

WALMART SUPERCENTER

MARKET FULFILLMENT CENTER

03018-224, 4425 VENETUCCI BOULEVARD

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

FINAL SITE DEVELOPMENT PLAN

CONTACTS

PROPERTY OWNER

WALMART
702 S.W. 8TH ST.
BENTONVILLE, AR 72716
PHONE: 1-800-925-6278

ENGINEER

GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
ATTN: BRANDON ALLEY, PE
EMAIL: brandonalley@gallowayus.com

ARCHITECT

LK ARCHITECTURE
345 RIVERVIEW, SUITE 200
WICHITA, KS 67203
TEL: (316) 268-0230
FAX: (316) 268-0298
ATTN: BEAU JARVIS
EMAIL: BJJARVIS@LK-ARCHITECTURE.COM

LANDSCAPE ARCHITECT

GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, COLORADO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
ATTN: TIM NELSON, RLA
EMAIL: timnelson@gallowayus.com

AGENCY CONTACTS

PLANNING & ZONING DEPARTMENT

CITY OF FOUNTAIN – PLANNING & ZONING DEPARTMENT
116 SOUTH MAIN STREET
FOUNTAIN, CO 80817
PHONE: (719) 322-2028
ATTN: MELANIE ESTRADA
EMAIL: MEstrada@fountaincolorado.org

ENGINEERING DEPARTMENT

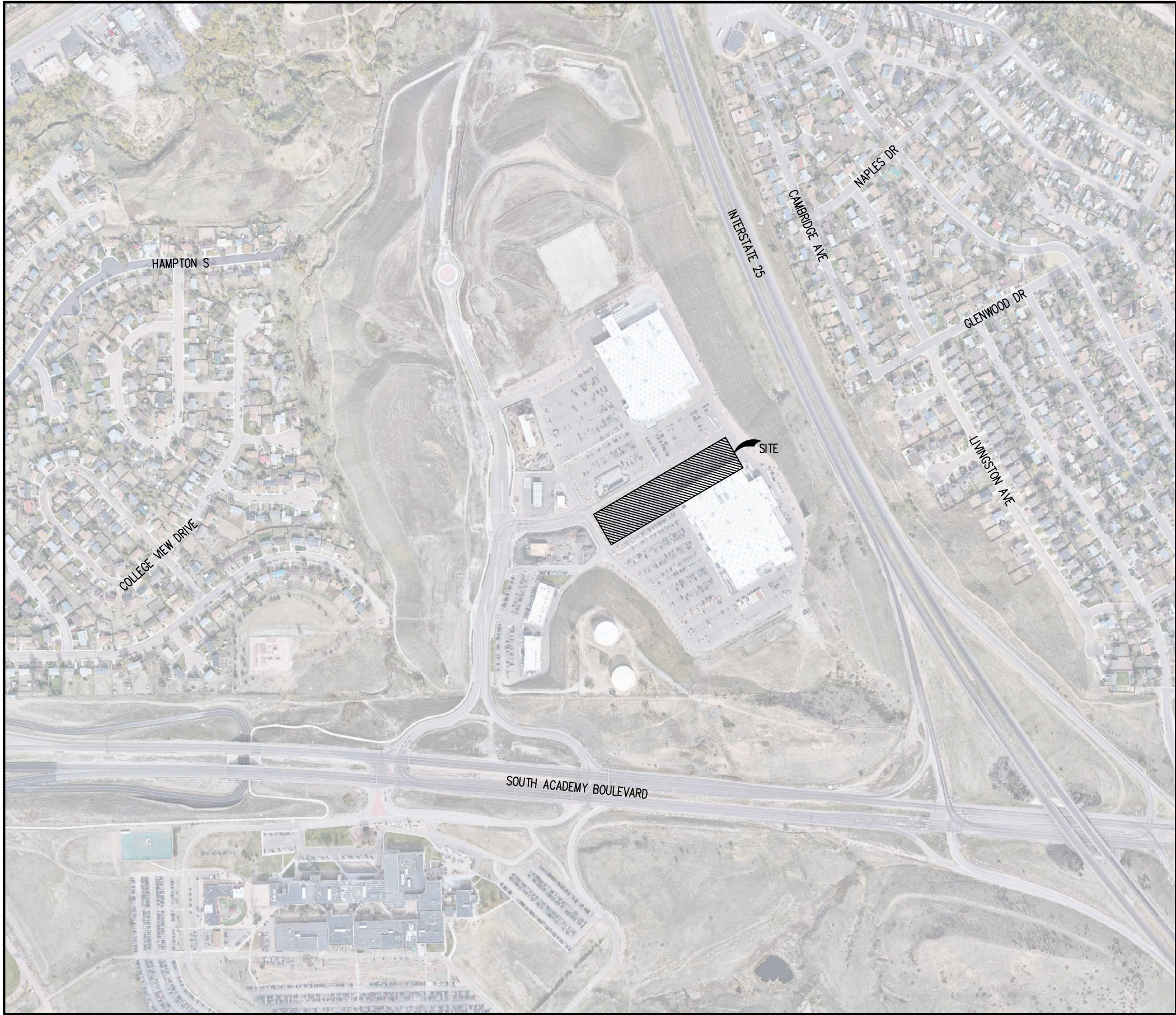
CITY OF FOUNTAIN – ENGINEERING SERVICES
116 SOUTH MAIN STREET
FOUNTAIN, CO 80817
PHONE: (719) 393-4930
ATTN: CARL SPENGLER
EMAIL: CSpengler@fountaincolorado.org

BUILDING DEPARTMENT

CITY OF FOUNTAIN – ENGINEERING SERVICES
116 SOUTH MAIN STREET
FOUNTAIN, CO 80817
PHONE: (719) 393-4930

FIRE DEPARTMENT

CITY OF FOUNTAIN – FIRE DEPARTMENT
811 NORTH SANTA FE AVENUE
FOUNTAIN, CO 80817
PHONE: (719) 382-7800



VICINITY MAP

1"=500'

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C2.1	SITE DETAILS
C3.0	GRADING PLAN
C4.0	INITIAL EROSION CONTROL PLAN
C4.1	FINAL EROSION CONTROL PLAN
C5.0	UTILITY PLAN
L1.1	LANDSCAPE PLAN
PP1	PHOTOMETRIC PLAN

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SOUTH ACADEMY BOULEVARD;

THENCE: N10°44'50"E, A DISTANCE OF 710.53 FEET TO THE POINT OF BEGINNING;
THENCE: N00°03'57"W, A DISTANCE OF 60.51 FEET;
THENCE: N89°56'03"E, A DISTANCE OF 115.45 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 29°42'29", A RADIUS OF 400.00 FEET AND A DISTANCE OF 207.40 FEET TO A POINT OF TANGENT;
THENCE: N60°13'34"E, A DISTANCE OF 756.27 FEET;
THENCE: S29°46'26"E, A DISTANCE OF 8.05 FEET;
THENCE: S52°16'31"E, A DISTANCE OF 192.51 FEET;
THENCE: S29°46'26"E, A DISTANCE OF 244.71 FEET;
THENCE: S12°54'04"E, A DISTANCE OF 278.57 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 1609 AT PAGE 125 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON SAID NORTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. S21°54'51"W, A DISTANCE OF 67.22 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N60°44'56"E, HAVING A DELTA OF 00°07'38", A RADIUS OF 11860.00 FEET AND A DISTANCE OF 26.33 FEET;

THENCE: S21°02'10"W, A DISTANCE OF 65.73 FEET;
THENCE: S60°13'45"W, A DISTANCE OF 559.18 FEET;
THENCE: N33°20'51"W, A DISTANCE OF 256.45 FEET TO A POINT OF CURVE;
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THENCE: N52°24'50"W, A DISTANCE OF 103.43 FEET;
THENCE: N56°51'47"W, A DISTANCE OF 111.32 FEET;
THENCE: N29°46'26"W, A DISTANCE OF 157.56 FEET;
THENCE: N58°11'20"W, A DISTANCE OF 32.63 FEET;
THENCE: S80°26'23"W, A DISTANCE OF 155.04 FEET;
THENCE: S89°56'03"W, A DISTANCE OF 114.01 FEET;
THENCE: S46°19'04"W, A DISTANCE OF 21.03 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 14.575 ACRES.

GENERAL CONSTRUCTION NOTES

1. FENCES, WALLS, SIGNS, AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE REVIEW AND PERMITS BY GENERAL CONTRACTOR (G.C.).
2. ANGLES NOT SHOWN ARE EITHER 90 DEGREES OR A SUPPLEMENT OF THE ANGLE INDICATED.
3. PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
4. APPROVAL FOR THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
5. SITE SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY (CO) DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST, AT ALL OTHER TIMES THE SITE SHALL BE LANDSCAPED WITHIN 45 (FORTY-FIVE) DAYS OF THE START OF THE FOLLOWING GROWING SEASON.
6. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES, SHRUBS, AND DECORATIVE GRASSES WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS. THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM SHALL HAVE A RAIN SENSOR SHUTOFF INSTALLED.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC. TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL, AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

UNLESS OTHERWISE NOTED, CONTRACTOR TO PROTECT LANDSCAPING IN PLACE AND REPLACE TO MATCH IF DISTURBED. CONTRACTOR TO CAP AND REINSTALL IRRIGATION AS NECESSARY TO MAINTAIN IRRIGATION TO EXISTING LANDSCAPING.

NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

SURVEYOR TO OBTAIN AUTOCAD FILE FROM ENGINEER AND VERIFY ALL HORIZONTAL CONTROL DIMENSIONING PRIOR TO CONSTRUCTION STAKING. SURVEYOR MUST VERIFY ALL BENCHMARK, BASIS OF BEARING AND DATUM INFORMATION TO ENSURE IMPROVEMENTS WILL BE AT THE SAME HORIZONTAL AND VERTICAL LOCATIONS SHOWN ON THE DESIGN CONSTRUCTION DRAWINGS. PRIOR TO CONSTRUCTION STAKING ANY DISCREPANCY MUST BE REPORTED TO OWNER AND ENGINEER PRIOR TO CONTINUATION OF ANY FURTHER STAKING OR CONSTRUCTION WORK.

NOTE: LENGTHS OF STORM/SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

CAUTION – NOTICE TO CONTRACTOR

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



Know what's below.
Call before you dig.



03018-224
4425 VENETUCCI BLVD
FOUNTAIN, CO
07/12/21

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR THE PROJECT AND SITE SHOWN. IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF GALLOWAY & COMPANY, INC. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF GALLOWAY & COMPANY, INC. IS PROHIBITED. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF GALLOWAY & COMPANY, INC. IS PROHIBITED. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF GALLOWAY & COMPANY, INC. IS PROHIBITED.

CONSULTANTS
Galloway
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
GallowayUS.com

Walmart
FOUNTAIN, CO
STORE NO: 3018-224
JOB NUMBER: LK0003018.20

ISSUE BLOCK

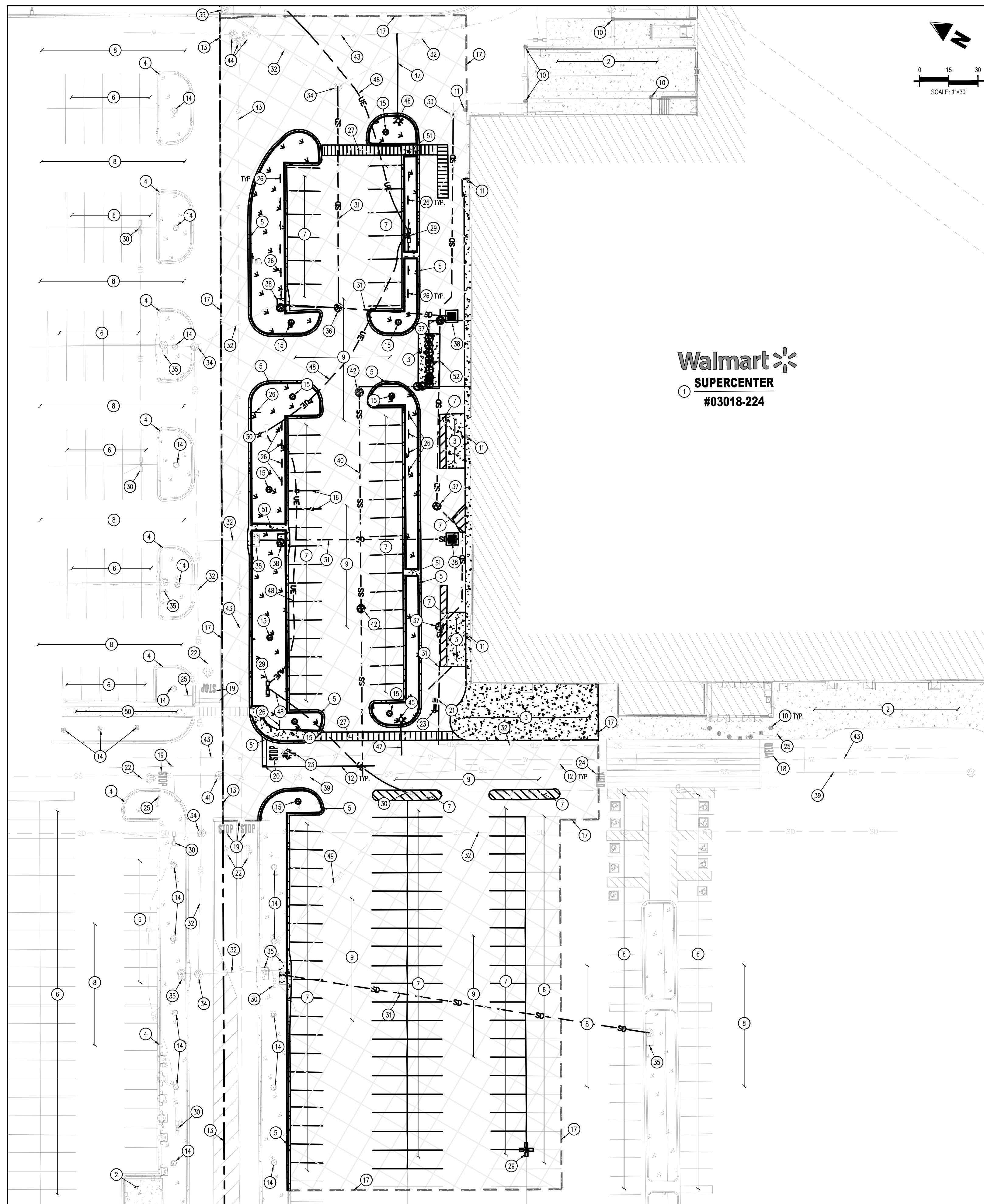
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DOCUMENT DATE:	07/12/21

NOT FOR CONSTRUCTION

COVER SHEET

SHEET:

C0



- 1 EXISTING BUILDING TO REMAIN
- 2 EXISTING CONCRETE TO REMAIN
- 3 EXISTING CONCRETE TO BE REMOVED
- 4 EXISTING CURB AND GUTTER TO REMAIN
- 5 EXISTING CURB AND GUTTER TO BE REMOVED
- 6 EXISTING PAVEMENT STRIPING TO REMAIN
- 7 EXISTING PAVEMENT STRIPING TO BE REMOVED
- 8 EXISTING ASPHALT PAVEMENT TO REMAIN
- 9 EXISTING ASPHALT PAVEMENT TO BE REMOVED
- 10 EXISTING BOLLARD TO REMAIN
- 11 EXISTING BOLLARD TO BE REMOVED
- 12 EXISTING LANE STRIPING TO BE REMOVED
- 13 EXISTING PROPERTY BOUNDARY
- 14 EXISTING SITE TREE TO REMAIN
- 15 EXISTING SITE TREE TO BE REMOVED
- 16 EXISTING CART CORRAL TO BE RELOCATED
- 17 PROPOSED SAWCUT LINE
- 18 EXISTING "YIELD" PAVEMENT MARKING TO REMAIN
- 19 EXISTING "STOP" AND STOP BAR PAVEMENT MARKINGS TO REMAIN
- 20 EXISTING "STOP" AND STOP BAR PAVEMENT MARKINGS TO BE REMOVED
- 21 EXISTING "EXIT" PAVEMENT MARKING TO BE REMOVED
- 22 EXISTING DIRECTIONAL ARROW PAVEMENT MARKINGS TO REMAIN
- 23 EXISTING DIRECTIONAL ARROW PAVEMENT MARKINGS TO BE REMOVED
- 24 EXISTING "YIELD" PAVEMENT MARKING TO BE REMOVED
- 25 EXISTING SITE SIGN TO REMAIN
- 26 EXISTING SITE SIGN TO BE REMOVED
- 27 EXISTING CROSSWALK STRIPING TO BE REMOVED
- 28 EXISTING CROSSWALK STRIPING TO REMAIN
- 29 EXISTING SITE LIGHT TO BE REMOVED
- 30 EXISTING SITE LIGHT TO REMAIN
- 31 EXISTING STORM LINE TO BE REMOVED
- 32 EXISTING STORM LINE TO REMAIN
- 33 EXISTING STORM CLEANOUT TO REMAIN
- 34 EXISTING STORM MANHOLE TO BE REMAIN
- 35 EXISTING STORM INLET TO REMAIN
- 36 EXISTING STORM MANHOLE TO BE REMOVED
- 37 EXISTING STORM CLEANOUT TO BE REMOVED
- 38 EXISTING STORM INLET TO BE REMOVED
- 39 EXISTING SANITARY SEWER LINE TO REMAIN
- 40 EXISTING SANITARY SEWER LINE TO BE REMOVED
- 41 EXISTING SANITARY SEWER MANHOLE TO REMAIN
- 42 EXISTING SANITARY SEWER MANHOLE TO BE REMOVED
- 43 EXISTING WATER LINE TO REMAIN
- 44 EXISTING WATER VALVE TO REMAIN
- 45 EXISTING FIRE HYDRANT TO BE RELOCATED
- 46 EXISTING FIRE HYDRANT TO BE REMOVED
- 47 EXISTING WATER LINE TO BE REMOVED
- 48 EXISTING ELECTRICAL LINE TO BE REMOVED
- 49 EXISTING ELECTRICAL LINE TO REMAIN
- 50 EXISTING CONCRETE SIDEWALK TO REMAIN
- 51 EXISTING CONCRETE SIDEWALK TO BE REMOVED
- 52 EXISTING GREASE INTERCEPTOR TO BE REMOVED AND RELOCATED

	PROPERTY BOUNDARY
	PROPOSED SAWCUT LINE
	CURB AND GUTTER TO REMAIN
	CURB AND GUTTER TO BE REMOVED
	UNDERGROUND STORM DRAIN PIPE
	UNDERGROUND ELECTRIC TO REMAIN
	SANITARY SEWER LINE TO REMAIN
	WATER LINE TO REMAIN
	UNDERGROUND STORM DRAIN PIPE TO BE REMOVED
	FENCE TO BE REMOVED
	UNDERGROUND ELECTRIC TO BE REMOVED
	SANITARY SEWER TO BE REMOVED
	EXISTING WATER LINE TO REMAIN
	EXISTING ASPHALT TO REMAIN
	EXISTING ASPHALT TO BE REMOVED
	EXISTING BUILDING TO REMAIN
	EXISTING CONCRETE PAVING TO REMAIN
	EXISTING CONCRETE PAVING TO BE REMOVED
	EXISTING LANDSCAPING TO REMAIN
	EXISTING LANDSCAPING TO BE REMOVED
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED
	EXISTING SIGN TO REMAIN
	EXISTING SIGN TO BE REMOVED
	EXISTING SANITARY CLEANOUT TO BE REMOVED
	EXISTING STORM DRAIN MANHOLE TO BE REMOVED
	EXISTING FIRE HYDRANT TO BE REMOVED
	EXISTING SIGN TO BE REMOVED
	EXISTING WATER VALVE TO REMAIN
	EXISTING LIGHT POLE TO REMAIN
	EXISTING LIGHT POLE TO BE REMOVED

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE; N10°44'50"E, A DISTANCE OF 710.51 FEET TO THE POINT OF BEGINNING;
 THENCE N00°35'57"W, A DISTANCE OF 60.03 FEET;
 THENCE N89°56'50"E, A DISTANCE OF 116.45 FEET TO A POINT OF CURVE;
 THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 294°22'8", A RADIUS OF
 40.00 FEET AND A DISTANCE OF 207.14 FEET TO A POINT OF TANGENT;
 THENCE N07°13'4"E, A DISTANCE OF 756.27 FEET;
 THENCE S29°46'26"E, A DISTANCE OF 8.05 FEET;
 THENCE S52°18'31"E, A DISTANCE OF 192.51 FEET;
 THENCE S29°46'26"E, A DISTANCE OF 244.71 FEET;
 THENCE S12°04'54", A DISTANCE OF 278.57 FEET TO A POINT ON THE NORTHERLY BOUNDARY
 OF PARCEL 10, LAND INTEREST RECORDED IN BOOK 1609 AT PAGE 125 OF
 THE RECORDS OF EL PASO COUNTY, COLORADO.

THENCE ON SAID NORTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES;

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THENCE S6°01'34"S W, A DISTANCE OF 559.18 FEET;
THENCE N33°20'57"W, A DISTANCE OF 256.45 FEET TO A POINT OF CURVE;
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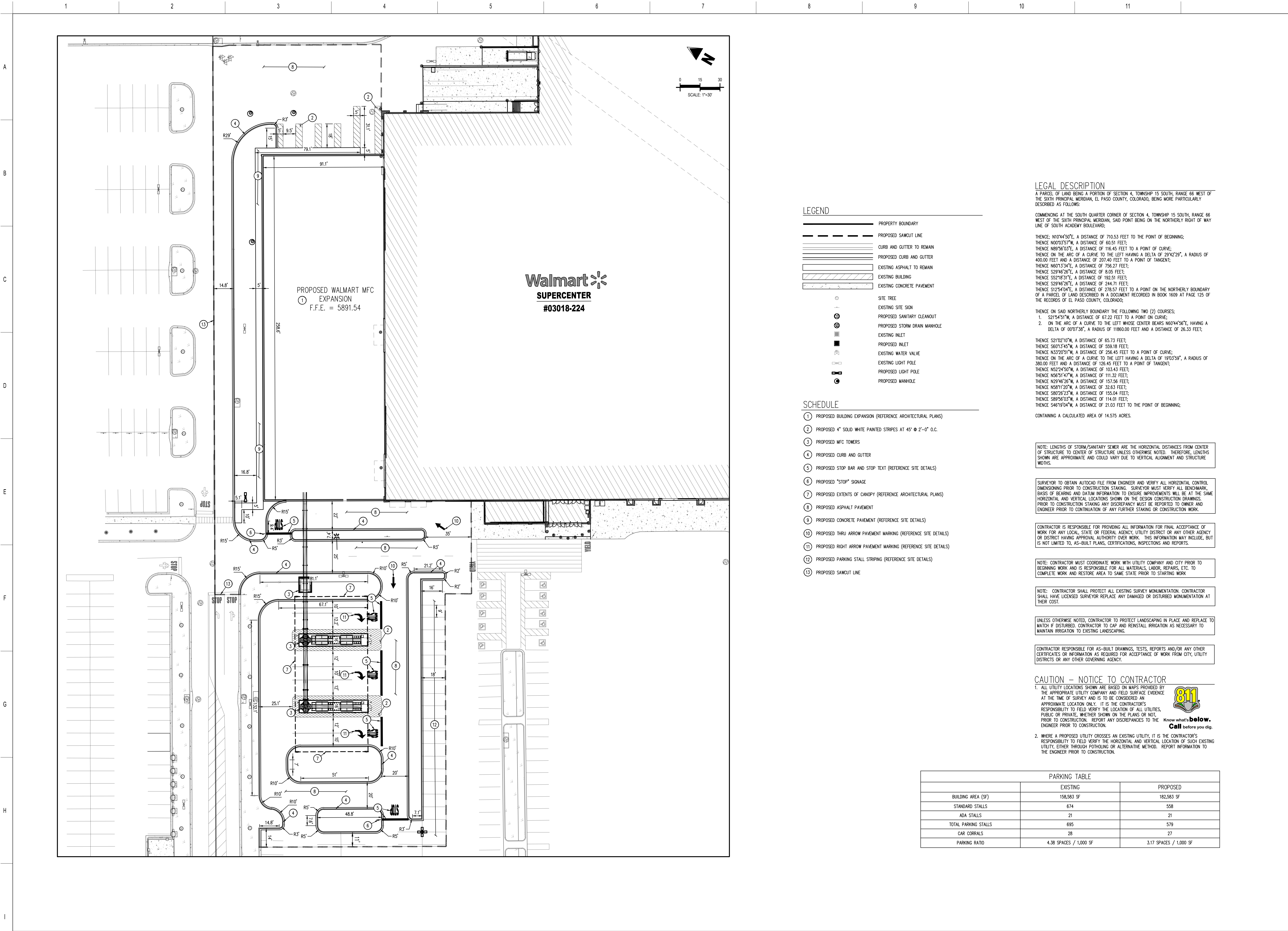
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CONSULTANTS
Galloway
6102 E. Wacker Drive, Suite 320
Fountain, Colorado 80611
303.788.0888
GallowayUS.com

Walmart
FOUNTAIN, CO
STORE NO: 3018-224
JOB NUMBER: LK0003018.20

ISSUE BLOCK			

CHECKED BY:	ZLS
DRAWN BY:	KML
PROTO:	07/12/21
DOCUMENT DATE:	07/12/21

NOT FOR CONSTRUCTION

SITE PLAN

SHEET:

C2

LEGEND

	PROPERTY BOUNDARY
	PROPOSED SAWCUT LINE
	CURB AND GUTTER TO REMAIN
	PROPOSED CURB AND GUTTER
	EXISTING ASPHALT TO REMAIN
	EXISTING BUILDING
	EXISTING CONCRETE PAVEMENT
	SITE TREE
	EXISTING SITE SIGN
	PROPOSED SANITARY CLEANOUT
	PROPOSED STORM DRAIN MANHOLE
	EXISTING INLET
	PROPOSED INLET
	EXISTING WATER VALVE
	EXISTING LIGHT POLE
	PROPOSED LIGHT POLE
	PROPOSED MANHOLE

SCHEDULE

- PROPOSED BUILDING EXPANSION (REFERENCE ARCHITECTURAL PLANS)
- PROPOSED 4" SOLID WHITE PAINTED STRIPES AT 45° @ 2'-0" O.C.
- PROPOSED MFC TOWERS
- PROPOSED CURB AND GUTTER
- PROPOSED STOP BAR AND STOP TEXT (REFERENCE SITE DETAILS)
- PROPOSED "STOP" SIGNAGE
- PROPOSED EXTENTS OF CANOPY (REFERENCE ARCHITECTURAL PLANS)
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT (REFERENCE SITE DETAILS)
- PROPOSED THRU ARROW PAVEMENT MARKING (REFERENCE SITE DETAILS)
- PROPOSED RIGHT ARROW PAVEMENT MARKING (REFERENCE SITE DETAILS)
- PROPOSED PARKING STALL STRIPING (REFERENCE SITE DETAILS)
- PROPOSED SAWCUT LINE

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE N89°56'03"E, A DISTANCE OF 116.45 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 29°42'29", A RADIUS OF 400.00 FEET AND A DISTANCE OF 207.40 FEET TO A POINT OF TANGENT;
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THENCE ON SAID NORTHERLY BOUNDARY THE FOLLOWING TWO (2) CURSES;
1. S21°54'51"W, A DISTANCE OF 67.22 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 0°07'36", A RADIUS OF 11860.00 FEET AND A DISTANCE OF 26.33 FEET;

THENCE S21°02'10"W, A DISTANCE OF 65.73 FEET;
THENCE S60°13'45"W, A DISTANCE OF 558.18 FEET;
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THENCE S46°19'04"W, A DISTANCE OF 21.03 FEET TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 14.575 ACRES.

NOTE: LENGTHS OF STORM/SANITARY SEWER ARE THE HORIZONTAL DISTANCES FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. THEREFORE, LENGTHS SHOWN ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.

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NOTE: CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION. CONTRACTOR SHALL HAVE LICENSED SURVEYOR REPLACE ANY DAMAGED OR DISTURBED MONUMENTATION AT THEIR COST.

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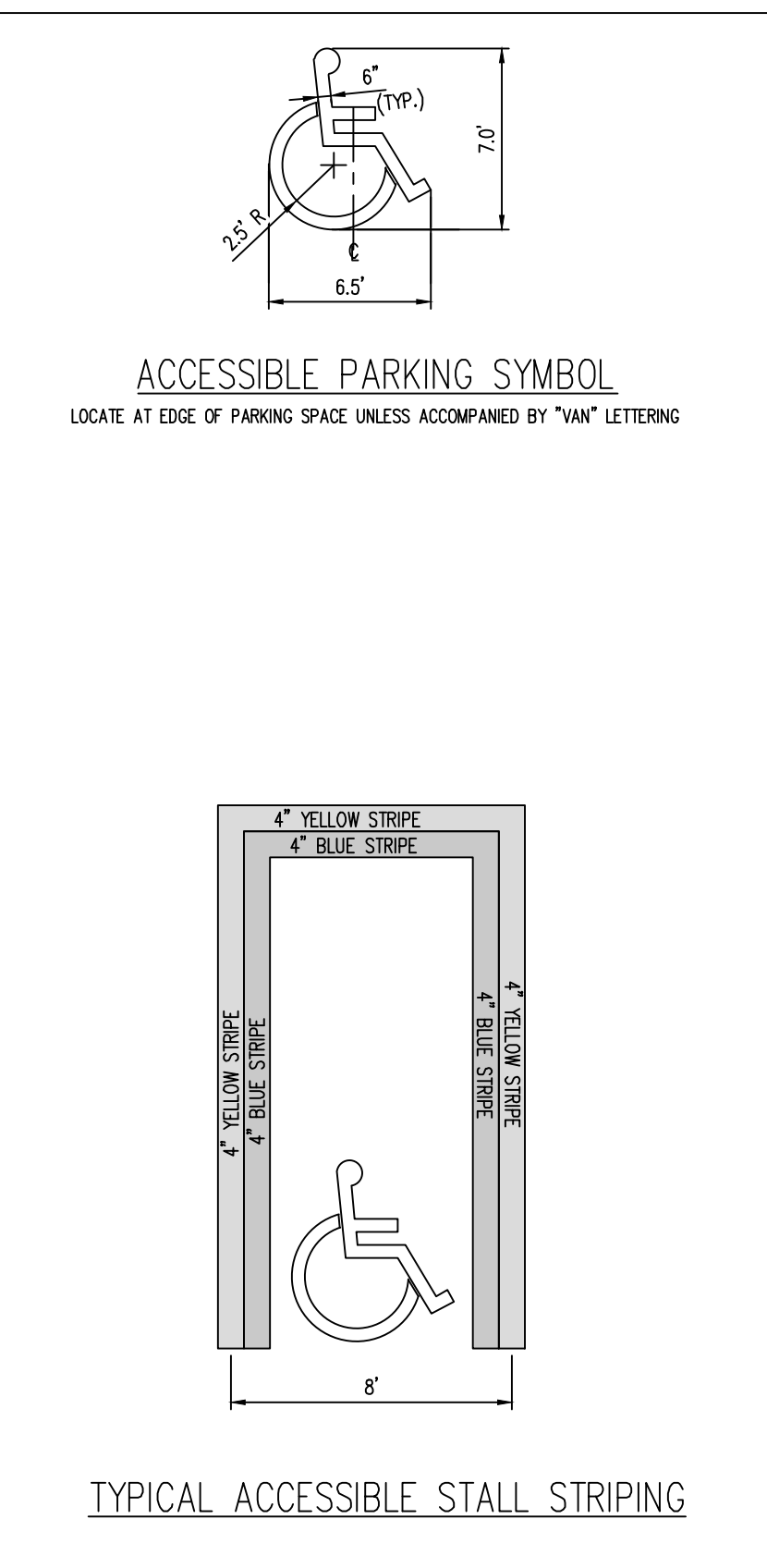
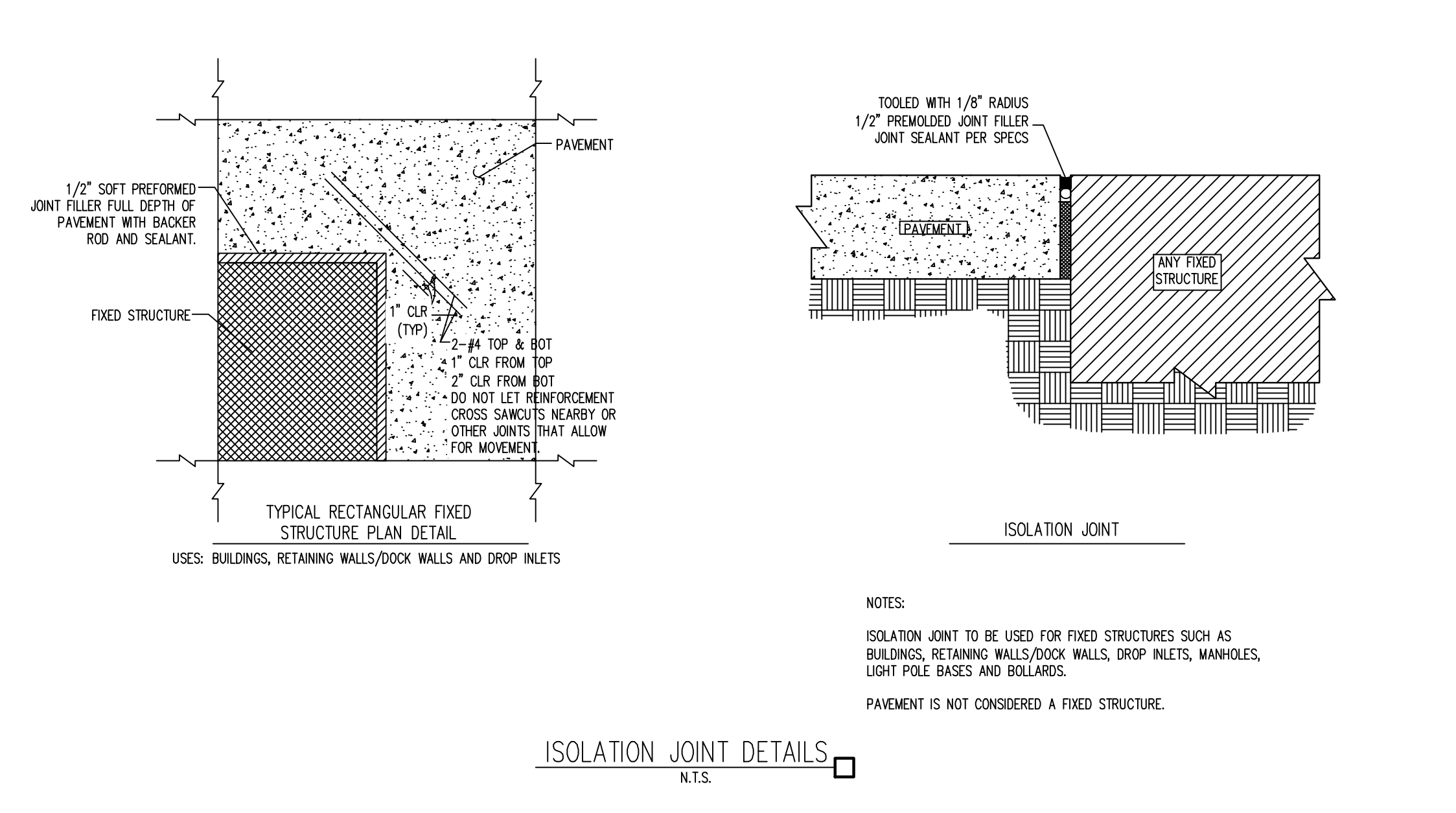
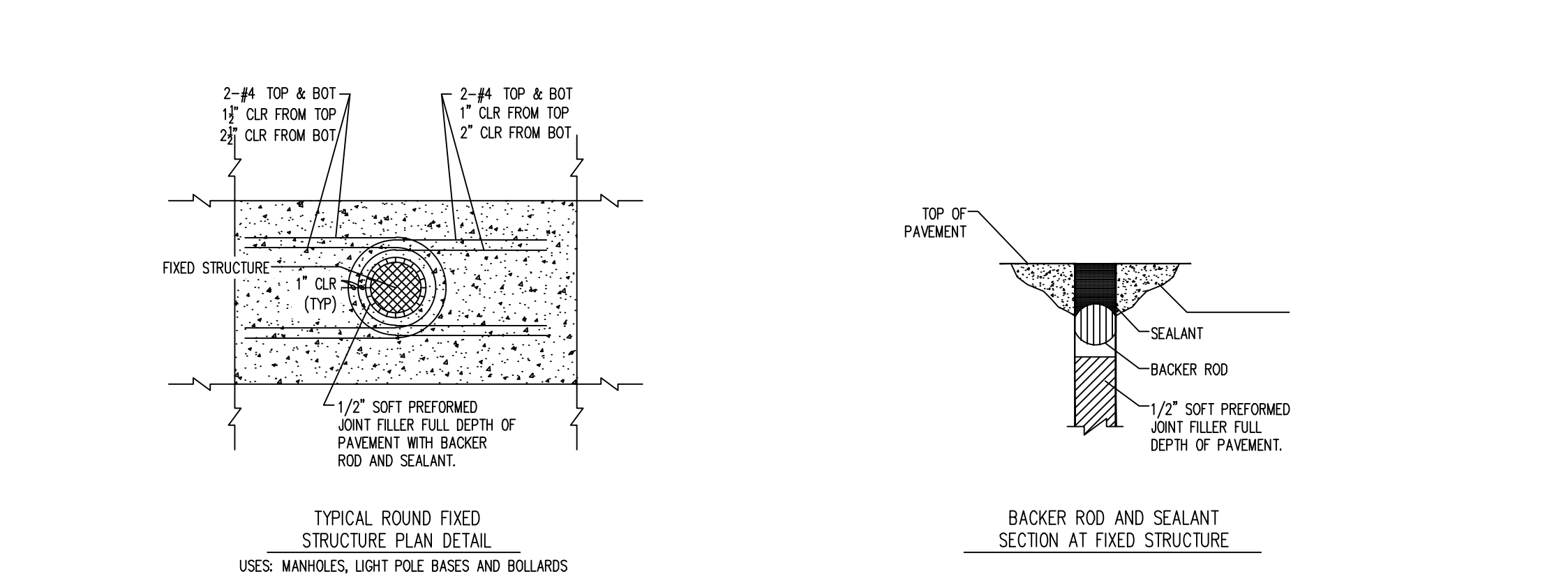
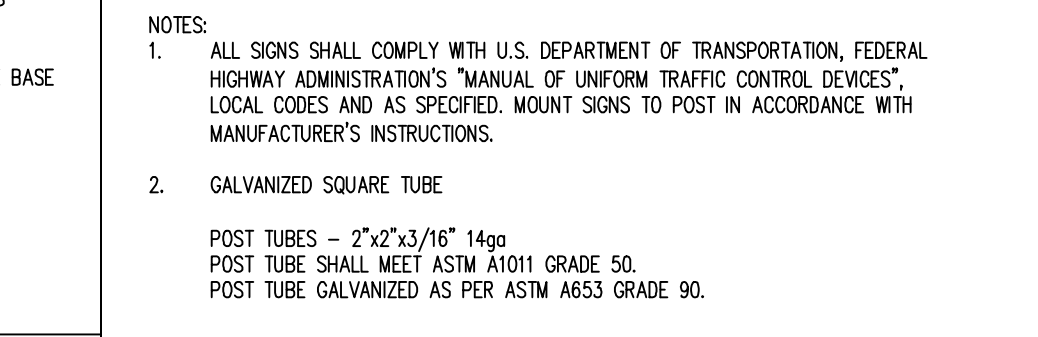
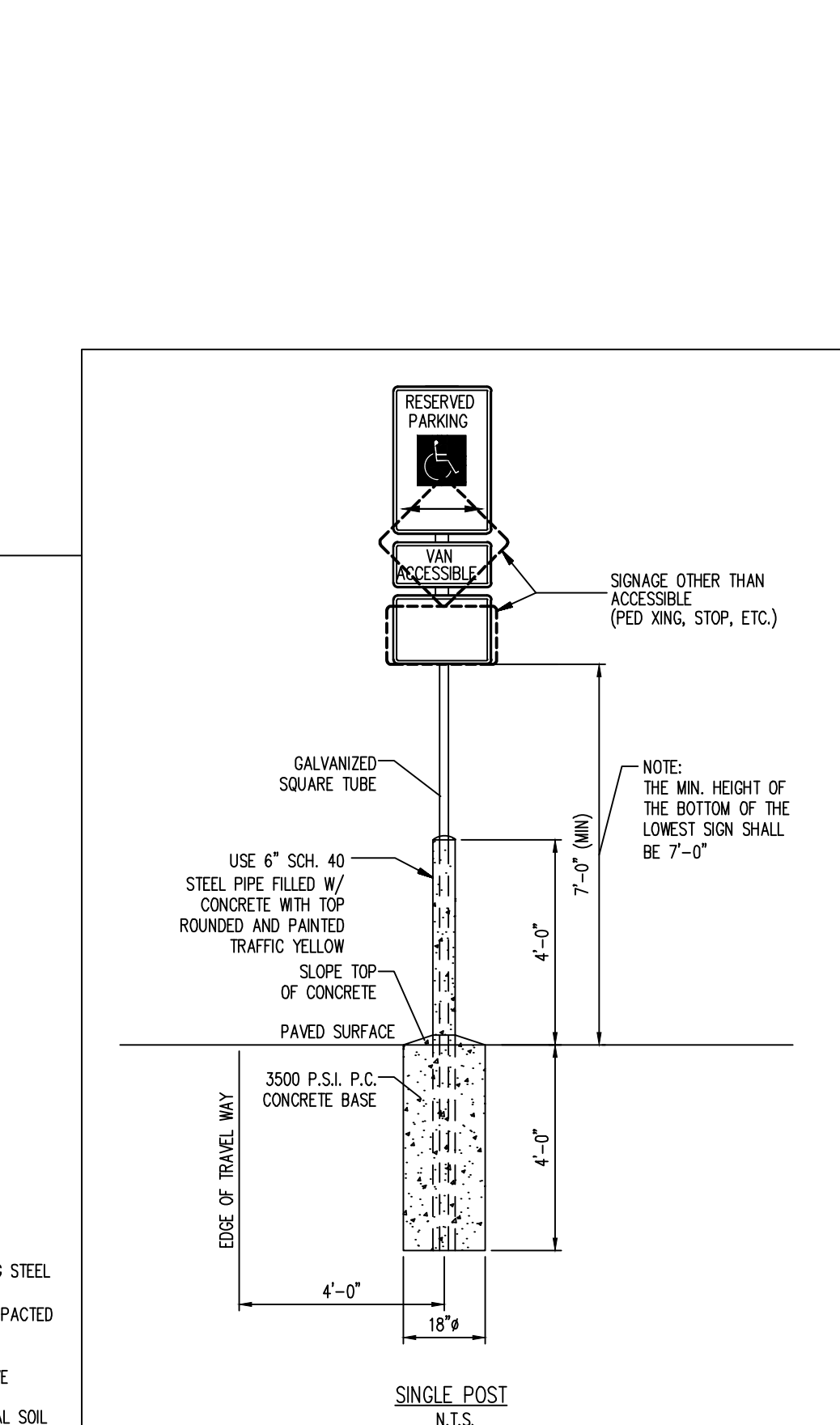
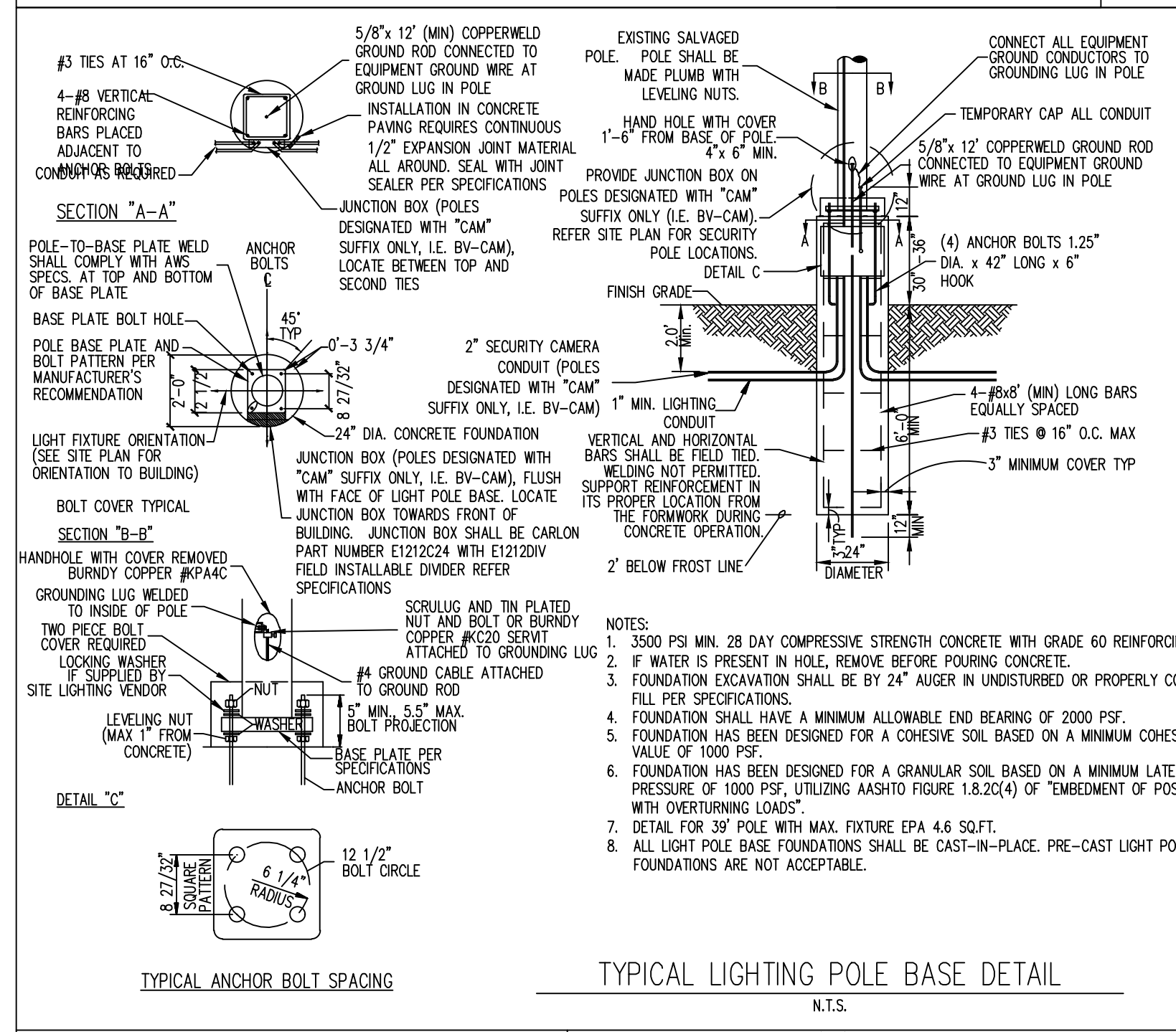
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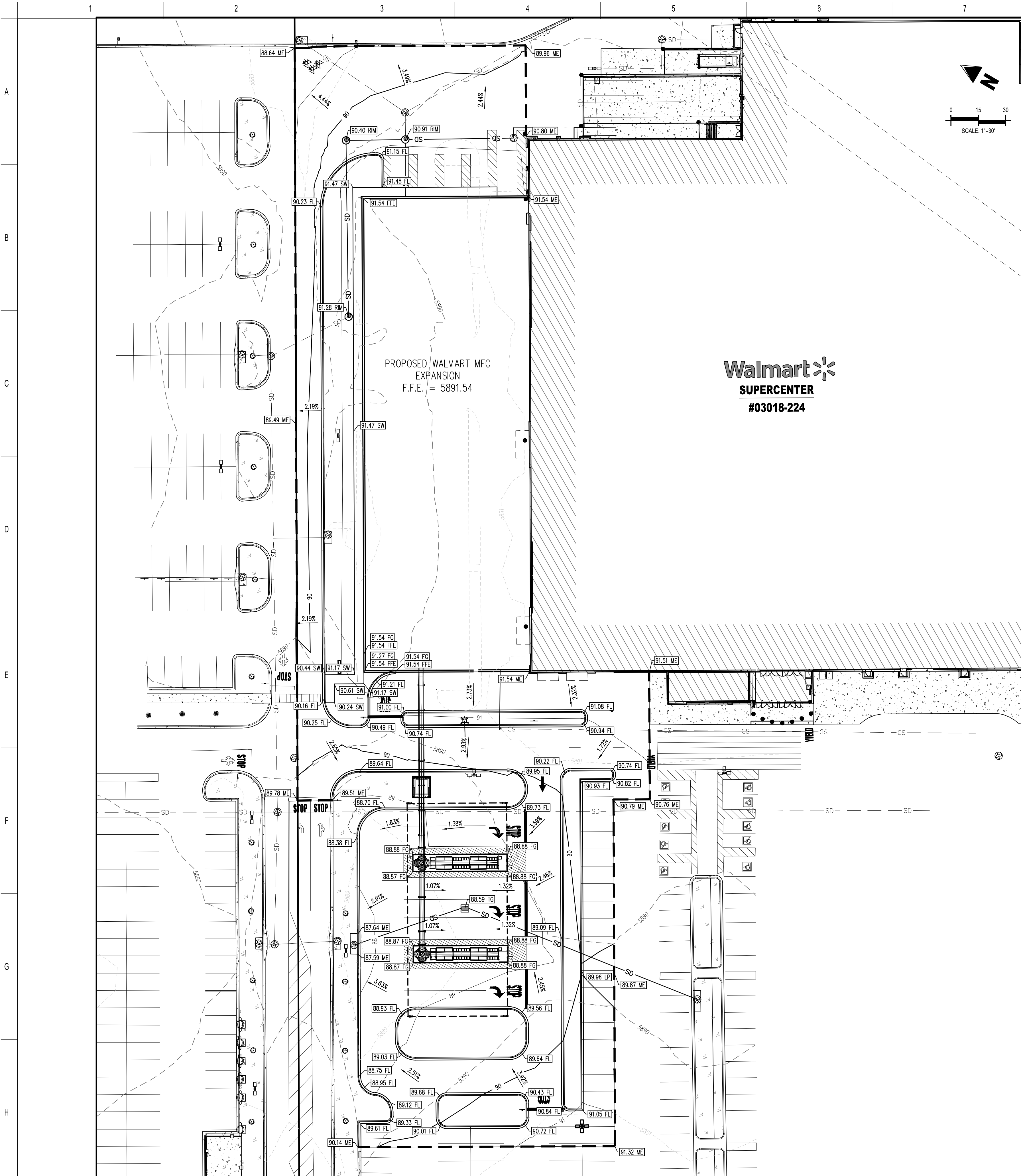
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- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



PARKING TABLE		
	EXISTING	PROPOSED
BUILDING AREA (SF)	158,563 SF	182,563 SF
STANDARD STALLS	674	558
ADA STALLS	21	21
TOTAL PARKING STALLS	695	579
CAR CORRALS	28	27
PARKING RATIO	4.38 SPACES / 1,000 SF	3.17 SPACES / 1,000 SF





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LEGEND

- PROPOSED SAWCUT LINE
- EXISTING CURB AND GUTTER TO REMAIN
- CURB AND GUTTER TO BE REMOVED
- SD EXISTING UNDERGROUND STORM DRAIN PIPE
- UE UNDERGROUND ELECTRIC
- SS SANITARY SEWER LINE
- W WATER LINE
- SD PROPOSED UNDERGROUND STORM DRAIN
- 2560 EXISTING MAJOR CONTOUR
- 2550 EXISTING MINOR CONTOUR
- 65 PROPOSED MAJOR CONTOUR
- 66 PROPOSED MINOR CONTOUR
- 2.00% EXISTING SLOPE
- 2.00% PROPOSED SLOPE
- EXISTING BUILDING
- EXISTING CONCRETE PAVEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF SOUTH ACADEMY BOULEVARD;

THENCE, N10°44'50"E, A DISTANCE OF 710.53 FEET TO THE POINT OF BEGINNING;
THENCE N00°03'57"W, A DISTANCE OF 60.51 FEET;
THENCE N89°56'03"E, A DISTANCE OF 116.45 FEET TO A POINT OF CURVE;
THENCE ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 29°42'29", A RADIUS OF 400.00 FEET AND A DISTANCE OF 207.40 FEET TO A POINT OF TANGENT;
THENCE N60°13'34"E, A DISTANCE OF 756.27 FEET;
THENCE S28°46'26"E, A DISTANCE OF 8.05 FEET;
THENCE S52°18'31"E, A DISTANCE OF 192.51 FEET;
THENCE S28°46'26"E, A DISTANCE OF 244.71 FEET;
THENCE S12°54'04"E, A DISTANCE OF 278.57 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A PARCEL OF LAND DESCRIBED IN A DOCUMENT RECORDED IN BOOK 1609 AT PAGE 125 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE ON SAID NORTHERLY BOUNDARY THE FOLLOWING TWO (2) CURSES:
1. S21°54'51"W, A DISTANCE OF 67.22 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N60°44'56"E, HAVING A DELTA OF 00°07'38", A RADIUS OF 11860.00 FEET AND A DISTANCE OF 26.33 FEET;

THENCE S21°02'10"W, A DISTANCE OF 65.73 FEET;
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CONTAINING A CALCULATED AREA OF 14.575 ACRES.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE EASTERLY END BY A 2-1/2 INCH ALUMINUM SURVEYORS CAP WITH APPROPRIATE MARKINGS "PLS 28651" AND AT THE WESTERLY END BY CONCRETE POST WITH WASHER STAMPED "LS 3854", IS ASSUMED TO BEAR S89°53'21"W A DISTANCE OF 2632.07 FEET.

BENCHMARK

THE PROJECT BENCHMARK IS A SET REBAR AND CAP ON THE NORTH EAST SIDE OF THE SITE. PROJECT BENCHMARK ELEVATION = 2514.62

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STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR THE PROJECT AND SITE SHOWN. IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF GALLOWAY & ASSOCIATES, INC. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN PERMISSION OF GALLOWAY & ASSOCIATES, INC. IS PROHIBITED AND MAY BE CAUTIONARY TO THE LAW.

CONSULTANTS
Galloway
6102 E. Wain Drive, Suite 320
Fountain, CO 80711
GallowayUS.com

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FOUNTAIN, CO
STORE NO: 3018-224
JOB NUMBER: LK003018220

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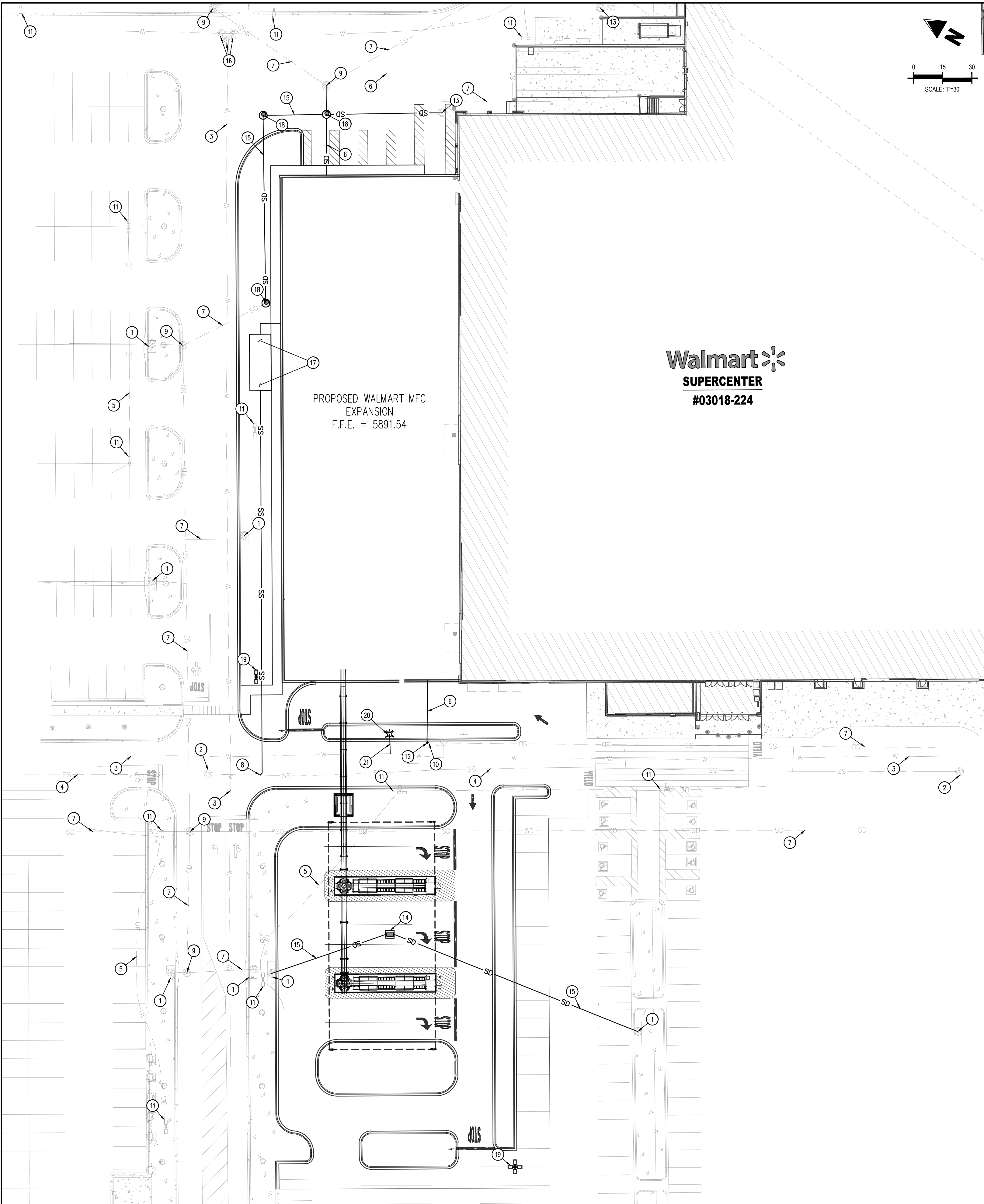
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LEGEND

- SS — EXISTING SANITARY SEWER LINE
- SD — EXISTING STORM SEWER LINE
- W — EXISTING WATER LINE
- E — PROPOSED UNDERGROUND ELECTRICAL LINE
- SS — PROPOSED SANITARY SEWER LINE
- SD — PROPOSED STORM SEWER LINE
- W — PROPOSED WATER LINE
- EXISTING UTILITY POLE
- EM — EXISTING ELECTRICAL METER
- TL — EXISTING TELEPHONE MANHOLE
- TLCB — EXISTING TELECOM CABINET
- TL — EXISTING TELECOM PEDESTAL
- GV — EXISTING GAS VALVE
- — EXISTING BOLLARD
- GM — EXISTING GAS METER
- SS — EXISTING SANITARY SEWER MANHOLE
- SD — EXISTING STORM SEWER MANHOLE
- GI — EXISTING GRATE INLET
- WM — EXISTING WATER METER
- FX — EXISTING FIRE HYDRANT
- PSI — PROPOSED STORM SEWER INLET
- PSM — PROPOSED STORM SEWER MANHOLE

SCHEDULE

- 1 EXISTING STORM INLET TO REMAIN
- 2 EXISTING SANITARY MANHOLE TO REMAIN
- 3 EXISTING WATERLINE TO REMAIN
- 4 EXISTING SANITARY SEWER LINE TO REMAIN
- 5 EXISTING UNDERGROUND ELECTRIC TO REMAIN
- 6 PROPOSED 12" ROOF DRAIN LINE
- 7 EXISTING STORM DRAIN LINE TO REMAIN
- 8 PROPOSED SANITARY WYE TO CONNECT TO EXISTING SANITARY LINE
- 9 EXISTING STORM DRAIN MANHOLE TO REMAIN
- 10 PROPOSED STORM WYE TO CONNECT TO EXISTING STORM LINE
- 11 EXISTING SITE LIGHT TO REMAIN
- 12 PROPOSED STORM DRAIN CLEANOUT
- 13 EXISTING STORM DRAIN CLEANOUT TO REMAIN
- 14 PROPOSED STORM DRAIN INLET
- 15 PROPOSED STORM DRAIN LINE
- 16 EXISTING WATER VALVE TO REMAIN
- 17 PROPOSED GREASE TRAP
- 18 PROPOSED STORM DRAIN MANHOLE
- 19 PROPOSED SITE LIGHT POLE (REFERENCE PHOTOMETRIC PLANS AND SITE DETAILS)
- 20 PROPOSED FIRE HYDRANT
- 21 PROPOSED FIRE HYDRANT LATERAL

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03018-224
4425 VENETUCCI BLVD
FOUNTAIN, CO
07/12/21

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR THE PROJECT AND SITE SHOWN. IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF LK ARCHITECTURE, INC. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR SITE WITHOUT THE WRITTEN CONSENT OF LK ARCHITECTURE, INC. IS PROHIBITED AND MAY BE CONSIDERED A VIOLATION OF THE LAW.

CONSULTANTS
Galloway
6102 E. Weller Drive, Suite 320
Fountain, Colorado 80611
Galloway@G.com

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STORE NO: 3018-224
JOB NUMBER: LK4003018-20

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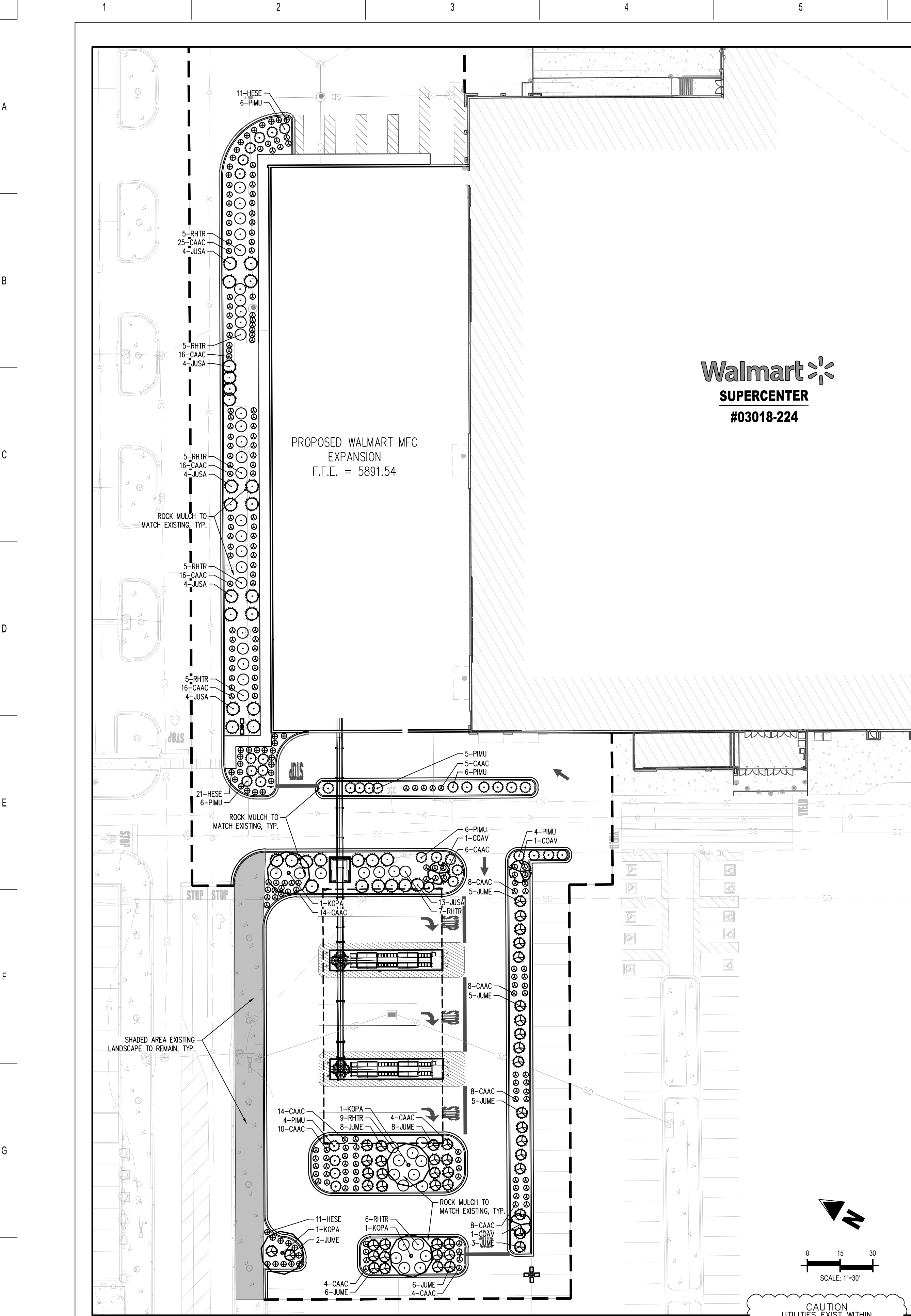
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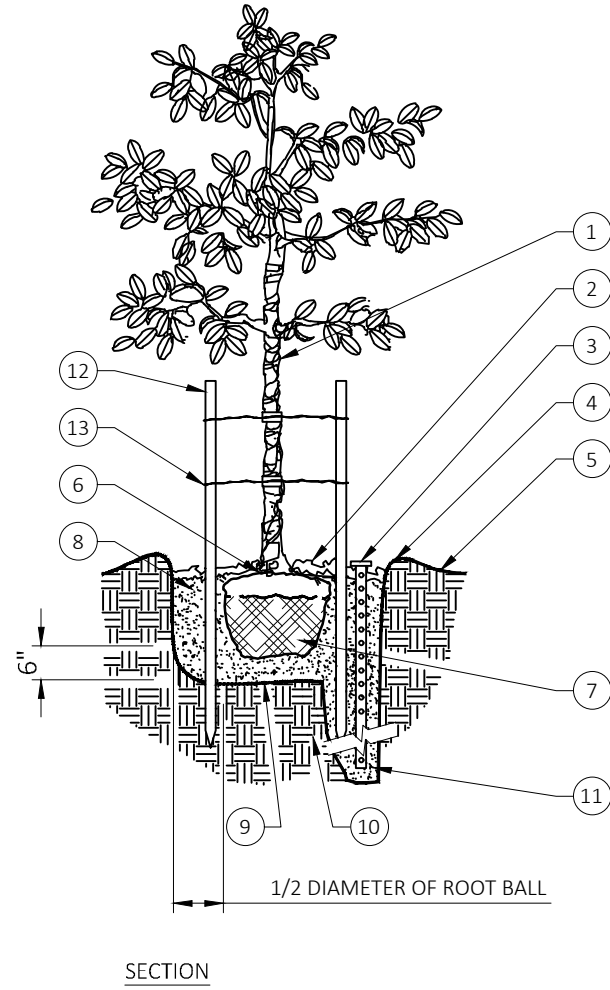


PLANTING NOTES

- GENERAL
- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
 - LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET AND FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
 - CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON. THIS DRAWING IS PART OF A COMPLETE SET OF CONTRACT DOCUMENTS. UNDER NO CIRCUMSTANCES SHOULD THIS PLAN BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE AND REVIEW ALL RELATED PLANS AND DOCUMENTS.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
 - THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
 - LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
 - ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED OUT PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
 - FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
 - THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
 - WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
 - ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
 - LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
- FINISH GRADING AND SOIL PREPARATION
- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWINGS: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (EC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
 - AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

IRRIGATION CONCEPT

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



NOTES:

- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER
- REMOVE BURLAP, WIRE AND STRAPS ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH ON UPPER 1/3 OF ROOTBALL
- SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE
- PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT
- BRANCHING HEIGHT TO A.A.N. STANDARDS
- INSTALL STAND PIPE AND GRAVEL AT BASE WITH SPECIFIMEN (24" BOX AND LARGER) TREE ONLY.

- TREE WRAP - SET TRUNK PLUMB / CENTER IN PIT
- MINIMUM OF HARDWOOD BARK MULCH COMPACTED OR AS SPECIFIED
- ABS FILTER FABRIC WRAPPED PERFORATED STAND PIPE WITH REMOVABLE PVC CAP
- 3" HIGH SOIL BERM TO HOLD WATER
- FINISHED GRADE (SEE GRADING PLAN)
- TOP ROOT BALL MIN. 1" ABOVE FINISHED GRADE
- B & B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)
- PREPARED PLANTING SOIL AS SPECIFIED. REMOVE ROCKS 4" AND LARGER
- ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH
- SET ROOT BALL IN UNDISTURBED NATIVE SOIL
- 3/4" GRAVE, DEPTH OF PIPE
- 2" DIA. LODGE POLE PLANT STAKE, 3 EACH 10' MIN., 12" LONG FOR 24" BOX, 14" FOR 36" BOX. SET ONE STAKE PERPENDICULAR TO PREVAILING WIND. CUT STAKES 6" BELOW CANOPY
- "CLINCH" THE "BY" U.I.T. OR EQUAL

1 CANOPY TREE PLANTING

SCALE: NOT TO SCALE

PLANTING LEGEND

QTY	LEGEND	ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	SIZE (MATURE)	WATER USE (VL,L,M,H)	SUNSHADE
DECIDUOUS TREES								
4	KOPA		KOELREUTERIA PANICULATA	GOLDENRAIN TREE	2" CAL. B&B	30'X25'	L	SUN
ORNAMENTAL TREES								
3	COAV		CORYLUS AVELLANA 'CONTORTA'	CONTORTED FILBERT	1.5" CAL. B&B	10'X8'	M	SUNPART SHADE
DECIDUOUS SHRUBS								
47	RHTR		RHUS TRILOBATA	THREE LEAF SUMAC	#5 CONT. 18-24"	4'X4'	VL	SUNPART SHADE
EVERGREEN SHRUBS								
48	JUME		JUNIPERUS X MEDIA 'PFITZERANA COMPACT'	COMPACT PFITZER JUNIPER	#5 CONT. 18-24"	4'X5'	VL	SUNPART SHADE
33	JUSA		JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#5 CONT. 18-24"	12'X6'	VL	SUNPART SHADE
37	PMJU		PINUS MUGO V. PUMILO	MUGO PINE	#5 CONT. 18-24"	3'X5'	VL	SUNPART SHADE
ORNAMENTAL GRASSES								
179	CAAC		CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 CONT.	5'X2'	L	SUN
43	HESE		HELIOTRICHON SEMPERVIRENS	BLUE AVENA	#1 CONT.	2.5'X2.5'	VL	SUNPART SHADE

MULCH

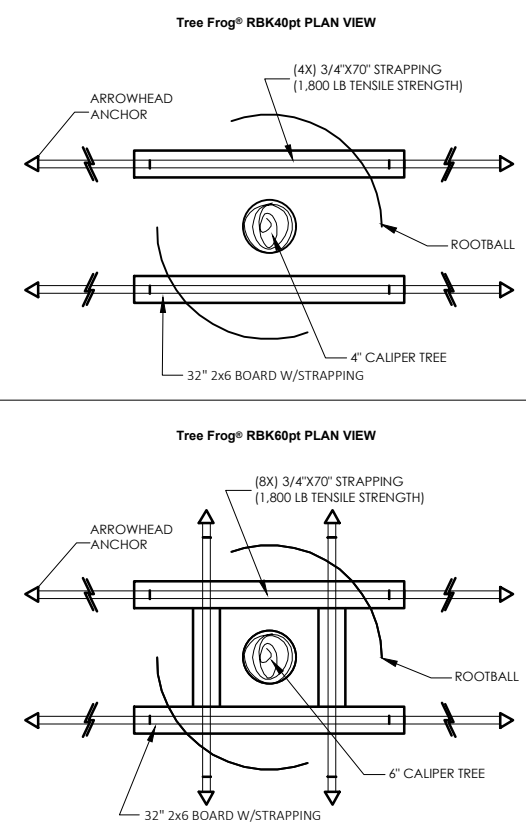
12,100 S.F.	ROCK COBBLE MULCH	MULCH	N/A
AS NEEDED	WOOD MULCH	MULCH	N/A

PLANTING

- ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNWEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE, ALL DAMAGED TWIGS AFTER PLANTING.
- ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- ALL TREES SHALL BE GUYED AND WOOD STAKED AS PER DETAILS. NO "T-STAKES" SHALL BE USED FOR TREES.
- ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCRO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
- ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
- ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
- THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
- A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
- LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECTS AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, I.E., MULCH, EDGER, LANDSCAPE FABRIC, ETC.
- VINES WILL BE TREATED LIKE THE REST OF THE PROPOSED LANDSCAPING, DRIP IRRIGATION WILL BE INSTALLED AT THE BASE OF THE VINES, REFER TO THE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE FOR FURTHER INFORMATION.
- MULCHING
- AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF MULCH AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF COLORADO INDUSTRY STANDARD WIDTH.
- ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
- INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
- ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- ALL PLANTING AREAS WITH LESS THAN A 3:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
- ALL PLANTING AREAS ON SLOPES OVER 3:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #21-125, AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.
- ALL DETERIORATED GROUND COVER IS BEING REPLACED WITH THE PROPOSED ROCK ACROSS THE ENTIRE SITE.

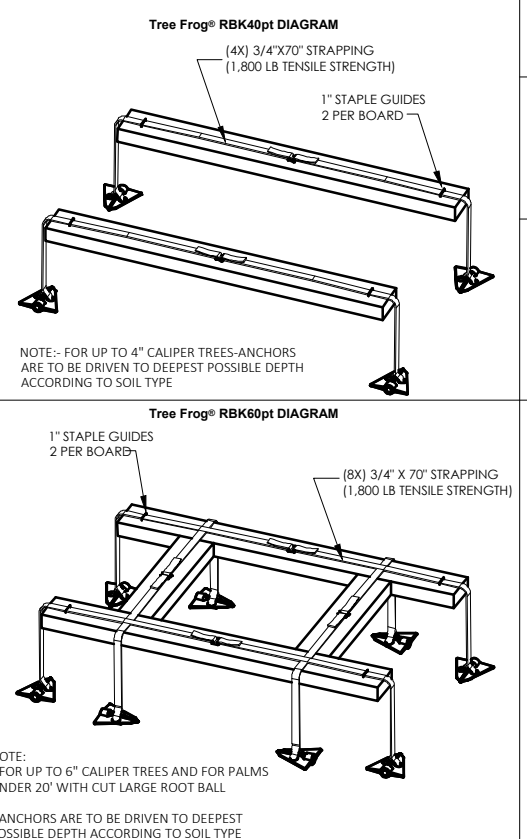
UTILITY NOTES

- THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT THE COUNTY PUBLIC WORKS DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
- THIS DRAWING IS A PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS.
- THE LOCATION OF THE ALL UNDERGROUND UTILITIES ARE LOCATED ON THE ENGINEERING DRAWINGS FOR THIS PROJECT. THE MOST CURRENT REVISION IS HERE IN MADE PART OF THIS DOCUMENT. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO ANY CONSTRUCTION ACTIVITY. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MAY BE NECESSARY AND MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTORS ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL, AND UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.



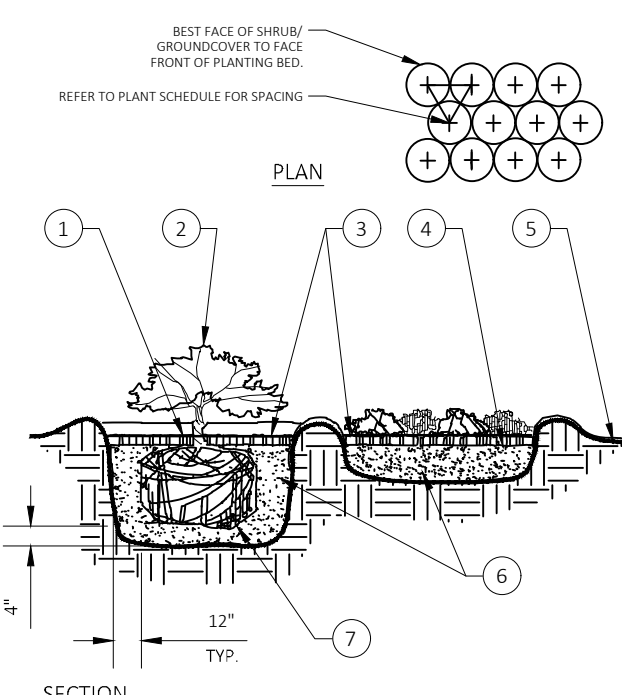
2 "TREE FROG" TREE STAKING

SCALE: NOT TO SCALE



3 SHRUB/GROUND COVER PLANTING

SCALE: NOT TO SCALE



- TOP OF SHRUBS ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL
- WHEN USED IN MASSES: PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT
- MINIMUM OF HARDWOOD MULCH COMPACTED OR AS SPECIFIED
- EXCAVATE ENTIRE BED SPECIFIED FOR GROUND COVER BED
- MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN)
- PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED IN THE PLANTING SPECIFICATION
- SCARIFY ROOTBALL SIDES AND BOTTOM.

CAUTION - NOTICE TO CONTRACTOR

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- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOUGH OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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CONSULTANTS
Galloway
6102 E. Wacker Drive, Suite 300
Scottsdale, AZ 85261
Callaway@G.com

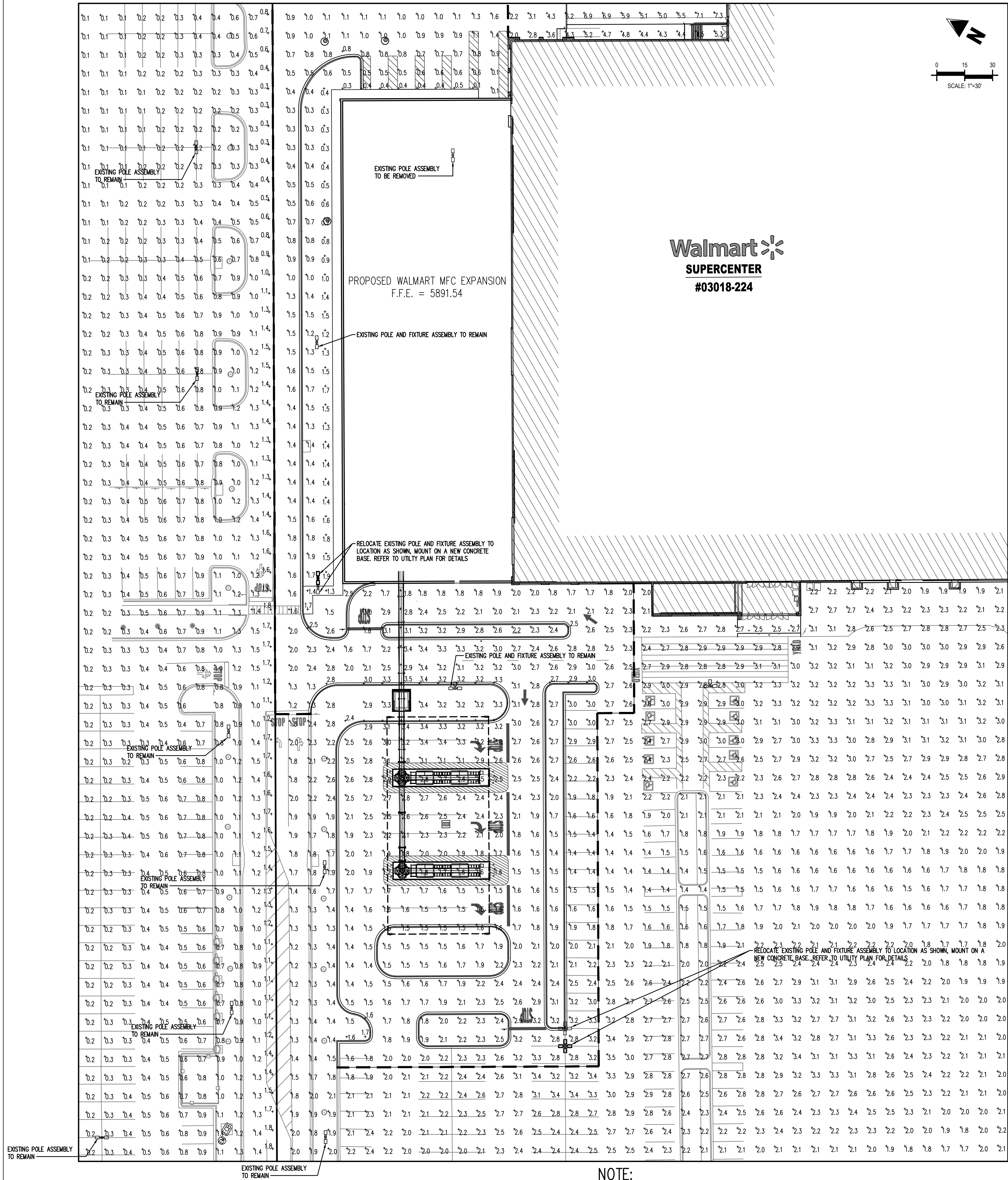
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JOB NUMBER: LK4003018.224

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LANDSCAPE PLAN



NOTE:
NO NEW SITE LIGHTING ASSEMBLIES PROPOSED.

CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL INFORMATION FOR FINAL ACCEPTANCE OF WORK FOR ANY LOCAL, STATE OR FEDERAL AGENCY, UTILITY DISTRICT OR ANY OTHER AGENCY OR DISTRICT HAVING APPROVAL AUTHORITY OVER WORK. THIS INFORMATION MAY INCLUDE, BUT IS NOT LIMITED TO, AS-BUILT PLANS, CERTIFICATIONS, INSPECTIONS AND REPORTS.

NOTE: CONTRACTOR MUST COORDINATE WORK WITH UTILITY COMPANY AND CITY PRIOR TO BEGINNING WORK AND IS RESPONSIBLE FOR ALL MATERIALS, LABOR, REPAIRS, ETC., TO COMPLETE WORK AND RESTORE AREA TO SAME STATE PRIOR TO STARTING WORK.

UNLESS OTHERWISE NOTED, CONTRACTOR TO PROTECT LANDSCAPING IN PLACE AND REPLACE TO MATCH IF DISTURBED. CONTRACTOR TO CAP AND REINSTALL IRRIGATION AS NECESSARY TO MAINTAIN IRRIGATION TO EXISTING LANDSCAPING.

CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS, TESTS, REPORTS AND/OR ANY OTHER CERTIFICATES OR INFORMATION AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY, UTILITY DISTRICTS OR ANY OTHER GOVERNING AGENCY.

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CONSULTANTS
Galloway
6102 E. Wacker Drive, Suite 200
Scottsdale, Arizona, 85261
GallowayUS.com

Walmart
FOUNTAIN, CO
STORE NO: 3018-224
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