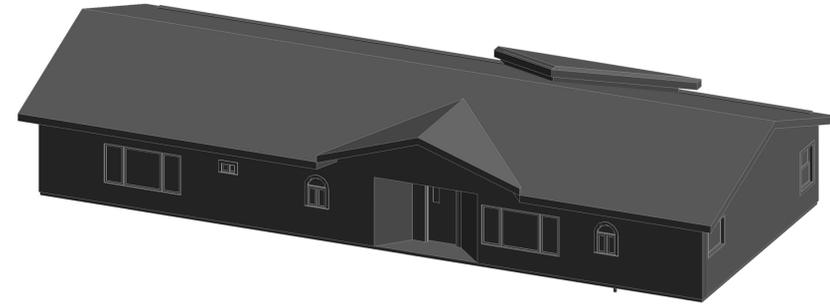


# MULBERRY ROAD DEVELOPMENT

3745-3815 MULBERRY ROAD,  
YODER, COLORADO 80864



Expand this data to include as existing and as proposed please.

## PROJECT INFORMATION

SITE AREA: 35.5AC (1,545,508 S.F.)  
 DEVELOPMENT NAME: MULBERRY ROAD DEVELOPMENT  
 DESCRIPTION: OBSERVATORY FACILITY  
 TAX SCHEDULE NO: 1300000469  
 LEGAL DESCRIPTION: TR in SW4 Sec 26-13-61 Desc as Fols, Beg at SW4 Cor Sec 26,Th N00<07'44" E1751.96 ft, N 88<30'20" E 882.18 ft, S 00<06'27" W1751.94 ft, S88<30'21" W 882.84 ft to POB  
 PROPERTY ADDRESS: 3745 MULBERRY ROAD  
 YODER, COLORADO 80864  
 EXISTING ZONING: A-35 (NO CHANGE)  
**BUILDING SETBACKS:**  
 FRONT 25'-0"  
 SIDE (INTERIOR LOT LINE) 10'-0"  
 REAR (NEXT TO RR ZONE) 15'-0"  
**LANDSCAPE SETBACKS:**  
 FRONT 20'-0"  
 SIDE (INTERIOR LOT LINE) 10'-0"  
 REAR (NEXT TO RR ZONE) 10'-0"  
 EXISTING LAND USE: RESIDENTIAL W/ VARIANCE FOR OBSERVATORY  
 PROPOSED LAND USE: RESIDENTIAL W/ VARIANCE FOR OBSERVATORY  
 BUILDING HEIGHT: 45' MAX ALLOWED (MAX 20' PROVIDED)

**BUILDING INFO:**  
 GROSS BUILDING AREA 4,133(E) S.F. 3,325(P) S.F.  
 BUILDING OCCUPANCY B, U (P)  
 TYPE OF CONSTRUCTION V-B (E&P)  
 FIRE SPRINKLER NO  
 AREA SEPERATION WALLS NONE  
**LOT DATA & COVERAGE:**  
 LOT COVERAGE: .5%  
 IMPERVIOUS AREA:  
 BUILDINGS 7,458 S.F.  
 PAVED (GRAVEL) 33,446 S.F.  
 SIDEWALKS 2,827 S.F.  
 TOTAL 43,731 S.F. (2.5% LOT)  
 PERVIOUS AREA:  
 LANDSCAPING 4,905 S.F.

**(E) PARKING DATA:**  
 OFFICE 1/400 (1,858 S.F.) = 5 PS REQUIRED  
 OPERATION CENTER 1/400 (1,056 S.F.) = 3 PS REQUIRED  
 TOTAL 8 PS REQUIRED  
 5 PS EXISTING  
 11 ADDITIONAL PS  
 16 TOTAL PS  
 (INCL 1 HC)

**SIGNAGE:**  
 A SIGNAGE PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN PRIOR TO PLACING ANY SIGN ON THE PROPERTY. INCLUDE ALL ON-SITE DIRECTIONAL SIGNS.

PROPOSED DEV. SCHED. SPRING/SUMMER 2022

SHEET LIST	
SHEET NUMBER	SHEET NAME
DP.01	DEVELOPMENT PLAN COVER SHEET
DP.02	DEVELOPMENT SITE PLAN
DP.03	ENLARGED DEVELOPMENT SITE PLAN
DP.04	DEVELOPMENT ELEVATIONS OFFICE
DP.05	DEVELOPMENT ELEVATIONS GARAGE
DP.06	DEVELOPMENT ELEVATIONS PEMB
DP.07	DEVELOPMENT ELEVATIONS TELESCOPE
DP.08	DEVELOPMENT ELEVATIONS COMMAND CENTER
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
DP.11	PHOTOMETRIC PLAN
DP.12	PHOTOMETRIC DETAILS

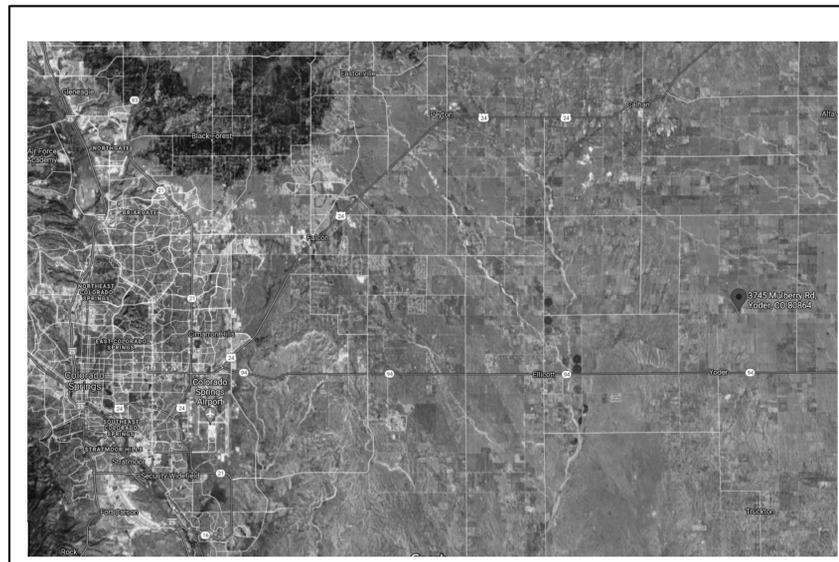
## GENERAL NOTES

### FLOODPLAIN STATEMENT:

THIS PROPERTY IS NOT LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS-MAP NUMBER 08041C0276 G EFFECTIVE DECEMBER 7, 2018.

### ADA STATEMENT:

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



PRELIMINARY NOT FOR CONSTRUCTION

MULBERRY ROAD DEVELOPMENT

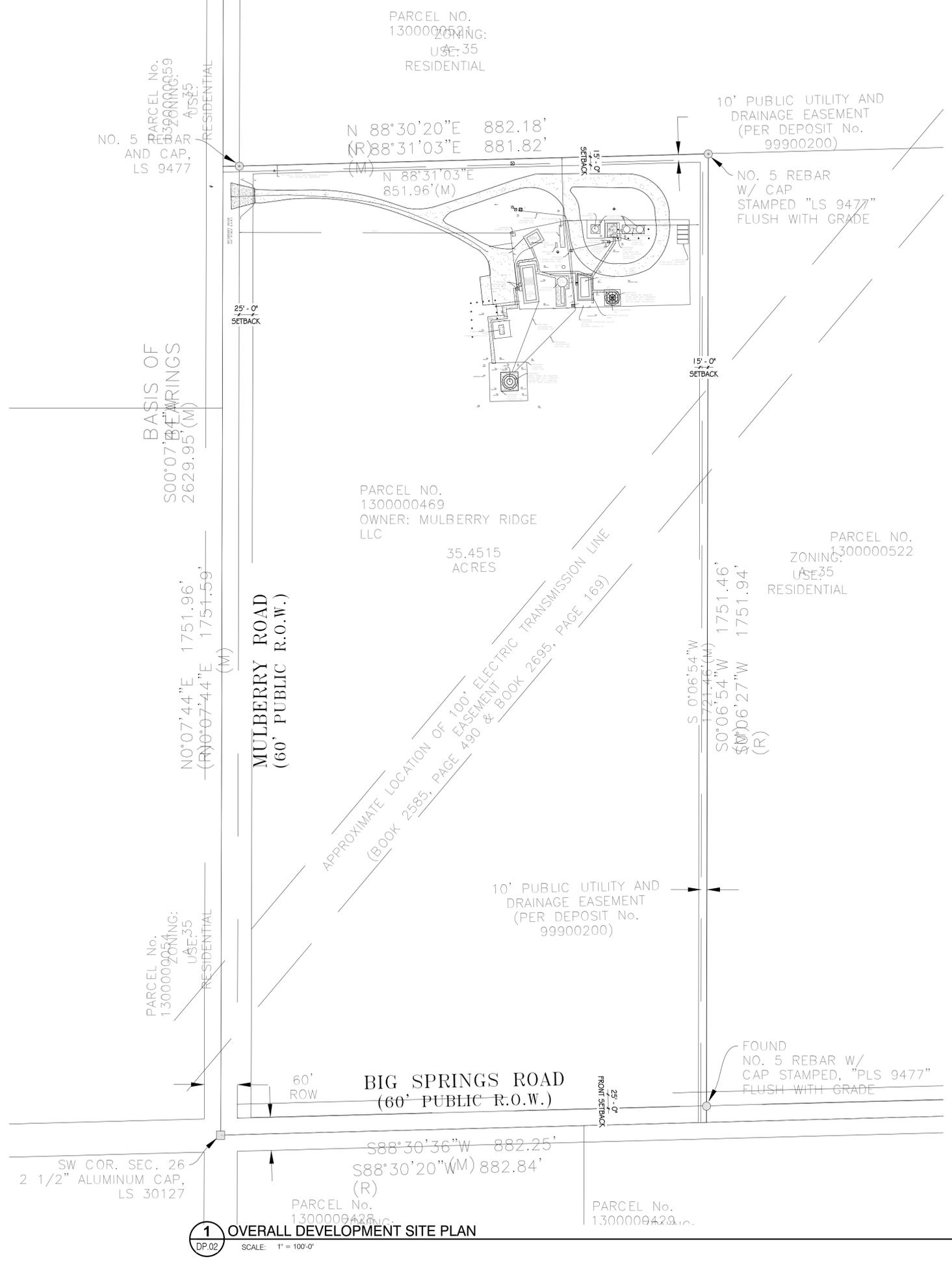
3745-3815 MULBERRY ROAD YODER, COLORADO 80864

CMG CORPORATION

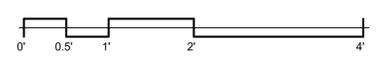
DEVELOPMENT PLAN COVER SHEET

DEVELOPMENT SET

ARCHING:	KEM	
DRAWN:	JDZ	
CHECKED:	km	
DATE:	03.07.22	
#	REVISION	DATE
JOB NO:	186303	
SHEET NO:	DP.01	



**1** OVERALL DEVELOPMENT SITE PLAN  
 SCALE: 1" = 100'-0"



PCD File # PPR-22-014

**RMG**  
 Engineers / Architects  
 SOUTHERN COLORADO CO 80132  
 1719 4892145 - WWW.ENGINEERS.COM  
 SOUTHERN COLORADO, DENVER METRO, NORTHERN COLORADO  
 Mechanical, Electrical, Plumbing, Fire, Structural, Civil/Planning

**PRELIMINARY NOT FOR CONSTRUCTION**

**MULBERRY ROAD DEVELOPMENT**  
 3745-3815 MULBERRY ROAD YODER, COLORADO 80864  
**CMG CORPORATION**

SHEET NAME: **DEVELOPMENT SITE PLAN**  
 PROJECT STATUS: **DEVELOPMENT SET**

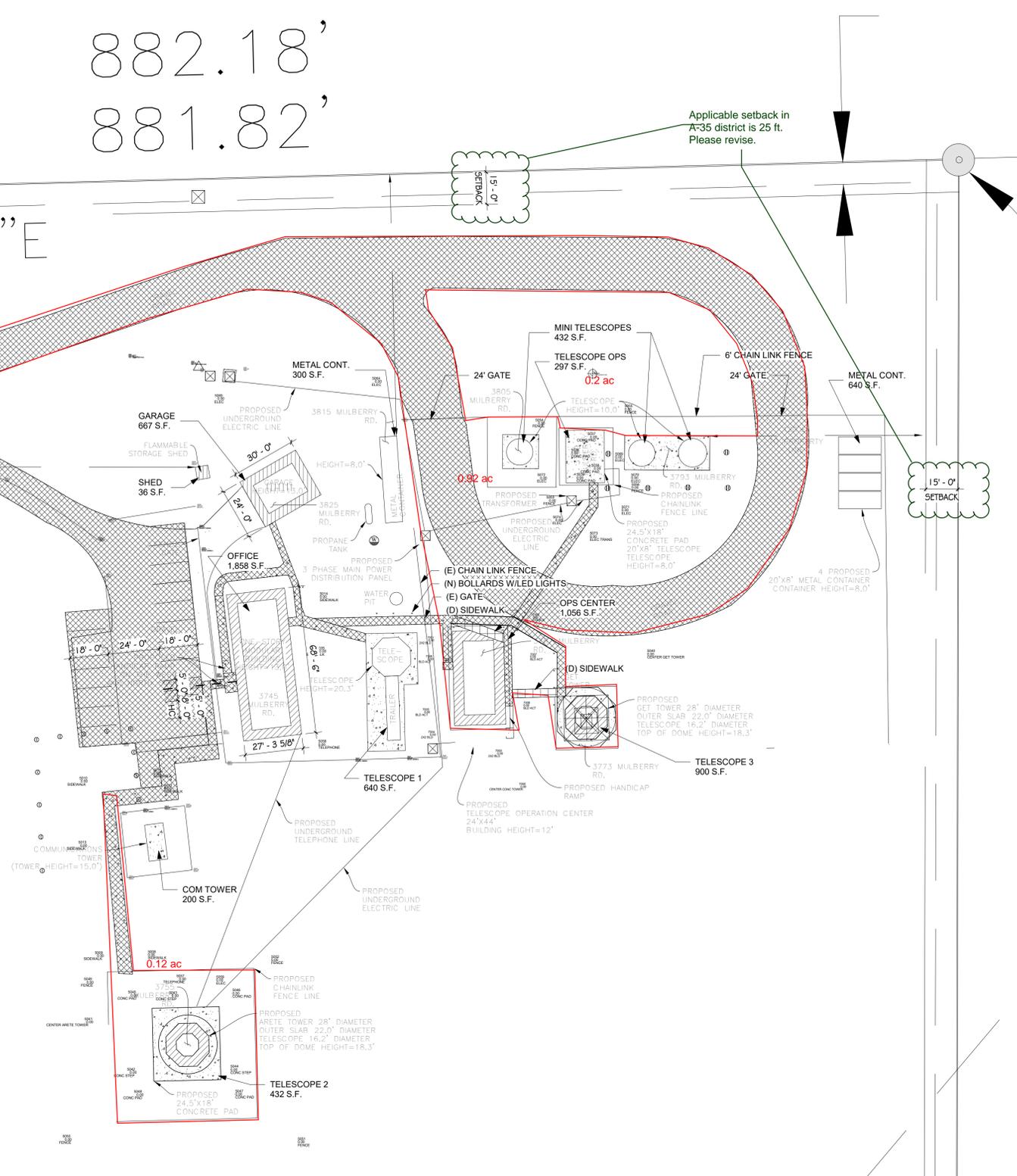
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DRAWN:	JDZ	
CHECKED:	km	
DATE:	03.07.22	
#	REVISION	DATE
JOB NO:	186303	
SHEET NO:	DP.02	

RESIDENT

N 88°30'20"E 882.18'  
 (R) 88°31'03"E 881.82'  
 (M) N 88°31'03"E 851.96'(M)

10' PUBLIC UTILITY AND DRAINAGE EASEMENT  
 (PER DEPOSIT NO. 99900200)

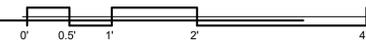
MULBERRY ROAD  
 (60' PUBLIC R.O.W.)



Applicable setback in A-35 district is 25 ft. Please revise.

15'-0" SETBACK

Please include a north arrow.



**1** ENLARGED DEVELOPMENT SITE PLAN  
 DP.03 SCALE: 1" = 30'-0"

10

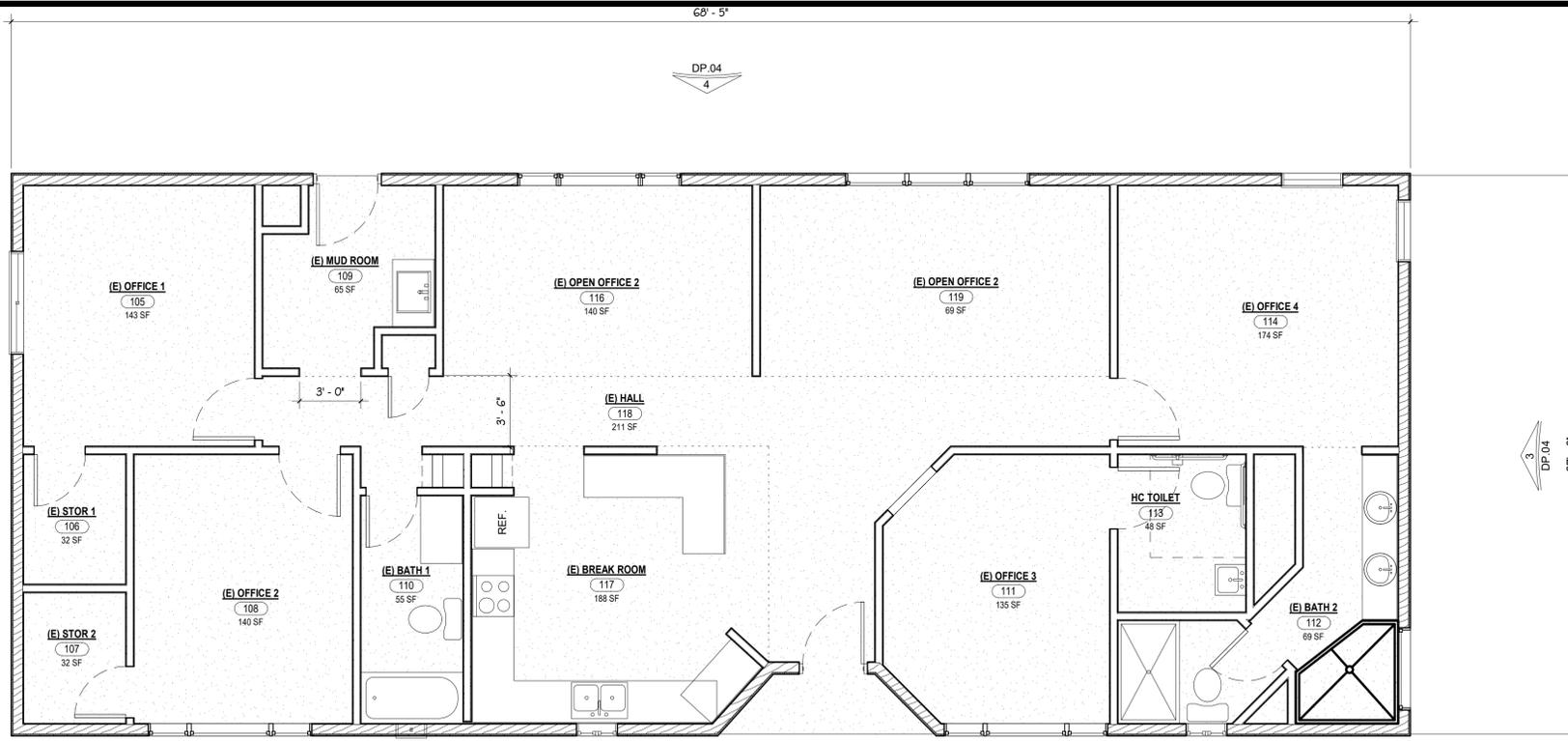
**RMG**  
 Engineers / Architects  
 Southern Colorado CO 80132  
 1975 B&E 145 - WWW.ENGINEERS.COM  
 Southern Colorado, Denver Metro, Northern Colorado

**PRELIMINARY NOT FOR CONSTRUCTION**

**MULBERRY ROAD DEVELOPMENT**  
 3745-3815 MULBERRY ROAD YODER, COLORADO 80864  
**CMG CORPORATION**

**ENLARGED DEVELOPMENT SITE PLAN**  
 DEVELOPMENT SET

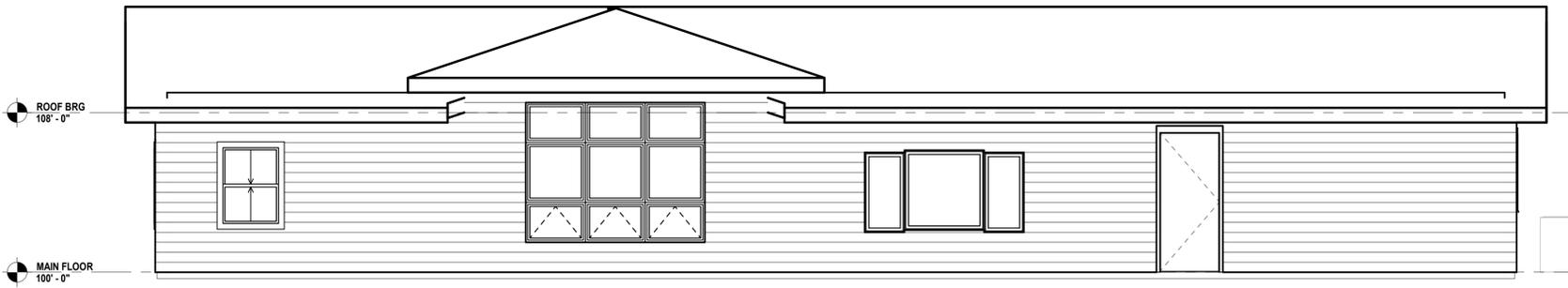
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DRAWN:	JDZ	
CHECKED:	km	
DATE:	03.07.22	
#	REVISION	DATE
JOB NO.:	186303	
SHEET NO.:	DP.03	



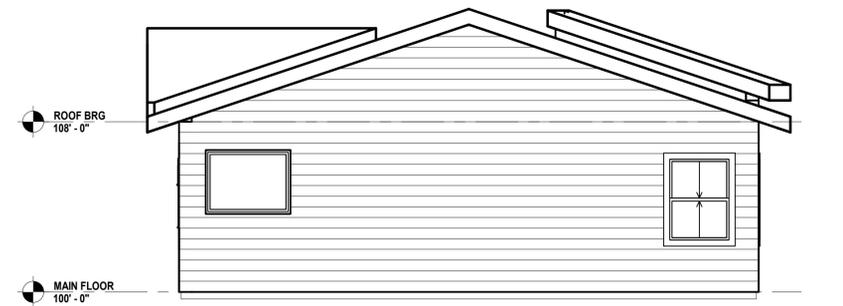
**1** DEVELOPMENT OFFICE FLOOR PLAN  
DP.04 SCALE: 1/4" = 1'-0"



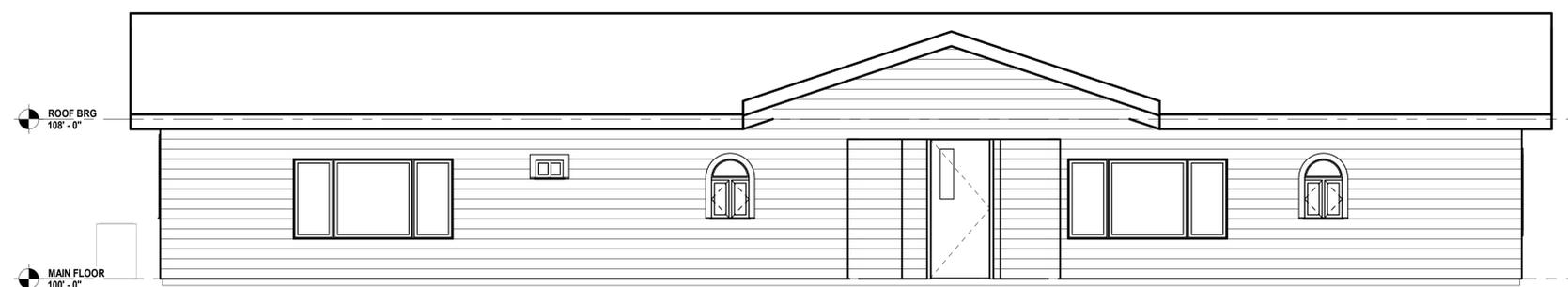
**2** NORTH DEVELOPMENT OFFICE ELEVATION  
DP.04 SCALE: 1/4" = 1'-0"



**4** EAST DEVELOPMENT OFFICE ELEVATION  
DP.04 SCALE: 1/4" = 1'-0"



**3** SOUTH DEVELOPMENT OFFICE ELEVATION  
DP.04 SCALE: 1/4" = 1'-0"



**5** WEST DEVELOPMENT OFFICE ELEVATION  
DP.04 SCALE: 1/4" = 1'-0"

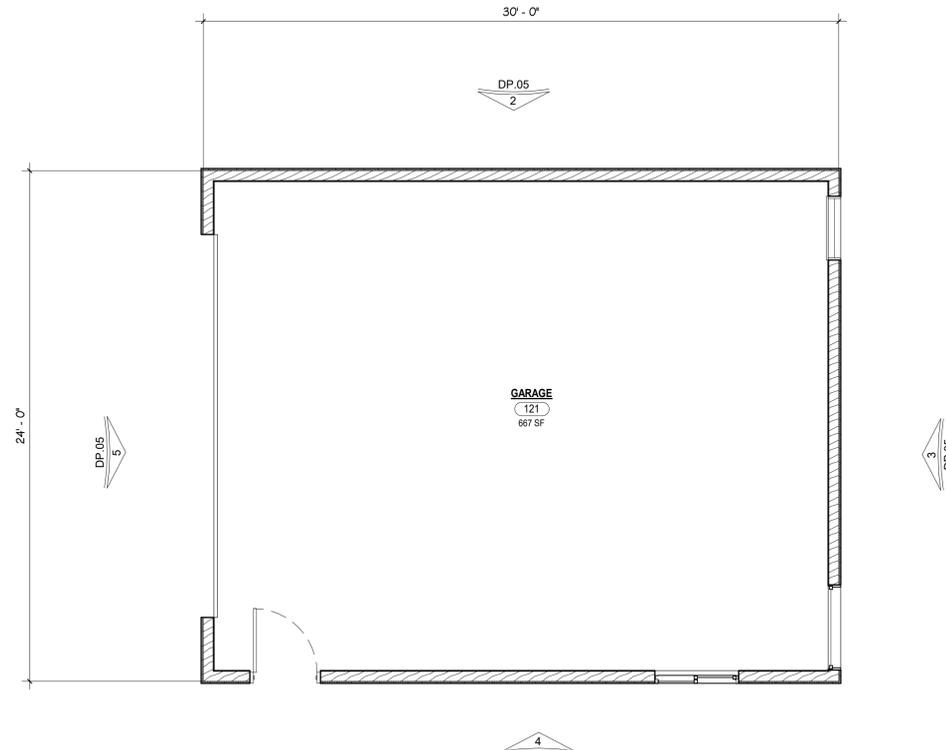
PCD File # PPR-22-014

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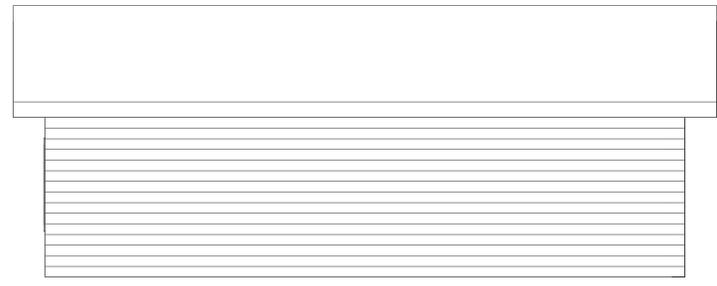
**MULBERRY ROAD DEVELOPMENT**  
3745-3815 MULBERRY ROAD YODER, COLORADO 80864  
**CMG CORPORATION**

**DEVELOPMENT ELEVATIONS OFFICE**  
DEVELOPMENT SET

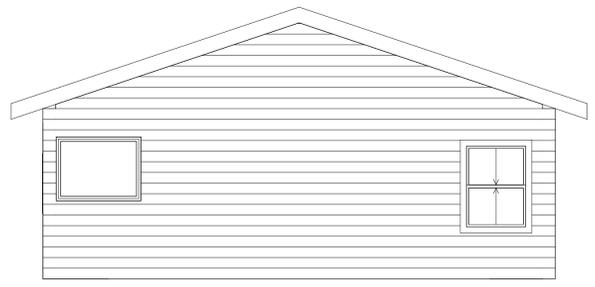
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PROJECT STATUS	DEVELOPMENT SET
ARCHENGR	KEM
DRAWN	JDZ
CHECKED	km
DATE	03.07.22
#	REVISION DATE
JOB NO.	186303
SHEET NO.	DP.04



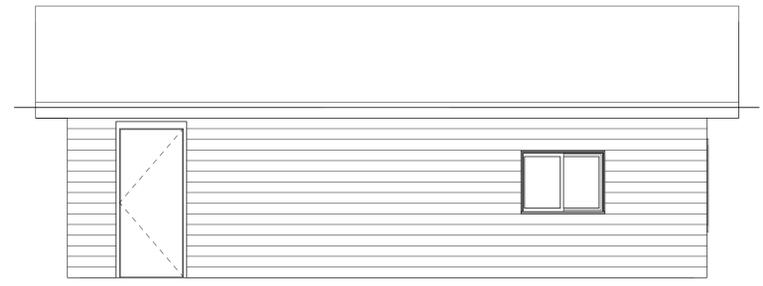
**1** DEVELOPMENT GARAGE FLOOR PLAN  
 DP.05 SCALE: 1/4" = 1'-0"



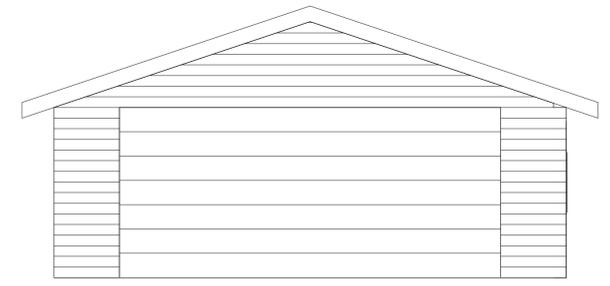
**2** NORTH DEVELOPMENT GARAGE ELEVATION  
 DP.05 SCALE: 1/4" = 1'-0"



**3** EAST DEVELOPMENT GARAGE ELEVATION  
 DP.05 SCALE: 1/4" = 1'-0"



**4** SOUTH DEVELOPMENT GARAGE ELEVATION  
 DP.05 SCALE: 1/4" = 1'-0"



**5** WEST DEVELOPMENT GARAGE ELEVATION  
 DP.05 SCALE: 1/4" = 1'-0"

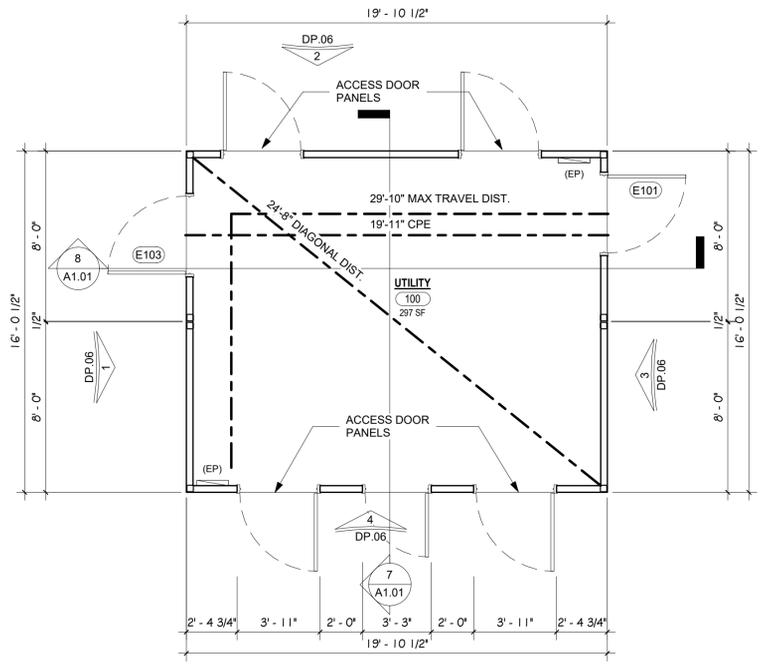
PCD File # PPR-22-014

**RMG**  
 Engineers / Architects  
 Mechanical, Electrical, Plumbing, Fire, Structural, Civil/Planning  
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 DENVER, COLORADO 80242  
 1719 4892145 - WWW.RMGENGINEERS.COM

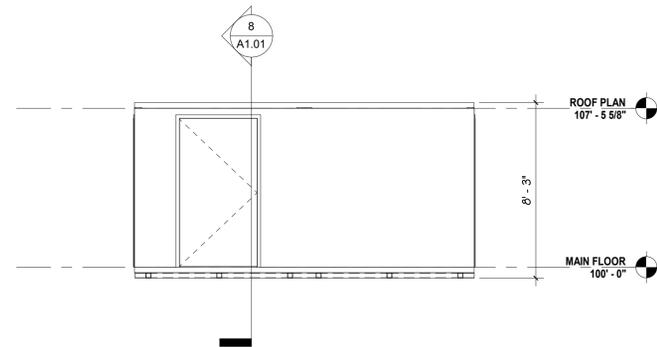
**MULBERRY ROAD DEVELOPMENT**  
 3745-3815 MULBERRY ROAD YODER, COLORADO 80864  
**CMG CORPORATION**  
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**DEVELOPMENT ELEVATIONS GARAGE**  
 DEVELOPMENT SET

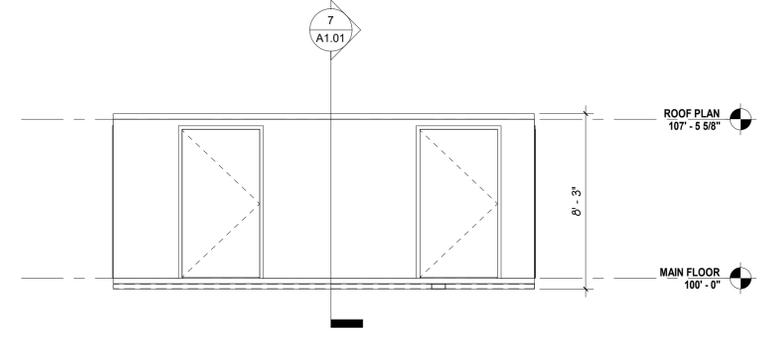
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PROJECT STATUS	DEVELOPMENT SET	
ARCH/ENG	KEM	
DRAWN	JDZ	
CHECKED	km	
DATE	03.07.22	
#	REVISION	DATE
1		
JOB NO.	186303	
SHEET NO.	DP.05	



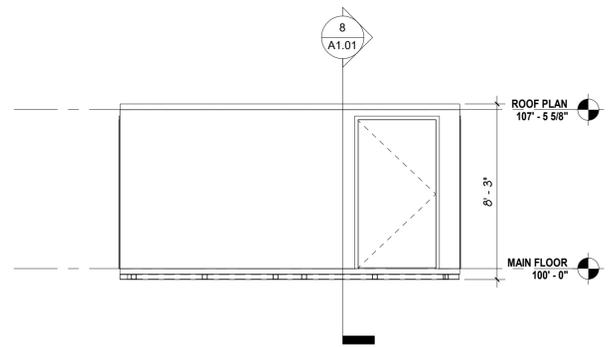
**5** DEVELOPMENT FLOOR PLAN  
 DP.06 SCALE: 1/4" = 1'-0"



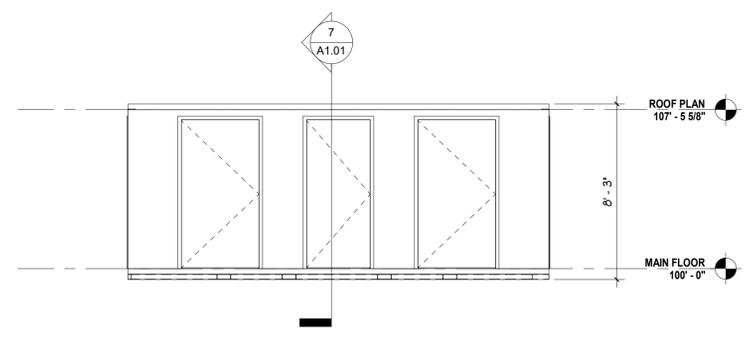
**1** NORTH DEVELOPMENT ELEVATION  
 DP.06 SCALE: 1/4" = 1'-0"



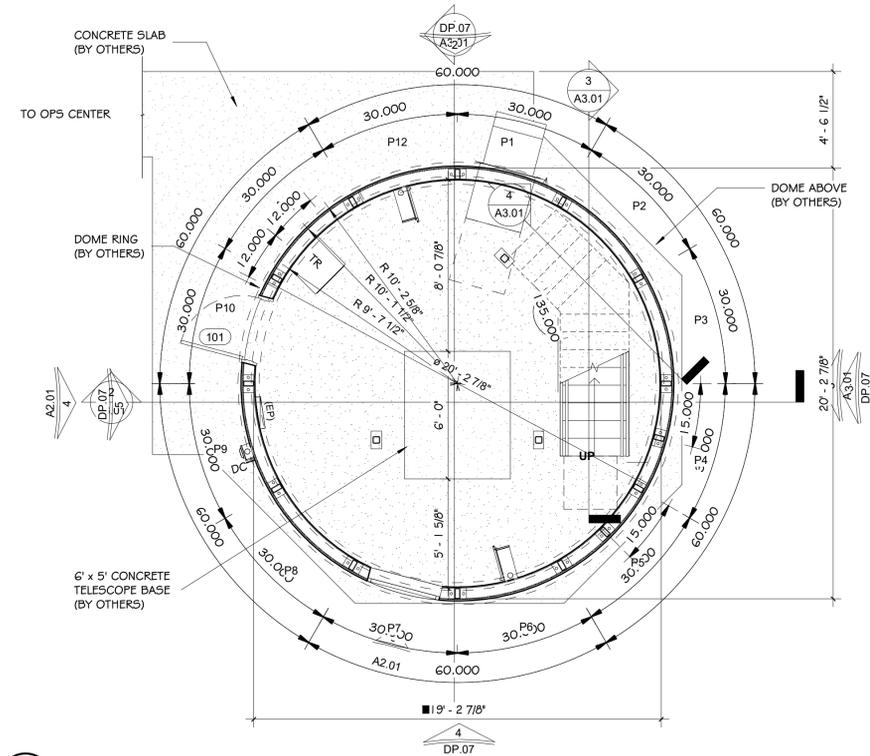
**2** EAST DEVELOPEMNT ELEVATION  
 DP.06 SCALE: 1/4" = 1'-0"



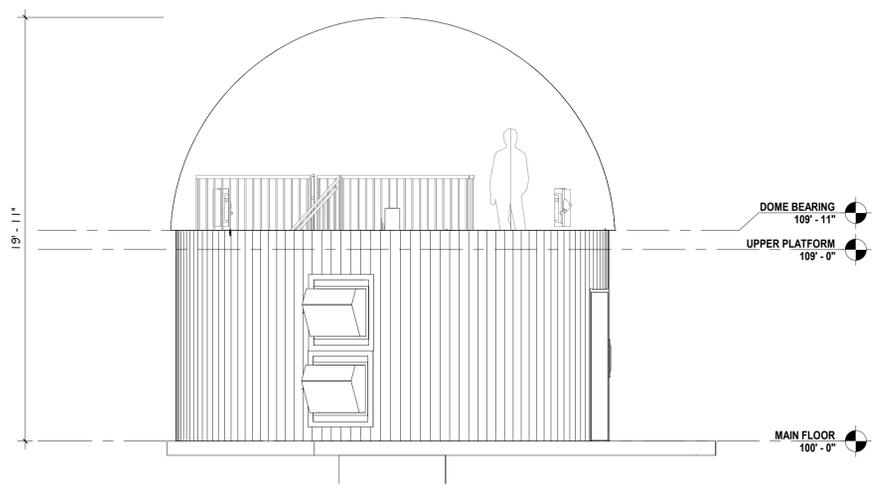
**3** SOUTH DEVELOPMENT ELEVATION  
 DP.06 SCALE: 1/4" = 1'-0"



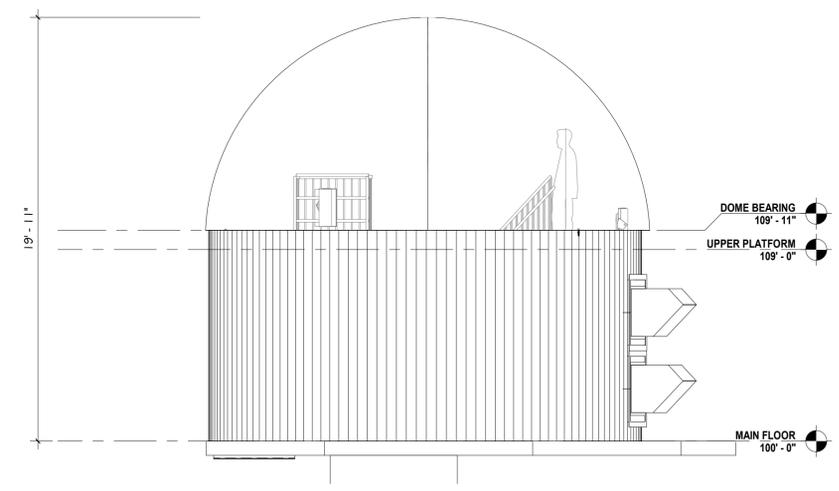
**4** WEST DEVELOPMENT ELEVATION  
 DP.06 SCALE: 1/4" = 1'-0"



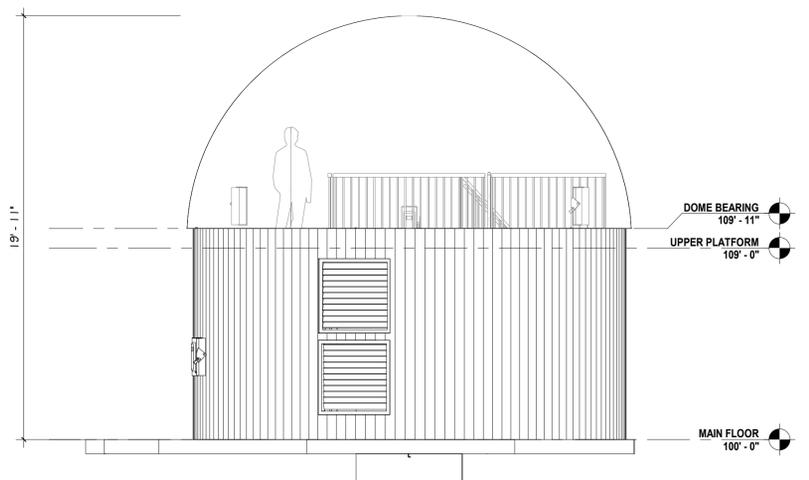
**1** DEVELOPMENT FLOOR PLAN  
 DP.07 SCALE: 1/4" = 1'-0"



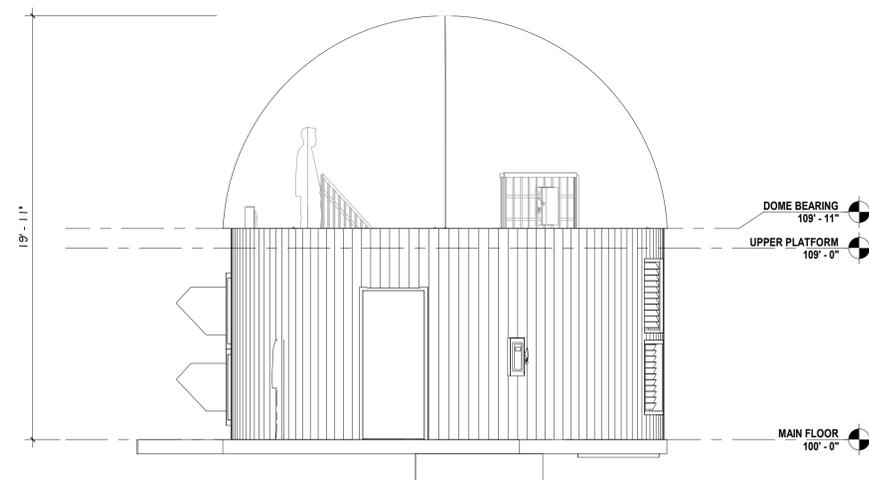
**2** NORTH DEVELOPMENT ELEVATION  
 DP.07 SCALE: 1/4" = 1'-0"



**3** EAST DEVELOPMENT ELEVATION  
 DP.07 SCALE: 1/4" = 1'-0"



**4** SOUTH DEVELOPMENT ELEVATION  
 DP.07 SCALE: 1/4" = 1'-0"



**5** WEST DEVELOPMENT ELEVATION  
 DP.07 SCALE: 1/4" = 1'-0"

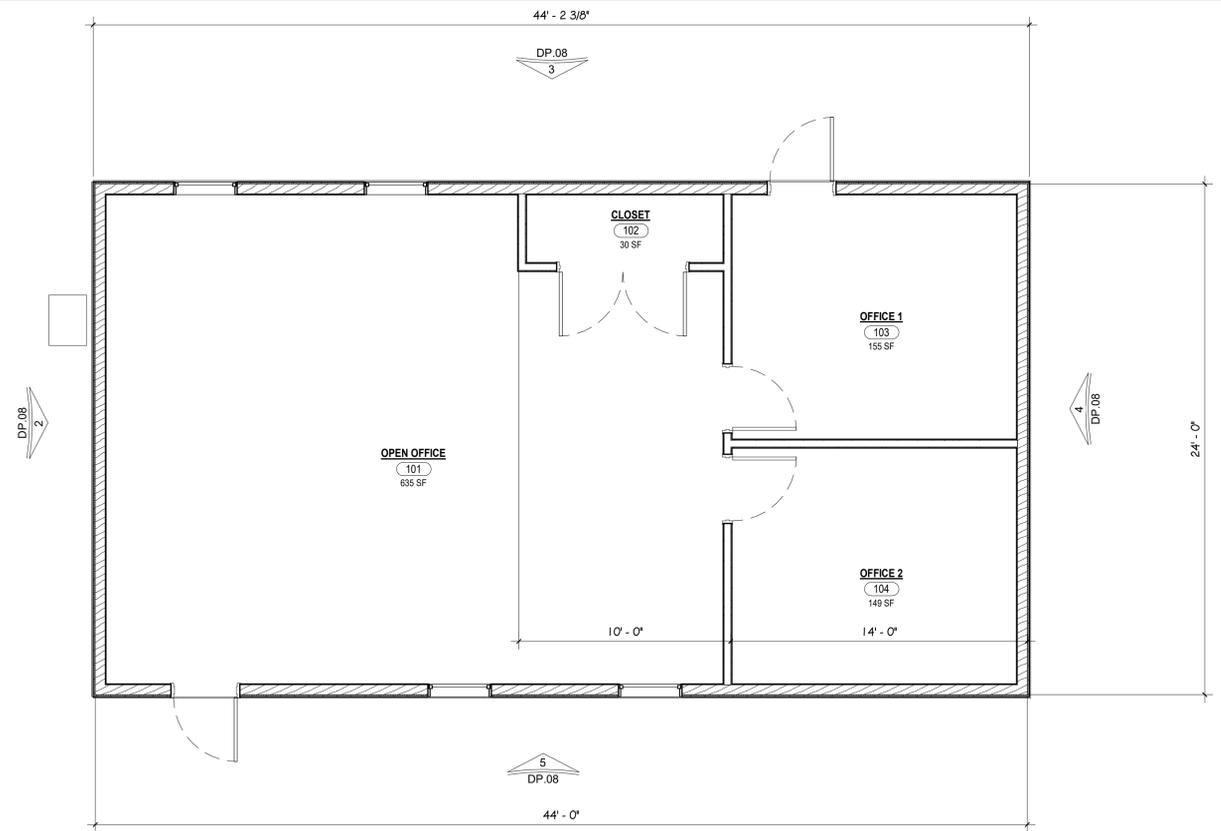
PCD File # PPR-22-014

**PRELIMINARY / NOT FOR CONSTRUCTION**

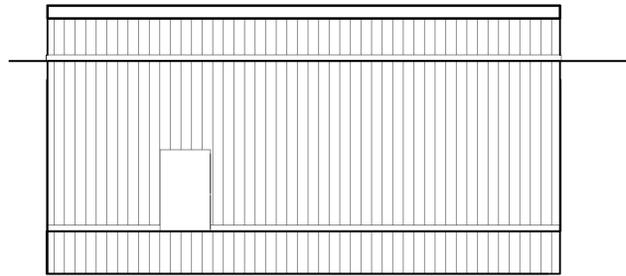
**YODER TELESCOPE**  
 3773 MULBERRY ROAD, YODER, COLORADO 80864  
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**DEVELOPMENT PLAN AND ELEVATIONS**  
 PERMIT SET

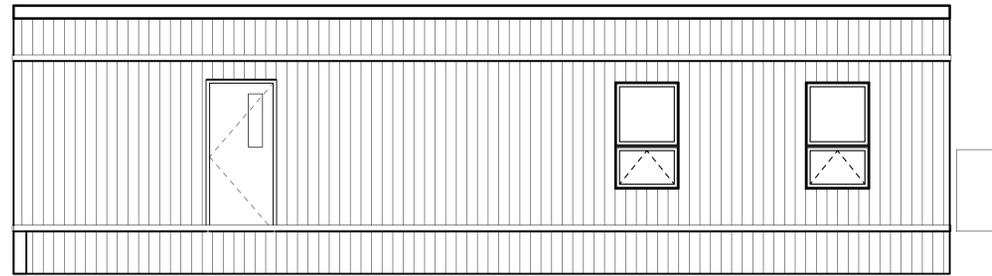
SHEET NAME	DEVELOPMENT PLAN AND ELEVATIONS
PROJECT STATUS	PERMIT SET
ARCH/ENG	KEM
DRAWN	JDZ
CHECKED	km
DATE	2.25.22
#	REVISION DATE
1	
JOB NO.	182832
SHEET NO.	DP.07



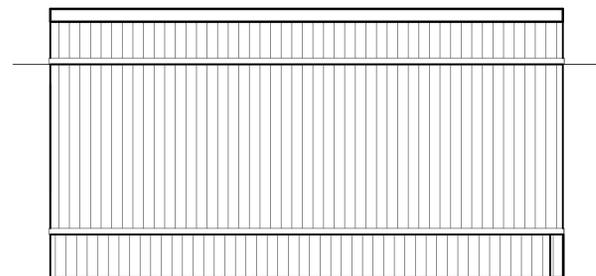
**1** DEVELOPMENT OPERATION CENTER FLOOR PLAN  
 DP.08 SCALE: 1/4" = 1'-0"



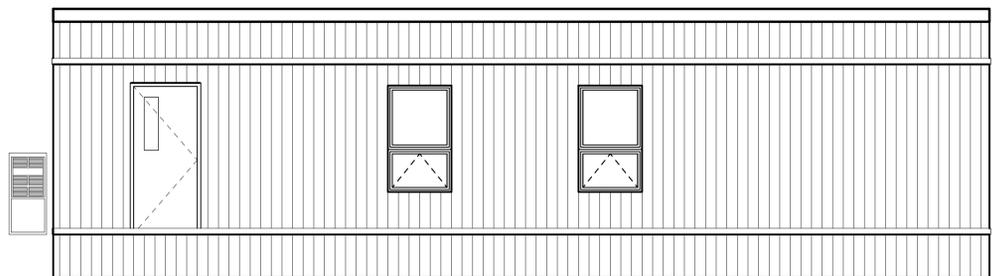
**2** NORTH DEVELOPMENT OPERATION CENTER ELEVATION  
 DP.08 SCALE: 1/4" = 1'-0"



**3** EAST DEVELOPMENT OPERATION CENTER ELEVATION  
 DP.08 SCALE: 1/4" = 1'-0"



**4** SOUTH DEVELOPMENT OPERATION CENTER ELEVATION  
 DP.08 SCALE: 1/4" = 1'-0"



**5** WEST DEVELOPMENT OPERATIONS CENTER ELEVATION  
 DP.08 SCALE: 1/4" = 1'-0"

**RMG**  
 Engineers / Architects  
 Mechanical, Electrical, Plumbing, Fire, Structural, Civil/Planning  
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 1719 1/2 BAYVIEW BLVD. SUITE 100, DENVER, CO 80232  
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**MULBERRY ROAD DEVELOPMENT**  
 3745-3815 MULBERRY ROAD YODER, COLORADO 80864  
**CMG CORPORATION**

SHEET NAME: **DEVELOPMENT ELEVATIONS COMMAND CENTER**  
 PROJECT STATUS: **DEVELOPMENT SET**

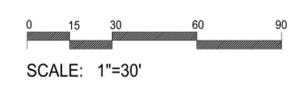
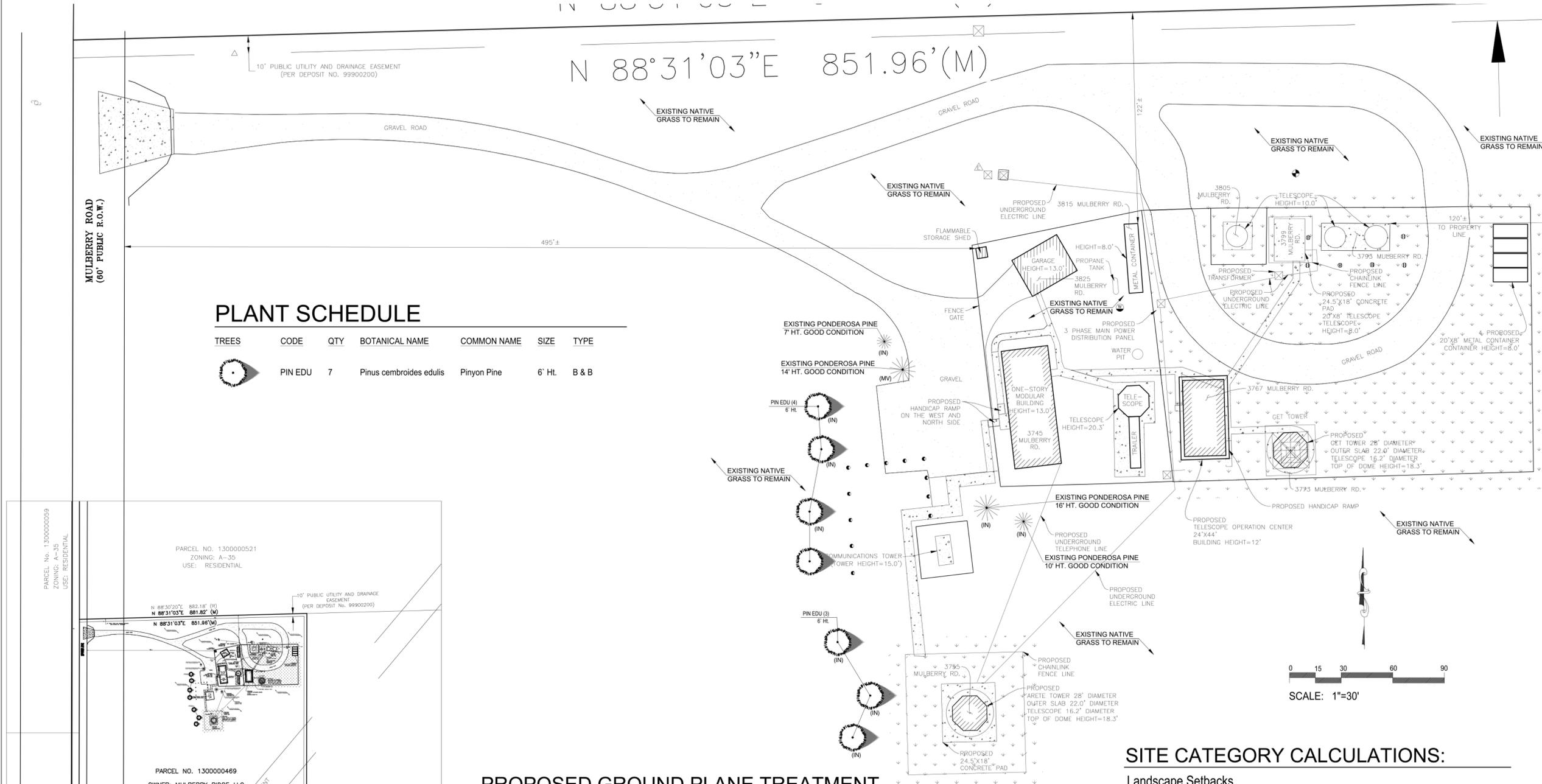
ARCH/ENG:	KEM	
DRAWN:	JDZ	
CHECKED:	km	
DATE:	03.07.22	
#	REVISION	DATE
JOB NO:	186303	
SHEET NO:	DP.08	

N 88°31'03"E 851.96'(M)

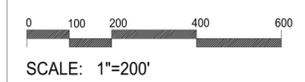
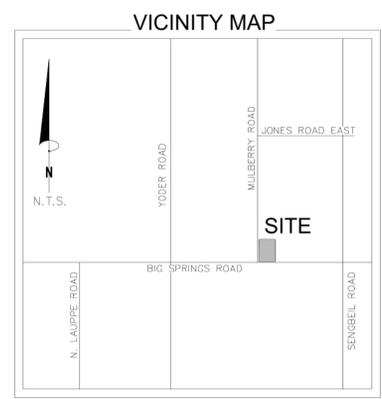
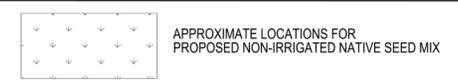
NOT FOR CONSTRUCTION

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
	PIN EDU	7	Pinus cembroides edulis	Pinyon Pine	6" Ht.	B & B



**PROPOSED GROUND PLANE TREATMENT**



**SITE CATEGORY CALCULATIONS:**

**Landscape Setbacks**

Street Name or Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./Prov.	Setback Plant Abbr. Denoted on Plan
Mulberry Road	Non-arterial	10' / 10'	1,752'	1 / 30'	58 / 0	- (Request Admin. Relief)
Big Springs Road	Non-arterial	10' / 10'	882'	1 / 30'	29 / 0	- (Request Admin. Relief)

**Parking**

No. of Vehicles Spaces Provided	Shade Trees Required/Provided	Abbr. on Plan	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	2/3 Length of Frontage (ft.)
5	1 / 1	(MV)	None		

Min. 3' Screening Plans Req. /Prov.	Evergreen Plants Req. (50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Prov.
- / -	- / -			- / -

**Internal Landscaping**

Net Site Area (SF) (less public ROW)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
98,100 s.f. (Approx. developed area)	5%	4,905 s.f. / 57,800 s.f.	10 / 10

Shrub Substitutes Required / Provided	Internal Plant Abbr. Denoted on Plan
0 / 0	(IN)

**Landscape Buffer & Screens**

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/20') Required / Provided	Evergreen Trees Req. (1/3) / Provided
None	- / -		- / -	- / -

Length of 8 Ft. Opaque Structure Req. / Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
- / -		- / -

NOT FOR CONSTRUCTION

**GENERAL NOTES**

- ALL REFERENCES TO 'CONTRACTOR' REFER TO LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR GETTING ALL UTILITY LOCATES PRIOR TO STARTING ANY WORK ON SITE AND ALSO HAVING UTILITIES RELOCATED AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE EL PASO COUNTY PLANNING DEPARTMENT AND MAY DELAY COMPLETION OF PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF LANDSCAPE MATERIALS ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF LANDSCAPE MATERIAL LOCATIONS NEED TO BE ALTERED DUE TO ON-SITE CONDITIONS.
- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS, IRRIGATION COMPONENTS, NATIVE GRASS, AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE OWNER WITH WARRANTY CONDITIONS AND COMMENCE WARRANTY PERIOD UPON FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.
- THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, PRUNING, AND PLANT MATERIAL REPLACEMENT.

**PROJECT NOTES**

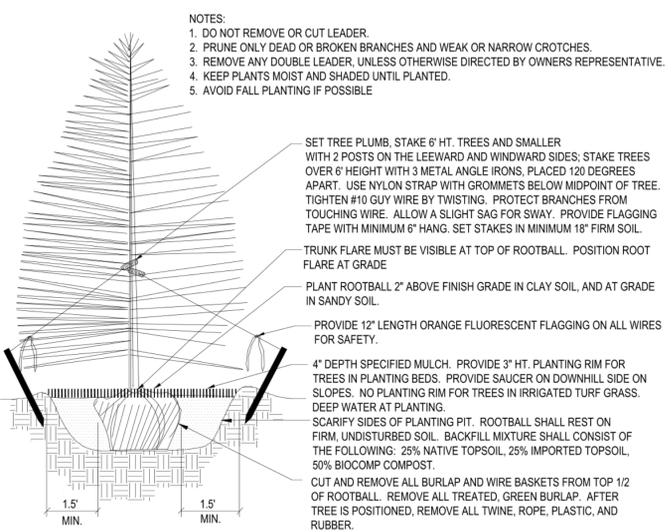
- FINE GRADING TO BE PERFORMED BY LANDSCAPE CONTRACTOR TO REFLECT FINISHED GRADES SHOWN ON THE PROJECT GRADING PLANS. ALL FINISHED GRADES ARE TO HAVE A MINIMUM 2% SLOPE. CONTRACTOR IS TO REPORT POOR DRAINAGE CONDITIONS OR ANY GRADES IN LANDSCAPE AREAS LESS THAN 2% TO GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE CONSTRUCTION WORK.
- CONTRACTOR IS TO PROVIDE FINAL GRADES ADJACENT TO HARDSCAPE SURFACES AT THE FOLLOWING SPECIFICATIONS:  
 1" BELOW TOP OF CONCRETE FOR NATIVE SEED AREAS.  
 CONTRACTOR IS TO COORDINATE THESE GRADING SPECIFICATIONS WITH GENERAL CONTRACTOR AND/OR WHOEVER IS PROVIDING ROUGH GRADING. FINAL GRADES IN ALL LANDSCAPE AREAS ARE TO BE ESTABLISHED USING ON-SITE STOCKPILED TOPSOIL.
- ALL DISTURBED NATIVE GRASS AREAS ARE TO BE SEEDED WITH 'EL PASO COUNTY ALL PURPOSE MIX FOR UPLAND, TRANSITION, AND PERMANENT CONTROL MEASURE' BY HYDRO-MULCH SEEDING AT A RATE OF 1 LB. PER 1,000 SQ. FT. REFER TO NATIVE SEED ESTABLISHMENT SPECIFICATION FOR MORE DETAILED INSTRUCTIONS.
- WOOD MULCH IS TO BE PROVIDED AROUND ALL THE BASE OF ALL TREES, 4' DIAMETER, 4" DEPTH. NO LANDSCAPE FABRIC TO BE INSTALLED BENEATH MULCH.

**SOIL PREPARATION NOTES**

- PROPOSED NATIVE GRASS AREAS:** ALL SEEDED AREAS TO RECEIVE 2 CU. YDS. PER 1,000 SQ. FT. OF 'BIOCOMP' SOIL AMENDMENTS (C&C SAND) INCORPORATED INTO EXISTING SOIL AND ROTO-TILLED TO A 6" DEPTH.
- PROPOSED TREES AND SHRUBS:** ALL PROPOSED TREES ARE TO BE BACKFILLED WITH A MIXTURE OF 'BIOCOMP' SOIL AMENDMENT AND IMPORTED GRADE A TOPSOIL (C&C SAND). REFER TO PLANTING DETAIL.

**IRRIGATION NOTES**

- PROPOSED TREES ARE TO BE WATERED MANUALLY ONCE A WEEK DURING GROWING SEASON BY MEANS OF HOSE, WATER TRUCK, OR DRIP IRRIGATION SYSTEM.
- ALL NATIVE SEED AREAS TO BE IRRIGATED MANUALLY BY MEANS OF HOSES WITH OSCILLATING SPRINKLERS OR TEMPORARY ROTARY HEAD SPRAY IRRIGATION SYSTEM UNTIL ESTABLISHED.



**1** **Coniferous Tree Planting Detail**  
 NOT TO SCALE

**EL PASO COUNTY ALL-PURPOSE MIX FOR UPLAND, TRANSITION AND PERMANENT CONTROL MEASURE AREAS**

COMMON NAME	SCIENTIFIC NAME	GROWTH SEASON / FORM	% OF MIX	POUNDS PLS (PURE LIVE SEED)		
				-IRRIGATED BROADCAST -IRRIGATED HYDROSEEDED	-NON-IRRIGATED BROADCAST -NON-IRRIGATED HYDROSEEDED -IRRIGATED DRILLED	-NON-IRRIGATED DRILLED
				80 SEEDS/SQ. FT.	40 SEEDS/SQ. FT.	20 SEEDS/SQ. FT.
BIG BLUESTEM	Buchloe dactyloides	WARM, SOD	20%	4.4	2.2	1.1
BLUE GRAMA	Bouteloua gracilis	WARM, BUNCH	10%	0.5	0.25	0.13
GREEN NEEDLEGRASS	Nassella viridula	COOL, BUNCH	10%	2	1	0.5
WESTERN WHEATGRASS	Pascopyrum smithii	COOL, SOD	20%	6.4	3.2	1.6
SIDEOATS GRAMA	Bouteloua curtipendula	WARM, BUNCH	10%	2	1	0.5
SWITCHGRASS	Panicum virgatum	WARM, BUNCH/ SOD	10%	0.8	0.4	0.2
PRAIRIE SANDREED	Calamovilfa longifolia	WARM, BUNCH	10%	1.2	0.6	0.3
YELLOW INDIANGRASS	Sorghastrum nutans	WARM, SOD	10%	2	1	0.5
SEED RATE (LBS. PLS / ACRE)				19.3	9.7	4.8

**NATIVE SEED ESTABLISHMENT**

**INITIAL PLANTING**  
 STOCKPILED TOPSOIL SHOULD BE SPREAD EVENLY OVER ALL AREAS TO RECEIVE NATIVE SEED. SEED BED IS TO BE WEED-FREE. SPECIFIED SOIL AMENDMENTS SHOULD BE SPREAD AND INCORPORATED INTO TOP 6" OF SOIL. SEED BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS LARGER THAN 1" IN DIAMETER. ANY AREAS THAT THE CONTRACTOR BELIEVES TO BE SUSCEPTIBLE TO EROSION ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR GENERAL CONTRACTOR PRIOR TO SEEDING. THE SPECIFIED SEED MIX IS TO BE APPLIED BY HYDRO-MULCH SEEDING AT THE RATE SPECIFIED. SEED IS TO BE APPLIED BETWEEN APRIL 15 AND SEPTEMBER 15. SEED SHALL NOT BE SOWN IF GROUND IS IN A FROZEN STATE. SPECIFIED EROSION CONTROL BLANKET IS TO BE INSTALLED IMMEDIATELY AFTER SEEDING. BLANKET SHALL BE LAID AND SECURED WITH 6" METAL STAPLES AS PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS TO PROVIDE INCIDENTAL WATERING OF ALL SEEDED AREAS THREE TIMES A WEEK DURING GROWING SEASON FOR A MINIMUM OF 8 WEEKS, OR UNTIL ESTABLISHED AND MEETING COVERAGE REQUIREMENTS. MOWING MAY BE NECESSARY DURING THE FIRST GROWING SEASON TO KEEP INVASIVE WEEDS FROM SETTING SEEDS. CONTRACTOR IS RESPONSIBLE FOR KEEPING BROADLEAF WEEDS UNDER CONTROL FOR 12 MONTHS AFTER INITIAL SEEDING AND IS ALSO RESPONSIBLE FOR OVER SEEDING BARE AREAS UNTIL SPECIFIED NATIVE GRASSES COVER ALL AREAS AND AREAS WITHOUT SPECIFIED NATIVE GRASS DO NOT EXCEED 6" X 6".

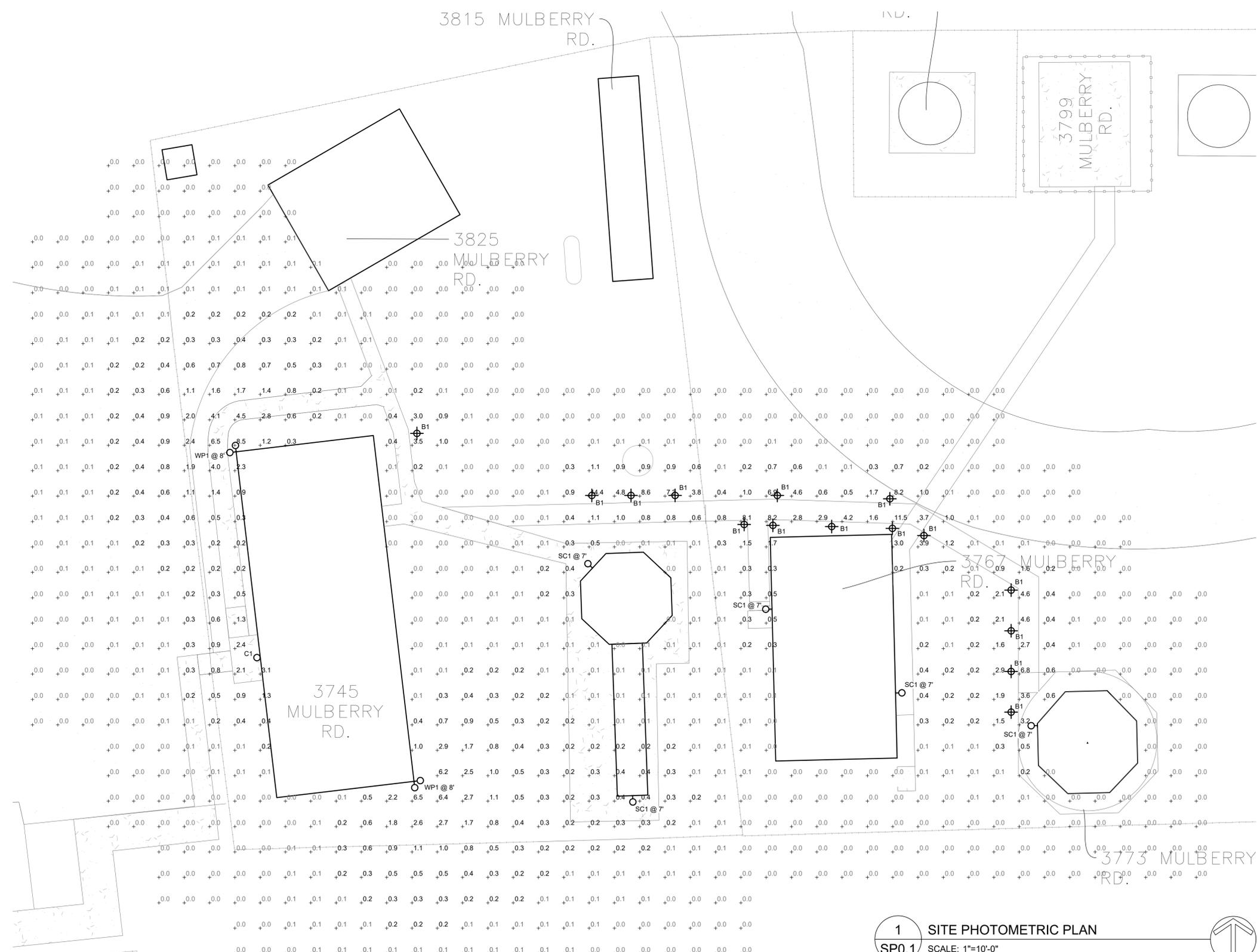
**OVER SEEDING**  
 SIX WEEKS AFTER THE INITIAL SEEDING DURING THE FIRST GROWING SEASON AND/OR DURING THE SPRING OF THE SECOND GROWING SEASON CONTRACTOR IS TO REPAIR ANY ERODED AREAS AND OVER SEED ALL BARE NATIVE GRASS AREAS. CONTRACTOR IS TO USE SPECIFIED SEED MIX BY BROADCAST AND RAKING INTO TOP 1/4" TO 1/2" OF SOIL. INCIDENTAL WATERING IS TO BE PROVIDED TO ESTABLISH OVER-SEEDED AREAS. BROADLEAF WEEDS ARE TO BE KEPT UNDER CONTROL BY MANUALLY PULLING OR CUTTING WEEDS OR SPRAYING OF BROADLEAF WEED HERBICIDE. HERBICIDE AND APPLICATION SHALL CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF COLORADO AND MANUFACTURERS INSTRUCTIONS.

### LIGHT FIXTURE SCHEDULE

MARK	MANUF.	MODEL	LAMP			MOUNTING	DESCRIPTION	VOLTAGE	TOTAL WATTS	NOTES
			QTY.	WATT	TYPE					
B1	LITHONIA	RADB LED P1 27K SYM DBLXD BCCDBR	1	5.2	LED	GROUND	BOLLARD	120	5.2	

### CALCULATION ZONE STATISTICS

SYMBOL (fc)	AVERAGE (fc)	MAXIMUM (fc)	MINIMUM (fc)	MAX./MIN. (fc)	AVG./MIN. (fc)
+	0.2	14.4	0.0	N/A	N/A



2 RADB BOLLARD (B1)  
SP0.1 SCALE: NONE

1 SITE PHOTOMETRIC PLAN  
SP0.1 SCALE: 1"=10'-0"

PCD File # PPR-22-014

**RMG**
  
 Engineers / Architects
   
 19775 BACON ST. SUITE 200
   
 COLORADO SPRINGS, CO 80907
   
 WWW.RMG-ENGINEERS.COM
   
 1719 4882 145
   
 SOUTHERN COLORADO ENGINEERS ARCHITECTS
   
 ARCHITECTURAL
   
 STRUCTURAL
   
 GEOTECHNICAL
   
 CIVIL/PLANNING
   
 19775 BACON ST. SUITE 200
   
 COLORADO SPRINGS, CO 80907
   
 WWW.RMG-ENGINEERS.COM
   
 1719 4882 145
   
 SOUTHERN COLORADO ENGINEERS ARCHITECTS

PRELIMINARY
   
 REVIEW SET, NOT
   
 FOR CONSTRUCTION
   
 03.18.2022

**McShea Consulting, LLC**
  
 MECHANICAL • ELECTRICAL • PLUMBING
   
 4445 Northpark Dr. Suite 200
   
 Colorado Springs, CO 80907
   
 fabian@mcshaconsulting.com
   
 Project: 22-0107

**MULBERRY ROAD DEVELOPMENT**
  
 3745-3815 MULBERRY ROAD YODER, COLORADO 80864
   
 CMG CORPORATION
   
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SHEET NAME: **SITE PHOTOMETRIC PLAN**
  
 PROJECT STATUS: **PRELIMINARY**
  
 ARCHING: -
   
 DRAWN: CCF
   
 CHECKED: MRM
   
 DATE: 03.10.2022
   

REVISION	DATE

  
 JOB NO. 186303
   
 SHEET NO. SP0.1

