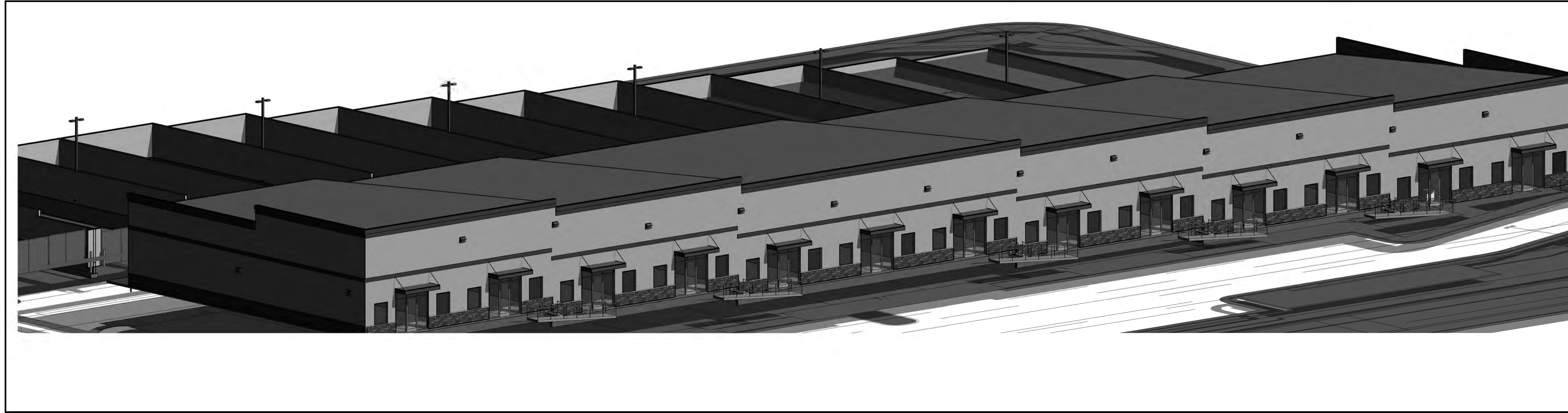


# NORTHCREST CENTER DEVELOPMENT PLAN

2510 & 2522 CANADA DR  
COLORADO SPRINGS, COLORADO 80922



## PROJECT INFORMATION

SITE AREA: 3.32 AC (144,776 S.F.)  
 DEVELOPMENT NAME: NORTHCREST CENTER (OFFICE/WAREHOUSE)  
 DESCRIPTION: OFFICE/ WAREHOUSE AND STORAGE YARD  
 TAX SCHEDULE NO: 53323 09 004, 53323 09 005, 53323 09 006  
 LEGAL DESCRIPTION: LOT 3, LOT 4 & LOT 5 NORTHCREST CENTER, FILING NO. 2  
 PROPERTY ADDRESS: 2510 & 2522 CANADA DR, COLORADO SPRINGS, COLORADO 80922  
 EXISTING ZONING: CC CAD-O (NO CHANGE)

**BUILDING SETBACKS:**  
 FRONT 25'-0"  
 SIDE (STREET) 25'-0"  
 SIDE (INTERIOR LOT LINE) 0'-0"  
 REAR (NEXT TO RR ZONE) 15'-0"

**LANDSCAPE SETBACKS:**  
 FRONT 20'-0"  
 SIDE (STREET) 10'-0"  
 SIDE (INTERIOR LOT LINE) 10'-0"  
 REAR (NEXT TO RR ZONE) 10'-0"

EXISTING LAND USE: VACANT  
 PROPOSED LAND USE: OFFICE/ WAREHOUSE  
 BUILDING HEIGHT: 40' MAX ALLOWED

**BUILDING INFO:**  
 GROSS BUILDING AREA 31,492 S.F.

BUILDING OCCUPANCY (NON-SEPARATED USES) B, S-2

TYPE OF CONSTRUCTION V-B

FIRE SPRINKLER YES

AREA SEPERATION WALLS YES 1 HR BETWEEN UNITS AND OFFICE/ WAREHOUSE

**LOT DATA & COVERAGE:**  
 LOT COVERAGE: 21.26%

IMPERVIOUS AREA:  
 BUILDING 31,492 S.F.  
 STORAGE YARD/ POND WALLS 1,141 S.F.  
 PAVED 52,554 S.F.  
 SIDEWALKS 14,200 S.F.  
 TOTAL 99,387 S.F. (68.64% LOT)

PERVIOUS AREA:  
 LANDSCAPING 29,020 S.F.  
 GRAVEL STORAGE YARD 28,210 S.F.  
 TOTAL 57,230 S.F. (39.53% LOT)

**PARKING DATA:**  
 OFFICE 1/200 (8,270 S.F.) = 42 PS REQUIRED  
 WAREHOUSE 1/1000 (23,380 S.F.) = 24 PS REQUIRED  
 HC ACCESS (51-75) = 3 HC SPACES REQ  
 TOTAL 66 PS REQUIRED

PARKING PROVIDED: 66 TOTAL PS (INCL 2 HC + 1 VAN)

**SIGNAGE:**  
 A SIGNAGE PERMIT FOR EACH SIGN MUST BE OBTAINED FROM THE TOWN PRIOR TO PLACING ANY SIGN ON THE PROPERTY. INCLUDE ALL ON-SITE DIRECTIONAL SIGNS.

PROPOSED DEV. SCHED. FALL/WINTER 2021/2022



VICINITY MAP  
NOT TO SCALE



## GENERAL NOTES

### FLOODPLAIN STATEMENT:

THIS PROPERTY IS NOT LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA "X" AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS-MAP NUMBER 08041C0276 G EFFECTIVE DECEMBER 7, 2018.

### ADA STATEMENT:

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.

## SHEET LIST

SHEET NUMBER	SHEET NAME
DP-01	DEVELOPMENT PLAN -COVER SHEET
DP-02	DEVELOPMENT SITE PLAN
DP-03	FLOOR PLAN
DP-04	EXTERIOR ELEVATIONS
DP-05	UTILITY PLAN
DP-06	CONSTRUCTION DETAILS 1
DP-07	CONSTRUCTION DETAILS 2
DP-08	LANDSCAPE PLAN
DP-09	LANDSCAPE DETAILS
DP-10	SITE PHOTOMETRIC PLAN
DP-11	SITE PHOTOMETRIC PLAN DETAILS

## DEVELOPMENT TEAM

**Owner:**  
**LEISURE CONSTRUCTION**  
 3442 Tampa Rd. Suite B  
 Palm Harbor, FL 34684  
 Contact: SEAN EDWARDS  
 Sean@leisureconstruction.com  
 727-242-5121

**Civil Engineer:**  
**RMG- Rocky Mountain Group**  
 14 Inverness Dr E. Ste E-136  
 Englewood, CO 80112  
 Contact: Scott Marvel, P.E.  
 SMarvel@rmg-engineers.com  
 303-688-9475

**Landscape Architect:**  
**JWLA, LLC**  
 P.O. Box 354  
 Palmer Lake, CO 80133  
 Contact: Jon Walsh  
 jwlandarch@gmail.com  
 719-640-9428

**Architect/ Landplanning:**  
**RMG-Rocky Mountain Group**  
 19375 Beacon Lite Road  
 Monument, CO 80132  
 Contact: Keith Moore,  
 KMoore@rmg-engineers.com  
 719-203-3321



NORTHCREST CENTER - STORAGE  
YARD WALLS  
2510 & 2522 CANADA DR, COLORADO SPRINGS, CO 80922  
LEISURE CONSTRUCTION

DEVELOPMENT PLAN  
-COVER SHEET  
DEVELOPMENT PLANS

ARCHENG:	KEM
DRAWN:	JDZ
CHECKED:	km
DATE:	12.06.22
#	REVISION DATE
JOB NO:	180649
SHEET NO:	DP.01

ADJ PROP  
53323 08 031  
2508 WEYBURN WAY  
RS-6000 CAD-O  
RESIDENCE

ADJ PROP  
53323 08 032  
2507 WEYBURN WAY  
RS-6000 CAD-O  
RESIDENCE

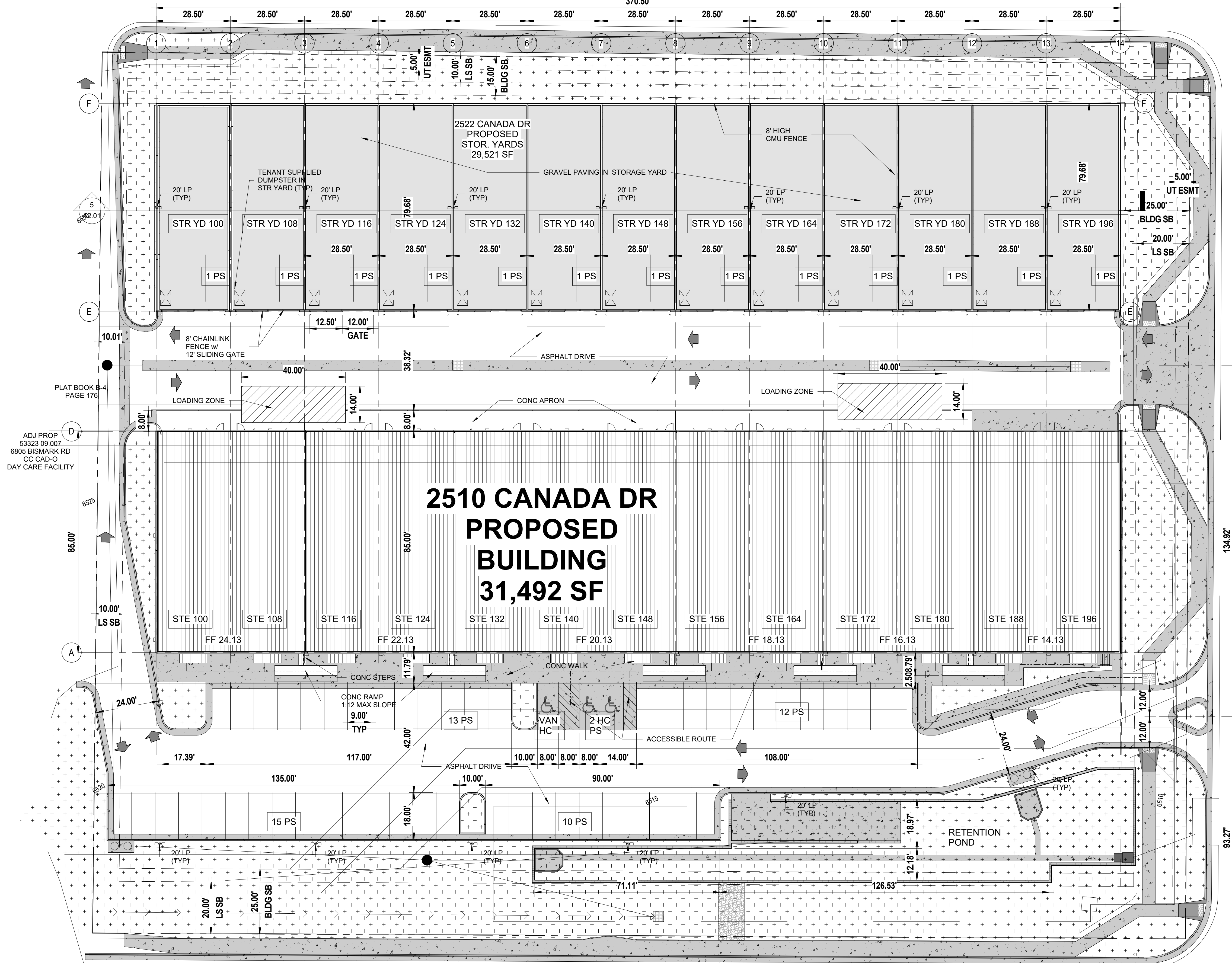
ADJ PROP  
53323 08 040  
2630 TIBBURN WAY  
RS-6000 CAD-O  
RESIDENCE

ADJ PROP  
53323 08 041  
2610 TIBBURN WAY  
RS-6000 CAD-O  
RESIDENCE

ADJ PROP  
53323 08 042  
2605 TIBBURN WAY  
RS-6000 CAD-O  
RESIDENCE

ADJ PROP  
53323 08 043  
2625 TIBBURN WAY  
RS-6000 CAD-O  
RESIDENCE

**BISMARK ROAD**  
(80' ROW)  
LOCAL



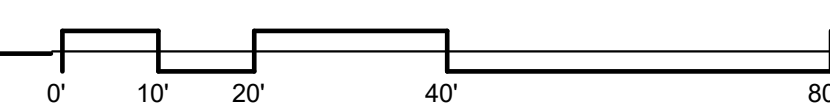
ADJ PROP  
53323 09 007  
6805 BISMARK RD  
CC CAD-O  
DAY CARE FACILITY

ADJ PROP  
53323 10 003  
2525 CANADA DR  
PUD CAD-O  
EDUCATION

**1** DEVELOPMENT SITE PLAN  
DP.02 SCALE: 1" = 20'-0"

ADJ PROP  
54052 18 002  
CANADA DR  
CC CAD-O  
BUSINESS

**CONSTITUTION AVE**  
(120' ROW)  
MINOR ARTERIAL



ADJ PROP  
54052 07 050  
2455 CANADA DR  
RM-30 CAD-O  
APARTMENTS

PCD FILE NO PPR-21-036



**NORTHWEST CENTER - STORAGE  
YARD WALLS**  
LEISURE CONSTRUCTION  
2510 & 2522 CANADA DR, COLORADO SPRINGS, CO 80922

DEVELOPMENT SITE PLAN  
DEVELOPMENT PLANS

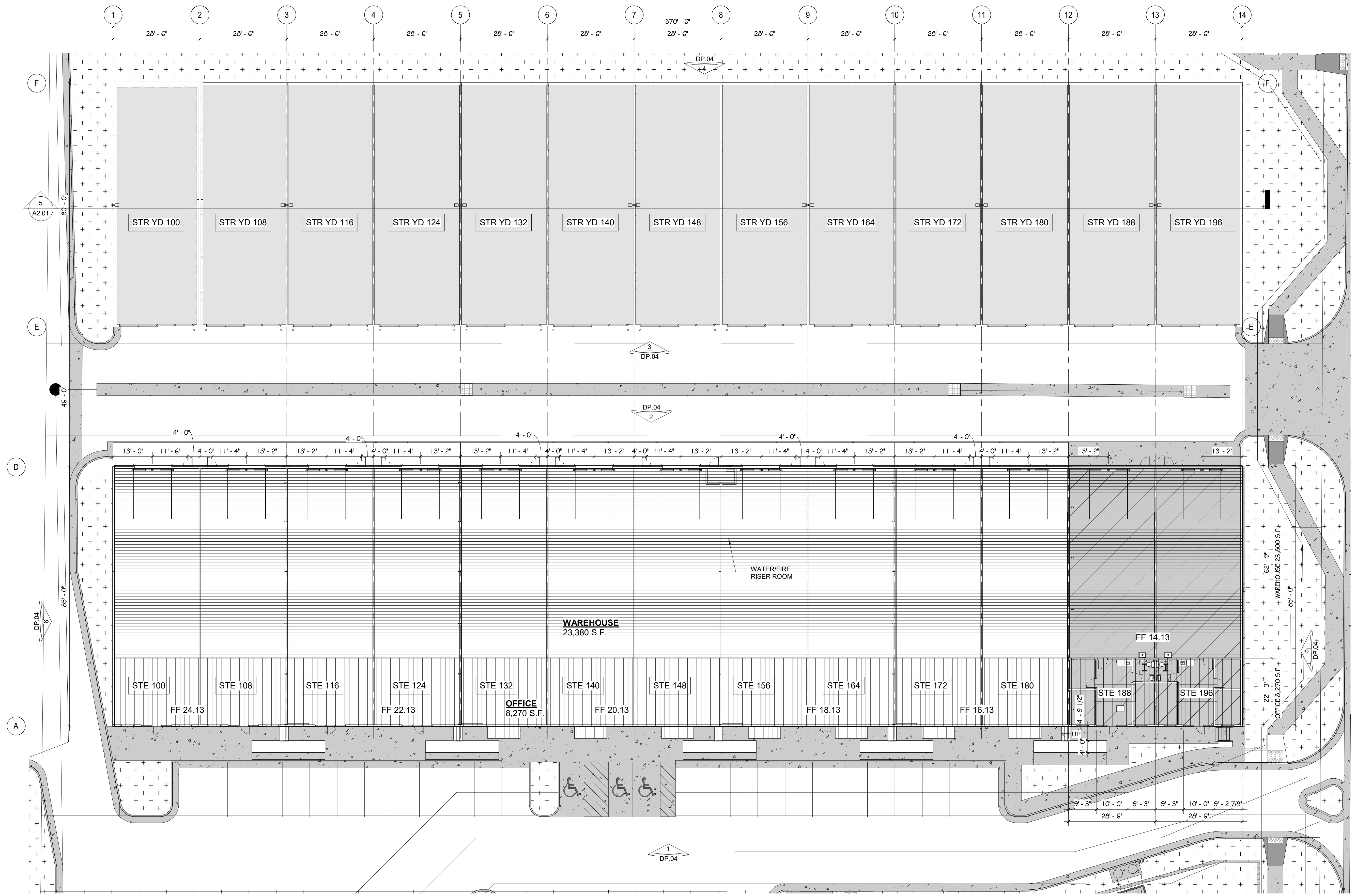
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DRAWN: JIZ  
CHECKED: km

DATE  
12.06.22

# REVISION DATE

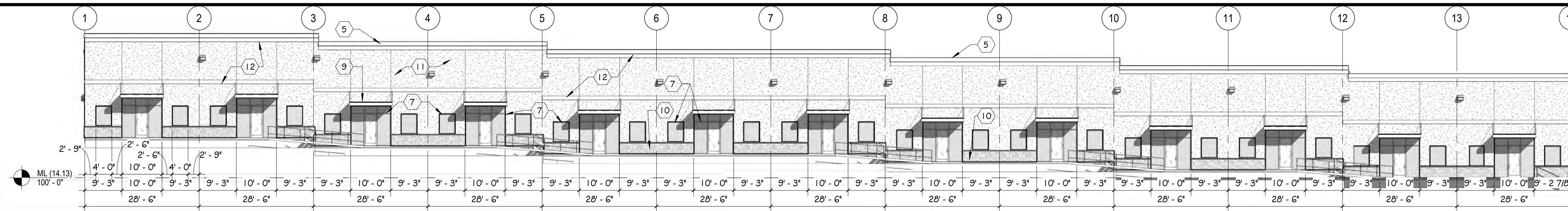
JOB NO:  
180649

SHEET NO:  
DP.02

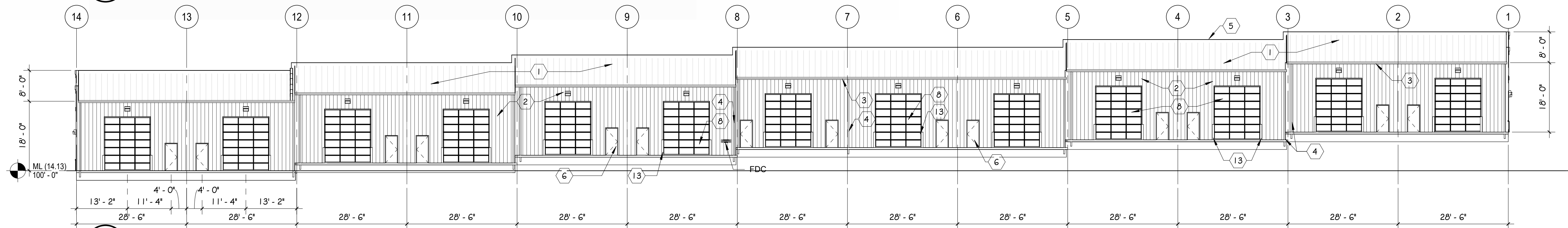


**1 FLOOR PLAN**  
 DP.03 SCALE: 1/16" = 1'-0"

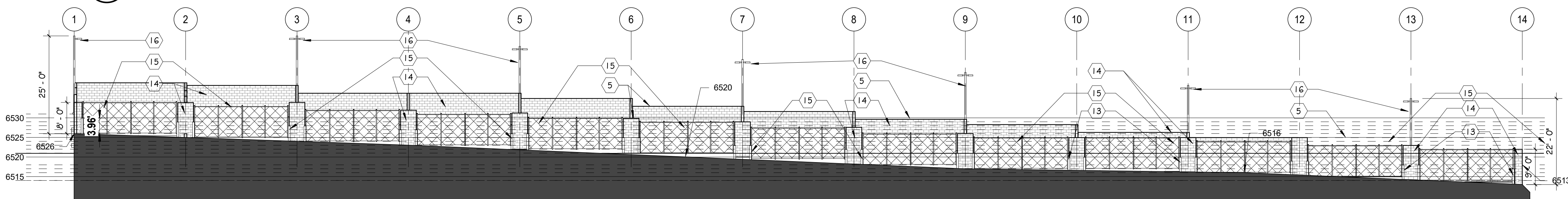
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DRAWN:	JJZ	
CHECKED:	km	
DATE:	12.06.22	
#	REVISION	DATE
JOB NO.:	180649	
SHEET NO.:	DP.03	



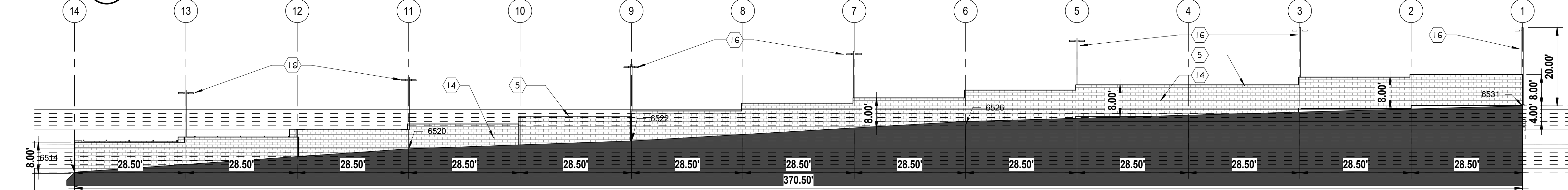
**1 SOUTH DEVELOPMENT ELEV**  
 DP.04 SCALE: 1/16" = 1'-0"



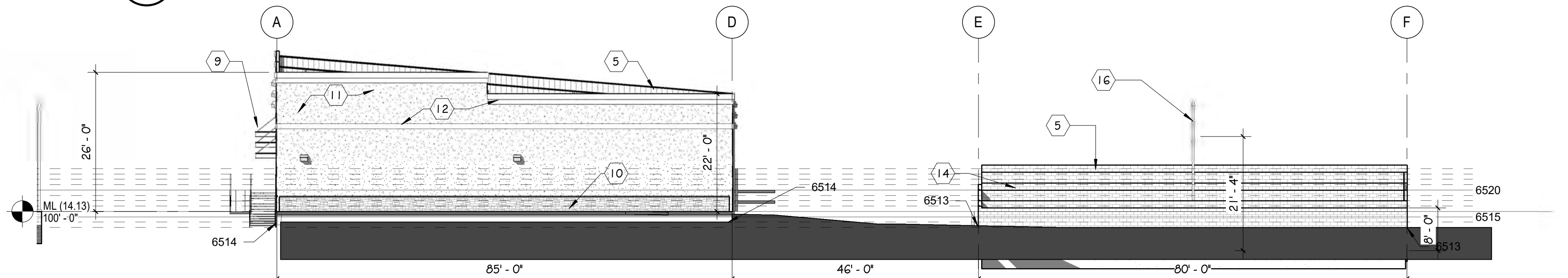
**2 NORTH DEVELOPMENT ELEV**  
 DP.04 SCALE: 1/16" = 1'-0"



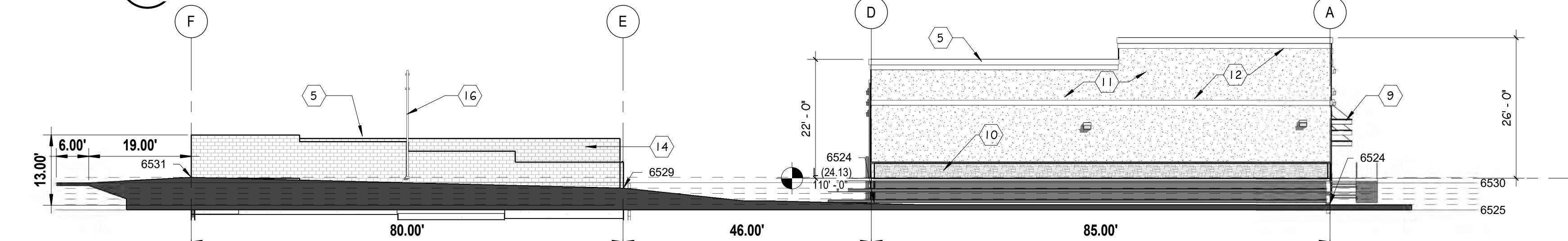
**3 SOUTH YARD DEVELOPMENT ELEV**  
 DP.04 SCALE: 1/16" = 1'-0"



**4 NORTH YARD DEVELOPMENT ELEV**  
 DP.04 SCALE: 1/16" = 1'-0"



**5 EAST DEVELOPMENT ELEV**  
 DP.04 SCALE: 1/16" = 1'-0"

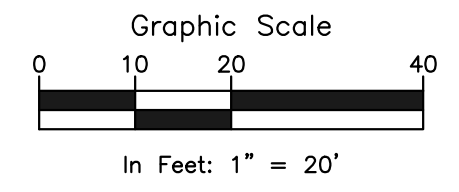


**6 WEST DEVELOPMENT ELEV**  
 DP.04 SCALE: 1/16" = 1'-0"

EXTERIOR FINISH SCHEDULE			
MK	MATERIAL	COLOR	FINISH
1	METAL ROOF (PEMB MFRG)	TBD	FACTORY
2	METAL SIDING (PEMB)	TBD	FACTORY
3	PRE FINISHED GUTTERS (PEMB)	TO MATCH SIDING	FACTORY
4	PRE FINISHED DOWNSPOUTS (PEMB)	TO MATCH SIDING	FACTORY
5	METAL CAP FLASHING	TBD	FACTORY
6	HM DOORS (INSULATED)	TBD	FACTORY
7	2"x4 1/2" ALUM STOREFRONT	CLEAR ANODIZED	FACTORY
8	OVERHEAD SECTIONAL DOORS	POLAR WHITE	FACTORY
9	STEEL AWNING (PEMB)	TBD	FACTORY
10	SYNTHETIC STONE VENEER	TBD	FACTORY
11	STUCCO SYSTEM	TBD	PAINT
12	STUCCO ASCENT COLOR	TBD	FACTORY
13	STEEL PIPE BOLLARDS	TRAFFIC YELLOW	FACTORY
14	SPLIT-FACED CMU	TRI-BLEND COLOR	FACTORY
15	CHAINLINK FENCE W/ SLATS	SLATS 90% OPACITY	FACTORY
16	LIGHT POLE	TBD	FACTORY

PCD FILE NO PPR-21-036

BISMARK ROAD  
(80' PUBLIC R.O.W.)



CANADA DRIVE  
(60' PUBLIC R.O.W.)

**ROCKY MOUNTAIN GROUP**  
ARCHITECTS  
Geotechnical  
Materials Testing  
Civil Planning  
**RMG**  
ENGINEERS  
Architectural  
Structural  
Forensics

SOUTHERN COLORADO  
2910 AUSTIN BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918  
719.539.8800 WWW.ROCKYMOUNTAINENGINEERS.COM  
Structural, Geotechnical, Drainage, Surveying, Right-of-Way, Easements

COLORADO LICENSE  
DAVID GERALD WATKINS  
1/06/23  
51909  
FOR CIVIL ONLY

NORTHEAST PEMB DEVELOPMENT  
2510 & 2522 CANADA DRIVE  
COLORADO SPRINGS, COLORADO  
LEISURE CONSTRUCTION

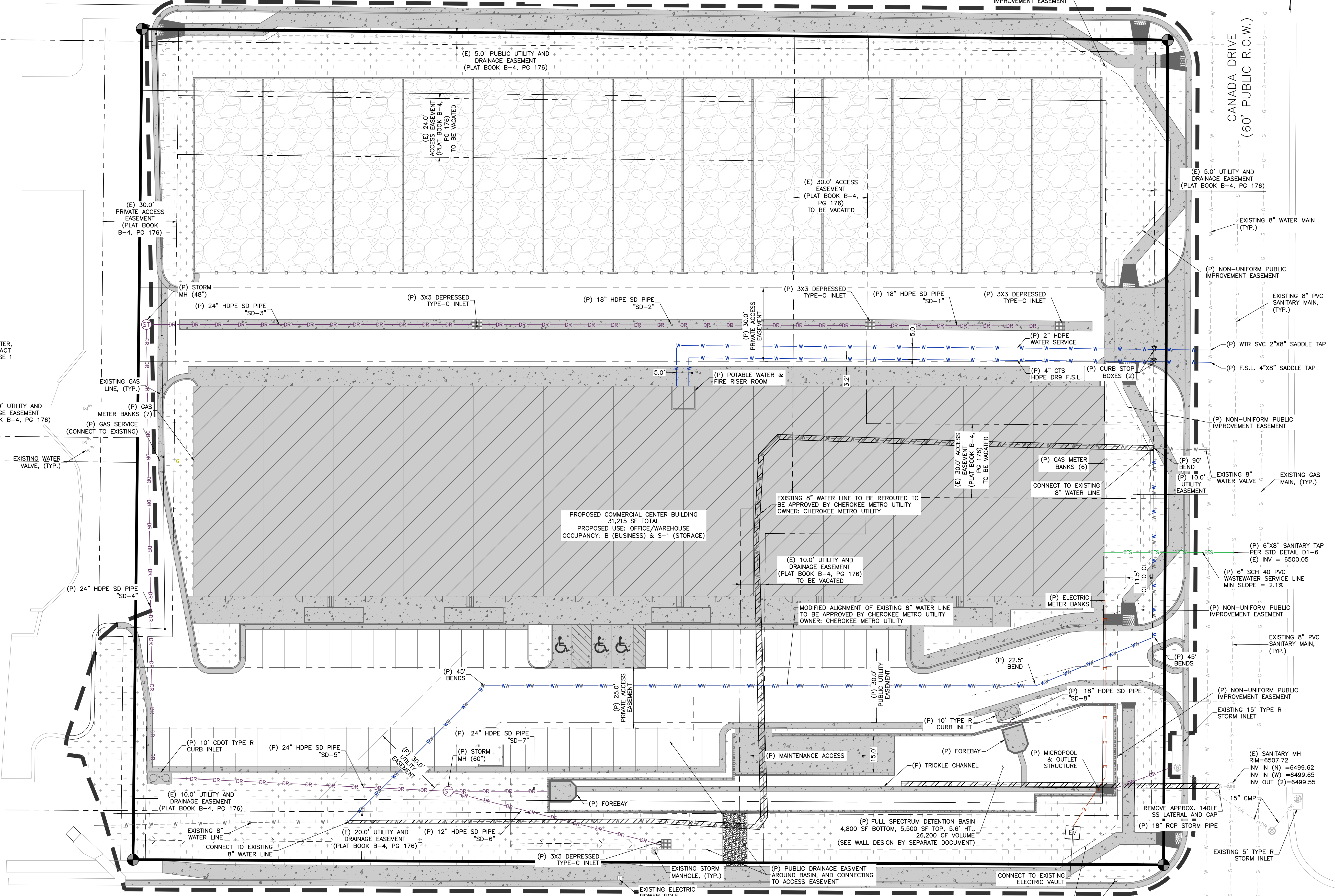
UTILITY PLAN  
PROJECT STATUS  
DESIGN DEVELOPMENT

ENG: DOG  
DRAWN: TPT  
CHECKED: DOG  
DATE: 01/11/2023

#	REVISION	DATE

JOB NO: 180649  
SHEET NO: DP.05  
of 11

6805 BISMARK ROAD  
SCH: 5332309007  
ZONING: CC CAD-0  
PLAT NO: 7776  
LOTS 1 & 2 NORTHEAST CENTER.  
A VACATION & REPLAT OF TRACT  
B NORTHEAST FIL NO 2 PHASE 1

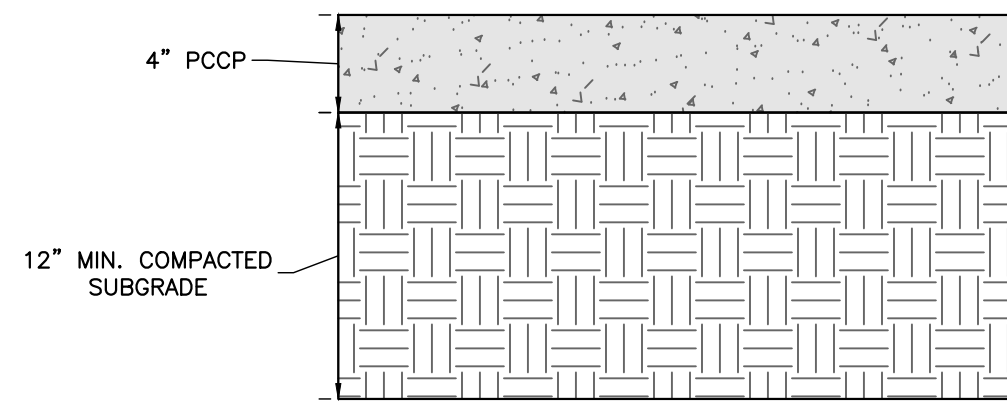


CONSTITUTION AVENUE  
(120' PUBLIC R.O.W.)

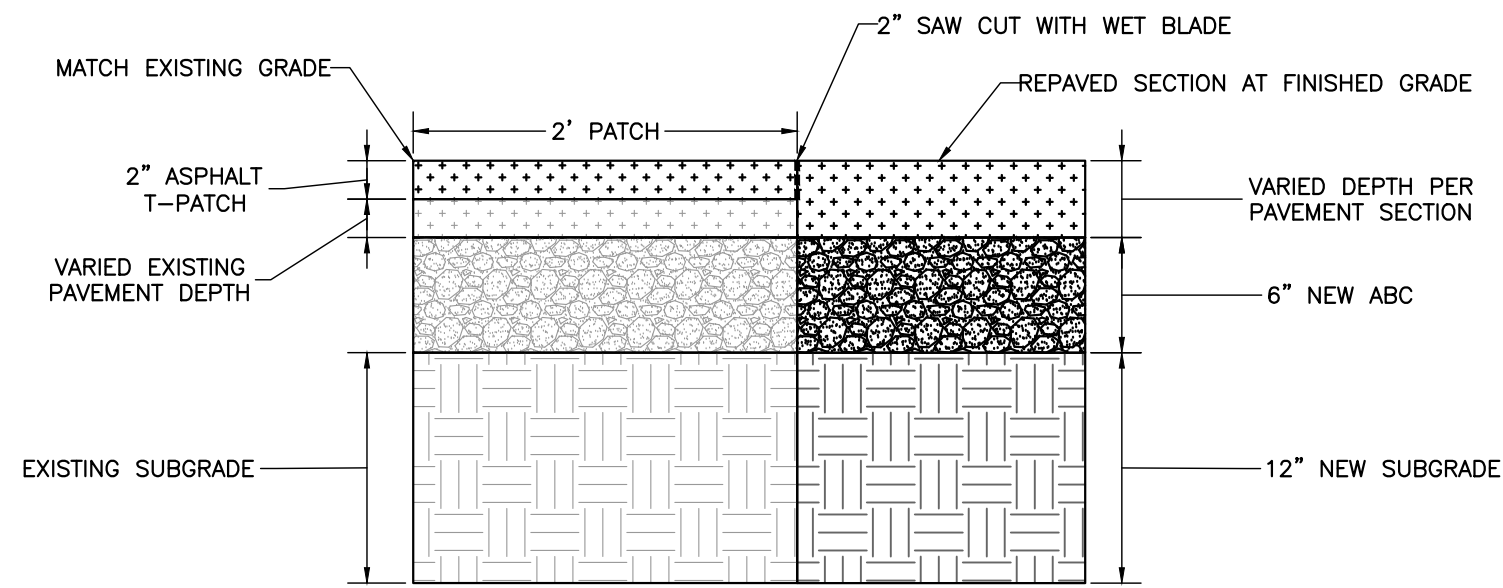
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**PAVEMENT MATERIALS & SUBGRADE PREPARATION**

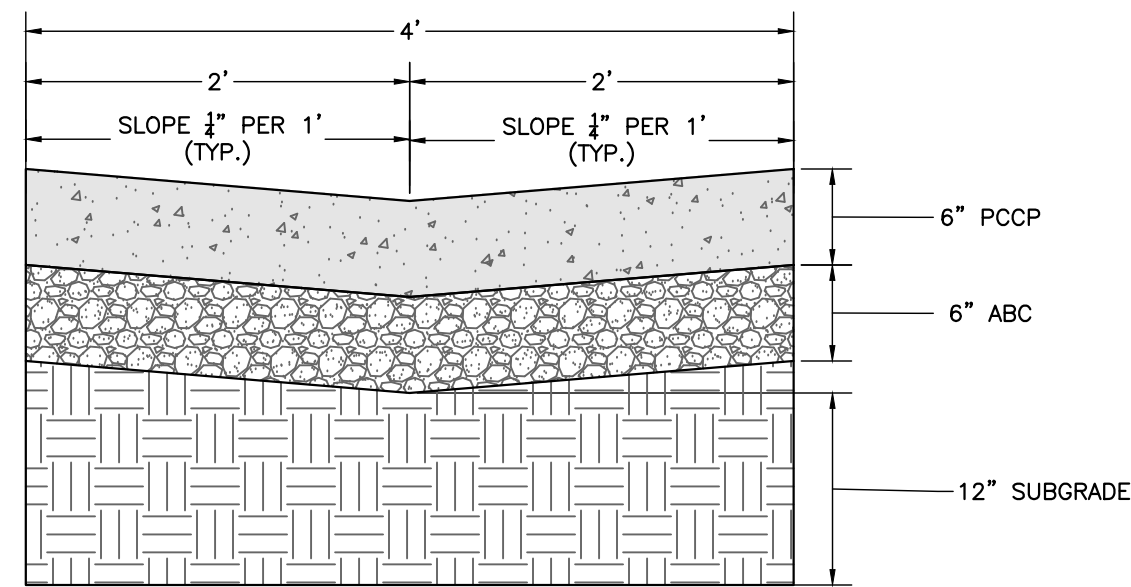
PAVEMENT MATERIALS AND SUBGRADE PREPARATION SHOULD BE SELECTED, PREPARED, AND PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY RMG-ROCKY MOUNTAIN GROUP DATED FEBRUARY 23, 2021 AS WELL AS THE CITY OF COLORADO SPRINGS ENGINEERING DEPARTMENT AND THE PIKES PEAK REGION ASPHALT PAVING SPECIFICATIONS. TESTS SHOULD BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE PROCEDURES PRESENTED IN THE REPORT AND SPECIFICATIONS.



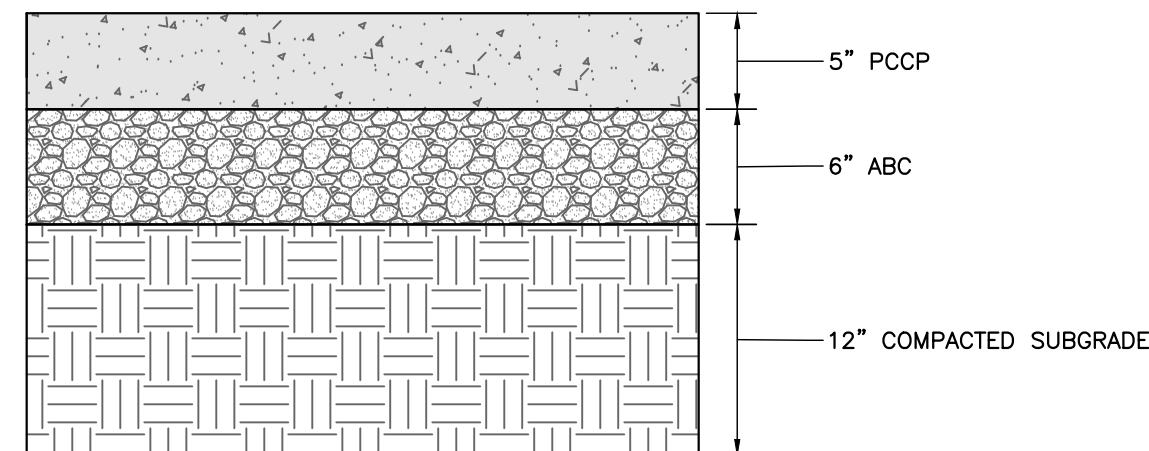
**A** TYPICAL SIDEWALK PAVEMENT SECTION  
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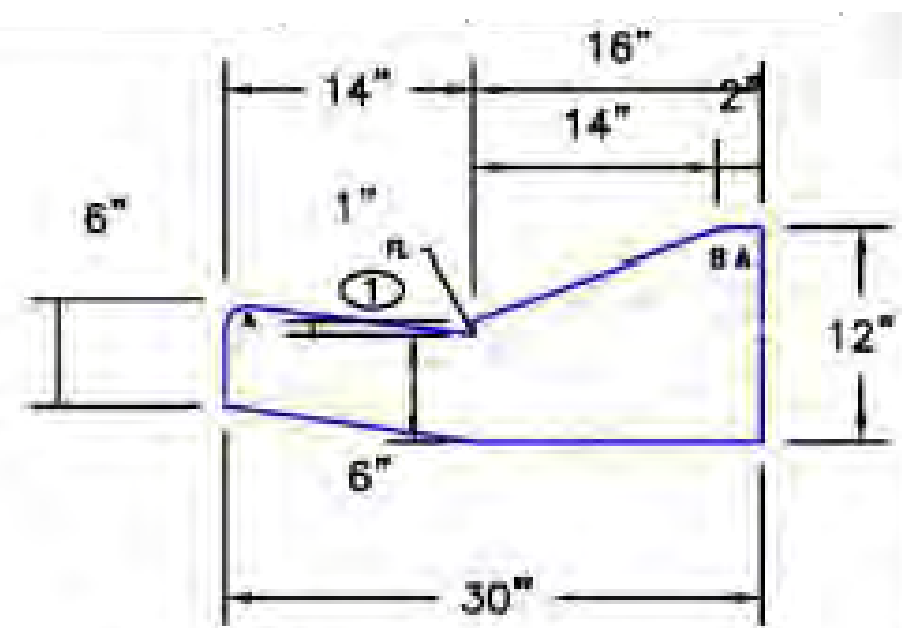
**B** ASPHALT PATCH PAVEMENT SECTION  
NOT TO SCALE



**C** CONCRETE DRAINAGE PAN  
NOT TO SCALE



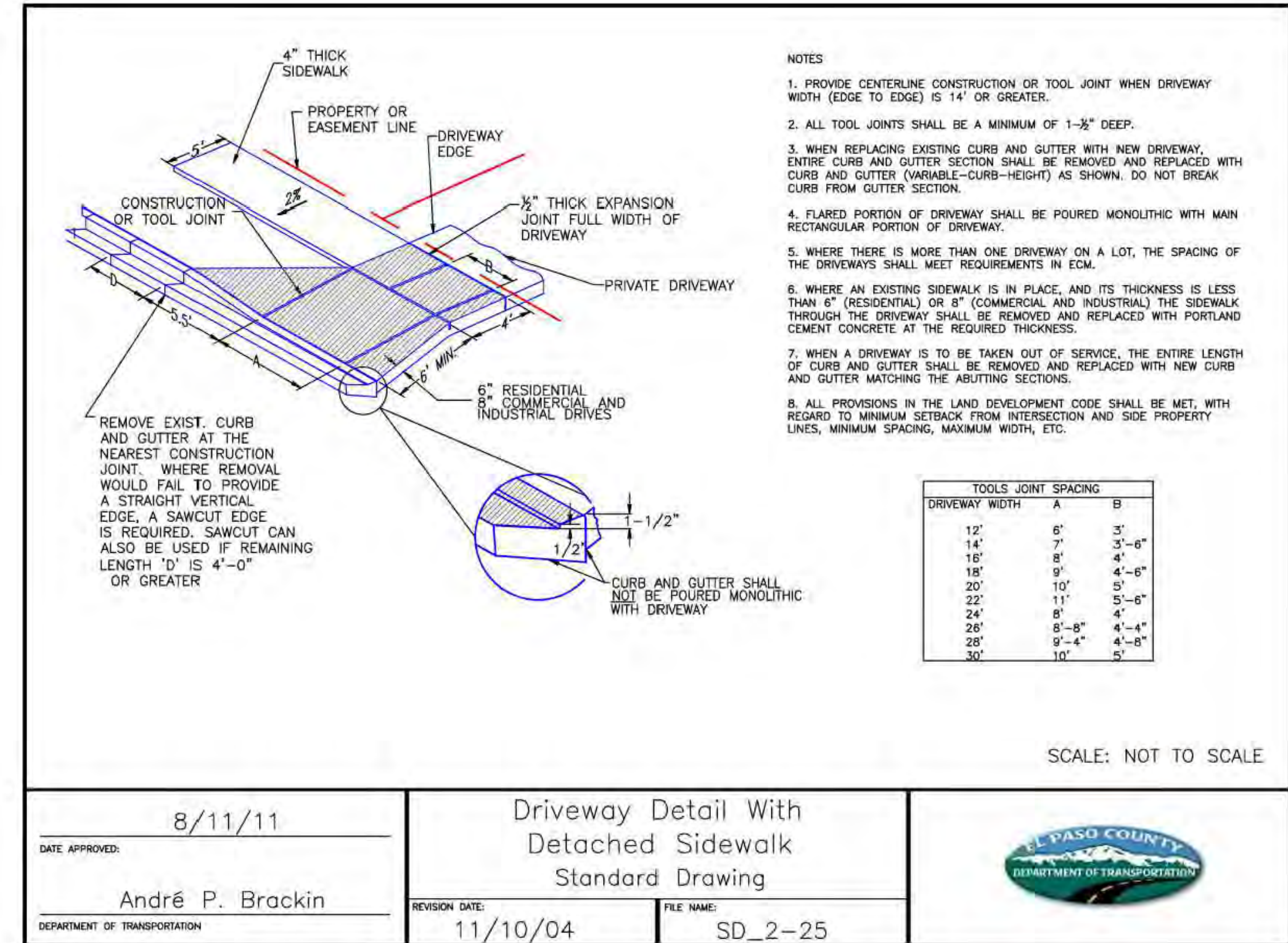
**D** TYPICAL CONCRETE PAVEMENT SECTION  
NOT TO SCALE



**EPC OPTIONAL TYPE C**

**E** EPC OPT TYPE C CURB AND GUTTER (EPC STD SD\_2-20)  
NOT TO SCALE

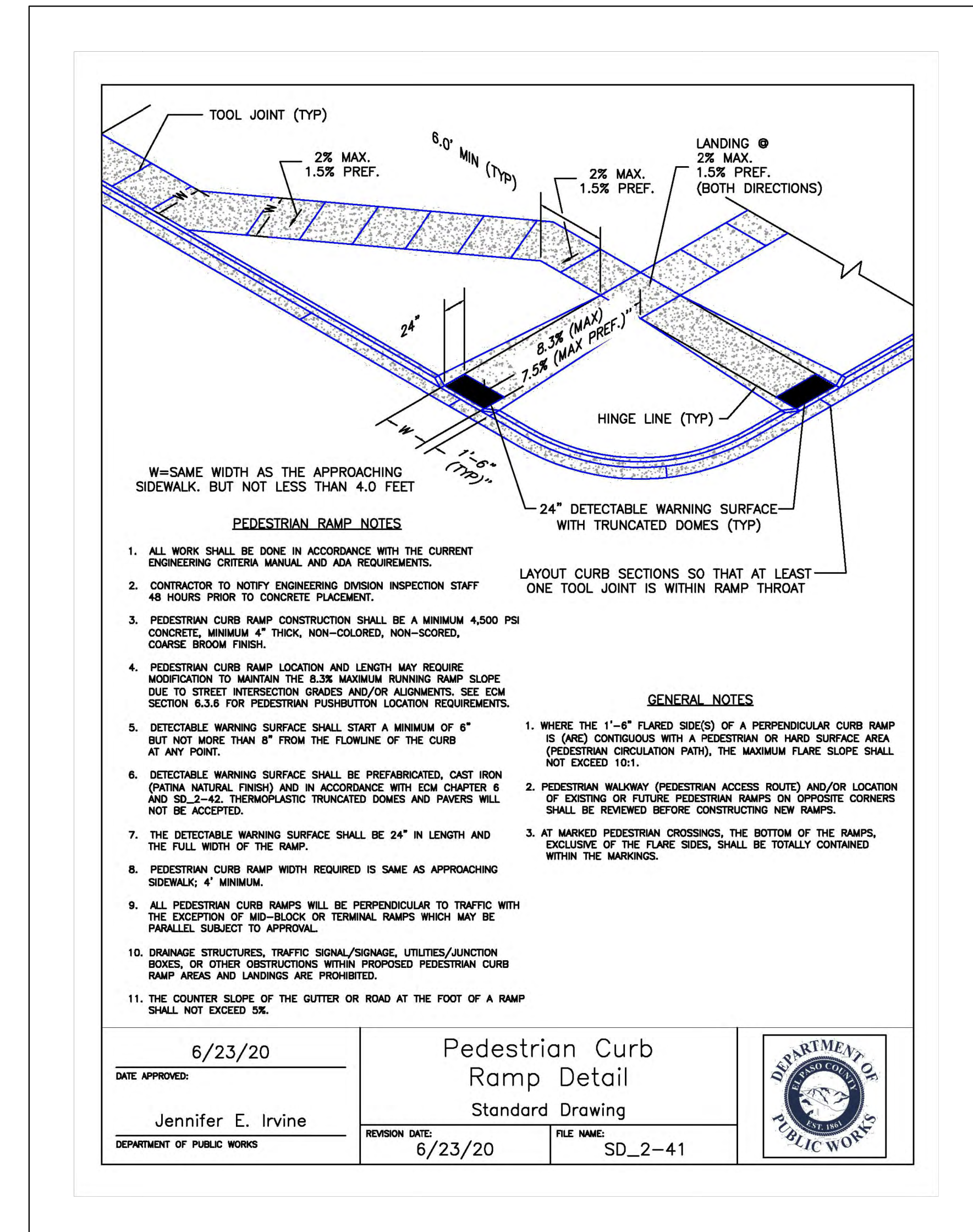
LEGEND FOR RADII	
A	1/8" TO 1/4"
B	1-1/2"
C	1-1/2" TO 2"



8/11/11  
DATE APPROVED: André P. Brackin  
DEPARTMENT OF TRANSPORTATION

Driveway Detail With Detached Sidewalk Standard Drawing  
REVISION DATE: 11/10/04  
FILE NAME: SD\_2-25

PASO COUNTY DEPARTMENT OF TRANSPORTATION



**ROCKY MOUNTAIN GROUP**  
ARCHITECTS  
Geotechnical  
Materials Testing  
Civil Training  
Structural Forensics

**RMG ENGINEERS**  
SOUTHERN COLORADO  
19375 BEACON LITE RD., MONUMENT, CO 80132  
719.585.5145 WWW.RMGENGINEERS.COM  
Structural Engineering, Driveway Design, Asphalt Pavement

COLORADO LICENSE  
DAVID GERALD WALKER  
1/06/23  
51909  
FOR CIVIL ONLY

NORTHCREST PEMB DEVELOPMENT  
2510 & 2522 CANADA DRIVE  
COLORADO SPRINGS, COLORADO  
LEISURE CONSTRUCTION

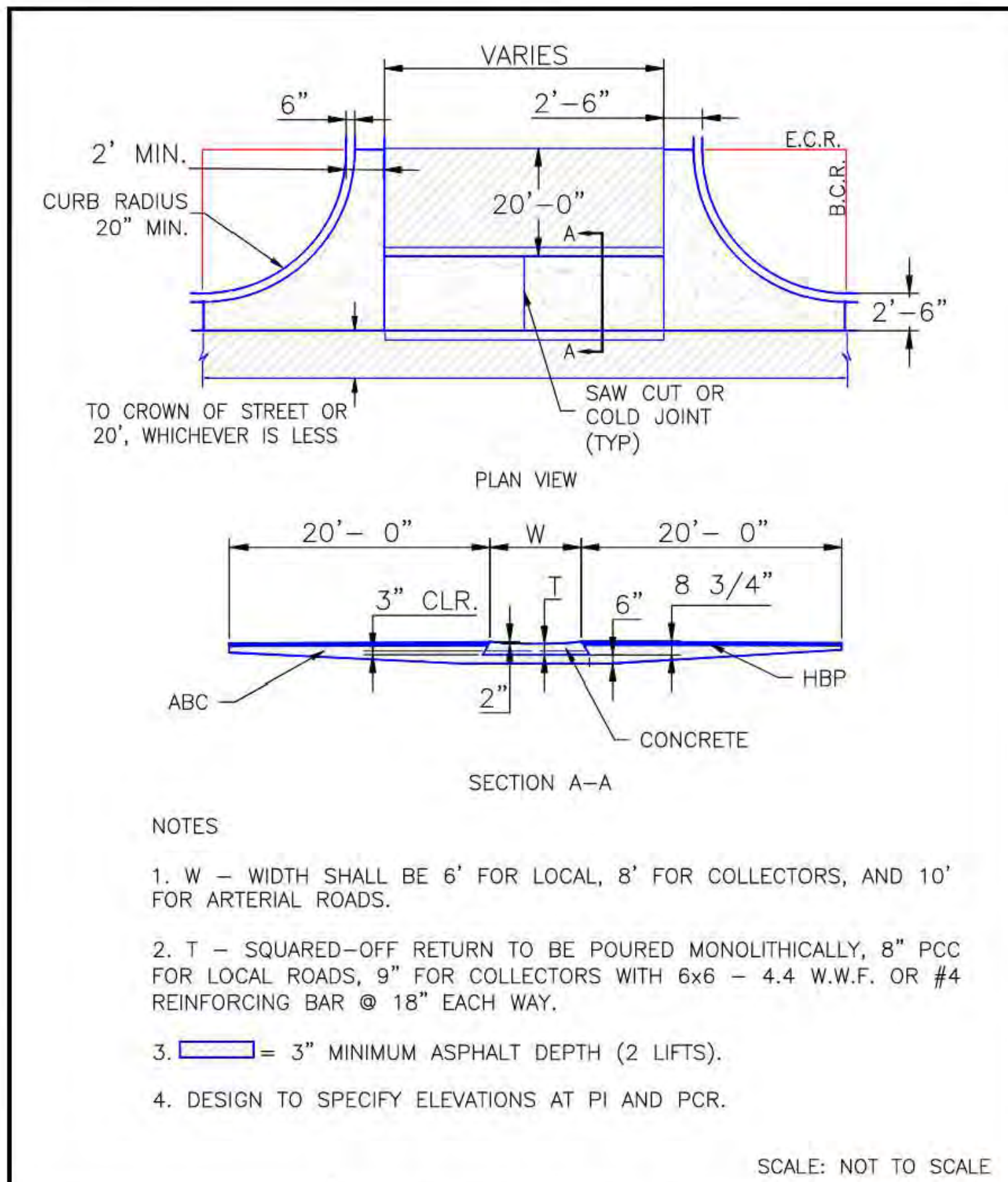
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PROJECT STATUS: DESIGN DEVELOPMENT

ENG: DOW  
DRAWN: TPT  
CHECKED: DOW  
DATE: 01/11/2023

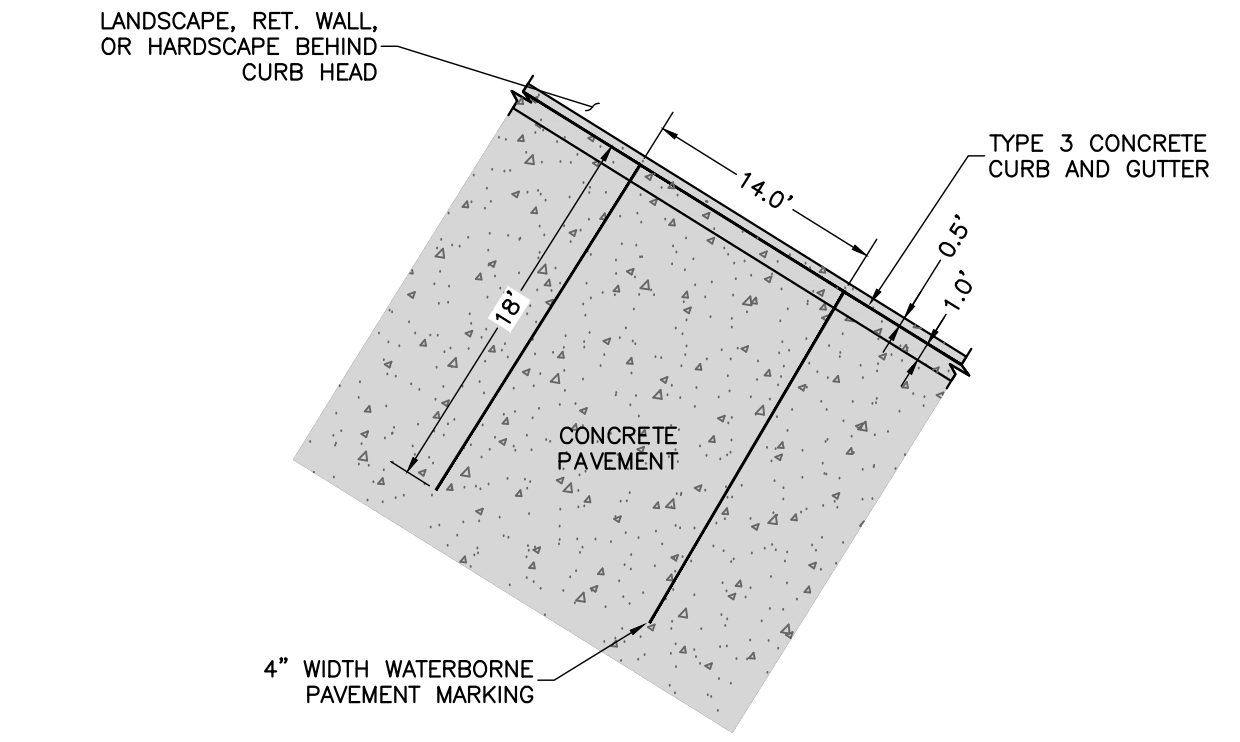
#	REVISION	DATE

JOB NO: 180649  
SHEET NO: DP.06  
of 11

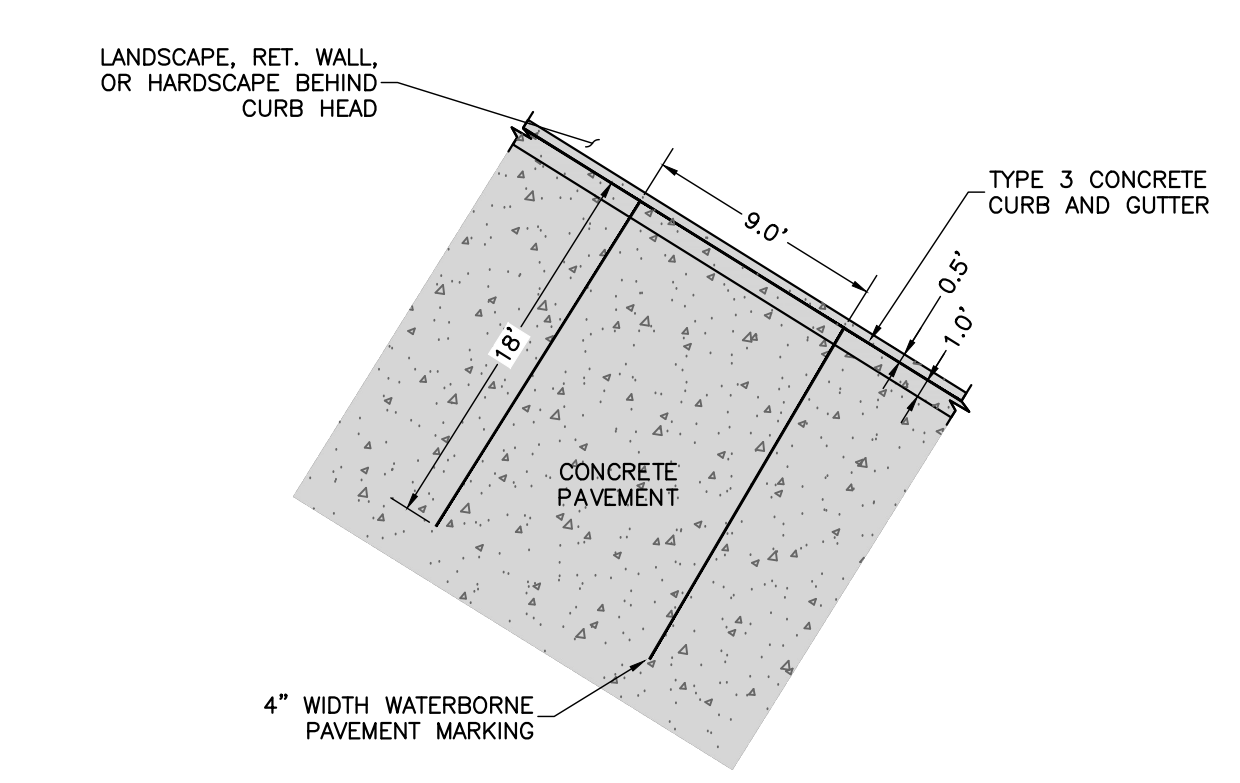
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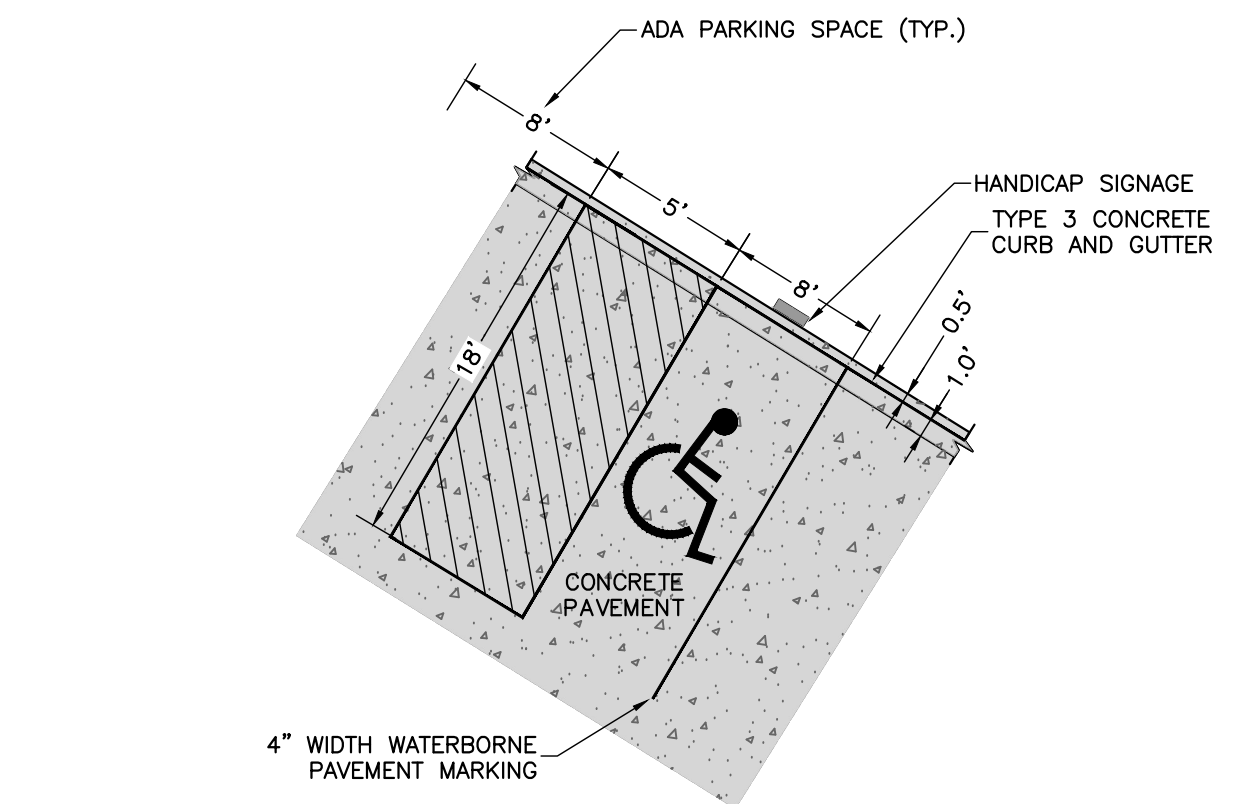
8/11/11	Typical Cross Pan Layout Detail Standard Drawing		
DATE APPROVED:	REVISION DATE:	FILE NAME:	
André P. Brackin	12/8/15	SD_2-26	
DEPARTMENT OF TRANSPORTATION			



TYPICAL EQUIP LOAD/UNLOAD PARKING STALL

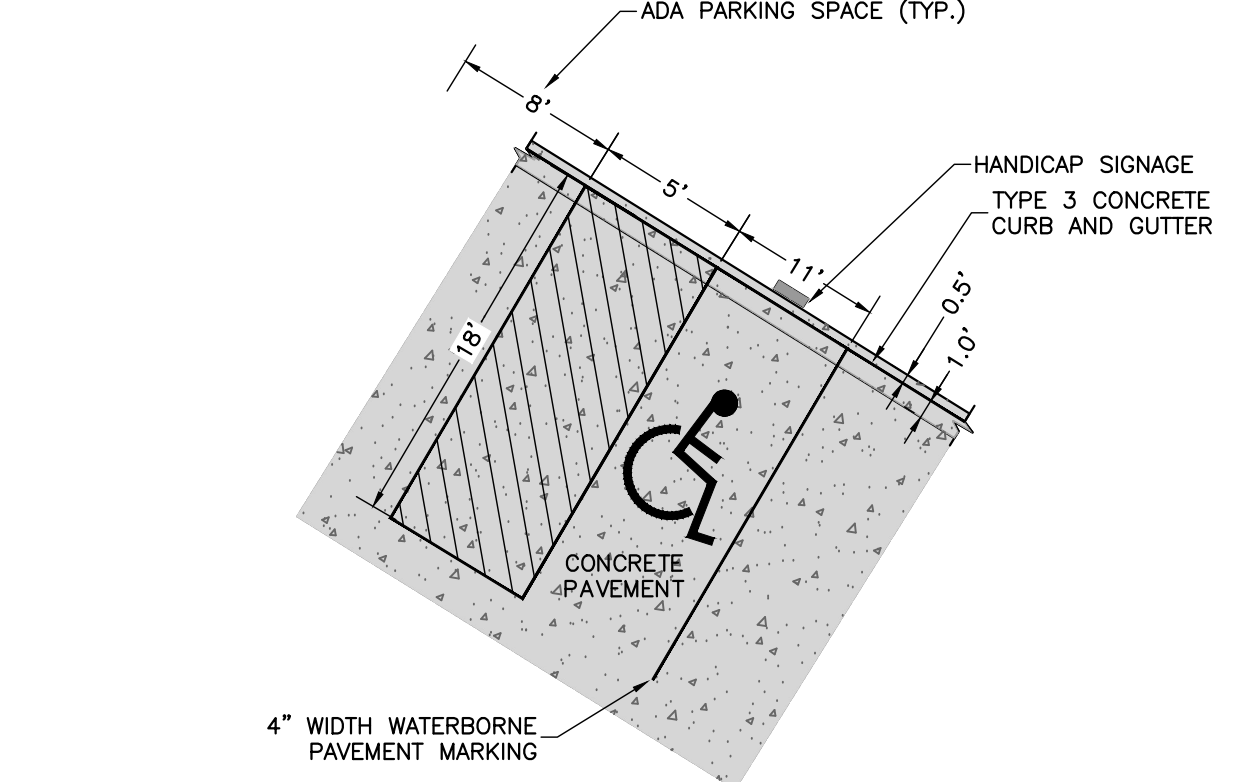


TYPICAL NON-HANDICAP PARKING STALL



TYPICAL HANDICAP PARKING STALL

\*REFER TO CITY OF COLORADO SPRINGS CODE OF ORDINANCES SECTION 7.4.205 F FOR DIMENSIONAL REQUIREMENTS.



TYPICAL HANDICAP VAN PARKING STALL

\*REFER TO CITY OF COLORADO SPRINGS CODE OF ORDINANCES SECTION 7.4.205 F FOR DIMENSIONAL REQUIREMENTS.

**ROCKY MOUNTAIN GROUP**

ARCHITECTS  
Geotechnical  
Materials Testing  
Civil Planning  
**RMG**  
ENGINEERS

SOUTHERN COLORADO  
2910 AUSTIN BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918  
TEL: 719-525-5275 FAX: 719-525-5276 WWW.RMENGINEERS.COM  
SOUTHERN COLORADO ENGINEERING, ARCHITECTURE, PLANNING

**COLORADO LICENSE**

DAVID GERALD WALKER  
1/06/23  
51909

FOR CIVIL ONLY

**NORTHCREST PEMB DEVELOPMENT**

2510 & 2522 CANADA DRIVE  
COLORADO SPRINGS, COLORADO

**LEISURE CONSTRUCTION**

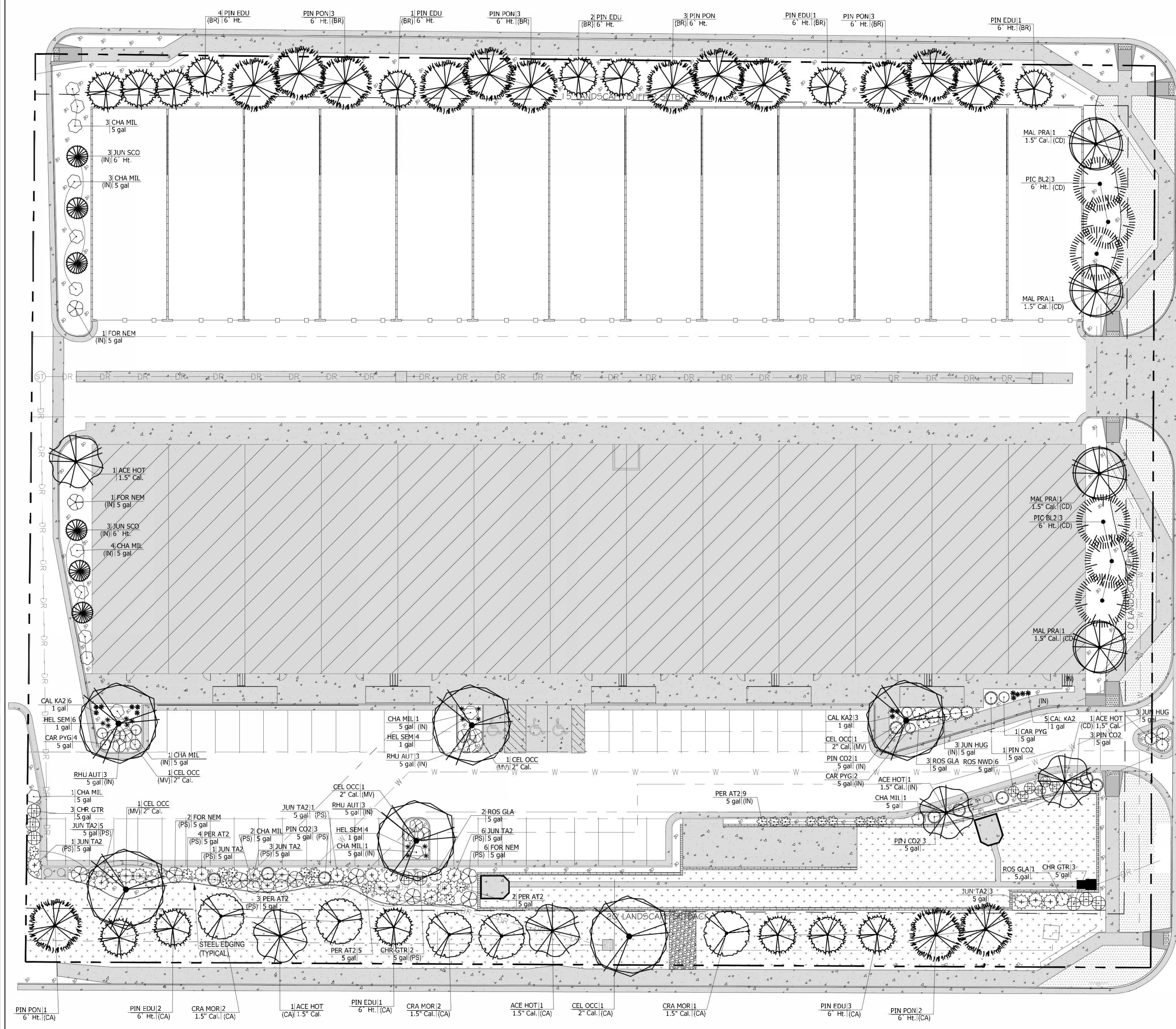
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**CONSTRUCTION DETAILS 2**

PROJECT STATUS: DESIGN DEVELOPMENT

ENG:	DGW	
DRAWN:	TPT	
CHECKED:	DGW	
DATE:	01/11/2023	
#	REVISION	DATE
JOB NO.:	180649	
SHEET NO.:	DP.07	
	of 11	

BISMARCK ROAD  
(NON-ARTERIAL)



CONSTITUTION AVE  
(MINOR ARTERIAL)

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
ACE HOT	5	Acer tataricum 'Hot Wings'	Hot Wings Tatarian Maple	1.5" Cal.	B & B
CEL OCC	6	Celtis occidentalis	Common Hackberry	2" Cal.	B & B
CRA MOR	5	Crataegus x morcensis 'Snowbird'	Snowbird Hawthorn	1.5" Cal.	B & B
JUN SCO	6	Juniperus scopulorum	Rocky Mountain Juniper	6" Ht.	B & B
MAL PRA	4	Malus x 'Prairifire'	Prairifire Crab Apple	1.5" Cal.	B & B
PIC BL2	6	Picea pungens glauca	Colorado Blue Spruce	6" Ht.	B & B
PIN EDU	15	Pinus embroides edulis	Pinyon Pine	6" Ht.	B & B
PIN PON	15	Pinus ponderosa	Ponderosa Pine	6" Ht.	B & B
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
CAR PYG	7	Caragana pygmaea	Pygmy Peashrub	5 gal	
CHA MIL	17	Chamaebatiaria millefolium	Fernbush	5 gal	
CHR GTR	8	Chrysothamnus nauseosus graveolens	Tall Green Rabbitbrush	5 gal	
FOR NEM	10	Forestiera neomexicana	New Mexico Privet	5 gal	
JUN HUG	6	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal	
JUN TA2	20	Juniperus sabina 'Tamariscifolia'	Tammy Juniper	5 gal	
PER AT2	23	Perovskia atriplicifolia	Russian Sage	5 gal	
PIN CO2	11	Pinus mugo 'Compacta'	Dwarf Mugo Pine	5 gal	
RHU AUT	9	Rhus trilobata 'Autumn Amber'	Autumn Amber Sumac	5 gal	
ROS GLA	6	Rosa glauca	Redleaf Rose	5 gal	
ROS NWD	6	Rosa x 'Nearly Wild'	Nearly Wild Rose	5 gal	
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE
CAL KA2	14	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal	
HEL SEM	14	Helictotrichon sempervirens	Blue Oat Grass	1 gal	

PROPOSED GROUND PLANE TREATMENT

- PROPOSED IRRIGATED FESCUE BLEND SOD (APPROX. 4,430 SQ. FT.)
- PROPOSED IRRIGATED NATIVE SEED MIX WITH EROSION CONTROL BLANKET (APPROX. 14,300 SQ. FT.)
- PROPOSED 1.5" 'ROYAL GRANITE' CRUSHED ROCK, 3" DEPTH, OVER DEWITT LANDSCAPE FABRIC (APPROX. 15,300 SQ. FT.)

CANADA DRIVE  
(NON-ARTERIAL)

SITE CATEGORY CALCULATIONS:

Landscape Setbacks

Street Name or Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Foot Req.	No. of Trees Req./Prov.	Setback Plant Abbr. Denoted on Plan
Constitution Avenue	Minor arterial	20' / 20'	420'	1 / 25'	17 / 17	(CA)
Canada Drive	Non-arterial	10' / 10'	336'	1 / 30'	11 / 11	(CD)
Bismarck Road	Non-arterial	10' / 15'	418'			(see Buffer & Screens requirements)

Parking

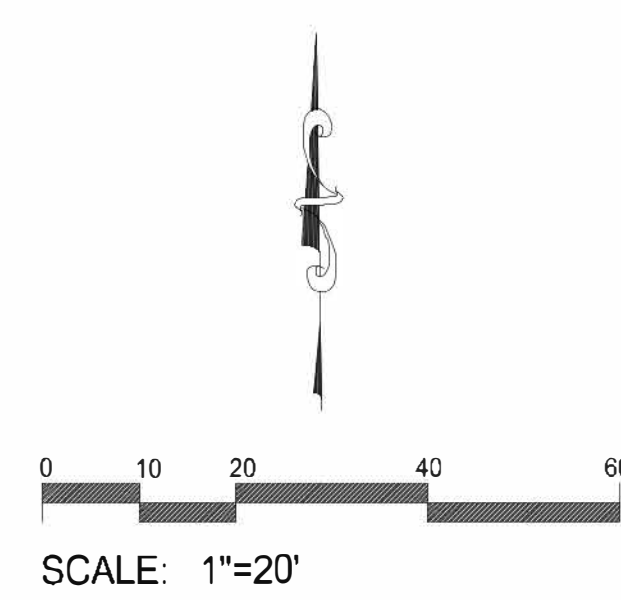
No. of Vehicles Spaces Provided	Shade Trees Required/Provided	Abbr. on Plan	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	2/3 Length of Frontage (ft.)
74	5 / 5	(MV)	Constitution Ave.	281'	185'
Mn. 3' Screening Plants Req. / Prov.	Evergreen Plants Req. (50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan	Percent Ground Plane Veg. Req. / Prov.	
37 / 37	19 / 19	-	(PS)	75% / 75%	

Internal Landscaping

Net Site Area (SF) (less public ROW)	Percent Minimum Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1/500 SF) Required / Provided
141,390 s.f.	5%	7,069 s.f. / 7,950 s.f.	14 / 7

Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/20') Required / Provided	Evergreen Trees (1/3) / Provided
Bismarck Road	15' / 15'	418'	21 / 21	7 / 21
Length of 8 Ft. Opaque Structure Req. / Prov.			Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
370' / 370'			(BR)	75% / 75%



PCD FILE NO. PPR-21-036

**JWLA**  
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 LANDSCAPE ARCHITECT  
 LLC  
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PROJECT FILE: northcrest const & canada flp dwg

DEVELOPMENT PLAN FOR  
**NORTHCREST CENTER**  
 Constitution Avenue, Colorado Springs, CO  
 El Paso County

PROJECT NAME:

LANDSCAPE PLAN

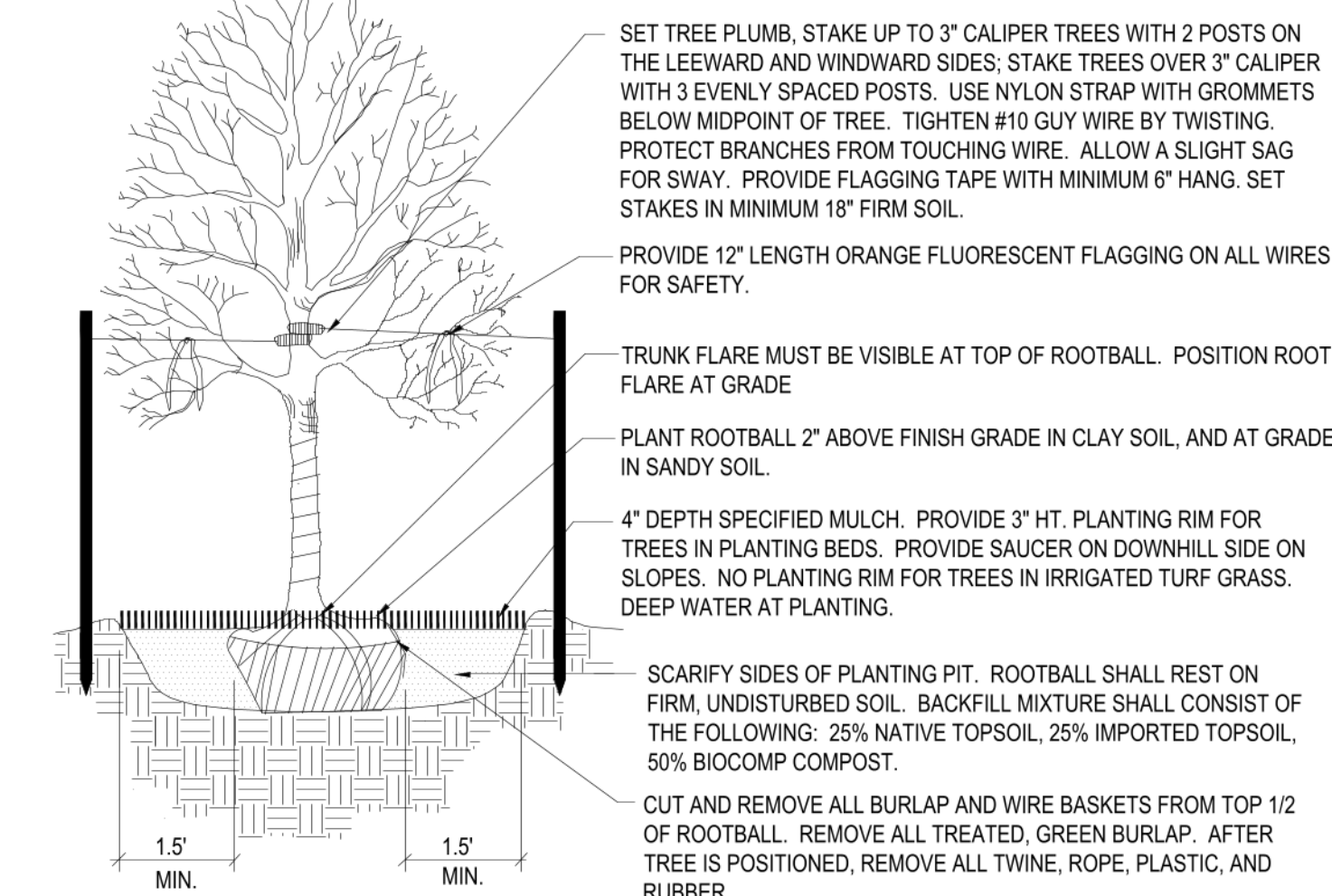
- REVISION DATE:
- June 17, 2021
  - October 26, 2021
  - July 15, 2022
  - August 9, 2022
  - October 24, 2022
  - November 8, 2022

SHEET NO. DP.08



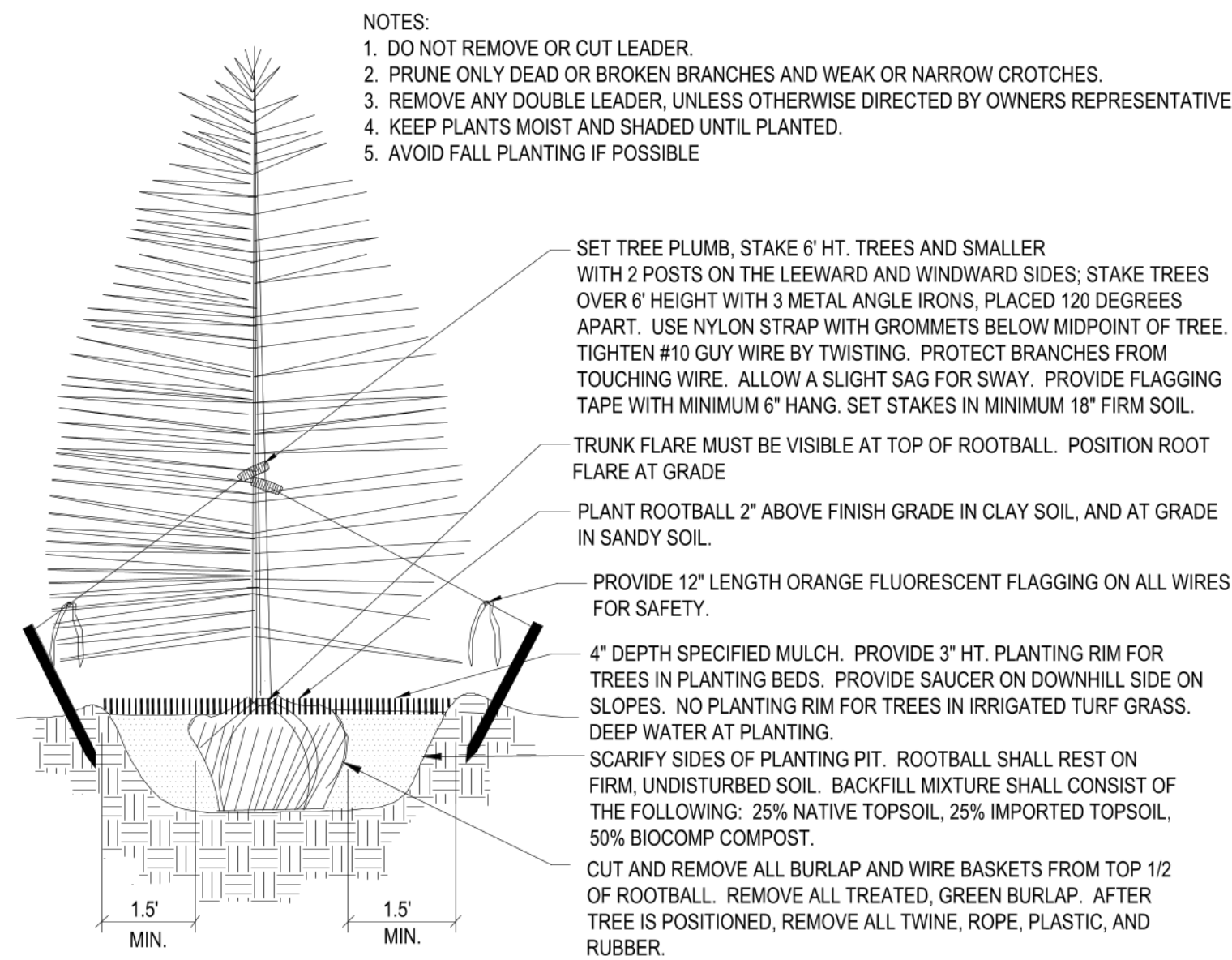
# PLANTING DETAILS

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
  - PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
  - DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS.
  - KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
  - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
  - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.



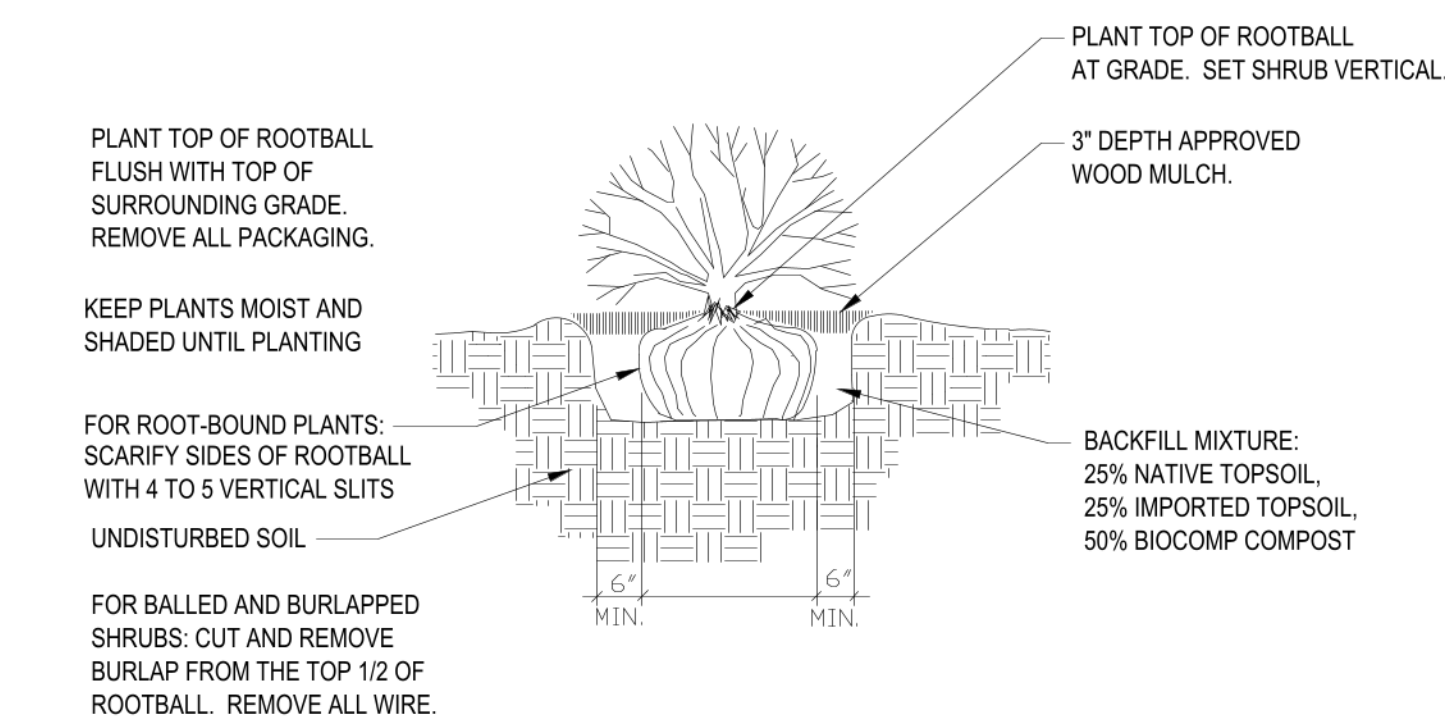
**1** Deciduous Tree Planting Detail

NOT TO SCALE



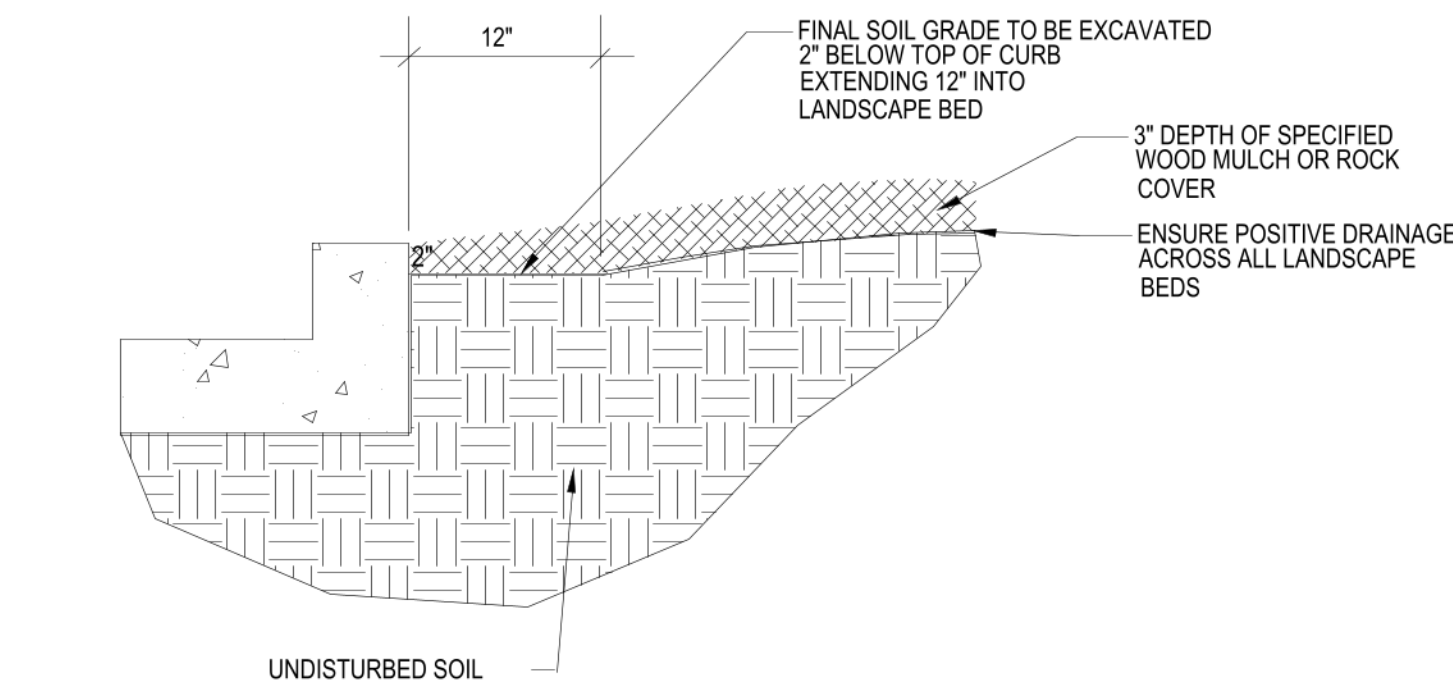
**2** Coniferous Tree Planting Detail

NOT TO SCALE



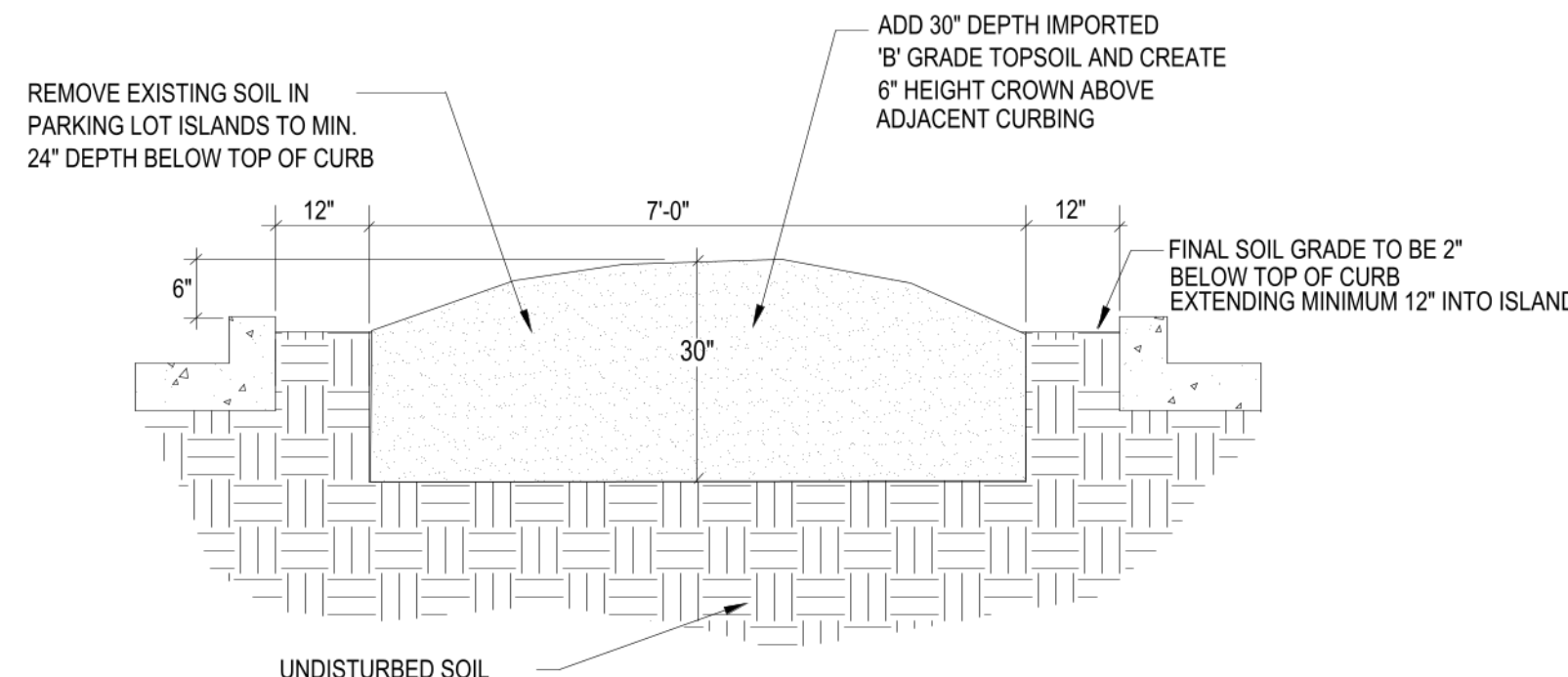
**3** Shrub Planting Detail

SCALE: NOT TO SCALE



**4** Rock Cover / Mulch Bed Excavation

SCALE: NOT TO SCALE



**5** Parking Lot Island Excavation For Trees

SCALE: NOT TO SCALE

## NATIVE SEED ESTABLISHMENT

**INITIAL PLANTING**  
STOCKPILED TOPSOIL SHOULD BE SPREAD EVENLY OVER ALL AREAS TO RECEIVE NATIVE SEED. SEED BED IS TO BE WEED-FREE. SPECIFIED SOIL AMENDMENTS SHOULD BE SPREAD AND INCORPORATED INTO TOP 6" OF SOIL. SEED BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS LARGER THAN 1" IN DIAMETER. ANY AREAS THAT THE CONTRACTOR BELIEVES TO BE SUSCEPTIBLE TO EROSION ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR GENERAL CONTRACTOR PRIOR TO SEEDING. THE SPECIFIED SEED MIX IS TO BE APPLIED BY HYDRO-MULCH SEEDING AT THE RATE SPECIFIED. SEED IS TO BE APPLIED BETWEEN APRIL 15 AND SEPTEMBER 15. SEED SHALL NOT BE SOWN IF GROUND IS IN A FROZEN STATE. SPECIFIED EROSION CONTROL BLANKET IS TO BE INSTALLED IMMEDIATELY AFTER SEEDING. BLANKET SHALL BE LAID AND SECURED WITH 6" METAL STAPLES AS PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS TO PROVIDE INCIDENTAL WATERING OF ALL SEEDED AREAS THREE TIMES A WEEK DURING GROWING SEASON FOR A MINIMUM OF 8 WEEKS, OR UNTIL ESTABLISHED AND MEETING COVERAGE REQUIREMENTS. MOWING MAY BE NECESSARY DURING THE FIRST GROWING SEASON TO KEEP INVASIVE WEEDS FROM SETTING SEEDS. CONTRACTOR IS RESPONSIBLE FOR KEEPING BROADLEAF WEEDS UNDER CONTROL FOR 12 MONTHS AFTER INITIAL SEEDING AND IS ALSO RESPONSIBLE FOR OVER SEEDING BARE AREAS UNTIL SPECIFIED NATIVE GRASSES COVER ALL AREAS AND AREAS WITHOUT SPECIFIED NATIVE GRASS DO NOT EXCEED 6" X 6".

**OVER SEEDING**  
SIX WEEKS AFTER THE INITIAL SEEDING DURING THE FIRST GROWING SEASON AND/OR DURING THE SPRING OF THE SECOND GROWING SEASON CONTRACTOR IS TO REPAIR ANY ERODED AREAS AND OVER SEED ALL BARE NATIVE GRASS AREAS. CONTRACTOR IS TO USE SPECIFIED SEED MIX BY BROADCAST AND RAKING INTO TOP 1/4" TO 1/2" OF SOIL. INCIDENTAL WATERING IS TO BE PROVIDED TO ESTABLISH OVER-SEEDED AREAS. BROADLEAF WEEDS ARE TO BE KEPT UNDER CONTROL BY MANUALLY PULLING OR CUTTING WEEDS OR SPRAYING OF BROADLEAF WEED HERBICIDE. HERBICIDE AND APPLICATION SHALL CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF COLORADO AND MANUFACTURERS INSTRUCTIONS.

# GENERAL NOTES

- ALL REFERENCES TO 'CONTRACTOR' REFER TO LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR GETTING ALL UTILITY LOCATES PRIOR TO STARTING ANY WORK ON SITE AND ALSO HAVING UTILITIES RELOCATED AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE EL PASO COUNTY PLANNING DEPARTMENT AND MAY DELAY COMPLETION OF PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY OWNER'S REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF LANDSCAPE MATERIALS ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF LANDSCAPE MATERIAL LOCATIONS NEED TO BE ALTERED DUE TO ON-SITE CONDITIONS.
- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS, SOD, IRRIGATION COMPONENTS, NATIVE GRASS, AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE OWNER WITH WARRANTY CONDITIONS AND COMMENCE WARRANTY PERIOD UPON FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.
- THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE 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.

## PROJECT NOTES

- ALL EXISTING TREES, WHICH CONSIST OF VOLUNTEER SIBERIAN ELMS, ON THE PROJECT SITE ARE TO BE REMOVED.
- FINE GRADING TO BE PERFORMED BY LANDSCAPE CONTRACTOR TO REFLECT FINISHED GRADES SHOWN ON THE PROJECT GRADING PLANS. ALL FINISHED GRADES ARE TO HAVE A MINIMUM 2% SLOPE. CONTRACTOR IS TO REPORT POOR DRAINAGE CONDITIONS OR ANY GRADES IN LANDSCAPE AREAS LESS THAN 2% TO GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE CONSTRUCTION WORK. FINISHED GRADES SHALL BE FREE OF WEEDS AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE INCH.
- CONTRACTOR IS TO PROVIDE FINAL GRADES ADJACENT TO HARDSCAPE SURFACES AT THE FOLLOWING SPECIFICATIONS:  
2" BELOW TOP OF CONCRETE OR RETAINING WALLS FOR ALL MULCH AND ROCK COVER BEDS.  
1" BELOW TOP OF CONCRETE OR RETAINING WALLS FOR IRRIGATED TURF AND NATIVE SEED AREAS.  
CONTRACTOR IS TO COORDINATE THESE GRADING SPECIFICATIONS WITH GENERAL CONTRACTOR AND/OR WHOEVER IS PROVIDING ROUGH GRADING. FINAL GRADES IN ALL LANDSCAPE AREAS ARE TO BE ESTABLISHED USING ON-SITE STOCKPILED TOPSOIL.
- ALL AREAS SHOWN AS 'IRRIGATED NATIVE SEED MIX' TO BE SEEDED WITH 'EL PASO COUNTY ALL PURPOSE LOW GROW MIX' (25% BUFFALOGRASS, 20% BLUE GRAMA, 29% SIDOATS GRAMA, 5% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, AND 1% SAND DROPSEED) BY HYDRO-MULCH SEEDING AT A RATE OF 1 LB. PER 1,000 SQ. FT. REFER TO NATIVE SEED ESTABLISHMENT SPECIFICATION FOR MORE DETAILED INSTRUCTIONS. ALL SEEDED AREAS TO RECEIVE EROSION CONTROL BLANKET- 'R1 EXCEL' WESTERN EXCELSIOR PHOTO-DEGRADABLE EROSION CONTROL BLANKET. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- ROCK COVER AREAS TO CONSIST OF 1.5" DIAMETER 'ROYAL GRANITE' CRUSHED ROCK (C&C SAND), SPREAD 3" DEPTH OVER LANDSCAPE FABRIC. LANDSCAPE FABRIC TO CONSIST OF 'DEWITT' WEED BARRIER PRO, 3 OZ BLACK WOVEN POLYPROPYLENE FABRIC. FABRIC TO OVERLAP 6" MINIMUM AT ALL SEAMS. 6" STEEL ANCHOR PINS TO BE INSTALLED 6" O.C. MAX.
- PROPOSED SOD IS TO CONSIST OF A FESCUE BLEND. SOD IS TO HAVE LOW CLAY CONTENT. SOD BED IS TO BE RAKED SMOOTH AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE HALF INCH. SOD IS TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION.
- ALL PROPOSED PLANTING BEDS ARE TO BE ROTO-TILLED TO A 6" DEPTH. PLANTING BEDS ARE TO BE RAKED SMOOTH AND FINISHED GRADES ARE TO BE ESTABLISHED AND VERIFIED TO THE TOLERANCES LISTED ABOVE PRIOR TO PLANTING. PARKING LOT ISLANDS WHERE TREES ARE PROPOSED ARE TO BE EXCAVATED TO A 30" DEPTH. REFER TO DETAIL ON THIS SHEET.
- AFTER PLANTING, BUT BEFORE LANDSCAPE FABRIC IS INSTALLED, ALL PLANTING BEDS ARE TO RECEIVE A GRANULAR PRE-EMERGENT HERBICIDE (PREEN OR SNAPSHOT). APPLY PER MANUFACTURER'S INSTRUCTIONS.
- GORILLA HAIR WOOD MULCH IS TO BE PROVIDED AROUND ALL THE BASE OF ALL TREES, 4" DIAMETER, 3" DEPTH. NO LANDSCAPE FABRIC TO BE INSTALLED BENEATH MULCH.
- STEEL EDGING IS TO CONSIST OF 14 GAUGE PRO-STEEL BROWN STEEL EDGING. EDGING IS TO BE USED TO SEPARATE TURF, NATIVE GRASS, AND ROCK COVER AREAS, UNLESS OTHERWISE NOTED ON PLAN. EDGING IS TO BE PARTIALLY BURIED SO THAT HALF OF EDGING HEIGHT IS BELOW FINISHED SOIL GRADE. SECURE TO GROUND WITH MANUFACTURER'S STAKES. ENDS OF STEEL EDGING TO OVERLAP 6" MINIMUM WITH AND HAVE TWO STAKES SECURING OVERLAPPED ENDS.

## SOIL PREPARATION NOTES

- PROPOSED FESCUE SOD AREAS:** ALL SODDED AREAS TO RECEIVE 4 CU. YDS. PER 1,000 SQ. FT. OF 'BIOCOMP' SOIL AMENDMENTS (C&C SAND) INCORPORATED INTO EXISTING SOIL AND ROTO-TILLED TO A 6" DEPTH.
- PROPOSED NATIVE GRASS AREAS:** ALL SEEDED AREAS TO RECEIVE 2 CU. YDS. PER 1,000 SQ. FT. OF 'BIOCOMP' SOIL AMENDMENTS (C&C SAND) INCORPORATED INTO EXISTING SOIL AND ROTO-TILLED TO A 6" DEPTH.
- PROPOSED TREES AND SHRUBS:** ALL PROPOSED TREES ARE TO BE BACKFILLED WITH A MIXTURE OF 'BIOCOMP' SOIL AMENDMENT AND IMPORTED GRADE A TOPSOIL (C&C SAND). REFER TO PLANTING DETAILS.

## IRRIGATION NOTES

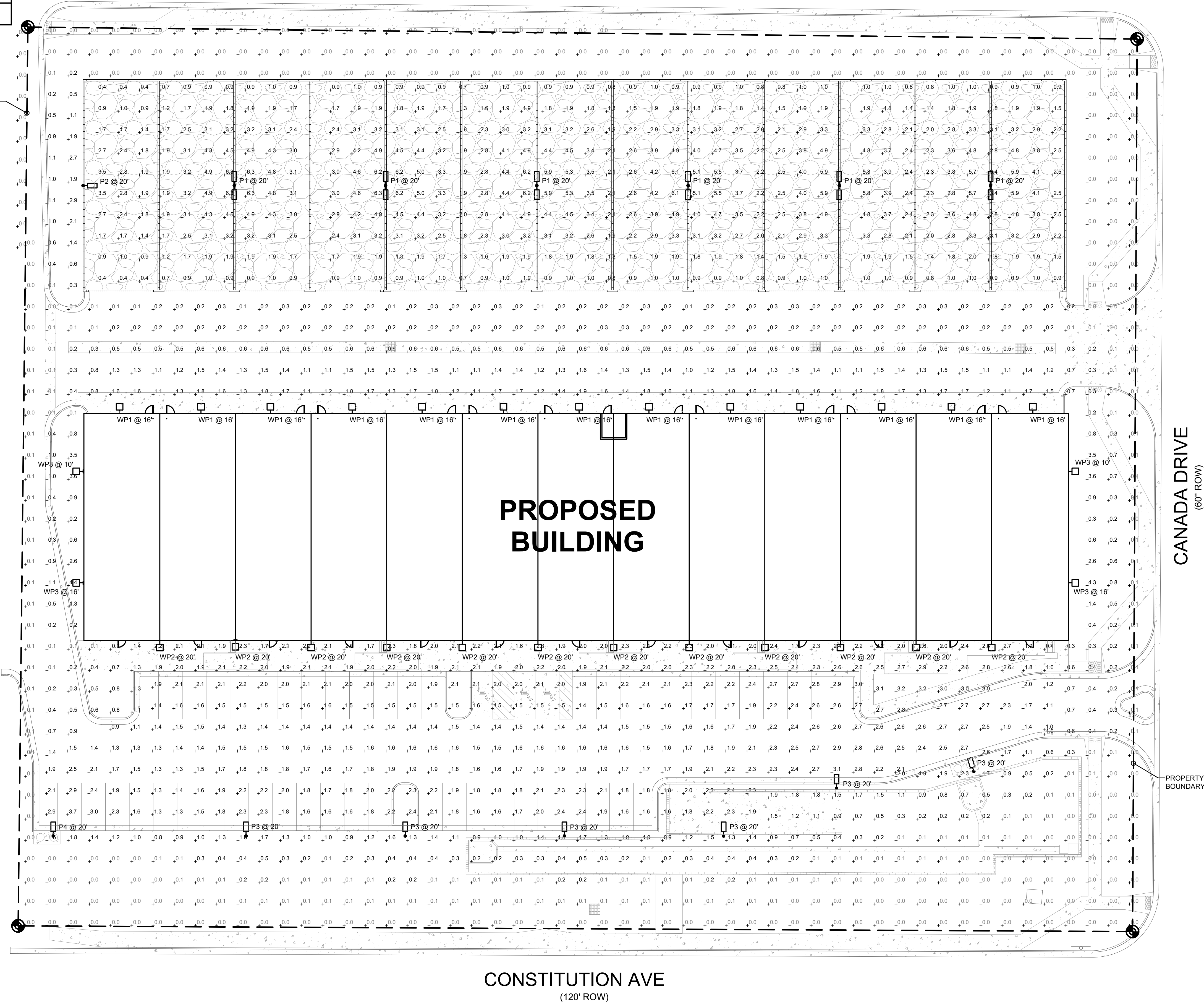
- ALL PROPOSED TREES AND SHRUBS ARE TO BE WATERED BY A PROPOSED DRIP IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC CONTROLLER, RAIN SENSOR, BACKFLOW PREVENTER (INSTALLED PER LOCAL CODES), AND TWO QUICK COUPLERS EVENLY SPACED ALONG MAINLINE. TREES TO HAVE (4) 1 GPH EMITTERS EACH EVENLY SPACED AT EDGE OF ROOT BALL. SHRUBS / ORNAMENTAL GRASSES TO HAVE (2) 1 GPH EMITTERS EACH EVENLY SPACED AT EDGE OF ROOT BALL. ALL DRIP PIPE SHALL BE SECURED WITH 6" METAL STAKES AND BURIED. PROVIDE (2) EXTRA IRRIGATION WIRES ALONG MAINLINE FOR TROUBLESHOOTING OR FUTURE REPAIRS.
- ALL FESCUE SOD AREAS TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND/OR ROTARY HEADS. IRRIGATION HEADS TO BE SPACED FOR HEAD TO HEAD COVERAGE. SPRINKLERS ARE NOT TO SPRAY OVER SIDEWALKS.
- ALL NATIVE SEED AREAS TO BE IRRIGATED WITH POP-UP SPRAY HEADS AND/OR ROTARY HEADS. IRRIGATION HEADS TO BE SPACED FOR HEAD TO HEAD COVERAGE. SPRINKLERS ARE NOT TO SPRAY OVER SIDEWALKS.

### LIGHT FIXTURE SCHEDULE

MARK	MANUF.	MODEL	LAMP			MOUNTING	DESCRIPTION	VOLTAGE	TOTAL WATTS
			QTY.	WATT	TYPE				
P1	LITHONIA	DSX1 LED P1 50K TSS MVOLT	2	54.0	LED	POLE @ 20'-0"	AREA LUMINAIRE	120/277	108.0
P2	LITHONIA	DSX1 LED P1 50K TSS MVOLT HS	1	54.0	LED	POLE @ 20'-0"	AREA LUMINAIRE	120/277	54.0
P3	LITHONIA	DSX1 LED P1 50K T4M MVOLT HS	1	54.0	LED	POLE @ 20'-0"	AREA LUMINAIRE	120/277	54.0
P4	LITHONIA	DSX1 LED P1 50K LCCO MVOLT	1	54.0	LED	POLE @ 20'-0"	AREA LUMINAIRE	120/277	54.0
WP1	LITHONIA	WDGE1 LED P1 50K 80CRI VF	1	10.0	LED	SURFACE	WALLPACK	120/277	10.0
WP2	LITHONIA	WDGE1 LED P2 50K 80CRI VF	1	15.0	LED	SURFACE	WALLPACK	120/277	15.0
WP3	LITHONIA	WDGE1 LED P1 40K 90CRI VW	1	10.0	LED	SURFACE	WALLPACK	120/277	10.0

### CALCULATION ZONE STATISTICS

DESCRIPTION	SYMBOL (fc)	AVERAGE (fc)	MAXIMUM (fc)	MINIMUM (fc)	MAX./MIN. (fc)	AVG./MIN. (fc)
PARKING LOT	+	1.9	3.7	0.9	4.1:1	2.1:1
STORAGE YARD	+	2.6	6.3	0.4	15.8:1	6.5:1
TO PROPERTY LINE	+	0.6	4.4	0.0	N/A	N/A



3 WDGE1 WALLPACK (WP1 - WP3)  
DP.12 SCALE: NONE



2 DSX1 AREA LUMINAIRE (P1 - P4)  
DP.12 SCALE: NONE

1 SITE PHOTOMETRIC PLAN  
DP.12 SCALE: 1"=20'-0"

ROCKY MOUNTAIN GROUP  
ARCHITECTS  
ENGINEERS  
1878 BEACON DR. SUITE 200  
DENVER, CO 80202  
PH: 303.733.1111  
WWW.RMG-ENGINEERS.COM

PROFESSIONAL ENGINEER  
12.07.2022

McShea Consulting, LLC  
MECHANICAL + ELECTRICAL + PLUMBING  
4445 Northpark Dr. Suite 200  
Colorado Springs, CO 80907  
fabian@mcshiconsulting.com  
Project: 21-1024

NORTHCREST CENTER  
2510 CANADA DR. SUITES 100-196,  
COLORADO SPRINGS, CO 80922  
LEISURE CONSTRUCTION

SHEET NAME: SITE PHOTOMETRIC PLAN  
PROJECT STATUS: DEVELOPMENT PLANS  
ARCHING: FAO  
DRAWN: MRM  
CHECKED: MRM  
DATE: 11.04.2021  
REVISION: DATE  
JOB NO.: 180649  
SHEET NO.: DP.10

