



COLORADO SPRINGS, COLORADO

NOVAK BUSINESS PARK

DEVELOPMENT APPLICATION PLANS

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPLE MERIDIAN, EL PASO COUNTY, COLORADO AS DESCRIBED AS PARCEL A AND PARCEL B IN THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER 55071005 DESCRIBED AS FOLLOWS:

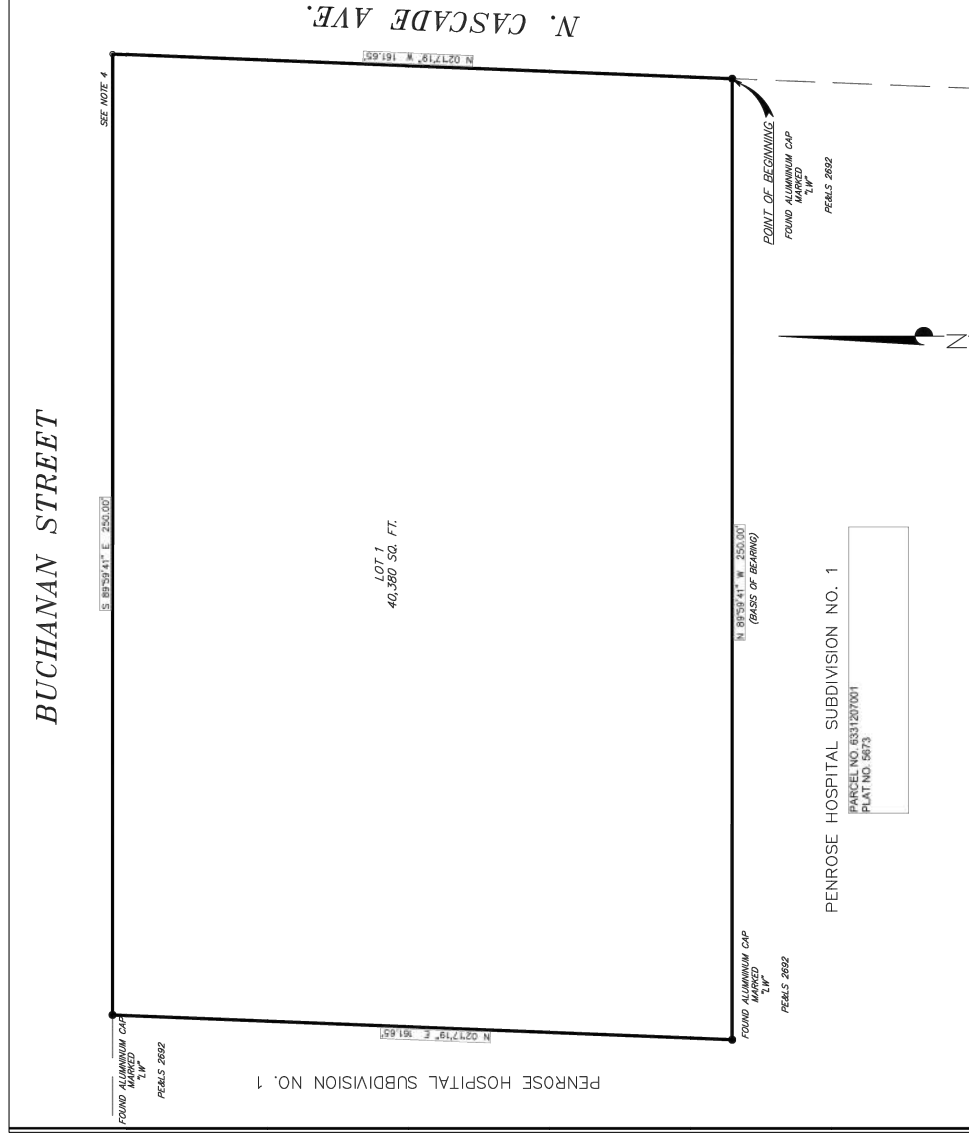
BEGINNING AT THE NORTHEAST CORNER OF PENROSE HOSPITAL SUBDIVISION NO. 1, A SUBDIVISION RECORDED ON THE 23rd of APRIL, 1981 UNDER PLAT BOOK N-3 AT PAGE 57 OF THE RECORDS OF EL PASO COUNTY, COLORADO, THENCE N89°59'41"W (BASIS OF BEARING), 250.00 FEET ALONG A NORTHERLY LINE OF SAID PENROSE HOSPITAL SUBDIVISION NO. 1;

THENCE N2°17'19"E, 161.65 FEET ALONG A NORTHERLY LINE OF SAID PENROSE HOSPITAL SUBDIVISION NO. 1 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BUCHANAN STREET (80' ROW);

THENCE S89°59'41"E, 250.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BUCHANAN STREET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CASCADE AVENUE (80' ROW);

THENCE S2°17'19"W, 161.65 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID CASCADE AVENUE TO THE NORTHEAST CORNER OF SAID PENROSE HOSPITAL SUBDIVISION AND THE POINT OF BEGINNING.

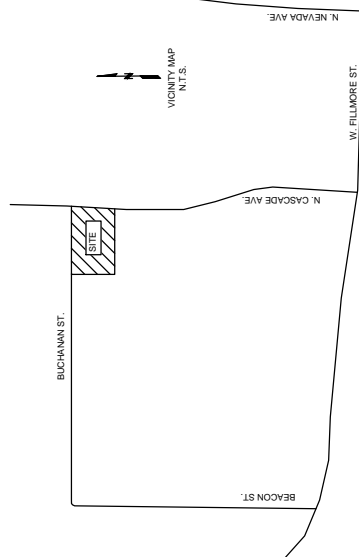
AREA = 40,380 SQ. FT. ±



Sheet Number	Sheet Title
GENERAL	
G0	COVER SHEET
G1	LEGENDS AND ABBREVIATIONS
G2	GENERAL NOTES
C1	LAND USE SITE PLAN
C2	DEMOLITION PLAN
C3	PARKING LOT, AREAS & SPACES SITE PLAN
C4	STRIPING, SIGNAGE AND PARKING
C5	GRADING AND DRAINAGE
C6	UTILITY PLAN
C7	EROSION & SEDIMENT CONTROL PLAN
C8	ACCESS POINT SIGHT DISTANCE
LS1	LANDSCAPE PLAN
LS2	LANDSCAPE DETAILS
IR1	IRRIGATION PLAN
IR2	IRRIGATION DETAILS
A1	BUILDING EXTERIOR ELEVATIONS

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.

Project name: NOVAK Business Park
Project description: The properties on the southwest corner of the N. Cascade Ave. and Buchanan Street intersection will be re-platted as a single lot housing a pre-engineered mixed-use office/warehouse building for commercial/retail use. The building will be approximately 14,400 square feet in size.
Parking Information: As per section 7.4.203 of the Colorado Springs City Code, the number of parking spaces has been calculated as follows:
 • 14,400 ft² mixed-use office/warehouse: 23 total parking spaces
 -9,000 ft² total warehouse space (1 space per 1,000 ft²) = 9 spaces
 -5,400 ft² total office space (1 space per 400 ft²) = 14 spaces
 • One (1) Van Accessible and one (1) Standard Accessible space and aisle are provided as per code requirements
Land Use: Commercial, C6 zoning.
Site Area: 0.93 total acres / 40,413 ft²
Building Use: Mixed-Use Office/Warehouse.
Floor Area: 14,400 total ft²
Lot Area & Width: 250.00' (E/W) By 161.65' (N/S) = 40,412.50 ft²
Setbacks:
 • Street (North and East): 10' Landscape Buffer
 • Adjacent Property (West and South): 0' (same Zoning)
Building Dimensions: 82' wide x 184' long x 22' high
Building Lot Coverage: 35.6%
FEMA FIRM No.: 06041C0514 F (Effective 3/17/97)
Impervious Coverage: 87.7%
Site Address: 3106, 3150 N. Cascade Ave.
Tax Schedule Number: 6331200102 / 6331200104 *TSN subject to change with recording of Plat.
FEMA floodplain statement: Not located with in designated flood plain
Community map number and date: 08041C0514F
Current Zoning: PUD (Mobile Home Park)
Proposed Zoning: C-6 (General Business)
Conditions of Record:
 • All Industrial use types allowed within the C-6 zone require conditional use approval.
 • Truck traffic allowed only between 7:30 am and 5:30 p.m.
Approximate Schedule: Anticipated start of construction, 4/1/19 thru 11/1/19
Details: Where applicable, details will be provided in final engineering plans. All details will be standard City of Colorado Springs details unless otherwise approved by City Planning and/or Engineering.
Phasing: Construction will not be phased.
Outdoor Storage: No Outdoor Storage. If permanent outdoor storage is proposed, a minor amendment to this development plan is required.



Owner:
Vasilij "Wess" Novak

Engineer:
Farnsworth Group, Inc.
1612 Specht Point Rd, Suite 105
Fort Collins, CO 80525
970-484-7477
970-484-7488 (fax)

Date: 02/26/2019

City of Colorado Springs
Approval Stamp

Project No: 0180612.00

1612 SPECHT POINT ROAD, SUITE 105 FORT COLLINS, COLORADO 80525 (970) 484-7477 / (970) 484-7488 FAX WWW.F-GROUP.COM

CITY FILE NO.: CPC DP 08-00181

FIGURE 3



Farnsworth GROUP

1612 SPRECHT POINT ROAD, SUITE 105
FORT COLLINS, COLORADO 80525
(970) 484-7477 / info@f-w.com

www.f-w.com
Engineers | Architects | Surveyors | Scientists

SS/SE
DATE: DESCRIPTION:
1 02/26/2019 2ND SUBMITTAL

**DEVELOPMENT PLANS
APPLICATION PLANS
NOT FOR CONSTRUCTION**

NOVAK BUSINESS PARK

3106 - 3150 N. CASCADE AVE.

DATE: 11/30/18
DESIGNED: AS
DRAWN: JWJL
REVIEWED: AS
FIELD BOOK NO.: -

LEGENDS AND ABBREVIATIONS

G1

SHEET NUMBER:
PROJECT NO.: 0180612.00
SHEET 2 OF 16

EXISTING SYMBOLS

	BENCHMARK
	CONTROL POINT
	PK NAIL
	IRON PIPE
	RIGHT-OF-WAY MARKER
	BOLLARD
	BORE HOLE
	SIGN
	MAILBOX
	SATELLITE
	FLOW LINE
	DECIDUOUS TREE W/ SIZE
	EVERGREEN TREE W/ SIZE
	UTILITY DOWN GUY
	UTILITY POLE
	UTILITY POLE DROP
	UTILITY POLE + TRANSFORMER
	TRAFFIC HANDLE BOX
	COMMUNICATION BOX
	ELECTRICAL HANDLE BOX
	ELECTRICAL METER
	LOT LIGHT
	STREET LIGHT
	TRAFFIC SIGNAL MAST ARM
	OVERHEAD ELECTRIC LINE
	OVERHEAD TELEPHONE LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND TELEPHONE LINE
	GAS METER
	GAS MARKER
	UNDERGROUND GAS LINE
	SEWER CLEANOUT
	SANITARY MANHOLE
	SANITARY SEWER
	SANITARY SEWER WITH SIZE
	FORCE MAIN WITH SIZE
	CURB INLET
	INLET - MANHOLE TYPE
	INLET - MANHOLE TYPE
	STORM MANHOLE
	STORM SEWER
	STORM SEWER WITH SIZE
	FIRE HYDRANT
	YARD HYDRANT
	SHUTOFF VALVE
	VALVE
	RECORD INFORMATION
	WATER MAIN WITH SIZE
	PROPERTY LINE
	RIGHT-OF-WAY
	FENCE LINE
	CONTOUR LINE MAJOR
	CONTOUR LINE MINOR
	BUILDING LINE

PROPOSED SYMBOLS

	UTILITY EASEMENT
	SILT FILTER FENCE
	DITCH CHECK
	PAVEMENT ELEVATION
	TOP OF WALK ELEVATION
	CONTROL POINT COORDINATES
	PROJECT BENCHMARKS
	PROPERTY BOUNDARY
	PIPE BOLLARD
	ACCESSIBLE PARKING SIGN
	BUILDING DOWNSPOUT
	STORM/SANITARY CLEANOUT
	INLET - CURB TYPE
	NO. REGULAR PARKING SPACES PROVIDED
	STORM MANHOLE
	STORM INLET
	STORM SEWER
	STORM SEWER WITH SIZE
	FLARED END SECTION
	ADJUST UTILITY TO FINISH GRADE
	FIRE HYDRANT
	SANITARY SEWER
	FORCE MAIN WITH SIZE
	REDUCER
	VALVE
	WATER METER
	TAPPING SLEEVE VALVE & BOX
	WATER SERVICE WITH SIZE
	WATER MAIN WITH SIZE
	IRRIGATION LINE
	PERMANENT/CONSTRUCTION EASEMENT
	FENCE LINE
	CONTOUR LINE MAJOR
	CONTOUR LINE MINOR
	UTILITY POLE
	UTILITY POLE DROP
	UTILITY POLE + TRANSFORMER
	LIGHT POLE
	WALL-MOUNTED LIGHT
	COMB. CONC. CURB & GUTTER INFALL PAN
	COMB. CONC. CURB & GUTTER INFALL PAN
	UTILITY POLE
	OVERHEAD ELECTRIC LINE
	CURB & GUTTER REMOVAL
	UTILITY REMOVAL
	INDICATES ITEM TO BE REMOVED
	FLOW ROUTE
	BUILDING LINE
	IPP FILTER INLET PROTECTION
	INDICATES 'BEST MANAGEMENT PRACTICE' EROSION CONTROL MEASURE AS DEFINED IN THE ILLINOIS URBAN MANUAL

ABBREVIATIONS

NO.	NUMBER
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
P	PAVEMENT ELEVATION
PC	POINT OF CURVATURE
PL	PROPERTY LINE
POC	POINT OF CURVE
POI	POINT OF INTERSECTION
POT	POINT OF TANGENT
PROP	PROPERTY
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
QTY	QUANTITY
R	RADIUS
RAD	RADIUS
RC	REVERSE CURVE
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
REIN	REINFORCED
RET	RETAINING
ROW	RIGHT-OF-WAY
RR	RAILROAD
RT	RIGHT
S	SOUTH
SA	SANITARY SEWER
SECT	SECTION
SHT	SHEET
SPCL	SPECIAL
ST	STORM SEWER
ST.	STREET
STA	STATION
STD	STANDARD
T	TRUNCATED
TBE	TRUNCATED BACKSILL
TC	TOP OF CURB ELEVATION
TRW	TOP OF RET. WALL ELEVATION
TW	TOP OF WALK ELEVATION
TY	TYPE
TYP	TYPICAL
VC	VERTICAL CURVE
VERT	VERTICAL
W	WEST
WM	WATER MAIN
AC	ACRE
CU	CUBIC
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CY	CUBIC YARD
EA	EACH
FT	FEET OR FOOT
IN	INCHES
LN	LINE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
Q	FLOW RATE
SF	SQUARE FEET
SY	SQUARE YARD

UNIT ABBREVIATIONS

FF	FINISH FLOOR ELEVATION
FG	FRAME AND GRATE
FI	FIRE HYDRANT
FIN	FINISH
FL	FLOOR LINE
FLR	FLOOR
FM	FORCE MAIN
FTG	FOOTING
G	GROUND ELEVATION
GALV	GALVANIZED
GV	GATE VALVE
HW	HOT MIX ASPHALT
HMA	HOT MIX ASPHALT
HORIZ	HORIZONTAL
HW	HIGH WATER
HWY	HIGHWAY
ID	INCHES DEPARTMENT OF TRANSPORTATION
JD	JOINT
JT	JOINT
LAT	LATITUDE
LF	LINEAR FEET
LONG	LONGITUDE
LS	LUMP SUM
LT	LEFT
MAX	MAXIMUM
MES	METAL END SECTION
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
N	NORTH

SYMBOL LEGEND

	STONE RIP-RAP
	EARTH - SECTION VIEW
	ARMOR TILE TRUNCATED DOME SYSTEM
	LAWN OR LANDSCAPED AREA
	BIT OR CONC PAVEMENT REMOVAL
	4' OR 6' PC CONC SIDEWALK
	6' PC CONC PAVEMENT
	8' PC CONC PAVEMENT OR DRIVEWAY

HATCH LEGEND

	STONE RIP-RAP
	EARTH - SECTION VIEW
	ARMOR TILE TRUNCATED DOME SYSTEM
	LAWN OR LANDSCAPED AREA

CITY FILE NO.: CPC DP 08-00181

City of Colorado Springs
Approval Stamp

2 HATCH LEGEND

FIGURE 3

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF COLORADO SPRINGS, ENGINEERING DIVISION, GENERAL PROVISIONS, SPECIAL PROVISIONS, STANDARD SPECIFICATIONS, REVISIONS TO STANDARD SPECIFICATIONS AND SUPPLEMENTAL SPECIFICATIONS, CDOT STANDARD SPECIFICATIONS, LATEST REVISION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND REGULATIONS AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).
- NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- SUBMITTALS SHALL BE MADE FOR ALL MATERIALS TO BE INCORPORATED INTO THIS PROJECT.
- UTILITY LINES ARE SHOWN ON THE PLAN SHEETS ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND PROTECTION OF ALL UTILITIES IN PLACE.
- THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 TWO BUSINESS DAYS IN ADVANCE OF ANY EXCAVATION OR GRADING. FOR A LIST OF SPECIFIC CONTACTS SEE SPECIFICATIONS.
- THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES AND STRUCTURES AFFECTED BY THE WORK AND ANY DAMAGE SHALL BE REPAIRED AND RESTORED TO THE SATISFACTION OF THE CITY OF COLORADO SPRINGS. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE ALL UTILITY RELOCATIONS AS NECESSARY. THE CITY ENGINEERING INSPECTIONS AND UTILITY DEPARTMENTS SHALL BE NOTIFIED A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WHERE THESE DEPARTMENTS MAY BE AFFECTED.
- THE CONTRACTOR SHALL NOTIFY THE GAS DIVISION INSPECTOR (636-5738) AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION NEAR ANY GAS FACILITIES. THE GAS DIVISION WILL RELOCATE THE GAS SERVICES REQUIRED ON AN AS NEEDED BASIS.
- EXCAVATION AT GAS LINES: TEMPORARY COVER DURING CONSTRUCTION SHALL BE AT LEAST 18 INCHES OVER THE GAS CONDUIT. FINISH GRADE MUST BE AT LEAST 2 FEET AND NO MORE THAN 6 FEET OVER THE GAS CONDUIT.
- IN SOME OF THE PROPOSED AREAS OF CONSTRUCTION EXISTING UNDERGROUND TELEVISION FACILITIES MAY BE PRESENT. THE CONTRACTOR SHALL NOTIFY THE CITY OF COLORADO SPRINGS AND CITY ENGINEER PRIOR TO ANY WORK. THE CONTRACTOR MAY, IF NECESSARY TEMPORARILY DISPLACE THE CABLES DURING CONSTRUCTION AND REINSTALL THEM IN ACCORDANCE WITH THE APPROPRIATE TELEPHONE OR CABLEVISION COMPANY'S GUIDELINES. COORDINATION WITH BOTH THE TELEPHONE AND THE CABLE TELEVISION COMPANY IS REQUIRED TO BE DONE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL OBTAIN AN APPROVED TRAFFIC CONTROL PLAN PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- THE PHYSICAL FEATURES WITHIN THE LIMITS OF THE PROJECT HAVE BEEN SHOWN BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE ENGINEERING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FEATURES SHOWN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS AND INFORM THE THEMSELVES OF THE CONDITIONS TO BE ENCOUNTERED DURING THE CONSTRUCTION.
- THE CONTRACTOR SHALL LIMIT ALL WORK AND STORAGE AREAS TO THE PUBLIC RIGHT-OF-WAYS AND EASEMENTS. USE OF ANY OTHER PRIVATE AREAS WITHIN THE PROJECT LIMITS SHALL BE AT THE CONTRACTOR'S RISK AND WITHOUT THE CITY OF COLORADO SPRINGS' APPROVAL PROVIDED TO THE ENGINEER PRIOR TO USAGE.
- ALL CONSTRUCTION IS TO INCLUDE COMPACTION AND FINISH GRADING IN THE UNIT PRICE OF RELATED WORK ITEM.
- ALL WORK SHALL BE DONE TO THE LINES, GRADES, SECTIONS, AND ELEVATIONS SHOWN ON THE PLANS UNLESS OTHERWISE NOTED OR APPROVED BY THE ENGINEER.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF COLORADO SPRINGS AND THE ENGINEER.
- THE ENGINEER SHALL BE NOTIFIED WITHIN 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- PAYMENT, DIMENSIONS AND RADII ARE SHOWN TO THE FLOWLINE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AND/OR TOES OF COLORADO SPRINGS. THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT HIS/HER OWN EXPENSE. CONSTRUCTION PARKING OF VEHICLES OR EQUIPMENT, DISPOSAL OF LITTER AND ANY OTHER ACTION WHICH WOULD ALTER EXISTING CONDITIONS.
- THE CONTRACTOR SHALL NOT REMOVE AND SHALL PROTECT FROM DAMAGE ALL TREES, BUSHES, AND EXISTING IMPROVEMENTS INSIDE AND OUTSIDE OF THE LIMITS OF WORK. SPECIFIC PROVISIONS ARE SHOWN ON THE PLANS.
- NO TREES SHALL BE REMOVED OR TRIMMED WITHOUT PRIOR ACKNOWLEDGMENT OF THE PROPERTY OWNER AND/OR PROJECT ENGINEER.
- THE CONTRACTOR SHALL PROTECT THE EXISTING DRAINAGE STRUCTURES AND REROUTE ANY RUNOFF AS NECESSARY DURING CONSTRUCTION ACTIVITIES TO PREVENT EROSION AND DAMAGE.
- THE CONTRACTOR SHALL PROVIDE SAFE PEDESTRIAN ACCESS AT ALL TIMES DURING THE PROJECT.

- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL ALL PERMITS HAS BEEN ISSUED.
- THE APPROVAL OF THESE PLANS OR ISSUANCE OF A PERMIT BY THE CITY OF COLORADO SPRINGS DOES NOT AUTHORIZE THE OWNER OR CONTRACTOR TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.

EARTHWORK:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LEGAL DISPOSAL OF ANY EXCESS SOIL, DEBRIS AND WASTE MATERIAL OFF OF THE PROJECT SITE.
- ANY SOIL LYING BELOW THE SUBGRADE ELEVATION WHICH IS DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL IN ACCORDANCE WITH SPECIFICATION REQUIREMENTS.
- ANY MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF, BY AND AT THE EXPENSE OF THE CONTRACTOR.

BENCHMARK AND SURVEY CONTROL:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING OF BOTH HORIZONTAL AND VERTICAL LAYOUT ON THIS PROJECT. COORDINATES ARE REFERENCED IN THE COORDINATE LIST SHOWN ON THESE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER FOR INTERPRETATION AND INFORMATION IN STAKING OF THE PROJECT FOR CONSTRUCTION.
- A TEMPORARY BENCHMARK HAS BEEN ESTABLISHED FOR THIS PROJECT UNLESS OTHERWISE NOTED.

- PRIOR TO PROJECT COMPLETION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ANY PROPERTY MONUMENTATION DISTURBED OR REMOVED BY CONSTRUCTION OPERATIONS. THIS WORK SHALL BE PERFORMED BY A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO. PROPERTY MONUMENTATION SHALL WITHIN CONCRETE. PROPERTY SHALL BE DURABLE AND SET FLUSH. THIS SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
- ANY TACK COAT OF EMULSIFIED ASPHALT (SLOW SETTING) IS TO BE APPLIED BETWEEN PAVEMENT COURSES TO IMPROVEMENT BOND. DILUTED EMULSIFIED ASPHALT FOR TACK COAT SHALL CONSIST OF 1 PART EMULSIFIED ASPHALT AND 1 PART WATER.
- STORM INLET STATIONING AND ELEVATION REFERENCE TOP FRONT MIDDLE OF BOX, STORM MANHOLE STATIONING REFERENCE CENTER OF MANHOLE.

TRAFFIC GENERAL NOTES:

- BEFORE EXCAVATING, CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION OR BENCHMARKS WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND RECONSTRUCTED WITH APPROPRIATE MONUMENTATION BY A REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING.
- APPROVAL OF THESE PLANS BY THE CITY ENGINEER DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
- THE APPROVAL OF THESE PLANS OR ISSUANCE OF A PERMIT BY THE CITY OF COLORADO SPRINGS DOES NOT AUTHORIZE THE SUBDIVIDER AND OWNER TO VIOLATE ANY FEDERAL, STATE OR CITY LAWS, ORDINANCES, REGULATIONS, OR POLICIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NEW, TEMPORARY AND EXISTING TRAFFIC SIGNS FROM THE START OF THE CONSTRUCTION PROJECT UNTIL ACCEPTANCE BY CITY TRAFFIC ENGINEERING.
- ALL TRAFFIC SIGNS, PAVEMENT MARKINGS, AND TRAFFIC SIGNALS SHALL MEET OR EXCEED M.U.T.C.D. STANDARDS.
- THE CONTRACTOR SHALL NOT REMOVE ANY EXISTING SIGNS, PAVEMENT MARKINGS OR TRAFFIC SIGNALS DURING THE PROJECT WITHOUT SIGNED AUTHORIZATION OF THE CITY ENGINEERING INSPECTOR ASSIGNED TO THE PROJECT.
- CONTRACTOR SHALL PREPARE A DETAILED TRAFFIC CONTROL PLAN, SUBMIT TO CITY TRAFFIC ENGINEERING FOR APPROVAL AND OBTAIN APPROPRIATE PERMITS IN ACCORDANCE WITH THE TRAFFIC CONTROLS FOR STREET CONSTRUCTION, UTILITY WORK AND MAINTENANCE OPERATIONS, MUTCD SUPPLEMENT FOR THE CITY OF COLORADO SPRINGS, AUGUST 1992.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ZONE TRAFFIC CONTROL. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, INSTALLING AND MAINTAINING THE TEMPORARY TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NEW, TEMPORARY AND EXISTING TRAFFIC SIGNAL MODIFICATIONS.

- EXISTING AND PROPOSED JUNCTION BOX LIDS, WATER VALVES, SANITARY SEWER, OR STORM SEWER MANHOLE LIDS SHALL BE RAISED TO MATCH PROPOSED NEW GRADE. ALL ADJUSTMENTS OR MATERIALS REQUIRED FOR THE ADJUSTMENT SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.
- ALL WORK DONE ON OR AROUND WATER RESOURCES DEPARTMENT FACILITIES MUST BE INSPECTED BY A WATER RESOURCES TO NOTIFY THE WATER RESOURCES DEPARTMENT PIPELINE INSPECTION SECTION (638-5654) TWO WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION. IF THIS PROJECT INVOLVES A TAP DO NOT CALL TO SCHEDULE TAP UNTIL THE PIPELINE INSPECTION NOTIFICATION, INSPECTION REQUIRED AFTER WORKING HOUR MUST BE COORDINATED WITH THE PIPELINE INSPECTOR IN ADVANCE AND WILL BE SUBJECT TO OVER TIME CHARGES PER W.R.D. SPECIFICATIONS.
- THE CONTRACTOR SHALL AT THEIR EXPENSE, SUPPORT AND PROTECT ALL WATER MAINS AND WATER SERVICE LINES WHICH ARE TO BE TEMPORARILY SHUT DOWN. WATER SERVICE DISRUPTION SHALL BE DONE TO MINIMIZE THE EFFECTS ON COLORADO SPRING UTILITIES CUSTOMERS. SHOULD A WATER MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATIONS, IT WILL BE REPAIRED IMMEDIATE EITHER THE CONTRACTOR OR THE WATER RESOURCES DEPARTMENT AT THE FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR.

- ANY DISCREPANCY WITHIN THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND WORK SHALL STOP UNTIL THE DISCREPANCY IS DISCUSSED AND DECISIONS/AGREEMENTS HAVE BEEN MADE.
- REFER TO PROJECT MANUAL FOR PAY ITEM DESCRIPTIONS AND MEASUREMENT. ALL WORK WITHOUT A SPECIFIC BID ITEM IS INCIDENTAL TO OTHER PAY ITEMS.

1 GENERAL NOTES

STRIPING AND SIGNAGE GENERAL NOTES:

- THE CONTRACTOR SHALL LEVEL ALL DISTURBED AREAS WITH TOPSOIL AND HAND-RAKE TO A UNIFORM APPEARANCE. THE AREA SHALL BE SEEDED WITH PROTECTIVE STRAW MAT COVER DURING WINTER SOODED PERIODS. OTHER NOTES: THIS WORK IS TO BE CONSIDERED AN INCIDENTAL ITEM AND IT'S COST TO BE INCLUDED IN OTHER ITEMS. THE CONTRACTOR SHALL VERIFY ALL STRIPING, SIGNS AND PAVEMENT MARKERS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REMOVAL OF EXISTING PAVEMENT MARKINGS (SCARRING OF PAVEMENT IS NOT PERMITTED). AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OVERLAYING, OR CHIP SEALING ROADWAY. IF SCARRING OCCURS DURING REMOVAL OF EXISTING OR TEMPORARY PAVEMENT MARKINGS, THE CITY TRAFFIC ENGINEER WILL DETERMINE METHOD OF PAVEMENT REPAIR.
- ALL STRIPING AND SIGNING SHALL CONFORM TO THE MOST RECENT ADOPTED EDITION OF THE FOLLOWING MANUALS AND THEIR SUPPLEMENTAL AMENDMENTS:
 - A. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 - B. CITY OF COLORADO SPRINGS SIGNS AND MARKING GUIDELINES
 - C. CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS
 - D. CITY OF COLORADO SPRINGS PUBLIC WORKS DESIGN MANUAL
- ALL SIGNING AND STRIPING IS SUBJECT TO THE APPROVAL OF THE CITY TRAFFIC ENGINEER PRIOR TO INSTALLATION AND/OR REMOVAL.
- CONTRACTOR SHALL REMOVE ALL CONFLICTING STRIPING, PAVEMENT MARKINGS AND LEGENDS BY HYDROBLASTING, SANDBLASTING AND/OR GRINDING. ANY DEBRIS SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
- SIGN POSTS SHALL BE INSTALLED WITH A MINIMUM OF 1 3/4" X 10' SQUARE PERFORATED STEEL TUBING WITH SLEEVE PER CITY OF COLORADO SPRINGS STANDARD.
- ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM OF HIGH INTENSITY GRADE SHEETING.
- ANY DEVIATION FROM THE STRIPING AND SIGNING PLANS SHALL BE APPROVED BY THE ENGINEER OF WORK AND THE CITY TRAFFIC ENGINEER PRIOR TO ANY CHANGES BEING MADE IN THE FIELD.
- BE NEW SIGNS SHOWN ON THE STRIPING AND SIGNING PLANS SHALL EXCEPT FOR EXISTING SIGNS SPECIFICALLY INDICATED TO BE RELOCATED OR TO REMAIN.
- STRIPED CROSSWALKS SHALL HAVE AN INSIDE DIMENSION OF 10 FEET AND CONTINENTAL CROSSWALKS SHALL HAVE A MINIMUM WIDTH OF 9 FEET UNLESS INDICATED OTHERWISE.
- ALL LIMIT LINES (STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS AND ARROWS (EXCEPT WITHIN BIKE LANES) SHALL BE A MINIMUM OF 90MIL THICKNESS THERMOPLASTIC OR PREFORM PLASTIC TAPE.
- ALL LONGITUDINAL LINES SHALL BE A MINIMUM OF 15MIL THICKNESS EPOXY.
- CONTRACTOR TO DELIVER ALL REMOVED SIGNS TO THE CITY OF COLORADO SPRINGS SIGNS/MARKINGS SHOP AT 404 FONTANERO STREET, (719) 578-6721.
- CONTRACTOR SHALL NOTIFY CITY TRAFFIC ENGINEER (719) 386-5908 A MINIMUM OF FIVE (5) WORKING DAYS PRIOR TO UPON COMPLETION OF STRIPING AND SIGNAGE.

NPDES DRAINAGE WATER QUALITY NOTES:

- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENTS, MUD, AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE FLOWLINES AND PUBLIC RIGHTS OF WAY AS A RESULT OF THIS CONSTRUCTION PROJECT. SAID REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER.
- THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES IS PROHIBITED AT THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE TO THE STORM SEWER IS PROHIBITED.
- THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATION INVOLVING WHEEL CUTTING, SAW CUTTING OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY ANY WATER CONTAMINATED BY WASTE PRODUCTS. DRY CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED.
- THE CONTRACTOR MUST KEEP ALL POLLUTANTS, INCLUDING TRENCH BACKFILL MATERIAL, FROM WASHING INTO THE STORM SEWER SYSTEM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A STORM WATER MANAGEMENT PLAN PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT. IF THE PROJECT MEETS MINIMUM REQUIREMENTS FOR A PERMIT.
- THE CONTRACTOR SHALL LEVEL ALL DISTURBED AREAS WITH TOPSOIL AND HAND-RAKE TO A UNIFORM APPEARANCE. THE AREA SHALL BE SEEDED WITH PROTECTIVE STRAW MAT COVER DURING WINTER MONTHS OR SOODED ALL OTHER TIMES. THIS WORK IS TO BE CONSIDERED AN INCIDENTAL ITEM.

GENERAL CONSTRUCTION NOTES:

- PAY ITEMS LISTED IN THE BID SCHEDULE ARE THE ONLY PAY ITEMS FOR THE PROJECT. ANY OTHER ITEMS NECESSARY FOR A COMPLETE PROJECT, BUT NOT SHOWN IN THE BID SCHEDULE SHALL BE CONSIDERED AN INCIDENTAL ITEM AND IT'S COST TO BE INCLUDED IN OTHER ITEMS. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS SHOWN ARE APPROXIMATE, EXCEPT AS NOTED.
- ANY WORK OR NOT SHOWN ON THE PLANS, SHALL BE REPAIRED OR REPLACED AT NO COST TO THE CITY OF COLORADO SPRINGS AND SHALL BE ACCOMPLISHED BY THE CONTRACTOR. SUBCONTRACTOR OR AS APPROVED BY THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO COMMENCING WORK IN THE PROJECT AREA. LIKEWISE, THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THIS WORK AND THAT OF THE INVOLVED UTILITIES IN THE PROJECT AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL LABOR, MATERIAL, EQUIPMENT AND INCIDENTAL ITEMS NEEDED TO PROVIDE ADEQUATE CONSTRUCTION SIGNING, BARRICADES, TRAFFIC CONTROL DEVICES AND OTHER RELATED ITEMS FOR THE PROJECT AREA, DURING THE CONSTRUCTION PERIOD. THIS WORK SHALL BE INCLUDED IN THE TRAFFIC CONTROL PAY ITEM.
- THE CONTRACTOR SHALL CAREFULLY REMOVE STORE AND RENTALS OR SUBMITTALS FROM THE PROJECT AREA. IF SHALL BE BY THIS CONSTRUCTION WORK IN THE PROJECT AREA. THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR THE CITY TO INSPECT ALL SIGNS SCHEDULED FOR REMOVAL PRIOR TO THEIR REMOVAL. ONCE SAID SIGNS HAVE BEEN REMOVED, IT WILL BE ASSUMED THAT THEY WERE IN GOOD CONDITION AT THE TIME OF REMOVAL. ANY SIGNS DAMAGED OR LOST BY THE CONTRACTOR SHALL BE REPLACED AT NO COST TO THE CITY. MATERIALS SHALL BE APPROVED BY THE PROJECT ENGINEER. ALL POST-MOUNTED SIGNS SHALL BE RESET AT THE PROPER HEIGHT AND LOCATION (CITY TO PROVIDE LOCATION OR AS SHOWN ON THE ENCLOSED PLAN).
- ALL SIDEWALK AND PAVED DRIVEWAY REMOVALS SHALL BE BOUNDED BY CURBS OR CURB CUTS THAT SHALL BE CONSIDERED AN INCIDENTAL ITEM AND THE COST OF THIS ITEM IS TO BE INCLUDED IN OTHER PAY ITEMS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL DRIVEWAY CLOSINGS WITH THE RESPECTIVE PROPERTY OWNERS AND TENANTS, IF PROPERTY IS RENTED. EXISTING CONCRETE DRIVES SHALL BE REPLACED PER CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS.
- PROPERTY OWNERS WILL BE NOTIFIED BY THE CITY, PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE THE WINNER'S RESPONSIBILITY TO REMOVE CURBS, SHRUBS OR OTHER PROBERS WHICH THEY INTEND TO KEEP IF THE ITEMS ARE NOT REMOVED AT THE TIME OF CONSTRUCTION AND ARE WITHIN THE PROPOSED SIDEWALK CONSTRUCTION AREA. THE MISC. ITEMS AND/OR VEGETATION REMOVED SHALL BE PLACED ON THE PROPERTY OWNER'S LAND OR DISPOSED OF OFFSITE AS DIRECTED BY THE PROJECT ENGINEER. FENCES SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR UNIT PRICE FOR FENCES AS DIRECTED BY THE PROJECT ENGINEER. TREES MARKED TO BE TRIMMED IN THE PLANS SHALL BE DONE AT THE DIRECTION OF THE PROJECT ENGINEER. THIS WORK SHALL BE INCLUDED IN THE CLEARING AND GRUBBING PAY ITEM.
- THE CONTRACTOR SHALL TAKE SPECIAL CARE NOT TO DAMAGE TREES AND SHRUBS UNLESS SO DIRECTED BY THE PROJECT ENGINEER.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO THE START OF WORK. THIS WORK IS TO BE CONSIDERED AN INCIDENTAL ITEM AND THE COST OF THIS ITEM IS TO BE INCLUDED IN OTHER PAY ITEMS.
- ANY SURPLUS EXCAVATION TO INCLUDE BUT NOT LIMITED TO THE REMOVAL OF UNDERGRADING FOR SIDEWALK INSTALLATION, SHALL BE THE CONTRACTOR'S RESPONSIBILITY AT NO ADDITIONAL COST.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SURVEYING AND CONSTRUCTION STAKING FOR THE PROJECT. ALL GRADING AND SURFACING SHALL BE IN ACCORDANCE WITH THE PLAN SHEETS AND THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS.
- THE CONTRACTOR SHALL REMOVE AND STOCKPILE ALL SALVAGED TOPSOIL TO BE USED LATER AS BACKFILL BEHIND CURBS AND SIDES OR REUSE FOR REPAIR OF DISTURBED AREAS. THIS WORK SHALL BE CONSIDERED AN INCIDENTAL ITEM AND THE COST OF THIS ITEM IS TO BE INCLUDED IN OTHER PAY ITEMS.
- CAUTION: FOR UNDERGROUND UTILITY LOCATIONS, CONTACT 1-800-922-1987 PRIOR TO EXCAVATION. ALL COSTS ASSOCIATED WITH THE LOCATION AND VERIFICATION OF EXISTING UTILITIES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT.

NOTE:

- THIS IS A STANDARD DRAWING SHOWING COMMON NOTES. ALL NOTES ARE NOT NECESSARILY APPLICABLE TO THIS PROJECT.

GENERAL NOTES

SHEET TITLE	
GENERAL NOTES	
SHEET NUMBER	



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DEVELOPMENT PLANS
NOT FOR CONSTRUCTION

NOVAK BUSINESS
PARK

3106 - 3150 N. CASCADE AVE.

DATE: 11/30/18

DESIGNED: AS

DRAWN: JWVL

REVIEWED: AS

FIELD BOOK NO.: -

GENERAL NOTES

SHEET TITLE	
GENERAL NOTES	
SHEET NUMBER	

G2

SHEET 2 OF 16

PROJECT NO.: 0180612.00

CITY FILE NO.: CPC DP 08-00181

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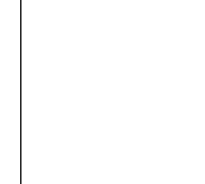


FIGURE 3



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SHEET TITLE:

DEMOLITION PLAN

SHEET NUMBER:

C1

SHEET 4 OF 16

PROJECT NO.: 0180612.00



LAND USE REVIEW FILE NUMBER
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1 DEMOLITION PLAN
SCALE: 1"=20'

FIGURE 3



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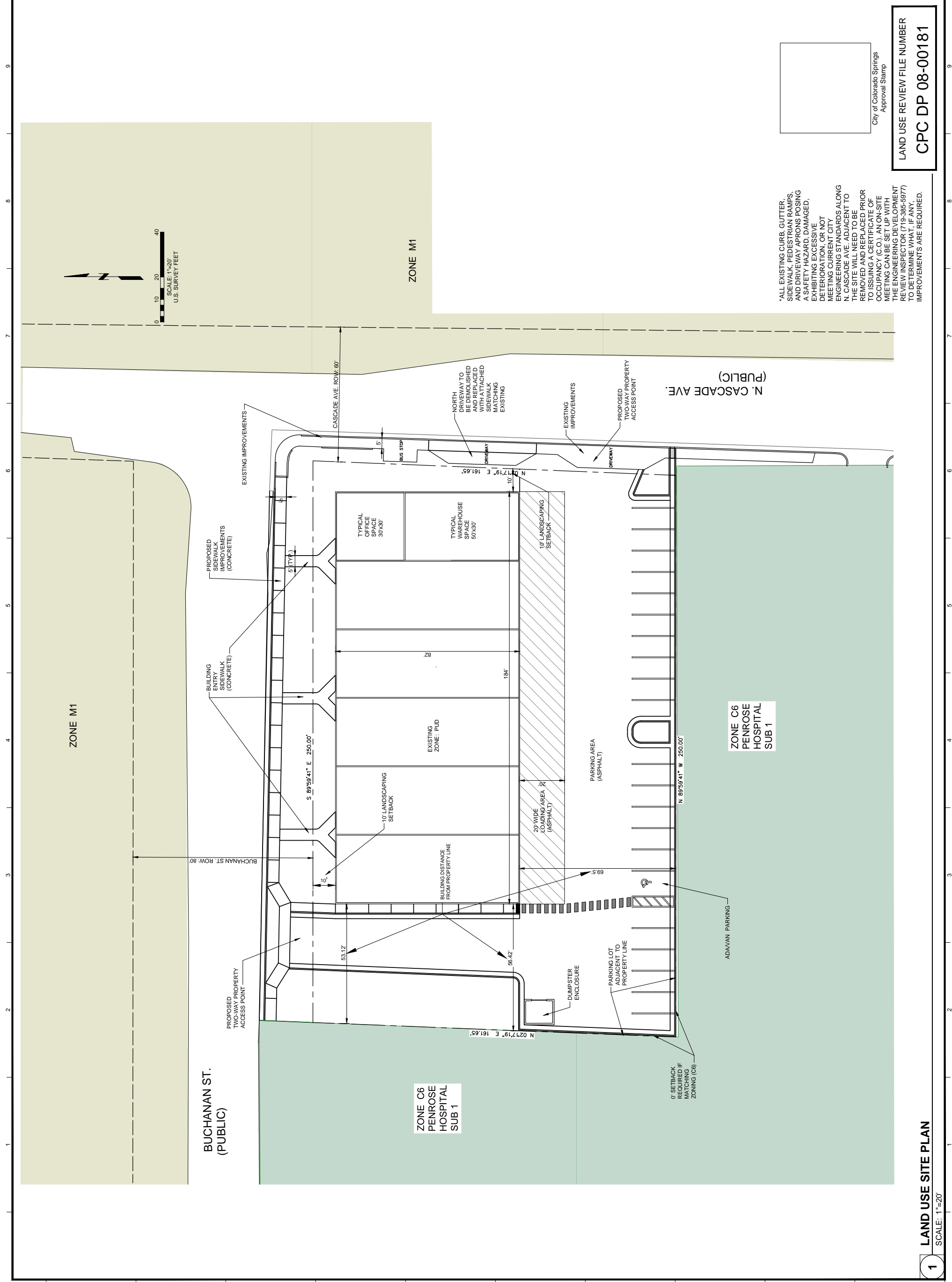
LAND USE SITE PLAN

SHEET NUMBER:

C2

SHEET 5 OF 16

PROJECT NO.: 0180612.00



*ALL EXISTING CURB, GUTTER, SIDEWALK, PEDESTRIAN RAMPS, AND DRIVEWAY APRONS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION, OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG N. CASCADE AVE. ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY (C.O.) AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR (719-385-5877) TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED.

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FIGURE 3

1 LAND USE SITE PLAN
SCALE: 1"=20'



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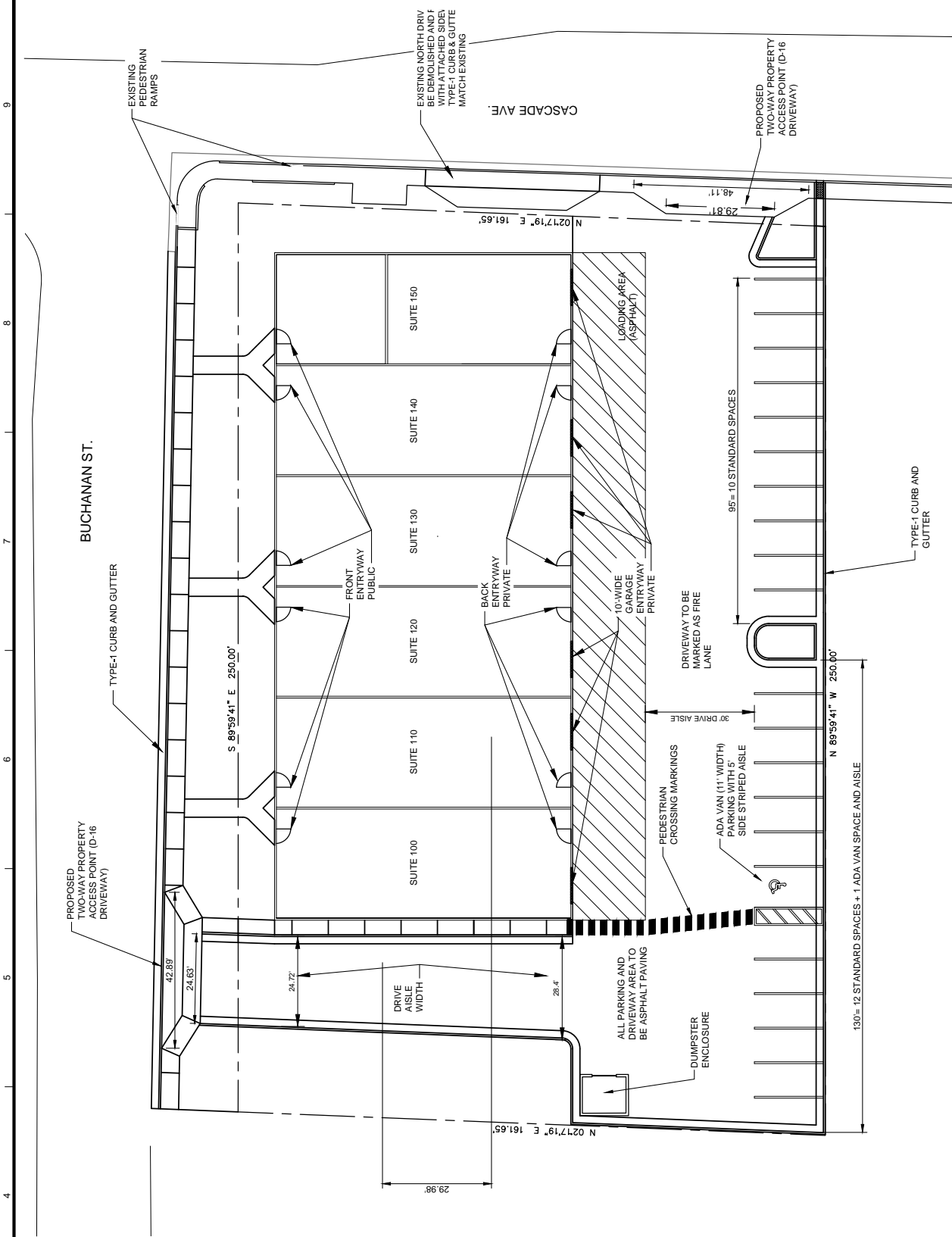
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PARKING LOT, AREAS & SPACES SITE PLAN

C3

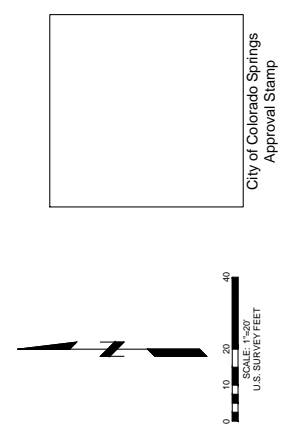
SHEET 6 OF 16

PROJECT NO.: 0180612.00

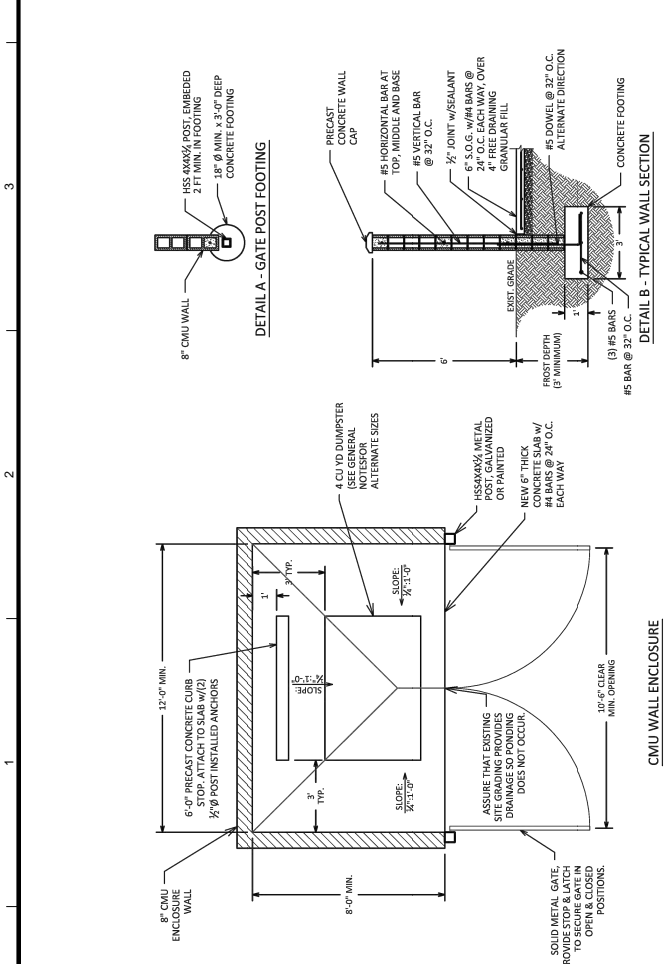


1 PARKING LOTS, AREAS AND SPACES SITE PLAN
 SCALE: 1"=20'

*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.

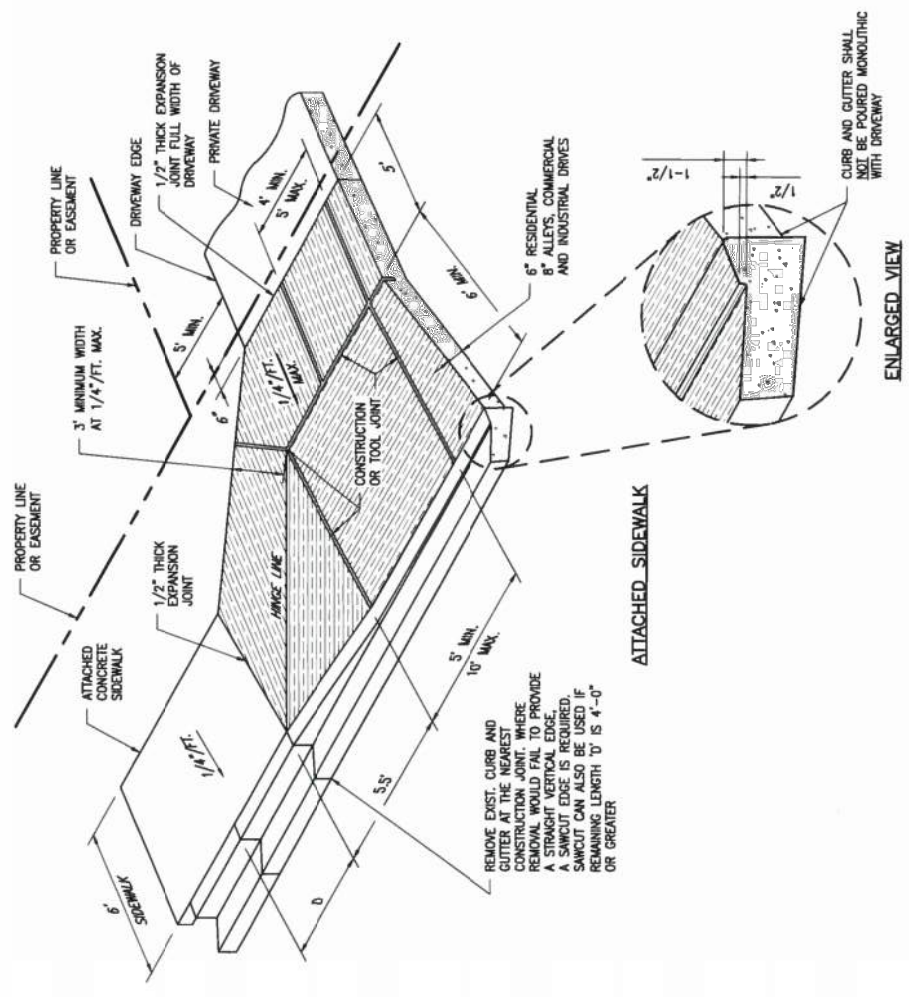


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NOTES:
 1. CHAIN LINK GATE MAY BE USED PROVIDED THAT THE GATE HAS 3 1/2" X 5" PVC PRIVACY SLATS
 2. MINIMUM 2" CLEARANCE BETWEEN THE POST AND CONCRETE EDGE

4 DUMPSTER ENCLOSURE DETAIL
 SCALE: N.T.S.



3 STANDARD DRIVEWAY WITH ATTACHED WALK
 SCALE: N.T.S.

2 TYPICAL 90-DEGREE PARKING SPACE
 SCALE: 1"=10'



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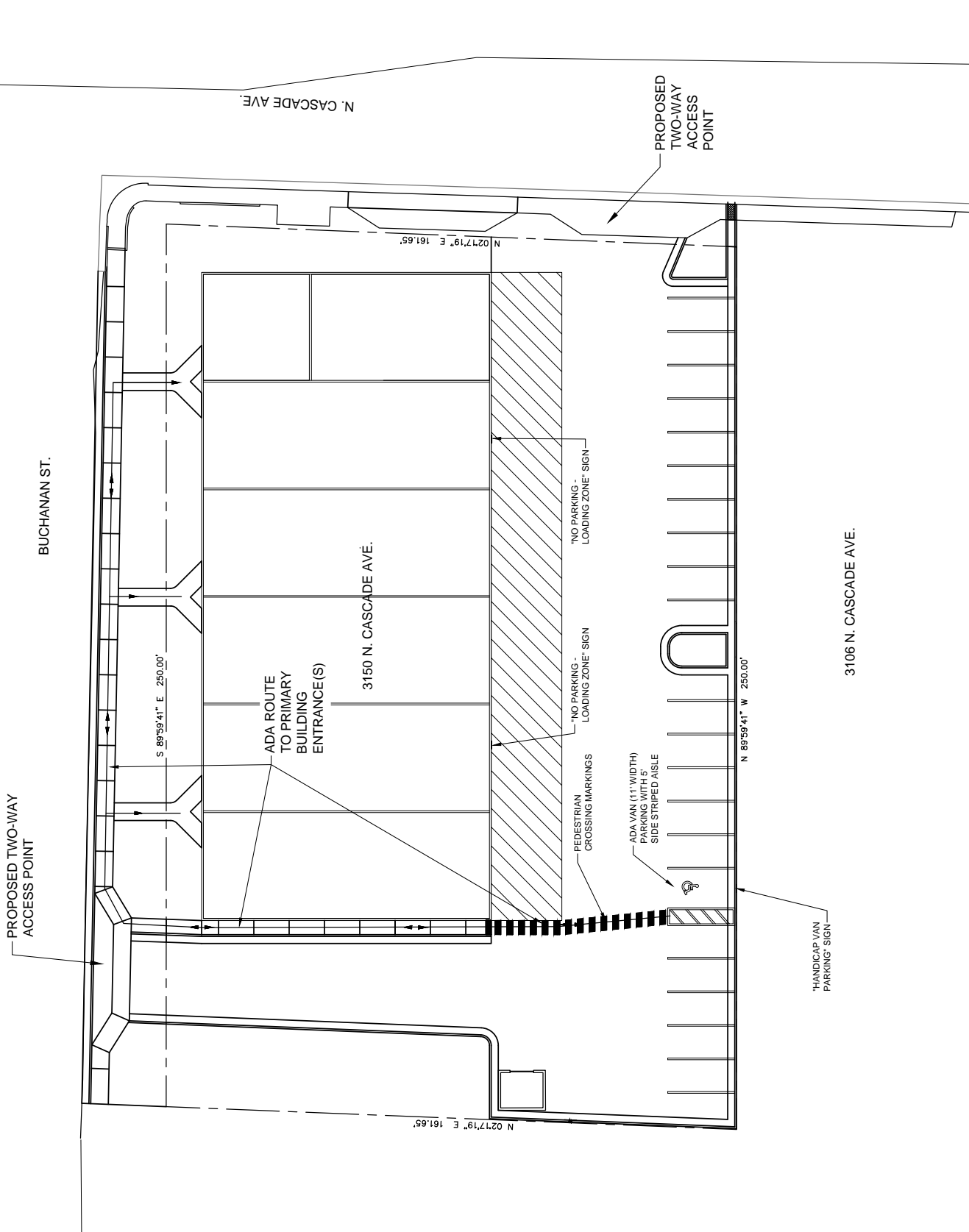
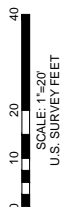
**ADA, STRIPING,
SIGNAGE, AND
PARKING**

SHEET NUMBER:

C4

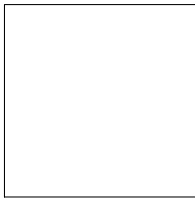
SHEET 7 OF 16

PROJECT NO.: 0180612.00



1 SIGNAGE PLAN

SCALE: 1"=20'



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FIGURE 3



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PROJECT:

**NOVAK BUSINESS
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3106 - 3150 N. CASCADE AVE.

DATE: 10-25-2018
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SHEET TITLE:

**GRADING AND
DRAINAGE**

SHEET NUMBER:

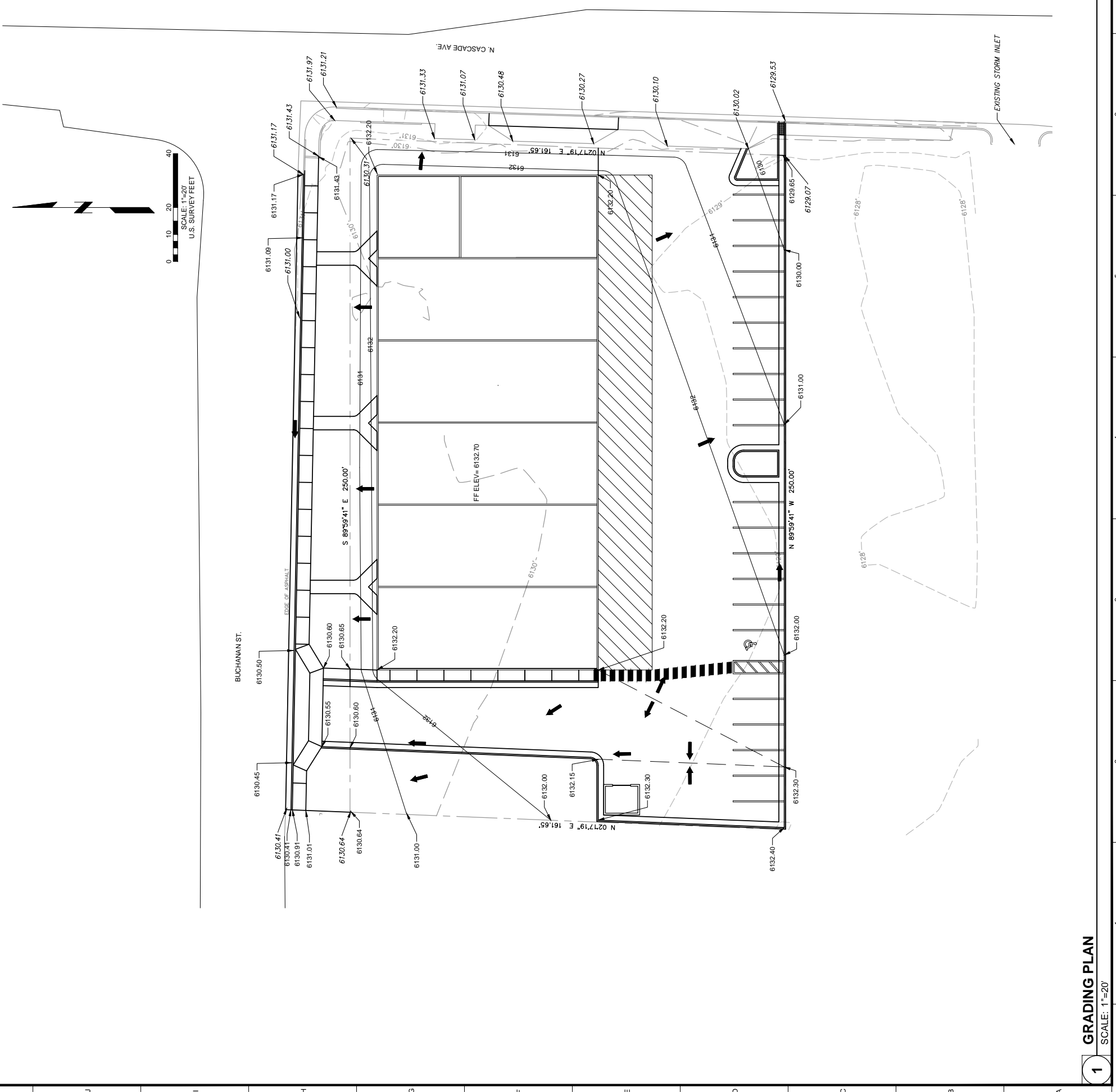
C5

SHEET 8 OF 16

PROJECT NO.: 0180612.00

- A. STANDARD GRADING AND EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES:
- AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED SO AS TO MINIMIZE WIND BLOWN SEDIMENT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN AND REQUIRED IN THE RELEVANT PERMITS ACQUIRED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
 - IN ORDER TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL:
 - BE INSPECTED AT A MINIMUM OF ONCE EVERY TWO (2) WEEKS AND AFTER EACH SIGNIFICANT STORM EVENT AND REPAIRED OR RECONSTRUCTED AS NECESSARY IN ORDER TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
 - REMAIN IN PLACE UNTIL SUCH TIME AS ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
 - BE REMOVED AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
 - WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.
 - THE CONTRACTOR SHALL CLEAN UP ANY INADVERTENT DEPOSITED MATERIAL IMMEDIATELY AND MAKE SURE STREETS ARE FREE OF ALL MATERIALS BY THE END OF EACH WORKING DAY.
 - ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY WATERS OF THE UNITED STATES.
 - NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING AND PERMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED.
 - TOWN ORDINANCE AND COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER AND SANITARY WASTE. THE CONTRACTOR SHALL AT ALL TIMES TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
 - A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED SO AS TO CONTAIN WASHOUT MATERIAL AND LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.
 - CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY AS DIRECTED BY THE TOWNCOUNTY/STATE.
 - A VEHICLE TRACKING CONTROL PAD SHALL BE INSTALLED WHEN NEEDED FOR CONSTRUCTION EQUIPMENT, INCLUDING BUT NOT LIMITED TO PERSONAL VEHICLES EXITING EXISTING ROADWAYS. NO EARTHEN MATERIALS, I.E. STONE, DIRT, ETC. SHALL BE PLACED IN THE CURB & GUTTER OR ROADWAY AS A RAMP TO ACCESS TEMPORARY STOCKPILES, STAGING AREAS, CONSTRUCTION MATERIALS, CONCRETE WASHOUT AREAS, AND/OR BUILDING SITES.

↑ : Flow Direction



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1 GRADING PLAN
SCALE: 1"=20'

FIGURE 3



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**DEVELOPMENT
APPLICATION PLANS**
NOT FOR CONSTRUCTION

PROJECT:

**NOVAK BUSINESS
PARK**

3106 - 3150 N. CASCADE AVE.

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FIELD BOOK NO.:

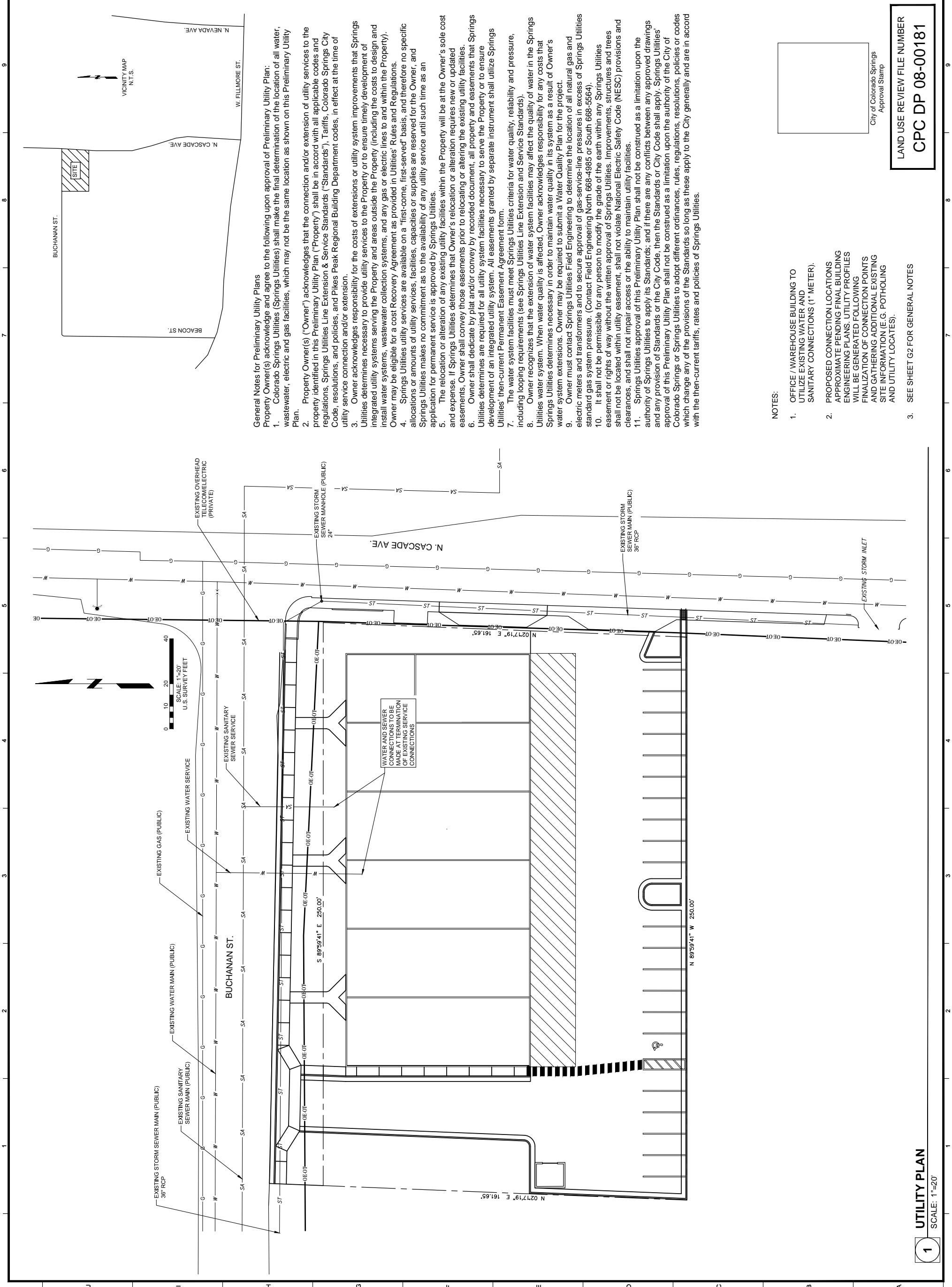
**PRELIMINARY
UTILITY AND PUBLIC
FACILITIES PLAN**

SHEET NUMBER:

C6

SHEET 9 OF 16

PROJECT NO.: 0180612.00



General Notes for Preliminary Utility Plans
Property Owner(s) acknowledge and agree to the following upon approval of Preliminary Utility Plan:
1. 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.
2. 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 accordance with all applicable codes and regulations, Springs Utilities Line Extension & Service Standards ("Standards"), Tariffs, Colorado Springs City Code, resolutions, and policies, and Pikes Peak 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 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 water systems, wastewater collection systems, and any gas or electric lines to and within the Property). Owner may be eligible for a cost Recovery Agreement as provided in Utilities' Rules and Regulations.
4. 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.
5. 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.
6. 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.
7. 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).
8. 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 system extensions. Owner may be required to submit a Water Quality Plan for the project.
9. Owner must contact Springs Utilities Field Engineering to determine the location of all natural gas and electric meters and transformers and to secure approval of gas-service-line pressures in excess of Springs Utilities standard gas system pressure. (Contact Field Engineering North 668-4985 or South 668-5564).
10. 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 utility facilities.
11. 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 this 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.



- NOTES:
- OFFICE / WAREHOUSE BUILDING TO UTILIZE EXISTING WATER AND SANITARY CONNECTIONS (1" METER).
 - PROPOSED CONNECTION LOCATIONS APPROXIMATE PENDING FINAL BUILDING ENGINEERING PLANS. UTILITY PROFILES WILL BE GENERATED FOLLOWING FINALIZATION OF CONNECTION POINTS AND GATHERING ADDITIONAL EXISTING SITE INFORMATION (E.G. POTHOLING AND UTILITY LOCATES).
 - SEE SHEET G2 FOR GENERAL NOTES

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1
UTILITY PLAN
SCALE: 1"=20'

FIGURE 3



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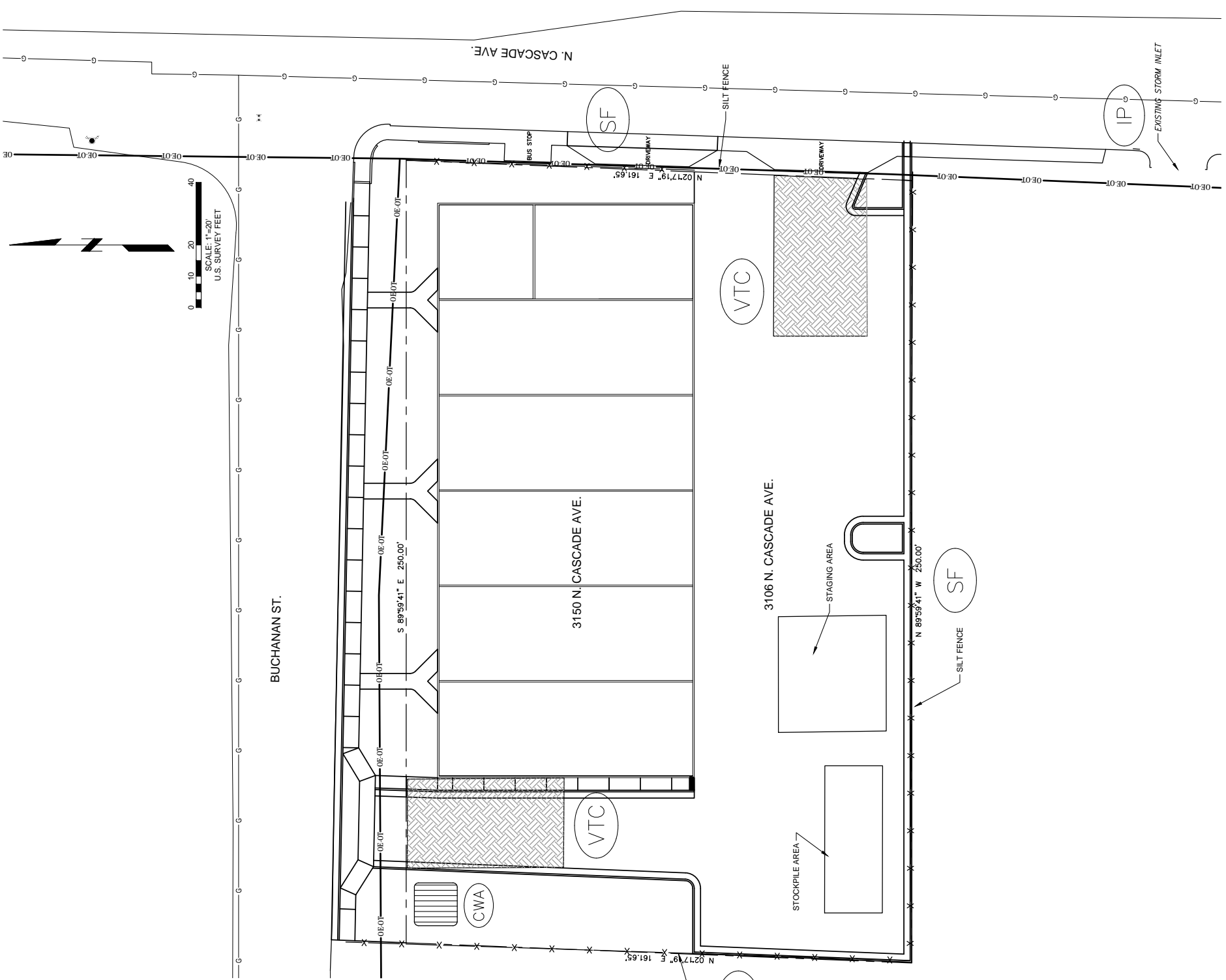
**EROSION &
SEDIMENT CONTROL
PLAN**

C7

SHEET 10 OF 16

PROJECT NO.: 0180612.00

- A STANDARD GRADING AND EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES:
- AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED SO AS TO MINIMIZE WIND BLOWN SEDIMENT. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN AND REQUIRED IN THE RELEVANT PERMITS ACQUIRED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
 - IN ORDER TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL:
 - BE INSPECTED AT A MINIMUM OF ONCE EVERY TWO (2) WEEKS AND AFTER EACH SIGNIFICANT STORM EVENT AND REPAIRED OR RECONSTRUCTED AS NECESSARY IN ORDER TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
 - REMAIN IN PLACE UNTIL SUCH TIME AS ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
 - BE REMOVED AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.
 - WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.
 - THE CONTRACTOR SHALL CLEAN UP ANY INADVERTENT DEPOSITED MATERIAL IMMEDIATELY AND MAKE SURE STREETS ARE FREE OF ALL MATERIALS BY THE END OF EACH WORKING DAY.
 - ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY WATERS OF THE UNITED STATES.
 - NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED.
 - TOWN ORDINANCE AND COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. THE CONTRACTOR SHALL AT ALL TIMES TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
 - A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED SO AS TO CONTAIN WASHOUT MATERIAL AND LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.
 - CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY AS DIRECTED BY THE TOWNCOUNTY/STATE.
 - A VEHICLE TRACKING CONTROL PAD SHALL BE INSTALLED WHEN NEEDED FOR CONSTRUCTION EQUIPMENT, INCLUDING BUT NOT LIMITED TO PERSONAL VEHICLES EXITING EXISTING ROADWAYS. NO EARTHEN MATERIALS, I.E. STONE, DIRT, ETC. SHALL BE PLACED IN THE CURB & GUTTER OR ROADWAY AS A RAMP TO ACCESS TEMPORARY STOCKPILES, STAGING AREAS, CONSTRUCTION MATERIALS, CONCRETE WASHOUT AREAS, AND/OR BUILDING SITES.



BMP LEGEND

- CHECK DAM
- COMPOST BLANKET
- COMPOST FILTER BERM
- CONCRETE WASHOUT AREA
- CONSTRUCTION FENCE
- CONSTRUCTION MARKER
- DEWATERING
- DIVERSION DITCH
- EROSION CONTROL BLANKET
- INLET PROTECTION
- REINFORCED CHECK DAM
- REINFORCED ROCK BERM
- RRB FOR CULVERT PROTECTION
- SEDIMENT BASIN
- SEDIMENT CONTROL LOG
- SEDIMENT TRAP
- SEEDING AND MULCHING
- SILT FENCE
- STABILIZED STAGING AREA
- SURFACE ROUGHENING
- TEMPORARY SLOPE DRAIN
- TEMPORARY STREAM CROSSING
- TERRACING
- VEHICLE TRACKING CONTROL
- VTC WITH WHEEL WASH

LAND USE REVIEW FILE NUMBER
CPC DP 08-00181

City of Colorado Springs
Approval Stamp

1 EROSION & SEDIMENT CONTROL PLAN
SCALE: 1"=20'

FIGURE 3

\\srmw\1\2018\0180612\00 - Park\1612 Cascade Ave\04-04-18\Novak Business Park\C7 EROSION & SEDIMENT CONTROL - 0180612.00.dwg [4/15/2019 12:09 PM]



Farnsworth GROUP

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Engineers | Architects | Surveyors | Scientists
ISSUE: # DATE: DESCRIPTION:
1 02/26/2019 2ND SUBMITTAL

DEVELOPMENT
APPLICATION PLANS
NOT FOR CONSTRUCTION

PROJECT:

NOVAK BUSINESS PARK

3106 - 3150 N. CASCADE AVE.

DATE: 11/30/18
DESIGNED: AS
DRAWN: JWL
REVIEWED: AS
FIELD BOOK NO.:

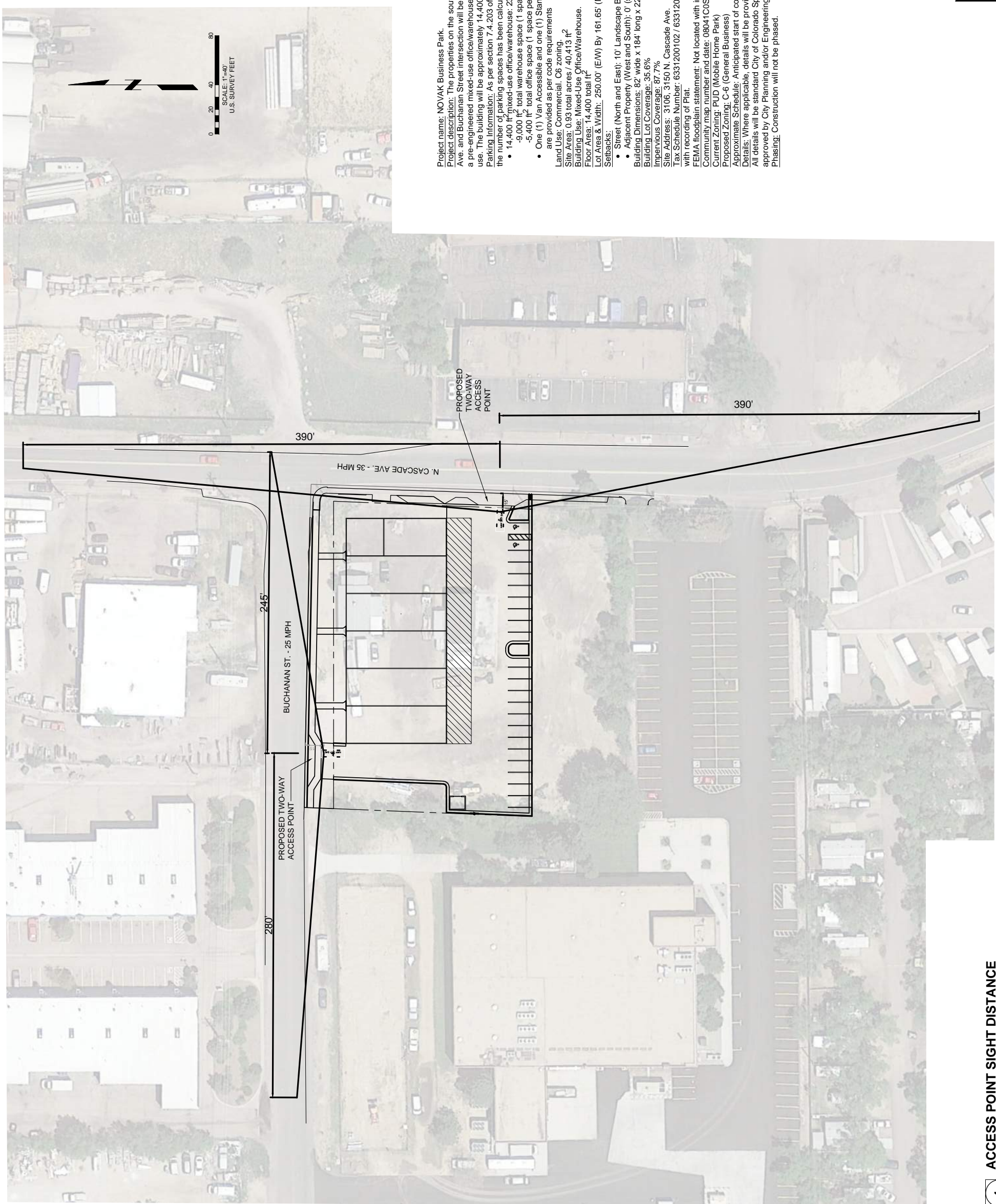
SHEET NUMBER:

ACCESS POINT SIGHT DISTANCE

C8

SHEET 11 OF 16

PROJECT NO.: 0180612.00



Project name: NOVAK Business Park.

Project description: The properties on the southwest corner of the N. Cascade Ave. and Buchanan Street intersection will be re-platted as a single lot housing a pre-engineered mixed-use office/warehouse building for commercial/retail use. The building will be approximately 14,400 square feet in size.

Parking information: As per section 7.4.203 of the Colorado Springs City Code, the number of parking spaces has been calculated as follows:

- 14,400 ft² mixed-use office/warehouse; 23 total parking spaces
- 9,000 ft² total warehouse space (1 space per 1,000 ft²) = 9 spaces
- 5,400 ft² total office space (1 space per 400 ft²) = 14 spaces

One (1) Van Accessible and one (1) Standard Accessible space and aisle are provided as per code requirements

Land Use: Commercial, C6 zoning.

Site Area: 0.93 total acres / 40,413 ft²

Building Use: Mixed-Use Office/Warehouse.

Floor Area: 14,400 total ft²

Lot Area & Width: 250.00' (E/W) By 161.65' (N/S) = 40,412.50 ft²

Setbacks:

- Street (North and East): 10' Landscape Buffer
- Adjacent Property (West and South): 0' (same Zoning)

Building Dimensions: 82' wide x 184' long x 22' high

Building Lot Coverage: 35.6%

Impervious Coverage: 87.7%

Site Address: 3106, 3150 N. Cascade Ave.

Tax Schedule Number: 6331200102 / 6331200104 *TSN subject to change with recording of Plat

FEMA floodplain statement: Not located with in designated flood plain

Community map number and date: 08041C0514F

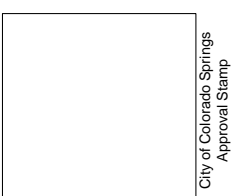
Current Zoning: PUD (Mobile Home Park)

Proposed Zoning: C-6 (General Business)

Approximate Schedule: Anticipated start of construction, 4/1/19 thru 11/1/19

Details: Where applicable, details will be provided in final engineering plans. All details will be standard City of Colorado Springs details unless otherwise approved by City Planning and/or Engineering.

Phasing: Construction will not be phased.



City of Colorado Springs
Approval Stamp

LAND USE REVIEW FILE NUMBER
CPC DP 08-00181

1 ACCESS POINT SIGHT DISTANCE
SCALE: 1"=40'

FIGURE 3

SITE CATEGORY CALCULATIONS:

Landscape Setbacks

Street Name or Boundary	Street Classification	Width (in Ft.) Req./Prov.	Linear Footage	Tree/Foot Req./Prov.	No. of Trees Req./Prov.
N Cascade Ave.	Non-arterial	10' / 10'	162	1 / 30'	6 / 6
Buchanan St.	Non-arterial	10' / 10'	250	1 / 30'	9 / 7
Substitutes	Orn. Grass Substitutes	0 / 0			
Req. / Prov.	Denoted on Plan	(CA)		75% / 75%	
		(BS)		75% / 75%	

Motor Vehicle Lots

No. of Vehicles Spaces Provided	Shade Trees Required/Provided	Abbr. (MV)	Length of Screening Wall or Berm Provided	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	23 Length of Frontage	Percent Ground Plane Veg. Req. / Prov.
23	2 / 2	(MV)	None	None			

Min. 3' Screening Plants Req. / Prov. (50%) / Prov.

Evergreen Plants Req. / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Frontages	Length of Frontage (excluding driveways)	Percent Ground Plane Veg. Req. / Prov.
0 / 0	None	None		

Net Site Area (SF) (Less Public ROW)	Percent Minimum Internal Area (%)	Internal Area (SF)	Internal Trees (1/500 SF) Required / Provided
40,300 s.f.	5%	2,015 s.f. / 2,037 s.f.	5 / 2

Shrub Substitutes Required / Provided	Orn. Grass Substitutes Req. / Prov.	Internal Plant Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.
30 / 30	0 / 0	(IN)	75% / 75%

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/20') Required / Provided	Evergreen Trees Req. (50%) / Prov.
None				

Length of 6 Ft. Opaque Structure Req. / Prov.	Buffer Tree Abbr. Denoted on Plan	Percent Ground Plane Veg. Req. / Prov.

Internal Landscaping

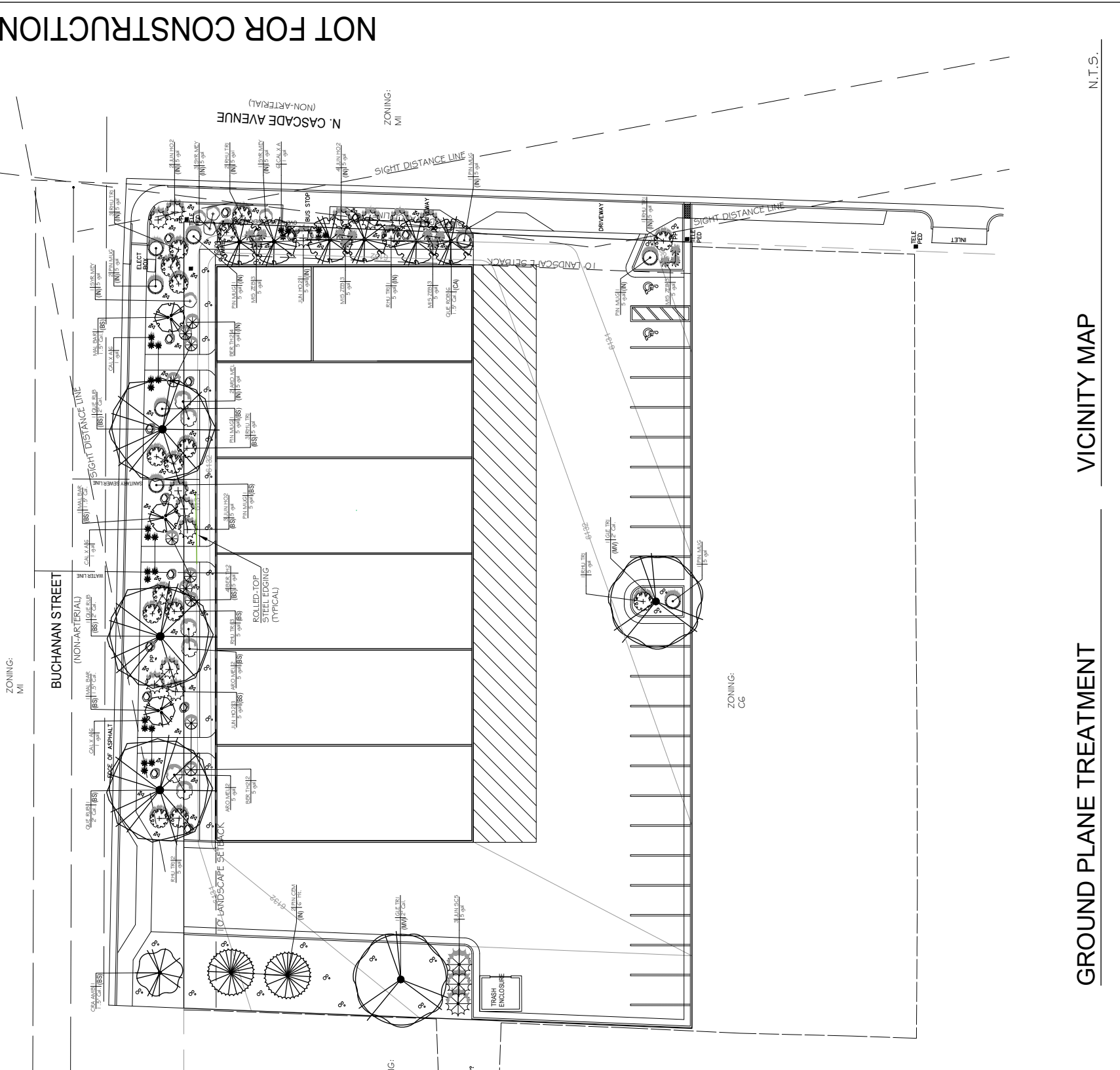
Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/20') Required / Provided	Evergreen Trees Req. (50%) / Prov.
None				

Landscape Buffer & Screens

Street Name or Property Line	Width (in Ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/20') Required / Provided	Evergreen Trees Req. (50%) / Prov.
None				

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	MATURE WIDTH	PLANT KEY
	CRA AMB	1	<i>Crataegus ambigua</i>	Russian Hawthorn	1.5' Cal.	B # B	15' to 20'	• 235AD
	GLE TRI	2	<i>Gleditsia triacanthos inermis</i>	'Shademaster'™	2' Cal.	B # B	30' to 40'	• 45
	MAL BAR	3	<i>Malus x 'Red Barron'</i>	Red Barron Crab Apple	1.5' Cal.	B # B	8' to 10'	• 4675
	FIN CEM	2	<i>Pinus cembraeoides edulis</i>	Finlay Pine	6' Ht.	B # B	15' to 20'	• 1256D
	QUE ROB	6	<i>Quercus robur</i>	'Fastigata'	1.5' Cal.	B # B	15' to 20'	• 45
	QUE RUB	3	<i>Quercus rubra</i>	Red Oak	2' Cal.	B # B	30' to 40'	• 45A
				Plant Schedule Note: 17 = 100% Signature Trees (60% minimum - Policy 311.30)				
				Signature Trees: Total No. of Trees: 17 = 100% Signature Trees				
SHRUBS								
	ARO MEL	6	<i>Aronia melanocarpa</i>	'Iniquitous Beauty'™	5 gal		3' to 5'	• 457A
	BER TH2	10	<i>Berberis thunbergii</i>	'Atropurpurea'	5 gal		4' to 6'	• 45A
	JUN HO2	13	<i>Juniperus horizontalis</i>	'Hughes'	5 gal		6' to 8'	• 2568A
	JUN SC5	3	<i>Juniperus scopulorum</i>	'Welchi'	5 gal		6' to 8'	• 125678D
	FIN MUG	8	<i>Pinus mugo</i>	'Compacta'	5 gal		3' to 5'	• 1256D
	RHU TRI	16	<i>Rhus trilobata</i>	Three Leaf Sumac	5 gal		4' to 6'	• 23456DA
	SYR MEY	5	<i>Syringa meyeri</i>	'Palbin'	5 gal		4' to 5'	• 568A
				Plant Schedule Note: 61 = 100% Signature Shrubs (60% minimum - Policy 311.30)				
				Signature Shrubs: Total No. of Shrubs: 61 = 100% Signature Shrubs				
GRASSES								
	CAL X A	24	<i>Calamagrostis x acutiflora</i>	'Karl Foerster'	1 gal		2' to 3'	A
	MIS ZEB	12	<i>Miscanthus sinensis</i>	'Zebinus'	5 gal		3' to 4'	DA



GROUND PLANE TREATMENT

- 3/4" ROYAL GRANITE CRUSHED ROCK, 3" DEPTH OVER LANDSCAPE FABRIC
- 1.5" BLUE GREY RIVER ROCK COBBLE, 3" DEPTH OVER LANDSCAPE FABRIC
- 'CIMARRON' ACCENT BOULDER, 30" TO 36" DIAMETER PARTIALLY BURIED INTO GROUND

VICINITY MAP

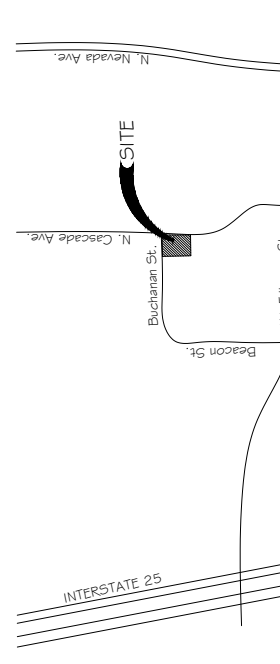
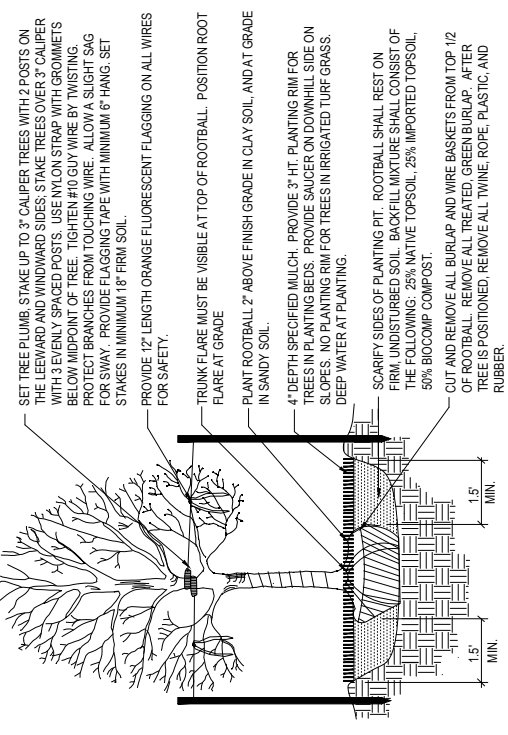


FIGURE 3

NOT FOR CONSTRUCTION

PLANTING DETAILS

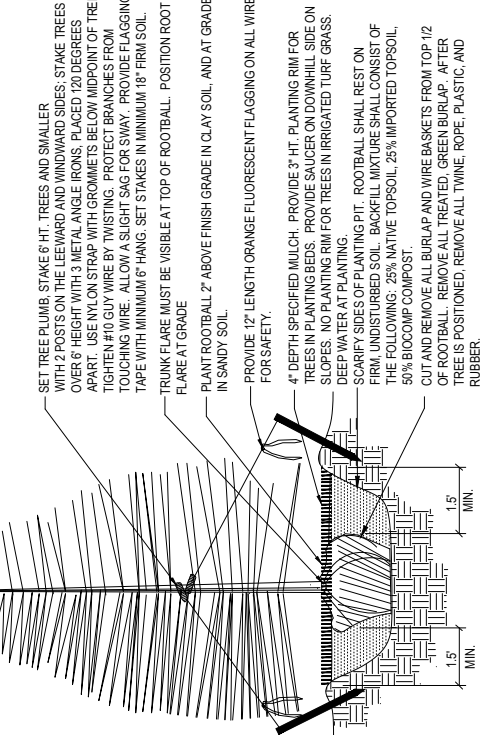
- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 - DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
 - DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 - WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE NOT TWINE.
 - WRAP OCTOBER 15 AND REMOVE BY MARCH 31.



1 Deciduous Tree Planting Detail

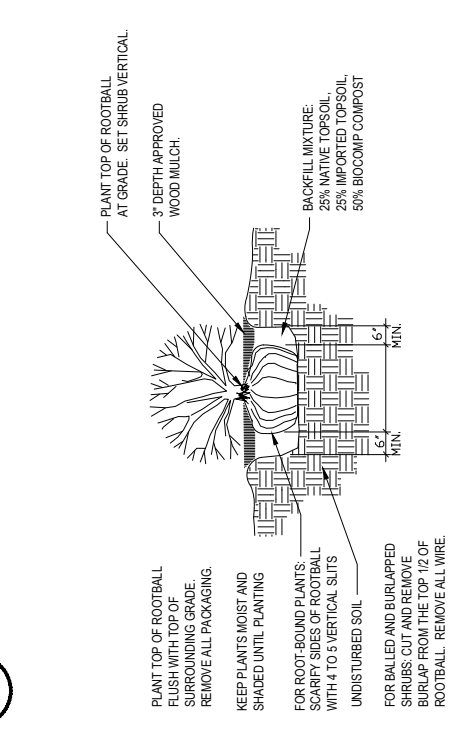
NOT TO SCALE

- NOTES:
- DO NOT REMOVE OR CUT LEADER.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 - REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
 - KEEP PLANTS MOIST AND SHADED UNTIL PLANTED.
 - AVOID FALL PLANTING IF POSSIBLE.



2 Coniferous Tree Planting Detail

NOT TO SCALE



GENERAL NOTES

- ALL REFERENCES TO CONTRACTOR REFER TO LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR GETTING ALL UTILITY LOCATES + 800-922-1987 PRIOR TO STARTING ANY WORK ON SITE AND ALSO HAVING UTILITIES RELOCATED AS NECESSARY FOR THE DURATION OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OF COLORADO SPRINGS PLANNING DEPARTMENT AND MAY DELAY COMPLETION OF PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY OWNERS REPRESENTATIVE OF DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF LANDSCAPE MATERIALS ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. NOTIFY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION IF LANDSCAPE MATERIAL LOCATIONS NEED TO BE ALTERED DUE TO ONSITE CONDITIONS.
- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIALS. IRRIGATION COMPONENTS, NATIVE GRASS, AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE OWNER WITH WARRANTY CONDITIONS AND COMMENCE WARRANTY PERIOD UPON FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION.
- CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO SPECIFICATIONS HANDBOOK, 1996 (OR MORE RECENT) REVISED EDITION FOR SPECIFICATIONS RELATING TO LANDSCAPE AND IRRIGATION CONSTRUCTION ON THIS SITE. REFER TO SECTIONS 02810, 02930, 02940, AND 02950. CONTRACTOR SHOULD CONTACT OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT FOR CLARIFICATIONS OR QUESTIONS.
- THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOVING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT. ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION - 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

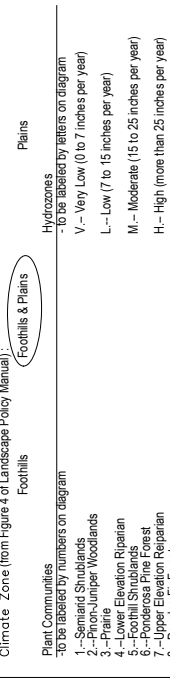
PROJECT NOTES

- FINE GRADING TO BE PERFORMED BY LANDSCAPE CONTRACTOR TO REFLECT FINISHED GRADES SHOWN ON THE PROJECT GRADING PLANS. ALL FINISHED GRADES ARE TO HAVE A MINIMUM 2% SLOPE. CONTRACTOR IS TO REPORT POOR DRAINAGE CONDITIONS OR ANY GRADES IN LANDSCAPE AREAS LESS THAN 2% TO GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE CONSTRUCTION WORK. FINISHED GRADES SHALL BE FREE OF WEEDS AND FREE OF DEBRIS AND ROCKS GREATER THAN ONE INCH.
- CONTRACTOR IS TO PROVIDE FINAL GRADES ADJACENT TO HARDSCAPE SURFACES AT THE FOLLOWING SPECIFICATIONS:
 2" BELOW TOP OF CONCRETE CURBS OR WALKS FOR ALL ROCK COVER BEDS.
 CONTRACTOR IS TO COORDINATE THESE GRADING SPECIFICATIONS WITH GENERAL CONTRACTOR AND/OR WHOEVER IS PROVIDING ROUGH GRADING. FINAL GRADES IN ALL LANDSCAPE AREAS ARE TO BE ESTABLISHED USING ON-SITE STOCKPILED TOPSOIL.
- ALL PROPOSED PLANTING BEDS ARE TO BE ROTO-TILLED TO A 6" DEPTH. PLANTING BEDS ARE TO BE RAKED SMOOTH AND FINISHED GRADES ARE TO BE ESTABLISHED AND VERIFIED TO THE TOLERANCES LISTED ABOVE PRIOR TO PLANTING. ALL PROPOSED PLANTING BEDS ARE ALSO TO RECEIVE 3 CU. YDS. PER 1,000 SQ. FT. OF BIOCOMP SOIL AMENDMENTS ROTO-TILLED TO A 6" DEPTH. PLANT MATERIALS ARE TO BE INSTALLED USING ADDITIONAL BIOCOMP SOIL AMENDMENTS (C&C SAND). REFER TO PLANTING DETAILS FOR PLANTING SOIL RATIOS.
- AFTER PLANTING, BUT BEFORE MULCH IS INSTALLED, ALL PLANTING BEDS ARE TO RECEIVE A GRANULAR PRE-EMERGENT HERBICIDE (PREEN OR SNAPSHOT). APPLY PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS TO SPRAY ALL PLANTING BEDS WITH WATER IMMEDIATELY AFTER MULCH IS INSTALLED TO REMOVE PRE-EMERGENT FROM FOLIAGE AND ACTIVATE HERBICIDE.
- ROCK COVER AREAS TO CONSIST OF 1.5" DIAMETER ROYAL GRANITE CRUSHED ROCK (C&C SAND). SPREAD OVER LANDSCAPE FABRIC. LANDSCAPE FABRIC TO CONSIST OF DEWITT WEEB BARRIER PRO, 3 OZ BLACK WOVEN POLYPROPYLENE FABRIC. FABRIC TO OVERLAP 6" MINIMUM AT ALL SEAMS. 6" STEEL ANCHOR PINS TO BE INSTALLED 6 O.C. MAX.
- CASCADE CEDAR WOOD MULCH IS TO BE PROVIDED AROUND BASE OF ALL TREES AT SPECIFIED DEPTHS SHOWN ON LANDSCAPE PLAN. CONTRACTOR IS TO SPRAY MULCH WITH WATER IMMEDIATELY AFTER SPREADING TO HELP MAT IT DOWN AND PREVENT MULCH FROM BLOWING AWAY.
- ALL PROPOSED TREES AND SHRUBS ARE TO BE DRIP IRRIGATED. REFER TO IRRIGATION PLAN.

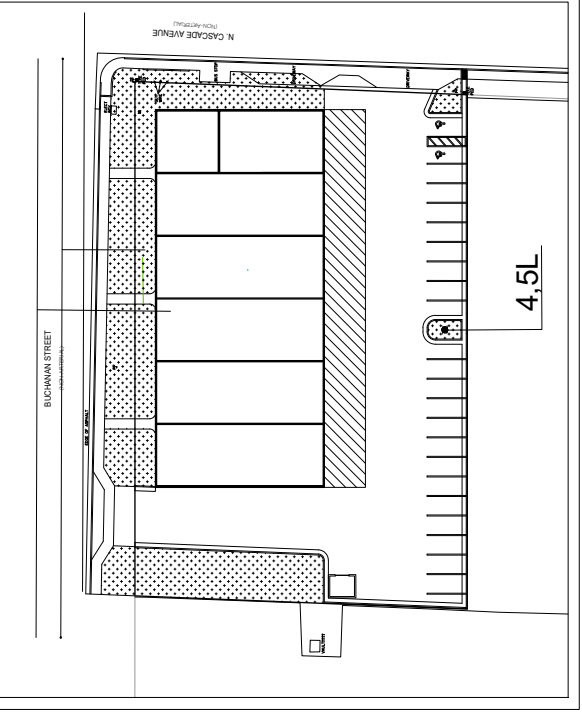
NOT FOR CONSTRUCTION

Schematic Landscape Diagram

Submitted in conformance with Policy 311. Name of Project: **Novak Business Park** Date: **02/16/19**



CLIMATE ZONE - **FOOTHILLS & PLAINS**
 PLANT COMMUNITIES: **LOWER ELEVATION RIPARIAN, FOOTHILL SHRUBLANDS**



SOIL PREPARATION NOTES

- PLANTING BEDS-PROPOSED TREES AND SHRUBS:** ALL PROPOSED SHRUB BEDS TO RECEIVE 3 CU. YDS PER 1,000 SQ. FT. BIOCOMP SOIL AMENDMENTS AND BE INCORPORATED AND ROTO-TILLED TO A 6" DEPTH. TREES TO RECEIVE 0.7 LB. OF NITROGEN PER 1,000 SQ. FT. SPREAD FERTILIZER EVENLY AROUND EACH TREE EXTENDING THREE TIMES THE DIAMETER OF THE DRUPLINE. APPLY HALF THE FERTILIZER IN SPRING AND HALF IN FALL. USE THE RECOMMENDED FERTILIZER RATES FOR DECIDUOUS TREES. USE HALF THE RECOMMENDED RATES FOR EVERGREEN TREES. SHRUBS TO RECEIVE 0.5 LB. OF NITROGEN PER 1,000 SQ. FT. SPREAD RECOMMENDED FERTILIZERS EVENLY AROUND EACH SHRUB. STARTING 6' AWAY FROM THE PLANT BASE AND EXTENDING 1' BEYOND THE BRANCHES. APPLY HALF THE RECOMMENDED FERTILIZER IN EARLY SPRING AND HALF IN EARLY SUMMER.

REQUIRED INSPECTIONS

- THE CITY OF COLORADO SPRINGS REQUIRES THE FOLLOWING INSPECTIONS AND DOCUMENTS IN ORDER TO ACCEPT LANDSCAPE AND IRRIGATION AFFIDAVITS PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY. FAILURE TO PROVIDE THE REQUIRED DOCUMENTS AND COORDINATE INSPECTIONS DURING AND AFTER CONSTRUCTION WILL DELAY FINAL ACCEPTANCE OF THE LANDSCAPE. CONTRACTOR IS RESPONSIBLE FOR CONTACTING AND SCHEDULING INSPECTIONS WITH LANDSCAPE ARCHITECT AT LEAST 48 HOURS PRIOR TO DESIRED INSPECTION DATES.
- LANDSCAPE PLANT MATERIAL INSPECTION- LANDSCAPE ARCHITECT WILL VERIFY CONDITION OF PLANT MATERIAL, INSTALLATION CONFORMANCE WITH PLANTING DETAILS, CORRECT PLANT MATERIAL SPECIES, SIZE, QUANTITY, AND PLANTING LOCATION.
 - LANDSCAPE ELEMENTS INSPECTION- LANDSCAPE ARCHITECT WILL VERIFY FINAL GRADES, SOIL AMENDMENTS, BERMS, SLOPE PROTECTION AND EROSION CONTROL, MULCH AND ROCK PLACEMENT, SEEDING INSTALLATION, AND OTHER LANDSCAPE INSTALLATION ELEMENTS FOR CONFORMANCE TO PLANS.
 - CONTRACTOR IS REQUIRED TO PROVIDE RECEIPTS TO LANDSCAPE ARCHITECT FOR ALL SOIL AMENDMENTS USED ON THIS PROJECT. RECEIPTS MUST HAVE THE DATE AND PROJECT NAME ON THEM AS WELL AS THE SOIL AMENDMENT PRODUCT AND QUANTITY.
 - FINISHED IRRIGATION SYSTEM INSPECTION- LANDSCAPE ARCHITECT WILL VERIFY SYSTEM COMPONENTS, ACTIVATE AND TEST SYSTEM, AND CHECK OVERALL COMPLIANCE WITH THE IRRIGATION PLAN.

SYSTEM DESCRIPTION

IRRIGATION FOR NEW PLANTINGS TO BE PROVIDED FROM AN AUTOMATED SPRINKLER SYSTEM CONNECTING TO A DEDICATED 3/4" COPPER IRRIGATION LINE COMING OUT OF THE NORTH SIDE OF THE EAST BUILDING. THE BACKFLOW PREVENTER IS TO BE INSTALLED ON THE NORTH SIDE OF THE BUILDING. CONTROLLER AND RAIN SENSOR TO BE INSTALLED ON THE NORTH SIDE OF THE BUILDING. THE SYSTEM IS DESIGNED FOR A MINIMUM 50 PSI IN THE MAIN LINE, AND THE NEW ZONE USES APPROX. 2.98 GPM. COORDINATE INSTALLATION OF ALL IRRIGATION COMPONENTS WITH OWNER'S REPRESENTATIVE AND OTHER TRADES. BALL VALVES POTABLE WATER IS TO BE USED FOR ALL IRRIGATION

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM IS TO RUN OFF A 3/4" DEDICATED COPPER IRRIGATION LINE. COORDINATE WITH OWNER'S REPRESENTATIVE AND OTHER TRADES TO VERIFY LOCATION OF CONTROLLER AND BACKFLOW DEVICE. BACKFLOW DEVICE TO BE INSTALLED PER REGIONAL BUILDING DEPARTMENT CODES. A MINIMUM STATIC WATER PRESSURE OF 60 PSI IS REQUIRED FROM BUILDING (SYSTEM IS DESIGNED FOR OPERATING PRESSURE OF 40 PSI AFTER PRESSURE REGULATOR FOR DRIP ZONE). VERIFY PRESSURE AND DISCHARGE RATE ON SITE PRIOR TO CONSTRUCTION OF IRRIGATION SYSTEM BEYOND THE BACKFLOW DEVICE.
2. COORDINATE LOCATION OF CONTROLLER AND RAIN SENSOR WITH OWNER'S REPRESENTATIVE. CONNECT CONTROLLER TO POWER SUPPLY (COORDINATE WITH OWNER). ZONE VALVE WIRES, RAIN SENSOR, AND GROUNDING. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS. CONTRACTOR IS TO INSTALL A MANUAL DRAIN VALVE AT END OF MAINLINE.
3. CONTRACTOR IS TO INSTALL #16 UF IRRIGATION WIRE BETWEEN CONTROLLER AND ELECTRIC VALVE. INSTALL TWO EXTRA WIRES FOR TROUBLESHOOTING OR FUTURE ADDITIONS TO SYSTEM.
4. CONTRACTOR IS TO VERIFY THAT MAINLINE AND LATERALS ARE FULLY OPERATIONAL AND OPERATING WITHOUT ANY LEAKS. AFTER INSTALLATION OF NEW IRRIGATION CONTRACTOR IS TO TEST ZONE CHECKING AND FIXING ANY LEAKS AND VERIFYING FULL OPERATION OF EACH ZONE.
5. AFTER CONSTRUCTION, CONTRACTOR IS TO SET NEW CONTROLLER TO RUN DRIP ZONES FOR 35 MINUTES FOUR TIMES PER WEEK. CONTROLLER WATERING DAYS AND TIMES ARE TO BE REDUCED IN SPRING AND FALL. CONTRACTOR IS TO MONITOR PLANT HEALTH AND ADJUST CONTROLLER AS NECESSARY THROUGHOUT WARRANTY PERIOD.
6. ALL UNDERGROUND UTILITIES ARE TO BE LOCATED AND CLEARLY MARKED PRIOR TO ANY DIGGING ON SITE. ALL MATERIALS AND INSTALLATION PRACTICES ARE TO BE IN COMPLIANCE WITH LOCAL CODES. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
7. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL IRRIGATION SLEEVING. SLEEVING FOR DRIP LATERAL LINES IS TO BE 12" UNDERGROUND. ALL SLEEVING IS TO EXTEND 6" BEYOND EDGE OF CONCRETE OR ASPHALT. ENDS OF SLEEVING ARE TO BE SECURELY COVERED AFTER INSTALLATION, AND SLEEVE LOCATIONS ARE TO BE CLEARLY MARKED WITH PAINTED STAKES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SLEEVE LOCATIONS PRIOR TO CONSTRUCTION AND INSTALL ANY MISSING SLEEVES, IF NECESSARY.
8. IRRIGATION PLAN IS DIAGRAMMATIC. ANY COMPONENTS SHOWN ON PLAN OUTSIDE OF LANDSCAPE AREAS ARE SHOWN FOR CLARITY ONLY. USE ONLY STANDARD FITTINGS. MAINLINE PIPE DEPTH IS TO BE 15" TO 18". LATERAL LINE DEPTH IS TO BE 10" TO 12". 3/4" POLY DRIP LINE IS TO BE SECURED AT FINAL SOIL GRADE IN ROCK OR MULCH BEDS, UNLESS OTHERWISE NOTED.
9. NOTIFY LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN PLAN DRAWINGS AND CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION OF ANY PROPOSED IRRIGATION.
10. JON WALSH, LANDSCAPE ARCHITECT, LLC. (JWL/A) PREPARED THIS PLAN BASED ON SITE LAYOUT AND SITE GRADING PLANS PROVIDED BY OTHERS. JWL/A ASSUMES NO LIABILITY FOR ANY WATER DAMAGE ON THIS SITE. CONTRACTOR IS TO PROVIDE A ONE-YEAR WARRANTY ON ALL IRRIGATION PARTS AND WORKMANSHIP. CONTRACT IS TO PREPARE AND PROVIDE AS-BUILT IRRIGATION DRAWINGS TO OWNER AT COMPLETION OF LANDSCAPE AND IRRIGATION CONSTRUCTION.
12. THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER IRRIGATION MAINTENANCE OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, IRRIGATION HEAD REPLACEMENT, RAIN SENSOR ADJUSTMENT, IRRIGATION CONTROLLER ADJUSTMENTS, DRIP IRRIGATION MAINTENANCE, AND VERIFICATION THAT ALL LANDSCAPE AREAS ARE NOT BEING OVER-WATERED OR UNDER-WATERED. ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION-1996. OWNER SHOULD CONTACT THE LANDSCAPE MAINTENANCE CONTRACTOR, LANDSCAPE CONSTRUCTION CONTRACTOR, OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

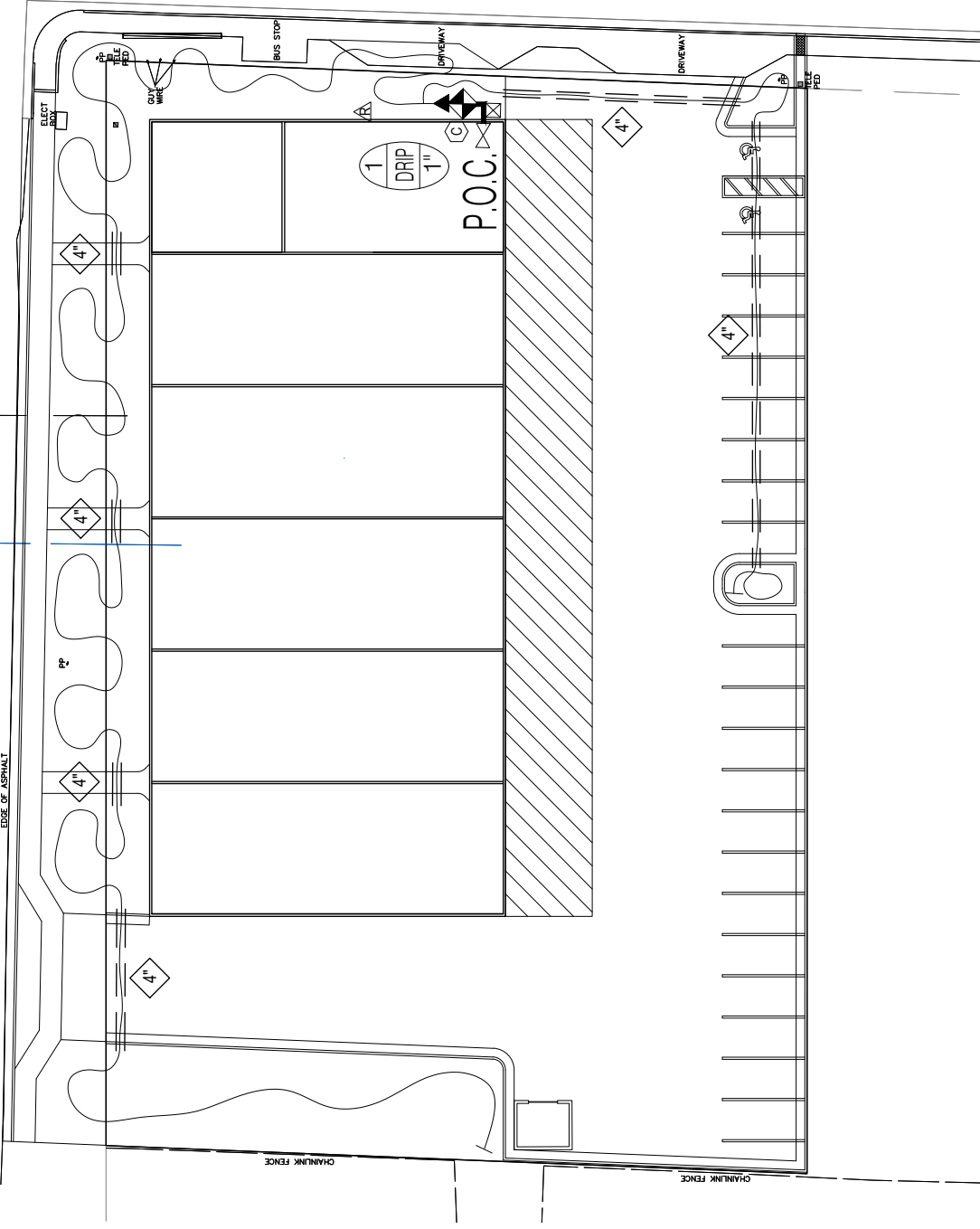
IRRIGATION LEGEND

- MAINLINE PIPE- CLASS 200 PVC PIPE (3/4" DIA. UNLESS OTHERWISE NOTED)
- ◇ PIPE SLEEVE SIZE (CLASS 200 PVC)
- P.O.C. POINT OF CONNECTION (TIE INTO PROPOSED WATER LINE AFTER METER)
- ⊗ FEBCO 3/4" 825Y RPV (INSTALLED PER CODE)
- ⊠ 12" BRASS CROSS-HANDLE GATE VALVE (MANUAL DRAIN FOR MAINLINE) FEBCO 624-B5
- ⊙ RAIN BIRD ESP4ME, OUTDOOR MOUNT (1 STATION USED)
- △ RAIN BIRD WR2-RC RAIN SENSOR AND CONTROLLER INTERFACE (COLLECTION DEVICE INSTALLED ON BUILDING ROOF EYE)
- ⊕ ZONE #
GPM DISCHARGE
REMOTE CONTROL VALVE SIZE
- ⊖ DRIP IRRIGATION REMOTE CONTROL VALVE ASSEMBLY
RAIN BIRD PGA VALVE, RBV-100-150X (150-MESH) FILTER
- ▲ RAIN BIRD PSI-M40X-100 INLINE PRESSURE REGULATOR
- ⌒ TORO 3/4" BLUE STRIPE DISTRIBUTION HOSE (ROUTE ACCORDINGLY TO PLANT MATERIAL)
- ⌒ 3/4" DRIP TUBING COMPRESSION END PLUG (INSTALL IN 6" MIN. VALVE BOX)

NOT FOR CONSTRUCTION

BUCHANAN STREET

EDGE OF ASPHALT



N. CASCADE AVENUE

VALVE DEMANDS

ZONE NUMBER	OPERATING PRESSURE	FLOW (GPM)	AVE. RUN TIME (MINUTES PER DAY)
1 (DRIP)	40 PSI	3.96	20

NOTE: THE ABOVE SCHEDULING TIMES ARE BASED ON AN ET RATE OF 0.19 AND AN IRRIGATION EFFICIENCY OF 85%. TIMES SHOULD BE ADJUSTED ACCORDINGLY FOR SEASONAL CHANGES. RAIN SENSOR SHOULD BE SET FOR AUTOMATIC SHUT OFF AT 1/4" OF RAINFALL.

LOCAL WATER RESTRICTIONS WILL SUPERCEDE ANY WATER SCHEDULING DESCRIBED ON THESE PLANS.

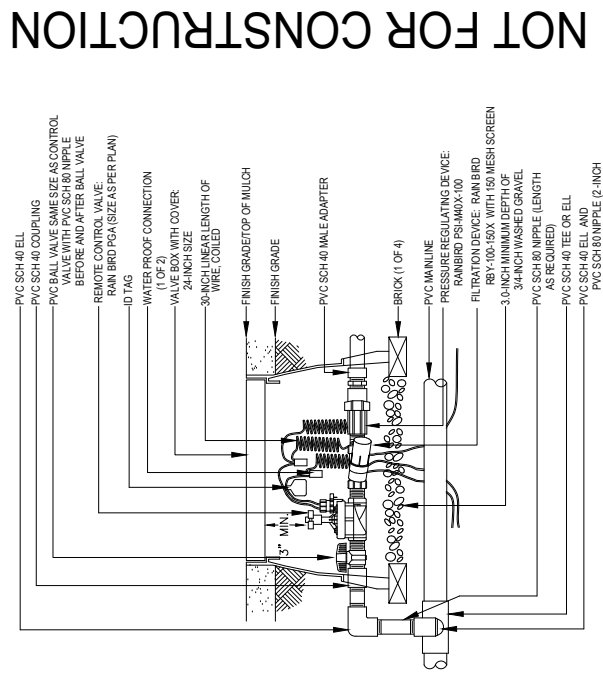
NEWLY PLANTED LANDSCAPE PLANTS SHOULD BE IRRIGATED EVERY OTHER DAY FOR THE FIRST SEASON. DURING ALL SUBSEQUENT SEASONS, LANDSCAPE PLANTS SHOULD BE IRRIGATED EVERY THIRD DAY.

RUN TIMES SHOWN IN IRRIGATION SCHEDULE ARE INTENDED TO REPRESENT SUMMER WATERING APPLICATIONS AFTER ESTABLISHMENT. RUN TIMES ARE TO BE ADJUSTED TO SEASONAL REQUIREMENTS. SPRING RUN TIMES SHOULD BE ADJUSTED TO WATER APPROXIMATELY 15% LESS THAN SUMMER RUN TIMES. FALL RUN TIMES SHOULD BE ADJUSTED TO WATER APPROXIMATELY 20% LESS THAN SUMMER RUN TIMES.

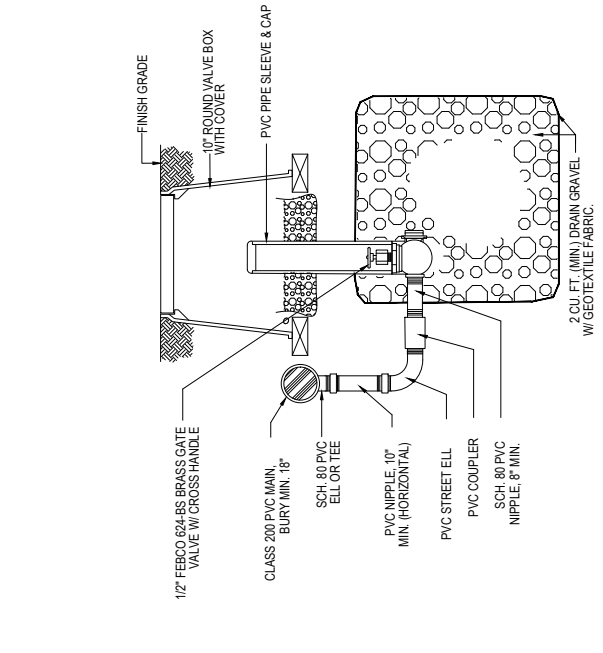


SCALE: 1"=20'

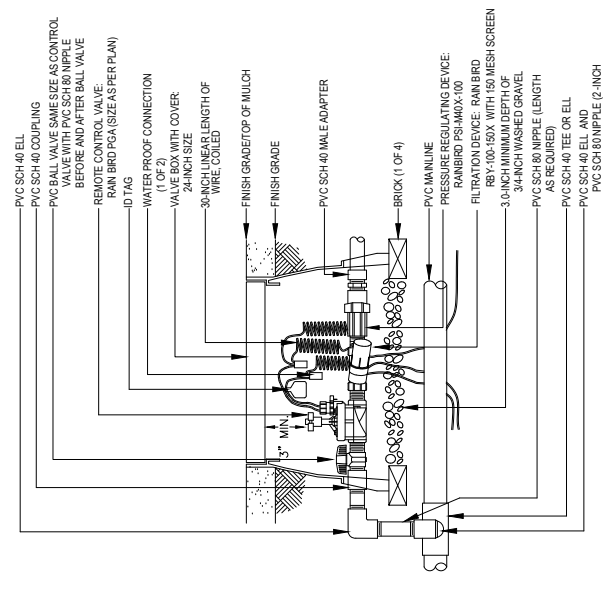
FIGURE 3



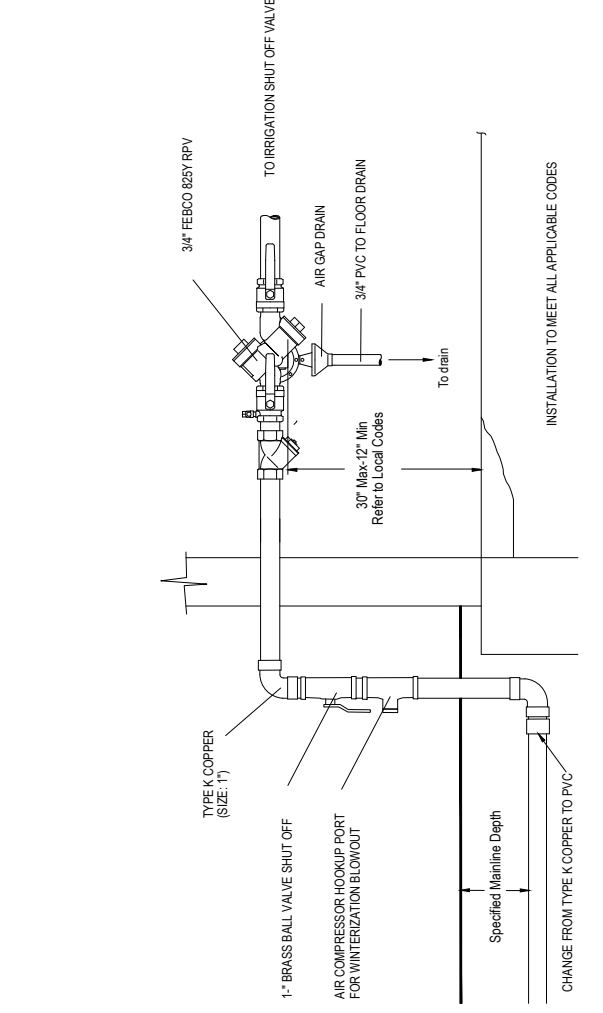
1 BACKFLOW PREVENTION DEVICE



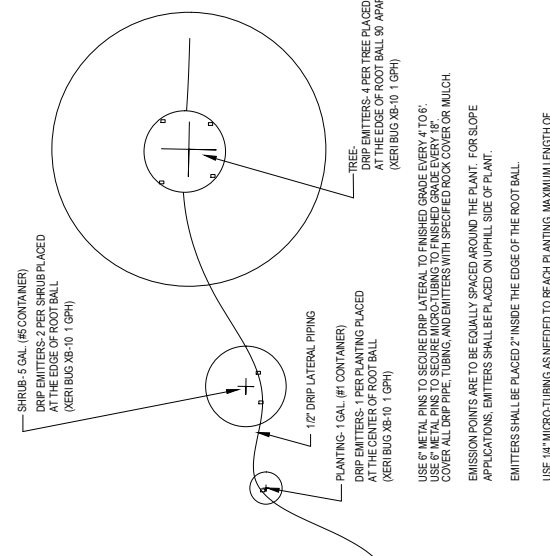
2 MANUAL DRAIN VALVE



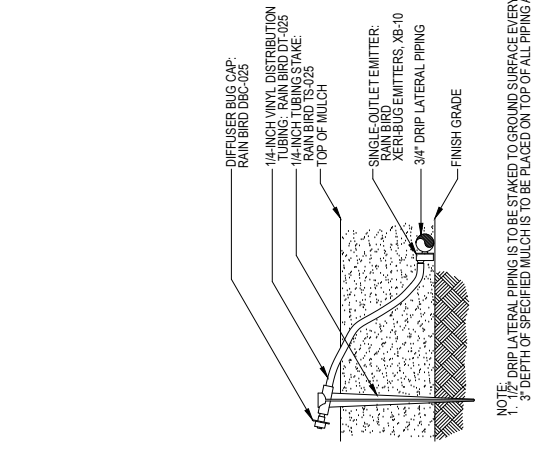
3 DRIP IRRIGATION ZONE CONTROL VALVE



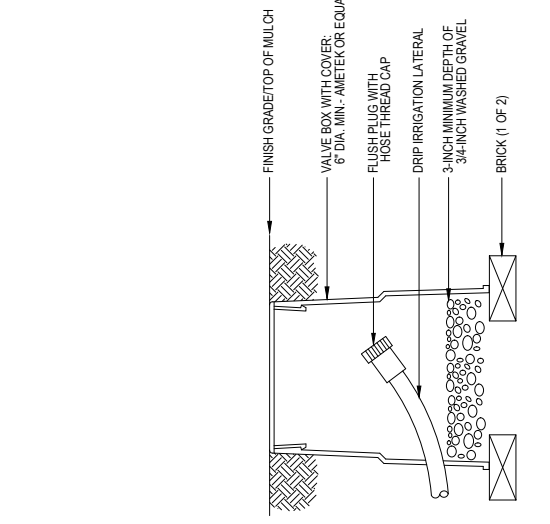
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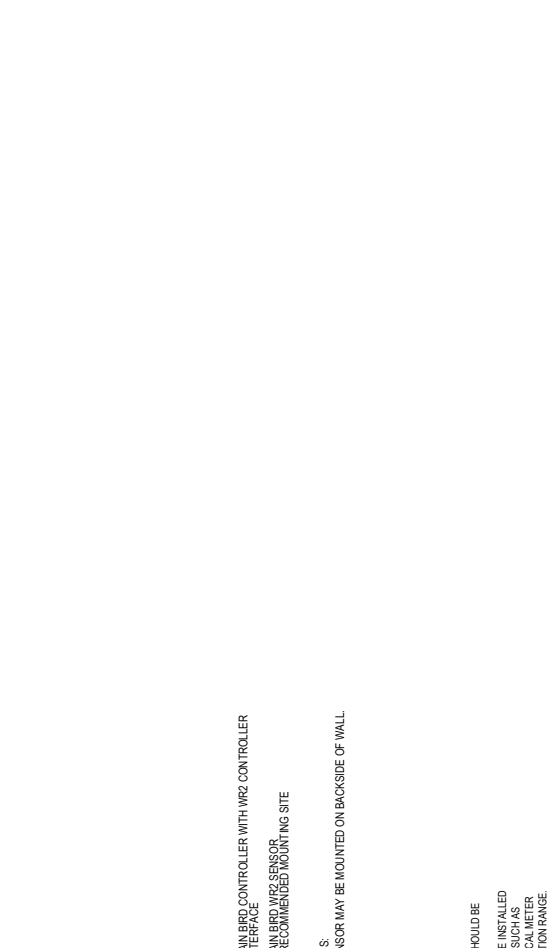
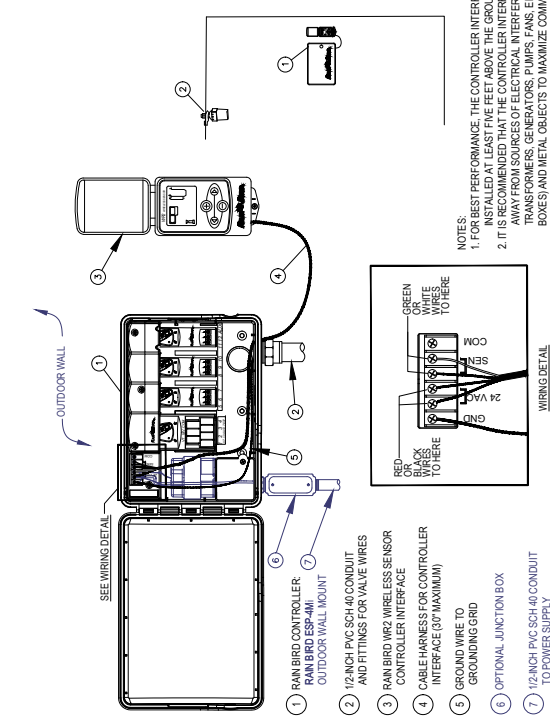
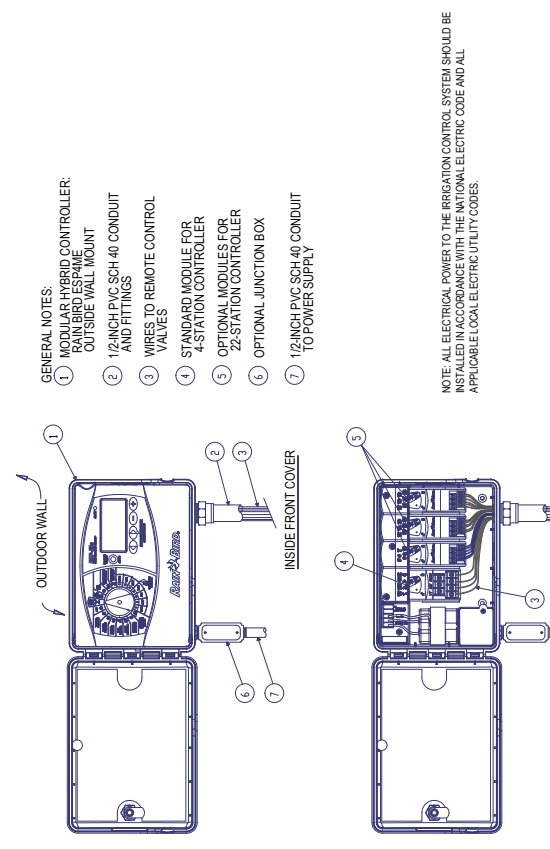
4 DRIP EMITTER PLACEMENT



5 TYPICAL EMITTER ASSEMBLY



6 DRIP FLUSH CAP



6 DRIP FLUSH CAP

FIGURE 3

NOT FOR CONSTRUCTION

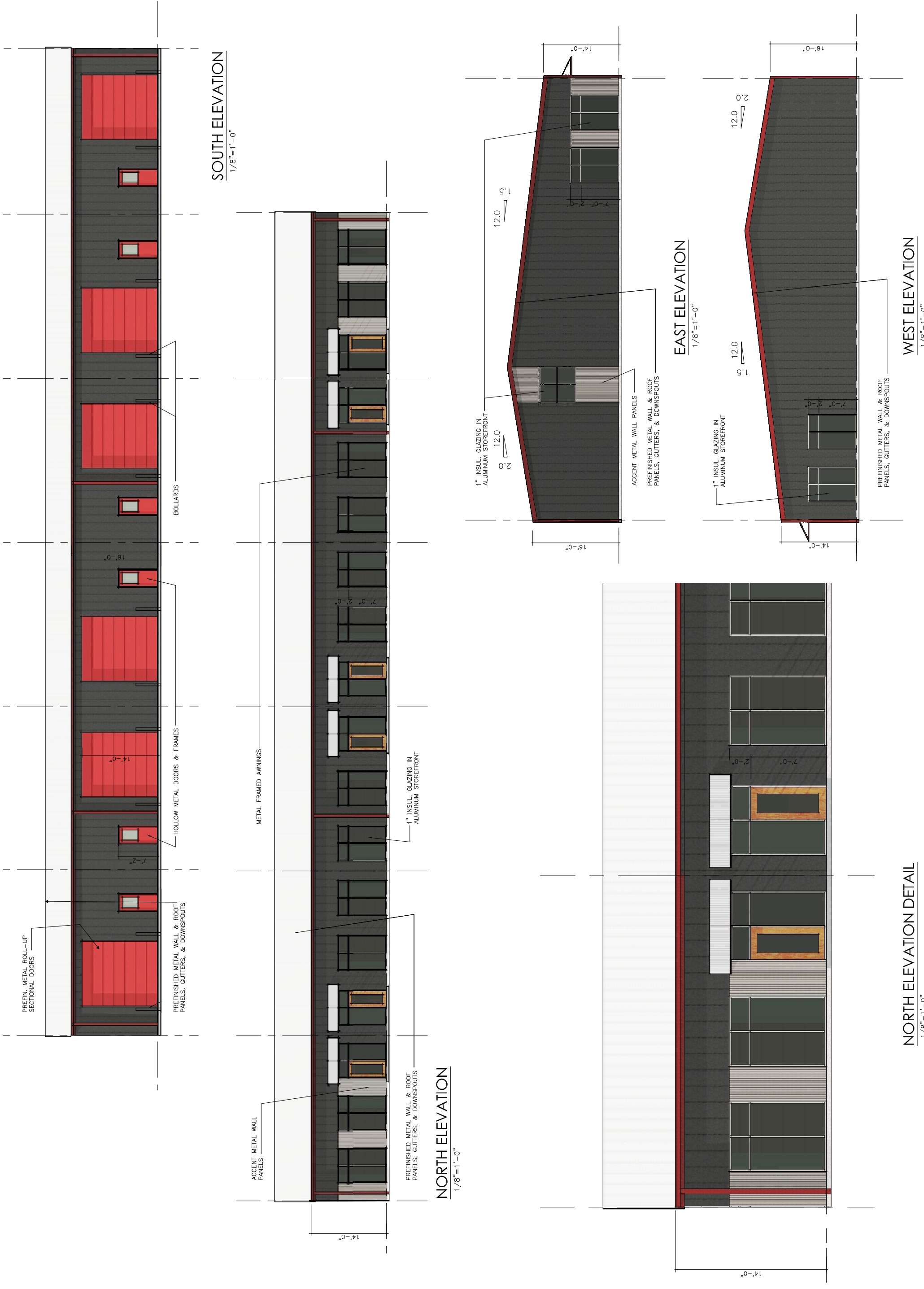


FIGURE 3