

DEVELOPMENT PLAN SUBMITTAL #1 12.18.20
DEVELOPMENT PLAN RESUBMITTAL #2 02.03.21
DEVELOPMENT PLAN RESUBMITTAL #3 03.25.21
DEVELOPMENT PLAN RESUBMITTAL #4 04.09.21

PROJECT FORGE DESCRIPTION:

THE PROPOSED PROJECT IS A REDEVELOPMENT OF AN EXISTING SITE AT 4611 FORGE ROAD. THE SITE WILL CONSIST OF THREE PRIMARY ENTRY POINTS WITH PARKING SURROUNDING A NEW 104,767 SF DELIVERY STATION ON 19.054 ACRES. WATER QUALITY WILL BE LOCATED AT THE SE CORNER OF THE SITE.

LEGAL DESCRIPTION

LOT 1, WESTERN FORGE SUBDIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 2006 AT RECEPTION NO. 206712251, COUNTY OF EL PASO, STATE OF COLORADO

NOTES:

1. FEMA CLASSIFICATION: THE PROPERTY IS LOCATED WITHIN ZONE X (AREAS TO BE DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) PER FEMA FLOOD INSURANCE RATE MAPS NUMBER 08041C0514F DATED MARCH 17, 1997.
2. GEOLOGIC HAZARD STUDY DISCLOSURE STATEMENT: THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GELOGIC HAZARD REPORT PREPARED BY NINYO & MOORE DATED 11/17/2020, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THE PROPERTY: 4607 FORGE ROAD. A COPY OF SAID REPORT HAS BEEN PLACED WITH FILE #AR DP 20-00840 OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 NEVADA AVE, SUITE 105, COLORADO SPRINGS, CO IF YOU WOULD LIKE TO REVIEW SAID REPORT.
3. ADD A PLAN NOTE AS FOLLOWS:
"SIGNAGE IS NOT APPROVED PER PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION."
4. ADD A NOTE REGARDING TRAFFIC CONTROL SIGNAGE STATING:
"ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385-6720 FOR ASSISTANCE."
5. ADD A PLAN NOTE ADDRESSING THE MAINTENANCE OF TRACTS, SIDEWALKS, PRIVATE ROADS, OR OTHER PRIVATE IMPROVEMENTS. AN EXAMPLE IS AS FOLLOWS:
"PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE FOR SHARED COMMON TRACTS, ACCESS DRIES, PRESERVATION AREAS, AND LANDSCAPE AREAS ADJACENT TO THEIR PROPERTY."
6. FOR PLANS WITH SITE LIGHTING, ADD/REVISE A PLAN NOTE TO READ AS FOLLOWS:
"PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ON ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED."
7. ADA DESIGN PROFESSIONAL STANDARDS NOTE:
THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER."
8. THERE ARE NO EXISTING STORMWATER FACILITIES ON SITE PROVIDING WATER QUALITY OR DETENTION.
9. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.
10. ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719-385- 6720 FOR ASSISTANCE.
11. PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE FOR SHARED COMMON TRACTS, ACCESS DRIVES, PRESERVATION AREAS, AND LANDSCAPE AREAS ADJACENT TO THEIR PROPERTY.
12. PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL BE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
13. STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.



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4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, COLORADO 80237 (303) 228-2300

PROJECT FORGE
DEVELOPMENT PLAN

LOT 1, WESTERN FORGE SUBDIVISION NO. 2, IN THE COUNTY OF EL PASO, STATE OF COLORADO



VICINITY MAP - N.T.S.



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STATISTICAL INFORMATION

Zone District: PIP2 - PLANNED INDUSTRIAL PARK / CPC P 65 - 35		
4611 FORGE ROAD - PARCEL #7324405009		
General Zone Lot Information	Square Feet	Acres
Lot Area	830,011 SF	19.054 AC
Building Area	104,767 SF	
Building Setbacks	FRONT	25'-0"
	SIDE	10'-0"
	REAR	25'-0"
Landscape Setbacks		10'-0"
Lot Coverage	30% MAX	
Existing Use	WAREHOUSE/STORAGE/MANUFACTURING	
Proposed Uses	WAREHOUSE AND DISTUBUTION	
Max Building Height, Feet		45'-0"
Building Height, Feet		36'-3" (5' BELOW 41'-3" ROOF RIDGE)
Associate Parking	Required	Provided
Standard Spaces - Office (1 per 400 sf)	30	
Standard Spaces - Warehouse (1 per 1,000sf)	93	
Total Associate Spaces Required	123	153
Accessible	5	7
Van Stalls (11'x27')		429

DEVELOPER/OWNER

TC PURSUIT SERVICES

TAYLOR NELSON
1225 17th STREET,
SUITE 3175
DENVER, COLORADO 80202
PH: (303) 628-1738

ARCHITECT

WARE MALCOMB

STEVE SMITH
S. BROADWAY, SUITE 320
DENVER, CO 80209
PH: (303) 689-1517

CIVIL ENGINEER / LANDSCAPE ARCHITECT

KIMLEY-HORN

RALEIGH WOOD
2 NORTH NEVADA AVE, SUITE 300
SUITE 350
COLORADO SPRINGS, CO 80903
PH: (719) 453-0180

CITY APPROVAL:



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dsexton

Signage is not approved with this plan.
A separate sign permit is required.
Contact Development Review at
2880 International Circle Ste 200
for sign plan applications.

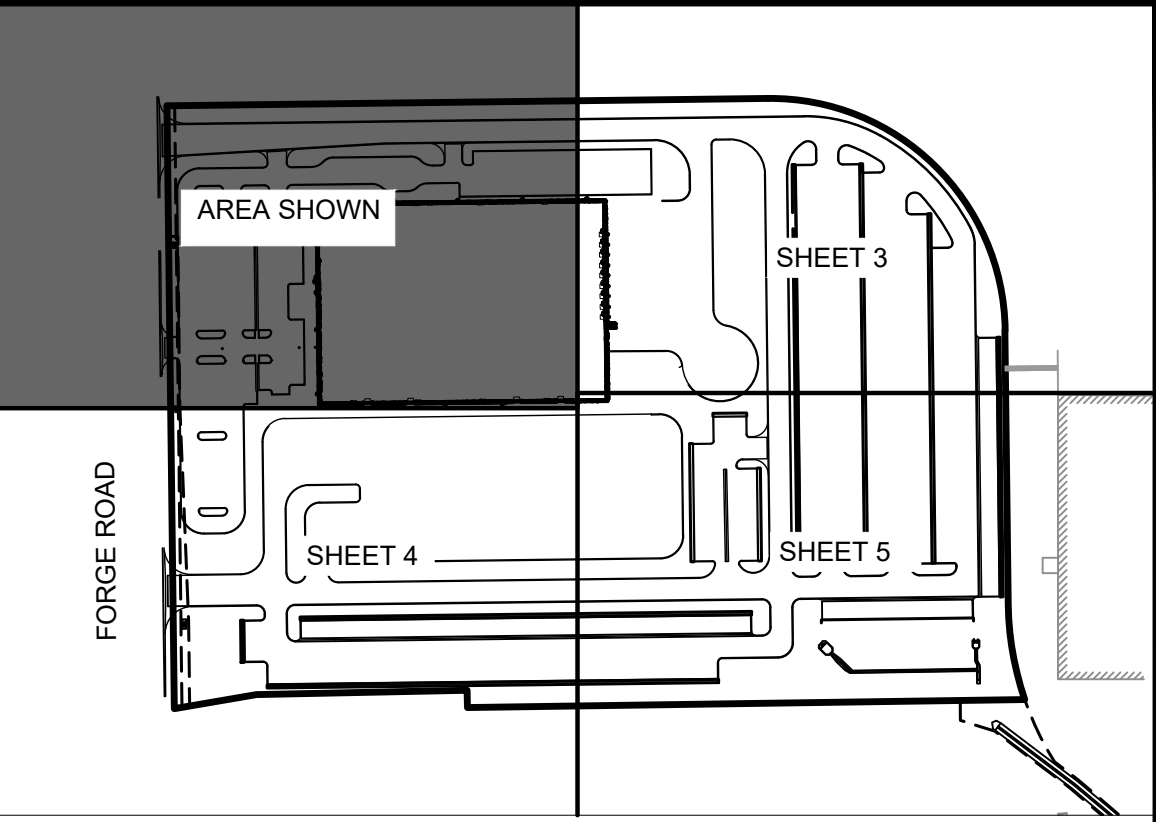
PROJECT FORGE

DEVELOPMENT PLAN

LOT 1, WESTERN FORGE SUBDIVISION NO. 2, IN THE COUNTY OF EL PASO, STATE OF COLORADO

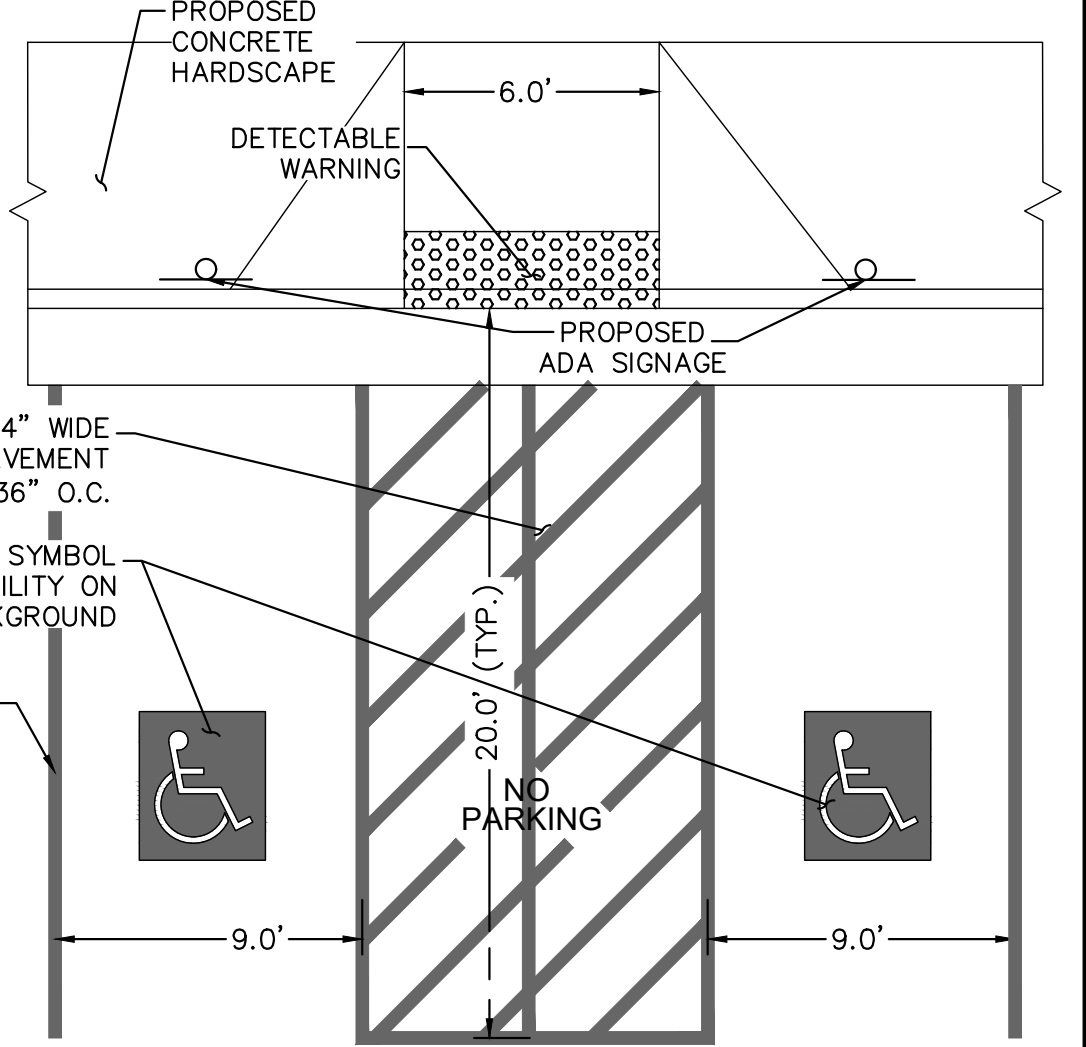
LEGEND

- PROPERTY LINE
- ACCESSIBLE ROUTE
- PROPOSED UTILITY EASEMENT
- EXISTING EASEMENT
- PROP. 6" CATCH CURB AND GUTTER
- PROP. 6" SPILL CURB AND GUTTER
- CONCRETE SIDEWALK (4")
- * HEAVY DUTY CONCRETE PAVEMENT (6")
- * STANDARD DUTY ASPHALT PAVEMENT (4" AC/4" ABC)
- * HEAVY DUTY ASPHALT PAVEMENT (6" AC/8" ABC)
- EASEMENT VACATION

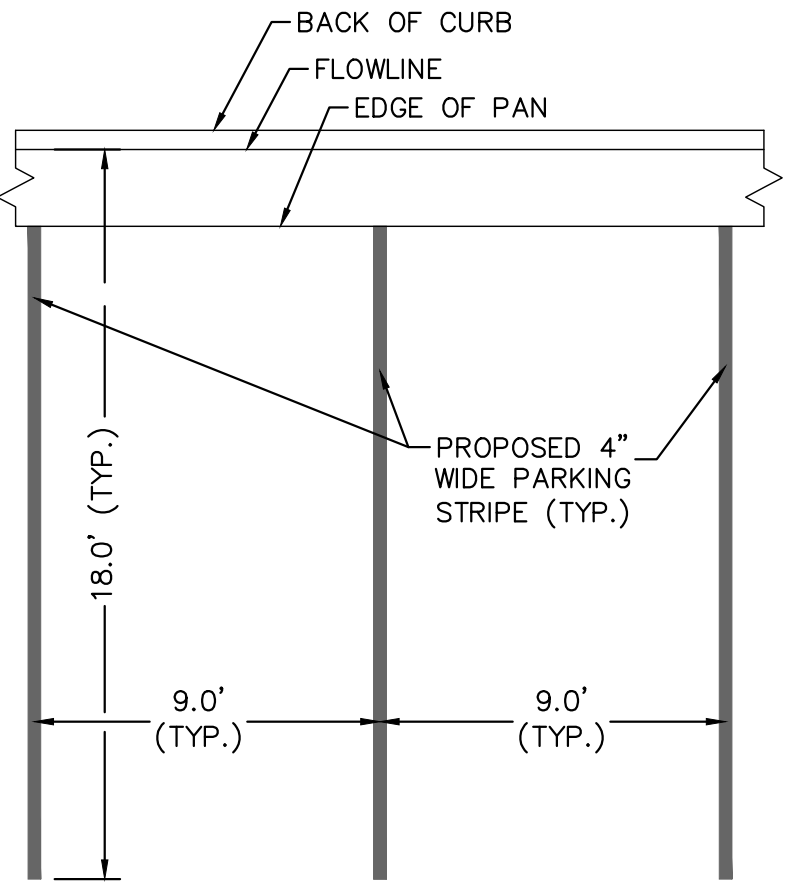


KEY MAP
SCALE: 1"=250'

* REFERENCE GEOTECH EVALUATION BY NINYO & MOORE (PREPARED NOV. 17TH, 2020) FOR PAVEMENT SECTIONS. STANDARD AND HEAVY DUTY ASPHALT PAVEMENTS TO BE AC/ABC.
AC=ASPHALT CONCRETE
ABC=CDOT CLASS 6 AGGREGATE BASE COURSE
SEE SHEET C1.3-C1.4 FOR SIGN DETAILS



ACCESSIBLE PARKING DETAIL
N.T.S.



STANDARD ASSOCIATE VEHICLE PARKING DETAIL
N.T.S.

CITY APPROVAL:

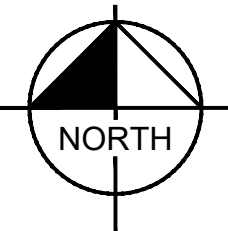
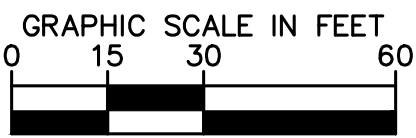


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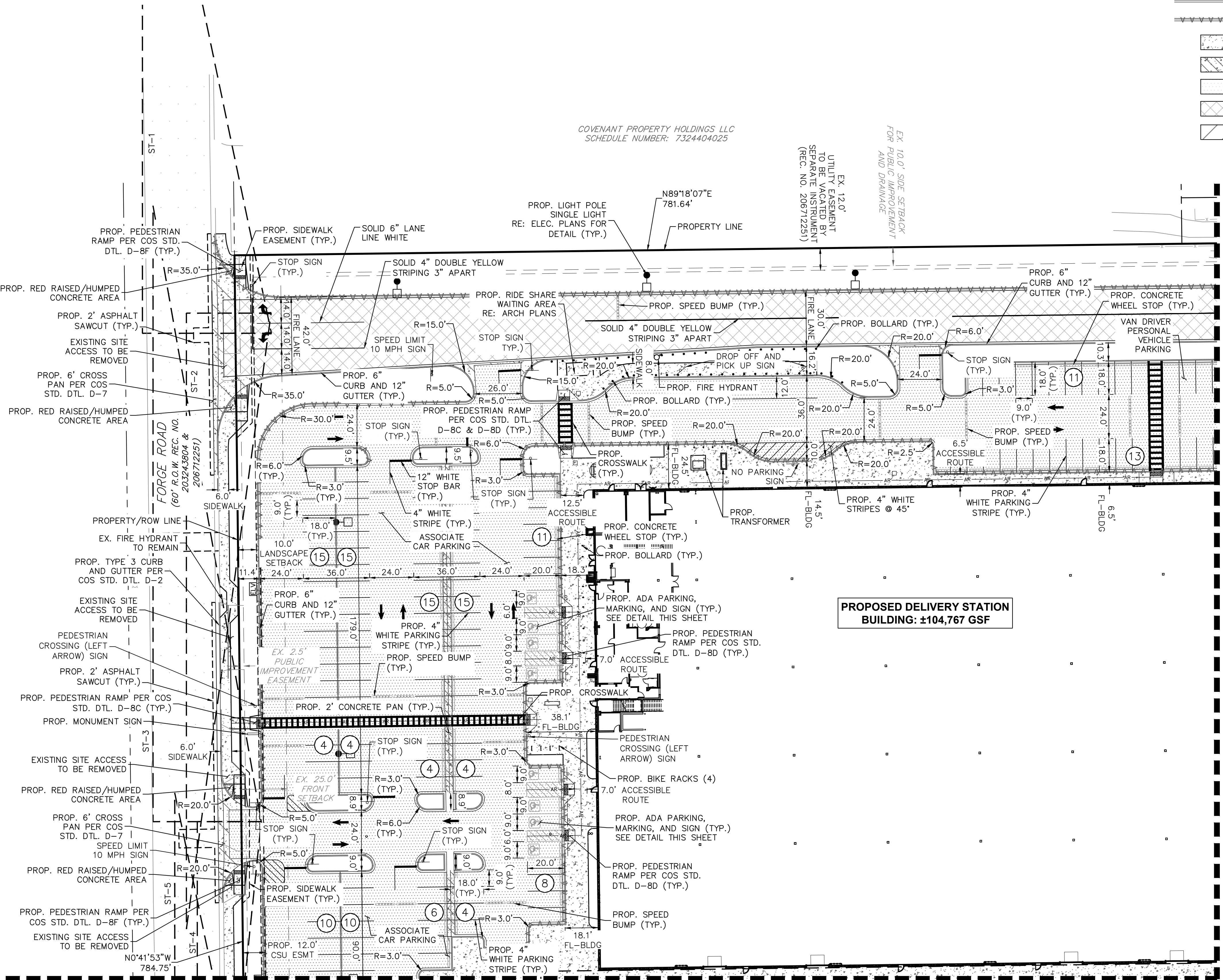
NOTE:
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SIGHT TRIANGLE INFO

- ST-1: 335' (30 MPH)
- ST-2: 335' (30 MPH)
- ST-3: 335' (30 MPH)
- ST-4: 335' (30 MPH)



SITE PLAN SHEET 1 OF 4
SHEET 2 OF 22

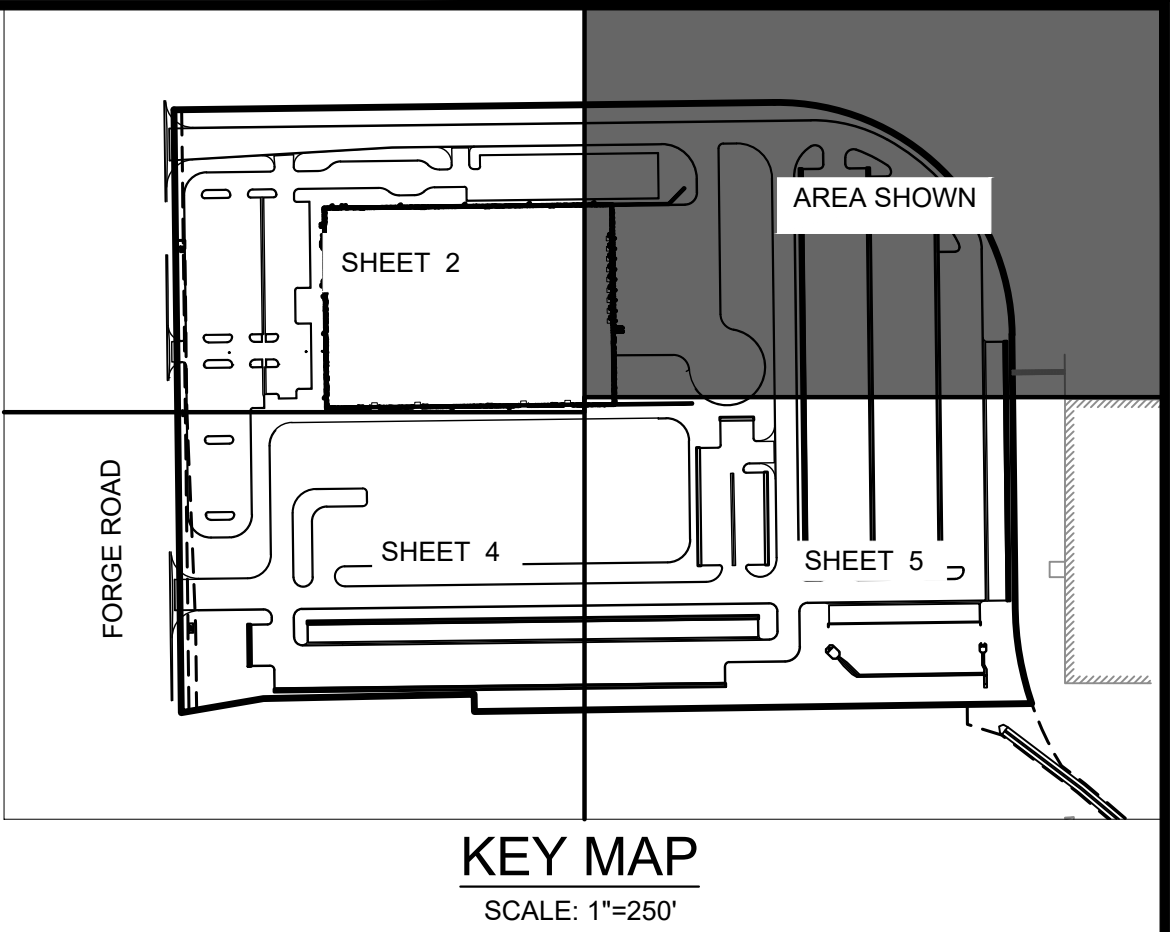


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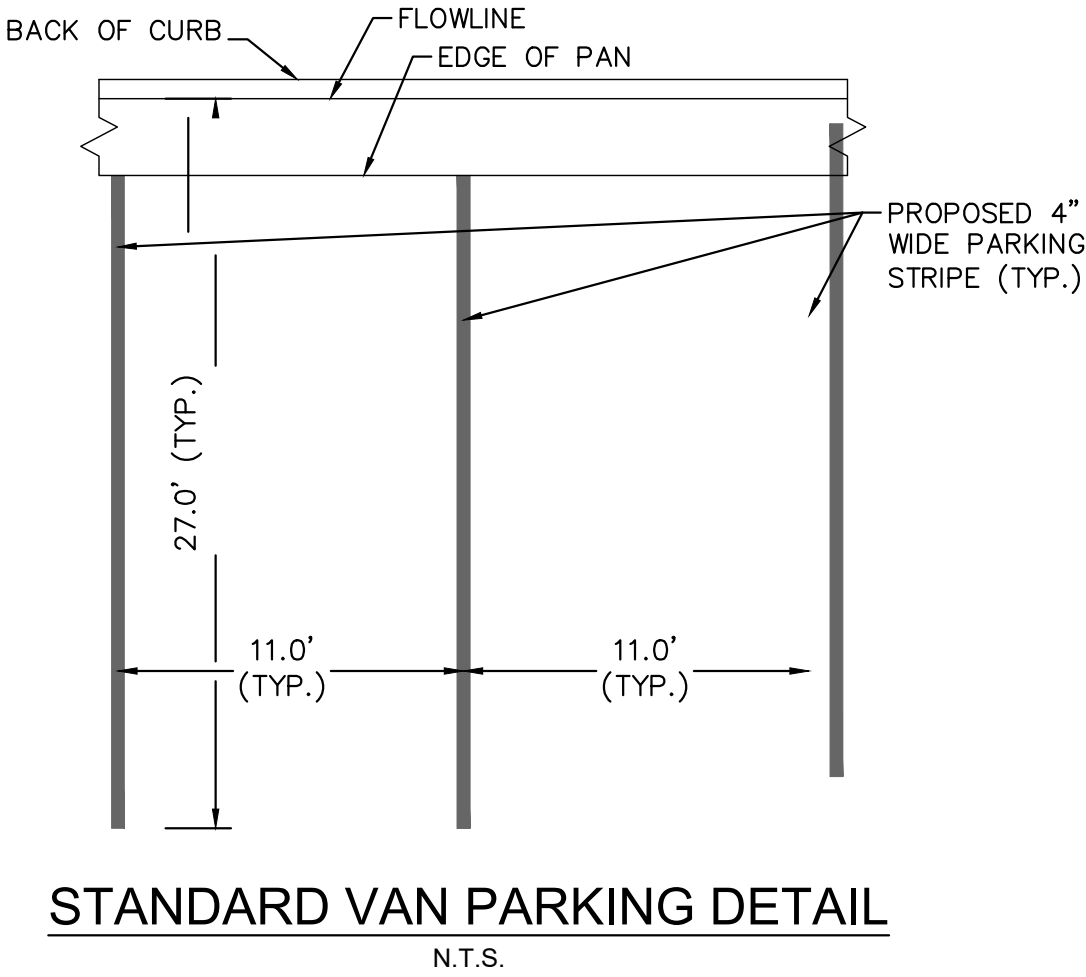


LEGEND

—	PROPERTY LINE
— AR —	ACCESSIBLE ROUTE
---	PROPOSED UTILITY EASEMENT
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=====	PROP. 6" CATCH CURB AND GUTTER
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SEE SHEET C1.3-C1.4 FOR SIGN DETAILS



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CITY APPROVAL:



Land Use Review
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SITE PLAN SHEET 2 OF 4
SHEET 3 OF 22

PROJECT FORGE DEVELOPMENT PLAN - CITY FILE NO. AR DP 20-00840

BEACHWOOD PARTNERS EB LLC
SCHEDULE NUMBER: 7324404002
LOT 2
REPLAT OF A PORTION OF PIKES
PEAK INDUSTRIAL PARK SUBDIVISION
NO. 2 PLAT BOOK U-2, PAGE 35

655 ELKTON DRIVE LLC
SCHEDULE NUMBER: 7324404010
LOT 3A
REPLAT OF A PORTION OF PIKES
PEAK INDUSTRIAL PARK SUBDIVISION
NO. 2 PLAT BOOK U-2, PAGE 35

CATALANO FAMILY LLP
SCHEDULE NUMBER: 7324404016
LOT 1 QUARTZ DRISCOLL
SUBDIVISION, FILING NO. 2
PLAT BOOK B-4, PAGE 87

BALANCED ROCK EQUITIES LLC
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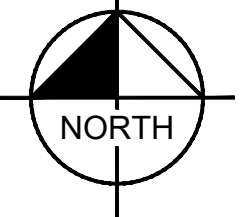
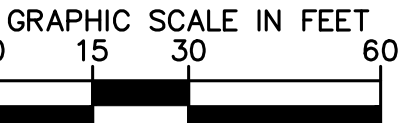
ALPINE ENTERPRISES LLC
SCHEDULE NUMBER: 7324404022

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 5



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PROJECT FORGE
DEVELOPMENT PLAN

LOT 1, WESTERN FORGE SUBDIVISION NO. 2, IN THE COUNTY OF EL PASO, STATE OF COLORADO

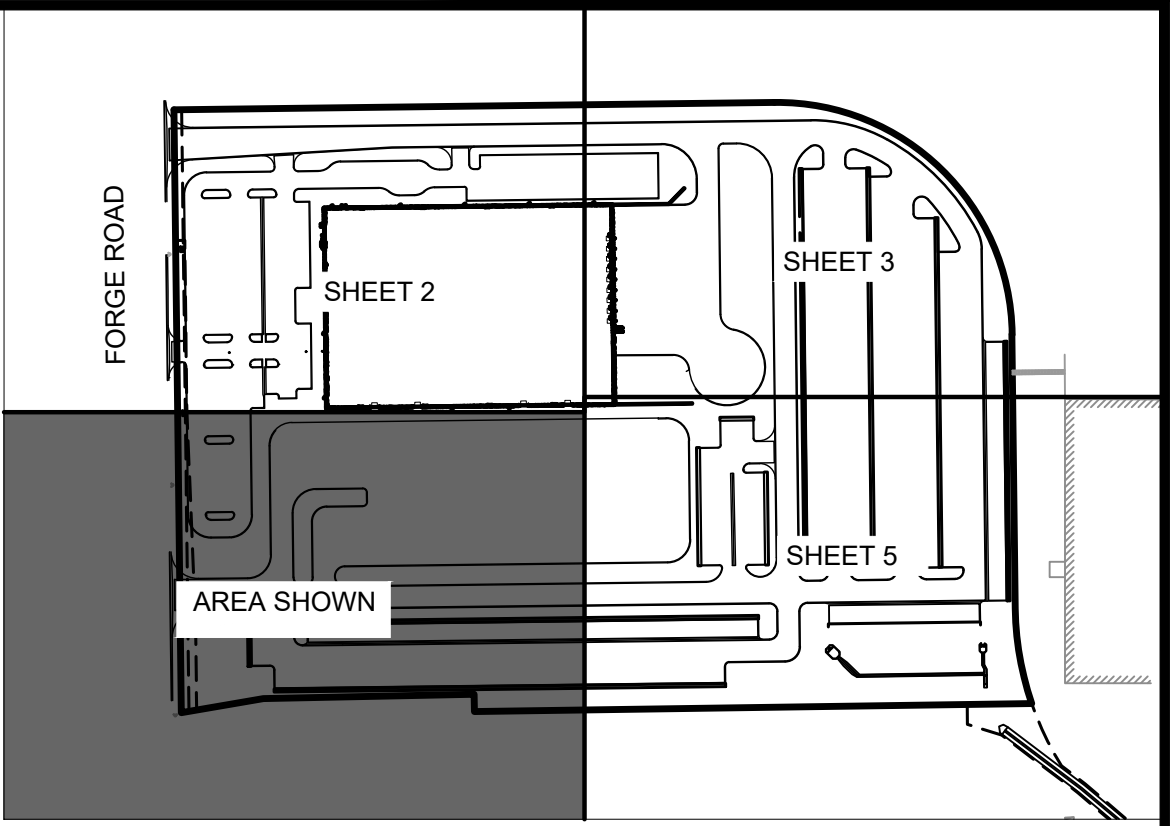
MATCHLINE - SEE SHEET 2

LEGEND

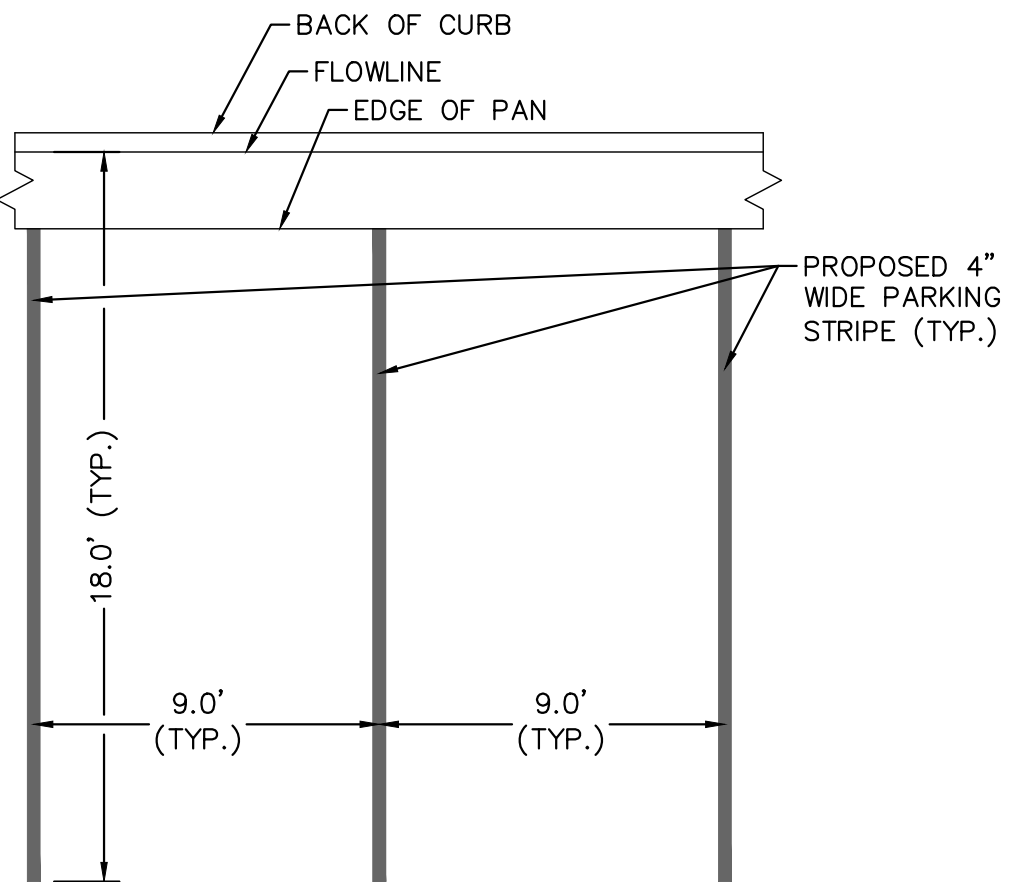
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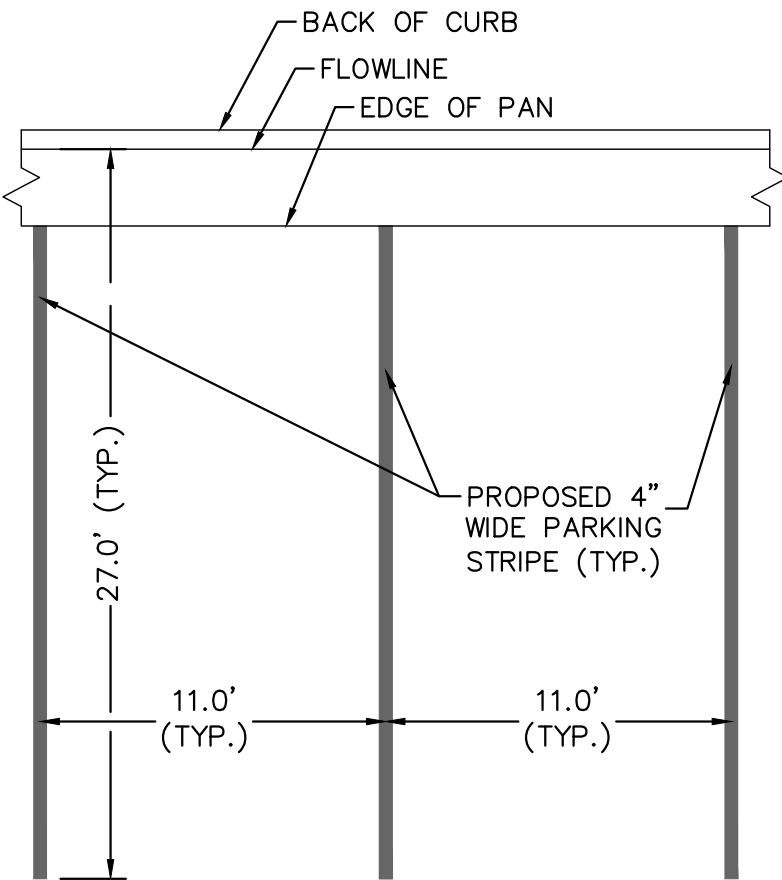


KEY MAP
SCALE: 1"=250'



STANDARD ASSOCIATE
VEHICLE PARKING DETAIL

N.T.S.



STANDARD VAN PARKING DETAIL

N.T.S.

CITY APPROVAL:



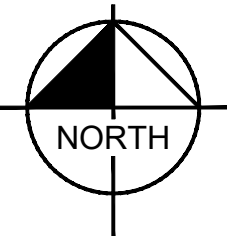
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ST-6: 335' (30 MPH)

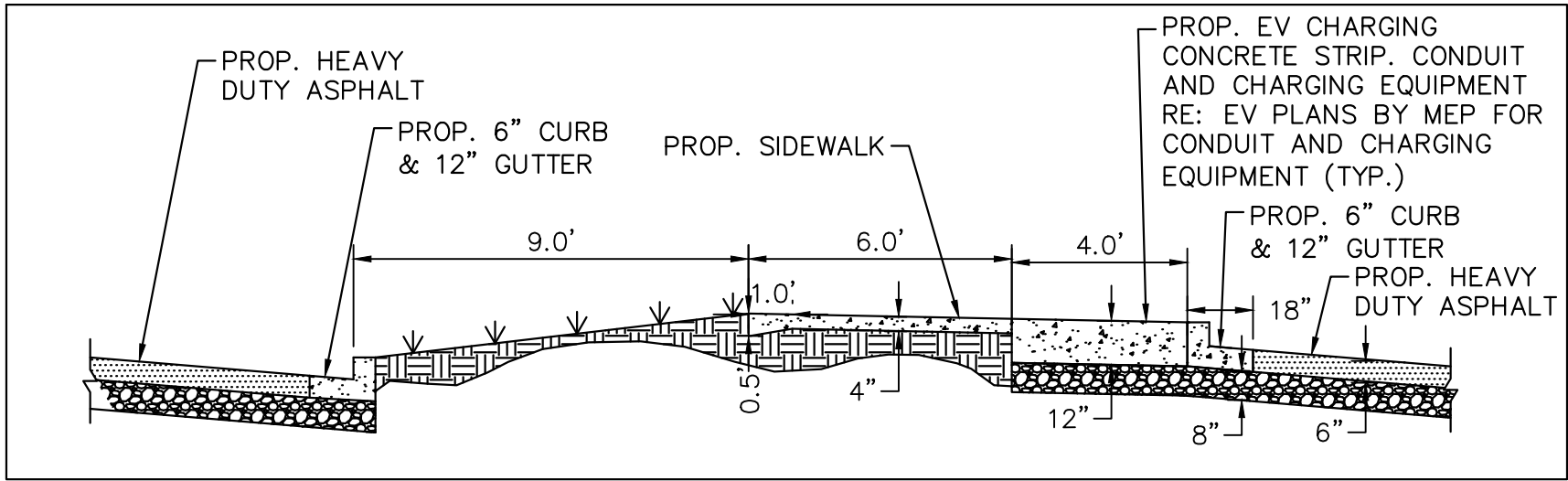
GRAPHIC SCALE IN FEET
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SITE PLAN SHEET 3 OF 4
SHEET 4 OF 22

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SECTION A-A (TYP.)

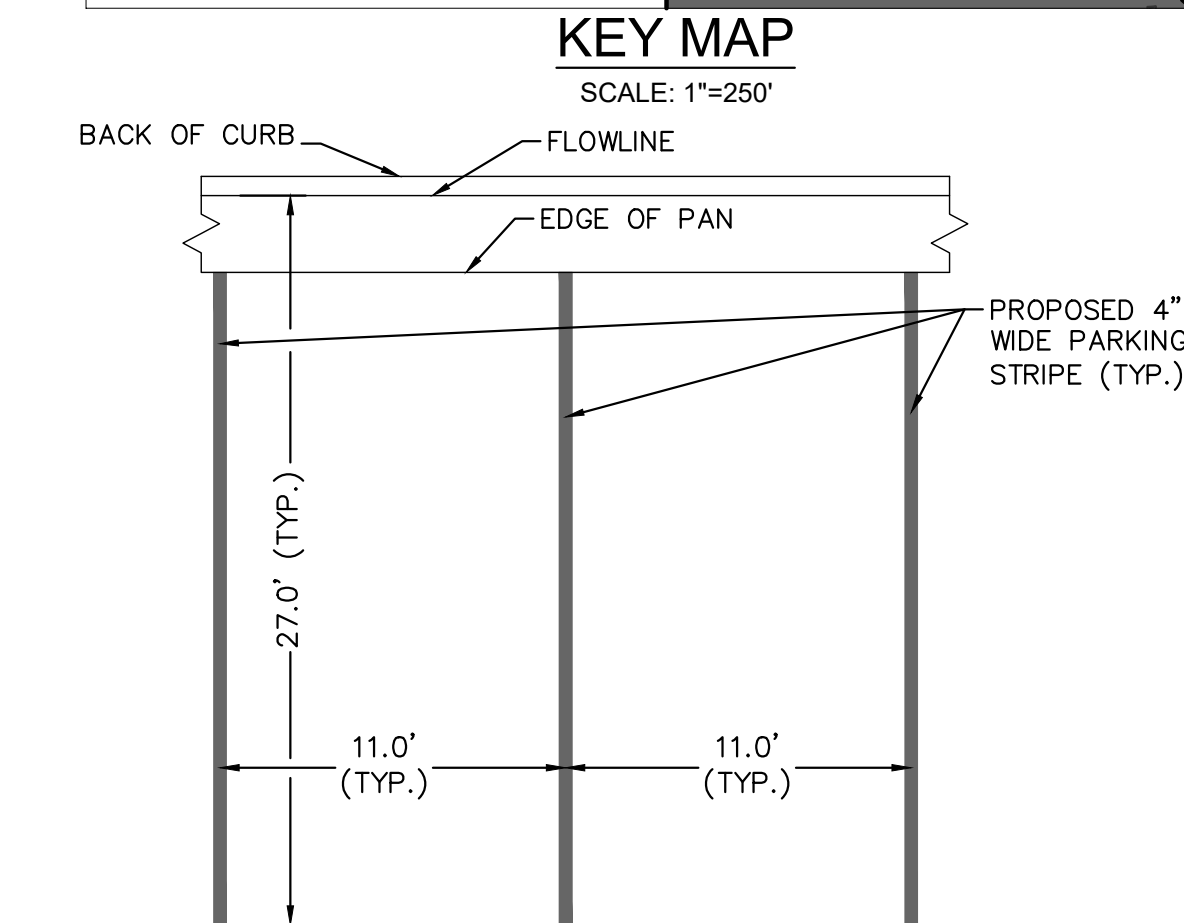
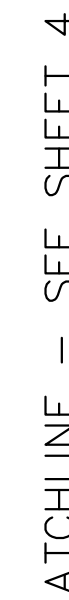
N.T.S.

VEUX CARRE HOLDING COMPANY LLC
SCHEDULE NUMBER: 7324405008
LOT 1 WESTERN FORGE SUBDIVISION
REC. NO. 203243804

HUNT SMITH & GLADSTONE LLC
SCHEDULE NUMBER: 7324402010

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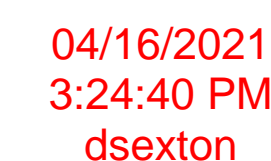
WESTERN FORGE SUBDIVISION NO. 2, IN THE COUNTY OF EL PASO, STATE OF COLORADO



LEGEND

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(PREPARED NOV. 17TH, 2020) FOR PAVEMENT
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BE AC/ARC

CITY APPROVAL:

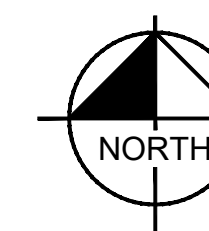
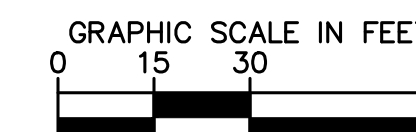


SITE PLAN SHEET 4 OF 4
SHEET 5 OF 22

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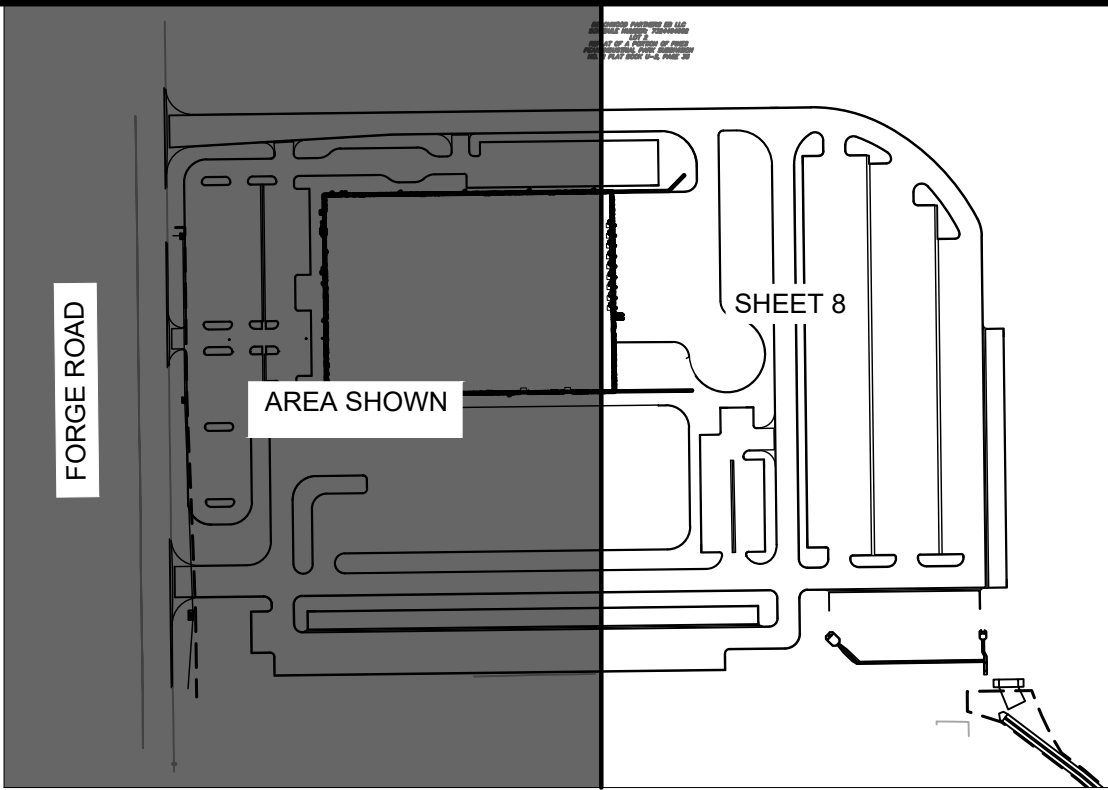
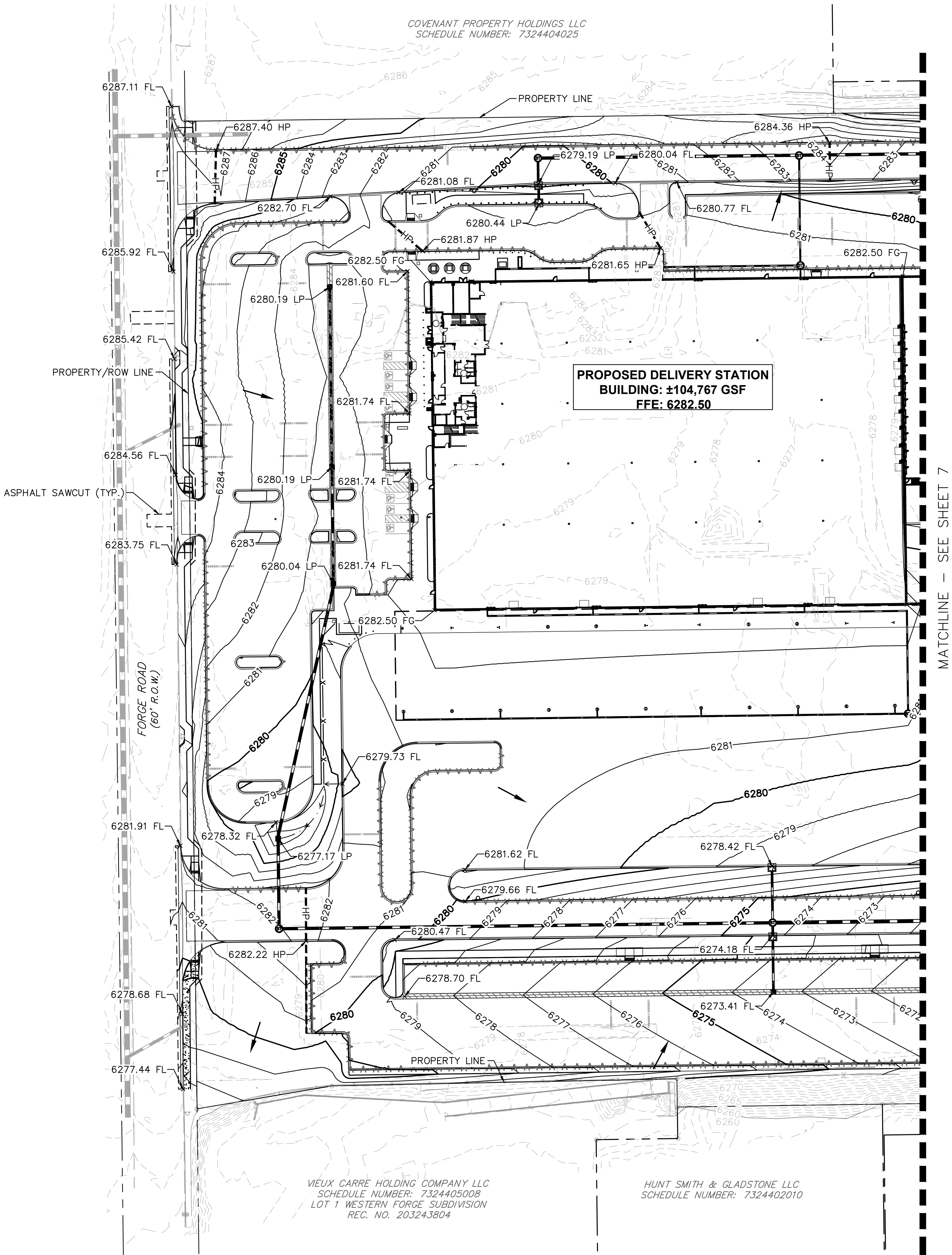
PROJECT FORGE DEVELOPMENT PLAN - CITY FILE NO. AR DP 20-00840

PROJECT FORGE

DEVELOPMENT PLAN

LOT 1, WESTERN FORGE SUBDIVISION NO. 2, IN THE COUNTY OF EL PASO, STATE OF COLORADO

COVENANT PROPERTY HOLDINGS LLC
SCHEDULE NUMBER: 7324404025



KEY MAP
SCALE: 1"=250'

LEGEND:

- PROPERTY LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- RIDGE LINE
- RETAINING WALL
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- DRAINAGE SWALE
- PROPOSED FLOW ARROW
- PROP. 6" CATCH CURB AND GUTTER
- PROP. 6" SPILL CURB AND GUTTER

ABBREVIATION LEGEND:

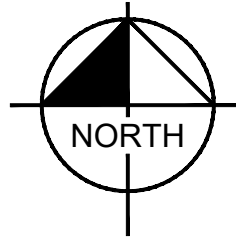
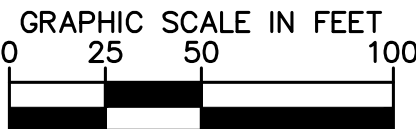
- FG FINISHED GRADE
- ME MATCH EXISTING
- FL FLOW LINE
- HP HIGH POINT
- LP LOW POINT

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CITY APPROVAL:



Land Use Review
Approved

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GRADING PLAN SHEET 1 OF 2
SHEET 6 OF 22

PROJECT FORGE
DEVELOPMENT PLAN

LOT 1, WESTERN FORGE SUBDIVISION NO. 2, IN THE COUNTY OF EL PASO, STATE OF COLORADO

LEGEND:

	PROPERTY LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	RIDGE LINE
	RETAINING WALL
	PROPOSED STORM SEWER
	EXISTING STORM SEWER
	DRAINAGE SWALE
	PROPOSED FLOW ARROWS
	PROP. 6" CATCH CURB AND GUTTER
	PROP. 6" SPILL CURB AND GUTTER

ABBREVIATION LEGEND:

FG	FINISHED GRADE
ME	MATCH EXISTING
FL	FLOW LINE
HP	HIGH POINT
LP	LOW POINT
TW	FINISHED GRADE AT TOP OF WALL
BW	FINISHED GRADE AT BOTTOM OF WALL

MATCHLINE - SEE SHEET 6

BEACHWOOD PARTNERS EB LLC
SCHEDULE NUMBER: 7324404002
LOT 2
REPLAT OF A PORTION OF PIKES
PEAK INDUSTRIAL PARK SUBDIVISION
NO. 2 PLAT BOOK U-2, PAGE 35

655 ELKTON DRIVE LLC
SCHEDULE NUMBER: 7324404010
LOT 3A
REPLAT OF A PORTION OF PIKES
PEAK INDUSTRIAL PARK SUBDIVISION
NO. 2 PLAT BOOK U-2, PAGE 35

CATALANO FAMILY LLP
SCHEDULE NUMBER: 7324404016
LOT 1 QUARTZ DRISCOLL
SUBDIVISION, FILING NO. 2
PLAT BOOK B-4, PAGE 87

BALANCED ROCK EQUITIES LLC
SCHEDULE NUMBER: 7324404021

ALPINE ENTERPRISES LLC
SCHEDULE NUMBER: 7324404022

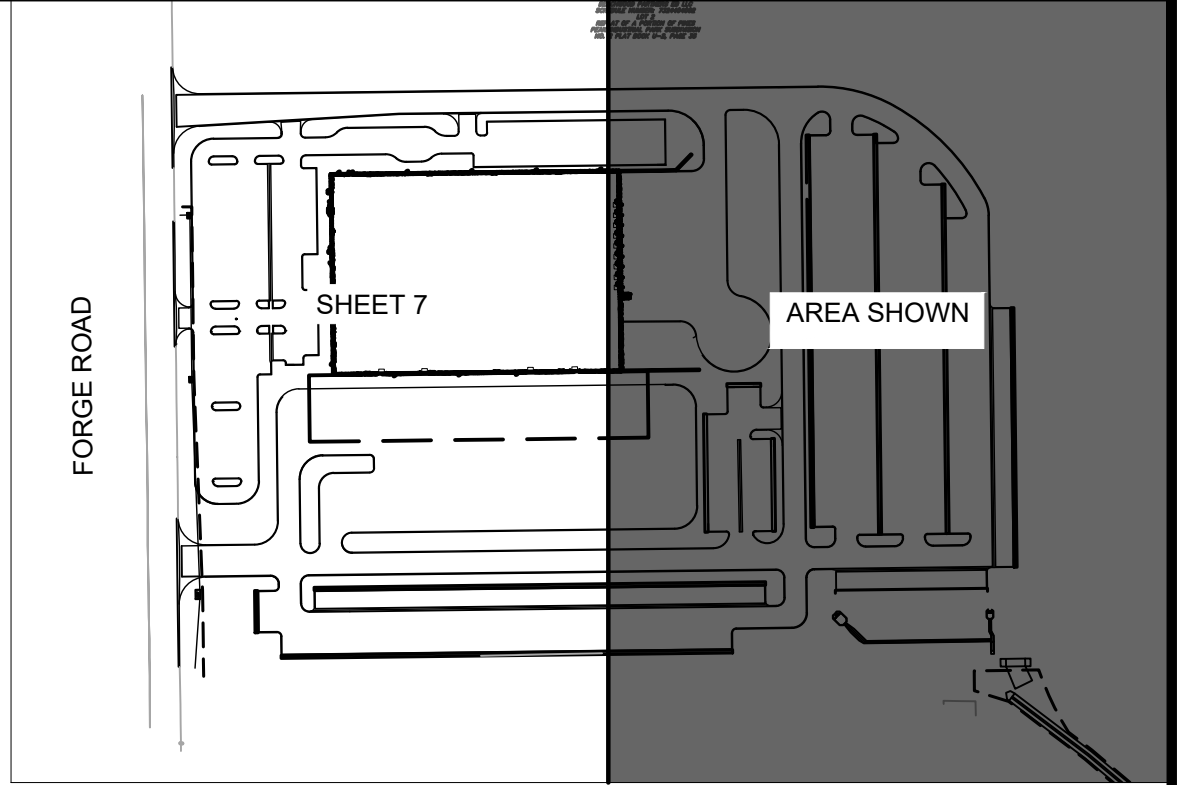
ALPINE ENTERPRISES LLC
SCHEDULE NUMBER: 7324404022

ALPINE ENTERPRISES
LLC
SCHEDULE NUMBER: 7324400040

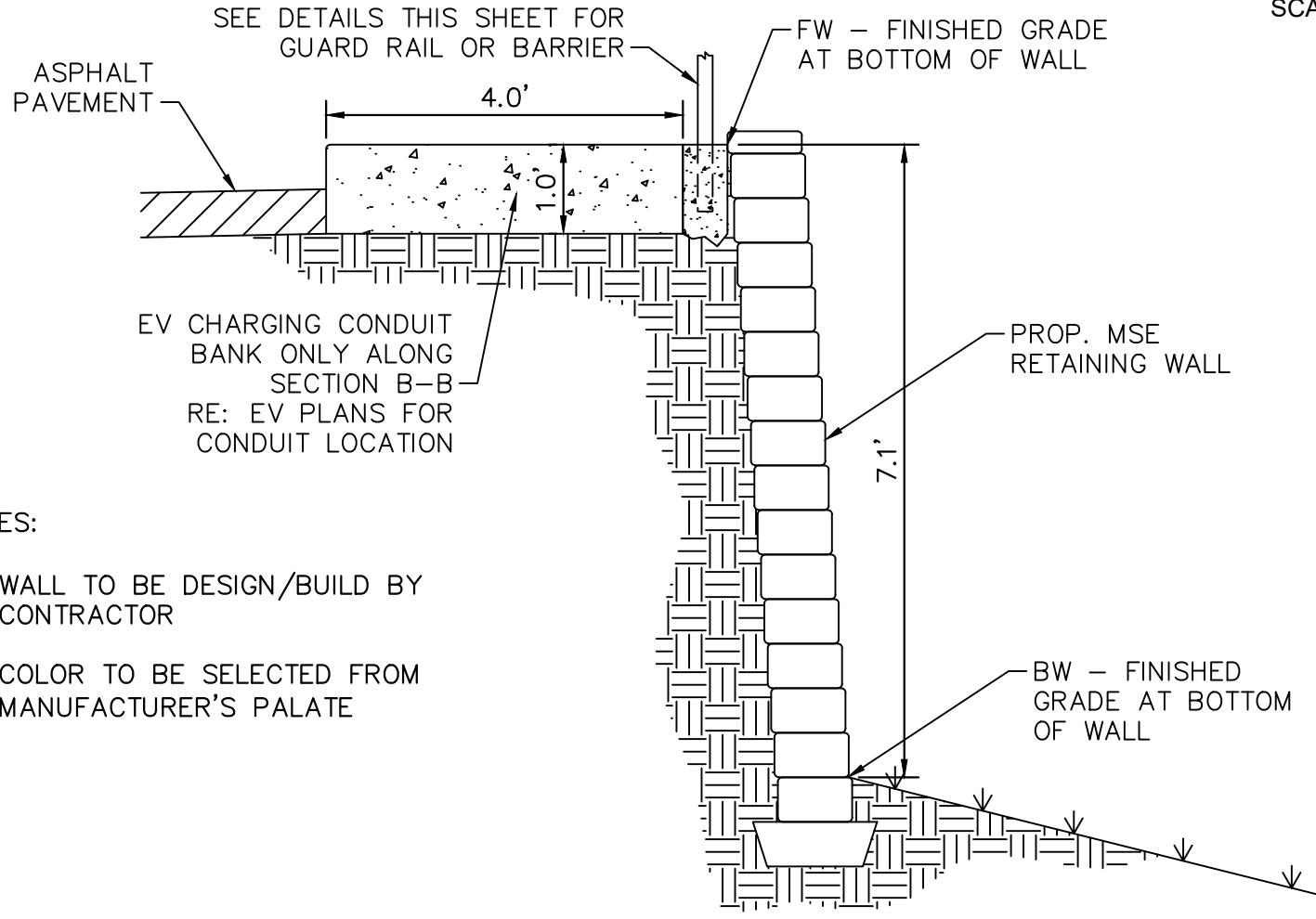
PJB PROPERTIES LLC
SCHEDULE NUMBER: 7324402011

AUTOZONE DEVELOPMENT CORPORATION
SCHEDULE NUMBER: 7324402012

680 W GARDEN OF THE GODS RD LLC
SCHEDULE NUMBER: 7324402013

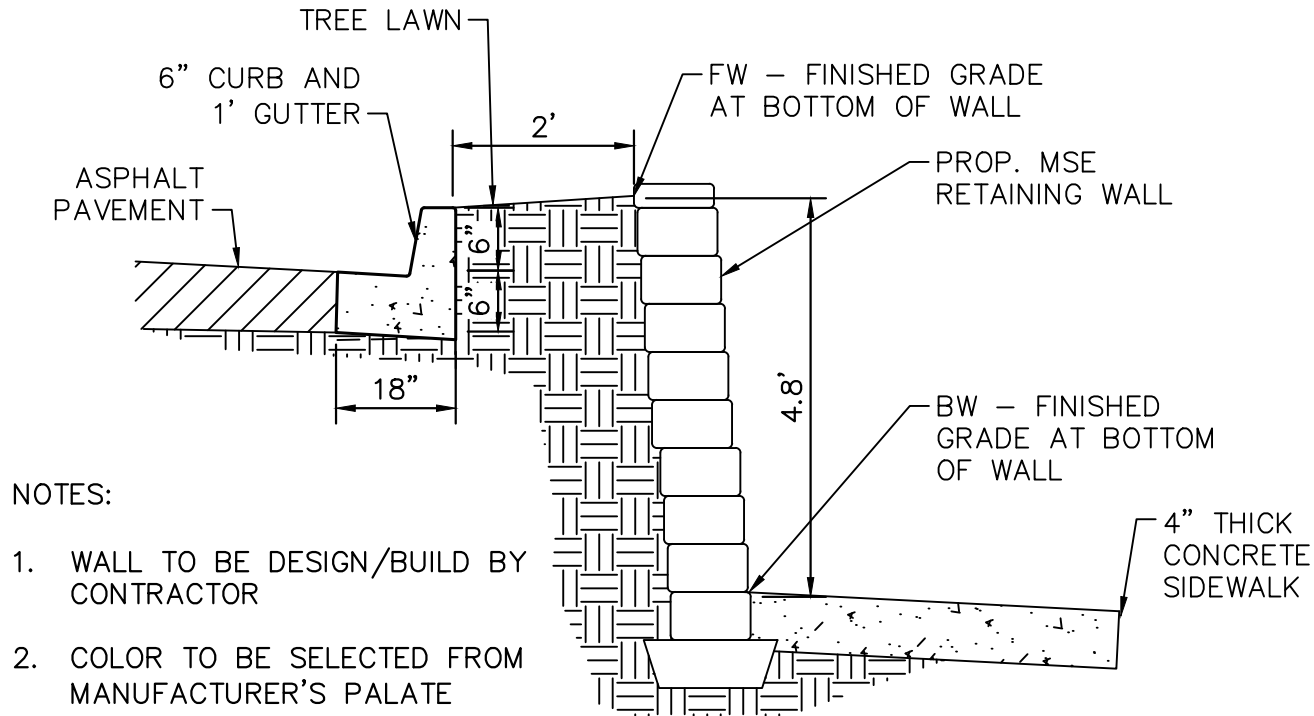


KEY MAP
SCALE: 1"=250'



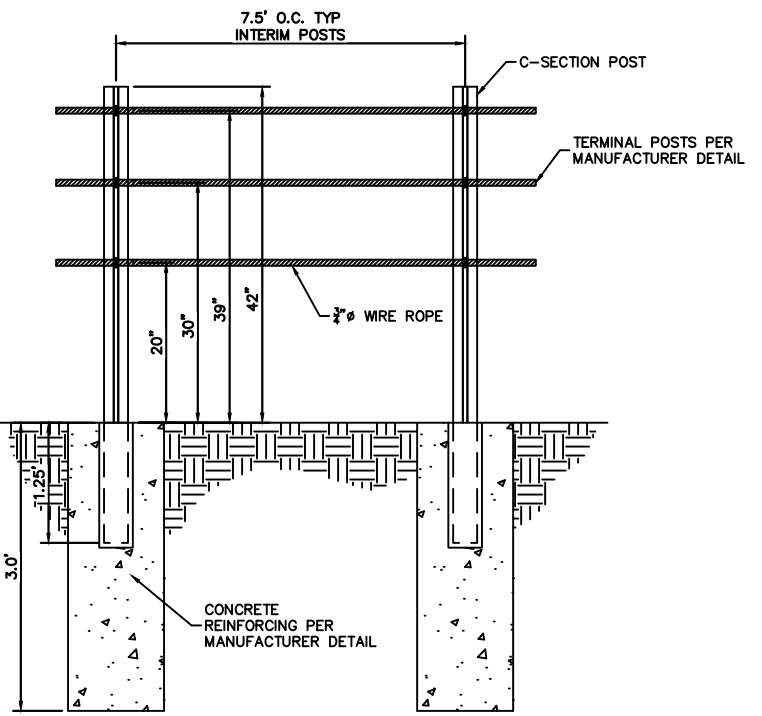
- NOTES:
1. WALL TO BE DESIGN/BUILD BY CONTRACTOR
 2. COLOR TO BE SELECTED FROM MANUFACTURER'S PALATE

POND MSE RETAINING WALL DETAIL



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1. WALL TO BE DESIGN/BUILD BY CONTRACTOR
 2. COLOR TO BE SELECTED FROM MANUFACTURER'S PALATE

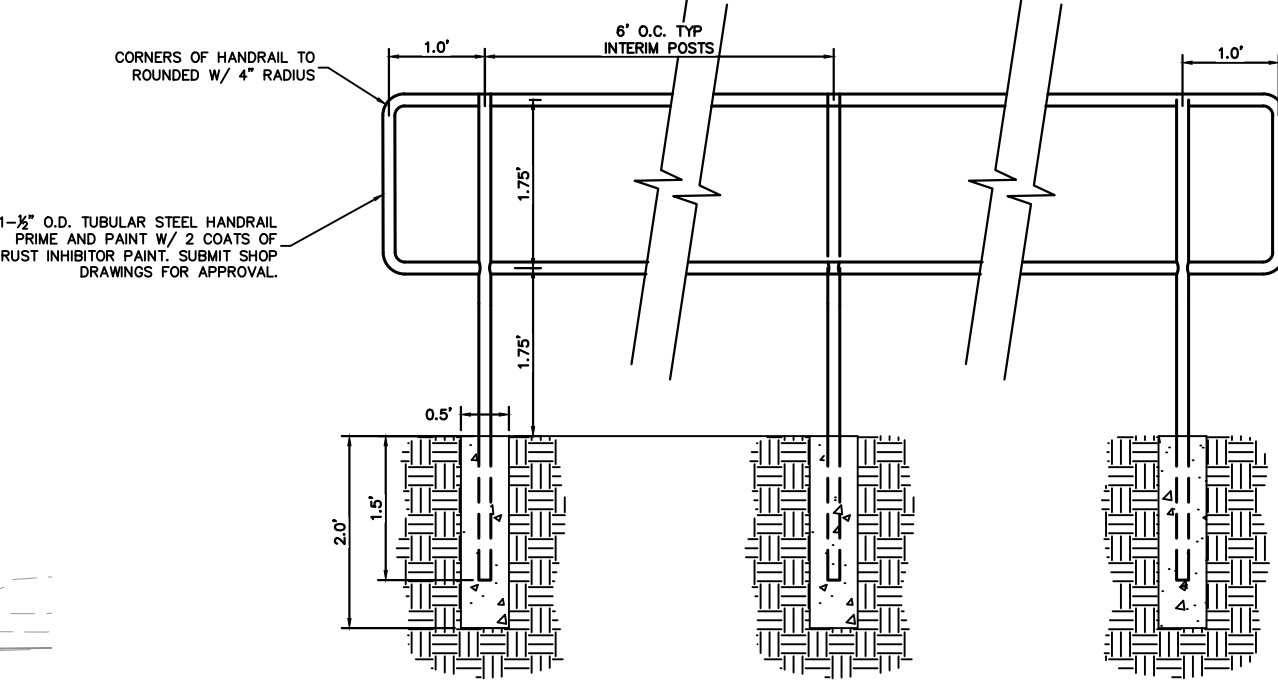
LOADING AREA MSE RETAINING WALL DETAIL



POST AND CABLE VEHICULAR
BARRIER DETAIL
SECTION B-B
N.T.S.

SECTION B-B APPLIES TO AREA WHERE
PARKING IS DIRECTLY ADJACENT THE
RETAINING WALL

POST AND CABLE SYSTEM TO BE GIBRALTAR
TL-4 CABLE SYSTEM LAYOUT OR APPROVED
EQUIVALENT



PEDESTRIAN GUARD RAIL DETAIL
SECTION A-A
N.T.S.

SECTION A-A APPLIES TO RETAINING WALL
EXCEPT FOR AREA ADJACENT PARKING

CITY APPROVAL:



Land Use Review
Approved

04/16/2021
3:24:40 PM
dsexton

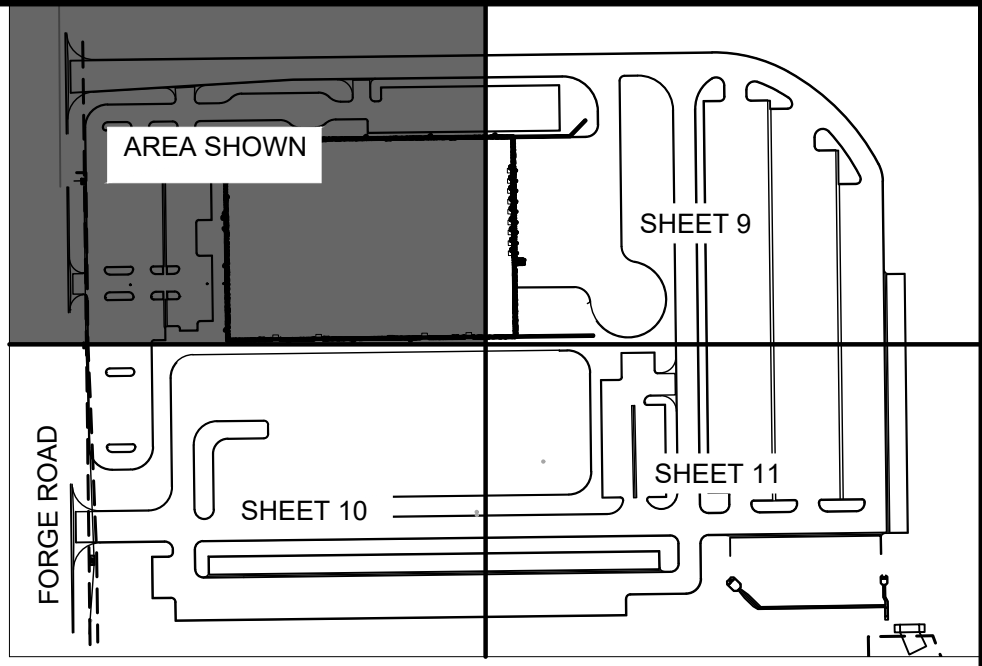


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K:\DEVELOPMENT\2020\Western Forge\CD\PlanSheets\Development Plan\96087000DP_GRD.dwg, Mar 24, 2021, 3:38pm

PROJECT FORGE
DEVELOPMENT PLAN

LOT 1, WESTERN FORGE SUBDIVISION NO. 2, IN THE COUNTY OF EL PASO, STATE OF COLORADO



KEY MAP
SCALE: 1"=250'

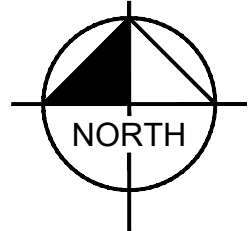
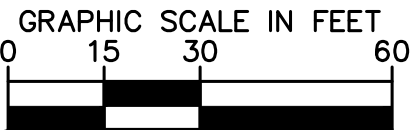
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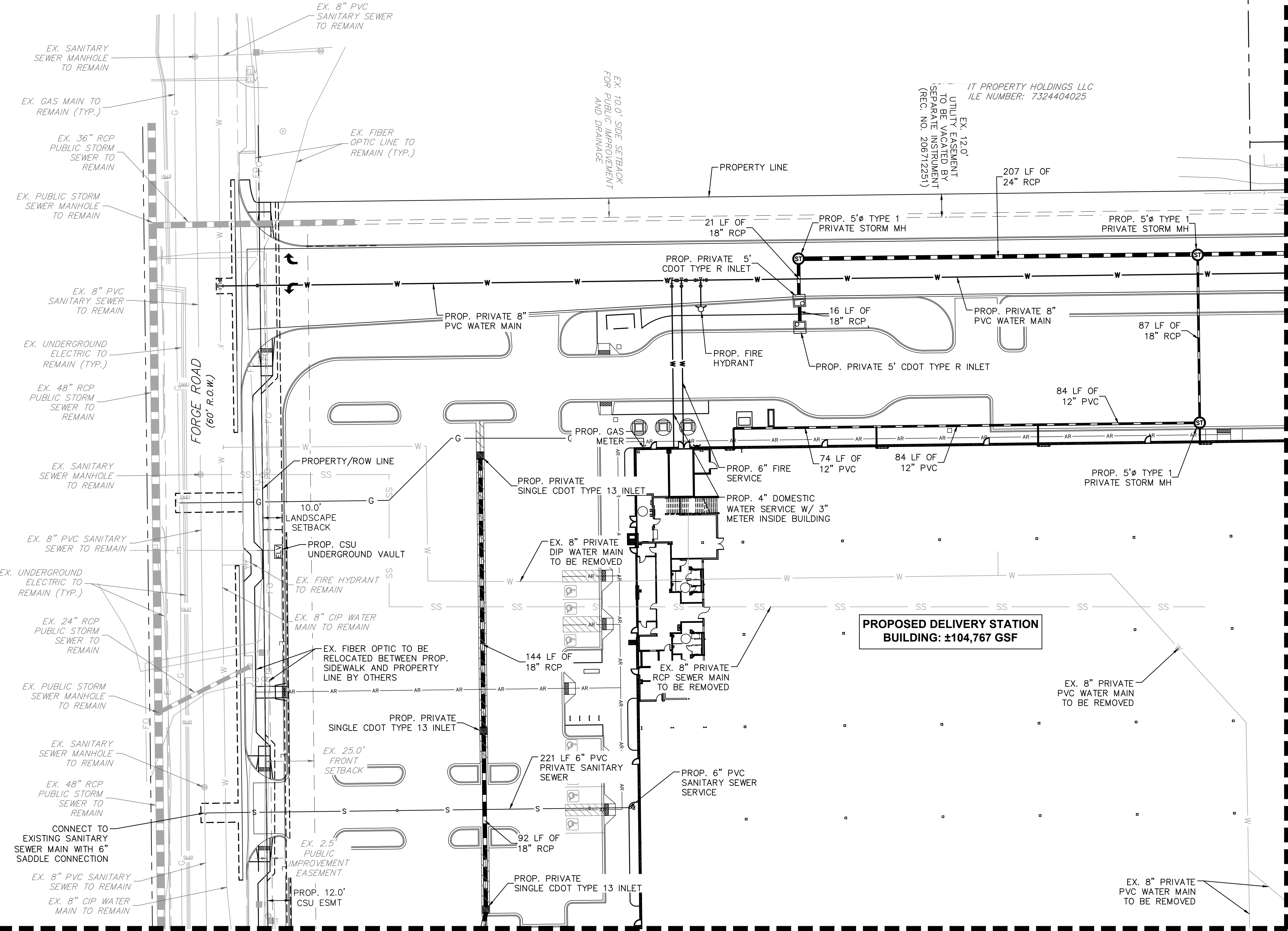
CITY APPROVAL:



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UTILITY PLAN SHEET 1 OF 4
SHEET 8 OF 22



LEGEND:

- | | | | |
|--|--|--|------------------------------|
| | PROPERTY LINE | | EXISTING OVERHEAD POWER LINE |
| | EXISTING WATER LINE | | EXISTING GAS LINE |
| | PROPOSED WATER LINE | | EXISTING FIBEROPTIC LINE |
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| | PROPOSED STORM LINE & MANHOLE | | |



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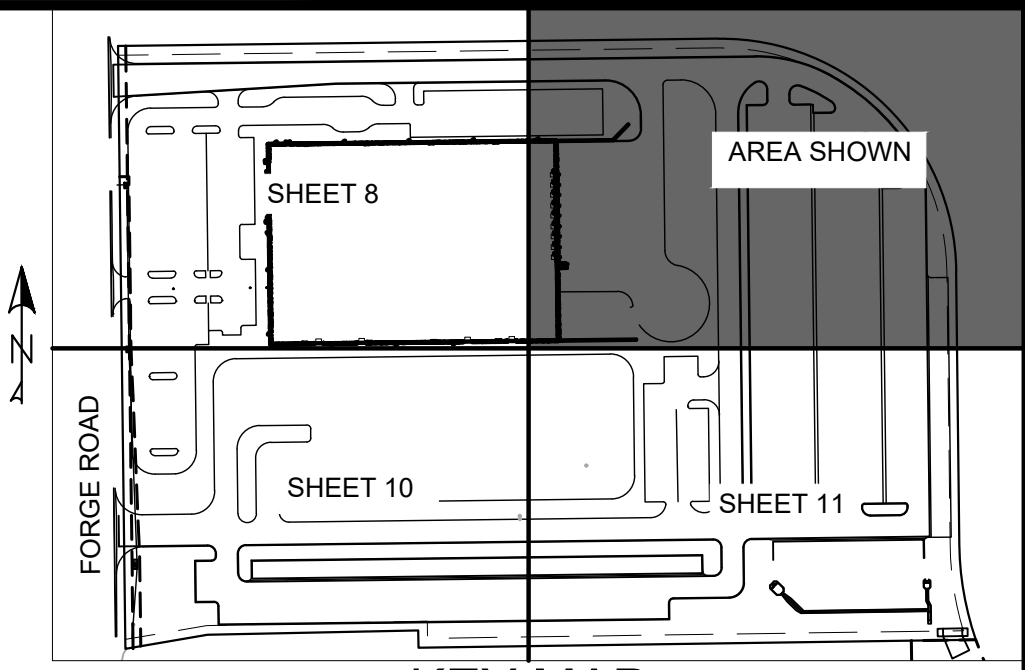
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PROJECT FORGE
DEVELOPMENT PLAN

LOT 1, WESTERN FORGE SUBDIVISION NO. 2, IN THE COUNTY OF EL PASO, STATE OF COLORADO



KEY MAP

SCALE: 1"=250'

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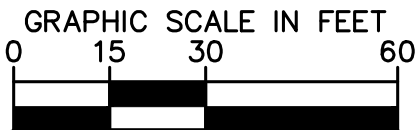
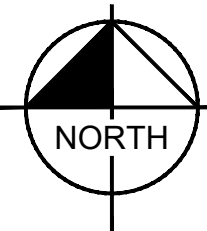
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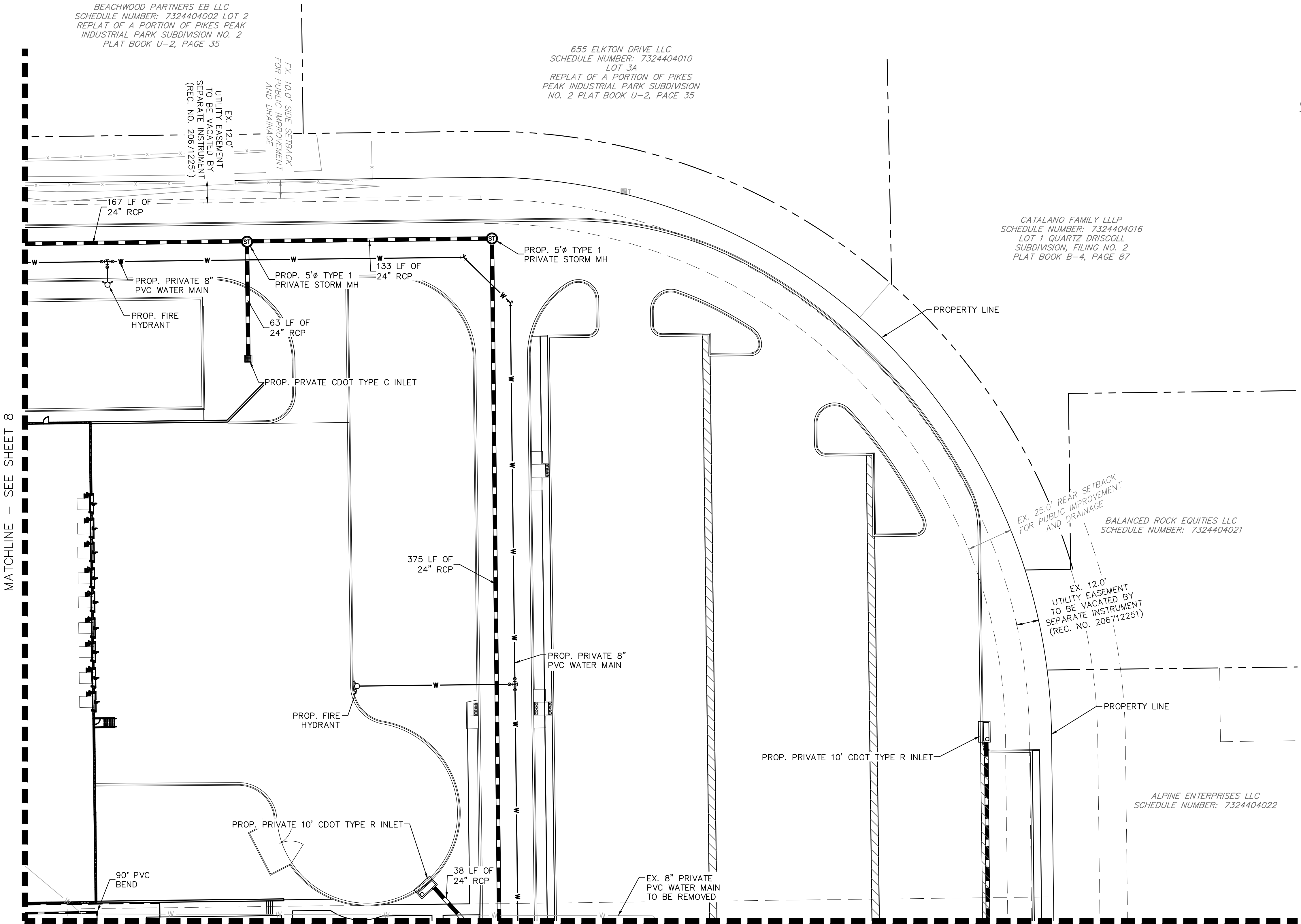


Land Use Review
Approved

04/16/2021
3:24:40 PM
dsexton



UTILITY PLAN SHEET 2 OF 4
SHEET 9 OF 22



LEGEND:

- | | | | |
|--|--|--|------------------------------|
| | PROPERTY LINE | | EXISTING OVERHEAD POWER LINE |
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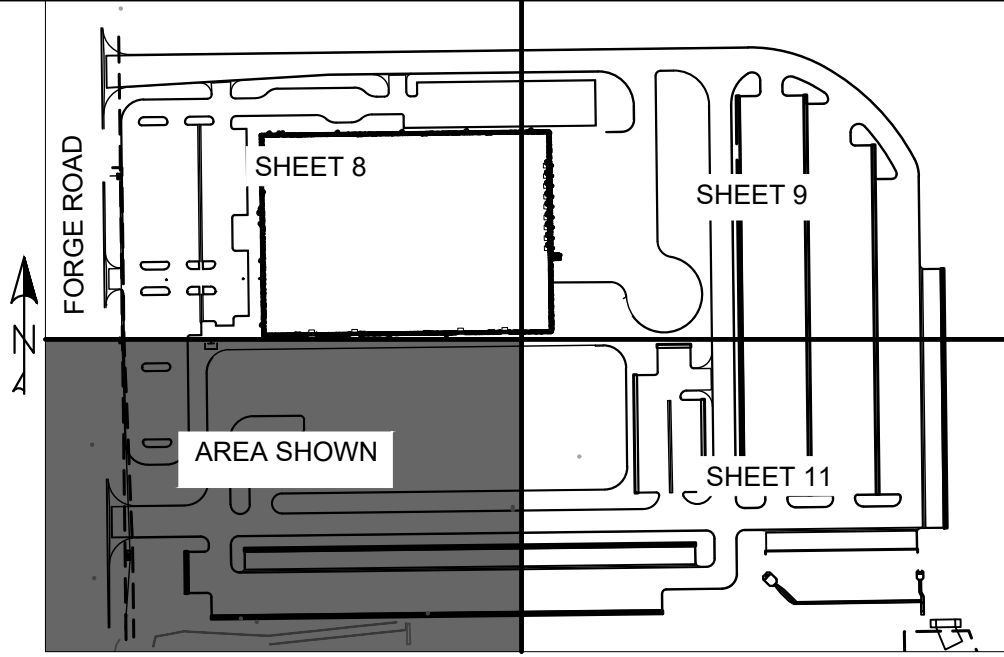


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PROJECT FORGE
DEVELOPMENT PLAN

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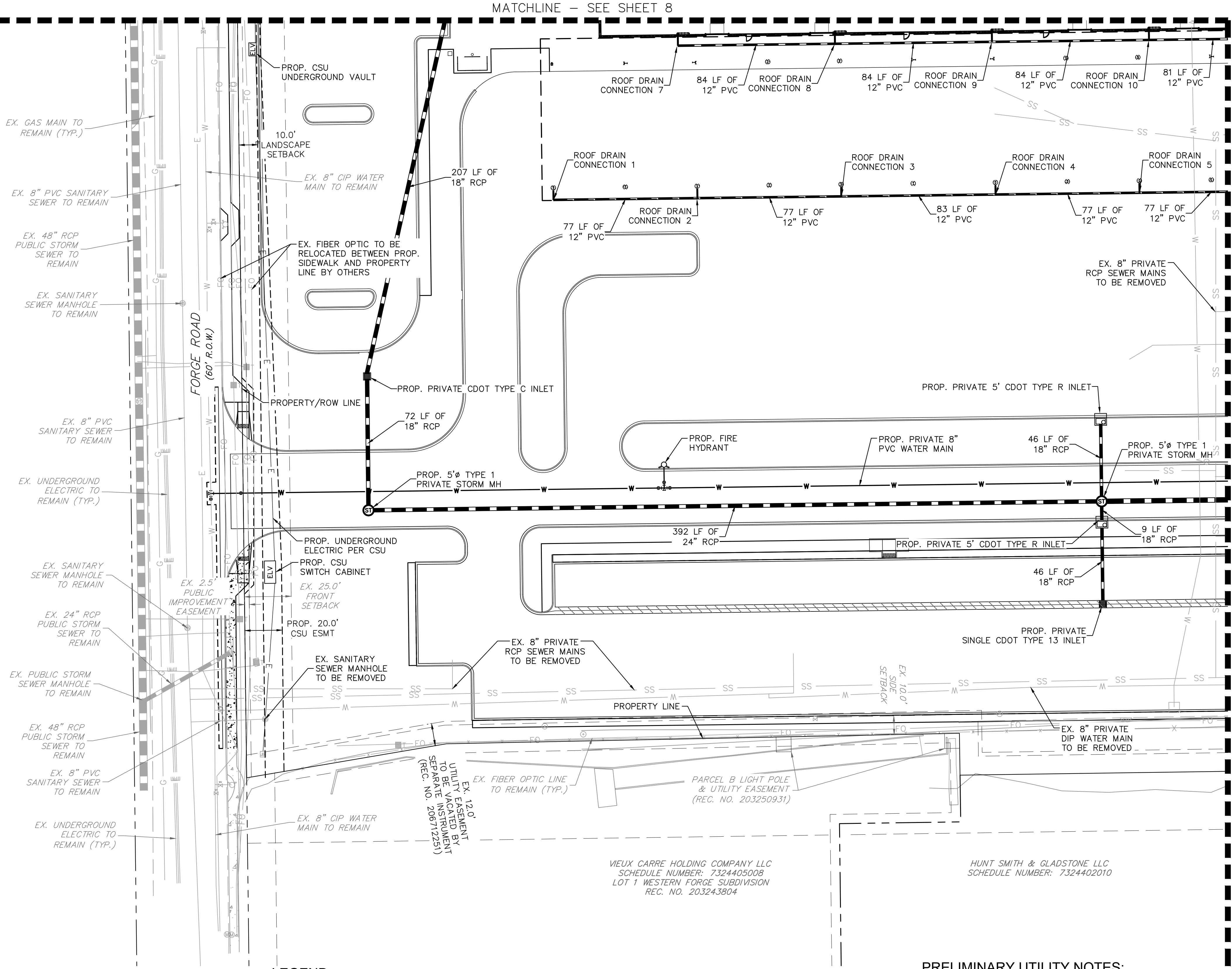


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- IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITIES FACILITIES.
- SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THE PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.
- A METAL SIGN WITH RAISED LETTERS NOT LESS THAN 1 INCH (25 MM) IN SIZE SHALL BE MOUNTED ON ALL FIRE DEPARTMENT CONNECTIONS SERVING SPRINKLERS, STANDPIPES OR FIRE PUMP CONNECTIONS. SUCH SIGNS SHALL READ "AUTOMATIC SPRINKLERS" OR "STANDPIPES" OR "TEST CONNECTION" OR A COMBINATION THEREOF AS APPLICABLE. WHERE THE FIRE DEPARTMENT CONNECTION DOES NOT SERVE THE ENTIRE BUILDING, A SIGN SHALL BE PROVIDED INDICATING PORTIONS OF THE BUILDING SERVED.
- 390,000 AND LESS BTU WILL NEED 18-21 INCHES. 390,001-910,000 BTU WILL NEED 24-48 INCHES. 910,001-1,400,000 BTU MUST TO BE APPROVED BY CSU FIELD SERVICES DEPARTMENT FOR NEW CONSTRUCTION AT 719-668-7350. GAS REGULATORS WILL BE REQUIRED TO HAVE 3-FOOT CLEARANCE FROM ANY DOOR OR WINDOW OPENING. NO ROOF OR BUILDING COVER IS ALLOWED ABOVE THE GAS METER LOCATION.

SEE SHEET 11
MATCHLINE

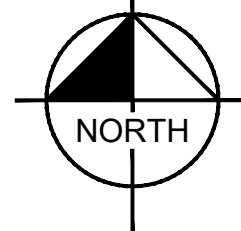
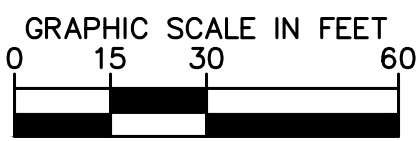


LEGEND:

	PROPERTY LINE		EXISTING OVERHEAD POWER LINE
	EXISTING WATER LINE		EXISTING GAS LINE
	PROPOSED WATER LINE		EXISTING FIBEROPTIC LINE
	EXISTING SANITARY SEWER LINE & MANHOLE		
	PROPOSED SANITARY SEWER LINE & MANHOLE		
	EXISTING STORM MAIN & MANHOLE		
	PROPOSED STORM LINE & MANHOLE		

PRELIMINARY UTILITY NOTES:

- NOTE THAT THE LAYOUT FOR DRY UTILITIES IS PRELIMINARY AND FOR CONCEPTUAL USE ONLY. COLORADO SPRINGS UTILITIES SHALL DESIGN ALL DRY UTILITY CONNECTIONS TO THE PROPOSED METER LOCATIONS.
- DETENTION PROVIDED ONSITE IN PROPOSED UNDERGROUND FACILITY.
- UTILITY CLEARANCES BETWEEN STORM SEWER AND WATER MAINS AND CONNECTIONS MUST MAINTAIN A VERTICAL SEPARATION OF AT LEAST 18".
- FIRE LINES SHOULD ENTER THE BUILDING PERPENDICULAR TO THE OUTSIDE WALL WHENEVER POSSIBLE, AND SHOULD NEVER BE UNDERGROUND FOR MORE THAN 3 FEET INSIDE BUILDING.



CITY APPROVAL:



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UTILITY PLAN SHEET 3 OF 4
SHEET 10 OF 22

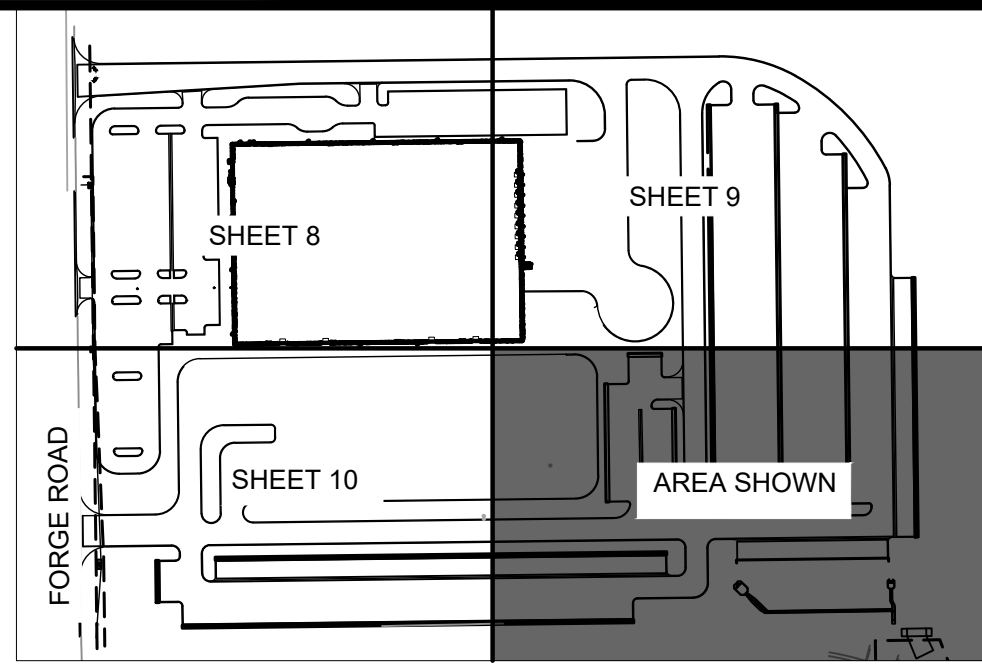


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PROJECT FORGE
DEVELOPMENT PLAN

LOT 1, WESTERN FORGE SUBDIVISION NO. 2, IN THE COUNTY OF EL PASO, STATE OF COLORADO



KEY MAP

SCALE: 1"=250'

COLORADO SPRINGS UTILITY NOTES:

- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, REGULATIONS, AND POLICIES, AND PIKES PEAK REGIONAL DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
- OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENT THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITH THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
- ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY ENGINEERING DEVELOPMENT REVIEW INSPECTOR.
- SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
- THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
- OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN CURRENT PERMANENT EASEMENT AGREEMENT FORM.
- THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEMS EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
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CITY APPROVAL:



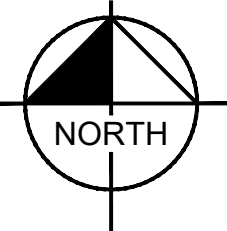
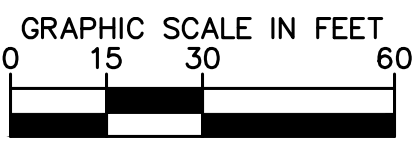
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UTILITY PLAN SHEET 4 OF 4
SHEET 11 OF 22

PRELIMINARY UTILITY NOTES:

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LEGEND:

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- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE & MANHOLE
- PROPOSED SANITARY SEWER LINE & MANHOLE
- EXISTING STORM MAIN & MANHOLE
- PROPOSED STORM LINE & MANHOLE

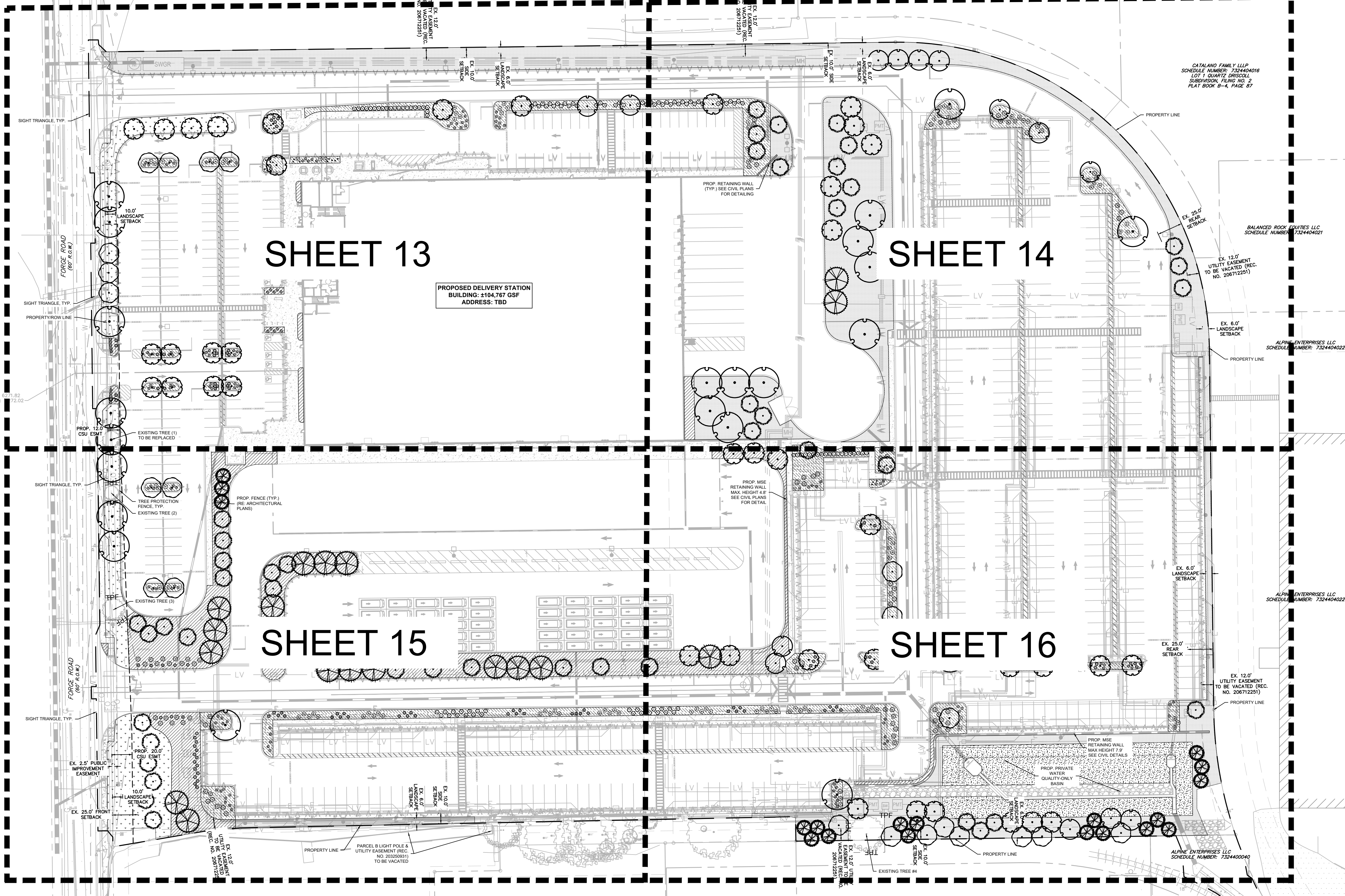
- OH EXISTING OVERHEAD POWER LINE
- GAS EXISTING GAS LINE
- FO EXISTING FIBEROPTIC LINE



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PROJECT FORGE
DEVELOPMENT PLAN

LOT 1, WESTERN FORGE SUBDIVISION NO. 2, IN THE COUNTY OF EL PASO, STATE OF COLORADO



SHEET 13

SHEET 14

SHEET 15

SHEET 16

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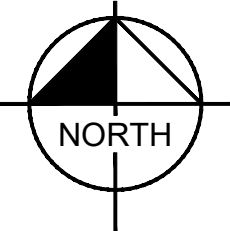
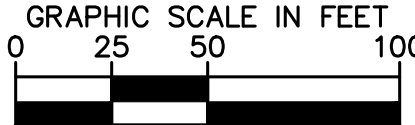
OVERALL LANDSCAPE PLAN
SHEET 12 OF 22

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NOTE:

1. AN IRRIGATION PLAN SHALL BE SUBMITTED AND REVIEWED CONCURRENT WITH BUILDING PERMIT SUBMITTAL AND APPROVED PRIOR TO ISSUANCE OF A BUILDING PERMIT AND BEFORE ANY IRRIGATION CONSTRUCTION.
2. ALL TREES AND SHRUBS TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. EACH TREE TO RECEIVE TWO ROOT WATERING SYSTEMS. SHRUBS TO RECEIVE SUB SURFACE DRIP. TURF TO RECEIVE ROTARY SPRAY WITH 100% HEAD TO HEAD COVERAGE. ANY SEED AREAS TO BE TEMPORARILY IRRIGATED THROUGH ESTABLISHMENT
3. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
4. STREET TREES, STREETSCAPE IMPROVEMENTS, AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER








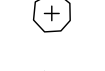
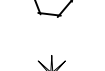
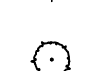





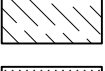





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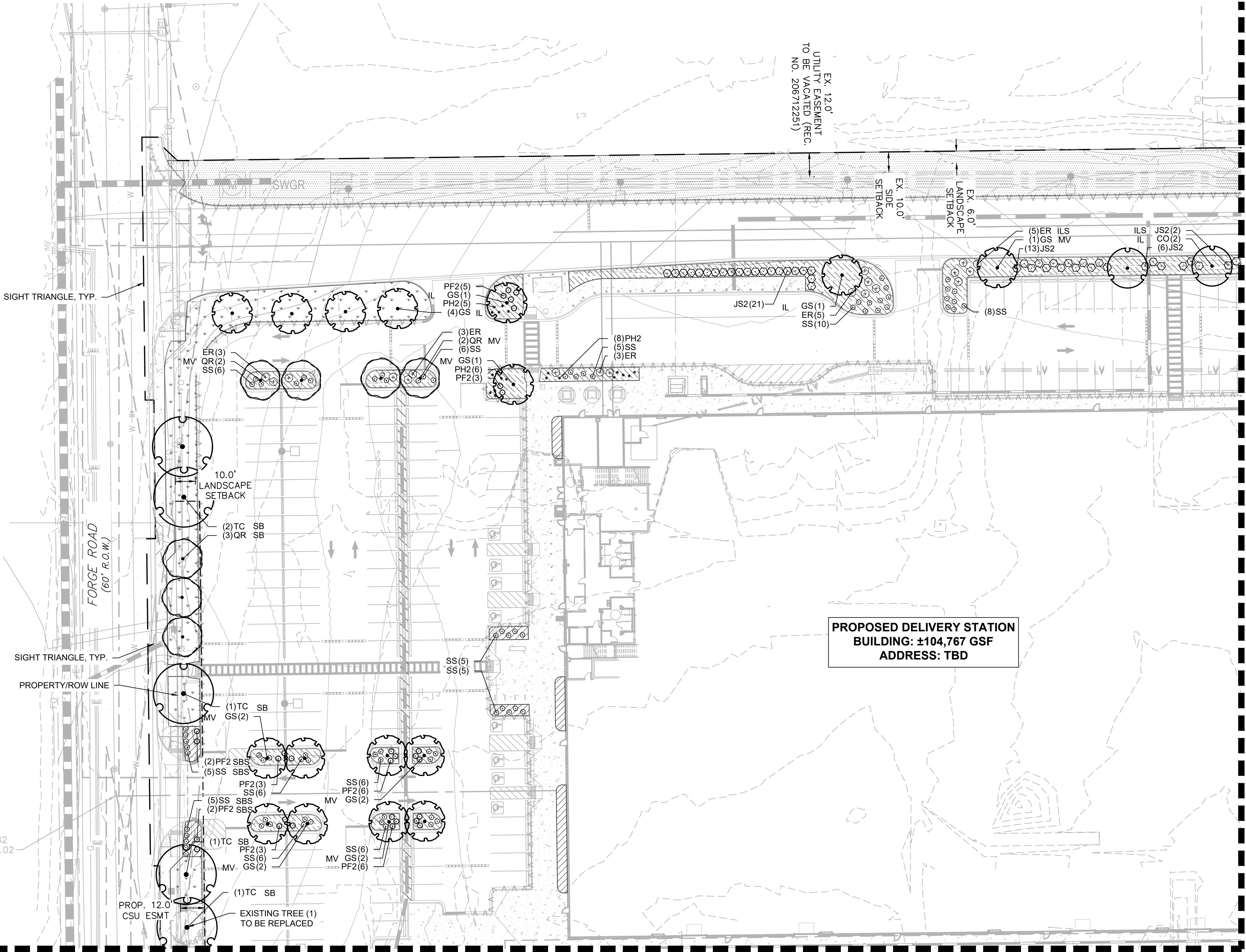
DEVELOPMENT PLAN

LOT 1, WESTERN FORGE SUBDIVISION NO. 2, IN THE COUNTY OF EL PASO, STATE OF COLORADO

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	CO	14	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" CAL MIN	12' HT MIN
	GS	40	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2" CAL MIN	12' HT MIN
	PC	20	PICEA PUNGENS	COLORADO SPRUCE	B & B	-	6' HT MIN
	PE	19	PINUS EDULIS	PINYON PINE	B & B	-	6' HT MIN
	PP2	45	PINUS PONDEROSA	PONDEROSA PINE	B & B	-	6' HT MIN
	QR	22	QUERCUS ROBUR	ENGLISH OAK	B & B	2" CAL MIN	12' HT MIN
	TC	22	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2.5" CAL MIN	12' HT MIN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	ER	107	EUONYMUS ALATUS 'RUDY HAAG'	RUDY HAAG BURNING BUSH	5 GAL	SEE PLAN	18" FULL
	JS2	109	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	SEE PLAN	24" HT MIN
	PH2	25	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	1 GAL	SEE PLAN	12" HT MIN
	PC2	15	PINUS MUGO 'COMPACTA'	DWARF MUGO PINE	5 GAL	SEE PLAN	18" FULL
	PF2	97	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	5 GAL	SEE PLAN	24" HT MIN
	SS	150	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAPANESE SPIREA	5 GAL	SEE PLAN	18" FULL
	SM	88	SYRINGA MEYER 'PALIBIN'	DWARF KOREAN LILAC	5 GAL	SEE PLAN	24" FULL
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	RM	31,854 SF	3" DEPTH ROCK MULCH (SIZE 1" - 1/2")		-	-	-
	HM	27,809 SF	DOUBLE SHREDDED	HARDWOOD MULCH	-	-	-
	SD	68,727 SF	NATIVE SEED - EL PASO COUNTY	ALL PURPOSE LOW GROW MIX	SEED	-	-
	DB	14,234 SF	NATIVE SEED - EL PASO COUNTY CONSERVATION DISTRICT	ALL PURPOSE MIX	SEED	-	-
	SOD	14,808 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD	SOD	-

MATCHLINE; SEE SHEET 14



MATCHLINE; SEE SHEET 15

PRELIMINARY
NOT FOR
CONSTRUCTION

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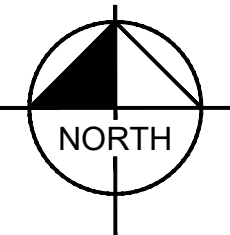
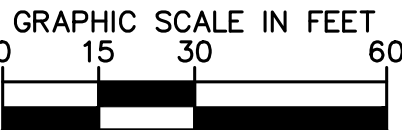


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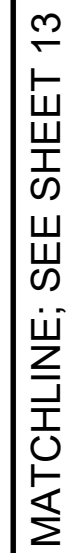
FINAL LANDSCAPE PLAN
SHEET 13 OF 22







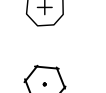









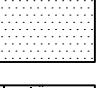
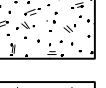

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LOT 1, WESTERN FORGE SUBDIVISION NO. 2, IN THE COUNTY OF EL PASO, STATE OF COLORADO



TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZ	SPACING
	CO	14	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2" CAL MIN	12' HT MIN
	GS	40	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM	SHADEMASTER LOCUST	B & B	2" CAL MIN	12' HT MIN
	PC	20	PICEA PUNGENS	COLORADO SPRUCE	B & B	-	6' HT MIN
	PE	19	PINUS EDULIS	PINYON PINE	B & B	-	6' HT MIN
	PP2	45	PINUS PONDEROSA	PONDEROSA PINE	B & B	-	6' HT MIN
	QR	22	QUERCUS ROBUR	ENGLISH OAK	B & B	2" CAL MIN	12' HT MIN
	TC	22	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2.5" CAL MIN	12' HT MIN
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZ
	ER	107	EUONYMUS ALATUS 'RUDY HAAG'	RUDY HAAG BURNING BUSH	5 GAL	SEE PLAN	18" FULL
	JS2	109	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	SEE PLAN	24" HT MIN
	PH2	25	PENNISETUM ALOPECUROIDES 'HAAMELN'	HAMELN DWARF FOUNTAIN GRASS	1 GAL	SEE PLAN	12" HT MIN
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	HM	27,809 SF	DOUBLE SHREDDED	HARDWOOD MULCH	-	-	-
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PROJECT FORGE
DEVELOPMENT PLAN

MATCHLINE; SEE SHEET 13

LOT 1, WESTERN FORGE SUBDIVISION NO. 2, IN THE COUNTY OF EL PASO, STATE OF COLORADO

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JS2	109	JUNIPERUS X MEDIA 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	SEE PLAN	24" HT MIN
PH2	25	PENNISETUM ALOPECUROIDES 'HAMELN'	HAMELN DWARF FOUNTAIN GRASS	1 GAL	SEE PLAN	12" HT MIN
PC2	15	PINUS MUGO 'COMPACTA'	DWARF MUGO PINE	5 GAL	SEE PLAN	18" FULL
PF2	97	POTENTILLA FRUTICOSA	BUSH CINQUEFOIL	5 GAL	SEE PLAN	24" HT MIN
SS	150	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAPANESE SPIREA	5 GAL	SEE PLAN	18" FULL
SM	88	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GAL	SEE PLAN	24" FULL
GROUND COVERS						
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
RM	31,854 SF	3" DEPTH ROCK MULCH (SIZE 1" - 1/2")		-	-	-
HM	27,809 SF	DOUBLE SHREDDED	HARDWOOD MULCH	-	-	-
SD	68,727 SF	NATIVE SEED - EL PASO COUNTY	ALL PURPOSE LOW GROW MIX	SEED	-	-
DB	14,234 SF	NATIVE SEED - EL PASO COUNTY CONSERVATION DISTRICT	ALL PURPOSE MIX	SEED	-	-
SOD	14,808 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD	SOD	-

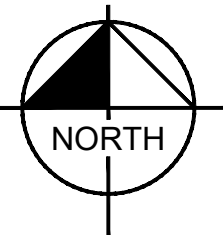
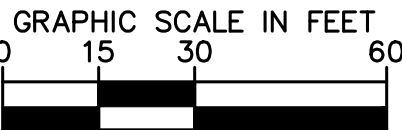
MATCHLINE; SEE SHEET 16

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FINAL LANDSCAPE PLAN
SHEET 15 OF 22

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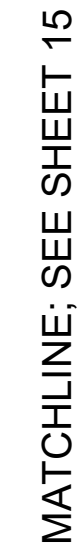
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VEUX CARRE HOLDING COMPANY LLC
SCHEDULE NUMBER: 7324405008
LOT 1 WESTERN FORGE SUBDIVISION
REC. NO. 203243804

HUNT SMITH & GLADSTONE LLC
SCHEDULE NUMBER: 7324402010

MATCHLINE; SEE SHEET 14

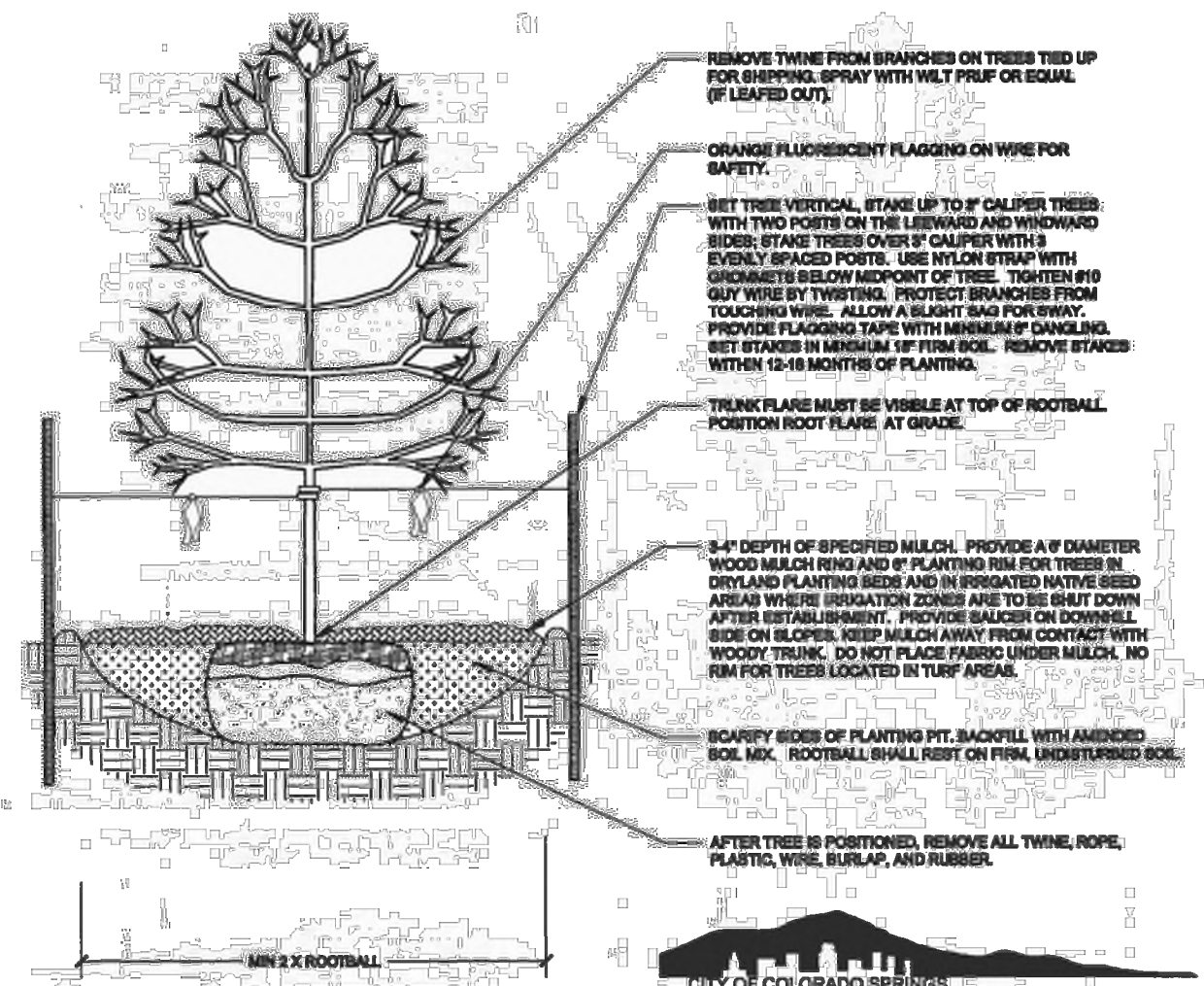


SHRUBS

PROJECT FORGE
DEVELOPMENT PLAN

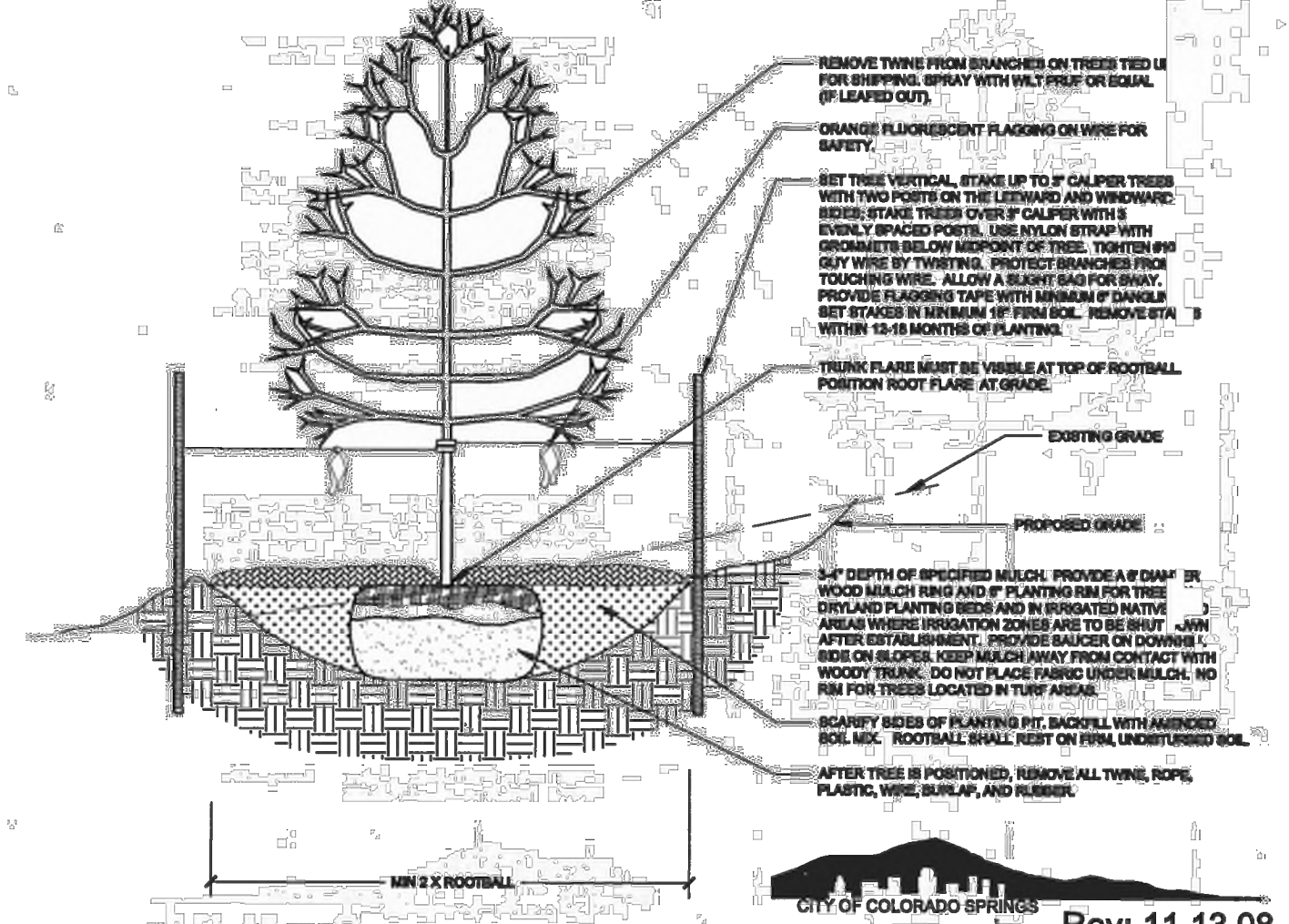
LOT 1, WESTERN FORGE SUBDIVISION NO. 2, IN THE COUNTY OF EL PASO, STATE OF COLORADO

- NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 6. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
 8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



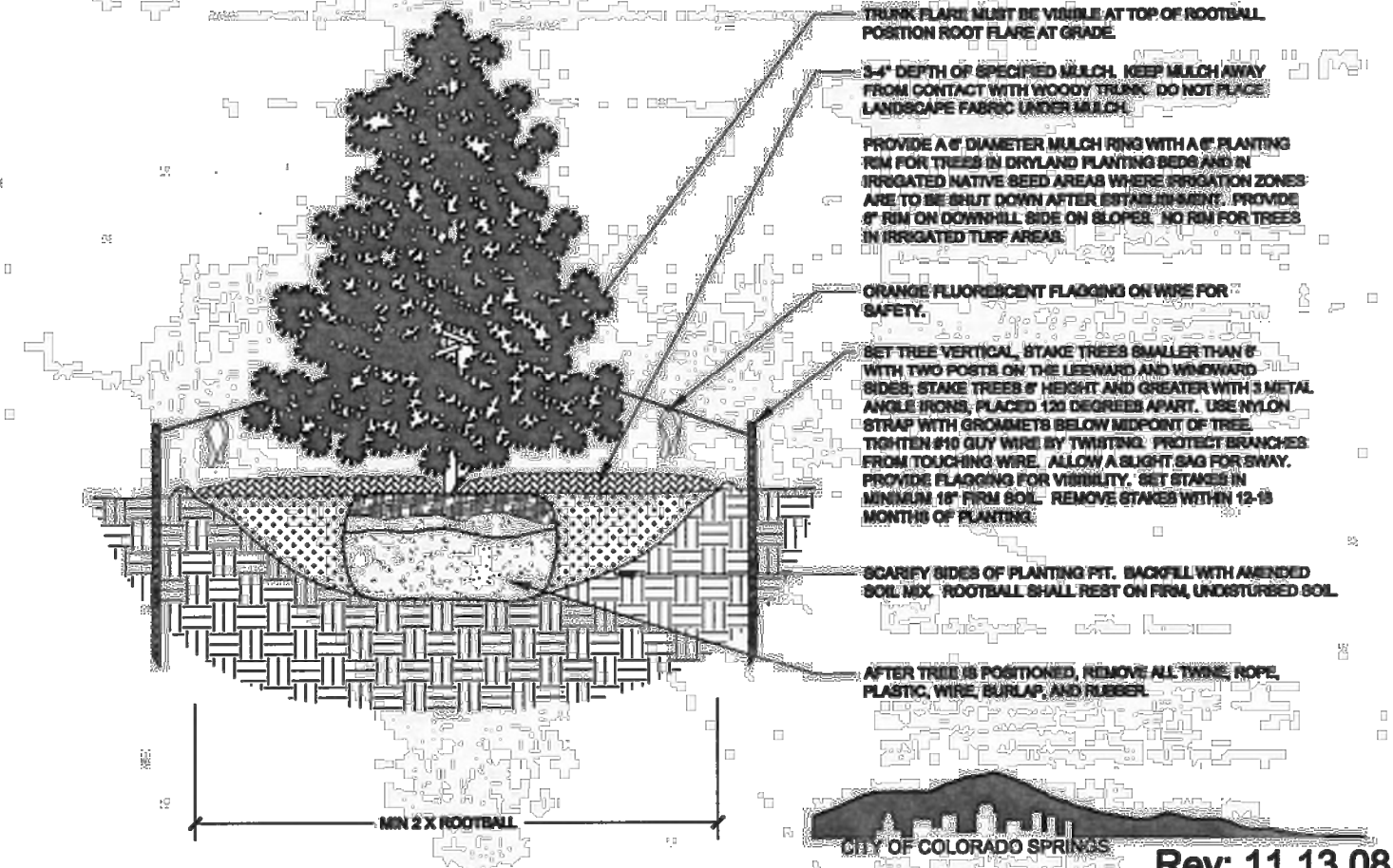
1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE
SECTION
Rev: 11.13.08

- NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
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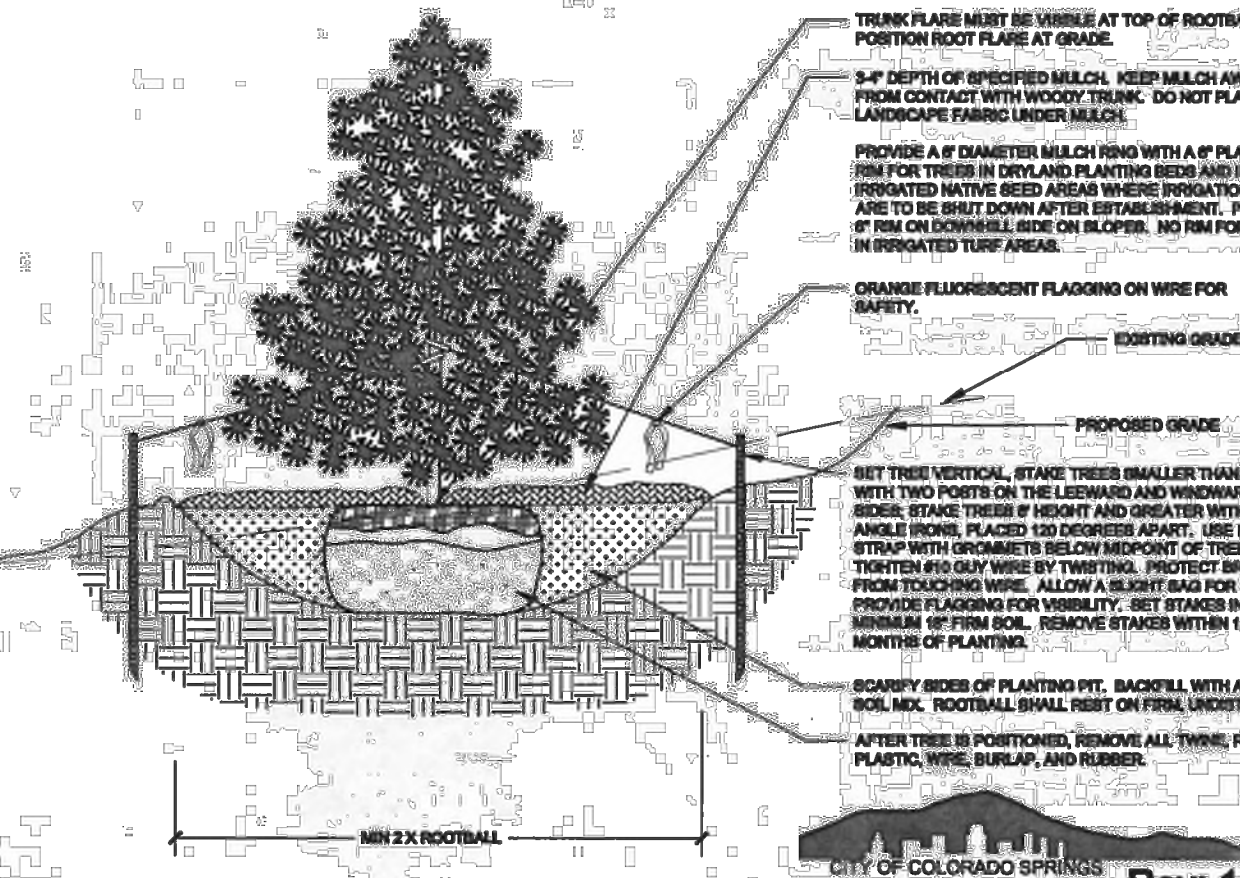
2 DECIDUOUS TREE PLANTING ON SLOPES DETAIL
NOT TO SCALE
SECTION
Rev: 11.13.08

- NOTES:
1. DO NOT REMOVE OR CUT LEADER.
 2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 5. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



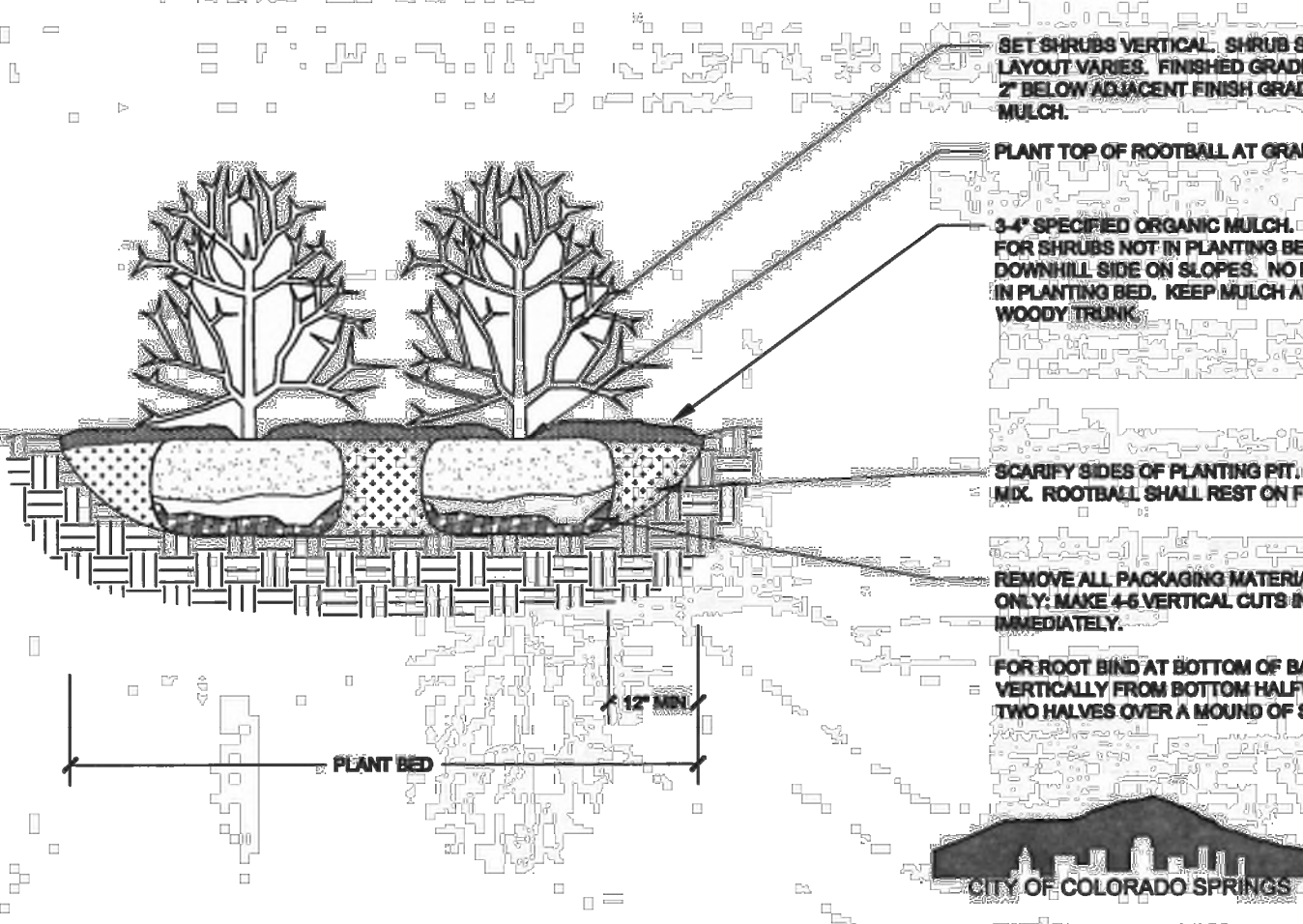
3 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE
SECTION
Rev: 11.13.08

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 2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
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 8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



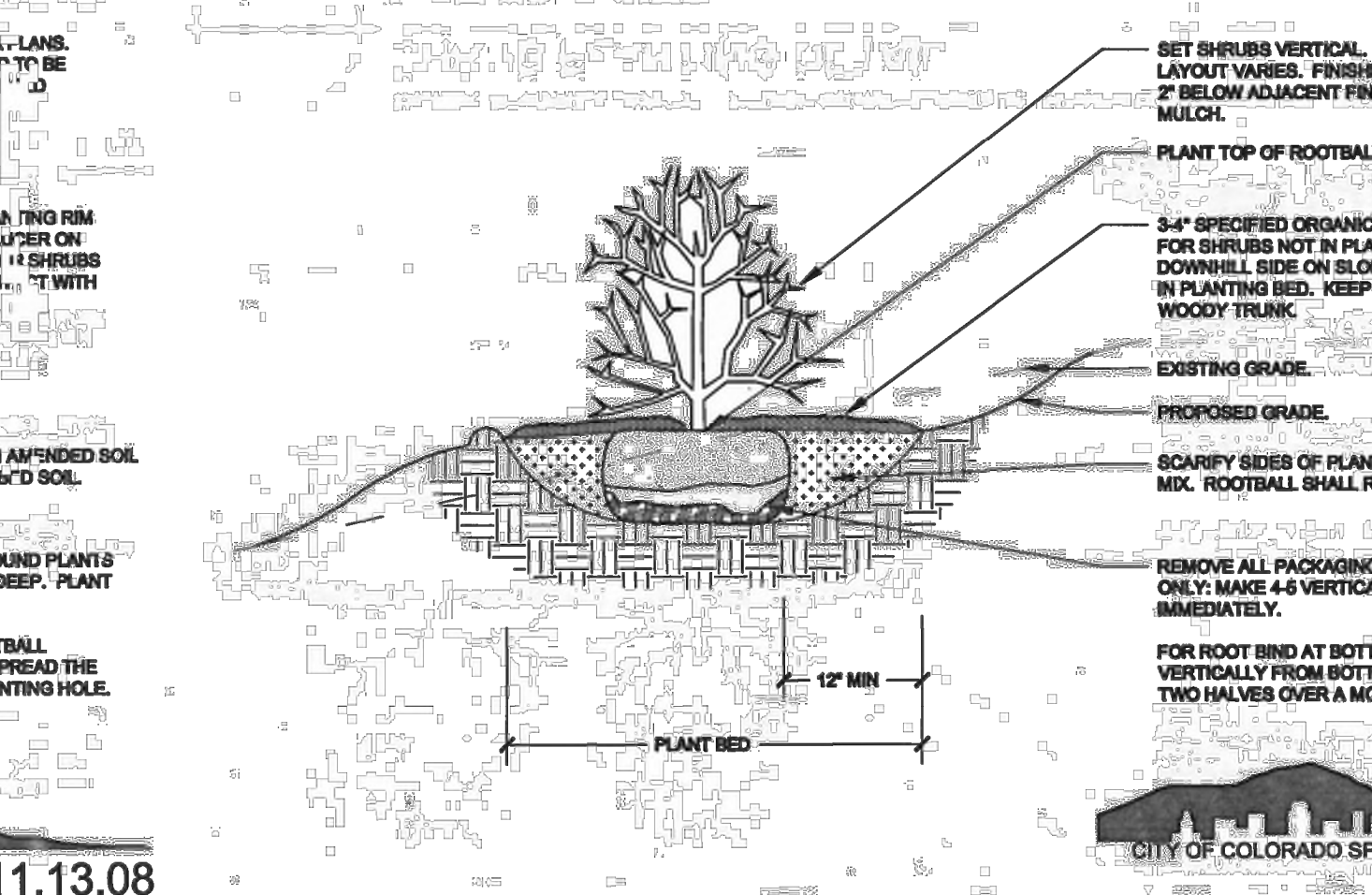
4 EVERGREEN TREE PLANTING ON SLOPES DETAIL
NOT TO SCALE
SECTION
Rev: 11.13.08

- NOTES:
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
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 3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 5. ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
 6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



5 SHRUB PLANTING DETAIL
NOT TO SCALE
SECTION
Rev: 11.13.08

- NOTES:
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
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 6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



6 SHRUB PLANTING ON SLOPES DETAIL
NOT TO SCALE
SECTION
Rev: 11.13.08

CITY APPROVAL:



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LANDSCAPE DETAILS
SHEET 17 OF 22

PROJECT FORGE
DEVELOPMENT PLAN

LOT 1, WESTERN FORGE SUBDIVISION NO. 2, IN THE COUNTY OF EL PASO, STATE OF COLORADO

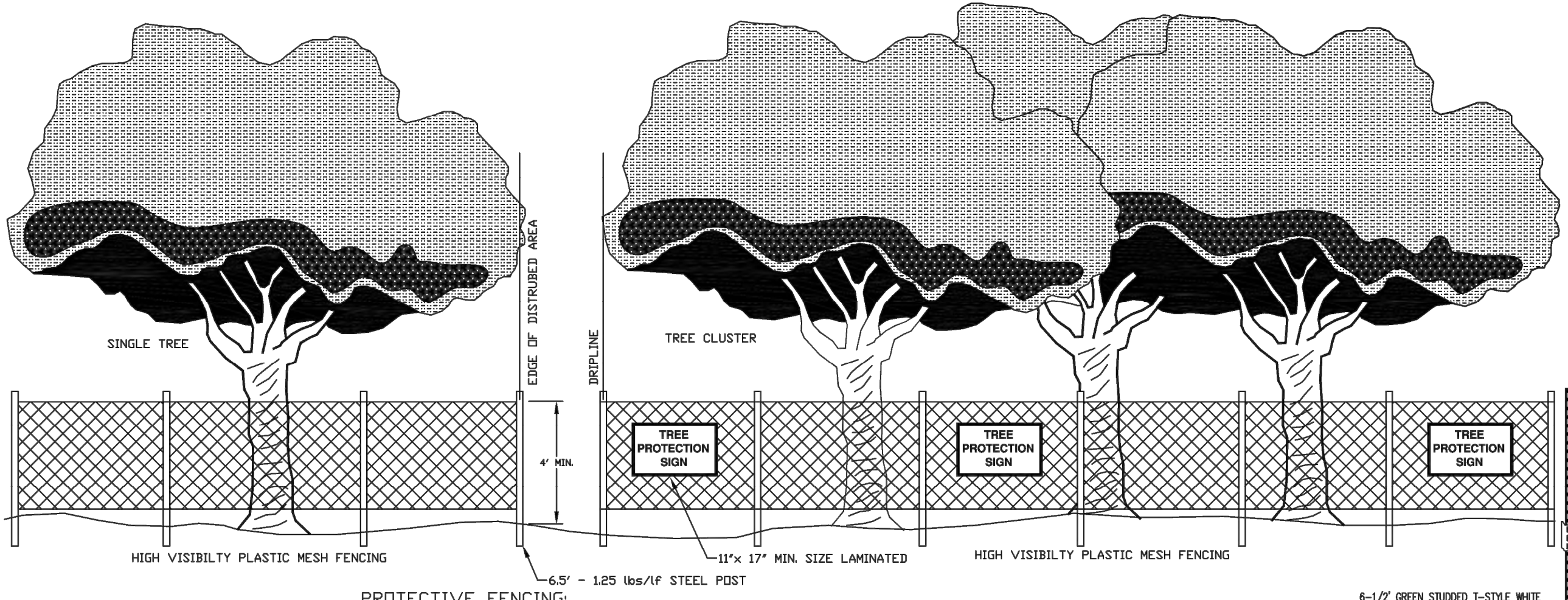
NOTES & PROCEDURES

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE (CRZ) OF ANY PROTECTED TREE SUBJECT TO THE PROVISIONS OF THE TREE PRESERVATION ORDINANCE. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

1. MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
2. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW INTO CRITICAL ROOT ZONE OF A PROTECTED TREE.
3. TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
4. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
5. GRADE CHANGES: NO GRADE CHANGES SHALL BE ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE UNLESS ADEQUATE PROTECTIVE CONSTRUCTION METHODS ARE APPROVED IN ADVANCE IN WRITING BY COLORADO SPRINGS FORESTRY DEPARTMENT.
6. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT WRITTEN PERMISSION OF THE COLORADO SPRINGS FORESTRY DEPARTMENT.

THE FOLLOWING PROCEDURES SHALL BE FOLLOWED FOR ALL TYPES OF CONSTRUCTION.

1. PROTECTIVE FENCING PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR OR SUB CONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON THE CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.
2. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.
3. PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND SHALL HAVE A TREE PROTECTION SIGN AFFIXED TO THE FENCE EVERY TWENTY (20) FEET IN SUCH A MANNER TO BE CLEARLY VISIBLE TO WORKERS ON THE SITE.
4. THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECTED WITHIN TEN (10) FEET OF THE FENCE, THE FENCE SHALL BE CONSTRUCTED OF CHAIN LINK OR OTHER SIMILAR MATERIAL, WOODEN MATERIAL OR SEMI-RIGID VINYL TAPE FENCING SUPPORTED WITH A TOP WIRE OR EQUIVALENT SUPPORT MATERIAL AFFIXED TO METAL OR WOODEN POSTS, ALL OF WHICH SHALL BE SIX (6) FEET IN HEIGHT.
5. ALL PROTECTIVE FENCING SHALL BE SUPPORTED AT TEN (10) FOOT INTERVALS BY APPROVED METHODS SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE FOR THE DURATION OF THE CONSTRUCTION.
6. THE RESPONSIBLE PARTY/CONSTRUCTION CONTRACTOR SHALL CAUSE THE REQUIRED FENCING TO BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE CONSTRUCTION.
7. FOR PERMITS INVOLVING TRENCHING SUCH AS IRRIGATION SYSTEMS OR UNDERGROUND ELECTRICAL WORK, THE APPLICANT SHALL PROVIDE SUFFICIENT PLANS TO PROVIDE PROTECTION OF THE TREES IN THE VICINITY OF THE WORK.
8. THE 'TREE PROTECTION SIGN' TREE PRESERVATION INSTRUCTION DETAIL SHEET AND THE APPROVED TREE CONSERVATION PLAN SHALL BE POSTED AT EACH ENTRANCE TO THE SUBJECT PROPERTY UPON WHICH ONE OR MORE TREES SUBJECT TO THE PERMIT IS SITUATED, AND AT ANY OTHER LOCATION DESIGNATED BY CITY OF COLORADO SPRINGS FORESTRY DEPARTMENT.
9. ALL OF THE ABOVE CONDITIONS MUST BE ADHERED TO AND INSPECTED BY CITY OF COLORADO SPRINGS FORESTRY DEPARTMENT PRIOR TO THE ISSUANCE OF ANY PERMITS.



PROTECTIVE FENCING:

ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCING, SNOW FENCING OR OTHER SIMILAR FENCING AT LEAST FOUR FEET (4') HIGH AND SUPPORTED AT A MAXIMUM OF TEN-FOOT (10') INTERVALS BY APPROVED METHODS SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE. THE FENCING SHALL BE OF A HIGHLY VISIBLE MATERIAL, AND SHALL HAVE TREE PROTECTION SIGN AFFIXED TO THE FENCE EVERY TWENTY (20) FEET IN SUCH A MANNER TO BE CLEARLY VISIBLE TO WORKERS ON-SITE.

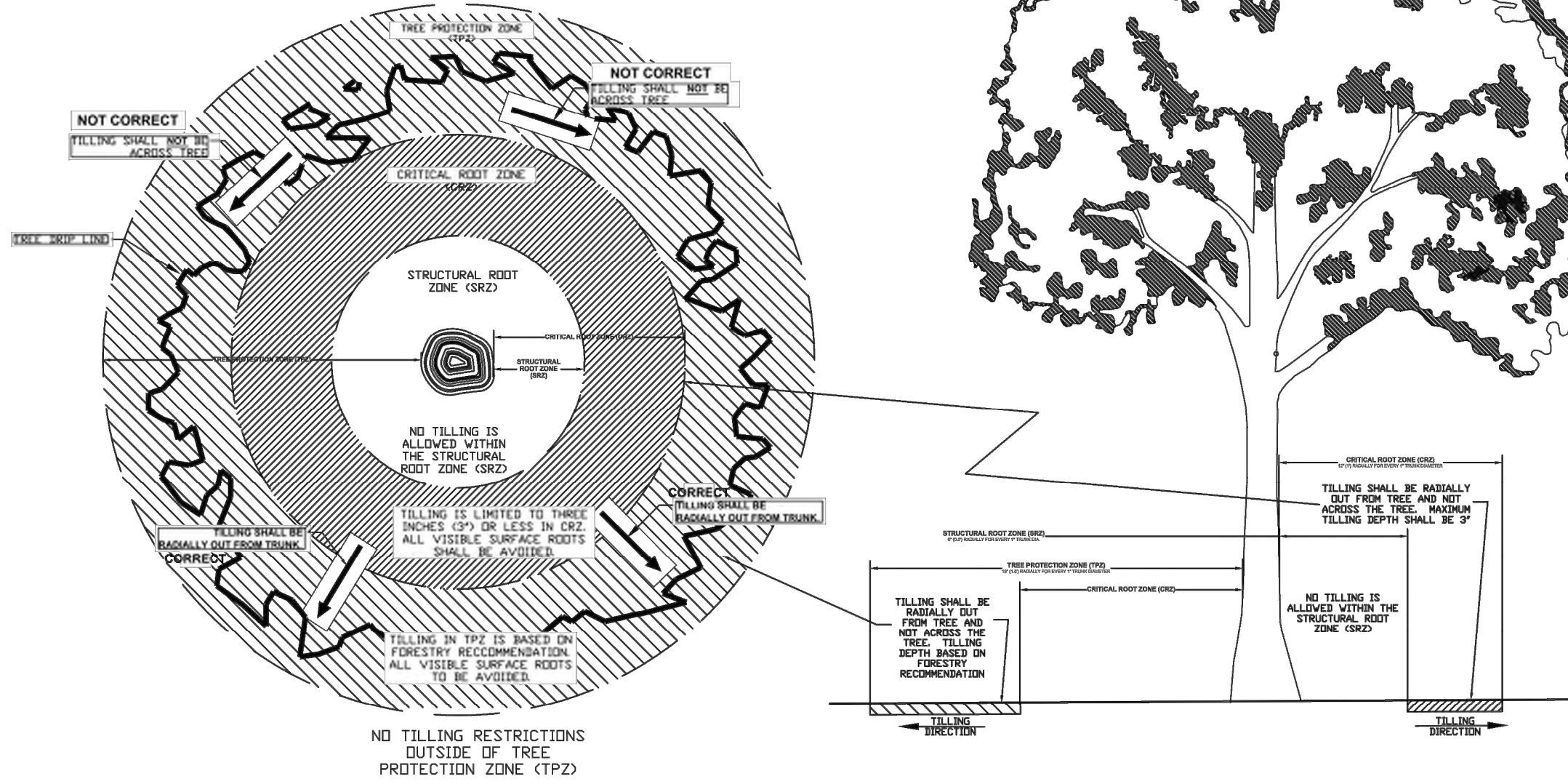
PRIOR TO CONSTRUCTION:

THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE OR GROUP OF TREES ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE (CRZ) OF THE TREES TO PROTECT THEM FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

D TYPICAL FENCING TREE PROTECTION DETAIL

Diagrammatic Not To Scale

TREE PROTECTION ZONES
The Tree Protection Zone (TPZ) shall be equal to eighteen inches (18") radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5" above soil line).
The Critical Root Zone (CRZ) shall be equal to twelve inches (12") radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5" above soil line).
The Structural Root Zone (SRZ) shall be equal to six inches (6") radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5" above soil line).



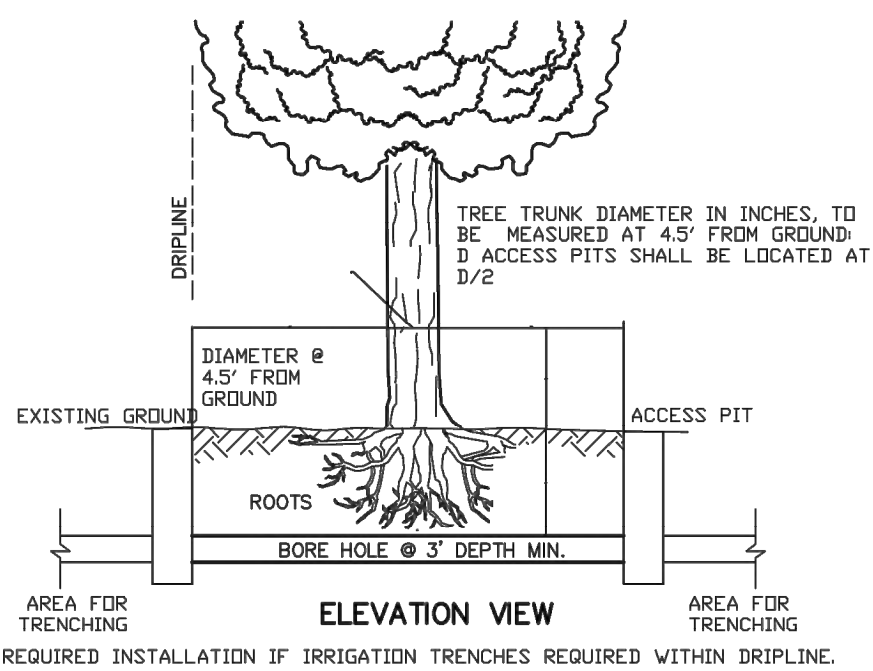
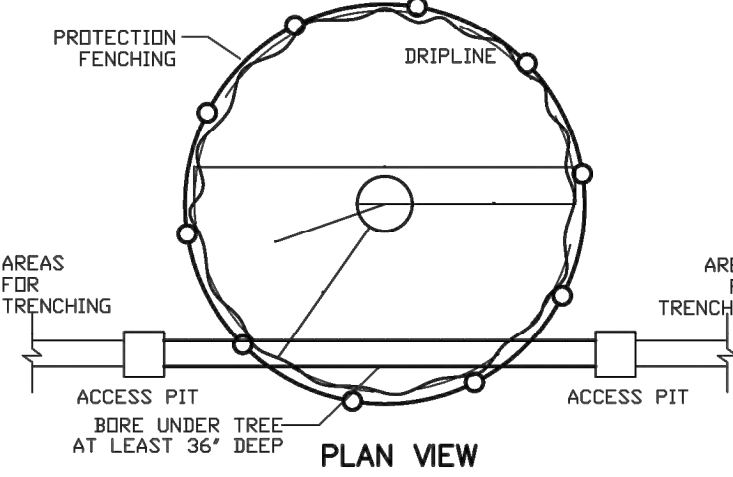
Plan

SOIL PREPARATION WITHIN TREE PROTECTION ZONES

Elevation

D TYPICAL PLAN/ELEVATION VIEWS TREE PROTECTION DETAIL

Diagrammatic Not To Scale



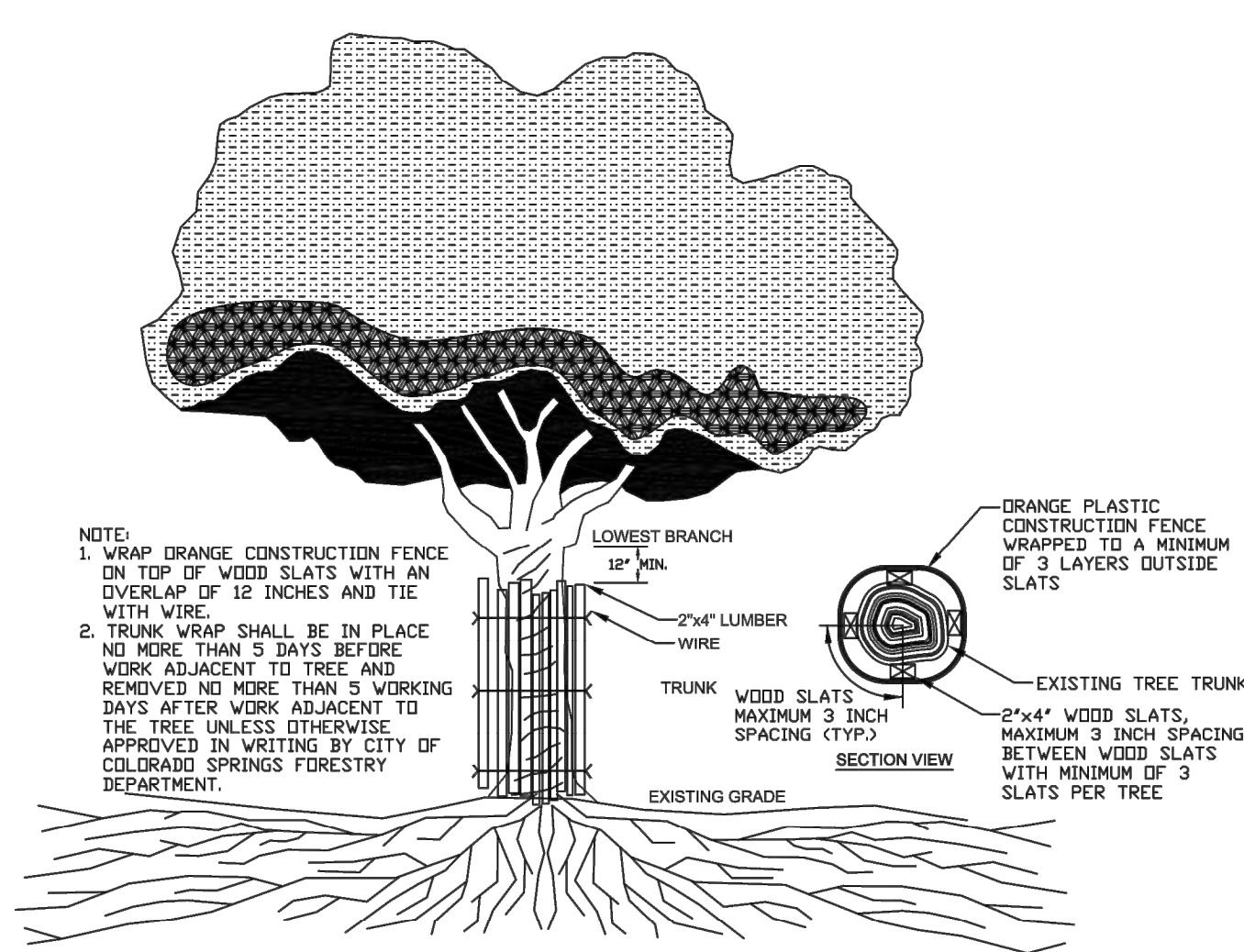
1. TREE PROTECTION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION, GRADING ACTIVITIES AND/OR IRRIGATION TRENCHING COMMENCE.
2. TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT DIAPHRANE. ERECTION OF FENCE PROTECTION AROUND TREES SHALL BE MINIMUM 6' LONG #5 REBAR OR T-POSTS DRIVEN 1' INTO THE GROUND BY D.C. AT DIAPHRANE. ATTACH ORANGE MESH BARRIER WITH NYLON ZIP TIES OR TWISTED WIRE TO REBAR OR T-POSTS.
3. FENCING MAY OCCUR AT THE COMBINED DIAPHRANES OF GROVES OF TREES. PLACE 4'-6' BARK MULCH BENEATH DIAPHRANES OF TREES TO BE PRESERVED. KEEP BARK 2-3 FEET FROM TREE TRUNKS.
4. NO GRADING SHALL OCCUR WITHIN THE DIAPHRANES/FENCED AREA OF EXISTING TREES.
5. CONSTRUCTION VEHICLES OR MACHINERY MAY NOT PASS BETWEEN TWO OR MORE EXISTING TREES IDENTIFIED FOR PRESERVATION IF THEIR CANOPIES ARE WITHIN 10 FEET OF TOUCHING. ADDITIONAL FENCING MAY BE REQUIRED AS NEEDED TO SATISFY THIS REQUIREMENT.
6. CONTRACTOR IS REQUIRED TO HAVE ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), APPROVED BY CSPP, ON SITE IF SITE CONSTRUCTION EFFORTS REQUIRE REMOVAL OF EXISTING ROOTS OR BRANCH PRUNING. ROOTS APPROVED FOR CUTTING MUST BE CUT CLEANLY WITH A SAW, RIPPING OR SHREDDING ROOTS SUBJECT TO FINE/PENALTY.
7. UNAUTHORIZED TREE REMOVAL IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST.
8. THE CONTRACTOR IS REQUIRED TO WATER AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE SPECIES REQUIREMENTS.
9. ALL IRRIGATION TRENCHING WITHIN TREE PROTECTION LIMITS DEFINED ABOVE SHALL BE HAND EXCAVATED AVOIDING AS MUCH DAMAGE TO ROOTS AS POSSIBLE.

D EXISTING TREE PROTECTION/TRENCHING DETAIL

Diagrammatic Not To Scale

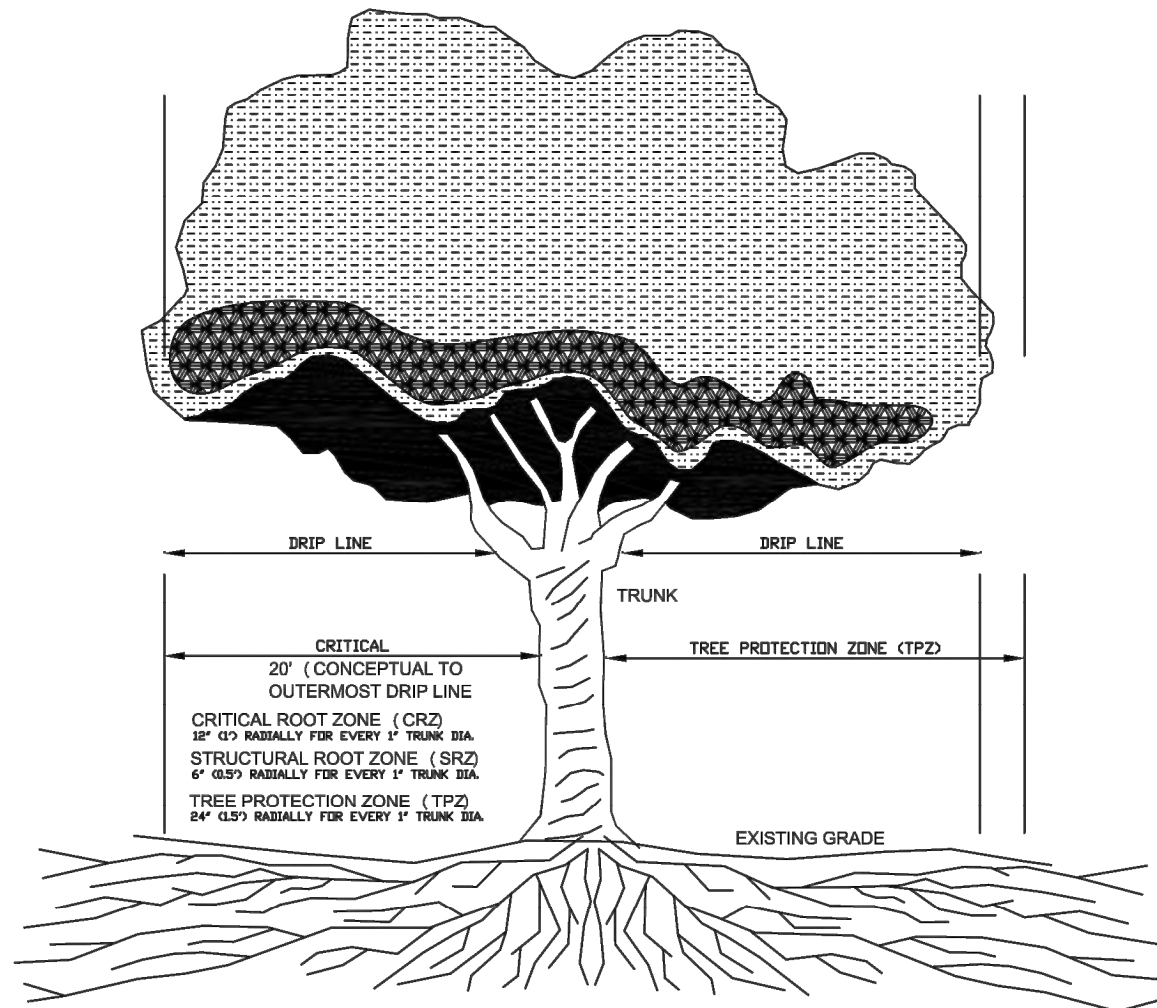
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D TYPICAL BARK PROTECTION DETAIL

Diagrammatic Not To Scale

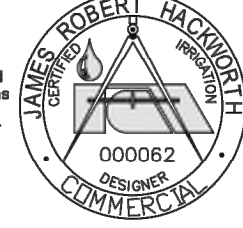


D CRITICAL ROOT ZONE AREA

Diagrammatic Not To Scale

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CITY APPROVAL:



Land Use Review
Approved

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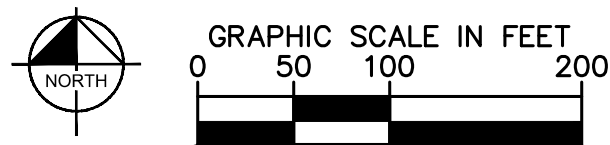
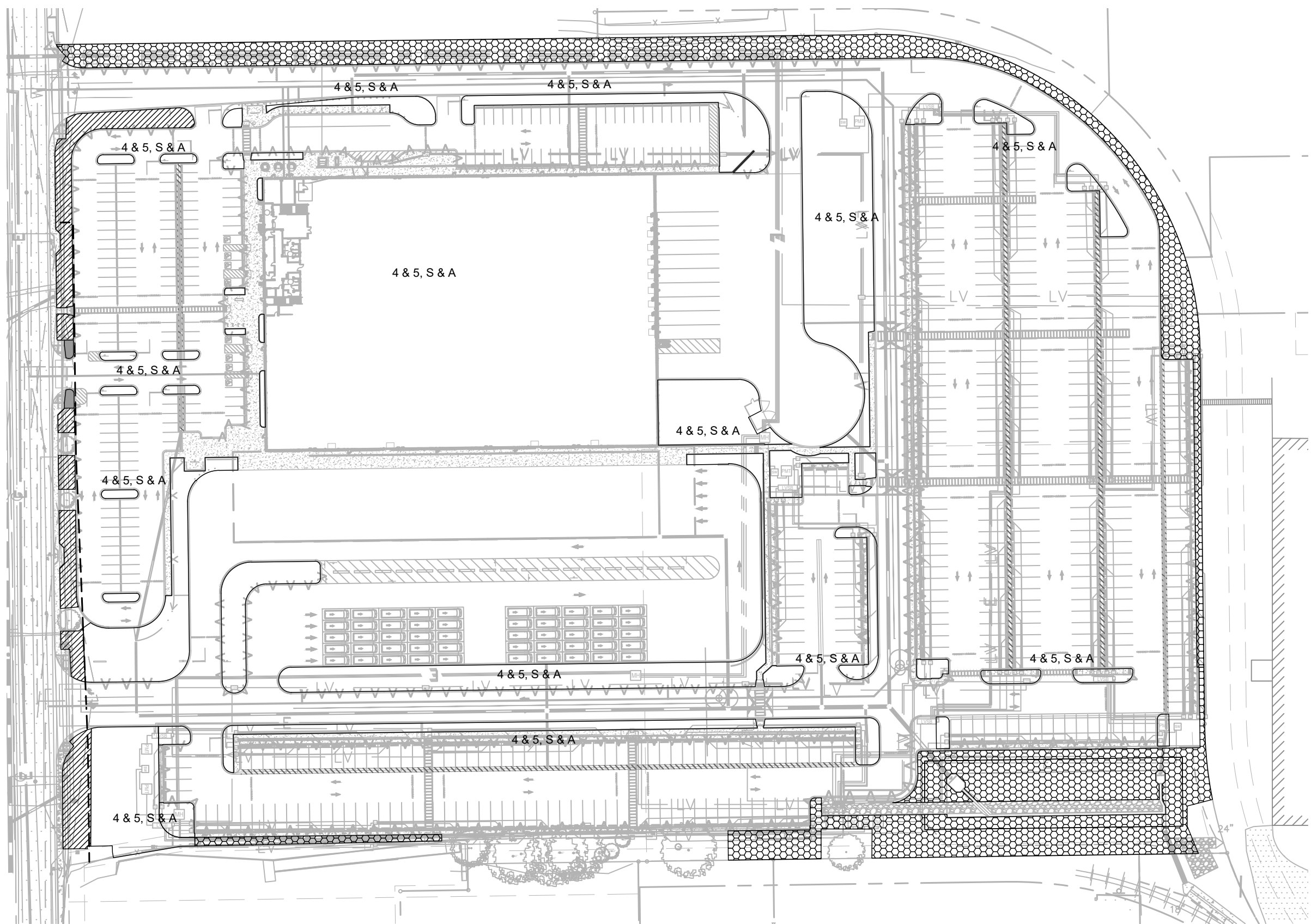
LANDSCAPE DETAILS
SHEET 18 OF 22

PROJECT FORGE

DEVELOPMENT PLAN

LOT 1, WESTERN FORGE SUBDIVISION NO. 2, IN THE COUNTY OF EL PASO, STATE OF COLORADO

SCHEMATIC LANDSCAPE DIAGRAM



REGIONAL PLANT COMMUNITIES

- SEMI-ARID SHRUB LANDS
- PINION-JUNIPER WOODLANDS
- PRAIRIE
- LOWER ELEVATION RIPARIAN
- PONDEROSA PINE FOREST
- UPPER ELEVATION RIPARIAN
- DOUGLAS FIR FOREST

WATER REQUIREMENTS
D = DRY 13" - 20"
A = ADAPTABLE 18" - 28"
S = STEADY 23" - 38"
W = WET > 36"

LANDSCAPE DESIGN STANDARDS

LANDSCAPE SETBACKS (SB)							
STREET NAME OR ZONE BOUNDARY	STREET NAME CLASSIFICATION	WIDTH REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./ PROVIDED	SHRUBS SUBSTITUTIONS	EVERGREEN PLANTS REQ. (50%)/ PROV.
FORGE DRIVE	NON-ARTERIAL	10'/15'	785 LF	1/30 LF	27 / 1 EXISTING AND 22 PROPOSED	40 SRHUBS (4 TREE EQUIVILANT)	14 / 9*
SOUTH PROPERTY LINE	ADJACENT ZONING	-	1107 LF	1/30 LF	37 / 37 PROPOSED	-	19/19
INTERNAL LANDSCAPING (IL)							
NET SITE AREA (SF)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ./PROVIDED	INTERNAL TREES (1/500 SF) REQ. / PROV.)				
830,011.19 SF	5%	41,500.56 SF / 42,293 SF	83 / 83				
MOTOR VEHICLE LOTS (MV)							
NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1 TREE/15 SPACES) REQ./ PROV.	VEHICLE LOT FRONTAGES	LENGTH OF FRONTAGE (FT.) (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (FT.)	MIN. 3' SCREENING PLANTS REQ./PROV.		EVERGREEN PLANTS REQ. (50%)/ PROV.
582 SPACES	39/39	ADJACENT INDUSTRIAL	250 LF	167 LF	42 / 50		21/31

* NOTE: SUBSTITUTED FOR SHRUBS AT A RATE OF 10 SHRUBS/1 TREE. LABELED AS "SBS". UNABLE TO ACHIEVE 50% EVERGREEN ALONG FORGE DUE TO SITE TRIANGLES. ADDITIONAL EVERGREENS SHOWN WITHIN SITE TO MAINTAIN SEASONAL INTEREST > 60% OF PLANTING CONTAINS SIGNATURE SPECIES

GENERAL LANDSCAPE NOTES

- ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS.
- SITE GRADING REQUIRED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK.
- CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL AGENCIES AS WARRANTED.
- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT, IN WRITING. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, OR THE LANDSCAPE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE.
- THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
- THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY UTILITIES DAMAGED DURING CONSTRUCTION.
- ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
- ALL SURPLUS EXCAVATION SHALL BE TAKEN TO A SITE DESIGNATED BY OWNER, AT NO ADDITIONAL COST TO THE OWNER. IF OWNER CHOOSES, THE CONTRACTOR MAY TAKE POSSESSION OF SURPLUS EXCAVATION MATERIAL.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, ROCK MULCH AND OTHER MATERIALS TRACKED ONTO ANY PRIVATE OR PUBLIC STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY, IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER ACCEPTABLE METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
- CONTRACTOR SHALL PROVIDE PROTECTION TO ALL FINISHED WORK, MAINTAIN SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING ELEMENTS THAT ARE TO REMAIN.
- EROSION CONTROL MEASURES (IE: SILT FENCING AND SEDIMENT CONTROL) SHALL BE MAINTAINED BY THE CONTRACTOR PER CIVIL CONSTRUCTION DOCUMENTS. ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL CONSTRUCTION DOCUMENTS.
- PLANT QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL DO THEIR OWN TAKE-OFFS AND BASE BID ACCORDINGLY.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN-LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED STANDARDS, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN NURSERYMAN ASSOCIATION.
- OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE.
- LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT

MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION.

- ALL TREE LOCATIONS TO BE STAKED AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- INSTALL ALL CANOPY TREES WITH A MINIMUM OF 5 FT. SEPARATION FROM ALL UTILITIES, UNLESS A ROOT BARRIER IS UTILIZED.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE ROOT BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTING FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, MOWING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP.
- ALL BUILDING FOUNDATION PLANTING AREAS SHALL BE ROCK MULCH WITH A 2" MINIMUM DEPTH THROUGHOUT ENTIRE PROJECT. FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN AND 1" BELOW TOP OF CURB OR SIDEWALK. ROCK TO BE 1" DIAMETER LOCAL RIVER ROCK COBBLE.
- ALL PERIMETER PLANTING AREAS AND LANDSCAPE ISLANDS SHALL HAVE DOUBLE SHREDDED HARDWOOD MULCH. FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN AND 1" BELOW TOP OF CURB OR SIDEWALK.
- AREAS TO RECEIVE MULCH SHALL BE SPRAYED AT LEAST ONCE WITH A CONTACT HERBICIDE PRIOR TO PLANTING OPERATIONS AND IMMEDIATELY PRIOR TO PLACEMENT OF ROCK MULCH. CONTRACTOR TO APPLY PRE-EMERGENT PER MANUFACTURER RECOMMENDATIONS.
- MULCH SHALL EXTEND UNDER ALL TREES AND SHRUBS.
- CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 90 DAYS AFTER ACCEPTANCE OF THE WORK BY OWNERS REPRESENTATIVE. UPON COMPLETION OF THE MAINTENANCE PERIOD THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITY.
- PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH-LIST ITEMS. THEN OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH THE OWNER'S REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH-LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.
- ALL GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT SHALL APPLY.
- FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SF OF LANDSCAPE AREA IS REQUIRED FOR SOIL AMENDMENT.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE OWNER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH CITY REQUIREMENTS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS OF THE CITY OF COLORADO SPRINGS.
- THE REQUIRED SOIL ANALYSIS REPORT IS REQUIRED TO BE SUBMITTED AND APPROVED WITH THE IRRIGATION PLAN SUBMITTAL AND BEFORE ANY LANDSCAPE CONSTRUCTION. THIS WOULD INCLUDE COMPLETING THE SOIL SAMPLING AND SUBMITTING THE SAMPLES TO A SOILS LAB FOR TESTING. A SEPARATE LAB TEST REPORT AND SOIL PREPARATION/RECOMMENDATIONS/AMENDMENT/FERTILIZER AMOUNTS AND APPLICATION RATES) FOR EACH TYPE OF PROPOSED LANDSCAPING (SHRUB BEDS/SOB,NATIVE SEED) WILL NEED TO BE PROVIDED TO CITY STAFF FOR REVIEW. CONTACT THE CITY OF COLORADO SPRINGS (DANIEL GOULD, 719-385-5375)

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • Irrigated hydroseeded • Irrigated drilled	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled	• Non-irrigated drilled
Bluestem, big	Andropogon gerardii	Warm, sod	20	4.4	2.2	1.1
Grama, blue	Bouteloua gracilis	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass?	Nassella viridula	Cool, bunch	10	2	1	0.5
Wheatgrass, western?	Panicum smithii	Cool, sod	20	6.4	3.2	1.6
Grama, sideoats	Bouteloua curtipendula	Warm, bunch	10	2	1	0.5
Switchgrass?	Panicum virgatum	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	Calamagrostis longifolia	Warm, sod	10	1.2	0.6	0.3
Yellow indiangrass?	Sorghastrum nutans	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • Irrigated hydroseeded	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled	• Non-irrigated drilled
Buffalograss	Buchler dactyloides	Warm, sod	25	9.6	4.8	2.4
Grama, blue	Bouteloua gracilis	Warm, bunch	20	10.8	5.4	2.7
Grama, sideoats	Bouteloua curtipendula	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	Nassella viridula	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	Panicum smithii	Cool, sod	20	12	6	3
Droopseed, sand	Sporobolus cryptandrus	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

NOTE: EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED ON ALL DISTURBED SLOPES EXCEEDING 2:1 PER COLORADO SPRINGS REQUIREMENTS.

NOTE:

- PERCENTAGE OF SIGNATURE PLANTS: 100%
- ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
- LANDSCAPE ARCHITECT RESERVES THE RIGHT TO FIELD ADJUST ALL PLANT MATERIAL.
- ALL QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION. A FINAL IRRIGATION PLAN APPLICATION IS DUE TO THE CITY OF COLORADO SPRINGS PLANNING CONCURRENT WITH THE BUILDING PERMITTING. TO BE SUBMITTED NO LATER THAN 90 DAYS FROM THE BUILDING PERMIT APPROVAL.
- ALL TREES AND SHRUBS TO BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SHRUBS TO RECEIVE SUB SURFACE DRIP. TURF TO RECEIVE ROTARY SPRAY WITH 100% HEAD TO HEAD COVERAGE. ANY SEED AREAS TO BE TEMPORARILY IRRIGATED THROUGH ESTABLISHMENT.
- ALL TREE STAKING MATERIALS TO BE REMOVED FROM SITE ONE YEAR AFTER CONSTRUCTION.

CITY APPROVAL:



Land Use Review
Approved

04/16/2021
3:24:42 PM
dsexton

LANDSCAPE NOTES

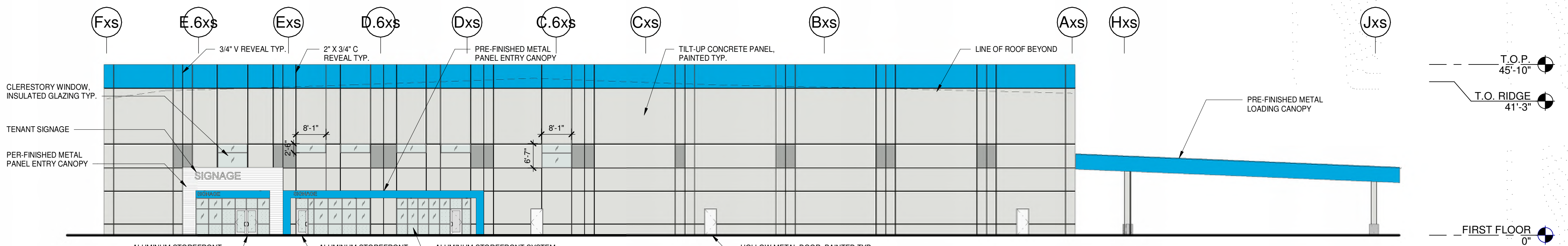
SHEET 19 OF 22



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DENVER, COLORADO 80237 (303) 228-2300

PROJECT FORGE DEVELOPMENT PLAN

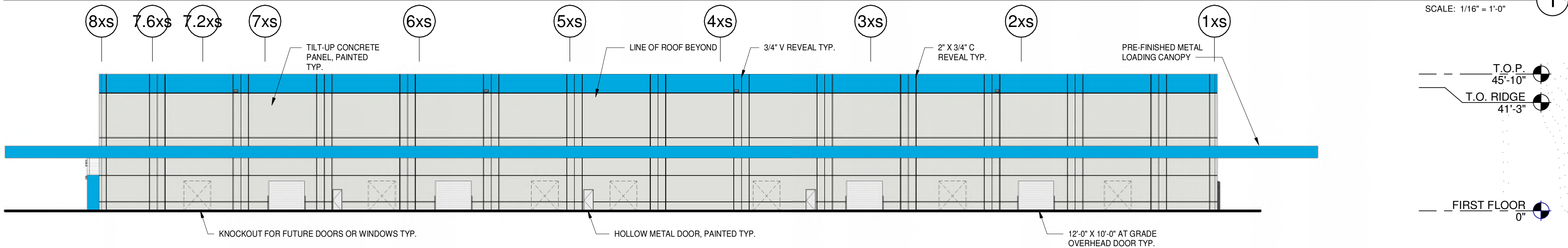
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WEST ELEVATION

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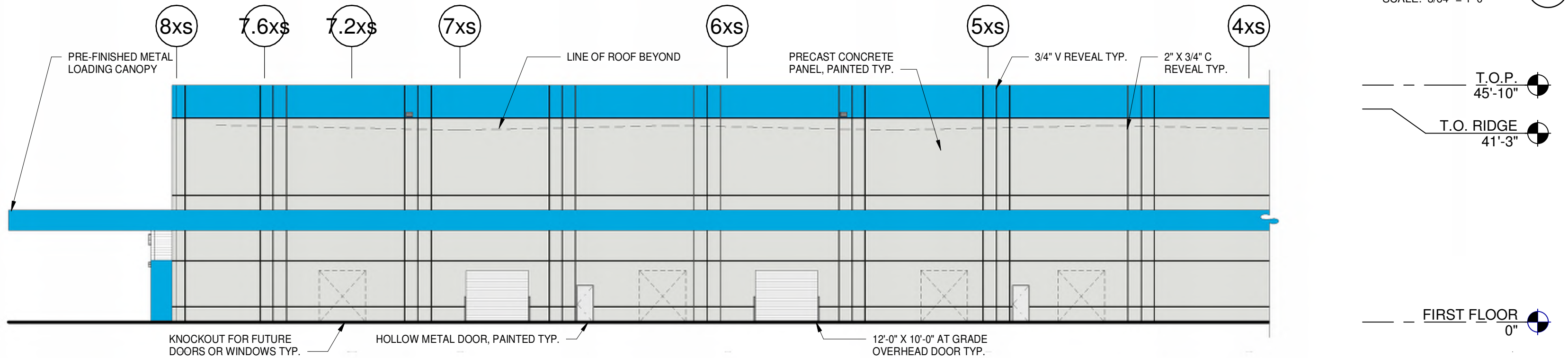
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OVERALL SOUTH ELEVATION

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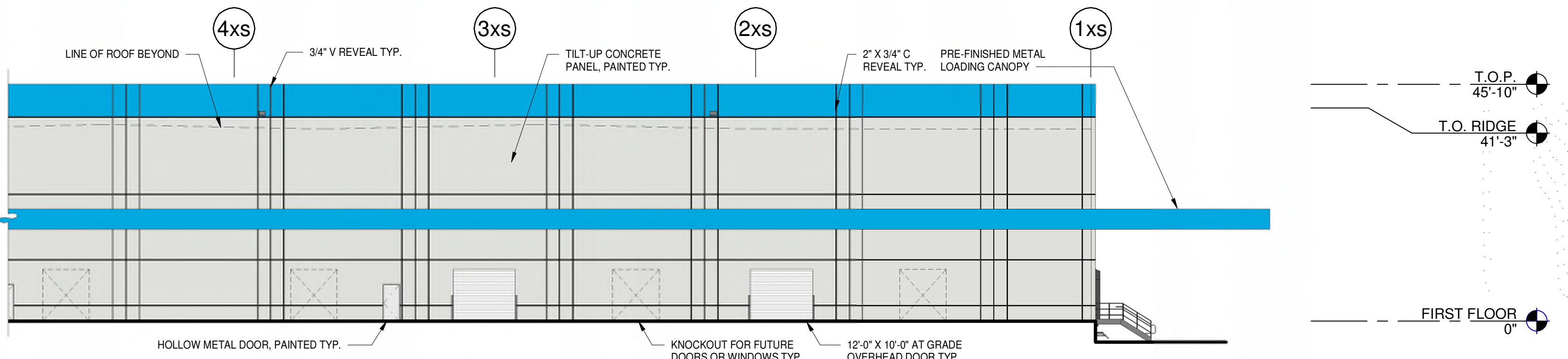
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PARTIAL SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

3



PARTIAL SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

4

LEGEND

COLORS:

- BASE COLOR - MANUFACTURER: SHERWIN WILLIAMS
COLOR: NO. NEBULOUS WHITE/ SW 7063
- SECONDARY COLOR - MANUFACTURER: SHERWIN WILLIAMS
COLOR: NO. GRAY MATTERS/ SW 7066
- ACCENT COLOR - MANUFACTURER: SHERWIN WILLIAMS
COLOR: NO. PANTONE/ 2995 C
- ACCENT COLOR - MANUFACTURER: MFR.
COLOR: NO. MANU. STANDARD "BRIGHT WHITE"

CITY APPROVAL:



ARCHITECTURAL ELEVATIONS

SHEET 20 OF 22

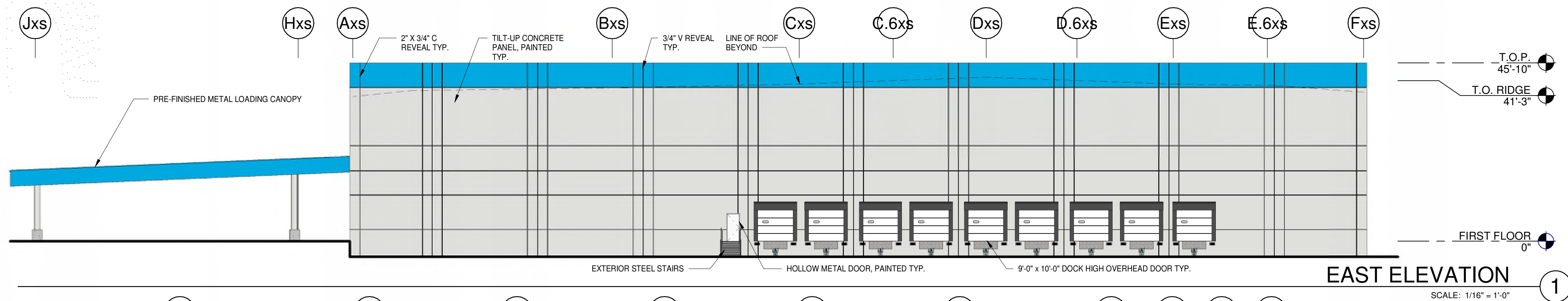
Kimley»Horn

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PROJECT FORGE

DEVELOPMENT PLAN

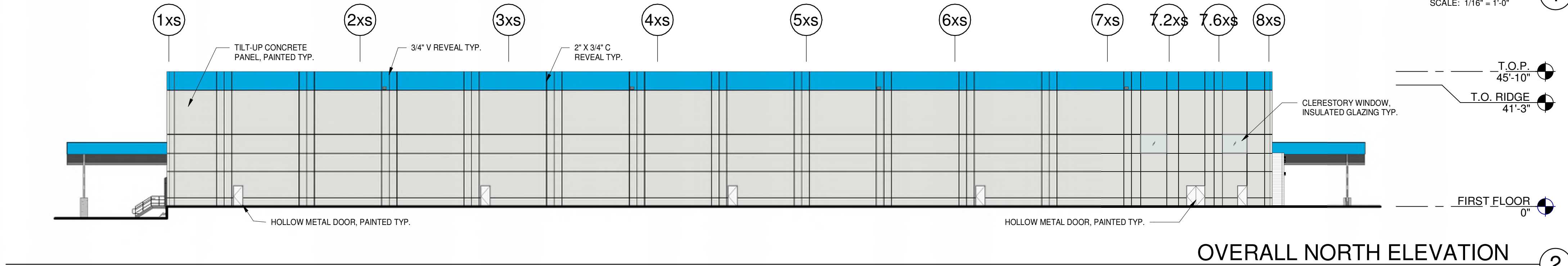
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EAST ELEVATION

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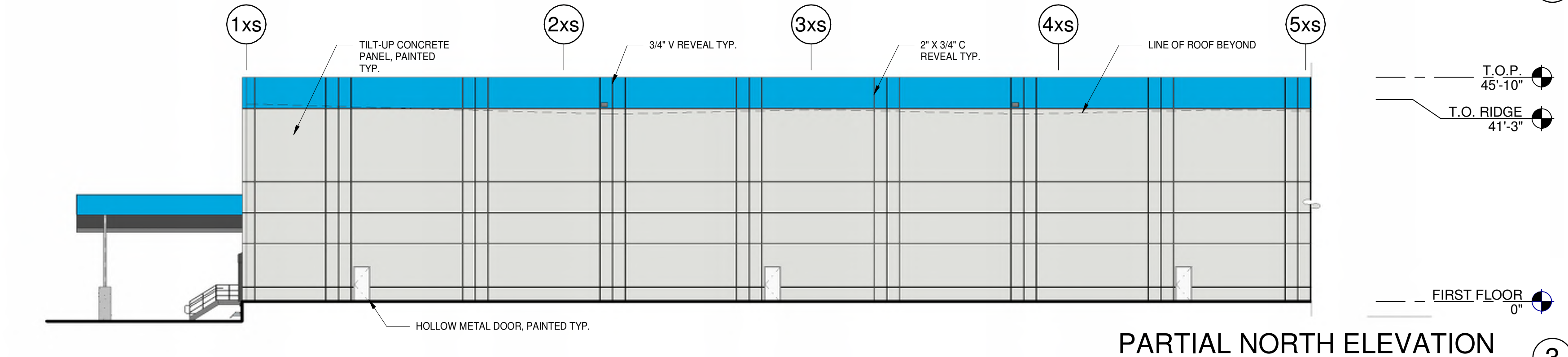
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OVERALL NORTH ELEVATION

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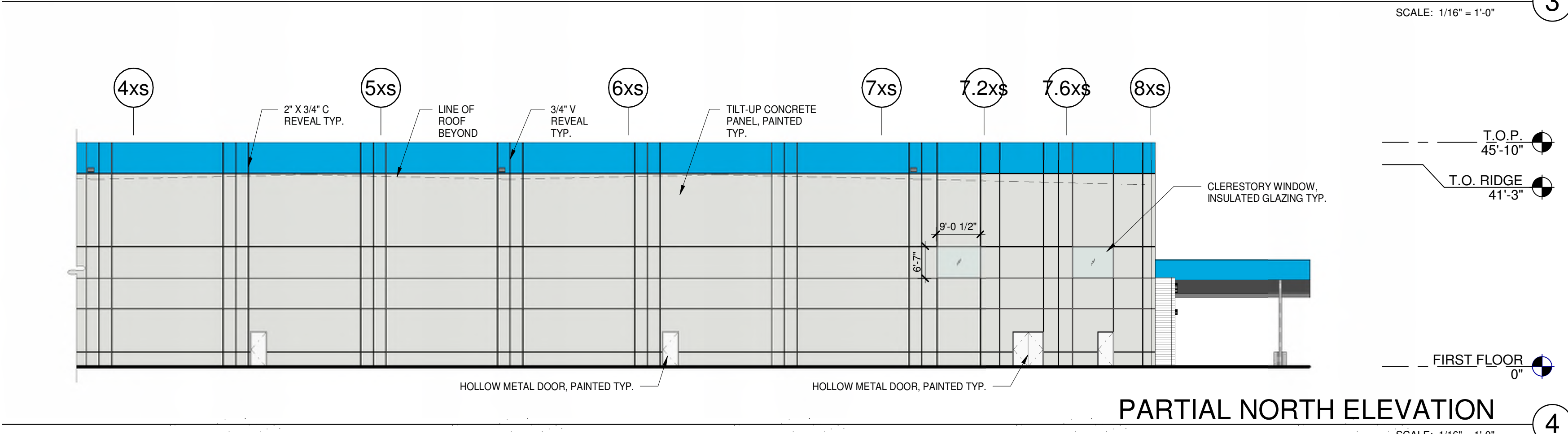
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PARTIAL NORTH ELEVATION

SCALE: 1/16" = 1'-0"

3



PARTIAL NORTH ELEVATION

SCALE: 1/16" = 1'-0"

4

LEGEND

COLORS:

- BASE COLOR -
MANUFACTURER: SHERWIN WILLIAMS
COLOR/NO: NEBULOUS WHITE/ SW 7063
- SECONDARY COLOR -
MANUFACTURER: SHERWIN WILLIAMS
COLOR/NO: GRAY MATTERS/ SW 7066
- ACCENT COLOR -
MANUFACTURER: SHERWIN WILLIAMS
COLOR/NO: PANTONE/ 2995 C
- ACCENT COLOR -
MANUFACTURER: MFR.
COLOR/NO: MANU. STANDARD 'BRIGHT WHITE'

CITY APPROVAL:



ARCHITECTURAL ELEVATIONS

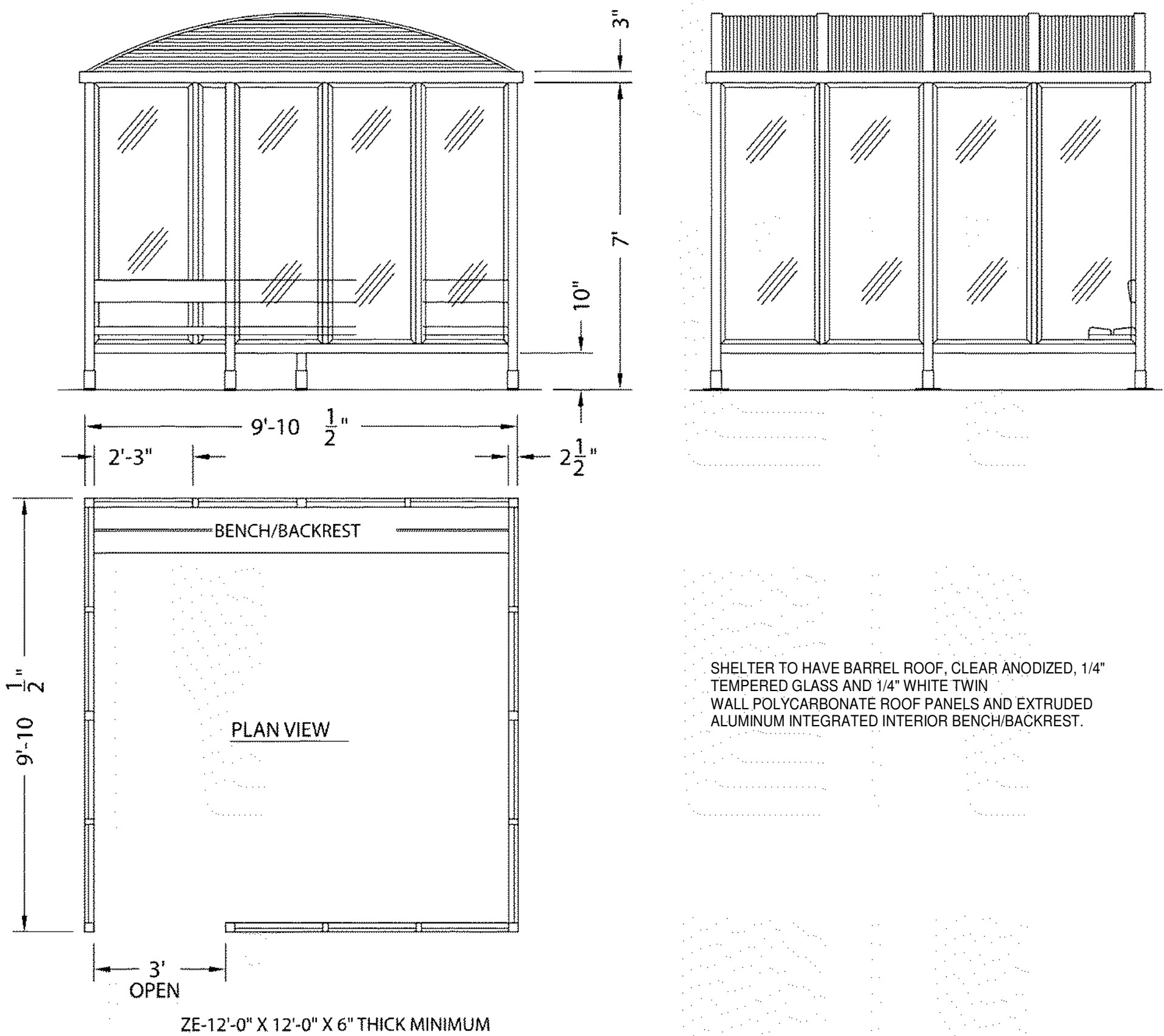
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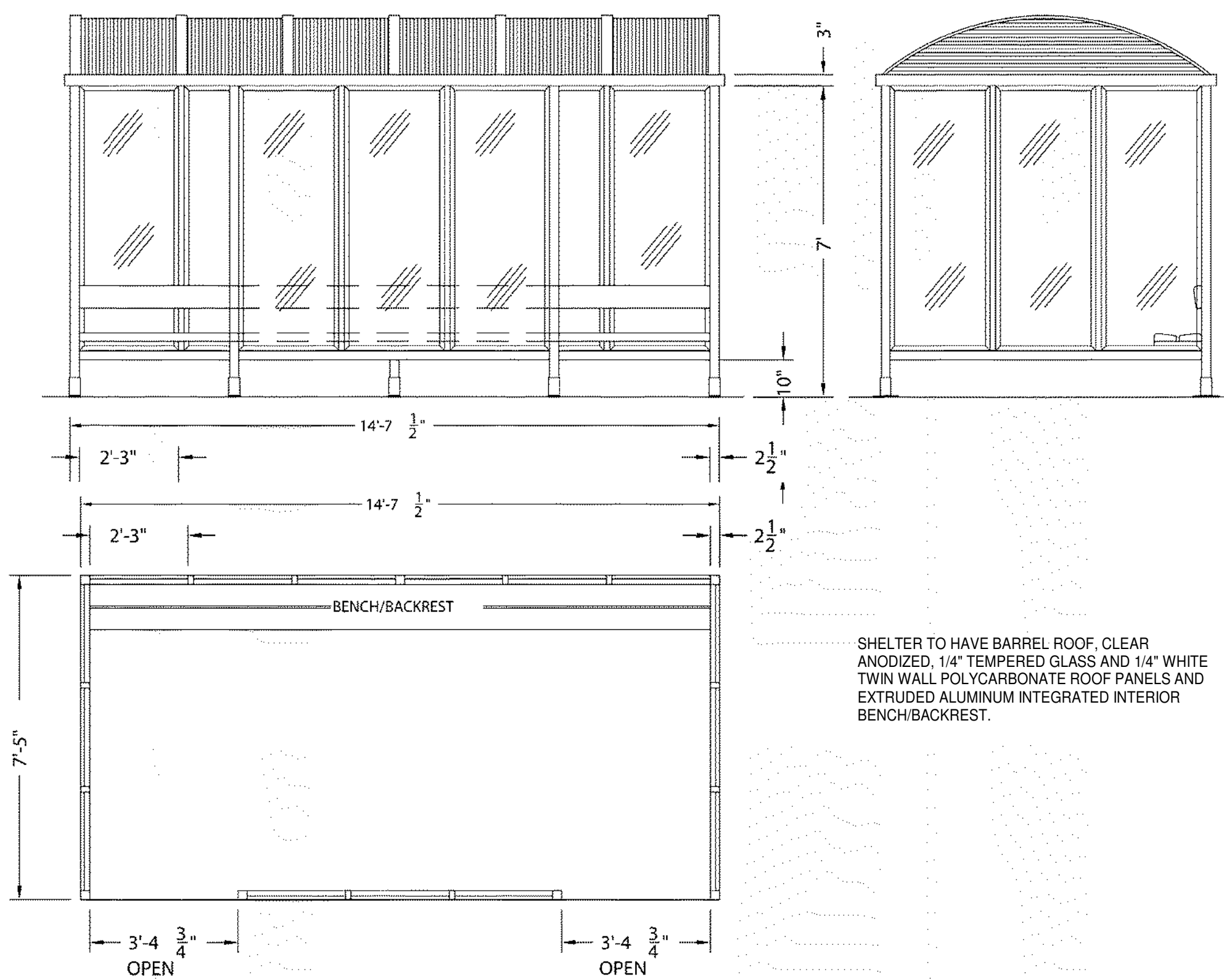
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PROJECT FORGE DEVELOPMENT PLAN

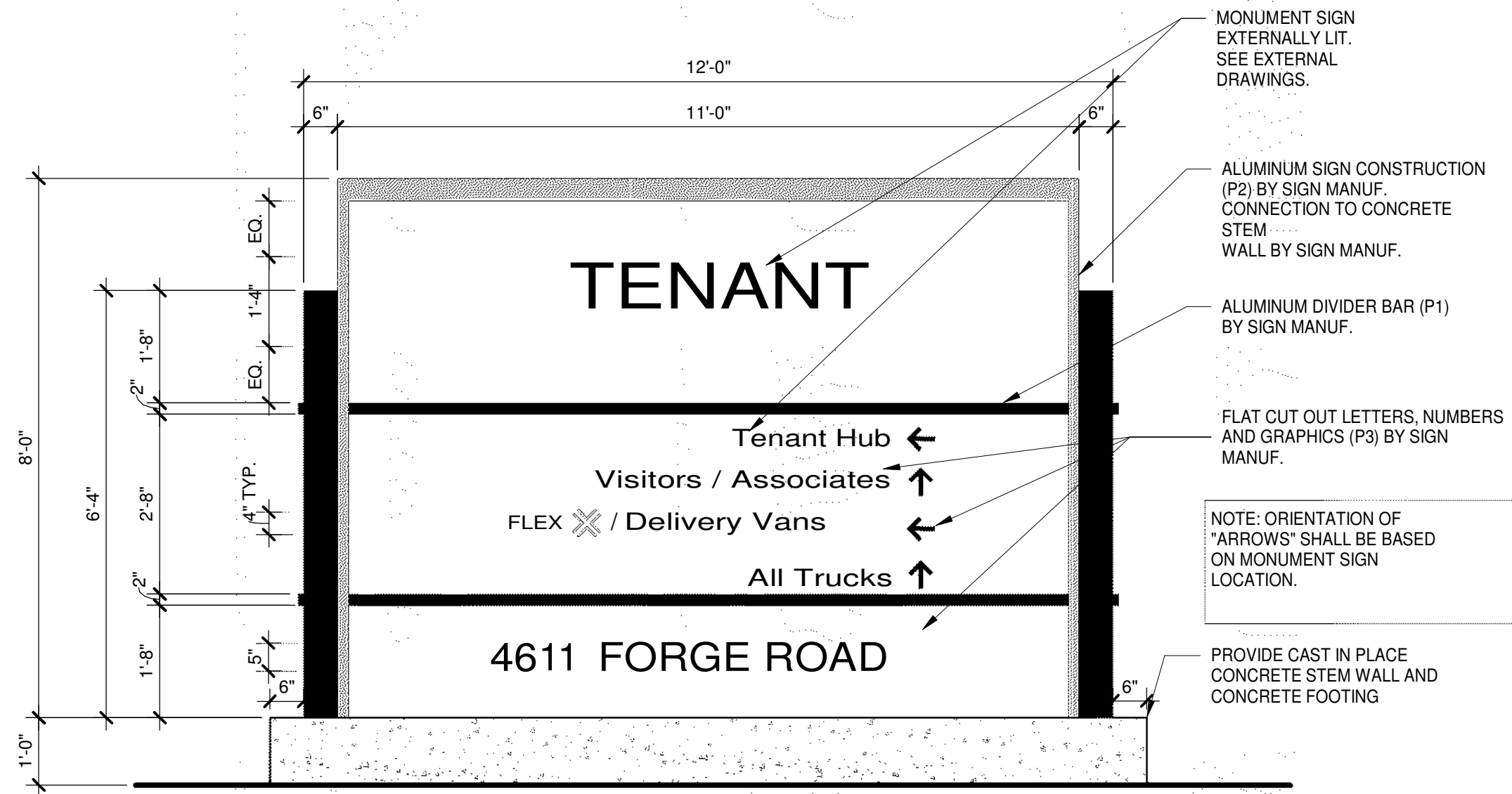
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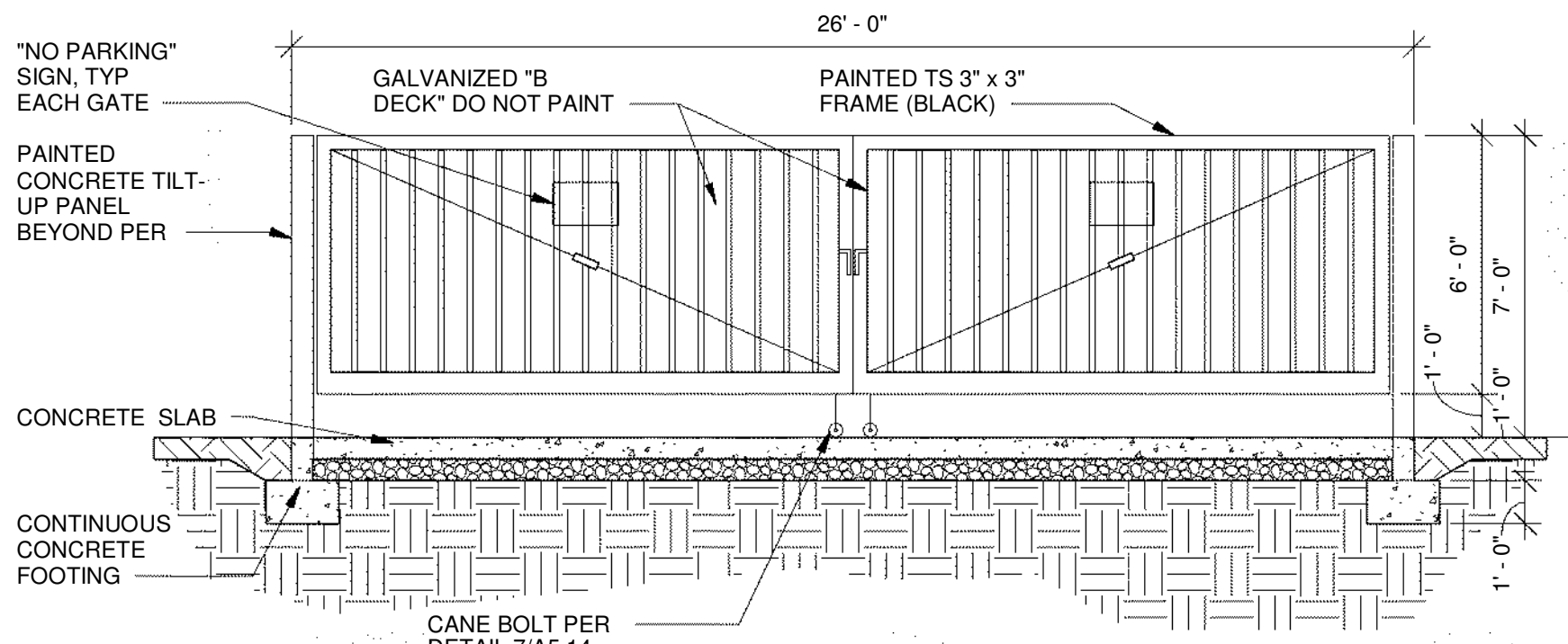
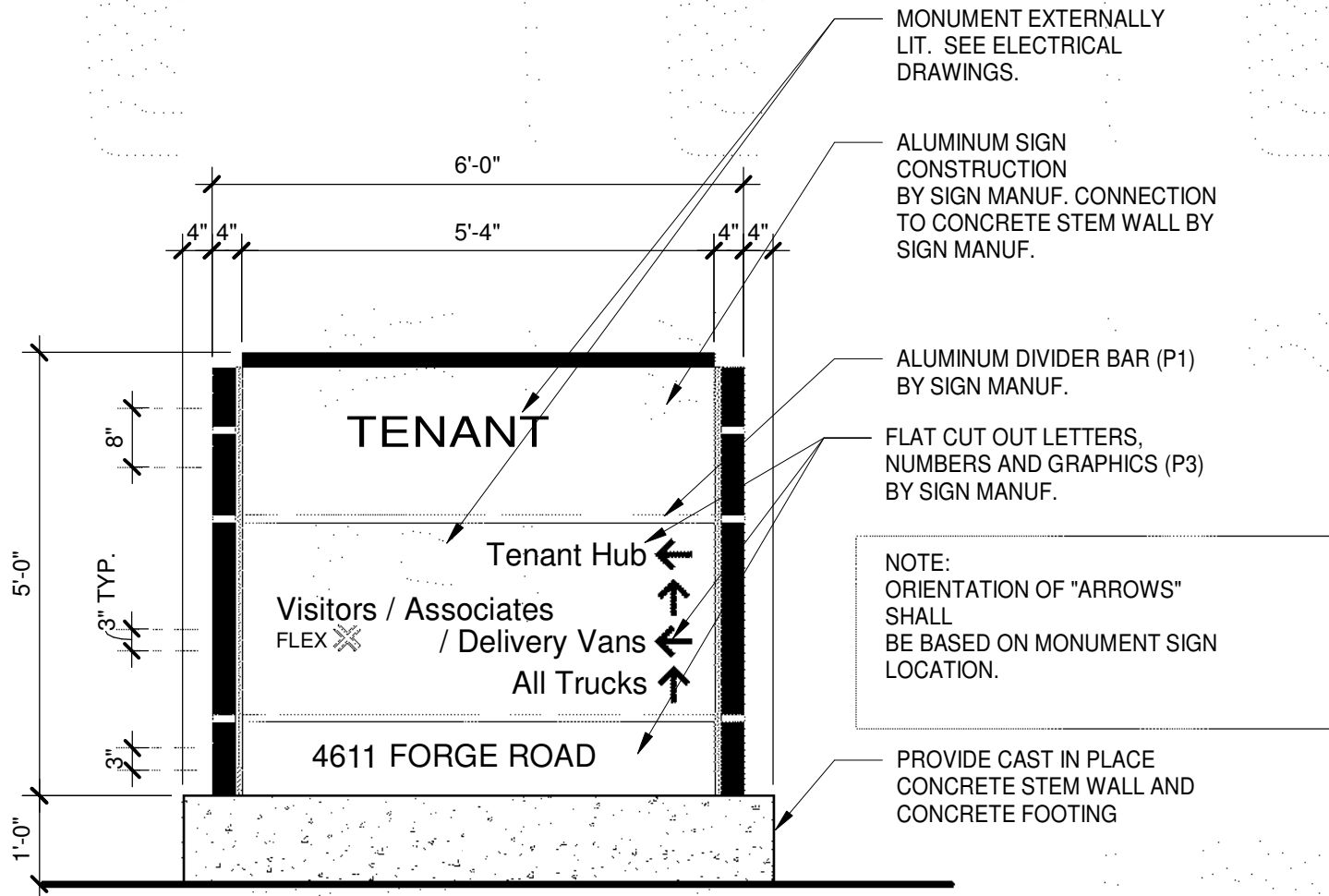
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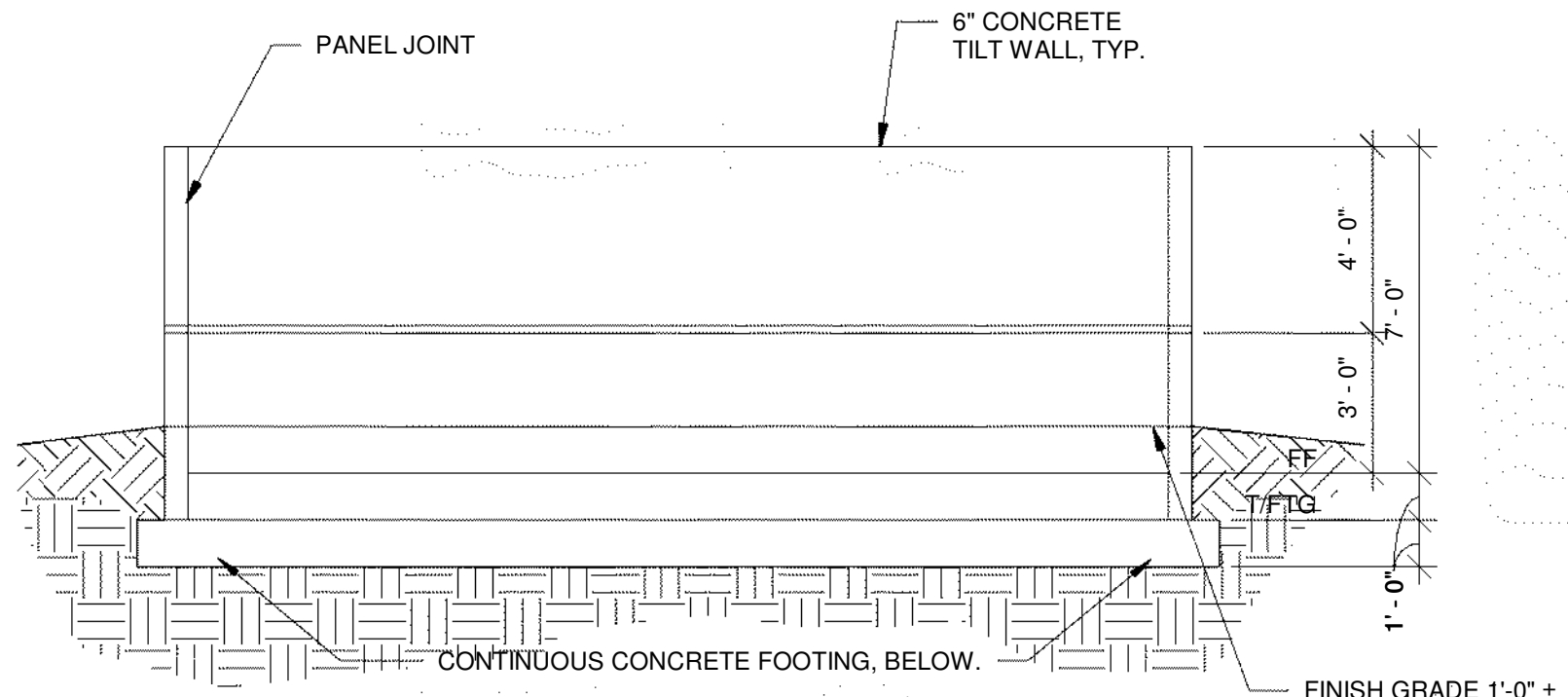
RIDE SHARE
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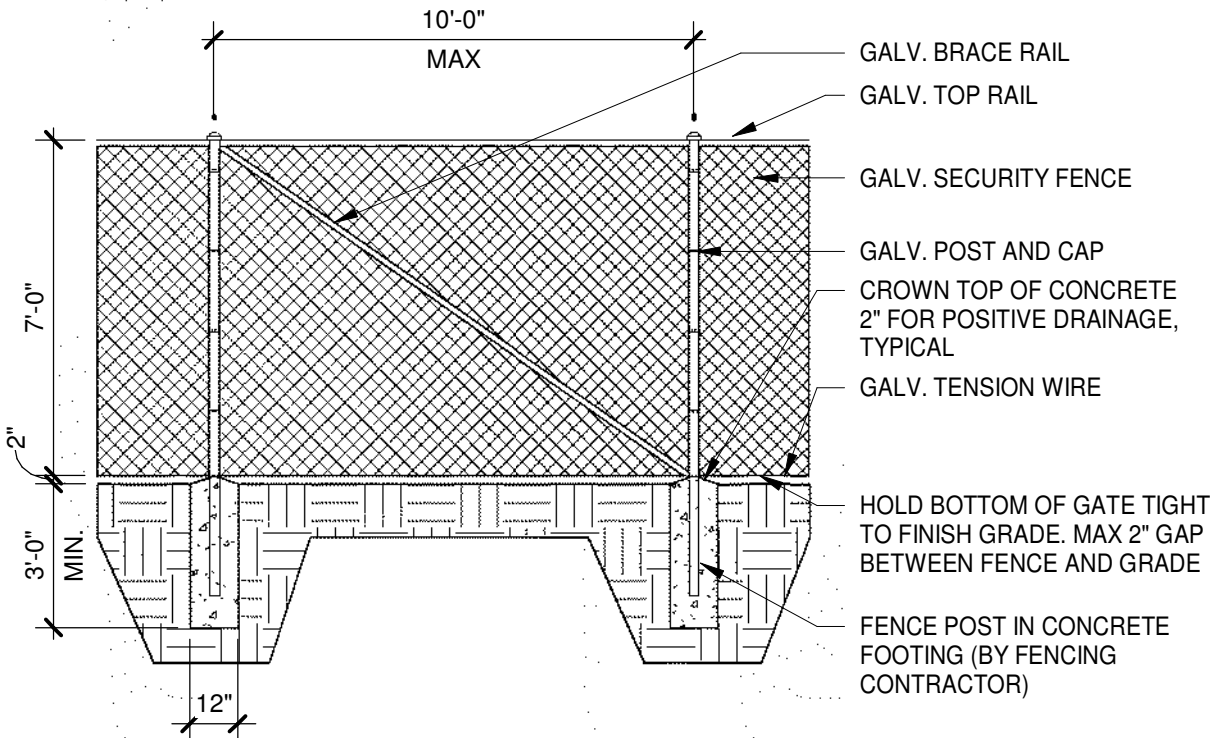
MONUMENT SIGN
SCALE: 1/2" = 1'-0" **1**



TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0" **3**



TRASH ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0" **2**



SECURITY FENCE DETAIL
SCALE: 1/4" = 1'-0" **4**