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

(719) 597-5080

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

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

COLORADO SPRINGS UTILITIES 1521 S HANCOCK EXPY., MC 1812 COLORADO SPRINGS, CO 80903 CONTACT: BLANCHE LUDIKER

SURVEYOR

(303) 921-9537

CENTENNIAL, CO 80111

ALTURA LAND CONSULTANTS

CONTACT: MARTIN BRAUNS, PLS

6551 SOUTH REVERE PARKWAY, SUITE 165

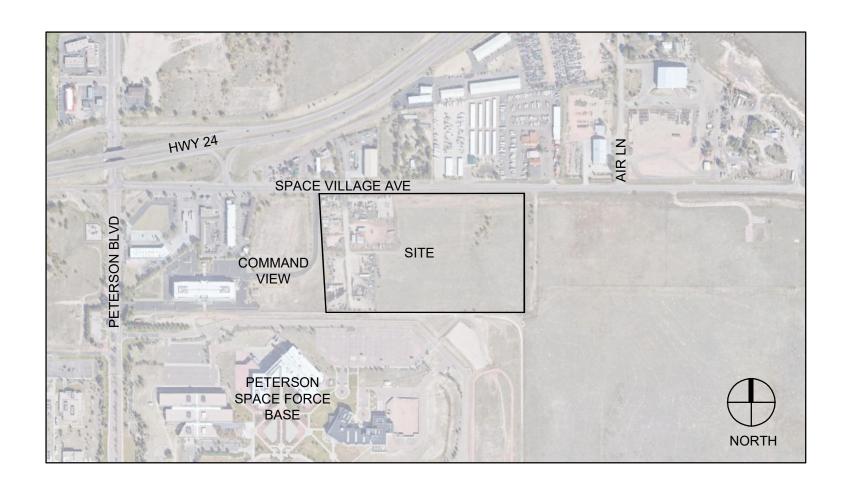
CIMARRON HILLS FIRE DEPARTMENT 1835 TUSKEGEE PLACE COLORADO SPRINGS, CO 80915 CONTACT: CHIEF JOHN (J.T.) McLEOD

(719) 591-0960 CHEROKEE METROPOLITAN DISTRICT 6250 PALMER PARK BLVD. COLORADO SPRINGS, CO 80915 CONTACT: KEVIN BROWN

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



SHEET INDEX

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

SUBMITTALS

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

NO.: 1	DATE:	BY:
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NO.: 3	DATE: -	BY: -
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NO.: 5	DATE: -	BY: -
DESCRIP	TION: -	
NO.: 6	DATE: -	BY: -

DATE:	SCALE: NTS
PROJECT MANAGER: JDS	PROJECT NO.:
DRAWN BY: JDS	DRAWING FILE:

SPACE VILLAGE FILING NO. 4 EL PASO COUNTY, CO

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

TEL: (303) 730-3001

SHEET TITLE: **COVER SHEET**

SHEET NUMBER:

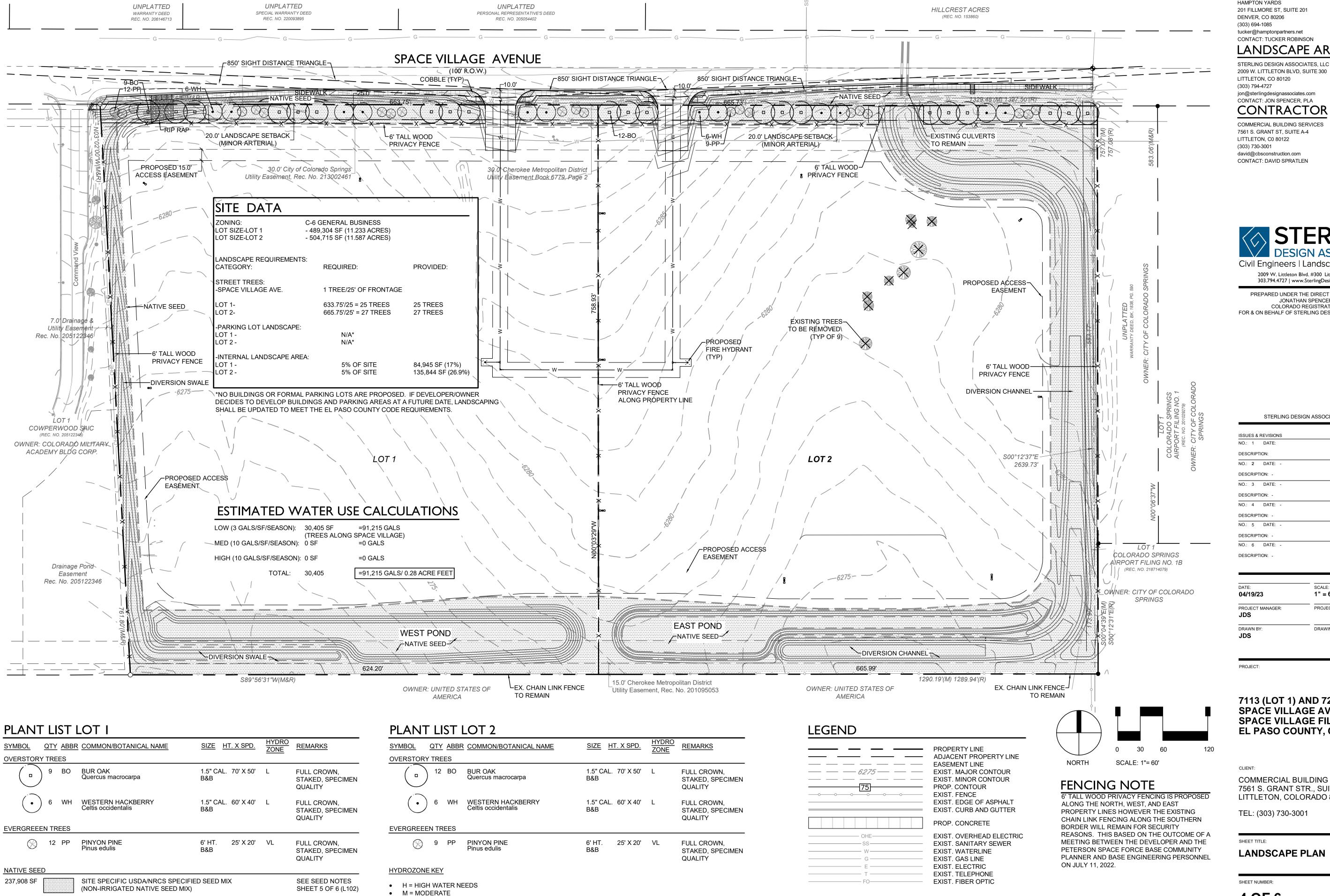
1 OF 6

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 UNPLATTED UNPLATTED UNPLATTED HILLCREST ACRES 201 FILLMORE ST, SUITE 201 SPECIAL WARRANTY DEED PERSONAL REPRESENTATIVE'S DEED (REC. NO. 153860) DENVER, CO 80206 REC. NO. 206146713 (303) 694-1085 tucker@hamptonpartners.net CONTACT: TUCKER ROBINSON LANDSCAPE ARCHITECT -EXISTING CULVERTS SPACE VILLAGE AVENUE TO REMAIN RAMP (TYP) -6' SIDEWALK 2009 W. LITTLETON BLVD, SUITE 300 6' SIDEWALK-CONCRETE ACCESS-LITTLETON, CO 80120 —EX. POWER POLE (S) EX. POWER POLE-(303) 794-4727 20.0' LANDSCAPE SETBACK LANDSCAPE (LS) jon@sterlingdesignassociates.com (MINOR ARTERIAL) CONTACT: JON SPENCER, PLA **CONTRACTOR** EX. POWER POLE YEX. POWER POLE COMMERCIAL BUILDING SERVICES 7561 S. GRANT ST, SUITE A-4 20.0' LANDSCAPE SETBACK L_{6'} TALL WOOD. LITTLETON, C0 80122 PRIVACY FENCE SEWER MANHOLE (303) 730-3001 david@cbsconstruction.com CONTACT: DAVID SPRATLEN EX. WATER-PROPOSED 15.0' 30.0' Cherokee Metropolitan District . METER PROP'OSED Utility Easement Book 6779, Page 2 ACCESS EASEMENT EX: WATER VALVES LIGHT POLE,-Civil Engineers | Landscape Architects 2009 W. Littleton Blvd. #300 Littleton, CO 80120 303.794.4727 | www.SterlingDesignAssociates.com NO OVERLOT GRADING-PROPOSED ACCESS-PREPARED UNDER THE DIRECT SUPERVISION OF JONATHAN SPENCER, PLA COLORADO REGISTRATION # 111 FOR & ON BEHALF OF STERLING DESIGN ASSOCIATES, LLC Utility Easement— Rec. No. 205122346 -6' TALL WOOD . 6' TALL WOOD-PRIVACY FENCE 489,304 SF 504,715 SF DIVERSION CHANNEL-----6' TALL CHAIN LINK FENCE ALONG PROPERTY LINE STERLING DESIGN ASSOCIATES, LLC COWPERWOOD SAIC (REC. NO. 205122346) ISSUES & REVISIONS OWNER: COLORADO MILITARY ACADEMY BLDG CORP. DESCRIPTION: 2639.73' DESCRIPTION: -DESCRIPTION: DESCRIPTION: -NO.: 5 DATE: DESCRIPTION: -COLORADO SPRINGS DESCRIPTION: -AIRPORT FILING NO. 1B Drainage Pond (REC. NO. 218714079) Easement Rec. No. 205122346 × OWNER: CITY OF COLORADO **OCTOBER 5, 2022** 1" = 60' SPRINGS PROJECT MANAGER: PROJECT NO.: **JDS** 30.0' Cherokee Metropolitan District Temporary EAST POND WEST POND Construction Easement, Rec. No. 201095053 DRAWING FILE: DRAWN BY: 665.99' 624.20' 1290.19'(M) 1289.94'(R) S89°56'31"W(M&R) 15.0' Cherokee Metropolitan District LEXISTING CHAIN LINK EXISTING CHAIN LINK J OWNER: UNITED STATES OF OWNER: UNITED STATES OF Utility Easement, Rec. No. 201095053 FENCE TO REMAIN FENCE TO REMAIN **AMERICA** 7113 (LOT 1) AND 7233 (LOT 2) SPACE VILLAGE AVENUE **SPACE VILLAGE FILING NO. 4 LEGEND** FENCING NOTE **EL PASO COUNTY, CO** 6' TALL WOOD PRIVACY FENCING IS PROPOSED ALONG THE NORTH, WEST, PROPERTY LINE AND EAST PROPERTY LINES HOWEVER THE EXISTING CHAIN LINK FENCING ADJACENT PROPERTY LINE ALONG THE SOUTHERN BORDER WILL REMAIN FOR SECURITY REASONS. NORTH SCALE: 1"= 60' THIS BASED ON THE OUTCOME OF A MEETING BETWEEN THE DEVELOPER EASEMENT LINE AND THE PETERSON SPACE FORCE BASE COMMUNITY PLANNER AND BASE — 6275 — EXIST. MAJOR CONTOUR ENGINEERING PERSONNEL ON JULY 11, 2022. EXIST. MINOR CONTOUR COMMERCIAL BUILDING SERVICES PROP. CONTOUR 7561 S. GRANT STR., SUITE A-4 EXIST. FENCE LITTLETON, COLORADO 80122 EXIST. EDGE OF ASPHALT EXIST. CURB AND GUTTER TEL: (303) 730-3001 PROP. CONCRETE EXIST. OVERHEAD ELECTRIC SHEET TITLE: EXIST. SANITARY SEWER EXIST. WATERLINE SITE PLAN EXIST. GAS LINE EXIST. ELECTRIC EXIST. TELEPHONE EXIST. FIBER OPTIC SHEET NUMBER: 2 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 ___EX. ASPHALT — SPACE VILLAGE AVENUE __ EX. ASPHALT — EX. 30.00' CHEROKEE METROPOLITAN DISTRICT UTIL. ESMT. EX. 30.00' CITY OF COLORADO SPRINGS UTIL. ESMT. PROP. 15.00' ACCESS ESMT.-PROP. 82.40' ACCESS ESMT. Civil Engineers | Landscape Architects 2009 W. Littleton Blvd. #300 Littleton, CO 80120 303.794.4727 | www.SterlingDesignAssociates.com LOT 2, BLOCK + LOT I, BLOCK I PROP. DIVERSION SWALE PROP.|DIVERSION CHANNEL STERLING DESIGN ASSOCIATES, LLC DESCRIPTION: DESCRIPTION: -DESCRIPTION: PROP. ACCESS ESMT. DESCRIPTION: -NO.: 5 DATE: DESCRIPTION: -DESCRIPTION: -SCALE: - PROP. ACCESS ESMT. PROJECT MANAGER: PROJECT NO.: DRAWN BY: DRAWING FILE: EAST POND PROP. DETENTION & STORMWATER QUALITY INFILTRATION BASIN (USE AS TEMP. SEDIMENT TRAP) PROP. DETENTION & STORMWATER QUALITY INFILTRATION BASIN WEST POND (USE AS TEMP, SEDIMENT TRAP) 7113 (LOT 1) AND 7233 (LOT 2) LEX. 15.00' CHEROKEE METROPOLITAN DISTRICT UTIL. ESMT. EX. FENCE EX. FENCE EX. FENCE SPACE VILLAGE AVENUE (TO REMAIN) (TO REMAIN) (TO REMAIN) SPACE VILLAGE FILING NO. 4 EL PASO COUNTY, CO PETERSON AFB PETERSON AFB MS4; EAST FORK SAND CREEK; ± 5 MI. TO FOUNTAIN PETERSON AFB MS4; EAST FORK SAND CREEK; ± 5 MI. TO FOUNTAIN OWNER: UNITED STATES OF AMERICA CREEK. (AS DESCRIBED IN NPDES CREEK. (AS DESCRIBED IN NPDES **LEGEND** PERMIT NO. CO-R042006. 12/5/15) COMMERCIAL BUILDING SERVICES 6275 — — EXIST. MAJOR CONTOUR 7561 S. GRANT STR., SUITE A-4 LITTLETON, COLORADO 80122 EXIST. MINOR CONTOUR PROP. CONTOUR EXIST. FENCE EXIST. EDGE OF ASPHALT EXIST. CURB AND GUTTER SCALE: 1"= 60' TEL: (303) 730-3001 PROP. CONCRETE PRELIMINARY GRADING PLAN EXIST. OVERHEAD ELECTRIC EXIST. SANITARY SEWER EXIST. WATERLINE EXIST. GAS LINE SHEET NUMBER: EXIST. ELECTRIC EXIST. TELEPHONE 3 OF 6 EXIST. FIBER OPTIC

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



L = LOW WATER NEEDS

VL = VERY LOW WATER NEEDS

(220,799 SF ON-SITE)

DEVELOPER

HAMPTON YARDS

LANDSCAPE ARCHITECT

2009 W. LITTLETON BLVD, SUITE 300

CONTRACTOR

COMMERCIAL BUILDING SERVICES



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

STERLING DESIGN ASSOCIATES, LLC

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NO.: 5	DATE: -	BY: -
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	DATE: -	BY: -

DATE: 04/19/23	SCALE: 1" = 60'		
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**

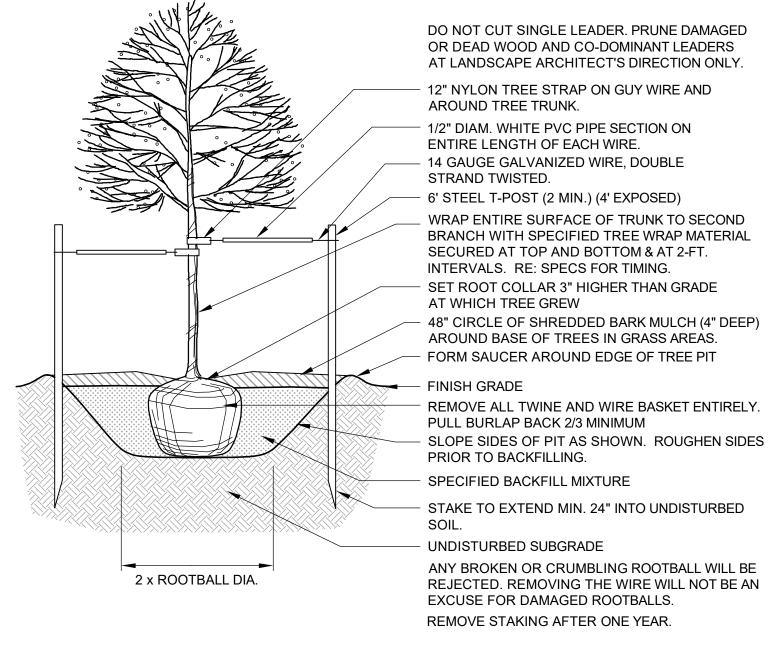
COMMERCIAL BUILDING SERVICES 7561 S. GRANT STR., SUITE A-4 LITTLETON, COLORADO 80122

4 OF 6

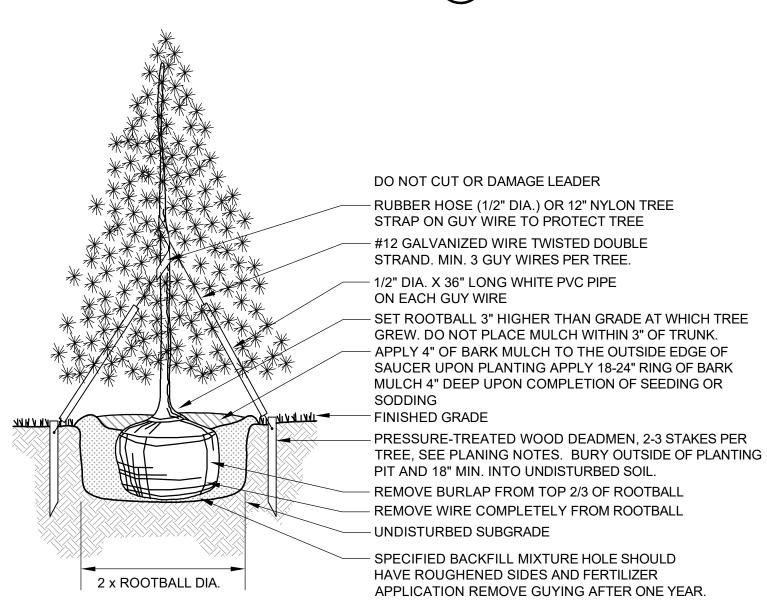
L101

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.

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.

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.

SEEDING NOTES

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

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.

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.

12. 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)

13. MAINTENANCE:

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

14. 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.

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

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NO · 6	DATE: -	BY: -

DATE: 04/19/23	SCALE:
PROJECT MANAGER: JDS	PROJECT NO.:
DRAWN BY:	DRAWING FILE:

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

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

LICE A NIATURAL RECOURCES CONCERVATION CERVICE (NIRCS) NIATIVE CEED MIX

USDA NATURAL RESOURCES CONSERVATION SERVICE (INRCS) NATIVE SEED MIX						
COMMON NAME	SCIENTIFIC NAME	GROWTH	SEASON / FORM	% OF MIX	POUNDS	
BLUESTEM, BIG	ANDROPOGON GERARDII 'KAW'		WARM, BUNCH	20	2.1	
BLUESTEM, LITTLE	SCHIZACHYRIUM SCOPARIUM 'PA	STURA'	WARM, BUNCH	10	0.6	
GRAMA, BLUE	BOUTELOUA GRACILIS 'HACHITA'		WARM, SOD	20	0.2	
GRAMA, SIDEOATS	BOUTELOUA CURTIPENDULA 'VAL	JGHN'	WARM, SOD	10	0.9	
INDIAN GRASS, YELLOW	SORGHASTRUM NUTANS 'CHEYE	NNE'	WARM, BUNCH/S	OD 10	1.0	
WHEATGRASS, WESTERN	PASCOPYRUM SMITHII 'ARRIBA'		COOL, SOD	20	3.2	
SWITCHGRASS	PANICUM VIRGATUM 'BLACKWELI	_'	WARM, SOD	10	0.4	
SANDSEED, PRAIRIE	CALIMOVILFA LONGIFOLIA 'GOSH	EN'	WARM, SOD	10	0.6	
			SEED RATE (LBS	PLS/ACRE)	9.2	

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.

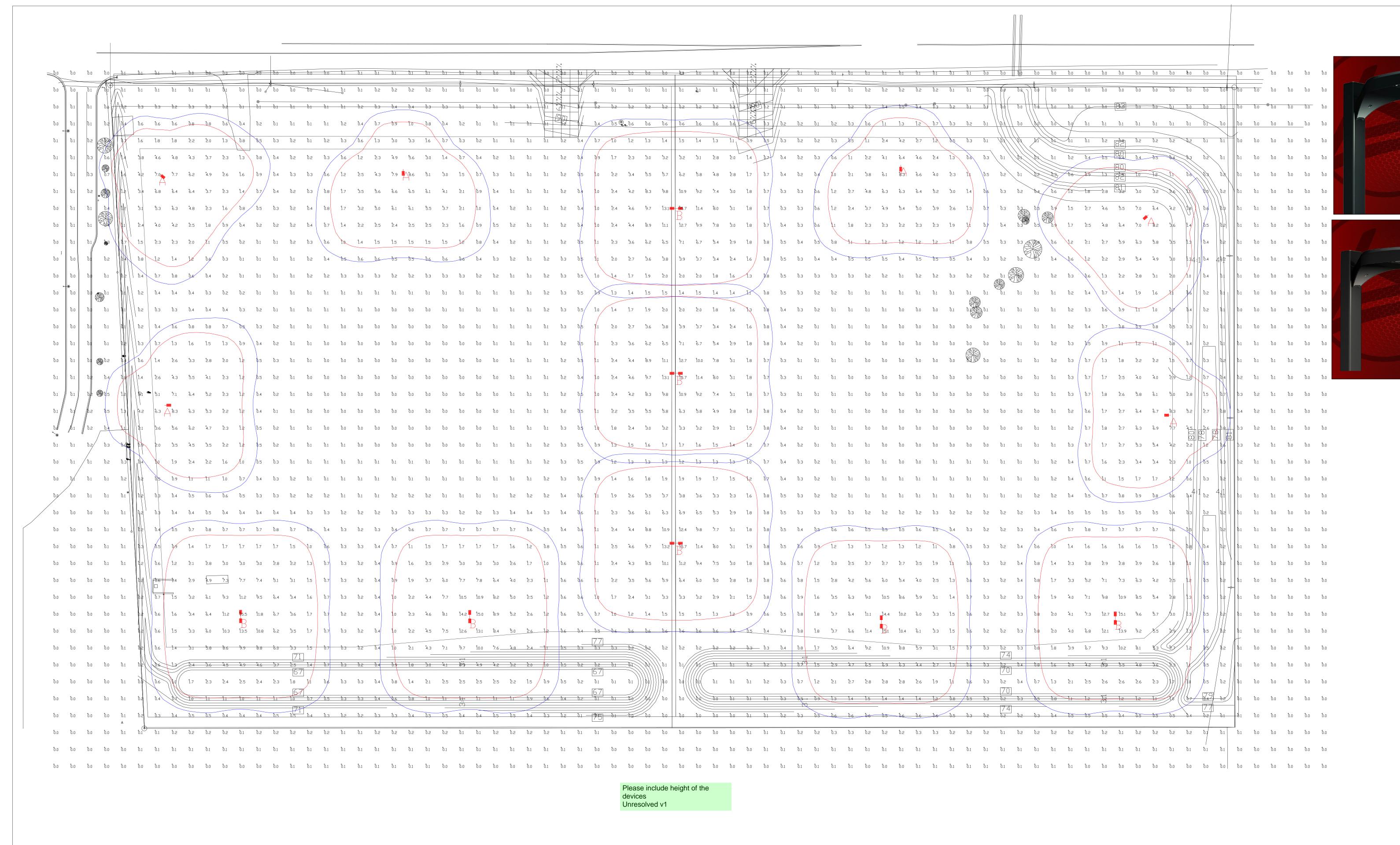
SOIL PREP: APPLY STOCKPILED TOPSOIL AND 100 LBS. OF DIAMMONIUM PHOSPHATE PER ACRE TO AN APPROVED SUBGRADE. USE A DISK OR HARROW TO PREPARE THE SEED BED AND COMPLETE FINISH GRADING.

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.



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

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.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Description	LLD LDD LLF Arr. Lum. Lumens	Arr. Watts
-	6	А	SINGLE	MRL-LED-78L-SIL-FT-50-70CRI-SINGLE-37.5′ MH	1.000 1.000 79676	648
4	7	В	D180°	MRL-LED-78L-SIL-FT-50-70CRI-D180-37.5′ MH	1.000 1.000 1.000 159352	1296

PHOTOMETRIC PLAN

6 OF 6



Total Project Watts_1 Total Watts = 12960

IAMPTON YARDS PETERSON BLVD & SPACE VILLAGE AVE COLORADO SPRINGS, CO BY:RNK(MWE) DATE:8/29/22 REV:11/16/22 SCALE: 1"=50'