

SITE DEVELOPMENT PLAN

PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



SCALE: 1" = 1000'

1

PROPERTY DESCRIPTION

LOT 1, BLOCK 1, CLAREMONT RANCH FILING NO. 9A, ACCORDING TO THE PLAT THEREOF
RECORDED MARCH 14, 2016 AT RECEPTION NO. 216713741 IN THE RECORDS OF EL PASO
COUNTY, STATE OF COLORADO.

PROJECT DESCRIPTION:
CONSTRUCTION OF A 4,300 SQUARE FOOT FINANCIAL BUILDING WITH ASSOCIATED LANDSCAPING,
PARKING, AND DRIVES.

CURRENT ZONING: CR (COMMERCIAL REGIONAL)
PROPOSED ZONING: CR (COMMERCIAL REGIONAL)

1. SURVEY INFORMATION AND TOPOGRAPHIC CONTOURS WERE PROVIDED BY GALLOWAY & COMPANY INC. DATED JANUARY 23, 2018.
2. EL PASO COUNTY SHALL NOT BE LIABLE FOR THE MAINTENANCE OF PRIVATE IMPROVEMENTS AS SHOWN ON THESE PLANS.
3. 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 ACT OR REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

APPLICANT/DEVELOPER

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COLORADO SPRINGS, CO 80920
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CONTACT: JEFF WILKINS
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SITE DATA TABLE

LOT 9A		
ITEM	AREA (SQ. FT.)	% OF GROSS SITE
GROSS SITE AREA	43,707	100.0%
* BUILDING FOOTPRINT	4,300	9.8%
* PARKING / DRIVES / WALKS / DISPLAY	22,333	51.1%
* LANDSCAPE AREAS	17,074	39.1%
PARKING DATA	REQUIRED SPACES	PROVIDED SPACES
PARKING RATIO	1 SPACE/50 SF OF GFA	0.9/100
OFFSITE/SHARED PARKING	-	11
STANDARD SPACES	16	25
HANDICAP SPACES	1	2
TOTAL SPACES	17	38
BICYCLE PARKING	1 SPACE/5% OF REG. PARKING	1 SPACE/250 SF OF GFA



SCALE: 1" = 1000'

Planning, Architecture, Engineering,

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303.770.8884 O
www.gallowayUS.com

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ENT CREDIT UNION
SITE DEVELOPMENT PLAN
LOT 1, BLOCK 1,
CLAREMONT RANCH FILING NO. 9B

MARKSHEFFEL RD. AND CONSTITUTION AVE
COLORADO SPRINGS, COLORADO

DaProject No:

Drawn By:

Checked By _____

Date: _____

COVER SHEET

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SHEET 1 OF 7

LEGEND	
	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	EASEMENT BOUNDARY LINE
	EXISTING TO REMAIN
	EXISTING TO BE REMOVED
	PROPOSED CURB AND GUTTER
	PROPOSED ADA ROUTE
	PROPOSED NEW
	PROPOSED STORM SEWER
	EXISTING FIRE HYDRANT
	EXISTING SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING ELECTRICAL VAULT
	EXISTING TRANSFORMER
	EXISTING ELECTRICAL CABINET
	EXISTING LIGHT POLE
	PROPOSED TRANSFORMER & PAD
	PROPOSED SITE LIGHTING
	PROPOSED MANHOLE COVER
	PROPOSED INLET
	PROPOSED MANHOLE
	TRAFFIC DIRECTION
	PARKING COUNT
	STANDARD DUTY PAVEMENT
	HEAVY DUTY PAVEMENT
	BIKE RACK

- ① EXISTING FIRE HYDRANT TO REMAIN.
- ② EXISTING VERTICAL CURB AND GUTTER TO REMAIN.
- ③ EXISTING CONCRETE SIDEWALK TO REMAIN.
- ④ EXISTING ADA RAMP TO REMAIN.
- ⑤ EXISTING ASPHALT PAVING TO REMAIN.
- ⑥ EXISTING MONUMENT SIGN TO REMAIN.
- ⑦ EXISTING SIGN TO REMAIN.
- ⑧ EXISTING CROSSWALK AND STOP BAR TO REMAIN.
- ⑨ PROPOSED R1-1 'STOP' SIGN.
- ⑩ PROPOSED 9'x18' ADA PARKING STALL WITH 9'x18" PAINTED ACCESS AISLE.
- ⑪ PROPOSED CONCRETE SIDEWALK (SIZE AS NOTED).
- ⑫ PROPOSED ADA RAMP
- ⑬ PROPOSED DIRECTIONAL STRIPING.
- ⑭ PROPOSED TRASH ENCLOSURE.
- ⑮ PROPOSED CROSSWALK.
- ⑯ PROPOSED HEAVY DUTY CONCRETE PAVING AT TRASH ENCLOSURE.
- ⑰ PROPOSED 6' CROSSPAN.
- ⑱ PROPOSED CAR STACKING FOR DRIVE-THRU.
- ⑲ TEMPORARY STORM STRUCTURE.
- ⑳ TURN-DOWN CONCRETE SLAB ISLANDS (NO CURB)

1. THIS SITE DEVELOPMENT SHALL CONFORM TO THE OPERATIONAL STANDARDS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 6.2.7.
2. THIS SITE DEVELOPMENT SHALL CONFORM TO THE OVERHEAD SIGN STANDARDS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 6.2.10.
3. 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.



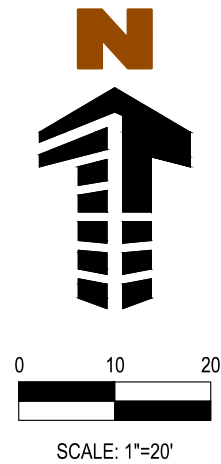
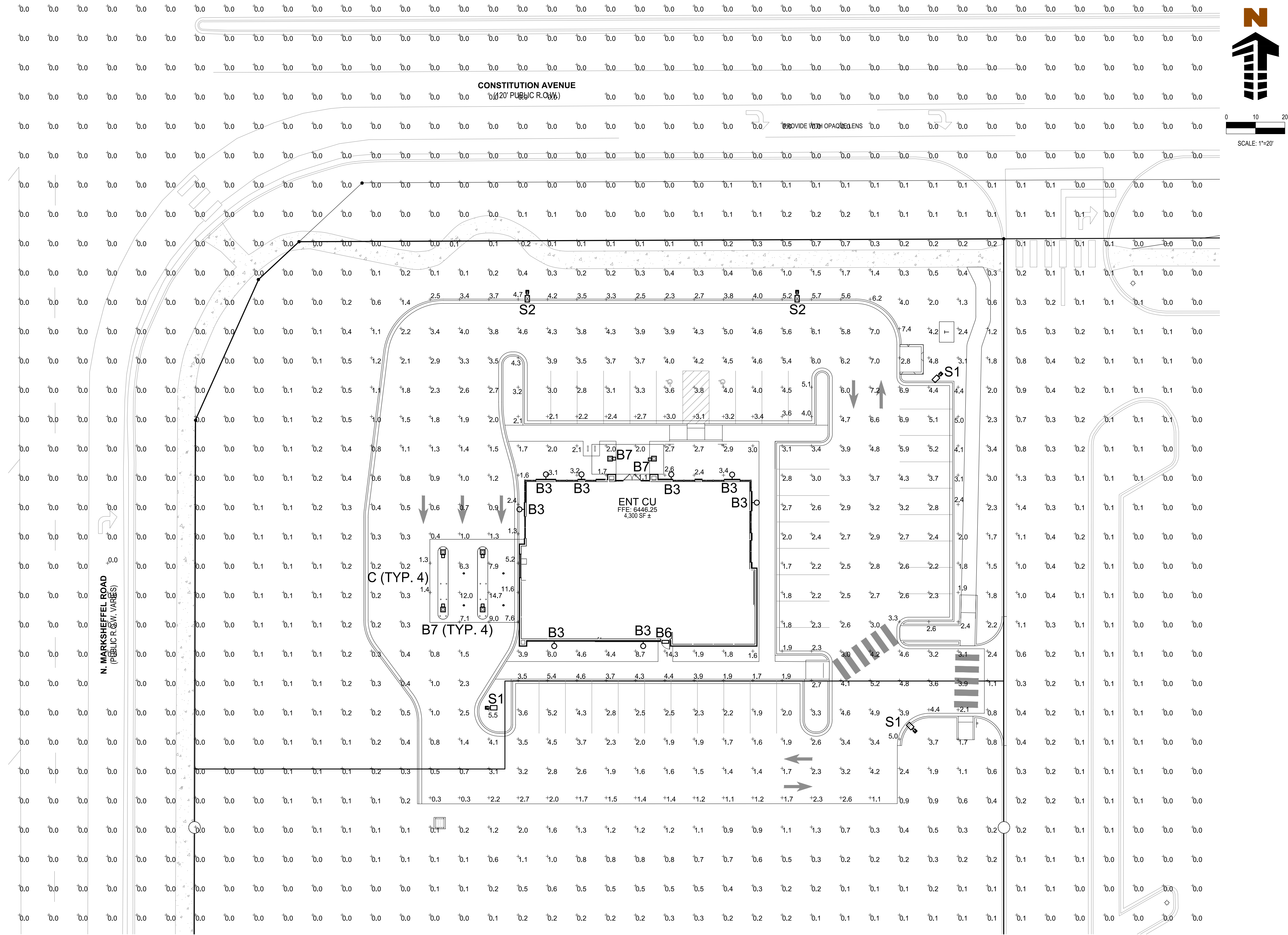
ENT CREDIT UNION
SITE DEVELOPMENT PLAN
LOT 1, BLOCK 1,
CLAREMONT RANCH FILING NO. 9B

MARKSHEFFEL RD. AND CONSTITUTION AVE
COLORADO SPRINGS, COLORADO

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SHEET 2 OF 7

ENT CREDIT UNION
SITE DEVELOPMENT PLAN
LOT 1, BLOCK 1, CLAREMONT RANCH FILING NO. 9B
PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



NOTES:
PLAN WAS BASED ON THE INFORMATION PROVIDED. ALL DIMENSIONS, LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE STUDY IS BASED ON REQUESTED ILLUMINATION LEVELS, LUMINAIRE LOCATIONS, OR ADDITIONAL CRITERIA BY THE AUTHORITIES HAVING JURISDICTION.

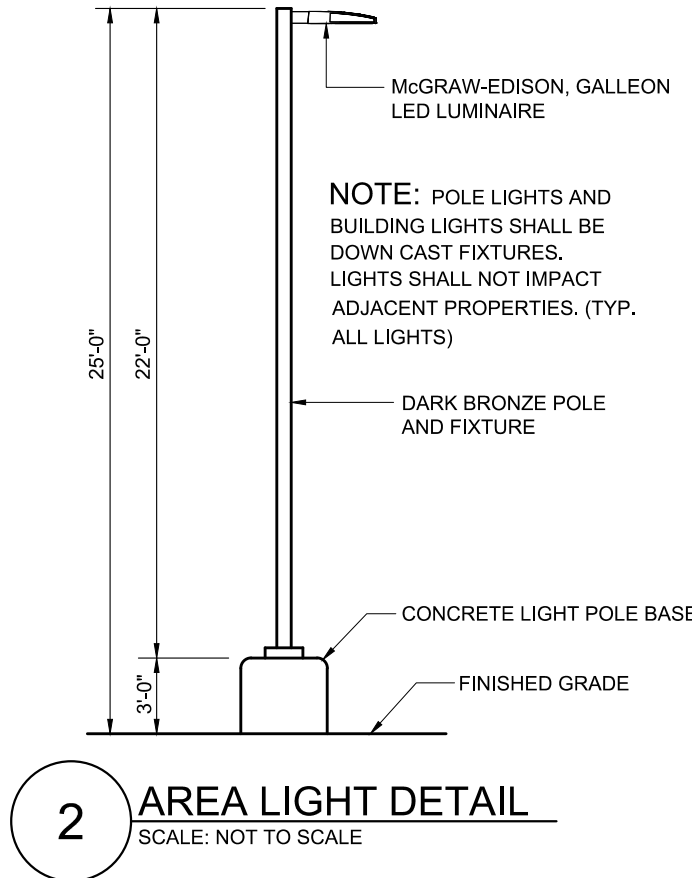
THE CALCULATED PHOTOMETRIC LEVELS MAY OR MAY NOT MEET CERTAIN STANDARDS OR RECOMMENDED PRACTICES OF IESNA.

THE PHOTOMETRIC PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. LABORATORY TESTS ARE MADE UNDER OPTIMUM CONDITION, WITH LAMP OUTPUT AT RATED VALUE, AND IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS.

ACTUAL ILLUMINANCE LEVELS MAY DIFFER DUE TO VARIABLE FIELD CONDITIONS SUCH AS (BUT NOT LIMITED TO): VARIANCE IN LAMP LUMEN OUTPUT; LAMP TILT FACTOR; BALLAST WATTAGE OUTPUT; LINE VOLTAGE AT BALLAST; REFLECTOR SPECULARITY; LAMP LUMEN DEPRECIATION; AND LUMINAIRE DIRT DEPRECIATION.

THE 25'-0" MOUNTING HEIGHT IS THE ACTUAL ASSEMBLY (POLE, BASE, AND FIXTURE) AND MAY DIFFER FROM THE FROM THE LUMINAIRE'S LUMINOUS APERTURE.

THIS PLAN IS FOR RELATIVE LAYOUT AND SCOPE OF WORK PURPOSES ONLY. REFER TO SITE PLAN PREPARED BY LOCAL CONSULTANT FOR RELATIONSHIP OF THESE LUMINAIRES AND THEIR LOCATIONS TO EXISTING STRUCTURES AND REFERENCE.



LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGE	MOUNTING	HEIGHT	LLF	SOURCE	MODEL NUMBER	DESCRIPTION
	3	S1	SINGLE	POLE	25'-0"	1.0	LED	GLEON-AF-04-LED-E1-T4FT-BZ	EATON LIGHTING, LED AREA LUMINAIRE, TYPE IV DISTRIBUTION, BRONZE COLOR
	2	S2	SINGLE	POLE	25'-0"	1.0	LED	GLEON-AF-04-LED-E1-SL4-HSS-BZ	EATON LIGHTING, LED AREA LUMINAIRE, TYPE IV WITH SPILL CONTROL WITH REAR SHIELD, BRONZE COLOR
	8	B3	SINGLE	WALL	8'-0"	1.0	LED	8300K-496880ZL 16	KICHLER LIGHTING, TOMAN 1 LIGHT LED OUTDOOR WALL OZ, 800 LUMENS, OPAQUE CYLINDER, OLDE BRONZE COLOR
	1	B6	SINGLE	WALL	8'-0"	1.0	LED	WD14D-4-E35-60L-4K-VOLT-DB	KIM LIGHTING, WALL DIRECTOR FULL CUT-OFF LED LUMINAIRE, 60 LED'S, 4000K CCT, DARK BRONZE COLOR
	6	B7	SINGLE	WALL	10'-0"	1.0	LED	232-08-831-A-350	DELTA LIGHTING, XIX 3 UPLIGHT, DARK GREY COLOR, 350MA DRIVER, 3000K CCT
	4	C	SINGLE	SOFFIT	14'-0"	1.0	LED	LC6LED120-6LCLED735K8	PRESCOLITE, 6" LED DOWNLIGHT, FULLY RECESSED, 1800 LUMENS, WHITE TRIM
									LUMENS WATTS
									24156 225
									19488 225
									800 9
									4713 63
									87 2
									1797 26

NOTES:
1. VERIFY EXACT FIXTURES CATALOG NUMBER, FINISH, VOLTAGE, LAMP(S), LENGTHS AND OPTIONS WITH OWNER AND ARCHITECT PRIOR TO ORDERING ANY EQUIPMENT.
2. CONTRACTOR TO VERIFY COMPATIBLE DIMMER TYPE AND MANUFACTURER FROM LUMINAIRE CUT SHEET.
3. CONTRACTOR TO PROVIDE ALL PARTS AND ACCESSORIES FOR A COMPLETE AND FUNCTIONING SYSTEM.
4. ALL SITE/AREA LIGHTS ARE MOUNTED ON 22'-0" POLES WITH 3'-0" CONCRETE BASES. TOTAL MOUNTING HEIGHT = 25'-0".

CALCULATION SUMMARY							
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN	
PARKING	FC	3.16	6.9	1.7	1.86 to 1	4.06 to 1	
DRIVES	FC	3.38	7.2	1.1	3.07 to 1	6.55 to 1	
DRIVE-UP CANOPY	FC	7.65	14.7	6.3	1.21 to 1	2.33 to 1	
REAR (WEST) DRIVE	FC	0.82	2.5	0.2	4.10 to 1	12.5 to 1	
ENTRY	FC	3.10	4.4	1.1	2.82 to 1	4.00 to 1	

ENT CREDIT UNION
SITE DEVELOPMENT PLAN
LOT 1, BLOCK 1,
CLAREMONT RANCH FILING NO. 9B

MARKSHEFFEL RD. AND CONSTITUTION AVE
COLORADO SPRINGS, COLORADO

#	Date	Issue / Description	Init.
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Project No:	
Drawn By:	JMG
Checked By:	JKG
Date:	05/03/18

PHOTOMETRIC PLAN

GENERAL

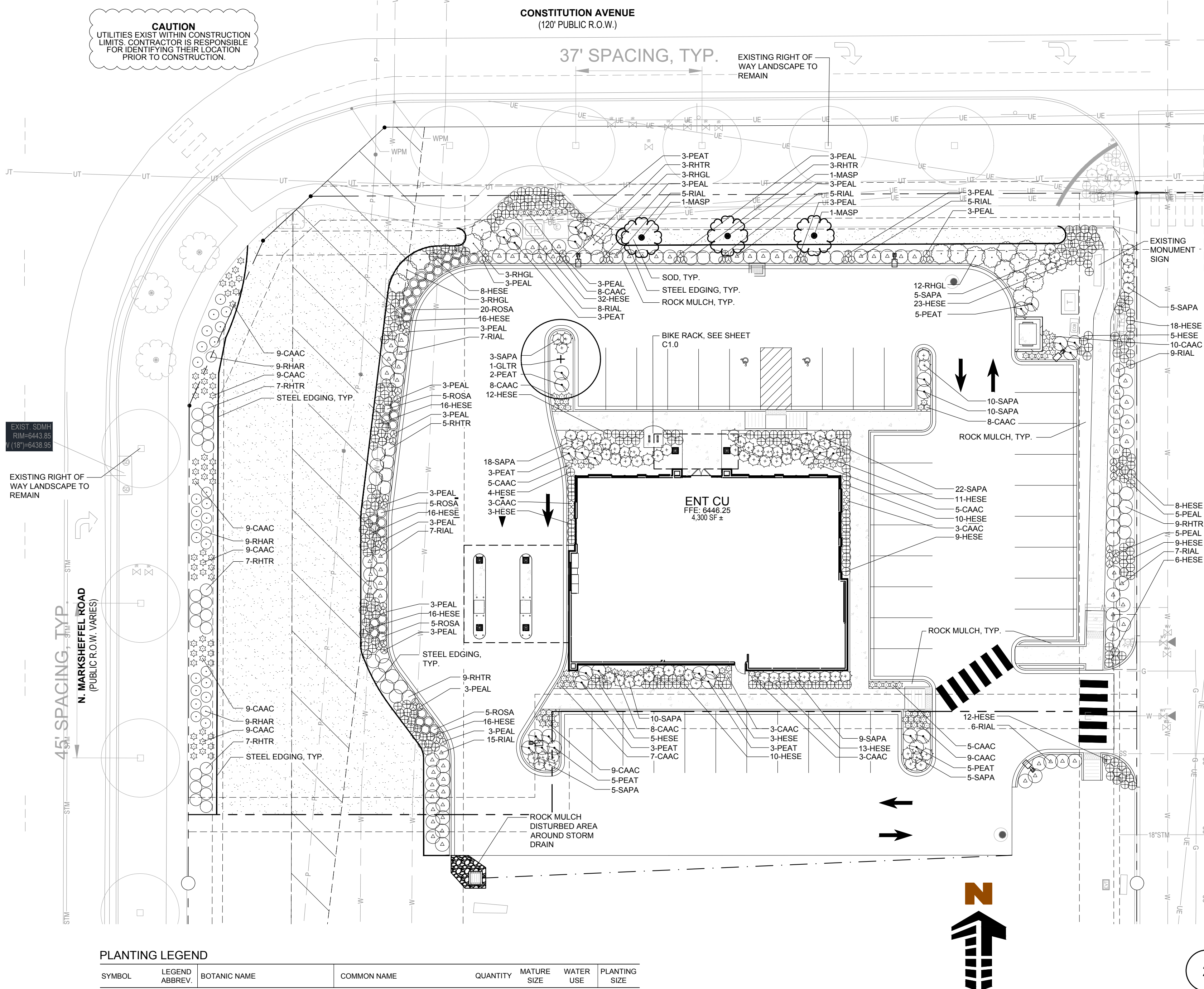
- PLANTING**
16. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADERS ARE DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 17. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT THAT IS DAMAGED BY INFACTORS TO THE MINIMUM THAT IT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 18. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
 19. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOTS, GALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENTCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
 20. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 21. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
 22. IF TURF IS TO BE USED, IT IS RECOMMENDED THROUGH GREEN VALLEY TURF COMPANY, 13159 N. US HIGHWAY 85, LITTLETON, CO 80125, (303) 798-6764. RTF TALL FESCUE HAS BEEN APPROVED IN MANY JURISDICTIONS AS A LOW HYDROZONE PLANT MATERIAL. INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 23. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
 24. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MUCH AREAS. COLOR: GREEN.

MULCH








26. ALL MULCH IS RECOMMENDED BARGOIN TO MAINTAIN MATERIALS AND ASPHALT IN LOT, 1910 RAND AVE., COLORADO SPRING, CO 80905. (719) 475-3100.
27. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE 1.5X THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRIAL STANDARD WIDTH.
28. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
29. INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
30. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
31. ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY ABOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
32. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #C1-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). EROSION STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

LOT 1, BLOCK 1, CLAREMONT RANCH FILING NO. 9B

PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

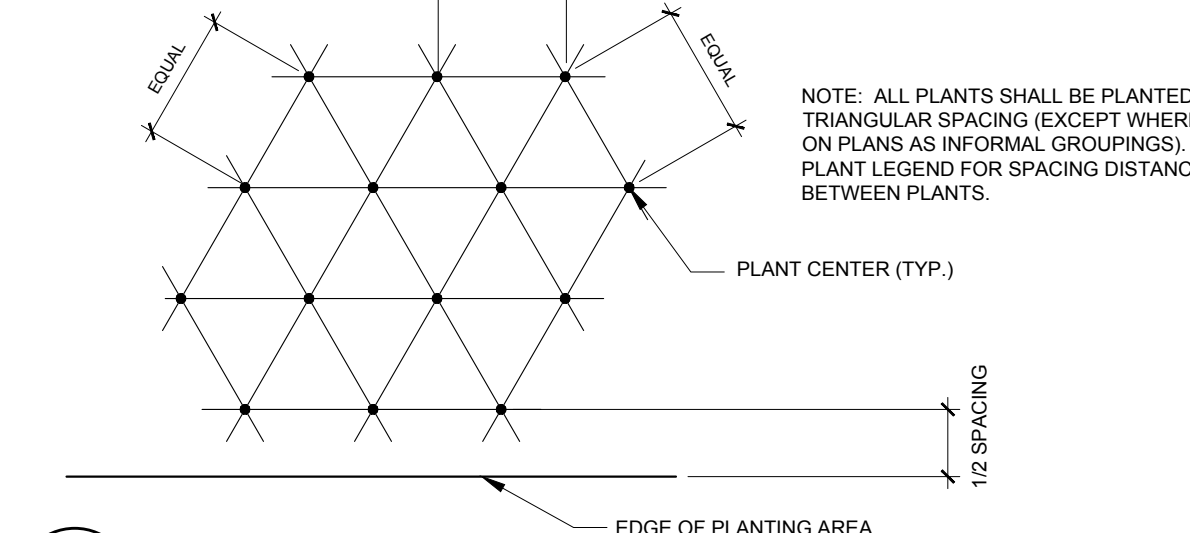


PLANTING LEGEND

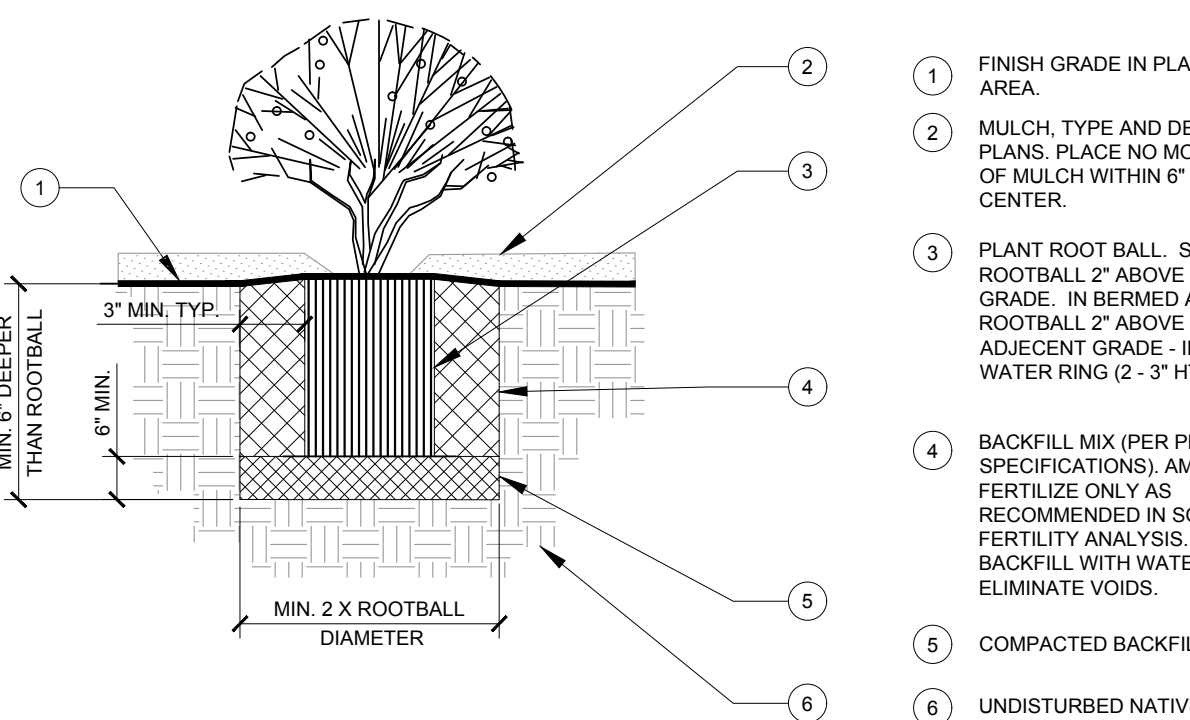
SYMBOL	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME	QUANTITY	MATURE SIZE	WATER USE	PLANTING SIZE
OVERSTORY DECIDUOUS TREES							
	GLTR	GLEDISIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER LOCUST	1	50' X 35'	LOW	2.5' GAL B&B
ORNAMENTAL DECIDUOUS TREES							
	MASP	MALUS SPECIOSA	SPRING SNOW CRABAPPLE	3	25' X 20'	LOW	2.5' GAL B&B
DECIDUOUS SHRUBS							
	PEAT	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	31	4' X 4'	LOW	5 GALLON 18"-24"
	RHAR	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	47	2' X 6'	LOW	5 GALLON 12"-16"
	RHTR	RHUS TRILOBATA	THREE LEAF SUMAC	55	4' X 4'	LOW	5 GALLON 18"-24"
	RIAL	RIBES ALPINUM	ALPINE CURRANT	74	4' X 4'	LOW	5 GALLON 18"-24"
	ROSA	ROSA 'RADCON'	PINK KNOCK OUT ROSE	40	4' X 3'	LOW	5 GALLON 18"-24"
ORNAMENTAL GRASSES							
	CAAC	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	148	4.5' X 2'	LOW	1 GALLON
	HESE	HELICTOTRICHON SEMPERVIRENS	BLUE Avena GRASS	273	2.5' X 2.5'	LOW	1 GALLON
	MIGR	MISCANTHUS SINENSIS 'GRAZIELLA'	GRAZIELLA MAIDEN GRASS	61	4.5' X 3'	LOW	1 GALLON
PERENNIALS							
	SAPA	SALVIA PACHYPHYLLA	MOJAVE SAGE	84	3' X 3'	LOW	1 GALLON
SEED AND MULCH							
	SOD	RTF SOD	SOD	8,854 SF	---	MODERATE	---
	MULCH	2" - 4" DIA. MULTI - CANYON GRANITE ROCK MULCH W/ SHREDED BARKED BARK MULCH RING, SEE MULCH NOTES	ROCK MULCH	8,017 SF	---	---	---
		STEEL EDGING		527 LF	---	---	---

LANDSCAPE GUARANTEE AND MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON AND TO MAXIMIZE WATER CONSERVATION. IF SITE OPENS DURING WINTER, TO AVOID FREEZE DAMAGE ON PLANTINGS, THE 90 DAYS SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK.
- DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE FROM STRATA TO THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- ## UTILITY NOTES
1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
 2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
 3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HEREIN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY FOR ANY DAMAGE OR DISAPPEAR TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERRING THE ABOVE MENTIONED DOCUMENTS.
- ## IRRIGATION CONCEPT
1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL, BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
 2. THE IRRIGATION SYSTEM SHALL TAP OFF BUILDING'S POTABLE WATER SERVICE AFTER THE WATER METER, BEFORE BUILDING'S DOUBLE CHECK VALVE.
 3. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
 4. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
 5. ALL PLANTS SHARING SIMILAR HUMIDITY CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
 6. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON POP-UP SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART, MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

 PLANT SPACING

1 SCALE

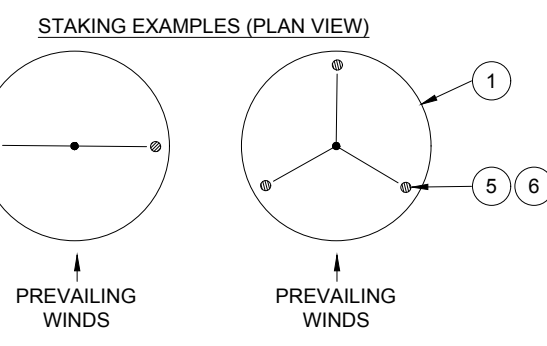


SHRUB AND PERENNIAL DETAIL

SCALE: NOT TO SCALE

- 1 TREE CANOPY.
- 2 NYLON TREE STRAPS AT ENDS OF WIRES.
SECURE TO STAKE OR DEADEN WITH NAILS.
- 3 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 4 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- 5 PRESSURE-TREATED WOOD STAKE. 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
- 6 PRESSURE-TREATED WOOD DEADEN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- 7 TRUNK FLARE.
- 8 WOOD MULCH TREE RING 3" DIA MIN. TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3' OF TRUNK.

- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE.
3. REMOVE THE HOLE DIRT TO THE POINT SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-6" ABOVE FINISH GRADE.
4. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURIED BRANCHES.
5. TREE WRAP IS NOT TO BE USED ON ANY PLANTINGS, ESPECIALLY IN LATE FALL PLANTING SITUATION, AND ON TREES WITH BRANCHES IN CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM ROOT FLARE TO LOWEST MAJOR BRANCH.
6. REMOVE ALL NURSERY STAKES AFTER PLANTING.
7. FOR TREES OVER 3" CALIPER, USE THREE STAKES (DEADWOOD OR 1/2" X 4" UNPAINTED, SPACED EVENLY AROUND TREE).



TREE PLANTING DETAIL

SCALE: NOT TO SCALE

Galloway
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Planning Architecture Engineering

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ENT CREDIT UNION
 SITE DEVELOPMENT PLAN
 LOT 1, BLOCK 1,
 CLAREMONT RANCH FILING NO. 9B

MARKSHEFFEL RD. AND CONSTITUTION AVE
COLORADO SPRINGS, COLORADO

[illegible]

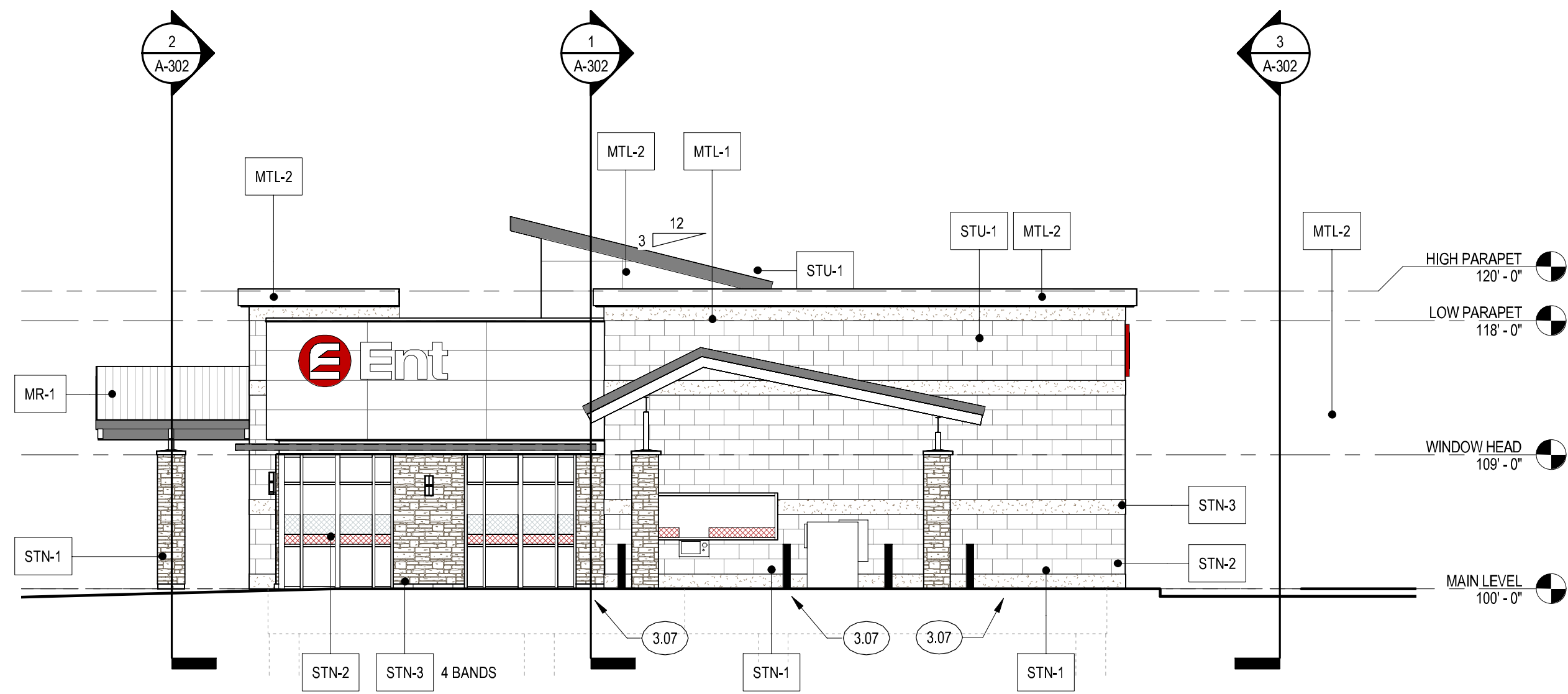
LANDSCAPE PLAN

L1.0

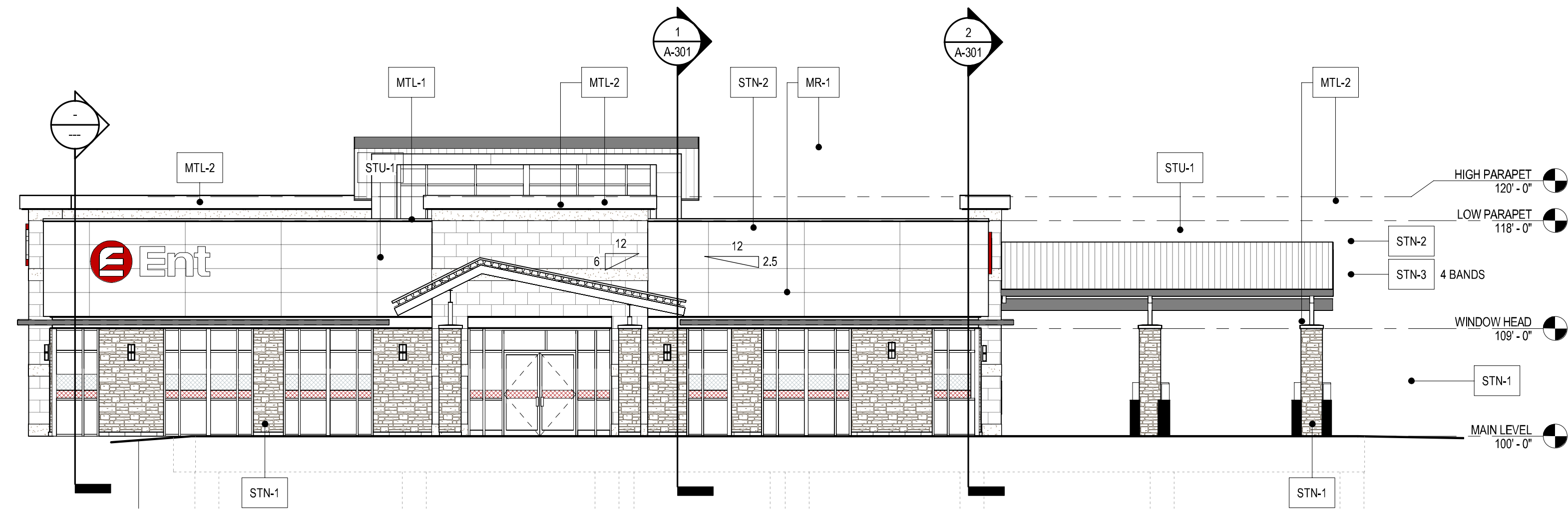
SHEET 6 OF 7

PCD FILE NO. PPR-18-012

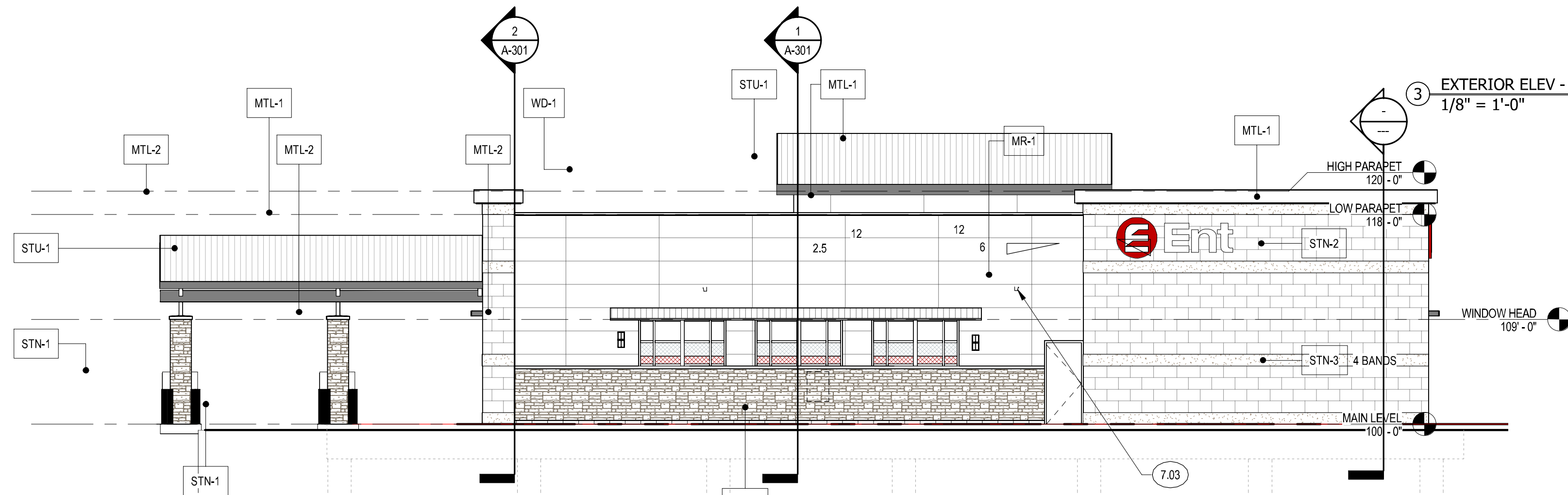
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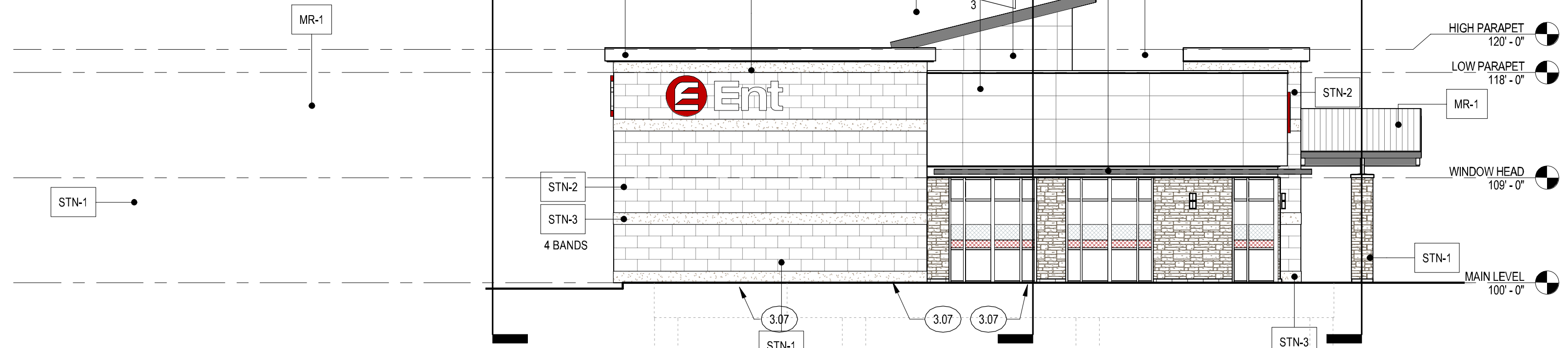
4 EXTERIOR ELEV - SOUTH
1/8" = 1'-0"



1 EXTERIOR ELEV - WEST (FRONT)
1/8" = 1'-0"



2 EXTERIOR ELEV - EAST (BACK)
1/8" = 1'-0"



3 EXTERIOR ELEV - NORTH
1/8" = 1'-0"

ELEVATION GENERAL NOTES

1. WINDOW GRAPHICS PROVIDED AND INSTALLED BY OTHERS

EXTERIOR MATERIAL LEGEND

- STN-1: ARRISCRAFT STONE VENEER
ARRIS-STACK, COLOR: BEACH
- STN-2: ARRISCRAFT STONE VENEER
THIN-CLAD RENAISSANCE, SMOOTH FACE
COLOR: GINGER
- STN-3: ARRISCRAFT STONE VENEER
THIN-CLAD RENAISSANCE, ROUGH FACE
COLOR: GINGER
- STN-4: ARRISCRAFT RENAISSANCE MASONRY UNIT
3 5/8" DEPTH STANDARD MASONRY UNIT
COLOR: GINGER
- STU-1 (E-S): STANDARD STUCCO SYSTEM
COLOR TO MATCH DRYVIT #142 (SPECTRUM BROWN)
- MTL-1: METAL FLASHING AND TRIM
COLOR PAINTED/FINISHED TO MATCH BENJAMIN
MOORE AC-33
- MTL-2: METAL FLASHING AND ACCENTS
COLOR PAINTED/FINISHED CHARCOAL GRAY
- MR-1: STANDING SEAM METAL ROOF
CHARCOAL GREY
- AG: APPLIED WINDOW GRAPHICS
TRANSPARENT WHITE AND RED
- WD-1: WOOD CEILING BOARDS
BROWN RECLAIMED BOARDS
- STOREFRONT COLOR: LIGHT BRONZE
- GLASS: SOLAR GRAY (G-1)
- SPANDREL PANELS: LIGHT BRONZE

KEYNOTES

- 3.07 CONCRETE ISLAND; TYPICAL CURB AND GUTTER; NO STRUCTURAL REINFORCEMENT
- 7.03 GUTTER

ENT CREDIT UNION LOT 1 BLK 1 CLAREMONT RANCH FIL NO 9A

2477 MARKSHEFFEL ROAD
COLORADO SPRINGS, CO 80927

REVISIONS:	DATE
#	DESCRIPTION

PROJECT #: 1723
ISSUE DATE: 12/26/2017
ISSUED FOR: PERMIT & BID
DRAWN BY: LC
CHECKED BY: VL
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SHEET TITLE:
**EXTERIOR
ELEVATIONS**

SHEET #:
A-201
SHEET 7 OF 7

KEYS + LAUER
ARCHITECTS

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