



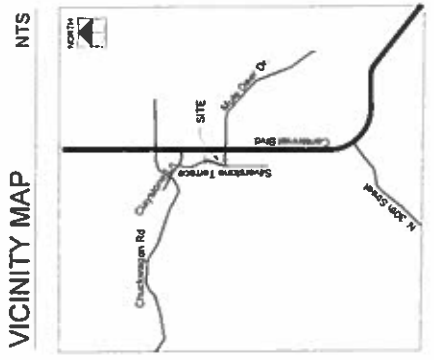
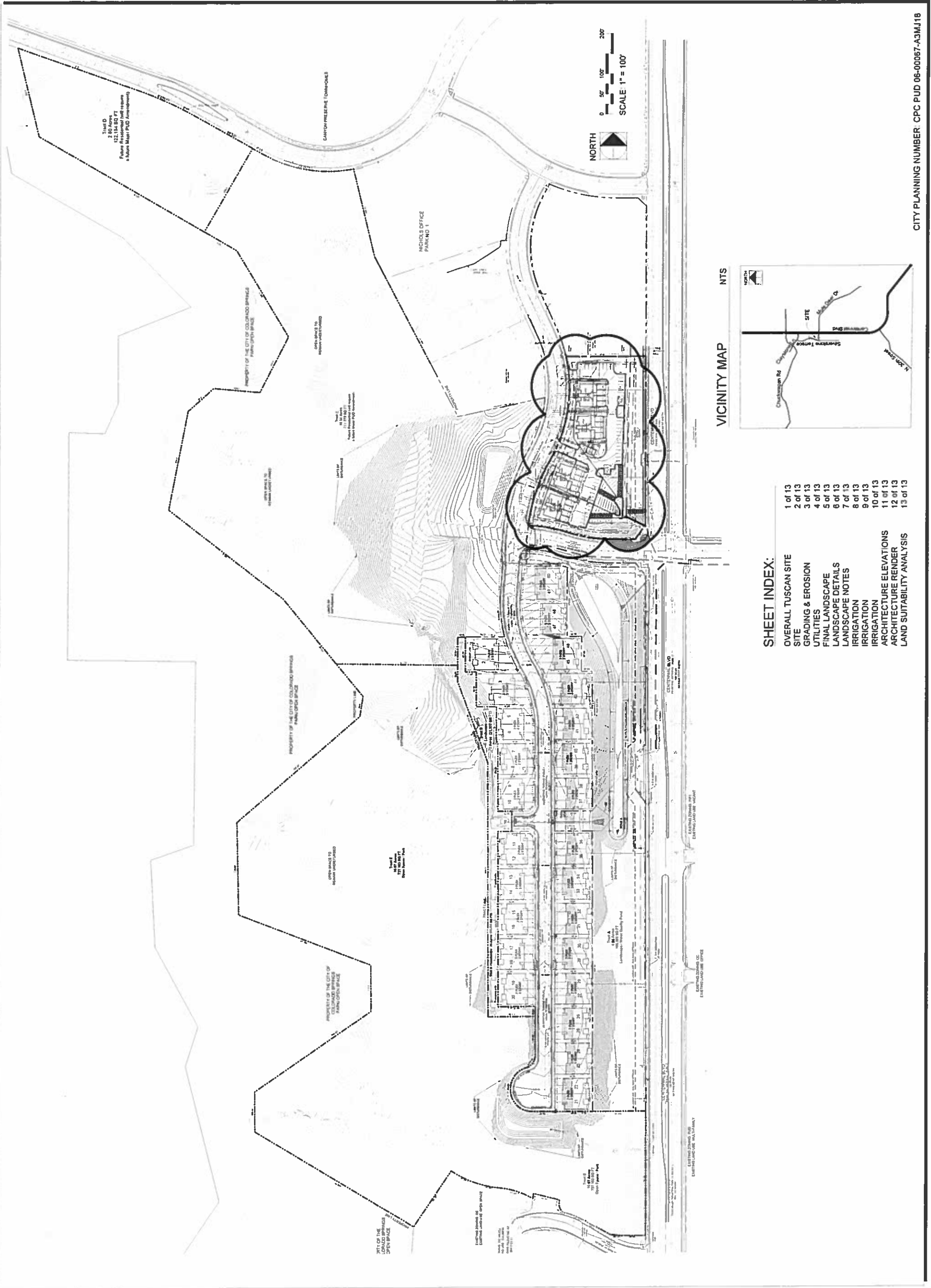
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REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO COMMENTS, REV1	8.17.18			
2					
3					
4					
5					
6					

DESIGNED	KC	5.23.18
DRAWN	KC	5.23.18
CHECKED	JM	5.23.18
PROJECT NUMBER	2520.13	
SCALE	AS NOTED	

TUSCAN FOOTHILLS VILLAGE
 FILING NO. 2
 PUD MAJOR AMENDMENT

P1
 1 of 13



SHEET INDEX:

OVERALL TUSCAN SITE	1 of 13
SITE	2 of 13
GRADING & EROSION	3 of 13
UTILITIES	4 of 13
FINAL LANDSCAPE	5 of 13
LANDSCAPE DETAILS	6 of 13
LANDSCAPE NOTES	7 of 13
IRRIGATION	8 of 13
IRRIGATION	9 of 13
ARCHITECTURE ELEVATIONS	10 of 13
ARCHITECTURE RENDER	11 of 13
LAND SUITABILITY ANALYSIS	12 of 13
	13 of 13

CITY PLANNING NUMBER: CPC PUD 06-00057-A3MJ18

FIGURE 2

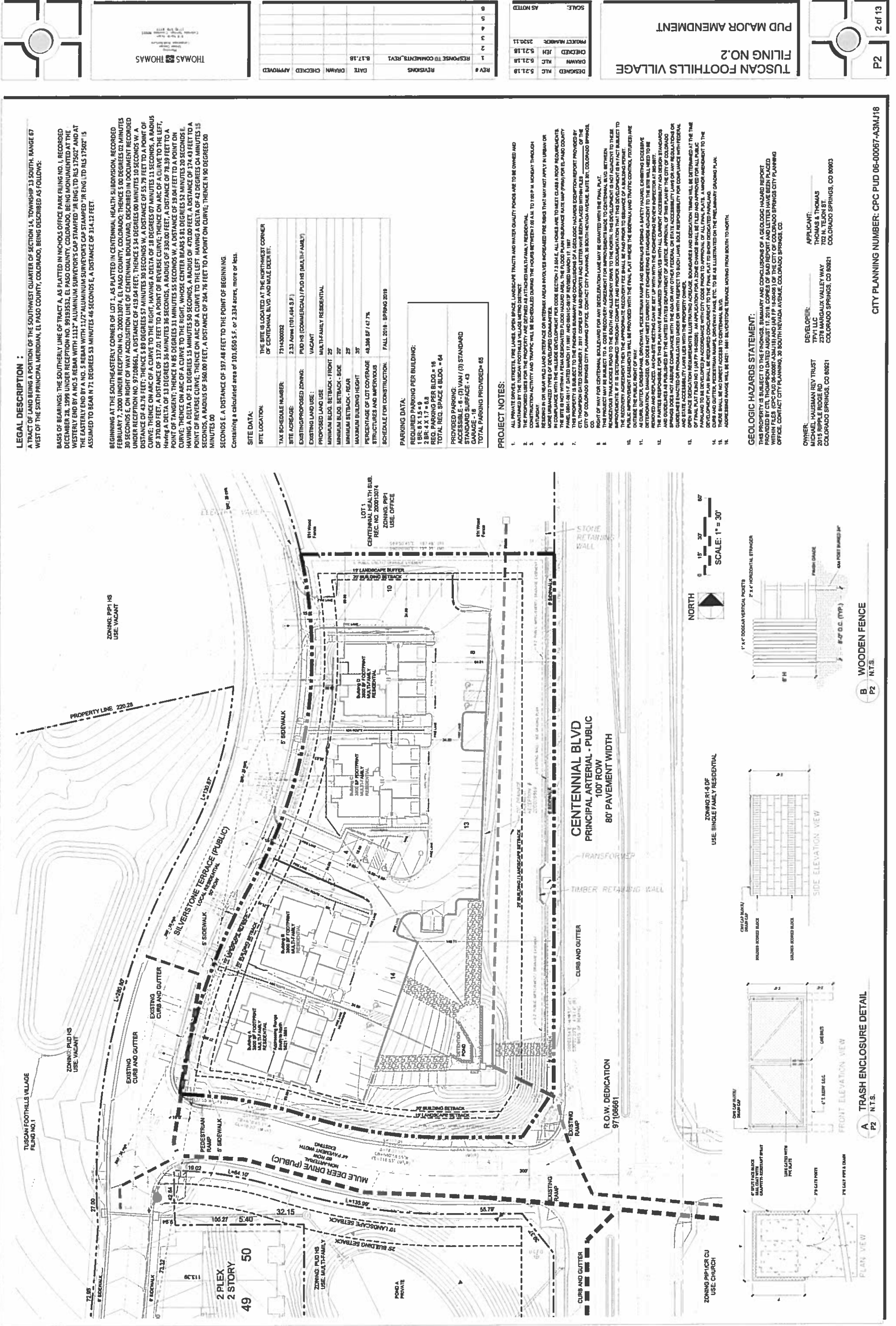
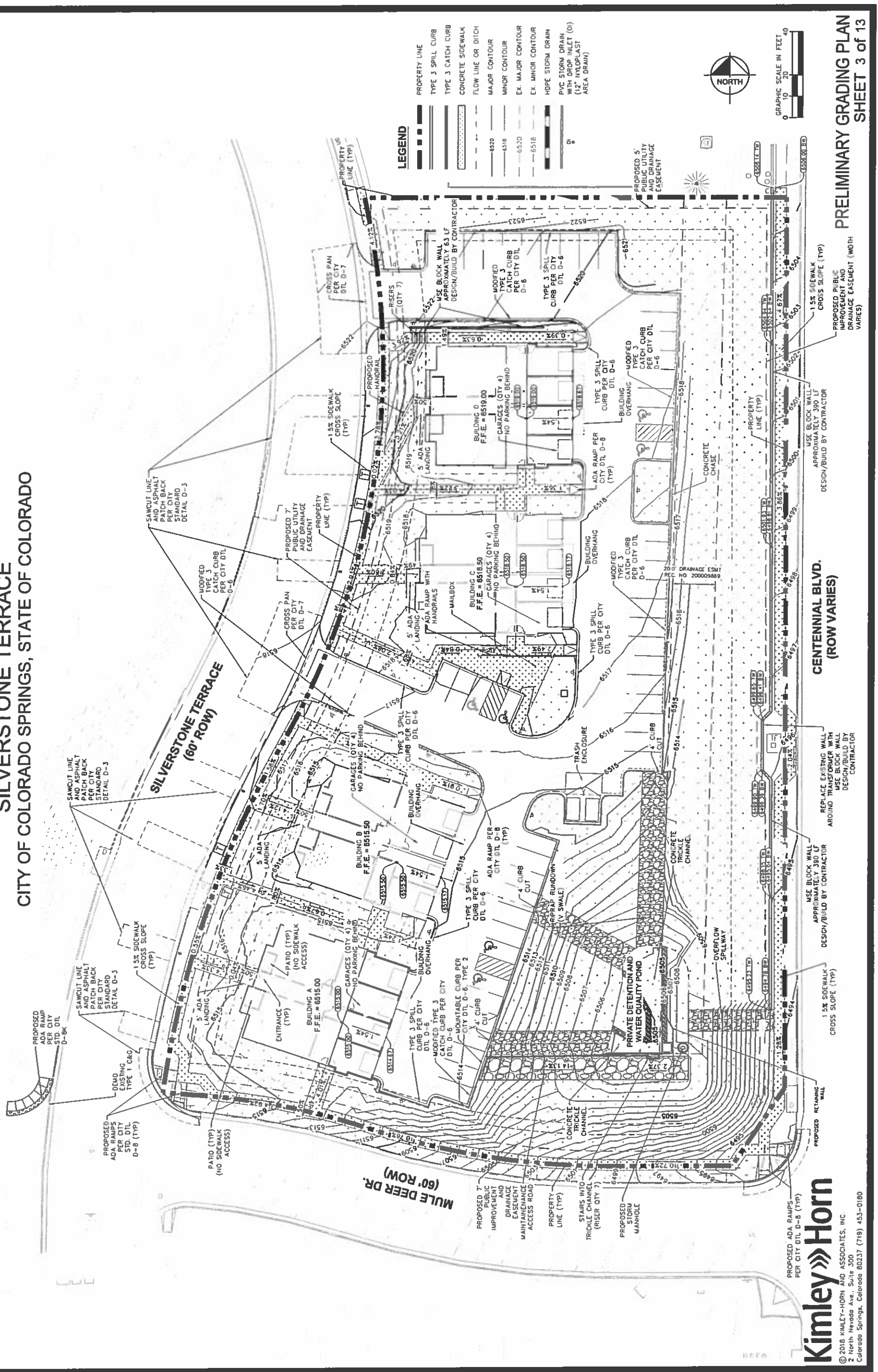


FIGURE 2

TUSCAN FOOTHILLS VILLAGE FILING NO. 2
PRELIMINARY GRADING PLAN
SILVERSTONE TERRACE
 CITY OF COLORADO SPRINGS, STATE OF COLORADO



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PRELIMINARY GRADING PLAN
SHEET 3 of 13

CPC PUD 06-00067-A3MJ18

FIGURE 2

TUSCAN FOOTHILLS VILLAGE FILING NO. 2

PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN

SILVERSTONE TERRACE

CITY OF COLORADO SPRINGS, STATE OF COLORADO

LEGEND

---	PROPERTY LINE
---	PROPOSED DOMESTIC WATER SERVICE LINE
---	PROPOSED FIRE SERVICE LINE
---	PROPOSED ELECTRIC LINE
---	PROPOSED GAS SERVICE LINE
---	PROPOSED SWALE
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED SANITARY MANHOLE
---	PROPOSED TRANSFORMER
---	EXISTING GAS LINE
---	EXISTING SANITARY SEWER
---	EXISTING WATER LINE
---	EXISTING COMMUNICATION LINE
---	EXISTING STORM SEWER

KEYNOTE LEGEND

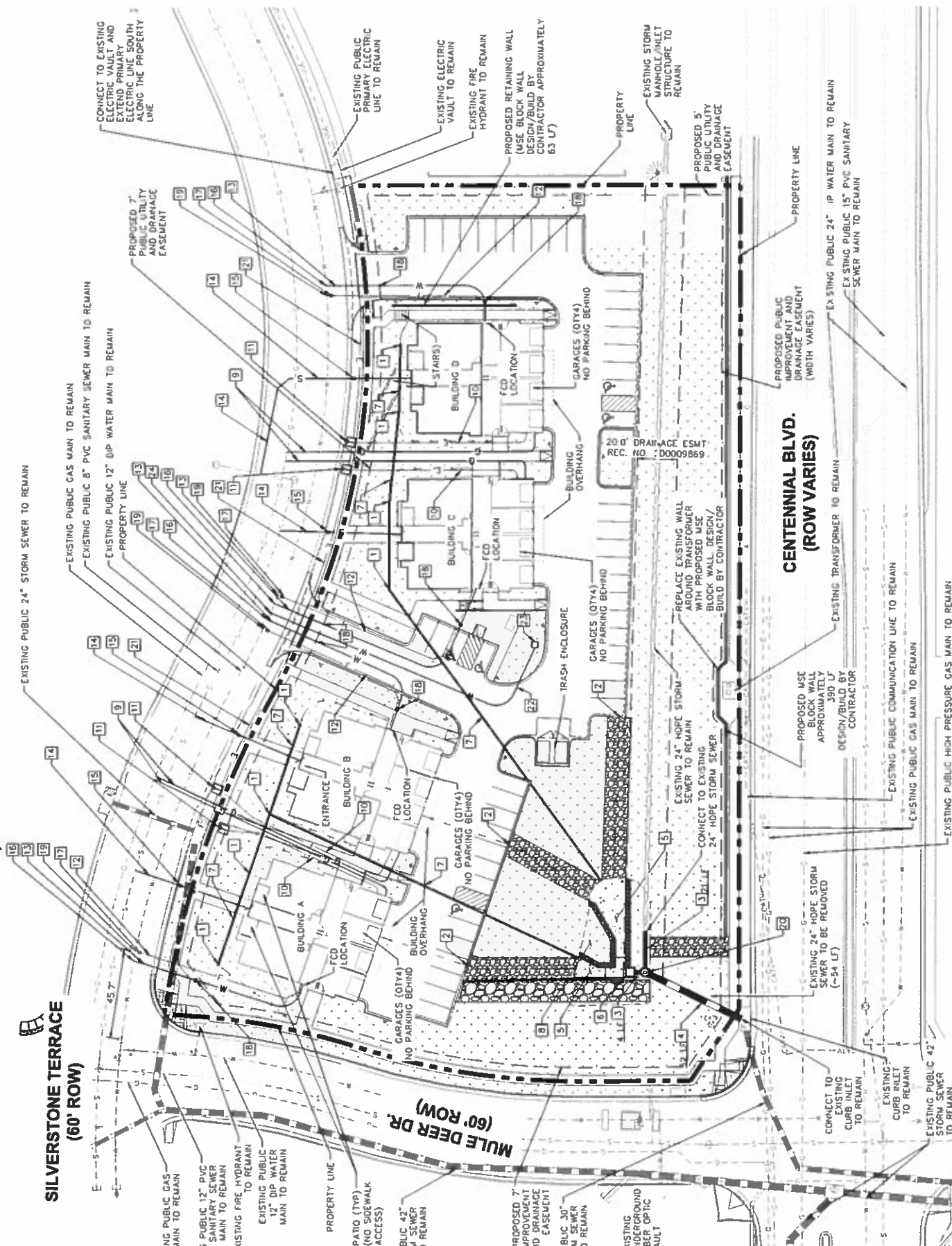
- 1 PROPOSED 12" NYLOPLAST AREA DRAIN
- 2 PROPOSED 4" CURB CUT
- 3 PROPOSED 24" HDPE STORM SEWER
- 4 PROPOSED 30" HDPE STORM SEWER
- 5 PROPOSED TRICKLE CHANNEL
- 6 PROPOSED 4"x4" WATER QUALITY OUTLET STRUCTURE
- 7 PROPOSED 8" PVC STORM SEWER
- 8 PROPOSED PRIVATE DETENTION AND WATER QUALITY POND
- 9 PROPOSED GAS SERVICE LINE
- 10 PROPOSED ELECTRIC SERVICE LINE
- 11 PROPOSED TRANSFORMER
- 12 PROPOSED 8" DIP FIRE SERVICE LINE WITH POLYWRAP PER CSU STANDARDS
- 13 PROPOSED 1.5" TYPE K COPPER DOMESTIC WATER SERVICE LINE
- 14 PROPOSED 4" PVC SANITARY SEWER SERVICE LINE
- 15 PROPOSED SANITARY SEWER CLEANOUT
- 16 PROPOSED 1.5" TAP BY CSU
- 17 PROPOSED 6" GATE VALVE
- 18 PROPOSED 1.5" CURB STOP
- 19 PROPOSED 12"x6" TEE
- 20 PROPOSED 5" STORM MANHOLE
- 21 PROPOSED PRIMARY ELECTRIC LINE
- 22 PROPOSED 1" TYPE K COPPER IRRIGATION LINE
- 23 PROPOSED 1" IRRIGATION METER, REF IRRIGATION PLANS.
- 24 PROPOSED 1" TAP BY CSU

GENERAL NOTES

1. ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.

COLORADO SPRINGS UTILITIES GENERAL NOTES

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 ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, REGULATIONS, AND POLICIES, AND PEAK REGIONAL DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENT THAT ARE NECESSARY TO ENSURE THE PROPERLY DESIGNED UTILITY SYSTEMS SERVE THE PROPERTY AND ARE OUTSIDE THE PROPERTY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND ARE NOT THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITH THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
3. 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.
4. 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.
5. 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 INSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN CURRENT PERMANENT EASEMENT AGREEMENT (SEE SPRINGS UTILITIES' THEN CURRENT PERMANENT EASEMENT AGREEMENT).
6. 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).
7. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM WHEN WATER QUALITY IS AFFECTED. OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEMS EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
8. 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 668-5559). APPROVAL OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5559) IS NECESSARY 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 EASEMENTS SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
9. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS, AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES APPROVAL OF THE PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIABILITY 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 STANDARDS OR POLICIES SO LONG AS THEY APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.
10. A METAL SIGN WITH PASTED LETTERS NOT LESS THAN 1 INCH (25 MM) IN SIZE SHALL BE MOUNTED ON ALL FIRE DEPARTMENT CONNECTIONS, SERVING SPRINKLERS, STANDPIPES OR FIRE PUMP CONNECTIONS, SUCH SIGNS SHALL READ "AUTOMATIC SPRINKLERS" OR "STANDPIPES" OR "TEST CONNECTION" OR A COMBINATION THEREOF AS APPLICABLE. WHERE THE FIRE DEPARTMENT CONNECTION DOES NOT SERVE THE ENTIRE BUILDING, A SIGN SHALL BE PROVIDED INDICATING PORTIONS OF THE BUILDING SERVED.



PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN
SHEET 4 of 13

CPC PUD 06-00067-A3MJ18

Kimley»Horn
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FIGURE 2



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REV #	RESPONSE TO COMMENTS, REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO COMMENTS, REVISIONS	8.17.18			
2					
3					
4					
5					

DESIGNED	M.C. 5.21.18
DRAWN	M.C. 5.21.18
CHECKED	J.H. 5.21.18
PROJECT NUMBER	2500.11
SCALE	AS NOTED

TUSCAN FOOTHILLS VILLAGE
 FILING NO. 2
 FINAL LANDSCAPE PLAN

LS1
 5 of 13

MOTOR VEHICLE LOTS:

NUMBER OF VEHICLE SPACES PROVIDED:	40
SHADE TREES REQUIRED/PROVIDED:	6/4
PARKING LOT TREE ABBREVIATED:	N/A
VEHICLE LOT FRONTAGE:	0'
VEHICLE LOT WIDTH:	331'
VEHICLE LOT LENGTH:	0'
VEHICLE LOT AREA:	0 SF
MIN. 5' SCREENING PLANTS DECIDUOUS PROV.:	N/A
MIN. 5' SCREENING PLANTS EVERGREEN PROV.:	N/A
MIN. 5' SCREENING PLANTS BERM PROVIDED:	N/A
VEHICLE LOT PLANT ABBREVIATED ON PLAN:	N/A
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%

INTERNAL LANDSCAPING:

SITE AREA:	101,495 SF
PERCENT MINIMUM INTERNAL AREA:	15%
INTERNAL AREA REQUIRED/PROVIDED:	15,224 SF / 15,224 SF
TREE/FEET REQUIRED:	1 Tree / 500 SF
INTERNAL TREES REQUIRED/PROVIDED:	31 / 12
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	100 / 242
ORNL. GRASS SUBSTITUTES REQ./PROV.:	0 / 15
INTERNAL PLANT ABBREVIATED ON PLAN:	N/A
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%

LANDSCAPE BUFFERS AND SCREENS:

FRONTAGE:	15' / 15'
LINEAR FOOTAGE:	197'
BUFFER TREES REQ./PROV.:	10 / 9
DECIDUOUS TREES REQ./PROV.:	3
EVERGREEN TREES REQ./PROV.:	5 / 6
SHRUB SUBSTITUTES REQUIRED/PROV.:	10 / 10
LENGTH OF OPAQUE STRUCTURE:	N/A
BUFFER TREE ABBR. ON PLAN:	N/A

DEVELOPMENT PLAN DATA:

STREET NAME OR ZONE BOUNDARY:	CENTENNIAL BLVD.	MULE DEER ST.	SILVERSTONE TER.
ZONE DISTRICT BOUNDARY:	NO	NO	NO
SETBACK DEPTH REQUIRED/PROVIDED:	25'	15'	10'
LINEAR FOOTAGE:	463'	270'	438'
TREE/FEET REQUIRED:	120	100	103
NUMBER OF TREES REQUIRED/PROVIDED:	23 / 23	9 / 9	15 / 15
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.:	0 / 0	0 / 0	0 / 0
PLANT ABBREVIATION NOTED ON PLAN:	CB	MD	ST
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/75%	75%/75%

TREES	ABBR.	CITY	BOTANICAL NAME	COMMON NAME	NET HEIGHT	PLANTING SIZE	NOTES
1	TC	23	Thuja occidentalis	Labelled Larch	40	15-20' x 2.5' caliper	6-18
2	PT	7	Populus tremuloides	Common Poplar	4755	20-30' x 2.5' caliper	6-18
3	AG	7	Azadirachta indica	Neem	4755	15-20' x 2.5' caliper	6-18
4	MS	6	Melia azadirachta	Neem	4755	20-25' x 2.5' caliper	6-18
5	AP	4	Albizia julibrissin	Star Magnolia	45	40-50' x 2.5' caliper	6-18
6	PH	7	Pinus strobus	White Pine	24575A	30-40' x 4' caliper	6-18
7	PP	9	Pinus pungens	Carolina Pine	6715	20-30' x 4' caliper	6-18
8	PL	4	Pinus taeda	Loblolly Pine	6652A	20-30' x 3.5' caliper	6-18
9	PR	5	Pinus rigida	Shortleaf Pine	1258D	8' x 12-18' caliper	6-18

SHRUBS	ABBR.	CITY	BOTANICAL NAME	COMMON NAME	NET HEIGHT	PLANTING SIZE	NOTES
1	PA	21	Prunella serotina	Blackberry	16	3-4'	Container
2	PM	16	Prunella mexicana	Blackberry	1260	5-10'	5 gallon
3	PS	6	Prunella sp.	Blackberry	16	3-4'	Container
4	PE	16	Prunella sp.	Blackberry	16	3-4'	Container
5	PD	12	Prunella sp.	Blackberry	616	2-3'	Container
6	PS	7	Physocarpus opulifolius	Diablo	1664	4-6'	Container
7	PL	15	Physocarpus opulifolius	Diablo	1664	3-4'	Container
8	PH	12	Phlox subulata	Subulata	64	3-4'	Container
9	RT	12	Rosa rugosa	Rosa	2060	3-4'	Container
10	NC	10	Nerium oleander	Flamingo	2060	3-4'	Container
11	PC	11	Persea caroliniana	Live Oak	12000	4-6'	5 gallon
12	FD	15	Ficus deltoidea	Fig	4075	3-5'	2-3 gallon
13	LS	34	Lonicera japonica	Wintercreeper	100	2-3'	2-3 gallon
14	AM	9	Amorpha fruticosa	Lupine	115	3'	4-8 gallon
15	AB	9	Abutilon striatum	Scarlet Begonia	414	8-9'	5 gallon
16	AR	5	Artemisia tridentata	Artemisia	3100	8-9'	5 gallon
17	PP	18	Pinus strobus	White Pine	1664	4-6'	1-2' 5 gallon
18	RE	23	Rosa rugosa	Rosa	1664	3-5'	5 gallon
19	RL	33	Rosa rugosa	Rosa	1664	2-3'	5 gallon

PERCENT SIGNATURE SHRUBS:

PERCENT SIGNATURE SHRUBS:	2%
TOTAL NUMBER OF SHRUBS:	28
PERCENT SIGNATURE SHRUBS:	9.9%

LANDSCAPE MATERIAL SCHEDULE

SYMBOL	CALLOUT	NOTES
SK	27	Calamagrostis canadensis 'Leaf River'
HS	41	Indocalamus tenuiserratus
SK	27	SOD To be 3-Way Fescue Bluegrass Blend installed per detail. Submit cut sheet for review and approval prior to installation.
SK	27	SEED To be pre-germinated Arkansas Valley Seed Mix. "Foothills Mix" seed has been pre-germinated. Submit cut sheet for review and approval prior to installation.
SK	27	COBBLE MULCH: 2" to 4" Foothills Cobblestone (or approved equal) mulch over weed fabric. Submit sample for review and approval prior to installation.
SK	27	COBBLE MULCH: 5" to 12" Foothills Cobblestone (or approved equal) mulch over weed fabric. Submit sample for review and approval prior to installation.
SK	27	SMALL BOLDERS 12" x 18" to meet Foothills Cobblestone color (or equal) mulch over weed fabric. Submit sample for review and approval prior to installation.
SK	27	STEEL EDGE 3" steel edge to be DURADECK 1/2" Thick x 5" Wide Relief Top Steel Edge. Color to be Gammazet. Initial per manufacturer's specifications.
SK	27	2"x2" PAVING: Color to match Foothills Cobblestone (or equal). Submit sample for review prior to installation.

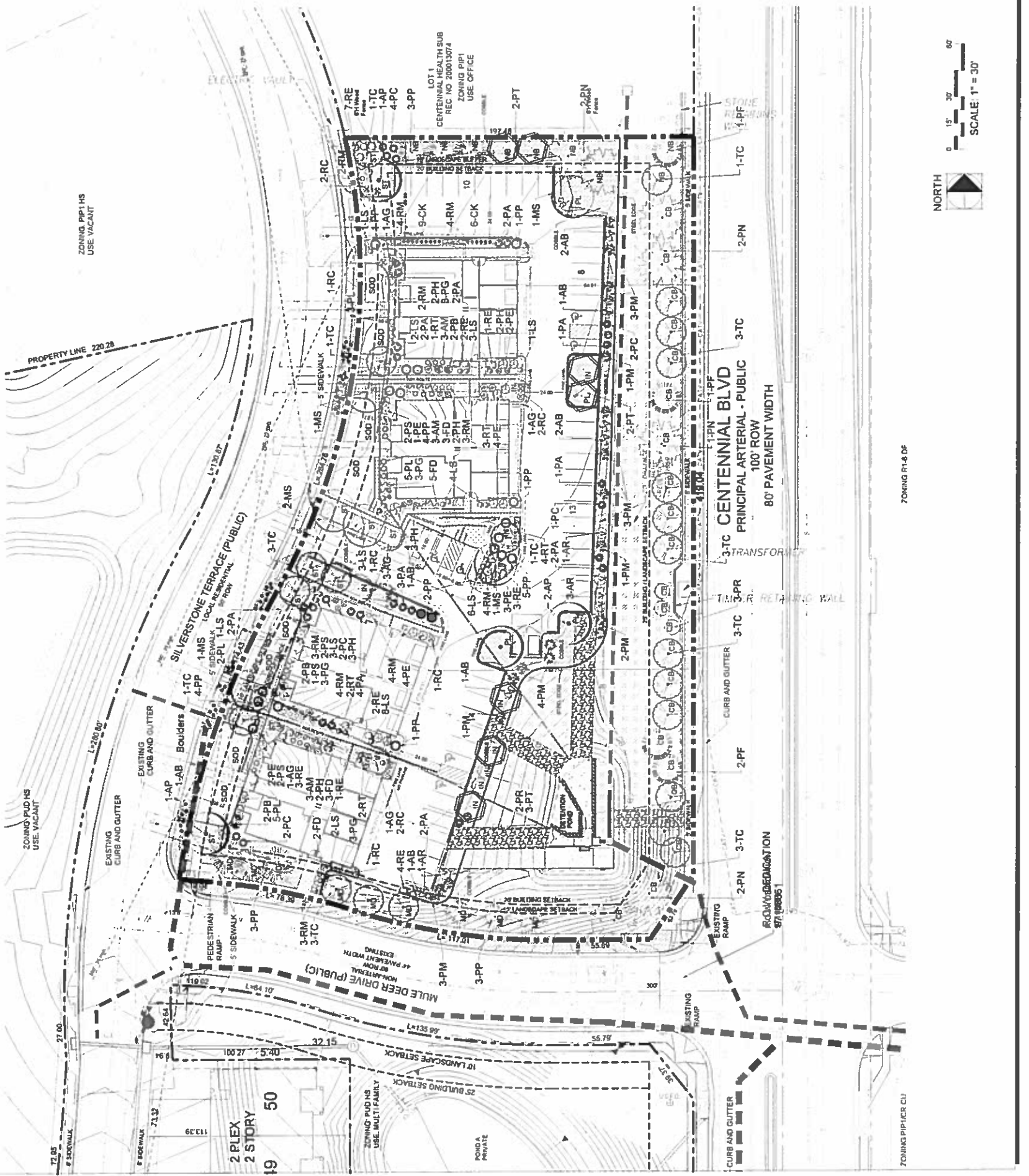


FIGURE 2



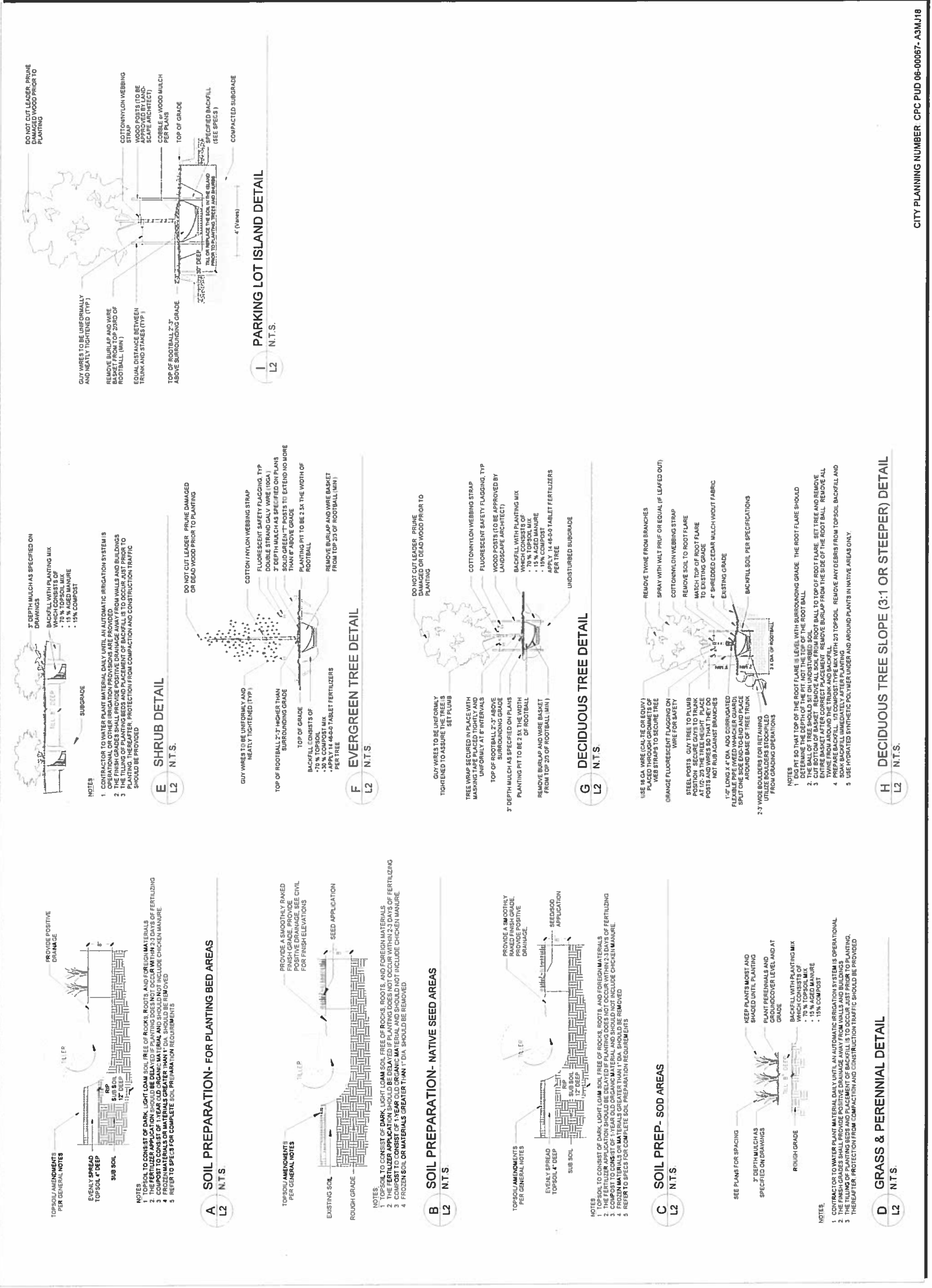
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REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO COMMENTS, REV1	8.17.18			
2					
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DESIGNED	DRAWN	CHECKED	PROJECT NUMBER	SCALE
MTC	MTC	JEM	2520.11	AS NOTED
5.21.18	5.21.18	5.21.18		

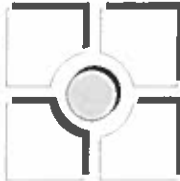
TUSCAN FOOTHILLS VILLAGE
FILING NO. 2
FINAL LANDSCAPE PLAN

LS2
 6 of 13



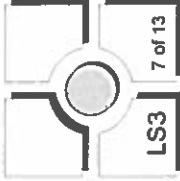
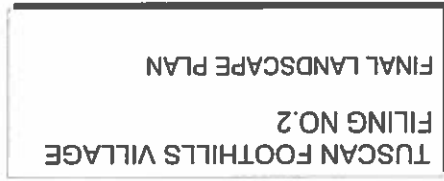
CITY PLANNING NUMBER CPC PUD 06-00067-A3MJ18

FIGURE 2



REV #	DATE	DESCRIPTION	APPROVED
1	8.17.18	RESPONSE TO COMMENTS, REV 1	
2			
3			
4			
5			
6			

DESIGNED	DRAWN	CHECKED	PROJECT NUMBER	SCALE
KLC 5.21.18	KLC 5.21.18	JRH 5.21.18	2520 11	AS NOTED



GENERAL NOTES:

1. PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
4. REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNERS REPRESENTATIVE.
5. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
6. ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
7. QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
8. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 822-1887 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
9. REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
10. STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.

SHRUB/ TREE PLANTING NOTES:

1. ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
2. ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE-FREE, AND BE TYPICAL OF THE SPECIES. PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS AS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
3. OWNER AND OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
4. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
5. PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
6. PLANTING BEDS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
7. POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE NOTED IN THE DETAILS.
8. IF CONDITIONS WHICH ARE UNFAVORABLE TO PLANT GROWTH ARE ENCOUNTERED, NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY. DO NOT CONTINUE TO PLANT UNTIL RESOLVED.
9. PLANT GROUND COVER WITHIN ONE FOOT (1') OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN AREA. PLANTING ARRANGEMENT SHALL BE PER DRAWINGS, WITH PROPER ON-CENTER SPACING BETWEEN PLANTS.
10. USE TRIANGULAR SPACING IN ALL GROUND COVER AND PERENNIAL BEDS.
11. ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURGLAP FASTENERS AND LOOSE BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL THEN BE THOROUGHLY WATERED AGAIN.
12. LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES, TREE WRAP, AND ALL DEAD WOOD ON TREES AND SHRUBS ONE YEAR AFTER PROVISIONAL ACCEPTANCE.
13. ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.
14. THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANTS' HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.
15. ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED AND WHILE AWAITING PLANTING. BALLS OF PLANTS THAT CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESICCANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESICCANT AFTER PLANTING TO REDUCE TRANSPIRATION.
16. AFTER PLANTING IS COMPLETED, REPAIR INJURIES TO ALL PLANTS AS REQUIRED. LIMIT AMOUNT OF PRUNING TO A MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES. PRUNE IN SUCH A MANNER AS NOT TO CHANGE NATURAL HABIT OR SHAPE OF PLANT. CENTRAL LEADERS SHALL NOT BE REMOVED.
17. AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.

SODDING & SEEDING:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8" FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
3. AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS AS SPECIFIED IN A SOIL ANALYSIS. THE SOIL ANALYSIS IS REQUIRED BY THE CITY OF COLORADO SPRINGS.
4. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
5. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
6. ALL AREAS TO BE SEEDDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1 INCH DIAMETER) AND DEBRIS THAT MAY IMPED SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G. WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G. COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
7. ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEED VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
8. SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE. IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER/NOVEMBER) OR SPRING (MARCH/MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULE DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEDING DATE.
9. ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
10. SEEDING METHOD: DRILL SEEDING OR BROADCAST SEEDING SHALL BE USED FOR REVEGETATION. AS OUTLINED BELOW, THE SIZE AND SLOPE OF THE DISTURBED AREA SHALL DETERMINE WHICH SEEDING METHOD(S) IS APPROPRIATE AND ACCEPTABLE. WHERE FEASIBLE, RANGELAND DRILL SEEDING COMBINED WITH A COVER OF CRIMPED HAY MULCH OR HYDRO-MULCH IS THE REQUIRED METHOD.
- 10.1. SLOPES LESS THAN 3:1 - SEED SHALL BE PLANTED USING A RANGELAND DRILL WITH A SMALL SEED/LEGUME BOX AND AN AGITATOR BOX FOR FLUFFY OR BULKY SEED. SEED ROWS SHALL BE SPACED 7-10 INCHES APART, AND PLANTED 0.5 TO 0.75 INCHES DEEP. THE DRILL SHALL HAVE DOUBLE-DISK FURROW OPENERS WITH DEPTH BANDS AND PACKER WHEELS. SEEDING SHALL BE ACCOMPLISHED USING BI-DIRECTIONAL DRILLING AND FOLLOWING THE SLOPE CONTOUR. THE DRILL EQUIPMENT SHALL BE CALIBRATED EACH DAY OR WHENEVER THERE IS A CHANGE IN THE SEED MIX TO ENSURE PROPER SEED DISTRIBUTION AND RATE.
- 10.2. SLOPES GREATER THAN 3:1 OR AREAS LESS THAN 0.10 ACRE - SEED SHALL BE BROADCAST BY HAND, MECHANICAL SPREADER, OR HYDRO-SEEDING EQUIPMENT. BROADCAST SEEDING SHALL BE RAKED OR HARROWED TO INCORPORATE THE SEED INTO THE SOIL AT A DEPTH NOT EXCEEDING 0.75 INCHES.
- 10.2.1. FOR AREAS LARGER THAN 0.1 ACRE - HYDRO-SEEDING SHALL BE USED. THE SEED SHALL NOT BE TANK MIXED WITH THE HYDRO-MULCH AND BROADCAST.
- 10.2.2. BROADCAST SEEDING SHALL BE AVOIDED WHEN WIND SPEED EXCEEDS 15 MILES PER HOUR.
11. MULCHING: WEED-FREE NATIVE HAY, WEED-FREE STRAW, OR VIRGIN WOOD FIBER HYDRO-MULCH SHALL BE USED TO CONTROL EROSION AND PROMOTE SEED GERMINATION AND PLANT ESTABLISHMENT. NATIVE HAY, STRAW, OR HYDRO-MULCH SHALL BE APPLIED AT 2,000 POUNDS/ACRE ON SLOPES LESS THAN 3:1. ON STEEPER SLOPES, A MULCHING RATE OF 2,500 POUNDS/ACRE SHALL BE USED.
12. NATIVE HAY OR STRAW SHALL BE CRIMPED INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES, AND SHALL PROTRUDE ABOVE THE GROUND AT LEAST 3 INCHES. AN ORGANIC TACKIFIER SHALL BE USED TO HOLD THE HAY OR STRAW IN PLACE IF THE CRIMPING RESULTS ARE INSUFFICIENT. HYDRO-MULCH SHALL BE APPLIED USING A COLOR DYE AND THE MANUFACTURER'S RECOMMENDED RATE OF AN ORGANIC TACKIFIER.
13. FINE GRADE SEED TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING. SEED AREAS BY MEANS OF APPROVED BROADCAST OR HYDRAULIC-TYPE SPREADERS, DO NOT SEED DURING WINDY WEATHER. MULCH SEEDING AREAS WITH WOOD CELLULOSE FIBER MULCH WITHIN 24 HOURS OF SEEDING. APPLY MULCH TACKIFIER AT RATE RECOMMENDED BY MANUFACTURER'S RECOMMENDATIONS.
14. SUPPLEMENTAL IRRIGATION SHALL NORMALLY NOT BE NECESSARY OR REQUIRED IF THE SEEDING IS ACCOMPLISHED DURING THE PREFERRED PLANTING PERIODS. HOWEVER, IF A WATER HOOK-UP IS AVAILABLE A SPRINKLER SYSTEM MAY BE USED TO PROMOTE RAPID PLANT ESTABLISHMENT. GENERALLY, WATERING AT 0.75-1.0 INCHES/WEK IS RECOMMENDED DURING THE APRIL-OCTOBER GROWING SEASON DEPENDING ON NATURAL RAINFALL. THE USE OF WATER TRUCKS FOR IRRIGATION IS PROHIBITED DUE TO TRAFFIC IMPACTS ON THE SEEDING AREAS AND TYPICAL POOR WATER DISTRIBUTION OBSERVED WITH THIS TYPE OF WATERING.
15. APPROVAL OF SEEDED TURF AREAS SHALL BE BASED UPON THE SEED PRODUCERS GUARANTEED SEEDING GERMINATION RATE FOR A ONE SQUARE FOOT AREA. IF GUARANTEED GERMINATION RATE IS NOT ACHIEVED, THE CONTRACTOR SHALL OVERSEED UNTIL THE GERMINATION RATE IS ACHIEVED. REVEGETATION SHALL HAVE AT LEAST 3 NATIVE GRASS SEEDLINGS/SQUARE FOOT AND NO BARE AREAS EXCEEDING ONE SQUARE METER AFTER THE SECOND GROWING SEASON. FOR DRILL SEEDED AREAS, PLANTING ROWS SHALL BE NOTICEABLE BY THE END OF THE FIRST FULL GROWING SEASON. A PARTIAL OR TOTAL SEEDING FAILURE IS APPARENT AFTER THE SECOND GROWING SEASON. POORLY VEGETATED AREAS SHALL BE RESEED IN THE SAME MANNER DESCRIBED ABOVE. APPROPRIATE SITE PREPARATION PRACTICES SHALL BE USED TO CREATE A SUITABLE SEEDBED FOR PLANTING, BUT ANY ESTABLISHED NATIVE VEGETATION SHALL BE UNDISTURBED TO THE EXTENT POSSIBLE. AREAS THAT ERODE BEFORE GERMINATION AND ESTABLISHMENT CAN OCCUR SHALL BE REPAIRED AND IMMEDIATELY RESEED DURING THE SAME SEASON.

SOIL AMENDMENTS & FERTILIZER:

1. PER THE COLORADO SPRINGS GENERAL VEGETATION AND SOIL ASSOCIATION MAP, THE SITE CONSISTS OF SANDY PLAINS AND PERENNIAL AREAS.
 2. A SOILS ANALYSIS WAS PROVIDED BY CSU EXTENSION AND PROVIDED RECOMMENDATIONS FOR TURFGRASS, TREES, SHRUBS, AND PERENNIAL AREAS.
APPLY 3 CY/1000 SF DRGMATIC MATTER COMPOST AMENDMENT TILL INTO TOP 6-8" OF SOIL. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.
- FERTILIZER ADDITIONS:
 1 LB/1,000 SF IN 4 APPLICATIONS (1 MID-MARCH, 2 MAY-JUNE, 3 MID-AUGUST - SEPTEMBER, 4 EARLY OCTOBER)
 FOR EACH 1 LB OF NITROGEN NEEDED APPLY 2 LBS/1000SF UREA, OR 3 LBS/1,000 SF OF AMMONIUM SULFATE, OR 3.34 LB (7.7-3.4) LAMM FERTILIZER, OR 1 LB BLOODMEAL, OR 1 LB CORN GLUTEN MEAL, OR 5 LB ALFALFA MEAL.
 LOW MAINTENANCE TURF CAN REDUCE APPLICATION 1 AND 2 TO 1/2 LB / 1000SF AND APPLICATION 4 IS OPTIONAL.
 PHOSPHORUS 1 LB/1,000 SF
 POTASSIUM 1 LB/1,000 SF
 ZINC 2 OZ. PER 1000 SF

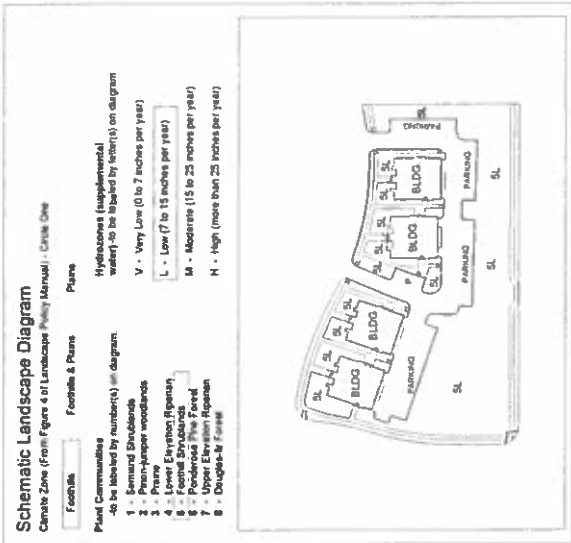
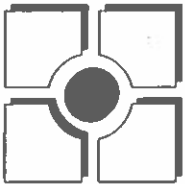
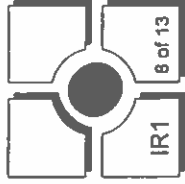


FIGURE 2



REV #	DATE	DESCRIPTION	APPROVED
1	08/14/18	BASE REVISIONS	
2			
3			
4			
5			
6			

DESIGNED	DRAWN	CHECKED	PROJECT MANAGER	SCALE	AS NOTED
5/18/18	5/18/18	5/18/18	2020.11		



CITY PLANNING NUMBER CPC PUD 06-00067-A3M118

INSTALLATION GENERAL NOTES

- DISK SYSTEMS A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM NOT EXCEEDING 60 PSI AT A MAXIMUM FLOW OF 18 GPM AT THE 1 INCH POINT OF CONNECTION. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNERS REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
- UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM BACK TO MANUFACTURER. THIS INCLUDES, BUT IS NOT LIMITED TO, CHECK VALVES, GATE VALVES, GATE VALVE KEYS, SPRINKLER HEADS AND NOZZLE ADJUSTMENT KEYS.
- COORDINATE UTILITY LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. (CALL CALL BEFORE YOU DIG).
- IF DISK REPAIRS ARE NOTED IN THE FIELD BETWEEN SITE CONSTRUCTION AND FINAL ACCEPTANCE, CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISK REPAIRS IN THE FIELD AFFECT THE PROVIDED DESIGN DETAILS OR SPECIFICATIONS.
- ALL IRRIGATION COMPONENTS (MANLINE, WIRING, LATERAL LINES, TUBING, VALVES, AND SPRINKLER HEADS) SHALL BE INSTALLED AND PLANTING AREAS FOR CLARITY.
- AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHEREVER POSSIBLE. COORDINATE THE LOCATION OF BOLLARDS AND TREES IN TURF AREAS PRIOR TO CONSTRUCTION. MATERIALS CANNOT BE REDUCED/ADDITIONAL SPRINKLERS MAY BE REQUIRED.
- CROSS FITTINGS ARE NOT ALLOWED. ONLY STANDARD TEES AND ELBOWS.

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESC/DEPTH	PSI	GPM	RADIUS
①	HUNTER PROS 06 PPS30 CV WITH TORO PRECISION NOZZLE 1/2 SERIES 30	30		
②	HUNTER PROS 06 PPS30 CV WITH TORO PRECISION NOZZLE 1/2 SERIES 30	30		
③	HUNTER PROS 06 PPS30 CV WITH TORO PRECISION NOZZLE 1/2 SERIES 30	30		
④	HUNTER PROS 06 PPS30 CV WITH TORO PRECISION NOZZLE 1/2 SERIES 30	30		
⑤	HUNTER PROS 06 PPS30 CV WITH TORO PRECISION NOZZLE 1/2 SERIES 30	30		
⑥	HUNTER PROS 06 PPS30 CV WITH TORO PRECISION NOZZLE 1/2 SERIES 30	30		
⑦	HUNTER PROS 06 PPS30 CV WITH TORO PRECISION NOZZLE 1/2 SERIES 30	30		
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⑩	HUNTER PROS 06 PPS30 CV WITH TORO PRECISION NOZZLE 1/2 SERIES 30	30		
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SYMBOL	MANUFACTURER/MODEL/DESC/DEPTH	PSI	GPM	RADIUS
①	HUNTER 1 20 06 SS TURF ROTOR 6 0" POP UP ADJUSTABLE AND FULL CIRCLE STAINLESS STEEL RISER DRAIN CHECK VALVE STANDARD NOZZLE	45	4.00	40'
②	HUNTER 1 20 06 SS TURF ROTOR 6 0" POP UP ADJUSTABLE AND FULL CIRCLE STAINLESS STEEL RISER DRAIN CHECK VALVE STANDARD NOZZLE	45	6.00	43'

SYMBOL	MANUFACTURER/MODEL/DESC/DEPTH
①	DRIP VALVE ASSEMBLY HIGH FLOW VALVE NEARBY MODEL LVCS2010075 IIF PRE ASSEMBLED CONTROL ZONE KIT WITH 1" SERIES 80 CONTROL VALVE, 3/4" DISC FILTER AND 1/2" FLOW PRESSURE REGULATOR 4.5 GPM TO 17.6 GPM.
②	TRIPLE FLUSH CAP 3/4" TRIPLE COMPRESSION END CAP WITH SEW ON END

SYMBOL	MANUFACTURER/MODEL/DESC/DEPTH
①	REMOTE CONTROL VALVE ASSEMBLY WITH 1/2" SERIES 80 CONTROL VALVE, 3/4" DISC FILTER AND 1/2" FLOW PRESSURE REGULATOR 4.5 GPM TO 17.6 GPM.
②	QUICK COUPLER VALVE ASSEMBLY HUNTER HQ 400 VALVE WITH YELLOW RUBBER COVER, RFD BRASS AND STAINLESS STEEL WITH 1" NPT INLET, 1" PEEK BODY
③	NORMALLY OPEN MASTER VALVE ASSEMBLY 1 INCH BULKHEAD SUPERIOR 2100 NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION
④	REDUCED PRESSURE BACKFLOW PREVENTER WILKINS 375B BACKFLOW PREVENTER WITH BLOW OUT/REFRESH FITTING REPOSITIONED FROM HINDSIGHT AND LAST BRONZE BALL VALVES SIZED TO MATCH 1/2" INLET (SEE PGC NOTE)
⑤	CREATIVE SENSOR TECHNOLOGY CSI 1 INCH PVC TEE TYPE FLOW SENSOR W/ SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA LIGHTWEIGHT BUTYLER ENKAKES LOW FLOW MEASUREMENT 2 WIRE DIGITAL OUTPUT, FLOW RANGE: .86-52 GPM 1.5 SIZE

SYMBOL	MANUFACTURER/MODEL/DESC/DEPTH
①	IRRIGATION LATERAL LINE (PVC CLASS 200 SDR 21) PVC CLASS 200 IRRIGATION PIPE ONLY LATERAL TRANSMISSION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE
②	DRIP IRRIGATION LATERAL LINE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE PIPE, 3/4" INCH UNLESS OTHERWISE SPECIFIED
③	DRIP IRRIGATION LATERAL LINE TO EMITTERS IN NATIVE SEED 3/4" INCLUDE RADIATION RESISTANT POLYETHYLENE PIPE TO METABOL ENGINE DRAIN TUBING TREE RINGS (SEE DETAILS)
④	IRRIGATION MANLINE: PVC CLASS 200 SDR 21 1 1/2 INCH UNLESS OTHERWISE NOTED.

SYMBOL	MANUFACTURER/MODEL/DESC/DEPTH
①	1/2" SLEEVE (PVC SCHEDULE 40) INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.

SYMBOL	MANUFACTURER/MODEL/DESC/DEPTH
①	WIRE CABLE
②	WIRE PIPE
③	WIRE SIZE

SYMBOL	MANUFACTURER/MODEL/DESC/DEPTH
①	EMITTER
②	EMITTER
③	EMITTER
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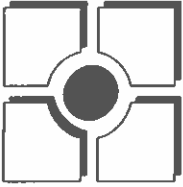
EMITTER SCHEDULE

EMITTER TYPE	EMITTER TYPE	EMITTER TYPE	NO. OF EMITTERS	TOTAL FLOW
GROUND COVER	SINGLE OUTLET	1 GPH	1	1 GPH
PERENNIALS	SINGLE OUTLET	1 GPH	1	1 GPH
1 GAL SHRUB	SINGLE OUTLET	1 GPH	1	1 GPH
5 GAL SHRUB	SINGLE OUTLET	1 GPH	2	2 GPH
TREE BY SHRUB BED	SINGLE OUTLET	1 GPH	4	4 GPH
TREE BY NATIVE SEED	INLINE DRIP*	0 @ GPH	N/A	N/A

- NOTES:
- MULTIPLE OUTLET EMITTERS CAN BE UTILIZED IN DENSELY PLANTED AREAS AND FOR TREES IN SHRUB BEDS.
 - REFER TO LEGEND AND DETAILS FOR DUNE DUMP TOTALS.



FIGURE 2



THOMAS THOMAS

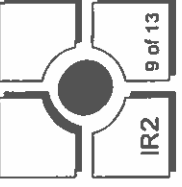
13750 East 111st Avenue
Suite 100
Denver, CO 80231
Phone: (303) 751-0777

REV #	DATE	DESCRIPTION	CHECKED	APPROVED
1	08/14/18	M.P.		
2		BASE REVISIONS		
3				
4				
5				
6				

DESIGNED	M.P.	5/18/18
DRAWN	M.P.	5/18/18
CHECKED	M.P.	5/18/18
PROJECT NUMBER		2020.11
SCALE		AS NOTED

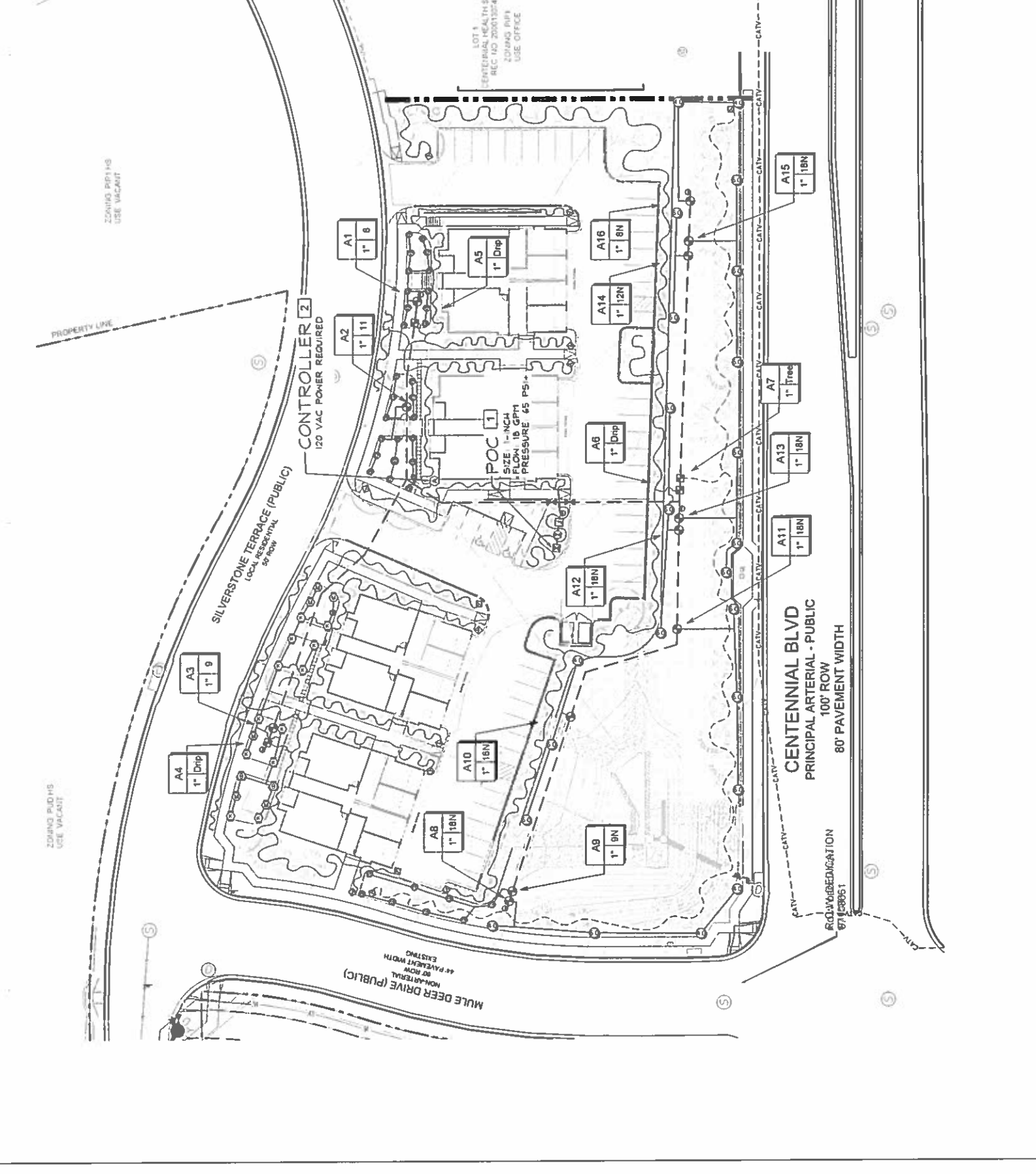
TUSCAN FOOTHILLS VILLAGE

FINAL IRRIGATION PLAN



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURE/MODEL/DESCRIPTION	PSI	CPM	RADIUS
⊙	Hunter Probs OG PR550 CV WITH TORO PRECISION NOZZLE H SERIES 30 Hunter Probs OG PR550 CV TUBE SPRAY 30 PSI REGULATED 6.0" 30 POP UP WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO MOULDED W/PER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SPRAY NOZZLES	30		
⊙	Hunter Probe OG PR540 CV WITH TORO PRECISION NOZZLE 10 SERIES 30 Hunter Probs OG PR540 CV TUBE SPRAY 30 PSI REGULATED 6.0" 30 POP UP WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO MOULDED W/PER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SPRAY NOZZLES	30		
⊙	Hunter Probs OG PR530 CV WITH TORO PRECISION NOZZLE 12 SERIES 30 Hunter Probs OG PR530 CV TUBE SPRAY 30 PSI REGULATED 6.0" 30 POP UP WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO MOULDED W/PER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SPRAY NOZZLES	30		
⊙	Hunter Probs OG PR540 CV WITH TORO PRECISION NOZZLE 15 SERIES 30 Hunter Probs OG PR540 CV TUBE SPRAY 30 PSI REGULATED 6.0" 30 POP UP WITH FACTORY INSTALLED DRAIN CHECK VALVE. CO MOULDED W/PER SEAL WITH UV RESISTANT MATERIAL. UTILIZE TORO PRECISION SPRAY NOZZLES	30		
⊙	Hunter NP1000 Probs OG PR540 CV Turf Rotator 6" 0.7" POP UP WITH CHECK VALVE. PRESSURE REGULATED TO 40 PSI (2 7/8 BAR). AP ROTATOR NOZZLE ON PR540. ROTOR NOZZLE ON PR540 BODY B. BLACK ADJ ARC: 90 210. GREEN ADJ ARC: 210 270. R: .815 3.000 ARC	40		
⊙	Hunter MP2000 Probs OG PR540 CV Turf Rotator 6" 1.5 24 CAD POP UP WITH FACTORY INSTALLED CHECK VALVE. PRESSURE REGULATED TO 40 PSI (2 7/8 BAR). AP ROTATOR NOZZLE ON PR540 BODY B. BLACK ADJ ARC: 90 210. GREEN ADJ ARC: 210 270. R: .815 3.000 ARC	40		
⊙	Hunter MP3000 Probs OG PR540 CV Turf Rotator 6" 1.5 24 CAD POP UP WITH FACTORY INSTALLED CHECK VALVE. PRESSURE REGULATED TO 40 PSI (2 7/8 BAR). AP ROTATOR NOZZLE ON PR540 BODY B. BLUE ADJ ARC: 90 210. YELLOW ADJ ARC: 210 270. A: 1.664 3.000 ARC	40		
⊙	Hunter MP4000 Probs OG PR540 CV Turf Rotator 6" 0.7" POP UP WITH CHECK VALVE. PRESSURE REGULATED TO 40 PSI (2 7/8 BAR). AP ROTATOR NOZZLE ON PR540 BODY ADJ. ORANGE AND GRAY I ARC: 90 210. 3RD LINE GREEN AND GRAY I ARC: 360	40		
SYMBOL	MANUFACTURE/MODEL/DESCRIPTION	PSI	CPM	RADIUS
⊙	Hunter I 20 06 SS Turf Rotator 6" 0.7" POP UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	4 00	40"
⊙	Hunter I 20 06 SS Turf Rotator 6" 0.7" POP UP. ADJUSTABLE AND FULL CIRCLE. STAINLESS STEEL RISER. DRAIN CHECK VALVE. STANDARD NOZZLE.	45	0.00	40"
SYMBOL	MANUFACTURE/MODEL/DESCRIPTION			
⊙	DIRT VALVE ASSEMBLY HIGH FLOW VALVE METAMH MODEL WC25010075 HF TIRE ASSEMBLED CONTROL ZONE KIT WITH 1" SERIES 80 CONTROL VALVE, 3/4" DISC BUTER, AND HIGH FLOW PRESSURE REGULATOR 4.5GPM TO 17 GPM.			
⊙	DIRT/NOISE FRESH CAP ASSEMBLY WITH 3/4" DRAINING COMPRESSION END CAP WITH SCREEN ON END			
SYMBOL	MANUFACTURE/MODEL/DESCRIPTION			
⊙	MANIFOLD CONTROL VALVE ASSEMBLY HUNTER MODEL CV LINE PLASTIC. ELECTRIC REACTE CONTROL VALVES. GLOBE CONFIGURATION			
⊙	QUICK COUNTER VALVE ASSEMBLY HUNTER IQ GRC VALVE WITH YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL. WITH 1" NPT INLET, 1" PRETE BODY			
⊙	NORMALLY OPEN MASTER VALVE ASSEMBLY 1 INCH BUCKNER SUPERIOR 3100. NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION			
⊙	REDUCED PRESSURE BACKFLOW PREVENTER WILKINS 375B BACKFLOW PREVENTER WITH FLOW CURTAINISH FITTING. REDUCED PRESSURE BACKFLOW PREVENTER. BRASS BALL VALVES. SIZED TO MATCH TAP & RISER (RE: LOC NOTE).			
⊙	CREATIVE SENSOR TECHNOLOGY FSI 1 1 INCH PVC TEE TYPE FLOW SENSOR W/3" KET ENDS. CUSTOM BOUNDING TEE AND ULTRA LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT. FLOW RANGE: 86 GPM, 1.5" SIZE			
⊙	IRRIGATION LATERAL LINE. PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.			
⊙	DIRT IRRIGATION LATERAL LINE TO DAMBERS. UV RADIATION RESISTANT POLYETHYLENE PIPE. 3/4 INCH UNLESS OTHERWISE SPECIFIED			
⊙	DRIP IRRIGATION LATERAL LINE TO DAMPERS IN NATIVE SEED. 3/4 INCH UV RADIATION RESISTANT POLYETHYLENE PIPE TO METAFORM BRINE DRIP TUBING TREE RINGS (RE: DETAILS)			
⊙	IRRIGATION MAINLINE. PVC CLASS 200 SDR 21 1.25 INCH UNLESS OTHERWISE NOTED.			
⊙	PVC SLEEVE. PVC SCHEDULE 40 INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.			



MPI Designs, LLC

PO BOX 2020
MIDLAND TX 79702
970.412.3017
michelle@mptdesigns.com

CITY PLANNING NUMBER: CPC PUD 06-00067-A3MJ18

SCALE: 1" = 30'

NORTH

0 15' 30' 60'

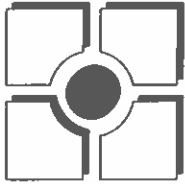
Value Callout

Value Number

Value Pipe

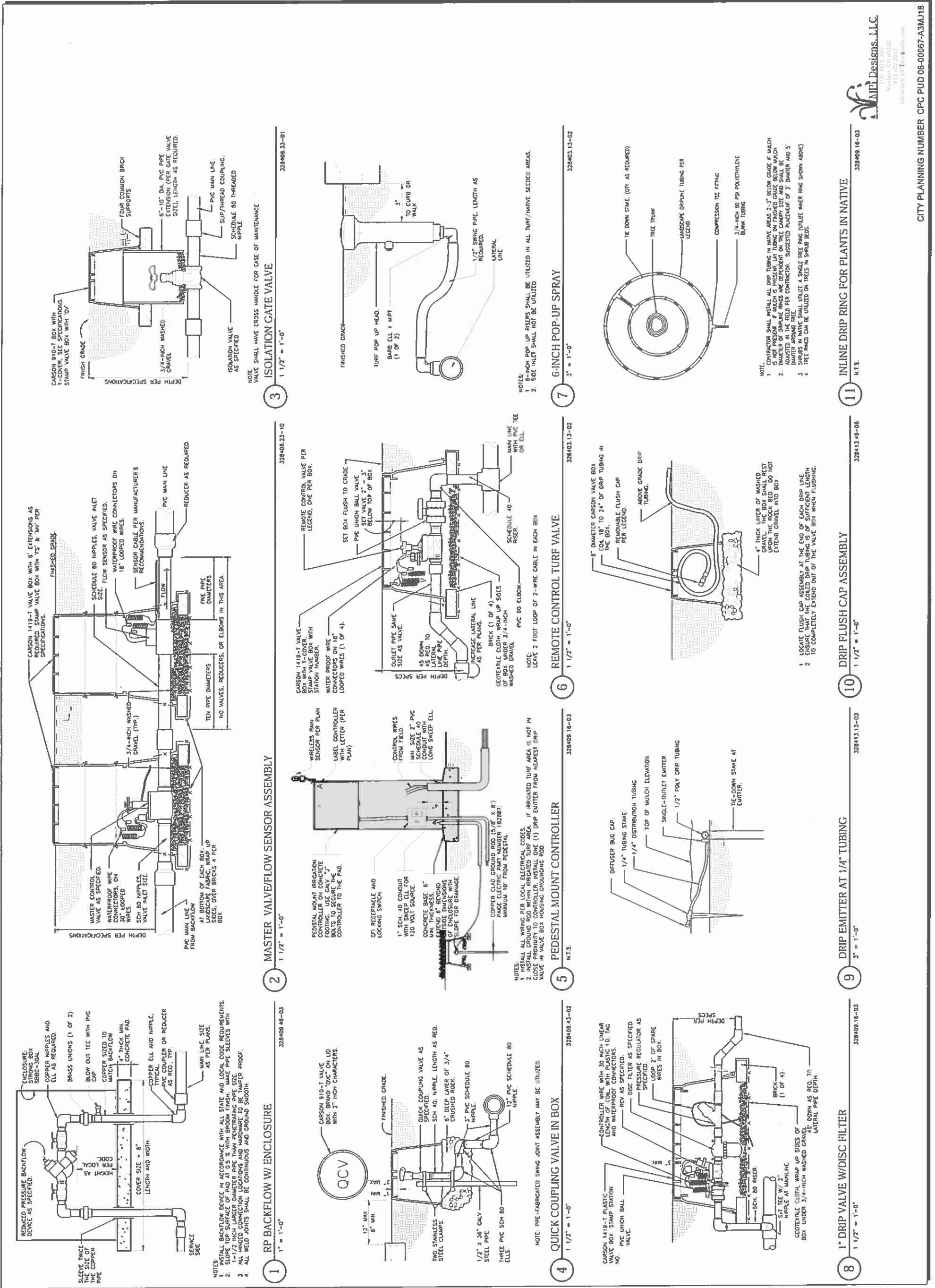
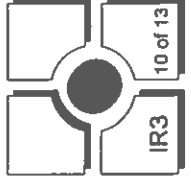
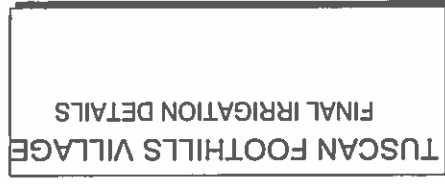
Value Size

FIGURE 2



REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	BASE REVISIONS	08/14/18	MJP		
2					
3					
4					
5					
6					

DESIGNED	DRAWN	CHECKED	MJP	SCALE
5/18/18	5/18/18	5/18/18		AS NOTED
PROJECT NUMBER: 252011				



1 1 1/2" = 1'-0" 328408 48-03

2 1 1/2" = 1'-0" 328408 23-10

3 1 1/2" = 1'-0" 328406 33-01

4 1 1/2" = 1'-0" 328408 43-02

5 3" = 1'-0" 328409 18-03

6 1 1/2" = 1'-0" 328403 13-02

7 3" = 1'-0" 328403 13-02

8 1 1/2" = 1'-0" 328409 16-03

9 3" = 1'-0" 328413 13-03

10 1 1/2" = 1'-0" 328413 49-08

11 N.T.S. 328409 16-03

FIGURE 2



THOMAS THOMAS
 10000 E. South Street
 Suite 100
 Denver, CO 80231
 (303) 755-8777

REV #	DATE	DRAWN	CHECKED	APPROVED
1	8.17.18			
Response to Comments, REV1				
2				
3				
4				
5				
6				


DESIGNED	RL	5.21.18
DRAWN	RL	5.21.18
CHECKED		
PROJECT NUMBER		2020.11
SCALE	AS NOTED	

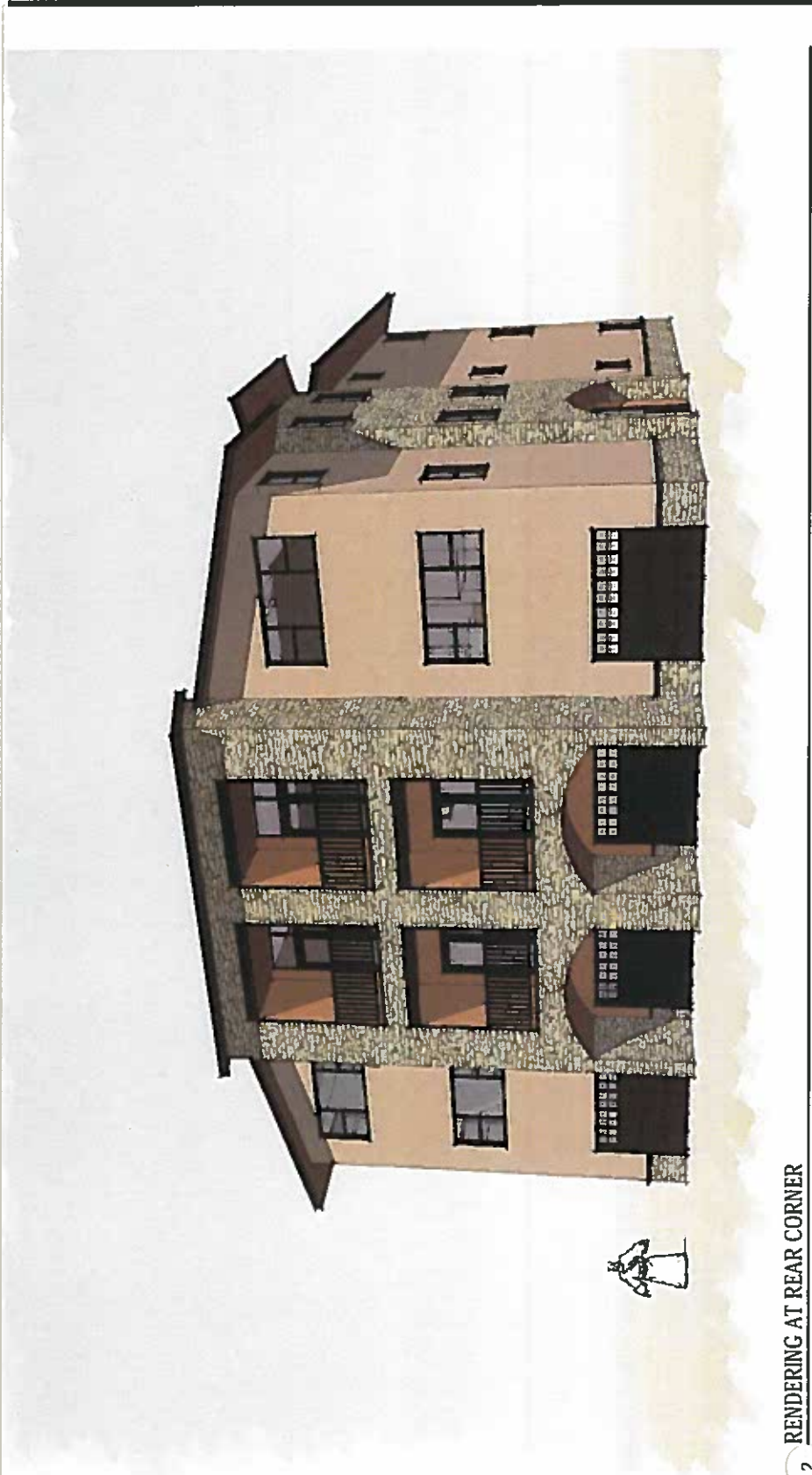
TUSCAN FOOTHILLS VILLAGE
 FILING NO. 2
 PUD MAJOR AMENDMENT

A1
 11 of 13

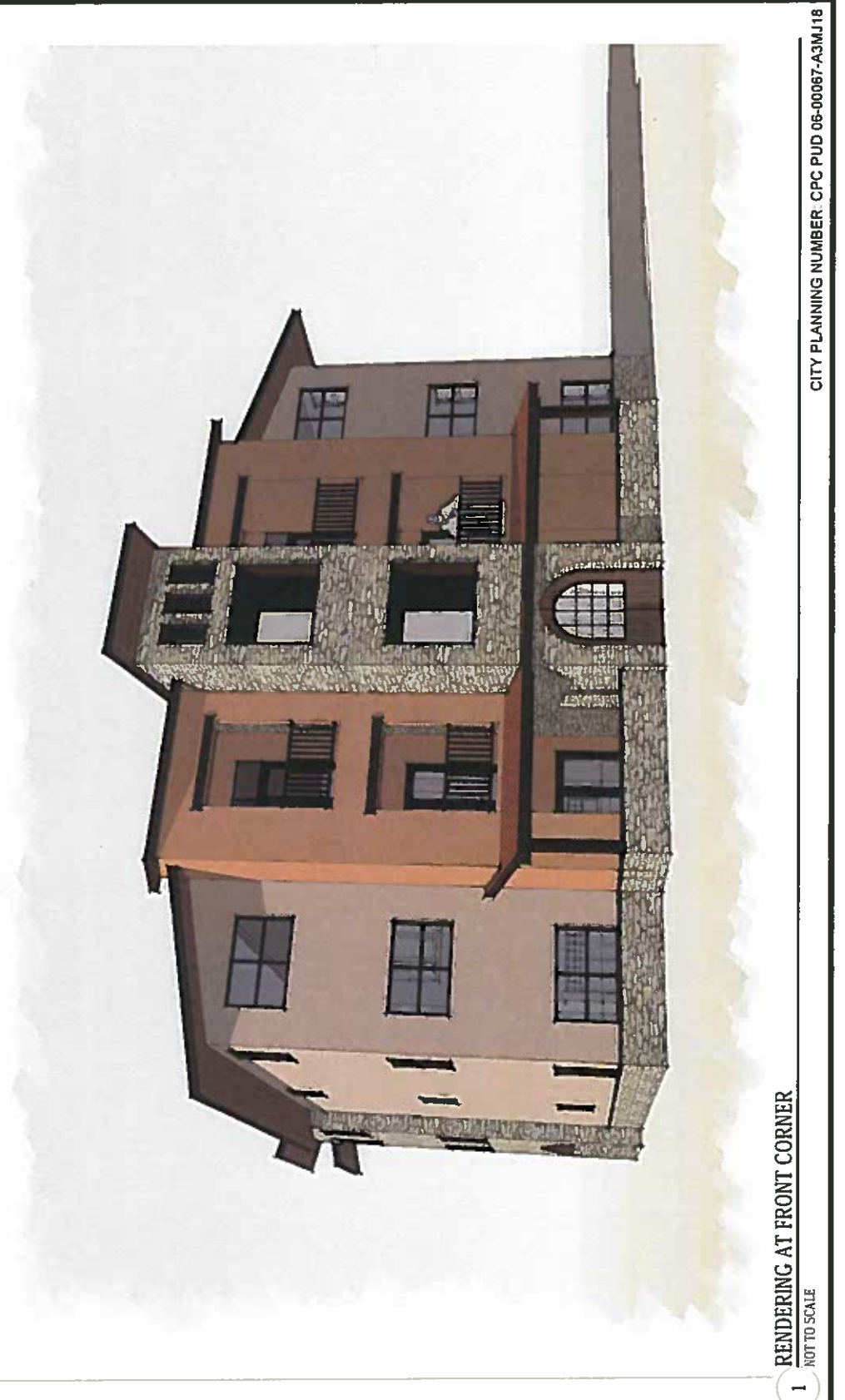


FIGURE 2

 <p>THOMAS THOMAS 10000 E. Harvard Avenue, Suite 100 Denver, CO 80231 Phone: 303.755.8777 Fax: 303.755.8778</p>																																																							
<table border="1"> <tr><th>REV #</th><th>REVISIONS</th><th>DATE</th><th>DRAWN</th><th>CHECKED</th><th>APPROVED</th></tr> <tr><td>1</td><td>RESPONSE TO COMMENTS REV 1</td><td></td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td><td></td><td></td><td></td></tr> </table>	REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED	1	RESPONSE TO COMMENTS REV 1					2						3						4						5						6						<table border="1"> <tr><th>DESIGNED</th><td>RL 5.21.18</td></tr> <tr><th>DRAWN</th><td>RL 5.21.18</td></tr> <tr><th>CHECKED</th><td></td></tr> <tr><th>PROJECT NUMBER</th><td>2020 11</td></tr> <tr><th>SCALE</th><td>AS NOTED</td></tr> </table>	DESIGNED	RL 5.21.18	DRAWN	RL 5.21.18	CHECKED		PROJECT NUMBER	2020 11	SCALE	AS NOTED	<p>TUSCAN FOOTHILLS VILLAGE FILING NO. 2 PUD MAJOR AMENDMENT</p>	<p>AZ 12 of 13</p>
REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED																																																		
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CHECKED																																																							
PROJECT NUMBER	2020 11																																																						
SCALE	AS NOTED																																																						



2 RENDERING AT REAR CORNER
NOT TO SCALE



1 RENDERING AT FRONT CORNER
NOT TO SCALE



6 BUILDING D: BUILDING HEIGHT
1/16" = 1'-0"



5 BUILDING C: BUILDING HEIGHT
1/16" = 1'-0"



4 BUILDING B: BUILDING HEIGHT
1/16" = 1'-0"



3 BUILDING A: BUILDING HEIGHT
1/16" = 1'-0"

TUSCAN FOOTHILLS VILLAGE FILING 2 LAND SUITABILITY ANALYSIS

Vegetation Analysis
A Vegetation inventory for the site was prepared using field notes and aerial photography. In general there are no significant stands of vegetation. The site contains native grasses including some warm and cool season grasses such as the Western Wheat Grass, Side-oats Grama, and Needlethread. A few trees have grown directly adjacent to the pavement edge but no other trees are on-site. Trees that are well suited to the area include Rocky Mountain Juniper, Ponderosa Pine, Eastern Redcedar, Russian Olive, Siberian Elm, and Hackberry. Shrubs that are well suited to the site include Skunkbush, Siberian Peashrub, Sumac, True Mountain Mahogany, and Lilac. Much of the site's native grass areas have been disturbed by the years of construction and add no real value to the landscape.

Slope Analysis
A slope analysis was performed on the Tuscan Foothills Village Filing 2 site. The entire 2.33 site is shown to consist of existing disturbed grades with gentle to moderate slopes areas. There are no steep or severe slopes that would limit development. It is recommended that development be concentrated.

Natural / Man-made Features:
Man-made features are found along Centennial Blvd. where extensive grading has occurred and drainage features have been constructed. There are no natural features of significant value found on this site. There are no existing structures to remain.

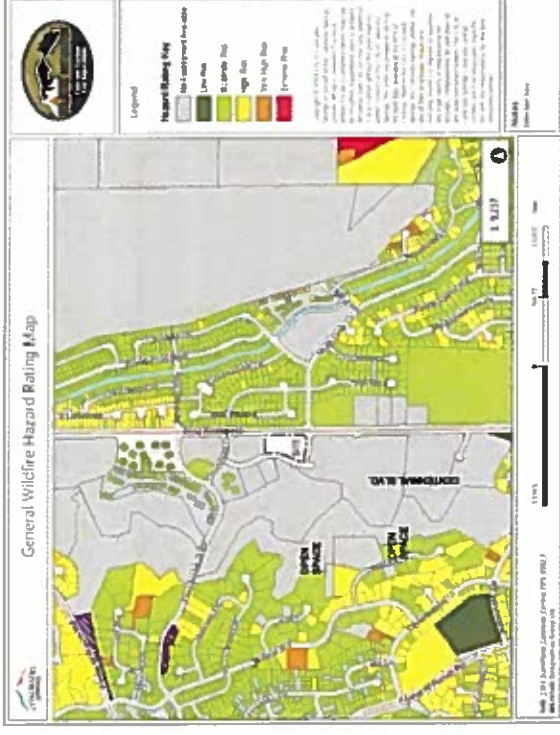
Wildlife:
Since this area is very open with little vegetation for cover, no big game animals live within the site. Some may be found passing through, but no significant habitats will be harmed by development.

Conclusion:
This composite analysis is based upon information, derived from a variety of sources. The information is general in character and not specific. There are no significant features or obstacles limiting or precluding development of this site as proposed on the development plan.

Slope Analysis Evaluation Map



Wildfire Risk Evaluation Map



Wildfire Hazard Potential:
The CSFD Wildfire Risk Evaluation Map, as shown above, rates the degree of fire danger on an individual lot basis. The map shows the degree of risk for the surrounding developed lots. Since the Tuscan Foothills Village Filing 2 site is not yet developed, it has not been evaluated. However, based on the surrounding area it can be assumed that the fire risk is low to moderate risk. All protective measures should be taken to minimize the fire risk.

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO COMMENTS, REV1	8.17.18			
2					
3					
4					
5					
6					

DESIGNED	DRAWN	CHECKED	PROJECT NUMBER	SCALE
KC 5.23.18	KC 5.23.18	KA 5.23.18	2520.11	AS NOTED

TUSCAN FOOTHILLS VILLAGE
FILING NO.2
LAND SUITABILITY ANALYSIS

L1
13 of 13

THOMAS THOMAS
LAND SUITABILITY ANALYSIS

REV #	DATE	DESCRIPTION	BY	CHECKED	APPROVED
1	5/21/18	RESPONSE TO COMMENTS, REV 1	N L T		
2	5/21/18				
3					
4					
5					
6					

DESIGNED	DRAWN	CHECKED	PROJECT NUMBER	SCALE
5/21/18	5/21/18	5/21/18	2520.11	AS NOTED

TUSCAN FOOTHILLS VILLAGE
FILING NO. 2
PUD MAJOR AMENDMENT

P2
2 of 13

LEGAL DESCRIPTION :
 A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:
 BASIS OF BEARINGS, THE SOUTHERLY LINE OF TRACT A, AS PLATTED IN CENTENNIAL HEALTH SUBDIVISION, RECORDED FEBRUARY 28, 1995 UNDER RECEPTION NO. 99193532, EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY AT THE WESTERLY END BY A NO. 5 REBAR WITH 13/27 ALUMINUM SURVEYOR'S CAP STAMPED "R ENG LTD BLS 17502" AND AT THE EASTERLY END BY A NO. 5 REBAR WITH 13/27 ALUMINUM SURVEYOR'S CAP STAMPED "R ENG LTD BLS 17502" IS ASSUMED TO BEAR N 71 DEGREES 53 MINUTES 46 SECONDS E, A DISTANCE OF 314.12 FEET.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, AS PLATTED IN CENTENNIAL HEALTH SUBDIVISION, RECORDED FEBRUARY 28, 2000 UNDER RECEPTION NO. 200011074, EL PASO COUNTY, COLORADO, THENCE S 90 DEGREES 02 MINUTES 30 SECONDS E, ON RIGHT OF WAY ACQUISITION LINE OF CENTENNIAL BOULEVARD, DESCRIBED IN DOCUMENT RECORDED UNDER RECEPTION NO. 97106651, A DISTANCE OF 419.04 FEET, THENCE S 14 DEGREES 00 MINUTES 30 SECONDS W, A DISTANCE OF 43.76 FEET, THENCE S 88 DEGREES 57 MINUTES 30 SECONDS W, A DISTANCE OF 55.79 FEET TO A POINT OF CURVE, THENCE ON ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 18 DEGREES 07 MINUTES 11 SECONDS, A RADIUS OF 370.00 FEET, A DISTANCE OF 117.01 FEET TO A POINT OF REVERSE CURVE, THENCE ON ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 13 DEGREES 36 MINUTES 36 SECONDS, A RADIUS OF 310.00 FEET, A DISTANCE OF 78.39 FEET TO A POINT OF TANGENT, THENCE N 81 DEGREES 31 MINUTES 55 SECONDS W, A DISTANCE OF 19.04 FEET TO A POINT ON A CURVE, THENCE ON ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 43.09 FEET, A RADIUS OF 43.09 FEET, A DISTANCE OF 43.09 FEET, THENCE ON ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 72 DEGREES 04 MINUTES 15 SECONDS, A RADIUS OF 380.00 FEET, A DISTANCE OF 264.78 FEET TO A POINT ON CURVE, THENCE N 90 DEGREES 00 MINUTES 00 SECONDS E, A DISTANCE OF 197.48 FEET TO THE POINT OF BEGINNING.
 Containing a calculated area of 101,550 S.F. or 2.334 acres, more or less.

SITE DATA	
SITE LOCATION	THE SITE IS LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL BLVD AND MULE DEER ST
TAX SCHEDULE NUMBER	719-030032
TAX ACREAGE	2.33 Acres (101,484 S.F.)
EXISTING PROPOSED ZONING	PUD HS (COMMERCIAL) / PUD HS (MULTI-FAMILY)
EXISTING LAND USE	VACANT
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
MINIMUM BLDG SETBACK - FRONT	20'
MINIMUM BLDG SETBACK - SIDE	20'
MINIMUM BLDG SETBACK - REAR	20'
MAXIMUM BUILDING HEIGHT	20'
PERCENTAGE OF LOT COVERAGE	48.300 SF / 47.7%
STRUCTURES AND IMPROVEMENTS	
SCHEDULE FOR CONSTRUCTION	FALL 2018 - SPRING 2019

PARKING DATA:	
REQUIRED PARKING PER BUILDING	1 BR 1.5 = 0
	2 BR 4 X 1.7 = 8.6
REC. PARKING PER BLDG = 18	
TOTAL REQ. SPACE 4 BLDG = 64	
PROVIDED PARKING	ACCESSIBLE - 6 (3) VAN / (3) STANDARD
	STANDARD SURFACE - 43
GARAGE - 16	
TOTAL PARKING PROVIDED=65	

- PROJECT NOTES:**
- ALL PRIVATE DRIVEWAYS, FIRE LANE, OPEN SPACE, LANDSCAPE TRACTS AND WATER QUALITY POUNDS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
 - CONSTRUCTION ACTIVITY AND TRAFFIC WILL BE SCHEDULED DURING THE HOURS BETWEEN 7:00 A.M. TO 7:00 P.M. MONDAY THROUGH SATURDAY.
 - REWORK IN OR NEAR ROAD INTERFACES OR INTERSECTION AREAS INVOLVES INCREASED FINE RISKS THAT MAY NOT APPLY IN URBAN OR SUBURBAN AREAS.
 - THE SITE IS NOT WITHIN A FEMA DESIGNATED FLOOD HAZARD AREA. THE FLOOD PLAN INSURANCE RATE MAP (FPIM) FOR EL PASO COUNTY PANEL 0801-05117, DATED MARCH 17, 1987, AND DERIVED BY REVISED MARCH 17, 1987.
 - THIS PROPERTY IS SUBJECT TO THE FLOODING HAZARD AND CONSEQUENCES OF A GEOTECHNICAL HAZARD ASSESSMENT REPORT PROVIDED BY THE CITY OF COLORADO SPRINGS CITY PLANNING OFFICE. CONTACT CITY PLANNING OFFICE, 1600 W. HIGHWAY 103, SUITE 201, COLORADO SPRINGS, CO 80904.
 - RIGHT OF WAY FOR CENTENNIAL BOULEVARD FOR ANY DECELERATION LANE MAY BE GRANTED WITH THE FINAL PLAN.
 - THIS PROJECT MAY BE SUBJECT TO A COST RECOVERY AGREEMENT FOR IMPROVEMENTS MADE TO CENTENNIAL BLVD BETWEEN THE CITY OF COLORADO SPRINGS AND THE PROPERTY OWNER. THE CITY OF COLORADO SPRINGS IS NOT RESPONSIBLE FOR THE RECOVERY OF COSTS INCURRED BY THE PROPERTY OWNER FOR THE RECOVERY AGREEMENT. THE RECOVERY AGREEMENT SHALL BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - PUBLIC IMPROVEMENT FEASIBILITY STUDY WILL BE PROVIDED WITH THE FINAL PLAN WHERE THE SIDEWALK AND TRAFFIC CONTROL FEATURES ARE OUTSIDE THE PUBLIC RIGHT OF WAY.
 - THE CITY OF COLORADO SPRINGS AND SUBURBAN AREAS POSING A SAFETY HAZARD EXHIBITING EXCESSIVE SPEEDS, OVERSPEEDING, AND OTHER VIOLATIONS CAN BE SET UP WITH THE ENGINEERING REVIEW INSPECTOR AT 285.887.
 - THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FURNISHED THEMSELVES WITH ALL CURRENT ACCESSIBILITY 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 AND OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR ORDINANCES THAT MAY BE APPLICABLE TO THIS PROJECT. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS WITH THE PROPERTY OWNER.
 - OPEN SPACE DEDICATION REQUIREMENTS ILLUSTRATING ACREAGE, BOUNDARIES AND DEDICATION TRAILS WILL BE DETERMINED AT THE TIME OF FINAL PLANNING NO. 1 MAP PP 160000. AN APPLICATION FOR A ZONE CHANGE SHALL BE FILED AND APPROVED FOR ALL PUBLIC PARKLAND TO BE DEVELOPED IN ACCORDANCE WITH CITY CODE PRIOR TO APPROVAL OF ALL FINAL PLANS. A MINOR AMENDMENT TO THE PLAN AND/OR OTHER PRELIMINARY MAPS, CONVEYANCE INSTRUMENTS, ETC., TO BE AS ILLUSTRATED ON THE PRELIMINARY GRADING PLAN THERE SHALL BE NO DIRECT ACCESS TO CENTENNIAL BLVD.
 - TERRACE LIGHTING SHALL BE LOCATED ON SILVERSTONE TERRACE MOVING FROM SOUTH TO NORTH.

OWNER:
 MICHAEL HAUSMAN REV TRUST
 2015 RIPPLE RIDGE RD
 COLORADO SPRINGS, CO 80921

DEVELOPER:
 TFVI LLC
 2376 MARGAUX VALLEY WAY
 702 N. TEJON ST
 COLORADO SPRINGS, CO 80921

APPLICANT:
 THOMAS & THOMAS
 455 SOUTH TEJON ST
 COLORADO SPRINGS, CO 80901

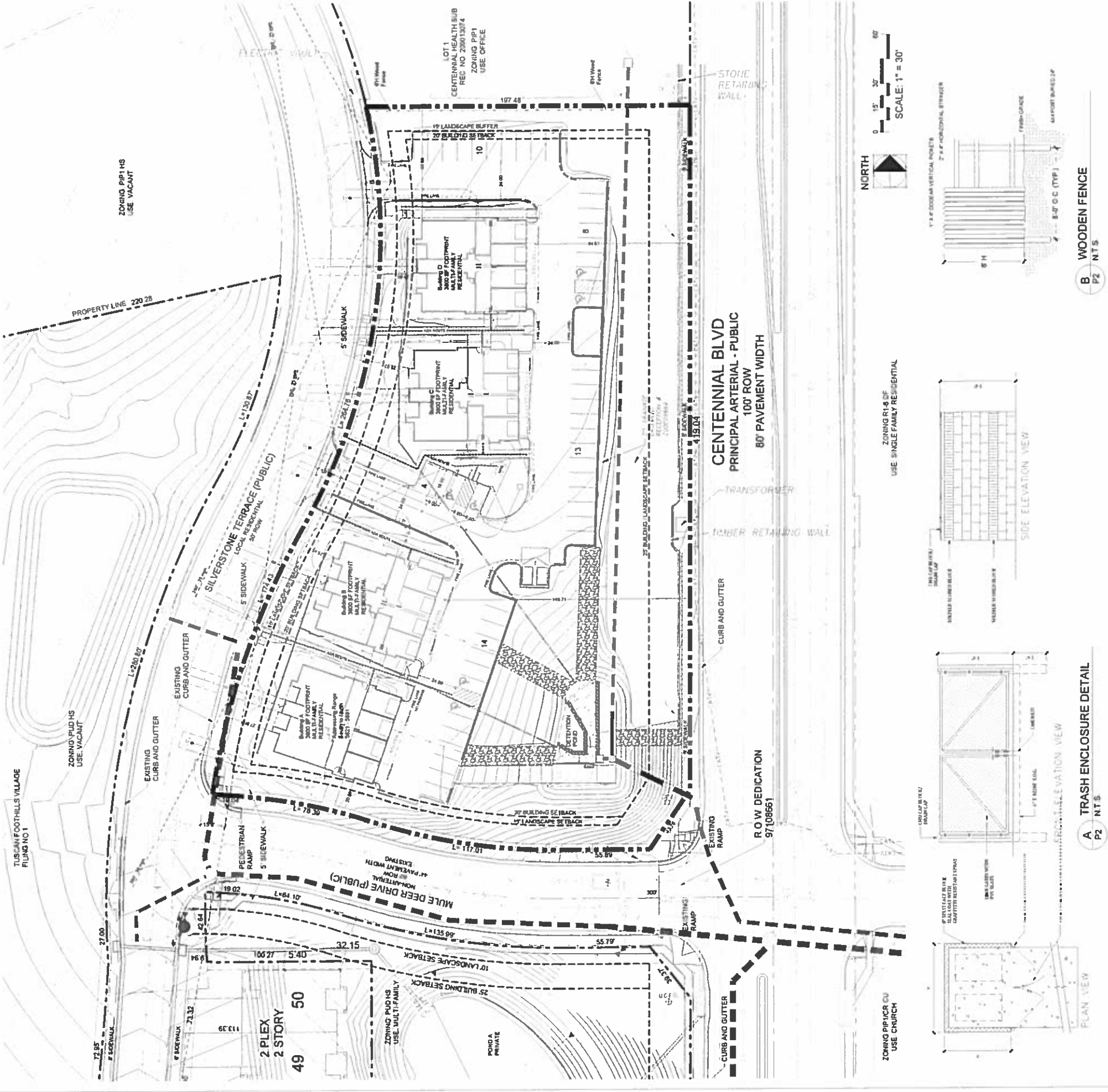
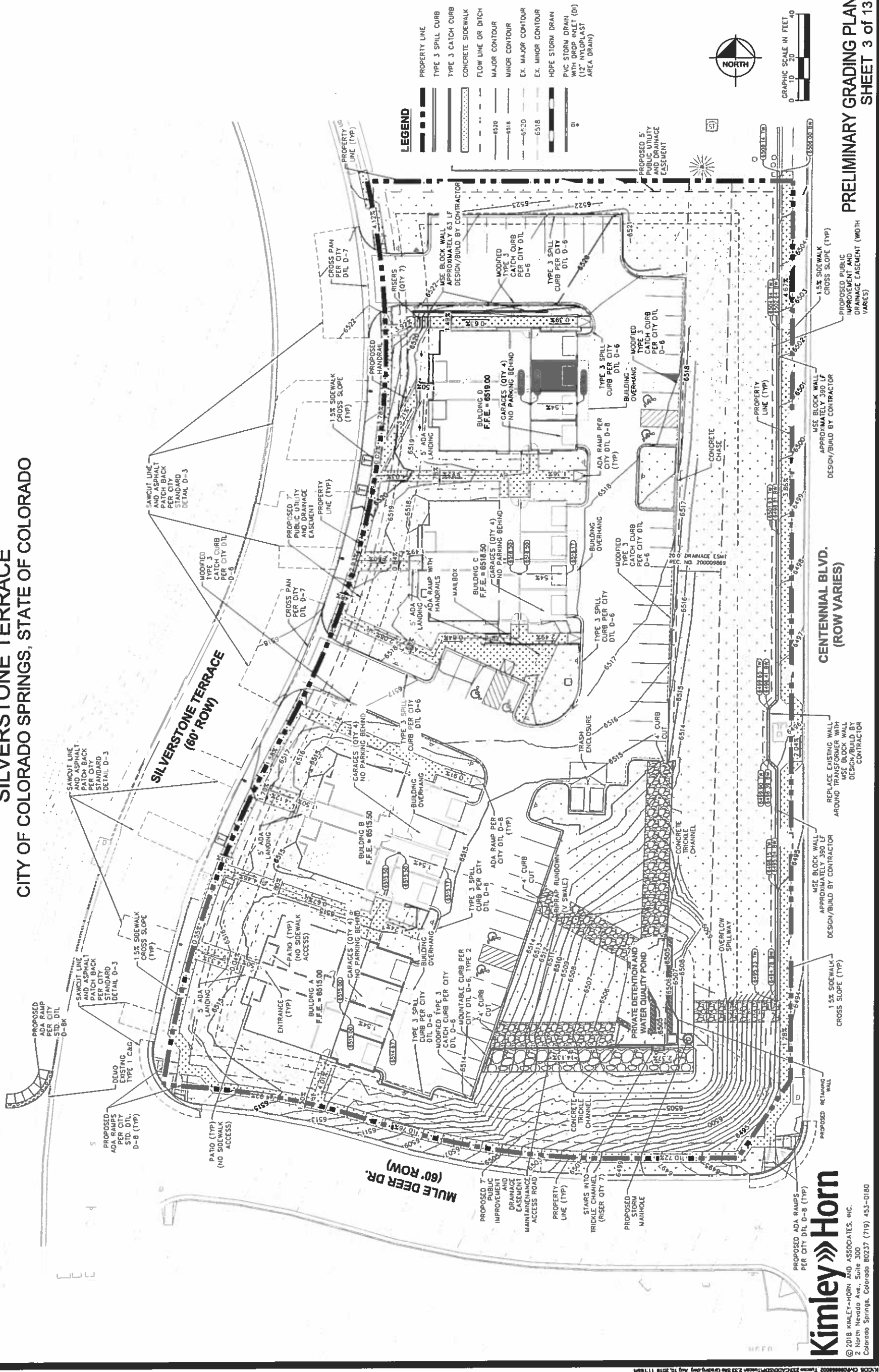


FIGURE 2

TUSCAN FOOTHILLS VILLAGE FILING NO. 2
PRELIMINARY GRADING PLAN
SILVERSTONE TERRACE
 CITY OF COLORADO SPRINGS, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- TYPE 3 SPILL CURB
- TYPE 3 CATCH CURB
- CONCRETE SIDEWALK
- FLOW LINE OR DITCH
- MAJOR CONTOUR
- MINOR CONTOUR
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- H-PIPE STORM DRAIN
- PVC STORM DRAIN
- 12" NYLOPLAST AREA DRAIN



Kimley»Horn
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 2 North Nevada Ave., Suite 300
 Colorado Springs, Colorado 80937 (719) 453-0180

PRELIMINARY GRADING PLAN
SHEET 3 of 13

CPC PUD 06-00067-A3MJ18

FIGURE 2

TUSCAN FOOTHILLS VILLAGE FILING NO. 2 PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN SILVERSTONE TERRACE CITY OF COLORADO SPRINGS, STATE OF COLORADO

LEGEND

---	PROPERTY LINE
---	PROPOSED DOMESTIC WATER SERVICE LINE
---	PROPOSED FIRE SERVICE LINE
---	PROPOSED ELECTRIC LINE
---	PROPOSED GAS SERVICE LINE
---	PROPOSED SWALE
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED STORM MANHOLE
---	PROPOSED TRANSFORMER
---	EXISTING GAS LINE
---	EXISTING SANITARY SEWER
---	EXISTING WATER LINE
---	EXISTING COMMUNICATION LINE
---	EXISTING STORM SEWER

KEYNOTE LEGEND

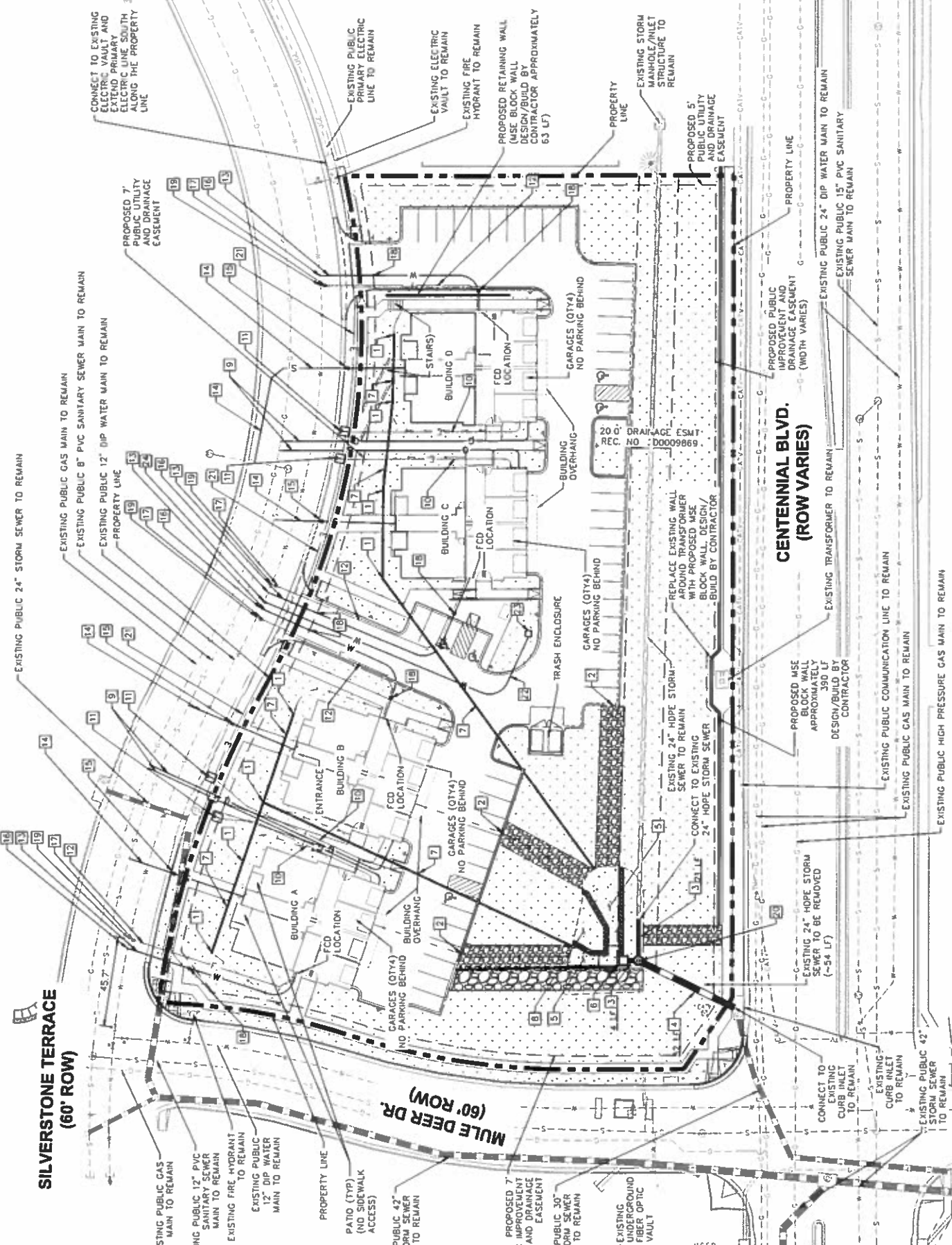
- 1 PROPOSED 12" NYLOPLAST AREA DRAIN
- 2 PROPOSED 4" CURB CUT
- 3 PROPOSED 24" HDPE STORM SEWER
- 4 PROPOSED 30" HDPE STORM SEWER
- 5 PROPOSED TRICKLE CHANNEL
- 6 PROPOSED 4"x4" WATER QUALITY OUTLET STRUCTURE
- 7 PROPOSED 8" PVC STORM SEWER
- 8 PROPOSED PRIVATE DETENTION AND WATER QUALITY POND
- 9 PROPOSED GAS SERVICE LINE
- 10 PROPOSED ELECTRIC SERVICE LINE
- 11 PROPOSED TRANSFORMER
- 12 PROPOSED 6" DIP FIRE SERVICE LINE WITH POLYWRAP PER CSU STANDARDS
- 13 PROPOSED 1.5" TYPE K COPPER DOMESTIC WATER SERVICE LINE
- 14 PROPOSED 4" PVC SANITARY SEWER SERVICE LINE
- 15 PROPOSED SANITARY SEWER CLEANOUT
- 16 PROPOSED 1.5" TAP BY CSU
- 17 PROPOSED 6" GATE VALVE
- 18 PROPOSED 1.5" CURB STOP
- 19 PROPOSED 12"x6" TEE
- 20 PROPOSED 5" STORM MANHOLE
- 21 PROPOSED PRIMARY ELECTRIC LINE
- 22 PROPOSED 1" TYPE K COPPER IRRIGATION LINE
- 23 PROPOSED 1" IRRIGATION METER. REF IRRIGATION PLANS.
- 24 PROPOSED 1" TAP BY CSU

GENERAL NOTES

1. ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.

COLORADO SPRINGS UTILITIES GENERAL NOTES

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 ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, REGULATIONS, AND POLICES, AND PEAK REGIONAL DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENT THAT ARE NECESSARY TO ENSURE THE PROPERLY OF THE PROPERTY TO BE SERVED. THE DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY, INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITH THE PROPERTY, OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
3. 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.
4. 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.
5. 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 STANDARDS).
6. 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).
7. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM WHEN WATER QUALITY IS AFFECTED. OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEMS EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT. 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)
8. APPROVAL OF SPRINGS UTILITIES IMPROVEMENTS, STRUCTURES, AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENTS. OWNER SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
9. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THE PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, POLICES 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 POLICES OF SPRINGS UTILITIES.
10. A METAL SIGN WITH RAISED LETTERS NOT LESS THAN 1 INCH (25 MM) IN SIZE SHALL BE MOUNTED ON ALL FIRE DEPARTMENT CONNECTORS, SPRINKLER STANDPIPES OR FIRE PUMP CONNECTIONS, SUCH AS "READ AUTOMATIC SPRINKLERS" OR "STANDPIPES" OR "TEST CONNECTION" OR A COMBINATION THEREOF AS APPLICABLE, WHERE THE FIRE DEPARTMENT CONNECTION DOES NOT SERVE THE ENTIRE BUILDING. A SIGN SHALL BE PROVIDED INDICATING PORTIONS OF THE BUILDING SERVED.



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**PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN
SHEET 4 of 13**

CPC PUD 06-00067-A3MJ18

THOMAS & THOMAS
Landscape Architecture
1700 South Loop West
Houston, Texas 77057
(713) 865-1100

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO COMMENTS, REV 1	8.17.18			
2					
3					
4					
5					
6					

DESIGNED: KLC 5.21.18
 DRAWN: KLC 5.21.18
 CHECKED: JKH 5.21.18
 PROJECT NUMBER: 2020.11
 SCALE: AS NOTED

FINAL LANDSCAPE PLAN
 FILING NO. 2
 TUSCAN FOOTHILLS VILLAGE

LS1
 5 of 13

MOTOR VEHICLE LOTS:

NUMBER OF VEHICLE SPACES PROVIDED:	49
SHADE TREES REQUIRED/PROVIDED:	4/4
PARKING LOT TREE ABBREVIATED:	PL
VEHICLE LOT FRONTAGES:	
NORTH SIDE:	0'
SILVERSTONE TER:	331'
CENTENNIAL BLVD:	0'
SOUTH SIDE:	0'
MULE DEER:	0'
20 LENGTH OF FOOTAGE:	0'
20 LENGTH OF FOOTAGE:	0'
MIN. 3' SCREENING PLANTS DECIDUOUS PROV.:	N/A
MIN. 3' SCREENING PLANTS EVERGREEN PROV.:	N/A
MIN. 3' SCREENING PLANTS EVERGREEN PROV.:	N/A
LENGTH OF SCREENING OR BERM PROVIDED:	N/A
VEHICLE LOT PLANT ABBREVIATED ON PLAN:	N/A
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%

INTERNAL LANDSCAPING:

SITE AREA:	101,485 SF
PERCENT MINIMUM INTERNAL AREA:	15%
INTERNAL AREA REQUIRED/PROVIDED:	15,224 SF / 15,224 SF
TREEFEET REQUIRED:	1 Tree / 500 SF
INTERNAL TREES REQUIRED/PROVIDED:	31 / 12
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	180 / 242
EVERGREEN TREES REQUIRED/PROV.:	0 / 15
SHRUB SUBSTITUTES REQUIRED/PROV.:	0 / 15
INTERNAL PLANT ABBREVIATED ON PLAN:	IN
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%

LANDSCAPE BUFFERS AND SCREENS:

FRONTAGE:	NORTH BOUNDARY
WIDTH IN FEET REQ/PROV.:	15' / 15'
LINEAR FOOTAGE:	167'
TREEFEET REQUIRED:	100
BUFFER TREES REQ/PROV.:	10 / 9
DECIDUOUS TREES REQ/PROV.:	3
EVERGREEN TREES REQ/PROV.:	5 / 6
SHRUB SUBSTITUTES REQUIRED/PROV.:	10 / 10
LENGTH OF OPAQUE STRUCTURE:	N/A
BUFFER TREE ABBR. ON PLAN:	NB

DEVELOPMENT PLAN DATA:

STREET NAME OR ZONE BOUNDARY:	CENTENNIAL BLVD.	MULE DEER ST.	SILVERSTONE TER.
ZONE DISTRICT BOUNDARY:	NO	NO	NO
STREET CLASSIFICATION:	PRINCIPAL ARTERIAL	NON ARTERIAL	NON ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	25'	15'	15'
LINEAR FOOTAGE:	483'	210'	410'
TREEFEET REQUIRED:	120	130	130
NUMBER OF TREES REQUIRED/PROVIDED:	23/23	0/0	15/15
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0/0	0/0	0/0
ORNAMENTAL GRASS SUBSTITUTES REQUIRED/PROV.:	0/0	0/0	0/0
PLANT ABBREVIATION DENOTED ON PLAN:	CB	DB	BT
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/75%	75%/75%

REPERT SPECIATION TABLE:

SYMBOL	ABBREV.	CITY	BOTANICAL NAME	COMMON NAME	REF. HAZARD	MAX. WIND SPEED (MPH)	PLANTING HEIGHT (FEET)	SIZE	NOTES
1	TC	23	The cactus	Lamb's Ears	45	15-20'	20-30"	2'F cactus	BAR
2	PT	7	Peperomia rotundifolia	Clumping Quaking Aspen	47/50	20-30'	20-30"	2'F aspen	BAR
3	AS	7	Asplenium platyneuron	Shadehouse Fern	48/50	15-20'	15-20"	2'F fern	BAR
4	MS	6	Moss Spring Snow	Spring Snow	48/50	20-25'	20-25"	2'F snow	BAR
5	AP	4	Acacia pycnantha 'Emerald Queen'	Emerald Queen Honey Myrtle	45	40-50'	25-30"	2'F myrtle	BAR
6	PH	7	Phoradendron	Andromeda Pine	20/25	20-40'	40-60"	6'	BAR
7	CP	8	Conocarpus	Conocarpus	47/50	20-30'	40-60"	6'	BAR
8	LP	4	Leucophaea	Leucophaea	20/25	20-30'	20-30"	6'	BAR
9	PC	5	Prunella	Prunella	12/50	6'-8'	12-15"	6'	BAR

REPERT SPECIATION TABLE (CONT.):

SYMBOL	ABBREV.	CITY	BOTANICAL NAME	COMMON NAME	REF. HAZARD	MAX. WIND SPEED (MPH)	PLANTING HEIGHT (FEET)	SIZE	NOTES
10	PA	31	Prunella	Prunella	16	2-6'	2-4"	3'gallon	Container
11	PM	16	Prunella	Prunella	16	5-10'	2-2"	3'gallon	Container
12	PN	8	Prunella	Prunella	16	2-6'	2-2"	3'gallon	Container
13	PC	16	Prunella	Prunella	16	2-6'	2-2"	3'gallon	Container
14	PD	12	Prunella	Prunella	16	2-3'	2-2"	3'gallon	Container
15	PL	15	Prunella	Prunella	16	4-6'	4-6"	3'gallon	Container
16	PH	12	Prunella	Prunella	16	3-4'	3-4"	3'gallon	Container
17	RT	12	Prunella	Prunella	16	3-4'	3-4"	3'gallon	Container
18	RC	10	Prunella	Prunella	16	3-5'	12-18"	3'gallon	Container
19	PC	11	Prunella	Prunella	16	4-6'	4-6"	3'gallon	Container
20	PD	13	Prunella	Prunella	16	2-3'	2-2"	3'gallon	Container
21	US	34	Prunella	Prunella	16	2-3'	2-2"	3'gallon	Container
22	AM	9	Prunella	Prunella	16	3'	4-6"	3'gallon	Container
23	AS	9	Prunella	Prunella	16	2-2'	2-2"	3'gallon	Container
24	AR	5	Prunella	Prunella	16	2-2'	2-2"	3'gallon	Container
25	PP	19	Prunella	Prunella	16	4-6'	4-6"	3'gallon	Container
26	RE	23	Prunella	Prunella	16	2-2'	2-2"	3'gallon	Container
27	RM	23	Prunella	Prunella	16	2-2'	2-2"	3'gallon	Container

LANDSCAPE MATERIAL SCHEDULE:

SYMBOL	DESCRIPTION	NOTES
DK	27	Claystone & sandstone
MS	41	Medium sandstone

LANDSCAPE MATERIAL SCHEDULE (CONT.):

SYMBOL	DESCRIPTION	NOTES
SOO	3-Way Fescue Bluegrass	Blends established per detail. Submit cut sheet for review and approval prior to installation.
SEED	3-Way Fescue Bluegrass	Blends established per detail. Submit cut sheet for review and approval prior to installation.
COBBLE MULCH	2" to 4" Foothills Cobblestone	(or approved equal) over weed fabric. Submit sample for review and approval prior to installation.
COBBLE MULCH	5" to 12" Foothills Cobblestone	(or approved equal) over weed fabric. Submit sample for review and approval prior to installation.
SMALL BOLDERS	12" - 18" to match Foothills Cobblestone color	(or equal) much over weed fabric. Submit sample for review and approval prior to installation.
STEEL EDGE	Steel edge to be CURAEDGE 1" Thick x 5" Wide Railed Top Steel Edge	Color to be "Carnegie" metal per manufacturer's specifications.
2"x2"x4" PAVING	Color to match Foothills Cobblestone	(or equal) Submit sample for review and approval prior to installation.

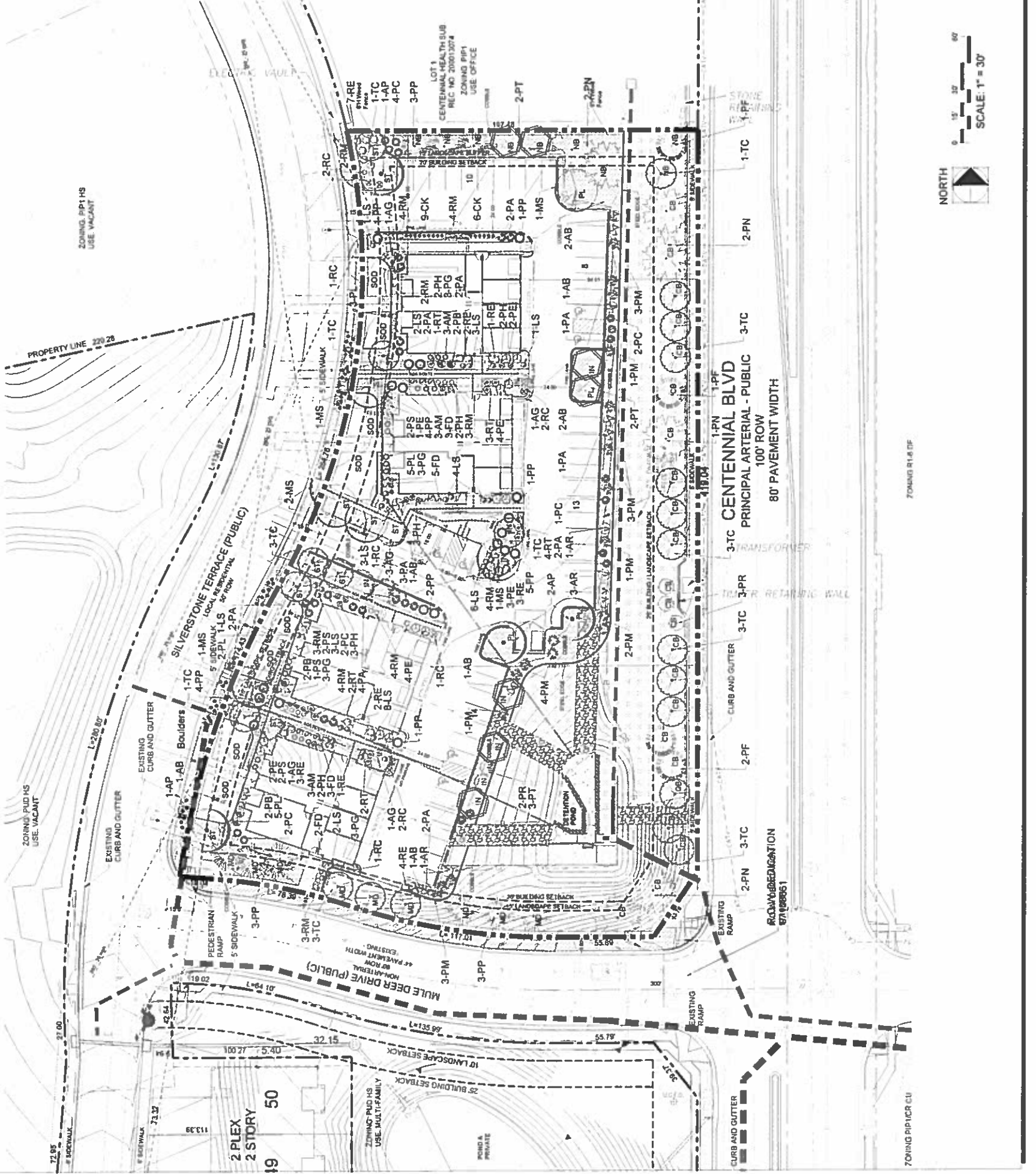
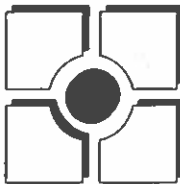
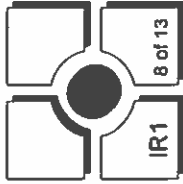
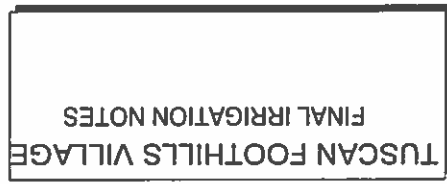


FIGURE 2



REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	BASE REVISIONS	08 14 18	MLP		
2					
3					
4					
5					
6					

DESIGNED	DRAWN	CHECKED	PROJECT NUMBER	SCALE
MLP	MLP	MLP	2500 11	AS NOTED



CITY PLANNING NUMBER: CPC PUD 06-00067-A3M118



INSTALLATION GENERAL NOTES

- DESIGN SYSTEM A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM NOT OBTAINED OF 65 PSI AT A MAXIMUM FLOW OF 18 GPM AT THE 1 INCH POINT OF CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNERS REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
- UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER TO THE OWNER THE FOLLOWING:
 - CONTRACTOR SIGNATURE AND IRRIGATION ENGINEERING KEY, LOCKING VALVE BOX KEYS, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM BACKFLOW PREVENTATION (INCLUDED), ONE KEY DANTRAGRA, ETC.
 - COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION (CALL BEFORE YOU DIG).
 - IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND THE IRRIGATION SYSTEM, CONTACT THE IRRIGATION DESIGNER IMMEDIATELY FOR CLARIFICATION. THE IRRIGATION SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE IRRIGATION DESIGNER FOR CLARIFICATION.
 - ALL IRRIGATION COMPONENTS (MANHOLE, WIRING, LATERAL LINES, ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM SPECIFICATIONS. EVEN THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANNING AREAS FOR CLARITY.
 - AVOID CONTACTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELATIONSHIP OF BUILDINGS AND TREES IN TURF AREAS WITH THE IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE IRRIGATION DESIGNER FOR CLARIFICATION.
 - CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURE/MODEL/DESCRIPTION	PSI	GPM	RADIUS
①	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 8 SERIES	30		
②	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 8 SERIES	30		
③	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 8 SERIES	30		
④	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 12 SERIES	30		
⑤	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑥	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑦	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑧	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑨	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑩	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑪	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑫	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑬	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑭	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑮	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑯	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑰	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
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㊾	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
㊿	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		

REFERENCE NOTES SCHEDULE

- THE IRRIGATION SYSTEM POINT OF CONNECTION (POC) SHALL BE LOCATED AT THE APPROXIMATE LOCATION SHOWN. INSTALL BACKFLOW PREVENTION UNIT MASTER VALVE ASSEMBLY AND FLOW SENSOR AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
- REDESIGN MOVING THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NET TO BIDDINGS, OR BEHIND PLANT MATERIAL. VERIFY THE ELECTRICAL CODE PER NATIONAL ELECTRICAL CODE (NEC) REPRESENTATIVE. INSTALL PER NATIONAL ELECTRICAL CODE (NEC).

EMITTER SCHEDULE

PLANT TYPE	EMITTER TYPE	GPCR/OUTLET	NO. OF EMITTERS	TOTAL FLOW
CROCKING COVER	SINGLE OUTLET	1 GPH	1	1 GPH
PERENNIALS	SINGLE OUTLET	1 GPH	1	1 GPH
1 GAL SHRUB	SINGLE OUTLET	1 GPH	1	1 GPH
5 GAL SHRUB	SINGLE OUTLET	1 GPH	2	2 GPH
TREE IN SHRUB BED	SINGLE OUTLET	1 GPH	4	4 GPH
TREE IN NATIVE SEED	DRIP TRIP*	0.0 GPH	NA	NA

- MULTIPLE OUTLET EMITTERS CAN BE UTILIZED IN DENSELY PLANTED AREAS AND FLOW TREES IN SHRUB BEDS.
- REFER TO LEGEND AND DETAILS FOR DRIP TRIP TOTALS.

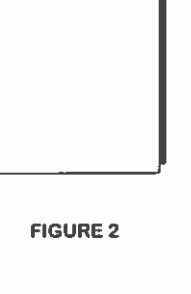
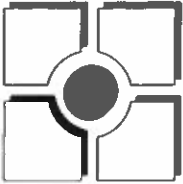


FIGURE 2



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REV #	DATE	REVISIONS	DRAWN	CHECKED	APPROVED
1	08.14.18	BASE REVISIONS			
2					
3					
4					
5					
6					

DESIGNED	DRAWN	CHECKED	PROJECT NUMBER	SCALE
5.18.18	5.18.18	5.18.18	2520.11	AS NOTED

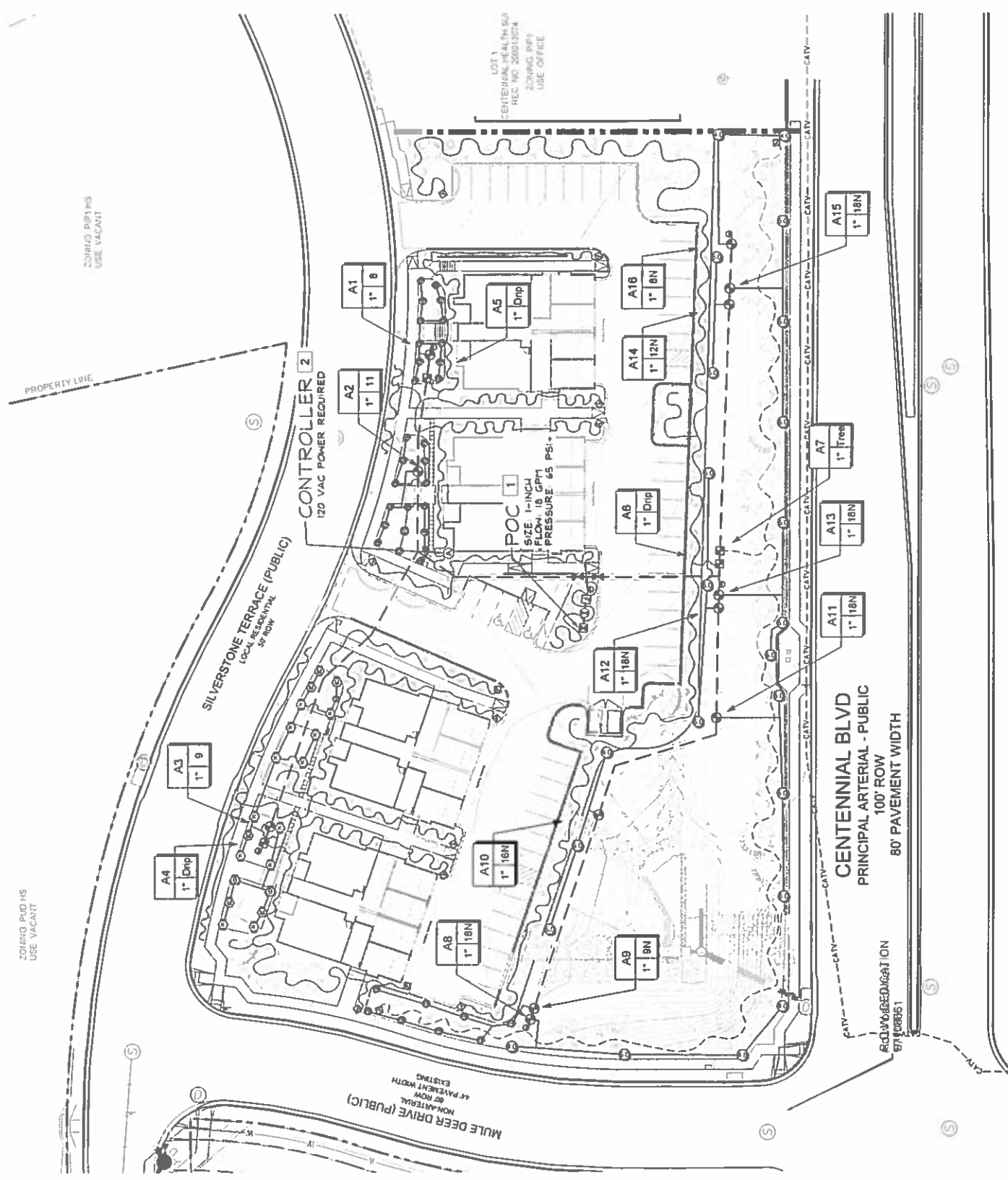
TUSCAN FOOTHILLS VILLAGE
 FINAL IRRIGATION PLAN

IR2 9 of 13

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURE/MODEL/DESCRIPTION	PSI	CTM	RADIUS
①	HUNTER PROS 06 PRS30 CV WITH TORO PRECISION NOZZLE 4 SERIES	30		
②	HUNTER PROS 06 PRS30 CV TURF SPRAY 30 PSI REGULATED 6 FT	30		
③	POP UP WITH FACTORY INSTALLED DRAIN CHECK VALVE CO MOULDED W/PER SEAL WITH UV RESISTANT MATERIAL UTILIZE TORO PRECISION SPRAY NOZZLES	30		
④	HUNTER PROS 06 PRS30 CV WITH TORO PRECISION NOZZLE 1.0 SERIES	30		
⑤	HUNTER PROS 06 PRS30 CV TURF SPRAY 30 PSI REGULATED 6 FT	30		
⑥	POP UP WITH FACTORY INSTALLED DRAIN CHECK VALVE CO MOULDED W/PER SEAL WITH UV RESISTANT MATERIAL UTILIZE TORO PRECISION SPRAY NOZZLES	30		
⑦	HUNTER PROS 06 PRS30 CV WITH TORO PRECISION NOZZLE 1.2 SERIES	30		
⑧	HUNTER PROS 06 PRS30 CV TURF SPRAY 30 PSI REGULATED 6 FT	30		
⑨	POP UP WITH FACTORY INSTALLED DRAIN CHECK VALVE CO MOULDED W/PER SEAL WITH UV RESISTANT MATERIAL UTILIZE TORO PRECISION SPRAY NOZZLES	30		
⑩	HUNTER PROS 06 PRS30 CV WITH TORO PRECISION NOZZLE 1.5 SERIES	30		
⑪	HUNTER PROS 06 PRS30 CV TURF SPRAY 30 PSI REGULATED 6 FT	30		
⑫	POP UP WITH FACTORY INSTALLED DRAIN CHECK VALVE CO MOULDED W/PER SEAL WITH UV RESISTANT MATERIAL UTILIZE TORO PRECISION SPRAY NOZZLES	30		
⑬	HUNTER PROS 06 PRS40 CV	40		
⑭	TURF ROTATOR 6 FT POP UP WITH CHECK VALVE PRESSURE REGULATED TO 40 PSI (2 7/8 BAR) MP	40		
⑮	DRIP VALVE PRESSURE REGULATED TO 40 PSI (2 7/8 BAR) MP	40		
⑯	BODY ADJ ORANGE AND GRAY (ARC 90 TO 210) 3/4" BORE 3/8" DIA. 1/4" GREEN ADJ ARC 210 TO 270. R. RED 3/8" ARC.	40		
⑰	HUNTER PROS 06 PRS40 CV	40		
⑱	TURF ROTATOR 6 FT POP UP WITH FACTORY INSTALLED CHECK VALVE PRESSURE REGULATED TO 40 PSI (2 7/8 BAR) MP	40		
⑲	ROTATOR NOZZLE ON PRS40 BODY. B-BOLE ADJ ARC 90 TO 210. 1" YELLOW ADJ ARC 210 TO 270. A-CRAT 3/8" ARC.	40		
ⓐ	HUNTER APPROXHS PROS 06 PRS40 CV	40		
ⓑ	TURF ROTATOR 6 FT POP UP WITH CHECK VALVE PRESSURE REGULATED TO 40 PSI (2 7/8 BAR) MP ROTATOR NOZZLE ON PRS40 BODY ADJ ORANGE AND GRAY (ARC 90 TO 210) 3/8" BORE 3/8" DIA. 1/4" GREEN AND GRAY (ARC 3/8")	40		
Ⓒ	MANUFACTURE/MODEL/DESCRIPTION			
Ⓓ	HUNTER 120 0G SS	45	4 00	40'
Ⓔ	TURF ROTOR 6 FT POP UP ADJUSTABLE AND FULL CIRCLE STAINLESS STEEL RISER DRAIN CHECK VALVE STANDARD NOZZLE.	45	4 00	40'
Ⓕ	HUNTER 120 0G SS	45	6 00	43'
Ⓖ	TURF ROTOR 6 FT POP UP ADJUSTABLE AND FULL CIRCLE STAINLESS STEEL RISER DRAIN CHECK VALVE STANDARD NOZZLE.	45	6 00	43'
Ⓗ	MANUFACTURE/MODEL/DESCRIPTION			
Ⓙ	DRIP VALVE ASSEMBLY HIGH FLOW VALVE			
Ⓚ	NETAM MODEL 1V758010075 HF TIRE ASSEMBLED CONTROL ZONE KIT WITH 1" SERIES 80 CONTROL VALVE 3/4" DISC FILTER AND HIGH FLOW PRESSURE REGULATOR 4.5GPM TO 17 GPM			
Ⓛ	DRIP/IRI FINISH CAP			
Ⓜ	ACORN FLUSH CAP			
Ⓝ	SCREEN ON END			
Ⓟ	MANUFACTURE/MODEL/DESCRIPTION			
Ⓠ	REMOTE CONTROL VALVE ASSEMBLY			
Ⓡ	HUNTER MODEL K.V. 1.8K PLASTIC ELECTRIC REMATE CONTROL VALVES GLOBE CONFIGURATION			
Ⓢ	QUICK COUNTER VALVE ASSEMBLY			
Ⓣ	HUNTER HQ 3/8" VALVE WITH YELLOW RUBBER COVER RED BRASS AND STAINLESS STEEL WITH 1" NPT BRET. 1" PRICE BODY			
Ⓤ	NORMALLY OPEN MASTER VALVE ASSEMBLY			
Ⓡ	1 INCH RIK RISER SUPERIOR 3100. NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION			
Ⓢ	REDUCED PRESSURE BACKFLOW PREVENTER			
Ⓣ	ROSS 275R BACKFLOW PREVENTER WITH BLOW OFF/FLUSH LIFTING. 1/2" NPT. 1/2" NPT. 1/2" NPT. BRONZE BALL VALVES SIZED TO MATCH 1/2" & 3/4" INCH (RE. PVC NOTED)			
Ⓤ	CREATIVE SENSOR TECHNOLOGY FSI 1			
Ⓡ	1 INCH PVC THE FLOW SENSOR W/ SOCKET ENDS. CUSTOM MOUNTING TIE AND ULTRA LIGHTWEIGHT INPELLER ENHANCES LOW FLOW MEASUREMENT 2 WIRE DIGITAL OUTPUT FLOW RANGE: 86 G2 GPM 1.5" SIZE			
Ⓢ	IRRIGATION LATERAL LINE PVC CLASS 200 SDR 21			
Ⓣ	PVC CLASS 200 IRRIGATION PIPE GRAY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN WITH ALL OTHERS BEING 1" IN SIZE			
Ⓤ	DRIP IRRIGATION LATERAL LINE TO EMITTERS UV RADIATION RESISTANT POLYETHYLENE PIPE 3/4" BORE UNLESS OTHERWISE SPECIFIED			
Ⓡ	DRIP IRRIGATION LATERAL LINE TO EMITTERS IN NATIVE SEED 3/4" INCH UV RADIATION RESISTANT POLYETHYLENE PIPE TO NETAM DRINE DRIP TUBING TREE ROW 5 (RE. DETAILS)			
Ⓢ	IRRIGATION MAINTURNE PVC CLASS 200 SDR 21			
Ⓣ	1.25 IN 31 UNLESS OTHERWISE NOTED			
Ⓤ	PIPE SLEEVE PVC SCHEDULE 40			
Ⓡ	INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.			

North Arrow
 Scale: 1" = 30'
 Wire Color Legend
 Wire Number
 Wire Size
 Wire Size



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FIGURE 2

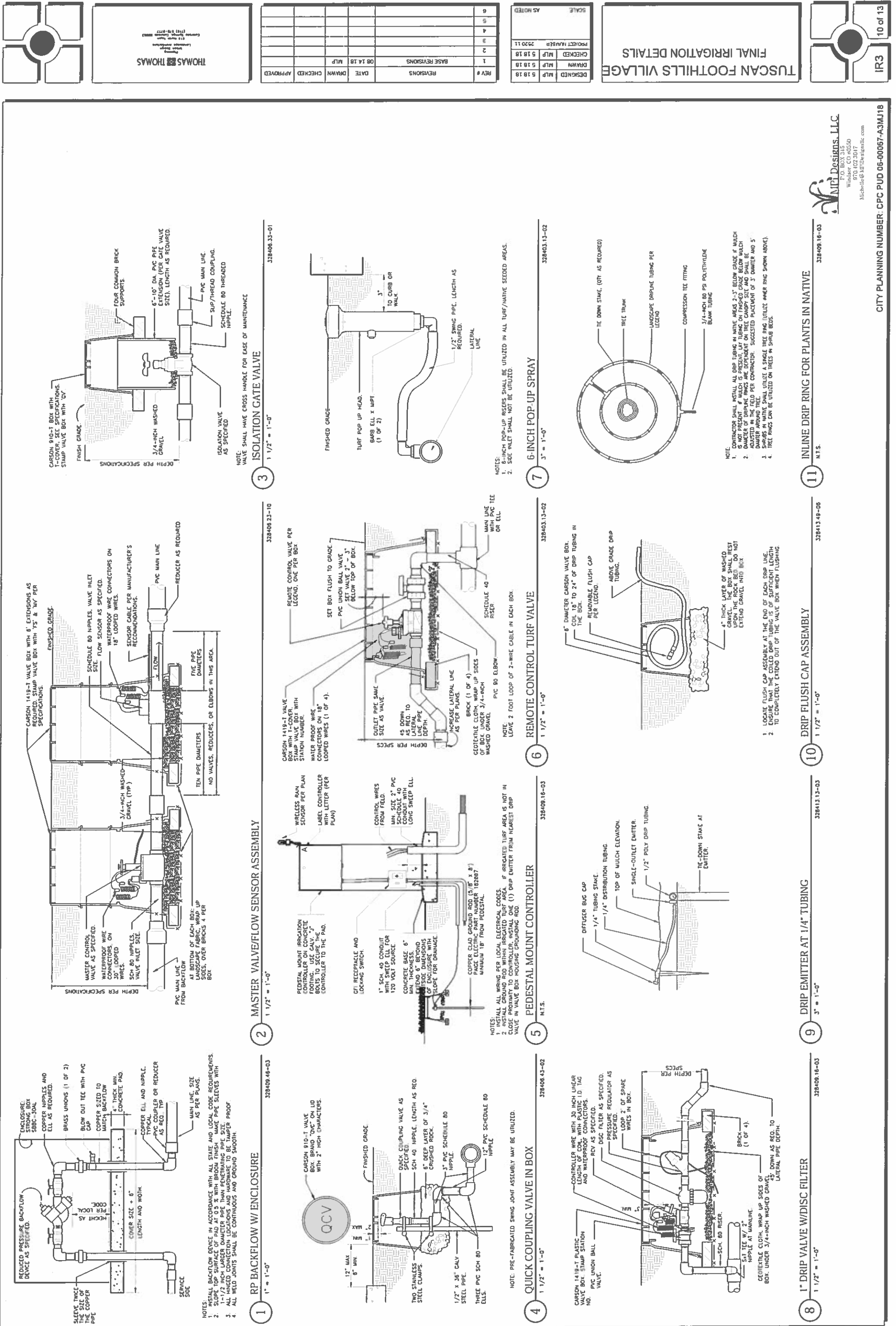
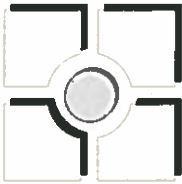


FIGURE 2



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REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	Response to Comments, REV1	8.17.18			
2					
3					
4					
5					
6					

DESIGNED	RL	5.21.18
DRAWN	RL	5.21.18
CHECKED		
PROJECT NUMBER	2020.11	
SCALE	AS NOTED	

TUSCAN FOOTHILLS VILLAGE
 FILING NO.2
 PUD MAJOR AMENDMENT

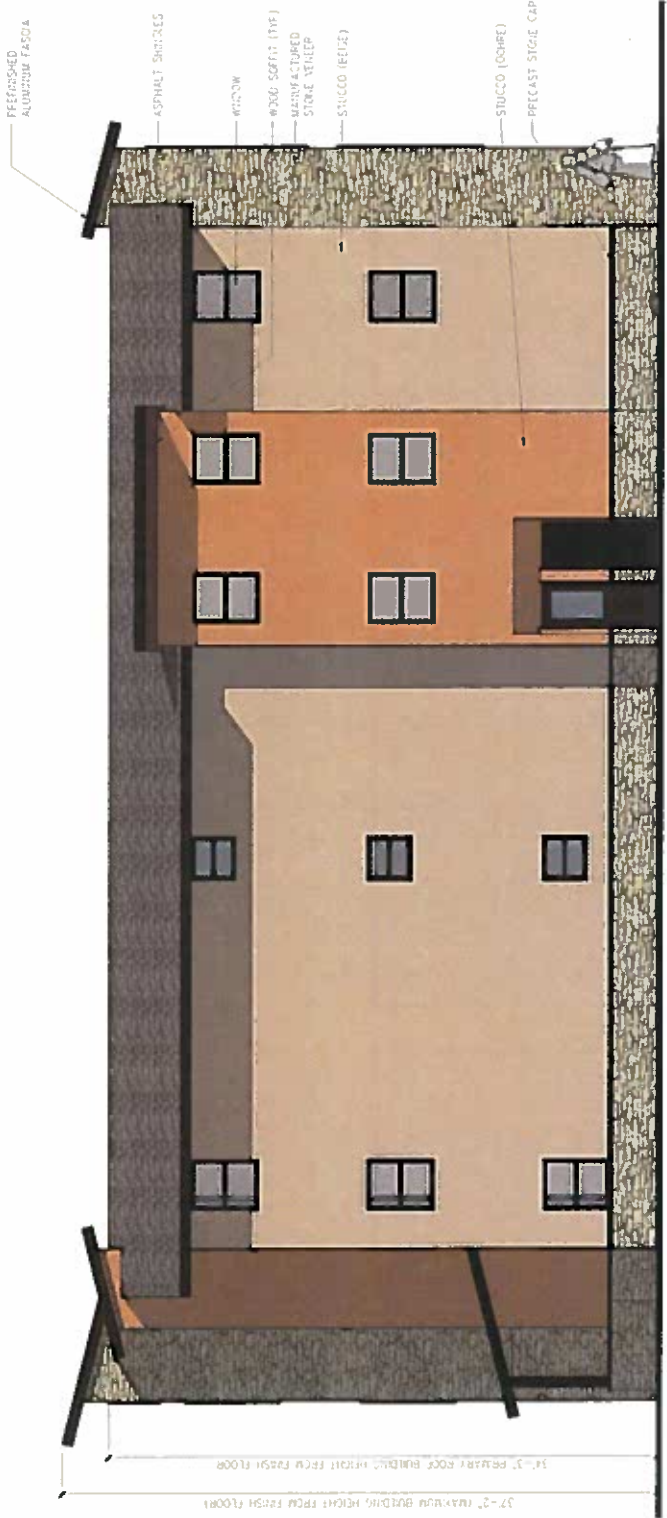
A1
 11 of 13



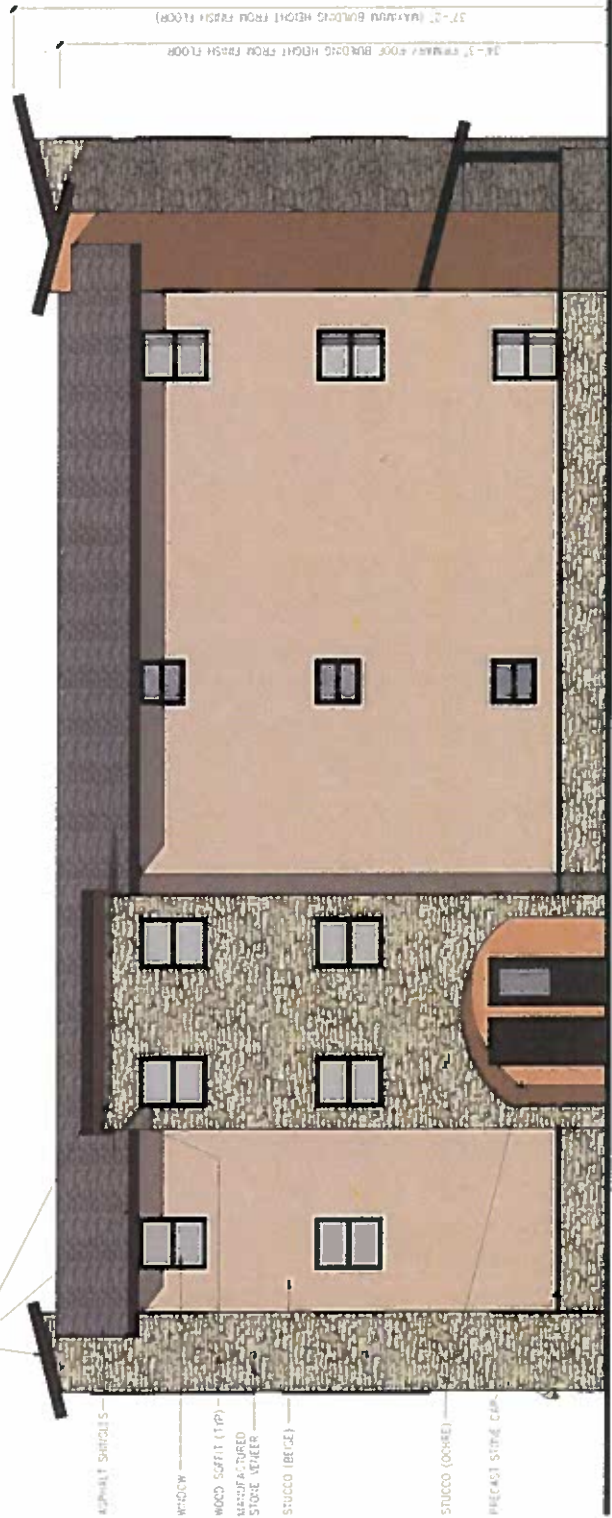
2 TYPICAL EAST ELEVATION
 3/16" = 1'-0"



1 TYPICAL WEST ELEVATION
 3/16" = 1'-0"



4 TYPICAL SIDE ELEVATION (UNLESS NOTED OTHERWISE)
 3/16" = 1'-0"



3 SOUTH ELEVATION AT MULE DEER (SOUTHERNMOST BUILDING ONLY)
 3/16" = 1'-0"

FIGURE 2

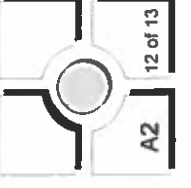


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REV #	DATE	DRAWN	CHECKED	APPROVED
1				
2				
3				
4				
5				
6				

DESIGNED	RL	5.21.18
DRAWN	RL	5.21.18
CHECKED		
PROJECT NUMBER		2020.13
SCALE		AS NOTED

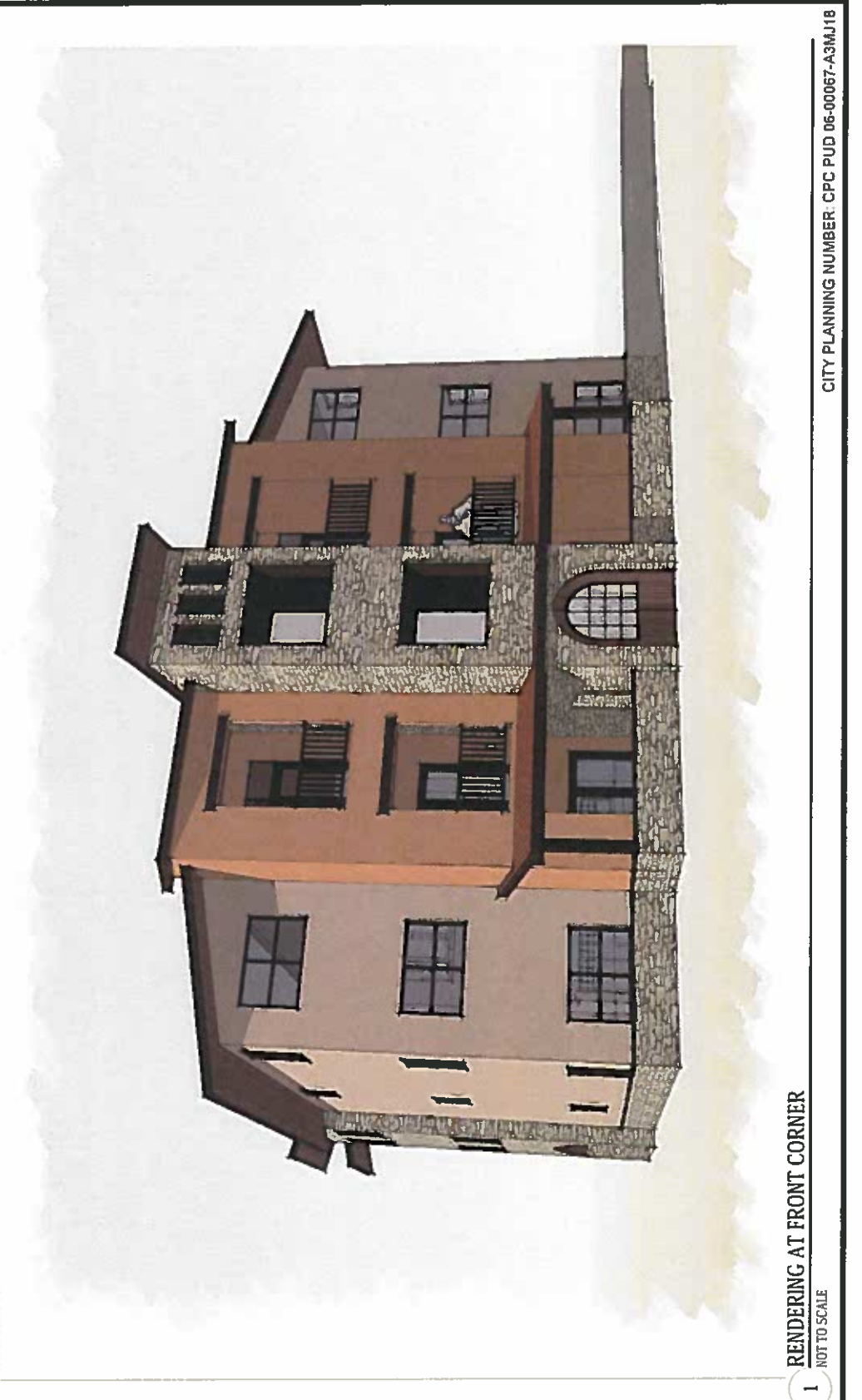
TUSCAN FOOTHILLS VILLAGE
 FILING NO. 2
 PUD MAJOR AMENDMENT



A2 12 of 13



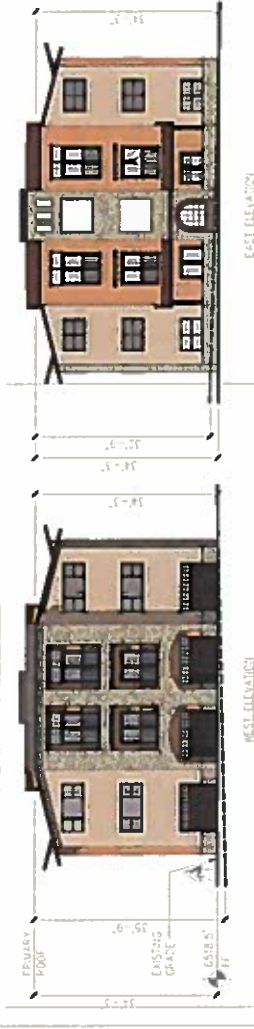
2 RENDERING AT REAR CORNER
 NOT TO SCALE



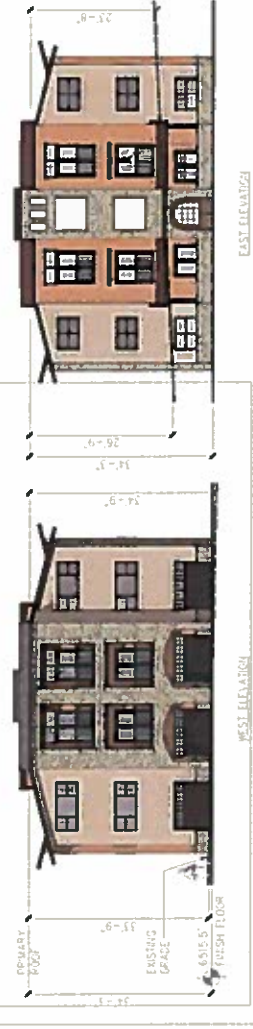
1 RENDERING AT FRONT CORNER
 NOT TO SCALE



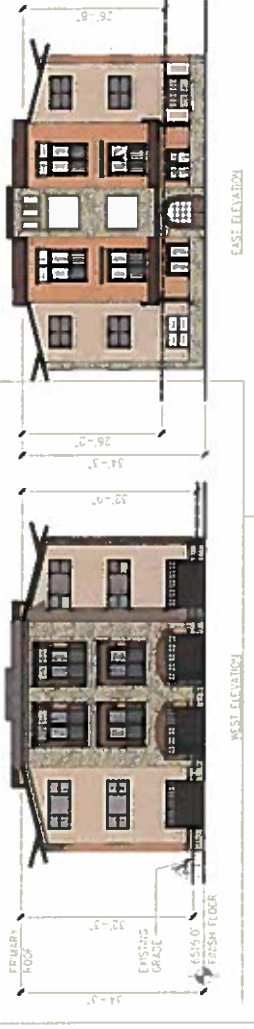
6 BUILDING D: BUILDING HEIGHT
 1/16" = 1'-0"



5 BUILDING C: BUILDING HEIGHT
 1/16" = 1'-0"



4 BUILDING B: BUILDING HEIGHT
 1/16" = 1'-0"



3 BUILDING A: BUILDING HEIGHT
 1/16" = 1'-0"

TUSCAN FOOTHILLS VILLAGE FILING 2

LAND SUITABILITY ANALYSIS

Vegetation Analysis
 A Vegetation inventory for the site was prepared using field notes and aerial photography. In general there are no significant stands of vegetation. The site contains native grasses including some warm and cool season grasses such as the Western Wheat Grass, Side-oats Grama, and Needleandthread. A few trees have grown directly adjacent to the pavement edge but no other trees are on-site. Trees that are well suited to the area include Rocky Mountain Juniper, Ponderosa Pine, Eastern Redcedar, Russian Olive, Siberian Elm, and Hackberry. Shrubs that are well suited to the site include Skunkbush, Siberian Peashrub, Sumac, True Mountain Mahogany, and Lilac. Much of the site's native grass areas have been disturbed by the years of construction and add no real value to the landscape.

Slope Analysis
 A slope analysis was performed on the Tuscan Foothills Village Filing 2 site. The entire 2.33 site is shown to consist of existing disturbed grades with gentle to moderate slopes areas. There are no steep or severe slopes that would limit development. It is recommended that development be concentrated.

Natural / Man-made Features:
 Man-made features are found along Centennial Blvd. where extensive grading has occurred and drainage features have been constructed. There are no natural features of significant value found on this site. There are no existing structures to remain.

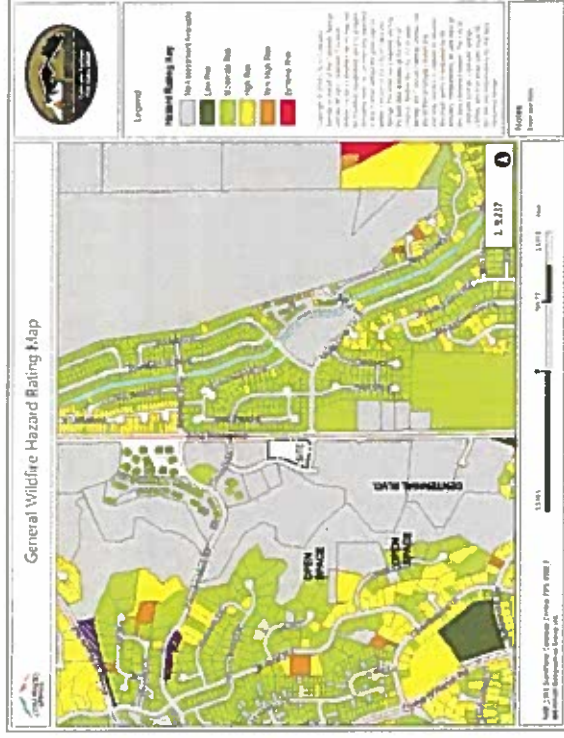
Wildlife:
 Since this area is very open with little vegetation for cover, no big game animals live within the site. Some may be found passing through, but no significant habitats will be harmed by development.

Conclusion:
 This composite analysis is based upon information, derived from a variety of sources. The information is general in character and not specific. There are no significant features or obstacles limiting or precluding development of this site as proposed on the development plan.


Slope Analysis Evaluation Map



Wildfire Risk Evaluation Map



Wildfire Hazard Potential:
 The CSFD Wildfire Risk Evaluation Map, as shown above, rates the degree of fire danger on an individual lot basis. The map shows the degree of risk for the surrounding developed lots. Since the Tuscan Foothills Village Filing 2 site is not yet developed, it has not been evaluated. However, based on the surrounding area it can be assumed that the fire risk is low to moderate risk. All protective measures should be taken to minimize the fire risk.

	THOMAS & THOMAS LAND SUITABILITY ANALYSIS PROJECT NUMBER: 230111	TUSCAN FOOTHILLS VILLAGE FILING NO. 2	L1 13 of 13
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REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO COMMENTS, REV 1	8.17.18			
2					
3					
4					
5					
6					

DESIGNED	KC	5.23.18
DRAWN	JA	5.23.18
CHECKED	JA	5.23.18
PROJECT NUMBER	230111	
SCALE	AS NOTED	