

APPROVALS:

DESIGN ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID PLANS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR DETAILED ROADWAY, DRAINAGE, GRADING AND EROSION CONTROL PLANS AND SPECIFICATIONS, AND SAID PLANS AND SPECIFICATIONS ARE IN CONFORMITY WITH APPLICABLE MASTER DRAINAGE PLANS AND MASTER TRANSPORTATION PLANS. SAID PLANS AND SPECIFICATIONS MEET THE PURPOSES FOR WHICH THE PARTICULAR ROADWAY AND DRAINAGE FACILITIES ARE DESIGNED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS, OR OMISSIONS ON MY PART IN PREPARATION OF THESE DETAILED PLANS AND SPECIFICATIONS.

CRAIG B. LARSEN, COLORADO P.E. #46758
FOR AND ON THE BEHALF OF LEGACY DESIGN GROUP

DATE

OWNER/DEVELOPER STATEMENT:

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH ALL OF THE REQUIREMENTS SPECIFIED IN THESE DETAILED PLANS AND SPECIFICATIONS.

JOHN SEGELKE
SEGELKE REAL ESTATE
5570 E. BATES AVE.
DENVER, CO 80222

DATE

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JOHN SEGELKE
SEGELKE REAL ESTATE
5570 E. BATES AVE.
DENVER, CO 80222

DATE

EL PASO COUNTY:

COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA & THE EPC LAND DEVELOPMENT CODE. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

JENNIFER IRVINE, P.E.
COUNTY ENGINEER / ECM ADMINISTRATOR

DATE

CRAIG DOSSEY
PLANNING & COMMUNITY DEVELOPMENT EXECUTIVE DIRECTOR

DATE

CONTACTS

OWNER/DEVELOPER:
SEGELKE REAL ESTATE, LLC AND/OR MPCOS, LLC
CONTACT: JOHN SEGELKE
SEGELKE REAL ESTATE
1720 S. BELLAIRE STREET, SUITE 300
303.593.0813

ARCHITECT:
THE RICHARDSON DESIGN PARTNERSHIP
CONTACT: PETER JACOBSEN
510 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.355.6868

CIVIL ENGINEER:
LEGACY DESIGN GROUP, LLC
CONTACT: CRAIG LARSEN, PE
PO BOX 1692
BOUNTIFUL, UT 84011-1692
605.725.5257

GEOTECHNICAL ENGINEER:
EARTH ENGINEERING CONSULTANTS, LLC
1036A ELKTON DRIVE
COLORADO SPRINGS, CO 80907
719.442.6813

AGENCIES:

EL PASO COUNTY:
PLANNING AND COMMUNITY DEVELOPMENT
2880 INTERNATIONAL CIRCLE
COLORADO SPRINGS, CO 80910
MR. JEFF RICE
719.520.6300
Delete Jeffs name please

WATER & SANITATION DISTRICT:
DONALA WATER AND SANITATION DISTRICT
15850 HOLBEIN DRIVE
COLORADO SPRINGS, CO 80921
MR. KIP PETERSON
719.488.3603

FIRE DISTRICT:
DONALD WESCOTT FIRE PROTECTION DISTRICT
15415 GLENEAGLE DRIVE
COLORADO SPRINGS, CO 80921
MR. VERNAN CHAMPLAN
719.488.8680

SITE DEVELOPMENT PLAN

LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED
UNDER RECEPTION NO. 217713997, EL PASO COUNTY, CO



BUILDING/PARKING LOT NOTES

BUILDING INFORMATION (PER CURRENT ARCHITECTURAL PLANS):

PROPOSED USE: MY PLACE HOTEL, 64 GUEST UNITS
FLOOR AREAS
• MAIN: 9,950 SF
• SECOND LEVEL: 9,413 SF
• THIRD LEVEL: 9,413 SF
• TOTAL FLOOR AREA: 28,776 SF
MAXIMUM BUILDING HEIGHT: 42.25 FT
ROOF TRUSS HEIGHT: 28.1 FT
BUILDING COVERAGE RATIO: 15.9% (BUILDING: 9,950 SF LOT: 62,785)

PARKING INFORMATION:

PARKING SPACE REQUIRED: 64 (1 PER GUESTROOM)
PARKING SPACES PROVIDED: 72

LOT DEVELOPMENT NOTES

TOWNSHIP: 12 SOUTH
RANGE: 67 WEST
SECTION: 1
LOT NUMBER: 3
COUNTY: EL PASO
DEVELOPMENT ACREAGE: 1.44 ACRES (62,785 SF)
ZONING: CS COMMERCIAL SERVICE
SETBACKS:
• BUILDING: 25 FT ALONG STRUTHERS ROAD & GLENEAGLE GATE VIEW
• LANDSCAPE: 25 FT ALONG STRUTHERS ROAD & 10 FT ALONG GLENEAGLE GATE VIEW

FLOODPLAIN STATEMENT:

NO PORTION OF THIS SITE, LOT #3 OF THE ACADEMY GATEWAY SUBDIVISION FILING NO. 1, IS WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NO. 08041C0290F, DATED MARCH 17, 1997.

PROPOSED SIGNAGE

FREESTANDING SIGNAGE: 3X3 MONUMENT SIGN W/DECORATIVE ROCK BASE, 6 FT MAX HEIGHT
BUILDING SIGNAGE: 3X3 @ FRONT DOOR, 8X8 UNDER FRONT GABLE, 6X6 UNDER REAR GABLE, 6X6 ON EACH STAIR SIDE TOWER

UTILITY COMPANIES:

GAS COMPANY:
CITY OF COLORADO SPRINGS
101 SOUTH CONEJOS STREET
COLORADO SPRINGS, CO 80903
MR. BEN SCHMIDT
719.668.4083

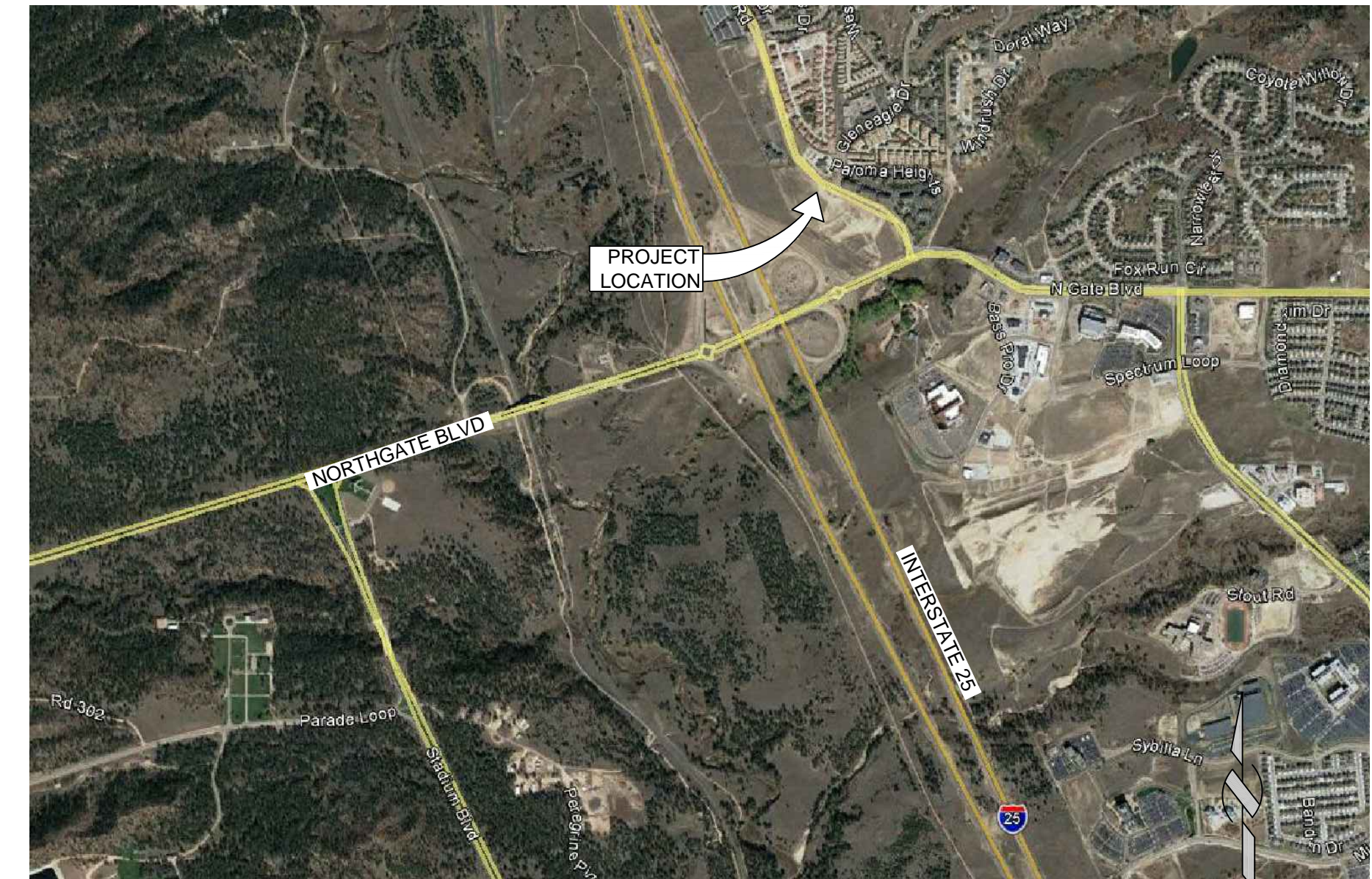
ELECTRIC COMPANY:
MOUNTAIN VIEW ELECTRIC
11140 E. WOODMEN ROAD
FALCON, CO 80831
MR. CLINT GROSS
719.495.2283

TELEPHONE COMPANY:
• CENTURY LINK COMMUNICATIONS (LOCATORS)
800.922.1987

• A.T.&T. (LOCATORS)
719.635.3647

Are you sure Black Hills energy is not the gas provider?

VICINITY MAP



BASIS OF BEARINGS: (PER MASTER PLAN DSD PROJ. #SF-16-018)

A PARCEL OF LAND LYING WITHIN THE SOUTHEAST QUARTER OF THE SECTION 1, TOWNSHIP 12 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 12 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED ON A PORTION OF THE EASTERLY BOUNDARY OF THE UNITED STATES AIR FORCE ACADEMY AS RECORDED IN PLAT BOOK 0-2, PAGE 84, RECORDS OF EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE NORTHELY END BY A 3.5" BRASS CAP STAMPED "BDY 44" AND AT THE SOUTHERLY END BY A 3.5" BRASS CAP STAMPED "BDY 43" IS ASSUMED TO BEAR N56°38'25"W, A DISTANCE OF 630.29 FEET.

BENCHMARKS: (PER MASTER PLAN DSD PROJ. #SF-16-018)

A. A CHISELED "+" ON THE WEST END OF THE CONCRETE MEDIAN LOCATED IN STRUTHERS ROAD EAST OF GLENEAGLE DRIVE ELEVATION = 6770.99 (NAVD88)

B. A CHISELED "+" ON THE EAST END OF THE CONCRETE MEDIAN LOCATED IN STRUTHERS ROAD EAST OF GLENEAGLE DRIVE ELEVATION = 6747.41 (NAVD88)

SHEET INDEX & REVISION TABLE

SHEET	DESCRIPTION	DATE	ORIGINAL	REVISION 1	REVISION 2	REVISION 3
			ISSUE	A	B	C
C000	CIVIL COVER SHEET		X			
C001	CIVIL NOTES		X			
C002	EL PASO CO. NOTES		X			
C100	SITE PLAN		X			
L100	LANDSCAPE COVER		X			
L101	LANDSCAPE SITE		X			
L102	PLANTING PLAN		X			
L500	LANDSCAPE DETAILS		X			
C200	UTILITY PLAN		X			
C300	GRADING PLAN		X			
C400	EROSION CONTROL		X			
C500	CIVIL DETAILS		X			
C501	CIVIL DETAILS		X			

X DENOTES REVISED OR NEW SHEET
R DENOTES REMOVED SHEET
* DENOTES FOR INFORMATION ONLY, SEE APPROVED ARCHITECTURAL SHEETS FOR CONSTRUCTION



LEGACY DESIGN GROUP
ABERDEEN, SD
SALT LAKE CITY, UT
605.725.5257

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DEVELOPER: SEGELKE REAL ESTATE, LLC AND/OR MPCOS, LLC
COLORADO SPRINGS MY PLACE HOTEL

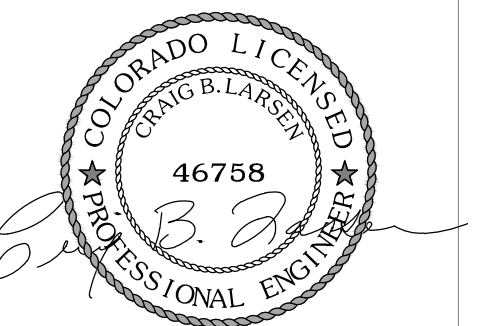
369 GLENEAGLE GATE VIEW
COLORADO SPRINGS, CO 80921

LEGAL DESC.: LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 217713997 EL PASO COUNTY, CO



Rev. Date Comment
A 09.12.17 REVIEW COMMENTS

DRAWN BY: BMA
DESIGN BY: CBL
ORIG. ISSUE DATE: 06/13/2017



9/27/2017 10:52:37 AM

CIVIL COVER SHEET C000

SITE DEVELOPMENT PLAN

LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED
UNDER RECEPTION NO. 217713997, EL PASO COUNTY, CO

GENERAL NOTES

- ALL WORKS SHALL BE GOVERNED BY AND CONFORM TO APPLICABLE CURRENT NATIONAL AND LOCAL STANDARDS UNLESS OTHERWISE SPECIFIED ON DRAWINGS & THIS NOTE SHEET.
- THE PERMITTEE SHALL FULLY COMPLY WITH THE REQUIREMENTS OF THE CITY ORDINANCES AND REGULATIONS, SPECIFICATIONS AND STANDARDS RELATIVE TO WORK IN THE PUBLIC WAY.
- A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. SUCH MEETING SHALL COMPLY WITH ADOPTED ENGINEERING STANDARDS.
- APPLICATION FOR INSPECTION BY GOVERNING AGENCY SHALL BE MADE BY THE CONTRACTOR AT LEAST TWENTY-FOUR (24) HOURS BEFORE THE SERVICES THEREOF WILL BE REQUIRED.
- WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE PROSECUTED TO COMPLETION WITH DILIGENCE AND EXPEDITION AND RESTORE THE PUBLIC WAY TO CITY SPECIFICATIONS WITHOUT DELAY SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS FROM THE COMPLETION OF SUCH WORK, WITH REASONABLE WEAR AND TEAR EXCEPTED.
- NO BACKFILL SHALL OCCUR UNTIL THE UTILITY HAS BEEN INSTALLED CORRECTLY, INSPECTED, AND APPROVED FOR BACKFILLING.
- THE OWNER'S SOIL TEST ENGINEER SHALL CERTIFY THAT ALL FILLS, BACKFILLS OVER UNDERGROUND UTILITIES, BASE AND ASPHALT HAVE BEEN ADEQUATELY COMPACTED. THIS CERTIFICATION SHALL BE SUBMITTED TO THE CITY ENGINEER PRIOR TO ACCEPTANCE OF THE WORK BY THE CITY.
- ALL REPAVING OF UTILITY TRENCHES SHALL BE COMPLETED IN SUCH A MANNER AS TO ALLOW THE NEW PAVEMENT TO JOIN THE EXISTING PAVEMENT WITHOUT A RIDGE BEING FORMED AND TO THE SATISFACTION OF THE CITY ENGINEER.
- NO CONCRETE SHALL BE PLACED UNTIL THE FORMS AND REINFORCING STEEL (WHERE APPLICABLE) HAVE BEEN PLACED, INSPECTED AND APPROVED.
- NUCLEAR DENSITY TESTING OF ANY ASPHALT SHALL BE FOR GUIDANCE ONLY AT CONTRACTORS RISK. ACTUAL ASPHALT DENSITY SHALL BE DETERMINED BY CORES.
- THE CONTRACTOR SHALL COMPLY WITH MINIMUM SAFETY REQUIREMENTS AS GIVEN BY OSHA, NATIONAL AND LOCAL STANDARDS.

PROJECT NOTES

- LOCATION OF EXISTING UTILITIES AS SHOWN HAS BEEN IN PART TAKEN FROM RECORDS PROVIDED BY OTHERS. SURVEY DATA HAS BEEN USED TO SUPPLEMENT THESE RECORDS AS MUCH AS POSSIBLE. ACTUAL LOCATIONS MAY VARY SIGNIFICANTLY FROM LOCATIONS AS SHOWN ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY LOCATIONS OF EXISTING UTILITIES. UTILITIES NOT SHOWN ON PLANS, OR SHOWN INCORRECTLY SHALL BE WORKED AROUND AT NO ADDITIONAL COST TO THE OWNER. EXCEPTIONS SHALL BE OBTAINED IN ADVANCE IN WRITTEN FORM FROM THE ENGINEER AND ARE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE OWNER & ENGINEER OF DISCREPANCIES BETWEEN THE ACTUAL CONDITIONS AND INFORMATION SHOWN ON THE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
- SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS, AND SPECIFICATIONS.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE DRAWINGS.
- THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR THE TEMPORARY ERECTION OF BRACING AND SHORING AS REQUIRED FOR STABILITY OF STRUCTURES AND EXCAVATIONS DURING ALL PHASES OF CONSTRUCTION.
- PROJECT DATUM AND COORDINATES ARE BASED ON LOCALIZED CONTROL POINTS LOCATED AT THE FOLLOWING LOCATIONS:
SEE CIVIL COVER SHEET, C000
- THE CONTRACTOR SHALL OBTAIN APPLICABLE PERMITS FROM LOCAL AUTHORITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER NECESSARY PERMITS AND LICENSES REQUIRED FOR COMPLETION OF THE WORK AND WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL BE REQUIRED TO FURNISH ALL TEMPORARY WATER, POWER, OR OTHER UTILITIES AS REQUIRED TO COMPLETE CONSTRUCTION OF THE PROJECT AS DETAILED.
- THE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE PRIOR TO BEGINNING CONSTRUCTION IN THE JURISDICTION WHERE THE PROJECT IS TO TAKE PLACE.
- THE CONTRACTOR SHALL MAINTAIN CLEAN CONSTRUCTION AREAS. ALL DEBRIS, RUBBISH AND TRASH MUST BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
- THE CONTRACTOR SHALL BE REQUIRED TO MAINTAIN A SET OF APPROVED DRAWINGS AT THE JOB SITE, ON WHICH THE CONTRACTOR SHALL RECORD ALL ACTUAL MEASUREMENTS AND DETAILS AS CONSTRUCTED. THESE DRAWINGS SHALL BE SUBMITTED AS "AS-BUILT" OR "RECORD" DRAWINGS AT THE CONCLUSION OF THE PROJECT. FINAL PAYMENT WILL NOT BE RELEASED UNTIL "AS-BUILT" OR "RECORD" DRAWINGS HAVE BEEN SUBMITTED TO AND ACCEPTED BY THE OWNER & ENGINEER.
- VARIOUS WATER, SANITARY AND STORM DRAIN SEWER, COMMUNICATION, GAS, AND ELECTRICAL UTILITIES EXIST IN OR NEAR THE IMPROVEMENT PROJECT. THE EXACT LOCATION OF THESE UTILITIES IS NOT KNOWN. THE CONTRACTOR SHALL EXERCISE CAUTION TO ENSURE MINIMAL DISRUPTION OF SERVICE DURING EARTHWORK OPERATIONS.
- CONTRACTOR SHALL ARRANGE FOR EXISTING UTILITY LOCATING AND MARKING

ENVIRONMENTAL

- THE CONTRACTOR WILL BE REQUIRED TO STORE ALL FUELS, OILS, SOLVENTS AND HAZARDOUS MATERIALS IN DESIGNATED IMPOUND AREAS LOCATED IN ONE OR MORE OF THE APPROVED STAGING AREAS. IMPOUND AREAS WILL BE EXCAVATED AND LINED WITH AN IMPERMEABLE LINER, BACKFILLED AND GRADED SUCH THAT A DEPRESSION IS CREATED. THE SIZE OF THE DEPRESSION SHALL BE LARGE ENOUGH TO COMPLETELY CONTAIN TOTAL VOLUMES OF HAZARDOUS MATERIALS BEING STORED AT THAT LOCATION. CLEAN-UP/CONTAINMENT KITS ARE TO BE KEPT AT EACH STORAGE LOCATION.
- THE CONTRACTOR SHALL CONSTRUCT ONE OR MORE "WASHOUT" AREAS FOR CONCRETE TRUCKS. "WASHOUT" AREAS SHALL BE LOCATED OUTSIDE THE FLOOD PLAIN OF ALL WATERWAYS. "WASHOUT" AREAS SHALL BE COMPLETELY CONTAINED WITHIN EXTERIOR DRAINAGE DITCHES. ALL WASTE CONCRETE IS TO BE REMOVED FROM SITE BY COMPLETION OF PROJECT.
- IN THE EVENT OF A SPILL, PERSONNEL DISCOVERING THE SPILL SHALL IMMEDIATELY MAKE ATTEMPTS TO CONTAIN AND/OR ABSORB THE SPILLED MATERIALS AND SHALL NOTIFY EMERGENCY RESPONSE AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IF ONE IS NOT PROVIDED, FILING THE "NOTICE OF INTENT" (NOI), AND OBTAINING PERMIT FROM THE STATE OR OTHER GOVERNING AGENCIES

CONCRETE

- CONCRETE CLASS SHALL BE ACCORDING TO STRUCTURE TYPE AS FOLLOWS:
THRUST BLOCKS: CLASS 2000
NON-EXPOSED: CLASS 3000
EXPOSED: CLASS 4000
- AIR ENTRAINMENT IS NOT REQUIRED FOR THRUST BLOCKS. ALL EXPANSION JOINTS SHALL BE ACI RECOMMENDATIONS. MAXIMUM SLUMP FOR EXPOSED CONCRETE IS 4.5 INCHES, AND REQUIRED AIR CONTENT IS 6%±1% CLASS 4000 CONCRETE. CONCRETE FOR BOXES AND MANHOLES SHALL BE CONSIDERED AS EXPOSED CONCRETE.

EARTHWORK

- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT BLUE STAKES OR UTILITIES AS REQUIRED TO HAVE UNDERGROUND UTILITIES MARKED IN THE FIELD PRIOR TO ANY EXCAVATION WORK.
- UNTREATED BASE COURSE MATERIALS SHALL MEET THE REQUIREMENTS OF THE STATE DEPARTMENT OF TRANSPORTATION WITH THE FOLLOWING MODIFICATIONS:
GRADING BAND LIMITS FOR THE PERCENT PASSING THE NO. 200 SIEVE SHALL BE 6% TO 10% FOR ALL GRADES OF BASE COURSE.
- GRANULAR BORROW SHALL MEET THE AASHTO CLASSIFICATION OF A-1_a WITH THE FOLLOWING LIMITATIONS:
MAXIMUM PARTICLE SIZE: 4"
MAXIMUM PERCENT PASSING #200 SIEVE: 13%
- ALL TRENCHES AND EXCAVATIONS SHALL BE CUT, PROTECTED, AND SUPPORTED AS PRESCRIBED BY OSHA.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND MAINTAIN ANY EQUIPMENT NECESSARY TO DEWATER EXCAVATIONS.
- FILL MATERIAL ABOVE THE PIPE ZONE SHALL BE NATIVE GRANULAR MATERIAL APPROVED BY THE ENGINEER AND FREE FROM ROOTS, BRUSH, ORGANIC MATTER, PERISHABLE OR OBJECTIONABLE MATERIAL, TRASH, MUD, MUCK, FROZEN MATERIAL AND STONES GREATER THAN 3 INCHES IN DIAMETER. IF ACCEPTABLE MATERIAL CANNOT BE FOUND ON SITE, APPROVED MATERIAL SHALL BE IMPORTED. NATIVE GRANULAR BACKFILL OR GRANULAR BACKFILL BORROW SHALL MEET THE AASHTO CLASSIFICATION OF A-1_a WITH THE FOLLOWING LIMITATIONS:
MAXIMUM PARTICLE SIZE: 3"
MAXIMUM PERCENT PASSING #200 SIEVE: 13%
- PIPE ZONE BEDDING MATERIAL SHALL BE FREE FROM ROOTS, BRUSH, ORGANIC MATTER, PERISHABLE OR OBJECTIONABLE MATERIAL, TRASH, MUD, MUCK, FROZEN MATERIAL, AND STONES GREATER THAN 1 INCH IN DIAMETER. BACKFILL IN THE PIPE ZONE SHALL BE A 3/4" MINUS MATERIAL MEETING THE REQUIREMENTS OF THE ASTM CLASSIFICATION OF SOIL GROUPS GW OR GW-GM WITH THE EXCEPTION THAT THE FINES CONTENT (MATERIAL PASSING THE #200 SIEVE) SHALL BE LESS THAN 9% WHEN TESTED IN ACCORDANCE WITH ASTM C 136. CLASSIFICATION SHALL BE CONSISTENT WITH THE REQUIREMENTS OF ASTM D 2487 AND OTHER REFERENCED STANDARDS. PERCENTAGES IN TABLE 4 SHALL BE MAXIMUM PERCENT PASSING FOR EACH SIEVE SIZE. MATERIAL SHALL BE COMPACTED IN 6" LIFTS TO 95% RELATIVE COMPACTION (ASTM D-1557) OR 75% RELATIVE DENSITY (ASTM D4253, D4254). IF ACCEPTABLE MATERIAL CAN BE FOUND ON SITE, IT MAY BE USED UPON ENGINEER'S APPROVAL.
- PULVERIZED ASPHALT MAY BE USED AS GRANULAR BORROW (SUBBASE) AND AS SELECT FILL (UNTREATED BASE COURSE/ROAD BASE) UNDER SIDEWALKS AND IN PAVEMENT SECTIONS INsofar AS THE PULVERIZED ASPHALT MEETS THE GRADATION REQUIREMENTS OF THE SUBBASE OR BASE COURSE. WHERE PULVERIZED ASPHALT IS USED, COMPACTION AND OTHER INSTALLATION REQUIREMENTS OF APPROPRIATE SECTIONS SHALL APPLY.

PIPING

- PVC WATERLINES SHALL BE CONSTRUCTED OF C-900 PVC PIPE CONFORMING TO AWWA STANDARD C-151, AND MEET GOVERNING AGENCY REQUIREMENTS.
- ALL PVC PIPE MUST BE APPROVED FOR POTABLE WATER USE BY THE NATIONAL SANITATION FOUNDATION AND SHALL BEAR THE LOGO "NSFpw".
- ALL DUCTILE IRON PIPE SHALL BE EITHER CLASS 51 FOR 10" AND SMALLER OR CLASS 50 FOR 12" AND LARGER, ALL CONFORMING TO AWWA C-151, AS INDICATED ON THE DRAWINGS, AND MEET GOVERNING AGENCY REQUIREMENTS.
- ALL HDPE PIPE UTILIZED FOR POTABLE WATER MUST BE APPROVED FOR SUCH BY THE NATIONAL SANITATION FOUNDATION, MEET GOVERNING AGENCY REQUIREMENTS AND MEET AWWA C901/C906, ASTM D2239, ASTM D2737, ASTM D3035, ASTM F714 AND ANSI/NSF 14/61 LISTED.
- ALL WATER FITTINGS SHALL BE RATED FOR WORKING PRESSURES AT OR ABOVE 250 PSI AND MEET GOVERNING AGENCY REQUIREMENTS.
- BOLTS AND NUTS ON ALL FITTINGS SHALL BE COATED WITH FM GREASE AND ENTIRE FITTING SHALL BE WRAPPED IN PLASTIC PRIOR TO POURING OF THRUST BLOCKS AND BACK-FILLING.
- PIPE IS TO BE HANDLED WITH NYLON SLINGS, STEEL CABLE, OR PADDED LIFTING DEVICES. CHAINS OR PLATE CLAMPS SHALL NOT BE USED TO HANDLE OR POSITION PIPE.
- THE CONTRACTOR SHALL NOT OPERATE ANY VALVES ON THE EXISTING AGENCY-OWNED WATER SYSTEM. THE CONTRACTOR SHALL NOTIFY THE AGENCY AT LEAST 24 HOURS BEFORE REQUESTED SHUT-OFFS AND THE AGENCY WILL OPEN AND CLOSE THE VALVES AS NEEDED.
- ALL OPEN ENDS AND/OR CUTS IN ABANDONED PIPING LEFT IN PLACE SHALL BE CAPPED OR PLUGGED BEFORE BACKFILLING.
- THRUST BLOCKS MAY BE ELIMINATED IF MEGALUG, ONE-BOLT, OR OTHER LOCK-TYPE JOINT RESTRAINTS ARE USED.
- WATER PIPE SHALL BE INSTALLED SUCH THAT DEVIATION FROM STRAIGHT LINE AT ANY JOINT SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS.
- STORM DRAIN PIPING LESS THAN 36" IN DIAMETER MAY BE EITHER REINFORCED CONCRETE PIPE (RCP) CLASS II, ADS N-12 HDPE, OR PVC PIPE (SCHEDULE 40 MIN.), UNLESS NOTED OTHERWISE. STORM DRAIN PIPING 36" IN DIAMETER AND LARGER SHALL BE REINFORCED CONCRETE PIPE (RCP) CLASS II UNLESS NOTED OTHERWISE.
- ALL SEWER PIPE SHALL BE SDR 35 PVC UNLESS NOTED OTHERWISE.
- ALL UTILITY STUBS AND SLEEVING SHALL BE CAPPED OR PLUGGED AND MARKED WITH A 4x4 POST AND BACKFILLED BY CONTRACTOR ONLY AFTER THE ENGINEER'S SURVEYORS RECORD LOCATION AND INVERT OF STUB.
- JOINTS OF ALL RCP STORM DRAIN PIPE 48" IN DIAMETER AND LARGER SHALL BE GROUTED SMOOTH INSIDE THE PIPE AFTER PLACEMENT OF THE PIPE AND BACKFILL OPERATIONS ARE COMPLETE.
- THE CONTRACTOR MUST VERIFY LOCATION OF SEWER LATERAL AT BUILDING BEFORE INSTALLING "WYE" OR CONSTRUCTING LATERAL. LOCATIONS ON DRAWINGS ARE NOT CERTAIN AND MUST BE FIELD VERIFIED AT THE TIME OF CONSTRUCTION.
- UTILITY BURIAL DEPTH SHALL BE PER LOCAL JURISDICTION REQUIREMENTS.

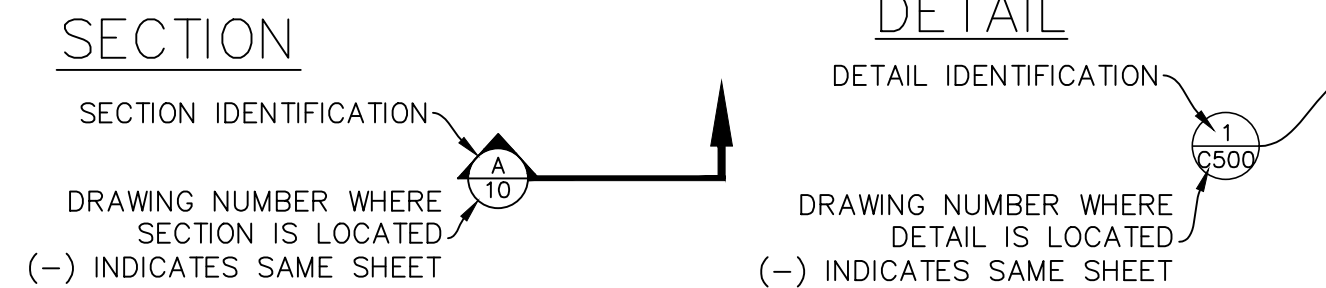
SPECIAL INSPECTIONS PER IBC 1704

- INSPECT AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE TEMPERATURE OF THE CONCRETE; CONTINUOUS, SEE ASTM C172; ASTM C31; ASTM 318:5.6, 5.8; IBC 1913.10.
- VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY; PERIODIC.
- VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL; PERIODIC.
- PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS; PERIODIC.
- VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL; CONTINUOUS.
- PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY; PERIODIC.

ABBREVIATIONS

APPX	APPROXIMATE	NTS	NOT TO SCALE
BEG	BEGIN	OC, O.C.	ON CENTER
BLDG	BUILDING	OD	OUTSIDE DIAMETER
BOT	BOTTOM	PL, P	PROPERTY LINE OR PLATE
BW, BOW	BOTTOM OF WALL	PC	POINT OF CURVE
CB	CATCH BASIN	PCC	POINT OF COMPOUND CURVE
CL, C	CENTERLINE	PI	POINT OF INTERSECTION
CFS	CUBIC FEET PER SECOND	P.I. (P.I.V.)	POST INDICATOR (VALVE)
CLR	CLEAR	PRC	POINT OF REVERSE CURVE
CMP	CORRUGATED METAL PIPE	PREFAB	PREFABRICATED
CONC	CONCRETE	PSF	POUND PER SQUARE FOOT
CONT	CONTINUOUS	PSI	POUND PER SQUARE INCH
CY	CUBIC YARD	PT	POINT OF TANGENCY
DET	DETAIL	PVI	POINT OF VERTICAL INTERSECTION
DIA, Ø	DIAMETER	QTY	QUANTITY
DIM	DIMENSION	R, RAD	RADIUS
DWG	DRAWING	RCP	REINFORCED CONCRETE PIPE
EA	EACH	REF	REFERENCE
EG	EXISTING GRADE	REINF	REINFORCEMENT
EL, ELEV	ELEVATION	REQ'D	REQUIRED
EOA, EA	EDGE OF ASPHALT	SCH	SCHEDULE
EQ	EQUAL	SDMH	STORMDRAIN MANHOLE
EXIST, EX	EXISTING	SECT	SECTION
EXP	EXPANSION	SHT	SHEET
FDN	FOUNDATION	SMH	SEWER MAHMOLE
FG	FINISHED GRADE	SPEC	SPECIFICATION
FH	FIRE HYDRANT	STA	STATION
FL	FLOW LINE	STD	STANDARD
GA	GAGE	SW	SIDEWALK
GALV	GALVANIZED	SYM	SYMMETRICAL
HORIZ	HORIZONTAL	TA, TOA	TOP OF ASPHALT
HP	HIGH POINT	TBC	TOP BACK OF CURB
IB	INLET BOX	TBW	TOP BACK OF WALK
ID	INSIDE DIAMETER	TFW	TOP FACE OF WALK
IE	INVERT ELEVATION	TC, TOC	TOP OF CONCRETE
INV	INVERT	TOP	TOP
LB	POUND	TW, TOW	TOP OF WALL
LP	LOW POINT	TYP	TYPICAL
MATL	MATERIAL	UNO	UNLESS NOTED OTHERWISE
MAX	MAXIMUM	VC	VERTICAL CURVE
MIN	MINIMUM	VERT	VERTICAL
MISC	MISCELLANEOUS	W/	WITH
MFR	MANUFACTURER	W/O	WITHOUT
MWSEL	MAX WATER SURFACE ELEV.	WS	WATER SURFACE
NIC, N.I.C.	NOT IN CONTRACT	YD	YARD

DETAIL AND SECTION SYMBOLS



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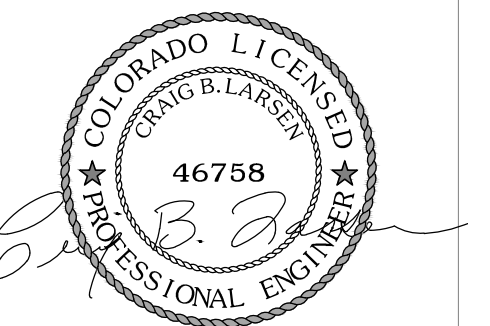
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COLORADO SPRINGS, CO 80921

LEGAL DESC.: LOT 3,
ACADEMY GATEWAY
SUBDIVISION FILING NO. 1
AS RECORDED UNDER
RECEPTION NO.
217713997
EL PASO COUNTY, CO



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CIVIL NOTES

C001

SITE DEVELOPMENT PLAN

LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED
UNDER RECEPTION NO. 217713997, EL PASO COUNTY, CO

EL PASO COUNTY EROSION CONTROL NOTES:

- 1.CONSTRUCTION MAY NOT COMMENCE UNTIL A CONSTRUCTION PERMIT IS OBTAINED FROM PLANNING AND COMMUNITY DEVELOPMENT (PCD) AND A PRECONSTRUCTION CONFERENCE IS HELD WITH PCD INSPECTIONS.
- 2.STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS. ALL WORK AND EARTH DISTURBANCE SHALL BE DONE IN A MANNER THAT MINIMIZES POLLUTION OF ANY ON-SITE OR OFF SITE WATERS, INCLUDING WETLANDS.
- 3.NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING.
- 4.A SEPARATE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT SHALL BE COMPLETED AND AN EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP) ISSUED PRIOR TO COMMENCING CONSTRUCTION. DURING CONSTRUCTION THE SWMP IS THE RESPONSIBILITY OF THE DESIGNATED STORMWATER MANAGER, SHALL BE LOCATED ON SITE AT ALL TIMES AND SHALL BE KEPT UP TO DATE WITH WORK PROGRESS AND CHANGES IN THE FIELD.
- 5.ONCE THE ESQCP HAS BEEN ISSUED, THE CONTRACTOR MAY INSTALL THE INITIAL STAGE EROSION AND SEDIMENT CONTROL BMPS AS INDICATED ON THE GEC. A PRECONSTRUCTION MEETING BETWEEN THE CONTRACTOR, ENGINEER, AND EL PASO COUNTY WILL BE HELD PRIOR TO ANY CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE THE MEETING TIME AND PLACE WITH COUNTY PCD INSPECTIONS STAFF.
- 6.SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS AFTER FINAL GRADING, OR FINAL EARTH DISTURBANCE, HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS SHALL ALSO BE MULCHED WITHIN 21 DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN 60 DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMPS SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED AND ESTABLISHED.
- 7.TEMPORARY SOIL EROSION CONTROL FACILITIES SHALL BE REMOVED AND EARTH DISTURBANCE AREAS GRADED AND STABILIZED WITH PERMANENT SOIL EROSION CONTROL MEASURES PURSUANT TO STANDARDS AND SPECIFICATION PRESCRIBED IN THE DCM VOLUME II AND THE ENGINEERING CRITERIA MANUAL (ECM) APPENDIX I.
- 8.ALL PERSONS ENGAGED IN EARTH DISTURBANCE SHALL IMPLEMENT AND MAINTAIN ACCEPTABLE SOIL EROSION AND SEDIMENT CONTROL MEASURES INCLUDING BMPS IN CONFORMANCE WITH THE EROSION CONTROL TECHNICAL STANDARDS OF THE DRAINAGE CRITERIA MANUAL (DCM) VOLUME II AND IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN (SWMP).
- 9.ALL TEMPORARY EROSION CONTROL FACILITIES INCLUDING BMPS AND ALL PERMANENT FACILITIES INTENDED TO CONTROL EROSION OF ANY EARTH DISTURBANCE OPERATIONS, SHALL BE INSTALLED AS DEFINED IN THE APPROVED PLANS, THE SWMP AND THE DCM VOLUME II AND MAINTAINED THROUGHOUT THE DURATION OF THE EARTH DISTURBANCE OPERATION.
10. ANY EARTH DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER SO AS TO EFFECTIVELY REDUCE ACCELERATED SOIL EROSION AND RESULTING SEDIMENTATION. ALL DISTURBANCES SHALL BE DESIGNED, CONSTRUCTED, AND COMPLETED SO THAT THE EXPOSED AREA OF ANY DISTURBED LAND SHALL BE LIMITED TO THE SHORTEST PRACTICAL PERIOD OF TIME.
11. ANY TEMPORARY OR PERMANENT FACILITY DESIGNED AND CONSTRUCTED FOR THE CONVEYANCE OF STORMWATER AROUND, THROUGH, OR FROM THE EARTH DISTURBANCE AREA SHALL BE DESIGNED TO LIMIT THE DISCHARGE TO A NON-EROSIVE VELOCITY.
12. CONCRETE WASH WATER SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH THE SWMP. NO WASH WATER SHALL BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
13. EROSION CONTROL BLANKETING SHALL BE USED ON SLOPES STEEPER THAN 3:1.
14. BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMP'S MAY BE REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEMED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.
15. VEHICLE TRACKING OF SOILS AND CONSTRUCTION DEBRIS OFF-SITE SHALL BE MINIMIZED. MATERIALS TRACKED OFFSITE SHALL BE CLEANED UP AND PROPERLY DISPOSED OF IMMEDIATELY.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL WASTES FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO CONSTRUCTION DEBRIS, TREE SLASH, BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
17. THE OWNER, SITE DEVELOPER, CONTRACTOR, AND/OR THEIR AUTHORIZED AGENTS SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AND STORMWATER APPURTENANCES AS A RESULT OF SITE DEVELOPMENT.
18. THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURER'S LABELS.
19. NO CHEMICALS ARE TO BE USED BY THE CONTRACTOR, WHICH HAVE THE POTENTIAL TO BE RELEASED IN STORMWATER UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED IN WRITING BY THE ECM ADMINISTRATOR. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
20. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
21. NO PERSON SHALL CAUSE THE IMPEDIMENT OF STORMWATER FLOW IN THE FLOW LINE OF THE CURB AND GUTTER OR IN THE DITCHLINE.
22. INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS), AND THE "CLEAN WATER ACT" (33 USC 1344), IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE DCM VOLUME II AND THE ECM APPENDIX I. ALL APPROPRIATE PERMITS MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION (NPDES, FLOODPLAIN, 404, FUGITIVE DUST, ETC.). IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, STATE, OR COUNTY AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
23. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
24. PRIOR TO ACTUAL CONSTRUCTION THE PERMITTEE SHALL VERIFY THE LOCATION OF EXISTING UTILITIES.
25. A WATER SOURCE SHALL BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
26. THE SOILS REPORT FOR THIS SITE HAS BEEN PREPARED BY EARTH ENGINEERING CONSULTANTS, LLC, COLORADO SPRINGS, CO AND SHALL BE CONSIDERED A PART OF THESE PLANS.
27. AT LEAST TEN DAYS PRIOR TO THE ANTICIPATED START OF CONSTRUCTION, FOR PROJECTS THAT WILL DISTURB 1 ACRE OR MORE, THE OWNER OR OPERATOR OF CONSTRUCTION ACTIVITY SHALL SUBMIT A PERMIT APPLICATION FOR STORMWATER DISCHARGE TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY DIVISION. THE APPLICATION CONTAINS CERTIFICATION OF COMPLETION OF A STORMWATER MANAGEMENT PLAN (SWMP), OF WHICH THIS GRADING AND EROSION CONTROL PLAN MAY BE A PART. FOR INFORMATION OR APPLICATION MATERIALS CONTACT:

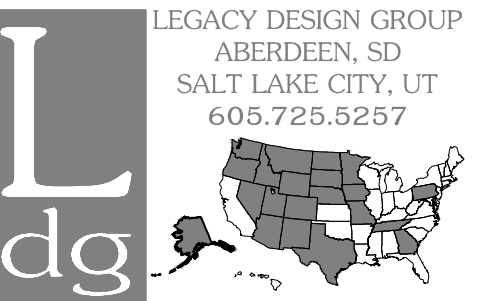
COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
WATER QUALITY CONTROL DIVISION
WQCD – PERMITS
4300 CHERRY CREEK DRIVE SOUTH
DENVER, CO 80246-1530
ATTN: PERMITS UNIT

EL PASO COUNTY STANDARD CONSTRUCTION NOTES:

1. ALL DRAINAGE AND ROADWAY CONSTRUCTION SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2, AND THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD NOTIFICATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CALL 811 TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC).
3. CONTRACTOR SHALL KEEP A COPY OF THESE APPROVED PLANS, THE GRADING AND EROSION CONTROL PLAN, THE STORMWATER MANAGEMENT PLAN (SWMP), THE SOILS AND GEOTECHNICAL REPORT, AND THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES, INCLUDING THE FOLLOWING:
 - a. EL PASO COUNTY ENGINEERING CRITERIA MANUAL (ECM)
 - b. CITY OF COLORADO SPRINGS/EL PASO COUNTY DRAINAGE CRITERIA MANUAL, VOLUMES 1 AND 2
 - c. COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
 - d. CDOT M & S STANDARDS
4. NOTWITHSTANDING ANYTHING DEPICTED IN THESE PLANS IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE, THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL, AND THE DRAINAGE CRITERIA MANUAL VOLUME 2. ANY DEVIATIONS FROM REGULATIONS AND STANDARDS MUST BE REQUESTED, AND APPROVED, IN WRITING. ANY MODIFICATIONS NECESSARY TO MEET CRITERIA AFTER-THE-FACT WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
5. IT IS THE DESIGN ENGINEER'S RESPONSIBILITY TO ACCURATELY SHOW EXISTING CONDITIONS, BOTH ONSITE AND OFFSITE, ON THE CONSTRUCTION PLANS. ANY MODIFICATIONS NECESSARY DUE TO CONFLICTS, OMISSIONS, OR CHANGED CONDITIONS WILL BE ENTIRELY THE DEVELOPER'S RESPONSIBILITY TO RECTIFY.
6. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (PCD) – INSPECTIONS, PRIOR TO STARTING CONSTRUCTION.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE REQUIREMENTS OF ALL JURISDICTIONAL AGENCIES AND TO OBTAIN ALL REQUIRED PERMITS, INCLUDING BUT NOT LIMITED TO EL PASO COUNTY EROSION AND STORMWATER QUALITY CONTROL PERMIT (ESQCP), REGIONAL BUILDING FLOODPLAIN DEVELOPMENT PERMIT, U.S. ARMY CORPS OF ENGINEERS-ISSUED 401 AND/OR 404 PERMITS, AND COUNTY AND STATE FUGITIVE DUST PERMITS.
8. CONTRACTOR SHALL NOT DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE DESIGN ENGINEER AND PCD. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES.
9. ALL STORM DRAIN PIPE SHALL BE CLASS III RCP UNLESS OTHERWISE NOTED AND APPROVED BY PCD.
10. CONTRACTOR SHALL COORDINATE GEOTECHNICAL TESTING PER ECM STANDARDS. PAVEMENT DESIGN SHALL BE APPROVED BY EL PASO COUNTY PCD PRIOR TO PLACEMENT OF CURB AND GUTTER AND PAVEMENT.
11. ALL CONSTRUCTION TRAFFIC MUST ENTER/EXIT THE SITE AT APPROVED CONSTRUCTION ACCESS POINTS.
12. SIGHT VISIBILITY TRIANGLES AS IDENTIFIED IN THE PLANS SHALL BE PROVIDED AT ALL INTERSECTIONS. OBSTRUCTIONS GREATER THAN 18 INCHES ABOVE FLOWLINE ARE NOT ALLOWED WITHIN SIGHT TRIANGLES.
13. SIGNING AND STRIPING SHALL COMPLY WITH EL PASO COUNTY DOT AND MUTCD CRITERIA. [IF APPLICABLE, ADDITIONAL SIGNING AND STRIPING NOTES WILL BE PROVIDED.]
14. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY EL PASO COUNTY DOT, INCLUDING WORK WITHIN THE RIGHT-OF-WAY AND SPECIAL TRANSPORT PERMITS.
15. THE LIMITS OF CONSTRUCTION SHALL REMAIN WITHIN THE PROPERTY LINE UNLESS OTHERWISE NOTED. THE OWNER/DEVELOPER SHALL OBTAIN WRITTEN PERMISSION AND EASEMENTS, WHERE REQUIRED, FROM ADJOINING PROPERTY OWNER(S) PRIOR TO ANY OFF-SITE DISTURBANCE, GRADING, OR CONSTRUCTION.

EL PASO COUNTY SIGNING AND STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKING SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "C" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND COLLECTOR ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH ½" WHITE BORDER THAT IS NOT RECESSED.
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEVELOPMENT SERVICES (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.



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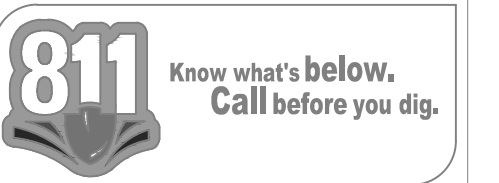
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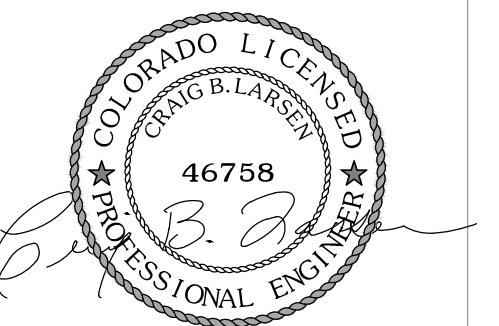
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LEGAL DESC.: LOT 3,
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EL PASO COUNTY, CO



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EL PASO CO.
NOTES
C002

SITE DEVELOPMENT PLAN
 LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED
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THIS LANDSCAPE PLAN WAS DESIGNED TO MAINTAIN THE STANDARDS SET BY THE TRI-LAKES COMPREHENSIVE 2000, I-25 VISUAL OVERLAY TO PROTECT, PRESERVE & VISUALLY ENHANCE THE I-25 CORRIDOR.

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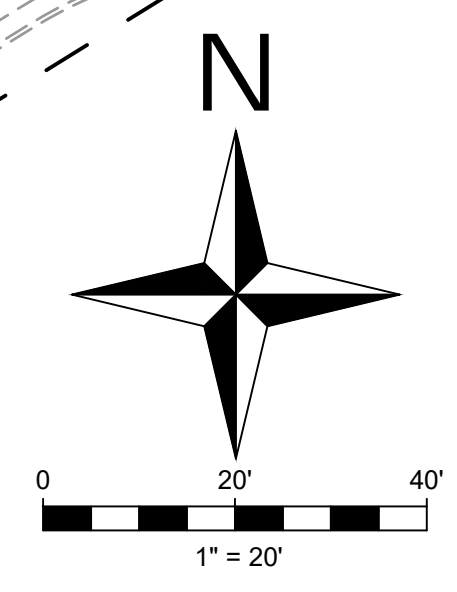
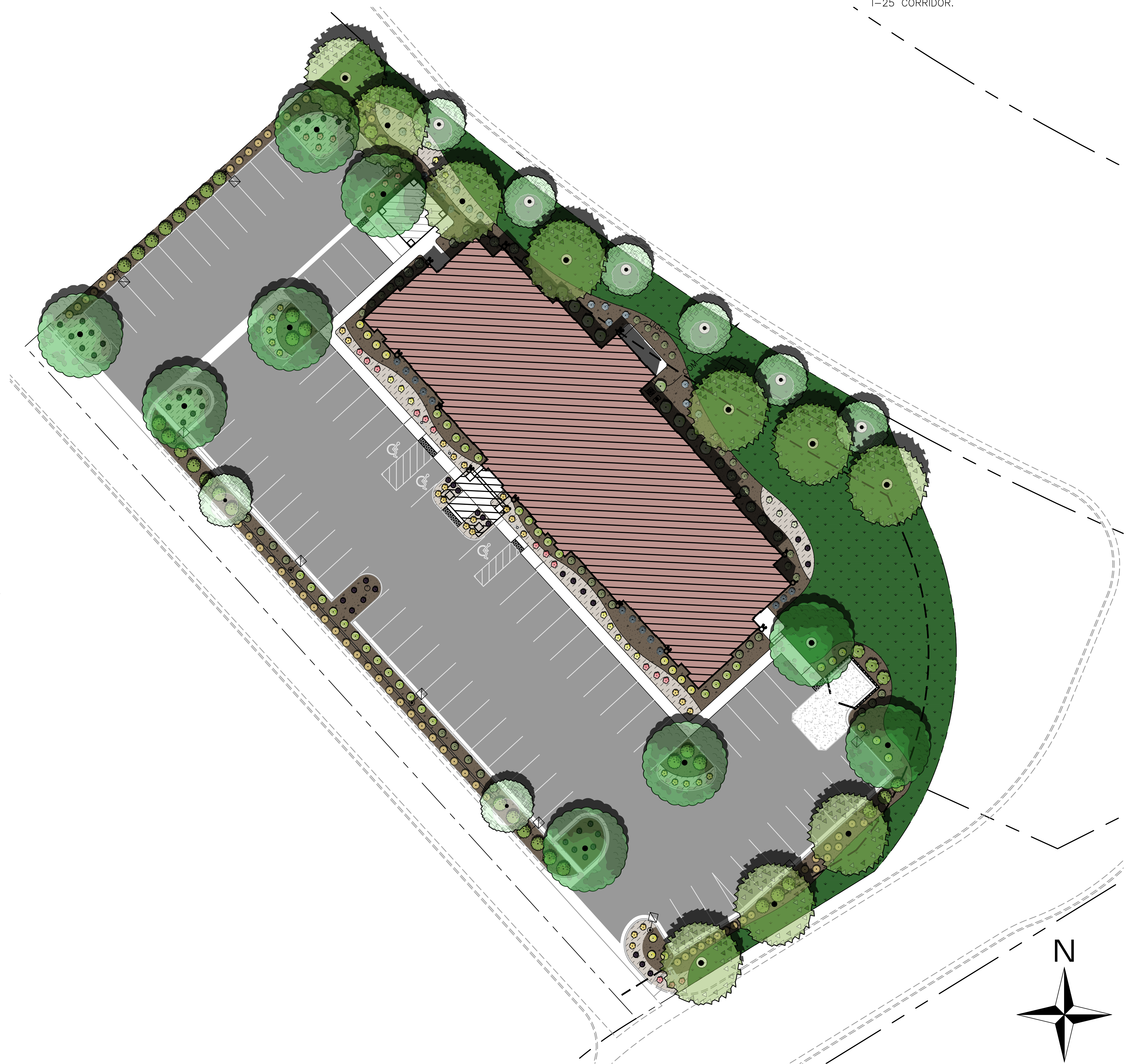
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COLORADO SPRINGS
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LEGAL DESC.: LOT 3,
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 EL PASO COUNTY, CO

LANDSCAPE PLAN CHECKLIST

1. NORTH ARROW.
 (SEE SHEETS L-100, 101, 102, & 200)
2. INDICATION OF SCALE.
 (SEE SHEETS L-100, 101, 102, & 200)
3. EXISTING & PROPOSED CONTOURS ADEQUATE TO IDENTIFY AND PROPERLY SPECIFY LANDSCAPING FOR AREAS NEEDING SLOPE PROTECTION, AS WELL AS ADEQUATE TO DEPICT ANY SCREENING OF PARKING AREAS. SUCH INFORMATION MAY BE ON A SHEET SEPARATE FROM THE PLANTING.
 (SEE SHEETS L-101)
4. PROJECT DATA INFORMATION INCLUDING THE TOTAL SQUARE FOOTAGE OF THE PROPERTY, THE SQUARE FOOTAGE OF THE BUILDING AREAS, PARKING AND OTHER VEHICULAR USE AREAS, AND THE LANDSCAPE AREAS (INCLUDING REQUIRED SUB-AREAS SUCH AS INTERNAL LANDSCAPING AREAS, PARKING LOT, ROADWAY LANDSCAPE); THE TOTAL NUMBER OF OPEN VEHICULAR PARKING STALLS.
 (SEE SHEET L-101)
5. THE EXISTING/ PROPOSED ZONING OF THE SUBJECT PROPERTY AND THE EXISTING ZONING ON SURROUNDING PROPERTIES.
 (SEE SHEET L-101)
6. THE LOCATION OF ALL STRUCTURES, UTILITIES, LIGHT STANDARDS, RETAINING WALLS, PEDESTRIAN WALKS OR PATHS, PEDESTRIAN-ORIENTED AREAS, VEHICULAR DRIVES, STORM WATER DETENTION AREAS, AND OTHER MAN-MADE ELEMENTS. DETAIL DRAWINGS OF ALL REQUIRED STRUCTURES FOR SCREENING PURPOSES.
 (SEE SHEET L-101)
7. DELINEATION OF THE CORNER VISIBILITY SIGHT TRIANGLE SHOWN (25' X 25').
 (SEE SHEET L-102)
8. THE LOCATION, TYPE, AND SIZE OF MAJOR EXISTING PLANT MATERIALS, INCLUDING ALL TREES, WITH INFORMATION AS TO WHICH SUCH MATERIALS SHALL BE REMOVED AND WHICH SHALL BE RETAINED OR RELOCATED.
 (SEE SHEET L-101)
9. THE LOCATION, TYPE, SIZE, AND QUANTITY AND PLANTING SPACING OF PROPOSED PLANT AND OTHER LANDSCAPE MATERIALS.
 (SEE SHEET L-102)
10. THE PLANTING SIZE OF ALL DECIDUOUS TREES SHOWN IN THE PLAN AND SHALL BE INDICATED IN MINIMUM INCHES ON CALIPER, MEASURED 6" ABOVE GROUND. THE PLANTING SIZE OF ALL EVERGREEN TREES SHALL BE INDICATED IN MINIMUM FEET OF HEIGHT ABOVE GROUND. THE PLANTING SIZE FOR SHRUBS SHALL BE INDICATED IN THE MINIMUM CONTAINER IN INCHES OR GALLONS, AS APPROPRIATE.
 (SEE SHEET L-102)
11. ALL PLANT MATERIALS SHALL BE SHOWN ON THE PLAN AT APPROXIMATELY THE MATURE SIZE OF THE MATERIALS.
 (SEE SHEET L-102)
12. ALL PROPOSED LAWN AREAS AND GROUND COVER AREAS SHALL BE IDENTIFIED, INCLUDING THE TYPES AND AMOUNTS OF LIVING PLANT MATERIALS TO BE USED AND THE SIZE AND DEPTH OF NON-LIVING MATERIALS. THE MANNER IN WHICH ANY LAWN AREAS ARE TO BE ESTABLISHED SHALL BE INDICATED. THE LANDSCAPE TREATMENT OF ALL ADJACENT RIGHT-OF-WAY AREAS - AS WELL AS THE OWNER/ DEVELOPERS PROPERTY - SHALL BE IDENTIFIED.
 (SEE SHEET L-102)
13. STATEMENT OF THE TYPE OF EQUIPMENT AND METHODS TO BE USED TO IRRIGATE OR OTHERWISE PROVIDE WATER TO THE REQUIRED LANDSCAPE AREAS.
 (SEE SHEET L-200)
14. PHASING, IF APPLICABLE, SHALL BE NOTED ON THE LANDSCAPE PLAN OR PROVIDED AS SUPPLEMENTAL INFORMATION. ALL FUTURE DEVELOPMENT PHASES WITHIN A SITE SHALL HAVE ALL DISTURBED SOIL SURFACES RE-SEED TO PREVENT EROSION.
 (NOT APPLICABLE)



811 Know what's below.
 Call before you dig.

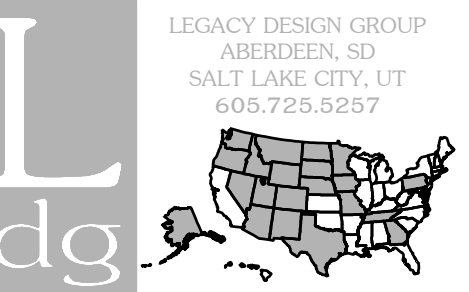
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 DESIGN BY: J. YOUNG
 ORIG. ISSUE DATE: 9/15/2017

LANDSCAPE
 COVER
L-100

SITE DEVELOPMENT PLAN

LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED
UNDER RECEPTION NO. 217713997, EL PASO COUNTY, CO



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COLORADO SPRINGS
MY PLACE HOTEL

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217713997
EL PASO COUNTY, CO

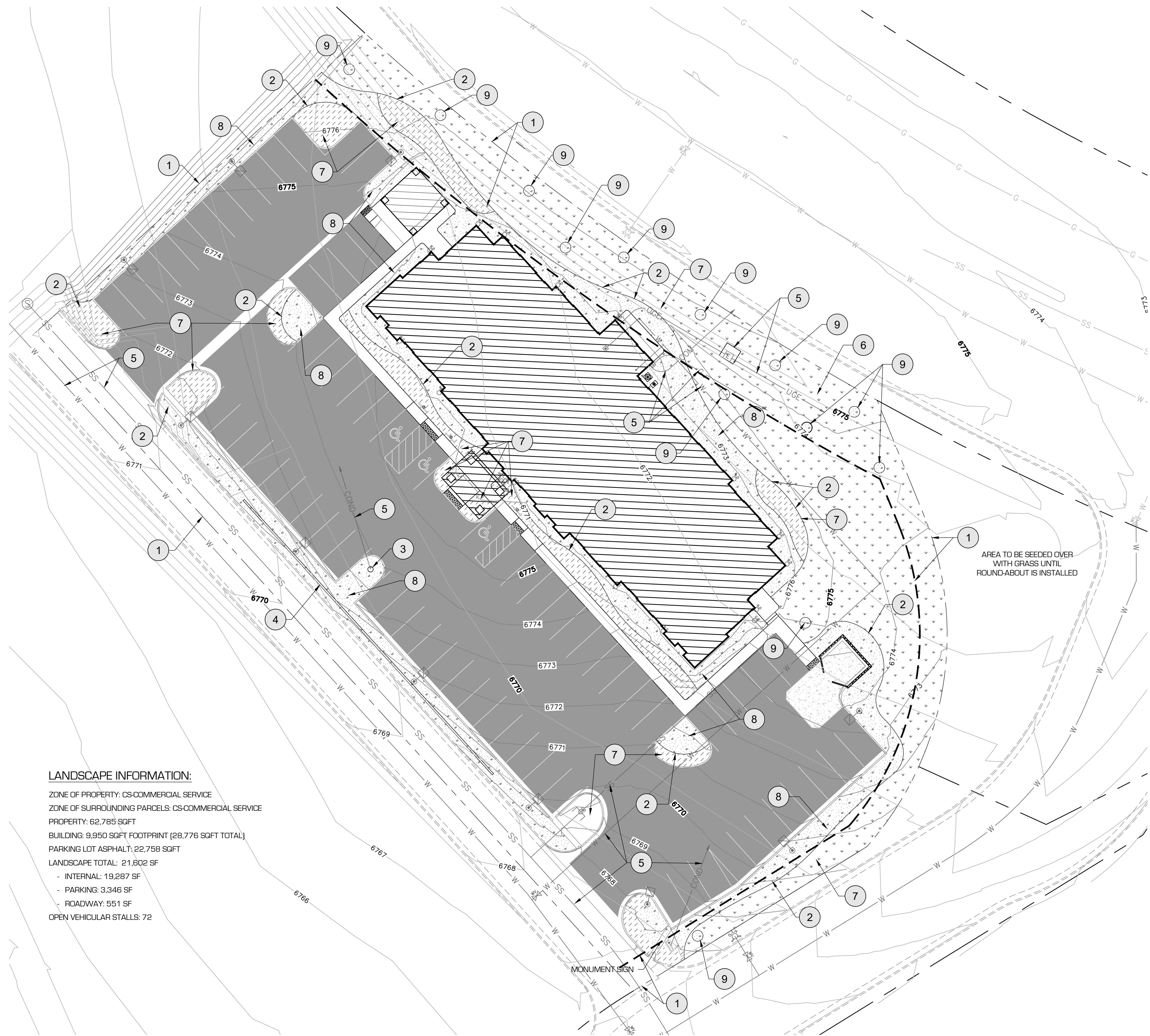
SITE PREPARATION:

NO SIGNIFICANT PLANT MATERIALS ARE LOCATED ON SITE FOR PRESERVATION.
REMOVE ALL EXISTING VEGETATION IN PREPARATION OF SITE DEVELOPMENT.

REFERENCE NOTES

SYMBOL	DESCRIPTION	QTY	DETAIL
1	PROPERTY LINE & LANDSCAPE SETBACK		
2	6" BLACK 14 GAUGE STEEL EDGING WITH 16" STAKES INSTALLED EVERY 30"	1/L-500	
3	FLAG POLE, SEE CIVIL DRAWINGS		
4	RETAINING WALL, SEE CIVIL DRAWINGS		
5	EXISTING/PROPOSED UTILITIES, SEE CIVIL DRAWINGS		
SYMBOL	DESCRIPTION	QTY	DETAIL
6	GRASS LAWN, SEEDED, SEE PLANTING PLAN	10,555 sf	
7	PLANTER BED WITH 3" OF 3/4" SIZE "MOUNTAIN GRANITE" ROCK FROM PIONEER SAND COMPANY. INSTALL DEWITT PRO 5 WEED FABRIC BENEATH ALL ROCK.	8,066 sf	
8	PLANTER BED WITH 3" OF 1" SIZE "NORTHERN RIVER ROCK" FROM PIONEER SAND COMPANY OVER DEWITT PRO 5 WEED FABRIC	2,981 sf	
9	TREE SAUCERS 48" DIAMETER AROUND TREES IN TURF AREAS WITH 3" DEPTH OF 3/4" "MOUNTAIN GRANITE" FROM PIONEER SAND COMPANY OVER DEWITT PRO 5 WEED FABRIC. SAUCER EDGING TO MATCH LANDSCAPE EDGING IN PLAN.		

NOTES:
ALL ROCK MULCH SHALL BE CLEANED AND FREE OF DIRT AND DEBRIS PRIOR TO PLACEMENT.



PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE
SS	SS	SANITARY SEWER LINE
W	W	WATER LINE
OHE	OHE	OVERHEAD ELECTRIC LINE
UGE	UGE	UNDERGROUND ELECTRIC LINE
COM	COM	COMMUNICATIONS LINE
G	G	GAS LINE
COND	COND	CONDUIT
		PROPERTY LINE
●	●	STORMDRAIN INLET
□	□	STORMDRAIN COMBINATION BOX
○	○	STORMDRAIN MANHOLE
⌘	⌘	DOWNSPOUT (ROOF DRAIN W/CONNECTION)
⌘	⌘	ROOFDRAIN (OUTLET TO LANDSCAPING)
⌘	⌘	CLEANOUT
⊙	⊙	SANITARY SEWER MANHOLE
⊞	⊞	ELECTRICAL/TRANSFORMER BOX
⊞	⊞	FIRE HYDRANT
⊞	⊞	WATER METER
⊞	⊞	WATER VALVE
⊞	⊞	SITE LIGHT

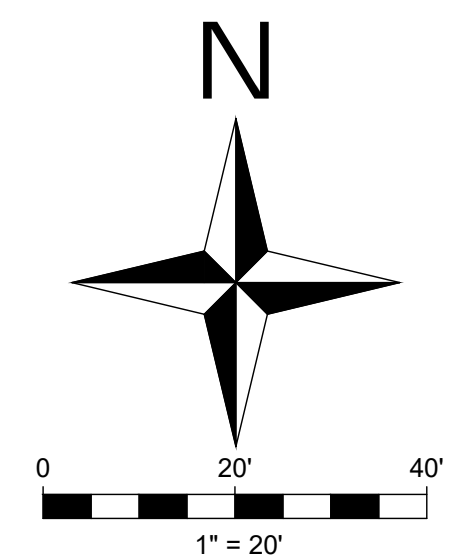
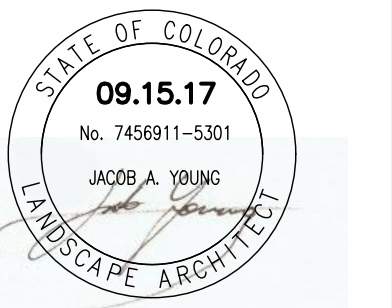
LANDSCAPE INFORMATION:

ZONE OF PROPERTY: CS-COMMERCIAL SERVICE
ZONE OF SURROUNDING PARCELS: CS-COMMERCIAL SERVICE
PROPERTY: 62,785 SQFT
BUILDING: 9,950 SQFT FOOTPRINT (28,776 SQFT TOTAL)
PARKING LOT ASPHALT: 22,758 SQFT
LANDSCAPE TOTAL: 21,602 SF
- INTERNAL: 19,287 SF
- PARKING: 3,346 SF
- ROADWAY: 551 SF
OPEN VEHICULAR STALLS: 72



Rev. Date Comment

DRAWN BY: K. ALTHOUSE
DESIGN BY: J. YOUNG
ORIG. ISSUE DATE: 9/15/2017



LANDSCAPE SITE
PLAN
L-101

SITE DEVELOPMENT PLAN

LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED
UNDER RECEPTION NO. 217713997, EL PASO COUNTY, CO

ROADWAY PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	AA	8	Acer x freemanii 'Autumn Blaze' / Freeman Maple	B & B	2.5"
	MS	6	Malus x 'Spring Snow' / Spring Snow Crab Apple	B & B	2"
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	CS2	4	Cornus sericea 'Kelsey' / Kelsey Dogwood	5 gal	
	PP	6	Prunus besseyi 'Pawnee Buttes' / Sand Cherry	5 gal	
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	GJ	5	Geranium x 'Johnson's Blue' / Johnson's Blue Geranium	1 gal	
	PP2	3	Penstemon eatonii / Firecracker Penstemon	1 gal	
	RH4	4	Rudbeckia hirta 'Denver Daisy' / Gloriosa Daisy	1 gal	
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	CO	22	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	1 gal	

INTERNAL PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	AA	2	Acer x freemanii 'Autumn Blaze' / Freeman Maple	B & B	2.5"
	GS	2	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5"
	MS	2	Malus x 'Spring Snow' / Spring Snow Crab Apple	B & B	2"
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	CR	14	Chrysothamnus nauseosus / Rubber Rabbitbrush	5 gal	
	CA	9	Cornus alba 'Ivory Halo' TM / Tatarian Dogwood	5 gal	
	CS2	12	Cornus sericea 'Kelsey' / Kelsey Dogwood	5 gal	
	MA	17	Mahonia aquifolium 'Compacta' / Compact Oregon Grape	3 gal	
	PM	20	Pinus mugo 'Mops' / Mugo Pine	5 gal	
	PF	27	Potentilla fruticosa / Bush Cinquefoil	5 gal	
	PP	21	Prunus besseyi 'Pawnee Buttes' / Sand Cherry	5 gal	
	RC	10	Ribes alpinum 'Compacta' / Compact Alpine Currant	5 gal	
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	AH	3	Aquilegia x / Columbine	1 gal	
	GB	12	Gaillardia x grandiflora / Blanketflower	1 gal	
	GJ	8	Geranium x 'Johnson's Blue' / Johnson's Blue Geranium	1 gal	
	PP2	12	Penstemon eatonii / Firecracker Penstemon	1 gal	
	RH4	8	Rudbeckia hirta 'Denver Daisy' / Gloriosa Daisy	1 gal	
	SX	7	Salvia x sylvestris 'May Night' / Sage	1 gal	
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	CO	40	Calamagrostis x acutiflora 'Overdam' / Overdam Feather Reed Grass	1 gal	
	HS	17	Helictotrichon sempervirens / Blue Oat Grass	1 gal	
SOD/SEED	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	PP4	10,555 sf	Poa pratensis / Kentucky Bluegrass	sod	

PARKING PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	GS	7	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B & B	2.5"
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	CR	3	Chrysothamnus nauseosus / Rubber Rabbitbrush	5 gal	
	PP	6	Prunus besseyi 'Pawnee Buttes' / Sand Cherry	5 gal	
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
	GB	19	Gaillardia x grandiflora / Blanketflower	1 gal	
	PP2	9	Penstemon eatonii / Firecracker Penstemon	1 gal	
	SX	41	Salvia x sylvestris 'May Night' / Sage	1 gal	

EL PASO COUNTY CODE LANDSCAPE REQUIREMENTS

CODE	REQUIREMENT	QTY REQUIRED	QTY PROVIDED
Roadway Landscaping required for Expressways, Principal Arterials [234' along Struthers Road]	1 Tree per 20'	12	12
Roadway Landscaping required for Non-Arterial Streets [84' along Gleneagle Gateway]	1 tree per 30'	3	3
Parking Lot Trees	1 tree per 15 parking spaces [72 total spaces]	5	10
Minimum required internal landscaped area for Non-Residential Use	5% of Lot	3139.27 SF	21602 SF [34.4%]
Minimum number of trees in required landscaped area	1 tree per 500 sf	7	25

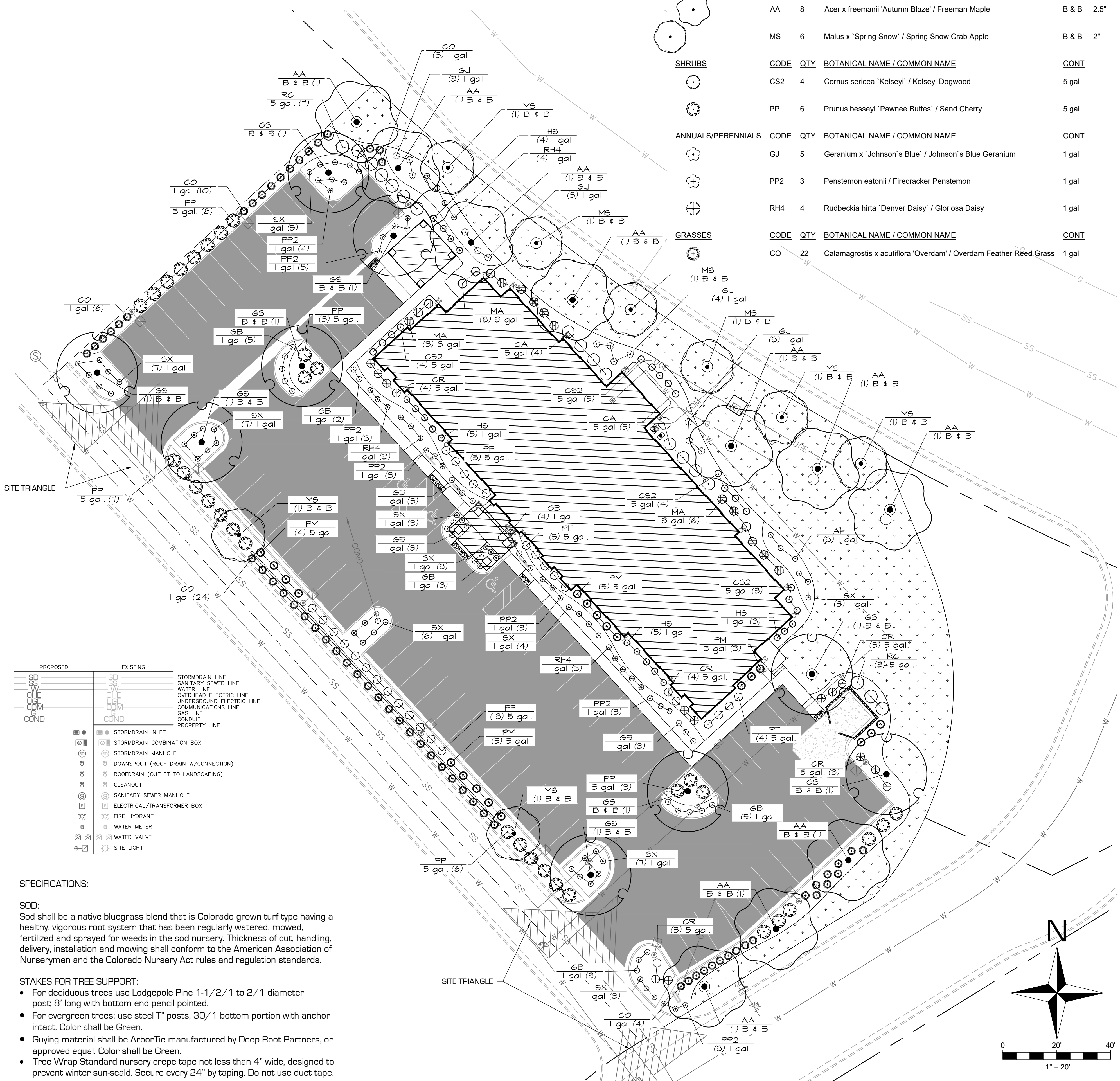
PROPOSED	EXISTING	DESCRIPTION
[Symbol]	[Symbol]	STORMDRAIN INLET
[Symbol]	[Symbol]	STORMDRAIN COMBINATION BOX
[Symbol]	[Symbol]	STORMDRAIN MANHOLE
[Symbol]	[Symbol]	DOWNSPOUT (ROOF DRAIN W/CONNECTION)
[Symbol]	[Symbol]	ROOFDRAIN (OUTLET TO LANDSCAPING)
[Symbol]	[Symbol]	CLEANOUT
[Symbol]	[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	[Symbol]	ELECTRICAL/TRANSFORMER BOX
[Symbol]	[Symbol]	FIRE HYDRANT
[Symbol]	[Symbol]	WATER METER
[Symbol]	[Symbol]	WATER VALVE
[Symbol]	[Symbol]	SITE LIGHT

SPECIFICATIONS:

SOD:
Sod shall be a native bluegrass blend that is Colorado grown turf type having a healthy, vigorous root system that has been regularly watered, mowed, fertilized and sprayed for weeds in the sod nursery. Thickness of cut, handling, delivery, installation and mowing shall conform to the American Association of Nurserymen and the Colorado Nursery Act rules and regulation standards.

STAKES FOR TREE SUPPORT:

- For deciduous trees use Lodgepole Pine 1-1/2"/1 to 2/1 diameter post; 8' long with bottom end pencil pointed.
- For evergreen trees: use steel T" posts, 30/1 bottom portion with anchor intact. Color shall be Green.
- Guying material shall be ArborTie manufactured by Deep Root Partners, or approved equal. Color shall be Green.
- Tree Wrap Standard nursery crepe tape not less than 4" wide, designed to prevent winter sun-scald. Secure every 24" by taping. Do not use duct tape.



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DEVELOPER: SEGELKE REAL ESTATE, LLC AND/OR MPCOS, LLC

COLORADO SPRINGS MY PLACE HOTEL

LEGAL DESC.: LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 217713997, EL PASO COUNTY, CO



Rev.	Date	Comment

DRAWN BY: K. ALTHOUSE
DESIGN BY: J. YOUNG
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PLANTING PLAN

L-102

SITE DEVELOPMENT PLAN

LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED
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IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
I-101	IRRIGATION MAIN LINE	1/L-501	
I-102	PIPE SLEEVING BENEATH HARDSCAPES	2/L-501	
I-103	CONTRACTOR TO PROVIDE POWER AND ETHERNET TO CONTROLLER LOCATION		
I-104	ENCLOSURE TO BE INSTALLED AROUND BACKFLOW PREVENTION DEVICE PER DETAIL.	2/L-502	

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	Rain Bird 1806 10 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	17	30	3/L-501
	Rain Bird 1806 12 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	6	30	3/L-501
	Rain Bird 1806 15 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	4	30	3/L-501
	Rain Bird R-1318 RD-06-SAM-P45 Turf Rotator, 13'-18" Rotary Stream, w/RD-00 turf spray body on 6.0" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	10	40	3/L-501
	Rain Bird R-1724 RD-06-SAM-P45 Turf Rotator, 17'-24" Rotary Stream, w/RD-00 turf spray body on 6.0" pop-up, with check valve and 45 psi in-stem pressure regulator. 1/2" NPT Female Threaded Inlet.	7	40	3/L-501
	Rain Bird RVAN18 RD-06-SAM-P45 Turf Rotator, 13'-18" Hand Adjustable Rotary Stream, w/RD-00 turf spray body, 6.0" Pop-Up. With Seal-A-Matic Check Valve and 45 psi in-stem pressure regulation.	63	40	3/L-501

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Rain Bird XZC-100-PRB-COM Wide Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 0.3gpm to 20gpm.	3	6/L-502
	4' Tree Ring Drip Line Rain Bird XFD-P-04-12 drip line formed into concentric circles spaced 12" apart to a maximum of 4' radius.	14	3/L-502
	Area to Receive Drip Emitters Rain Bird XB-PC Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet. Emitter Notes: 1.0 GPH emitters (2 assigned to each 1 gal plant) 2.0 GPH emitters (2 assigned to each 3 gal plant) 2.0 GPH emitters (2 assigned to each 5 gal plant)	10,859 s.f.	5/L-502

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Rain Bird PGA Globe 1", 1-1/2", 2" Electric Remote Control Valve, Globe.	6	5/L-501
	Isolation Ball Valve PBVL-200S 2 in Plastic Ball Valve Lever Handle Slip 2" Plastic Ball Valve (Slip) Grey Schedule 80 PVC Maximum pressure: 80 psi Industrial grade, maintenance free sealed unit and compact design. Single handle design for low operating torque.	3	6/L-501
	Zum 375 1-1/2" Reduced Pressure Principle Assembly. Sizes 1/2", 3/4", 1", 1-1/4", 1-1/2", 2".	1	2/L-502
	Rain Bird ESP4ME with (2) ESP-SM3 10 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Applications.	1	1/L-502
	V.I.T. Products SBBC-30AL Low profile backflow enclosure, with marine grade aluminum. 30"L, 30"H, 16.25"W (76.2cm L, 76.2cm H, 41.275cm W).	1	4/L-502
	Stop & Waste Valve	1	4/L-501
	Point of Connection 1-1/2" POINT OF CONNECTION AT BUILDING, SEE MECHANICAL PLANS.	1	
	Irrigation Lateral Line: PVC Schedule 40	2,748 l.f.	1/L-501
	Irrigation Mainline: PVC Class 200 SDR 21	246.1 l.f.	1/L-501
	Pipe Sleeve: PVC Schedule 40	100.5 l.f.	2/L-501

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	Rain Bird PGA Globe	1-1/2"	Turf Rotary	31.79	45.45	58.96	0.52 in/h
2	Rain Bird XZC-100-PRB-COM	1"	Area for Drip Emitters	0.95	21.71	33.71	Unknown
3	Rain Bird PGA Globe	1-1/2"	Turf Rotary	30.56	46.07	59.27	0.53 in/h
4	Rain Bird XZC-100-PRB-COM	1"	Area for Drip Emitters	0.19	21.01	33.01	Unknown
5	Rain Bird PGA Globe	1-1/2"	Turf Rotary	29.38	45.63	59.36	0.78 in/h
6	Rain Bird XZC-100-PRB-COM	1"	Area for Drip Emitters	1.33	23.51	35.52	Unknown
7	Rain Bird PGA Globe	1-1/2"	Turf Spray	28.88	36.14	50.44	1.83 in/h
8	Rain Bird PGA Globe	1"	Turf Rotary	22.30	49.16	62.53	0.56 in/h
9	Rain Bird PGA Globe	1"	Turf Rotary	20.20	49.41	62.51	0.55 in/h



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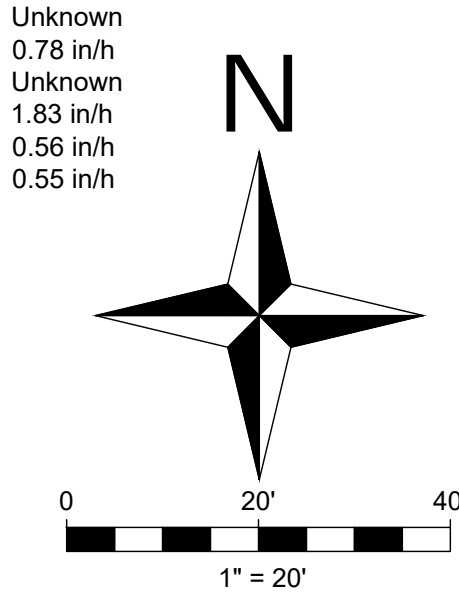
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IRRIGATION PLAN

L-200



SITE DEVELOPMENT PLAN

LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 217713997, EL PASO COUNTY, CO

LANDSCAPE NOTES & SPECIFICATIONS:

GENERAL NOTES:

1. THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO ANY SITE WORK, IRRIGATION AND LANDSCAPE WORK; CONTRACTOR SHALL REPORT ANY CONFLICTS TO THE OWNERS REPRESENTATIVE.
2. THE CONTRACTOR(S) AND SUBCONTRACTORS ARE 100% RESPONSIBLE FOR ANY DAMAGE OCCURRED BY CONTRACTOR/SUBCONTRACTORS TO BUILDINGS, VEHICLES, TREES, SIDEWALKS, CURBS, DRIVES, UTILITIES AND ALL PROPERTY OF THE OWNER. IF ANY DAMAGE OCCURS TO THE OWNER'S BUILDINGS, SITE, LANDSCAPE, AND PROPERTY THE CONTRACTOR MUST REPORT IT IMMEDIATELY AND WORK OUT A SOLUTION WITH OWNER'S REP.
3. TIME IS OF THE ESSENCE AND THE OWNER IS RELYING ON THE LANDSCAPING TO BE COMPLETED IN A PROFESSIONAL AND TIMELY MANNER TO PROMOTE BUSINESS.
4. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION FROM THE PLANS OR SPECIFICATIONS MUST HAVE WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.

PLANTING NOTES:

5. THE PLANTING PLAN IS DIAGRAMMATIC AND ALL PLANT LOCATIONS ARE APPROXIMATE. IF NECESSARY ADJUST PLANTING LOCATION TO ACCOMMODATE UTILITIES AND OTHER UNFORESEEN OBSTACLES.
6. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED ON PLANT SCHEDULE.
7. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
8. ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT, SOLAR NEEDS, WATER NEEDS, AND CULTURE ONLY AS APPROVED BY THE OWNER'S REP.
9. PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND ALL PLANTING AREAS SHALL BE MOISTENED BEFORE PLANTINGS.
10. ALL GRASS SEED AREAS SHALL RECEIVE A MINIMUM OF SIX (6) INCHES OF IMPORTED TOPSOIL AND TEN (10) INCHES IN PLANTING BEDS. ALL TOPSOIL USED ON THIS PROJECT SHALL MEET THE FOLLOWING CRITERIA:
 - 10.1. pH: 5.5 - 8.0
 - 10.2. MINIMUM 1% PERCENT ORGANIC MATTER
 - 10.3. TEXTURE (PARTICLE SIZE PER USDA SOIL CLASSIFICATION): SAND: <70%, CLAY: <30%
 - 10.4. SILT: = BALANCE
 - 10.5. STONE FRAGMENTS (GRAVELS OR ANY SOIL PARTICLE GREATER THAN 2 MM IN SIZE): <5% (BY VOLUME)
11. IN ADDITION, THE SOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH. IT SHALL BE FREE OF STONES, LUMPS, CLODS OF HARD EARTH, PLANTS OR THEIR ROOTS, STICKS AND OTHER EXTRANEOUS MATTER. THE SOIL SHALL CONTAIN NO NOXIOUS WEEDS NOR THEIR SEEDS. IT SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
12. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED IN PLACING ALL TOPSOIL:
 - 12.1. SUB-GRADE MATERIAL SHALL BE ROUGH GRADED TO PLUS OR MINUS 0.1 FEET OF A FINAL ROUGH GRADE WHICH WILL ALLOW THE CONTRACTOR TO ACHIEVE FINAL FINISH GRADE THROUGH THE INSTALLATION OF IMPORTED TOPSOIL.
 - 12.2. SCARIFY SURFACE OF SUB-GRADE TO A TWO (2) INCH DEPTH TO PROVIDE TRANSITION ZONE BETWEEN SUB-GRADE AND TOPSOIL. PLACE TOPSOIL ON SUB-GRADE AND FINE GRADE TO FINAL FINISH GRADE AND TOPSOIL DEPTHS AS INDICATED ON THE DRAWINGS AND IN THESE NOTES.
 - 12.3. FINISH GRADE TO BE 1" BELOW TOP OF CURB OR WALK FOR TURF AREAS, 2" FOR PLANTER BEDS.
 - 12.4. LANDSCAPE CONTRACTOR SHALL MAINTAIN A MINIMUM 3% DRAINAGE AWAY FROM ALL BUILDINGS, STRUCTURES, AND WALLS. FINISHED GRADES SHALL BE SMOOTHED TO ELIMINATE STANDING WATER, UNLESS SPECIFIED ON GRADING PLAN (SEE CIVIL SET).
 - 12.5. ALL FINISHED GRADES SHALL BE APPROVED BY THE OWNER/OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.
13. CONTRACTOR SHALL HAVE THE OWNER'S REP. APPROVE PLANT MATERIAL SIZE AND QUALITY PRIOR TO INSTALLATION. ANY PLANTS WHICH ARE NOT TRUE TO FORM, APPEAR STRESSED OR UNHEALTHY, INFESTED WITH PESTS, OR UNDERSIZED FOR THEIR CONTAINERS SHALL BE REJECTED.
14. PLANT MATERIAL SHALL NOT BE ROOT BOUND. THREE (3) GALLON PLANTS AND LARGER SHALL HAVE BEEN GROWN IN CONTAINERS FOR A MINIMUM OF SIX (6) MONTHS UP TO A MAXIMUM OF TWO (2) YEARS. PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES AND PESTS. BARE ROOT MAY BE USED WHEN APPROVED BY OWNER'S REP.
15. ALL TREES SHALL BE 2" CALIPER SIZE MEASURED 48" ABOVE THE GROUND.
16. PLANTS SHALL NOT BE PLACED WITHIN TWELVE (12) INCHES OF SPRINKLER HEADS.
17. PLANTING PROCEDURES FOR ALL PLANT MATERIALS, ESPECIALLY TREES, SHALL BE AS FOLLOWS:
 - 17.1. DIG PLANTING HOLE THREE (3) TIMES THE WIDTH OF THE ROOT BALL, AND SAME DEPTH AS THE ROOT BALL DEPTH. SIDES OF HOLE SHOULD BE ROUGHENED AND NOT SMOOTH OR SCULPTED.
 - 17.2. FOR CONTAINER PLANTS, REMOVE CONTAINER AND PLACE ROOT BALL IN CENTER OF HOLE, WITH ROOT BALL RESTING ON UNDISTURBED SOIL. ROOT CROWN OR COLLAR SHALL BE AT OR JUST ABOVE FINISHED GRADE.
 - 17.3. FOR BALLED AND BURLAP PLANTS, PLACE ROOT BALL IN CENTER OF HOLE AND RESTING ON UNDISTURBED GROUND. CUT AND REMOVE WIRE BASKET AND BURLAP OR OTHER WRAPPING MATERIAL FROM ROOT BALL THIS MAY BE DONE WITH ROOT BALL IN HOLE. BURLAP OR WIRE PIECES UNDERNEATH THE ROOT BALL MAY BE LEFT IF THEY CANNOT BE REMOVED. DO NOT FOLD BURLAP OVER, BUT CUT AWAY AS MUCH AS POSSIBLE WITHOUT DISTURBING ROOT BALL. BACKFILL BOTTOM THIRD (1/3) OF HOLE AS WIRE AND BURLAP ARE REMOVED.
 - 17.4. PLACE PLANT IN THE HOLE AND BACKFILL TO HALFWAY POINT AND PLACE AGRIFORM PLANTING TABLETS IN THE HOLE ABOUT 1-2 INCHES AWAY FROM THE ROOT TIPS. DO NOT PLACE TABLETS IN THE BOTTOM OF THE PLANTING HOLE. SEE DETAIL AND CHART FOR SUGGESTED APPLICATION RATES.
 - 17.5. FINISH FILLING THE HOLE AROUND THE PLANT TO GRADE LEVEL.
 - 17.6. THOROUGHLY WATER PLANT, THEN COMPLETE BACKFILLING THE HOLE. FORM A WATERING BASIN AROUND THE PLANT AND THOROUGHLY WATER AGAIN.
18. MONITOR ALL PLANTS TO INSURE THAT NO SETTLING OCCURS.
19. THE LANDSCAPE CONTRACTOR SHALL LEAVE SITE IN A CLEAN CONDITION, REMOVING ALL UNUSED MATERIAL, TRASH AND TOOLS.
20. AT SUBSTANTIAL COMPLETION OF ALL WORK OUTLINED IN THESE PLANS, THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER AND ARRANGE FOR A WALK THROUGH. SUBSTANTIAL COMPLETION SHALL BE DEFINED AS COMPLETION OF ALL WORK OUTLINED IN THE PLANS AND SPECIFICATIONS WITH THE EXCEPTION OF FINAL CLEAN UP AND DEMOBILIZATION. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS, NOTES, AND SPECIFICATIONS AND EXHIBIT PROFESSIONAL WORKMANSHIP. A MAINTENANCE PERIOD WILL BEGIN ON THE DATE OF ACCEPTANCE OF SUBSTANTIAL COMPLETION BY OWNER.
21. LANDSCAPE CONTRACTOR TO PROVIDE DETAILED AS BUILT DRAWINGS TO OWNERS REPRESENTATIVE UPON COMPLETION OF LANDSCAPE PLANTING. THE DRAWING TO SHOW LOCATION OF: BUILDING, HARDSCAPES, AND ALL PLANT MATERIAL (TREES, SHRUBS, GRASSES, PERENNIALS AND OTHERS). THE AS-BUILT DRAWINGS MUST USE THE BOTANIC NAMES OF SPECIES INSTALLED. THE CONTRACTOR MUST REVIEW THE AS-BUILT DRAWINGS WITH OWNERS REPRESENTATIVE PRIOR TO COMPLETION OF PROJECT.
22. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS UNTIL PROJECT COMPLETION AS DETERMINED BY THE OWNER'S REP. TURF SHALL BE CONSIDERED FULLY ESTABLISHED WHEN GRASS STANDS COME IN UNIFORM AND THICK, WITH NO BARE OR THIN SPOTS, AND ROOTS HAVE BEGUN TO SPREAD AND KNIT TOGETHER. NO WEEDS SHALL BE ALLOWED IN THE GRASS. THE MAINTENANCE WORK REQUIRED SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
 - 22.1. DAILY WATERING OF ALL PLANT MATERIAL.
 - 22.2. WEEDING AND REMOVAL OF ALL WEEDS FROM GROUND COVER AND PLANTING AREAS.
 - 22.3. REPLACEMENT OF ANY DEAD, DYING, OR DAMAGED TREES, SHRUBS OR GROUND COVER.
 - 22.4. FILLING AND REPLANTING OF ANY LOW AREAS WHICH MAY CAUSE STANDING WATER.
 - 22.5. ADJUSTING OF SPRINKLER HEAD HEIGHTS AND WATERING PATTERNS.
 - 22.6. FILLING AND RE-COMPACTION OF ERODED AREAS, ALONG WITH ANY REQUIRED RE-SEEDING AND/OR RE-PLANTING.
 - 22.7. GRASS SHALL BE MOWED WHEN BLADES REACH THREE (3) INCHES TALL. NO MORE THAN ONE THIRD (1/3) OF THE BLADE SHALL BE REMOVED PER CUTTING. CUTTING FREQUENCY SHALL BE ONCE EVERY FIVE (5) TO SEVEN (7) DAYS.
 - 22.8. WEEKLY REMOVAL OF ALL TRASH, LITTER, CLIPPINGS AND ALL FOREIGN DEBRIS.

23. CONTRACTOR TO FERTILIZE TREES, SHRUBS, PERENNIALS AND GRASSES WITH MILLERS A TO Z MIX ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
24. PLANT QUALITY AT OR BELOW THE SOIL LINE:
 - 24.1. A MINIMUM OF THREE STRUCTURAL ROOTS REASONABLY DISTRIBUTED AROUND THE TRUNK SHALL BE FOUND IN EACH PLANT. PLANTS WITH STRUCTURAL ROOTS ON ONLY ONE SIDE OF THE TRUNK (J ROOTS) SHALL BE REJECTED.
 - 24.2. THE ROOT CROWN MUST NOT BE MORE THAN TWO INCHES BELOW THE SOIL LINE. THE TOP TWO STRUCTURAL ROOTS SHALL BE NO MORE THAN TREE INCHES BELOW THE SOIL LINE WHEN MEASURED FOUR INCHES RADIAL TO THE TRUNK. THE TOP OF THE OTHER STRUCTURAL ROOT SHALL BE NO GREATER THAN FIVE INCHES BELOW THE SOIL LINE WHEN MEASURED FOUR INCHES RADIAL TO THE TRUNK. THE GROWER MAY REQUEST A MODIFICATION TO THIS REQUIREMENT FOR SPECIES WITH ROOTS THAT RAPIDLY DESCEND, PROVIDED THAT THE GROWER REMOVES ALL CIRCLING ROOTS ABOVE THE STRUCTURAL ROOTS ACROSS THE TOP OF THE STRUCTURAL ROOTS.
 - 24.3. THE ROOT SYSTEM SHALL BE REASONABLY FREE OF ROOT DEFECTS INCLUDING POTENTIALLY STEM-GIRDLING ROOTS ABOVE THE ROOT COLLAR AND MAIN STRUCTURAL ROOTS, VERTICAL ROOTS, AND/OR KINKED ROOTS FROM NURSERY PRODUCTION PRACTICES, INCLUDING ROOTS ON THE INTERIOR OF THE ROOT BALL.
 - 24.3.1. REASONABLE AND REASONABLY - WHEN USED IN THIS SPECIFICATION RELATIVE TO PLANT QUALITY - ARE INTENDED TO MEAN THAT THE CONDITIONS CITED WILL NOT AFFECT THE ESTABLISHMENT OR LONG-TERM STABILITY, HEALTH, OR GROWTH OF THE PLANT. THIS SPECIFICATION RECOGNIZES THAT IT IS NOT POSSIBLE TO PRODUCE PLANTS FREE OF ALL DEFECTS AND THAT SOME DECISIONS CANNOT BE TOTALLY BASED ON MEASURED FINDINGS, SO PROFESSIONAL JUDGEMENT IS REQUIRED. IN CASES OF DIFFERING OPINION, THE LANDSCAPE ARCHITECT SHALL DETERMINE WHEN CONDITIONS WITHIN THE PLANT ARE JUDGED AS REASONABLE.
 - 24.3.2. THE FINAL PLANT GROWER SHALL BE RESPONSIBLE FOR CERTIFYING THAT THE PLANTS HAVE BEEN ROOT PRUNED AT EACH STEP IN THE PLANT PRODUCTION PROCESS TO REMOVE STEM-GIRDLING ROOTS AND KINKED ROOTS, OR SHALL ENSURE THAT THE PREVIOUS LINER PRODUCTION SYSTEM USED OTHER PRACTICES THAT PRODUCE A ROOT SYSTEM THROUGHOUT THE ROOT BALL THAT MEETS THESE SPECIFICATIONS. REGARDLESS OF THE WORK OF PREVIOUS GROWERS, THE PLANT'S ROOT SYSTEM SHALL BE MODIFIED AT THE FINAL PRODUCTIONS STAGE TO PRODUCE THE REQUIRED PLANT ROOT QUALITY. THE FINAL GROWER SHALL CERTIFY IN WRITING THAT ALL PLANTS ARE REASONABLY FREE OF ROOT DEFECTS AS DEFINED IN THIS SPECIFICATION AND THAT THE TREE HAS BEEN GROWN AND HARVESTED TO PRODUCE A PLANT THAT MEETS THESE SPECIFICATIONS.
 - 24.4. ALL PLANTS MAY BE INSPECTED AT THE SUPPLIER'S NURSERY. THE LANDSCAPE ARCHITECT MAY MAKE INVASIVE INSPECTION OF THE ROOT BALL AS NEEDED TO VERIFY THAT PLANTS MEET THE REQUIREMENTS. INSPECTIONS OF CONTAINER TREES MAY REQUIRE RANDOM CUTTING INTO THE INTERIOR ROOT BALL OF UP TO 2 PERCENT BUT NOT FEWER THAN TWO TREES OF EACH TYPE OF TREE IN A CONTAINER AT EACH SOURCE NURSERY. SUCH CUTTING AND INSPECTION MAY RENDER THE CONTAINER TREE UNSUITABLE FOR PLANTING. FINDINGS OF THE ROOT INSPECTIONS SHALL BE CONSIDERED AS REPRESENTATIVE OF ALL TREES OF THAT TYPE FROM THAT SOURCE.
- 24.5. CONTAINER-GROWN PLANTS, IN ADDITION TO THE ABOVE REQUIREMENTS, SHOULD COMPLY WITH THE FOLLOWING:
 - 24.5.1.1. CONTAINER-GROWN PLANTS MAY BE PERMITTED ONLY WHEN INDICATED ON THE DRAWING OR THIS SPECIFICATION.
 - 24.5.2. CONTAINER-GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED.
 - 24.6. SUFFICIENTLY TO HOLD ITS POTTING MEDIUM TOGETHER BUT NOT SO LONG AS TO HAVE DEVELOPED ROOTS THAT ARE MATTED OR CIRCLING AROUND THE EDGE OR INTERIOR OF THE ROOT MASS. PLANTS SHALL HAVE BEEN ROOT PRUNED AT EACH CHANGE IN CONTAINER SIZE.
 - 24.6.1. PLANTS THAT FAIL TO MEET ANY OF THE ABOVE REQUIREMENTS SHALL BE MODIFIED TO CORRECT DEFICIENCIES IF APPROVED BY THE LANDSCAPE ARCHITECT. MODIFICATION SHALL INCLUDE THE FOLLOWING:
 - 24.6.1.1. SHAVING ALL CIRCLING ROOTS ON THE EXTERIOR OF THE ROOT MASS DEEP ENOUGH SO THAT ALL CUT ROOTS ENDS ARE ROUGHLY RADIAL TO THE TRUNK.
 - 24.6.1.2. REMOVAL OF ALL ROOTS ABOVE THE TOP OF THE MAIN STRUCTURAL ROOTS AND TRUNK FLARE INCLUDE ANY ROOTS THAT ARE IMPRINTS FROM PREVIOUS SMALLER CONTAINERS. (THE ABOVE MODIFICATIONS SHALL NOT BE CAUSE TO ALTER THE WARRANTY PROVISIONS OF THIS SPECIFICATION.)

- 24.5. CONTAINER-GROWN PLANTS, IN ADDITION TO THE ABOVE REQUIREMENTS, SHOULD COMPLY WITH THE FOLLOWING:
 - 24.5.1.1. CONTAINER-GROWN PLANTS MAY BE PERMITTED ONLY WHEN INDICATED ON THE DRAWING OR THIS SPECIFICATION.
 - 24.5.2. CONTAINER-GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED.
 - 24.6. SUFFICIENTLY TO HOLD ITS POTTING MEDIUM TOGETHER BUT NOT SO LONG AS TO HAVE DEVELOPED ROOTS THAT ARE MATTED OR CIRCLING AROUND THE EDGE OR INTERIOR OF THE ROOT MASS. PLANTS SHALL HAVE BEEN ROOT PRUNED AT EACH CHANGE IN CONTAINER SIZE.
 - 24.6.1. PLANTS THAT FAIL TO MEET ANY OF THE ABOVE REQUIREMENTS SHALL BE MODIFIED TO CORRECT DEFICIENCIES IF APPROVED BY THE LANDSCAPE ARCHITECT. MODIFICATION SHALL INCLUDE THE FOLLOWING:
 - 24.6.1.1. SHAVING ALL CIRCLING ROOTS ON THE EXTERIOR OF THE ROOT MASS DEEP ENOUGH SO THAT ALL CUT ROOTS ENDS ARE ROUGHLY RADIAL TO THE TRUNK.
 - 24.6.1.2. REMOVAL OF ALL ROOTS ABOVE THE TOP OF THE MAIN STRUCTURAL ROOTS AND TRUNK FLARE INCLUDE ANY ROOTS THAT ARE IMPRINTS FROM PREVIOUS SMALLER CONTAINERS. (THE ABOVE MODIFICATIONS SHALL NOT BE CAUSE TO ALTER THE WARRANTY PROVISIONS OF THIS SPECIFICATION.)

TREE STAKING:

31. LANDSCAPE CONTRACTOR TO PROVIDE BID TO STAKE UP TO 50% OF TREES.
32. THE OWNER/OWNERS REPRESENTATIVE SHALL HAVE THE AUTHORITY TO REQUIRE THAT TREES ARE STAKED OR TO REJECT STAKING AS AN ALTERNATIVE WAY TO STABILIZE THE TREE.
33. TREES THAT REQUIRE HEAVILY MODIFIED ROOT BALLS TO MEET THE ROOT QUALITY STANDARDS MAY BECOME UNSTABLE. THE OWNER/OWNERS REP MAY CHOOSE TO REJECT THESE TREES RATHER THAN UTILIZE STAKING TO TEMPORARILY SUPPORT THE TREE.
34. STAKES SHALL BE LODGE POLE STAKES FREE OF KNOTS AND OF DIAMETERS AND LENGTHS APPROPRIATE TO THE SIZE OF PLANT AS REQUIRED TO ADEQUATELY SUPPORT THE PLANT.
35. PLANTS SHALL STAND PLUMB AFTER STAKING REMOVE TREE STAKING AFTER THE FIRST FULL GROWING SEASON UNLESS DIRECTED BY THE OWNER/OWNERS REP.

ROCK:

36. PLANTER BEDS RECEIVING ROCK SHALL RECEIVE 3" OF 1" SIZE "MOUNTAIN GRANITE" ROCK OR "NORTHERN RIVER ROCK" PER PLAN INSTALLED OVER DEWITT PRO 5 WEED FABRIC.

WEED FABRIC:

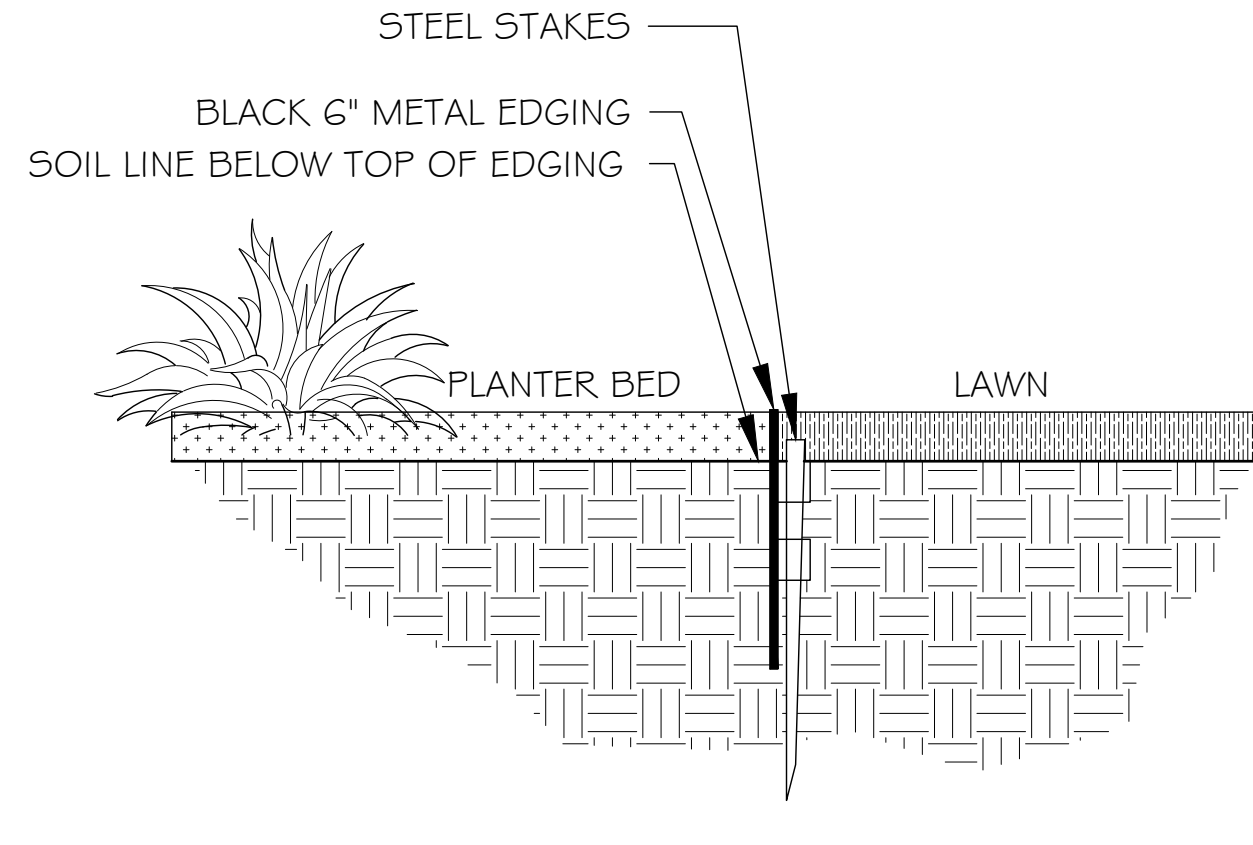
37. ALL PLANTER BED AREAS INCLUDING MULCH OR ROCK SHALL RECEIVE WEED BARRIER FABRIC. CONTRACTOR TO INSTALL DEWITT PRO 5 WEED FABRIC PER MANUFACTURERS RECOMMENDATIONS INCLUDING THE USE OF STAPLES AS OFTEN AS RECOMMENDED.

EDGING:

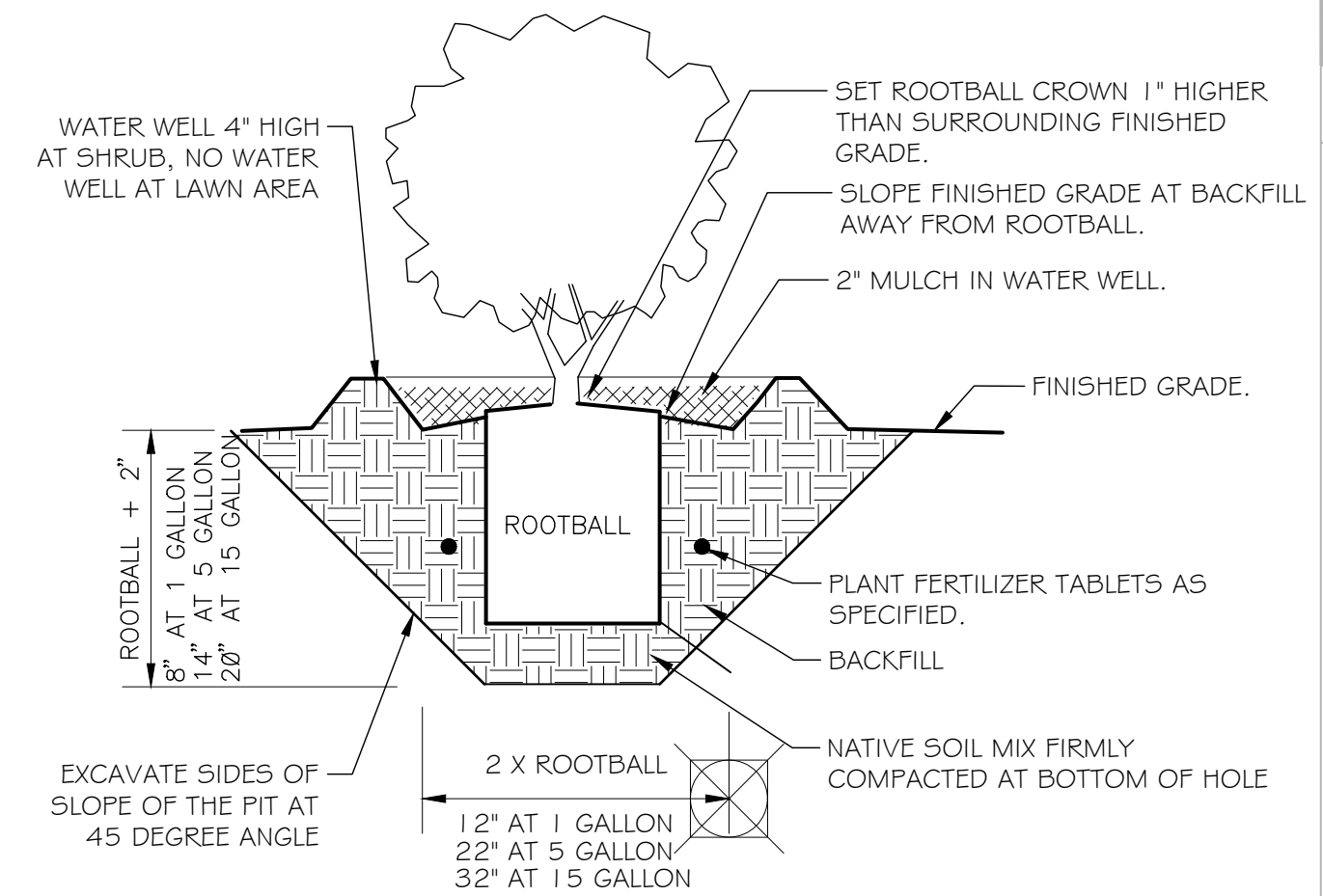
38. WHERE A PLANTER BED ABUTS A GRASS SEED AREA OR GRAVEL CONTRACTOR SHALL INSTALL 6" BLACK METAL EDGING.

MAINTENANCE & WARRANTIES:

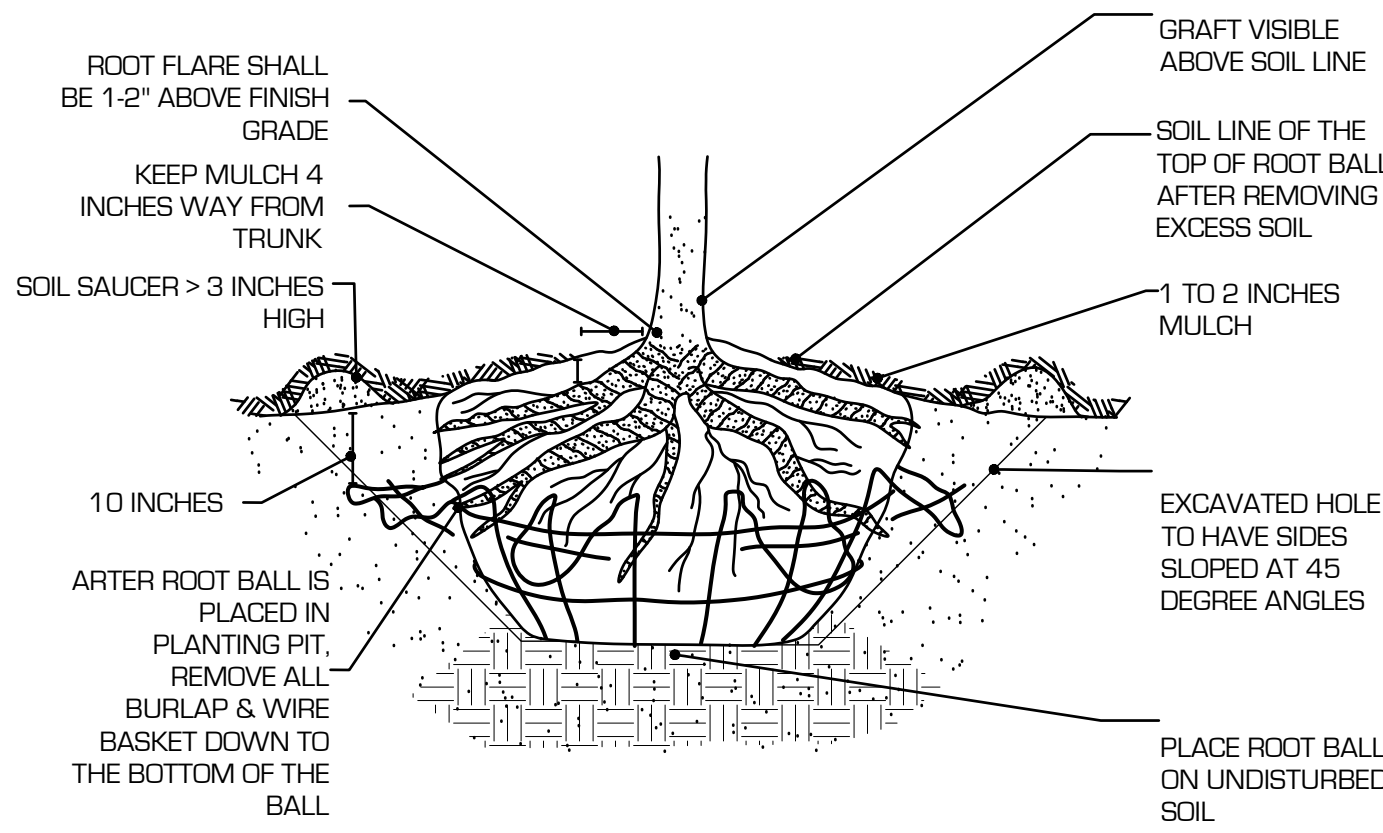
39. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE TREES, PLANTER BEDS (INCLUDING WEEDING), SHRUB PRUNING, WATERING THE PLANTS AND IRRIGATION SYSTEM FOR THE DURATION OF THE CONSTRUCTION PERIOD.
40. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE FOR 90 DAYS PAST THE FINAL INSPECTION. THE MAINTENANCE IS TO INCLUDE: WEEDING PLANTER BED AREAS, SPRAYING THE SOIL AREAS FOR WEEDS AND FERTILIZATION (1 APPLICATION AFTER INITIAL APPLICATION), MOWING, TRIMMING, AND IRRIGATION REPAIRS.
41. ALL SHRUBS AND GROUND COVERS SHALL BE GUARANTEED BY THE CONTRACTOR AS TO GROWTH AND HEALTH FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE MAINTENANCE PERIOD AND FINAL ACCEPTANCE. ALL TREES SHALL BE GUARANTEED BY THE CONTRACTOR TO LIVE AND GROW IN AN ACCEPTABLE UPRIGHT POSITION FOR A PERIOD OF ONE (1) YEAR AFTER COMPLETION OF THE SPECIFIED MAINTENANCE PERIOD AND FINAL ACCEPTANCE.
42. THE ONLY CONDITIONS WHICH RELIEVE THE CONTRACTOR FROM THE GUARANTEE OF PLANT MATERIALS AS DESCRIBED ABOVE ARE THOSE WHICH CAN BE SHOWN ARE A DIRECT RESULT OF IMPROPER CARE OR WATERING BY THE OWNER AFTER THE MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD.
43. THE CONTRACTOR, WITHIN FIFTEEN (15) DAYS AFTER RECEIVING WRITTEN NOTIFICATION BY THE OWNERS REP., SHALL REMOVE AND REPLACE ALL GUARANTEED PLANT MATERIALS WHICH FAIL TO MEET THE REQUIREMENTS OF THE GUARANTEE. REPLACEMENT SHALL BE MADE WITH PLANT MATERIALS AS INDICATED OR SPECIFIED ON THE ORIGINAL PLANS, AND ALL SUCH REPLACEMENT MATERIALS SHALL BE GUARANTEED AS SPECIFIED FOR THE ORIGINAL MATERIALS.



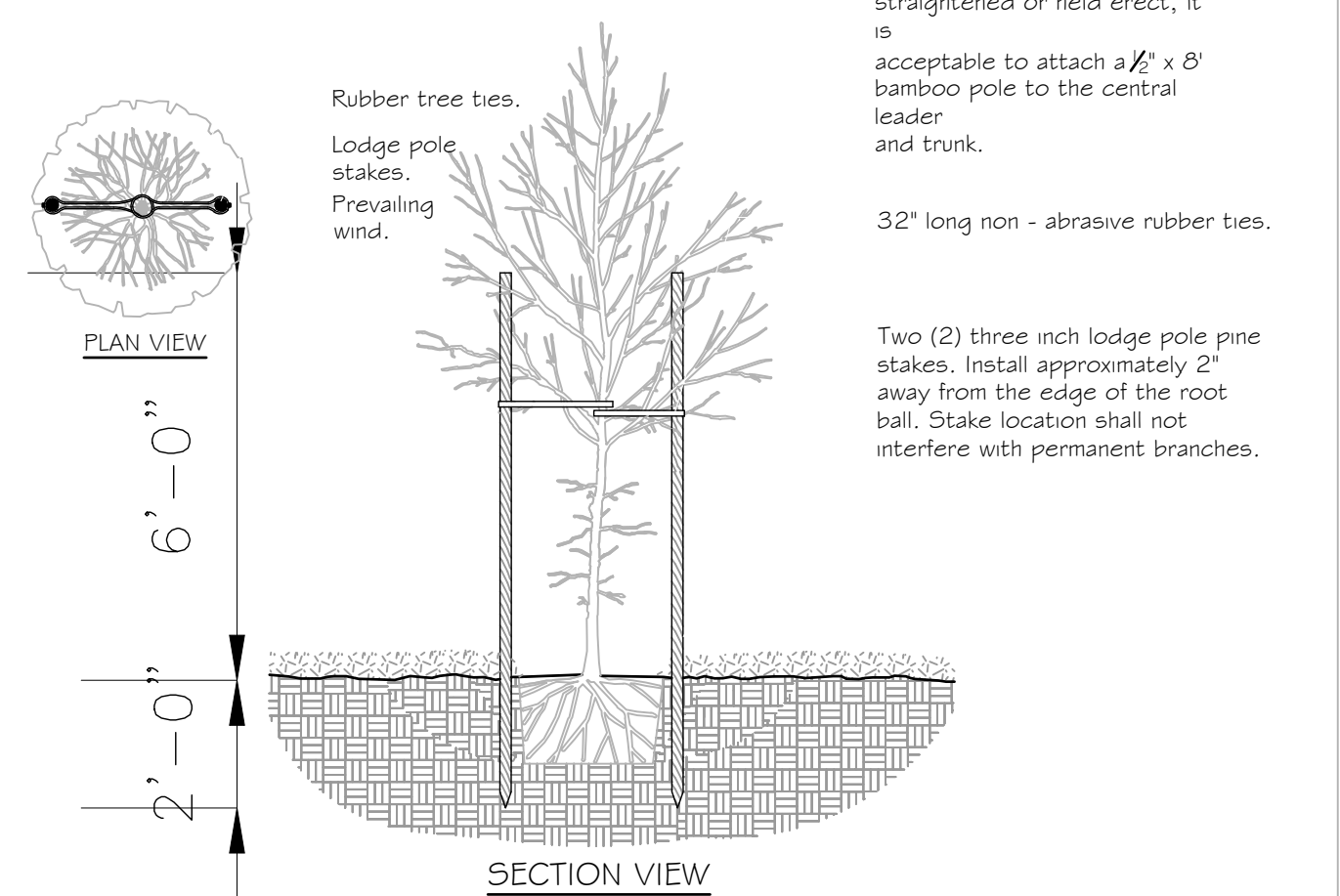
1 6" BLACK METAL EDGING AT PLANTER/LAWN EDGE
NOT TO SCALE 32941.3.23-05



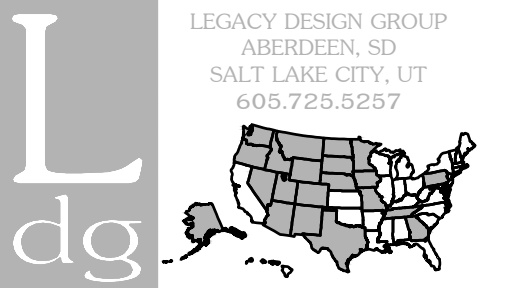
2 SHRUB PLANTING
NOT TO SCALE 329333.13-01



3 TYPICAL TREE B&B PLANTING DETAIL
329343-03



4 TREE DOUBLE STAKING
NOT TO SCALE 329343-06



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DEVELOPER: SEGELKE REAL ESTATE, LLC AND/OR MPCOS, LLC

COLORADO SPRINGS MY PLACE HOTEL

LEGAL DESC.: LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 217713997 EL PASO COUNTY, CO



Rev.	Date	Comment

DRAWN BY: K. ALTHOUSE
DESIGN BY: J. YOUNG
ORIG. ISSUE DATE: 9/15/2017



LANDSCAPE DETAILS L-500

SITE DEVELOPMENT PLAN

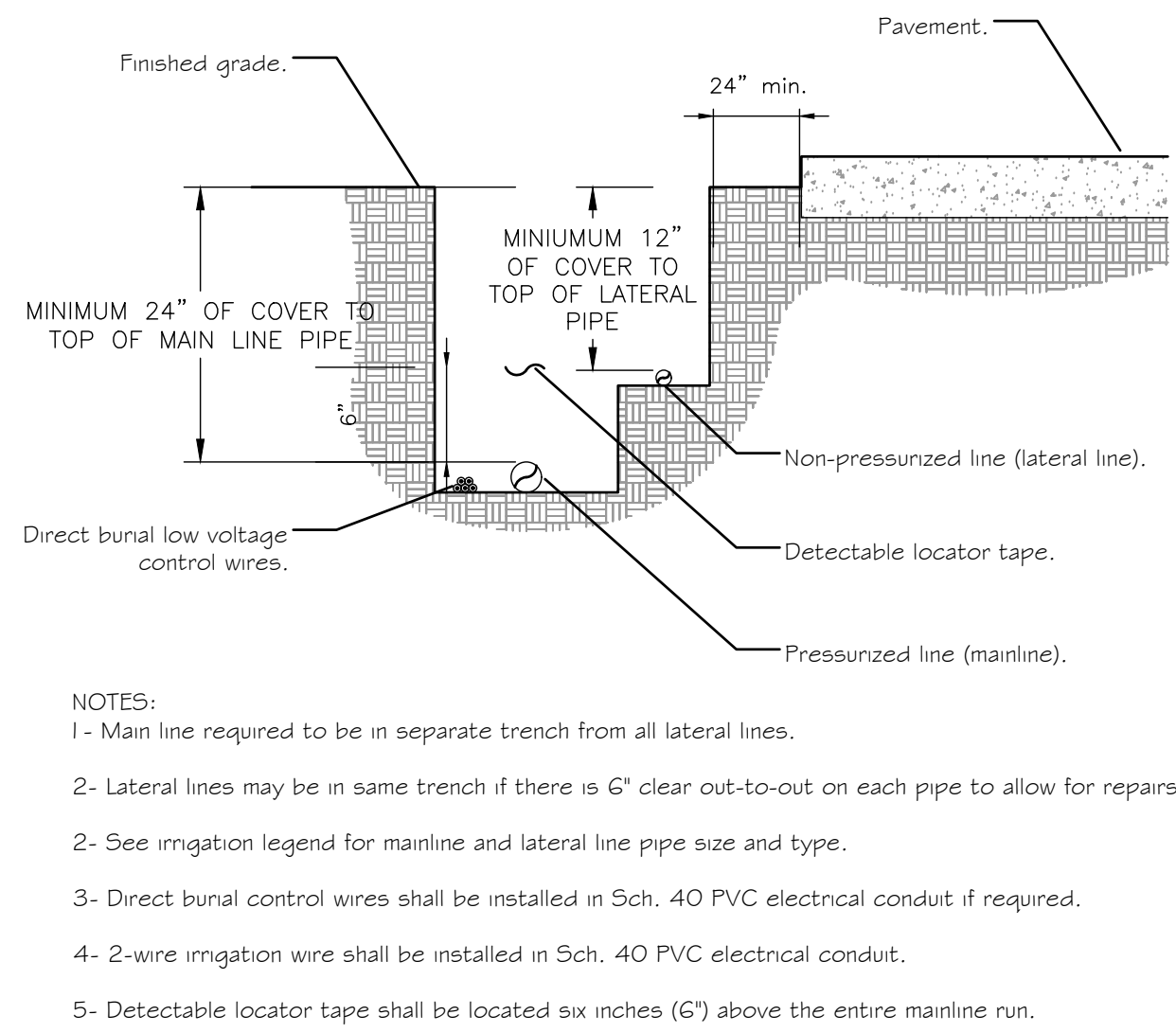
LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED
UNDER RECEPTION NO. 217713997, EL PASO COUNTY, CO

IRRIGATION NOTES & SPECIFICATIONS

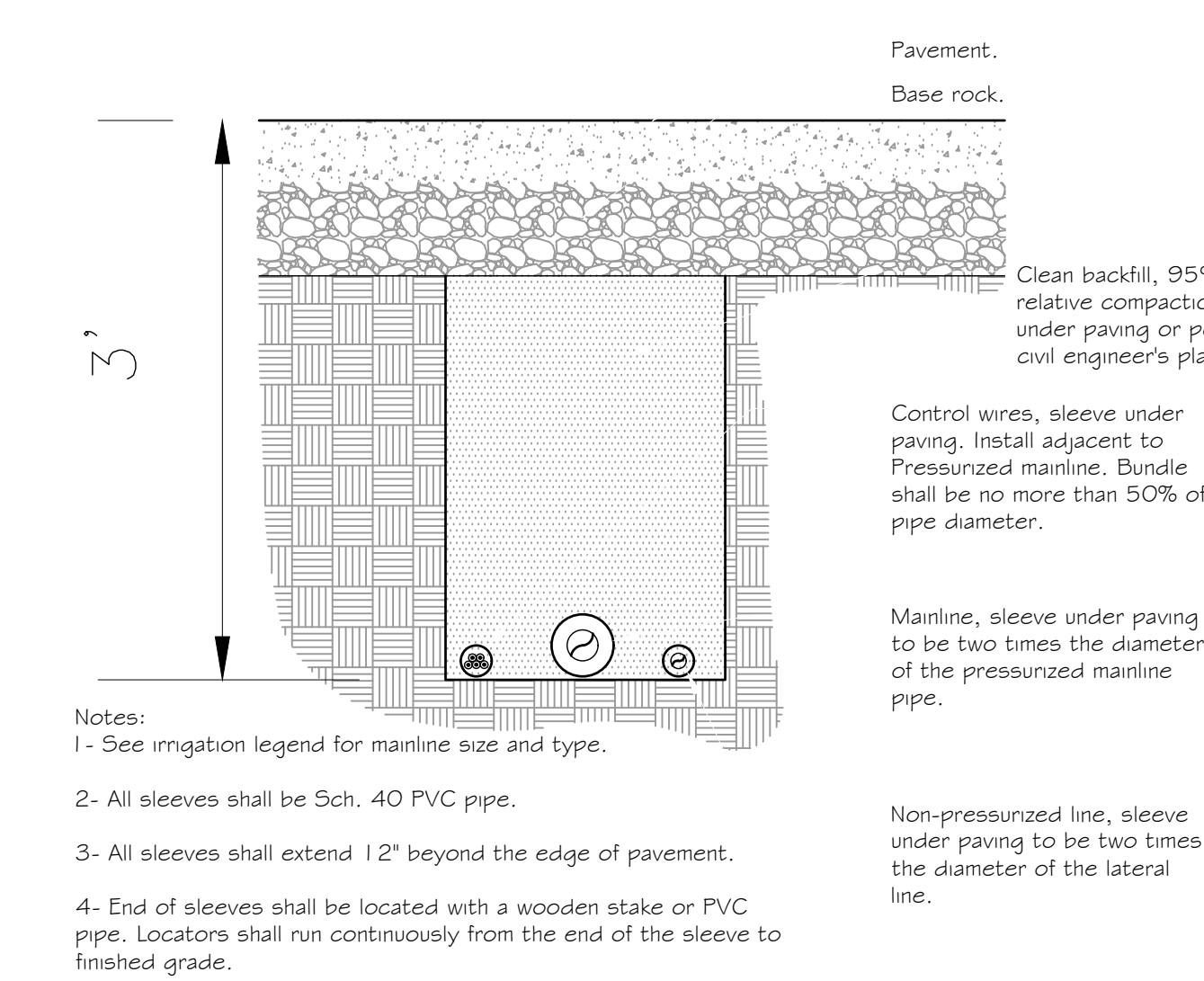
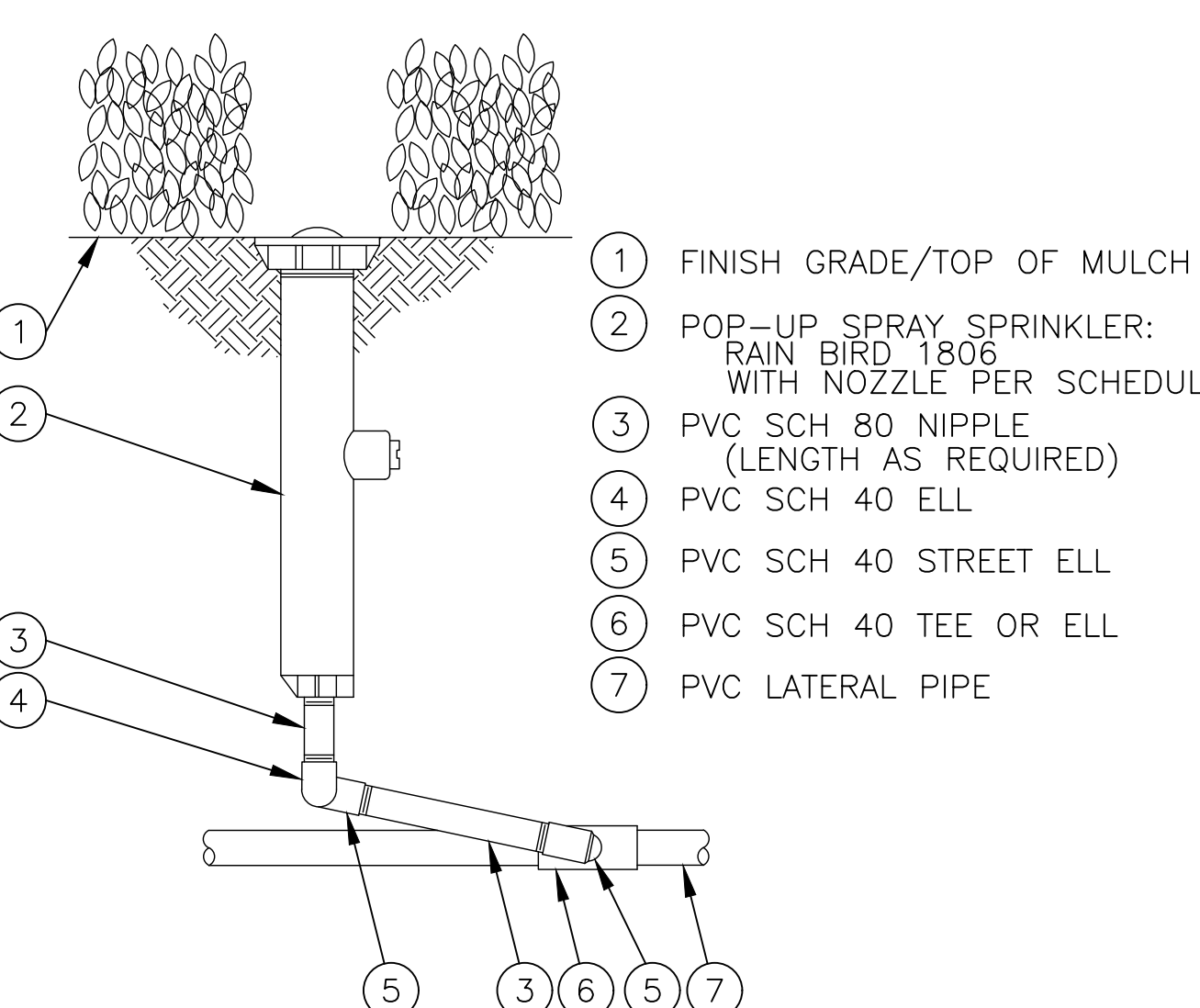
- IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS ONLY, UNLESS NOTED OTHERWISE. REFER TO THE IRRIGATION LEGEND, DETAILS, AND SPECIFICATIONS FOR EQUIPMENT AND INSTALLATION. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER INSTALLATION DETAILS.
- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF IRRIGATION POINT OF CONNECTION (POC) AND THE STATIC WATER PRESSURE AT THAT LOCATION PRIOR TO BEGINNING ANY IRRIGATION WORK. IF THE LOCATION OR WATER PRESSURE IS DIFFERENT THAN THAT EXPRESSED BY THE DRAWINGS, OR IF THE PRESSURE APPEARS TO BE UNUSUALLY HIGH OR LOW, THE CONTRACTOR SHALL CONTACT THE OWNER'S REP. IMMEDIATELY. THE STATIC PRESSURE AT THE WATER METER IS APPROXIMATELY 105 PSI ACCORDING TO THE MECHANICAL ENGINEER. CONTRACTOR TO VERIFY AVAILABLE PRESSURE AFTER PRESSURE REDUCING VALVE AND ENSURE THERE IS A MINIMUM OF 70 PSI. SEE MECHANICAL ENGINEERING PLANS. CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK OF THIS SECTION.
- PIPE FITTINGS SHALL BE AS FOLLOWS:
 - ALL RISERS AND EXPOSED FITTINGS SHALL BE P.V.C. SCHEDULE 40.
 - ALL UNDERGROUND FITTINGS SHALL BE P.V.C. SCHEDULE 40.
- IRRIGATION CONTROL WIRES SHALL CONFORM TO THE FOLLOWING
 - ALL WIRE SHALL BE TYPE UF, 600 VOLT, SOLID COPPER, WIRE SHALL BE DIRECT BURIAL TYPE. GROUND WIRE SHALL BE 14 GAUGE WHITE. SPARE GROUND WIRE SHALL BE 14 GAUGE BLUE. MULTI-STRAND WIRE SHALL BE 18 GAUGE AND CONTRACTOR SHALL INSTALL 3 SPARES PER CONTROLLER. ALL SPLICES AND CONNECTIONS SHALL BE WATER-TIGHT. ALL WIRES SHALL BE INSTALLED WITH TWO (2) FEET OF EXCESS WIRE (COILED) AT THE END OF EACH WIRE RUN, WIRE SPLICE, AND AT EACH CONTROLLER.
 - CONTROL WIRE SHALL BE BUNDLED EVERY 10' AND PLACED ADJACENT TO MAIN LINE. ALL WIRE SPLICES SHALL BE LOCATED IN VALVE BOXES. DO NOT TAPE WIRE TO PIPE.
- BACKFLOW PREVENTION DEVICES SHALL BE LOCATED AS INDICATED ON THE SCHEDULE AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND LOCAL CODES. AN ENCLOSURE SHALL BE INSTALLED AROUND THE BACKFLOW PREVENTION DEVICE FOR PROTECTION.
- MANUAL DRAIN VALVES SHALL BE PLACED ON THE MAIN LINE IN LOW SPOTS. ALL MANUAL DRAINS SHALL BE PLACED IN SEPARATE VALVE BOXES PER INSTALLATION DETAILS.
- 2" ISOLATION BALL VALVES SHALL BE USED WHERE INDICATED (SEE IRRIGATION PLAN). INSTALL PER MANUFACTURER'S RECOMMENDATION, WITH A ONE (1) CU. FT. MIN. GRAVEL SUMP AROUND EACH CHECK VALVE.
- ALL POP-UP SPRAY SPRINKLERS SHALL CONFORM TO THE FOLLOWING UNLESS SPECIFIED IN PLAN:
 - SPRINKLERS LOCATED IN GRASS AREAS SHALL BE PER PLAN.
 - SPRINKLERS LOCATED IN PLANTING BEDS SHALL BE SIX (6) INCHES IN HEIGHT.
- ALL PRESSURE MAIN LINES SHALL HAVE MINIMUM TWENTY-FOUR (24) INCHES OF COVER, AND ALL LATERAL LINES SHALL BE HAVE FOURTEEN (14) INCHES OF COVER. TRENCH BEDDING AND BACKFILL MATERIAL SHALL BE EXISTING SITE SOIL FREE OF ROCKS, DEBRIS, ETC. GREATER THAN ONE (1) INCH IN ANY DIMENSION THAT MAY DAMAGE IRRIGATION PIPE OR EQUIPMENT. IN THE EVENT OF BACKFILL SETTLEMENT, CONTRACTOR SHALL PERFORM REQUIRED REPAIRS AT HIS OWN COST.
- WHERE POSSIBLE, ALL AUTOMATIC CONTROL VALVES SHALL BE LOCATED WITHIN SHRUB AREAS AND INSTALLED IN GREEN VALVE BOXES, ONE VALVE PER BOX, WITH FOUR (4) INCHES OF 3/4" GRAVEL BENEATH THE VALVE. NO VALVE MANIFOLDS SHALL BE ALLOWED. GATE VALVES SHALL BE LOCATED IN SEPARATE VALVE BOXES. WIRE SPLICES SHALL ALSO BE LOCATED IN SEPARATE VALVE BOXES.
- ALL MAIN LINE AND LATERAL LINES SHALL BE SLEEVED WITH P.V.C. SCHEDULE 40 PIPE. WHERE THEY PASS UNDER PAVED AREAS, SLEEVE SIZE SHALL BE TWICE THE DIAMETER OF THE LINE TO BE SLEEVED UNLESS OTHERWISE NOTED ON THE PLANS. CONTRACTOR SHALL INSTALL A SEPARATE 2" SLEEVE FOR WIRES. VALVE BOXES IN PLANTER BEDS SHALL BE TAN.
- MAIN LINE SHALL BE INSTALLED IN SAND WITH 6" MINIMUM BELOW AND 6" MINIMUM ABOVE MAIN LINE PIPE.
- AUTOMATIC CONTROLLERS SHALL BE OF THE SIZE AND TYPE NOTED, AND INSTALLED WHERE INDICATED ON IRRIGATION PLAN. CONTROL WIRES SHALL BE SLEEVED IN ELECTRICAL CONDUIT TO MAINLINE. 120-VOLT ELECTRICAL SERVICE TO CONTROLLERS SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR. COORDINATE THIS WORK WITH ELECTRICAL AND OTHER CONTRACTORS FOR THIS PROJECT.
- PRIOR TO BACKFILLING IRRIGATION TRENCHES:
 - ALL MAIN LINES IN THE SYSTEM SHALL BE CAPPED AND PRESSURE TESTED AT 90 P.S.I. FOR A PERIOD OF TWO (2) HOURS. ANY LEAKS FOUND SHALL BE CORRECTED BY REMOVING THE LEAKING PIPE OR FITTINGS AND INSTALLING NEW MATERIAL IN ITS PLACE. REPEAT PRESSURE TEST TO ASSURE ABSENCE OF LEAKS.
 - ALL LATERAL LINES SHALL BE PRESSURE TESTED AT DESIGN PRESSURE FOR ONE (1) HOUR. DESIGN PRESSURE FOR THIS PROJECT IS 70 PSI.
 - THE CONTRACTOR SHALL NOT ALLOW NOR CAUSE ANY OF HIS WORK TO BE COVERED UNTIL IT HAS BEEN INSPECTED, TESTED AND APPROVED BY THE OWNER/OWNER'S AUTHORIZED REPRESENTATIVE.
 - WHERE MAIN LINE WILL BE ALLOWED TO SIT UNCOVERED FOR ANY LENGTH OF TIME IN THE TRENCH PRIOR TO TESTING, SHADE MAIN LINE WITH A THIN COVERING OF SOIL TO MINIMIZE WEATHER-RELATED EXPANSION OR CONTRACTION OF PIPE.
- IRRIGATION CONTRACTOR SHALL ADJUST ALL HEADS TO PROVIDE A UNIFORM COVERAGE AND TO KEEP SPRAY OFF BUILDINGS, SIDEWALKS, WALLS, PARKING AREAS, DRIVES, AND SIGNS.
- WHEN THE SPRINKLER SYSTEM IS COMPLETED THE CONTRACTOR SHALL, IN THE PRESENCE OF THE OWNER/OWNER'S AUTHORIZED REPRESENTATIVE, PERFORM A COVERAGE TEST OF WATER PROVIDED TO THE PLANTING AREAS TO ENSURE IT IS CONSISTENT AND UNIFORM.
- THE CONTRACTOR SHALL FURNISH TO THE OWNER A COMPLETE "AS BUILT" DRAWING ON PAPER AND DIGITAL FILE SHOWING EXACT LOCATIONS OF VALVES, MAIN LINES, VALVES, BACKFLOW, AUXILIARY EQUIPMENT, ISOLATION VALVES, LATERALS, AND HEADS. ALL VALVES MUST BE LABELED INSIDE THE BOX WITH WATER PROOF LABELS.
- AT THE TIME OF SUBSTANTIAL COMPLETION (DEFINED AS COMPLETE INSTALLATION AND PROPER FUNCTIONING OF IRRIGATION SYSTEM, INSTALLATION OF ALL PLANT MATERIAL INCLUDING STAKING OF ALL TREES, AND PLACEMENT OF SOIL PREP) THE CONTRACTOR SHALL SCHEDULE A WALK THROUGH WITH OWNER TO REVIEW ALL WORK COMPLETED TO DATE AND GENERATE A PUNCH LIST. AT THIS TIME THE WARRANTY PERIOD OF ONE (1) YEAR BEGINS. AFTER SUBSTANTIAL COMPLETION WALK THROUGH, THE CONTRACTOR HAS THIRTY (30) DAYS TO SATISFY ALL ITEMS ON PUNCH LIST.
- IRRIGATION CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM FINAL ACCEPTANCE BY THE OWNER.
- CONTRACTOR TO COORDINATE WITH OWNER'S REP. WHEN BLENDING NEW LANDSCAPE WITH EXISTING LANDSCAPE. THIS WILL ALSO INCLUDE VERIFYING SQUARE FOOTAGE OF GRASS AND IRRIGATION ADJUSTMENTS.
- LANDSCAPE CONTRACTOR TO COORDINATE WITH OWNER'S REP AND GENERAL CONTRACTOR THE WATERING OF TREES AND GRASS TO KEEP PLANTS, GRASS AND TREES ALIVE DURING CONSTRUCTION.
- ALL PARTS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. VALVES INSTALLED MUST HAVE A DOUBLE UNION AND A MINIMUM OF 6" SPACE ON BOTH SIDES OF THE VALVE IN THE VALVE BOX.
- FOR DRIP IRRIGATION CONTRACTOR MUST PROVIDE ALL PIPING, EMITTERS, PRESSURE REDUCERS PER VALVE, DRAINS, FILTERS AND PARTS NEEDED. ALL TREES GET TWO RAINBIRD DRIPLINE RINGS 1 AT 2' RADIUS AND 1 AT 4' RADIUS. EMITTERS ARE AS FOLLOWS 2 (2) GALLON EMITTER PER 2 GALLON PLAN, 2 (5) GALLON EMITTER PER 3 OR 5 GALLON SHRUB. ALL 10 GALLON PLANTS RECEIVE 3 (2) GALLON EMITTER.
- CONTRACTOR MUST PROVIDE THE OWNER WITH AN AS-BUILT IRRIGATION MAP SHOWING LOCATION OF ALL VALVES, MAIN LINE, LATERAL LINES AND AUXILIARY EQUIPMENT.

MAINTENANCE AND OPERATIONAL NOTES

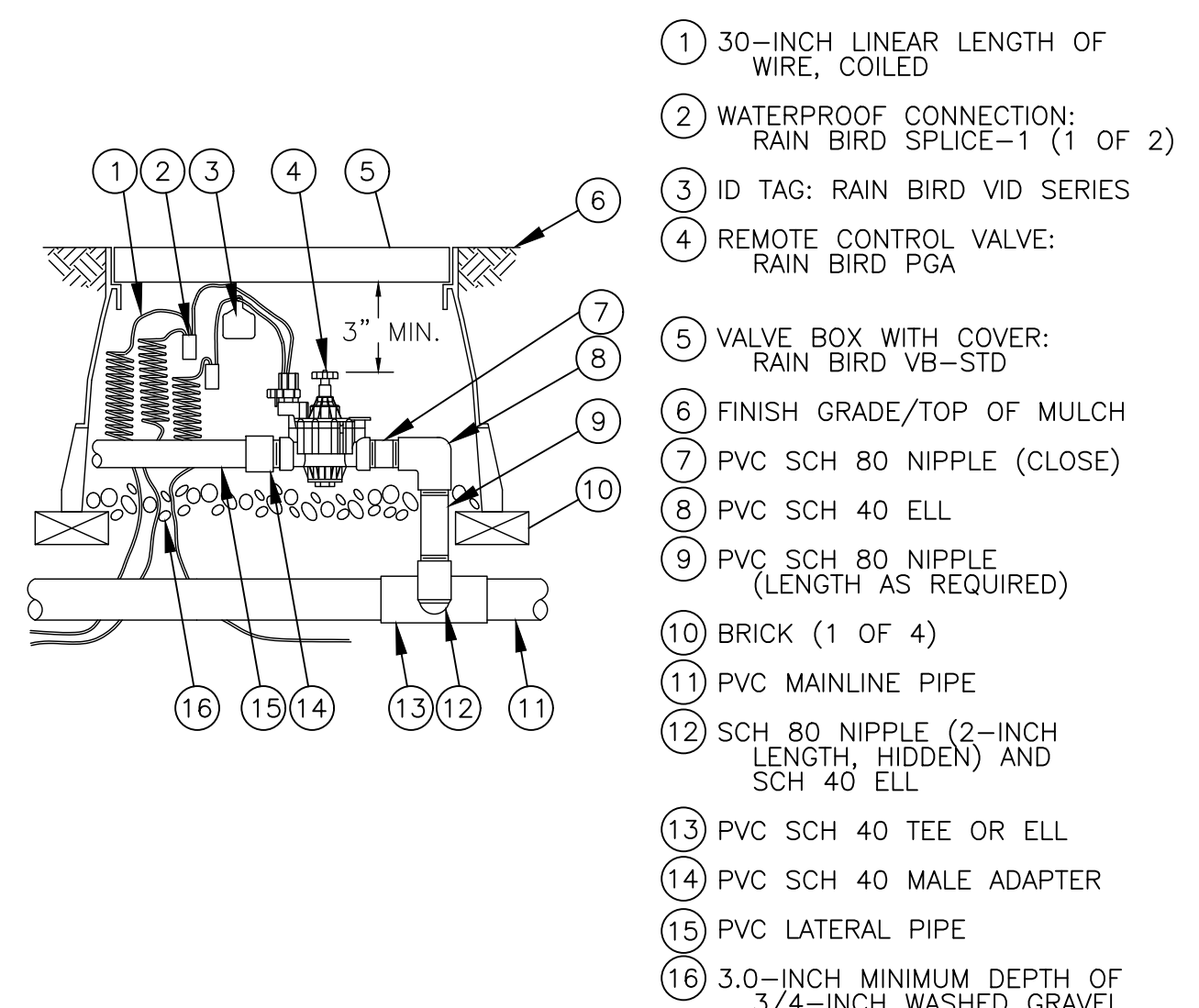
- THE PURPOSE OF THIS SPRINKLER SYSTEM IS TO PROVIDE ONLY SUFFICIENT WATER TO MAINTAIN PLANT LIFE DURING DRY WEATHER CONDITIONS OR SUMMER SEASONS. TIME CLOCKS SHALL BE READJUSTED CONTINUOUSLY THROUGHOUT THE SEASON, ON A WEEKLY BASIS IF NECESSARY, TO PROVIDE WATER ONLY WHEN THE SOIL IS DRY AT A DEPTH OF FOUR (4) INCHES THE FIRST INITIAL GROWING SEASON AND SIX (6) INCHES THE FOLLOWING YEARS. IF THE GROUND IS MOIST EITHER AT THE SURFACE OR A DEPTH OF FOUR (4) INCHES DURING THE FIRST YEAR AFTER INITIAL PLANT ESTABLISHMENT OR IS MOIST AT A DEPTH OF SIX (6) INCHES THEREAFTER, SHUT THE TIME CLOCKS OFF AND DO NOT APPLY ADDITIONAL WATER UNTIL SOIL HAS BEEN ALLOWED TO DRY. READJUST TIME CLOCK PRIOR TO TURNING VALVES BACK ON. IF RAIN IS FORECAST OR IS EMINENT, ALL IRRIGATION SYSTEMS SHALL BE SHUT OFF AND NOT REACTIVATED UNTIL THE SOIL HAS DRIED TO THE ABOVE DEPTHS.
- IF ANY SUBSURFACE DRAINAGE OR RUN-OFF IS VISIBLE AT LOW AREAS, ACROSS SIDEWALKS OR AT LOWER PORTIONS OF SLOPES, IMMEDIATELY SHUT THE VALVES OFF TO ALLOW THE AREA TO COMPLETELY DRY OUT. IF THIS CONDITION CONTINUES AFTER SUBSEQUENT WATERINGS THE CONTRACTOR SHALL NOTIFY THE OWNER'S REP.
- INSPECTIONS OF IRRIGATION SYSTEM SHALL BE MADE ON A DAILY BASIS TO OBSERVE AND PROVIDE REPAIRS OR REMEDIES TO THE FOLLOWING UNACCEPTABLE PROBLEMS:
 - OVER-SPRAY ON SIDEWALKS, STREETS, PAVED AREAS, PARKING AREAS, FENCES, WALLS, SIGNS, BUILDINGS OR STRUCTURES.
 - DRAINAGE OR RUN-OFF ACROSS SIDEWALKS, PAVING OR STREETS.
 - DAMAGED OR IMPROPERLY OPERATING HEADS, PIPING, VALVES, CONTROLLERS OR OTHER IRRIGATION EQUIPMENT.
- CONTRACTOR TO PROVIDE 2 HOURS OF TRAINING TO OWNER AT END OF PROJECT REGARDING OPERATION FOR IRRIGATION SYSTEM. CONTRACTOR WILL SHOW OWNER HOW TO OPERATE THE FOLLOWING: STOP AND WASTE VALVE, BACKFLOW VALVE, CONTROLLER, AND REMOTE CONTROL VALVES.



1 IRRIGATION TRENCHING DETAIL
NOT TO SCALE 328402-01



3 RAINBIRD 1806 WITH NOZZLE PER PLAN
NOT TO SCALE 328403.13-10



4 STOP AND WASTE VALVE
NOT TO SCALE 328406-03

5 RAINBIRD PGA GLOBE VALVE
NOT TO SCALE 328406.13-12

6 ISOLATION BALL VALVE
NOT TO SCALE 328406.33-09



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DEVELOPER: SEGELKE REAL ESTATE, LLC AND/OR MPCOS, LLC

COLORADO SPRINGS
MY PLACE HOTEL

LEGAL DESC.: LOT 3,
ACADEMY GATEWAY
SUBDIVISION FILING NO. 1
AS RECORDED UNDER
RECEPTION NO.
217713997
EL PASO COUNTY, CO



Rev.	Date	Comment

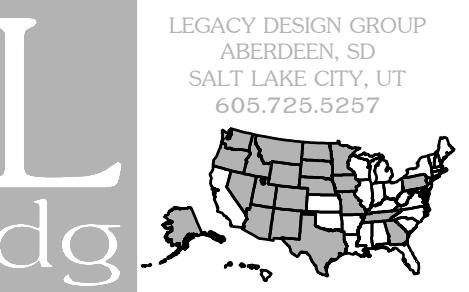
DRAWN BY: K. ALTHOUSE
DESIGN BY: J. YOUNG
ORIG. ISSUE DATE: 9/15/2017



LANDSCAPE
DETAILS
L-501

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SITE DEVELOPMENT PLAN
 LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED
 UNDER RECEPTION NO. 217713997, EL PASO COUNTY, CO

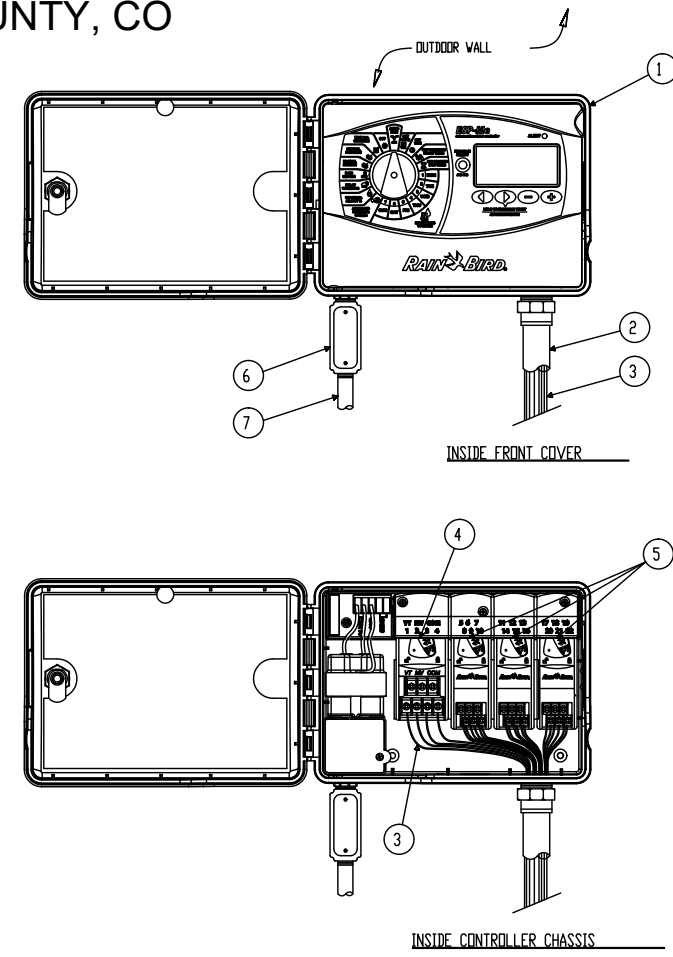


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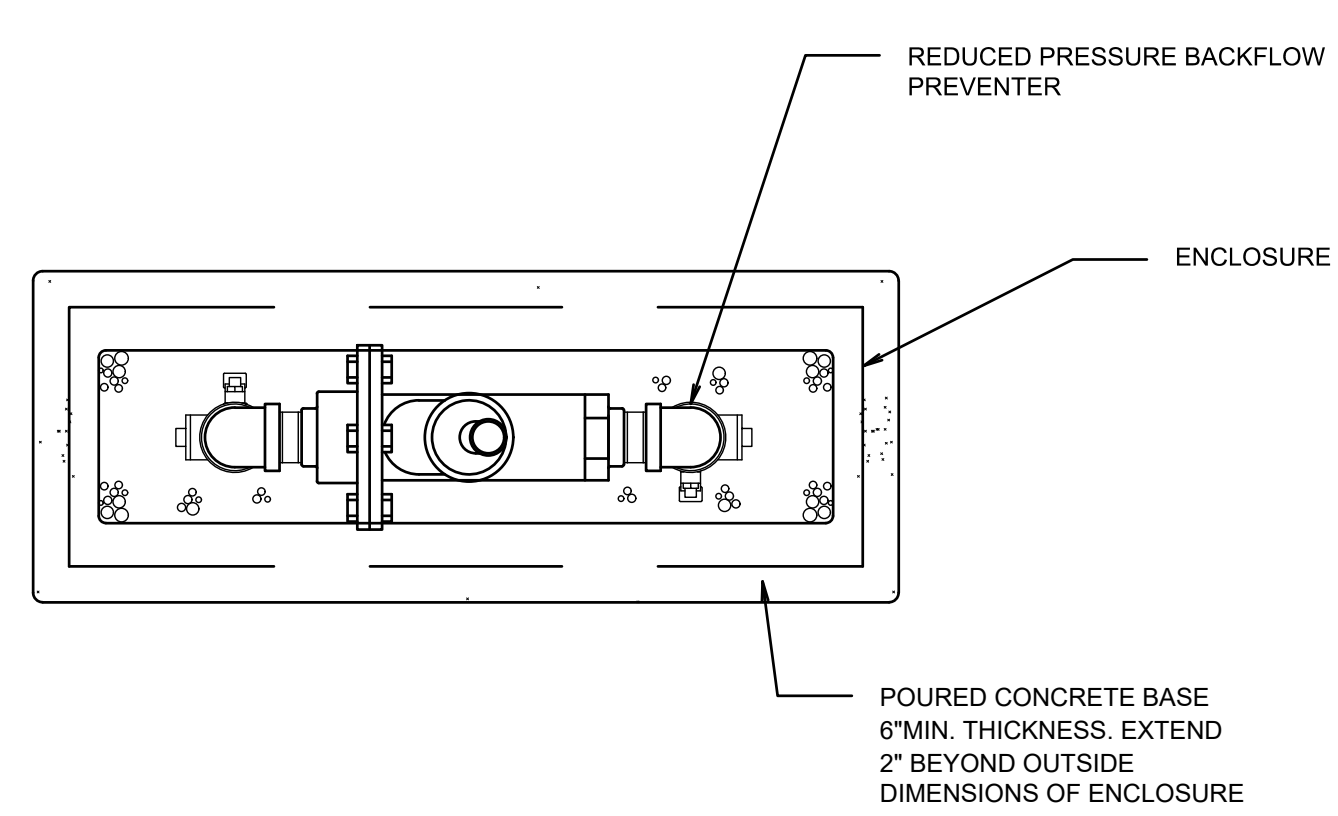
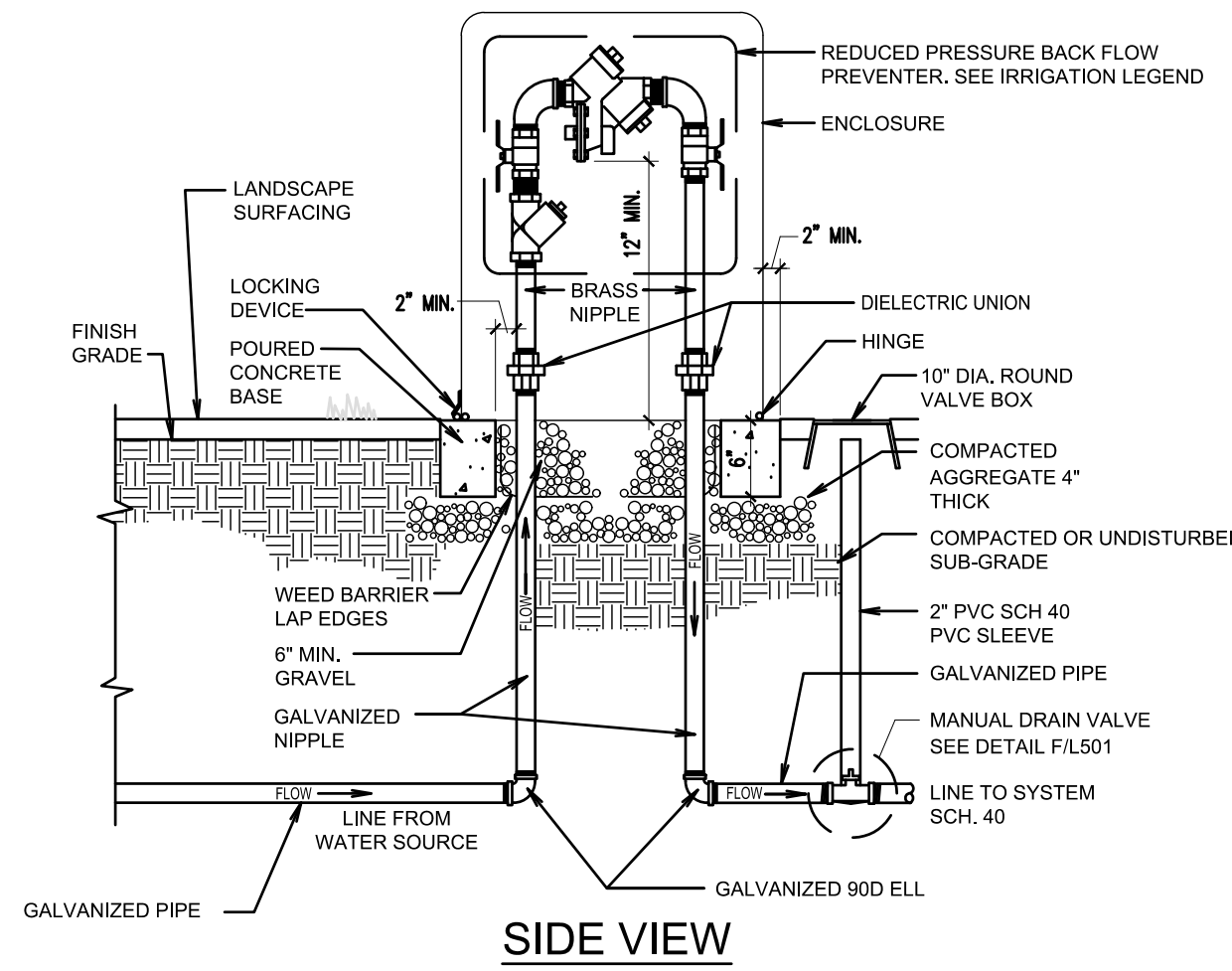
DEVELOPER: SEGELKE REAL ESTATE, LLC AND/OR MPCOS, LLC

COLORADO SPRINGS
 MY PLACE HOTEL

LEGAL DESC.: LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 217713997 EL PASO COUNTY, CO



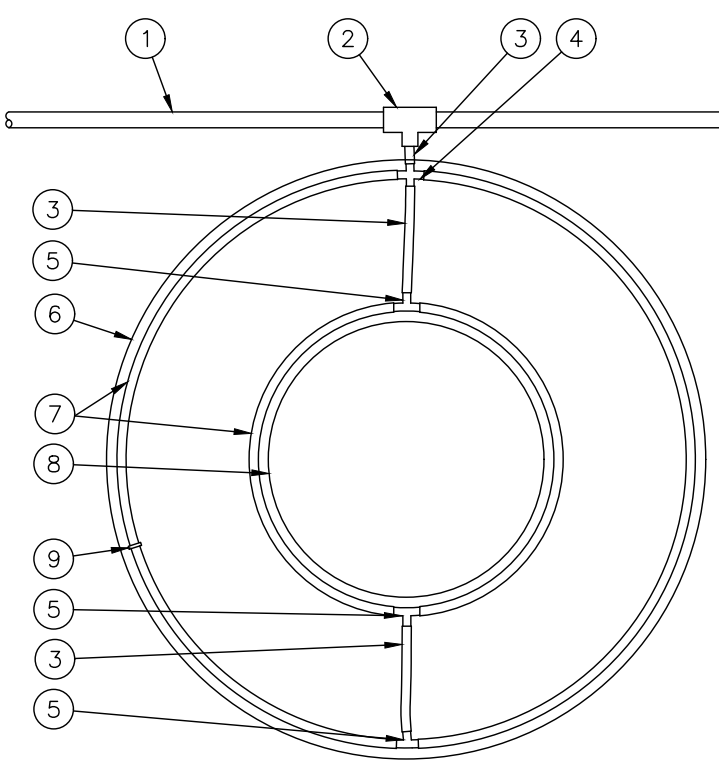
- GENERAL NOTES:
 1. MODULAR HYBRID CONTROLLER RAIN BIRD ESP-ME OUTSIDE WALL MOUNT
 2. 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
 3. WIRES TO REMOTE CONTROL VALVES
 4. STANDARD MODULE FOR 4-STATION CONTROLLER
 5. OPTIONAL MODULES FOR 25-STATION CONTROLLER
 6. JUNCTION BOX
 7. 1/2-INCH PVC SCH 40 CONDUIT TO POWER SUPPLY



POURED CONCRETE BASE 6" MIN. THICKNESS. EXTEND 2" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE

1 RAINBIRD ESP-ME

328409.13-13

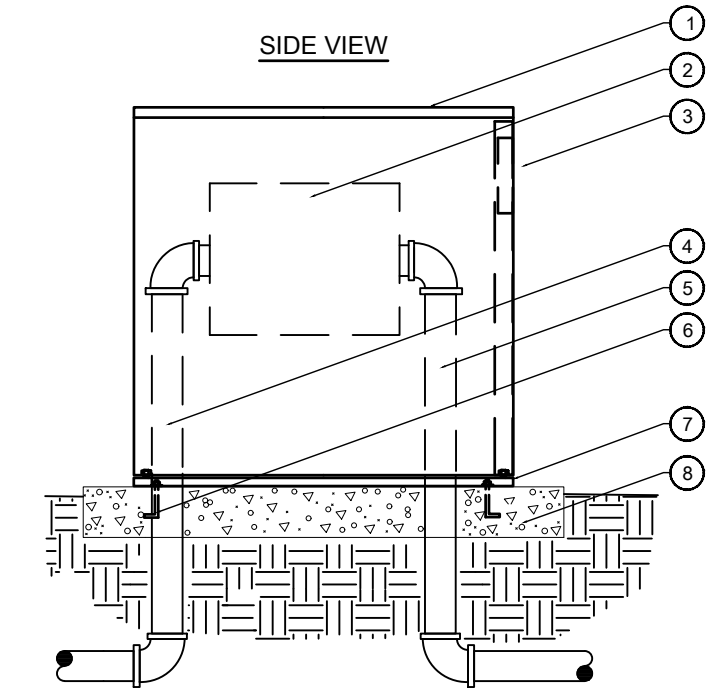
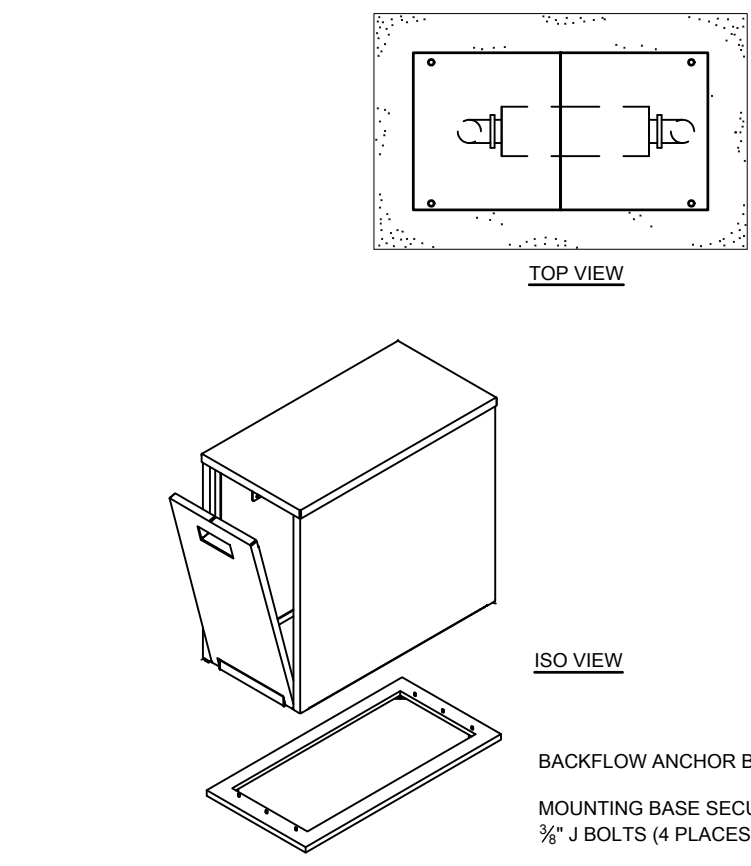


1. PVC DRIP MANIFOLD PIPE
 2. PVC SCH 40 TEE OR EL
 3. 1/2" POLYETHYLENE TUBING: RAIN BIRD XFD 09-12(12)
 4. BARB CROSS INSERT FITTING: RAIN BIRD XFD-CROSS
 5. BARB TEE INSERT FITTING: RAIN BIRD XFD-TEE
 6. PROJECTED CANOPY LINE OF TREE
 7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFD DRIPLINE PLACE AS SHOWN (LENGTH AS REQUIRED)
 8. ROOT BALL
 9. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
 1. DISTANCE BETWEEN LATERAL RINGS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
 2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
 3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

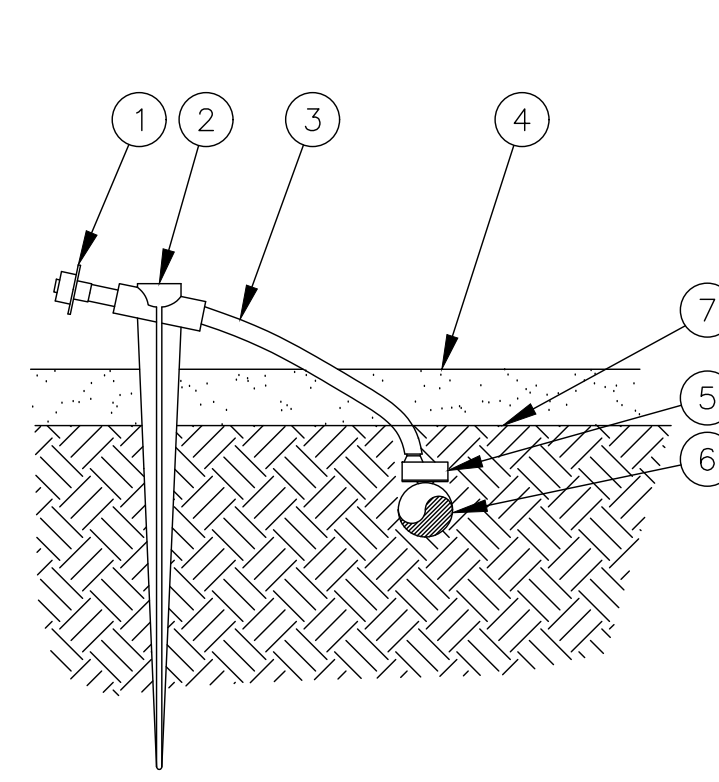
2 WILKINS-ZURN 375 RPZ WITH ENCLOSURE

328409.46-06



BACKFLOW ANCHOR BASE. MOUNTING BASE SECURED IN CONCRETE WITH 3/8" J BOLTS (4 PLACES). EXISTING CONCRETE CORNERS WILL NEED TO 3/8" x 3" REDHEAD ANCHORS.

- LEGEND
 1. ALUMINUM BACKFLOW ENCLOSURE.
 2. BACKFLOW PREVENTER.
 3. HINGED DROP DOWN DOOR, PADLOCK AT TOP.
 4. WATER SERVICE INLET PIPING.
 5. WATER SERVICE OUTLET PIPING.
 6. 3/8" "L" STYLE ANCHOR BOLTS.
 7. ANCHOR PLATE MOUNTING.
 8. POURED CONCRETE BASE - 6" MIN. THICKNESS - EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE.

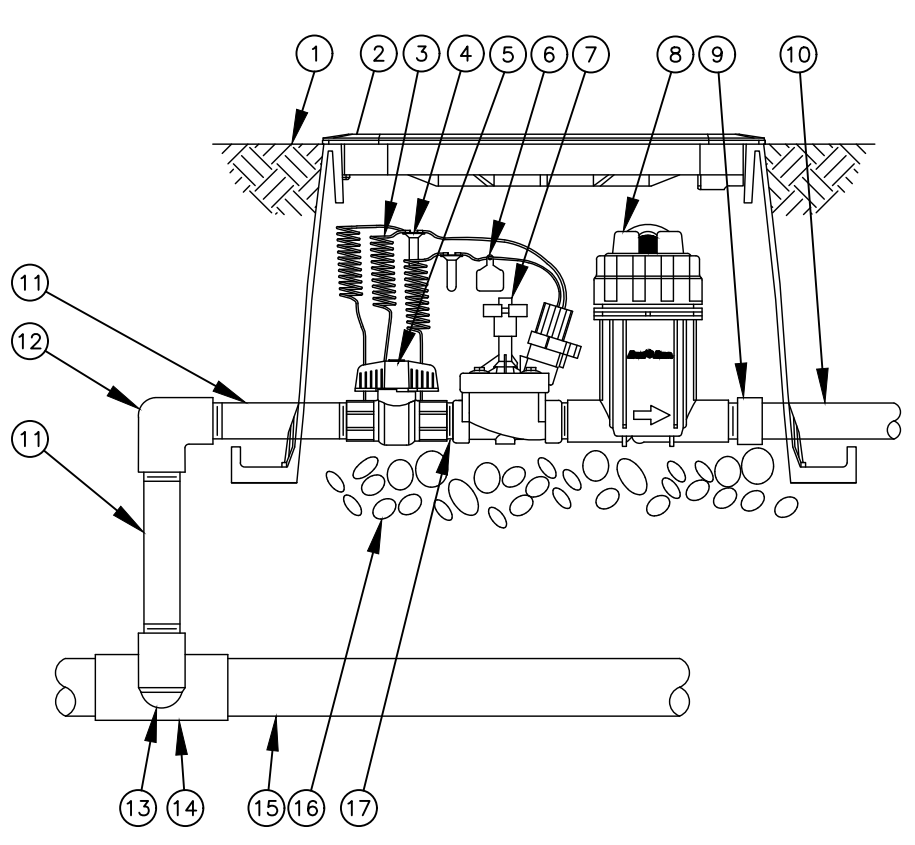


1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
 2. UNIVERSAL 1/4" TUBING STAKE: RAIN BIRD TS-025
 3. 1/4" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
 4. TOP OF MULCH
 5. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
 6. 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
 7. FINISH GRADE

NOTES:
 1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.
 2. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
 XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH

3 RAINBIRD DRIPLINE AROUND TREE

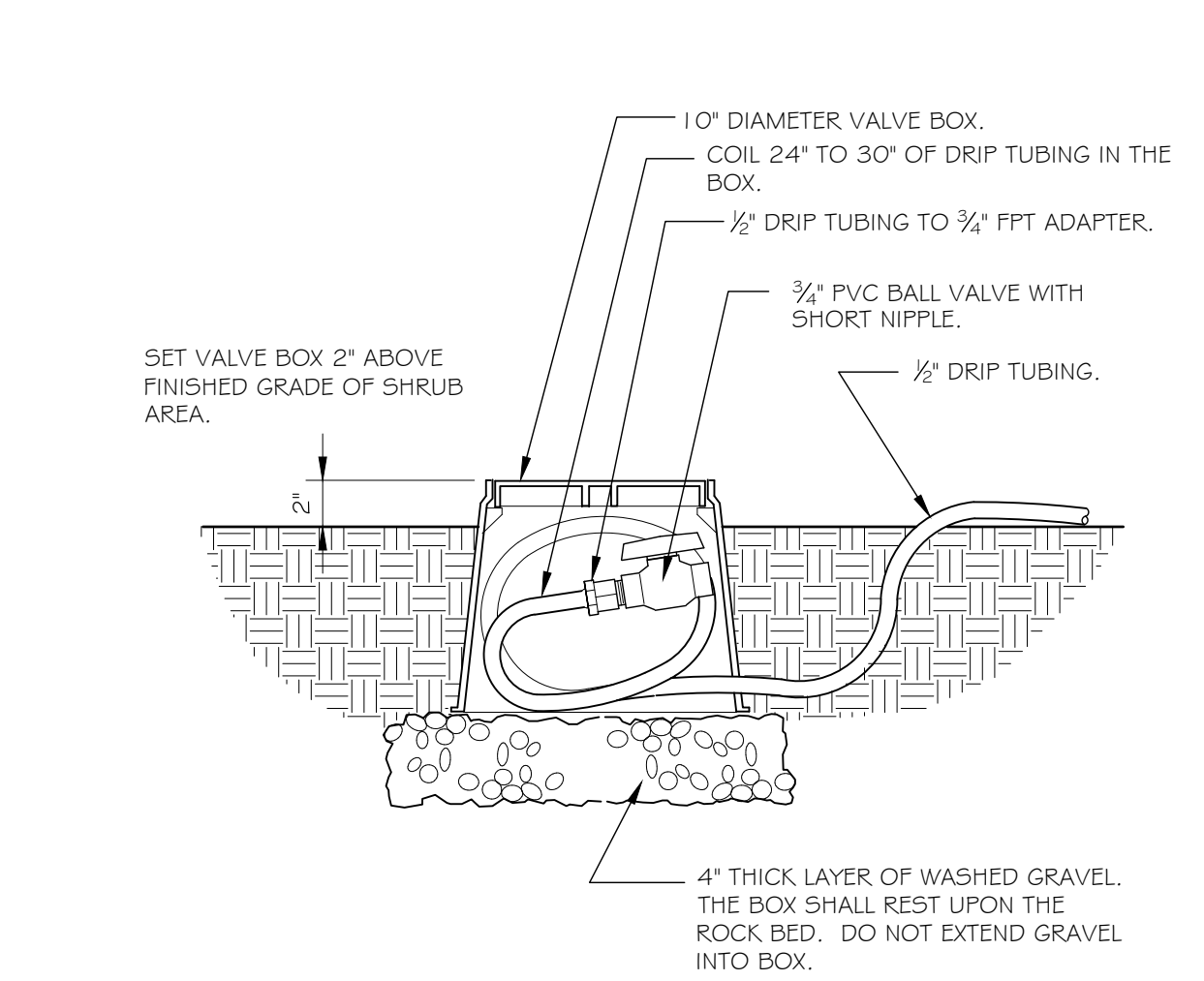
328413.56-84



1. FINISH GRADE/TOP OF MULCH
 2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
 3. 30-INCH LINEAR LENGTH OF WIRE, COILED
 4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
 5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT) ID TAG
 6. ID TAG
 7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUDED IN XCZ-PRB-100-COM KIT)
 8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
 9. PVC SCH 40 FEMALE ADAPTOR
 10. LATERAL PIPE
 11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
 12. PVC SCH 40 ELL
 13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
 14. PVC SCH 40 TEE OR ELL
 15. MAINLINE PIPE
 16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
 17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

4 ALUMINUM BACKFLOW ENCLOSURE LOW PROFILE

328409.46-08



7 DRIP FLUSH VALVE

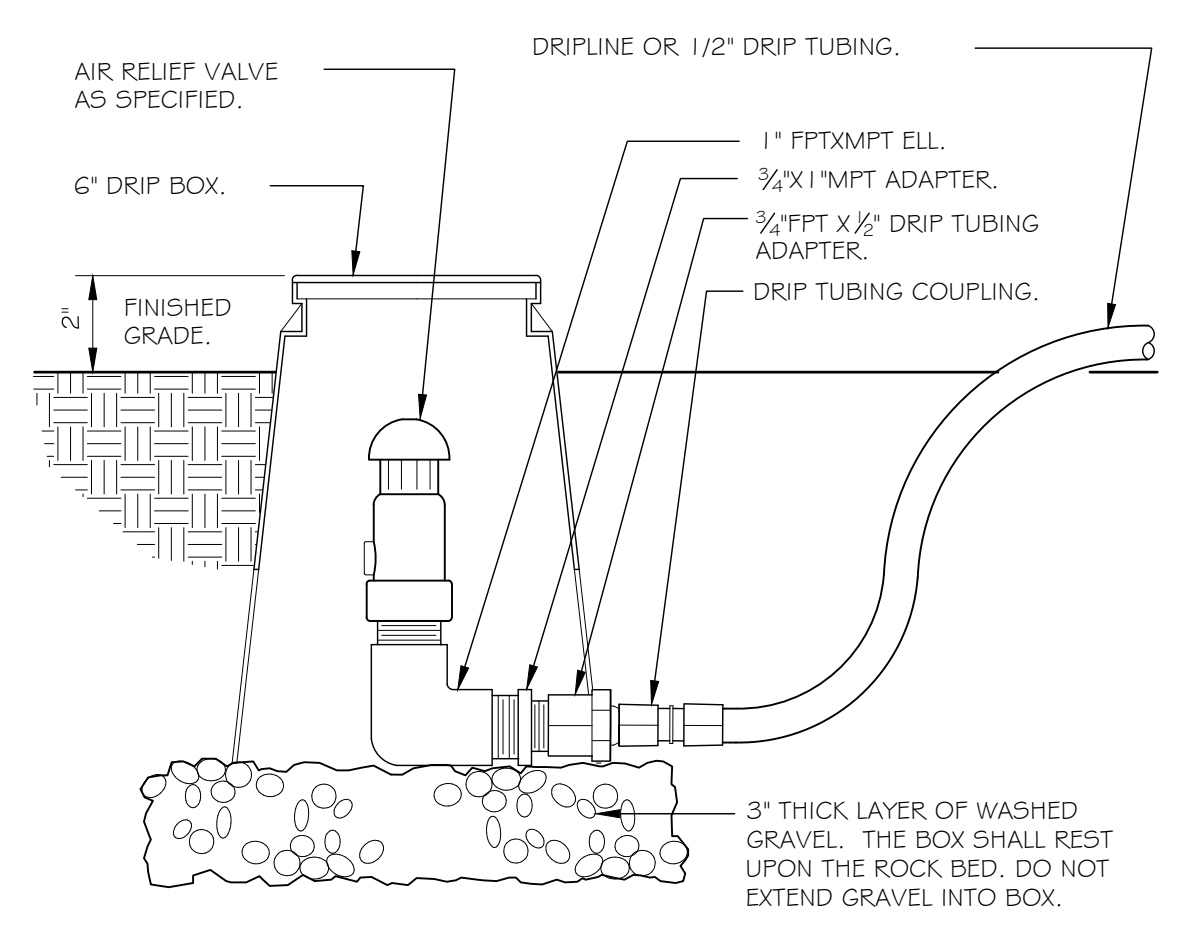
NOT TO SCALE

328413.49-03

5 RAINBIRD XERI-BUG EMITTER - SOUTH WEST

NOT TO SCALE

DETAIL-FILE



8 DRIP AIR RELIEF VALVE IN BOX

NOT TO SCALE

328413.53-03

6 RAINBIRD XCZ-PRB-100-COM

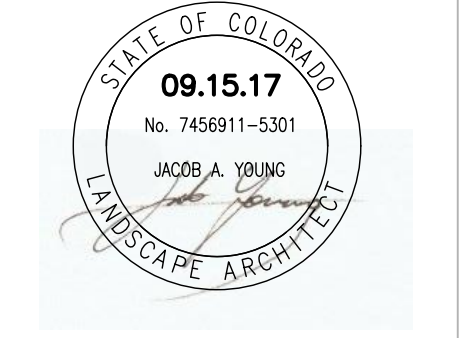
NOT TO SCALE

328413.76-35



Rev.	Date	Comment

DRAWN BY: K. ALTHOUSE
 DESIGN BY: J. YOUNG
 ORIG. ISSUE DATE: 9/15/2017



LANDSCAPE
 DETAILS
 L-502

SITE DEVELOPMENT PLAN

LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 217713997, EL PASO COUNTY, CO

LEGEND

- PROPERTY LINE OF INTEREST
- PARKING OFFSET REQ'T
- RESTRICTED-ACCESS LINE
- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EASEMENT TO BE ABANDONED
- PROPOSED EASEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER BY OTHERS
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING SIGNAGE
- PROPOSED SIGNAGE

- FLEXIBLE PAVEMENT (1/250)
- RIGID PAVEMENT (2/250)
- INTERIOR PARKING LANDSCAPING
- REMOVE EXISTING CONCRETE
- EXISTING CONCRETE
- PAVEMENT PATCHING, SEE C200
- EXISTING TREE

KEY TAGS:

- ① TRANSITION FROM 6" CURB TO FLUSH (LOWBACK) OVER 24" OR NEAREST P.C. UNLESS PARALLEL TO ADA RAMP; TRANSITION TO FOLLOW RAMP SLOPE AT ADA RAMP.
- ② LOWBACK CURB, INSTALL TRUNCATED DOMES PER ADA REQUIREMENTS ALONG ENTIRE PORTION OF LOWBACK CURB.
- ③ ADA LANDING: SLOPE TO BE LESS THAN 2% IN ANY DIRECTION; WIDTH TO BE AT LEAST AS WIDE AS WIDEST ADJACENT RAMP OR SIDEWALK; LENGTH TO BE 60" MIN.
- ④ INSTALL CRITICAL SIDEWALK PANEL ADJACENT TO BUILDING (250)
- ⑤ INSTALL CURB WALL (250)
- ⑥ INSTALL SIDEWALK, WIDTH PER PLAN, USE THICKENED EDGE ADJACENT TO ASPHALT & CONCRETE PAVING (250/250)
- ⑦ INSTALL ADA STALLS &/OR RAMPS (10/250/250)
- ⑧ INSTALL CURB & GUTTER, PROVIDE CURB CUT @ ① (8/250)
- ⑨ INSTALL 48" WATERWAY (3/250)
- ⑩ INSTALL 24" WATERWAY (3/250)
- ⑪ INSTALL HANDRAIL & STAIRS (3/250)
- ⑫ INSTALL RETAINING WALL (3/250)



LEGACY DESIGN GROUP
ABERDEEN, SD
SALT LAKE CITY, UT
605.725.5257

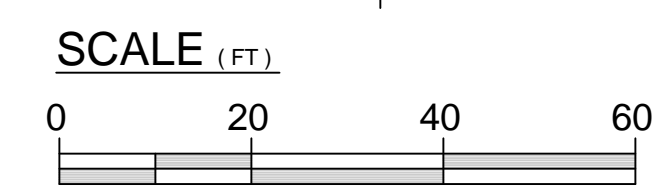
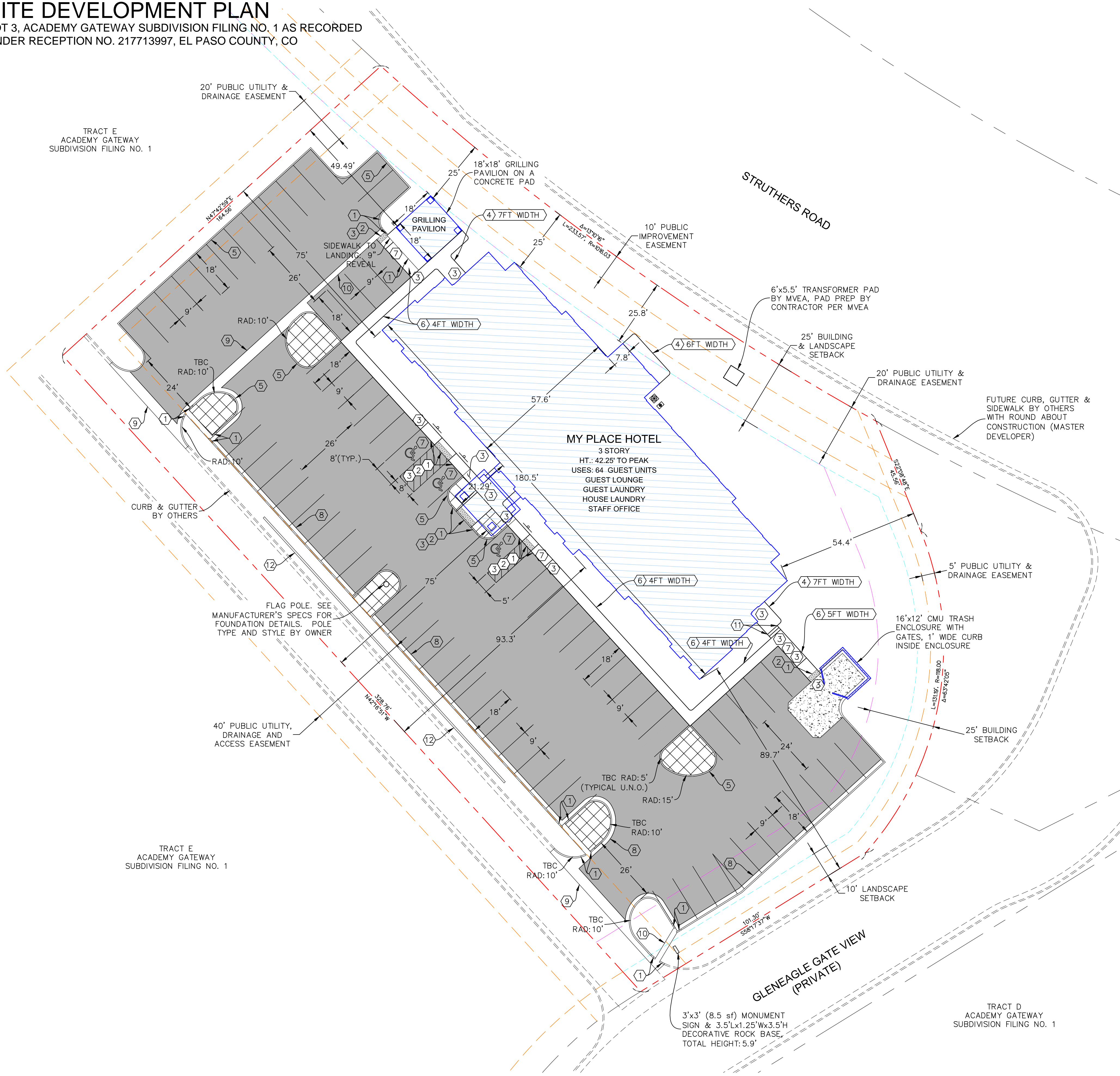
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DEVELOPER: SEGELKE REAL
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COLORADO SPRINGS
MY PLACE HOTEL

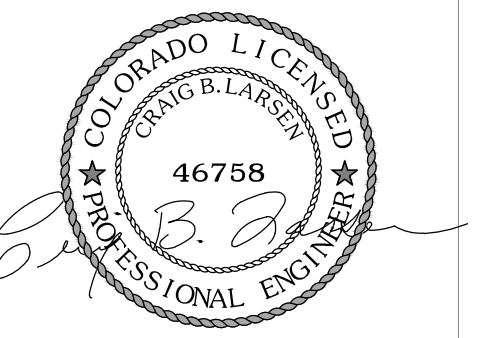
369 GLENEAGLE GATE VIEW
COLORADO SPRINGS, CO 80921

LEGAL DESC.: LOT 3,
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AS RECORDED UNDER
RECEPTION NO.
217713997
EL PASO COUNTY, CO



Rev.	Date	Comment
A	9.27.17	PLAN REVIEW COMMENTS

DRAWN BY: BMA
DESIGN BY: CBL
ORIG. ISSUE DATE: 06/13/2017



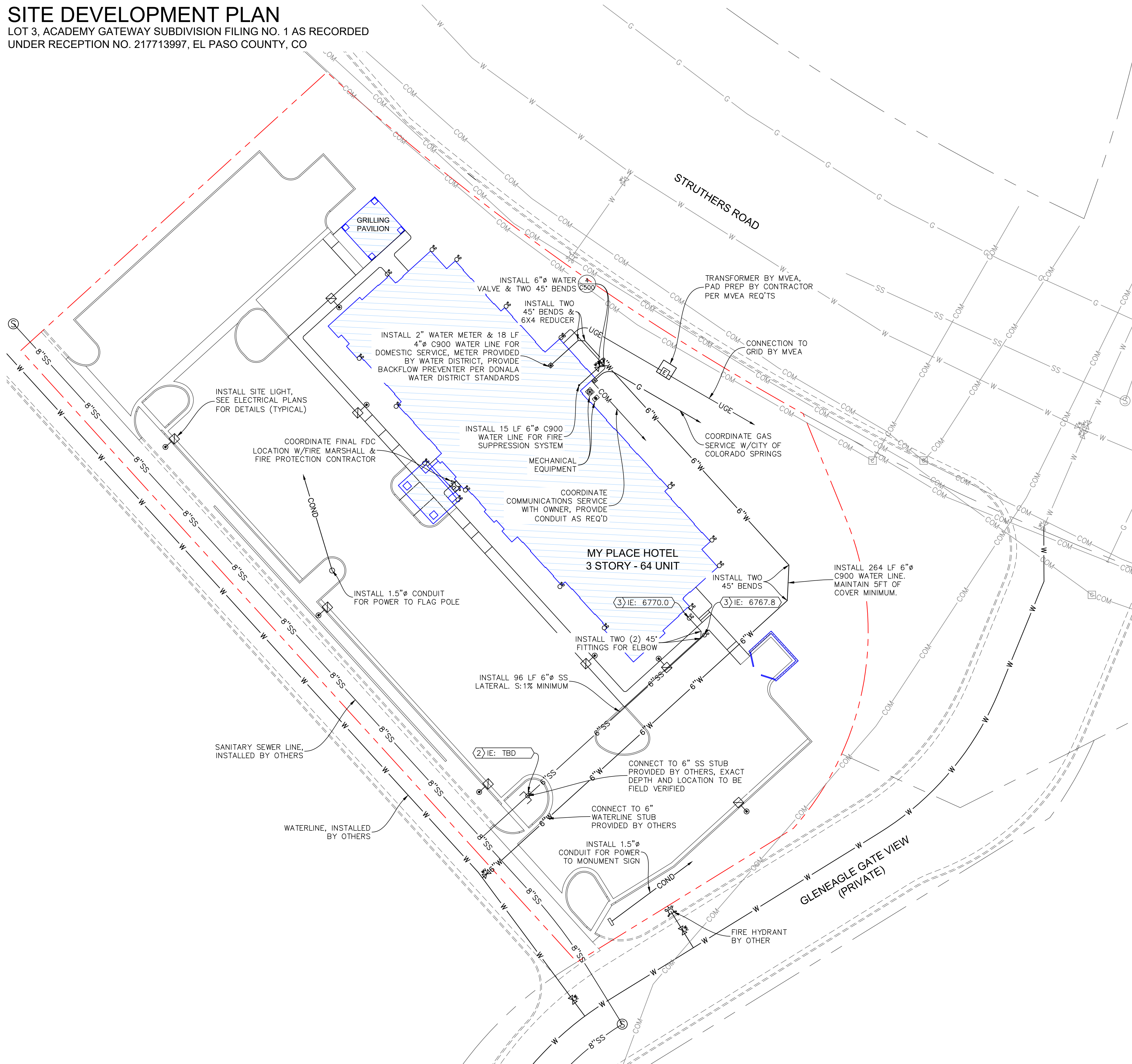
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SITE PLAN

C100

SITE DEVELOPMENT PLAN

LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED
UNDER RECEPTION NO. 217713997, EL PASO COUNTY, CO



LEGEND		PROPOSED	EXISTING	
SD	SD	STORMDRAIN LINE	SD	STORMDRAIN LINE
SS	SS	SANITARY SEWER LINE	SS	SANITARY SEWER LINE
W	W	WATER LINE	W	WATER LINE
OHE	OHE	OVERHEAD ELECTRIC LINE	OHE	OVERHEAD ELECTRIC LINE
UGE	UGE	UNDERGROUND ELECTRIC LINE	UGE	UNDERGROUND ELECTRIC LINE
COM	COM	COMMUNICATIONS LINE	COM	COMMUNICATIONS LINE
G	G	GAS LINE	G	GAS LINE
COND	COND	CONDUIT	COND	CONDUIT
		PROPERTY LINE		

○	○	STORMDRAIN INLET
⊞	⊞	STORMDRAIN COMBINATION BOX
⊙	⊙	STORMDRAIN MANHOLE
⊕	⊕	DOWNSPOUT (ROOF DRAIN W/CONNECTION)
⊖	⊖	ROOFDRAIN (OUTLET TO LANDSCAPING)
⊗	⊗	CLEANOUT
⊘	⊘	SANITARY SEWER MANHOLE
⊙	⊙	ELECTRICAL/TRANSFORMER BOX
⊕	⊕	FIRE HYDRANT
⊖	⊖	WATER METER
⊗	⊗	WATER VALVE/POST INDICATOR VALVE
⊘	⊘	FIRE DEPT. CONNECTION
⊙	⊙	SITE LIGHT
⊕	⊕	POWER POLE
⊖	⊖	PAVEMENT PATCHING

KEY TAGS:

- ① NOT USED
- ② NOT USED
- ③ INSTALL SS CLEANOUT (6" C900)

GENERAL UTILITY NOTES:

1. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES FOR UTILITY MARKING. DIAL 811.
2. CONTRACTOR SHALL FOLLOW GUIDELINES & RECOMMENDATIONS OF PROJECT GEOTECHNICAL INVESTIGATION & ALL ADDENDUMS.
3. ALL UTILITY INSTALLATIONS SHALL BE DONE PER LOCAL JURISDICTION AND AGENCY REQUIREMENTS & SPECIFICATIONS.
4. WATER LINES SHALL HAVE 4-6 FEET OF COVER.
5. SEWER LINES SHALL HAVE 5 FEET OF COVER FOR PVC PIPE OR LESS THAN 5 FEET AND MORE THAN 3 FEET FOR DUCTILE IRON PIPE.



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COLORADO SPRINGS MY PLACE HOTEL

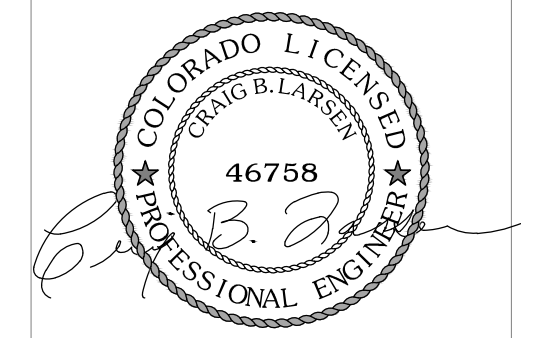
369 GLENEAGLE GATE VIEW
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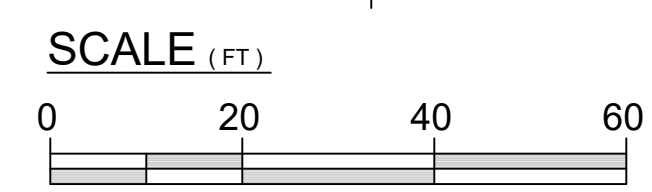
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DESIGN BY: CBL
ORIG. ISSUE DATE: 06/13/2017



10/1/2017 8:06:46 PM

UTILITY PLAN

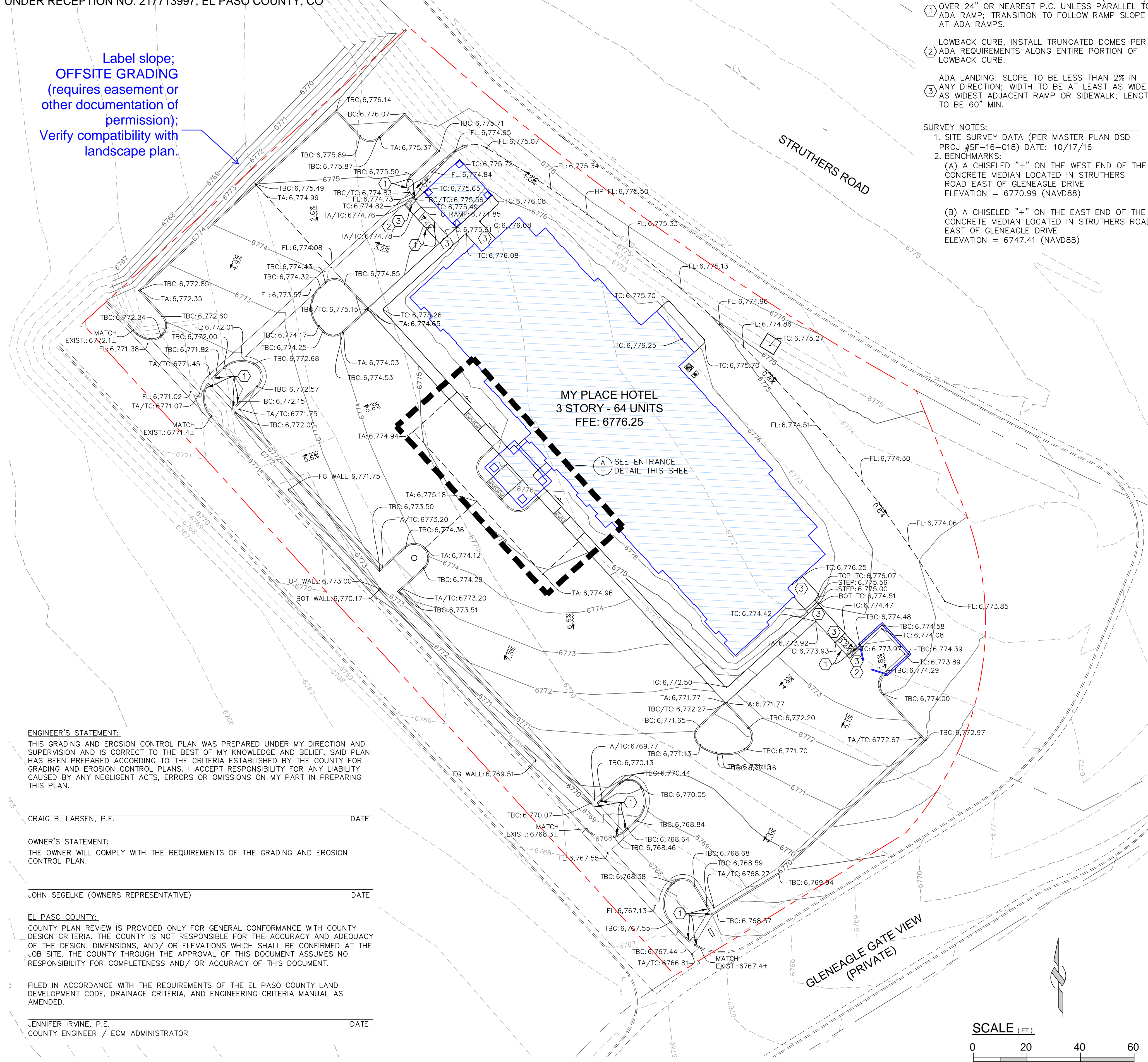
C200



SITE DEVELOPMENT PLAN

LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED
UNDER RECEPTION NO. 217713997, EL PASO COUNTY, CO

Label slope;
OFFSITE GRADING
(requires easement or
other documentation of
permission);
Verify compatibility with
landscape plan.

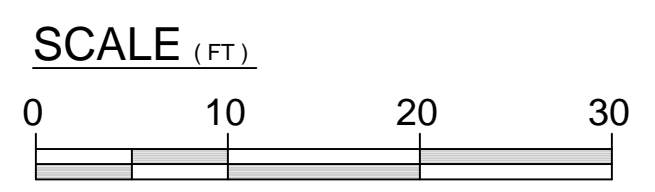
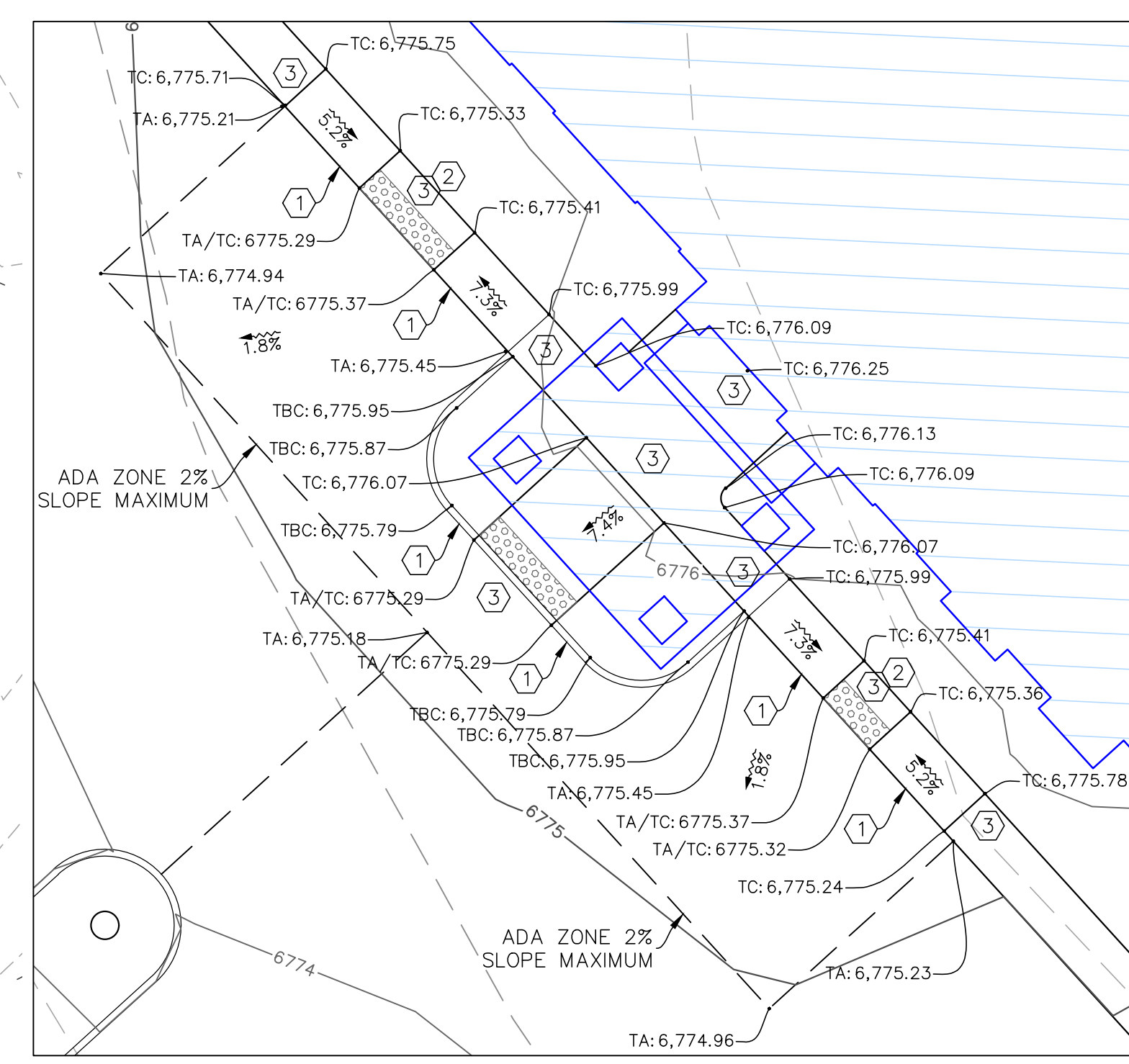


- KEY TAGS:**
- ① TRANSITION FROM 6" CURB TO FLUSH (LOWBACK) OVER 24" OR NEAREST P.C. UNLESS PARALLEL TO ADA RAMP; TRANSITION TO FOLLOW RAMP SLOPE AT ADA RAMPS.
 - ② LOWBACK CURB, INSTALL TRUNCATED DOMES PER ADA REQUIREMENTS ALONG ENTIRE PORTION OF LOWBACK CURB.
 - ③ ADA LANDING: SLOPE TO BE LESS THAN 2% IN ANY DIRECTION; WIDTH TO BE AT LEAST AS WIDE AS WIDEST ADJACENT RAMP OR SIDEWALK; LENGTH TO BE 60" MIN.
- SURVEY NOTES:**
1. SITE SURVEY DATA (PER MASTER PLAN DSD PROJ #SF-16-018) DATE: 10/17/16
 2. BENCHMARKS:
 - (A) A CHISELED "+" ON THE WEST END OF THE CONCRETE MEDIAN LOCATED IN STRUTHERS ROAD EAST OF GLENEAGLE DRIVE ELEVATION = 6770.99 (NAVD88)
 - (B) A CHISELED "+" ON THE EAST END OF THE CONCRETE MEDIAN LOCATED IN STRUTHERS ROAD EAST OF GLENEAGLE DRIVE ELEVATION = 6747.41 (NAVD88)

LEGEND

PROPOSED	EXISTING	
--- 4650 ---	--- 4650 ---	MAJOR CONTOUR
--- 4649 ---	--- 4649 ---	MINOR CONTOUR
---	---	BUILDING/STRUCTURE CURB, GUTTER
---	---	PROPERTY LINE
○	○	STORMDRAIN INLET
□	□	STORMDRAIN COMBINATION BOX
○	○	STORMDRAIN MANHOLE
⌘	⌘	DOWNSPOUT CONNECTION
⌘	⌘	ROOF DRAIN
⌘	⌘	CLEANOUT
---	---	GRADE BREAK LINE/CONVERGENCE POINT

- GRADING & EROSION CONTROL PLAN NOTES:**
1. THE "STORMWATER POLLUTION PREVENTION PLAN & EROSION & SEDIMENT QUALITY CONTROL PLAN" REPORT SHALL BE CONSIDERED PART OF THE PLANS AND REQUIREMENTS.
 2. ADDITIONAL NOTES & REQUIREMENTS ARE LISTED ON SHEETS C001 & C002, INCLUDING EL PASO COUNTY EROSION CONTROL STANDARD NOTES.
 3. UTILITIES, PROPOSED AND EXISTING, ARE SHOWN ON SHEET C200.
 4. THE SITE IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NO. 08041C0290F, DATED MARCH 17, 1997.
 5. EXISTING VEGETATION CONSISTS OF NATIVE GRASSES, BRUSH & WEEDS. NO TREES CURRENTLY EXIST ON THE SITE. NEARLY 100% OF THE SITE CONSISTS OF THIS VEGETATION.
 6. EASEMENTS, EXISTING & PROPOSED, ARE SHOWN ON SHEET C100.
 7. NO OFF-SITE GRADING, AS PART OF THIS PROJECT, OUTSIDE OF THE PROJECT LIMITS IS ANTICIPATED. SHEET C400 SHOWS PROJECTS PROJECT LIMITS.
 8. ALL EXISTING AND PROPOSED DRAINAGE FACILITIES REQUIRING BMPs WITH THIS PROJECT ARE SHOWN ON SHEETS C200, C300 & C400.



ⓐ ENTRANCE DETAIL
1"=10'

ENGINEER'S STATEMENT:
THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

CRAIG B. LARSEN, P.E. _____ DATE _____

OWNER'S STATEMENT:
THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

JOHN SEGELKE (OWNERS REPRESENTATIVE) _____ DATE _____

EL PASO COUNTY:
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

JENNIFER IRVINE, P.E. _____ DATE _____
COUNTY ENGINEER / ECM ADMINISTRATOR



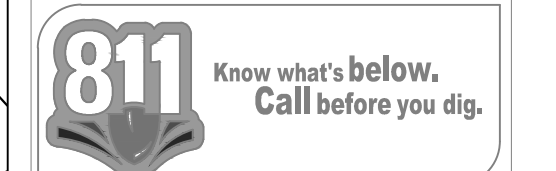
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DEVELOPER: SEGELKE REAL ESTATE, LLC AND/OR MPCOS, LLC

COLORADO SPRINGS MY PLACE HOTEL

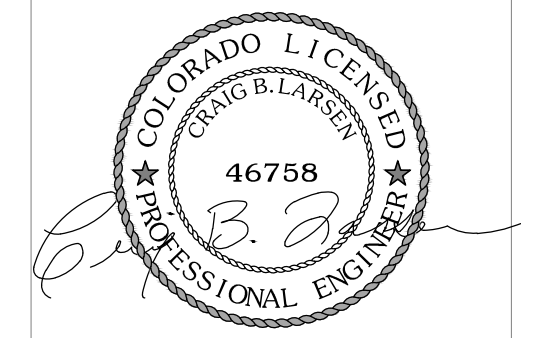
369 GLENEAGLE GATE VIEW
COLORADO SPRINGS, CO 80921

LEGAL DESC.: LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 217713997 EL PASO COUNTY, CO



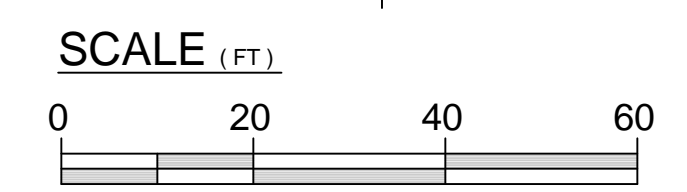
Rev.	Date	Comment
A	9.27.17	PLAN REVIEW COMMENTS

DRAWN BY: BMA
DESIGN BY: CBL
ORIG. ISSUE DATE: 06/13/2017



9/27/2017 10:54:39 AM

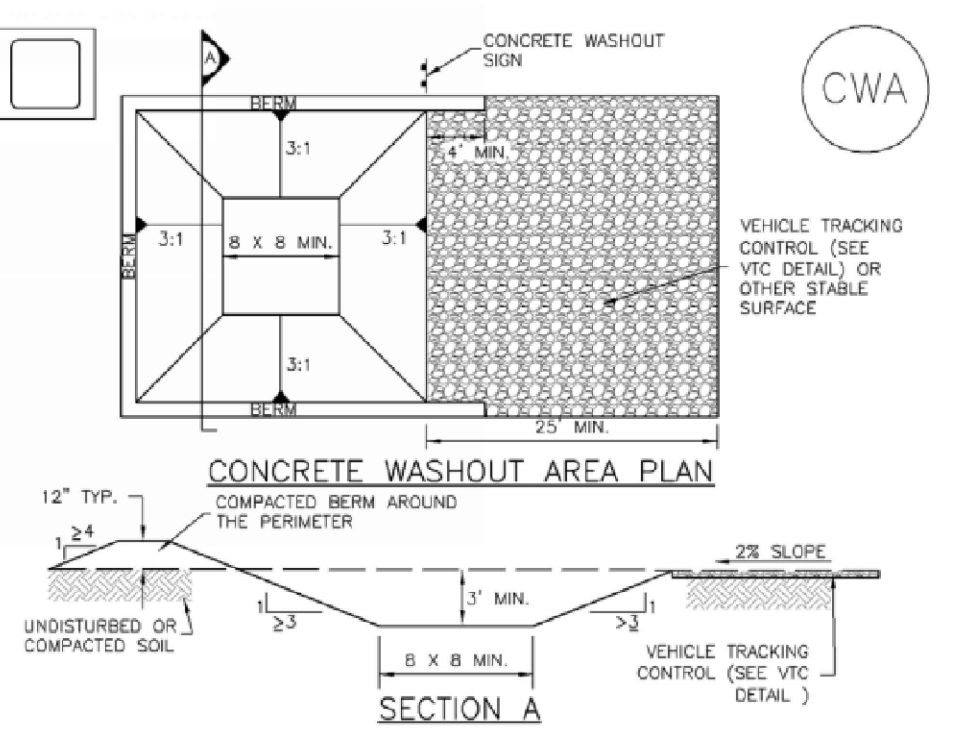
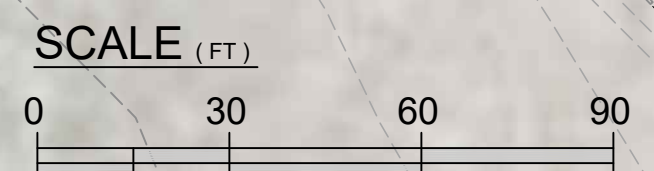
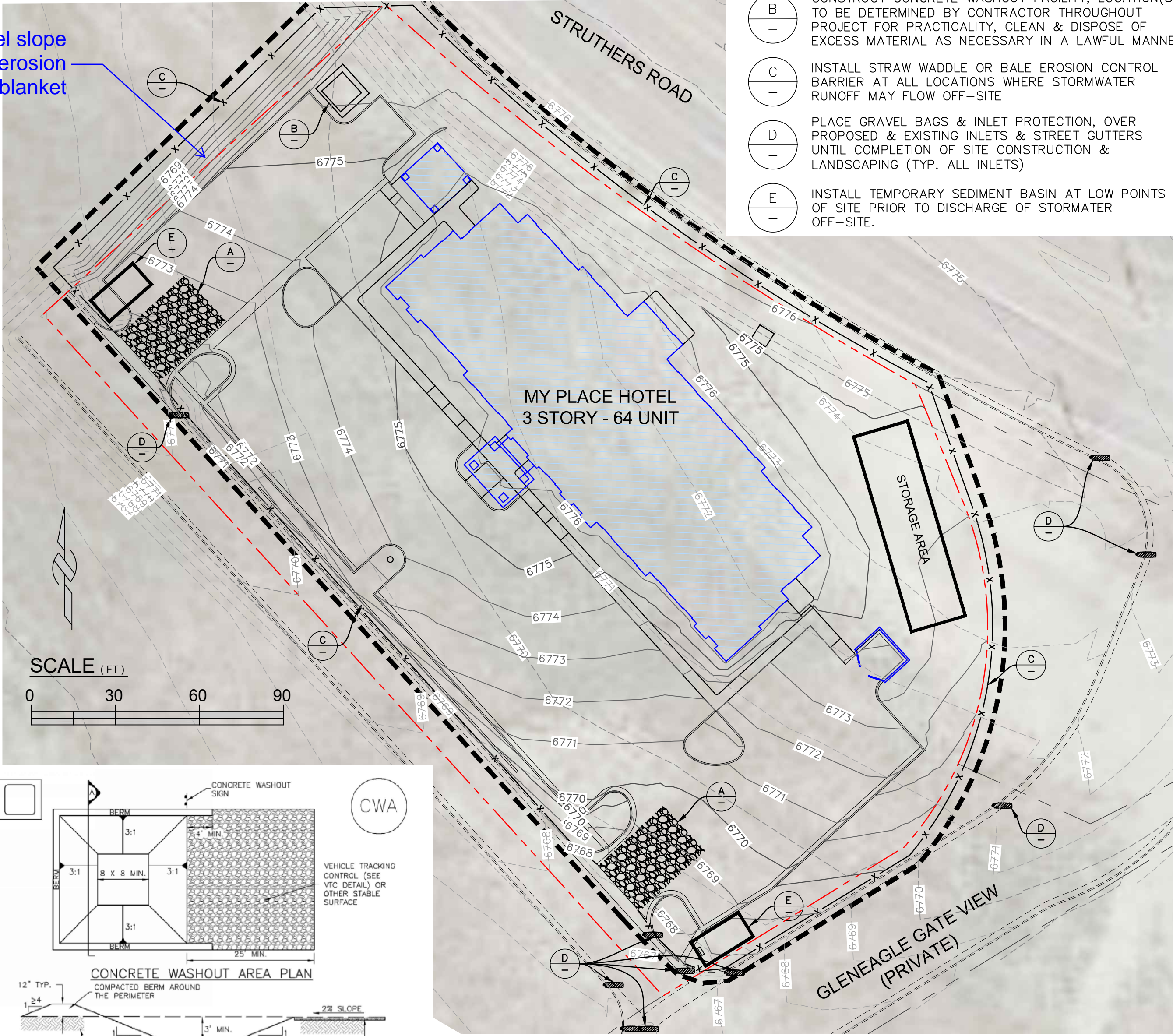
GRADING PLAN C300



SITE DEVELOPMENT PLAN

LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 217713997, EL PASO COUNTY, CO

Label slope and erosion control blanket

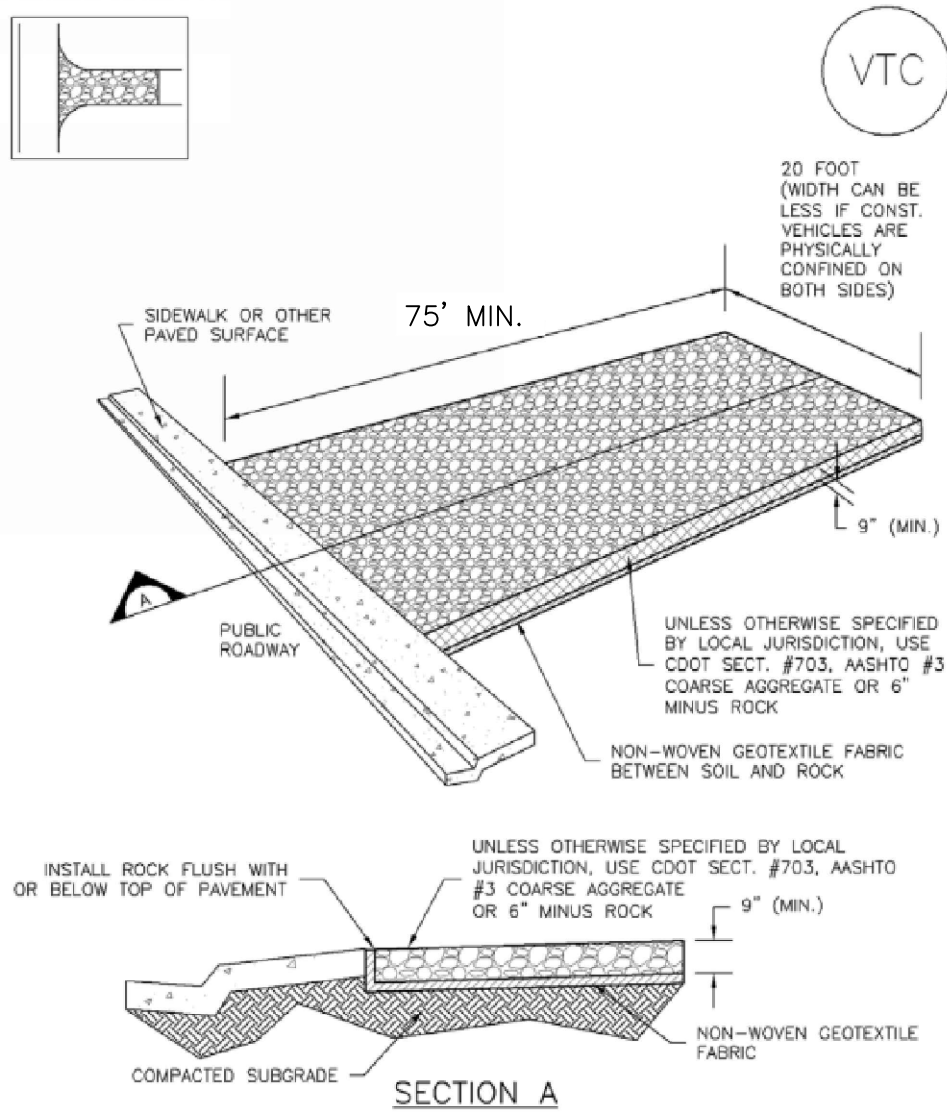


CWA-1. CONCRETE WASHOUT AREA

- CWA INSTALLATION NOTES**
- SEE PLAN VIEW FOR: -CWA INSTALLATION LOCATION.
 - DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
 - THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 - CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8" BY 8" SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
 - BERM SURROUNDING SIDINGS AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
 - VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
 - SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
 - USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

- CWA MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE, CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
 - CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 - THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 - WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION. (NOTE: ADAPTED FROM COLORADO COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

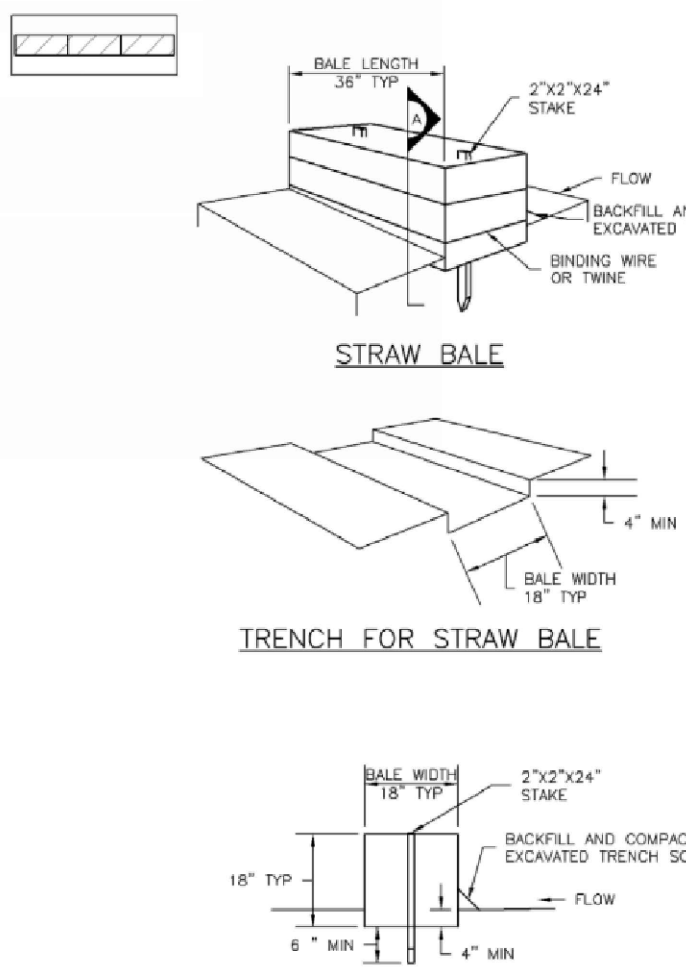
B CONCRETE WASHOUT BASIN



VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

A VEHICLE TRACKING CONTROL

- A** CONSTRUCT VEHICLE TRACKING CONTROL ENTRANCE, LOCATION TO BE DETERMINED BY CONTRACTOR THROUGHOUT PROJECT FOR PRACTICALITY
- B** CONSTRUCT CONCRETE WASHOUT FACILITY, LOCATION(S) TO BE DETERMINED BY CONTRACTOR THROUGHOUT PROJECT FOR PRACTICALITY. CLEAN & DISPOSE OF EXCESS MATERIAL AS NECESSARY IN A LAWFUL MANNER
- C** INSTALL STRAW WADDLE OR BALE EROSION CONTROL BARRIER AT ALL LOCATIONS WHERE STORMWATER RUNOFF MAY FLOW OFF-SITE
- D** PLACE GRAVEL BAGS & INLET PROTECTION, OVER PROPOSED & EXISTING INLETS & STREET GUTTERS UNTIL COMPLETION OF SITE CONSTRUCTION & LANDSCAPING (TYP. ALL INLETS)
- E** INSTALL TEMPORARY SEDIMENT BASIN AT LOW POINTS OF SITE PRIOR TO DISCHARGE OF STORMWATER OFF-SITE.



SBB-1. STRAW BALE

C STRAW WATTLE, SILTE FENCE OR BALE EROSION CONTROL

- GRADING & EROSION CONTROL PLAN NOTES:**
- THE "STORMWATER POLLUTION PREVENTION PLAN & EROSION & SEDIMENT ADDITIONAL NOTES" REPORT SHALL BE CONSIDERED PART OF THE PLANS AND REQUIREMENTS.
 - ADDITIONAL NOTES & REQUIREMENTS ARE LISTED ON SHEETS C001 & C002, INCLUDING EL PASO COUNTY EROSION CONTROL STANDARD NOTES.
 - UTILITIES, PROPOSED AND EXISTING, ARE SHOWN ON SHEET C200.
 - THE SITE IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, MAP NO. 08041C0290F, DATED MARCH 17, 1997.
 - EXISTING VEGETATION CONSISTS OF NATIVE GRASSES, BRUSH & WEEDS. NO TREES CURRENTLY EXIST ON THE SITE. NEARLY 100% OF THE SITE CONSISTS OF THIS VEGETATION.
 - EASEMENTS, EXISTING & PROPOSED, ARE SHOWN ON SHEET C100.
 - NO OFF-SITE GRADING, AS PART OF THIS PROJECT, OUTSIDE OF THE PROJECT LIMITS IS ANTICIPATED. SHEET C400 SHOWS PROJECTS PROJECT LIMITS
 - ALL EXISTING AND PROPOSED DRAINAGE FACILITIES REQUIRING BMPs WITH THIS PROJECT ARE SHOWN ON SHEETS C200, C300 & C400.

ENGINEER'S STATEMENT:
THIS GRADING AND EROSION CONTROL PLAN WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PLAN HAS BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE COUNTY FOR GRADING AND EROSION CONTROL PLANS. I ACCEPT RESPONSIBILITY FOR ANY LIABILITY CAUSED BY ANY NEGLIGENT ACTS, ERRORS OR OMISSIONS ON MY PART IN PREPARING THIS PLAN.

CRAIG B. LARSEN, P.E. DATE

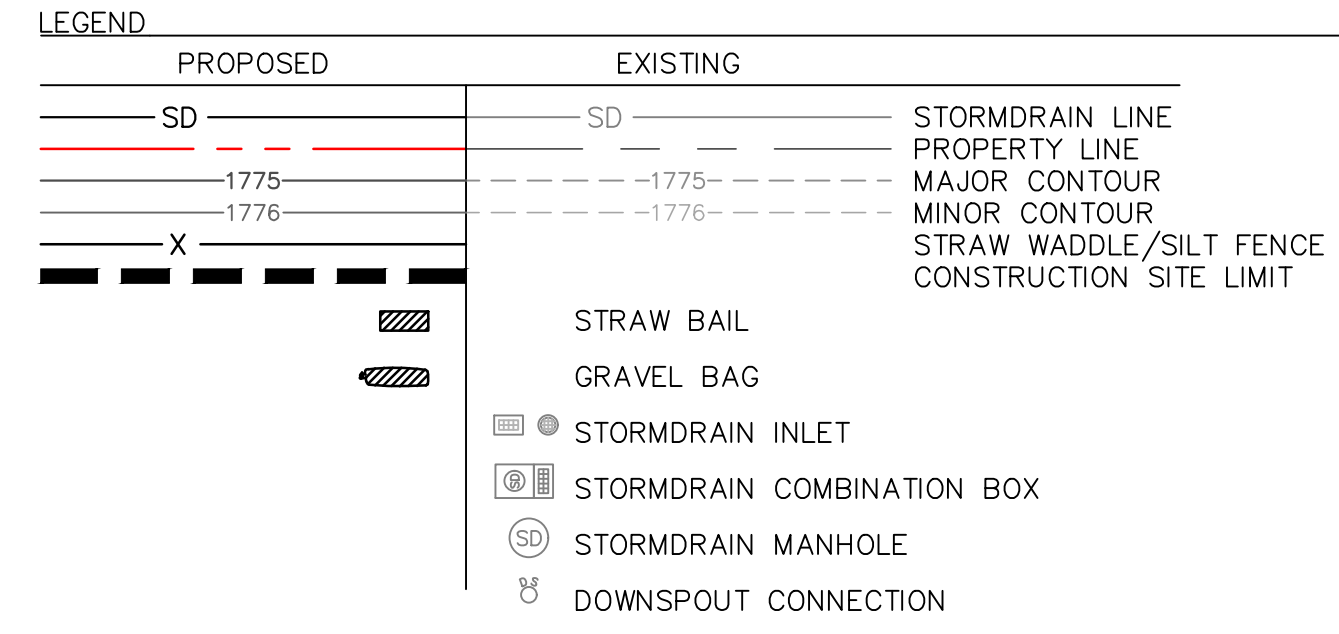
OWNER'S STATEMENT:
THE OWNER WILL COMPLY WITH THE REQUIREMENTS OF THE GRADING AND EROSION CONTROL PLAN.

JOHN SEGELKE (OWNERS REPRESENTATIVE) DATE

EL PASO COUNTY:
COUNTY PLAN REVIEW IS PROVIDED ONLY FOR GENERAL CONFORMANCE WITH COUNTY DESIGN CRITERIA. THE COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY AND ADEQUACY OF THE DESIGN, DIMENSIONS, AND/OR ELEVATIONS WHICH SHALL BE CONFIRMED AT THE JOB SITE. THE COUNTY THROUGH THE APPROVAL OF THIS DOCUMENT ASSUMES NO RESPONSIBILITY FOR COMPLETENESS AND/OR ACCURACY OF THIS DOCUMENT.

FILED IN ACCORDANCE WITH THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE, DRAINAGE CRITERIA, AND ENGINEERING CRITERIA MANUAL AS AMENDED.

JENNIFER IRVINE, P.E. DATE
COUNTY ENGINEER / ECM ADMINISTRATOR



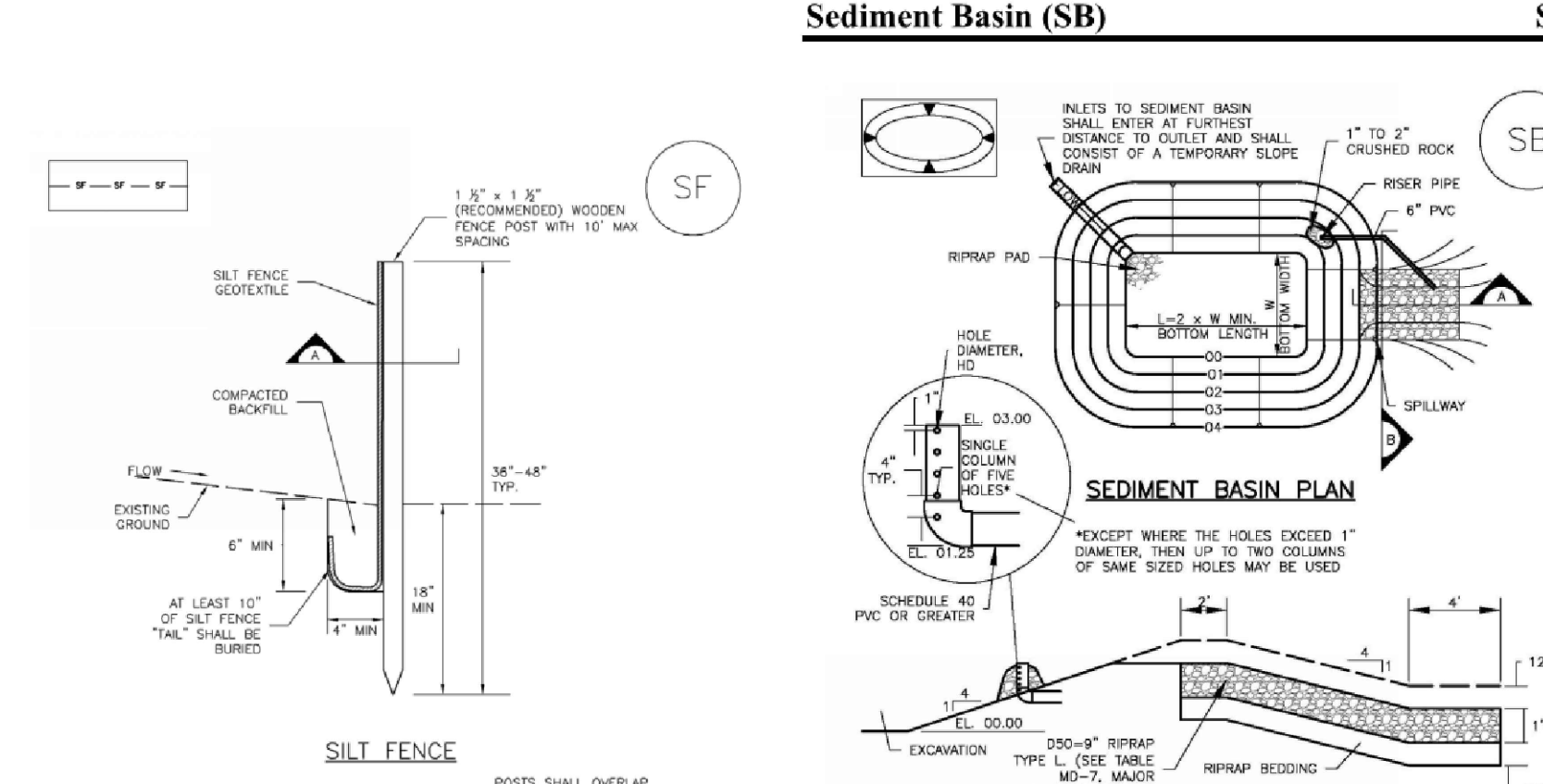
SEDIMENT BASIN MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS. TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E. TWO FEET BELOW THE SPILLWAY CREST).
- SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
- WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDS AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

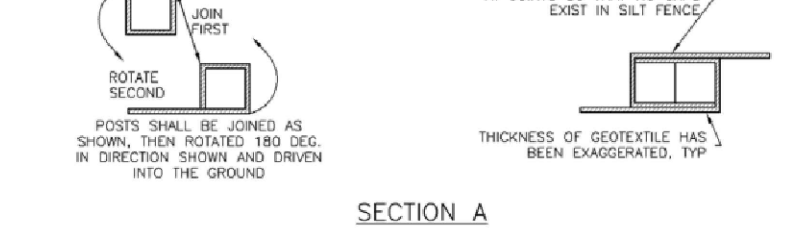
DETAILS ADAPTED FROM BOULDER COUNTY, COLORADO

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDFD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 1/2	3	3 1/2
2	21	3	1 1/2
3	28	3	3 1/2
4	33 1/2	5	4 1/2
5	38 1/2	5	3 1/2
6	43	8	3 1/2
7	47 1/2	11	3 1/2
8	51	13	3 1/2
9	55	13	3 1/2
10	58 1/2	15	3 1/2
11	61 1/2	16	3 1/2
12	64	18	3 1/2
13	67 1/2	21	1 3/4
14	70 1/2	21	3 1/2
15	73 1/2	22	1 3/4



Sediment Basin (SB) SC-7

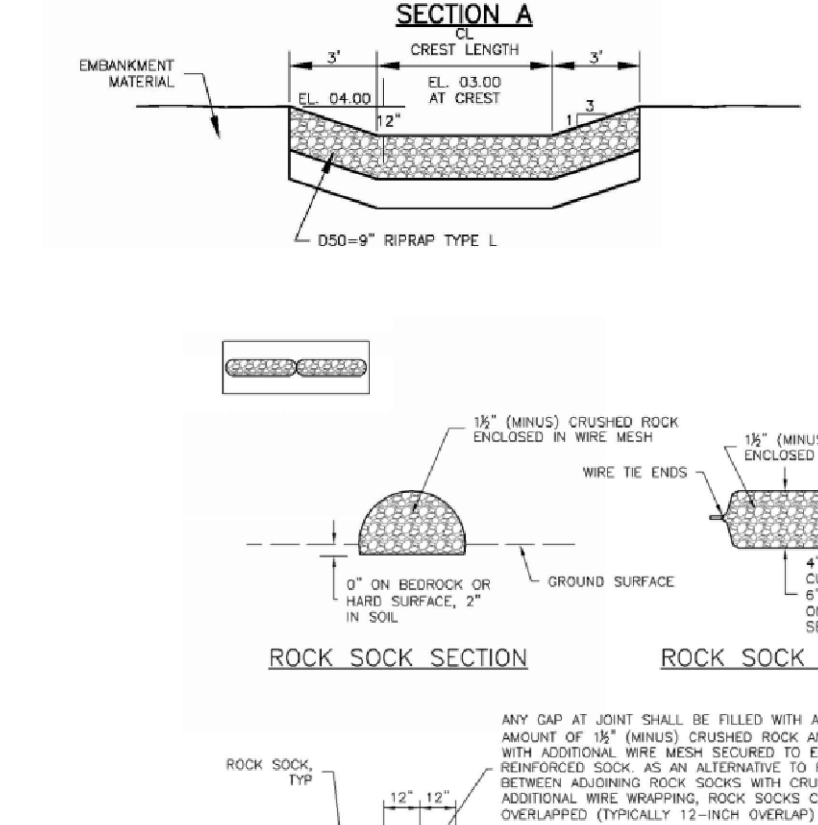


SF-1. SILT FENCE

- SILT FENCE INSTALLATION NOTES**
- SILT FENCE MUST BE PLACED AWAY FROM THE TOE OF THE SLOPE TO ALLOW FOR WATER PONDING. SILT FENCE AT THE TOE OF A SLOPE SHOULD BE INSTALLED IN A FLAT LOCATION AT LEAST SEVERAL FEET (2-5 FT) FROM THE TOE OF THE SLOPE TO ALLOW ROOM FOR PONDING AND DEPOSITION.
 - A UNIFORM 6" X 4" ANCHOR TRENCH SHALL BE EXCAVATED USING TRENCHER OR SILT FENCE INSTALLATION DEVICE. NO ROAD GRADERS, BACKHOES, OR SIMILAR EQUIPMENT SHALL BE USED.
 - COMPACT ANCHOR TRENCH BY HAND WITH A "JUMPING JACK" OR BY WHEEL ROLLING. COMPACTOR SHALL BE SUCH THAT SILT FENCE RESISTS BEING PULLED OUT OF ANCHOR TRENCH BY HAND.
 - SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD BE NO NOTICIBLE SAG BETWEEN STAKES AFTER IT HAS BEEN ANCHORED TO THE STAKES.
 - SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES USING 1" HEAVY DUTY STAPLES OR NAILS WITH 1" HEADS. STAPLES AND NAILS SHOULD BE PLACED 3" ALONG THE FABRIC DOWN THE STAKE.
 - AT THE END OF A RUN OF SILT FENCE ALONG A CONTOUR, THE SILT FENCE SHOULD BE TURNED PERPENDICULAR TO THE CONTOUR TO CREATE A "J-HOOK." THE "J-HOOK" EXTENDING PERPENDICULAR TO THE CONTOUR SHOULD BE OF SUFFICIENT LENGTH TO KEEP RUNOFF FROM FLOWING AROUND THE END OF THE SILT FENCE (TYPICALLY 10' - 25').
 - SILT FENCE SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

- SILT FENCE MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - SEDIMENT ACCUMULATED UPSTREAM OF THE SILT FENCE SHALL BE REMOVED AS NEEDED TO MAINTAIN THE FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENT IS APPROXIMATELY 6".
 - REPAIR OR REPLACE SILT FENCE WHEN THERE ARE SIGNS OF WEAR, SUCH AS SAGGING, TEARING, OR COLLAPSE.
 - SILT FENCE IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION, OR IS REPLACED BY AN EQUIVALENT PERIMETER SEDIMENT CONTROL BMP.
 - WHEN SILT FENCE IS REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDS AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION. (NOTE: ADAPTED FROM BOULDER COUNTY, COLORADO AND CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

BBA-1. STRAW WATTLE, SILTE FENCE OR BALE EROSION CONTROL



RS-1. ROCK SOCK PERIMETER CONTROL

ROCK SOCK INSTALLATION NOTES

- SEE PLAN VIEW FOR: -LOCATIONS OF ROCK SOCKS
- CRUSHED ROCK SHALL BE 1/2" (MINUS) IN SIZE WITH A FRACTURED FACE (ALL SIDES) AND SHALL COMPLY WITH GRANULAR SHOWN ON THIS SHEET (1% MINUS)
- WIRE MESH SHALL BE FABRICATED OF 1/2" GAUGE POLYETHYLENE MESH, OR EQUIVALENT, WITH A MAXIMUM OPENING OF 1/2", RECOMMENDED MINIMUM ROLL WIDTH OF 48"
- WIRE MESH SHALL BE SECURED USING "NO. 10" WIRE TIES AT 6" CENTERS ALONG ALL SIDES AND AT 4" CENTERS OR ENDS OF SOCKS
- SOME MANUFACTURERS MAY ALLOW THE USE OF FILTER FABRIC AS AN ALTERNATE TO WIRE MESH FOR THE ROCK ENCLOSURE

ROCK SOCK MAINTENANCE NOTES

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
- SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENT IS APPROXIMATELY 6" OF THE HEIGHT OF THE ROCK SOCK.
- ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
- WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDS AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDFD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

D ROCK SOCK

E TEMPORARY SEDIMENT BASIN

- TEMPORARY SEDIMENT BASIN**
- SEE PLAN VIEW FOR: -LOCATION OF TEMPORARY SEDIMENT BASIN -TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN) -FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD -FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
 - FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BASIN AREA IS NOT REDUCED.
 - SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS A STORMWATER CONTROL.
 - EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
 - EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D998.
 - PIPE SCH 40 OR GREATER SHALL BE USED.
 - THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.
- ROCK SOCK MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 - ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED, OR DAMAGED BEYOND REPAIR.
 - SEDIMENT ACCUMULATED UPSTREAM OF ROCK SOCKS SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP. TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENT IS APPROXIMATELY 6" OF THE HEIGHT OF THE ROCK SOCK.
 - ROCK SOCKS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.
 - WHEN ROCK SOCKS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDS AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
 - NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM USDFD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.
- NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF ROCK SOCK INSTALLATION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY OTHER SIMILAR PROPRIETARY PRODUCTS ON THE MARKET. USED REPAIR PRODUCTS FOR DECREASED USE OF PROPRIETARY PROTECTION PRODUCTS. HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE BMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

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SALT LAKE CITY, UT
605.725.6257

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DEVELOPER: SEGELKE REAL ESTATE, LLC AND/OR MPCOS, LLC

COLORADO SPRINGS MY PLACE HOTEL

369 GLENEAGLE GATE VIEW
COLORADO SPRINGS, CO 80921

LEGAL DESC.: LOT 3, ACADEMY GATEWAY SUBDIVISION FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 217713997 EL PASO COUNTY, CO

811 Know what's below. Call before you dig.

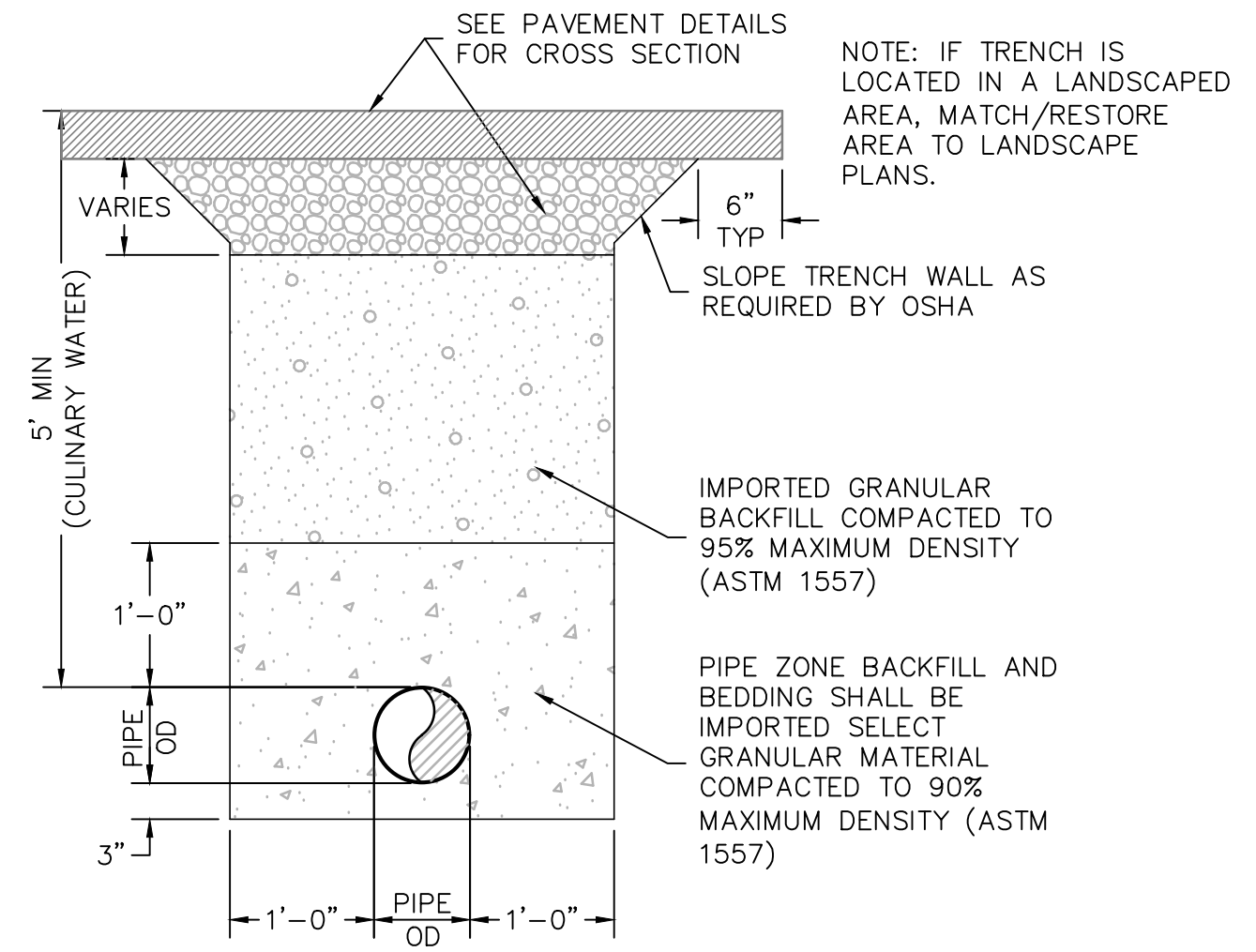
Rev.	Date	Comment
A	9.27.17	PLAN REVIEW COMMENTS

DRAWN BY: BMA
DESIGN BY: CBL
ORIG. ISSUE DATE: 06/13/2017

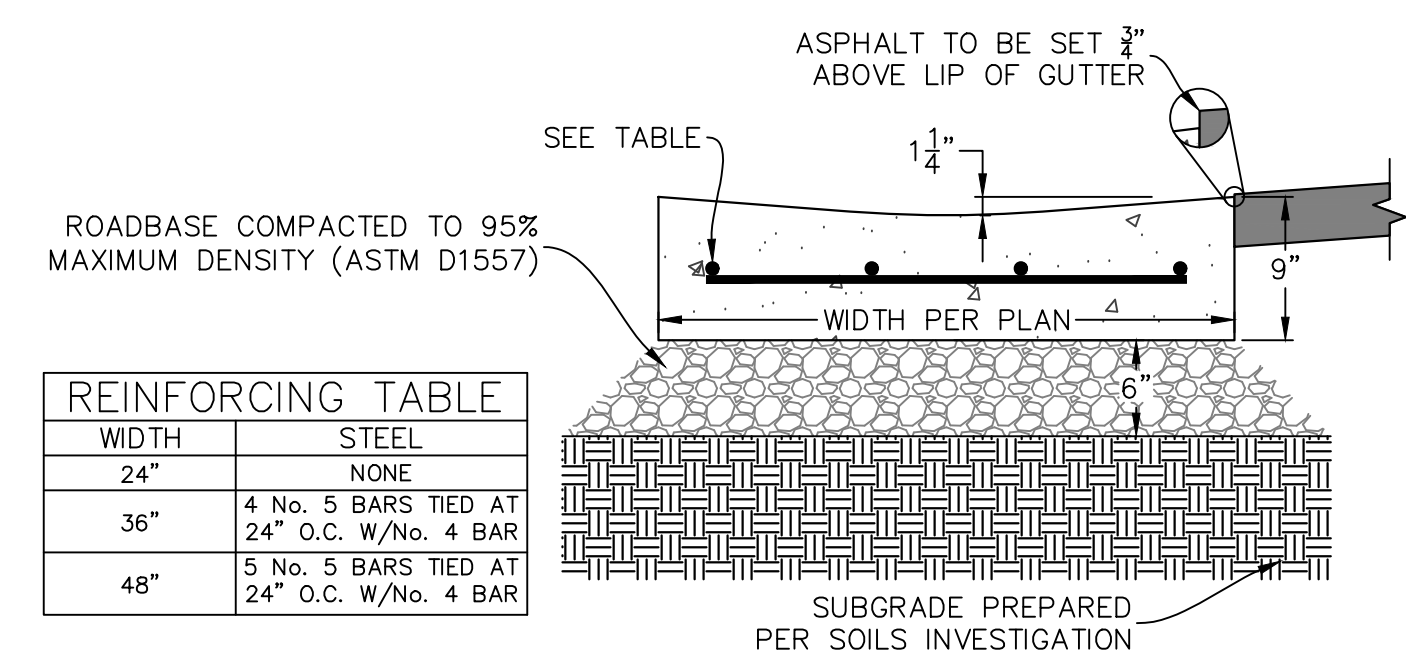
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EROSION CONTROL PLAN C400

- Add ECB detail



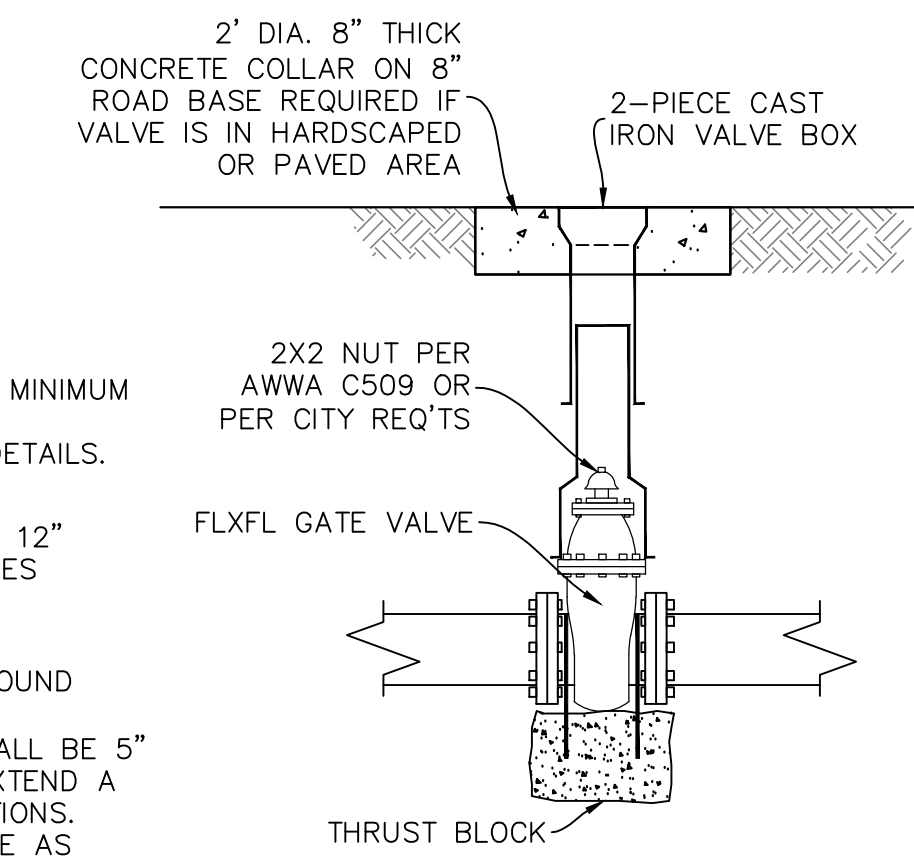
2 PIPE INSTALLATION
 NTS



REINFORCING TABLE	
WIDTH	STEEL
24"	NONE
36"	4 No. 5 BARS TIED AT 24" O.C. W/No. 4 BAR
48"	5 No. 5 BARS TIED AT 24" O.C. W/No. 4 BAR

3 WATERWAY
 NTS

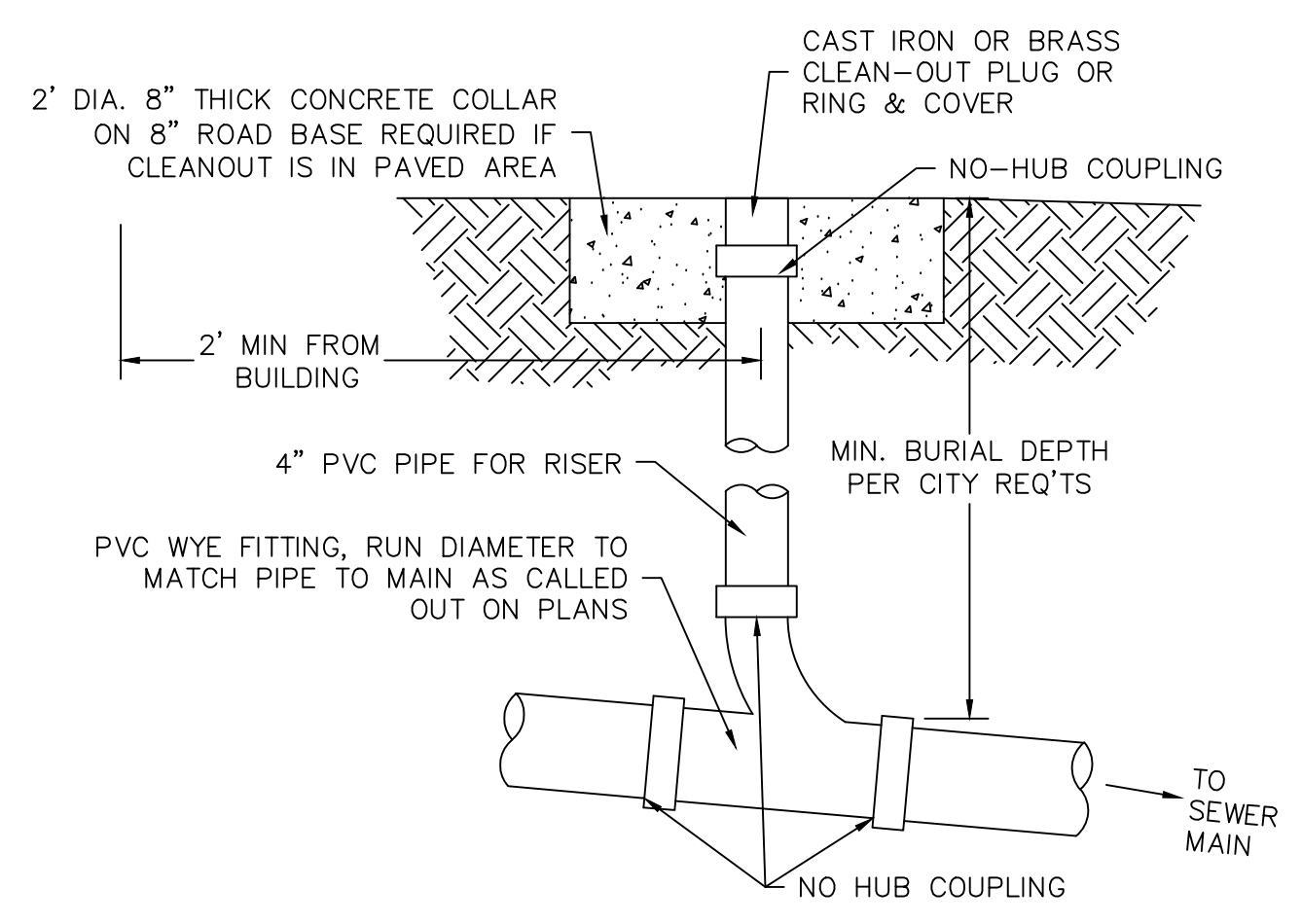
- VALVE NOTES**
1. ALL WORK MUST BE INSPECTED BY ENGINEER.
 2. THRUST BLOCKS REQUIRED WITH A MINIMUM OF 4 SQUARE FEET BEARING ON UNDISTURBED SOIL PER PROJECT DETAILS.
 3. #4 REBAR TO HAVE A MINIMUM OF 12" EMBEDMENT. ALL EXPOSED SURFACES COATED WITH POLY FH GREASE #1.
 4. CONSTRUCT CONCRETE COLLAR AROUND VALVE BOX WHEN IN PAVED OR HARDSCAPED AREA. CONCRETE SHALL BE 5" MINIMUM THICKNESS AND SHALL EXTEND A MINIMUM OF 1 FOOT IN ALL DIRECTIONS. CONCRETE MIX SHALL BE THE SAME AS CURB AND GUTTER.



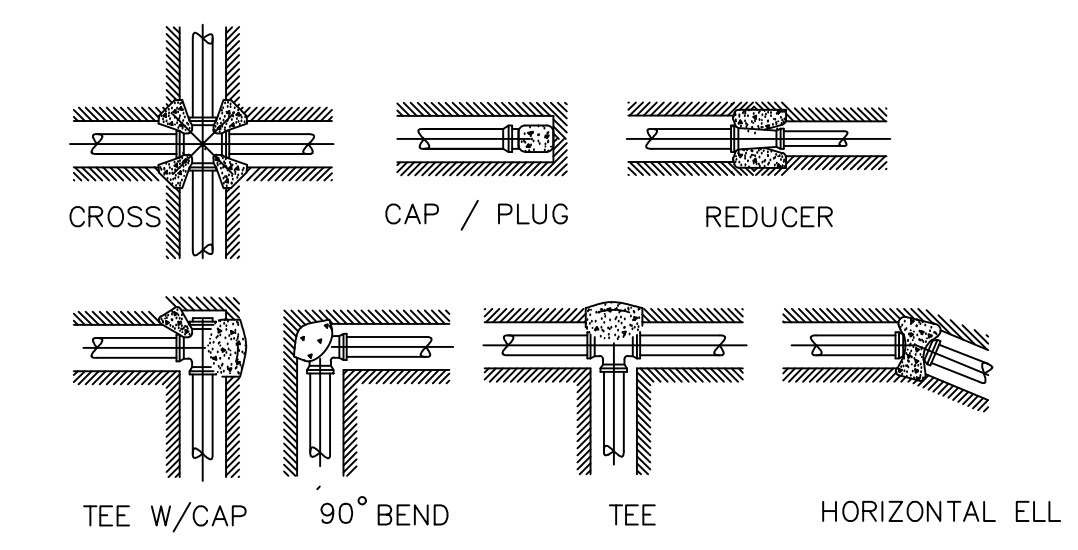
4 WATER VALVE
 NTS

1 NOT USED
 NTS

5 NOT USED
 NTS



6 SEWER CLEANOUT
 NTS

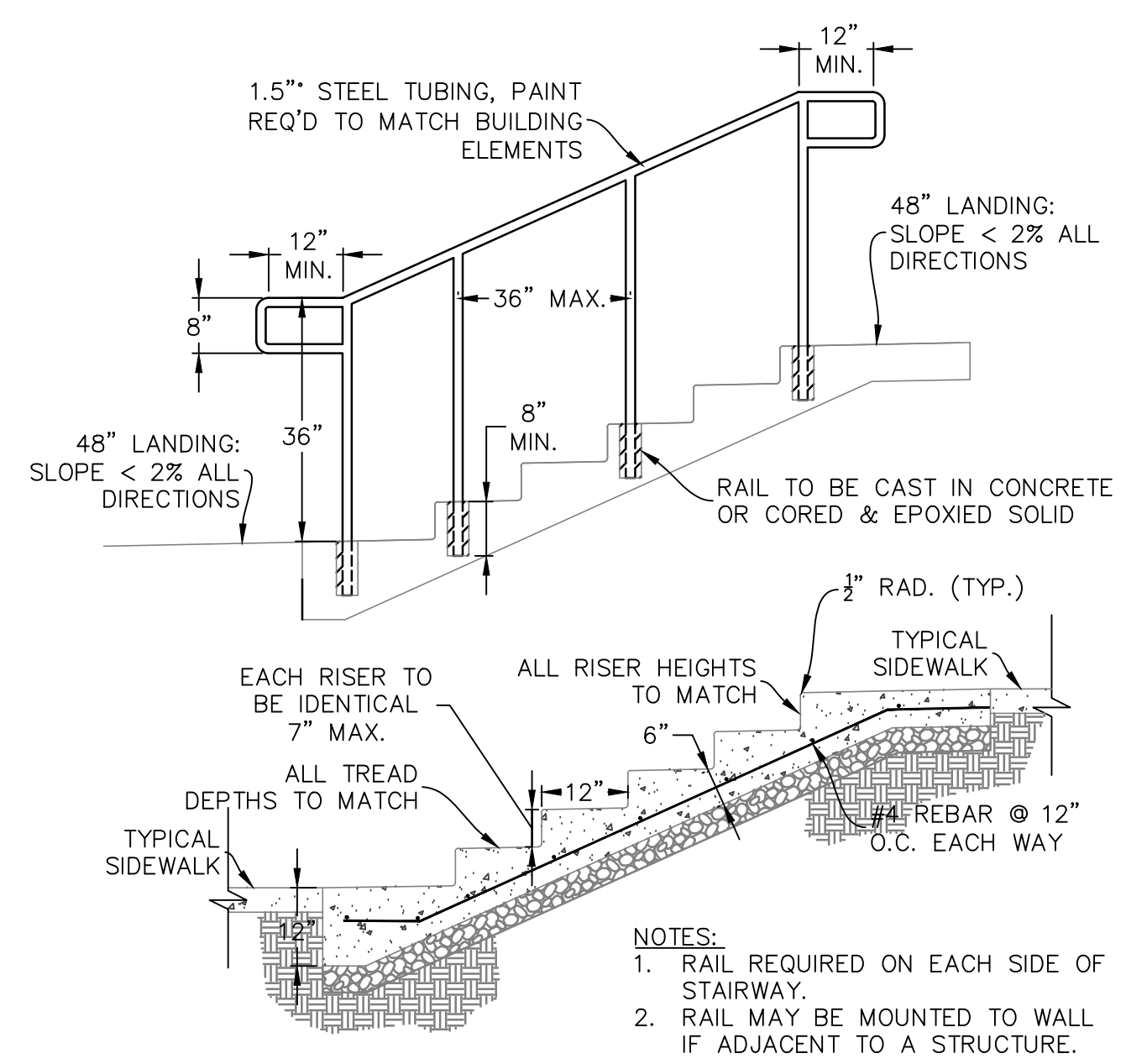


BEARING AREA = (TEST PRESSURE/250) X (2000/SOIL BEARING STRESS) X (TABLE VALUE)
 MINIMUM BEARING AREA IN SQUARE FEET

FITTING SIZE	TEE, WYE PLUG OR CAP	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22 1/2° BEND	11 1/4° BEND	45° VERT BEND * (CU YDS.)	22 1/2° VERT BEND (CU YDS.)	11 1/4° VERT BEND (CU YDS.)
			A1	A2						
4"	2.4	3.3	3.3	1.5	1.8	0.9	0.5	1.2	0.5	0.2
6"	5.3	7.5	7.5	5.6	4.1	2.1	1.0	1.9	1.0	0.5
8"	9.4	13.3	13.3	10.0	7.2	3.7	1.8	3.4	1.8	0.9
10"	14.7	20.8	20.8	17.5	11.3	5.7	2.9	5.3	2.9	1.5
12"	21.2	30.0	30.0	26.7	16.2	8.3	4.2	7.7	4.1	2.1
14"	28.9	40.8	40.8	33.3	22.1	11.3	5.7	10.4	5.6	2.9
16"	37.7	53.3	53.3	45.8	28.9	14.7	7.4	13.6	7.4	3.8
18"	47.7	67.5	67.5	60.0	36.5	18.6	9.4	17.2	9.3	4.8

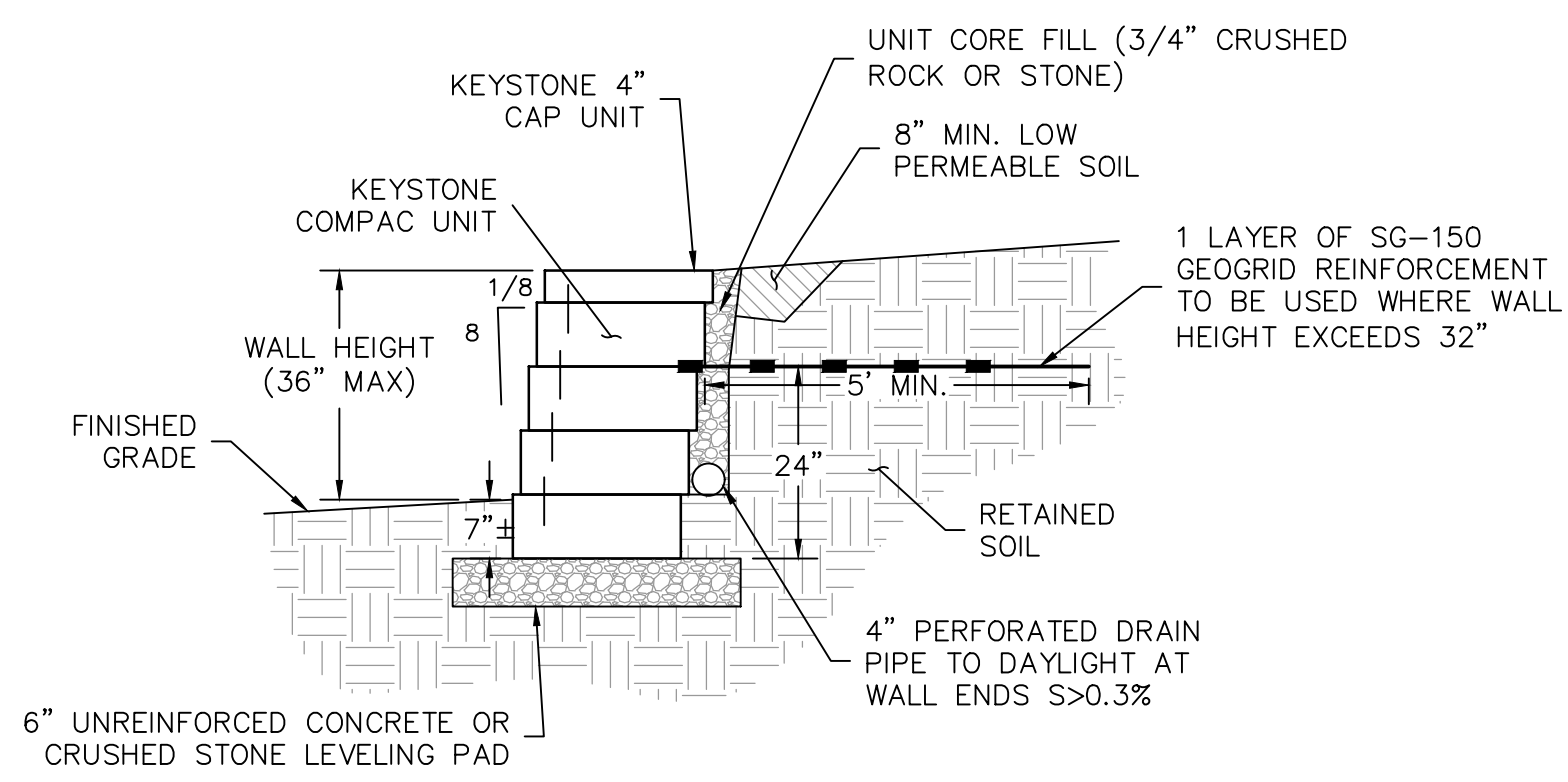
- NOTES:**
1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH OR STRUCTURAL BACKFILL APPROVED BY ENGINEER.
 2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
 3. REQUIRED BEARING AREAS AT FITTINGS SHALL BE AS REQUIRED IN NOTE 7 TO CONFORM TO TEST PRESSURE(S) AND ALLOWABLE SOIL BEARING STRESS(ES) STATED IN THE SPECIFICATIONS.
 4. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS TYPICAL DETAIL.
 5. ALL BURIED PIPING EXCEPT FLANGED, SCREWED, SOCKET WELD PVC OR WELDED STEEL PIPE SPECIFIED TO BE PRESSURE TESTED SHALL BE PROVIDED WITH CONCRETE THRUST BLOCKS AT ALL DIRECTION CHANGES UNLESS OTHERWISE NOTED.
 6. THRUST BLOCKS SHALL NOT BE LOCATED OR SIZED TO ENCASE ADJACENT PIPES OR FITTINGS.
 7. BEARING AREAS ARE BASED ON TEST PRESSURE OF 250 P.S.I. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT.

7 THRUST BLOCK
 NTS



- NOTES:**
1. RAIL REQUIRED ON EACH SIDE OF STAIRWAY.
 2. RAIL MAY BE MOUNTED TO WALL IF ADJACENT TO A STRUCTURE.

8 CONCRETE STAIR & RAIL
 NTS

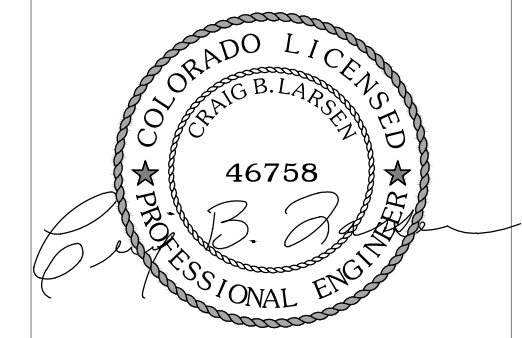


9 KEYSTONE RETAINING WALL
 NTS



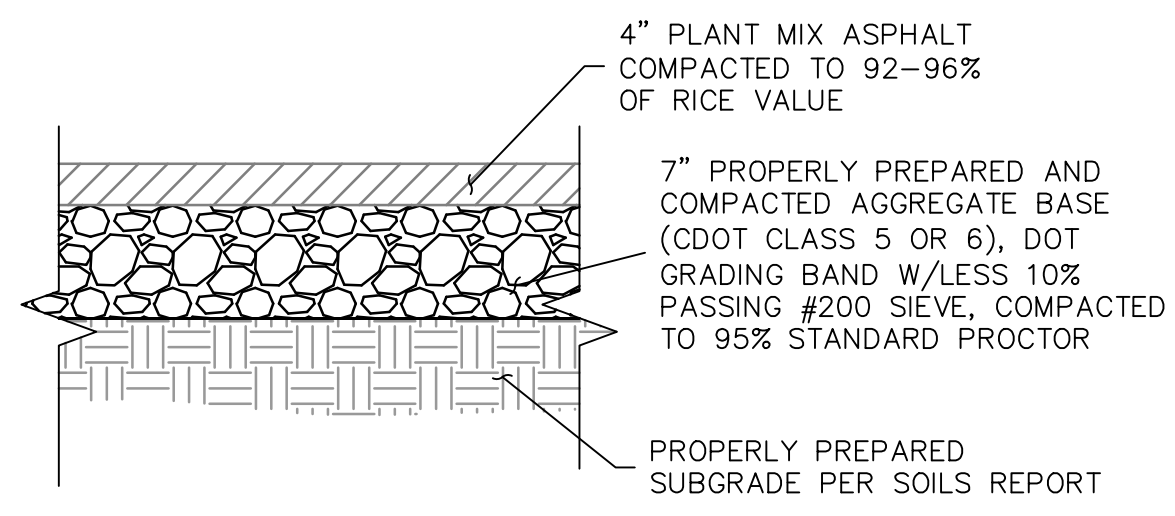
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A	9.27.17	PLAN REVIEW COMMENTS

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 ORIG. ISSUE DATE: 06/13/2017



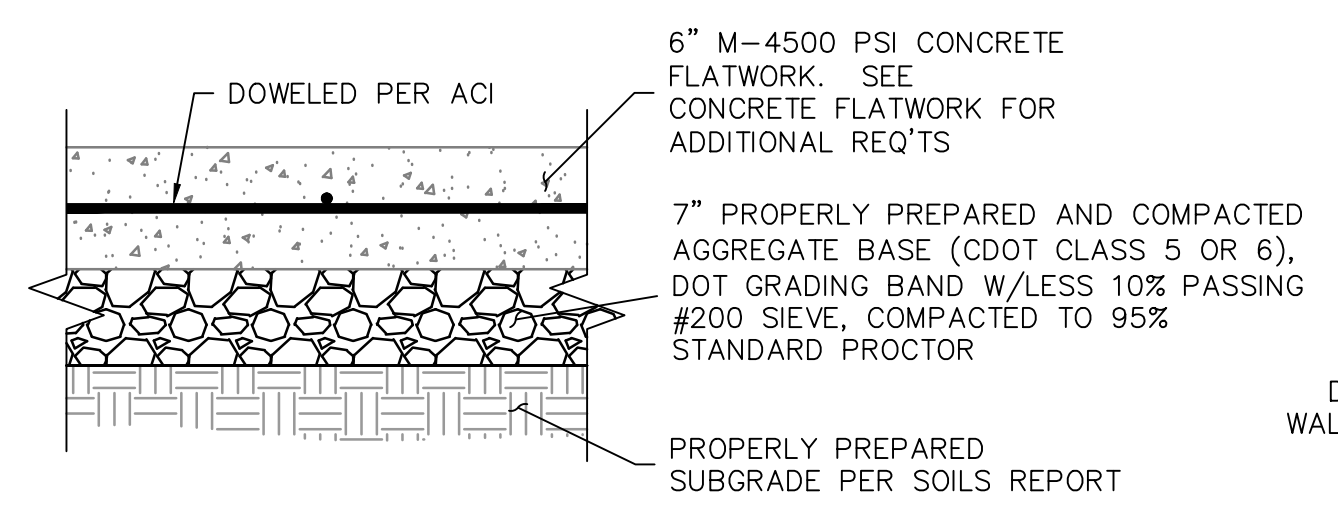
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DETAILS
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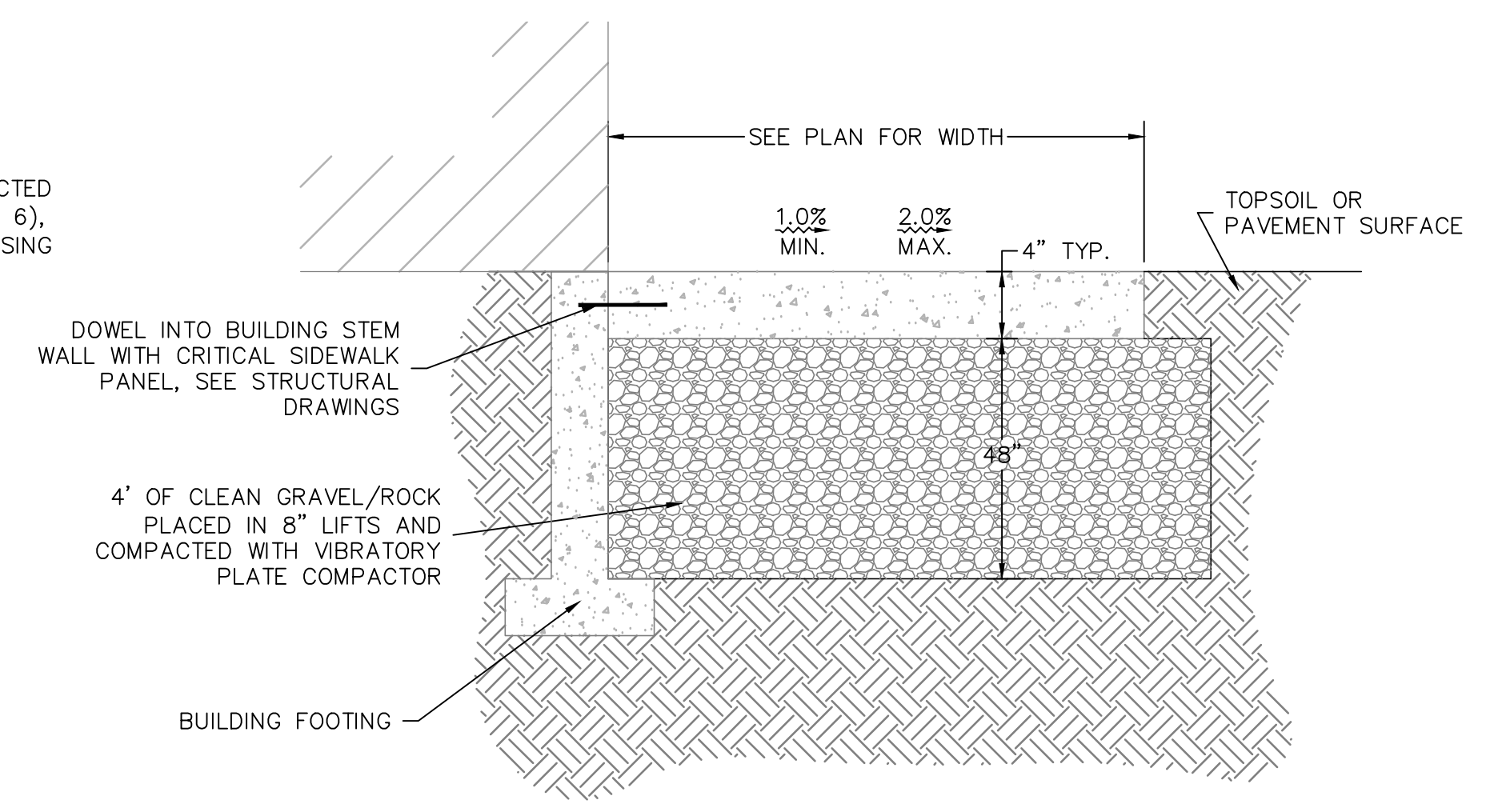


1 HEAVY PAVEMENT SECTION
 - NTS
 PAVEMENT SECTION TO MEET
 SOILS REPORT REQUIREMENTS

2 NOT USED

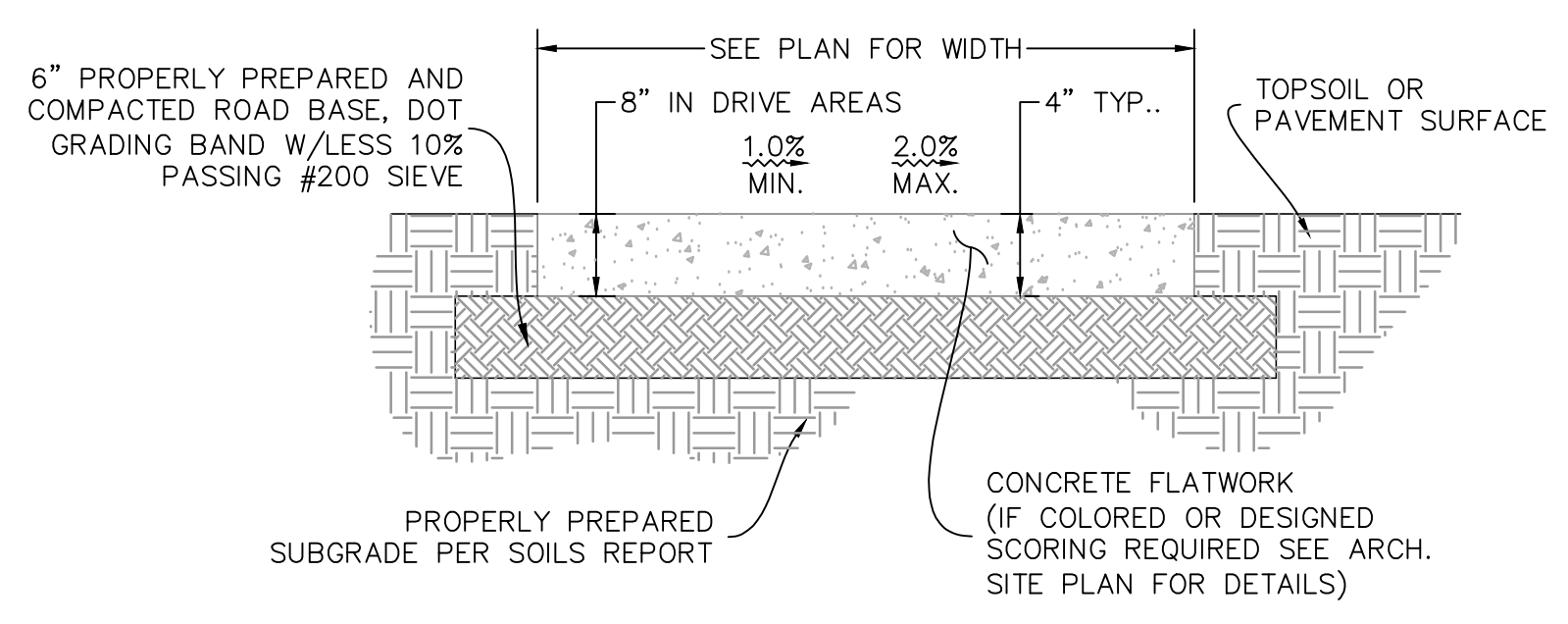


3 RIGID PAVEMENT SECTION
 - NTS
 PAVEMENT SECTION TO MEET
 SOILS REPORT REQUIREMENTS



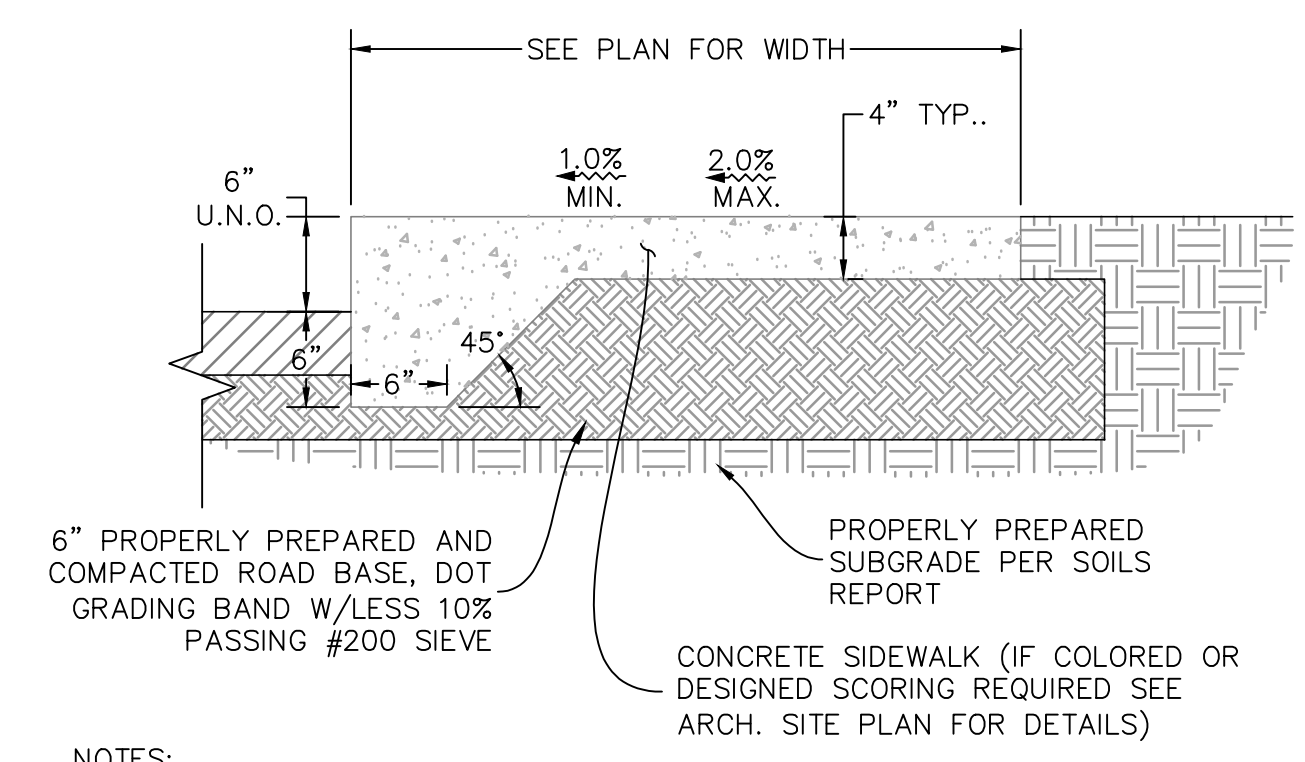
- NOTES:
1. MINIMUM SIDEWALK WIDTH: 44" IN DIRECTION OF TRAVEL
 2. PLACE EXPANSION JOINT BETWEEN CRITICAL PANEL & ADJACENT CONCRETE & SIDEWALK.
 3. SEE "TYPICAL CONCRETE FLATWORK" DETAIL FOR ADD'L REQ'TS.
 4. CRITICAL CONCRETE SIDEWALK PANEL TO BE USED AT ALL SIDEWALK PANELS ADJACENT TO EXTERIOR BUILDING DOORS.

4 CRITICAL SIDEWALK PANEL
 - NTS



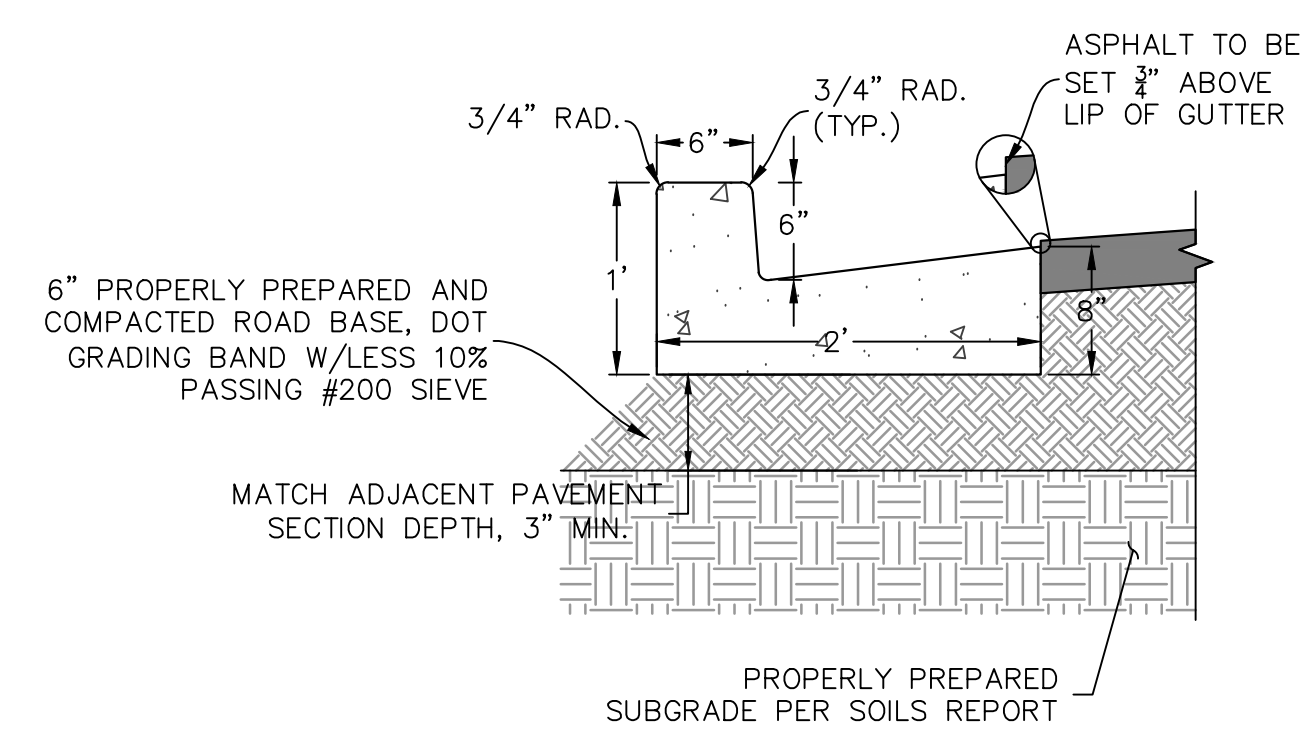
- NOTES:
1. CONCRETE SHALL CONTAIN NOT LESS THAN 6.3 BAGS CEMENT, HAVE 5-7% ENTRAINED AIR, AND SHALL BE PLACED AT A SLUMP NOT TO EXCEED 3.5".
 2. PLACE CONCRETE ON 6" OF ROAD BASE COMPACTED TO 95% MAXIMUM PROCTOR DENSITY AS DETERMINED BY ASTM D-1557.
 3. EXPANSION JOINTS EVERY 100 FEET, AT ALL CHANGES IN DIRECTION AND AT ALL LOCATIONS WHERE SLAB ABUTS OTHER CONCRETE OR SOLID OBJECT.
 4. PLACE SCORE LINES SPACED NOT GREATER THAN WIDTH OF SLAB OR SIDEWALK, MAX=8'.
 5. SIDEWALK TO BE 8" THICK WHEN PLACED IN DRIVE APPROACH.
 6. USE FINE HAIR TO FINISH WALKS ON GRADES UNDER 6% AND ROUGH HAIR ON GRADES OVER 6%.

6 TYPICAL CONCRETE SIDEWALK & FLATWORK
 - NTS

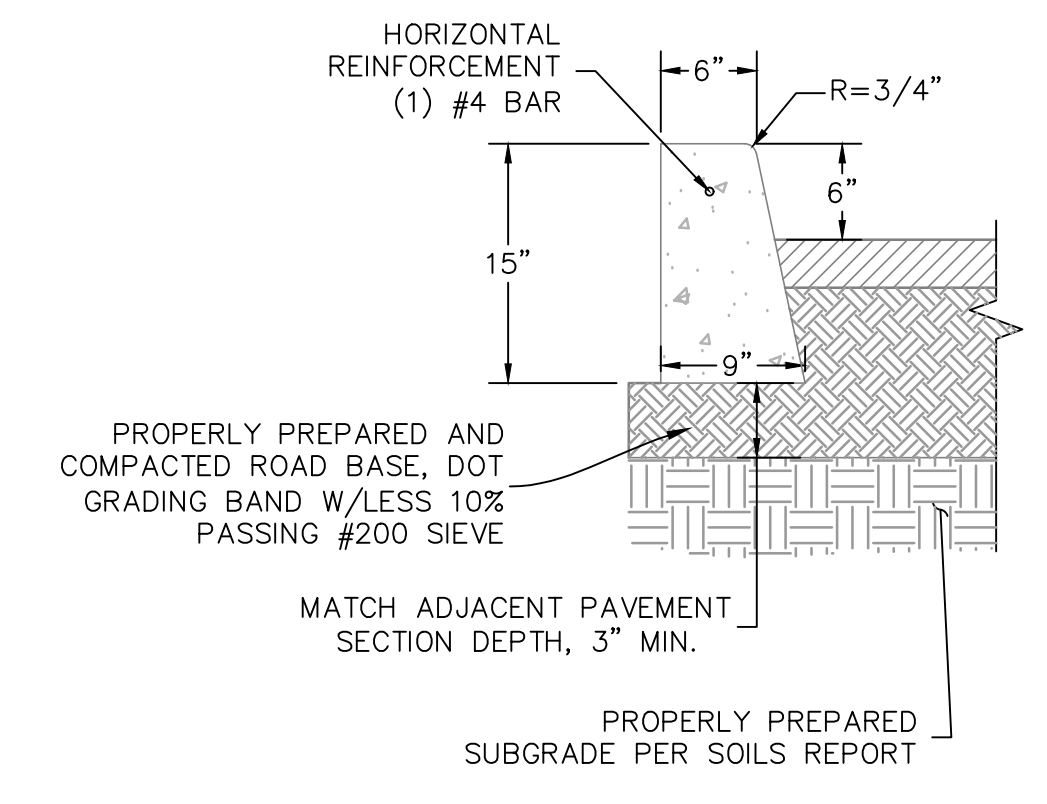


- NOTES:
1. SEE "TYPICAL CONCRETE SIDEWALK & FLATWORK" DETAIL FOR ADD'L REQ'TS.

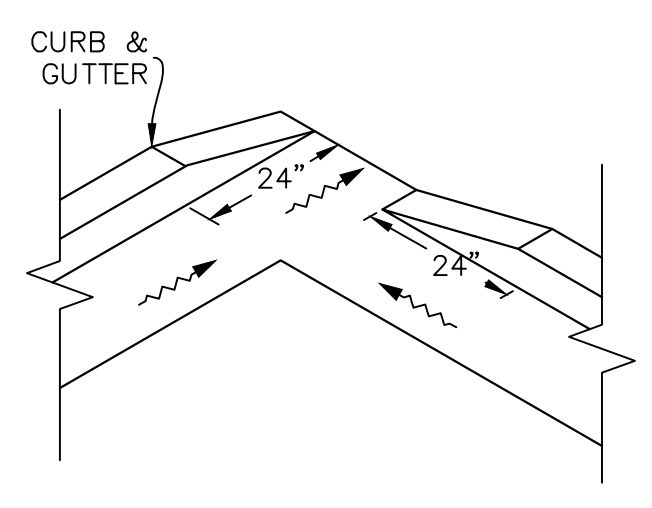
7 THICKENED EDGE SIDEWALK
 - NTS



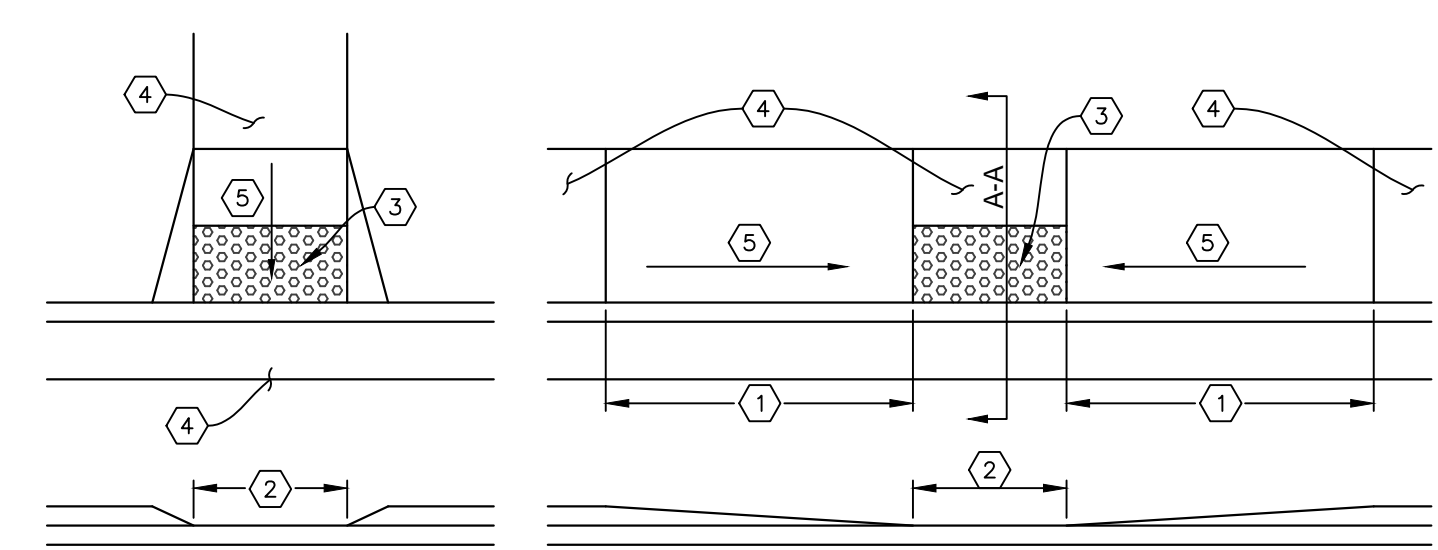
8 24" CURB & GUTTER
 - NTS



5 CONCRETE CURB WALL
 - NTS

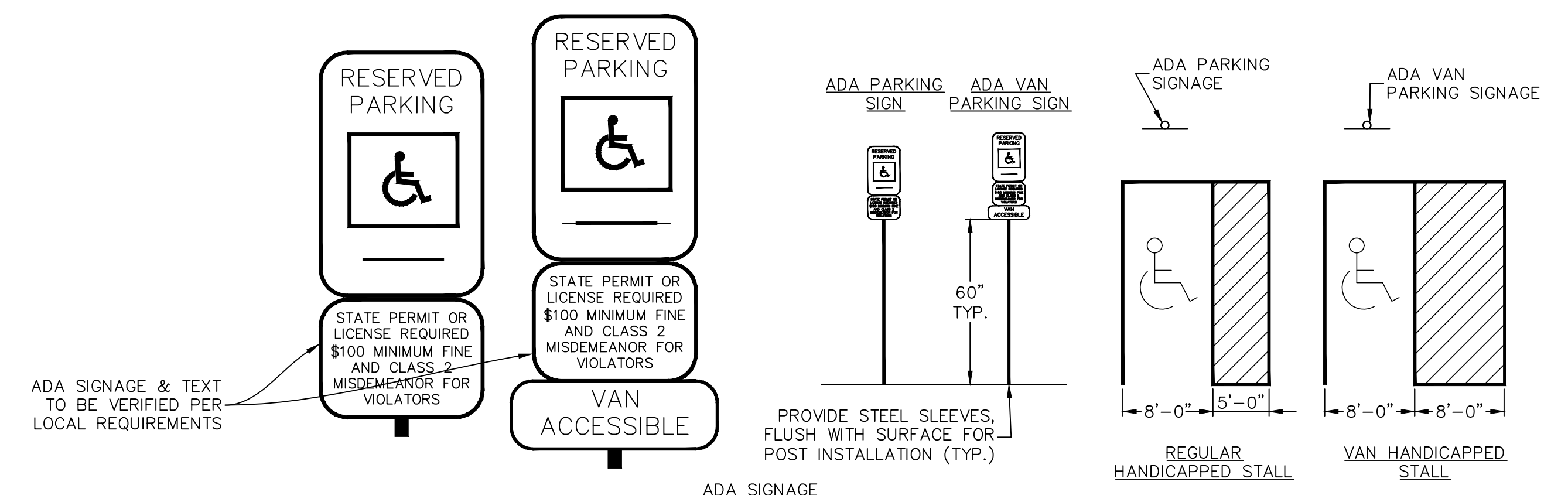


9 CURB CUT & DRAINAGE
 - NTS



1. TRANSITION TO LOWBACK CURB/ZERO REVEAL
2. LOWBACK CURB/ZERO REVEAL, SEE SITE PLAN FOR LENGTH
3. TRUNCATED DOMES MEETING ADA REQ'TS ALONG ENTIRE DISTANCE OF LOWBACK CURB
4. LANDING; SLOPE<2%
5. RAMP; SLOPE<8%

10 ADA RAMP
 - NTS



- ADA SIGNAGE & TEXT TO BE VERIFIED PER LOCAL REQUIREMENTS
- ADA SIGNAGE
- PROVIDE STEEL SLEEVES, FLUSH WITH SURFACE FOR POST INSTALLATION (TYP.)
- REGULAR HANDICAPPED STALL
- VAN HANDICAPPED STALL
- NOTES:
1. TWO REGULAR STALLS CAN SHARE ONE ACCESS AISLE.
 2. TWO VAN STALLS CAN SHARE ONE ACCESS AISLE.
 3. PARKING SPACE AND LOADING ZONE TO HAVE MAX. SLOPE OF 2% IN ALL DIRECTIONS.
 4. HANDICAPPED SIGNAGE SHALL BE PROVIDED FOR ALL HANDICAP STALLS ACCORDING TO ADA REQUIREMENTS. "VAN ACCESSIBLE" SIGN SHALL ALSO BE PROVIDED FOR ALL STALLS ADJACENT TO AN 8', OR LARGER, LOADING AREA. BOTTOM OF SIGNAGE SHALL BE 60" ABOVE FINISHED GRADE OF STALL.
 5. SEE GRADING PLAN FOR SIDEWALK GRADING ELEVATIONS. RAMP SLOPES TO BE 1:12 MAX PER ADA REQUIREMENTS.
 6. CONTRACTOR TO VERIFY, & MODIFY IF NECESSARY, ADA SIGNAGE TO ASSURE LOCAL COMPLIANCE REQUIREMENTS ARE MET.

11 ADA PARKING STALLS
 - NTS



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Markup Summary

dsdparsons (2)



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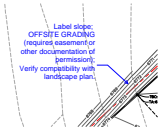
Are you sure Black Hills energy is not the gas provider?



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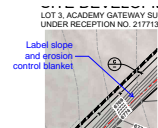
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dsdrice (3)



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Label slope;
OFFSITE GRADING (requires easement or other documentation of permission);
Verify compatibility with landscape plan.



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Author: dsdrice
Date: 10/17/2017 9:32:14 AM
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Label slope and erosion control blanket



Subject: Text Box
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- Add ECB detail