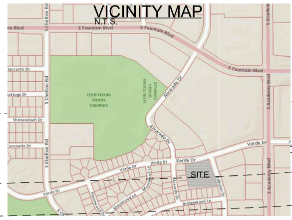

NOTE: Fences or walls over six feet (6') are considered accessory structures and must meet accessory structure setback and height requirements identified in subsection 7.3.105A of this chapter. Fence height shall be measured from the top of the fence including fence poles, posts, and finials to the finished grade on both sides of the fence. If the height of the two (2) sides varies, then the larger of the two (2) measurements shall be used in determining the height of the fence. If the fence is located within three feet (3') of the face of a retaining wall, the height of the fence is measured from the top of the fence to the finished grade at the bottom of the retaining wall. In situations where the retaining wall and fence are within 3 feet of each other, and also where retaining walls are over 6 feet tall, all accessory structure setback requirements will be met.

0' 20' 40' 60'

SCALE: 1" = 20' - 0"

NOTE: 2015 IFC-Access and loading. Facilities, buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 lbs with a minimum single axle weight of 27,000 lbs. (Ord. 18-50,8.4.105,D102.1)

NOTE: This property is subject to the findings, summary and conclusions of a geologic hazard waiver prepared by RMG Engineers, dated March 22, 2022. A copy of said waiver has been placed in file #CPC PUD 22-00082 of the City of Colorado Springs Planning and Development Team. Contact the Planning and Development Team, 30 South Nevada Ave., Suite 701, Colorado Springs, CO 80903 if you would like to review said waiver.

NOTE: All retaining walls over 4 feet shall be structurally engineered and must receive approval of a building permit.

NOTE: Landscape improvements and maintenance areas shall be the responsibility of the Verde Commons Homeowners Association (HOA) and/or their assigns.

NOTE: All street tree and streetscape improvements located in the Verde Drive and Zebulon Drive ROW will be maintained by the Verde Commons Homeowners Association (HOA and/or their assigns.

SHEET INDEX:

DEVELOPMENT PLAN COVER:	SHEET 01
PRELIM. GRADING PLAN:	SHEET 02
~~PRELIM. UTILITY PLAN:~~	~~SHEET 03~~
CIVIL GENERAL NOTES / DET.	SHEET 04
PRELIM. ELEVATIONS:	SHEET 05
PRELIM. ELEVATIONS:	SHEET 06
PRELIM. ELEVATIONS:	SHEET 07
PRELIM. ELEVATIONS:	SHEET 08
PHOTOMETRIC PLAN:	SHEET 09
LIGHTING CUT SHEETS:	SHEET 10
PRELIM. LANDSCAPE PLAN:	SHEET 11
LANDSCAPE DETAILS:	SHEET 12

This property is subject to the findings,

DRIVEWAY LENGTHS:

(Small Lot Planned Unit Developments Review Criteria and Guidlines)

7.2.607 C.2. Architectural Guidelines:
B. Driveway Lengths:
2) Driveway length should be 20', measured from back of curb or inside of sidewalk where sidewalks are provided, to garage, unless alternative parking is provided in lieu of tandem parking within the 20' driveway).
3) If alternative parking is provided in lieu of driveway parking, the driveway length should not be less than eight feet (8') to assure adequate site distance for vehicles existing the garage, nor more than ten feet 10' to prevent illegal parking of vehicles overhanging the roadway (lengths measured from face of curb to garage door).

ADMINISTRATIVE RELIEF is requested for Units 17-22 and 22-26, where driveway distance between face of garage and back of curb is 11.50' where 8-10' is required to accommodate 50' utility access easement. These are all "no parking" driveways.

PBC-A0

VERDE COMMONS - Small Lot Planned Unit Development

LEGAL DESCRIPTION: Lot 6 Pikes Peak Park Subdivision No. 21, Colorado Springs, containing 2.03 acres, more or less.

Verde Commons is a residential community of twenty-six (26) paired/zero lot line homes (12.81 DU/AC gross density) planned as a Small Lot Planned Unit Development in accordance with the Review Criteria and Guidelines of the City of Colorado Springs Planning and Community Development Department (April 22, 2005).

This 2.03-acre infill site is vacant and undeveloped. Current zoning is R5-AO. Average lot size proposed is 2,017 square feet with improved/landscaped common/open space. Proposed home products are single-family two-level, single car garage, slab-on-grade construction. Up to six (6) homes will have walk-out basements to better accommodate grading and drainage of the site. The proposed development is compatible with the surrounding neighborhood and is a good transition between the recently-approved 137-unit Almagre Apartments on the east side of Zebulon Drive and the existing single-family Pikes Peak Park neighborhood immediately adjacent to the south and west of the site.

APPLICANT DATA:

OWNER/DEVELOPER: Verde Commons, LLC
10196 North Hidden Oak Drive
Highland, UT 84003
707.365.6891 | rob@roipropertygroup.com

APPLICANT/PLANNER: William Guman & Associates, Ltd.
731 North Weber Street, Suite 10
Colorado Springs, CO 80903
719.633.9700 | bill@guman.net

ENGINEER: RESPEC
121 S. Tejon Street, Suite 1100
Colorado Springs, CO 80903
719.283-7672 | richardgallegos@respec.com

SITE DATA TABLE:

GROSS PARCEL ACREAGE:	2.03 AC	88,427 SF
GROSS DU/AC:		12.81 DU/AC
LOT AREA: (26 LOTS)	1.20 AC	52,445 SF
NET DU/AC:		21.67 DU/AC
AVERAGE LOT SIZE		2,017 SF
OPEN SPACE/DETENTION:		16,075 SF
OPEN SPACE REQUIREMENT*:		15,600 SF
(* W/O CREDIT FOR PROXIMITY (TO PUBLIC PARK)		
STREET R.O.W./UTILITY ESMTS.:		19,907 SF

STATEMENT OF INTENT:

Internal Access Streets are proposed as private and satisfy the requirements for Access Street / Utility Plan for Small Lot Planned Unit Development Review Criteria and Guidelines for Street-Oriented Units (Figure 23: Access Street - Utility Plan and Figure 24: Access Street - Utility Section, Page 11).

OPEN SPACE: 7.3.607.I.
1. Residential Area:
   A. Open Space: The provision of adequate open space shall be required to provide light, air, and privacy; to buffer adjacent properties; and to provide active and passive recreational opportunities. All residential units include well designed private outdoor living space featuring adequate light, air and privacy where appropriate. Common open space may be used to reduce the park dedication requirements if the open space provides enough area and recreational facilities to reduce residents' need for neighborhood parks. Recreational facilities shall reflect the needs of the type of residents and proximity to public facilities. Verde Commons residents will be located within 575 feet (walking distance) from the 25-acre Leon Young Sports Complex, an existing city-owned public park space situated northwest of Verde Commons on Alvarado Drive.
2. FEDERAL EMERGENCY MANAGEMENT AGENCY
   A. Flood Insurance Rate Map Number 08041CO742 G, effective date December 7, 2018 indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
3. The tract at the southwest corner of the property is for drainage, landscaping and open space with ownership and maintenance of the surface and street improvements being vested in the Verde Commons Owners Association.
4. United Control Statement - All access driveways, drives, aisleways, maneuvering and parking areas, and easements that are not located on platted lots shall be for the common use and maintenance of all users, public or private, and owners of this development, as stipulated and created by separate documents by the Declaration of Covenants, Conditions and Restrictions for:

   VERDE COMMONS ("CC&Rs" - Reception no.____________________)
   and/or the VERDE COMMONS Owners Assocation (Reception No.____________________)
5. Parking will be allowed on internal drives where indicated, in single-car garages, and driveways.
6. Decks, window wells, and accessory structures exceeding 120 sq. ft. are permitted to encroach in the noted building setbacks up to 36 inches.
7. Proposed asphalt will tie into existing asphalt at Verde Drive and Zebulon Drive.
8. Light Standards: Per City Code Section 7.4.102.D., all lighting fixtures shall be full cut-off or have shielding to reduce off-site lighting impacts onto adjacent properties and roadways. All exterior lighting shall be arranged to mitigate light directed away from adjacent properties and any public right-of-way. An amendment to this plan may be required if the lighting type is changed.
9. Financial assurances will be provided prior to platting as defined in the fiscal impact analysis agreement.
10. Refer to civil drawings for detailed information on grading, drainage, water quality ponds, and retaining walls.
11. Refer to landscape drawings for detailed information on planting, groundcovers, irrigation system, fencing and privacy walls.
12. Public improvements and utilities to be included within Verde Commons shall include new roadways, water lines and connections, wastewater services, landscaping, temporary and permanent water quality facilities, and sidewalks.
13. The Owner of Record is responsible for maintenance of the common areas, landscaping, fencing, and private streets.
14. The installation of all fencing and privacy walls indicated on drawings shall be the developer's responsibility.
15. 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 application 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.
16. The avigation easement dedicated herein for public avigation purposes, shall be considered a public easement subject to those terms and conditions as specified on the instrument recorded at reception no. 217069667 of the records of El Paso County, Colorado. All other easements of record affecting any of the platted property hereon shall not be affected and shall remain in full force and effect.
17. All "stop signs" will be installed by the developer at the locations shown on the development plan to meet MUTCD standards. Contact Traffic Engineering, Signs & Markings at 719-385-6720 for assistance.
18. The Mineral Estate Owner Notification Affidavit was submitted as required by the City of Colorado Springs. The applicant (or property owner) attests there are no separate mineral estate owner(s) identified and no futher action as required or taken.
19. 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 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.
20. The Mineral Estate Owner Notification Certification Affidavit was submitted and can be found in file CPC PUD 22-00082. The applicant has attested there are no separate mineral estate owner(s) identified and no further action was taken.

PBC-A0

SITE DATA:

LOCATION: 3645 Verde Drive, Colorado Springs, CO 80910
TAX STATUS: Taxable
ZONING: PUD 'Small Lot' - 7.3.607 Street Oriented Units
PLAT NO.: 3256
AREA: 2.03 Acres
EXISTING USE: Vacant
PROPOSED USE: Single-Family dwellings (as Small lot PUD)
PROPOSED DENSITY: 12.81 DU/AC (Gross) 21.67 DU/AC (Net)
MINIMUM LOT AREA: 1,800 sq. ft.
AVERAGE LOT SIZE: 2,017 sq. ft.
MINIMUM LOT WIDTH: 23.97'
LOT COVERAGE (Buildings): 24,250 sq. ft (27%)
LOT COVERAGE (Impervious): 44,901 sq. ft. (51%)
SCHEDULE OF DEVELOPMENT: August 2022
MAXIMUM ALLOWABLE BUILDING HEIGHT: 33'
SETBACKS FOR SMALL LOT PUD: Maximum Lot Coverage:
Front Yard: Twenty (20) feet
Side Yard: Five (5) feet
Rear Yard: Fifteen (15) feet

PROPOSED BUILDING HEIGHT: 31'-3"

UTILITY ACCESS EASEMENT: 50' all internal streets

ALLOWABLE PERCENTAGE OF THE FRONT YARD SETBACK THAT MAY BE USED AS A DRIVEWAY OR PARKING AREA: 90%

LOTS 17 AND 22: Side setbacks indicated as 10' from the adjacent Tyram Grove and Zebulon Drive as alternative from double-frontage setback requirements.

PARKING REQUIREMENTS: (per City Code 7.4.203):

	Garage	Driveway	On-Street
Verde Drive	0	0	9
Zebulon Drive	0	0	10
Sparton Grove	4	0	3
Byram Point	12	6	3
Tyram Grove	10	8	8
	26	14	33

Total Spaces: 73

NOTE: Subject property is located within four-hundred feet (400') by direct pedestrian access of both a public transit stop and access of a designated bike route.

CULTURAL RESOURCES: No significant features on this site

LOT DATA TABLE:

LOT NO.	LOT SIZE	USABLE OPEN SPACE (UOS)
01	1,940 SF	382 SF
02	2,065 SF	415 SF
03	2,110 SF	589 SF
04	2,125 SF	602 SF
05	2,150 SF	602 SF
06	2,160 SF	621 SF
07	2,325 SF	478 SF
08	1,860 SF	348 SF
09	2,020 SF	534 SF
10	2,280 SF	416 SF
11	2,325 SF	690 SF
12	1,875 SF	379 SF
13	1,885 SF	372 SF
14	1,915 SF	375 SF
15	1,780 SF	391 SF
16	1,800 SF	418 SF
17	2,330 SF	1,203 SF
18	1,830 SF	321 SF
19	1,805 SF	310 SF
20	1,910 SF	321 SF
21	1,970 SF	315 SF
22	1,820 SF	308 SF
23	1,890 SF	403 SF
24	1,860 SF	379 SF
25	2,150 SF	682 SF
26	2,275 SF	618 SF

William Guman & Associates, Ltd.
URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE
731 North Weber Street
Colorado Springs, CO 80903
(719) 633-9700
www.GumanLtd.com
bill@guman.net

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ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.

PLAN NORTH: N E S W

PROJECT NAME: **VERDE COMMONS**

PROJECT ADDRESS: **3645 VERDE DRIVE COLORADO SPRINGS, CO 80910**

PROJECT DESCRIPTION: **DEVELOPMENT PLAN**

DATE:	05/12/2021
DESIGNED:	WFG
CHECKED:	GEM

REVISIONS:

DATE:	BY:	DESCRIPTION:
R1 05/26/2022	GEM	1) RESPOND TO CITY COMMENTS
R2 08/25/2022	WFG	1) AMEND PARKING CALCULATIONS 1) AMEND UTILITY ACCESS ESMTS.
R3 08/30/2022	WFG	1) AMEND DRIVEWAY LENGTHS 2) AMEND DRIVEWAY LENGTHS 3) AMEND PARKING CALCULATIONS
R4 09/27/2022	WFG	1) AMEND UTILITY ACCESS TO 50'

NOTES:

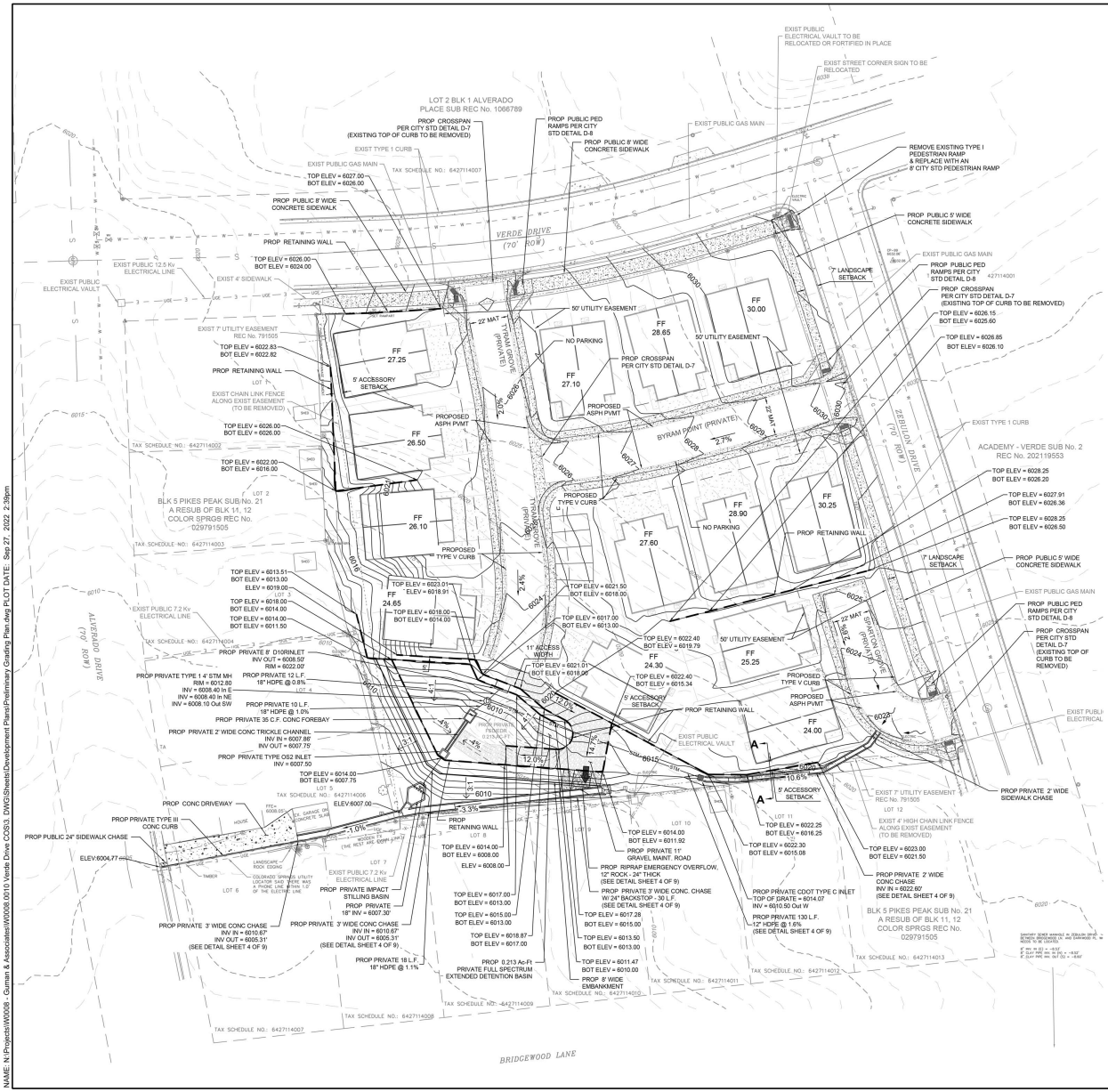
PLAN SCALE: 1" = 20'0" (OR AS NOTED ON PLAN)

SHEET TITLE: DEVELOPMENT PLAN

SHEET NO. **01**

1 OF 12 SHEETS

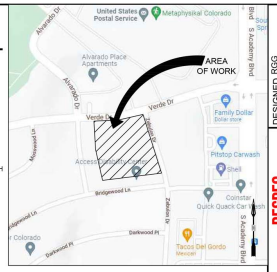
FILE NO. CPC PUD 22-00082



BENCHMARKS

1. SURVEY CONTROL POINT AS SHOWN HERON. ELEVATIONS ARE BASED UPON CITY OF COLORADO SPRINGS "FIMS" VERTICAL DATUM, FIMS MONUMENT "VP33" ELEVATION = 6022.76' (NGVD 29). "FIMS" BRASS CAP SET ON THE WEST CORNER OF A STORM SEWER CATCH BASIN, LOCATED AT THE NORTHWEST CORNER OF ACADEMY BLVD & VERDE DRIVE.

2. SURVEY CONTROL POINT AS SHOWN HERON. ELEVATIONS ARE BASED UPON CITY OF COLORADO SPRINGS "FIMS" VERTICAL / HORIZONTAL DATUM, FIMS MONUMENT "PM01" ELEVATION = 6005.95' (NGVD 29). BRASS WASHER SET IN THE TOP OF CURB ON THE SOUTH SIDE OF FOUNTAIN BLVD APPROX. 45 LF WEST OF THE INTERSECTION OF AFTERNOON CIRCLE & FOUNTAIN BLVD.



VICINITY MAP

LEGEND

7290	PROPOSED MAJOR CONTOUR
7291	PROPOSED MINOR CONTOUR
7290	EXISTING MAJOR CONTOUR
7291	EXISTING MINOR CONTOUR
2.0%	PROPOSED SLOPE ARROW
	PROPERTY LINE
	PROPOSED UTILITY EASEMENT
	EXISTING EASEMENT
SAS	PROPOSED SANITARY SEWER
E UGE	EXISTING ELECTRICAL
G	EXISTING GAS LINE
S	EXISTING SANITARY SEWER
W	PROPOSED WATER LINE
W	EXISTING WATER LINE
	PROPOSED SWALE
STM	PROPOSED STORM SEWER
	PROPOSED RETAINING WALL
	PROPOSED GRAVEL ACCESS ROAD
	EXISTING HYDRANT
	PROPOSED HYDRANT
	EXISTING COM. PEDISTAL
	EXISTING SIGN
	EMERGENCY OVERFLOW

SPOT ELEVATION SYMBOLS

1. ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED IN THE PLANS.

FF 24.95	FINISHED FLOOR ELEVATION
TOP ELEV = XXXX.XX	TOP OF RETAINING WALL ELEVATION
BOT ELEV = XXXX.XX	BOTTOM OF RETAINING WALL ELEVATION

GRADING-NOTES

1. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
2. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
3. STRIP AND STOCKPILE TOPSOIL FROM GRADING AREAS. USE STOCKPILED TOPSOIL AND IMPORTED TOPSOIL AS NECESSARY FOR SURFACE RESTORATION.
4. GRADES SHOWN ARE FINAL SURFACE GRADES AFTER COMPLETION OF SURFACE IMPROVEMENTS AND PLACEMENT OF TOPSOIL.
5. GRADE AREAS AT SITE PERIMETER TO MATCH GRADES OF ADJACENT PARCELS.
6. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF PROPERLY IN ACCORDANCE WITH APPLICABLE REGULATIONS.
7. PROVIDE TEMPORARY GRADING FEATURES SUCH AS BERMS, SWALES, SUMPS AND BASINS TO MANAGE INTERIM STORM WATER RUNOFF DURING CONSTRUCTION PROCESS. STORM WATER RUNOFF LEAVING THE SITE SHALL MEET ALL FEDERAL, STATE AND LOCAL QUALITY REQUIREMENTS.
8. ALL DISTURBED AREAS TO BE RE-SEEDED OR LANDSCAPE PER LANDSCAPE PLAN PROVIDED BY OTHERS.

FOR GENERAL CIVIL PLAN NOTES, SEE CIVIL GENERAL NOTES & DETAILS (SHEET 4 OF 9).

CPC - PUD 22 - 00082

0 30 60
SCALE IN FEET
1" = 30'

RESPEC
COMMUNITY DESIGN SOLUTIONS
121 SOUTH TEJON STREET, SUITE 115
COLORADO SPRINGS, COLORADO 80903
WWW.RESPEC.COM PHONE (719)266-5212

DESIGNED	RGG
DRAWN	DW
CHECKED	MAB
DATE	8/27/2022

REVISION

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION
9/2022

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

811 Know what's below. Call before you dig.

PROJECT No. W0008.0010

PROJECT NAME: PIKES PEAK PARK SUB. FIL. 21 LOT 6 - 3645 VERDE DR, COLORADO SPRINGS, CO 80910

SHEET TITLE: PRELIMINARY GRADING PLAN

SUBMITTED FOR: ROI PROPERTY GROUP

SHEET NUMBER: SHEET 2 OF12

NAME: N:\Projects\W0008 - Gurnan & Associates\W0008.0010 Verde Drive COS\3. DWG\Sheets\Development Plans\Preliminary Grading Plan.dwg PLOT DATE: Sep 27, 2022, 2:39pm

PROPERTY-OWNERS-AGREEMENT

PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

1. COLORADO SPRINGS UTILITIES SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THE PRELIMINARY UTILITY PLAN.

2. PROPERTY OWNER(S) ACKNOWLEDGE 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, RESOLUTIONS AND POLICIES AND PIKES PEAK REGIONAL BUILDING DEVELOPMENT 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 THE UTILITIES RULES AND REGULATIONS.

4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATION OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITATES 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 ALTERATIONS REQUIRES NEW OR UPDATED EASEMENTS, THE OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.

6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENT 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 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 NOT 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 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 WAYS 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 CONSTRUCTED 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 CODES, THEN THE STANDARDS OR THE CITY CODES SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT 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.

12. ALL EXISTING WATER & WASTEWATER SERVICES WILL NEED TO BE ABANDONED PER CSU STANDARDS.

13. ALL PRIVATE AND PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

GENERAL-NOTES

1. ALL EXISTING CURB, GUTTER, SIDEWALK, AND PEDESTRIAN RAMPS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION, OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG VERDE DRIVE & ZEBULON DRIVE ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.0.).

2. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.

3. INSTALLATION OF ELECTRICAL DEVICES IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY SPECIFICATION SECTION 1001 AND COMPLETE THE COLORADO SPRINGS UTILITIES "ELECTRIC INSPECTION IN THE RIGHT-OF-WAY CERTIFICATE" IN ACCORDANCE WITH UTILITIES' REQUIREMENTS FOR ELECTRIFICATION. THE CERTIFICATE SHALL ALSO BE PROVIDED TO THE CITY INSPECTOR.

4. ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR. ALL PROPOSED STORM SEWER INFRASTRUCTURE IS PRIVATE.

5. ALL RETAINING WALLS OVER 4 FEET SHALL BE STRUCTURALLY ENGINEERED, AND MUST RECEIVE APPROVAL OF A BUILDING PERMIT.

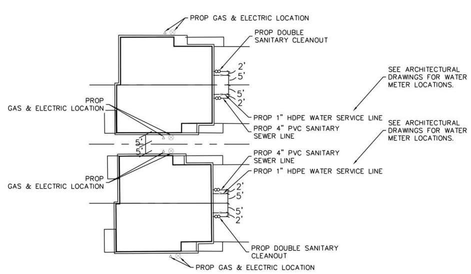
6. FENCES OR WALLS OVER SIX FEET (6') ARE CONSIDERED ACCESSORY STRUCTURES AND MUST MEET ACCESSORY STRUCTURE SETBACK AND HEIGHT REQUIREMENTS IDENTIFIED IN SUBSECTION 7.3.105A OF THIS CHAPTER. FENCE HEIGHT SHALL BE MEASURED FROM THE TOP OF THE FENCE INCLUDING FENCE POLES, POSTS, AND FINIALS TO THE FINISHED GRADE ON BOTH SIDES OF THE FENCE. IF THE HEIGHT OF THE TWO (2) SIDES VARIES, THEN THE LARGER OF THE TWO (2) MEASUREMENTS SHALL BE USED IN DETERMINING THE HEIGHT OF THE FENCE. IF THE FENCE IS LOCATED WITHIN THREE FEET (3') OF THE FACE OF A RETAINING WALL, THE HEIGHT OF THE FENCE IS MEASURED FROM THE TOP OF THE FENCE TO THE FINISHED GRADE AT THE BOTTOM OF THE RETAINING WALL.

EASEMENTS

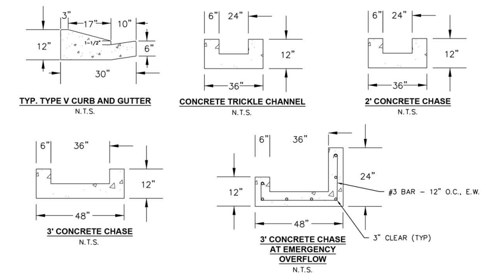
1. BOTH SIDES OF ALL SIDE LOT LINES HEREBY PLATTED WITH A FIVE (5') FOOT ON BOTH SIDES OF ALL REAR LOT LINES WITH A SEVEN (7') FOOT, UNLESS OTHERWISE SHOWN GREATER IN WIDTH, EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES - WITH THE SOLE RESPONSIBILITY FOR MAINTENANCE BEING VESTED WITH THE ADJACENT PROPERTIES. RECEPTION No. 791505

UTILITY-SERVICE-DETAIL-NOTES

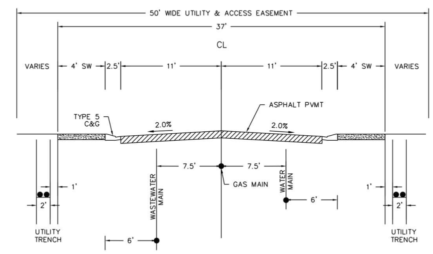
1. ALL SANITARY SEWER SERVICES ARE 4" PVC @ 2.08%
2. ALL WATERLINE SERVICES ARE 1" HDPE
3. WATER METERS ARE INSIDE WITHIN THE UTILITY ROOM. SEE ARCHITECTURAL DRAWINGS FOR WATER METER LOCATIONS.
4. FOR UTILITY CROSS SECTION, SEE THIS SHEET.
5. GAS & ELECTRIC METERS SHALL BE WITHIN 5' OF THE FRONT BUILDING CORNER.
6. WATER METERS NEED TO BE LOCATED INSIDE WITHIN A UTILITY ROOM.



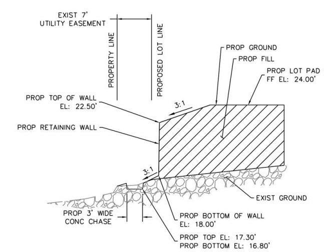
TYPICAL DWELLING UNIT AND UTILITY SERVICE DETAIL
N.T.S.



TYP. TYPE V CURB AND GUTTER N.T.S.
CONCRETE TRICKLE CHANNEL N.T.S.
2' CONCRETE CHASE N.T.S.
3' CONCRETE CHASE N.T.S.
3' CONCRETE CHASE AT EMERGENCY OVERFLOW N.T.S.



TYPICAL 50' MIN STREET SECTION (PRIVATE)
N.T.S.



CROSS SECTION "A-A" (PRIVATE)
N.T.S.

DESIGNED	BY MAB
DRAWN	BY DGW
CHECKED	BY RGG/MDF
DATE	9.27.2022

REVISION

RESPEC
COMMUNITY DESIGN SOLUTIONS
121 SOUTH TEJON STREET SUITE 1110
COLORADO SPRINGS, COLORADO 80903
WWW.RESPEC.COM PHONE:(719)266-5212

STAMP

PRELIMINARY
NOT FOR CONSTRUCTION
9/2022

THIS DRAWING IS INCOMPLETE AND NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS STAMPED, SIGNED AND DATED

811 Know what's below. Call before you dig.

PROJECT No. W0008.0010

PROJECT NAME: PIKES PEAK PARK SUB. FIL. 21 LOT 6 - 3645 VERDE DR, COLORADO SPRINGS, CO 80910

SHEET TITLE: CIVIL GENERAL NOTES & DETAILS

SUBMITTED FOR: ROI PROPERTY GROUP

SHEET NUMBER: SHEET 4 OF12

NAME: N:\Projects\W0008 - Guman & Associates\W0008.0010 Verde Drive COS\3. DWG\Sheets\Development Plans\Civil General Notes & Details.dwg PLOT DATE: Sep 27, 2022 10:16am

1 FRONT ELEVATION

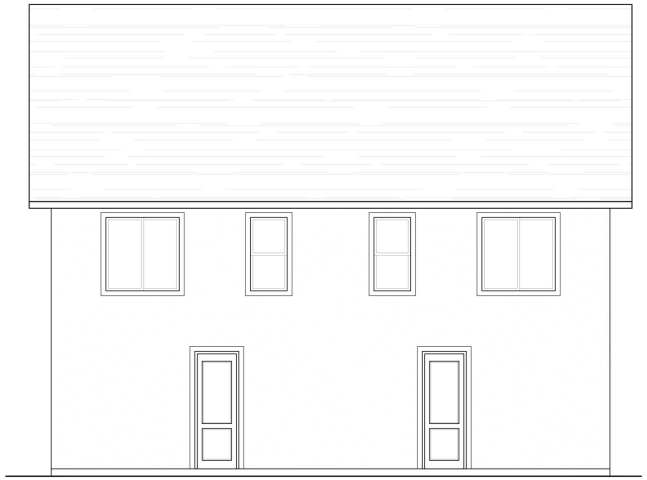
1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)

2 RIGHT ELEVATION

1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)

2 LEFT ELEVATION

1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)



1 REAR ELEVATION

1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)

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11629 S 700 E #150
DRAPER, UT 84020
801-878-6244

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2. THE GENERAL CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR ALL CONSTRUCTION TO BE IN COMPLIANCE WITH STRICTEST CODES.
3. THE GENERAL CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR ENSURING THAT ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES ARE FOLLOWED IN THE DESIGN AND CONSTRUCTION PROCESS.
4. IF ANY DISCREPANCIES ARE FOUND IN THE DRAWING, OR IF ANY QUESTION ARISES DURING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL CONSULT DESIGNER, AT ANY POINT DURING CONSTRUCTION, ABOUT A PLAN ERROR, OMISSION, CONFLICT, OR REQUEST ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER.
5. THE GENERAL CONTRACTOR AND/OR OWNER ASSUMES ALL LEGAL RESPONSIBILITY AND AGREES TO INDEMNIFY AND HOLD THE DESIGNER AND/OR DRAFTER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS.

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PLAN NAME:
VERDE COMMONS

ADDRESS:
ADDRESS

SUBDIVISION:
SUBDIVISION

LOT#:
LOT #

DATE:
2022-07-13

JAD PROJECT NUMBER:
2022-960

SET:
CONSTRUCTION DOCS.

SHEET NAME:
FRONT & RIGHT ELEVATIONS

SHEET NUMBER:

SHEET 5 OF 12

1 FRONT ELEVATION

1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)

2 RIGHT ELEVATION

1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)

2 LEFT ELEVATION

1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)

1 REAR ELEVATION

1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)

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2. CONTRACTOR SHALL DETERMINE THAT ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES ARE FOLLOWED IN THE STRICTEST COMPLIANCE.
3. CONTRACTOR SHALL DETERMINE THAT ALL EQUIPMENT, MATERIALS, AND CONSTRUCTION METHODS ARE SUITABLE FOR THE SITE CONDITIONS.
4. CONTRACTOR SHALL CONSULT DESIGNER, AT ANY POINT DURING CONSTRUCTION, ABOUT A PLAN ERROR, OMISSION, CONFLICT, OR REQUEST ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER.
5. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL THE CONTRACTOR, OWNER, AND ARCHITECT HAVE FORMALLY AGREED TO THE PLANS AND SIGNED THE CONTRACT. THE ARCHITECT HAS NO RESPONSIBILITY AND TO HOLD THE DESIGNER AND/OR DRAFTER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS.

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PLAN NAME:
VERDE COMMONS

ADDRESS:
ADDRESS

SUBDIVISION:
SUBDIVISION

LOT#:
LOT #

DATE:
2022-07-13

JAD PROJECT NUMBER:
2022-960

SET:
CONSTRUCTION DOCS.

SHEET NAME:
LEFT & REAR ELEVATIONS

SHEET NUMBER:
SHEET 6 0F 12

1 FRONT ELEVATION

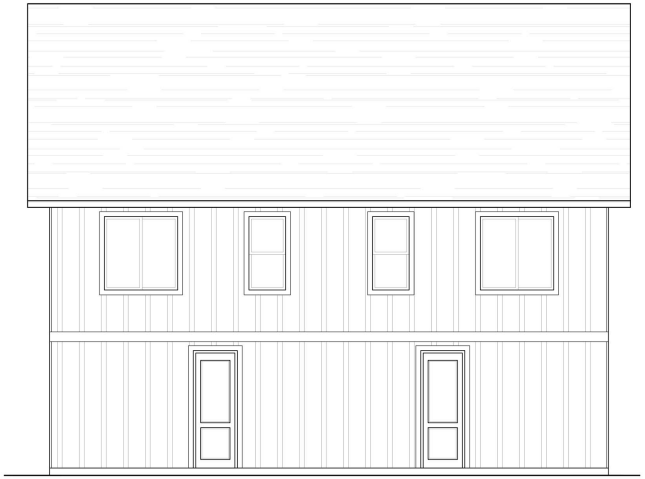
1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)

2 RIGHT ELEVATION

1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)

2 LEFT ELEVATION

1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)



1 REAR ELEVATION

1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)

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2. THE GENERAL CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR ENSURING THAT ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES ARE FOLLOWED IN THE STRICTEST COMPLIANCE.
3. THE GENERAL CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY ERRORS, OMISSIONS, OR DISCREPANCIES. THE GENERAL CONTRACTOR SHALL CONSULT DESIGNER, AT ANY POINT DURING CONSTRUCTION, ABOUT A PLAN ERROR, OMISSION, CONFLICT, OR REQUEST ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER.
4. THESE PLANS ARE NOT INTENDED TO BE A COMPLETE ENGINEERED DESIGN. THE GENERAL CONTRACTOR AND/OR OWNER ASSUMES ALL RESPONSIBILITY AND TO HOLD THE DESIGNER AND/OR DRAFTER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS.

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SUBDIVISION:
SUBDIVISION

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LOT #

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2022-07-13

JAD PROJECT NUMBER:
2022-960

SET:
CONSTRUCTION DOCS.

SHEET NAME:
FRONT & RIGHT ELEVATIONS

SHEET NUMBER:

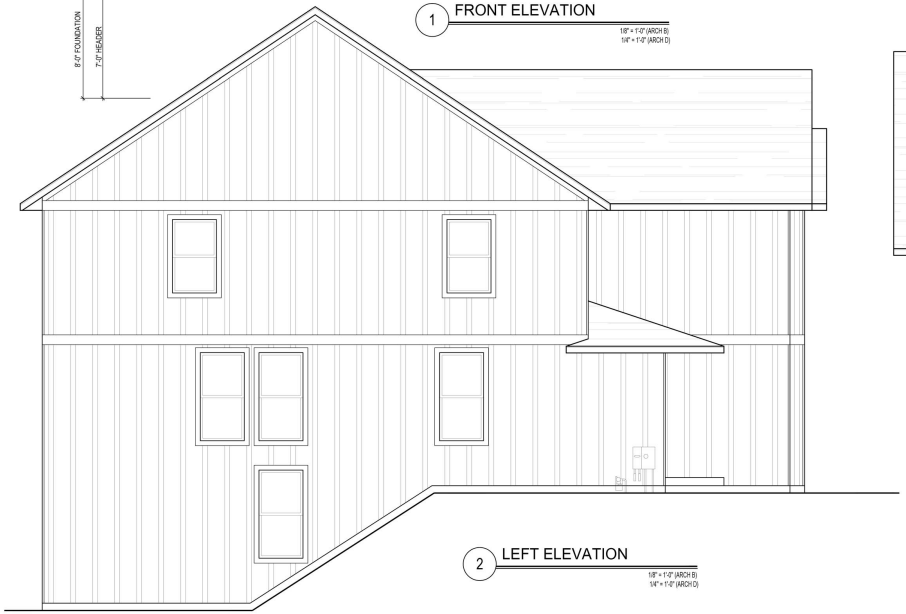
SHEET 7 OF 12

1 FRONT ELEVATION

1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)

2 RIGHT ELEVATION

1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)



2 LEFT ELEVATION

1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)

1 REAR ELEVATION

1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)

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2. CONTRACTOR IS TO DOUBLE CHECK ALL DIMENSIONS, ELEVATIONS, ANGLES, ETC. PRIOR TO STRUCTURAL CONSTRUCTION.
3. CONTRACTOR IS TO ENSURE THAT ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES ARE FOLLOWED IN THE CONSTRUCTION OF THE HOME.
4. THE GENERAL CONTRACTOR IS TO ENSURE THAT ALL SUBCONTRACTORS, AND ALL OTHER PARTIES ON THE JOB SITE, ARE FOLLOWING ALL CODES AND ORDINANCES.
5. CONTRACTOR SHALL CONSULT DESIGNER, AT ANY POINT DURING CONSTRUCTION, ABOUT A PLAN ERROR, OMISSION, CONFLICT, OR REQUEST ADDITIONAL INFORMATION BEFORE PROCEEDING FURTHER.
6. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL THE CONTRACTOR HAS FULLY REVIEWED AND HOLD THE DESIGNER AND/OR DRAFTER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS.

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VERDE COMMONS

ADDRESS:
ADDRESS

SUBDIVISION:
SUBDIVISION

LOT#:
LOT #

DATE:
2022-07-13

JAD PROJECT NUMBER:
2022-960

SET:
CONSTRUCTION DOCS.

SHEET NAME:
LEFT & REAR ELEVATIONS

SHEET NUMBER:

SHEET 8 OF 12

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ENTIRE SITE	Illuminance	Fc	0.02	1.4	0.0	N.A.	N.A.
DRIVE WAY	Illuminance	Fc	0.53	1.0	0.2	2.65	5.00

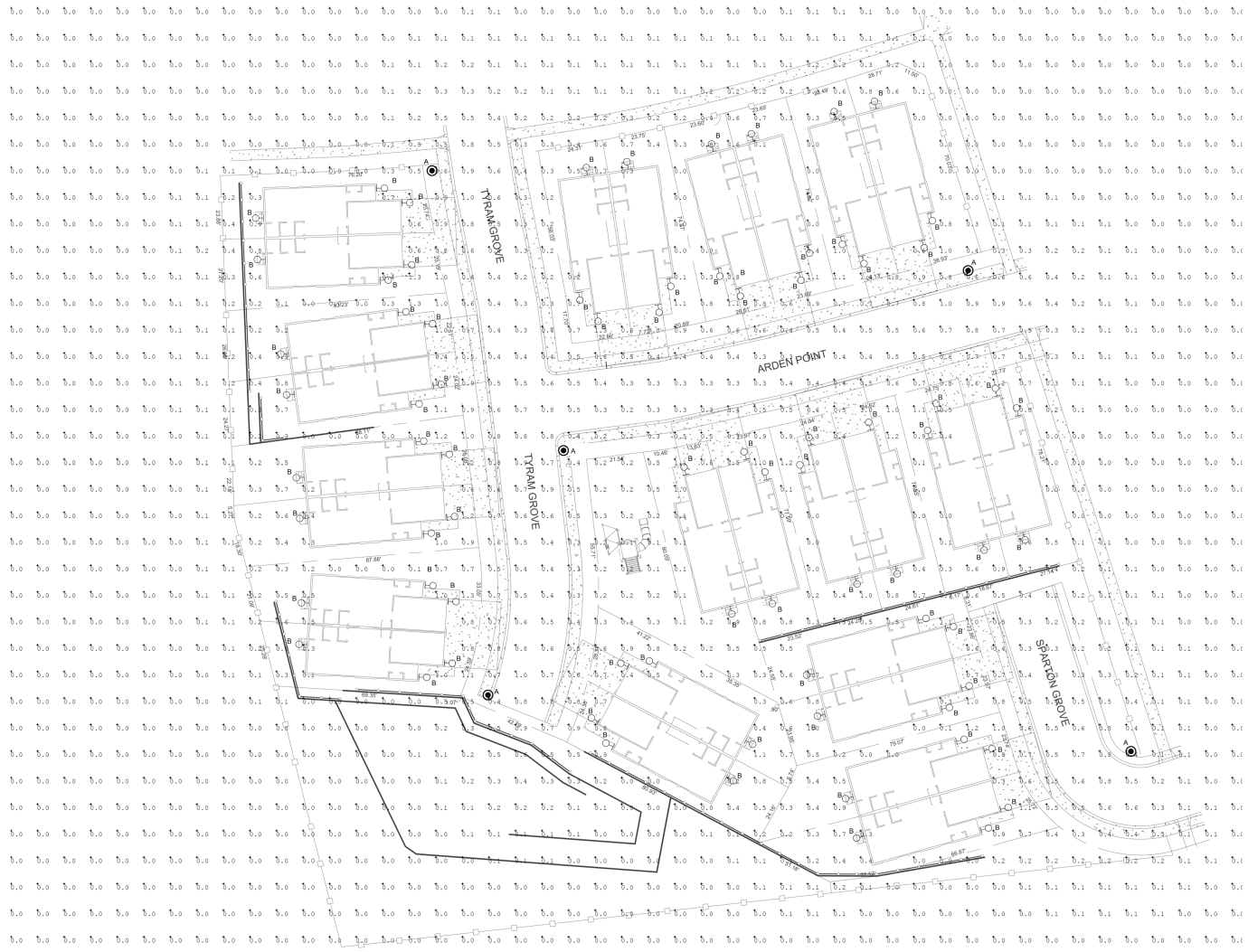
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
◉	5	A	SINGLE	N.A.	0.900	ARB-B1-LED-D1-T4-8030

GENERAL PHOTOMETRY NOTES

A. THESE PHOTOMETRIC CALCULATIONS ARE BASED ON MANUFACTURER'S IES FILES AND 0.9 LIGHT DEPRECIATION FACTOR.

B. ACTUAL ILLUMINANCE LEVELS MAY DIFFER FROM THE FOOTCANDLE LEVELS SHOWN DUE TO VARIABLE FIELD CONDITIONS, SUCH AS NEARBY EXISTING LUMINAIRES, LUMINAIRE DIRT DEPRECIATION, LANDSCAPING, AND FUTURE DEVELOPMENTS.

C. THIS PLAN IS BASED ON THE INFORMATION AVAILABLE. THE LUMINAIRE LOCATIONS SHOWN MUST BE COORDINATED WITH EXISTING OR FUTURE FIELD CONDITIONS.



PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

PLANT
ENGINEERING CONSULTANTS
320 W FILLMORE SUITE 100 COLORADO SPRINGS CO 80907
719 473 7077
www.plantecc.com

William Guman & Associates, Ltd.
Urban Planning | Environmental Design | Landscape Architecture
751 North Weber Street
Colorado Springs, CO 80903
(719) 633-5700
www.GumanLtd.com
bill@guman.net

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ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.

PLAN NORTH

PROJECT NAME: VERDE COMMONS
PROJECT ADDRESS: 3645 VERDE DRIVE
COLORADO SPRINGS, CO 80910
PROJECT DESCRIPTION: DEVELOPMENT PLAN

DATE: 03/08/2022
DESIGNED: MP
CHECKED: MP

COLORADO LICENSED MICHELLE PLANT 51074 PROFESSIONAL ENGINEER

REVISIONS:		
DATE:	BY:	DESCRIPTION:

NOTES:

PLAN SCALE: 1" = 20'0" (OR AS NOTED ON PLAN)

SHEET TITLE: PHOTOMETRIC PLAN

SHEET NO: 09

SHEET 9 OF 12

PROJECT NO. 22022

Invue

DESCRIPTION

The Invue Arbor post top brings architectural style to area/site and pedestrian scale applications. Its dayform appearance brings a desired organic look into the urban environment. WaveStream LED Optics provide a uniform pixelation free image, managing glare while providing high levels of visibility.

Catalog #	ARB-B1-LED-D1-T4-BZ-8030	Type
Project	VERDE COMMONS	A
Comments		Date
Prepared by	MPP, PE	

ARB ARBOR POST TOP

DECORATIVE LUMINAIRE

SPECIFICATION FEATURES

Construction
Two-piece IP66 rated housing is cast from low copper content corrosion resistant aluminum, maintaining strength and precision to sustain long term dayform appearance. ANSI C136.31 testing compliance prevents damage from installation generated vibration. External hardware and casting seams are minimized to enhance appearance.

Optics
Specifically designed for pedestrian applications, WaveStream LED optical waveguide technology produces both symmetric NEMA type V and asymmetric NEMA II, III, IV distributions. The waveguide is manufactured from precision injection molded acrylic resulting in a pixelation free optical image for improved glare control and visual comfort. Luminaire efficacy's measure up to 100 lm/w for 4000K (+/- 275K) CCT at 70 CRI (min), optional 3000K CCT at 80 CRI is also available.

Electrical
LED driver(s) are directly mounted to upper housing thermal pad for optimal thermal performance. Standard 0-10V dimming drivers and Cooper Lighting Solutions' proprietary surge protection module are designed to withstand 10kV of transient line surge. Drivers operate at 120-277V 50/60Hz with 347V/60Hz or 480V/60Hz operation optional. Suitable for ambient temperature applications as low as -40°C (-40°F) to 40°C (104°F). Limited high ambient options allow for 50°C operation.

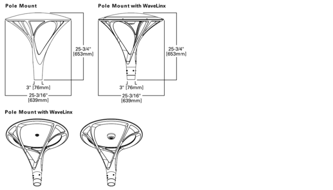
Controls
The Arbor LED luminaire control options are designed to be simple and cost-effective ASHRAE and California Title 24 compliant solutions. The ANSI C136.41 compliant NEMA 7-PIN receptacle enables wireless dimming when used with compatible photocontrol. See control options page for more details.

Mounting
Fitter assembly mounts over 2-3/8" O.D. tenon and is secured via six concealed stainless steel set screws. Design of fitter provides seamless transition to 3" O.D. round pole top. Additional mounting accessories include a single fixture arm mount, twin fixture arm mount and wall mount arm. Additional pole mount accessories mount to a 3" x 4" long tenon for 4" - 5" O.D. poles tops. For existing 2-3/8" tenons an adapter is shipped standard.

Finish
Cooper Lighting Solutions ("CLS") utilizes premium ultra-weatherable TGIC based polyester powder coatings that are specifically formulated to withstand extended outdoor exposure. The powders are formulated exclusively for CLS to serve functionally as well as decorative. Good film appearance combinded with excellent mechanical an exterior exposure qualities display greater than twice as much gloss retention. RAL and custom color matches available. Finish is compliant with ASTM B117 3000hr salt spray standard. Options to meet Buy American Act requirements.

Warranty
Five-year warranty.

DIMENSIONS



CERTIFICATION DATA

UL/cUL Listed
IEC 60529 IP66 Housing
ASTM B117 SaH Spray Tested
ASTM A3560 Low Cooper Alloy
ISO 9001
Dark Sky Approved (3000K CCT and warmer only)
ANSI C136.31 3G Vibration Tested (Post Top)
ANSI C136.31 1.5G Vibration Tested (Twin Mount / Accessory Arm Mount)

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz, 347V/60Hz, 480V/60Hz
40°C Ambient Temperature Rating
As low as -40°C (-40°F) minimum temperature
*See MINIMUM TEMPERATURE table

EPA

Effective Projected Area: (Sq. Ft.) 0.9

Approximate Net Weight:
37 lbs. [16.8 kgs.]

COOPER Lighting Solutions

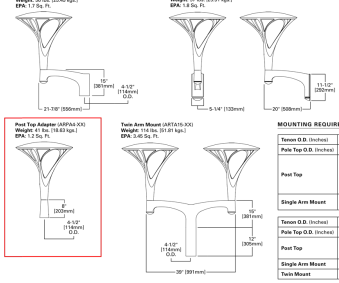
MOUNTING CONFIGURATIONS (WEIGHT AND EPAS INCLUDES FIXTURE)

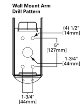
Single Arm Mount (ARSA-XX)
Weight: 56 lbs. [25.45 kgs.]
EPA: 1.7 Sq. Ft.

Wall Mount Arm (ARWM-XX)
Weight: 57 lbs. [25.91 kgs.]
EPA: 1.8 Sq. Ft.

Post Top Adapter (ARPA4-XX)
Weight: 41 lbs. [18.63 kgs.]
EPA: 1.2 Sq. Ft.

Twin Arm Mount (ARTA15-XX)
Weight: 114 lbs. [51.81 kgs.]
EPA: 3.45 Sq. Ft.



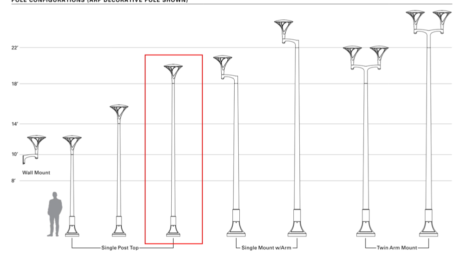


MOUNTING REQUIREMENTS CHART

Tenon O.D. (Inches)		2-3/8" Tenon		
Pole Top O.D. (Inches)		3"	4"	5"
Post Top		Standard	Spacer (Provided) & ARPA4-XX (Order Separately)	Spacer (Provided) & ARPA4-XX (Order Separately)
Single Arm Mount		Spacer (Provided)	Spacer (Provided)	Spacer (Provided)

Tenon O.D. (Inches)	3" Tenon	
Pole Top O.D. (Inches)	4"	5"
Post Top	ARPA4-XX (Order Separately)	ARPA4-XX (Order Separately)
Single Arm Mount	Standard	Standard
Twin Mount	Standard	Standard

POLE CONFIGURATIONS (ARP DECORATIVE POLE SHOWN)



COOPER Lighting Solutions

ORDERING INFORMATION

Sample Number: ARB-B2-LED-D1-T2-GM

Product Family [1,2]	Lumens [3]	Lamp Type	Voltage	Distribution	Color [7]
ARB=Arbor Post Top **BAA-ARB**=Arbor Post Top Buy American Act Compliant [25]	**B1**=Nominal 2,300 Lumens **B2**=Nominal 4,500 Lumens **B3**=Nominal 8,500 Lumens **B4**=Nominal 9,500 Lumens [4]	**LED**=Solid State Light Emitting Diodes	**D1**=Dimming Driver (120-277V) **347**=347V [5] **480**=480V [5,6]	**T2**=Type II **T3**=Type III **T4**=Type IV **T5**=Type V	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White

Options (Add as Suffix)

7030=70 CRI / 3000K CCT [8]
7035=70 CRI / 3500K CCT [8]
8030=80 CRI / 3000K CCT [8]
8035=80 CRI / 3500K CCT [8]
AMB=Amber 590nm [11,27]
20MSP=20kV MOV Surge Protective Device
20K=20kV UL 1449 Fused Surge Protective Device
PC=Button Type Photocontrol
PER=NEMA 3-PIN Twistlock Photocontrol Receptacle
PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle
HA=50°C High Ambient Temperature [9]
SPB1=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [23]
SPB2=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting [23]
SPB4=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting [23]
MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [10,11]
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [10,11]
MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [10,11]
MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [10,11]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [10,11]
MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [10,11]
ZD=DALI-enabled 4-PIN Twistlock Receptacle [10,12,13,14,29,30]
ZW=Wavelinx-enabled 4-PIN Twistlock Receptacle [10,12,13,29,30]
SWPD4WH=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, White [10,12,13,15,19,29,30]
SWPD5WH=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, White [10,12,13,15,19,29,30]
LWR-LW=Enlighted Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [10,16]
LWR-LN=Enlighted Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [10,16]
5LTD=Fifth Light Dali Driver [10,17]
DIM=0-10V External Dimming Leads [10,18]
VS=Tempered Glass Vandal Shield
CC=Coastal Construction [24]
SPBL2=FDP-301-L2 (Wattstopper DALI sensor)
SPBL4=FDP-301-L7 (Wattstopper DALI sensor)
TH=Toolless hardware
F=Single Fuse [28]

Accessories (Order Separately) [19,26]

ARSA-XX=Single Pole Mount Arm [20]
ARWM-XX=Wall Mount Arm
ARTA15-XX=Twin Mount Bracket [21]
ARPA4-XX=Pole Adapter 4" O.D. Pole
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [21]
SWPD4WH=Wavelinx Wireless Sensor, 7' - 15' Mounting Height, White [13,15,19,29]
SWPD5WH=Wavelinx Wireless Sensor, 15' - 40' Mounting Height, White [13,15,19,29]
WOLC-7P-10A=Wavelinx Outdoor Control Module (7-PIN) [10,22]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional information.
2. Fixture slipfits over standard 2-3/8" tenon. 3" O.D. tenon when used with a ARPA4-XX 4" O.D. pole adapter.
3. Standard 4000K CCT, nominal 70CRI.
4. B4 only available with Type V distribution.
5. Requires the use of a step down transformer.
6. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
7. Custom and RAL color matching available upon request. Consult your lighting representative for more information.
8. Extended lead times apply. Use dedicated IES files when performing layouts.
9. Not available with B3 lumen package in Type II, III, or IV distributions.
10. Controls system is not available with photocontrol (PC), photocontrol receptacle (PER or PER7), or controls systems MS, LWR or DIM.
11. Not available with HA option.
12. Sensor passive infrared (PIR) may be overly sensitive below -20°C (-4°F).
13. For device to be field-configurable, requires WAC Gateway components WAC-POE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more WaveLinx application information.
14. Not available on B1 or B4 lumen packages.
15. Requires 4-PIN twistlock receptacle (ZD or ZW) option.
16. Enlighted wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for application information.
17. Not available in B4 lumen package.
18. Low voltage control leads brought 18" outside fixture.
19. Replace XX with paint color.
20. Fits on 3" O.D. x 4" long tenon for nominal 4-1/2" O.D. pole top.
21. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information.
22. Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZW, ZD or LWR). Operates on 120-347V input voltages.
23. Smart device with mobile application required to change system defaults. See controls section for details.
24. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
25. Only product configurations with this designated prefix are built to be compliant with the Buy American Act of 1933 (BAA). Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
26. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
27. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose Lumen Package B1. See IES files for photometric performance.
28. Must specify voltage (120V, 277V, or 347V) to fuse the single hot leg.
29. Not available with 5LTD option.
30. If ZD or ZW only, shorting cap will be installed on 4-pin receptacle.

COOPER Lighting Solutions

POWER AND LUMENS

Lumen Package		B1	B2	B3	B4
Drive Current					
Power Wattage (Watts)		24W	48W	96W	99W
Input Current (mA) @ 120V		200	400	800	830
Input Current (mA) @ 208V		120	240	470	480
Input Current (mA) @ 240V		100	200	400	420
Input Current (mA) @ 277V		90	180	350	360
Power Wattage (Watts)		26W	53W	107W	108W
Input Current (mA) @ 347V		79	161	325	328
Input Current (mA) @ 480V		58	117	235	237
Optics					
Type II	Lumens	2,045	3,994	7,362	--
	BUG Rating	B1-U0-G1	B1-U0-G2	B3-U0-G3	--
Type III	Lumens	2,324	4,534	8,451	--
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	--
Type IV	Lumens	2,408	4,691	8,740	--
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	--
Type V	Lumens	2,311	4,529	8,511	9,464
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B3-U0-G3

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Calculated L70 (Hours)
25°C	>91%	>230,000
40°C	>88%	>172,000
50°C	>86%	>142,000

NOTE: Maintenance data applies to the highest drive current and represents the worst case at the highest wattage.

COLOR TEMPERATURE

Color Temperature (CCT)	CRI (Nominal)	Multiplier
4000	70	1.00
3000	80	0.91

MINIMUM AMBIENT TEMPERATURE

Lumen Package	Temperature
B1	-40°C
B2	-35°C
B3	-35°C
B4	-40°C
All DALI powered lumen packages	-20°C

COOPER Lighting Solutions

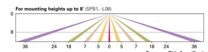
CONTROL OPTIONS

0-10V (D) The dimming option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

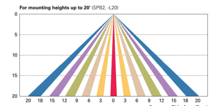
Photocontrol (PER and PER7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.

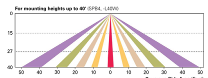
For mounting heights up to 8' (SPB1, -L08)



For mounting heights up to 20' (SPB2, -L20)



For mounting heights up to 40' (SPB4, -L40W)

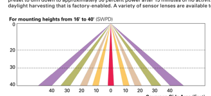


WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

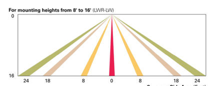
WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.

For mounting heights from 16' to 40' (SWPD)

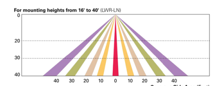


Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted System is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of other resources beyond lighting.

For mounting heights from 8' to 16' (LWR-LW)



For mounting heights from 16' to 40' (LWR-LN)



COOPER Lighting Solutions

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

PLANT
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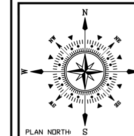
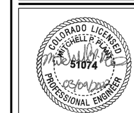


PLAN NORTH:

PROJECT NAME: VERDE COMMONS
PROJECT ADDRESS: 3645 VERDE DRIVE COLORADO SPRINGS, CO 80910
PROJECT DESCRIPTION: DEVELOPMENT PLAN

DATE: 03/09/2022
DESIGNED: MP
CHECKED: MP



REVISIONS:		
DATE:	BY:	DESCRIPTION:

NOTES:

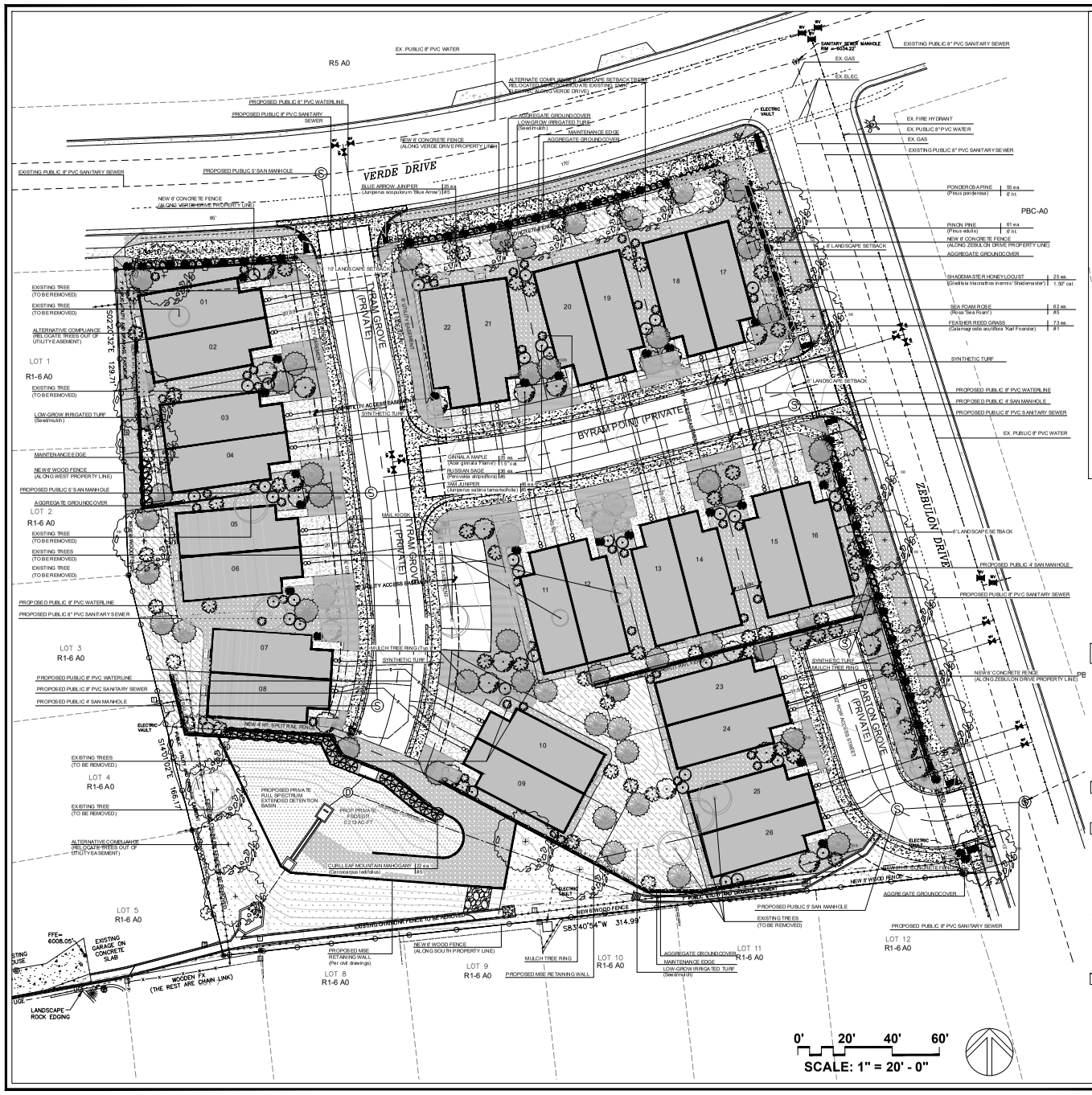
PLAN SCALE: 1" = 200' (OR AS NOTED ON PLAN)

SHEET TITLE: LIGHTING CUT SHEETS

SHEET NO. 10

SHEET 10 OF 12

PROJECT NO. 22022



SCHEMATIC LANDSCAPE DIAGRAM: submitted in compliance with Policy 311

PROJECT NAME: Verde Commons (Small Lot Planned Unit Development) 3645 Verde Drive, Colorado Springs, CO
DATE: 25-February 2022

CLIMATE ZONE: Foothills and Plains
Plant Communities: Labeled by number(s) on diagram

1- Semiarid Shrublands
2- Pinon-Juniper Woodlands

4 - Lower Elevation Riparian
5- Foothill Shrublands
6- Ponderosa Pine Forest
7- Upper Elevation Riparian
8- Douglas Fir Forest

Hydrozones (Supplemental Water): Labeled by letter(s) on diagram

V - Very Low (0-7 inches per year)
L - Low (7 to 15 inches per year)
M - Moderate (15 to 25 inches per year)
H - High (More than 25 inches per year)

NOTE: A final landscape and irrigation system plan will be submitted and reviewed concurrent with building permit submittal and approved prior to issuance of a building permit.

NOTE: Landscape improvements and maintenance areas shall be the responsibility of the Verde Commons Homeowners Association (HOA) and/or their assigns.

NOTE: All street tree and streetscape improvements located in the Verde Drive and Zebulon Drive ROW will be maintained by the Verde Commons Homeowners Association (HOA and/or their assigns.

NOTE: Refer to Sheet LS2 for Planting Schedule, Notes, and Details pertaining to this installation.

SITE CATEGORY CALCULATION FORMATS

LANDSCAPE SETBACKS (or Double Frontage Lot Streetscapes)

Street Name or Zone Boundary (elev.)	Street Classification	Width (in ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./Prov.
Verde Drive	Minor Arterial	10'/10'	255.00'	1/25'	*11 / 0 [Denoted 'SB']
Zebulon Drive	Non Arterial	6'/6*	183.00'	1/30'	7 / 9 [Denoted 'SB']

*ALTERNATIVE COMPLIANCE REQUEST FOR SETBACK TREES ALONG VERDE DRIVE; CONFLICT WITH ELECTRIC.

South Boundary	Same Use Boundary	n/a	315.00'	n/a	n/a
West Boundary	Same Use Boundary	n/a	302.00'	n/a	n/a

Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Setback Plant Abbr. Denoted on Plan*	Percent Ground Plane Veg. Req. / Provided
1:10 = xx / xx	n/a	A-SB	75%/95%
n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a

* All landscape setback requirements as they apply to double frontage lots are provided.

STREET-ORIENTED UNITS TREE REQUIREMENT

Per the small lot guidelines, 1 tree is required for all street-oriented units. Twenty-six (26) street trees are provided for the twenty-six (26) units. All trees shall be maintained by the homeowners' association (HOA).

COMMON OPEN SPACE REQUIREMENT FOR STREET-ORIENTED SMALL-LOT PUD)

Per the small lot PUD guidelines, 1 tree is required for each 500 SF of required open space. Per the guidelines, 600 SF of open space is required per unit (a total of 26 units is proposed). Therefore, 600 SF x 26 units = 15,600 SF is required. This project provides 16,075 SF of required, common open space. With one tree required for each 500 SF of required, common open space, 15,600 SF /500 SF = 32 trees required. Up to 50% of the tree requirement at a ratio of 10 shrubs per tree may be applied. There are 32 common open space trees provided, and they're denoted with a COS designation on the landscape plan.

Number of Units	Lot Size	SF common open space required per unit	SF total common open space required	SF total common open space provided
26	3,999 sf or less	600	15,600 sf	16,075 sf

Total trees required @ 1 tree / 500 SF common open space	Total common open space trees provided @ 1 tree / 500 SF common open space requirement	Common Open Space Trees Abbr. Denoted on Plan*	Percent Ground Plane Veg. Req. / Provided
32	32	COS	75% / 95%

LANDSCAPE BUFFERS & SCREENS

Street Name or Property Line (elev.)	Width (in. ft.) Req. / Prov.	Linear Footage	Buffer Trees (1/20') Required / Provided	Evergreen Trees Req.(50%) / Provided
South	15'/15'	314.99'	16 / 0 [Denoted 'BUF']	*8 / 0
West	15'/15'	295.88'	15 / 0 [Denoted 'BUF']	*8 / 0

Length of 6 ft. Opaque Structure Req. / Prov.	Buffer Tree Abbr. Denoted on Plan*	Percent Ground Plane Veg. Req. / Provided
South; 314.99' / 314.99'	BUF	75%/95%
West; 295.88' / 295.88'		

*Trees called out as Buffer Tree (BF) along Verde and Zebulon provide additional screen in lieu of south and west boundaries.
ALTERNATIVE COMPLIANCE REQUEST FOR TREES ALONG WEST BUFFER; CONFLICT EXISTS WITH UTILITY EASEMENT.

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PLAN NORTH: N

PROJECT NAME: VERDE COMMONS
PROJECT ADDRESS: 3645 VERDE DRIVE
COLORADO SPRINGS, CO 80910
PROJECT DESCRIPTION: LANDSCAPE PLAN

DATE: 02/07/2022
DESIGNED: WFG
CHECKED: GEM

REVISIONS:		
DATE:	BY:	DESCRIPTION:
1st 05/26/2022	GBM	1st RESPONSE TO CITY COMMENTS

NOTES:

PLAN SCALE: 1" = 20'0" (SEE ON PLAN)

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN

SHEET NO. 11
11 OF 12 SHEETS

FILE NO. CPC PUD 22-00082

LANDSCAPE SCHEDULE:
Planting Schedule:

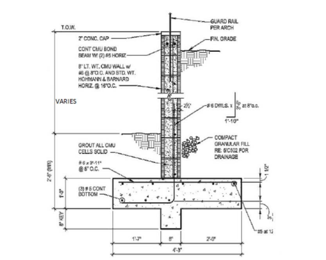
SYM.	QTY.	DROUGHT TOLERANT	DEER RESISTANT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
TREES							
	61			**PINON PINE** (Pinus edulis)	20-30' 15-20'	6' ht.	B&B Nursery Grown. Size to meet or exceed AAN, min. size
	55			**PONDEROSA PINE** (Pinus ponderosa)	40-60' 20-30'	6' ht.	B&B Nursery Grown. Size to meet or exceed AAN, min. size
	25			**SHADEMASTER HONEYLOCUST** (Gleditsia tri. In. 'Shademaster')	40-50' 30-40'	1.5" cal.	B&B Nursery Grown. Size to meet or exceed AAN, min. size
	28			**GINNALA MAPLE** ('Acer ginnala 'Flame')	8-15' 6-15'	1.5" cal.	Container Grown. Size to meet or exceed AAN, min. size
	25			**BLUE ARROW JUNIPER** (Juniperus scopulorum 'Blue Arrow')	15-20' 3-5'	#5	Container Grown. Size to meet or exceed AAN, min. size

SHRUBS/GRASSES/GROUNDCOVERS

SYM.	QTY.	DROUGHT	DEER	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
	36			**RUSSIAN SAGE** (Perovskia atriplicifolia)	3-4' 3-4'	#5	Container Grown. Size to meet or exceed AAN, min. size
	62			**SEA FOAM ROSE** (Rosa 'Sea Foam')	3-5' 2-3'	#5	Container Grown. Size to meet or exceed AAN, min. size
	22			**CURLLEAF MOUNTAIN MAHOGANY** (Cercocarpus ledifolius)	10-25" 10-20'	#5	Container Grown. Size to meet or exceed AAN, min. size
	46			**TAM JUNIPER** (Juniperus sabina tamariscifolia)	4-6' 6-8'	#5	Container Grown. Size to meet or exceed AAN, min. size
	73			**FEATHER REED GRASS** (Calamagrostis acutiflora 'Karl Foerster')	4-5' 18-24"	#1	Container Grown. Size to meet or exceed AAN, min. size

SYMBOL KEY:

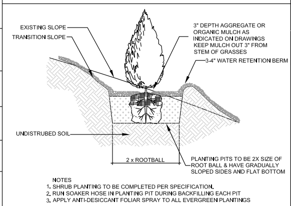
SYMBOL	DESCRIPTION/REMARKS
	MAINTENANCE EDGE: 3/16" x 6" ROLL TOP STEEL EDGING (Green color, staked)
NO SYMBOL	ORGANIC MULCH TYPE 'A' : CASCADE CEDAR MULCH: UNIFORMLY PLACED TO A 4" DEPTH IN TREE RINGS AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY [Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO] Area: 1,204 square feet
	SEEDED TURF (El Paso County All Purpose Low Grow Mix for Upland and Transition Areas): [25% BUFFALOGRASS, 20% BLUE GRAMA, 29% SIDEOATS GRAMA, 5% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 1% SAND DROPSEED] Seed rate (lbs PLS/acre) : 42 Irrigated broadcast or Irrigated hydroseeded. Area: 16,225 square feet
	SEEDED TURF (El Paso County Conservation District All Purpose Mix for Upland, Transition and Permanent Control Measure Areas): [20% BIG BLUESTEM, 10% BLUE GRAMA, 10% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 10% SIDEOATS GRAMA, 10% SWITCHGRASS, 10% PRAIRIE SAND REED, 10% YELLOW INDIAN GRASS] Seed rate (lbs PLS/acre) : 19.3 Irrigated broadcast or Irrigated hydroseeded. Area: 3,229 square feet
	SYNTHETIC TURF GRASS, Area: 8,000 square feet
	PLAYGROUND SURFACE, Area: 1,400 square feet
	AGGREGATE: 3-6" SIZE WHOLE WASHED RIVER COBBLES PLACED TO A UNIFORM DEPTH ON FABRIC UNDERLAYMENT, Area:12,866 square feet



I RETAINING WALL
DIAGRAMMATIC; NOT TO SCALE

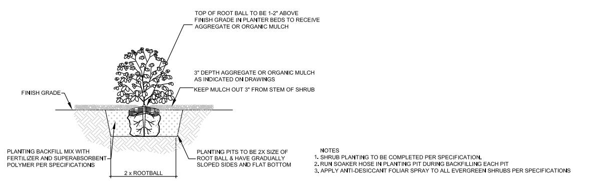
LANDSCAPE NOTES:

1. DRAWINGS ARE DIAGRAMMATIC: PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
2. QUANTITIES ARE PROVIDED FOR REFERENCE ONLY: VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED, OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
3. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND VERIFICATION OF ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC., WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSTRUED AS ACCEPTANCE OF CONDITIONS.
4. COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
5. THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAXIMIZES THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
6. PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS AND LIGHTING STANDARDS.
7. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS MAY BE AVAILABLE. IF THE AMOUNT OF TOPSOIL NEEDED TO COMPLETE FINAL GRADING IS NOT AVAILABLE, THE CONTRACTOR SHALL IMPORT THE AMOUNT OF SOIL NEEDED.
8. CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION VIA THE IRRIGATION SYSTEM IS OPERABLE AND CAPABLE OF EXTENDING AMOUNTS OF WATER REQUIRED TO ESTABLISH AND SUSTAIN PLANT GROWTH AT THE TIME OF INSTALLATION.
9. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMENCED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.
10. LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE IS THE RESPONSIBILITY OF THE VERDE COMMONS HOA.
11. SOIL AMENDMENT AND FINAL GRADING FOR ALL SEEDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
12. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM DRAWING AND SPECIFICATIONS;
13. STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SYNTHETIC TURF GRASS AND SEEDED TURF AREAS, PROVIDE MAINTENANCE EDGE PER DRAWING DETAIL.
14. ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS, GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS, PROVIDE SHREDDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SEEDED AREAS (MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE MULCH AREAS.
15. PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS; NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PROJECT ARCHITECT AND CITY OF COLORADO SPRINGS DEVELOPMENT SERVICES..
17. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE VERDE COMMONS HOME OWNERS ASSOCIATION.



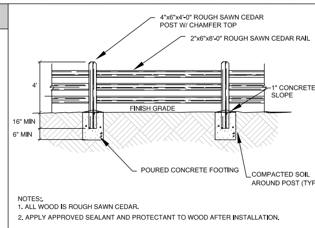
NOTES
1. SHRUB PLANTING TO BE COMPLETED PER SPECIFICATION.
2. RUN SOAKER HOSE IN PLANTING PIT DURING BACKFILLING EACH PIT
3. APPLY ANTI-DESICCANT FOLIAR SPRAY TO ALL EVERGREEN PLANTINGS

C SLOPE PLANTING
DIAGRAMMATIC; NOT TO SCALE



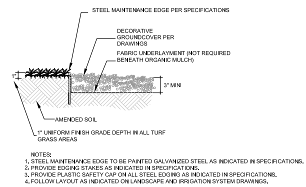
NOTES
1. SHRUB PLANTING TO BE COMPLETED PER SPECIFICATION.
2. RUN SOAKER HOSE IN PLANTING PIT DURING BACKFILLING EACH PIT
3. APPLY ANTI-DESICCANT FOLIAR SPRAY TO ALL EVERGREEN SHRUBS PER SPECIFICATIONS

E SHRUB PLANTING
DIAGRAMMATIC; NOT TO SCALE



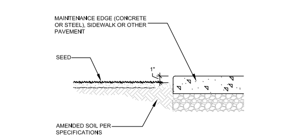
NOTES:
1. ALL WOOD IS ROUGH SAWN CEDAR.
2. APPLY APPROVED SEALANT AND PROTECTANT TO WOOD AFTER INSTALLATION.

A 4' HT. SPLIT RAIL FENCE
DIAGRAMMATIC; NOT TO SCALE

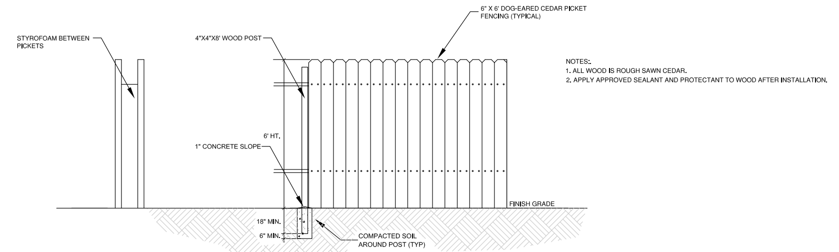


NOTES:
1. STEEL MAINTENANCE EDGE TO BE PAINTED GALVANIZED STEEL AS INDICATED IN SPECIFICATIONS.
2. PROVIDE EDGING STAKES AS INDICATED IN SPECIFICATIONS.
3. PROVIDE PLASTIC SAFETY CAP ON ALL STEEL EDGING AS INDICATED IN SPECIFICATIONS.
4. FOLLOW LAYOUT AS INDICATED ON LANDSCAPE AND IRRIGATION SYSTEM DRAWINGS.

B STEEL MAINTENANCE EDGE
DIAGRAMMATIC; NOT TO SCALE

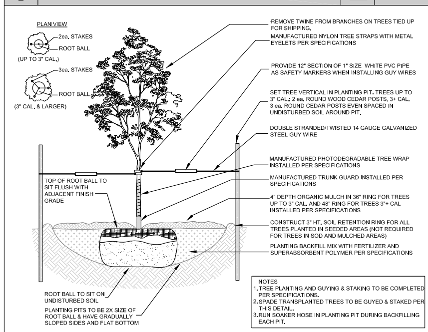


D FINAL GRADE & SEED BED AT PAVEMENT
DIAGRAMMATIC; NOT TO SCALE



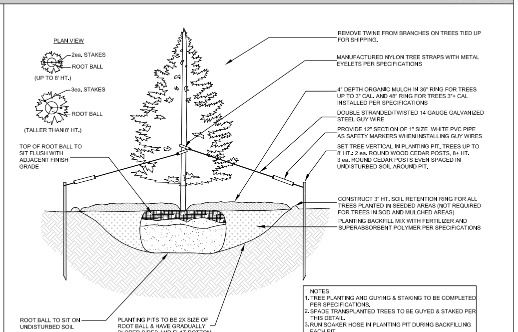
NOTES:
1. ALL WOOD IS ROUGH SAWN CEDAR.
2. APPLY APPROVED SEALANT AND PROTECTANT TO WOOD AFTER INSTALLATION.

H 6' HT. OPAQUE FENCE
DIAGRAMMATIC; NOT TO SCALE



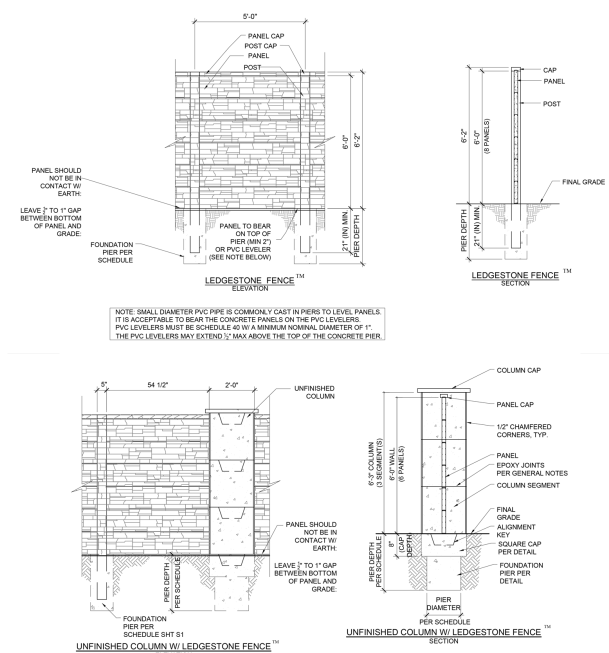
NOTES
1. TREE PLANTING AND GUYING & STAKING TO BE COMPLETED PER SPECIFICATIONS.
2. SPADE TRANSPLANTED TREES TO BE GUYED & STAKED PER THIS DETAIL.
3. RUN SOAKER HOSE IN PLANTING PIT DURING BACKFILLING EACH PIT.

F SHRUB PLANTING DETAIL
DIAGRAMMATIC; NOT TO SCALE



NOTES
1. TREE PLANTING AND GUYING & STAKING TO BE COMPLETED PER SPECIFICATIONS.
2. SPADE TRANSPLANTED TREES TO BE GUYED & STAKED PER THIS DETAIL.
3. RUN SOAKER HOSE IN PLANTING PIT DURING BACKFILLING EACH PIT.

G EVERGREEN TREE PLANTING DETAIL
DIAGRAMMATIC; NOT TO SCALE



NOTE: SMALL DIAMETER PVC PIPE IS COMMONLY CAST IN PIERS TO LEVEL PANELS. IT IS ACCEPTABLE TO BEAR THE CONCRETE PANELS ON THE PVC LEVELERS. PVC LEVELERS MUST BE SCHEDULE 40 W/ A MINIMUM NOMINAL DIAMETER OF 1". THE PVC LEVELERS MAY EXTEND ½" MAX ABOVE THE TOP OF THE CONCRETE PIER.

NOTE: SMALL DIAMETER PVC PIPE IS COMMONLY CAST IN PIERS TO LEVEL PANELS. IT IS ACCEPTABLE TO BEAR THE CONCRETE PANELS ON THE PVC LEVELERS. PVC LEVELERS MUST BE SCHEDULE 40 W/ A MINIMUM NOMINAL DIAMETER OF 1". THE PVC LEVELERS MAY EXTEND ½" MAX ABOVE THE TOP OF THE CONCRETE PIER.

NOTE: FINAL FINISH TO UNFINISHED COLUMNS TO BE SUPPLIED BY CONTRACTOR.

J 6' HT. LEDGESTONE CONCRETE FENCE
DIAGRAMMATIC; NOT TO SCALE

William Guman & Associates, Ltd.
URBAN PLANNING | COMMUNITY DESIGN | LANDSCAPE ARCHITECTURE
731 North Weber Street
Colorado Springs, CO 80903
(719) 633-9700
www.GumanLtd.com
bill@guman.net

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THIS DRAWING IS DIAGRAMMATIC: IN THE EVENT OF A CONFLICT, ALL QUANTITIES THAT CAN BE DETERMINED GRAPHICALLY SHALL PREVAIL OVER ANY SCHEDULED, STATED, OR IMPLIED QUANTITIES. FIELD CHANGES MADE WITHOUT PRIOR APPROVAL BY REVIEWING AGENCY OF THE RECORD DRAWING WILL RESULT IN DELAY OF FINAL ACCEPTANCE AND/OR ISSUANCE OF CERTIFICATE OF OCCUPANCY WHERE APPLICABLE.

ONLY DRAWINGS BEARING THE OFFICIAL STAMP OF THE LICENSED LANDSCAPE ARCHITECT IN THE STATE OF COLORADO ARE VALID FOR CONSTRUCTION PURPOSES.

PLAN NORTH: (N, E, S, W)

PROJECT NAME: **VERDE COMMONS**
PROJECT ADDRESS: **3645 VERDE DRIVE COLORADO SPRINGS, CO**
PROJECT DESCRIPTION: **LANDSCAPE DETAILS**

DATE:	02/07/2022
DESIGNED:	WFG
CHECKED:	GEM

REVISIONS:

DATE:	BY:	DESCRIPTION:
R1 05/26/2022	GEM	1) RESPOND TO CITY COMMENTS

NOTES:

PLAN SCALE: 1" = 20'0" (OR AS NOTED ON PLAN)

SHEET TITLE: LANDSCAPE DETAILS

SHEET NO. 12

12 OF 12 SHEETS

FILE NO. CPC PUD 22-00082

UTILITY MAIN & SERVICE PLANS OF PROPOSED
VERDE COMMONS
PIKES PEAK PARK SUB. FIL.21 LOT 6
3645 VERDE DR, COLORADO SPRINGS, CO 80910

OCTOBER 2022

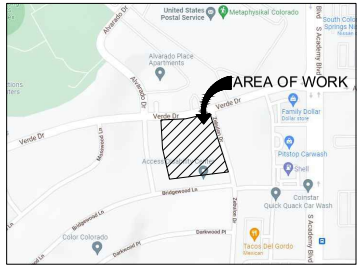
WATER PLAN NOTES

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE 719-668-4658 A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

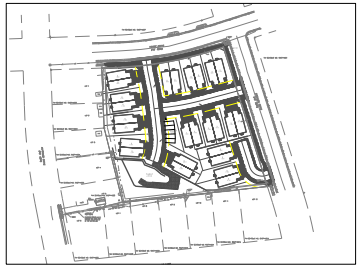
GENERAL:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET *COLORADO SPRINGS UTILITIES' WATER LINE EXTENSION AND SERVICE STANDARDS* (*WATER LESS*).
2. THE CONTRACTOR SHALL OBTAIN LOCATES PRIOR TO ANY EXCAVATION.
3. COLORADO SPRINGS UTILITIES DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, HYDRANTS, VALVES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE ENGINEER OF RECORD IMMEDIATELY.
4. NO TREES OR STRUCTURES ARE PERMITTED WITHIN FIFTEEN FEET (15') OF A WATER MAIN.
5. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF COLORADO SPRINGS UTILITIES.
6. ALL FIELD STAKING SHALL COMPLY WITH THE *WATER LESS*.
7. THE CONTRACTOR SHALL MAKE THEIR BEST EFFORT TO ENSURE THAT WATER SERVICE TO ADJACENT PROPERTIES IS MAINTAINED DURING CONSTRUCTION.
8. CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE *WATER LESS*.
9. NO SERVICE TAPS WILL BE ALLOWED UNTIL THE MAIN IS EXTENDED TO THE NEXT MAIN-LINE VALVE.
10. NO SERVICE TAPS SHALL BE MADE UNTIL AUTHORIZATION HAS BEEN GRANTED BY THE COLORADO SPRINGS UTILITIES' INSPECTOR.
11. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION AND THE STATIONING ON THE FIELD STAKES SHALL MATCH THE STATIONING ON THE PLANS.
12. FIELD MODIFICATIONS TO A FIRE SERVICE LINE OR FIRE HYDRANT DESIGN OR LOCATION MAY NEED TO BE APPROVED BY THE DESIGN ENGINEER, COLORADO SPRINGS FIRE DEPARTMENT AND COLORADO SPRINGS UTILITIES, AS REQUIRED BY THE INSPECTOR.
13. REUSE OR SALVAGE OF ANY MATERIAL IS LEFT TO THE DISCRETION OF THE COLORADO SPRINGS UTILITIES INSPECTOR.
14. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE *CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL*.
15. ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN 3 FEET OF AN EXTERIOR WALL. EXPOSED WATER PLUMBING SHALL BE MINIMIZED INSIDE THE BUILDING PRIOR TO THE WATER METER AND/OR APPROVED BACKFLOW PREVENTION ASSEMBLY OR METHOD.

	APPLICABLE	NOT-APPLICABLE	WATER PROJECT - SPECIFIC NOTES
1.	☐	☒	ANY EXISTING STUBS AND APPURTENANCES THAT WILL NOT BE USED SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE SECTION OF MAIN AT THE EXPENSE OF THE CONTRACTOR.
2.	☐	☒	A CONNECTION TO AN EXISTING STUB IS PROPOSED. COLORADO SPRINGS UTILITIES DOES NOT GUARANTEE THE ACCURACY OF THE DEPTHS OR LOCATIONS OF EXISTING STUBS SHOWN ON ANY "AS-BUILT" DRAWINGS.
3.	☐	☒	A WATER STUB-OUT(S) IS/ARE PROPOSED. COLORADO SPRINGS UTILITIES DOES NOT GUARANTEE THAT THE DESIGN OR INSTALLATION OF THE PROPOSED WATER STUB-OUT WILL MEET FUTURE DEVELOPMENT NEEDS.
4.	☐	☒	A WATER QUALITY PLAN HAS BEEN APPROVED FOR THIS PROJECT



VICINITY MAP
N.T.S



SITE MAP
N.T.S

SHEET LIST TABLE

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	WATER MAIN PLAN
3	SANITARY MAIN PLAN & PROFILES
4	UTILITY SERVICE PLAN & DETAIL

AGENCIES:

OWNER: ROI PROPERTY GROUP, LLC
1280 S 800 E
OREM, UTAH 84097

CIVIL ENGINEER: RESPEC, INC.
121 S. TEJON, SUITE 1110
COLORADO SPRINGS, CO 80903
MR. RICHARD GALLEGOS, P.E. (719)266-5212

FIMS MAP NUMBER: L-37
TAX SCHEDULE NO.: 6427114001
PRESSURE ZONE: LOW LINE
MAX STATIC PRESSURE: 91 PSI
UTILITY DESIGN CAD FILE NO.: CF20222664
DEVELOPMENT PLAN NO.: CPC PUD 22-00082
APPROVAL DATE: ____ __, 2022
PLAT REC. NO.: 214900195

NOTICE OF PRIVATE WATER SERVICE:

NOTICE OF PRIVATE WASTEWATER SERVICE:

FIRE FLOW:
ACCORDING TO CALCULATIONS REVIEWED BY COLORADO SPRINGS UTILITIES, THE THEORETICAL AVAILABLE FIRE FLOW AT EACH FIRE HYDRANT NODE UNDER MAXIMUM DAY DEMAND CONDITIONS WITH A 20 PSI RESIDUAL IS AS FOLLOWS (ACTUAL FIRE FLOW MAY VARY DUE TO VARIOUS PARAMETERS):

CSFD ACCEPTANCE

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO COLORADO SPRINGS UTILITIES' WATER LINE EXTENSION AND SERVICE STANDARDS.

THE NUMBER OF HYDRANTS AND HYDRANT LOCATIONS AS SHOWN ON THIS WATER PLAN ARE CORRECT AND ADEQUATE TO SATISFY THE FIRE PROTECTION REQUIREMENTS AS SPECIFIED BY THE CITY OF COLORADO SPRINGS FIRE DEPARTMENT.

SIGNED: _____
CSFD, DIVISION OF THE FIRE MARSHAL

CSFD PLAN REVIEW NO.: _____

BUILDING DATA

PIKE PEAK PARK SUBDIVISION

BUILDING TYPE	VB
SQUARE FOOTAGE	4,042 SF
SPRINKLED	NO
FH REQ'D	2
FIRE FLOW REQ'D	2500 GPM
FIRE FLOW PROV'D	2500 GPM
FLOW DURATION	2
FH SPACING	450
HOSE LAY	225
AREA SEPERATION WALL	NO

NOTES:
1. ALL SANITARY SEWER SERVICES ARE 4" SDR-35 PVC WITH A MINIMUM SLOPE OF 2.08%.
2. ALL WATERLINE SERVICES ARE 1" HDPE AND MUST BE PE-4710 COMPLIANT.

HYD FLOW DATA

HYD	FLANGE ELEV	FLOW @ 20PSI	PRESSURE @ MAX PSI	PRESSURE @ BURY DEPTH
FH-A	6024'	2900 GPM	85	91
801-F	6036'	3100 GPM	80	86

COLORADO SPRINGS UTILITIES
WATER PLAN DESIGN APPROVAL

PROJECT NUMBER:2022-W167
WORK ORDER NUMBER:3925780
CSU SHEET OF

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

COLORADO SPRINGS UTILITIES
WASTEWATER PLAN DESIGN APPROVAL

PROJECT NUMBER:2022-S092
WORK ORDER NUMBER:3925781
CSU SHEET OF

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

COLORADO SPRINGS UTILITIES
RESIDENTIAL UTILITY SERVICE DESIGN APPROVAL

PROJECT NUMBER:2022-W167
WORK ORDER NUMBER:3925780

PROJECT NUMBER: 2022-S092
WORK ORDER NUMBER:3925781
CSU SHEET ____ OF ____

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

OWNER/DEVELOPER PLAN APPROVAL

THE UNDERSIGNED OWNER/DEVELOPER AGREES THAT THEY SHALL, AT THEIR EXPENSE, BE SOLELY RESPONSIBLE FOR 1) THE INSTALLATION OF THE PROPOSED UTILITY INFRASTRUCTURE IN ACCORDANCE WITH THESE PLANS, AND 2) ALL DAMAGES AND DEFECTS ARISING FROM, OR RELATED TO, THE INSTALLATION, MAINTENANCE OR OPERATION OF THE PUBLIC UTILITY INFRASTRUCTURE FROM THE DATE OF PRELIMINARY ACCEPTANCE FOR A PERIOD OF TWO YEARS, OR UNTIL FINAL ACCEPTANCE, WHICHEVER IS LATER.

THE UNDERSIGNED UNDERSTANDS THAT ALL PRIVATE UTILITY INFRASTRUCTURE, AS INDICATED ON THESE PLANS, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE MAINTAINED BY THE OWNER, AS REQUIRED BY COLORADO SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS.

☒ PUBLIC FACILITIES PROPOSED ☒ PRIVATE FACILITIES PROPOSED

SIGNED: _____ DATE: _____
OWNER/DEVELOPER

ROI PROPERTY GROUP
OWNER/DEVELOPER (PRINT NAME)

DBA: _____

ADDRESS: _____

PHONE: _____

EMAIL: _____

Rev #	Date	Description	By	Chk'd

PRELIMINARY
NOT FOR CONSTRUCTION
10/2022

RESPEC
121 SOUTH TEJON ST, SUITE 1110
COLORADO SPRINGS, CO. 80903
WWW.RESPEC.COM (719) 266-5212

Designed By:	Drawn By:	Checked By:	Project No.	Date:	Sheet
MAB	DGW	RGG/MDF	W0008	2022-10-14	1 OF 4

N.T.S.

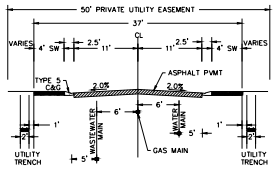
COLORADO SPRINGS UTILITIES
WATER PLAN DESIGN APPROVAL

PROJECT NUMBER:2022-W167

WORK ORDER NUMBER:3925780

CSU SHEET OF

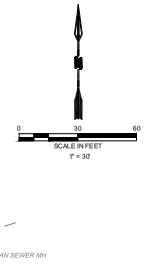
APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

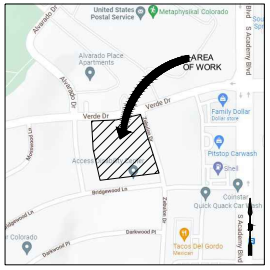


TYPICAL 50' MIN STREET SECTION
(PRIVATE)
N.T.S.

BUILDING DATA
PIKE PEAK PARK SUBDIVISION

BUILDING TYPE	VB
SQUARE FOOTAGE	4,042 SF
SPRINKLED	NO
FH REQ'D	2
FIRE FLOW REQ'D	2500 GPM
FIRE FLOW PROV'D	2500 GPM
FLOW DURATION	2
FH SPACING	450
HOSE LAY	225
AREA SEPERATION WALL	NO





VICINITY MAP
NTS

BENCHMARKS

1. SURVEY CONTROL POINT AS SHOWN HERON. ELEVATIONS ARE BASED UPON CITY OF COLORADO SPRINGS "FIM9" VERTICAL DATUM, FIM9 MONUMENT "VP313" ELEVATION = 6022.76' (NGVD29).
   "FIM9" BRASS CAP SET ON THE WEST CORNER OF A STORM SEWER CATCH BASIN, LOCATED AT THE NORTHWEST CORNER OF ACADEMY BLVD & VERDE DRIVE.
2. SURVEY CONTROL POINT AS SHOWN HERON. ELEVATIONS ARE BASED UPON CITY OF COLORADO SPRINGS "FIM9" VERTICAL / HORIZONTAL DATUM, FIM9 MONUMENT "PM01" ELEVATION = 6005.96' (NGVD29).
   BRASS WASHER SET IN THE TOP OF CURB ON THE SOUTH SIDE OF FOUNTAIN BLVD APPROX. 45 LF WEST OF THE INTERSECTION OF AFTERNOON CIRCLE & FOUNTAIN BLVD.

LEGEND

7290	PROPOSED MAJOR CONTOUR
7291	PROPOSED MINOR CONTOUR
7290	EXISTING MAJOR CONTOUR
7291	EXISTING MINOR CONTOUR
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPERTY LINE
	PROPOSED RETAINING WALL
SAS	PROPOSED SANITARY SEWER
S	EXISTING SANITARY SEWER
W	PROPOSED WATER LINE
W	EXISTING WATER LINE
STM	PROPOSED STORM SEWER
	PROPOSED WATER VALVE / CURB STOP
	EXISTING WATER VALVE
	PROPOSED UTILITY MANHOLE
	EXISTING UTILITY MANHOLE
	PROPOSED DOUBLE CLEANOUT
	EXISTING SANITARY CLEANOUT
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED REDUCER
	PROPOSED GAS METER
	PROPOSED ELECTRIC METER

FIRE HYDRANTS:

1. WHEN LATERAL IS GREATER THAN ONE PIPE LENGTH, A RESTRAINING COUPLING IS REQUIRED AT EACH JOINT.
2. SEE EASEMENT CRITERIA FOR HYDRANTS WATERLESS 2.6.F.

FIRE FLOW:

ACCORDING TO CALCULATIONS REVIEWED BY COLORADO SPRINGS UTILITIES, THE THEORETICAL AVAILABLE FIRE FLOW AT EACH FIRE HYDRANT NODE UNDER MAXIMUM DAY DEMAND CONDITIONS WITH A 20 PSI RESIDUAL IS AS FOLLOWS (ACTUAL FIRE FLOW MAY VARY DUE TO VARIOUS PARAMETERS):

HYD FLOW DATA

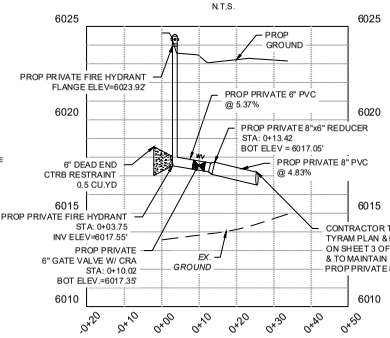
HYD	FLANGE ELEV	FLOW @ 20PSI	PRESSURE @ MAX PSI	PRESSURE @ BURY DEPTH
FH-A	6024'	2900 GPM	85	91
801-F	6036'	3100 GPM	80	86

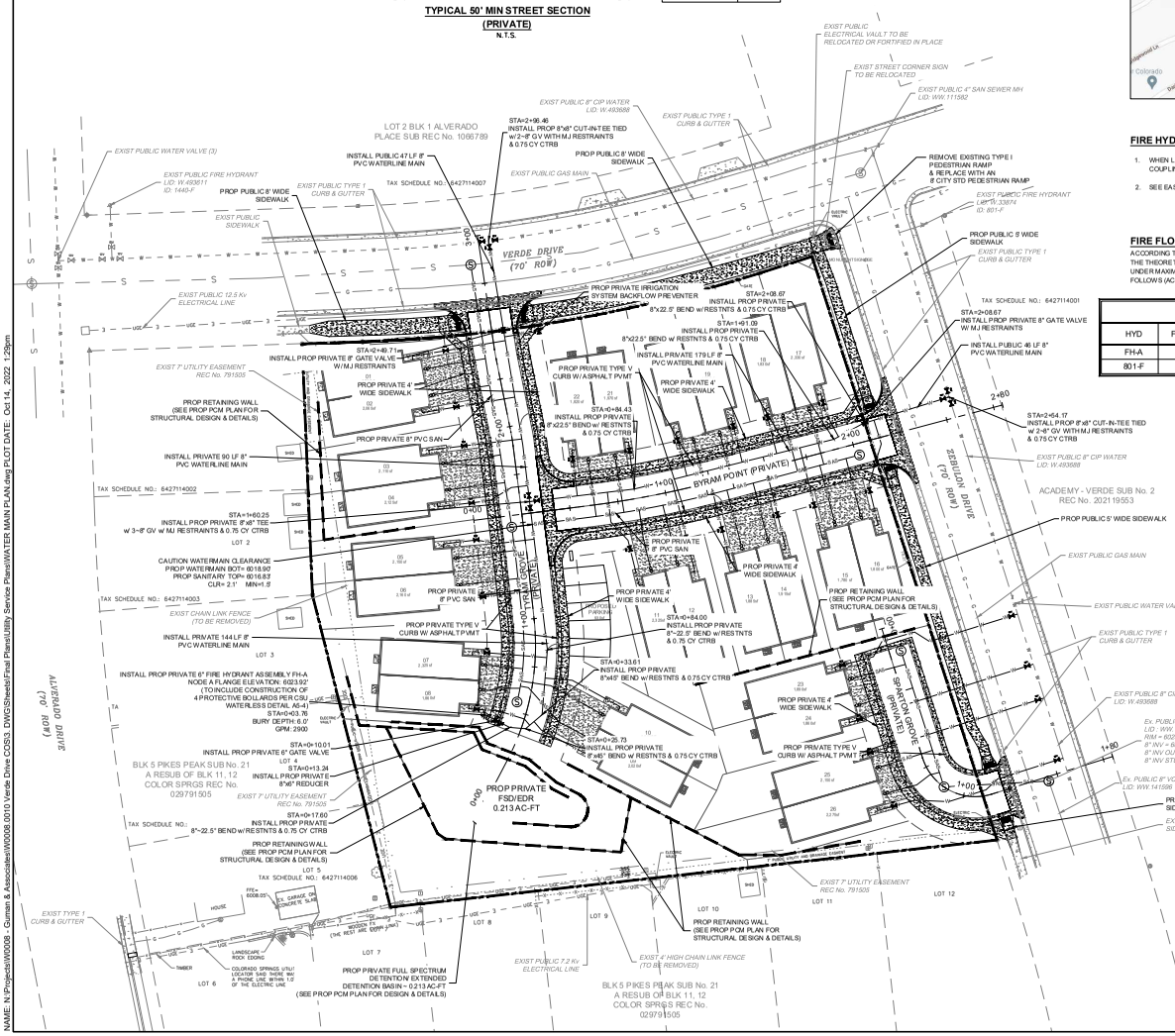
NOTES

1. ENSURE BETWEEN 5-6 FT COVER BETWEEN TOP OF PIPE AND FINISHED GRADE ON BOTH THE MAIN AND HYDRANT LATERAL. REFER TO DETAIL A5-3 IN THE WATERLESS FOR THE TYPICAL HYDRANT LATERAL CONFIGURATION.
2. BENDS TO BE SECURED WITH A CTRB ON THE BEND AND MJ ON THE FLANGES (SEE DETAIL A4-5 IN CSU LINE EXTENSION AND SERVICE STANDARDS)
3. HYDRANT ASSEMBLES SHALL BE INSTALLED WITH CTRB AND MJ ON ALL FLANGES (SEE DETAIL A4-5 IN CSU LINE EXTENSION AND SERVICE STANDARDS)
4. SEE ARCHITECTURE ELEVATIONS IN (CPC PUD22-00082) FOR APPROXIMATE UTILITY METER LOCATIONS. ALL WET UTILITIES ARE MIN. 36' FROM DRY UTILITIES. ELECTRIC IS LOCATED ON THE FRONT OF THE BUILDINGS. GAS IS LOCATED ON THE FRONT OF THE BUILDINGS MIN. 36' FROM WET UTILITIES.
5. ALL WET UTILITIES ARE A MIN. 5' FROM ADJACENT FOUNDATIONS
6. ALL WATER METERS ARE WITHIN THE UTILITY ROOM. SEE ARCHITECTURAL DRAWINGS FOR WATER METER LOCATION.

FIRE-HYDRANT-CROSS-SECTION

N.T.S.





REVISION

DESIGNED BY MAB
DRAWN BY DGW
CHECKED BY RG/MDF
DATE 10.14.2022

Community Design Solutions
121 SOUTH PIKE STREET, SUITE 3100
COLORADO SPRINGS, CO 80903
WWW.RESPEC.COM PHONE: (719)266-5212

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10/2/22

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811 Know what's **below.** **Call** before you dig.

PROJECT No. W0008.0010

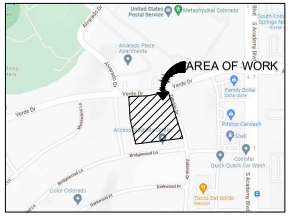
PROJECT NAME: PIKES PEAK PARK SUB. FIL. 21 LOT 6 - 3645 VERDE DR, COLORADO SPRINGS, CO 80910

SHEET TITLE: WATER MAIN PLAN

SUBMITTED FOR: ROI PROPERTY GROUP

SHEET NUMBER: SHEET 2 OF 4

NAME: N:\Projects\W0008 - Gumaer & Associates\W0008.0010 Verde Drive COS\3. DWG\Sheets\Final Plans\Utility Service Plans\WATER MAIN PLAN.dwg PLOT DATE: Oct 14, 2022 1:29pm



VICINITY MAP
N.T.S

NOTES

1. ENSURE BETWEEN 5-6 FT COVER BETWEEN TOP OF PIPE AND FINISHED GRADE ON BOTH THE MAIN AND HYDRANT LATERAL. REFER TO DETAILS-3 IN THE WATER LESS FOR THE TYPICAL HYDRANT LATERAL CONFIGURATION
2. SEE CPC PUD 22-00082 FOR APPROXIMATE UTILITY METER LOCATIONS. ALL WET UTILITIES ARE MIN. 36" FROM DRY UTILITIES. ELECTRIC IS LOCATED ON THE FRONT OF THE BUILDINGS. GAS IS LOCATED ON THE FRONT OF THE BUILDINGS MIN. 36" FROM WET UTILITIES.
3. ALL WET UTILITIES ARE A MIN. 5' FROM ADJACENT FOUNDATIONS

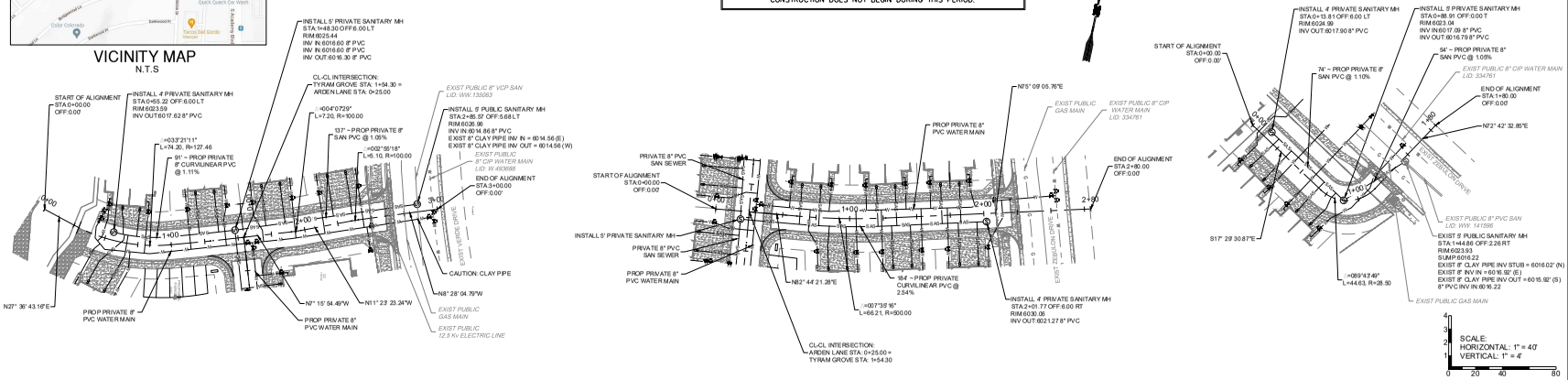
COLORADO SPRINGS UTILITIES
WASTEWATER PLAN DESIGN APPROVAL

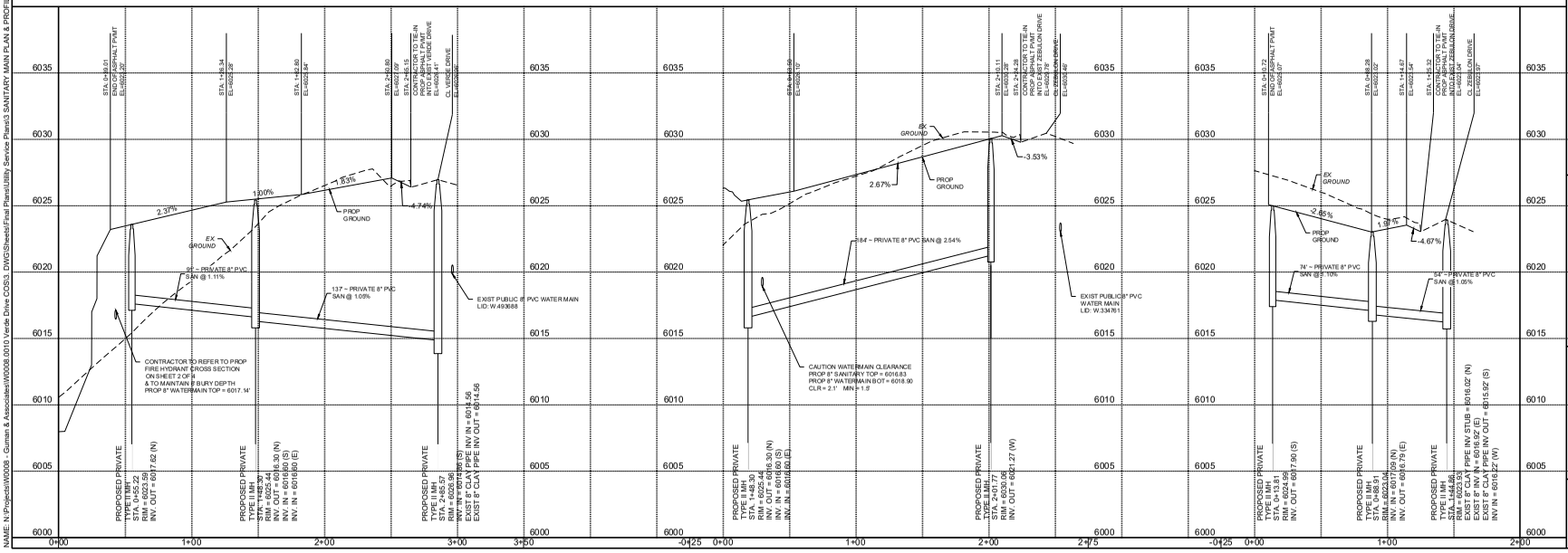
PROJECT NUMBER: 2022-5092
WORK ORDER NUMBER: 3925781
CSU SHEET OF

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

BENCHMARKS

1. SURVEY CONTROL POINT AS SHOWN HERON. ELEVATIONS ARE BASED UPON CITY OF COLORADO SPRINGS "FIMS" VERTICAL DATUM. FIMS MONUMENT "VP.31" ELEVATION = 6022.76' (NGVD 29).
"FIMS" BRASS CAP SET ON THE WEST CORNER OF A STORM SEWER CATCH BASIN, LOCATED AT THE NORTHWEST CORNER OF ACADEMY BLVD & VERDE DRIVE.
2. SURVEY CONTROL POINT AS SHOWN HERON. ELEVATIONS ARE BASED UPON CITY OF COLORADO SPRINGS "FIMS" VERTICAL / HORIZONTAL DATUM. FIMS MONUMENT "PM101" ELEVATION = 6005.96' (NGVD 29).
BRASS WASHER SET IN THE TOP OF CURB ON THE SOUTH SIDE OF FOUNTAIN BLVD APPROX. 45 LF WEST OF THE INTERSECTION OF AFTERNOON CIRCLE & FOUNTAIN BLVD.





NAME: N:\Projects\W0008 - Gumen & Associates\W0008.0010 Verde Drive COS\3. DWG\Sheets\Final Plans\Utility Service Plans\3 SANITARY MAIN PLAN & PROFILES.dwg PLOT DATE: Oct 14, 2022 1:30pm

REVISION

DESIGNED
DRAWN
CHECKED
DATE 10.14.2022

NES
COMMUNITY DESIGN SOLUTIONS
121 SOUTH TEJON STREET, SUITE 1100
COLORADO SPRINGS, COLORADO 80903
WWW.NESPEC.COM PHONE: (719)260-5512

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10/2/2022

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811 Know what's below. Call before you dig.

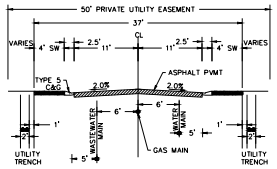
PROJECT No. W0008.0010

PROJECT NAME: PIKES PEAK PARK SUB. FIL. 21 LOT 6 - 3645 VERDE DR, COLORADO SPRINGS, CO 80910

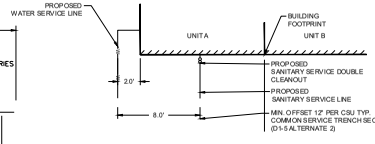
SHEET TITLE: SANITARY MAIN PLAN & PROFILES

SUBMITTED FOR: ROI PROPERTY GROUP

SHEET NUMBER: SHEET 3 OF 4



TYPICAL 50' MIN STREET SECTION (PRIVATE)
N.T.S.



TYPICAL BUILDING WATER AND SANITARY SERVICE OFFSET
N.T.S.
WATER METER LOCATED INSIDE BUILDING PER ARCHITECTURE PLANS. SEE CPC PUD 22-00082 FOR LOCATIONS

COLORADO SPRINGS UTILITIES
RESIDENTIAL UTILITY SERVICE DESIGN APPROVAL

PROJECT NUMBER:2022-W167
WORK ORDER NUMBER: 3925780

PROJECT NUMBER: 2022-S092
WORK ORDER NUMBER: 3925781
CSU SHEET _____ OF _____

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

COLORADO SPRINGS UTILITIES
COMMERCIAL UTILITY SERVICE DESIGN APPROVAL

PROJECT NUMBER:2022-W167

CSU SHEET _____ OF _____

APPROVAL EXPIRES ONE (1) YEAR FROM THE DATE ABOVE AND RESUBMITTAL OF THESE PLANS FOR REVIEW AND APPROVAL IS REQUIRED IF CONSTRUCTION DOES NOT BEGIN DURING THIS PERIOD.

BENCHMARKS

1. SURVEY CONTROL POINT AS SHOWN HERON. ELEVATIONS ARE BASED UPON CITY OF COLORADO SPRINGS "FIM9" VERTICAL DATUM, FIM9 MONUMENT "VP313" ELEVATION = 6022.76' (NGVD 29).
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LEGEND

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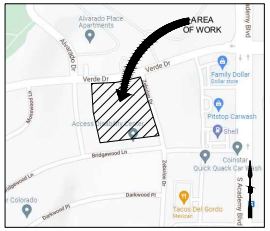


VICINITY MAP
NTS

SCALE IN FEET
0 30 60
1" = 30'

UTILITY-SERVICE-PLAN-NOTES

THE CONTRACTOR SHALL NOTIFY COLORADO SPRINGS UTILITIES' INSPECTIONS OFFICE (719-4698) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

GENERAL:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL MEET COLORADO SPRINGS UTILITIES' WASTEWATER AND WATER LINE EXTENSION AND SERVICE STANDARDS (WATER/WASTEWATER LESS).
2. COLORADO SPRINGS UTILITIES DOES NOT GUARANTEE THE ACCURACY OF LOCATIONS OF EXISTING PIPELINES, MANHOLES, HYDRANTS, VALVES AND SERVICE LINES. IF FIELD CONDITIONS ARE FOUND TO BE DIFFERENT THAN SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AND THE DESIGN ENGINEER IMMEDIATELY.
3. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY FACILITIES AS A RESULT OF HIS ACTIONS. THE CONTRACTOR SHALL MAKE ALL THE REQUIRED REPAIRS IMMEDIATELY TO THE SATISFACTION OF COLORADO SPRINGS UTILITIES.
4. ALL FIELD STAKING SHALL COMPLY WITH THE WATER/WASTEWATER LESS.
5. CORROSION PROTECTION MEASURES SHALL COMPLY WITH THE WATER/WASTEWATER LESS.
6. FINAL LOCATION OF ALL WASTEWATER AND WATER SERVICES SHALL BE APPROVED IN THE FIELD BY THE COLORADO SPRINGS UTILITIES INSPECTOR.
7. ALL TRENCH BACKFILL AND COMPACTION SHALL BE IN ACCORDANCE WITH SECTION 206 OF THE CITY OF COLORADO SPRINGS STANDARD SPECIFICATIONS MANUAL AND SECTION 5.18 OF THE WATER LESS.

WASTEWATER:

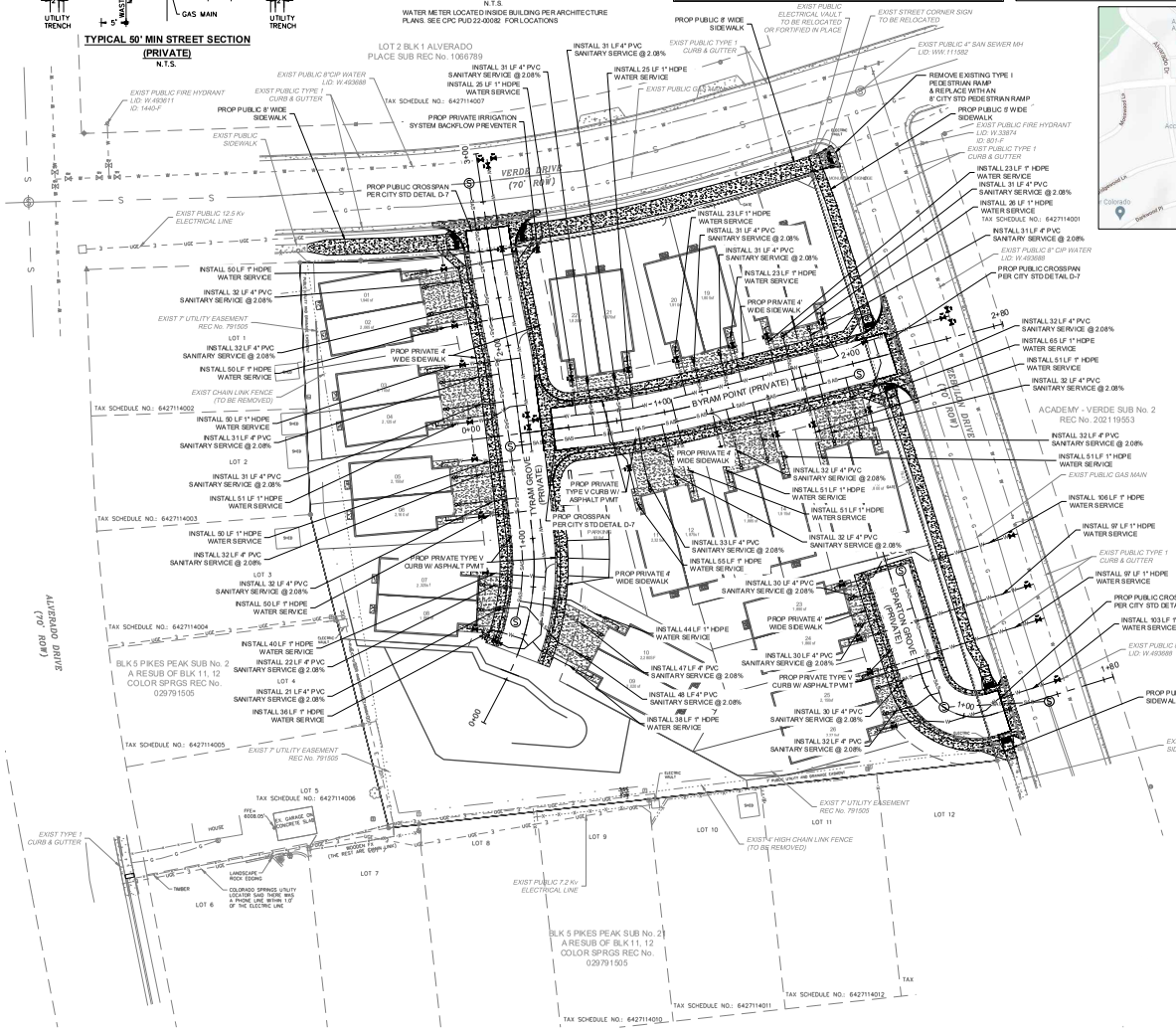
1. SERVICE STUBS SHALL BE INSTALLED A MINIMUM OF SEVEN FEET (7') INTO THE PROPERTY, UNLESS OTHERWISE SHOWN, AND THE END OF THE STUB SHALL BE MARKED WITH A 2"X4"X12' STEEL OR WOODEN POST.
2. SERVICES SHALL BE CONNECTED A MINIMUM OF FIVE FEET (5') FROM THE OUTSIDE EDGE OF ANY MANHOLE ON THE MAIN LINE AND SHALL MAINTAIN TWO FEET (2') OF SEPARATION BETWEEN TAPS CENTER TO CENTER.
3. ALL CLEANOUTS SHALL BE THE SAME SIZE AS THE SERVICE LINE.
4. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY DEPARTMENT OF HEALTH AND ENVIRONMENT WHEN ANY SEPTIC TANK IS TO BE ABANDONED AND PAY ALL FEE SNECESSARY TO OBTAIN A PERMIT.

WATER:

1. SERVICE STUBS SHALL BE INSTALLED WITH THE CURB STOP AT OR NEAR PROPERTY LINE AND SHALL NOT BE INSTALLED WITHIN DRIVEWAYS OR SIDEWALKS (SEE DETAIL DRAWING B2-3).
2. SERVICE TAPS SHALL BE MADE A MINIMUM OF THREE FEET (3') FROM THE BELL OR APPURTENANCE ON THE WATER MAIN. TAPS SHALL BE A MINIMUM OF THREE FEET (3') APART ON THE SAME SIDE OF THE WATER MAIN AND A MINIMUM OF ONE-AND-A-HALF FEET (1.5') WHEN TAPS ARE MADE ON OPPOSITE SIDES OF THE WATER MAIN.
3. ALL SERVICES FOR COMMERCIAL USE AND SOME RESIDENTIAL USES REQUIRE INSTALLATION OF A BACKFLOW PREVENTION ASSEMBLY IMMEDIATELY AFTER THE METER. THE BACKFLOW PREVENTION ASSEMBLY SHALL BE APPROVED BY THE FOUNDATION FOR CROSS-CONNECTION CONTROL AND HYDRAULIC RESEARCH OF THE UNIVERSITY OF SOUTHERN CALIFORNIA (USC-FCCCHR) AND INSTALLED IN ACCORDANCE WITH THIS LISTING. PLEASE REFERENCE THE WATER LINE EXTENSION STANDARDS FOR ADDITIONAL REQUIREMENTS.
4. ALL TAPS ON COLORADO SPRINGS UTILITIES WATER MAINS SHALL BE PERFORMED BY COLORADO SPRINGS UTILITIES. ALL OTHER TAPS SHALL BE PERFORMED BY THE CONTRACTOR.
5. ANY ABANDONED SERVICES MUST BE PHYSICALLY DISCONNECTED AT THE MAIN. ANY NECESSARY REPAIRS TO THE MAIN AND/OR SHUT DOWN OF THE TAPPING VALVE SHALL BE AS DIRECTED BY COLORADO SPRINGS UTILITIES.
6. ALL WATER SERVICE LINES SHOULD ENTER THE BUILDING WITHIN 3 FEET OF AN EXTERIOR WALL. EXPOSED WATER PLUMBING SHALL BE MINIMIZED INSIDE THE BUILDING PRIOR TO THE WATER METER AND/OR APPROVED BACKFLOW PREVENTION ASSEMBLY OR METHOD.
7. ALL HDPE WATER SERVICE LINES MUST EXTEND A MINIMUM OF 6 INCHES ABOVE THE FLOOR AND BE 90 DEGREES FROM THE FLOOR PLAN TO ALLOW FOR BRACING AND TRANSITION TO THE METER LOOP ASSEMBLY.

UTILITY-SERVICE-NOTES

1. ALL SANITARY SEWER SERVICES ARE 4" SDR-35 PVC WITH A MINIMUM SLOPE OF 2.08%.
2. ALL WATER SERVICES ARE 1" POLYETHYLENE.
3. ENSURE BETWEEN 5-6 FT COVER BETWEEN TOP OF PIPE AND FINISHED GRADE ON BOTH THE MAIN AND HYDRANT LATERAL. REFER TO DETAIL A5-3 IN THE WATER LESS FOR THE TYPICAL HYDRANT LATERAL CONFIGURATION.
4. SEE ARCHITECTURE ELEVATIONS SHEET (7-11) FOR APPROXIMATE UTILITY METER LOCATIONS. ALL WET UTILITIES ARE MIN. 3ft' FROM DRY UTILITIES. ELECTRIC IS LOCATED ON THE FRONT OF THE BUILDINGS. GAS IS LOCATED ON THE FRONT OF THE BUILDINGS MIN. 3ft' FROM WET UTILITIES.
5. ALL WET UTILITIES ARE A MIN. 5' FROM ADJACENT FOUNDATIONS.
6. ALL WET SERVICE LINES NEED 1.5' VERTICAL CLEARANCE FROM OTHER WET UTILITIES, AND 1' FROM DRY UTILITIES.



NAME: N:\Projects\W0008 - Gumaer & Associates\W0008.0010 Verde Drive COS\3. DWG\Sheets\Final Plans\Utility Service Plans\UTILITY SERVICE PLAN & DETAIL.dwg PLOT DATE: Oct 14, 2022 1:30pm

DESIGNED BY	MAB	
DRAWN BY	DGW	
CHECKED BY	RGM/MDF	
DATE	10.14.2022	

REVISION

Community Design Solutions
121 SOUTH PIKE STREET, SUITE 3110
COLORADO SPRINGS, COLORADO 80903
WWW.NESPC.COM PHONE: (719)266-5212

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811 Know what's below. Call before you dig.

PROJECT No. W0008.0010

PROJECT NAME:
PIKES PEAK PARK SUB. FIL. 21 LOT 6 - 3645 VERDE DR, COLORADO SPRINGS, CO 80910

SHEET TITLE:
UTILITY SERVICE PLAN & DETAIL

SUBMITTED FOR:
ROI PROPERTY GROUP

SHEET NUMBER:
SHEET 4 OF 4