

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 FIRST QUARTER 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.
1755 TELSTAR DRIVE, SUITE 107
COLORADO SPRINGS, CO 80920
TELE: (719) 900-7220
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EMAIL: GRANTDENNIS@GALLOWAYUS.COM

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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;

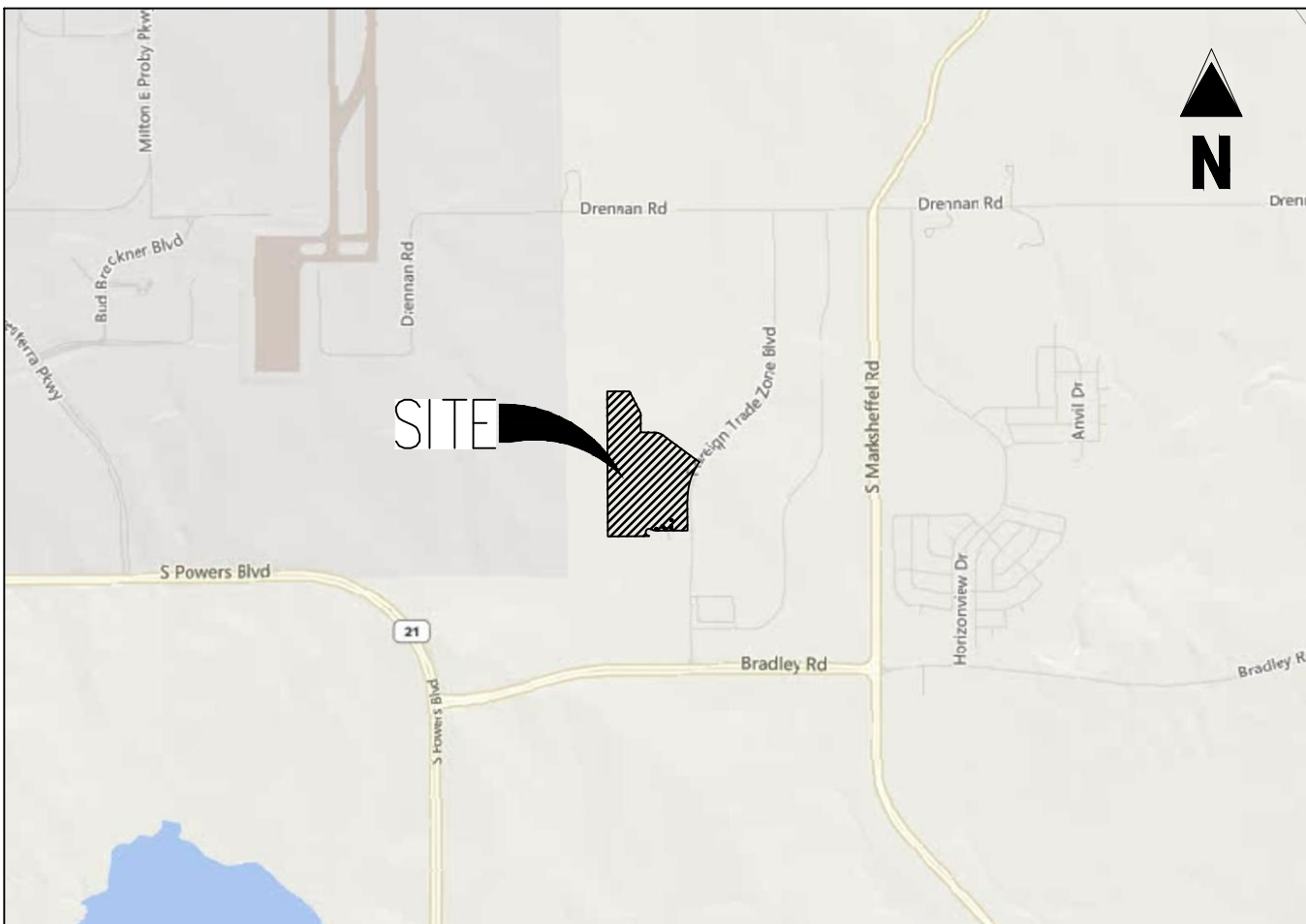
THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 100.55 FEET, A CENTRAL ANGLE OF 22°30'08", A DISTANCE OF 39.49 FEET, A CHORD BEARING OF N79°14'30"W WITH A CHORD DISTANCE OF 39.24 FEET;

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



VICINITY MAP
N.T.S.

SHEET INDEX		
SHEET NUMBER	SHEET TITLE	SHEET DESCRIPTION
1	COVER PAGE	C0.0
2	OVERALL KEY MAP	C1.0
3	SITE PLAN	C1.1
4	SITE PLAN	C1.2
5	SITE PLAN	C1.3
6	SITE PLAN	C1.4
7	SITE PLAN	C1.5
8	SITE PLAN DETAILS	C2.1
9	SITE PLAN DETAILS	C2.2
10	PRELIMINARY GRADING PLAN	C3.1
11	PRELIMINARY GRADING PLAN	C3.2
12	PRELIMINARY GRADING PLAN	C3.3
13	PRELIMINARY GRADING PLAN	C3.4
14	PRELIMINARY GRADING PLAN	C3.5
15	PRELIMINARY UTILITY & PUBLIC FACILITY PLAN	C4.1
16	TRUCK TURN	C5.1
17	PHOTOMETRIC PLAN	D6.1
18	PRELIMINARY LANDSCAPE PLAN	L1.1
19	PRELIMINARY LANDSCAPE PLAN DETAILS	L1.2
20	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		TBD
DEVELOPMENT SCHEDULE		FIRST QUARTER OF 2020
REQUIRED SETBACKS:		
FRONT SETBACK (ROW)		25'
SIDE SETBACK		10'
REAR SETBACK		25'
RIGHT OF WAY BUFFER		20'
SIDE & REAR YARD BUFFER		10'
EXISTING DEVELOPMENT DATA		
SITE AREA		2,045,419 SF (46.96 ACRES)
EXISTING ZONING		M-2: HEAVY INDUSTRIAL, PP-2: PLANNED INDUSTRIAL PARK & AO: AIRPORT OVERLAY
CITY FILE REFERENCE NUMBER		TBD
ORDINANCE NUMBER		TBD
DRAINAGE BASIN		JIMMY CAMP CREEK
PROPOSED DEVELOPMENT DATA		
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: 745 SPACES (1 PER 400 SF)
PARKING PROVIDED (TOTAL)		44 SPACES (INCLUDING 2 ADA SPACES (1 VAN SPACE, 1 STANDARD SPACE))

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2. INSURANCE AUTO AUCTIONS, INC. WILL BE RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE ASSOCIATED WITH THE NEW LANDSCAPING SCHEME 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 PLAT. 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 MUTCO STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
6. ALL SITE LIGHTING OR OTHER LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR SHIELD TO PREVENT LIGHT SPILLAGE onto ADJACENT PROPERTIES AND ROADWAYS.

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Project No:	IAA000001
Drawn By:	JP
Checked By:	RGD
Date:	9/13/2019

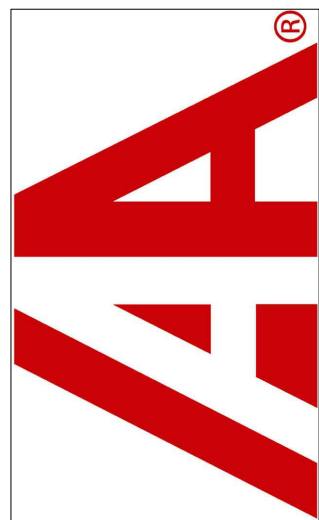
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Sheet 1 of 20

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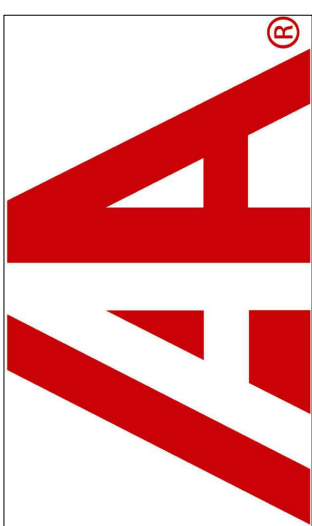
DEVELOPMENT PLANS

NWC IMPORT CT & FOREIGN TRADE ZONE BLVD
COLORADO SPRINGS, COLORADO 80925



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DEVELOPMENT PLANS
INSURANCE AUTO AUCTIONS, INC.

NWC IMPORT CT & FOREIGN TRADE ZONE BLVD
COLORADO SPRINGS, COLORADO 80925

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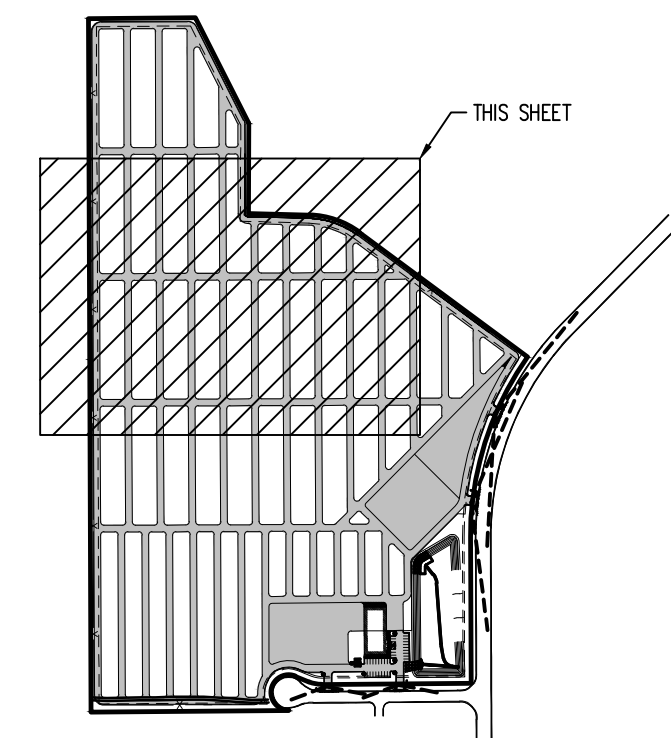
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Drawn By:	CMWJ
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Date:	9/12/2019

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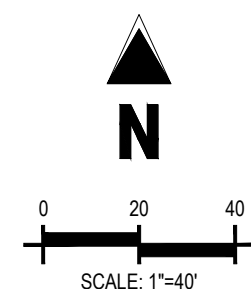
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Sheet 3 of 20



SITE MAP
SCALE: 1" = 600'

SCALE: 1" = 600'



LEGEND

- | | |
|--|----------------------------------|
| | EXISTING PROPERTY LINE |
| | EXISTING FENCE |
| | EXISTING SIGN |
| | TEMPORARY BENCHMARK/MONUMENT |
| | EXISTING SANITARY MANHOLE |
| | 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 TYPE 3 CURB AND GUTTER |
| | PROPOSED CURB |
| | PROPOSED 6" THICK STRIPING |
| | PROPOSED STRIPING |
| | PROPOSED EASEMENT/SETBACK |
| | PROPOSED SIGHT DISTANCE TRIANGLE |
| | PROPOSED ASPHALT |
| | PROPOSED GRAVEL |
| | PROPOSED CONCRETE |
| | PROPOSED TRUNCATED DOMES |
| | RELOCATED FIBER OPTIC SIGN |
| | PROPOSED SIGN |
| | PROPOSED HANDICAP PARKING |
| | PROPOSED PARKING BOLLARD |

CAUTION - NOTICE TO CONTRACTOR

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

CITY APPROVAL STAMP:

McInsurance Auto Auctions/C.O. Colorado Springs - Foreign Trade Zone IAA00301 20 - ICA0D2-PlantIAA051 P 02-07-Site Plan.dwg - Cadeb Johnson - 9/12/2019

MATCHLINE - SEE SHEET C1.2

S079'31"W 281.34'

PR. SEGMENTAL WALL

ZONING: M2 / CR AO

PARCEL NO. 5504400007

S88°24'55"E 190.44'

FOUND 1.5" ALUMINUM CAP STAMPED
"CCES LLC PLS 30118"

$\Delta = 34^{\circ}55'17''$
 $L = 168.22'$
 $R = 278.00'$
 $CB = S70^{\circ}57'16''E$
 $C = 165.63'$

FOUND 1.5" ALUMINUM CAP STAMPED
"CCES LLC PLS 30118"

MATCHLINE - SEE SHEET C1.3

PR. 6' OPAQUE FENCE

LOT 7
COLORADO SPRINGS AIRPORT FIL NO. 1D
REC. NO. 219009160, 219009162 &
219009164

FOUND 1.5" ALUMINUM CAP STAMPED
"CCES LLC PLS 30118"

N013'40"W 2165.57'

PR. ASPHA
PAVING

PR. GRAVE

MATCHLINE - SEE SHEET C1.4

\\galloway\apps\autocad\c1\Colorado Springs\Insurance Auto Auctions\Insurance Auto Auctions\c1\c1.2.dwg 12/12/2019 10:10:11 AM 11/12/2019 10:10:11 AM

FOUND 2.5" ALUMINUM CAP
QUARTER CORNER SECTION 4 STAMPED
"1985 LS 17864"

LAND USE: AG. GRAZING LAND

ZONING: A-5 CAD-0

PARCEL NO. 5504100001

H89°31'16"E 334.23'

BARBED WIRE FENCE

25' BUILDING
SETBACK

PR. 6' OPAQUE FENCE

328°15' 308.8'

PR. ASPHALT
PAVING

PR. GRAVEL

21'

FOUND 1.5" ALUMINUM CAP STAMPED
"CCES LLC PLS 30118"

PR. SEGMENTAL WALL

LAND USE: AG. GRAZING LAND

ZONING: M2 / CR A0

PARCEL NO. 5504400007

S88°24'50"E 100.44'

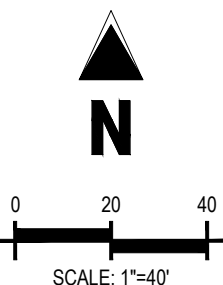
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A=34°55'17"
L=168.22'
R=276.00'
CB=570°57'16"E
C=165.63'

FOUND 1.5" ALUMINUM CAP STAMPED
"CCES LLC PLS 30118"

MATCHLINE - SEE SHEET C1.1

SITE MAP
SCALE: 1" = 600'



LEGEND

- EXISTING PROPERTY LINE
- EXISTING FENCE
- EXISTING SIGN
- TEMPORARY BENCHMARK/MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING STORM INLET
- EXISTING GAS MARKER POST
- EXISTING GAS METER
- EXISTING FIBER OPTIC POST
- EXISTING FIBER OPTIC PULL BOX
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- PROPOSED SIGN
- PROPOSED HANDICAP PARKING
- PROPOSED PARKING BOLLARD

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- 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.

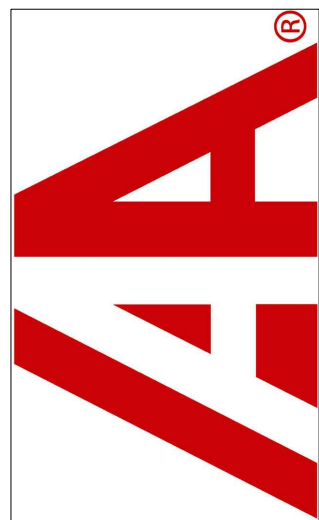
CITY APPROVAL STAMP:

Galloway

1755 Teletar Drive, Suite 107
Colorado Springs, CO 80920
719.900.7220
gallowayUS.com

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DEVELOPMENT PLANS
INSURANCE AUTO AUCTIONS, INC.

NWC IMPORT CT & FOREIGN TRADE ZONE BLVD
COLORADO SPRINGS, COLORADO 80925

#	Date	Issue / Description	Init.
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Project No:	IAA000001
Drawn By:	CMWJ
Checked By:	RGD
Date:	9/12/2019

SITE PLAN

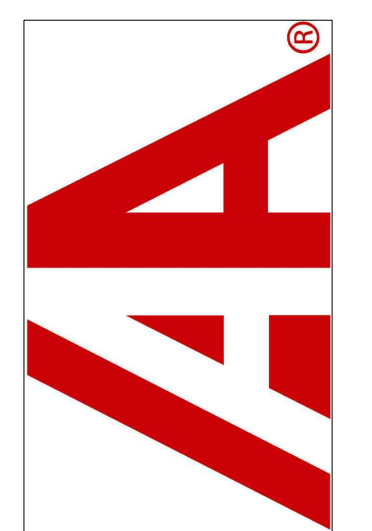
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Sheet 4 of 20

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COLORADO SPRINGS, COLORADO 80925

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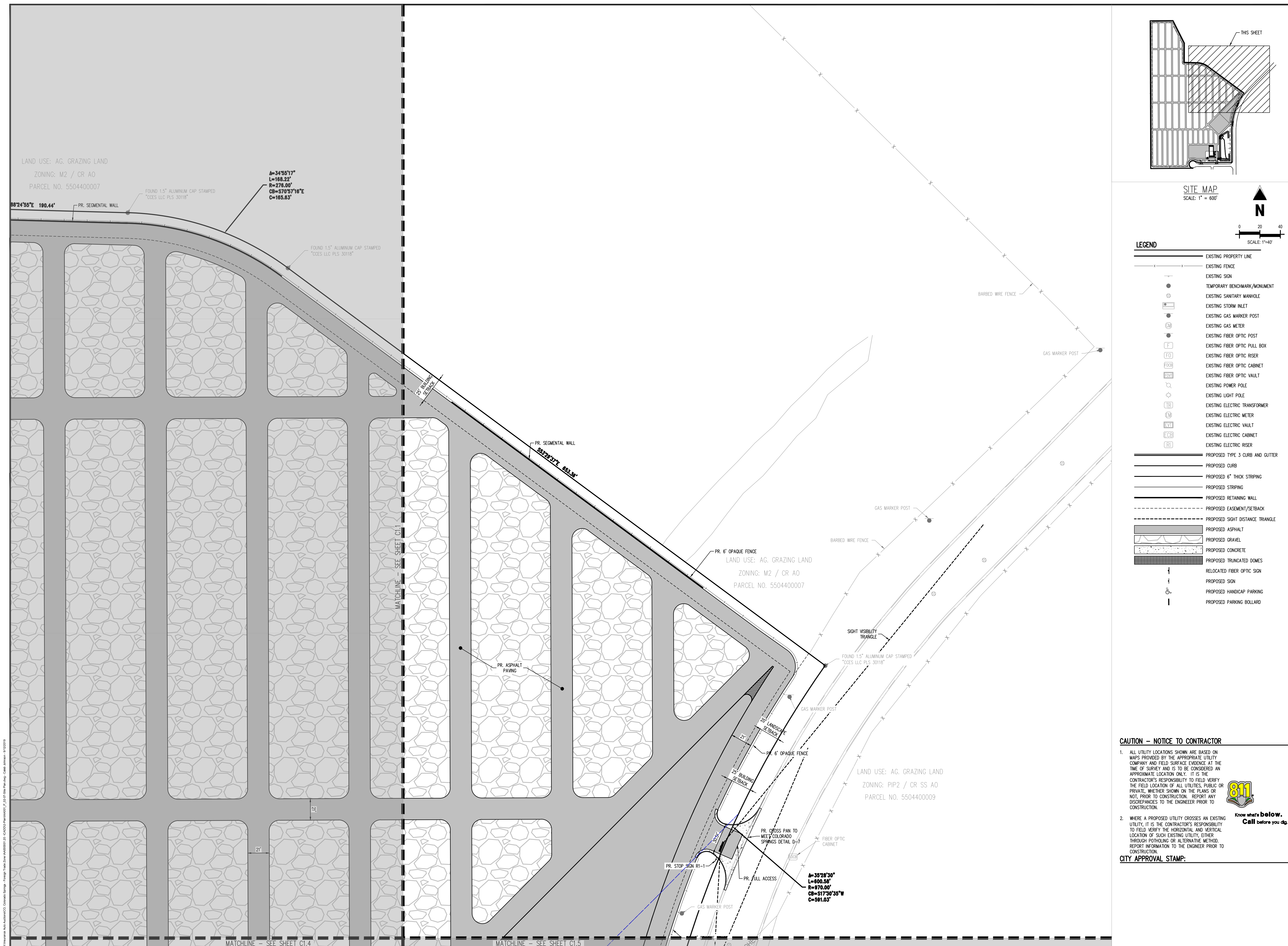
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Drawn By:	CMWJ
Checked By:	RGD
Date:	9/12/2019

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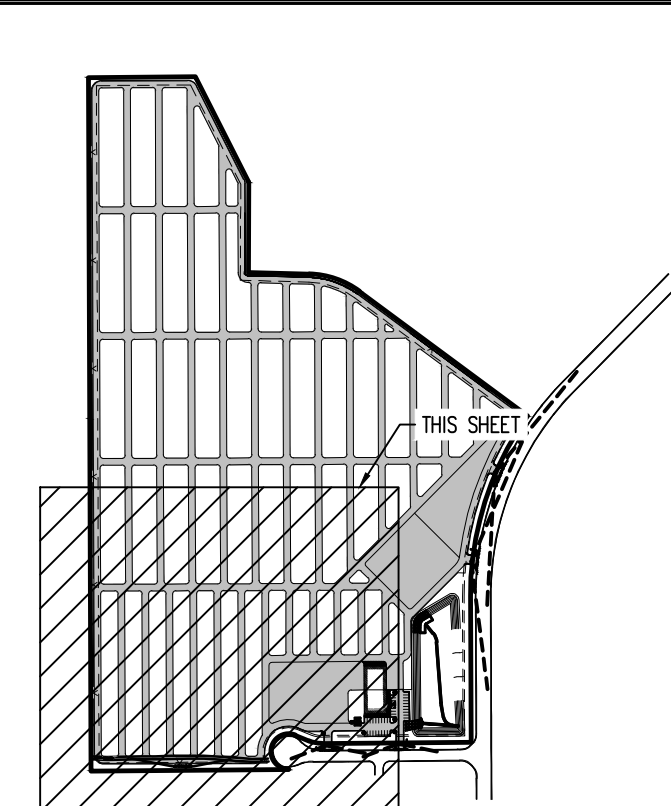
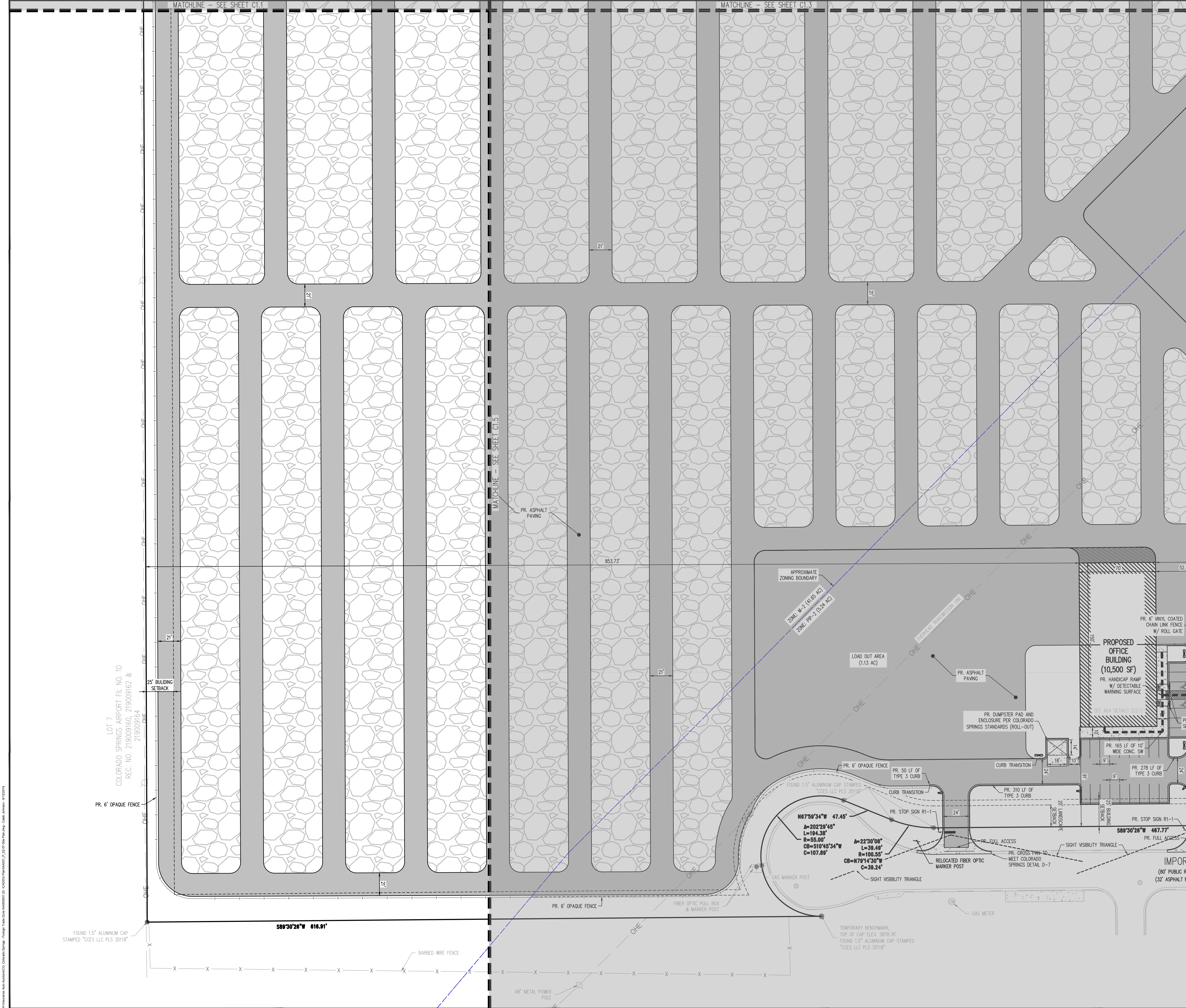
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C1.3

Sheet 5 of 20



Colorado Springs Airport Fil No. 10
REC. NO. 219009160, 219009162 &
219009164



SITE MAP
SCALE: 1" = 600'

- LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING FENCE
 - EXISTING SIGN
 - TEMPORARY BENCHMARK/MONUMENT
 - EXISTING SANITARY MANHOLE
 - 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
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 - EXISTING ELECTRIC CABINET
 - EXISTING ELECTRIC RISER
 - PROPOSED TYPE 3 CURB AND GUTTER
 - PROPOSED CURB
 - PROPOSED 6" THICK STRIPING
 - PROPOSED STRIPING
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 - PROPOSED GRAVEL
 - PROPOSED CONCRETE
 - PROPOSED TRUNCATED DOMES
 - RELOCATED FIBER OPTIC SIGN
 - PROPOSED SIGN
 - PROPOSED HANDICAP PARKING
 - PROPOSED PARKING BOLLARD

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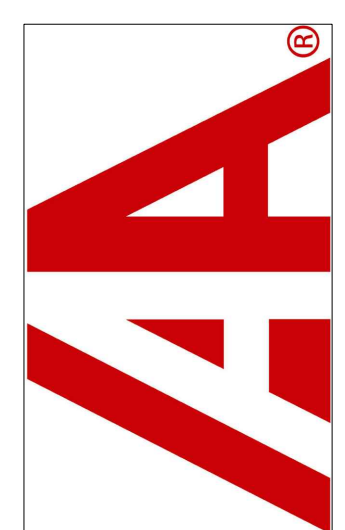
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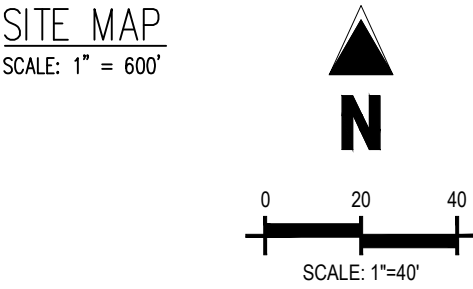
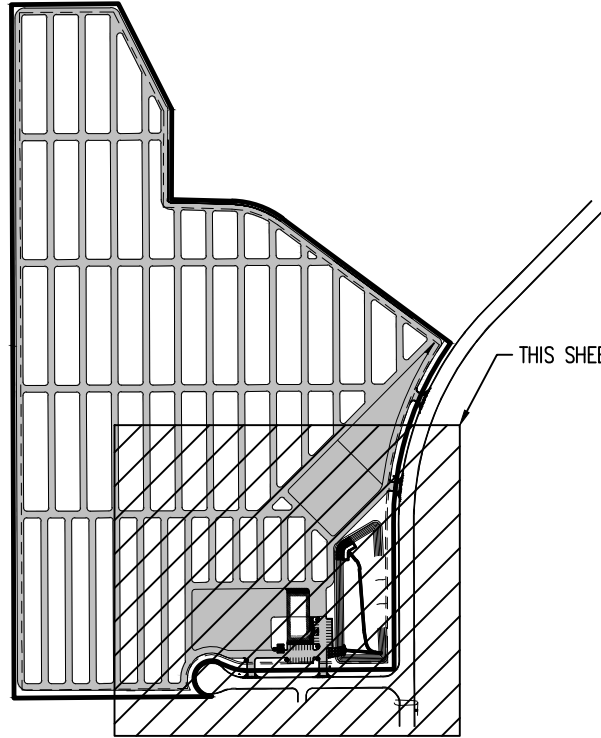
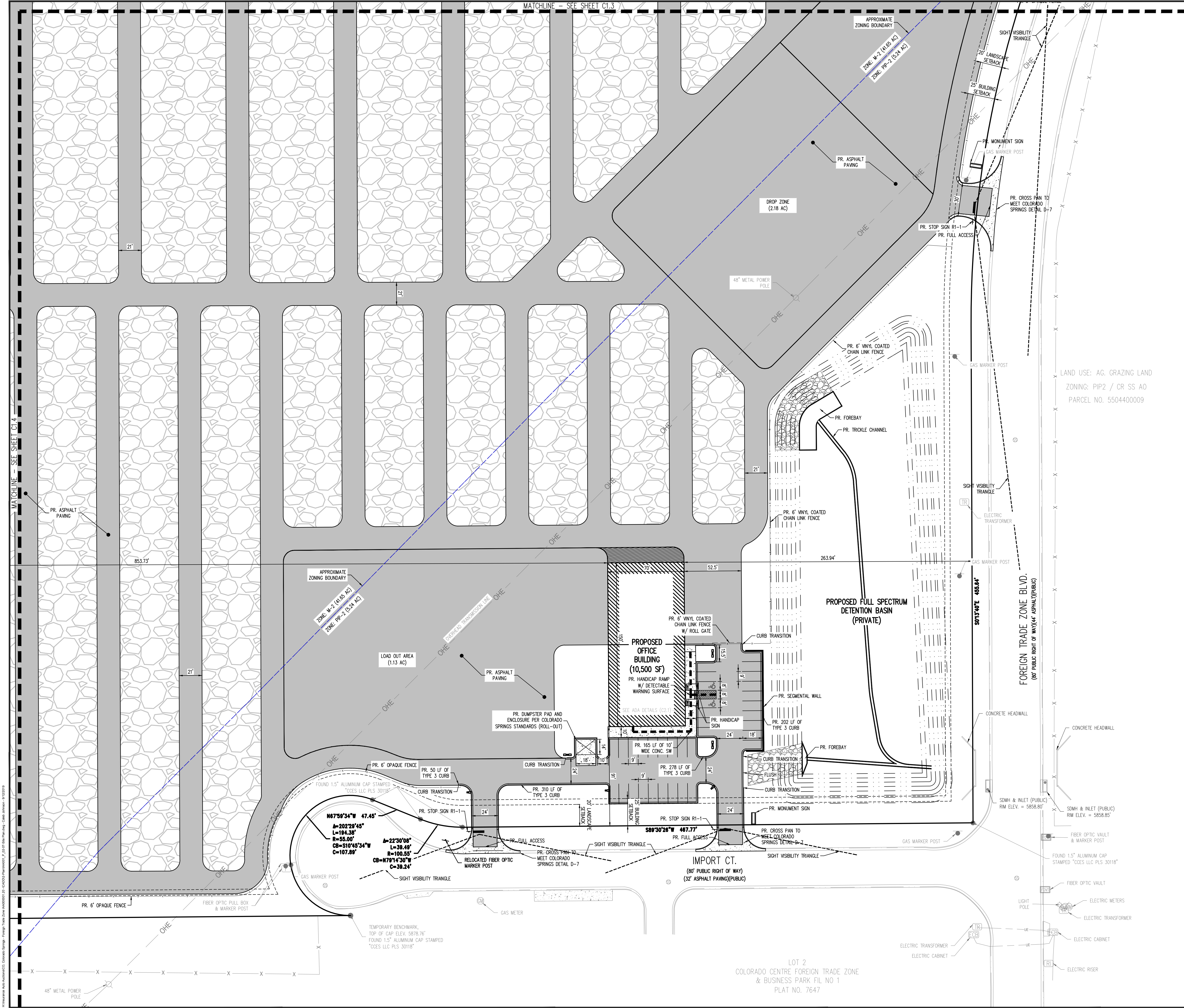
Project No:	IAA000001
Drawn By:	CMWJ
Checked By:	RGD
Date:	9/12/2019

SITE PLAN

XX XX 19-XXXXX

C1.4

Sheet 6 of 20



LEGEND

- EXISTING PROPERTY LINE
- EXISTING FENCE
- EXISTING SIGN
- TEMPORARY BENCHMARK/MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING STORM INLET
- EXISTING GAS MARKER POST
- EXISTING GAS METER
- EXISTING FIBER OPTIC POST
- EXISTING FIBER OPTIC PULL BOX
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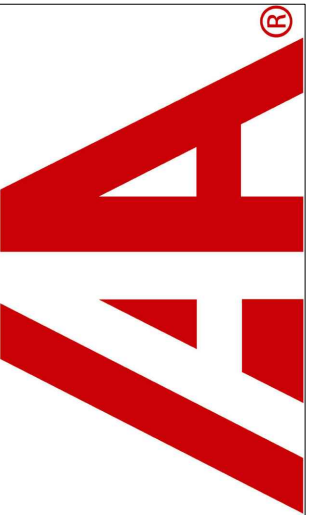


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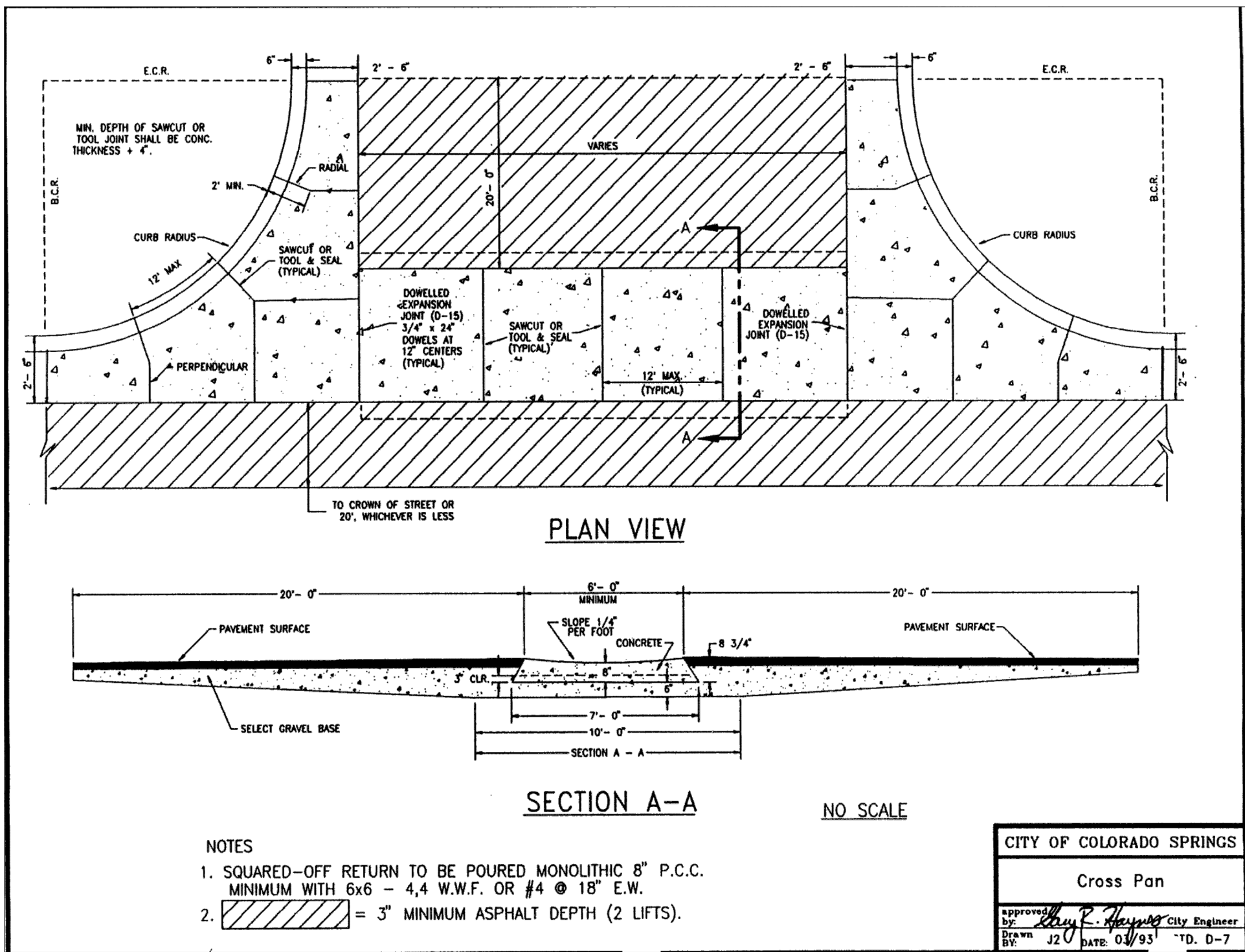
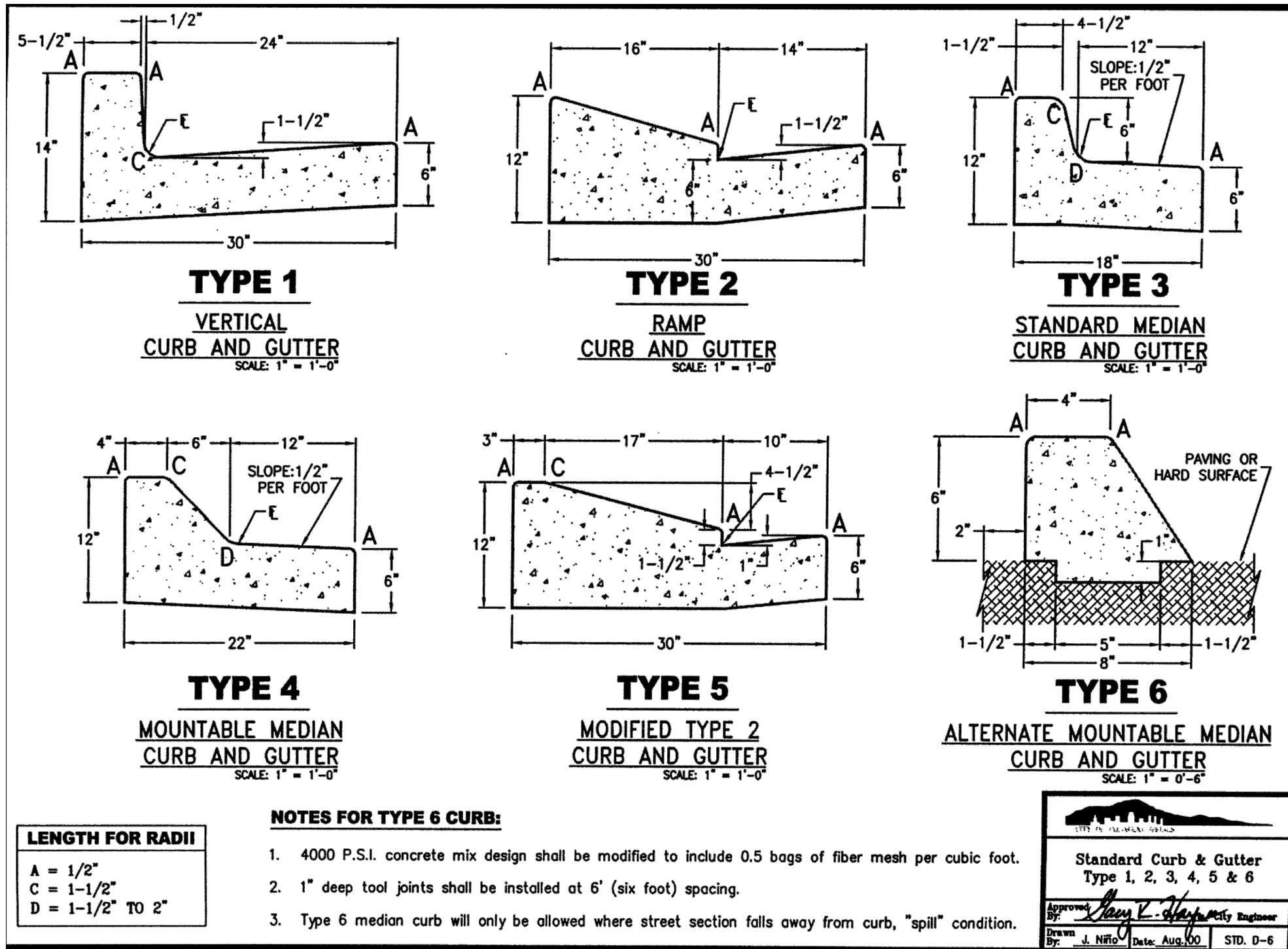
DEVELOPMENT PLANS
INSURANCE AUTO AUCTIONS, INC.

NWC IMPORT CT & FOREIGN TRADE ZONE BLVD
COLORADO SPRINGS, COLORADO 80925

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Project No:	IAA000001
Drawn By:	CMWJ
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SITE PLAN



General Notes

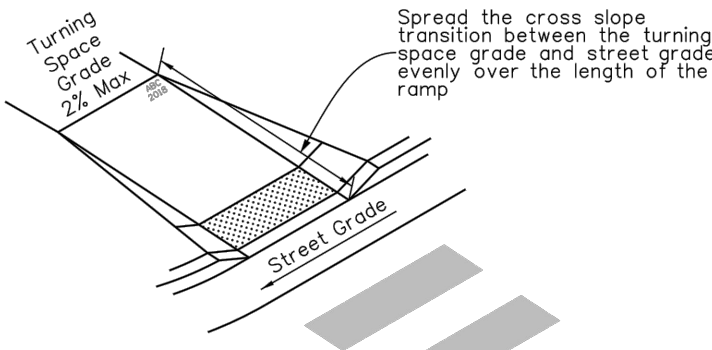
- All work shall be done in accordance with the current City of Colorado Springs Engineering Division (the City) Standard Specifications.
- The Contractor shall obtain all required permits and notify City Engineering by 1500 hours the business day before inspection is required.
- Concrete shall have a minimum compressive strength of 4,000 psi and use a City-approved concrete mix.
- A broom finish, with sweeps perpendicular to the direction of pedestrian traffic, shall be applied to all ramp surfaces.
- The Contractor shall stamp their company name and construction date at the top right corner of the ramp as viewed from the street.
- Detectable warnings shall be installed at sidewalk to street transitions and shall consist of prefabricated truncated dome panels approved by the City. The detectable warning panels shall be set into the wet concrete. The domes shall be in a square grid pattern and signed with pedestrian traffic.
- All detectable warning surfaces at the base of ramps shall start a minimum of 6 inches from the flowline of the curb and not be more than 8 inches from any point on the flowline of the curb, with the exception for ramps that are constructed within the curved portion of the return as approved by the City.
- Ramp and detectable warning running slope shall be 8.3% or flatter except on long ramps as specified by Note 14.
- Drainage structures, traffic signal equipment, or other obstructions shall not be installed in the ramp or turning space areas.
- If a traffic signal pedestrian push button cannot be mounted within 10 inches horizontally of the pedestrian path or is obstructed from reach then a separate pedestrian push button post assembly shall be installed. Push buttons shall meet the requirements of MUTCD Chapter 4 for pedestrian detectors.
- Diagonal ramps on the apex are not allowed in new construction. A single diagonal ramp on the apex may be permitted during reconstruction or alteration where physical or site constraints prevent two ramps from being installed and shall require approval from the City on a case-by-case basis.
- Ramps, excluding flared sides or blended transitions, shall be wholly contained within the width of the crosswalk and/or the pedestrian street crossing that they serve.
- All ramp joints and grade breaks shall be flush (0 1/2"/ft). The joint between the roadway surface and gutter pan shall be flush.
- In retrofit applications, to avoid chasing grade indefinitely on steep streets, ramp length is not required to exceed 15 feet.
- The counter slope of the gutter or road at the foot of a ramp, turning space, or blended transition shall not exceed 5.0%.
- Flared side slopes may exceed 10% only where they abut a non-walkable surface (landscaping or domed surface) or the adjacent circulation path is blocked such that it is unlikely for a pedestrian to walk across the flared side slope.

- The minimum turning space for new construction is 5 feet by 5 feet. The minimum turning space allowed for retrofit applications is 4 feet by 4 feet. In all types of construction where the turning space is constrained by an element taller than 2 inches such as curb, the turning space shall be 5 feet by 5 feet.
- Contact the City Forestry Division if it is necessary to disturb trees or roots.
- All curb ramps shall have a minimum concrete thickness of 6 inches.
- All sidewalks and turning spaces shall have a cross slope between 0.5% and 2.0%.
- Ramps shall align with each other across the street.

Slope Table

The table below is intended to be used to convert between the percent (rise/run) and ratio (run/rise) methods of expressing the magnitude of a slope:

PERCENT SLOPE	0.5%	1.0%	2.0%	5.0%	7.1%	8.3%	10.0%
RATIO SLOPE	200:1	100:1	50:1	20:1	14:1	12:1	10:1



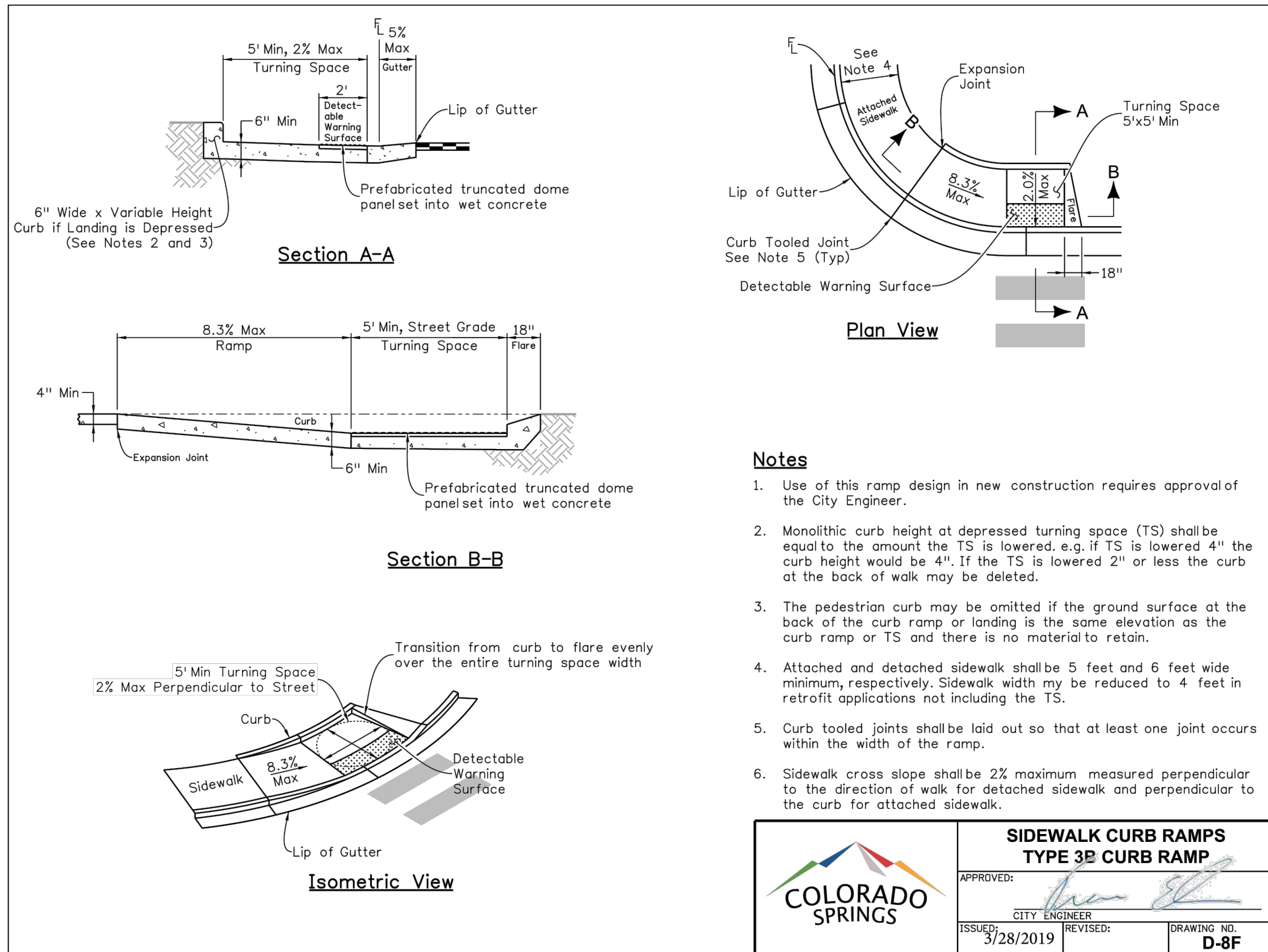
Ramp Cross Slope Transition To Match Roadway Profile

Ramp cross slopes and turning spaces shall be:

- 2% max when a yield or stop controls is present.
- Permitted to equal the street grade when there is no yield or stop control, when a traffic signal is present, at a mid block crossing location, or in retrofit applications.



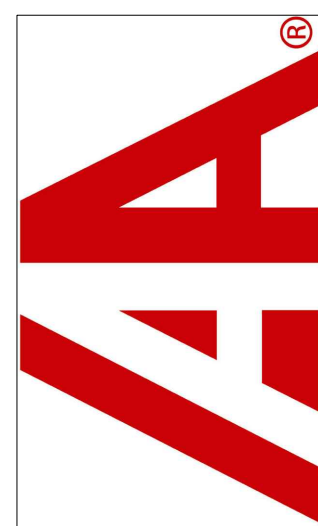
SIDEWALK CURB RAMPS GENERAL NOTES AND DETAILS			
APPROVED:	[Signature]		
CITY ENGINEER	[Signature]		
ISSUED:	3/28/2019	REVISION:	D-8A



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Project No:	IAA000001
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Checked By:	RGD
Date:	9/12/2019

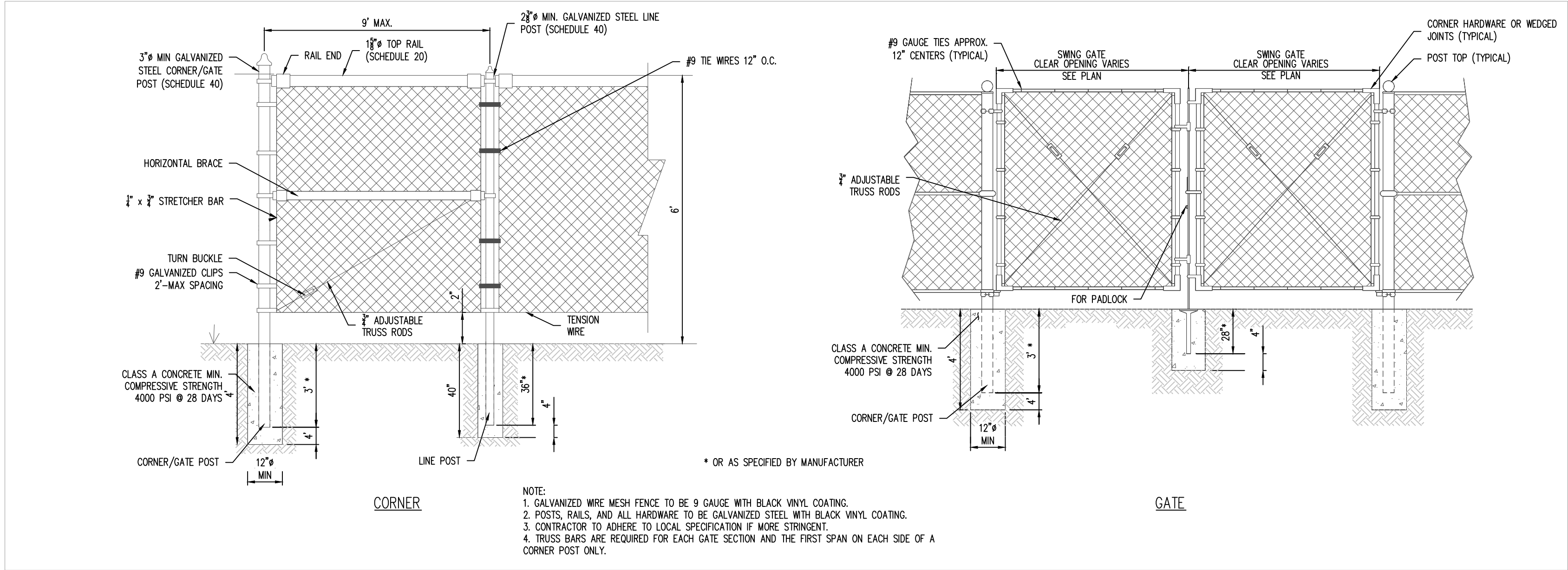
SITE PLAN DETAILS

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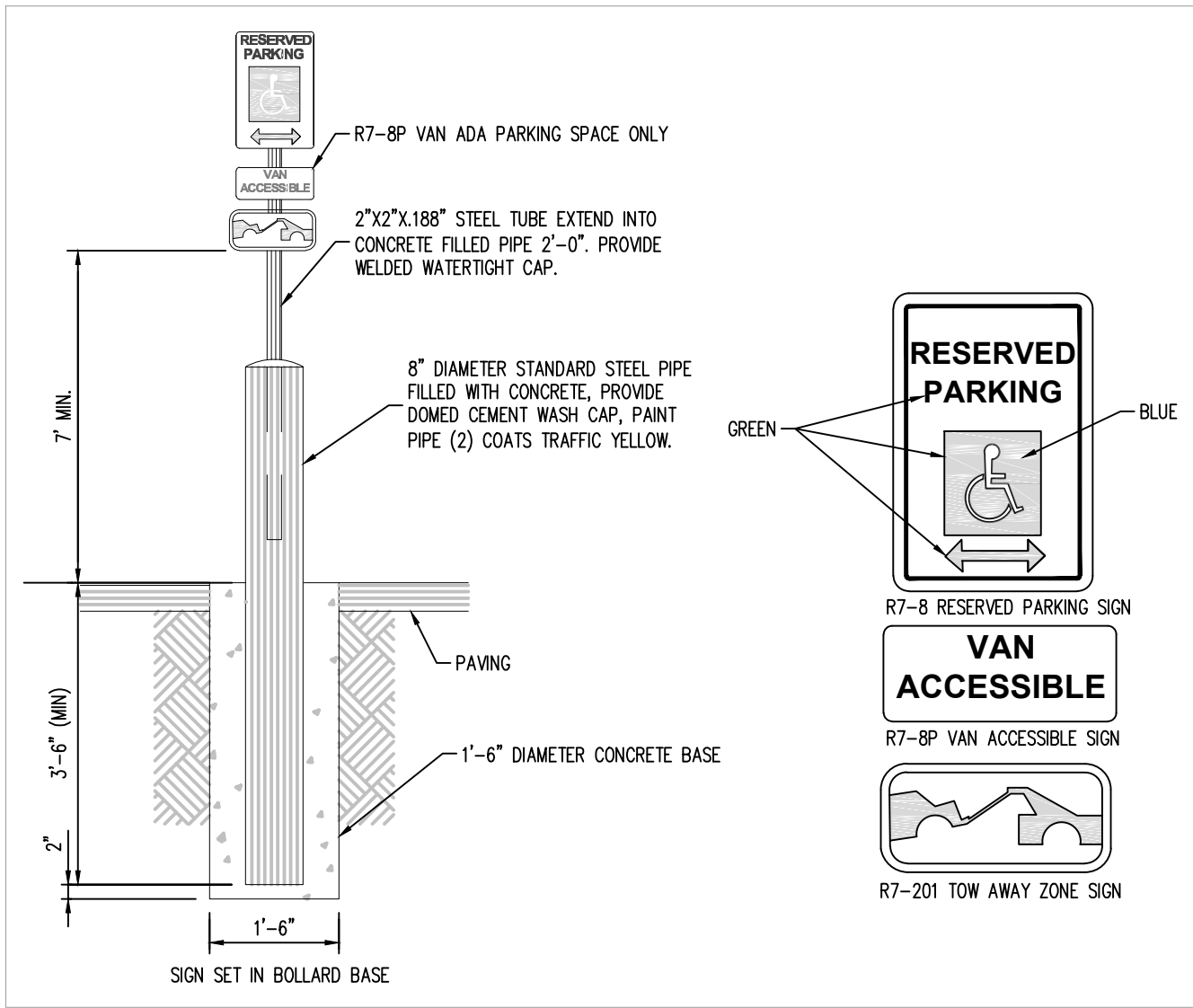
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Sheet 8 of 20

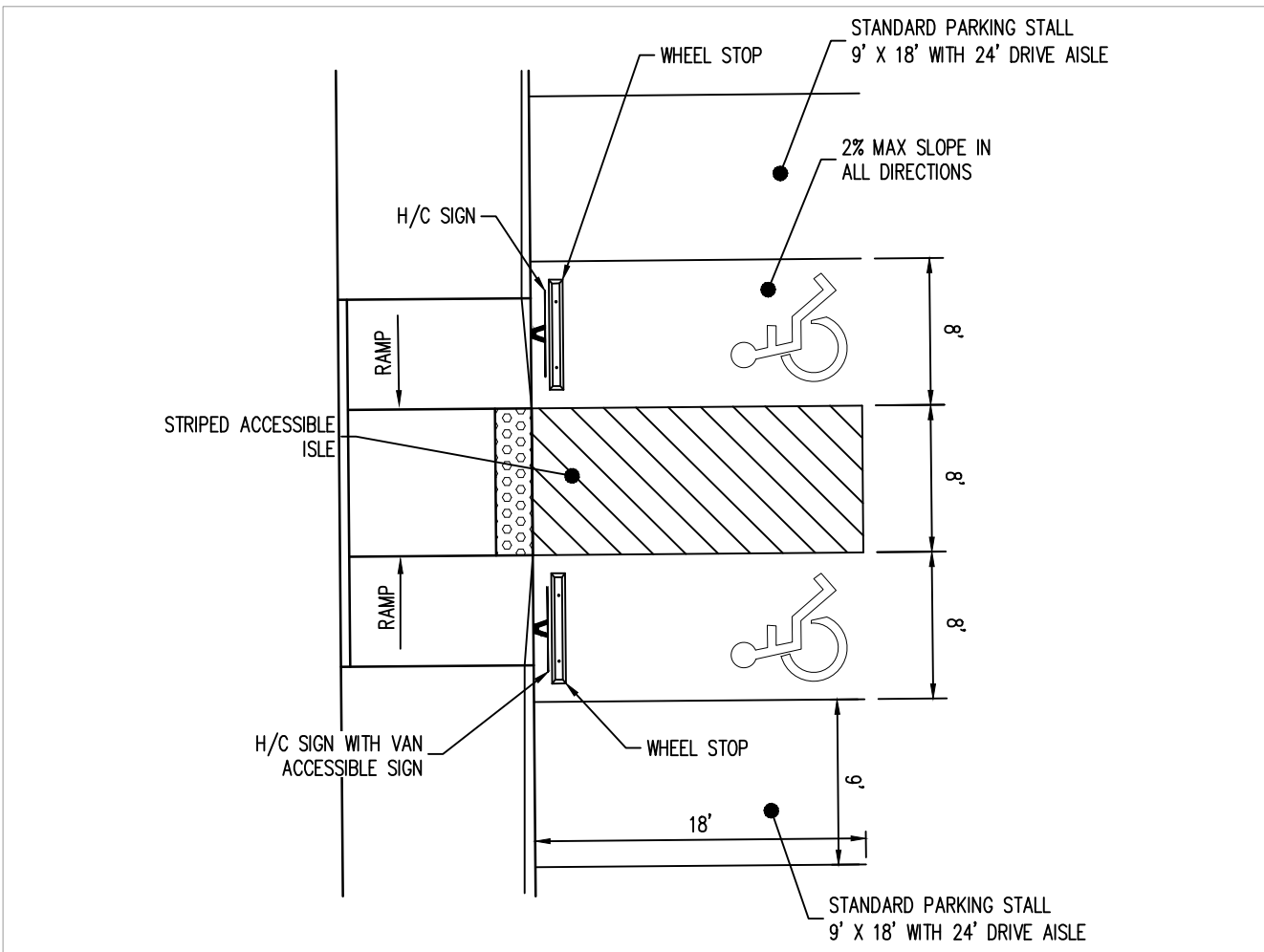
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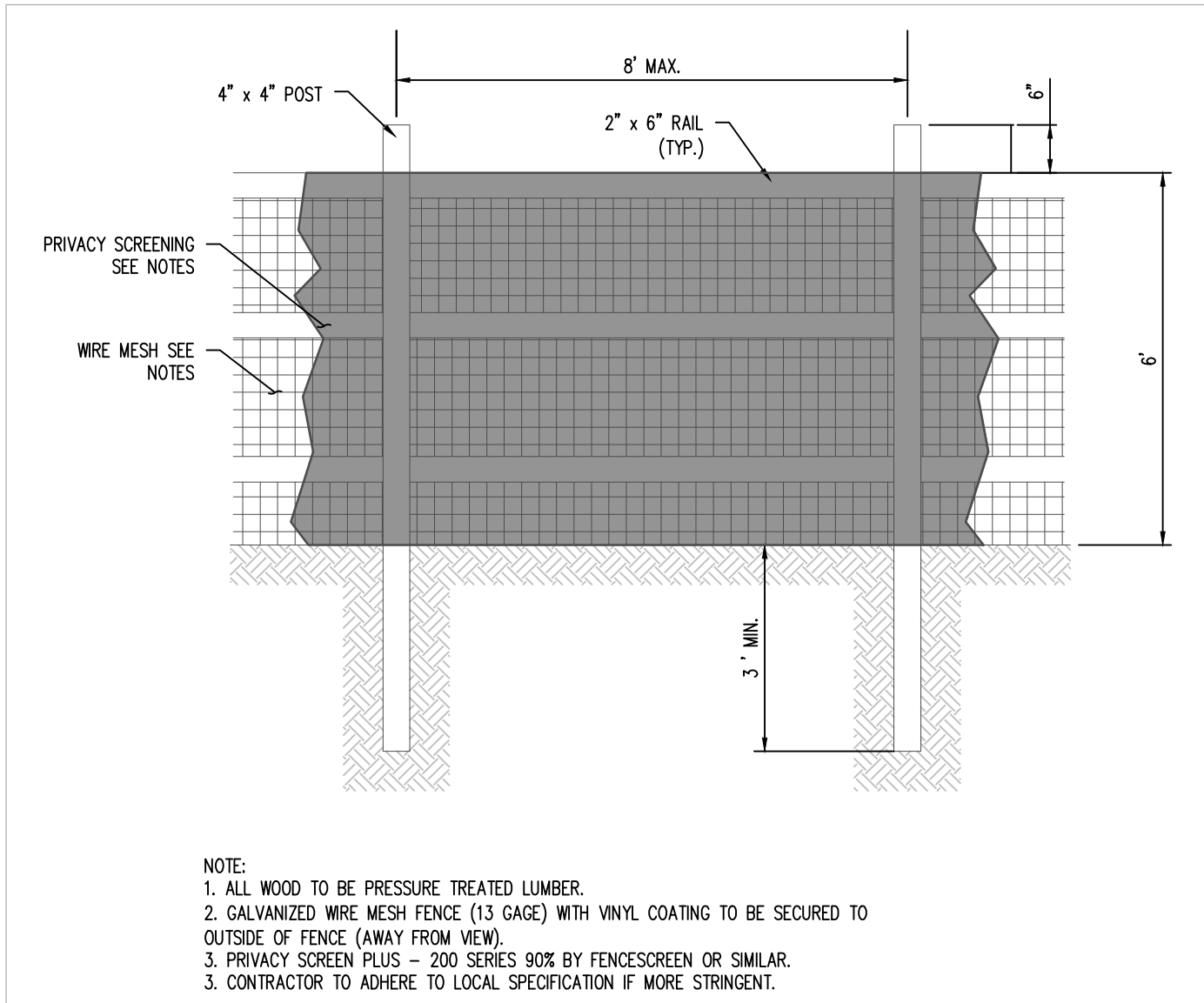
CHAIN LINK FENCE DETAIL
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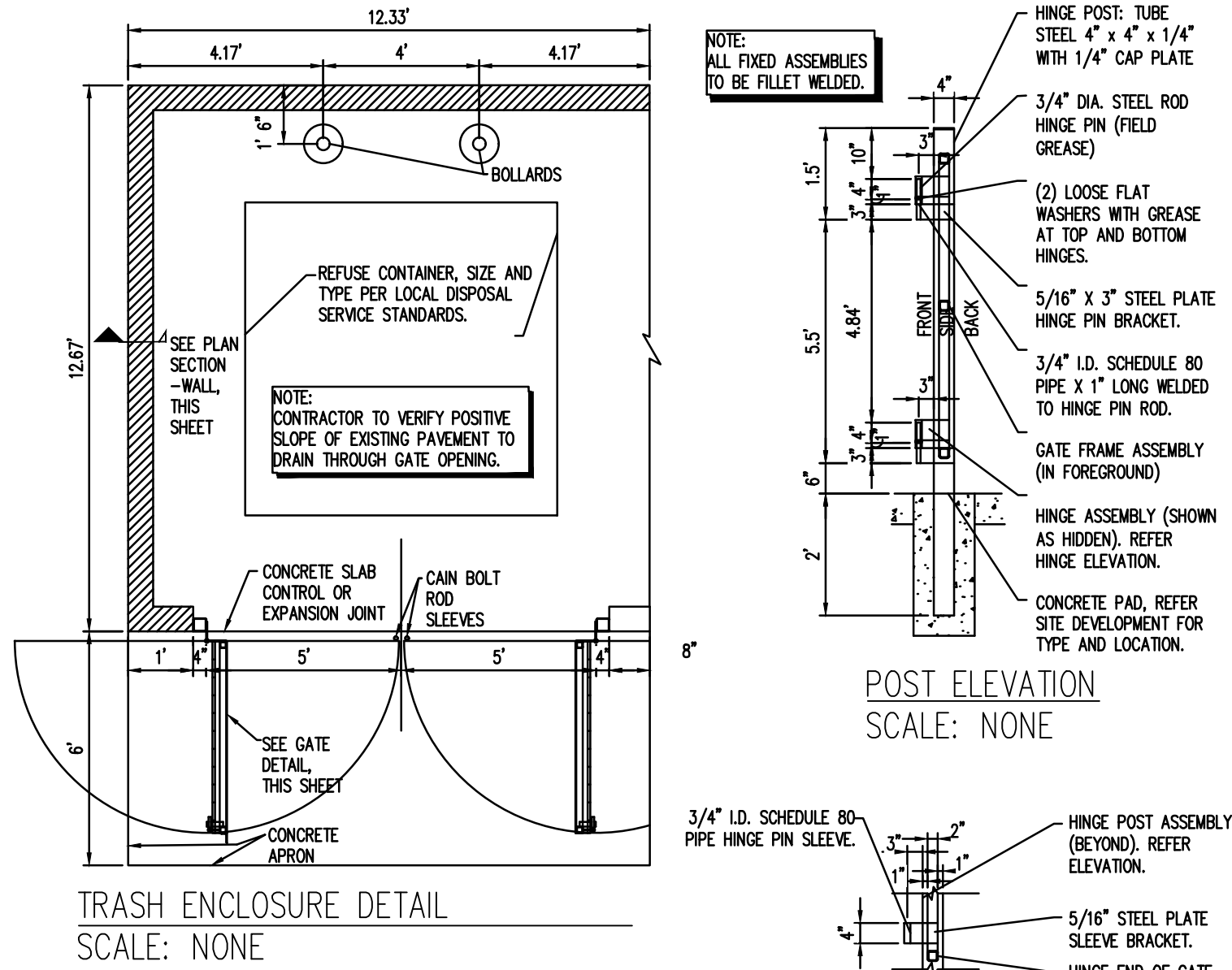
ADA ACCESSIBLE SIGN DETAIL
SCALE: 1" = 10'



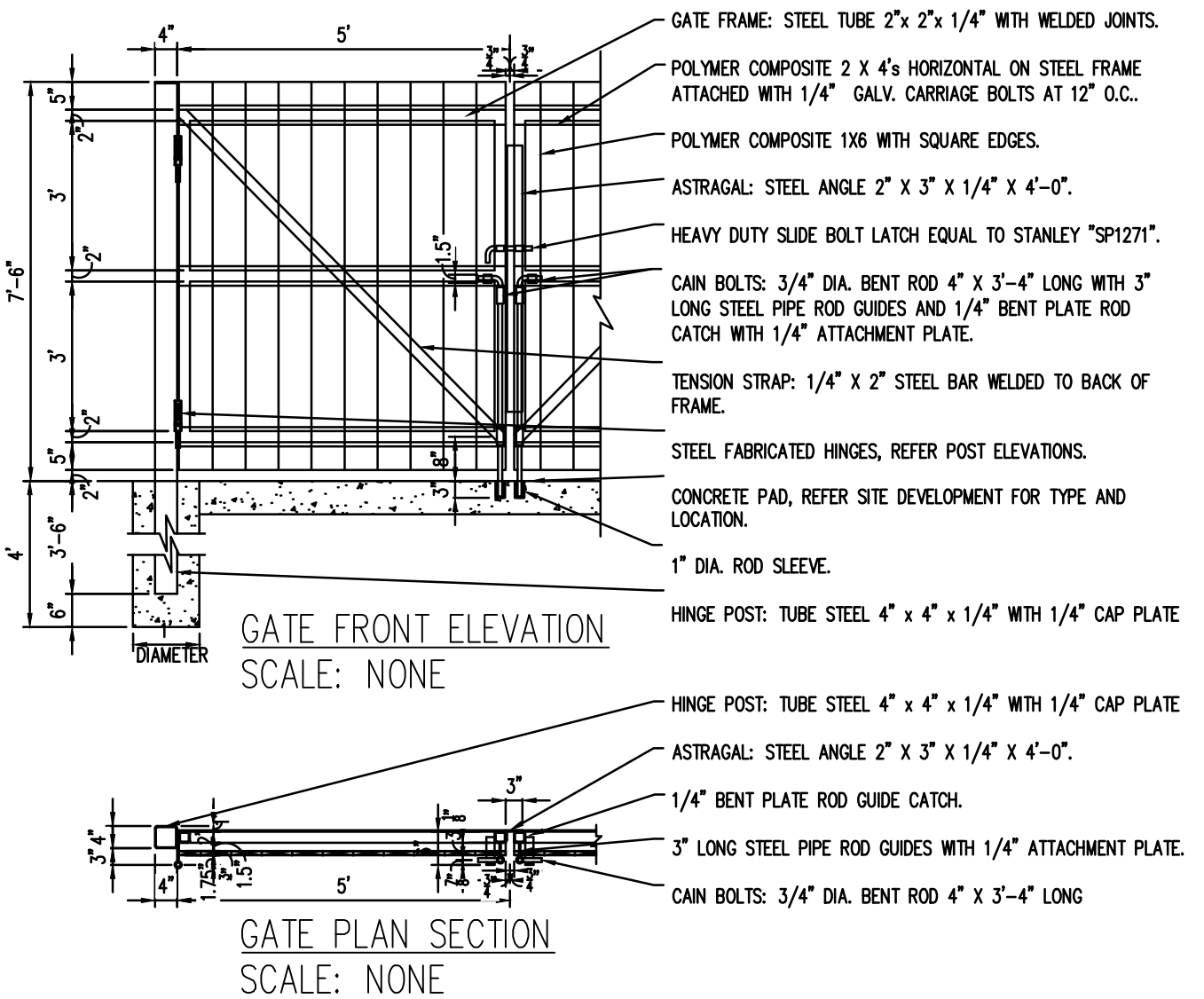
ACCESSIBLE PARKING DETAIL
SCALE: 1" = 10'



OPAQUE FENCE DETAIL
NOT TO SCALE

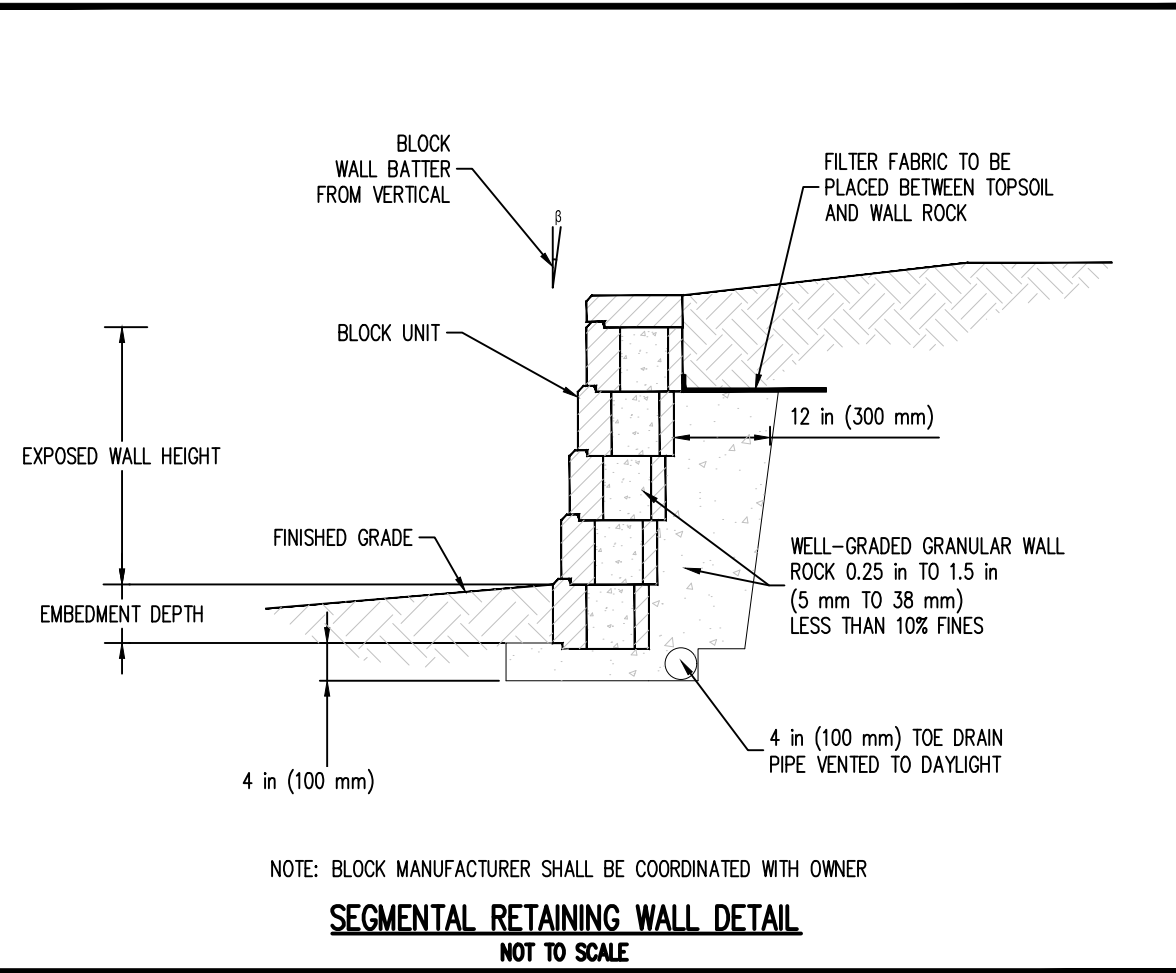


TRASH ENCLOSURE DETAIL
SCALE: NONE



GATE FRONT ELEVATION
SCALE: NONE

GATE PLAN SECTION
SCALE: NONE



SEGMENTAL RETAINING WALL DETAIL
NOT TO SCALE

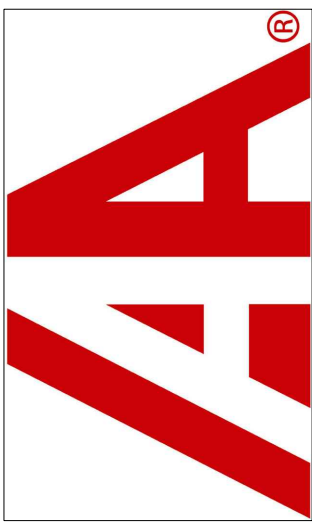
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Project No:	IAA000001
Drawn By:	CMWJ
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SITE PLAN DETAILS

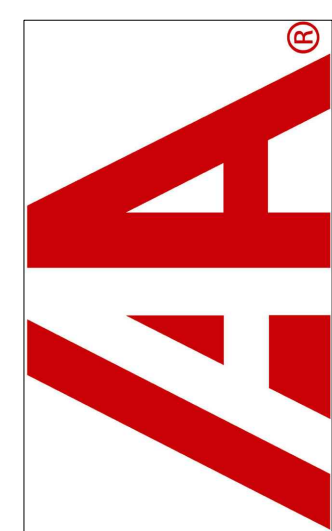
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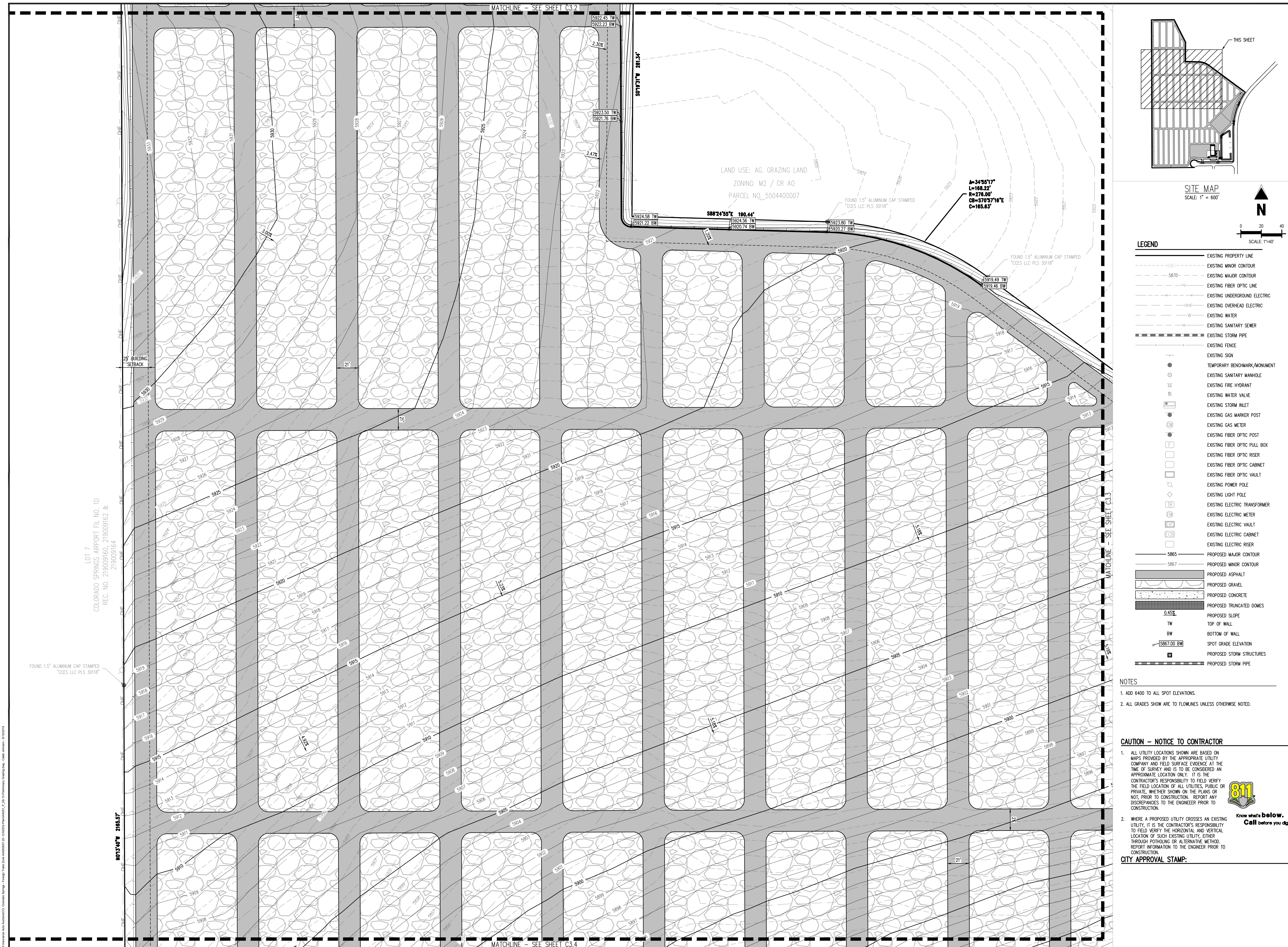
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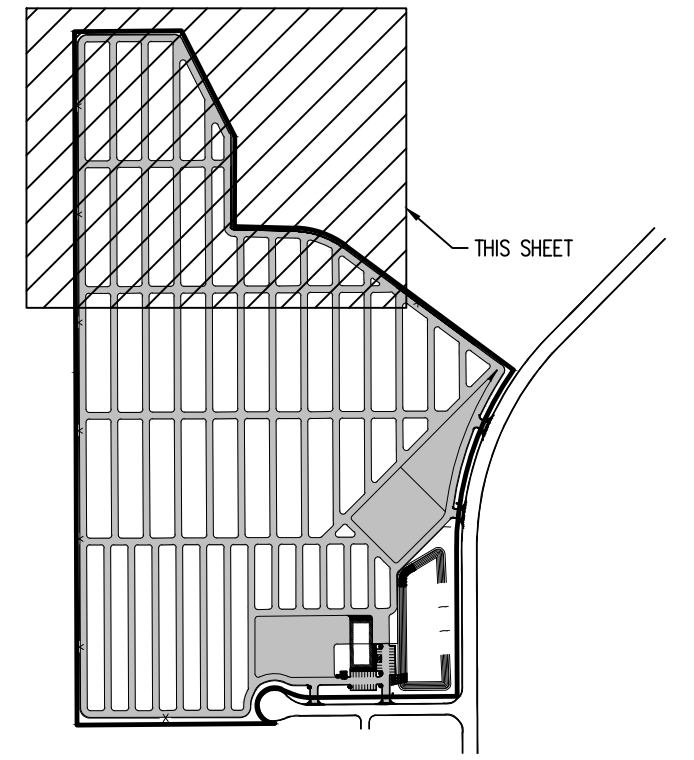
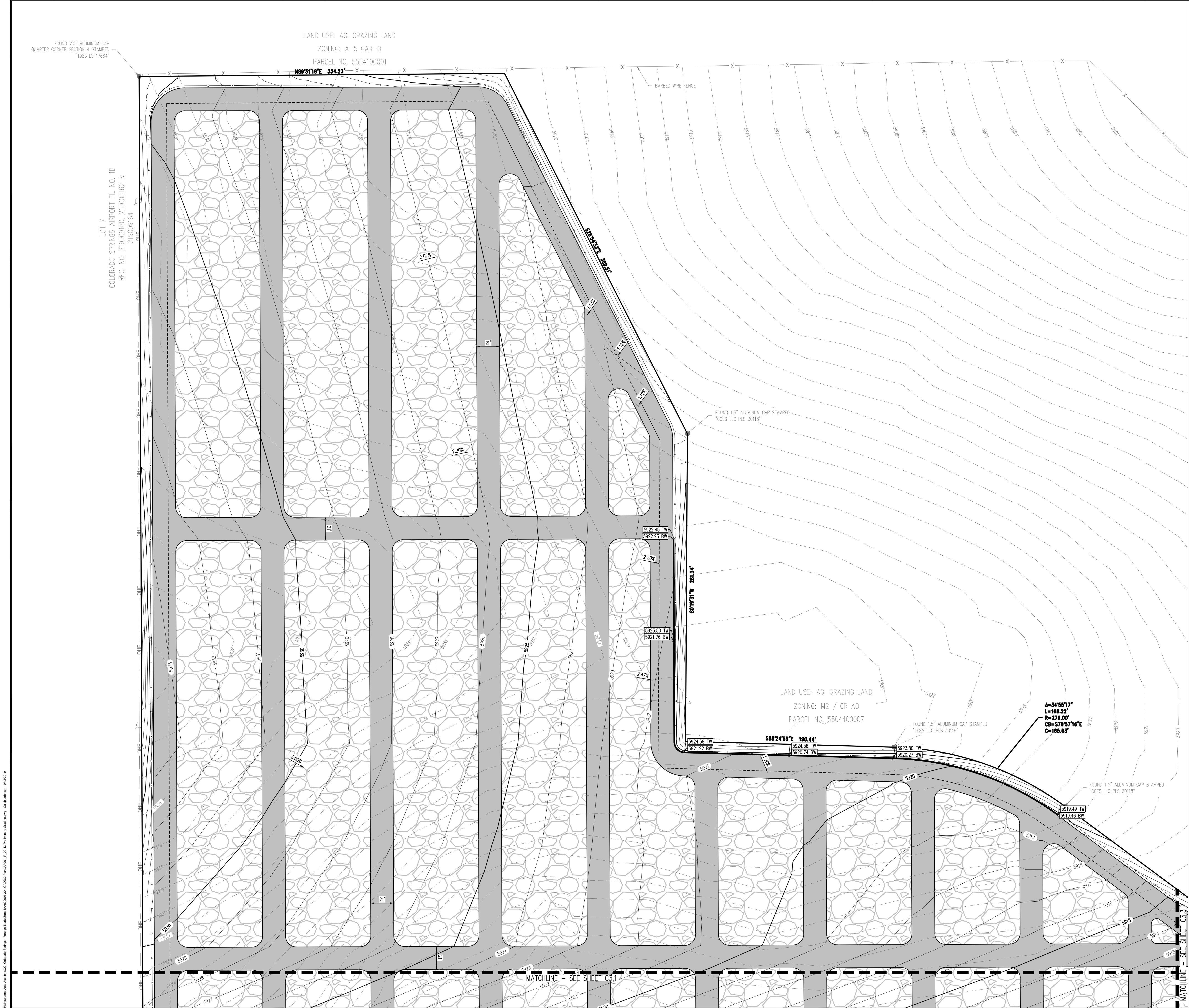
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Sheet 10 of 20





SITE MAP
SCALE: 1" = 600'

- LEGEND**
- 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
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 - EXISTING ELECTRIC METER
 - EXISTING ELECTRIC VAULT
 - EXISTING ELECTRIC CABINET
 - EXISTING ELECTRIC RISER
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED ASPHALT
 - PROPOSED GRAVEL
 - PROPOSED CONCRETE
 - PROPOSED TRUNCATED DOMES
 - PROPOSED SLOPE
 - TW
 - BW
 - SPOT GRADE ELEVATION
 - PROPOSED STORM STRUCTURES
 - PROPOSED STORM PIPE

- NOTES**
1. ADD 6400 TO ALL SPOT ELEVATIONS.
 2. ALL GRADES SHOW ARE TO FLOWLINES UNLESS OTHERWISE NOTED.

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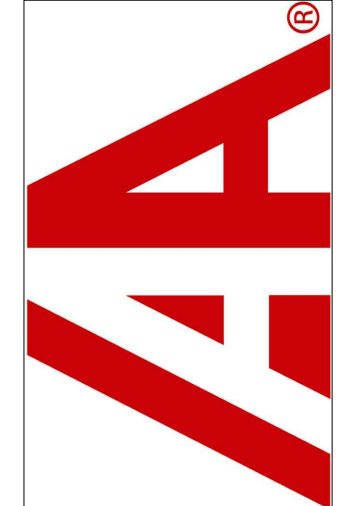
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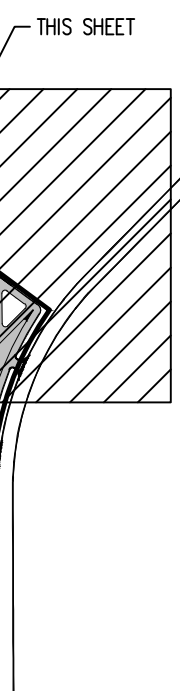
Project No:	IAA000001
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Checked By:	RGD
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PRELIMINARY GRADING
PLAN

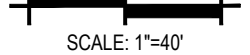
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Sheet 11 of 20



SCALE: 1" = 600'



LEGEND

- | | |
|--|-------------------------------|
| | 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 |
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| | EXISTING ELECTRIC VAULT |
| | EXISTING ELECTRIC CABINET |
| | EXISTING ELECTRIC RISER |
| | PROPOSED MAJOR CONTOUR |
| | PROPOSED MINOR CONTOUR |
| | PROPOSED ASPHALT |
| | PROPOSED GRAVEL |
| | PROPOSED CONCRETE |
| | PROPOSED TRUNCATED DOMES |
| | PROPOSED SLOPE |
| | TOP OF WALL |
| | BOTTOM OF WALL |
| | SPOT GRADE ELEVATION |
| | PROPOSED STORM STRUCTURES |
| | PROPOSED STORM PIPE |

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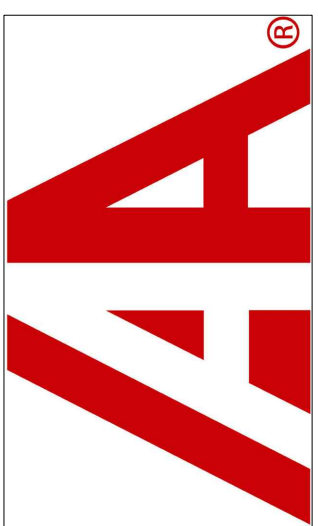


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DEVELOPMENT PLANS
INSURANCE AUTO AUCTIONS, INC.

NWC IMPORT CT & FOREIGN TRADE ZONE BLVD
COLORADO SPRINGS, COLORADO 80925

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Project No:	IAA000001
Drawn By:	JP
Checked By:	RGD

PRELIMINARY GRADING PLAN

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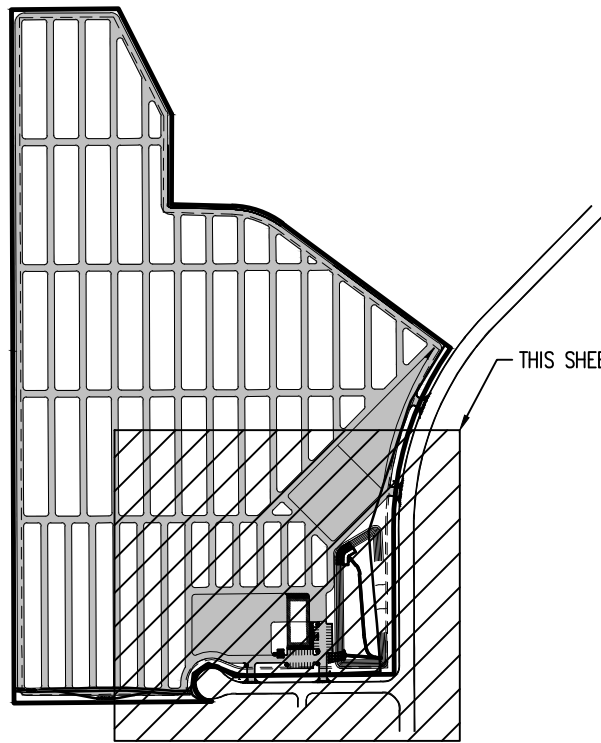
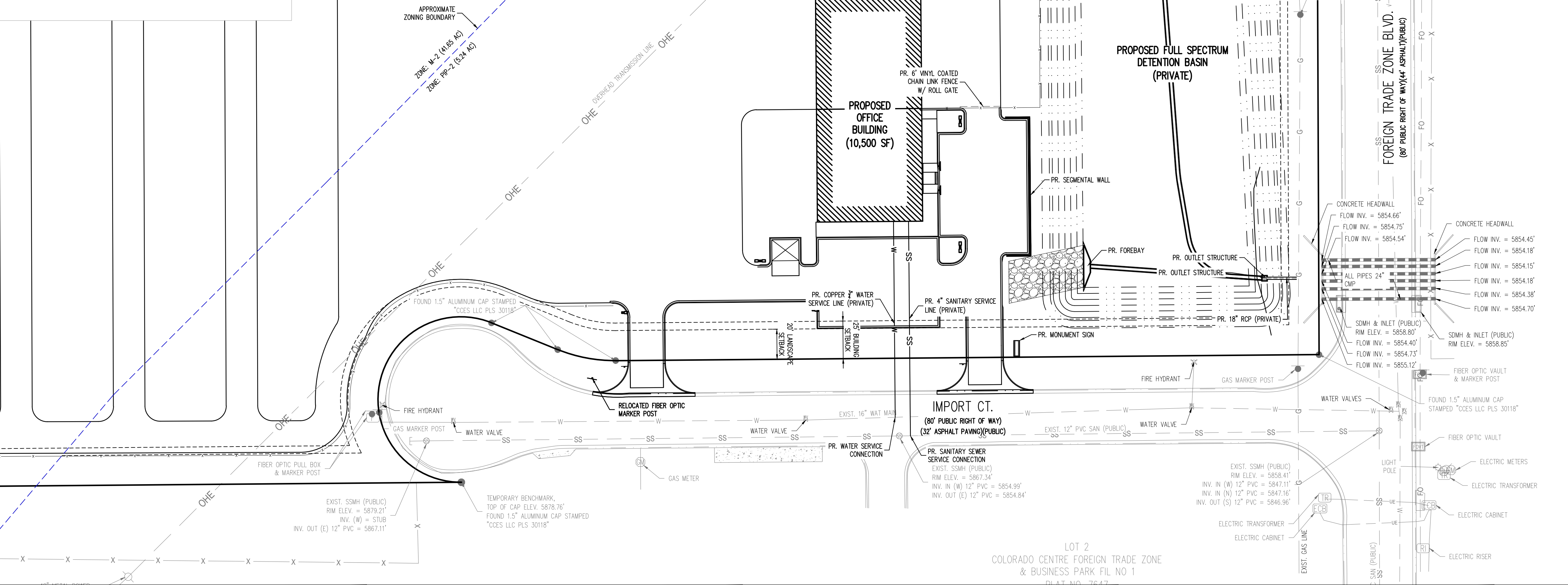
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Sheet 12 of 20

- NOTES:
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.

GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

- PROPERTY OWNER(S) ACKNOWLEDGE 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 POLICIES, CITY ORDINANCES, RESOLUTIONS, AND POLICIES, AND PRCES FROM 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 AND APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER 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 WILL 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 PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL 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 SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR 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 RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC 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 CONSTRUED 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 CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.



SITE MAP
SCALE: 1" = 600'

LEGEND

- 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
- PROPOSED SANITARY SERVICE LINE
- PROPOSED SANITARY SERVICE LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED EASEMENT/SETBACK
- PROPOSED OUTLET STRUCTURE
- 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

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 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.
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.

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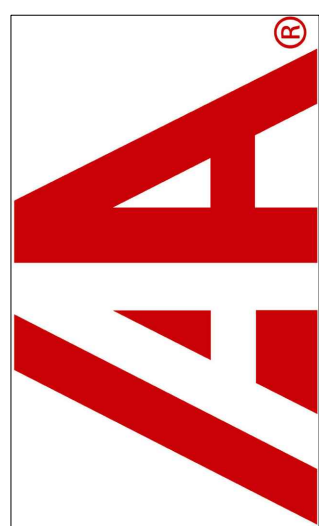


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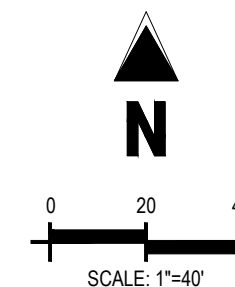
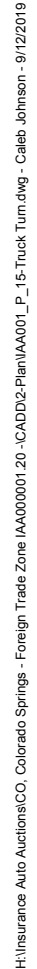
Project No:	IAA000001
Drawn By:	CMWJ
Checked By:	RGD
Date:	9/12/2019

PRELIMINARY UTILITY &
PUBLIC FACILITY PLAN

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C4.1

Sheet 15 of 20



LAND USE: AG. GRAZING LAND
ZONING: PIP2 / CR SS A0
PARCEL NO. 5504400009

FOREIGN TRADE ZONE BLVD.
(80' PUBLIC RIGHT OF WAY)(44' ASPHALT)(PUBLIC)

PROPOSED FULL SPECTRUM
DETENTION BASIN
(PRIVATE)

— PROPOSED
OFFICE
BUILDING
(10,500 SF)

IMPORT CT.
(80' PUBLIC RIGHT OF WAY)
(32' ASPHALT PAVING)(PUBLIC)

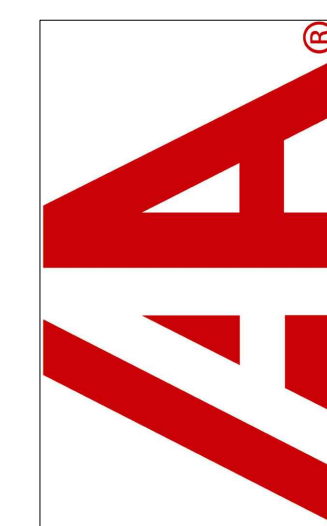
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COLORADO CENTRE FOREIGN TRADE ZONE
& BUSINESS PARK FIL NO 1
PLAT NO. 7647

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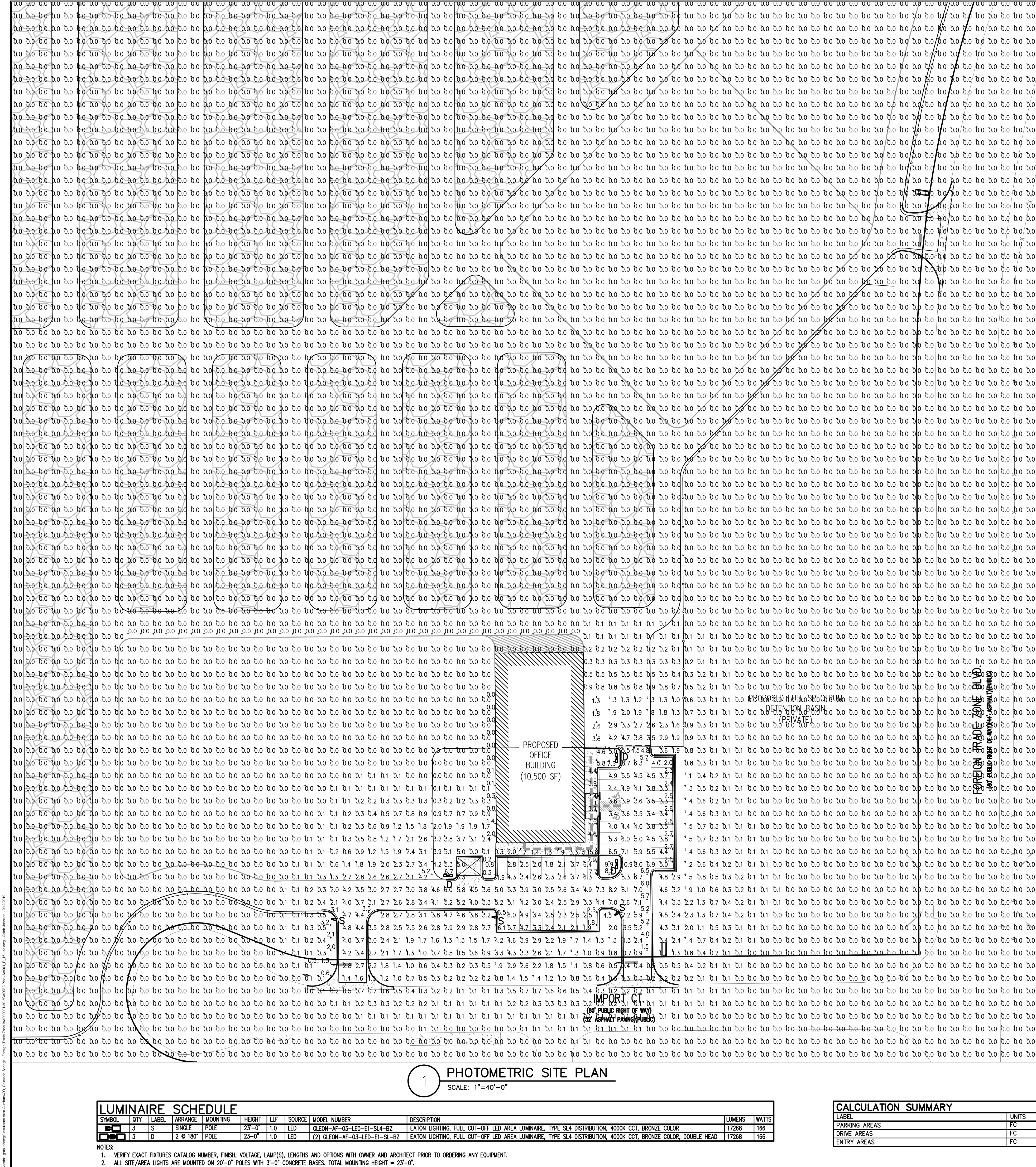
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Checked By:	RGD
Date: 9/12/2019	

TRUCK TURN

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Sheet 16 of 20



DESCRIPTION

The Galleon™ LED luminaires delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AcruLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

McGraw-Edison

Catalog # _____ Type _____

Project _____ Date _____

Comments _____

Prepared by _____

ORDERING INFORMATION

Sample Product: GLEON-AF-04-LED-E1-T3-DM-DM

Product Family	Light Engine	Number of Light Sources	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON-GLEON	AF-04 Drive System	16-1 16-2 16-3 16-4 16-5 16-6 16-7	LED-Solid State Light Emitting Diodes	120-277V 50-60Hz	T3-Type II T3-Type II T3-Type II T3-Type II T3-Type II T3-Type II T3-Type II	40-City 40-City 40-City 40-City 40-City 40-City 40-City	Blank-Adm for Round Blank-Adm for Round Blank-Adm for Round Blank-Adm for Round Blank-Adm for Round Blank-Adm for Round Blank-Adm for Round

Options (Add as Suffix)

Accessories (Order Separately)

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 ESNA.

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

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURVEY 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.
- 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:

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Know what's below.
Call before you dig.

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Project No: IAA000001

Drawn by: JG

Checked by: RGD

Date: 9/12/2019 9/9/2019

PHOTOMETRIC PLAN

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C6.1

Sheet 17 of 20

Diagram illustrating the installation of a tree pit with various components and instructions:

- 3/4" DEPTH OF SPECIFIED MULCH. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE LANDSCAPE FABRIC UNDER MULCH.
- PROVIDE A 6" DIAMETER MULCH RING WITH A 6" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE BEEF AREAS WHERE IRRIGATION ZONES ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDE 6" RIM ON DOWNHILL SIDE ON SLOPES. NO RIM FOR TREES IN IRRIGATED TURF AREAS.
- ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY.
- SET TREE VERTICAL. STAKE TREES SMALLER THAN 6" WITH TWO POSTS ON THE LEeward AND WINDWARD. STAKE TREES 6" HIGH AND GREATER WITH 3 METAL ANGLE IRONS, PLACED 120 DEGREES APART. USE INULON STRAP WITH CHROMIUM-BELOW IMPORT OF THE TIGHTEN #10 #10 WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT BAG FOR SWAY.
- PROVIDE FLAGGING FOR VISIBILITY. SET STAKES IN MINIMUM 18" FIRM SOIL. REMOVE STAKES WITHIN 12-18 MONTHS OF PLANTING.
- SCAFFRY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.
- AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER.
- MIN 2 X ROOTBALL

CITY OF COLORADO SPRINGS

NOT TO SCALE

SECTION

Diagram illustrating the specifications for shrub planting, showing a cross-section of the planting pit and a plan view of the planting bed.

Planting Pit Cross-Section:

- SET SHRUBS VERTICAL. SHRUB SPACING AS PER PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT FINISH GRADE AT EDGE TO HOLD MULCH.**
- PLANT TOP OF ROOTBALL AT GRADE.**
- 3-4" SPECIFIED ORGANIC MULCH. PROVIDE 6" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK.**
- SCARP SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.**

Planting Bed Plan View:

- REMOVE ALL PACKAGING MATERIAL. FOR POT BOUND PLANTS ONLY: MAKE 4-6 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT IMMEDIATELY.**
- FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.**
- 12" MIN** (Minimum depth of planting pit)
- PLANT BED** (Width of the planting bed)

Rev: 11.13.08

NOT TO SCALE

SECTION

Diagram illustrating the steps for planting a tree in a root ball:

- REMOVE TWINE FROM BRANCHES ON TREES TIED UP FOR SHIPPING. SPRAY WITH WET PRUF OR EQUAL (IF LEAFED OUT).
- ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY.
- SET TREE VERTICAL. STAKE UP TO 1/4 CALIPER TREES WITH TWO PORTS ON THE LEeward AND WINDWARD SIDES. STAKE THESE OVER IF CALIPER WITH 1" EVENLY SPACED PORTS. USE NYLON STRAP WITH GRANULARS BELOW HAPCORD OF TREE. TIGHTEN 80 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT GAP FOR DRAINAGE. PROVIDE FLAGGING TAPE WITH MINIMUM 1" GAPPING. SET STAKES IN MINIMUM 1" FIRM SOIL. REMOVE STAKES WITHIN 15-45 MONTHS OF PLANTING.
- TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOTBALL. POSITION ROOT FLARE AT GRADE.
- 3-4" DEPTH OF SPECIFIED MULCH. PROVIDE A 1/2" DIAMETER WOOD MULCH RING AND 1" PLANTING RILL FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONES ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDE SAUCER ON DOWNWALL MULCH ON ELDER. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE FABRIC UNDER MULCH. NO RM FOR TREES LOCATED IN TURF AREAS.
- SCAFFEY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.
- AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER.

MIN 2 X ROOTBALL

CITY OF COLORADO SPRINGS

Rev: 11.13.08

NOT TO SCALE

SECTION

1. ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.

1. 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. MATERIAL ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FUNCTIONALITY. 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 LIKE 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 TPOISL, 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 EQUIPMENT TO BE USED 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. MINIMUM 5% DRAINAGE SLOPE SPECIFIED IN THE REPORT. 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 THE LANDSCAPE ARCHITECT'S REPORT, THE LANDSCAPE ARCHITECT 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 ANALYSED BY AN INDEPENDENT, QUALIFIED LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LINE, SODIUM ADSORPTION RATIO AND SODIUM PERCENTAGE. THE CONTRACTOR SHALL SUBMIT TO THE OWNER AND THE LABORATORY A REPORT THAT CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS FLOW PLAN TO THE LABORATORY FOR REVIEW. THE LABORATORY SHALL SUBMIT A REPORT TO THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND FERTILIZATION, PH, PREPARATION AND FERTILIZATION OF 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 TOP 6" OF THE CONTRACTORS PREPARED AREA.
16. UPON COMPLETION OF SOIL TESTS, 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 CUBIC YARD OF SOIL. THE PREPARED AREA COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & MULCH SHALL BE APPLIED AT A RATE OF 4.0 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CUBIC YARD OF SOIL. THE CONTRACTOR SHALL SUBMIT A REPORT ON PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

PLANTING

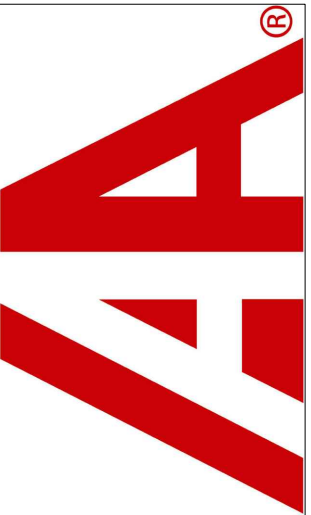
17. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHARED AND FULL TO THE GROUND UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
18. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED WITHIN 90 DAYS. ANY PLANT SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY WHEN IN THE GROUND SHALL BE REPLACED. 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 WOUND 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." ALL PLANTS MUST MEET THE MINIMUM REQUIREMENTS 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 PLANT LOCATED OVER THE SIDEWALK AND/OR ROAD.
23. RTF TALL FESCUE HAS BEEN APPROVED IN MANY JURISDICTIONS FOR A LOW-MODERATE HYDROZEO 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 4 INCHES, AND 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 MAINTENANCE SCHEDULE FOR MAINTENANCE 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.
- MULCHING**
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 LAYERED MULCH AROUND EACH PLANT. MULCH 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. THE MULCHING 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 LANDSCAPING APPLICATION ONLY. NOMINAL WEIGHT SHALL BE 3.5 OZ (MIN) / PER SQUARE YARD. ITS PERMEABILITY SHALL BE A MINIMUM OF 0.7 INCHES PER HOUR AT 2 INCHES HEAD. 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. MULCH SHALL BE APPLIED EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLANS. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE 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 #2-12S, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL), INSTALL AND STAKE PER MANUFACTURER'S INSTRUCTIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

CITY APPROVAL STAMP:

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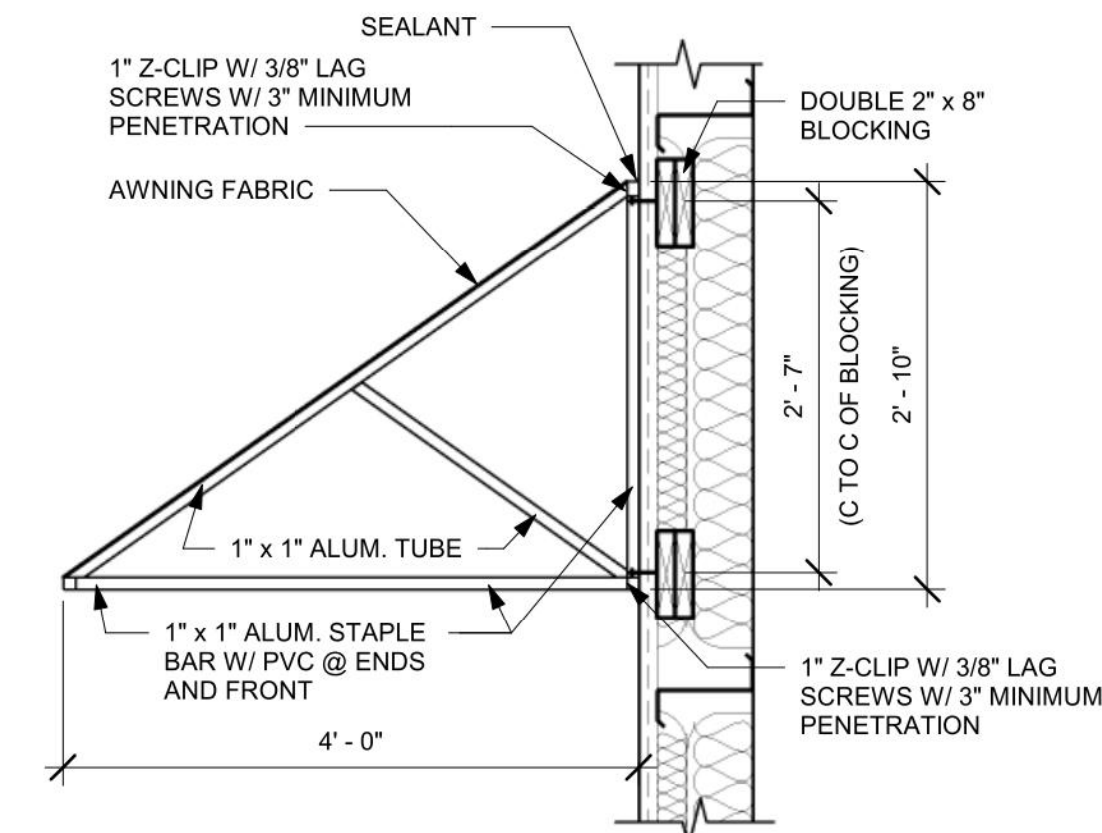
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Drawn By:	DTT
Checked By:	RGD
Date:	9/12/2019

PRELIMINARY LANDSCAPE PLAN DETAILS

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L1.2

Sheet 19 of 20



5 TYP. AWNING SECTION
3/4" = 1'-0"

A2.1