKING / WALKWAY STRIPING



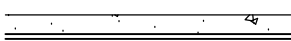
AC PAVEMENT



SIDEWALK



LANDSCAPING



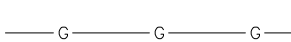
CURB AND GUTTER



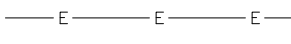
ADA ACCESSIBLE PATHWAY



SEWER LATERAL



GAS SERVICE LATERAL



ELECTRICAL SERVICE LATERAL



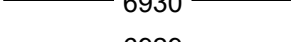
COMMUNICATIONS SERVICE LATERAL



GRADE BREAK



SILT FENCE



GRADING LIMITS

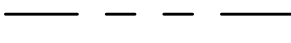


MAJOR CONTOUR

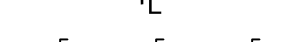


MINOR CONTOUR

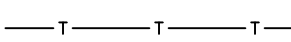
EXISTING



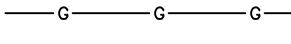
RIGHT-OF-WAY



PROPERTY LINE



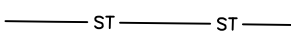
ELECTRICAL LINE



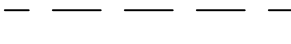
TELEPHONE LINE



GAS LINE



WATER LINE



SEWER LINE



STORM DRAIN



EXISTING MAJOR CONTOUR



EXISTING MINOR CONTOUR



SEWER MANHOLE



STORM MANHOLE



ELECTRICAL POLE



ELECTRICAL BOX



ELECTRICAL METER



COMMUNITY ANTENNA TELEVISION



SIGN POST

SHEET INDEX:

- 1 COVER SHEET
- 2 EXISTING CONDITIONS AND DEMOLITION PLAN
- 3 SITE AND HORIZONTAL CONTROL PLAN
- 4 GRADING AND DRAINAGE PLAN
- 5 PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
- 6 SITE DETAILS
- 7 UTILITY DETAILS
- 8 FINAL LANDSCAPE PLAN
- 9 LANDSCAPE DETAILS
- 10 PHOTOMETRIC PLAN
- 11 ARCHITECTURAL ELEVATIONS
- 12 ARCHITECTURAL ELEVATIONS

ABBREVIATIONS:

- AC ASPHALT CONCRETE
CS COMMERCIAL SERVICES
DWG DRAWING
(E) EXISTING
E EAST
EG EXISTING GRADE
FH FIRE HYDRANT
FL FLOW LINE
FG FINISHED GRADE
FS FINISHED SURFACE
FT FEET
HP HEIGHT POINT
INV INVERT
LIP LIP OF GUTTER
ME MATCH EXISTING
MAX MAXIMUM
MIN MINIMUM
(N) NEW
N NORTH
PSI POUNDS PER SQUARE INCH
PVC POLYVINYL CHLORIDE
RCP REINFORCED CONCRETE PIPE
ROW RIGHT OF WAY
SF SQUARE FEET
STD STANDARD
TC TOP OF CURB
TYP TYPICAL

FIRE FLOW DATA (UPDATE):

CODE USED FOR ANALYSIS: 2018 IFC WITH 2019 AMENDMENTS
OCCUPANCY GROUP(S): B
CONSTRUCTION TYPE(S): V-B
FIRE FLOW CALCULATION AREA: 2,000 SF

THIS BUILDING IS NOT PROTECTED WITH AN AUTOMATIC SPRINKLER SYSTEM.

PER IFC TABLE B105.1(2):
TOTAL REQUIRED FIRE FLOW = 1,500 GPM @ 20 PSI RESIDUAL PRESSURE
DURATION = 2 HOURS

PER IFC TABLE C102.1:
MINIMUM NUMBER OF HYDRANTS = 1 HYDRANT
AVERAGE SPACING BETWEEN HYDRANTS = 500 FEET
MAXIMUM DISTANCE FROM STREET FRONTAGE = 250 FEET

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

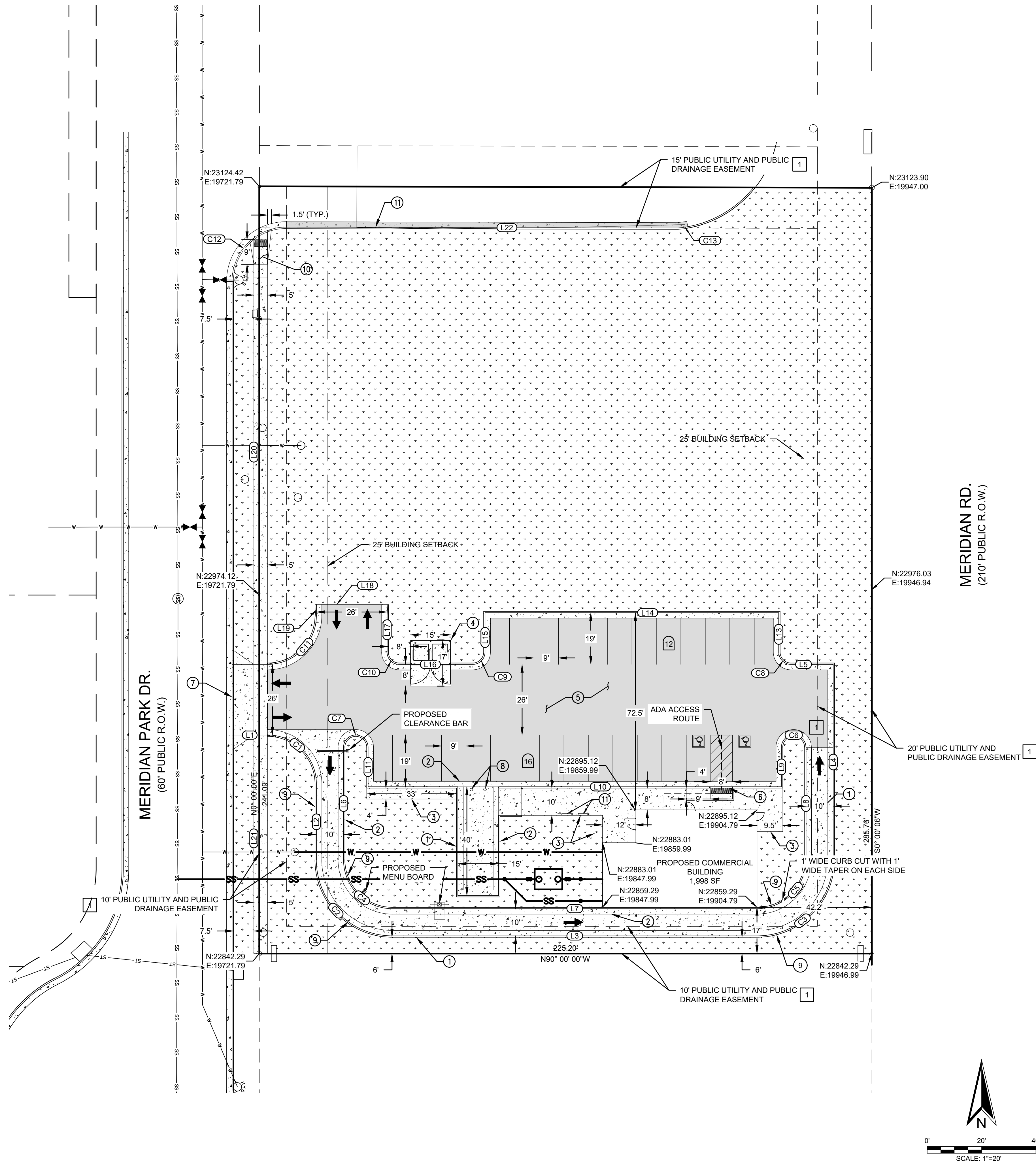
DATE

CITY FILE NO. PPR-22-027



212 N. WAHSATCH AVE., STE. 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

SHEET 1 OF 12



LEGEND

EXISTING		PROPOSED	
	RIGHT-OF-WAY		PARKING / WALKWAY STRIPING
	PROPERTY LINE		AC PAVEMENT
	ELECTRICAL LINE		SIDEWALK
	TELEPHONE LINE		LANDSCAPING
	GAS LINE		CURB AND GUTTER
	WATER LINE		ADA ACCESSIBLE PATHWAY
	SEWER LINE		SEWER LATERAL
	STORM DRAIN		WATER LATERAL
	SEWER MANHOLE		GAS SERVICE LATERAL
	STORM MANHOLE		ELECTRICAL SERVICE LATERAL
	ELECTRICAL POLE		COMMUNICATIONS SERVICE LATERAL
	ELECTRICAL BOX		BUILDING SETBACK
	ELECTRICAL METER		PROPOSED EASEMENT
	COMMUNITY ANTENNA TELEVISION		
	SIGN POST		

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	12.00	S90° 00' 00.00"E
L2	27.83	S0° 00' 00.00"W
L3	134.00	N90° 00' 00.00"E
L4	71.83	N0° 00' 00.00"E
L5	15.50	N89° 59' 59.98"W
L6	41.33	S0° 00' 00.00"W
L7	134.00	N90° 00' 00.00"E
L8	41.33	N0° 00' 00.00"E
L9	14.50	S0° 00' 00.00"W
L10	152.00	N90° 00' 00.00"W
L11	14.50	N0° 00' 00.00"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	14.50	N0° 00' 00.06"W
L14	108.00	S89° 59' 59.94"W
L15	14.50	S0° 00' 00.06"E
L16	27.00	S89° 59' 59.80"W
L17	17.50	N0° 00' 05.91"W
L18	26.00	N89° 59' 54.09"W
L19	4.00	S0° 00' 05.91"W
L20	147.15	N0° 00' 00.00"W
L21	80.33	S0° 00' 00.00"E

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	28.78	18.01	91.55
C2	43.98	28.00	90.00
C3	43.98	28.00	90.00
C4	28.27	18.00	90.00
C5	28.27	18.00	90.00
C6	14.14	4.50	180.00
C7	14.14	4.50	180.00
C8	7.07	4.50	90.00
C9	7.07	4.50	90.00
C10	7.07	4.50	90.00
C11	28.27	18.00	90.00
C12	31.46	20.00	90.13
C13	3.59	40.22	5.11

CONSTRUCTION NOTES

- INSTALL (N) 30" CURB & GUTTER ECP TYPE A (CATCH) PER COUNTY OF EL PASO STD PLAN SD_2-20 (SEE SHEET 7).
- INSTALL (N) 30" CURB & GUTTER ECP TYPE A (SPILL) PER COUNTY OF EL PASO STD PLAN SD_2-20 (SEE SHEET 7).
- INSTALL (N) CONC. SIDEWALK PER DETAIL (SEE SHEET 7).
- INSTALL (N) DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS.
- INSTALL (N) AC PAVEMENT.
- INSTALL (N) CURB RAMP PER COUNTY OF EL PASO STD PLAN SD_2-50 (SEE SHEET 7).
- INSTALL (N) CONC. DRIVEWAY PER COUNTY OF EL PASO STD. DETAIL SD_2-25 (SEE SHEET 7).
- INSTALL (N) REMOVABLE BOLLARD PER DETAIL (SEE SHEET 7).
- INSTALL (N) 34" CURB & GUTTER ECP TYPE D PER COUNTY OF EL PASO STD PLAN SD_2-20 (SEE SHEET 7).
- INSTALL (N) ADA PEDESTRIAN RAMP PER EL PASO COUNTY SDD_2-41. (SEE SHEET 7).
- INSTALL (N) BIKE RACK PER ARCHITECTURAL PLANS.

NOTES

- ALL CURB, GUTTER, PEDESTRIAN RAMPS, SIDEWALKS AND DRIVEWAYS POSING A SAFETY HAZARD, EXHIBITING EXCESSIVE DETERIORATION, DAMAGED, OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (CO). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW DIVISION (EDRD) INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE EDRD INSPECTOR CAN BE REACHED AT 719-385-5977.

EASEMENT DATA		
EASEMENT	USE	RECEPTION No.
1	DRAINAGE	214713554

SITE & HORIZONTAL CONTROL PLAN

DUNKIN' 8035 MERIDIAN PARK DRIVE
LOT 1A - BENT GRASS EAST COMMERCIAL FIL. NO. 2A
JOB NO. 70-110
DATE PREPARED: JUNE 2023
DATE REVISED:

CITY FILE NO. PPR-22-027

PARKING NOTES

PER COUNTY OF EL PASO LAND
DEVELOPMENT CODE TABLE 6-2

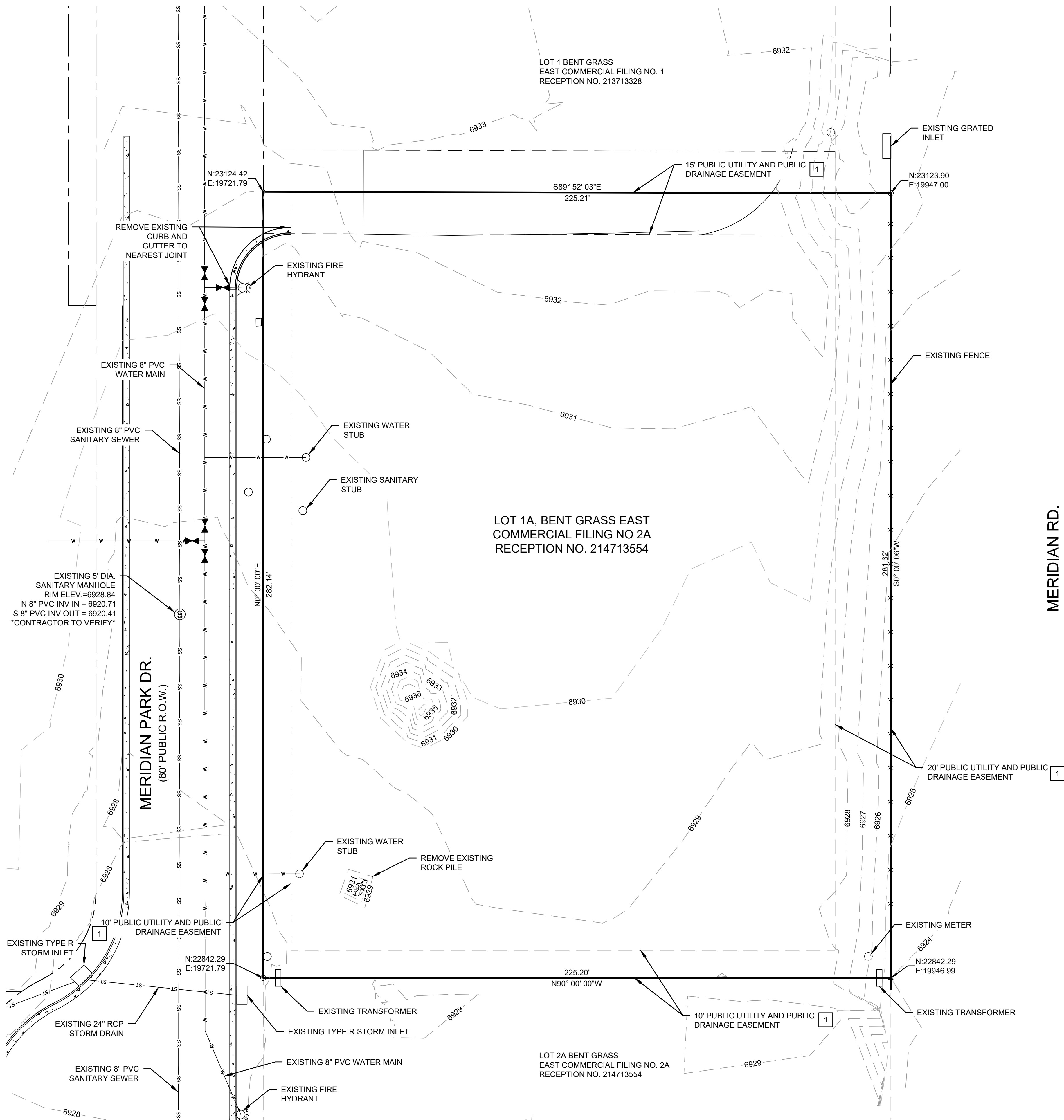
USE TYPE: FAST FOOD, FAMILY, HIGH
TURNOVER
BUILDING AREA: 1,998 SF
TOTAL PARKING STALLS REQUIRED: 20
TOTAL PARKING STALLS PROVIDED: 28

OF PARKING STALLS ☒



212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

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LEGEND EXISTING	
	RIGHT-OF-WAY
	PROPERTY LINE
	ELECTRICAL LINE
	TELEPHONE LINE
	GAS LINE
	WATER LINE
	SEWER LINE
	STORM DRAIN
	SEWER MANHOLE
	STORM MANHOLE
	ELECTRICAL POLE
	ELECTRICAL BOX
	ELECTRICAL METER
	COMMUNITY ANTENNA TELEVISION
	SIGN POST

- NOTES
- TOPOGRAPHIC SURVEY PERFORMED BY CLASSIC CONSULTING ON DECEMBER 10, 2021
 - OPEN TRENCH SHORING, DEWATERING, & TRAFFIC CONTROL SHALL BE PROVIDED BY CONTRACTOR
 - SERVICE OUTAGES SHALL BE COORDINATED WITH AND APPROVED BY THE COUNTY OF EL PASO IF REQUIRED PRIOR TO START OF WORK
 - ALL EXISTING UTILITIES SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO POT-HOLE AND FIELD VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES IN AREAS OF WORK PRIOR TO DEMOLITION AND CONSTRUCTION.
 - DEMOLITION, REMOVAL, OR RELOCATION OF EXISTING UTILITIES SHALL BE COORDINATED WITH THE UTILITY PROVIDER PRIOR TO THE START OF CONSTRUCTION.
 - FOR ALL DEMOLITION OF EXISTING CONCRETE, SAWCUT EXISTING CONCRETE AT NEAREST JOINT.

EASEMENT DATA		
EASEMENT	USE	RECEPTION NO.
1	DRAINAGE	214713554

EXISTING CONDITIONS AND DEMOLITION PLAN

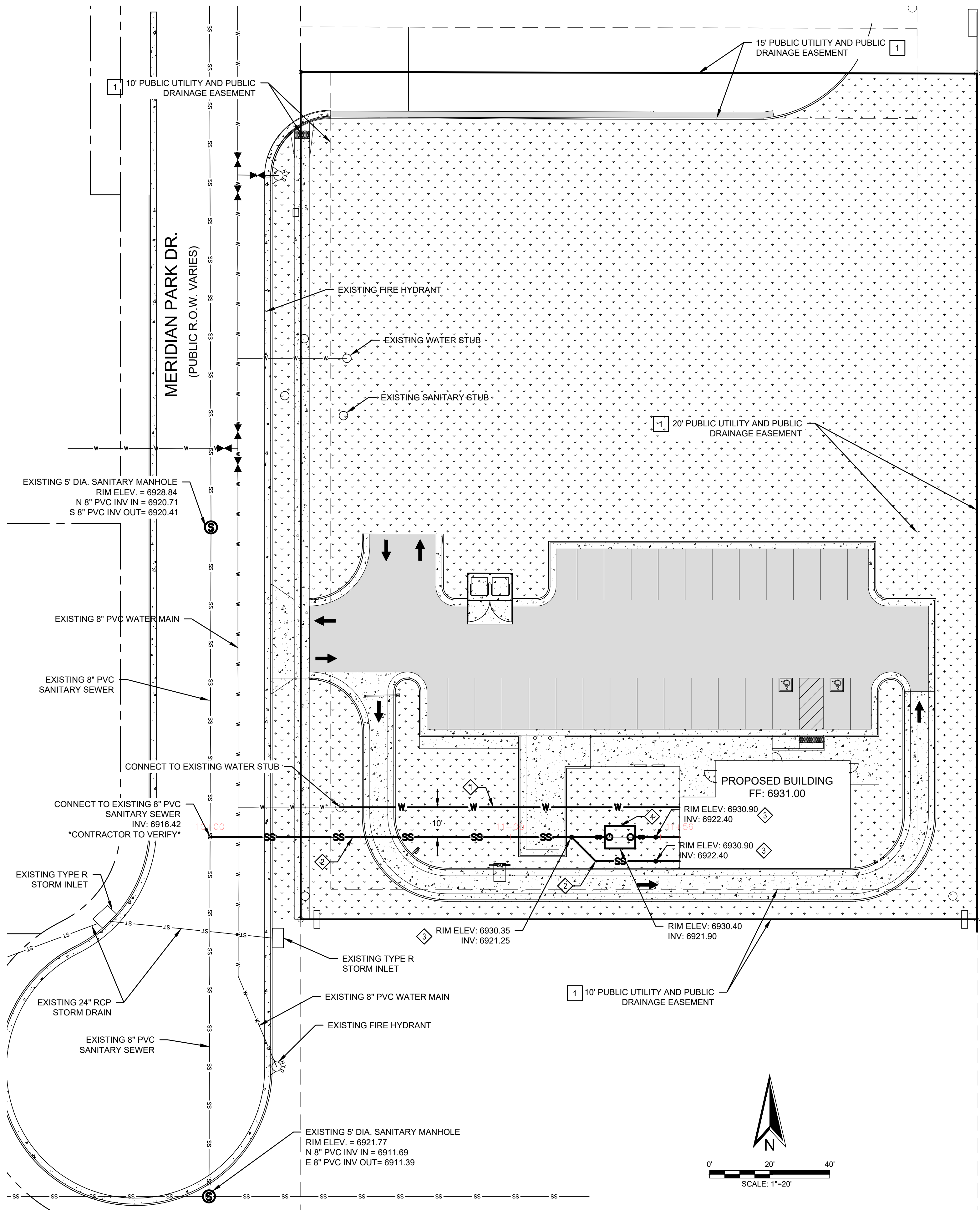
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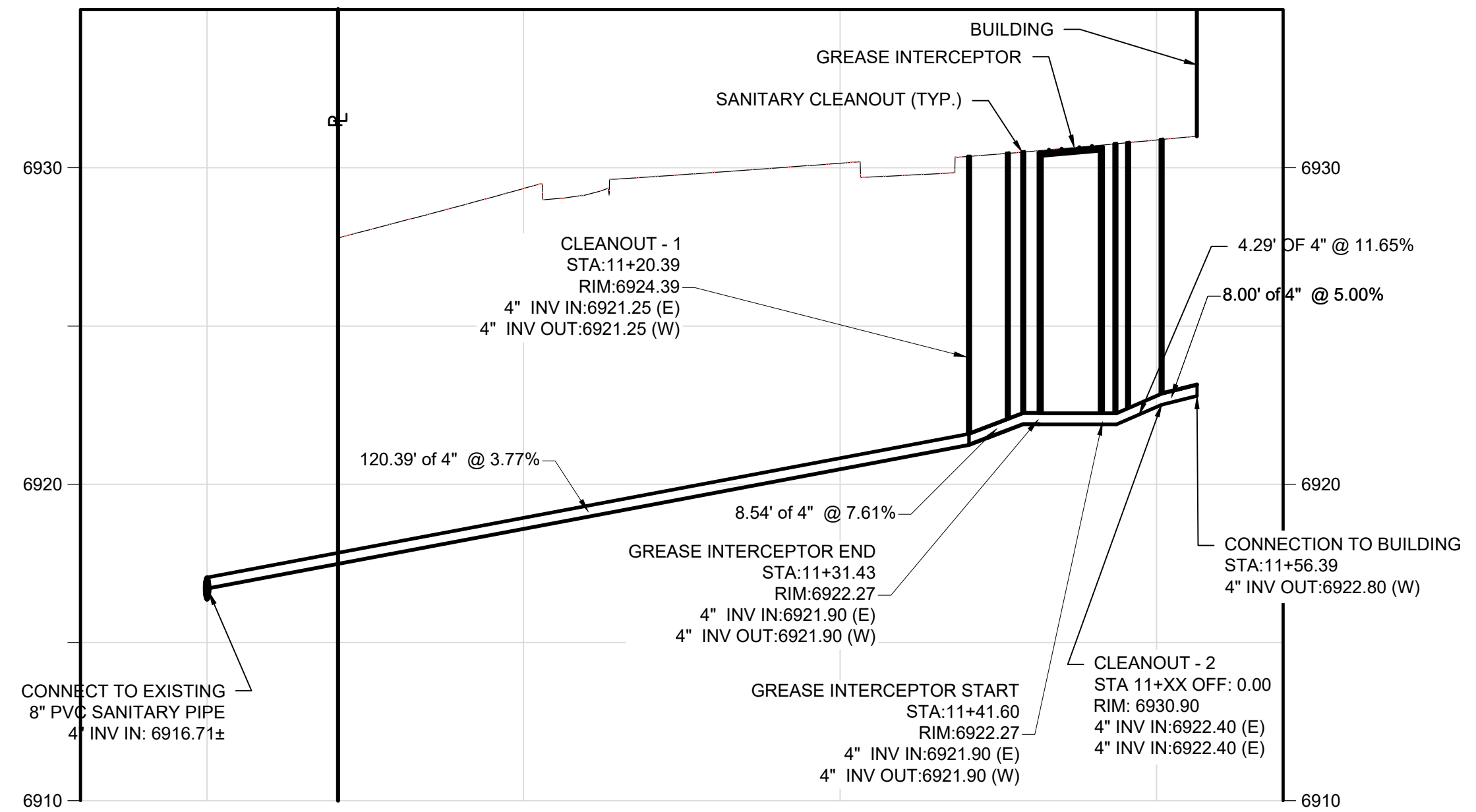
212 N. WAHSATCH AVE., STE 305
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MERIDIAN RD.
(210' PUBLIC R.O.W.)

SANITARY LATERAL PROFILE



LEGEND

EXISTING	PROPOSED
— — — — —	RIGHT-OF-WAY
— — — — —	PROPERTY LINE
— — — — —	ELECTRICAL LINE
— — — — —	TELEPHONE LINE
— — — — —	GAS LINE
— — — — —	WATER LINE
— — — — —	SEWER LINE
— — — — —	STORM DRAIN
— — — — —	EXISTING MAJOR CONTOUR
— — — — —	EXISTING MINOR CONTOUR
— — — — —	SEWER MANHOLE
— — — — —	STORM MANHOLE
— — — — —	ELECTRICAL POLE
— — — — —	ELECTRICAL BOX
— — — — —	ELECTRICAL METER
— — — — —	COMMUNITY ANTENNA TELEVISION
— — — — —	SIGN POST
— — — — —	PARKING / WALKWAY STRIPING
— — — — —	AC PAVEMENT
— — — — —	SIDEWALK
— — — — —	LANDSCAPING
— — — — —	CURB AND GUTTER
— — — — —	ADA ACCESSIBLE PATHWAY
— — — — —	SEWER LATERAL
— — — — —	WATER LATERAL
— — — — —	GAS SERVICE LATERAL
— — — — —	ELECTRIC SERVICE
— — — — —	TELECOMMUNICATION SERVICE
— — — — —	GRADE BREAK
— — — — —	GRADING LIMITS
— — — — —	MAJOR CONTOUR
— — — — —	MINOR CONTOUR

UTILITY NOTES

- INSTALL (N) 1-INCH TYPE-K COPPER WATER SERVICE PER WOODMEN HILLS METROPOLITAN DISTRICT W-36 (SEE SHEET 9).
- INSTALL (N) 4" PVC SANITARY SEWER SERVICE PER WOODMEN HILLS METROPOLITAN DISCRICT DETAIL W-14 (SEE SHEET 9).
- INSTALL (N) SEWER CLEANOUT PER WOODMEN HILLS METROPOLITAN DISTRICT WW-3 (SEE SHEET 9).
- INSTALL (N) GREASE INTERCEPTOR PER WOODMEN HILLS METROPOLITAN DISTRICT DETAIL WW-12 (SEE SHEET 9).
- INSTALL (N) UTILITY TRENCH PER WOODMEN HILLS METROPOLITAN DISCRICT DETAIL W-14 (SEE SHEET 9).
- CONNECT TO EXISTING SANITARY MAIN.

UTILITIES NOTES

- ALL PROPOSED EASEMENT MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
- THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 5 FEET.
- ALL UTILITIES BASED ON APPROVED PLANS FOR BENT GRASS EAST COMMERCIAL DEVELOPMENTS. CONTRACTOR TO CONFIRM AND VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION.

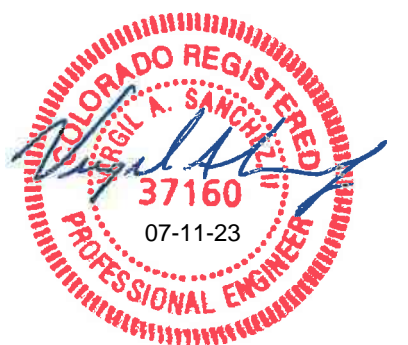
EASEMENT DATA

EASEMENT	USE	RECEPTION No.
1	DRAINAGE	214713554

UTILITY PLAN

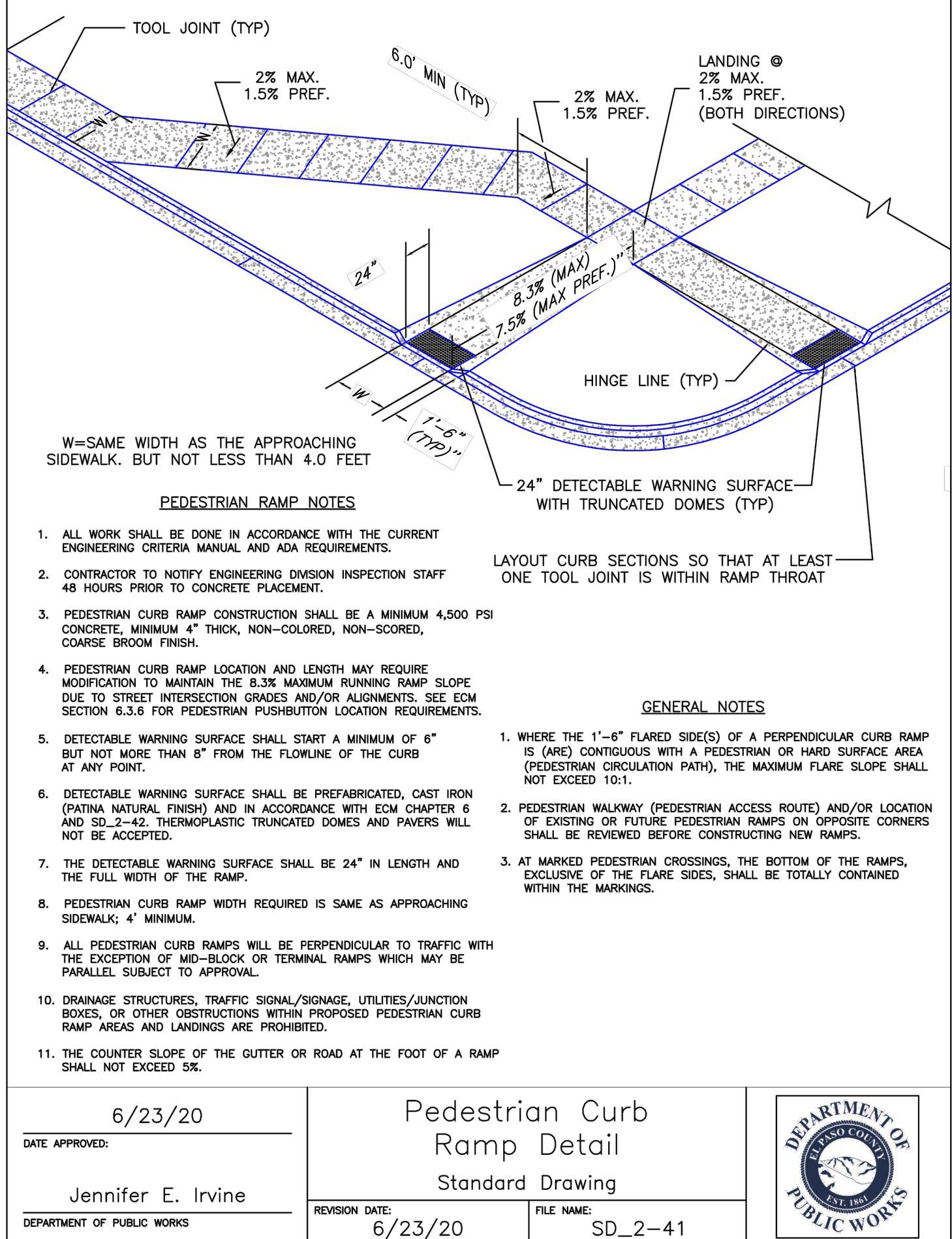
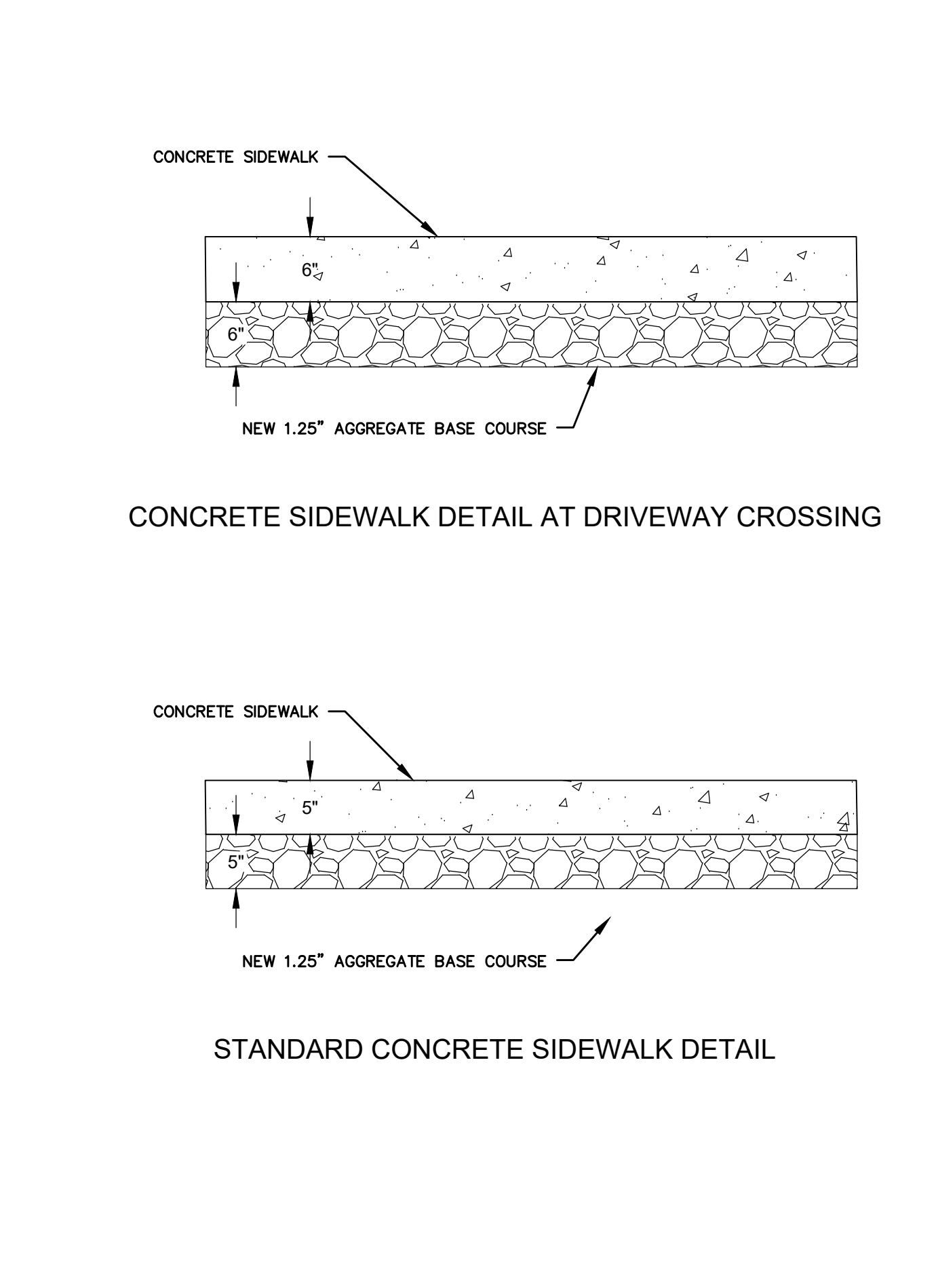
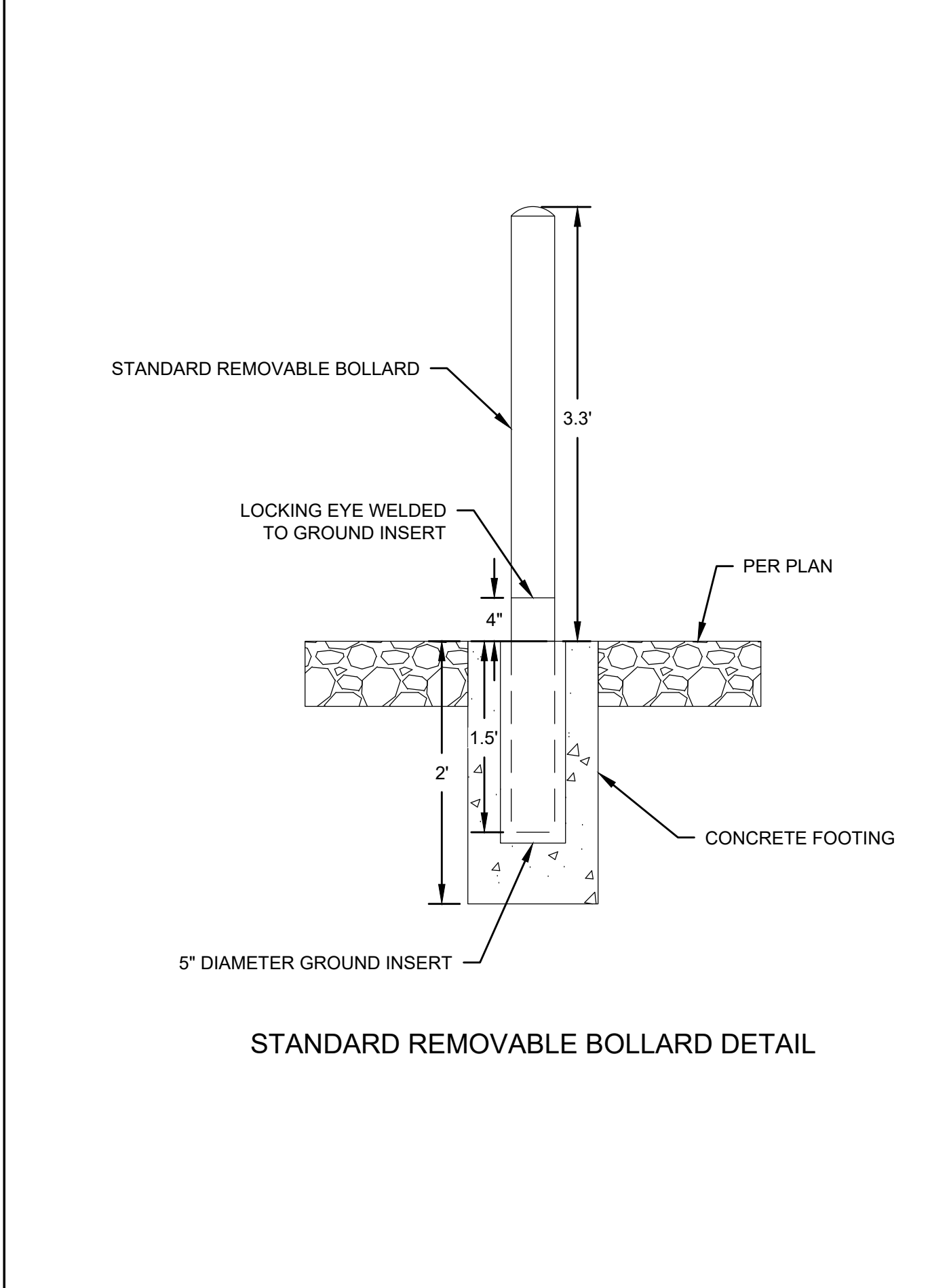
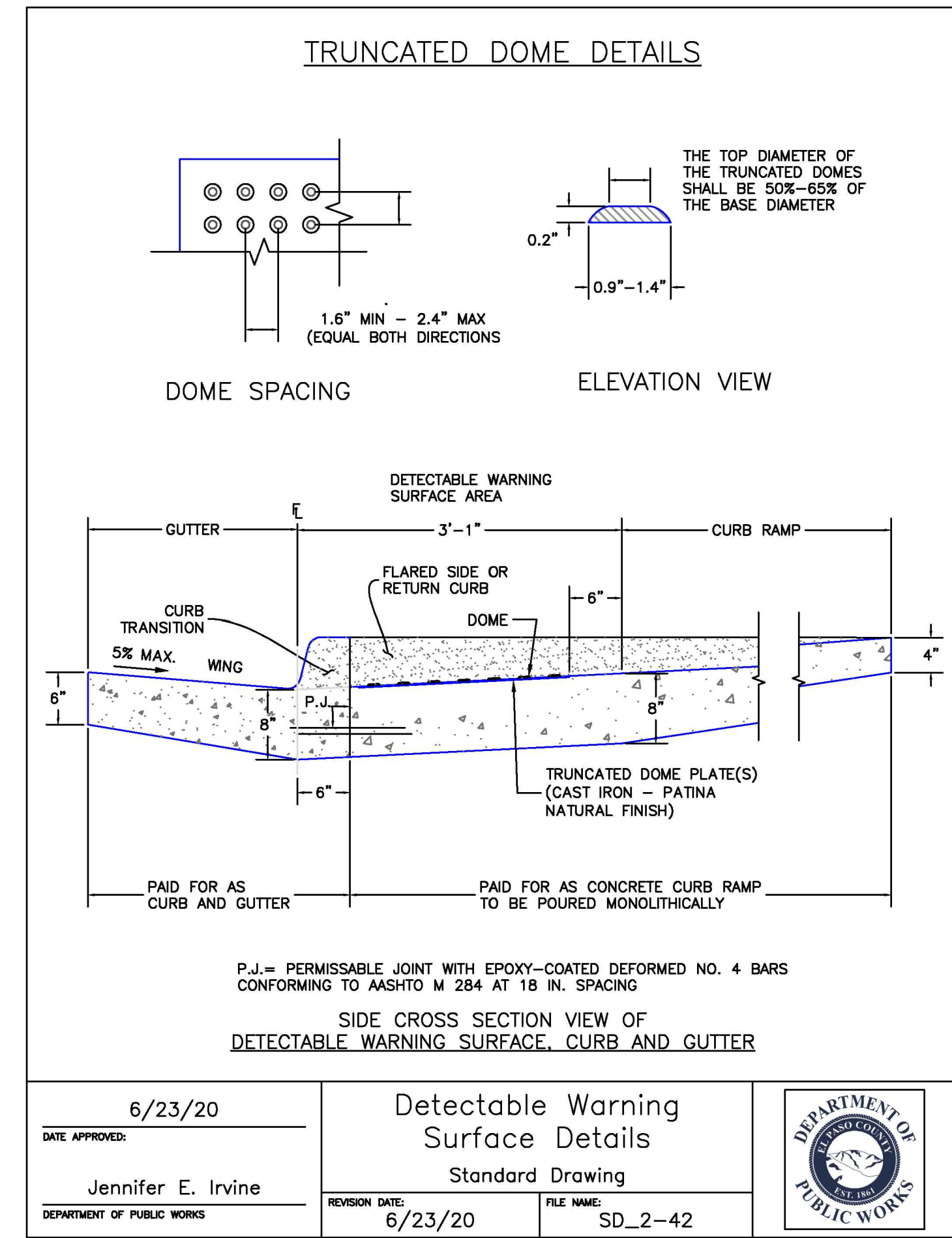
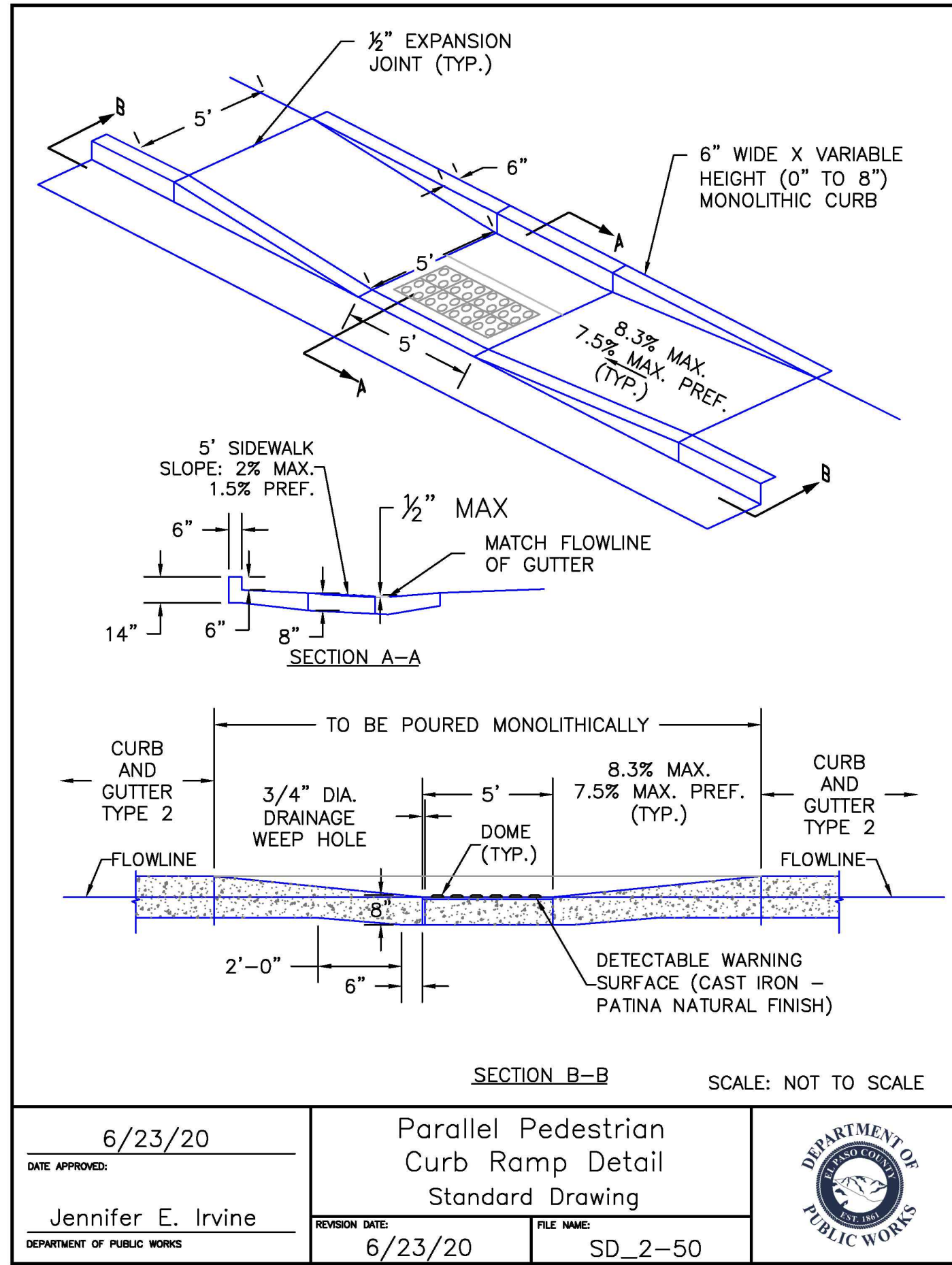
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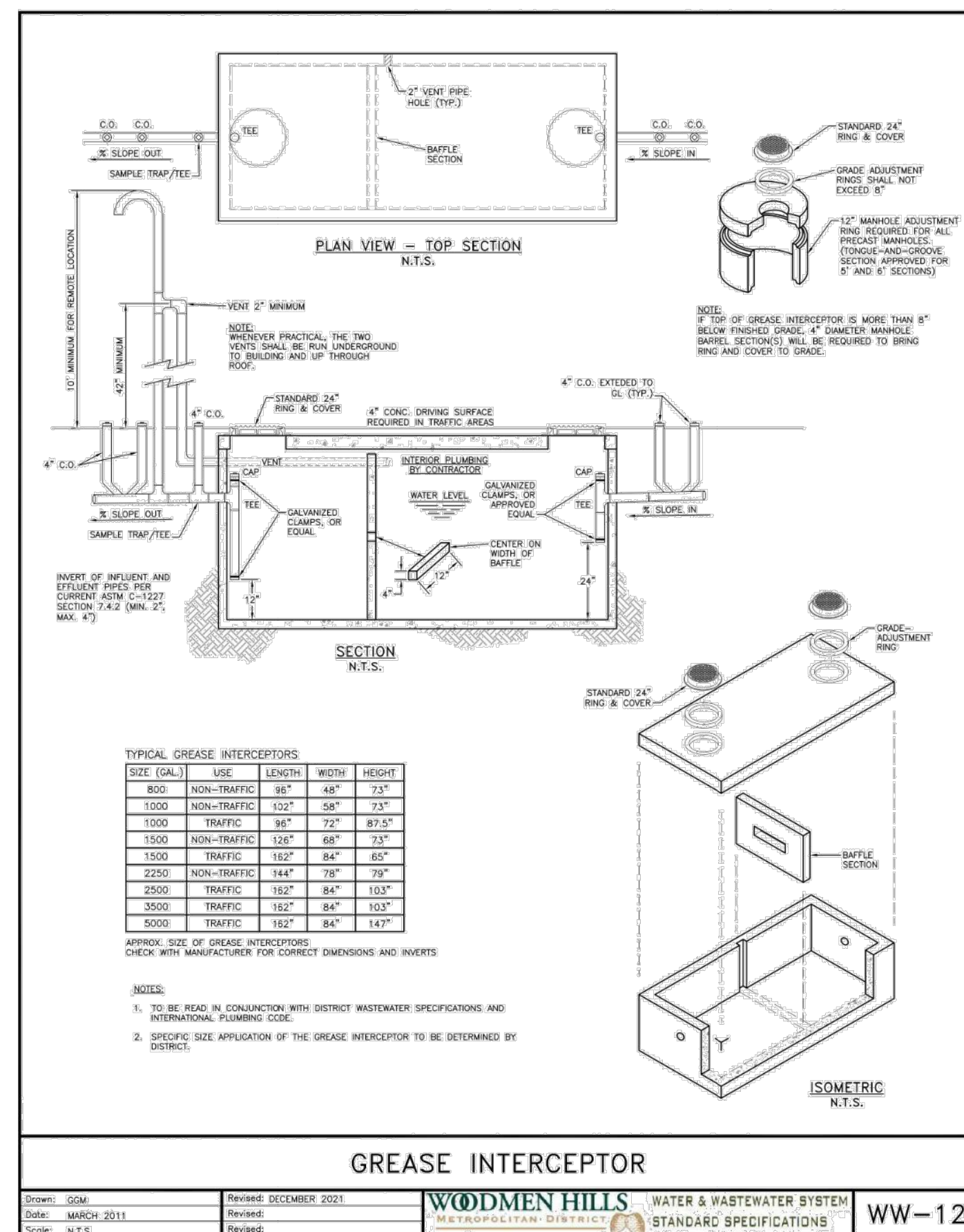
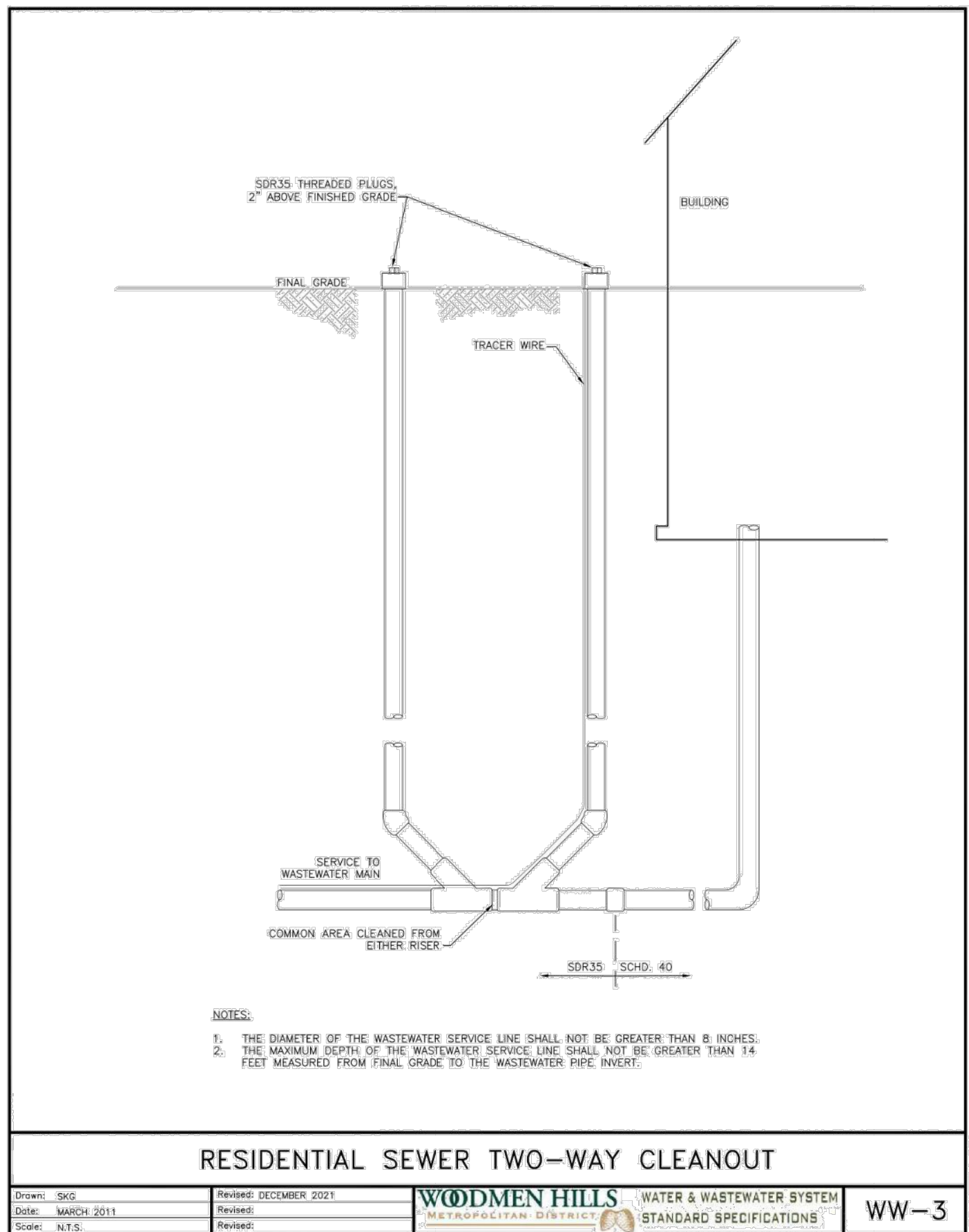
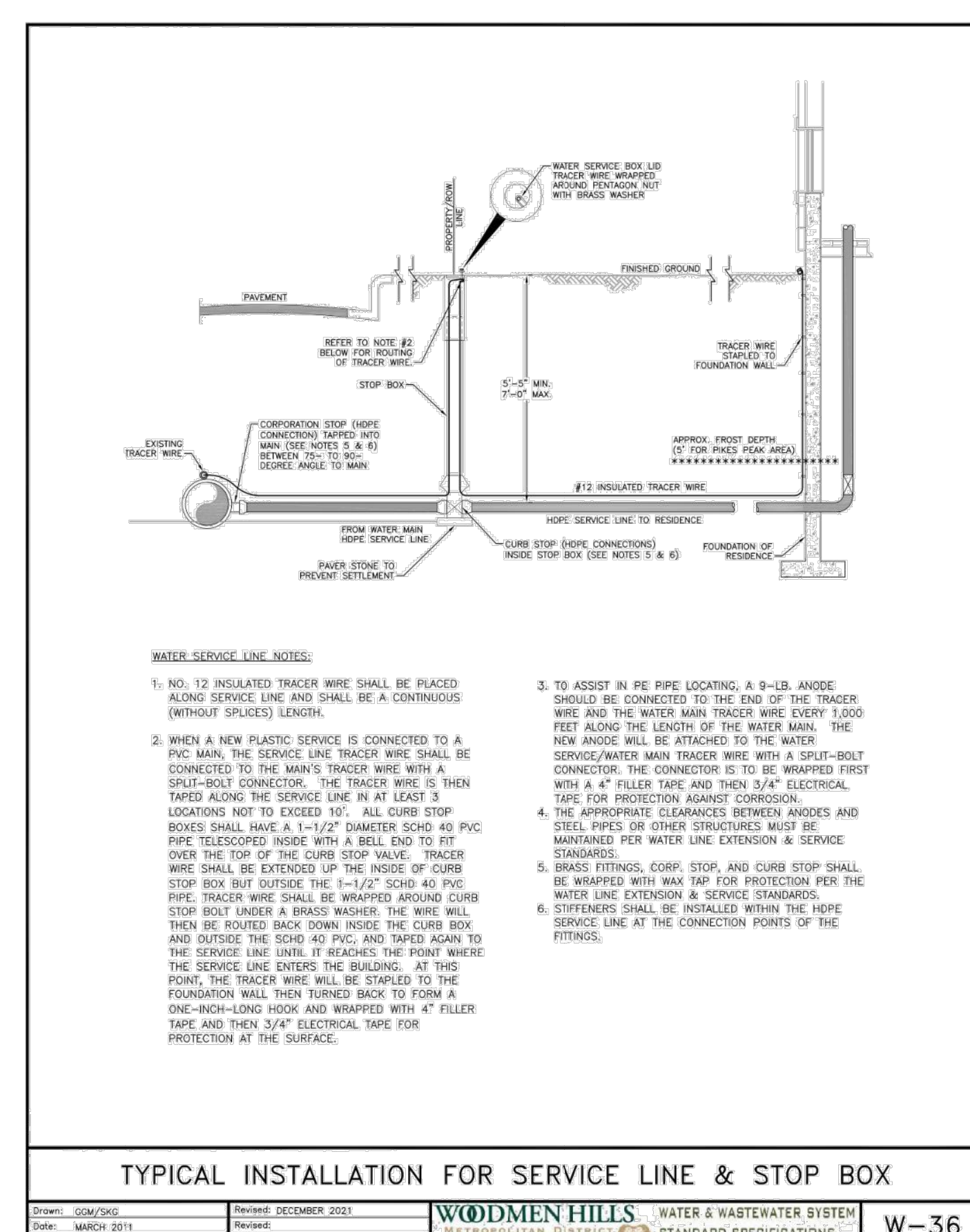
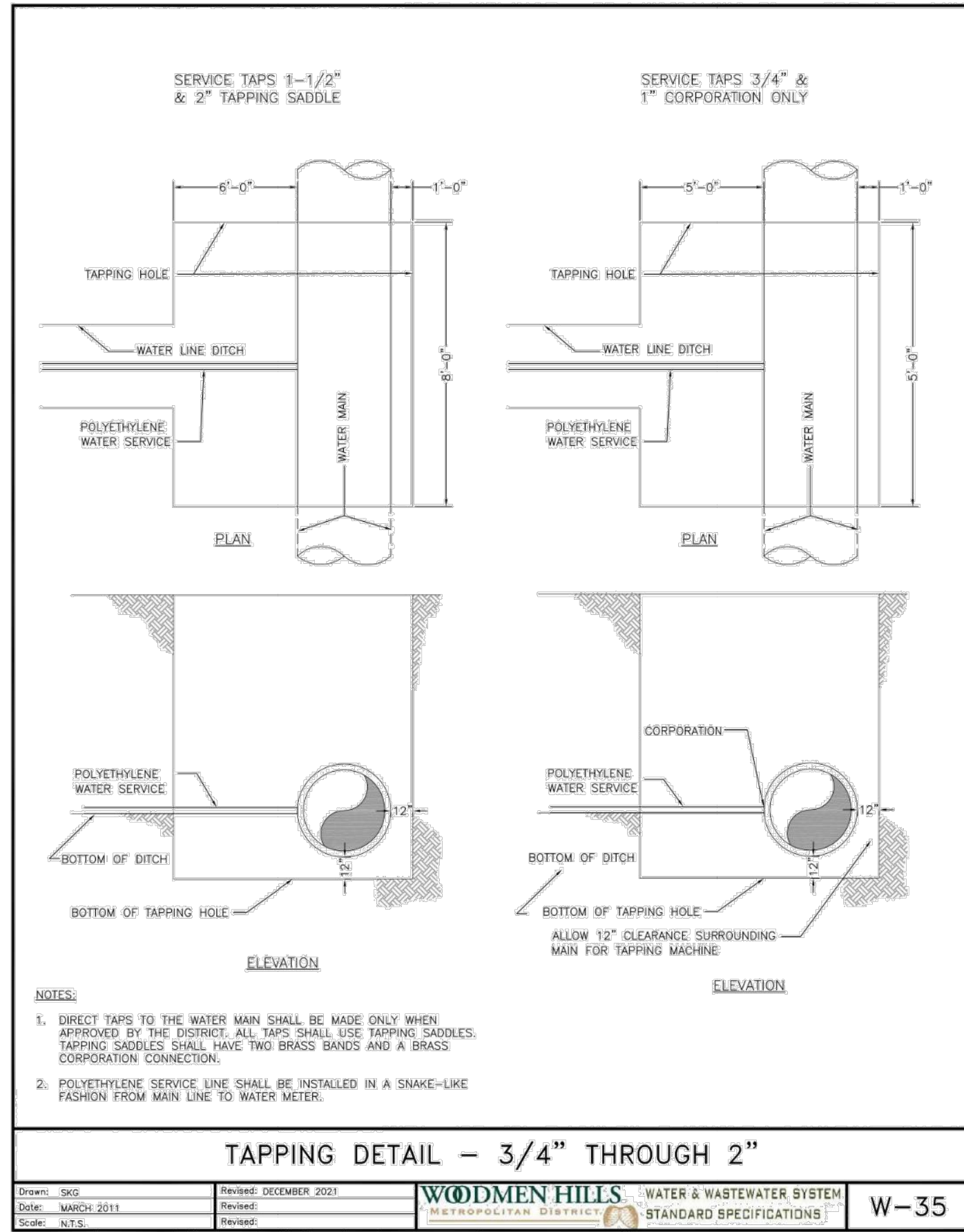
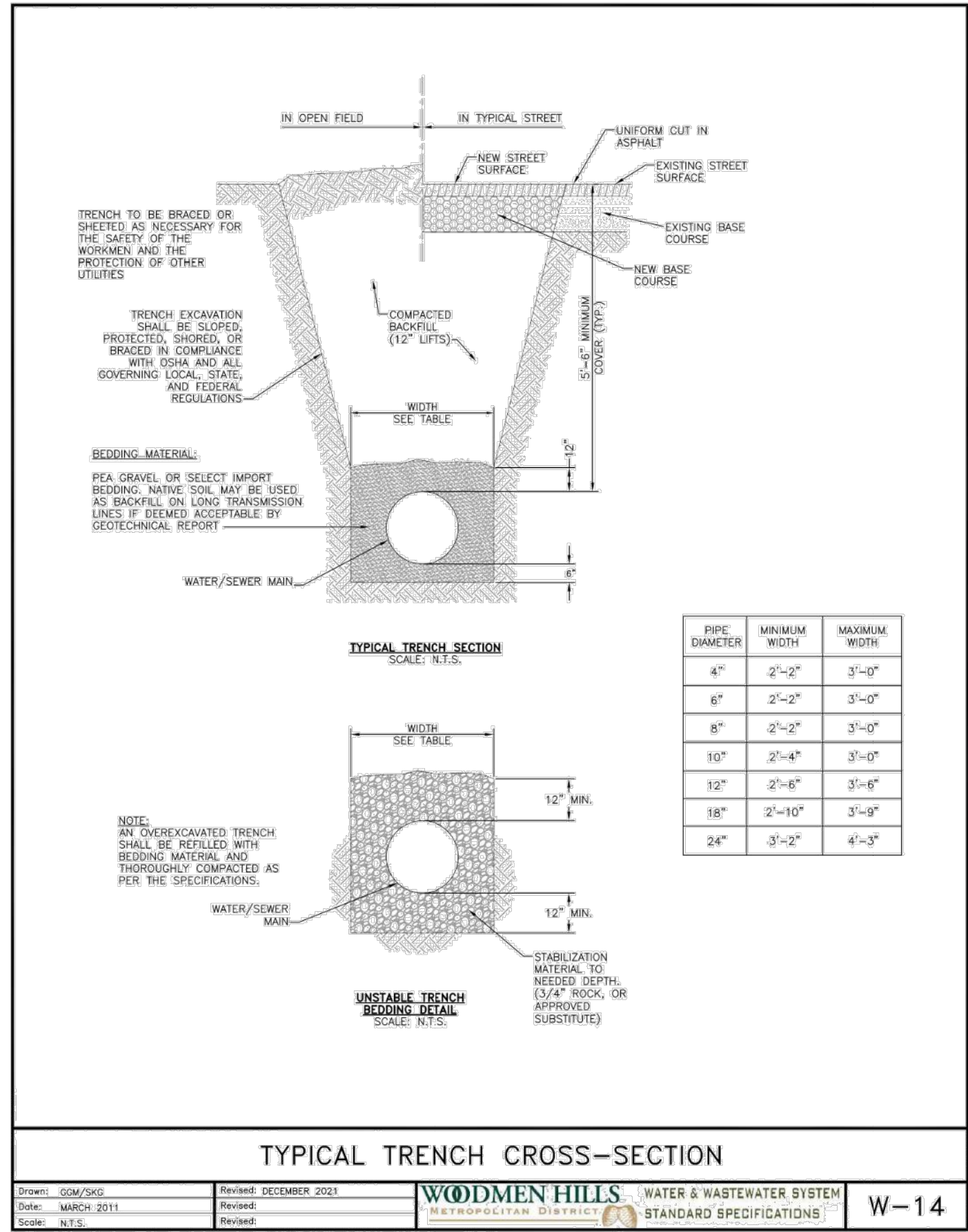
CITY FILE NO. PPR-22-027



212 N. WAHSATCH AVE., STE. 305
COLORADO SPRINGS, CO 80903
PHONE: 719.955.5485

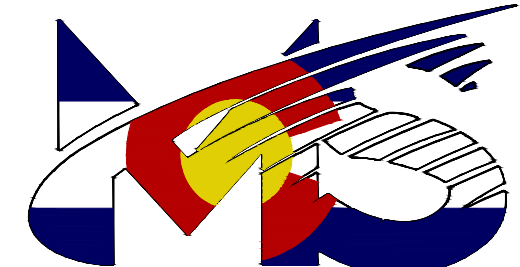
SHEET 5 OF 12





SITE DETAILS

DUNKIN' 8035 MERIDIAN PARK DRIVE
LOT 1A - BENT GRASS EAST COMMERCIAL FIL. NO. 2A
JOB NO. 70-110
DATE PREPARED: JUNE 2023
DATE REVISED:



212 N. WAHSATCH AVE., STE 305
COLORADO SPRINGS, CO 80903
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PLANT MATERIAL SCHEDULE:

LEGEND

GENERAL PLANTING NOTES:

1. PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
5. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
6. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
7. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR ANY DAMAGE CAUSED TO UTILITIES.
8. FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
9. ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD (1/3) OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
10. AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
11. PLANT SPECIFIED GROUND COVERS WITHIN ONE FOOT OF TRUNK OF TREES AND SHRUBS PLANTED WITHIN THE AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR WITH PROPER SPACING BETWEEN PLANTS.
12. COMMERCIAL GRADE 3/16 INCH BY 4" POWDER COATED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
13. LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE CONTRACTOR A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
15. PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
16. PLANTING BEDS RECEIVING MULCH MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
17. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
18. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC UNDERGROUD IRRIGATION SYSTEM. WITH SEPARATE ZONES FOR TURF AND SHRUBS / TREES / GROUNDCOVER.
20. IF TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPE/SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED VIA THE SITE INSPECTION BY STAFF, MADE PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.

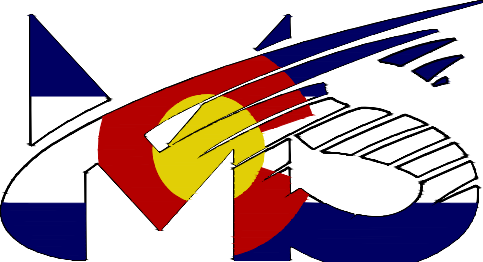
IRRIGATION NOTE

AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT AND BEFORE ANY IRRIGATION CONSTRUCTION.

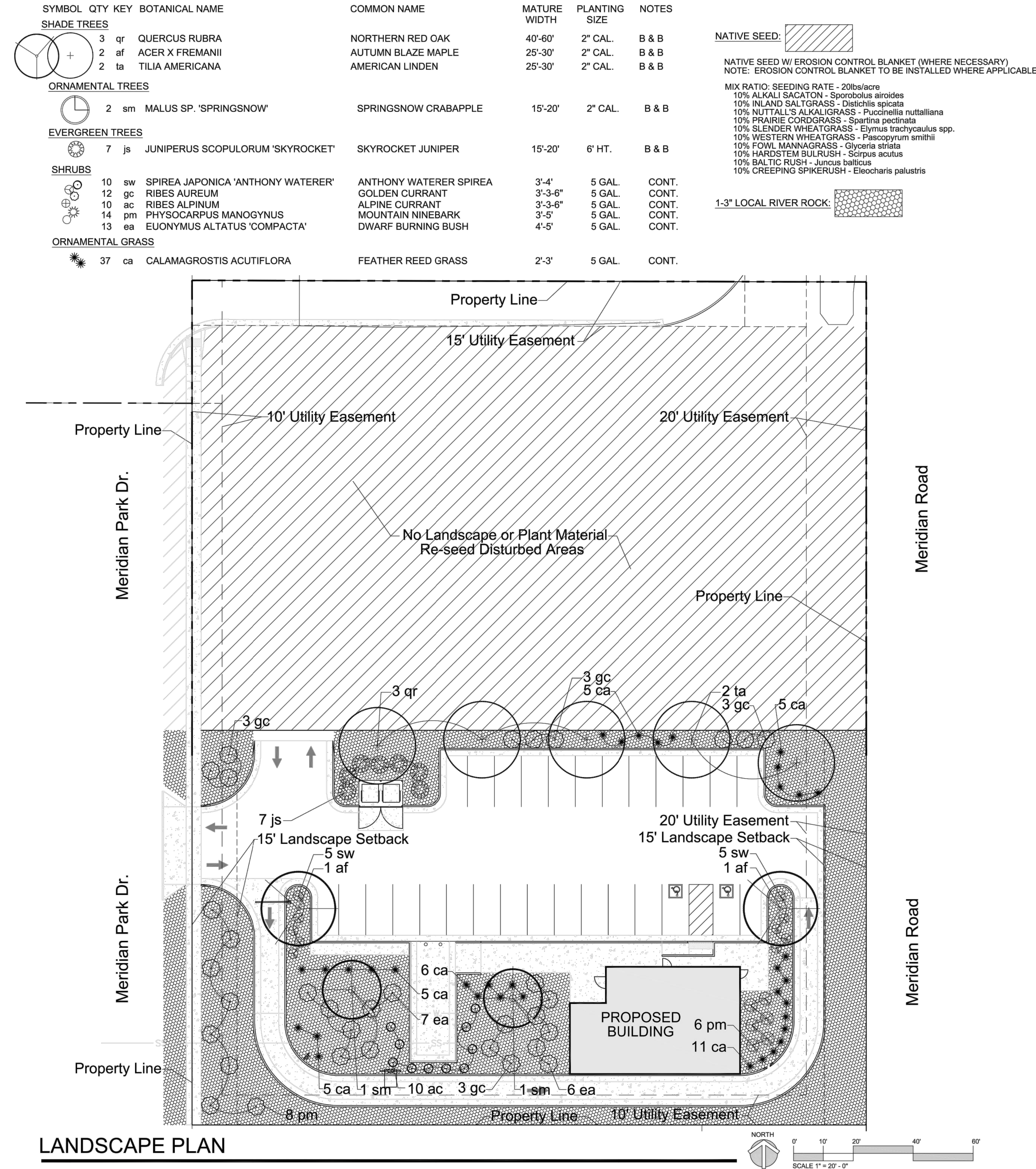
FINAL LANDSCAPE PLAN

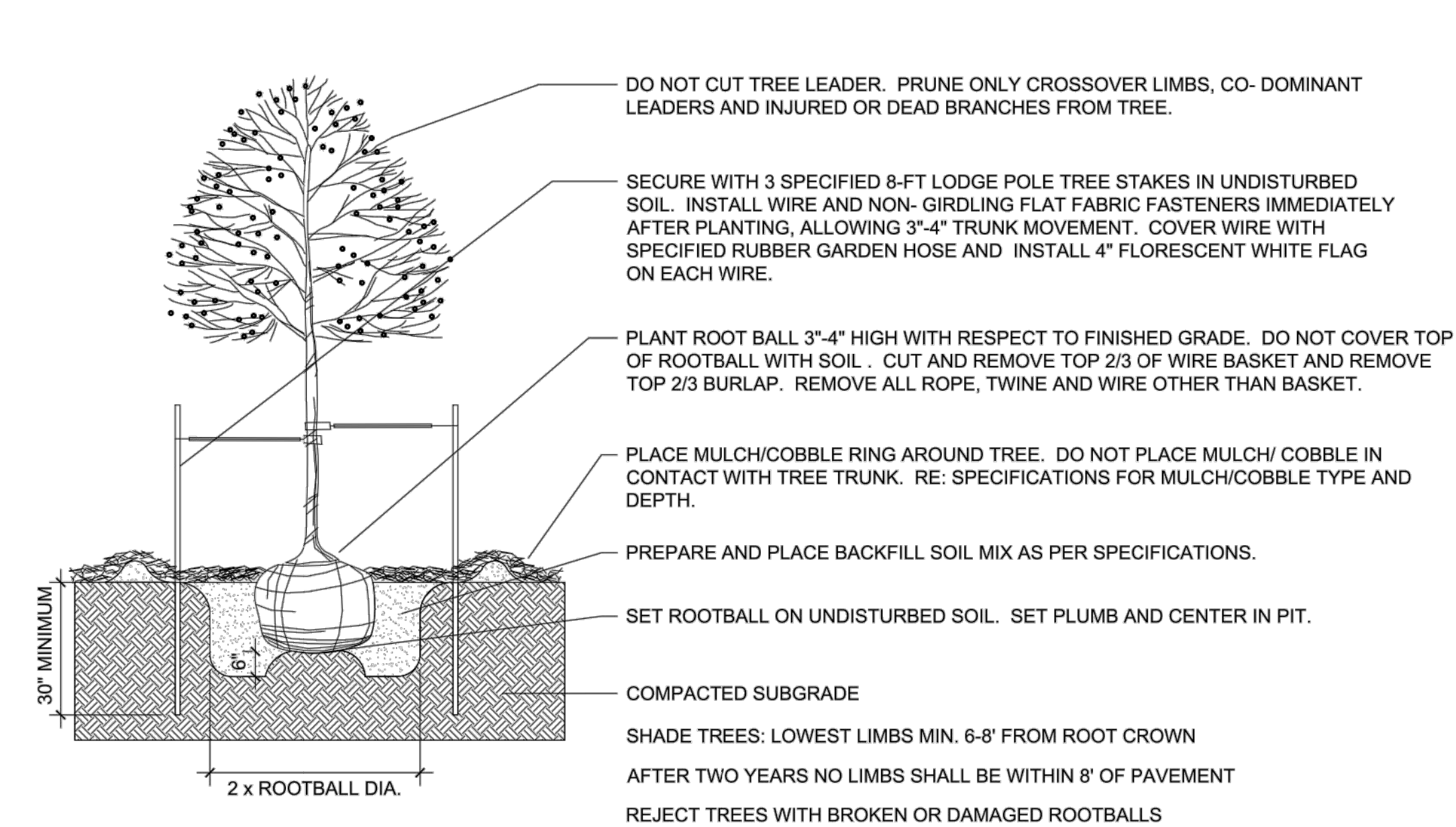
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LOT 1A - BENT GRASS EAST COMMERCIAL FIL. NO. 2A
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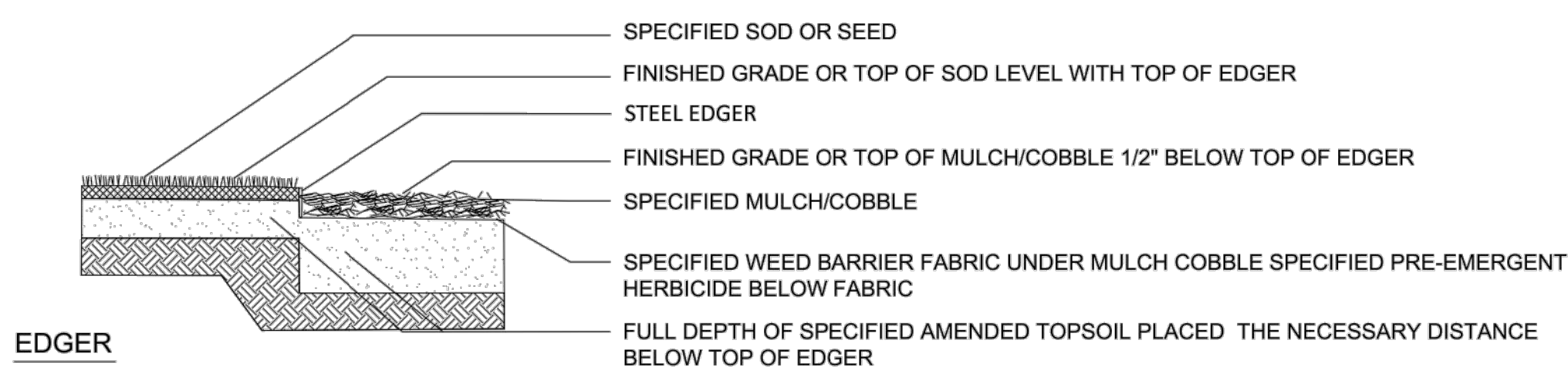
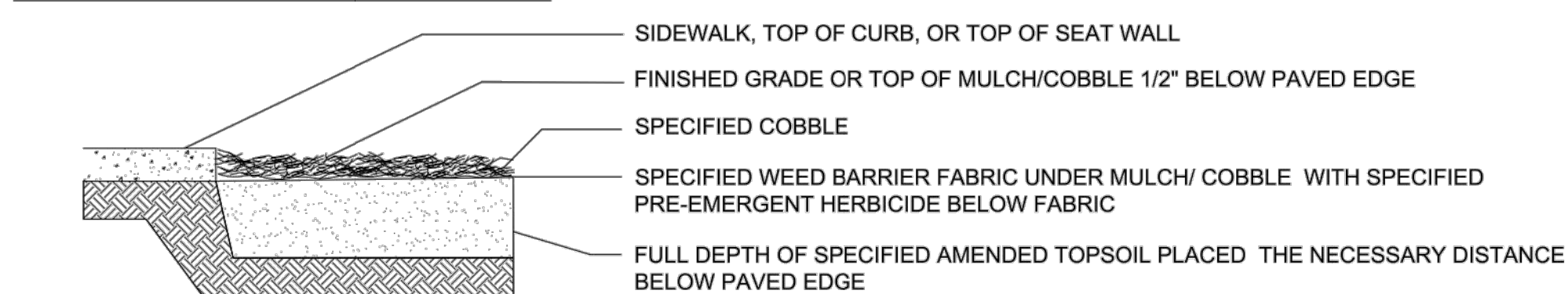
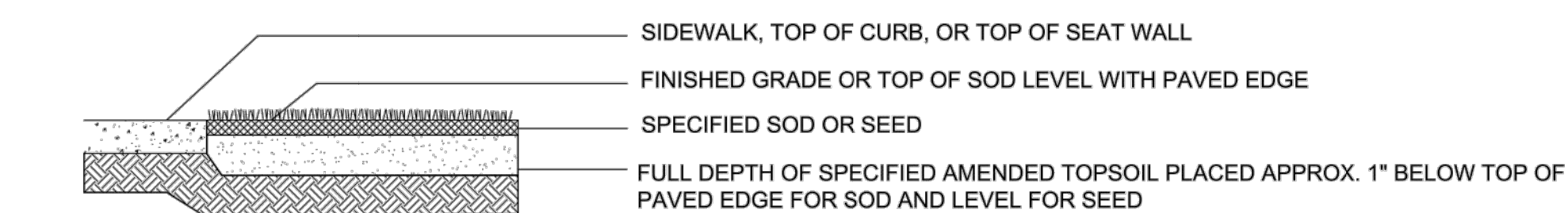
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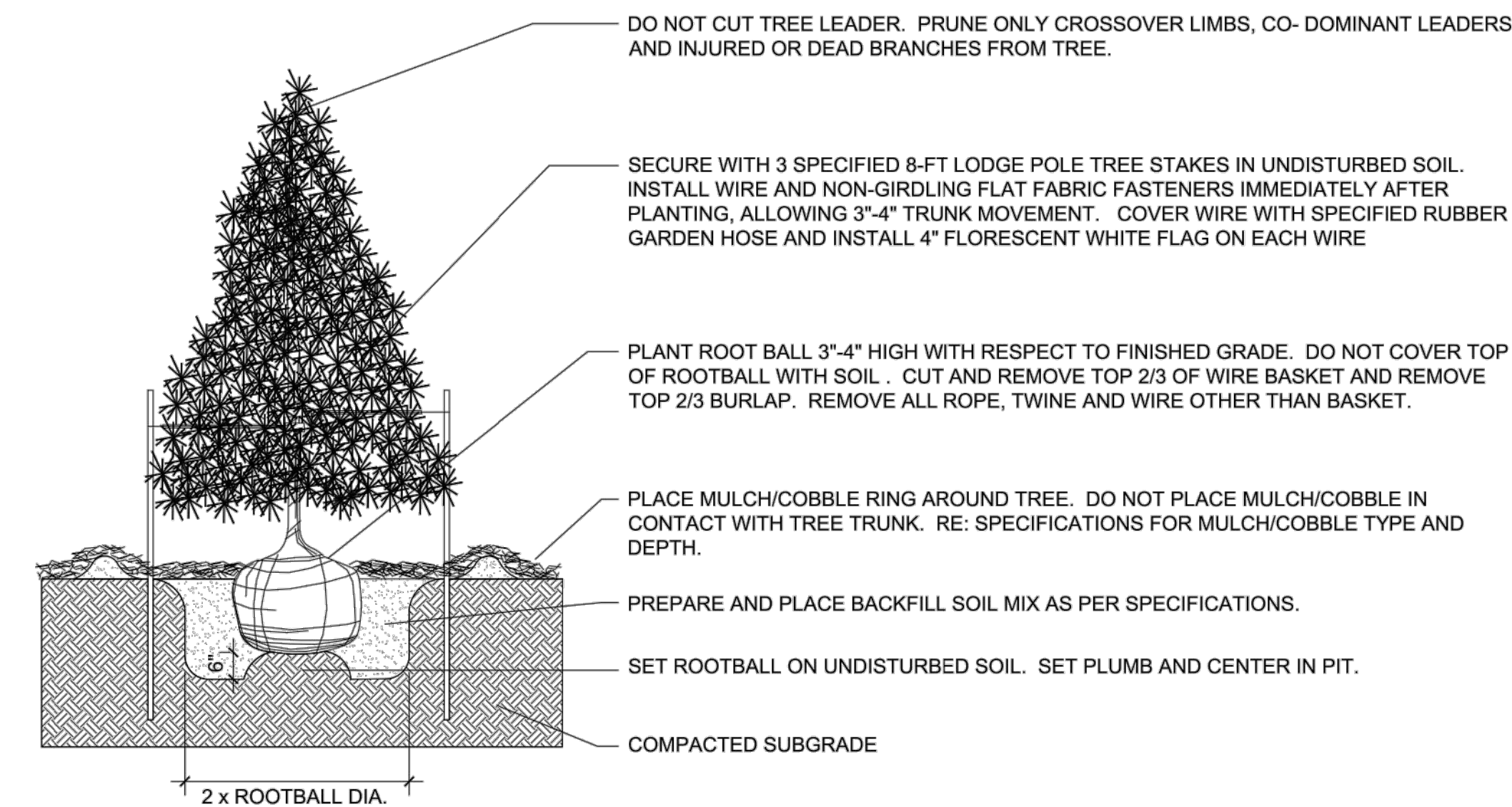
1 DECIDUOUS TREE

NOT TO SCALE

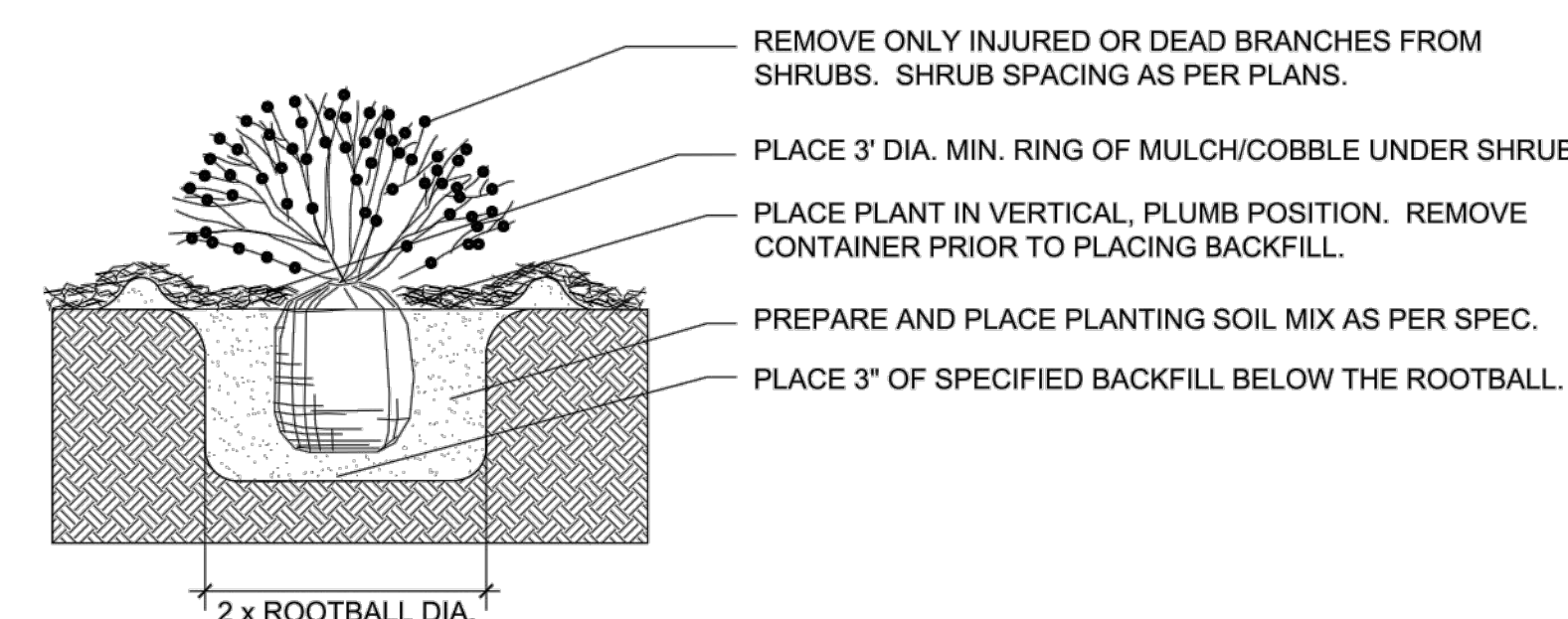


EDGE TREATMENT

NOT TO SCALE



EVERGREEN TREE PLANTING



4 SHRUB PLANTING

NOT TO SCALE

SOIL ANALYSIS CONTRACTOR REQUIREMENT

"THE REQUIRED SOIL ANALYSIS REPORT IS REQUIRED TO BE SUBMITTED AND APPROVED WITH THE IRRIGATION PLAN SUBMITTAL AND BEFORE ANY LANDSCAPE CONSTRUCTION. THIS WOULD INCLUDE COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS LAB FOR TESTING. A SEPARATE LAB TEST REPORT AND SOIL PREPARATION RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOD/NATIVE SEED) WILL NEED TO BE PROVIDED TO CITY STAFF FOR REVIEW AND APPROVAL."

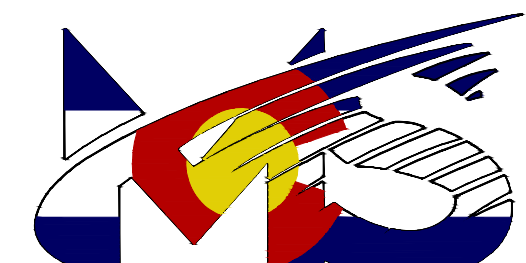
SOIL AMENDMENTS

PRIOR TO PLANTING, ALL SITES FOR PLANTINGS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6". A LESSER AMOUNT SHALL BE ALLOWED IF A SOIL TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY FOR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS. IF THE SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED IF APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR. THESE AREAS SHALL BE IDENTIFIED ON THE LANDSCAPE PLAN. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. NO TOPSOIL SHALL BE REMOVED FROM THE SITE UNLESS THE CITY APPROVES THE TRANSFER OF TOPSOIL TO A CITY-OWNED PARK OR OPEN SPACE AREA. A NOTE SHALL BE PLACED ON THE LANDSCAPE PLAN REFLECTING THE ABOVE REQUIREMENTS REGARDING SOIL AMENDMENTS AND TOPSOIL. EXAMPLES OF ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE. MOUNTAIN PEAT AND INORGANIC MATERIALS SUCH AS SAND, GYPSUM AND LIME ARE PROHIBITED SOIL AMENDMENTS. ALL SITES ARE SUBJECT TO INSPECTION BY THE CITY FOR COMPLIANCE WITH SOIL AMENDMENT REQUIREMENTS.

LANDSCAPE DETAILS

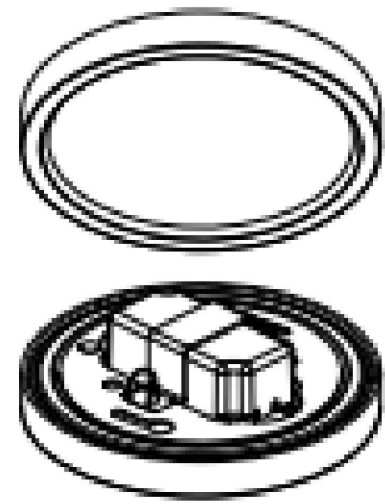
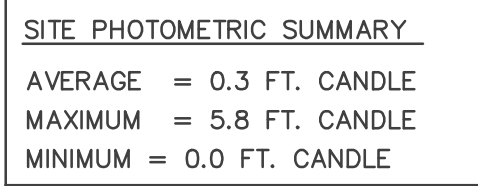
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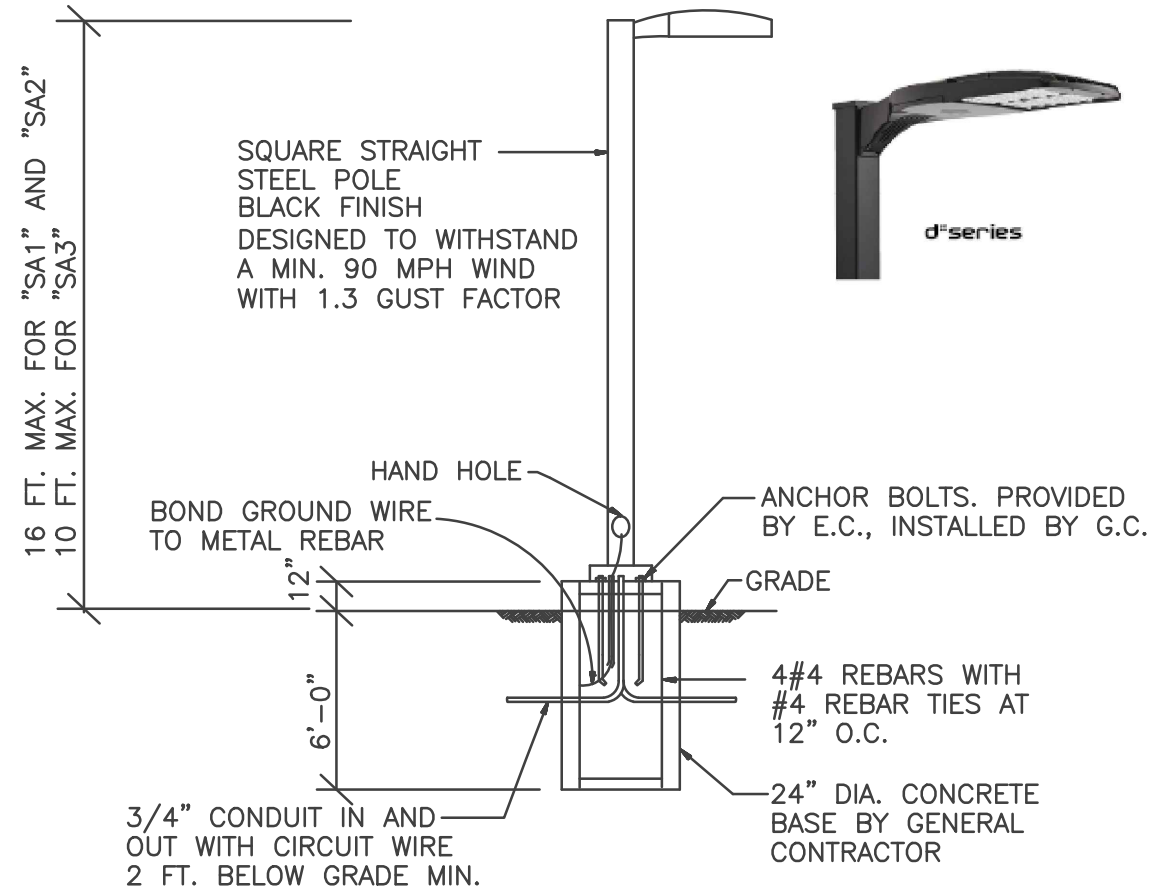
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SHEET 9 OF 12



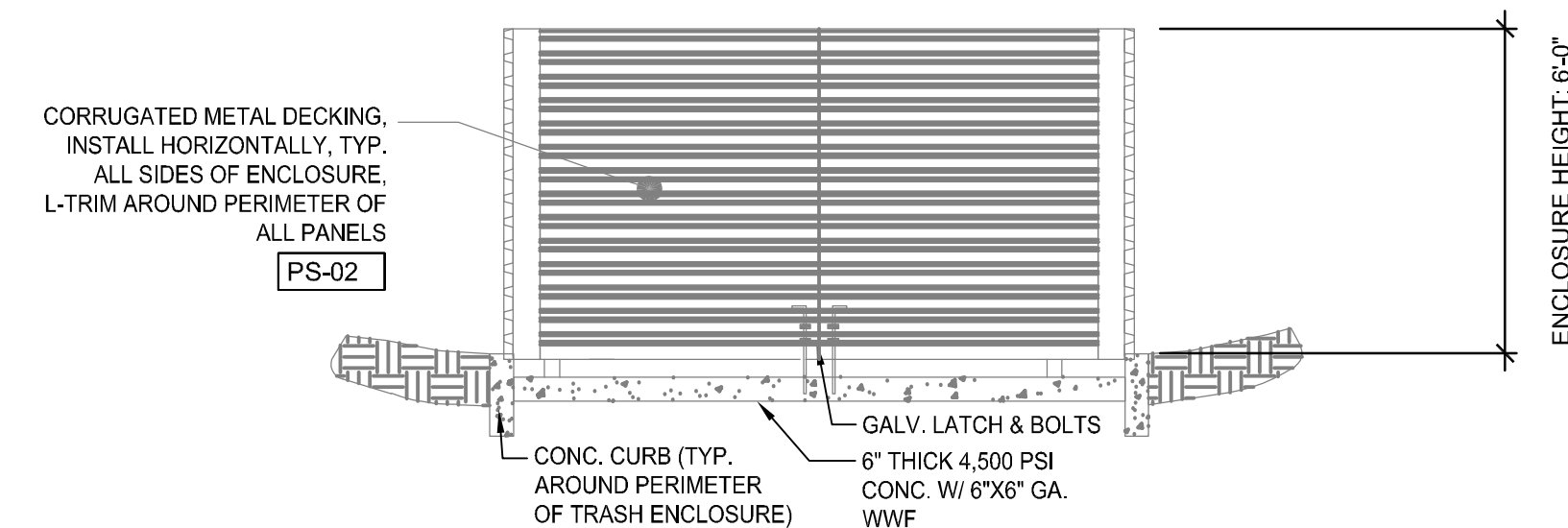
FIXTURE 'A'

FIXTURE 'B'



POLE MOUNTED FIXTURES INSTALLATION DETAIL
FOR FIXTURES "SA1", "SA2" AND "SA3"
NO SCALE

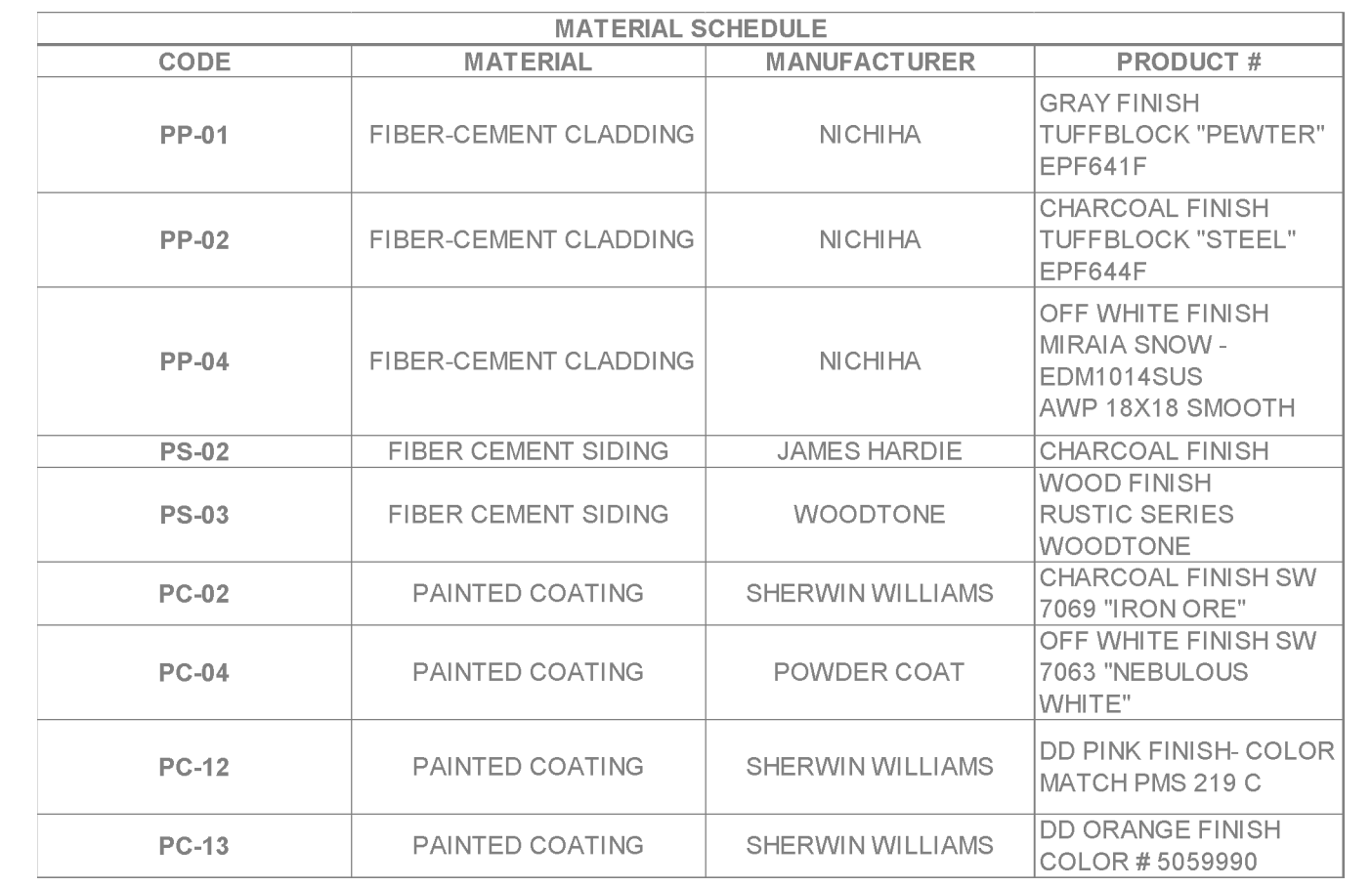
LIGHTING FIXTURE SCHEDULE						
ITEM	NO.	MANUFACTURER	CAT. NO.	LAMPS	MOUNTING	DESCRIPTION
A	2	LITHONIA LIGHTING	WPX1 LED P2 40K MVOLT DDBXD	24 WATT 3000K LED 2,900 LUMENS	WALL +14 FT	EXTERIOR WALL MOUNTED CUT OFF LIGHT
A1	3	LITHONIA LIGHTING	WDGE1 LED P1 30K VW MVOLT	11 WATT 3000K LED 1200 LUMENS	WALL +9 FT	EXTERIOR WALL MOUNTED CUT OFF LIGHT
B	4	LIGHTOLIER	S5R-840K-7	10 WATT 3000K LED 650 LUMENS	UNDER SOFFIT +8 FT	5" THIN SURFACE LED DOWN LIGHT
SA1	1	LITHONIA LIGHTING	DSX1 LED P1 40K T3M-MVOLT-SPA- HSS-DBLBXD	54 WATT 3000K LED 6,967 LUMENS	16 FT POLE	SINGLE HEAD FULL CUT OFF POLE LIGHT ON SQUARE POLE, MOUNTED AT 16 FT ABOVE GRADE TO TOP OF FIXTURE, TYPE III OPTICS,HOUSE SIDE SHIELD
SA2	2	LITHONIA LIGHTING	DSX1 LED P1 40K T4M-MVOLT-SPA- HSS-DBLBXD	54 WATT 3000K LED 6,967 LUMENS	16 FT POLE	SINGLE HEAD FULL CUT OFF POLE LIGHT ON SQUARE POLE, MOUNTED AT 16 FT ABOVE GRADE TO TOP OF FIXTURE, TYPE IV OPTICS,HOUSE SIDE SHIELD
SA3	3	LITHONIA LIGHTING	DSX0 LED P1 40K T3M-MVOLT-SPA- DBLBXD	38 WATT 3000K LED 4,700 LUMENS	10 FT POLE	SINGLE HEAD FULL CUT OFF POLE LIGHT ON SQUARE POLE, MOUNTED AT 10 FT ABOVE GRADE TO TOP OF FIXTURE, TYPE III OPTICS




1/4"=1'-0"

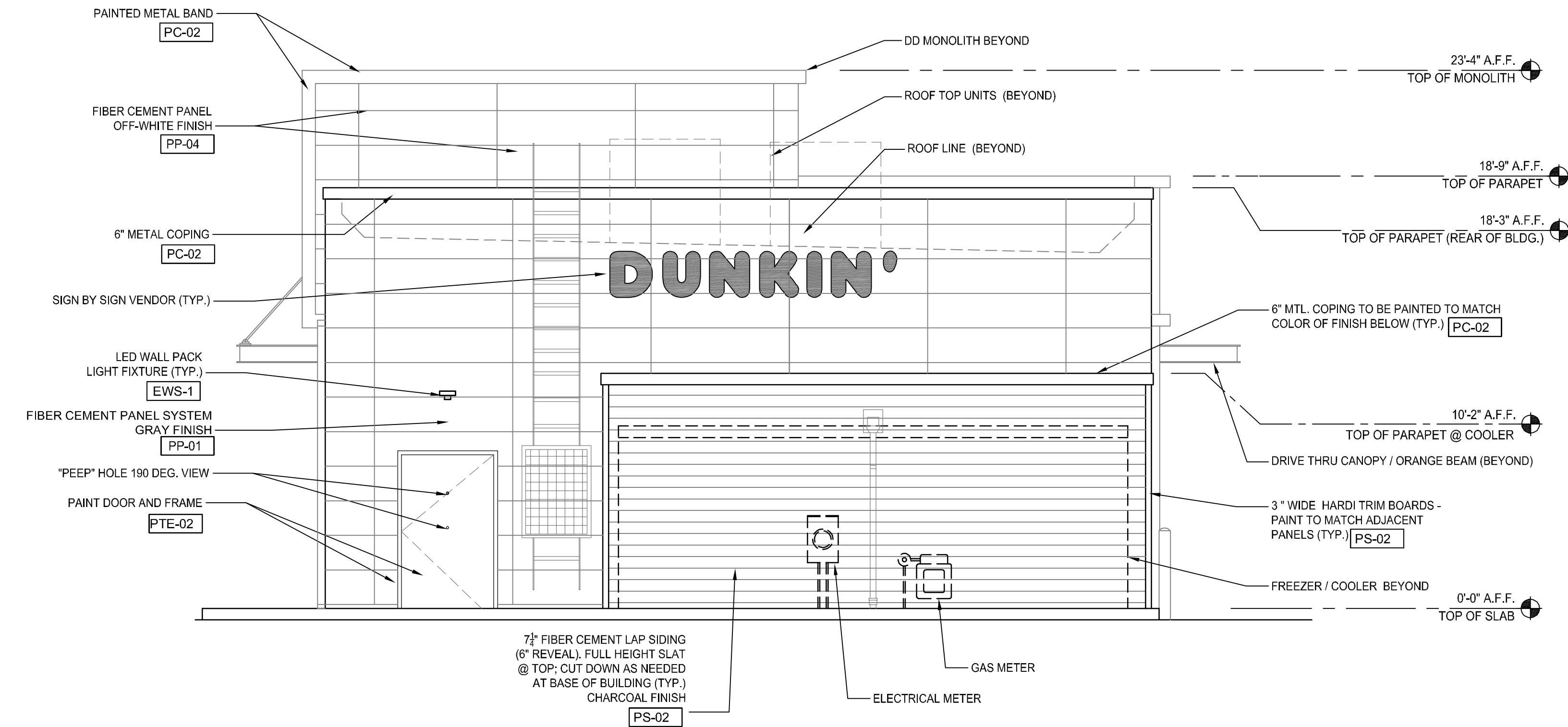
1. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719 385-5982 TO BEGIN A SIGN PERMIT APPLICATION.

1/4"=1'-0"



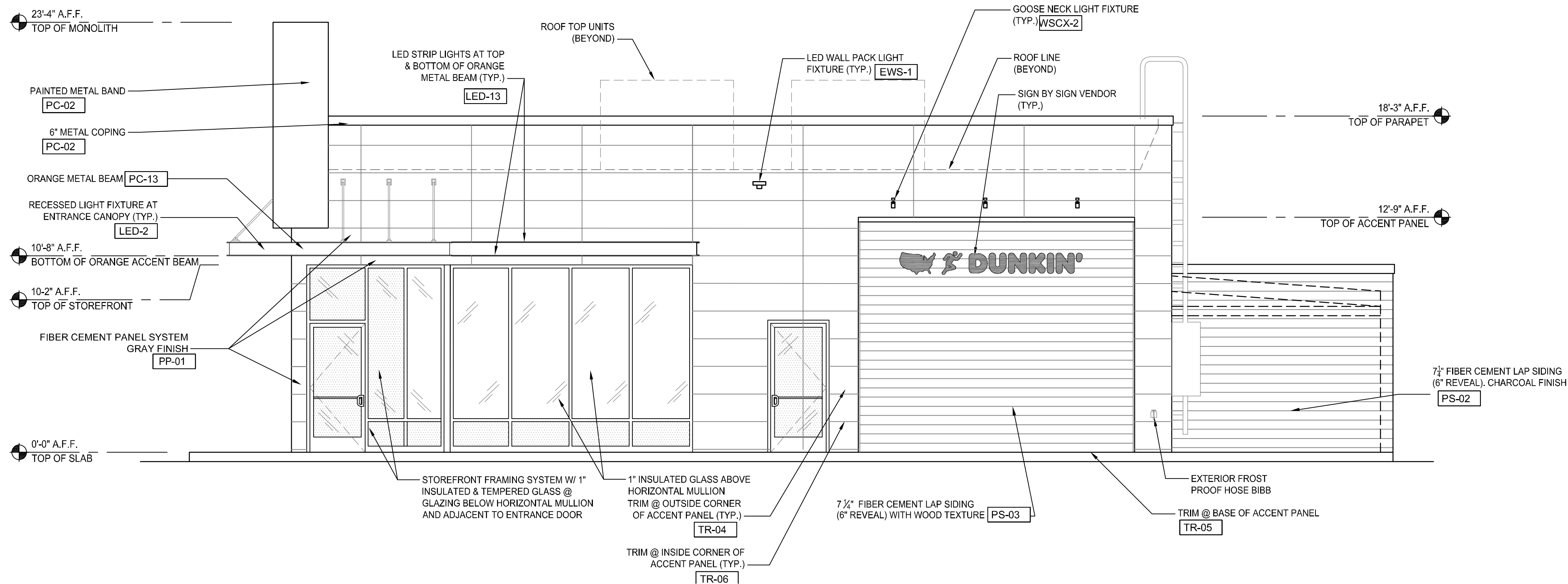
1/4"=1'-0"

<div><div><div>ETHOS ARCHITECTURE GROUP</div><div>8025 W. 25TH PL</div><div>LAKEWOOD, CO 80214</div><div>PHONE: (303) 374-9896</div><div>FAX: (303) 374-9897</div><div>WEB: www.ethos-arch-group.com</div></div></div>		ETHOS ARCHITECTURE GROUP		DATE		Client:	
		8025 W. 25TH PL				CD BENT GRASS LLC	
		LAKEWOOD, CO 80214				106 S. KYRENE RD.	
		PHONE: (303) 374-9896				CHANDLER, AZ 85226	
ARCHITECTURAL ELEVATIONS		-		INITIAL SUBMITTAL		PHONE:	
						ATTN: B. HAYENGA	
DUNKIN BENT GRASS SITE DEVELOPMENT PLAN LOT 1A, BENT GRASS EAST COMMERCIAL FILING NO. 2A, LOCATED IN TOWN OF PEYTON, COUNTY OF EL PASO, STATE OF COLORADO							
WC: Civil Team: TS: LP		2023/01/02					
Engineering No.:		Scales:					
AS NOTED							
Sheet No.:							
11							



WEST ELEVATION (BACK)

1/4"=1'-0"



NORTH ELEVATION (PARKING LOT)

1/4"=1'-0"

GENERAL NOTES

- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719 385-5982 TO BEGIN A SIGN PERMIT APPLICATION.

MATERIAL SCHEDULE			
CODE	MATERIAL	MANUFACTURER	PRODUCT #
PP-01	FIBER-CEMENT CLADDING	NICHIHA	GRAY FINISH TUFFBLOCK "PEWTER" EPF641F
PP-02	FIBER-CEMENT CLADDING	NICHIHA	CHARCOAL FINISH TUFFBLOCK "STEEL" EPF644F
PP-04	FIBER-CEMENT CLADDING	NICHIHA	OFF WHITE FINISH MIRAIA SNOW - EDM1014SUS AWP 18X18 SMOOTH
PS-02	FIBER CEMENT SIDING	JAMES HARDIE	CHARCOAL FINISH
PS-03	FIBER CEMENT SIDING	WOODTONE	WOOD FINISH RUSTIC SERIES WOODTONE
PC-02	PAINTED COATING	SHERWIN WILLIAMS	CHARCOAL FINISH SW 7069 "IRON ORE"
PC-04	PAINTED COATING	POWDER COAT	OFF WHITE FINISH SW 7063 "NEBULOUS WHITE"
PC-12	PAINTED COATING	SHERWIN WILLIAMS	DD PINK FINISH- COLOR MATCH PMS 219 C
PC-13	PAINTED COATING	SHERWIN WILLIAMS	DD ORANGE FINISH COLOR # 5059990

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4 January 2023s

Kylie Bagley
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

Project Data:
Zoning: CS
Address: 8035 Meridian Park Dr., Peyton, CO 80831
Parcel: A
Lot: 1A
Tax ID/Parcel: 5301104002

RE: Letter of Intent for Dunkin Donuts to be built at Parcel A, Lot 1A, Bent Grass East Commercial Filing No. 2A El Paso County, Colorado

Dear Ms. Bagley,

This project has been designed to be in compliance with planning guidelines for El Paso County Planning and Community Development standards.

The project consists of a 1,998 sf single story retail building which will house a Dunkin Donuts store with drive thru and parking lot. This project will benefit the existing neighborhood by a providing high quality retail destination for coffee, beverages, and food with the added convenience of drive thru service. Care has been taken to design a first class commercial building using industry best practices.

The portion of the original lot not being used for Dunkin Donuts will be sold to another buyer for commercial use.

A separate process for the replat to split the north section of this lot into a separate lot has been started and is intended to run in parallel schedule with the planning review for the Dunkin project. The plans have been updated to match the lot split.

Water, sanitary sewer, and electric utilities will tie into the mainlines in Meridian Park Dr.

Please find in the attached plans, reports, calculations and associated submittal documents, demonstration of adequacy in accordance with all applicable local, state, and federal standards.

Sincerely,

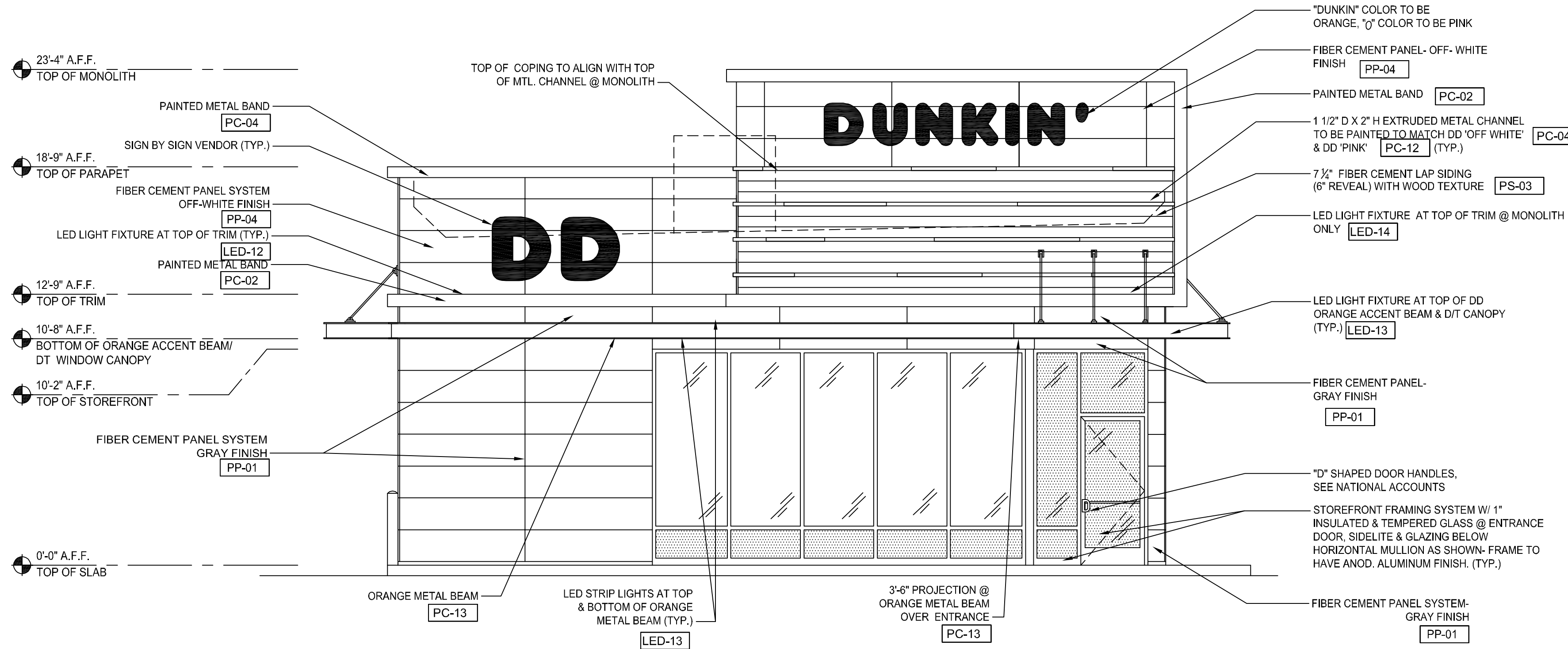
John Sponseller
Owner, Ethos Architecture Group LLC
8025 W. 25th Pl.



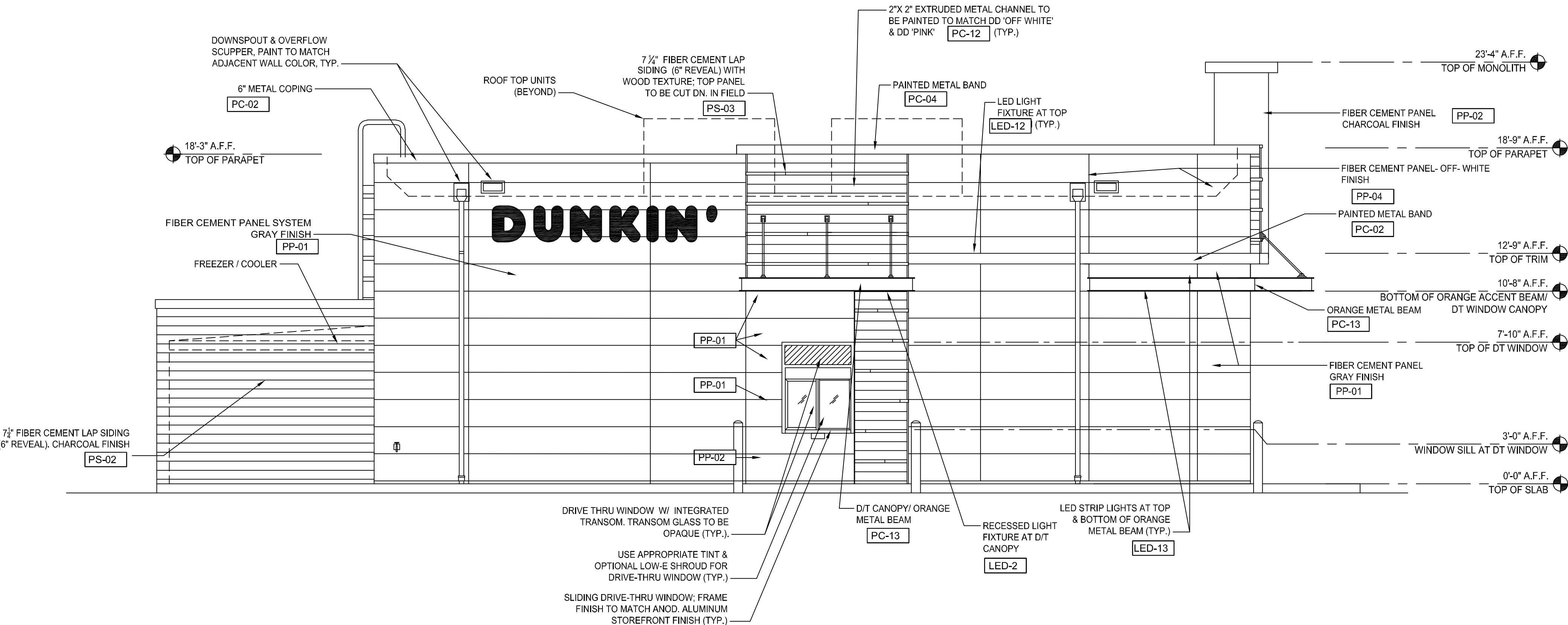
Lakewood, CO 80214

Tel 303 815-0161

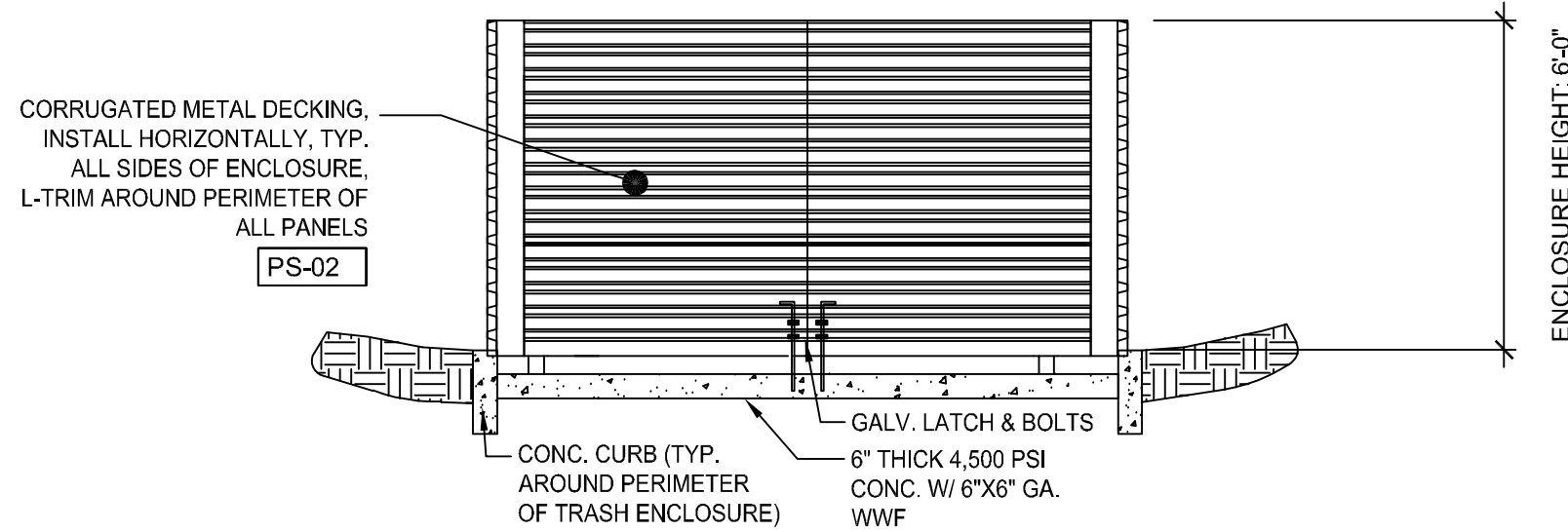
Email: john@ethos-arch-group.com



EAST ELEVATION (FRONT)
1/4"=1'-0"



SOUTH ELEVATION (DRIVE THRU)
1/4"=1'-0"



TRASH ENCLOSURE (FRONT)
1/4"=1'-0"

GENERAL NOTES

- SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719 385-5982 TO BEGIN A SIGN PERMIT APPLICATION.

MATERIAL SCHEDULE			
CODE	MATERIAL	MANUFACTURER	PRODUCT #
PP-01	FIBER-CEMENT CLADDING	NICHIHA	GRAY FINISH TUFFBLOCK "PEWTER" EPF641F
PP-02	FIBER-CEMENT CLADDING	NICHIHA	CHARCOAL FINISH TUFFBLOCK "STEEL" EPF644F
PP-04	FIBER-CEMENT CLADDING	NICHIHA	OFF WHITE FINISH MIRAIA SNOW - EDM1014SUS
PS-02	FIBER CEMENT SIDING	JAMES HARDIE	CHARCOAL FINISH WOOD FINISH RUSTIC SERIES WOODTONE
PS-03	FIBER CEMENT SIDING	WOODTONE	WOOD FINISH RUSTIC SERIES WOODTONE
PC-02	PAINTED COATING	SHERWIN WILLIAMS	CHARCOAL FINISH SW 7069 "IRON ORE"
PC-04	PAINTED COATING	POWDER COAT	OFF WHITE FINISH SW 7063 "NEBULOUS WHITE"
PC-12	PAINTED COATING	SHERWIN WILLIAMS	DD PINK FINISH-COLOR MATCH PMS 219 C
PC-13	PAINTED COATING	SHERWIN WILLIAMS	DD ORANGE FINISH COLOR # 5059990

Client

CD BENT GRASS LLC

106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

DATE

03/18/22

DESCRIPTION

INITIAL SUBMITTAL

NO.

-

File:

ARCHITECTURAL ELEVATIONS

Client:

ETHOS ARCHITECTURE GROUP
8025 W. 25TH PL
LAKEWOOD, CO 80214
PHONE: (303) 374-9896

File:

DUNKIN BENT GRASS
SITE DEVELOPMENT PLAN
LOT 1A, BENT GRASS EAST COMMERCIAL FILING NO. 2A,
LOCATED IN TOWN OF PEYTON,
COUNTY OF EL PASO, STATE OF COLORADO

WC Civil Team:

TS, LP

Date:

2022/10/05

Engineering No.:

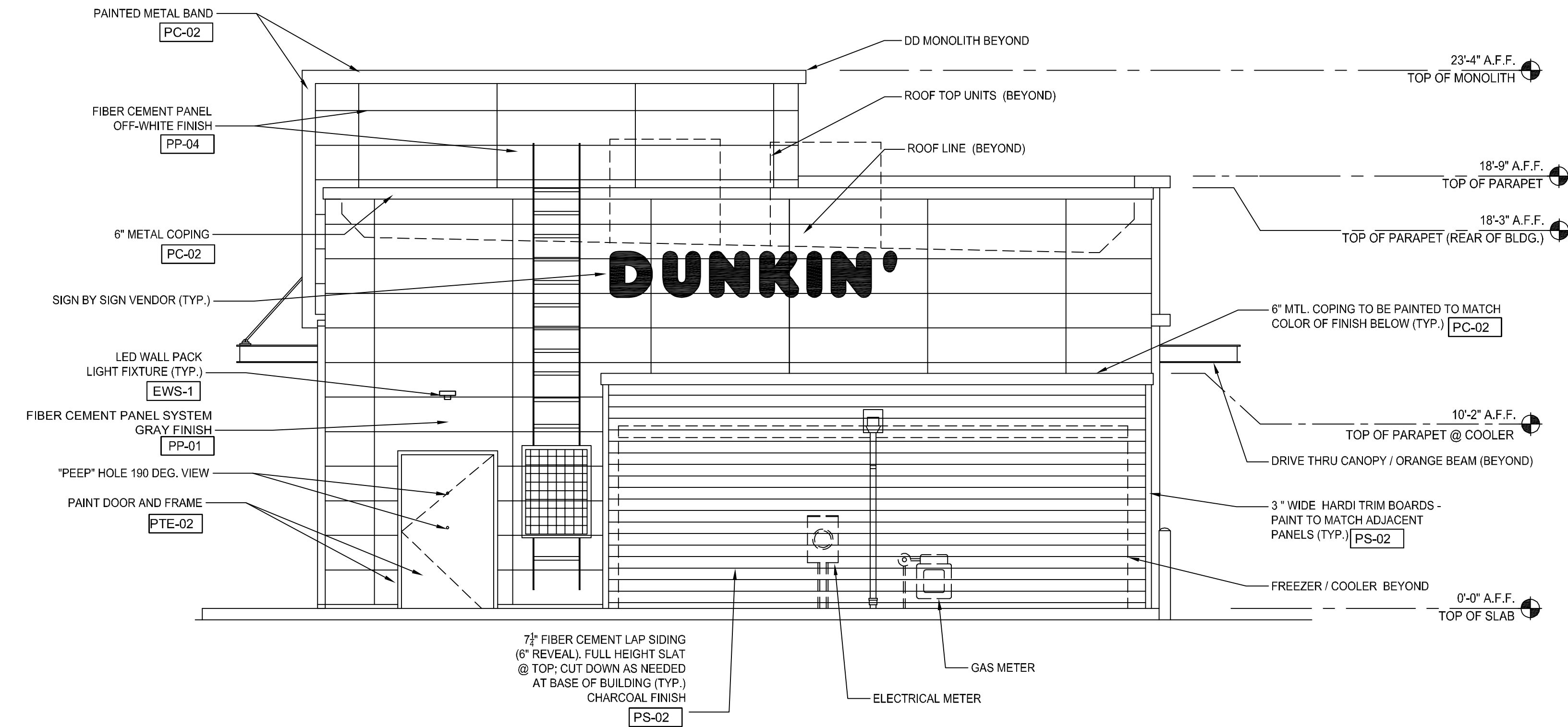
AS NOTED

Scale:

AS NOTED

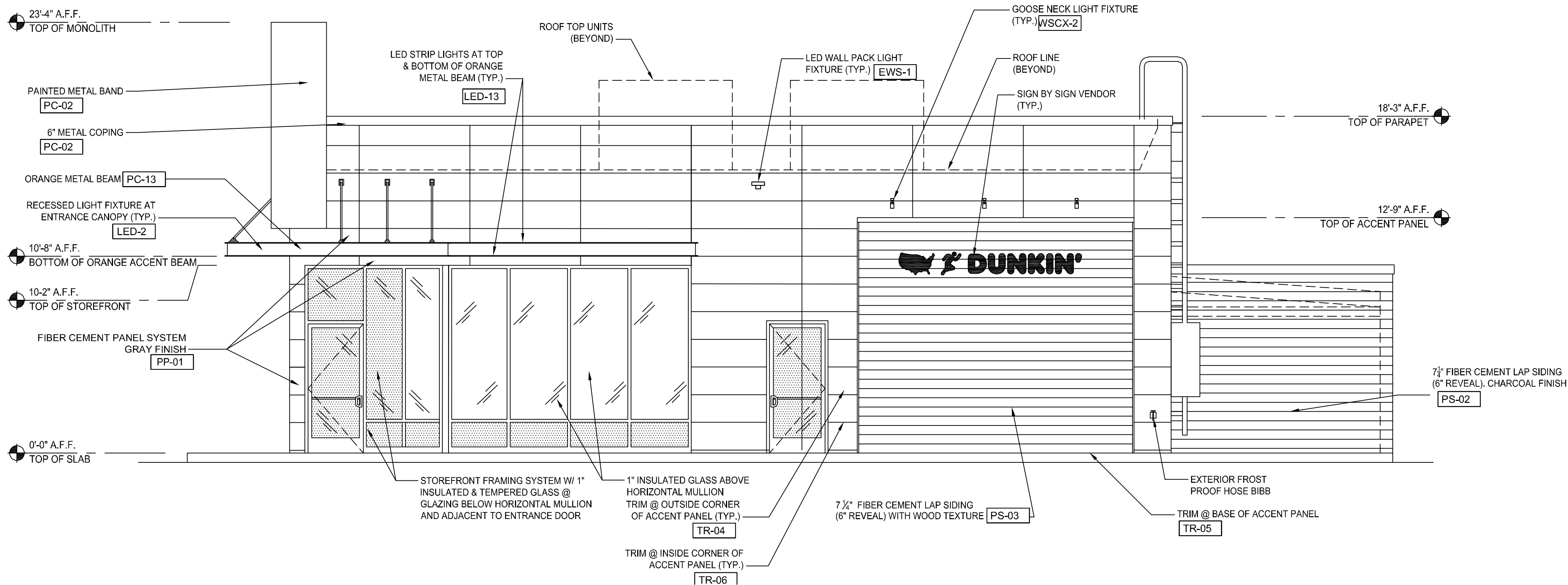
Sheet No.:

12



WEST ELEVATION (BACK)

1/4"=1'-0"



NORTH ELEVATION (PARKING LOT)

1/4"=1'-0"

GENERAL NOTES

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PP-04	FIBER-CEMENT CLADDING	NICHIHA	OFF WHITE FINISH MIRAIA SNOW - EDM1014SUS AWP 18X18 SMOOTH
PS-02	FIBER CEMENT SIDING	JAMES HARDIE	CHARCOAL FINISH
PS-03	FIBER CEMENT SIDING	WOODTONE	WOOD FINISH RUSTIC SERIES WOODTONE
PC-02	PAINTED COATING	SHERWIN WILLIAMS	CHARCOAL FINISH SW 7069 "IRON ORE"
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PC-12	PAINTED COATING	SHERWIN WILLIAMS	DD PINK FINISH- COLOR MATCH PMS 219 C
PC-13	PAINTED COATING	SHERWIN WILLIAMS	DD ORANGE FINISH COLOR # 5059990

Client:	CD BENT GRASS LLC	
	106 S. KYRENE RD. CHANDLER, AZ 85226 PHONE: ATTN: B. HAYENGA	
DATE	03/18/22	
DESCRIPTION	INITIAL SUBMITTAL	
NO.	-	
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ARCHITECTURAL ELEVATIONS		
DUNKIN BENT GRASS SITE DEVELOPMENT PLAN		
LOT 1A, BENT GRASS EAST COMMERCIAL FILING NO. 2A, LOCATED IN TOWN OF PEYTON, COUNTY OF EL PASO, STATE OF COLORADO		
File:		
WC Civil Team:	Date:	
TS, LP	2022/10/05	
Engineering No.:	Scale:	
	AS NOTED	
Sheet No.:		
	13	

PERMIT NO.: _____

PLANT MATERIAL SCHEDULE:

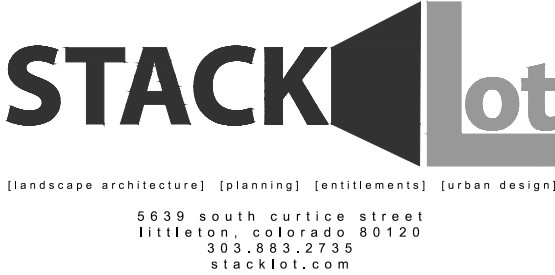
LEGEND

GENERAL PLANTING NOTES:

1. PRIOR TO BEGINNING ANY WORK ON THE SITE THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OFFICE OF THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AND MATERIALS AS SPECIFIED HEREIN AND AS SHOWN ON PLANS.
3. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECTS APPROVAL IN WRITING. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REVISE PLANT MATERIAL LIST AS DEEMED NECESSARY.
5. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
6. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFY ALL QUANTITIES ON THE PLANTING PLAN(S).
7. LANDSCAPE CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE COMMENCEMENT OF WORK. VERIFY EXACT LOCATION OF ALL UTILITIES BY CONTACTING APPROPRIATE UTILITY COMPANIES. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR / REPLACEMENT FOR ANY DAMAGE CAUSED TO UTILITIES.
8. FINISH GRADE SHALL BE ADJUSTED FOR TURF THICKNESS.
9. ALL PLANT MATERIALS SHALL HAVE BACKFILL, CAREFULLY PLACED AROUND BASE AND IDES OF BALL TO TWO-THIRDS $\frac{2}{3}$ DEPTH OF BALL THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS, TOP ONE-THIRD $\frac{1}{3}$ OF BURLAP AND LOOSE BURLAP SHALL BE REMOVED AT THIS TIME THE REMAINDER OF HE PIT SHALL THEN BE BACKFILLED, ALLOWING FOR THE DEPTH OF THE MULCH SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED ONCE AGAIN.
10. AFTER PLANTING IS COMPLETED REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE THE NATURAL GROWING HABIT OR SHAPE OF THE PLANT. MAKE ALL CUTS FLUSH, LEAVING NO STUBS. CENTRAL LEADERS SHALL NOT BE REMOVED. IF THE CENTRAL LEADER OF A PLANT IS DEAD THE PLANT SHALL BE REPLACED.
11. PLANT SPECIFIED GROUND COVERS WITHIN ONE FOOT OF TRUCK OF TREES AND SHRUBS PLANTED WITHIN THE AREA. PLANTING ARRANGEMENTS SHALL BE TRIANGULAR WITH PROPER SPACING BETWEEN PLANTS.
12. COMMERCIAL GRADE $\frac{3}{16}$ INCH BY 4" POWDER COATED STEEL EDGING SHALL BE USED TO SEPARATE ALL TURF AREAS FROM PLANTING BEDS. PLACE EDGING FLUSH WITH GRADE AND STAKE TO GROUND PER MANUFACTURES RECOMMENDATIONS.
13. LANDSCAPE CONTRACTOR TO PROVIDE THE LANDSCAPE CONTRACTOR A SAMPLE OF PROPOSED STEEL EDGING FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
14. USE SHREDDED CEDAR MULCH IN ALL PLANTING BEDS AND TREE SAUCERS. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 CUBIC FOOT SAMPLE OF PROPOSED MULCH TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
15. PLACE FOUR INCHES OF MULCH IN ALL SHRUB BEDS, PLACE FOUR INCHES OF MULCH IN ALL GROUND COVER, PERENNIAL BEDS AND PLACE 4 INCHES OF MULCH AT ALL TREE SAUCERS.
16. PLANTING BEDS RECEIVING MULCH MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. DO NOT APPLY HERBICIDE IN PERENNIAL OR ANNUAL BEDS.
17. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER SUBSTANTIAL COMPLETION IS GRANTED ON THE COMPLETE PROJECT.
18. REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
19. ALL LANDSCAPE AREAS SHALL BE IRRIGATED BY AN UNDERGROUND AUTOMATIC UNDERGROUD IRRIGATION SYSTEM. WITH SEPARATE ZONES FOR TURF AND SHRUBS / TREES / GROUNDCOVER.
20. IF TRANSFORMERS, GROUND MOUNTED HVAC EQUIPMENT, UTILITY PEDESTALS, ETC. ARE NOT SHOWN ON THE SITE IMPROVEMENT PLAN, ADDITIONAL LANDSCAPE/SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DISCOVERED VIA THE SITE INSPECTION BY STAFF, MADE PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION AS APPLICABLE.

IRRIGATION NOTE

AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT AND BEFORE ANY IRRIGATION CONSTRUCTION.



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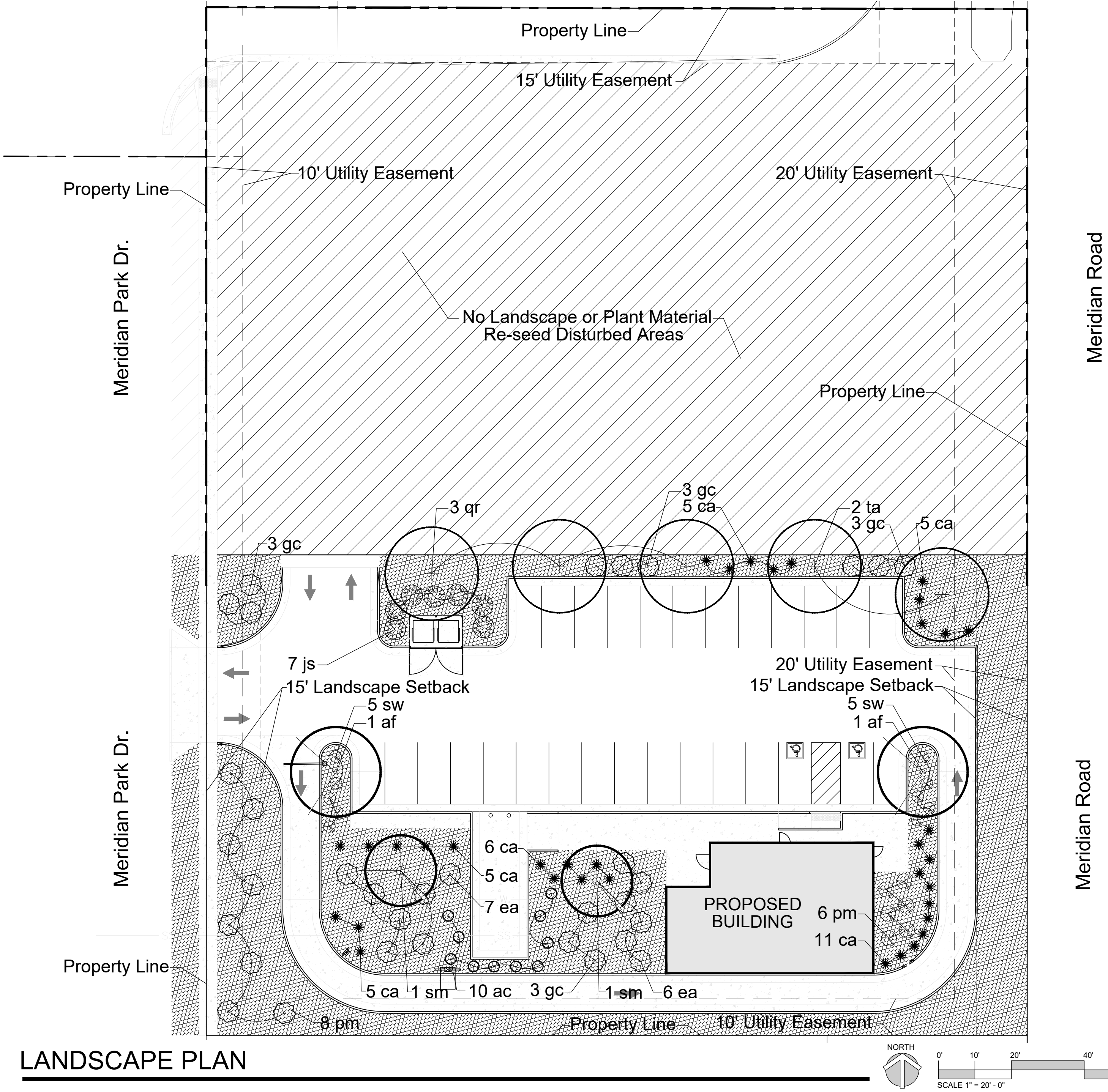
SYMBOL	QTY	KEY	BOTANICAL NAME	COMMON NAME	MATURE WIDTH	PLANTING SIZE	NOTES
SHADE TREES							
	3	qr	QUERCUS RUBRA	NORTHERN RED OAK	40'-60'	2" CAL.	B & B
	2	af	ACER X FREMANII	AUTUMN BLAZE MAPLE	25'-30'	2" CAL.	B & B
	2	ta	TILIA AMERICANA	AMERICAN LINDEN	25'-30'	2" CAL.	B & B
ORNAMENTAL TREES							
	2	sm	MALUS SP. 'SPRINGSNOW'	SPRINGSNOW CRABAPPLE	15'-20'	2" CAL.	B & B
EVERGREEN TREES							
	7	js	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	15'-20'	6' HT.	B & B
SHRUBS							
	10	sw	SPIREA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	3'-4"	5 GAL.	CONT.
	12	gc	RIBES AUREUM	GOLDEN CURRANT	3'-3-6"	5 GAL.	CONT.
	10	ac	RIBES ALPINUM	ALPINE CURRANT	3'-3-6"	5 GAL.	CONT.
	14	pm	PHYSCARPUS MANOGYNUS	MOUNTAIN NINEBARK	3'-5"	5 GAL.	CONT.
	13	ea	EUONYMUS ALTATUS 'COMPACTA'	DWARF BURNING BUSH	4'-5"	5 GAL.	CONT.
ORNAMENTAL GRASS							
	37	ca	CALAMAGROSTIS ACUTIFLORA	FEATHER REED GRASS	2'-3'	5 GAL.	CONT.

NATIVE SEED:

NATIVE SEED W/ EROSION CONTROL BLANKET (WHERE NECESSARY)
NOTE: EROSION CONTROL BLANKET TO BE INSTALLED WHERE APPLICABLE

MIX RATIO: SEEDING RATE - 20lbs/acre
10% ALKALI SACATON - Sporobolus airoides
10% INLAND SALTGRASS - Distichlis spicata
10% NUTTALL'S ALKALIGRASS - Puccinellia nuttalliana
10% PRAIRIE CORDGRASS - Spartina pectinata
10% SLENDER WHEATGRASS - Elymus trachycaulus spp.
10% WESTERN WHEATGRASS - Pascopyrum smithii
10% FOWL MANNAGRASS - Glyceria striata
10% HARDESTEM BULRUSH - Scirpus acutus
10% BALTIC RUSH - Juncus balticus
10% CREEPING SPIKERUSH - Eleocharis palustris

1-3" LOCAL RIVER ROCK:



LANDSCAPE PLAN

Client:

CD BENT GRASS LLC

106 S. KYRENE RD.
CHANDLER, AZ 85226
PHONE:
ATTN: B. HAYENGA

DATE

03/22/22

09/30/22

01/02/23

DESCRIPTION

INITIAL SUBMITTAL

REVISED PER COUNTY COMMENTS

REVISED PER COUNTY COMMENTS

NO.

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W.C. CIVIL

7220 W. JEFFERSON AVE

STE. 204

LAKEWOOD, CO 80235

PHONE: (303) 390-0172

WC CIVIL

FINAL LANDSCAPE PLAN

DUNKIN BENT GRASS

SITE DEVELOPMENT PLAN

LOT 1A, BENT GRASS EAST COMMERCIAL FILING NO. 2A,

LOCATED IN TOWN OF PEYTON,

COUNTY OF EL PASO, STATE OF COLORADO

File

TS, LP

2023/01/02

AS NOTED

W/C Civil Team:

TS, LP

2023/01/02

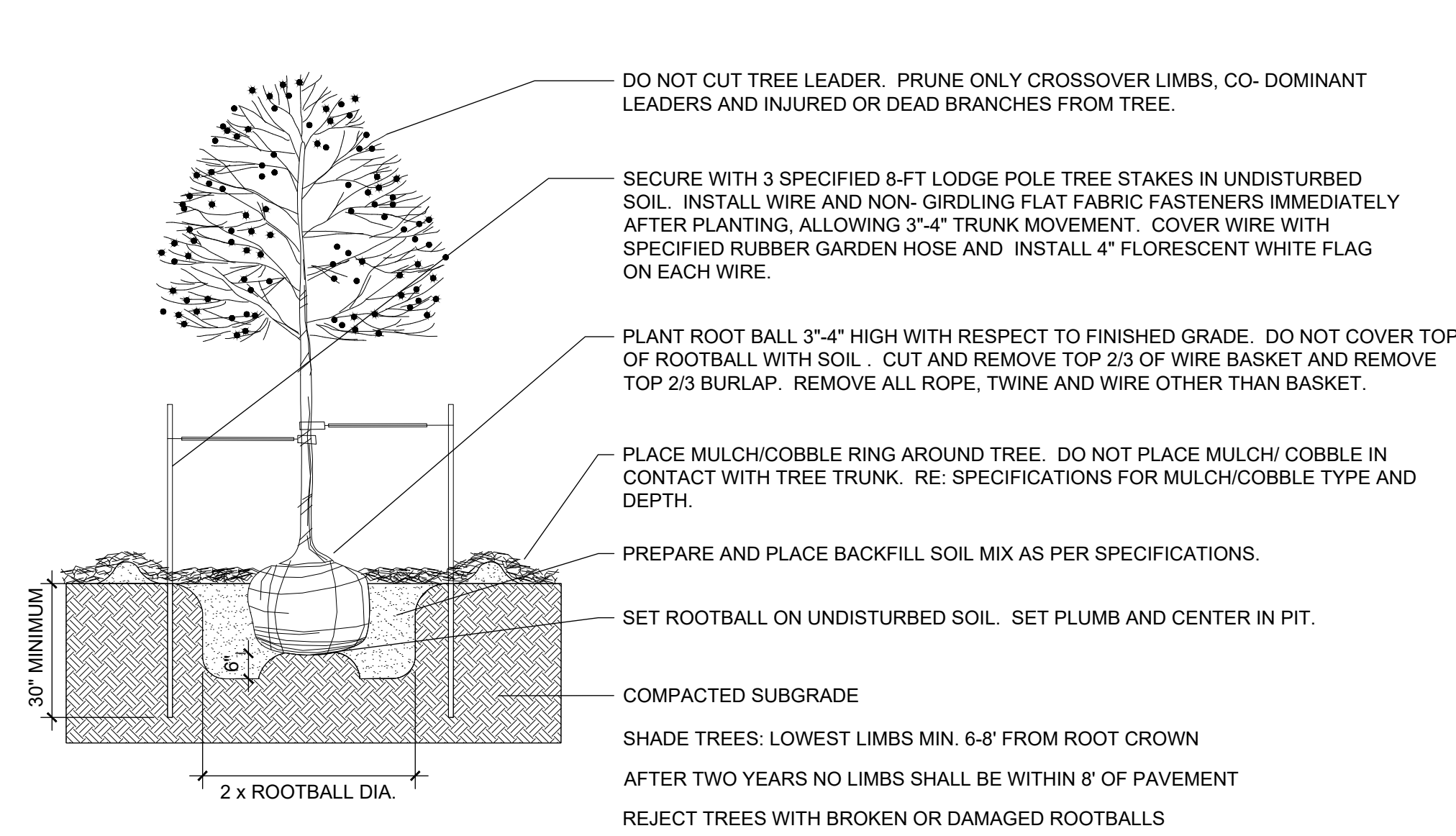
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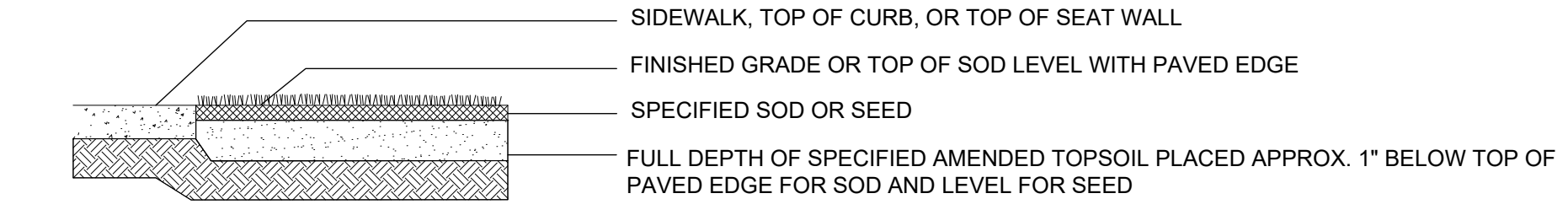
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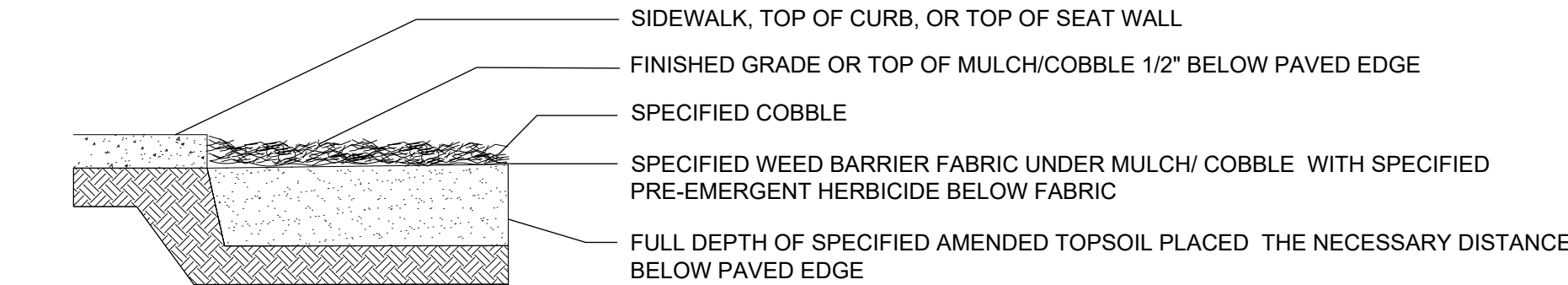


1 DECIDUOUS TREE

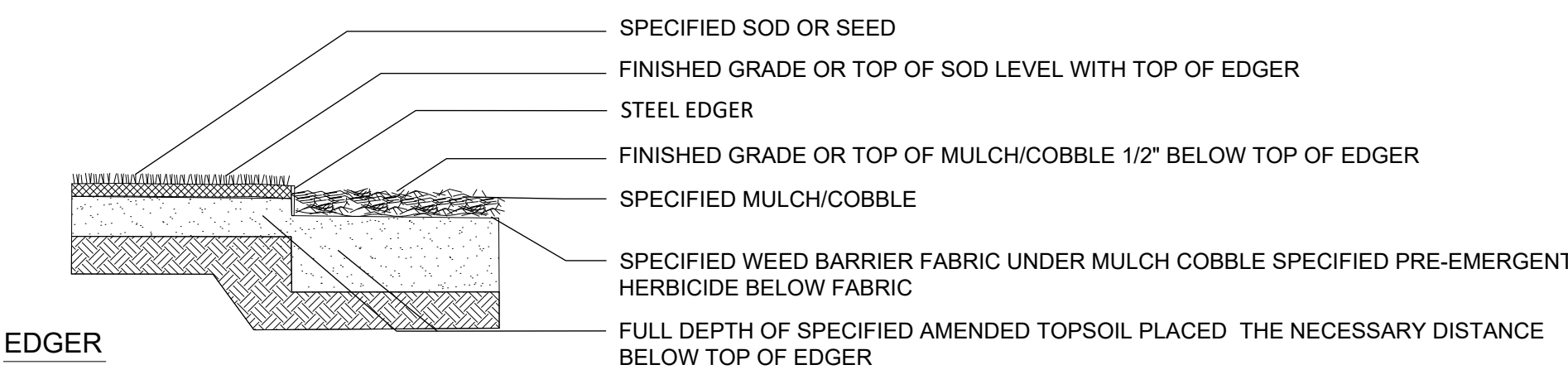
NOT TO SCALE



SOD ADJACENT TO WALKS AND CURBS

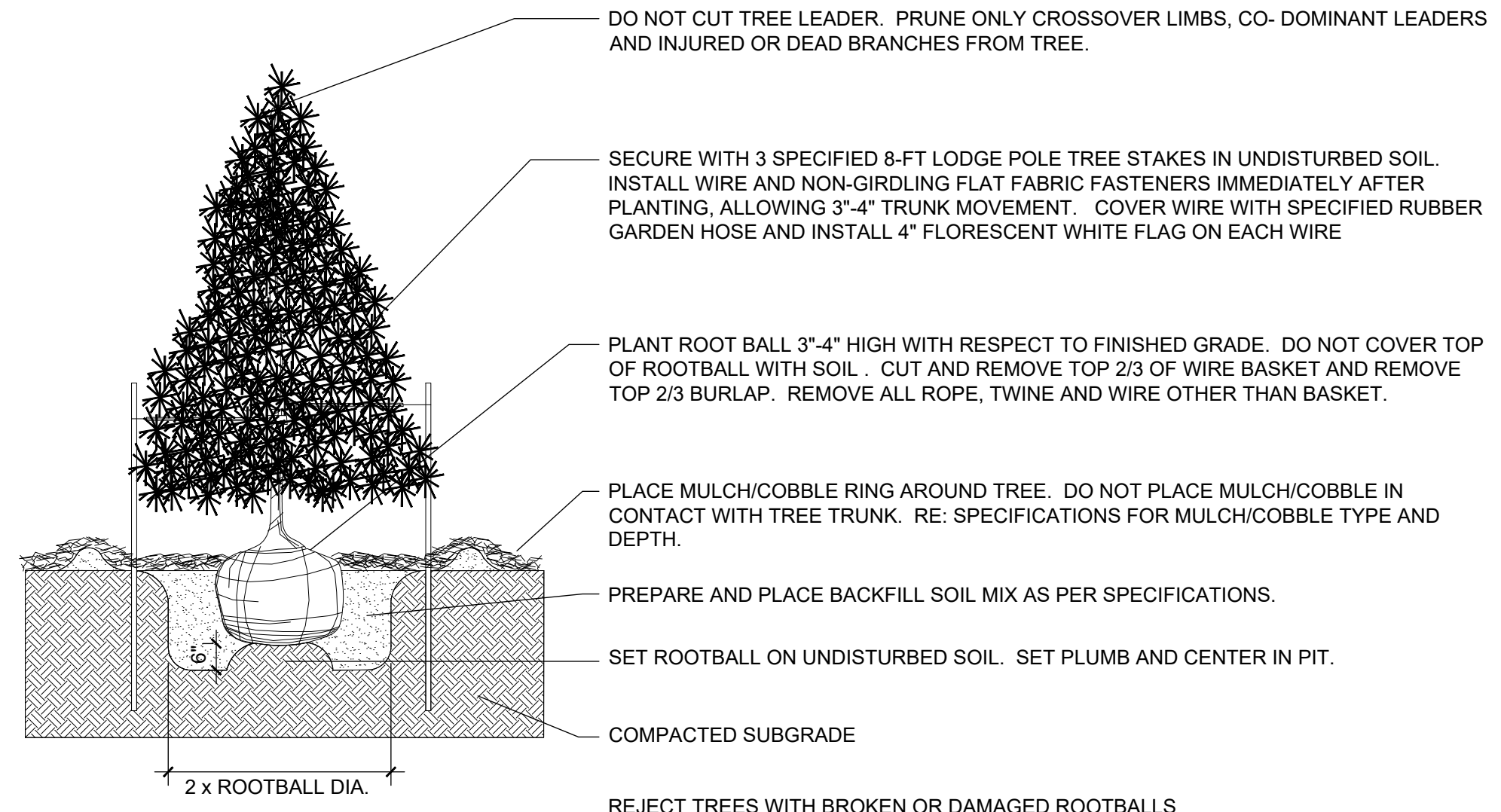


MULCH ADJACENT TO WALKS AND CURBS



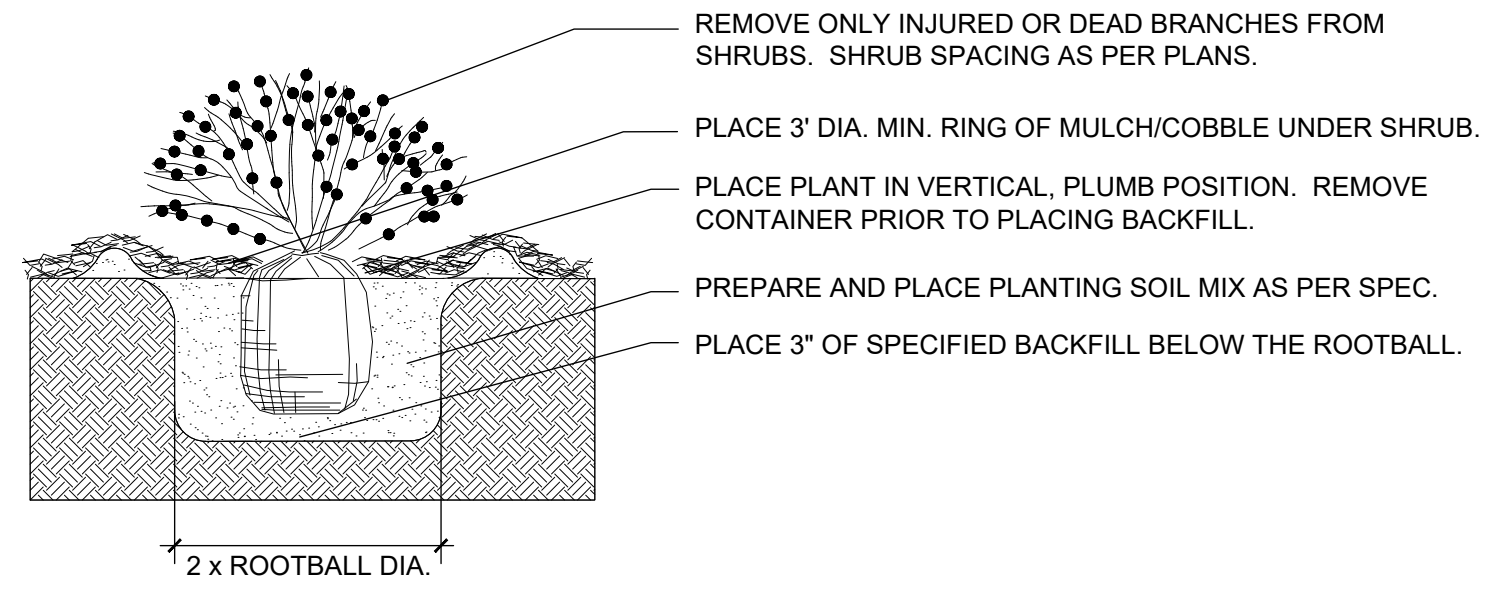
EDGE TREATMENT

NOT TO SCALE



2 EVERGREEN TREE PLANTING

NOT TO SCALE



4 SHRUB PLANTING

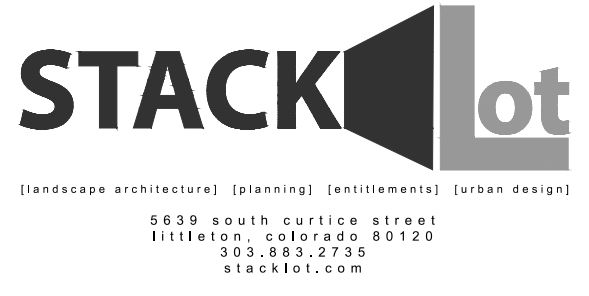
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SOIL ANALYSIS CONTRACTOR REQUIREMENT

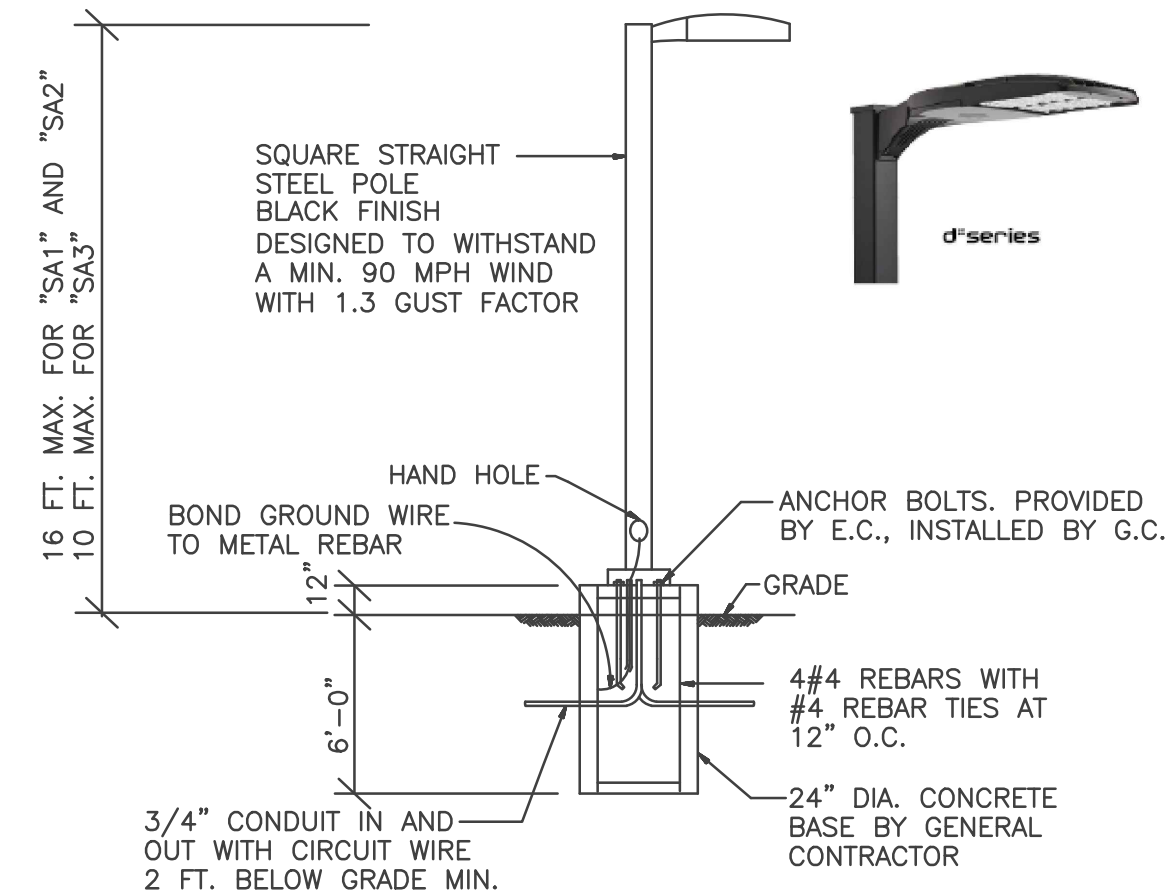
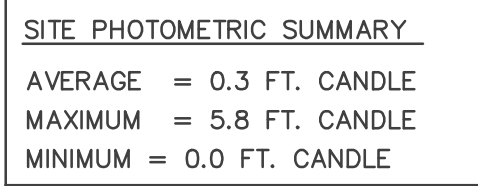
"THE REQUIRED SOIL ANALYSIS REPORT IS REQUIRED TO BE SUBMITTED AND APPROVED WITH THE IRRIGATION PLAN SUBMITTAL AND BEFORE ANY LANDSCAPE CONSTRUCTION. THIS WOULD INCLUDE COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS LAB FOR TESTING. A SEPARATE LAB TEST REPORT AND SOIL PREPARATION RECOMMENDATIONS (AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOD/NATIVE SEED) WILL NEED TO BE PROVIDED TO CITY STAFF FOR REVIEW AND APPROVAL."

SOIL AMENDMENTS

PRIOR TO PLANTING, ALL SITES FOR PLANTINGS SHALL INCORPORATE SOIL AMENDMENTS AT A RATE OF 3 CUBIC YARDS PER 1000 SQUARE FEET TO A MINIMUM DEPTH OF 6". A LESSER AMOUNT SHALL BE ALLOWED IF A SOIL TEST SHOWS THAT 3 CUBIC YARDS PER 1000 SQUARE FEET IS NOT NECESSARY FOR WATER RETENTION AND DEEP ROOTING OF PLANT MATERIALS. IF THE SPECIFIED PLANT MATERIAL REQUIRES LESS FERTILE SOIL, THOSE AREAS MAY HAVE LESS SOIL AMENDMENTS INSTALLED IF APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR. THESE AREAS SHALL BE IDENTIFIED ON THE LANDSCAPE PLAN. EXISTING TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS SOIL AMENDMENTS OR TOPSOIL. NO TOPSOIL SHALL BE REMOVED FROM THE SITE UNLESS THE CITY APPROVES THE TRANSFER OF TOPSOIL TO A CITY-OWNED PARK OR OPEN SPACE AREA. A NOTE SHALL BE PLACED ON THE LANDSCAPE PLAN REFLECTING THE ABOVE REQUIREMENTS REGARDING SOIL AMENDMENTS AND TOPSOIL. EXAMPLES OF ACCEPTABLE SOIL AMENDMENTS INCLUDE COMPOST AND AGED MANURE. MOUNTAIN PEAT AND INORGANIC MATERIALS SUCH AS SAND, GYPSUM AND LIME ARE PROHIBITED SOIL AMENDMENTS. ALL SITES ARE SUBJECT TO INSPECTION BY THE CITY FOR COMPLIANCE WITH SOIL AMENDMENT REQUIREMENTS.



NO.	DESCRIPTION	DATE	Client
1	INITIAL SUBMITTAL	03/22/22	CD BENT GRASS LLC 106 S. KYRENE RD. CHANDLER, AZ 85226 PHONE: - ATTN: B. HAYENGA
2	REVISED PER COUNTY COMMENTS	09/30/22	
3	REVISED PER COUNTY COMMENTS	01/02/23	
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POLE MOUNTED FIXTURES INSTALLATION DETAIL
FOR FIXTURES "SA1", "SA2" AND "SA3"
NO SCALE

LIGHTING FIXTURE SCHEDULE						
ITEM	NO.	MANUFACTURER	CAT. NO.	LAMPS	MOUNTING	DESCRIPTION
A	2	LITHONIA LIGHTING	WPX1 LED P2 40K MVOLT DDBXD	24 WATT 3000K LED 2,900 LUMENS	WALL +14 FT	EXTERIOR WALL MOUNTED CUT OFF LIGHT
A1	3	LITHONIA LIGHTING	WDGE1 LED P1 30K VW MVOLT	11 WATT 3000K LED 1200 LUMENS	WALL +9 FT	EXTERIOR WALL MOUNTED CUT OFF LIGHT
B	4	LIGHTOLIER	S5R-840K-7	10 WATT 3000K LED 650 LUMENS	UNDER SOFFIT +8 FT	5" THIN SURFACE LED DOWN LIGHT
SA1	1	LITHONIA LIGHTING	DSX1 LED P1 40K T3M-MVOLT-SPA- HSS-DBLBXD	54 WATT 3000K LED 6,967 LUMENS	16 FT POLE	SINGLE HEAD FULL CUT OFF POLE LIGHT ON SQUARE POLE, MOUNTED AT 16 FT ABOVE GRADE TO TOP OF FIXTURE, TYPE III OPTICS,HOUSE SIDE SHIELD
SA2	2	LITHONIA LIGHTING	DSX1 LED P1 40K T4M-MVOLT-SPA- HSS-DBLBXD	54 WATT 3000K LED 6,967 LUMENS	16 FT POLE	SINGLE HEAD FULL CUT OFF POLE LIGHT ON SQUARE POLE, MOUNTED AT 16 FT ABOVE GRADE TO TOP OF FIXTURE, TYPE IV OPTICS,HOUSE SIDE SHIELD
SA3	3	LITHONIA LIGHTING	DSX0 LED P1 40K T3M-MVOLT-SPA- DBLBXD	38 WATT 3000K LED 4,700 LUMENS	10 FT POLE	SINGLE HEAD FULL CUT OFF POLE LIGHT ON SQUARE POLE, MOUNTED AT 10 FT ABOVE GRADE TO TOP OF FIXTURE, TYPE III OPTICS