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. TOWHNSHIP 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)

DEVELOPER

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

CONTRACTOR

COMMERCIAL BUILDING SERVICES 7561 S. GRANT ST, SUITE A-4 LITTLETON, C0 80122 (303) 730-3001 CONTACT: DAVID SPRATLEN, AIA

CIVIL ENGINEER

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

LANDSCAPE ARCHITECT

(719) 668-8161

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

resolved Review 1 ate to 719-520-63

AGENCY REFERRALS PLANNING & COMMUNITY DEVELOPMENT 2880 INTERNATIONAL CIRCLE, SUITE 110

COLORADO SPRINGS, CO 80910 (719) 520-6442 CONTACT: MATTHEW FITZSIMMONS

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

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

> resolved Review 1 Comment: Add PCD Director's Signature Blocl

resolved Review 1 Commer Provide Floodplain Zoning

CIMARRON HILLS FIRE DEPARTMENT 1835 TUSKEGEE PLACE Revised lved Review 1 Comme nove and replace with

COLORADO SPRINGS UTILITIES 1521 S HANCOCK EXPY., MC 1812

COLORADO SPRINGS, CO 80903 CONTACT: BLANCHE LUDIKER

Revised

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

PCD Director signature block added

Floodplain designation orovided

SURVEYOR

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

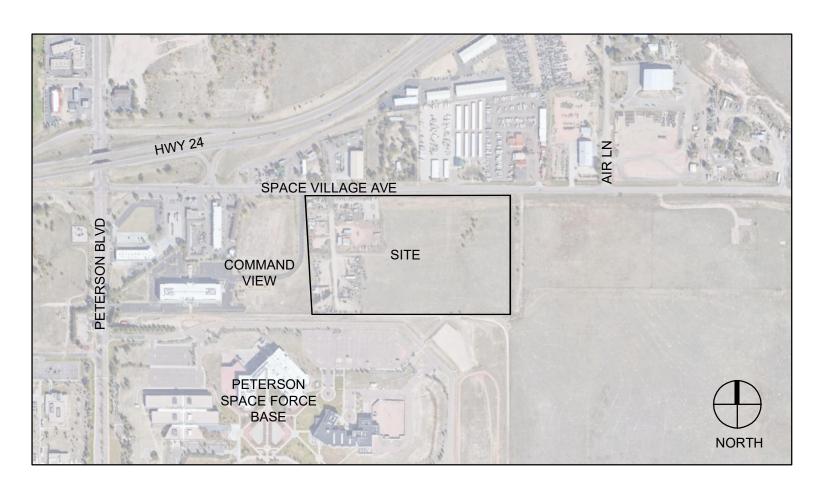
Site Data Chart added

Please add: Unresolved from v1

Lot area coverage calculation Existing/proposed land use and zoning Total gross building square footage

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

VICINITY MAP



SUBMITTALS

INITIAL: REVISED: -REVISED: -

SHEET INDEX

- COVER SHEET
- SITE PLAN
- PRELIMINARY GRADING/UTILITY PLAN
- LANDSCAPE PLAN
- LANDSCAPE NOTES AND DETAILS
- PHOTOMETRIC PLAN

Open space, landscaping, and impermeable surface percentage

NOVEMBER 21, 2022



PREPARED UNDER THE DIRECT SUPERVISION OF JONATHAN SPENCER, PLA COLORADO REGISTRATION # 111

FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

STERLING DESIGN ASSOCIATES, LLC

NO.: 1 DATE:	BY:
DESCRIPTION:	
NO.: 2 DATE: -	BY: -
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NO.: 6 DATE: -	BY: -
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DATE:	SCALE: NTS
PROJECT MANAGER: JDS	PROJECT NO.:
DRAWN BY: JDS	DRAWING FILE:

PROJECT:

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

evised esolved Review 1 Comment: Revise sheet numbers after removir iminary Grading Sheet"

Sheet numbers

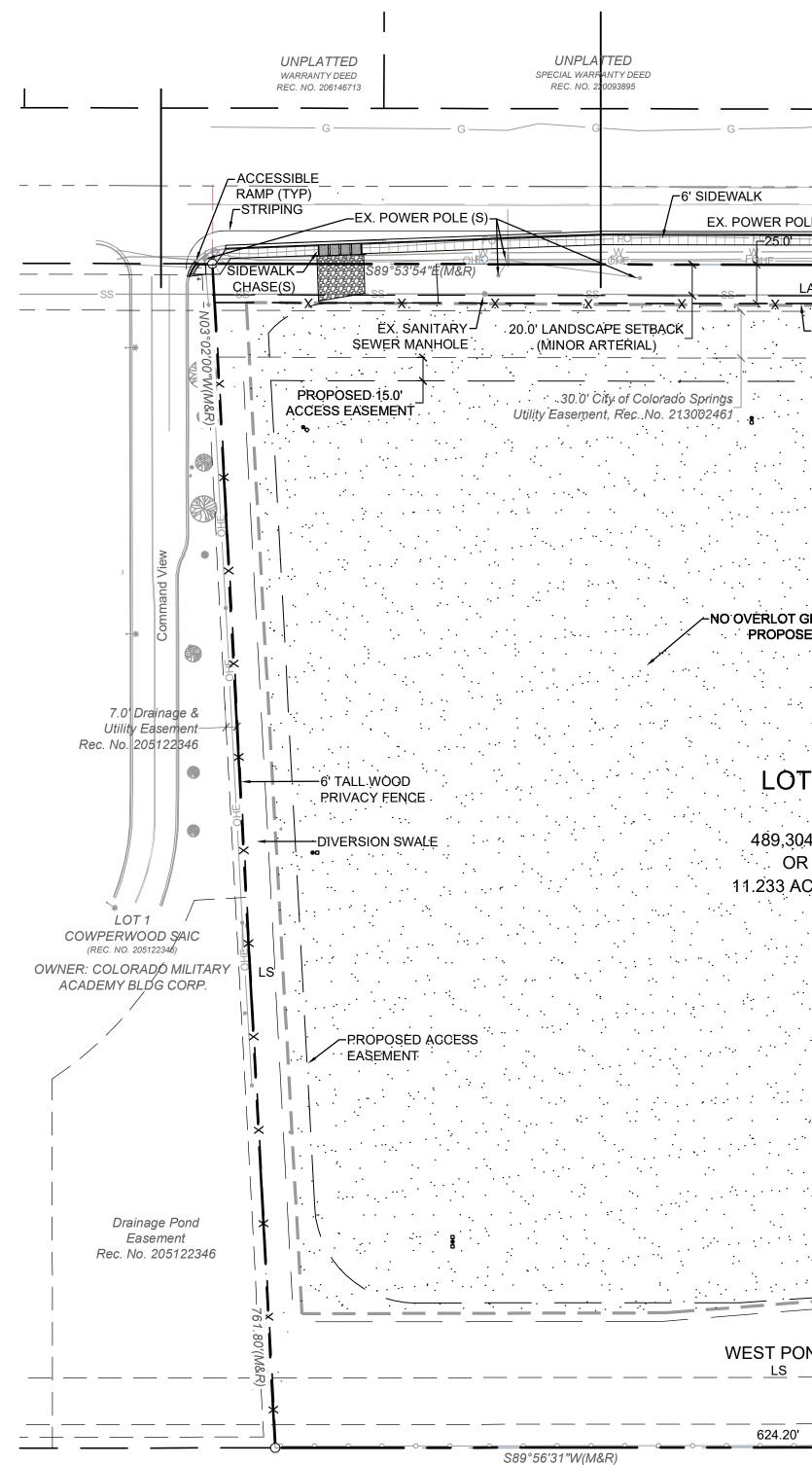
SHEET NUMBER:

1 OF 6

PCD file no. added

esolved Review 1 Comment Add "PCD File No. PPR-23-00





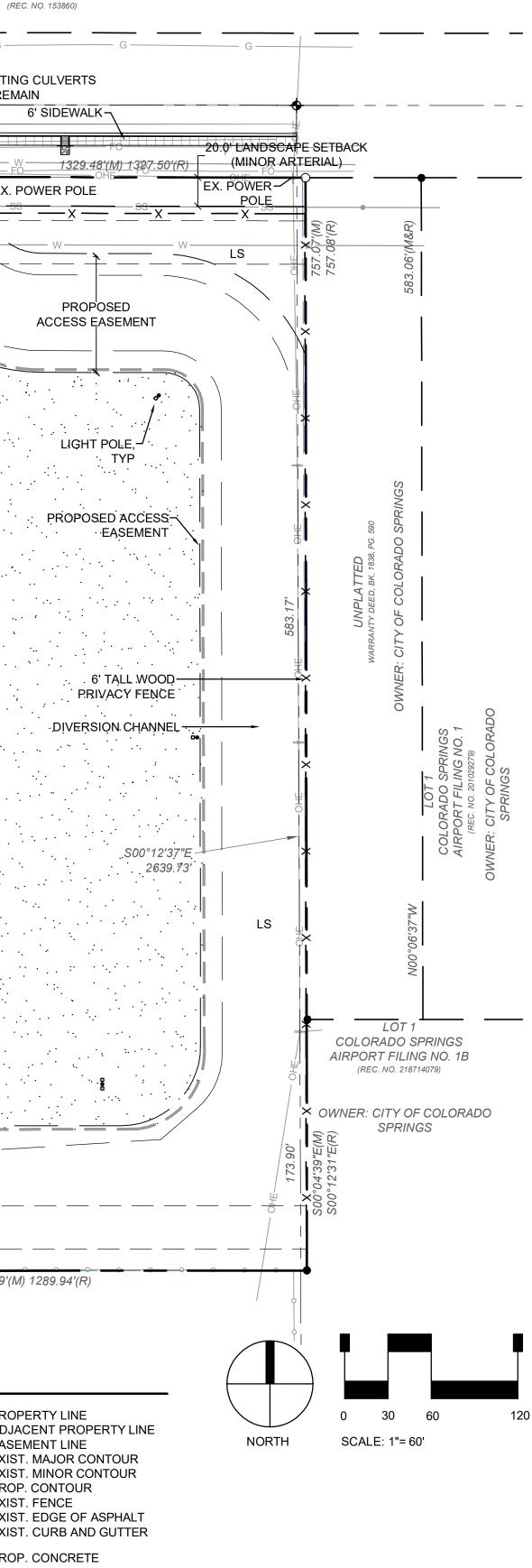
FENCING NOTE

	NGINUTE	
AND EAST PF ALONG THE THIS BASED AND THE PE	D PRIVACY FENCING IS PROPOSED ALONG THE NORTH, WEST, ROPERTY LINES HOWEVER THE EXISTING CHAIN LINK FENCING SOUTHERN BORDER WILL REMAIN FOR SECURITY REASONS. ON THE OUTCOME OF A MEETING BETWEEN THE DEVELOPER FERSON SPACE FORCE BASE COMMUNITY PLANNER AND BASE G PERSONNEL ON JULY 11, 2022.	
	Please include: UNRESOLVED V1 (if none, then specify)	Preliminary la provided.
-	Traffic circulation on site including all poin	ts of ingress
	The layout and location of all off-street par detail on a separate parking plan. If depict required.	
	Location of all no-build areas, floo	odplain, dr
	Location of all garbage receptacle	es with a o

SPACE V	ILLAGE FI	LING NO. 4		
R65W, OF THE 6th	P.M., EL PASO			
UNPLATTED PERSONAL REPRESENTATIVE'S DEED REC. NO. 205054402	GI the free	e comments provided on the EC Plan in MS227 regarding e recommended alignment om CDOT of the eastern	Drive alignment revised.	HILL
G G G	the the	iveway with the driveway on e opposite side of Space llage Avenue.	G G G	G -
SPACE VILLAGE AVENUE		EX. STREET SIGN		
		25'P ^{F0} 25'B	-EX. POWER POLE - OHE	(LS)
	R POLE 80.2'			
6' TALL WOOD PRIVACY FENCE	w	. <u> </u>	EX. SANITARY	
			30.0' Cherokee Metropolitan Distric	
EX. WATER VALVES	*		Utility Easement Book 6779, Page 2	-
	Dec			
	*			
	758.93			
GRADING	×		-NO OVERLOT GRADING PROPOSED	
PROPOSED 20.0'				
Τ1			LOT 2	
04 SF	W		504,715 SF	
R RES±		IN LINK FENCE PERTY LINE	OR 11.587 ACRES±	
	*			
	× × 50 50 50			
	N00 03			an an an Anna Anna An Anna Anna Anna Ann
-DOUBLE HEAD LIGHT POLE, TYP	*	-PROPOSED ACCI	ESS	
			Unresolved Revie - Add label for dra locations.	
30.0' Cherokee Metropolitan District Temporar Construction Easement, Rec. No. 20109505			EAST POND	
	×		LS	
			665.99'	1290.19'
OWNER: UNITED STATES OF AMERICA FENCE TO REMAIN			CHAIN LINK OWNER: UNITED STATE	
			LEGEND	PR(
				AD. EAS EXI
layout				— — — EXI — PR(−○——○ EXI
s/egress into the property				EXI
ng and other vehicular use areas,	unless otherwi	se depicted in	UOHE	EXI
parate parking plan then depiction		•	W G E	EXI
rainageways and facilities			——————————————————————————————————————	EXI
ranageways and lacinties				

graphical depiction of the screening mechanism





DEVELOPER

HAMPTON YARDS 201 FILLMORE ST, SUITE 201 DENVER, CO 80206 (303) 694-1085 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, C0 80122 (303) 730-3001 david@cbsconstruction.com CONTACT: DAVID SPRATLEN



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, PLA COLORADO REGISTRATION # 111 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

STERLING DESIGN ASSOCIATES, LLC

NO.: 1 DATE:	BY:
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NO.: 5 DATE: -	BY: -
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NO.: 6 DATE: -	BY: -
DESCRIPTION: -	

DATE: OCTOBER 5, 2022	SCALE: 1" = 60'		
PROJECT MANAGER: JDS	PROJECT NO.:		
DRAWN BY: JDS	DRAWING FILE:		

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

(IST. OVERHEAD ELECTRIC (IST. SANITARY SEWER

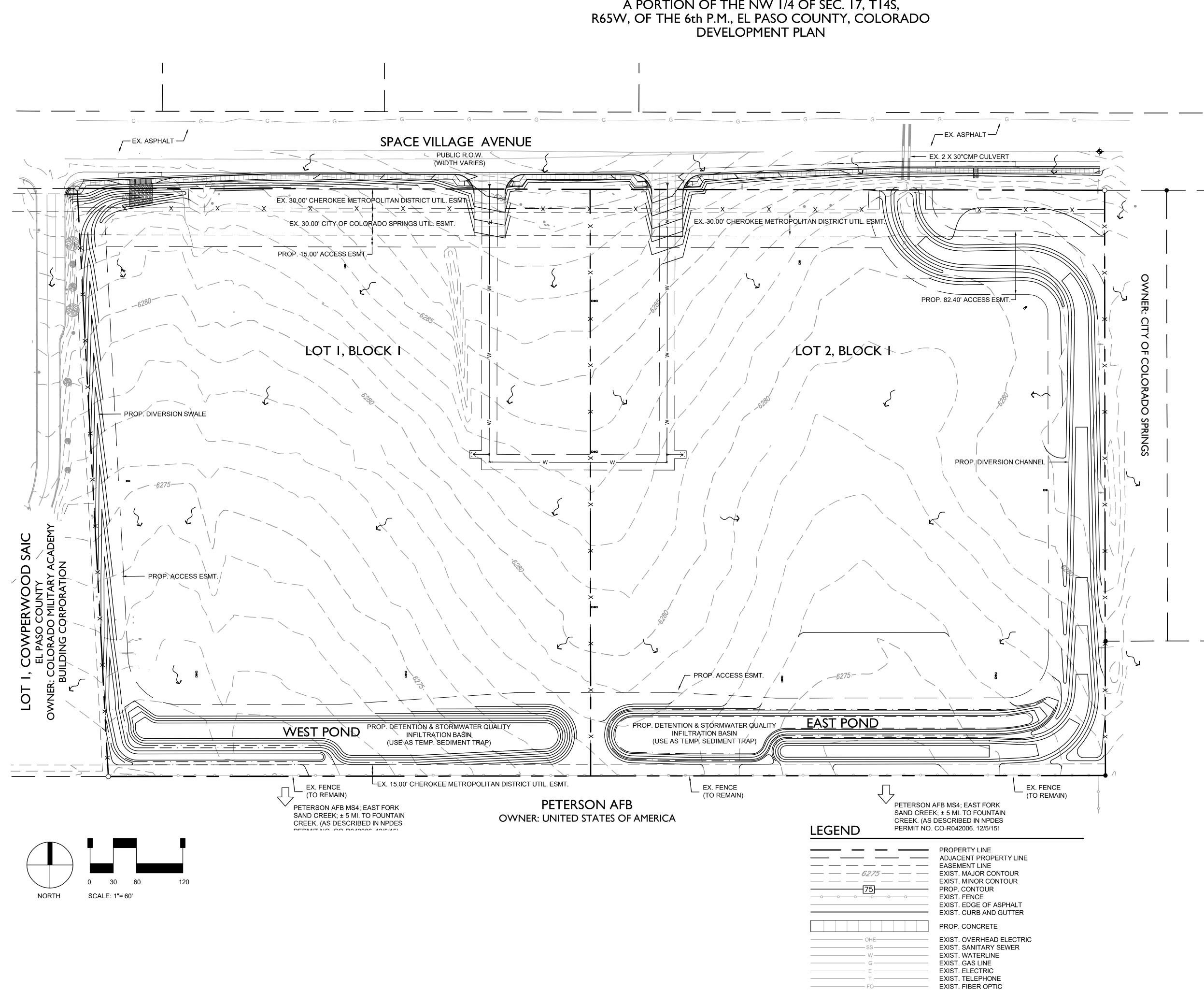
- (IST. WATERLINE
- (IST. GAS LINE
- (IST. ELECTRIC
- (IST. TELEPHONE
- (IST. FIBER OPTIC

SITE PLAN

SHEET TITLE:

SHEET NUMBER:

2 OF 6



SPACE VILLAGE FILING NO. 4 A PORTION OF THE NW 1/4 OF SEC. 17, T14S,



STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS	
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PROJECT MANAGER:	PROJECT NO.:

SHEET NUMBER:

3 OF 6

PRELIMINARY GRADING PLAN

SHEET TITLE:

TEL: (303) 730-3001

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

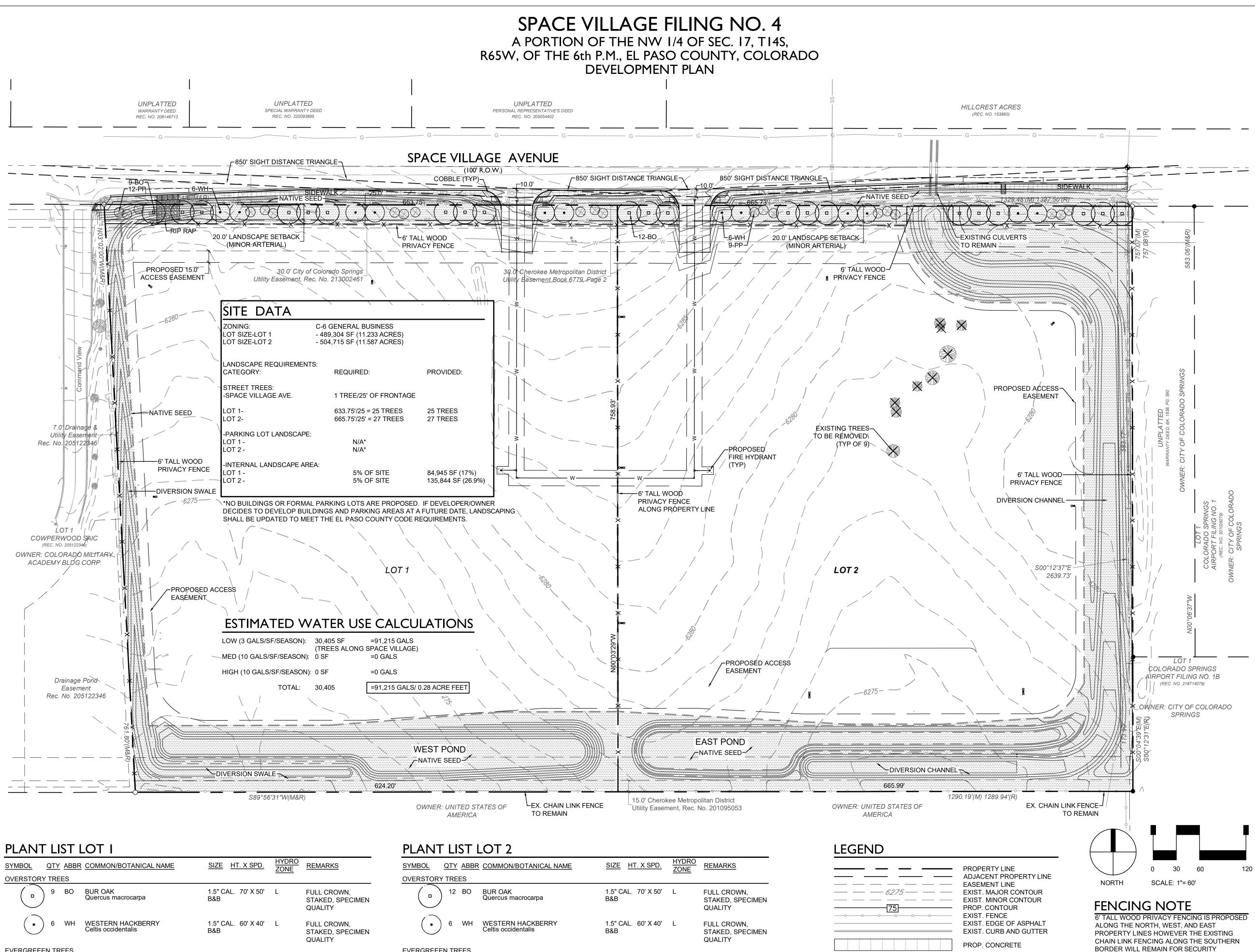
CLIENT:

PROJECT:

SPACE VILLAGE FILING NO. 4 EL PASO COUNTY, CO

SPACE VILLAGE AVENUE

7113 (LOT 1) AND 7233 (LOT 2)



SYMBOL	<u>QTY</u>	ABBR	COMMON/BOTANICAL NAME	<u>SIZE</u> <u>H</u>	Г. X SPD.	HYDRO ZONE	REMARKS
OVERSTORY	TREE	S					
	9 I	BO	BUR OAK Quercus macrocarpa	1.5" CAL. B&B	70' X 50'	L	FULL CROWN, STAKED, SPECIMEN QUALITY
(\cdot)	6	WH	WESTERN HACKBERRY Celtis occidentalis	1.5" CAL. B&B	60' X 40'	L	FULL CROWN, STAKED, SPECIMEN QUALITY
EVERGREEE	N TRE	ES					
\bigotimes	12	PP	PINYON PINE Pinus edulis	6' HT. B&B	25' X 20'	VL	FULL CROWN, STAKED, SPECIMEN QUALITY
NATIVE SEE	D						
237,908 SF			SITE SPECIFIC USDA/NRCS SPECIFIEI (NON-IRRIGATED NATIVE SEED MIX)	O SEED MIX	K		SEE SEED NOTES SHEET 5 OF 6 (L102)
(220,799 SF (ON-SIT	E)					

<u>SYMBOL QTY</u> <u>ABBF</u> OVERSTORY TREES	R COMMON/BOTANICAL NAME	SIZE HT. X SPD.	<u>HYDRO</u> ZONE	REMARKS
	BUR OAK Quercus macrocarpa	1.5" CAL. 70' X 50' B&B	L	FULL CROWN, STAKED, SPECIMEN QUALITY
• 6 WH EVERGREEEN TREES	WESTERN HACKBERRY Celtis occidentalis	1.5" CAL. 60' X 40' B&B	L	FULL CROWN, STAKED, SPECIMEN QUALITY
🚫 9 PP	PINYON PINE Pinus edulis	6' HT. 25' X 20' B&B	VL	FULL CROWN, STAKED, SPECIMEN QUALITY
HYDROZONE KEY				

- HYDROZONE KEY
- H = HIGH WATER NEEDS
- M = MODERATE L = LOW WATER NEEDS
- VL = VERY LOW WATER NEEDS

DEVELOPER

HAMPTON YARDS 201 FILLMORE ST, SUITE 201

DENVER, CO 80206 (303) 694-1085 tucker@hamptonpartners.net

CONTACT: TUCKER ROBINSON

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STERLING DESIGN ASSOCIATES, LLC

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

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:

REASONS. THIS BASED ON THE OUTCOME OF A

MEETING BETWEEN THE DEVELOPER AND THE

PETERSON SPACE FORCE BASE COMMUNITY

ON JULY 11, 2022.

PLANNER AND BASE ENGINEERING PERSONNEL

EXIST. OVERHEAD ELECTRIC

EXIST. SANITARY SEWER

EXIST. WATERLINE

EXIST. GAS LINE

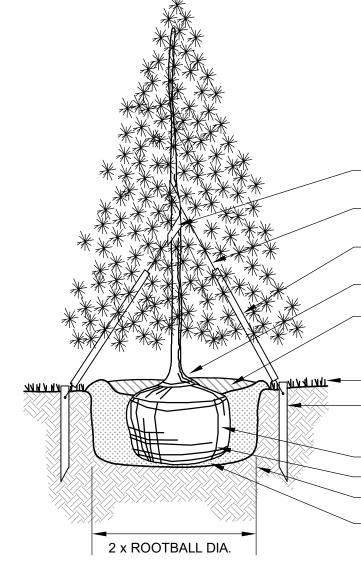
EXIST. ELECTRIC

EXIST. TELEPHONE EXIST. FIBER OPTIC LANDSCAPE PLAN

SHEET NUMBER:

4 OF 6





DO NOT CUT OR DAMAGE LEADER

ON EACH GUY WIRE

– UNDISTURBED SUBGRADE

SODDING - FINISHED GRADE

RUBBER HOSE (1/2" DIA.) OR 12" NYLON TREE

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

STRAP ON GUY WIRE TO PROTECT TREE

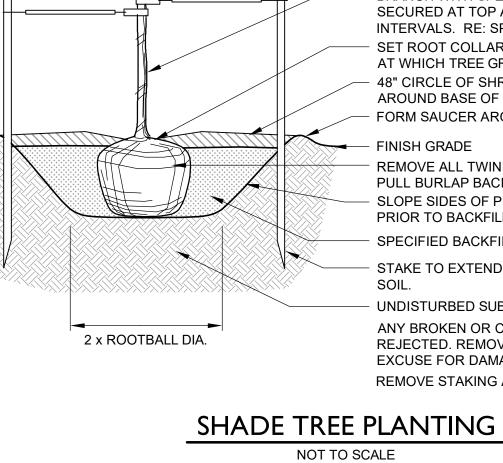
#12 GALVANIZED WIRE TWISTED DOUBLE

PIT AND 18" MIN. INTO UNDISTURBED SOIL. REMOVE BURLAP FROM TOP 2/3 OF ROOTBALL - REMOVE WIRE COMPLETELY FROM ROOTBALL

- SPECIFIED BACKFILL MIXTURE HOLE SHOULD

HAVE ROUGHENED SIDES AND FERTILIZER

STRAND. MIN. 3 GUY WIRES PER TREE. - 1/2" DIA. X 36" LONG WHITE PVC PIPE



ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE WIRE WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS. REMOVE STAKING AFTER ONE YEAR.

PRIOR TO BACKFILLING. SPECIFIED BACKFILL MIXTURE STAKE TO EXTEND MIN. 24" INTO UNDISTURBED SOIL. UNDISTURBED SUBGRADE

PULL BURLAP BACK 2/3 MINIMUM SLOPE SIDES OF PIT AS SHOWN. ROUGHEN SIDES

— FINISH GRADE REMOVE ALL TWINE AND WIRE BASKET ENTIRELY.

48" CIRCLE OF SHREDDED BARK MULCH (4" DEEP) AROUND BASE OF TREES IN GRASS AREAS. FORM SAUCER AROUND EDGE OF TREE PIT

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

SECURED AT TOP AND BOTTOM & AT 2-FT. INTERVALS. RE: SPECS FOR TIMING.

WRAP ENTIRE SURFACE OF TRUNK TO SECOND BRANCH WITH SPECIFIED TREE WRAP MATERIAL

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

ENTIRE LENGTH OF EACH WIRE. - 14 GAUGE GALVANIZED WIRE, DOUBLE

AROUND TREE TRUNK. 1/2" DIAM. WHITE PVC PIPE SECTION ON

12" NYLON TREE STRAP ON GUY WIRE AND

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

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

LANDSCAPE NOTES

- 1. 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.
- 2. COMPLIANCE:
- CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES.
- 3. GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR, FROM DATE OF FINAL ACCEPTANCE, AT NO ADDITIONAL COST TO THE OWNER.
- 4. COMPLETION AND MAINTENANCE:
- A. 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.
- B. 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.
- 5. 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.

- 6. DAMAGE AND CLEANING:
- A. CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DUE TO THIS WORK AT NO ADDITIONAL COST TO THE OWNER. B. CONTRACTOR SHALL CLEAN ALL AREAS DUE TO THIS WORK AND PROPERLY REMOVE ALL UNUSED
- MATERIALS FROM SITE.
- 7. 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.

8. 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 ZN, 0.04 LB FE2SO4 (IRON

SEEDING NOTES

	SEEDING SPECS.				
COMMON NAME	SCIENTIFIC NAME GR	OWTH SEASON / FORM %	6 OF MIX	POUNDS PLS	SUBMIT ALL SEEDING, MUL
BLUESTEM, BIG	ANDROPOGON GERARDII 'KAW'	WARM, BUNCH	20	2.18	LANDSCAPE ARCHITECT FC
BLUESTEM, LITTLE	SCHIZACHYRIUM SCOPARIUM 'PASTUF	RA' WARM, BUNCH	10	0.67	REQUIREMENTS. THE CONT
GRAMA, BLUE	BOUTELOUA GRACILIS 'HACHITA'	WARM, SOD	20	0.25	HEALTHY AND WEED FREE
GRAMA, SIDEOATS	BOUTELOUA CURTIPENDULA 'VAUGHN	I' WARM, SOD	10	0.91	
INDIAN GRASS, YELLOW	SORGHASTRUM NUTANS 'CHEYENNE'	WARM, BUNCH/SO	D 10	1.02	SOIL PREP: APPLY STOCKPI
WHEATGRASS, WESTERN	PASCOPYRUM SMITHII 'ARRIBA'	COOL, SOD	20	3.20	PER ACRE TO AN APPROVE
SWITCHGRASS	PANICUM VIRGATUM 'BLACKWELL'	WARM, SOD	10	0.40	SEED BED AND COMPLETE
SANDSEED, PRAIRIE	CALIMOVILFA LONGIFOLIA 'GOSHEN'	WARM, SOD	10	0.64	
i		SEED RATE (LBS P	LS/ACRE)	9.26	SEEDING: USE A GRASS DR

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

PRESSURE-TREATED WOOD DEADMEN, 2-3 STAKES PER TREE, SEE PLANING NOTES. BURY OUTSIDE OF PLANTING

REPLACE WITH NEW TOPSOIL.

9. PLANTING:

10. SODDING

11. EDGER:

12. MULCH:

SAMPLES)

13. MAINTENANCE:

14. IRRIGATION:

(PILED TOPSOIL AND 100 LBS. OF DIAMMONIUM PHOSPHATE /ED SUBGRADE. USE A DISK OR HARROW TO PREPARE THE E FINISH GRADING.

<u>SEEDING</u>: USE A GRASS DRILL WITH A SEED AGITATOR TO ENSURE THAT THE SEED IS DRILLED EVENLY TO A 1/2" DEPTH. HAND BROADCAST SEED AT TWICE THE RATE IN AREAS WHERE DRILL SEEDING CANNOT BE ACCOMPLISHED.

MULCH: 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.

NECESSARY.

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

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.

SOD SHALL BE CANADIAN BLUE FESCUE GRASS BY TURF MASTERS (970) 493-8311 OR APPROVED EQUAL. SOIL PREP,. INSTALL AND WATER ACCORDING TO GROWER GUIDLINES.

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.

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

THE PROPERTY OWNER OF RECORD, THE OWNER'S AGENT OR TENANT SHALL KEEP ALL LANDSCAPING IN A WELL MAINTAINED AND HEALTHY GROWING CONDITION.

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.



303.794.4727 | www.SterlingDesignAssociates.com PREPARED UNDER THE DIRECT SUPERVISION OF JONATHAN SPENCER, PLA

COLORADO REGISTRATION # 111 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC

JLCHING, AND WATER SCHEDULE SPECIFICATIONS TO FOR FINAL APPROVAL IN ACCORDANCE OF EL PASO COUNTY NTRACTOR SHALL BE RESPONSIBLE TO ESTABLISH A E STAND OF GRASS.

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

STERLING DESIGN ASSOCIATES, LLC

ISSUES & REVISIONS	
NO.: 1 DATE:	BY:
DESCRIPTION:	
NO.: 2 DATE: -	BY: -
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DATE: 04/19/23	SCALE: -
PROJECT MANAGER: JDS	PROJECT NO.:
DRAWN BY: JDS	DRAWING FILE:

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:

5 OF 6

L102

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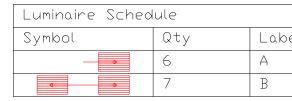
PHOTOMETRIC EVALUATION

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	СаlсТуре	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.



abel	Arrangement	Description	LLD	LDD
	SINGLE	MRL-LED-78L-SIL-FT-50-70CRI-SINGLE-37.5' MH	1.000	1.000
	D180°	MRL-LED-78L-SIL-FT-50-70CRI-D180-37.5′ MH	1.000	1.000

LLF	Arr, Lum, Lumens	Arr. Watts
1.000	79676	648
1.000	159352	1296

PHOTOMETRIC PLAN





BY:RNK(MWE) DATE:8/29/22 REV:11/16/22

SCALE: 1"=50'

SHEET 1

OF 1