

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH,
RANGE 65 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO

COLORADO SPRINGS UTILITY FIMS MONUMENT F229
ELEVATION = 5802.76' (NAVD 88)

ALL BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983.

PER THE FEMA FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 08041C0768G, HAVING A MAP REVISED DATE OF DECEMBER 7, 2018, INDICATES THE SUBJECT PROPERTY TO BE DESIGNATED AS ZONE X (OUTSIDE 0.2% CHANCE OF FLOOD). THIS SURVEY MAKES THIS STATEMENT BY GRAPHIC PLOTTING ONLY. THE SURVEYOR RECOMMENDS A FLOOD STUDY IF MORE INFORMATION IS REQUIRED.

STARTUP TO OCCUR FALL OF 2020

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 THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.

INSURANCE AUTO AUCTION, INC.
2 WESTBROOK CORPORATE CENTER, SUITE 500
WESTCHESTER, IL 60154
ATTN: STEVE TIBBLE
EMAIL: STIBBLE@IAAI.COM

GALLOWAY & CO., INC.
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EMAIL: CHARLENE.DURHAM@GALLOWAYUS.COM

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THE HILL FIRM, INC.
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TELE: (479) 494-1808
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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 RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.



A PORTION OF QUIT CLAIM DEED RECORDED AT RECEPTION NUMBER 207082643 IN OF THE EL PASO COUNTY CLERK AND RECORDER OFFICE, AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:
 BEARINGS ARE GRID BEARINGS OF THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL
 ZONE, NORTH AMERICAN DATUM 1983 OF THE WEST LINE OF QUILTCAIM DEED RECORDED AT
 RECEPTION NUMBER 207082643, BEING MONUMENTED ON THE SOUTH END OF THE LINE BY A
 FOUND 1.5" ALUMINUM CAP STAMPED "CCES LCL PLS 3018" AND ON THE NORTH END OF THE
 LINE BY A FOUND 2.5" ALUMINUM CAP STAMPED "1985 LWS 17664," FOR THE CENTER QUARTER
 CORNER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN
 AND IS CONSIDERED TO BEAR N001°34'00".

COMMENCING AT THE SOUTHWEST CORNER OF SAID RECEPTION NUMBER 207082643, ALSO BEING THE SOUTHWEST CORNER OF A PARCEL AS SHOWN AND DESCRIBED ON 'LAND SURVEY PLAT' RECORDED AT RECEPTION NUMBER 20900268, AND ALSO BEING THE NORTHWEST CORNER OF TRACT B, COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK, FILING NO. 1; THENCE ALONG THE NORTH LINE OF SAID TRACT B, N89°30'26"E, A DISTANCE OF 309.47 FEET TO THE POINT OF BEGINNING;

THENCE N45°05'44"E, A DISTANCE OF 1373.72 FEET TO A POINT ON THE WEST RIGHT OF WAY
LINE OF FOREIGN TRADE ZONE BOULEVARD, ALSO BEING THE EAST LINE OF SAID RECEPTION
NUMBER 207082643, AND BEING A POINT OF A NON-TANGENT CURVE;

THENCE WITH SAID WEST RIGHT OF WAY LINE AND ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 26°03'45", A DISTANCE OF 441.23 FEET, A CHORD BEARING OF S12°48'13"W WITH A CHORD DISTANCE OF 437.44 FEET;

THENCE CONTINUING WITH SAID WEST RIGHT OF WAY LINE, S00T3°40'E, A DISTANCE OF 455.6 FEET TO THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE AND THE NORTH RIGHT OF WAY LINE OF IMPORT COURT AND BEING THE SOUTHEAST CORNER OF SAID RECEPTION NUMBER 207082643;

THENCE WITH SAID NORTH RIGHT OF WAY LINE, S89°30'26"W, A DISTANCE OF 467.77 FEET TO A POINT OF CURVATURE;

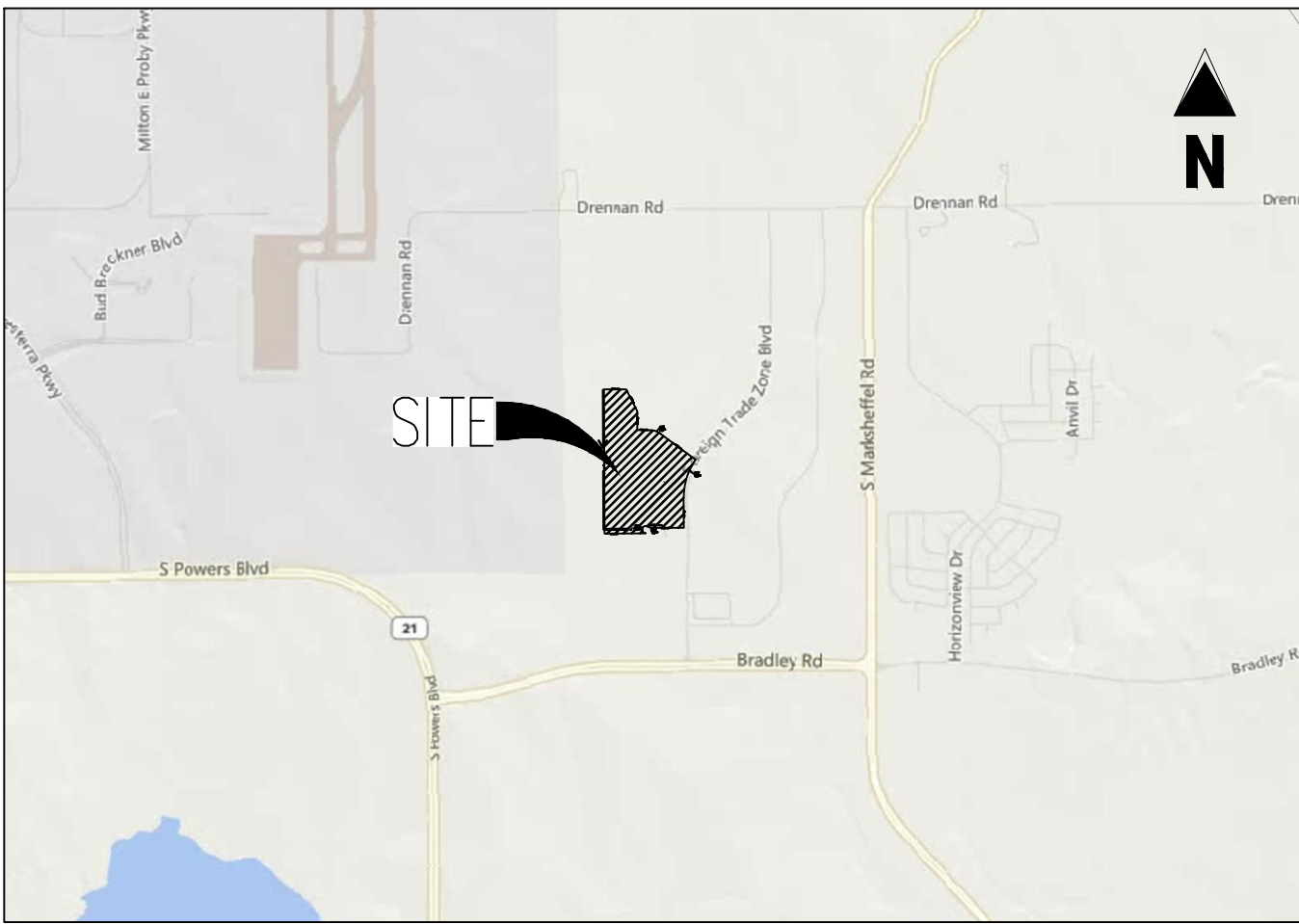
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.55 FEET, A CENTRAL ANGLE OF 22°30'08", A DISTANCE OF 39.49 FEET, A CHORD BEARING OF N79°14'30"W WITH A CHORD DISTANCE OF 39.24 FEET;

THENCE N67°59'34"W, A DISTANCE OF 47.45 FEET TO A POINT OF CURVATURE;

THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 202°29'45", A DISTANCE OF 194.38 FEET, A CHORD BEARING OF S10°45'34"W WITH A CHORD DISTANCE OF 107.89 FEET TO A POINT ON THE NORTH LINE OF LOT 2, COLORADO CENTRE

THENCE WITH THE NORTH LINE OF SAID LOT 2 AND CONTINUING ALONG THE NORTH LINE OF LOT 3, COLORADO CENTRE FOREIGN TRADE ZONE AND BUSINESS PARK FILING NO. 1, S89°30'26"W, A DISTANCE OF 307.44 FEET TO THE POINT OF BEGINNING.

PROPOSED PARCEL CONTAINS 336,550 SQUARE FEET OR 7.726 ACRES, MORE OR LESS

$$1'' = 500'$$


N.T.S.

SHEET INDEX		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
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21	BUILDING ELEVATIONS	A2.1

SCHEDULE NUMBER	5504400008
SITE ADDRESS	NWC IMPORT CT & FOREIGN TRADE ZONE BLVD, COLORADO SPRINGS, CO 80925
JURISDICTION	CITY OF COLORADO SPRINGS, CO
APPROVED CONCEPT PLAN NO.	TBD
APPROVED MASTER PLAN	TBD
CITY FILE NUMBER	AR DP 19-00601
DEVELOPMENT SCHEDULE	FIRST QUARTER OF 2021
REQUIRED SETBACKS:	
FRONT SETBACK (ROW)	25'
SIDE SETBACK	10'
REAR SETBACK	25'
RIGHT OF WAY BUFFER	20'
SIDE & REAR YARD BUFFER	10'

SITE AREA	2,045,419 SF (46.96 ACRES)
EXISTING ZONING	M-2: HEAVY INDUSTRIAL, PIP-2: PLANNED INDUSTRIAL PARK & AO: AIRPORT OVERLAY
CITY FILE REFERENCE NUMBER	TBD
ORDINANCE NUMBER	TBD
DRAINAGE BASIN	JIMMY CAMP CREEK

PROPOSED LAND USE	AUTOMOTIVE STORAGE AND GENERAL OFFICE USE
PROPOSED BUILDING SQUARE FOOTAGE	10,000 SF
BUILDING COVERAGE	0.49% ±
LOT COVERAGE	1,865,981 SF (42.84 AC) 91.23%± IMPERVIOUS SURFACE
MAXIMUM ALLOWABLE BUILDING HEIGHT	45'
PROPOSED BUILDING HEIGHT	18.83'
PROPOSED F.A.R.	0.005
REQUIRED PARKING	GENERAL OFFICE: 25 SPACES (1 PER 400 SF) AUTOMOTIVE STORAGE: 1480: 25 SPACES (1 PER 400 SF)
PARKING PROVIDED (TOTAL)	44 SPACES (INCLUDING 2 ADA SPACES (1 VAN SPACE, 1 STANDARD SPACE))

1. 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 THE PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL, STATE, ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH REFERENCE TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
2. INSURANCE AUTO AUCTIONS, INC. OR CURRENT OWNER WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE ASSOCIATED WITH THE NEW LANDSCAPING SHOWN WITHIN THE PROPERTY.
3. IN REGARDS TO HANDICAP PARKING, SINCE LESS THAN 51 PARKING SPACES ARE PROVIDED, 2 ADA SPACES ARE REQUIRED AND 1 VAN ACCESSIBLE HANDICAP SPACE AND 1 STANDARD ADA SPACE IS PROVIDED.
4. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE LAND SURVEY PLAN. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 200900268 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
5. ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTU STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
6. ALL SITE LIGHTING OR EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR SHIELD TO PREVENT LIGHT SPILLAGE ONTO ADJACENT PROPERTIES AND ROADWAYS.
7. ALL CURB, GUTTER, DRIVEWAYS, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, EXHIBITING EXCESSIVE DEGRADATION, DAMAGED OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG IMPORT CHARTER AND FOREIGN TRAXE ZONE BOULEVARD ADJACENT TO THE LOT WILL NEED TO BE REMOVED AND REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY (COO). AN INSPECTION BY THE CITY ENGINEERING DEPARTMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED, THE INSPECTOR CAN BE REACHED AT 385-5977.

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Project No:	IAA000001
Drawn By:	JDP
Checked By:	RGD
Date:	5/14/2020

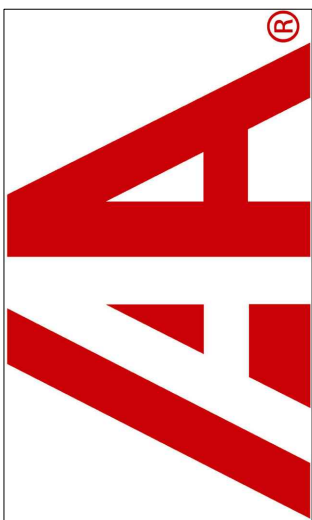
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AR DP 19-00601

C0.0

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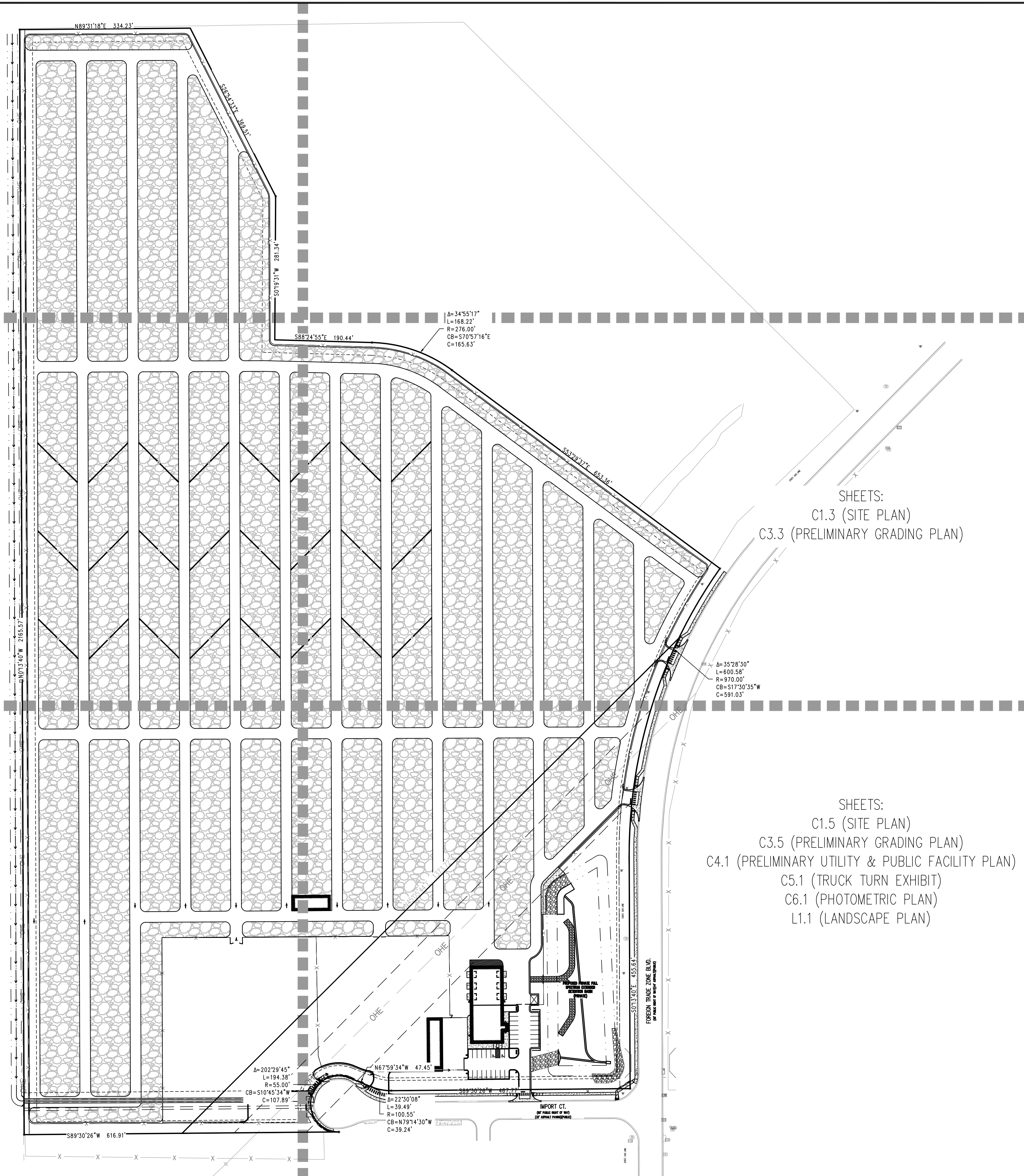
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DEVELOPMENT PLANS
INSURANCE AUTO AUCTIONS, INC.

8500 IMPORT COURT
COLORADO SPRINGS, COLORADO 80925

SHEETS:
C1.4 (SITE PLAN)
C3.4 (PRELIMINARY GRADING PLAN)

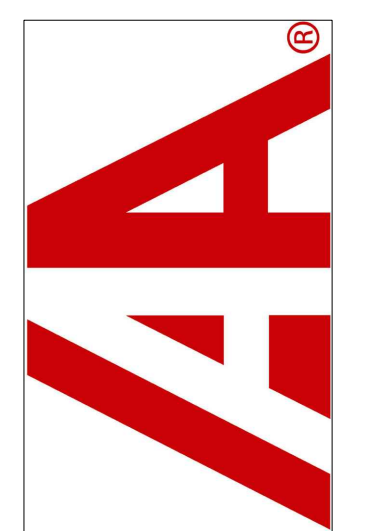


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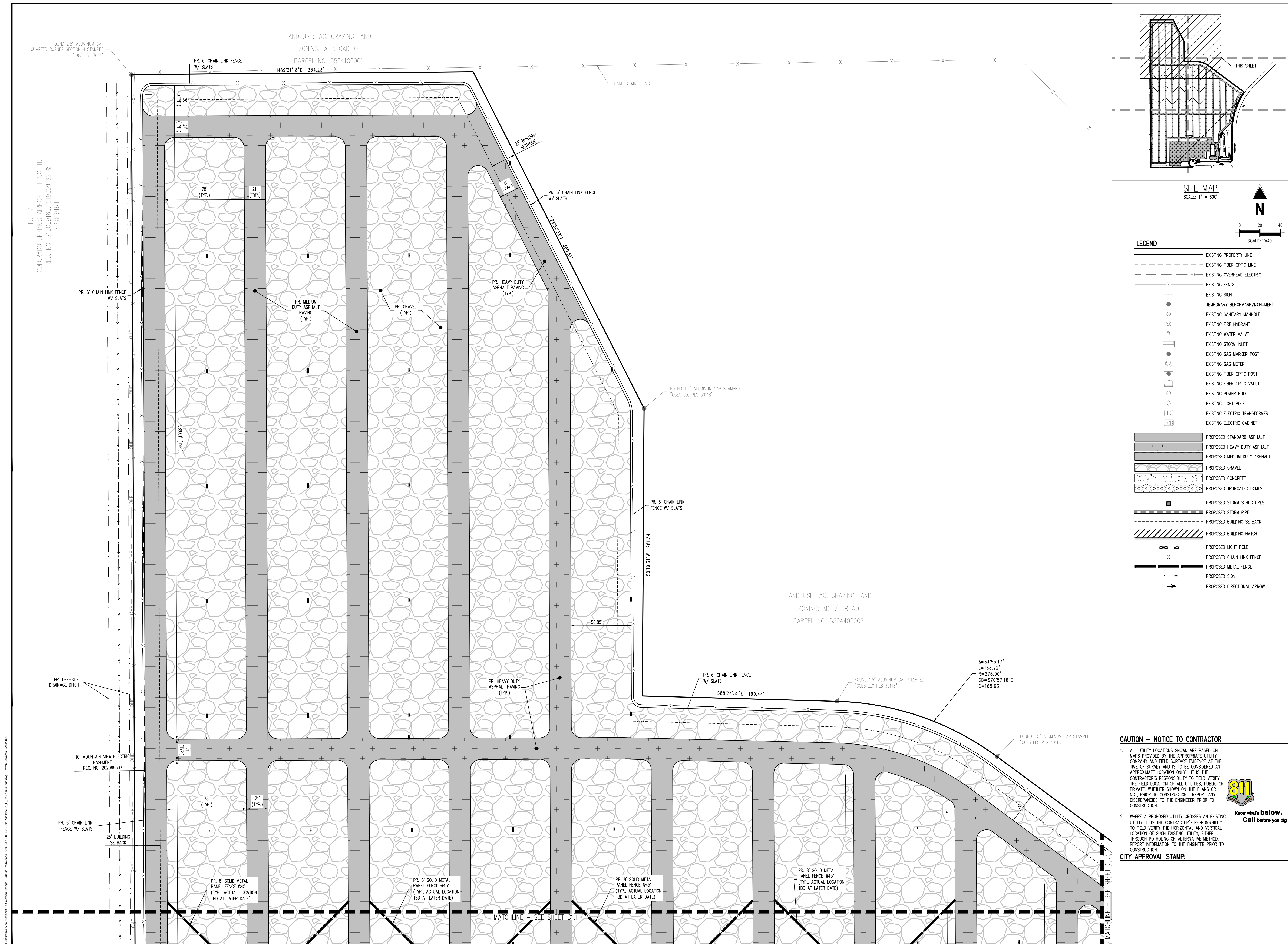
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Drawn By:	CMWJ
Checked By:	RGD
Date: 5/14/2020	

SITE PLAN

AR DP 19-00601

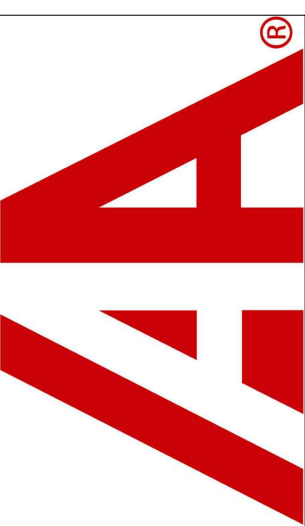
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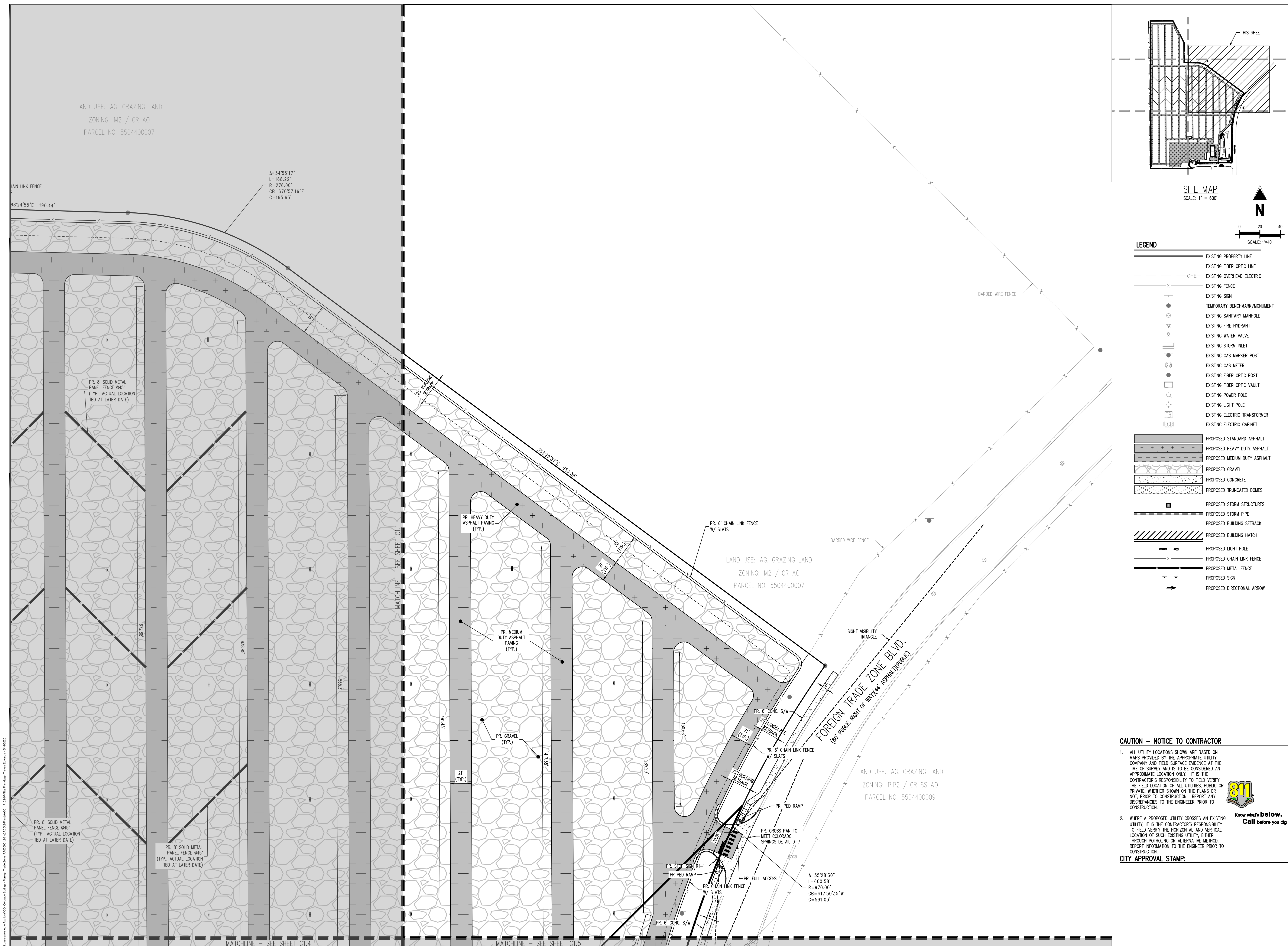
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Date: 5/14/2020	

SITE PLAN

AR DP 19-00601

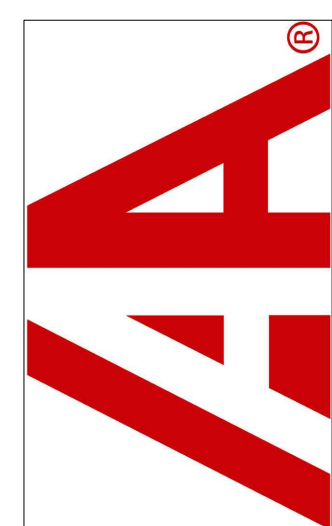
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Know what's **below**.
Call before you dig.

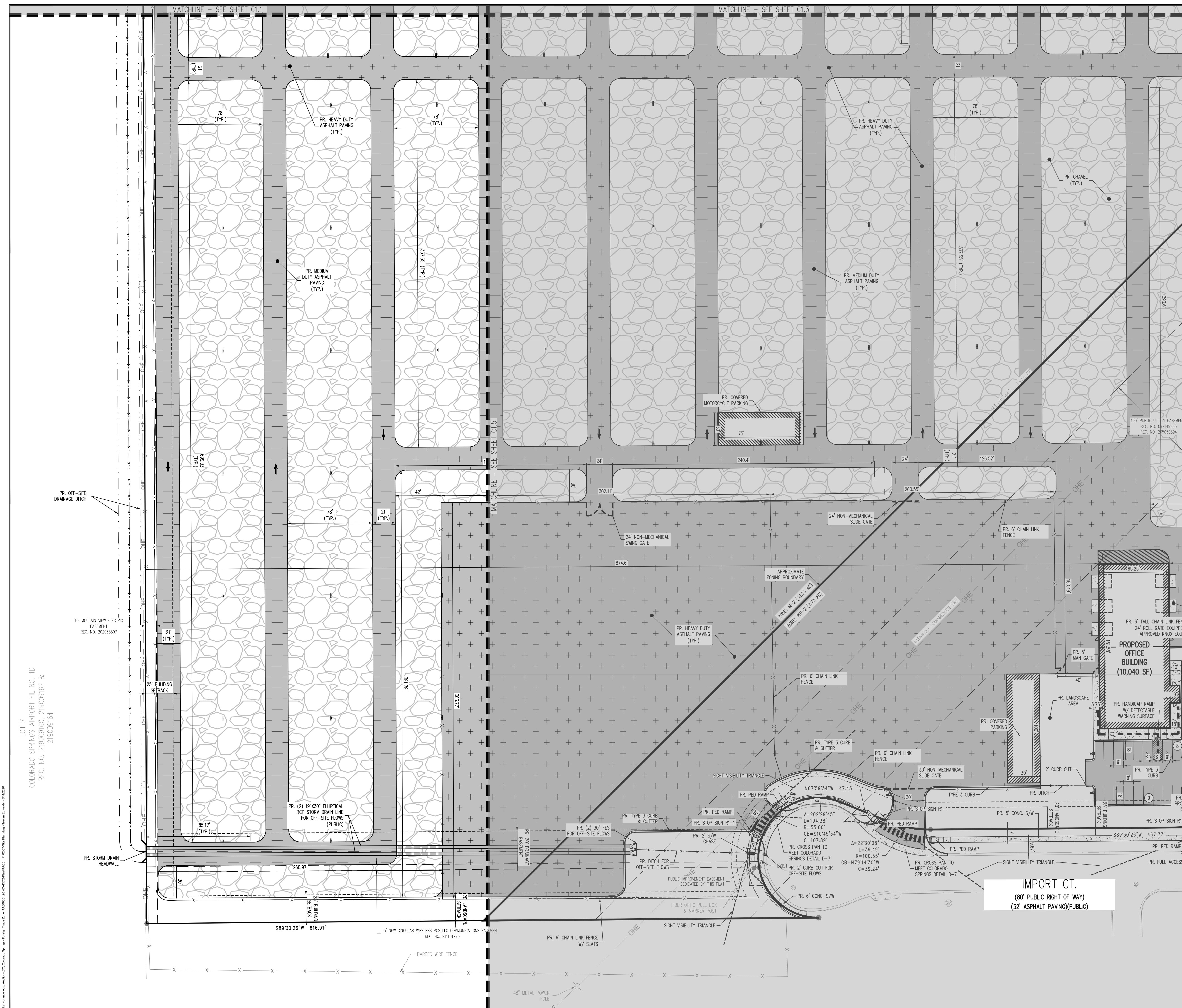
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Drawn By:	CMWJ
Checked By:	RGD
Date: 5/14/2020	

SITE PLAN

AR DP 19-00601

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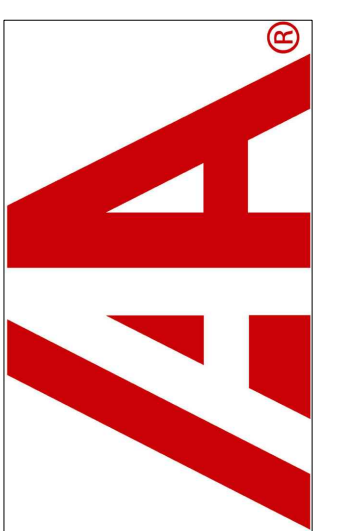
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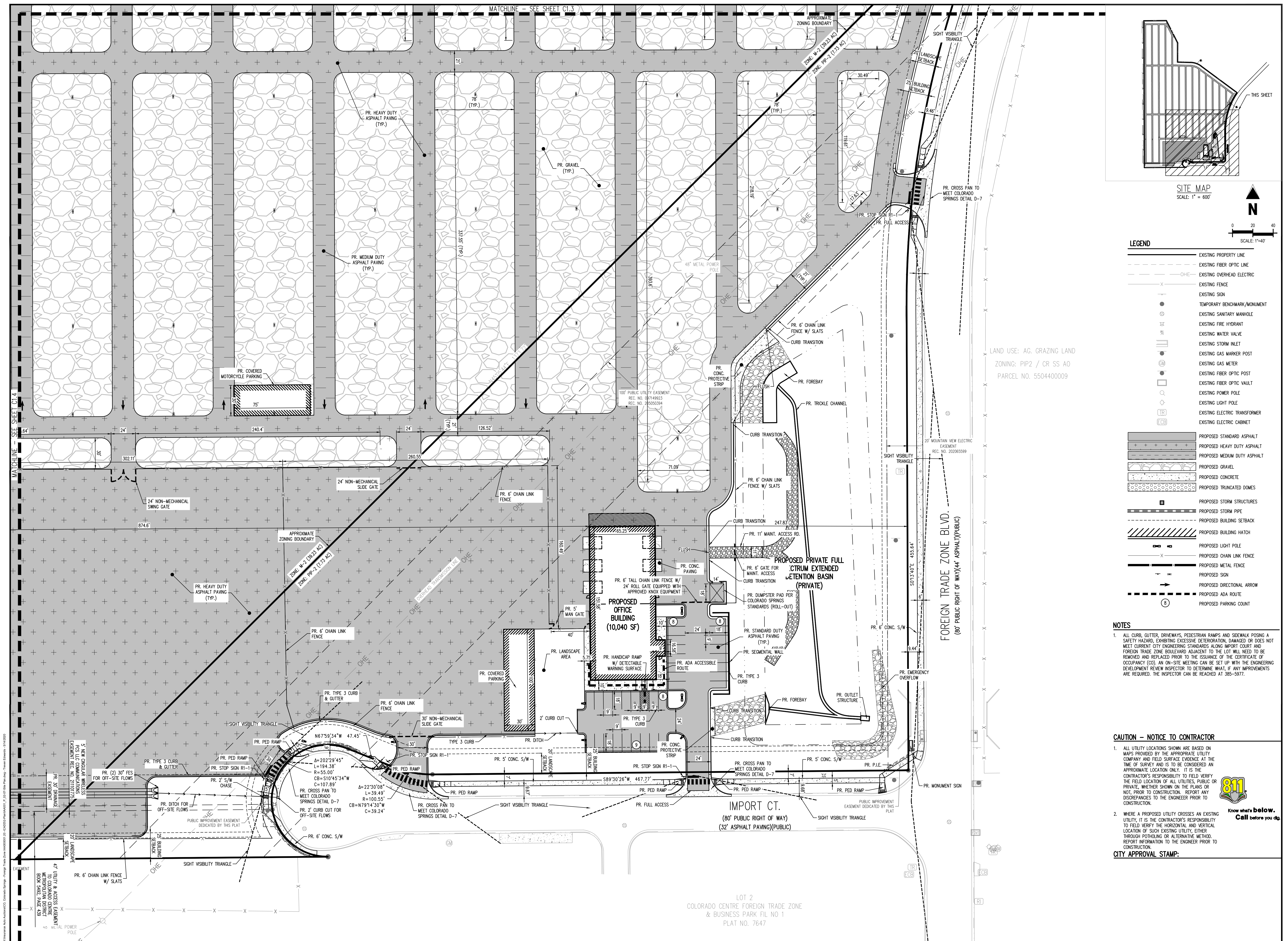
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Date: 5/14/2020	

SITE PLAN

AR DP 19-00601

C1.5

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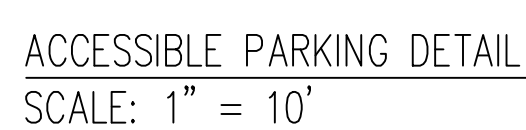
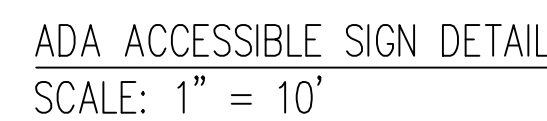
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Project No:	IAA0000001
Drawn By:	CMWJ
Checked By:	RGD
Date:	5/14/2020

SITE PLAN DETAILS

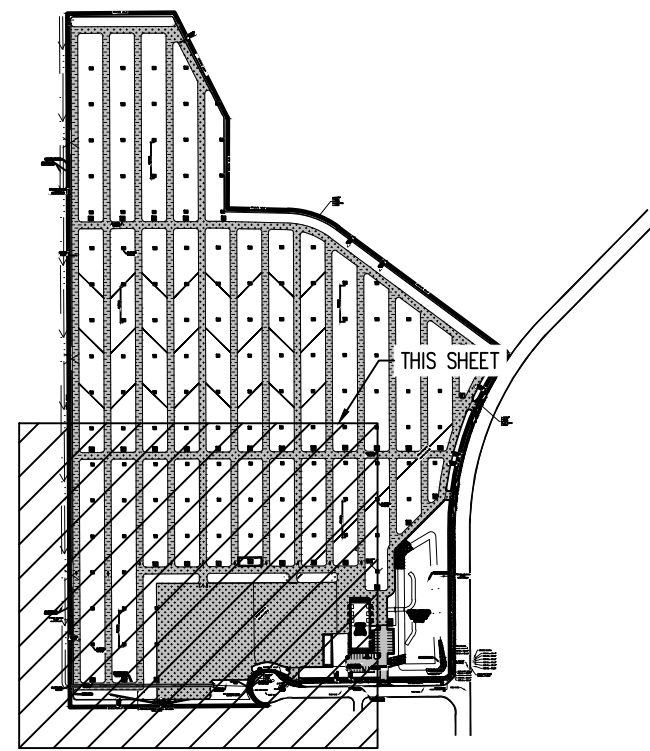
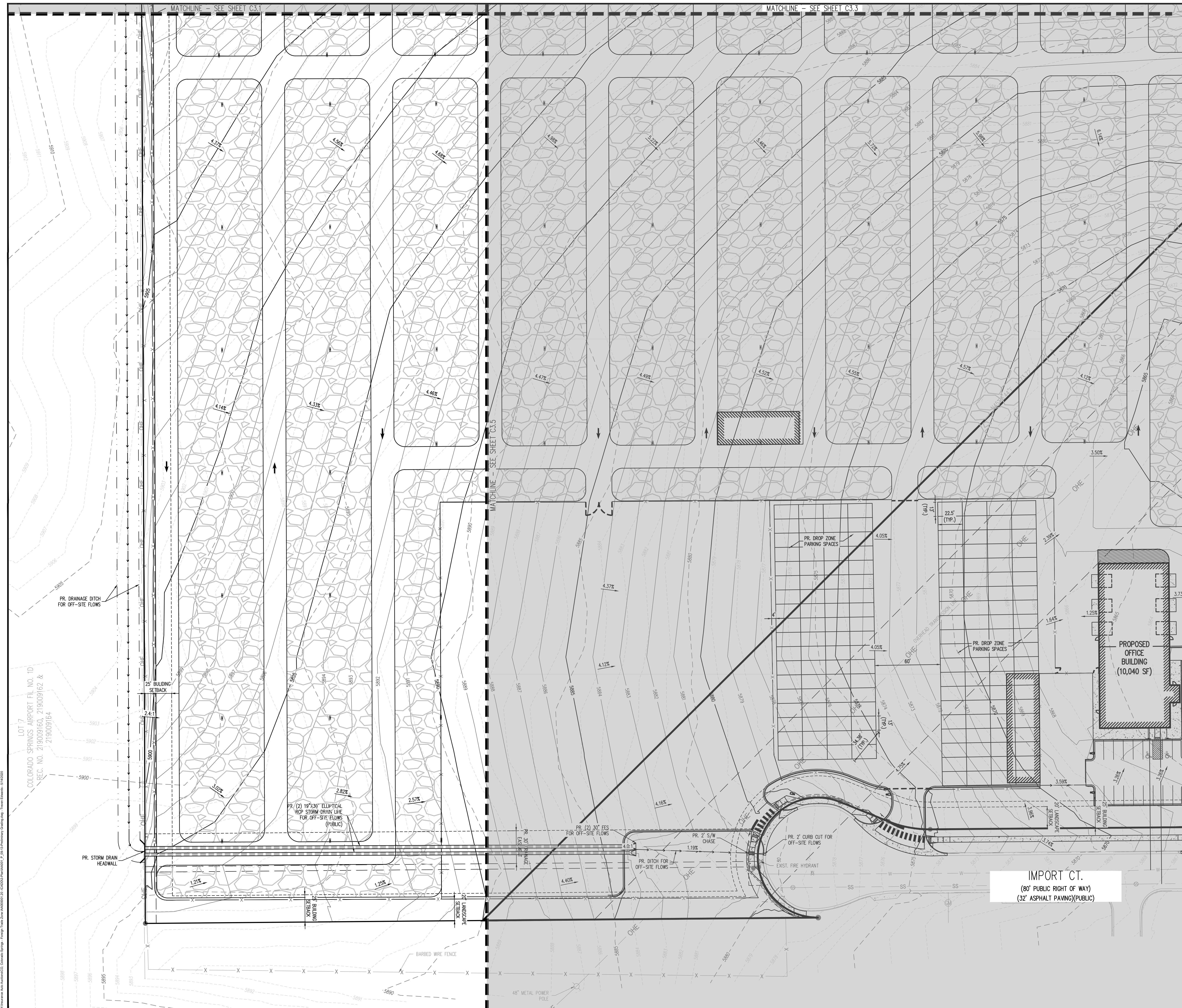
AR DP 19-00601

C2.2
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CITY APPROVAL STAMP:





LEGEND		COMMON SYMBOLS
	EXISTING PROPERTY LINE	
	EXISTING MINOR CONTOUR	
	EXISTING MAJOR CONTOUR	
	EXISTING FIBER OPTIC LINE	
	EXISTING UNDERGROUND ELECTRIC	
	EXISTING OVERHEAD ELECTRIC	
	EXISTING WATER	
	EXISTING SANITARY SEWER	
	EXISTING STORM PIPE	
	EXISTING FENCE	
	EXISTING SIGN	
	TEMPORARY BENCHMARK/MONUMENT	
	EXISTING SANITARY MANHOLE	
	EXISTING FIRE HYDRANT	
	EXISTING WATER VALVE	
	EXISTING STORM INLET	
	EXISTING GAS MARKER POST	
	EXISTING GAS METER	
	EXISTING FIBER OPTIC POST	
	EXISTING FIBER OPTIC PULL BOX	
	EXISTING FIBER OPTIC RISER	
	EXISTING FIBER OPTIC CABINET	
	EXISTING FIBER OPTIC VAULT	
	EXISTING POWER POLE	
	EXISTING LIGHT POLE	
	EXISTING ELECTRIC TRANSFORMER	
	EXISTING ELECTRIC METER	
	EXISTING ELECTRIC VAULT	
	EXISTING ELECTRIC CABINET	
	EXISTING ELECTRIC RISER	
	PROPOSED MAJOR CONTOUR	
	PROPOSED MINOR CONTOUR	
	PROPOSED GRAVEL	
	PROPOSED CONCRETE	
	PROPOSED TRUNCATED DOMES	
	PROPOSED SLOPE	
	TOP OF WALL	
	BOTTOM OF WALL	
	SPOT GRADE ELEVATION	
	PROPOSED STORM STRUCTURES	
	PROPOSED STORM PIPE	

CAUTION - NOTICE TO CONTRACTOR



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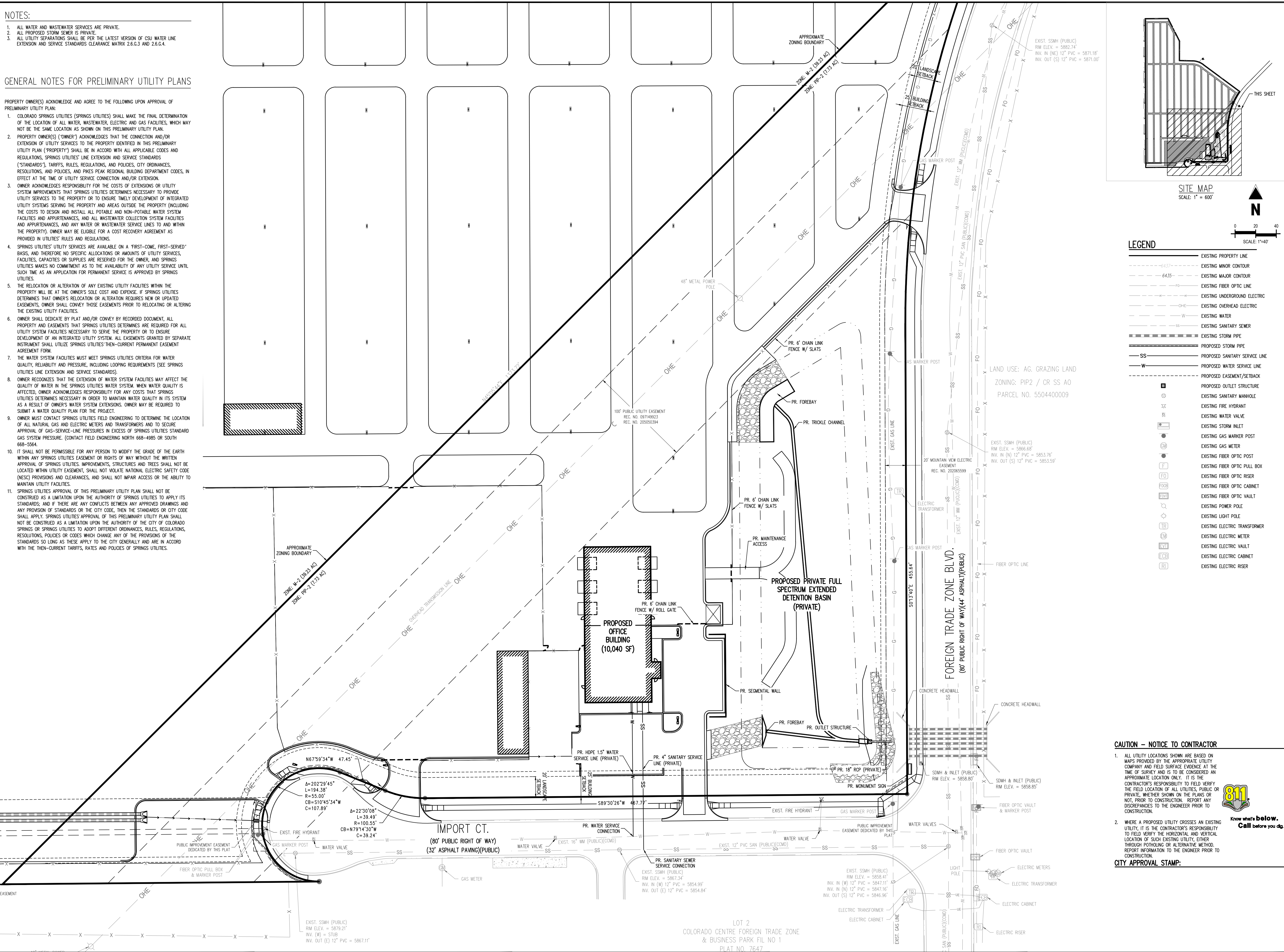
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AR DP 19-00601

1. ALL WATER AND WASTEWATER SERVICES ARE PRIVATE.
2. ALL PROPOSED STORM SEWER IS PRIVATE.
3. ALL UTILITY SEPARATIONS SHALL BE PER THE LATEST VERSION OF CSU WATER LINE EXTENSION AND SERVICE STANDARDS CLEARANCE MATRIX 2.6.G.3 AND 2.6.G.4.

OWNER(S) SHALL ACCEPT AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

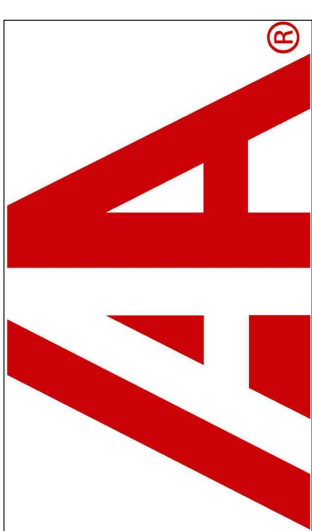
1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS ("STANDARDS"), TARIFFS, RULES, REGULATIONS, AND POLICY CITY ORDINANCES, REGULATIONS, AND POLICES, AND PASSES FEES REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL ALL POTABLE AND NON-POTABLE WATER SYSTEM FACILITIES, APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ALL GAS DISTRIBUTION AND WATER SERVICE LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4. SPRINGS UTILITIES' UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY MAY BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL DEVELOPMENT AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR UTILITY SYSTEM FACILITIES TO BE INSTALLED TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER MAIN. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY TO PAY ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM. AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS, OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHT-OF-WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRICAL SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS, AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, TARIFFS, POLICES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THEY APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICES OF SPRINGS UTILITIES.



1155 Kelly Johnson Blvd., Suite 305
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719.900.7220
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DEVELOPMENT PLANS

8500 IMPORT COURT
COLORADO SPRINGS, COLORADO 80925

[illegible]

Know what's **below**.
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Project No:	IAA0000001
Drawn By:	CMWJ
Checked By:	RGD
Date: 5/14/2020	

PRELIMINARY UTILITY & PUBLIC FACILITY PLAN

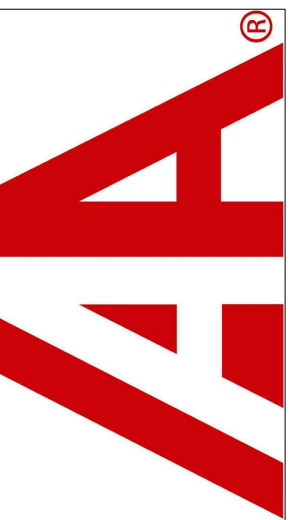
AR DP 19-00601

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DEVELOPMENT PLANS
INSURANCE AUTO AUCTIONS, INC.

8500 IMPORT COURT
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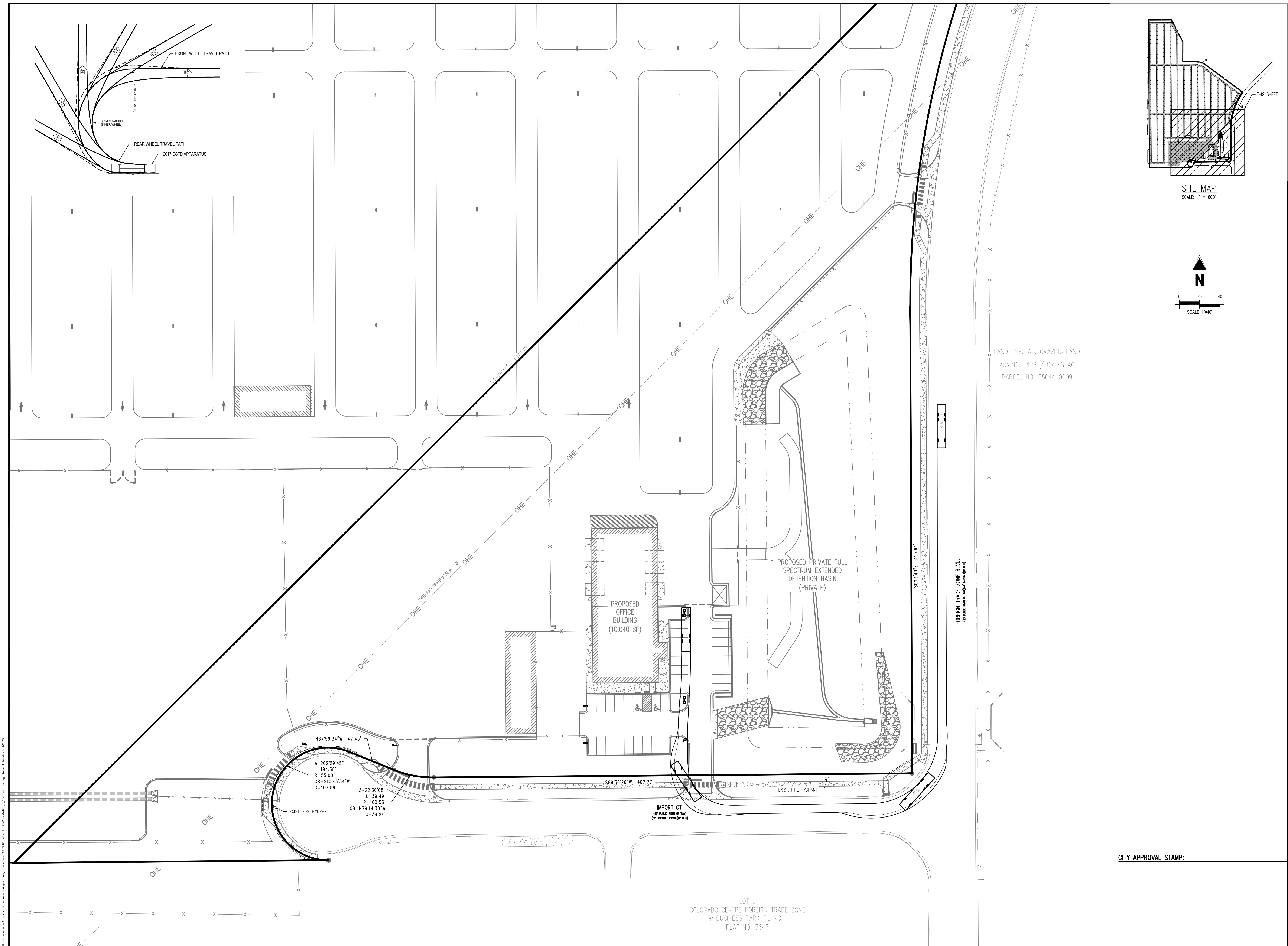
Project No:	IAA0000001
Drawn By:	CMWJ
Checked By:	RGD
Date: 5/14/2020	

TRUCK TURN

AR DP 19-00601

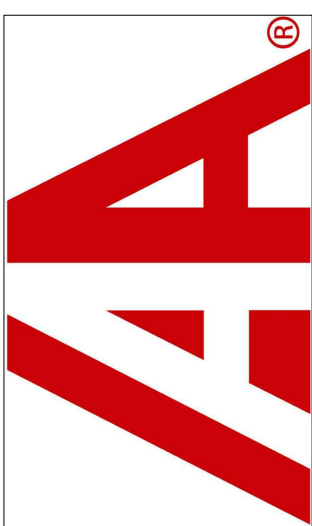
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DEVELOPMENT PLANS

88500 IMPORT COURT
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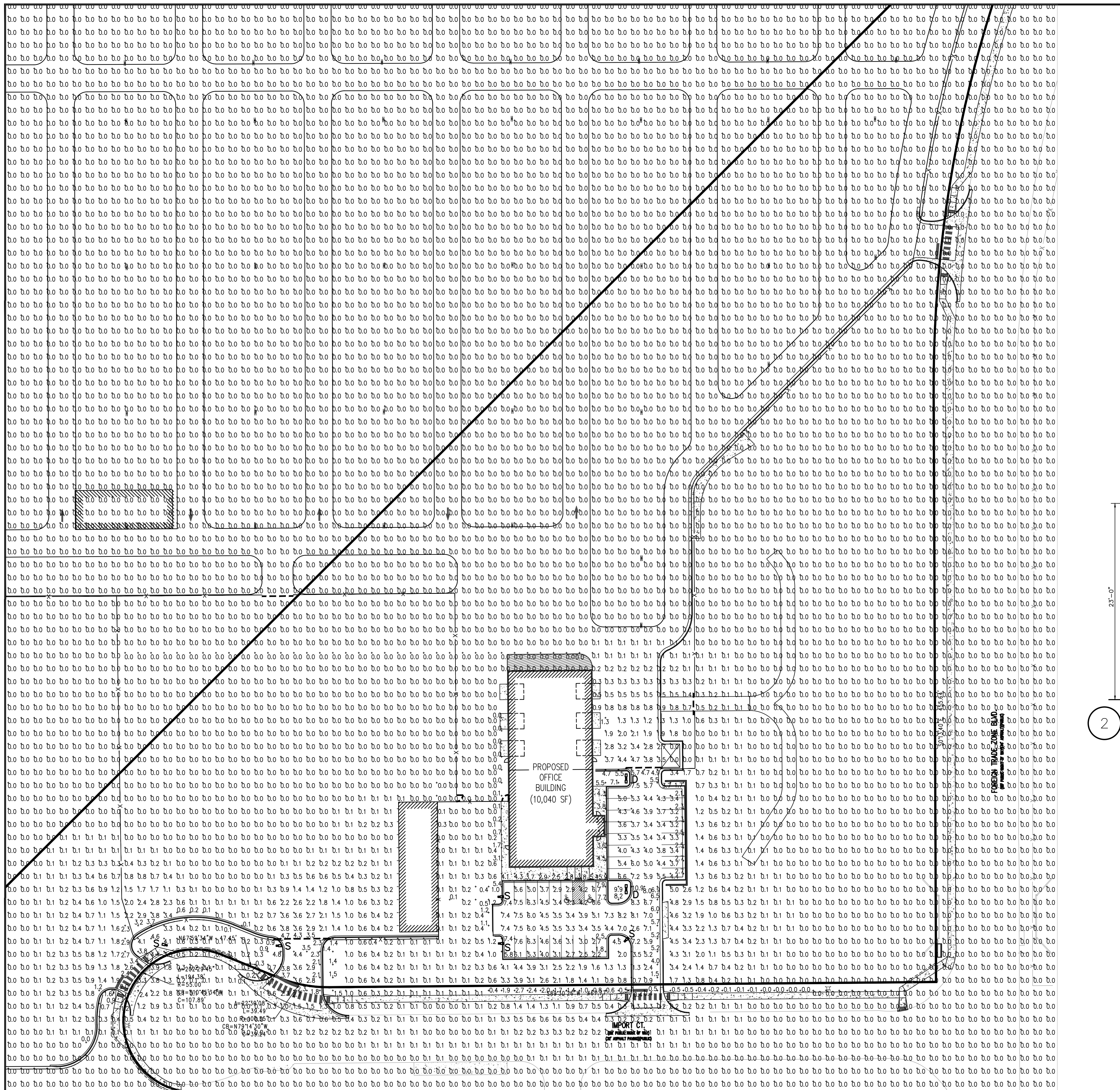
Know what's **below**.
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Project No:	IAA000001
Drawn By:	JG
Checked By:	RGD
Date: 5/14/2020	5/13/2020



PHOTOMETRIC PLAN

AR DP 19-00601

C6.1



1 PHOTOMETRIC SITE PLAN
SCALE: 1"=40'-0"

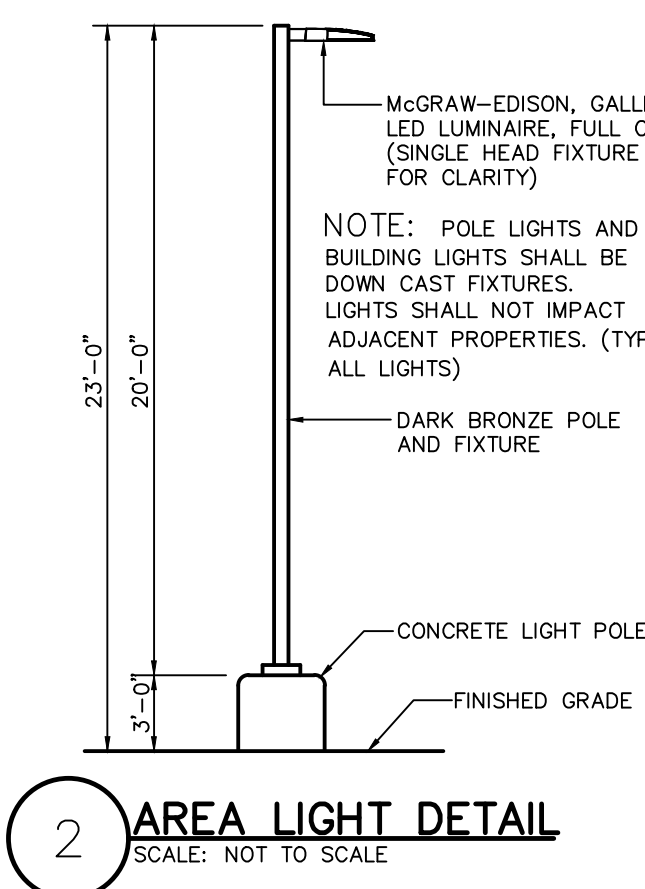
LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGE	MOUNTING	HEIGHT	LLF	SOURCE	MODEL NUMBER	DESCRIPTION	LUMENS	WATTS
	5	S	SINGLE	POLE	23'-0"	1.0	LED	GLEON-AF-03-LED-E1-SL4-BZ	EATON LIGHTING, FULL CUT-OFF LED AREA LUMINAIRE, TYPE SL4 DISTRIBUTION, 4000K CCT, BRONZE COLOR	17268	166
	2	D	2 @ 180"	POLE	23'-0"	1.0	LED	(2) GLEON-AF-03-LED-E1-SL4-BZ	EATON LIGHTING, FULL CUT-OFF LED AREA LUMINAIRE, TYPE SL4 DISTRIBUTION, 4000K CCT, BRONZE COLOR, DOUBLE HEAD	17268	166

NOTES:

1. VERIFY EXACT FIXTURES CATALOG NUMBER, FINISH, VOLTAGE, LAMP(S), LENGTHS AND OPTIONS WITH OWNER AND ARCHITECT PRIOR TO ORDERING ANY EQUIPMENT.
2. ALL SITE/AREA LIGHTS ARE MOUNTED ON 20'-0" POLES WITH 3'-0" CONCRETE BASES. TOTAL MOUNTING HEIGHT = 23'-0".

CALCULATION SUMMARY

LABEL	UNITS	AVG	MAX	MIN
PARKING AREAS	FC	4.11	8.0	1.7
DRIVE AREAS	FC	4.95	10.9	1.9
ENTRY AREAS	FC	2.45	5.2	0.5



NOTES:

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

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

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

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

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

THE 23'-0" MOUNTING HEIGHT IS THE ACTUAL ASSEMBLY (POLE, BASE, AND FIXTURE) AND MAY DIFFER FROM THE FROM THE LUMINAIRE'S LUMINOUS APERTURE.

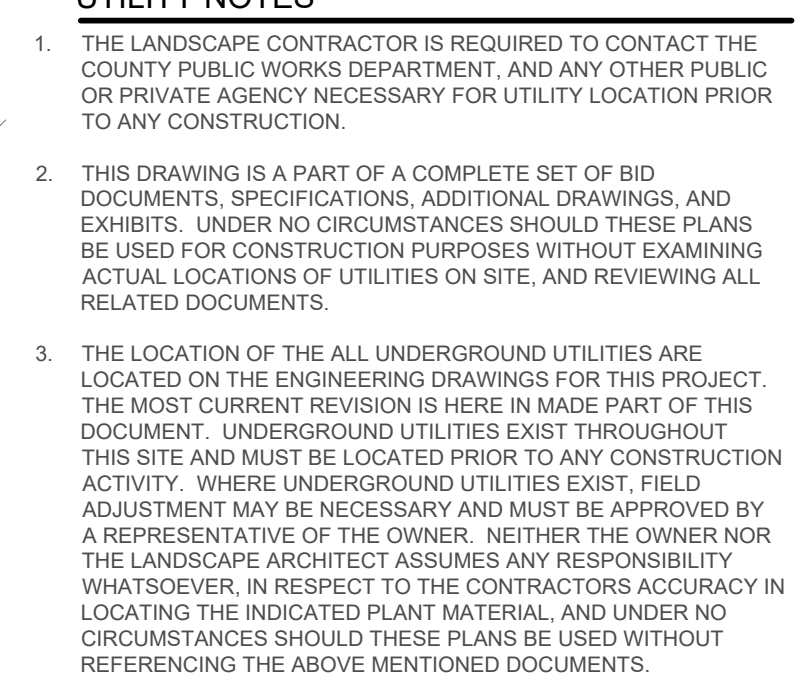
THIS PLAN IS FOR RELATIVE LAYOUT AND SCOPE OF WORK PURPOSES ONLY. REFER TO SITE PLAN PREPARED BY LOCAL CONSULTANT FOR RELATIONSHIP OF THESE LUMINAIRES AND THEIR LOCATIONS TO EXISTING STRUCTURES AND REFERENCE.

SITE LIGHTING DESIGN USES FIXTURES THAT MAY APPEAR VISUALLY IDENTICAL BUT EMPLOY DIFFERENT OPTICS THAT DISTRIBUTE THE LIGHT IN DIFFERENT MANNERS OR DIFFER IN LIGHTING INTENSITY. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THE DIFFERENT DISTRIBUTION PATTERNS AND LUMEN PACKAGES AND MATCHING THE LOCATIONS OF THESE AS SHOWN IN PLANS. DEVIATION FROM PLANS WILL RESULT IN FAILURE TO MEET LOCAL LIGHTING ORDINANCES AND DESIGN INTENT AND WILL NEED TO BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL EXPENSE TO OWNER OR LIGHTING DESIGNER.

CAUTION – NOTICE TO CONTRACTOR

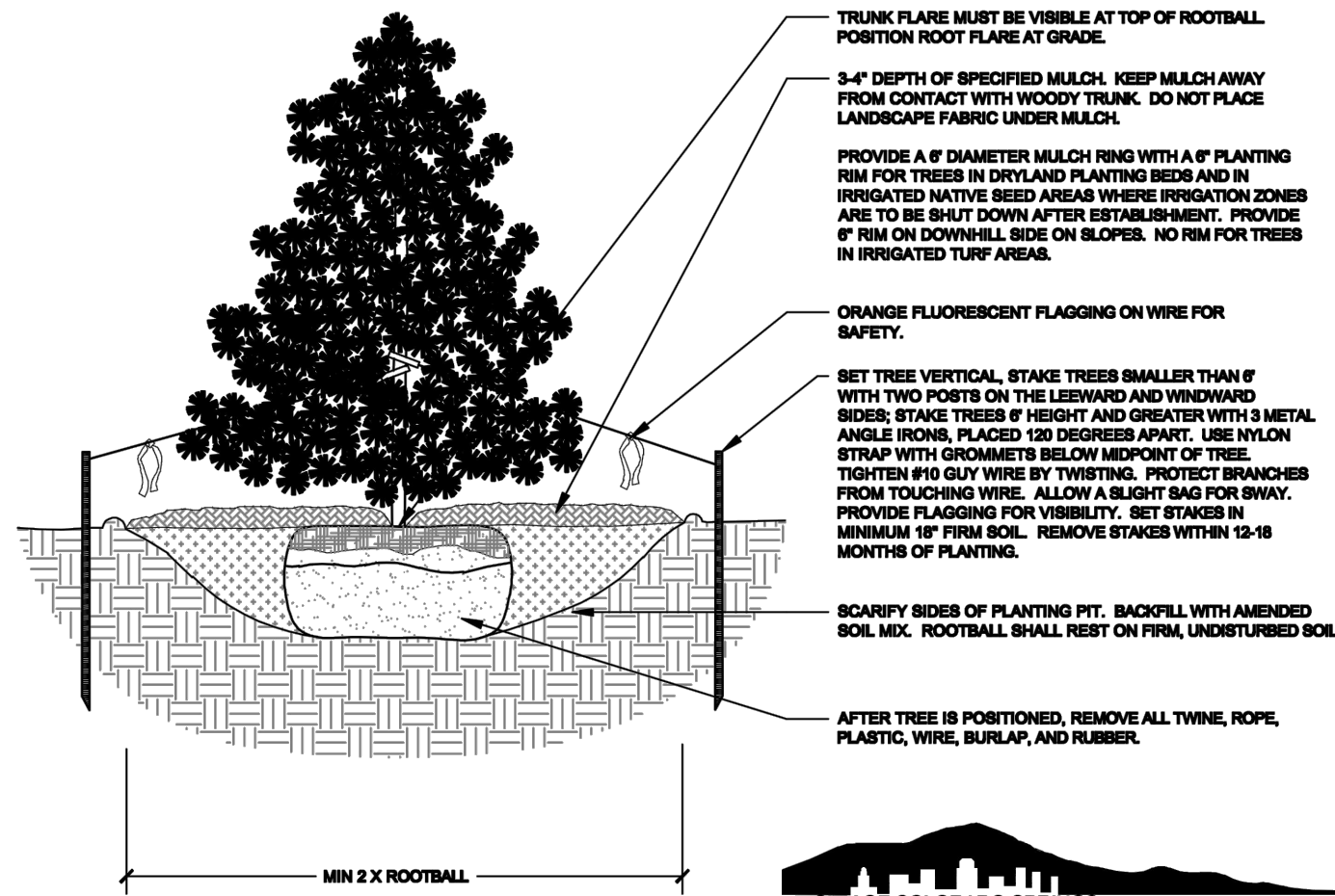
1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IT IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE,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

CITY APPROVAL STAMP:



Sheet 18 of 21

- NOTES:
1. DO NOT REMOVE OR CUT LEADER.
 2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 5. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE. WHENEVER POSSIBLE.
 7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



Disclaimer: These planting details are for City review and approval process only and shall not be used for construction or bidding purposes.

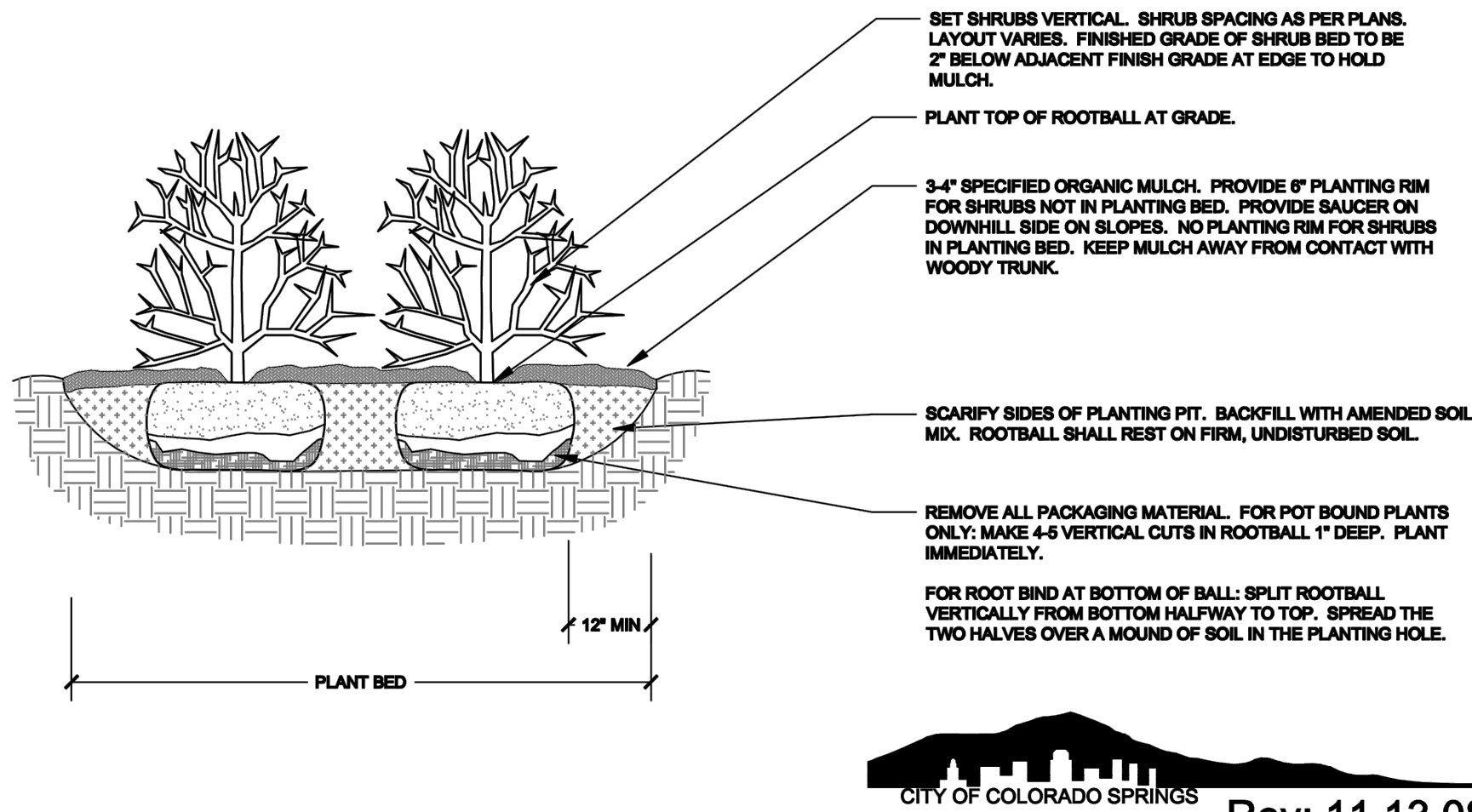
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE

Rev: 11.13.08

SECTION

- NOTES:
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
 6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



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SHRUB PLANTING DETAIL

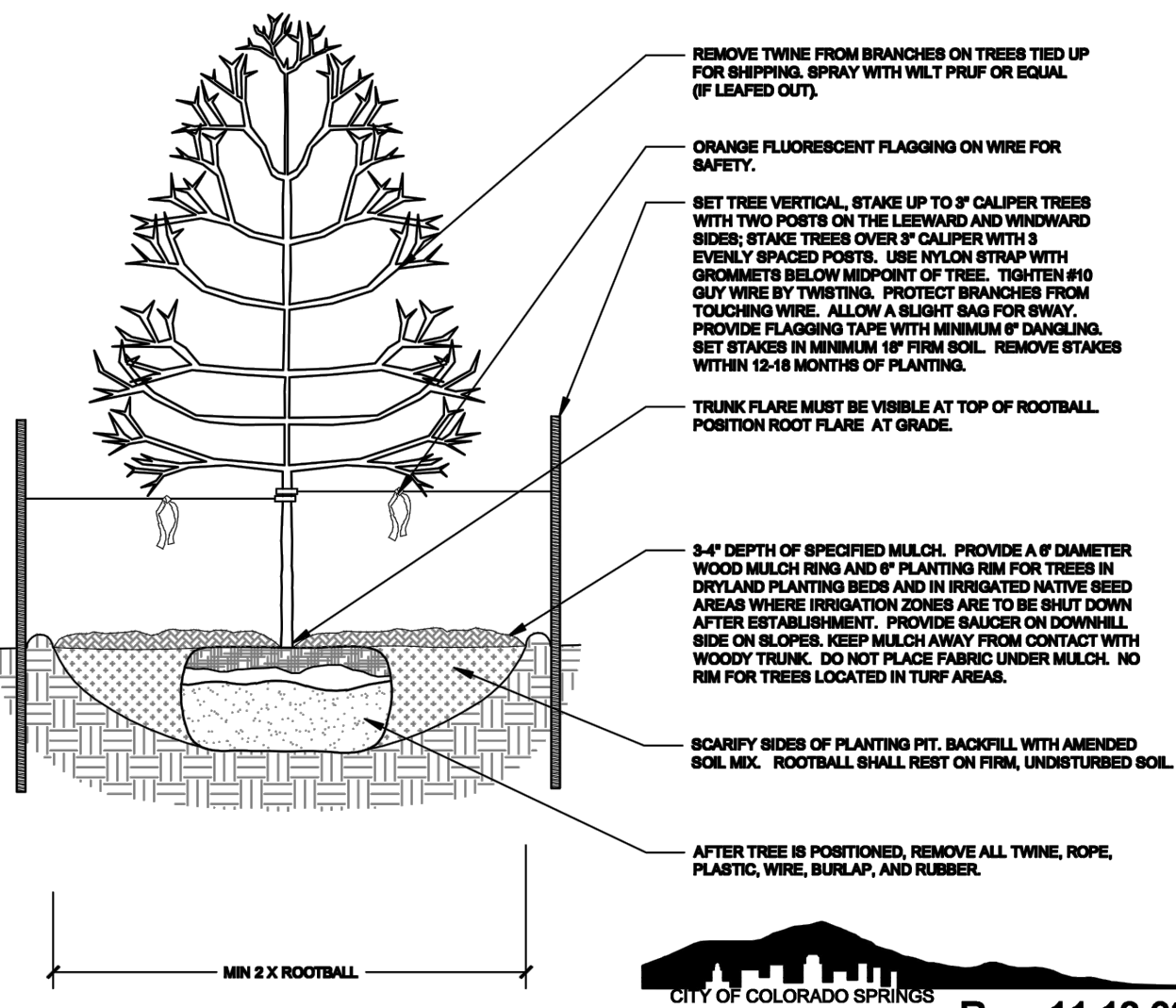
NOT TO SCALE

Rev: 11.13.08

SECTION

- NOTES
1. SOIL ANALYSIS SHALL BE SUBMITTED WITH FINAL LANDSCAPE PLAN WITH BUILDING PERMIT.
 2. A FINAL LANDSCAPE AND IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 3. IN PREPARATION FOR THE IRRIGATION PLAN, WATER CONSERVATION TOOLS AND TECHNIQUES ARE REQUIRED TO ACHIEVE COMPREHENSIVE BEST WATER MANAGEMENT PRACTICES INCLUDING IMPLEMENTATION, ESTABLISHMENT AND LONG TERM MAINTENANCE PLANNING. COORDINATION BETWEEN THE LANDSCAPE ARCHITECT, IRRIGATION DESIGNER, INSTALLER AND THE MAINTENANCE COMPANY IS HIGHLY RECOMMENDED TO ACHIEVE A STRONG WATER MANAGEMENT PLAN.
1. SYSTEM DESIGN
- COMPONENTS: SENSORS, SMART CONTROLLERS, NEW TECHNOLOGY, ETC.
- SCHEDULES: APPLICATION RATES FOR TURF TYPES (NEW, ESTABLISHED, LONG RANGE REDUCTIONS), SEASONAL ADJUSTMENTS, SLOPES, SUN ORIENTATION & MICRO CLIMATES (NORTH VS. SOUTH FACING), SOIL TYPES.
- SHORT TERM AND LONG TERM WATER SCHEDULE REDUCTIONS, ANNUAL MAINTENANCE SUCH AS AUDITS, PART REPLACEMENTS, ETC.

- NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 6. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
 8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



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DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

Rev: 11.13.08

SECTION

PLANTING NOTES

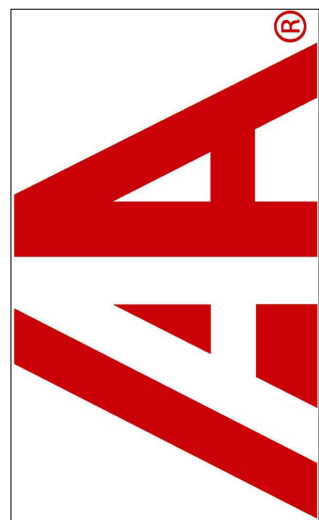
- GENERAL
1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
 2. LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE 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 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.
 3. THE 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.
 4. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
 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).
 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.
 7. ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
 8. FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
 9. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
 10. WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
 11. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
 12. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
- FINISH GRADING AND SOIL PREPARATION
13. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
 14. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 15. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNERS REPRESENTATIVE CONSIDERATION.
 16. UPON COMPLETION OF SOIL TESTING, AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC YARD PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.
 17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 19. ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO T-STAKES SHALL BE USED FOR TREES.
 20. ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
 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. RTT TALL FESCUE HAS BEEN APPROVED IN MANY JURISDICTIONS AS A LOW-MODERATE HYDROZONE PLANT MATERIAL. INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 24. ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
 25. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
 26. 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.
 27. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
 28. 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.
 29. AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE 1.5X THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
 30. ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
 31. GEO TEXTILE FABRIC SHALL BE IN ACCORDANCE WITH ASTM D 1682 AND SHALL BE MADE SPECIFICALLY FOR USE IN LANDSCAPE APPLICATION ONLY. NOMINAL WEIGHT SHALL BE 3.5 OZ (MIN.) PER SQUARE YARD. ITS PERMEABILITY SHALL BE A MINIMUM OF 0.7 CM/SEC (MIN.) (OR APPROVED EQUAL). NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
 32. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
 33. 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.
 34. ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL. NETTING FROM ROLLS. NETTING SHALL BE #COT-120, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

Galloway

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DEVELOPMENT PLANS
INSURANCE AUTO AUCTIONS, INC.

8500 IMPORT COURT
COLORADO SPRINGS, COLORADO 80925

#	Date	Issue / Description	Init.
1	10-11-2019	CO SPRINGS DP COMMENTS	JDP
2	5-15-2020	REVISED SITE LAYOUT	TJE
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Project No: IAA000001
Drawn By: DTT
Checked By: RGD
Date: 5/14/2020

**PRELIMINARY LANDSCAPE
PLAN DETAILS**

AR DP 19-00601

L1.2

Sheet 20 of 21

CITY APPROVAL STAMP:

