

MAJOR DEVELOPMENT PLAN AMENDMENT

PART W 1/2 SEC 1, T 13 S, R 65 W, 6th PM FALCON, COLORADO

LEGAL DESCRIPTION

A parcel of land being a portion of the West one-half of Section 1, Township 13 South, Range 65 West of the 6th Principal Meridian, situate in El Paso County, Colorado, described as follows: Beginning at the Northwest corner of Laigo Business Center Filing No. 1 (Reception No. 205075726, El Paso County, Colorado records) (all bearings in this description are relative to the West line of the Southwest one-quarter of said Section 1, which bears North 00 degrees 16 minutes 02 seconds East "assumed"); Thence North 00 degrees 16 minutes 02 seconds East along said Section 1's Southwest one-quarter's West line, said line also being coincident with the Northerly extension of the Westerly line of said Filing, 501.15 feet; Thence South 89 degrees 43 minutes 58 seconds East, 493.97 feet to a point on the Westerly right-of-way line of the proposed extension of Bent Grass Meadows Drive (80' r.o.w.), as platted in said Filing; The following three (3) courses are along said Drive's Westerly right-of-way line: 1.) South 24 degrees 14 minutes 14 seconds West, 53.65 feet; 2.) On a curve to the left, said curve having a central angle of 23 degrees 58 minutes 12 seconds, a radius of 605.00 feet, an arc length of 253.11 feet; 3.) South 00 degrees 16 minutes 02 seconds West, 206.48 feet to the Northeast corner of Lot 1, said Filing; Thence North 89 degrees 42 minutes 50 seconds West along the Northerly line of said Lot 1, 420.00 feet to the Point of Beginning, County of El Paso, State of Colorado. And containing 5.004 acres

SETBACKS

BUILDING SETBACKS	LANDSCAPE SETBACKS
WOODMEN ROAD: 50 FEET	WOODMEN ROAD: 40 FEET
POWERS BOULEVARD: 50 FEET	POWERS BOULEVARD: 40 FEET
ANY OTHER PUBLIC STREET: 25 FEET	ANY OTHER PUBLIC STREET: 25 FEET
SIDE AND REAR: 5 FEET	SIDE AND REAR: 5 FEET

ZONING

I-2

DEVELOPMENT SCHEDULE

WINTER 2021

OWNER/DEVELOPER

FALCON STORAGE PARTNERS LLLC
4615 NORTH PARK DRIVE
COLORADO SPRINGS, COLORADO 80918-3857
RICHARD GRAHAM
PHONE: (719) 440-9414
EMAIL: grahaminvestments@gmail.com

APPLICANT

JOHN DAVIS DESIGN GROUP
176 TALAMINE COURT, SUITE 100
COLORADO SPRINGS, COLORADO 80907
JOHN DAVIS
PHONE: (719) 528-1177
EMAIL: john@jddg.info

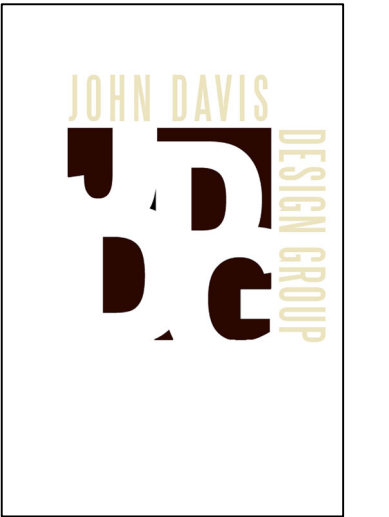
PLAN PREPARER

JOHN DAVIS DESIGN GROUP
176 TALAMINE COURT, SUITE 100
COLORADO SPRINGS, COLORADO 80907
JOHN DAVIS
PHONE: (719) 528-1177
EMAIL: john@jddg.info

PROJECT ADDRESS:	7630 BENT GRASS MEADOWS DRIVE
TAX SCHEDULE NUMBER:	53010-00-018
EXISTING LAND USE:	STORAGE
PROPOSED LAND USE:	RV STORAGE
MAXIMUM BUILDING HEIGHT:	50 FEET
LOT AREA:	217,957 S.F. (5.0036 ACRES)
	NOTE: THERE IS NO ASPHALT PAVEMENT ASSOCIATED WITH THIS PROJECT.

INDEX TO DRAWINGS

SDP 1.1	COVER SHEET
SDP 1.2	SITE DEVELOPMENT PLAN



JOHN DAVIS
DESIGN GROUP

ARCHITECTS
INTERIORS
PLANNERS


176 TALAMINE COURT
SUITE 100
COLORADO SPRINGS,
COLORADO 80907
P 719/528-1177
F 719/444-8409

DO NOT SCALE
DRAWINGS FOR
CONSTRUCTION
PURPOSES

THESE DRAWINGS ARE THE PROPERTY OF
JDDG ARCHITECTS. THEY SHALL BE USED
FOR THE SOLE PURPOSE OF CONSTRUCTING
THIS PROJECT. THEY SHALL NOT BE
REPRODUCED AND USED FOR THE PURPOSE
OF CONSTRUCTION DOCUMENTS FOR ANY
OTHER PROJECTS.

COVER SHEET

NEW RV STORAGE FOR:
FALCON STORAGE
PART W 1/2 SEC 1, T 13 S, R 65 W, 6th PM
PEYTON, COLORADO

PROJECT NO.	202129
DATE	JUNE 21, 2021
DRAWN BY	JRD
CHECKED	JRD
APPROVED	JRD
REVISED	
	REVISED PER EPC REVIEW COMMENTS MARCH 28, 2022

SHEET

SDP1.1

STANDARD NOTES FOR EL PASO COUNTY GRADING AND EROSION CONTROL PLANS

1. Stormwater discharges from construction sites shall not cause or threaten to cause pollution, contamination, or degradation of State Waters. All work and earth disturbance shall be done in a manner that minimizes pollution of any on-site or off-site waters, including wetlands.
2. Notwithstanding anything depicted in these plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested, and approved, in writing.
3. A separate Stormwater Management Plan (SMWP) for this project shall be completed and an Erosion and Stormwater Quality Control Permit (ESQCP) issued prior to commencing construction. Management of the SWMP during construction is the responsibility of the designated Qualified Stormwater Manager or Certified Erosion Control Inspector. The SWMP shall be located on site at all times during construction and shall be kept up to date with work progress and changes in the field.
4. Once the ESQCP is approved and a "Notice to Proceed" has been issued, the contractor may install the initial stage erosion and sediment control measures as indicated on the approved GEC. A Preconstruction Meeting between the contractor, engineer, and El Paso County will be held prior to any construction. It is the responsibility of the applicant to coordinate the meeting time and place with County staff.
5. Control measures must be installed prior to commencement of activities that could contribute pollutants to stormwater. Control measures for all slopes, channels, ditches, and disturbed land areas shall be installed immediately upon completion of the disturbance.
6. All temporary sediment and erosion control measures shall be maintained and remain in effective operating condition until permanent soil erosion control measures are implemented and final stabilization is established. All persons engaged in land disturbance activities shall assess the adequacy of control measures at the site and identify if changes to those control measures are needed to ensure the continued effective performance of the control measures. All changes to temporary sediment and erosion control measures must be incorporated into the Stormwater Management Plan.
7. Temporary stabilization shall be implemented on disturbed areas and stockpiles where ground disturbing construction activity has permanently ceased or temporarily ceased for longer than 14 days.
8. Final stabilization must be implemented at all applicable construction sites. Final stabilization is achieved when all ground disturbing activities are complete and all disturbed areas either have a uniform vegetative cover with individual plant density of 70 percent of pre-disturbance levels established or equivalent permanent alternative stabilization method is implemented. All temporary sediment and erosion control measures shall be removed upon final stabilization and before permit closure.
9. All permanent stormwater management facilities shall be installed as designed in the approved plans. Any proposed changes that effect the design or function of permanent stormwater management structures must be approved by the ECM Administrator prior to implementation.
10. Earth disturbances shall be conducted in such a manner so as to effectively minimize accelerated soil erosion and resulting sedimentation. All disturbances shall be designed, constructed, and completed so that the exposed area of any disturbed land shall be limited to the shortest practical period of time. Pre-existing vegetation shall be protected and maintained within 50 horizontal feet of waters of the state unless shown to be infeasible and specifically requested and approved.
11. Compaction of soil must be prevented in areas designated for infiltration control measures or where final stabilization will be achieved by vegetative cover. Areas designated for infiltration control measures shall also be protected from sedimentation during construction until final stabilization is achieved. If compaction prevention is not feasible due to site constraints, all areas designated for infiltration and vegetation control measures must be loosened prior to installation of the control measure(s).
12. Any temporary or permanent facility designed and constructed for the conveyance of stormwater around, through, or from the earth disturbance area shall be a stabilized conveyance designed to minimize erosion and the discharge of sediment off site.
13. Concrete wash water shall be contained and disposed of in accordance with the SWMP. No wash water shall be discharged to or allowed to enter State Waters, including any surface or subsurface storm drainage system or facilities. Concrete washouts shall not be located in an area where shallow groundwater may be present, or within 50 feet of a surface water body, creek or stream.
14. During dewatering operations of uncontaminated ground water may be discharged on site, but shall not leave the site in the form of surface runoff unless an approved State dewatering permit is in place.
15. Erosion control blanketing or other protective covering shall be used on slopes steeper than 3:1.
16. Contractor shall be responsible for the removal of all wastes from the construction site for disposal in accordance with local and State regulatory requirements. No construction debris, tree slash, building material wastes or unused building materials shall be buried, dumped, or discharged at the site.
17. Waste materials shall not be temporarily placed or stored in the street, alley, or other public way, unless in accordance with an approved Traffic Control Plan. Control measures may be required by El Paso County Engineering if deemed necessary, based on specific conditions and circumstances.
18. Tracking of soils and construction debris off-site shall be minimized. Materials tracked off-site shall be cleaned up and properly disposed of immediately.
19. The owner/developer shall be responsible for the removal of all construction debris, dirt, trash, rock, sediment, soil, and sand that may accumulate in roads, storm drains and other drainage conveyance systems and stormwater appurtenances as a result of site development.
20. The quantity of materials stored on the project site shall be limited, as much as practical, to that quantity required to perform the work in an orderly sequence. All materials stored on-site shall be stored in a neat, orderly manner, in their original containers, with original manufacturer's labels.
21. No chemical(s) having the potential to be released in stormwater are to be stored or used onsite unless permission for the use of such chemical(s) is granted in writing by the ECM Administrator. In granting approval for the use of such chemical(s), special conditions and monitoring may be required.
22. Bulk storage of allowed petroleum products or other allowed liquid chemicals in excess of 55 gallons shall require adequate secondary containment protection to contain all spills onsite and to prevent any spilled materials from entering State Waters, any surface or subsurface storm drainage system or other facilities.
23. No person shall cause the impediment of stormwater flow in the curb and gutter or ditch except with approved sediment control measures.
24. Owner/developer and their agents shall comply with the "Colorado Water Quality Control Act" (Title 25, Article 8, CRS), and the "Clean Water Actnd shall" (33 USC 1344), in addition to the requirements of the Land Development Code, DCM Volume II and the ECM Appendix I. All appropriate permits must be obtained by the contractor prior to construction (1041, NPDES, Floodplain, 404, fugitive dust, etc.). In the event of conflicts between these requirements and other laws, rules, or regulations of other Federal, State, local, or County agencies, the most restrictive laws, rules, or regulations shall apply.
25. All construction traffic must enter/exit the site only at approved construction access points.
26. Prior to construction the Permittee shall verify the location of existing utilities.
27. A water source shall be available on site during earthwork operations and shall be utilized as required to minimize dust from earthwork equipment and wind.
28. The soils report for this site has been prepared by Parr Engineering dated 11-20-13----- and shall be considered a part of these plans.
29. At least ten (10) days prior to the anticipated start of construction, for projects that will disturb one (1) acre or more, the owner or operator of construction activity shall submit a permit application for stormwater discharge to the Colorado Department of Public Health and Environment, Water Quality Division. The application contains certification of completion of a stormwater management plan (SWMP), of which this Grading and Erosion Control Plan may be a part. For information or application materials contact:
Colorado Department of Public Health and Environment
Water Quality Control Division
WQCD - Permits
4300 Cherry Creek Drive South
Denver, CO 80246-1530
Attn: Permits Unit

Engineer's Statement (for GEC Plan within Construction Drawing set):

These detailed plans and specifications were prepared under my direction and supervision. Said plans and specifications have been prepared according to the criteria established by the County for detailed roadway, drainage, grading and erosion control plans and specifications, and said plans and specifications are in conformity with applicable master drainage plans and master transportation plans. Said plans and specifications meet the purposes for which the particular roadway and drainage facilities are designed and are correct to the best of my knowledge and belief. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparation of these detailed plans and specifications.

Engineer of Record Signature Date
Oliver E. Watts, COLD PELS#9853
Oliver E. Watts Consulting Engineer, Inc.
614 Elkton Drive Colorado Springs, CO 80907
719-593-0173
oliewatts@aol.com

Owner's Statement (for GEC Plan within Construction Drawing set):

I, the owner/developer have read and will comply with the requirements of the grading and erosion control plan and all of the requirements specified in these detailed plans and specifications.

Richard Graham, Falcon Storage Partners LLLP, owner date

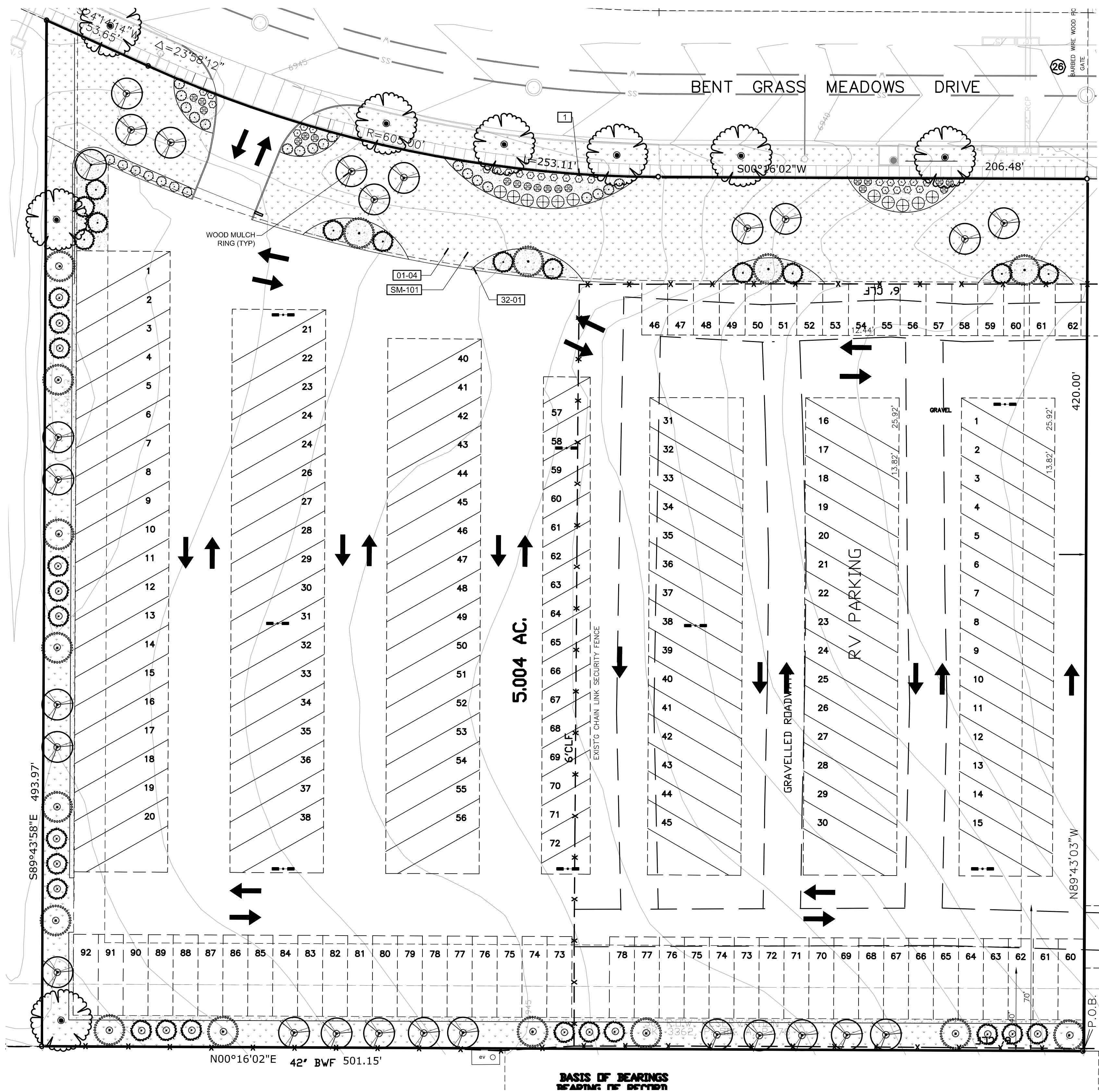
El Paso County (standalone GEC Plan):

County plan review is provided only for general conformance with County Design Criteria. The County is not responsible for the accuracy and adequacy of the design, dimensions, and/ or elevations which shall be confirmed at the job site. The County through the approval of this document assumes no responsibility for completeness and/ or accuracy of this document. Filed in accordance with the requirements of the El Paso County Land Development Code, Drainage Criteria Manual Volumes 1 and 2, and Engineering Criteria Manual, as amended.

In accordance with ECM Section 1.12, these construction documents will be valid for construction for a period of 2 years from the date signed by the El Paso County Engineer. If construction has not started within those 2 years, the plans will need to be resubmitted for approval, including payment of review fees at the Planning and Community Development Director's discretion.

Jennifer Irvine, PE County Engineer / ECM Administrator date

	DRAWN BY: O.E. WATTS	APPROVED BY:	REVISIONS	OLIVER E. WATTS CONSULTING ENGINEER COLORADO SPRINGS	PROJECT FALCON STORAGE PARCEL PART W 1/2 SEC. 1, T.13S., R.65W., 6TH P.M. EL PASO COUNTY	SHT. NAME GRADING AND EROSION CONTROL PLAN	SHT. NO. 2 OF 3	
	DATE: 1-29-21	PROJ. NO.						
	DWG. NO.: 20-5523-05	DWG.						
	SURVEYED BY: DEV, ESU, 10-6-20							



LANDSCAPE PLAN

SCALE: 1" = 30'

PLAN NOTES:

- NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE.
- CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.
- NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS EQUAL TO THE ROOTBALL OF THE PLANT. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.
- ALL EMITTERS PER IRRIGATION PLAN.
- ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.
- SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.
- RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.

PROJECT ADDRESS: LOT 1, LATIGO BUSINESS CENTER FILING NO 1
7630 BENT GRASS MEADOW DR
PEYTON, CO 80831

LEGAL DESCRIPTION: LOT 1, LATIGO BUSINESS CENTER FILING NO 1

COUNTY ZONING: I-2

LOT AREA: 217,957 SF

BLDG. COVERAGE: 0

BLDG. SETBACKS: FRONT = 25'
REAR = 25'
SIDE = 15'

PLANT SCHEDULE

QTY FOR REFERENCE ONLY. VERIFY ALL COUNTS PER PLAN					
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	AH	26	ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE	B & B	1.5" CAL MULTISTEM
	CO	8	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	1.5" CAL
	JSM	30	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	4' HEIGHT	
	PE	16	PINUS EDULIS / PINON PINE	6' HT	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	AL	19	AMORPHA CANESCENS / LEADPLANT	5 GAL	
	CMF	11	CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	5 GAL	
	ES	25	ERICAMERIA NAUSEOSA SPECIOSA / DWARF BLUE RABBITBRUSH	5 GAL	
	FA	18	FALLUGIA PARADOXA / APACHE PLUME 12356D	5 GAL	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	
	SW	7	SPOROBOLUS WRIGHTII / BIG SACATON	1 GAL	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	NS	36,368 SF	NATIVE SEED MIX / EPCCD SHOTGUN MIX - UPDATED 2022 SEE SHEET L1.0	SEED	
MULCHES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	RM	6,602 SF	ROCK MULCH / RIVER ROCK 1"-2" PER OWNER APPROVAL. PLACE TO A UNIFORM DEPTH OF 3"	MULCH	
	WM	516 SF	SHREDDED WOOD MULCH / WOOD MULCH GORILLA HAIR OR SHREDDED REDWOOD MULCH. NO WEED BARRIER UNDER WOOD MULCH AREAS	MULCH	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	PLACE SHREDDED CEDAR MULCH AROUND BASE OF ALL PERENNIALS AND GRASSES IN LARGE COBBLE AREAS. MASSED PERENNIALS TO RECEIVE LARGE RINGS AROUND ENTIRE GROUP (TYP). WOOD MULCH NOT REQUIRED AROUND BASE OF PLANTS LOCATED IN PEA GRAVEL.	
SYMBOL	DESCRIPTION	QTY
	SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED.	
SYMBOL	DESCRIPTION	QTY
	32 LANDSCAPE IMPROVEMENTS	
	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.	2,069 LF
SYMBOL	DESCRIPTION	QTY
	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.	

EL PASO COUNTY CONSERVATION DISTRICT SHOTGUN MIX				
Common Name	Recommended variety	% of seed mix in this mix per seed mix	100%	100%
Blanket, Big	Rain Blot, Champ	20.0%	1.08	
Little Bluestem	Shilachyrum scoparium	10.0%	12	
Grass, Woodlark	Lodron	10.0%	48	
Whorlgrass, Western	Andra, Baran	20.0%	1.60	
Grass, Scour	Vagrin, E. E. Reno, N. Reno	10.0%	48	
Seedsgrass	Blackwell, Greenwell	10%	20	
Prune, Sandbar	Golden, Pruncheon	10.0%	32	
Yellow Indragrass	Chryseus, 188, Linc	10.0%	51	

SITE CATEGORY REQUIREMENTS

ROADWAY LANDSCAPING (or Double Frontage Lot Streetscapes)					
Street Name or Zone Boundary (elev.)	Street Classification	Setback Width Req. / Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req. / Prov.
Bent Grass Meadow Dr	Non-arterial	10' / 15'	514	1/30	18 / 18
Shrub and Orn. Grass Substitutes	Setback Plant Abbrev. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided	High Water-use Turf %		
0 / 0	-	75% / 75%	0%		
PARKING LOTS *Screening provided for all parking areas per code					
No. of Vehicle Spaces Provided	Shade Trees (1/15) Required / Provided	Vehicle Lot Frontage (s)	Length of Frontage (ft.) (excluding driveways)	2/3 Length of Frontage (ft.)	
Frontage Screening Provided (LF)	Evergreen LF Req.(50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Provided	
INTERNAL LANDSCAPING					
Net Site Area (SF) (less public R.O.W.)	Percent Min. Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided		
217,957	5%	10,898 / (37,966)	22 / 22		
Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Provided				
IN	75% / 86%				
LANDSCAPE BUFFERS & SCREENS - N/A					
Street Name or Property Line (elev.)	Width (in. ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/25') Required / Provided	Evergreen Trees Req.(33%) / Provided	Length of 6 ft. Opaque Structure Req. / Prov.
North PL	15 / 15	494	20 / 20	6 / 9	494
West PL	15 / 15	501	20 / 20	8 / 11	501

Licensure Notes:

This document is for City review and approval only.

This document is not a construction drawing unless stamped by the Landscape Architect of record. Projects require a stamped set of construction documents for landscape improvement installation.

PCD FILE NO: PPR 2010

GRAHAM STORAGE - LATIGO BUS CENTER, FILING 1

PEYTON, CO

FINAL LANDSCAPE PLAN

PROJ. NO.:
DATE: 11.30.20
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET L1.0

REVISIONS:
Comments: 03.16.22

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning - Irrigation Design
5535 East Drive, Longmont, CO 80503
(970) 440-0050 - info@ndsdesign.com

GENERAL NOTES

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS.
- LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
3. EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
4. GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
A. 1" BELOW CURB FOR ALL SEEDED AREAS.
B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
5. CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
6. AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
7. FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE FROM ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
8. CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
9. MULCHS: ALL PLANTING BEDS THAT CALL FOR WOOD/ORGANIC MULCH TO RECEIVE 4" ORGANIC SHREDDDED BARK MULCH. SHREDDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. TREES IN TURF AND NATIVE GRASS AREAS TO RECEIVE 4' DIAMETER OF WOOD MULCH, 3" DEPTH. SHRUBS AND GROUNDCOVERS IN NATIVE GRASS AREAS TO RECEIVE 3' DIAMETER OF WOOD MULCH, 3" DEEP. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

TREES IN COBBLE/ROCK MULCH TO RECEIVE 4' DIAMETER OF WOOD MULCH, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH AREAS TO RECEIVE 3' DIAMETER OF WOOD MULCH, 3" DEEP. NO FABRIC UNDERLAYMENT IN WOOD MULCH AREAS.

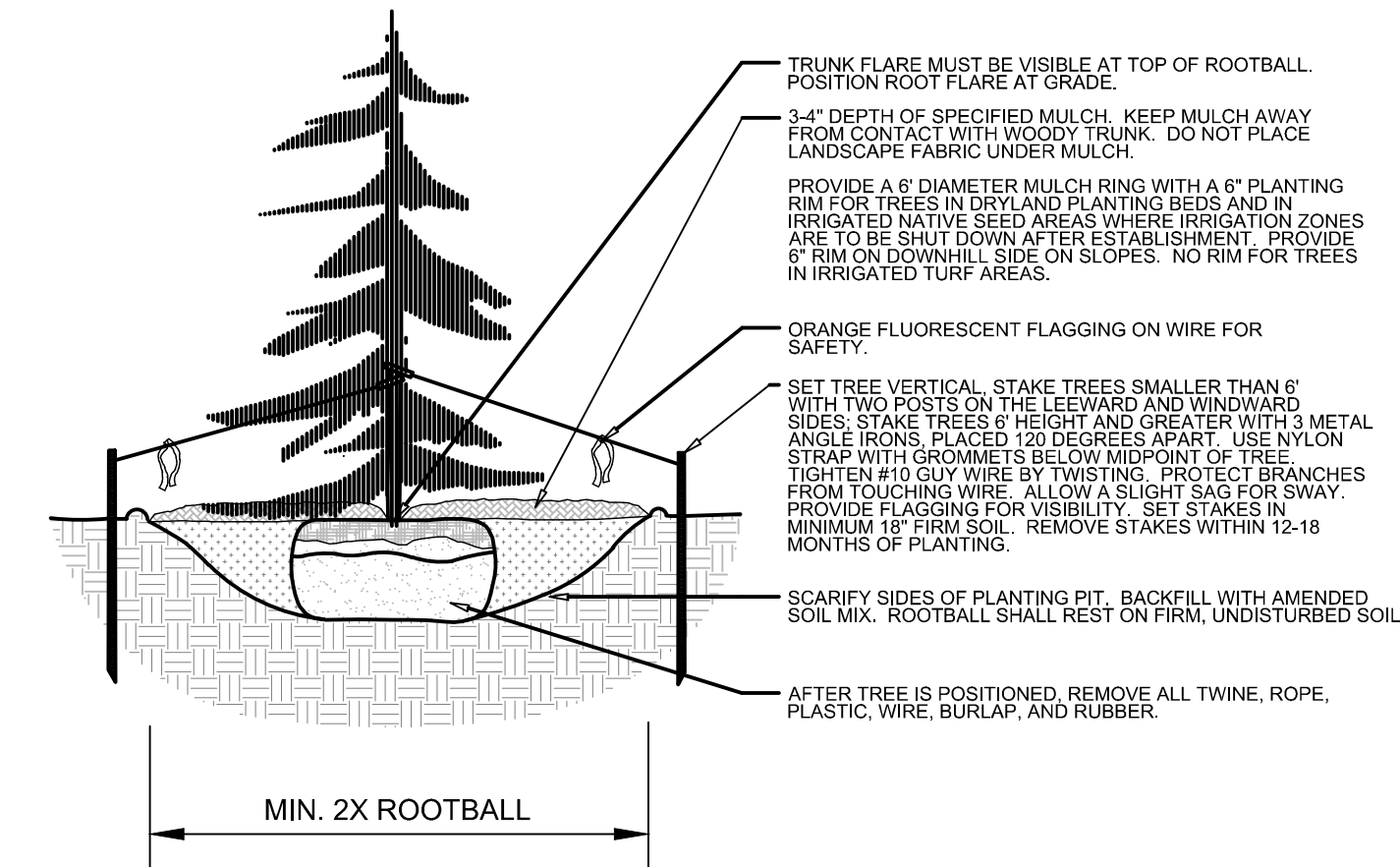
ALL PLANTING BEDS THAT USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL / PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

10. SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
11. REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
12. CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE. AND ONCE IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND ONCE IN LATE SEPTEMBER. SEEDED AND SODDED AREAS ARE ALSO TO RECEIVE .5 LB. OF ELEMENTAL SULFUR (OR EQUIVALENT MATERIAL) PER 1,000 S.F. APPLIED IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
13. ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!
14. STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
15. CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
16. ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
17. ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.
18. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.
19. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE

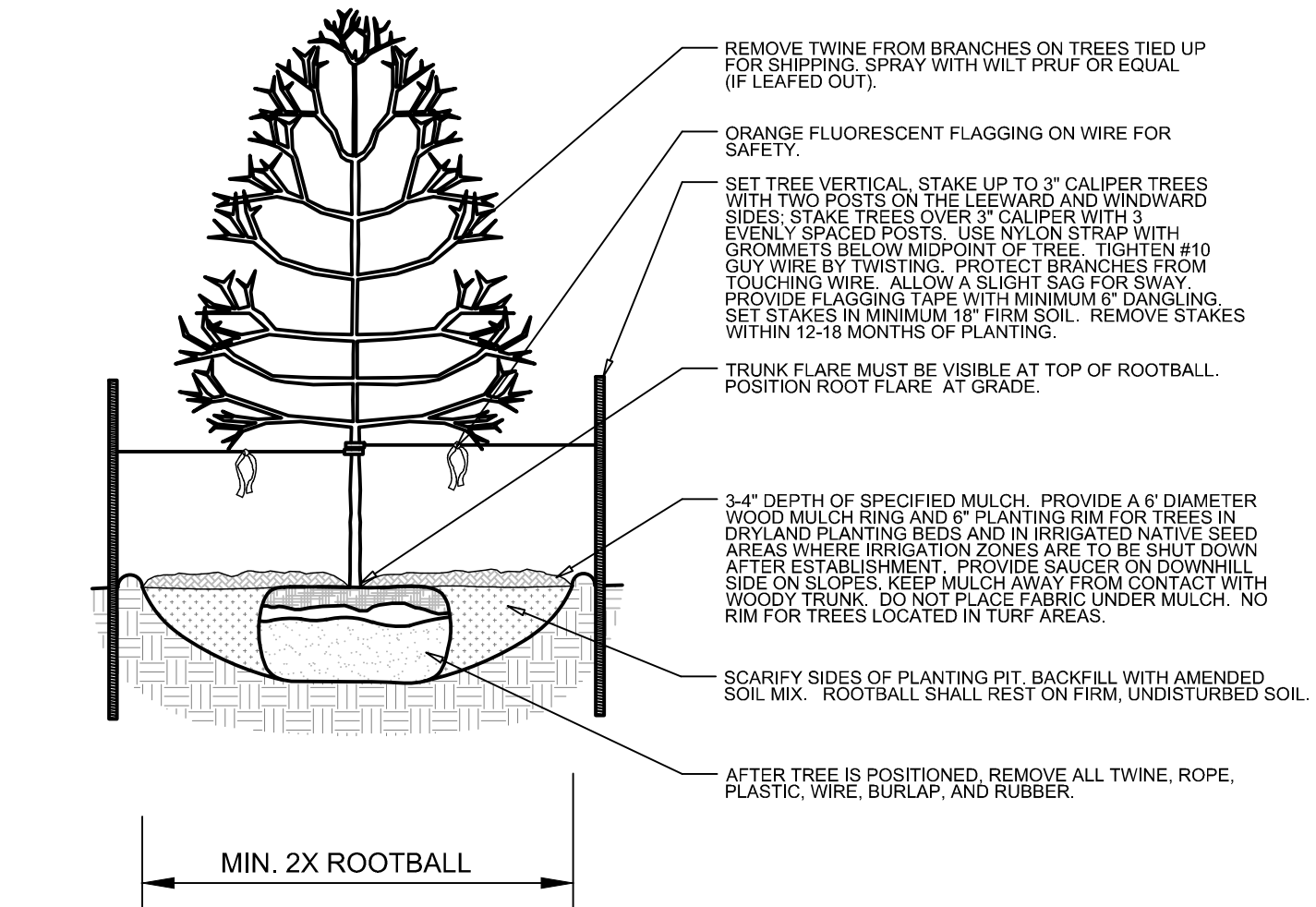
20. MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

- NOTES:
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY
- FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

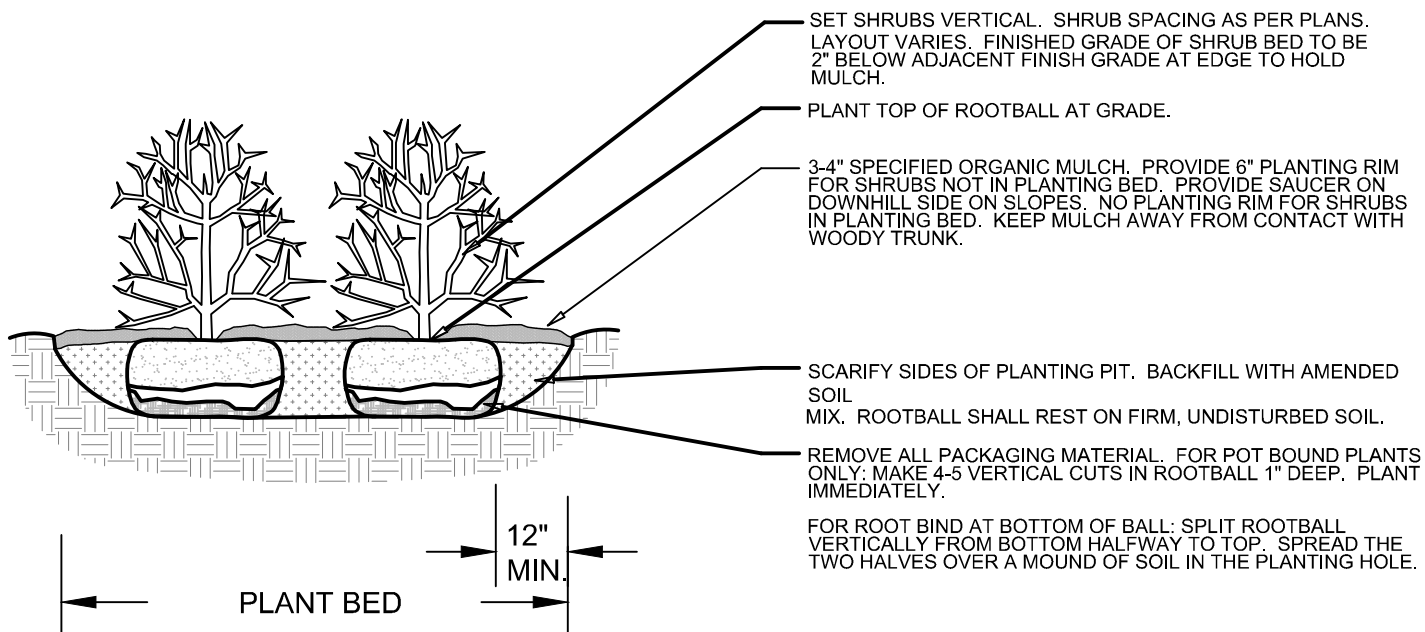


EVERGREEN TREE PLANTING DETAIL


- NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



DECIDUOUS TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	8	K-5SH 2@180	2 @ 180°	1.010	16897	130	OSQ-A-NM-5SH-K-40K-UL-___-PML w/OSQ-DA___

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation and 5°C ambient)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Grade	Fc	0.32	3.6	0.0	N.A.	N.A.
Lot	Fc	1.28	3.6	0.2	6.40	18.00

Pole Schedule
(8) CL-SSP-4011-25-D2-___ (25' X 4" X 11ga STEEL SQUARE POLE)
Poles to be mounted atop of 3' concrete base
Customer to verify poles meet local windzone requirements

Fixtures mounted at 28' AFG as specified in fixture label

Additional Equipment:
(16) OSQ-DA___ Direct Arm Mount
(1) XA-SENSREM Hand-Held Remote

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

