

PROPOSED LOT 1 COLORADO CENTRE FOREIGN TRADE ZONE & BUSINESS
PARK FILING NO. 2, NO. 3 SUBDIVISION

BASIS OF BEARING STATEMENT PER POLICIES CONCERNING THE PRACTICE OF
LAND SURVEYING, SECTION 60.1.2.4 - THE SOUTH LINE OF THE SW $\frac{1}{4}$ OF SECTION
6, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AS
BEARING N89DEG33'31"W; MONUMENTED AS SHOWN.

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 9,
TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY,
COLORADO,

THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 08041C0768C, DATED 12/07/2018.

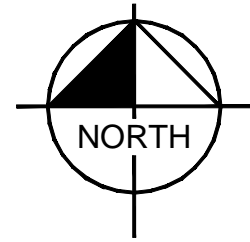
PROJECT START: 3RD QUARTER OF 2024
PROJECT COMPLETION: 3RD QUARTER OF 2025

DEVELOPER:
ARCO MURRAY
1005 17TH AVENUE S, SUITE 735
NASHVILLE, TN 37212
TEL: (615) 830-4693
CONTACT: WALKER STILLMAN

OWNER:
SHERPA COMMERCIAL REAL ESTATE, INC.
TEL: (303) 949-6433
CONTACT: BRADY WELSH

KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 900
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: ERIC GUNDERSON, P.E.

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
2 NEVADA NORTH AVE., SUITE 300
COLORADO SPRINGS, CO 80903
TEL: (719) 453-0180
CONTACT: JEREMY POWELL, P.L.A.



VICINITY MAP
1" = 500'

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SITE AREA:	8.25 AC
ZONING CLASSIFICATION:	GI (GENERAL INDUSTRIAL) LI (LIGHT INDUSTRIAL) MX-L (MIXED USE LARGE)
LAND USE:	LIGHT INDUSTRIAL
BUILDING TYPE:	WAREHOUSE
FRONTAGE TYPE:	COLLECTOR ROADWAY
JURISDICTION:	CITY OF COLORADO SPRINGS
SITE ADDRESS:	TBD
TAX SCHEDULE NO.:	5509101001
BUILDING SETBACKS:	FRONT SETBACK: 25' SIDE SETBACK: 10' REAR SETBACK: 10'
MAXIMUM LOT COVERAGE:	N/A
PROPOSED EASEMENTS:	PRIVATE DRAINAGE EASEMENT, PUBLIC UTILITY EASEMENT
LANDSCAPE SETBACKS:	
SITE COVERAGE:	BUILDING 23.63% PAVEMENT 42.30% LANDSCAPING 34.07%
CONCEPT PLAN:	N/A
MASTER PLAN:	N/A

TOTAL GROSS BUILDING AREA:	84,750 SF
BUILDING HEIGHT: PROPOSED:	45' - 4"
MAXIMUM BY CODE:	60'
PROPOSED LOT COVERAGE:	23.63%

USE	BUILDING AREA AND CODE REQUIREMENT	PARKING REQUIRED	PARKING PROVIDED
LIGHT INDUSTRIAL	84,750 SF (1 SPACE PER 1,000 SF OF GFA)	85 SPACES (5 ACCESSIBLE SPACES REQUIRED, INCLUDING 1 VAN ACCESSIBLE)	107 SPACES 101 STANDARD 5 ACCESSIBLE 1 VAN ACCESSIBLE



Kimley»Horn

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2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



COVER SHEET
SHEET 1 OF 21

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AEROSPACE BUSINESS CENTER

NORTHWEST CORNER OF FOREIGN TRADE ZONE BLVD AND BRADLEY ROAD

COLORADO SPRINGS, COLORADO

DEVELOPMENT PLAN

PRELIMINARY UTILITY NOTES

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

- 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.
- 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 & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- 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 WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
- 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.
- 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.
- 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.
- 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).
- 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.
- 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).
- 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 (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- 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.

GENERAL NOTES:

- 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.
- ALL EXISTING CURB, GUTTER, SIDEWALK, PEDESTRIAN RAMPS, AND DRIVEWAY APRONS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG S. WAHSATCH AVENUE, E. CIMARRON STREET AND S. WEBER STREET ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
- ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE.
- A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 2880 INTERNATIONAL CIRCLE FOR SIGN PLAN APPLICATION.
- ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS.
- STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
- SITE LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.

CSU STANDARD NOTES

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CITY APPROVAL:



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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

NOTES
SHEET 2 OF 21

AEROSPACE BUSINESS CENTER - CITY FILE NO. AR DP XX-XXXXX

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KEY NOTES

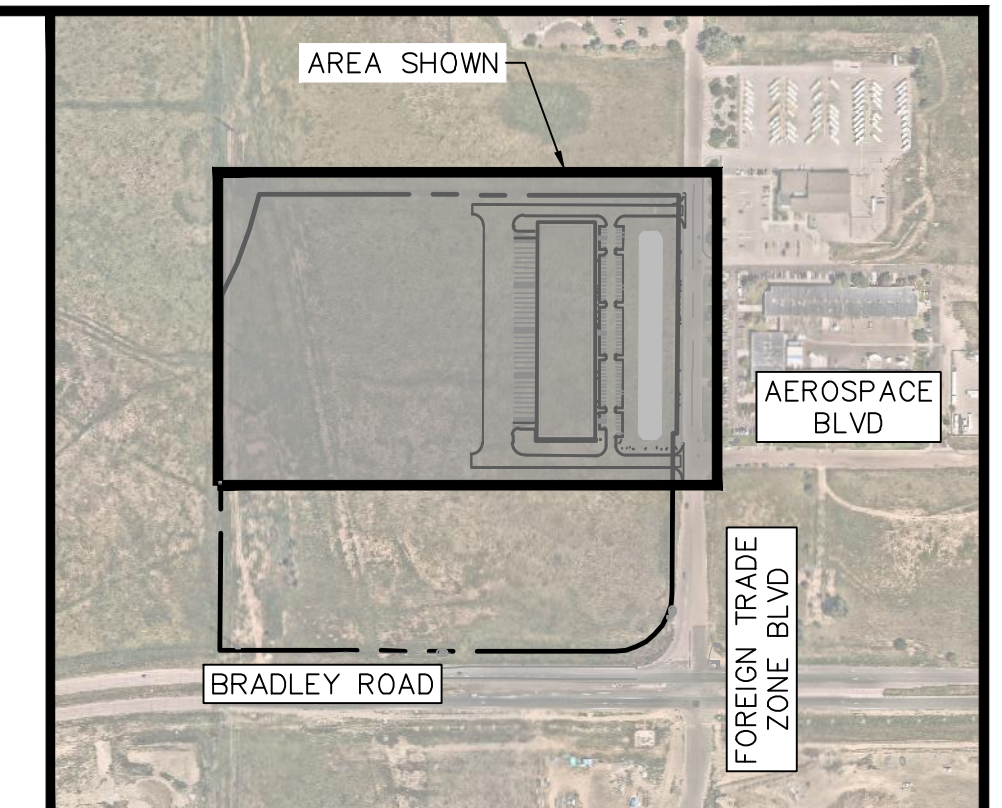
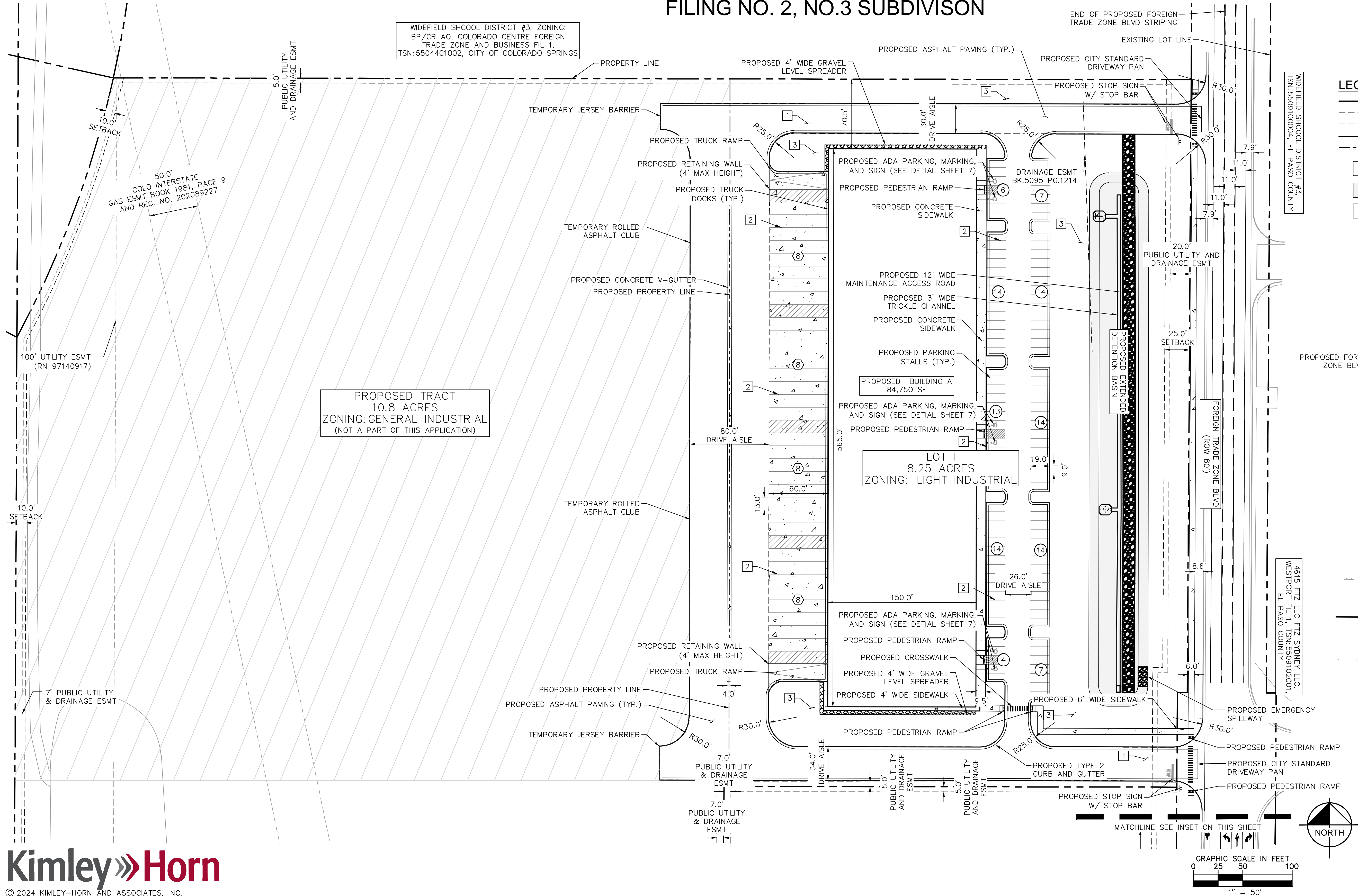
- 1 PROPOSED ASPHALT PAVING
- 2 PROPOSED 4" WIDE PARKING STRIPE (TYP.)
- 3 PROPOSED LANDSCAPING (REF. LANDSCAPING PLANS)

GENERAL NOTES

- 1. THE DETAILS OF THE SIGNING AND STRIPPING WILL BE ACCESSED DURING THE CONSTRUCTION PLAN REVIEW.

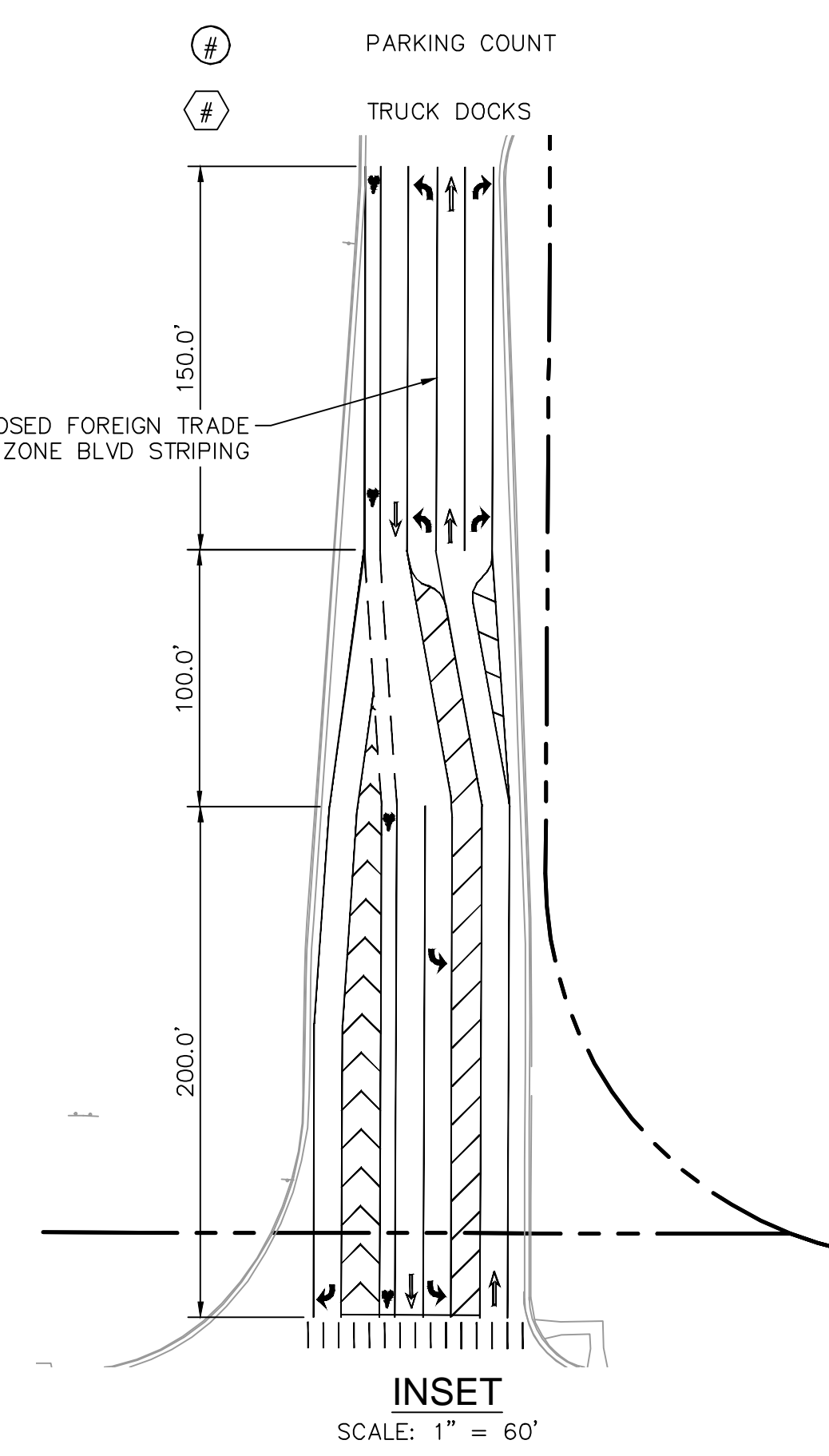
AEROSPACE BUSINESS CENTER
NORTHWEST CORNER OF FOREIGN TRADE ZONE BLVD AND BRADLEY ROAD
COLORADO SPRINGS, COLORADO
DEVELOPMENT PLAN

PROPOSED LOT 1 COLORADO CENTRE FOREIGN TRADE ZONE & BUSINESS PARK
FILING NO. 2, NO.3 SUBDIVISON



KEY MAP
1" = 500'

- LEGEND
- PROPERTY LINE
 - SETBACK
 - EASEMENT LINE
 - EXISTING LOT LINE
 - PROPOSED LOT LINE
 - PROPOSED SIDEWALK
 - PROPOSED DETENTION POND
 - FUTURE DEVELOPMENT



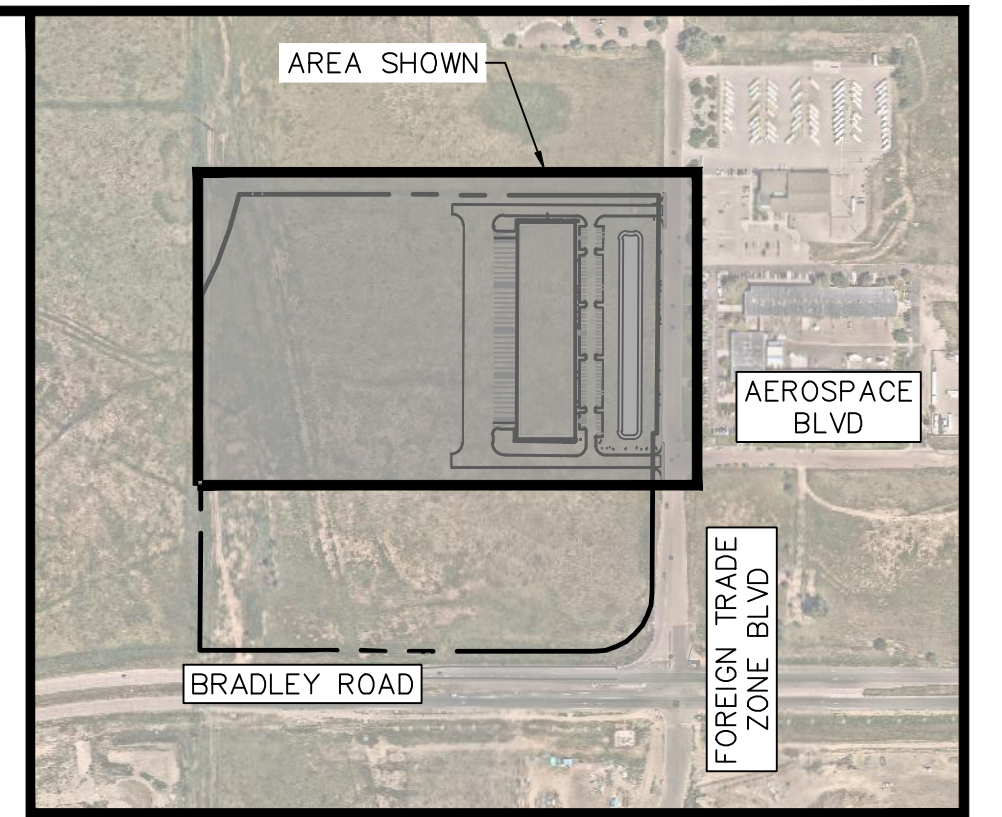
CITY APPROVAL:

4615 FTZ LLC FTZ SPONEX LLC
WESTPORT FIL 1, TSN: 5509102001
EL PASO COUNTY

AEROSPACE BUSINESS CENTER

NORTHWEST CORNER OF FOREIGN TRADE ZONE BLVD AND BRADLEY ROAD
COLORADO SPRINGS, COLORADO
DEVELOPMENT PLAN

PROPOSED LOT 1 COLORADO CENTRE FOREIGN TRADE ZONE & BUSINESS PARK
FILING NO. 2, NO. 3 SUBDIVISION



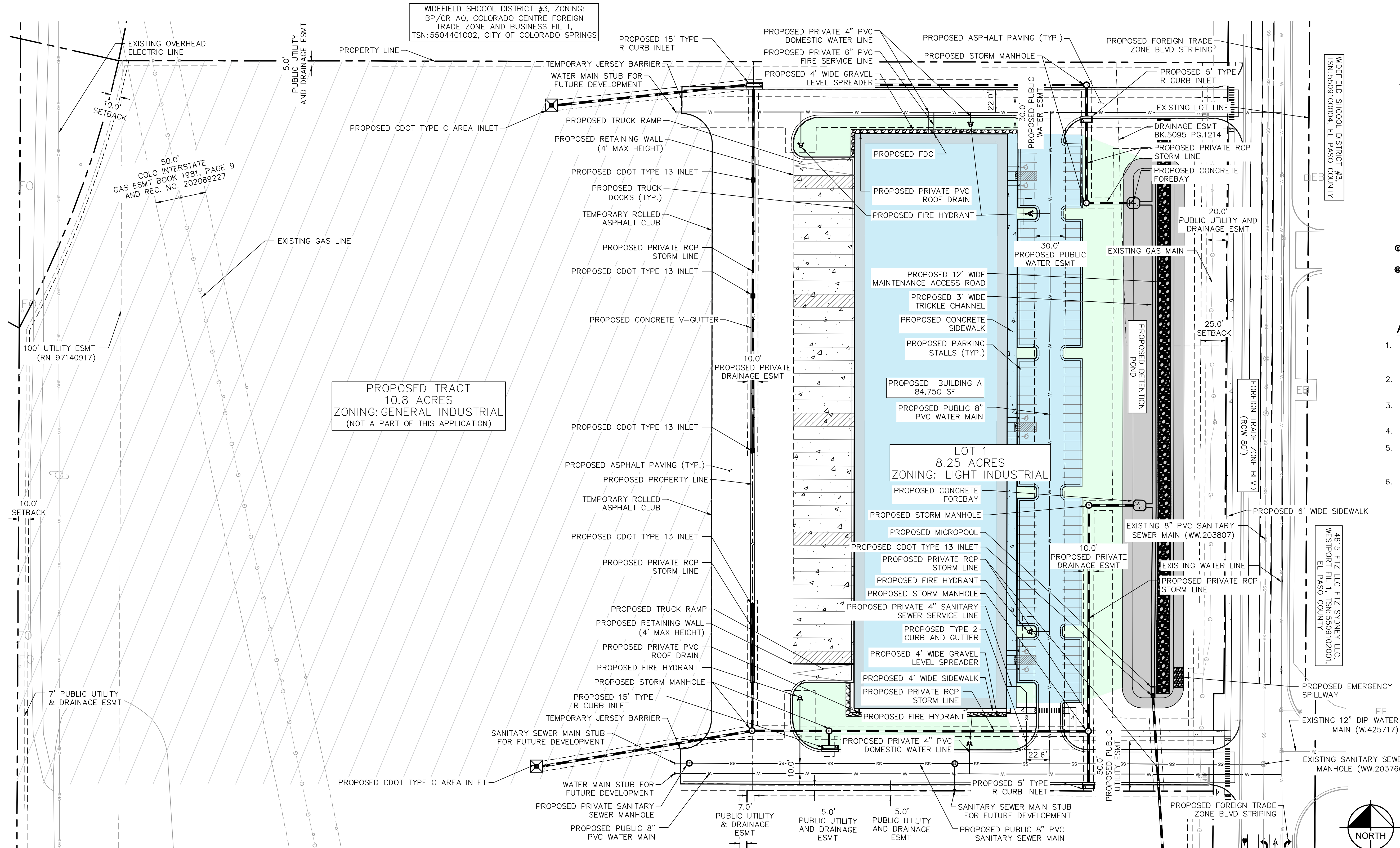
KEY MAP
1" = 500'

LEGEND

---	PROPERTY LINE
- - -	EXISTING LOT LINE
- . -	EASEMENT LINE
- - -	PROPOSED LOT LINE
---	PROPOSED SIDEWALK
---	PROPOSED DETENTION POND
---	FUTURE DEVELOPMENT
---	UNCONNECTED IMPERVIOUS AREA
---	RECEIVING PERVIOUS AREA
---	PROPOSED STORM LINE & MH
---	PROPOSED WATER LINE
---	PROPOSED SANITARY SEWER LINE
---	PROPOSED UNDERGROUND GAS LINE
---	PROPOSED PRIMARY ELECTRIC LINE
---	PROPOSED FIRE LINE

ADDITIONAL NOTES

- NOTE THAT THE LAYOUT FOR DRY UTILITIES IS PRELIMINARY AND FOR CONCEPTUAL USE ONLY. COLORADO SPRINGS UTILITIES SHALL DESIGN ALL DRY UTILITY CONNECTIONS TO THE PROPOSED METER LOCATIONS.
- UTILITY CLEARANCES BETWEEN STORM SEWER AND WATER MAINS AND CONNECTIONS MUST MAINTAIN A VERTICAL SEPARATION OF AT LEAST 18".
- FIRE LINES SHOULD ENTER THE BUILDING PERPENDICULAR TO THE OUTSIDE WALL WHENEVER POSSIBLE, AND SHOULD NEVER BE UNDERGROUND FOR MORE THAN 3 FEET INSIDE THE BUILDING.
- ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY ENGINEERING DEVELOPMENT REVIEW INSPECTOR.
- CONTRACTOR SHALL VERIFY LOCATION AND ALIGNMENT OF EXISTING UNDERGROUND FIBER OPTIC AND COAX LINES ALONG NORTH SIDE OF THE SITE PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF RECORD IF DISCREPANCIES EXIST.
- STORM PIPE SIZING WILL BE DETERMINED WITH THE FINAL DRAINAGE REPORT FOR THIS DEVELOPMENT.



AEROSPACE BUSINESS CENTER

NORTHWEST CORNER OF FOREIGN TRADE ZONE BLVD AND BRADLEY ROAD
COLORADO SPRINGS, COLORADO
DEVELOPMENT PLAN

PROPOSED LOT 1 COLORADO CENTRE FOREIGN TRADE ZONE & BUSINESS PARK
FILING NO. 2, NO. 3 SUBDIVISION

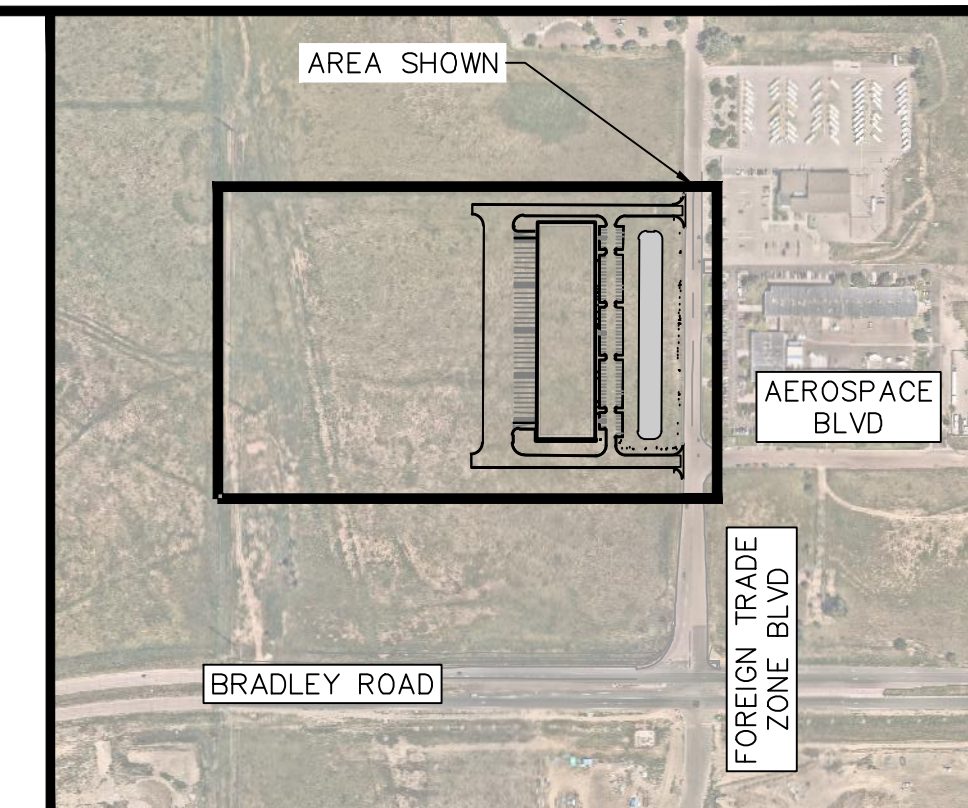
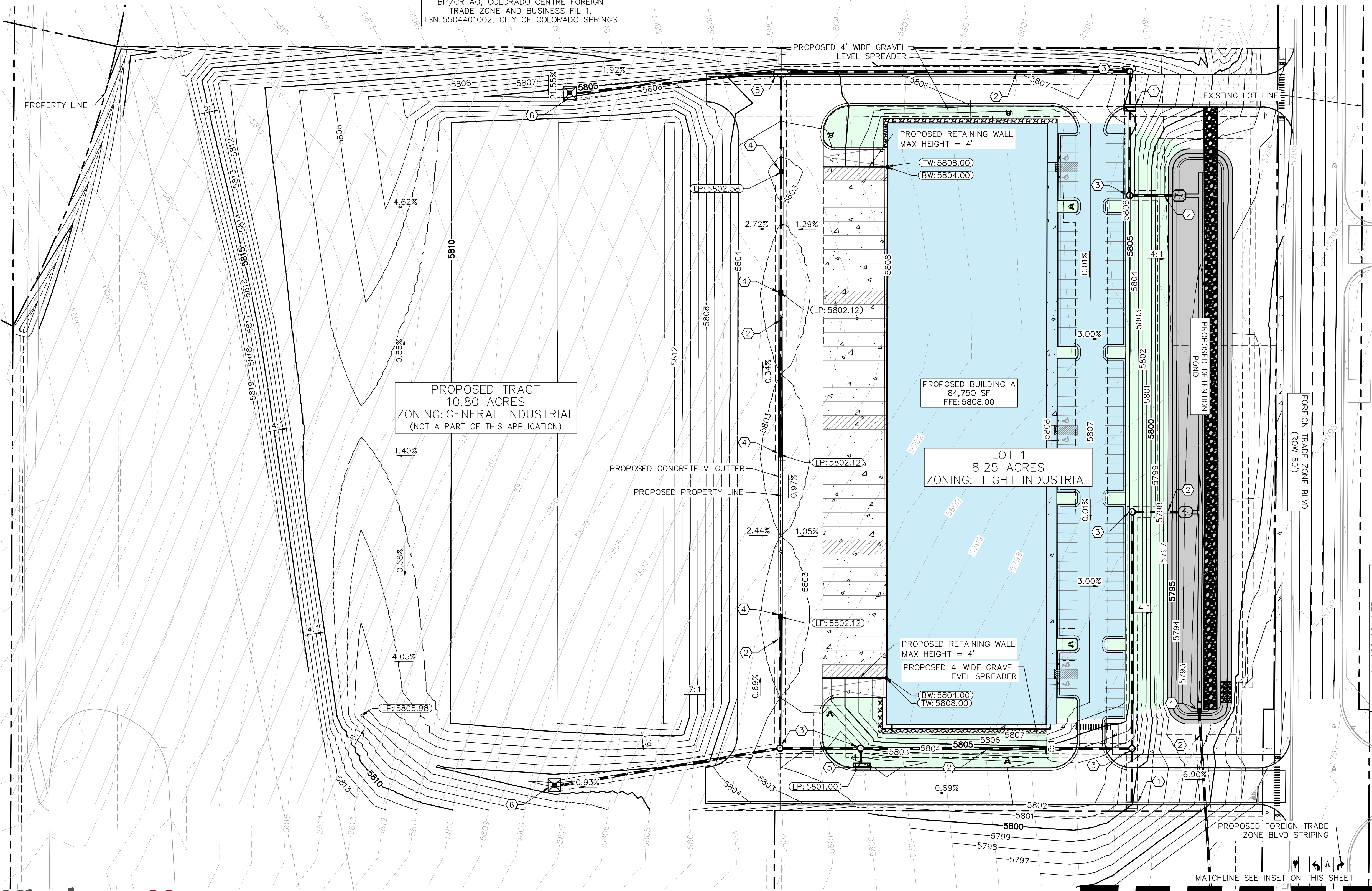
STORM KEYNOTES

1. PROPOSED 5' TYPE R CURB INLET
2. PROPOSED STORM LINE
3. PROPOSED STORM MANHOLE
4. PROPOSED CDOT TYPE 13 INLET
5. PROPOSED 15' TYPE R CURB INLET
6. PROPOSED CDOT TYPE C AREA INLET

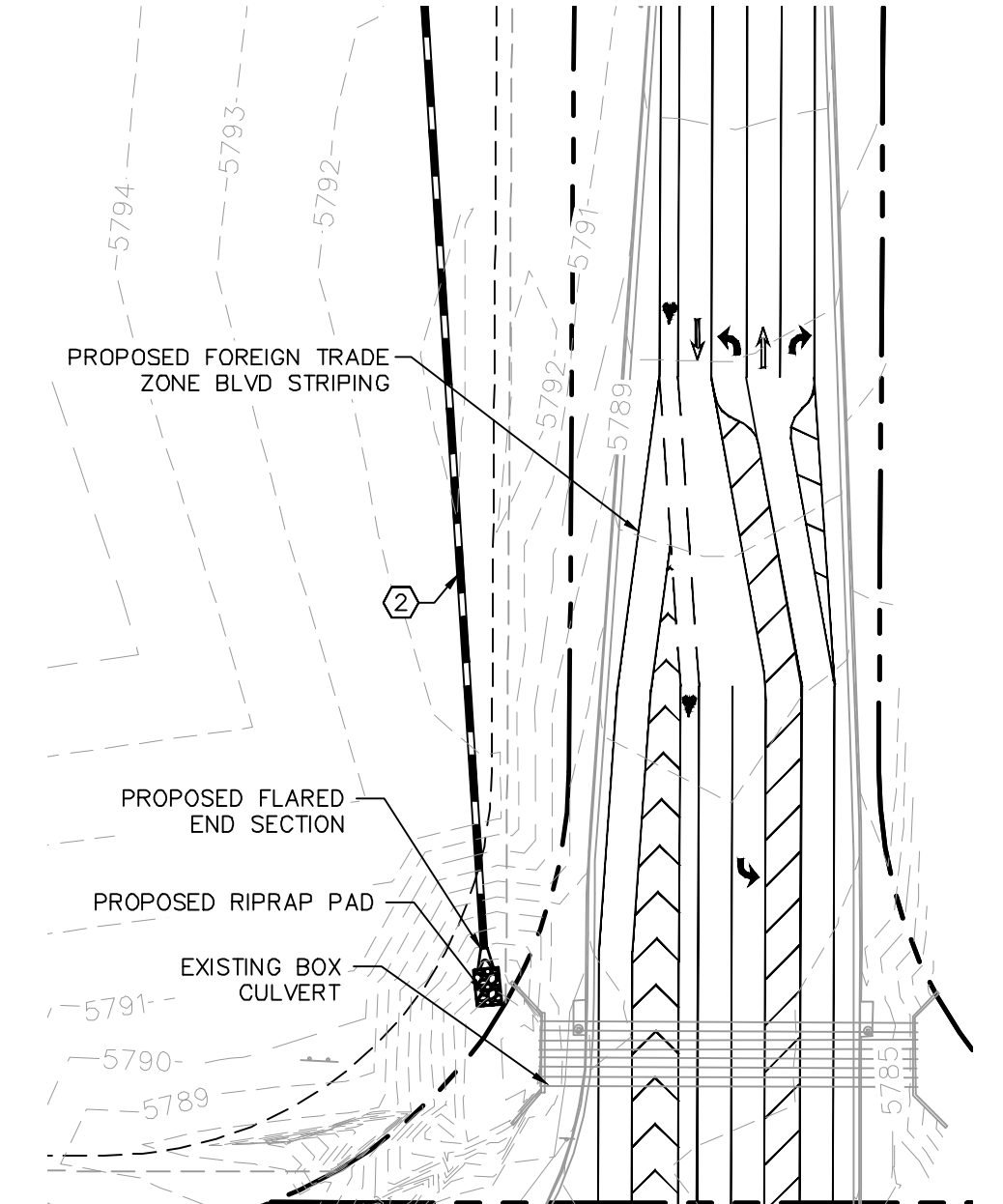
GENERAL NOTES

1. DETAILED GRADING SHALL BE PER THE APPROVED CIVIL CONSTRUCTION DOCUMENTS.
2. ALL GRADING SHALL BE PER CITY OF COLORADO SPRINGS STANDARD DETAILS AND SPECIFICATIONS.

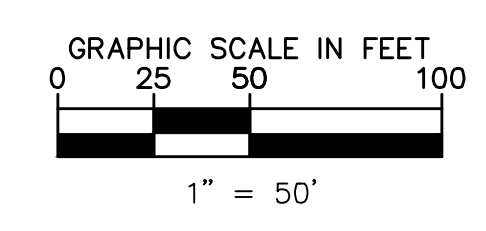
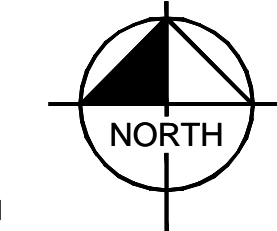
WIDEFIELD SCHOOL DISTRICT #3, ZONING:
BP/CR AO, COLORADO CENTRE FOREIGN
TRADE ZONE AND BUSINESS FIL 1,
TSN:5504401002, CITY OF COLORADO SPRINGS



- ### LEGEND
- 1" = 50'
- PROPERTY LINE
 - EXISTING LOT LINE
 - EASEMENT LINE
 - PROPOSED LOT LINE
 - PROPOSED STORM SEWER
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED SIDEWALK
 - PROPOSED DETENTION POND
 - FUTURE DEVELOPMENT
 - UNCONNECTED IMPERVIOUS AREA
 - RECEIVING PERVIOUS AREA
 - LP LOW POINT
 - FFE FINISH FLOOR ELEVATION
 - TW TOP OF WALL
 - BW BOTTOM OF WALL



CITY APPROVAL:



Kimley»Horn
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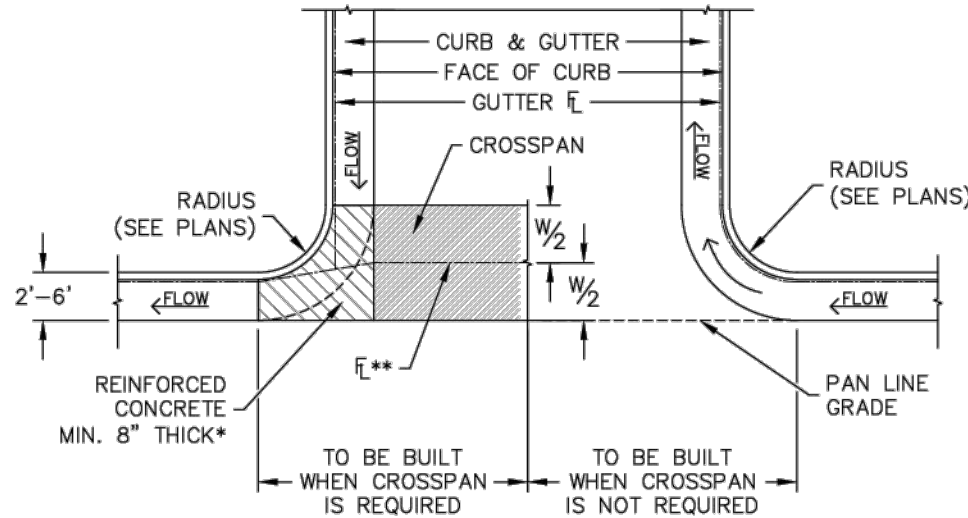
PRELIMINARY GRADING PLAN
SHEET 5 OF 21

AEROSPACE BUSINESS CENTER - CITY FILE NO. AR DP XX-XXXXX

AEROSPACE BUSINESS CENTER
NORTHWEST CORNER OF FOREIGN TRADE ZONE BLVD AND BRADLEY ROAD
COLORADO SPRINGS, COLORADO
DEVELOPMENT PLAN

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CURRENT CITY OF COLORADO SPRINGS ENGINEERING DIVISION (THE CITY) STANDARD SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS. FOR CITY PERMITS CONTRACTORS SHALL USE THE ACELA ON-LINE PERMIT SYSTEM. ONCE CITY PERMITS ARE APPROVED AND PAID, THEN APPROPRIATE SCHEDULING AND NOTIFICATIONS SHALL BE IN ACELA.
3. PRIOR TO OPENING TO TRAFFIC, CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,200 PSI AS DEMONSTRATED BY FIELD CURE CYLINDERS, AND USE A CITY APPROVED CONCRETE MIX.
4. 1-INCH DEEP TOOL JOINTS SHALL BE INSTALLED AT 10-FOOT SPACING.
5. A BROOM FINISH, WITH SWEEPS IN THE DIRECTION OF FLOW SHALL BE APPLIED TO ALL GUTTER PANS.
6. THE CONTRACTOR SHALL STAMP THEIR COMPANY NAME AND CONSTRUCTION DATE A MINIMUM EVERY 100-FEET OR FRACTION THEREOF ON FRONT FACE OF CURB.
7. NEW ASPHALT SHALL NOT BE PLACED AGAINST FRESHLY POURED CONCRETE. CONCRETE SHALL BE 5-DAYS OLD OR HAVE A COMPRESSIVE STRENGTH OF 3,200 PSI AS DEMONSTRATED BY FIELD CURE CYLINDERS.
8. ALL CURB TRANSITIONS (ONE TYPE TO ANOTHER) WILL BE 10-FOOT UNLESS OTHERWISE NOTED.
9. CONTACT THE CITY FORESTRY DIVISION, PRIOR TO STARTING WORK, IF IT IS NECESSARY TO DISTURB TREES OR ROOTS.
10. WHITE CURE SHALL BE PLACED WITH 100% COVERAGE, AND MEET THE SPECIFICATION OF SECTION 500.
11. GUTTER IN/OUT SLOPES AT CURB CUTS FOR CURB RAMPS SHALL BE LESS THAN 5% AND BE A.D.A. COMPLIANT (SEE CURB RAMP DETAILS).
12. CURB ENDINGS SHALL BE PLACED WHERE CURB AND GUTTER DEAD-ENDS.
13. CURB CUTS FOR DRIVEWAYS ARE SHOWN ON THE DRIVEWAY DETAILS.

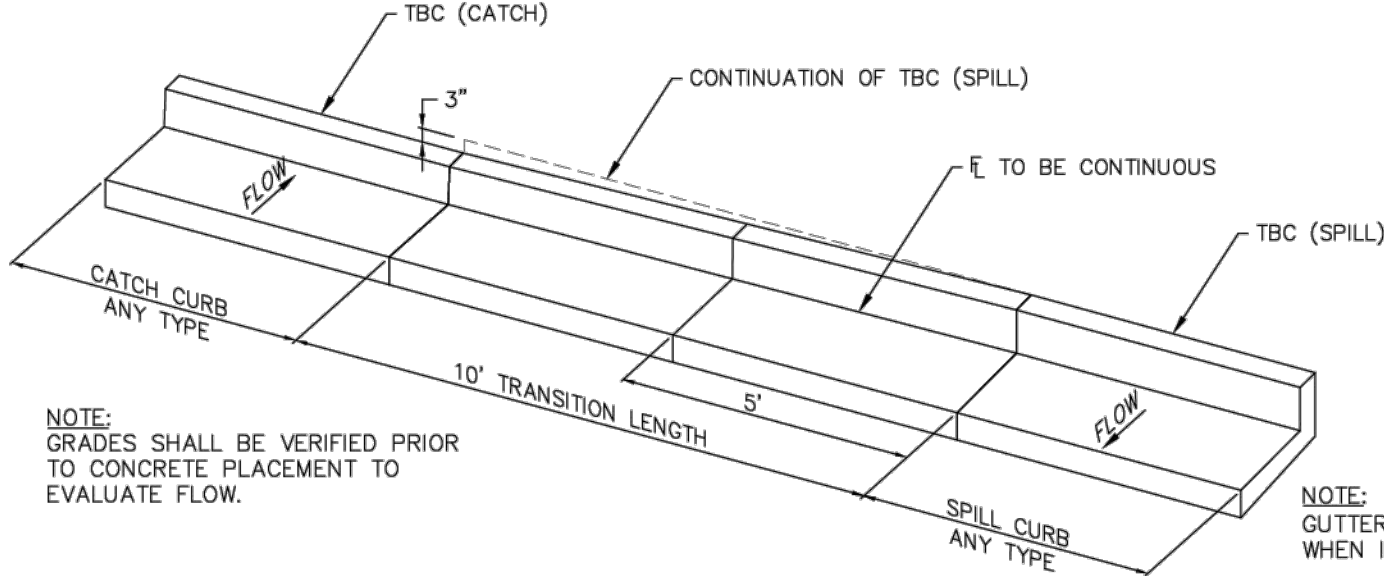


*THIS AREA SHALL BE POURED MONOLITHICALLY WITH CURB AND GUTTER AND PAID FOR AS REINFORCED CONCRETE 8".
**FLOW LINE IN CROSSSPAN ESTABLISHED BY W/2.

CONSTRUCTION OF CONCRETE GUTTERS AT INTERSECTION



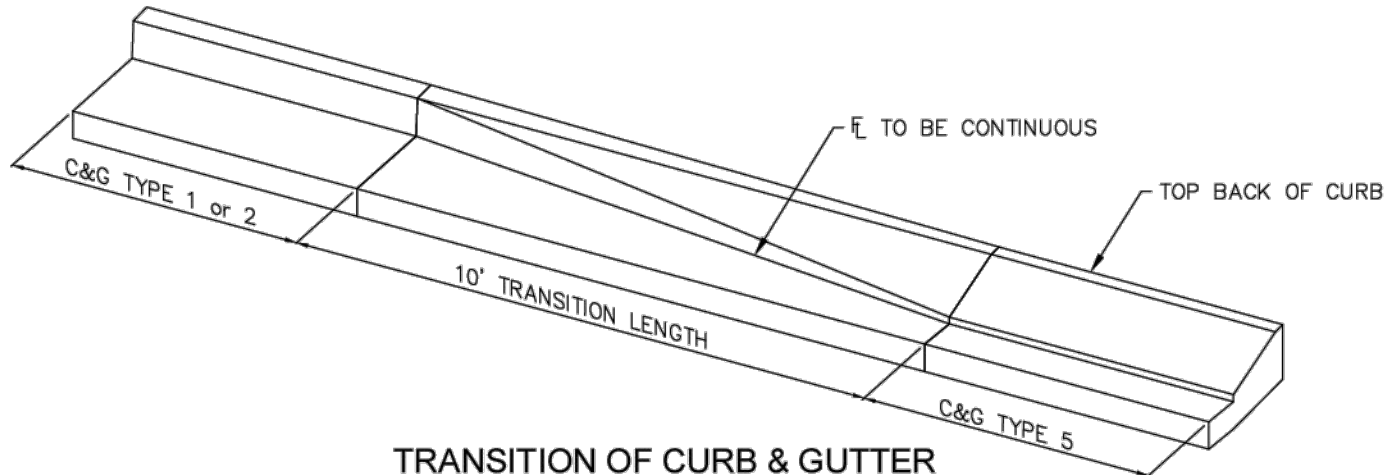
CURB & GUTTER
GENERAL NOTES & DETAILS
APPROVED: *Gayle Stindwiant*
CITY ENGINEER
ISSUED: 2/28/20 REVISED: DRAWING NO. 6A



NOTE:
GRADES SHALL BE VERIFIED PRIOR TO CONCRETE PLACEMENT TO EVALUATE FLOW.

NOTE:
GUTTER SHALL SLOPE AT 1/4"/FT WHEN IN A SPILL CONDITION.

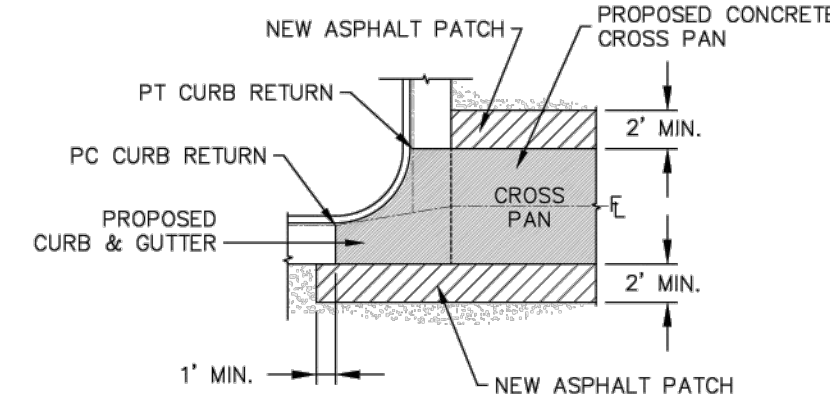
TRANSITION OF CURB & GUTTER BETWEEN CATCH and SPILL



TRANSITION OF CURB & GUTTER BETWEEN TYPE 1 or 2 and TYPE 5

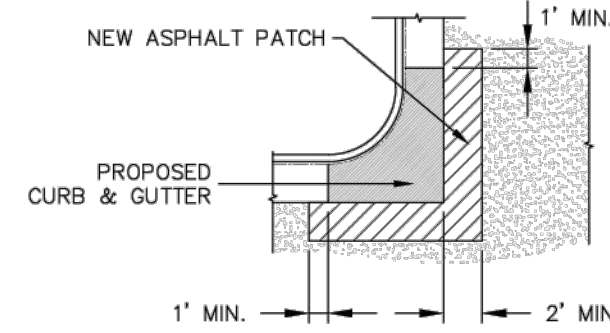


CURB & GUTTER
TRANSITIONS
APPROVED: *Gayle Stindwiant*
CITY ENGINEER
ISSUED: 2/28/20 REVISED: DRAWING NO. 6C

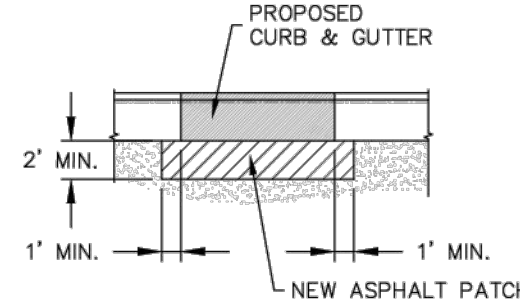


SQUARED RETURN WITH CROSSPAN

NOTE:
EXACT RESTORATION LIMITS/LOCATIONS SHALL BE APPROVED BY A CITY REPRESENTATIVE PRIOR TO REPAIRS.



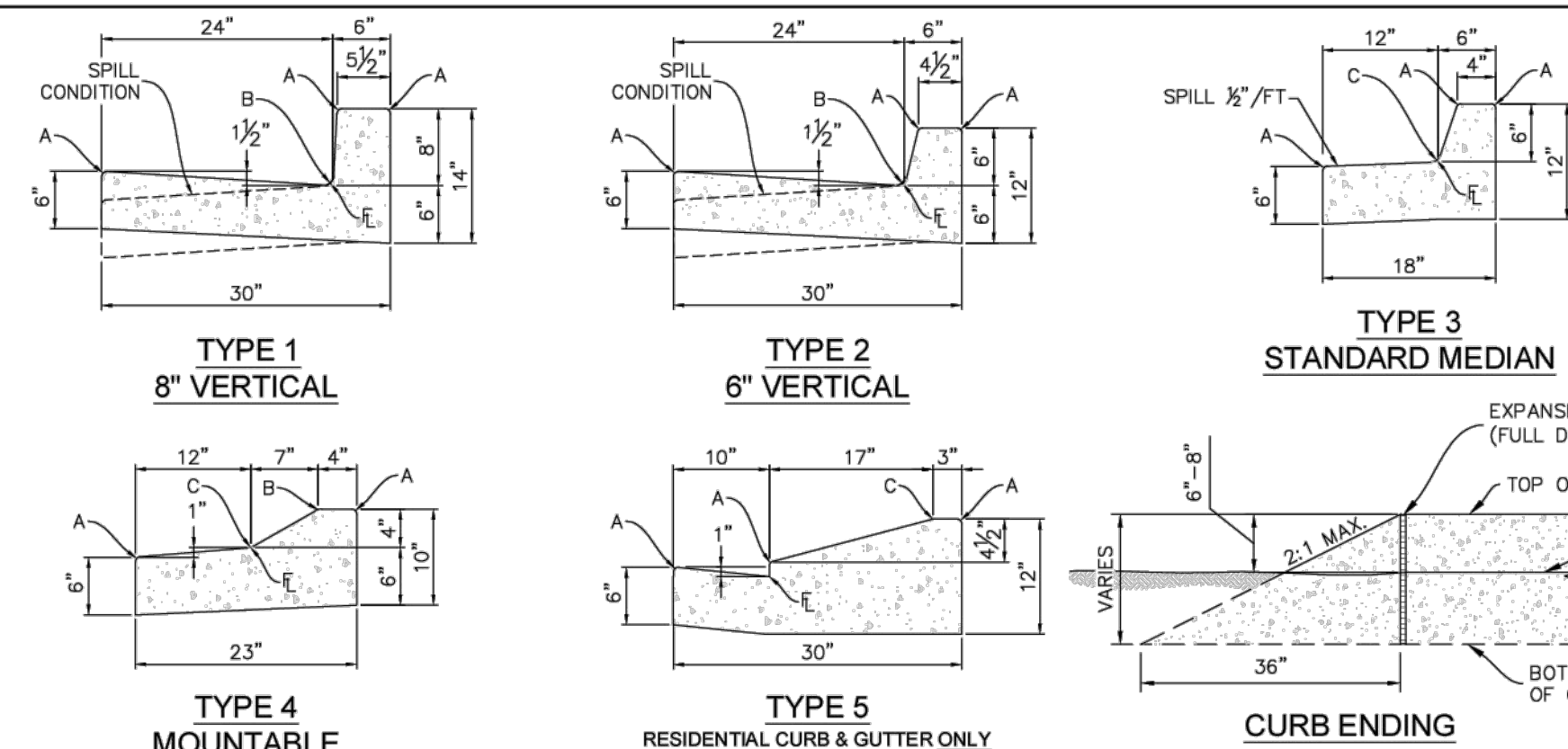
SQUARED RETURN WITHOUT CROSSPAN



MID-BLOCK CURB REPAIR



ASPHALT PAVEMENT REPAIR
ADJACENT TO NEW CONCRETE
RESTORATION LIMITS
APPROVED: *Gayle Stindwiant*
CITY ENGINEER
ISSUED: 2/28/20 REVISED: DRAWING NO. 3B



ROUNDBOAT APRON

RADIO LEGEND	
A	1/4" - 1/2"
B	1/2"
C	1/4" - 2"

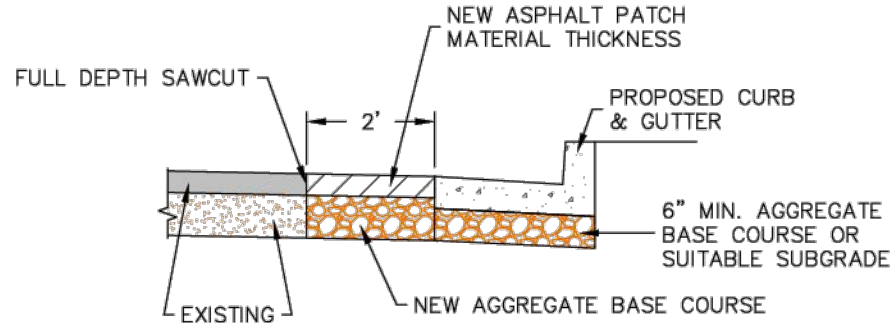
NOTE:
TYPE 1 AND 2 SPILL GUTTER MUST BE APPROVED BY CITY ENGINEERING.
TYPE 5 IS CARRY CURB ONLY.



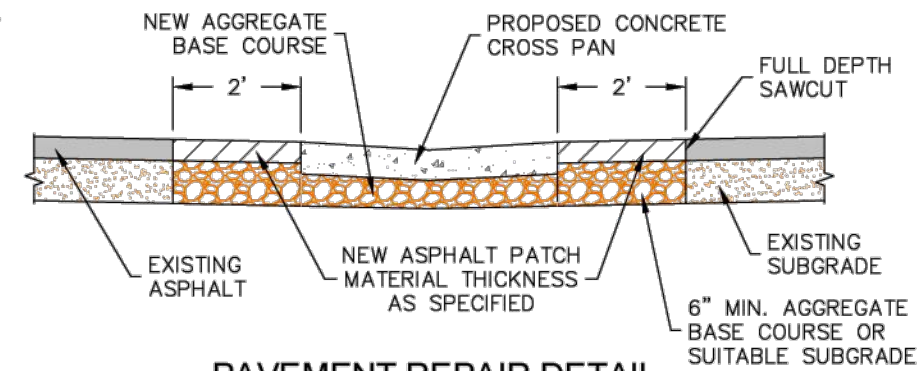
CURB & GUTTER
DETAILS
APPROVED: *Gayle Stindwiant*
CITY ENGINEER
ISSUED: 2/28/20 REVISED: DRAWING NO. 6B

General Notes:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CURRENT CITY OF COLORADO SPRINGS ENGINEERING DIVISION (THE CITY) STANDARD SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS. FOR CITY PERMITS CONTRACTORS SHALL USE THE ACELA ON-LINE PERMIT SYSTEM. ONCE CITY PERMITS ARE APPROVED AND PAID, THEN APPROPRIATE SCHEDULING AND NOTIFICATIONS SHALL BE IN ACELA.
3. PRIOR TO CUTTING INTO A ROADWAY, A MEETING IS REQUIRED WITH CITY ENGINEERING.
4. HOT MIX ASPHALT (ASPHALT PAVING MATERIAL) SHALL MEET THE REQUIREMENTS OF THE Pikes Peak ASPHALT SPECIFICATION AND BE AN APPROVED CITY MIX.
5. EXISTING PAVEMENT MAY BE INITIALLY ROUGH CUT. A SQUARE, VERTICAL CUT SHALL BE MADE IN THE EXISTING ASPHALT PAVEMENT PRIOR TO PAVEMENT PLACEMENT.
6. NEW ASPHALT SHALL NOT BE PLACED AGAINST FRESHLY POURED CONCRETE. CONCRETE SHALL BE 5-DAYS OLD OR HAVE REACHED A COMPRESSIVE STRENGTH OF 3,200 PSI AS DEMONSTRATED BY FIELD CURE CYLINDERS.
7. A TACK COAT SHALL BE APPLIED TO ALL VERTICAL EDGES INCLUDING CONCRETE EDGES. THE TACK COAT SHALL HAVE 100% COVERAGE AND BE APPLIED BETWEEN LIFTS.
8. NEW ASPHALT PATCH SHALL BE PLACED ON COMPACTED AGGREGATE BASE COURSE PER CITY STANDARDS OR CTS.
9. THE NEW PAVEMENT SECTION SHALL MATCH EXISTING PAVEMENT REPORT, FOR ROADWAYS WHERE THE SUBGRADE IS CHEMICALLY TREATED (CTS), CTS OR FLOW-FILL SHALL BE EQUIVALENT TO THE REQUIREMENT IN THE PAVEMENT DESIGN REPORT. A MINIMUM PAVEMENT SECTION OF:
A) RESIDENTIAL/COLLECTOR... 6-INCHES OF CLASS 6 AGGREGATE BASE COURSE WITH 6-INCHES OF ASPHALT PAVING MATERIAL;
B) ARTERIAL... 12-INCHES OF CLASS 6 AGGREGATE BASE COURSE WITH 8-INCHES OF ASPHALT PAVING MATERIAL.
10. ALTERNATE REPAIR SECTIONS MAY BE APPROVED PROVIDED THEY ARE COMPLETED BY THE PAVEMENT DESIGN GEOTECHNICAL ENGINEER AND APPROVED BY CITY ENGINEERING.
11. IF A PLATE TAMPER IS USED FOR COMPACTION OF ASPHALT, THE MAXIMUM LOOSE LIFT THICKNESS SHALL BE 2-INCHES.
12. ANY DISTURBED PAVEMENT MARKINGS SHALL BE RESTORED TO CITY STANDARDS.
13. THESE DETAILS ARE FOR PAVEMENT CUTS LESS THAN 200-SF. CUTS GREATER THAN 200-SF SHALL BE IN CONFORMANCE WITH AN ENGINEERED DESIGN.
14. CLSM (FLOW-FILL) IS REQUIRED AS BACKFILL FOR TRENCHES LESS THAN 1-FOOT IN WIDTH AND ALL CORES. CLSM SHALL NOT EXTEND INTO PAVEMENT SECTION.
15. WHERE CONCRETE PAVEMENT EXISTS BELOW THE ASPHALT, NEW CONCRETE SHALL BE PLACED TO MATCH THE EXISTING CONCRETE THICKNESS.
16. NEW HOT-MIX ASPHALT (ASPHALT PAVING MATERIAL) SHALL BE FLUSH TO EXISTING ASPHALT AND CONCRETE EDGES AND SHALL NOT HAVE HUMPS OR VALLEYS.



CURB & GUTTER REPLACEMENT PAVEMENT REPAIR DETAIL



PAVEMENT REPAIR DETAIL AT CROSS PAN



ASPHALT PAVEMENT REPAIR
ADJACENT TO NEW CONCRETE
GENERAL NOTES & DETAILS
APPROVED: *Gayle Stindwiant*
CITY ENGINEER
ISSUED: 2/28/20 REVISED: DRAWING NO. 3A

- NOTES:
1. CONTRACTOR SHALL REPLACE ALL CURB AND GUTTER AND PAVEMENT THAT IS CRACKED OR DAMAGED.

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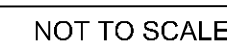
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2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

CITY APPROVAL:

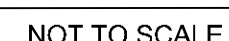
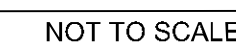
DETAILS
SHEET 6 OF 21

AEROSPACE BUSINESS CENTER - CITY FILE NO. AR DP XX-XXXXX

DEVELOPMENT PLAN

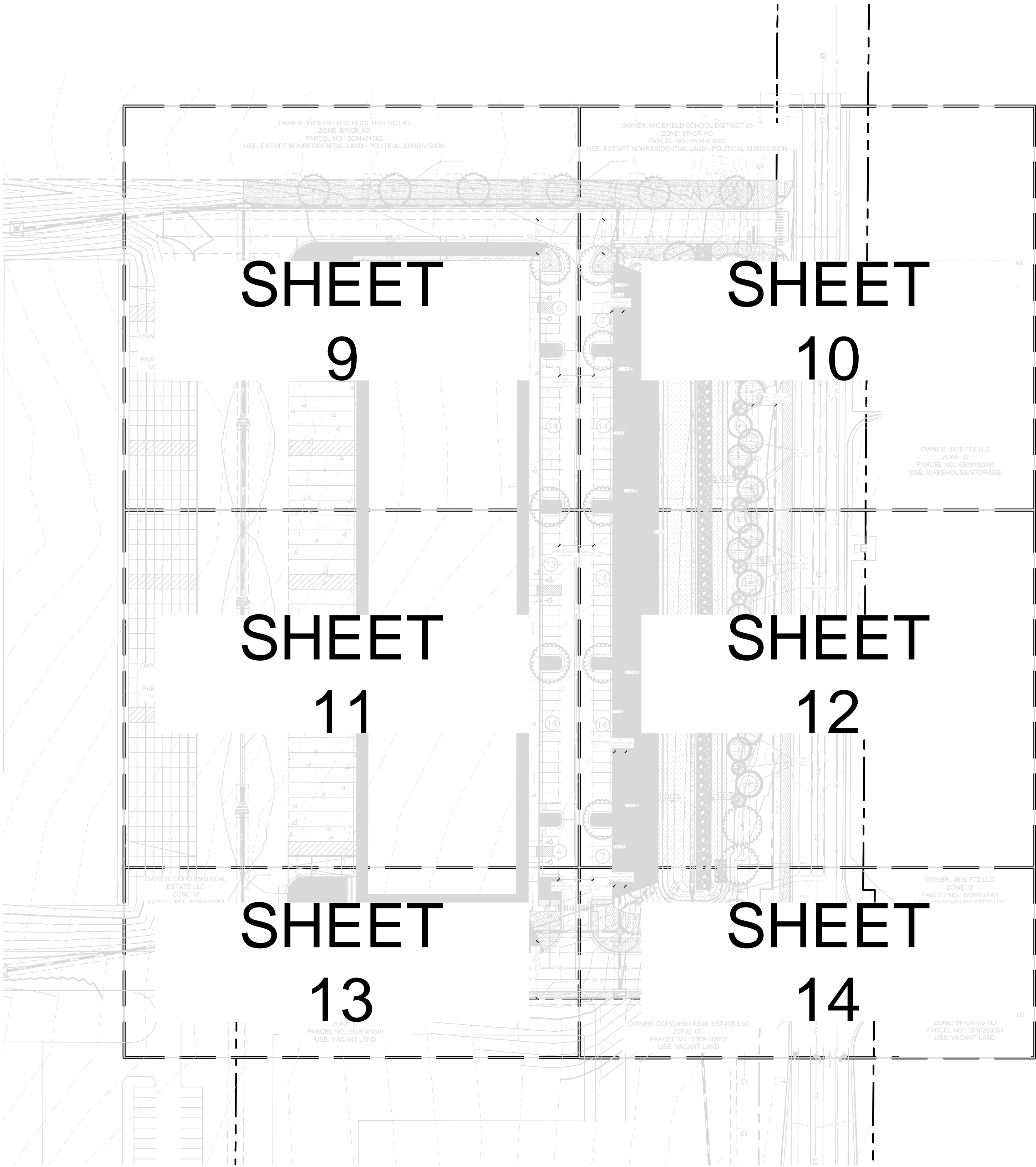


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AEROSPACE BUSINESS CENTER
NORTHWEST CORNER OF FOREIGN TRADE ZONE BLVD AND BRADLEY ROAD
COLORADO SPRINGS, COLORADO
DEVELOPMENT PLAN

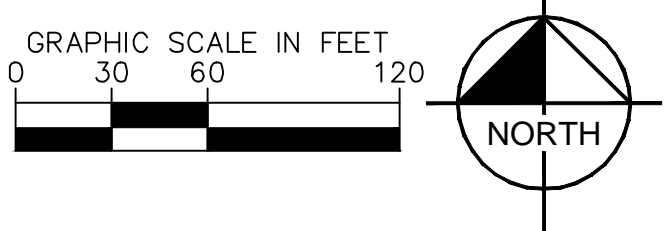


PARKING LOT LANDSCAPING	
NUMBER OF VEHICLE SPACES PROVIDED:	107
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS
SHADE TREES REQ. / PROV.:	8 / 8
PARKING LOT FRONTAGES:	EAST
LENGTH OF FRONTAGE:	505'
LENGTH OF 3' TALL SCREENING PLANTS REQ. / PROV.:	337' / 382"
LENGTH OF BERM OR FENCE REQ. / PROV.:	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	PL
NOTE: SCREENING REQUIREMENT MET WITH EVERGREEN PLANTINGS ALONG FOREIGN TRADE ZONE BLVD.	

INTERNAL LANDSCAPING	
GROSS SITE AREA:	332,673 SF (7.64 AC)
PERCENT MINIMUM INTERNAL AREA:	5%
INTERNAL LANDSCAPE AREA REQ. / PROV.	16,634 SF / 120,184 SF
TREE PER FEET REQ.	1 TREE PER 500 SF
INTERNAL TREES REQ. / PROV.	34 / 35
SHRUB SUBSTITUTES REQ. / PROV.	NA / NA
ORN. GRASS SUBSTITUTES REQ. / PROV.	NA / NA
PLANT ABBREVIATION DENOTED ON PLAN:	IN
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%
GREEN SPACE REQUIRED? (Y/N)	Y
ACTIVE GREEN SPACE PERCENT/SF REQUIRED/PROV.	N/A
NON-ACTIVE GREEN SPACE PERCENT / SF REQUIRED / PROV.	5% (16,634SF) / 37% (124,459SF)

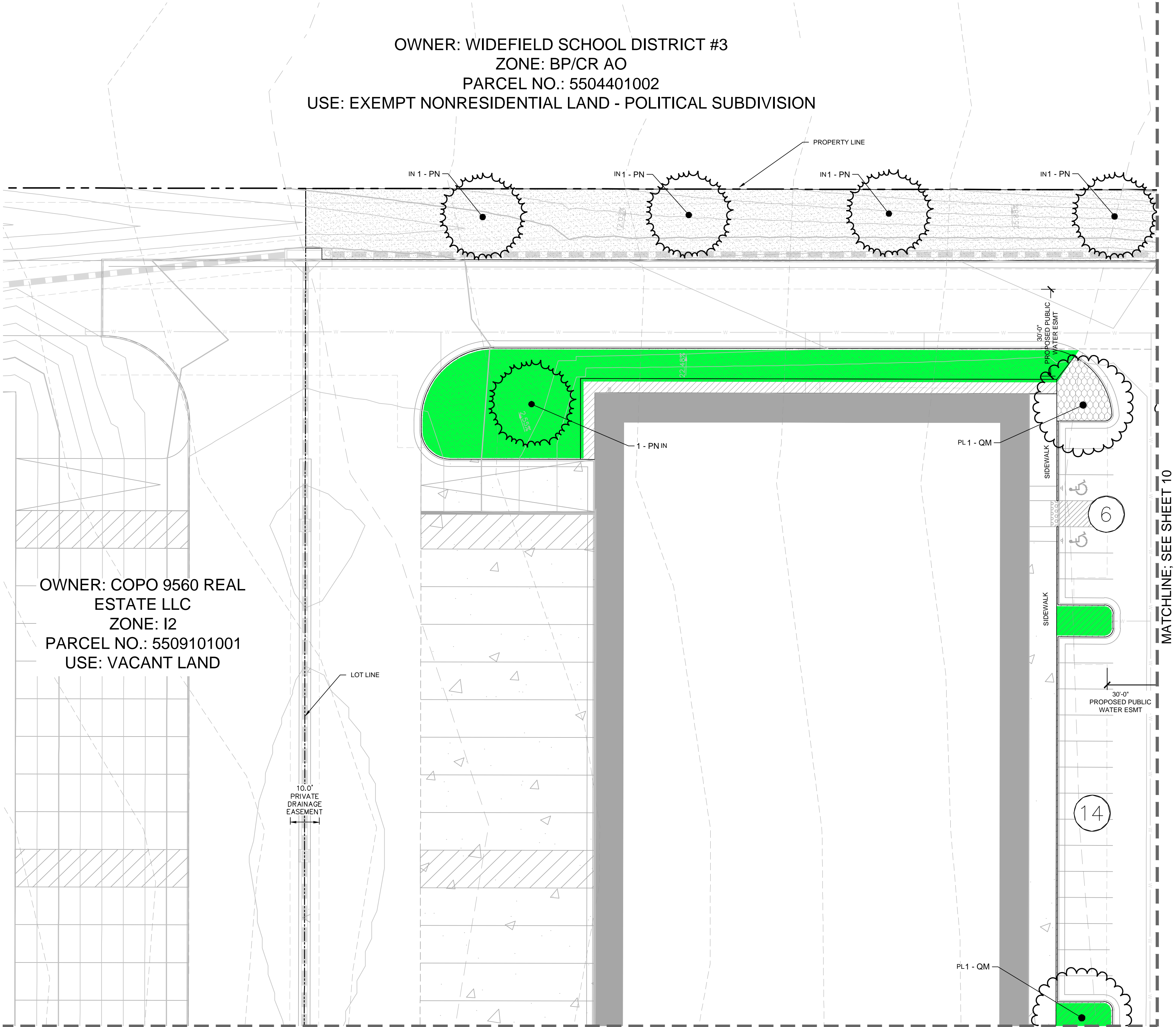
LANDSCAPE SETBACKS AND BUFFERS				
STREET NAME OR BOUNDARY:	NORTH BOUNDARY	WEST BOUNDARY	SOUTH BOUNDARY	FOREIGN TRADE ZONE BLVD
ZONE DISTRICT BOUNDARY:	NO	NO	NO	NO
STREET CLASSIFICATION:	N/A	N/A	N/A	PRINCIPAL ARTERIAL
SETBACK DEPTH REQUIRED / PROVIDED:	N/A	N/A	N/A	25' / 25'
LINEAR FOOTAGE:	467'	717'	454'	717'
TREE PER FEET REQ.:	N/A	N/A	N/A	1 TREE PER 20 LF
NUMBER OF TREES REQ. / PROV.	N/A	N/A	N/A	36 / 36
EVERGREEN TREES REQ. / PROV.	N/A	N/A	N/A	N/A
SHRUB SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A	N/A
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.	N/A	N/A	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	N/A	N/A	N/A	FZ
% GROUND PLANE VEG. REQ. / PROV.	N/A	N/A	N/A	75% / 75%

CITY APPROVAL:



AEROSPACE BUSINESS CENTER
NORTHWEST CORNER OF FOREIGN TRADE ZONE BLVD AND BRADLEY ROAD
COLORADO SPRINGS, COLORADO
DEVELOPMENT PLAN

OWNER: WIDEFIELD SCHOOL DISTRICT #3
ZONE: BP/CR AO
PARCEL NO.: 5504401002
USE: EXEMPT NONRESIDENTIAL LAND - POLITICAL SUBDIVISION



OWNER: COPO 9560 REAL
ESTATE LLC
ZONE: I2
PARCEL NO.: 5509101001
USE: VACANT LAND

PLANT SCHEDULE

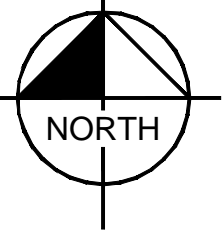
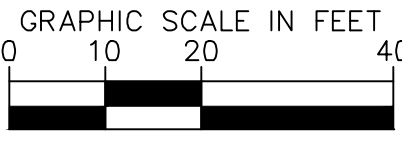
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT	CODE REQUIREMENTS
DECIDUOUS TREES								
	AT	22	ACER TATARICUM HOT WINGS TATARIAN MAPLE	B & B	2" CAL MIN	15'-20'	15'-20'	ROW/MEDIANS
	QC	6	QUERCUS CRISMSON SPIRE CRIMSON SPIRE OAK	B & B	1.5" CAL MIN	15'-20'	40'-60'	PARK/ROW/MEDIAN
	QM	14	QUERCUS MACROCARPA BURR OAK	B & B	2" CAL MIN	35'-50'	50-80'	PARK/ROW/MEDIAN/STREAM
EVERGREEN TREES								
	BS	10	PICEA PUNGENS 'FASTIGIATA' FASTIGIATE BLUE SPRUCE	B & B	6' HGT.	10'-15'	25'-40'	SCREENWALL/TRASH
	PN	10	PINUS NIGRA AUSTRIAN BLACK PINE	B & B	6' HGT.	30'-40'	40'-60'	SCREENWALL/TRASH
	PP	5	PINUS PONDEROSA PONDEROSA PINE	B & B	6' HGT.	30'-40'	60'+	ROW/MEDIANS/WALL/SCREEN/TRASH
	PS	12	PINUS SYLVESTRIS SCOTCH PINE	B & B	6' HGT.	20'-30'	30'-50'	SCREENWALL/TRASH
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.	
GROUND COVERS								
	ROCK	17,957 SF	1-1/2" CIMARRON GRANITE ROCK MULCH SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH	4"	YES	PIONEER SAND	
	ROCK2	3,773 SF	1-1/2" BLACK GRANITE SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH	4"	YES	PIONEER SAND	
	SEED	103,974 SF	EPC LOW GROW MIX TILL SOIL TO A MIN. DEPTH OF 8" PRIOR TO INSTALLATION. INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	21 LBS / ACRE			
	SEED2	32,057 SF	EPC ALL PURPOSE MIX TILL SOIL TO A MIN. DEPTH OF 8" PRIOR TO INSTALLATION. INSTALL PER TABLE 5-1. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	21 LBS / ACRE			
	W.M.	10,030 SF	GORILLA HAIR WOOD MULCH SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.	WOOD MULCH	4"	YES	PIONEER SAND	

CITY APPROVAL:

Kimley»Horn

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2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

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LANDSCAPE PLAN
SHEET 9 OF 21

AEROSPACE BUSINESS CENTER - CITY FILE NO. AR DP XX-XXXXX

AEROSPACE BUSINESS CENTER
NORTHWEST CORNER OF FOREIGN TRADE ZONE BLVD AND BRADLEY ROAD
COLORADO SPRINGS, COLORADO
DEVELOPMENT PLAN

OWNER: WIDEFIELD SCHOOL DISTRICT #3
ZONE: BP/CR AO
PARCEL NO.: 5504401002
USE: EXEMPT NONRESIDENTIAL LAND - POLITICAL SUBDIVISION

OWNER: WIDEFIELD SCHOOL DISTRICT #3
ZONE: I2
PARCEL NO.: 5509100004
USE: EXEMPT NONRESIDENTIAL LAND -
POLITICAL SUBDIVISION

OWNER: 4615 FTZ LLC
ZONE: I2
PARCEL NO.: 5509102001
USE: WAREHOUSE/STORAGE

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT	CODE REQUIREMENTS
DECIDUOUS TREES								
	AT	22	ACER TATARICUM HOT WINGS TATARIAN MAPLE	B & B	2" CAL MIN	15'-20'	15'-20'	ROW/MEDIANS
	QC	6	QUERCUS CRISMSON SPIRE CRIMSON SPIRE OAK	B & B	1.5" CAL MIN	15'-20'	40'-60'	PARK/ROW/MEDIAN
	QM	14	QUERCUS MACROCARPA BURR OAK	B & B	2" CAL MIN	35'-50'	50-80'	PARK/ROW/MEDIAN/STREAM
EVERGREEN TREES								
	BS	10	PICEA PUNGENS 'FASTIGIATA' FASTIGIATE BLUE SPRUCE	B & B	6' HGT.	10'-15'	25'-40'	SCREENWALL/TRASH
	PN	10	PINUS NIGRA AUSTRIAN BLACK PINE	B & B	6' HGT.	30'-40'	40'-60'	SCREENWALL/TRASH
	PP	5	PINUS PONDEROSA PONDEROSA PINE	B & B	6' HGT.	30'-40'	60'+	ROW/MEDIANS/WALL/SCREEN/TRASH
	PS	12	PINUS SYLVESTRIS SCOTCH PINE	B & B	6' HGT.	20'-30'	30'-50'	SCREENWALL/TRASH
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.	
GROUND COVERS								
	ROCK	17,957 SF	1-1/2" CIMARRON GRANITE ROCK MULCH SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH	4"	YES	PIONEER SAND	
	ROCK2	3,773 SF	1-1/2" BLACK GRANITE SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH	4"	YES	PIONEER SAND	
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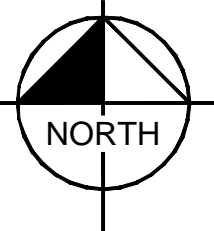
CITY APPROVAL:

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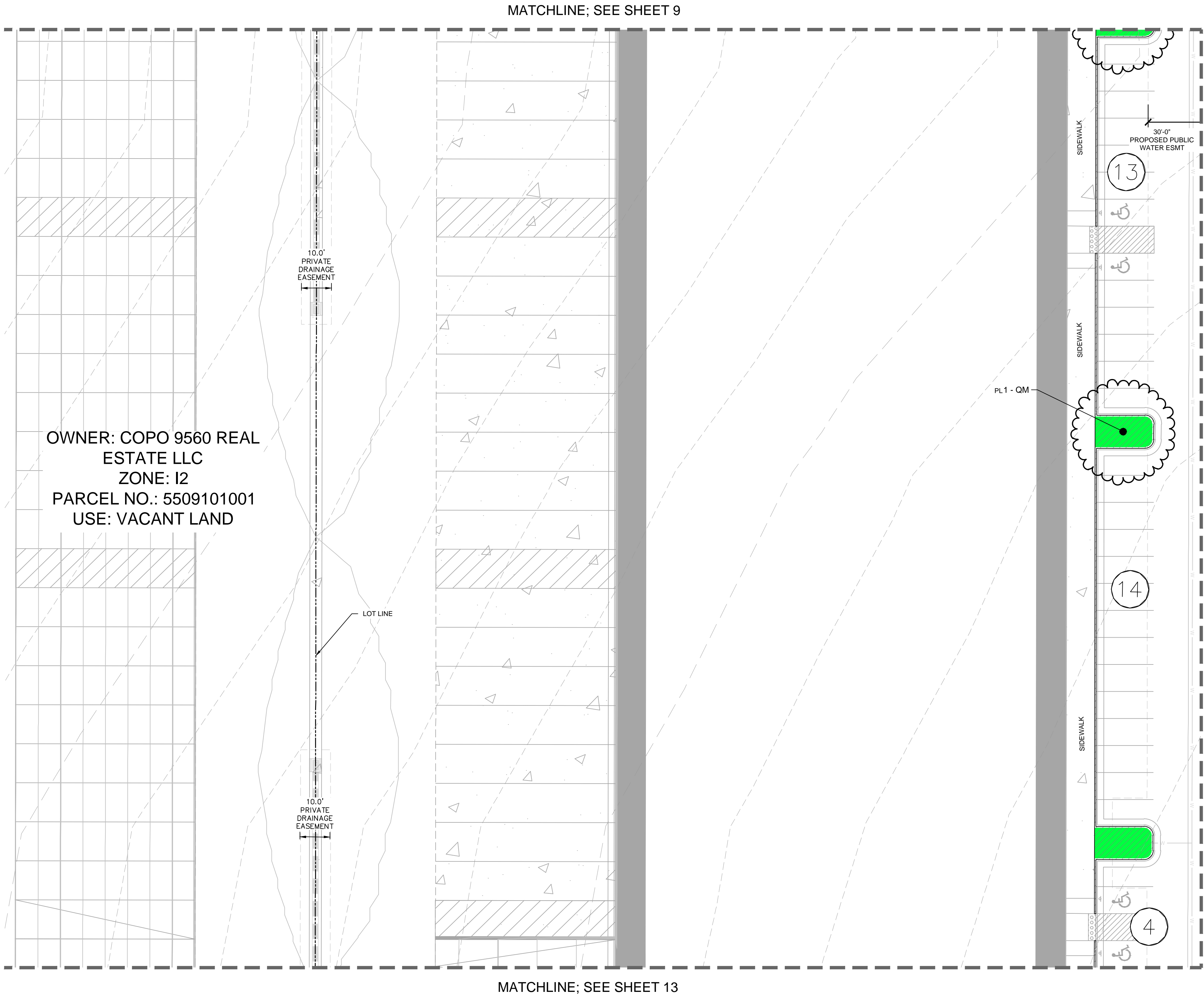
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LANDSCAPE PLAN
SHEET 10 OF 21

AEROSPACE BUSINESS CENTER - CITY FILE NO. AR DP XX-XXXXX

AEROSPACE BUSINESS CENTER
NORTHWEST CORNER OF FOREIGN TRADE ZONE BLVD AND BRADLEY ROAD
COLORADO SPRINGS, COLORADO
DEVELOPMENT PLAN



OWNER: COPO 9560 REAL
ESTATE LLC
ZONE: I2
PARCEL NO.: 5509101001
USE: VACANT LAND

PLANT SCHEDULE

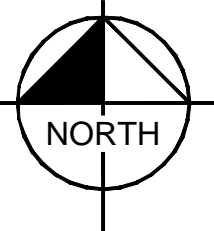
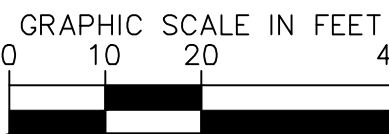
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL	WIDTH	HEIGHT	CODE REQUIREMENTS
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CITY APPROVAL:

Kimley»Horn

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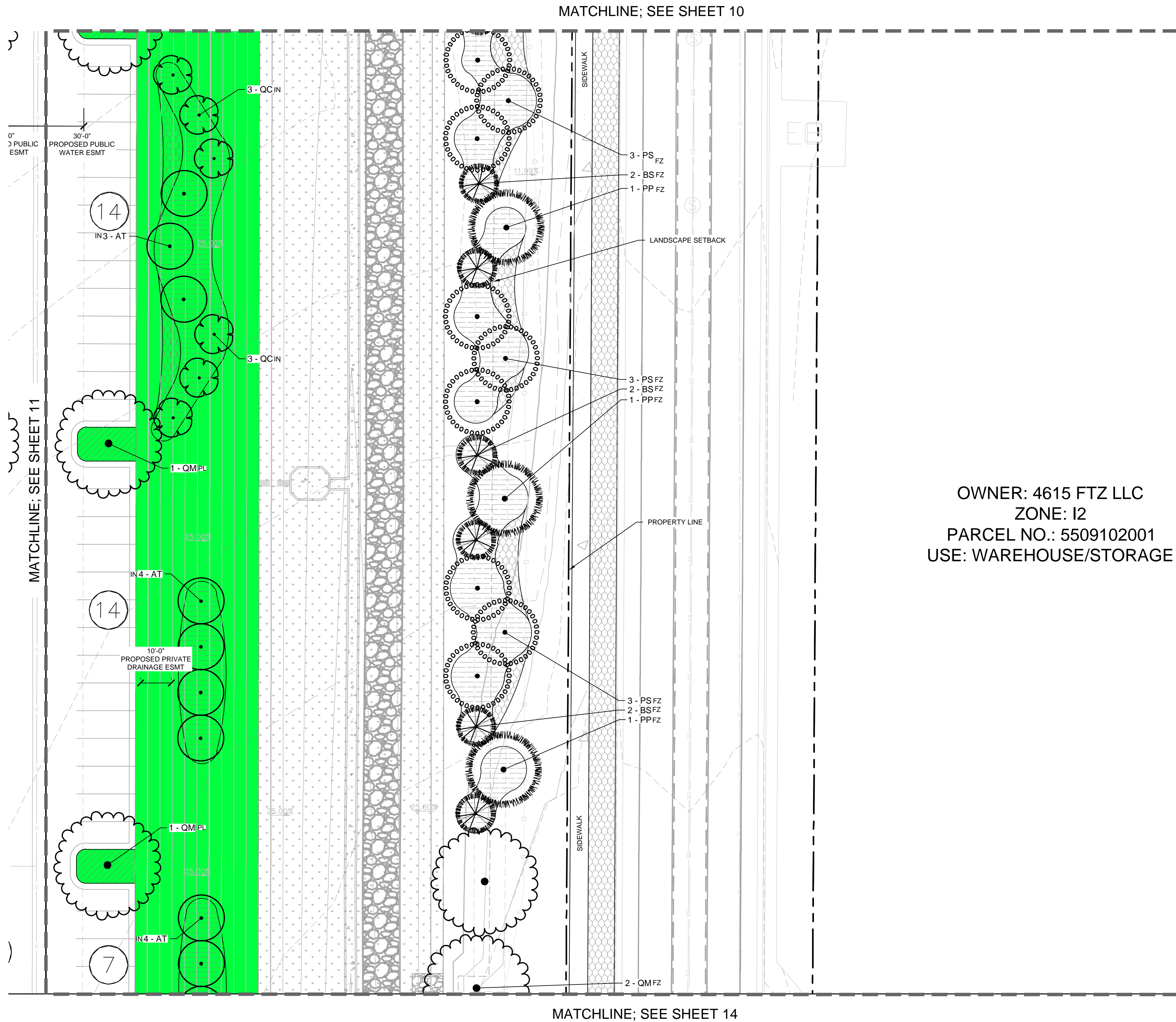
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LANDSCAPE PLAN
SHEET 11 OF 21

AEROSPACE BUSINESS CENTER - CITY FILE NO. AR DP XX-XXXXX

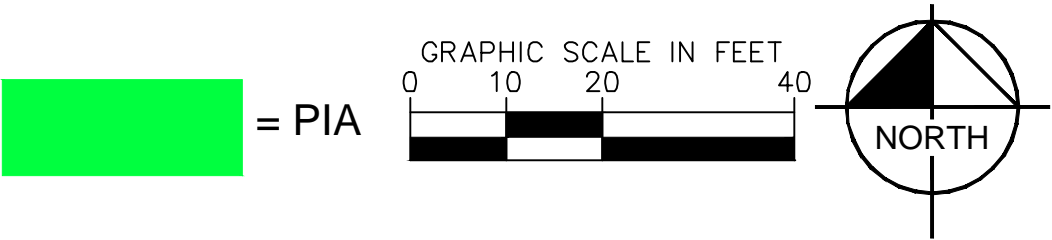
AEROSPACE BUSINESS CENTER
NORTHWEST CORNER OF FOREIGN TRADE ZONE BLVD AND BRADLEY ROAD
COLORADO SPRINGS, COLORADO
DEVELOPMENT PLAN



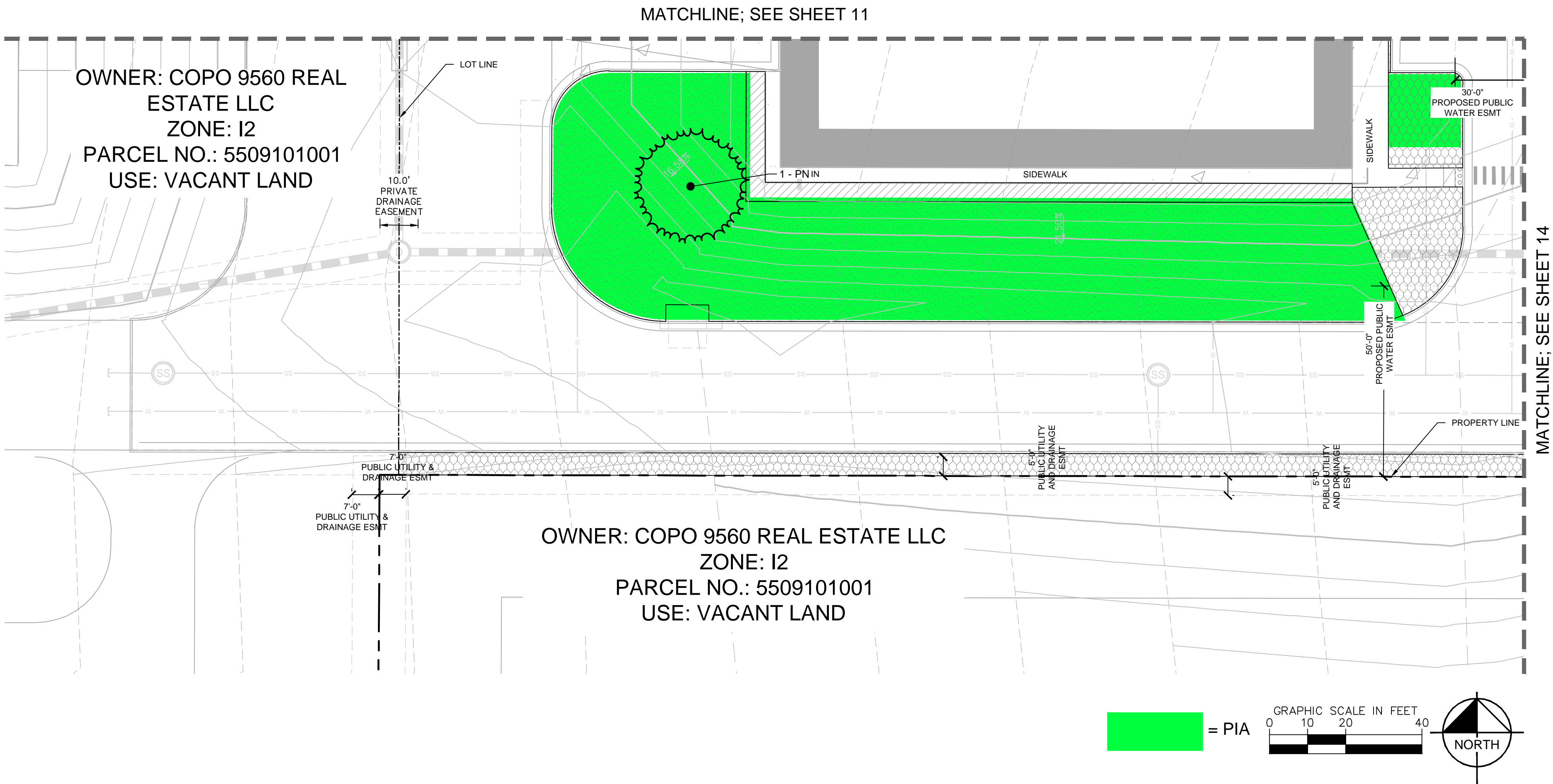
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL	WIDTH	HEIGHT	CODE REQUIREMENTS
DECIDUOUS TREES								
	AT	22	ACER TATARICUM HOT WINGS TATARIAN MAPLE	B & B	2" CAL MIN	15'-20'	15'-20'	ROW/MEDIANS
	QC	6	QUERCUS CRIMSON SPIRE CRIMSON SPIRE OAK	B & B	1.5" CAL MIN	15'-20'	40'-60'	PARK/ROW/MEDIAN
	QM	14	QUERCUS MACROCARPA BURR OAK	B & B	2" CAL MIN	35'-50'	50'-80'	PARK/ROW/MEDIAN/STREAM
EVERGREEN TREES								
	BS	10	PICEA PUNGENS 'FASTIGIATA' FASTIGIATE BLUE SPRUCE	B & B	6" HGT.	10'-15'	25'-40'	SCREENWALL/TRASH
	PN	10	PINUS NIGRA AUSTRIAN BLACK PINE	B & B	6" HGT.	30'-40'	40'-60'	SCREENWALL/TRASH
	PP	5	PINUS PONDEROSA PONDEROSA PINE	B & B	6" HGT.	30'-40'	60'+	ROW/MEDIANS/WALL/SCREEN/TRASH
	PS	12	PINUS SYLVESTRIS SCOTCH PINE	B & B	6" HGT.	20'-30'	30'-50'	SCREENWALL/TRASH
	ROCK	17,957 SF	1-1/2" CIMARRON GRANITE ROCK MULCH SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH	4"	YES	PIONEER SAND	
	ROCK2	3,773 SF	1-1/2" BLACK GRANITE SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.	ROCK MULCH	4"	YES	PIONEER SAND	
	SEED	103,974 SF	EPC LOW GROW MIX TILL SOIL TO A MIN. DEPTH OF 8" PRIOR TO INSTALLATION. INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	21 LBS / ACRE			
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	W.M.	10,030 SF	GORILLA HAIR WOOD MULCH SUBMIT SAMPLE FOR APPROVAL PRIOR TO INSTALLATION.	WOOD MULCH	4"	YES	PIONEER SAND	

CITY APPROVAL:



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GROUND COVERS								
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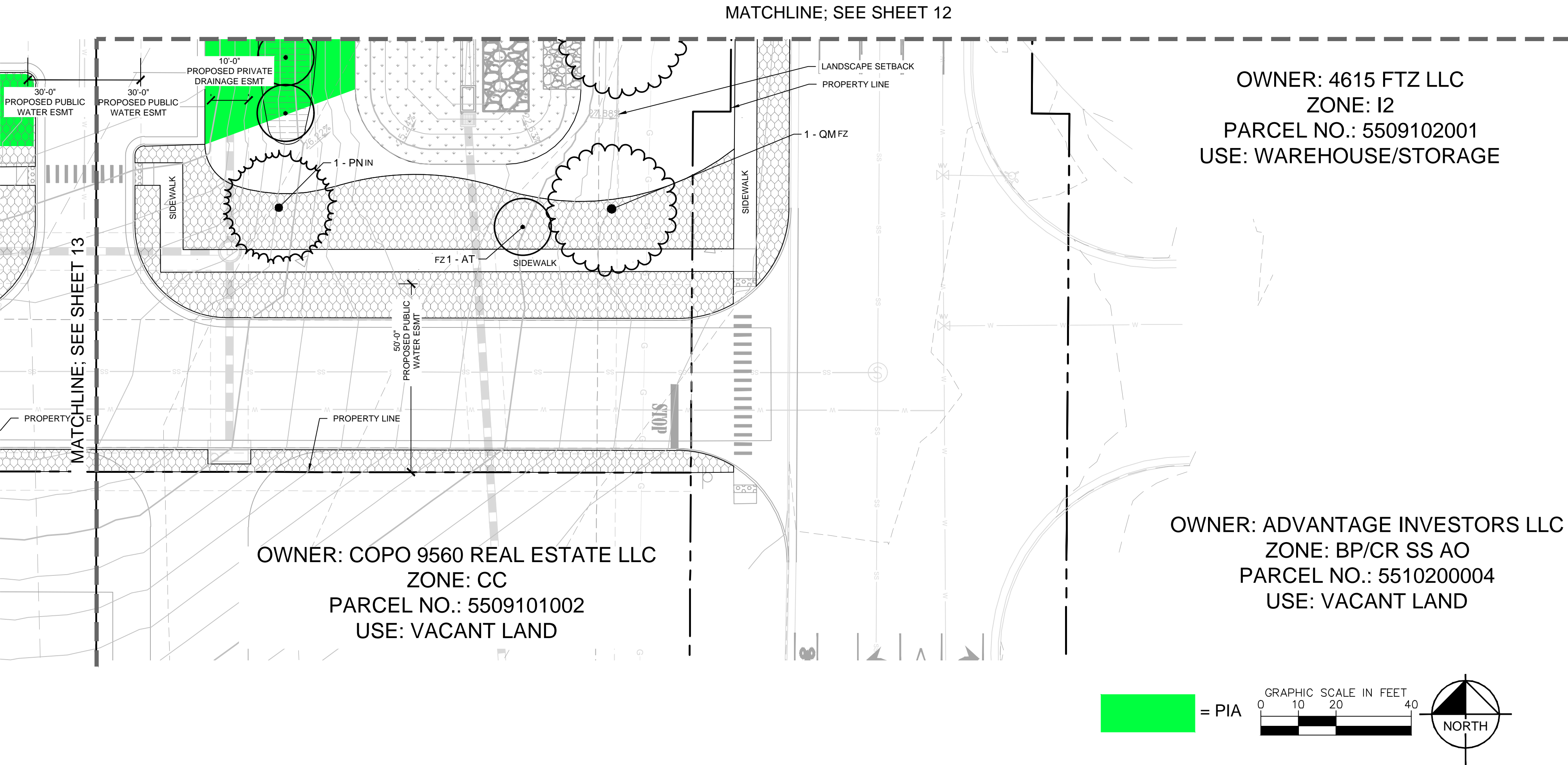
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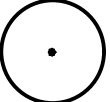

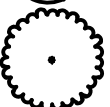

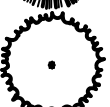

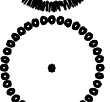

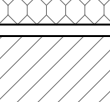
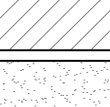

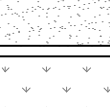
Kimley»Horn

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2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

LANDSCAPE PLAN
SHEET 13 OF 21

AEROSPACE BUSINESS CENTER
NORTHWEST CORNER OF FOREIGN TRADE ZONE BLVD AND BRADLEY ROAD
COLORADO SPRINGS, COLORADO
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COLORADO SPRINGS, COLORADO

DEVELOPMENT PLAN

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THEREO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
3. ALL TREES PROPOSED TO BE REMOVED WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE COORDINATED WITH THE FORESTRY DEPARTMENT FOR PERMIT PRIOR TO TREE REMOVAL.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER, UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

- a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT, AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING, PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
- c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
- d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 1/2 INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
- g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
- h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
- i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.

E. SOIL MIXTURE

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

- a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
- b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE

NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (IF MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.

I. DIGGING AND HANDLING

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPROF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
3. B&B, AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

L. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

M. PLANTING PROCEDURES

1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS, THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE

BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 'E'. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

N. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES. AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING

- a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

- b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 2-INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

- a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADEING IF NECESSARY.

- b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

- a. CONTRACTOR SHALL INSTALL 4"x8" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.

P. CLEANUP

1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

Q. PLANT MATERIAL MAINTENANCE

1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

R. FINAL INSPECTION AND ACCEPTANCE OF WORK

1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

S. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

T. PARKING LOT ISLAND NOTE

1. THE SOIL OF ANY PLANTER WITHIN THE PARKING LOT SHALL BE STRUCTURALLY RENOVATED (TILLED) OR REMOVED TO A DEPTH OF THIRTY INCHES (30") AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES INDICATED FOR INSTALLATION.

U. MAINTENANCE

1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/ OR THEIR ASSIGNS.
2. ALL STREET TREES AND STREETScape IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

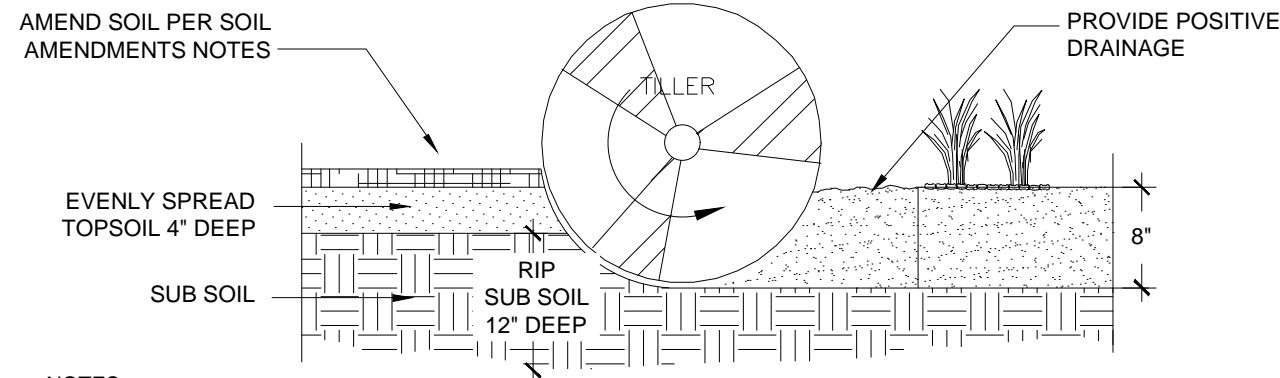
CITY APPROVAL:

AEROSPACE BUSINESS CENTER

NORTHWEST CORNER OF FOREIGN TRADE ZONE BLVD AND BRADLEY ROAD

COLORADO SPRINGS, COLORADO

DEVELOPMENT PLAN

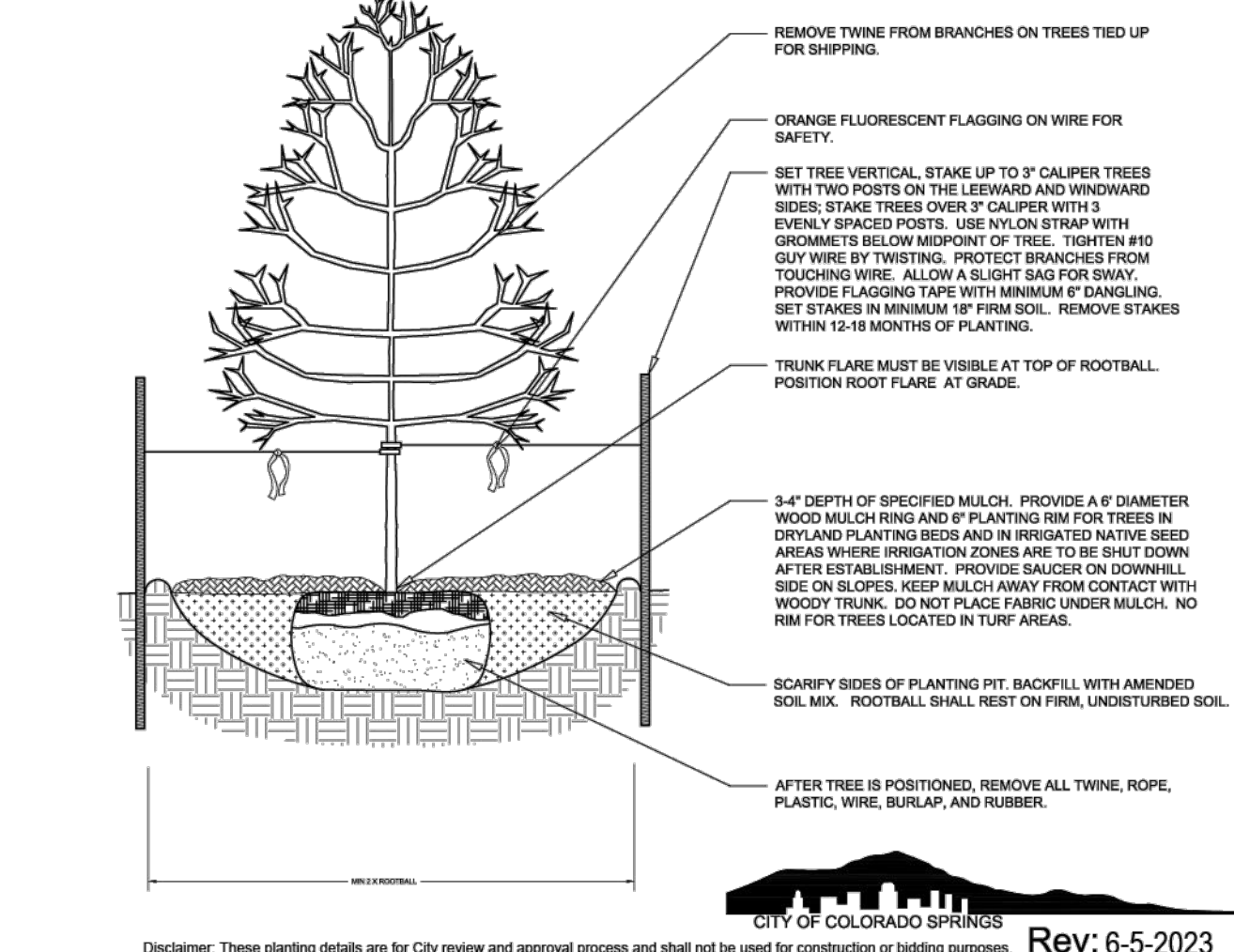


- NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
 2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
 3. COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
 4. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
 5. REFER TO SPECS FOR COMPLETE SOIL PREPARATION REQUIREMENTS.
 6. THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF 1 FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL.

1 SOIL PREP

NTS 196-776-002-01

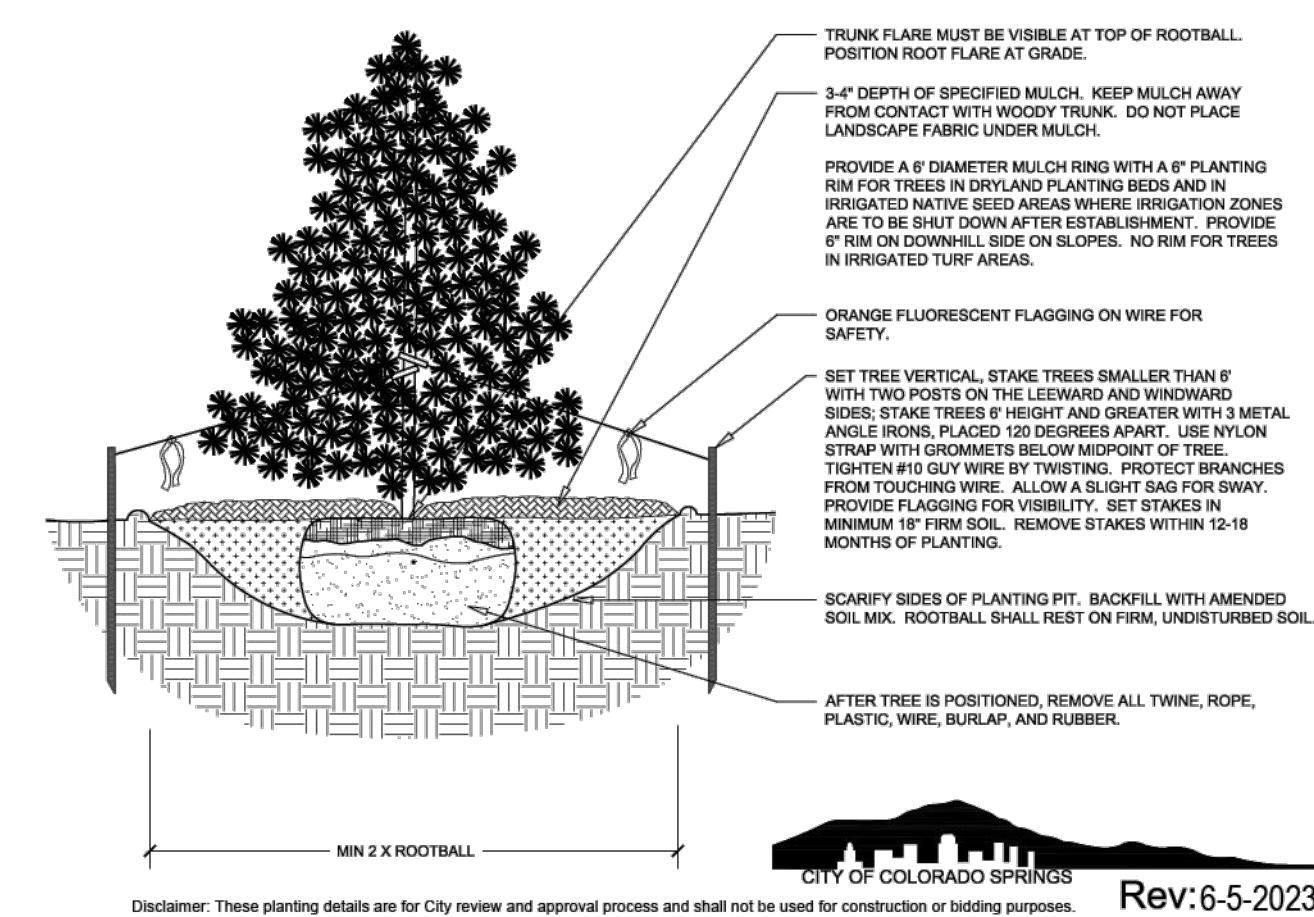
- NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES 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. IN WINTER WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK WITH 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.
 10. ALL TREES LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 36 INCH DIAMETER WOOD MULCH RING.



2 DECIDUOUS TREE PLANTING

NTS 196-776-002-10

- 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.
 9. ALL TREES LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 36 INCH DIAMETER WOOD MULCH RING.



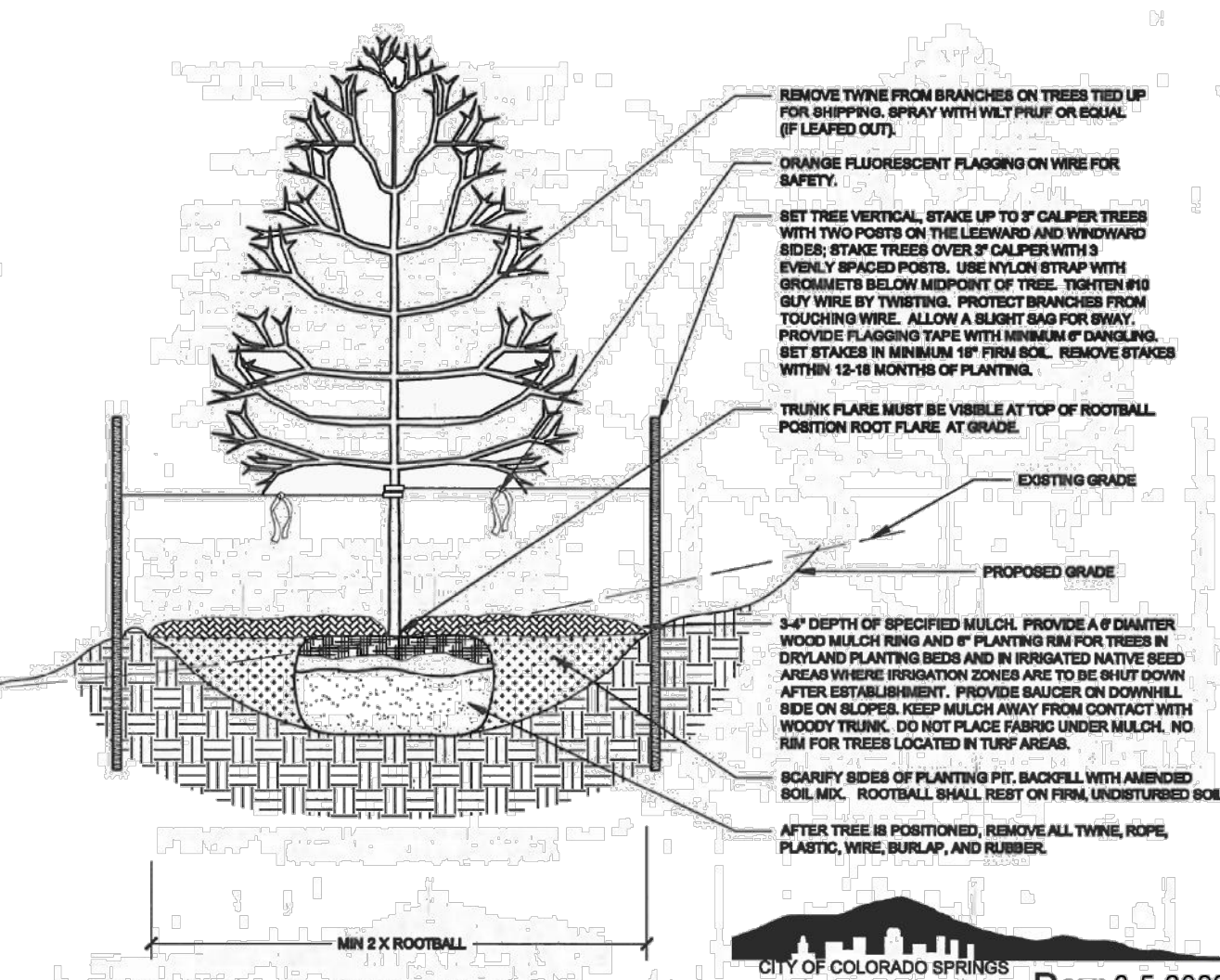
3 EVERGREEN TREE PLANTING

NTS 196-776-002-12

Kimley»Horn

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2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

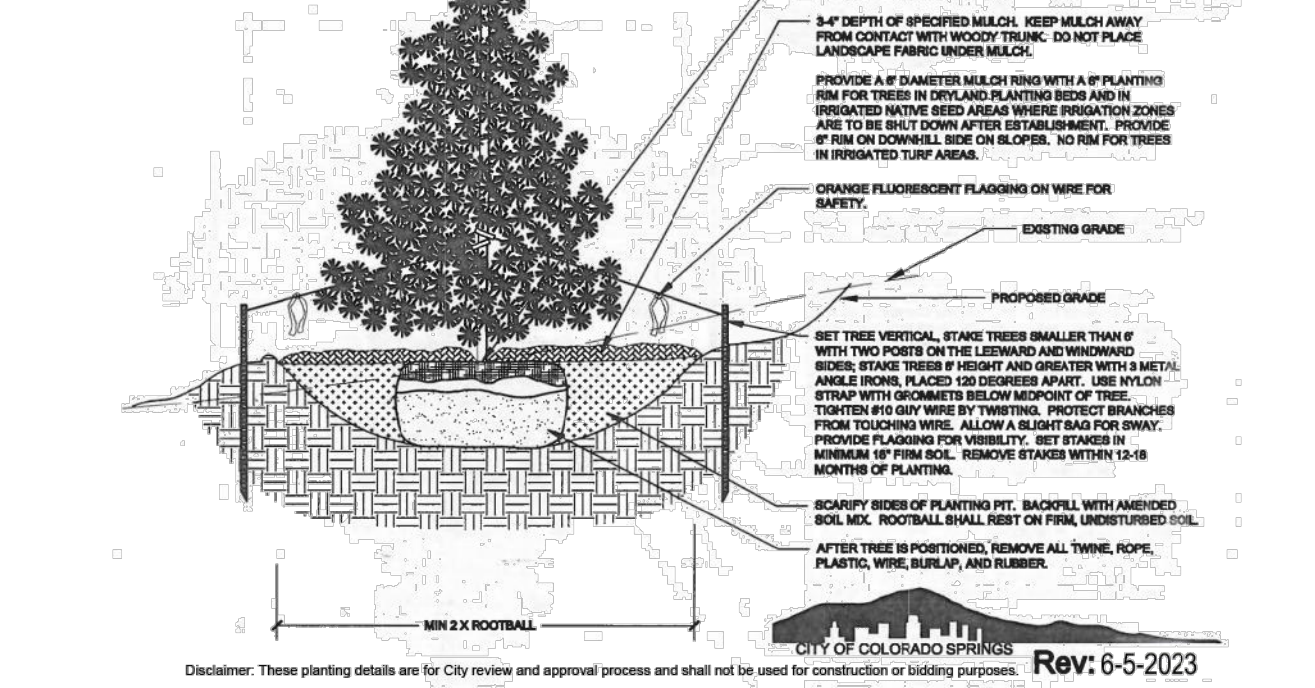
- NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES. CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES 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 WITH 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.
 10. ALL TREES LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 36 INCH DIAMETER WOOD MULCH RING.



4 DECIDUOUS TREE PLANTING ON A SLOPE

NTS 196-776-002-93

- 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.
 9. ALL TREES LOCATED IN ROCK/COBBLE BEDS SHALL HAVE A 36 INCH DIAMETER WOOD MULCH RING.



5 EVERGREEN TREE PLANTING ON A SLOPE

NTS 196-776-002-94

Table A. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Pond Areas

Common Name	Scientific Name	Growth Season/Form	% of Mix	Pounds PLS • Irrigated broadcast • Irrigated hydroseeded (80 seeds/sq ft)	Pounds PLS • non-irrigated broadcast • non-irrigated hydroseeded • irrigated drilled (40 seeds/sq ft)	Pounds PLS • non-irrigated drilled (20 seeds/sq ft)
Big Bluestem	<i>Andropogon gerardii</i>	Warm, sod	20	4.4	2.2	1.1
Blue Grama	<i>Bouteloua gracilis</i>	Warm, bunch	10	0.5	0.25	0.13
Green Needlegrass (1)	<i>Nassella viridula</i>	Cool, bunch	10	2.0	1.0	0.5
Western Wheatgrass	<i>Pascopyrum smithii</i>	Cool, sod	20	6.4	3.2	1.6
Sideoats Grama	<i>Bouteloua curtipendula</i>	Warm, bunch	10	2.0	1.0	0.5
Switchgrass (1)	<i>Panicum virgatum</i>	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie Sandreed	<i>Calamovilfa longifolia</i>	Warm, sod	10	1.2	0.6	0.3
Yellow Indiangrass (1)	<i>Sorghastrum nutans</i>	Warm, sod	10	2.0	1.0	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

Table B. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

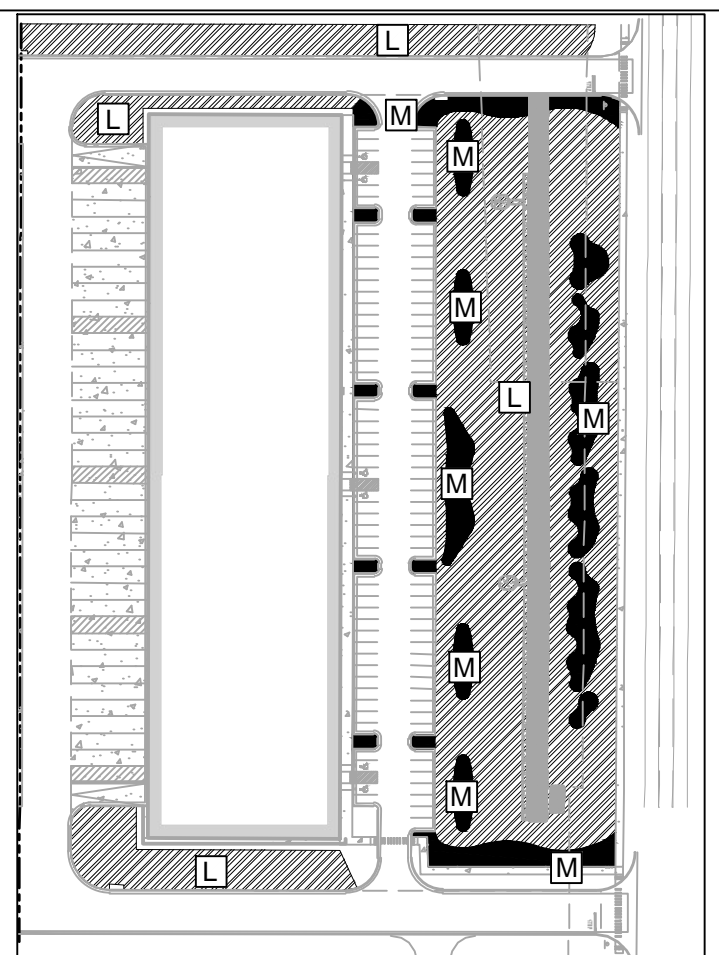
Common Name	Scientific Name	Growth Season/Form	% of Mix	Pounds PLS • Irrigated broadcast • Irrigated hydroseeded (80 seeds/sq ft)	Pounds PLS • non-irrigated broadcast • non-irrigated hydroseeded • irrigated drilled (40 seeds/sq ft)	Pounds PLS • non-irrigated drilled (20 seeds/sq ft)
Buffalograss	<i>Buchloe dactyloides</i>	Warm, sod	25	9.6	4.8	2.4
Blue Grama	<i>Bouteloua gracilis</i>	Warm, bunch	20	10.8	5.4	2.7
Sideoats Grama	<i>Bouteloua curtipendula</i>	Warm, bunch	29	5.6	2.8	1.4
Green Needlegrass	<i>Nassella viridula</i>	Cool, bunch	5	3.2	1.6	0.8
Western Wheatgrass	<i>Pascopyrum smithii</i>	Cool, sod	20	12.0	6.0	3.0
Sand Dropseed	<i>Sporobolus cryptandrus</i>	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42.0	21.0	10.3

STANDARD CITY OF COLORADO SPRINGS LANDSCAPE NOTES

- A FINAL LANDSCAPE AND IRRIGATION PLAN, WITH APPLICABLE SUPPORTING MATERIAL, SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION AND SHALL BE APPROVED BEFORE ANY BUILDING PERMIT APPROVAL. ANY LANDSCAPE OR IRRIGATION CONSTRUCTION, AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL PROPOSED LANDSCAPING SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM WHICH WILL PROVIDE DRIP IRRIGATION TO ALL SHRUB BEDS AND TREES WITHIN NATIVE SEED AREAS AND SPRAY IRRIGATION TO ALL HIGH-WATER USE TURF AND NATIVE SEED AREAS. THE OWNER OR DEVELOPER IS REQUIRED TO PROVIDE INSPECTION AFFIDAVITS EXECUTED BY THE COLORADO LICENSED LANDSCAPE ARCHITECT OR CERTIFIED IRRIGATION DESIGNER OF RECORD FOR THE PROJECT, WHICH CERTIFIES THAT THE PROJECT WAS INSTALLED AND IN COMPLIANCE WITH THE APPROVED FINAL LANDSCAPE AND IRRIGATION PLAN ON FILE IN CITY PLANNING. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVITS. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD FOR THE PROJECT (719-385-5905) AND AS NECESSARY OUR DRE OFFICE (719-385-5982).
- COPIES OF RECEIPTS/DELIVERY TICKETS FOR SOIL AMENDMENTS INSTALLED ON THE PROJECT ARE REQUIRED TO BE PROVIDED WITH THE INSPECTION AFFIDAVITS.
- IF SOIL IN THE PARKING LOT HAS BEEN COMPACTED BY GRADING OPERATIONS, THE SOIL WITHIN THE PLANTER SHALL BE TILLED, OR REMOVED TO A DEPTH OF THIRTY (30) INCHES AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES BEING INSTALLED.
- TILLING OF THE EXISTING SOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION SHALL BE REQUIRED FOR ALL LANDSCAPE PLANTING AREAS.
- ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER CITY ENGINEERING STANDARD DRAWINGS AND SPECIFICATIONS. ENGINEERING DEVELOPMENT REVIEW DIVISION INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.

HYDROZONE DIAGRAM

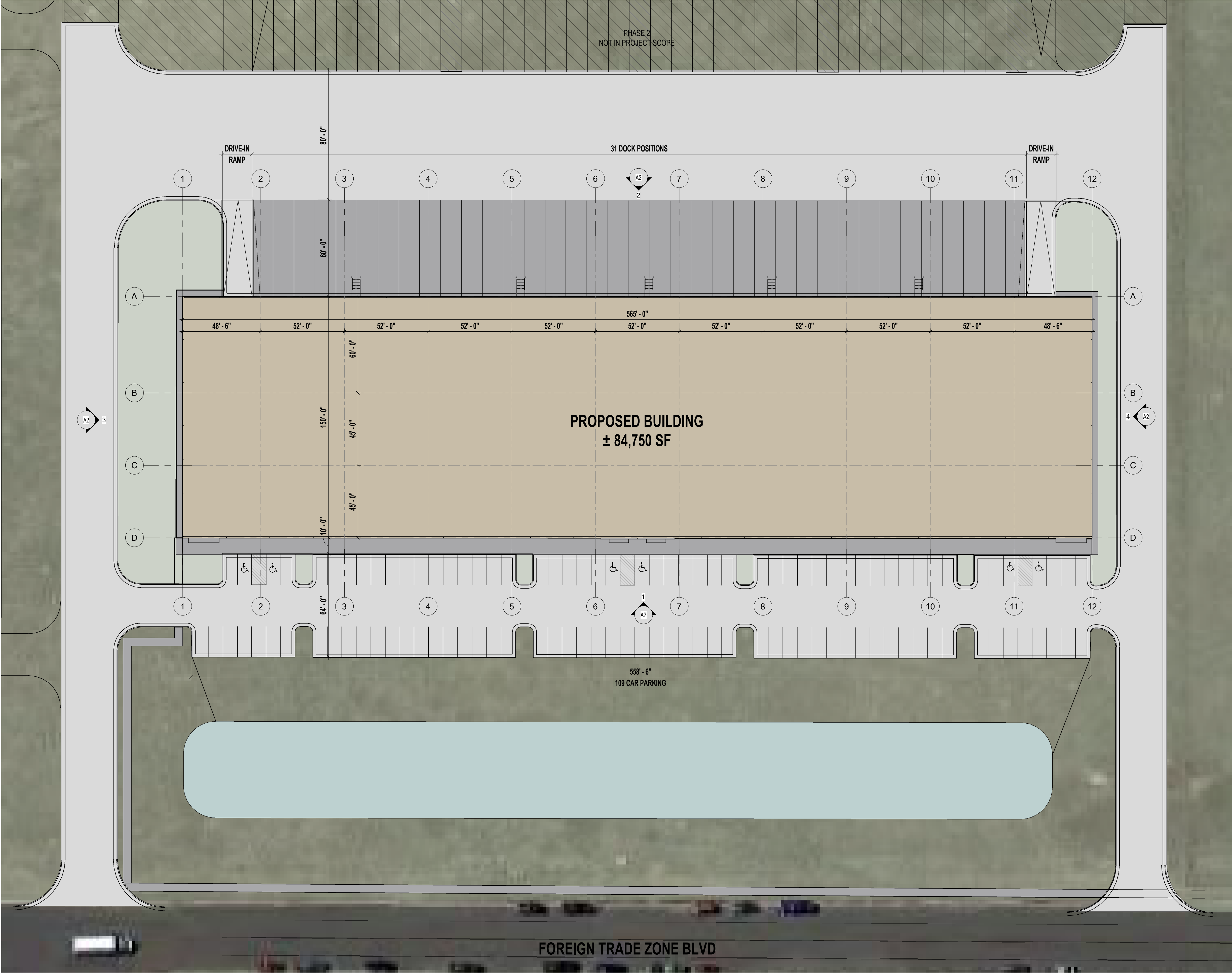
SITE/TRACT WATER USE AREA TOTALS			
HATCH	WATER USE TYPE	SYMBOL	TOTAL SF
N/A	HIGH WATER USE	H	N/A
	MED WATER USE	M	26,071 SF
	LOW WATER USE	L	84,756 SF
SUB-TOTAL			110,827 SF



CITY APPROVAL:

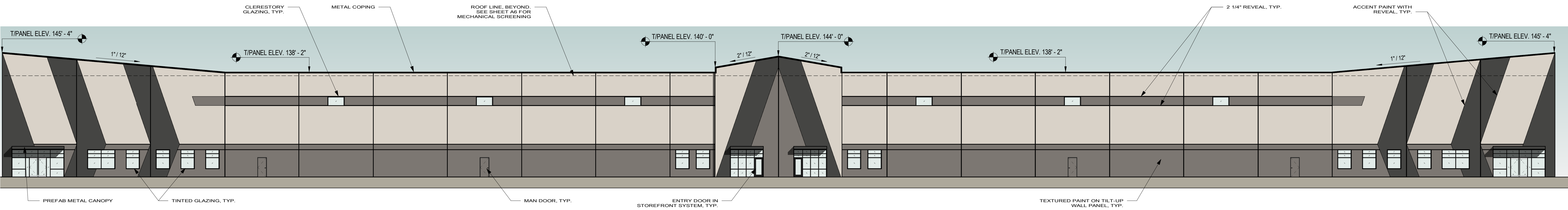
LANDSCAPE DETAILS
SHEET 16 OF 21

AEROSPACE BUSINESS CENTER - CITY FILE NO. AR DP XX-XXXXX



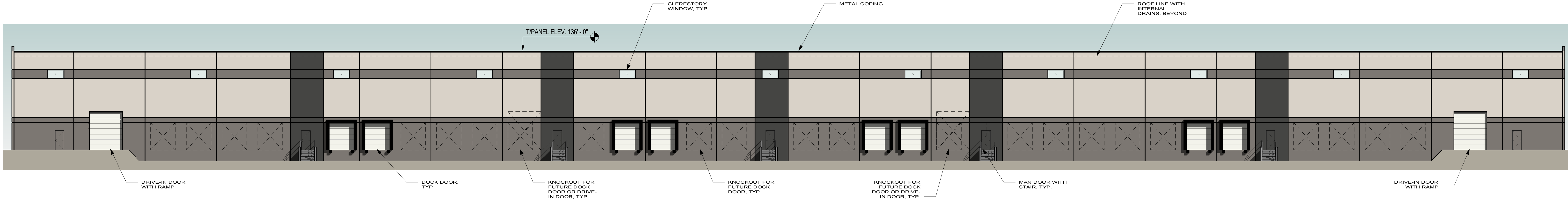
Aerospace Business Center, Phase I | Colorado Springs, CO 80925

PROJECT NUMBER: GAP0078 DATE: 01/02/2024



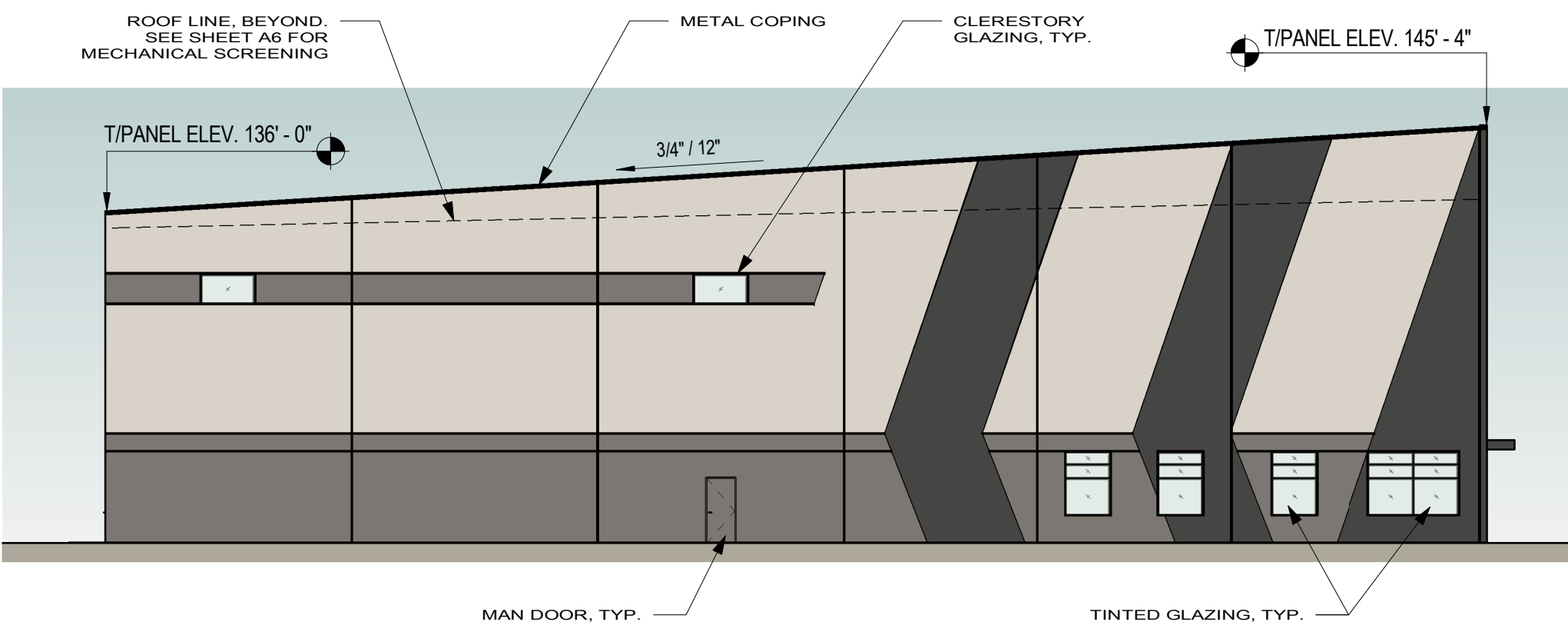
1 EAST ELEVATION

1/16" = 1'-0"



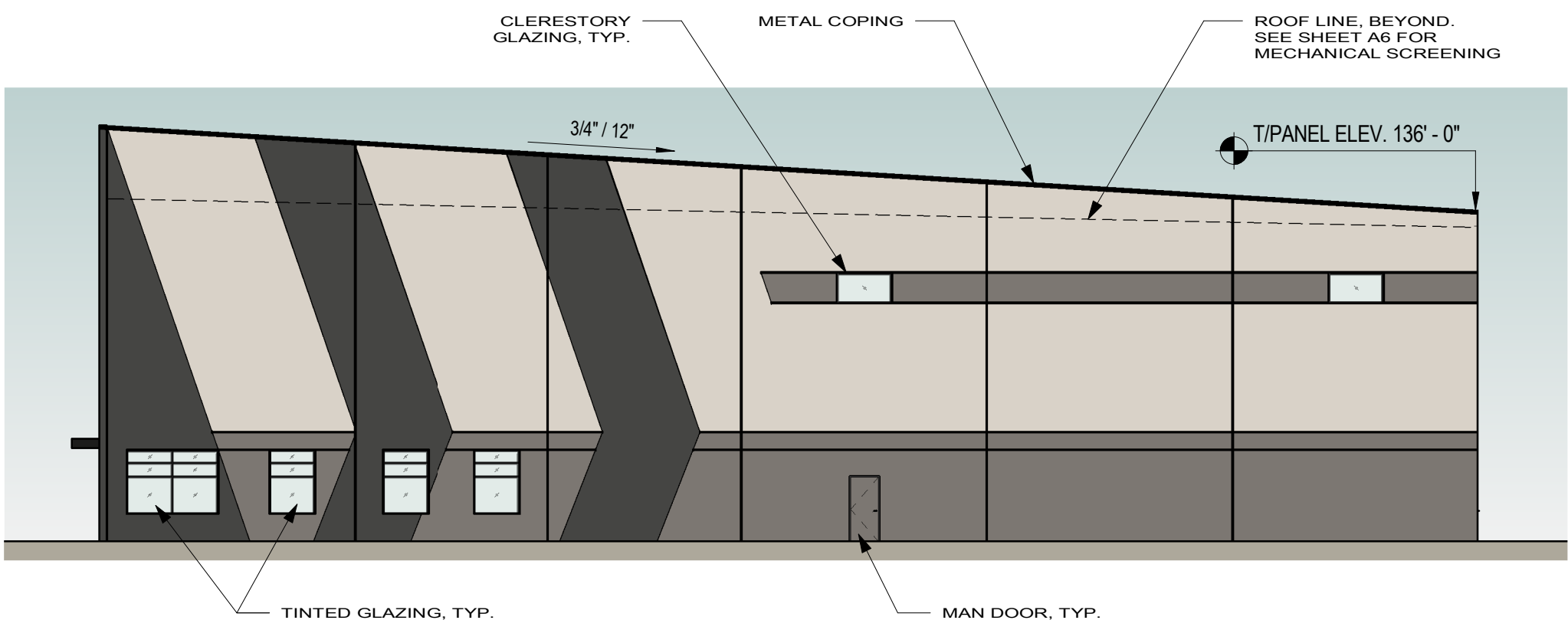
2 WEST ELEVATION

1/16" = 1'-0"



3 SOUTH ELEVATION

1/16" = 1'-0"



4 NORTH ELEVATION

1/16" = 1'-0"

MATERIAL LEGEND

SW 7029
Agreeable
Gray

SW 7019
Gauntlet Gray

SW 7069
Iron Ore



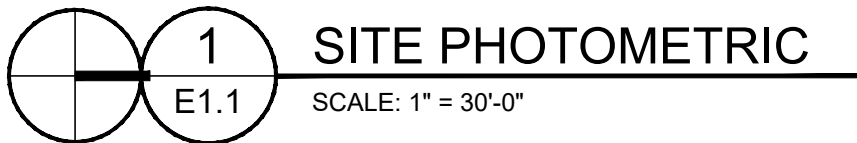


COLORADO SPRINGS, CO

AME JOB #: ME155
DRAWN BY:
APPROVED BY:
ORIGINAL ISSUE DATE:
12.11.2023

SITE PHOTOMETRIC

E1.1



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts 1	Illuminance	Fc	1.58	6.4	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
CAR PARKING	Illuminance	Fc	1.69	5.2	0.3	5.63	17.33
DRIVE AISLE 1	Illuminance	Fc	0.53	2.1	0.0	N.A.	N.A.
DRIVE AISLE 2	Illuminance	Fc	0.96	3.9	0.1	9.60	39.00
TRUCK COURT AND PARKING	Illuminance	Fc	1.54	5.7	0.1	15.40	57.00

<p>MOUNTING HEIGHT NEXT TO EACH FIXTURE</p> <p>CALCS EVERY 10' ON GROUND</p>	<p>DESIGN IS BASED ON CURRENT INFORMATION PROVIDED AT THE TIME OF REQUEST.</p> <p>ANY CHANGES IN MOUNTING HEIGHT OR LOCATION, LAMP WATTAGE, LAMP TYPE, AND EXISTING FIELD CONDITIONS, THAT EFFECT ANY OF THE PREVIOUSLY MENTIONED, WILL VOID CURRENT LAYOUT AND REQUIRE A CHANGE REQUEST AND RECALCULATION.</p>
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