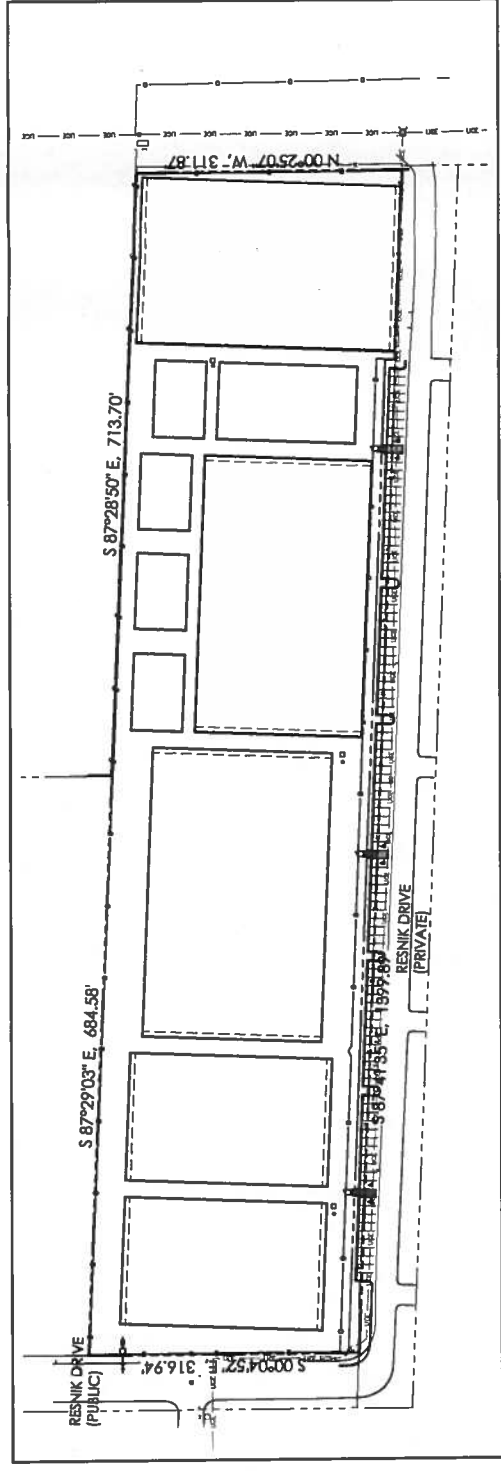


DEVELOPMENT PLAN

RESNIK SOCCER FIELDS

CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO



SITE DATA

OWNER
RESNIK SOCCER FIELD LLC
PO BOX 76120
COLORADO SPRINGS, CO 80970

APPLICANT
M.V.E. INC.
1903 LELARY STREET
COLORADO SPRINGS, CO 80909

ENGINEER
M.V.E. INC.
Charter C. Cunn, P.E.
1903 LELARY STREET
COLORADO SPRINGS, CO 80909
PH: (719) 635-5736
Fax: (719) 635-5450

ZONING
CURRENT ZONING: PFP2-AO
PROPOSED ZONING: PFP2-AO

BUILDING USE
NO BUILDINGS

CONSTRUCTION SCHEDULE
START: SUMMER 2016
FINISH: FALL 2016

TAX SCHEDULE NO.

6436100019

CURRENT ADDRESS

7635 RESNIK DRIVE

COLORADO SPRINGS, CO 80916

COVERAGE AND DENSITY DATA

COMMERCIAL BUILDING SF (0 %)
PAVEMENT (PARKING/WALK) SF (2 %)
LANDSCAPING SF (76 %)
TOTAL AREA SF (100 %)

PARKING DATA

ATHLETIC FIELD
SOCCER FIELD
REQUIRED *

8 SPACES / PRACTICE FIELD
10 FIELDS @ 8 SPACES PER FIELD = 80 SPACES
PROVIDED

95 * 6 H.C. SPACES = 101 SPACES



SITE MAP

SCALE 1" = 100'

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34 LYING EASTWY OF WATSON BARBERS PARK NO. 7, AS RECORDED UNDER RECEPTION NO. 77089732, AND AS AMENDED BY SURVEYORS AHEAD OF AMENDMENT RECORDED UNDER RECEPTION NO. 78114127 AND 78114128, AND CONTAINED THEREIN, AND ADJACENT TO THE CITY OF COLORADO SPRINGS, COLORADO, RECORDED BY BOOK 2586 AT PAGE 142 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

DEVELOPMENT PLAN NOTES

1. THE SOCCER FIELDS ARE FOR DAY USE ONLY.
2. NO SITE LIGHTING WILL BE PROVIDED FOR THE PROJECT.
3. WASTE SERVICES WILL BE PROVIDED BY CITY PORTABLE TOILETS.
4. SCHEDULING OF SUPERVISION SERVICES WILL BE COORDINATED BY THE CITY AND HEALTH DEPARTMENT REQUIREMENTS ON AN AS-NEEDED BASIS.
5. NO PERMANENT SEATING WILL BE PROVIDED.
6. NO EQUIPMENT (PERMANENT OR TEMPORARY) WILL EXCEED 20 FEET IN HEIGHT AT THIS SITE.

SHEET INDEX:

DP1.0	COVER SHEET
DP1.1	SITE PLAN
DP1.2	PRELIMINARY GRADING PLAN
DP1.3	PRELIMINARY UTILITY and FACILITY PLAN
L-1S	TITLE SHEET
L-1	PRELIMINARY LANDSCAPE PLAN
L-2	PRELIMINARY LANDSCAPE PLAN
L-3	PLANTING DETAILS & NOTES
I-1	IRRIGATION PLAN
I-2	IRRIGATION PLAN
I-3	IRRIGATION DETAILS
I-4	IRRIGATION NOTES
I-5	IRRIGATION DETAILS & NOTES

MAP NOTES

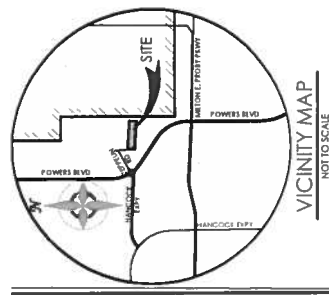
1. THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY M.V.E. INC. USING DATA PROVIDED BY POLARIS SURVEYING INC. BENCHMARK FOR THIS SURVEY IS A RED CAP AND IS SHOWN ON THE PLAN AS BM-1. BM-1 HAS AN ELEVATION OF 6621.29' (ASSUMED DATA).
2. ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITIES SHOWN AS APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT BE ACCURATELY LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PROVIDED.
3. NO NEW SANITARY SEWER UTILITIES ARE PROPOSED FOR THIS SITE.

FLOODPLAIN STATEMENT

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD HAZARD AREAS (SFHA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO, EFFECTIVE MARCH 17, 1997.

NOT A CONSTRUCTION DOCUMENT

THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS ONLY. THE CITY OF COLORADO SPRINGS DEVELOPMENT PLAN APPROVAL PROCESS SHALL BE ADHERED TO THE APPROVED DEVELOPMENT PLAN.



VICINITY MAP

NOT TO SCALE

REMARKS: THE BENCHMARK FOR THIS SURVEY IS A RED CAP AND IS SHOWN ON THE PLAN AS BM-1. BM-1 HAS AN ELEVATION OF 6621.29' (ASSUMED DATA). THE BASIS OF ALL BEARINGS SHOWN ON THIS DRAWING IS THE WESTERLY LINE OF COLORADO SPRINGS AIRPORT FILING NO. 1, BEARING N07°25'07\"/>



1" = 100' 1:1,200



1903 Leary Street, Suite 900 Colorado Springs, CO 80909 719.635.5736

DESIGNED BY: CCC
DRAWN BY: BWJ
CHECKED BY: AS-BUBS
CHECKED BY:

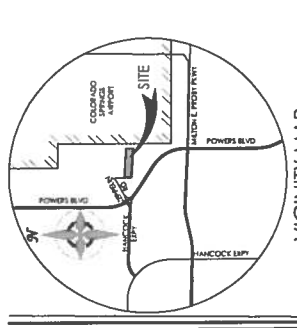
RESNIK SOCCER FIELDS

DP1.0
DEVELOPMENT PLAN
COVER SHEET

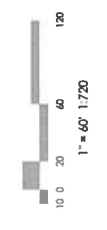
DATE PROJECT: 5/13/16
AVE DRAVING: DEV-CS

JULY 25, 2016
SHEET 1 OF 13

CPC CU- 16-00088



BENCHMARK FOR THIS SURVEY IS A BIRD CAP AND IS SHOWN ON THE PLAN AS BM-1. BM-1 HAS AN ELEVATION OF 6621.29' (ASSUMED DATA).
 BASE OF BEARINGS: THE BASES OF ALL BEARINGS SHOWN ON THIS DRAWING IS THE WESTERLY LINE OF COLORADO SPRINGS AIRPORT FIELD NO. 1. BEARING N06°23'07\"



MVE, INC.
 ENGINEERS & SURVEYORS
 1903 Railway Street, Suite 300, Colorado Springs, CO 80909 719.633.5736

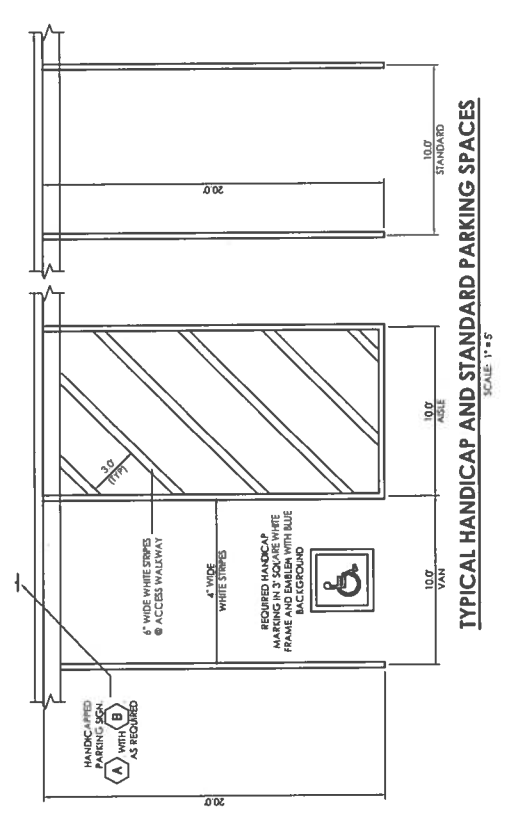
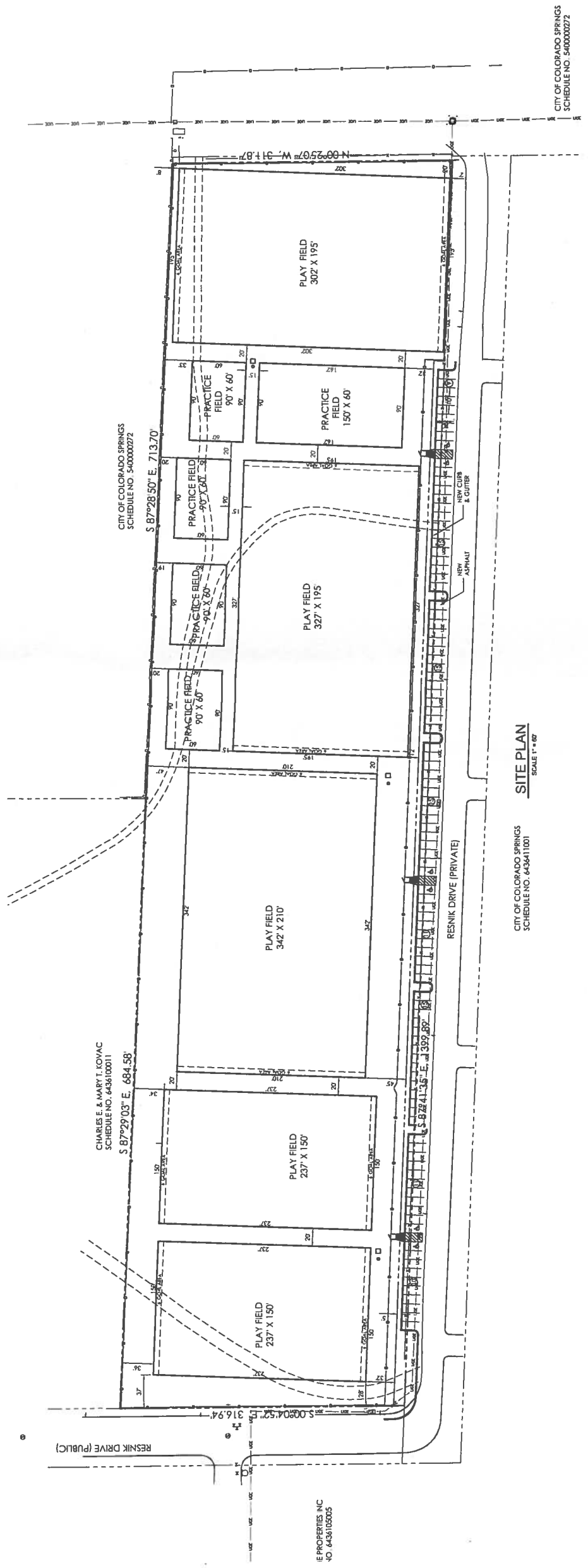
DESIGNED BY CCC
 DRAWN BY BWJ
 CHECKED BY _____
 AS BUILT BY _____
 CHECKED BY _____

RESNIK SOCCER FIELDS

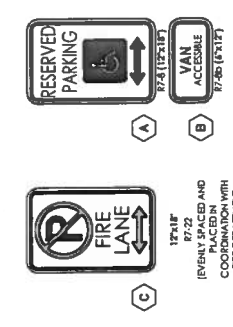
DPI.1
 DEVELOPMENT PLAN
 SITE PLAN

MVE PROJECT **51361**
 MVE DRAWING **DEV-SP**

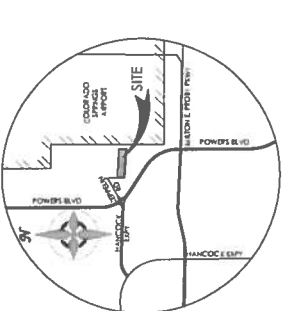
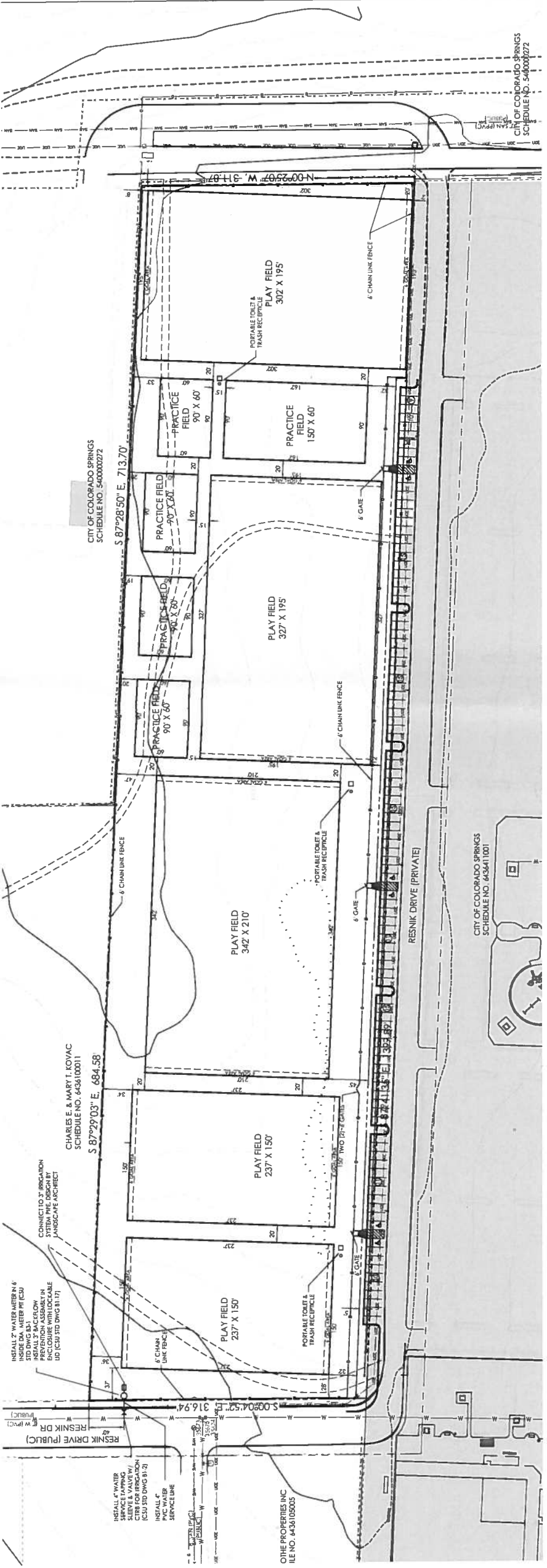
JULY 25, 2016, 2016
 SHEET 2 OF 12



1. TYPOGRAPHY TO BE HEVETICA MEDIA
2. ALL PRIMARY SIGNS TO BE MOUNTED ON METAL POSTS. ALL SIGNS SHALL BE MOUNTED AT LEAST 4" ABOVE FINISH GRADE TO BOTTOM OF SIGNPOST.



(C) (EVENLY SPACED AND PLACED IN CONJUNCTION WITH FIRE DEPARTMENT ALONG FIRE LINES & TRUCK LANE. MARKED CURB AND ARROW DIRECTION AS APPLICABLE)



VICINITY MAP
NOT TO SCALE

BENCHMARK FOR THIS SURVEY IS A RED CAP MARKED WITH AN 'X' ON THE PLANNING DEPARTMENT'S DATA. THE BENCHMARK HAS AN ELEVATION OF 661.27 ASSUMED. BASE OF BEARINGS: THE BASE OF ALL BEARINGS SHOWN ON THIS DRAWING IS THE WESTERLY LINE OF COLORADO SPRINGS AIRPORT PLING NO. 1, BEARING N00°25'07\"/>



PRELIMINARY UTILITY PLAN
SCALE 1" = 60'

NOTES:

- 1) ALL PROPOSED UTILITIES SHOWN ON THIS PRELIMINARY UTILITY PLAN ARE PRELIMINARY ONLY AND NOT FOR CONSTRUCTION. FINAL CONSTRUCTION DOCUMENTS SHALL BE PREPARED BY THE DESIGNER AND APPROVED BY COLORADO SPRINGS UTILITIES.
- 2) THE LOCATION OF ALL PROPOSED GAS AND ELECTRIC UTILITIES SHOWN ON THIS PRELIMINARY UTILITY PLAN ARE SUBJECT TO COORDINATION WITH COLORADO SPRINGS UTILITIES FOR FINAL DETERMINATION. COLORADO SPRINGS UTILITIES PROVIDES SERVICE PLANS FOR THE SITE. FINAL LOCATIONS OF GAS AND ELECTRIC UTILITIES MAY VARY FROM THOSE SHOWN ON THIS PRELIMINARY UTILITY PLAN.

LEGEND

	EXISTING
	PROPERTY LINE
	EASEMENT LINE
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	CONCRETE AREA
	ASPHALT AREA
	CURB AND GUTTER
	RETAINING WALL
	CHAIN LINK FENCE
	WOOD FENCE
	WATER LINE
	WATER VALVE
	FIRE HYDRANT
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	GAS LINE
	OVERHEAD ELECTRIC LINE
	UTILITY POLE
	SIGN

MVE INC.
ENGINEERS & SURVEYORS

1703 HAWLEY STREET, SUITE 800, COLORADO SPRINGS, CO 80909 719.635.5736

COLORADO SPRINGS UTILITIES GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS:

1. THE 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 THE PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNERS SHALL ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY SHOWN IN THIS PRELIMINARY UTILITY PLAN PROJECT SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRING UTILITIES' SERVICE STANDARDS, STANDARDS, TARIFFS, RULES, REGULATIONS, AND POLICIES, CUSTOMER SERVICE, RESOLUTIONS, AND POLICIES, AND THE CITY OF COLORADO SPRINGS' REGIONAL BUILDING DEPARTMENT CODES IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OF UTILITY SYSTEM IMPROVEMENTS THAT SPRING UTILITIES DETERMINES ARE NECESSARY TO SERVE THE PROPERTY. THE COSTS OF EXTENSIONS OF UTILITY SYSTEM IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER AND SHALL BE PAID BY THE OWNER. THE COSTS OF EXTENSIONS OF UTILITY SYSTEM IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER AND SHALL BE PAID BY THE OWNER. THE COSTS OF EXTENSIONS OF UTILITY SYSTEM IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNER AND SHALL BE PAID BY THE OWNER.
4. SPRING UTILITIES' UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OF AMOUNTS OF UTILITY SERVICES ARE GUARANTEED. SPRING UTILITIES' UTILITY SERVICES ARE SUBJECT TO THE AVAILABILITY OF UTILITY SERVICES AND THE AVAILABILITY OF UTILITY SERVICES.
5. ONLY WITH THE PRIOR WRITTEN APPROVAL BY SPRING UTILITIES, OWNER MAY CAUSE THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES OR THE INSTALLATION OF NEW UTILITY FACILITIES. OWNER SHALL NOTIFY SPRING UTILITIES PRIOR TO THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES.
6. CHANGES TO THE SITE PLAN AND/OR UTILITY PLAN, AND/OR CHANGES TO THE PROPERTY AND/OR UTILITY FACILITIES, SHALL BE THE RESPONSIBILITY OF THE OWNER. SPRING UTILITIES DETERMINES THAT THE EXTENSION OF UTILITY SERVICES TO THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM, ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENTS SHALL INCLUDE SPRING UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM. (FOR EXCLUSIVE AGREEMENT FORM) WITHOUT MODIFICATION UNLESS APPROVED BY SPRING UTILITIES.
7. THE WATER DISTRIBUTION SYSTEM FACILITIES MUST MEET SPRING UTILITIES' CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SECTION 08 OF SPRING UTILITIES' WATER STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SPRING UTILITIES' WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER SHALL BE RESPONSIBLE FOR ANY COSTS THAT SPRING UTILITIES DETERMINES NECESSARY TO INCLUDE IN THE UTILITY PLAN. SPRING UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF WATER SYSTEM FACILITIES AND UTILITY SERVICES PROVIDED TO THE PROPERTY. OWNER SHALL REIMBURSE SPRING UTILITIES FOR SUCH WATER QUALITY MAINTENANCE COSTS WITHIN THIRTY (30) DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.
9. OWNER MUST CONTACT SPRING UTILITIES FIELD ENGINEERING TO SECURE APPROVAL OF GAS SERVICE LINE PRESSURES IN EXCESS OF SPRING UTILITIES' STANDARD GAS SYSTEM PRESSURE, AND THE LOCATION OF ALL METERS AND TRANSFORMERS. (CONTACT NORTH WORKS CENTER 468-4983 OR SOUTH WORK CENTER 468-5554)
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE BIRTH OF ANY SPRING UTILITIES EASEMENT, BUT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRING UTILITIES (CITY CODE 12.2.5.40).
11. SPRING UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A GUARANTEE OF THE AUTHORITY OF SPRING UTILITIES TO APPLY ITS STANDARDS, AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED STANDARDS AND ANY PROVISION OF STANDARDS OF THE CITY OF COLORADO SPRINGS, THE STANDARDS OF THE CITY OF COLORADO SPRINGS SHALL PREVAIL. SPRING UTILITIES SHALL BE RESPONSIBLE FOR THE COSTS OF ANY CHANGES TO THE STANDARDS OF THE CITY OF COLORADO SPRINGS SO LONG AS THESE APPLIES TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RULES, REGULATIONS AND POLICIES OF SPRING UTILITIES.

FIGURE 2

RESNIK SOCCER FIELDS

DP1.3

PRELIMINARY UTILITY and FACILITY PLAN

AVE PROJECT: **51361**

AVE DRAWING: **DEV-SP**

JULY 25, 2016

SHEET 4 OF 12

CPC CU- 16-00088

DATE	REVISION DESCRIPTION

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION

RESNIK SOCCER FIELDS
 2865 RESNIK DRIVE
 COLORADO SPRINGS, CO

JOB NUMBER: 1940-0316
 DATE: 5/20/16
 DRAWN BY: MB
 DRAWING DESCRIPTION: TITLE SHEET
 SHEET: L-TS 5 OF 13
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SITE CATEGORY CALCULATIONS

Street Name / Boundary	Street Classification	Width (ft.)	Linear Req. / Prov.	Tree Req. / Ft.	Tree Req. / Prov.
Resnik Drive (West)	Non Arterial	107/10'	326'	1/20	11/11
Shrub Substitutions	Ornamental grass			Percent Ground	
Req. / Prov.	Abbr.			Plane Cov. Req./Pro	
00	LS			75%/75%	
Motor Vehicle (MV)					
Number of Parking Spots	Shade Trees (1/15)	Vehicle Lot Frontage	Linear	2/3 Length	
101	7/7	20 FT.	20 FT.	14 FT.	
Min. % Screening	Evergreen Plants	Length Screen	Above on	% Ground Plane	
Plants Req. / Prov.	Req. / Prov.	Wall / Berm Prov. Abbr.	Plan	Plane Cov. Req. / Prov.	
3/3	2/3	NA	MV	75%/75%	
Internal Landscaping (IL)					
Net Site Area (SF)	Percent Min	Internal Area	Internal Trees (1/500 SF)		
(Less Public R.O.W.)	(SF) Req. / Prov.	(SF) Req. / Prov.	Req. / Prov.		
431,010 SF	21,551 SF	21,551 / 437,238	43 / 43		
Shrub Substitutions	Ornamental grass		Percent Ground		
Req. / Prov.	Req. / Prov.	Abbr.	Plane Cov. Req./Prov.		
00	00	IL	75%/75%		
LANDSCAPE BUFFERS & SCREENS (LB)					
Street Name / Boundary	Width (ft.)	Linear Req. / Prov.	Tree Req. / Prov.	Evergreen Trees Req. (50%) / Prov.	
North	NA / NA	1,414'	00	00	
East	NA / NA	327'	00	00	
Length of Caisque	Buffer Noted on	Percent Ground			
Struct. Req. / Prov.	Plant (LB)	Plane Cov. Req. / Prov.			
NA	LS	75% / 75%			
NA	LS	75% / 75%			

PROJECT SITE DATA

ZONING: PARKS
 PROPERTY AREA: 431,010 (9.89 ACRES)
 PARKING SPOTS: 101
 CLIMATE ZONE: Foothills and Plains
 PLANT COMMUNITIES: Foothill shrubland, lower elevation riparian, pinyon-juniper woods, ponderosa pine forest, prairie, upper elevation riparian

CPC CU 16-00088

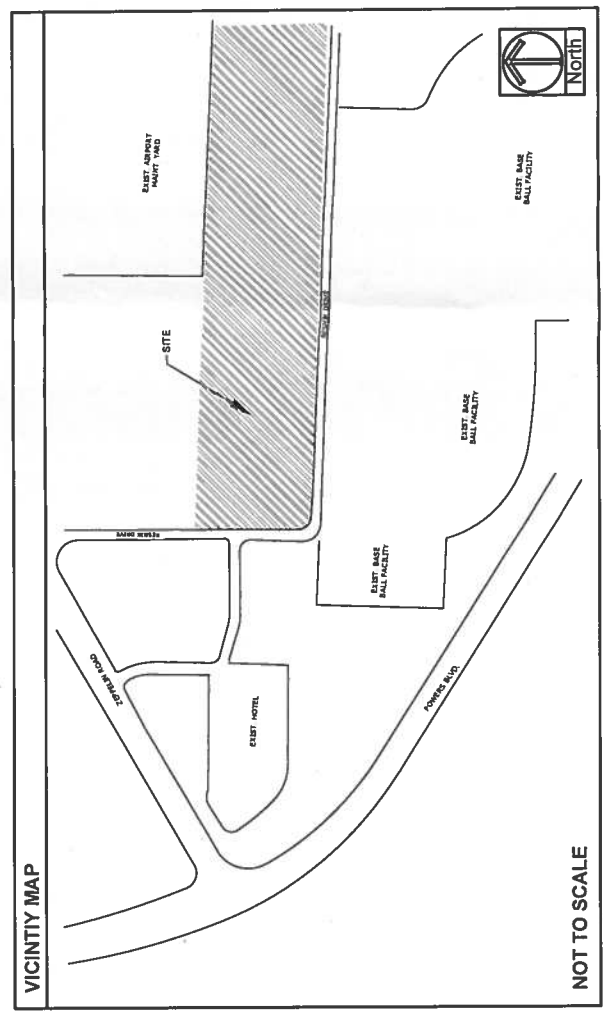
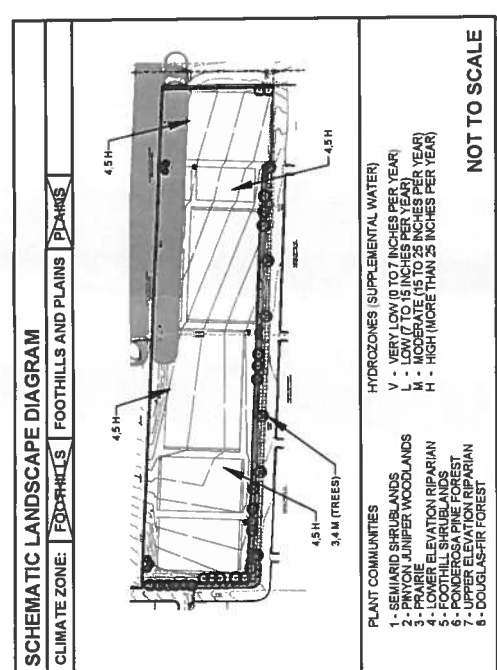


FIGURE 2

ALL AMERICAN
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1825 ABERCROMBIE DRIVE
COLORADO SPRINGS, CO 80918
718-237-2013

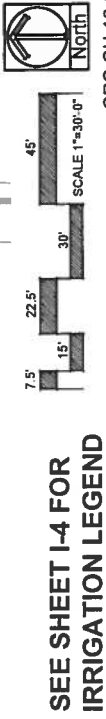
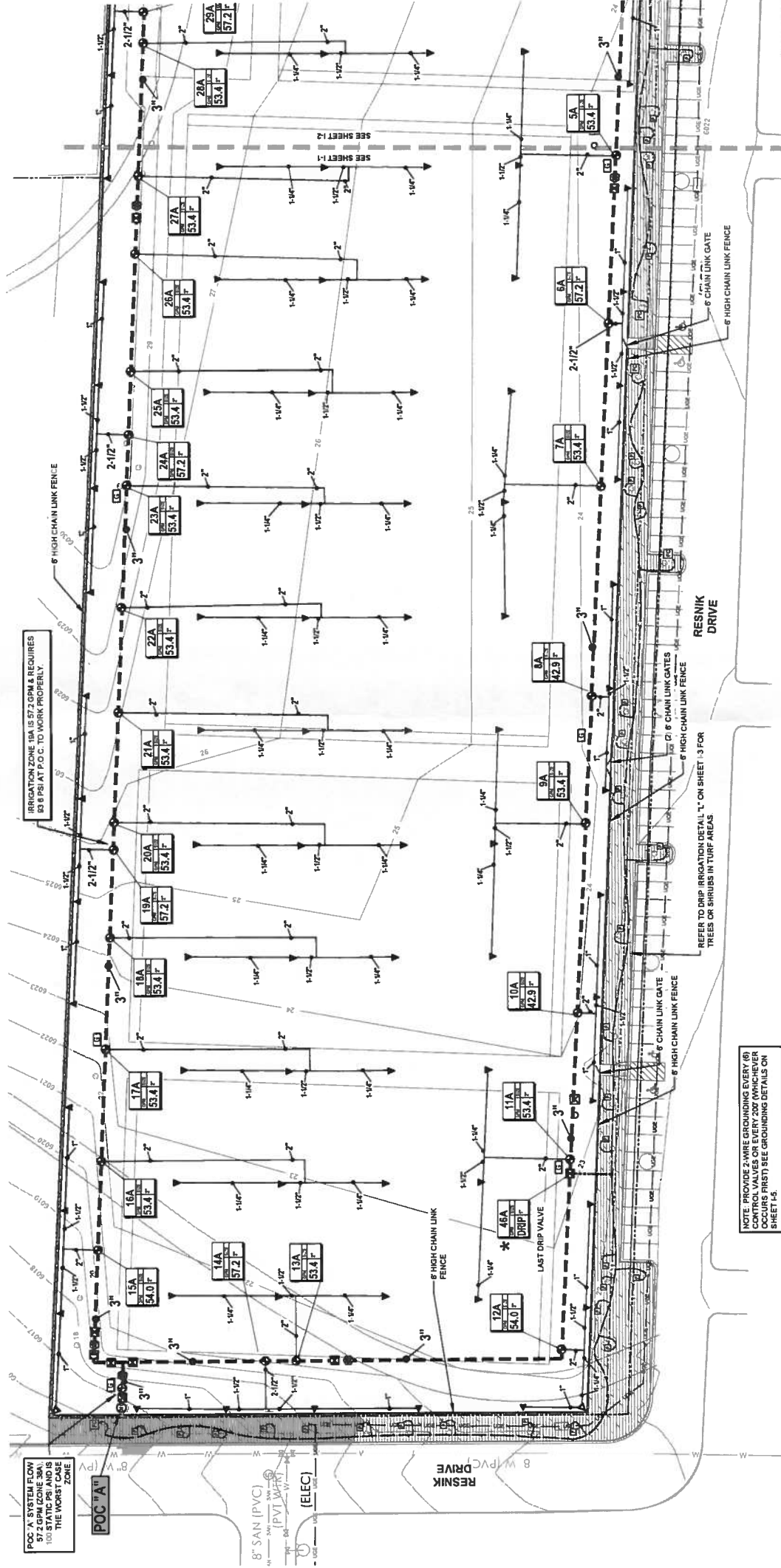
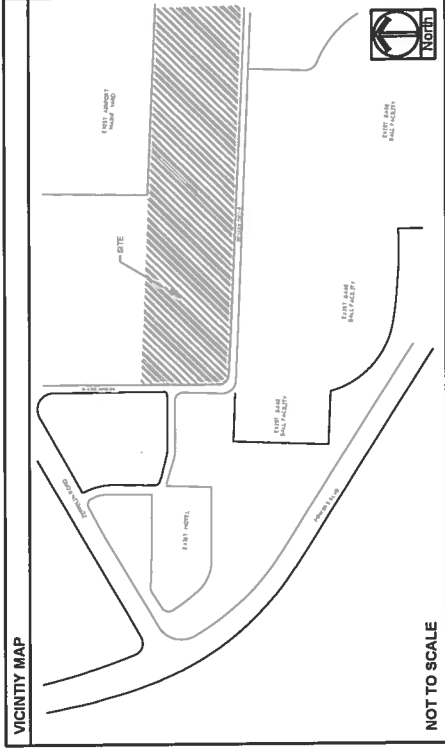


DATE	REVISION DESCRIPTION

FOR CONSTRUCTION
 NOT FOR CONSTRUCTION

RESNIK SOCCER FIELDS
2865 RESNIK DRIVE
COLORADO SPRINGS, CO

CAD NUMBER: 1940-0316
DATE: 5/20/16
DRAWN BY: MJB
DRAWING DESCRIPTION: IRRIGATION PLAN
SHEET # I-1 9 OF 13
© 2016 BY ALL AMERICAN LANDSCAPE ARCHITECTURE



NOTE: PROVIDE 2-WIRE GROUNDING EVERY 60' CONTAINING VALVES ON EVERY 200' INTERVALS PER CODES (SEE LISTING) SEE GROUNDING DETAILS ON SHEET I-5.

CPC CU 16-00088

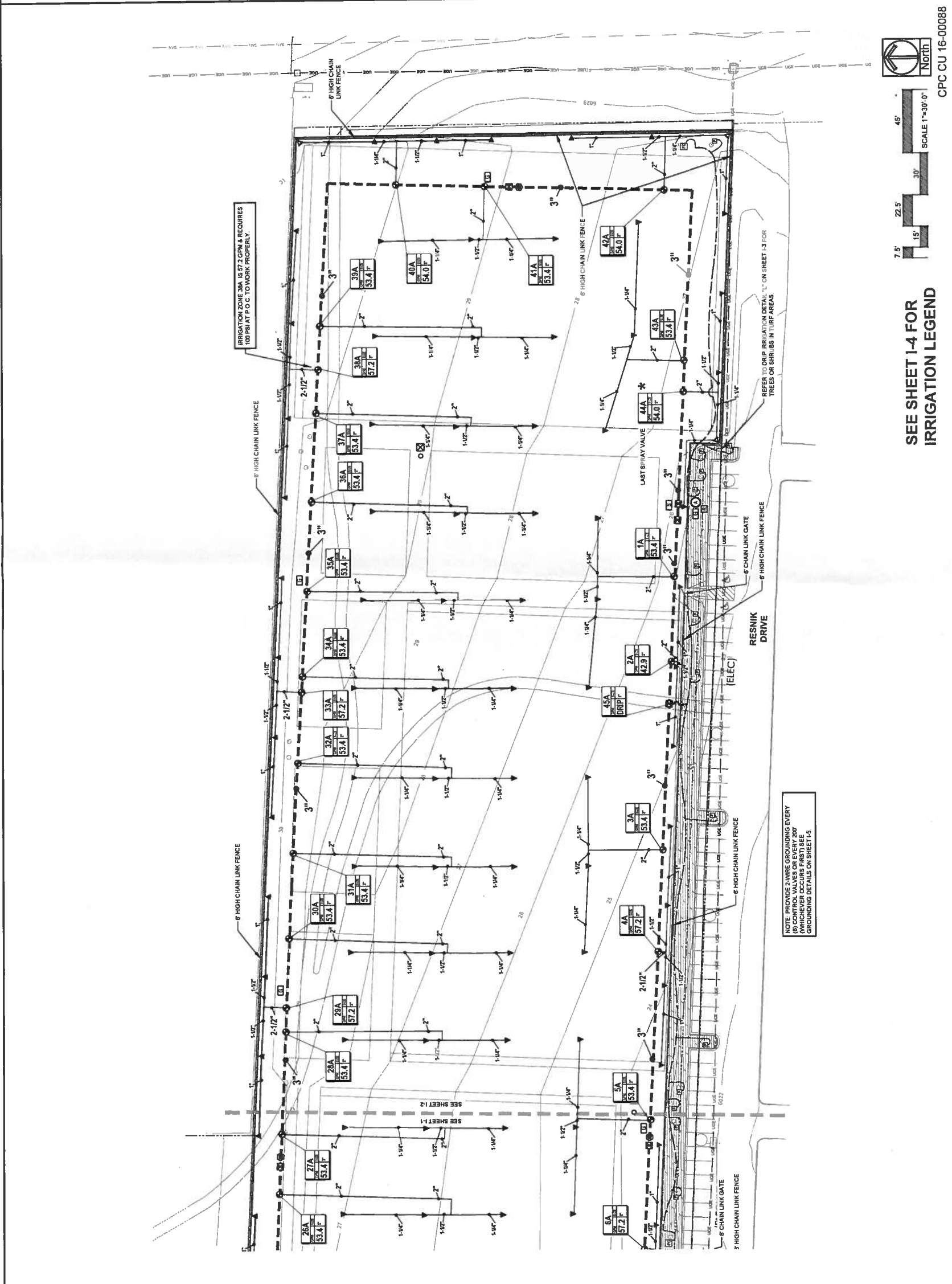
FIGURE 2

ALL AMERICAN
LANDSCAPE ARCHITECTURE & IRRIGATION DESIGN
RESIDENTIAL & COMMERCIAL LANDSCAPE INSTALLATION
1925 AEROPAZA DRIVE
COLORADO SPRINGS, CO 80918
719-537-8313

DATE	REVISION DESCRIPTION

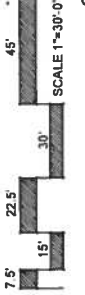
RESNIK SOCCER FIELDS
2865 RESNIK DRIVE
COLORADO SPRINGS, CO

PER NUMBER 1940-0316
DATE 5/20/16
DRAWING DESCRIPTION IRRIGATION PLAN
SHEET I-2 10 OF 13
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IRRIGATION ZONE 20A IS 57' WIDE & REQUIRES TOPSPRAT P.O.C. TO WORK PROPERLY.

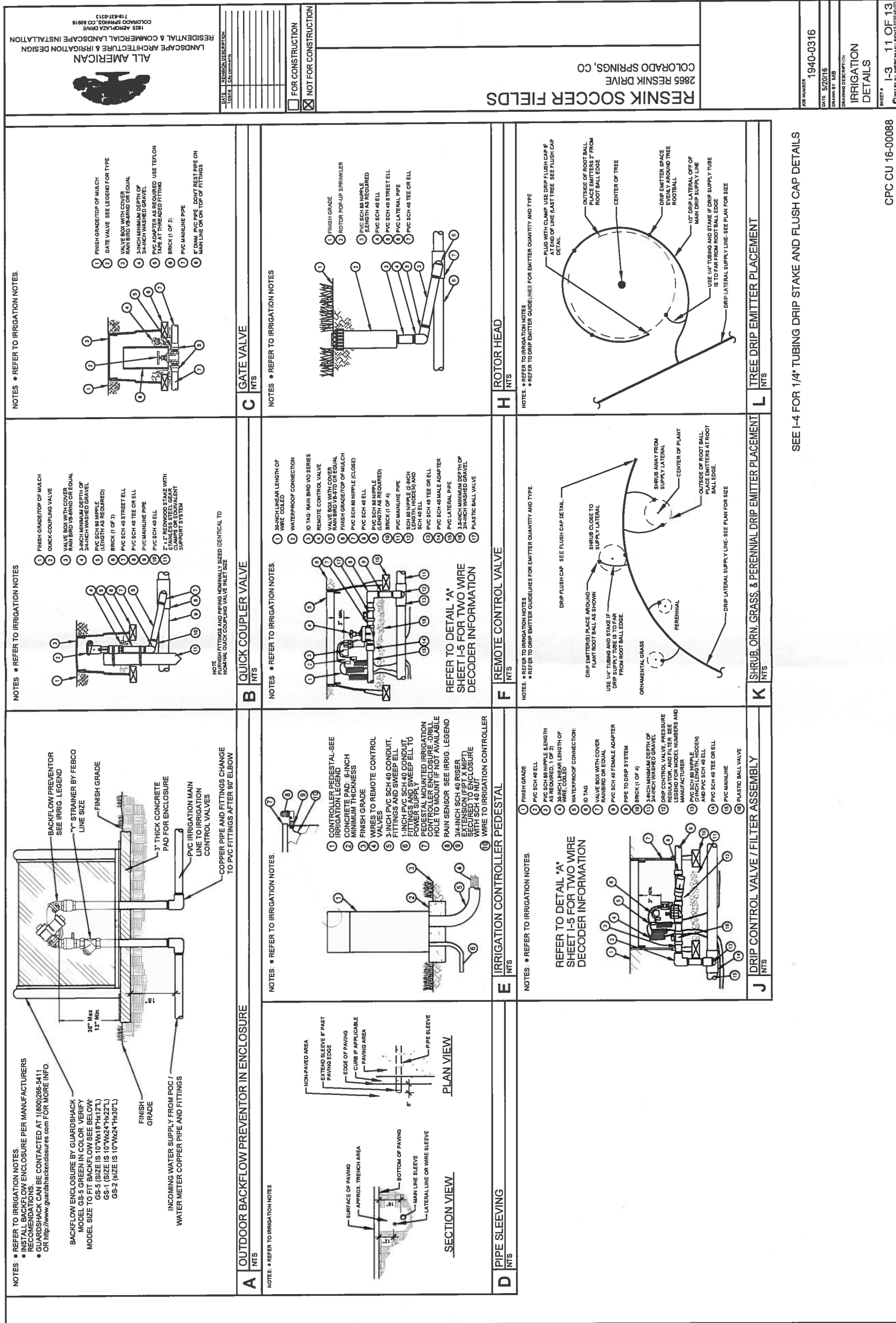
NOTE: PROVIDE 2-WIRE GROUNDING EVERY (6) CONTROL VALVES OR EVERY 200' OF PIPING. SEE GROUNDING DETAILS ON SHEET I-5



SEE SHEET I-4 FOR IRRIGATION LEGEND

CPC CU 16-00088

FIGURE 2



SEE I-4 FOR 1/4" TUBING DRIP STAKE AND FLUSH CAP DETAILS

FIGURE 2

