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

PROJECT CONTACTS

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

GALLOWAY & CO., INC. 5500 GREENWOOD PLAZA BLVD, SUITE 200 GREENWOOD VILLAGE, CO 80111 TELE: (303) 770-8884 ATTN: BRIAN HORAN, P.E. EMAIL: BRIANHORAN@GALLOWAYUS.COM

SURVEYOR GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 TELE: (719) 337–1262 ATTN: BRIAN DENNIS

EMAIL: BRIANDENNIS@GALLOWAYUS.COM

UTILITY CONTACTS

WATER & WASTEWATER CHEROKEE METROPOLITAN DISTRIC 6250 PALMER PARK BLVD. COLORADO SPRINGS, CO 80915 TELE: (719) 597–5080 ATTN: KEVIN BROWN

EMAIL: KBROWN@CHEROKEEMETROPOLITAN.ORG ELECTRIC

MOUNTAIN VIEW ELECTRIC 11140 E WOODMEN RD FALCON, CO 80831 TELE: (719) 495-2283 CATHY HANSEN-LEE EMAIL: CATHY.HOMVEA.COOP

NATURAL GAS COLORADO SPRINGS UTILITIES (CSU) 7710 DURANT DRIVE, P.O. BOX 1103, MAIL CODE 2150 COLORADO SPRINGS, CO 80947-2150 TELE: (719) 668–5573 AARON CASSIO EMAIL: ACASSIO@CSU.ORG

FIRE CIMARRON HILLS FIRE PROTECTION DISTRICT 1835 TUSKEGEE PL COLORADO SPRINGS, CO 80915 TELE: (719) 591–0960 EMAIL: JMCLEOD@CIMARRON

SIT	e plan
	EVELOPMENT 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% \pm IMPERMEABLE SURFACE: 47,141 SQ. FT. / 29.09% \pm BUILDING FOOTPRINT: 57,421 SQ. FT. / 35.44% \pm
LOCATION OF NO-BUILD AREAS	NO GRADING OR IMPROVEMENTS WILL BE OCCURRING IN ANY FLOOD PLAINS OR DRAINAGE AREAS.
EXISTING D	EVELOPMENT DATA
ZONING DISTRICT	RM-30
CITY ZONING FILE REFERENCE NUMBER	EDARP-P225
ORDINANCE NUMBER	
DRAINAGE BASIN	SAND CREEK
PROPOSED [DEVELOPMENT DATA
PROPOSED LAND USE	SELF STORAGE BUILDING
STORAGE UNITS	929
DENSITY	N/A
PROPOSED BUILDING HEIGHT	26.5 FT.
MAXIMUM ALLOWABLE BUILDING HEIGHT	40 FT.

	PAR	KING TABLE		
USE	PARKING RATIO	UNITS	PARKING REQUIRED	PARKING PROVIDED
MINI-STORAGE	1 / 100 UNITS	929	9	14
EMPLOYEE PARKING	1 / EMPLOYEE	3 (MAXIMUM PER SHIFT)	3	3
TOTAL			13	19
LOADING/UNLOADING SPACES (NOT INCL	UDED IN TOTAL COUN	T)	-	6
ADA (INCLUDED IN TOTAL COUNT)			1	2

JOHNSON DEVELOPMENT ASSOCIATES CONSTITUTION STORAGE

SITE DEVELOPMENT PLAN

PCD FILING NUMBER: PPR-2224



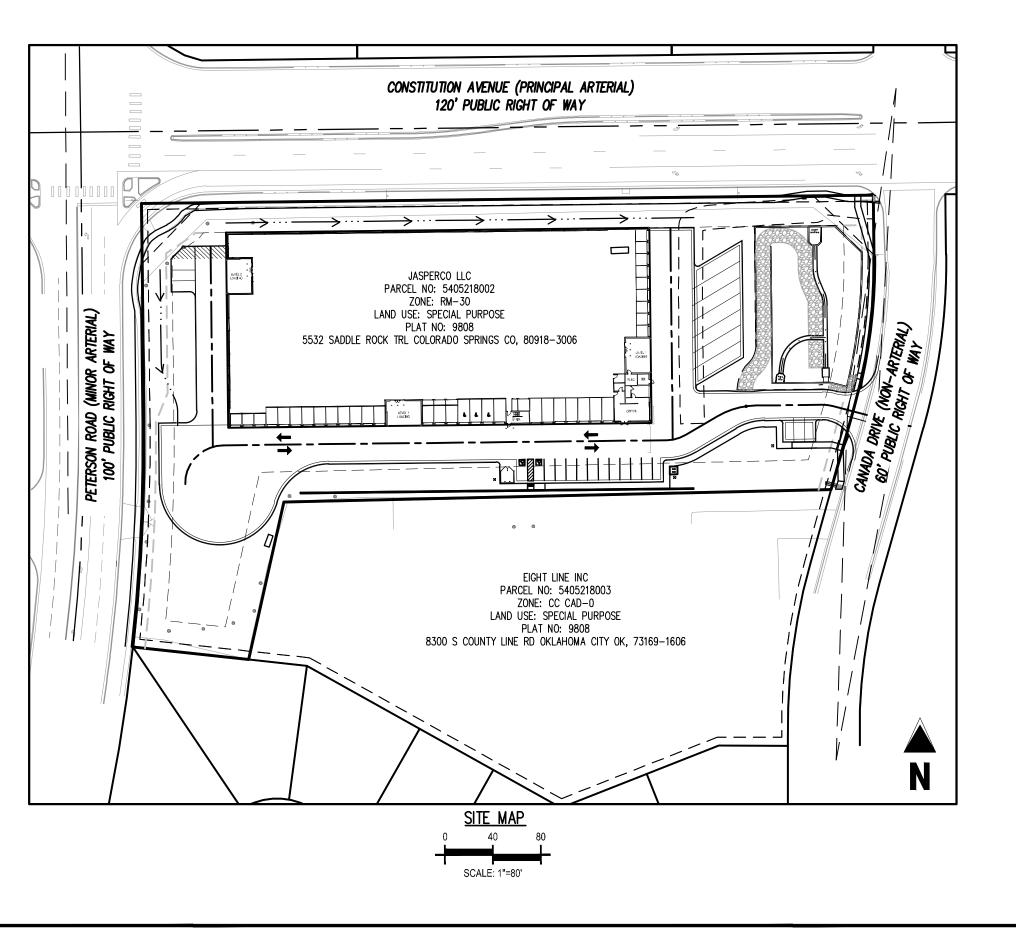
	SHEET I
SHEET NUMBER	SHEET TIT
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2	SITE DEVELOPME
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6	LANDSCAPE N
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12	CONCEPT ELEV
13	CONCEPT ELEV
14	PHOTOMETRIC

GENERAL NOTES:

- 1. ALL SITE LIGHTING OR EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR SHIELD TO PREVENT LIGHT SPILLAGE ONTO ADJACENT PROPERTIES AND ROADWAYS.
- 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 PERMIT APPLICATION.
- 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.
- 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 IMPROVEMENTS.

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 6:00AM AND 11:00PM DAILY.







Approved By: *Justin Kilgore* Planning Manager Date:08/08/2023



El Paso County Planning & Community Development

INDEX TLE SHEET DESCRIPTION HEET C0.0 IENT PLAN C1.1 C1.2 (ING PLAN VER SHEET L1.0 PLAN L1.1 NOTES L1.2 DETAILS L1.3 VATIONS A2.1 A2.2 VATIONS VATIONS A2.3 VATIONS A2.4 VATIONS A2.5 VATIONS A2.6 PLAN PP1.0

THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTRACT TRAFFIC ENGINEERING,

5. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY

LEGAL DESCRIPTION

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.

BASIS OF BEARING

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 30829 2003". AS SHOWN HEREON.

BENCHMARK

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 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 ENGINEER PRIOR TO CONSTRUCTION.



Cа before you dig.

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 PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OF 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

7/21/2023

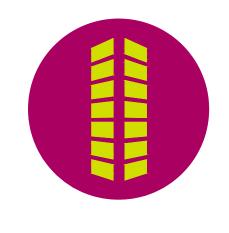
BRIAN DUNCAN JOHNSON DEVELOPMENT ASSOCIATES, INC. DATE

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

KEVIN MASTIN INTERIM EXECUTIVE DIRECTOR DATE

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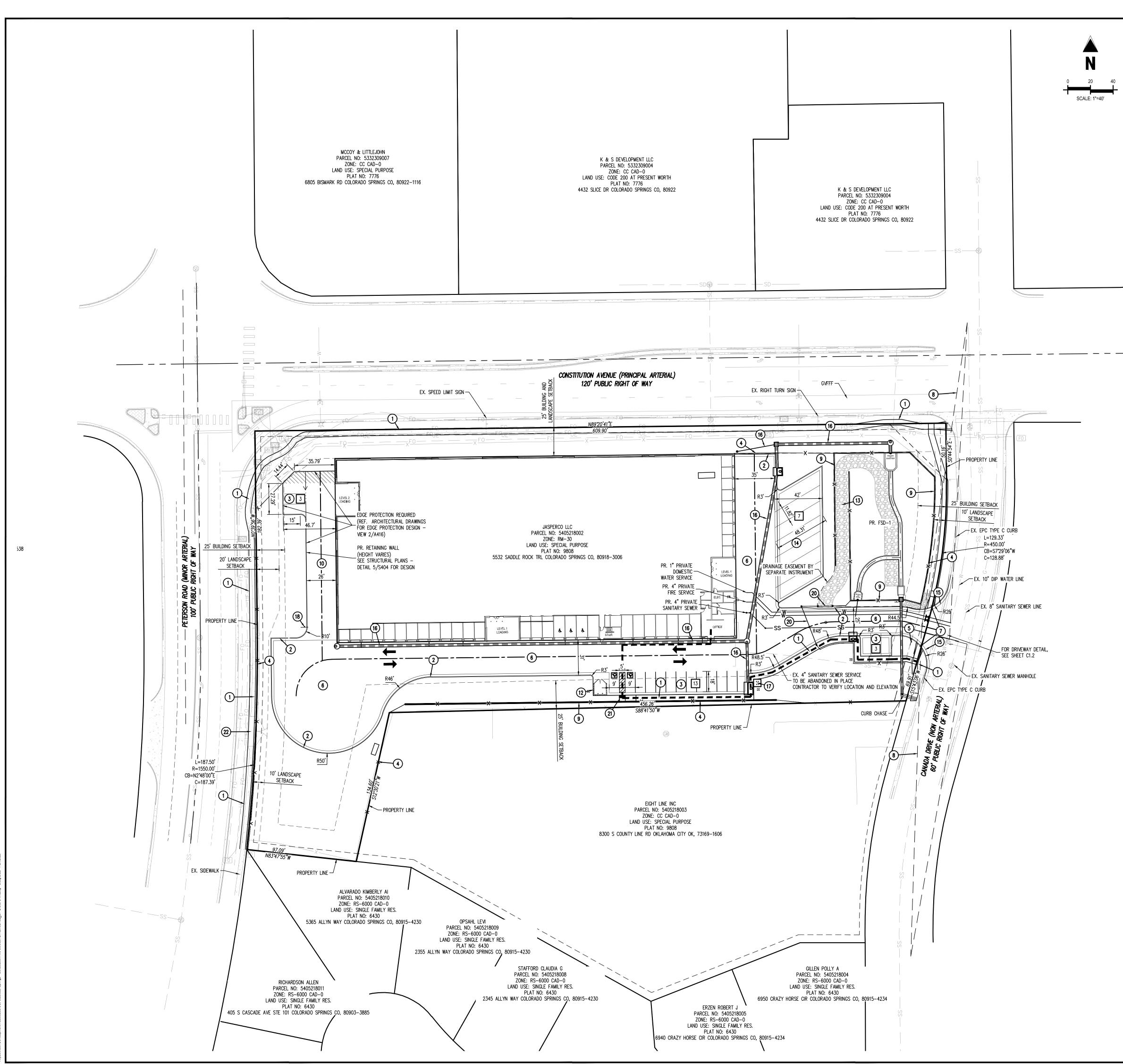
SITE DEVELOPMENT PLAN CONSTITUTION STORAGE	JOHNSON DEVELOPMENT ASSOCIATES	2460 CANADA DRIVE	COLORADO SPRINGS, CO 80915
# Date	Issue / Description		Init.
			·

Project No:	JDA02
Drawn By:	RWO
Checked By:	BAS
Date:	JULY 2023

COVER SHEET

COUNTY FILE NUMBER PPR-2224

Sheet 1 of 14



À N		
20	40	
SCALE: 1"=40'		

<u>SITE LEGEND</u>

	ADJACENT PROPERTY I
	ADJACENT LOT LINE
	RIGHT OF WAY BOUND
	EXISTING BUILDING
	EXISTING EASEMENT LI
	PROPOSED EASEMENT
$\longrightarrow \dots \longrightarrow \dots \longrightarrow$	PROPOSED SWALE FLO
	EXISTING LANDSCAPE
XX	EXISTING FENCE
	EXISTING CURB & GUT
W	
W	PROPOSED WATER LINE
SS	
SS UE	
G	
F0	
	PROPOSED ROAD CENT
	PROPOSED CURB & GU
	PROPOSED SIDEWALK
	PROPOSED FIRE LANE
	PROPOSED ADA ROUTE
	PROPOSED BUILDING
	EXISTING CONCRETE P
4	PROPOSED CONCRETE
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(FO) (FOR FOVT) TR	EXISTING FIBER OPTIC EXISTING PAD MOUNTE
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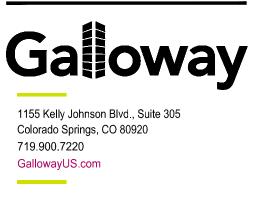
PROPERTY BOUNDARY LINE BOUNDARY LINE DARY LINE LINE OWLINE BUFFER TTER EWER SEWER ND ELECTRIC ITERLINE SUTTER e / NO PARKING PAVING PAVING STRUCTURES ED TRANSFORMER R MANHOLE NT EWER IRUCTURES SEWER NHOLE RUCTURES RUCTURES COUNT

<u>SITE SCHEDULE</u> 1 PROPOSED 5' CONCRETE SIDEWALK 2 PROPOSED COS TYPE 1 – 8" VERTICAL CURB & GUTTER (DETAIL 6B) (3) PROPOSED GUEST PARKING - SEE DETAIL ON SHEET C1.2 (4) PROPOSED SECURITY FENCE (5) PROPOSED STOP SIGN (R1-1)

- 6 PROPOSED ASPHALT AREA
- 7 PROPOSED SD_2-40 PEDESTRAIN RAMP
- (8) SIGHT DISTANCE TRIANGLE
- (9) PROPOSED RETAINING WALL
- (10) PROPOSED CONCRETE RAMP TO SECOND STORY
- (11) PROPOSED CURB & GUTTER TRANSITION
- (12) PROPOSED TRASH ENCLOSURE (SEE CONCEPT ELEVATIONS FOR DETAIL)
- (13) PROPOSED POND MAINTENANCE ROAD
- (14) PROPOSED COVERED RV STORAGE (SEE CONCEPT ELEVATIONS FOR DETAIL)
- (15) PROPOSED EPC TYPE C CURB
- (16) PROPOSED STORM DRAIN
- (17) PROPOSED BICYCLE PARKING
- (18) PROPOSED NO TRUCKS SIGN
- (19) PROPOSED BOLLARD
- (20) PROPOSED GATE
- (21) PROPOSED COS TYPE 3A RAMP (DETAIL D-8E)
- (22) REMOVE EXISTING DRIVEWAY

CAUTION - NOTICE TO CONTRACTOR

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- PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:



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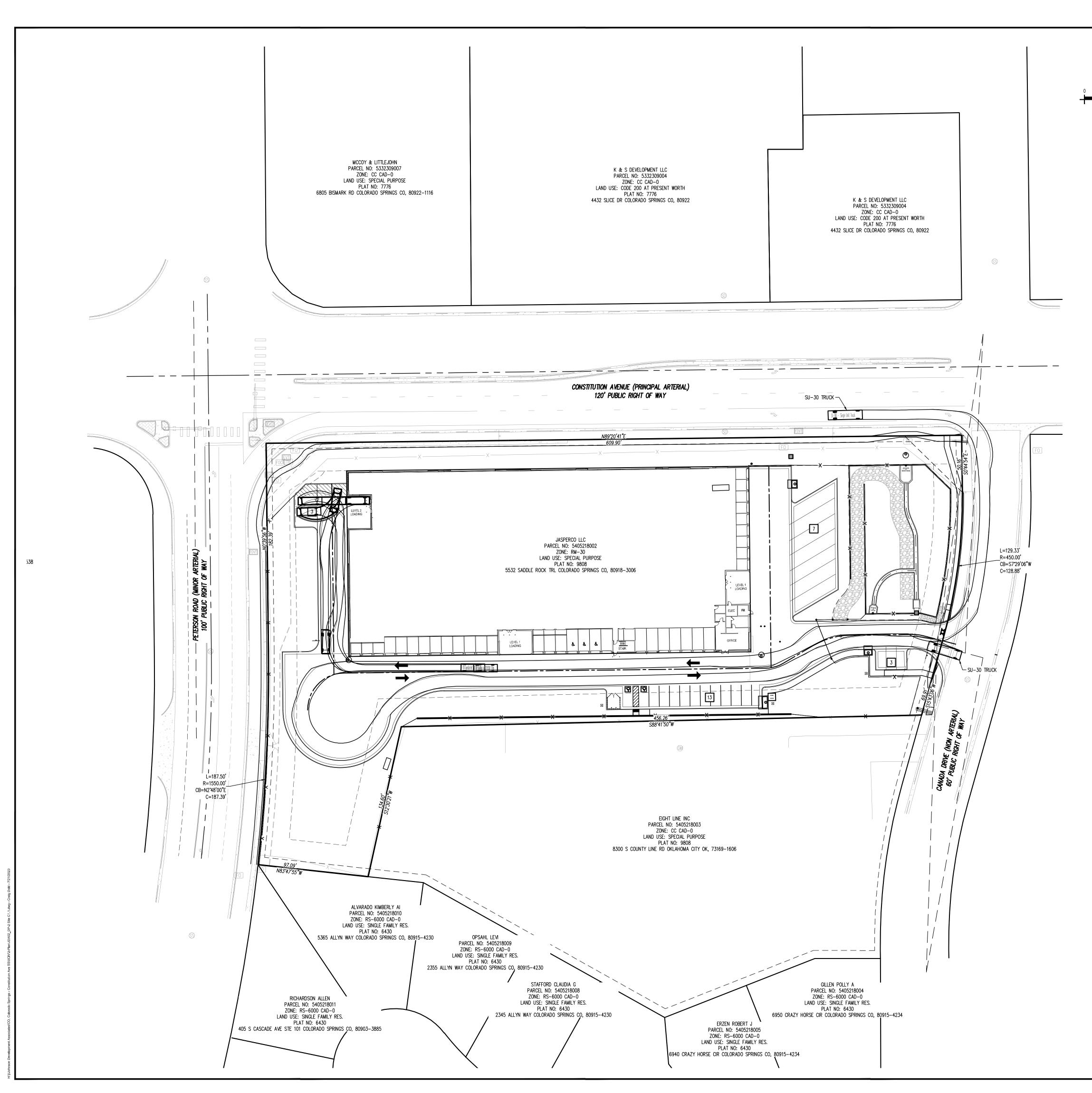


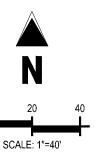
CONSTITUTION STORAGE	JOHNSON DEVELOPMENT ASSOCIATES	2460 CANADA DRIVE	COLORADO SPRINGS CO 80915
Date	Issue / Description		Ini

	· · · ·
Date:	JULY 2023
Checked By:	BAS
Drawn By:	RWO
Project No:	JDA02

SITE DEVELOPMENT PLAN

Sheet 2 of 14





<u>SITE LEGEND</u>

	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	ADJACENT LOT LINE
	RIGHT OF WAY BOUNDARY LINE
	EXISTING BUILDING
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPOSED SWALE FLOWLINE
	EXISTING LANDSCAPE BUFFER
	EXISTING FENCE
· · ·	
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER PROPOSED SANITARY SEWER
	EXISTING UNDERGROUND ELECTRIC
— — G—	
— — — 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
4	EXISTING CONCRETE PAVING
	EXISTING CONCRETE PAVING PROPOSED CONCRETE PAVING
	PROPOSED CONCRETE PAVING
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(FO) COM FOUT	PROPOSED CONCRETE PAVING EXISTING FIBER OPTIC STRUCTURES EXISTING PAD MOUNTED TRANSFORMER EXISTING LIGHT POLE
FD 603 F07] TR -\$-	PROPOSED CONCRETE PAVING EXISTING FIBER OPTIC STRUCTURES EXISTING PAD MOUNTED TRANSFORMER EXISTING LIGHT POLE EXISTING STORM SEWER MANHOLE
FD 603 F07] TR -\$-	PROPOSED CONCRETE PAVING EXISTING FIBER OPTIC STRUCTURES EXISTING PAD MOUNTED TRANSFORMER EXISTING LIGHT POLE EXISTING STORM SEWER MANHOLE EXISTING FIRE HYDRANT
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	PROPOSED CONCRETE PAVING EXISTING FIBER OPTIC STRUCTURES EXISTING PAD MOUNTED TRANSFORMER EXISTING LIGHT POLE EXISTING STORM SEWER MANHOLE EXISTING FIRE HYDRANT EXISTING SIGN EXISTING GAS METER EXISTING SANITARY SEWER EXISTING ELECTRIC STRUCTURES EXISTING WATER VALVE
	PROPOSED CONCRETE PAVING EXISTING FIBER OPTIC STRUCTURES EXISTING PAD MOUNTED TRANSFORMER EXISTING LIGHT POLE EXISTING STORM SEWER MANHOLE EXISTING FIRE HYDRANT EXISTING GAS METER EXISTING SANITARY SEWER EXISTING ELECTRIC STRUCTURES EXISTING WATER VALVE ADA PARKING SYMBOL
	PROPOSED CONCRETE PAVING EXISTING FIBER OPTIC STRUCTURES EXISTING PAD MOUNTED TRANSFORMER EXISTING LIGHT POLE EXISTING STORM SEWER MANHOLE EXISTING FIRE HYDRANT EXISTING GAS METER EXISTING SANITARY SEWER EXISTING ELECTRIC STRUCTURES EXISTING WATER VALVE ADA PARKING SYMBOL PROPOSED SIGN PROPOSED FIRE HYDRANT PROPOSED SANITARY SEWER
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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

<u>CAUTION - NOTICE TO CONTRACTOR</u>

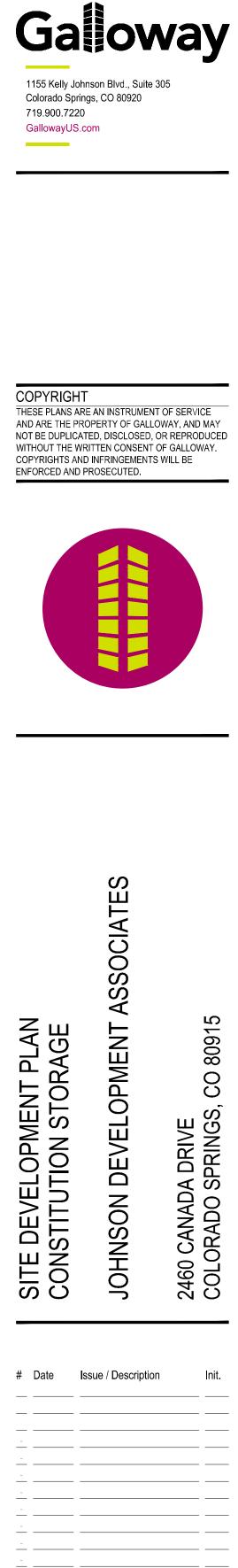
RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE Know what's below. ENGINEER PRIOR TO CONSTRUCTION.



Call before you dig.

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:



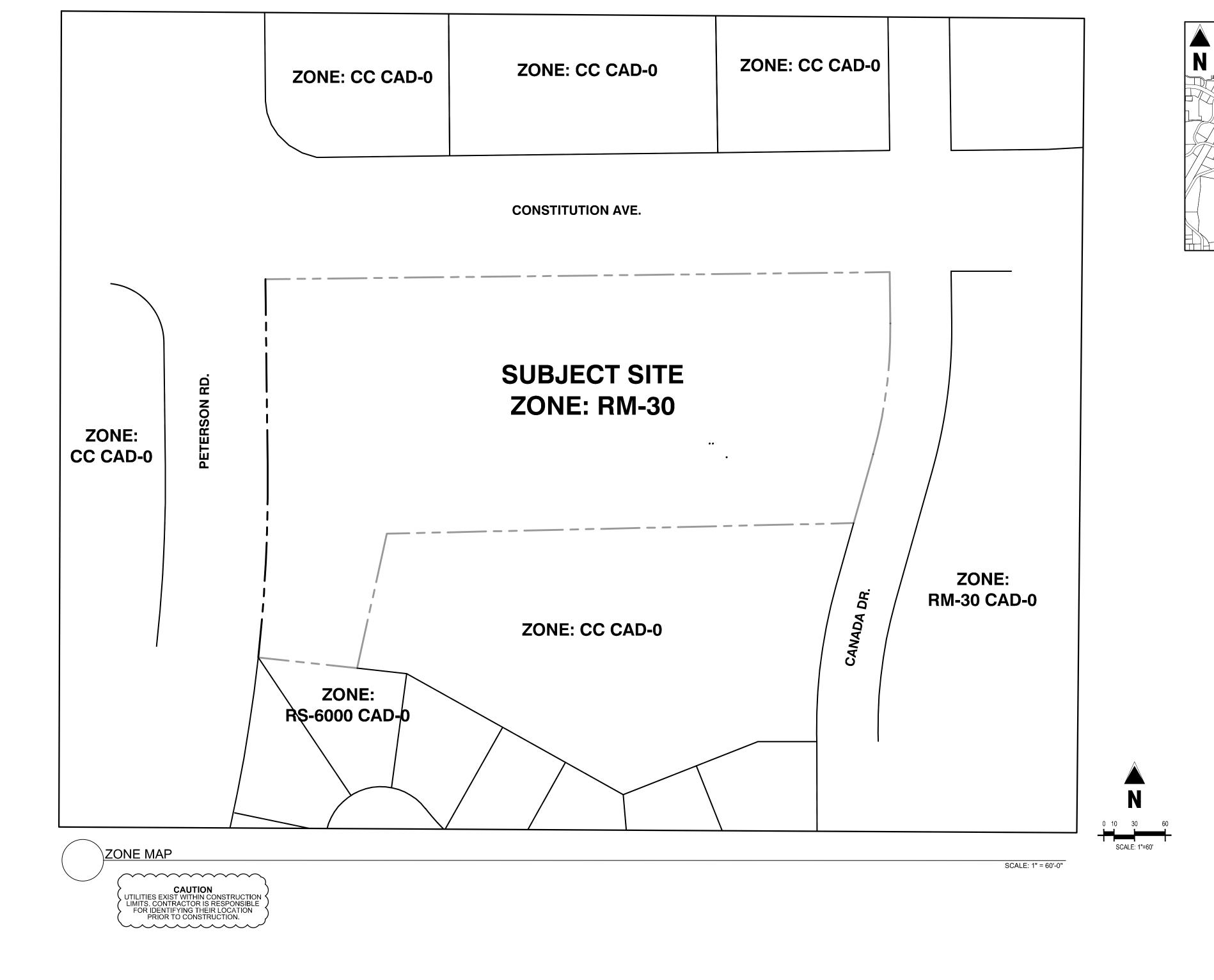
Project No:	JDA02
Drawn By:	RWO
Checked By:	BAS
Date:	JULY 2023

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VEHICLE TRACKING PLAN

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Sheet 3 of 14

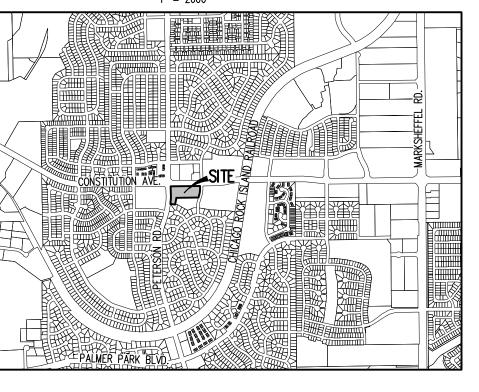


ALTERNATIVE LANDSCAPE PLANS



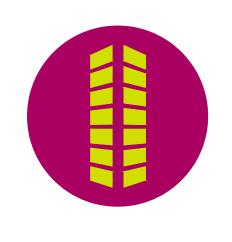
Galloway 1155 Kelly Johnson Blvd., Suite 305 Colorado Springs, CO 80920 719.900.7220 GallowayUS.com

<u>VICINITY MAP</u> 1" = 2000'



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SOCIATE čň \triangleleft SITE DEVELOPMENT PLAN CONSTITUTION STORAGE S DEVELOPMENT $\overline{}$ 809 00 0 CANADA DRIVE -ORADO SPRINGS, 6 **NOSNHOL** 2460 COLC # Date Issue / Description lnit. 1 02/20/2023 PER COUNTY COMMENTS BH 2 06/14/2023 REVISION PER COMMENTS LJP _ ____ _ ____

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

LANDSCAPE COVER SHEET

L1.0

CAUTION - NOTICE TO CONTRACTOR

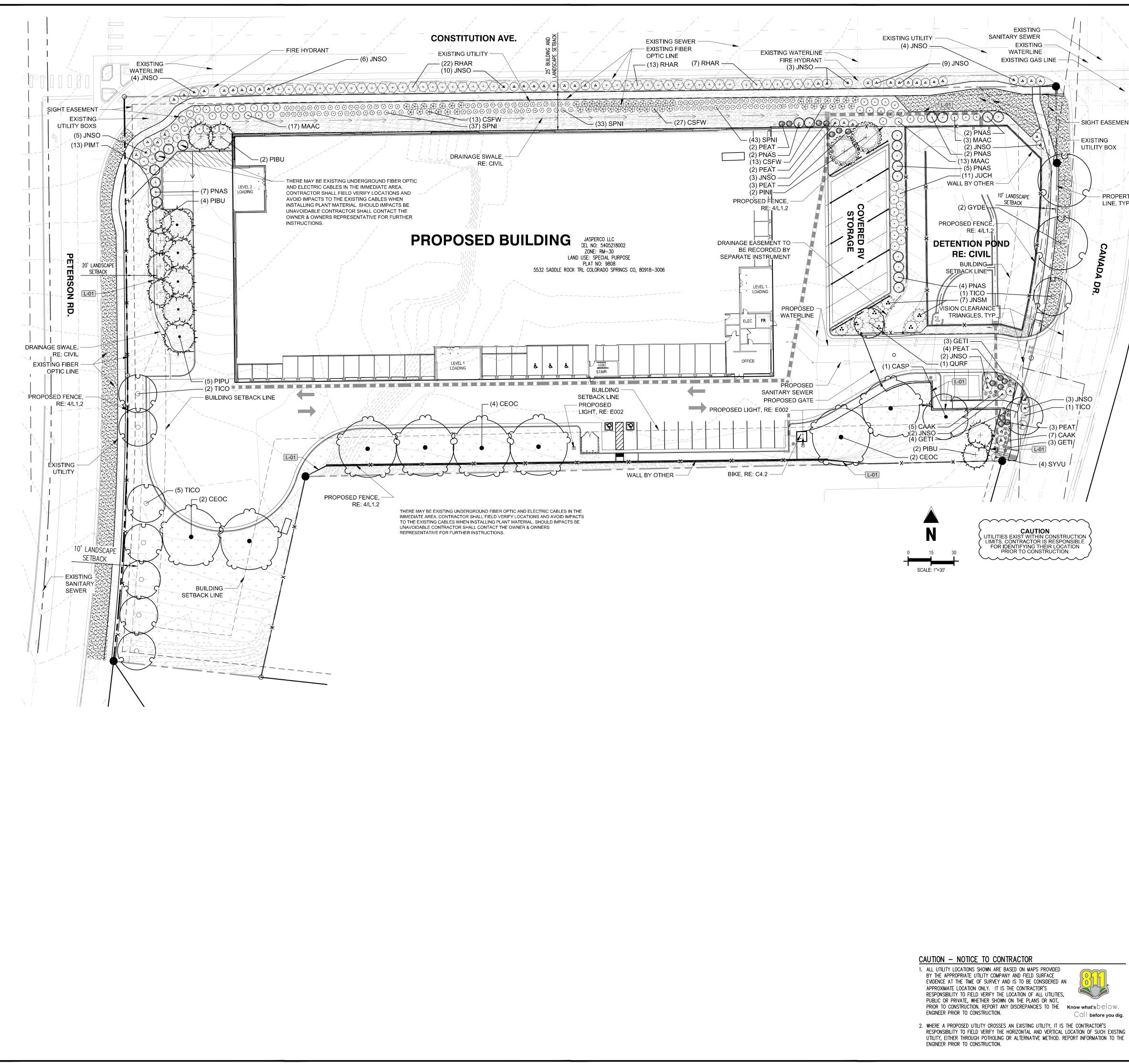
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Call before you dig. 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S

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:



	PLANT LEGEN)
	DECIDUOUS TREES	COMMON NAME
FO-		NORTHERN CATALPA
		COMMON HACKBERRY
SIGHT EASEMENT		KENTUCKY COFFEETREE 'ESPRESSO'
EXISTING UTILITY BOX		COLUMNAR ENGLISH OAK
		LITTLELEAF LINDEN
PROPERTY	<u>EVERGREEN TREES</u> بىلىر	COMMON NAME
LINE, TYP.	John Charles	COLORADO SPRUCE
	**************************************	LACEBARK PINE
CANADA		AUSTRIAN PINE
NDA DR.		ARNOLD SENTINEL AUSTRIAN PINE
	UPRIGHT JUNIPERS	COMMON NAME
	\odot	BLUE POINT JUNIPER
`+++1)	DECIDUOUS SHRUBS	COMMON NAME
	\mathcal{A}	ARCTIC FIRE® RED TWIG DOGWOOD
	\bigotimes	ROYAL GOLD WOADWAXEN
JNSO		RUSSIAN SAGE
	$\langle + \rangle$	GRO-LOW FRAGRANT SUMAC
ĸ'	$\langle \circ \rangle$	SNOWMOUND SPIREA
		COMMON LILAC
	EVERGREEN SHRUBS	COMMON NAME
/ /	\bigcirc	BUFFALO JUNIPER
		CALGARY CARPET JUNIPER
CTION SIBLE ON	£	COMPACT OREGON GRAPE
	\odot	TANNENBAUM MUGO PINE
	ORNAMENTAL GRASSES	COMMON NAME
	Ê	KARL FOERSTER FEATHER REED GRASS
	SOD/SEED	COMMON NAME
		EL PASO LOW GROW SEED MIX
		RTF (RHIZOMATOUS TALL FESCUE)

LANDSCAPE MATERIALS

SYMBOL	LANDSCAPE DESCRIPTION
L-01	ROLLED TOP STEEL EDGER 1/8" THICK AND 6" DEEP
SYMBOL	LANDSCAPE DESCRIPTION
	2"-4" ANGULAR ROCK MULCH - 4" DEEP COLOR: TAN/GRAY WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS

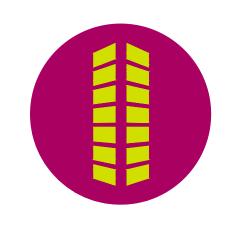
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COUNTY FILE NUMBER: PPR-2224



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(\cap \triangleleft S DEVELOPMENT 809 00 D CANADA DRIVE ORADO SPRINGS, NOSNHOL 2460 COLC

SITE DEVELOPMENT PLAN CONSTITUTION STORAGE

	Date 02/20/2023	Issue / Description PER COUNTY COMMENTS	Init. BH
2	06/14/2023	REVISION PER COMMENTS	LJP

Project No:	JDA000002.20
Drawn By:	JRW
Checked By:	
Date:	04/22/2022
LANDSCAPE PLAN	

L1.1

DECIDUOUS TREES		QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT
$\left(\cdot \right)$	CASP	1	NORTHERN CATALPA	CATALPA SPECIOSA	B&B	2" CAL	50
	CEOC	8	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B&B	2" CAL	60
	GYDE	2	KENTUCKY COFFEETREE 'ESPRESSO'	GYMNOCLADUS DIOICA 'ESPRESSO'	B&B	2" CAL	50
	QURF	1	COLUMNAR ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA' TM	B&B	2" CAL	40
	TICO	9	LITTLELEAF LINDEN	TILIA CORDATA	B&B	2" CAL	40
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	<u>HT</u>
	PIPU	5	COLORADO SPRUCE	PICEA PUNGENS	B&B	6` HT	60
	PIBU	8	LACEBARK PINE	PINUS BUNGEANA	B&B	6` HT	30
	PINI	2	AUSTRIAN PINE	PINUS NIGRA	B&B	6` HT	50
**** **** ****	PNAS	22	ARNOLD SENTINEL AUSTRIAN PINE	PINUS NIGRA 'ARNOLD SENTINEL'	B&B	6` HT	25
UPRIGHT JUNIPERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	w
$\overline{\bigcirc}$	JUCH	11	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	#5 CONT.	12`X6`	VE
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	W
\otimes	CSFW	53	ARCTIC FIRE® RED TWIG DOGWOOD	CORNUS STOLONIFERA 'FARROW'	#5 CONT.	4`X4`	MC
\bigotimes	GETI	10	ROYAL GOLD WOADWAXEN	GENISTA TINCTORIA 'ROYAL GOLD'	#5 CONT.	2`X2`	VE
	PEAT	14	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	#5 CONT.	4`X4`	VE
+	RHAR	42	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#5 CONT.	3`X8`	LC
$\langle \circ \rangle$	SPNI	113	SNOWMOUND SPIREA	SPIRAEA NIPPONICA 'SNOWMOUND'	#5 CONT.	4`X3`	LC
٨	SYVU	4	COMMON LILAC	SYRINGA VULGARIS	#5 CONT.	6`X6`	LC
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	W
٢	JNSO	53	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	1`X6`	VE
	JNSM	7	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'MONNA'	#5 CONT.	9"X10`	VE
(\bullet)	MAAC	33	COMPACT OREGON GRAPE	MAHONIA AQUIFOLIUM 'COMPACTA'	#5 CONT.	3`X5`	VE
\odot	PIMT	13	TANNENBAUM MUGO PINE	PINUS MUGO 'TANNENBAUM'	#5 CONT.	15`X6`	LC
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	W
÷	CAAK	12	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5`X2`	LC
SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE		
Ψ Ψ × Ψ Ψ Ψ Ψ	SEED	24,065 SF	EL PASO LOW GROW SEED MIX	EL PASO LOW GROW SEED MIX	SEED		

LANDSCAPE MATERIALS

	SYMBOL	LANDSCAPE DESCRIPTION	QTY	DETAIL
\smile	L-01	ROLLED TOP STEEL EDGER 1/8" THICK AND 6" DEEP	427 LF	SEE NOTES
	SYMBOL	LANDSCAPE DESCRIPTION	QTY	DETAIL
	L-02	2"-4" ANGULAR ROCK MULCH - 4" DEEP COLOR: TAN/GRAY WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	297.59 CY	SEE NOTES

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			PLA	NTING NOTES
HT. X SPD.	WATER USE	LIGHT REQ.	GENE 1.	RAL ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
50`X30`	LOW	SUN	2.	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
60`X40`	LOW	SUN/PART SHADE		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.
50`X35`	LOW	SUN	3.	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
40`X20`	MODERATE	SUN		PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
40`X30`	MODERATE	SUN/PART SHADE	4.	ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
HT. X SPD.	WATER USE	LIGHT REQ.	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 PLANS (AS APPLICABLE).
60`X25`	LOW	SUN/PART SHADE		PLANS (AS APPLICABLE).
30`X20`	LOW	SUN	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.
50`X20`	LOW	SUN/PART SHADE	7.	ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
25`X7`	LOW	SUN/PART SHADE	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.
WATER USE	LIGHT REQ.		9.	THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
VERY LOW	SUN/PART SHADE		10.	WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
WATER USE	LIGHT REQ.		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 ASSOCIATION.
MODERATE	SUN/PART SHADE		12.	LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
VERY LOW	SUN			GRADING AND SOIL PREPARATION
VERY LOW	SUN		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
LOW	SUN			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.
LOW	SUN/PART SHADE		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
LOW	SUN/PART SHADE			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
WATER USE	LIGHT REQ.			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.
VERY LOW	SUN/PART SHADE		15.	THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
VERY LOW	SUN/PART SHADE		16.	AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF
VERY LOW	SUN/PART SHADE			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
LOW	SUN			TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
WATER USE	LIGHT REQ.		PLANT 17.	FING 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
LOW	SUN			OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
2011	5011		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

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.

APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE

2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.

ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

- 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

- 1. 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 <u>90 DAYS</u> SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK
- 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.

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 ROAD.

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 FABRIC, ETC.

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.

23. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.

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.

33. 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

MULCHING

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.

2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.

3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS 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

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. ENGINEER PRIOR TO CONSTRUCTION.



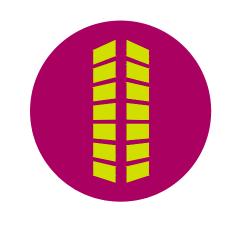
Call before you dig. 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:



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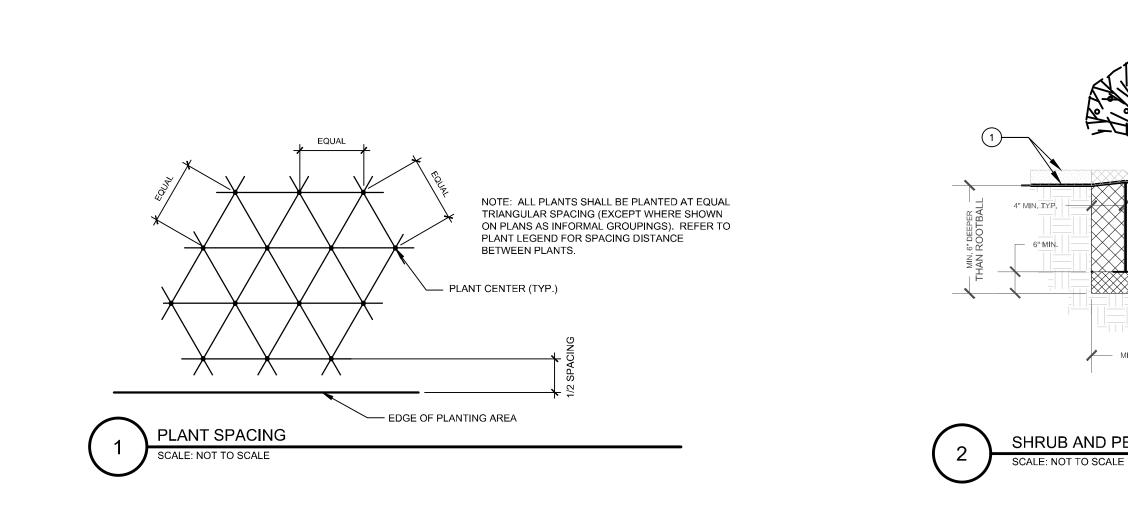


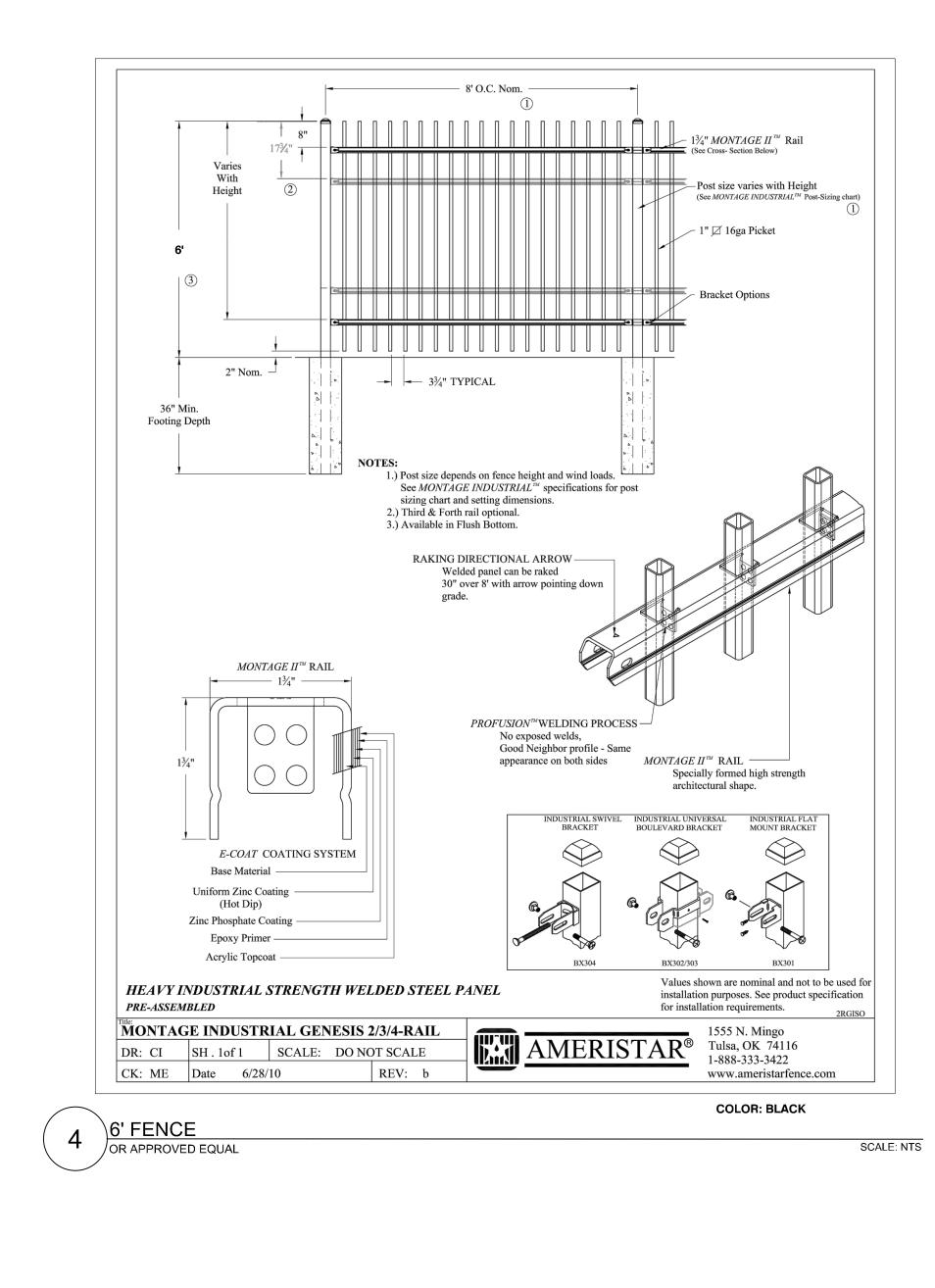
SILE DEVELOPMENT PLAN CONSTITUTION STORAGE	JOHNSON DEVELOPMENT ASSOCIATES	2460 CANADA DRIVE COLORADO SPRINGS, CO 80915
Date 02/20/2023 06/14/2023	Issue / Description PER COUNTY COMMEI REVISION PER COMME	

Project No: JI	DA000002.20
Drawn By:	JRW
Checked By:	
Date:	04/22/2022

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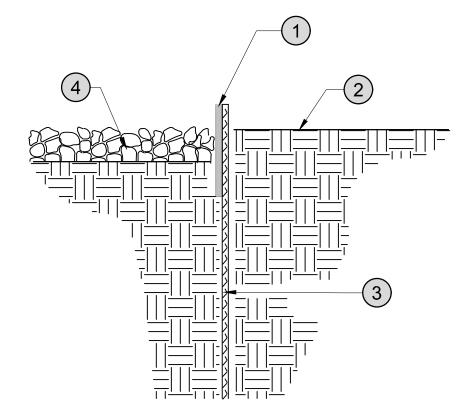
LANDSCAPE NOTES

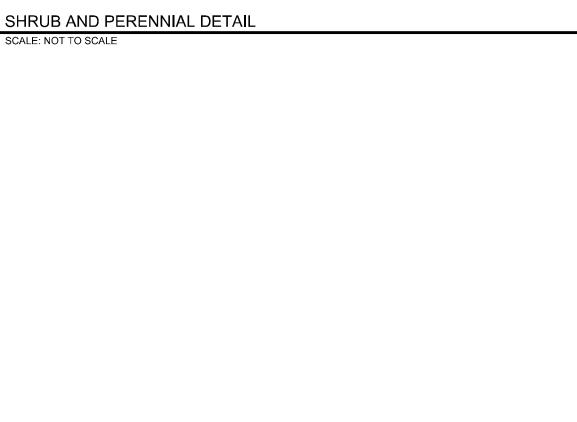


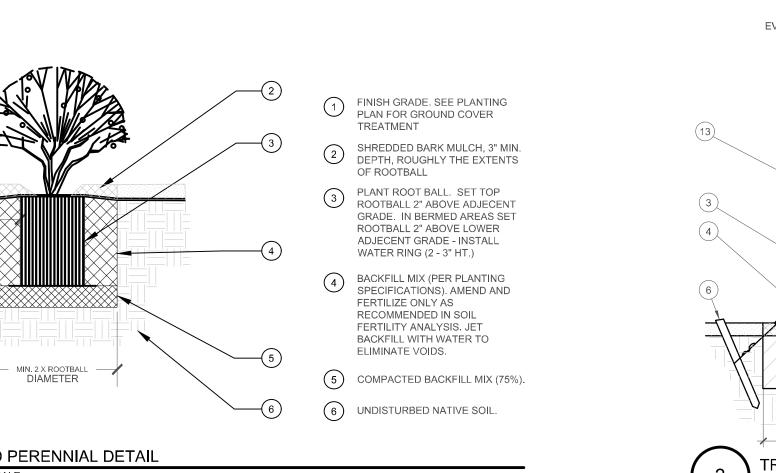


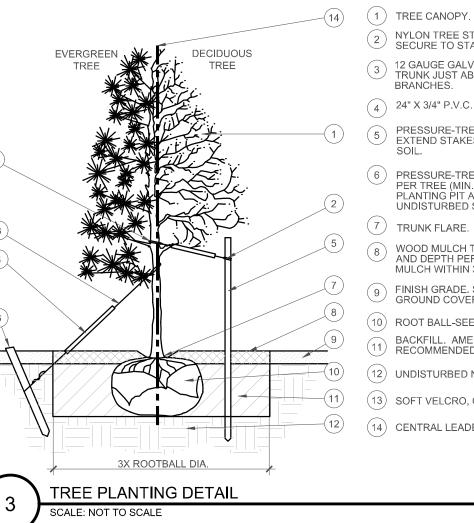


1 3/16" x 4" RYERSON STEEL EDGING OR EQUAL (2) FINISH GRADE (3)16" STAKES AT 30" O.C. (4)4" DEPTH MULCH





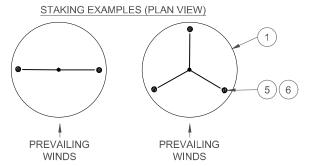




- (1) TREE CANOPY. NYLON TREE STRAPS AT ENDS OF WIRES -SECURE TO STAKE OR DEADMEN WITH NAILS.
- 3 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 4 24" X 3/4" P.V.C. MARKERS OVER WIRES. -(1) (5) PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED
 - 6 PRESSURE-TREATED WOOD DEADMEN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
 - 8 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

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. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL

- NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL. 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
- BRANCH. REMOVE ALL NURSERY STAKES AFTER PLANTING. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.



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SITE DEVELOPMENT PLAN CONSTITUTION STORAGE	JOHNSON DEVELOPMENT ASSOCIATES	2460 CANADA DRIVE COLORADO SPRINGS, CO 80915
<u>1</u> 02/20/2023 PI	SUE / DESCRIPTIO	MENTS BH
Project No: Drawn By:		JDA000002.20 JRW

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Drawn By:	JRW
Checked By:	
Date:	04/22/2022

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LANDSCAPE DETAILS

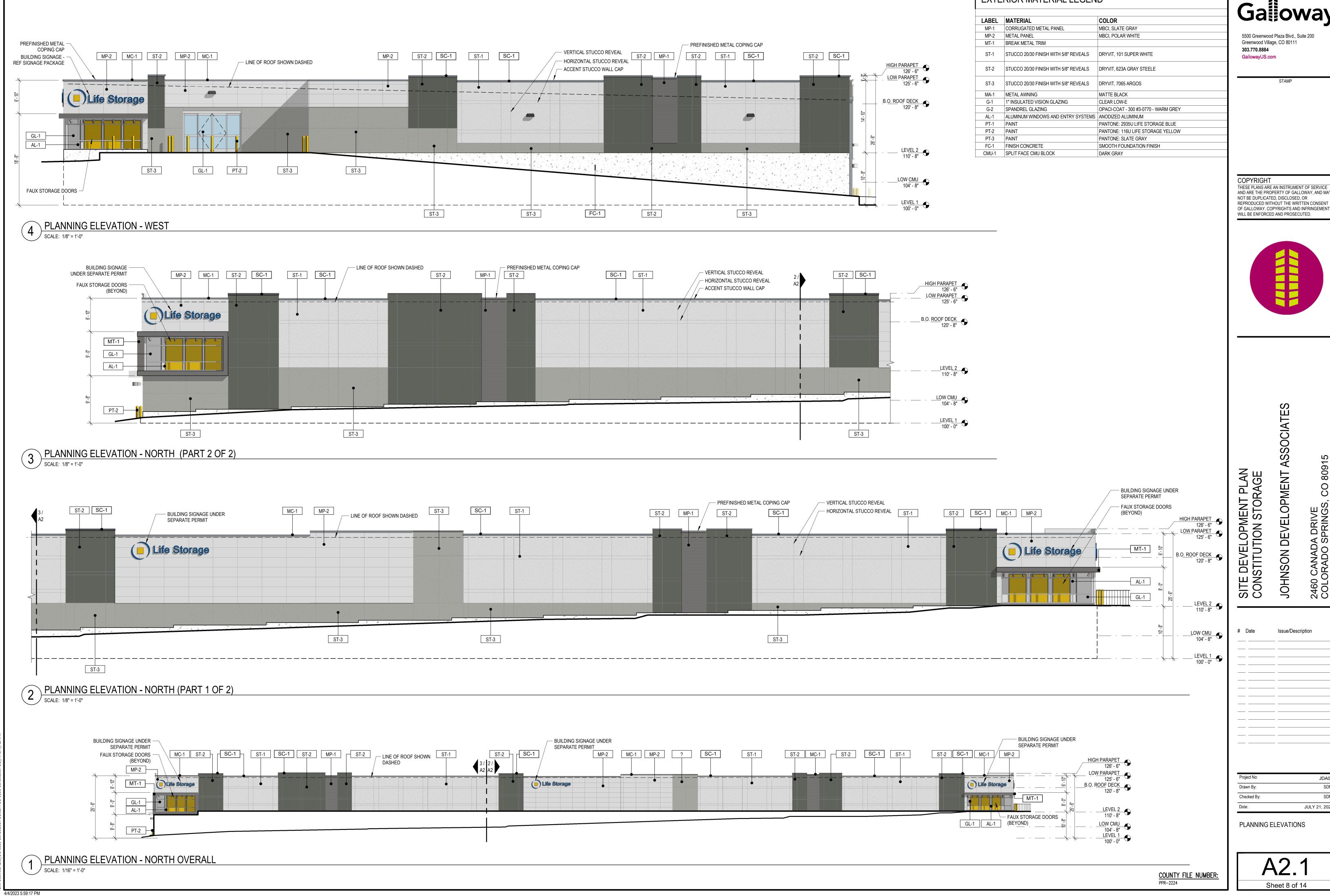
CAUTION - NOTICE TO CONTRACTOR

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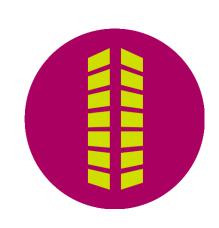
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:



EXTERIOR MATERIAL LEGEND

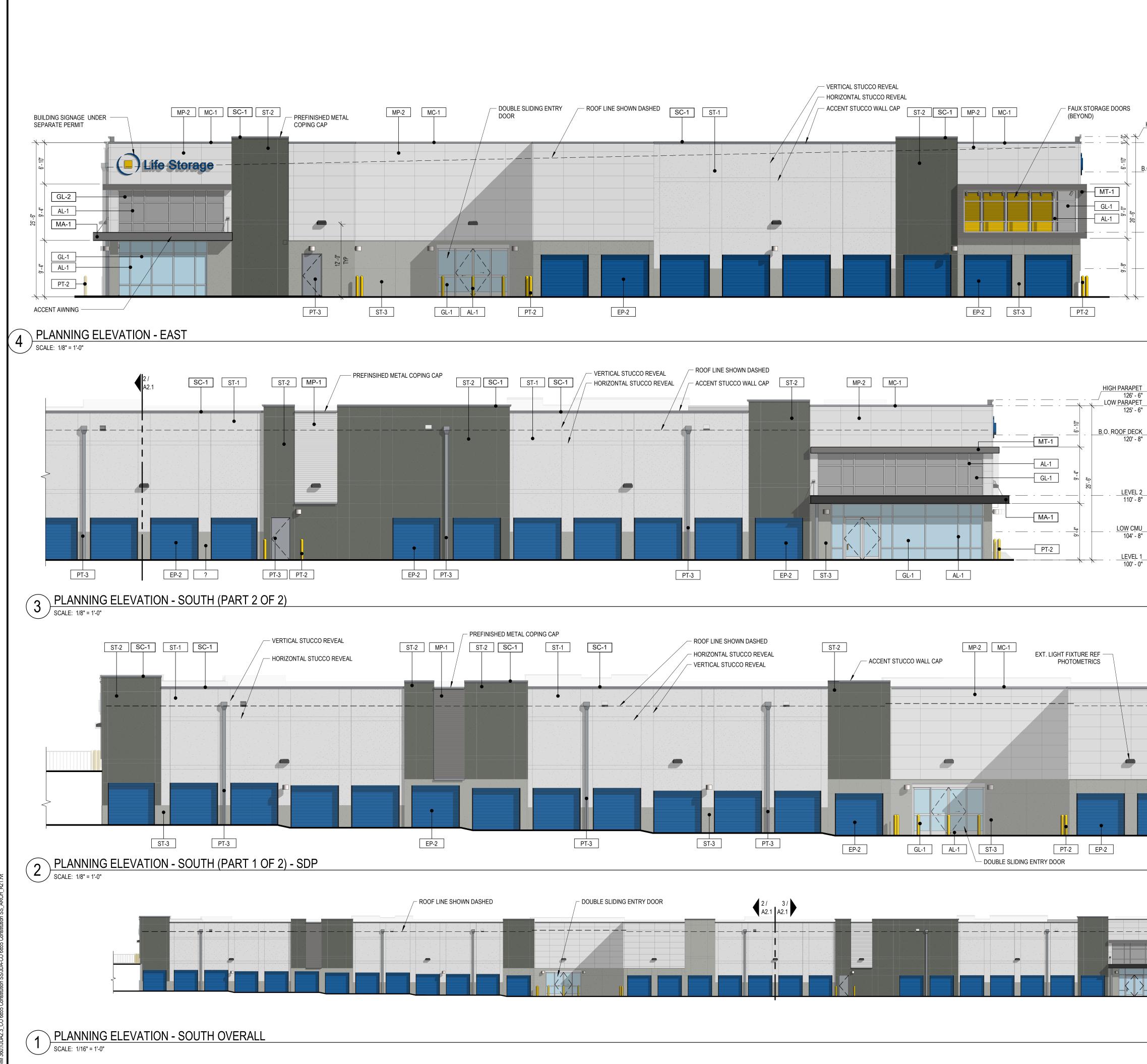
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JDA02 SDM SDM JULY 21, 2023

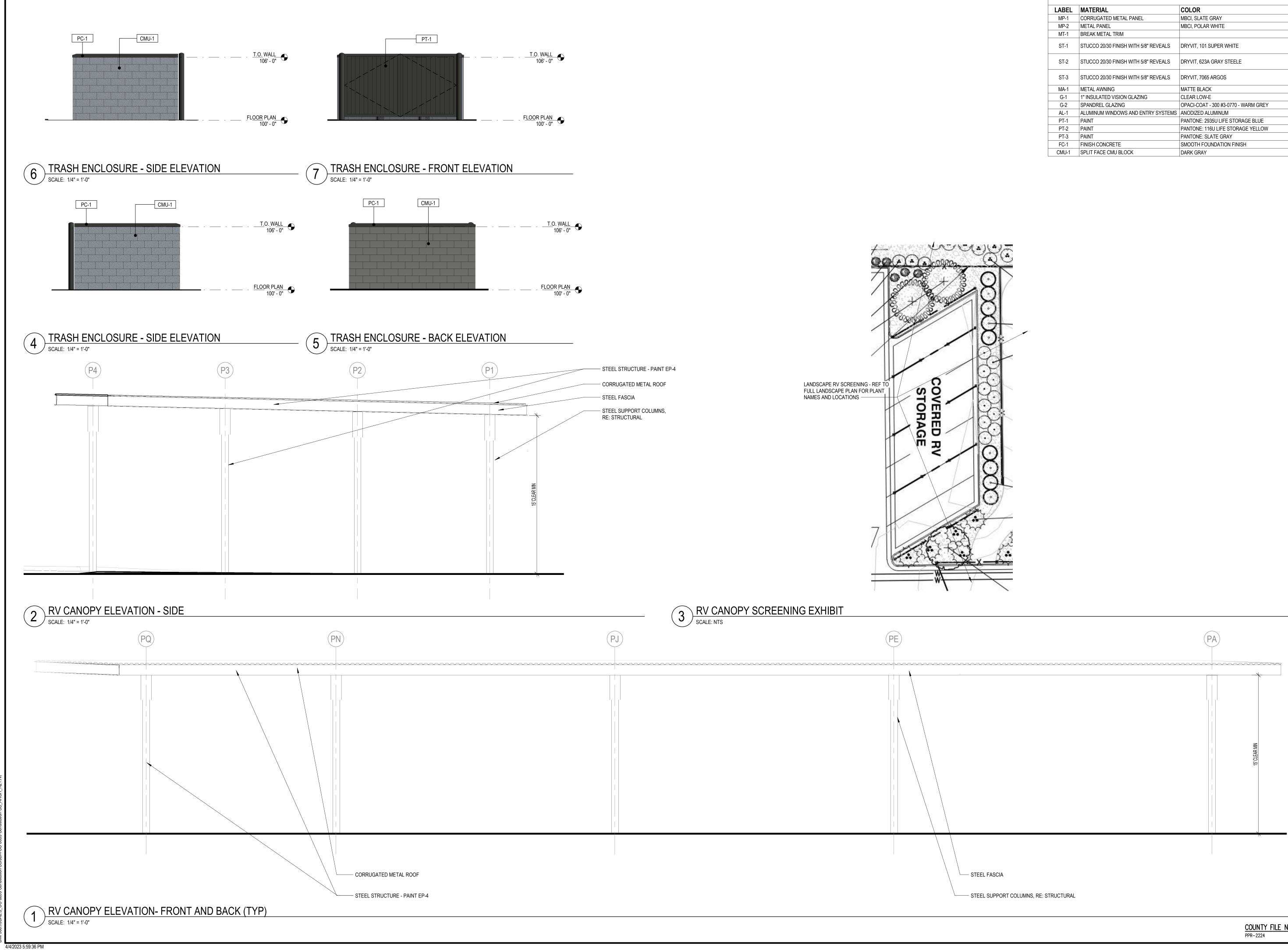


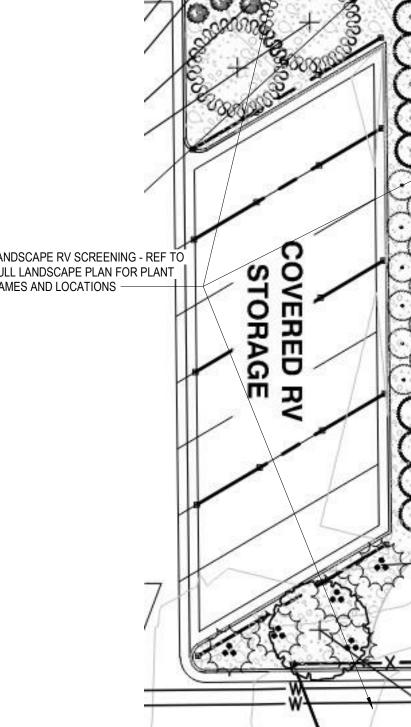
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	EXTE	ERIOR MATERIAL LEGEN	ID		
	LABEL MP-1	MATERIAL CORRUGATED METAL PANEL	COLOR MBCI, SLATE GRAY	Ga	loway
	MP-2 MT-1	METAL PANEL BREAK METAL TRIM	MBCI, POLAR WHITE	5500 Greenwoo Greenwood Villa	od Plaza Blvd., Suite 200 age, CO 80111
	ST-1	STUCCO 20/30 FINISH WITH 5/8" REVEALS	DRYVIT, 101 SUPER WHITE	303.770.8884 GallowayUS.c	
	ST-2	STUCCO 20/30 FINISH WITH 5/8" REVEALS	DRYVIT, 623A GRAY STEELE	-	
	ST-3	STUCCO 20/30 FINISH WITH 5/8" REVEALS	DRYVIT, 7065 ARGOS	1	STAMP
	MA-1	METAL AWNING	MATTE BLACK	-	
	G-1 G-2	1" INSULATED VISION GLAZING SPANDREL GLAZING	CLEAR LOW-E OPACI-COAT - 300 #3-0770 - WARM GREY	-	
HIGH PARAPET	AL-1 PT-1	ALUMINUM WINDOWS AND ENTRY SYSTEMS PAINT	ANODIZED ALUMINUM PANTONE: 2935U LIFE STORAGE BLUE	-	
126' - 6" LOW PARAPET 125' - 6"	PT-2 PT-3	PAINT PAINT	PANTONE: 116U LIFE STORAGE YELLOW PANTONE: SLATE GRAY	-	
125' - 6"	FC-1 CMU-1	FINISH CONCRETE SPLIT FACE CMU BLOCK	SMOOTH FOUNDATION FINISH DARK GRAY	-	
B.O. ROOF DECK 120' - 8"	CIVIO-1		DARK GRAT	-	
120' - 8"					
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			A2.1 HIGH PARAPET		SC SAN RAI
			L <u>OW PARAPET</u> 125' - 6"		LO O HN
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			- <u>LOW CMU</u> 104' - 8"		
			- <u>LEVEL 1</u> 100' - 0"		
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		126' - 6" LOW PARAPET			
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	9'-4" 26'-6"	LEV <u>EL 2</u>		Date:	JULY 21, 2023
		<u>LOW CMU</u> 104' - 8"			ELEVATIONS
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COUNTY FILE NUMBER: PPR-2224

A2.2 Sheet 9 of 14





EXTERIOR MATERIAL LEGEND

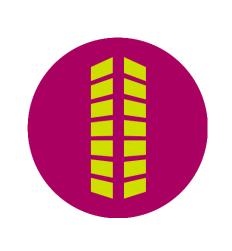
LABEL	MATERIAL	COLOR
MP-1	CORRUGATED METAL PANEL	MBCI, SLATE GRAY
MP-2	METAL PANEL	MBCI, POLAR WHITE
MT-1	BREAK METAL TRIM	
ST-1	STUCCO 20/30 FINISH WITH 5/8" REVEALS	DRYVIT, 101 SUPER WHITE
ST-2	STUCCO 20/30 FINISH WITH 5/8" REVEALS	DRYVIT, 623A GRAY STEELE
ST-3	STUCCO 20/30 FINISH WITH 5/8" REVEALS	DRYVIT, 7065 ARGOS
MA-1	METAL AWNING	MATTE BLACK
G-1	1" INSULATED VISION GLAZING	CLEAR LOW-E
G-2	SPANDREL GLAZING	OPACI-COAT - 300 #3-0770 - WARM GREY
AL-1	ALUMINUM WINDOWS AND ENTRY SYSTEMS	ANODIZED ALUMINUM
PT-1	PAINT	PANTONE: 2935U LIFE STORAGE BLUE
PT-2	PAINT	PANTONE: 116U LIFE STORAGE YELLOW
PT-3	PAINT	PANTONE: SLATE GRAY
FC-1	FINISH CONCRETE	SMOOTH FOUNDATION FINISH
CMU-1	SPLIT FACE CMU BLOCK	DARK GRAY

Galloway

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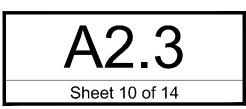
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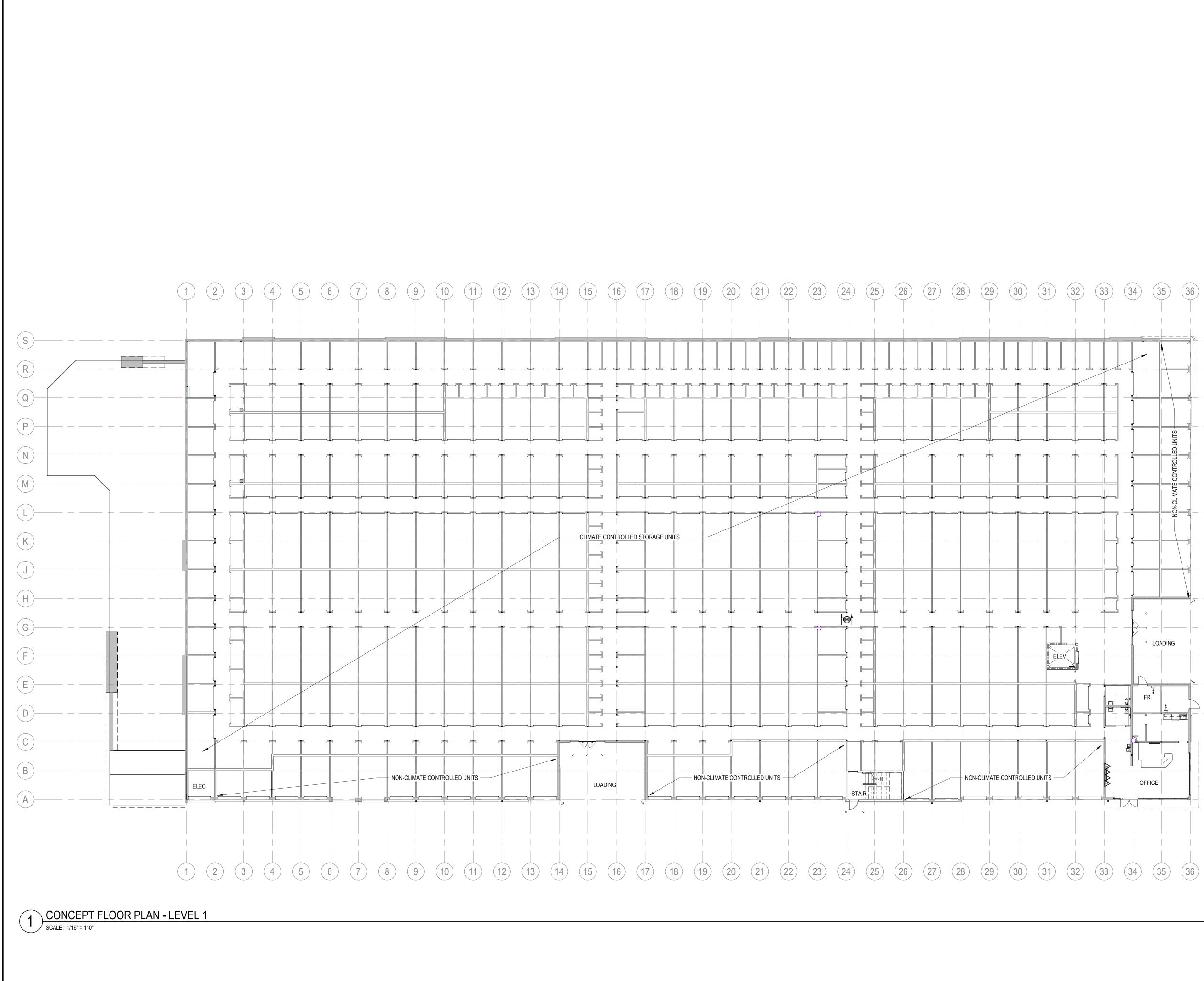
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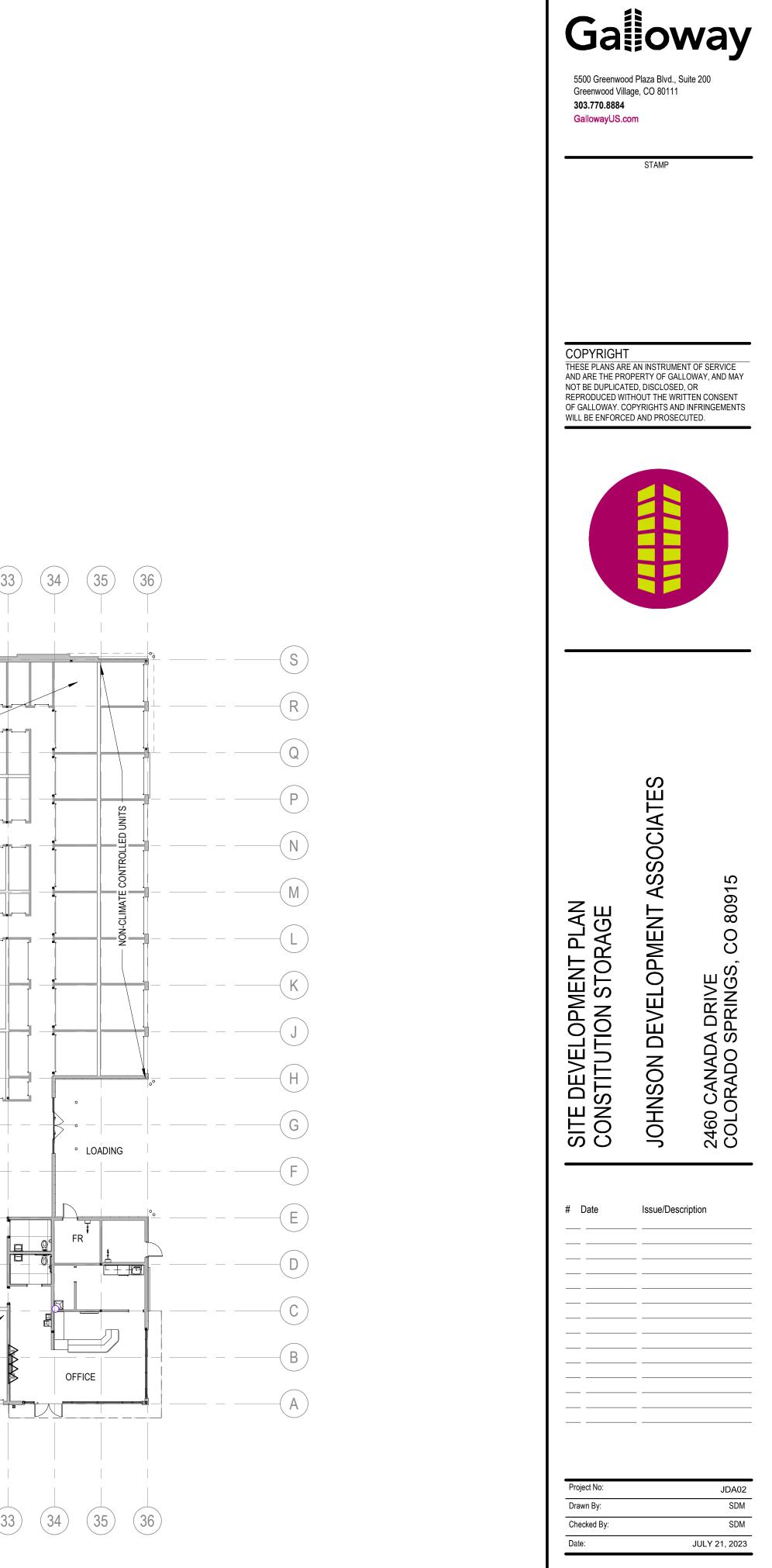


SITE DEVELOPMENT PLAN CONSTITUTION STORAGE	JOHNSON DEVELOPMENT ASSOCIATES	2460 CANADA DRIVE COLORADO SPRINGS, CO 80915
# Date 	Issue/Desc	ription
Project No:		JDA02
Project No: Drawn By: Checked By:		JDA02 SDM SDM



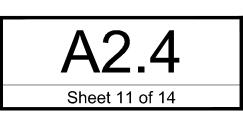


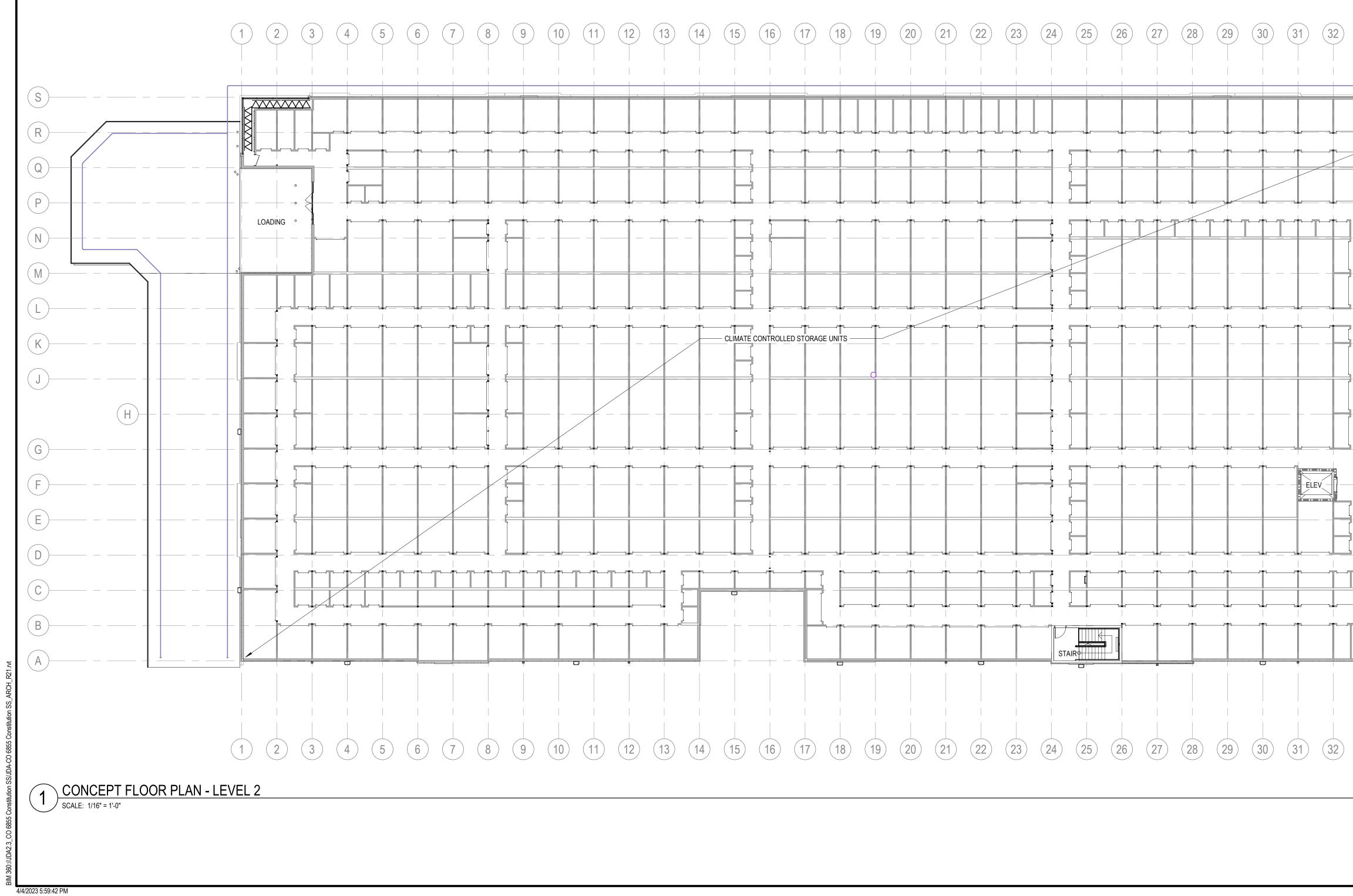
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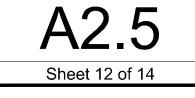
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CONCEPT FLOOR PLAN





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	R Q P P N	ASSOCIATES
	M	SITE DEVELOPMENT PLAN CONSTITUTION STORAGE JOHNSON DEVELOPMENT AS 2460 CANADA DRIVE COLORADO SPRINGS, CO 80915
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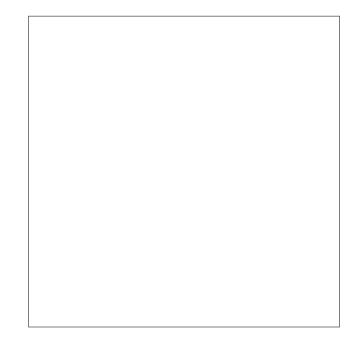
MANUFACTURER: BARNES & CORNE SPECIFICATION: 8' X 16" SPLIT FACE BLOCK COLOR: SILVER SPRING (LIGHT GRAY) GROUT COLOR TO MATCH

CMU-1 - SPLIT FACE CMU VENEER



MANUFACTURER: MBCI SPECIFICATION: MASTER LINE 16" (VERTICAL) 24 GAUGE SIGNATURE 300 FINISH <u>COLOR:</u> SLATE GRAY

MP-1 - CORRUGATED METAL PANEL- SLATE GRAY



MANUFACTURER: MBCI SPECIFICATION: CF ARCHITECTURAL HORIZONTAL WALL PANEL COLOR: PDVF POLAR WHITE

MP-2 METAL PANEL - POLAR WHITE

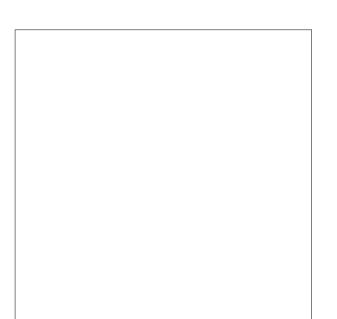


LIFE STORAGE BLUE PANTONE COATED: 286C PANTONE: 2935U

PT-1 - LIFE STORAGE BLUE

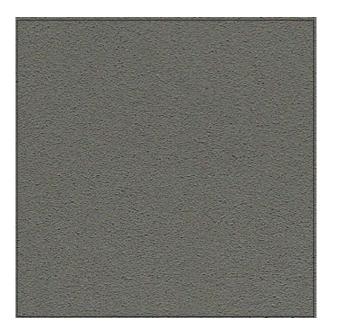
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MANUFACTURER: DRYVIT SPECIFICATION: HYDROPHOBIC HDP FINISH <u>COLOR:</u> 101 SUPER WHITE

ST-1 - SUPER WHITE



MANUFACTURER:

DRYVIT <u>SPECIFICATION:</u> HYDROPHOBIC HDP FINISH <u>COLOR:</u> 623A GRAY STEELE

ST-2 - GRAY STEELE



MATTE BLACK

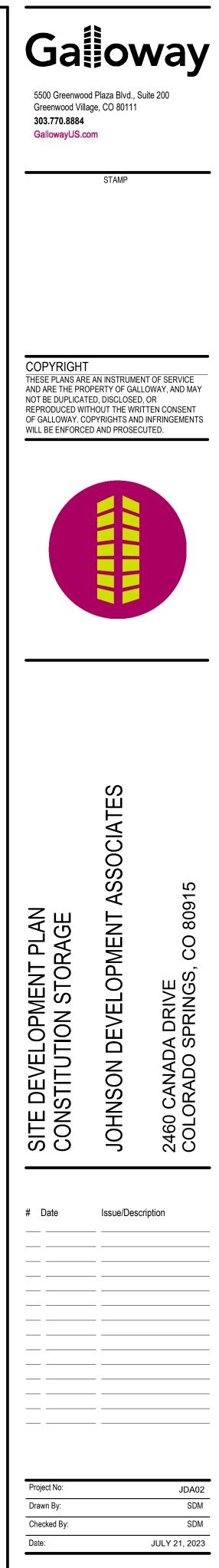
MA-1 - METAL AWNING



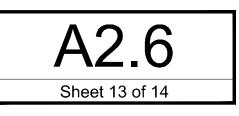
PANTONE COATED: 116C PANTONE: 116U

PT-2 - LIFE STORAGE YELLOW

PT-3 - SLATE GRAY

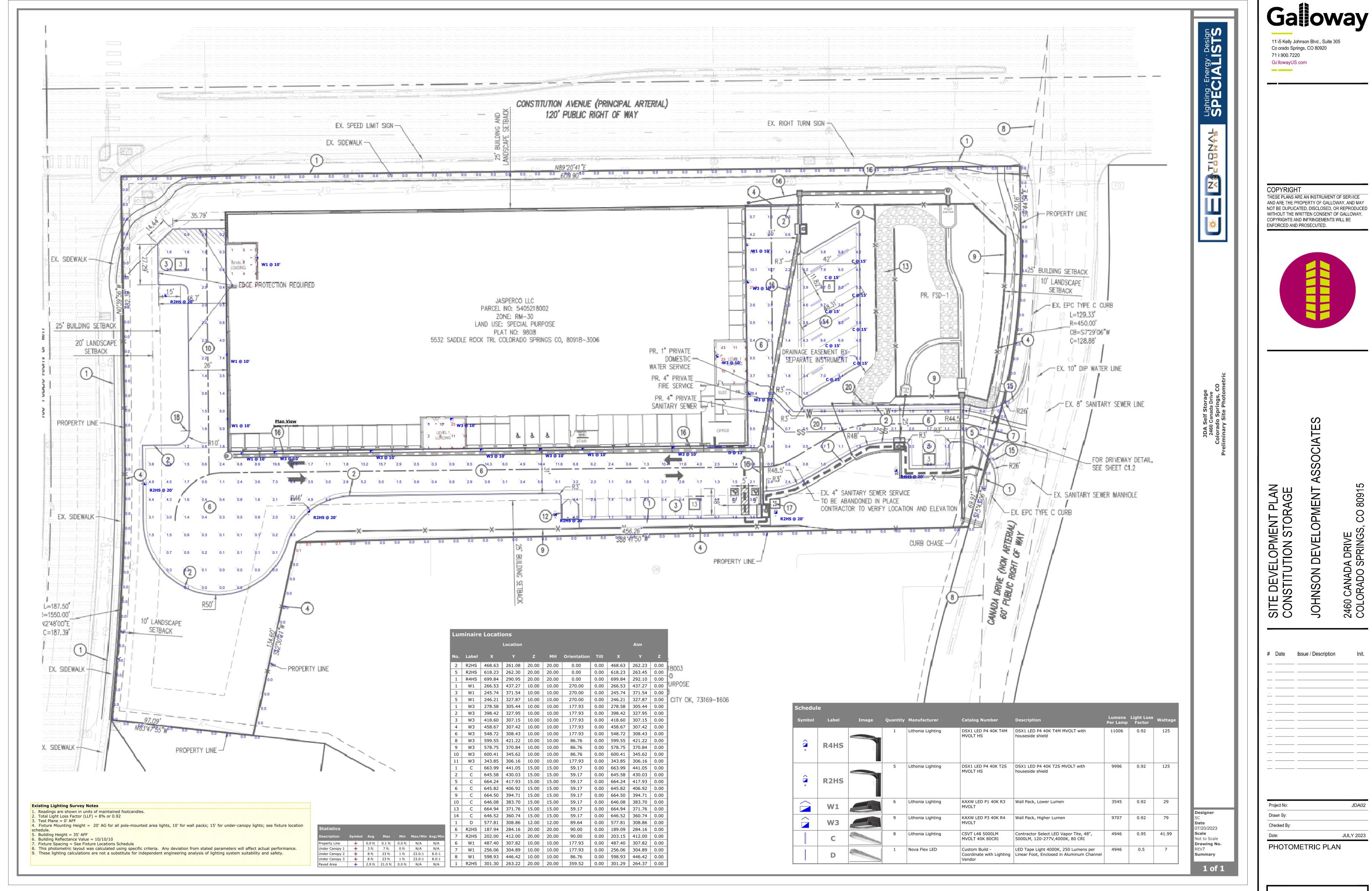


PLANNING MATERIALS BOARD



COLOR MATCH TO SLATE GRAY

<u>GRAY</u>



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0 CANADA DRIVE - ORADO SPRINGS, 4

2460 COLC

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JDA02

JULY 2023



6162 S. Willow Drive, Suite 320 Greenwood Village, CO 80111 303.770.8884 • GallowayUS.com

April 17, 2023

El Paso County Planning and Community Development Department 2800 International Circle, Suite 110 Colorado Springs, Colorado 80910

SITE DEVELOPMENT PLAN APPLICATION LETTER OF INTENT

Johnson Development Associates, Inc. ("<u>Applicant</u>") is the contract purchaser of real property located at 6855 Constitution Avenue, in the unincorporated County of El Paso (the "<u>County</u>"), State of Colorado, with a Tax Parcel No. 5405218002 (the "<u>Property</u>"). Applicant is requesting approval of its Site Development Plan ("<u>SDP</u>") to develop a two-story self-storage facility consisting of 109,033 gross square feet on approximately 3.72 acres of vacant land (the "<u>Project</u>"). The purpose of this letter is to accompany the submittal of the SDP.

Applicant's proposed SDP complies with the El Paso County Land Development Code (the "<u>Code</u>"), with the exception of the requested Code deviations to the access driveway spacing to the intersection requested with the accompanying deviation request form. Additionally, the Project will be an attractive addition to the area, providing a desired service to the community. Applicant proposes thoughtful and high-quality architecture coupled with aesthetically-pleasing landscaping.

1.	<u>Current Property Owner</u>	Jasperco, LLC 5532 Saddle Rock Trail Colorado Springs, CO 80918 tonyc@colonfam.com
2.	<u>Applicant</u>	Johnson Development Associates, Inc. Attn: Brian Duncan 100 Dunbar Street, Suite 400 Spartanburg, South Carolina 29306 704-909-9186 bduncan@johnsondevelopment.net
3.	Application Preparer	Galloway 5500 Greenwood Plaza Blvd., Suite 200 Greenwood Village, CO 80111 303-770-8884 HeatherVidlock@GallowayUS.com



- 4. <u>Property Address</u> 6855 Constitution Avenue Colorado Springs, Colorado 80915
- 5. <u>Tax Parcel No.</u> 5405218002
- 6. <u>Legal Description</u> Lot 1, Eight Line Subdivision, County of El Paso, State of Colorado
- 7. <u>Lot/Parcel Size</u> Approximately 3.72 acres
- 8. Lot Area Coverage Calculation

57,421 sq. ft. (35.47%)

9. Existing and Proposed Land Uses and Zoning

The Property currently sits vacant and is zoned Commercial Services District (the "<u>CS</u> <u>District</u>"). The request for the Site Development Plan is to allow the proposed use of a climate-controlled self-storage facility, which the Code characterizes as a "<u>Mini-Warehouse</u> <u>Facility</u>". A Mini-Warehouse Facility is a use permitted by right in the CS District.

The Code defines a Mini-Warehouse Facility as a "building designed primarily for the storage of household items and inventory of small commercial businesses where storage units are individually leased or rented, where access to storage units is infrequent, and where no utilities are provided except for the service of a manager's apartment and for lighting and climate control of individual storage units." *Code, § 1.13*. The Project meets this definition. The Project's primary purpose is to provide climate-controlled self-storage, which are individually leased.

The project also proposes RV storage. Table 5-1 of the Code allows Recreational Vehicle and Boat Storage as an allowed use in the CS District

10. <u>Proposed request and Compliance with applicable requirements of the Land</u> <u>Development Code</u>

As outlined herein and further detailed in the SDP, Applicant's accompanying request to rezone the Property to the CS District is compliant with the applicable requirements and development standards of the Code, with the exception of Applicant's request for a deviation from the required distance of the access driveway on Peterson Road to the street intersections as depicted in the SDP and the potential deviation to the street tree plantings along Constitution Avenue.

Site Development Plan – Letter of Intent 6855 Constitution Avenue April 17, 2023

• Building Architecture

Applicant has designed a facility that is in keeping with the architectural design of other commercial buildings in the vicinity. This project includes a two-story, 109,033 sq. ft. ground-up self-storage building. The façade includes contrasting gray tones of stucco and metal panel finishes. There are multiple, vertical articulations that provide visual interest, including display towers, differing stucco reveal patterns, and varying parapet heights. The architectural design of Constitution Storage promotes visual interest and a sense of scale to a multi-story storage building. The latest revisions include simplifying the building articulation and replacing the CMU veneer with cementitious stucco of a similar color. These changes maintain the overall design concept and preserve the architectural quality of the building.

• Landscaping

Applicant will adhere to all landscaping requirements set forth by the Code. Specifically, Applicant intends to provide a 25-foot buffer along Constitution Avenue, a 20-foot buffer to Peterson Road and a 15-foot buffer to Canada Drive, and between the neighboring residential at the southwest corner, as required by the Code. *See Code*, § 6.2.2.B.5; 6.2.2.D.1.a-c. Applicant is requesting a determination as to whether a deviation to Section 6.2.2.B of the Code is required relating to roadway street tree planting requirements of 1 tree per 20 feet along Constitution Avenue, an arterial roadway, because of the presence of existing utility lines. There are existing utility lines that cross the property lines without an easement that preclude the ability to plant trees due to separation requirements to the utility lines. Applicant will also screen its refuse collection areas. *See Code*, § 6.2.2.G.1.a.

• Parking

In compliance with the Code requirements, the Project proposes at least one standard parking space per every 100 storage units, plus one parking space per employee, and 90 degree parking stalls with a width of 9 x 18 feet. *See Code*, Table 6-2; 6-4. The Application proposes 17 regular parking spaces and 2 ADA spaces where 13 spaces are required. The Project also proposes 7 covered RV parking spaces. The parking areas proposed by the Project also provide circulation between drive aisles without the need to enter adjacent roads or other lots or parcels, and each row of parking is designed to include more than one entrance and exit. *See Code*, § 6.2.5.C.1.a; 6.2.5.C.3.b. The Project proposes that traffic may flow in and out via Peterson Road and/or Canada Drive, thereby providing for two entrances and two exits. Furthermore, in compliance with the Code's requirements for the size of driving aisles for Mini-Warehouse Facilities, the Project proposes a minimum of 24 feet for the drive aisles. *See Code*, § 6.2.5.G.2.d.

• Truck Loading

Although the Code only requires one, Applicant proposes three truck loading and turnaround areas. *See Code, § 6.2.5.E.1; Table 6-6*. Additionally, all loading and turnaround areas are located on the west side of the building, adjacent to Peterson Road, and therefore screened from view from the view on Constitution Avenue and residential areas. The loading and turnaround areas are also compliant with the Code's dimensional requirements of 14 x 18 feet, with a vertical clearance of 14 feet and a maneuvering aisle width of 24 feet. *See Code, Table 6-6*.

• Lighting

Pursuant to Section 6.2. which 3.A.4. of the Code, Applicant will provide a Photometric Lighting Plan of the Project, which includes a maximum of .1 footcandle light level at Property boundaries where the Property is adjacent to a County ROW or residential district.

11. <u>Proposed use and applicable use specific standards within the Land Development</u> <u>Code</u>

The Code defines a Mini-Warehouse Facility as a "building designed primarily for the storage of household items and inventory of small commercial businesses where storage units are individually leased or rented, where access to storage units is infrequent, and where no utilities are provided except for the service of a manager's apartment and for lighting and climate control of individual storage units." *Code, § 1.13*. The Project meets this definition. The Project's primary purpose is to provide climate-controlled self-storage, which are individually leased.

Table 5-1 allows Recreational Vehicle and Boat Storage as an allowed use in the CS District

12. Discussion regarding the provision of utilities

The Property is able to be served by all applicable utilities. Gas is provided by Colorado Springs Utilities, electric is provided by Mountain View Electric, and water and sanitary sewer is provided by the Cherokee Metro District.

Fire Department access will be shown on the SDP.

13. Traffic study

A Traffic memorandum is provided with the Application.

Site Development Plan – Letter of Intent 6855 Constitution Avenue April 17, 2023

14. Justification of any alternatives being requested

At the County's request, a requested deviation is being submitted to the distance spacing of the commercial driveways to the intersection on a nonresidential collector roadway on Peterson Road.

Applicant is requesting a determination as to whether a deviation to Section 6.2.2.B of the Code is required relating to roadway street tree planting requirements of 1 tree per 20 feet along Constitution Avenue, an arterial roadway, because of the presence of existing utility lines. There are existing utility lines that cross the property lines without an easement that preclude the ability to plant trees due to separation requirements to the utility lines.

If alternative landscape plan is proposed, then please state that and include that on the landscape plan.

Accordingly, we respectfully submit the attached revised Site Development Plan.

Please contact me at 303-770-8884 with any questions or comments.

Sincerely, **GALLOWAY**

Heather Vidlock, AICP Development Services Project Manager HeatherVidlock@GallowayUS.com

) LifeStorage

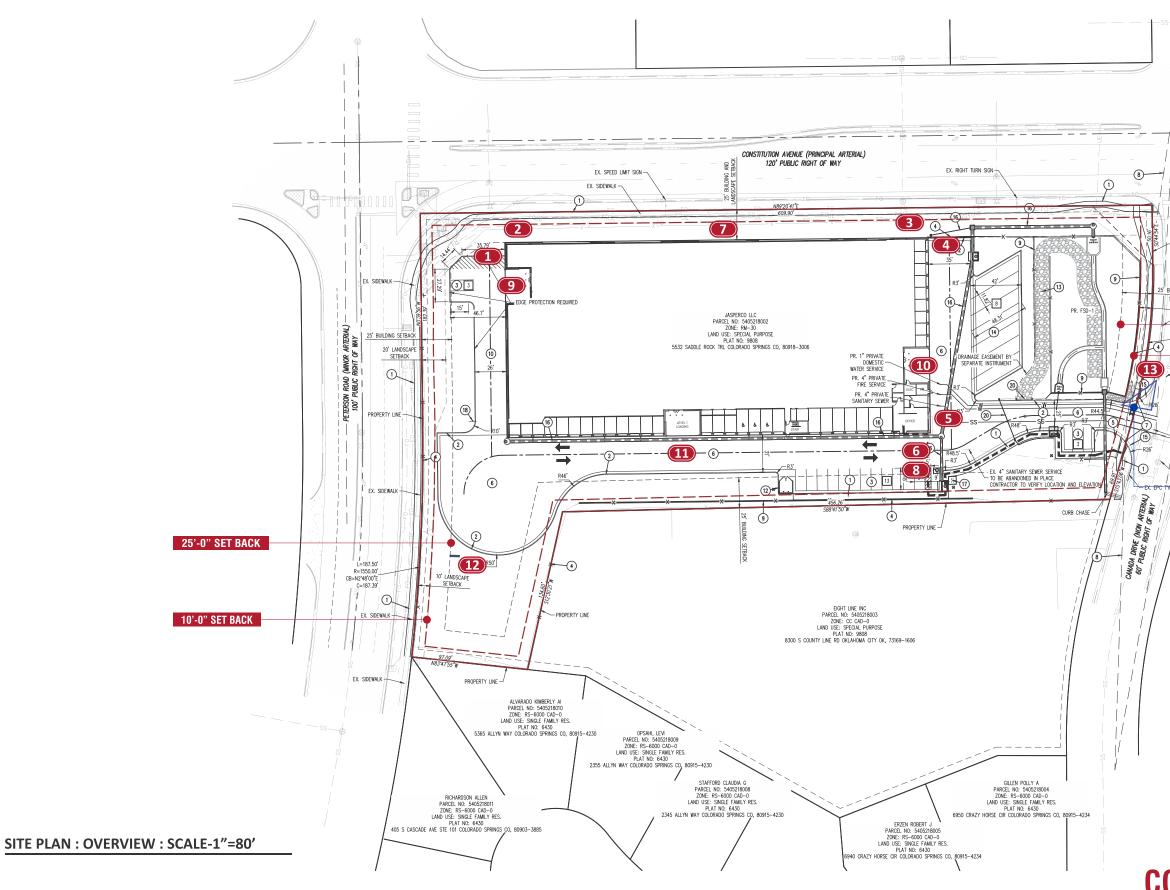
2460 Canada Drive **Colorado Springs, Colorado 80915**

Offered by:



700 PARKER SQUARE.SUITE 205 FLOWER MOUND, TX 75028 T. 800.675.6353





ADART	Project: Life Storage	Revision	Approvals	CONCEPTUAL DRAV
700 Parker Sq STE 205 Flower Mound, TX 75028 T. 800.675.6353	Location:2460 Canada Drive Colorado Springs, Colorado 80915Date:2/7/23Sales:KBDesigner:MHFile Name:LS - Colorado Springs, CO	R1:MH:6/9/23: revised site plan. R2:MH:6/14/23: revised site, add second pylon, del directional. R3:mh:6/15/23: revised sign amounts. R4:mh:7/20/23: updated site address. R5:	Customer: Landlord:	or exact field condition Always follow written s ALL RIGHTS RESERV This design has been cre planned for you by AD A organization, and may no consent.



NG SETBACK ANDSCAPE TRACK		Remote Face-Lit Channel Letters
25'-0" SET BACK	2	Remote Face-Lit Channel Letters
CB=57/29'06'W C=128.88 10'-0" SET BACK	3	Remote Face-Lit Channel Letters
EX. 10" DIP WATER LINE	4	Remote Face-Lit Channel Letters
EX. 8" SANITARY SEWER LINE	5	Remote Face-Lit Channel Letters
FOR DRIVEWAY DETAIL,	6	Remote Face-Lit Channel Letters
EX. SANITARY SEWER MANHOLE	7	Remote Face-Lit Channel Letters
CURB 25'-0" TRIANGLE	8	Office Raceway Channel Letters
/	9	Loading Raceway Channel Letters
	10	Loading Raceway Channel Letters
	11	Loading Raceway Channel Letters
	12	D/F Pylon sign Structure
	13	Directional Ground Sign

COUNTY FILE NUMBER: PPR2224

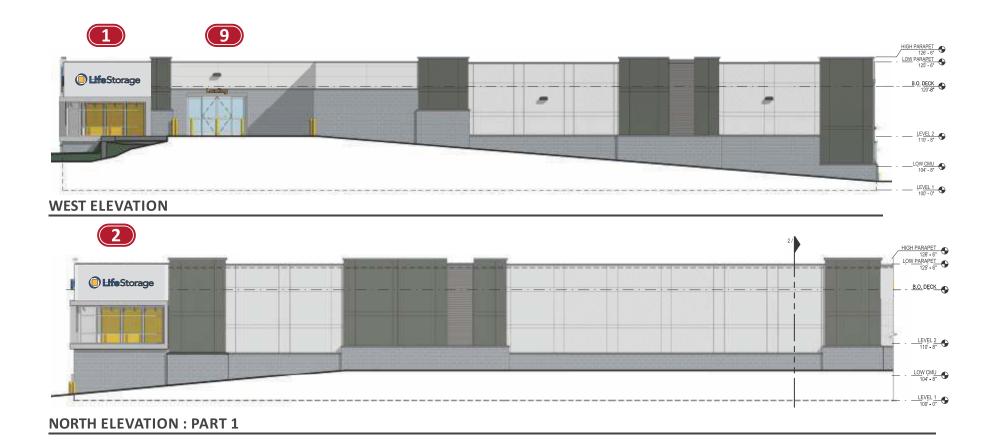
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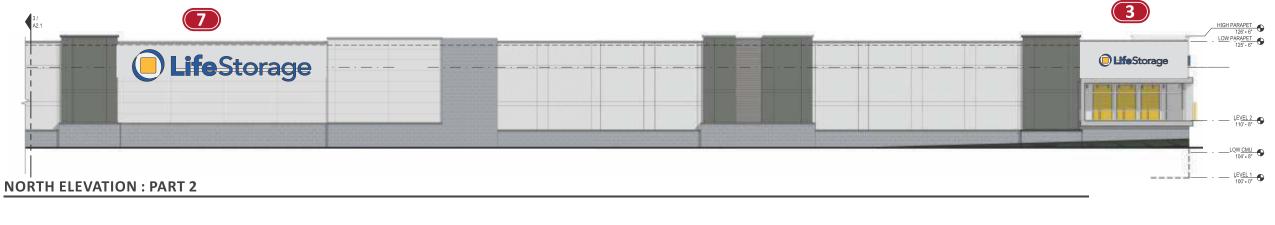
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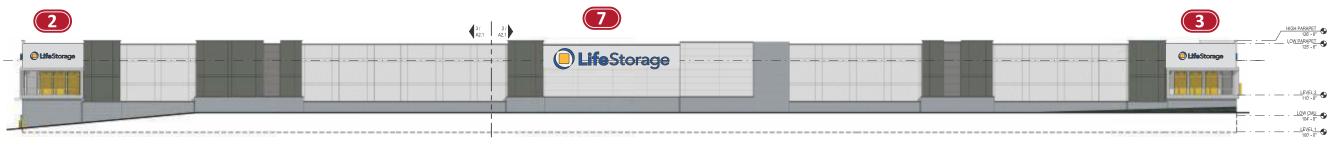
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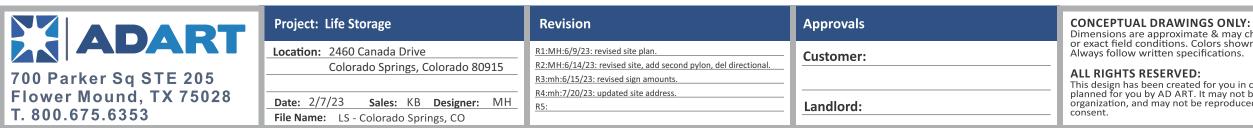
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NORTH ELEVATION : COMPLETE

COUNTY FILE NUMBER: PPR2224

Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow.

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SOUTH ELEVATION : PART 2







Project: Life Storage	Revision	Approvals	CONCEPTUAL DRAWI Dimensions are approxim
Location: 2460 Canada Drive Colorado Springs, Colorado 80915	R1:MH:6/9/23: revised site plan. R2:MH:6/14/23: revised site, add second pylon, del directional. R3:mh:6/15/23: revised sign amounts.	Customer:	or exact field conditions. Always follow written sp ALL RIGHTS RESERVE This design has been creat
Date: 2/7/23 Sales: KB Designer: MH File Name: LS - Colorado Springs, CO	R4:mh:7/20/23: updated site address. R5:	Landlord:	planned for you by AD AR organization, and may not consent.

COUNTY FILE NUMBER: PPR2224

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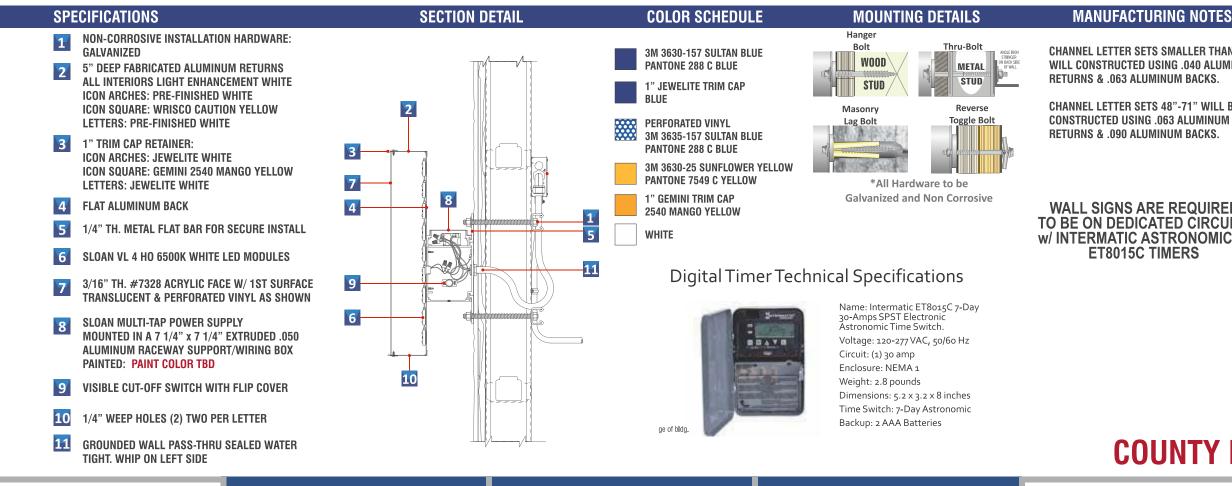
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(6) REQUIRED - FABRICATE AND INSTALL -(4)(5)(6)



ADART 700 Parker Sq STE 205 Flower Mound, TX 75028 T. 800.675.6353

Project: Life Storage	Revision	Approvals	CONCEPTUAL DRAW Dimensions are approxir
Location: 2460 Canada Drive Colorado Springs, Colorado 80915	R1:MH:6/9/23: revised site plan. R2:MH:6/14/23: revised site, add second pylon, del directional. R3:mh:6/15/23: revised sign amounts.	Customer:	or exact field conditions Always follow written sp - ALL RIGHTS RESERVE
Date:2/7/23Sales:KBDesigner:MHFile Name:LS - Colorado Springs, CO	R4:mh:7/20/23: updated site address. R5:	Landlord:	This design has been crea planned for you by AD AF organization, and may no consent.

29.5 SF

MANUFACTURING NOTES

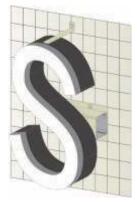
CHANNEL LETTER SETS SMALLER THAN 48" WILL CONSTRUCTED USING .040 ALUMINUM

CHANNEL LETTER SETS 48"-71" WILL BE

WALL SIGNS ARE REQUIRED TO BE ON DEDICATED CIRCUITS w/ INTERMATIC ASTRONOMICAL ET8015C TIMERS

BRACING DETAIL

WHEN NEEDED SUPPORTS TO BE .090 ALUMINUM PAINTED TO MATCH **RW & POP-RIVITED TO LETTER RETURN** (FACING UP TO HIDE FROM SITE)





COUNTY FILE NUMBER: PPR2224

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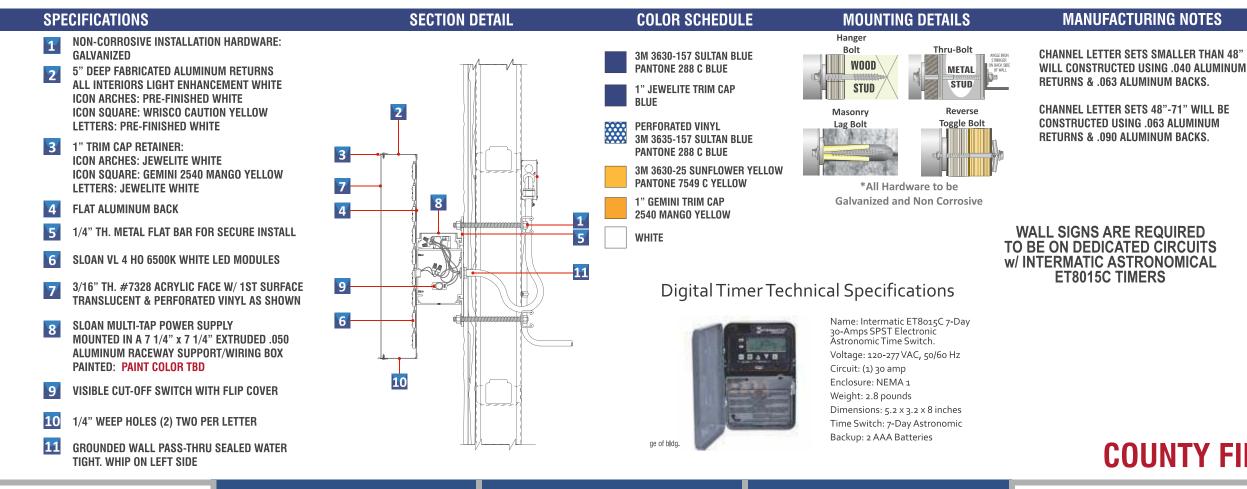
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1) REQUIRED - FABRICATE AND INSTALL





Project: Life Storage	Revision	Approvals	CONCEPTUAL DRAW Dimensions are approxi
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200.0 SF

BRACING DETAIL

WHEN NEEDED SUPPORTS TO BE .090 ALUMINUM PAINTED TO MATCH **RW & POP-RIVITED TO LETTER RETURN** (FACING UP TO HIDE FROM SITE)





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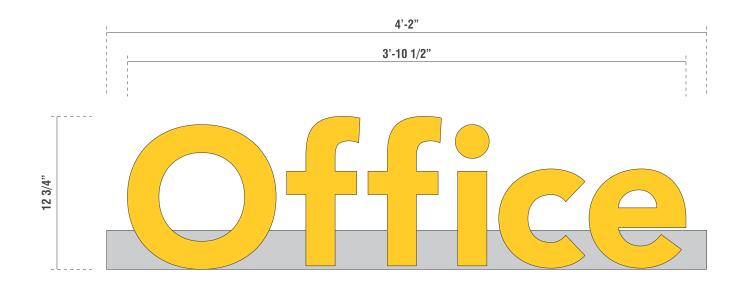
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\bigcirc	OFFICE SIGN	SCALE: 1 1/2" = 1'-0"
\bigcirc	(1) REQUIRED - FABRICATE AND INSTALL -	4.1 SQ.FT.

GROUNDED WALL PASS-THRU SEALED WATER

TIGHT. WHIP ON LEFT SIDE

SPECIFICATIONS SECTION DETAIL NON-CORROSIVE INSTALLATION HARDWARE: 1 2 **#10 1/4" PITCH SCREW GALVANIZED** 3->1 **3" DEEP FABRICATED ALUMINUM RETURNS** 2 **FINISHED WRISCO CUSTION YELLOW W/ INTERIORS FINISHED** LIGHT ENHANCEMENT WHITE **1" TRIM CAP RETAINER: MANGO YELLOW** 3 FLAT ALUMINUM BACK MOUNTED TO 1/2 HEIGHT 4 ALUMINUM PLATE ATTACHED BY #10 1/4" PITCH 5 **GALVANIZED SCREW** 5 SLOAN V180 MINI LED DIODE MODULE: WHITE 4 3/16" TH. #7447 ACRYLIC FACE W/ 1ST SURFACE 6 3M 3630-25 SUNFLOWER YELLOW VINYL AS SHOWN LOW VOLTAGE ELECTRONIC POWER SUPPLY 7 MOUNTED IN AN EXTRUDED .050 ALUMINUM 7 **RACEWAY SUPPORT/WIRING BOX** PAINTED: COLOR TBD 1 8 **VISIBLE CUT-OFF SWITCH WITH FLIP COVER** 8 1

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	Locat		
700 Parker Sq STE 205			
Flower Mound, TX 75028	Date:		
T. 800.675.6353	File N		

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◀-

3M 3630-157 SULTAN BLUE PANTONE 288 C BLUE

1" JEWELITE TRIM CAP BLUE

PERFORATED VINYL 3M 3635-157 SULTAN BLUE **PANTONE 288 C BLUE**

3M 3630-25 SUNFLOWER YELLOW PANTONE 7549 C YELLOW

1" GEMINI TRIM CAP 2540 MANGO YELLOW

WHITE

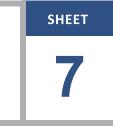
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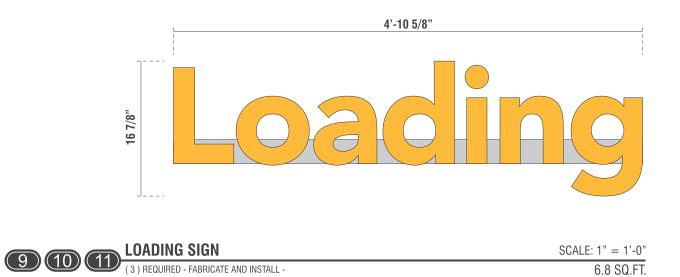
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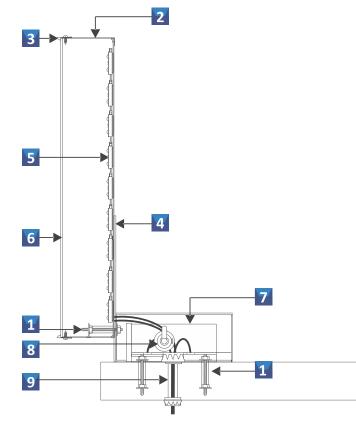




SPECIFICATIONS

- **NON-CORROSIVE INSTALLATION HARDWARE:** 1 **#10 1/4" PITCH SCREW GALVANIZED**
- **3" DEEP FABRICATED ALUMINUM RETURNS** 2 **FINISHED WRISCO CUSTION YELLOW W/ INTERIORS FINISHED** LIGHT ENHANCEMENT WHITE
- **1" TRIM CAP RETAINER: MANGO YELLOW** 3
- FLAT ALUMINUM BACK MOUNTED TO 1/2 HEIGHT 4 ALUMINUM PLATE ATTACHED BY #10 1/4" PITCH **GALVANIZED SCREW**
- SLOAN V180 MINI LED DIODE MODULE: WHITE 5
- 3/16" TH. #7447 ACRYLIC FACE W/ 1ST SURFACE 6 3M 3630-25 SUNFLOWER YELLOW VINYL AS SHOWN
- LOW VOLTAGE ELECTRONIC POWER SUPPLY 7 MOUNTED IN AN EXTRUDED .050 ALUMINUM **RACEWAY SUPPORT/WIRING BOX** PAINTED: COLOR TBD
- **VISIBLE CUT-OFF SWITCH WITH FLIP COVER** 8
- **GROUNDED WALL PASS-THRU SEALED WATER** 9 TIGHT. WHIP ON LEFT SIDE

SECTION DETAIL





COUNTY FILE NUMBER: PPR2224

700 Parker Sq STE 205
Flower Mound, TX 75028
T. 800.675.6353

Project: Life Storage	Revision	Approvals	CONCEPTUAL DRAWIN Dimensions are approxima
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3M 3630-157 SULTAN BLUE PANTONE 288 C BLUE

1" JEWELITE TRIM CAP

PERFORATED VINYL 3M 3635-157 SULTAN BLUE PANTONE 288 C BLUE

3M 3630-25 SUNFLOWER YELLOW PANTONE 7549 C YELLOW

1" GEMINI TRIM CAP 2540 MANGO YELLOW

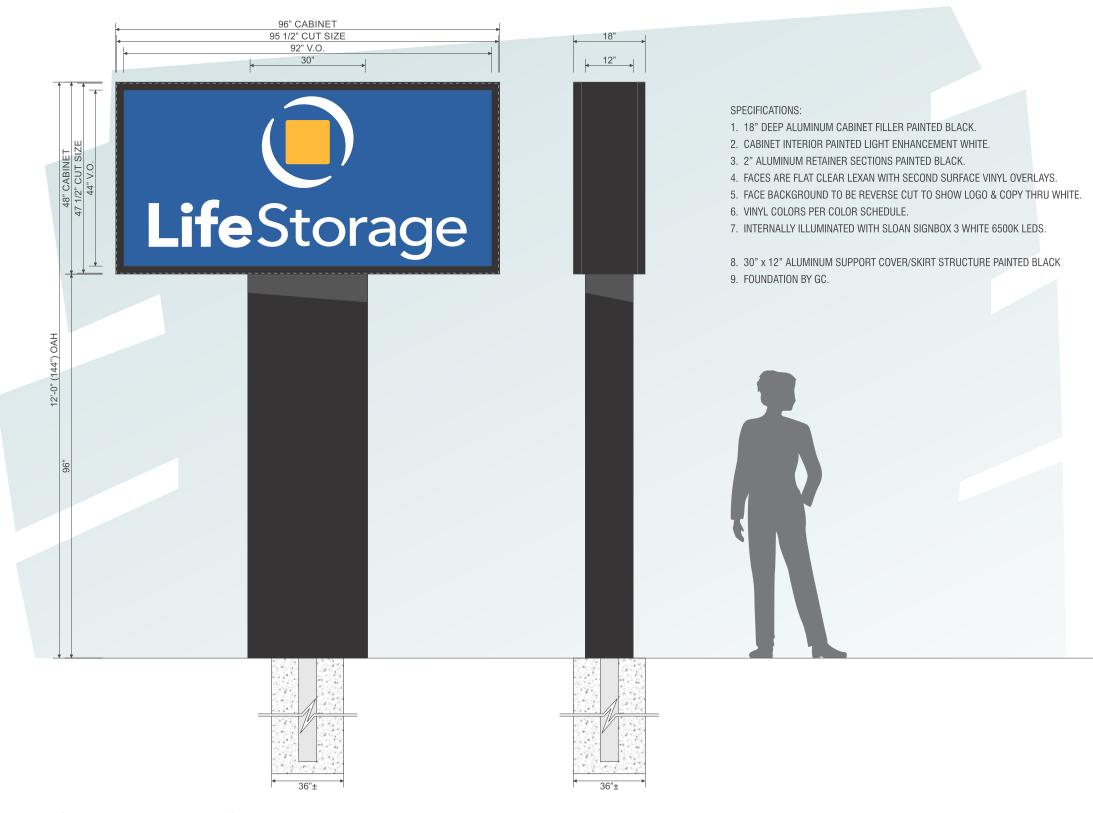
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D/F MONUMENT CABINET / STRUCTURE

(1) TWO REQUIRED - FABRICATE & INSTALL



Project: Life Storage	Revision	Approvals	CONCEPTUAL DRAWI
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COUNTY FILE NUMBER: PPR2224

	CODE INFORMATION:					
	EXISTING SF:	FORMULA: The total area of F/S Signs shall not exceed 2sf				
	0.0	for each LF of the building wall closest to the F/S Sign or 40sf, whichever is smaller. The max F/S Sign area shall be 40sf				
	ALLOWED SF:	where no building is present. NUMBER ALLOWED: 1 per lot				
	40.0	MAX OVER ALL HEIGHT: NTE building height; No building, max 12ft GRADE TO SIGN CLEARANCE: Not obstruct view: Out of sight triangle				
	RECOMMENDED SF: 40.0	SET BACK: Low profile min 3ft from a lot, parcel, or tract line; Pole 10ft from a lot, parcel, or tract line				
		ILLUMINATION: Internal & External				
	Commercial Lot or Parcel Less than 10 Acre 1 sign is allowed per road frontage. Free st commercial lot or parcel is less than 8 acres	estanding Signs. (I) Number of Freestanding Signs. s: in Area: Where the commercial lot or parcel is less than 10 acres in total area, anding signs: Commercial Lot or Parcel Less than 8 Acres in Area: Where the s: in total area, the maximum area of each sign shall be 40 square feet. et in height shall be setback a minimum of 10 feet from a lot, parcel, or tract line)				

COLOR SCHEDULE 3M 3630-157 SULTAN BLUE PANTONE 288 C BLUE 3M 3630-25 SUNFLOWER YELLOW PANTONE 7549 C YELLOW WHITE BLACK

SCALE: 1/2" = 1'-0" Cabinet: 50.0 SF

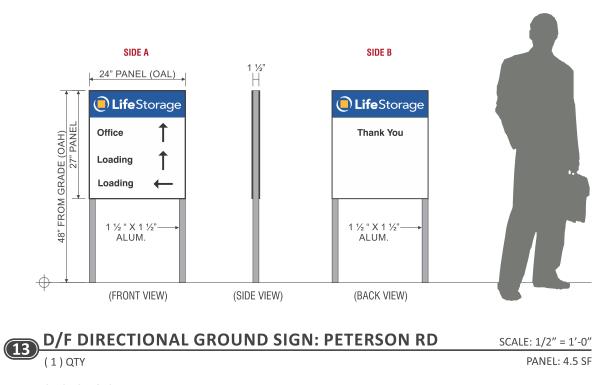
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SPECIFICATIONS:

- 1. 1 1/2" SQUARE ALUMINUM FRAME STRUCTURE.
- 2. ACM PANELS WITH DIRECT DIGITAL PRINT LOGO & GREEN BACKGROUND
- 3. COPY & ARROWS ARE FIRST SURFACE REFLECTIVE VINYL OVERLAYS.
- 4. ACM PANELS TO BE MECHANICALLY ATTACHED TO SUPPORT FRAME.

COLOR SCHEDULE



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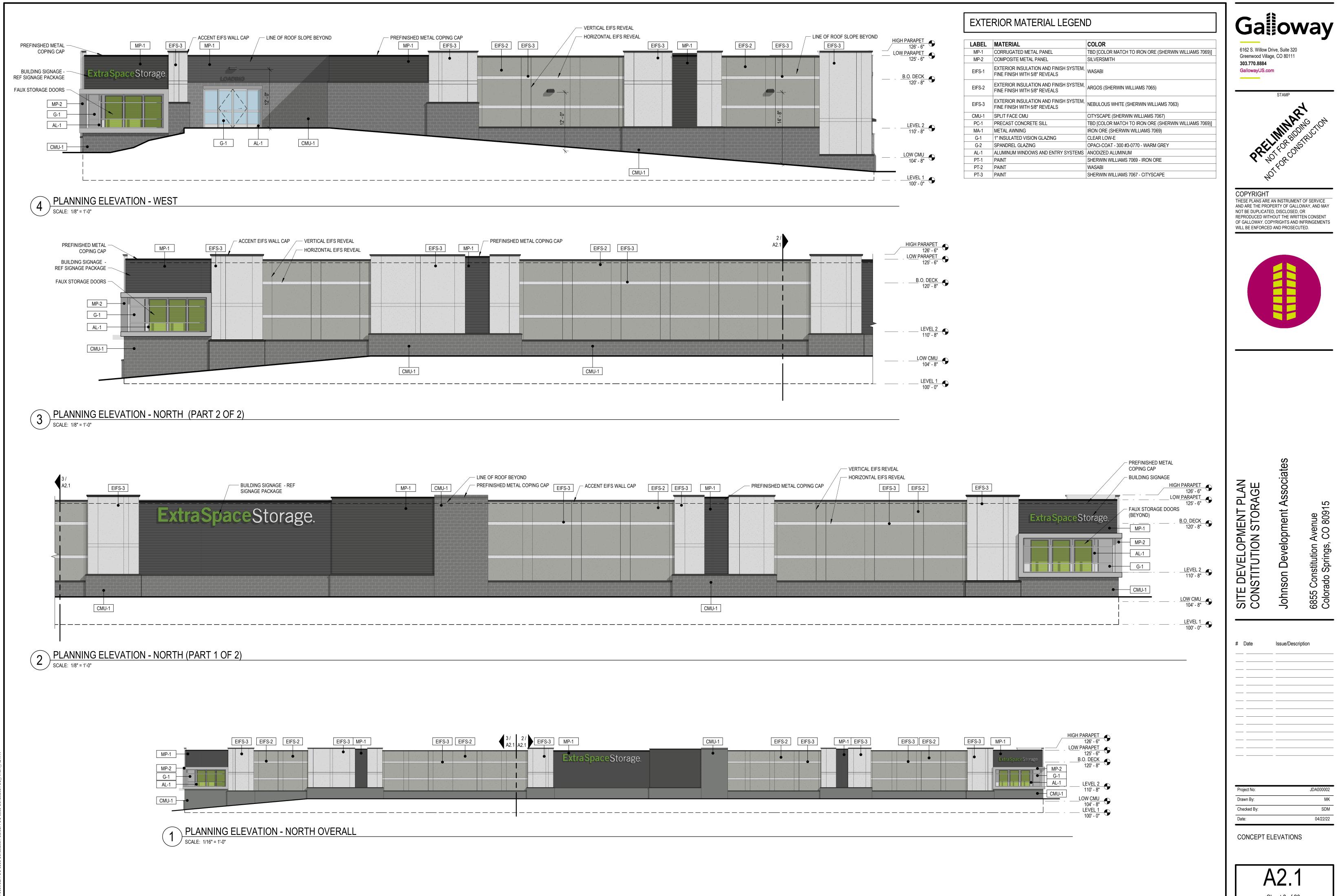
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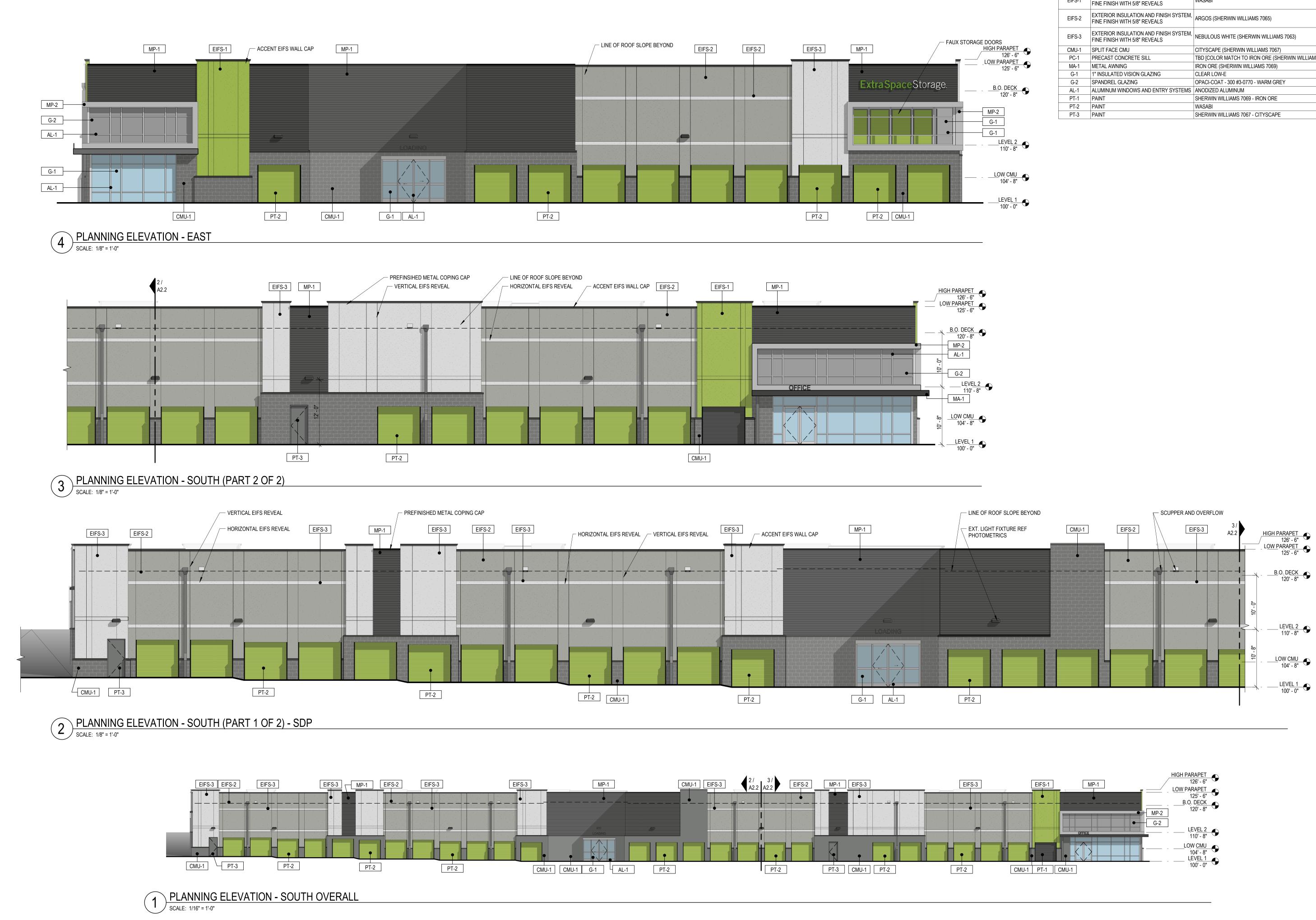
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Sheet 8 of 20



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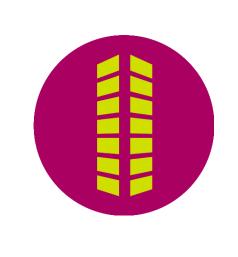
EXTE	RIOR MATERIAL LEGEN	D
LABEL	MATERIAL	COLOR
MP-1	CORRUGATED METAL PANEL	TBD [COLOR MATCH TO IRON ORE (SHERWIN WILLIAMS 7069)]
MP-2	COMPOSITE METAL PANEL	SILVERSMITH
EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM, FINE FINISH WITH 5/8" REVEALS	WASABI
EIFS-2	EXTERIOR INSULATION AND FINISH SYSTEM, FINE FINISH WITH 5/8" REVEALS	ARGOS (SHERWIN WILLIAMS 7065)
EIFS-3	EXTERIOR INSULATION AND FINISH SYSTEM, FINE FINISH WITH 5/8" REVEALS	NEBULOUS WHITE (SHERWIN WILLIAMS 7063)
CMU-1	SPLIT FACE CMU	CITYSCAPE (SHERWIN WILLIAMS 7067)
PC-1	PRECAST CONCRETE SILL	TBD [COLOR MATCH TO IRON ORE (SHERWIN WILLIAMS 7069)]
MA-1	METAL AWNING	IRON ORE (SHERWIN WILLIAMS 7069)
G-1	1" INSULATED VISION GLAZING	CLEAR LOW-E
G-2	SPANDREL GLAZING	OPACI-COAT - 300 #3-0770 - WARM GREY
AL-1	ALUMINUM WINDOWS AND ENTRY SYSTEMS	ANODIZED ALUMINUM
PT-1	PAINT	SHERWIN WILLIAMS 7069 - IRON ORE
PT-2	PAINT	WASABI
DT A	DAINT	



6162 S. Willow Drive, Suite 320 Greenwood Village, CO 80111 303.770.8884 GallowayUS.com _____



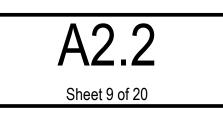
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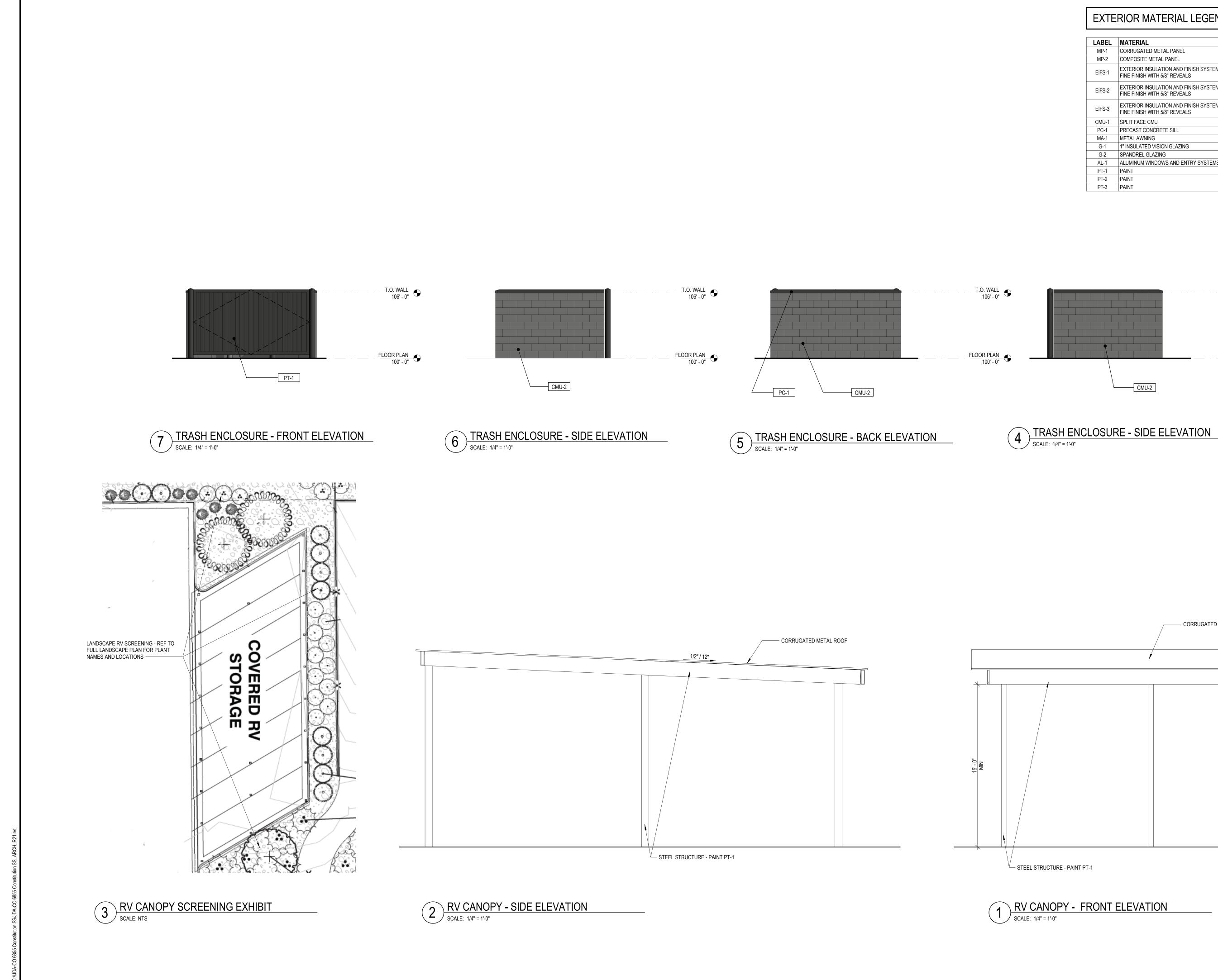


tes Johnson Development Associa SITE DEVELOPMENT PLAN CONSTITUTION STORAGE 6855 Constitution Avenue Colorado Springs, CO 80915 Issue/Description # Date

Project No: JDA000002 Drawn By: Checked By: SDM 04/22/22 Date:

CONCEPT ELEVATIONS





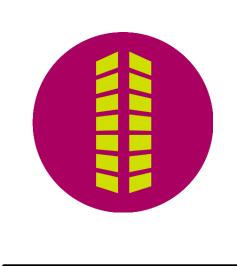
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- CORRUGATED METAL ROOF

EXTERIOR MATERIAL LEGEND COLOR MP-1 CORRUGATED METAL PANEL TBD [COLOR MATCH TO IRON ORE (SHERWIN WILLIAMS 7069)] SILVERSMITH EXTERIOR INSULATION AND FINISH SYSTEM, WASABI EXTERIOR INSULATION AND FINISH SYSTEM, FINE FINISH WITH 5/8" REVEALS EIFS-3 EXTERIOR INSULATION AND FINISH SYSTEM, FINE FINISH WITH 5/8" REVEALS NEBULOUS WHITE (SHERWIN WILLIAMS 7063) CITYSCAPE (SHERWIN WILLIAMS 7067) TBD [COLOR MATCH TO IRON ORE (SHERWIN WILLIAMS 7069)] IRON ORE (SHERWIN WILLIAMS 7069) G-1 1" INSULATED VISION GLAZING CLEAR LOW-E OPACI-COAT - 300 #3-0770 - WARM GREY AL-1 ALUMINUM WINDOWS AND ENTRY SYSTEMS ANODIZED ALUMINUM SHERWIN WILLIAMS 7069 - IRON ORE WASABI SHERWIN WILLIAMS 7067 - CITYSCAPE

Galloway 6162 S. Willow Drive, Suite 320 Greenwood Village, CO 80111 303.770.8884 GallowayUS.com _____ STAM I IMPREMONIE

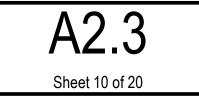
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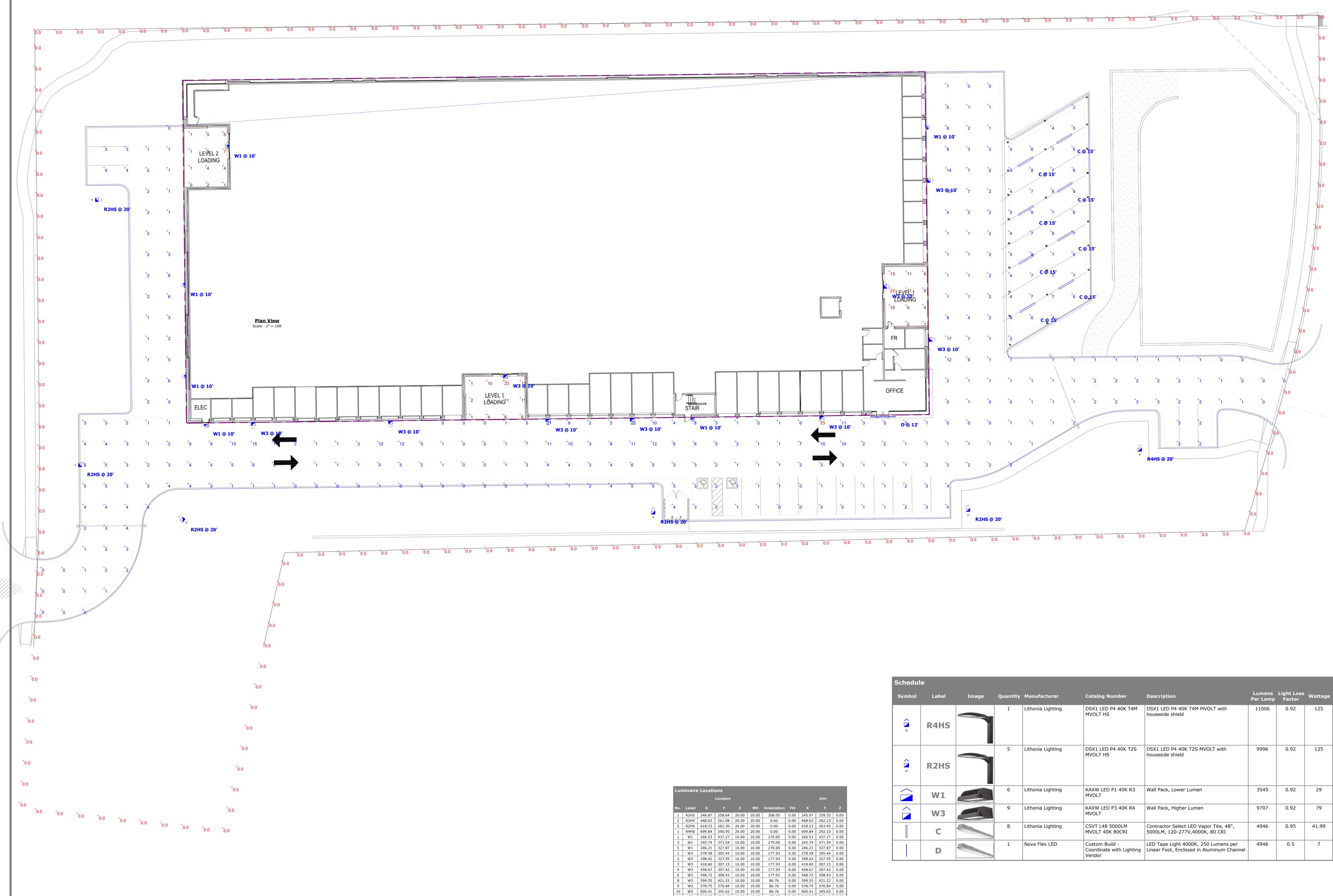


T.O. WALL 106' - 0"

FLOOR PLAN 100' - 0"

tes SITE DEVELOPMENT PLAN CONSTITUTION STORAGE 80915 \triangleleft Johnson Development Aven CO 8 Springs, Con ado 6855 Colori Issue/Description # Date Project No: JDA000002 Drawn By: SDM Checked By: SDM 04/22/22 Date: CONCEPT ELEVATIONS





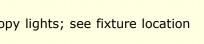
Luminaire Locations										
			Location						Aim	
No.	Label	x	Y	z	мн	Orientation	Tilt	x	Y	z
1	R2HS	246.87	258.64	20.00	20.00	308.05	0.00	245.97	259.35	0.00
2	R2HS	468.63	261.08	20.00	20.00	0.00	0.00	468.63	262.23	0.00
5	R2HS	618.23	262.30	20.00	20.00	0.00	0.00	618.23	263.45	0.00
1	R4HS	699.84	290.95	20.00	20.00	0.00	0.00	699.84	292.10	0.00
1	W1	266.53	437.27	10.00	10.00	270.00	0.00	266.53	437.27	0.00
3	W1	245.74	371.54	10.00	10.00	270.00	0.00	245.74	371.54	0.00
5	W1	246.21	327.87	10.00	10.00	270.00	0.00	246.21	327.87	0.00
1	W3	278.58	305.44	10.00	10.00	177.93	0.00	278.58	305.44	0.00
2	W3	398.42	327.95	10.00	10.00	177.93	0.00	398.42	327.95	0.00
3	W3	418.60	307.15	10.00	10.00	177.93	0.00	418.60	307.15	0.00
4	W3	458.67	307.42	10.00	10.00	177.93	0.00	458.67	307.42	0.00
6	W3	548.72	308.43	10.00	10.00	177.93	0.00	548.72	308.43	0.00
8	W3	599.55	421.22	10.00	10.00	86.76	0.00	599.55	421.22	0.00
9	W3	578.75	370.84	10.00	10.00	86.76	0.00	578.75	370.84	0.00
10	W3	600.41	345.62	10.00	10.00	86.76	0.00	600.41	345.62	0.00
11	W3	343.85	306.16	10.00	10.00	177.93	0.00	343.85	306.16	0.00
1	С	663.99	441.05	15.00	15.00	59.17	0.00	663.99	441.05	0.00
2	С	645.58	430.03	15.00	15.00	59.17	0.00	645.58	430.03	0.00
5	С	664.24	417.93	15.00	15.00	59.17	0.00	664.24	417.93	0.00
6	С	645.82	406.92	15.00	15.00	59.17	0.00	645.82	406.92	0.00
9	С	664.50	394.71	15.00	15.00	59.17	0.00	664.50	394.71	0.00
10	С	646.08	383.70	15.00	15.00	59.17	0.00	646.08	383.70	0.00
13	С	664.94	371.76	15.00	15.00	59.17	0.00	664.94	371.76	0.00
14	С	646.52	360.74	15.00	15.00	59.17	0.00	646.52	360.74	0.00
1	D	577.81	308.86	12.00	12.00	89.64	0.00	577.81	308.86	0.00
6	R2HS	194.00	286.00	20.00	20.00	90.00	0.00	195.15	286.00	0.00
7	R2HS	202.00	412.00	20.00	20.00	90.00	0.00	203.15	412.00	0.00
6	W1	487.40	307.82	10.00	10.00	177.93	0.00	487.40	307.82	0.00
7	W1	256.06	304.89	10.00	10.00	177.93	0.00	256.06	304.89	0.00
8	W1	598.93	446.42	10.00	10.00	86.76	0.00	598.93	446.42	0.00

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Paved Area	+	3 fc	23 fc	0 fc	N/A	N/A
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Under Canopy 1	+	3 fc	7 fc	0 fc	N/A	N/A
Under Canopy 2	+	8 fc	23 fc	1 fc	23.0:1	8.0:1
Under Canopy 3	+	8 fc	23 fc	1 fc	23.0:1	8.0:1

Schedul	Schedule								
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
	R4HS		1	Lithonia Lighting	DSX1 LED P4 40K T4M MVOLT HS	DSX1 LED P4 40K T4M MVOLT with houseside shield	11006	0.92	125
	R2HS		5	Lithonia Lighting	DSX1 LED P4 40K T2S MVOLT HS	DSX1 LED P4 40K T2S MVOLT with houseside shield	9996	0.92	125
	W1		6	Lithonia Lighting	KAXW LED P1 40K R3 MVOLT	Wall Pack, Lower Lumen	3545	0.92	29
	W3		9	Lithonia Lighting	KAXW LED P3 40K R4 MVOLT	Wall Pack, Higher Lumen	9707	0.92	79
	С		8	Lithonia Lighting	CSVT L48 5000LM MVOLT 40K 80CRI	Contractor Select LED Vapor Tite, 48", 5000LM, 120-277V,4000K, 80 CRI	4946	0.95	41.99
	D		1	Nova Flex LED	Custom Build - Coordinate with Lighting Vendor	LED Tape Light 4000K, 250 Lumens per Linear Foot, Enclosed in Aluminum Channel	4946	0.5	7

Existing Lighting Survey Notes

- Readings are shown in units of maintained footcandles.
 Total Light Loss Factor (LLF) = 8% or 0.92
- 3. Test Plane = 0' AFF 4. Fixture Mounting Height = 20' AG for all pole-mounted area lights, 10' for wall packs; 15' for under-canopy lights; see fixture location
- schedule.
- Building Height = 35' AFF
 Building Reflectance Value = 10/10/10 7. Fixture Spacing = See Fixture Locations Schedule
- 8. This photometric layout was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
 9. These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.





Designer Date 02/23/2023 Scale Not to Scale Drawing No. REV5 Summary

1 of 1

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

PROJECT CONTACTS

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

GALLOWAY & CO., INC. 5500 GREENWOOD PLAZA BLVD, SUITE 200 GREENWOOD VILLAGE, CO 80111 TELE: (303) 770-8884 ATTN: BRIAN HORAN, P.E. EMAIL: BRIANHORAN@GALLOWAYUS.COM

SURVEYOR GALLOWAY & CO., INC. 1155 KELLY JOHNSON BLVD., SUITE 305 COLORADO SPRINGS, CO 80920 TELE: (719) 337–1262 ATTN: BRIAN DENNIS

EMAIL: BRIANDENNIS@GALLOWAYUS.COM

UTILITY CONTACTS

WATER & WASTEWATER CHEROKEE METROPOLITAN DISTRICT 6250 PALMER PARK BLVD. COLORADO SPRINGS, CO 80915 TELE: (719) 597–5080 ATTN: KEVIN BROWN

EMAIL: KBROWN@CHEROKEEMETROPOLITAN.ORG ELECTRIC

MOUNTAIN VIEW ELECTRIC 11140 E WOODMEN RD FALCON, CO 80831 TELE: (719) 495-2283 CATHY HANSEN-LEE EMAIL: CATHY.HOMVEA.COOP

NATURAL GAS COLORADO SPRINGS UTILITIES (CSU) 7710 DURANT DRIVE, P.O. BOX 1103, MAIL CODE 2150 COLORADO SPRINGS, CO 80947-2150 TELE: (719) 668–5573 AARON CASSIO EMAIL: ACASSIO@CSU.ORG

FIRE CIMARRON HILLS FIRE PROTECTION DISTRICT 1835 TUSKEGEE PL COLORADO SPRINGS, CO 80915 TELE: (719) 591–0960 EMAIL: JMCLEOD@CIMARRON

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% \pm IMPERMEABLE SURFACE: 47,141 SQ. FT. / 29.09% \pm BUILDING FOOTPRINT: 57,421 SQ. FT. / 35.44% \pm			
LOCATION OF NO-BUILD AREAS	NO GRADING OR IMPROVEMENTS WILL BE OCCURRING IN ANY FLOOD PLAINS OR DRAINAGE AREAS.			
EXISTING D	EVELOPMENT DATA			
ZONING DISTRICT	RM-30			
CITY ZONING FILE REFERENCE NUMBER	EDARP-P225			
ORDINANCE NUMBER				
DRAINAGE BASIN	SAND CREEK			
PROPOSED [DEVELOPMENT DATA			
PROPOSED LAND USE	SELF STORAGE BUILDING			
STORAGE UNITS	929			
DENSITY	N/A			
PROPOSED BUILDING HEIGHT	26.5 FT.			
MAXIMUM ALLOWABLE BUILDING HEIGHT	40 FT.			

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

JOHNSON DEVELOPMENT ASSOCIATES CONSTITUTION STORAGE

SITE DEVELOPMENT PLAN

PCD FILING NUMBER: PPR-2224



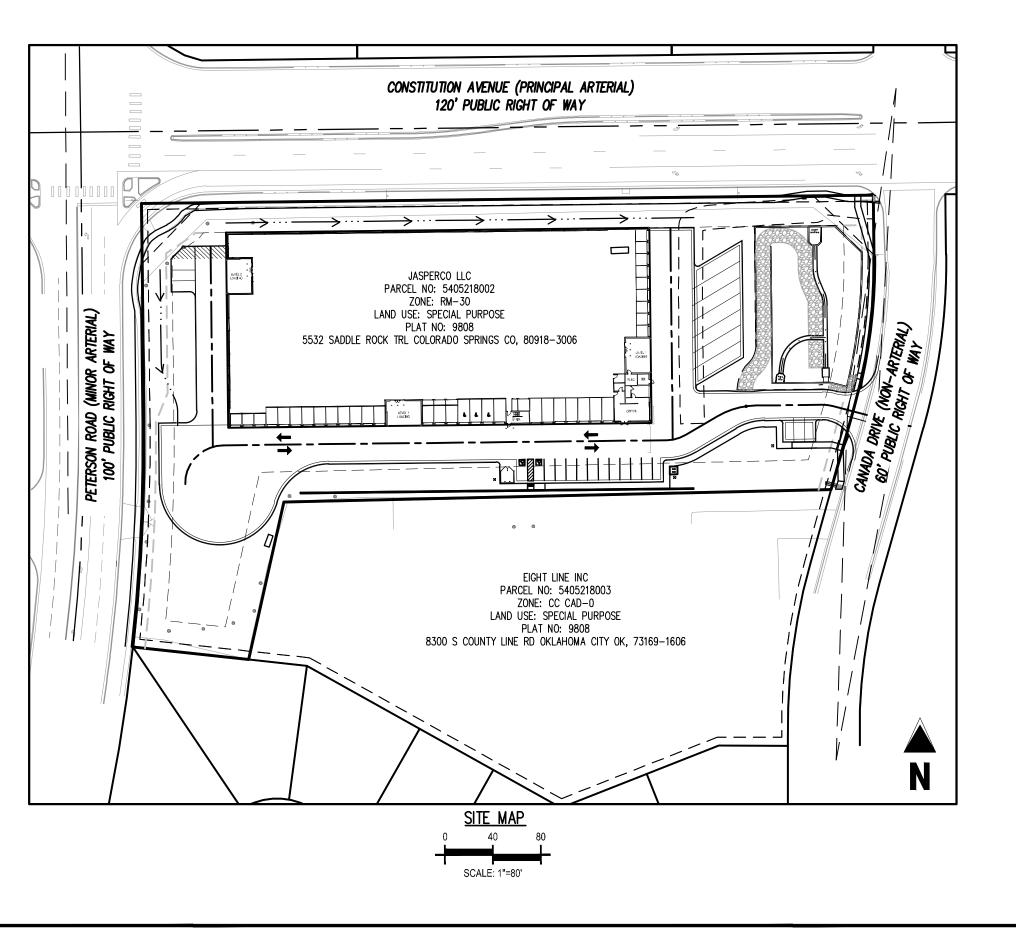
SHEET INDEX				
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION		
1	COVER SHEET	C0.0		
2	SITE DEVELOPMENT PLAN	C1.1		
3	VEHICLE TRACKING PLAN	C1.2		
4	LANDSCAPE COVER SHEET	L1.0		
5	LANDSCAPE PLAN	L1.1		
6	LANDSCAPE NOTES	L1.2		
7	LANDSCAPE DETAILS	L1.3		
8	CONCEPT ELEVATIONS	A2.1		
9	CONCEPT ELEVATIONS	A2.2		
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		

GENERAL NOTES:

- PREVENT LIGHT SPILLAGE ONTO ADJACENT PROPERTIES AND ROADWAYS.
- 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 PERMIT APPLICATION.
- 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.
- 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 IMPROVEMENTS.

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 6:00AM AND 11:00PM DAILY.



1. ALL SITE LIGHTING OR EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR SHIELD TO

THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTRACT TRAFFIC ENGINEERING,

5. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY

LEGAL DESCRIPTION

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.

BASIS OF BEARING

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 30829 2003", AS SHOWN HEREON.

BENCHMARK

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 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 ENGINEER PRIOR TO CONSTRUCTION.



Cа before you dig.

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 PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR 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.

7/21/2023

BRIAN DUNCAN JOHNSON DEVELOPMENT ASSOCIATES, INC. DATE

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

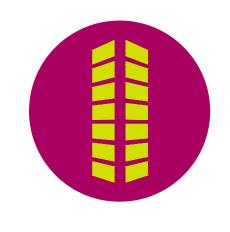
KEVIN MASTIN INTERIM EXECUTIVE DIRECTOR DATE

COUNTY FILE NUMBER PPR-2224





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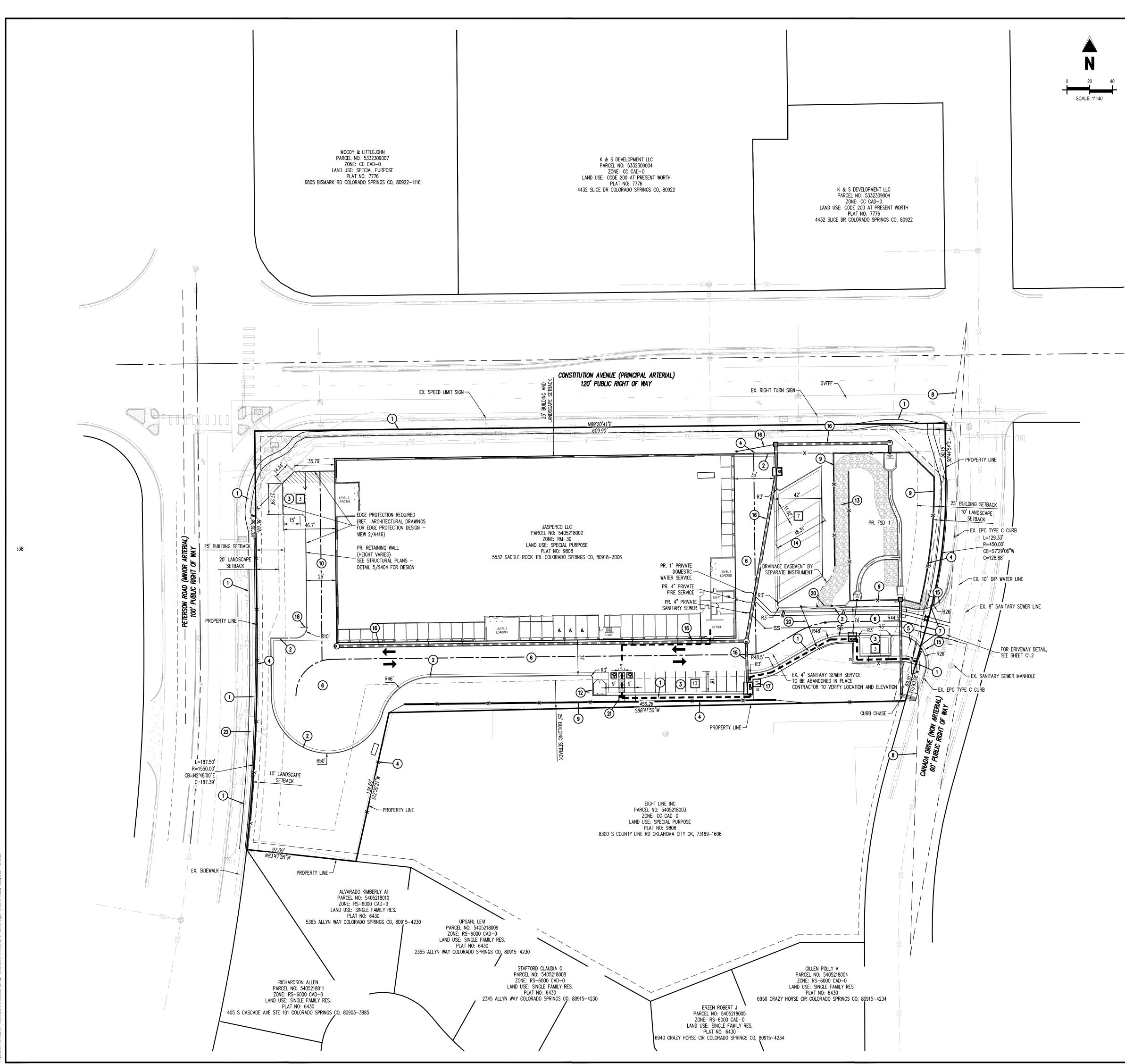
SITE DEVELOPMENT PLAN CONSTITUTION STORAGE	JOHNSON DEVELOPMENT ASSOCIATES	2460 CANADA DRIVE COLORADO SPRINGS, CO 80915
# Date	Issue / Description	Init.
Project No: Drawn By: Checked By:		JDA02 RWO BAS

COVER SHEET

Date:



JULY 2023



ITE LEGEND	
	PROPERTY BOUNDAR
	ADJACENT PROPERT
	ADJACENT LOT LINE
	RIGHT OF WAY BOUI
	Existing Building
	EXISTING EASEMENT
	PROPOSED EASEMEN
$\rightarrow \cdots \longrightarrow \cdots \longrightarrow$	PROPOSED SWALE F
	EXISTING LANDSCAP
XX	EXISTING FENCE
· · ·	EXISTING CURB & G
W	EXISTING WATER LIN
 SS	PROPOSED WATER L EXISTING SANITARY
— SS —	PROPOSED SANITART
	EXISTING UNDERGRO
G	EXISTING GAS
— — — FO—	EXISTING FIBER OPT
	PROPOSED ROAD CE
	PROPOSED STORM F
	PROPOSED CURB &
	PROPOSED SIDEWAL
	PROPOSED FIRE LAN
	PROPOSED ADA ROL
	PROPOSED BUILDING
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	PROPOSED BUILDING EXISTING CONCRETE
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	PROPOSED BUILDING EXISTING CONCRETE PROPOSED CONCRET EXISTING FIBER OPT
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(FO) FOOT	PROPOSED BUILDING EXISTING CONCRETE PROPOSED CONCRET EXISTING FIBER OPT EXISTING PAD MOUN EXISTING LIGHT POLI
FD 603 FOVT TR 	PROPOSED BUILDING EXISTING CONCRETE PROPOSED CONCRETE EXISTING FIBER OPT EXISTING PAD MOUN EXISTING LIGHT POLL EXISTING STORM SET
FO 600 FOVI TR \$D \$D \$0 60	PROPOSED BUILDING EXISTING CONCRETE PROPOSED CONCRETE EXISTING FIBER OPT EXISTING PAD MOUN EXISTING LIGHT POLL EXISTING STORM SET EXISTING FIRE HYDR EXISTING SIGN EXISTING GAS METER
FD 600 FOVT TR \$D \$D \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	PROPOSED BUILDING EXISTING CONCRETE PROPOSED CONCRETE EXISTING FIBER OPT EXISTING PAD MOUN EXISTING LIGHT POLL EXISTING STORM SET EXISTING FIRE HYDR EXISTING SIGN EXISTING GAS METER EXISTING SANITARY
	PROPOSED BUILDING EXISTING CONCRETE PROPOSED CONCRETE EXISTING FIBER OPT EXISTING PAD MOUN EXISTING LIGHT POLL EXISTING STORM SET EXISTING FIRE HYDR EXISTING SIGN EXISTING GAS METER
FD 600 FOVT TR \$D \$D \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	PROPOSED BUILDING EXISTING CONCRETE PROPOSED CONCRETE EXISTING FIBER OPT EXISTING PAD MOUN EXISTING LIGHT POLL EXISTING STORM SET EXISTING FIRE HYDR EXISTING SIGN EXISTING GAS METER EXISTING SANITARY
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	ADJACENT PROPERTY BOUNDARY LINE
	ADJACENT LOT LINE
	RIGHT OF WAY BOUNDARY LINE
	Existing Building
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	PROPOSED SWALE FLOWLINE
	EXISTING LANDSCAPE BUFFER
	EXISTING FENCE
	EXISTING CURB & GUTTER
	EXISTING WATER LINE
	PROPOSED WATER LINE EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING UNDERGROUND ELECTRIC
	EXISTING GAS
	EXISTING FIBER OPTIC
	PROPOSED ROAD CENTERLINE
	PROPOSED STORM PIPE
	PROPOSED CURB & GUTTER PROPOSED SIDEWALK
	PROPOSED SIDE WALK PROPOSED FIRE LANE / NO PARKING
	PROPOSED ADA ROUTE
	PROPOSED BUILDING
	EXISTING CONCRETE PAVING
	PROPOSED CONCRETE PAVING
	Existing Fiber optic structures
	EXISTING PAD MOUNTED TRANSFORMER
	EXISTING LIGHT POLE
	EXISTING STORM SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING SIGN
	EXISTING GAS METER
	EXISTING SANITARY SEWER
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	PROPOSED FIRE HYDRANT
	PROPOSED SANITARY SEWER
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	PROPOSED WATER STRUCTURES
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	PROPOSED PARKING COUNT

1155 Kelly Joh Colorado Sprir 719.900.7220	GallowayUS.com				
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SITE DEVELOPMENT PLAN CONSTITUTION STORAGE	JOHNSON DEVELOPMENT ASSOCIATES	2460 CANADA DRIVE COLORADO SPRINGS, CO 80915			
# Date Is 	ssue / Description	Init.			

#	Date	Issue / Description	lnit.
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Project No:	JDA02
Drawn By:	RWO
Checked By:	BAS
Date:	JULY 2023
SITE DEVELOPME	NT PLAN

Sheet 2 of 14

(13) (14) PROPOSED COVERED RV STORAGE (SEE CONCEPT ELEVATIONS FOR DETAIL) (15) PROPOSED EPC TYPE C CURB (16) PROPOSED STORM DRAIN (17) PROPOSED BICYCLE PARKING (18) PROPOSED NO TRUCKS SIGN

- (19) PROPOSED BOLLARD
- (20) PROPOSED GATE

SITE SCHEDULE

(5)

6

(8)

9

(11)

(12)

1 PROPOSED 5' CONCRETE SIDEWALK

(4) PROPOSED SECURITY FENCE

PROPOSED STOP SIGN (R1-1)

PROPOSED ASPHALT AREA

SIGHT DISTANCE TRIANGLE

PROPOSED RETAINING WALL

(10) PROPOSED CONCRETE RAMP TO SECOND STORY

PROPOSED CURB & GUTTER TRANSITION

PROPOSED POND MAINTENANCE ROAD

PROPOSED TRASH ENCLOSURE (SEE CONCEPT ELEVATIONS FOR DETAIL)

7 PROPOSED SD_2-40 PEDESTRAIN RAMP

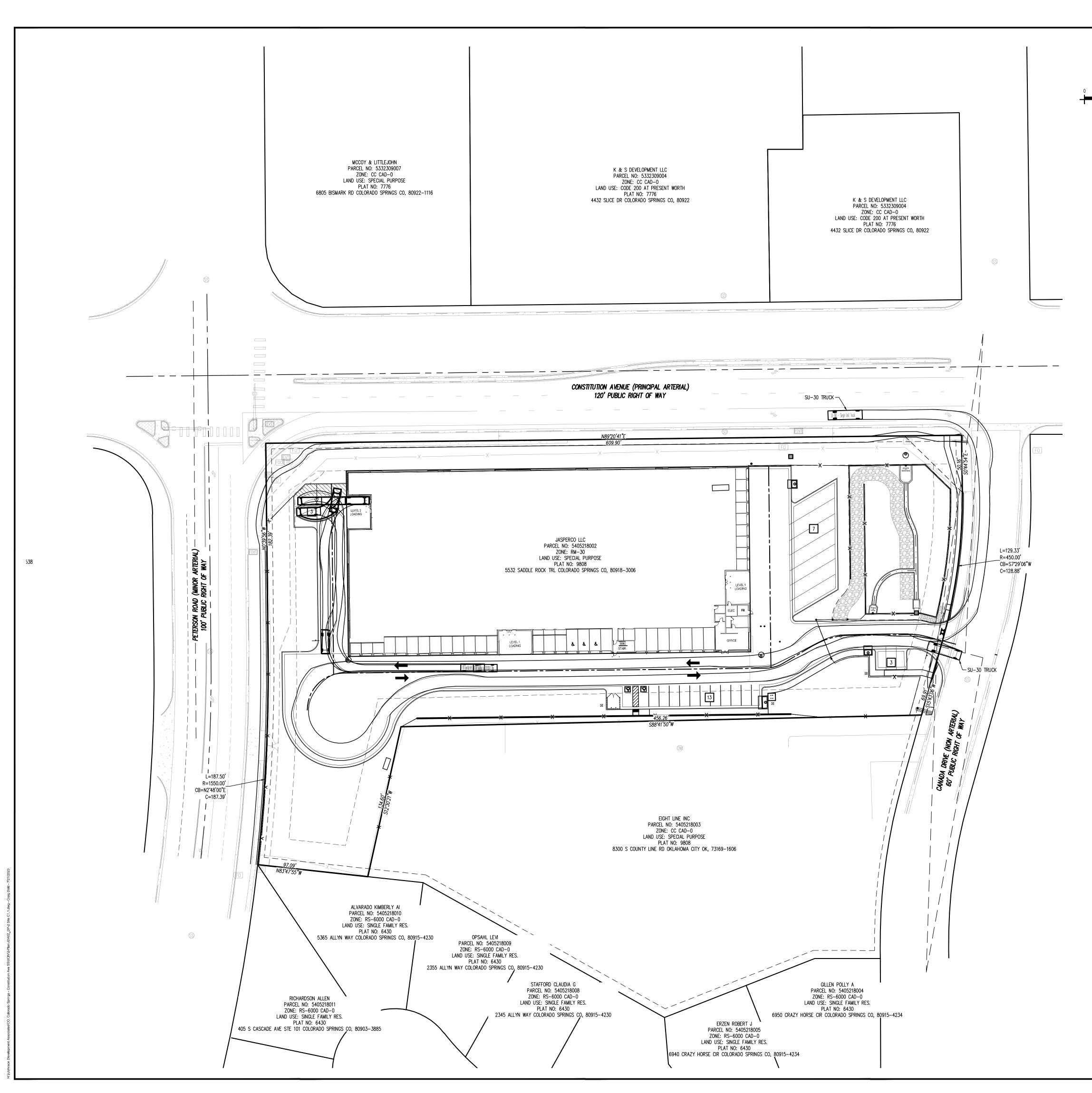
2 PROPOSED COS TYPE 1 – 8" VERTICAL CURB & GUTTER (DETAIL 6B)

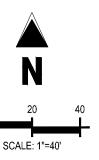
(3) PROPOSED GUEST PARKING – SEE DETAIL ON SHEET C1.2

- (21) PROPOSED COS TYPE 3A RAMP (DETAIL D-8E)
- 22 REMOVE EXISTING DRIVEWAY

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.
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- PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:





<u>SITE LEGEND</u>

	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	ADJACENT LOT LINE
	RIGHT OF WAY BOUNDARY LINE
	Existing Building
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
$\longrightarrow \cdots \longrightarrow \cdots \longrightarrow$	PROPOSED SWALE FLOWLINE
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	PROPOSED STORM PIPE
	PROPOSED CURB & GUTTER
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	PROPOSED BUILDING
	EXISTING CONCRETE PAVING
4	PROPOSED CONCRETE PAVING
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(FO) FOCE FOUT	Existing fiber optic structures
	EXISTING FIBER OPTIC STRUCTURES
FO FOR FOUT	EXISTING FIBER OPTIC STRUCTURES EXISTING PAD MOUNTED TRANSFORMER
roi coa <u>Fovi</u> TR -☆-	EXISTING FIBER OPTIC STRUCTURES EXISTING PAD MOUNTED TRANSFORMER EXISTING LIGHT POLE
FOI COM FOUT TR ÷> \$D \$\$	EXISTING FIBER OPTIC STRUCTURES EXISTING PAD MOUNTED TRANSFORMER EXISTING LIGHT POLE EXISTING STORM SEWER MANHOLE EXISTING FIRE HYDRANT EXISTING SIGN
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<u>CAUTION - NOTICE TO CONTRACTOR</u>

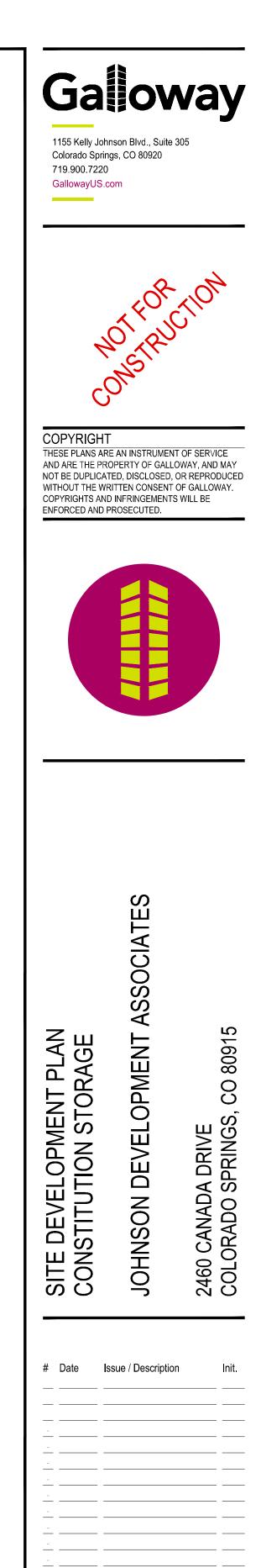
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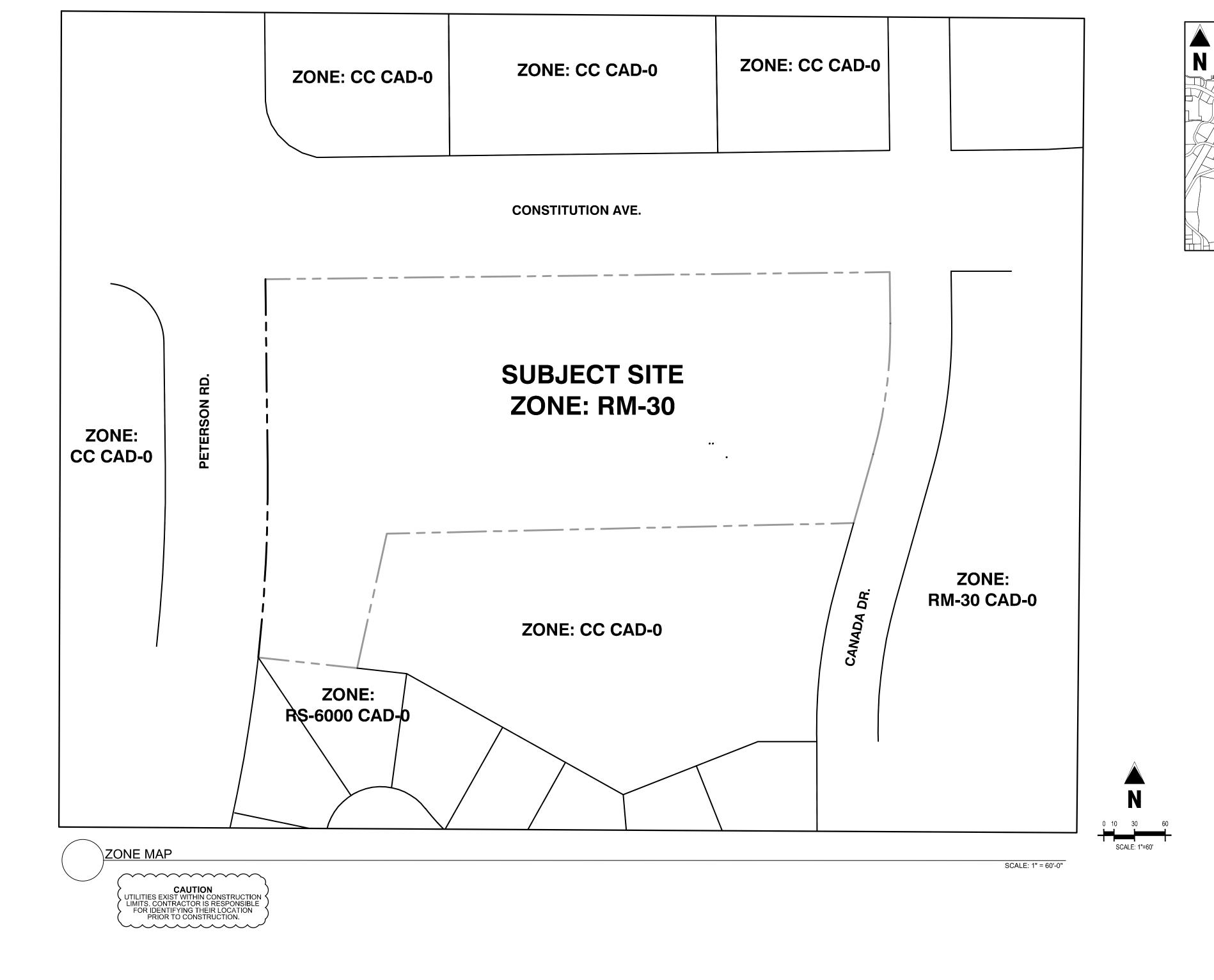
Project No:	JDA02
Drawn By:	RWO
Checked By:	BAS
Date:	JULY 2023

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VEHICLE TRACKING PLAN

1.2

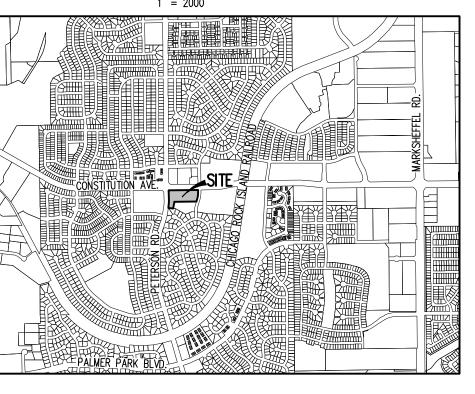
Sheet 3 of 14



ALTERNATIVE LANDSCAPE PLANS



<u>VICINITY MAP</u> 1" = 2000'



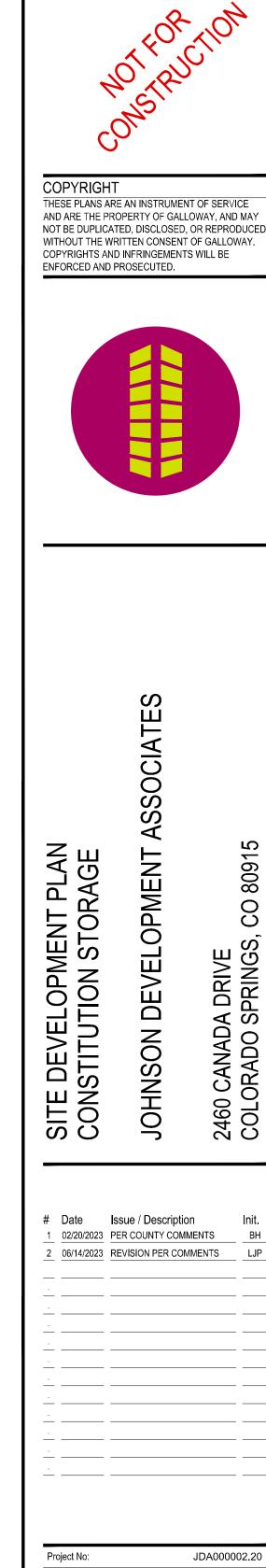
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ENGINEER PRIOR TO CONSTRUCTION. Call before you dig. 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING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

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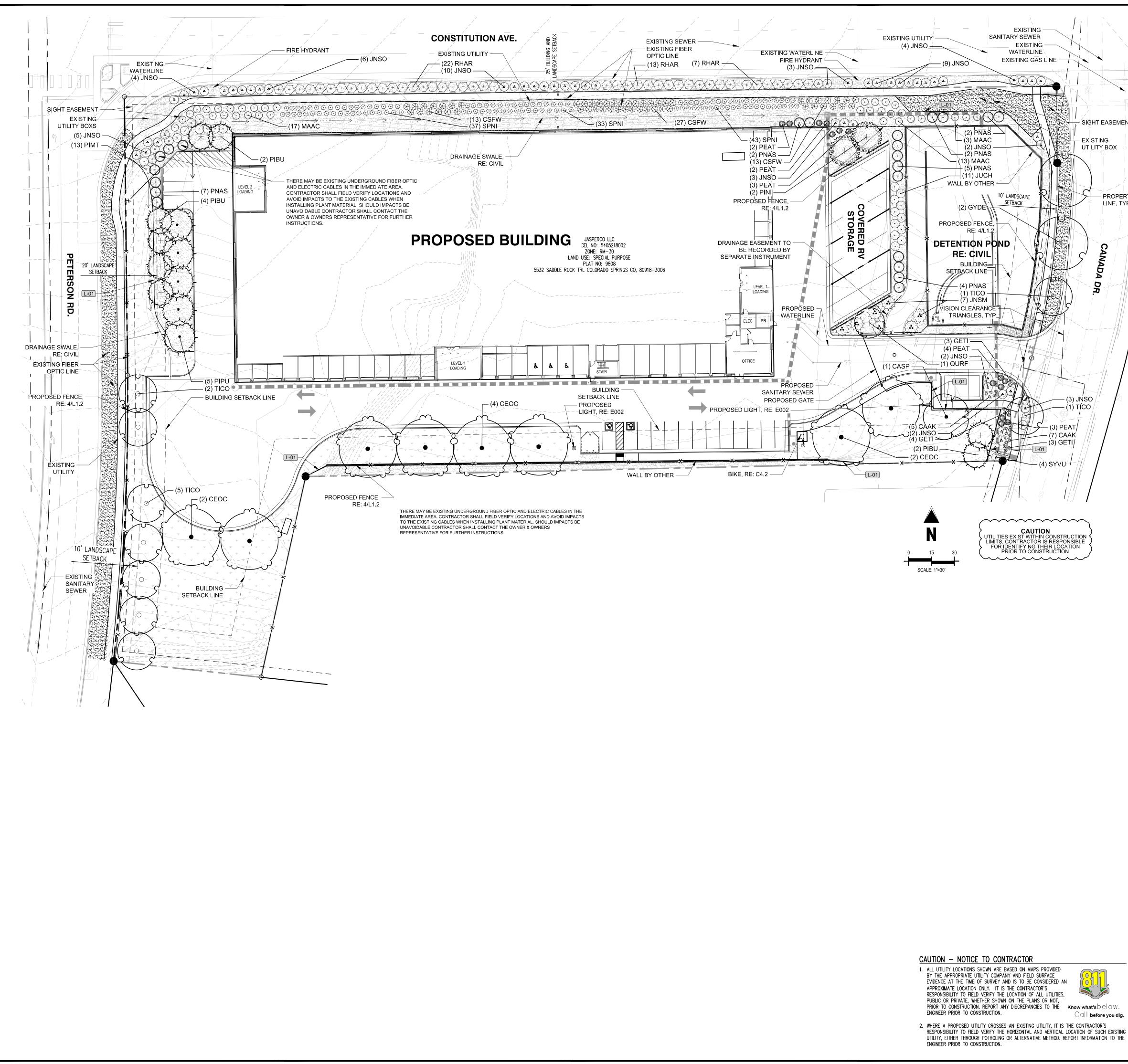
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Project No:	JDA000002.20
Drawn By:	JRW
Checked By:	
Date:	04/22/2022

LANDSCAPE COVER SHEET

L1.0



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

	PLANT LEGEN)
	DECIDUOUS TREES	
		NORTHERN CATALPA
		COMMON HACKBERRY
SIGHT EASEMENT		KENTUCKY COFFEETREE 'ESPRESSO'
EXISTING UTILITY BOX		COLUMNAR ENGLISH OAK
		LITTLELEAF LINDEN
	EVERGREEN TREES	COMMON NAME
PROPERTY LINE, TYP.	Just when	COLORADO SPRUCE
	+ + + + + + + + + + + + + + + + + + +	LACEBARK PINE
CANADA		AUSTRIAN PINE
ADA DR	⁶ ⁶ ⁶ ⁶ ⁶ ⁶ ⁶ ⁶ ⁶ ⁶	ARNOLD SENTINEL AUSTRIAN PINE
	UPRIGHT JUNIPERS	COMMON NAME
	\odot	BLUE POINT JUNIPER
~+	DECIDUOUS SHRUBS	COMMON NAME
	\bigotimes	ARCTIC FIRE® RED TWIG DOGWOOD
		ROYAL GOLD WOADWAXEN
JNSO TICO		RUSSIAN SAGE
	$\langle + \rangle$	GRO-LOW FRAGRANT SUMAC
	$\langle \circ \rangle$	SNOWMOUND SPIREA
		COMMON LILAC
	EVERGREEN SHRUBS	COMMON NAME
/	\odot	BUFFALO JUNIPER
		CALGARY CARPET JUNIPER
ITION IBLE DN	(·····)	COMPACT OREGON GRAPE
	\odot	TANNENBAUM MUGO PINE
	ORNAMENTAL GRASSES	COMMON NAME
	Ê	KARL FOERSTER FEATHER REED GRASS
	SOD/SEED	COMMON NAME
		EL PASO LOW GROW SEED MIX
		RTF (RHIZOMATOUS TALL FESCUE)

LANDSCAPE MATERIALS

SYMBOL	LANDSCAPE DESCRIPTION
L-01	ROLLED TOP STEEL EDGER 1/8" THICK AND 6" DEEP
	LANDSCAPE DESCRIPTION
	2"-4" ANGULAR ROCK MULCH - 4" DEEP COLOR: TAN/GRAY WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS

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Project No: JDA000002.20 Drawn By: JRW Checked By: Date: 04/22/2022 LANDSCAPE PLAN

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COUNTY FILE NUMBER: PPR-2224

L1.1

DECIDUOUS TREES		QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT
$\left(\cdot \right)$	CASP	1	NORTHERN CATALPA	CATALPA SPECIOSA	B&B	2" CAL	50
	CEOC	8	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B&B	2" CAL	60
	GYDE	2	KENTUCKY COFFEETREE 'ESPRESSO'	GYMNOCLADUS DIOICA 'ESPRESSO'	B&B	2" CAL	50
	QURF	1	COLUMNAR ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA' TM	B&B	2" CAL	40
	TICO	9	LITTLELEAF LINDEN	TILIA CORDATA	B&B	2" CAL	40
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	<u>HT</u>
	PIPU	5	COLORADO SPRUCE	PICEA PUNGENS	B&B	6` HT	60
	PIBU	8	LACEBARK PINE	PINUS BUNGEANA	B&B	6` HT	30
	PINI	2	AUSTRIAN PINE	PINUS NIGRA	B&B	6` HT	50
**** **** ****	PNAS	22	ARNOLD SENTINEL AUSTRIAN PINE	PINUS NIGRA 'ARNOLD SENTINEL'	B&B	6` HT	25
UPRIGHT JUNIPERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	W
$\overline{\bigcirc}$	JUCH	11	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	#5 CONT.	12`X6`	VE
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	W
\otimes	CSFW	53	ARCTIC FIRE® RED TWIG DOGWOOD	CORNUS STOLONIFERA 'FARROW'	#5 CONT.	4`X4`	MC
\bigotimes	GETI	10	ROYAL GOLD WOADWAXEN	GENISTA TINCTORIA 'ROYAL GOLD'	#5 CONT.	2`X2`	VE
	PEAT	14	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	#5 CONT.	4`X4`	VE
+	RHAR	42	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#5 CONT.	3`X8`	LC
$\langle \circ \rangle$	SPNI	113	SNOWMOUND SPIREA	SPIRAEA NIPPONICA 'SNOWMOUND'	#5 CONT.	4`X3`	LC
٨	SYVU	4	COMMON LILAC	SYRINGA VULGARIS	#5 CONT.	6`X6`	LC
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	W
٢	JNSO	53	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	1`X6`	VE
	JNSM	7	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'MONNA'	#5 CONT.	9"X10`	VE
(\cdot)	MAAC	33	COMPACT OREGON GRAPE	MAHONIA AQUIFOLIUM 'COMPACTA'	#5 CONT.	3`X5`	VE
\odot	PIMT	13	TANNENBAUM MUGO PINE	PINUS MUGO 'TANNENBAUM'	#5 CONT.	15`X6`	LC
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	W
÷	CAAK	12	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5`X2`	LC
SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE		
Ψ Ψ × Ψ Ψ Ψ Ψ	SEED	24,065 SF	EL PASO LOW GROW SEED MIX	EL PASO LOW GROW SEED MIX	SEED		

LANDSCAPE MATERIALS

	SYMBOL	LANDSCAPE DESCRIPTION	QTY	DETAIL
\smile	L-01	ROLLED TOP STEEL EDGER 1/8" THICK AND 6" DEEP	427 LF	SEE NOTES
	SYMBOL	LANDSCAPE DESCRIPTION	QTY	DETAIL
	L-02	2"-4" ANGULAR ROCK MULCH - 4" DEEP COLOR: TAN/GRAY WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	297.59 CY	SEE NOTES

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			PLA	NTING NOTES
HT. X SPD.	WATER USE	LIGHT REQ.	GENE 1.	RAL ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
50`X30`	LOW	SUN	2.	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
60`X40`	LOW	SUN/PART SHADE		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.
50`X35`	LOW	SUN	3.	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
40`X20`	MODERATE	SUN		PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
40`X30`	MODERATE	SUN/PART SHADE	4.	ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
HT. X SPD.	WATER USE	LIGHT REQ.	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 PLANS (AS APPLICABLE).
60`X25`	LOW	SUN/PART SHADE		PLANS (AS APPLICABLE).
30`X20`	LOW	SUN	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.
50`X20`	LOW	SUN/PART SHADE	7.	ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
25`X7`	LOW	SUN/PART SHADE	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.
WATER USE	LIGHT REQ.		9.	THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
VERY LOW	SUN/PART SHADE		10.	WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
WATER USE	LIGHT REQ.		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 ASSOCIATION.
MODERATE	SUN/PART SHADE		12.	LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
VERY LOW	SUN			GRADING AND SOIL PREPARATION
VERY LOW	SUN		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
LOW	SUN			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.
LOW	SUN/PART SHADE		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
LOW	SUN/PART SHADE			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
WATER USE	LIGHT REQ.			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.
VERY LOW	SUN/PART SHADE		15.	THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
VERY LOW	SUN/PART SHADE		16.	AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF
VERY LOW	SUN/PART SHADE			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
LOW	SUN			TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
WATER USE	LIGHT REQ.		PLANT 17.	FING 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
LOW	SUN			OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
2011	5011		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

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.

APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE

2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.

ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

- 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

- 1. 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 <u>90 DAYS</u> SHOULD BEGIN AFTER ACCEPTANCE OF THE WORK
- 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.

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 ROAD.

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 FABRIC, ETC.

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.

33. 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

MULCHING

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.

2. THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.

3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS 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

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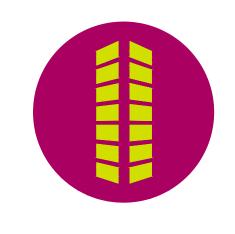
Call before you dig. 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:



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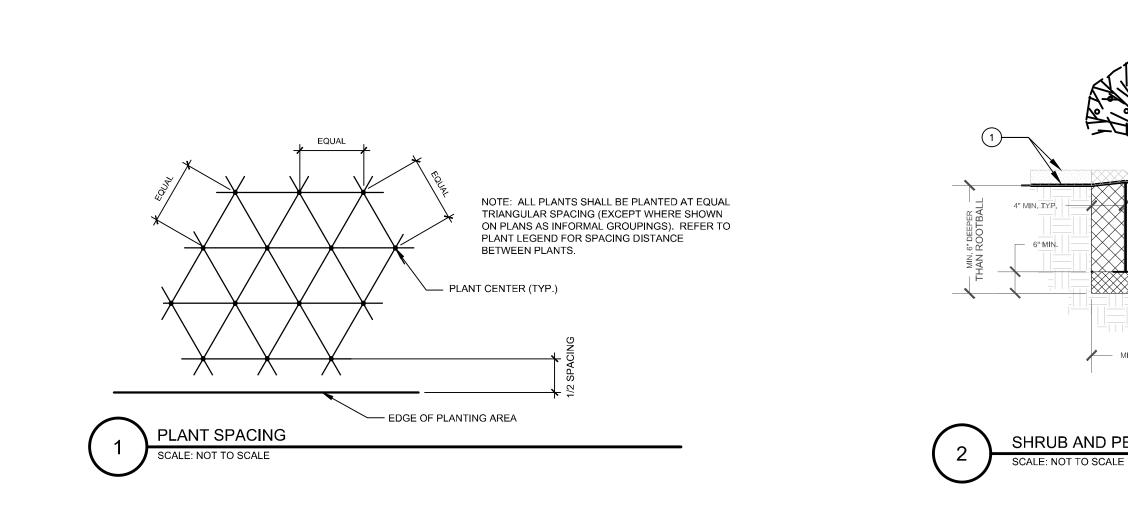
CONSTITUTION STORAGE	JOHNSON DEVELOPMENT ASSOCIATES	2460 CANADA DRIVE COLORADO SPRINGS, CO 80915
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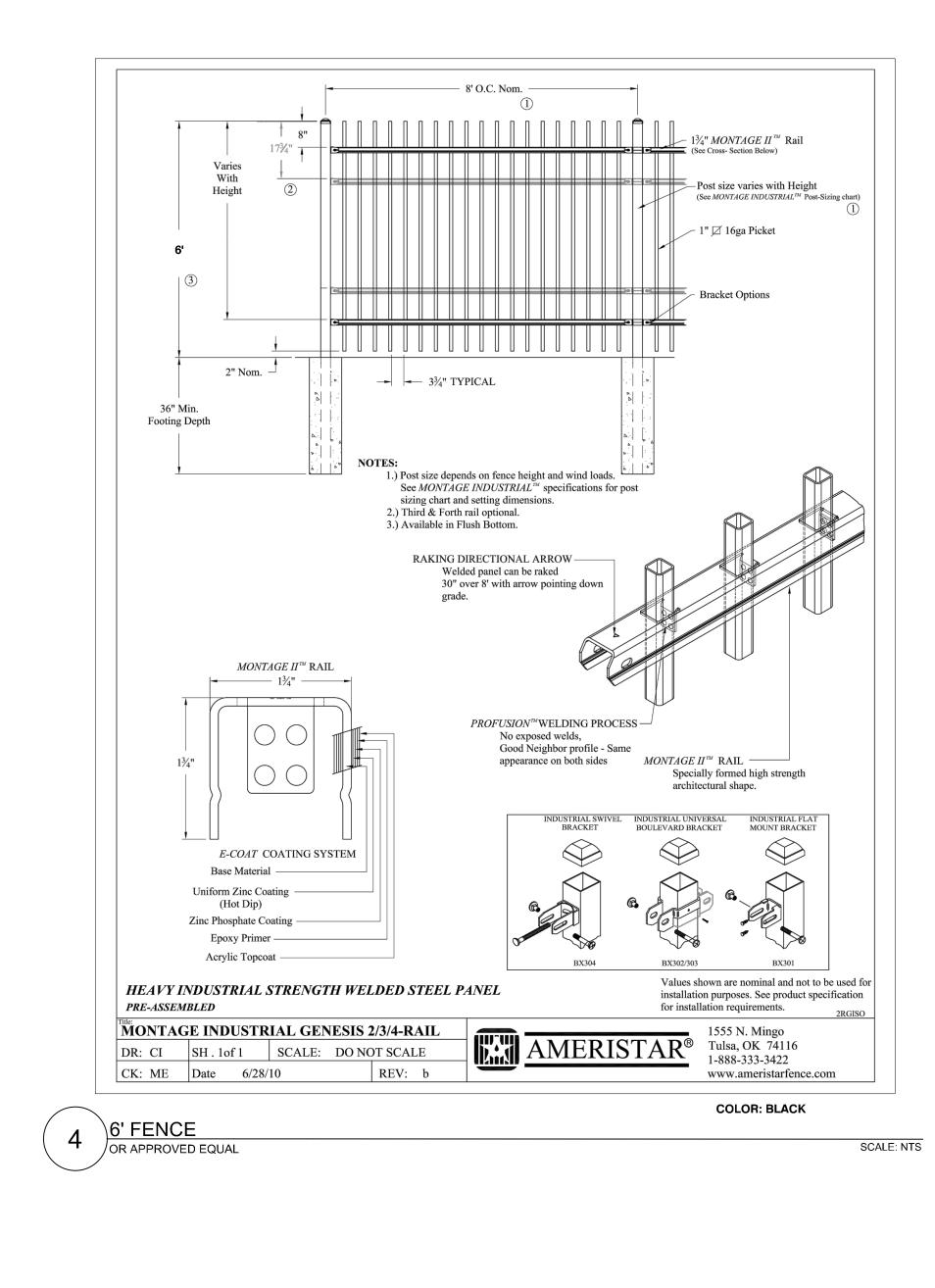
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Drawn By:	JRW
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Date:	04/22/2022

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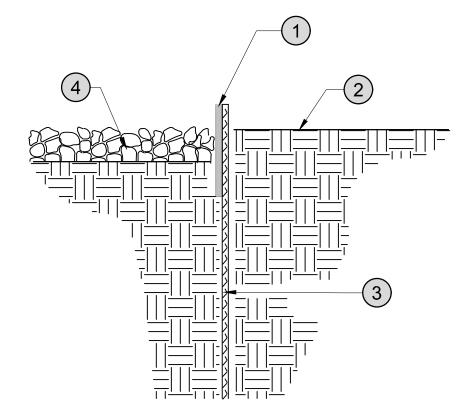
LANDSCAPE NOTES

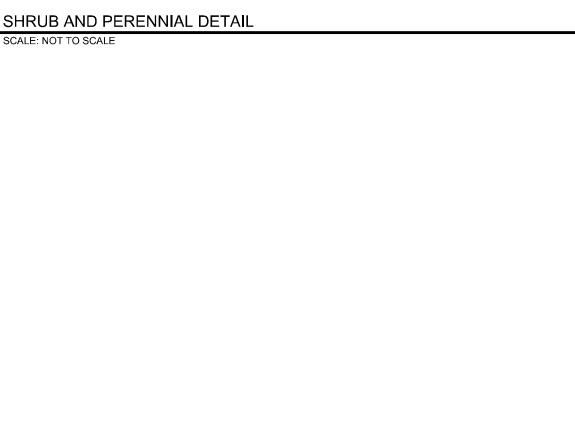


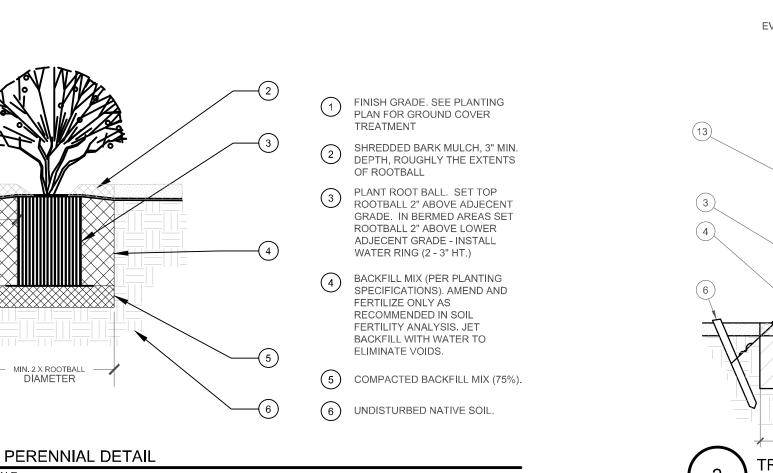


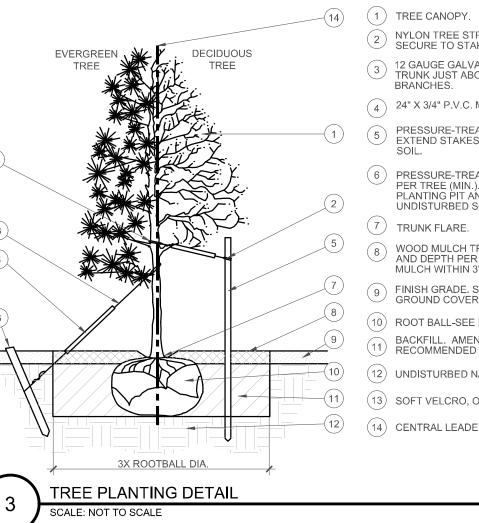


1 3/16" x 4" RYERSON STEEL EDGING OR EQUAL (2) FINISH GRADE (3)16" STAKES AT 30" O.C. (4)4" DEPTH MULCH





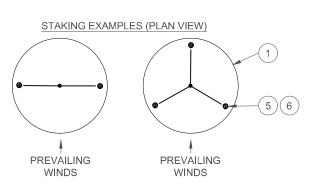




- NYLON TREE STRAPS AT ENDS OF WIRES -SECURE TO STAKE OR DEADMEN WITH NAILS. 3 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR
- 4 24" X 3/4" P.V.C. MARKERS OVER WIRES. 5 PRESSURE-TREATED WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED
- (6) PRESSURE-TREATED WOOD DEADMEN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- 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

NOTES: 1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE REVIOUS EXCESS SOLL 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

- NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL. 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 BRANCH. 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.





Drawn By: JRW Checked By: Date: 04/22/2022

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LANDSCAPE DETAILS

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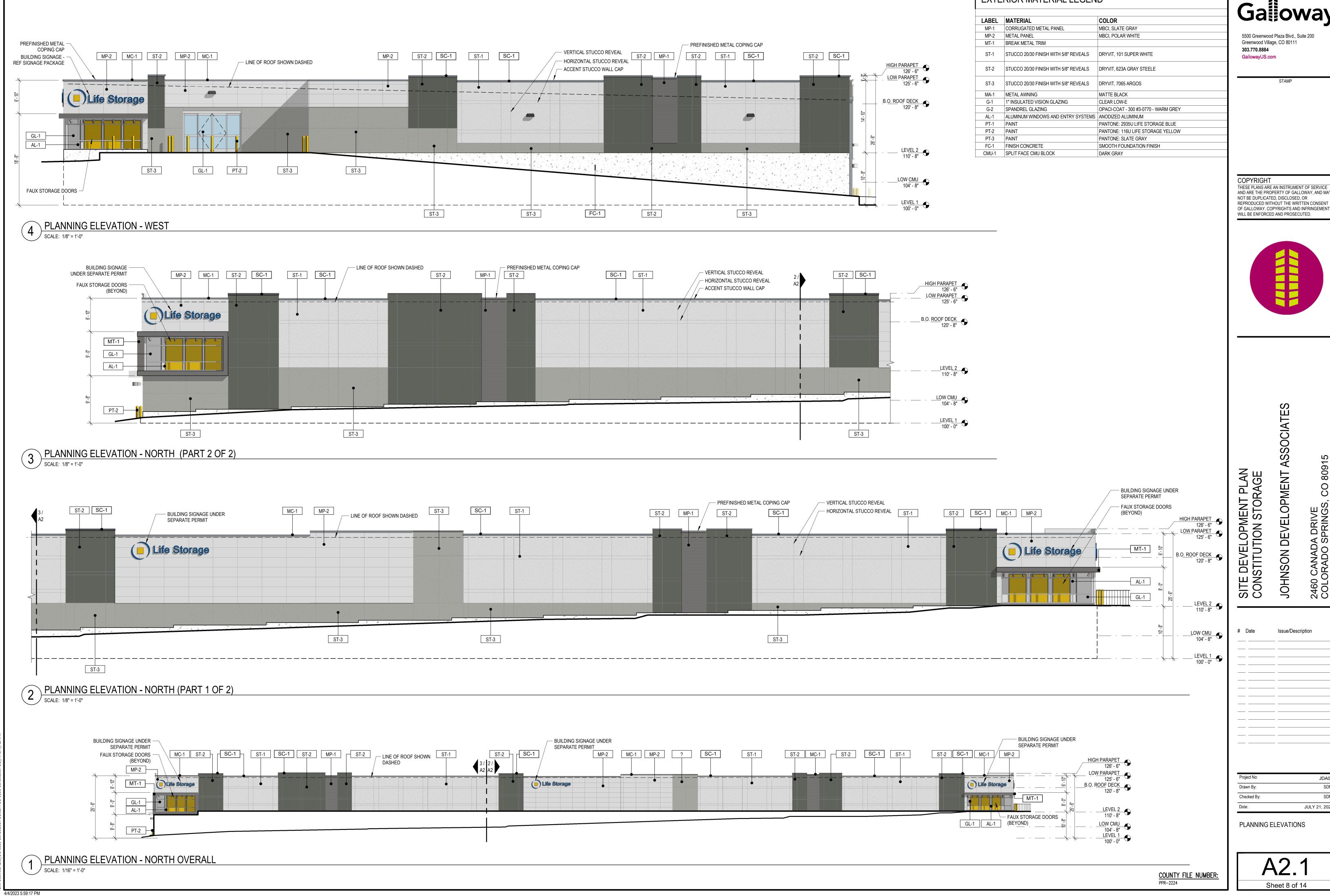
CAUTION - NOTICE TO CONTRACTOR

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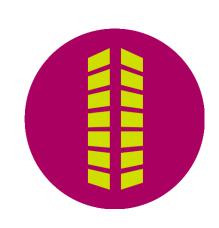
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EXTERIOR MATERIAL LEGEND

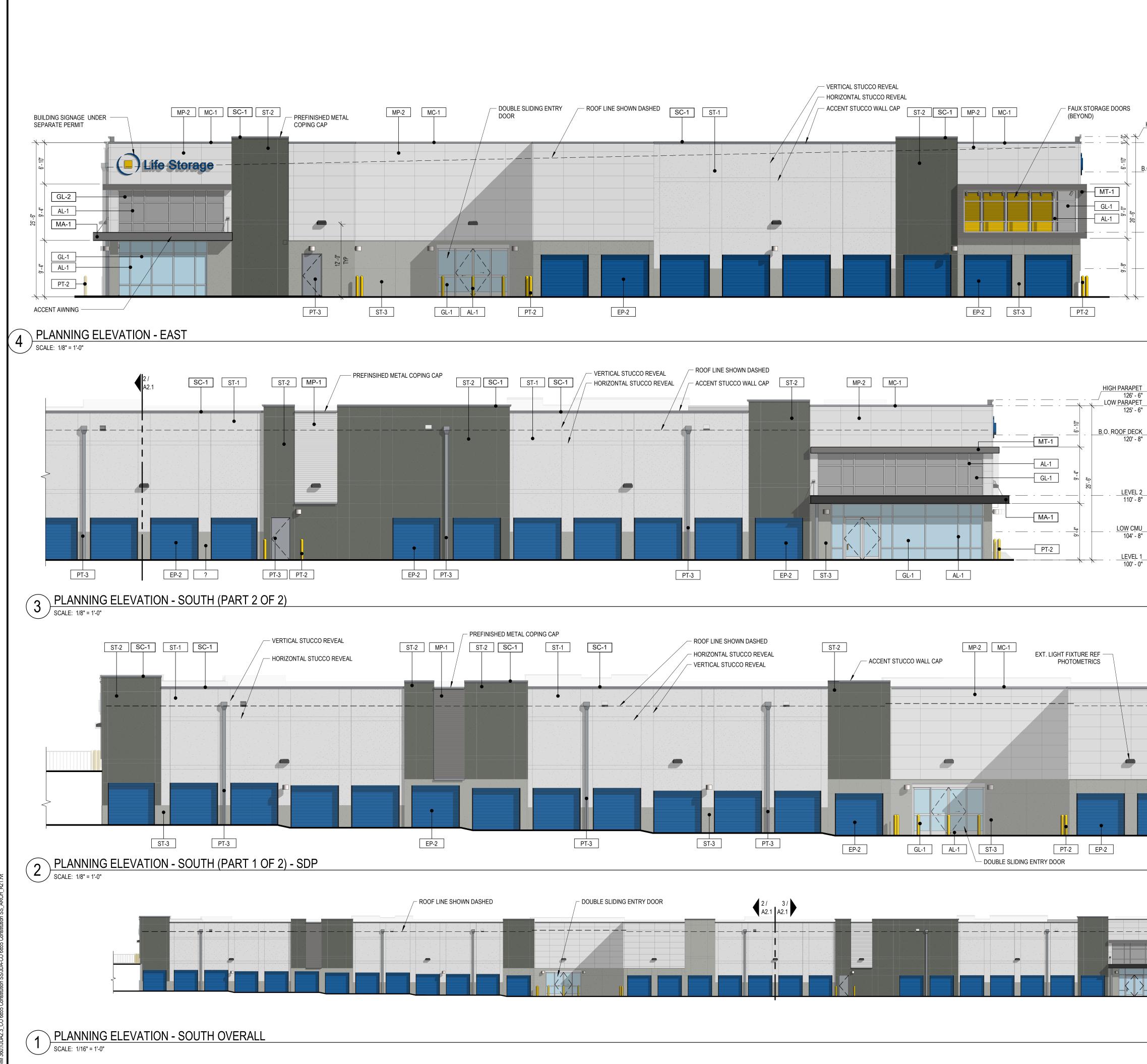
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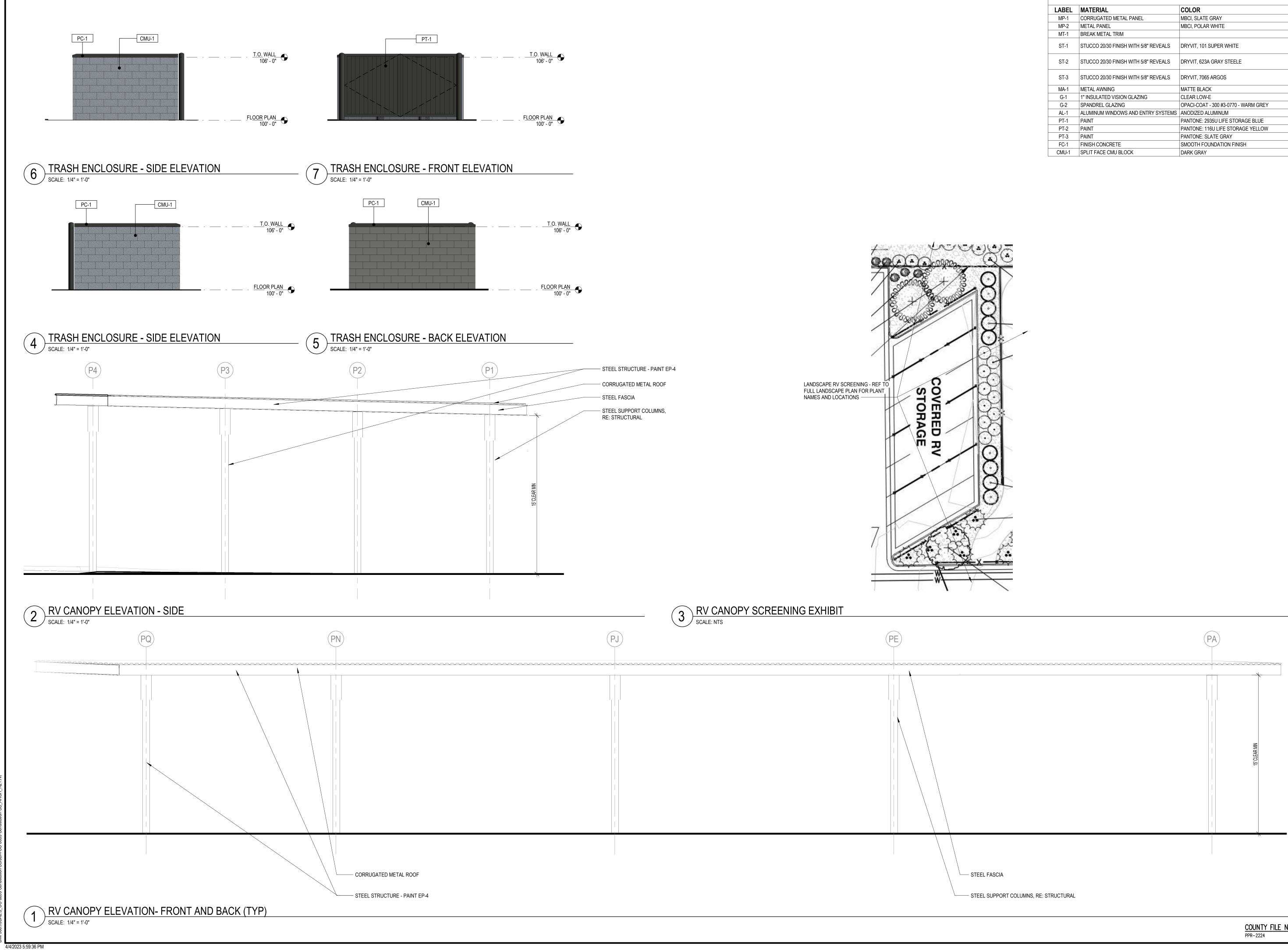


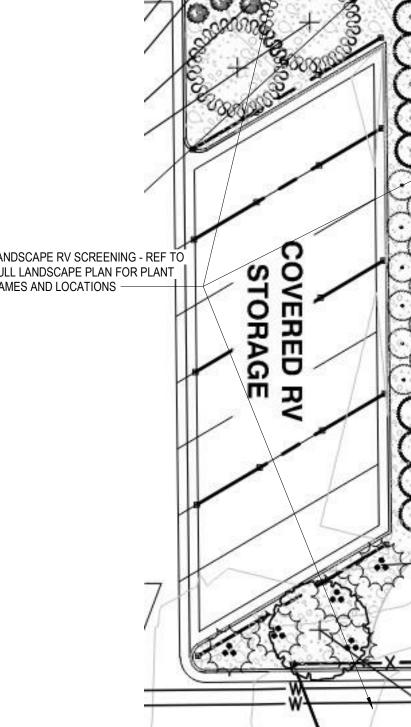
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	MP-2 MT-1	METAL PANEL BREAK METAL TRIM	MBCI, POLAR WHITE	5500 Greenwoo Greenwood Vill	od Plaza Blvd., Suite 200 age, CO 80111
	ST-1	STUCCO 20/30 FINISH WITH 5/8" REVEALS	DRYVIT, 101 SUPER WHITE	303.770.8884 GallowayUS.c	
	ST-2	STUCCO 20/30 FINISH WITH 5/8" REVEALS	DRYVIT, 623A GRAY STEELE		
	ST-3	STUCCO 20/30 FINISH WITH 5/8" REVEALS	DRYVIT, 7065 ARGOS		STAMP
	MA-1	METAL AWNING	MATTE BLACK	_	
	G-1 G-2	1" INSULATED VISION GLAZING SPANDREL GLAZING	CLEAR LOW-E OPACI-COAT - 300 #3-0770 - WARM GREY	-	
	AL-1 PT-1	ALUMINUM WINDOWS AND ENTRY SYSTEMS PAINT	ANODIZED ALUMINUM PANTONE: 2935U LIFE STORAGE BLUE	-	
HIGH PARAPET	PT-2	PAINT	PANTONE: 116U LIFE STORAGE YELLOW	-	
LOW PARAPET 125' - 6"	PT-3 FC-1	PAINT FINISH CONCRETE	PANTONE: SLATE GRAY SMOOTH FOUNDATION FINISH	_	
	CMU-1	SPLIT FACE CMU BLOCK	DARK GRAY	-	
B.O. ROOF DECK 120' - 8"					
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	"(
		126' - 6"			
	10" 10"	<u> </u>		Project No:	JDA02
		120 - 8"		Drawn By: Checked By:	SDM SDM
	9'-4" 26'-6"	LEV <u>EL 2</u>		Date:	JULY 21, 2023
		<u>LOW CMU</u> 104' - 8"			
	5	104' - 8" <u></u>		PLANNING	ELEVATIONS
		100 - 0			

COUNTY FILE NUMBER: PPR-2224

A2.2 Sheet 9 of 14





EXTERIOR MATERIAL LEGEND

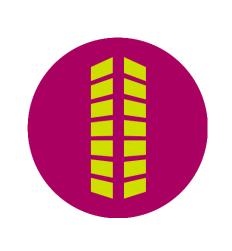
LABEL	MATERIAL	COLOR
MP-1	CORRUGATED METAL PANEL	MBCI, SLATE GRAY
MP-2	METAL PANEL	MBCI, POLAR WHITE
MT-1	BREAK METAL TRIM	
ST-1	STUCCO 20/30 FINISH WITH 5/8" REVEALS	DRYVIT, 101 SUPER WHITE
ST-2	STUCCO 20/30 FINISH WITH 5/8" REVEALS	DRYVIT, 623A GRAY STEELE
ST-3	STUCCO 20/30 FINISH WITH 5/8" REVEALS	DRYVIT, 7065 ARGOS
MA-1	METAL AWNING	MATTE BLACK
G-1	1" INSULATED VISION GLAZING	CLEAR LOW-E
G-2	SPANDREL GLAZING	OPACI-COAT - 300 #3-0770 - WARM GREY
AL-1	ALUMINUM WINDOWS AND ENTRY SYSTEMS	ANODIZED ALUMINUM
PT-1	PAINT	PANTONE: 2935U LIFE STORAGE BLUE
PT-2	PAINT	PANTONE: 116U LIFE STORAGE YELLOW
PT-3	PAINT	PANTONE: SLATE GRAY
FC-1	FINISH CONCRETE	SMOOTH FOUNDATION FINISH
CMU-1	SPLIT FACE CMU BLOCK	DARK GRAY

Galloway

5500 Greenwood Plaza Blvd., Suite 200 Greenwood Village, CO 80111 303.770.8884 GallowayUS.com

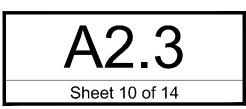
STAM

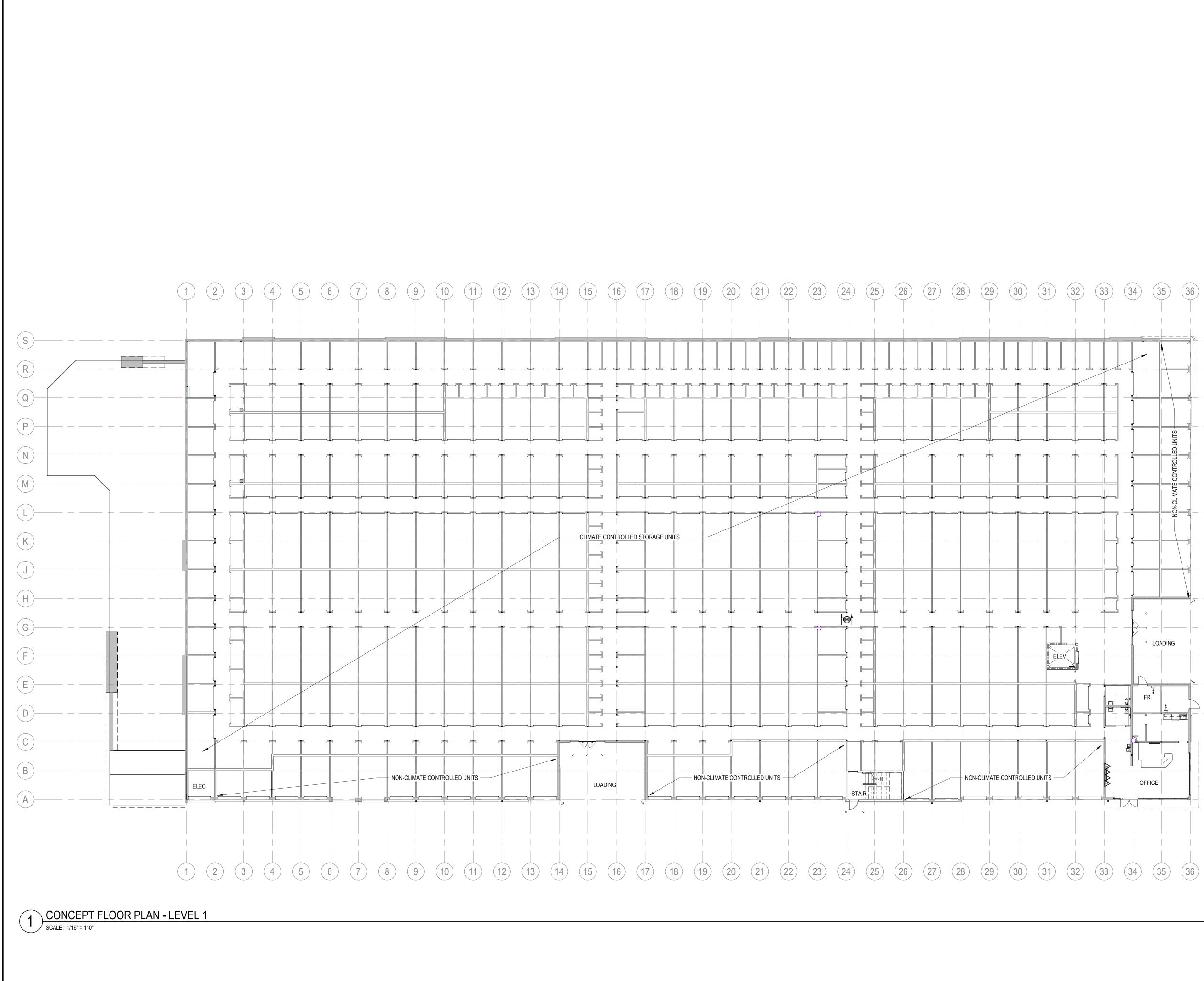
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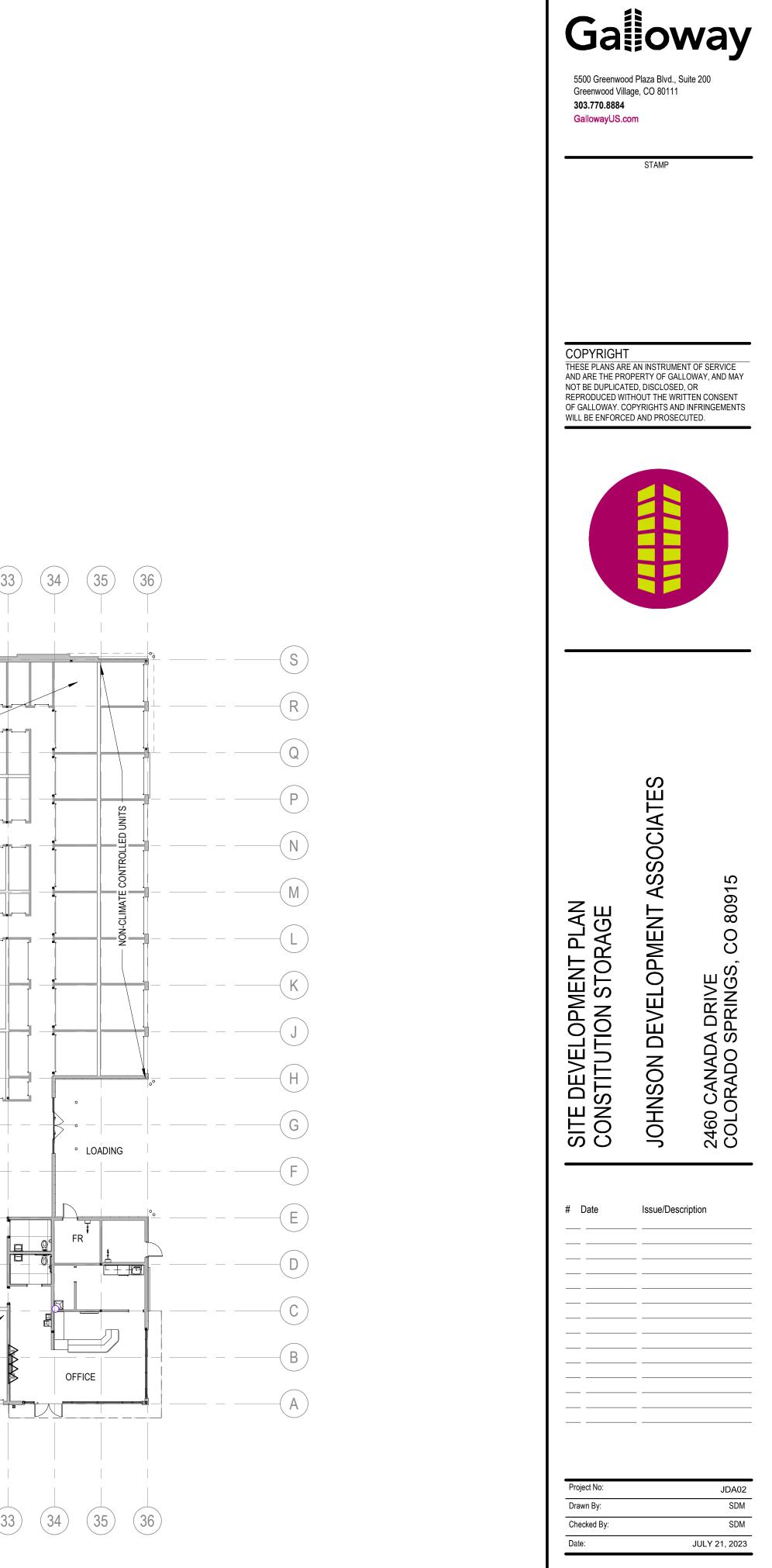


SITE DEVELOPMENT PLAN CONSTITUTION STORAGE	JOHNSON DEVELOPMENT ASSOCIATES	2460 CANADA DRIVE COLORADO SPRINGS, CO 80915
# Date 	Issue/Desc	ription
Project No:		JDA02
Project No: Drawn By: Checked By:		JDA02 SDM SDM



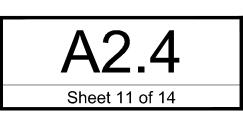


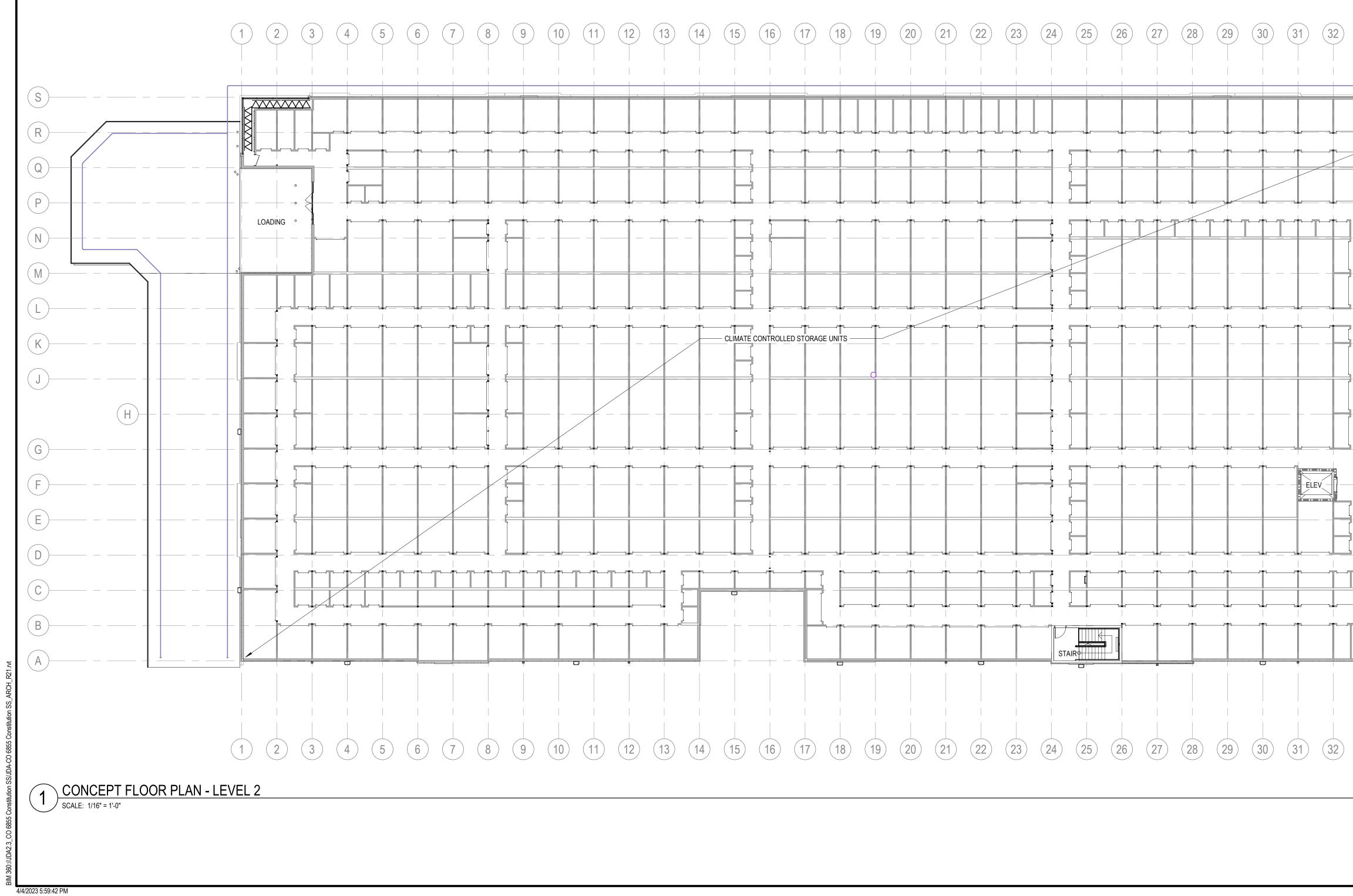
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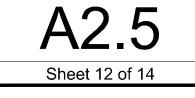
(33)

CONCEPT FLOOR PLAN





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3 34 35 36	S	
	R Q P P N	ASSOCIATES
	M	SITE DEVELOPMENT PLAN CONSTITUTION STORAGE JOHNSON DEVELOPMENT AS
	— — — H — — — G — — — F	
	E	# Date Issue/Description
	A	Project No: JDA Drawn By: SI Checked By: SI Date: JULY 21, 20





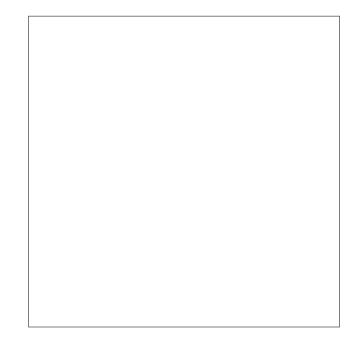
MANUFACTURER: BARNES & CORNE SPECIFICATION: 8' X 16" SPLIT FACE BLOCK COLOR: SILVER SPRING (LIGHT GRAY) GROUT COLOR TO MATCH

CMU-1 - SPLIT FACE CMU VENEER



MANUFACTURER: MBCI SPECIFICATION: MASTER LINE 16" (VERTICAL) 24 GAUGE SIGNATURE 300 FINISH <u>COLOR:</u> SLATE GRAY

MP-1 - CORRUGATED METAL PANEL- SLATE GRAY



MANUFACTURER: MBCI SPECIFICATION: CF ARCHITECTURAL HORIZONTAL WALL PANEL COLOR: PDVF POLAR WHITE

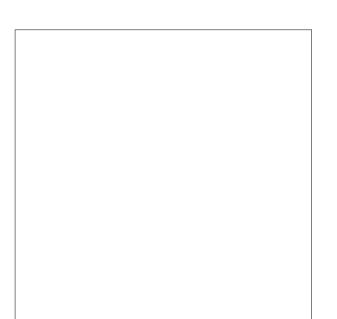
MP-2 METAL PANEL - POLAR WHITE



LIFE STORAGE BLUE PANTONE COATED: 286C PANTONE: 2935U

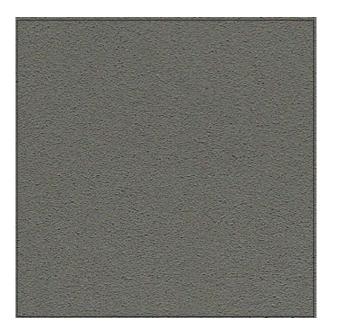
PT-1 - LIFE STORAGE BLUE

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MANUFACTURER: DRYVIT **SPECIFICATION:** HYDROPHOBIC HDP FINISH COLOR: 101 SUPER WHITE

ST-1 - SUPER WHITE



MANUFACTURER:

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

ST-2 - GRAY STEELE



MATTE BLACK

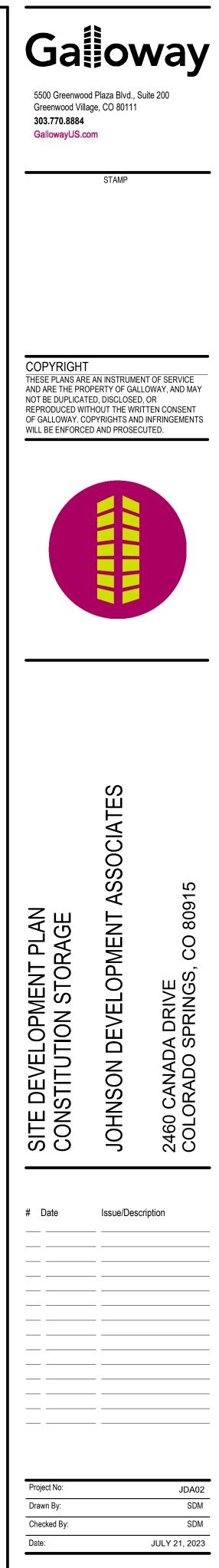
MA-1 - METAL AWNING



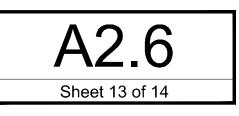
PANTONE COATED: 116C PANTONE: 116U

PT-3 - SLATE GRAY

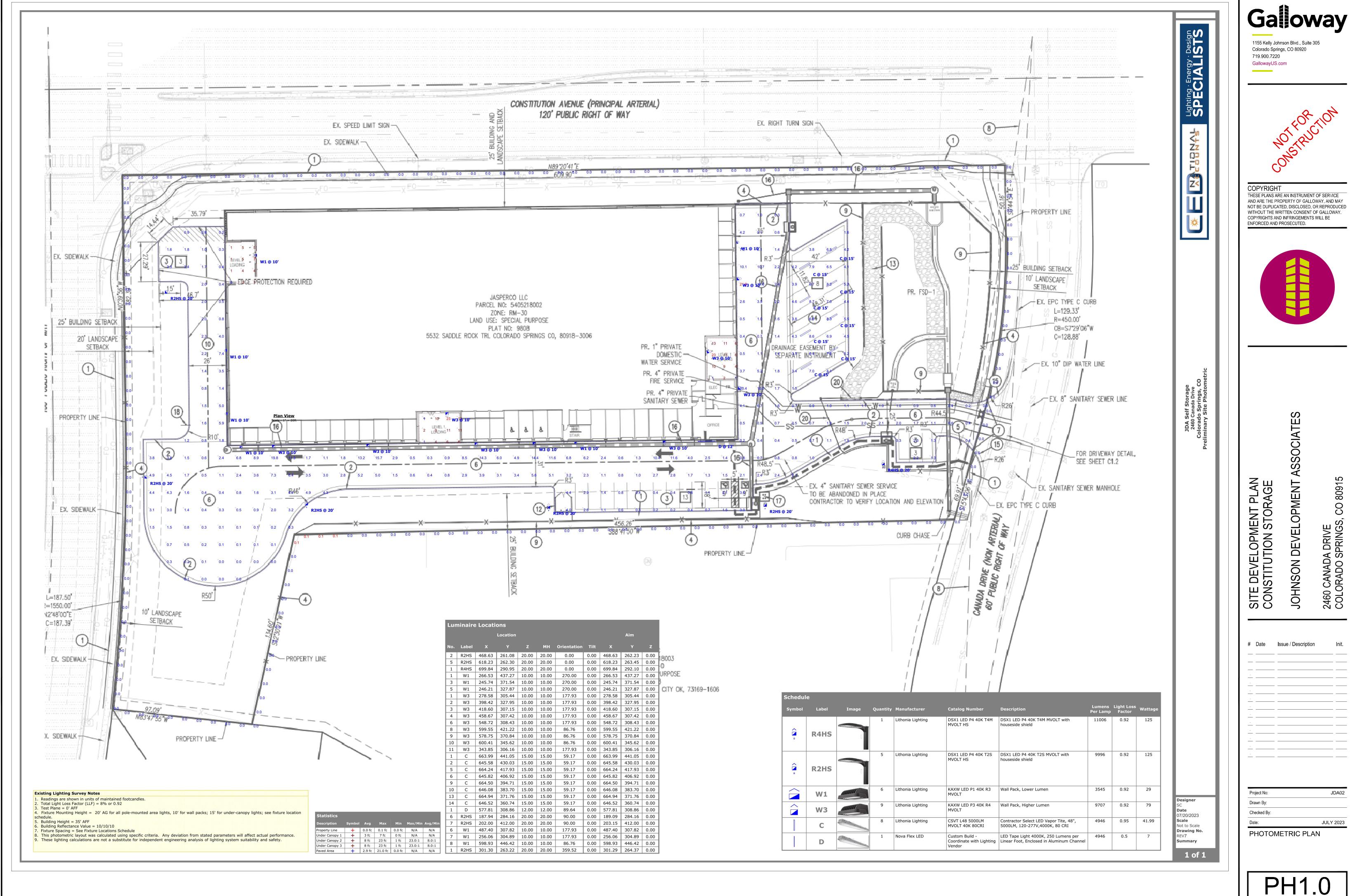
PT-2 - LIFE STORAGE YELLOW



PLANNING MATERIALS BOARD



COLOR MATCH TO SLATE GRAY



Development Associates/CO, Colorado Springs - Constitution Ave SSI0CIV/2-PlanJUDA02_DP-11 Photometric_PP1.0.dwg - Craig Dold - 7/21/202

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