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: GRANT DENNIS, P.E. EMAIL: GRANTDENNIS@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.

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

EMAIL: BRIANHORAN@GALLOWAYUS.COM

UTILITY CONTACTS

WATER & WASTEWATER CHEROKEE METROPOLITAN DISTRICT 6250 PALMER PARK BLVD. COLORADO SPRINGS, CO 80915 TELE: (719) 597–5080 ATTN: ŘEVIŃ BROWN EMAIL: KBROWN@CHEROKEEMETROPOLITAN.ORG

ELECTRIC MOUNTAIN VIEW ELECRIC 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

	S	ITE PLAN			
GENERAL DEVELOPMENT DATA					
SITE ADDRESS	3	6855 CONST	ITUTION AVENUE, COLORA	DO SPRINGS, CO 80915	
JURISDICTION			EL PASO COUNTY, COLORADO		
TAX SCHEDULE NU	MBER		5405218002		
COUNTY FILE NUM	IBER		PPR2224		
SITE AREA/TOTAL A	CREAGE		162,043 SF / 3.72	ACRES	
DEVELOPMENT SCH	EDULE		SUMMER 2023		
REQUIRED SETBA	CKS		standards for princip. Tablished by the devel	AL AND ACCESSORY USES ARE OPMENT PLAN	
NORTH				 K – 25' LANDSCAPE SETBACK K – 25' LANDSCAPE SETBACK 	
EAST				(– 10' LANDSCAPE SETBACK K – 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 SQU	JARE FOOTAGE		109,196 SQ. FT.		
TOTAL BUILDING FOOTPRINT			54,598 SQ. FT		
OPEN SPACE, LANDSCAPING, AND IMPERMEABLE SURFACE PERCENTAGES		LAN IMPERME	OPEN SPACE: 26,634 SQ. FT. / 16.45% ± LANDSCAPING: 59,503 SQ. FT. / 36.76% ± IMPERMEABLE SURFACE: 95,755 SQ. FT. / 59.15% ± BUILDING FOOTPRINT: 54,598 SQ. FT. / 33.69% ±		
	EXISTING	GEVELOPMENT D	ATA		
ZONING DISTRICT			RM-30		
CITY ZONING FILE REFERENCE NUMBER			EDARP-P225		
ORDINANCE NUM	BER				
DRAINAGE BAS	N		SAND CREEK		
	PROPOSE	D DEVELOPMENT	DATA		
PROPOSED LAND	USE		SELF STORAGE BUILDING		
STORAGE UNIT	S		929		
DENSITY			N/A		
PROPOSED BUILDING	HEIGHT		26.5 FT.		
MAXIMUM ALLOWABLE BUIL	DING HEIGHT		45 FT.		
	PAR	KING TABL	E		
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	т)	_	6	
ADA (INCLUDED IN TOTAL COUNT)			1	2	

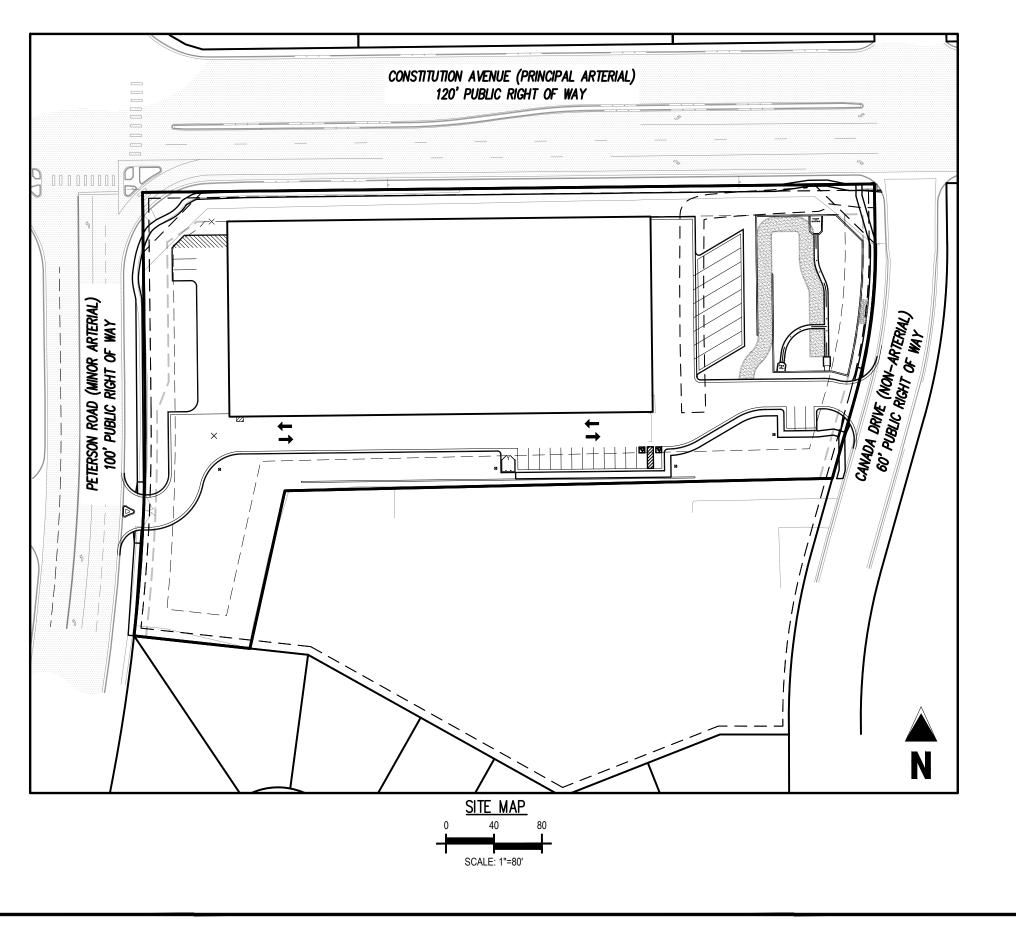
JOHNSON DEVELOPMENT ASSOCIATES CONSTITUTION STORAGE

SITE DEVELOPMENT PLAN

PCD FILING NUMBER: PPR-2224



SCALE: 1"=400'



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	PHOTOMETRIC PLAN	PP1.0	

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.
- 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.

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.



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 DEVELOPMENT PLAN.

BRIAN KEARNEY JOHNSON DEVELOPMENT ASSOCIATES, INC. DATE

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:

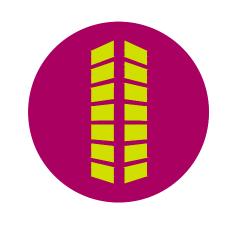
KEVIN MASTIN INTERIM EXECUTIVE DIRECTOR DATE

COUNTY FILE NUMBER PPR-2224





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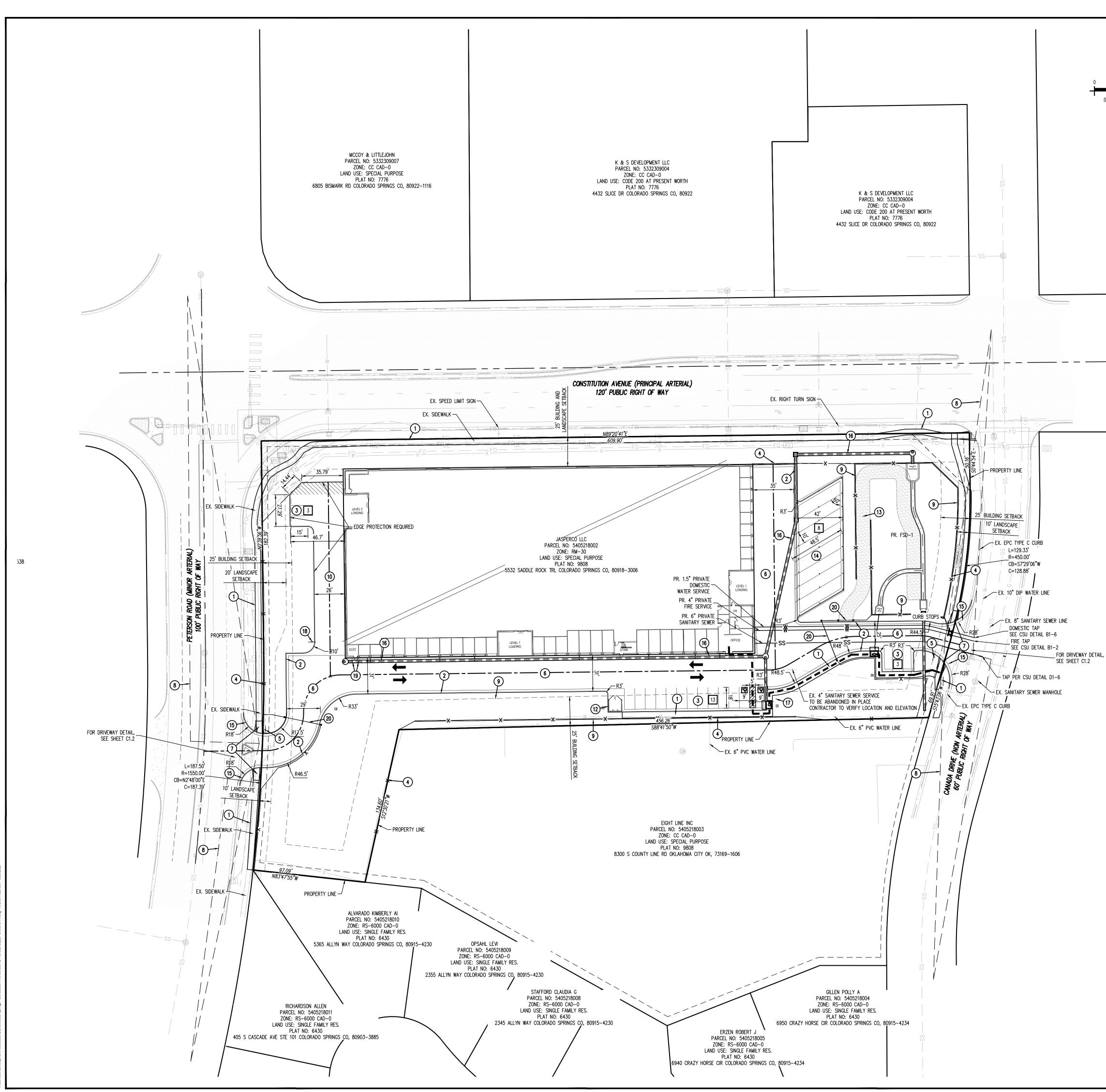
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Project No:	JDA02
Drawn By:	RWO
Checked By:	RGD
Date:	9/23/2022

Sheet 1 of 11

COVER SHEET



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ADJACENT PROPERTY BOUNDARY LINE ----- ADJACENT LOT LINE ----- RIGHT OF WAY BOUNDARY LINE — — — — — — — — EXISTING EASEMENT LINE ----- PROPOSED EASEMENT LINE ----- EXISTING LANDSCAPE BUFFER _____X _____X _____ EXISTING CURB & GUTTER - - W - EXISTING WATER LINE ------ PROPOSED ROAD CENTERLINE PROPOSED STORM PIPE PROPOSED CURB & GUTTER PROPOSED SIDEWALK n ne ne ne ne ne ne ne proposed ada route FO FOCE FOVT TR _____ S ECB EVT TR E-(Ŵ 0 ı<u>⊼</u>ı ⊨ı

PROPERTY BOUNDARY LINE ------ Existing Building - Existing Fence 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 EXISTING ELECTRIC STRUCTURES EXISTING WATER VALVE ADA PARKING SYMBOL PROPOSED SIGN PROPOSED FIRE HYDRANT PROPOSED SANITARY SEWER PROPOSED WATER VALVE PROPOSED LIGHT POLE PROPOSED SEWER MANHOLE PROPOSED WATER STRUCTURES PROPOSED STORM STRUCTURES PROPOSED PARKING COUNT

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

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- (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

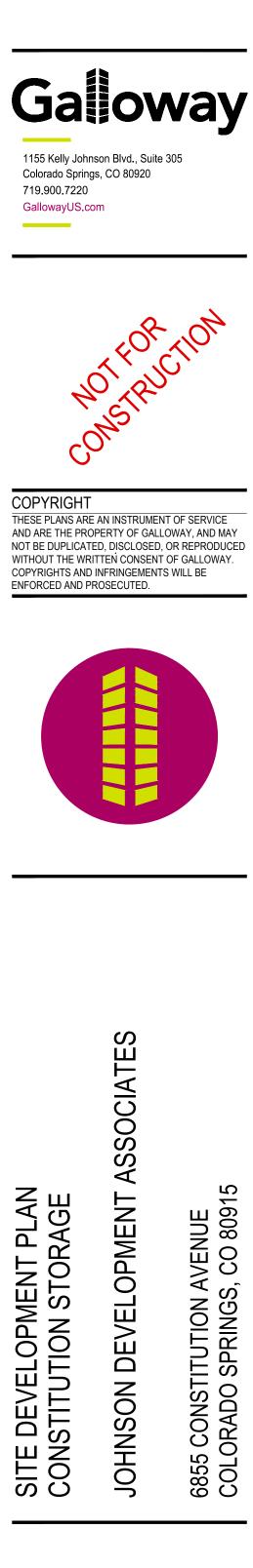
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Call before you dig.

- 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:



Project No:	JDA02
Drawn By:	RWO
Checked By:	RGD
Date:	9/23/2022

Date Issue / Description

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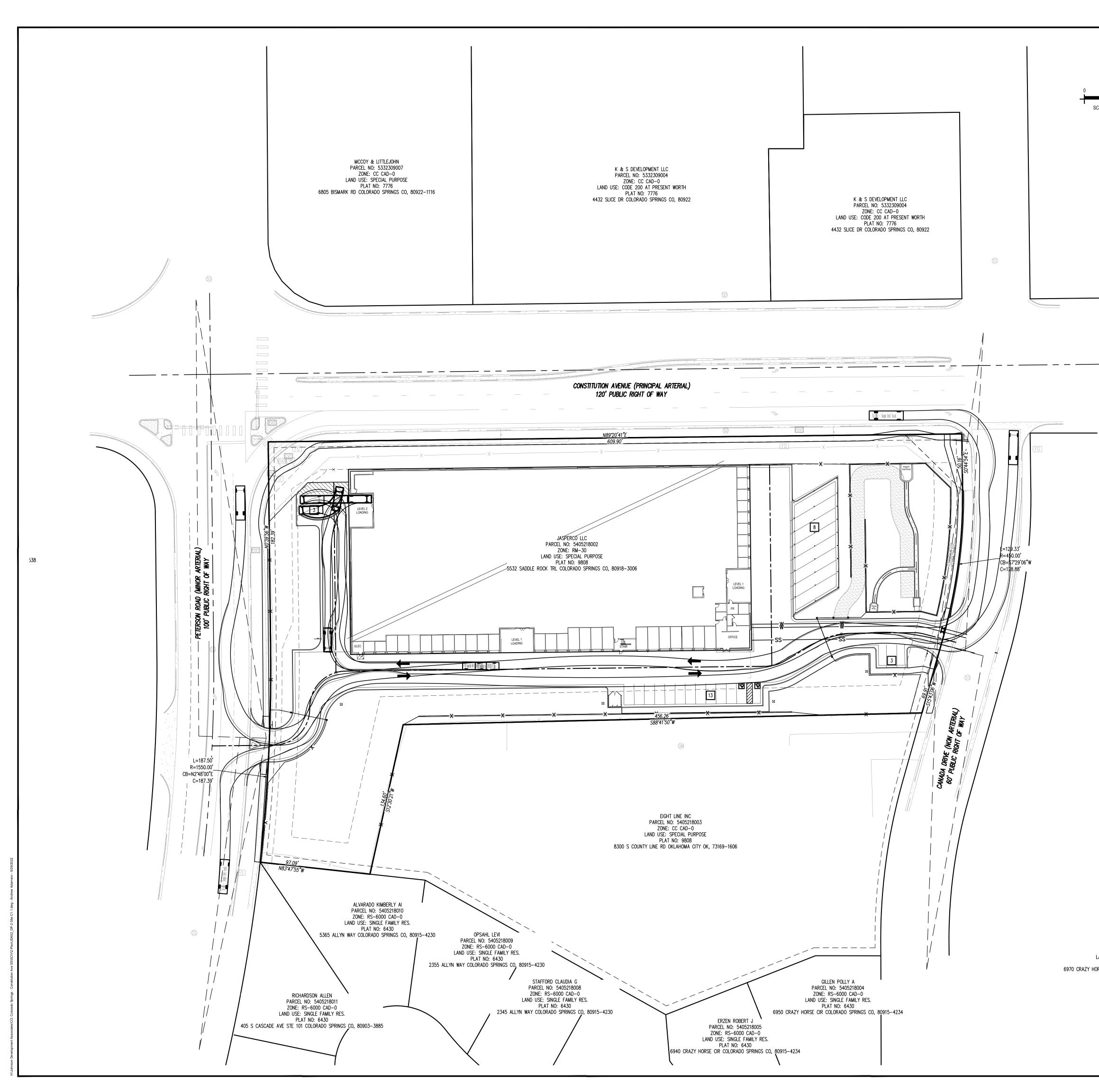
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SITE DEVELOPMENT PLAN

COUNTY FILE NUMBER PPR-2224

Sheet 2 of 11

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SITE LEGEND

ADJACENT PROPERTY BOUNDARY LINE ----- ADJACENT LOT LINE _____ RIGHT OF WAY BOUNDARY LINE — — — — — — — — EXISTING EASEMENT LINE ---- PROPOSED EASEMENT LINE - - - - Existing Landscape Buffer _____X_____X_____ EXISTING CURB & GUTTER - - W - EXISTING WATER LINE ----- G---- EXISTING GAS ------ PROPOSED ROAD CENTERLINE PROPOSED STORM PIPE PROPOSED CURB & GUTTER PROPOSED SIDEWALK PROPOSED ADA ROUTE FO FOCE FOVT TR -Ó-

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EXISTING BUILDING - Existing Fence 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 EXISTING ELECTRIC STRUCTURES EXISTING WATER VALVE ADA PARKING SYMBOL PROPOSED SIGN PROPOSED FIRE HYDRANT PROPOSED SANITARY SEWER PROPOSED WATER VALVE PROPOSED LIGHT POLE PROPOSED SEWER MANHOLE PROPOSED WATER STRUCTURES PROPOSED STORM STRUCTURES PROPOSED PARKING COUNT



SITE DEVELOPMENT PLAN CONSTITUTION STORAGE	JOHNSON DEVELOPMENT ASSOCIATES	6855 CONSTITUTION AVENUE COLORADO SPRINGS, CO 80915
# Date	Issue / Description	Init.

#	Date	Issue / Description	Init.
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Project No:	JDA02
Drawn By:	RWO
Checked By:	RGD
Date:	9/23/2022
VEHICLE TRACKING PLAN	

ELLIS EMANUEL L PARCEL NO: 5405207034 ZONE: RS-6000 CAD-0 LAND USE: SINGLE FAMILY RES.

PLAT NO: 6430



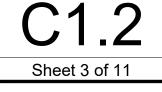
BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT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

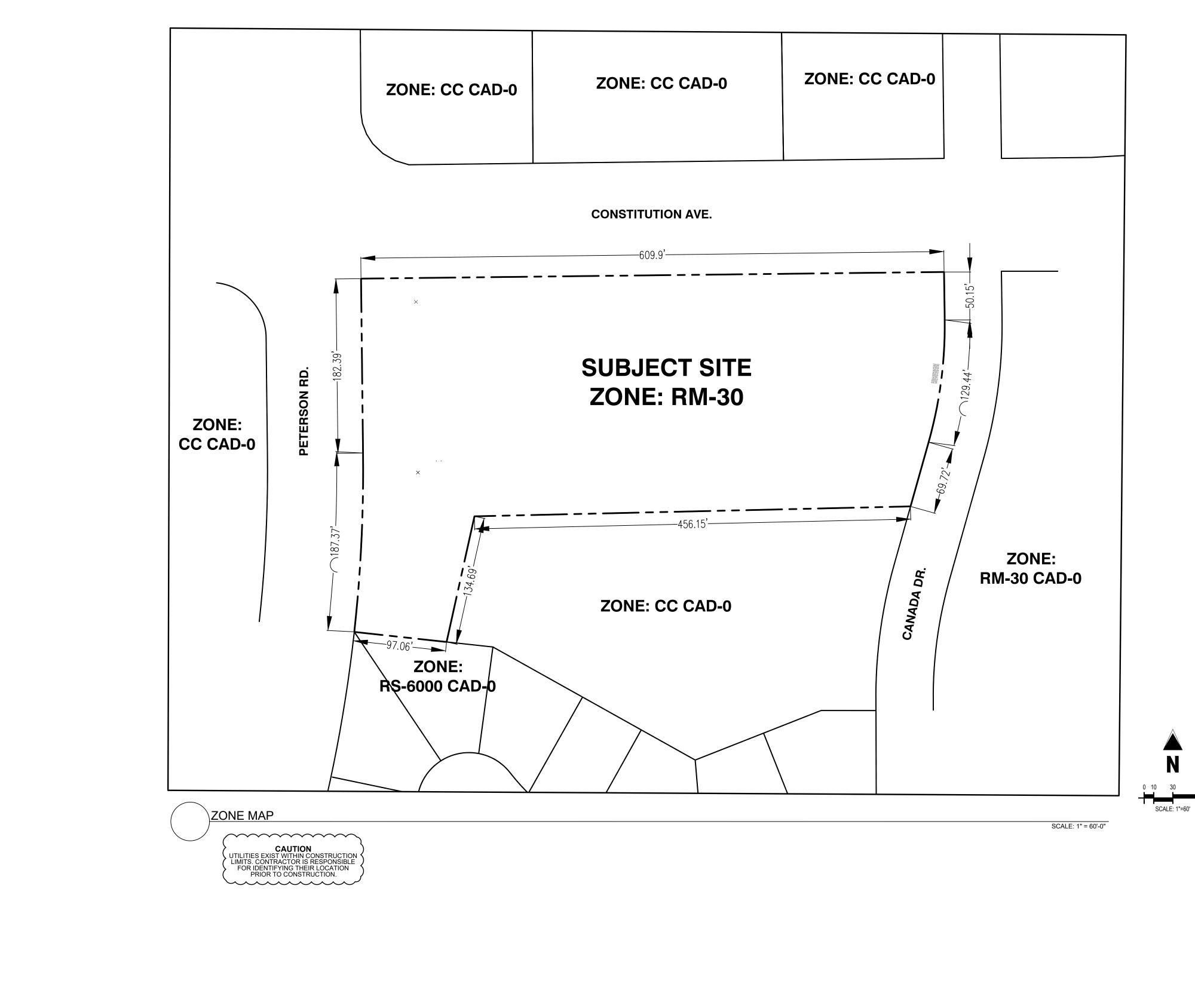


Ca|| before you dig. 2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

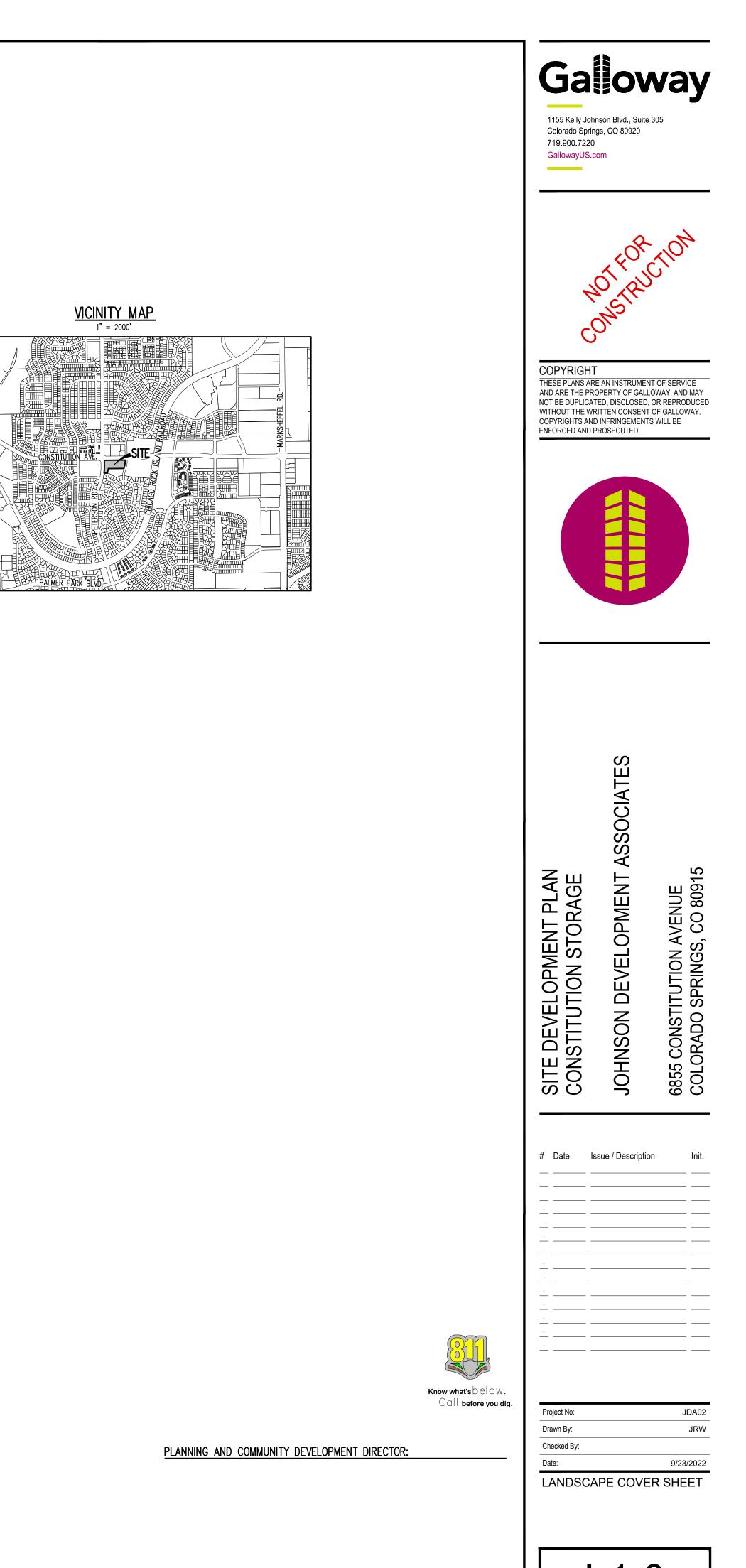
6970 CRAZY HORSE CIR COLORADO SPRINGS CO, 80915-4234 PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:





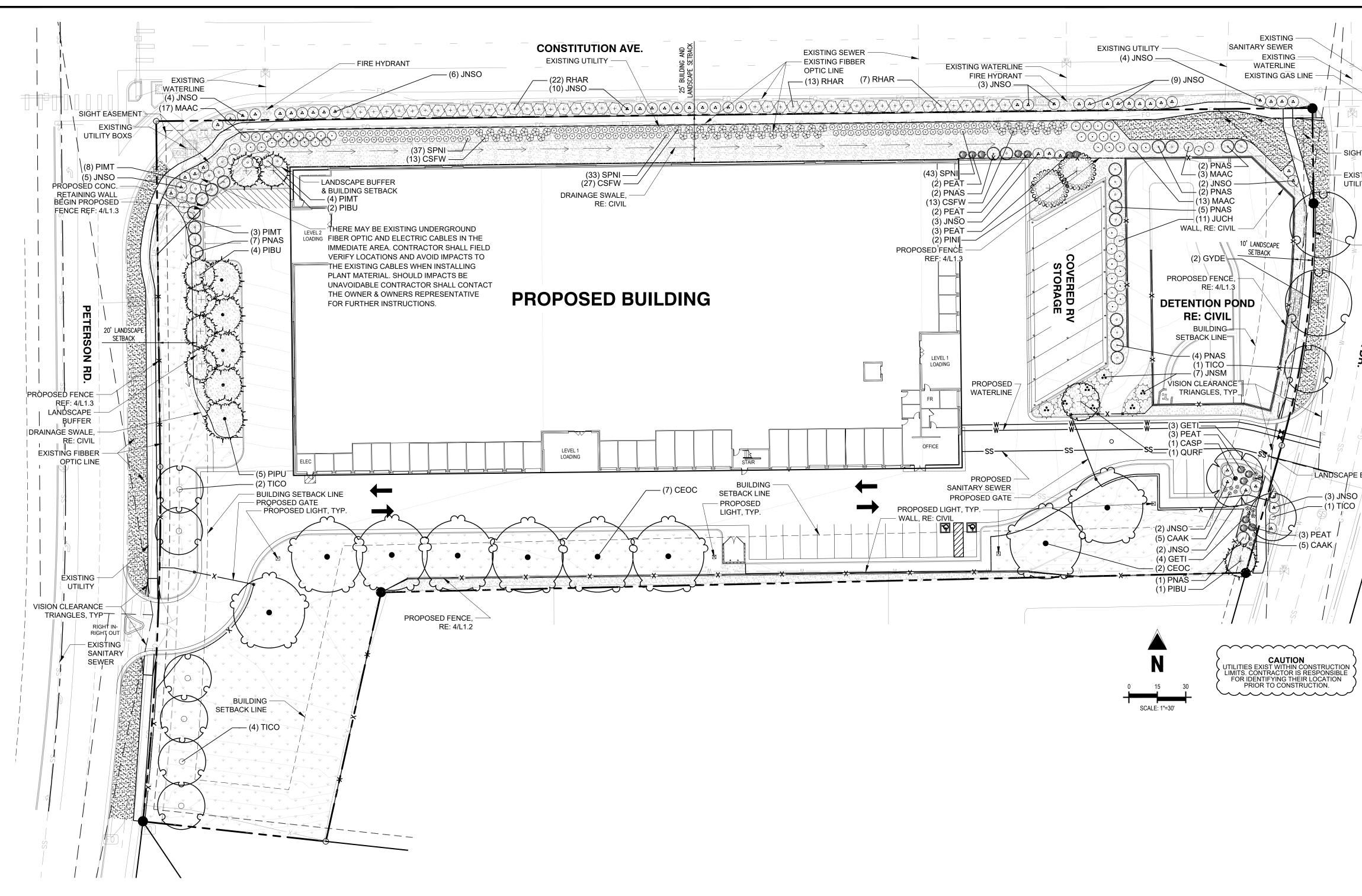


LANDSCAPE PLANS



COUNTY FILE NUMBER: PPR-2224

L1.0 Sheet 4 of 11



General Landscape Requirements										
Total Site	Req. Landscape		Provd. Landscape		Trees Req.		Trees			
Area	Area (5%)		Area		1/500sf		Provd.			
161,885	8,094		59503		16		16			

Street Tree Rec

Street Tree Req.											
Street	Classification	Tree	Longth	Total Trees	Min. % of Evergreen	Deciduous	Evergreen	Total Trees		Shrubs Reg.*	Shrubs Provd.*
Sileei	Classification	Requirements	Length	Req.	Trees Req. (30%)	Trees Provd.	Trees Provd.	Provd.		Shirubs Keq.	SITUDS PIOVU.
Constitution Ave.	Principle Arterial	1 tree / 20'	510	26	9	0	14	14	*/**	120	120
Peterson Rd.	Minor Arterial	1 tree / 25'	290	12	4	6	6	12	**	0	0
Canada Dr.	Non-Arterial	1 tree / 30'	167.3	6	2	4	2	6		0	0

*Due to the presence and locations of exiting utilities the required number of trees can not be planted. The applicant requests that these trees be replaced with shrubs at a rate of 10 shrubs to 1 tree.

**Due to the presence and locations of exiting utilities the applicant requests that some trees and shrubs be allowed to be planted behind the landscape buffer line (but still visible from the ROW).

Parking Landscape Requirements								
	ind.	beape Requireme	1103					
Total		Trees Req.	Trees					
Parking		(1/15 spots)	Provd.					
19		1	1					

Landscape Buffer Requ	iirements					
	Length	Total Trees	Min. % of Evergreen	Deciduous	Evergreen	Total Trees
	Length	Req. (1/25')	Trees Req. (30%)	Trees Provd.	Trees Provd.	Provd.
Multi-family buffer	167.3	7	2	0	7	7

	PLANT LEGEN)
	DECIDUOUS TREES	COMMON NAME
		NORTHERN CATALPA
		COMMON HACKBERRY
SEMENT		KENTUCKY COFFEETREE 'ESPRESSO'
ox 🔉		COLUMNAR ENGLISH OAK
		LITTLELEAF LINDEN
ROPERTY	<u>EVERGREEN TREES</u> بىلىر	COMMON NAME
	and the second s	COLORADO SPRUCE
		LACEBARK PINE
		AUSTRIAN PINE
		ARNOLD SENTINEL AUSTRIAN PINE
	UPRIGHT JUNIPERS	COMMON NAME
	\odot	BLUE POINT JUNIPER
	DECIDUOUS SHRUBS	COMMON NAME
// /	\bigotimes	ARCTIC FIRE® RED TWIG DOGWOOD
ER	\bigotimes	ROYAL GOLD WOADWAXEN
×	E	RUSSIAN SAGE
/	$\langle + \rangle$	GRO-LOW FRAGRANT SUMAC
	$\langle \circ \rangle$	SNOWMOUND SPIREA
	EVERGREEN SHRUBS	COMMON NAME
	\odot	BUFFALO JUNIPER
		CALGARY CARPET JUNIPER
		COMPACT OREGON GRAPE
	\odot	TANNENBAUM MUGO PINE
	ORNAMENTAL GRASSES	COMMON NAME
	E.G	KARL FOERSTER FEATHER REED GRASS
	SOD/SEED	COMMON NAME
		EL PASO LOW GROW SEED MIX
		RTF (RHIZOMATOUS TALL FESCUE)

LANDSCAPE MATERIALS

\sim	SYMBOL	LANDSCAPE DESCRIPTION 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

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:



Call before you dig.

Project No: JDA02 Drawn By: JRW Checked By: 9/23/2022 Date: LANDSCAPE PLAN

COUNTY FILE NUMBER: PPR-2224

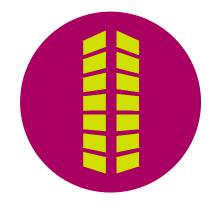


Sheet 5 of 11

S CONSTITUTION AVENUE ORADO SPRINGS, CO 809 6855 COLC

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DEVELOPMENT

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Date Issue / Description

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SITE DEVELOPMENT PLAN CONSTITUTION STORAGE

GallowayUS.com _____

NOTFRUC

1155 Kelly Johnson Blvd., Suite 305

Colorado Springs, CO 80920

719.900.7220

Galloway

– SIGHT ÉAS - EXISTING UTILITY BO LANDSCAPE BUFFE

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	<u>CAL / SIZE</u>	H
$\left(\cdot \right)$	CASP	1	NORTHERN CATALPA	CATALPA SPECIOSA	B&B	2" CAL	50
	CEOC	9	COMMON HACKBERRY	CELTIS OCCIDENTALIS	B&B	2" CAL	6
	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	4
°	TICO	8	LITTLELEAF LINDEN	TILIA CORDATA	B&B	2" CAL	4
VERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	H
(·)	PIPU	5	COLORADO SPRUCE	PICEA PUNGENS	B&B	6` HT	6
nayan E	PIBU	7	LACEBARK PINE	PINUS BUNGEANA	B&B	6` HT	30
	PINI	2	AUSTRIAN PINE	PINUS NIGRA	B&B	6` HT	50
20000000 20000000	PNAS	23	ARNOLD SENTINEL AUSTRIAN PINE	PINUS NIGRA 'ARNOLD SENTINEL'	B&B	6` HT	2
PRIGHT JUNIPERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	N
\odot	JUCH	11	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	#5 CONT.	12`X6`	V
ECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	N
\bigotimes	CF	53	ARCTIC FIRE® RED TWIG DOGWOOD	CORNUS STOLONIFERA 'FARROW'	#5 CONT.	4`X4`	Μ
\bigotimes	GETI	7	ROYAL GOLD WOADWAXEN	GENISTA TINCTORIA 'ROYAL GOLD'	#5 CONT.	2`X2`	V
	PEAT	13	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	#5 CONT.	4`X4`	V
$\langle + \rangle$	RHAR	42	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	#5 CONT.	3`X8`	L
$\langle \circ \rangle$	SPNI	113	SNOWMOUND SPIREA	SPIRAEA NIPPONICA 'SNOWMOUND'	#5 CONT.	4`X3`	L
VERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	N
٢	JNSO	53	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	1`X6`	V
<	JNSM	7	CALGARY CARPET JUNIPER	JUNIPERUS SABINA 'MONNA'	#5 CONT.	9"X10`	V
\odot	MAAC	33	COMPACT OREGON GRAPE	MAHONIA AQUIFOLIUM 'COMPACTA'	#5 CONT.	3`X5`	V
\odot	PIMT	15	TANNENBAUM MUGO PINE	PINUS MUGO 'TANNENBAUM'	#5 CONT.	15`X6`	L
DRNAMENTAL GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	V
E.3	CAAK	10	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5`X2`	L
OD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME	TYPE		
* * * * * * * *	SEED	27,869 SF	EL PASO LOW GROW SEED MIX	EL PASO LOW GROW SEED MIX	SEED		
	SOD	5,754 SF	RTF (RHIZOMATOUS TALL FESCUE)	FESCUE SOD	SOD		

LANDSCAPE MATERIALS

LANDSCAPE SYMBOL DESCRIPTION QTY DETAIL \sim L-01 ROLLED TOP STEEL EDGER 1/8" THICK AND 6" DEEP 293 LF SEE NOTES LANDSCAPE DESCRIPTION SYMBOL QTY DETAIL L-03 2"-4" ANGULAR ROCK MULCH - 4" DEEP 293.7 CY SEE NOTES COLOR: TAN/GRAY WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS

evelopment Associates/CO, Colorado Springs - Constitution Ave SSI0PLA/2-Plan/JDA2 20_P_LAND.dwg - Andrew Adamson - 9/29/2022

			PLA	NTING NOTES
			GENEI 1.	RAL ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
HT. X SPD.	WATER USE	LIGHT REQ.	2.	LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND
50`X30`	LOW	SUN	Ζ.	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	0	
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		FINISH	I 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
_OW	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.
OW	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
WATER USE	LIGHT REQ.			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
VERY LOW	SUN/PART SHADE			RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
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 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE
OW	SUN			AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
WATER USE	LIGHT REQ.			
_OW	SUN		PLANT 17.	ING ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.

18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

IRRIGATION CONCEPT

- 1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
- 2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE WATER SOURCE IF APPLICABLE.
- 3. ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION FOR HEAD TO HEAD COVERAGE.
- 4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- 5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

- 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF <u>ONE YEAR</u> 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 <u>90 DAYS</u>. 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.

 ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO 'T-STAKES' SHALL BE USED FOR TREES.
 ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.

21. ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

 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.
 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.
 MULCHING

28. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE SCHEDULE. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.

29. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.

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.
 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

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.

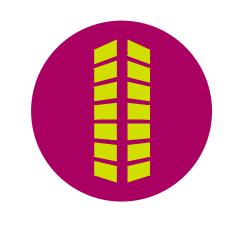
3. THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES 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.



Colorado Springs, CO 80920 719.900.7220 GallowayUS.com



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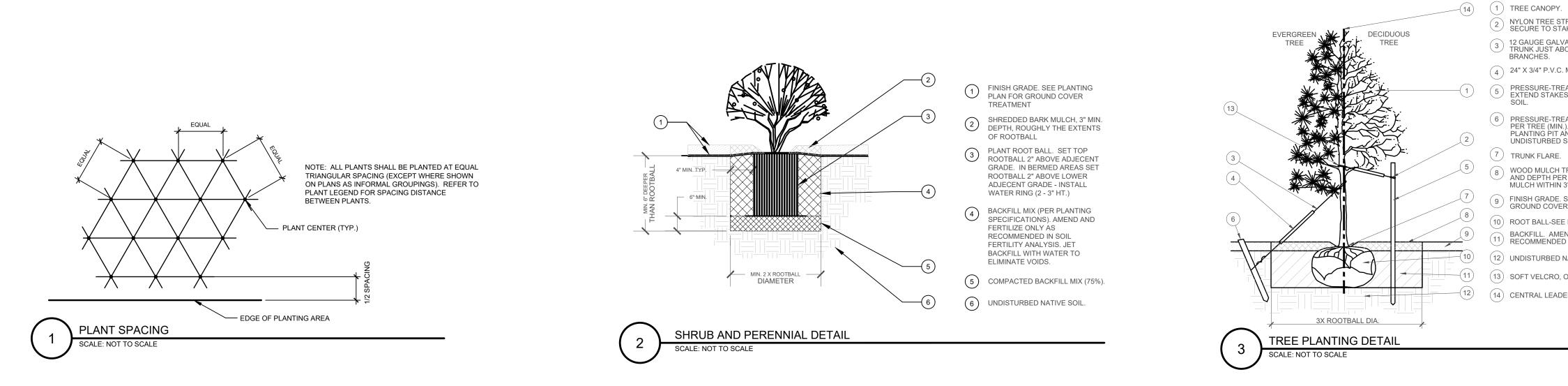
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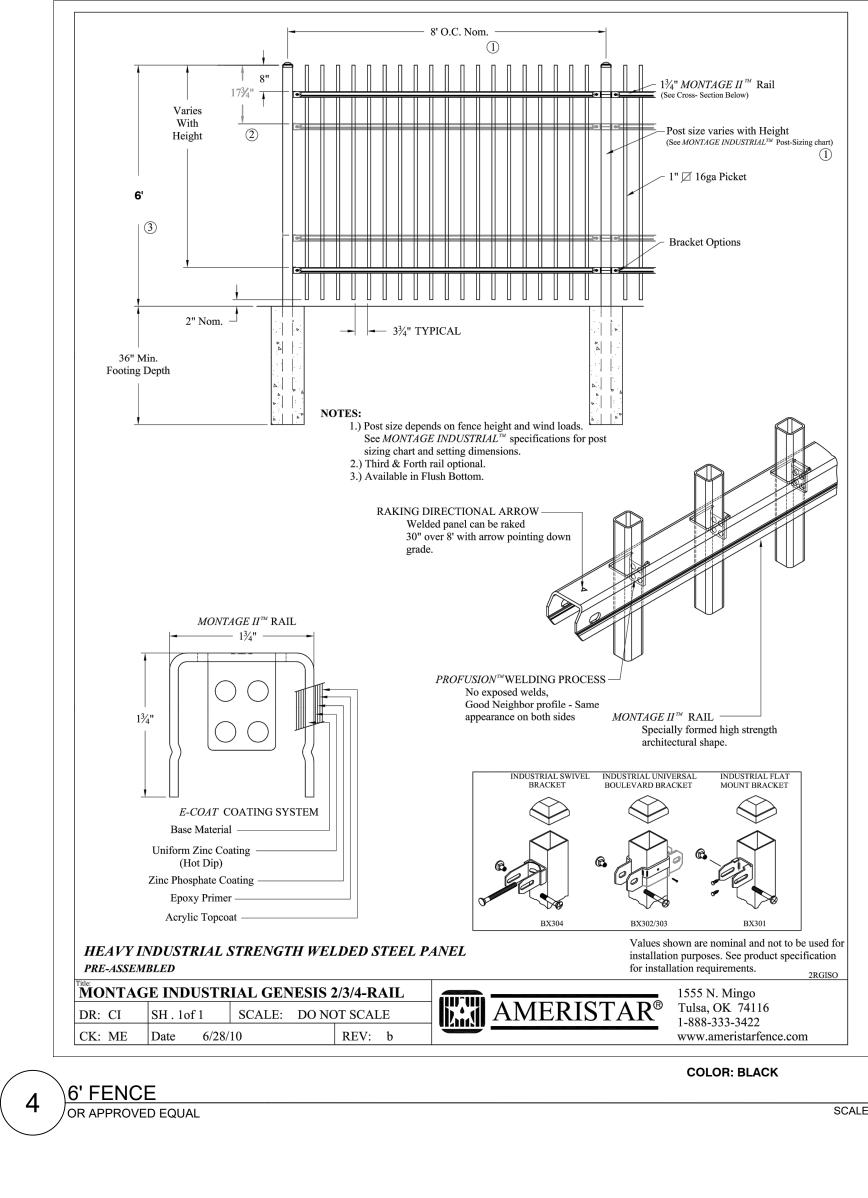
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Date:	9/23/2022

LANDSCAPE NOTES

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR:



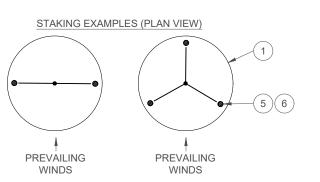


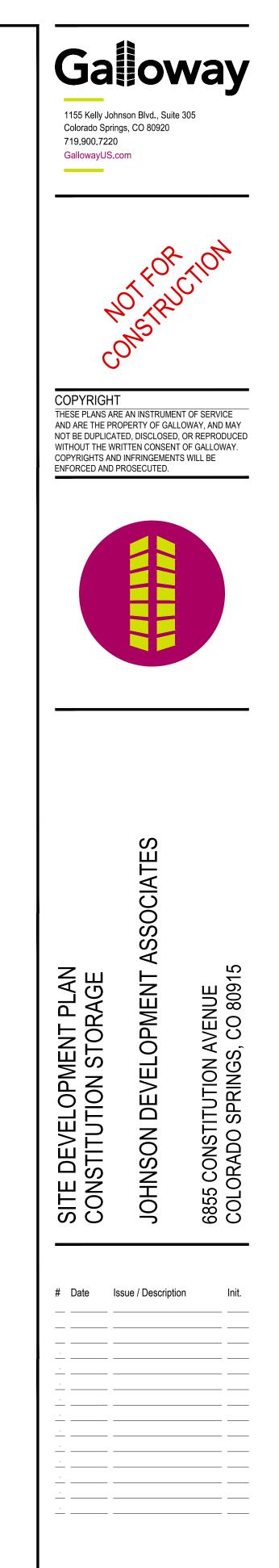
SCALE: NTS

- 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.
- -(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.
 - 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.





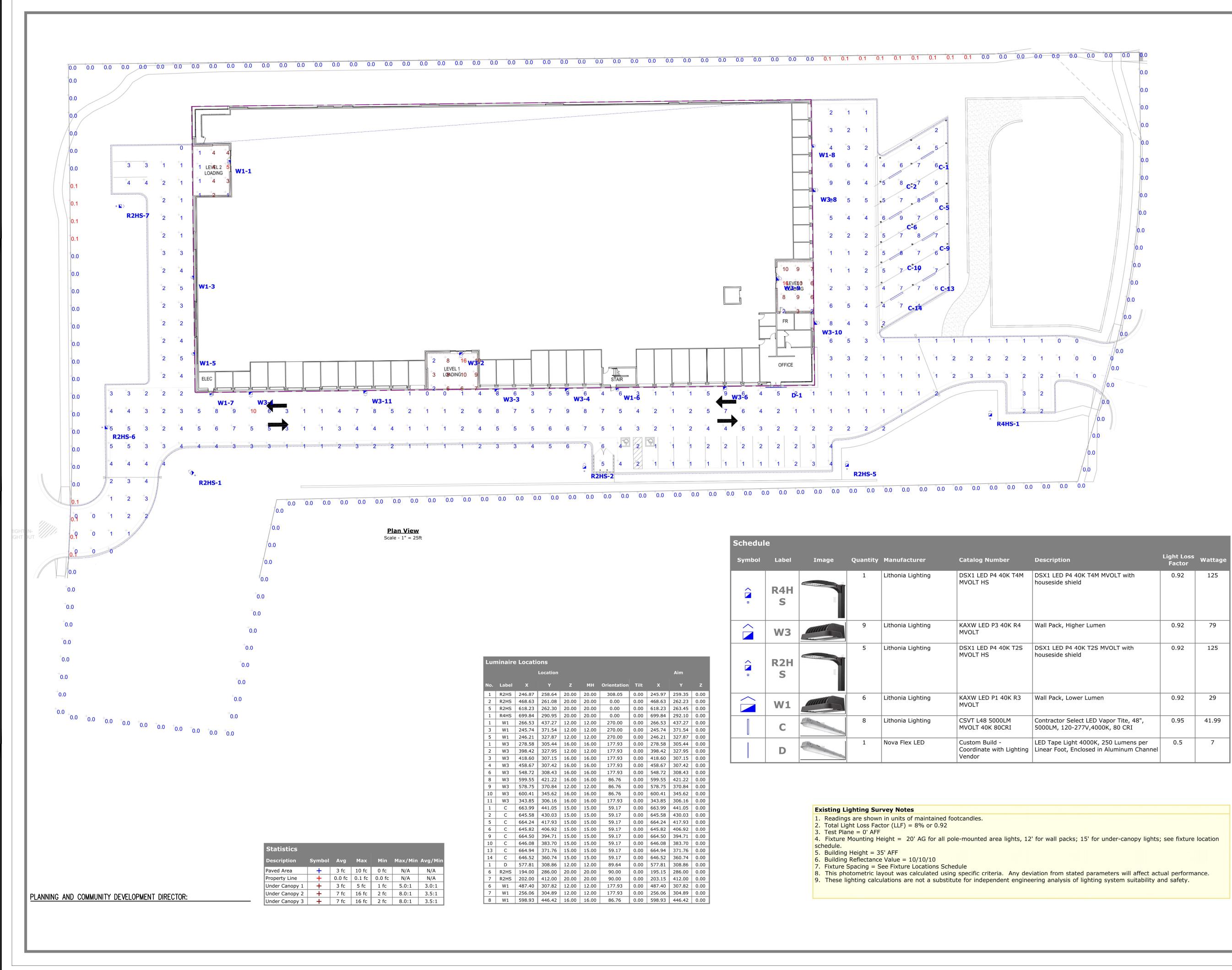
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Sheet 7 of 11

LANDSCAPE DETAILS

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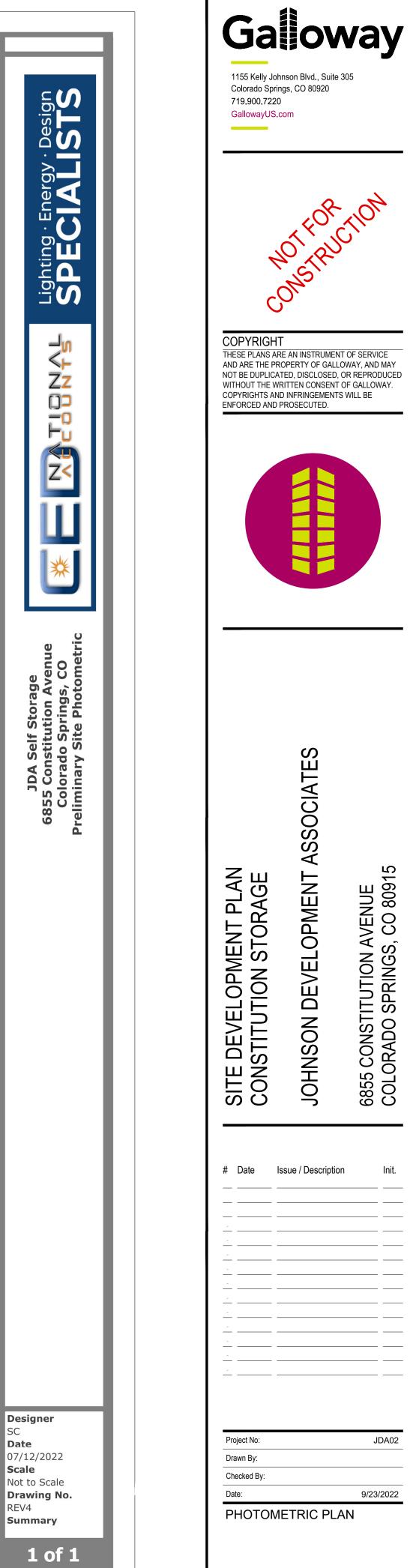


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	W1		6	Lithonia Lighting	KAXW LED P1 40K R3 MVOLT	1
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	0.00	343.85	306.16	0.00	1					
	0.00	663.99	441.05	0.00				Existing I	_ighting Su	rvev N
	0.00	645.58	430.03	0.00						
Ī	0.00	664.24	417.93	0.00	1				gs are showi	
	0.00	645.82	406.92	0.00	1				ight Loss Fac ane = 0' AFF	
T	0.00	664 50	204 71	0.00	1			J. Test Pla	d = 0 AFF	

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	12.00	12.00	270.00	0.00	266.53	437.27	0.00
3	W1	245.74	371.54	12.00	12.00	270.00	0.00	245.74	371.54	0.00
5	W1	246.21	327.87	12.00	12.00	270.00	0.00	246.21	327.87	0.00
1	W3	278.58	305.44	16.00	16.00	177.93	0.00	278.58	305.44	0.00
2	W3	398.42	327.95	12.00	12.00	177.93	0.00	398.42	327.95	0.00
3	W3	418.60	307.15	16.00	16.00	177.93	0.00	418.60	307.15	0.00
4	W3	458.67	307.42	16.00	16.00	177.93	0.00	458.67	307.42	0.00
6	W3	548.72	308.43	16.00	16.00	177.93	0.00	548.72	308.43	0.00
8	W3	599.55	421.22	16.00	16.00	86.76	0.00	599.55	421.22	0.00
9	W3	578.75	370.84	12.00	12.00	86.76	0.00	578.75	370.84	0.00
10	W3	600.41	345.62	16.00	16.00	86.76	0.00	600.41	345.62	0.00
11	W3	343.85	306.16	16.00	16.00	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	12.00	12.00	177.93	0.00	487.40	307.82	0.00
7	W1	256.06	304.89	12.00	12.00	177.93	0.00	256.06	304.89	0.00
Q	W/1	598 93	446 42	16.00	16.00	86.76	0.00	598 93	446 42	0 00

for wall packs; 15' for under-canopy lights; see fixture location
ation from stated parameters will affect actual performance. ring analysis of lighting system suitability and safety.



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Project No:	JDA02
Drawn By:	
Checked By:	
Date:	9/23/2022

PHOTOMETRIC PLAN

COUNTY FILE NUMBER: PPR-2224

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