

**SPACE VILLAGE FILING NO. 4**  
A PORTION OF THE NW 1/4 OF SEC. 17, T14S,  
R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO  
DEVELOPMENT PLAN

**DEVELOPER**

HAMPTON YARDS  
201 FILLMORE ST, SUITE 201  
DENVER, CO 80206  
(303) 694-1085  
CONTACT: TUCKER ROBINSON

**CIVIL ENGINEER**

STERLING DESIGN ASSOCIATES, LLC  
2009 W. LITTLETON BLVD, SUITE 300  
LITTLETON, CO 80120  
(303) 794-4727  
CONTACT: JAY NEWELL, PE

**SURVEYOR**

ALTURA LAND CONSULTANTS  
6551 SOUTH REVERE PARKWAY, SUITE 165  
CENTENNIAL, CO 80111  
(303) 921-9537  
CONTACT: MARTIN BRAUNS, PLS

**CONTRACTOR**

COMMERCIAL BUILDING SERVICES  
7561 S. GRANT ST, SUITE A-4  
LITTLETON, CO 80122  
(303) 730-3001  
CONTACT: DAVID SPRATLEN, AIA

**LANDSCAPE ARCHITECT**

STERLING DESIGN ASSOCIATES, LLC  
2009 W. LITTLETON BLVD, SUITE 300  
LITTLETON, CO 80120  
(303) 794-4727  
CONTACT: JON SPENCER, PLA

**AGENCY REFERRALS**

**PLANNING & COMMUNITY DEVELOPMENT**  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
(719) 520-6300  
CONTACT: ASHLYN MATHY

**COLORADO SPRINGS UTILITIES**  
1521 S HANCOCK EXPY., MC 1812  
COLORADO SPRINGS, CO 80903  
CONTACT: BLANCHE LUDIKER  
(719) 668-8161

**PIKES PEAK REGIONAL BUILDING DEPARTMENT**  
2880 INTERNATIONAL CIRCLE  
COLORADO SPRINGS, CO 80910  
CONTACT: -  
(719) 327-2880

**CIMARRON HILLS FIRE DEPARTMENT**  
1835 TUSKEGEE PLACE  
COLORADO SPRINGS, CO 80915  
CONTACT: CHIEF JOHN (J.T.) McLEOD  
(719) 591-0960

**PLANNING & COMMUNITY DEVELOPMENT**  
2880 INTERNATIONAL CIRCLE, SUITE 110  
COLORADO SPRINGS, CO 80910  
CONTACT: DANIEL TORRES, ENGINEER III  
(719) 520-6305

**CHEROKEE METROPOLITAN DISTRICT**  
6250 PALMER PARK BLVD,  
COLORADO SPRINGS, CO 80915  
CONTACT: KEVIN BROWN  
(719) 597-5080

**LEGAL DESCRIPTION**

LOTS 1 AND 2, SPACE VILLAGE FILING NO. 4  
EL PASO COUNTY, COLORADO

**BASIS OF BEARINGS**

BEARINGS ARE BASED ON A PORTION OF THE NORTHERLY LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPLE MERIDIAN, PER THE PLAT OF COWPERWOOD SAIC RECORDED AUGUST 9, 2005 AT RECEPTION NO. 205122346 IN THE OFFICE OF THE CLERK AND RECORDER FOR THE COUNTY OF EL PASO, STATE OF COLORADO, WHICH BEARS SOUTH 89°53'54" EAST BETWEEN THE MONUMENTS SHOWN AND DESCRIBED HEREON.

**BENCHMARK**

NGS BENCH MARK "R 76"

LOCATED 0.2 MILE EAST ALONG HIGHWAY 94 FROM PETERSON ROAD, 22 FEET SOUTH-SOUTHEAST OF THE SOUTHEAST CORNER OF AN ADDITION TO THE BUILDING (SANDY'S RESTAURANT), 48 FEET NORTH OF THE CENTERLINE OF THE HIGHWAY, 3.5 FEET SOUTH OF A POWER POLE AND 3 FEET SOUTH OF A FIBERGLASS WITNESS POST.

ELEVATION = 6289.86 FEET (NAVD 1988)

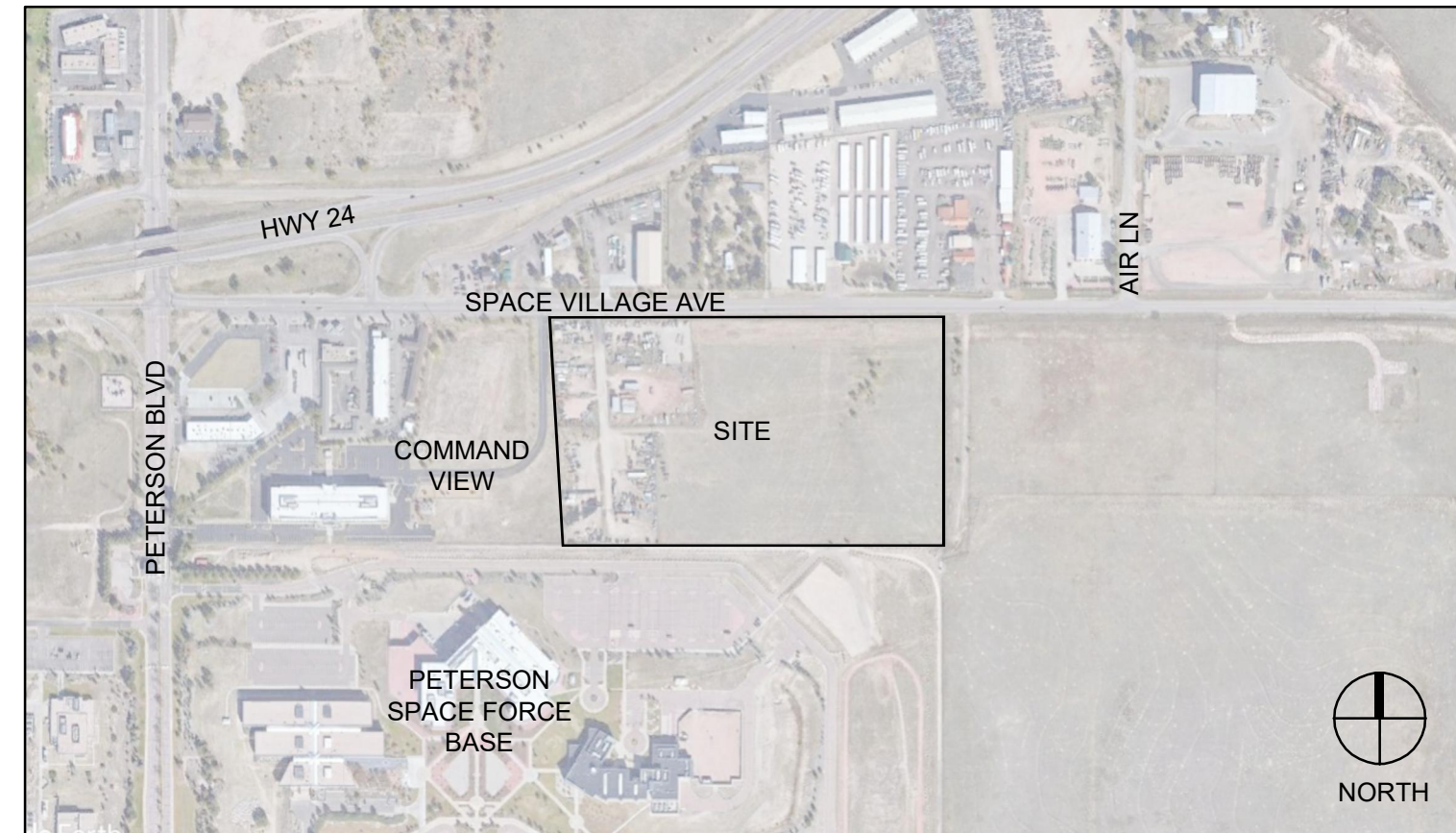
**FLOODPLAIN**

ZONE X; "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." AS SHOWN ON FEMA FIRM MAP NO. 08041C0754G, EFFECTIVE DATE, DECEMBER 7, 2018.

**ACCESSIBLE DESIGN NOTE**

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

**VICINITY MAP**



**SUBMITTALS**

INITIAL: NOVEMBER 21, 2022

REVISED: -

REVISED: -

**SHEET INDEX**

- 1 COVER SHEET
- 2 SITE PLAN
- 3 LANDSCAPE PLAN
- 4 LANDSCAPE NOTES AND DETAILS
- 5 PHOTOMETRIC PLAN

**SITE DATA CHART**

	EXISTING CONDITIONS	PROPOSED CONDITIONS
OVERALL LOT AREA	22.8 ACRES (993,182 SF)	-
LOT 1 AREA	-	±11.233 ACRES (489,304 SF)
LOT 2 AREA	-	±11.587 ACRES (504,715 SF)
ZONING	I-3 CAD-O	NO CHANGE
LAND USE	INDUSTRIAL, OUTSIDE STORAGE	NO CHANGE
LOT 1 AREA COVERAGE	0%	0% (25% MAX PERMITTED)
LOT 2 AREA COVERAGE	0%	0% (25% MAX PERMITTED)
LOT 1 OPEN SPACE	0%	17%
LOT 2 OPEN SPACE	0%	27%
LOT 1 LANDSCAPE AREA	5%	17% (84,945 SF)
LOT 2 LANDSCAPE AREA	5%	27% (135,851 SF)
IMPERMEABLE SURFACE AREA (LOT 1)	-	0.007% (3,337 SF)
IMPERMEABLE SURFACE AREA (LOT 2)	-	0.007% (3,281 SF)
PARKING SPACES	-	0

\*NO BUILDINGS OR FORMAL PARKING LOTS ARE PROPOSED. IF DEVELOPER/OWNER DECIDES TO DEVELOP BUILDINGS AND PARKING AREAS AT A FUTURE DATE, LANDSCAPING SHALL BE UPDATED TO MEET THE EL PASO COUNTY CODE REQUIREMENTS.

**EL PASO COUNTY PLANNING AND COMMUNITY  
DEVELOPMENT DIRECTOR SIGNATURE BLOCK**

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

DATE



PREPARED UNDER THE DIRECT SUPERVISION OF  
JONATHAN SPENCER, PLA  
COLORADO REGISTRATION # 111  
FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

STERLING DESIGN ASSOCIATES, LLC	
ISSUES & REVISIONS	
NO: 1 DATE:	BY:
DESCRIPTION:	
NO: 2 DATE: -	BY: -
DESCRIPTION: -	
NO: 3 DATE: -	BY: -
DESCRIPTION: -	
NO: 4 DATE: -	BY: -
DESCRIPTION: -	
NO: 5 DATE: -	BY: -
DESCRIPTION: -	
NO: 6 DATE: -	BY: -
DESCRIPTION: -	
DATE:	SCALE: NTS
PROJECT MANAGER: JDS	PROJECT NO.:
DRAWN BY: JDS	DRAWING FILE:

**7113 (LOT 1) AND 7233 (LOT 2)  
SPACE VILLAGE AVENUE  
SPACE VILLAGE FILING NO. 4  
EL PASO COUNTY, CO**

CLIENT:  
COMMERCIAL BUILDING SERVICES  
7561 S. GRANT STR., SUITE A-4  
LITTLETON, COLORADO 80122

TEL: (303) 730-3001

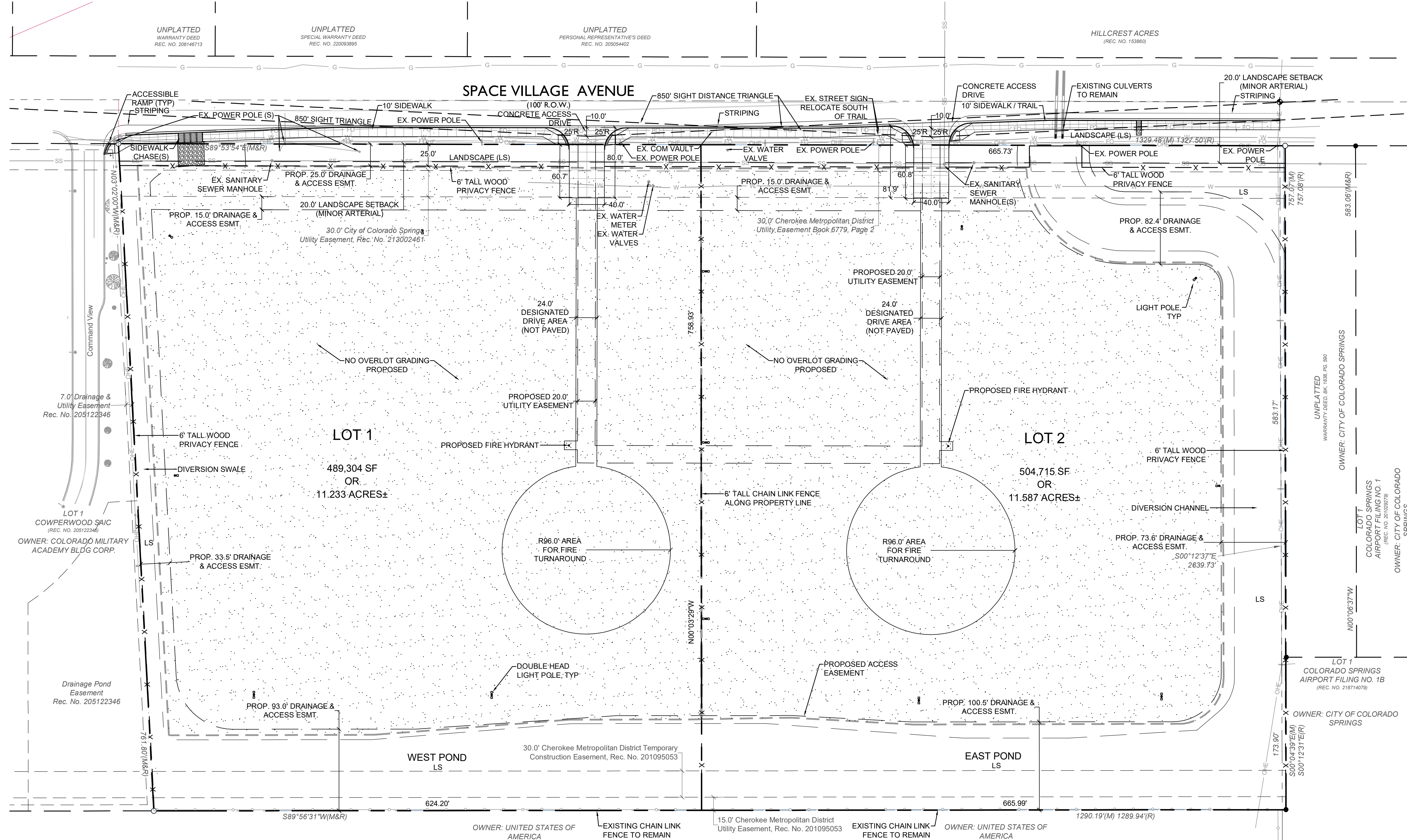
SHEET TITLE:  
**COVER SHEET**

SHEET NUMBER:

**1 OF 5**  
**PCD FILE NO. PPR-23-003**

# SPACE VILLAGE FILING NO. 4

## A PORTION OF THE NW 1/4 OF SEC. 17, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO DEVELOPMENT PLAN



### DEVELOPER

HAMPTON YARDS  
201 FILLMORE ST., SUITE 201  
DENVER, CO 80206  
(303) 694-1066  
tucker@hamptonpartners.net  
CONTACT: TUCKER ROBINSON

### LANDSCAPE ARCHITECT

STERLING DESIGN ASSOCIATES, LLC  
2009 W. LITTLETON BLVD., SUITE 300  
LITTLETON, CO 80120  
(303) 794-4727  
jon@sterlingdesignassociates.com  
CONTACT: JON SPENCER, PLA

### CONTRACTOR

COMMERCIAL BUILDING SERVICES  
7561 S. GRANT ST., SUITE A-4  
LITTLETON, CO 80122  
(303) 730-3001  
david@cbconstruction.com  
CONTACT: DAVID SPRATLEN



PREPARED UNDER THE DIRECT SUPERVISION OF  
JONATHAN SPENCER, PLA  
COLORADO REGISTRATION # 111  
FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

### STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS	NO.	DATE	BY	DESCRIPTION
NO. 1	DATE:		BY:	
NO. 2	DATE:		BY:	
NO. 3	DATE:		BY:	
NO. 4	DATE:		BY:	
NO. 5	DATE:		BY:	
NO. 6	DATE:		BY:	

DATE:	SCALE:
JUNE 13, 2023	1" = 60'
PROJECT MANAGER:	PROJECT NO.:
JDS	
DRAWN BY:	DRAWING FILE:
JDS	
PROJECT:	

### 7113 (LOT 1) AND 7233 (LOT 2) SPACE VILLAGE AVENUE SPACE VILLAGE FILING NO. 4 EL PASO COUNTY, CO

CLIENT:  
COMMERCIAL BUILDING SERVICES  
7561 S. GRANT STR., SUITE A-4  
LITTLETON, COLORADO 80122  
TEL: (303) 730-3001

### SHEET TITLE: SITE PLAN

### FENCING NOTE

6' TALL WOOD PRIVACY FENCING IS PROPOSED ALONG THE NORTH, WEST, AND EAST PROPERTY LINES TO PROVIDE OPAQUE SCREENING AS REQUIRED PER THE EL PASO COUNTY LDC HOWEVER, THE EXISTING CHAIN LINK FENCING ALONG THE SOUTHERN BORDER WILL REMAIN FOR SECURITY REASONS.

THIS IS BASED ON THE OUTCOME OF A MEETING BETWEEN THE DEVELOPER AND THE PETERSON SPACE FORCE BASE COMMUNITY PLANNER AND BASE ENGINEERING PERSONNEL ON JULY 11, 2022.

### ROADWAY NOTE

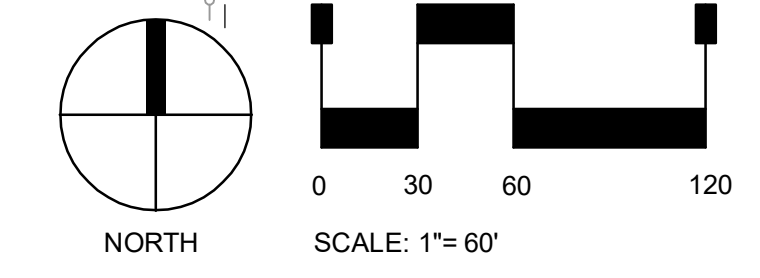
THE CITY OF COLORADO SPRINGS NOW HAS APPROVAL AUTHORITY FOR ANY PUBLIC IMPROVEMENTS WITHIN THE R.O.W. OF SPACE VILLAGE AVENUE. IMPROVEMENTS SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY.

### SITE CIRCULATION AND LAYOUT

- THE SITE IS PROPOSED FOR OUTSIDE STORAGE FOR A CONTRACTORS EQUIPMENT YARD, AN ALLOWED USE PER TABLE 5.1 OF THE EL PASO COUNTY LDC.
- THE PROPOSED USE DOES NOT INCLUDE ANY STRUCTURES OR DESIGNATED OFF-STREET PARKING, LOADING, OR OTHER VEHICULAR USE AREAS.
- THERE ARE NO PROPOSED DUMPSTERS.
- SITE CIRCULATION WILL BE DRIVEN BY EACH CONTRACTOR HOWEVER WILL REVOLVE AROUND A CENTRAL SPINE ADJACENT TO THE PROPOSED FIRE HYDRANTS AND REQUIRED 96' FIRE TURN AROUND AREA.
- "NO-BUILD" AREAS ARE GENERALLY ALONG THE PERIMETER OF THE SITE WHERE LANDSCAPING AND DRAINAGE FACILITIES ARE LOCATED.

### LEGEND

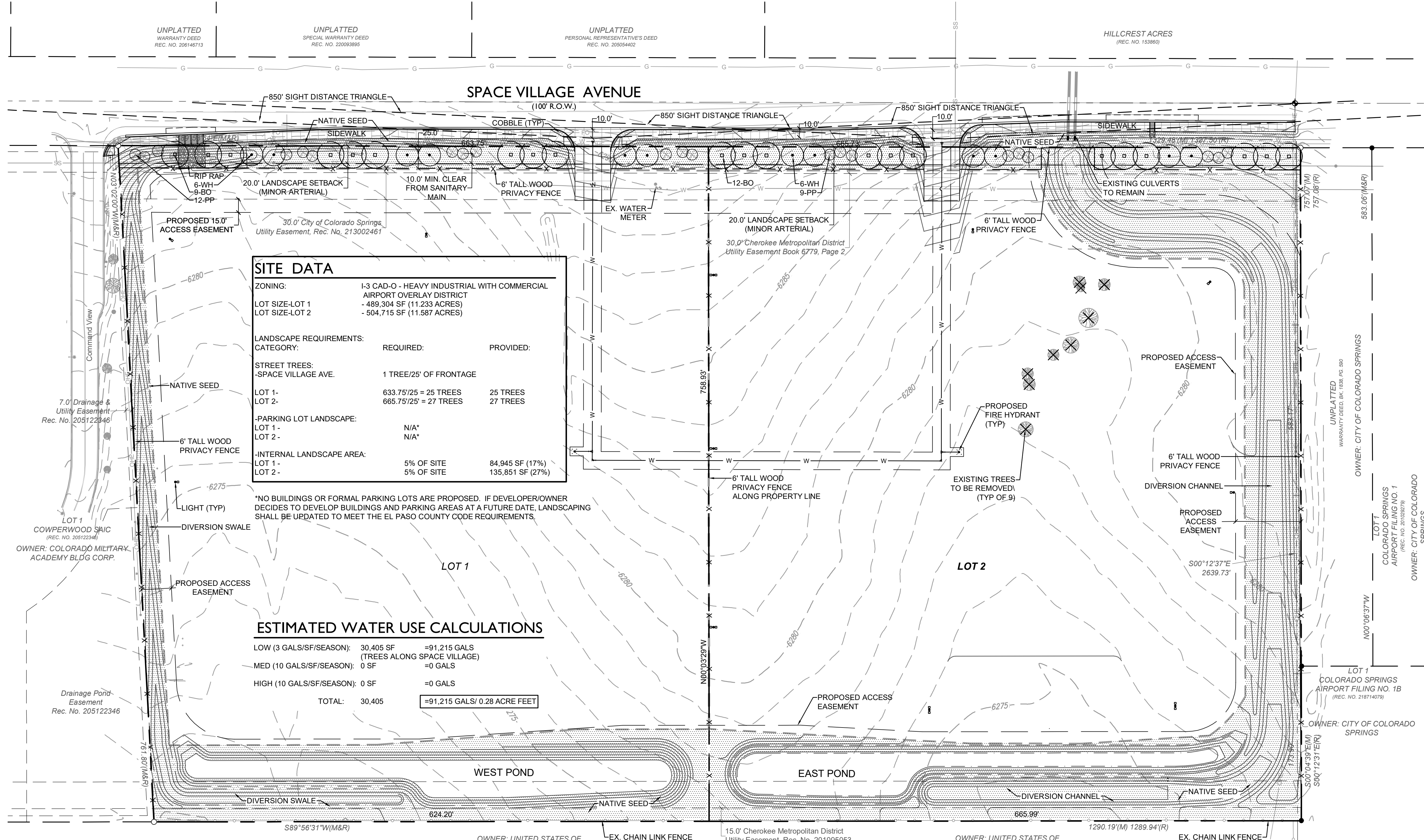
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	EXIST. MAJOR CONTOUR
	EXIST. MINOR CONTOUR
	PROP. CONTOUR
	EXIST. FENCE
	EXIST. EDGE OF ASPHALT
	EXIST. CURB AND GUTTER
	PROP. CONCRETE
	EXIST. OVERHEAD ELECTRIC
	EXIST. SANITARY SEWER
	EXIST. WATERLINE
	EXIST. GAS LINE
	EXIST. ELECTRIC
	EXIST. TELEPHONE
	EXIST. FIBER OPTIC



# SPACE VILLAGE FILING NO. 4

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### DEVELOPMENT PLAN



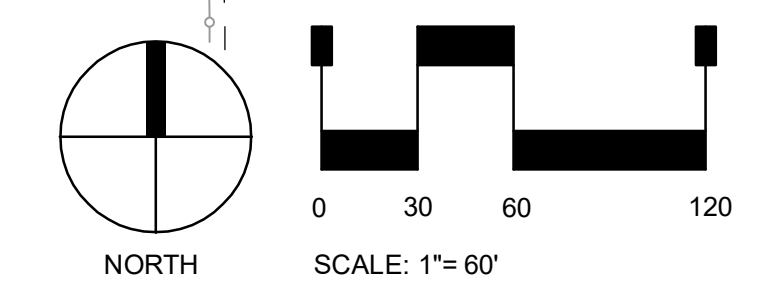
SITE DATA		
ZONING:	I-3 CAD-O - HEAVY INDUSTRIAL WITH COMMERCIAL AIRPORT OVERLAY DISTRICT	
LOT SIZE-LOT 1	- 489,304 SF (11.233 ACRES)	
LOT SIZE-LOT 2	- 504,715 SF (11.587 ACRES)	
LANDSCAPE REQUIREMENTS:	REQUIRED:	PROVIDED:
CATEGORY:		
STREET TREES:	1 TREE/25' OF FRONTAGE	
-SPACE VILLAGE AVE.		
LOT 1-	633.75'/25' = 25 TREES	25 TREES
LOT 2-	665.75'/25' = 27 TREES	27 TREES
-PARKING LOT LANDSCAPE:	N/A*	
LOT 1-		
LOT 2-		
-INTERNAL LANDSCAPE AREA:	84,945 SF (17%)	
LOT 1-	5% OF SITE	135,851 SF (27%)
LOT 2-	5% OF SITE	

ESTIMATED WATER USE CALCULATIONS		
LOW (3 GALS/SF/SEASON):	30,405 SF	=91,215 GALS (TREES ALONG SPACE VILLAGE)
MED (10 GALS/SF/SEASON):	0 SF	=0 GALS
HIGH (10 GALS/SF/SEASON):	0 SF	=0 GALS
<b>TOTAL:</b>	<b>30,405</b>	<b>=91,215 GALS/ 0.28 ACRE FEET</b>

PLANT LIST LOT 1							
SYMBOL	QTY	ABBR	COMMON/BOTANICAL NAME	SIZE	HT. X SPD.	HYDRO ZONE	REMARKS
<b>OVERSTORY TREES</b>							
	9	BO	BUR OAK Quercus macrocarpa	1.5" CAL.	70' X 50'	L	FULL CROWN, STAKED, SPECIMEN QUALITY
	6	WH	WESTERN HACKBERRY Celtis occidentalis	1.5" CAL.	60' X 40'	L	FULL CROWN, STAKED, SPECIMEN QUALITY
<b>EVERGREEN TREES</b>							
	12	PP	PINYON PINE Pinus edulis	6' HT.	25' X 20'	VL	FULL CROWN, STAKED, SPECIMEN QUALITY
<b>NATIVE SEED</b>							
	237,908 SF		SITE SPECIFIC USDA/NRCS SPECIFIED SEED MIX (NON-IRRIGATED NATIVE SEED MIX*)				SEE SEED NOTES SHEET 5 OF 6 (L102)
(220,799 SF ON-SITE)							

PLANT LIST LOT 2							
SYMBOL	QTY	ABBR	COMMON/BOTANICAL NAME	SIZE	HT. X SPD.	HYDRO ZONE	REMARKS
<b>OVERSTORY TREES</b>							
	12	BO	BUR OAK Quercus macrocarpa	1.5" CAL.	70' X 50'	L	FULL CROWN, STAKED, SPECIMEN QUALITY
	6	WH	WESTERN HACKBERRY Celtis occidentalis	1.5" CAL.	60' X 40'	L	FULL CROWN, STAKED, SPECIMEN QUALITY
<b>EVERGREEN TREES</b>							
	9	PP	PINYON PINE Pinus edulis	6' HT.	25' X 20'	VL	FULL CROWN, STAKED, SPECIMEN QUALITY
<b>HYDROZONE KEY</b>							
	H	H = HIGH WATER NEEDS					
	M	M = MODERATE					
	L	L = LOW WATER NEEDS					
	VL	VL = VERY LOW WATER NEEDS					

LEGEND	
	PROPERTY LINE
	ADJACENT PROPERTY LINE
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**STERLING DESIGN ASSOCIATES**  
Civil Engineers | Landscape Architects  
2009 W. Littleton Blvd., #300 Littleton, CO 80120  
303.794.4727 | www.SterlingDesignAssociates.com

PREPARED UNDER THE DIRECT SUPERVISION OF  
JONATHAN SPENCER, P.L.A.  
COLORADO REGISTRATION # 111  
FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

STERLING DESIGN ASSOCIATES, LLC	
ISSUES & REVISIONS	
NO. 1 DATE:	BY:
DESCRIPTION:	
NO. 2 DATE:	BY:
DESCRIPTION:	
NO. 3 DATE:	BY:
DESCRIPTION:	
NO. 4 DATE:	BY:
DESCRIPTION:	
NO. 5 DATE:	BY:
DESCRIPTION:	
NO. 6 DATE:	BY:
DESCRIPTION:	

DATE:	SCALE:
04/19/23	1" = 60'
PROJECT MANAGER:	PROJECT NO.:
JDS	
DRAWN BY:	DRAWING FILE:
JDS	
PROJECT:	

**7113 (LOT 1) AND 7233 (LOT 2)  
SPACE VILLAGE AVENUE  
SPACE VILLAGE FILING NO. 4  
EL PASO COUNTY, CO**

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TEL: (303) 730-3001

SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NUMBER:  
**3 OF 5** **L101**  
**PCD FILE NO. PPR-23-003**

\*DO NOT PLANT NATIVE SEED IN BOTTOM OF PONDS.

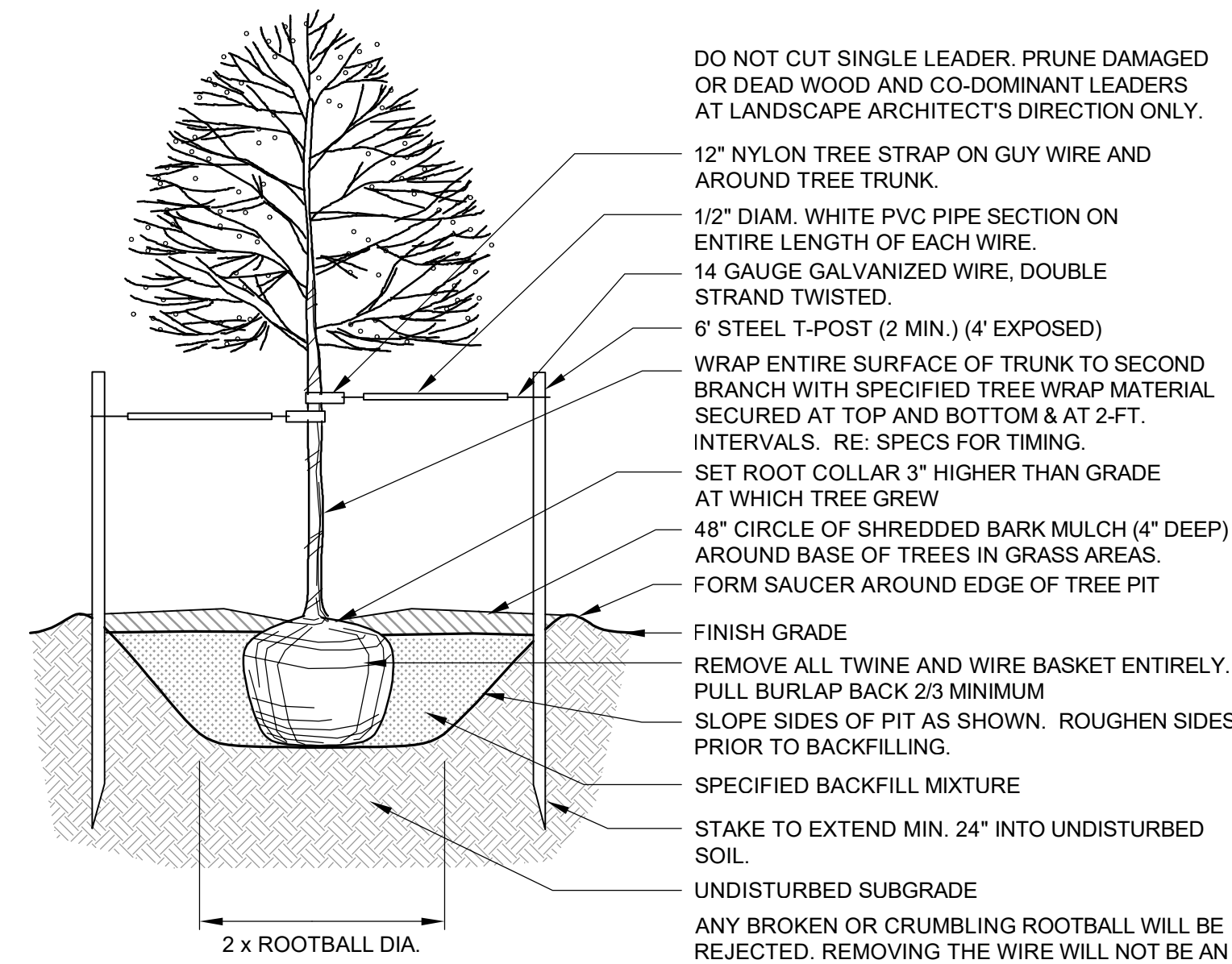
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## A PORTION OF THE NW 1/4 OF SEC. 17, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO DEVELOPMENT PLAN

### LANDSCAPE NOTES

- COORDINATION:**  
THIS LANDSCAPE ARCHITECTURAL SITE PLAN IS TO BE USED IN CONJUNCTION WITH THE CIVIL, ARCHITECTURAL, MECHANICAL, ELECTRICAL, STRUCTURAL AND IRRIGATION PLANS AND SPECIFICATIONS TO FORM COMPLETE INFORMATION REGARDING THIS SITE.
- COMPLIANCE:**  
CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES.
- GUARANTEE:**  
ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
- COMPLETION AND MAINTENANCE:**
  - FINAL ACCEPTANCE:** WITHIN TEN DAYS OF CONTRACTOR'S NOTICE THAT THE ENTIRE PROJECT IS COMPLETE, THE L.A. SHALL REVIEW INSTALLATION. IF FINAL ACCEPTANCE IS NOT GIVEN, THE L.A. SHALL PREPARE A PUNCH LIST OF PENDING ITEMS. THE PUNCH LIST ITEMS SHALL BE COMPLETED BY THE CONTRACTOR WITHIN TEN CALENDAR DAYS FROM DATE ISSUED. SUBSEQUENT REVIEW AND APPROVAL SHALL SIGNIFY ACCEPTANCE.
  - MAINTENANCE:** ALL LANDSCAPING SHALL BE MAINTAINED FROM INSTALLATION TO FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, ROLLING, REGRADING, REPLANTING, DISEASE AND INSECT PROTECTION.
- SITE CONDITIONS:**  
LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. DO NOT PROCEED UNTIL CONDITIONS ARE CORRECTED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHED GRADES AND POSITIVE DRAINAGE IN LANDSCAPE AREAS.
- DAMAGE AND CLEANING:**
  - CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DUE TO THIS WORK AT NO ADDITIONAL COST TO THE OWNER.
  - CONTRACTOR SHALL CLEAN ALL AREAS DUE TO THIS WORK AND PROPERLY REMOVE ALL UNUSED MATERIALS FROM SITE.
- RIGHT OF REJECTION:**  
OWNER/LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AT ANY TIME. ALL PLANT MATERIALS SHALL MEET THE MINIMUM CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. CONTRACTOR SHALL PROVIDE SAMPLES, SPECS., AND OR TAGS FOR ALL MATERIALS.
- SOIL PREPARATION:**  
SOD, NATIVE SEED, AND SHRUB BED AREAS SHALL RECEIVE SIX INCHES OF APPROVED TOPSOIL. PER CSU'S SOIL ANALYSIS PREPARED 4/29/22. DO NOT APPLY ANY SOIL AMENDMENTS SUCH AS MANURE AND COMPOST. APPLY 1.3 LB. N PER 1,000 SQ. FT. THREE TIMES DURING THE GROWING SEASON (MID-MARCH-APRIL, MAY-MID-JUNE AND LATE SEPTEMBER-EARLY OCTOBER), APPLY 2.7 LB P205, 0.2 LB 2N, 0.04 LB FE2SO4 (IRON

- SULFATE), 0.02 LB MN, 0.1 LB CU, AND 0.01 LB B PER 1,000 SQ. FT. AT PLANTING OR BEGINNING OF GROWING SEASON. SEVERAL APPLICATIONS MAY BE REQUIRED DURING THE FIRST GROWING SEASON. ROTOTILL FERTILIZER AND TOPSOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION IN ALL LANDSCAPE PLANTING AREAS. VERIFY SOIL PREP SPECIFICATIONS WITH WATER PROVIDER STANDARDS. PROVIDE EVIDENCE OF APPLICATION AS REQUIRED. TEST SOIL IN EXISTING ASPHALT AREAS FOR STERILANT USE. IF STERILANTS ARE FOUND PRESENT, REMOVE ALL CONTAMINATED SOIL AND REPLACE WITH NEW TOPSOIL.**
- PLANTING:**  
TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. STAKE AND GUY TREES PER DETAILS. TREE AND SHRUB BED LOCATIONS SHALL BE APPROVED PRIOR TO PLANTING. BACKFILL WITH 1/3 SOIL AMENDMENT AND 2/3 SITE SOIL, THOROUGHLY MIXED. FERTILIZE AS RECOMMENDED WITH AGRIFORM TABLETS.
- SEEDING:**  
SEE NOTES BELOW FOR SEEDING. NO SEED IN BOTTOM OF PONDS.
- EDGER:**  
INSTALL 4" ROLL-TOP RYERSON STEEL EDGING (14 GAUGE WITH GREEN FINISH) OR EQUAL. INSTALL WITH STAKES AND SPLICERS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL BETWEEN ALL SOD OR SEEDED AREAS AND MULCHED AREAS.
- MULCH:**  
INSTALL A MINIMUM 4" THICK MINIMUM LAYER OF MULCH AS SPECIFIED IN THE LEGEND. INSTALL A 3" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE SIZE OF THE OF SHRUB, PERENNIAL, AND ORNAMENTAL GRASS'S CONTAINER/ROOTBALL. INSTALL WEED BARRIER FABRIC UNDER ALL ROCK AND WOOD MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. PULL WEED BARRIER AWAY FROM THE BASE OF SHRUBS AND TREES IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED. NO WEED BARRIER SHALL BE USED IN AREAS OF PERENNIAL FLOWER AND GROUND COVER PLANTINGS. (SUBMIT SAMPLES)
- MAINTENANCE:**  
THE PROPERTY OWNER OF RECORD, THE OWNER'S AGENT OR TENANT SHALL KEEP ALL LANDSCAPING IN A WELL MAINTAINED AND HEALTHY GROWING CONDITION.
- IRRIGATION:**  
ALL LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM TO INCLUDE IRRIGATION TO ALL PROPOSED PLANT MATERIAL. TURF AREAS LESS THAN 25' IN WIDTH SHALL BE IRRIGATED WITH A POP-UP SPRAY SYSTEM AND ALL TURF AREAS GREATER THAN 25' SHALL HAVE A ROTARY POP-UP HEAD SYSTEM PROVIDING HEAD TO HEAD COVERAGE, ALL SHRUB BEDS SHALL BE IRRIGATED USING A DRIP IRRIGATION SYSTEM, ZONED SEPARATE FROM TURF AREAS.



DO NOT CUT SINGLE LEADER. PRUNE DAMAGED OR DEAD WOOD AND CO-DOMINANT LEADERS AT LANDSCAPE ARCHITECT'S DIRECTION ONLY.

12" NYLON TREE STRAP ON GUY WIRE AND AROUND TREE TRUNK.

1/2" DIAM. WHITE PVC PIPE SECTION ON ENTIRE LENGTH OF EACH WIRE.

14 GAUGE GALVANIZED WIRE, DOUBLE STRAND TWISTED.

6' STEEL T-POST (2 MIN.) (4" EXPOSED)

WRAP ENTIRE SURFACE OF TRUNK TO SECOND BRANCH WITH SPECIFIED TREE WRAP MATERIAL SECURED AT TOP AND BOTTOM & AT 2-FT. INTERVALS. RE: SPECS FOR TIMING.

SET ROOT COLLAR 3" HIGHER THAN GRADE AT WHICH TREE GREW

48" CIRCLE OF SHREDDED BARK MULCH (4" DEEP) AROUND BASE OF TREES IN GRASS AREAS.

FORM SAUCER AROUND EDGE OF TREE PIT

FINISH GRADE

REMOVE ALL TWINE AND WIRE BASKET ENTIRELY. PULL BURLAP BACK 2/3 MINIMUM

SLOPE SIDES OF PIT AS SHOWN. ROUGHEN SIDES PRIOR TO BACKFILLING.

SPECIFIED BACKFILL MIXTURE

STAKE TO EXTEND MIN. 24" INTO UNDISTURBED SOIL.

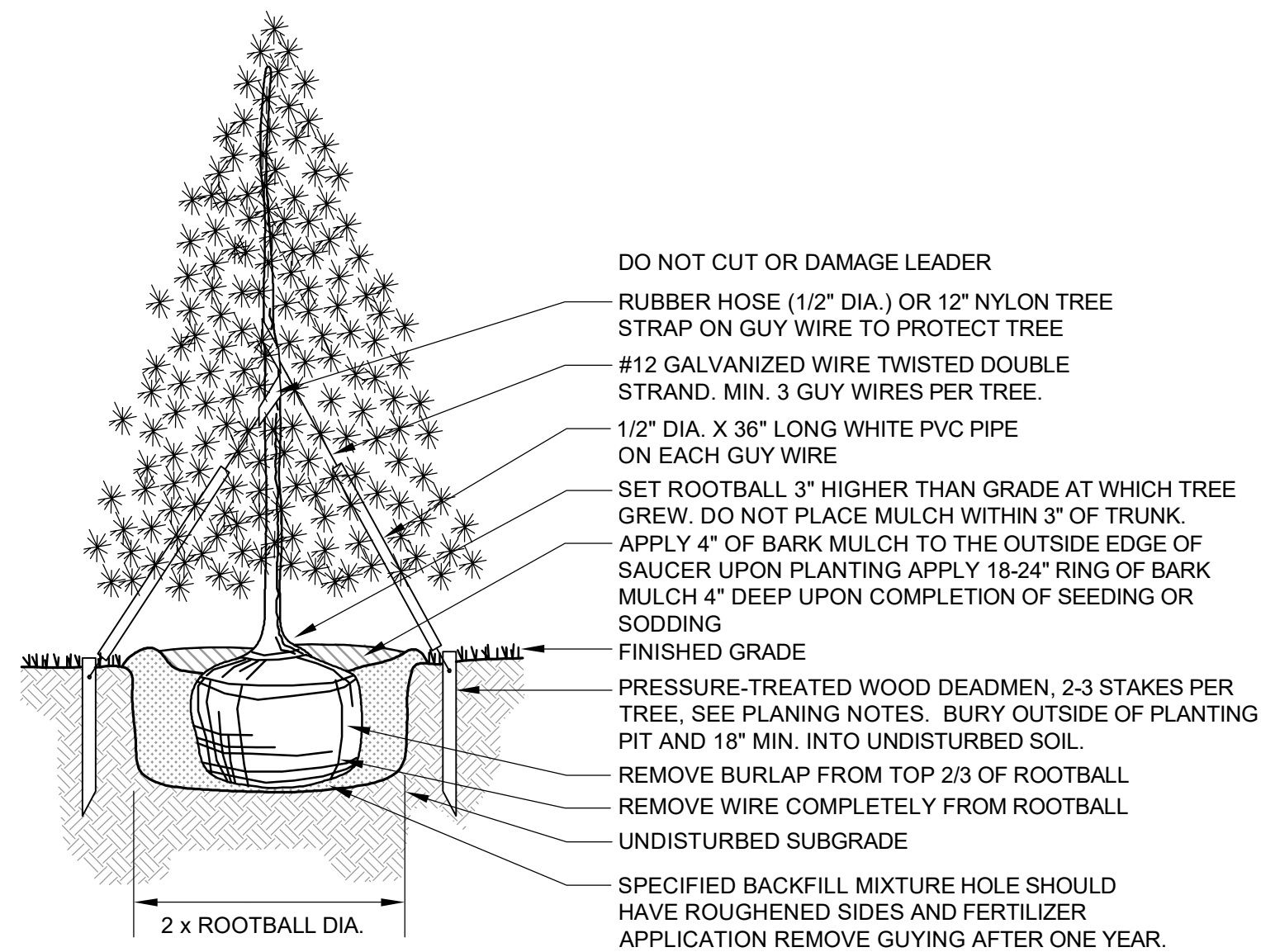
UNDISTURBED SUBGRADE

ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

REMOVE STAKING AFTER ONE YEAR.

### SHADE TREE PLANTING ①

NOT TO SCALE



DO NOT CUT OR DAMAGE LEADER

RUBBER HOSE (1/2" DIA.) OR 12" NYLON TREE STRAP ON GUY WIRE TO PROTECT TREE

#12 GALVANIZED WIRE TWISTED DOUBLE STRAND, MIN. 3 GUY WIRES PER TREE.

1/2" DIA. X 36" LONG WHITE PVC PIPE ON EACH GUY WIRE

SET ROOTBALL 3" HIGHER THAN GRADE AT WHICH TREE GREW. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.

APPLY 4" OF BARK MULCH TO THE OUTSIDE EDGE OF SAUCER UPON PLANTING. APPLY 18-24" RINGS OF BARK MULCH 4" DEEP UPON COMPLETION OF SEEDING OR SODDING

FINISHED GRADE

PRESSURE-TREATED WOOD DEADMEN, 2-3 STAKES PER TREE. SEE PLANING NOTES. BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.

REMOVE BURLAP FROM TOP 2/3 OF ROOTBALL

REMOVE WIRE COMPLETELY FROM ROOTBALL

UNDISTURBED SUBGRADE

SPECIFIED BACKFILL MIXTURE HOLE SHOULD HAVE ROUGHENED SIDES AND FERTILIZER APPLICATION REMOVE GUYING AFTER ONE YEAR.

### EVERGREEN TREE PLANTING ②

NOT TO SCALE

### SEEDING NOTES

#### USDA NATURAL RESOURCES CONSERVATION SERVICE (NRCS) NATIVE SEED MIX

COMMON NAME	SCIENTIFIC NAME	GROWTH SEASON / FORM	% OF MIX	POUNDS PLS
BLUESTEM, BIG	ANDROPOGON GERARDII 'KAW'	WARM, BUNCH	20	2.18
BLUESTEM, LITTLE	SCHIZACHYRIUM SCOPARIUM 'PASTURA'	WARM, BUNCH	10	0.67
GRAMA, BLUE	BOUTELLOUA GRACILIS 'HACHITA'	WARM, SOD	20	0.25
GRAMA, SIDEQATS	BOUTELLOUA CURTIPENDULA 'VAUGHN'	WARM, SOD	10	0.91
INDIAN GRASS, YELLOW	SORGHASTRUM NUTANS 'CHEYENNE'	WARM, BUNCH/SOD	10	1.02
WHEATGRASS, WESTERN	PASCOPYRUM SMITHII 'ARRIBA'	COOL, SOD	20	3.20
SWITCHGRASS	PANICUM VIRGATUM 'BLACKWELL'	WARM, SOD	10	0.40
SANDSEED, PRAIRIE	CALIMOVILFA LONGIFOLIA 'GOSHEN'	WARM, SOD	10	0.64
			SEED RATE (LBS PLS/ACRE)	9.26

#### SEEDING SPECS.

SUBMIT ALL SEEDING, MULCHING, AND WATER SCHEDULE SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR FINAL APPROVAL IN ACCORDANCE OF EL PASO COUNTY REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ESTABLISH A HEALTHY AND WEED FREE STAND OF GRASS.

**SOIL PREP:** APPLY STOCKPILED TOPSOIL AND 100 LBS. OF DIAMMONIUM PHOSPHATE PER ACRE TO AN APPROVED SUBGRADE. USE A DISK OR HARROW TO PREPARE THE SEED BED AND COMPLETE FINISH GRADING.

**SEEDING:** APPLY SEED USING HYDROSEED/HYDROMULCH SLURRY AS SPECIFIED BY SEED PRODUCER OR USE A GRASS DRILL WITH A SEED AGITATOR TO ENSURE THAT THE SEED IS DRILLED EVENLY TO A 1/2" DEPTH.

**MULCH:** IF DRILL SEEDING, CRIMP STRAW INTO THE SOIL AT 3,000 LBS. PER ACRE.

**WATER:** CONTRACTOR SHALL APPLY 1/2" OF WATER TO SEED AREAS, TWICE PER WEEK, FOR THREE WEEKS. CONTRACTOR TO SUPPLY ALL EQUIPMENT AND LABOR.

RESEED AND MULCH BARE OR ERODED AREAS AT ONE (1) MONTH INTERVALS AS NECESSARY.



PREPARED UNDER THE DIRECT SUPERVISION OF  
JONATHAN SPENCER, P.L.A.  
COLORADO REGISTRATION # 111  
FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

STERLING DESIGN ASSOCIATES, LLC	
ISSUES & REVISIONS	
NO: 1	DATE: - BY: -
DESCRIPTION: -	
NO: 2	DATE: - BY: -
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NO: 3	DATE: - BY: -
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NO: 5	DATE: - BY: -
DESCRIPTION: -	
NO: 6	DATE: - BY: -
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DATE:	SCALE:
04/19/23	-
PROJECT MANAGER:	PROJECT NO.:
JDS	
DRAWN BY:	DRAWING FILE:
JDS	
PROJECT:	

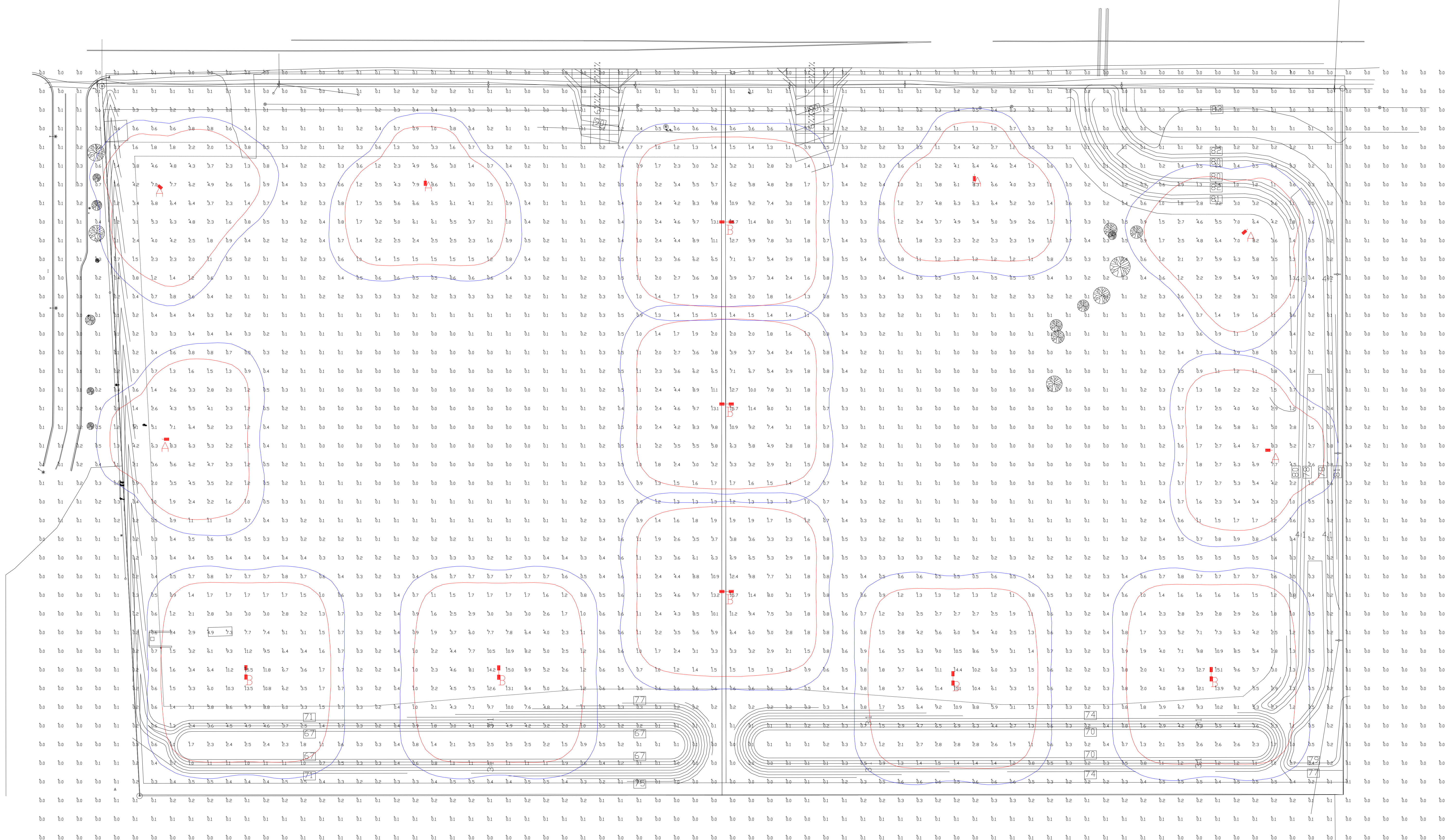
7113 (LOT 1) AND 7233 (LOT 2)  
SPACE VILLAGE AVENUE  
SPACE VILLAGE FILING NO. 4  
EL PASO COUNTY, CO

CLIENT:  
COMMERCIAL BUILDING SERVICES  
7561 S. GRANT STR., SUITE A-4  
LITTLETON, COLORADO 80122

TEL: (303) 730-3001

SHEET TITLE:  
LANDSCAPE NOTES & DETAILS

SHEET NUMBER:  
4 OF 5 L102  
PCD FILE NO. PPR-23-003



MRL



MRM

**PHOTOMETRIC EVALUATION  
NOT FOR CONSTRUCTION**

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS @ GRADE 20' X 20' GRID	Illuminance	Fc	1.24	15.7	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	LDD	LLF	Arr. Lum. Lumens	Arr. Watts
	6	A	SINGLE	MRL-LED-78L-SIL-FT-50-70CRI-SINGLE-37.5' MH	1.000	1.000	1.000	79676	648
	7	B	D180°	MRL-LED-78L-SIL-FT-50-70CRI-D180-37.5' MH	1.000	1.000	1.000	159352	1296

Luminaire Mounting Height = 37.5'

Total Project Watts\_1  
Total Watts = 12960



LIGHTING PROPOSAL LD-156536-1

HAMPTON YARDS  
PETERSON BLVD & SPACE VILLAGE AVE  
COLORADO SPRINGS, CO

BY:RINKMWD DATE:8/29/22 REV:11/16/22 SHEET 1 OF 1