JOHNSON DEVELOPMENT ASSOCIATES

CONSTITUTION STORAGE

LOT 1, EIGHT LINE SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO

SITE DEVELOPMENT PLAN

PCD FILING NUMBER: PPR-2224

PROJECT CONTACTS

UTILITY CONTACTS

CHEROKEE METROPOLITAN DISTRIC 6250 PALMER PARK BLVD.

COLORADO SPRINGS, CO 80915

TELE: (719) 597-5080

MOUNTAIN VIEW ELECTRIC

11140 E WOODMEN RD

FALCON, CO 80831

CATHY HANSEN-LEE

EMAIL: CATHY.H@MVEA.COOP

NATURAL GAS

TELE: (719) 668-5573

AARON CASSIO EMAIL: ACASSIO@CSU.ORG

COLORADO SPRINGS UTILITIES (CSU)

COLORADO SPRINGS, CO 80947-2150

CIMARRON HILLS FIRE PROTECTION DISTRICT

PROPOSED LAND USE

STORAGE UNITS

DENSITY

PROPOSED BUILDING HEIGHT

MAXIMUM ALLOWABLE BUILDING HEIGHT

COLORADO SPRINGS, CO 80915 TELE: (719) 591-0960

EMAIL: JMCLEOD@CIMARRON

7710 DURANT DRIVE, P.O. BOX 1103, MAIL CODE 2150

ATTN: KEVIN BROWN

WATER & WASTEWATER

EMAIL: KBROWN@CHEROKEEMETROPOLITAN.ORG

PROPERTY OWNER JASPERCO, LLC. 5532 SADDLE ROCK TRAIL

COLORADO SPRINGS, CO 80918 ATTN: TONY COLON EMAIL: TONYC@COLONFAM.COM

APPLICANT

JOHNSON DEVELOPMENT ASSOCIATES, INC. 100 DUNBAR STREET, SUITE 400 SPARTANBURG, SC 29306

TELE: (864) 529-1297 ATTN: BRIAN KEARNEY EMAIL: BKEARNEY@JOHNSONDEVELOPMENT.NET

CIVIL ENGINEER

GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920

TELE: (719) 900-7220 ATTN: BRADY SHYROCK, P.E.

EMAIL: BRADYSHYROCK@GALLOWAYUS.COM

GEOTECHNICAL ENGINEER ROCKY MOUNTAIN GEOTECHNICAL, INC 555 E. PIKES PEAK AVE, SUITE 107

COLORADO SPRINGS, CO 80903 TELE: (303) 634-1999 ATTN: KENNETH L. MEYERS, PE

TRAFFIC ENGINEER

5500 GREENWOOD PLAZA BLVD, SUITE 200

GREENWOOD VILLAGE, CO 80111 TELE: (303) 770-8884 ATTN: BRIAN HORAN, P.E. EMAIL: BRIANHORAN@GALLOWAYUS.COM

GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 TELE: (719) 337-1262 ATTN: BRIAN DENNIS EMAIL: BRIANDENNIS@GALLOWAYUS.COM

SITE PLAN					
GENERAL DEVELOPMENT DATA					
SITE ADDRESS	2460 CANADA DRIVEAVENUE, COLORADO SPRINGS, CO 80915				
JURISDICTION	EL PASO COUNTY, COLORADO				
TAX SCHEDULE NUMBER	5405218002				
COUNTY FILE NUMBER	PPR2224				
SITE AREA/TOTAL ACREAGE	162,043 SF / 3.72 ACRES				
DEVELOPMENT SCHEDULE	SUMMER 2023				
REQUIRED SETBACKS	ALL DEVELOPMENT STANDARDS FOR PRINCIPAL AND ACCESSORY USES ARE ESTABLISHED BY THE DEVELOPMENT PLAN				
NORTH	REQUIRED SETBACK: 25' BUILDING SETBACK – 25' LANDSCAPE SETBACK PROPOSED SETBACK: 25' BUILDING SETBACK – 25' LANDSCAPE SETBACK				
EAST	REQUIRED SETBACK: 25' BUILDING SETBACK – 10' LANDSCAPE SETBACK PROPOSED SETBACK: 25' BUILDING SETBACK – 10' LANDSCAPE SETBACK				
SOUTH	REQUIRED SETBACK: 25' BUILDING SETBACK — 0' LANDSCAPE SETBACK PROPOSED SETBACK: 25' BUILDING SETBACK — 0' LANDSCAPE SETBACK				
WEST	REQUIRED SETBACK: 25' BUILDING SETBACK – 20' LANDSCAPE SETBACK PROPOSED SETBACK: 25' BUILDING SETBACK – 20' LANDSCAPE SETBACK				
TOTAL GROSS BUILDING SQUARE FOOTAGE	109,196 SQ. FT.				
TOTAL BUILDING FOOTPRINT	57,421 SQ. FT				
OPEN SPACE, LANDSCAPING, AND IMPERMEABLE SURFACE PERCENTAGES	LANDSCAPING: 54,232 SQ. FT. / 33.47% ± IMPERMEABLE SURFACE: 47,141 SQ. FT. / 29.09% ± BUILDING FOOTPRINT: 57,421 SQ. FT. / 35.44% ±				
LOCATION OF NO-BUILD AREAS	NO GRADING OR IMPROVEMENTS WILL BE OCCURRING IN ANY FLOOD PLAINS OR DRAINAGE AREAS.				
EXISTING DEVELOPMENT DATA					
ZONING DISTRICT	RM-30				
CITY ZONING FILE REFERENCE NUMBER	EDARP-P225				
ORDINANCE NUMBER					
DRAINAGE BASIN	SAND CREEK				
PROPOSED [PROPOSED DEVELOPMENT DATA				

PARKING TABLE					
USE PARKING RATIO UNITS PARKING REQUIRED PARKING PROVIDED					
MINI-STORAGE	1 / 100 UNITS	929	9	14	
EMPLOYEE PARKING	3	3			
TOTAL			13	19	
LOADING/UNLOADING SPACES (NOT INCLUDED IN TOTAL COUNT)			-	6	
ADA (INCLUDED IN TOTAL COUNT)			1	2	

SELF STORAGE BUILDING

929

N/A 26.5 FT.

40 FT.



SCALE: 1"=400'

AASPERCO LLC PARCEL NO. 5408218002 ZONE. REV. 10. 9008 DLAND USE SPECIAL PURPOSE PLAT SING 908 PARCEL NO. 5508218003 ZONE. CC. CAD-0 PARCEL NO. 5508218003 ZONE. CC. CAD-0 ROBER STATE OF COLUMN OF		CONSTITUTION AVENUE (PRINCIPAL ARTERIAL) 120' PUBLIC RIGHT OF WAY
ASPERCO LLC PARCEL INC. 5405/18002 LAND USE: SPECIAL PURPOSE PLATA NO. 5908 B300 S COUNTY LINE RD DKLAHOMA CITY OK, 73169–1606		
EIGHT LINE INC PARCEL NO: 5405218003 ZONE: CC CAD-0 LAND USE: SPECIAL PURPOSE PLAT NO: 9808 8300 S COUNTY LINE RD OKLAHOMA CITY OK, 73169–1606	(ML)	JASPERCO LLC PARCEL NO: 5405218002 ZONE: RM-30
	PETERSON RC 100' PUBI	EIGHT LINE INC PARCEL NO: 5405218003 ZONE: CC CAD-0 LAND USE: SPECIAL PURPOSE PLAT NO: 9808

SHEET INDEX				
SHEET NUMBE	R SHEET TITLE	SHEET DESCRIPTION		
1	COVER SHEET	C0.0		
2	SITE DEVELOPMENT PLAN	C1.1		
3	VEHICLE TRACKING PLAN	C1.2		
4	LANDSCAPE COVER SHEET	L1.0		
5	LANDSCAPE PLAN	L1.1		
6	LANDSCAPE NOTES	L1.2		
7	LANDSCAPE DETAILS	L1.3		
8	CONCEPT ELEVATIONS	A2.1		
9	CONCEPT ELEVATIONS	A2.2		
10	CONCEPT ELEVATIONS	A2.3		
11	CONCEPT ELEVATIONS	A2.4		
12	CONCEPT ELEVATIONS	A2.5		
13	CONCEPT ELEVATIONS	A2.6		
14	PHOTOMETRIC PLAN	PP1.0		

- 1. ALL SITE LIGHTING OR EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR SHIELD TO
- 2. ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- 3. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN
- 4. THE MINERAL ESTATE OWNER NOTIFICATION CERTIFICATION AFFIDAVIT WAS SUBMITTED AND CAN BE FOUND IN FILE CPC XX XX-00XXX. THE APPLICANT (OR PROPERTY OWNER) HAS ATTESTED THERE ARE NO SEPARATE MINERAL ESTATE OWNER(S) IDENTIFIED AND NO FURTHER ACTION WAS TAKEN.
- 5. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER EL PASO COUNTY'S STANDARD DRAWINGS AND SPECIFICATIONS. EL PASO COUNTY'S INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC

PROJECT DESCRIPTION:

THE PROPOSED CLASS-A, CLIMATE CONTROLLED SELF-STORAGE FACILITY WILL PROVIDE SELF-STORAGE UNITS FOR RENT ON AN AS-NEEDED BASIS TO CUSTOMERS IN COLORADO SPRINGS AND EL PASO COUNTY. THE FACILITY WILL HAVE APPROXIMATELY 929 SELF-STORAGE UNITS OF VARIOUS SIZES. THREE TO FOUR EMPLOYEES WILL BE REQUIRED TO OPERATE THE FACILITY (ONE TO TWO PER SHIFT) AND THE HOURS OF OPERATION WILL BE LIMITED TO BETWEEN

LOT 1, EIGHT LINE SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL

BASIS OF BEARING: ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 14 SOUTH, RANGE 65 WEST BEARS N89'20'41"E, MONUMENTED BY THE NORTHWEST CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS 4842 1985" IN RANGE BOX, AND BY THE NORTH QUARTER CORNER OF SAID SECTION 5, BEING A 3-1/4" ALUMINUM CAP STAMPED "PLS

COLORADO SPRINGS UTILITIES FACILITIES INFORMATION MANAGEMENT SYSTEM (FIMS) BENCHMARK SR07 BEING A 2" ALUMINUM CAP STAMPED "CSU FIMS CONTROL SR07" AT THE SOUTHEAST CORNER OF THE CONCRETE BASE FOR AN ELECTRIC VAULT ON THE WEST SIDE OF PETERSON ROAD, ABOUT 360' SOUTH OF THE CENTER LINE OF LEOTI DRIVE.

FIMS DATUM ELEVATION = 6534.61

CAUTION - NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE



2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

EL PASO COUNTY STANDARD ACCESSIBILITY NOTE

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 E GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

OWNER'S STATEMENT

I, THE OWNER/DEVELOPER HAVE READ AND WILL COMPLY WITH THE REQUIREMENTS OF THE DEVELOPMENT PLAN.

JOHNSON DEVELOPMENT ASSOCIATES, INC.

7/21/2023

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

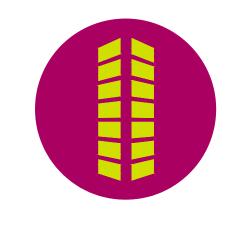
INTERIM EXECUTIVE DIRECTOR

COUNTY FILE NUMBERS

Colorado Springs, CO 80920 719.900.7220 GallowayUS.com

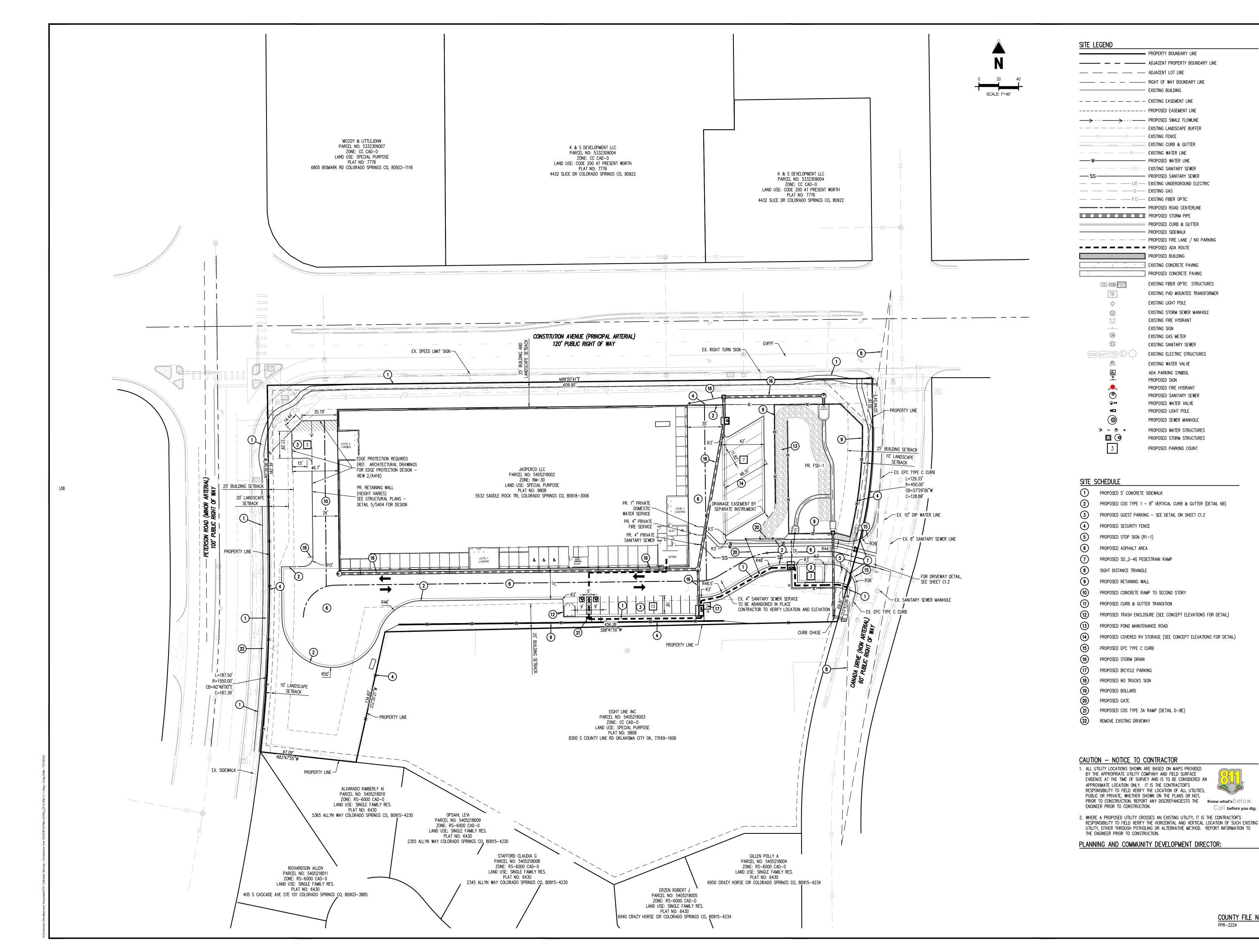
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Date Issue / Description

COVER SHEET



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PROPERTY BOUNDARY LINE

EXISTING FENCE

PROPOSED BUILDING

EXISTING CONCRETE PAVING PROPOSED CONCRETE PAVING

EXISTING LIGHT POLE

EXISTING FIRE HYDRANT

EXISTING GAS METER

EXISTING WATER VALVE ADA PARKING SYMBOL PROPOSED SIGN PROPOSED FIRE HYDRANT PROPOSED SANITARY SEWER

PROPOSED WATER VALVE

PROPOSED WATER STRUCTURES

PROPOSED STORM STRUCTURES

PROPOSED PARKING COUNT

PROPOSED LIGHT POLE PROPOSED SEWER MANHOLE

EXISTING SANITARY SEWER

EXISTING ELECTRIC STRUCTURES

EXISTING SIGN

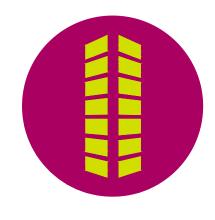
EXISTING FIBER OPTIC STRUCTURES

EXISTING STORM SEWER MANHOLE

EXISTING PAD MOUNTED TRANSFORMER

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SITE DEVELOPMENT PLAN CONSTITUTION STORAGE

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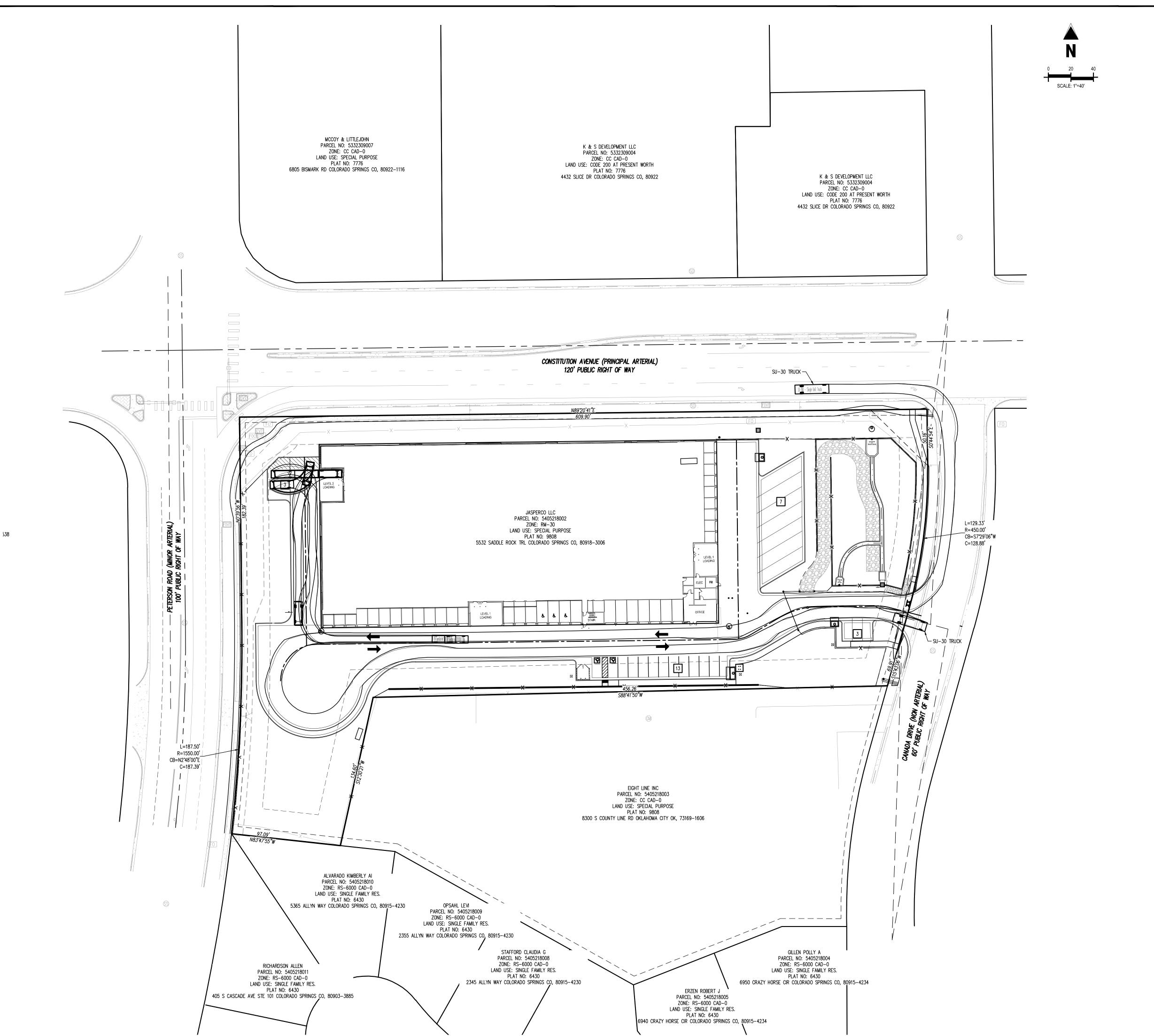
Date Issue / Description

BAS JULY 2023

SITE DEVELOPMENT PLAN

Sheet 2 of 14

COUNTY FILE NUMBERS



SITE LEGEND PROPERTY BOUNDARY LINE ———— ADJACENT PROPERTY BOUNDARY LINE --- --- ADJACENT LOT LINE ----- RIGHT OF WAY BOUNDARY LINE EXISTING BUILDING - - - EXISTING EASEMENT LINE ---- PROPOSED EASEMENT LINE ---- EXISTING LANDSCAPE BUFFER EXISTING FENCE EXISTING CURB & GUTTER -- W--- EXISTING WATER LINE — SS— EXISTING SANITARY SEWER ---- UE- EXISTING UNDERGROUND ELECTRIC ---- ---- G--- EXISTING GAS — — FO— EXISTING FIBER OPTIC PROPOSED ROAD CENTERLINE PROPOSED STORM PIPE PROPOSED CURB & GUTTER PROPOSED SIDEWALK — · — · — · — · — · — PROPOSED FIRE LANE / NO PARKING PROPOSED ADA ROUTE PROPOSED BUILDING EXISTING CONCRETE PAVING PROPOSED CONCRETE PAVING EXISTING FIBER OPTIC STRUCTURES FO FOCB FOVT EXISTING PAD MOUNTED TRANSFORMER EXISTING LIGHT POLE EXISTING STORM SEWER MANHOLE EXISTING FIRE HYDRANT EXISTING SIGN EXISTING GAS METER EXISTING SANITARY SEWER ECB EVT TR E-EXISTING ELECTRIC STRUCTURES EXISTING WATER VALVE ADA PARKING SYMBOL PROPOSED SIGN PROPOSED FIRE HYDRANT PROPOSED SANITARY SEWER PROPOSED WATER VALVE

> PROPOSED LIGHT POLE PROPOSED SEWER MANHOLE

PROPOSED WATER STRUCTURES

PROPOSED STORM STRUCTURES PROPOSED PARKING COUNT

CAUTION - NOTICE TO CONTRACTOR

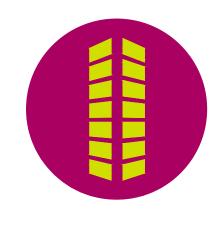
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE Know what's below. ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

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SITE DEVELOPMENT PLAN CONSTITUTION STORAGE DEVELOPMENT

Date Issue / Description

roingt No:	DA02
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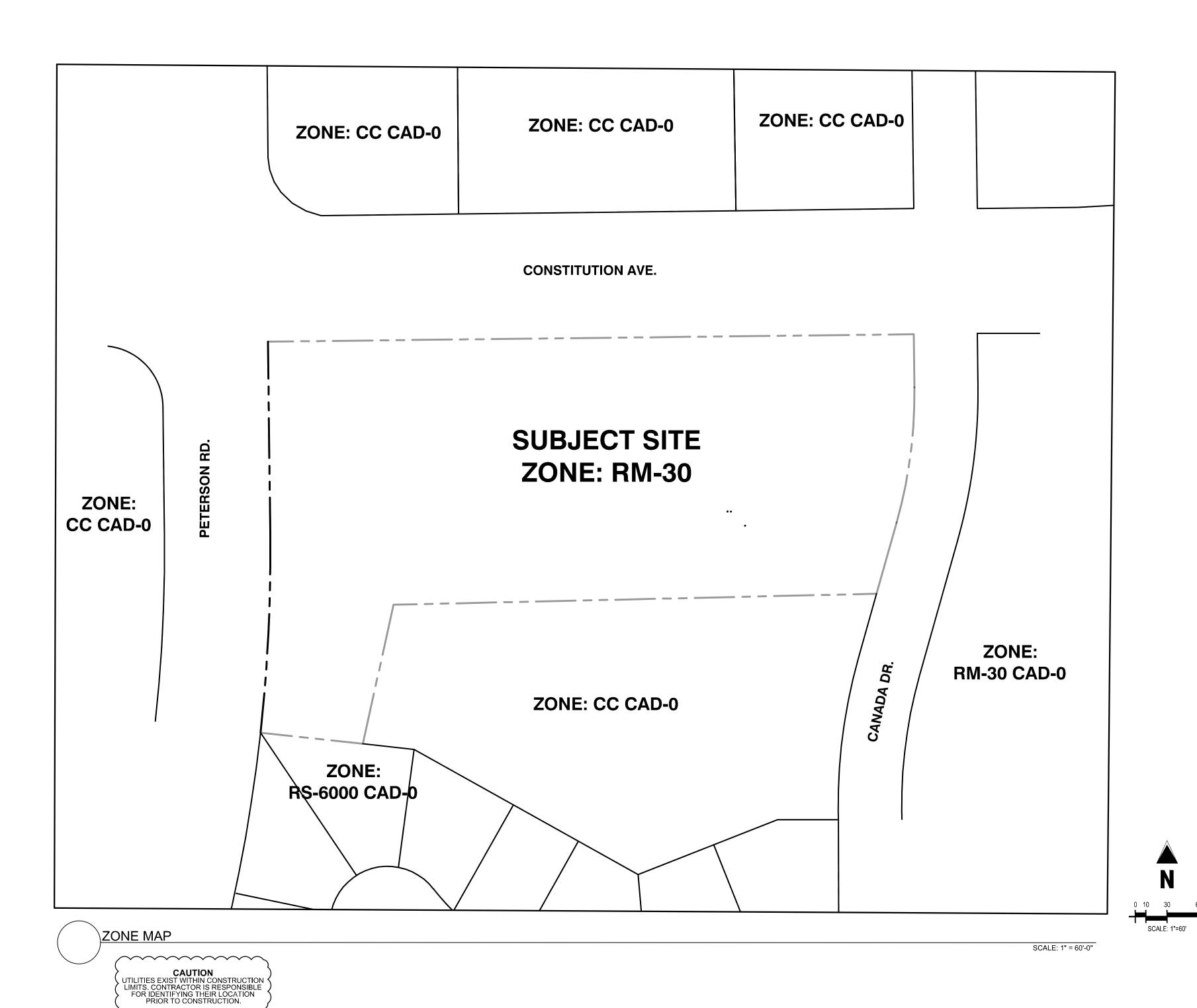
Project No:	JDA02
Drawn By:	RWO
Checked By:	BAS
Date:	JULY 2023
VEHICLE TRACKIN	IG PLAN

VEHICLE TRACKING PLAN

Sheet 3 of 14

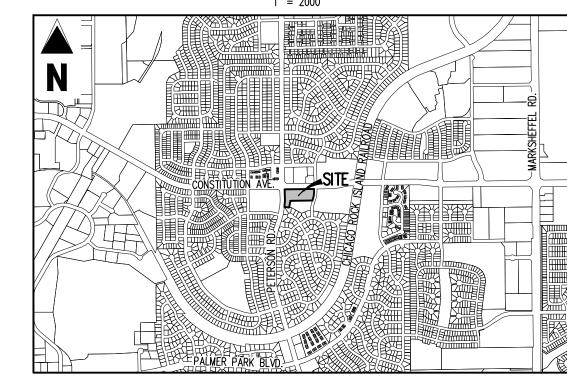
COUNTY FILE NUMBERS

ALTERNATIVE LANDSCAPE PLANS



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E DEVELOPMENT PLAN NSTITUTION STORAGE INSON DEVELOPMENT ASSOCIATES

# Date | Issue / Description | PER COUNTY COMMENTS | 1 06/14/2023 | REVISION PER COMMENTS | 1 06/14/2023 | REVISION PER COMMENTS | 1 06/14/2023 | REVISION PER COMMENTS | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1 06/14/2023 | 1

 Project No:
 JDA000002,20

 Drawn By:
 JRW

 Checked By:
 04/22/2022

 LANDSCAPE COVER SHEET

CAUTION — NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.

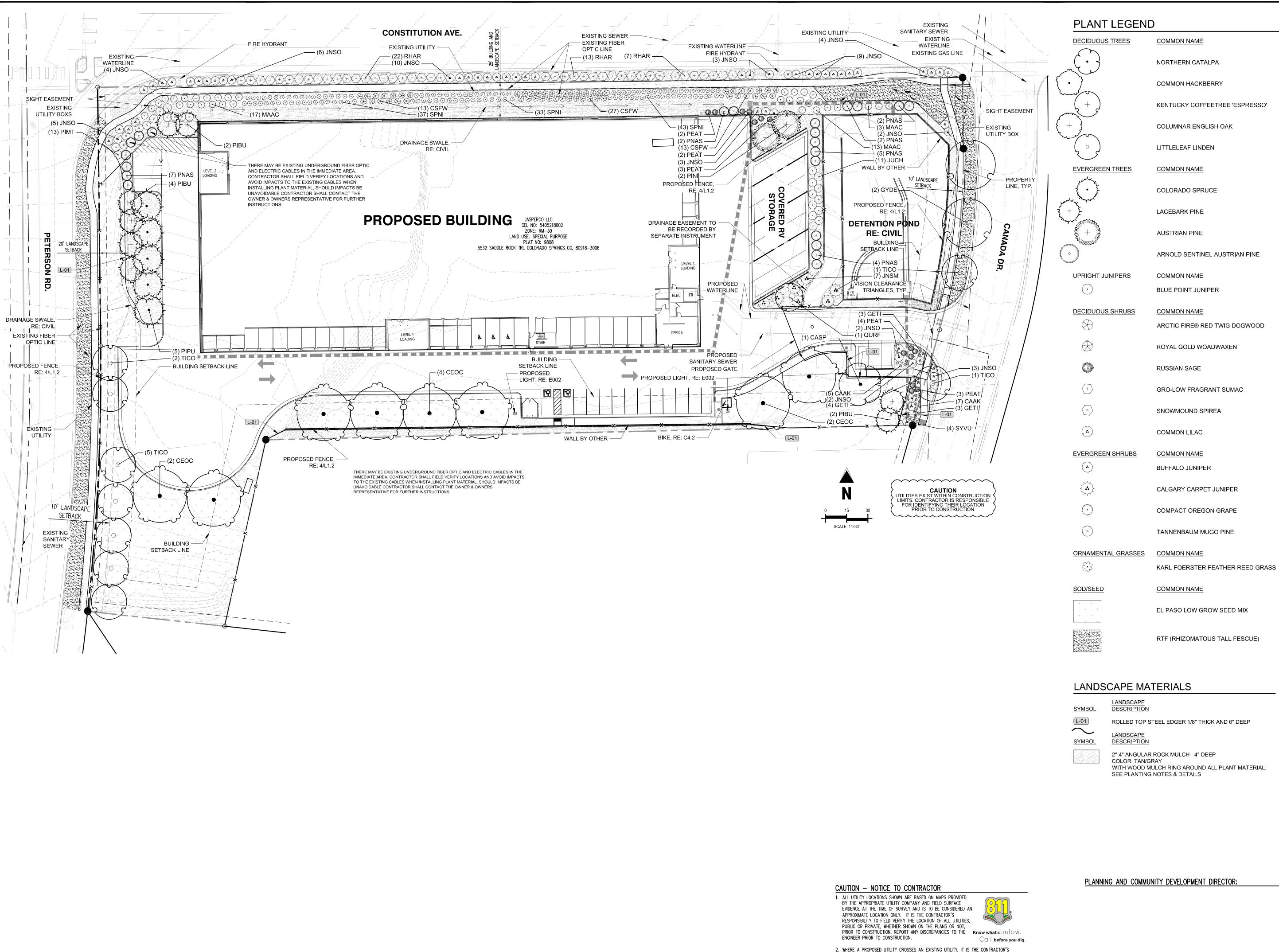
ENGINEER PRIOR TO CONSTRUCTION.

2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

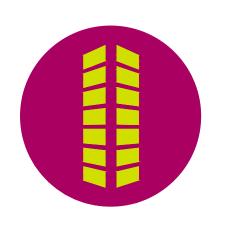
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PPR-2224

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OPMENT SITE DEVELOPMENT PLAN CONSTITUTION STORAGE **DEVEL**(

Date Issue / Description 1 02/20/2023 PER COUNTY COMMENTS 2 06/14/2023 REVISION PER COMMENTS LJP

JOHNSON

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JDA000002.20 Checked By: 04/22/2022 LANDSCAPE PLAN

COUNTY FILE NUMBER:

PPR-2224

RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING

UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE

ENGINEER PRIOR TO CONSTRUCTION.

| PLANT SCHED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | ULE  |            |                                  |                                            |          |            |            |                |                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------------|----------------------------------|--------------------------------------------|----------|------------|------------|----------------|----------------|
| DECIDUOUS TREES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | CODE | QTY        | COMMON NAME                      | BOTANICAL NAME                             | CONT.    | CAL / SIZE | HT. X SPD. | WATER USE      | LIGHT REQ.     |
| (.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | CASP | 1          | NORTHERN CATALPA                 | CATALPA SPECIOSA                           | B&B      | 2" CAL     | 50`X30`    | LOW            | SUN            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | CEOC | 8          | COMMON HACKBERRY                 | CELTIS OCCIDENTALIS                        | B&B      | 2" CAL     | 60`X40`    | LOW            | SUN/PART SHADE |
| 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | GYDE | 2          | KENTUCKY COFFEETREE 'ESPRESSO'   | GYMNOCLADUS DIOICA 'ESPRESSO'              | B&B      | 2" CAL     | 50`X35`    | LOW            | SUN            |
| +                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | QURF | 1          | COLUMNAR ENGLISH OAK             | QUERCUS ROBUR 'FASTIGIATA' TM              | B&B      | 2" CAL     | 40`X20`    | MODERATE       | SUN            |
| (° )                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | TICO | 9          | LITTLELEAF LINDEN                | TILIA CORDATA                              | B&B      | 2" CAL     | 40`X30`    | MODERATE       | SUN/PART SHADE |
| EVERGREEN TREES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | CODE | QTY        | COMMON NAME                      | BOTANICAL NAME                             | CONT.    | CAL / SIZE | HT. X SPD. | WATER USE      | LIGHT REQ.     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | PIPU | 5          | COLORADO SPRUCE                  | PICEA PUNGENS                              | B&B      | 6` HT      | 60`X25`    | LOW            | SUN/PART SHADE |
| +                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | PIBU | 8          | LACEBARK PINE                    | PINUS BUNGEANA                             | B&B      | 6, HL      | 30,X50,    | LOW            | SUN            |
| **************************************                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | PINI | 2          | AUSTRIAN PINE                    | PINUS NIGRA                                | В&В      | 6` HT      | 50`X20`    | LOW            | SUN/PART SHADE |
| Andreas of the state of the sta | PNAS | 22         | ARNOLD SENTINEL AUSTRIAN PINE    | PINUS NIGRA 'ARNOLD SENTINEL'              | B&B      | 6` HT      | 25`X7`     | LOW            | SUN/PART SHADE |
| UPRIGHT JUNIPERS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | CODE | QTY        | COMMON NAME                      | BOTANICAL NAME                             | CONT.    | HT. X SPD  | WATER USE  | LIGHT REQ.     |                |
| $\odot$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | JUCH | 11         | BLUE POINT JUNIPER               | JUNIPERUS CHINENSIS 'BLUE POINT'           | #5 CONT. | 12`X6`     | VERY LOW   | SUN/PART SHADE |                |
| DECIDUOUS SHRUBS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | CODE | <u>QTY</u> | COMMON NAME                      | BOTANICAL NAME                             | CONT.    | HT. X SPD. | WATER USE  | LIGHT REQ.     |                |
| $\otimes$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | CSFW | 53         | ARCTIC FIRE® RED TWIG DOGWOOD    | CORNUS STOLONIFERA 'FARROW'                | #5 CONT. | 4`X4`      | MODERATE   | SUN/PART SHADE |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | GETI | 10         | ROYAL GOLD WOADWAXEN             | GENISTA TINCTORIA 'ROYAL GOLD'             | #5 CONT. | 2,X5,      | VERY LOW   | SUN            |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | PEAT | 14         | RUSSIAN SAGE                     | PEROVSKIA ATRIPLICIFOLIA                   | #5 CONT. | 4`X4`      | VERY LOW   | SUN            |                |
| +                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | RHAR | 42         | GRO-LOW FRAGRANT SUMAC           | RHUS AROMATICA 'GRO-LOW'                   | #5 CONT. | 3,X8,      | LOW        | SUN            |                |
| $\langle \circ \rangle$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | SPNI | 113        | SNOWMOUND SPIREA                 | SPIRAEA NIPPONICA 'SNOWMOUND'              | #5 CONT. | 4`X3`      | LOW        | SUN/PART SHADE |                |
| ٨                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | SYVU | 4          | COMMON LILAC                     | SYRINGA VULGARIS                           | #5 CONT. | 6,X9,      | LOW        | SUN/PART SHADE |                |
| EVERGREEN SHRUBS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | CODE | <u>QTY</u> | COMMON NAME                      | BOTANICAL NAME                             | CONT.    | HT. X SPD. | WATER USE  | LIGHT REQ.     |                |
| •                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | JNSO | 53         | BUFFALO JUNIPER                  | JUNIPERUS SABINA 'BUFFALO'                 | #5 CONT. | 1`X6`      | VERY LOW   | SUN/PART SHADE |                |
| ***                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | JNSM | 7          | CALGARY CARPET JUNIPER           | JUNIPERUS SABINA 'MONNA'                   | #5 CONT. | 9"X10`     | VERY LOW   | SUN/PART SHADE |                |
| $\odot$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | MAAC | 33         | COMPACT OREGON GRAPE             | MAHONIA AQUIFOLIUM 'COMPACTA'              | #5 CONT. | 3`X5`      | VERY LOW   | SUN/PART SHADE |                |
| $\odot$                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | PIMT | 13         | TANNENBAUM MUGO PINE             | PINUS MUGO 'TANNENBAUM'                    | #5 CONT. | 15`X6`     | LOW        | SUN            |                |
| ORNAMENTAL GRASSES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | CODE | <u>QTY</u> | COMMON NAME                      | BOTANICAL NAME                             | CONT.    | HT. X SPD. | WATER USE  | LIGHT REQ.     |                |
| ۥ3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | CAAK | 12         | KARL FOERSTER FEATHER REED GRASS | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | #1 CONT. | 5`X2`      | LOW        | SUN            |                |
| SOD/SEED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | CODE | QTY        | COMMON NAME                      | BOTANICAL NAME                             | TYPE     |            |            |                |                |
| Ψ Ψ<br>Ψ Ψ<br>Ψ Ψ                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | SEED | 24,065 SF  | EL PASO LOW GROW SEED MIX        | EL PASO LOW GROW SEED MIX                  | SEED     |            |            |                |                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | SOD  | 6,225 SF   | RTF (RHIZOMATOUS TALL FESCUE)    | FESCUE SOD                                 | SOD      |            |            |                |                |

# LANDSCAPE MATERIALS

SEE PLANTING NOTES & DETAILS

|        | SYMBOL | LANDSCAPE<br>DESCRIPTION                                                                                 | QTY       | DETAIL    |
|--------|--------|----------------------------------------------------------------------------------------------------------|-----------|-----------|
| $\sim$ | (L-01) | ROLLED TOP STEEL EDGER 1/8" THICK AND 6" DEEP                                                            | 427 LF    | SEE NOTES |
|        | SYMBOL | LANDSCAPE<br>DESCRIPTION                                                                                 | QTY       | DETAIL    |
|        | (L-02) | 2"-4" ANGULAR ROCK MULCH - 4" DEEP<br>COLOR: TAN/GRAY<br>WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, | 297.59 CY | SEE NOTES |

### PLANTING NOTES

- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
- LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
- CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS, UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND
- 4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR
- 5. THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE
- 6. LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
- ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
- 8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN, SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
- 9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
- 10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- 11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS
- 12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
- FINISH GRADING AND SOIL PREPARATION
- 13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. 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.
- 14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- 15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
- 16. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
- 17. 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 LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- 18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT 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.

### 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 WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
- 3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
- 4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- 5. 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 ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

# 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, MOWING 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
- 3. DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS AT 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.

- 19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
- 20. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR
- 21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 22. 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
- 23. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
- 24. ALL PLANT BEDS SHALL BE CONTAINED WITH PERFORATED 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 MULCH AREAS. COLOR: GREEN.
- 25. THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
- 26. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
- 27. LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, IE.; MULCH, EDGER, LANDSCAPE

### MULCHING

- 28. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE SCHEDULE. 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 THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
- 29. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
- 30. 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.
- 31. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- 32. 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 THROUGHOUT 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.
- ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #CT-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

### 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.
- 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.
- THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN 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 WHATSOEVER. IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.

### CAUTION - NOTICE TO CONTRACTOR

ENGINEER PRIOR TO CONSTRUCTION.

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES. PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE Know what's below.



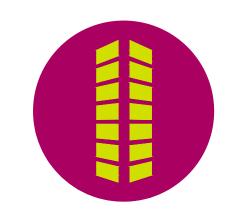
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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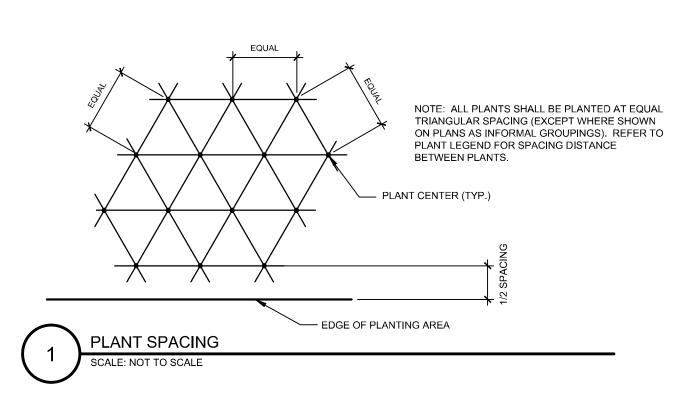
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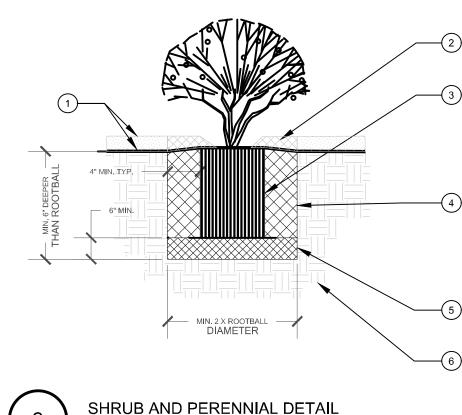
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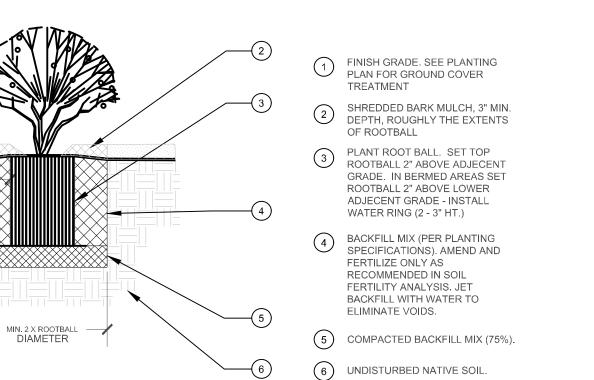
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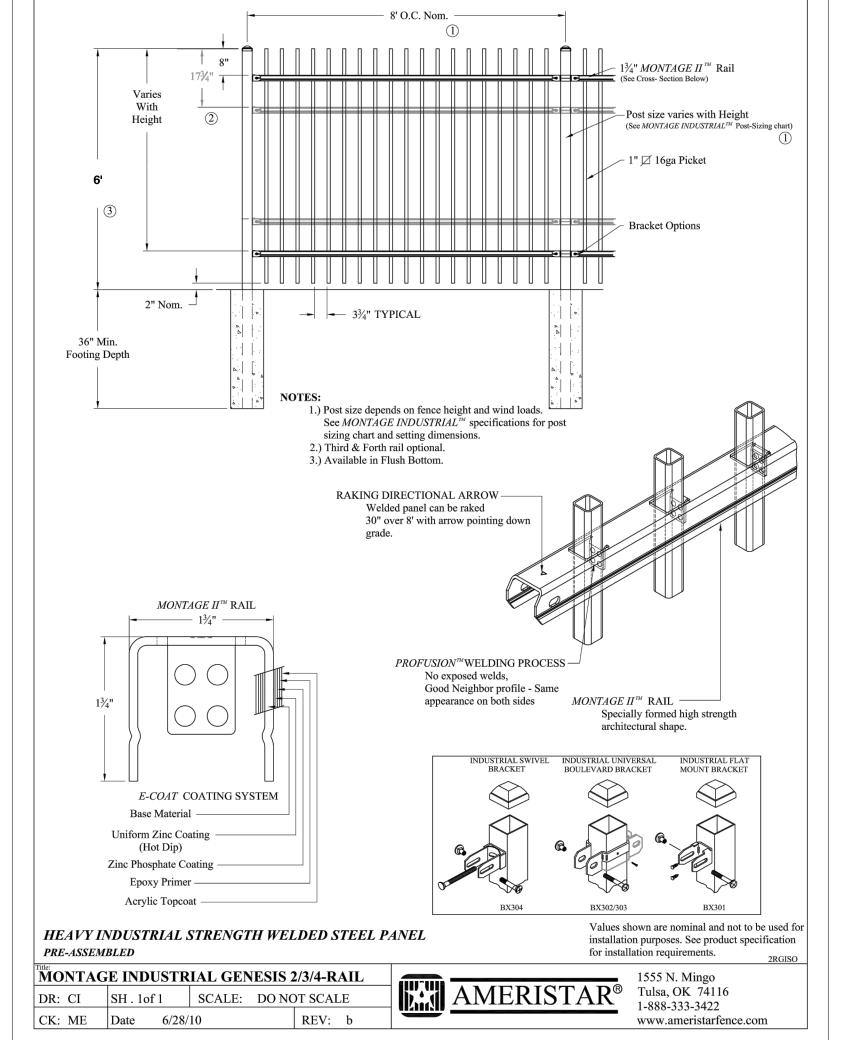
Project No: JDA000002.20 Checked By: 04/22/2022

LANDSCAPE NOTES

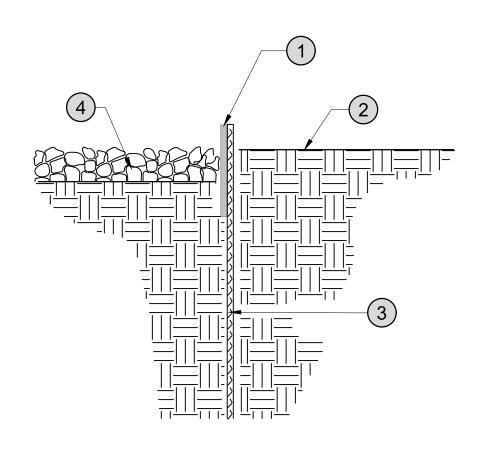




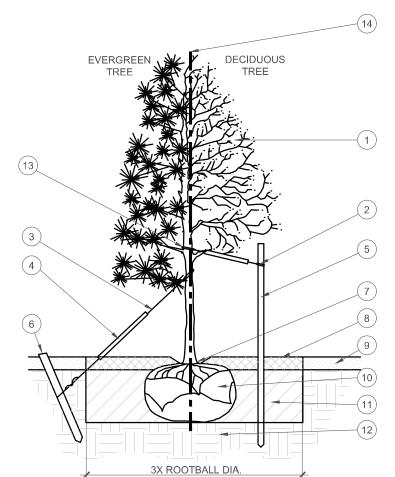








1)3/16" x 4" RYERSON STEEL EDGING OR EQUAL (2) FINISH GRADE (3)16" STAKES AT 30" O.C. (4)4" DEPTH MULCH



1 TREE CANOPY. NYLON TREE STRAPS AT ENDS OF WIRES -

SECURE TO STAKE OR DEADMEN 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

(6) PRESSURE-TREATED WOOD DEADMEN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.

(7) TRUNK FLARE.

WOOD MULCH TREE RING 3' DIA MIN. TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.

9 FINISH GRADE. SEE PLANTING PLAN FOR GROUND COVER TREATMENT (10) ROOT BALL-SEE NOTE 3, THIS DETAIL

BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS. (12) UNDISTURBED NATIVE SOIL

(13) SOFT VELCRO, OR OTHER FABRIC WRAP

(14) CENTRAL LEADER, SEE PLANTING NOTES

TREE PLANTING DETAIL

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING

2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE.

3. 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 MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.

TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR

REMOVE ALL NURSERY STAKES AFTER PLANTING. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND 7. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

> STAKING EXAMPLES (PLAN VIEW) PREVAILING PREVAILING WINDS WINDS

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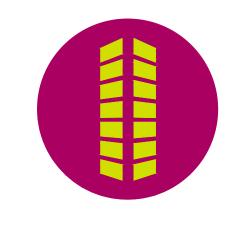
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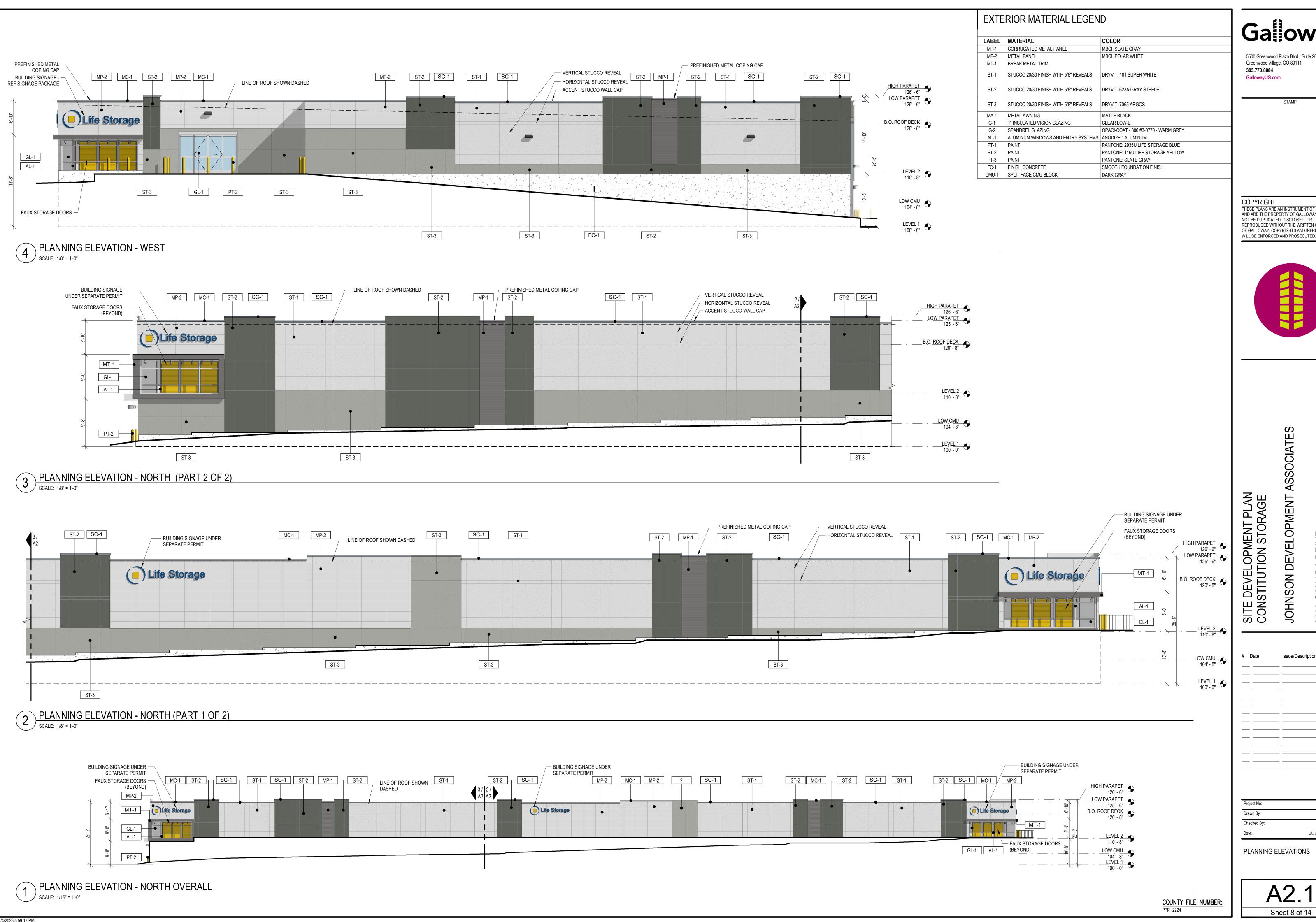


SITE DEVELOPMENT PLAN CONSTITUTION STORAGE DEVELOPMENT

JOHNSON # Date Issue / Description 1 02/20/2023 PER COUNTY COMMENTS

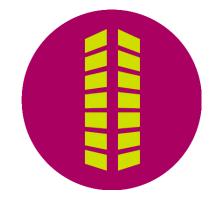
2 06/14/2023 REVISION PER COMMENTS

JDA000002.20 04/22/2022 LANDSCAPE DETAILS



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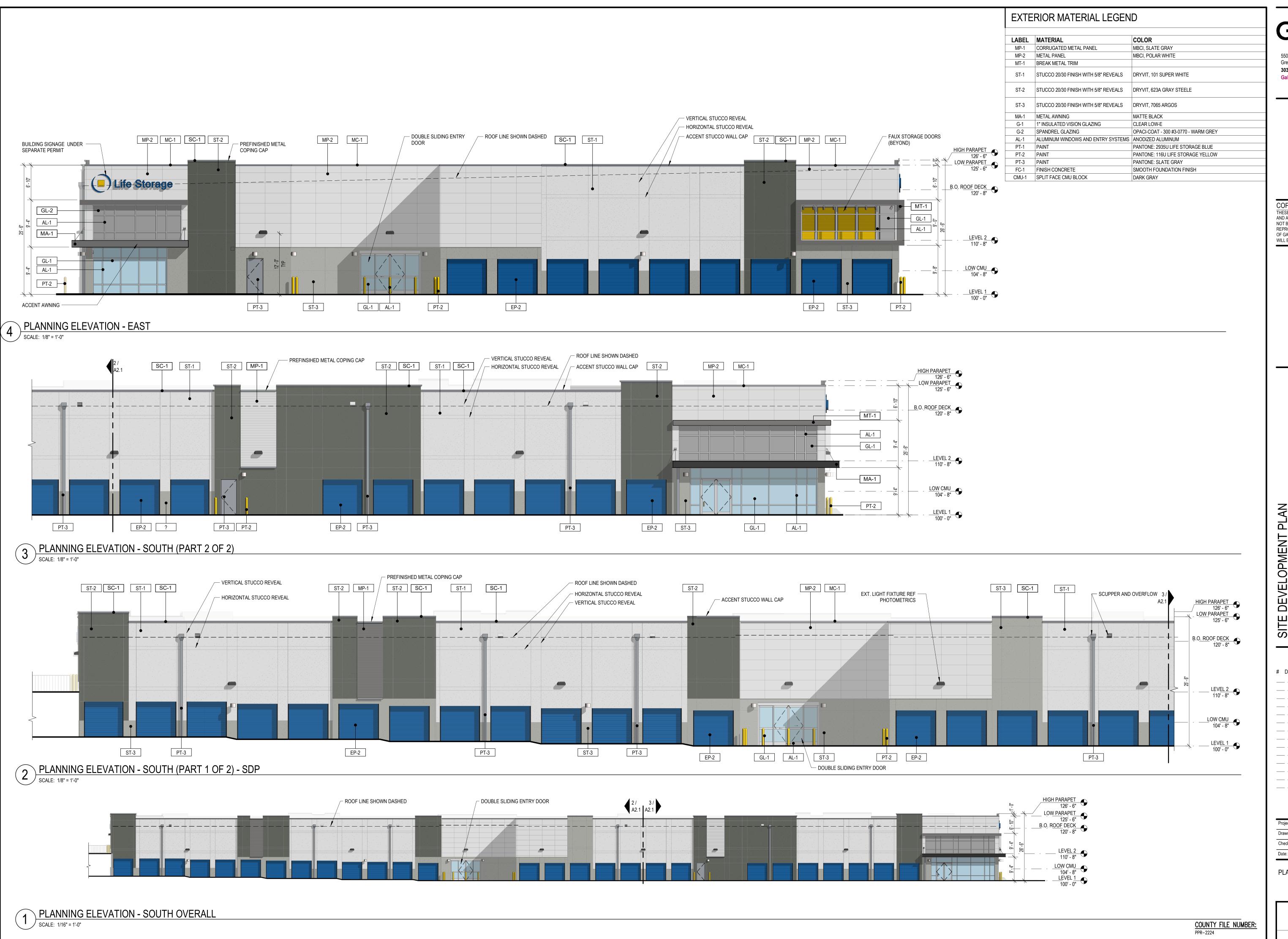
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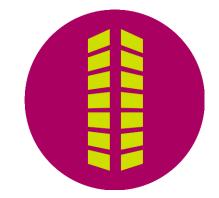
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 JDA02

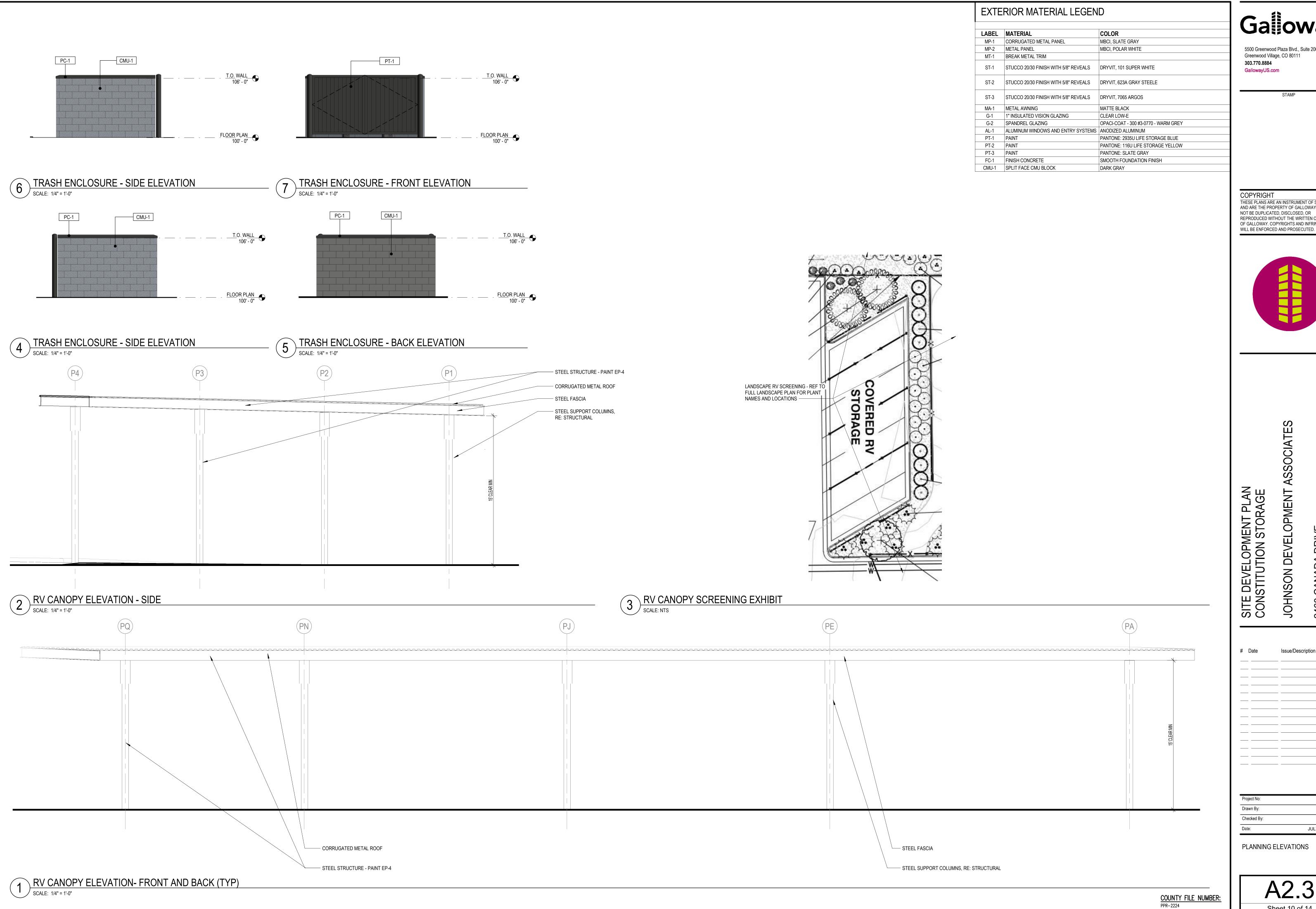
 Drawn By:
 SDM

 Checked By:
 SDM

 Date:
 JULY 21, 2023

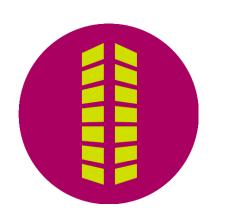
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**A2.2**Sheet 9 of 14



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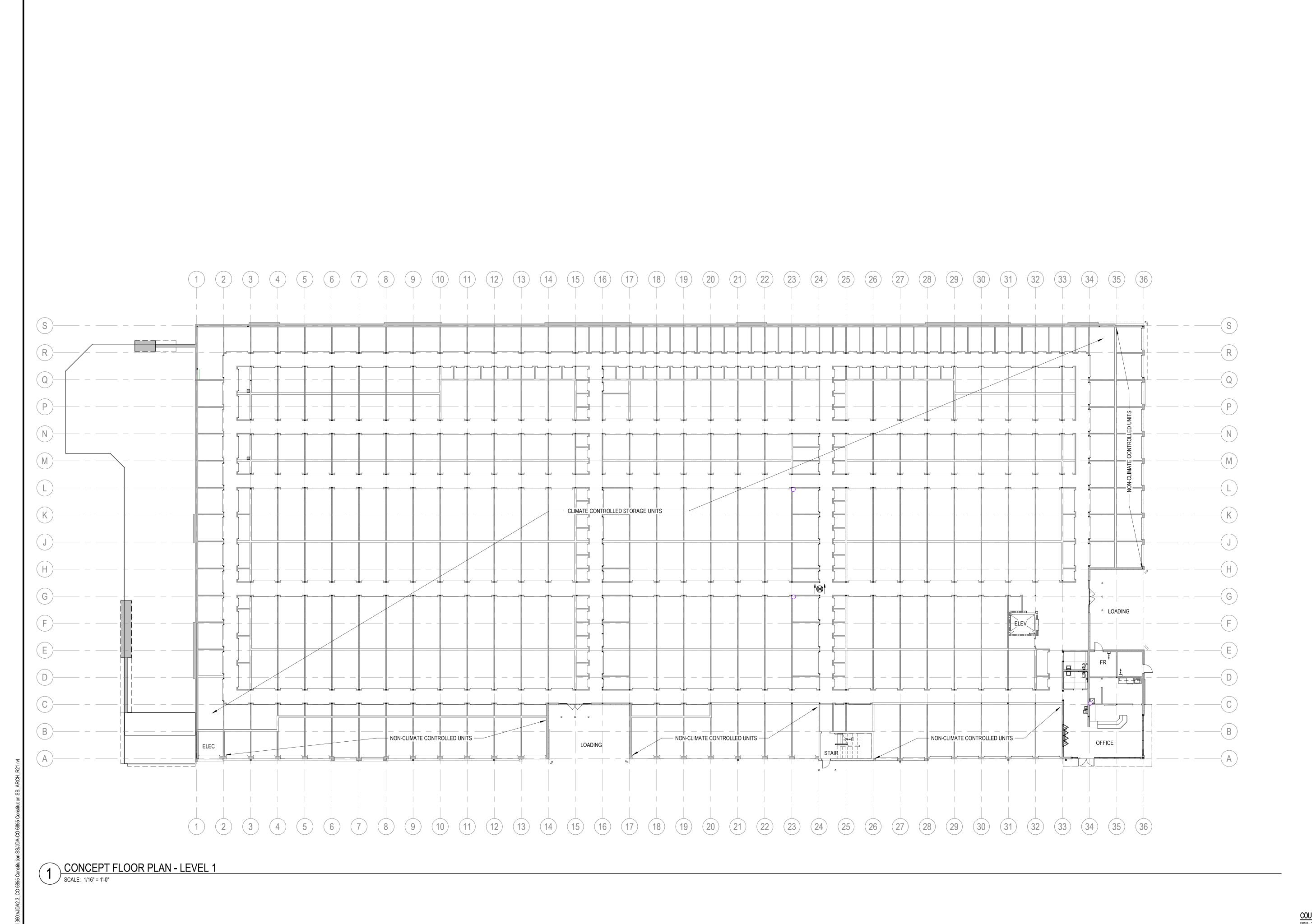
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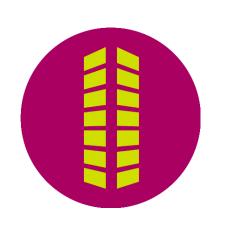
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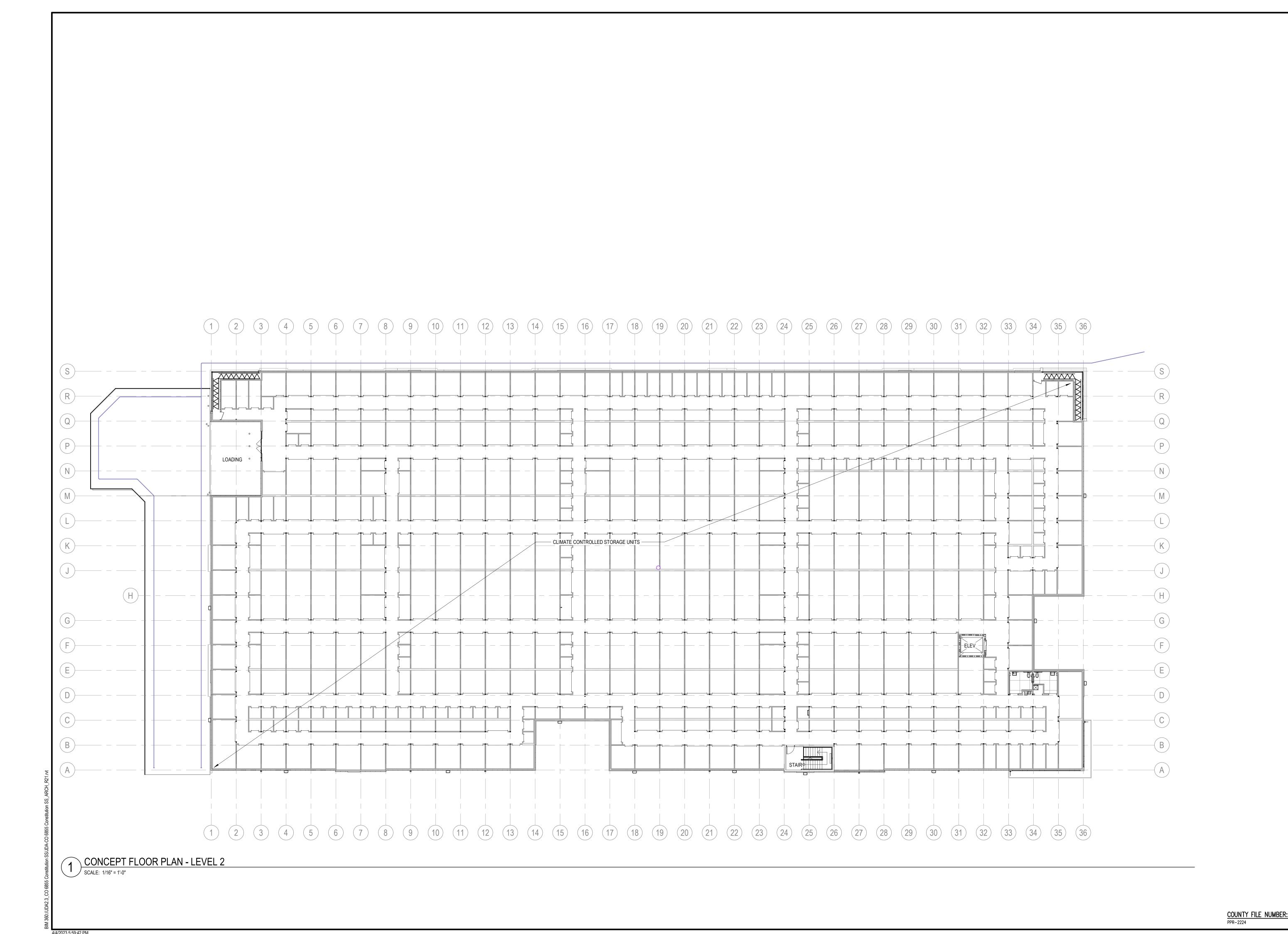
JOHNSON DEVELOPMENT ASSOCIATES SITE DEVELOPMENT PLAN CONSTITUTION STORAGE

2460 CANADA DRIVE COLORADO SPRINGS,

JULY 21, 2023

CONCEPT FLOOR PLAN

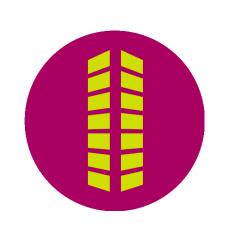
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ASSOCIATES

SITE DEVELOPMENT PLAN CONSTITUTION STORAGE JOHNSON DEVELOPMENT

JULY 21, 2023

CONCEPT FLOOR PLAN

Sheet 12 of 14



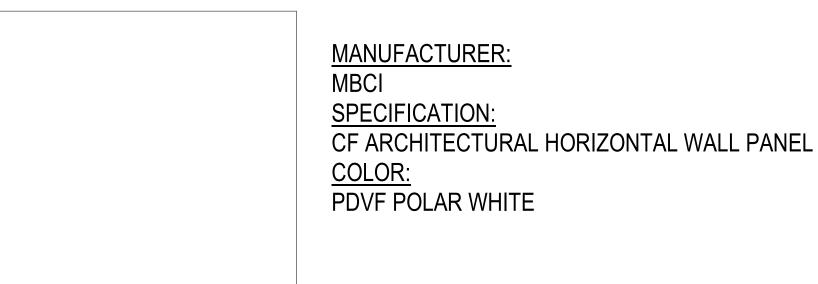
**MANUFACTURER**: BARNES & CORNE **SPECIFICATION:** 8' X 16" SPLIT FACE BLOCK COLOR: SILVER SPRING (LIGHT GRAY) GROUT COLOR TO MATCH

CMU-1 - SPLIT FACE CMU VENEER

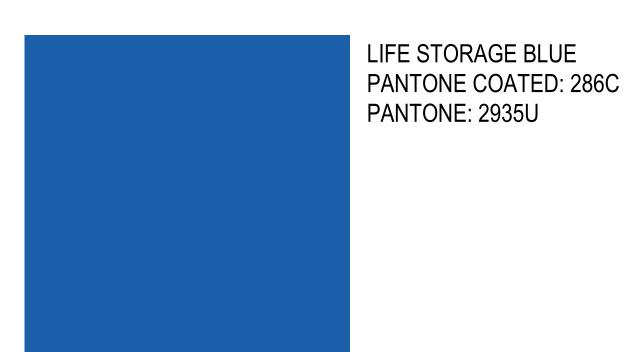


MANUFACTURER: **SPECIFICATION:** MASTER LINE 16" (VERTICAL) 24 GAUGE SIGNATURE 300 FINISH COLOR: SLATE GRAY

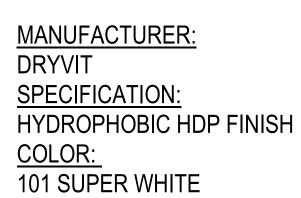
MP-1 - CORRUGATED METAL PANEL- SLATE GRAY



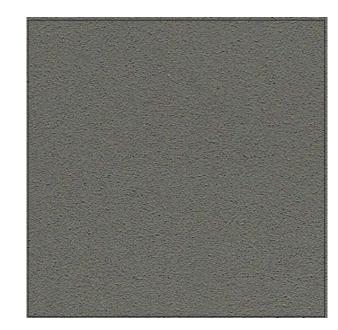
MP-2 METAL PANEL - POLAR WHITE



PT-1 - LIFE STORAGE BLUE



ST-1 - SUPER WHITE



**MANUFACTURER:** DRYVIT SPECIFICATION: HYDROPHOBIC HDP FINISH COLOR: 623A GRAY STEELE

MATTE BLACK

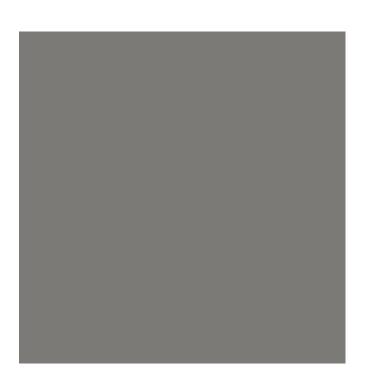
ST-2 - GRAY STEELE



MA-1 - METAL AWNING



PANTONE COATED: 116C PANTONE: 116U



COLOR MATCH TO SLATE GRAY

PT-3 - SLATE GRAY

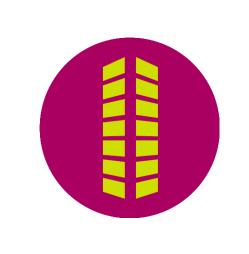
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COUNTY FILE NUMBER: PPR-2224

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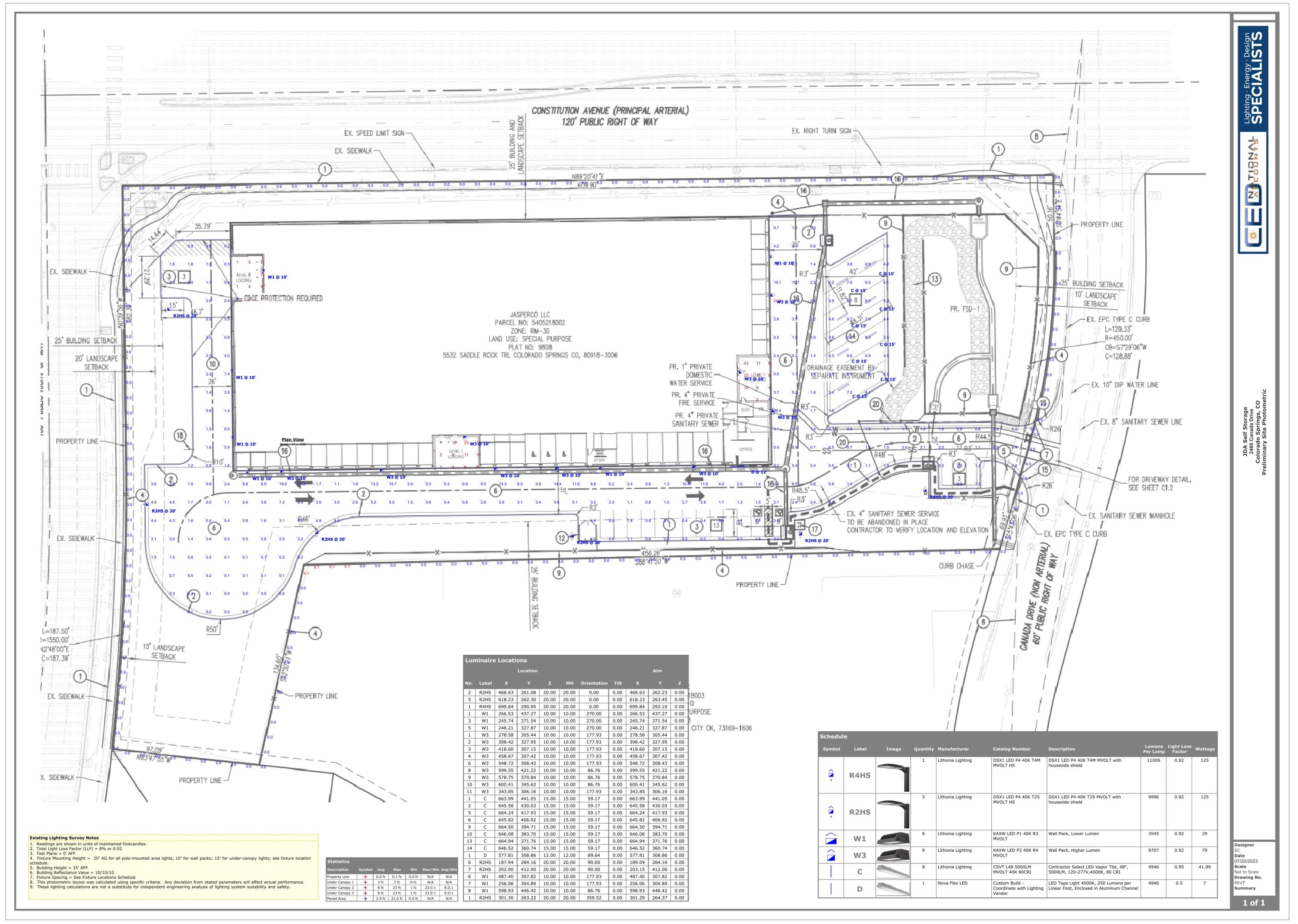


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SITE DEVELOPMENT PLAN CONSTITUTION STORAGE JOHNSON DEVELOPMENT

JULY 21, 2023

PLANNING MATERIALS BOARD

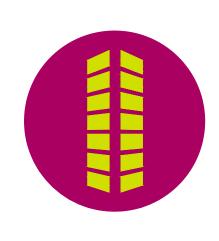


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SITE DEVELOPMENT PLAN
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# Date Issue / Description

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Project No: JDA02

Drawn By:

Checked By:

Date: JULY 2023

PHOTOMETRIC PLAN

PH1.0