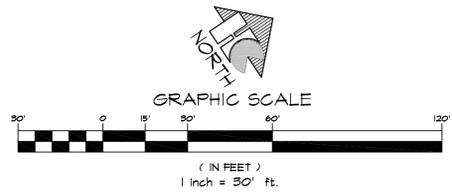


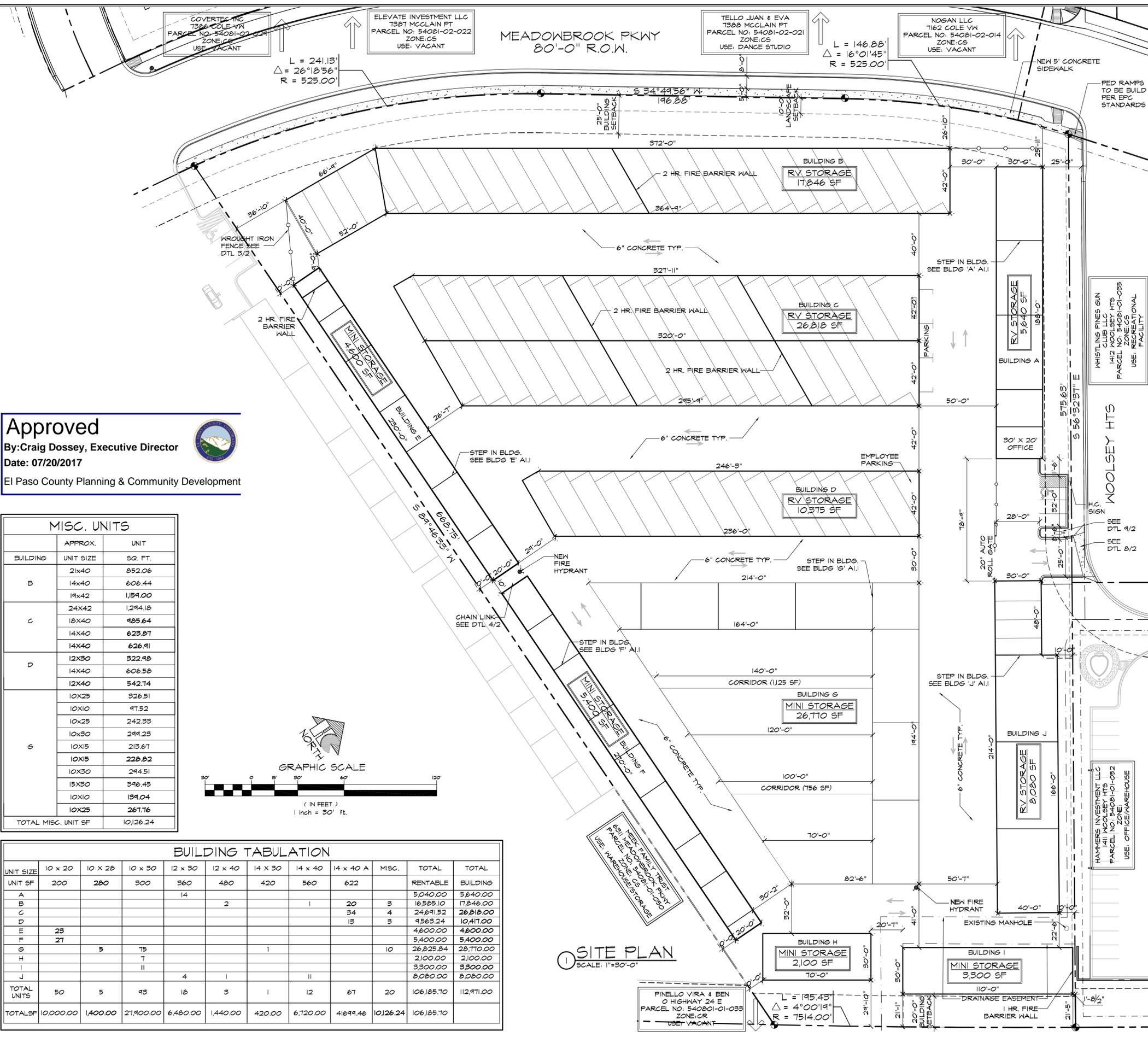
Approved
 By: Craig Dossey, Executive Director
 Date: 07/20/2017
 El Paso County Planning & Community Development

| MISC. UNITS | | |
|---------------------|-------------------|--------------|
| BUILDING | APPROX. UNIT SIZE | UNIT SQ. FT. |
| B | 21x40 | 852.06 |
| | 14x40 | 606.44 |
| | 14x42 | 1,194.00 |
| C | 24x42 | 1,294.18 |
| | 18x40 | 905.64 |
| | 14x40 | 628.87 |
| D | 14x40 | 626.91 |
| | 12x30 | 322.98 |
| | 14x40 | 606.58 |
| G | 12x40 | 542.74 |
| | 10x25 | 326.51 |
| | 10x10 | 97.52 |
| | 10x25 | 242.33 |
| | 10x30 | 299.23 |
| | 10x15 | 215.67 |
| | 10x15 | 228.82 |
| 10x30 | 294.51 | |
| 15x30 | 396.45 | |
| 10x10 | 134.04 | |
| 10x25 | 267.76 | |
| TOTAL MISC. UNIT SF | | 10,126.24 |

| BUILDING TABULATION | | | | | | | | | | | |
|---------------------|-----------|----------|-----------|----------|----------|---------|----------|-----------|-----------|------------|------------|
| UNIT SIZE | 10 x 20 | 10 x 28 | 10 x 30 | 12 x 30 | 12 x 40 | 14 x 30 | 14 x 40 | 14 x 40 A | MISC. | TOTAL | TOTAL |
| UNIT SF | 200 | 280 | 300 | 360 | 480 | 420 | 560 | 622 | | RENTABLE | BUILDING |
| A | | | | 14 | | | | | 3 | 5,040.00 | 5,640.00 |
| B | | | | | 2 | | 1 | 20 | 3 | 16,585.10 | 17,846.00 |
| C | | | | | | | | 34 | 4 | 24,691.52 | 26,818.00 |
| D | | | | | | | | 13 | 3 | 9,563.24 | 10,417.00 |
| E | 23 | | | | | | | | | 4,600.00 | 4,600.00 |
| F | 27 | | | | | | | | | 5,400.00 | 5,400.00 |
| G | | 5 | 75 | | | | 1 | | 10 | 26,825.84 | 28,770.00 |
| H | | | 7 | | | | | | | 2,100.00 | 2,100.00 |
| I | | | 11 | | | | | | | 3,300.00 | 3,300.00 |
| J | | | | 4 | 1 | | 11 | | | 8,080.00 | 8,080.00 |
| TOTAL UNITS | 50 | 5 | 93 | 18 | 3 | 1 | 12 | 67 | 20 | 106,185.70 | 112,971.00 |
| TOTALSF | 10,000.00 | 1,400.00 | 21,900.00 | 6,480.00 | 1,440.00 | 420.00 | 6,720.00 | 41,694.46 | 10,126.24 | 106,185.70 | |



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



DRAWING INDEX

- 1 OF IT - SITE PLAN PROJECT INFORMATION, DRAWING INDEX
- 2 OF IT - SITE DETAILS
- 3 OF IT - COO / GRADING COVER SHEET
- 4 OF IT - C11 / UTILITY SERVICE PLAN
- 5 OF IT - C21 / GRADING PLAN
- 6 OF IT - C22 / EROSION CONTROL PLAN
- 7 OF IT - C23 / EROSION CONTROL DETAILS
- 8 OF IT - C24 / SAND FILTER BASIN DETAIL
- 9 OF IT - LANDSCAPE PLAN
- 10 OF IT - DETAILS AND NOTES
- 11 OF IT - C31 / PHOTO MTRIC PLAN
- 12 OF IT - C32 / PHOTO MTRIC DETAILS
- 13 OF IT - BUILDING 'A' & 'B' ELEVATIONS
- 14 OF IT - BUILDING 'C' & 'D' ELEVATIONS
- 15 OF IT - BUILDING 'E' & 'F' ELEVATIONS
- 16 OF IT - BUILDING 'G' & 'H' ELEVATIONS
- 17 OF IT - BUILDING 'I' & 'J' ELEVATIONS

VICINITY MAP

NOT TO SCALE

PROJECT INFORMATION

PROPERTY INFORMATION
 OWNER NAME: MEADOWBROOK STORAGE, LLC
 1403 WOOLSEY HTS.
 COLORADO SPRINGS, CO 80915

LEGAL DESCRIPTION: LOT 45A FILING 2A OF CLAREMONT BUSINESS PARK

PARCEL NUMBER: 54081-01-044
ZONING: CS
LOT SIZE: 231,784 SF (5.32 ACRES)
CURRENT USE: VACANT
FLOODPLAIN STATEMENT: ZONE X (MAP NO. 080410C0752F, DATED MARCH 17, 1997)

BUILDING INFORMATION
 GROSS BUILDING AREA: 112,971 SF
 BUILDING OCCUPANCY: 5-2, B
 TYPE OF CONSTRUCTION: II-B
 FIRE SYSTEMS: NONE
 AREA SEPARATION WALLS: NONE

ZONING CODE STUDY
 PROPOSED PRINCIPAL USE: MINI-STORAGE/RV STORAGE
 STRUCTURAL COVERAGE OF LOT: 44%
 PAVEMENT COVERAGE: 51%
 BUILDING STRUCTURAL HEIGHT: 25'-11" (45'-0" MAX)
 FRONT YARD SETBACK: 25'-0"
 SIDE YARD SETBACK: 0'-0"
 REAR YARD SETBACK: 25'-0"

REQUIRED PARKING SPACES:
 MINI-STORAGE-(1 SPACE/100 UNITS): 161 UNITS / 100 UNITS
 MINI-STORAGE-(1 SPACE/EMPLOYEE): 2
 (1 EMPLOYEE)
 H.C.-(1 SPACE/25 REQ'D): 1 (PROVIDED IN BUILDING D)
 VEHICLE RV STORAGE: 3
TOTAL PARKING SPACES REQUIRED: 6
TOTAL PARKING PROVIDED: 7
 STANDARD SPACES PROVIDED: 5
 H.C. SPACES PROVIDED: 1
 LOADING SPACE PROVIDED: 14'x18' AREA PROVIDED
 (SEE DTL 1 ON PG 2 FOR DIMENSIONS)

DEVELOPMENT SCHEDULE
 CONSTRUCTION: SUMMER 2017
 LANDSCAPING: SUMMER 2017

DEVELOPMENT APPLICANT
 COMPANY: HAMMERS CONSTRUCTION, INC.
 1411 WOOLSEY HEIGHTS
 COLO. SPGS., CO 80915
 PHONE NUMBER: (719)-570-1549
 FAX NUMBER: (719)-570-1008
 APPLICANT NAME: LISA PETERSON
 APPLICANT E-MAIL: lpeterson@hammersconstruction.com

SITE LEGEND

| | |
|-----|-------------------------------|
| --- | PROPERTY LINE |
| --- | RIGHT OF WAY |
| --- | BUILDING SETBACK |
| --- | LANDSCAPE SETBACK |
| --- | UTILITY/DRAINAGE EASEMENT |
| --- | ELECTRICAL EASEMENT |
| --- | ACCESS EASEMENT |
| --- | OPAQUE CHAINLINK FENCE |
| --- | 6' HIGH WROUGHT IRON FENCE |
| --- | GAS LINE |
| --- | WATER LINE |
| --- | ELECTRICAL LINE |
| --- | SANITARY SEWER LINE |
| --- | STORM SEWER LINE |
| --- | PHONE LINE |
| --- | OVERHEAD ELECTRIC LINE |
| --- | RETAINING WALL |
| --- | NEW SIDEWALK LOCATIONS |
| --- | W/ CONTROL JOINTS @ 5'-0" OC. |

REVISIONS:

- △ 5/31/17 - COMMENTS 5/18/17
- △ 7/5/17 - COMMENTS 6/21/17
- △ 7/12/17 - FINAL SUBMITTAL

EL PASO COUNTY FILE NO. PPR-17-020

HAMMERS CONSTRUCTION INC.
 COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
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 VICE PRES: DAVID J. HAMMERS
 1411 WOOLSEY HEIGHTS
 COLORADO SPRINGS, CO 80915
 (719) 570-1599 FAX (719) 570-7008
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MEADOWBROOK STORAGE
 LOT 45-2
 1403 WOOLSEY HTS.
 COLORADO SPRINGS, CO 80915
 EL PASO COUNTY, COLORADO

DATE: APR 25, 2017
 DRAWN BY: D. AGUIÑO
 PROJ. MGR: Y. DYACHENKO
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1028

△ REVISIONS:
 △ 5/31/17 - COMMENTS 5/18/17
 △ 7/5/17 - COMMENTS 6/21/17
 △ 7/12/17 - FINAL SUBMITTAL

EL PASO COUNTY FILE NO. PPR-17-020

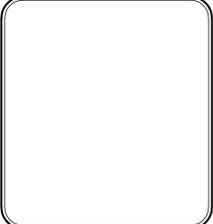
1 of 17
 SITE PLAN

| KEY NOTES | |
|-----------|--|
| ① | - PREFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BUILDING PROVIDER |
| ② | - PREFINISHED 26 GA. "PBR" METAL ROOF PANELS BY METAL BUILDING PROVIDER |
| ③ | - PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER |
| ④ | - WALL PACK LIGHT (TOP OF LIGHT @ 1'-6" A.F.F. - REFER TO PHOTOMETRIC PLAN - PG 4 OF 13) |
| ⑤ | - SEE SCHEDULES ON A41 FOR ALL DOOR & WINDOW INFORMATION |
| ⑥ | - RETAINING WALL |

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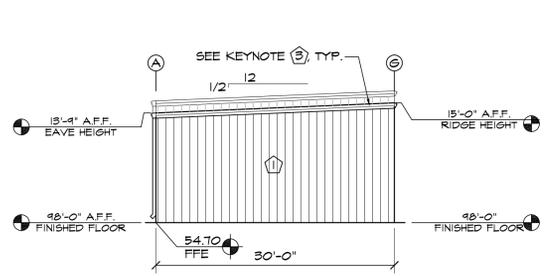
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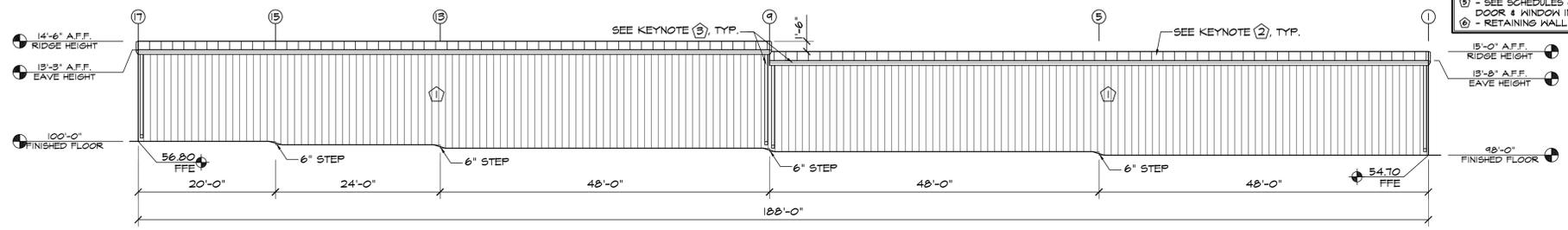


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 SCALE: SEE PLAN
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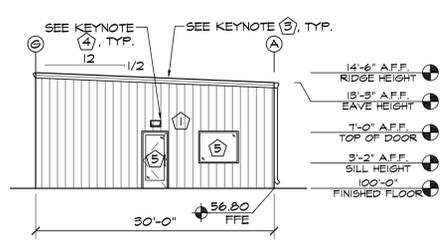
| REVISIONS: | |
|------------|----------------------------|
| △ | 5/31/17 - COMMENTS 2/18/17 |
| △ | 1/5/21 - COMMENTS 6/2/17 |
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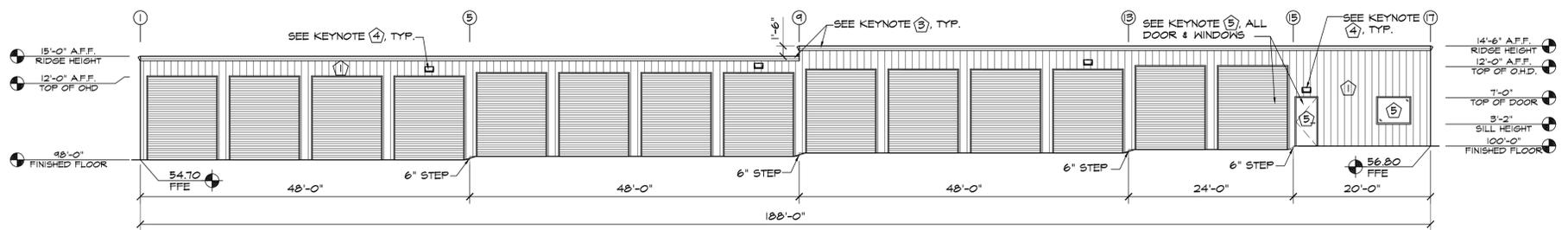
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 SCALE: 3/32"=1'-0"
 BUILDING 'A'



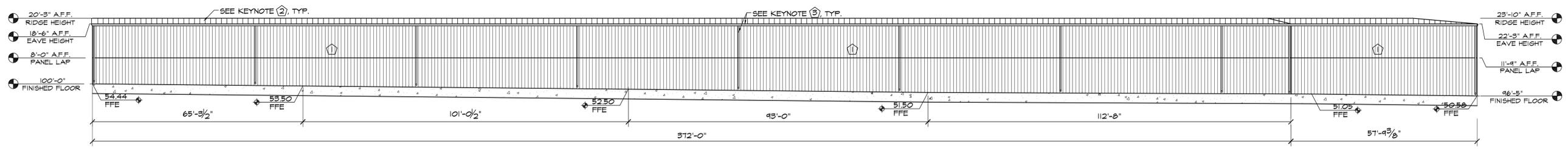
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 SCALE: 3/32"=1'-0"
 BUILDING 'A'



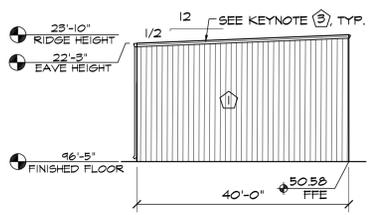
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 SCALE: 3/32"=1'-0"
 BUILDING 'A'



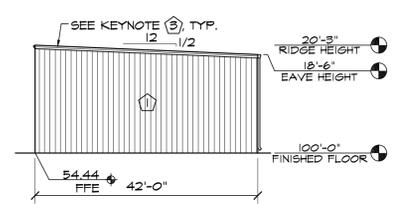
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 SCALE: 3/32"=1'-0"
 BUILDING 'A'



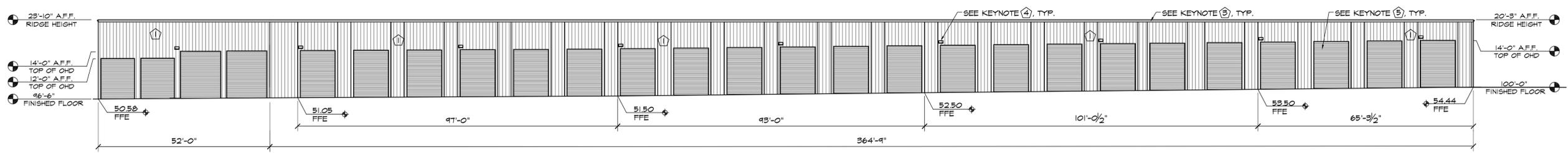
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 SCALE: 1/16"=1'-0"
 BUILDING 'B'



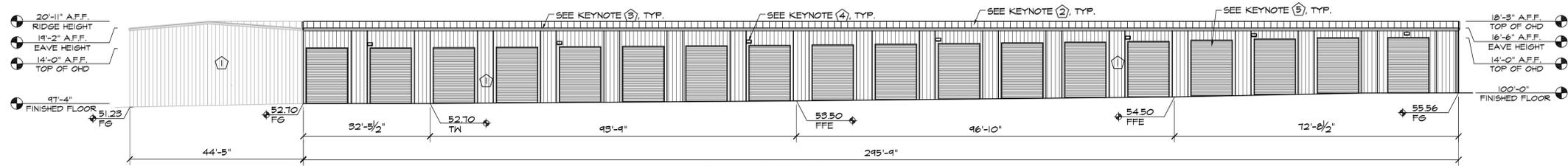
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 SCALE: 1/16"=1'-0"
 BUILDING 'B'



4 NORTH ELEVATION
 SCALE: 1/16"=1'-0"
 BUILDING 'B'

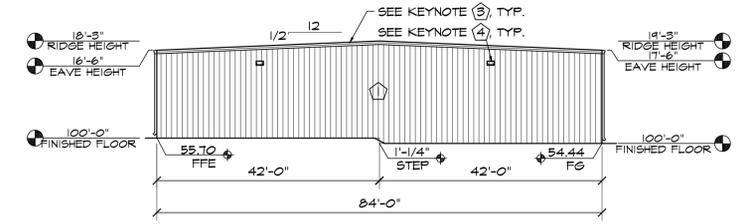


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 SCALE: 1/16"=1'-0"
 BUILDING 'B'

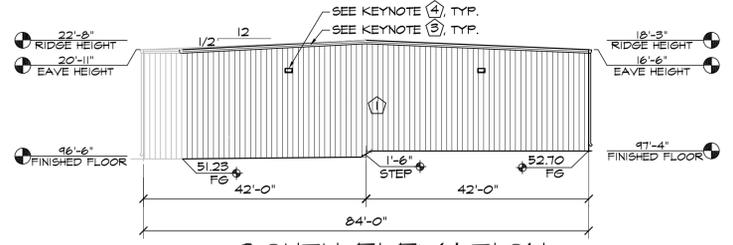


2 EAST ELEVATION
SCALE: 1/16"=1'-0"
BUILDING C

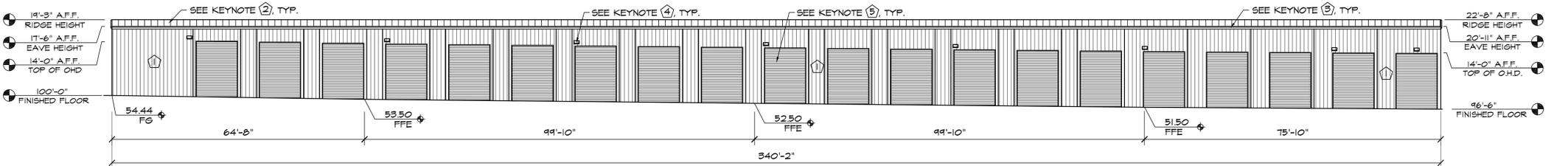
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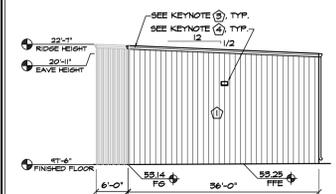
4 NORTH ELEVATION
SCALE: 1/16"=1'-0"
BUILDING C



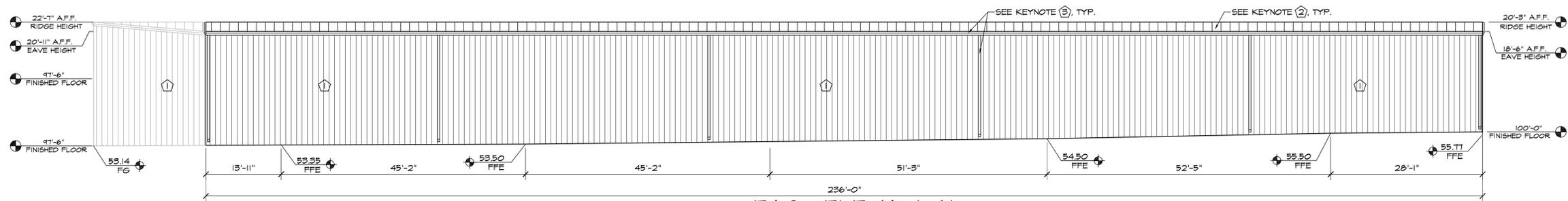
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SCALE: 1/16"=1'-0"
BUILDING C



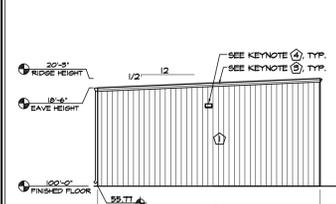
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SCALE: 1/16"=1'-0"
BUILDING C



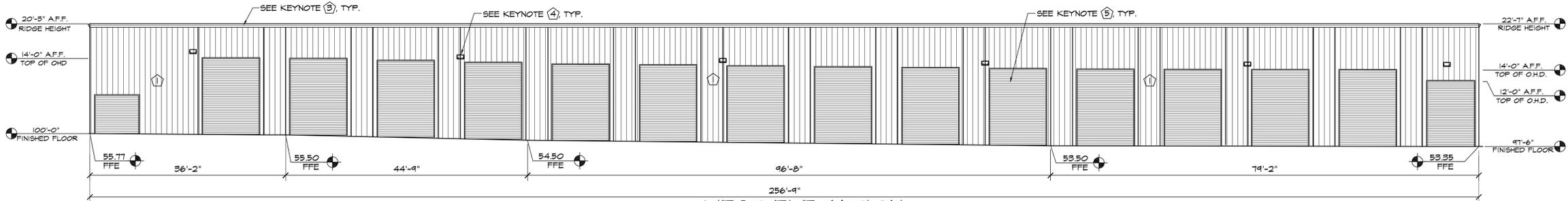
4 SOUTH ELEVATION
SCALE: 3/32"=1'-0"
BUILDING D



3 EAST ELEVATION
SCALE: 3/32"=1'-0"
BUILDING D



3 NORTH ELEVATION
SCALE: 3/32"=1'-0"
BUILDING D



2 WEST ELEVATION
SCALE: 3/32"=1'-0"
BUILDING D

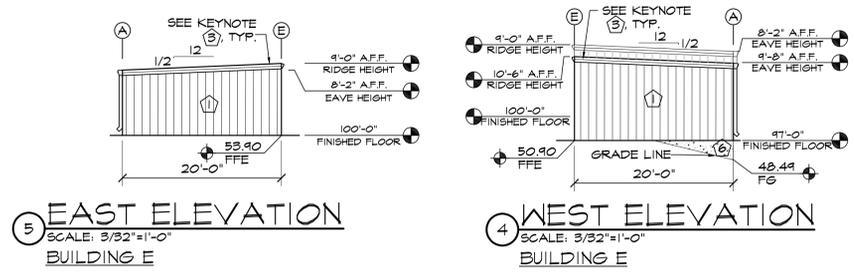
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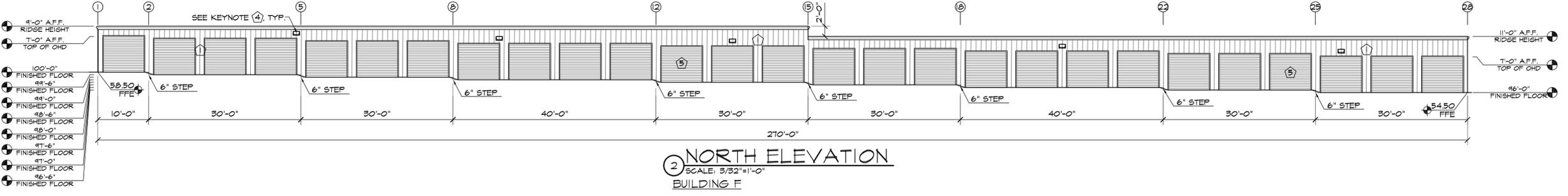
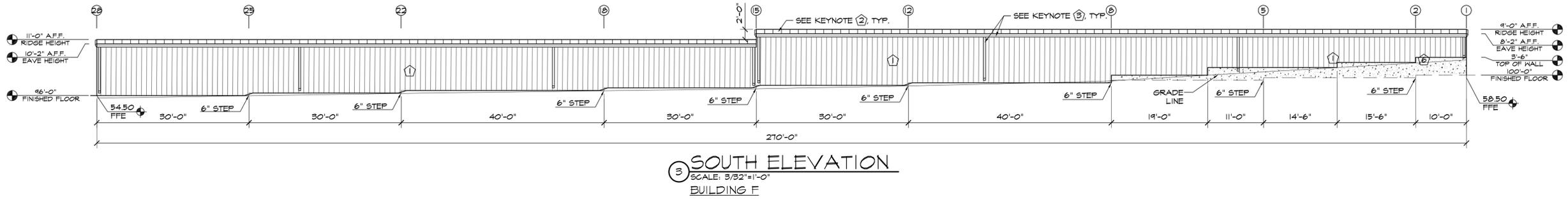
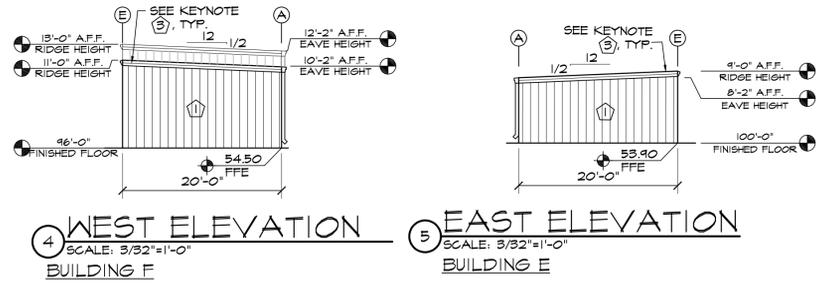
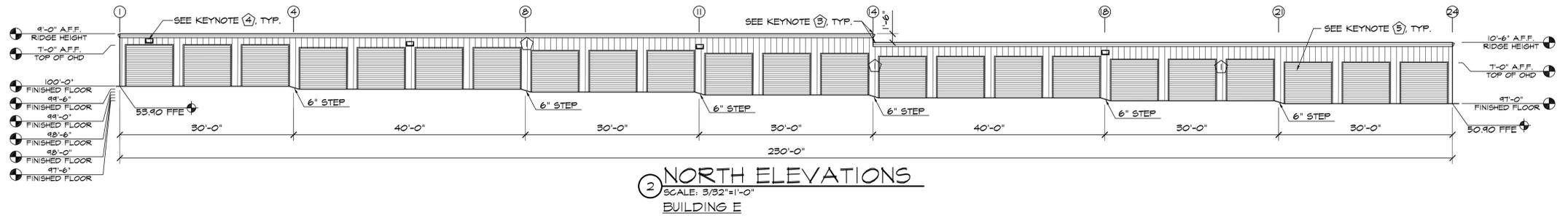
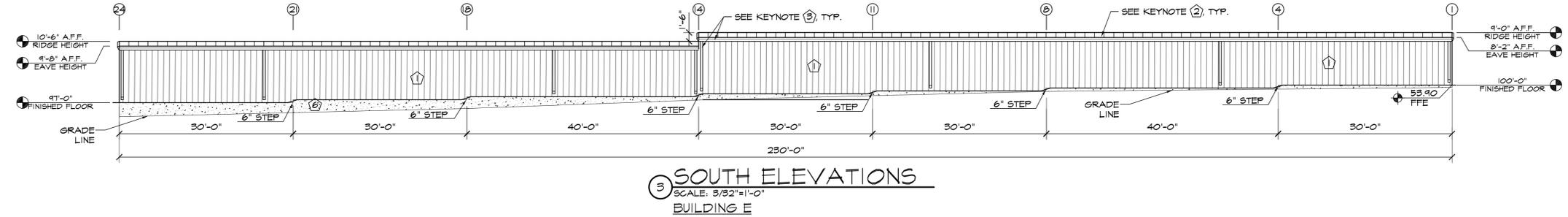
MEADOWBROOK STORAGE
LOT 45-2
1403 WOOLSEY HTS.
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

DATE: APR 25, 2017
DRAWN BY: D. AGUIÑO
PROJ. MGR: Y. DYACHENKO
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1028

- REVISIONS:**
- △ 5/31/17 - COMMENTS 5/18/17
 - △ 7/5/17 - COMMENTS 6/2/17
 - △
 - △
 - △



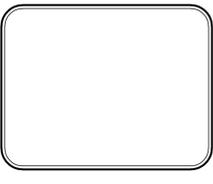
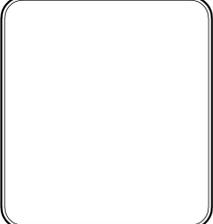
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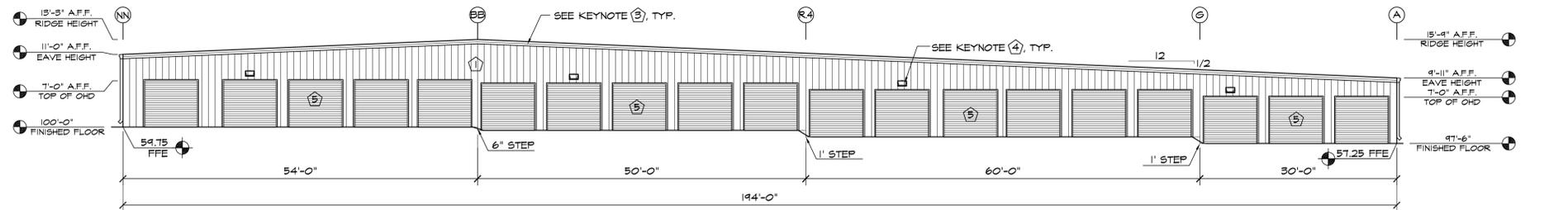
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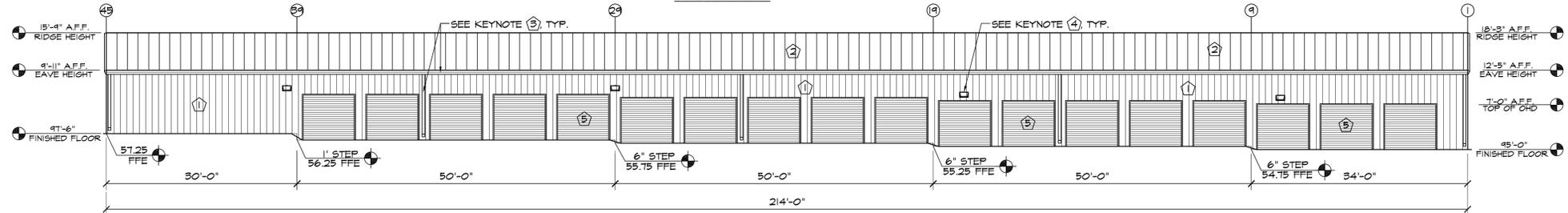
DATE: APR 25, 2017
 DRAWN BY: D. AGUIÑO
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 APPROVED BY:
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| △ | |
| △ | |
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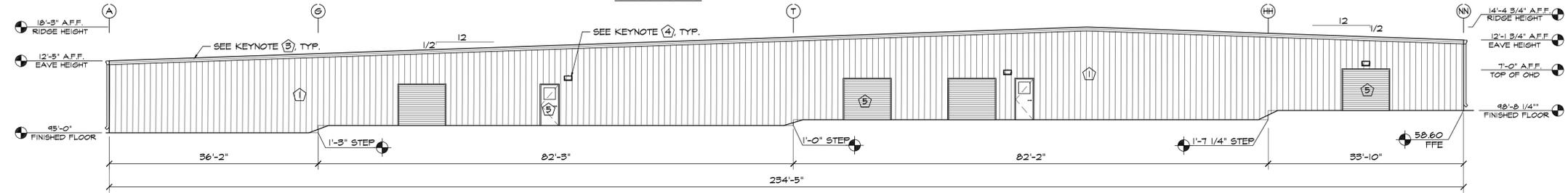


1 NORTH ELEVATION
SCALE: 3/32"=1'-0"
BUILDING 'G'

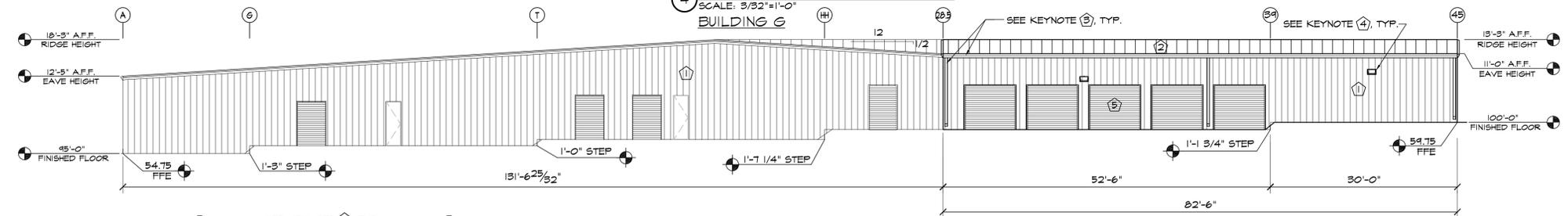
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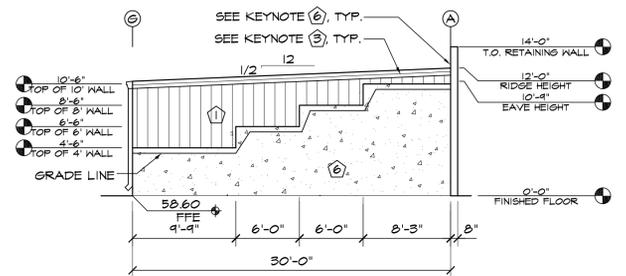
2 WEST ELEVATION
SCALE: 3/32"=1'-0"
BUILDING 'G'



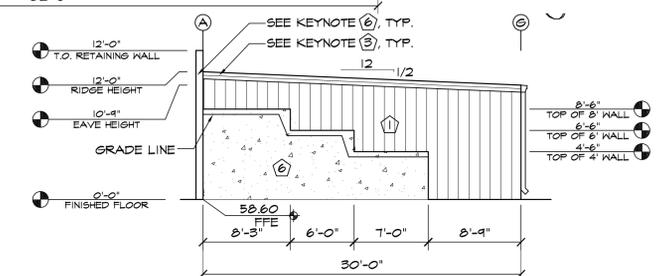
4 SOUTH ELEVATION
SCALE: 3/32"=1'-0"
BUILDING 'G'



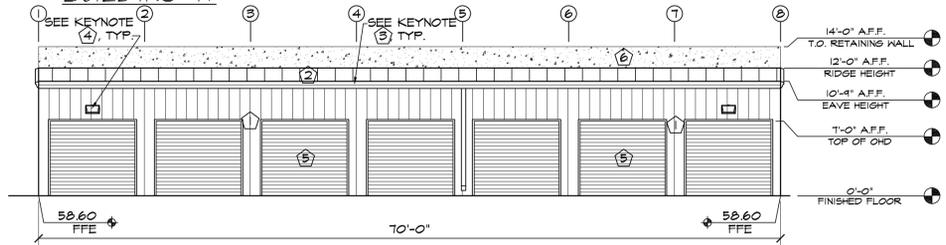
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SCALE: 3/32"=1'-0"
BUILDING 'G'



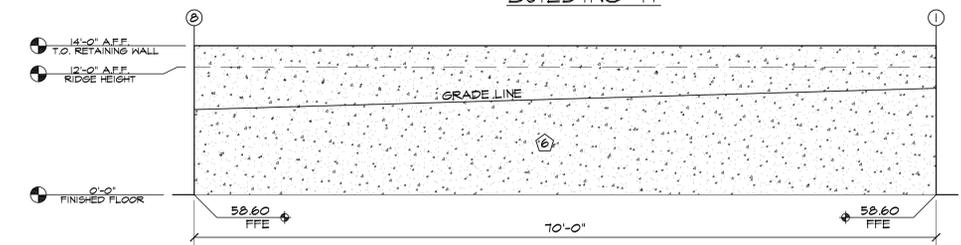
3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"
BUILDING 'H'



4 NORTH ELEVATION
SCALE: 1/8"=1'-0"
BUILDING 'H'



2 WEST ELEVATION
SCALE: 1/8"=1'-0"
BUILDING 'H'



5 EAST ELEVATION
SCALE: 1/8"=1'-0"
BUILDING 'H'

HAMMERS CONSTRUCTION INC.
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
1411 WOOLSEY HTS
COLORADO SPRINGS, CO 80915
(719) 570-1589 FAX (719) 570-7008
www.hammersconstruction.com

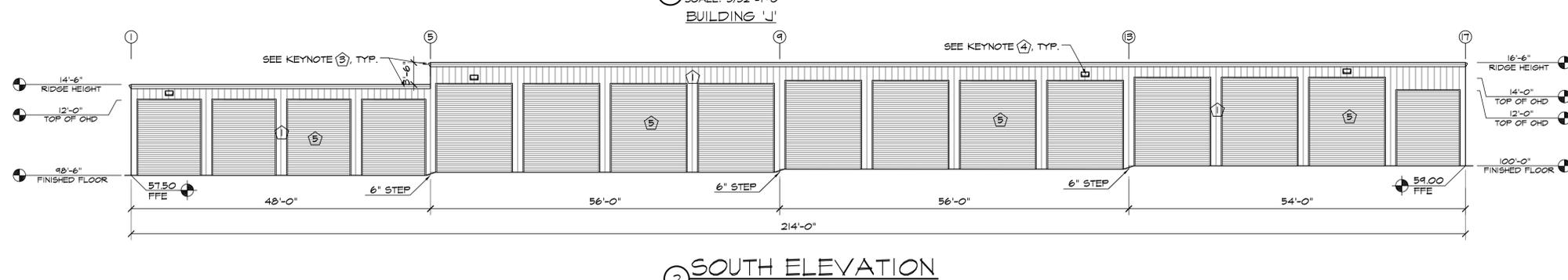
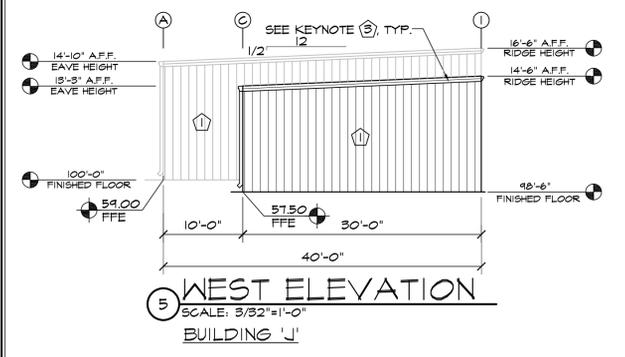
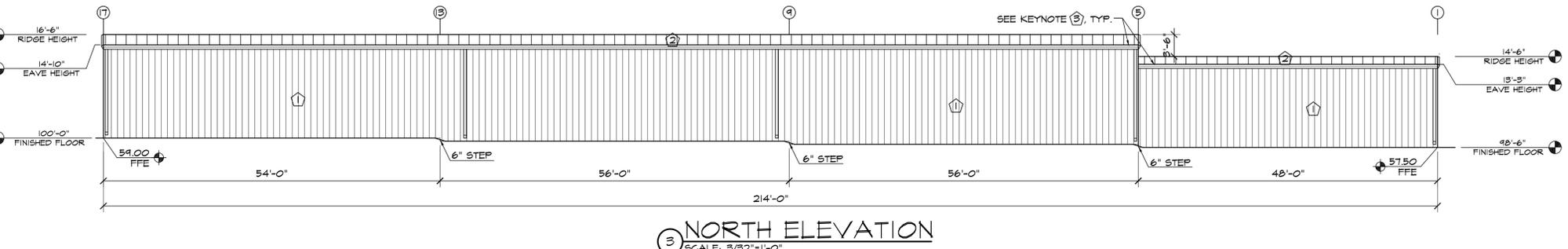
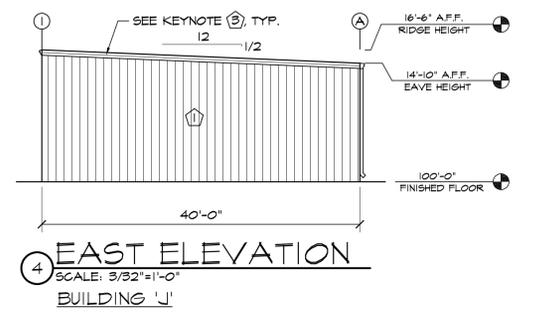
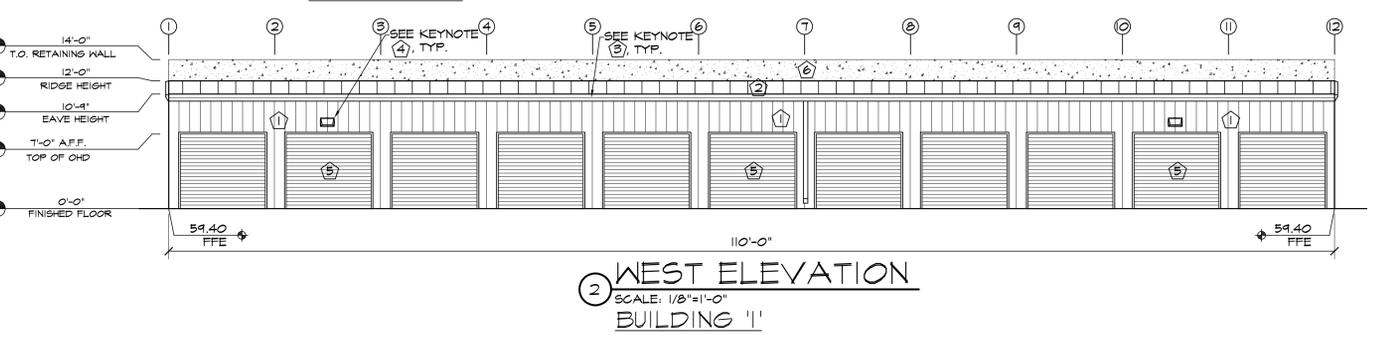
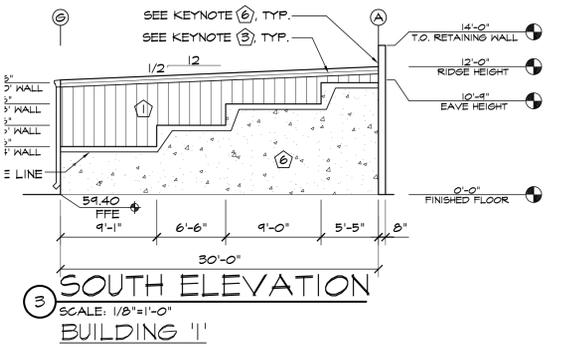
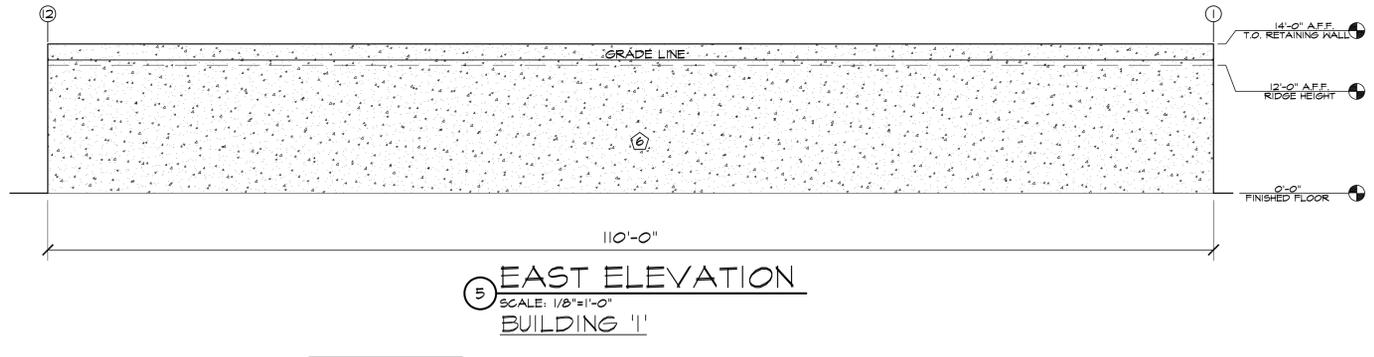
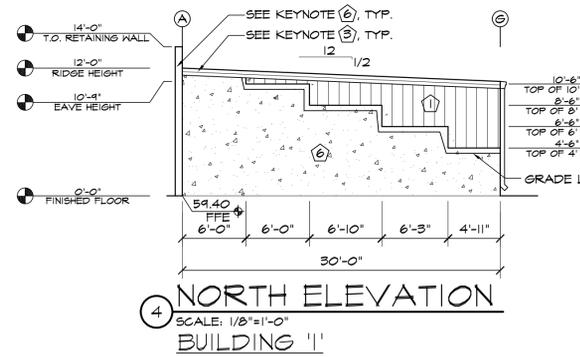
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MEADOWBROOK STORAGE
LOT 45-2
1403 WOOLSEY HTS.
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

DATE: APR 25, 2017
DRAWN BY: D. AGUIÑO
PROJ. MGR: Y. DYACHENKO
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1028

- REVISIONS:
- 5/31/17 - COMMENTS 5/18/17
 - 7/5/17 - COMMENTS 6/2/17

| KEY NOTES | |
|-----------|--|
| ① | - PREFINISHED 26 GA. "PBR" METAL WALL PANELS BY METAL BUILDING PROVIDER |
| ② | - PREFINISHED 26 GA. "PBR" METAL ROOF PANELS BY METAL BUILDING PROVIDER |
| ③ | - PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER |
| ④ | - WALL PACK LIGHT (TOP OF LIGHT @ 7'-6" A.F.F. - REFER TO PHOTOMETRIC PLAN - PG 9 OF 13) |
| ⑤ | - SEE SCHEDULES ON A4.1 FOR ALL DOOR & WINDOW INFORMATION |
| ⑥ | - RETAINING WALL |



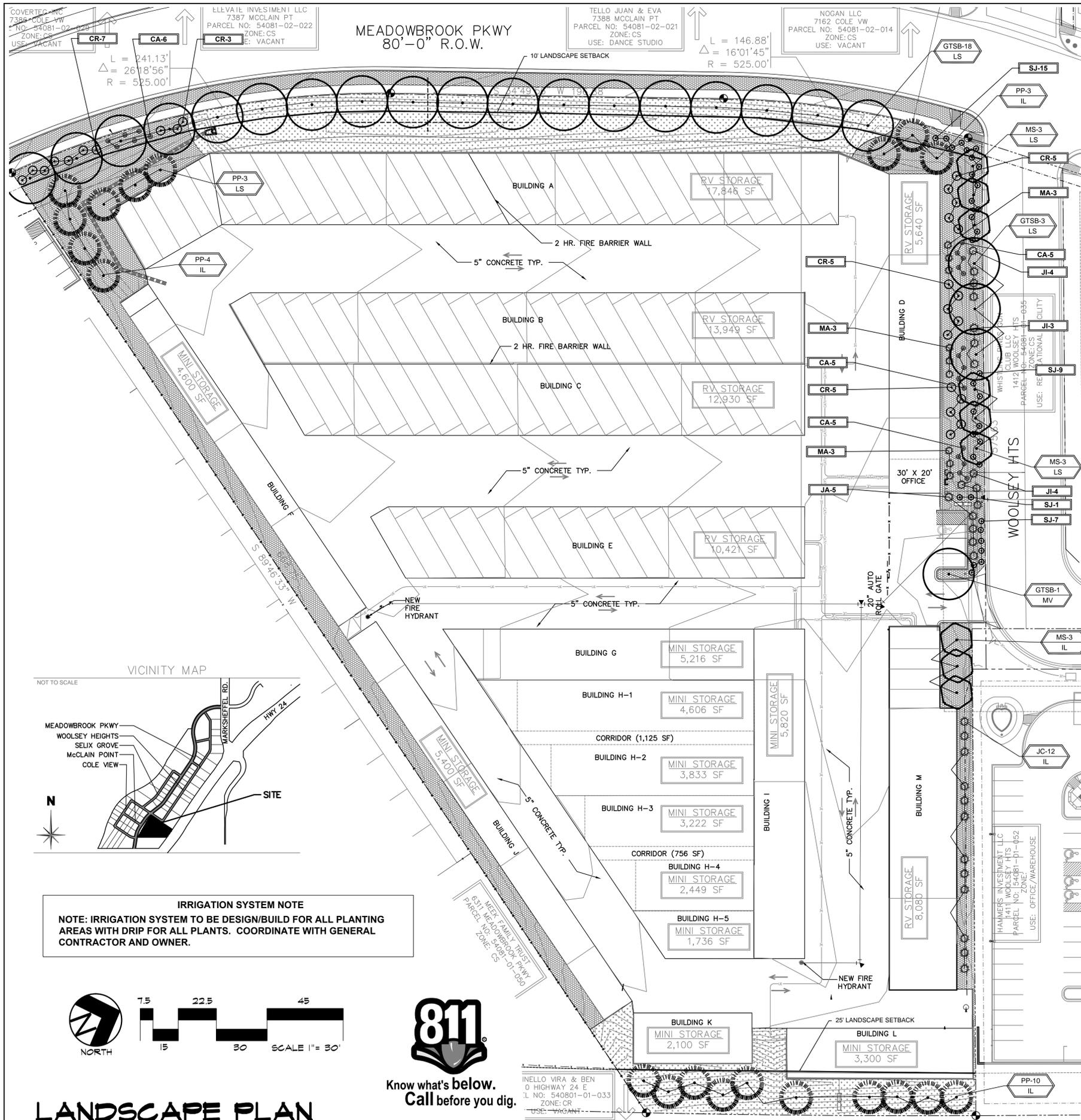
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| △ | 5/31/17 - COMMENTS 5/18/17 |
| △ | 7/5/17 - COMMENTS 6/2/17 |
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COVERTEC INC
7386 COLE VW
NO. 54081-02
ZONE: CS
USE: VACANT

ELLEVAIL INVESTMENT LLC
7387 MCCLAIN PT
PARCEL NO: 54081-02-022
ZONE: CS
USE: VACANT

TELLO JUAN & EVA
7388 MCCLAIN PT
PARCEL NO: 54081-02-021
ZONE: CS
USE: DANCE STUDIO

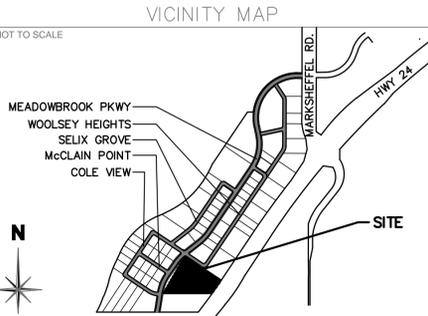
NOGAN LLC
7162 COLE VW
PARCEL NO: 54081-02-014
ZONE: CS
USE: VACANT

MEADOWBROOK PKWY
80'-0" R.O.W.

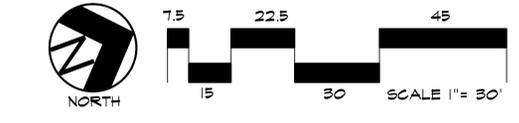
10' LANDSCAPE SETBACK

$L = 146.88'$
 $\Delta = 16'01'45''$
 $R = 525.00'$

$L = 241.13'$
 $\Delta = 26'18'56''$
 $R = 525.00'$



IRRIGATION SYSTEM NOTE
NOTE: IRRIGATION SYSTEM TO BE DESIGN/BUILD FOR ALL PLANTING AREAS WITH DRIP FOR ALL PLANTS. COORDINATE WITH GENERAL CONTRACTOR AND OWNER.



INELLO VIRA & BEN
O HIGHWAY 24 E
L NO: 540801-01-033
ZONE: CR
USE: VACANT

$L = 195.43'$

| LANDSCAPE SETBACKS (LS) | | | | | |
|--------------------------------------|-----------------------|------------------------|----------------|--------------------|----------------------------|
| STREET NAME OR ZONE BOUNDARY (ELEV.) | STREET CLASSIFICATION | WIDTH (FT.) REQ./PROV. | LINEAR FOOTAGE | TREE/FEET REQUIRED | NO. OF TREES REQ./PROVIDED |
| WOOLSEY HTS | NON-ARTERIAL | 10/10 FT | 281 | 1/30 FT | 9/9 |
| MEADOWBROOK | NON-ARTERIAL | 10/10 FT | 584 | 1/30 FT | 20/20 |
| HWY 24 | EXPRESSWAY | 25/25 | 584 | 1/20 FT | 10/10 |

| MOTOR VEHICLE LOTS (MV) | | | |
|---|--------------------------------------|-------------------------|------------------------------|
| NO. OF VEHICLE SPACES PROVIDED | SHADE TREES (1/8" SPACES) REQ./PROV. | VEHICLE LOT FRONTAGE(S) | 2/3 LENGTH OF FRONTAGE (FT.) |
| 3 | 1/1 | WOOLSEY | 24 LF |
| MIN. 3' SCREENING PLANTS REQ./PROV. 5/5 | | | |
| EVERGREEN PLANTS REQ. 50% PROV. 3/5 | | | |

| INTERNAL LANDSCAPING (IL) | | | |
|--|------------------------------------|--------------------------------------|---|
| INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS. | | | |
| NET SITE AREA (SF) (LEBB PUBLIC ROW) | PERCENT MINIMUM INTERNAL AREA (5%) | INTERNAL AREA (SF) REQ./PROV. | INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS) |
| 231,199 SF | NON-RESIDENTIAL | 11559.975 SF | 23/23 |
| SHRUB SUBSTITUTES (50%) REQ./PROV. 0/0 | | INTERNAL PLANT ABBR. DENOTED ON PLAN | PERCENT GROUND PLANE VEG. REQ./PROV. 50%/50% |

| LANDSCAPE BUFFERS AND SCREENS (LB) | | | |
|---|----------------|-----------------------------------|--------------------------------------|
| 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 | | | |
| OPAQUE FENCE REQUIREMENT: FENCE FOR BUFFER REQUIREMENT AS SHOWN ON SOUTH BUFFER | | | |

CODE REQUIREMENTS

PLANT SCHEDULE

| Symbol | Abbr. | Botanical Name | Common Name | Mature Width X HT. | Planting Size |
|----------------------------|-------|--|------------------------------------|--------------------|---------------|
| EVERGREEN TREES: | | | | | |
| PP | 20 | Pinus ponderosa | Ponderosa Pine | 20'x45' | 6' ht. |
| JC | TBD | Juniperus scopulorum 'Cologreen' | Cologreen Juniper | 6-8' x 12-15' | 4-6' ht. |
| DECIDUOUS TREES: | | | | | |
| GTSB | 22 | Gleditsia triacanthos | Skyline or Shademaster Honeylocust | 30'X25' | 1-1/2' cal. |
| MS | 9 | Malus 'Spring Snow' | Spring Snow Crabapple | 15'X15' | 1-1/2' cal. |
| EVERGREEN SHRUBS: | | | | | |
| JL | 11 | Juniperus sabina 'Sierra Spreader' | Sierra Spreader Juniper | 6-8' x 12-18" | #5 cont. |
| JA | 5 | Juniperus sabina Tamarscolitia | Tamark Juniper | 6-8' x 4-6" | #5 cont. |
| MA | 9 | Matrona aquilinum compacta | Compact Oregon Grape Holly | 3-4' x 2-3' | #5 cont. |
| DECIDUOUS SHRUBS: | | | | | |
| CR | 25 | Cornus stolonifera 'Redtwig' | Red Twig Dogwood | 6-10' x 8-10' | #5 cont. |
| SBG | 0 | Spiraea x bumalda 'Goldflame' | Goldflame Spiraea | 3-4' x 2-3' | #5 cont. |
| SJ | 33 | Spiraea japonica 'Majic Carpet' | Majic Carpet, Spiraea | 1-2' x 1-2' | #5 cont. |
| ORNAMENTAL GRASSES: | | | | | |
| CA | 21 | Calamagrostis acutiflora 'Karl Foerster' | Feather Reed Grass | 1-3' x 2-3' | #1 cont. |

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

| GROUND COVER LEGEND | | |
|---------------------|---|------------|
| SYMBOL | DESCRIPTION | APPROX. SF |
| [Pattern] | Seed Mix 'A': Refer to Notes | 18,718 SF |
| [Pattern] | Rock: Denver Granite, 1.5" Diameter (with weed barrier) Submit sample to Owner for approval. | 25,503 SF |

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

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

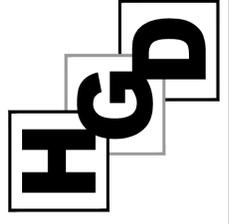
LAYOUT NOTES
CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN WILL REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

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

HIGHER GROUND DESIGNS
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN

3610 REBECCA LANE STE. 111
COLORADO SPRINGS, CO 80917
Phone 719-577-1646
Fax 719-268-1122



STORAGE UNITS - LOT 45-2
CLAREMONT PARK; WOOLSEY HTS.
EL PASO COUNTY, CO

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PREPARED FOR:
HAMMERS CONSTRUCTION

| | |
|---------------|---------------------|
| JOB NUMBER | 682-17 |
| REVISIONS | |
| 9-23-17 | PER COUNTY COMMENTS |
| ORIGINAL DATE | 4-24-17 |
| DRAWN BY: | JM |
| DESCRIPTION: | LANDSCAPE PLAN |
| SHEET NO. | 6 OF 13 |

NOT FOR CONSTRUCTION

GENERAL SITE NOTES

- CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO DRAINAGE, IRRIGATION, LIGHTING, AND ELECTRICAL. COORDINATE WITH GENERAL CONTRACTOR. ALL PLANTING AREAS SHALL BE SLEEVED (CL 200 PVC) FOR DRIP IRRIGATION.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH LOCAL STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.

INSTALLATION NOTES

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

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

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

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

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

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

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

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

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

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

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

STEEL EDGING TO BE ROLL-TOP GALVANIZED (1/8" X 4" X 10') WITH SPINS (4 PER SECTION) OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" MAXIMUM ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. SEE PLAN FOR EDGING LOCATIONS.

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

SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED AND/OR COMPACTED AREAS:

- 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 EXTRANEEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

FIRE SIGNAGE NOTE

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

MAINTENANCE NOTE

ON-GOING MAINTENANCE DURING CONSTRUCTION:

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

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

ONE-YEAR WARRANTY

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

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

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

SEEDING NOTES

SEED MIX 'A': NATIVE SEED TO BE ARKANSAS VALLEY SEED COMPANY (OR APPROVED EQUAL) - "FOOTHILLS MIX". SEED TO BE APPLIED AT 4LBS/1,000 SF USING DRILL SEED/MULCH PROCESS OR BROADCAST SEED, RAKE IN TO SOIL, AND HYDRO-MULCH PROCESS. SOIL SHALL BE AMENDED BREW-GRO BIOCAMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1,000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING.

| | | | | | |
|-----------------------|-----|--------------------|-----|--------------|----|
| -ANNUAL RYEGRASS | 20% | -BIG BLUESTEM | 6% | -SWITCHGRASS | 5% |
| -MOUNTAIN BROME | 10% | -SIDE-OATS GRAMA | 6% | | |
| -PUBESCNET WHEATGRASS | 10% | -BLUE GRAMA | 5% | | |
| -SLENDER WHEATGRASS | 16% | -CANADA BLUEGRASS | 11% | | |
| -HARD FESCUE | 11% | -BLUE GRAMA COATED | 5% | | |

DEPENDING 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 TACKIFIER.

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

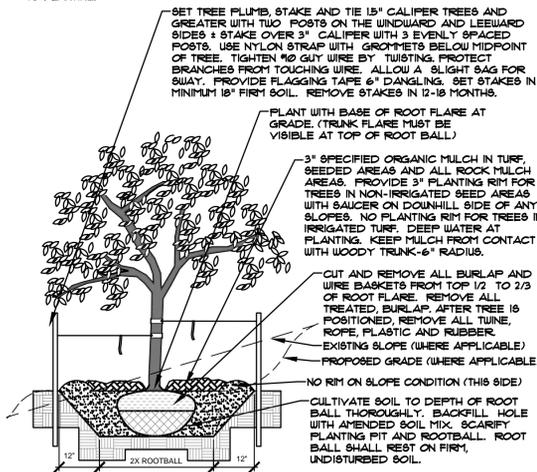
DRILL SEEDING: SEEDING EQUIPMENT USED FOR APPLYING SEED MIXTURES SHALL BE DESIGNED, MODIFIED OR EQUIPPED TO REGULATE THE APPLICATION RATE AND PLANTING DEPTH OF THE SEED MIXTURE. SEED SHALL BE UNIFORMLY DISTRIBUTED IN THE DRILL HOPPER DURING THE DRILLING OPERATION. A RANGELAND DRILL CAPABLE OF MIXING 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 1/2" 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 SOW 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 SEEDBED 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.

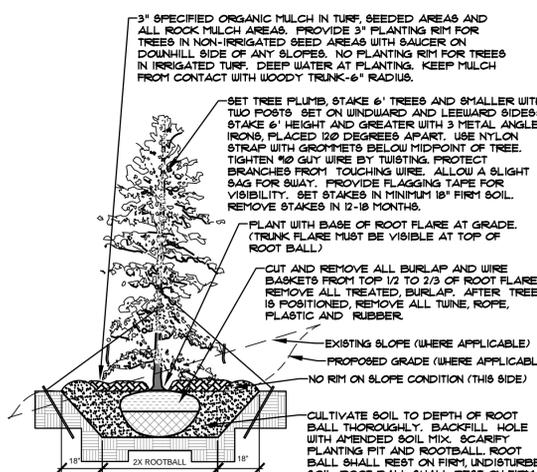
MULCH SHALL BE APPLIED TO SEEDED AREAS (INCLUDING DAMP GROUND) WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS FOR THE AREA. MULCHING SHALL NOT BE PERFORMED DURING ADVERSE WEATHER CONDITIONS OR WHEN WIND PREVENTS UNIFORM DISTRIBUTION. APPLICATION SHALL BE IN A MANNER TO NOT SERIOUSLY DISTURB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

- 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 BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED BITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TUINE.
 - WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
 - DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
 - COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



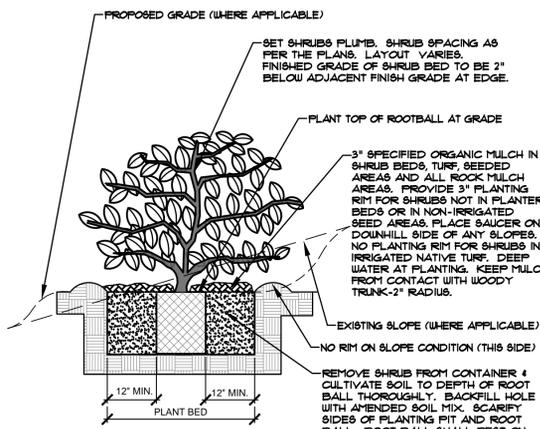
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- 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.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - AVOID FALL PLANTING IF POSSIBLE.
 - WRAP TRUNK ON EXPOSED BARK. USE ELECTRICAL TAPE, NOT TUINE.
 - PINE AND SPRUCE TREES TO BE SPRAYED FOR IPB BARK BEETLE PRIOR TO PLANTING (SEE CONIFEROUS TREE NOTE ON PLANTING NOTES SHEET)



C EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

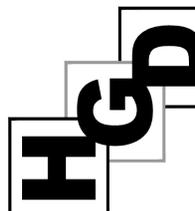
- NOTES:
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACK FILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - FOR ROOT BIND AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
 - FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.

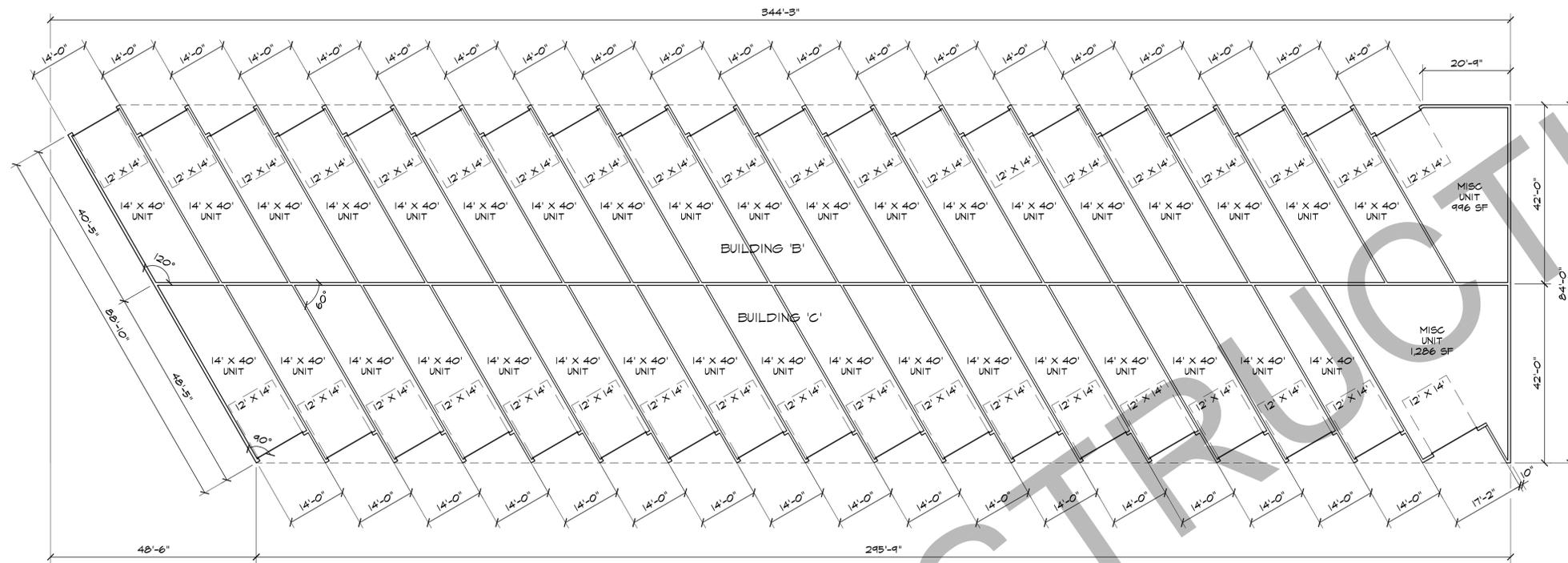


B SHRUB PLANTING DETAIL
NOT TO SCALE

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.

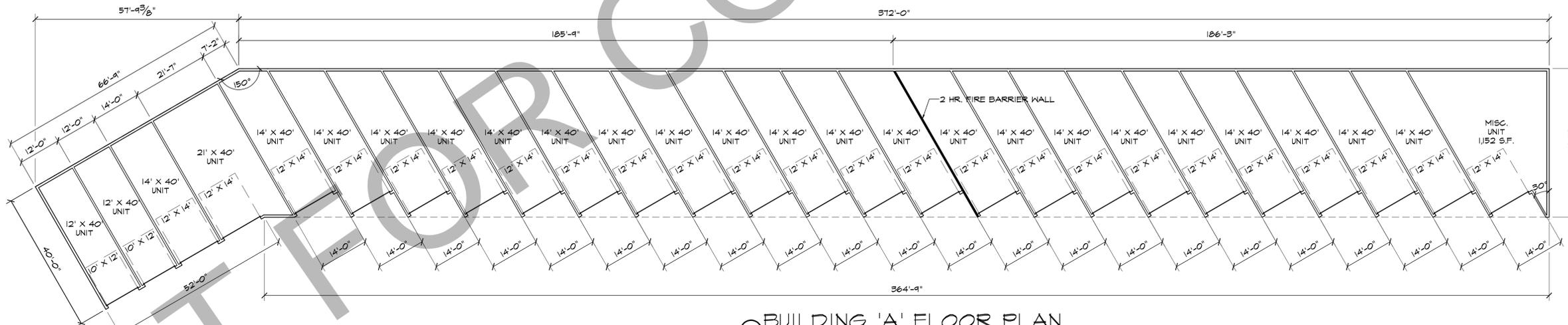




1 BUILDING 'B' & 'C' FLOOR PLAN
SCALE: 1/16"=1'-0"

| BUILDING 'B' | | |
|--------------|-----------------|-----|
| UNIT | DOOR SIZE | NOS |
| 14' X 40' | 12'-0" X 14'-0" | 18 |
| 14' X 40' | 12'-0" X 14'-0" | 1 |
| 14' X 42' | 12'-0" X 14'-0" | 1 |

| BUILDING 'C' | | |
|--------------|-----------------|-----|
| UNIT | DOOR SIZE | NOS |
| 14' X 40' | 12'-0" X 14'-0" | 16 |
| 14' X 40' | 12'-0" X 14'-0" | 1 |
| 11' X 42' | 12'-0" X 14'-0" | 1 |



1 BUILDING 'A' FLOOR PLAN
SCALE: 1/16"=1'-0"

| BUILDING 'A' | | |
|--------------|-----------------|-----|
| UNIT | DOOR SIZE | NOS |
| 14' X 40' | 12'-0" X 14'-0" | 20 |
| 12' X 40' | 10'-0" X 12'-0" | 2 |
| 21' X 40' | 12'-0" X 14'-0" | 1 |
| 14' X 40' | 12'-0" X 14'-0" | 1 |
| MISC | 12'-0" X 14'-0" | 1 |

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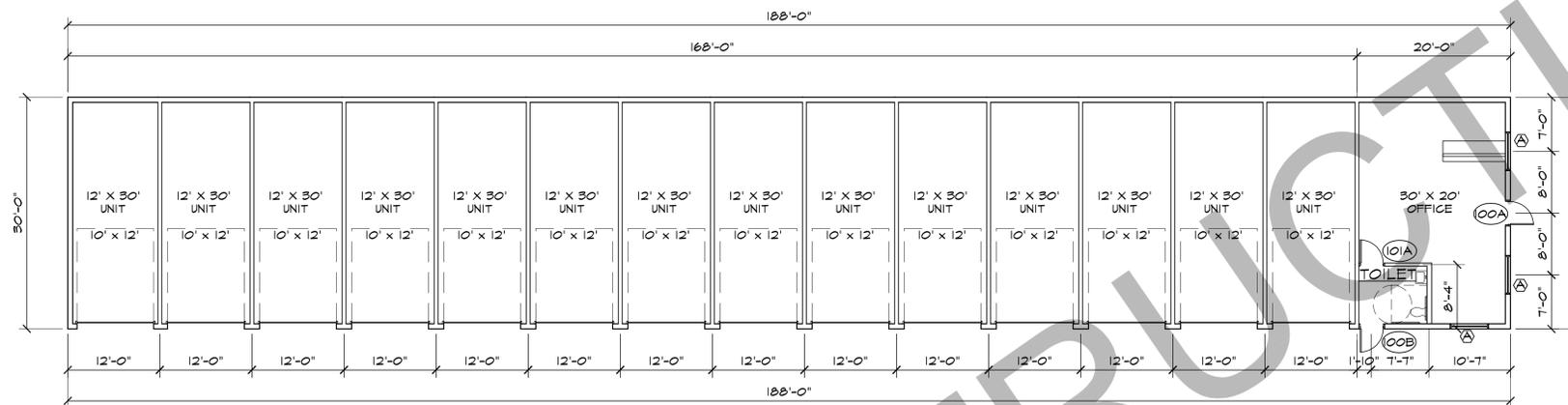
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DRAWN BY: D. AGUIÑO
PROJ. MGR: Y. DYACHENKO
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1028

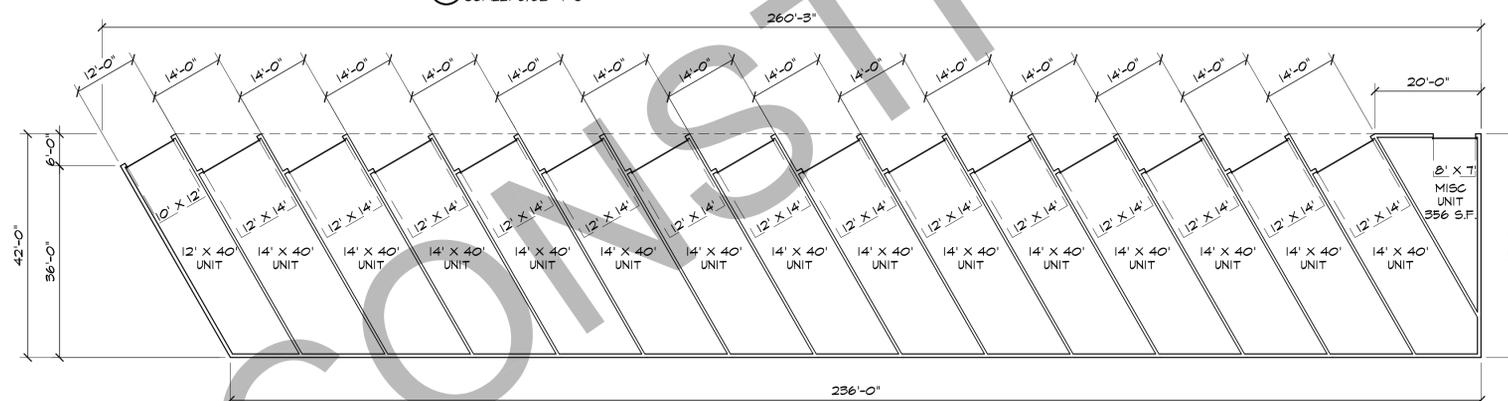
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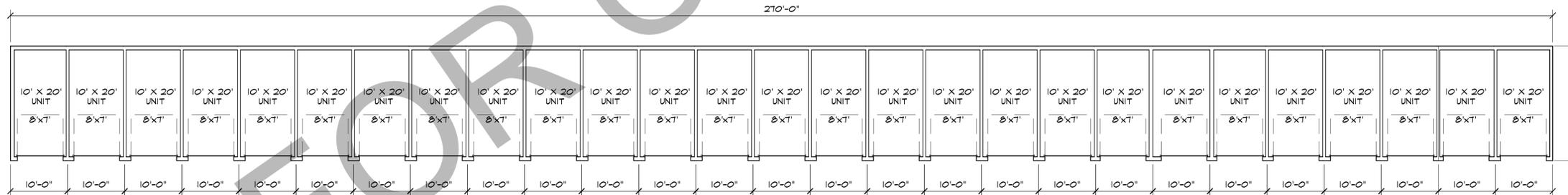
A0.1
BLDG A, B, & C FLR PLAN



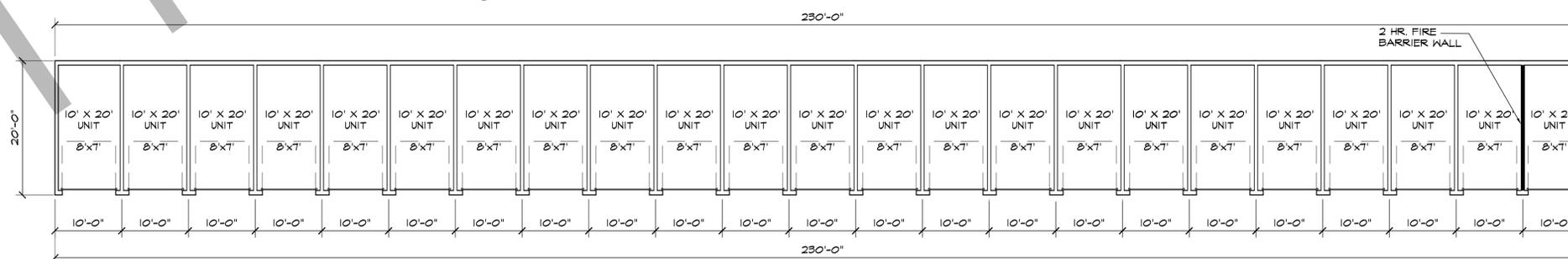
1 BUILDING 'D' FLOOR PLAN
SCALE: 3/32"=1'-0"



1 BUILDING 'E' FLOOR PLAN
SCALE: 1/16"=1'-0"



3 BUILDING 'J' FLOOR PLAN
SCALE: 3/32"=1'-0"



1 BUILDING 'F' FLOOR PLAN
SCALE: 3/32"=1'-0"

BUILDING 'J'

| UNIT | DOOR SIZE | NOS |
|-----------|---------------|-----|
| 10' X 20' | 8'-0" X 7'-0" | 21 |

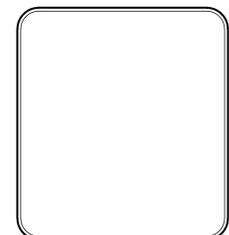
BUILDING 'F'

| UNIT | DOOR SIZE | NOS |
|-----------|---------------|-----|
| 10' X 20' | 8'-0" X 7'-0" | 25 |

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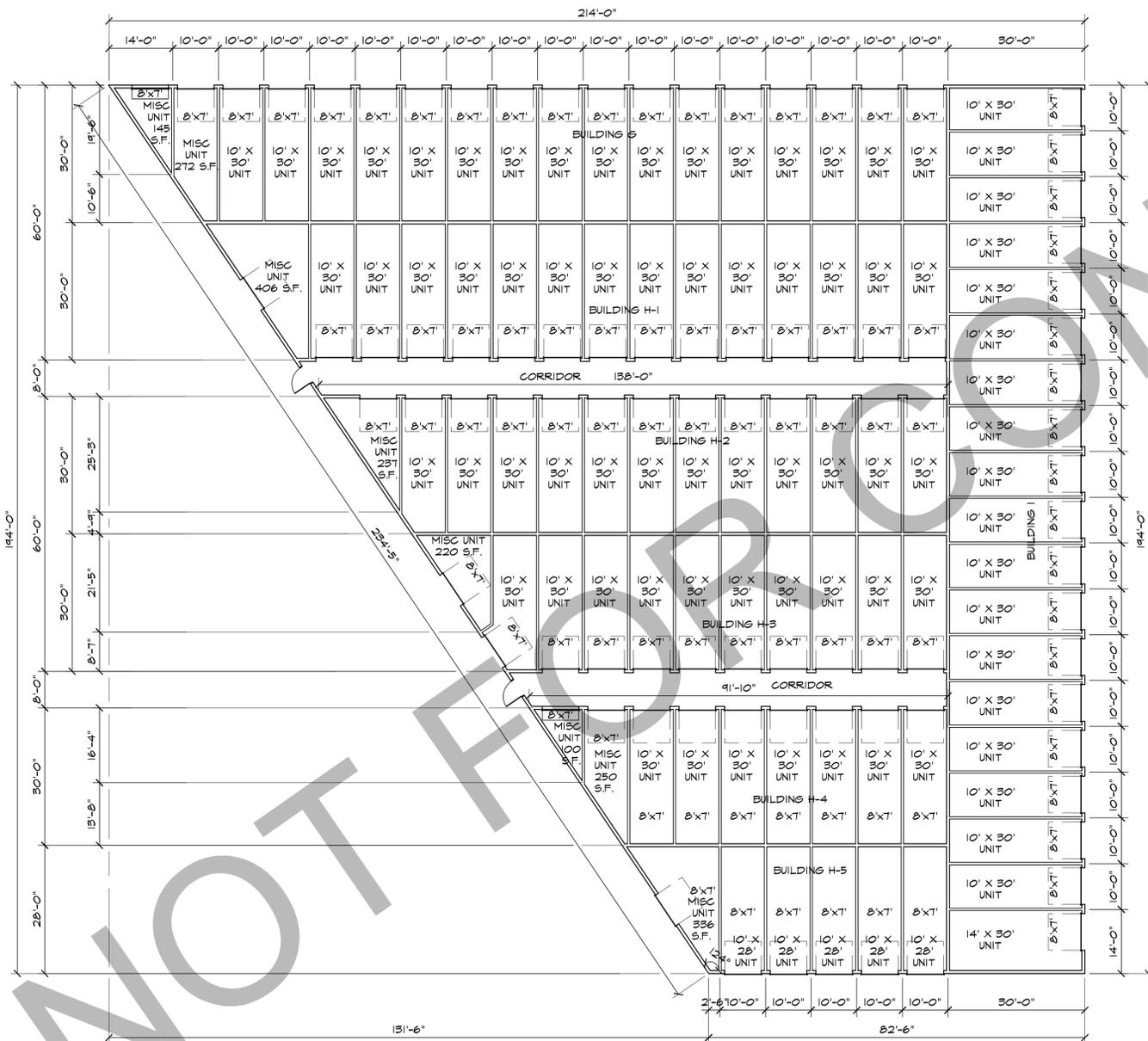


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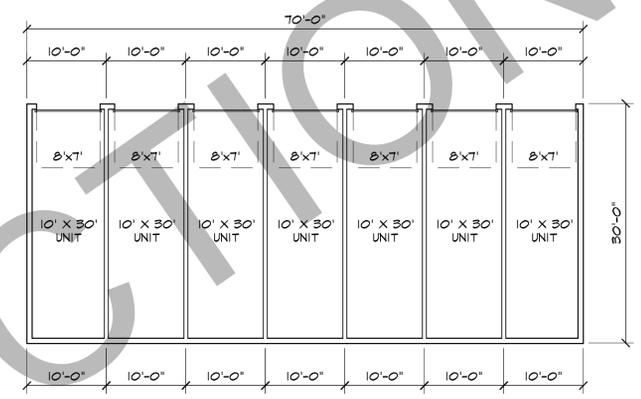
DATE: APR. 25, 2017
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PROJ. MGR: Y. DYACHENKO
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APPROVED BY:
JOB NO: 1028

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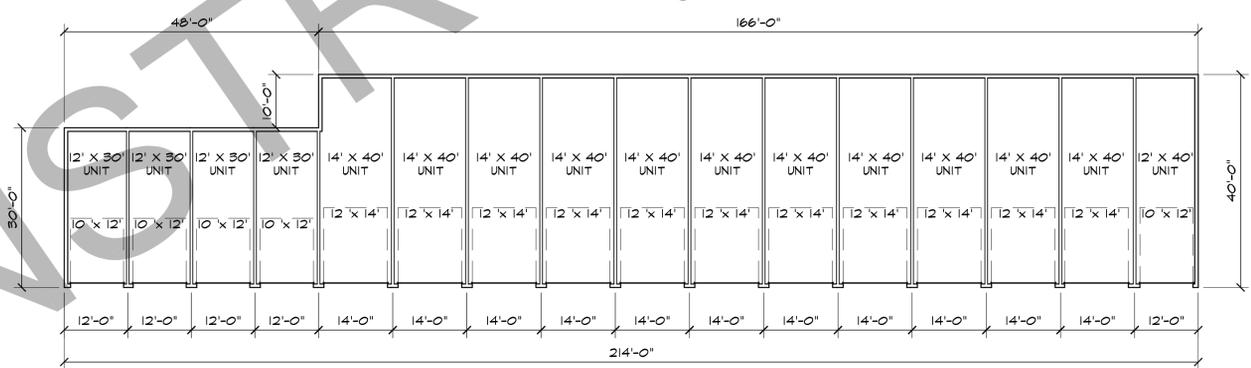
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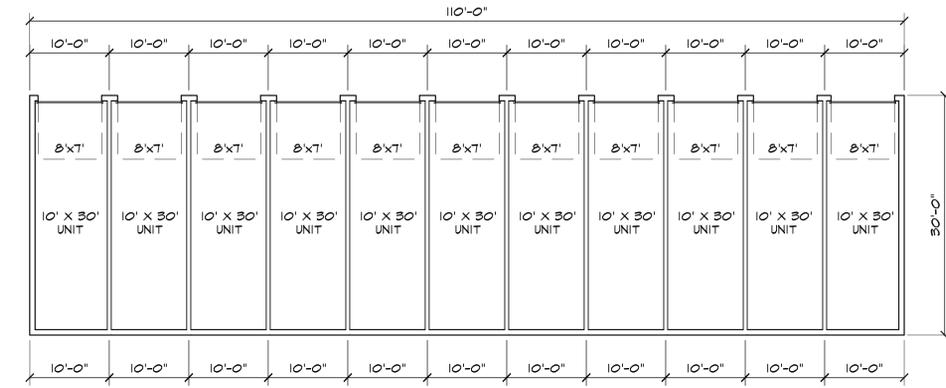
1 BUILDING 'G', 'H', & 'I'
SCALE: 1/16"=1'-0"



1 BUILDING 'K' FLOOR PLAN
SCALE: 3/32"=1'-0"



5 BUILDING 'M' FLOOR PLAN
SCALE: 1/16"=1'-0"



3 BUILDING 'L' FLOOR PLAN
SCALE: 3/32"=1'-0"

BUILDING 'G'

| UNIT | DOOR SIZE | NOS |
|-----------|---------------|-----|
| 10' X 30' | 8'-0" X 7'-0" | 16 |
| MISC | 8'-0" X 7'-0" | 2 |

BUILDING 'H'

| UNIT | DOOR SIZE | NOS |
|-----------|---------------|-----|
| 10' X 30' | 8'-0" X 7'-0" | 41 |
| 10' X 28' | 8'-0" X 7'-0" | 5 |
| MISC | 8'-0" X 7'-0" | 8 |

BUILDING 'I'

| UNIT | DOOR SIZE | NOS |
|-----------|---------------|-----|
| 10' X 30' | 8'-0" X 7'-0" | 18 |
| 14' X 30' | 8'-0" X 7'-0" | 1 |

BUILDING 'K'

| UNIT | DOOR SIZE | NOS |
|-----------|---------------|-----|
| 10' X 30' | 8'-0" X 7'-0" | 7 |

BUILDING 'L'

| UNIT | DOOR SIZE | NOS |
|-----------|---------------|-----|
| 10' X 30' | 8'-0" X 7'-0" | 11 |

BUILDING 'M'

| UNIT | DOOR SIZE | NOS |
|-----------|-----------------|-----|
| 14' X 40' | 12'-0" X 14'-0" | 11 |
| 12' X 40' | 10'-0" X 14'-0" | 1 |
| 12' X 30' | 10'-0" X 14'-0" | 4 |

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LOT 45-2
WOOLSEY HTS.
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

NOT FOR CONSTRUCTION

DATE: APR. 25, 2017
DRAWN BY: D. AGUIÑO
PROJ. MGR: Y. DYACHENKO
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1028

REVISIONS:

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McGraw-Edison

DESCRIPTION
 The Gallion™ LED luminaire delivers exceptional performance in a highly scalable, low profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL listed for wet location use.

| Project | Type |
|-------------|------|
| | |
| Comments | Date |
| | |
| Prepared by | |

SPECIFICATION FEATURES

Construction
 Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
 Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K CCT 70 CRI, Optional 3000K, 5000K and 6000K CCT.

Electrical
 LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 3A/7V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wyes systems only. Standard with 5:1 dimming. Shipped standard with Eaton proprietary circuit module design. Includes 10kV of transient line surge. The Gallion LED luminaire is suitable for operation in 40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 17A, 18A, 19A, 20A, 21A, 22A, 23A, 24A, 25A, 26A, 27A, 28A, 29A, 30A, 31A, 32A, 33A, 34A, 35A, 36A, 37A, 38A, 39A, 40A, 41A, 42A, 43A, 44A, 45A, 46A, 47A, 48A, 49A, 50A, 51A, 52A, 53A, 54A, 55A, 56A, 57A, 58A, 59A, 60A, 61A, 62A, 63A, 64A, 65A, 66A, 67A, 68A, 69A, 70A, 71A, 72A, 73A, 74A, 75A, 76A, 77A, 78A, 79A, 80A, 81A, 82A, 83A, 84A, 85A, 86A, 87A, 88A, 89A, 90A, 91A, 92A, 93A, 94A, 95A, 96A, 97A, 98A, 99A, 100A, 101A, 102A, 103A, 104A, 105A, 106A, 107A, 108A, 109A, 110A, 111A, 112A, 113A, 114A, 115A, 116A, 117A, 118A, 119A, 120A, 121A, 122A, 123A, 124A, 125A, 126A, 127A, 128A, 129A, 130A, 131A, 132A, 133A, 134A, 135A, 136A, 137A, 138A, 139A, 140A, 141A, 142A, 143A, 144A, 145A, 146A, 147A, 148A, 149A, 150A, 151A, 152A, 153A, 154A, 155A, 156A, 157A, 158A, 159A, 160A, 161A, 162A, 163A, 164A, 165A, 166A, 167A, 168A, 169A, 170A, 171A, 172A, 173A, 174A, 175A, 176A, 177A, 178A, 179A, 180A, 181A, 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