



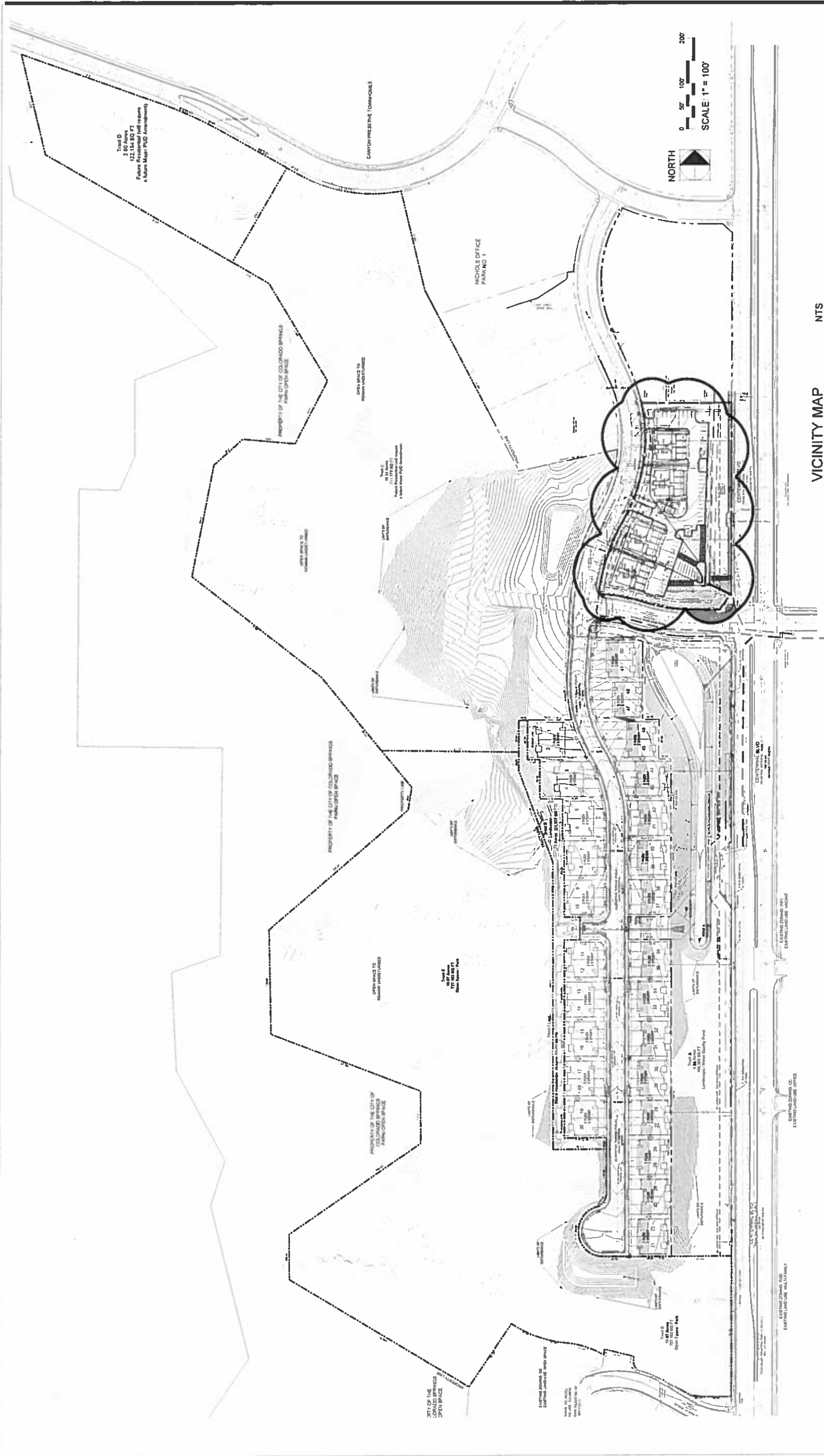
THOMAS & THOMAS
 LANDSCAPE ARCHITECTS
 1000 N. GARDEN AVENUE, SUITE 100
 DENVER, COLORADO 80202
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REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO COMMENTS, REV A	8.17.18			
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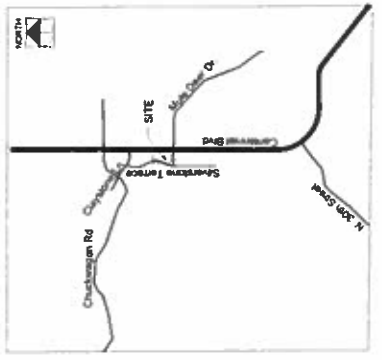
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MC	MC	JA	2520.13		
5.23.18	5.23.18	5.23.18			

TUSCAN FOOTHILLS VILLAGE
 FILING NO. 2
 PUD MAJOR AMENDMENT

P1
 1 of 13
 CITY PLANNING NUMBER: CPC PUD 06-00057-A3M118



VICINITY MAP



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FIGURE 2



THOMAS & THOMAS

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REVISIONS
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REV #	RESPONSE TO COMMENTS/REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO COMMENTS, REV 1	8.17.18			
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DESIGNED NLC 5.2.18
DRAWN NLC 6.21.18
CHECKED JEH 5.21.18
PROJECT NUMBER 2500.11
SCALE AS NOTED

TUSCAN FOOTHILLS VILLAGE
PUD MAJOR AMENDMENT
FILING NO. 2

LEGAL DESCRIPTION :
A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTHERLY LINE OF TRACT A, AS PLATTED IN NICHOLS OFFICE PARK PLAT NO. 1, RECORDED DECEMBER 28, 1998 UNDER RECEPTION NO. 99193532, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR WITH "1 1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG. TD RLS 17502" AND AT THE EASTERLY END BY A NO. 5 REBAR WITH "1 1/2" ALUMINUM SURVEYOR'S CAP STAMPED "JR ENG. TD RLS 17502" IS ASSUMED TO BEAR N 71 DEGREES 53 MINUTES 46 SECONDS E, A DISTANCE OF 314.12 FEET.

**BEGINNING AT THE SOUTHEASTERLY CORNER OF LOT 1, AS PLATTED IN CENTENNIAL HEALTH SUBDIVISION, RECORDED FEBRUARY 7, 2000 UNDER RECEPTION NO. 200013074, EL PASO COUNTY, COLORADO; THENCE S 00 DEGREES 02 MINUTES 30 SECONDS E, ON RIGHT OF WAY ACQUISITION LINE OF CENTENNIAL BOULEVARD, DESCRIBED IN DOCUMENT RECORDED UNDER RECEPTION NO. 97108661, A DISTANCE OF 419.04 FEET; THENCE S 34 DEGREES 00 MINUTES 10 SECONDS W, A DISTANCE OF 43.76 FEET; THENCE S 89 DEGREES 57 MINUTES 30 SECONDS W, A DISTANCE OF 55.79 FEET TO A POINT OF CURVE; THENCE ON ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 18 DEGREES 07 MINUTES 11 SECONDS, A RADIUS OF 370.00 FEET, A DISTANCE OF 117.01 FEET TO A POINT OF POINT OF TANGENT; THENCE N 85 DEGREES 36 SECONDS W, A RADIUS OF 330.00 FEET, A DISTANCE OF 78.39 FEET TO A POINT OF CURVE; THENCE N 85 DEGREES 36 SECONDS W, A RADIUS OF 330.00 FEET, A DISTANCE OF 19.04 FEET TO A POINT OF CURVE; THENCE N 85 DEGREES 36 SECONDS W, A RADIUS OF 330.00 FEET, A DISTANCE OF 19.04 FEET TO A POINT OF CURVE; THENCE N 85 DEGREES 36 SECONDS W, A RADIUS OF 330.00 FEET, A DISTANCE OF 174.43 FEET TO A POINT OF REVERSE CURVE; THENCE ON ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 43 DEGREES 04 MINUTES 15 SECONDS, A RADIUS OF 360.00 FEET, A DISTANCE OF 264.76 FEET TO A POINT ON CURVE; THENCE N 90 DEGREES 00 MINUTES 00 SECONDS E, A DISTANCE OF 197.48 FEET TO THE POINT OF BEGINNING
Containing a calculated area of 101,650 S.F. or 2.334 acres, more or less.**

SITE DATA:

SITE LOCATION: THE SITE IS LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL BLVD. AND MULE DEER ST.

TAX SCHEDULE NUMBER:	7314300002
SITE AREA:	2.33 Acres (101,694 S.F.)
EXISTING PROPOSED ZONING:	PUD HS (COMMERCIAL) / PUD HS (MULTI-FAMILY)
PROPOSED LAND USE:	VACANT
PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL
MINIMUM BLDG. SETBACK - FRONT:	25'
MINIMUM BLDG. SETBACK - SIDE:	20'
MINIMUM BLDG. SETBACK - REAR:	25'
MAXIMUM BUILDING HEIGHT:	35'
PERCENTAGE OF LOT COVERAGE:	48,308 SF / 47.7%
STRUCTURES AND IMPROVEMENTS:	
SCHEDULE FOR CONSTRUCTION:	FALL 2018 - SPRING 2019

PARKING DATA:
REQUIRED PARKING PER BUILDING:
1 BR. 9 X 1.5 = 9
2 BR. 9 X 1.5 = 18
GARAGE - 16
TOTAL REQ. SPACE 4 BLDG. = 64
PROVIDED PARKING:
ACCESSIBLE - 8 - (3) VAN / (3) STANDARD
STANDARD SURFACE - 43
GARAGE - 16
TOTAL PARKING PROVIDED - 65

PROJECT NOTES:

1. ALL PRIVATE DRIVEWAYS, DRIVEWAYS, SIDEWALKS AND BIKEWAYS FORMING A SAFETY HAZARD, EXISTING EXCESSIVE DETERIORATION, DAMAGED, OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ADJACENT TO THE SITE WILL NEED TO BE RECONSTRUCTED THROUGHOUT THE PROJECT PERIOD. THE APPLICANT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE DRIVEWAYS, SIDEWALKS AND BIKEWAYS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE DRIVEWAYS, SIDEWALKS AND BIKEWAYS.
2. THE PROPOSED DRIVEWAYS, DRIVEWAYS, SIDEWALKS AND BIKEWAYS FORMING A SAFETY HAZARD, EXISTING EXCESSIVE DETERIORATION, DAMAGED, OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ADJACENT TO THE SITE WILL NEED TO BE RECONSTRUCTED THROUGHOUT THE PROJECT PERIOD. THE APPLICANT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE DRIVEWAYS, SIDEWALKS AND BIKEWAYS.
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4. REWORKING IN OR NEAR WILD LAND INTERFACE OR INTERVIEW AREAS INVOLVES INCREASED FIRE RISKS THAT MAY NOT APPLY IN URBAN OR SUBURBAN TYPES OF DEVELOPED COMMUNITIES.
5. THE APPLICANT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE DRIVEWAYS, SIDEWALKS AND BIKEWAYS. THE APPLICANT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE DRIVEWAYS, SIDEWALKS AND BIKEWAYS.
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GEOLOGIC HAZARDS STATEMENT:
THIS PROPERTY IS SUBJECT TO THE FOLLOWING SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PROVIDED BY CTJ THOMPSON DATED AUGUST 17, 2018. COPIES OF SAID REPORT AND LETTER HAVE BEEN PLACED IN THE PROJECT INFORMATION KIT AND ARE AVAILABLE FOR REVIEW AT THE CITY ENGINEERING OFFICE. CONTACT CITY PLANNING, 30 SOUTH NEVADA AVENUE, COLORADO SPRINGS, CO 80902

OWNER: MICHAEL HAUSSMAN REV TRUST
2015 RIFFLE RIDGE RD
COLORADO SPRINGS, CO 80921

DEVELOPER: TRV LLC
2378 MARGALUX VALLEY WAY
COLORADO SPRINGS, CO 80921

APPLICANT: THOMAS & THOMAS
702 N. TEJON ST.
COLORADO SPRINGS, CO 80902

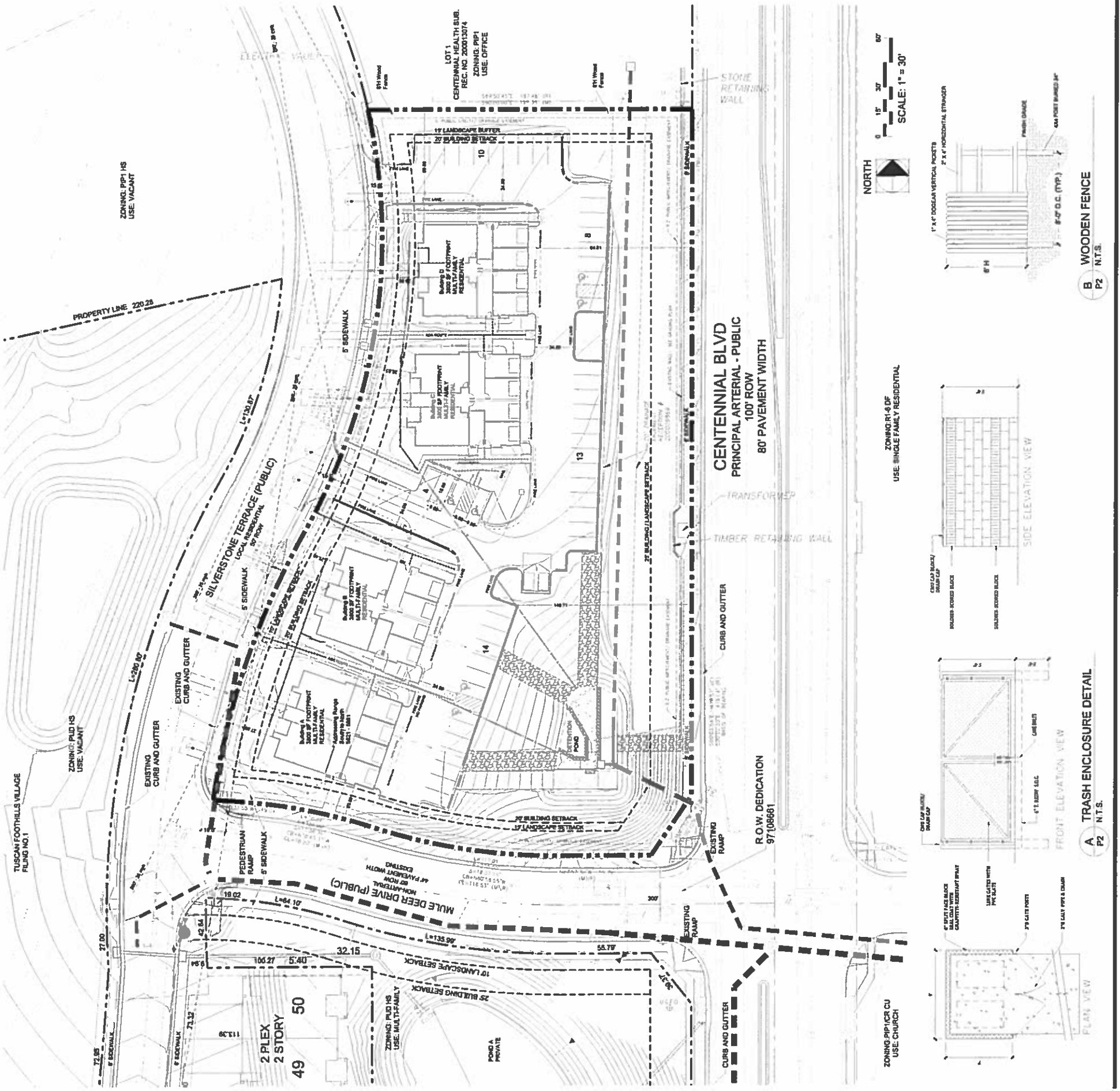


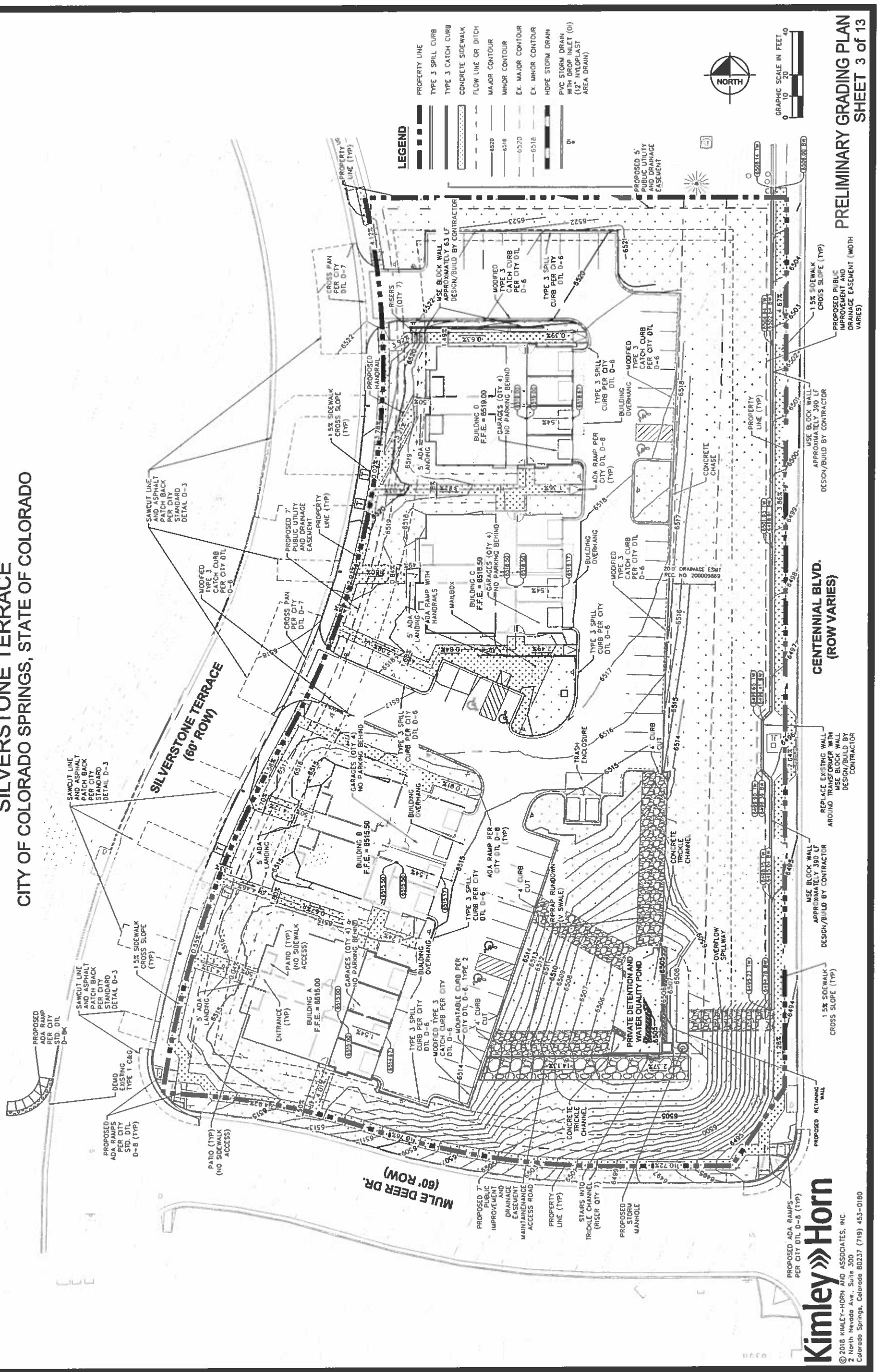
FIGURE 2

TUSCAN FOOTHILLS VILLAGE FILING NO. 2

PRELIMINARY GRADING PLAN

SILVERSTONE TERRACE

CITY OF COLORADO SPRINGS, STATE OF COLORADO



- LEGEND**
- PROPERTY LINE
 - TYPE 3 SPILL CURB
 - TYPE 3 CATCH CURB
 - CONCRETE SIDEWALK
 - FLOW LINE OR DITCH
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - EX. MAJOR CONTOUR
 - EX. MINOR CONTOUR
 - HPVC STORM DRAIN
 - PVC STORM DRAIN WITH DROP INLET (Ø)
 - AREA DRAIN



PRELIMINARY GRADING PLAN
SHEET 3 of 13

CPC PUD 06-00067-A3MJ18

Kimley»Horn
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 Colorado Springs, Colorado 80237 (719) 453-0180

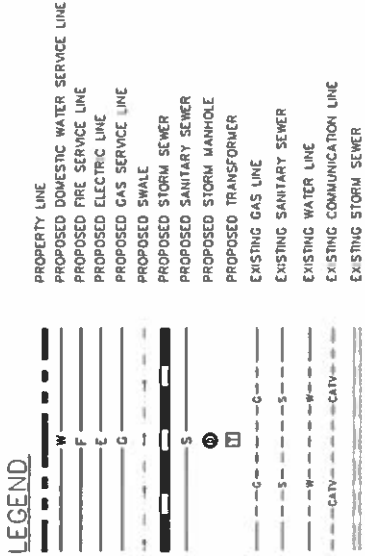
FIGURE 2

TUSCAN FOOTHILLS VILLAGE FILING NO. 2

PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN

SILVERSTONE TERRACE

CITY OF COLORADO SPRINGS, STATE OF COLORADO



KEYNOTE LEGEND

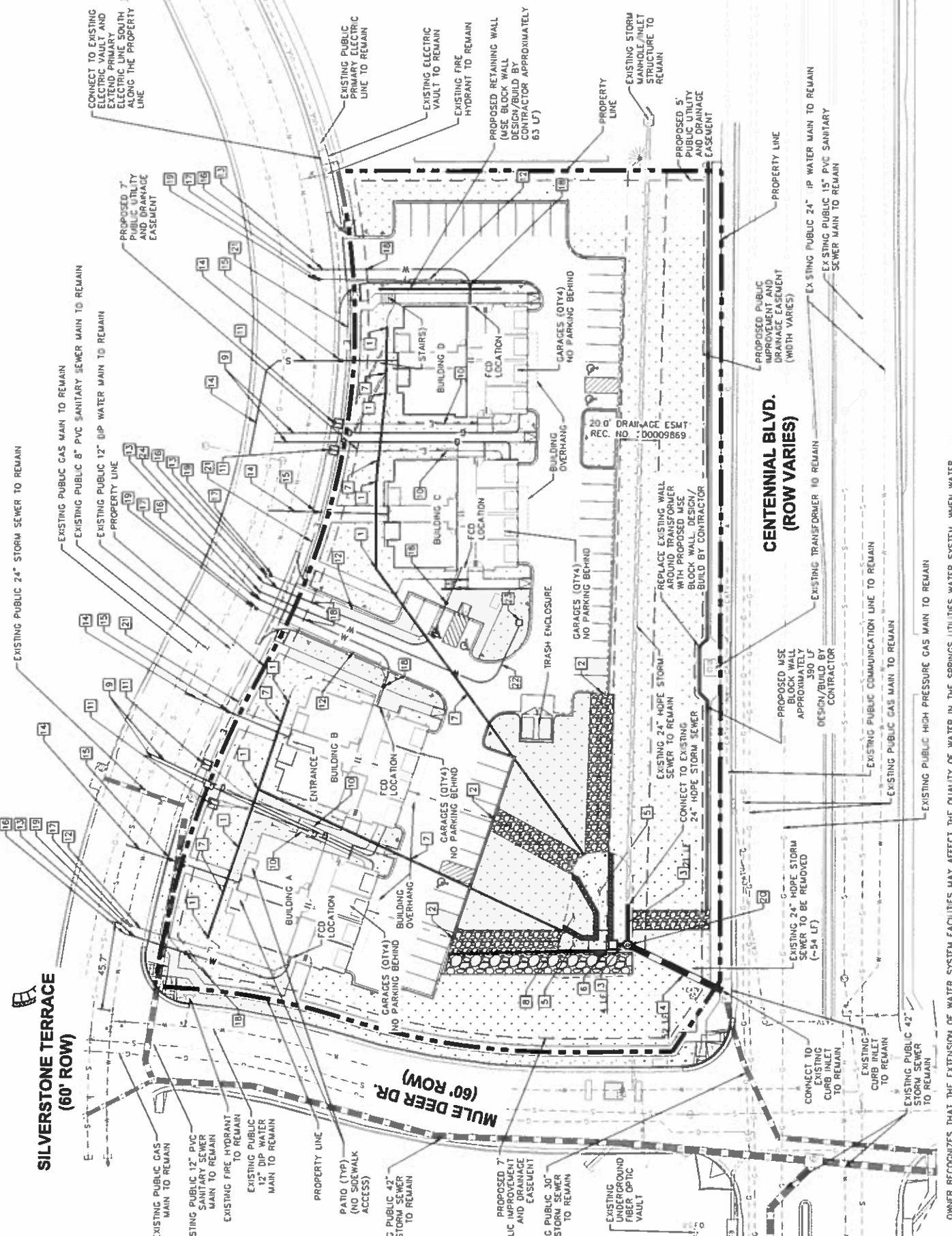
- 1 PROPOSED 12" NYLOPLAST AREA DRAIN
- 2 PROPOSED 4" CURB CUT
- 3 PROPOSED 24" HDPE STORM SEWER
- 4 PROPOSED 30" HDPE STORM SEWER
- 5 PROPOSED TRICKLE CHANNEL
- 6 PROPOSED 4"x4" WATER QUALITY OUTLET STRUCTURE
- 7 PROPOSED 8" PVC STORM SEWER
- 8 PROPOSED PRIVATE DETENTION AND WATER QUALITY POND
- 9 PROPOSED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

GENERAL NOTES

1. ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.

COLORADO SPRINGS UTILITIES GENERAL NOTES

1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC, AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, REGULATIONS, AND POLICIES, AND PNEK PEAK (REGIONAL DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENT THAT ARE NECESSARY TO ENSURE THE PROPERTY IS SERVED BY SPRINGS UTILITIES. 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 WITH THE PROPERTY) OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
3. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
4. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
5. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO INSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN CURRENT PERMANENT EASEMENT AGREEMENT (SEE SPRINGS UTILITIES' THEN CURRENT PERMANENT EASEMENT AGREEMENT AND SERVICE STANDARDS).
6. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
7. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM WHEN WATER QUALITY IS AFFECTED. OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEMS EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
8. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL, GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5555).
9. SPRINGS UTILITIES SHALL BE RESPONSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES, AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENTS SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
10. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS, AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES APPROVAL OF THE PRELIMINARY UTILITY PLAN SHALL NOT BE CONSIDERED AS A LIABILITY UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE STANDARDS OR POLICIES SO LONG AS THEY APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.
11. A METAL SIGN WITH PASTED LETTERS NOT LESS THAN 1 INCH (25 MM) IN SIZE SHALL BE MOUNTED ON ALL FIRE DEPARTMENT CONNECTIONS, SERVING SPRINKLERS, STANDPIPES OR FIRE PUMP CONNECTIONS, SUCH SIGNS SHALL READ "AUTOMATIC SPRINKLERS" OR "STANDPIPES" OR "TEST CONNECTION" OR A COMBINATION THEREOF AS APPLICABLE. WHERE THE FIRE DEPARTMENT CONNECTION DOES NOT SERVE THE ENTIRE BUILDING, A SIGN SHALL BE PROVIDED INDICATING PORTIONS OF THE BUILDING SERVED.



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FIGURE 2

DEVELOPMENT PLAN DATA:

LANDSCAPE SETBACKS:		LANDSCAPE BUFFERS AND SCREENS:	
STREET NAME OR ZONE BOUNDARY:	CENTENNIAL BLVD.	FRONTAGE:	101,495 SF
ZONE DISTRICT BOUNDARY:	NO	WIDTH IN FEET REQ'D/PROV.:	15% / 15'
STREET CLASSIFICATION:	PRINCIPAL ARTERIAL, NON-ARTERIAL	LINEAR FOOTAGE:	197'
SETBACK DEPTH REQUIRED/PROVIDED:	25' / 15'	TREEFEET REQUIRED:	15,224 SF / 15,224 SF
LINEAR FOOTAGE:	463'	BUFFER TREES REQ'D/PROV.:	1 Tree / 500 SF
TREEFEET REQUIRED:	270'	DECIDUOUS TREES REQUIRED/PROV.:	31 / 12
NUMBER OF TREES REQUIRED/PROVIDED:	120 / 103	SHRUB SUBSTITUTES REQUIRED/PROV.:	100 / 242
SHRUB SUBSTITUTES REQUIRED/PROV.:	23 / 23	ORN. GRASS SUBSTITUTES REQ./PROV.:	0 / 15
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.:	00 / 00	INTERNAL PLANT ABBREVIATED ON PLAN:	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	CB, MD, ST	% GROUND PLANE VEG. REQUIRED/PROVIDED:	175% / 75%
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 75%		

INTERNAL LANDSCAPING:	
SITE AREA:	101,495 SF
PERCENT MINIMUM INTERNAL AREA:	15%
INTERNAL AREA REQUIRED/PROVIDED:	15,224 SF / 15,224 SF
TREEFEET REQUIRED:	1 Tree / 500 SF
INTERNAL TREES REQUIRED/PROVIDED:	31 / 12
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	100 / 242
ORN. GRASS SUBSTITUTES REQ./PROV.:	0 / 15
INTERNAL PLANT ABBREVIATED ON PLAN:	N/A
% GROUND PLANE VEG. REQUIRED/PROVIDED:	175% / 75%

MOTOR VEHICLE LOTS:	
NUMBER OF VEHICLE SPACES PROVIDED:	40
SHADE TREES REQUIRED/PROVIDED:	6/4
PARKING LOT TREE ABBREVIATED:	N/A
VEHICLE LOT FRONTAGE:	0'
MULE DEER:	0'
20 LENGTH OF FOOTAGE:	0'
MIN. 5' SCREENING PLANTS DECIDUOUS PROV.:	N/A
MIN. 5' SCREENING PLANTS EVERGREEN PROV.:	N/A
LENGTH OF SCREENING OR BERM PROVIDED:	N/A
VEHICLE LOT PLANT ABBREVIATED ON PLAN:	N/A
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 75%

TREES	ABBR.	CITY	BOTANICAL NAME	COMMON NAME	NET: HGT. (FEET)	PLANTING SIZE	NOTES:
Deciduous	TC	23	Tilia cordata	Lime Tree	40	15'-20'	2.5' caliper
Deciduous	PT	7	Populus tremuloides	Common Poplar	4755	20'-30'	2.5' caliper
Deciduous	AG	7	Aster multiflorus	Spotted Aster	4755	15'-20'	2.5' caliper
Deciduous	MS	6	Malva 'Sangre de Toros'	Red Yucca	4975	20'-25'	2.5' caliper
Deciduous	AP	4	Aster multiflorus	Spotted Aster	45	40'-50'	2.5' caliper
Evergreen	PH	7	Pinus strobus	White Pine	2457M	30'-40'	47'-60'
Evergreen	PP	6	Pinus pungens	Red Pine	6725	20'-30'	47'-60'
Evergreen	PL	4	Pinus strobus	White Pine	6824A	20'-30'	30'-50'
Evergreen	PR	5	Pinus strobus	White Pine	1258D	8' E	12'-18'

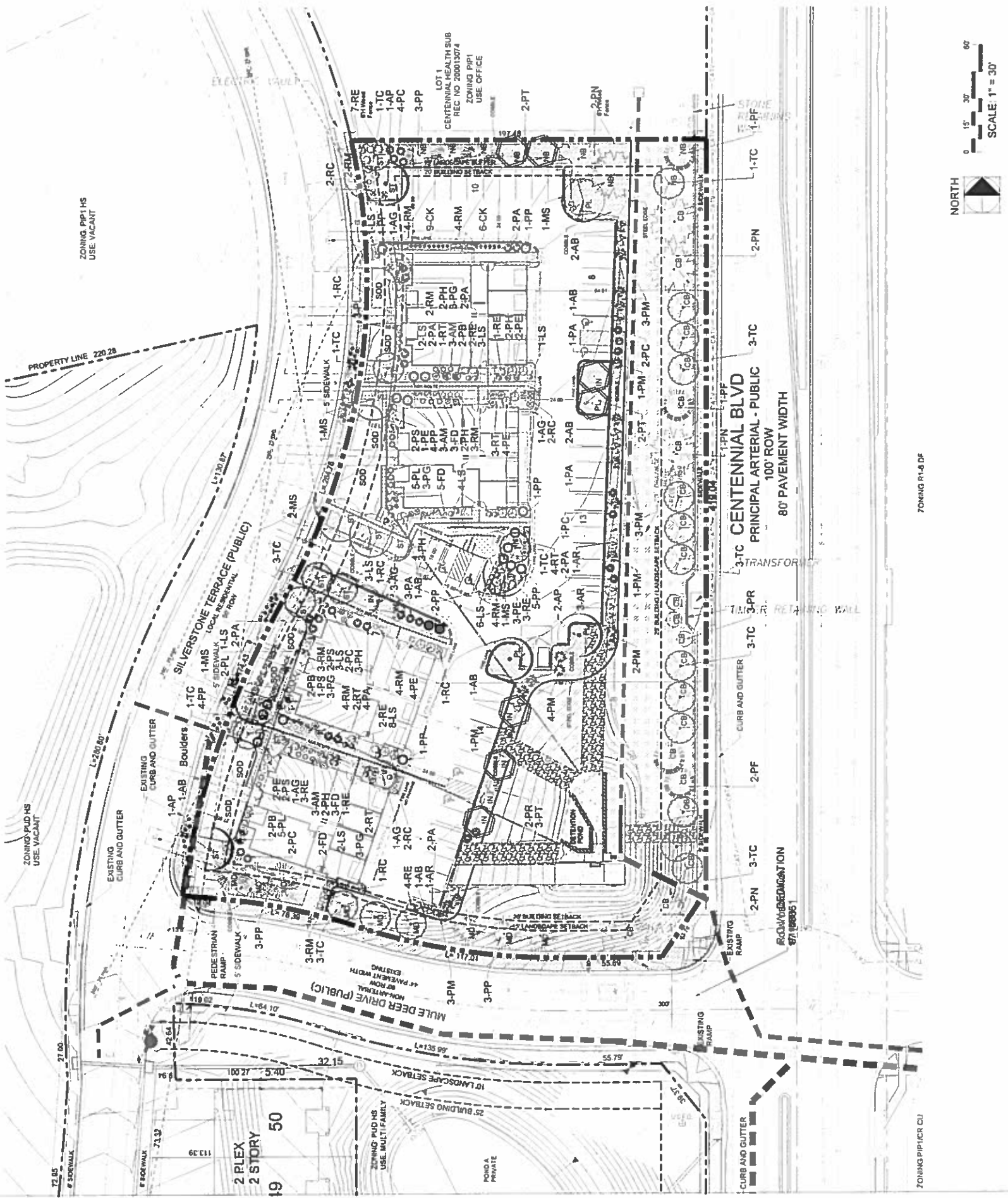


FIGURE 2



THOMAS & THOMAS
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REV #	RESPONSE TO COMMENTS, REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	RESPONSE TO COMMENTS, REVISIONS	8.17.18			

DESIGNED	DRAWN	CHECKED	PROJECT NUMBER	SCALE
MC	MC	JFH	2500 11	AS NOTED

TUSCAN FOOTHILLS VILLAGE
 FILING NO. 2
 FINAL LANDSCAPE PLAN

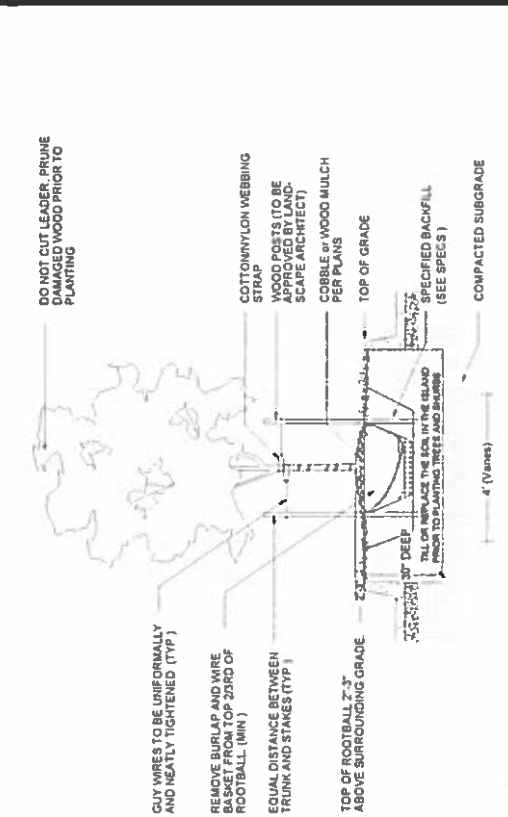


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 (904) 833-8777

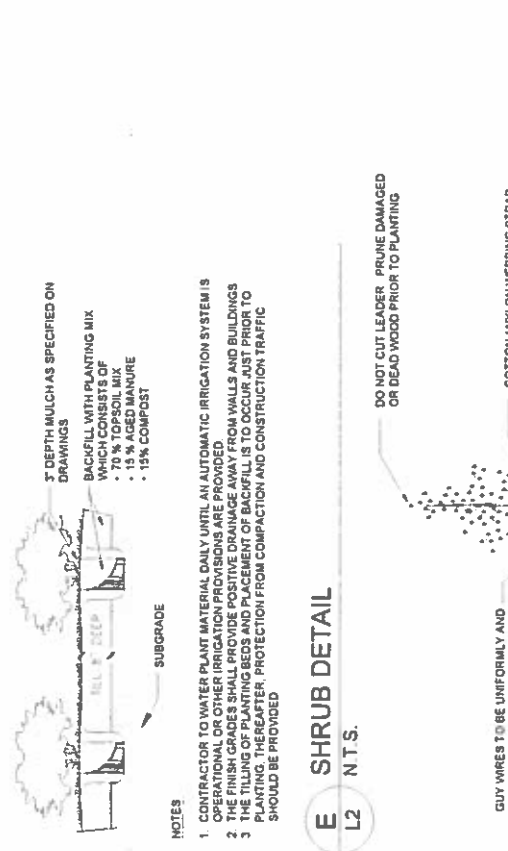
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MTC	MTC	JEM	2520.11	AS NOTED
5.21.18	5.21.18	5.21.18		

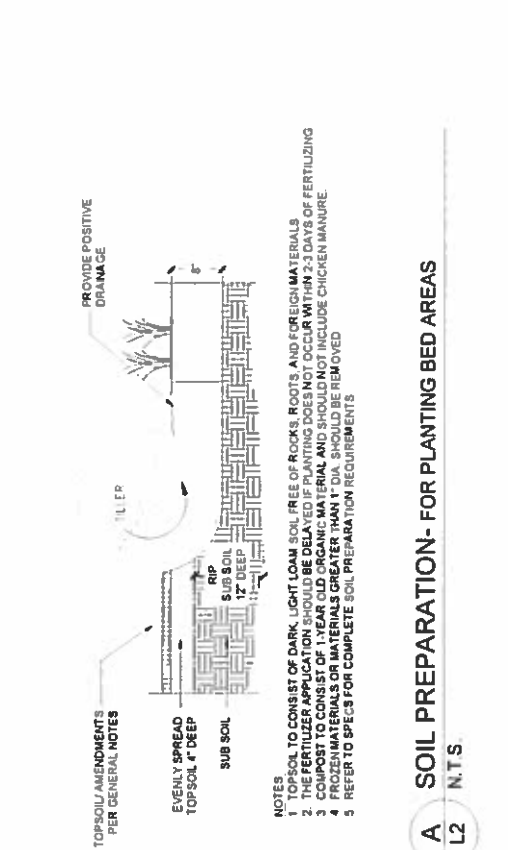
TUSCAN FOOTHILLS VILLAGE
FILING NO. 2
FINAL LANDSCAPE PLAN



E SHRUB DETAIL
 L2 N.T.S.



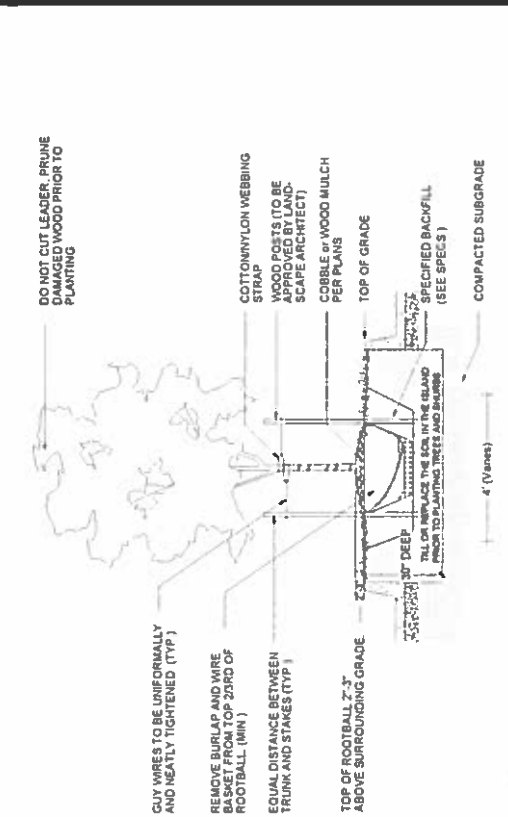
F EVERGREEN TREE DETAIL
 L2 N.T.S.



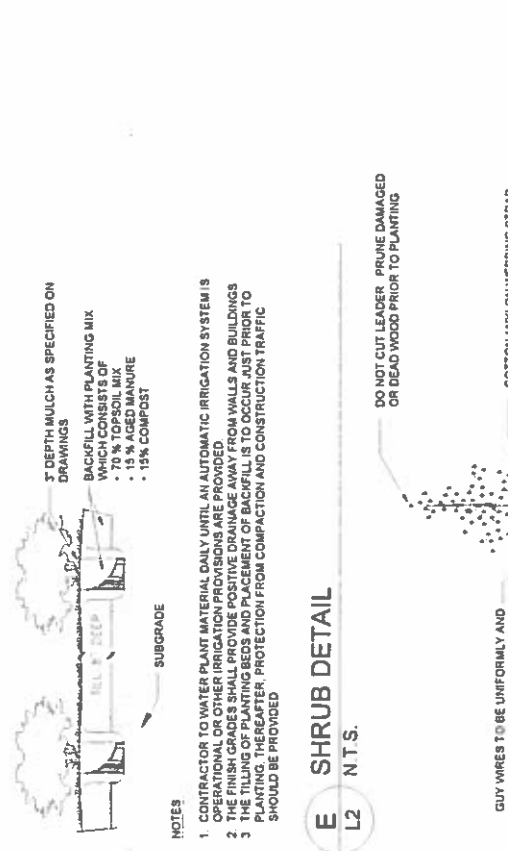
G DECIDUOUS TREE DETAIL
 L2 N.T.S.



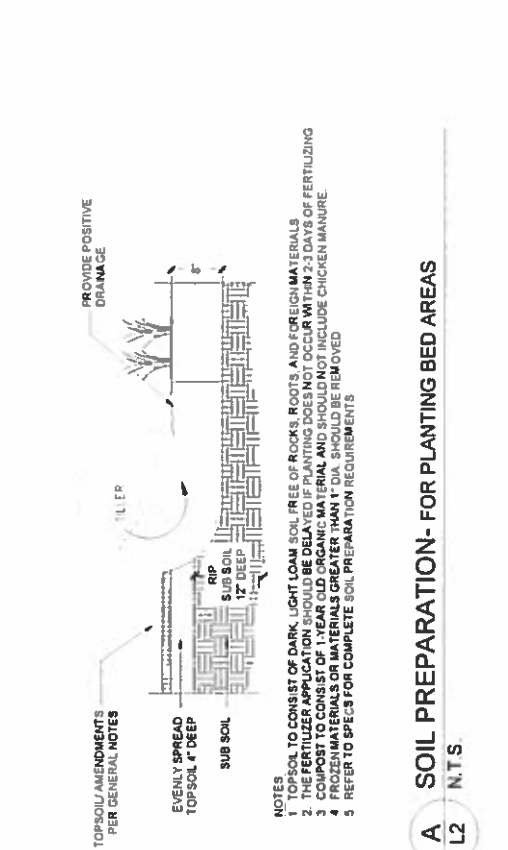
H DECIDUOUS TREE SLOPE (3:1 OR STEEPER) DETAIL
 L2 N.T.S.



A SOIL PREPARATION- FOR PLANTING BED AREAS
 L2 N.T.S.



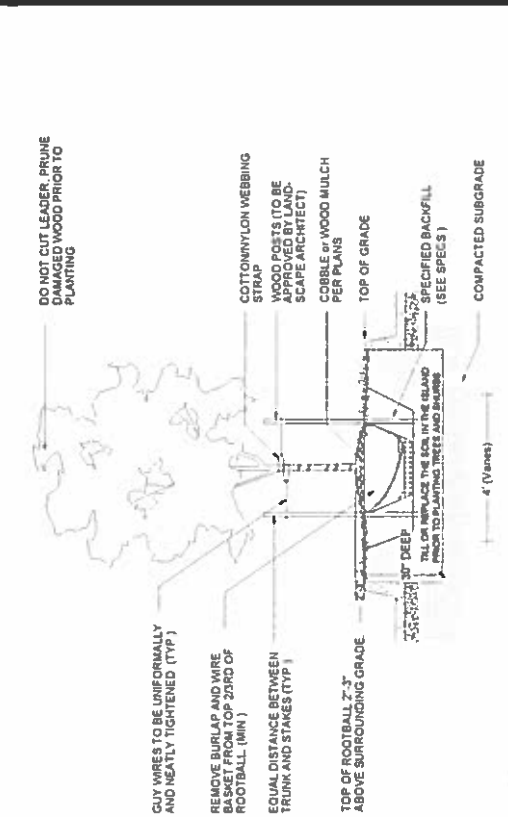
B SOIL PREPARATION- NATIVE SEED AREAS
 L2 N.T.S.



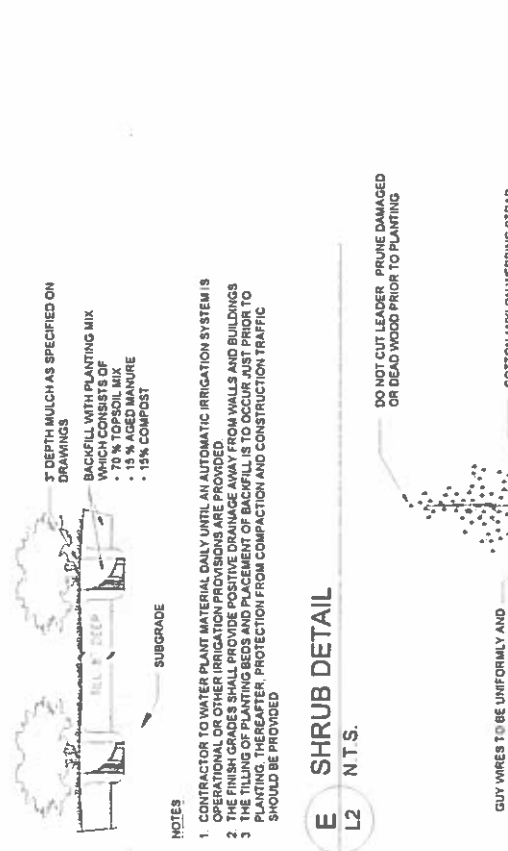
C SOIL PREP- SOD AREAS
 L2 N.T.S.



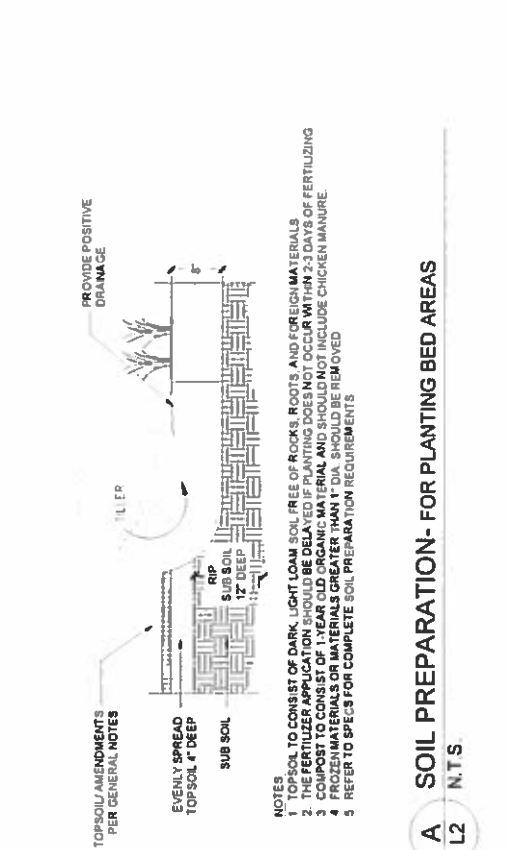
D GRASS & PERENNIAL DETAIL
 L2 N.T.S.



E SHRUB DETAIL
 L2 N.T.S.



F EVERGREEN TREE DETAIL
 L2 N.T.S.



G DECIDUOUS TREE DETAIL
 L2 N.T.S.



H DECIDUOUS TREE SLOPE (3:1 OR STEEPER) DETAIL
 L2 N.T.S.

FIGURE 2

SODDING & SEEDING:

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

SHRUB/ TREE PLANTING NOTES:

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

GENERAL NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNERS REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 822-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.

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

DESIGNED	DRWN	CHECKED	PROJECT NUMBER	SCALE
KLC 5.21.18	KLC 5.21.18	JEH 5.21.18	2520 11	AS NOTED

TUSCAN FOOTHILLS VILLAGE
 FILING NO.2
 FINAL LANDSCAPE PLAN

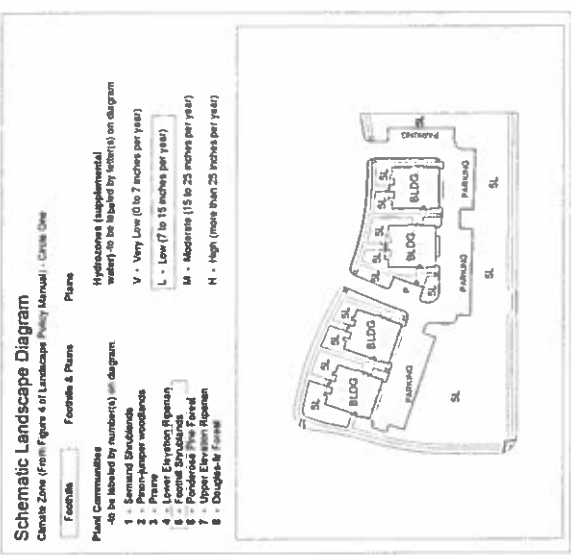
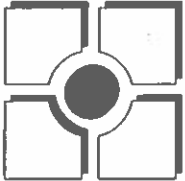


FIGURE 2

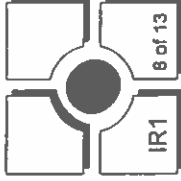


REV #	DATE	DESCRIPTION	APPROVED
1	08/14/18	BASE REVISIONS	
2			
3			
4			
5			
6			

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

TUSCAN FOOTHILLS VILLAGE

FINAL IRRIGATION NOTES



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 WILSON, CO 80150
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CITY PLANNING NUMBER: CPC PUD 06-000067-A3M118

INSTALLATION GENERAL NOTES

- DISK SYSTEMS A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM (NOT OVER 100 PSI) AT A MAXIMUM FLOW OF 18 GPM AT THE 1 INCH POINT OF CONNECTION. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNERS REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
- UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM BACK TO MANUFACTURER (INCLUDED: ONE KEY FOR EACH VALVE, GATE VALVE KEY, SPRINKLER INCLUDED, ONE KEY FOR EACH DISK).
- COORDINATE UTILITY LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION (CALL CALL BEFORE YOU DIG).
- IF DISK REPAIRS ARE NOTED IN THE FIELD BETWEEN SITE CONSTRUCTION AND FINAL ACCEPTANCE, CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISK REPAIRS IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.
- ALL IRRIGATION COMPONENTS (MANURINE, WIRING, LATERAL LINES, TUBING, VALVES, AND IRRIGATION COMPONENTS) SHALL BE SHOWN OUTSIDE EVEN THOUGH THE IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY.
- AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHEREVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOLLERS AND TREES IN TURF AREAS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO LANDSCAPE MATERIALS CANNOT BE RELOCATED/ADDITIONAL SPRINKLERS MAY BE REQUIRED.
- CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESC/DEPTH	PSI	GPM	RADIUS
①	HUNTER PROS 06 PWS30 CV WITH TORO PRECISION NOZZLE 1/2 SERIES	30		
②	HUNTER PROS 06 PWS30 CV WITH TORO PRECISION NOZZLE 1/2 SERIES	30		
③	HUNTER PROS 06 PWS30 CV WITH TORO PRECISION NOZZLE 1/2 SERIES	30		
④	HUNTER PROS 06 PWS30 CV WITH TORO PRECISION NOZZLE 1/2 SERIES	30		
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㊹	HUNTER PROS 06 PWS30 CV WITH TORO PRECISION NOZZLE 1/2 SERIES	30		
㊺	HUNTER PROS 06 PWS30 CV WITH TORO PRECISION NOZZLE 1/2 SERIES	30		
㊻	HUNTER PROS 06 PWS30 CV WITH TORO PRECISION NOZZLE 1/2 SERIES	30		
㊼	HUNTER PROS 06 PWS30 CV WITH TORO PRECISION NOZZLE 1/2 SERIES	30		
㊽	HUNTER PROS 06 PWS30 CV WITH TORO PRECISION NOZZLE 1/2 SERIES	30		
㊾	HUNTER PROS 06 PWS30 CV WITH TORO PRECISION NOZZLE 1/2 SERIES	30		
㊿	HUNTER PROS 06 PWS30 CV WITH TORO PRECISION NOZZLE 1/2 SERIES	30		

SYMBOL	MANUFACTURER/MODEL/DESC/DEPTH	PSI	GPM	RADIUS
①	HUNTER 1 20 06 SS TURF ROTOR 6 0" POP UP ADJUSTABLE AND FULL CIRCLE STAINLESS STEEL RISER DRAIN CHECK VALVE STANDARD NOZZLE	45	4.00	40'
②	HUNTER 1 20 06 SS TURF ROTOR 6 0" POP UP ADJUSTABLE AND FULL CIRCLE STAINLESS STEEL RISER DRAIN CHECK VALVE STANDARD NOZZLE	45	6.00	43'

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

SYMBOL	MANUFACTURER/MODEL/DESC/DEPTH
①	REMOTE CONTROL VALVE ASSEMBLY WITH 1" SERIES 80 CONTROL VALVE, 3/4" DISC FILTER AND 1/2" FLOW PRESSURE REGULATOR 4.5 GPM TO 17.6 GPM.
②	QUICK COUPLER VALVE ASSEMBLY HUNTER HQ 40C VALVE WITH YELLOW RUBBER COVER, RFD BRASS AND STAINLESS STEEL WITH 1" NPT INLET, 1" PEEK BODY
③	NORMALLY OPEN MASTER VALVE ASSEMBLY 1 INCH BULKHEAD SUPERIOR 2100 NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION
④	REDUCED PRESSURE BACKFLOW PREVENTER WILKINS 375B BACKFLOW PREVENTER WITH BLOW OUT/FLUSH FITTING REMOVED FROM HUNTER AND FAST BRONZE BALL VALVES SIZED TO MATCH 1/2" INLET (RE POC NOTE)
⑤	CREATIVE SENSOR TECHNOLOGY CSI 1 1 INCH PVC TEE TYPE FLOW SENSOR W/ SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA LIGHTWEIGHT BUTTERFLY ENHANCES LOW FLOW MEASUREMENT 2 WIRE DIGITAL OUTPUT, FLOW RANGE: .86-52 GPM 1.5-5 SIZE

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

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



EMITTER SCHEDULE

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

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



FIGURE 2

IRRIGATION_SCHEDULE

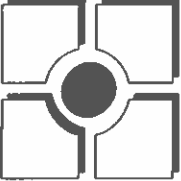
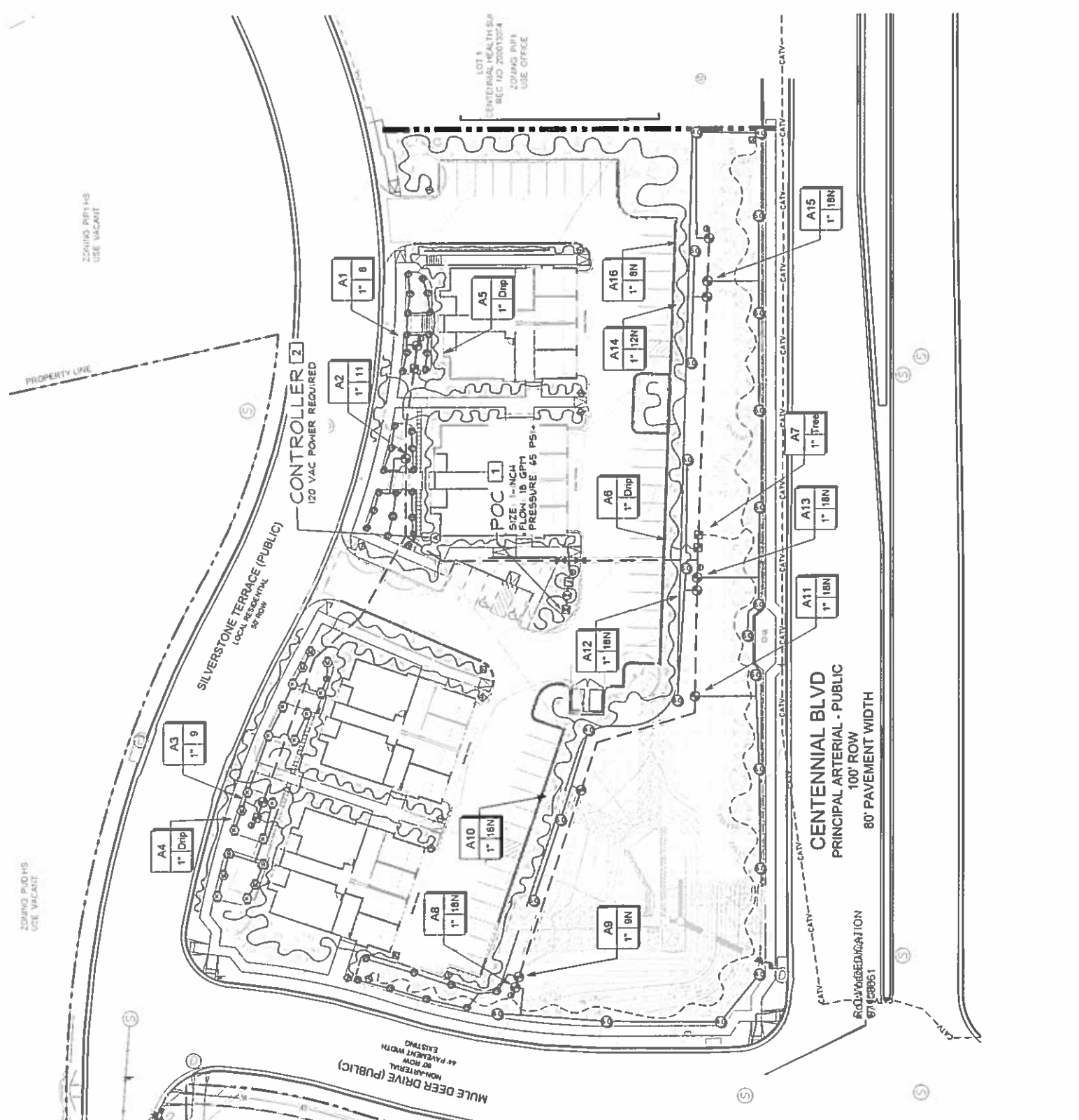
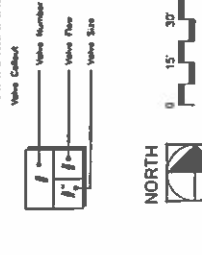
SYMBOL	MANUFACTURE/MODEL/DESCRIPTION	PSI
⊙	HUNTER PROS OG PRS50 CV WITH TORO PRECISION NOZZLE H SERIES	30
⊙	HUNTER PROS OG PRS50 CV TUBE SPRAY 30 PSI REGULATED 6.0"	30
⊙	POP UP WITH FACTORY INSTALLED DRAIN CHECK VALVE CO MOULDED	30
⊙	W/PER SEAL WITH UV RESISTANT MATERIAL UTILIZE TORO PRECISION	30
⊙	SPRAY NOZZLES	30
⊙	HUNTER PROS OG PRS50 CV WITH TORO PRECISION NOZZLE 10 SERIES	30
⊙	HUNTER PROS OG PRS50 CV TUBE SPRAY 30 PSI REGULATED 6.0"	30
⊙	POP UP WITH FACTORY INSTALLED DRAIN CHECK VALVE CO MOULDED	30
⊙	W/PER SEAL WITH UV RESISTANT MATERIAL UTILIZE TORO PRECISION	30
⊙	SPRAY NOZZLES	30
⊙	HUNTER PROS OG PRS50 CV WITH TORO PRECISION NOZZLE 12 SERIES	30
⊙	HUNTER PROS OG PRS50 CV TUBE SPRAY 30 PSI REGULATED 6.0"	30
⊙	POP UP WITH FACTORY INSTALLED DRAIN CHECK VALVE CO MOULDED	30
⊙	W/PER SEAL WITH UV RESISTANT MATERIAL UTILIZE TORO PRECISION	30
⊙	SPRAY NOZZLES	30
⊙	HUNTER PROS OG PRS50 CV WITH TORO PRECISION NOZZLE 15 SERIES	30
⊙	HUNTER PROS OG PRS50 CV TUBE SPRAY 30 PSI REGULATED 6.0"	30
⊙	POP UP WITH FACTORY INSTALLED DRAIN CHECK VALVE CO MOULDED	30
⊙	W/PER SEAL WITH UV RESISTANT MATERIAL UTILIZE TORO PRECISION	30
⊙	SPRAY NOZZLES	30
⊙	HUNTER MPT000 PROS OG PRS40 CV	40
⊙	TURF ROTATOR 6" (1.5 24 CM) POP UP WITH CHECK VALVE PRESSURE	40
⊙	REGULATED TO 40 PSI (2.76 BAR) MP ROTATOR NOZZLE ON PRS40	40
⊙	ROTATOR NOZZLE ON PRS40 BODY B. BLUE ADJ ARC 210	40
⊙	1" YELLOW ADJ ARC 210 270. R. RED 300 ARC	40
⊙	HUNTER MPT000 PROS OG PRS40 CV	40
⊙	TURF ROTATOR 6" (1.5 24 CM) POP UP WITH FACTORY INSTALLED	40
⊙	CHECK VALVE PRESSURE REGULATED TO 40 PSI (2.76 BAR) MP	40
⊙	ROTATOR NOZZLE ON PRS40 BODY B. BLUE ADJ ARC 210	40
⊙	1" YELLOW ADJ ARC 210 270. A. GRAY 300 ARC	40
⊙	HUNTER MPT000 PROS OG PRS40 CV	40
⊙	TURF ROTATOR 6" (1.5 24 CM) POP UP WITH CHECK VALVE PRESSURE	40
⊙	REGULATED TO 40 PSI (2.76 BAR) MP ROTATOR NOZZLE ON PRS40	40
⊙	BODY ADJ. ORANGE AND GRAY (ARC 90 210, 300. LIME GREEN AND	40
⊙	GRAY (ARC 300)	40

SYMBOL	MANUFACTURE/MODEL/DESCRIPTION	PSI	CPM	RADIUS
⊙	HUNTER I 20 06 SS	45	4 00	4"
⊙	TURF ROTOR 6" (1.5 24 CM) POP UP ADJUSTABLE AND FULL CIRCLE	45	4 00	4"
⊙	STAINLESS STEEL RISER DRAIN CHECK VALVE STANDARD NOZZLE	45	4 00	4"
⊙	HUNTER I 20 06 SS	45	4 00	4"
⊙	TURF ROTOR 6" (1.5 24 CM) POP UP ADJUSTABLE AND FULL CIRCLE	45	4 00	4"
⊙	STAINLESS STEEL RISER DRAIN CHECK VALVE STANDARD NOZZLE	45	4 00	4"

SYMBOL	MANUFACTURE/MODEL/DESCRIPTION
⊙	MANUFACTURE/MODEL/DESCRIPTION
⊙	DIRT VALVE ASSEMBLY HIGH FLOW VALVE
⊙	METAFIRM MODEL WZ75010075 HF TIRE ASSEMBLED CONTROL ZONE
⊙	KIT WITH 1" SERIES 80 CONTROL VALVE 3/4" DISC BUTER. AND HIGH
⊙	FLOW PRESSURE REGULATOR 4.5 GPM TO 17 GPM.
⊙	DRAINAGE FLASH CAP
⊙	ASSEMBLY FLASH CAP 3/4" DRAINAGE COMPRESSION END CAP WITH
⊙	SCREEN ON END

SYMBOL	MANUFACTURE/MODEL/DESCRIPTION
⊙	MANUFACTURE/MODEL/DESCRIPTION
⊙	MANIFOLD CONTROL VALVE ASSEMBLY
⊙	HUNTER MPT000 CV LINE PLASTIC ELECTRIC RESACTE
⊙	CONTROL VALVES. GLOBE CONFIGURATION
⊙	QUICK COUPLER VALVE ASSEMBLY
⊙	HUNTER IQ GRC VALVE WITH YELLOW RUBBER COVER. RED BRASS
⊙	AND STAINLESS STEEL. WITH 1" NPT INLET. 1" PRETE BODY
⊙	NORMALLY OPEN MASTER VALVE ASSEMBLY
⊙	1 INCH BRUCKNER SUPERIOR 3100. NORMALLY OPEN BRASS MASTER VALVE
⊙	THAT PROVIDES DIRTY WATER PROTECTION

SYMBOL	MANUFACTURE/MODEL/DESCRIPTION
⊙	REDUCED PRESSURE BACKFLOW PREVENTER
⊙	WILKINS 375B BACKFLOW PREVENTER WITH FLOW DIRECTIONAL FITTING
⊙	RESISTANT POLYETHYLENE PIPE. 3/4 INCH UNLESS OTHERWISE SPECIFIED
⊙	TO MATCH TAP & W/PER (RE. 100' NOTED)
⊙	CREATIVE SENSOR TECHNOLOGY FSI 1
⊙	1 INCH PVC TEE FLOW SENSOR W/50' NET ENDS. CUSTOM BOUNDING
⊙	TEE AND ULTRA LIGHTWEIGHT DANFELER ENHANCED LOW FLOW MEASUREMENT
⊙	2 WIRE DIGITAL OUTPUT FLOW RANGE. 80 GPM 1.5" SIZE
⊙	IRRIGATION LATERAL LINE PVC CLASS 200 SDR 21
⊙	PVC CLASS 200 IRRIGATION PIPE ONLY LATERAL TRANSITION PIPE
⊙	SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN. WITH ALL
⊙	OTHERS BEING 1" IN SIZE.
⊙	DIRTY IRRIGATION LATERAL LINE TO DAMPERS. UV RADIATION
⊙	RESISTANT POLYETHYLENE PIPE. 3/4 INCH UNLESS OTHERWISE SPECIFIED
⊙	DRIP IRRIGATION LATERAL LINE TO DAMPERS IN NATIVE SEED 3/4 INCH UV RADIATION RESISTANT
⊙	POLYETHYLENE PIPE TO METAFIRM BRINE DRIP TUBING TREE RINGS (RE. DETAILS)
⊙	IRRIGATION MAINLINE PVC CLASS 200 SDR 21
⊙	1.25 INCH UNLESS OTHERWISE NOTED.
⊙	PVC SLEEVE PVC SCHEDULE 40
⊙	INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR
⊙	WIRE RUNNING THRU IT. NO TWO TYPES OR WIRE RUNDLES SHALL
⊙	SHARE THE SAME SLEEVE.



THOMAS THOMAS

1111 11th Street, Suite 100
 Lincoln, NE 68502
 Phone: (402) 441-1111
 Fax: (402) 441-1111

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

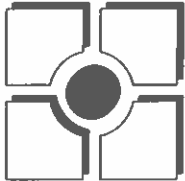
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DRAWN	MJP	5 18 18
CHECKED	MJP	5 18 18
PROJECT NUMBER	2920 11	
SCALE	AS NOTED	

TUSCAN FOOTHILLS VILLAGE FINAL IRRIGATION PLAN

IR2 9 of 13

MP Designs, LLC
 1111 11th Street, Suite 100
 Lincoln, NE 68502
 Phone: (402) 441-1111
 Fax: (402) 441-1111
 Michelle@MPDesigns.com

FIGURE 2

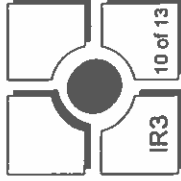


THOMAS & THOMAS, INC.
 10100 N. 10th Street
 Phoenix, Arizona 85020
 (602) 998-8877

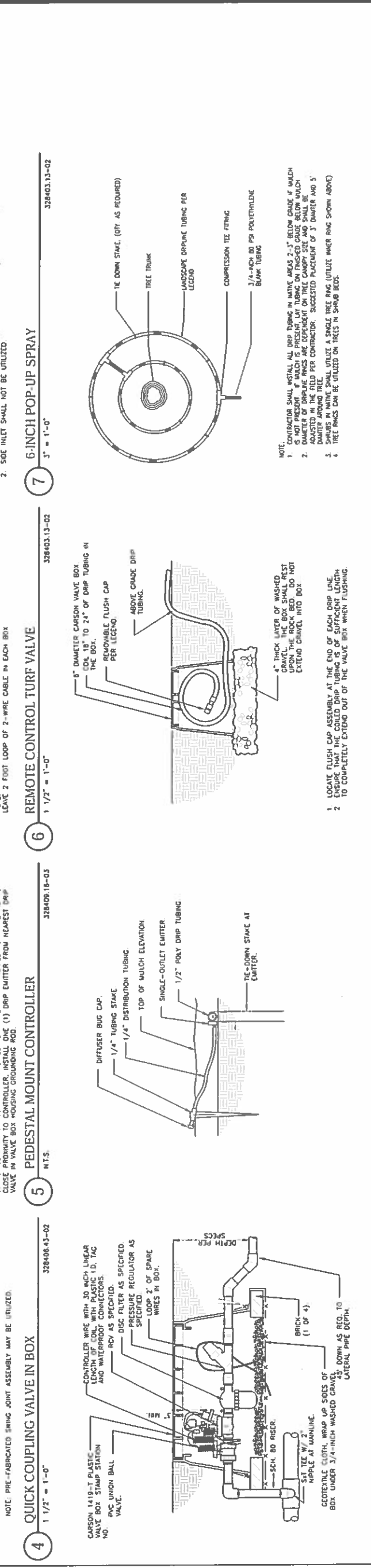
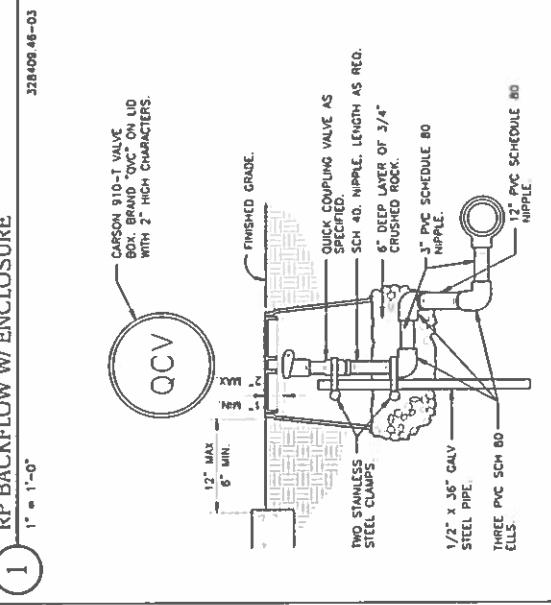
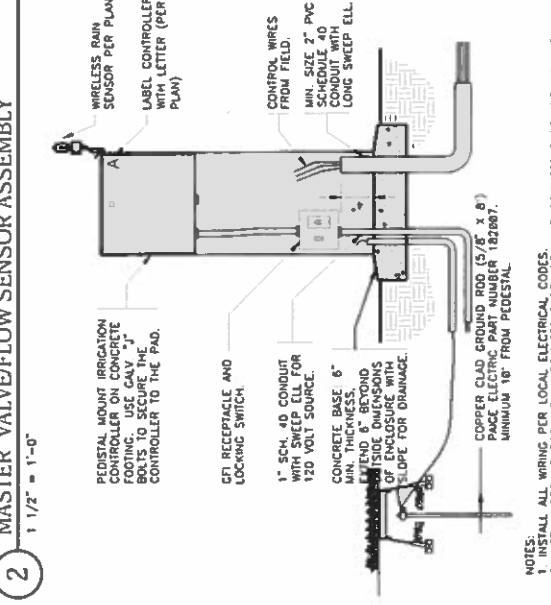
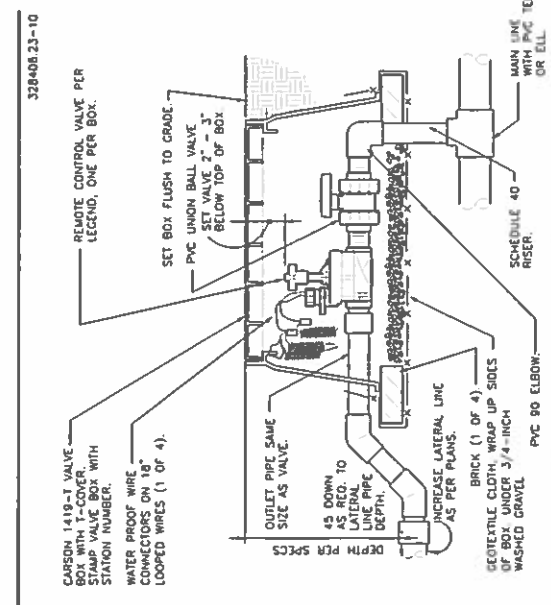
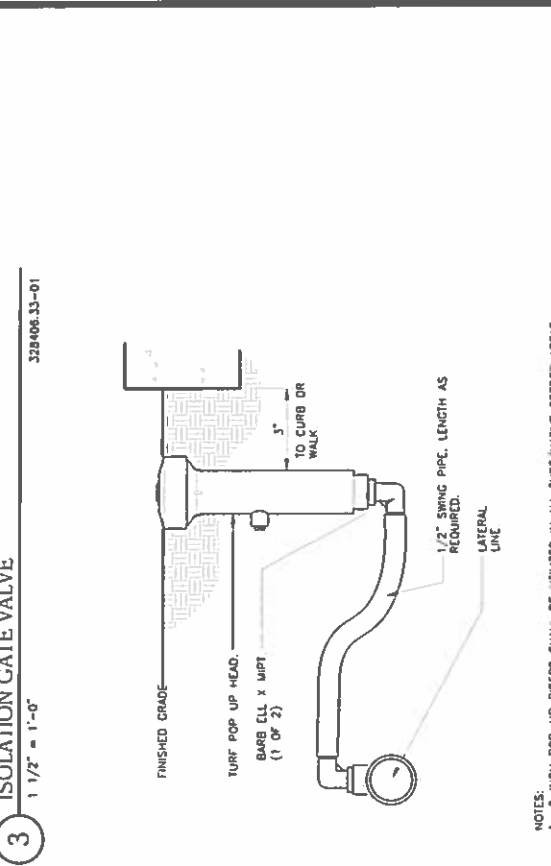
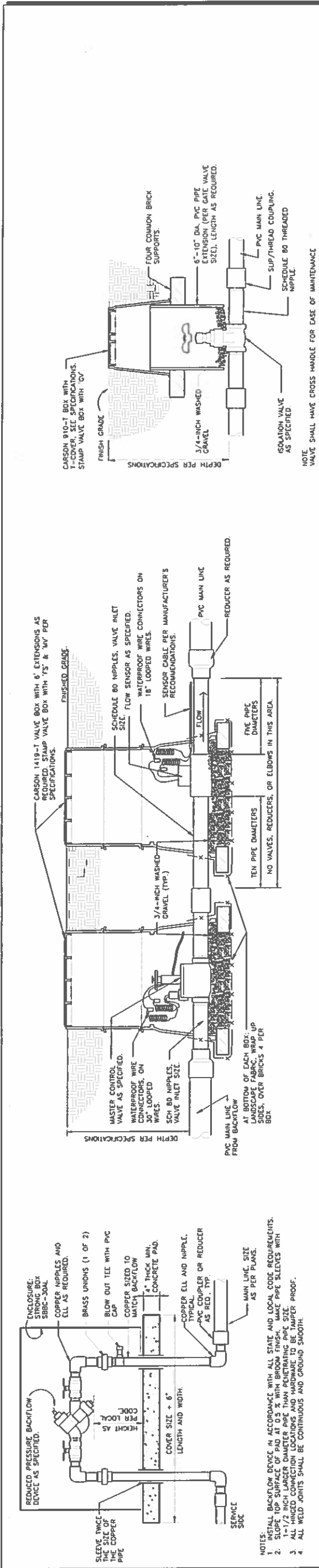
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3					
4					
5					
6					

DESIGNED	DRAWN	CHECKED	MJP	SCALE
5/18/18	5/18/18	5/18/18		AS NOTED
PROJECT NUMBER	2520 11			

TUSCAN FOOTHILLS VILLAGE
 FINAL IRRIGATION DETAILS



IR3 10 of 13





THOMAS THOMAS
 ARCHITECTS
 10000 N. 10th Street, Suite 100
 Phoenix, AZ 85020
 Phone: 602.954.8777
 Fax: 602.954.8778

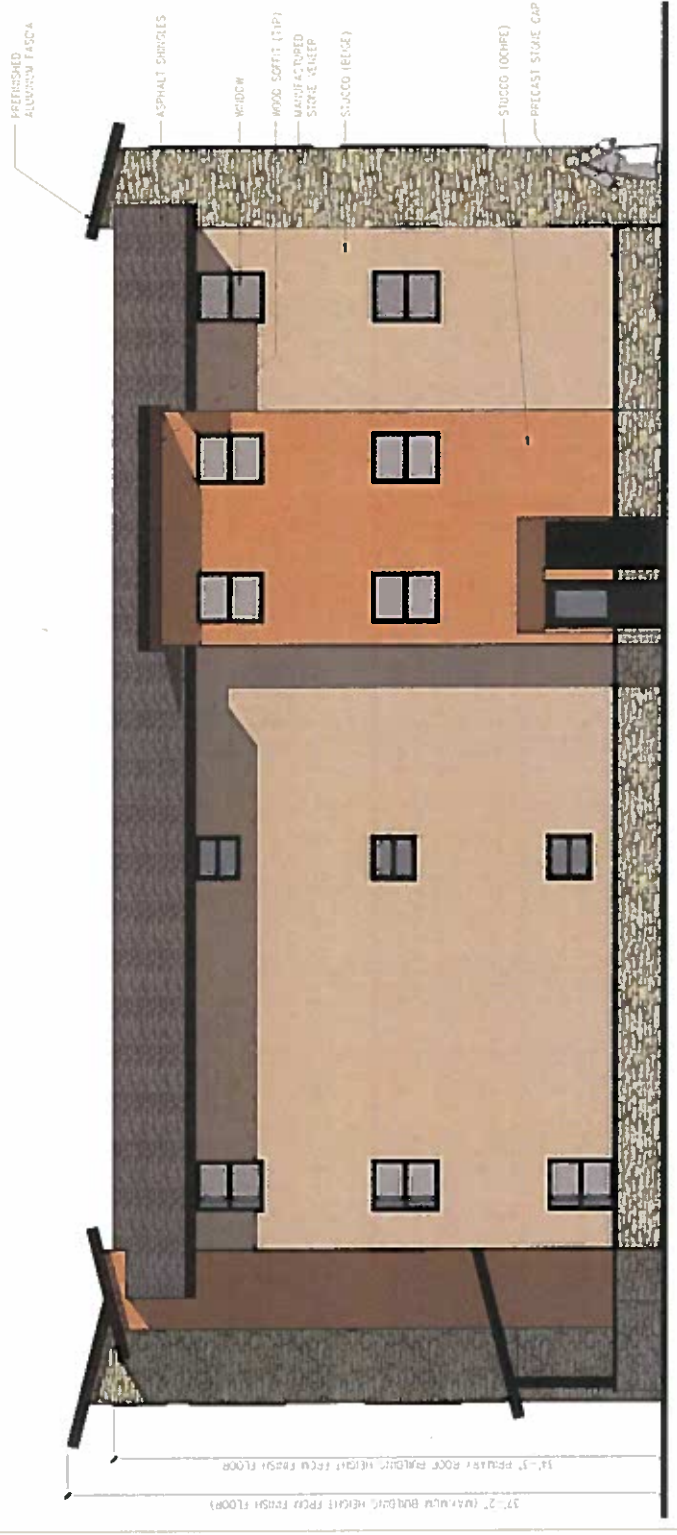
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1	8.17.18			
Response to Comments, REV1				
2				
3				
4				
5				
6				

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

TUSCAN FOOTHILLS VILLAGE
 FILING NO. 2
 PUD MAJOR AMENDMENT



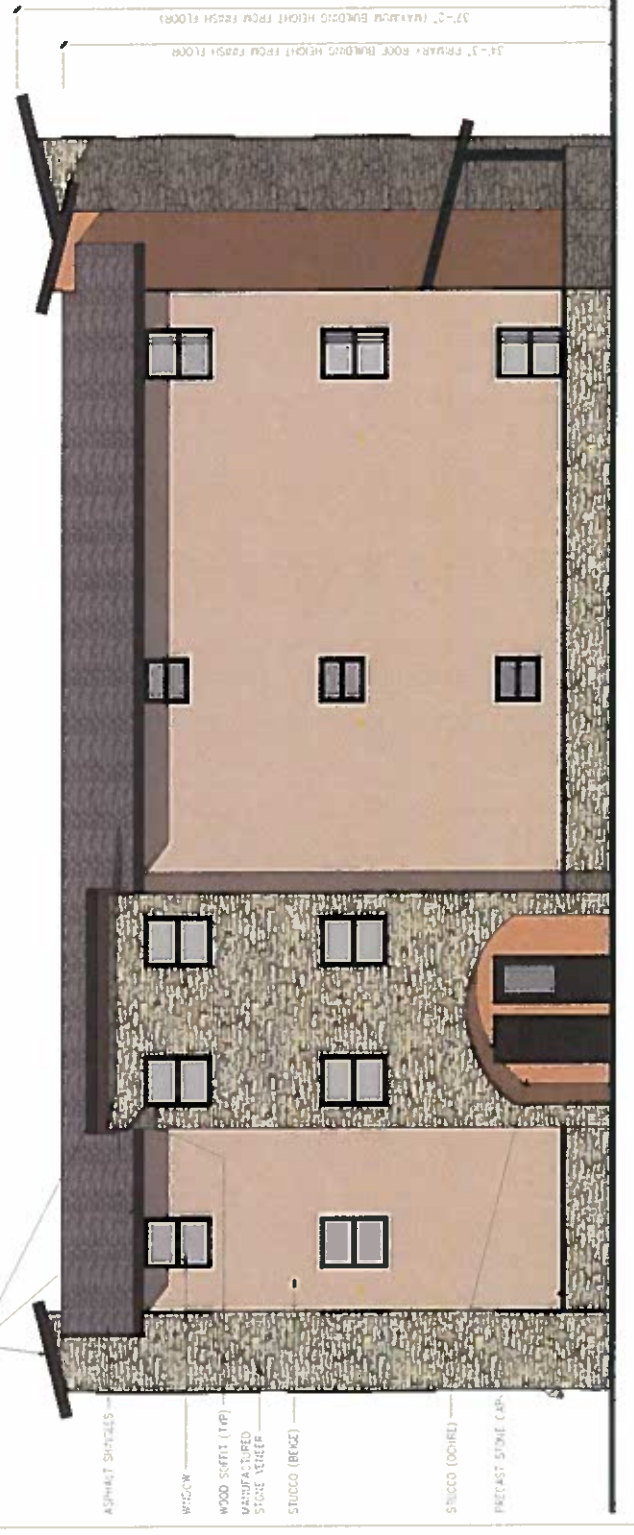
2 TYPICAL EAST ELEVATION
 3/16" = 1'-0"



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



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



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



THOMAS & THOMAS
 Architects
 1000 North 1st Street, Suite 200
 Phoenix, AZ 85004
 Phone: 602.528.8777
 Fax: 602.528.8778

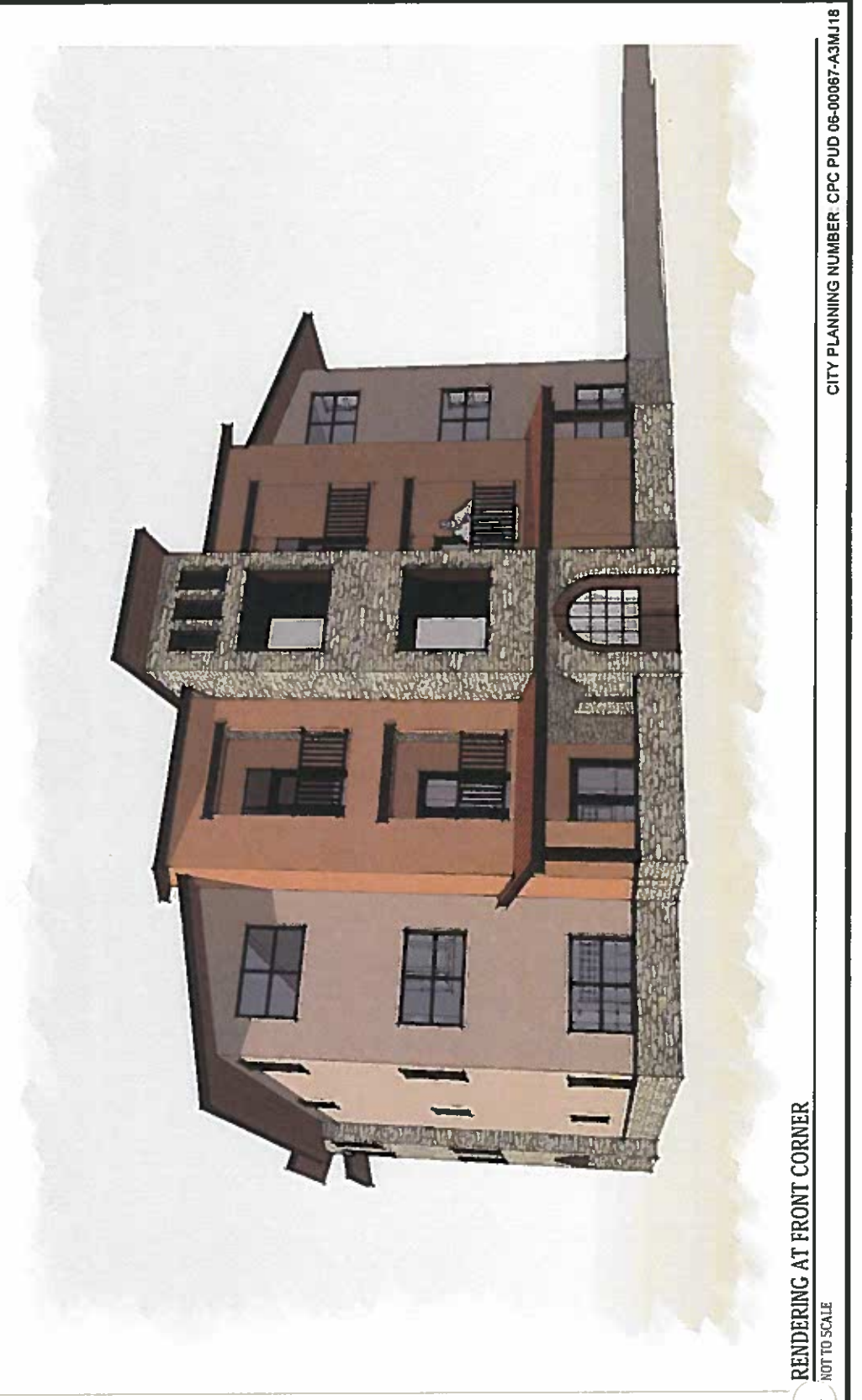
REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
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2					
3					
4					
5					
6					

DESIGNED	RL	5.21.18
DRAWN	RL	5.21.18
CHECKED		
PROJECT NUMBER	2020 11	
SCALE	AS NOTED	

TUSCAN FOOTHILLS VILLAGE
FILING NO.2
PUD MAJOR AMENDMENT



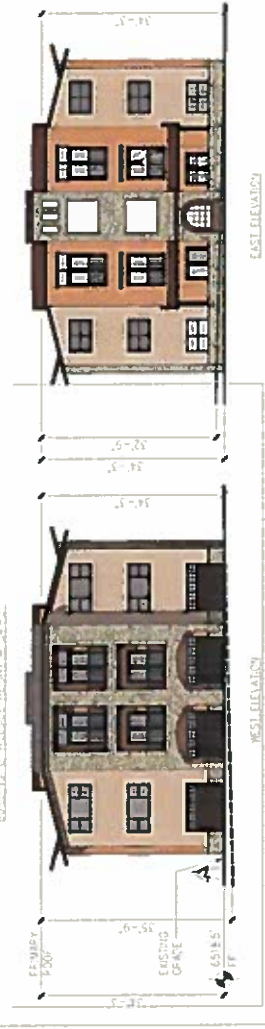
2 RENDERING AT REAR CORNER
 NOT TO SCALE



1 RENDERING AT FRONT CORNER
 NOT TO SCALE



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



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



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



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

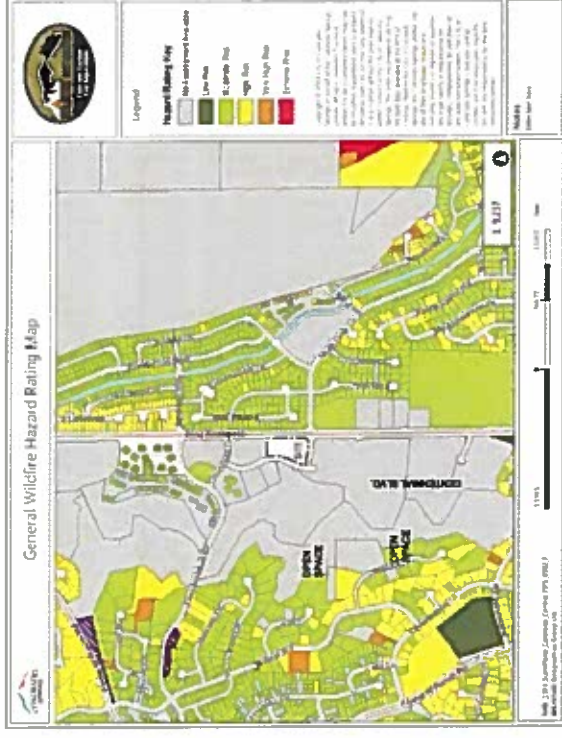
TUSCAN FOOTHILLS VILLAGE FILING 2

LAND SUITABILITY ANALYSIS

Slope Analysis Evaluation Map



Wildfire Risk Evaluation Map



Wildfire Hazard Potential:

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

Vegetation Analysis

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

Slope Analysis

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

Natural / Man-made Features:

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

Wildlife:

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

Conclusion:

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

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

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

TUSCAN FOOTHILLS VILLAGE
FILING NO.2
LAND SUITABILITY ANALYSIS

THOMAS THOMAS
LANDSCAPE ARCHITECTS
1111 S. 10th Street
Tulsa, Oklahoma 74106
Phone: 918.438.2777
Fax: 918.438.2778



REV #	DATE	REVISIONS	DESIGNED	DRAWN	CHECKED	APPROVED
1	05/21/18	RESPONSE TO COMMENTS, REV 1	N L T			
2						
3						
4						
5						
6						

DESIGNED	N L T	5/21/18
DRAWN	N L T	5/21/18
CHECKED	JEM	5/21/18
PROJECT NUMBER	2520.11	
SCALE	AS NOTED	

TUSCAN FOOTHILLS VILLAGE
 FILING NO. 2
 PUD MAJOR AMENDMENT

LEGAL DESCRIPTION :
 A TRACT OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:
 BASIS OF BEARINGS: THE SOUTHERLY LINE OF TRACT A, AS PLATTED IN CENTENNIAL HEALTH SUBDIVISION, RECORDED FEBRUARY 26, 1999 UNDER RECEPTION NO. 99193532, EL PASO COUNTY, COLORADO, BEING MONUMENTED AT THE WESTERLY END BY A NO. 5 REBAR WITH 13/17" ALUMINUM SURVEYOR'S CAP STAMPED "R ENG LTD BLS 17502" AND AT THE EASTERLY END BY A NO. 5 REBAR WITH 13/17" ALUMINUM SURVEYOR'S CAP STAMPED "R ENG LTD BLS 17502" IS ASSUMED TO BEAR N 71 DEGREES 53 MINUTES 46 SECONDS E, A DISTANCE OF 314.12 FEET.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, AS PLATTED IN CENTENNIAL HEALTH SUBDIVISION, RECORDED FEBRUARY 26, 2000 UNDER RECEPTION NO. 200011074, EL PASO COUNTY, COLORADO, THENCE S 90 DEGREES 02 MINUTES 30 SECONDS E, ON RIGHT OF WAY ACQUISITION LINE OF CENTENNIAL BOULEVARD, DESCRIBED IN DOCUMENT RECORDED UNDER RECEPTION NO. 97106651, A DISTANCE OF 419.04 FEET, THENCE S 14 DEGREES 00 MINUTES 30 SECONDS W, A DISTANCE OF 43.76 FEET, THENCE S 88 DEGREES 57 MINUTES 30 SECONDS W, A DISTANCE OF 55.79 FEET TO A POINT OF CURVE, THENCE ON ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 18 DEGREES 07 MINUTES 11 SECONDS, A RADIUS OF 370.00 FEET, A DISTANCE OF 117.01 FEET TO A POINT OF REVERSE CURVE, THENCE ON ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 13 DEGREES 36 MINUTES 36 SECONDS, A RADIUS OF 310.00 FEET, A DISTANCE OF 78.39 FEET TO A POINT OF TANGENT, THENCE N 81 DEGREES 31 MINUTES 55 SECONDS W, A DISTANCE OF 19.04 FEET TO A POINT ON A CURVE, THENCE ON ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 43.09 FEET, A RADIUS OF 43.09 FEET, A DISTANCE OF 43.09 FEET, THENCE ON ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 72 DEGREES 04 MINUTES 15 SECONDS, A RADIUS OF 380.00 FEET, A DISTANCE OF 264.78 FEET TO A POINT ON CURVE, THENCE N 90 DEGREES 00 MINUTES 00 SECONDS E, A DISTANCE OF 197.48 FEET TO THE POINT OF BEGINNING.
 Containing a calculated area of 101,550 S.F. or 2.334 acres, more or less.

SITE DATA:

SITE LOCATION	THE SITE IS LOCATED AT THE NORTHWEST CORNER OF CENTENNIAL BLVD AND MULE DEER ST
TAX SCHEDULE NUMBER	719-030032
TAX ACRES	2.33 Acres (101,494 S.F.)
EXISTING PROPOSED ZONING	PUD HS (COMMERCIAL) / PUD HS (MULTI-FAMILY)
EXISTING LAND USE	VACANT
PROPOSED LAND USE	MULTI-FAMILY RESIDENTIAL
MINIMUM BLDG SETBACK - FRONT	20'
MINIMUM BLDG SETBACK - SIDE	20'
MINIMUM BLDG SETBACK - REAR	20'
MAXIMUM BUILDING HEIGHT	20'
PERCENTAGE OF LOT COVERAGE	48.380 SF / 47.7%
STRUCTURES AND IMPROVEMENTS	
SCHEDULE FOR CONSTRUCTION	FALL 2018 - SPRING 2019

PARKING DATA:

REQUIRED PARKING PER BUILDING	1 BR 1.5 = 0
2 BR 4 X 1.7 = 6.8	
REC PARKING PER BLDG = 18	
TOTAL REQ SPACE 4 BLDG = 64	
PROVIDED PARKING	ACCESSIBLE - 6 (3) VAN / (3) STANDARD
STANDARD SURFACE - 43	
GARAGE - 16	
TOTAL PARKING PROVIDED = 65	

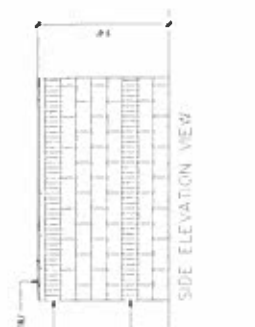
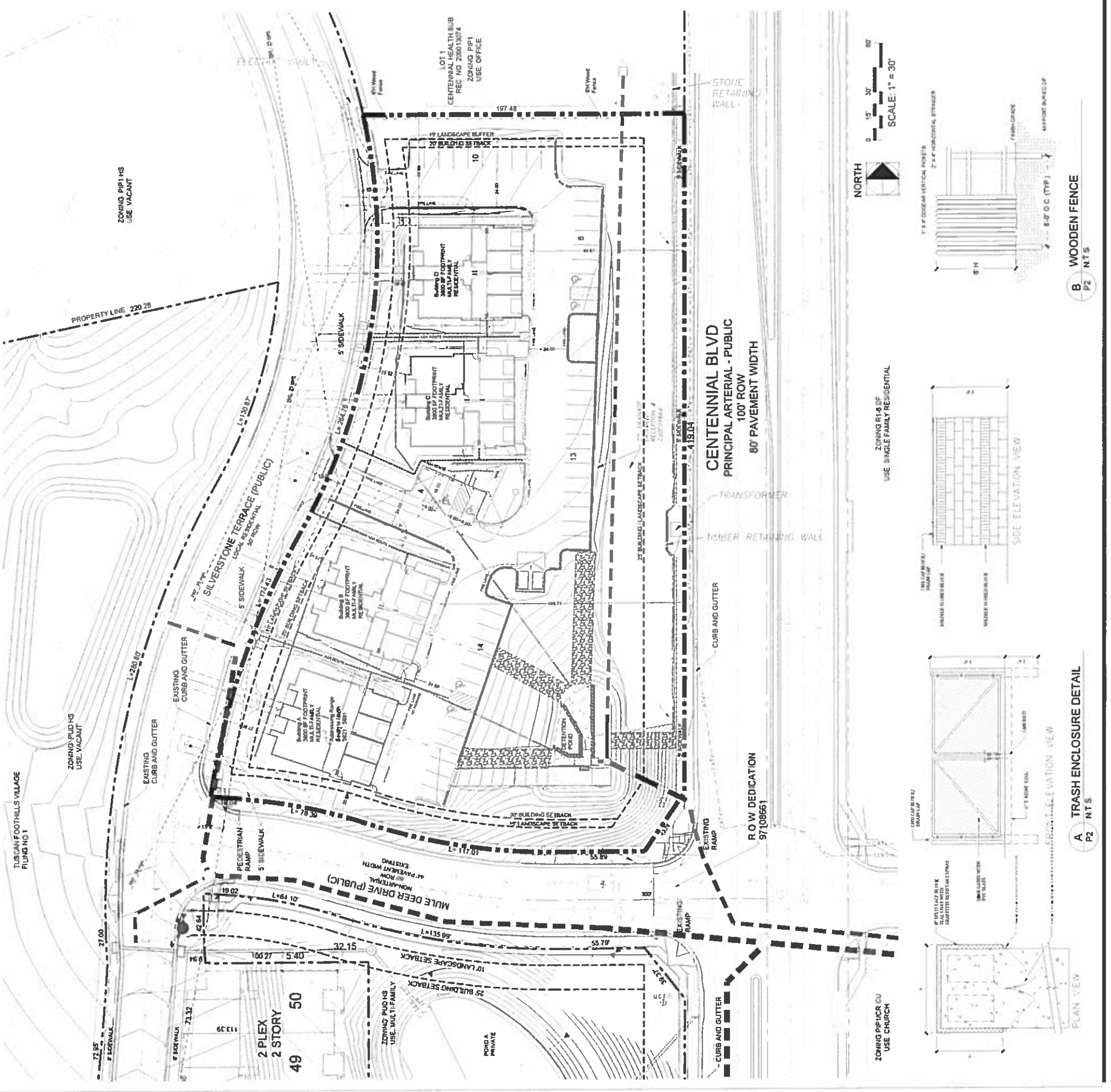
PROJECT NOTES:

- ALL PRIVATE DRIVEWAYS, STREETS, FIRE LANE, OPEN SPACE, LANDSCAPE TRACTS AND WATER QUALITY POUNDS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- CONSTRUCTION ACTIVITY AND TRAFFIC WILL BE SCHEDULED DURING THE HOURS BETWEEN 7:00 AM TO 7:00 PM MONDAY THROUGH SATURDAY.
- REWORK IN OR NEAR ROAD INTERFACES OR INTERSECTION AREAS INVOLVES INCREASED FINE RISKS THAT MAY NOT APPLY IN URBAN OR SUBURBAN AREAS.
- THE SITE IS NOT WITHIN A FEMA DESIGNATED FLOOD HAZARD AREA. THE FLOOD PLAN INSURANCE RATE MAP (FPIM) FOR EL PASO COUNTY PANEL 0801-05117, DATED MARCH 17, 1987, AND DERIVED BY REVISED MARCH 17, 1987.
- THIS PROPERTY IS SUBJECT TO THE FLOODING SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD EXEMPTION REPORT PROVIDED BY THE CITY OF COLORADO SPRINGS TO THE PROPERTY OWNER AND FILED WITH THE CITY ENGINEER'S OFFICE, EL PASO COUNTY, COLORADO SPRINGS, COLORADO.
- RIGHT OF WAY FOR CENTENNIAL BOULEVARD FOR ANY DECELERATION LANE MAY BE GRANTED WITH THE FINAL PLAN.
- THIS PROJECT MAY BE SUBJECT TO A COST RECOVERY AGREEMENT FOR IMPROVEMENTS MADE TO CENTENNIAL BLVD BETWEEN THE CITY OF COLORADO SPRINGS AND THE PROPERTY OWNER. THE CITY ENGINEER'S OFFICE IS NOT AUTHORIZED TO ENFORCE THIS AGREEMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE RECOVERY AGREEMENT. THE RECOVERY AGREEMENT SHALL BE PAID PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- PUBLIC IMPROVEMENT FEES SHALL BE PROVIDED WITH THE FINAL PLAN WHERE THE SIDEWALK AND TRAFFIC CONTROL FEATURES ARE OUTSIDE THE PUBLIC RIGHT OF WAY.
- THE CITY ENGINEER'S OFFICE HAS REVIEWED THE PROPOSED TRAFFIC SIGNAL AND SIGNALING AND HAS DETERMINED THAT THE PROPOSED TRAFFIC SIGNAL AND SIGNALING IS IN COMPLIANCE WITH THE CITY ENGINEER'S OFFICE STANDARDS AND SPECIFICATIONS. THE CITY ENGINEER'S OFFICE HAS REVIEWED THE PROPOSED TRAFFIC SIGNAL AND SIGNALING AND HAS DETERMINED THAT THE PROPOSED TRAFFIC SIGNAL AND SIGNALING IS IN COMPLIANCE WITH THE CITY ENGINEER'S OFFICE STANDARDS AND SPECIFICATIONS.
- THE PARTS RESPONSIBLE FOR THIS PLAN HAVE FURNISHED THEMSELVES WITH ALL CURRENT ACCESSIBILITY ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA AND OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR ORDINANCES THAT MAY BE ENACTED OR AMENDED IN THE FUTURE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS WITH THE PROPERTY OWNER.
- OPEN SPACE DEDICATION REQUIREMENTS ILLUSTRATING AGRICULTURE, BOUNDARIES AND DEDICATION TRAILS WILL BE DETERMINED AT THE TIME OF FINAL PLAT NO. 1 (MAP PP 100000). AN APPLICATION FOR A ZONE CHANGE SHALL BE FILED AND APPROVED FOR ALL PUBLIC PARKLAND TO BE DEVELOPED IN ACCORDANCE WITH CITY CODE PRIOR TO APPROVAL OF ALL FINAL PLATS. A MINOR AMENDMENT TO THE CITY ENGINEER'S OFFICE TRAFFIC SIGNAL AND SIGNALING PLAN SHALL BE FILED AND APPROVED FOR ALL PUBLIC PARKLAND TO BE DEVELOPED IN ACCORDANCE WITH CITY CODE PRIOR TO APPROVAL OF ALL FINAL PLATS. A MINOR AMENDMENT TO THE CITY ENGINEER'S OFFICE TRAFFIC SIGNAL AND SIGNALING PLAN SHALL BE FILED AND APPROVED FOR ALL PUBLIC PARKLAND TO BE DEVELOPED IN ACCORDANCE WITH CITY CODE PRIOR TO APPROVAL OF ALL FINAL PLATS.
- THERE SHALL BE NO DIRECT ACCESS TO CENTENNIAL BLVD.
- ADDRESSING RANGE WILL BE 5611 - 5611 SILVERSTONE TERRACE MOVING FROM SOUTH TO NORTH.

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

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

APPLICANT:
 THOMAS & THOMAS
 1000 N. TELON ST
 COLORADO SPRINGS, CO 80921



B WOODEN FENCE
 P2 NT 5

A TRASH ENCLOSURE DETAIL
 P2 NT 5

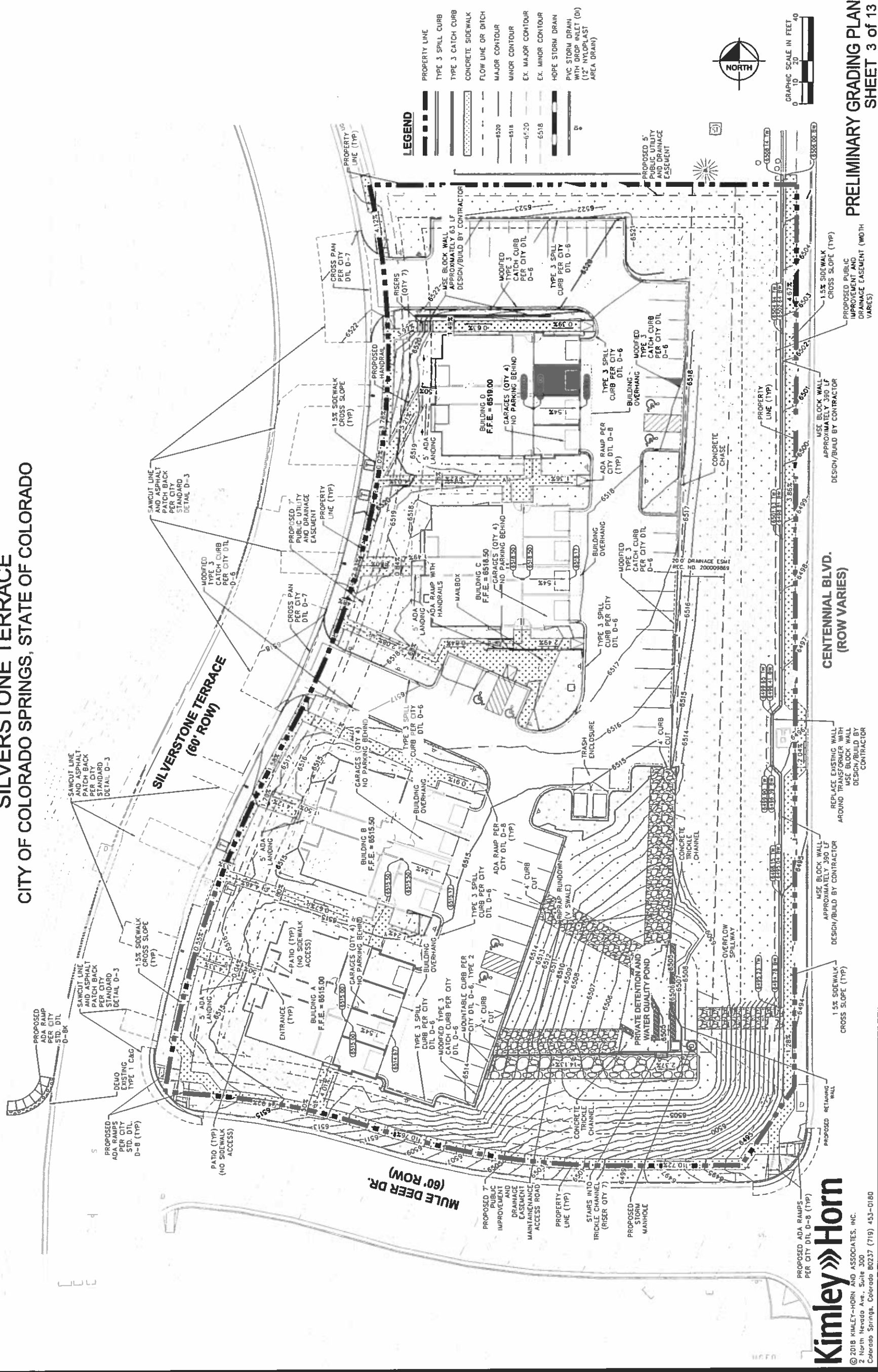
FIGURE 2

TUSCAN FOOTHILLS VILLAGE FILING NO. 2

PRELIMINARY GRADING PLAN

SILVERSTONE TERRACE

CITY OF COLORADO SPRINGS, STATE OF COLORADO



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



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

PRELIMINARY GRADING PLAN
SHEET 3 of 13

CPC PUD 06-00067-A3MJ18

FIGURE 2

TUSCAN FOOTHILLS VILLAGE FILING NO. 2

PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN

SILVERSTONE TERRACE

CITY OF COLORADO SPRINGS, STATE OF COLORADO

LEGEND

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

KEYNOTE LEGEND

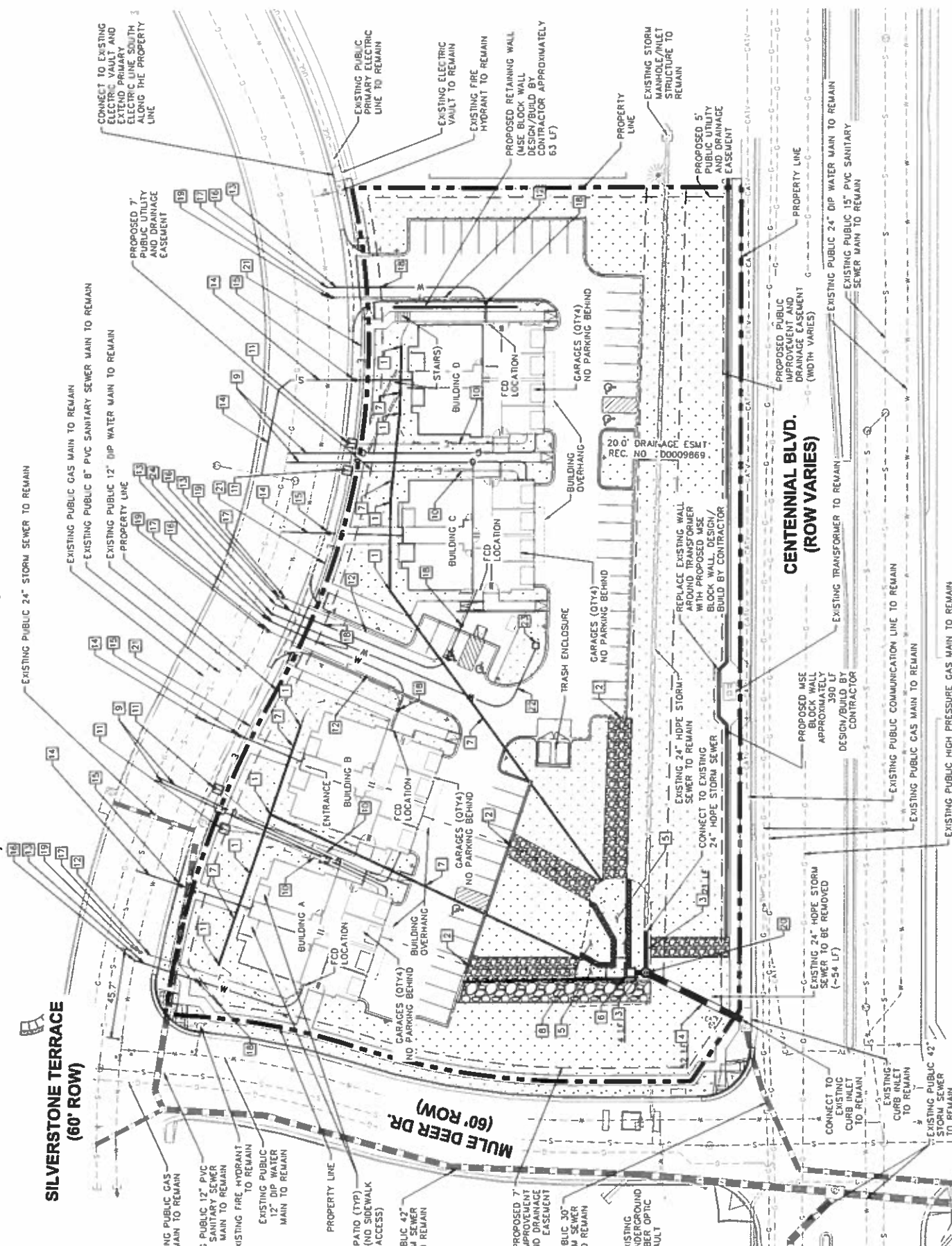
1	PROPOSED 12" NYLOPLAST AREA DRAIN
2	PROPOSED 4" CURB CUT
3	PROPOSED 24" HDPE STORM SEWER
4	PROPOSED 30" HDPE STORM SEWER
5	PROPOSED TRICKLE CHANNEL
6	PROPOSED 4"x4" WATER QUALITY OUTLET STRUCTURE
7	PROPOSED 8" PVC STORM SEWER
8	PROPOSED PRIVATE DETENTION AND WATER QUALITY POND
9	PROPOSED GAS SERVICE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

GENERAL NOTES

- ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED.
- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, REGULATIONS, AND POLICES, AND PEAK REGIONAL DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENT THAT ARE REQUIRED TO ENSURE THE DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITH THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
- SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
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- A METAL SIGN WITH RAISED LETTERS NOT LESS THAN 1 INCH (25 MM) IN SIZE SHALL BE MOUNTED ON ALL FIRE DEPARTMENT CONNECTORS, SPRINKLER STANDPIPES OR FIRE PUMP CONNECTIONS, SUCH AS SIGN SHALL READ "AUTOMATIC SPRINKLERS" OR "STANDPIPE" OR "TEST CONNECTION" OR A COMBINATION THEREOF AS APPLICABLE. WHERE THE FIRE DEPARTMENT CONNECTION DOES NOT SERVE THE ENTIRE BUILDING, A SIGN SHALL BE PROVIDED INDICATING PORTIONS OF THE BUILDING SERVED.

COLORADO SPRINGS UTILITIES GENERAL NOTES

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 2 North Nevada Ave., Suite 300
 Colorado Springs, Colorado 80927 (719) 453-0180

FIGURE 2

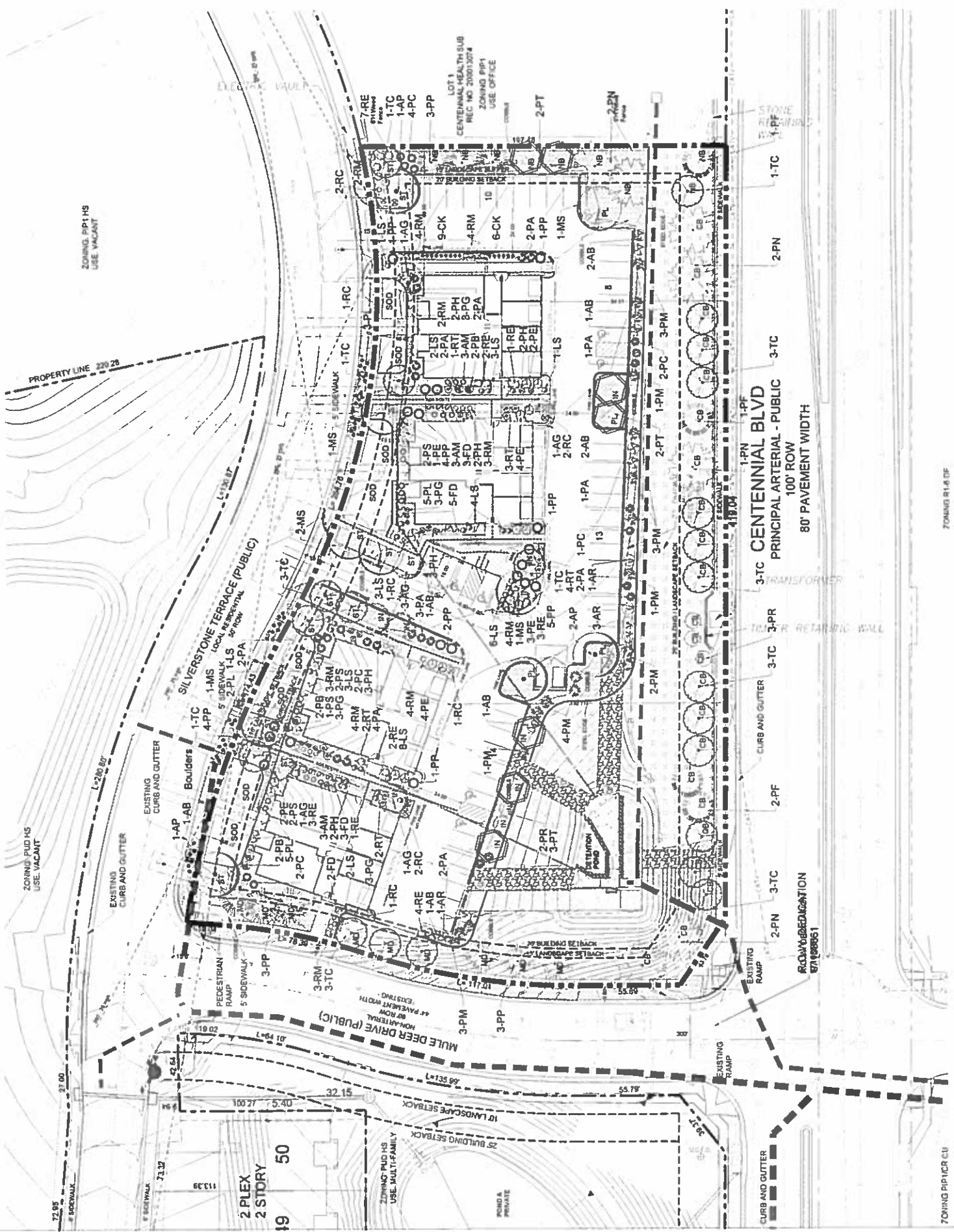
DEVELOPMENT PLAN DATA:

LANDSCAPE SETBACKS		LANDSCAPE BUFFERS AND SCREENS:	
STREET NAME OR ZONE BOUNDARY:	CENTENNIAL BLVD.	FRONTAGE:	NORTH BOUNDARY
ZONE DISTRICT BOUNDARY:	NO	WIDTH (IN FEET) REQUIRED:	15' / 15'
STREET CLASSIFICATION:	PRINCIPAL ARTERIAL / NON ARTERIAL	LINEAR FOOTAGE:	167'
SETBACK DEPTH REQUIRED/PROVIDED:	25' / 15'	TREEFEET REQUIRED:	100
LINEAR FOOTAGE:	483'	BUFFER TREES REQ/PROV.:	10/9
TREEFEET REQUIRED:	210'	DECIDUOUS TREES REQ/PROV.:	3
NUMBER OF TREES REQUIRED/PROVIDED:	120	EVERGREEN TREES REQ/PROV.:	5/6
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	23/23	SHRUB SUBSTITUTES REQUIRED/PROV.:	10/10
ORNAMENTAL GRASS SUBSTITUTES REQUIRED/PROV.:	00	LENGTH OF OPAQUE STRUCTURE	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	CB	BUFFER TREE ABBR. ON PLAN:	NB
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%		

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

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

MOTOR VEHICLE LOTS:	
NUMBER OF VEHICLE SPACES PROVIDED:	49
SHADE TREES REQUIRED/PROVIDED:	4/4
PARKING LOT TREE ABBREVIATED:	PL
VEHICLE LOT FRONTAGES:	
NORTH SIDE:	0'
SILVERSTONE TER.:	331'
LENGTH OF FOOTAGE:	0'
220'	
MIN. 3' SCREENING PLANTS DECIDUOUS PROV.:	N/A
MIN. 3' SCREENING PLANTS EVERGREEN PROV.:	N/A
MIN. 3' SCREENING OR BERM PROVIDED:	N/A
VEHICLE LOT PLANT ABBREVIATED ON PLAN:	N/A
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%



TREES	ABBRE. CITY	BOTANICAL NAME	COMMON NAME	REF. HAZARD RATING	PLANTING WIDTH	HEIGHT	SIZE	NOTES
1C	23	The cecilia	Liquidambar	45	15'-20'	30'-50'	2'F cecilia	BAR
PT	7	Populus tremuloides sumptuous	Clammy Quaking Aspen	47B	20'-30'	20'-50'	2'F aspen	BAR
AS	7	Aster spicata canadensis	Shrublet Aster	487B	15'-20'	15'-20'	2'F aster	BAR
MS	6	Malus 'Spring Snow'	Spring Snow Crabapple	487C	20'-25'	20'-25'	2'F malus	BAR
AP	4	Acacia salicina 'Emerald Queen'	Emerald Queen Honey Maple	45	40'-50'	25'-30'	2'F maple	BAR
PH	7	Prunella sp.	American Plum	2057A	20'-40'	40'-60'	6'	BAR
PP	8	Prunella sp.	Canada Spruce	67B	20'-30'	40'-60'	6'	BAR
PP	8	Prunella sp.	Canada Spruce	68A	20'-30'	40'-60'	6'	BAR
PP	5	Prunella sp.	Canada Spruce	126D	6'-8'	12'-15'	6'	BAR

SYMBOLS	ABBRE. CITY	BOTANICAL NAME	COMMON NAME	REF. HAZARD RATING	PLANTING WIDTH	HEIGHT	SIZE	NOTES
1A	21	Prunella sp.	Prunella sp.	16	2'-6'	3'-4'	3 gal	Container
1B	16	Prunella sp.	Prunella sp.	16	5'-10'	2'-2'	3 gal	Container
1C	8	Prunella sp.	Prunella sp.	16	2'-6'	3'-4'	3 gal	Container
1D	16	Prunella sp.	Prunella sp.	16	2'-6'	3'-4'	3 gal	Container
1E	12	Prunella sp.	Prunella sp.	16	2'-6'	3'-4'	3 gal	Container
1F	7	Physocarpus opulifolius 'Luteo-Variegatus'	Summer Snow Huckleberry	16a	4'-6'	4'-6'	3 gal	Container
1G	15	Physocarpus opulifolius 'Luteo-Variegatus'	Summer Snow Huckleberry	16a	3'-4'	3'-4'	3 gal	Container
1H	12	Physocarpus opulifolius	Summer Snow Huckleberry	16a	3'-4'	3'-4'	3 gal	Container
1I	12	Physocarpus opulifolius	Summer Snow Huckleberry	16a	3'-4'	3'-4'	3 gal	Container
1J	12	Physocarpus opulifolius	Summer Snow Huckleberry	16a	3'-4'	3'-4'	3 gal	Container
1K	10	Physocarpus opulifolius	Summer Snow Huckleberry	16a	3'-4'	3'-4'	3 gal	Container
1L	11	Physocarpus opulifolius	Summer Snow Huckleberry	16a	3'-4'	3'-4'	3 gal	Container
1M	13	Physocarpus opulifolius	Summer Snow Huckleberry	16a	3'-4'	3'-4'	3 gal	Container
1N	13	Physocarpus opulifolius	Summer Snow Huckleberry	16a	3'-4'	3'-4'	3 gal	Container
1O	13	Physocarpus opulifolius	Summer Snow Huckleberry	16a	3'-4'	3'-4'	3 gal	Container
1P	13	Physocarpus opulifolius	Summer Snow Huckleberry	16a	3'-4'	3'-4'	3 gal	Container
1Q	13	Physocarpus opulifolius	Summer Snow Huckleberry	16a	3'-4'	3'-4'	3 gal	Container
1R	13	Physocarpus opulifolius	Summer Snow Huckleberry	16a	3'-4'	3'-4'	3 gal	Container
1S	13	Physocarpus opulifolius	Summer Snow Huckleberry	16a	3'-4'	3'-4'	3 gal	Container
1T	13	Physocarpus opulifolius	Summer Snow Huckleberry	16a	3'-4'	3'-4'	3 gal	Container
1U	13	Physocarpus opulifolius	Summer Snow Huckleberry	16a	3'-4'	3'-4'	3 gal	Container
1V	13	Physocarpus opulifolius	Summer Snow Huckleberry	16a	3'-4'	3'-4'	3 gal	Container
1W	13	Physocarpus opulifolius	Summer Snow Huckleberry	16a	3'-4'	3'-4'	3 gal	Container
1X	13	Physocarpus opulifolius	Summer Snow Huckleberry	16a	3'-4'	3'-4'	3 gal	Container
1Y	13	Physocarpus opulifolius	Summer Snow Huckleberry	16a	3'-4'	3'-4'	3 gal	Container
1Z	13	Physocarpus opulifolius	Summer Snow Huckleberry	16a	3'-4'	3'-4'	3 gal	Container

SYMBOLS	ABBRE. CITY	BOTANICAL NAME	COMMON NAME	REF. HAZARD RATING	PLANTING WIDTH	HEIGHT	SIZE	NOTES
2A	27	Chamaecyparis stricta 'Yuletide'	Yuletide False Cypress	A	16'-30"	4'-5'	1 gallon	Container
2B	41	Hebe stricta 'Yuletide'	Yuletide Hebe	A	16'-30"	2'-2'	1 gallon	Container

SYMBOLS	ABBRE. CITY	BOTANICAL NAME	COMMON NAME	REF. HAZARD RATING	PLANTING WIDTH	HEIGHT	SIZE	NOTES
3A	27	Chamaecyparis stricta 'Yuletide'	Yuletide False Cypress	A	16'-30"	4'-5'	1 gallon	Container
3B	41	Hebe stricta 'Yuletide'	Yuletide Hebe	A	16'-30"	2'-2'	1 gallon	Container

SYMBOLS	ABBRE. CITY	BOTANICAL NAME	COMMON NAME	REF. HAZARD RATING	PLANTING WIDTH	HEIGHT	SIZE	NOTES
4A	27	Chamaecyparis stricta 'Yuletide'	Yuletide False Cypress	A	16'-30"	4'-5'	1 gallon	Container
4B	41	Hebe stricta 'Yuletide'	Yuletide Hebe	A	16'-30"	2'-2'	1 gallon	Container

FIGURE 2



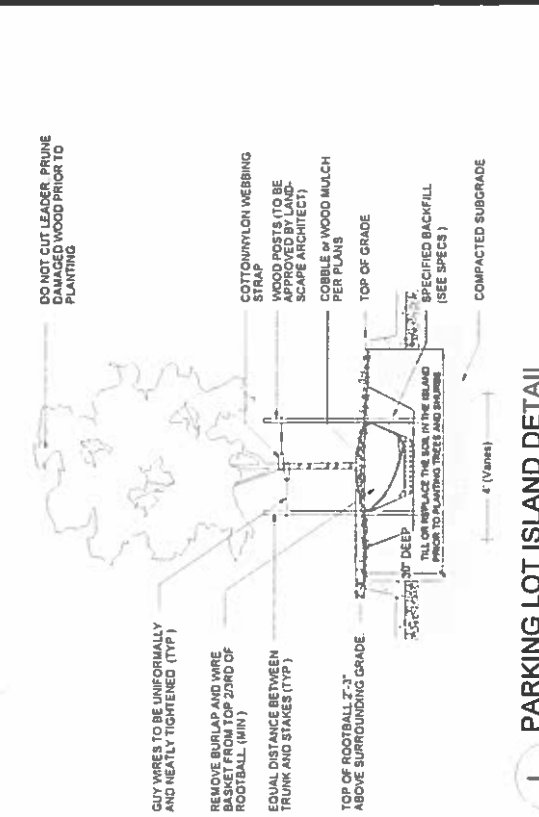
THOMAS & THOMAS
 Landscape Architecture
 401 E. 1st Street, Suite 100
 Phoenix, AZ 85004
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 Email: info@thomasandthomas.com

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

DESIGNED	DRAWN	CHECKED	PROJECT NUMBER	SCALE
MTC	MTC	JEM	2520 11	AS NOTED
5.21.18	5.21.18	9.21.18		

TUSCAN FOOTHILLS VILLAGE
 FILING NO. 2
 FINAL LANDSCAPE PLAN

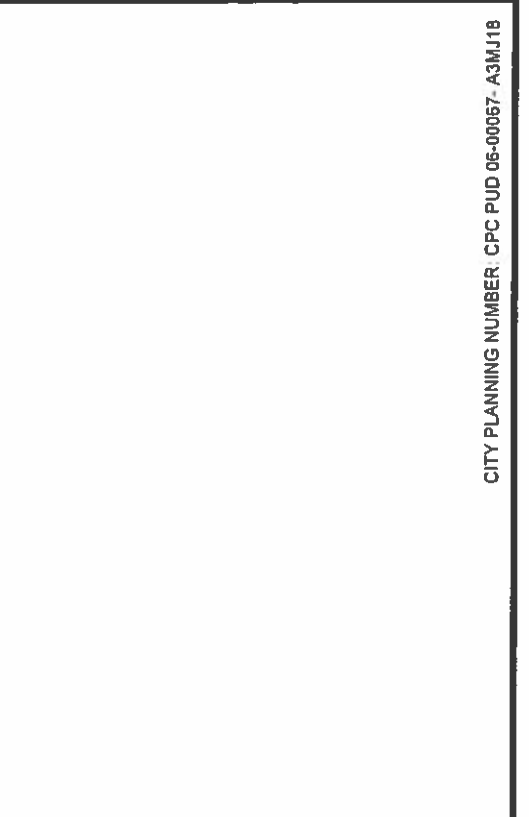
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 6 of 13



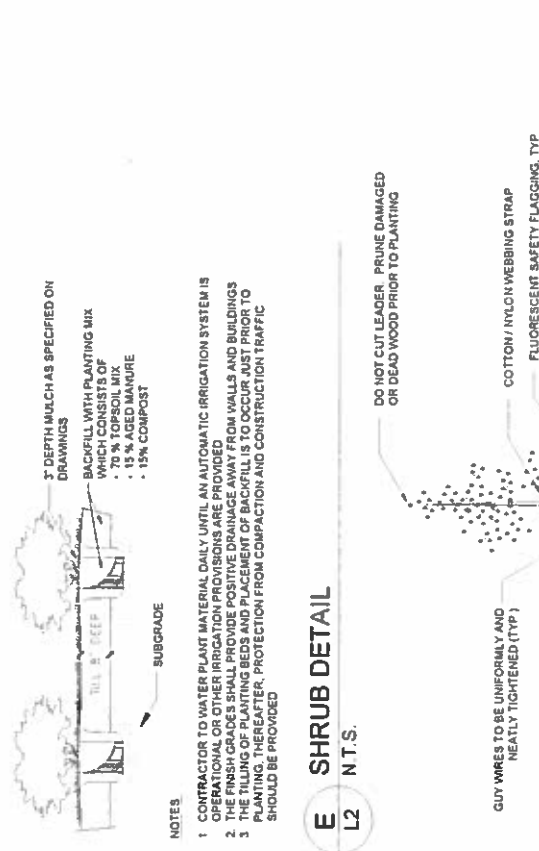
E EVERGREEN TREE DETAIL
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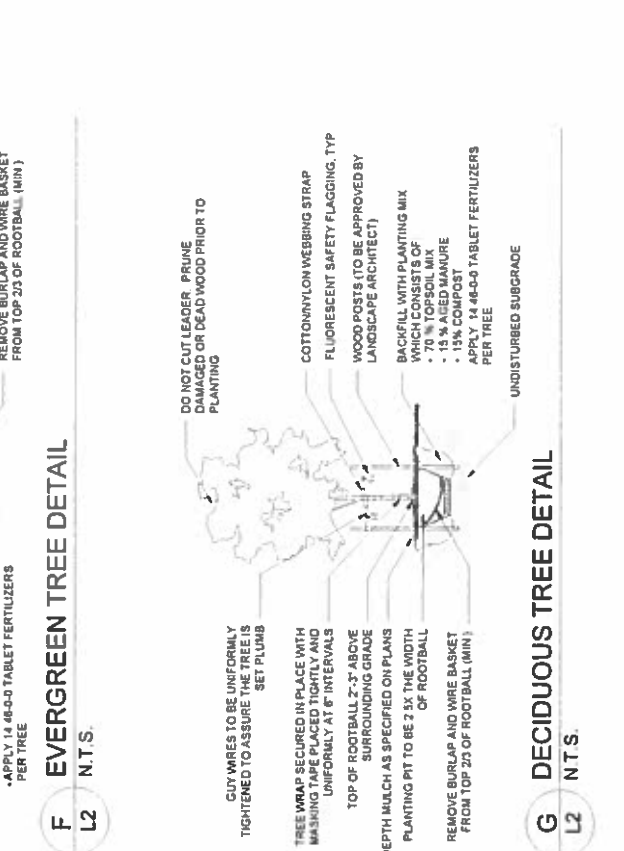
F DECIDUOUS TREE DETAIL
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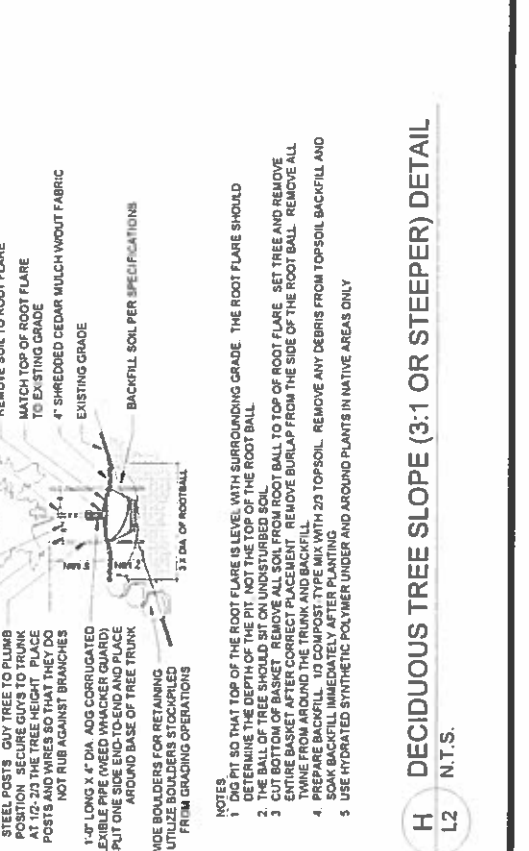
G DECIDUOUS TREE SLOPE (3:1 OR STEEPER) DETAIL
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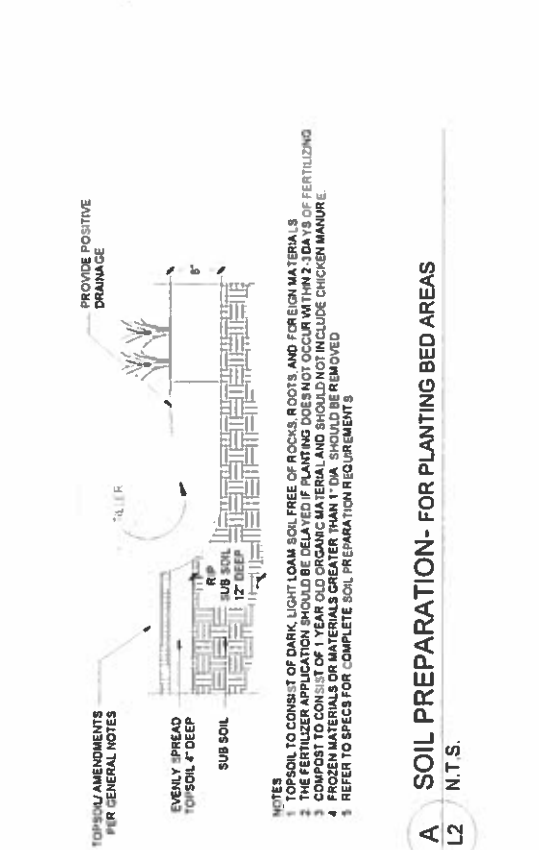
H SHRUB DETAIL
 L2 N.T.S.



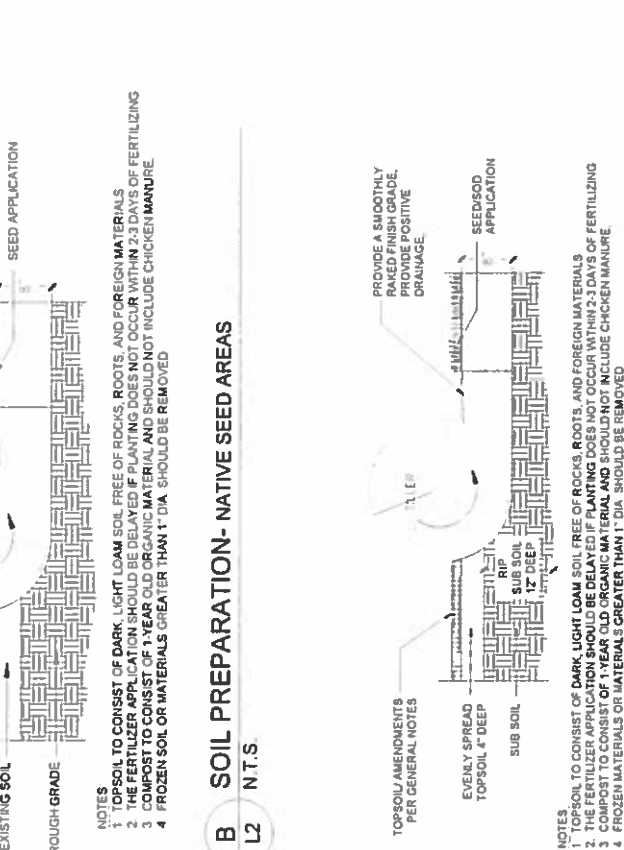
I PARKING LOT ISLAND DETAIL
 L2 N.T.S.



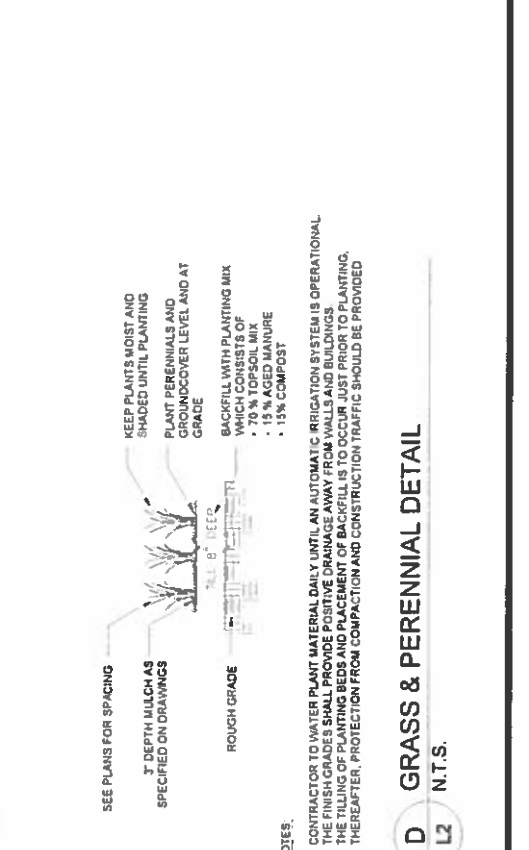
J GRASS & PERENNIAL DETAIL
 L2 N.T.S.



K SOIL PREPARATION - NATIVE SEED AREAS
 L2 N.T.S.



L SOIL PREP - SOD AREAS
 L2 N.T.S.



M SOIL PREPARATION - FOR PLANTING BED AREAS
 L2 N.T.S.



N GRASS & PERENNIAL DETAIL
 L2 N.T.S.



O SOIL PREPARATION - NATIVE SEED AREAS
 L2 N.T.S.



P SOIL PREP - SOD AREAS
 L2 N.T.S.



Q SOIL PREPARATION - FOR PLANTING BED AREAS
 L2 N.T.S.



R GRASS & PERENNIAL DETAIL
 L2 N.T.S.



S SOIL PREPARATION - NATIVE SEED AREAS
 L2 N.T.S.

SODDING & SEEDING:

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

SHRUB/ TREE PLANTING NOTES:

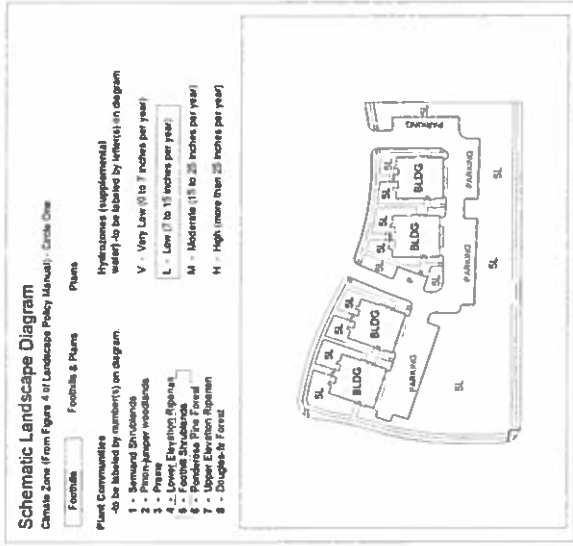
- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES, AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED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

GENERAL NOTES:

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF WORK.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE DRAWINGS, NOTATIONS, DETAILS AND SPECIFICATIONS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- REPORT ANY DISCREPANCIES IN THE LANDSCAPE PLANS IMMEDIATELY TO THE OWNER/ OWNERS REPRESENTATIVE.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE, ADJUST AS NECESSARY TO AVOID CONFLICTS.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT (800) 922-1987 OR 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.

SOIL AMENDMENTS & FERTILIZER:

- PER THE COLORADO SPRINGS GENERAL VEGETATION AND SOIL ASSOCIATION MAP, THE SITE CONSISTS OF SANDY PLAINS AND PERENNIAL AREAS.
 - APPLY 3 CY/1000 SF ORGANIC MATTER COMPOST AMENDMENT. TILL INTO TOP 6-8" OF SOIL. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL, AND SHALL NOT INCLUDE CHICKEN MANURE.
- FERTILIZER ADDITIONS:
- 1 LB/1 000 SF IN 4 APPLICATIONS 1) MID-MARCH 2) MAY - JUNE 3) MID-AUGUST - SEPTEMBER 4) EARLY OCTOBER
 - FOR EACH 1 LB OF NITROGEN NEEDED APPLY 2 LBS/1000SF UREA OR 3 LBS/1 000 SF OF AMMONIUM SULFATE OR 3.34 LB (27-34) LAMM FERTILIZER, OR 8 LB BLOODMEAL, OR 1 LB CORN GLUTEN MEAL, OR 5 LB ALFALFA MEAL.
 - LOW MAINTENANCE TURF CAN REDUCE APPLICATION 1 AND 2 TO 1/2 LB / 1000SF AND APPLICATION 4 IS OPTIONAL.
 - PHOSPHORUS HIGH - NO ADDITIONAL K2O NEEDED
 - POTASSIUM 2 OZ PER 1000 SF
 - ZINC



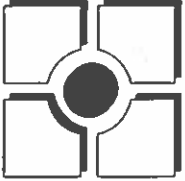
TUSCAN FOOTHILLS VILLAGE
 FILING NO. 2
 FINAL LANDSCAPE PLAN

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

DESIGNED	DRAWN	CHECKED	PROJECT NUMBER	SCALE
8.21.18	8.21.18	JEH	2520.11	AS NOTED



FIGURE 2



THOMAS & THOMAS, INC.
 Irrigation Systems
 1100 West 10th Street
 Loveland, Colorado 80538
 Phone: (970) 667-8777
 Fax: (970) 667-8778

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

DESIGNED	DRAWN	CHECKED	PROJECT NUMBER	SCALE
MLP	MLP	MLP	2500 11	AS NOTED
5.18.18	5.18.18	5.18.18		

TUSCAN FOOTHILLS VILLAGE
 FINAL IRRIGATION NOTES

IR1 8 of 13

INSTALLATION GENERAL NOTES

- DESIGN SYSTEMS A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM NOT OBTAINED OF 65 PSI AT A MAXIMUM FLOW OF 18 GPM AT THE 1 INCH POINT OF CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNERS REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
- UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER TO THE OWNER THE FOLLOWING: IRRIGATION CONTROL SYSTEM, IRRIGATION CONTROLLER, IRRIGATION VALVE BOX KEYS, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS.
- UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM BACKFLOW PREVENTATION DEVICES (INCLUDING, BUT NOT LIMITED TO, BACKFLOW PREVENTION DEVICES, CHECK VALVES, AND NOZZLES) TO THE OWNER. ONE KEY DURING EACH CONSTRUCTION PHASE SHALL BE KEPT BY THE CONTRACTOR. CONTRACTOR SHALL CALL BEFORE YOU DIG.
- IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND THE IRRIGATION DESIGN, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE IRRIGATION DESIGNER OR GENERAL CONTRACTOR IMMEDIATELY. THE CONTRACTOR SHALL NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS OR SPECIFICATIONS.
- ALL IRRIGATION COMPONENTS (MANHOLE, WIRES, LATERAL LINES, ETC.) SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION DESIGN. EVEN THROUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANNING AREAS FOR CLARITY.
- AVOID CONTACTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELATIONSHIP OF BUILDINGS AND TREES IN TURF ROTATOR WITH THE INSTALLATION OF THE IRRIGATION SYSTEM. IF ANY CONFLICTS ARE IDENTIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE IRRIGATION DESIGNER. LANDSCAPE MATERIAL CANNOT BE RELOCATED/ADDITIONAL SPARKPLUGS MAY BE REQUIRED.
- CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.

IRRIGATION_SCHEDULE

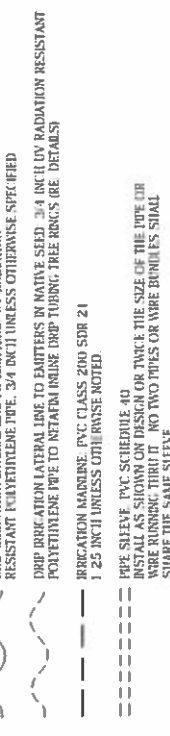
SYMBOL	MANUFACTURE/MODEL/DESCRIPTION	PSI	GPM	RADIUS
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②	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 8 SERIES	30		
③	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 8 SERIES	30		
④	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 12 SERIES	30		
⑤	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑥	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑦	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑧	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑨	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑩	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑪	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑫	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑬	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑭	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑮	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑯	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑰	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑱	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑲	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
⑳	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
㉑	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
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㉗	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
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㉙	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
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㉞	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
㉟	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
㊱	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
㊲	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
㊳	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
㊴	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
㊵	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
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㊸	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
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㊺	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
㊻	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
㊼	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
㊽	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
㊾	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		
㊿	HUNTER PROS 06 PPS40 CV WITH TORO PRECISION NOZZLE 15 SERIES	30		

SYMBOL	MANUFACTURE/MODEL/DESCRIPTION	PSI	GPM	RADIUS
①	HUNTER I 20 06 SS TURF ROTOR, 6" 0" POP UP, ADJUSTABLE AND FULL CIRCLE, STAINLESS STEEL RISER, DRAIN CHECK VALVE, STANDARD NOZZLE	45	4.00	40'
②	HUNTER I 20 06 SS TURF ROTOR, 6" 0" POP UP, ADJUSTABLE AND FULL CIRCLE, STAINLESS STEEL RISER, DRAIN CHECK VALVE, STANDARD NOZZLE	45	6.00	43'

SYMBOL	MANUFACTURE/MODEL/DESCRIPTION
①	DRIP VALVE ASSEMBLY HIGH FLOW VALVE METAFEM MODEL VZSH10K75 IIF PRE ASSEMBLED CONTROL ZONE KIT WITH 1" SERIES 80 CONTROL VALVE, 3/4" BSC FILTER AND HIGH FLOW PRESSURE REGULATOR 4.5GPM TO 17 GPM
②	DIURINE FRESH CAP GREEN PLUSH CAP 3/4" TRITRINE COMPRESSION END CAP WITH SCREW ON END

SYMBOL	MANUFACTURE/MODEL/DESCRIPTION
①	REMOTE CONTROL VALVE ASSEMBLY HUNTER MODEL CV 1 INCH PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION
②	QUICK COUPLER VALVE ASSEMBLY HUNTER HQ JRC VALVE WITH YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 1" PTFE BODY
③	NORMALLY OPEN MASTER VALVE ASSEMBLY 1 INCH BRASSER MASTER VALVE 3100, NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION
④	REINFORCED PRESSURE BACKFLOW PREVENTER WILBROS 375R BACKFLOW PREVENTER WITH BLOW OUT/FLUSH FITTING AND 1/2" NPT INLET AND 1/2" NPT OUTLET BRONZE BALL VALVES SIZED TO MATCH 1" 1/2" INLET (SEE POC NOTE)
⑤	CREATIVE SENSOR TECHNOLOGY FS1 1 INCH PVC TEE TYPE FLOW SENSOR W/ SOCKET ENDS, (CUSTOM MOUNTING TEE AND ULTRA HIGHWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT 2 WIRE DIGITAL OUTPUT FLOW RANGE: 86 G2 GPM, 1" 5" SIZE)

SYMBOL	MANUFACTURE/MODEL/DESCRIPTION
①	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
②	PVC CLASS 200 IRRIGATION PIPE ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE
③	TURF IRRIGATION LATERAL LINE TO EMITTERS (NO RADIATION RESISTANT POLYETHYLENE PIPE, 3/4" INCH UNLESS OTHERWISE SPECIFIED)
④	DRIP IRRIGATION LATERAL LINE TO EMITTERS IN NATIVE SEED 3/4" INCH UNLESS OTHERWISE SPECIFIED
⑤	POLYETHYLENE PIPE TO RETAIN INLINE DRIP TUBING TREE RINGS (SEE DETAILS)
⑥	IRRIGATION MANHOLE: PVC CLASS 200 SDR 21 1 25 INCH UNLESS OTHERWISE NOTED.
⑦	PIPE SLEEVE: PVC SCHEDULE 40
⑧	WIRE RUNNING THRU IT: NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.



REFERENCE NOTES SCHEDULE

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

EMITTER SCHEDULE

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

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

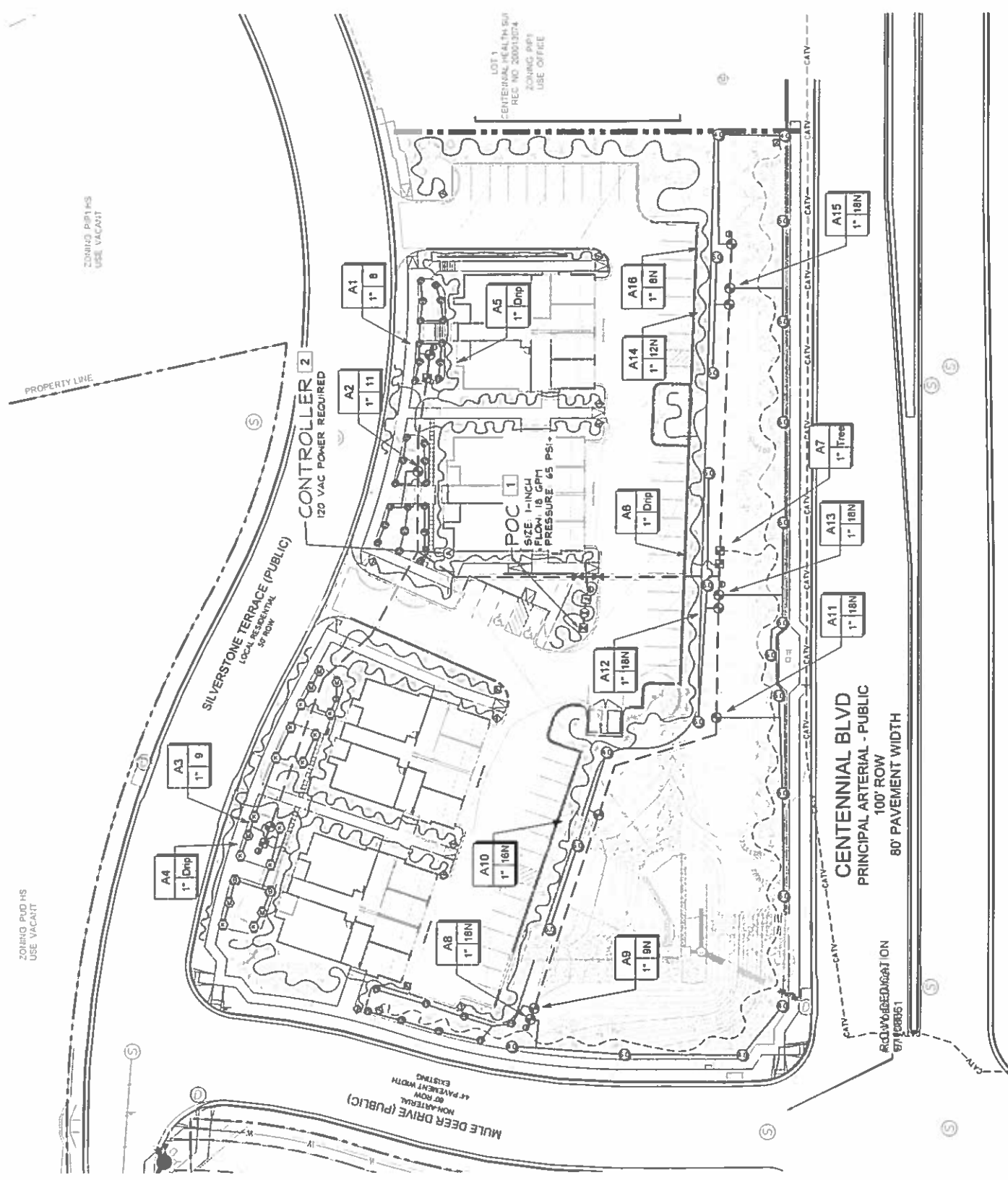
MTP Designs, LLC
 1100 West 10th Street
 Loveland, CO 80538
 970.432.3047
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FIGURE 2

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURE/MODEL/DESCRIPTION	PSI	CTM	RADIUS
①	HUNTER PROS 06 PPS30 CV WITH TORO PRECISION NOZZLE 4 SERIES	30		
②	HUNTER PROS 06 PPS30 CV TURF SPRAY 30 PSI REGULATED 6 FT	30		
③	POP UP WITH FACTORY INSTALLED DRAIN CHECK VALVE CO MOULDED W/EPER SEAL WITH UV RESISTANT MATERIAL UTILIZE TORO PRECISION SPRAY NOZZLES	30		
④	HUNTER PROS 06 PPS30 CV WITH TORO PRECISION NOZZLE 1.0 SERIES	30		
⑤	HUNTER PROS 06 PPS30 CV TURF SPRAY 30 PSI REGULATED 6 FT	30		
⑥	POP UP WITH FACTORY INSTALLED DRAIN CHECK VALVE CO MOULDED W/EPER SEAL WITH UV RESISTANT MATERIAL UTILIZE TORO PRECISION SPRAY NOZZLES	30		
⑦	HUNTER PROS 06 PPS30 CV WITH TORO PRECISION NOZZLE 1.2 SERIES	30		
⑧	HUNTER PROS 06 PPS30 CV TURF SPRAY 30 PSI REGULATED 6 FT	30		
⑨	POP UP WITH FACTORY INSTALLED DRAIN CHECK VALVE CO MOULDED W/EPER SEAL WITH UV RESISTANT MATERIAL UTILIZE TORO PRECISION SPRAY NOZZLES	30		
⑩	HUNTER PROS 06 PPS30 CV WITH TORO PRECISION NOZZLE 1.5 SERIES	30		
⑪	HUNTER PROS 06 PPS30 CV TURF SPRAY 30 PSI REGULATED 6 FT	30		
⑫	POP UP WITH FACTORY INSTALLED DRAIN CHECK VALVE CO MOULDED W/EPER SEAL WITH UV RESISTANT MATERIAL UTILIZE TORO PRECISION SPRAY NOZZLES	30		
⑬	HUNTER PROS 06 PPS40 CV	40		
⑭	TURF ROTATOR 6 FT POP UP WITH CHECK VALVE PRESSURE REGULATED TO 40 PSI (2 7/8 BAR) MP BODY M1 MASONRY ADJ ARC 90 TO 210 1 1/2" BENT TUBE 210 TO 270 ARC 0 GRADE 360 ARC	40		
⑮	HUNTER MP2000 PROS 06 PPS40 CV	40		
⑯	TURF ROTATOR 6 FT 1.5 24 CM POP UP WITH FACTORY INSTALLED CHECK VALVE PRESSURE REGULATED TO 40 PSI (2 7/8 BAR) MP ROTATOR NOZZLE ON PPS40 BODY B-B BLUE ADJ ARC 90 210 1 1/2" YELLOW ADJ ARC 210 270 A-C GRAY 360 ARC	40		
⑰	HUNTER MP3000 PROS 06 PPS40 CV	40		
⑱	TURF ROTATOR 6 FT POP UP WITH FACTORY INSTALLED CHECK VALVE PRESSURE REGULATED TO 40 PSI (2 7/8 BAR) MP ROTATOR NOZZLE ON PPS40 BODY B-B BLUE ADJ ARC 90 210 1 1/2" YELLOW ADJ ARC 210 270 A-C GRAY 360 ARC	40		
⑲	HUNTER MP3000 PROS 06 PPS40 CV	40		
⑳	TURF ROTATOR 6 FT POP UP WITH CHECK VALVE PRESSURE REGULATED TO 40 PSI (2 7/8 BAR) MP ROTATOR NOZZLE ON PPS40 BODY ADJ -ORANGE AND GRAY (ARC 90 210 360) -LIME GREEN AND GRAY (ARC 360)	40		
㉑	MANUFACTURE/MODEL/DESCRIPTION			
㉒	HUNTER 120 0G SS	45	4 00	40"
㉓	TURF ROTOR 6 FT POP UP ADJUSTABLE AND FULL CIRCLE STAINLESS STEEL MESH DRAIN CHECK VALVE STANDARD NOZZLE	45	4 00	40"
㉔	HUNTER 120 0G SS	45	6 00	43"
㉕	TURF ROTOR 6 FT POP UP ADJUSTABLE AND FULL CIRCLE STAINLESS STEEL MESH DRAIN CHECK VALVE STANDARD NOZZLE	45	6 00	43"
㉖	MANUFACTURE/MODEL/DESCRIPTION			
㉗	DRIP VALVE ASSEMBLY HIGH FLOW VALVE METAFM MODEL 1VC75010075 HF TIRE ASSEMBLED CONTROL ZONE KIT WITH 1" SERIES 80 CONTROL VALVE 3/4" DISC FILTER AND HIGH FLOW PRESSURE REGULATOR 4.5GPM TO 17 GPM			
㉘	DRIPLINE FINISH CAP			
㉙	ACRYLIC FLUSH CAP 3/4" DIAPHRAGM COMPRESSION END CAP WITH SCREW ON END			
㉚	MANUFACTURE/MODEL/DESCRIPTION			
㉛	REMOTE CONTROL VALVE ASSEMBLY			
㉜	HUNTER MODEL K.V. 1 INCH PLASTIC ELECTRIC REMATE CONTROL VALVES GLOBE CONFIGURATION			
㉝	QUICK COUNTER VALVE ASSEMBLY			
㉞	HUNTER HQ 2RC VALVE WITH YELLOW RUBBER COVER RED BRASS AND STAINLESS STEEL WITH 1" NPT (BRET. 1" PRICE BODY)			
㉟	NORMALLY OPEN MASTER VALVE ASSEMBLY 1 INCH BRICKER SUPERIOR 3100 NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION			
㊱	REDUCED PRESSURE BACKFLOW PREVENTER			
㊲	ROSS 2750R BACKFLOW PREVENTER WITH BLOW OFF/FRESH LIFTING. PNEUMATICALLY OPERATED 1/2" BRONZE BALL VALVES SIZED TO MATCH TAP & INLET (RE. PVC NOTED)			
㊳	CREATIVE SENSOR TECHNOLOGY FSI 1			
㊴	1 INCH PVC THE FLOW SENSOR SOCKET ENDS CUSTOM MOUNTING TEE AND ULTRA LIGHTWEIGHT INPELLER ENHANCES LOW FLOW MEASUREMENT 2 WIRE DIGITAL OUTPUT FLOW RANGE: 86 G2 GPM 1 5" SIZE			
㊵	IRRIGATION LATERAL LINE PVC CLASS 200 SDR 21			
㊶	PVC CLASS 200 IRRIGATION PIPE GRAY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN WITH ALL OTHERS BEING 1" IN SIZE			
㊷	DRIP IRRIGATION LATERAL LINE TO EMITTERS UV RADIATION RESISTANT POLYETHYLENE PIPE 3/4" BCI UNLESS OTHERWISE SPECIFIED			
㊸	DRIP IRRIGATION LATERAL LINE TO EMITTERS IN NATIVE SEED 3/4" INCH UV RADIATION RESISTANT POLYETHYLENE PIPE TO METAFM BRINE DRIP TUBING TREE ROW 5 (RE. DETAILS)			
㊹	IRRIGATION MAINTURNE PVC CLASS 200 SDR 21 1 25 IN 31 UNLESS OTHERWISE NOTED			
㊺	PIPE SLEEVE PVC SCH40/DIE 40			
㊻	INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE			



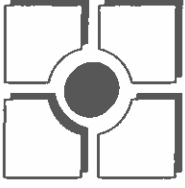
NORTH
 SCALE: 1" = 30'
 Wire Callout
 --- Wire Number
 --- Wire Pipe
 --- Wire Size

NIP Designs, LLC
 1010 W. 10th Ave. Suite 100
 Fort Collins, CO 80520
 970.402.3047
 info@nipdesigns.com

CITY PLANNING NUMBER: CPC PUD 06-00067-A3MJ18

9 of 13

FIGURE 2



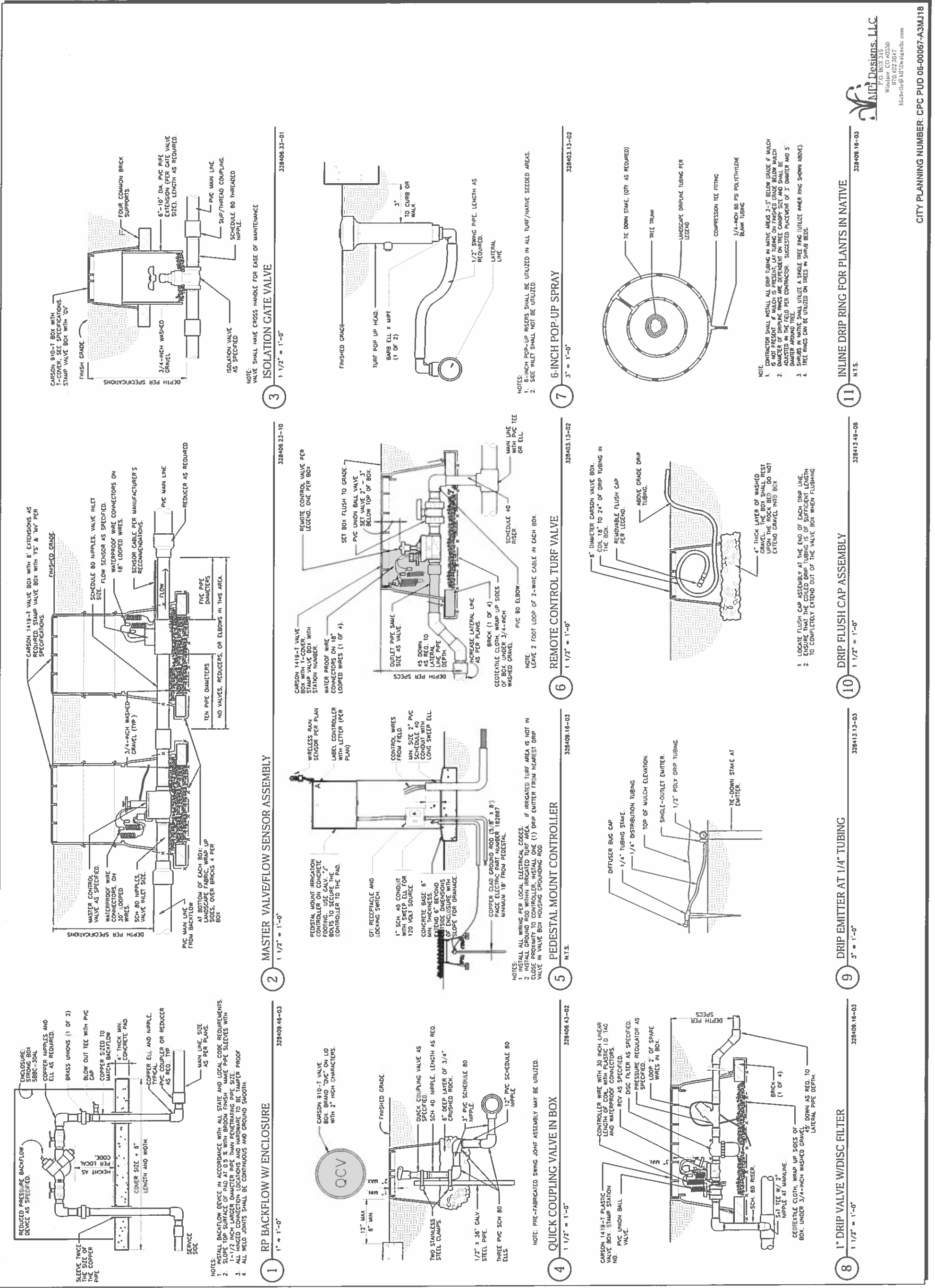
THOMAS & THOMAS
 Landscape Irrigation
 11111 E. 1st Ave.
 Denver, CO 80231
 Phone: (303) 751-8777

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

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

TUSCAN FOOTHILLS VILLAGE
 FINAL IRRIGATION DETAILS

IR3
 10 of 13



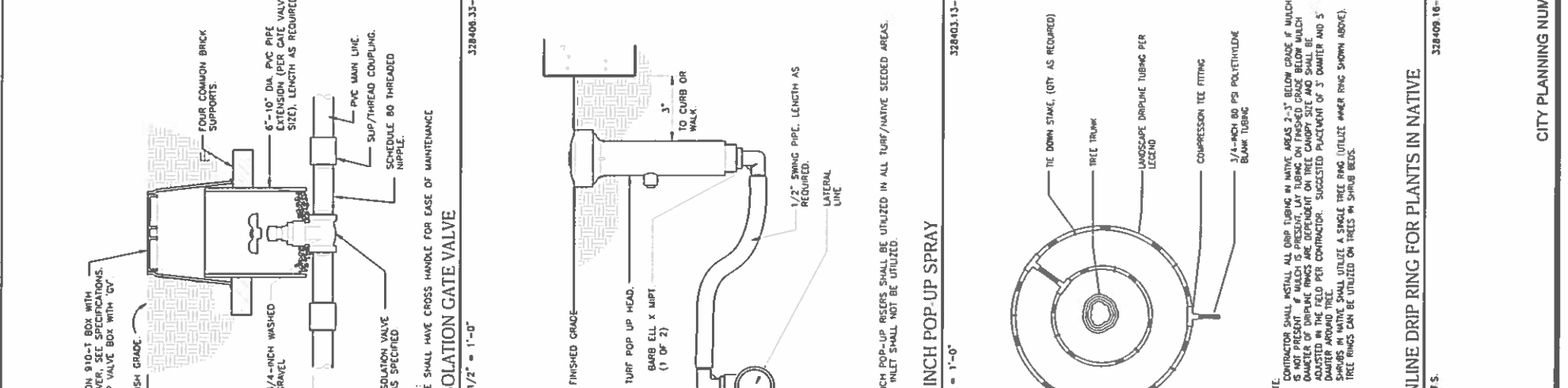
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5/18/18	5/18/18	5/18/18		2520.11	AS NOTED

TUSCAN FOOTHILLS VILLAGE
 FINAL IRRIGATION DETAILS

IR3
 10 of 13



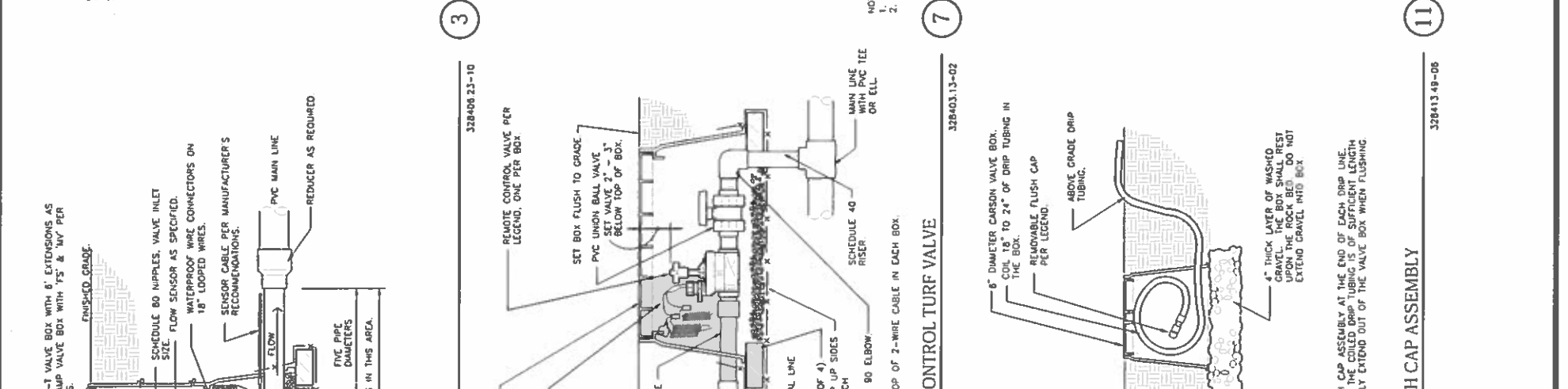
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DESIGNED	DRAWN	CHECKED	MJP	PROJECT NUMBER	SCALE
5/18/18	5/18/18	5/18/18		2520.11	AS NOTED

TUSCAN FOOTHILLS VILLAGE
 FINAL IRRIGATION DETAILS

IR3
 10 of 13



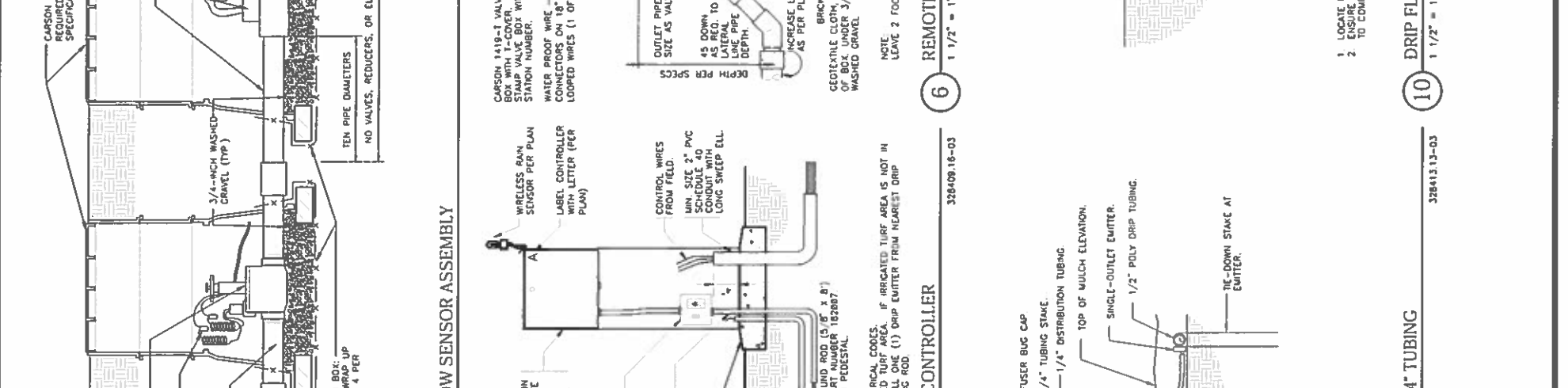
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 Phone: (303) 751-8777

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

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

TUSCAN FOOTHILLS VILLAGE
 FINAL IRRIGATION DETAILS

IR3
 10 of 13



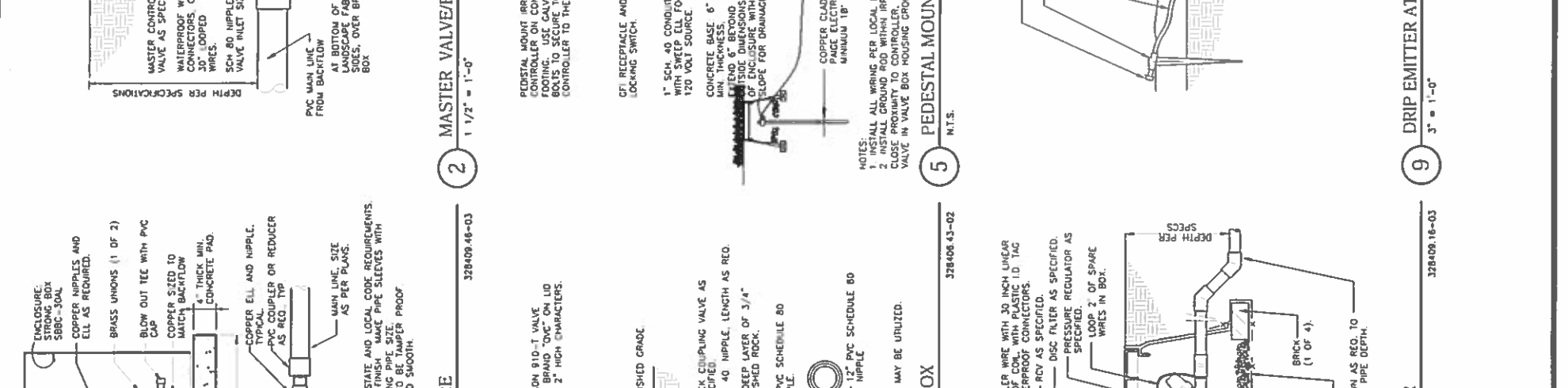
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REV#	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	BASE REVISIONS	08/14/18	MJP		
2					
3					
4					
5					
6					

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

TUSCAN FOOTHILLS VILLAGE
 FINAL IRRIGATION DETAILS

IR3
 10 of 13



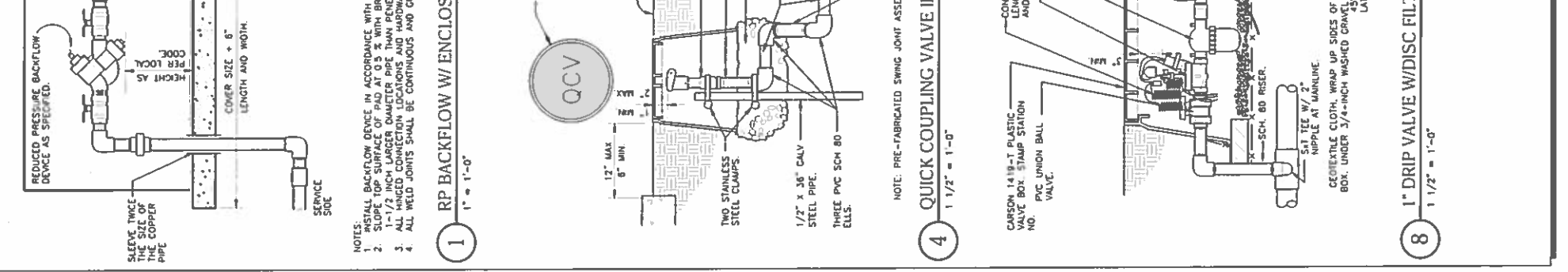
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REV#	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	BASE REVISIONS	08/14/18	MJP		
2					
3					
4					
5					
6					

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

TUSCAN FOOTHILLS VILLAGE
 FINAL IRRIGATION DETAILS

IR3
 10 of 13



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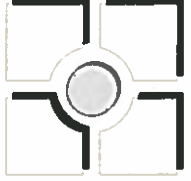
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3					
4					
5					
6					

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

TUSCAN FOOTHILLS VILLAGE
 FINAL IRRIGATION DETAILS

IR3
 10 of 13

FIGURE 2



THOMAS & THOMAS
 10000 N. 10th Street, Suite 100
 Phoenix, AZ 85020
 Phone: (602) 955-1100
 Fax: (602) 955-1101
 Email: info@thomasandthomas.com

REV #	REVISIONS	DATE	DRAWN	CHECKED	APPROVED
1	Response to Comments, REV1	8.27.18			
2					
3					
4					
5					
6					

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

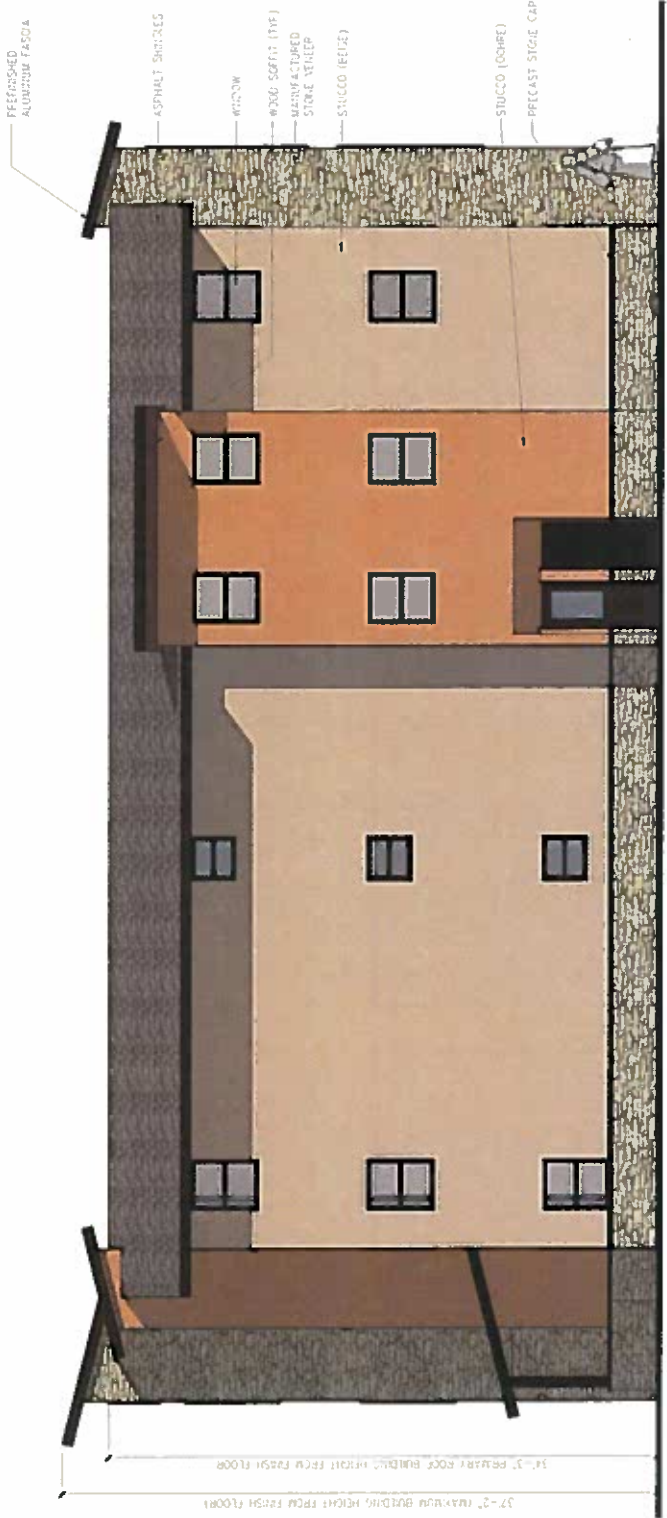
TUSCAN FOOTHILLS VILLAGE
 FILING NO.2
 PUD MAJOR AMENDMENT



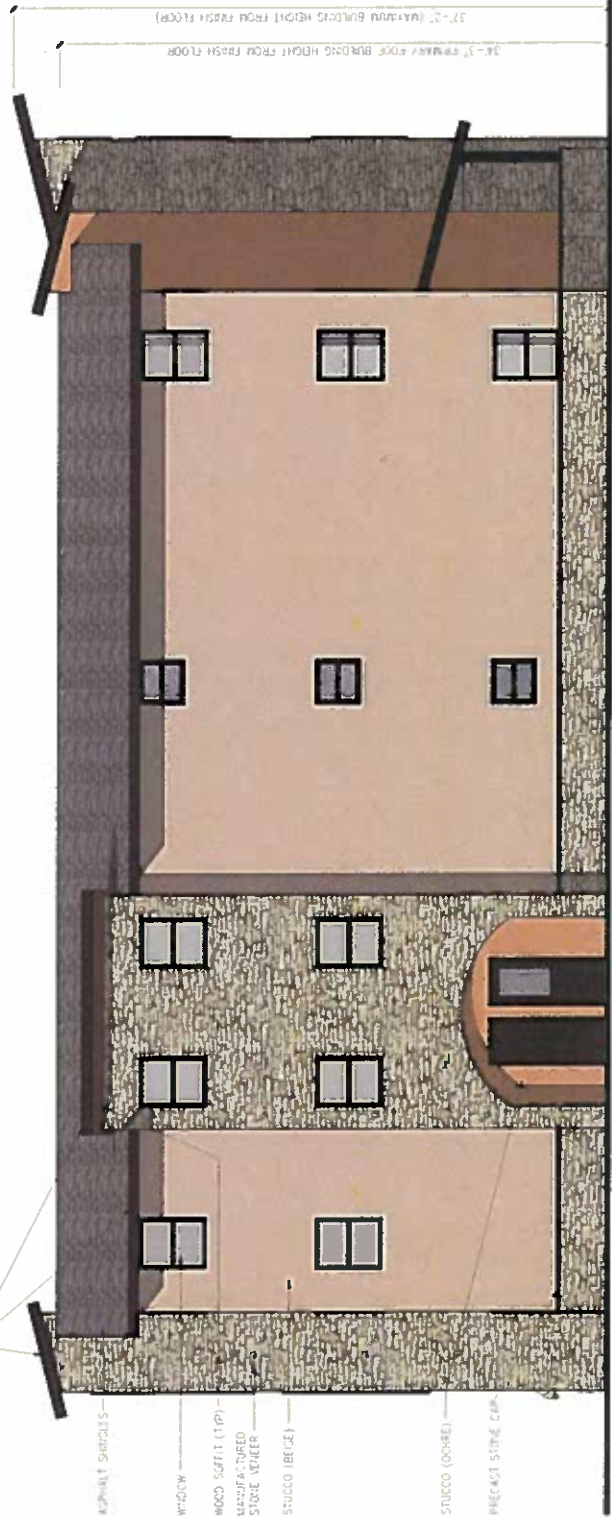
2 TYPICAL EAST ELEVATION
 3/16" = 1'-0"



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



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



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



THOMAS & THOMAS
 Architects
 400 South Main Street
 Suite 200, Salt Lake City, UT 84111
 Phone: (801) 333-7777
 Email: info@thomasandthomas.com

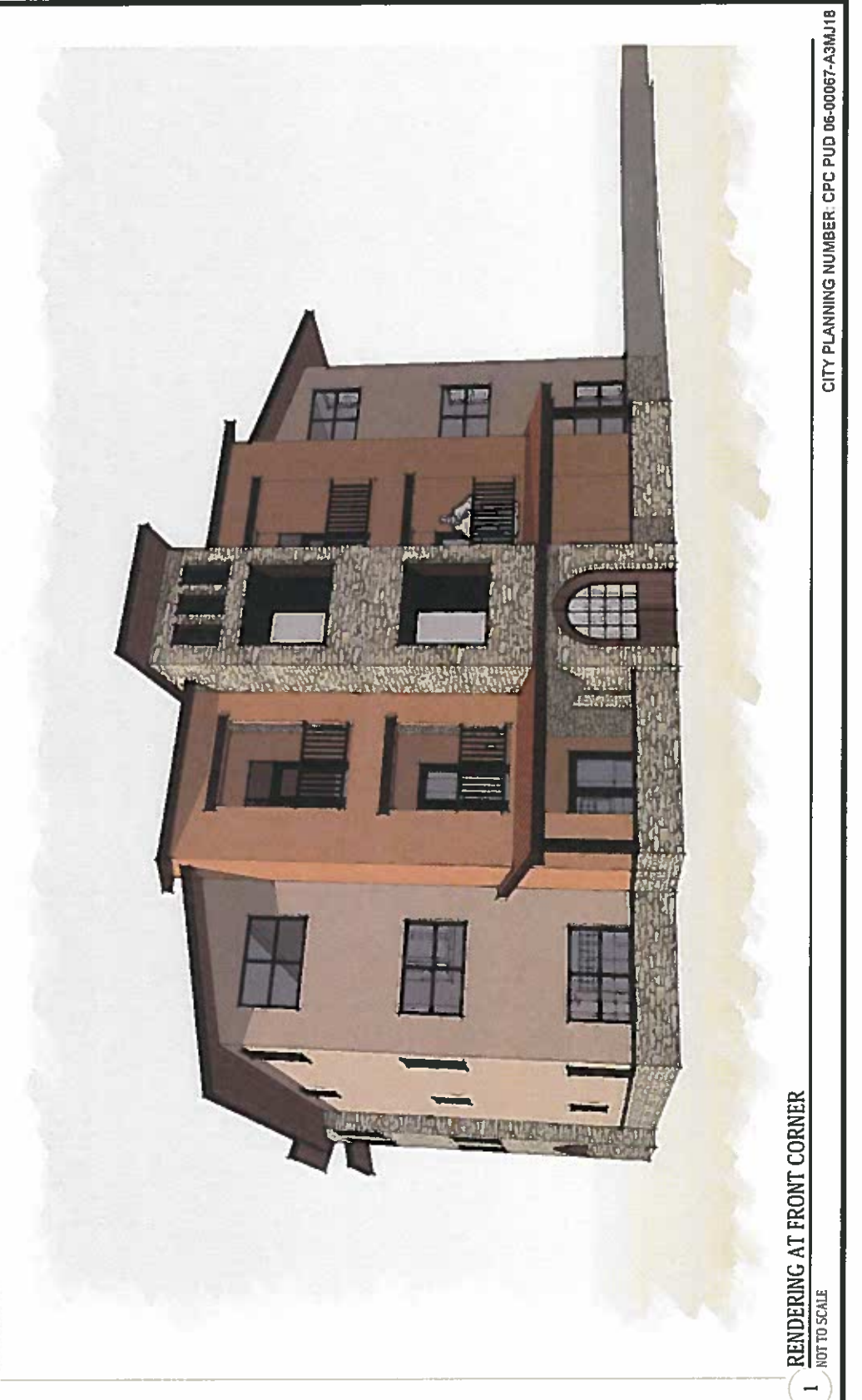
REV #	DATE	DRAWN	CHECKED	APPROVED
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2				
3				
4				
5				
6				

DESIGNED	RL	5.21.18
CHECKED	RL	5.21.18
PROJECT NUMBER	2920111	
SCALE	AS NOTED	

TUSCAN FOOTHILLS VILLAGE
FILING NO. 2
PUD MAJOR AMENDMENT



2 RENDERING AT REAR CORNER
 NOT TO SCALE



1 RENDERING AT FRONT CORNER
 NOT TO SCALE



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



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



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



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

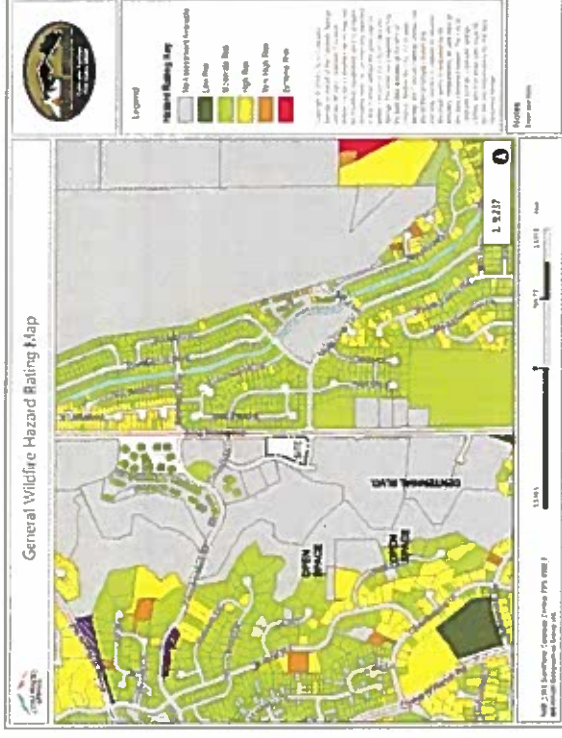
TUSCAN FOOTHILLS VILLAGE FILING 2

LAND SUITABILITY ANALYSIS

Slope Analysis Evaluation Map



Wildfire Risk Evaluation Map



Wildfire Hazard Potential:

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

Vegetation Analysis

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

Slope Analysis

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

Natural / Man-made Features:

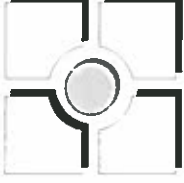
Man-made features are found along Centennial Blvd. where extensive grading has occurred and drainage features have been constructed. There are no natural features of significant value found on this site. There are no existing structures to remain.

Wildlife:

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

Conclusion:

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



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

DESIGNED	DRAWN	CHECKED	PROJECT NUMBER	SCALE
KC 5.23.18	KC 5.23.18	JA 5.23.18	25011	AS NOTED

TUSCAN FOOTHILLS VILLAGE
FILING NO.2
LAND SUITABILITY ANALYSIS

