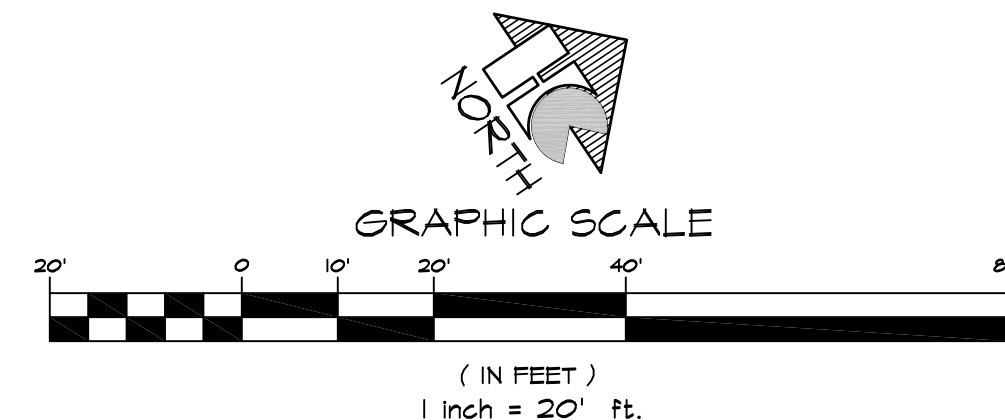




THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.



1	OF I	- SITE PLAN & DETAILS, PROJECT INFORMATION, DRAWING INDEX
2	OF II	- UTILITY PLAN
3	OF III	- GRADING & EROSION CONTROL NOTES
4	OF IV	- GRADING & EROSION CONTROL PLAN
5	OF V	- GRADING & EROSION PLAN DETAILS
6	OF VI	- GRADING & EROSION PLAN DETAILS
7	OF VII	- LANDSCAPE PLAN
8	OF VIII	- LANDSCAPE DETAILS
9	OF IX	- PHOTOMETRIC PLAN
10	OF X	- PHOTOMETRIC DETAIL
11	OF XI	- DP BUILDING ELEVATIONS

NOT TO SCALE

MEADOWBROOK PKWY

WOOLSEY HEIGHTS

SELIX GROVE

McCLAIN POINT

COLE VIEW

MARKSHEFFEL RD


HWY 24

SITE

PROPERTY INFORMATION		OWNER NAME:		RUCKUS INVESTMENT, LLC	
				8021 GRANT WAY	
				LITTLETON, CO 80122	
LEGAL DESCRIPTION:		LOT 13, FILING 2 OF CLAREMONT BUSINESS PARK			
PARCEL NUMBER:		540091-02-017			
ZONING:		C5			
LOT SIZE:		22.021 SF (51 ACRES)			
CURRENT USE:		VACANT			
FLOODPLAIN STATEMENT:		ZONE X (MAP NO: 0804IC0T52 F, DATED MARCH 17, 1947 & AS MODIFIED BY LOMR 06-08-B31P EFFECTIVE DATE DEC. 13, 2006)			
BUILDING INFORMATION					
GROSS BUILDING AREA:		5,000 SF			
BUILDING OCCUPANCY:		B/S-2			
TYPE OF CONSTRUCTION:		II-B			
FIRE SYSTEMS:		NONE			
AREA SEPARATION WALLS:		NONE			
ZONING CODE STUDY					
PROPOSED PRINCIPAL USE:		OFFICE/WAREHOUSE			
STRUCTURAL COVERAGE:		23%			
PAVEMENT COVERAGE:		32%			
STREET COVERAGE:		24%			
BUILDING STRUCTURAL HEIGHT:		18'-1 3/8" (45'-0" MAX)			
FRONT YARD SETBACK:		25'-0"			
SIDE YARD SETBACK:		0'-0"			
REAR YARD SETBACK:		0'-0"			
REQUIRED PARKING SPACES:					
OFFICE-(1 SPACE/300 S.F.)		5			
(1,500 S.F. / 300 S.F.)		4			
WAREHOUSE-(1 SPACE/1,000 S.F.)		1			
(3,500 S.F. / 1,000 S.F.)		10			
H.C.-(1 SPACE/25 REQ'D)		1			
TOTAL PARKING SPACES REQUIRED:		12			
TOTAL PARKING PROVIDED:		12			
STANDARD SPACES PROVIDED:		10			
H.C. SPACES PROVIDED:		0			
COMPACT SPACES PROVIDED:		0			
LOADING SPACES PROVIDED		1 (9'X18')			
(SEE DETAIL 2 OF 1 FOR DIMENSIONS)					
DEVELOPMENT SCHEDULE					
CONSTRUCTION:		WINTER 2018			
LANDSCAPING:		SPRING 2019			
DEVELOPMENT APPLICANT					
COMPANY:		HAMMERS CONSTRUCTION, INC.			
		1411 WOOLSEY HEIGHTS			
		COLORADO SPRINGS, CO 80915			
PHONE NUMBER:		(719)-570-1599			
FAX NUMBER:		(719)-570-1208			
APPLICANT NAME:		LISA PETERSON			
APPLICANT E-MAIL:		lpeterson@hammersconstruction.com			

PROPERTY LINE
RIGHT OF WAY
BUILDING SETBACK
LANDSCAPE SETBACK
UTILITY/DRAINAGE EASEMENT
ELECTRICAL EASEMENT
ACCESS EASEMENT
OPAQUE CHAINLINK FENCE
6' HIGH WROUGHT IRON FENCE
GAS LINE
WATER LINE
ELECTRICAL LINE
SANITARY SEWER LINE
STORM SEWER LINE
RETAINING WALL
NEW SIDEWALK LOCATIONS
W/ CONTROL JOINTS @ 5'-0" O.C.

PROPERTY CORNER
TRAFFIC FLOW
WALL PACK LIGHTING
SIGN
MANHOLE
ELECTRICAL TRANSFORMER
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT



HAMMERS
COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN-BUILD
CONSTRUCTION INC.

PRESIDENT: STEVE R. HAMMERS
VICE PRES: DAVID J. HAMMERS
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COLORADO SPRINGS, CO 80915
(719) 570-1589 FAX (719) 570-7008
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LOT 13
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7204 COLE VIEW
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

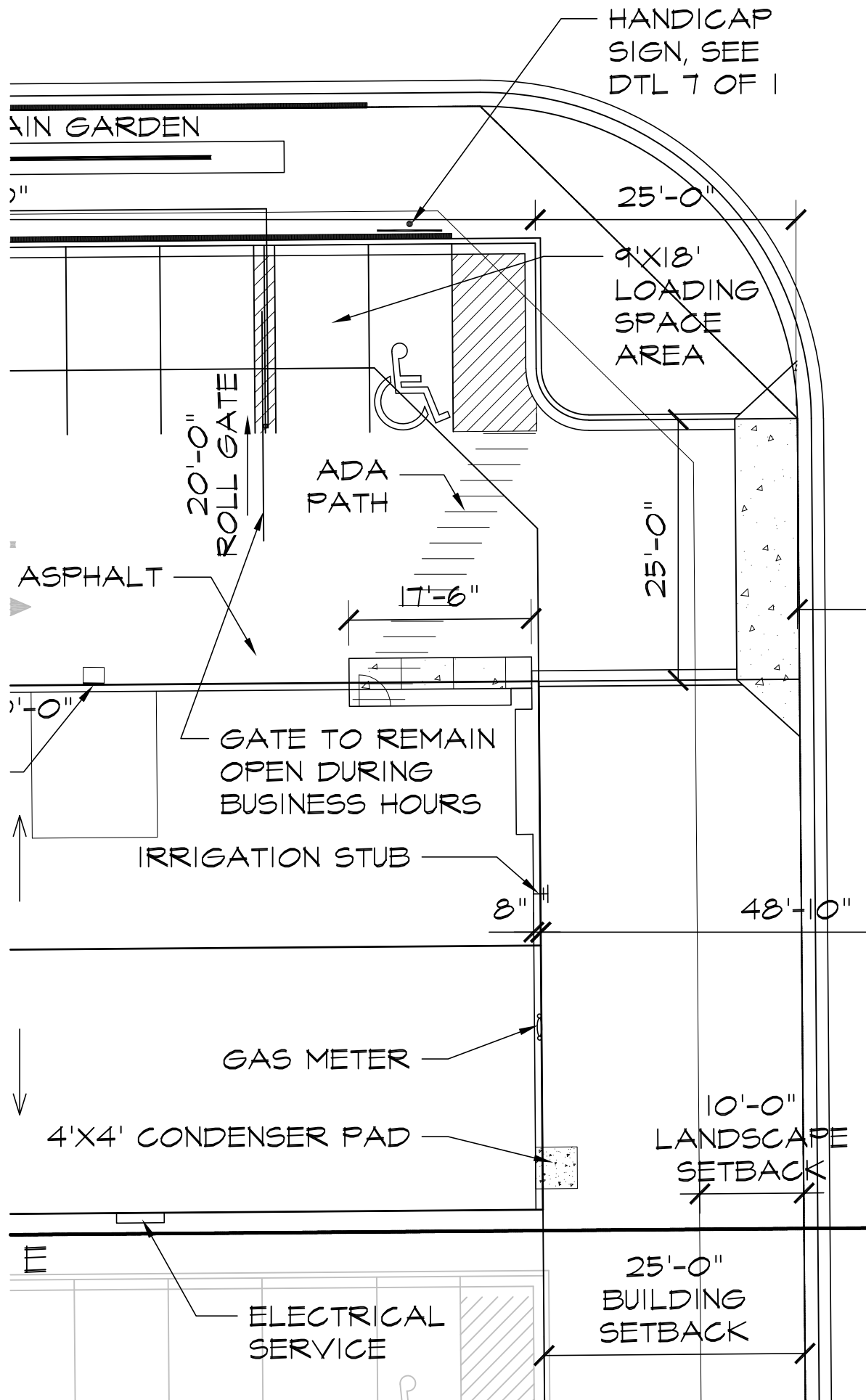


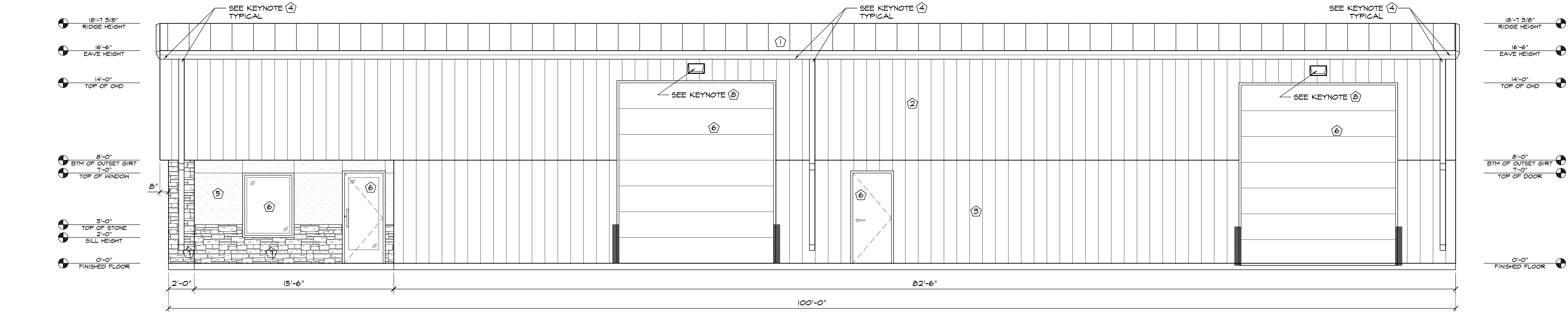
By: Craig Dossey, Executive Director
Date: 04/01/2019
El Paso County Planning & Community Development

△ RESUBMITTALS:
 △ 12-03-18/COMMENTS 10-24-18
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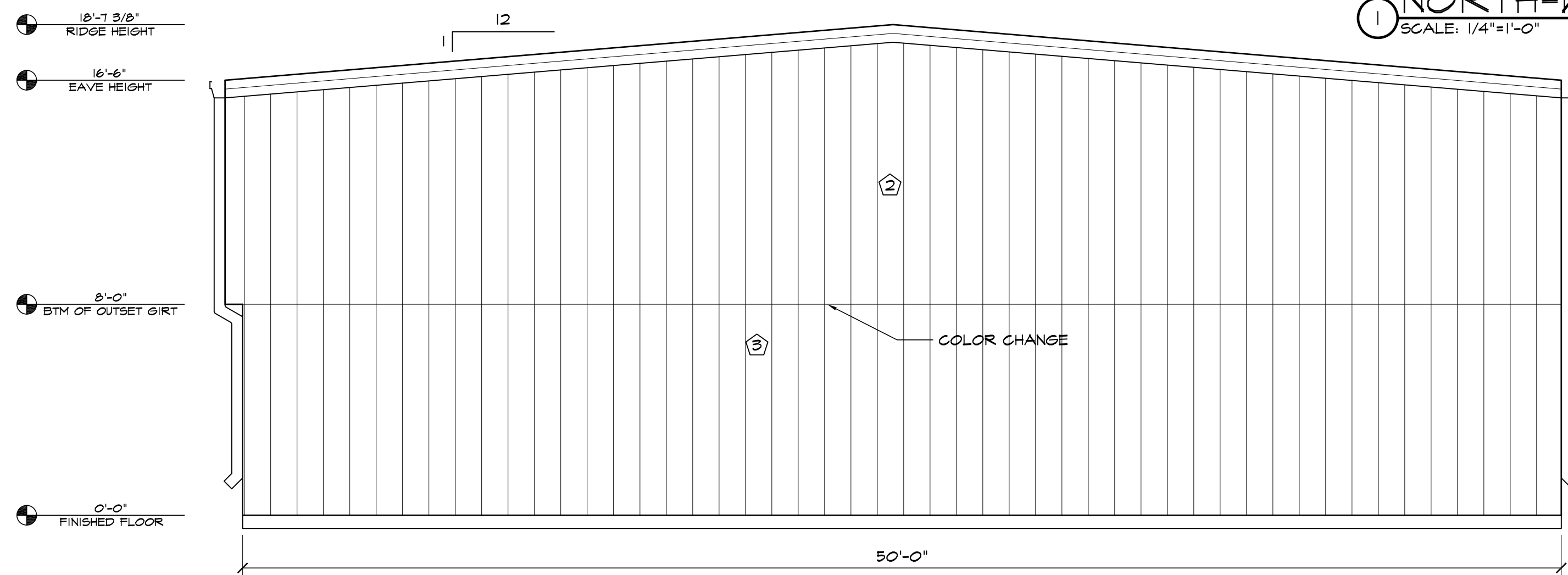
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ADA EXHIBIT



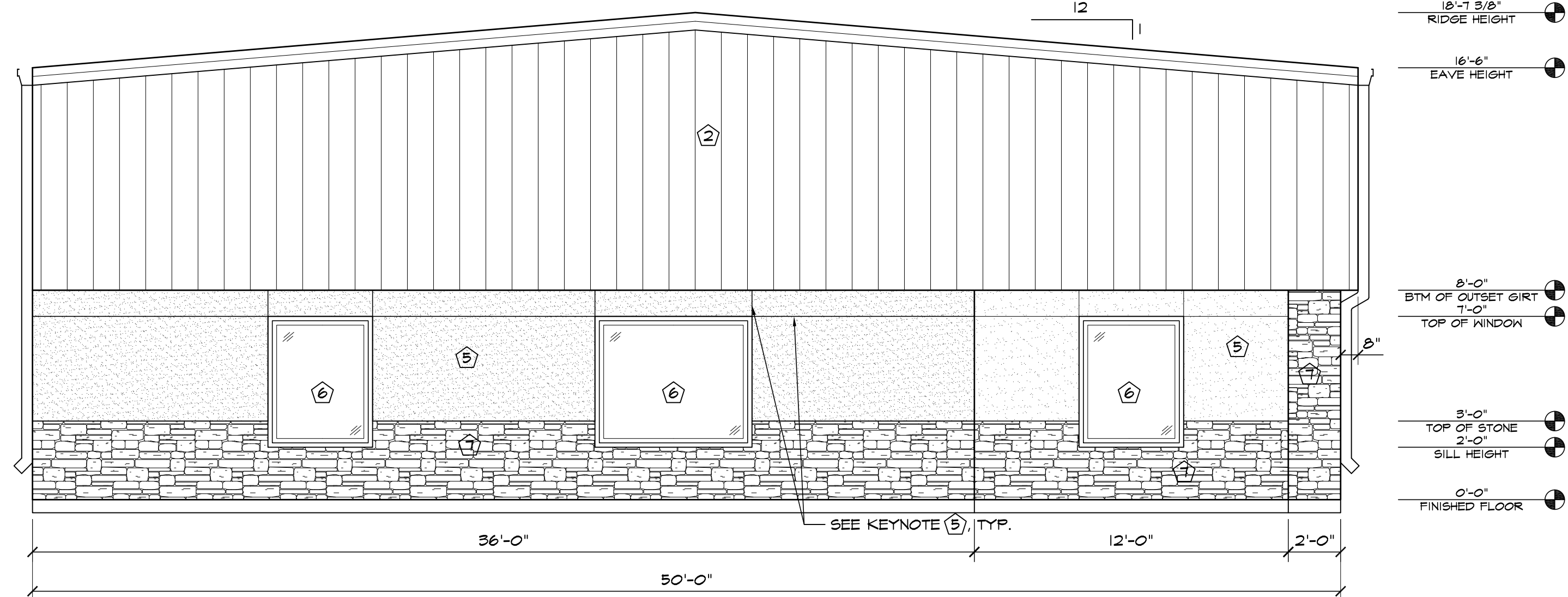


1 NORTH-WEST ELEVATION
SCALE: 1/4"=1'-0"

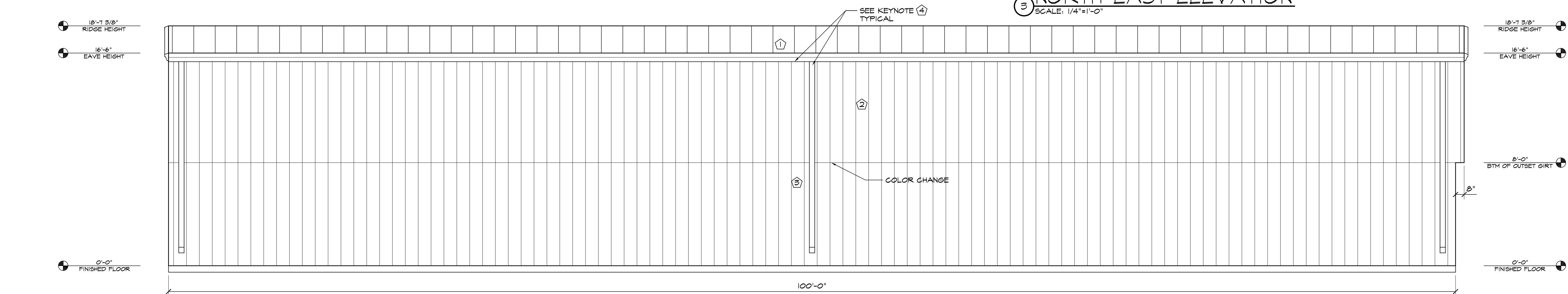


2 SOUTH-WEST ELEVATION
SCALE: 1/4"=1'-0"

ELEVATION KEY NOTES			
1	PREFINISHED 24 GA. "FBR" METAL ROOF PANELS BY METAL BUILDING PROVIDER.	5	3/4" STUCCO FINISH SYS., EXPANSION JOINT - 120 SF MAX AREA
2	PREFINISHED 26 GA. "FBR" METAL WALL PANELS BY METAL BUILDING PROVIDER	6	SEE SCHEDULES ON A4.1 FOR ALL DOOR & WINDOW INFORMATION
3	PREFINISHED 26 GA. "FBR" METAL WALL PANELS BY METAL BUILDING PROVIDER	7	STONE VENEER W/ 2" CAP INSTALLED W/ SCHLUTER TRIM
4	PREFINISHED GUTTER & DOWNSPOUTS BY METAL BUILDING PROVIDER	8	WALL PACK LIGHT - TOP OF LIGHT @ 15'-6" A.F.F.



3 NORTH-EAST ELEVATION
SCALE: 1/4"=1'-0"



4 SOUTH-EAST ELEVATION
SCALE: 1/4"=1'-0"

EL PASO COUNTY FILE NO. PPR-18-044

GENERAL FLOOR PLAN NOTES

- REFERENCE DOOR SCHEDULE FOR ALL DOOR TYPES, HARDWARE AND ETC.
- EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN SERVING AN OCCUPANT LOAD OF 50 OR MORE.
- ALL GLAZING IN DOORS OR WITHIN TWENTY FOUR INCHES (24") OF DOORS AND WITHIN EIGHTEEN INCHES (18") OF WALKING SURFACE SHALL BE TEMPERED.
- PROVIDE CONTROL JOINTS AT A MIN. OF 30'-0" AT ALL GYP. BD. WALLS.
- PROVIDE TRANSITION STRIPS AT ALL FLOOR MATERIAL CHANGES.
- FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE, UNLESS NOTED OTHERWISE. FLOOR SLABS ARE TO BE LEVEL WITHIN CLASS B TOLERANCES. REFER TO CIVIL & STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
- REFER TO PLUMBING PLANS FOR HOSE BIB LOCATIONS AND LANDSCAPE METER/STUB LOCATIONS.
- DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF ADJACENT PERPENDICULAR PARTITION. PROVIDE 18" CLEAR AT STRIKE SIDE AND 12" ON PUSH SIDE OF DOOR OPENINGS.
- ALL INTERIOR WALLS AND PARTITIONS SHALL BE TAPED AND SANDED SMOOTH TO RECEIVE PAINT OR WALL FINISH MATERIAL.
- FURNISH AND INSTALL 16 GAUGE METAL STRAP FOR WALL BACKING AT DOOR STOPS. HANGING WALL, EQUIPMENT, ETC. VERIFY EXACT BACKING LOCATIONS PRIOR TO INSTALLATION.
- PROVIDE AND LOCATE ACCESS DOORS AND PANELS IN THE WALL AS REQUIRED TO PROVIDE ACCESS TO FIRE SFRINKLER, PLUMBING AND ELECTRICAL WORK.
- ALL PLUMBING CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. THE CONTRACTOR SHALL COORDINATE ALL CLEAN-OUT LOCATIONS WITH EQUIPMENT. PROPER CAPS MUST BE INSTALLED PRIOR TO COMPLETION OF INTERIOR AND EXTERIOR.
- PROVIDE AND INSTALL STIFFENERS, BRACING, BACK-UP PLATES AND/OR SUPPORTING BRACKETS AS REQUIRED FOR THE INSTALLATION OF WALL MOUNTED OR SUSPENDED, ELECTRICAL AND MISC. EQUIPMENT.
- ALL EXTERIOR DOORS MUST OPEN OVER A LANDING NOT MORE THEN 1/2" BELOW THRESHOLD.
- PROVIDE A SLIP-TRACK ASSEMBLY AT ALL PARTITION WALLS THAT GO TO BOTTOM OF DECK OR STRUCTURE.
- PREPARE ALL FLOOR SURFACES AND WALLS AS REQUIRED TO RECEIVE FINISHES.
- REFER TO CIVIL AND SITE PLAN FOR ALL EXTERIOR SIDEWALK LOCATIONS.
- ALL MECH., ELEC. & PLUMB. REQUIREMENTS FOR EQUIPMENT SHOWN TO BE VERIFIED & COORD. W/ G.C. PRIOR TO INSTALLATION.
- REFER TO MECH., ELEC. & PLUMB. FOR BUILDING SYSTEMS EQUIPMENT.
- PROVIDE SAW CUT IN CONCRETE SLAB AT A MIN. OF 10'-0" O.C.
- VERIFY DOOR & WINDOW ROUGH OPENINGS WITH MANUFACTURER PRIOR TO FRAMING.

GENERAL NOTES

- CONSULT CIVIL DRAWINGS FOR SITE LAYOUT, FINISHED GRADES, CATCH BASIN, STORM SEWER DESIGN AND UTILITY DESIGN.
- UNLESS NOTED OTHERWISE, ALL ELEVATIONS SHOWN ON THIS PLAN ARE IN RELATION TO FINISH FLOOR SET AT 100'-0".
- ALL SEWER, ELECTRICAL, PLUMBING, AND MECHANICAL SHALL CONFORM WITH ALL LOCAL, STATE AND NATIONAL CODES.
- ALL STEEL ANGLES EXPOSED TO VIEW SHALL BE SHOP PRIMED AND PAINTED.
- DO NOT SCALE DRAWINGS.
- MECHANICAL TO PROVIDE INSULATED CURBS AT ALL EQUIPMENT.
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT.
- MANUFACTURED MATERIALS, EQUIPMENT, ETC., SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTION, UNLESS OTHERWISE NOTED.
- REFER TO STRUCTURAL DRAWINGS FOR LOCATIONS, SIZES, THICKNESSES, MASSES, SLOPES AND TOP OF SLABS, FOUNDATIONS, AND GRADE BEAMS.
- FOUNDATIONS DETAILS SHOWN ON THE ARCHITECTURAL PLANS ARE PROVIDED FOR INFORMATION PURPOSES ONLY. STRUCTURAL DETAILS SHALL GOVERN.
- PROVIDE AND INSTALL INTERIOR AND EXTERIOR SIGNAGE AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL OWNER PROVIDED ITEMS WILL BE COORDINATED BETWEEN THE OWNER AND CONTRACTOR, FOR COORDINATION OF TYPE AND REQUIREMENTS OF EQUIPMENT AND TIME REQUIREMENTS TO KEEP A SCHEDULE.
- 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.
- PROVIDE BACKER ROD AND SEALANT AT ALL INTERIOR PANEL JOINTS THAT ARE EXPOSED.

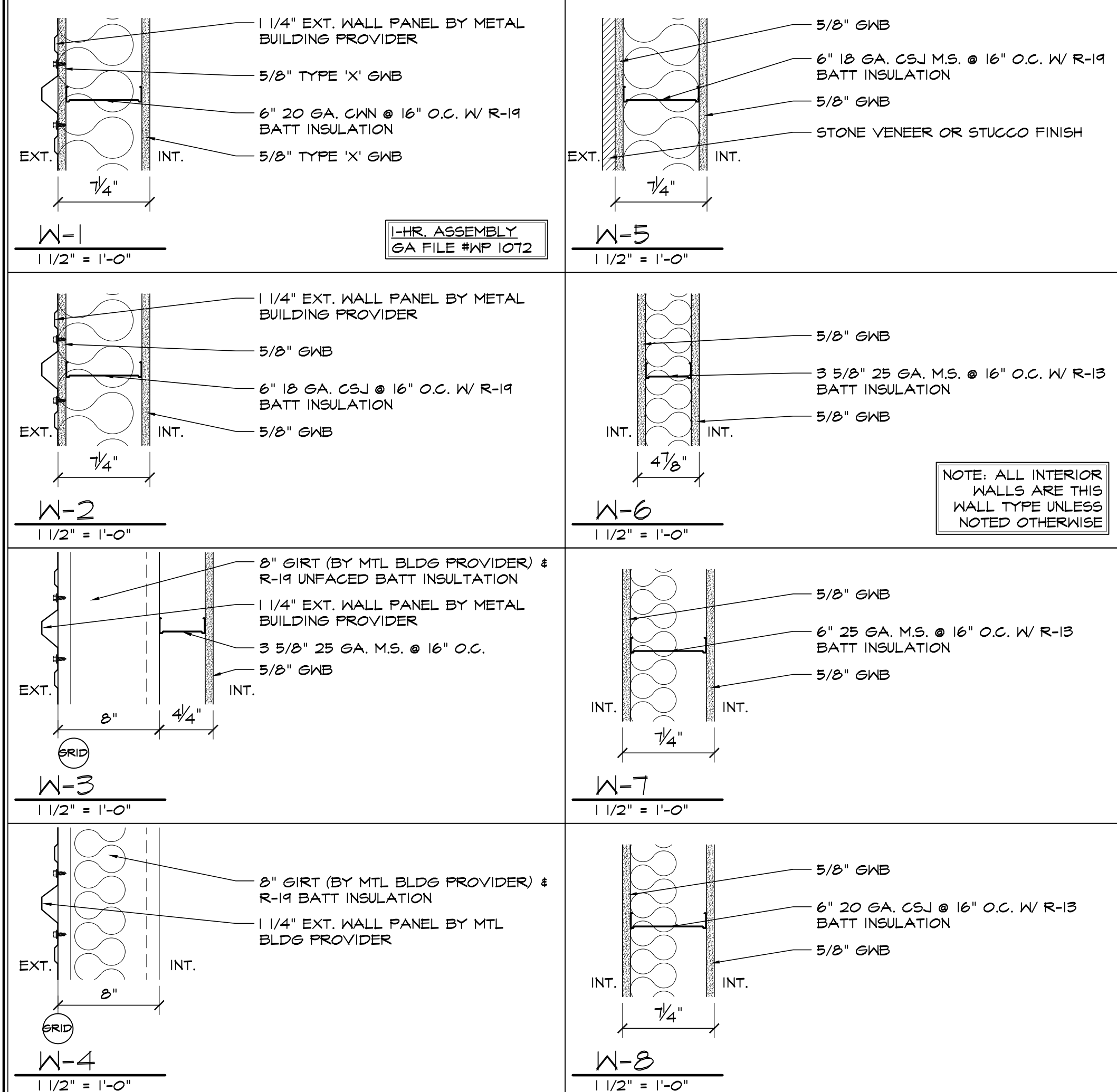
FLOOR PLAN LEGEND

- FULL HEIGHT WALL
- 6" PLUMBING WALL, 9' HIGH
- 1-HR. FIRE RATED WALL
- 9'-0" HIGH WALL

RCP LEGEND

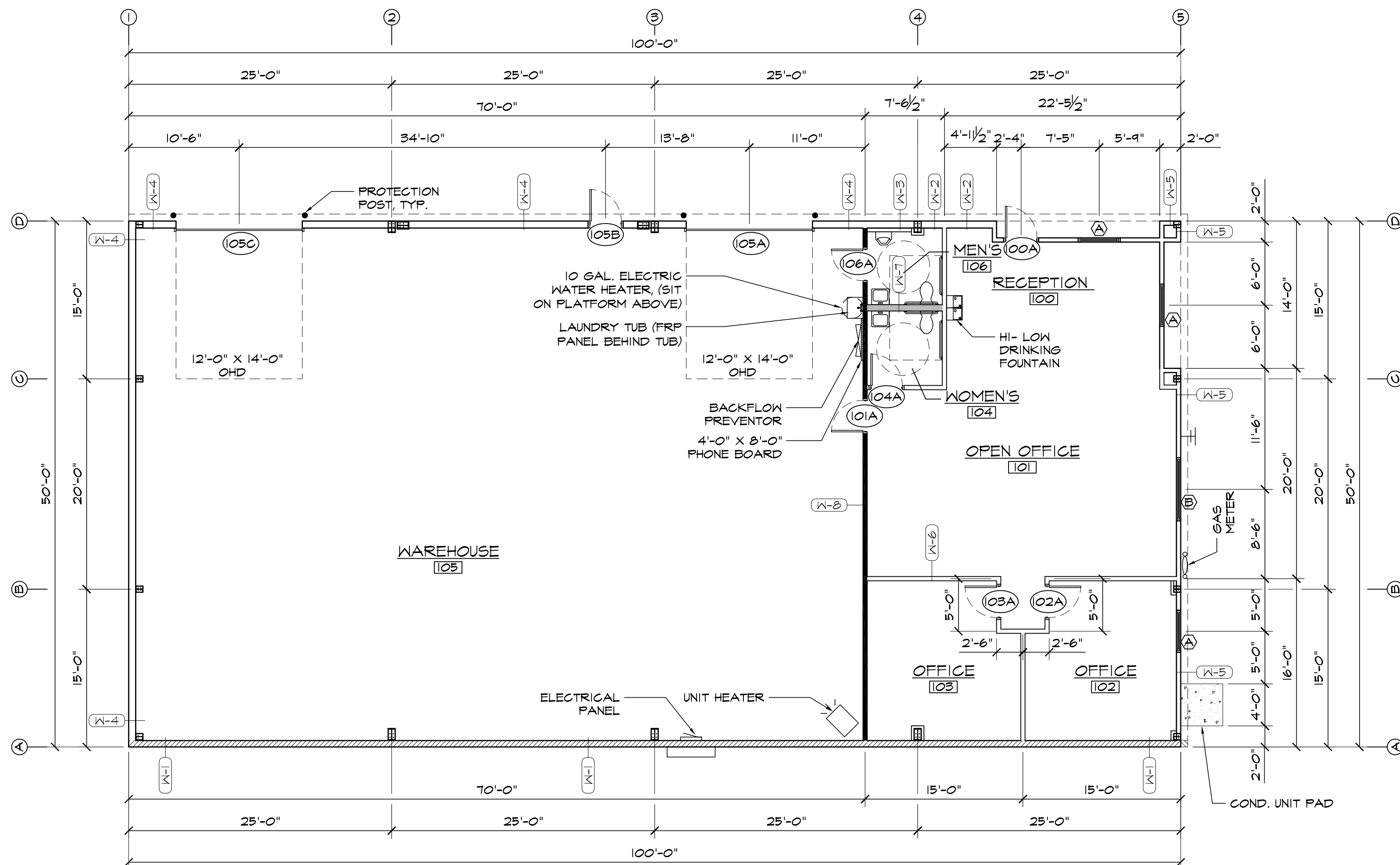
- BULKHEAD, 3 3/8"x25 GA. STUDS W/ TRACK TOP & BTM
- 2 X 4 GRID
- HARD LID
- LIGHT FIXTURE
- SUPPLY
- RETURN

WALL TYPE DETAILS



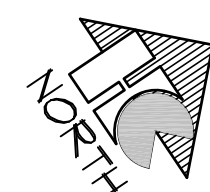
RCP NOTES

- REFER TO ELECTRICAL DRAWINGS FOR LIGHT FIXTURE TYPES AND LOCATIONS.
- ELECTRICAL SUBCONTRACTOR TO COORDINATE WITH MECHANICAL EQUIPMENT PRIOR TO INSTALLATION.
- REFER TO MECHANICAL DRAWINGS FOR DIFFUSER LOCATIONS.
- CENTER ALL SFRINKLER HEADS IN CENTER OF PANEL (IF ABLE). SFRINKLER SUBCONTRACTOR TO COORDINATE WITH MEP SUBS.



① FLOOR PLAN
SCALE: 1/8"=1'-0"

② REFLECTED CEILING PLAN



HAMMERS
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COMMERCIAL GENERAL CONTRACTORS SPECIALIZING IN DESIGN/BUILD
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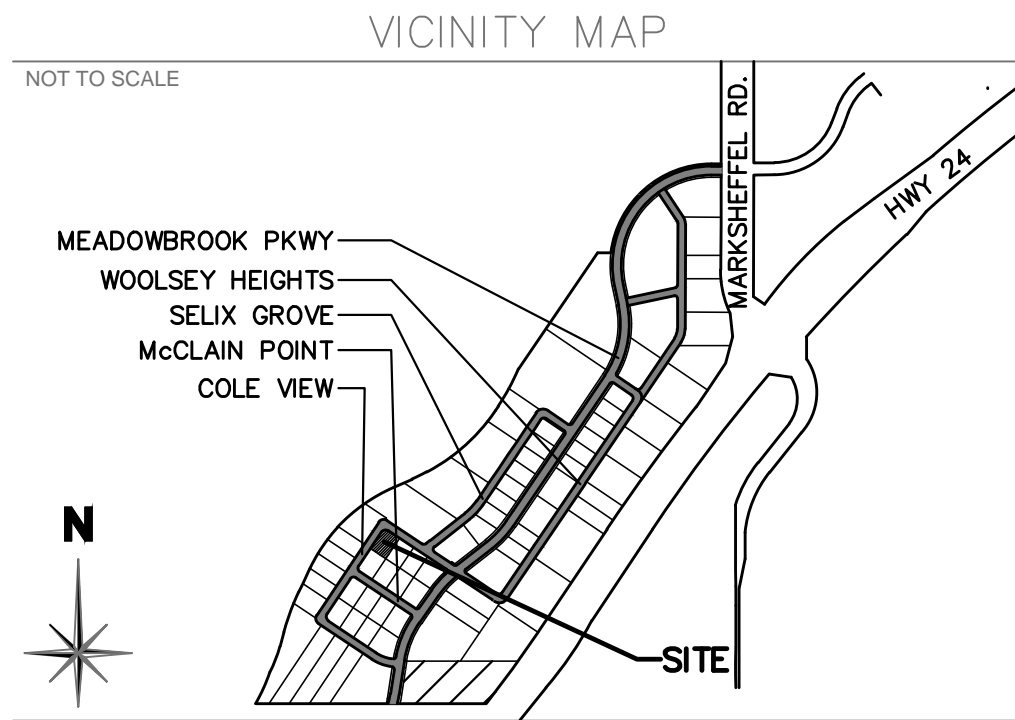
LOT 13
CLARIMONT BUSINESS PARK-LOT 13
1204 COLE VIEW
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, COLORADO

DATE: SEP. 26, 2018
DRAWN BY: A. MCKENZIE
PROJ. MNGR: Y. DYACHENKO
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 1096

△ REVISIONS:
△ FOR DP SUBMITTAL
△
△
△
△

A1.1

FLOOR PLAN



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
COLE VIEW	NON-ARTERIAL	10/75 FT	201	1/30 FT	1/4 (SHRUB AND PERENNIAL SUBSTITUTES FOR TREES IN WATER QUALITY)

MOTOR VEHICLE LOTS (MV)			
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/5 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	2/3 LENGTH OF FRONTAGE (FT.)
12	1/1	NA	NA
MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50% PROV.		
NA	NA		

INTERNAL LANDSCAPING (IL)			
INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS.			
NET SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (5%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
22,821 SF	NON-RESIDENTIAL	1141/2200	2/1
SHRUB SUBSTITUTES REQ./PROV.	INTERNAL PLANT ABBR. DEVOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.	
10/10	IL	30%/50%	

LANDSCAPE BUFFERS AND SCREENS (LS)				
STREET NAME OR PROPERTY LINE (ELEV.)	LINEAR FOOTAGE: 150 LF NORTH	SETBACK BUFFER REQ. / PROV. FENCE	BUFFER TREES (1/200) REQ./PROV. - NA	EVERGREEN TREES (1/3) REQ./PROV. - NA
OPAQUE FENCE REQUIREMENT: ALONG ENTIRE BOUNDARY FENCE FOR BUFFER REQUIREMENT				

CODE REQUIREMENTS

PLANT SCHEDULE

Symbol	Abbr.		Botanical Name	Common Name	Mature WidthX HT.	Planting Size
DECIDUOUS TREES:						
	GT	1	Gleditsia triacanthos	Skyline Honeylocust	30'X25'	1-1/2"cal.
	MS	5	Malus 'Spring Snow'	Spring Snow Crabapple	15'X15'	1-1/2"cal.
EVERGREEN SHRUBS:						
	JA	15	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	6-8'X2-3'	#5 cont
DECIDUOUS SHRUBS:						
	SBG	1	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	3-4' x 2-3'	#5 cont
	PO	9	Potentilla fruticosa 'Abbotswood'	Abbotswood Potentilla	3-4' x 2-3'	#5 cont
	SJ	10	Spiraea japonica 'Majic Carpet'	Majic Carpet, Spirea	1-2' x 1-2'	#5 cont
ORNAMENTAL GRASSES:						
	CA	11	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-3' x 2-3'	#1 cont
	CAO	9	Oryzopsis hymenoides	Indian Ricegrass	1-2'	#1 cont
PERENNIALS						
	ACH	9	Achillea caerulea	White Yarrow	24" x 24"	#1 cont
	HEM	9	Hemerocallis 'Red Magic'	Red Magic Daylily	18" x 12"	#1 cont
	GAB	12	Gaillardia aristata	Blanket Flower	1-2'	#1 cont

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

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	Denver Granite: 1.5" Diameter (with weed barrier)	1686 SF
	Blue/Gray River Rock: 1.5" Diameter (with weed barrier)	464 SF
	River Cobble Rock: 2-4" Diameter (with weed barrier)	1139 SF

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

VERIFY ROCK TYPE, COLOR AND SIZE WITH OWNER PRIOR TO INSTALLATION. SUBMIT SAMPLES TO OWNER FOR APPROVAL.

GRADE NOTE

GRADE SHALL BE ESTABLISHED BASED ON SITE AND PLANTING PLAN. SOIL GRADE AT 2-4" ROCK DIAMETER AREAS SHALL BE 3" BELOW TOP OF SIDEWALK/CURB/PAVING. AT 1.5" AND .75" DIAMETER ROCK MULCH AREAS GRADE SHALL BE 3" BELOW SIDEWALK/CURB/PAVING.

IRRIGATION SYSTEM NOTE

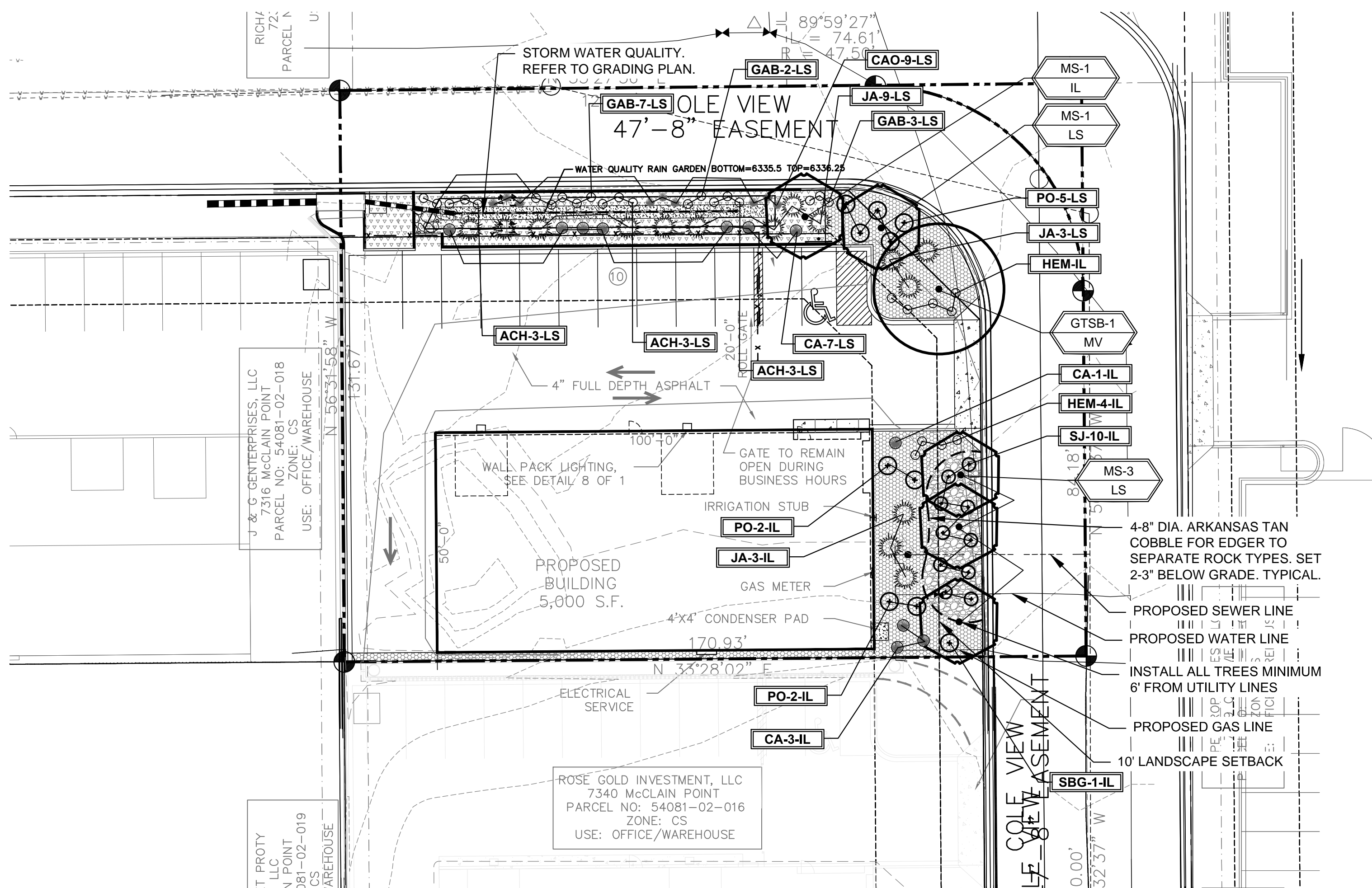
NOTE: IRRIGATION SYSTEM TO BE DESIGN/BUILD FOR ALL PLANTING AREAS WITH DRIP FOR ALL PLANTS. COORDINATE WITH GENERAL CONTRACTOR AND OWNER.

LAYOUT NOTE

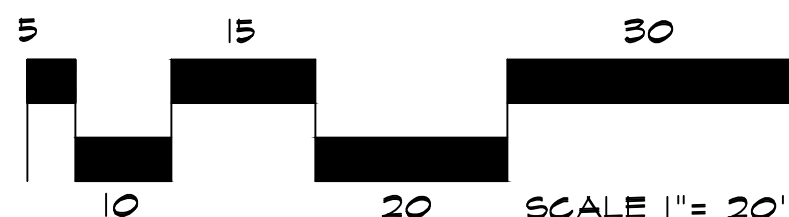
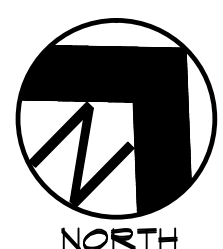
CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN WILL REQUIRE APPROVAL BY EL PASO COUNTY AND OWNER REPRESENTATIVE.

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.



LANDSCAPE PLAN



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 160PSI. FOR SANITARY SEWER AND WATER MAINS 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 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.



Know what's below.
Call before you dig.

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

5550 NORTH ACADEMY BLVD. STE 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-266-1122



LOT 13, 7204 COLE VIEW
CLAREMONT BUSINESS PARK
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, CO

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PREPARED FOR:
HAMMERS CONSTRUCTION

NOT FOR CONSTRUCTION

JOB NUMBER
793-18

REVISIONS

11-13-18 PER COMMENTS

ORIGINAL DATE 9-19-18

DRAWN BY: JIM

DESCRIPTION:

LANDSCAPE PLAN

SHEET NO.

L1.1

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.

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 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.

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 BY THE OWNER.

LANDSCAPE CONTRACTOR SHALL NOTIFY OWNER 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 PREEN PLANT SAFE PRE-EMERGENT WEED CONTROL IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.GREEN.COM

STEEL EDGING TO BE ROLL-TOP GALVANIZED (1/8" X 4" X 10') WITH SPINS (4 PER SECTION) OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" MAXIMUM ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. SEE PLAN FOR EDGING LOCATIONS.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH 3 oz POLYSPUN WEED BARRIER WITH STAPLES AT 5' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

SOIL PREP NOTES

SOIL PREPARATION FOR UNDISTURBED AND/OR COMPACTED AREAS:

- 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.

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.

MAINTENANCE NOTE

ON-GOING MAINTENANCE DURING CONSTRUCTION:

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. RE-MULCH 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

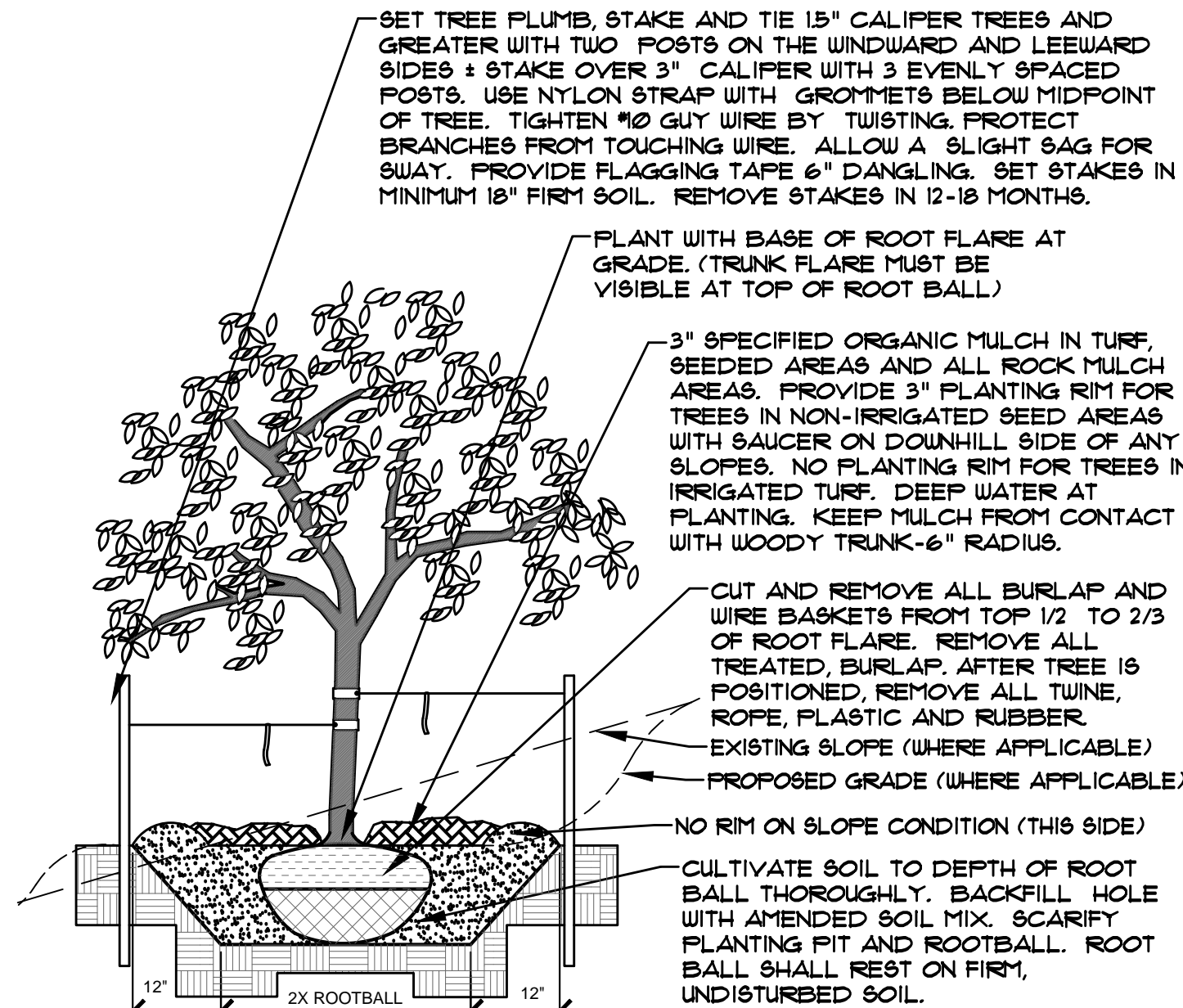
AS AGREED WITH OWNER CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL AND IRRIGATION SYSTEM.

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 NEEDING 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:

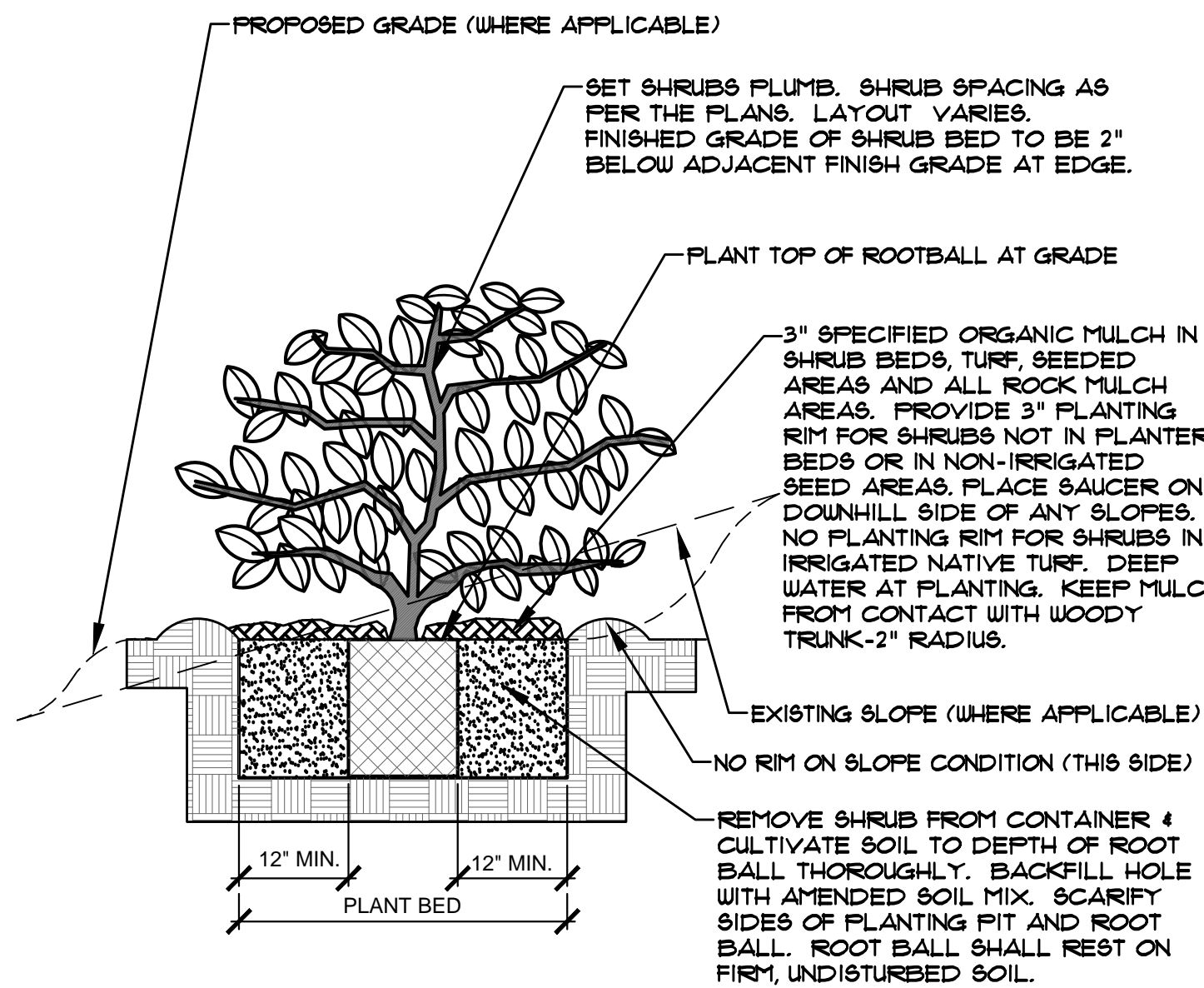
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
- NO STRUCTURAL PRUNING OF TREE UNTIL 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 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:

- 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, SET IT 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

DOCUMENT NOTE

IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, LANDSCAPE ARCHITECT SHALL NOT CONTROL, OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR CONSTRUCTION SAFETY, OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH LANDSCAPE ARCHITECT'S DOCUMENTS.

HIGHER GROUND DESIGNS, INC.

LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN

5550 NORTH ACADEMY BLVD. STE 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-266-1122



LOT 13, 7204 COLE VIEW
CLAREMONT BUSINESS PARK
COLORADO SPRINGS, CO 80915
EL PASO COUNTY, CO

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PREPARED FOR:
HAMMERS CONSTRUCTION

NOT FOR CONSTRUCTION

JOB NUMBER
793-18

REVISIONS

11-13-18 PER COMMENTS

ORIGINAL DATE **9-19-18**

DRAWN BY: **JM**

DESCRIPTION:

DETAILS AND NOTES

SHEET NO.

L1.2

CALCULATION ZONE 1 STATISTICS					
DESCRIPTION	SYMBOL	AVERAGE	MAXIMUM	MINIMUM	AVG/MIN
CALCULATION ZONE 1	+	1.0 fc	4.7 fc	0.1 fc	10.0:1

LIGHT FIXTURE SCHEDULE									
TYPE	MFG.	CATALOG NO.	LAMPS		MTG.	DESCRIPTION	NOTES	VOLTS	TOTAL WATTS
			QUAN.	WATT					
DNL1	LITHONIA	LDN6 35/05 LOGAR LD	1	7.6	LED	RECESSED	6IN LDN, 3500K, 500LM, 80CRI, CLEAR, MATTE DIFFUSE REFLECTOR	120	7.6
WP1	LITHONIA	DSXW1 LED 20C 530 40K T4M MVOLT HS	1	34.9	LED	SURFACE	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T4M OPTIC, 4000K, @ 530mA WITH HOUSE-SIDE SHIELDS.	120	34.9
WP2	LITHONIA	DSXW1 LED 10C 350 40K T2S MVOLT	1	13.3	LED	SURFACE	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T2S OPTIC, 4000K, @ 350mA.	120	13.3

RICHARD J. THEISEN
7231 COLE VIEW
PARCEL NO: 54081-02-040
ZONE: CS
USE: VACANT

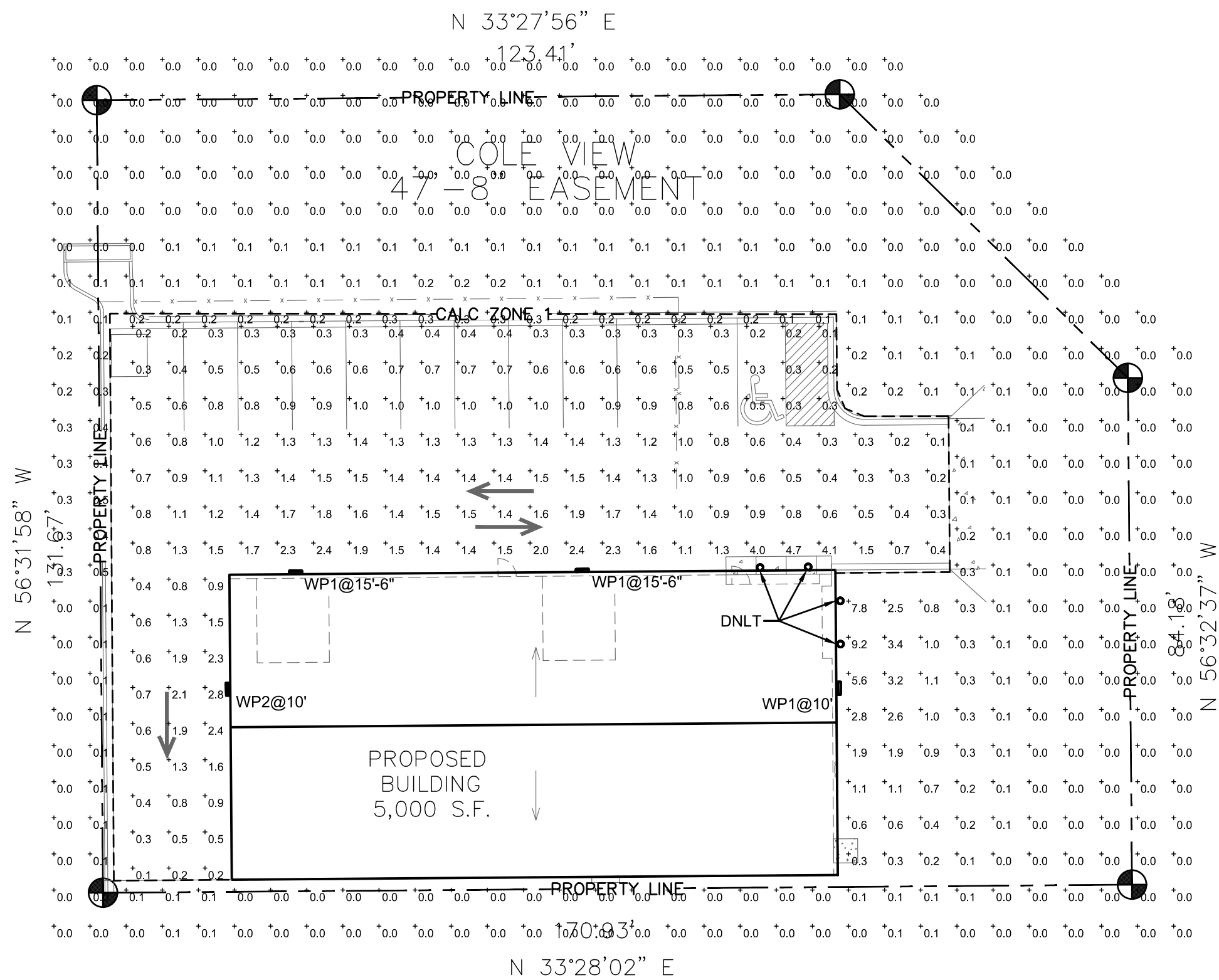
RICHARD J. THEISEN
7231 COLE VIEW
PARCEL NO: 54081-02-041
ZONE: CS
USE: OFFICE/WAREHOUSE



2 LDN6 LED DOWNLIGHT (DNLT)
8 SCALE: NONE



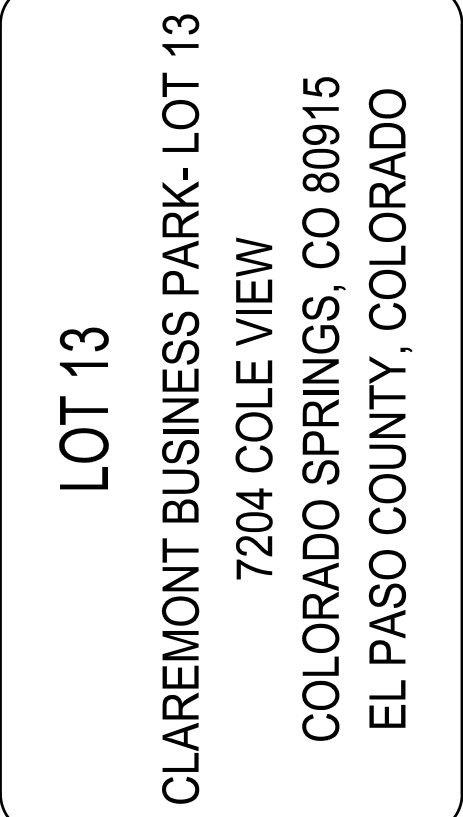
3	DSXW1 WALLPACK LUMINAIRE (WP1 & WP2)
8	SCALE: NONE



ROSE GOLD INVESTMENT, LLC
7340 McCLAIN POINT
PARCEL NO: 54081-02-016
ZONE: CS
USE: OFFICE/WAREHOUSE

1 SITE PHOTOMETRIC
8 SCALE: 1/16" = 1'

URPE PROPERTIES, LLC
7189 COLE VIEW
PARCEL NO: 54081-02-043
ZONE: CS
USE: OFFICE/WAREHOUSE



REVIEW SET; NOT FOR
CONSTRUCTION

DATE: SEPT. 27, 2018
DRAWN BY: C.C.F.
PROJ. MNGR: Y. DYACHENKO
SCALE: SEE PLAN
APPROVED BY:
JOB NO: 18-1002

HAMMERS
CONSTRUCTION INC.

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