

SITE PLAN CERTIFICATION BLOCKS

OWNERSHIP CERTIFICATION:
 KNOW ALL MEN BY THESE PRESENTS, THAT BEING THE OWNER(S), OF THE FOLLOWING DESCRIBED TRACT OF LAND,
 LOT 2 WOLF BUSINESS PARK, FIL NO 2
 THE UNDERSIGNED ARE ALL OF THE OWNERS OF CERTAIN LANDS KNOWN AS _____ IN THE TOWN OF MONUMENT.
 OWNER(S) SIGNATURE(S) (NOTARIZED): _____

STATE OF COLORADO) ss:
 COUNTY OF EL PASO)
 SIGNED THIS _____ DAY OF _____, 20____ COUNTY _____, STATE _____
 NOTARY SIGNATURE _____
 MY COMMISSION EXPIRES _____

LIENHOLDER SUBORDINATION CERTIFICATE:
 THE UNDERSIGNED ARE ALL THE MORTGAGEES AND LIENHOLDERS OF CERTAIN LANDS KNOWN HEREIN AS THE _____ IN THE TOWN OF MONUMENT.
 THE UNDERSIGNED BENEFICIARY OF THE LIEN CREATED BY INSTRUMENT RECORDED ON _____ IN BOOK _____ AT PAGE _____ EL PASO COUNTY, COLORADO, SUBORDINATE THE SUBJECT LIEN TO THE TERMS, CONDITIONS AND RESTRICTIONS OF THIS DOCUMENT.

MORTGAGEE/LIENHOLDER (NOTARIZED SIGNATURE) _____
 SIGNED THIS _____ DAY OF _____, 20____
 STATE OF COLORADO) ss:
 COUNTY OF EL PASO)
 SIGNED THIS _____ DAY OF _____, 20____ COUNTY _____, STATE _____

NOTARY SIGNATURE _____
 MY COMMISSION EXPIRES _____
TITLE CERTIFICATION:
 I, _____ AN AUTHORIZED REPRESENTATIVE OF _____ COMPANY LICENSED TO DO BUSINESS IN THE STATE OF COLORADO, HAVE MADE AN EXAMINATION OF THE PUBLIC RECORDS AND STATE THAT ALL OWNERS, MORTGAGEES, AND LIENHOLDERS OF THE PROPERTY ARE LISTED IN THE CERTIFICATE OF OWNERSHIP AND LIENHOLDER SUBORDINATION CERTIFICATE.

AUTHORIZED SIGNATURE (NOTARIZED SIGNATURE) _____
 SIGNED THIS _____ DAY OF _____, 20____
 STATE OF COLORADO) ss:
 COUNTY OF EL PASO)
 SIGNED THIS _____ DAY OF _____, 20____ COUNTY _____, STATE _____

NOTARY SIGNATURE _____
 MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE
 I, _____ A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY AND LEGAL DESCRIPTION REPRESENTED BY THE _____ SITE PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS SITE PLAN ACCURATELY REPRESENTS THAT SURVEY.

LICENSED LAND SURVEYOR _____

TOWN CERTIFICATION
 TOWN APPROVAL _____
 THE SITE PLAN FOR THE _____ IS APPROVED THIS _____ DAY OF _____, 20____.

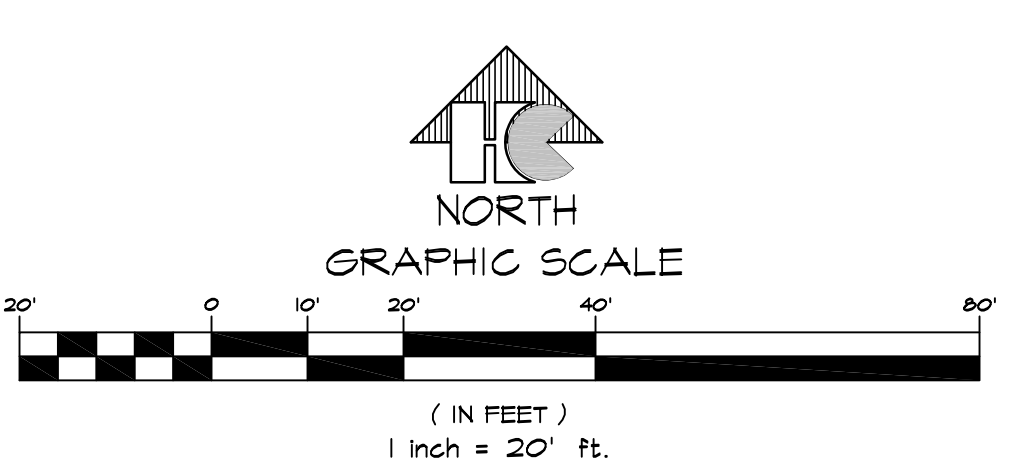
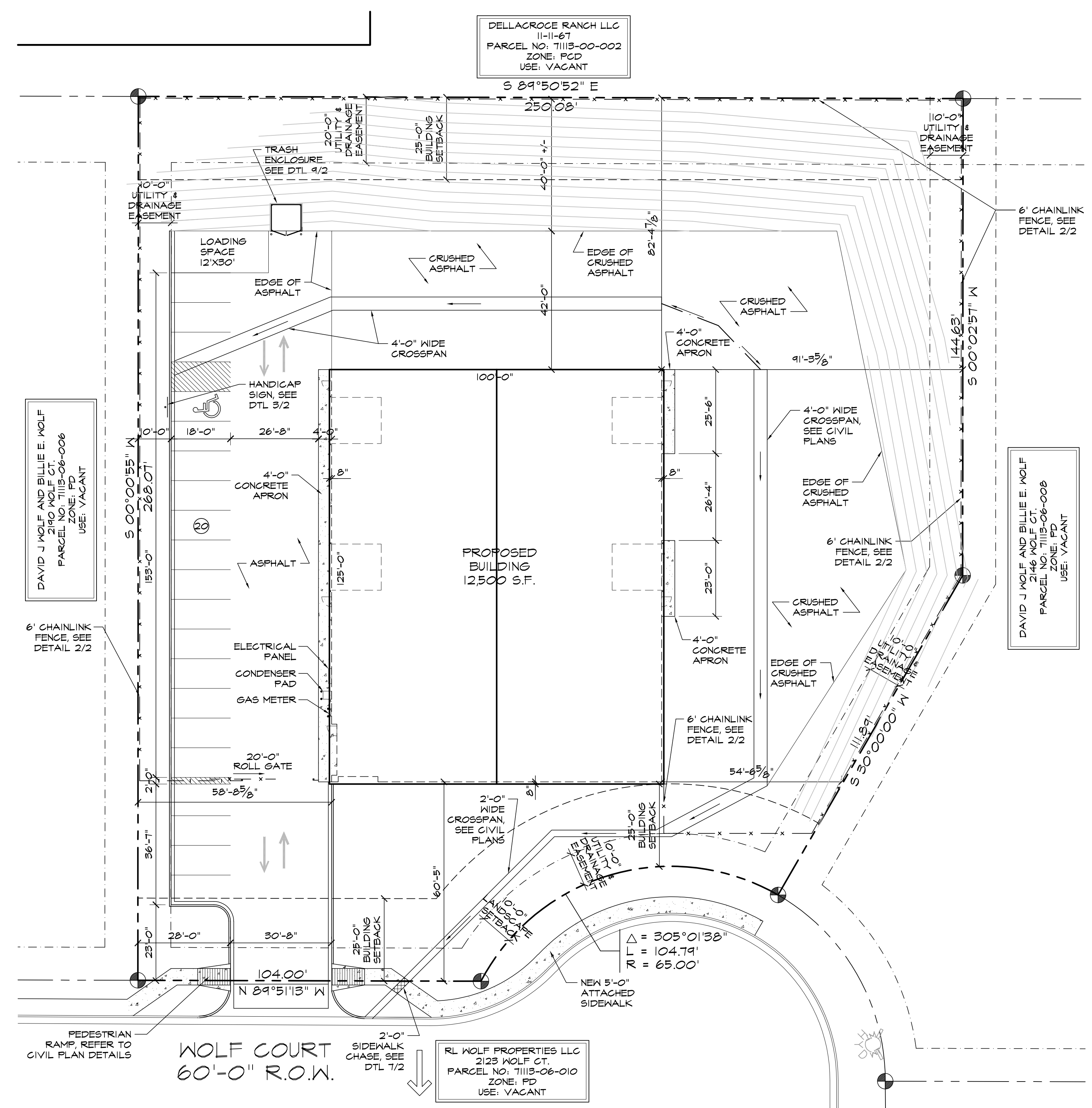
DIRECTOR OF PLANNING _____ DATE _____

RECORDING:
 STATE OF COLORADO) ss:
 COUNTY OF EL PASO)
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, _____ A.D., AND IS DULY RECORDED AT RECEPTION NO. _____ OF THE RECORDS OF EL PASO COUNTY, COLORADO.

WAYNE W. WILLIAMS, RECORDER
 BY: _____ DEPUTY
 SURCHARGE: _____
 FEE: _____

LOT 2, WOLF BUSINESS PARK - FILING NO. 2

BEACON LITE RD, MONUMENT, CO 80132

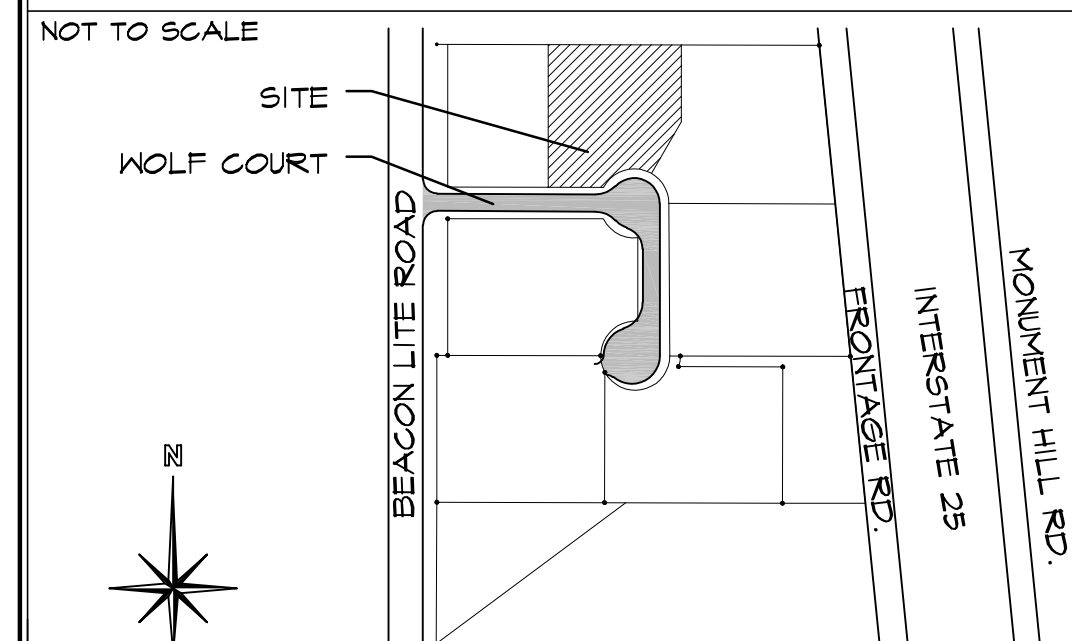


1 SITE PLAN
 SCALE: 1"=20'-0"

DRAWING INDEX

- 1 OF 8 - SITE PLAN & NOTES, PROJECT INFORMATION, DRAWING INDEX
- 2 OF 8 - SITE DETAILS
- C1.1 - 3 OF 8 - SITE GRADING AND EROSION CONTROL PLAN
- C1.2 - 4 OF 8 - CIVIL NOTES AND DETAILS
- U.1 - 5 OF 8 - SITE UTILITY PLAN
- L1.1 - 6 OF 8 - LANDSCAPE PLAN
- L1.2 - 7 OF 8 - LANDSCAPE DETAILS AND NOTES
- 8 OF 8 - BUILDING DETAILS

VICINITY MAP



PROJECT INFORMATION

PROPERTY INFORMATION	OWNER NAME: DAVID J. WOLF 601 W HIGHWAY 30 KIMBALL, NE 69145-1122
LEGAL DESCRIPTION: LOT 2 WOLF BUSINESS PARK, FIL NO 2	
PARCEL NUMBER: 7113-06-007	
ZONING: PD	
LOT SIZE: 60,548 SF (1.39 ACRES)	
CURRENT USE: VACANT	
FLOODPLAIN STATEMENT: ZONE X (MAP NO. 0804102766, DATED DECEMBER 7, 2018)	
BUILDING INFORMATION	
NEW BUILDING AREA: 12,500 SF	
BUILDING OCCUPANCY: B/S-2	
TYPE OF CONSTRUCTION: I-B	
FIRE SYSTEMS: NOT SPRINKLED	
AREA SEPARATION WALLS: NONE	
ZONING CODE STUDY	
PROPOSED PRINCIPAL USE: OFFICE WAREHOUSE	
STRUCTURAL COVERAGE OF LOT: 20%	
PAVEMENT COVERAGE: 52%	
NEW BUILDING STRUCTURAL HEIGHT: 20'-9 1/4" (45'-0" MAX)	
FRONT YARD SETBACK: 25'-0"	
SIDE YARD SETBACK: 0'-0"	
REAR YARD SETBACK: 25'-0"	
REQUIRED PARKING SPACES	
OFFICE-(1 SPACE/300 SF) 1,500 / 300 SF: 5	
WAREHOUSE-(1 SPACE/150 SF) 11,000 / 150 SF: 15	
H.C.-(1 SPACE/25 REQ'D) 1: 1	
TOTAL PARKING SPACES REQUIRED: 20	
TOTAL PARKING PROVIDED: 20	
NEW STANDARD SPACES PROVIDED: 19	
H.C. SPACES PROVIDED: 1	
(SEE DETAIL 1/2 FOR DIMENSIONS)	
DEVELOPMENT SCHEDULE	
CONSTRUCTION: WINTER 2021	
LANDSCAPING: SPRING 2021	
DEVELOPMENT APPLICANT	
COMPANY: HAMMERS CONSTRUCTION, INC.	
1411 WOOLSEY HEIGHTS	
COLO. SPGS., CO 80915	
PHONE NUMBER: (719)-570-1599	
FAX NUMBER: (719)-570-7008	
APPLICANT NAME: LISA PETERSON	
APPLICANT E-MAIL: lpeterson@hammersconstruction.com	

SITE LEGEND

-----	PROPERTY LINE
-----	RIGHT OF WAY
-----	BUILDING SETBACK
-----	LANDSCAPE SETBACK
-----	UTILITY EASEMENT
-----	DRAINAGE EASEMENT
-----	NEW SIDEWALK LOCATIONS
-----	W/ CONTROL JOINTS @ 5'-0" O.C.
●	PROPERTY CORNER
⊕	SIGN
⊕	EXISTING FIRE HYDRANT
⊕	PROPOSED FIRE HYDRANT
⊕	MANHOLE
⊕	ELECTRICAL TRANSFORMER
→	TRAFFIC FLOW
⊕	WALL PACK LIGHTING

GENERAL SITE NOTES

- REFER TO LANDSCAPE DRAWINGS FOR DECORATIVE PAVING, LANDSCAPING AND IRRIGATION.
- REFER TO CIVIL DRAWINGS FOR SITE GRADING, DRAINAGE, CATCH BASINS, PAVING DETAILS, SITE UTILITIES, CURB AND GUTTER SWALES AND HORIZONTAL CONTROL DIMENSIONS.
- REFER TO ELECTRICAL DRAWINGS FOR TRANSFORMER, SITE LIGHTING, SWITCH GEAR AND ALL OTHER RELATED ELECTRICAL INFORMATION AND DETAILS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO CIVIL DRAWINGS.
- REFER TO CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES.
- CONCRETE WALKS SHALL RECEIVE CONTROL JOINTS AT 5'-0" O.C. BETWEEN EXPANSION JOINTS UNLESS NOTED OTHERWISE.
- PROVIDE EXPANSION JOINTS AT 50'-0" ON WALKS AND 100'-0" AT CURBS.
- REFER TO SOILS REPORT FOR PERIMETER DRAIN REQUIREMENTS.
- SIGNS TO BE APPROVED SEPARATELY VIA SIGN PERMIT SUBMITTED TO THE DEVELOPMENT SERVICES DEPARTMENT

HAMMERS CONSTRUCTION INC.
 COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
 PRESIDENT: STEVE R. HAMMERS
 VICE PRES: DAVID J. HAMMERS
 1411 WOOLSEY HEIGHTS
 COLORADO SPRINGS, CO 80915
 (719) 570-1599 FAX (719) 570-7008
 www.hammersconstruction.com

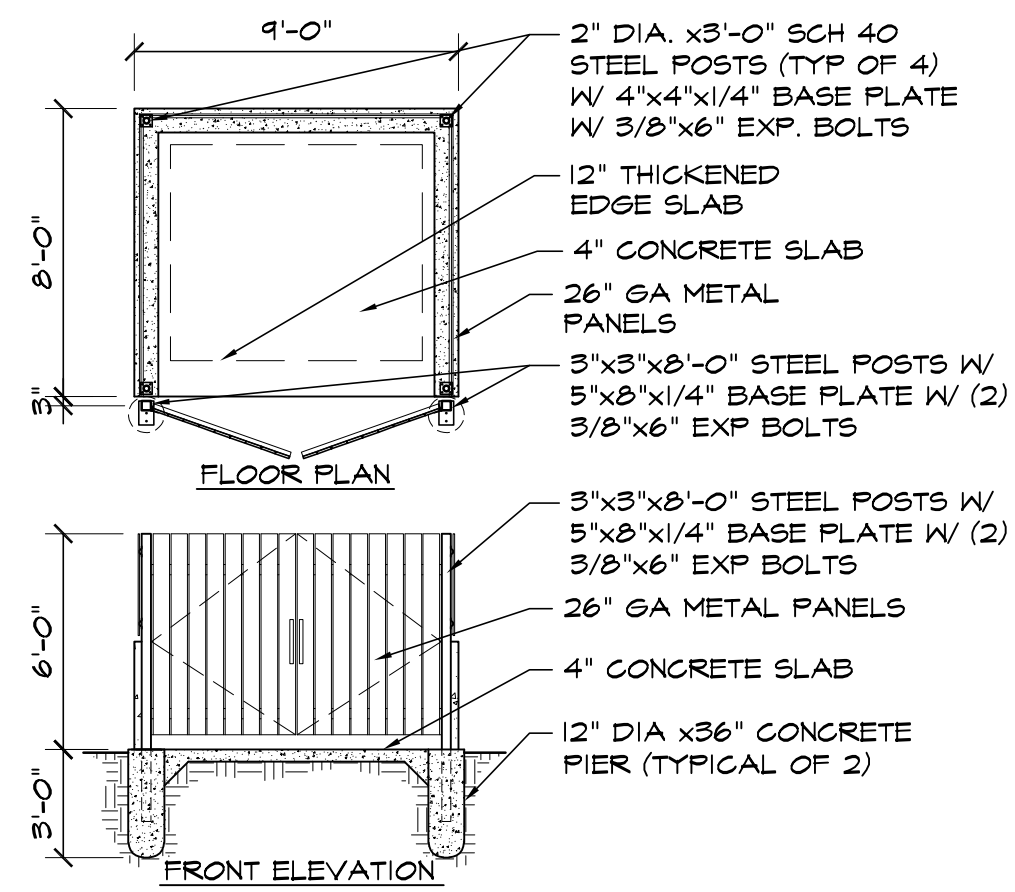
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WOLF LOT 2
 WOLF BUSINESS PARK
 2168 WOLF CT
 MONUMENT, CO 80132
 EL PASO COUNTY, COLORADO

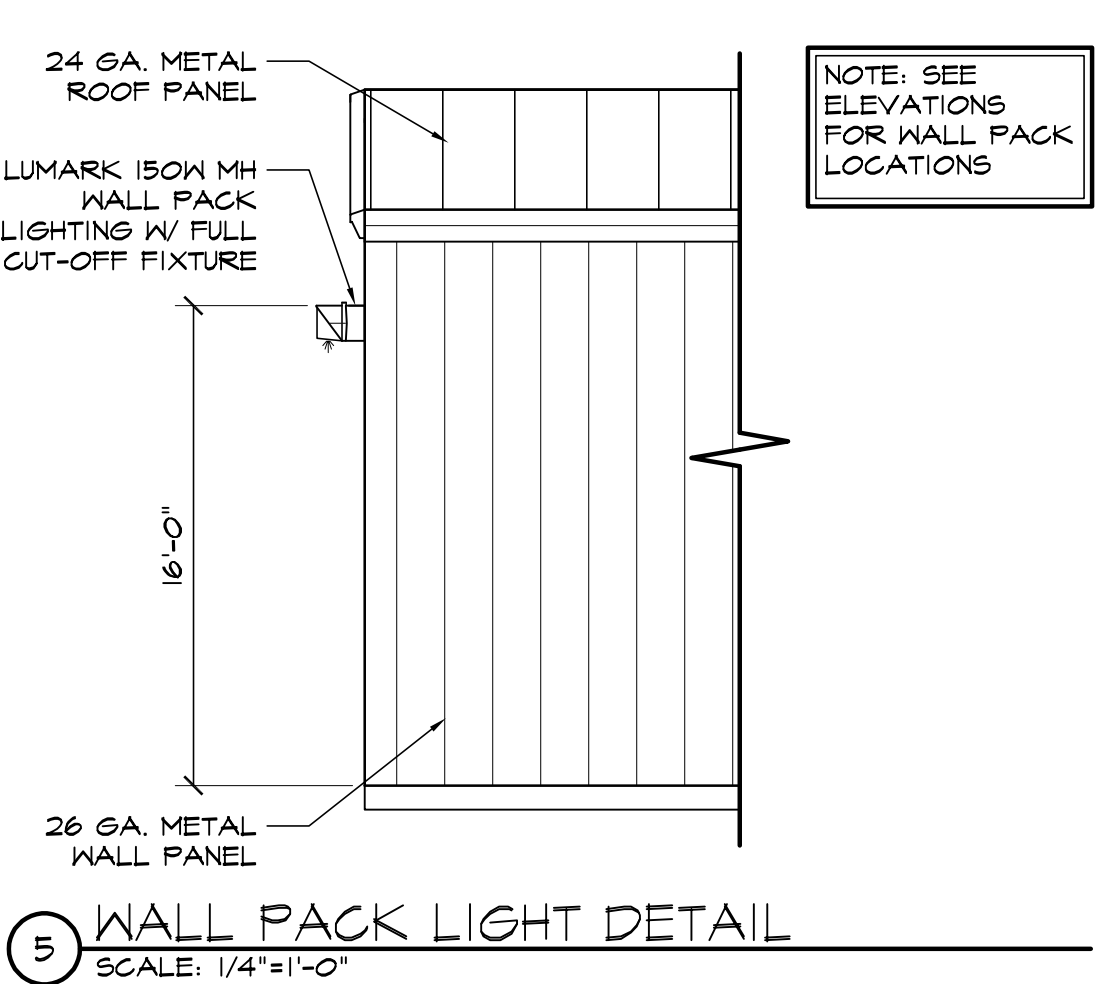
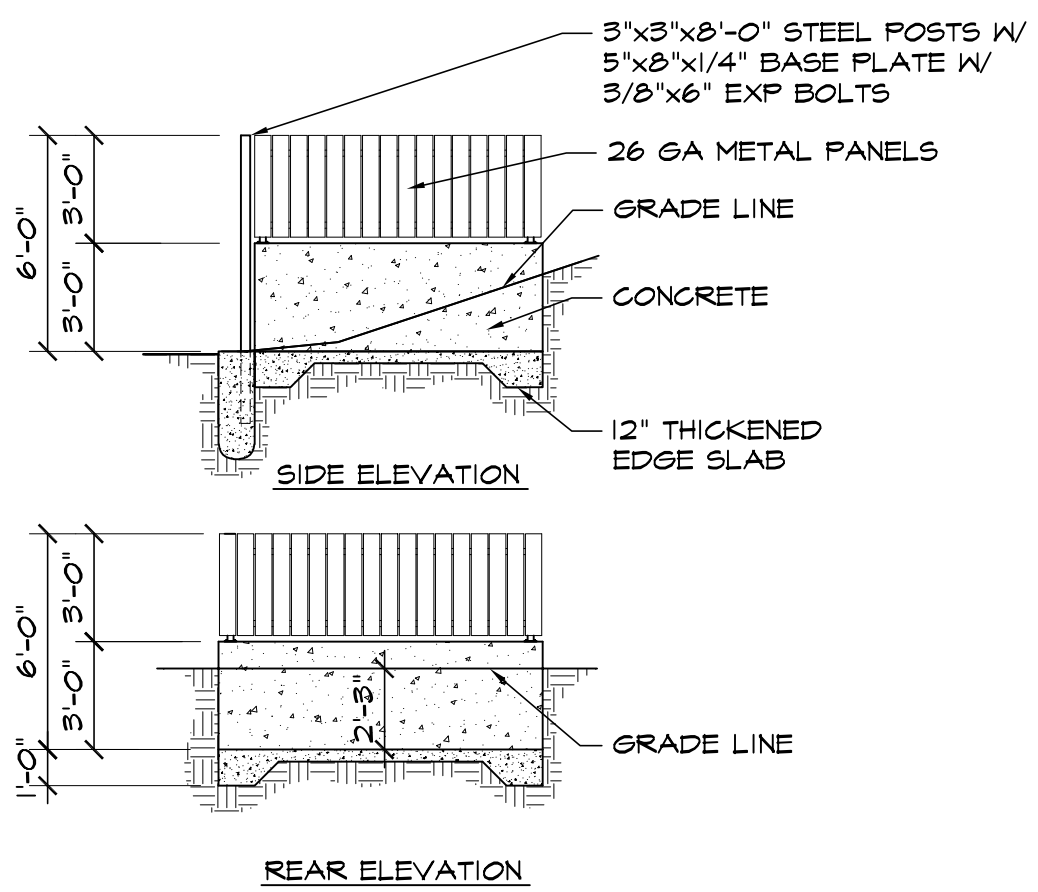
DATE: DEC. 17, 2020
 DRAWN BY: W. VENEROS
 PROJ. MGR: R. GREEN
 SCALE: SEE PLAN
 APPROVED BY:
 JOB NO: 1094

RESUBMITTALS:

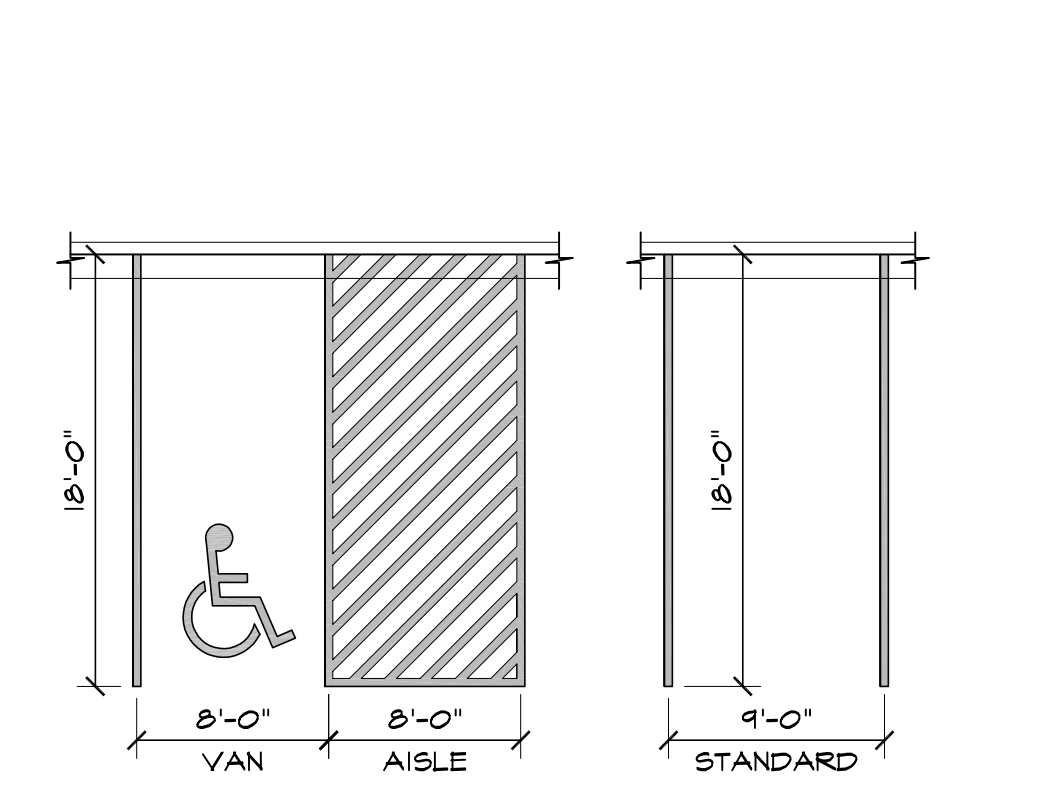
1 of 8
 SITE PLAN



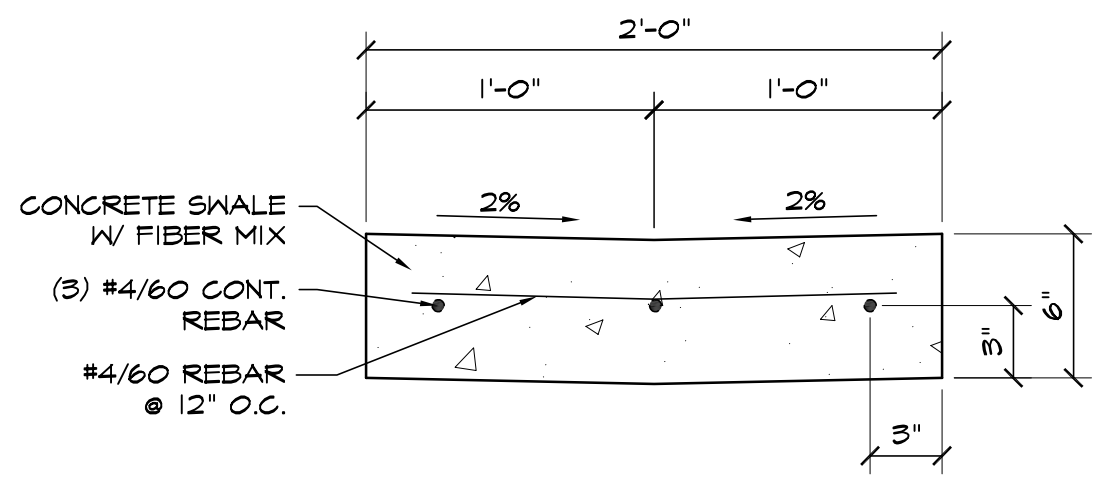
9 METAL TRASH ENCLOSURE DETAIL
 SCALE: 3/16"=1'-0"



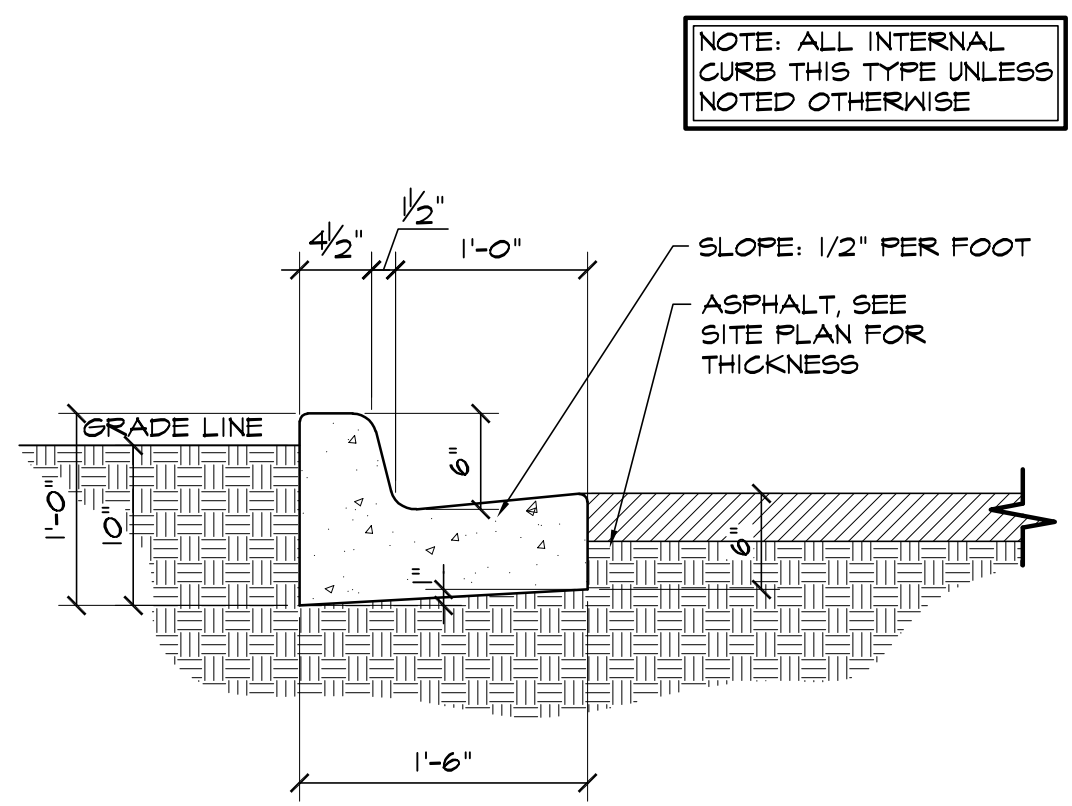
5 WALL PACK LIGHT DETAIL
 SCALE: 1/4"=1'-0"



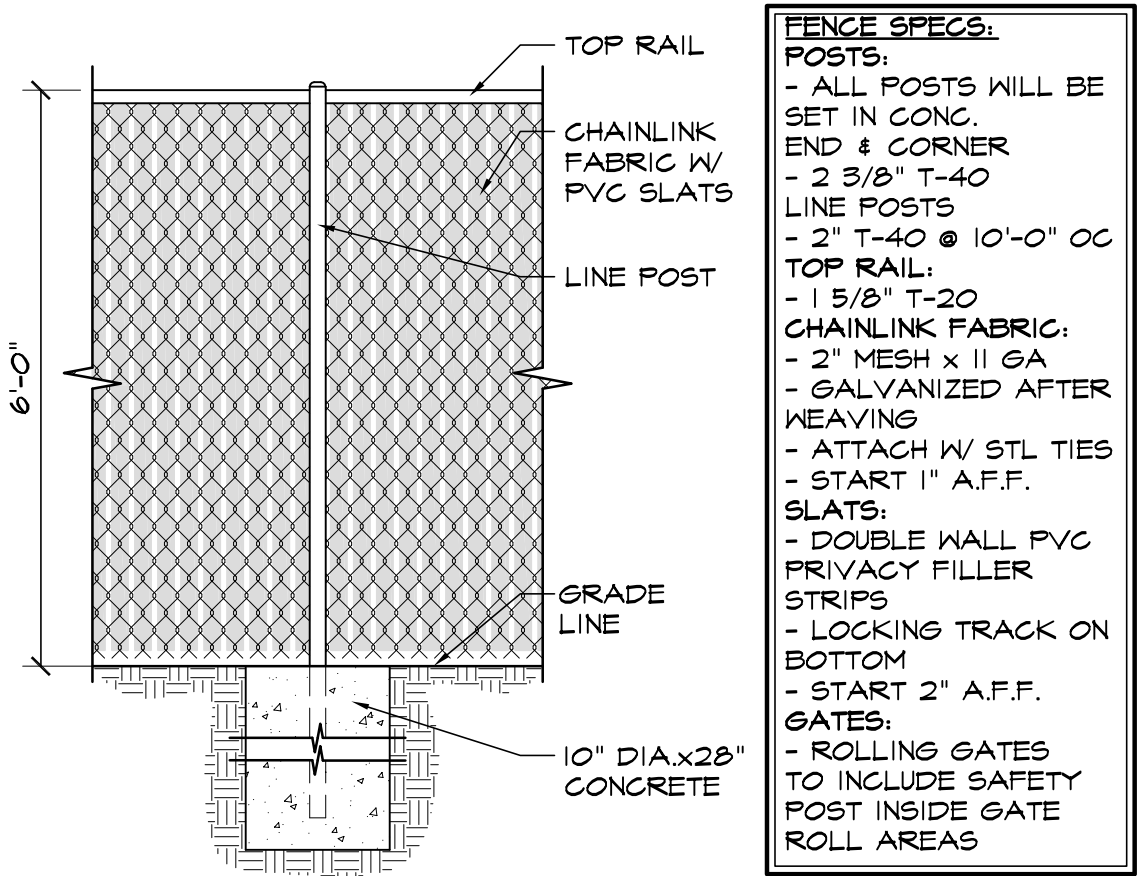
1 ADA / STANDARD PARKING
 SCALE: 1/8"=1'-0"



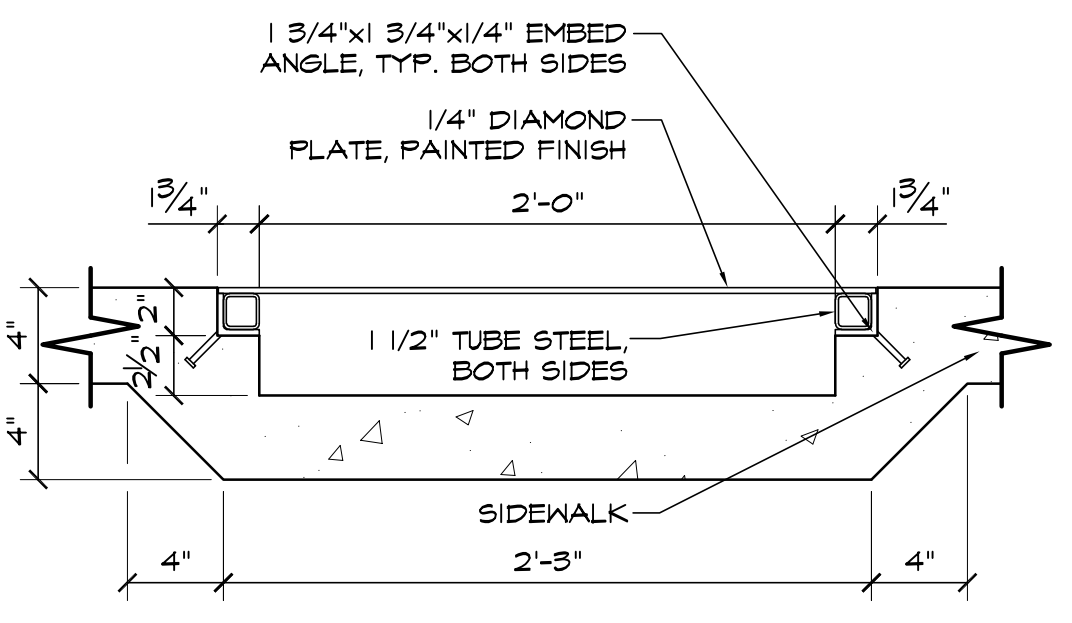
10 2'-0" CROSSSPAN DETAIL
 SCALE: 1 1/2"=1'-0"



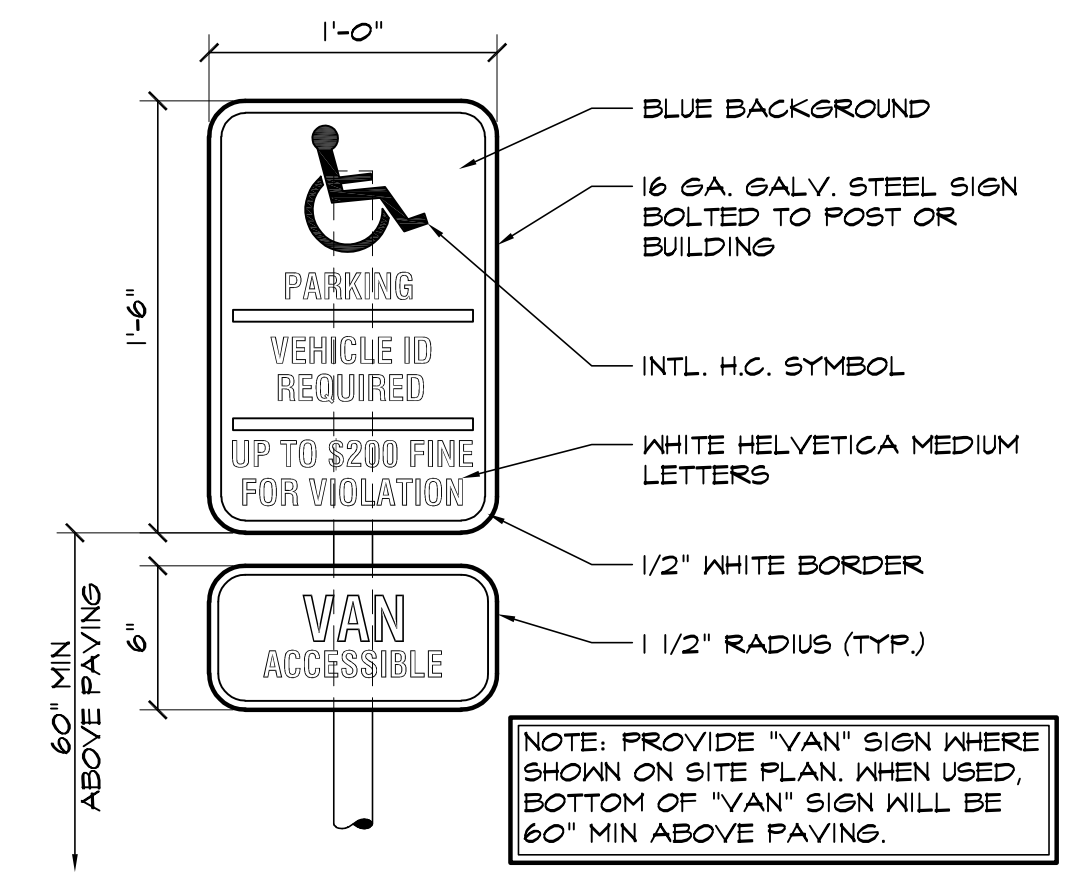
6 TYPE 3 CURB
 SCALE: 1"=1'-0"



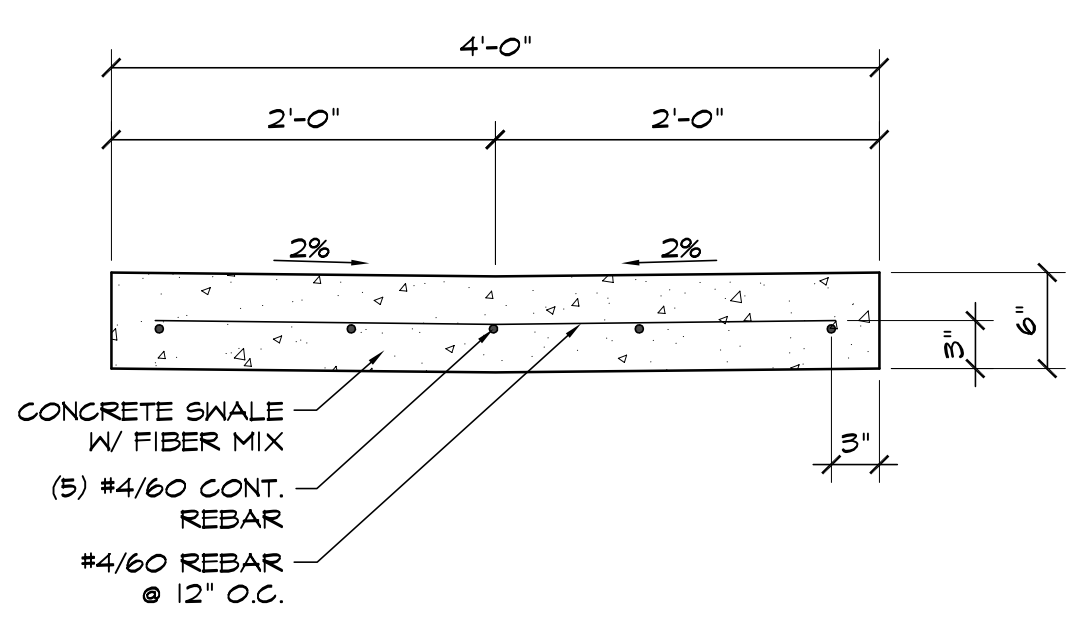
2 CHAINLINK FENCE DETAIL
 SCALE: 1/2"=1'-0"



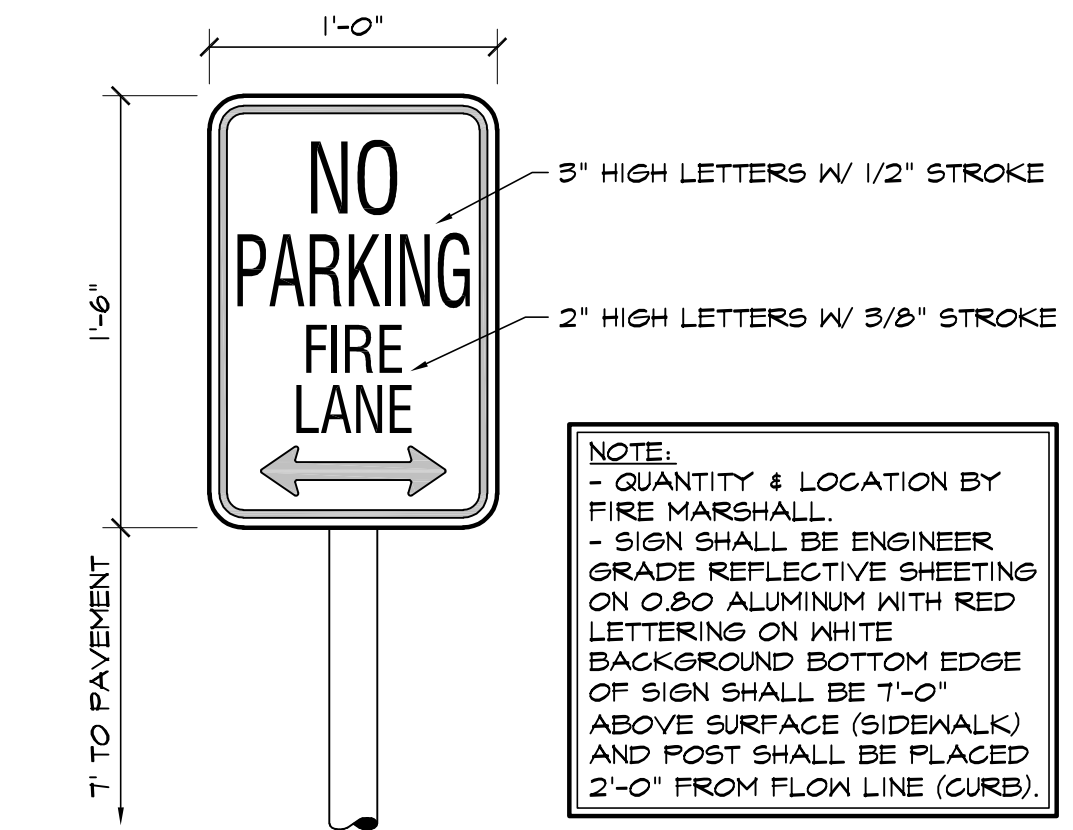
7 SIDEWALK CHASE
 SCALE: 1 1/2"=1'-0"



3 HANDICAPPED PARKING SIGN
 SCALE: 1 1/2"=1'-0"



8 4'-0" CROSSSPAN DETAIL
 SCALE: 1"=1'-0"



4 FIRE LANE SIGN
 SCALE: 1 1/2"=1'-0"

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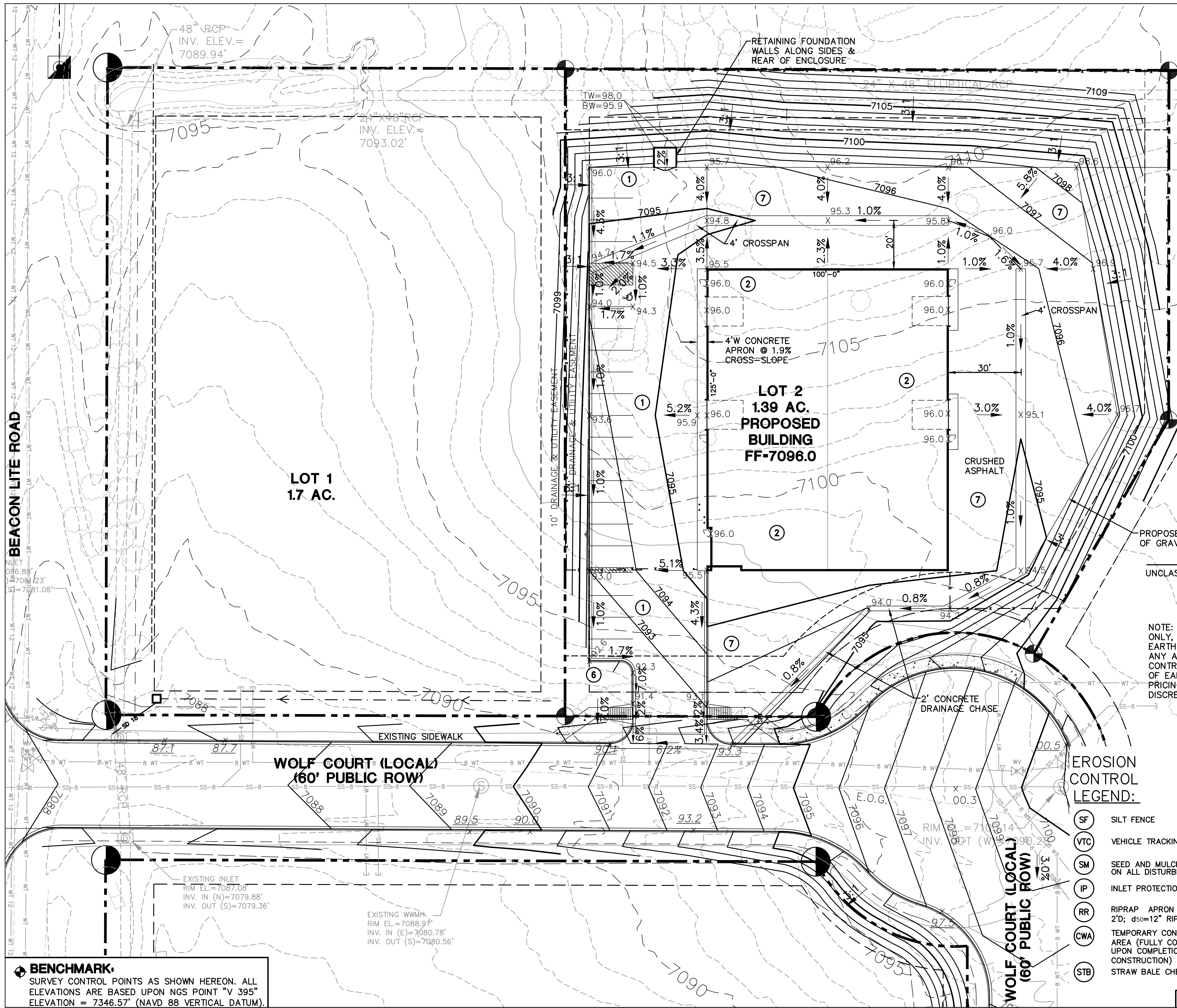
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 MONUMENT, CO 80132
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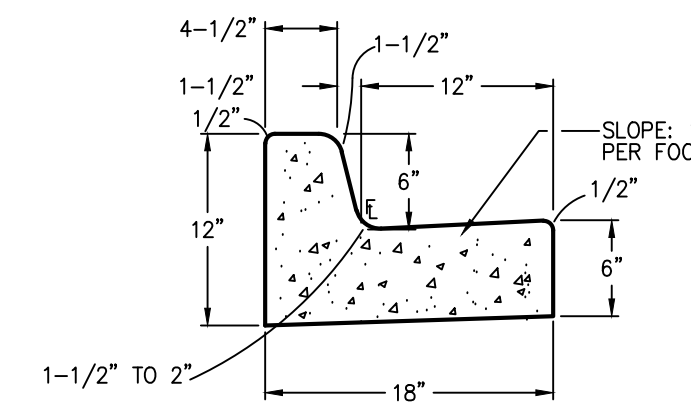
RESUBMITTALS:

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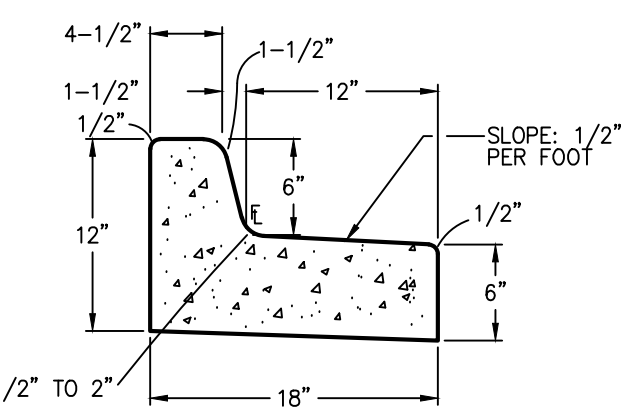


KEYED NOTES:

- ① ASPHALT PAVING PER GEOTECHNICAL REPORT (5" FULL-DEPTH ASPHALT FOR BIDDING PURPOSES)
- ② PREPARE & COMPACT BUILDING SUBGRADE & FOUNDATION PER GEOTECHNICAL REPORT
- ③ TEMPORARY TOPSOIL STOCKPILE AREA
- ④ 4" CONCRETE SIDEWALK @ 2% SLOPE AWAY FROM BUILDING
- ⑤ 6" CONCRETE APRON @ 2% MIN. SLOPE AWAY FROM BUILDING
- ⑥ STORAGE AREA FOR BUILDING MATERIALS, EQUIPMENT, CONSTRUCTION WASTE, & STOCKPILES (CONTRACTOR MAY ADJUST AS NEEDED)
- ⑦ CRUSHED ASPHALT PAVING



TYPE 3 CARRY CURB
SCALE: 1"=1' H&V (A)

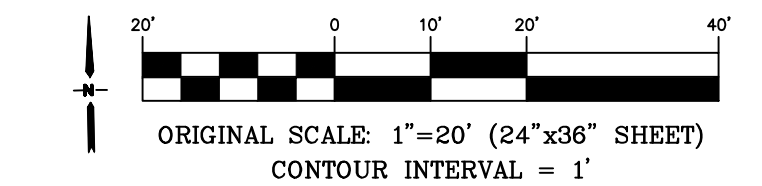


TYPE 3 SPILL CURB
SCALE: 1"=1' H&V (B)

ESTIMATED EARTHWORK QUANTITY:

UNCLASSIFIED EXCAVATION (TOTAL CUT) = 13,300 CY
 * EMBANKMENT FILL = 4 CY
 NET (CUT) = 13,296 CY
 *(ASSUMES 15% COMPACTION FACTOR)

NOTE: THIS ESTIMATE IS PROVIDED FOR INFORMATION ONLY, REPRESENTING THE CALCULATED BULK EARTHWORK VOLUME TO FINISHED GRADE, EXCLUDING ANY ADJUSTMENT FOR PAVEMENT DEPTHS, ETC. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION OF EARTHWORK QUANTITIES AS BASIS FOR BID PRICING AND NOTIFY ENGINEER OF ANY DISCREPANCIES.



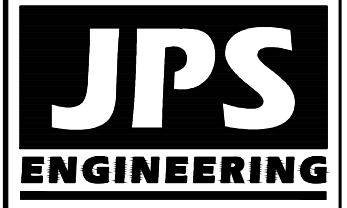
LEGEND

- SILT FENCE
- 6490 EXISTING CONTOURS
- 6490 PROPOSED CONTOURS
- × 99.00 PROPOSED SPOT ELEVATION (FLOWLINE)
- × 99.00 EXIST. SPOT ELEVATION
- TW TOP OF WALL
- BW BOTTOM FACE OF WALL AT FINISHED GRADE
- TC TOP OF CONCRETE FDN
- FG FINISHED GRADE
- ROOF DRAIN DOWNSPOUT W/ CONNECTION TO 6" PVC UNDERGROUND COLLECTION LINE
- SF SILT FENCE
- VTC VEHICLE TRACKING PAD
- SM SEED AND MULCH ON ALL DISTURBED AREAS
- IP INLET PROTECTION
- RR RIPRAP APRON (5'L x 3'W x 2'D; d50=12" RIPRAP)
- CWA TEMPORARY CONCRETE WASHOUT AREA (FULLY CONTAIN & REMOVE UPON COMPLETION OF CONSTRUCTION)
- STB STRAW BALE CHECK DAMS

BENCHMARK:
 SURVEY CONTROL POINTS AS SHOWN HEREON. ALL ELEVATIONS ARE BASED UPON NGS POINT "V 395" ELEVATION = 7346.57' (NAVD 88 VERTICAL DATUM).

**LOT 2, WOLF BUSINESS PARK - FILING NO. 2
 BEACON LITE RD, MONUMENT, CO 80132**

SITE GRADING & EROSION CONTROL PLAN



19 E. Willamette Ave.
 Colorado Springs, CO 80903
 PH: 719-477-9429
 FAX: 719-471-0766
 www.jpsengr.com



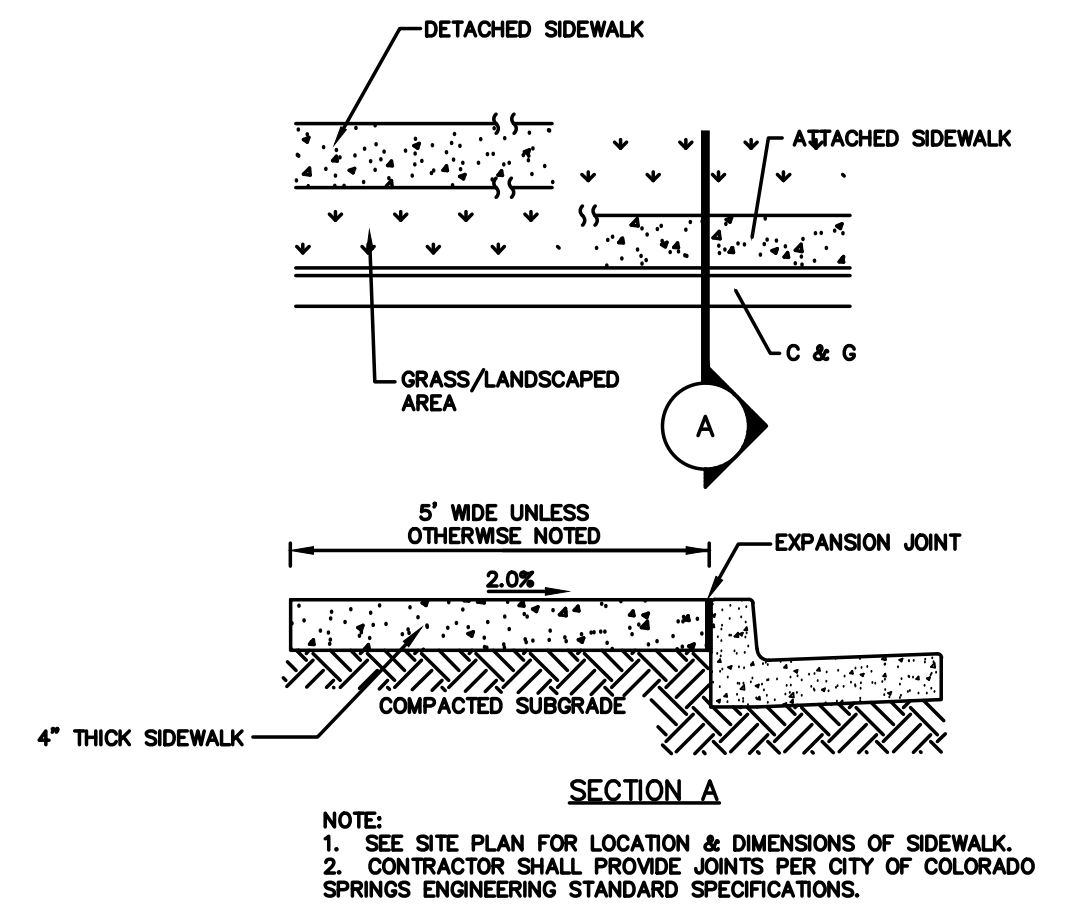
CALL UTILITY NOTIFICATION CENTER OF COLORADO
 1-800-922-1987
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MEMBER UTILITIES.

NO.	REVISION	BY	DATE

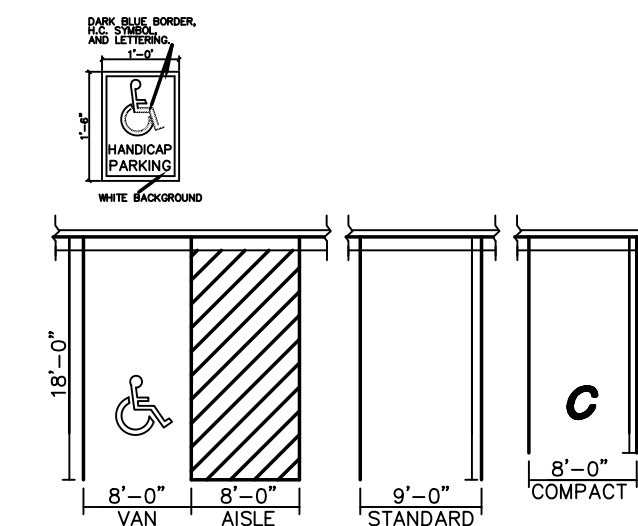
HORZ. SCALE: 1"=20'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 7/17/20	LAST MODIFIED: 8/27/20
PROJECT NO: 051601	MODIFIED BY: BJJ
SHEET: C1.1	

GENERAL CIVIL NOTES:

- ALL CONSTRUCTION SHALL MEET THE FOLLOWING STANDARDS & SPECIFICATIONS:
 - INTERNATIONAL BUILDING CODE AS ADOPTED BY LOCAL JURISDICTION
 - PIKES PEAK REGIONAL BUILDING CODE, LATEST EDITION.
 - TOWN OF MONUMENT ENGINEERING STANDARDS & SPECIFICATIONS
 - PROJECT GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THESE APPROVED PLANS AND ACCESS TO THE APPLICABLE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
- STORM DRAIN PIPE SHALL BE RCP CLASS III WITH CLASS C BEDDING UNLESS OTHERWISE NOTED.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL DRY UTILITIES SHALL BE 36".
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- MATCH INTO EXISTING GRADES AT 3:1 MAX CUT AND FILL SLOPES.
- REVEGETATION OF ALL DISTURBED AREAS SHALL BE DONE WITH 4" TOPSOIL AND DRY LAND GRASS SEED AFTER FINE GRADING IS COMPLETE ("FOOTHILLS SEED MIX").
- EROSION CONTROL SHALL CONSIST OF SILT FENCE AND OTHER BMP'S AS SHOWN ON THE DRAWING, AND TOPSOIL WITH GRASS SEED, WHICH WILL BE WATERED UNTIL VEGETATION HAS BEEN RE-ESTABLISHED.
- THE EROSION CONTROL MEASURES OUTLINED ON THIS PLAN ARE THE RESPONSIBILITY OF THE CONTRACTOR TO MONITOR AND REPLACE, REGRADE, AND REBUILD AS NECESSARY UNTIL VEGETATION IS RE-ESTABLISHED.
- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES IN A MANNER THAT WILL PROTECT ADJACENT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION AND EARTHWORK ACTIVITIES WITHIN THE PROJECT SITE.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS DETERMINED BY SITE CONDITIONS.
- THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES FROM DAMAGE DUE TO THIS OPERATION. ANY DAMAGE TO THE UTILITIES WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
- ALL BACKFILL, SUB-BASE, AND/OR BASE COURSE MATERIAL SHALL BE COMPACTED PER THE PROJECT GEOTECHNICAL REPORT AND TOWN SPECIFICATIONS.
- CONCRETE USED IN CURB AND GUTTER, SIDEWALK, AND CROSSPAN CONSTRUCTION SHALL MEET TOWN CRITERIA.
- ALL FINISHED GRADES SHALL HAVE A MINIMUM 1.0% SLOPE TO PROVIDE POSITIVE DRAINAGE.
- CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK.



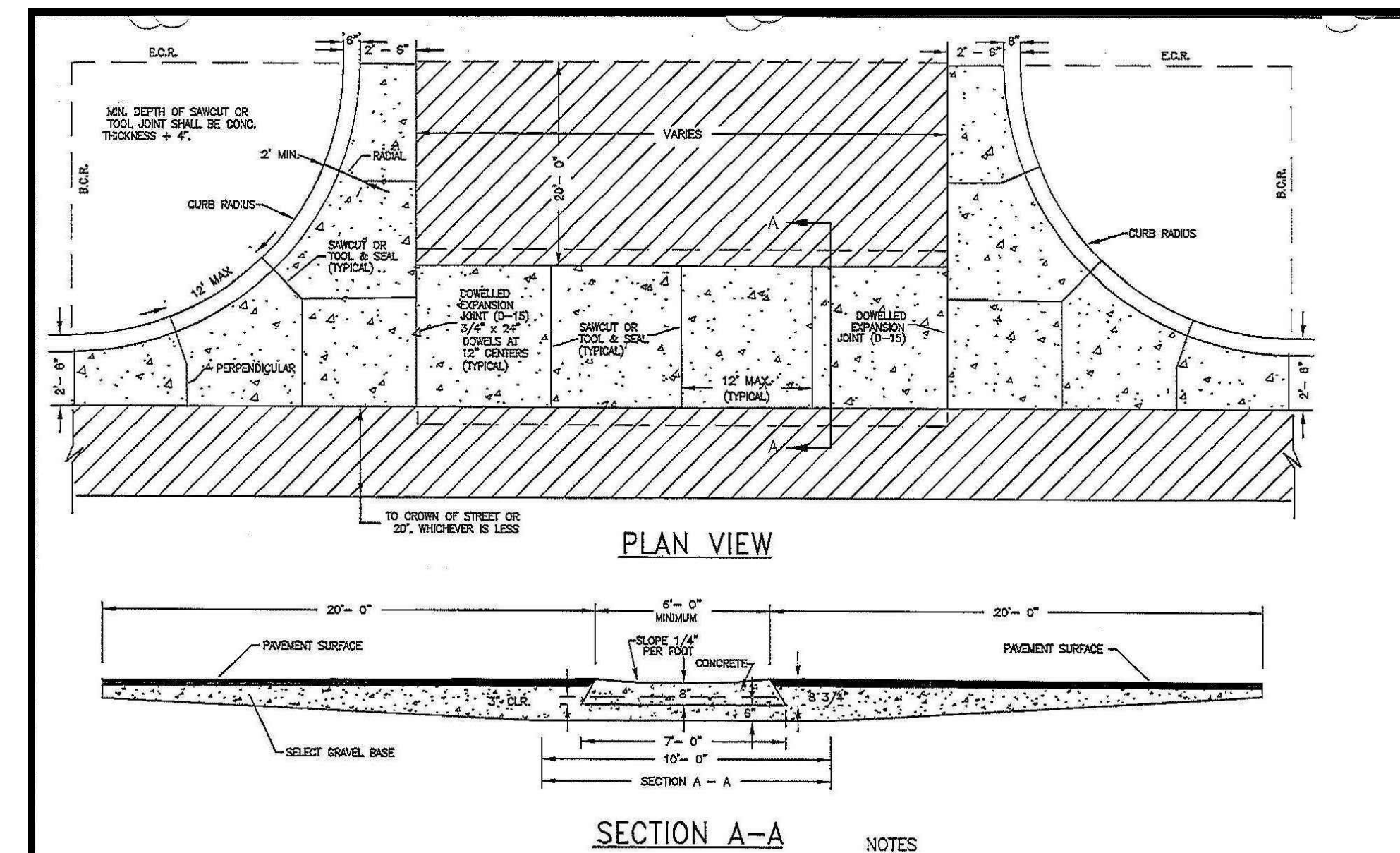
CONCRETE SIDEWALK DETAIL (1)
SCALE: NTS



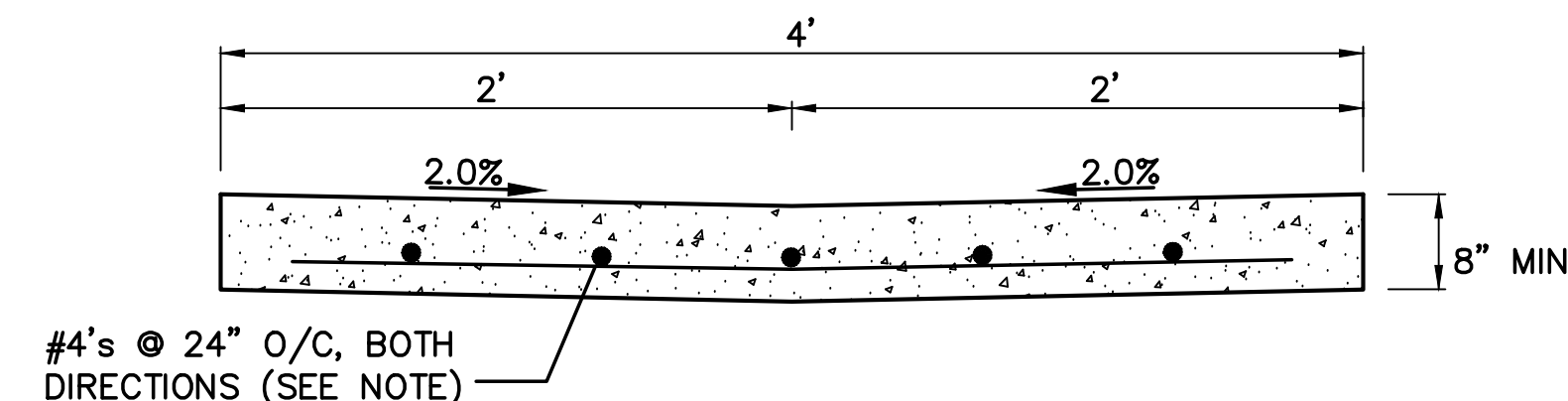
ADA SIGN DETAIL (3)
SCALE: NTS

NOTE: MOUNT ON STEEL SIGNAGE PIPE, HEIGHT TO MATCH CITY OF COLORADO SPRINGS STANDARD. TYP ALL SIGNS

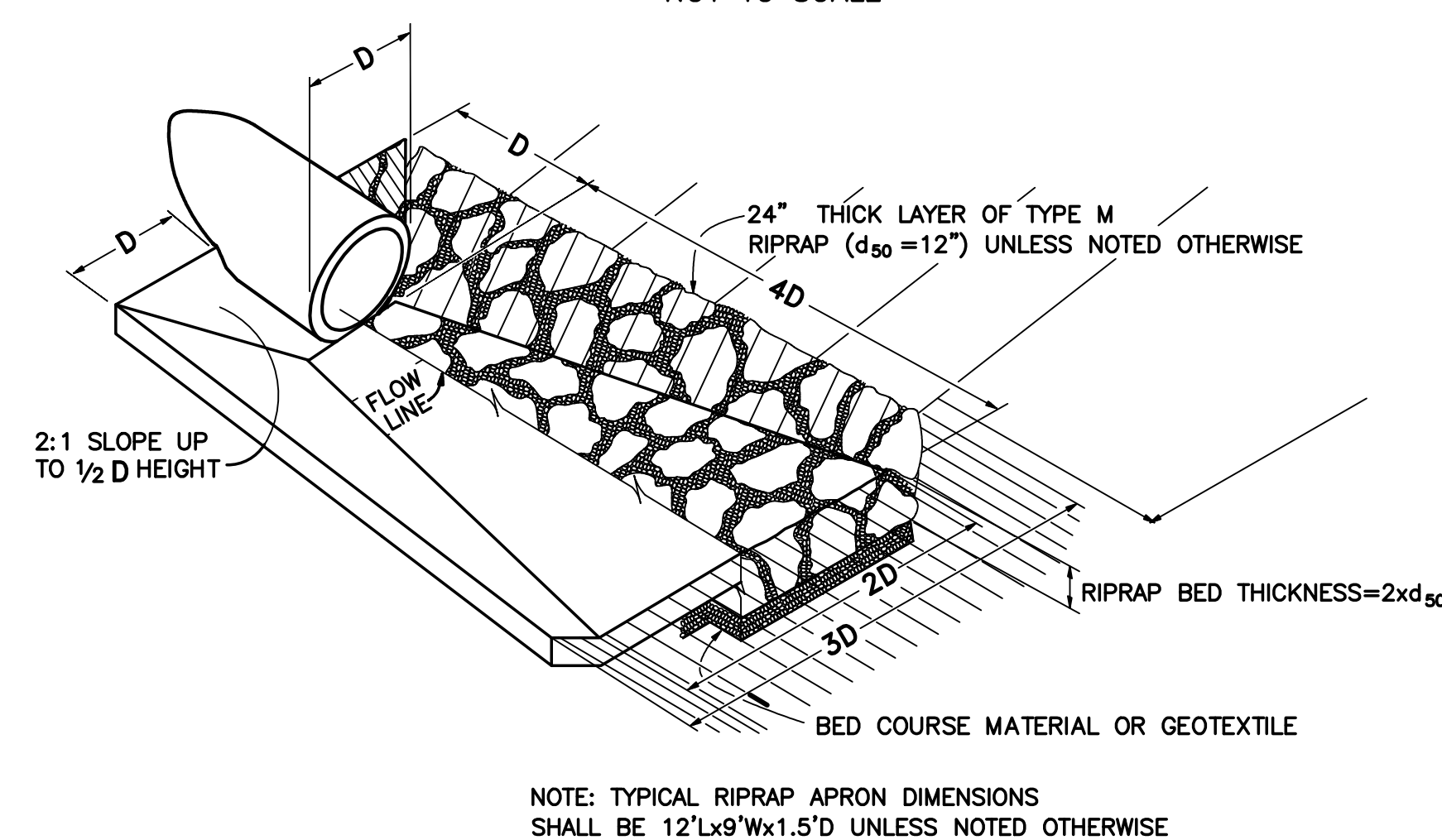
NOTE: ALL SIGNS SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL FIRE DEPARTMENT AND EL PASO COUNTY



PUBLIC CROSSPAN DETAIL (2)
SCALE: NTS

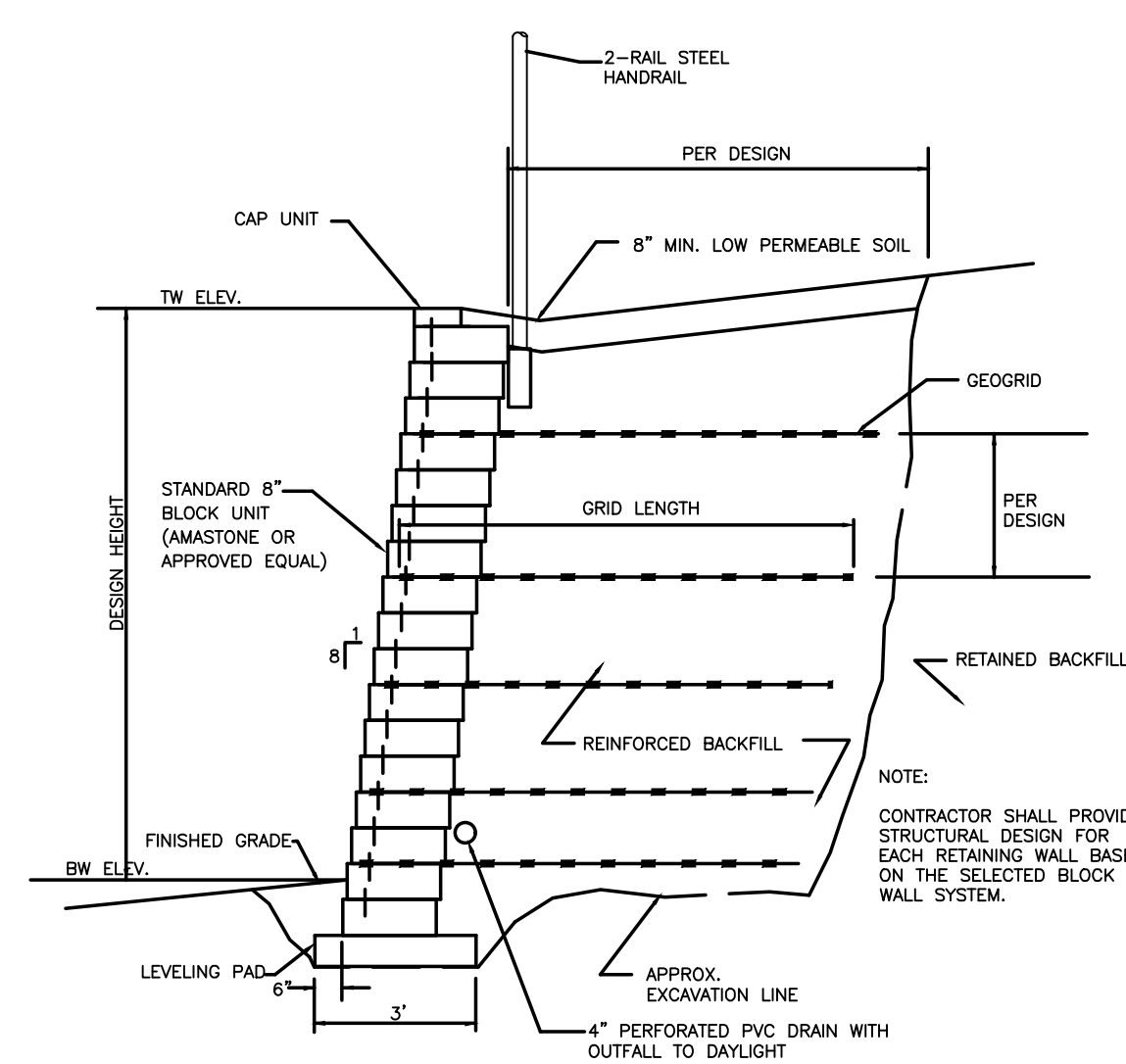


CONCRETE CROSSPAN (4)
NOT TO SCALE

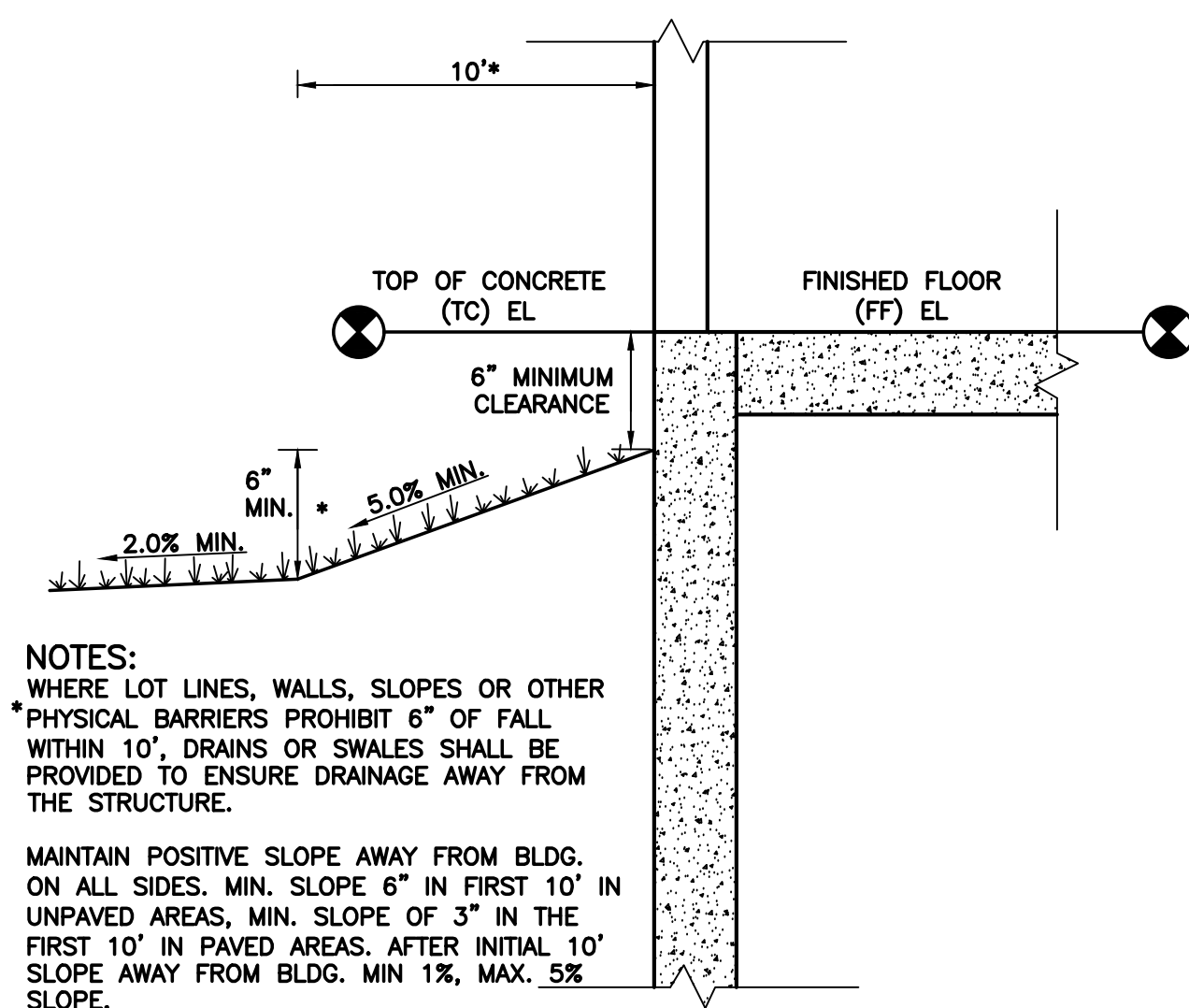


NOTE: TYPICAL RIPRAP APRON DIMENSIONS SHALL BE 12'Lx9'Wx1.5'D UNLESS NOTED OTHERWISE

TYPICAL RIPRAP APRON/CULVERT OUTLET PAVING (7)
SCALE: N.T.S



SEGMENTAL BLOCK RETAINING WALL DETAIL (5)
SCALE: NTS

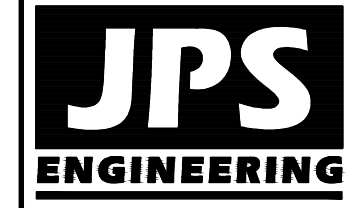


TYPICAL BUILDING DRAINAGE DETAIL (6)
SCALE: NTS

NOTES:
WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6\"/>

MAINTAIN POSITIVE SLOPE AWAY FROM BLDG. ON ALL SIDES. MIN. SLOPE 6\"/>

NOLTE BEYOND ENGINEERING 575 RESEARCH PARKWAY, SUITE 305 FLORENCE, TX 75763-6500 FAX	MONUMENT COLORADO A Division of Monument Construction Services	CROSS PAN	DT 02
PREPARED FOR: TOWN OF MONUMENT		DATE SUBMITTED: MARCH 2009	JOB NUMBER: CSB040003



19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com



CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL OR VISIT OUR WEBSITE IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	REVISION	DATE
1	TOWN SUBMITTAL	8/21/20

CIVIL NOTES & DETAILS

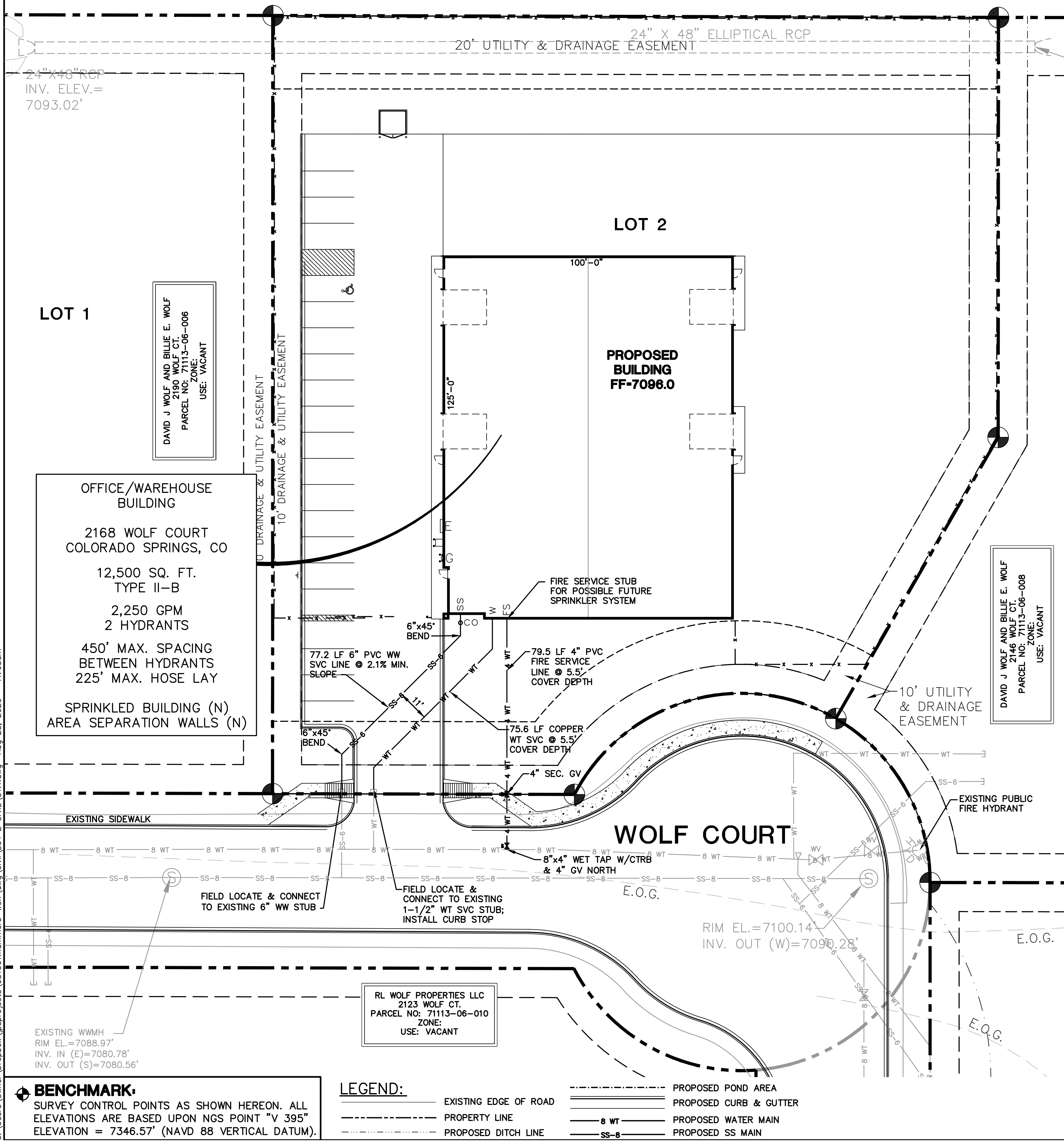
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VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: RAMPART	CHECKED: JPS
CREATED: 9/01/17	LAST MODIFIED: 8/27/20
PROJECT NO: 051601	MODIFIED BY: BJJ

SHEET: **C1.2**

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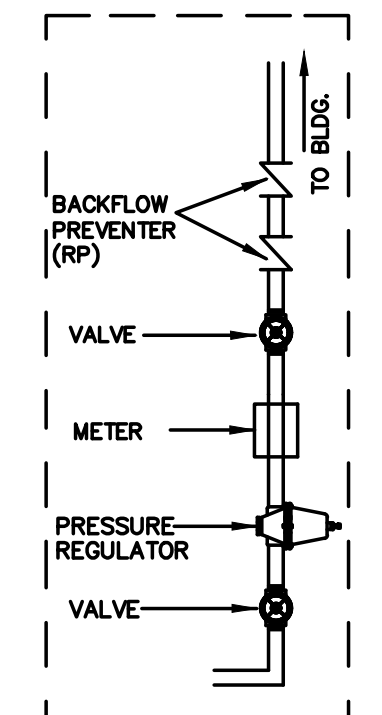
NOTE: ADDITIONAL FIRE HYDRANT IS LOCATED AT NE CORNER OF WOLF COURT & BEACON LITE ROAD

DELLACROCE RANCH LLC
11-11-67
PARCEL NO: 71113-00-002
ZONE:
USE: VACANT



GENERAL UTILITY NOTES:

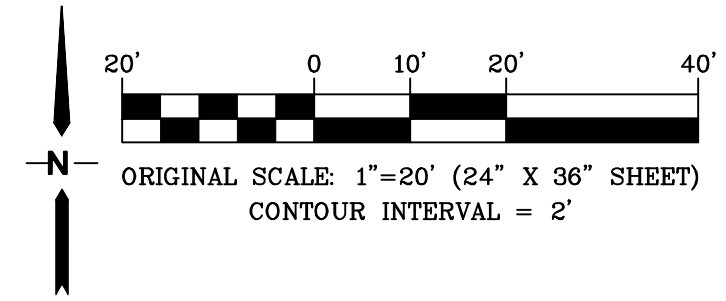
- CONSTRUCTION SHALL MEET THE STANDARDS & SPECIFICATIONS OF THE TOWN OF MONUMENT & MONUMENT SANITATION DISTRICT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE NOTIFICATION AND FIELD LOCATION OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, BEFORE BEGINNING CONSTRUCTION. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
- REVEGETATION OF ALL DISTURBED SLOPES SHALL BE DONE WITH DRY LAND GRASS SEED AFTER FINE GRADING IS COMPLETE.
- SANITARY SEWER PIPE SHALL BE PVC ASTM D3034-SDR35 UNLESS OTHERWISE NOTED.
- STATIONING IS AT CENTERLINE UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- CURB RETURN RADII ARE 15- FEET AT FLOWLINE UNLESS OTHERWISE NOTED.
- ALL TRENCH BEDDING, THRUST BLOCKS AND REVERSE ANCHORS SHALL BE INSTALLED PER THE TOWN OF MONUMENT STANDARDS. ALL WATER PIPE SHALL BE PVC "C900 CLASS 200 DR-14" WITH TRACER WIRE UNLESS OTHERWISE NOTED OR REQUIRED BY THE TOWN OF MONUMENT. DISINFECTION AND TESTING SHALL BE COMPLETED PER THE TOWN OF MONUMENT SPECIFICATIONS.
- LENGTHS SHOWN FOR STORM SEWER PIPES ARE TO CENTER OF MANHOLE.
- CONTRACTOR SHALL MAKE WATER CONNECTIONS WITHOUT SHUTDOWN OR NOTIFY THE TOWN OF MONUMENT AND AFFECTED RESIDENTS OF ANY SERVICE SHUTDOWNS NECESSARY TO CONNECT TO EXISTING LINES.
- BENDS, DEFLECTION & CUT PIPE LENGTHS SHALL BE USED TO HOLD HORIZONTAL ALIGNMENT OF SEWER AND WATER LINES TO 10 FEET SEPARATION AT ALL POINTS REQUIRED. ALIGNMENT CONSTRUCTION STAKES SHALL BE PLACED AT 25' INTERVALS ALONG CURVES FOR PLACEMENT OF SEWER AND WATER LINES.
- FIRE HYDRANT ASSEMBLIES SHALL BE INSTALLED PER TOWN OF MONUMENT STANDARDS AND SHALL INCLUDE LATERAL, VALVE, ELBOW, HYDRANT, AND THRUST BLOCKS.
- WHEREVER DUCTILE IRON PIPE IS USED, THE PIPE, FITTINGS AND HYDRANTS SHALL BE WRAPPED IN POLYETHYLENE & CATHODIC PROTECTION SHALL BE PROVIDED PER TOWN STANDARDS.
- SERVICE LINES SHALL BE INSTALLED PER TOWN OF MONUMENT & MONUMENT SANITATION DISTRICT STANDARDS.
- CONTRACTOR SHALL COORDINATE WITH GAS, ELECTRIC, TELEPHONE AND CABLE T.V. UTILITY SUPPLIERS FOR INSTALLATION OF ALL UTILITIES. MINIMUM COVER FOR ALL NON-CITY UTILITIES SHALL BE 36".
- REFER TO MECHANICAL DRAWINGS FOR EXTENSION OF UTILITIES INTO BUILDINGS.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, DEBRIS, WASTE AND OTHER UNSUITABLE FILL MATERIAL FOUND WITHIN THE LIMITS OF EXCAVATION.
- ELECTRONIC FILE OF SITE DRAWING IS AVAILABLE FROM ENGINEER FOR CONSTRUCTION STAKING PURPOSES.
- REFER TO THE PROJECT GEOTECHNICAL REPORT FOR BACKFILL AND COMPACTION SPECIFICATIONS.



DETAIL OF METER INSTALLATION CONFIGURATION.
NOTE:
1" WATER METER TO BE INSTALLED INSIDE BUILDING
TYPICAL METER
DETAIL (A)
NTS

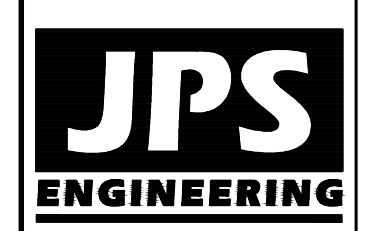
KEYED NOTE:

- COORDINATE WITH MVEA FOR ELECTRIC SERVICE
- COORDINATE WITH BLACK HILLS ENERGY FOR GAS SERVICE CONNECTIONS

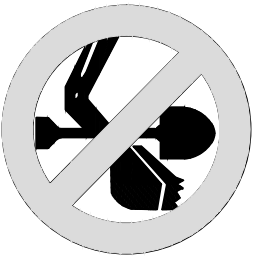


**WOLF BUSINESS PARK - LOT 2
BEACON LITE RD, MONUMENT, CO 80132**

SITE UTILITY PLAN



19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
CALL 24 HOURS A DAY IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

NO.	REVISION	DATE

HORZ. SCALE: 1"=20'	DRAWN: BJJ
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: N/A	CHECKED: JPS
CREATED: 7/17/20	LAST MODIFIED: 8/27/20
PROJECT NO: 051601	MODIFIED BY: BJJ

SHEET: **U1.1**
4 OF 8

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GRADE NOTE

GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS, AND FOR LANDSCAPE MATERIALS PER PLAN. FINAL SOIL GRADE FOR 5-12" DIAMETER ROCK AREAS SHALL BE 4" BELOW TOP OF SIDEWALK/CURB/PAVING. AT ALL OTHER ROCK AREAS GRADE SHALL BE 3" BELOW SIDEWALK/CURB. AT SOD/SEED AREAS GRADE SHALL BE 1" BELOW TOP OF SIDEWALK/CURB.

PLANTING CALL OUTS

- PR-3 TREE TYPE - QUANTITY
- (LS) SITE CATEGORY
- JH-5 SHRUB TYPE - QUANTITY

The undersigned owner/developer understands that all improved land must conform to the regulations set forth in Title 17 of the Monument Municipal Code. The owner/developer agrees to abide by these regulations and to improve and maintain the land as indicated on the approved landscape plan.

TOWN CALCULATIONS (NON-RESIDENTIAL)

MOTOR VEHICLE (MV)

1 SHADE TREE REQUIRED PER 15 PARKING SPACES:
17 SPACES - 1 SHADE TREE REQUIRED/PROVIDED

INTERNAL LANDSCAPE (IL)

SITE AREA: 60,548 SF
10% REQUIRED LANDSCAPE AREA: 6,055 SF X .10 = 6,055 SF
17,593 SF LANDSCAPE AREA PROVIDED

50% MAX ALLOWABLE NON-IRRIGATED NATIVE GRASS (LANDSCAPE AREA) = 3,028 SF
NON-IRRIGATED GRASS PROVIDED: 2,320 SF

PLANT MATERIAL

(BASED ON 6,055 SF LANDSCAPE AREA REQUIRED)

DECIDUOUS, ORNAMENTAL AND EVERGREEN TREES: 1/925 SF REQUIRED
6,055 SF / 925 = 7 TREES REQUIRED / 7 TREES PROVIDED

SHRUBS, ORNAMENTAL GRASS, AND GROUND COVER: 8/100 SF REQUIRED BASED ON REQUIRED LANDSCAPE AREA.
6,055 SF / 100 = 61 X 8 = 485 PLANTS REQUIRED / 103 PROVIDED

(10 SHRUBS MAY BE SUBSTITUTED FOR 1 TREE WITH MAX. 5/100 SF SHRUBS)

EXISTING TREES

EXISTING TREES GREATER THAN 2" CAL. TO BE REPLACED WITH EQUAL CALIPER SIZE (NOT GREATER THAN 4" CAL.
17 EXISTING TREES, 2" DIA. REMOVED / 17 TREES PROVIDED

BUFFER

INCOMPATIBLE LAND USE SCREEN: NOT REQUIRED

PLANT PALETTE

Symbol	Abbr.	Quantity	Botanical Name	Common Name	Water Use	Mature Zone	Mature Width/Height	Size
EVERGREEN TREES:								
	PF	3	Pinus flexilis	Limber Pine	MED	5	15'X15'	6' ht. B&B
DECIDUOUS TREES:								
	GTSB	1	Gleditsia triacanthos 'Sunburst'	Sunburst Honeylocust OR Shademaster	MED	4	30'X25'	1-1/2" cal. B&B
	CH	5	Crataegus crus-galli inermis 'Hawthorn'	Cockspur Hawthorn	MED	4	15'X15'	1-1/2" cal.
	PT	17	Populus tremuloides	Quaking Aspen	MED	4	6'X15'	1-1/2" cal.
EVERGREEN SHRUBS:								
	TJ	25	Juniperus sabina Tamariscifolia	Tamarix Juniper	MED	4	6-8' x 4-6'	#5 Cont.
DECIDUOUS SHRUBS:								
	RHA	15	Rhus aromatica 'Gro-low'	Sumac Gro-Low	LOW	4	5-7' x 2-3'	#5
	SJ	29	Spiraea japonica 'Majic Carpet'	Majic Carpet, Spirea	MED	4	1-2' x 1-2'	#5
	SV	5	Spiraea vanhoutte	Vanhoutte Spirea	MED	4	5-6' x 4-5'	#5
ORNAMENTAL GRASSES:								
	CA	14	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	LOW	4	1-3' x 2-3'	#1 CONT.

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	Blue/Gray River Rock: 1.5" Diameter	3,150 SF
	Denver Granite Rock 1.5" Diameter	3,042 SF
	Native Seed - Mix 'A'	17,647 SF

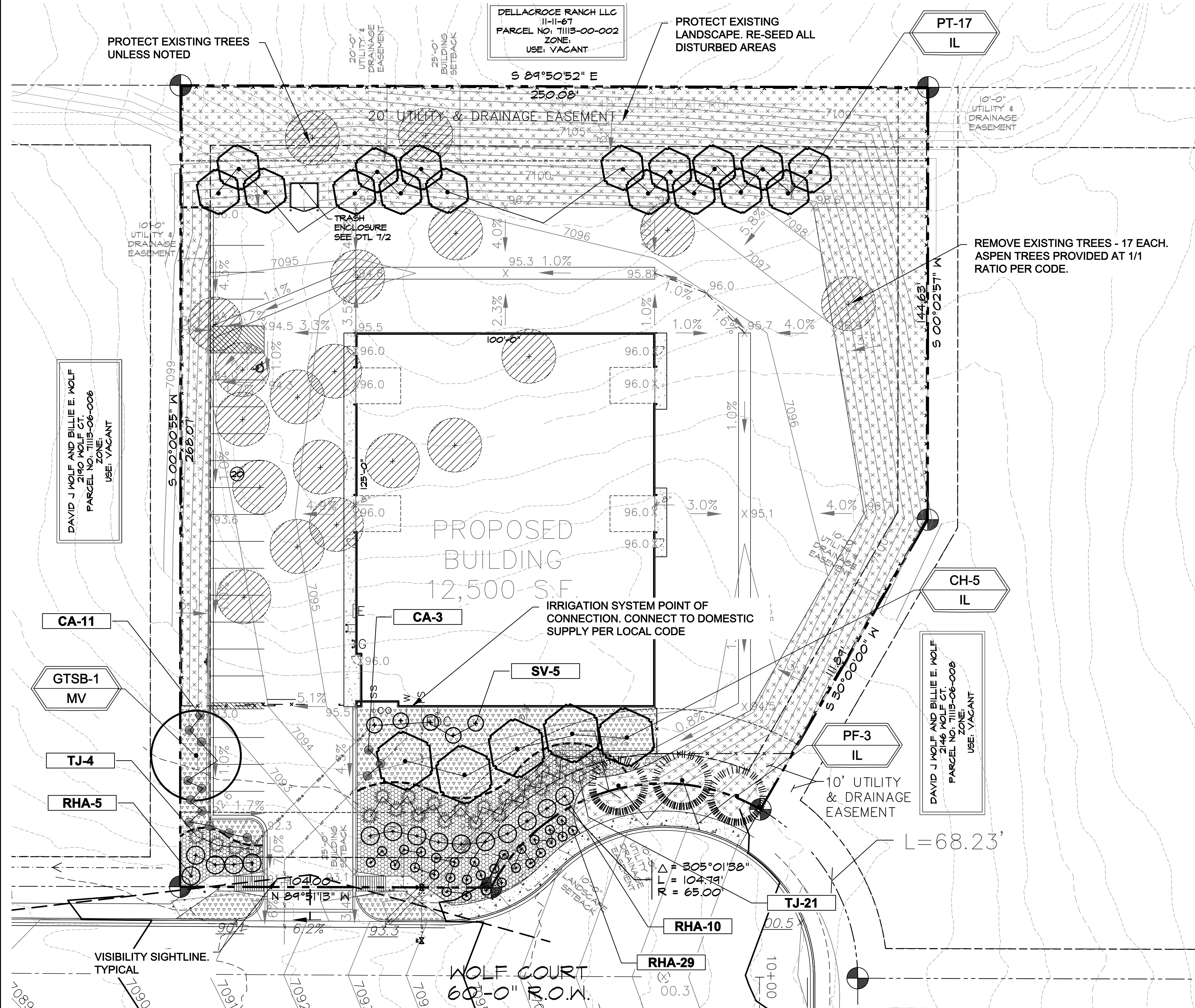
NOTE: QUANTITIES SHOWN IN LEGEND ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

DOCUMENT NOTE

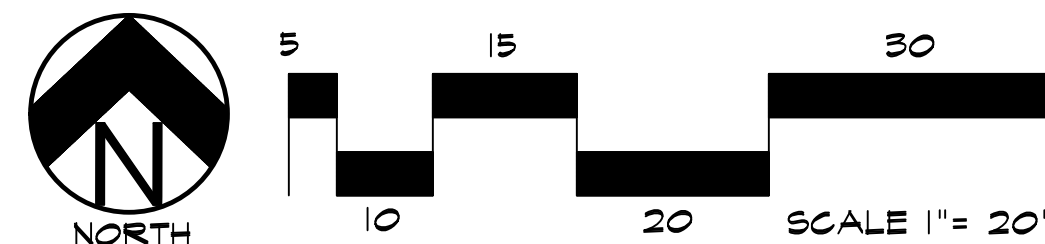
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UTILITIES NOTE

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 UTILITY AND 10' FROM GAS MAINS. FOR SANITARY SEWER AND WATER MAIN LINES TREES SHALL BE PLACED A MINIMUM OF 15' FROM LINES. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED IN THE FIELD IN ACCORDANCE WITH LOCAL CODES. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER LOCAL CODES. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.



LANDSCAPE PLAN



JOB NUMBER	669-17
REVISIONS	
0-26-20	PER COMMENTS
ORIGINAL DATE	7-9-20
DRAWN BY	JM
DESCRIPTION	LANDSCAPE PLAN
SHEET NO.	L1.1

FOR APPROVAL ONLY

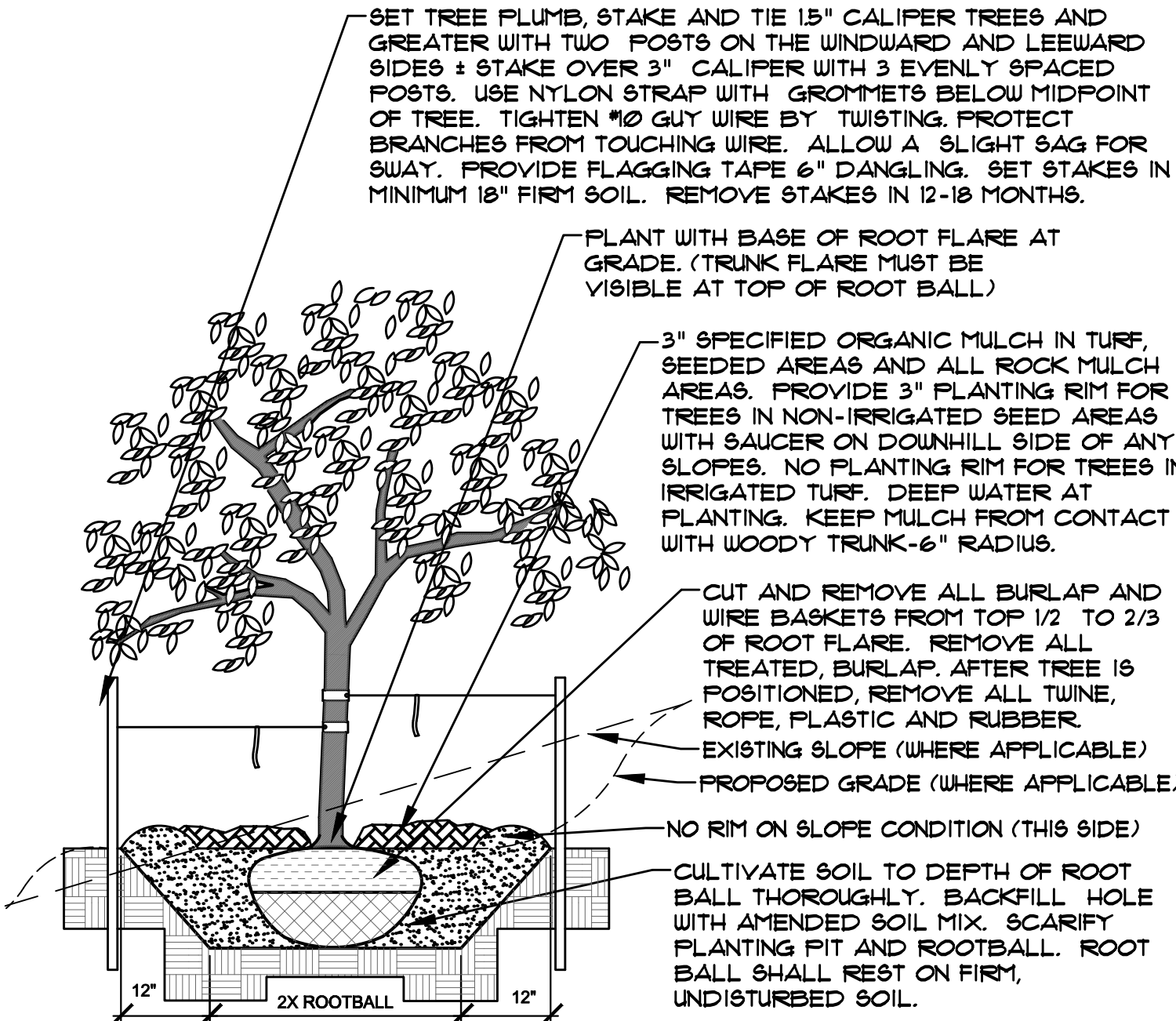
WOLF LOT 2
WOLF BUSINESS PARK
2168 WOLF COURT
MONUMENT, CO 80132

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HIGHER GROUND DESIGNS, INC.
 LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
 5350 NORTH ACADEMY BLVD., STE. 207
 COLORADO SPRINGS, CO 80918
 Phone 719-477-1646
 Fax 719-588-1122

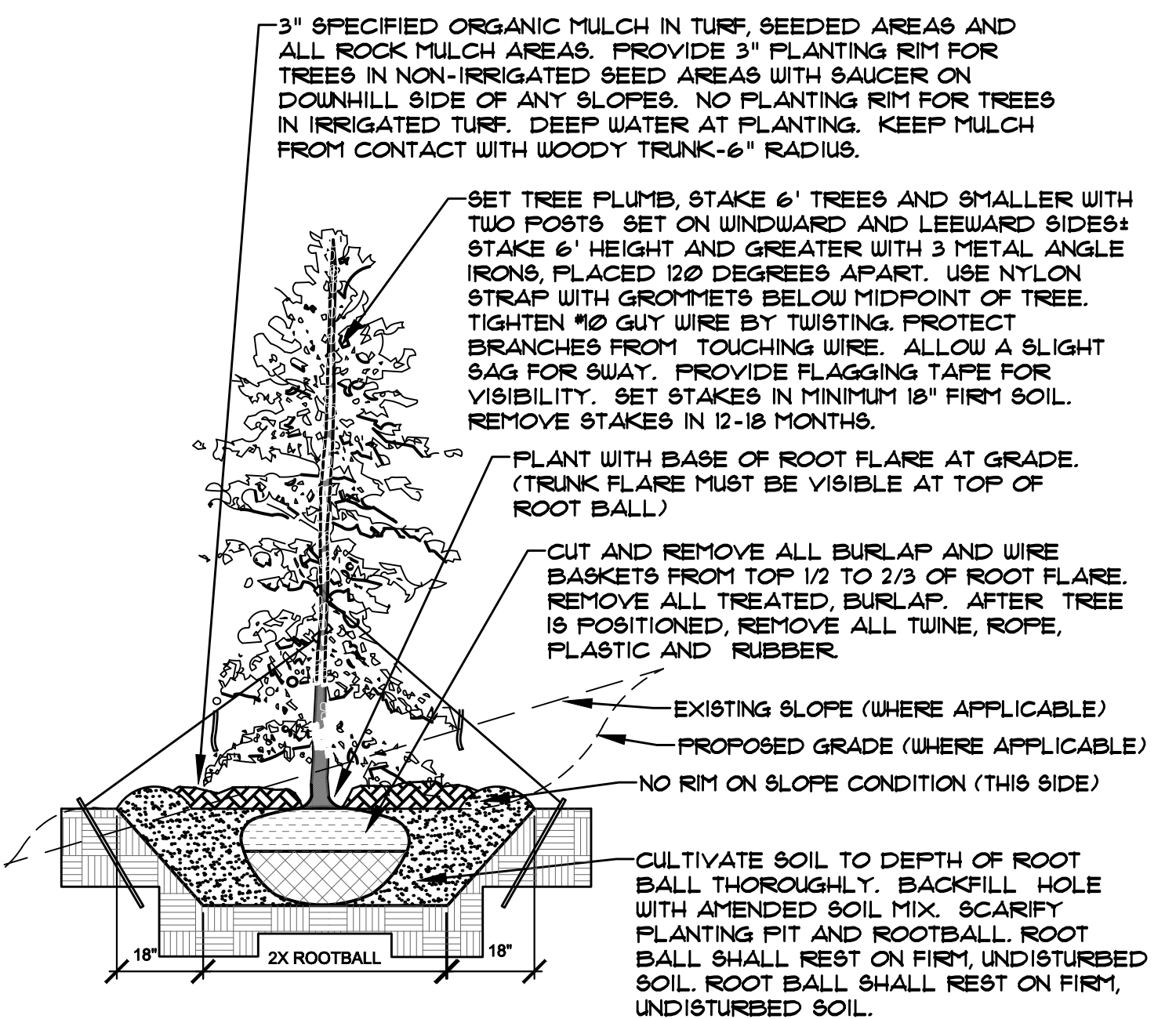
HIGHER GROUND DESIGNS

- 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 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK USE ELECTRICAL TAPE, NOT TWINE.
 - 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.



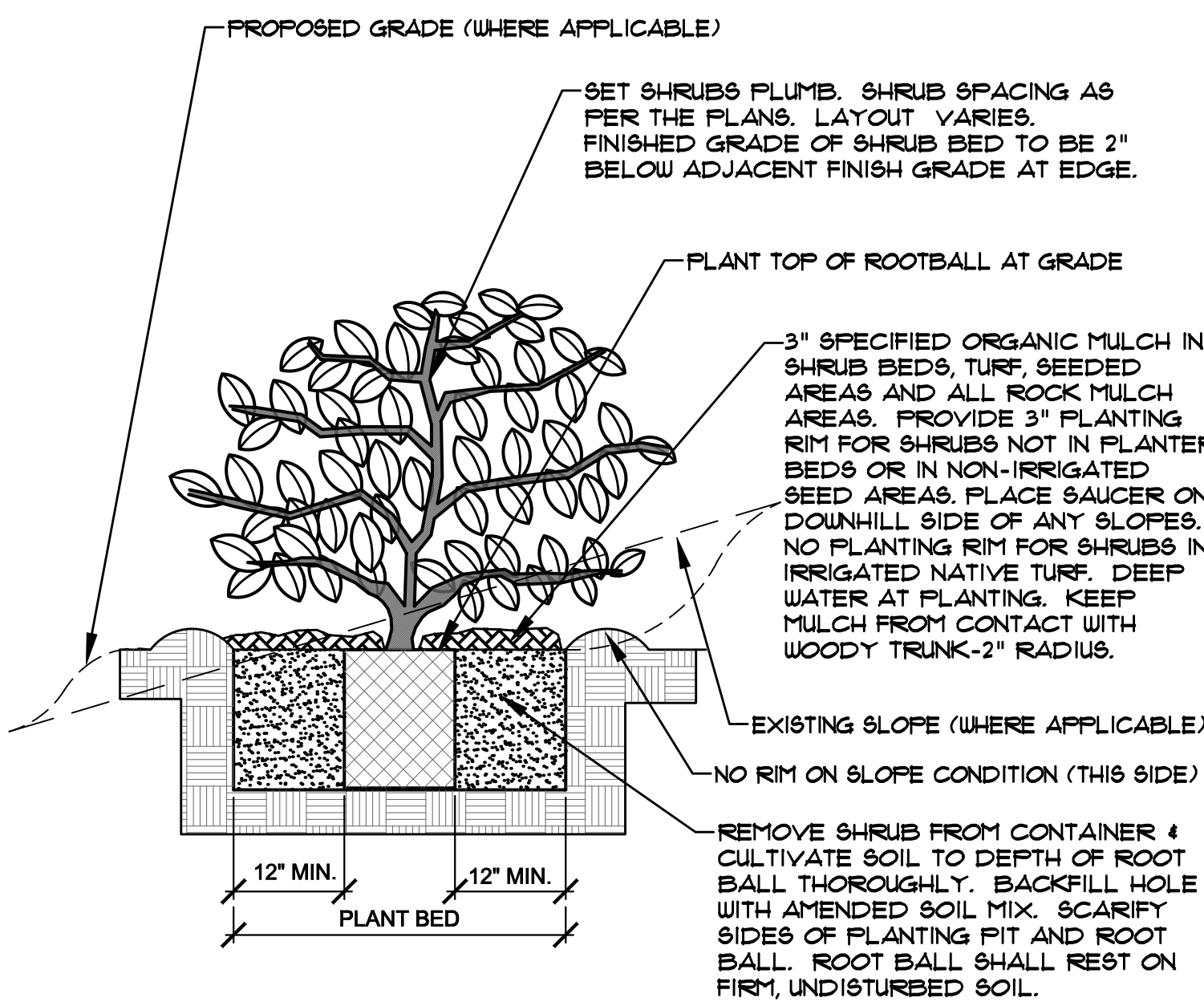
A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- NOTES:
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 - DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 10% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
 - FINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING (SEE CONIFEROUS TREE NOTE ON PLANTING NOTES SHEET)



C EVERGREEN 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 10% 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

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 WILL REQUIRE APPROVAL BY TOWN OF MONUMENT PLANNING DEPARTMENT.

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.

LANDSCAPE ARCHITECT SHALL HAVE OPPORTUNITY TO INSPECT AND APPROVE ALL TREES AND ALL 1-15 GALLON MATERIAL AT JOB SITE PRIOR TO PLANTING, INCLUDING PLACEMENT INSPECTION.

ALL EDGING SEPARATING TURF, PLANTER, DECORATIVE ROCK, OR MULCH AREAS TO BE GREEN PRO-STEEL (1/8" x 4" x 10') WITH STAKES OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" +/- ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH LANDSCAPE FABRIC WITH STAPLES AT 5' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

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 SHREDDED CEDAR 'GORILLA HAIR' WITH NO LANDSCAPE FABRIC 3" DEPTH.

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 (OR CITY APPROVED EQUAL)

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.

DECORATIVE BOULDERS SHALL BE BURIED 1/3 BELOW GRADE AND SHALL NOT OBSTRUCT VEHICULAR SIGHTLINES IF APPLICABLE.

PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST PREEN PLANT SAFE WEED PRE-EMERGENT IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.PREEN.COM

FIRE MITIGATION NOTE

ALL PLANT MATERIAL SHALL BE LOCATED TO PREVENT ANY FUTURE OBSTRUCTION OF ALL FIRE LANE SIGNAGE. NO EVERGREEN TREES OR SHRUBS SHALL BE PLANTED WITHIN 10' FROM STRUCTURE. MAXIMUM HEIGHT FOR EXISTING GRASS SHALL BE 4". REFER TO LOCAL FIRE CODES FOR ADDITIONAL INFORMATION.

SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED OR COMPACTED PLANTING AREAS:

IF COMPACTED AND/OR UNDISTURBED 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 6" 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.

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

IRRIGATION SYSTEM DESCRIPTION

FULLY AUTOMATED, UNDERGROUND, IRRIGATION SYSTEM SHALL BE PROVIDED CONSISTING OF DRIP IN PLANTING BEDS AND TEMPORARY SPRAY/ROTOR FOR IRRIGATED NATIVE SEED AREAS, NOT INCLUDING FUTURE CONSTRUCTION AREAS. REFER TO GRADING PLAN BY OTHERS FOR ADDITIONAL INFORMATION.

ALL AREAS NOTED AS 'NON-IRRIGATED NATIVE SEED' SHALL BE TEMPORARILY IRRIGATED FOR THE FIRST GROWING SEASON FOR ESTABLISHMENT. REFER TO IRRIGATION SCHEMATIC PLAN.

SEEDING NOTES

SEED MIX 'A': NATIVE SEED TO BE PAWNEE BUTTES SEED COMPANY (OR APPROVED EQUAL) - 'FOOTHILLS NATIVE MIX'. SEED TO BE APPLIED AT 25LBS/ACRE USING DRILL SEED PROCESS. HYDRO-SEED OR HAND BROADCAST IN AREAS NOT ACCESSIBLE WITH DRILLING EQUIPMENT. SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING. CONTACT PAWNEE BUTTES FOR CURRENT SEED MIX.

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 SEEDBED 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 SEEDBED SURFACE.

DOCUMENT NOTE

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NOT FOR CONSTRUCTION

JOB NUMBER	669-17
REVISIONS	
6-28-20	PER COMMENTS
ORIGINAL DATE	7-9-20
DRAWN BY	JM
DESCRIPTION	DETAILS AND NOTES
SHEET NO.	L1.2

FOR APPROVAL ONLY

WOLF LOT 2
WOLF BUSINESS PARK
2168 WOLF COURT
MONUMENT, CO 80132

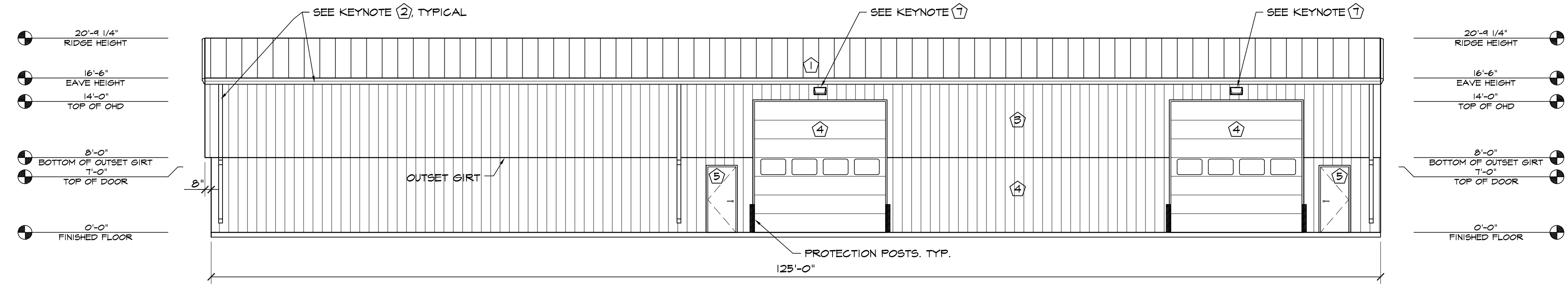
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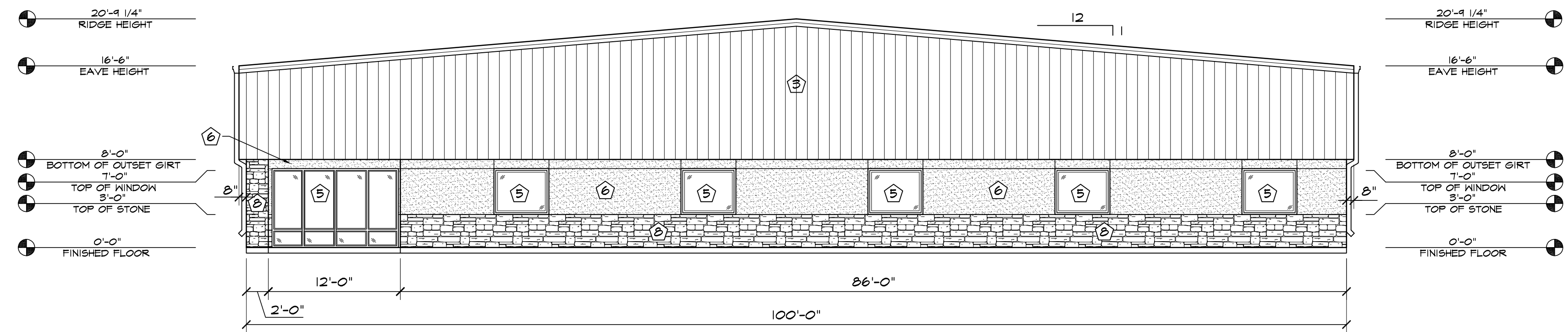
HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5350 NORTH ACADEMY BLVD., STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-526-1122

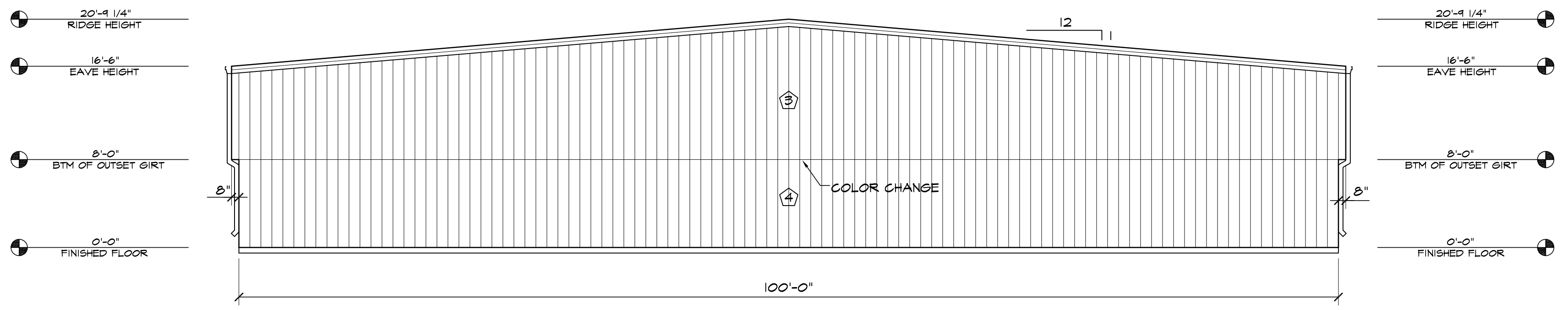


1 EAST ELEVATION
SCALE: 1/8"=1'-0"

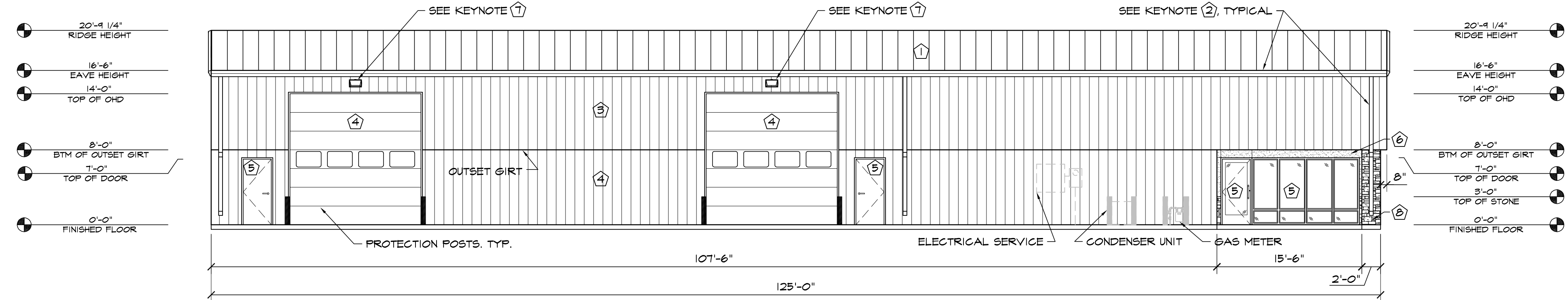
ELEVATION KEY NOTES	
1	PREFINISHED 24 GA. "PBR" METAL ROOF PANELS BY METAL BUILDING PROVIDER - COBALT BLUE
2	PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER - COBALT BLUE
3	PREFINISHED 26 GA. "PBR" METAL TOP WALL PANELS BY METAL BUILDING PROVIDER - COBALT BLUE
4	PREFINISHED 26 GA. "PBR" METAL BOTTOM WALL PANELS BY METAL PROVIDER - ASH GRAY
5	SEE SCHEDULES ON "A" SHEETS FOR ALL DOOR INFORMATION
6	3/4" STUCCO FINISH SYS. W/ EXPANSION JOINT-120 SF MAX AREA - EL REY 115 COTTONWOOD
7	WALL PACK LIGHT TOP OF LIGHT @ 15'-6" A.F.F. SEE ELECT. PLANS
8	STONE VENEER W/ 2" CAP INSTALLED W/ SCHLUTER TRIM - SUNSETSTONE BLACK RUNDLE LEDGE WITH CAP ASH COLOR



2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 NORTH ELEVATION
SCALE: 1/8"=1'-0"

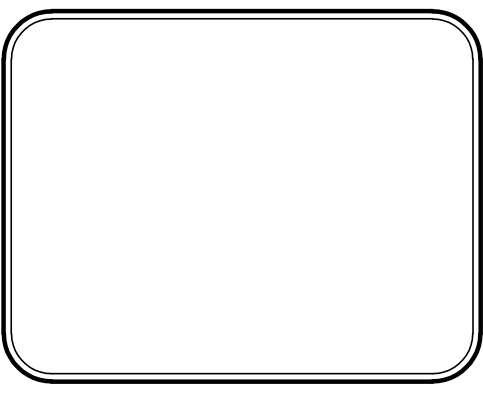
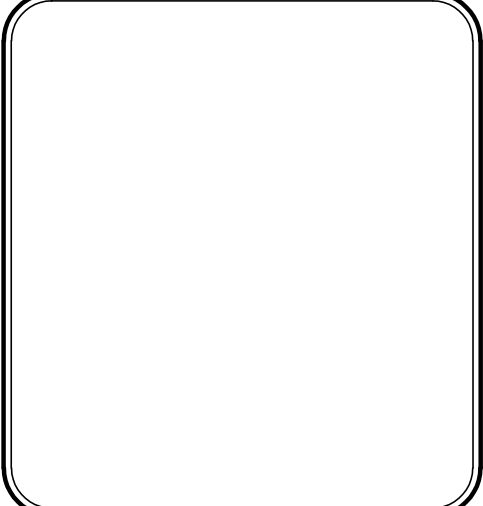


4 WEST ELEVATION
SCALE: 1/8"=1'-0"

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EL PASO COUNTY, COLORADO



DATE: DEC. 17, 2020
DRAWN BY: W. VENEROS
PROJ. MGR: R. GREEN
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1094

RESUBMITTALS:
