

The approval is subject to the following conditions:

1. At anytime prior to the City's construction of the necessary improvements to Las Vegas Street discussed in the Traffic Impact Study prepared by LSC dated February 5, 2020, if the County deems that there is a safety concern due to the traffic impacts of the site, the applicant/owner shall construct the necessary improvements to remedy the traffic safety issues to the satisfaction of the County.
2. The applicant shall implement the proper control measures to prevent sediment or other contaminants from tracking onto the existing paved roadway. Should the applicant/owner fail to provide proper control measures the County may require that the access be paved for at least 50 ft. from the paved roadway prior to the construction of the improvements to be completed by the City on behalf of the applicant/owner.
3. In the event that the agreement with the City expires or is terminated, the applicant/owner shall be responsible for securing approvals/permits and constructing the necessary improvements to Las Vegas Street as discussed in the Traffic Impact Study prepared by PSC dated February 5, 2020. The applicant shall submit to the County, within 90 days of the termination of the agreement with the City, the appropriate construction documents indicated by the County for review and approval. Surety/Collateral shall be submitted to the County for the required improvements as indicated in the El Paso County Land Development Code and Engineering Criteria Manual.

Approved
 By: Craig Dossey, Executive Director
 Date: 03/22/2021
 El Paso County Planning & Community Development

ROCKY TOP RESOURCES

SITE DEVELOPMENT PLAN

1755 E. LAS VEGAS STREET, COLORADO SPRINGS, EL PASO COUNTY, COLORADO

OWNER/DEVELOPER:

ROCKY TOP RESOURCES, INC.
 ATTN: FREDRICK D. MARTIN
 1755 E. LAS VEGAS STREET
 COLORADO SPRINGS, CO 80903-4323
 (719) 579-9103

PLANNING CONSULTANT:

LAND DEVELOPMENT CONSULTANTS, INC.
 ATTN: DAVID V. HOSTETLER
 3898 MAZELAND ROAD
 COLORADO SPRINGS, CO 80909
 (719) 528-6133

PROPERTY DESCRIPTION: 1755 E. LAS VEGAS STREET

PARCEL 1: TRACTS 1 AND 2 IN VALLEY GARDENS, AND ALL THAT PORTION OF WEST STREET VACATED BY RESOLUTION NO. 04-545 RECORDED DECEMBER 12, 2006 UNDER RECEPTION NO. 206179579, BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, AND THE WEST HALF OF SECTION 28 IN TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THAT PORTION CONVEYED TO THE COUNTY COMMISSIONERS OF EL PASO COUNTY, COLORADO RECORDED JANUARY 10, 1984 IN BOOK 3823 AT PAGE 439, AND EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF TRANSPORTATION STATE OF COLORADO RECORDED MAY 5, 1992 IN BOOK 5973 AT PAGE 205.

PARCEL 2: TRACTS 7, 8, 9 AND 12 IN VALLEY GARDENS, BEING A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28 IN TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO,

EXCEPTING FROM THE ABOVE DESCRIPTION THAT PORTION THEREOF CONVEYED BY B.W. BABCOCK TO A.G. PINELLO AND RECORDED IN BOOK 539 AT PAGE 485 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, AND FURTHER EXCEPTING THE RIGHT OF WAY CONVEYED TO THE CITY OF COLORADO SPRINGS BY DEED RECORDED IN BOOK 1000 AT PAGE 316 IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF EL PASO COUNTY, COLORADO, COUNTY OF EL PASO, STATE OF COLORADO,

AND ...
 TRACTS G AND H AND TRACTS E, I AND K, RYAN'S SUBDIVISION, COUNTY OF EL PASO, STATE OF COLORADO, EXCEPTING FROM ALL THE FOREGOING PARCELS THOSE PORTIONS CONTAINED IN FINDINGS, ORDER AND DECREE RECORDED IN BOOK 3823 AT PAGE 439, WARRANTY DEED TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO RECORDED IN BOOK 5973 AT PAGE 205 AND IN WARRANTY DEED TO JAY A. RINGLER RECORDED IN BOOK 6354 AT PAGE 339, EL PASO COUNTY, COLORADO,

NOW KNOWN AS TRACT 7 IN VALLEY GARDENS IN ACCORDANCE WITH ADMINISTRATIVE VACATION OF INTERIOR LOT LINES AS RECORDED JANUARY 17, 2006 AT RECEPTION NO. 20606560 ... CONTAINING 45 "GROSS" ACRES, MORE OR LESS.

SITE DATA:

AREA: 44.809 AC
 EXISTING ZONE: I-3 "HEAVY INDUSTRIAL"
 EXISTING USE: WOOD WASTE RECYCLING AND MULCH RETAIL

PROPOSED BUILDING HEIGHT: EXTENDED SINGLE-STORY = 25'-30' (40' ALLOWED)
 BUILDING SETBACKS: 30' FRONT, SIDE AND REAR

PARKING, REQUIRED:

OFFICES/SHOPS/EMPLOYEE LUNCH ROOM
 (PERMANENT STRUCTURE) - 5,400 SQ. FT. @ 1/300 SQ. FT. = 18

PARKING, PROVIDED: 38 (INCLUDES 2 HANDICAP)

TAX SCHEDULE NO.: 64291-01-029, 030 AND 031

NOTES:

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041C0741G, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be Zone X (gray) (areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood) and Zone AE (special flood hazard areas inundated by 100-year flood with base elevations determined).
2. BENCHMARK: FIMS Monument Z-395 is a stainless steel rod inside an aluminum flange stamped "Z 395 1983" set by the NGS 335 feet Northwest of the center of Royer Street, 50 feet Northeast of the center of E. Las Vegas Street, 27 feet Southwest of the near rail of the Denver and Rio Grande Western tracks, 3 feet Northwest of a utility pole with 1 guy wire, 1 foot Southeast of a witness post, 4 feet below the tracks; Elevation = 5914.77 (FIMS datum) plus 3.465 foot adjustment to NAVD 88 datum per VERTCON adjustment = 5918.23.
3. Lighting will consist of new building-mounted wall-packs.
4. The developer shall obtain a driveway access permit from El Paso County Development Services Department prior to obtaining a building permit.
5. The site will utilize a mobile scale for vehicle load weighing.
6. Multiple piles of raw material dump areas, debris stockpiles, post process mulch stockpiles and fine mulch stockpiles will exist in various locations across this site, with corresponding dirt/gravel accessways also existing in various locations across this site.
7. For more detailed site information regarding grading and erosion control and landscaping, see appropriate Site Development Plan supplemental submittal items. For detailed building, site improvements and utilities, see compiled Bid Plan Set and/or Construction Drawing Plan Set (submittal pending).

LEGEND

- ⊗ - SANITARY SEWER MANHOLE
- ⊕ - FIRE HYDRANT
- ⊞ - TELEPHONE RISER
- ⊙ - TELEPHONE MANHOLE
- ⊖ - POWER POLE
- ⊗ - WATER VALVE
- ⊙ - FIBER OPTIC VAULT
- ⊖ - FENCE LINE
- ⊖ - SANITARY SEWER LINE
- ⊖ - OVERHEAD ELECTRIC LINE
- ⊖ - PHONE LINE
- ⊖ - WATER LINE
- ⊖ - EXISTING CONTOURS
- ⊖ - PROPOSED CONTOURS
- ⊖ - CRUSHED ASPHALT (PROPOSED)
- ⊖ - CONCRETE (EXISTING)
- ⊖ - RIP-RAP (EXISTING)



SCALE: 1" = 100'
 CONTOUR INTERVAL = 1 FOOT

PCD File No. PPR1913

CALL BEFORE YOU DIG ...
 811
 DIAL 811

No.	Date	Description
1	12/27/18	DATA CLARIFICATION
2	01/11/19	CLIENT/CIVIL COMMENTS
3	03/20/19	BUILDING LOCATION
4	05/21/19	CLIENT COMMENTS
5	11/04/19	DATA CLARIFICATION
6	03/06/20	CIVIL BERM ADJUSTMENT

H Scale: 1" = 100'
 V Scale: N/A
 Designed By: N/A
 Drawn By: SLG
 Checked By: DVH
 Date: 10/10/2018

Land Development Consultants, Inc.
 PLANNING · SURVEYING
 www.ldc-inc.com · TEL: (719) 528-6133 · FAX: (719) 528-8548
 3898 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

ROCKY TOP RESOURCES
 SITE DEVELOPMENT PLAN
 PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29 AND THE WEST HALF OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

Project No.: 04048

Sheet: 1 of 1

F:\04048\04048 - Rocky Top Resources\04048_SDP - Revision 02-26-20.dwg

GENERAL NOTES

- A. IF ANY UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES ARE SHOWN ON THESE DRAWINGS, THEY ARE SHOWN IN APPROXIMATE MANNER ONLY, AND SUCH LINES MAY EXIST WHERE NONE ARE SHOWN. IF ANY SUCH EXISTING LINES ARE SHOWN, THE LOCATION IS BASED UPON INFORMATION PROVIDED BY THE UTILITY OR PIPELINE COMPANY, THE OWNER, OR BY OTHERS, AND THE INFORMATION MAY BE INCOMPLETE, OR BE OBSOLETE BY THE TIME CONSTRUCTION COMMENCES.
- B. THE ENGINEER HAS UNDERTAKEN NO FIELD VERIFICATION OF THE LOCATION, DEPTH, SIZE, OR TYPE OF EXISTING UTILITY LINES, PIPELINES, OR UNDERGROUND UTILITY LINES, MAKES NO REPRESENTATION PERTAINING THERETO, AND ASSUMES NO RESPONSIBILITY OR LIABILITY THEREFOR. THE CONTRACTOR SHALL INFORM ITSELF OF THE LOCATION OF ANY UTILITY LINE, PIPELINE, OR UNDERGROUND UTILITY LINE IN OR NEAR THE AREA OF WORK IN ADVANCE OF ANY DURING EXCAVATION WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE CAUSED BY ITS FAILURE TO LOCATE, IDENTIFY AND PRESERVE ANY AND ALL EXISTING UTILITIES, PIPELINES, AND UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL COMPLY WITH STATE STATUTES, MUNICIPAL, AND LOCAL ORDINANCES, RULES AND REGULATIONS, IF ANY, PERTAINING TO THE LOCATION OF THESE LINES AND FACILITIES, IN PLANNING AND CONDUCTING EXCAVATION, WHETHER BY CALLING OR NOTIFYING THE UTILITIES, COMPLYING WITH "BLUE STAKES" PROCEDURES, OTHERWISE.

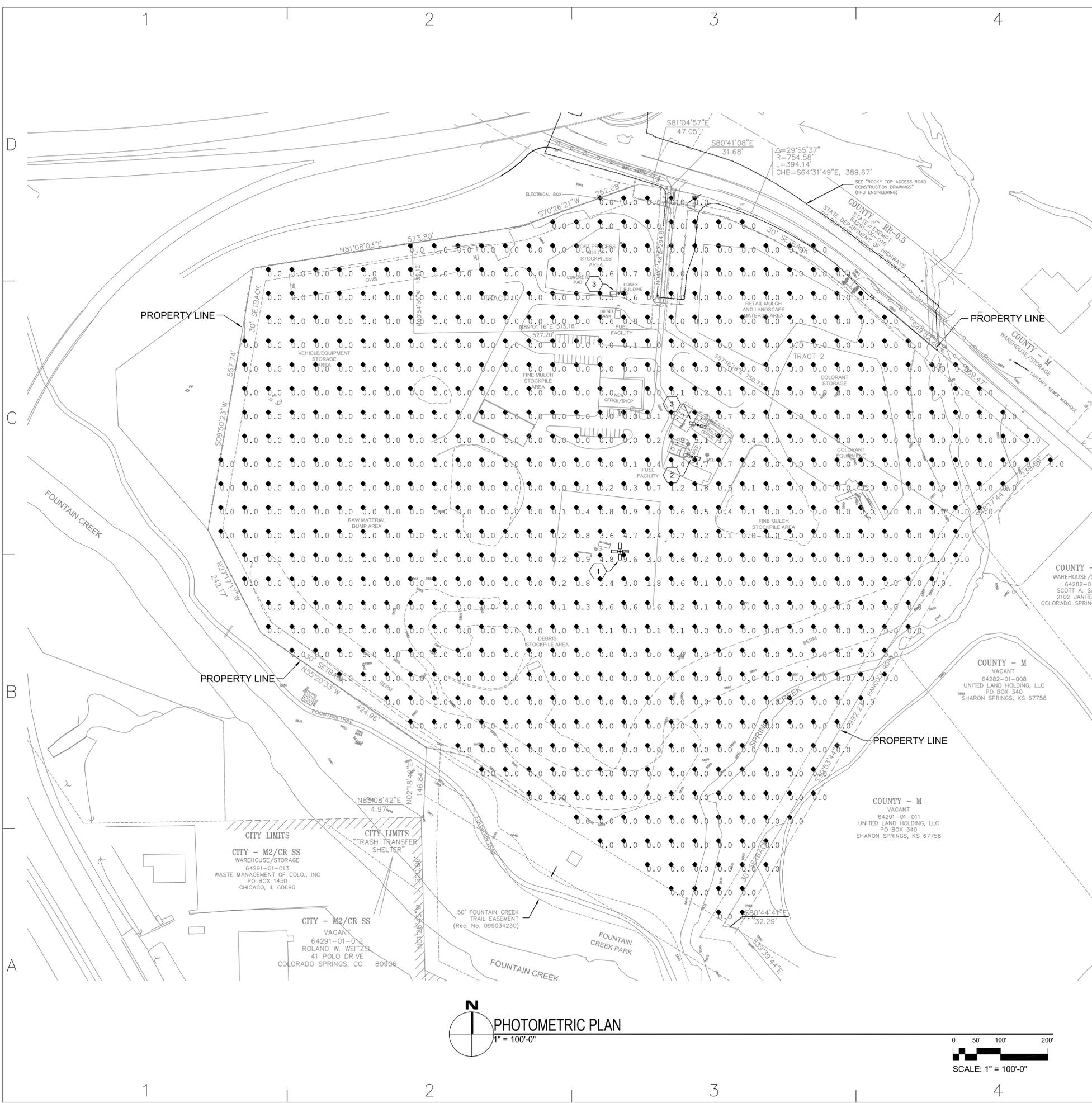
SHEET KEYED NOTES

1. EXISTING 40 FOOT POLE WITH FOUR LIGHT FIXTURES CONTAINING HIGH PRESSURE SODIUM LAMPS.
2. EXISTING 40 FOOT POLE WITH TWO LIGHT FIXTURES CONTAINING METAL HALIDE LAMPS.
3. EXISTING 20 FOOT POLE WITH TWO LIGHT FIXTURES CONTAINING HIGH PRESSURE SODIUM LAMPS.

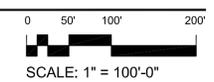
ROCKY TOP RESOURCES

PHOTOMETRIC DOCUMENT

MARCH 21, 2019



PHOTOMETRIC PLAN
 1" = 100'-0"



MARK	DATE	DESCRIPTION

PROJECT NO:	8037
CAD FILE NAME:	8037_E1.0.DWG
DRAWN BY:	RJO
CHK'D BY:	WMB
SHEET TITLE	ELECTRICAL SITE PHOTOMETRIC PLAN

GRADE NOTE

GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS, AND FOR LANDSCAPE MATERIALS PER PLAN. SOIL GRADE AT 2-4" DIAMETER AREAS SHALL BE 3" BELOW TOP OF SIDEWALK/CURB/PAVING. AT .75" DIAMETER ROCK MULCH AREAS GRADE SHALL BE 3" BELOW SIDEWALK/CURB/PAVING.

IRRIGATION SYSTEM DESCRIPTION NOTE

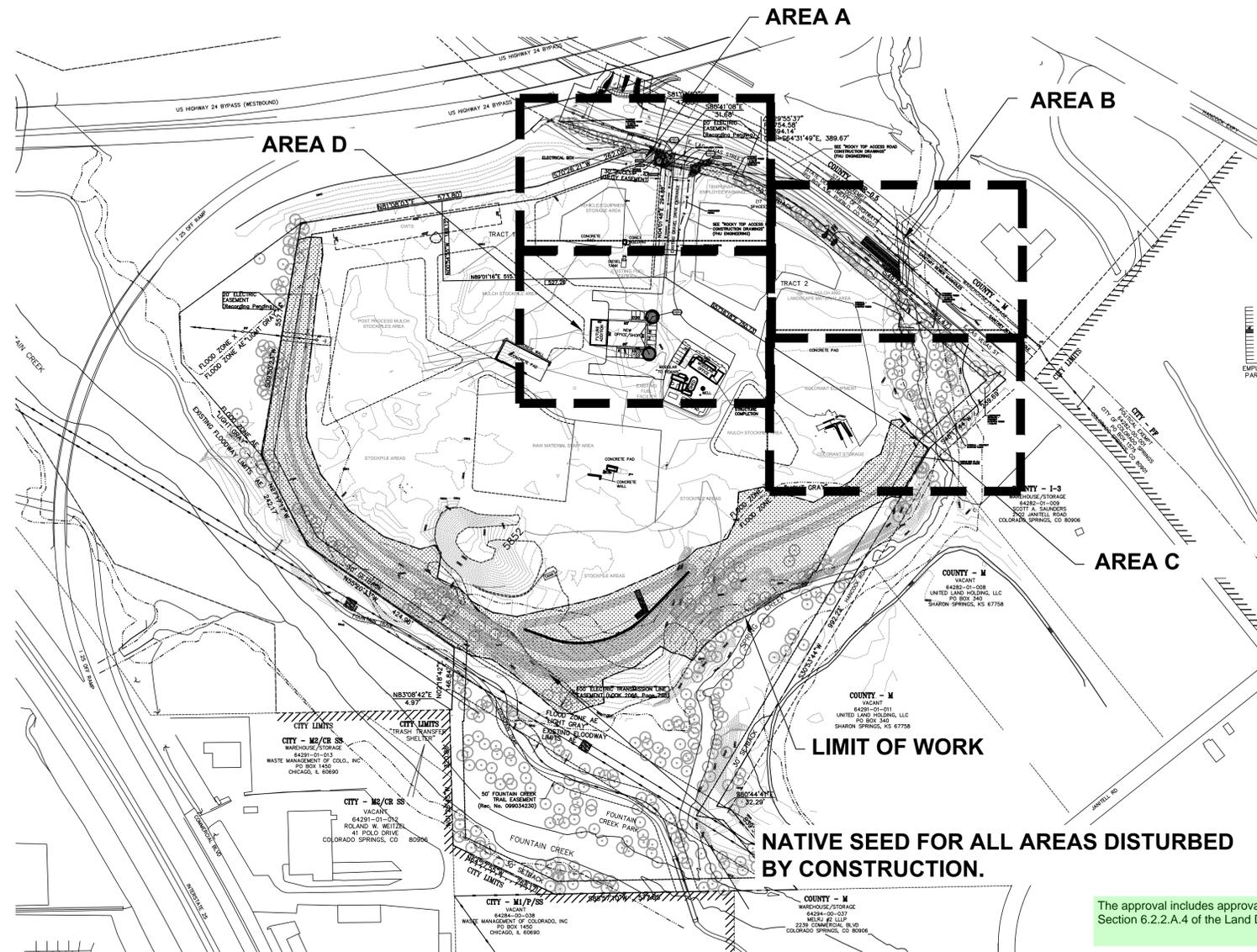
PERMANENT IRRIGATION WILL NOT BE INSTALLED. ALL PLANT MATERIAL SHALL BE HAND WATERED FOR ESTABLISHMENT AND ON CONTINUAL BASIS TO KEEP PLANTS HEALTHY.

LAYOUT NOTE

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

GENERAL SITE NOTES

- CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO DRAINAGE, IRRIGATION, LIGHTING, AND ELECTRICAL. COORDINATE WITH GENERAL CONTRACTOR. ALL PLANTING AREAS SHALL BE SLEEVED (CL 200 PVC) FOR DRIP IRRIGATION.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH LOCAL STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
- ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.



CODE REQUIREMENTS

LANDSCAPE SETBACKS (LS)					
STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROVIDED
LAS VEGAS	NON-ARTERIAL	10/10 FT	1043	1/30 FT	35/55 EXISTING

MOTOR VEHICLE LOTS (MV)			
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S) LAS VEGAS (20 LF)	2/3 LENGTH OF FRONTAGE (FT)
21	2/2	LAS VEGAS (20 LF)	15

INTERNAL LANDSCAPING (IL)			
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS.			
NET SITE AREA (SF) (LESS PUBLIC R.O.W.)	PERCENT MINIMUM INTERNAL AREA (5%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
44,909 AC (1,951,880 SF)	NON-RESIDENTIAL	97,594 SF/ 98,000 SF	195/195 EXISTING

LANDSCAPE BUFFERS AND SCREENS (LB)				
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE	SETBACK BUFFER REQ. / PROV.	BUFFER TREES (1/25) REQ./PROV.	EVERGREEN TREES (1/3) REQ./PROV.
NA	NA	NA	NA	NA

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	Blue-Gray River Rock: 2-4" Diameter (with weed barrier)	3,788 SF
	Non-irrigated grass: Seed Mix 'A'	321,229 SF
	Decorative Broadmoor Boulders: 24"-36" Diameter. See Plan	

The approval includes approval of an alternative landscape plan pursuant to Section 6.2.2.A.4 of the Land Development Code.

OVERALL LANDSCAPE PLAN



NOT TO SCALE

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES 'LANDSCAPING AROUND ELECTRICAL EQUIPMENT'. SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 19-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

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NOT FOR CONSTRUCTION	JOB NUMBER	807-18
	REVISIONS	
	06-11-19	PER CITY COMMENTS
	08-29-19	PER CITY COMMENTS
ORIGINAL DATE	3-28-19	
DRAWN BY		
DESCRIPTION	LANDSCAPE PLAN	
SHEET NO.	L1.1	

ROCKY TOP RESOURCES

1755 E. LAS VEGAS ST.
COLORADO SPRINGS, CO

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PREPARED FOR:
LDC, INC.

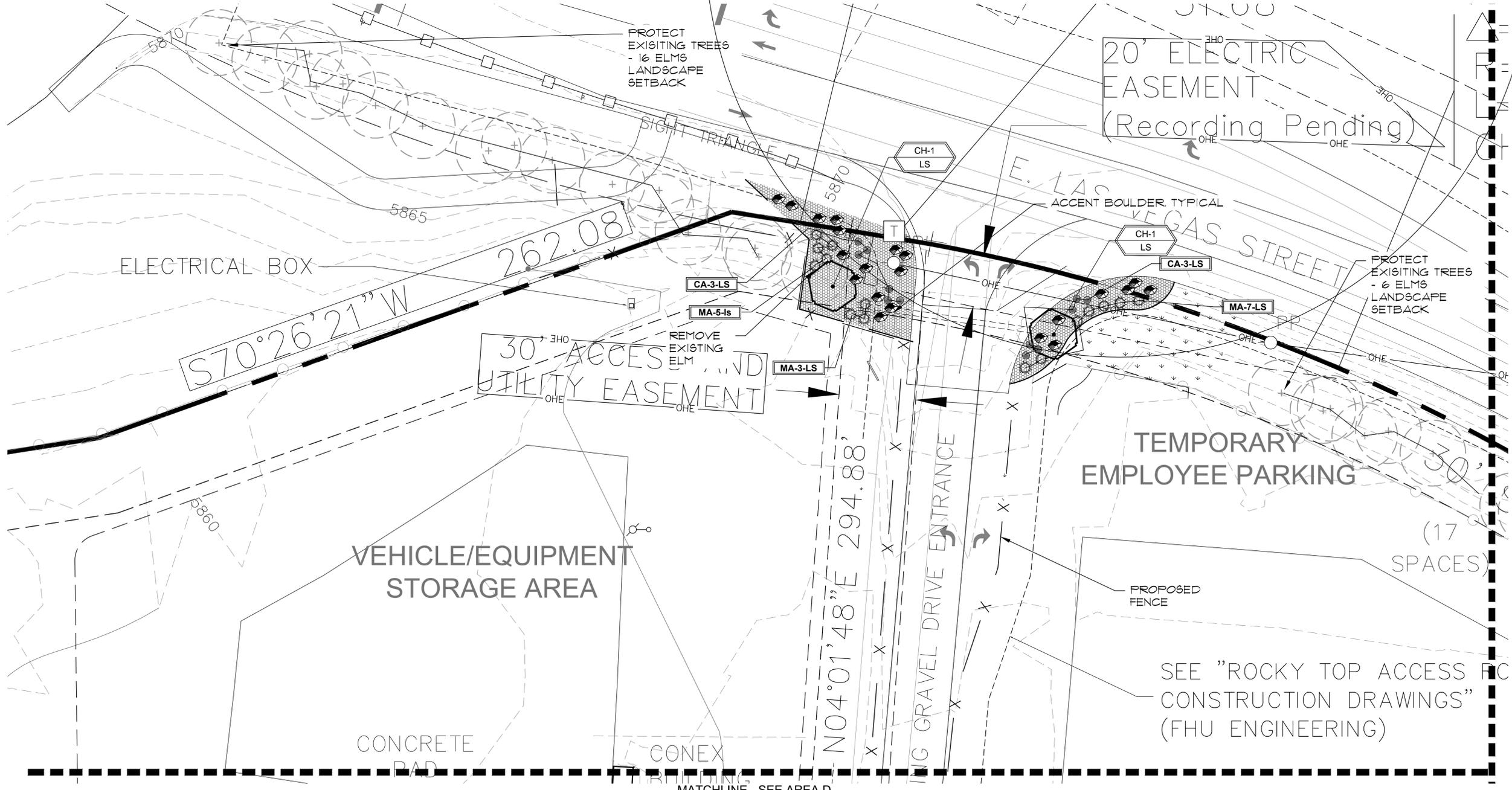
HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-268-1122

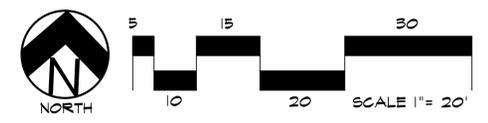


PLANT SCHEDULE

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Mature Width/Ht.	Planting Size
TREES						
	GTSM	2	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30'X30'	1-1/2" cal.
	CH	2	Crataegus crus-galli inermis 'Hawthorn'	Cockspur Hawthorn	20'X15'	1-1/2" cal.
EVERGREEN SHRUBS						
	MA	15	Mahonia aquifolium compacta	Compact Oregon Grape Holly	3-4' x 2-3'	5 gal.
DECIDUOUS SHRUBS & ORNAMENTAL GRASSES						
	CA	12	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	2-3' x 2-3'	# 1



LANDSCAPE PLAN AREA A



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06-11-19	PER CITY COMMENTS
08-29-19	PER CITY COMMENTS
ORIGINAL DATE	3-28-19
DRAWN BY	
DESCRIPTION	AREA A LANDSCAPE PLAN
SHEET NO.	L1.2

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 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

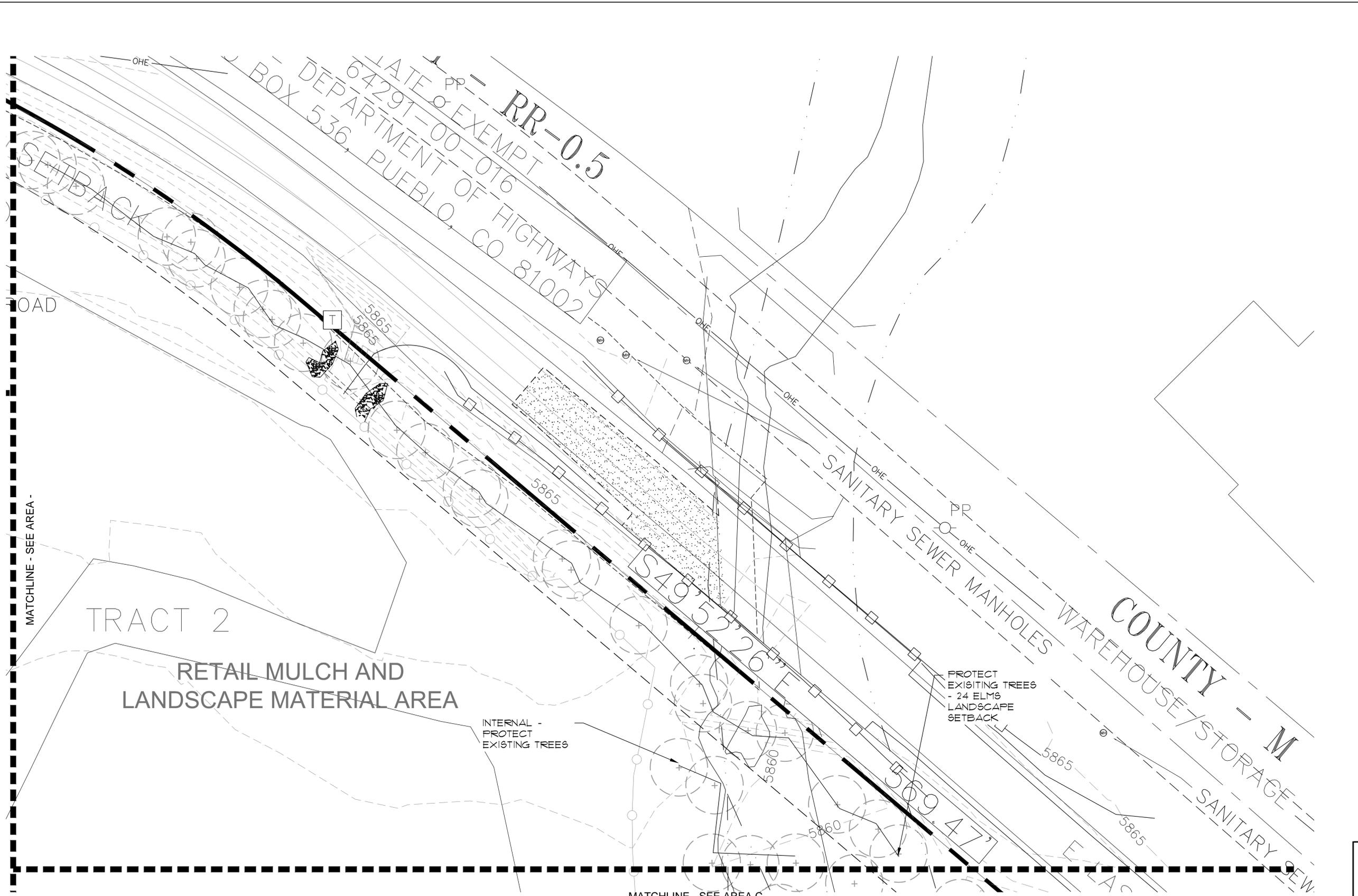
HIGHER GROUND DESIGNS

5330 NORTH ACADEMY BLVD., STE. 207
 COLORADO SPRINGS, CO 80918
 Phone 719-477-7646
 Fax 719-268-1122

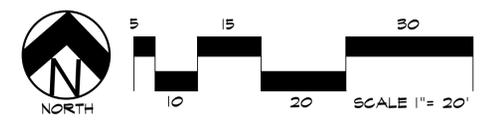
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PREPARED FOR:
 LDC, INC.



LANDSCAPE PLAN AREA B



UTILITIES NOTE
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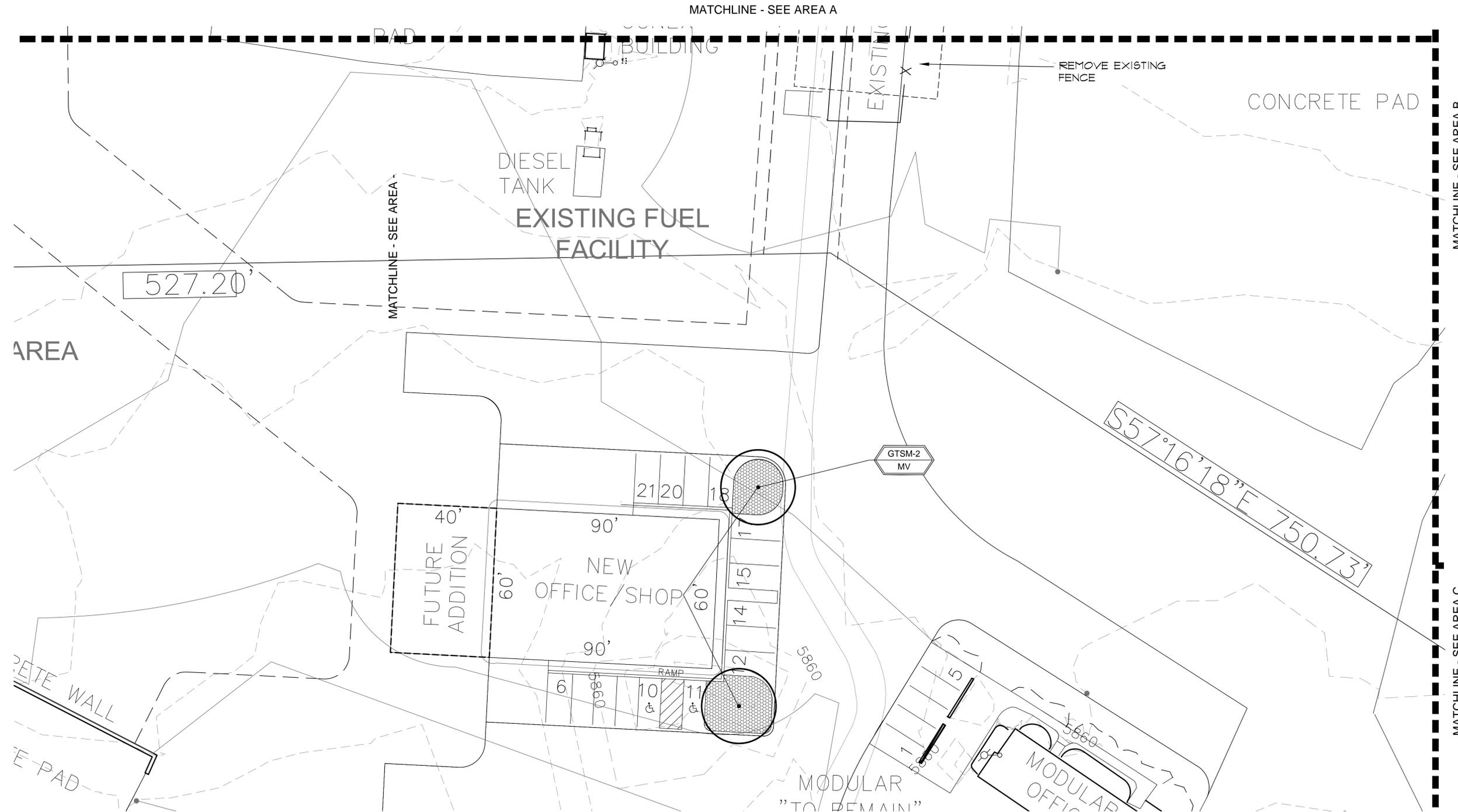
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DESCRIPTION	AREA B LANDSCAPE PLAN
SHEET NO.	L1.3

ROCKY TOP RESOURCES
 1755 E. LAS VEGAS ST.
 COLORADO SPRINGS, CO

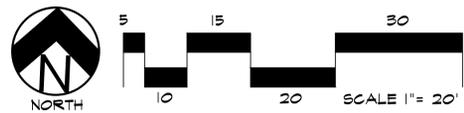
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 5350 NORTH ACADEMY BLVD., STE. 207
 COLORADO SPRINGS, CO 80918
 Phone 719-477-7646
 Fax 719-268-1122



**LANDSCAPE PLAN
AREA D**



UTILITIES NOTE
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NOT FOR CONSTRUCTION	JOB NUMBER	807-18
	REVISIONS	
	06-11-19	PER CITY COMMENTS
	08-29-19	PER CITY COMMENTS
ORIGINAL DATE	3-28-19	
DRAWN BY		
DESCRIPTION	AREA B LANDSCAPE PLAN	
SHEET NO.	L1.5	

HIGHER GROUND DESIGNS, INC.
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
 5350 NORTH ACADEMY BLVD., STE. 207
 COLORADO SPRINGS, CO 80918
 Phone 719-477-7646
 Fax 719-268-1122



ROCKY TOP RESOURCES
 1755 E. LAS VEGAS ST.
 COLORADO SPRINGS, CO
 THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF HIGHER GROUND DESIGNS, INC. THESE DRAWINGS ARE FOR COUNTY APPROVAL ONLY.

INSTALLATION NOTES

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN).

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED DAILY AS REQUIRED.

EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS AS SHOWN PER PLAN.

CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC), 2007 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS.

QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS-SEE DETAILS. ORGANIC MULCH TO BE 'CASCADE CEDAR' WITH NO LANDSCAPE WEED BARRIER.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT TO ONE ANOTHER.

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% BREW-GRO BIOCOMP CLASS 1 COMPOST.

A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK PROVIDER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

PRIOR TO INSTALLING PLANTS IN PLANTING BEDS BROADCAST PREEM PRE-EMERGENT WEED PREVENTER IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.FREEN.COM

SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED AND/OR COMPACTED AREAS:

A. RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART OR TILL TO 8" DEPTH. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

B. REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

C. FOR TREE LOCATIONS EXCAVATE TO 36" DEPTH AND REPLACE WITH MINIMUM GRADE B TOPSOIL.

FIRE SIGNAGE NOTE

ANY VEGETATION THAT MAY GROW TO OR IMMEDIATELY OBSTRUCT ANY FIRE LANE SIGNAGE WILL BE PLANTED IN SUCH A WAY TO PREVENT ANY FUTURE OBSTRUCTION OF SUCH SIGNAGE OR THE VEGETATION PLANTED ADJACENT TO SUCH SIGNAGE WILL NOT BE VEGETATION THAT WILL GROW OR IMMEDIATELY OBSTRUCT SUCH SIGNAGE.

MAINTENANCE NOTE

ON-GOING MAINTENANCE DURING CONSTRUCTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ON-GOING MAINTENANCE OF ALL COMPLETED LANDSCAPE AND IRRIGATION WORK AS DEFINED UNDER CONTRACT WITH OWNER.

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED, ACCEPTED BY OWNER, AND IF REQUESTED A FORMAL MAINTENANCE PERIOD IS INITIATED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING REPLANTING AS REQUIRED THROUGH CONSTRUCTION PERIOD. REMULCH WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO NULLIFY ITS PURPOSE. CONTRACTOR SHALL REPAIR SEEDED AREAS DAMAGED BY TRAFFIC AND/OR VANDALISM DURING THE CONSTRUCTION PERIOD.

IF THE IRRIGATION SYSTEM IS NOT AVAILABLE FOR PROPER WATERING AT THE TIME OF INSTALLATION, PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN WATERING EQUIPMENT AS REQUIRED TO CONVEY WATER FROM SOURCES AND TO KEEP THE LAWN AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE INSTALLER OF THE RESPONSIBILITY TO PROVIDE THE REQUIRED WATER. COORDINATE WITH OWNER.

ONE-YEAR WARRANTY

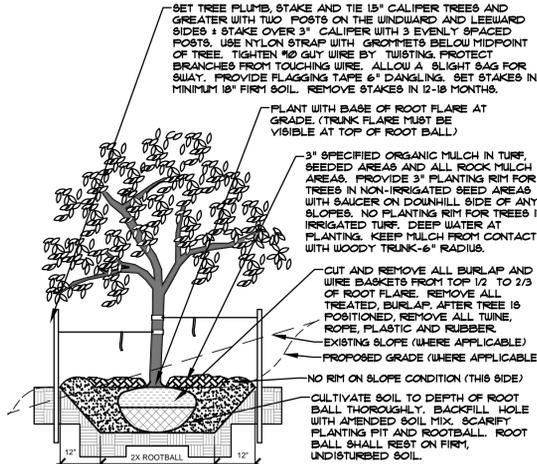
AS AGREED WITH OWNER CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, GRASSES AND IRRIGATION SYSTEM.

REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 15 DAYS. PLANT MATERIAL NEETING REPLACEMENT DURING WINTER MONTHS SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK REV EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

NOTES:

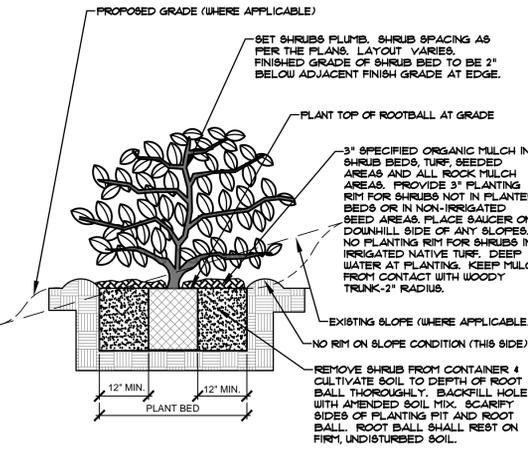
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
- NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS).
- REMOVE ANY DOUBLE LEADER UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TUNE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
- DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.



A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

NOTES:

- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- FOR ROOT BIND AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
- FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.



B SHRUB PLANTING DETAIL
NOT TO SCALE

SEEDING NOTES

SEED MIX 'A' SEED TO BE ARKANSAS VALLEY SEED COMPANY "LOW GROW MIX". SEED TO BE APPLIED AT 4LBS/1,000 SF USING DRILL SEED PROCESS. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1,000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING.

DEPENDING ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES: SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE FOR SPRING ESTABLISHMENT (DORMANT SEEDING); SPRING THAW UNTIL JUNE 1 FOR SPRING AND SUMMER ESTABLISHMENT (ACTIVE SEEDING).

FOR HYDRO-SEEDING ALL SEEDED AREAS SHALL RECEIVE NOT LESS THAN 1 TON PER ACRE (2000 LBS) OF VIRGIN WOOD CELLULOSE HYDRO-MULCH AND 100 LBS PER ACRE OF ORGANIC TACKIFIER.

SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES 15 DAYS AFTER GERMINATION.

DRILL SEEDING: SEEDING EQUIPMENT USED FOR APPLYING SEED MIXTURES SHALL BE DESIGNED, MODIFIED OR EQUIPPED TO REGULATE THE APPLICATION RATE AND PLANTING DEPTH OF THE SEED MIXTURE. SEED SHALL BE UNIFORMLY DISTRIBUTED IN THE DRILL HOPPER DURING THE DRILLING OPERATION. A RANGELAND DRILL CAPABLE OF MIXING DIFFERENT SIZES AND WEIGHTS OF SEEDS SHALL BE USED. THE DRILL SHALL BE EQUIPPED WITH DOUBLE DISK FURROW OPENERS, DEPTH BANDS, PRESS WHEELS OR DRAG CHAINS.

THE SEED SHALL BE DRILLED APPROXIMATELY 1/2" INCH BELOW THE SOIL SURFACE. HALF OF THE TOTAL RATE OF SEED APPLICATION SHALL BE DRILLED IN 1 DIRECTION, WITH THE REMAINDER OF THE SEED RATE DRILLED AT 90 DEGREES FROM THE FIRST DIRECTION. DO NOT DRILL OR SOW SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNABLE TO BE WORKED.

ALL SEEDED AREAS LESS THAN 3:1 SHALL RECEIVE NO LESS THAN 2 TONS PER ACRE (400 LBS) OF CERTIFIED WEED FREE STRAW MULCH. STRAW MULCH SHALL BE APPLIED IN A UNIFORM MANNER BY MULCH SPREADER OR BY HAND. STRAW MULCH SHALL BE CRIMPED OR ANCHORED INTO THE SEEDED IMMEDIATELY FOLLOWING SPREADING BY USING A MULCH TILLER (CRIMPER). MULCH TILLERS SHALL HAVE ROUND, NOTCHED-BLADES SPACED 8-INCHES APART (MIN) AND SHALL HAVE SUFFICIENT WEIGHT TO FORCE THE VEGETATIVE MULCH A MINIMUM DEPTH OF 3-INCHES INTO THE SOIL. ALL MULCH TILLING SHALL BE DONE PERPENDICULAR TO THE FLOW-LINE OF THE SLOPE (ALONG CONTOURS). HAND CRIMPING SHALL BE PERFORMED ON AREAS WHERE MECHANICAL METHODS CANNOT BE USED.

MULCH SHALL BE APPLIED TO SEEDED AREAS (INCLUDING DAMP GROUND) WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS FOR THE AREA. MULCHING SHALL NOT BE PERFORMED DURING ADVERSE WEATHER CONDITIONS OR WHEN WIND PREVENTS UNIFORM DISTRIBUTION. APPLICATION SHALL BE IN A MANNER TO NOT SERIOUSLY DISTURB THE SEEDED SURFACE.

Arkansas Valley Seed
A mixture of perennial, cool season, drought tolerant, grasses suitable for areas where mowing is difficult or not desirable. It grows an average of 8-12 inches a year with normal rain fall in the Intermountain region and the Desert Southwest. This mix is a great soil stabilizer. Our wildflower mixes are very compatible with this mix.

Low Grow Grass Mix

Characteristics:

- Grows 8-12 inches tall
- Requires little to no maintenance
- Grows well in elevations up to 10,000 ft

Seeding Rate:

New Seeding: Dryland: 20-25 lbs/acre
Irrigated: 40 lbs/acre
Overseeding: Dryland: 10-15 lbs/acre
Irrigated: 20 lbs/acre

Mix contains:

- 30% **Ephraim Crested Wheatgrass**
Slightly rhizomatous bunchgrass with germination in 14-21 days. Drought resistant and winter hardy with a deep root system making it an excellent soil binder. Crested wheatgrass is well adapted to stabilization of disturbed soils and does well on a variety of soil types.
- 25% **Sheep Fescue**
Bunchgrass with germination in 14-21 days. Well adapted to most soil conditions and is great for soil erosion control and low maintenance mixtures.
- 20% **Perennial Rye**
Bunchgrass with germination in 5-10 days. One of the most widely used grasses and is adaptable to a wide variety of soils and climate conditions. It has a leafy head and fine stem.
- 15% **Cheewings Fescue**
Bunchgrass with germination in 7-21 days. Fine texture that shades bare soil and requires little water. Penetrates in dry soils and infertile soils.
- 10% **Canada Bluegrass**
Sod forming grass with germination in 14-21 days. Resistant to drought and some salinity. It is used to reclaim disturbed areas such as gravel pits, cut roads, roadsides, and mines.

Formulations & varieties are subject to change without notice!

4300 Monaco Street
Denver, CO 80216
P. (303) 320-7500 F. (303) 320-7516
879-907-3337
www.avseeds.com

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6" MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES. LANDSCAPING AROUND ELECTRICAL EQUIPMENT. SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 19-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

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	DRAWN BY	
	DESCRIPTION	NOTES AND DETAILS LANDSCAPE PLAN
	SHEET NO.	L1.6

ROCKY TOP RESOURCES
1755 E. LAS VEGAS ST.
COLORADO SPRINGS, CO

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PREPARED FOR:
LDC, INC.

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
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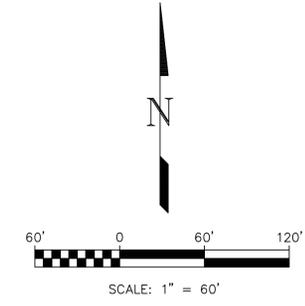
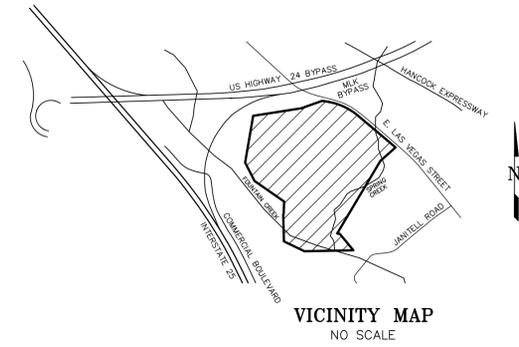
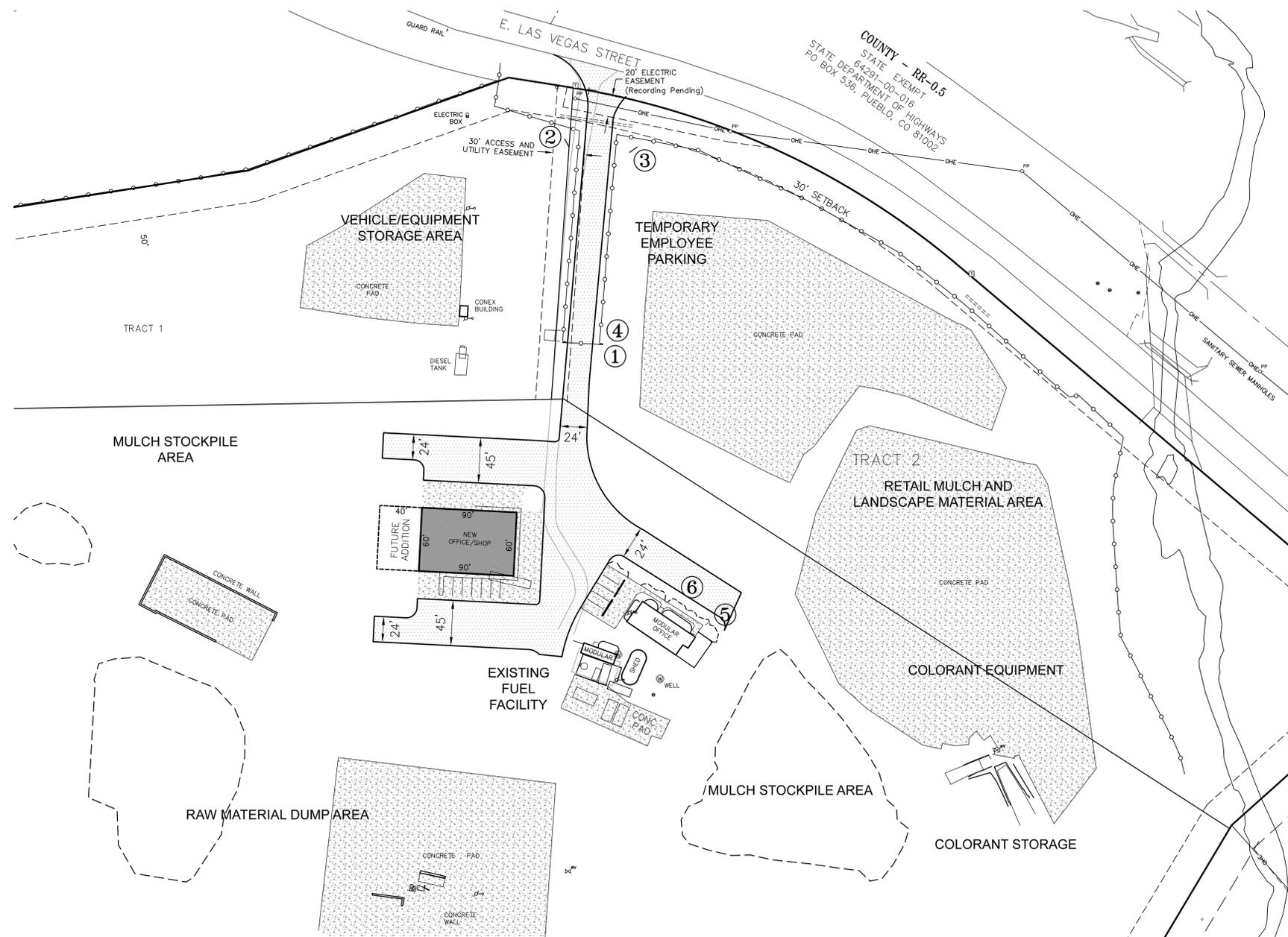


Site Development Plan submitted prior to the amendments to the LDC pertaining to signage. The request was reviewed based upon the previous regulations.

ROCKY TOP RESOURCES

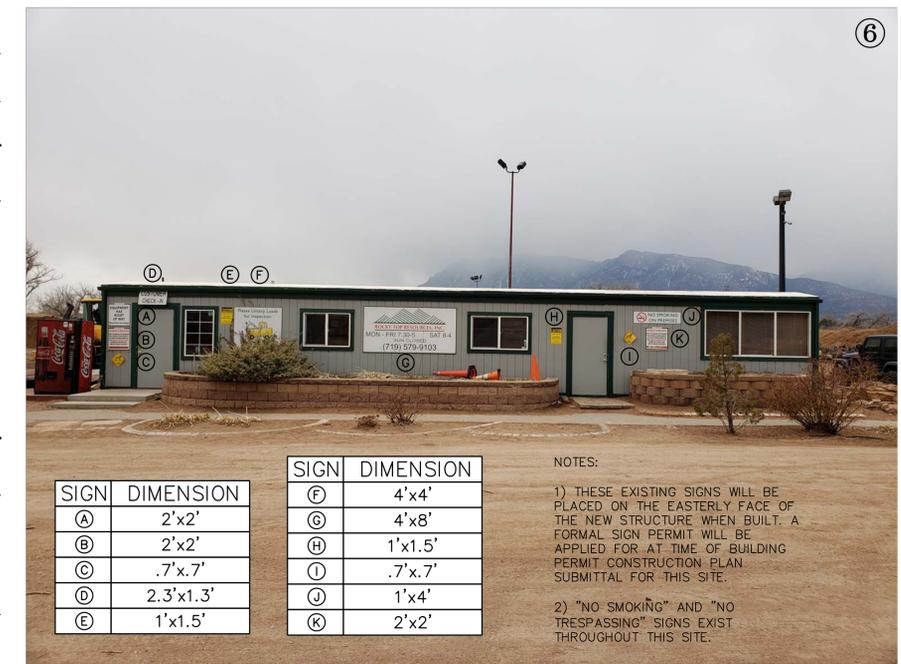
SIGN PLAN

1755 E. LAS VEGAS STREET, COLORADO SPRINGS, EL PASO COUNTY, COLORADO



OWNER/DEVELOPER:
 ROCKY TOP RESOURCES, INC.
 ATTN: FREDRICK D. MARTIN
 1755 E. LAS VEGAS STREET
 COLORADO SPRINGS, CO 80903-4323
 (719) 579-9103

PLANNING CONSULTANT:
 LAND DEVELOPMENT CONSULTANTS, INC.
 ATTN: DAVID V. HOSTETLER
 3898 MAZELAND ROAD
 COLORADO SPRINGS, CO 80909
 (719) 528-6133



SIGN	DIMENSION	SIGN	DIMENSION
A	2'x2'	F	4'x4'
B	2'x2'	G	4'x8'
C	.7'x.7'	H	1'x1.5'
D	2.3'x1.3'	I	.7'x.7'
E	1'x1.5'	J	1'x4'
		K	2'x2'

NOTES:

- THESE EXISTING SIGNS WILL BE PLACED ON THE EASTERLY FACE OF THE NEW STRUCTURE WHEN BUILT. A FORMAL SIGN PERMIT WILL BE APPLIED FOR AT TIME OF BUILDING PERMIT CONSTRUCTION PLAN SUBMITTAL FOR THIS SITE.
- "NO SMOKING" AND "NO TRESPASSING" SIGNS EXIST THROUGHOUT THIS SITE.



CALL BEFORE YOU DIG ...

811
 DIAL 811
 48 HOURS BEFORE YOU DIG. CALL UTILITY LOCATORS FOR LOCATING AND MARKING GAS, ELECTRIC, WATER AND FIBER OPTIC.

REVISIONS

No.	Description	Date
1	DATA CLARIFICATION	06/29/19

H Scale: 1" = 100'
 V Scale: N/A

Designed By: N/A
 Drawn By: SLG
 Checked By: DVH
 Date: 02/26/2019

Land Development Consultants, Inc.
 PLANNING · SURVEYING

www ldc inc com · TEL: (719) 528-6133 · FAX: (719) 528-8848
 3898 MAZELAND ROAD · COLORADO SPRINGS, CO 80909

ROCKY TOP RESOURCES SIGN PLAN

PORTIONS OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29 AND THE WEST HALF OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO

Project No.: 04048
 Sheet: 1 of 1

