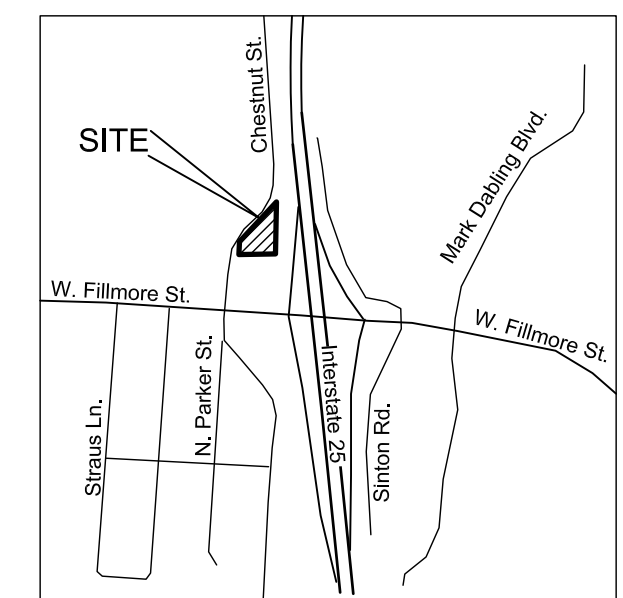


FILLMORE WEST RETAIL

LOT 2 FILLMORE WEST RETAIL CENTER FILING NO. 1

3111 N. Chestnut St
 COLORADO SPRINGS, COLORADO 80907

1.90 ACRES
 DEVELOPMENT PLAN



VICINITY NTS
 LEGAL:
 LOT 2 FILLMORE WEST RETAIL CENTER FILING NO. 1

SITE DATA	tax schedule no.:	7336160004
	area	1.90 ACRES
	ex zone	C6/CR
	proposed zone	C6/CR
	ex use	VACANT
	proposed use	RETAILCENTER
	master plan	-
	concept plan	Palmer House Redevelopment
	development schedule	CPC CP 08-035 SPRING2018

PARKING	use	Retail / Restaurant
	bldg area	9,000 sf indoor / 1,200 sf outdoor
	ratio	100 sf indoor / 200 sf outdoor
	required (incl h/c)	96 required (including 3 h/c)
	provided	99 provided (including 4 h/c)
	compact	

LAND USE	AREA	%
BUILDING COVERAGE	9,000 SF	10.9
PAVING (IMPROVED SURFACES)	50,049 SF	60.5
LANDSCAPING (NON-IMPROVED)	23,688 SF	28.6
SUB-TOTAL	82,737 SF	100.0

- NOTES:
- FLOODPLAIN STATEMENT:
 THIS PROPERTY IS IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL NUMBER 08041C0514F, effective date March 17, 1997.
 - NO DIRECT VEHICULAR ACCESS SHALL BE ALLOWED ONTO FILLMORE STREET FROM LOT 2.
 - THE 40 FOOT PRIVATE ACCESS EASEMENT ALONG THE SHARED LOT LINES OF LOT 1 AND LOT 2 SHALL BE CONVEYED CONCURRENTLY WITH THE TRANSFER OF EITHER LOT.
 - THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH DATED 12-5-2017. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE #AR DP 17-00541. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 105, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
 - ALL EXISTING CURB, GUTTER AND PEDESTRIAN RAMPS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION, OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG CHESTNUT STREET, ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED. AN ON-SITE MEETING CAN BE SET UP WITH ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
 - THERE IS A 20' X 20' SIGN TRACT PRESENT ON THE SITE. THIS IS FOR A 35' MULTI-TENANT PYLON SIGN. THIS SIGN TRACT CAN BE REFERENCED THROUGH FILE #AR NV 14-00182, RECORDED 5-27-14.
 - ALL SIGNAGE WILL BE APPROVED VIA A SEPARATE PERMIT.

ADA DESIGN PROFESSIONAL STANDARD 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.

- SHEET INDEX
- DEVELOPMENT PLAN
 - PRELIMINARY GRADING PLAN
 - PRELIMINARY UTILITY & PUBLIC FACILITY PLAN
 - LANDSCAPE PLAN
 - LANDSCAPE DETAILS
 - ELEVATIONS

OWNER INFO
 company name: Bella Fortuna LLC
 address: 501 N. Nevada Ave.
 city/state: Colorado Springs, CO 80903
 phone no:

city file no: AR DP 17-00541



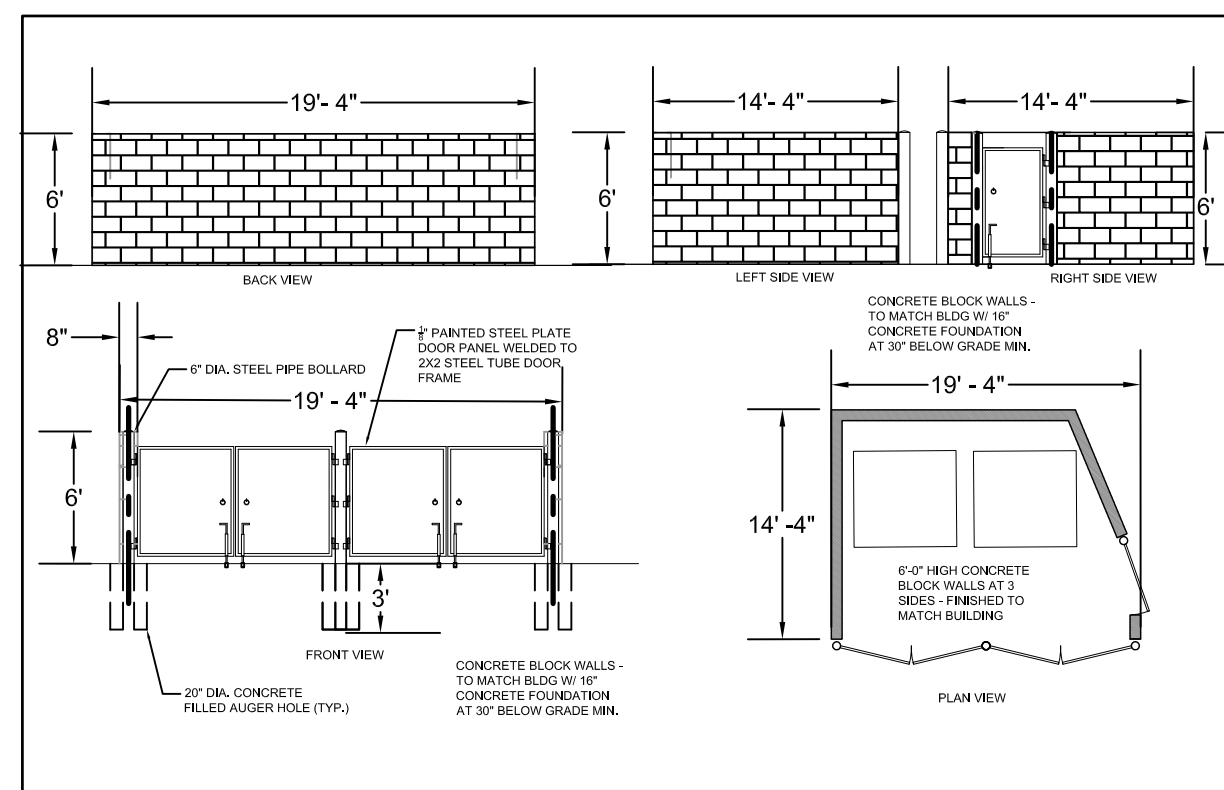
YOW ARCHITECTS PC
 A PROFESSIONAL CORPORATION ARCHITECTURE & PLANNING
 115 S. Weber Colorado Springs, Colorado 475-8133

Structural: _____
 Electrical: _____
 Mechanical: _____
 Plumbing: _____

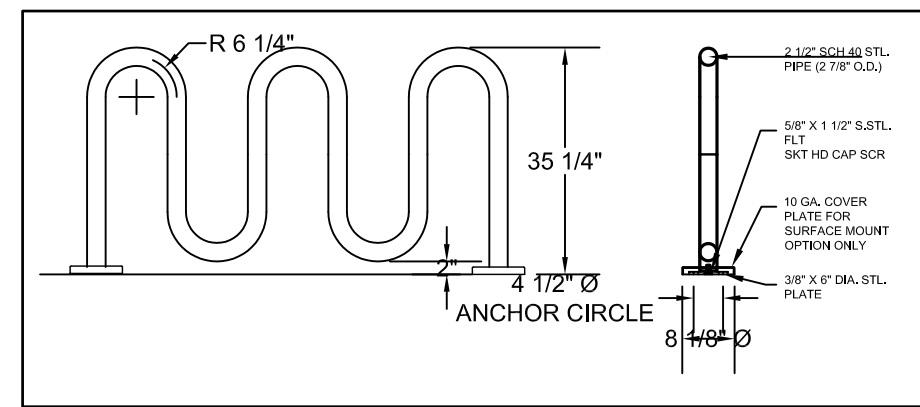
West Fillmore Retail
 3111 N. CHESTNUT ST.
 Colorado Springs, Colorado

Job No: 17-176
 Directory: Planning
 File: Development Plan 12-1-17
 Drawn By: DBN
 Date: 8-5-2017
 Revised: 11-8-2017
 12-11-2017

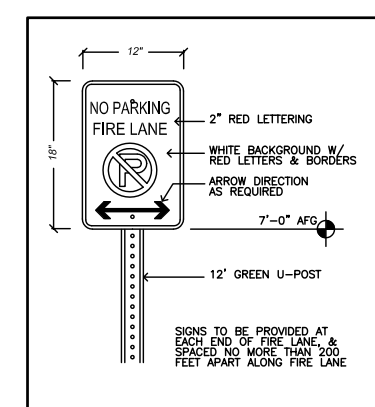
DRAWING NO.
1
 Development Plan



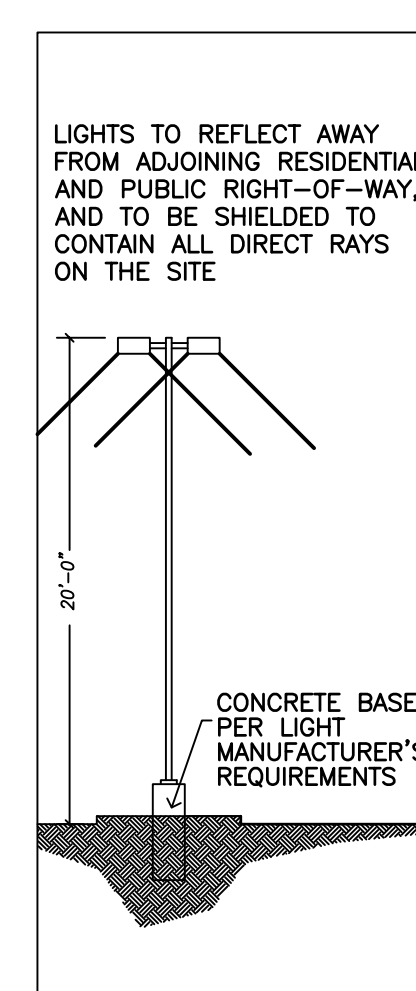
(A) TRASH ENCLOSURE



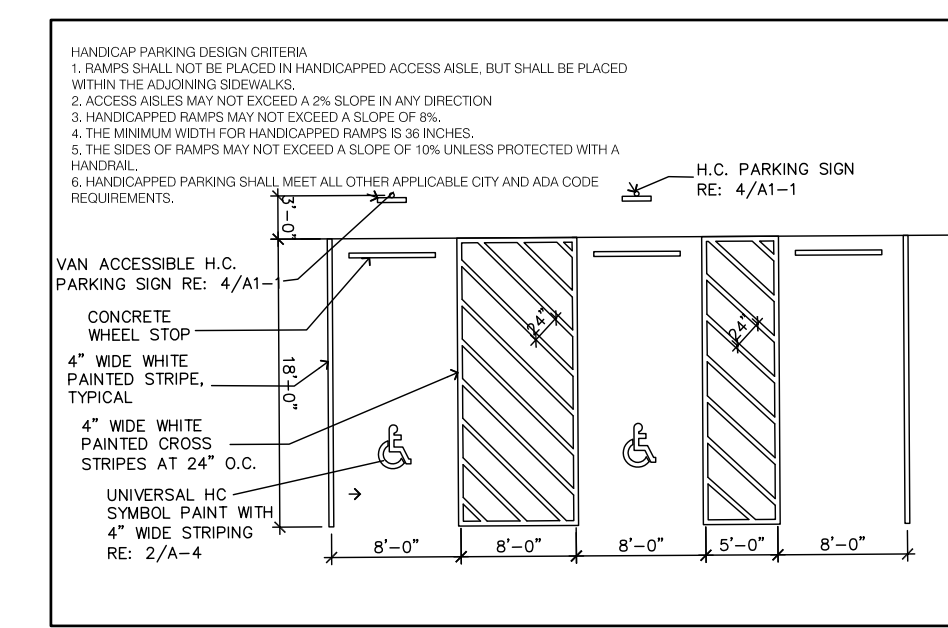
(B) BIKE LOOP



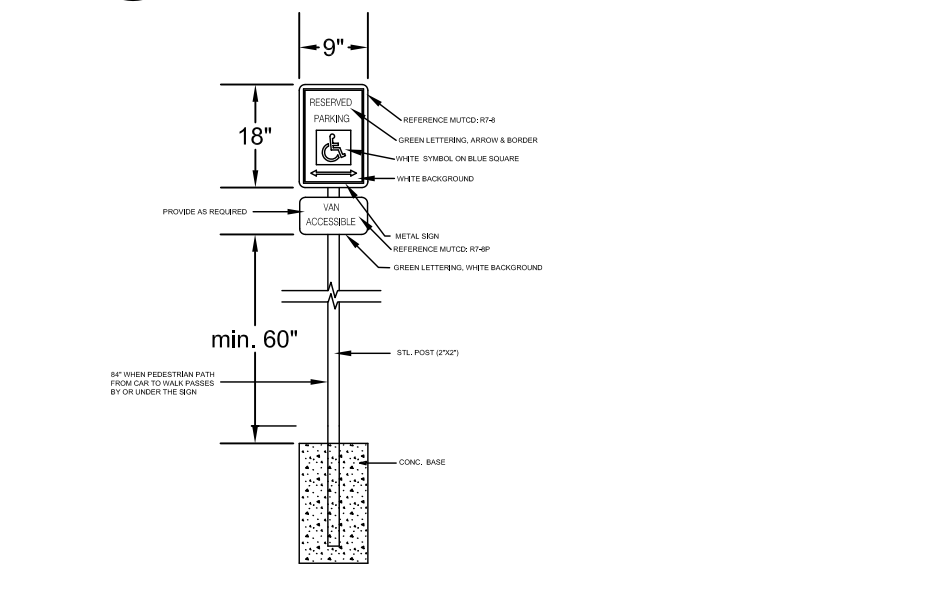
(C) FIRE LANE SIGN DETAIL



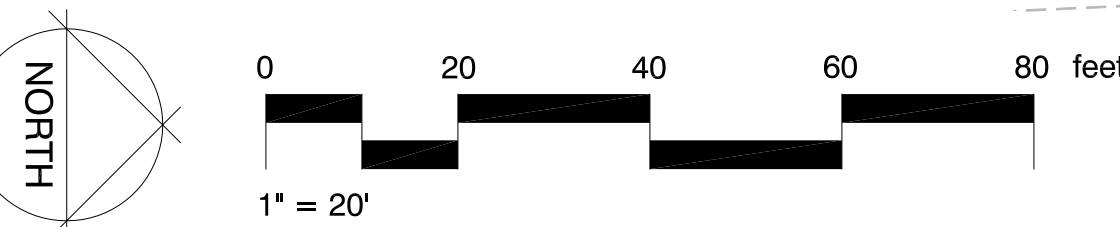
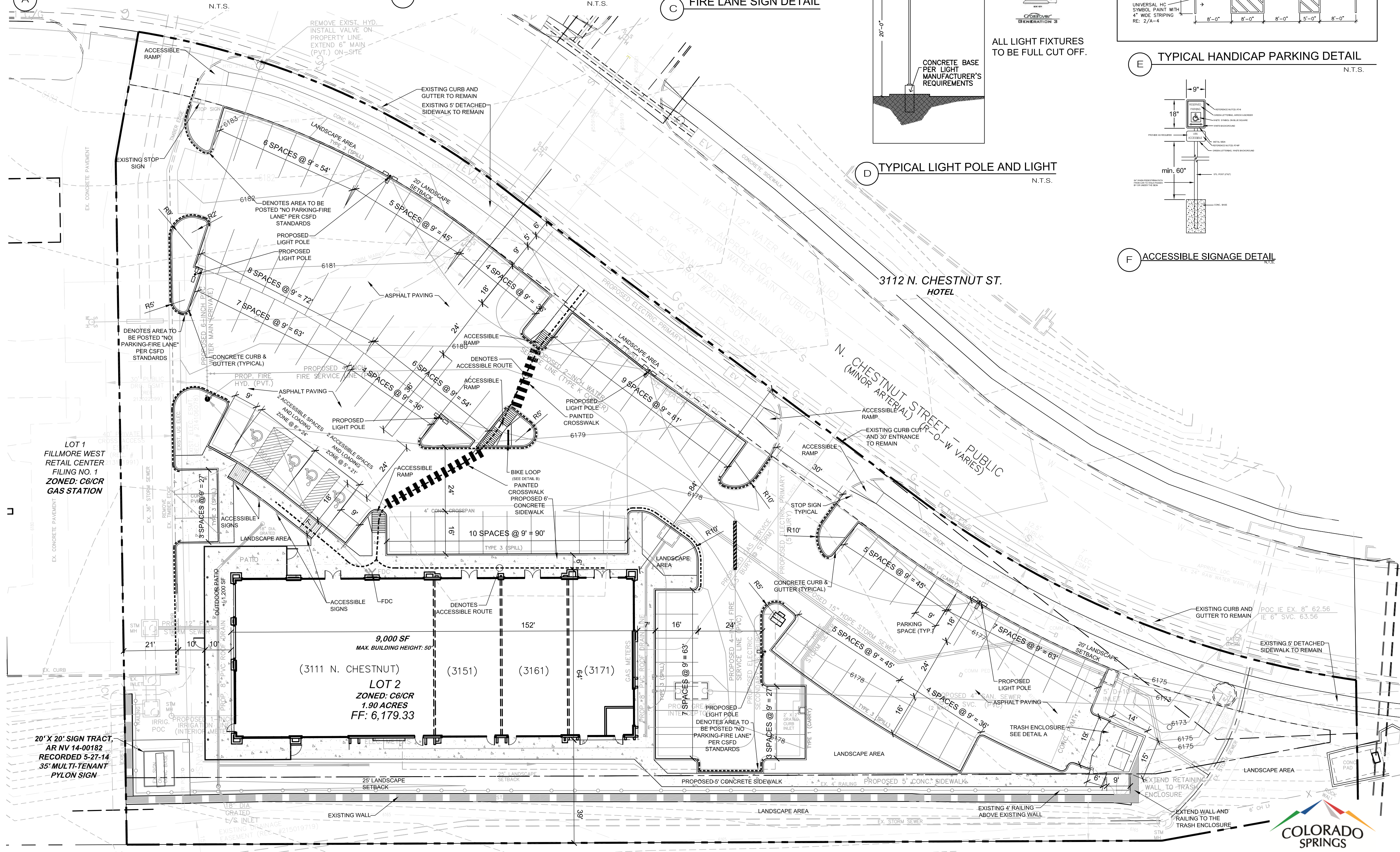
(D) TYPICAL LIGHT POLE AND LIGHT



(E) TYPICAL HANDICAP PARKING DETAIL



(F) ACCESSIBLE SIGNAGE DETAIL



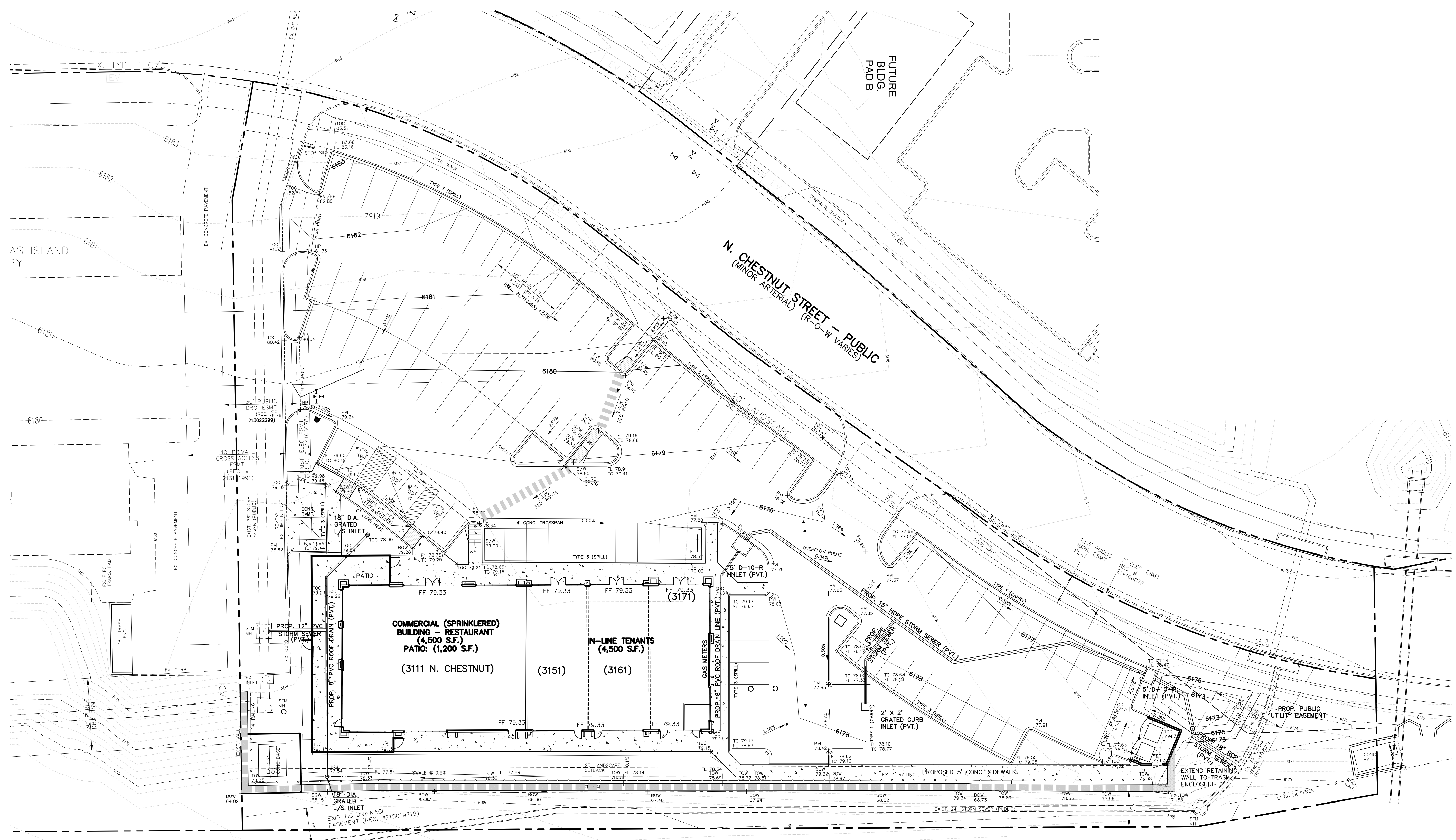
INTERSTATE 25 R-O-W
 (EXPRESSWAY) (R-O-W VARIES)



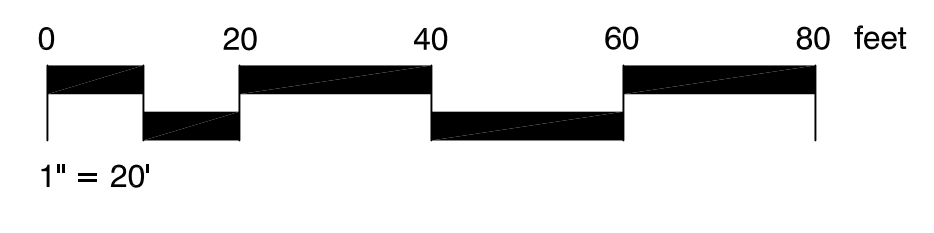
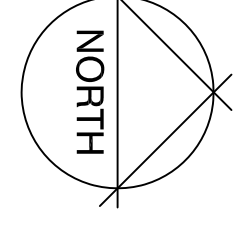
Approved
 Planning &
 Community
 Development
 01/02/2018
 M. McConnell



YOW ARCHITECTS PC
 A PROFESSIONAL CORPORATION ARCHITECTURE &
 PLANNING
 115 S. Weber Colorado Springs, Colorado 475-8133



EXISTING STORM SEWER OUTFALLS TO THE OFFSITE REGIONAL FULL SPECTRUM DETENTION FACILITY LOCATED AT THE SOUTHWEST CORNER OF 1-25 AND FILLMORE STREET AS CONSTRUCTED AS PART OF THE CHESTNUT REALIGNMENT PROJECT.



INTERSTATE 25 R-O-W
 (EXPRESSWAY) (R-O-W VARIES)



By: **Obering, Wurth & Associates**
 Consulting Civil Engineers
 Registered Land Surveyors
 1646 Elkton Drive
 Colorado Springs, Colorado
 Phone (719) 531-6200 - FAX (719) 531-6266

Approved
 Planning &
 Community
 Development
 01/02/2018
 MMcDonnell city file no:

AR DP
 17-00541

Structural:
 Electrical:
 Mechanical:
 Plumbing:

3111 N. CHESTNUT
 Colorado Springs, Colorado

Job No. 17018
 Directory File 17018.dwg
 Drawn By TLW
 Date 09-05-17
 Revised 12-11-17

DRAWING NO.
 2 of 6
 Preliminary Grading Plan

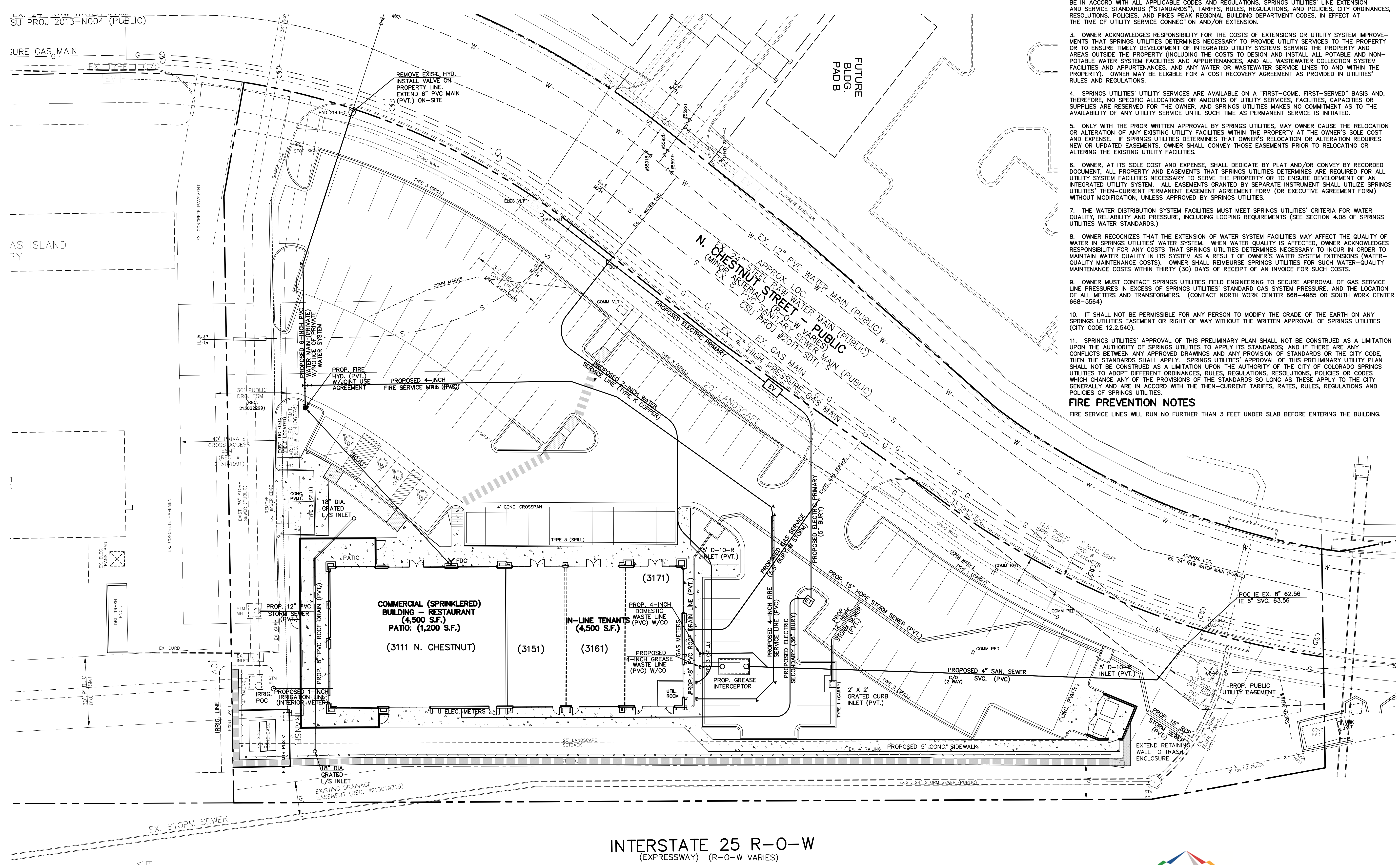


YOW ARCHITECTS PC
 A PROFESSIONAL CORPORATION ARCHITECTURE & PLANNING
 115 S. Weber Colorado Springs, Colorado 475-8133

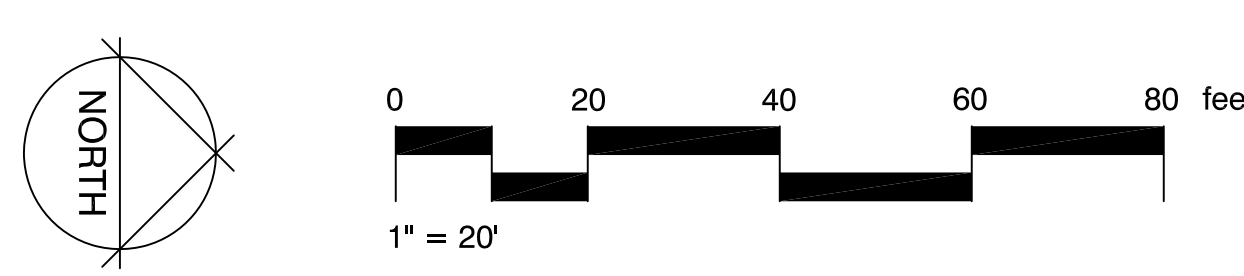
GENERAL NOTES FOR PRELIMINARY UTILITY PLANS

- PROPERTY OWNER(S) ACKNOWLEDGES AND AGREES TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:
- THIS DRAWING IS A PRELIMINARY UTILITY PLAN AND, THEREFORE, COLORADO 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 EXTENSIONS AND SERVICE STANDARDS ("STANDARDS"), TARIFFS, RULES, REGULATIONS, AND POLICIES, CITY ORDINANCES, RESOLUTIONS, POLICIES, AND Pikes Peak REGIONAL BUILDING 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 IMPROVEMENTS 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 ALL POTABLE AND NON-POTABLE WATER SYSTEM FACILITIES AND APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
 - SPRINGS UTILITIES' UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS AND, THEREFORE, NO SPECIFIC ALLOCATIONS 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 PERMANENT SERVICE IS INITIATED.
 - ONLY WITH THE PRIOR WRITTEN APPROVAL BY SPRINGS UTILITIES, MAY OWNER CAUSE THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY 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, AT ITS SOLE COST AND EXPENSE, 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 (OR EXECUTIVE AGREEMENT FORM) WITHOUT MODIFICATION, UNLESS APPROVED BY SPRINGS UTILITIES.
 - THE WATER DISTRIBUTION SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES' CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SECTION 4.08 OF SPRINGS UTILITIES WATER STANDARDS.)
 - OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SPRINGS UTILITIES' WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS (WATER-QUALITY MAINTENANCE COSTS). OWNER SHALL REIMBURSE SPRINGS UTILITIES FOR SUCH WATER-QUALITY MAINTENANCE COSTS WITHIN THIRTY (30) DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.
 - OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO SECURE APPROVAL OF GAS SERVICE LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES' STANDARD GAS SYSTEM PRESSURE, AND THE LOCATION OF ALL METERS AND TRANSFORMERS. (CONTACT NORTH WORK CENTER 688-4985 OR SOUTH WORK CENTER 688-5564)
 - IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY SPRINGS UTILITIES EASEMENT OR RIGHT OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES (CITY CODE 12.2.540).
 - SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY 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 SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO 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, RULES, REGULATIONS AND POLICIES OF SPRINGS UTILITIES.

FIRE PREVENTION NOTES
 FIRE SERVICE LINES WILL RUN NO FURTHER THAN 3 FEET UNDER SLAB BEFORE ENTERING THE BUILDING.



INTERSTATE 25 R-O-W
 (EXPRESSWAY) (R-O-W VARIES)



COLORADO SPRINGS
 OLYMPIC CITY USA

bering, Wurth & Associates
 Consulting Civil Engineers
 Registered Land Surveyors

1046 Elkton Drive
 Colorado Springs, Colorado
 Phone (719) 531-6200 - FAX (719) 531-6286

Approved
 Planning &
 Community
 Development
 01/02/2018
 MMcConnell

city file no: AR DP 17-00541

Structural: ...
 Electrical: ...
 Mechanical: ...
 Plumbing: ...

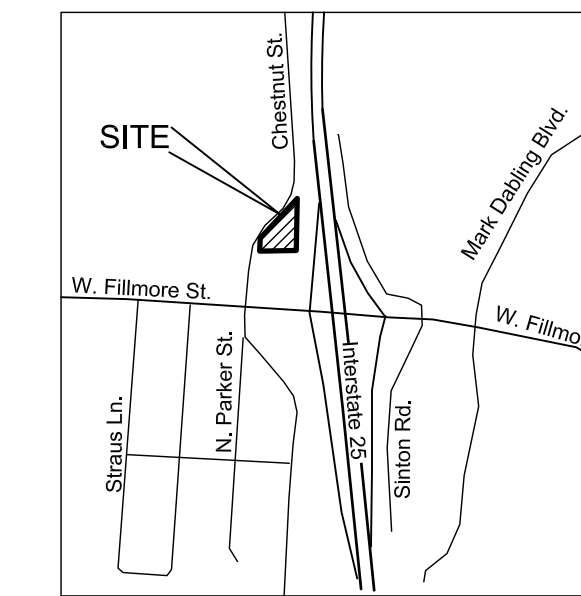
3111 N. CHESTNUT
 Colorado Springs, Colorado

Job No. 17018
 Directory File 17018bwdp.dwg
 Drawn By ILW
 Date 09-05-17
 Revised 12-11-17

DRAWING NO.
3 of 6
 Preliminary Utility and Public Facilities Plan

FILLMORE WEST RETAIL

LOT 2 FILLMORE WEST RETAIL CENTER FILING NO. 1
 3111 N. Chestnut St
 COLORADO SPRINGS, COLORADO 80907
 1.90 ACRES
 FINAL LANDSCAPE PLAN



-SEE SHEET 2 OF 2 FOR HYDROZONE MAP-
 KEYED NOTES: (not all items labeled, items labeled considered typ.)

- ① TYPICAL DECIDUOUS TREE PLANTING - see detail w/2-2
- ② TYPICAL EVERGREEN TREE PLANTING - see detail w/2-2
- ③ TYPICAL SHRUB PLANTING - see detail w/2-2
- ④ TYPICAL GROUND COVER/PERENNIAL PLANTING - see detail w/2-2
- ⑤ LANDSCAPE BOULDER - see detail w/2-2
- ⑥ STEEL EDGE - see detail w/2-2
- ⑦ 2" COBBLE MULCH - see detail w/2-2
- ⑧ SCREEN WALL - see architectural plans
- ⑨ 4" COBBLE - see detail w/2-2
- ⑩ ORGANIC MULCH - see detail w/2-2
- ⑪ SEEDED AREA (NATURE'S CHOICE) - see landscape notes for required amendments
- ⑫ STAMPED AND COLORED CONCRETE - to be coordinated with owner and architect

HATCH LEGEND

	IRRIGATED SEED	2,113 sf
	4-8" COBBLE	10,224 sf
	2-4" COBBLE	10,846 sf
	ORGANIC MULCH	505 sf

SCHEMATIC LANDSCAPE DIAGRAM

NAME OF PROJECT: CHESTNUT HOTEL	DATE: September 6, 2017
CLIMATE ZONE: FROM FIGURE OF THE PRESENT PROJECT MANUAL: CIRCLE ONE: Foothills & Plains	PLANS
PLANT COMMUNITIES: 1-SEMI ARD SHRUBLAND, 2-LOW 10' TO 15' PERENNIALS, 3-SPARSE 4-FOOTBUSH SHRUBLAND, 5-FOOTBUSH SHRUBLAND, 6-UPPER ELEVATION RUPARIAN, 7-LOWER ELEVATION RUPARIAN, 8-WOODS PERENNIAL	HYDROZONES: 1-VERY LOW (0 to 7 inches per year), 2-LOW (7 to 15 inches per year), 3-MODERATE (15 to 25 inches per year), 4-HIGH (more than 25 inches per year)

SITE CATEGORY CALCULATIONS

Plant Label	Street Name	Zone	Classification	Width (ft)	Linear Footage	Tree / Foot Required	No. Trees Required	No. Trees Provided
IS	Interstate 25 Subarea	Major Arterial	25'	467'	120'	23	20	20
CS	Chestnut Subarea	Minor Arterial	20'	527'	120'	21	16	16

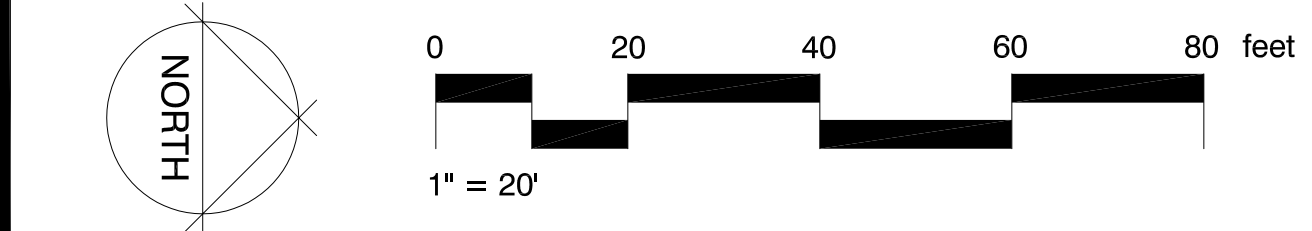
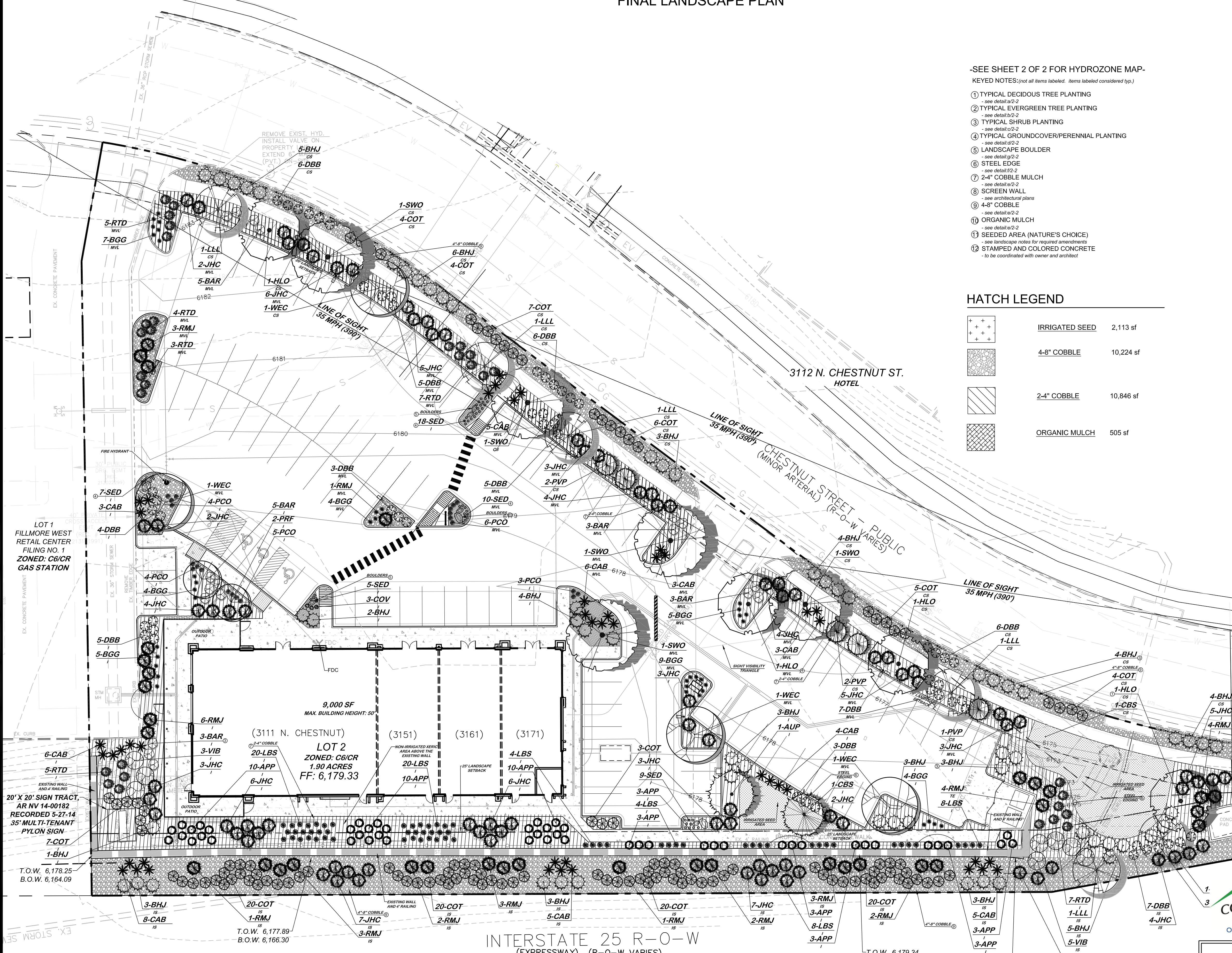
Plant Label	No. of Plants	Screen Plant	Length of Screening (ft)	Vehicle Lot	Length of Screening (ft)	% Ground Plane Veg. Required	% Ground Plane Veg. Provided
MVL	88	7	6	523'	339'	75%	80%

Plant Label	Net Area (sq ft)	Percent Minimum	Internal Area (sq ft)	Internal Trees (1000)	
I	62,137 SF	5%	4,137 SF	23,688 SF	8

Plant Label	Street Name	Width (ft)	Linear Footage	Length of Screening (ft)	Evergreen Plants Required	Evergreen Plants Provided
TE	Trash enclosure	6'	6'	47'	0	4

LANDSCAPE PLANT SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	MATURE SIZE	PLANTING SIZE	NOTES	APP. B KEY
DECIDUOUS TREES							
WTC	2	<i>Quercus arizonica</i>	Western Catalpa	50' x 30'	2" Caliper	Ball and Burlap	3
LLL	6	<i>Tilia cordata 'Greenleaf'</i>	Greenleaf Linden	45' x 20'	2" Caliper	Ball and Burlap	4S
HLO	4	<i>Gleditsia triacanthos</i>	Saville Honeylocust	40' x 20'	2" Caliper	Ball and Burlap	4SA
WWR	5	<i>Swamp White Oak</i>	Swamp White Oak	60' x 20'	2" Caliper	Ball and Burlap	4S
EVERGREEN TREES							
AUP	1	<i>Pinus rigida</i>	Austrian Pine	50' x 30'	10" Height	Ball and Burlap	25676A
CBS	1	<i>Pinus pungens</i>	Colorado Blue Spruce	60' x 20'	10" Height	Ball and Burlap	673S
WWR	5	<i>Swamp White Oak</i>	Swamp White Oak	30' x 12'	8" Height	Ball and Burlap	568DA
ORNAMENTAL TREES							
PRF	2	<i>Moluea speciosa</i>	Princess Tree	20' x 20'	1 1/2" Caliper	Ball and Burlap	467S
DECIDUOUS SHRUBS							
DBB	55	<i>Euonymus alatus 'Compactus'</i>	Dead Burning Bush	6" x 4"	5 Gallon	Container	45S
RTD	31	<i>Cornus alternifolia</i>	Rodney Dogwood	6" x 5"	5 Gallon	Container	457S
VIB	8	<i>Viburnum nudum</i>	Nannyberry Viburnum	9" x 7"	5 Gallon	Container	458DA
BAP	19	<i>Berberis thunbergii</i>	Rodent Barberry	9" x 7"	5 Gallon	Container	45A
COT	116	<i>Cotoneaster dammeri</i>	Berryberry Cotoneaster	11" x 5"	1 Gallon	Container	4585S
APP	48	<i>Falga pendula</i>	Apache Plume	3" x 3"	5 Gallon	Container	1236D
EVERGREEN SHRUBS							
BHJ	59	<i>Juniperus horizontalis</i>	Blue Harbor Juniper	12" x 2"	1 Gallon	Container	12627D
JHC	87	<i>Juniperus chinensis</i>	Amending Juniper	12" x 2"	1 Gallon	Container	2565A
ORNAMENTAL GRASSES							
COA	45	<i>Coastal Prairie Grass</i>	Coastal Prairie Grass	2" x 3"	1 Gallon	Container	A
CAB	45	<i>Miscanthus sinensis 'Caban'</i>	Cabaret Japanese Silver Grass	3" x 4"	1 Gallon	Container	DA
BGG	38	<i>Bouteloua gracilis</i>	Blue Grama Grass	11" x 2"	1 Gallon	Container	1235D
LBS	54	<i>Lolita blausiana</i>	Lolita Bluegrass	2" x 2"	1 Gallon	Container	1235D
FLOWERS							
SDU	43	<i>Sedum spectabile</i>	Two Row Stone Crop	11" x 1"	1 Gallon	Container	A
PCO	21	<i>Echinacea purpurea</i>	Purple Coneflower	2" x 2"	1 Gallon	Container	345A



COLORADO SPRINGS
 OLYMPIC CITY USA

Approved Planning & Community Development
 01/02/2018
 M/McConnell

OWNER INFO

company name: Bella Fortuna LLC
 address: 501 N. Nevada Ave., Colorado Springs, CO 80903
 phone no:

city file no: AR DP 17-00541



YOW ARCHITECTS PC
 A PROFESSIONAL CORPORATION ARCHITECTURE & PLANNING
 115 S. Weber Colorado Springs, Colorado 475-8133

Structural: _____
 Electrical: _____
 Mechanical: _____
 Plumbing: _____

FILLMORE WEST RETAIL
 3111 N. CHESTNUT ST.
 Colorado Springs, Colorado 80907

Project No: 17-073
 Drawing: Landscape Plan 15.7-17
 Drawn By: DBN
 Date: 8.5.2017
 Revised: 11.9.2017, 12.11.2017

DRAWING NO. 4
 FINAL LANDSCAPE PLAN

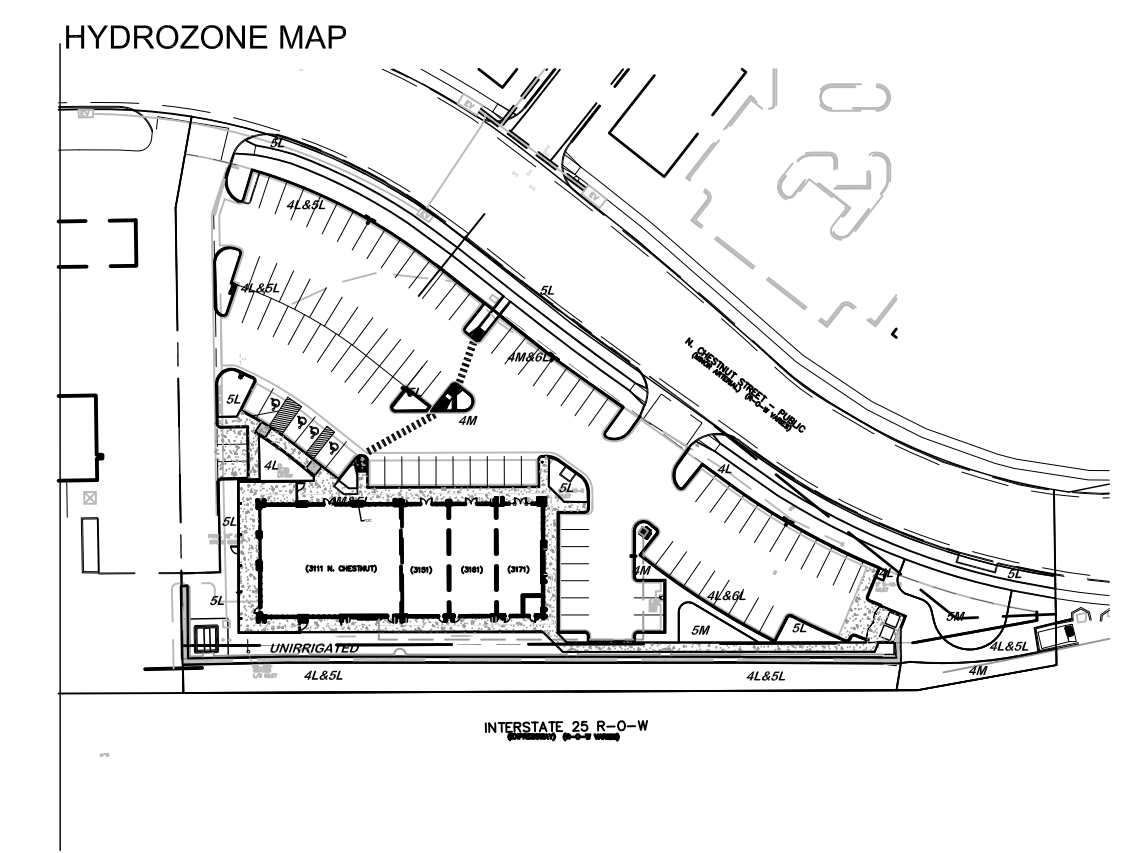


Structural: _____
 Electrical: _____
 Mechanical: _____
 Plumbing: _____

FILLMORE WEST RETAIL
 3111 N. CHESTNUT ST.
 Colorado Springs, Colorado 80907

File No. 17-170
 Directory Landscape
 File Development Plan 15-7-17
 Drawn By DBN
 Date 8.5.2017
 Revised 11.9.2017
 12.11.2017

DRAWING NO.
5
 LANDSCAPE DETAILS



GENERAL LANDSCAPE NOTES:

- PLANT QUANTITY AND SUBSTITUTION: In case of discrepancy in plant quantities shown on the plant table and those shown on the planting plan, the quantities shown on the planting plan shall govern. The minimum acceptable sizes of plants measured before pruning shall conform to the planting sizes as specified in the planting table. Any substitution of plant size or species must be submitted to the Landscape Architect in writing for approval prior to installation.
- ACCEPTABLE PLANT MATERIAL: All plants shall meet or exceed standards set by the "COLORADO NURSERY ASSOCIATION" and the "AMERICAN STANDARD OF NURSERY STOCK". All plants shall be typical of their species, healthy, free of disease, insect pests, mechanical injuries, and have adequate root systems. Trees shall be fully branched in proportion to width and height and have a relatively straight trunk with a central leader. The contractor shall prune lower branches of deciduous trees to 6 feet above finish grade. All trees, shrubs, and ground covers shall be installed per planting details. All plant material shall be inspected by the Landscape Architect or owner prior to installation.
- SOIL AMENDMENTS: All planting areas and turf areas shall be amended as follows:
 - 3 cubic yards per 1000 s.f. of a mixture of aged manure and top soil to increase organic matter.
 - 20 lbs per 1000 s.f. of Sulfur to lower the pH.
 - 1 lbs per 1,000 sf of Nitrate
 - 5 lbs of P205 per 1,000 sf to increase the Phosphorus
 - 1 lbs of K20 per 1,00 sf to increase the Potassium

RECOMMENDED BACKFILL:
 TRI-MIX III as supplied by C&C Sand
 -To be applied as backfill in planting pits

- ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
- SEEDING AREAS: All seeded or hydromulched areas shall demonstrate 95% germination prior to final acceptance.
 - IRRIGATION: All trees, shrubs, and ground covers shall be irrigated by an automatic drip or spray irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic irrigation system also equipped with a rain sensor automatic shutoff device.
 - ORGANIC MULCH: All planting areas for trees, shrubs, groundcovers and ornamental grasses shall be mulched with a (3") depth. A 36" diameter of 3" depth wood mulch shall be provided at base of all trees in turf areas. Mulch shall be fibrous in nature, not chipped or in chunks, and watered in after installation. NO FILTER FABRIC IS TO BE USED UNDER WOOD MULCH.
 - INORGANIC MULCH: The type of inorganic mulch as specified within the KEYED NOTES on the landscape plan shall be applied at a standard depth of 3"-4" over geo-textile filter fabric. Filter fabric shall be min. 4 oz. woven needle punched polypropylene (dewitt or equivalent). Overlap ends 3", turn down edges 6".
 - LANDSCAPE BOULDERS: All landscape boulders shown on plan are to be 10-12 cubic feet minimum, blue grey river rock boulders unless otherwise specified.
 - STEEL EDGE: All edger shall be 3/16" x 4" RYERSON or PRO STEEL EDGER with 16" stakes at 30" O.C., color shall be green.
 - INSPECTION AND APPROVAL: Notification for IRRIGATION INSPECTION AFFIDAVIT shall be given during construction while trench is open and after completion of system installation prior to seeding or sodding. The Landscape Architect shall be notified at least 48 hours prior to client seeking certificate of occupancy for FINAL LANDSCAPE INSPECTION AFFIDAVIT.
 - Any field changes or deviations to these plans without prior City Approval of an Amended Development Plan may result in a delay of final approval and Issuance of a Certificate of Occupancy.
 - AN IRRIGATION PLAN MUST BE SUBMITTED FOR REVIEW WITHIN 90 DAYS SUBSEQUENT TO RECEIVING THE BUILDING PERMIT. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY PER CITY OF COLORADO SPRINGS.
 - GENERAL AREAS OF DISTURBANCE: ANY AREAS OF CONSTRUCTION DISTURBANCE NOT SHOWN AS LANDSCAPED ARE TO BE RE-VEGETATED AND/OR OVERSEEDED AS REQUIRED.
 - TREE WELLS: ALL TREES LOCATED IN PAVED BUILDING AREAS OR IN PARKING LOT ISLANDS ARE TO UTILIZE STRUCTURAL SOILS A MINIMUM OF 6-8" OUTSIDE OF DESIGNATED PLANTING PITS. SOILS SHOULD NOT BE STOCKPILED ON SITE FOR MORE THEN 24HRS. IF STORAGE OF SOIL ON SITE IS NECESSARY PROTECTION OF SOIL IS NEEDED TO MINIMIZE CONTAMINATION.

IRRIGATION NOTES:

- IRRIGATION IS TO BE DESIGN-BUILD. THE IRRIGATION PLAN APPLICATION SUBMITTAL AND APPROVAL MUST BE COMPLETED BEFORE ANY IRRIGATION SYSTEM EQUIPMENT IS INSTALLED. CONTRACTOR TO PROVIDE A FINAL IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, AND SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- All trees, shrubs, and ground covers shall be irrigated by an automatic drip irrigation system equipped with a rain sensor shutoff device. All turf areas to be irrigated by underground, automatic spray irrigation system also equipped with a rain sensor automatic shutoff device.
- All valve boxes shall be supported by concrete block (min. 4 per box). Install blocks in a manner that will prevent contact with piping, wires, & valve.
- Irrigation control wire shall be common trench with mainline and shall have separate sleeve were crossing all hard construction.
- The contractor shall adjust all valves and spray nozzles for optimum coverage.
- Contractor shall tape closed all sleeve pipe openings to prevent debris from entering sleeves.
- Backflow preventer should be located in a locked/secured metal enclosure.
- Minimum of (2 - 1gph) emitters per shrub and (4 - 1gph) per tree at minimum. Preferred method for irrigating trees would be to utilize tree ring assembly constructed of 1/2" dripline(diameter to match root ball). Reference Rainbird standard dripline tree detail.
- All seeded areas need to be zoned and scheduled separately. Seeded irrigation zones are for temporary/establishment water purposes only (see seeding notes).
- Contractor to provide irrigation schedule to owner/maintenance group addressing watering schedule for both establishment period and regular watering schedule.
- Irrigation system, as noted, is to be design-build MODIFYING the current system in place. Where possible, all existing valves should be used and incorporated into the revised system design. The use of lower water use spray nozzles is strongly encouraged in all spray zones (i.e: MP Rotators).
- All turf, seeded and drip areas should be zoned SEPARATELY.
- All seeded areas are to be irrigated with permanent In-ground spray irrigation. These areas should be zoned separately as noted above. Irrigation in seeded areas should be used primarily for establishment purposes only. Once seeded areas have been established irrigation zones should not be part of regular watering schedule.

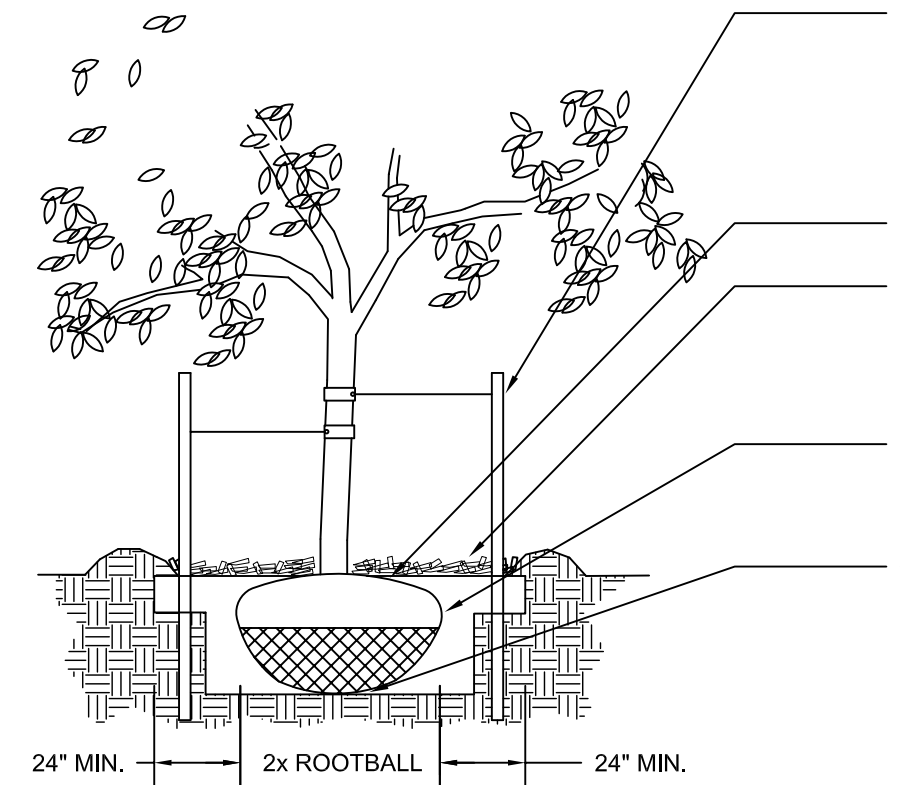
SEEDING NOTE:
 IRRIGATED NATIVE SEED TO BE ARKANSAS VALLEY SEED COMPANY - "NATURES CHOICE" LAWN MIX SEED TO BE DRILL SEEDED AT 50 LBS/ACRE AND HYDRO-MULCHED OR ONE STEP HYDRO-MULCH.

WENNED WITH THE FOLLOWING:
 2 C.Y./1,000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING.
 10 AT 4 LBS PER 1,000 SF 2-3 WEEKS AFTER EMERGENCE. ADD 1
) TO LATE JUNE, IN EARLY TO MID AUGUST, AND IN LATE SEPTEMBER.

OWNER INFO
 company name Bella Fortuna LLC
 address 501 N. Nevada Ave.
 city/state Colorado Springs, CO 80903
 phone no _____

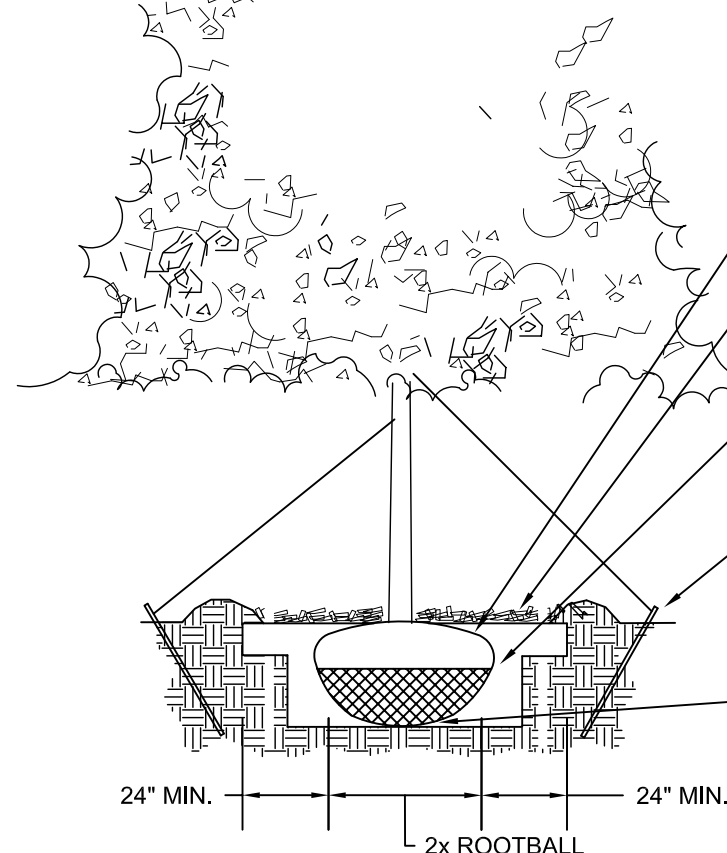
city file no: AR DP 17-00541

- NOTES:**
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 80% SOIL FROM PLANTING PIT AND 20% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.
 - STAKING POST SHALL BE 1 1/2" DIA. TREATED WOOD STAKE. METAL POST WILL NOT BE APPROVED



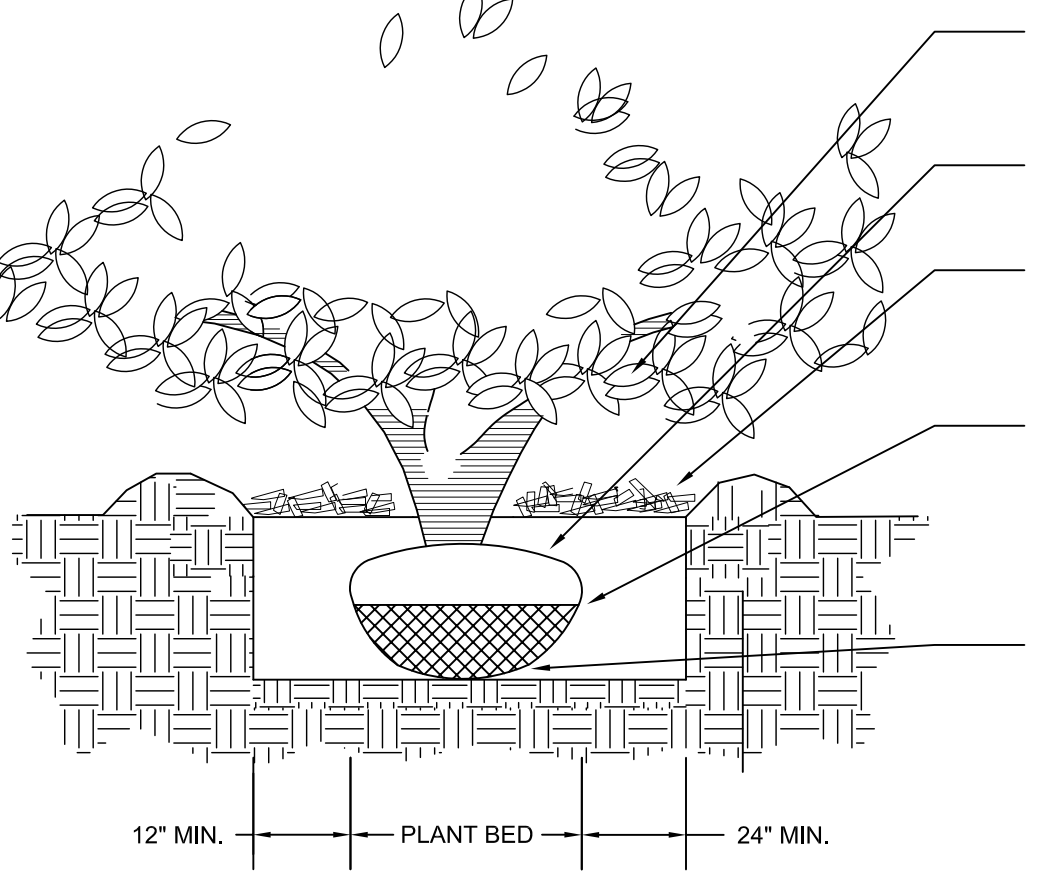
a
 2-2 DECIDUOUS TREE PLANTING DETAIL
 N.T.S.

- NOTES:**
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - AVOID FALL PLANTING IF POSSIBLE.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.

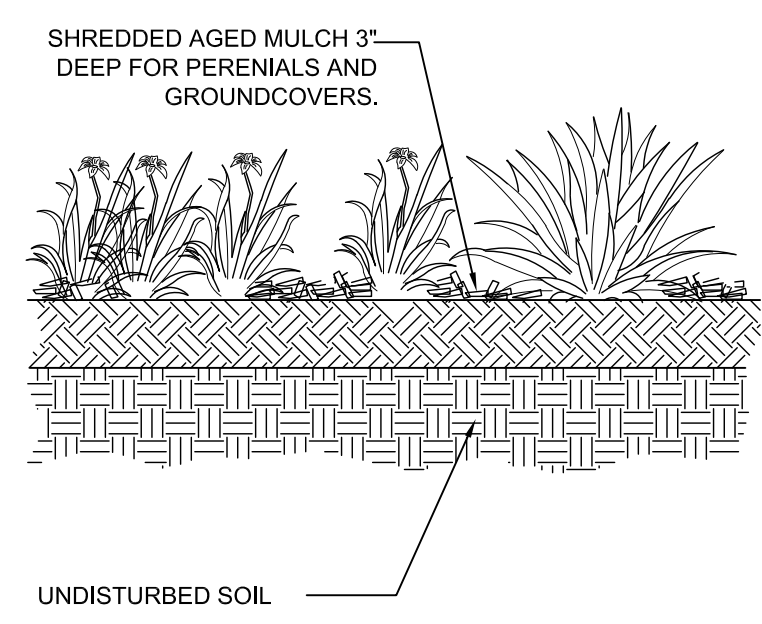


b
 2-2 EVERGREEN TREE PLANTING DETAIL
 N.T.S.

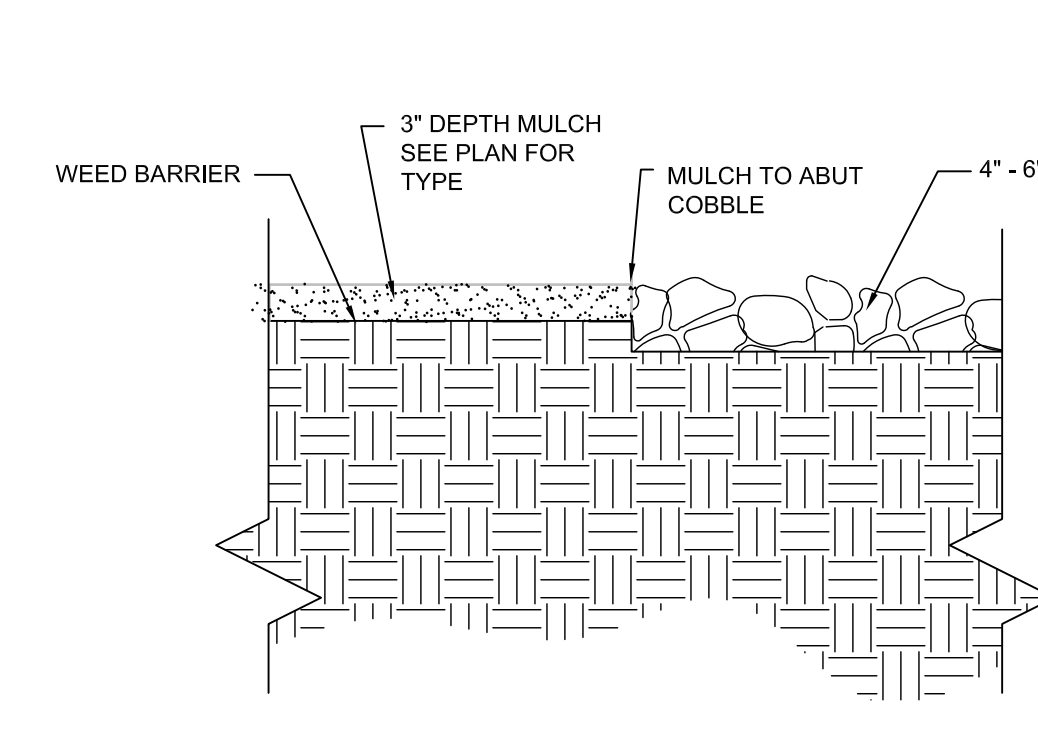
- NOTES:**
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - AMENDED BACKFILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL, PREFERABLY CANADIAN PEAT MOSS.



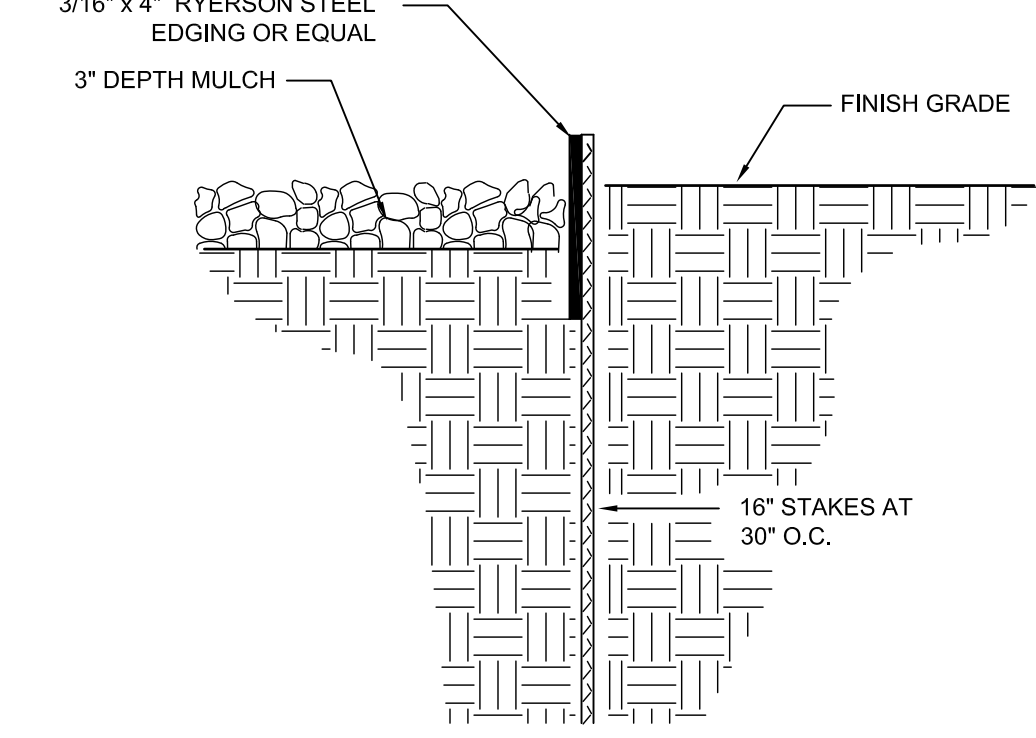
c
 2-2 SHRUB PLANTING DETAIL
 N.T.S.



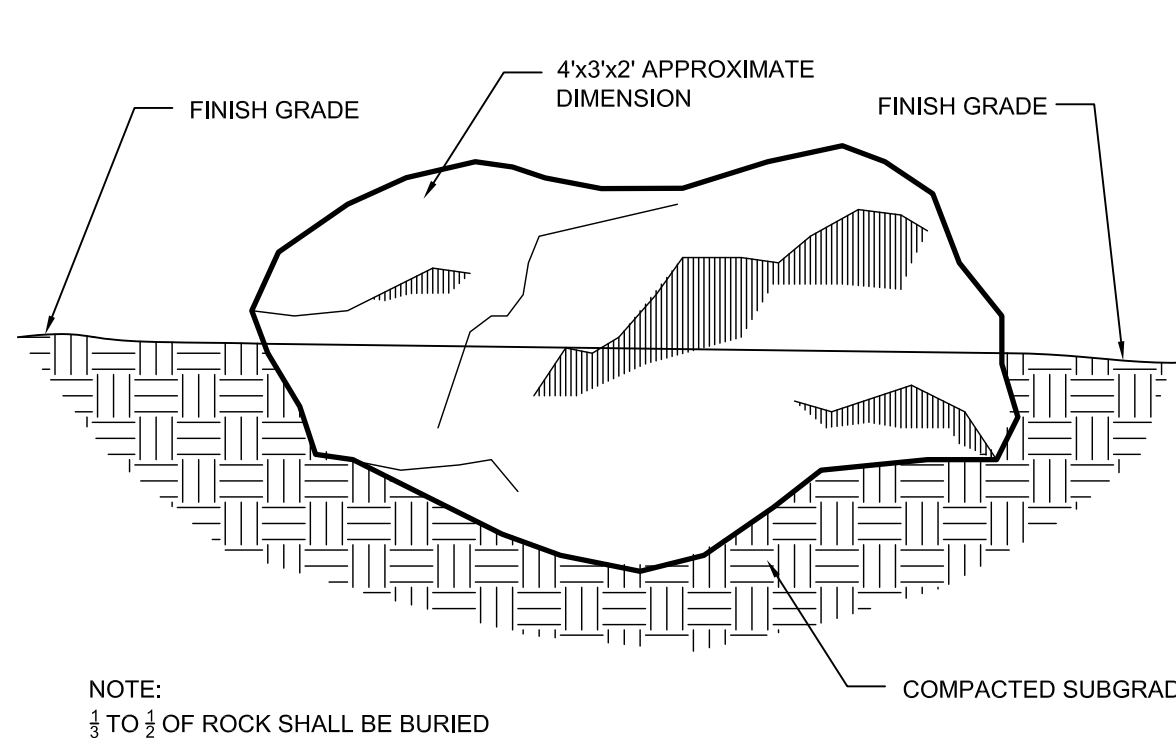
d
 2-2 PERENNIAL/GROUND COVER PLANTING DETAIL
 N.T.S.



e
 2-2 COBBLE @ MULCH
 N.T.S.



f
 2-2 STEEL EDGE DETAIL
 N.T.S.



g
 2-2 LANDSCAPE BOULDER
 N.T.S.



Approved Planning & Community Development
 01/02/2018
 MMcConnell

company name Bella Fortuna LLC
 address 501 N. Nevada Ave.
 city/state Colorado Springs, CO 80903
 phone no _____

