

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

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)

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) 520-6442
 CONTACT: MATTHEW FITZSIMMONS

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 80910
 CONTACT: -
 (719) 597-5080

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

EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DISTRICT
 6250 PALMER PARK BLVD.
 COLORADO SPRINGS, CO 80915
 CONTACT: KEVIN BROWN
 (719) 597-5080

Unresolved Review 1 Comment:
 - Update to 719-520-6300

Revised

Unresolved Review 1 Comment:
 - Remove and replace with Ashlyn Mathy

Revised

Unresolved Review 1 Comment:
 - Add PCD Director's Signature Block.

PCD Director signature block added

Unresolved Review 1 Comment:
 - Provide Floodplain Zoning

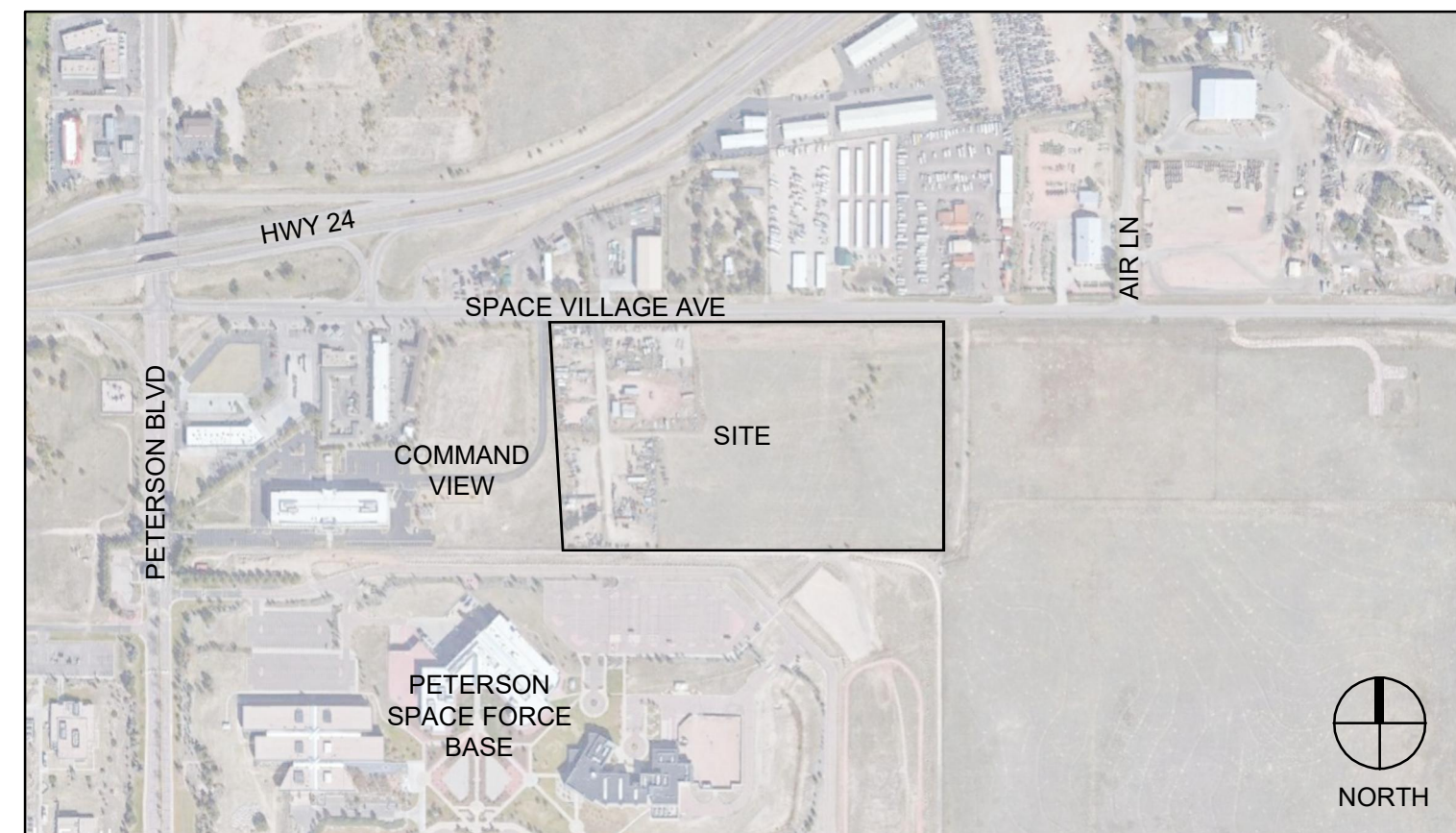
Floodplain designation provided

Site Data Chart added

Please add:
 Unresolved from v1

- Lot area coverage calculation
- Existing/proposed land use and zoning
- Total gross building square footage
- Open space, landscaping, and impermeable surface percentage

VICINITY MAP



SHEET INDEX

- 1 COVER SHEET
- 2 SITE PLAN
- 3 PRELIMINARY GRADING/UTILITY PLAN
- 4 LANDSCAPE PLAN
- 5 LANDSCAPE NOTES AND DETAILS
- 6 PHOTOMETRIC PLAN

SUBMITTALS

INITIAL: NOVEMBER 21, 2022

REVISED: -

REVISED: -



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: _____	PROJECT NO.: _____
JDS	
DRAWN BY: _____	DRAWING FILE: _____
JDS	
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**

SHEET NUMBER:
1 OF 6

Sheet numbers revised

Unresolved Review 1 Comment:
 - Revise sheet numbers after removing "Preliminary Grading Sheet"

PCD file no. added

Unresolved Review 1 Comment:
 - Add "PCD File No. PPR-23-003"

Please refer to GEC Plan in MS227 and update the site development plan accordingly.

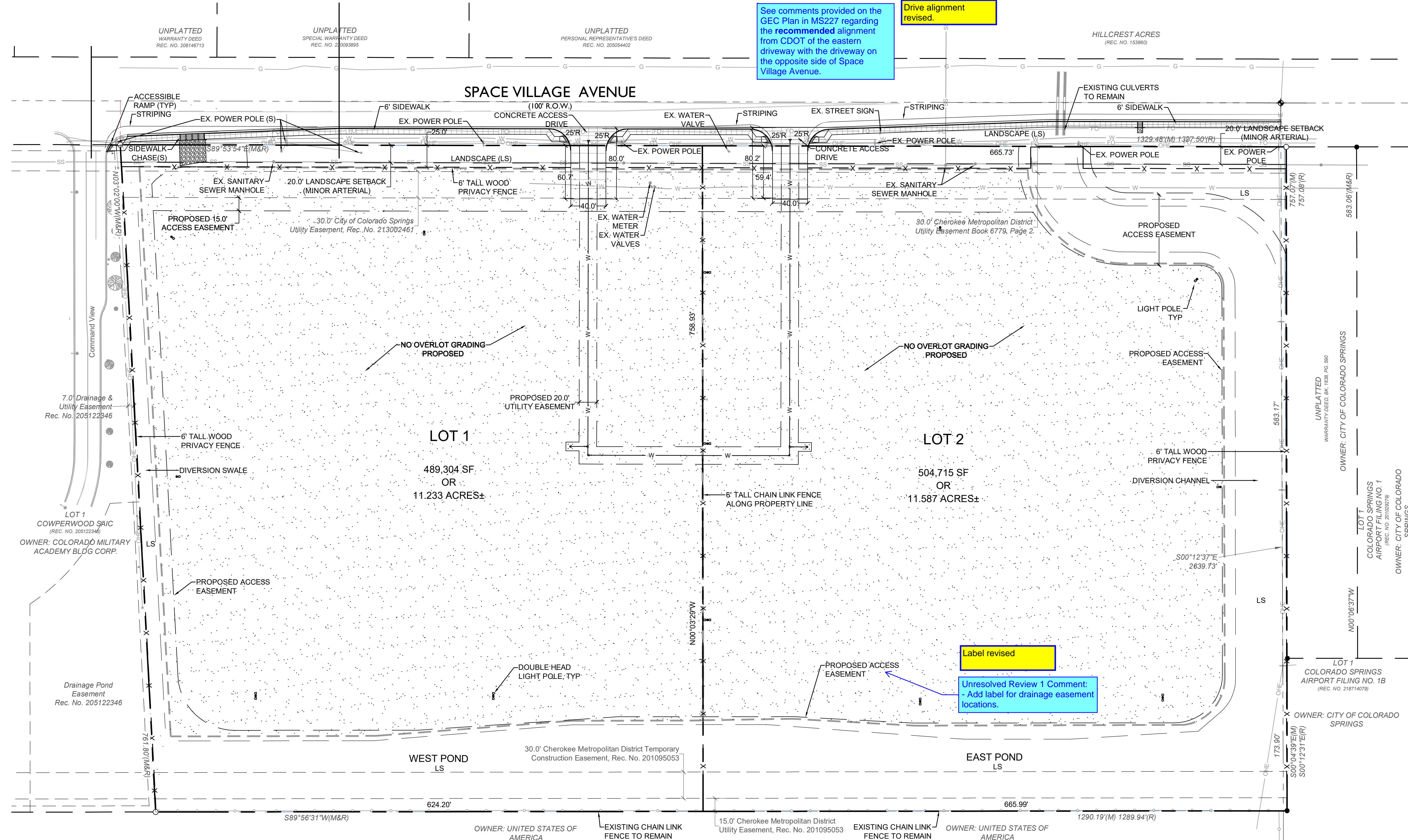
SDP matches MS227 plans

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

See comments provided on the GEC Plan in MS227 regarding the recommended alignment from CDOT of the eastern driveway with the driveway on the opposite side of Space Village Avenue.

Drive alignment revised.



FENCING NOTE

6' TALL WOOD PRIVACY FENCING IS PROPOSED ALONG THE NORTH, WEST, AND EAST PROPERTY LINES HOWEVER THE EXISTING CHAIN LINK FENCING ALONG THE SOUTHERN BORDER WILL REMAIN FOR SECURITY REASONS. THIS 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.

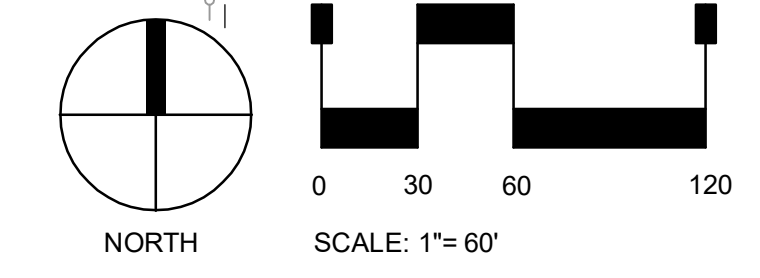
Please include: UNRESOLVED V1 (if none, then specify)

Preliminary layout provided.

- Traffic circulation on site including all points of ingress/egress into the property
- The layout and location of all off-street parking, loading and other vehicular use areas, unless otherwise depicted in detail on a separate parking plan. If depicted on a separate parking plan then depiction of the parking areas are required.
- Location of all no-build areas, floodplain, drainageways and facilities
- Location of all garbage receptacles with a graphical depiction of the screening mechanism

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



DEVELOPER

HAMPTON YARDS
201 FILLMORE ST., SUITE 201
DENVER, CO 80206
(303) 694-1065
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:
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:

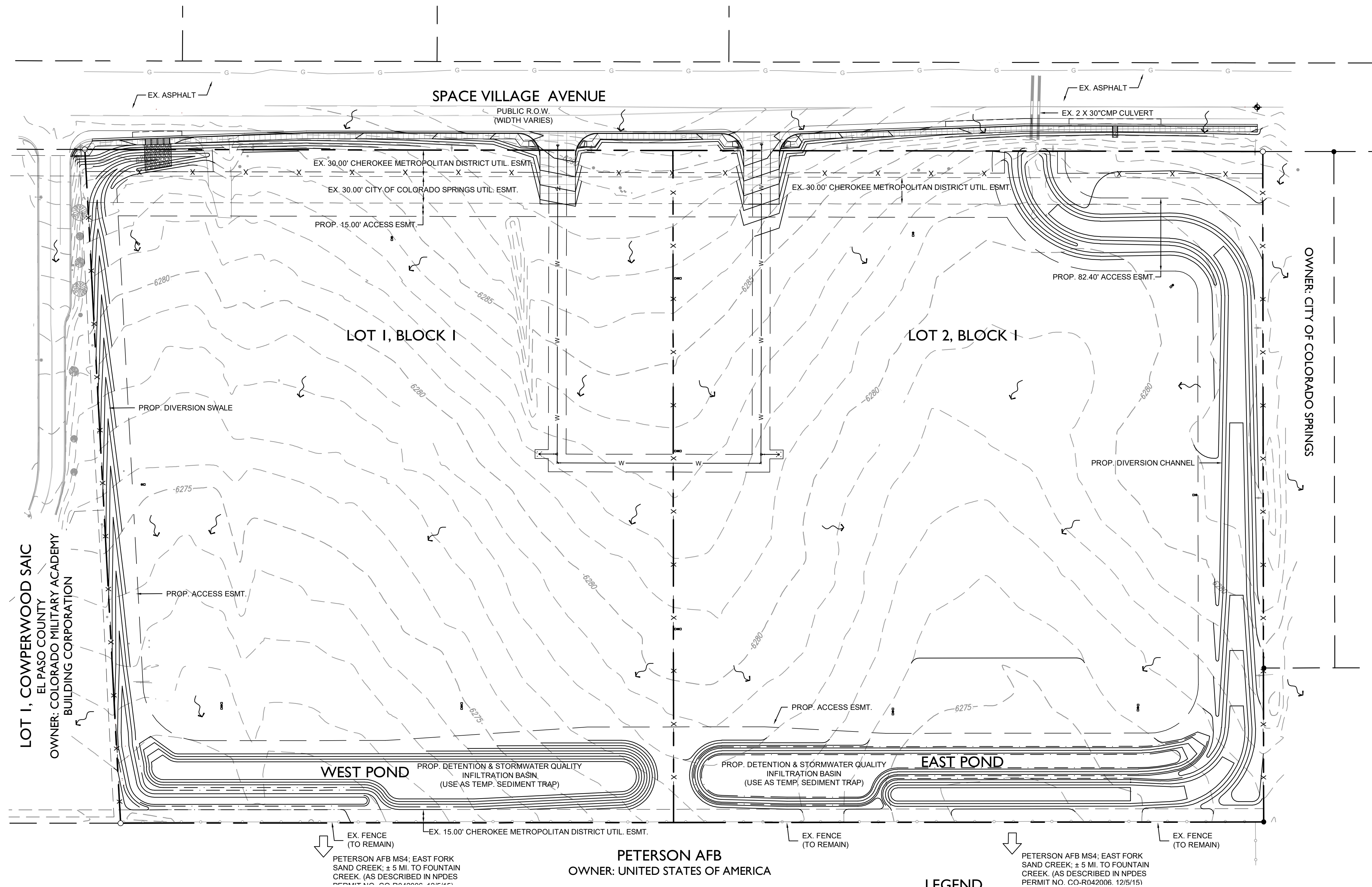
DATE:	SCALE:
OCTOBER 5, 2022	1" = 60'
PROJECT MANAGER:	PROJECT NO.:
JDS	
DRAWN BY:	DRAWING FILE:
JDS	
PROJECT:	

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

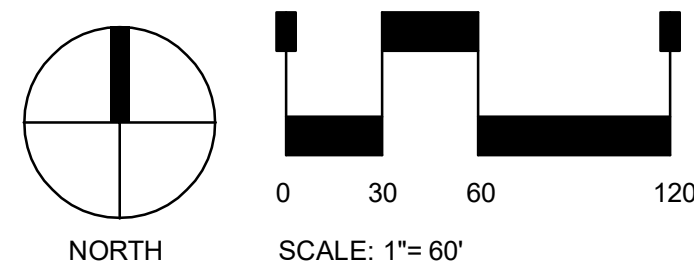
SPACE VILLAGE FILING NO. 4
 A PORTION OF THE NW 1/4 OF SEC. 17, T14S,
 R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO
 DEVELOPMENT PLAN



LOT 1, COWPERWOOD SAIC
 EL PASO COUNTY
 OWNER: COLORADO MILITARY ACADEMY
 BUILDING CORPORATION

OWNER: CITY OF COLORADO SPRINGS

PETERSON AFB
 OWNER: UNITED STATES OF AMERICA



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

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

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: -
PROJECT MANAGER: -	PROJECT NO.: -
DRAWN BY: -	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:
PRELIMINARY GRADING PLAN

SHEET NUMBER:
3 OF 6

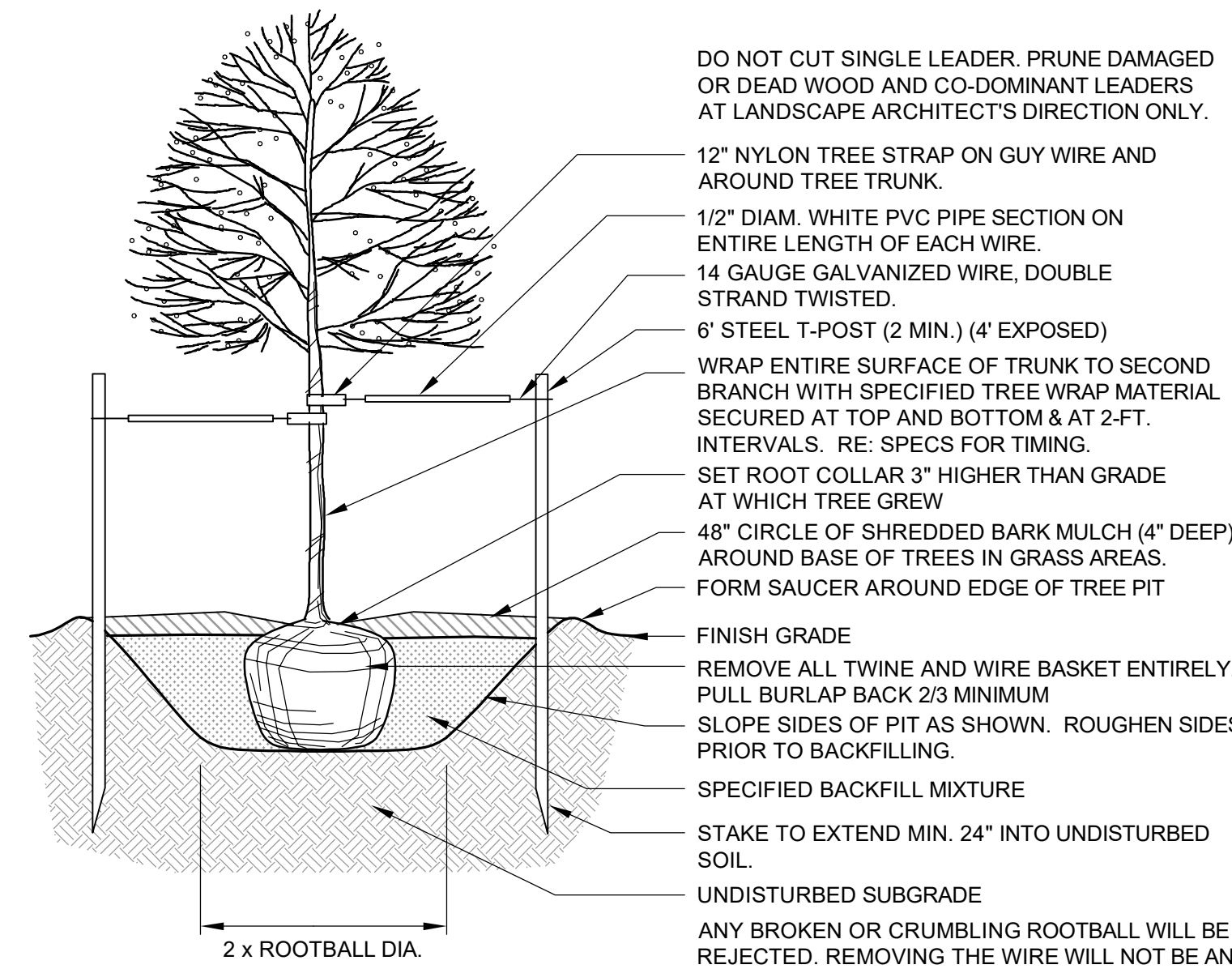
SPACE VILLAGE FILING NO. 4

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

- 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

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

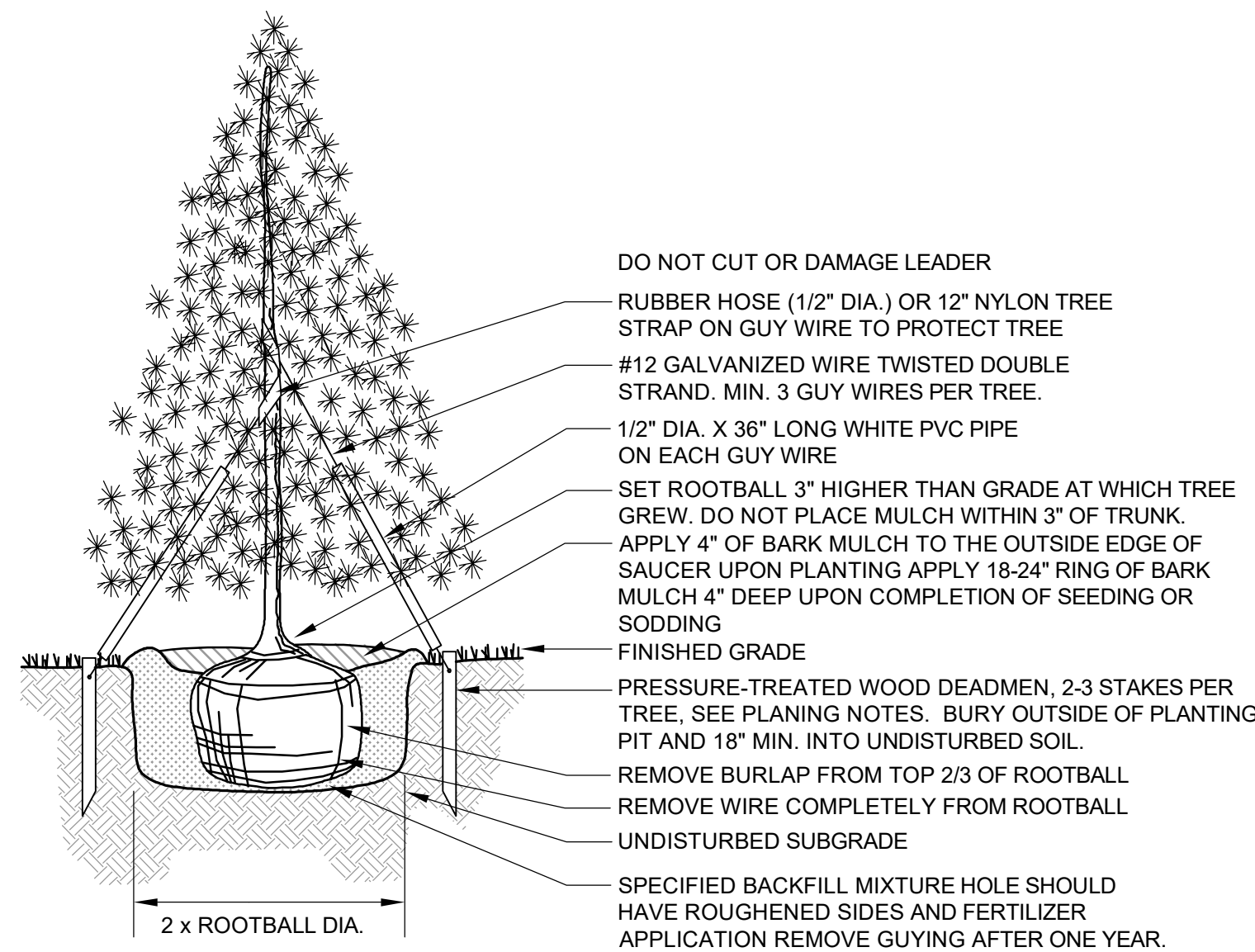
UNDISTURBED SUBGRADE

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	BOULETELOUA GRACILIS 'HACHITA'	WARM, SOD	20	0.25
GRAMA, SIDEOTS	BOULETELOUA 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: 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.

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



PREPARED UNDER THE DIRECT SUPERVISION OF
JONATHAN SPENGLER, 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	-
PROJECT MANAGER:	PROJECT NO.:
JDS	
DRAWN BY:	DRAWING FILE:
JDS	
PROJECT:	

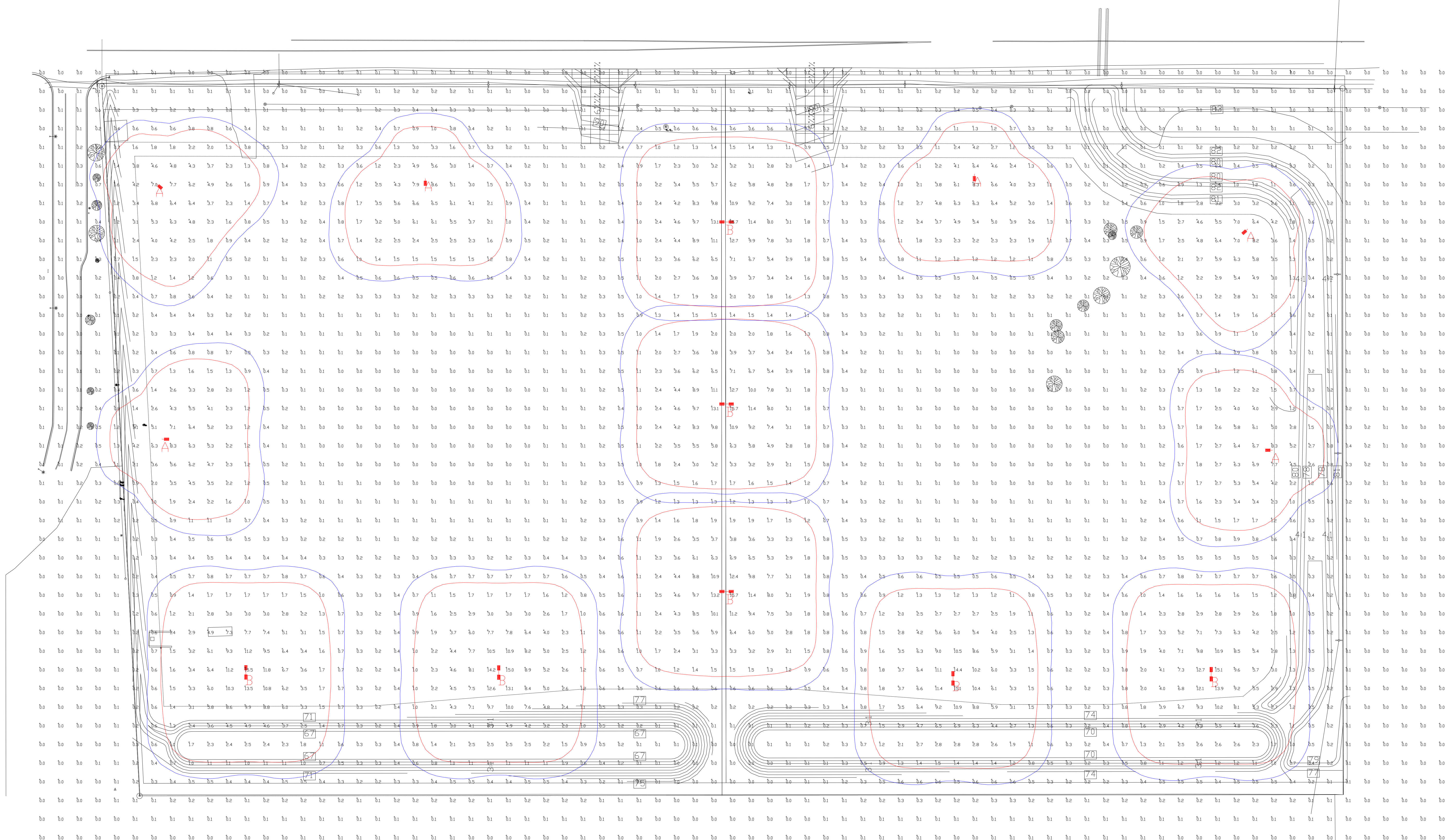
7113 (LOT 1) AND 7233 (LOT 2)
SPACE VILLAGE AVENUE
SPACE VILLAGE FILING NO. 4
EL PASO COUNTY, CO

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:
5 OF 6 L102



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.

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.

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

Total Project Watts_1
Total Watts = 12960



LIGHTING PROPOSAL LD-156536-1

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

BY:RKH(MED) DATE:8/29/22 REV:11/16/22 SHEET 1 OF 1

SCALE: 1"=50'

PHOTOMETRIC PLAN