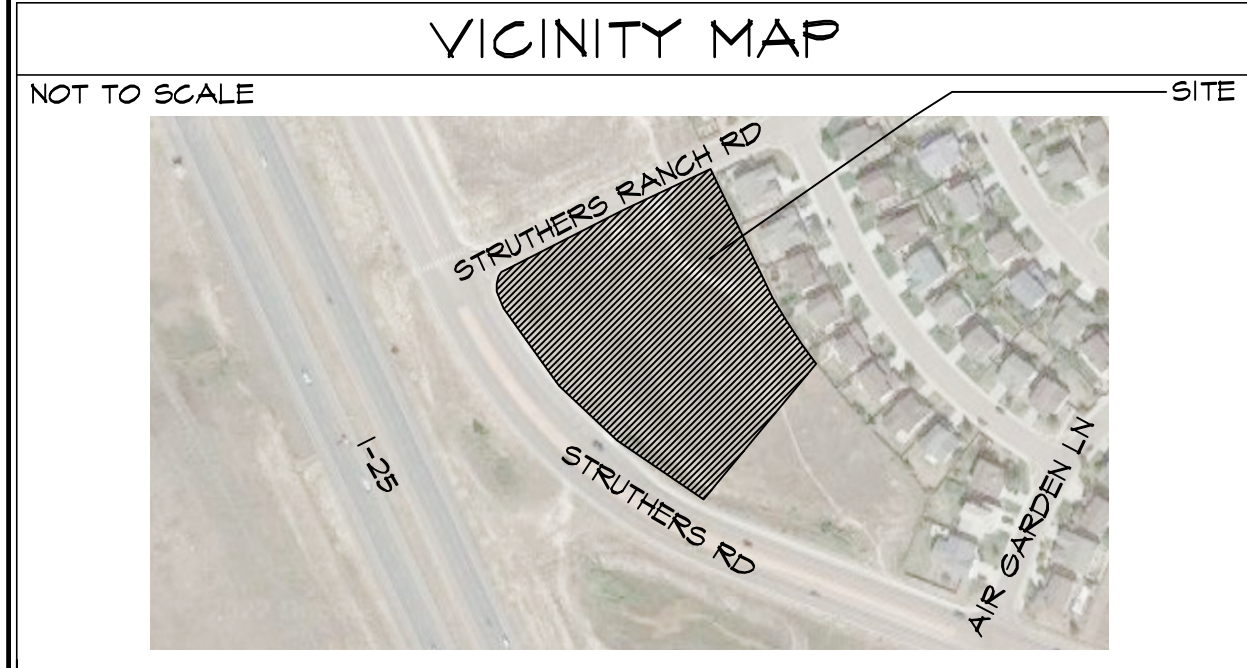


All previous planning comments resolved in earlier versions.  
 Approval conditional upon the recording of the Vacation of the interior lot line within 30 days of approval of PPR-22-048 (V22-007 approved on 5/1/2023).

**ADA NOTES**  
 - 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 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

**DRAWING INDEX**

- 1 OF 17 - SITE PLAN
- 2 OF 17 - SITE DETAILS
- C1.0 3 OF 17 - GEC PLAN TITLE SHEET
- G2.4 OF 17 - GENERAL NOTES AND LEGEND
- C1.1 5 OF 17 - SITE GRADING AND EROSION CONTROL PLAN
- C3.1 6 OF 17 - DETENTION BASIN PLAN DETAILS
- C4.1 7 OF 17 - CIVIL & EROSION CONTROL DETAILS
- C4.2 8 OF 17 - EROSION CONTROL NOTES AND DETAILS
- C5.1 9 OF 17 - STRUTHERS RD LINE OF SIGHT EXHIBIT
- U1 10 OF 17 - UTILITY PLAN
- L1.1 11 OF 17 - LANDSCAPE PLAN - AREA 'A'
- L1.2 12 OF 17 - LANDSCAPE PLAN - AREA 'B'
- L1.3 13 OF 17 - PLANTING NOTES
- L1.4 14 OF 17 - LANDSCAPE PLAN DETAILS
- 0.01 15 OF 17 - PHOTO-METRIC SITE PLAN
- 0.02 16 OF 17 - LIGHT FIXTURE SPEC PLANS
- 17 OF 17 - BUILDING ELEVATIONS



**PROJECT INFORMATION**

<b>PROPERTY INFORMATION</b>	OWNER NAME: CLARK FAMILY TRUST 3585 HILL CIR COLORADO SPRINGS, CO 80904
LEGAL DESCRIPTION: LOT 1 STRUTHERS RANCH SUB FIL. NO. 4	
<b>PARGEL NUMBER:</b> T1363-03-010	<b>ZONING:</b> FUD
<b>LOT SIZE:</b> 128,066 SF - 2.94 ACRES (COMBINED ACREAGE OF LOTS 1 & 2)	<b>CURRENT USE:</b> VACANT
<b>FLOODPLAIN STATEMENT:</b> ZONE X (MAP NO: 08041COT296, EFFECTIVE DATE DEC. 7, 2018)	
<b>BUILDING INFORMATION</b>	GROSS BUILDING AREA: 12,000 SF
<b>BUILDING OCCUPANCY:</b> M, S-1	<b>TYPE OF CONSTRUCTION:</b> 11-B
<b>FIRE SYSTEMS:</b> SPRINKLED	<b>AREA SEPARATION WALLS:</b> NONE
<b>ZONING CODE STUDY</b>	PROPOSED PRINCIPAL USE: RETAIL/SHOWROOM/ATV REPAIR
<b>STRUCTURAL COVERAGE:</b> 48%	<b>PAVEMENT COVERAGE:</b> 58%
<b>STREET COVERAGE:</b> 0%	<b>BUILDING STRUCTURAL HEIGHT:</b> 24'-10" (45'-0" MAX)
<b>FRONT YARD SETBACK:</b> 25'-0"	<b>SIDE YARD SETBACK:</b> 25'-0"
<b>REAR YARD SETBACK:</b> 25'-0"	
<b>REQUIRED PARKING SPACES:</b>	ATV SALES - 1 SPACE / 1,000 SF
8,160 SF / 1,000 SF	ATV SALES OFFICE
1 SPACE / 450 SF	952 SF / 450 SF
2	REPAIR SHOP - 1 SPACE / PER BAY
4 BAYS / 1 SPACE	4
<b>TOTAL PARKING SPACES REQUIRED:</b> 14	<b>TOTAL PARKING SPACES PROVIDED:</b> 27
<b>STANDARD SPACES PROVIDED:</b> 25	<b>HANDICAP:</b> 2
(SEE DETAIL 1 OF 2 FOR DIMENSIONS)	
<b>DEVELOPMENT SCHEDULE</b>	CONSTRUCTION: WINTER 2023
<b>LANDSCAPING:</b> SUMMER 2023	
<b>DEVELOPMENT APPLICANT</b>	COMPANY: HAMMERS CONSTRUCTION, INC.
	1411 WOOLSEY HEIGHTS COLO. SPRS, CO 80915
<b>PHONE NUMBER:</b> (719)-570-1599	<b>FAX NUMBER:</b> (719)-570-1008
<b>APPLICANT NAME:</b> LISA PETERSON	<b>APPLICANT E-MAIL:</b> lpeterson@hammersconstruction.com

**SITE LEGEND**

---	PROPERTY LINE
---	BUILDING SETBACK
---	LANDSCAPE SETBACK/BUFFER
---	UTILITY/DRAINAGE EASEMENT
---	TELEPHONE EASEMENT
---	ACCESS EASEMENT
---	OPAQUE CHAINLINK FENCE
---	6' HIGH WROUGHT IRON FENCE
---	STORM SEWER LINE
---	RETAINING WALL
---	NEW SIDEWALK LOCATIONS
---	W/ CONTROL JOINTS @ 5'-0" O.C.
⊙	PROPERTY CORNER
→	TRAFFIC FLOW
⊠	WALL PACK LIGHTING
⊙	SIGN
⊙	MANHOLE
⊙	ELECTRICAL TRANSFORMER
⊙	EXISTING FIRE HYDRANT
⊙	PROPOSED FIRE HYDRANT

**PLANNING & COMMUNITY DEVELOPMENT**

DIRECTOR SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

**HAMMERS CONSTRUCTION INC.**  
 COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD  
 PRESIDENT: STEVE R. HAMMERS  
 VICE PRES: DAVID J. HAMMERS  
 1411 WOOLSEY HEIGHTS  
 COLORADO SPRINGS, CO 80915  
 (719) 570-1599 FAX (719) 570-7008  
 www.hammersconstruction.com

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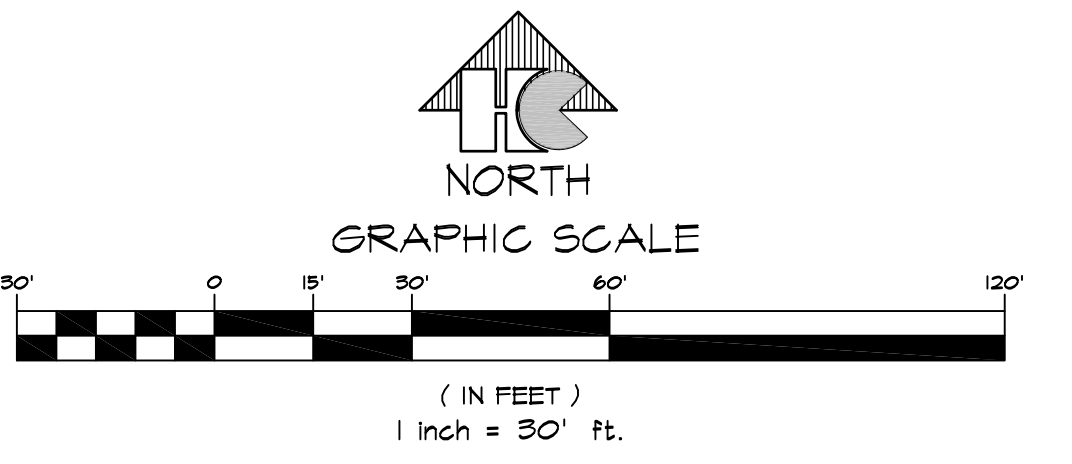
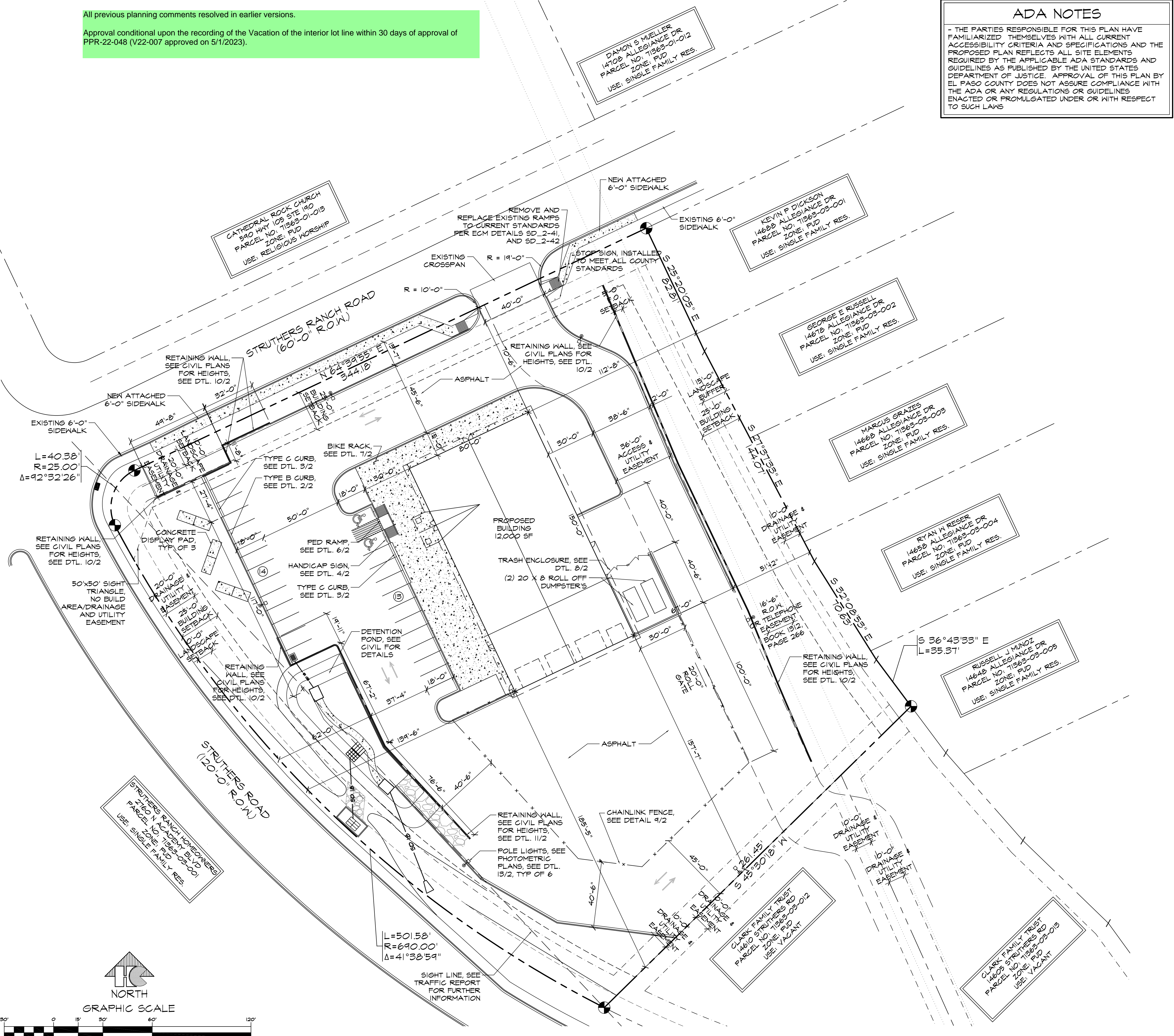
**STRUTHERS-POLARIS RMC**  
 SITE PLAN  
 847 STRUTHERS RANCH RD.  
 COLORADO SPRINGS, CO 80921  
 EL PASO COUNTY, COLORADO

Approved  
 By: *Lisa Peterson*  
 Planning Manager  
 Date: 05/08/2023  
 El Paso County Planning & Community Development

DATE: DEC. 6, 2022  
 DRAWN BY: A. MADALONE  
 PROJ. MGR: J. BUTLER  
 SCALE: SEE PLAN  
 APPROVED BY:  
 JOB NO: 1293

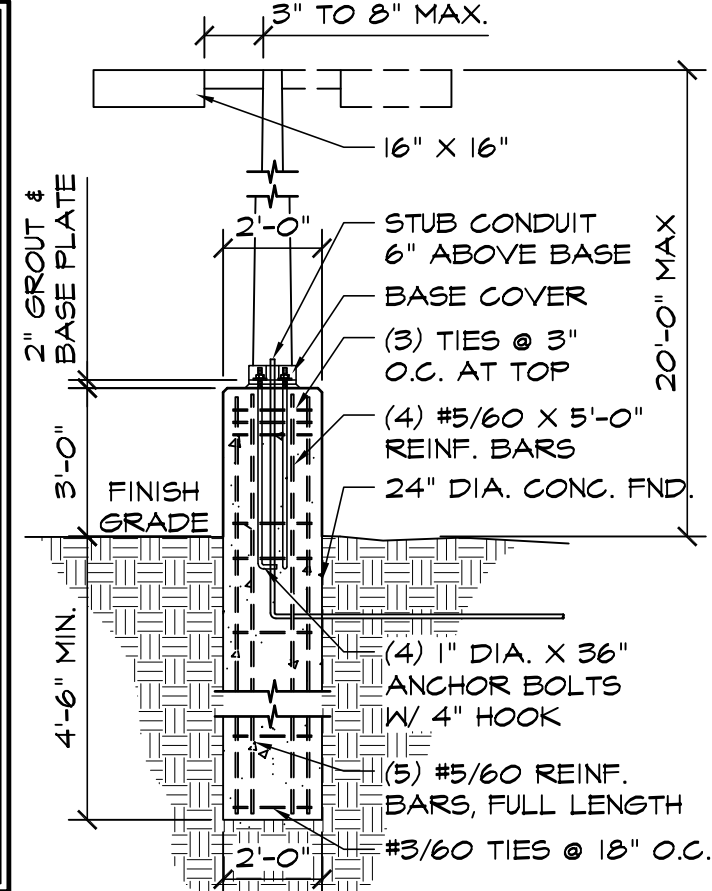
**REVISIONS:**

1	11-22-22/COMMENTS 9-20-22
2	2-22-23/COMMENTS 1-30-23
3	4-12-23/COMMENTS 3/23/23

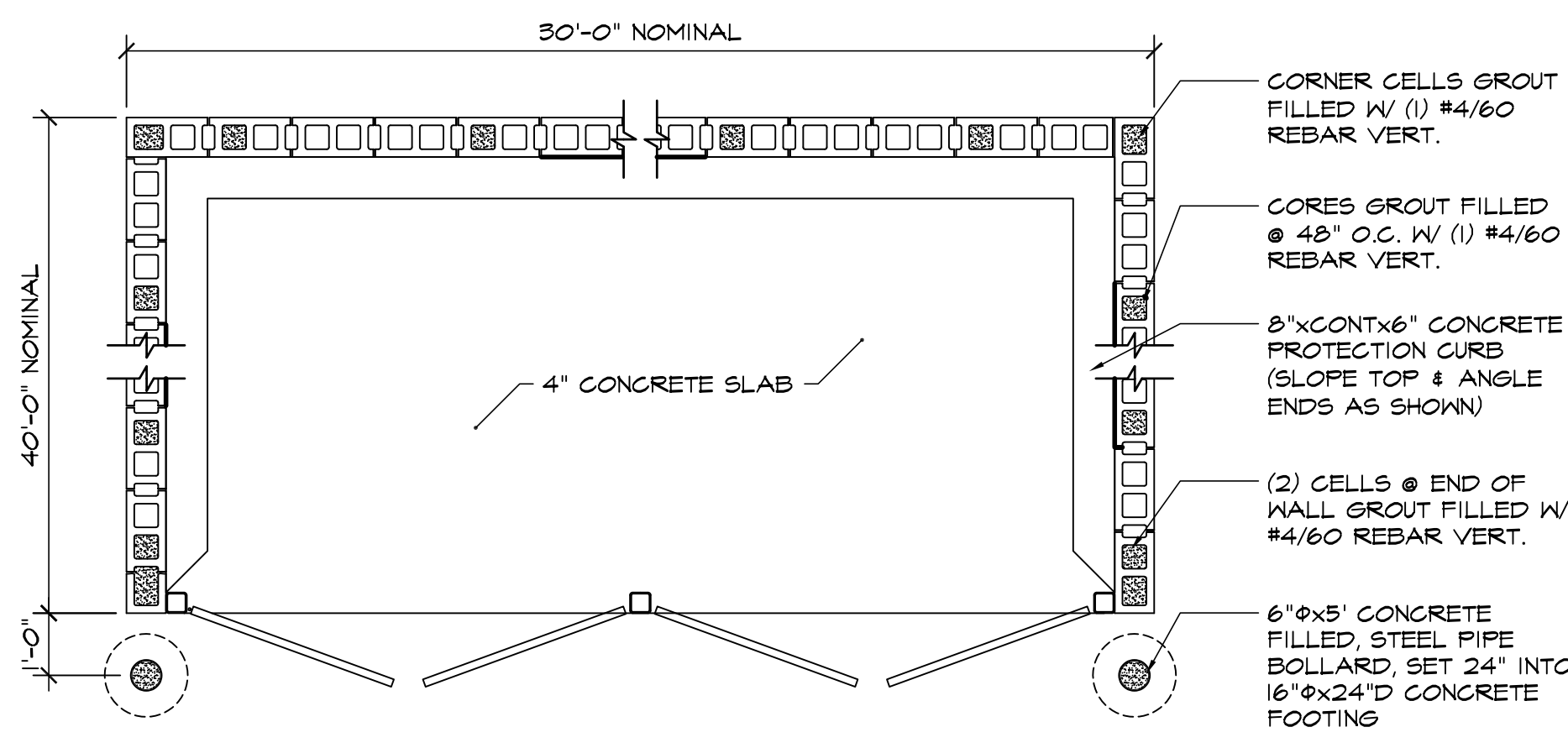


**SITE PLAN**  
 SCALE: 1"=30'-0"

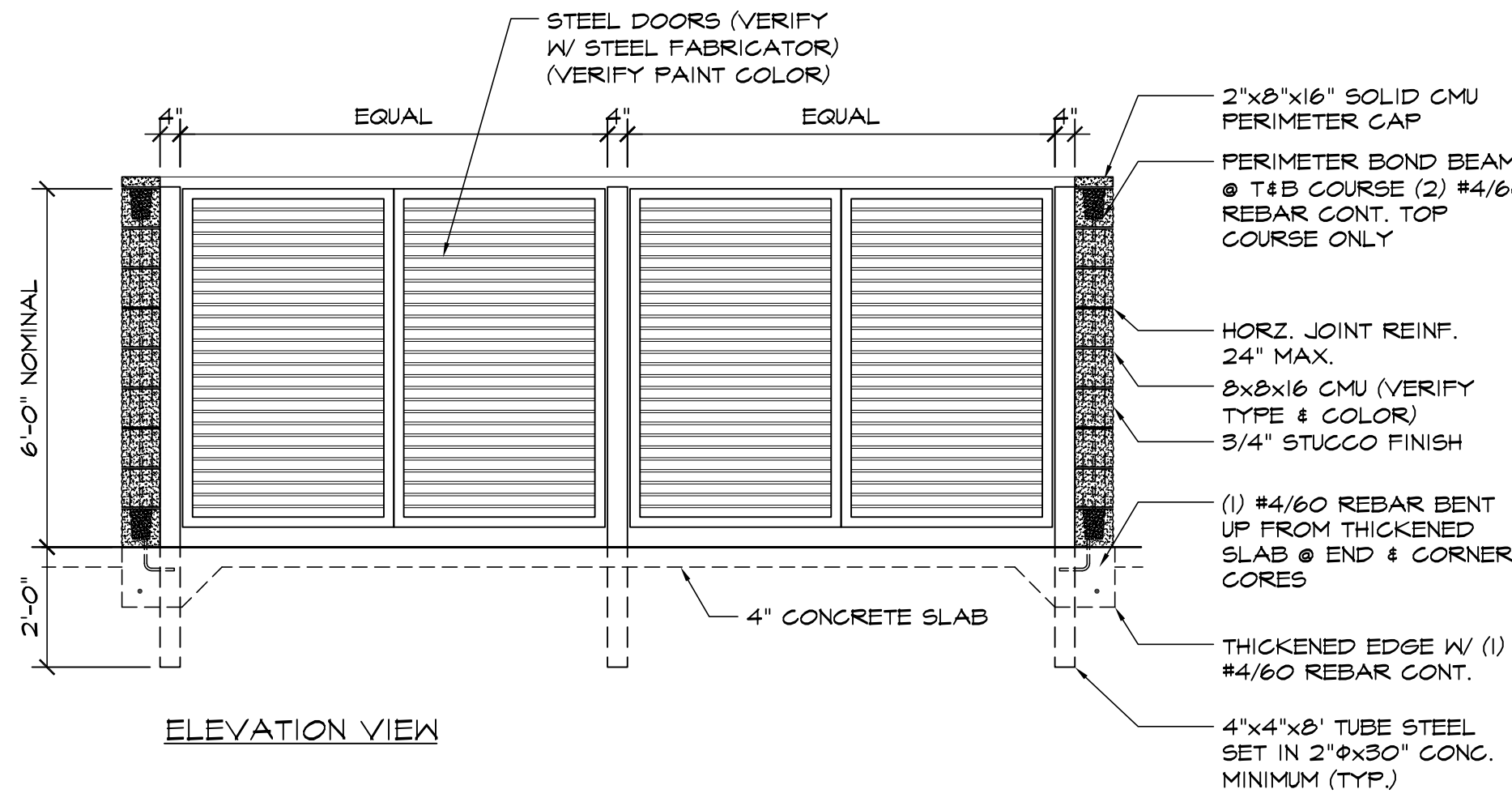
NOTES:  
 1. LIGHTING LEVELS SHALL NOT EXCEED 15 FOOTCANDLES WHEN MEASURED @ GROUND LEVEL.  
 2. PROVIDE CONC. 36" ABOVE GRADE, WITHIN 36" OF CURB OR DRIVE.  
 3. LIGHTING WILL BE HIGH-PRESSURE SODIUM DOWNCAST ON ROUND TAPERED POLE W/ ROUND LIGHT HOUSING. (SEE SITE PLAN FOR LOCATIONS)  
 4. ALL POLES, LIGHTS, & HOUSING TO BE PAINTED TO MATCH BLDG. STRIKT. TYP. ON ALL POLE LIGHTS.  
 5. NO LIGHTING WILL SHINE OFF SITE.  
 6. IF LIGHT POLE BASE IS WITHIN 36" OF A DRIVE ISLE THEN THE BASE WILL STICK UP 36" ABOVE FIN. GRADE, OTHERWISE THE BASE WILL STICK UP 6" ABOVE GRADE.



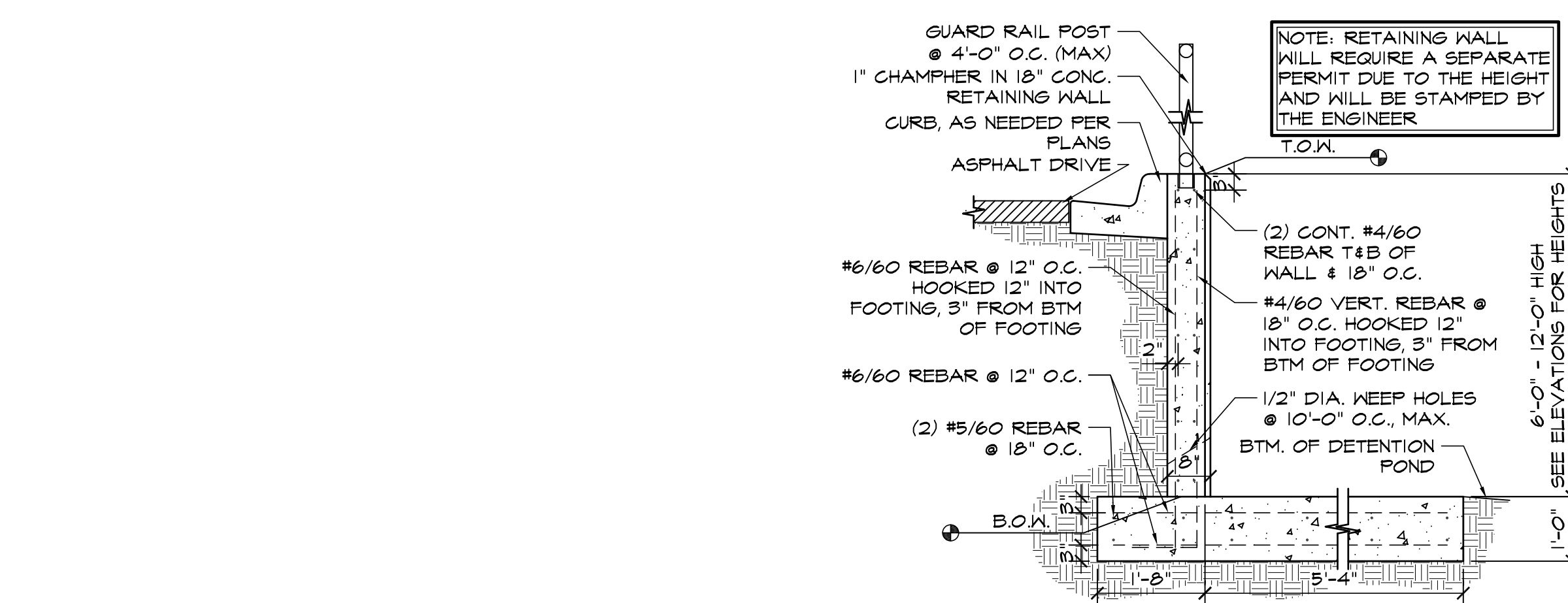
13 LIGHT POLE BASE DETAIL  
 SCALE: 1/4"=1'-0"



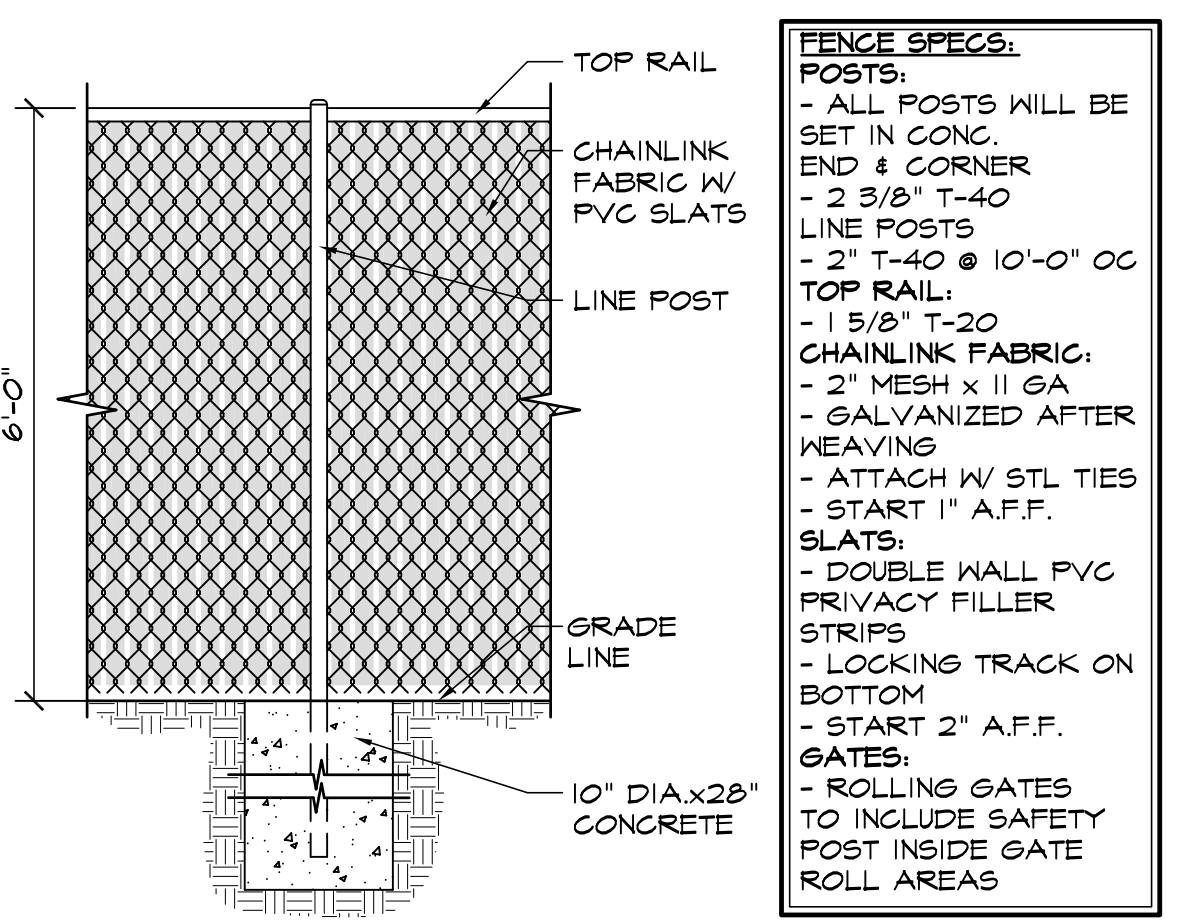
PLAN VIEW



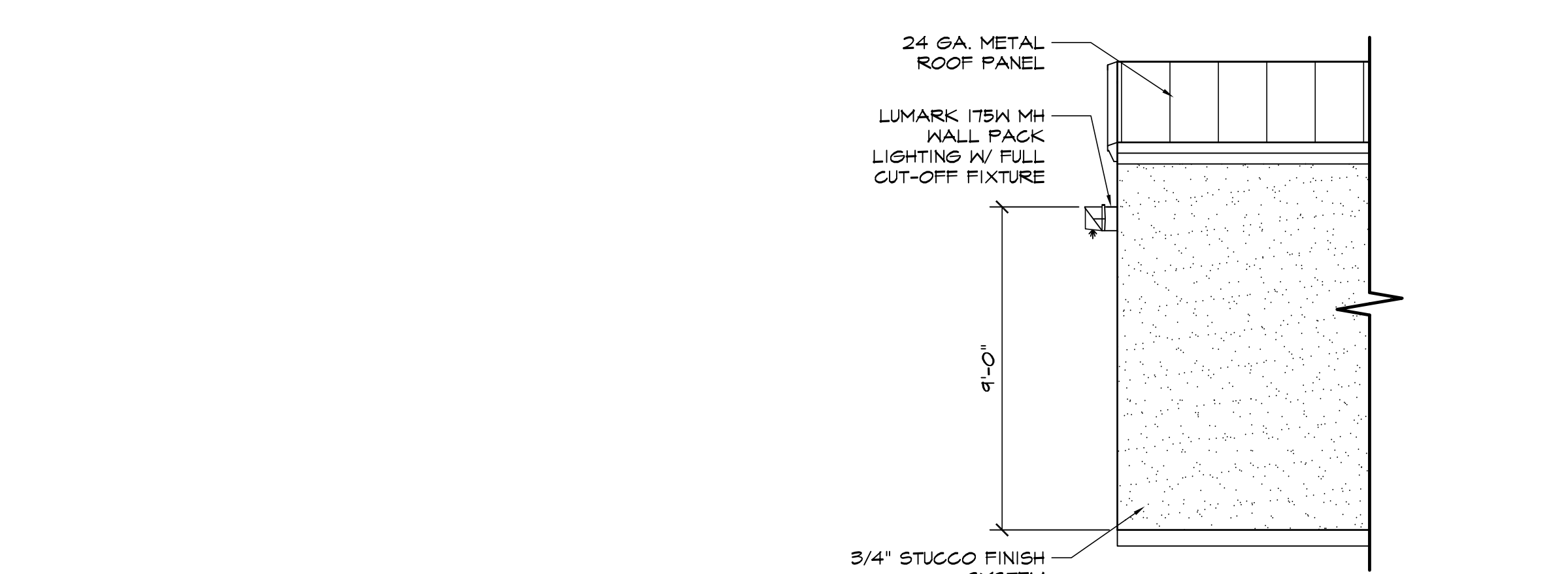
8 CMU TRASH ENCLOSURE DETAIL - 2 BAYS  
 SCALE: 3/8"=1'-0"



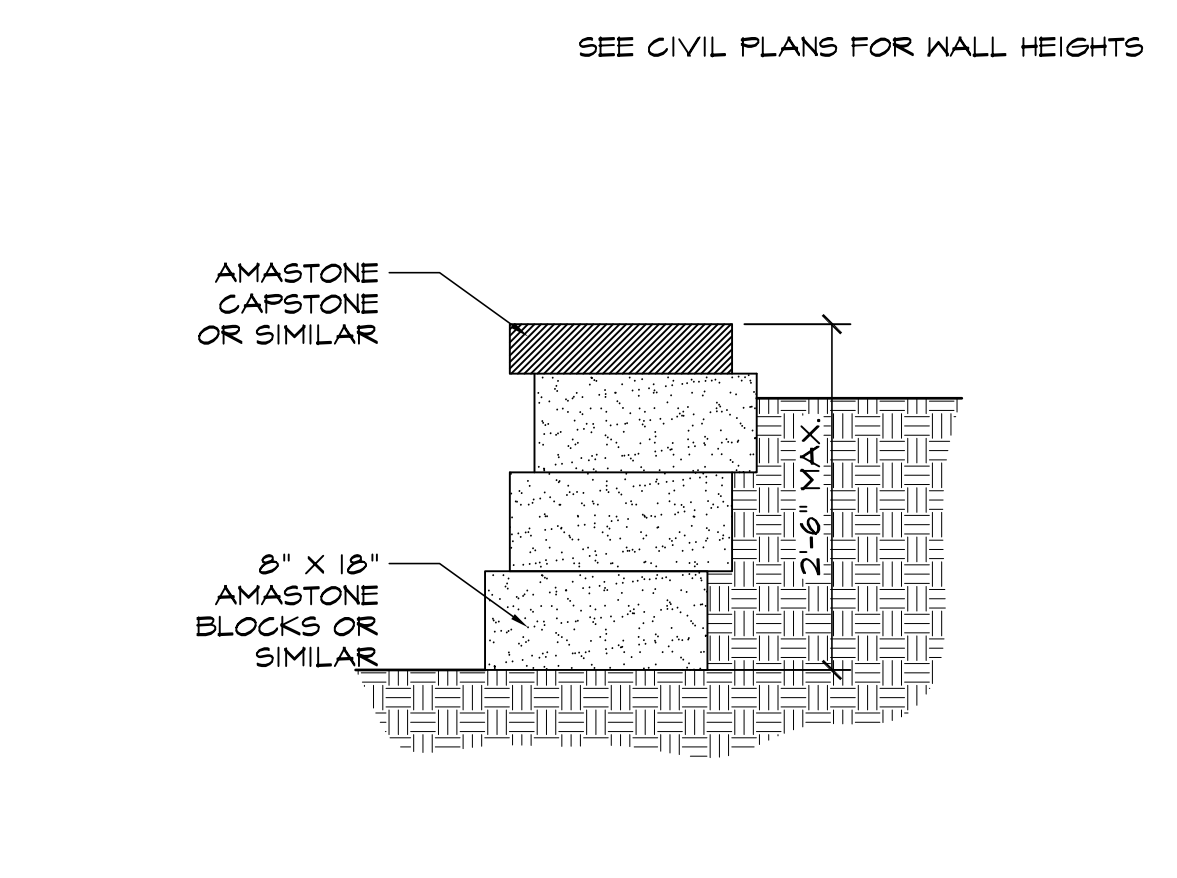
11 RETAINING WALL DTL (6'-0" TO 12'-0") HIGH  
 SCALE: 1/2"=1'-0"



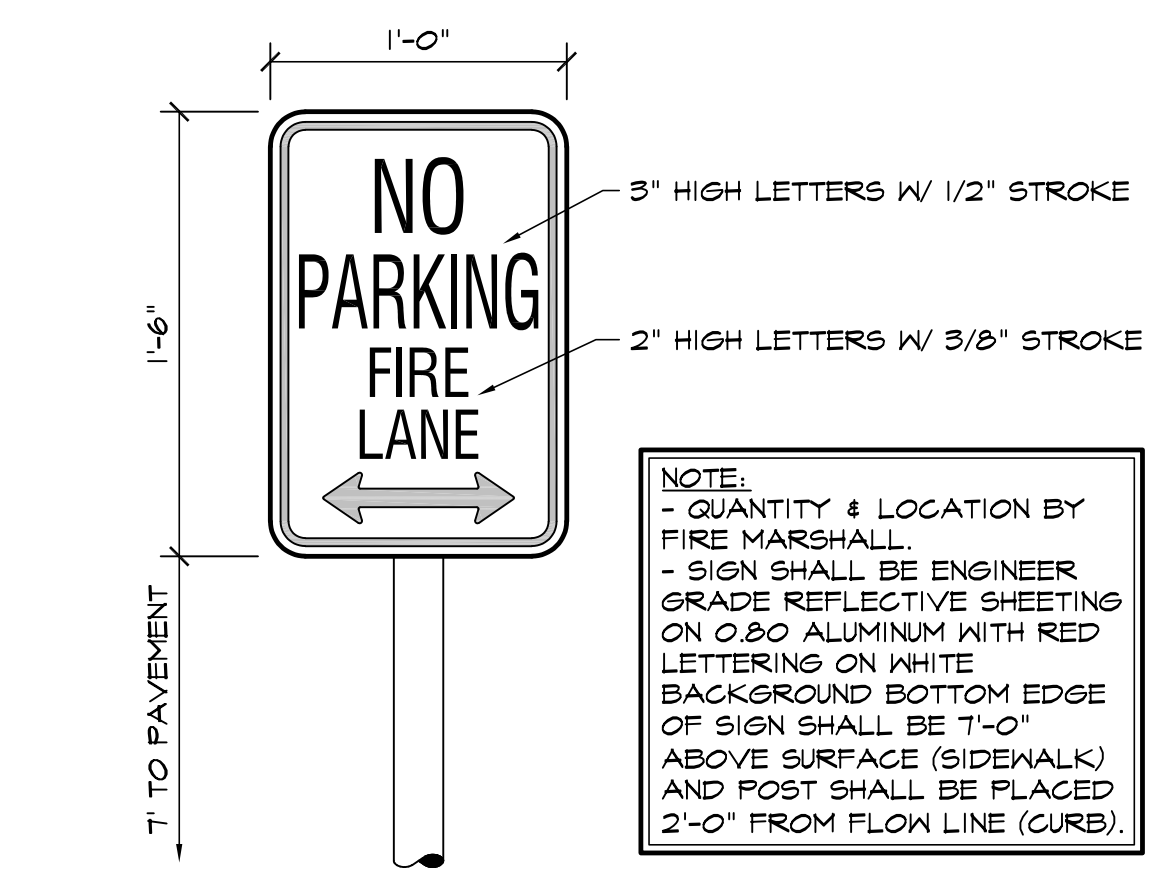
9 CHAINLINK FENCE DETAIL  
 SCALE: 1/2"=1'-0"



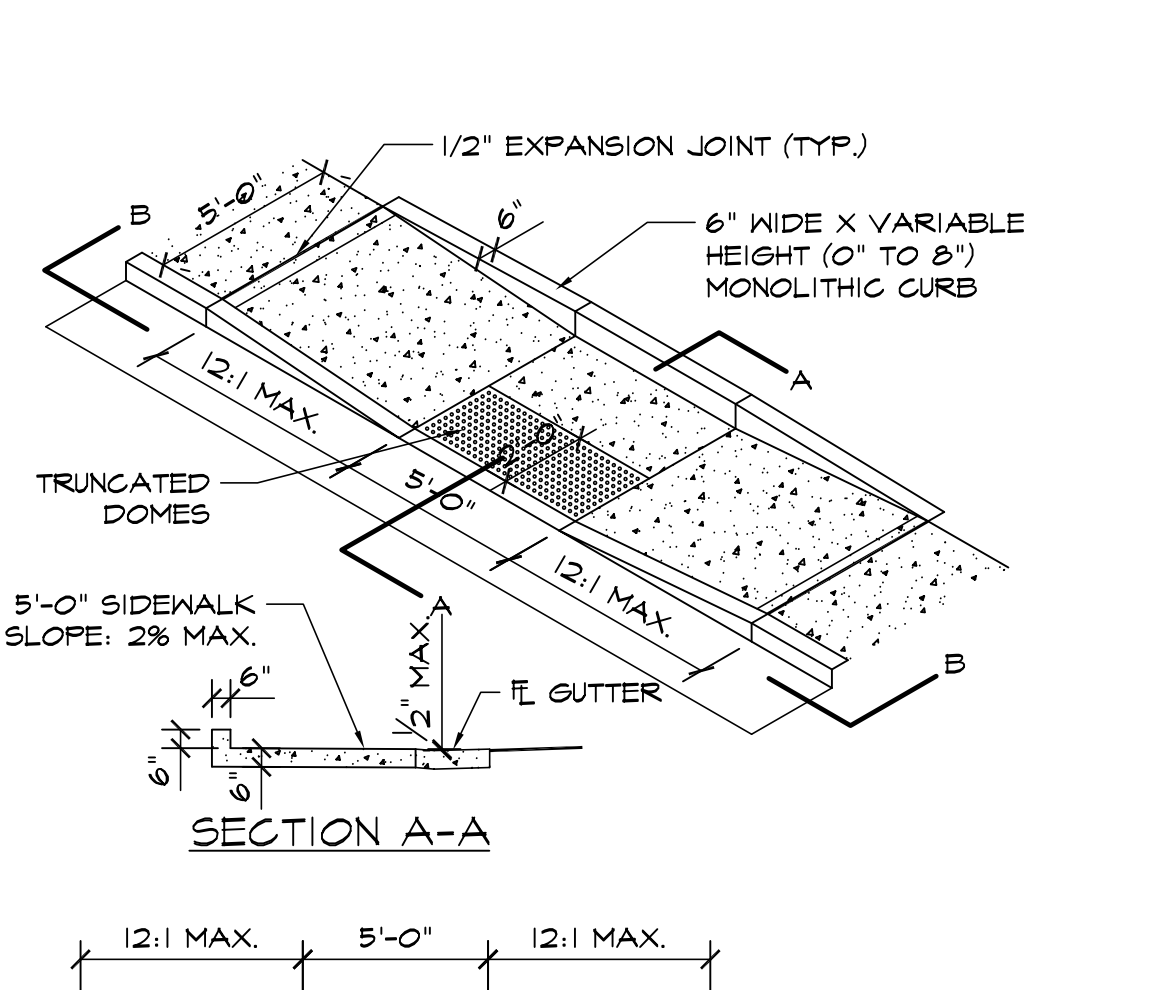
12 WALL PACK LIGHT DETAIL  
 SCALE: 1/4"=1'-0"



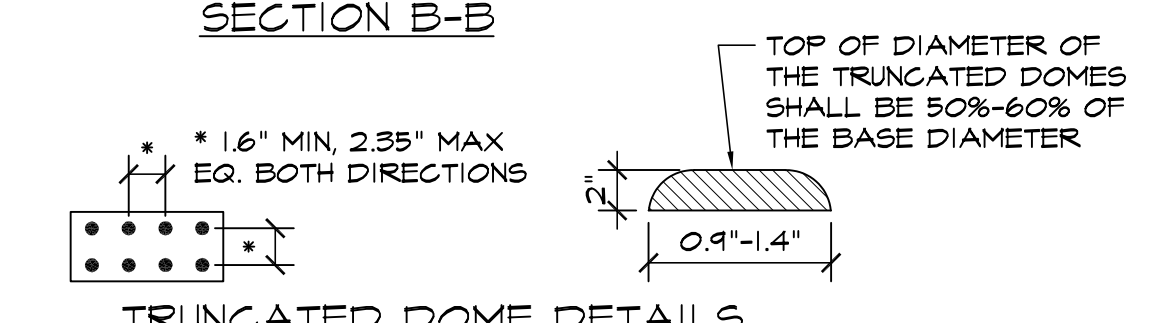
10 RETAINING WALL DETAIL  
 SCALE: 3/4"=1'-0"



5 FIRE LANE SIGN  
 SCALE: 1 1/2"=1'-0"



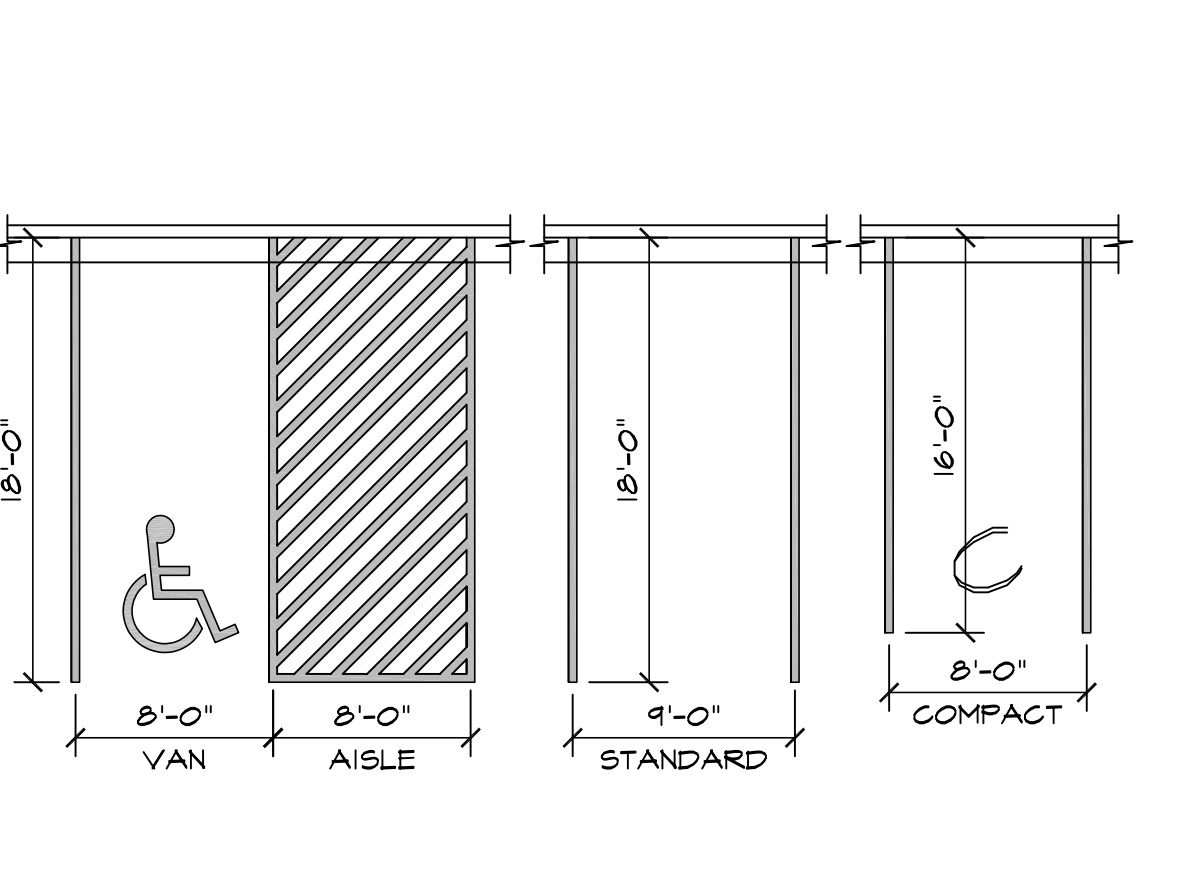
SECTION A-A



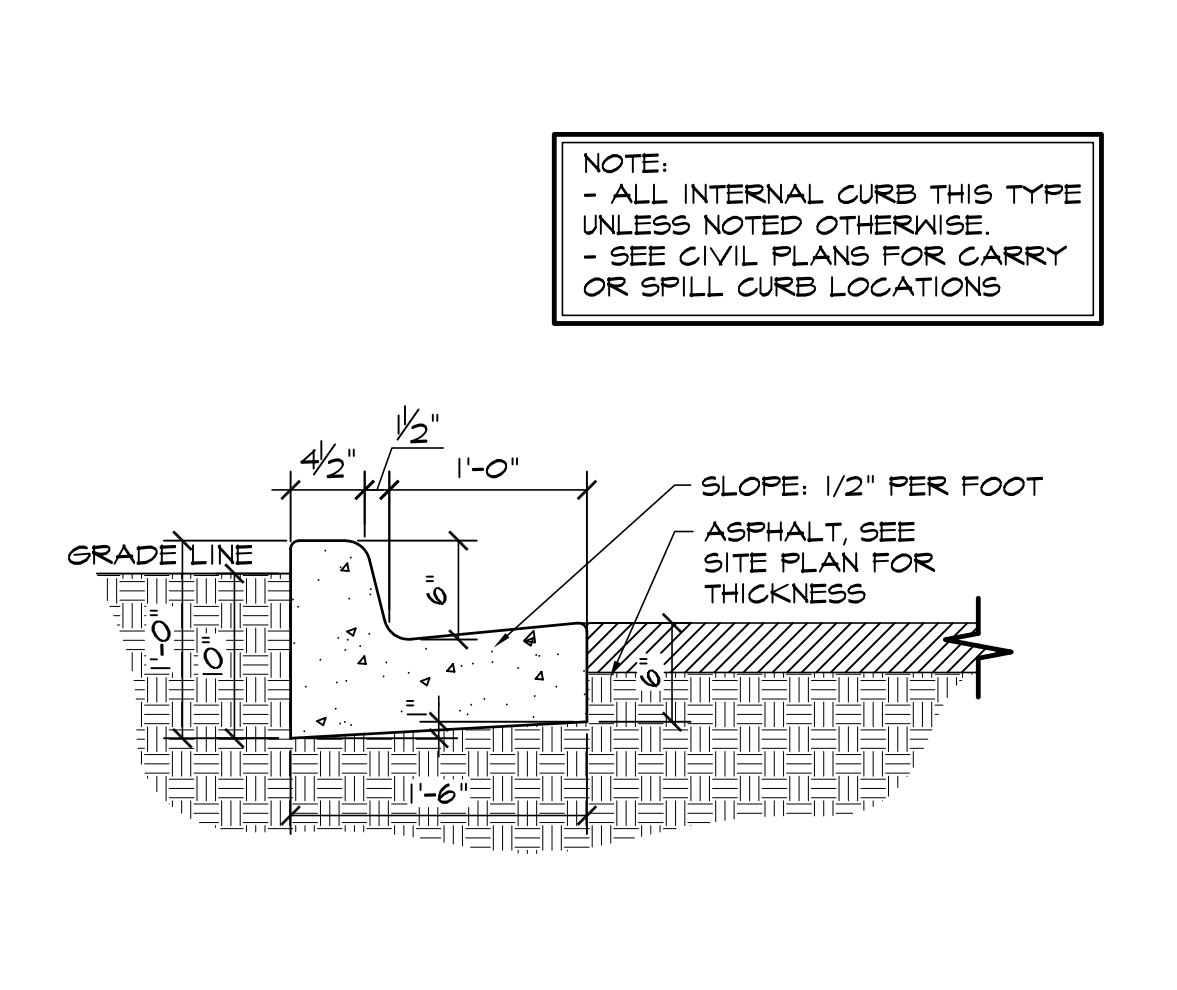
SECTION B-B

GENERAL NOTES:  
 1. ALL WORK TO BE DONE IN ACCORDANCE WITH CURRENT EL PASO COUNTY ENGINEERING DIVISION STANDARD SPECIFICATIONS.  
 2. SIDEWALK CROSS-SLOPE: 1/4"/FT.  
 3. CONTRACTOR TO OBTAIN REQUIRED CONCRETE PERMIT AND RAMP PERMIT AT ENGINEERING DIVISION INSPECTION OFFICE PRIOR TO CONSTRUCTION.  
 4. CONTRACTOR TO NOTIFY ENGINEERING DIVISION INSPECTION OFFICE AT LEAST 24 HOURS PRIOR TO PLACEMENT OF ANY CONCRETE.  
 5. THE RAMP SURFACES SHALL BE FINISHED WITH A COARSE BROOM FINISH, PARALLEL WITH THE SCORING, IN ACCORDANCE WITH SECTION 509.03E OF THE STANDARD SPECIFICATIONS.  
 6. CONTRACTOR SHALL STAMP THE COMPANY NAME AND CONSTRUCTION DATE WITHIN THE PEDESTRIAN RAMP AREA.  
 7. PEDESTRIAN TRAVELWAY AND/OR LOCATION OF EXISTING OR FUTURE PEDESTRIAN RAMPS ON OPPOSITE CORNERS SHALL BE REVIEWED BEFORE CONSTRUCTING NEW RAMPS. NEW RAMPS SHALL ALIGN WITH EXISTING RAMPS AND PEDESTRIAN TRAVELWAY.  
 8. SHADED AREA: 6" THICK CONCRETE

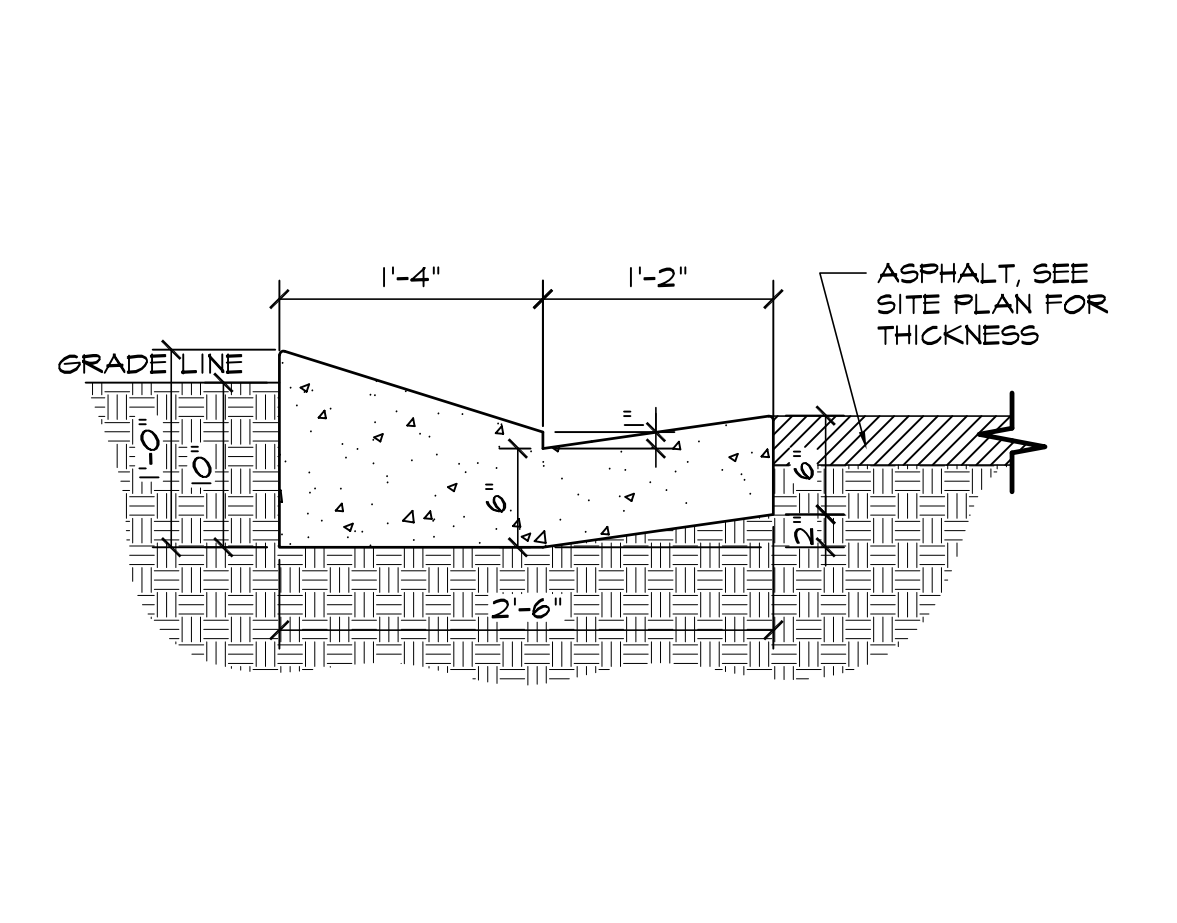
6 PEDESTRIAN RAMP DETAIL D-8J  
 SCALE: 3/16"=1'-0"



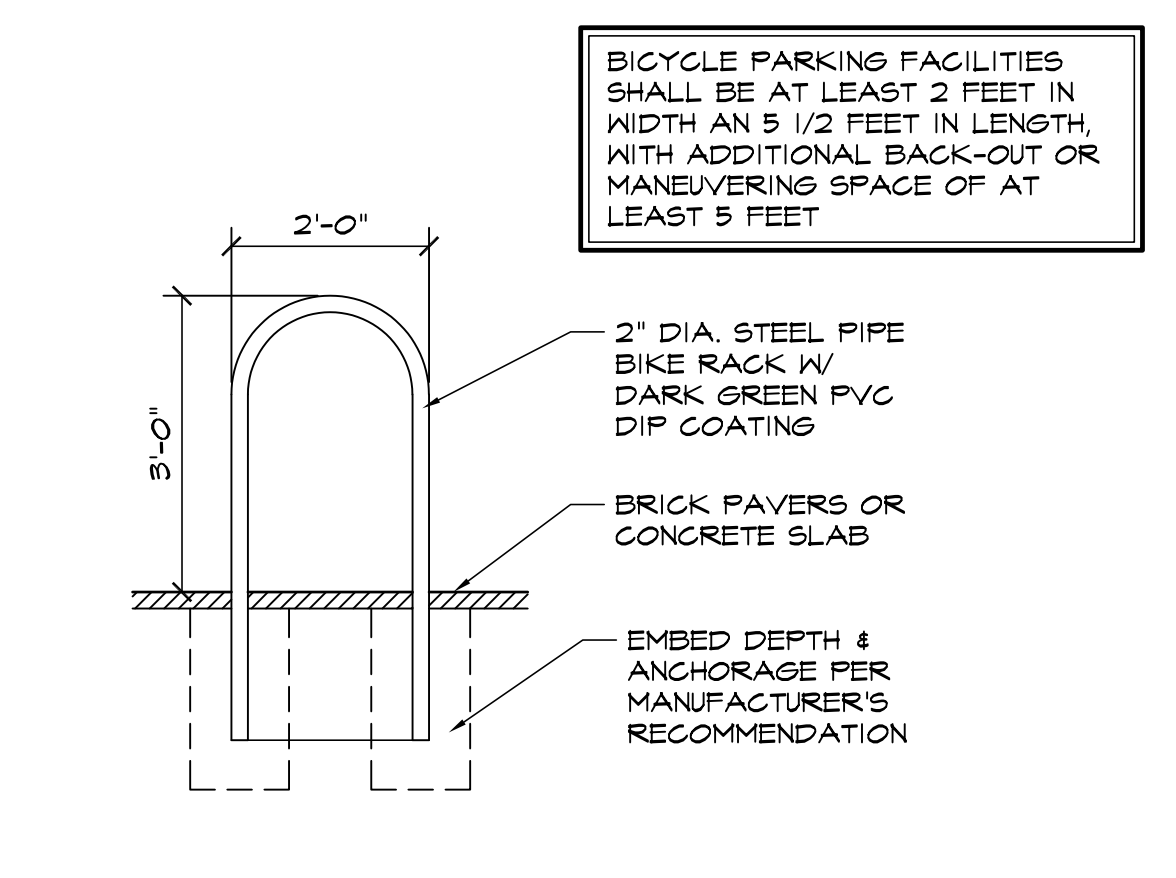
1 ADA / STANDARD PARKING  
 SCALE: 1/8"=1'-0"



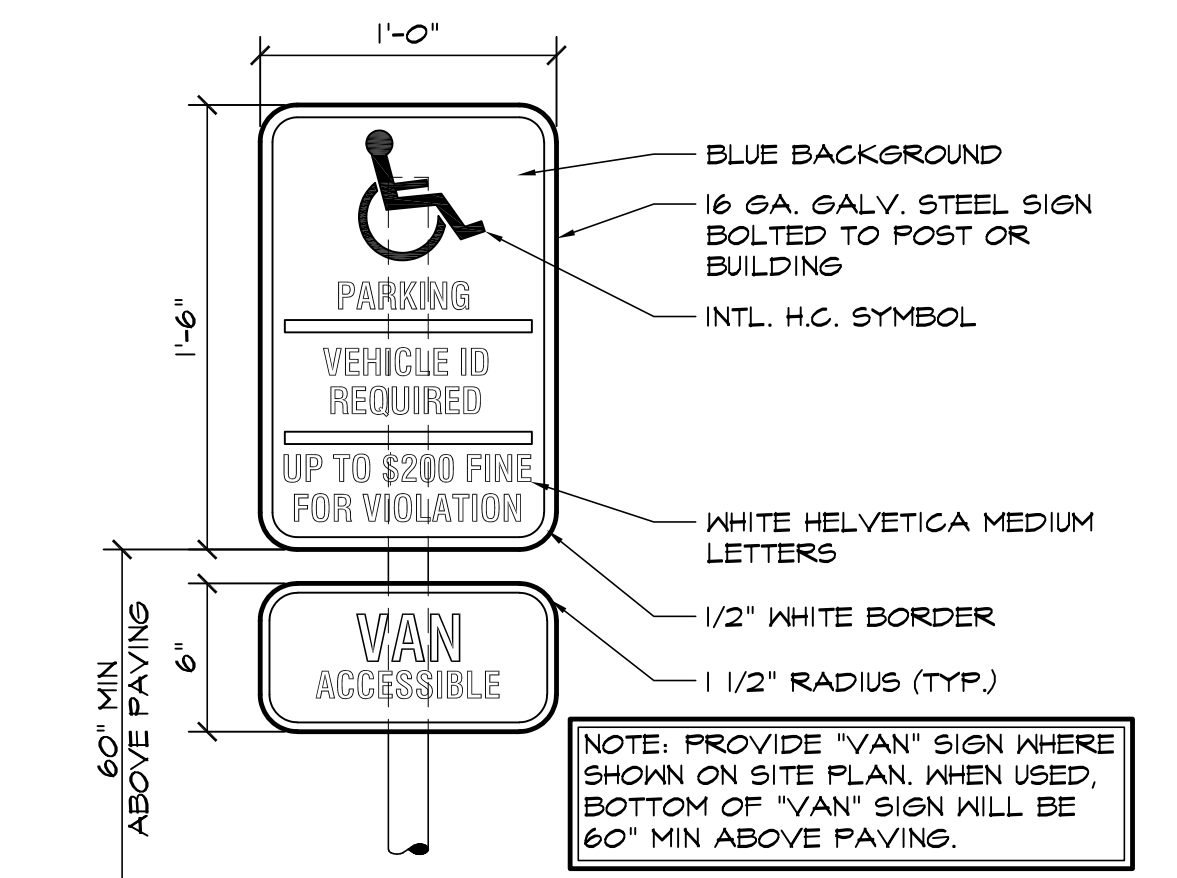
2 EPC TYPE B CURB  
 SCALE: 1"=1'-0"



3 EPC TYPE C CURB  
 SCALE: 1"=1'-0"



7 BIKE RACK DETAIL  
 SCALE: 1/2"=1'-0"



4 HANDICAPPED PARKING SIGN  
 SCALE: 1 1/2"=1'-0"

COUNTY FILE NO. PPR-22-048

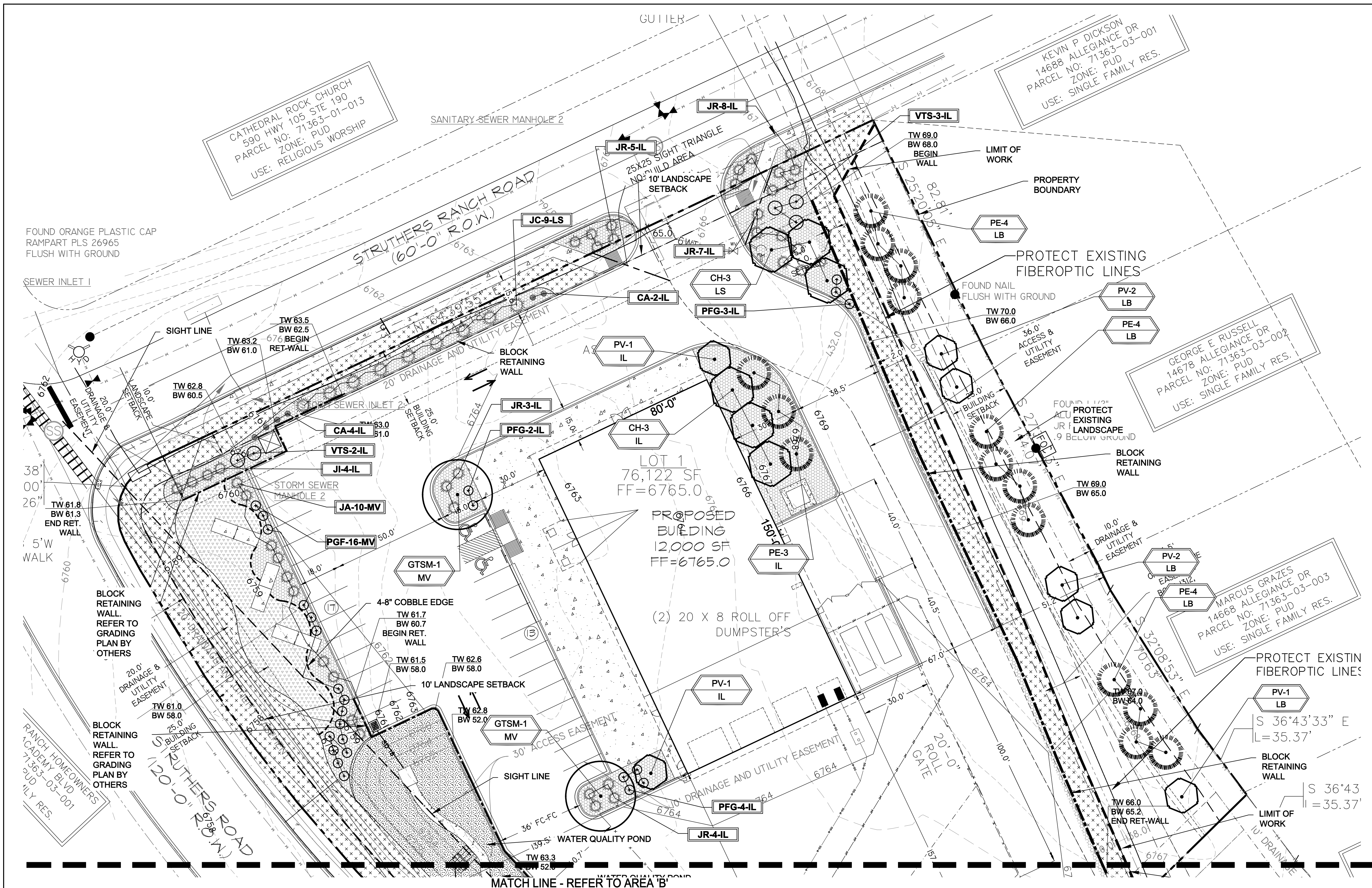
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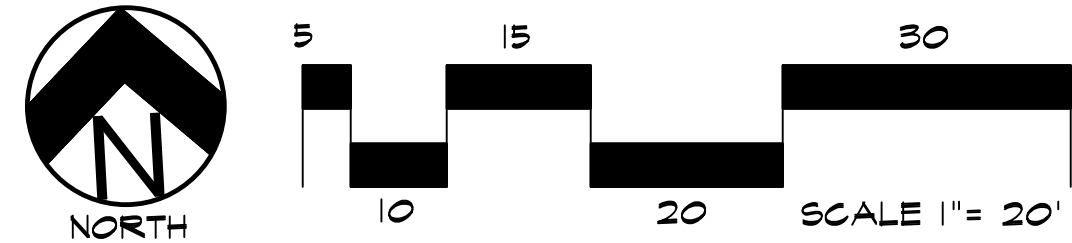
**STRUTHERS-POLARIS RMC**  
 SITE PLAN  
 847 STRUTHERS RANCH RD.  
 COLORADO SPRINGS, CO 80921  
 EL PASO COUNTY, COLORADO

DATE: DEC. 6, 2022  
 DRAWN BY: A. MADALONE  
 PROJ. MNGR: J. BUTLER  
 SCALE: SEE PLAN  
 APPROVED BY:  
 JOB NO: 1293

REVISIONS:  
 1. 11-22-22/COMMENTS 9-20-22  
 2. 2-22-23/COMMENTS 1-30-23  
 3. 4-12-23/COMMENTS 3/23/23



# LANDSCAPE PLAN - AREA 'A'



**LAYOUT NOTES**  
 CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN WILL REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

**UTILITIES NOTE**  
 VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10" FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATION AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 9' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

**IRRIGATION SYSTEM NOTE**  
 NOTE: PER EL PASO COUNTY LANDSCAPE CODE NO IRRIGATION SYSTEM REQUIRED. IRRIGATION SYSTEM FOR PLANTINGS WILL BE INSTALLED. REFER TO PLAN BY HGD, INC.

**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 ANY OTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

PPR 2248

**NOT FOR CONSTRUCTION**

JOB NUMBER	1088-22
REVISIONS	
11-23-22	PER COMMENTS
2-21-23	PER COMMENTS
4-4-23	PER COMMENTS
4-10-23	PER COMMENTS
ORIGINAL DATE	J. MACKAY
DRAWN BY	8-15-22
DESCRIPTION	FINAL LANDSCAPE PLAN - AREA A
SHEET NO.	L1.1

**HIGHER GROUND DESIGNS, INC.**  
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
 5350 NORTH ACADEMY BLVD., STE. 207  
 COLORADO SPRINGS, CO 80918  
 Phone 719-477-1646  
 Fax 719-268-1122  
 jimackay@highergrounddesigns.com



**STRUTHERS RANCH POLARIS**  
 847 STRUTHERS RANCH ROAD  
 LOTS 1-2, STRUTHERS RANCH SUB. FIL. NO. 4  
 EL PASO COUNTY

PREPARED FOR:  
 HAMMERS CONSTRUCTION

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*For Approval Only*

CATHEDRAL ROCK CHURCH  
 590 HWY 105 STE 190  
 PARCEL NO: 71363-01-013  
 ZONE: PUD  
 USE: RELIGIOUS WORSHIP

KEVIN P DICKSON  
 14688 ALLEGIANCE DR  
 PARCEL NO: 71363-03-001  
 ZONE: PUD  
 USE: SINGLE FAMILY RES.

GEORGE E RUSSELL  
 14678 ALLEGIANCE DR  
 PARCEL NO: 71363-03-002  
 ZONE: PUD  
 USE: SINGLE FAMILY RES.

MARCUS GRAZES  
 14668 ALLEGIANCE DR  
 PARCEL NO: 71363-03-003  
 ZONE: PUD  
 USE: SINGLE FAMILY RES.

FOUND ORANGE PLASTIC CAP  
 RAMPART PLS 26965  
 FLUSH WITH GROUND

SEWER INLET 1

SIGHT LINE

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CODE REQUIREMENTS					
<b>LANDSCAPE SETBACKS (LS)</b>					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE FEET REQUIRED	NO. OF TREES REQ./PROVISED
STRUTHERS ROAD STRUTHERS RANCH ROAD	ARTERIAL ARTERIAL	10/10 FT 10/10 FT	445 345	1/30 FT 1/30 FT	15/15 UPRIGHT EVERGREEN TREES 12/12 (9 UPRIGHT EVERGREEN TREES)
<b>MOTOR VEHICLE LOTS (MV)</b>					
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	FRONTAGE (FT.)	2/3 LENGTH OF FRONTAGE (FT.)	
29	2/2	INDUSTRY	143 LF	95 LF	
MIN. 3' HT. SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.				
20/20	10/10				
<b>INTERNAL LANDSCAPING (IL)</b>					
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS.					
NET SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (5%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)		
128,266 SF	NON-RESIDENTIAL	6,404 SF/6,500 SF	13/8		
SHRUB SUBSTITUTES (50%) REQ./PROV.	INTERNAL PLANT ASPER DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.			
50/50	IL	50%/50%			
<b>LANDSCAPE BUFFERS AND SCREENS (LB)</b>					
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE: ---	SETBACK BUFFER REQ. / PROV./FENCE	BUFFER TREES (1/20') REQ./PROV. - NA	EVERGREEN TREES (1/3') REQ./PROV. - NA	
EAST	334	15/15'	17/17'	6/12	

PLANT SCHEDULE						
Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Size w x h	B & B Planting Size
<b>DECIDUOUS TREES:</b>						
	GTSM	2	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30'x25'	1-1/2" cal.
	CH	6	Crataegus crus-galli inermis 'Hawthorn'	Cockspur Hawthorn	15'X 15'	1-1/2" cal.
	PV	7	Prunus virginiana 'Sucker Punch'	Sucker Punch Canada Red Cherry	15'X 15'	1-1/2" cal.
<b>EVERGREEN TREES:</b>						
	PE	15	Pinus edulis	Pinyon Pine	15'x15'	6' ht.
	JC	24	Juniperus x chinensis 'Spartan'	Spartan Juniper	3-4' x 12-15'	5 gal.
<b>EVERGREEN SHRUBS:</b>						
	JA	10	Juniperus chinensis 'Armstrong'	Armstrong Juniper	3-4' x 3-4'	5 gal.
	JL	4	Juniperus sabinna	Buffalo Juniper	6-8' x 12-18'	5 gal.
	JR	27	Juniperus horizontalis 'Wiltonii'	Blue Rug Juniper	6-8' x 6-8'	5 gal.
<b>DECIDUOUS SHRUBS:</b>						
	PFG	25	Potentilla fruticosa 'Gold Finger'	Gold Finger Potentilla	4-5' x 3-4'	5 gal.
	VTS	5	Viburnum trilobum 'Spring Green'	Spring Green Compact Viburnum	3-5' x 2-3'	5 gal.
<b>ORNAMENTAL GRASSES:</b>						
	CA	6	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-3' x 2-3'	#1 CONT.

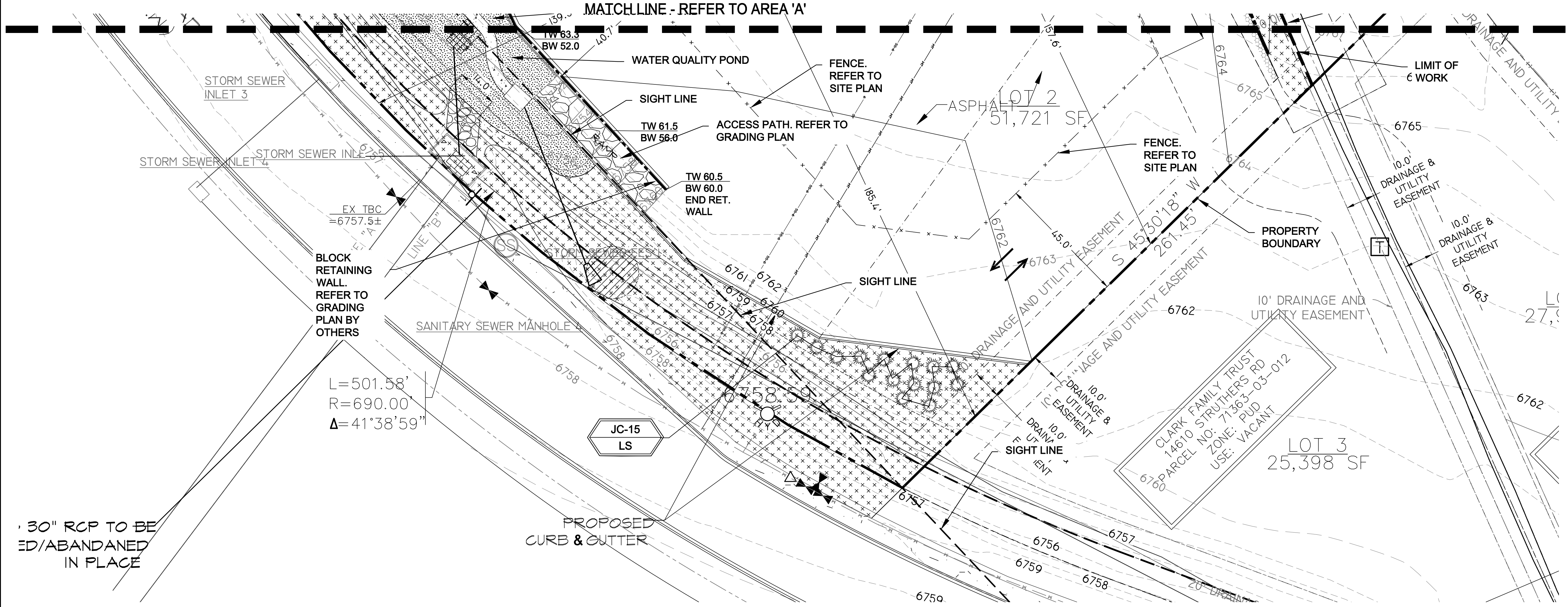
NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

GROUND COVER LEGEND		
SYMBOL	DESCRIPTION	APPROX. SF
	Denver Granite Rock: 3/4" Diameter (with weed barrier) OR approved equal	8,630 SF
	Arkansas Tan Rock: 1.5" Diameter (with weed barrier) OR approved equal	2,235 SF
	Non-Irrigated Native Seed Grass: Refer to Mix 'A'	3,755 SF
	Non-Irrigated Native Seed Grass: Refer to Mix 'B'	20,105 SF
	Protect Existing Landscape. Re-seed as required	
	Steel Edger. See notes	507 LF
	4-8" Dia. Cobble Edge between rock types	135 LF
	Remove Existing Tree	

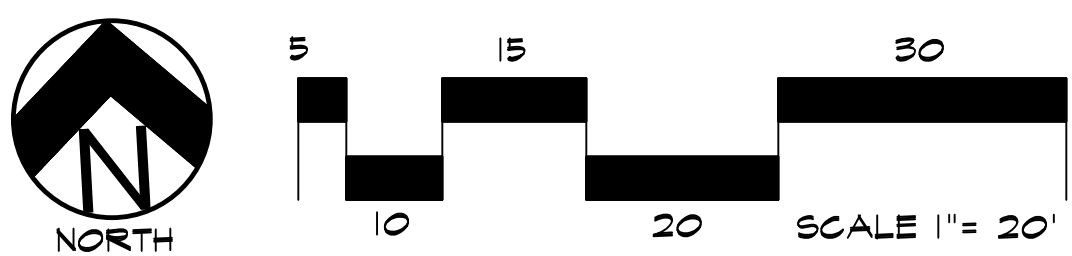
NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

**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.



**LANDSCAPE PLAN - AREA 'B'**



**LAYOUT NOTES**

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN WILL REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

**IRRIGATION SYSTEM NOTE**

NOTE: PER LANDSCAPE CODE NO IRRIGATION SYSTEM REQUIRED FOR NATIVE GRASS SEED AREAS IF PLANTED IN LATE FALL OR EARLY SPRING. INSTALL DRIP IRRIGATION SYSTEM FOR PROPOSED TREES AND SHRUBS.

**UTILITIES NOTE**

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATION AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

**DOCUMENT NOTE**

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL, OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

PPR 2248

<b>NOT FOR CONSTRUCTION</b>	JOB NUMBER	1088-22
	REVISIONS	
	11-23-22	PER COMMENTS
	2-21-23	PER COMMENTS
	4-4-23	PER COMMENTS
	4-10-23	PER COMMENTS
	ORIGINAL DATE	J. MACKAY
	DRAWN BY	8-15-22
	DESCRIPTION	FINAL LANDSCAPE PLAN - AREA B
	SHEET NO.	L1.2

**HIGHER GROUND DESIGNS, INC.**  
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
 5350 NORTH ACADEMY BLVD., STE. 207  
 COLORADO SPRINGS, CO 80918  
 Phone 719-477-1648  
 Fax 719-468-1122  
 jimcay@highergrounddesigns.com



**STRUTHERS RANCH POLARIS**  
 847 STRUTHERS RANCH ROAD  
 LOTS 1-2, STRUTHERS RANCH SUB. FIL. NO. 4  
 EL PASO COUNTY

PREPARED FOR:  
 HAMMERS CONSTRUCTION

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY PROJECT WITHOUT THE WRITTEN AUTHORIZATION BY HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE FOR APPROVAL ONLY.

*For Approval Only*

### LAYOUT NOTE

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE APPROVAL BY COLORADO SPRINGS PLANNING AND OWNER REPRESENTATIVE.

### INSTALLATION NOTES

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN).

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED DAILY AS REQUIRED.

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

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

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

LANDSCAPE ARCHITECT SHALL HAVE OPPORTUNITY TO INSPECT AND APPROVE ALL TREES AND ALL 1-15 GALLON MATERIAL AT JOB SITE PRIOR TO PLANTING, INCLUDING PLACEMENT INSPECTION.

STEEL EDGING TO BE GREEN PRO-STEEL (1/8" x 4" x 10') WITH STAKES OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" MAXIMUM ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. SEE PLAN FOR EDGING LOCATIONS.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH 3 OZ PROFESSIONAL GRADE POLYSPUN WEED BARRIER WITH STAPLES AT 5" O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE. REFER TO PLANTING DETAILS.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS-SEE DETAILS, UNLESS OTHERWISE SPECIFIED. ORGANIC MULCH TO BE 'CASCADE CEDAR' WITH NO LANDSCAPE FABRIC 4" DEPTH.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT (MINIMUM 5') TO ONE ANOTHER.

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL).

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

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

PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST (PLANT SAFE) PREEN WEED PRE-EMERGENT, OR APPROVED EQUAL, IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. [www.preen.com](http://www.preen.com)

### PLANTING AREA SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED OR COMPACTED AREAS:

- 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.
- REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.
- FOR TREE LOCATIONS REMOVE AND REPLACE EXISTING SOIL TO 36" DEPTH. IF CLAY OR SAND REPLACE WITH GRADE B TOPSOIL.

### FIRE SIGNAGE NOTE

ANY VEGETATION THAT MAY GROW TO OR IMMEDIATELY OBSTRUCT ANY FIRE LANE SIGNAGE WILL BE PLANTED IN SUCH A WAY TO PREVENT ANY FUTURE OBSTRUCTION OF SUCH SIGNAGE.

### GRADING AND DRAINAGE NOTE

EXISTING GRADING AND DRAINAGE SHOULD BE MAINTAINED AND IS BY OTHERS. ALL GRADES SHOULD SLOPE MINIMUM AWAY FROM ALL BUILDING FOUNDATION. PRIOR TO, OR DURING CONSTRUCTION IF DRAINAGE PROBLEMS ARE IDENTIFIED CONTACT LANDSCAPE ARCHITECT AND CEASE WORK UNTIL A SOLUTION IS AGREED TO BY ALL PARTIES. HGD, INC. PREPARED THIS LANDSCAPE PLAN BASED ON EXISTING FIELD CONDITIONS AND IS NOT RESPONSIBLE FOR ANY DAMAGE TO BUILDING AND/OR SITE DUE TO IMPROPER GRADING AND/OR DRAINAGE.

### LONG-TERM MAINTENANCE NOTE

**ON-GOING MAINTENANCE DURING CONSTRUCTION:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ON-GOING MAINTENANCE OF ALL COMPLETED LANDSCAPE AND IRRIGATION WORK AS DEFINED UNDER CONTRACT WITH OWNER.

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED, ACCEPTED BY OWNER, AND IF REQUESTED A FORMAL MAINTENANCE PERIOD IS INITIATED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING. REGARDING REPLANTING AS REQUIRED THROUGH CONSTRUCTION PERIOD. REMULCH 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, GRASSES AND IRRIGATION SYSTEM. REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 15 DAYS. PLANT MATERIAL NEEDING REPLACEMENT DURING WINTER MONTHS SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE 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.

### GRASS SEEDING NOTES

SEED MIX 'A': NATIVE SEED TO BE EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE SEED MIX. SOIL PREPARATION AND SEEDING METHODS SHALL FOLLOW ALL GUIDELINES PER CITY OF COLORADO SPRINGS STORMWATER ENTERPRISE CONSTRUCTION MANUAL, SECTION 5, DATED DECEMBER 2020. REFER TO TABLE 5-1 FOR SEED MIX SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1000 SF FILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING.

SEED MIX 'B': NATIVE SEED TO BE EL PASO COUNTY CONSERVATION DISTRICT LOW GROW SEED MIX. SOIL PREPARATION AND SEEDING METHODS SHALL FOLLOW ALL GUIDELINES PER CITY OF COLORADO SPRINGS STORMWATER ENTERPRISE CONSTRUCTION MANUAL, SECTION 5, DATED DECEMBER 2020. REFER TO TABLE 5-1 FOR SEED MIX SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1000 SF FILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING.

DEPENDENT ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES: SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE FOR SPRING ESTABLISHMENT (DORMANT SEEDING); SPRING THAW UNTIL JUNE 1 FOR SPRING AND SUMMER ESTABLISHMENT (ACTIVE SEEDING).

FOR HYDRO-SEEDING ALL SEEDED AREAS SHALL RECEIVE NOT LESS THAN 1 TON PER ACRE (2000 LBS) OF VIRGIN WOOD CELLULOSE HYDRO-MULCH AND 100 LBS PER ACRE OF ORGANIC TOPDRESSER.

SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES 15 DAYS AFTER GERMINATION.

DRILL SEEDING: SEEDING EQUIPMENT USED FOR APPLYING SEED MIXTURES SHALL BE DESIGNED, MODIFIED OR EQUIPPED TO REGULATE THE APPLICATION RATE AND PLANTING DEPTH OF THE SEED MIXTURE. SEED SHALL BE UNIFORMLY DISTRIBUTED IN THE DRILL HOPPER DURING THE DRILLING OPERATION. A RANGELAND DRILL CAPABLE OF MIXING DIFFERENT SIZES AND WEIGHTS OF SEEDS SHALL BE USED. THE DRILL SHALL BE EQUIPPED WITH DOUBLE DISK FURROW OPENERS, DEPTH BANDS, PRESS WHEELS OR DRAG CHAINS.

THE SEED SHALL BE DRILLED APPROXIMATELY 3/4" INCH BELOW THE SOIL SURFACE. HALF OF THE TOTAL RATE OF SEED APPLICATION SHALL BE DRILLED IN 1 DIRECTION, WITH THE REMAINDER OF THE SEED RATE DRILLED AT 90 DEGREES FROM THE FIRST DIRECTION. DO NOT DRILL OR SOIL SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNABLE TO BE WORKED.

ALL SEEDED AREAS LESS THAN 3:1 SHALL RECEIVE NO LESS THAN 2 TONS PER ACRE (400 LBS) OF CERTIFIED WEED FREE STRAW MULCH. STRAW MULCH SHALL BE APPLIED IN A UNIFORM MANNER BY MULCH SPREADER OR BY HAND. STRAW MULCH SHALL BE CRIMPED OR ANCHORED INTO THE SEEDED IMMEDIATELY FOLLOWING SPREADING BY USING A MULCH TILLER (CRIMPER). MULCH TILLERS SHALL HAVE ROUND, NOTCHED BLADES SPACED 8-INCHES APART (MIN.) AND SHALL HAVE SUFFICIENT WEIGHT TO FORCE THE VEGETATIVE MULCH A MINIMUM DEPTH OF 3-INCHES INTO THE SOIL. ALL MULCH TILLING SHALL BE DONE PERPENDICULAR TO THE FLOW-LINE OF THE SLOPE (ALONG CONTOURS). HAND CRIMPING SHALL BE PERFORMED ON AREAS WHERE MECHANICAL METHODS CANNOT BE USED.

MULCH SHALL BE APPLIED TO SEEDED AREAS (INCLUDING DAMP GROUND) WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS FOR THE AREA. MULCHING SHALL NOT BE PERFORMED DURING ADVERSE WEATHER CONDITIONS OR WHEN WIND PREVENTS UNIFORM DISTRIBUTION. APPLICATION SHALL BE IN A MANNER TO NOT SERIOUSLY DISTURB THE SEEDED SURFACE.

**ON-GOING MAINTENANCE RECOMMENDATIONS FOR NATIVE GRASS**

WELL ESTABLISHED SEEDED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, AND FREE OF WEEDS, BARE AREAS, AND SURFACE IRREGULARITIES.

THE MATURE HEIGHT OF NATIVE GRASS IS EXPECTED TO BE MAINTAINED AT ABOUT 6" HIGH AND MOWED TO 3" ONCE ANNUALLY IN THE LATE WINTER OR EARLY SPRING, AND IRRIGATED ON REDUCED WATER SCHEDULE.

THE SUCCESS OF PERMANENT NATIVE GRASS SEEDING CAN RARELY BE EVALUATED ACCURATELY PRIOR TO THE END OF ITS SECOND FULL GROWING SEASON. SEEDING SUCCESS DEPENDS UPON CONTROL OF WEED COMPETITION DURING THE FIRST TWO GROWING SEASONS. IN ADDITION, THE SITE SHOULD BE MONITORED ANNUALLY FOR UNDESIRABLE PLANT SPECIES.

THE SITE SHOULD BE MONITORED FOR UNDESIRABLE PLANT SPECIES. IF WEED CONTROL NEEDS TO BE PERFORMED DURING THE FIRST YEAR OF PLANT GROWTH, UTILIZE ONE OF TWO METHODS. REGARDLESS OF WHICH METHOD OF WEED CONTROL IS USED, COMPLETE BEFORE FLOWERING OF WEED SEED HEADS. SINCE WEED SPECIES MAY DEVELOP MATURE SEED HEADS AT DIFFERENT TIME OF THE GROWING SEASON, WEED CONTROL EFFORTS WILL BE REQUIRED.

- HAND PULL NOXIOUS WEEDS, REMOVING AS MUCH OF THE ROOT SYSTEM AS POSSIBLE.
- USE WEED EATERS TO SELECTIVELY CUT OFF THE SEED HEADS OF NOXIOUS WEEDS. USE SELECTIVE BROADLEAF HERBICIDE SUCH AS 2,4-D WITH A BACKPACK SPRAYER OR WICK APPLICATOR. BE CAREFUL NOT TO APPLY HERBICIDE ON MORE THAN ONE SQUARE FOOT IN ANY GIVEN AREA. CONTRACTOR TO NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE OF ANY SUSPECTED SOIL PROBLEMS AT THE END OF THE FIRST GROWING SEASON. BROADBAND APPLICATIONS OF HERBICIDE CAN BE COMPLETED AFTER NATIVE GRASS SPECIES REACH MATURE HEIGHT.

### SLOPE STABILIZATION

LANDSCAPE CONTRACTOR TO PROVIDE EROSION CONTROL BLANKETS ON SEEDED SLOPES 3:1 AND STEEPER. BLANKETS TO BE SECURED TO SLOPE PER MANUFACTURE RECOMMENDATIONS FIELD VERIFY SLOPES. EROSION CONTROL BLANKET SHALL CONSIST OF 100% BIODEGRADABLE AGRICULTURAL STRAW BLANKET WITH PHOTODEGRADABLE NETTING ON BOTH SIDES.

ALTERNATE: FOR AREAS 3:1 OR GREATER USE FLEXTERA AS ALTERNATIVE TO STRAW BLANKET. INSTALL PER MANUFACTURE RECOMMENDATIONS. FLEXTERA IS APPROVED BY THE CITY OF COLORADO SPRINGS.

### GRASS SEED MIX 'B'

Chapter 5  
Native Vegetation Requirements and Guidelines

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast Irrigated hydroseeded	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled	Non-irrigated drilled
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	12	6	3
Dropseed, sand	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

### UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

### DOCUMENT NOTE

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### GRASS SEED MIX 'A'

Chapter 5  
Native Vegetation Requirements and Guidelines

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast Irrigated hydroseeded	Non-irrigated broadcast Non-irrigated hydroseeded Irrigated drilled	Non-irrigated drilled
Bluestem, big	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Gramma, blue	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Gramma, sideoats	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	<i>Calamovilfa longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow indiagrass	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

\*For portions of facilities located near or on the bottom or where wet soil conditions occur. Planting of potted nursery stock wetland plants 2-foot on-center is recommended for sites with wetland hydrology.

\*Species that will do well in the bottom of pond areas.

**HIGHER GROUND DESIGNS, INC.**  
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN  
5350 NORTH ACADEMY BLVD., STE. 207  
COLORADO SPRINGS, CO 80918  
Phone: 719-477-1646  
Fax: 719-268-1122  
jmc@highergrounddesigns.com



STRUTHERS RANCH POLARIS  
847 STRUTHERS RANCH ROAD  
LOTS 1-2, STRUTHERS RANCH SUB. FIL. NO. 4  
EL PASO COUNTY

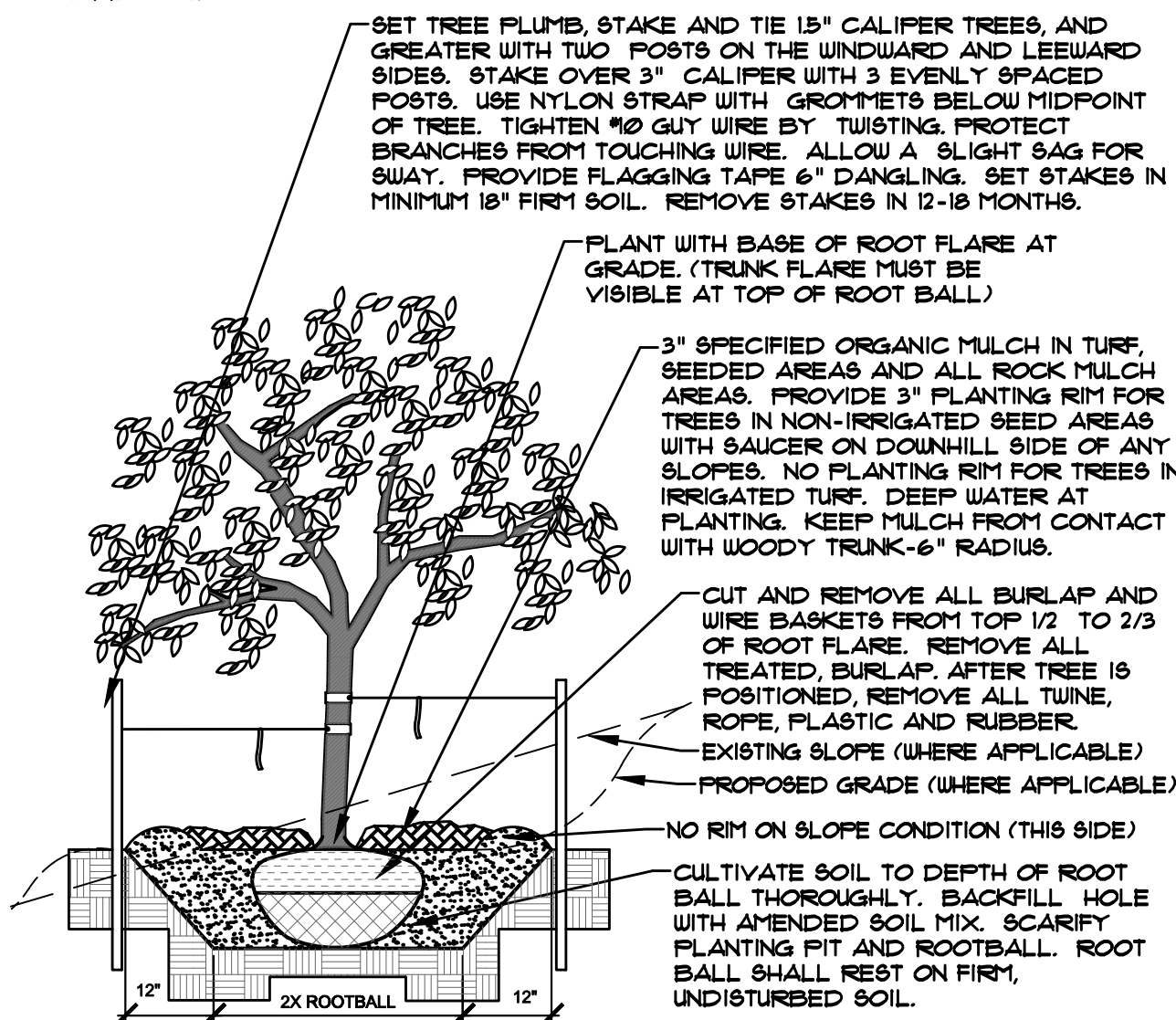
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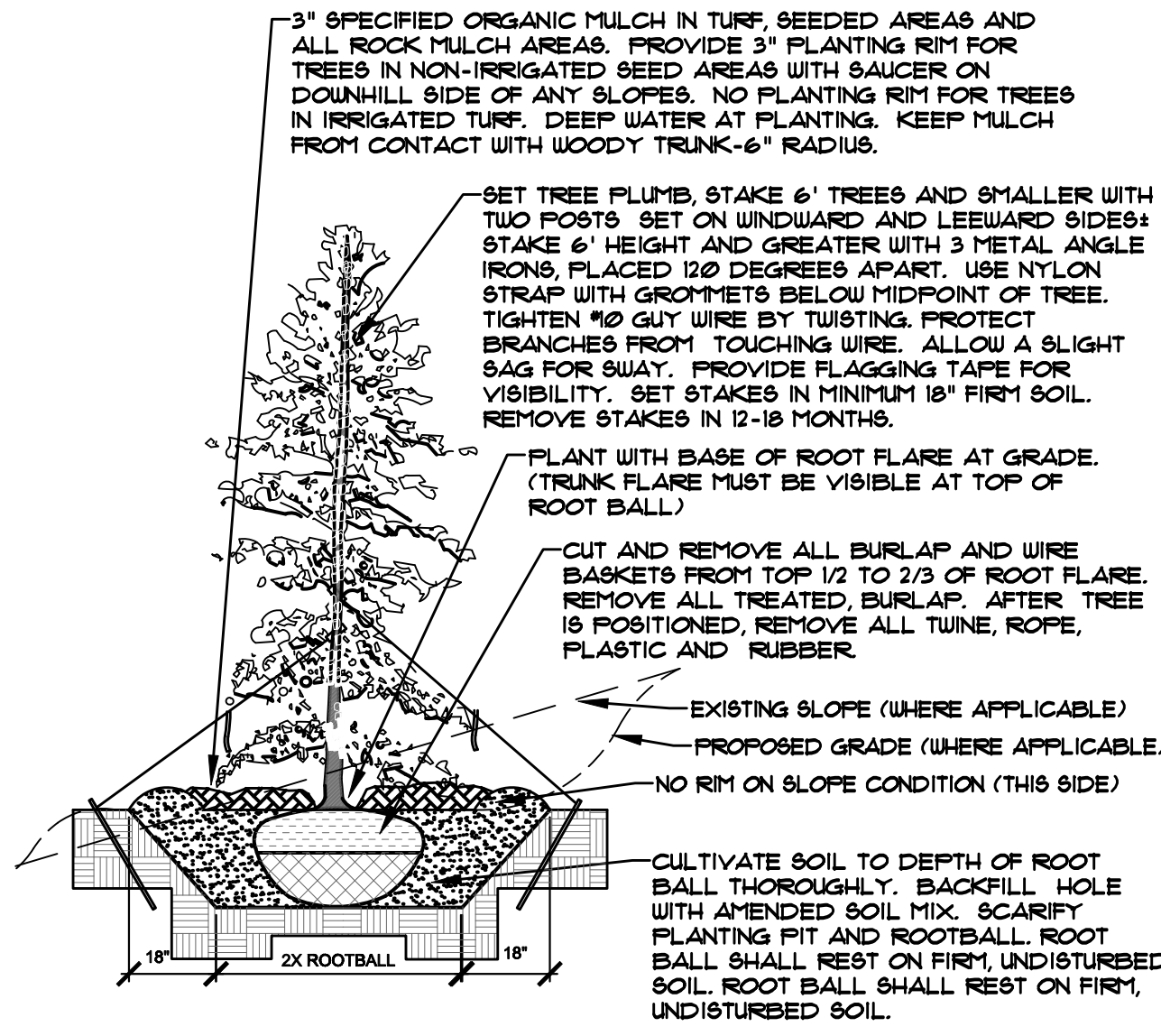
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	REVISIONS	
	11-23-22	PER COMMENTS
	2-21-23	PER COMMENTS
	4-4-23	PER COMMENTS
	4-10-23	PER COMMENTS
	ORIGINAL DATE	J. MACKAY
	DRAWN BY	8-15-22
	DESCRIPTION	
	FINAL LANDSCAPE PLAN NOTES	
	SHEET NO.	L1.3

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
  - DO NOT REMOVE OR CUT LEADER.
  - PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
  - NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS).
  - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
  - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
  - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TUENE. UNWRAP OCTOBER 15 AND REMOVE BY MARCH 31.
  - DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
  - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



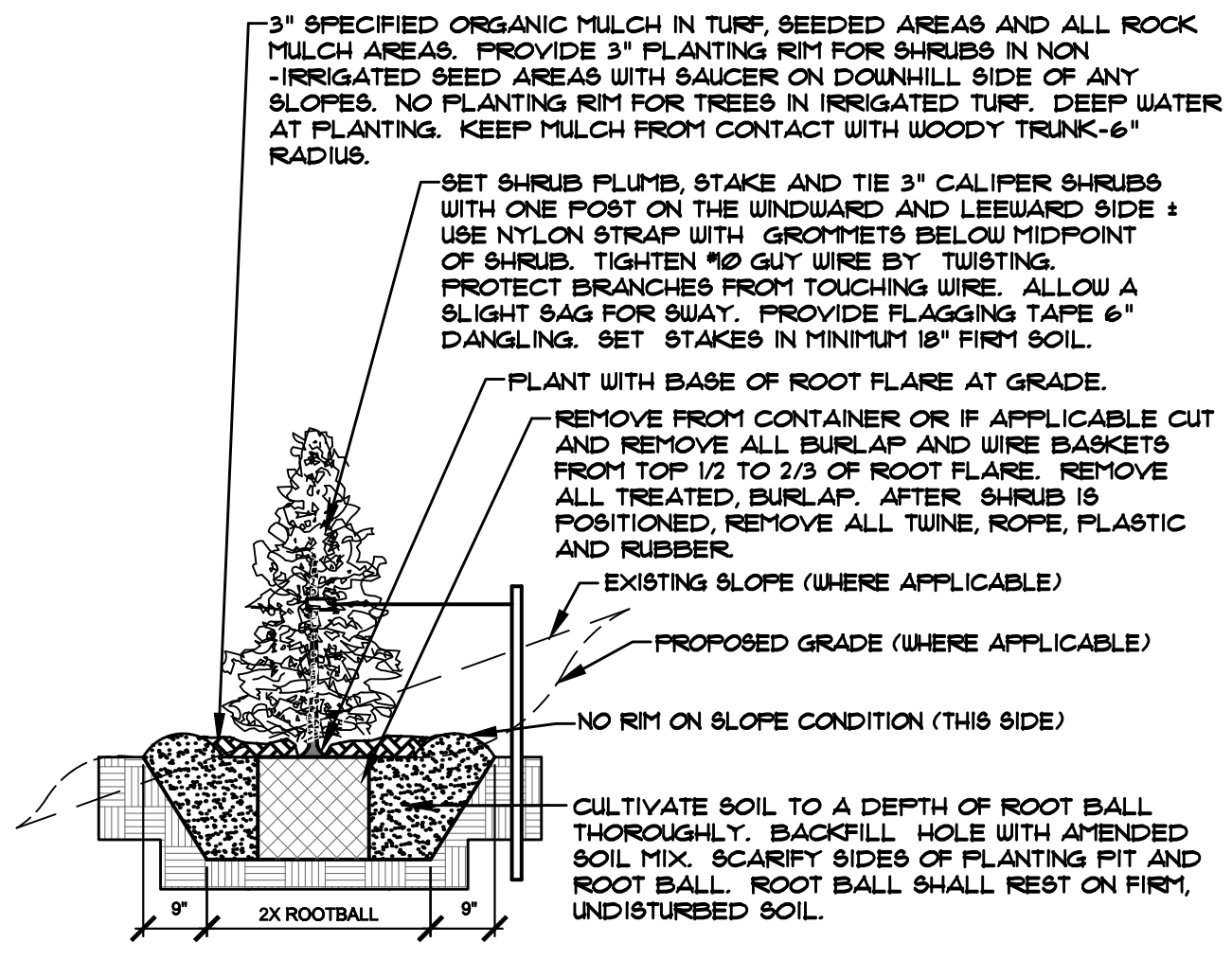
**A** DECIDUOUS TREE PLANTING DETAIL  
NOT TO SCALE

- NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
  - DO NOT REMOVE OR CUT LEADER.
  - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
  - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - AVOID FALL PLANTING IF POSSIBLE.
  - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
  - FINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING (SEE CONIFEROUS TREE NOTE ON PLANTING NOTES SHEET).



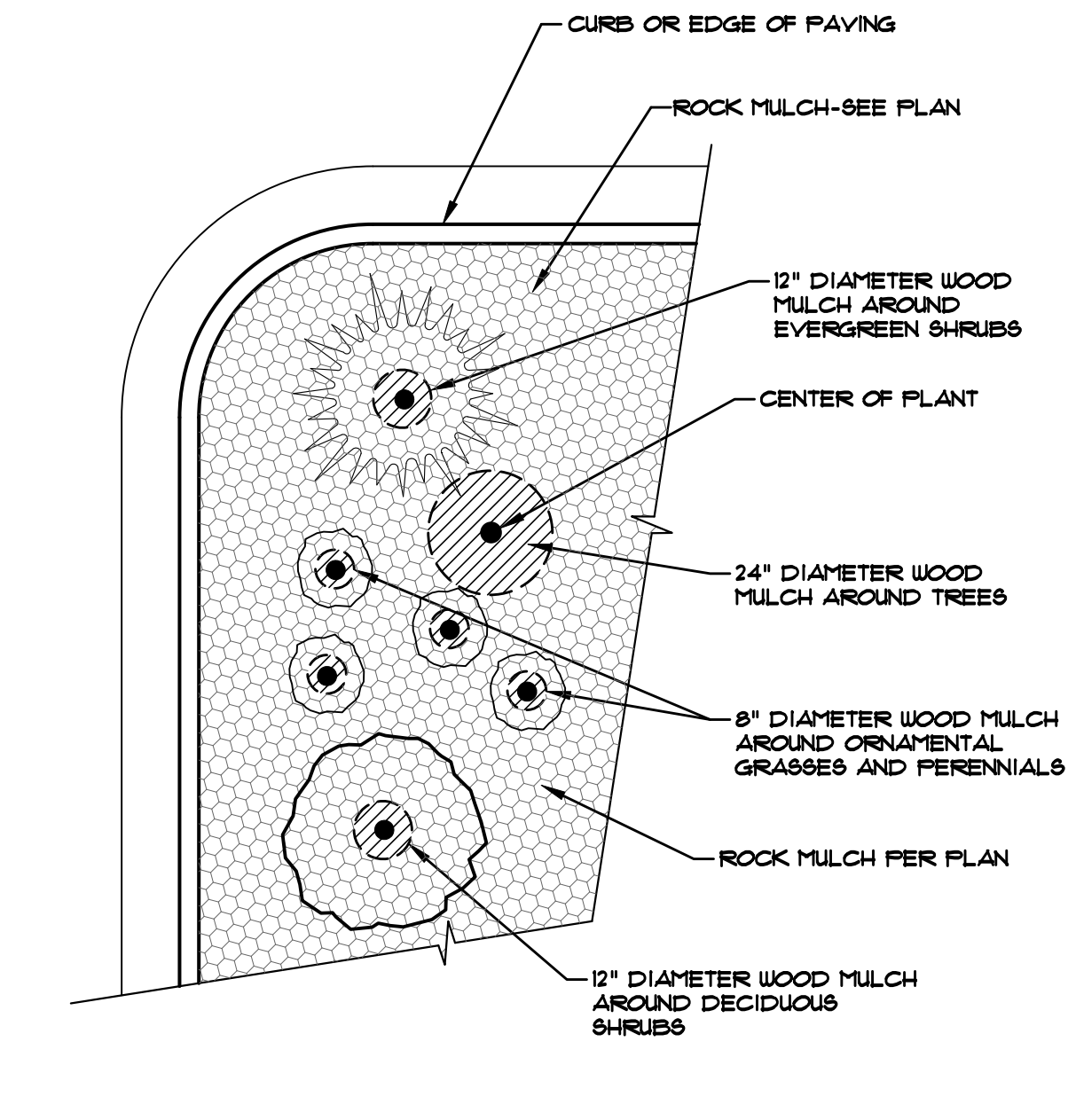
**B** EVERGREEN TREE PLANTING DETAIL  
NOT TO SCALE

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
  - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
  - REMOVE ANY DOUBLE LEADER UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - AVOID FALL PLANTING IF POSSIBLE.
  - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
  - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1\"/>



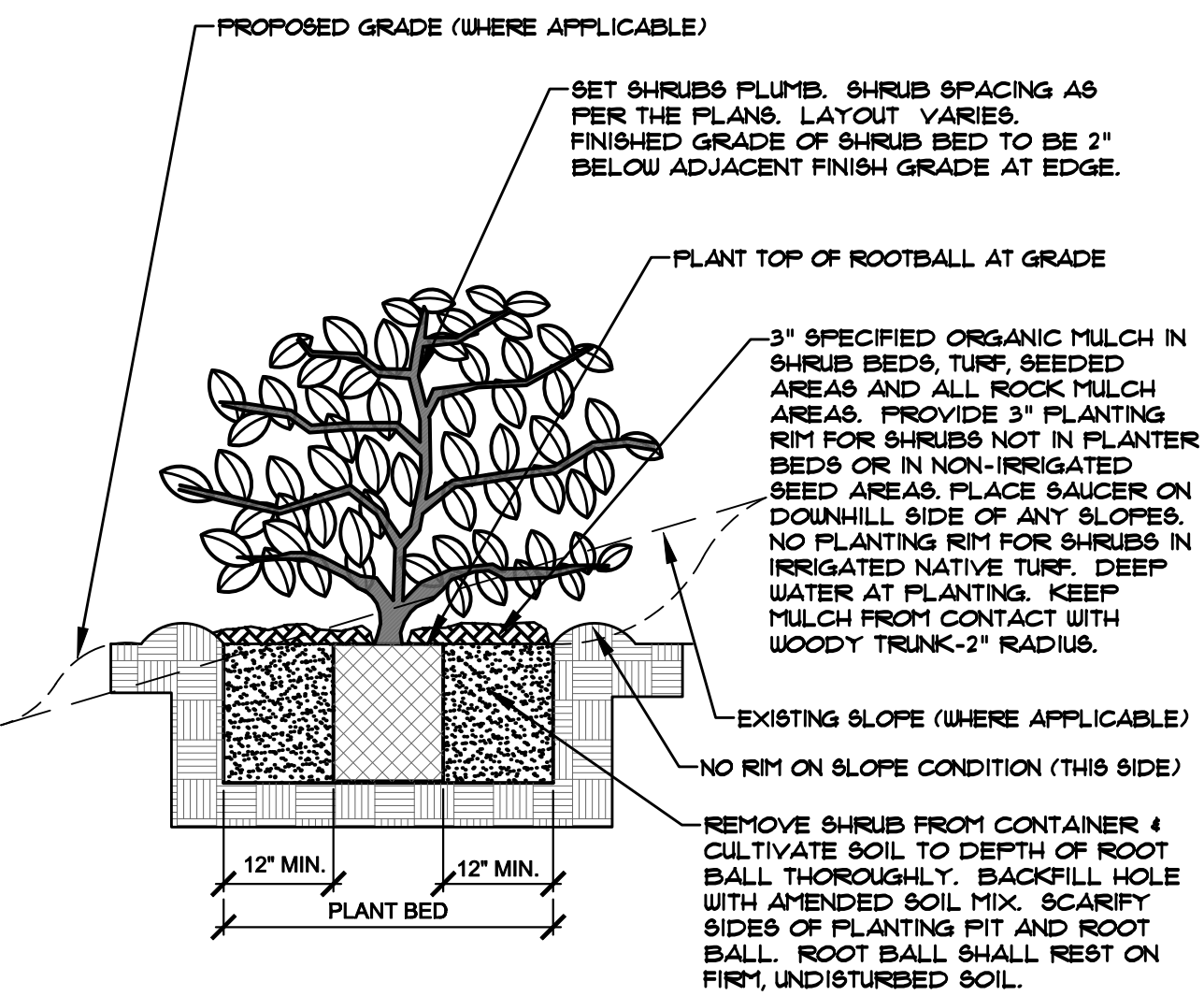
**C** UPRIGHT EVERGREEN SHRUB PLANTING DETAIL  
NOT TO SCALE

- NOTES:
- CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAPING AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES INSTALLED IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUB IN UNIFORM CIRCLE AND WOOD MULCH APPLIED AT 2\"/>

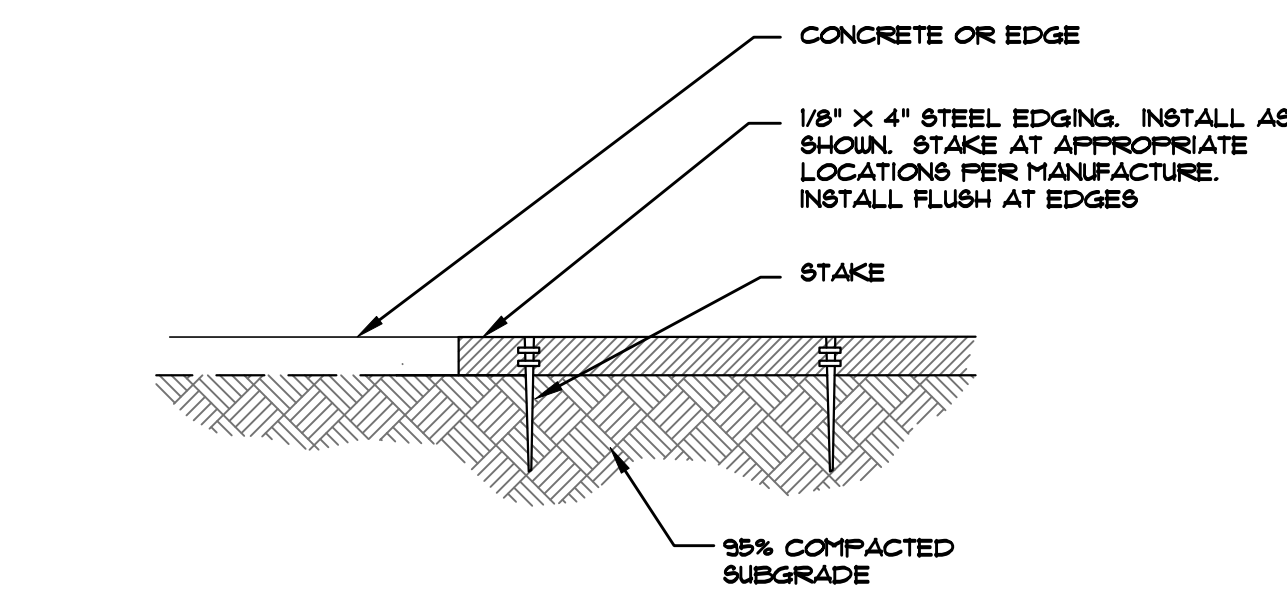


**D** TYPICAL PLANT MATERIAL TREATMENT  
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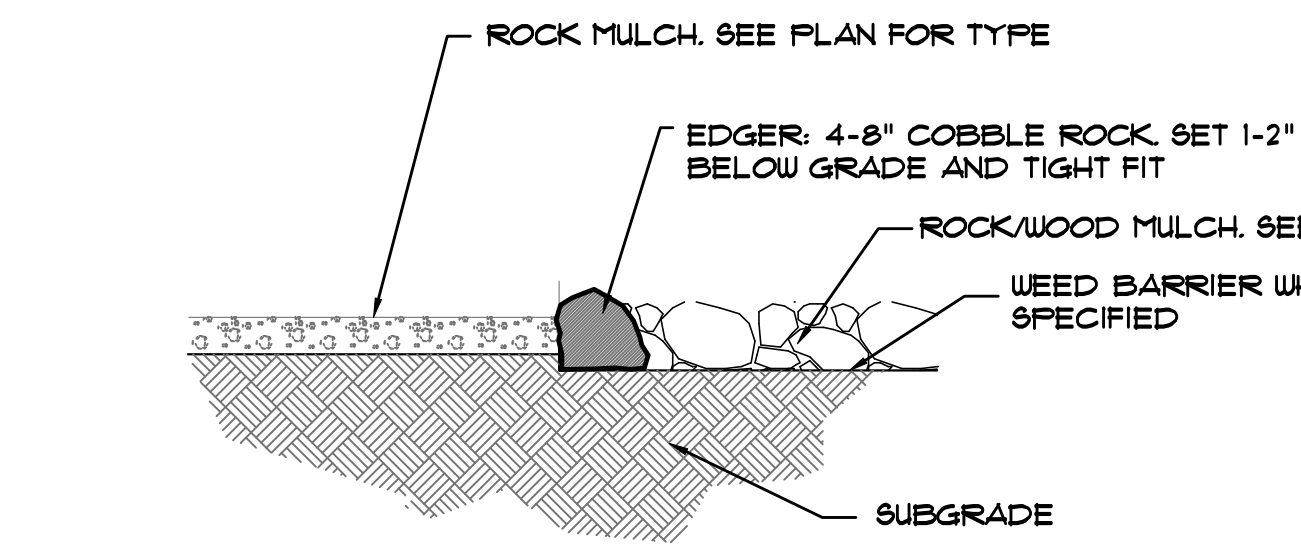
- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
  - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
  - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
  - FOR ROOT BIND AT BOTTOM OF BALL, SPLIT 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 1\"/>



**E** SHRUB PLANTING DETAIL  
NOT TO SCALE



**F** STEEL EDGING  
NOT TO SCALE



**G** COBBLE ROCK EDGING  
NOT TO SCALE

**UTILITIES NOTE**

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6\"/>

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PPR 2248

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COLORADO SPRINGS, CO 80918  
Phone: 719-477-1646  
Fax: 719-268-1122  
jimcay@highergrounddesigns.com



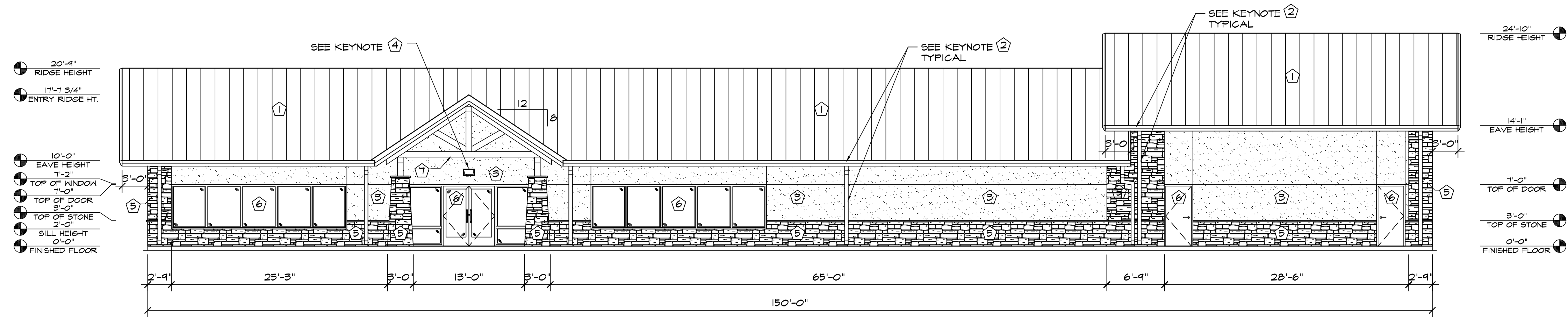
STRUTHERS RANCH POLARIS  
847 STRUTHERS RANCH ROAD  
LOTS 1-2, STRUTHERS RANCH SUB. FIL. NO. 4  
EL PASO COUNTY

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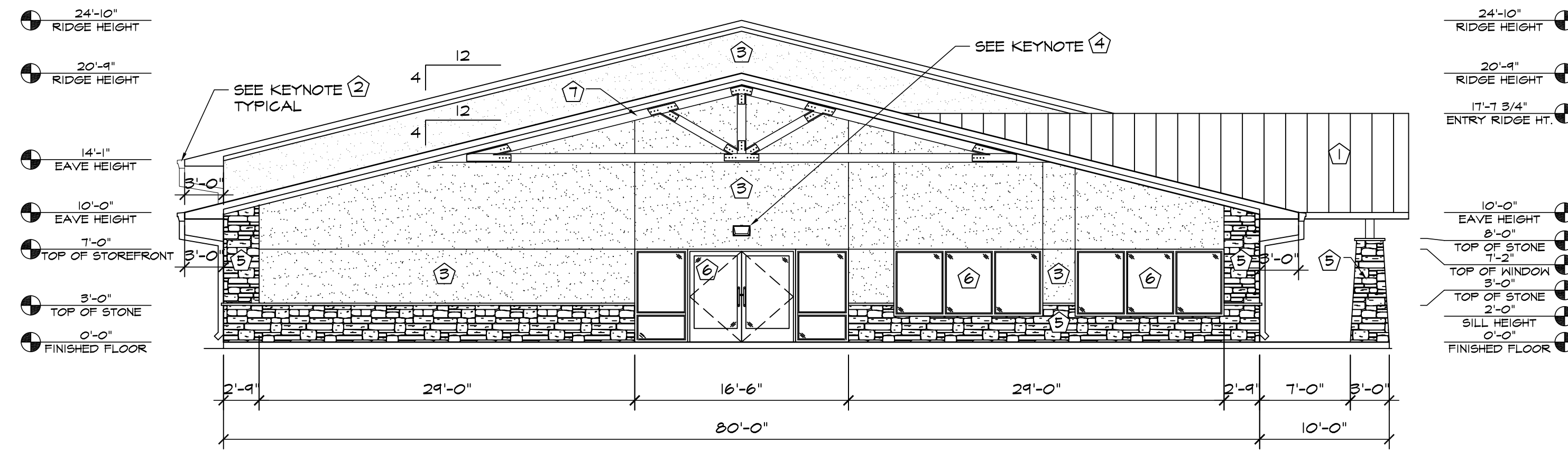
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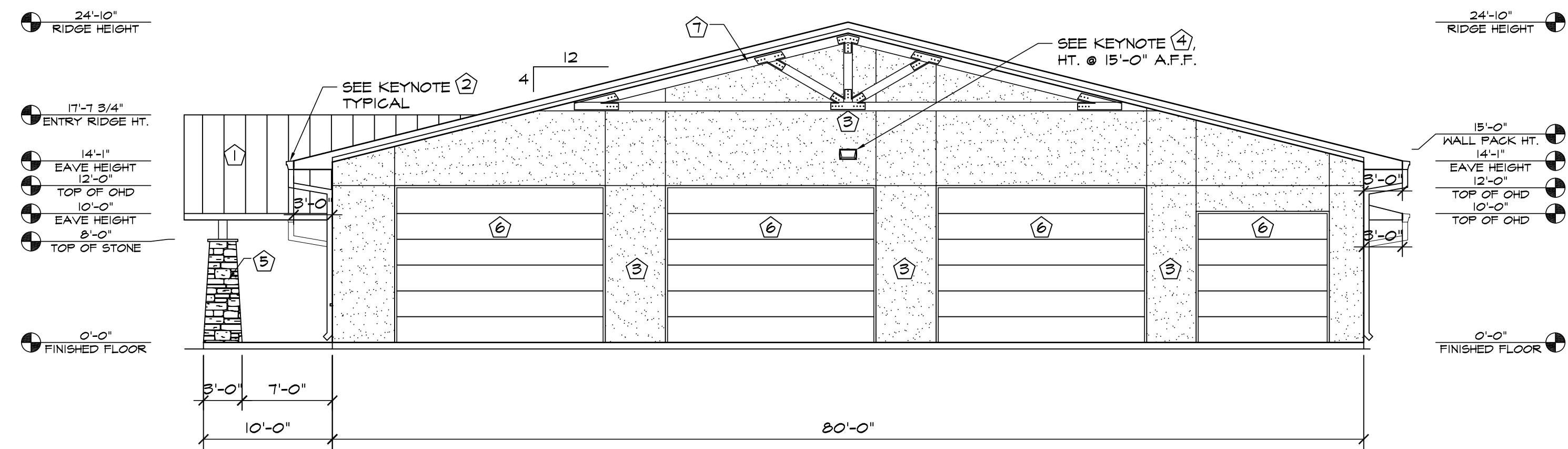
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	2-21-23	PER COMMENTS
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	DRAWN BY	8-15-22
	DESCRIPTION	FINAL LANDSCAPE PLAN DETAILS
	SHEET NO.	L1.4



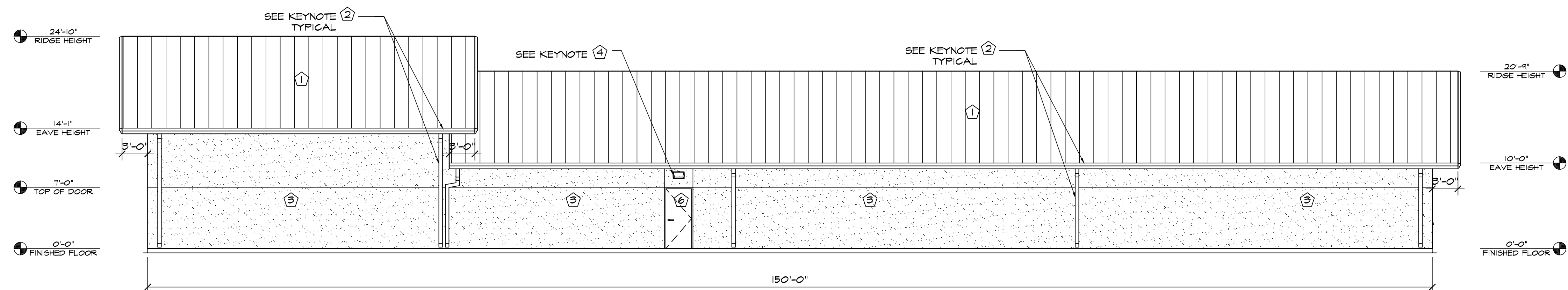
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2 NORTH ELEVATION  
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



4 EAST ELEVATION  
SCALE: 1/8"=1'-0"

ELEVATION KEY NOTES	
1	PREFINISHED STANDING SEAM ROOF BY METAL BUILDING PROVIDER
2	PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER
3	3/4" STUCCO FINISH SYS. W/ EXPANSION JOINT-120 SF MAX AREA
4	WALL PACK LIGHT TOP OF LIGHT @ 9'-0" A.F.F. SEE ELECT. PLANS, U.N.O.
5	STONE VENEER W/ 2" CAP INSTALLED W/ SCHLUTER TRIM
6	SEE SCHEDULES ON "A" SHEETS FOR ALL DOOR INFORMATION
7	DECORATIVE TIMBER TRUSS, SEE SHEET S2.2 FOR FURTHER FRAMING DETAILS

**HAMMERS CONSTRUCTION INC.**  
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 VICE PRES: DAVID J. HAMMERS  
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**STRUTHERS-POLARIS RMC**  
 SITE PLAN  
 847 STRUTHERS RANCH RD.  
 COLORADO SPRINGS, CO 80921  
 EL PASO COUNTY, COLORADO

DATE: DEC. 6, 2022  
 DRAWN BY: A. MADALONE  
 PROJ. MGR: J. BUTLER  
 SCALE: SEE PLAN  
 APPROVED BY:  
 JOB NO: 1243

REVISIONS:	
1	11-22-22/COMMENTS 9-20-22
2	2-22-23/COMMENTS 1-30-23



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights, Colorado Springs, Colorado. 80915-5400  
(719) 570-1599 | [www.hammersconstruction.com](http://www.hammersconstruction.com)

*Specializing in Design/Build*

## Property Signs

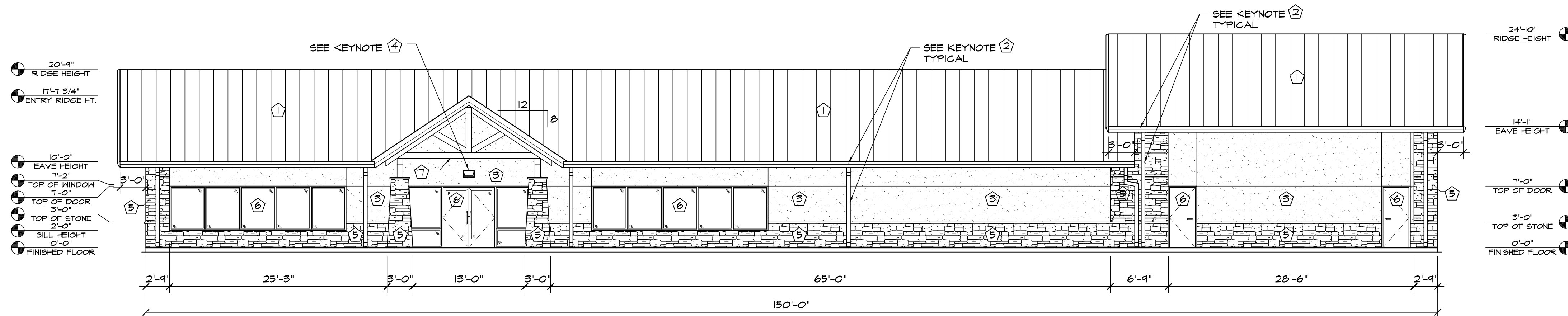
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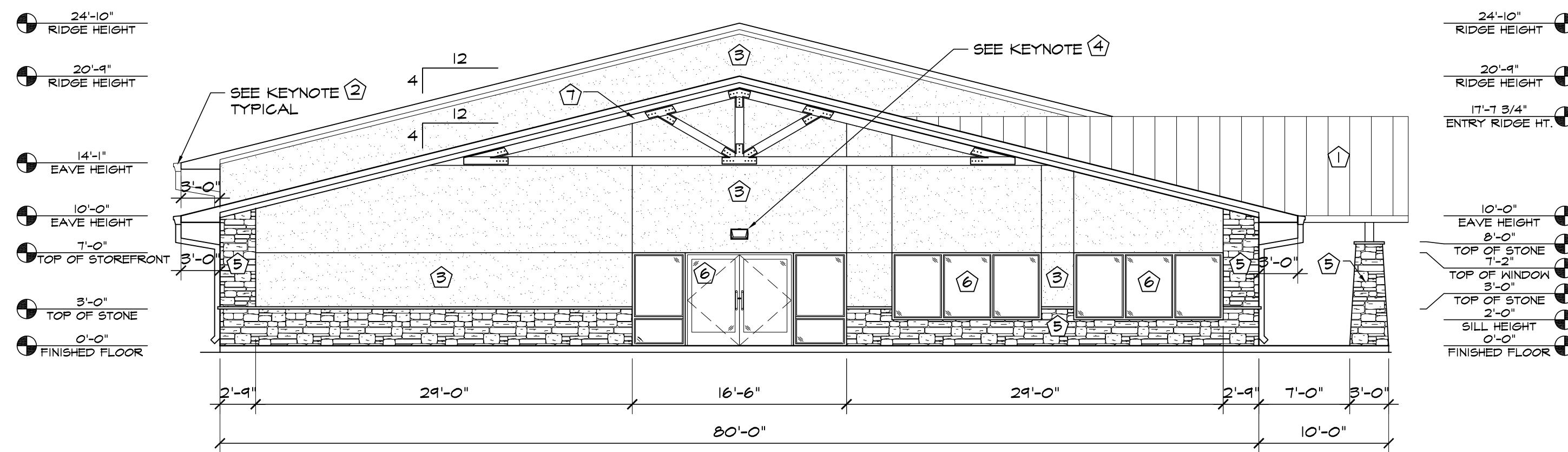
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Colorado Springs, CO 80921

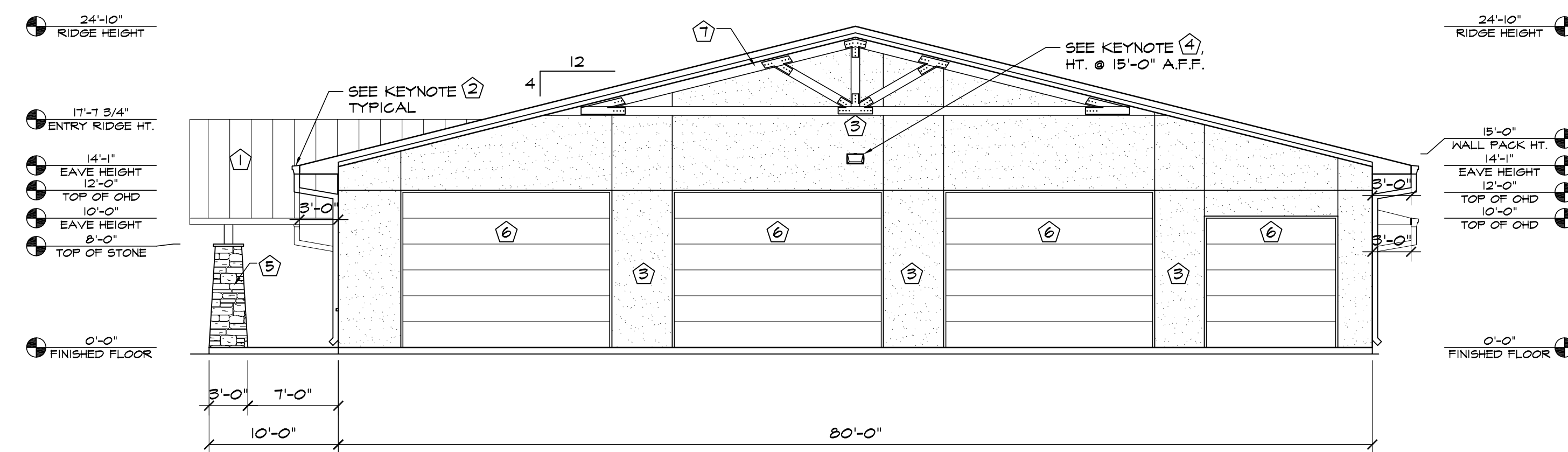
No new signs are being proposed on the site at this time. If the owner wishes to install signs in the future, they will contact EPC and fill out the necessary paperwork for a sign permit and approval.



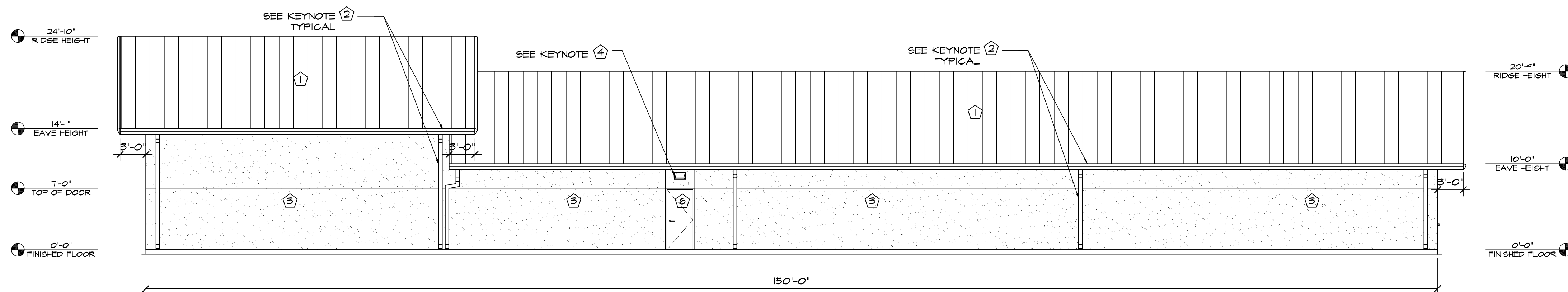
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SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



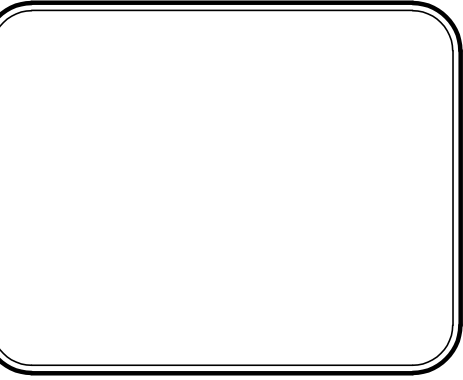
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ELEVATION KEY NOTES	
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2	PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER
3	3/4" STUCCO FINISH SYS. W/ EXPANSION JOINT-120 SF MAX AREA
4	WALL PACK LIGHT TOP OF LIGHT @ 9'-0" A.F.F. SEE ELECT. PLANS, U.N.O.
5	STONE VENEER W/ 2" CAP INSTALLED W/ SCHLUTER TRIM
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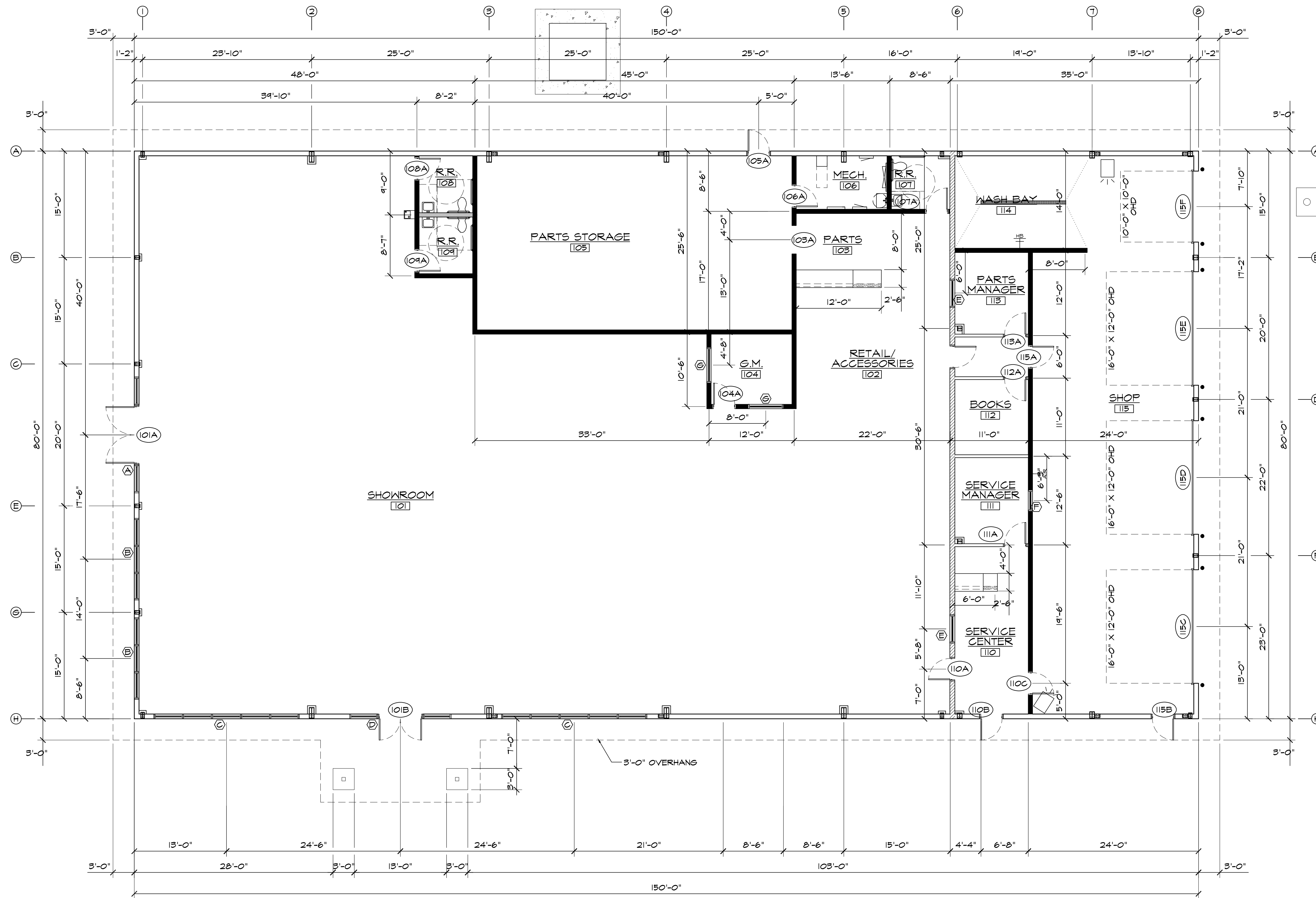
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**STRUTHERS-POLARIS RMC**  
 NEW BUILD  
 847 STRUTHERS RANCH RD.  
 COLORADO SPRINGS, CO 80921  
 EL PASO COUNTY, COLORADO



DATE: DEC. 6, 2022  
 DRAWN BY: A. MADALONE  
 PROJ. MGR: R. MAXWELL  
 SCALE: SEE PLAN  
 APPROVED BY:  
 JOB NO: 1293

REVISIONS:	
Δ	11-22-22/COMMENTS 4-20-22
Δ	
Δ	
Δ	
Δ	

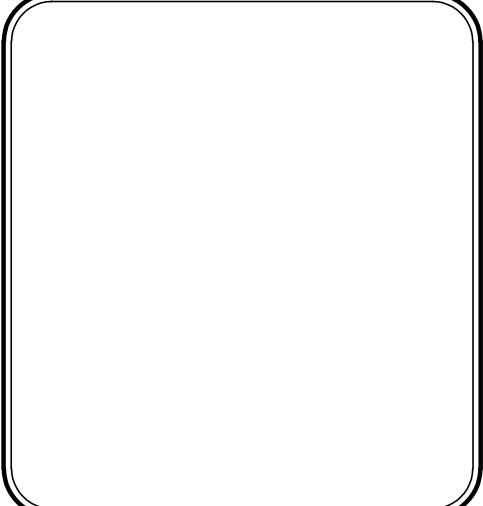


1 FLOOR PLAN  
SCALE: 1/8"=1'-0"

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**STRUTHERS-POLARIS RMC**  
NEW BUILD  
847 STRUTHERS RANCH RD.  
COLORADO SPRINGS, CO 80921  
EL PASO COUNTY, COLORADO



DATE: DEC. 6, 2022  
DRAWN BY: A. MADALONE  
PROJ. MGR: R. MAXWELL  
SCALE: SEE PLAN  
APPROVED BY:  
JOB NO: 1293

REVISIONS:

**A1.1**  
FLOOR PLAN

FOR DP APPROVAL ONLY  
COUNTY FILE NO. PPR-22-048

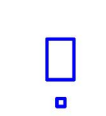

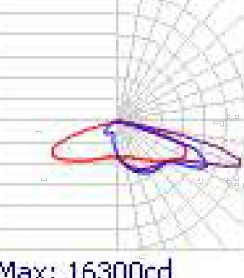
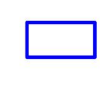

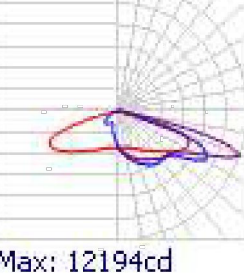
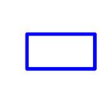

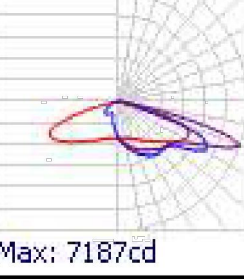
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ISSUANCE:  
**ISSUED FOR REVIEW**  
CLIENT/ARCHITECT:  
RANDALL MAXWELL  
HAMMERS CONSTRUCTION  
1411 WOOLSEY HEIGHTS  
COLORADO SPRINGS, CO 80915  
EMAIL: RMAXWELL@HAMMERSCONSTRUCTION.COM  
PHONE: 719-570-1599

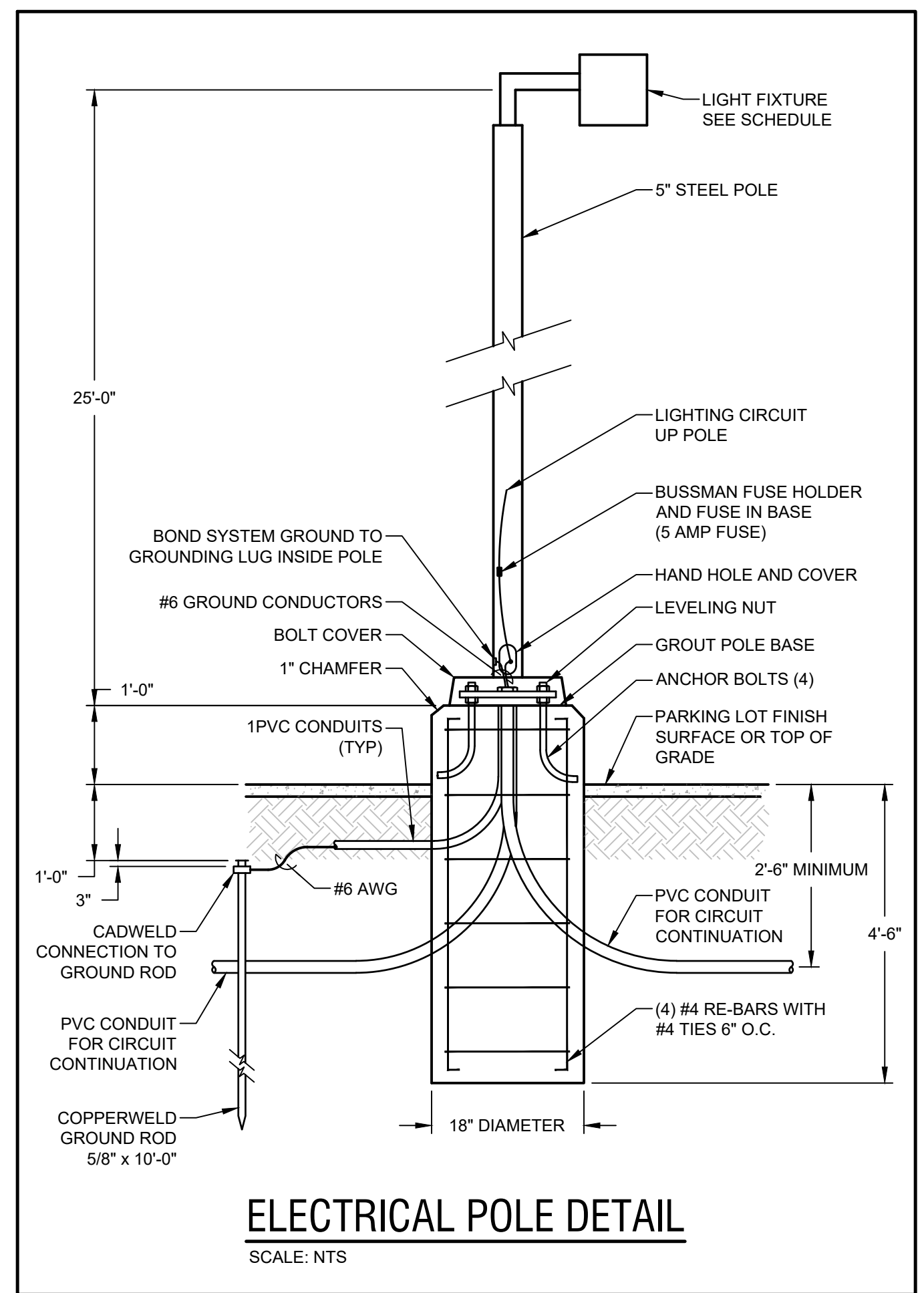
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5151-22-02

TITLE:  
**SITE  
PHOTOMETRICS  
PLAN**

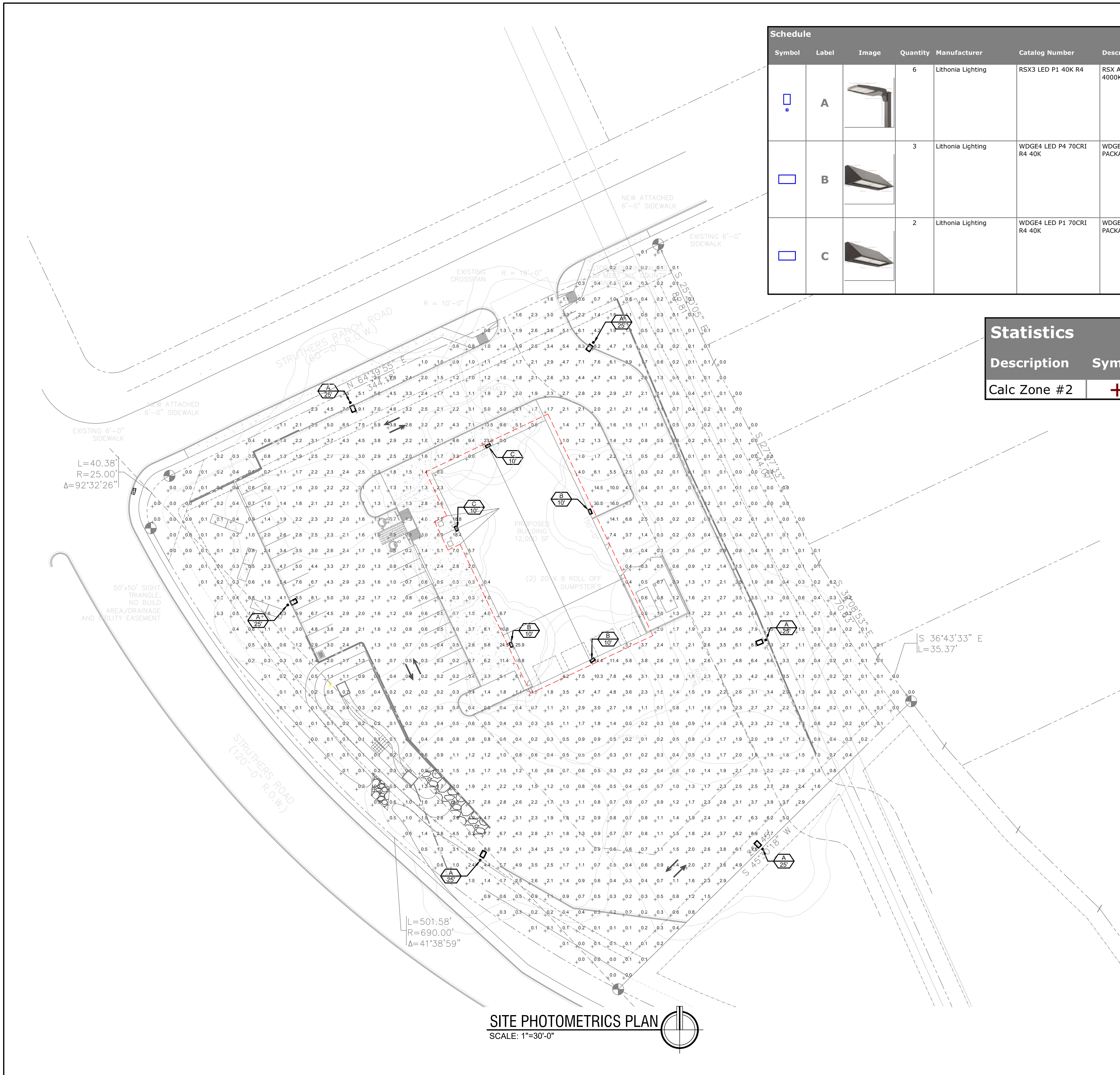
SHEET NO:  
**0.01**

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	A		6	Lithonia Lighting	RSX3 LED P1 40K R4	RSX Area Fixture Size 3 P1 Lumen Package 4000K CCT Type R4 Distribution	1	27638	1	194.71	 Max: 16300cd
	B		3	Lithonia Lighting	WDGE4 LED P4 70CRI R4 40K	WDGE4 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 4 OPTIC	1	20666	0.92	146.89	 Max: 12194cd
	C		2	Lithonia Lighting	WDGE4 LED P1 70CRI R4 40K	WDGE4 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 4 OPTIC	1	12179	1	76.21	 Max: 7187cd

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2		1.9 fc	36.8 fc	0.0 fc	N/A	N/A



**GENERAL NOTES:**  
PER CITY CODE SECTION 7.4.102.D. CALCULATIONS ARE PERFORMED AND ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE OR FIXTURE IS CHANGED.



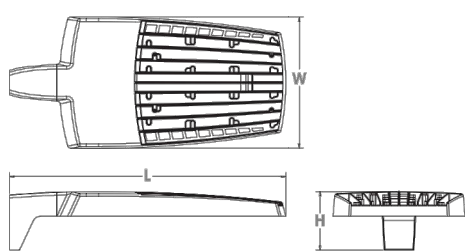


### RSX3 LED Area Luminaire



#### Specifications

EPA (ft²/100'): 0.70 ft² (0.07 m²)  
 Length: 33.8" (85.9 cm) (SPA mount)  
 Width: 16.1" (40.9 cm)  
 Height: 3.0" (7.6 cm) Main Body  
 Weight (max): 48.0 lbs (21.8 kg)



Order Number: **RSX3 LED P1 40K R4**  
 Qty: **6**  
 Type: **A**

#### Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX3 delivers 25,000 to 41,000 lumens allowing it to replace 400W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral splitter and other mounting configurations are available.

#### Ordering Information

EXAMPLE: RSX3 LED P4 40K R3 MVOLT SPA DBXDB

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX3 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V) <sup>1</sup>	SPA Square pole mounting (12" min. Sp pole for 1 at 90°, 1.5" min. Sp pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	MVOLT (347V-480V) <sup>1</sup>	SPA Round pole mounting (12" min. dia. RND pole for 2, 3, 4 at 90°, 1.5" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R5 Type 5 Short	XVOLT (277V-480V) <sup>1</sup>	MA Mast arm adaptor (fits 2-3/8" OD horizontal lumens)
	P4		R6 Type 6 Wide		IS Adjustable splitter (fits 2-3/8" OD mast)
					WBA Wall bracket
					WSSC Wall bracket with surface conduit box
					ASAP Adjustable 1/4" arm square pole mounting*
					ARSP Adjustable 1/4" arm round pole mounting*
					AMWB Adjustable tilt arm with wall bracket*
					AMWS Adjustable tilt arm wall bracket and surface conduit box*

Options	Finish
<b>Shipped Installed</b>	<b>Dark Bronze</b>
HS Rouse side shield <sup>1</sup>	DBX0 Black
PE Photometric button type <sup>1,2</sup>	DBX2 Natural Aluminum
PEX Photometric external dimmable, adjustable <sup>1,3</sup>	DWHD White
PER Seem wire metal-oxide rectifier only (no controls) <sup>1,3,4,5</sup>	DBX10 Textured Dark Bronze
CE34 Conduit entry 3/4" NPT (Dry 2)	DBX20 Textured Dark Bronze
SF Single fuse (120, 277, 347) <sup>1</sup>	DBX2D Textured Natural Aluminum
DF Double fuse (120, 277, 347) <sup>1</sup>	DWHD0 Textured White
SPD10V 10kV Surge pack (10kV standard)	
FAO Field adjustable output <sup>1,3</sup>	
DAG 0-10V dimming extend out back of housing for external control (control ordered separately) <sup>1,3</sup>	

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#### Performance Data

##### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerance allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	800-1000K (70-100)						4000-5000K (30-50)								
			Lumens	LPW	U/L	U/F	U/C	U/D	Lumens	LPW	U/L	U/F	U/C	U/D			
P1	194W	R2	24,920	3	0	2	138	27,379	3	0	2	141	27,379	3	0	2	141
		R3	24,832	3	0	4	138	27,281	3	0	4	141	27,281	3	0	4	141
		R5	25,494	3	0	3	131	28,019	3	0	3	144	28,019	3	0	3	144
		RA	25,157	3	0	4	130	27,639	3	0	4	142	27,639	3	0	4	142
		RS	24,272	3	0	3	125	26,667	3	0	3	129	26,667	3	0	3	129
		RR	25,494	3	0	4	131	28,019	3	0	4	144	28,019	3	0	4	144
		RSS	26,171	4	0	2	135	28,754	4	0	2	148	28,754	4	0	2	148
		ARR	24,886	3	0	2	128	27,342	3	0	2	141	27,342	3	0	2	141
		ARR90	25,133	4	0	3	129	27,602	4	0	3	142	27,602	4	0	3	142
		ARR150	25,229	4	0	3	130	27,718	4	0	3	142	27,718	4	0	3	142
		R2	27,270	3	0	2	124	30,291	3	0	2	136	30,291	3	0	2	136
		R3	27,473	3	0	4	124	30,185	3	0	4	136	30,185	3	0	4	136
R5	28,206	3	0	3	127	30,900	3	0	4	139	30,900	3	0	4	139		
RA	27,833	3	0	4	125	30,579	3	0	4	138	30,579	3	0	4	138		
RS	26,854	3	0	3	120	29,504	3	0	3	132	29,504	3	0	3	132		
R5	28,206	3	0	4	127	30,900	3	0	4	140	30,900	3	0	4	140		
RSS	28,955	4	0	2	130	31,813	3	0	3	143	31,813	3	0	3	143		
ARR	27,533	3	0	2	124	30,251	3	0	2	136	30,251	3	0	2	136		
ARR90	27,795	4	0	3	125	30,528	5	0	3	137	30,528	5	0	3	137		
ARR150	27,912	4	0	3	125	30,667	5	0	3	138	30,667	5	0	3	138		
R2	32,285	3	0	3	121	35,471	3	0	3	133	35,471	3	0	3	133		
R3	32,172	3	0	4	121	35,366	3	0	5	133	35,366	3	0	5	133		
R5	33,019	3	0	4	124	36,289	3	0	4	136	36,289	3	0	4	136		
RA	32,293	3	0	4	123	35,809	3	0	5	135	35,809	3	0	5	135		
RS	31,446	3	0	4	118	34,550	3	0	5	129	34,550	3	0	5	129		
RR	33,019	3	0	4	124	36,289	3	0	4	136	36,289	3	0	4	136		
RSS	33,907	5	0	3	127	37,253	5	0	3	140	37,253	5	0	3	140		
ARR	32,242	3	0	3	121	35,424	3	0	3	133	35,424	3	0	3	133		
ARR90	32,549	5	0	4	122	35,761	5	0	4	134	35,761	5	0	4	134		
ARR150	32,686	5	0	3	123	35,911	5	0	4	135	35,911	5	0	4	135		
R2	36,945	3	0	3	118	40,591	3	0	3	130	40,591	3	0	3	130		
R3	36,815	3	0	4	115	40,448	3	0	5	130	40,448	3	0	5	130		
R5	37,797	3	0	4	121	41,527	3	0	5	133	41,527	3	0	5	133		
RR	38,091	5	0	3	124	42,620	5	0	3	137	42,620	5	0	3	137		
RA	37,297	3	0	5	120	40,978	3	0	5	131	40,978	3	0	5	131		
RS	35,385	3	0	4	115	39,537	3	0	4	127	39,537	3	0	4	127		
R5	37,797	3	0	4	121	41,527	3	0	5	133	41,527	3	0	5	133		
RSS	38,091	5	0	3	124	42,620	5	0	3	137	42,620	5	0	3	137		
ARR	36,896	3	0	3	118	40,537	3	0	3	130	40,537	3	0	3	130		
ARR90	37,247	5	0	4	119	40,923	5	0	4	131	40,923	5	0	4	131		
ARR150	37,483	5	0	4	120	41,095	5	0	4	132	41,095	5	0	4	132		

Note: XVOLT configurations only for all RSX3 LED P4 - Ingress water is reduced by 9% to 260W. Delivered lumens reduced by 8% for all published values under P4. RS facts for RSX3 LED P4 with XVOLT are available on Acuitybrands.com.

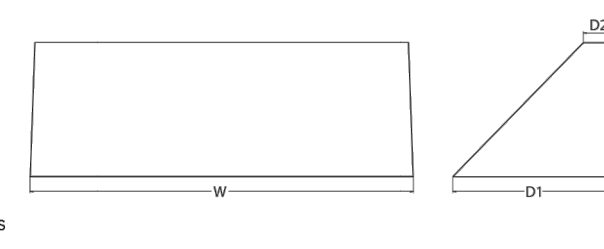
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### WDGE4 LED Architectural Wall Sconce



#### Specifications

Depth (D1): 10"  
 Depth (D2): 2"  
 Height: 9"  
 Width: 25"  
 Weight (without options): 30.5 lbs



#### WDGE LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	25,000
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

#### Ordering Information

EXAMPLE: WDGE4 LED P3 40K 70CRI R3 MVOLT SRM DBXDB

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	Shipped included	Shipped separately
WDGE4 LED	P1	30K 3000K	70CRI	R2 Type 2	MVOLT	SRM	3/8" Architectural wall spacer	AWSS 3/8" Architectural wall spacer
	P2	40K 4000K	80CRI	R3 Type 3	347V	SRM	Surface mounting bracket	AWSS 3/8" Architectural wall spacer
	P3	50K 5000K	80CRI	R4 Type 4	480V	ICW	Indirect Canopy/Ceiling Washer bracket (dry/damp locations only) <sup>1</sup>	PBBW Surface-mounted back box (top, left, right, conduit entry). Use when there is no junction box available.

Options	Finish
PE <sup>1</sup> Photocell, Button Type	DBX0 Dark Bronze
DS <sup>2</sup> Dual switching (comes with 2 drivers and 2 light engines)	DBX2 Black
DMC <sup>3</sup> 0-10V dimming wires pulled outside fixture (for use with external control, ordered separately)	DBX10 Natural Aluminum
BCE Bottom conduit entry for back box (PBBW). Total of 4 entry points.	DWHD White
SPD10V 10kV Surge pack	DBX10D Textured Dark Bronze
BAA Buy America's Act Compliant	DBX20D Textured Natural Aluminum
	DWHD0 Textured White

**Accessories**  
 CE34 Conduit entry 3/4" NPT (Dry 2)  
 DS10V 10kV Surge pack (10kV standard)  
 FAO Field adjustable output<sup>1,3</sup>  
 DAG 0-10V dimming extend out back of housing for external control (control ordered separately)<sup>1,3</sup>

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#### Performance Data

##### Lumen Output

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Performance Package	System Watts	Dist. Type	800-1000K (70-100)						4000-5000K (30-50)								
			Lumens	LPW	U/L	U/F	U/C	U/D	Lumens	LPW	U/L	U/F	U/C	U/D			
P1	77W	R2	11,173	146	2	0	1	12,125	158	2	0	1	12,125	158	2	0	1
		R3	10,951	143	2	0	2	11,884	155	2	0	2	11,884	155	2	0	2
		RA	11,224	147	2	0	2	12,180	159	2	0	2	12,180	159	2	0	2
		RFT	11,104	145	2	0	2	12,050	157	2	0	2	12,050	157	2	0	2
		R2	14,960	141	3	0	2	16,235	153	3	0	2	16,235	153	3	0	2
		R3	14,663	138	2	0	2	15,912	150	2	0	3	15,912	150	2	0	3
P2	106W	RA	15,028	141	2	0	2	16,308	153	2	0	3	16,308	153	2	0	3
		RFT	14,868	140	2	0	2	16,134	152	2	0	2	16,134	152	2	0	2
		R2	16,993	138	3	0	2	18,441	150	3	0	2</					



Steve Hammers, President

# HAMMERS CONSTRUCTION, INC

1411 Woolsey Heights. Colorado Springs, Colorado. 80915-5400

(719) 570-1599 | www.hammersconstruction.com

*Specializing in Design/Build*

## **Letter of Intent**

Site Development Plan

PCD File # PPR2248

### **Owner Information**

Clark Family Trust

3585 Hill Cir.

Colorado Springs, CO 80904

rmcplaza@aol.com

Project name: Struthers-Polaris RMC

### **Site**

Site Address:

Lot Size: 128,066 SF (2.94 acres)

Zoning: PUD

Parcel number: 71363-03-010

Legal Description: Lot 1 Struthers Ranch Sub Fil. No. 4

### **Owner Representatives**

Hammers Construction, Inc.

Lisa Peterson – Design (Applicant)

lpeterson@hammersconstruction.com

Randy Maxwell – Project Manager

rmaxwell@hammersconstruction.com

1411 Woolsey Heights

Colorado Springs, CO 80915

(719) 570-1599

**Approved**

By: *Justin Kilgore*

Planning Manager

Date: 05/04/2023

El Paso County Planning & Community Development



### **Request**

Request approval to build a 12,000 SF building used for a showroom and repair shop for ATVs for the Polaris dealership. Additionally, there will be retail space for customers to purchase parts and bring in their ATVs for repairs. There is a fenced yard that will be used for the storage of new ATVs for sale. The fenced yard is more of a security feature. Also, there is going to be a display area to the west of the lot for Polaris to display their ATVs to be seen from the road. All these uses are approved use in the PUD zone.

### **Existing and proposed facilities, structures and roads**

The property is currently vacant and we are proposing a 12,000 SF building as described above. The property is accessed off of Struthers Ranch Rd. There is an existing curb cut that we are utilizing and will add sidewalk to tie into the east and west property lines.



### **Zoning**

We are meeting all dimensional standards per city zoning code. Our building doesn't encroach on building setbacks (25'-0" front and 25'-0" on west side & 25'-0" on east side). Landscape setbacks along roadways are being complied with. Our allowed building height is 45'-0" max and our actual building height is 24'-10".

### **Utilities**

The project connects to or extends adequate public utilities to the site. See utility plan for future detail. We will be handling the proper submission requirements to the following entities providing utilities to this site: Donala water and sanitation, Black Hills Energy, and Mountain View Electric Association.

### **Traffic**

Traffic Memo provided, see attachment.

### **Parking**

The project provides off-street parking as required by El Paso County. We are required to have 14 spaces per code. See breakout on page 1 of Site Development Plan under project information. All parking stalls, drive aisles, loading/unloading areas, and waste removal areas meet the location and dimension standards set by the El Paso County. See details for compliance on page 2 of Site Development Plan.

### **Landscaping**

The project provides landscaped areas per El Paso County code. We are providing the minimum required 10'-0" landscape setbacks along Struthers Rd and Struthers Ranch Rd. We are also providing a 15'-0" landscape buffer to the east side of the property that abuts the residential properties to the east. See landscape sheets for further details.

### **Photometric**

The project provides the required lighting specifications per El Paso County code. See photometric plans included with this project's submittal for further details.

### **Lot Line/Easement Vacation**

We will be vacating the interior lot line and a 10'-0" drainage and utility easement between Lots 1 and 2. See separate application V-22-007. In regards to the access easement along with utility easement, we will be relocating to match current access shown on site plan. Due to site grading, the current access roadway does not work or meet slopes per code if forced to keep as current configuration. We will revise this by separate documentation. Since this is a private easement, we will provide the exact configuration once we receive this from our surveyor.