

# LOT 1 AT CROSSROADS MIXED-USE FILING NO. 2 DEVELOPMENT PLAN

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST  
OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

**LAND AREA:**

34,545 SQ. FT. OR 0.793 ACRES MORE OR LESS

**LEGAL DESCRIPTION**

LOT 1 OF CROSSROADS MIXED USE, FILING NO. 2

**GENERAL NOTES:**

1. 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.

**FEMA CLASSIFICATION**

THIS SITE IS NOT WITHIN A DESIGNATED F.E.M.A. FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08041C0754G EFFECTIVE DATE DECEMBER 7, 2018 AND IS LABELED AS A ZONE "X" AREA, OR AREA OF MINIMAL FLOOD HAZARD.

**NOTICE AND WARNING:**

COMPLIANCE WITH THE AMERICANS FOR DISABILITIES ACT ("ADA") AND OTHER FEDERAL AND STATE ACCESSIBILITY LAWS IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. THEREFORE, COMPLIANCE WITH CITY CODES DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. EL PASO COUNTY IS NOT RESPONSIBLE FOR ENFORCEMENT OF THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS.

**PROPERTY OWNER ACKNOWLEDGEMENT**

CROSSROADS DEVELOPMENT COMPANY LLC, BEING THE OWNER(S) OF THE LAND DESCRIBED HEREIN HAVE CAUSED SAID LAND TO BE SITE PLANNED UNDER THE NAME OF LOT 1 AT CROSSROADS MIXED USE FILING NO. 2. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS DOCUMENT SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

NO CHANGES MAY BE MADE TO THIS SITE DEVELOPMENT PLAN WITHOUT CITY APPROVAL. MINOR CHANGES TO THE SITE DEVELOPMENT PLAN MAY BE APPROVED ADMINISTRATIVELY BY THE CITY PLANNING DEPARTMENT. MAJOR CHANGES TO THIS SITE DEVELOPMENT PLAN, ESPECIALLY DELETIONS OF APPROVED ITEMS OR SUBSTANTIAL CHANGES IN BUILDING LOCATION SHALL BE SUBJECT TO THE SAME APPLICATION, REVIEW AND APPEAL PROCESSES APPLICABLE TO THE ORIGINAL SITE DEVELOPMENT PLAN. ENGINEERING, GRADING, AND CONSTRUCTION PLANS ARE NOT PART OF THIS APPROVAL.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
[PROPERTY OWNER]

NOTARY CERTIFICATE  
(STATE OF \_\_\_\_\_ )  
(COUNTY OF \_\_\_\_\_ )

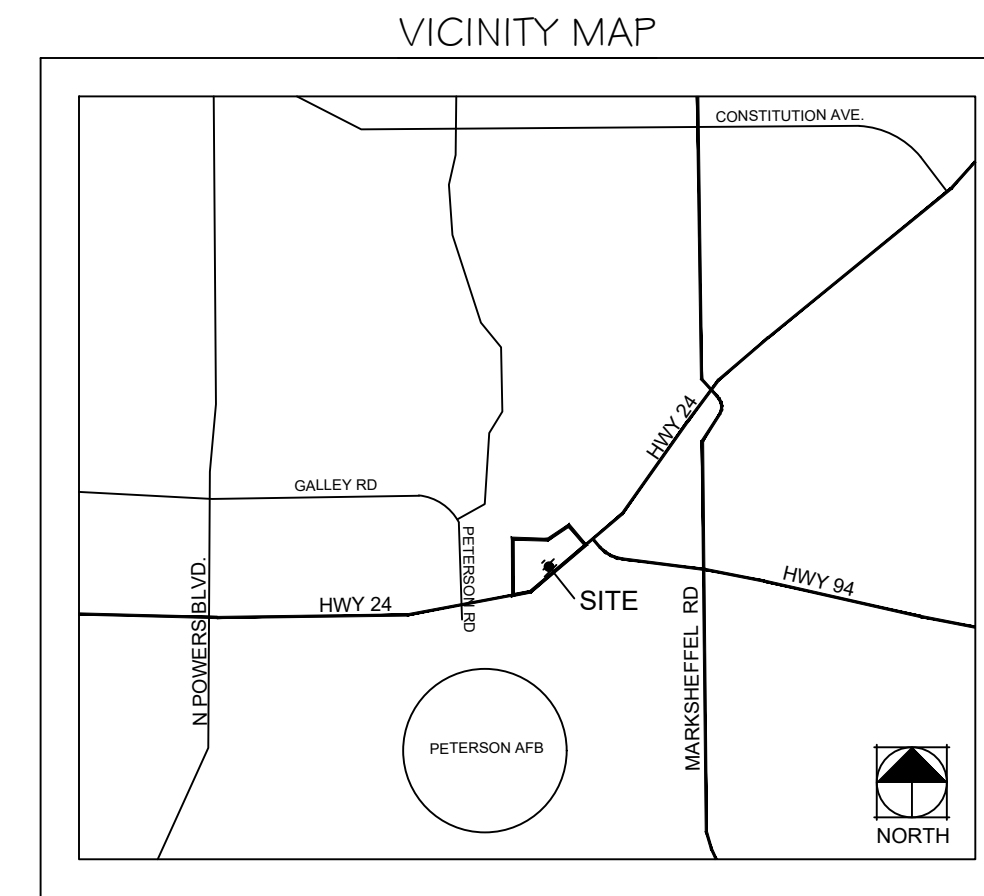
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY \_\_\_\_\_ (NAME AND TITLE)

MY COMMISSION EXPIRES: \_\_\_\_\_

ADDRESS OF NOTARY: \_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC

**APPROVED**  
**Plan Review**  
03/12/2024 3:29:04 PM  
*dsdhowser*  
EPC Planning & Community  
Development Department



SHEET INDEX	
SHEET NO.	SHEET TITLE
1	COVER SHEET
2	SITE PLAN
3	BUILDING ELEVATIONS
4	BUILDING ELEVATIONS
5	ELECTRICAL SITE PLAN
6	PHOTOMETRIC PLAN
7	PHOTOMETRIC PLAN DETAILS
8	SITE MAP
9	LANDSCAPE PLAN
10	LANDSCAPE NOTES
11	LANDSCAPE DETAILS
12	IRRIGATION PLAN
13	IRRIGATION NOTES
14	IRRIGATION DETAILS

**SITE DATA**

SITE AREA:	0.793± AC (34,545 SF)
AREA OF DISTURBANCE	1.13± AC
ZONING CLASSIFICATION:	COMMERCIAL REGIONAL (CR)
LAND USE:	FAST FOOD
JURISDICTION:	EL PASO COUNTY
SITE ADDRESS:	E HIGHWAY 24
TAX SCHEDULE NO.:	5408305005
BUILDING SETBACKS:	50' FRONT SETBACK 25' SIDE SETBACK 25' REAR SETBACK
MAXIMUM LOT COVERAGE:	N/A
PROPOSED EASEMENTS:	NONE
LANDSCAPE:	5% OF INTERIOR LOT (NOT INCLUDING LANDSCAPE BUFFER)
SITE COVERAGE:	BUILDING - 2,425 SF   07.0%± DRIVEWAY AND PARKING - 26,120 SF   75.6%± SIDEWALKS AND HARDSCAPE - 2,550 SF   07.4%± LANDSCAPING - 3,450 SF   10.0%±

**BUILDING DATA**

TOTAL GROSS BUILDING AREA:	2,425 S.F.
BUILDING HEIGHT:	
PROPOSED:	
MAXIMUM BY CODE:	45.0
PROPOSED LOT COVERAGE:	14.4%±
CONSTRUCTION TYPE:	

**PARKING COUNTS**

	PARKING REQUIRED	PARKING PROVIDED
OFF-STREET PARKING	1/100SF	25
		25
ADA	1/25 SPACES = 1	2
BICYCLE PARKING	3	3

**CONTACTS:**

**DEVELOPER / OWNER:**  
CROSSROADS DEVELOPMENT COMPANY LLC  
90 S. CASCADE AVENUE #1500  
COLORADO SPRINGS, CO 80903  
TEL: (719) 475-7621  
CONTACT: DANNY MIENTKA  
EMAIL: DANNY@THEEQUITYGROUP.NET

**ARCHITECT:**  
PLUMP ENGINEERING, INC  
914 E. KATELLA AVE.  
ANAHEIM, CA 92805  
TEL: (714) 385-1835  
CONTACT: ERIC KAEUBLE  
EMAIL: EKAEUBLE@PEICA.COM

**ENGINEER / SURVEYOR:**  
M&S CIVIL CONSULTANTS, INC.  
212 N. WAHSATCH AVENUE, SUITE 305  
COLORADO SPRINGS, CO 80903  
TEL: (719) 491-0818  
CONTACT: VIRGIL SANCHEZ, P.E.  
EMAIL: VIRGILS@MSCIVIL.COM

**PLANNING / LANDSCAPE ARCHITECT:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2 NEVADA NORTH AVE., SUITE 300  
COLORADO SPRINGS, CO 80903  
TEL: (719) 453-0180  
CONTACT: JIM HOUK, P.L.A.  
EMAIL: JIM.HOUK@KIMLEY-HORN.COM

**OWNER/DEVELOPER STATEMENT**

I, THE OWNER/DEVELOPER ACCEPT THE CONDITIONS AND RESTRICTIONS AS SET FORTH ON THE FINAL DEVELOPMENT PLAN.

THE EQUITY GROUP, LLC  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_



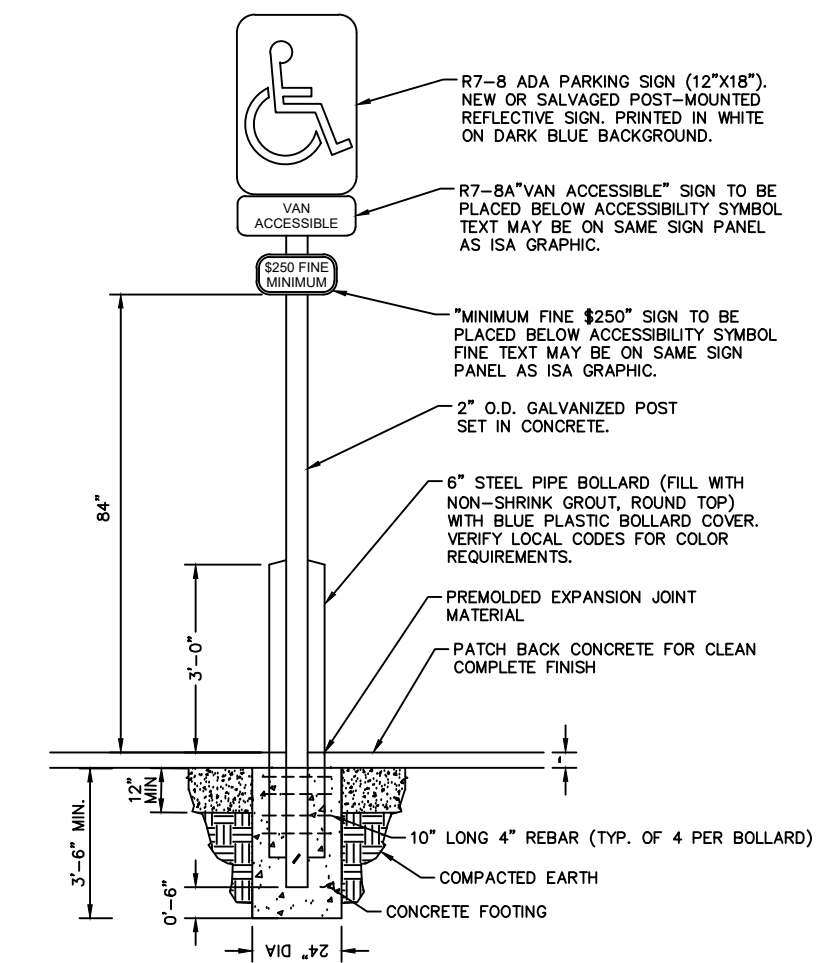
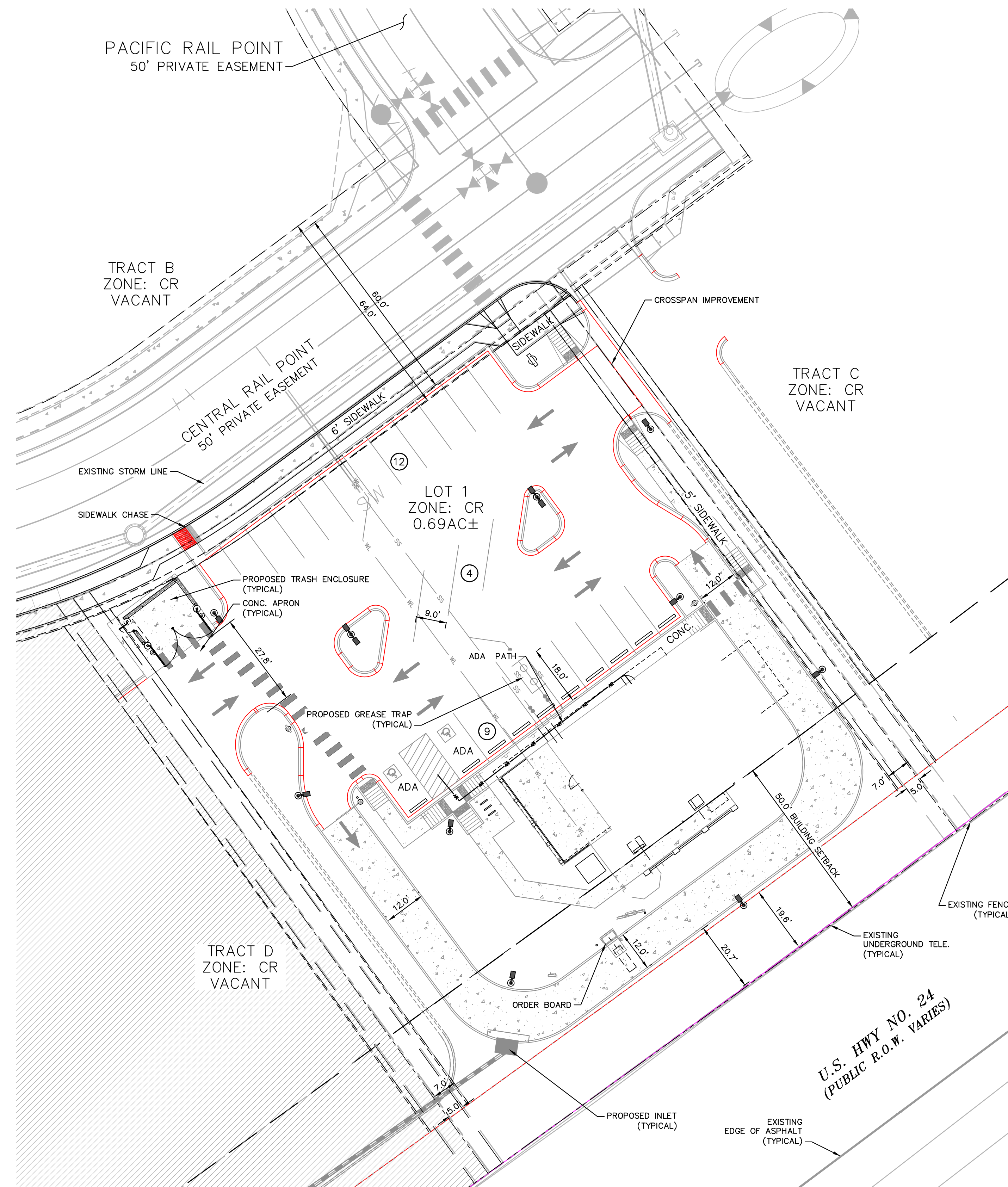
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



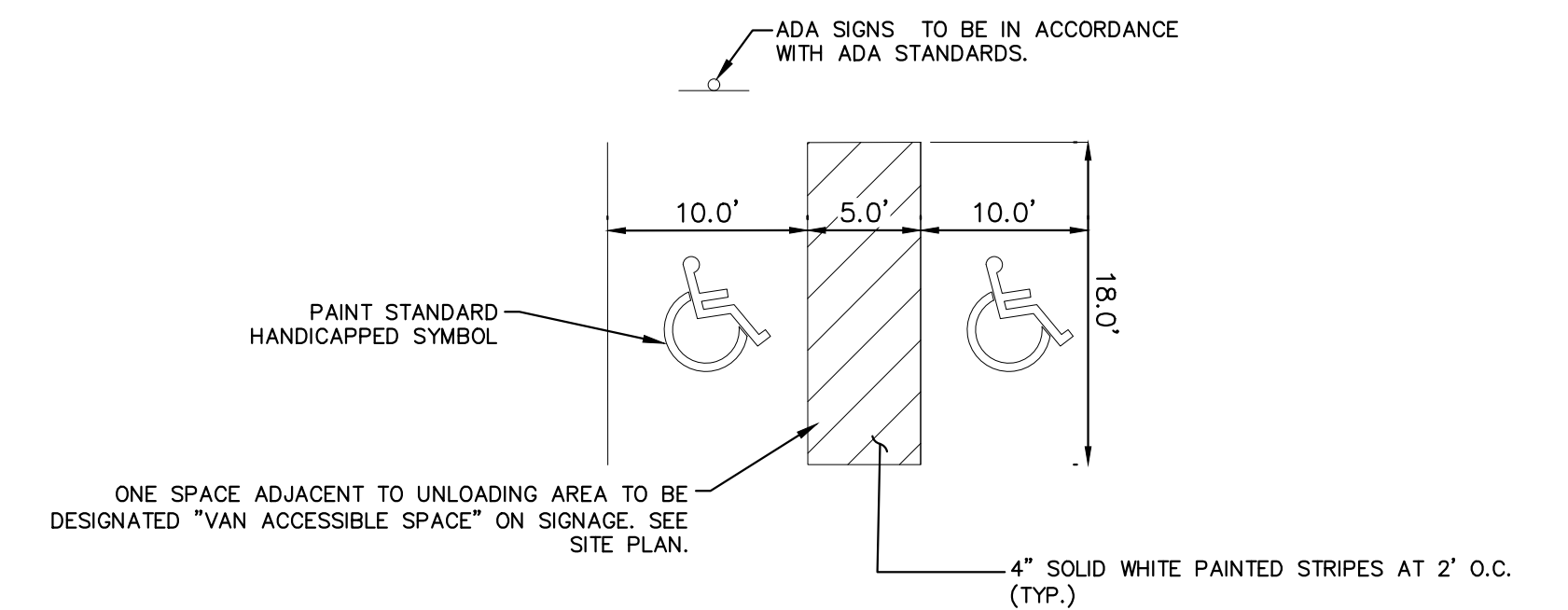
# LOT 1 AT CROSSROADS MIXED-USE FILING NO. 2

## DEVELOPMENT PLAN

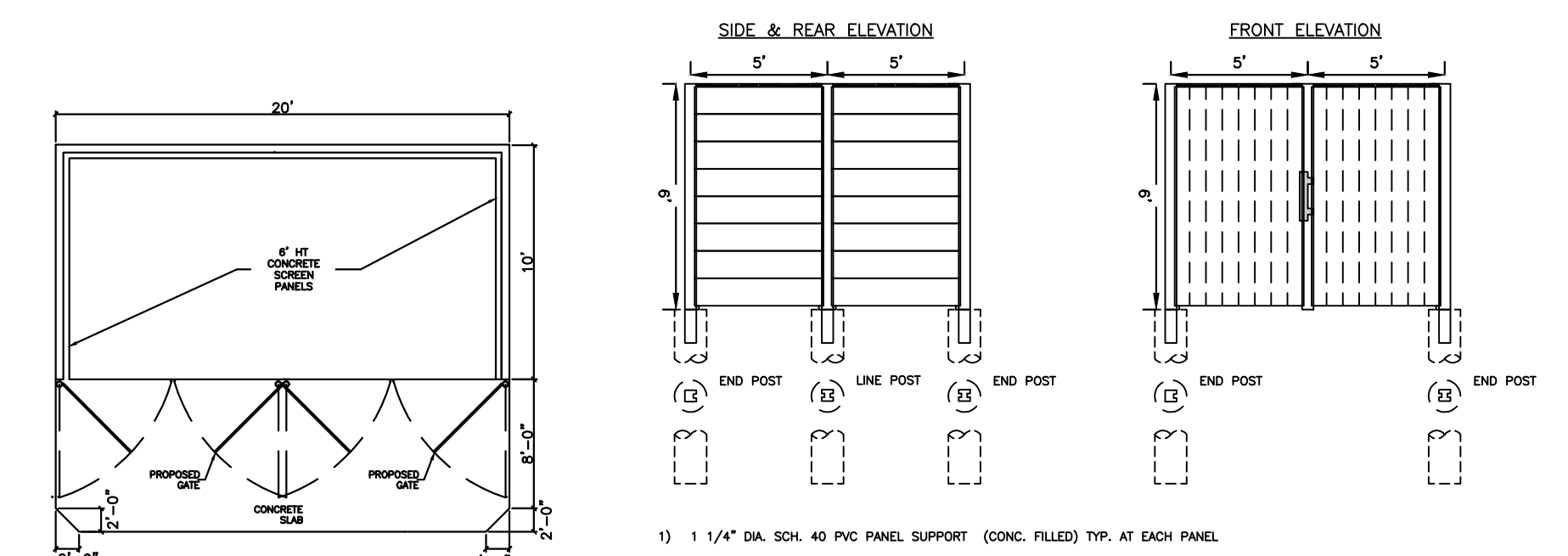
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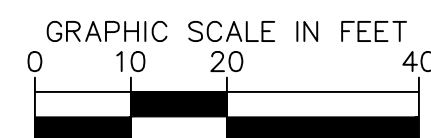
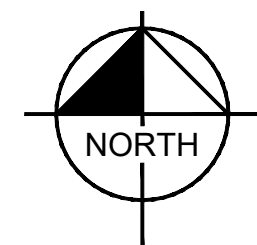
1 ADA PARKING SIGN DETAIL  
NTS



2 ADA PARKING STALL DETAIL  
NTS



3 TRASH ENCLOSURE DETAIL  
NTS



**Kimley»Horn**

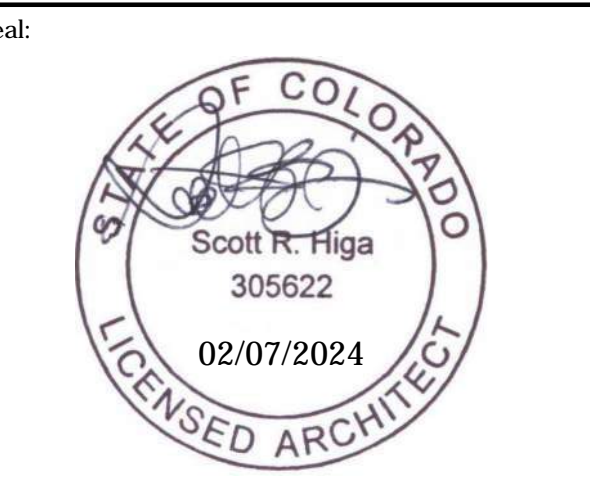
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2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

SITE PLAN  
SHEET 2 OF 14



MATERIAL KEY NOTES:

DESCRIPTION	MANUF./COLOR	
F01	EIFS	SHERWIN WILLIAMS "GRAY SCREEN" - SW 7071
F02	NOT USED	
F03	ROOF ACCESS LADDER	SHERWIN WILLIAMS "GRAY SCREEN" - SW 7071
F04	PREFINISHED METAL CAP	BERRIDGE "CITYSCAPE"
F05	CONCRETE FILLED STEEL BOLLARD	SHERWIN WILLIAMS "GRAY SCREEN" - SW 7071
F06	ALUMINUM WINDOW	KAWNEER CLEAR ANODIZED
F07	ALUMINUM STOREFRONT SYSTEM	KAWNEER CLEAR ANODIZED
F08	EIFS REVEAL	
F09	ARCHITECTURAL DECORATIVE LIGHTING	MATCH EXISTING RETAIL CENTER OR PER STARBUCKS SPECIFICATION
F10	PRECAST CONCRETE SILL	NATURAL GRAY
F11	THRU WALL SCUPPER, COLLECTOR & DOWNSPOUT	SHERWIN WILLIAMS "GRAY SCREEN" - SW 7071
F12	FUTURE SIGNAGE BY OTHERS	COORDINATE LOCATION WITH TI DRAWINGS BY OTHERS
F13	STEEL CANOPY	SHERWIN WILLIAMS "CYBERSPACE" - SW 7076
F14	BRAKE METAL	MATCH STOREFRONT
F15	ELECTRICAL SWITCH GEAR	SHERWIN WILLIAMS "GRAY SCREEN" - SW 7071; PRIME AND PAINT
F16	EQUIPMENT SCREEN	CITYSCAPES "SHADOW GRAY"
F17	OPERABLE DRIVE-THRU WINDOW	MATCH STOREFRONT
F18	NOT USED	
F19	ADDRESS NUMBERS	VERIFY COLOR AND LOCATION WITH FIRE DEPARTMENT
F20	KNOX BOX	DARK BRONZE
F21	STEEL GUARDRAIL	SHERWIN WILLIAMS "CYBERSPACE" - SW 7076
F22	ELECTRICAL METER	SHERWIN WILLIAMS "GRAY SCREEN" - SW 7071; PRIME AND PAINT
F23	GAS METER	SHERWIN WILLIAMS "GRAY SCREEN" - SW 7071; PRIME AND PAINT
F24	EMERGENCY LIGHT	
F25	LOCKABLE HOSE BIB	
F26	BRICK	SUMMIT "ONYX"
F27	8" VERTICAL SHIP LAP SIDING	IDENTITY WOOD PRODUCTS SIGNATURE SERIES 3/8" REVEAL COLOR: 1204 "EXTRA CRISPY"
F28	STEEL COLUMN(S)	SHERWIN WILLIAMS "CYBERSPACE" - SW 7076
F29	METAL DOOR	SHERWIN WILLIAMS "GRAY SCREEN" - SW 7071
F30	DOWNSPOUT	SHERWIN WILLIAMS "GRAY SCREEN" - SW 7071



Project for:

A SHELL BUILDING

7331 Central Rail Point  
Colorado Springs, CO 80915

Client: **CROSSROADS DEV. COMPANY, LLC**  
90 S Cascade Ave. Ste 1500  
Colorado Springs, CO 80903

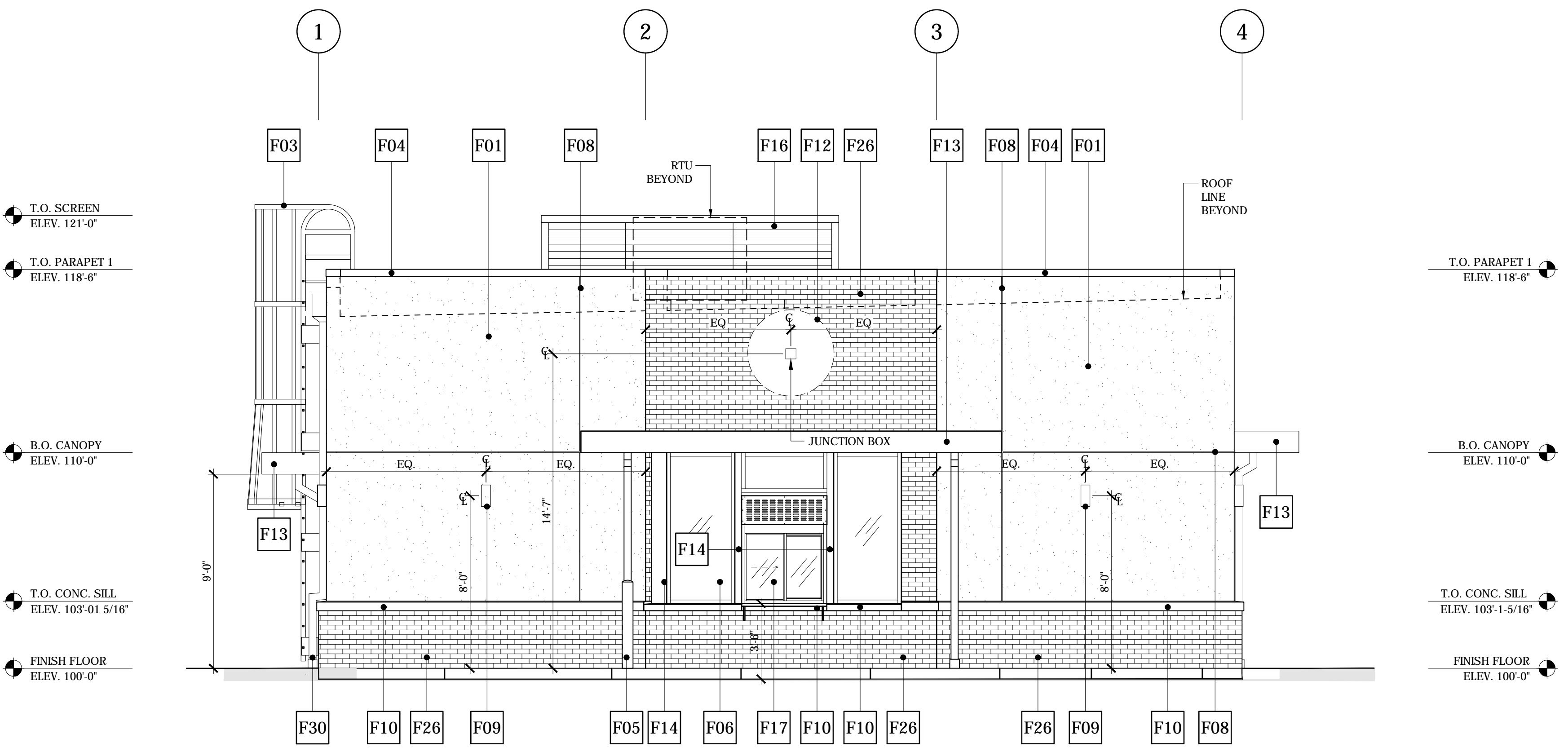
Revisions:

No.	Description	Date
Project No.:		23-005
Drawn By:		SG
Reviewed By:		SH
Scale:		AS NOTED
Date:		1.17.2024
Filename:		23-005 A200s
Sheet Title:		

BUILDING ELEVATIONS

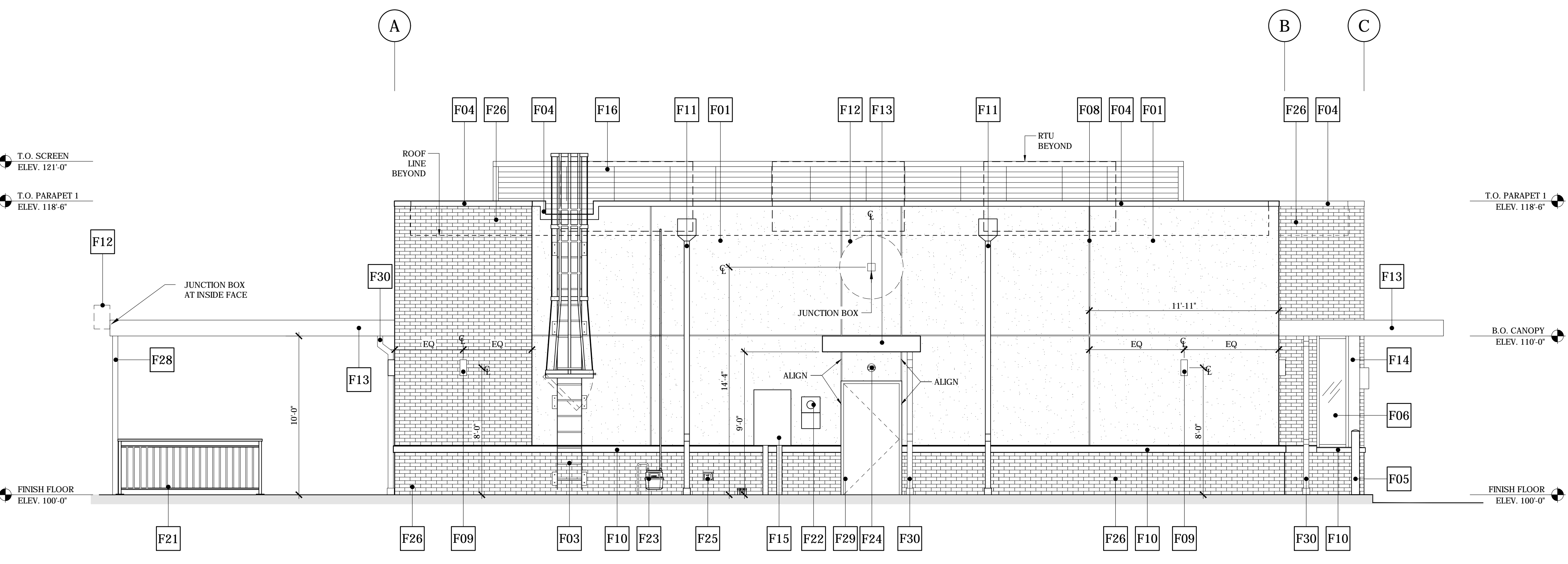
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EAST ELEVATION

SCALE	2
1/4" = 1'-0"	



SOUTH ELEVATION

SCALE	1
1/4" = 1'-0"	

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F30	DOWNSPOUT	SHERWIN WILLIAMS "GRAY SCREEN" - SW 7071



Seal:



A Project for:

A SHELL BUILDING

7331 Central Rail Point  
Colorado Springs, CO 80915

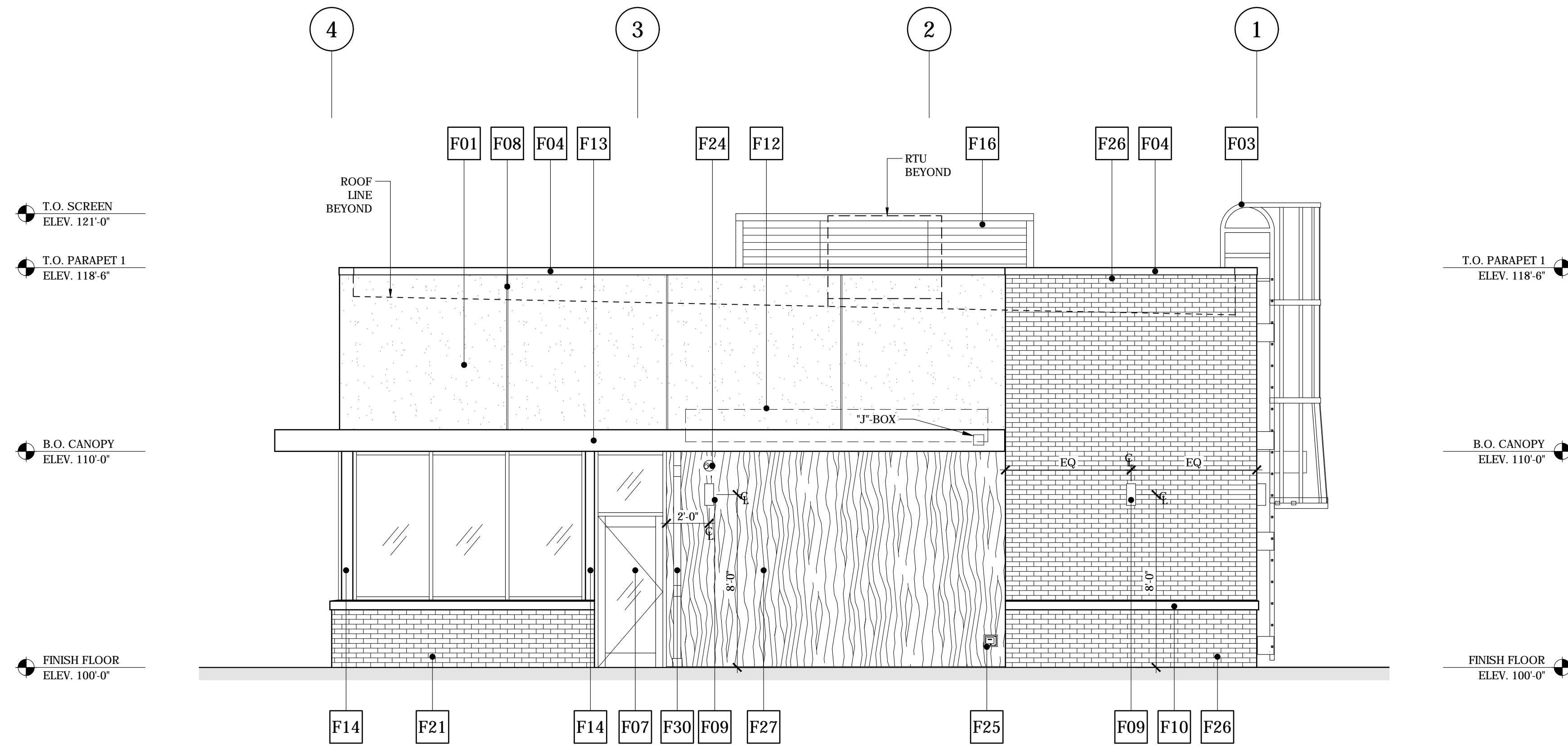
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90 S Cascade Ave. Ste 1500  
Colorado Springs, CO 80903

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BUILDING ELEVATIONS

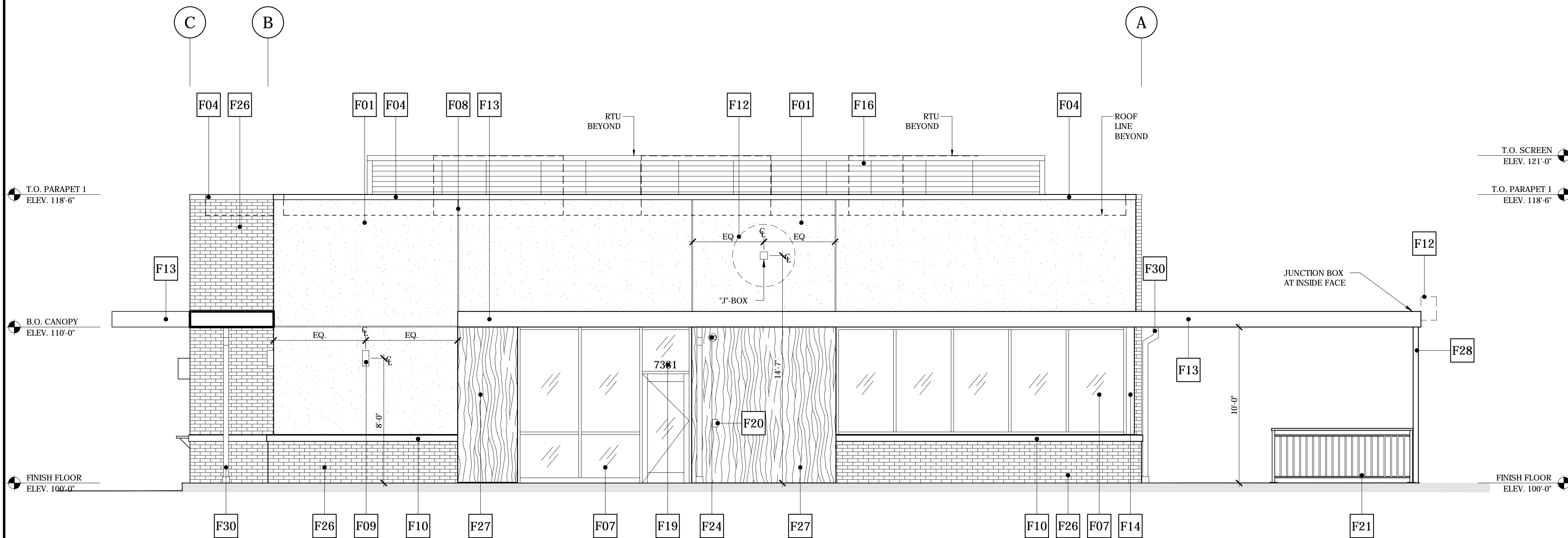
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WEST ELEVATION

SCALE  
1/4" = 1' - 0"

2

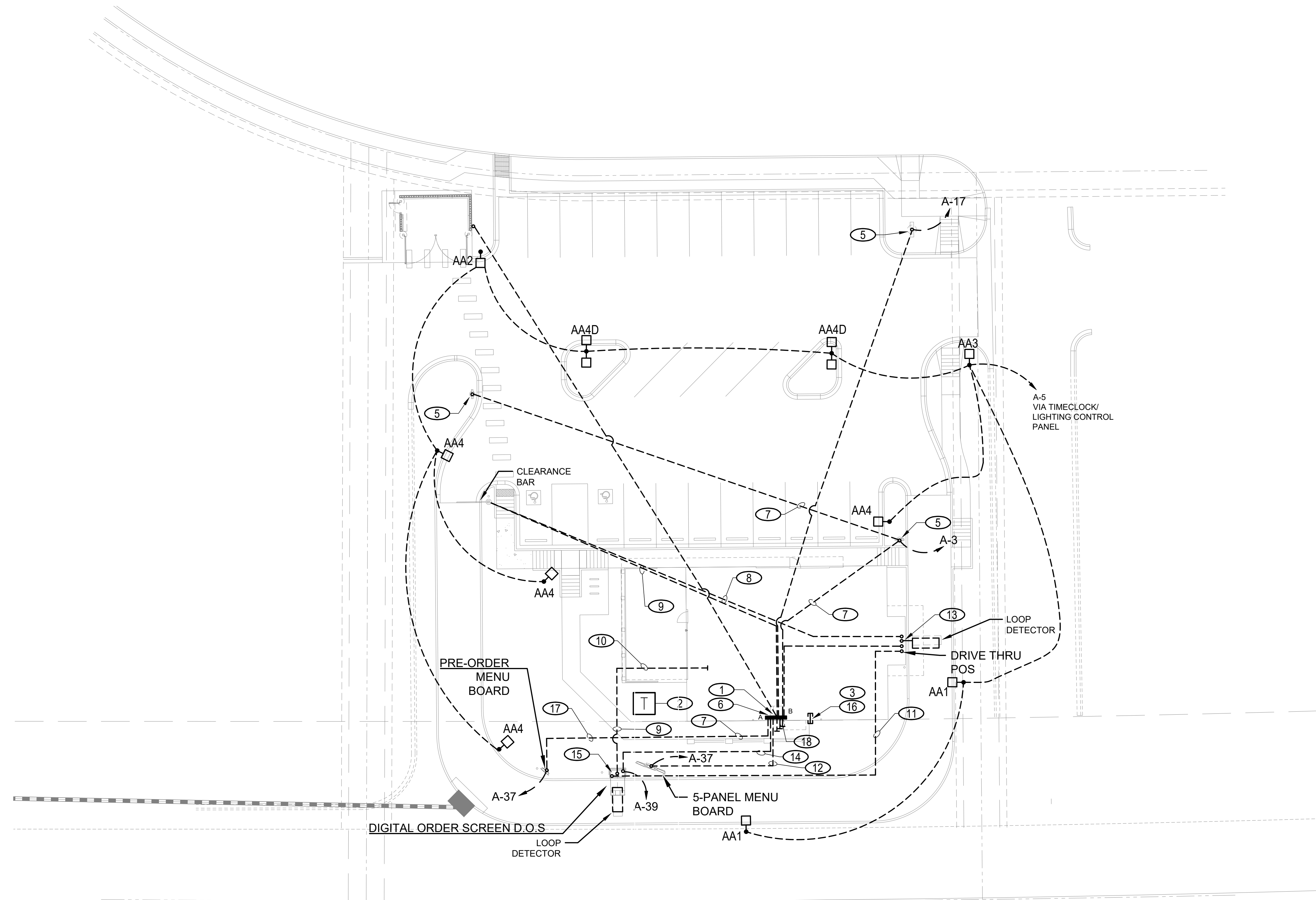


NORTH ELEVATION

SCALE  
1/4" = 1' - 0"

1





## GENERAL NOTES

1. ELECTRICAL CONTRACTOR TO PROVIDE (1) 1" PVC CONDUIT FOR MENU BOARD FOR FUTURE USE. COORDINATE WITH ARCHITECT AND LANDLORD FOR EXACT LOCATION.
2. ELECTRICAL CONTRACTOR TO PROVIDE PATHWAY FOR TELEPHONE FROM DEMARCATION TO BUILDING.
3. PROVIDE PULL STRINGS IN ALL CONDUITS, ALL PULL STRINGS TO BE LABELED.

## NOTES

- ① INSTALL TWO(2) 1" CONDUITS TO BE RUN FROM BOH ELECTRICAL PANEL THROUGH FOUNDATION WALL, TO PATIO SEATING AREA TERMINATE CONDUIT AT GRADE ON PLANTER ADJACENT TO PATIO SEATS.
- ② SUGGESTED LOCATION FOR SITE TRANSFORMER. VERIFY LOCATION WITH ARCHITECT / SERVICE PROVIDER PRIOR TO ROUGH-IN.
- ③ FURNISH AND INSTALL ALL ELECTRICAL CONDUITS FROM TENANT'S ELECTRICAL PANELS TO ALL POLE/MONUMENT SIGNS, MENU BOARDS AND SPEAKERS. VERIFY WITH TENANT THE NUMBER OF CONDUITS NEEDED.
- ④ VERIFY EXISTING LIGHTING POLE CONNECTION PRIOR TO ROUGH-IN.
- ⑤ JUNCTION BOX FOR CONNECTION TO WAY FINDING SIGN VIA TIMECLOCK.
- ⑥ SERVICE EQUIPMENT LOCATION. REFER TO ONE-LINE DIAGRAM FOR ELECTRICAL REQUIREMENTS.
- ⑦ SITE SIGNAGE: ONE (1) 1" CONDUIT FOR EACH DIRECTIONAL SIGN TO ELECTRICAL PANELS. MAXIMUM THREE (3) DIRECTIONAL SIGNS SERVED BY A SINGLE CIRCUIT.
- ⑧ INSTALL ONE (1) 1" CONDUIT FOR SIGNAL WIRE FROM CLEARANCE BAR TO DRIVE THRU BUMP-OUT.
- ⑨ INSTALL ONE (1) 1" CONDUIT FOR POWER FROM CLEARANCE BAR TO PANELS IN BOH.
- ⑩ INSTALL (1) 1" CONDUIT FOR FUTURE DATA FROM EACH DIGITAL OVER SCREEN TO MANAGERS WORK AREA IN BOH.
- ⑪ INSTALL TWO (2) 1" CONDUITS FOR DATA FROM DIGITAL ORDER SCREEN TO THE INTERIOR OF THE DRIVE THRU BUMP OUT. INSTALL 200LB NYLON PULLSTRING. SEAL CONDUIT FROM WEATHER.
- ⑫ INSTALL (1) 1" PVC CONDUIT FROM MENU BOARD TO PANEL. INSTALL 200LB NYLON PULLSTRING. SEAL CONDUIT FROM WEATHER.
- ⑬ INSTALL (1) 1" PVC CONDUIT IN FOUNDATION FOR STUB INTO DRIVE THRU BUMP OUT FROM DRIVE UP WINDOW LOOP DETECTOR IN CONCRETE DRIVE. INSTALL 200LB NYLON PULLSTRING. SEAL CONDUIT FROM WEATHER.
- ⑭ INSTALL ONE (1) 1" CONDUIT FROM DIGITAL ORDER SCREEN TO ELECTRICAL PANELS. INSTALL 200LB NYLON PULLSTRING. SEAL CONDUIT FROM WEATHER.
- ⑮ INSTALL ONE (1) 1" CONDUIT EMBEDDED IN DRIVE THRU LAND FOR VEHICLE DETECTOR LOOP. CENTER CONDUIT ON SPEAKER. INSTALL 200LB NYLON PULLSTRINGS. SEAL CONDUIT FROM WEATHER.
- ⑯ INSTALL (2) 2" PVC CONDUIT WITH PULLSTRINGS FROM THE LANDLORD'S DEMARCATION POINT TO TENANT'S SPACE WITHIN 10' OF BACK DOOR. VERIFY AVAILABILITY OF BROADBRAND CABLE OR BROADBRAND FIBER ON LANDLORD'S SITE PRIOR TO INSTALLATION.
- ⑰ PRE-ORDER MENU: ONE (1) 1" CONDUIT FROM PRE-ORDER MENU BOARD TO ELECTRICAL PANELS.
- ⑱ INSTALL (3) SPARE 1" CONDUIT THROUGH FOUNDATION TO ELECTRICAL PANELS FOR FUTURE EQUIPMENT. VERIFY WITH ARCH / OWNER CONDUIT ROUTE PRIOR TO INSTALLATION. (TYPICAL FOR PANEL A AND PANEL B).

Seal:



02.08.2024

A Project for:

# A SHELL BUILDING

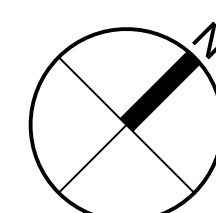
7331 Central Rail Point  
Colorado Springs, CO 80915

Client: **CROSSROADS DEV. COMPANY, LLC**

90 S Cascade Ave, Ste 1500  
Colorado Springs, CO 80903

Revisions:  
CONSTRUCTION 02.07.2024

No.	Description	Date
Project No.:		23-005
Drawn By:		CO
Reviewed By:		JCAA
Scale:		AS NOTED
Date:		2.8.2024
Filename:		23.169_ES100
Sheet Title:		



## 1 ELECTRICAL SITE PLAN

SCALE: 1/16" = 1'-0"

Sheet #:

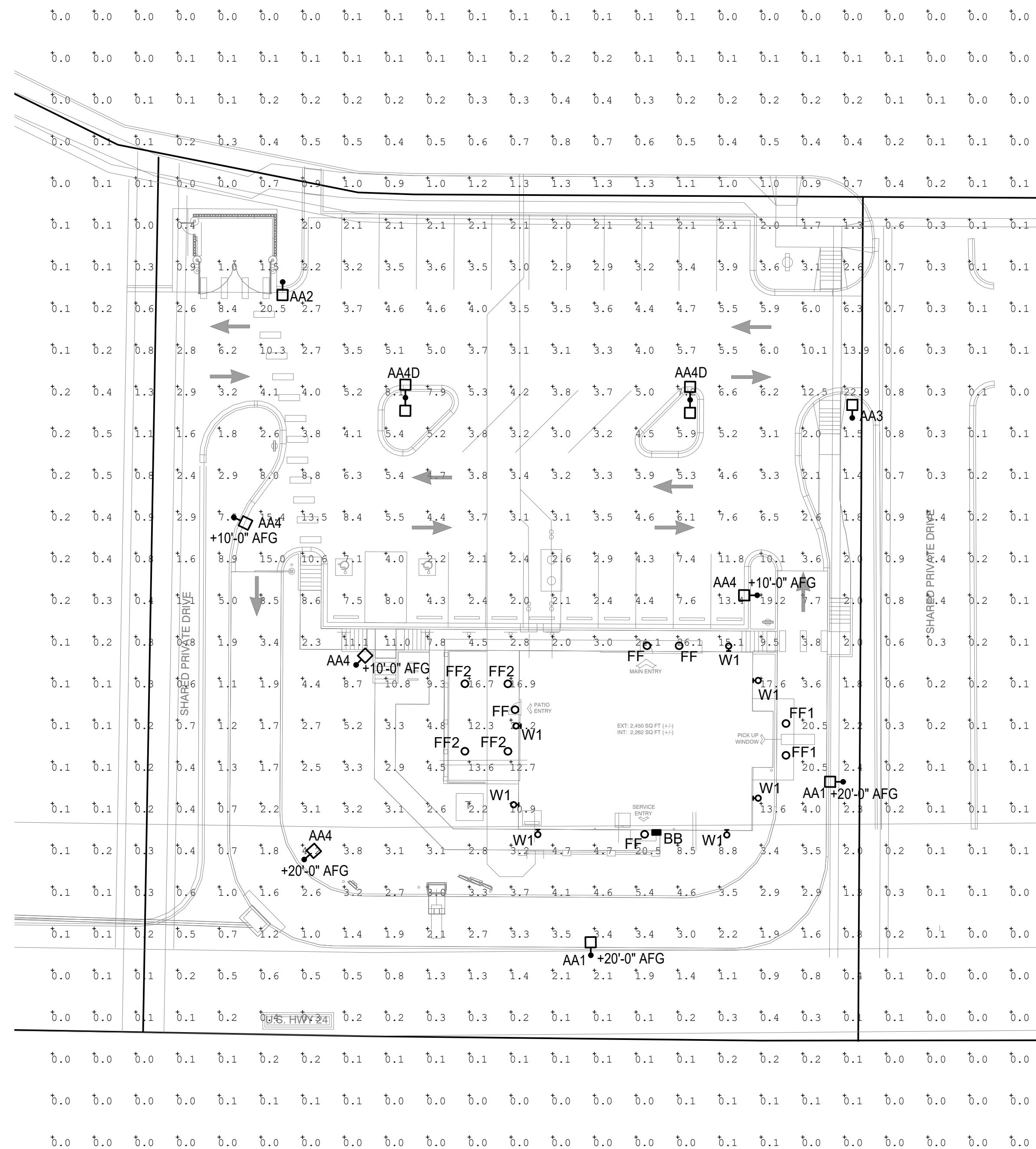
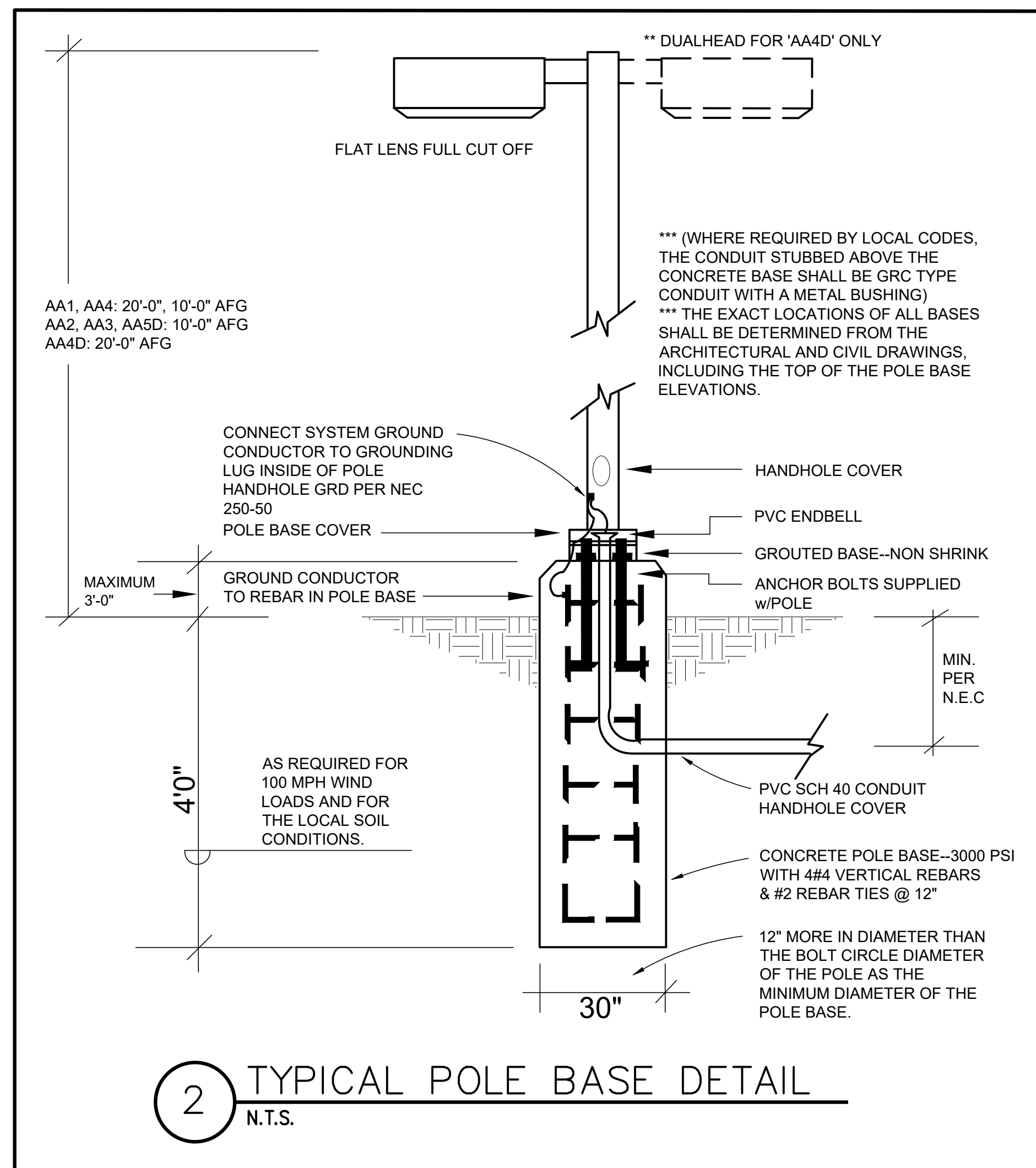
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### FIXTURE SCHEDULE

FIXT. TYPE	MANUFACTURER		VOLT AMPS	MOUNTING	LAMP TYPE	REMARKS	VOLT
	NAME	CATALOG NUMBER					
AA1	LITHONIA LIGHTING	DSX1 LED P2 30K BLC MVOLT G1	70	POLE 10'-0", 20'-0"	LED	SINGLE HEAD LED POLE LIGHT, BACK LIGHT CONTROL	UNV
AA2	LITHONIA LIGHTING	DSX1 LED P3 30K LCCO MVOLT	102	POLE 10'-0"	LED	SINGLE HEAD LED POLE LIGHT, LEFT CORNER CUT OFF	UNV
AA3	LITHONIA LIGHTING	DSX1 LED P3 30K RCCO MVOLT	102	POLE 10'-0"	LED	SINGLE HEAD LED POLE LIGHT, RIGHT CORNER CUT OFF	UNV
AA4	LITHONIA LIGHTING	DSX1 LED P3 30K TFTM MVOLT G1	102	POLE 10'-0", 20'-0"	LED	SINGLE HEAD LED POLE LIGHT, FORWARD THROW	UNV
AA4D	LITHONIA LIGHTING	DSX1 LED P3 30K TFTM VOLT G1	204	POLE 20'-0"	LED	DUAL HEAD LED POLE LIGHT, FORWARD THROW	UNV
BB	CREE LIGHTING	WLS-XSPW-B-WM-3ME-2L-40K-SLW	19	POLE 10'-0"	LED	WALL MOUNTED DOWN LIGHT ALUM LED	120
FF	LIGHTOLIER	S10R835K22	24	SURFACE	LED	SLIM SURFACE MOUNTED DOWNLIGHT	UNV
FF1	LIGHTOLIER	C6L30935W-C7RDLWCL	21	SURFACE	LED	SLIM SURFACE MOUNTED DOWNLIGHT	UNV
FF2	LIGHTOLIER	C6-W-DL-20-935-W-Z10-U-CL-W	17.8	WALL	LED	CALCULITE LED 6" WALL MOUNTED DOWNLIGHT	UNV
W1	KICHLER	49551AZLED-BRZ	20	SURFACE	LED	WALL MOUNTED DOWN LIGHT ALUM LED	120

NOTE: ALL FIXTURES ARE FULL CUT-OFF



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
OVERALL SITE	Illuminance	Fc	2.30	26.1	0.0	N.A.	N.A.
BUILDING ENTRY	Illuminance	Fc	25.10	26.1	24.1	1.04	1.08
DRIVE THRU ENTRANCE	Illuminance	Fc	15.20	15.4	15.0	1.01	1.03
DRIVE THRU WINDOW	Illuminance	Fc	20.50	20.5	20.5	1.00	1.00
PARKING AREA	Illuminance	Fc	3.75	13.4	2.0	1.88	6.70
PATIO	Illuminance	Fc	15.57	21.2	12.3	1.27	1.72
SERVICE DOOR	Illuminance	Fc	20.50	20.5	20.5	1.00	1.00
SIDEWALK AREA	Illuminance	Fc	8.51	26.1	2.0	4.26	13.05
SITE ENTRANCE	Illuminance	Fc	14.37	22.9	6.3	2.28	3.63

Seal:



02.08.2024

A Project for:

## A SHELL BUILDING

7931 Central Rail Point  
Colorado Springs, CO 80915

Client: **CROSSROADS DEV. COMPANY, LLC**

90 S Cascade Ave, Ste 1500  
Colorado Springs, CO 80903

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Scale:		AS NOTED
Date:		2.8.2024
Filename:		23.169 EP100
Sheet Title:		

### PHOTOMETRIC PLAN

Sheet #:

6 of 14



JCAA  
4100 Wadsworth Blvd.  
Wheat Ridge, CO 80033  
p 303.985.3260 #23.169



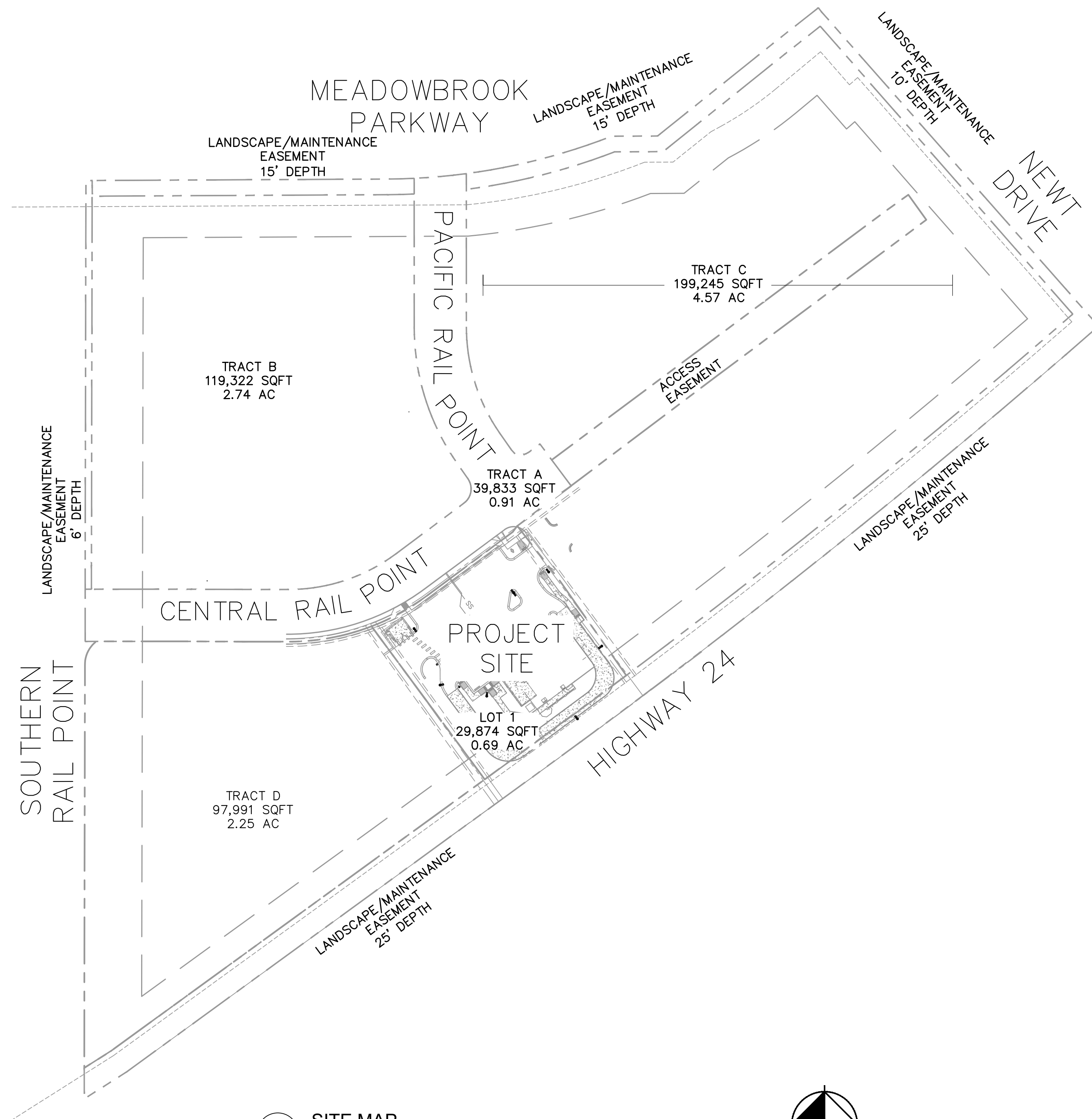




# LOT 1 AT CROSSROADS MIXED-USE FILING NO. 2

## DEVELOPMENT PLAN

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



SITE MAP

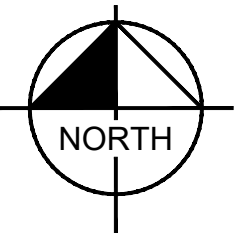
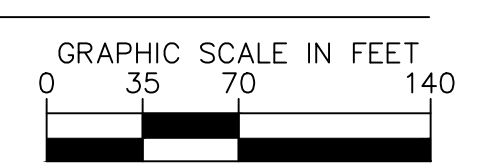


Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast hydroseeded 80 seeds/sq ft	Non-irrigated broadcast hydroseeded 40 seeds/sq ft	Non-irrigated drilled 20 seeds/sq ft
Bluestem, big	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Grama, blue	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass?	<i>Nassella viridula</i>	Cool, bunch	10	2	1	0.5
Wheatgrass, western?	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Grama, sidecoats	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2	1	0.5
Switchgrass?	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	<i>Callimovilla longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow indiagrass?	<i>Sorghastrum nutans</i>	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				Irrigated broadcast hydroseeded 80 seeds/sq ft	Non-irrigated broadcast hydroseeded 40 seeds/sq ft	Non-irrigated drilled 20 seeds/sq ft
Buffalograss	<i>Bouteloua dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Grama, blue	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Grama, sidecoats	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	<i>Pascopyrum smithii</i>	Cool, sod	20	12	6	3
Dropsseed, sand	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

INTERNAL LANDSCAPING	
NET SITE AREA:	29,874 SF (0.69 AC)
PERCENT MINIMUM INTERNAL AREA:	5%
INTERNAL LANDSCAPE AREA REQ. / PROV.	1,494 SF / 14,159 SF
TREE PER FEET REQ.	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.	3 / 5
SHRUB SUBSTITUTES REQ. / PROV.	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	IN
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%

PARKING LOT LANDSCAPING		
NUMBER OF VEHICLE SPACES PROVIDED:	26	
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS	
SHADE TREES REQ. / PROV.:	2 / 2	
PARKING LOT FRONTAGES:	SOUTH	NORTH
LENGTH OF FRONTAGE:	100'	110'
LENGTH OF 3' TALL SCREENING PLANTS REQ. / PROV.:	N/A	74' / 110'
LENGTH OF BERM OR FENCE REQ. / PROV.:	100' / 100**	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	PL	PL

\*SCREENING REQUIREMENT TO BE MET BY LANDSCAPE BERM, SEE DETAIL 9

LANDSCAPE SETBACKS AND BUFFERS				
STREET NAME OR BOUNDARY:	HIGHWAY 24	EAST BNDY	WEST BNDY	CENTRAL RAIL POINT
ZONE DISTRICT BOUNDARY:	YES	NO	NO	NO
STREET CLASSIFICATION:	EXPRESSWAY	SHARED PRIVATE DRIVE	SHARED PRIVATE DRIVE	NON-ARTERIAL
SETBACK DEPTH REQUIRED / PROVIDED:	25' / 25'	N/A	N/A	10' / 10'
LINEAR FOOTAGE:	185'	N/A	N/A	168'
TREE PER FEET REQ.:	1 TREE PER 20 LF	N/A	N/A	1 TREE PER 30 LF
NUMBER OF TREES REQ. / PROV.	10 / 10	N/A	N/A	6 / 6
EVERGREEN TREES REQ. / PROV.	N/A	N/A	N/A	0 / 6
SHRUB SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.	N/A	N/A	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	HW	N/A	N/A	CR

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# LOT 1 AT CROSSROADS MIXED-USE FILING NO. 2

## DEVELOPMENT PLAN

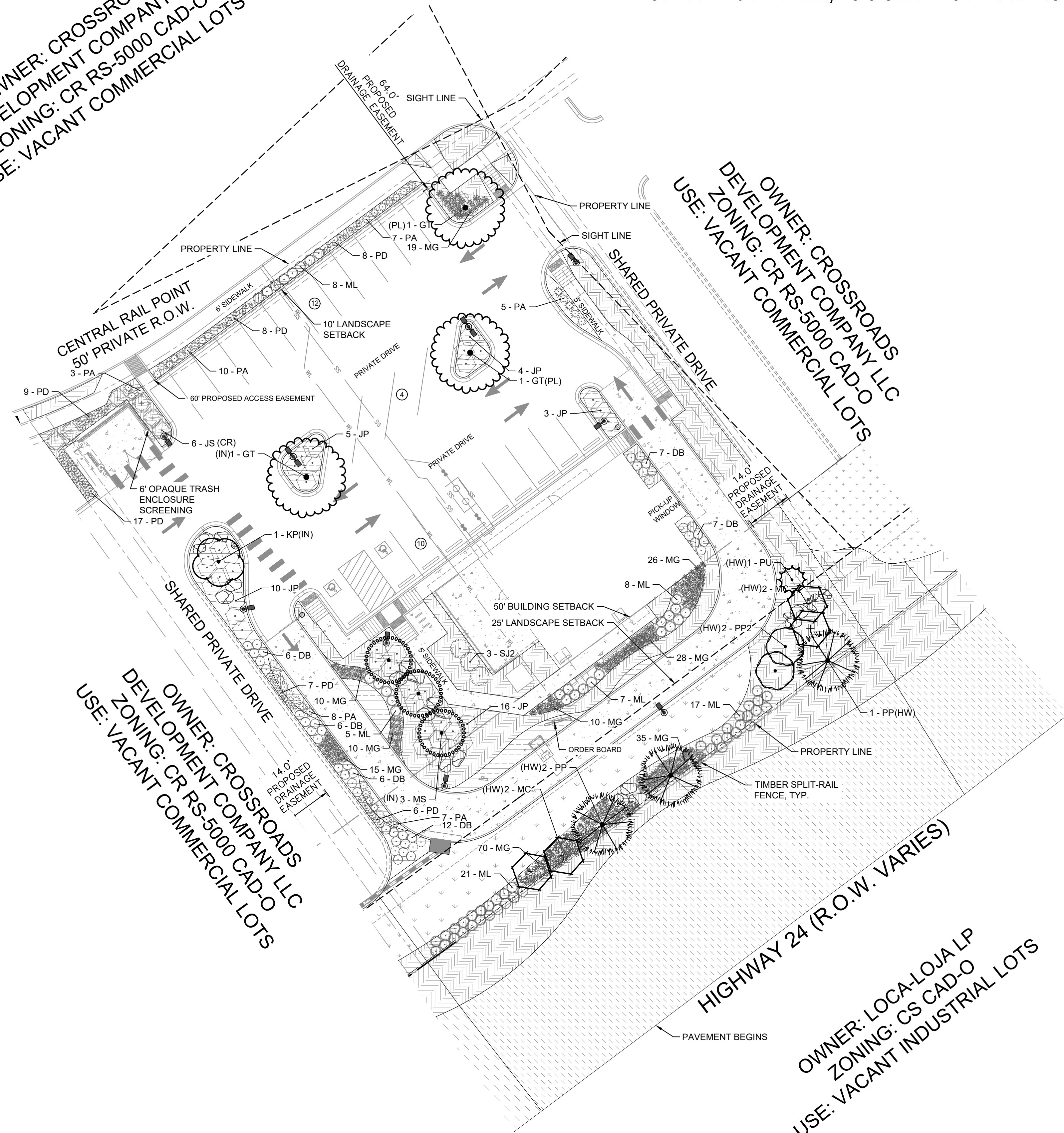
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

OWNER: CROSSROADS DEVELOPMENT COMPANY LLC  
ZONING: CR RS-5000 CAD-O  
USE: VACANT COMMERCIAL LOTS

OWNER: CROSSROADS DEVELOPMENT COMPANY LLC  
ZONING: CR RS-5000 CAD-O  
USE: VACANT COMMERCIAL LOTS

OWNER: CROSSROADS DEVELOPMENT COMPANY LLC  
ZONING: CR RS-5000 CAD-O  
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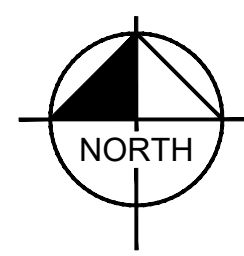
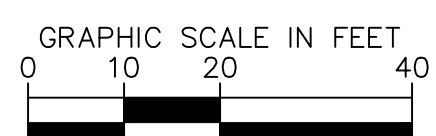
OWNER: LOCA-LOJA LP  
ZONING: CS CAD-O  
USE: VACANT INDUSTRIAL LOTS



### PLANT SCHEDULE LOT 1

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
<b>DECIDUOUS TREES</b>							
	GT	3	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEY LOCUST	B & B	2" CAL & 7' HGT MIN	30'-35'	30'-35'
	KP	1	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	B & B	2" CAL & 7' HGT MIN	20'-30'	20'-30'
	MC	4	MALUS X 'CENTZAM' TM / CENTURION CRABAPPLE	B & B	2" CAL & 7' HGT MIN	15'-20'	20'-25'
	MS	3	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	B & B	2" CAL & 7' HGT MIN	20'-25'	20'-25'
	PP2	2	PRUNUS X VIRGINIANA 'P002S' TM / SUCKER PUNCH RED CHOKECHERRY	B & B	2" CAL & 7' HGT MIN	15'-25'	20'-30'
<b>EVERGREEN TREES</b>							
	PP	3	PINUS PONDEROSA / PONDEROSA PINE	B & B	2" CAL & 7' HGT MIN	25'-30'	60'+
	PU	1	PICEA PUNGENS 'BABY BLUE EYES' / BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	2" CAL & 7' HGT MIN	10'-15'	20'-30'
<b>DECIDUOUS SHRUBS</b>							
	DB	44	DAPHNE X BURKWOODI 'SOMERSET' / SOMERSET DAPHNE	5 GAL	SEE PLAN	3'-5'	3'-5'
	PA	40	PEROVSKIA ABROTANOIDES / RUSSIAN SAGE	5 GAL	SEE PLAN	3'-4'	3'-4'
	SJ2	3	SYRINGA X JOSIFLEXA 'JAMES MACFARLANE' / JAMES MACFARLANE LILAC	5 GAL	SEE PLAN	6'-8'	8'-12'
<b>EVERGREEN SHRUBS</b>							
	JP	38	JUNIPERUS HORIZONTALIS 'PRINCE OF WALES' / PRINCE OF WALES JUNIPER	5 GAL	SEE PLAN	8'-10'	4'-6'
	JS	6	JUNIPERUS SCOPULORUM 'MEDORA' / MEDORA JUNIPER	5 GAL	SEE PLAN	4'-6'	15'-20'
<b>GRASSES</b>							
	MG	223	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS	3 GAL	SEE PLAN	2'-3'	2'-3'
	ML	66	MUHLBERGIA CAPILLARIS 'LENCA' / REGAL MIST® PINK MUHLY GRASS	3 GAL	SEE PLAN	3'-4'	3'-4'
	PD	55	PANICUM VIRGATUM 'DALLAS BLUES' / DALLAS BLUES SWITCH GRASS	5 GAL	SEE PLAN	1'-2'	4'-6'
<b>GROUND COVERS</b>							
	ROCK	1,610 SF	1-1/2" SPECKLED WHITE RIVER ROCK / ROCK MULCH AND PLANTINGS	ROCK MULCH	4"	YES	C&C SAND
	ROCK2	8,411 SF	3/4" REGAL ROSE / ROCK MULCH AND PLANTINGS	ROCK MULCH	4"	YES	C&C SAND
	SEED	2,127 SF	EPC LOW GROW MIX	SEED			PAWNEE BUTTES SEED
	SEED2	7,687 SF	EPC ALL PURPOSE MIX	SEED	PER CHART		PAWNEE BUTTES SEED
	W.M.	629 SF	GORILLA HAIR MULCH	WOOD MULCH	4"	YES	

LANDSCAPE PLAN



**Kimley»Horn**

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2 NORTH NEVADA AVENUE, SUITE 900  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

LANDSCAPE PLAN  
SHEET 9 OF 14



# LOT 1 AT CROSSROADS MIXED-USE FILING NO. 2

## DEVELOPMENT PLAN

### SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

#### GENERAL LANDSCAPE SPECIFICATIONS

- A. SCOPE OF WORK**
1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
  2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES**
1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE HERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC., THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
  2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
- D. MATERIALS**
1. GENERAL  
MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER, UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.  

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)
  2. PLANT MATERIALS
    - a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT, AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING, PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
    - b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
    - c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
    - d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
    - e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
    - f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK (INCLUDED BARK); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 1/2 INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
    - g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
    - h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES, INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
    - i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.
- E. SOIL MIXTURE**
1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW.
  2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
    - a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
    - b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
  3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- F. WATER**
1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC., IF SUCH WATER IS NOT AVAILABLE AT THE SITE. THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.  
\* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- G. FERTILIZER**
1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.  
\* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- H. MULCH**
1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (8" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.
- I. DIGGING AND HANDLING**
1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
  2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILT-PRO" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
  3. B&B AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.
- J. CONTAINER GROWN STOCK**
1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
  2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
  3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
- K. MATERIALS LIST**
1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- L. FINE GRADING**
1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
  2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
  3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.
- M. PLANTING PROCEDURES**
1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
  2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AND TANKS, WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
  3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
  4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
  5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
  6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
  7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
  8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE EXISTENCE IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
  9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
  10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
  11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
  12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
  13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS, THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
  14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
  15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION "E".
  16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
  17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
- N. LAWN SODDING**
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
  2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
  3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
  4. SODDING
    - a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
    - b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED IMMEDIATELY FOLLOWING SOD LAYING. THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
  5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
  6. LAWN MAINTENANCE
    - a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADEING IF NECESSARY.
    - b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
- O. EDGING**
- a. CONTRACTOR SHALL INSTALL 4"x2" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.
- P. CLEANUP**
1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- Q. PLANT MATERIAL MAINTENANCE**
1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- R. FINAL INSPECTION AND ACCEPTANCE OF WORK**
1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
- S. WARRANTY**
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
  2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
  3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.
- T. PARKING LOT ISLAND NOTE**
1. THE SOIL OF ANY PLANTER WITHIN THE PARKING LOT SHALL BE STRUCTURALLY RENOVATED (TILLED) OR REMOVED TO A DEPTH OF THIRTY INCHES (30") AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES INDICATED FOR INSTALLATION.
- U. MAINTENANCE**
1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/ OR THEIR ASSIGNS.
  2. ALL STREET TREES AND STREETScape IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE ADJUTING PROPERTY OWNER.



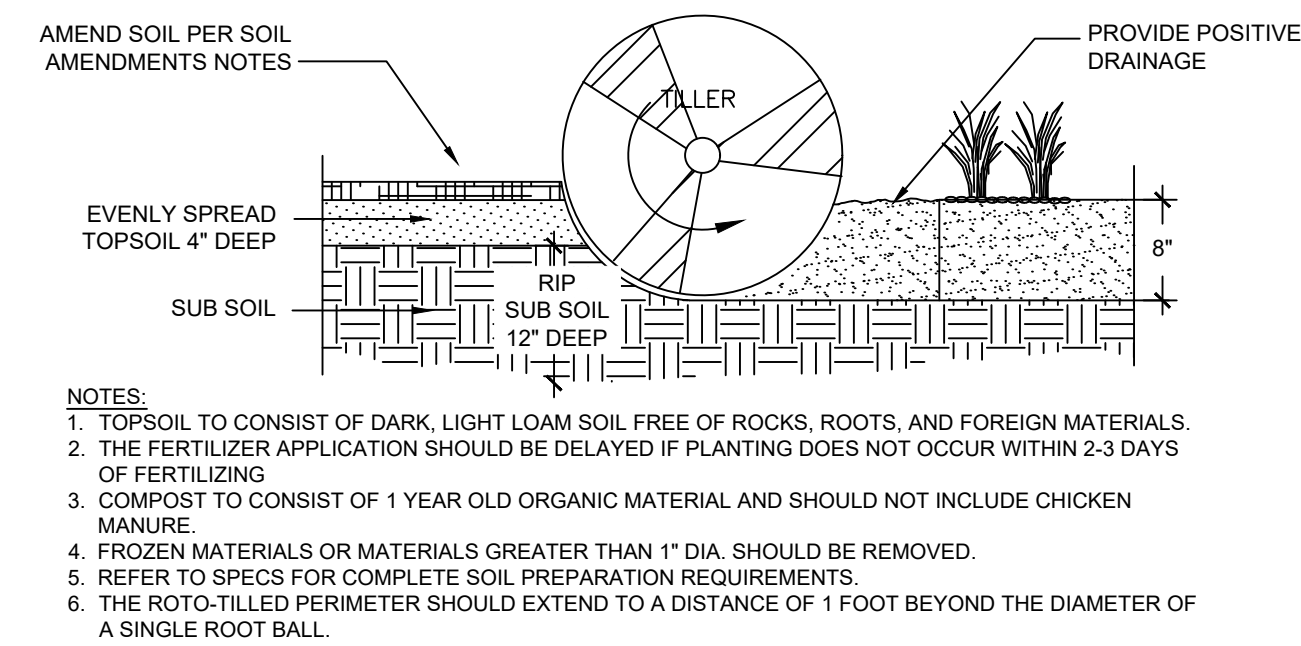
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LANDSCAPE NOTES  
SHEET 10 OF 14

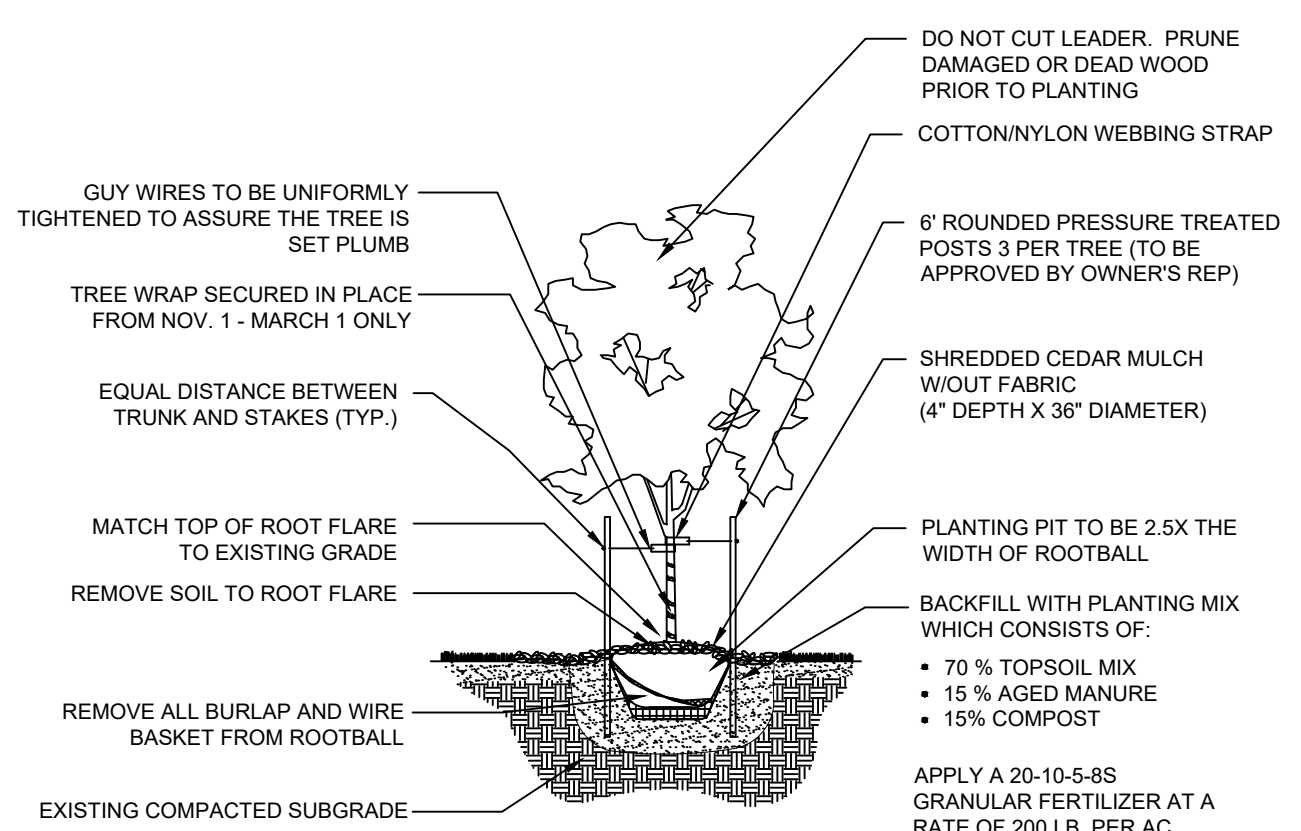


# LOT 1 AT CROSSROADS MIXED-USE FILING NO. 2 DEVELOPMENT PLAN

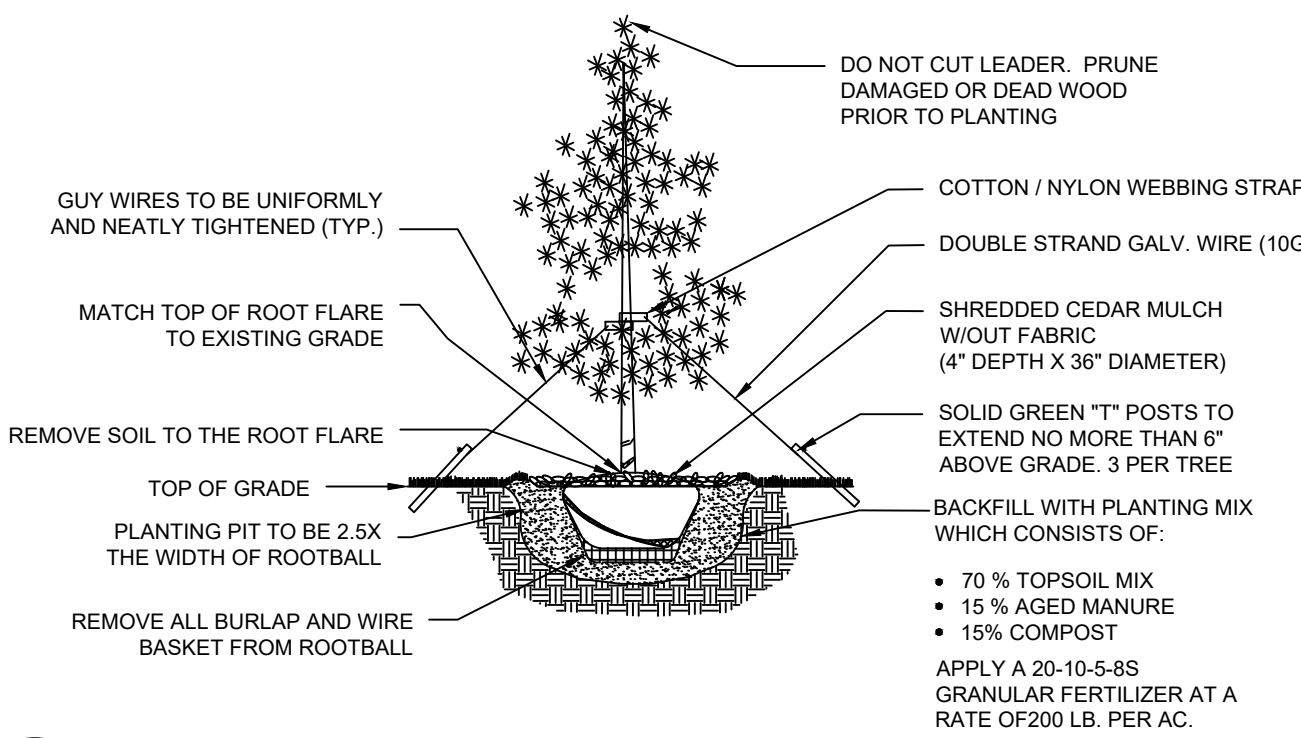
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST  
OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



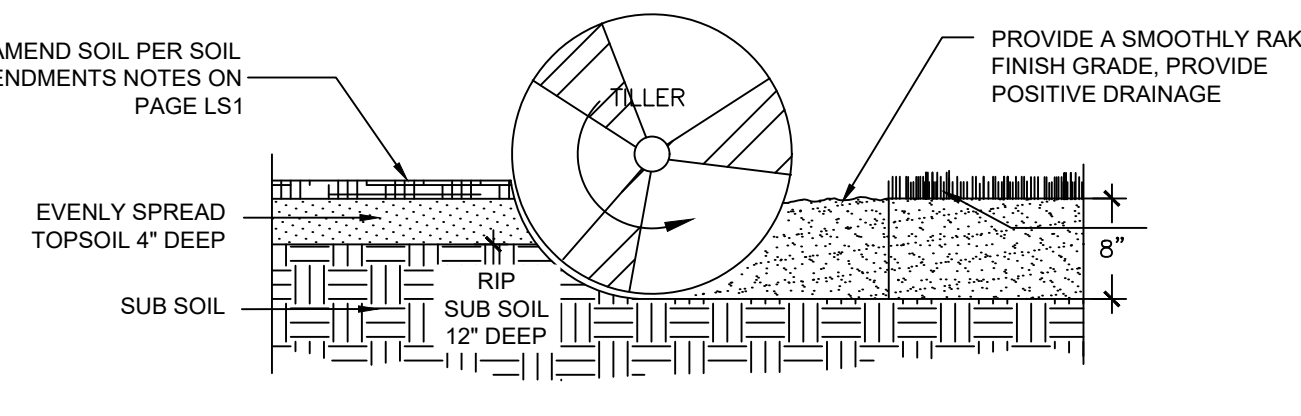
**1 SOIL PREP**  
NTS 196-956-011-01



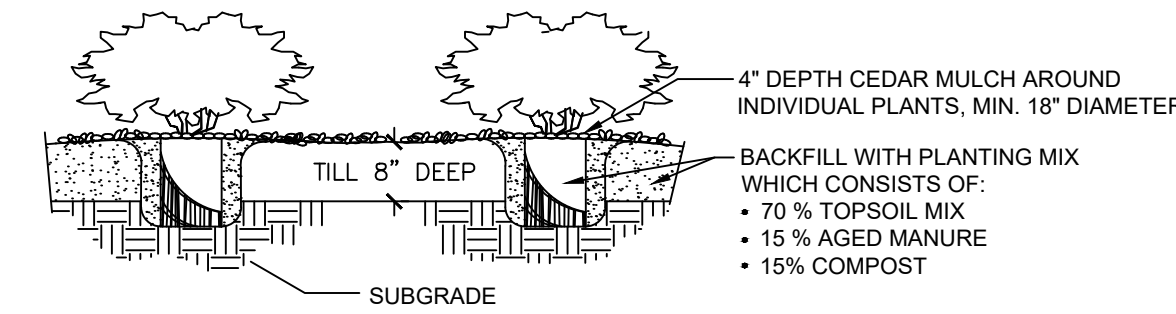
**2 DECIDUOUS TREE PLANTING**  
NTS 196-956-011-02



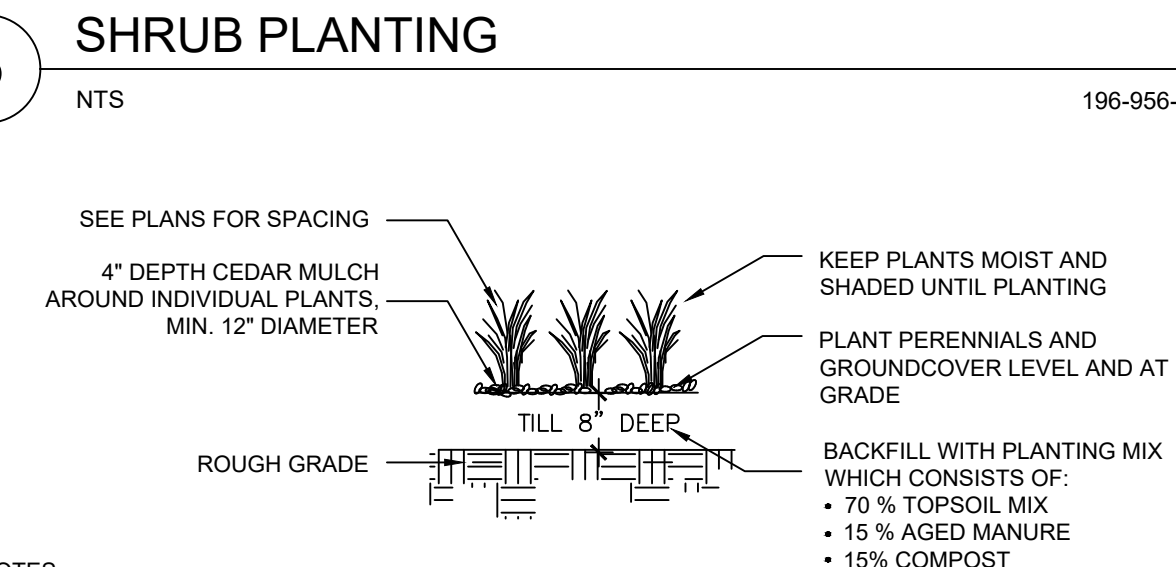
**3 EVERGREEN TREE PLANTING**  
NTS 196-956-011-03



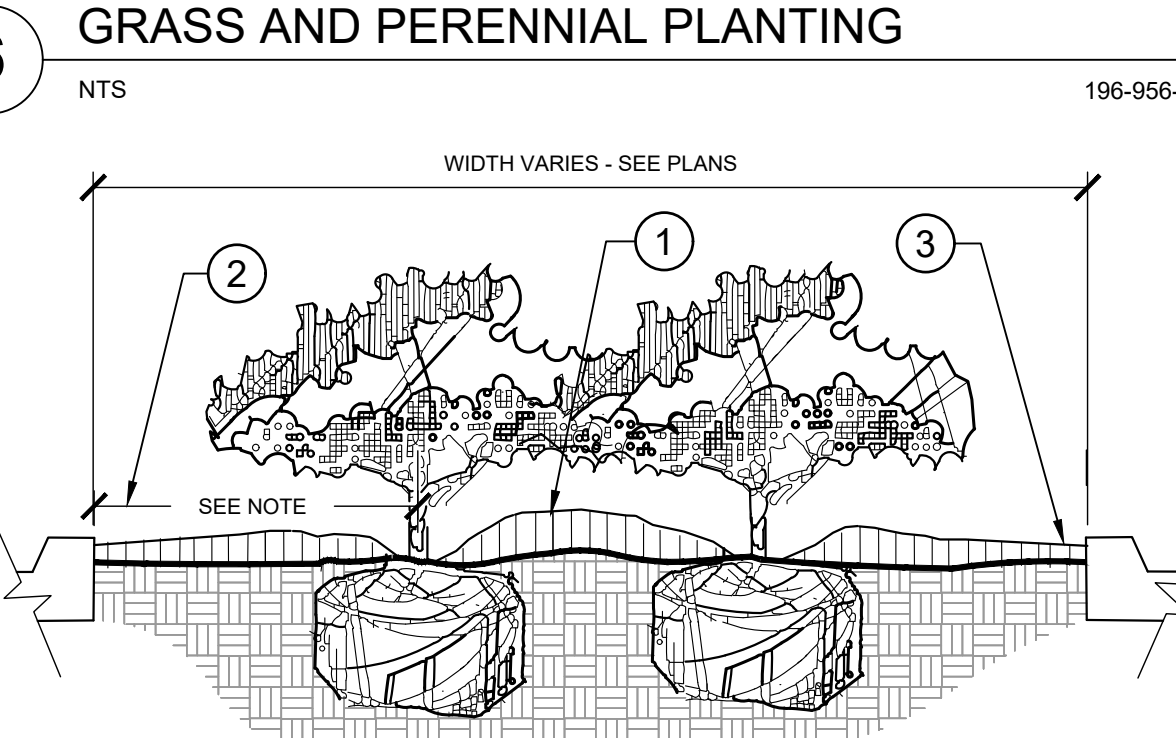
**4 SOIL PREPARATION - SOD AREAS**  
NTS 196-956-011-04



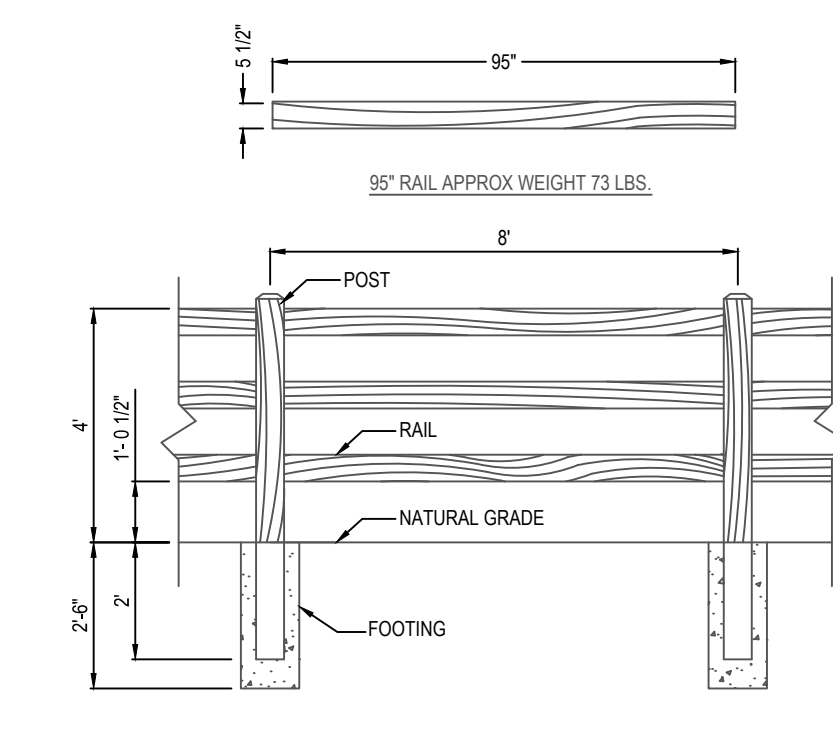
**5 SHRUB PLANTING**  
NTS 196-956-011-05



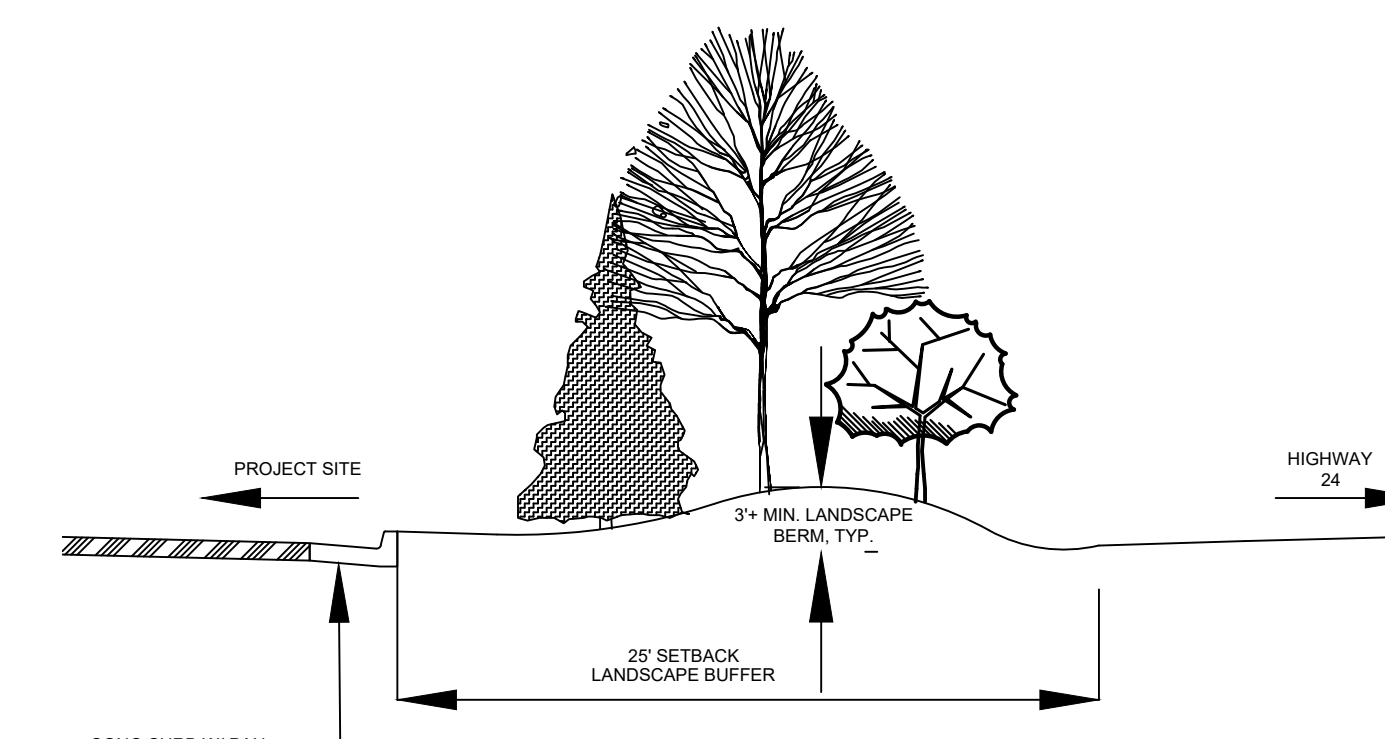
**6 GRASS AND PERENNIAL PLANTING**  
NTS 196-956-011-06



**7 PLANTED PARKING LOT ISLANDS/MEDIANS**  
LA-16 SECTION NTS



**8 3-RAIL TIMBER RAIL FENCE**  
LA-16 1\"/>



**8 SOUTH PARKING LOT SCREENING BERM, TYP.**  
NTS

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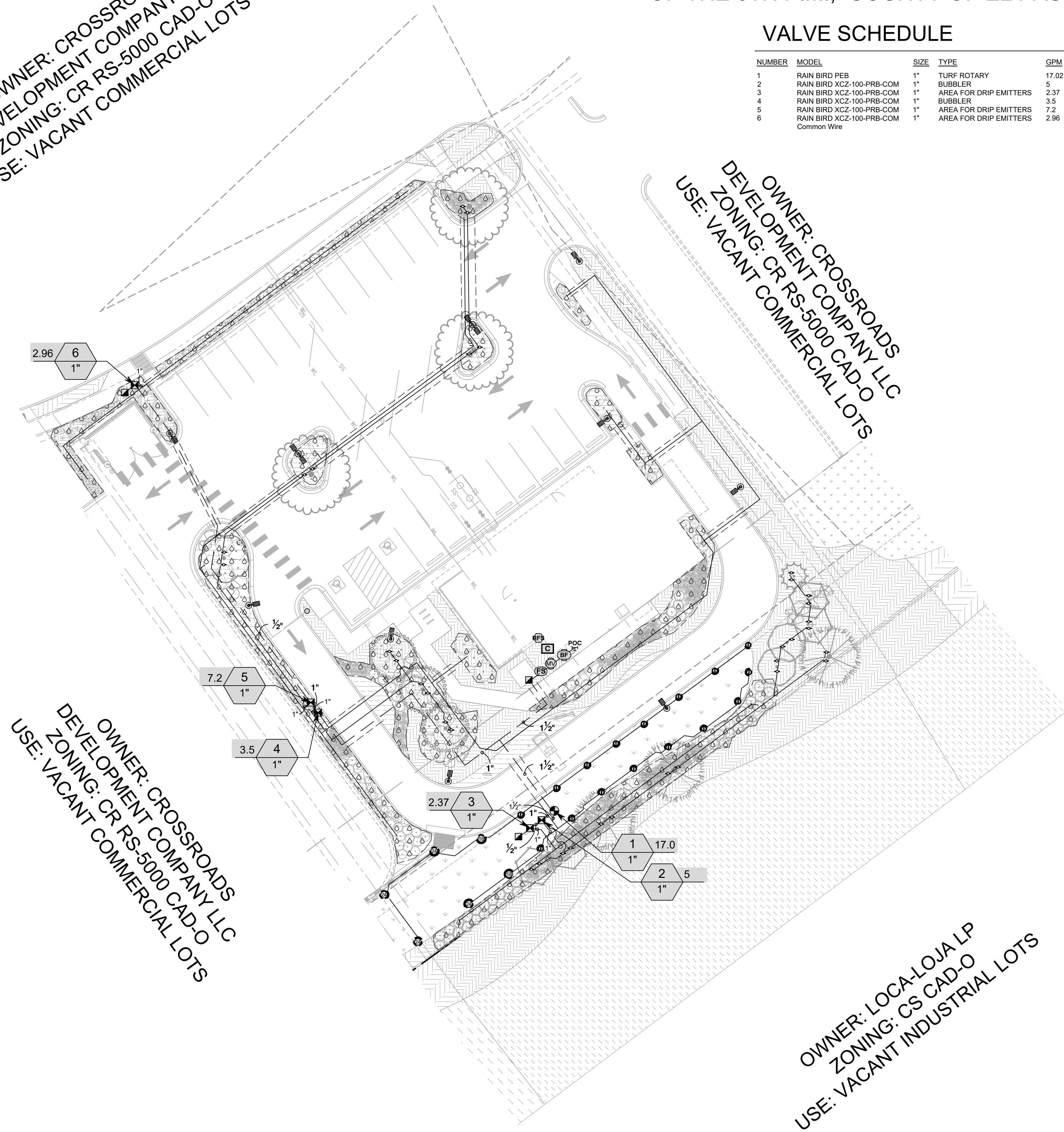
# LOT 1 AT CROSSROADS MIXED-USE FILING NO. 2

## DEVELOPMENT PLAN

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

OWNER: CROSSROADS DEVELOPMENT COMPANY LLC  
ZONING: CR RS-5000 CAD-O  
USE: VACANT COMMERCIAL LOTS

OWNER: CROSSROADS DEVELOPMENT COMPANY LLC  
ZONING: CR RS-5000 CAD-O  
USE: VACANT COMMERCIAL LOTS



### VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	PIPE 1"	PIPE 1 1/2"	WIRE	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	1"	TURF ROTARY	17.02	22	297.3	3.4	75.0	45	0.27	3.9	49.2	63.8	0.7 in/h
2	RAIN BIRD XCZ-100-PRB-COM	1"	BUBBLER	5	20	175.6		79.9	30	0.25	7	37.3	50.9	1.06 in/h
3	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	2.37		129.8		84.4	30	0.03	7	37.0	50.4	0.27 in/h
4	RAIN BIRD XCZ-100-PRB-COM	1"	BUBBLER	3.5	14	288.2		128.5	30	0.09	7	37.1	50.8	1.0 in/h
5	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	7.2		630.5		132.4	30	0.28	9.2	39.5	54.7	0.32 in/h
6	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	2.96		150.9		250.1	30	0.05	7	37.1	55.3	0.55 in/h
	Common Wire							295.4						

### CRITICAL ANALYSIS

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P.O.C. NUMBER: 01  
Water Source Information:

FLOW AVAILABLE  
Point of Connection Size: 1"  
Flow Available: 19.62 GPM

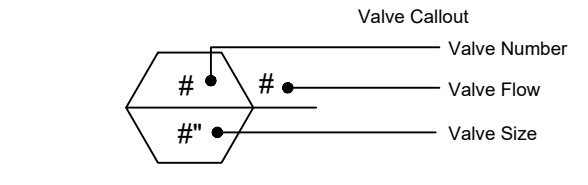
PRESSURE AVAILABLE  
Static Pressure at POC: 80 PSI  
Pressure Available: 80 PSI

DESIGN ANALYSIS  
Maximum Station Flow: 17.02 GPM  
Flow Available at POC: 19.62 GPM  
Residual Flow Available: 2.59 GPM

Critical Station: 1  
Design Pressure: 45 PSI  
Friction Loss: 0.25 PSI  
Fittings Loss: 0.02 PSI  
Elevation Loss: 0 PSI  
Loss through Valve: 3.9 PSI  
Pressure Req. at Critical Station: 49.2 PSI  
Loss for Fittings: 0.06 PSI  
Loss for Main Line: 0.63 PSI  
Loss for POC to Valve Elevation: 0 PSI  
Loss for Backflow: 11.3 PSI  
Loss for Master Valve: 2.57 PSI  
Critical Station Pressure at POC: 63.8 PSI  
Pressure Available: 80 PSI  
Residual Pressure Available: 16.2 PSI

### IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
14 ADJ 14 F	RAIN BIRD R-VAN14 1806-SAM-P45 TURF ROTARY, 8" 14' 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 8" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2" NPT FEMALE THREADED INLET.	16	45
18 ADJ 18 F	RAIN BIRD R-VAN18 1806-SAM-P45 TURF ROTARY, 13' 18' 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 8" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2" NPT FEMALE THREADED INLET.	2	45
24 ADJ 24 F	RAIN BIRD R-VAN24 1806-SAM-P45 TURF ROTARY, 17' 24' 45-270 DEGREES AND 360 DEGREES, HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 8" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR, 1/2" NPT FEMALE THREADED INLET.	4	45
1401 1402	RAIN BIRD RWS-M-B-C W/RWS-SOCK 1400 SERIES MINI ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 18IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED, WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	34	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
1IN	RAIN BIRD XCZ-100-PRB-COM 1" WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS, 1IN. BALL VALVE WITH 1IN. PRESS VALVE AND 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER, 5 GPM-20 GPM.	5	
15	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	15	
5	RAIN BIRD OPERIND DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6IN. FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI. INCLUDES 6IN. OF 1/4IN. DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED.	5	
4,249 S.F.	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS, FLOW RATES OF 1.5 GPH-BLUE, 1.0 GPH-BLACK, AND 2.0 GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	4,249 S.F.	
	Emitter Notes: 05PC emitters (2 assigned to each #1 plant) 05PC emitters (2 assigned to each 1 gal. plant) 05PC emitters (2 assigned to each 3 GAL plant) 05PC emitters (2 assigned to each 3 gal. plant) 10PC emitters (2 assigned to each 5 GAL plant) 10PC emitters (2 assigned to each 5 gal. plant)	446 132 122 250	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
1	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1	
3	RAIN BIRD 44-LRC 1" 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	3	
1	RAIN BIRD PEB 1" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1	
1	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1	
1	RAIN BIRD ESPLXME2P-LXMMSS 12 STATION, TRADITIONALLY-WIRED, PRO SMART (MODULE INCLUDED), COMMERCIAL CONTROLLER, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMMSS STAINLESS STEEL, WALL-MOUNTED CABINET.	1	
1	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1	
1	RAIN BIRD UFS-100 1IN. ULTRASONIC FLOW SENSORS, WITH GLASS FILLED NYLON BODY. OPERATING RANGE 3 GPM-80 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	1	
1	POINT OF CONNECTION 1"	1	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE, ONLY LATERAL TRANSITION PIPE SIZES 0.0 L.F. 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.		
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 1"	1,672 L.F.	
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 1 1/2"	3.4 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1/2"	130.5 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1"	90.7 L.F.	
	IRRIGATION MAINLINE: PVC SCHEDULE 40 1 1/2"	74.3 L.F.	
	PIPE SLEEVE: PVC SCHEDULE 40	243.3 L.F.	

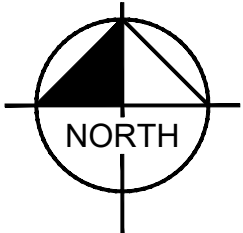
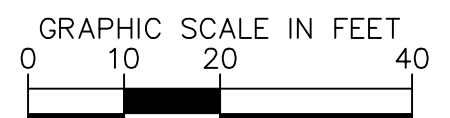


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IRRIGATION PLAN



IRRIGATION PLAN  
SHEET 12 OF 14

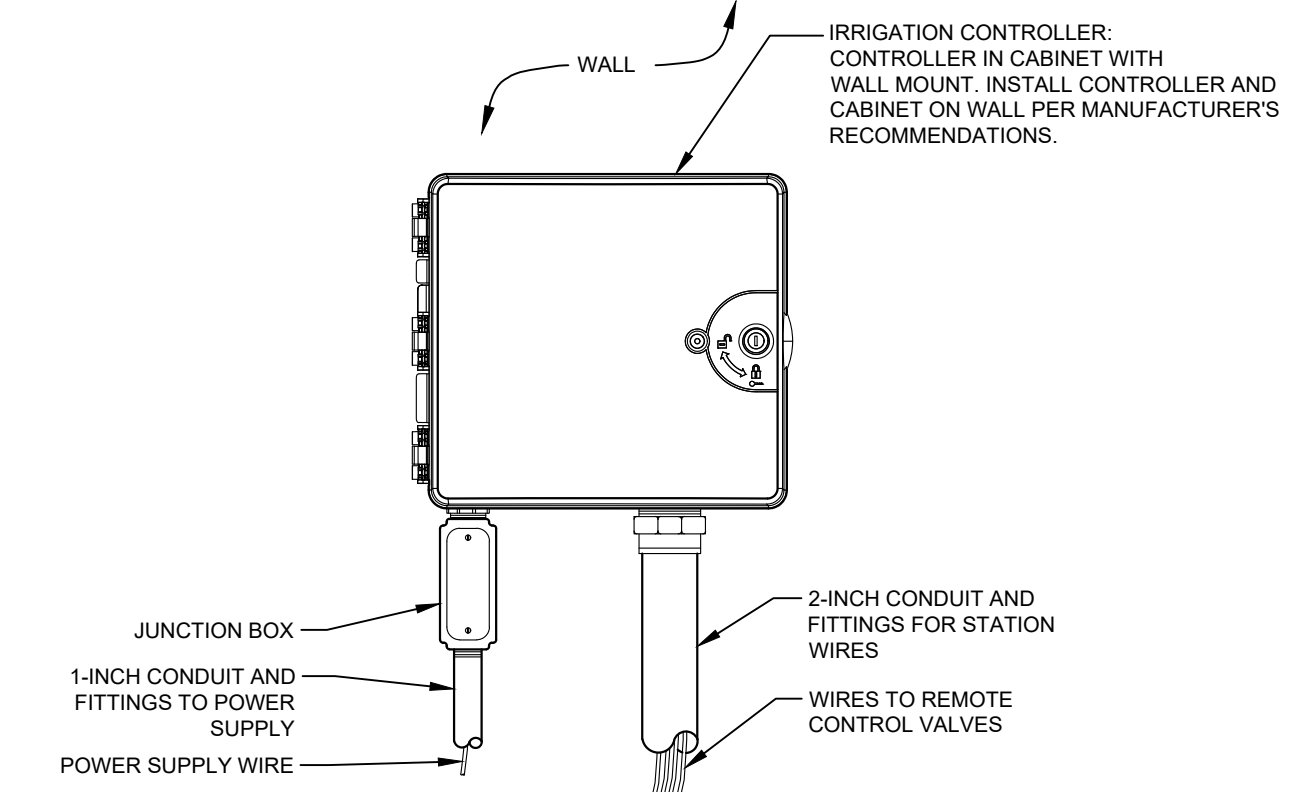
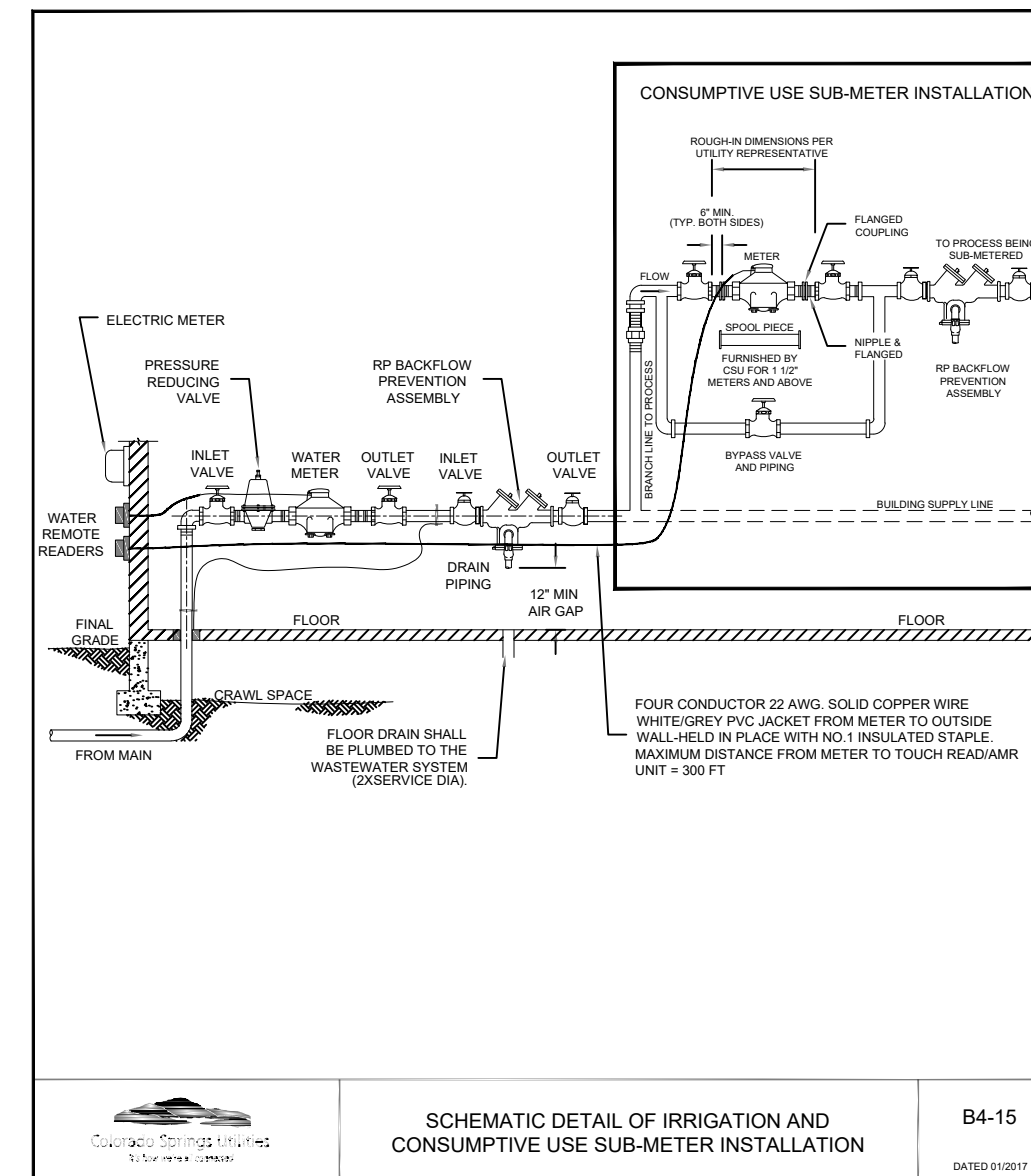


# LOT 1 AT CROSSROADS MIXED-USE FILING NO. 2 DEVELOPMENT PLAN

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST  
OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

## GENERAL IRRIGATION SPECIFICATIONS AND NOTES

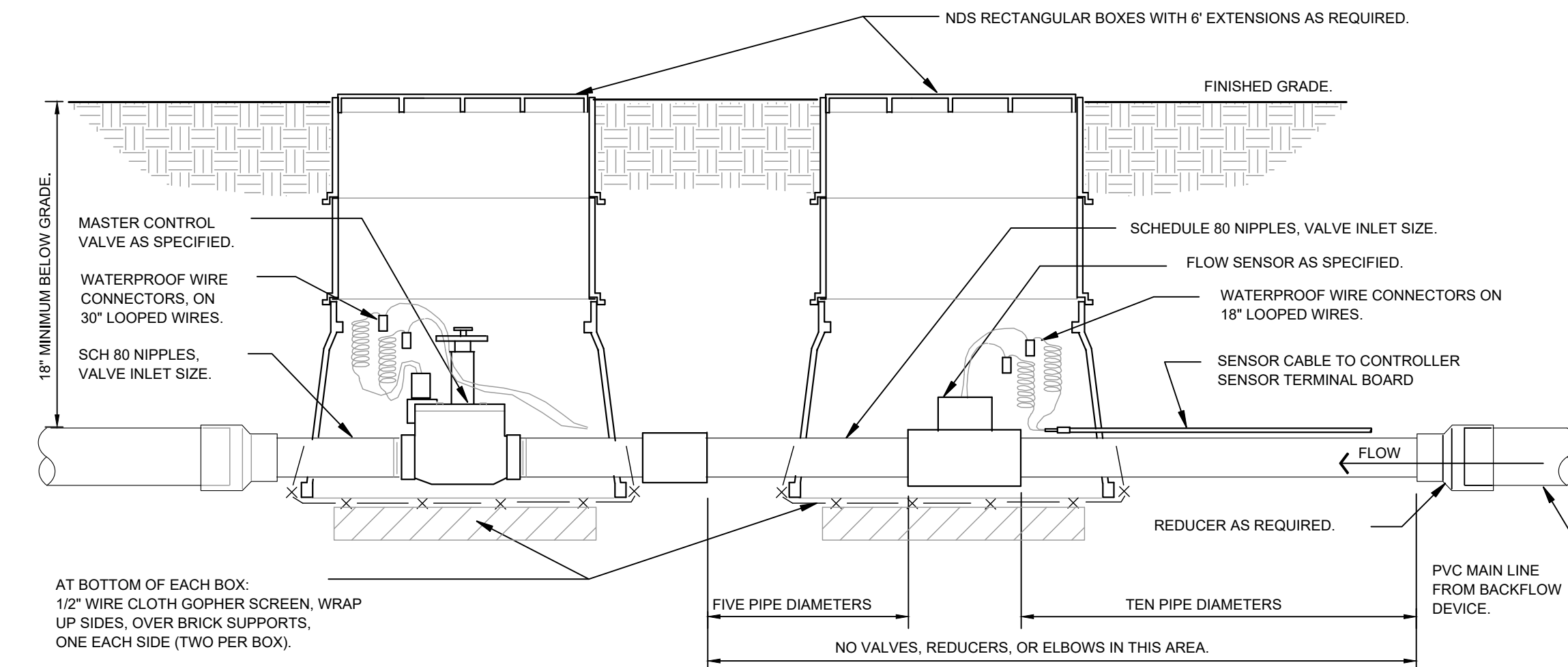
1. THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
2. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
3. ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
4. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
5. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE. REFER TO CRITICAL ANALYSIS FOR ASSUMED STATIC PRESSURE.
6. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
7. IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
9. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
10. IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.
11. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
12. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
13. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
14. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
15. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
16. INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
17. CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
18. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVE AND DIRECTIONAL BORES.
19. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
20. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
21. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
22. SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
23. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
24. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
25. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.
26. ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.
27. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT. UNLESS OTHERWISE NOTED, PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
28. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
29. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR.
30. IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR USE)
31. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
32. LOCATE THE AUTOMATIC RAIN / FREEZE SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
33. CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.  
HYDRO-TESTING TO BE PERFORMED AS LISTED:  
THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER. IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.
34. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS.
35. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 1/2" ELECTRICAL CONDUIT.
36. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
37. ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
38. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.



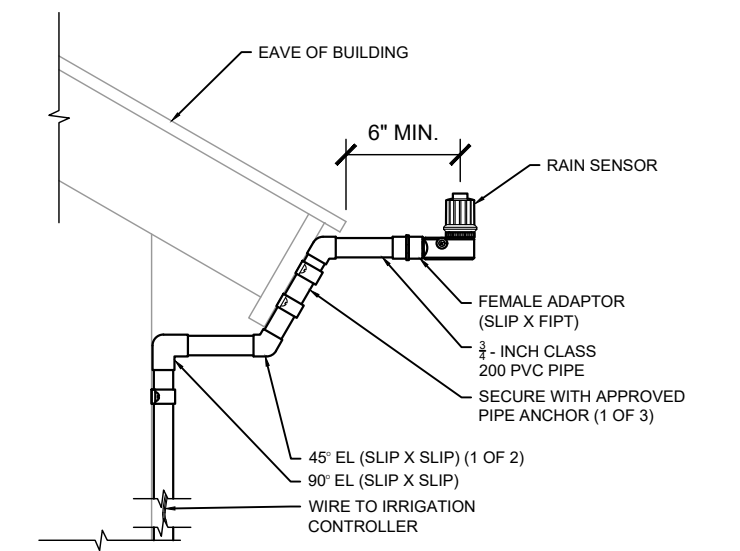
- NOTES:
1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
  2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
  3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

1 SUB-METER BACKFLOW PREVENTER  
LA-15 SECTION

2 IRRIGATION CONTROLLER - WALL MOUNT  
LA-15 ELEVATION



3 MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY  
LA-15 SECTION



4 RAIN SENSOR - BUILDING MOUNT  
LA-15 SECTION

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**Kimley»Horn**

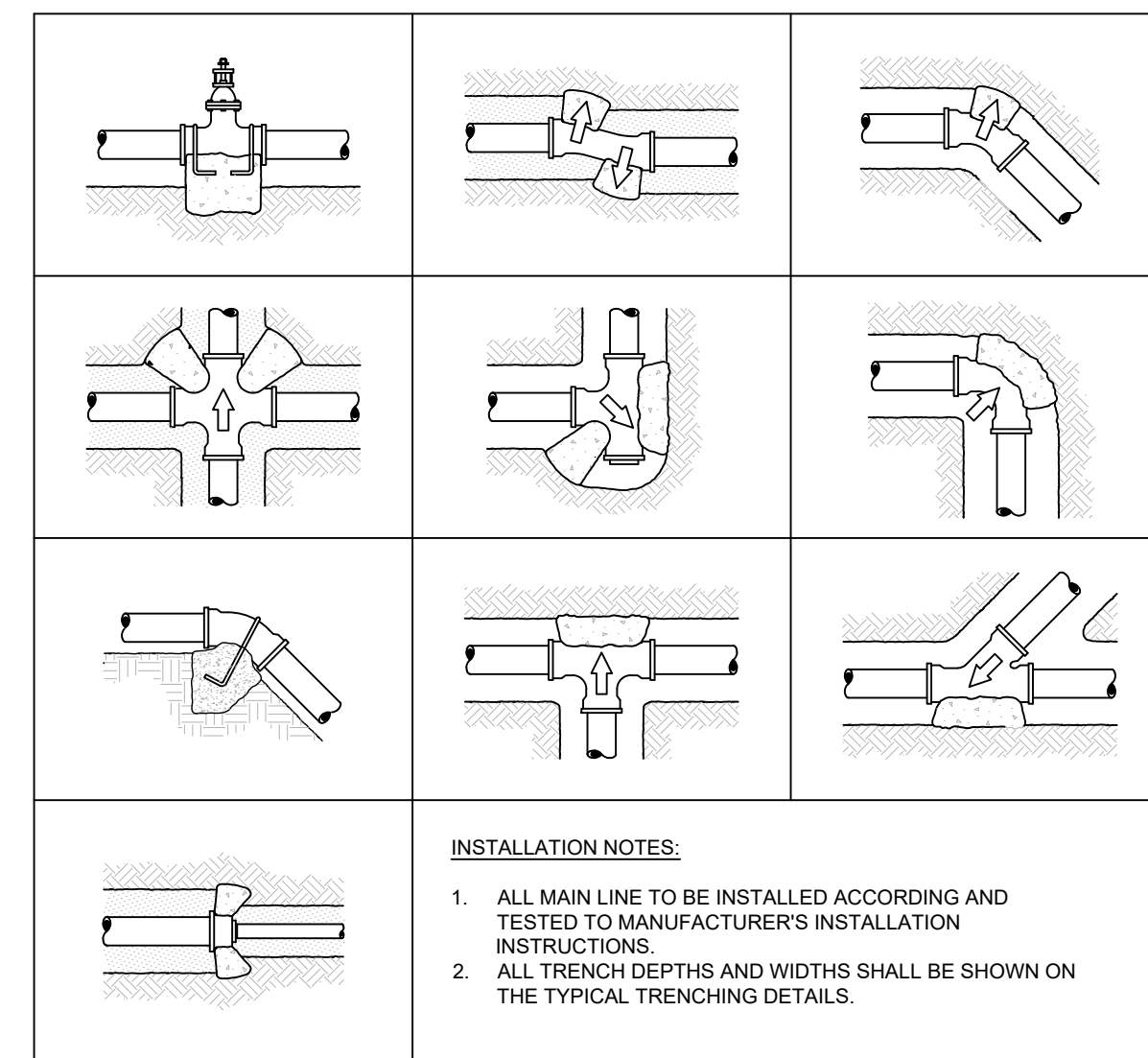
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IRRIGATION NOTES  
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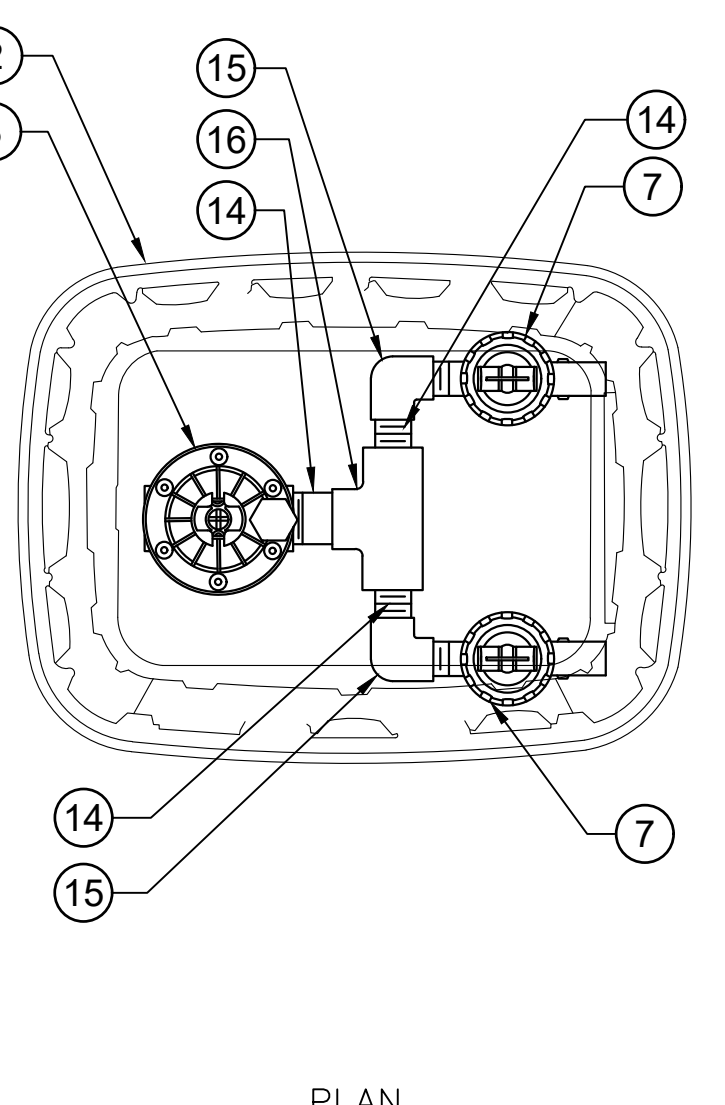
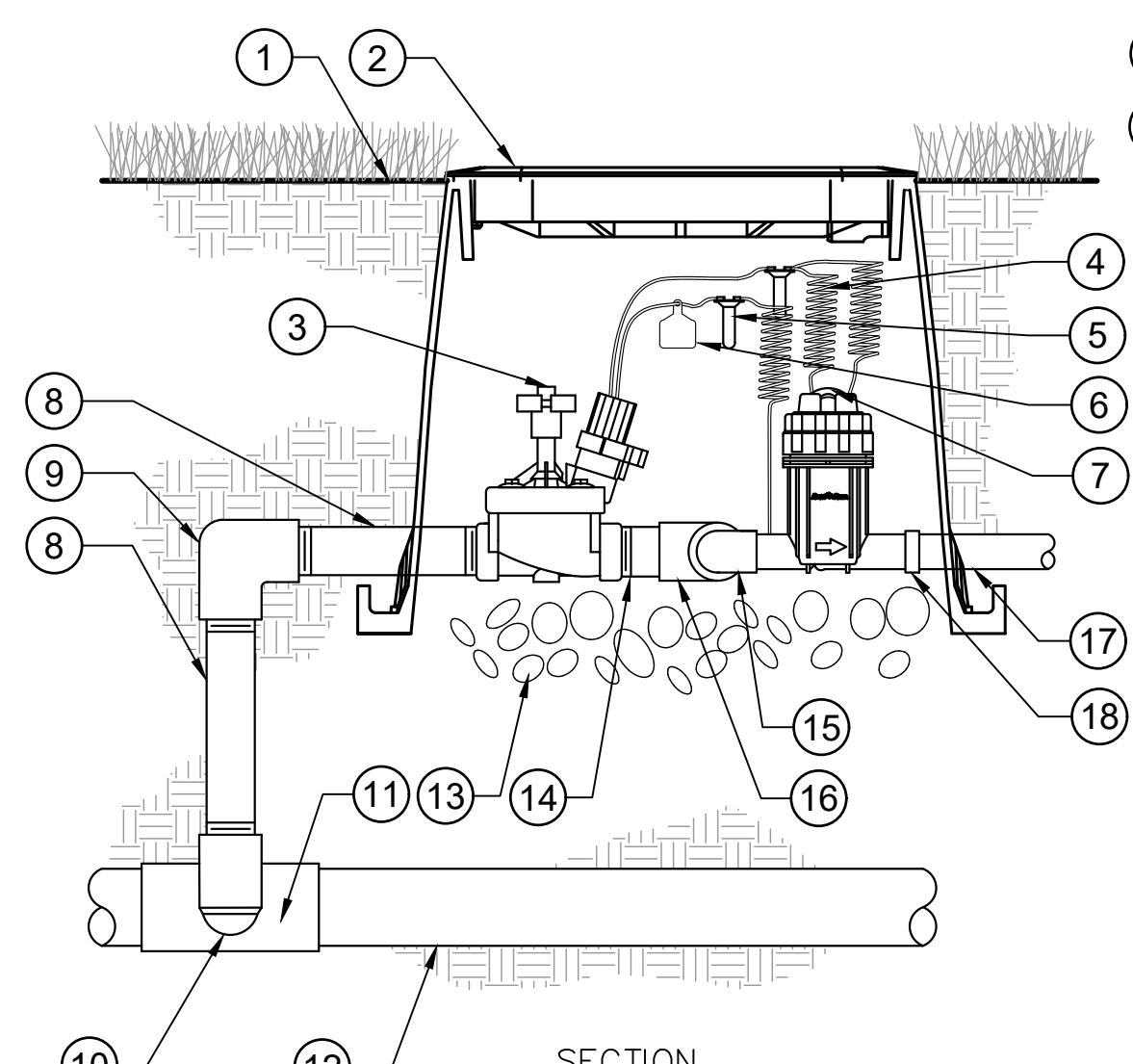
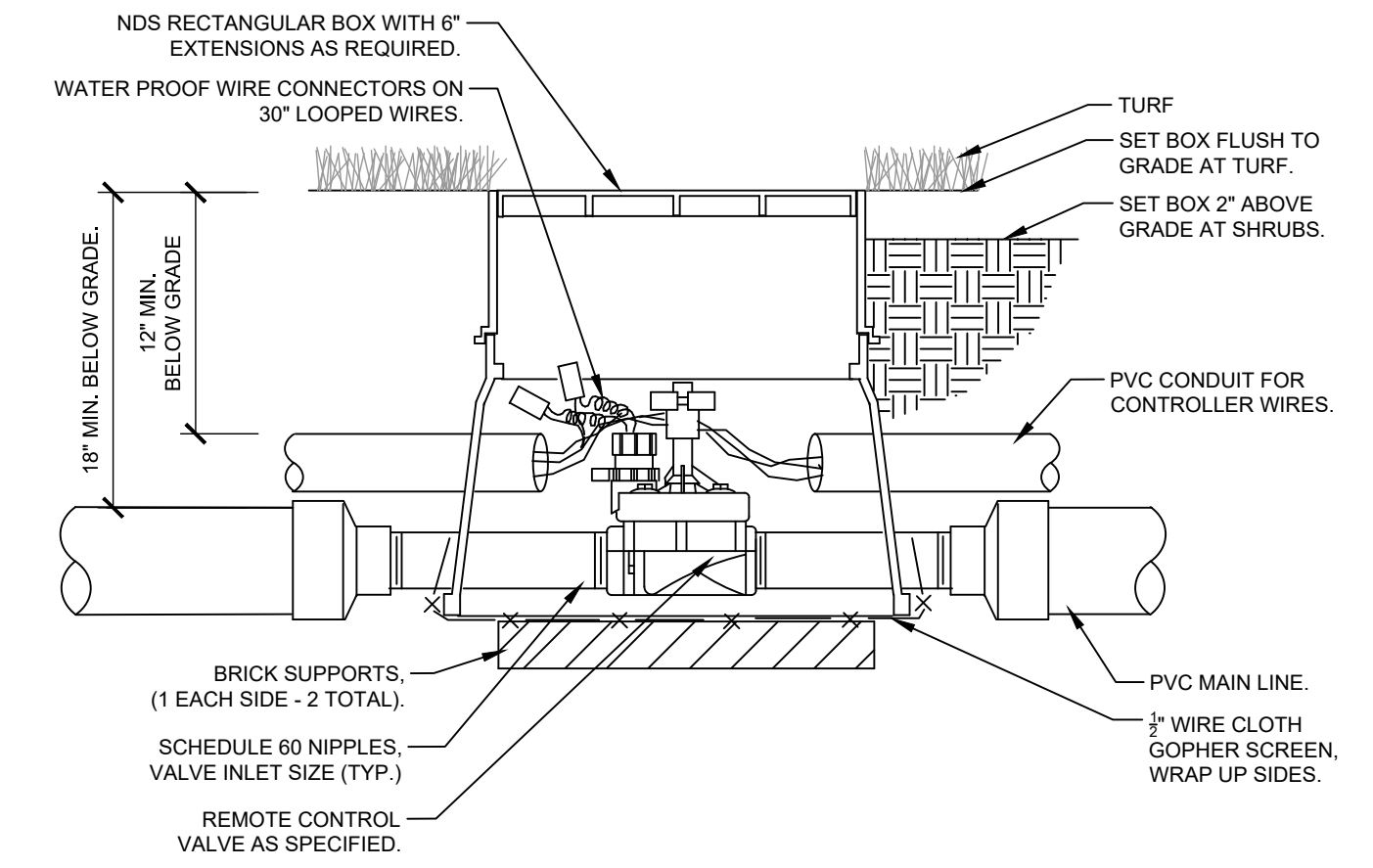
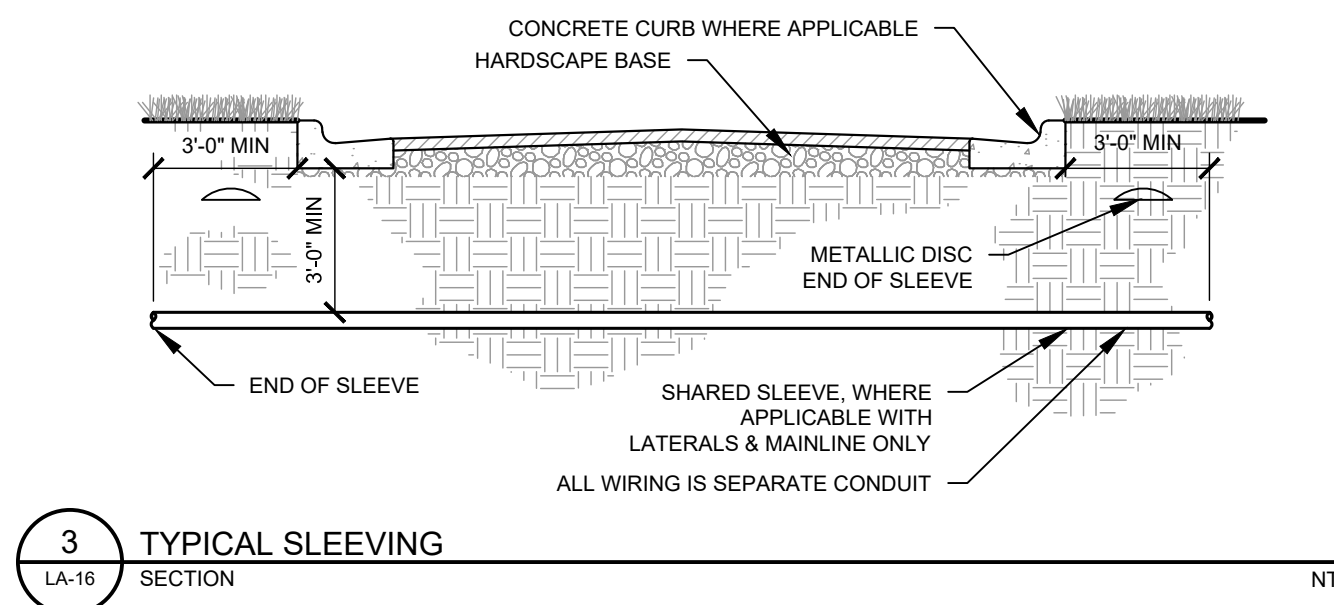
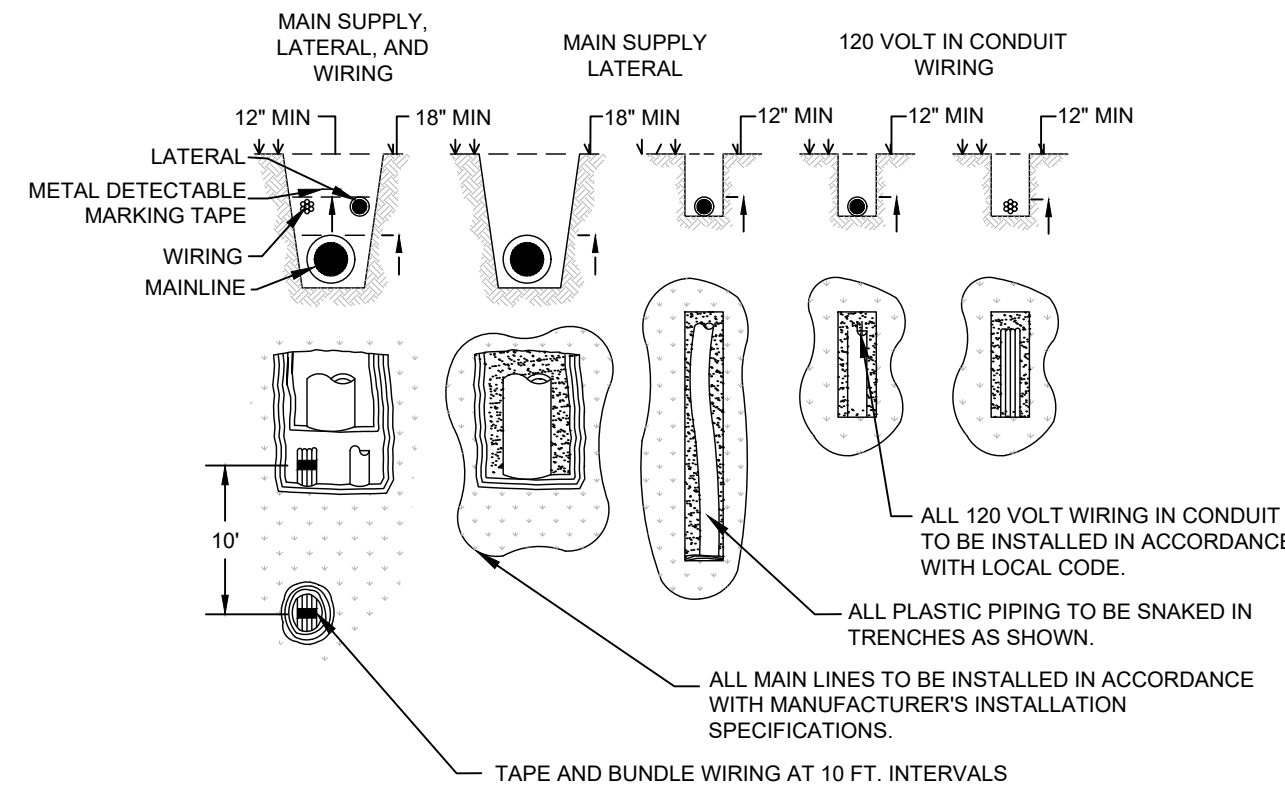


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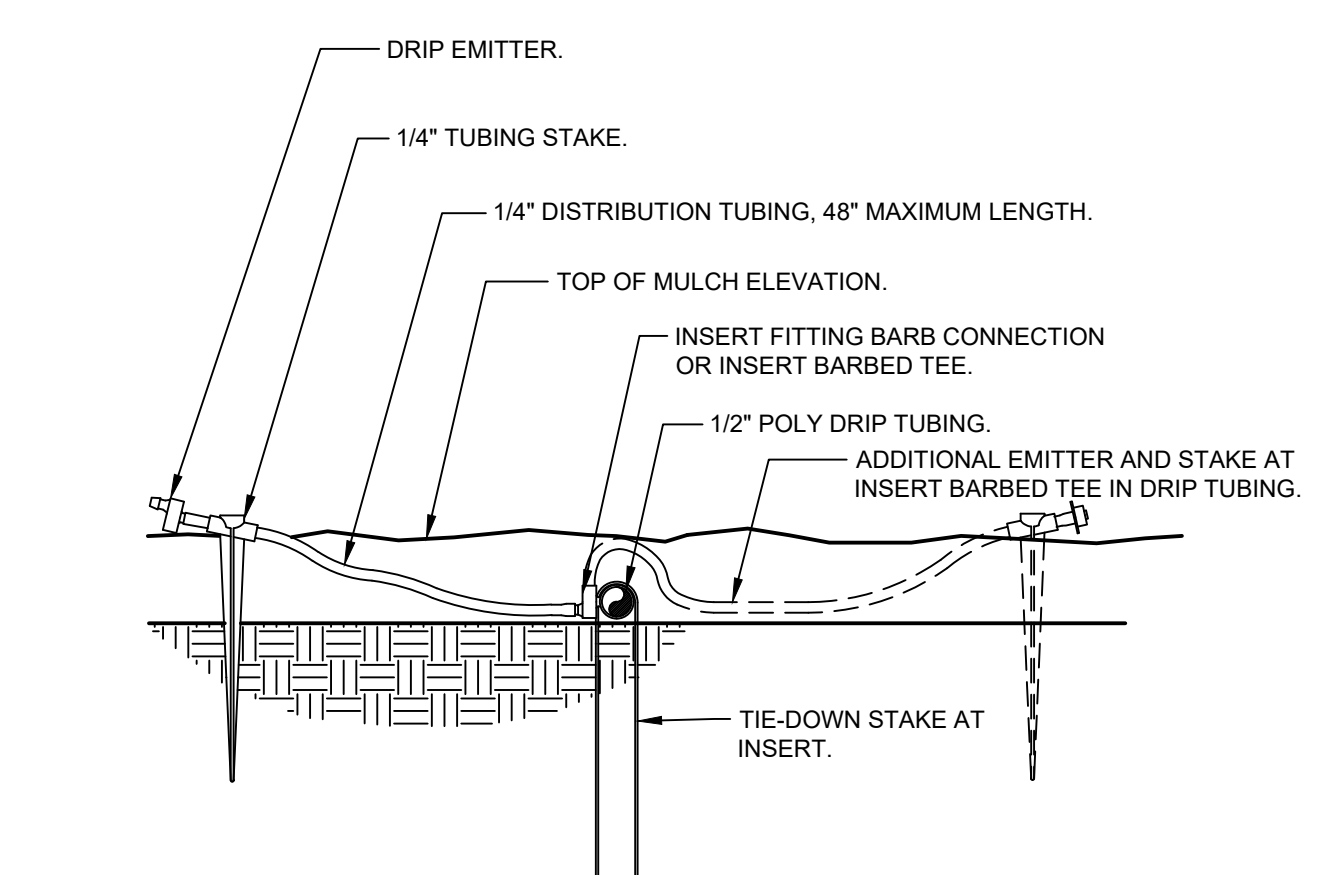
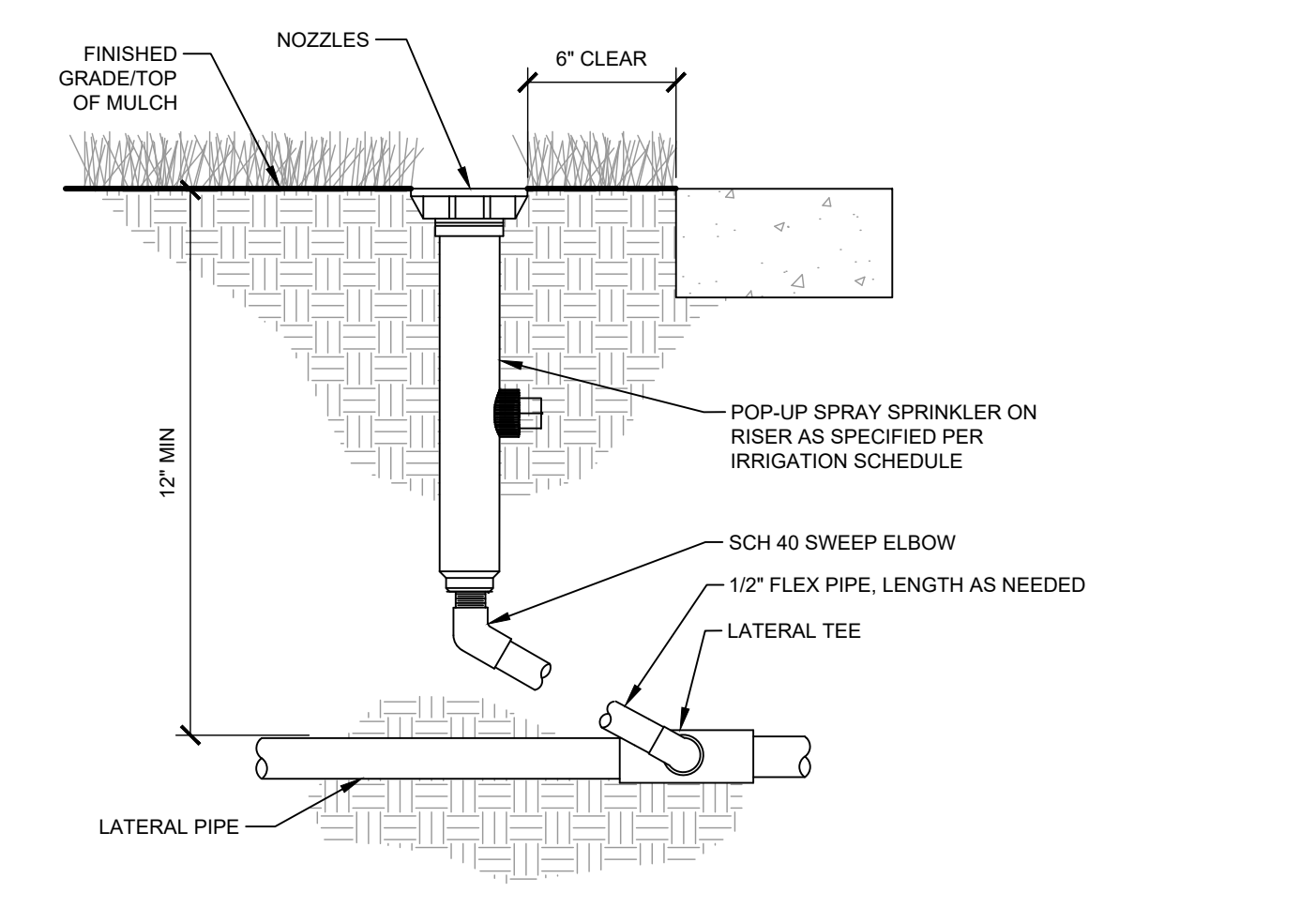
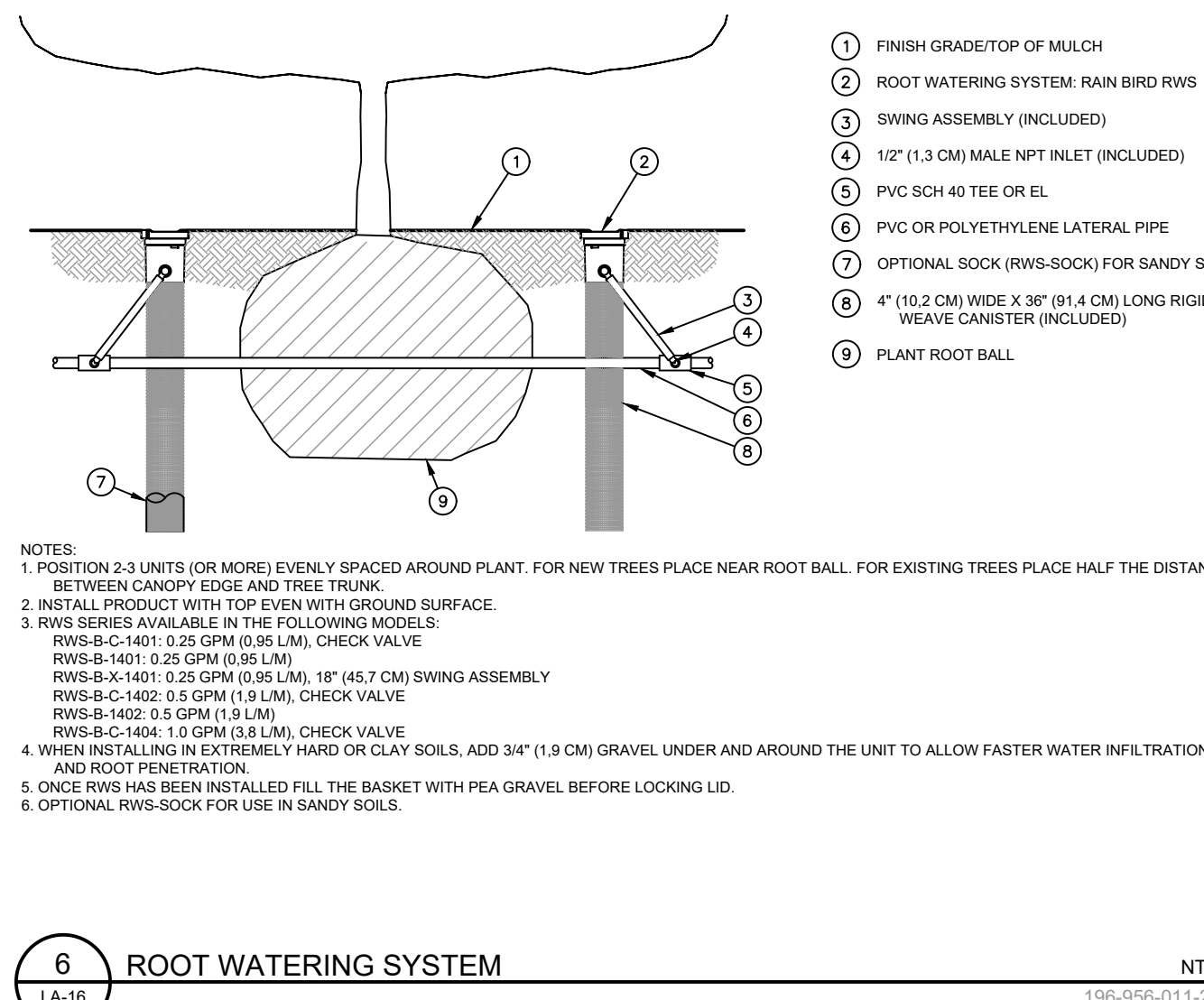
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- INSTALLATION NOTES:**
1. ALL MAIN LINE TO BE INSTALLED ACCORDING AND TESTED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
  2. ALL TRENCH DEPTHS AND WIDTHS SHALL BE SHOWN ON THE TYPICAL TRENCHING DETAILS.



- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH LOCKING COVER
- 3 REMOTE CONTROL VALVE
- 4 30-INCH LINEAR LENGTH OF WIRE, COILED
- 5 WATERPROOF CONNECTION
- 6 ID TAG
- 7 PRESSURE REGULATING QUICK CHECK BASKET FILTER
- 8 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 9 PVC SCH 40 ELL
- 10 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 11 PVC SCH 40 TEE OR ELL
- 12 MAINLINE PIPE
- 13 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 14 PVC SCH 80 NIPPLE, CLOSE
- 15 PVC SCH 40 ELL
- 16 PVC SCH 40 TEE
- 17 LATERAL PIPE
- 18 PVC SCH 40 FEMALE ADAPTOR



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