

R2
ADJACENT
ZONING

R2
ADJACENT
ZONING

R1-6
ADJACENT
ZONING
(SCHOOL)

R2
ADJACENT
ZONING

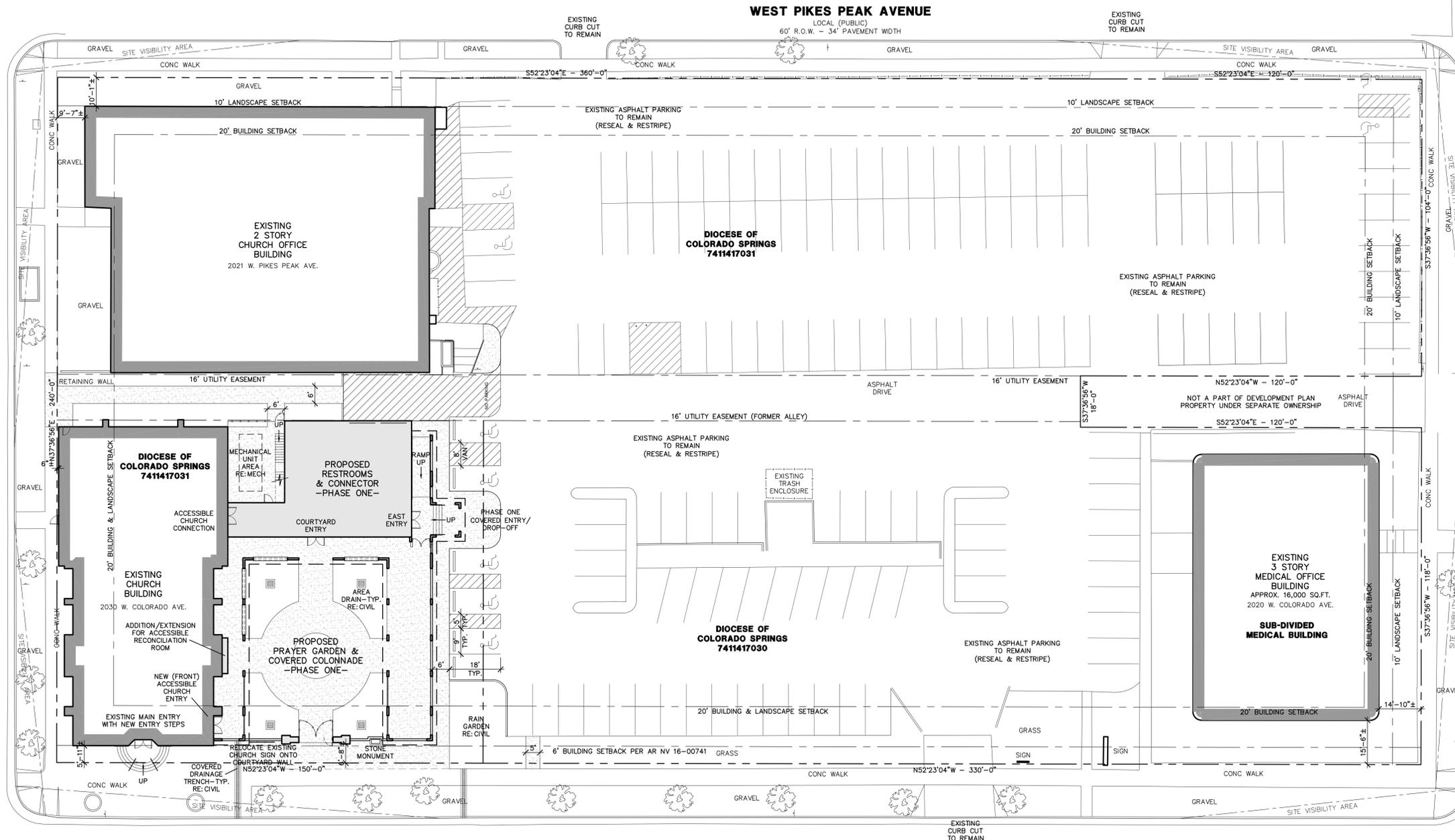
R2
ADJACENT
ZONING

C5
ADJACENT
ZONING

C5
ADJACENT
ZONING

C5
ADJACENT
ZONING

C5
ADJACENT
ZONING

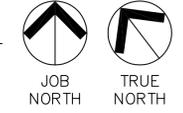


FLOODPLAIN STATEMENT:
NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBERS 0804100726 F AND 0804100728 F, EFFECTIVE MARCH 17, 1997.

GEOLOGIC HAZARD DISCLOSURE STATEMENT:
THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY C/T/THOMPSON INCORPORATED DATED DECEMBER 21, 2016. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE AR DP 16-00136 OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 105, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

WEST COLORADO AVENUE
MINOR ARTERIAL (PUBLIC)
100' R.O.W. - 60' PAVEMENT WIDTH

1
A1.1
PROPOSED SITE PLAN
1" = 20'-0"



OWNER
MOST REVEREND MICHAEL J. SHERIDAN,
BISHOP OF COLORADO SPRINGS
c/o THE DIOCESE OF COLORADO SPRINGS
228 West Cascade Avenue
Colorado Springs, Colorado 80903
(719) 495-4686 Telephone

APPLICANT
TAYLOR ARCHITECTURE & DESIGN, LLC
Zachary Taylor, AIA
620 South Cascade Avenue, Suite 100
Colorado Springs, Colorado 80903
(719) 475-1727 Telephone

OWNER'S REPRESENTATIVE
Roy Walkowski
(719) 650-2075 Telephone

ACREAGE
~2.50 ACRES

ZONING
C5/CR - PROPOSED
C5 & R2 - EXISTING

CONSTRUCTION SCHEDULE
START: SPRING 2017
FINISH: FALL 2017

TAX SCHEDULE NO.
7411417030 & 7411417031

CONSTRUCTION TYPE
V-B (FIRE SPRINKLED)

BUILDING HEIGHT
MAXIMUM ALLOWABLE: 45 FT.
PROPOSED HEIGHT: 36 FT.
EXISTING HEIGHT: 36 FT.
EXISTING BELL TOWERS: 50 FT.

SITE DATA (COVERAGE) - EXISTING & PROPOSED PHASE 1

25,492 SQ.FT. 22.1%	EXISTING BUILDING COVERAGE
73,693 SQ.FT. 64.0%	EXISTING PAVEMENT COVERAGE
16,015 SQ.FT. 13.9%	EXISTING LANDSCAPING COVERAGE
25,170 SQ.FT. 21.8%	PROPOSED BUILDING COVERAGE
75,109 SQ.FT. 65.2%	PROPOSED PAVEMENT COVERAGE
14,921 SQ.FT. 13.0%	PROPOSED LANDSCAPING COVERAGE
115,200 SQ.FT. 100%	TOTAL (~2.65 ACRES)

BUILDING DATA (CHURCH BUILDING GROSS AREA)

BLDG LEVEL	EXISTING	PHASE ONE	SUBTOTAL
BASEMENT	559 SQ.FT.	=	559 SQ.FT.
MAIN LEVEL	6,134 SQ.FT.	+ 2,056 SQ.FT.	= 8,190 SQ.FT.
MEZZANINE	515 SQ.FT.	=	515 SQ.FT.
SECOND FLOOR	9 SQ.FT.	+ 2,045 SQ.FT.	= 2,045 SQ.FT.
TOTAL AREA	7,208 SQ.FT.	+ 4,101 SQ.FT.	= 11,309 SQ.FT.
BY PHASE	EXISTING	PHASE ONE	TOTAL AREA

OCCUPANCIES
9,264 SQ.FT. A-3 ASSEMBLY (CHURCH)
2,045 SQ.FT. R-2 RESIDENTIAL (RECTORY)
11,309 SQ.FT. TOTAL GROSS AREA

SEE AR CP 16-00135 FOR PHASE 2 AND 3 DOCUMENTATION

PARKING DATA

REQUIRED PARKING SPACES: 184
CHURCH:
104 REQUIRED PARKING SPACES
413 SEATS / 4 = 104 SPACES
INCLUDING 5 HC SPACES
(WITH MINIMUM 1 HC VAN SPACE)

MEDICAL OFFICE BUILDING:
86 REQUIRED PARKING SPACES
1 PER 200 SQ.FT. = 80 SPACES
INCLUDING 3 HC SPACES
(WITH MINIMUM 1 HC VAN SPACE)

PROVIDE PARKING SPACES: 186
151 ONSITE PARKING SPACES
140 STANDARD SPACES
2 CAR GARAGE [RECTORY]
9 ACCESSIBLE (WITH 2 VAN HC)

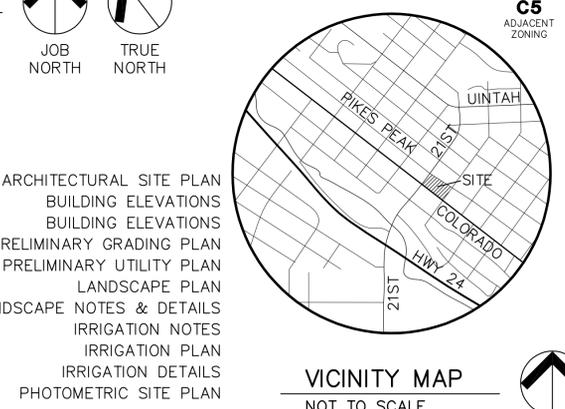
35 OFFSITE PARKING SPACES
26 STREET PARKING
220' ALONG 20TH /26 &
300' ALONG PIKES PEAK /20
9 5% REDUCTION FOR TRANSIT
STOP WITHIN 400'

NOTES:

- AR NV 16-00741 WAS APPROVED TO ALLOW A 6' SETBACK WHERE 20' IS REQUIRED FOR ALL STRUCTURE ENCROACHMENTS ALONG 21ST STREET.
- PRIOR TO PHASE 2 AND 3 THE PROPERTY WILL BE PLATTED INTO A SINGLE LOT THAT WILL ACCOMMODATE THE CHURCH AND THE MEDICAL OFFICE BUILDING.
- ORDINANCE NO. _____ WAS APPROVED TO REZONE THE PROPERTY TO C5/CR. THE FOLLOWING USES ARE PROHIBITED:
A. AUTOMOTIVE SERVICE
B. AUTOMOTIVE RENTALS
C. AUTOMOTIVE REPAIR GARAGE
D. AUTOMOTIVE SALES
E. AUTOMOTIVE WASH
F. BAR
G. CAMPGROUND
H. CONSTRUCTION SALES AND SERVICE
I. CONVENIENCE FOOD SALES
J. KENNELS
K. LIQUOR SALES
L. MEDICAL MARIJUANA FACILITY
M. DRIVE-IN OR FAST FOOD RESTAURANTS
N. SEXUALLY ORIENTED BUSINESS
O. CONSTRUCTION AND/OR CONTRACTOR YARDS
P. CUSTOM MANUFACTURING
Q. LIGHT GENERAL INDUSTRY
- MOTOR VEHICLE LOT SITE STANDARDS FOR THE SITE WILL BE DEALT WITH VIA THE DEVELOPMENT PLAN PROCESS FOR PHASE 3.
- THE CHURCH AND MEDICAL OFFICE BUILDING HAVE A SHARED PARKING AGREEMENT AS THE MEDICAL OFFICE IS IN OPERATION M-F 8-5 AND THE CHURCH IS MAINLY OCCUPIED ON THE WEEKENDS. A NONUSE VARIANCE WAS NOT REQUIRED FOR PARKING BECAUSE PARKING WAS NOT INCREASED WITH PHASE 1.

SHEET INDEX

A-1	ARCHITECTURAL SITE PLAN
A-2	BUILDING ELEVATIONS
A-3	BUILDING ELEVATIONS
PG-4	PRELIMINARY GRADING PLAN
PU-5	PRELIMINARY UTILITY PLAN
L-6	LANDSCAPE PLAN
L-7	LANDSCAPE NOTES & DETAILS
IR-8	IRRIGATION NOTES
IR-9	IRRIGATION PLAN
IR-10	IRRIGATION DETAILS
E-11	PHOTOMETRIC SITE PLAN



VICINITY MAP
NOT TO SCALE

TAYLOR ARCHITECTURE & DESIGN, LLC
620 South Cascade Avenue, Suite 100
Colorado Springs, Colorado 80903
Tel. (719) 475-1727
Email: Architecture@Taylor-AD.com

SACRED HEART CATHOLIC CHURCH
RESTORE THE HEART
PHASE 1 - RENOVATION & ADDITION
2030 WEST COLORADO AVENUE
COLORADO SPRINGS, COLORADO 80904

ALL CURB, GUTTER, DRIVEWAY APRONS, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION, OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG COLORADO AVENUE AND 21ST STREET ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED. AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 385-5977.

DEVELOPMENT PLAN

NO.	DATE	REVISIONS
1	11.02.16	OWNER REVIEW/INITIAL CITY SUBMITTAL
2	12.07.16	INITIAL CITY COMMENTS
3	01.06.17	CITY RESUBMITTAL
4	01.26.17	CITY RESUBMITTAL

DATE
NOVEMBER 2, 2016

PROJECT NO.
T1610

SHEET
A-1
OF 11 SHEETS

CITY FILE NO: AR DP 16-00136

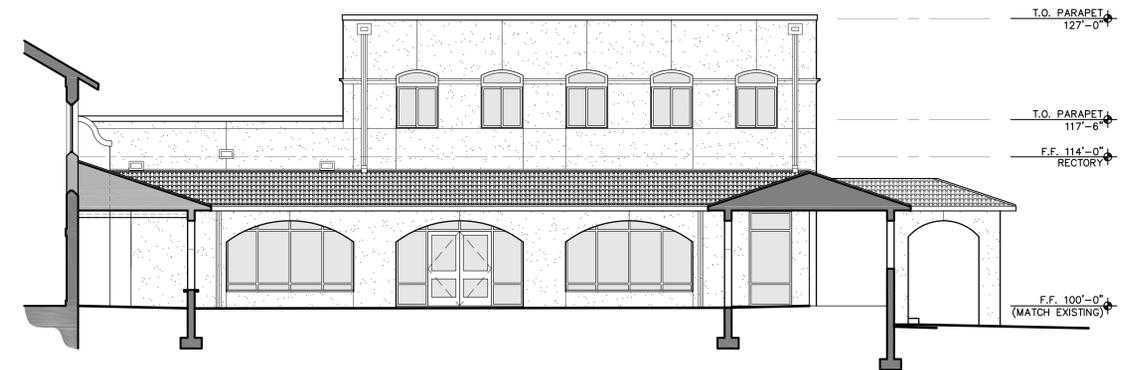
BUILDING MATERIAL COLORS

THE PROPOSED BUILDING ADDITION, COURTYARD COLONNADE (WALLS AND ROOF) AND COURTYARD WALLS SHALL BE MADE OF MATERIALS AND COLORS CONSISTENT WITH THE EXISTING CHURCH BUILDING:

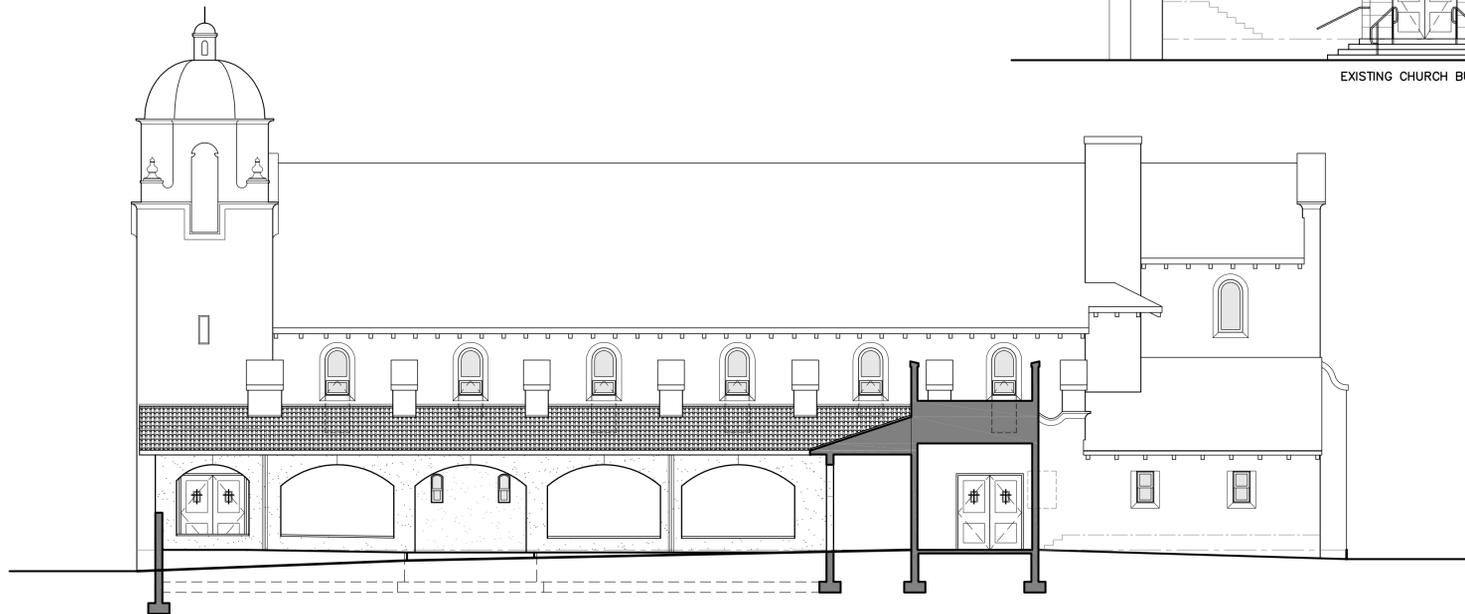
1. TAN/LIGHT BROWN STUCCO WALLS WITH DARK BROWN PRECAST CONCRETE AND/OR METAL ACCENTS/CAPS.
2. TERRA-COTTA (COLOR) SPANISH STYLE ROOF TILES.
3. DARK BRONZE/BROWN ALUMINUM OR FIBERGLASS WINDOW FRAMES.



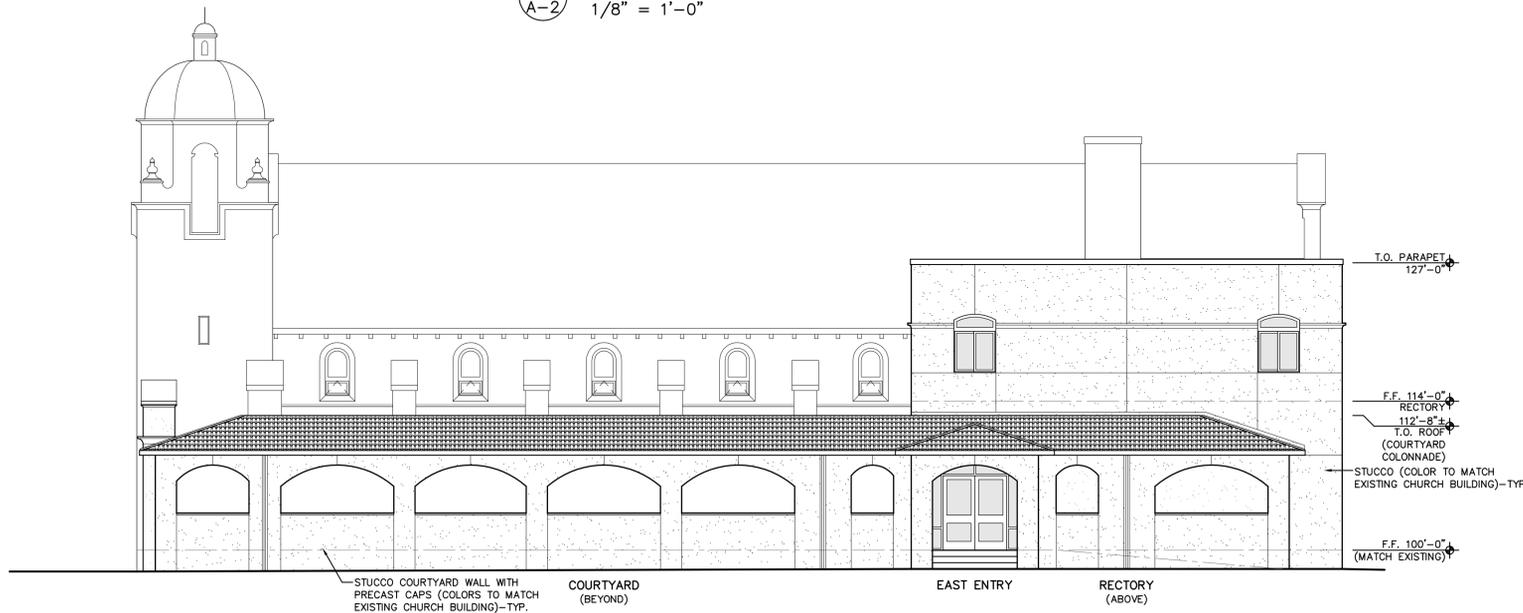
1 SOUTH ELEVATION
A-2 1/8" = 1'-0"



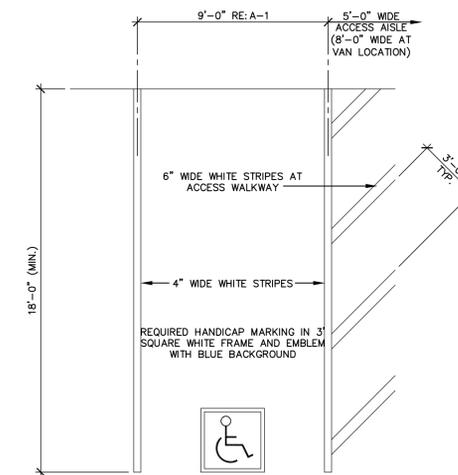
2 COURTYARD SECTION & SOUTH ELEVATION
A-2 1/8" = 1'-0"



3 CONNECTOR SECTION & COURTYARD EAST ELEVATION
A-2 1/8" = 1'-0"



4 EAST ELEVATION
A-2 1/8" = 1'-0"



5 TYPICAL HANDICAP PARKING SPACE
A-2 1/4" = 1'-0"

TAYLOR ARCHITECTURE & DESIGN, LLC

620 South Cascade Avenue, Suite 100
Colorado Springs, Colorado 80903
Tel. (719) 475-1727
Email: Architecture@Taylor-AD.com

SACRED HEART CATHOLIC CHURCH
RESTORE THE HEART
PHASE 1 - RENOVATION & ADDITION
2030 WEST COLORADO AVENUE
COLORADO SPRINGS, COLORADO 80904

DEVELOPMENT PLAN

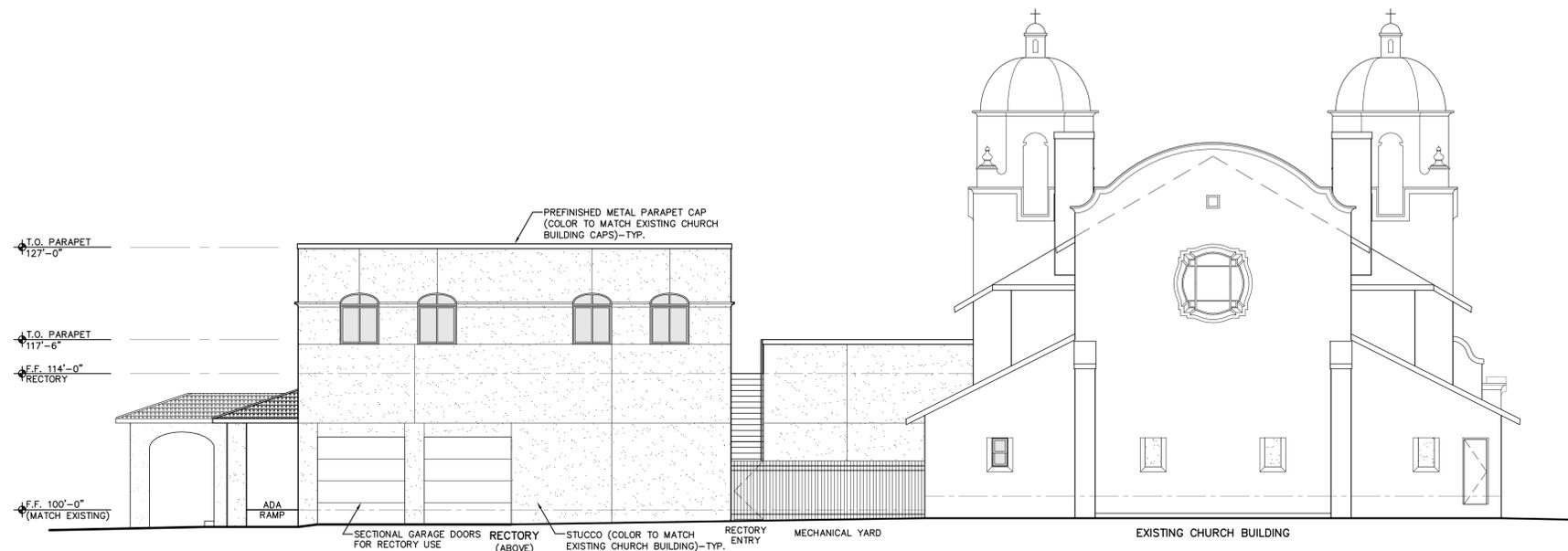
NO.	DATE	REVISIONS
1	11.02.16	OWNER REVIEW/INITIAL CITY SUBMITTAL
2	12.07.16	INITIAL CITY COMMENTS
3	01.06.17	CITY RESUBMITTAL

DATE
NOVEMBER 2, 2016

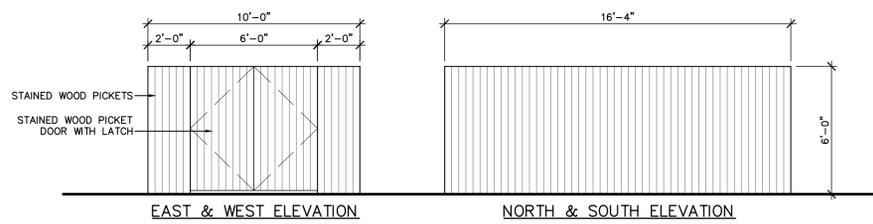
PROJECT NO.
T1610

SHEET
A-2

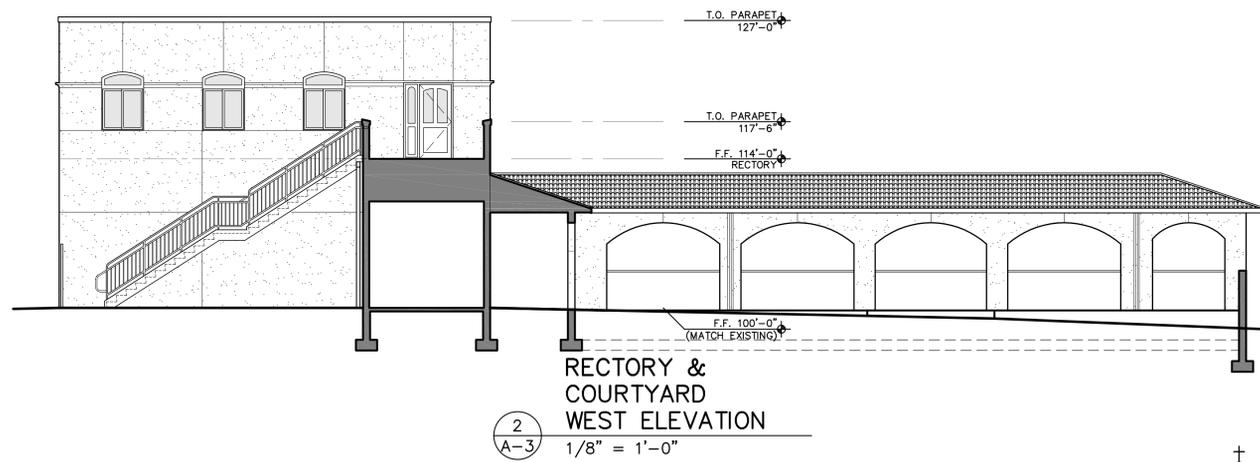
OF 11 SHEETS



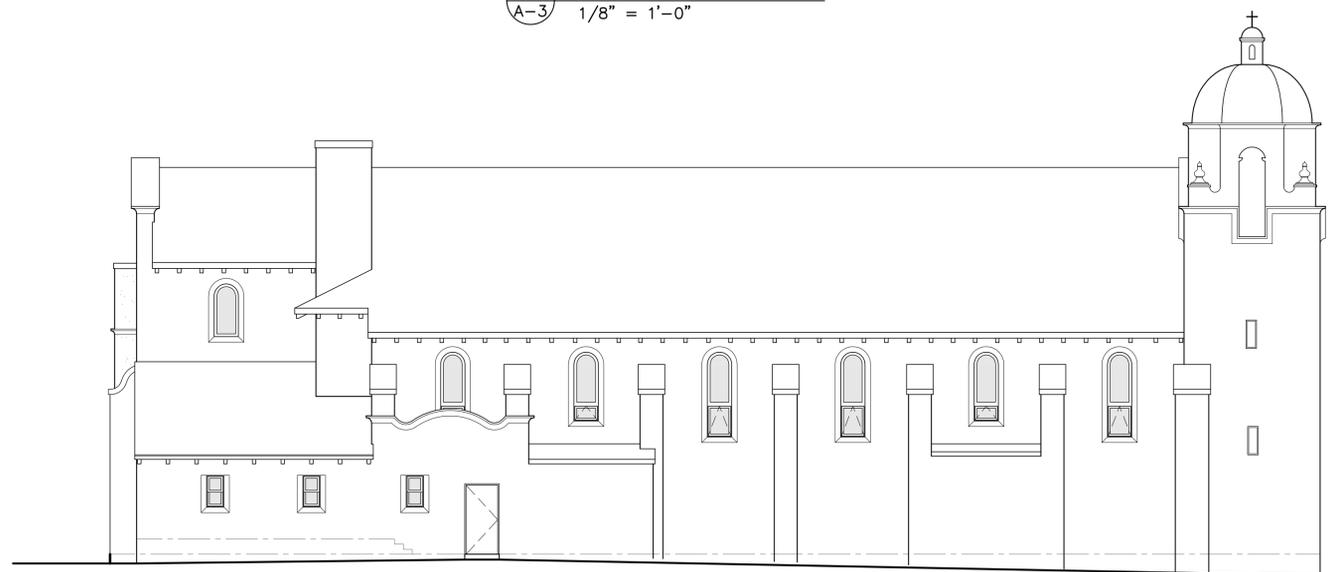
1 NORTH ELEVATION
A-3 1/8" = 1'-0"



4 EXISTING TO REMAIN TRASH ENCLOSURE ELEVATIONS
A-3 1/4" = 1'-0"



2 RECTORY & COURTYARD WEST ELEVATION
A-3 1/8" = 1'-0"



3 EXISTING WEST ELEVATION
A-3 1/8" = 1'-0"

BUILDING MATERIAL COLORS

THE PROPOSED BUILDING ADDITION, COURTYARD COLONNADE (WALLS AND ROOF) AND COURTYARD WALLS SHALL BE MADE OF MATERIALS AND COLORS CONSISTENT WITH THE EXISTING CHURCH BUILDING:

1. TAN/LIGHT BROWN STUCCO WALLS WITH DARK BROWN PRECAST CONCRETE AND/OR METAL ACCENTS/CAPS.
2. TERRA-COTTA (COLOR) SPANISH STYLE ROOF TILES.
3. DARK BRONZE/BROWN ALUMINUM OR FIBERGLASS WINDOW FRAMES.

TAYLOR ARCHITECTURE & DESIGN, LLC
620 South Cascade Avenue, Suite 100
Colorado Springs, Colorado 80903
Tel. (719) 475-1727
Email: Architecture@Taylor-AD.com

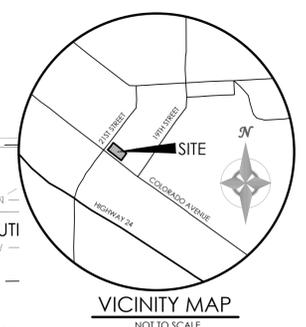
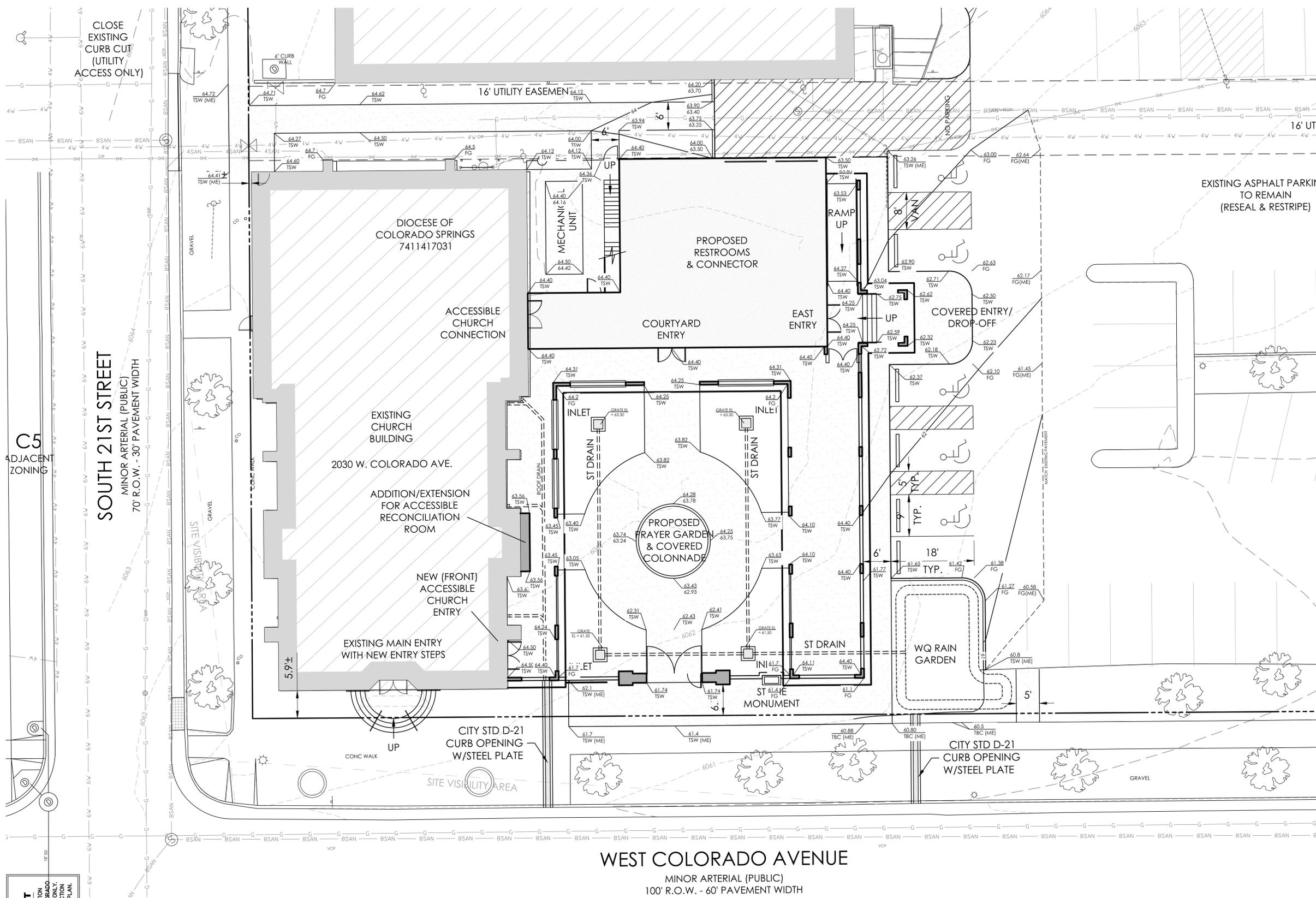
SACRED HEART CATHOLIC CHURCH RESTORE THE HEART PHASE 1 - RENOVATION & ADDITION
2030 WEST COLORADO AVENUE
COLORADO SPRINGS, COLORADO 80904

DEVELOPMENT PLAN		REVISIONS	
NO.	DATE	OWNER REVIEW/INITIAL CITY SUBMITTAL	INITIAL CITY COMMENTS
1	11.02.16		
2	12.07.16		
3	01.06.17		

DATE
NOVEMBER 2, 2016

PROJECT NO.
T1610

SHEET
A-3
OF 11 SHEETS



LEGEND

PROPERTY LINE	EXISTING
OVERALL LOT 4 BOUNDARY	---
ADJACENT PROPERTY LINE	---
EASEMENT LINE	---
SETBACK LINE	---
INDEX CONTOUR	---
INTERMEDIATE CONTOUR	---
CURB AND GUTTER	---
SIGN	---
WATER MAIN	---
WATER VALVE	---
FIRE HYDRANT	---
SANITARY SEWER MAIN	---
SANITARY SEWER MANHOLE	---
WATER SERVICE	---
SANITARY SERVICE	---
GAS SERVICE (METER)	---
ELECTRIC SERVICE (METER)	---
LIGHT POLE	---
WALL-MOUNTED LIGHT	---
ELECTRIC POLE	---
SIGHT DISTANCE TRIANGLE	---
PROPOSED	
INDEX CONTOUR	---
INTERMEDIATE CONTOUR	---
CURB AND GUTTER	---
WATER SERVICE	---
SANITARY SERVICE	---
GAS SERVICE (METER)	---
ELECTRIC SERVICE (METER)	---
SPOT ELEVATION	---

TAYLOR ARCHITECTURE & DESIGN, LLC
 620 South Cascade Avenue, Suite 100
 Colorado Springs, Colorado 80903
 Tel: (719) 475-1727
 Email: Architecture@Taylor-AD.com

SACRED HEART CATHOLIC CHURCH RESTORE THE HEART PHASE 1 - RENOVATION & ADDITION
 2030 WEST COLORADO AVENUE
 COLORADO SPRINGS, COLORADO 80904

NOT A CONSTRUCTION DOCUMENT
 THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF COLORADO SPRINGS. DEVELOPMENT PLAN APPROVAL PROCESS ONLY. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.

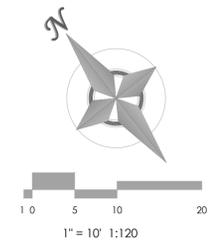
EXISTING TOPOGRAPHIC MAP NOTES:

- VERTICAL DATA BASED ON THE NORTHERN MOST PROPERTY CORNER HAVING AN ELEVATION OF 6366.19 (RIMS NGVD29). BEARINGS SHOWN ON THIS MAP ARE BASED ON THE NORTH LINE OF W. COLORADO AVE. BEARING S 52° 23'04" E.
- THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY MVE, INC. BASED ON SURVEY INFORMATION PROVIDED BY POLARIS SURVEYING, INC. AND COLLECTED IN SEPTEMBER, 2016.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS OBTAINED FROM COLORADO SPRINGS UTILITIES. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.
- VERTICAL CONTOUR INTERVAL FOR THIS MAP IS 1 FOOT.

EDRD NOTE:
 ALL CURB, GUTTER, DRIVEWAY APRONS, PEDESTRIAN RAMPS AND SIDEWALK POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DEGRADATION, OR DOES NOT MEET CURRENT CITY ENGINEERING STANDARDS ALONG COLORADO AVENUE, AND 21ST STREET ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED. AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 385-5977."

FLOODPLAIN STATEMENT:
 NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA (SFHA) AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EL PASO COUNTY, COLORADO AND INCORPORATED AREAS - MAP NUMBERS D8041C0226 F AND D8041C0228 F, EFFECTIVE MARCH 17, 1997.

GEOLOGIC HAZARD DISCLOSURE STATEMENT:
 THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY CITI THOMPSON INCORPORATED DATED DECEMBER 21, 2016. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE AR DP 16-00136 OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 105, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.



Preliminary Grading Plan
 CITY FILE NO: AR DP 16-00136

TITLE: SACRED HEART PRELIM GRADING	ENGINEERS * SURVEYORS 1903 LELARAY STREET, SUITE 200 COLORADO SPRINGS, CO 80909 Phone: (719) 635-5736 Fax: (719) 635-5450 E-mail: mve@mvecivil.com
DRAWING NO: 51344-DEV-GP	MONUMENT VALLEY ENGINEERS INC.
MVE PROJ. NO: 51344	
DRAWN: CCC	
ENGINEER: CCC	
CHECKED:	

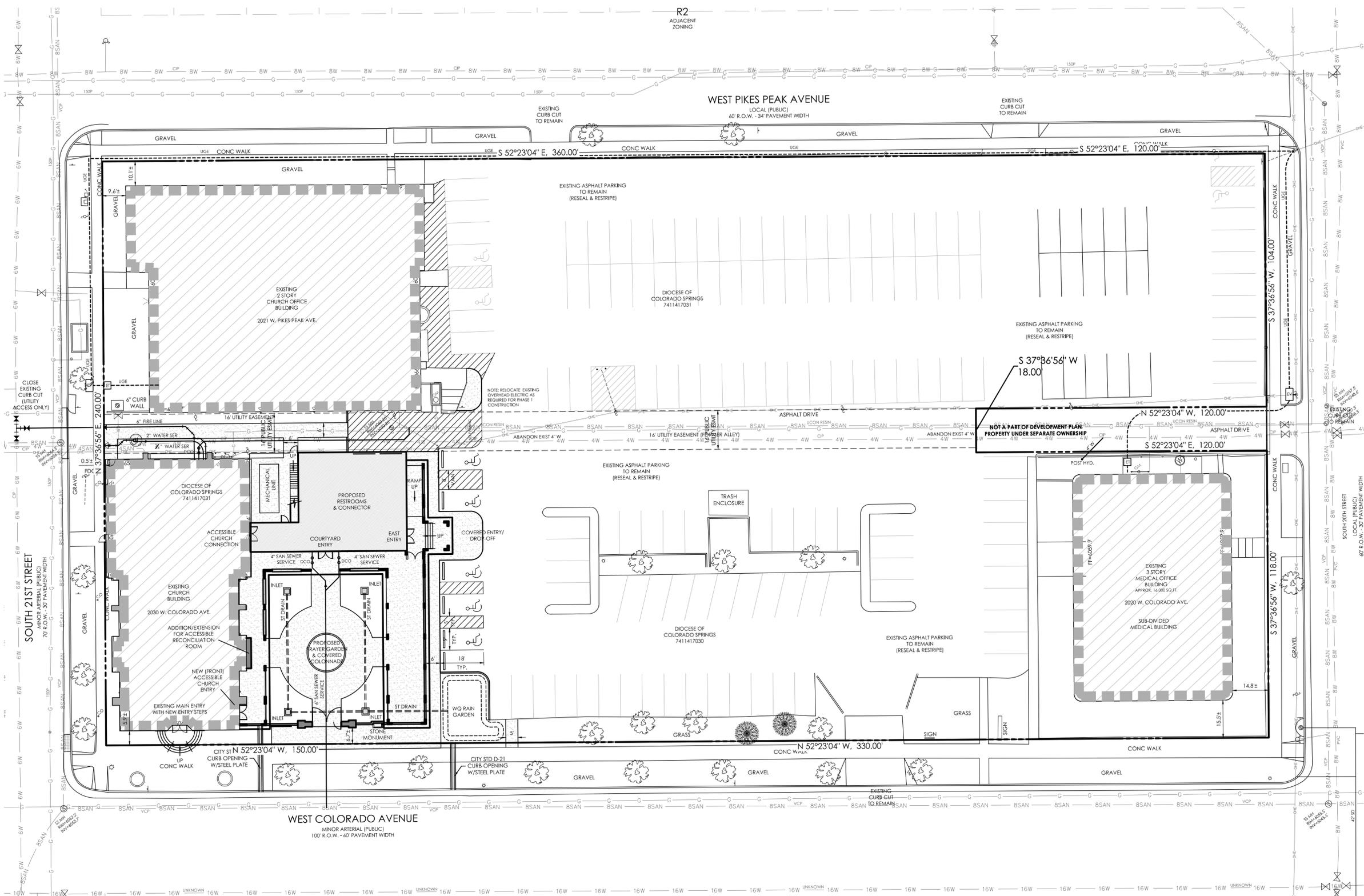
DEVELOPMENT PLAN

NO.	DATE	REVISIONS
1	11.02.16	OWNER REVIEW/INITIAL CITY SUBMITTAL
2	12.07.16	INITIAL CITY COMMENTS
3	01.06.17	CITY RESUBMITTAL

DATE
November 2, 2016

PROJECT NO.
T1610

SHEET
PG-4
 OF 11 SHEETS



LEGEND

- PROPERTY LINE
- EASEMENT LINE
- LOT LINE
- SETBACK LINE
- 5985--- EXISTING INDEX CONTOUR
- 5984--- EXISTING INTERM. CONTOUR
- 30 --- PROPOSED INDEX CONTOUR
- 32 --- PROPOSED INTERM. CONTOUR
- [Pattern] EXISTING CONCRETE AREA
- [Pattern] PROPOSED CONCRETE AREA
- [Pattern] EXISTING CURB AND GUTTER
- [Pattern] PROPOSED CURB AND GUTTER
- [Pattern] EXISTING RETAINING WALL
- [Pattern] PROPOSED RETAINING WALL
- 8W EX. 8" WATER MAIN (PUBLIC) [UNKNOWN MATERIAL]
- W-W EX. WATER LINE (PRIVATE) (SIZE & MATERIAL UNKNOWN)
- 16544 EX. WATER VALVE
- 859-B EX. FIRE HYDRANT
- 8SAN EX. 8" VCP SANITARY SEWER (PUBLIC)
- S SANITARY SEWER MANHOLE
- G EX. 2" PLASTIC GAS LINE (PUBLIC)
- OH OVERHEAD ELECTRIC LINE
- U UTILITY POLE
- SIGN SIGN
- PROPOSED 4" SANITARY SERVICE
- PROPOSED 1" WATER SERVICE
- PROPOSED ELECTRIC SERVICE
- PROPOSED GAS SERVICE

TAYLOR ARCHITECTURE & DESIGN, LLC
 620 South Cascade Avenue, Suite 100
 Colorado Springs, Colorado 80903
 Tel: (719) 475-1727
 Email: Architecture@Taylor-AD.com

SACRED HEART CATHOLIC CHURCH RESTORE THE HEART PHASE 1 - RENOVATION & ADDITION
 2030 WEST COLORADO AVENUE
 COLORADO SPRINGS, COLORADO 80904

DEVELOPMENT PLAN

NO.	DATE	REVISIONS
1	11.02.16	OWNER REVIEW/INITIAL CITY SUBMITTAL
2	12.07.16	INITIAL CITY COMMENTS
3	01.06.17	CITY RESUBMITTAL
4	01.26.17	CITY RESUBMITTAL

DATE: **November 2, 2016**

PROJECT NO.: **T1610**

SHEET: **PU-5**

OF 11 SHEETS

NOT A CONSTRUCTION DOCUMENT
 THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION PURPOSES. IT IS PREPARED FOR THE CITY OF COLORADO SPRINGS AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. IT IS REQUIRED THAT ANY SUBSEQUENT CONSTRUCTION PLANS ADHERE TO THE APPROVED DEVELOPMENT PLAN.

COLORADO SPRINGS UTILITIES GENERAL NOTES FOR ALL PRELIMINARY UTILITY PLANS:

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

- THIS DRAWING IS A PRELIMINARY UTILITY PLAN AND THEREFORE, COLORADO SPRINGS UTILITIES SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC, AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
- PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES' LINE EXTENSION AND SERVICE STANDARDS ("STANDARDS"), TARIFFS, RULES, REGULATIONS, AND POLICIES, CITY ORDINANCES, RESOLUTIONS, AND POLICIES, AND Pikes Peak REGIONAL BUILDING 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 IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL ALL POTABLE AND NON-POTABLE WATER SYSTEM FACILITIES AND APPURTENANCES, AND ALL WASTEWATER COLLECTION SYSTEM FACILITIES AND APPURTENANCES, AND ANY WATER OR WASTEWATER SERVICE LINES TO AND WITHIN 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 PERMANENT SERVICE IS INITIATED.
- ONLY WITH THE PRIOR WRITTEN APPROVAL BY SPRINGS UTILITIES, OWNER MAY CAUSE THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY 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 EASEMENT PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
- OWNER, AT HIS SOLE COST AND EXPENSE, SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM (OR EXECUTIVE AGREEMENT FORM) WITHOUT MODIFICATION UNLESS APPROVED BY SPRINGS UTILITIES.
- THE WATER DISTRIBUTION SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES' CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SECTION 4.08 OF SPRINGS UTILITIES' WATER STANDARDS).
- OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN SPRINGS UTILITIES' WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO INCUR IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. (WATER-QUALITY MAINTENANCE COSTS). OWNER SHALL REIMBURSE SPRINGS UTILITIES FOR SUCH WATER-QUALITY MAINTENANCE COSTS WITHIN THIRTY (30) DAYS OF RECEIPT OF AN INVOICE FOR SUCH COSTS.
- OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO SECURE APPROVAL OF GAS SERVICE LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES' STANDARD GAS SYSTEM PRESSURE, AND THE LOCATION OF ALL METERS AND TRANSFORMERS. (CONTACT NORTH WORK CENTER 668-4985 OR SOUTH WORK CENTER 668-5564).
- IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES (CITY CODE 12.2.540).
- SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS; AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OR THE SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES, RULES, REGULATIONS AND POLICIES OF SPRINGS UTILITIES.

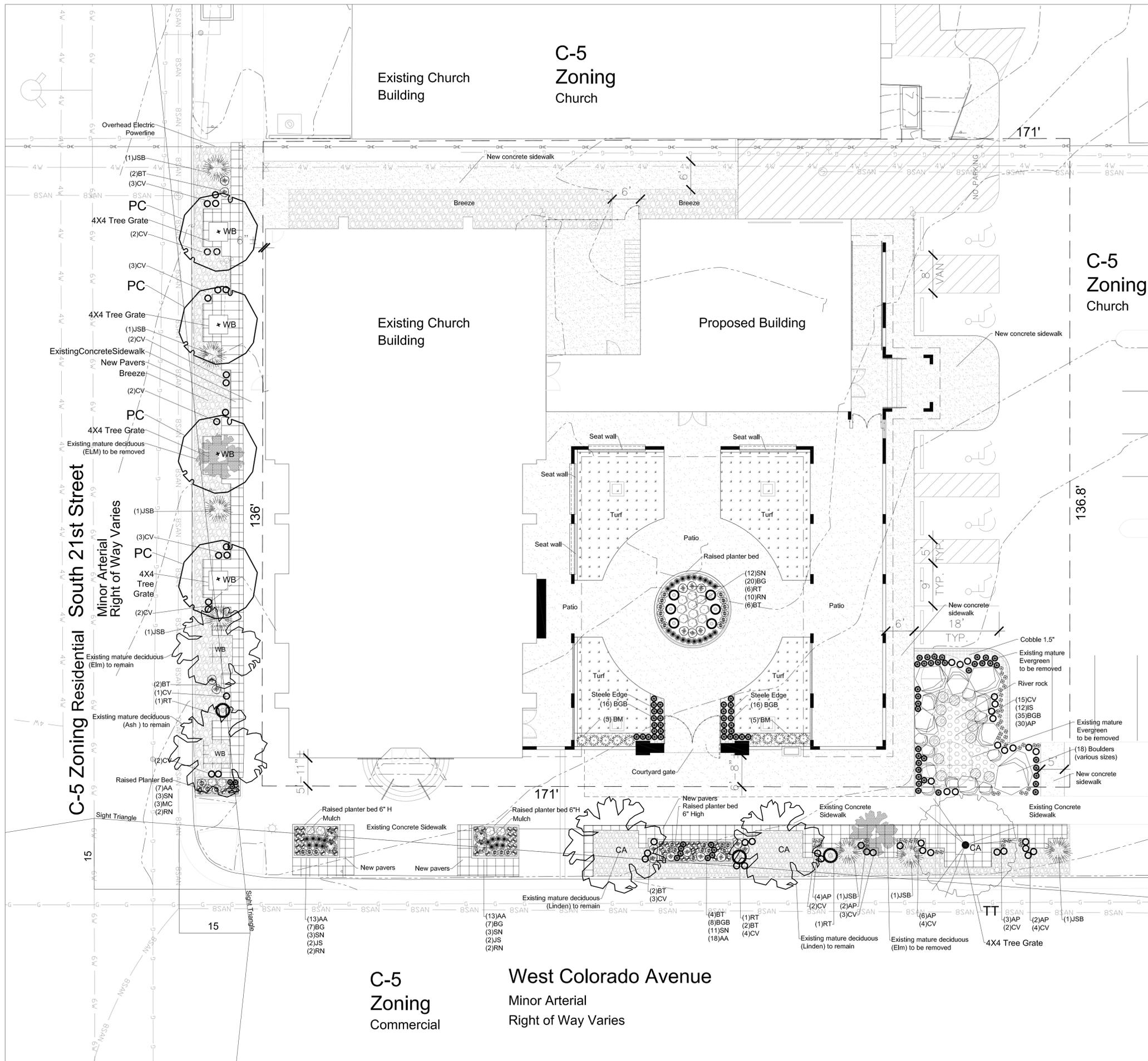
EXISTING TOPOGRAPHIC MAP NOTES:

- VERTICAL DATA BASED ON THE NORTHERN MOST PROPERTY CORNER HAVING AN ELEVATION OF 6066.19 (FMS NGVD29). BEARINGS SHOWN ON THIS MAP ARE BASED ON THE NORTH LINE OF W, COLORADO AVE, BEARING S 52°23'04" E.
- THE EXISTING TOPOGRAPHY SHOWN ON THIS PLAN WAS PREPARED BY MVE, INC. BASED ON SURVEY INFORMATION PROVIDED BY POLARIS SURVEYING, INC. AND COLLECTED IN SEPTEMBER, 2016.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE FROM UTILITY MAIN RECORD MAPS AND UTILITY SERVICE LOCATION MAPS OBTAINED FROM COLORADO SPRINGS UTILITIES. THE LOCATION OF UTILITIES AS SHOWN ARE APPROXIMATE. ALL UTILITIES MAY NOT BE SHOWN OR MAY NOT HAVE BEEN LOCATED. BELOW GROUND UTILITY LOCATIONS WERE NOT PERFORMED.
- VERTICAL CONTOUR INTERVAL FOR THIS MAP IS 1 FOOT.



Preliminary Utility & Public Facility Plan
CITY FILE NO: AR DP 16-00136

TITLE: SACRED HEART PRELIM UTILITIES	TITLE: MONUMENT VALLEY ENGINEERS INC.
DRAWING NO. 51344-DEV-UP	ENGINEERS • SURVEYORS 1903 LELARAY STREET, SUITE 200 COLORADO SPRINGS, CO 80909 Phone (719) 635-5736 Fax (719) 635-5450 E-mail mve@mvevil.com
MVE PROJ. NO. 51344	
DRAWN: CCC	
ENGINEER: CCC	
CHECKED:	



DEVELOPMENT PLAN DATA:

LANDSCAPE SETBACKS:

STREET NAME OR ZONE BOUNDARY:	Colorado Ave/ South	21st St/ West	North Boundary	East Boundary
ZONE DISTRICT BOUNDARY:	NO	NO	SAME USE/ZONE	SAME USE/ZONE
STREET CLASSIFICATION:	MINOR ARTERIAL	MINOR ARTERIAL	NA	NA
SETBACK DEPTH REQUIRED/PROVIDED:	20' / 0' **	20' / 0' **	NA	NA
LINEAR FOOTAGE:	136'	171'	NA	NA
TREE/FEET REQUIRED:	1/25'	1/25'	NA	NA
NUMBER OF TREES REQUIRED/PROVIDED:	5/3	7/6	NA	NA
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	20/21	10/11	NA	NA
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.:	0/0	0/0	NA	NA
PLANT ABBREVIATION DENOTED ON PLAN:	CA	WB	NS	EB
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 0%	75% / 0%	NA	NA

** See request for alternative compliance to landscape setbacks in urban environment.

MOTOR VEHICLE LOTS:

NUMBER OF VEHICLE SPACES PROVIDED:	6
SHADE TREES 1 PER 15 SPACES REQ./PROV.:	0/0
VEHICLE LOT FRONTAGES:	NORTH SIDE: SOUTH SIDE: EAST SIDE: WEST SIDE:
LENGTH OF FRONTAGE:	NA NA NA NA
2/3 LENGTH OF FOOTAGE:	NA NA NA NA
MIN. 3' SCREENING PLANTS REQ./PROV.:	NA NA NA NA
LENGTH OF SCREENING OR BERM PROVIDED:	NA NA NA NA
VEHICLE LOT PLANT ABBREVIATION ON PLAN:	PL
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75% / 75%

INTERNAL LANDSCAPING:

NET SITE AREA:	23346 SF	STREET NAME OR PROPERTY LINE:	N/A
PERCENT MINIMUM INTERNAL AREA:	5%	WIDTH IN FEET REQ./PROV.:	NA
INTERNAL AREA REQUIRED/PROVIDED:	1167 sf / 1458 sf	LINEAR FOOTAGE:	NA
TREE/FEET REQUIRED:	1 Tree / 500 SF	TREE/FEET PROVIDED:	1/20 LF
INTERNAL TREES REQUIRED/PROVIDED:	2 / 0	BUFFER TREES REQ./PROV.:	NA
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	20 / 32	EVERGREEN TREES REQ./PROV.:	NA
ORN. GRASS SUBSTITUTES REQ./PROV.:	0 / 149	LENGTH OF OPAQUE STRUCTURE:	N/A
INTERNAL PLANT ABBREVIATION ON PLAN:	NT	BUFFER TREE ABBR. ON PLAN:	N/A
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	% GROUND PLANE VEG. REQ./PROV.:	NA

PLANT LIST:

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	KEY	HEIGHT	WIDTH	SIZE	NOTES
PC	4		<i>Physalis peruviana</i> 'Autumn Blaze'	AUTUMN BLAZE PEAR	A	25-30'	20-30'	2 1/2' Gal/yr	BBB
TT	1		<i>Tilia tomentosa</i>	STERLING SILVER LINDEN	45	40-50'	30-42'	2 1/2' Gal/yr	BBB

PERCENT SIGNATURE TREES: (60% MINIMUM REQUIRED)

SIGNATURE TREES: 1
TOTAL NUMBER OF TREES: 5

= 20% SIGNATURE TREES

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	KEY	HEIGHT	WIDTH	SIZE	NOTES
BM	10		<i>Buxus microphylla</i> 'Insularis' 'Winter Gem'	Winter Gem Boxwood	---	3-3'	2-3'	5 Gal/yr	CONTAINER
BT	18		<i>Berberis thunbergii</i> 'Golden Nugget'	Gold Nugget Dwarf Japanese Barberry	45A	15-18"	18-24"	2 Gal/yr	CONTAINER
JS	4		<i>Juniperus squamata</i>	Blue Star Juniper	A	1-4'	1-4'	5 Gal/yr	CONTAINER
RT	9		<i>Rhus typhina</i> 'Autumn Amber'	Creeching three-leaf Sumac	2348DA	12-18"	3-6"	5 Gal/yr	CONTAINER
RN	14		<i>Rosa Knock Out</i> 'Railroad'	Railroad Knock Out Rose	45675SA	3-3'	2-3'	5 Gal/yr	CONTAINER
JSB	7		<i>Juniperus subnana</i> 'Broadmoor'	Broadmoor Juniper	2558A	12-18"	6-8"	5 Gal/yr	CONTAINER

PERCENT SIGNATURE SHRUBS: (60% MINIMUM REQUIRED)

SIGNATURE SHRUBS: 54
TOTAL NUMBER OF SHRUBS: 68

= 79% SIGNATURE SHRUBS

GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	KEY	HEIGHT	WIDTH	SIZE	NOTES
BGB	79		<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blonde Ambition Grama	---	2-3'	1-2'	1 GALLON	CONTAINER
BG	34		<i>Bouteloua gracilis</i>	Blue Grama	---	1-2'	1-2'	1 GALLON	CONTAINER

Perennial	CODE	QTY	BOTANICAL NAME	COMMON NAME	KEY	HEIGHT	WIDTH	SIZE	NOTES
CV	57		<i>Coneopogon verticillatus</i> 'Moonbeam'	Coneopogon Moonbeam	123A	18-24"	16-24"	1 Gallon	CONTAINER
AA	51		<i>Aster alpinus</i> 'Goldfish'	Alpine Aster	---	6-12"	15-18"	1 Gallon	CONTAINER
SN	33		<i>Salvia nemorosa</i> 'Blue Queen'	Blue Salvia	---	18-24"	12-18"	1 Gallon	CONTAINER
IS	12		<i>Iris sibirica</i> 'cultura'	Siberian Iris	A	3-4'	18-24"	1 Gallon	CONTAINER

Groundcover	CODE	QTY	BOTANICAL NAME	COMMON NAME	KEY	HEIGHT	WIDTH	SIZE	NOTES
AP	47		<i>Antennaria plantaginifolia</i>	Dwarf Pussytoes	12356BD	2-4"	8-12"	2.25 PINT	CONTAINER

LANDSCAPE LEGEND:

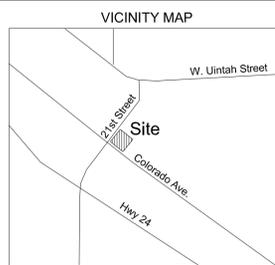
- Street Light
- Street Signage
- Utility Pole

LANDSCAPE MATERIAL SCHEDULE

SYMBOL - SITE CALLOUT

NOTES:

- SOD: To be Kentucky Bluegrass/ Fescue Blend on prepared soil bed per specifications/ details. Submit subsheet of species mix for approval prior to installation.
- SHREDED WOOD MULCH: To be organic shredded cedar wood mulch installed to a depth of 4" in all tree rings per the details. Submit sample for approval prior to installation.
- Pavers: Final size and color TBD
- Cobble 1.5" Color to be Tan.
- Breeze to be 3/8" Crushed Granite Breeze compacted to 4" depth. Color to be Tan. Submit sample for approval prior to installation.
- 1 1/2" River Rock. Color to be Blue Grey. Submit sample for approval prior to installation.
- STEEL EDGE: Steel edge to be DURAEDEG 1/2" Thick x 5" Wide Rolled Top Steel Edge. Color to be 'Green'. Install per manufacturer's specifications.
- Tree grate - 4' x 4'
- Boulders in multiple sizes to retain edges of water quality feature, see civil and grading plan for depth and required volume.



TAYLOR ARCHITECTURE & DESIGN, LLC
 620 South Cascade Avenue, Suite 100
 Colorado Springs, Colorado 80903
 Tel. (719) 475-1727
 Email: Architecture@Taylor-AD.com

SACRED HEART CATHOLIC CHURCH RESTORE THE HEART PHASE 1 - RENOVATION & ADDITION
 2030 WEST COLORADO AVENUE
 COLORADO SPRINGS, COLORADO 80904

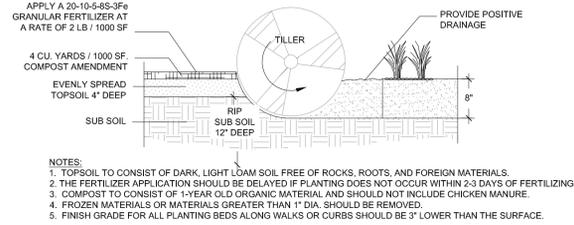
DEVELOPMENT PLAN

NO.	DATE	REVISIONS	OWNER REVIEW/INITIAL	CITY SUBMITTAL
1	11.02.16			
2	12.07.16	INITIAL CITY COMMENTS		
3	01.06.17	CITY RESUBMITTAL		

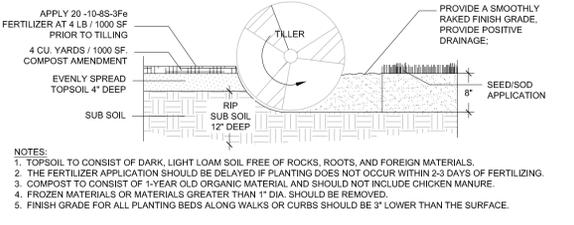
DATE
NOVEMBER 2, 2016

PROJECT NO.
T1610

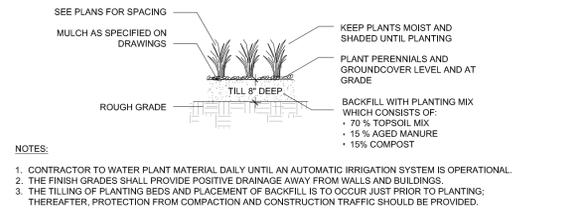
SHEET
L-6
OF 11 SHEETS



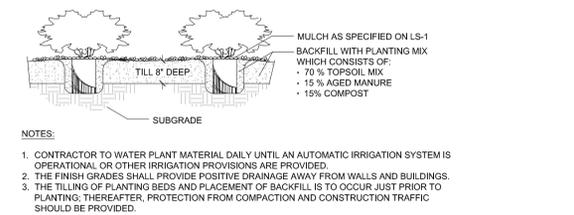
A SOIL PREP- FOR PLANTING BED AREAS
001 N.T.S.



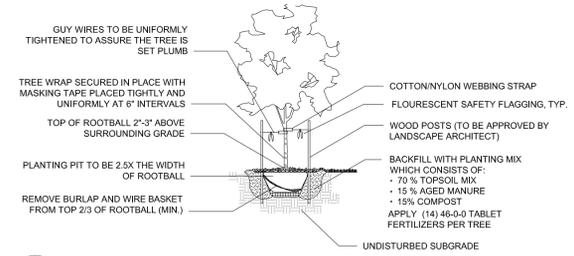
B SOIL PREPARATION- TURF AREAS
001 N.T.S.



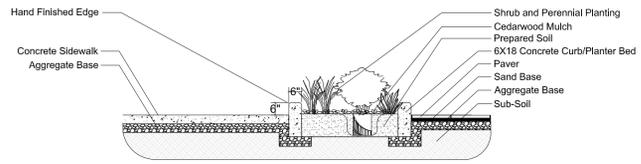
C GRASS & PERENNIAL DETAIL
001 N.T.S.



D SHRUB DETAIL
001 N.T.S.



E DECIDUOUS TREE DETAIL
001 N.T.S.



F PLANTER DETAIL AT FRONT OF CHURCH
001 N.T.S.

GENERAL NOTES:

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

SOIL AMENDMENTS & FERTILIZER:

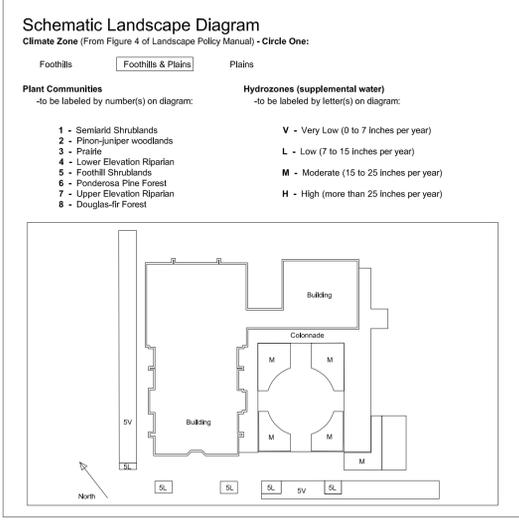
1. THE FOLLOWING AMENDMENTS ARE TO BE MADE:
SOIL AMENDMENTS:
APPLY 4 CY/ 1000 SQ. FT. ORGANIC MATTER COMPOST AMENDMENT, TILL INTO TOP 8" OF SOIL. COMPOST TO CONSIST OF 1-YEAR OLD ORGANIC MATERIAL AND SHALL NOT INCLUDE CHICKEN MANURE.

TREE PRESERVATION NOTES:

1. CONTRACTOR TO COORDINATE REMOVAL OF TREES WITHIN THE PUBLIC OWNED RIGHT-OF-WAY OR WITHIN PUBLIC SPACES WITH THE CITY OF COLORADO SPRINGS FORESTRY DEPT. PRIOR TO INITIATION OF DEMO SERVICES.
2. THE CRITICAL ROOT ZONE (CRZ) OF A TREE SHALL BE DEFINED AS THE GROUND AREA AROUND THE TREE TRUNK WHICH EXTENDS TO A VERTICAL LINE DROPPED FROM THE OUTERMOST BRANCHES OF THE TREE (DRIPLINE).
3. THE FOLLOWING MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR:
3.1. ALL TREES TO REMAIN SHALL BE PRUNED STRUCTURALLY FOR BRANCH CLEARANCE.
3.2. CONSTRUCTION FENCING WITH "KEEP OUT" WARNING SIGNS SHALL BE ANCHORED IN THE GROUND AROUND THE CRZs TO PREVENT SOIL COMPACTION AND TRUNK OR CROWN DAMAGE.
3.3. SILT FENCING SHALL BE INSTALLED ON THE OUTSIDE OF THE CONSTRUCTION FENCE ON THE UPSLOPE SIDE OF THE CRZs.
3.4. TREE ROOTS SHALL BE PRUNED TO THE DEPTH OF THE PROPOSED GRADING OR SOIL DISTURBANCE.
4. THE PROTECTIVE FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITEWORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.
5. STORAGE OF ANY MATERIALS, VEHICLES OR EQUIPMENT, OR DUMPING OF ANY CONTAMINANTS WITHIN A CRZ SHALL BE PROHIBITED.
6. FILLING OVER A CRZ SHALL BE PROHIBITED, WITHOUT AN APPROVED MITIGATION PLAN.
7. PRIOR TO ANY TRENCHING OR EXCAVATION IN A CRZ, TREE ROOTS SHALL BE PRUNED AT THE EDGE OF THE PROPOSED TRENCH OR EXCAVATION, HOWEVER, NO MORE THAN 40% OF A CRZ SHALL BE PRUNED WITHOUT PRIOR APPROVAL.
8. ALL DEAD WOOD AND DAMAGED LIMBS SHALL BE PRUNED OUT BY THE COMPLETION OF CONSTRUCTION.
9. ALL WORK ON TREES TO REMAIN INCLUDING CROWN AND ROOT PRUNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.

SODDING:

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
2. ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 6", FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
3. AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTINGS AREAS AS SPECIFIED.
4. GENERAL CONTRACTOR SHALL PROVIDE 4" OF TOPSOIL AT ALL SOD AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
5. FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.



SHRUB/ TREE PLANTING NOTES:

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

TAYLOR ARCHITECTURE & DESIGN, LLC
620 South Cascade Avenue, Suite 100
Colorado Springs, Colorado 80903
Tel: (719) 475-1727
Email: Architecture@Taylor-AD.com

SACRED HEART CATHOLIC CHURCH RESTORE THE HEART PHASE 1 - RENOVATION & ADDITION
2030 WEST COLORADO AVENUE
COLORADO SPRINGS, COLORADO 80904

DEVELOPMENT PLAN

NO.	DATE	REVISIONS
1	11.02.16	OWNER REVIEW/INITIAL CITY SUBMITTAL
2	12.07.16	INITIAL CITY COMMENTS
3	01.06.17	CITY RESUBMITTAL

DATE
NOVEMBER 2, 2016

PROJECT NO.
T1610

SHEET
L-7
OF 11 SHEETS

C-5 Zoning Residential South 21st Street

Minor Arterial
Right of Way Varies

Existing Church Building
C-5 Zoning Church

C-5 Zoning Church

3

1 BACKFLOW

SIZE: 1-INCH
FLOW: 15 GPM
PRESSURE: 60 PSI REQUIRED

Existing Church Building

Proposed Building

1A

A1
1" 9

A2
1" 5

2 CONTROLLER
120 VAC POWER REQUIRED

A3
1" Drip

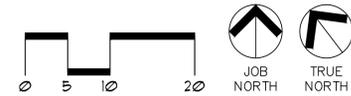
A6
1" Drip

A7
1" 5

A5
1" Drip

A4
1" Drip

3



MPI Designs, LLC
P.O. BOX 345
Windsor, CO 80550
970.402.3047
irrigationlady@gmail.com

CITY FILE NO: AR DP 16-00136

TAYLOR ARCHITECTURE & DESIGN, LLC
620 South Cascade Avenue, Suite 100
Colorado Springs, Colorado 80903
Tel: (719) 475-1727
Email: Architecture@Taylor-AD.com

SACRED HEART CATHOLIC CHURCH
RESTORE THE HEART
PHASE 1 - RENOVATION & ADDITION
2090 WEST COLORADO AVENUE
COLORADO SPRINGS, COLORADO 80904

DEVELOPMENT PLAN

NO.	DATE	REVISIONS
1	11.02.16	OWNER REVIEW/INITIAL CITY SUBMITTAL
2	12.07.16	INITIAL CITY COMMENTS
3	01.06.17	CITY RESUBMITTAL

DATE
NOVEMBER 2, 2016

PROJECT NO.
T1610

SHEET IRRIGATION PLAN

IR8

02 11 SHEETS

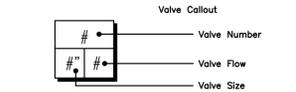
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLE & SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL, UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLE 1.0 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL, UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLE 1.2 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL, UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLE 1.5 SERIES TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL, UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER PROS-06-PRS30-CV WITH TORO NOZZLE 4X STRIP SPRAY TURF SPRAY, 30 PSI REGULATED 6.0" POP-UP, WITH FACTORY INSTALLED DRAIN CHECK VALVE, CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL, UTILIZE TORO PRECISION SERIES SPRAY NOZZLES.	30
	HUNTER RZWS-1.8-50CV 1.8" LONG RZWS WITH 0.50 GPM BUBBLER, CHECK VALVE.	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD X CZ-PRB-1.00-COM MEDIUM PLUS FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS, FLOW RANGE 3GPM TO 20GPM.
	DRIPLINE FLUSH CAP AGRIFIM FLUSH CAP, 3/4" DRIPLINE COMPRESSION END CAP WITH SCREW ON END.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL VALVE ASSEMBLY HUNTER MODEL ICV 1-INCH PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION
	QUICK COUPLER VALVE ASSEMBLY HUNTER HQ-5RC: VALVE WITH YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 1-PIECE BODY.
	ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 5.14TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE, IPS, CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	MASTER VALVE ASSEMBLY HUNTER ICV 1-INCH PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, SIZED TO MATCH POC
	REDUCED PRESSURE BACKFLOW PREVENTER WILKINS 375B: BACKFLOW PREVENTER WITH BLOW OUT/FLUSH FITTING, REINFORCED NYLON HOUSING AND CAST BRONZE BALL VALVES, SIZED PER NOTE.

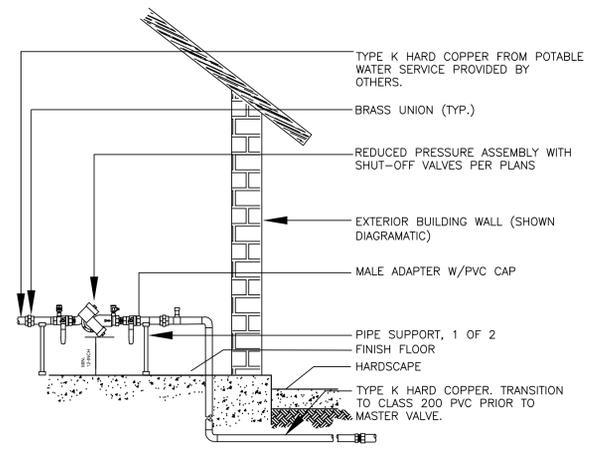
	HUNTER ACC-99D-PED-55 2-WIRE DECODER CONTROLLER WITH 99 STATION CAPACITY, METAL CABINET, STAINLESS STEEL PEDESTAL
	CREATIVE SENSOR TECHNOLOGY FSI-T 1-INCH PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS, CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT, 2 WIRE DIGITAL OUTPUT FLOW RANGE 1.8-108 GPM.
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 2.1 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.
	DRIP IRRIGATION LATERAL LINE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE PIPE, 3/4-INCH UNLESS OTHERWISE SPECIFIED.
	IRRIGATION LATERAL LINE TO TREE BUBBLERS: PVC CLASS 200 SDR 2.1 1-INCH SIZE UNLESS OTHERWISE NOTED.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 2.1 1.5-INCH UNLESS OTHERWISE NOTED.
	IRRIGATION SERVICE MAIN: TYPE K COPPER PIPE, 1-INCH IN SIZE.
	PIPE SLEEVE: PVC CLASS 200 SDR 2.1 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE, TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. SLEEVE PIPES AND WIRES SEPARATELY, MAY BE SHOWN TOGETHER FOR CLARITY ONLY.



INSTALLATION GENERAL NOTES

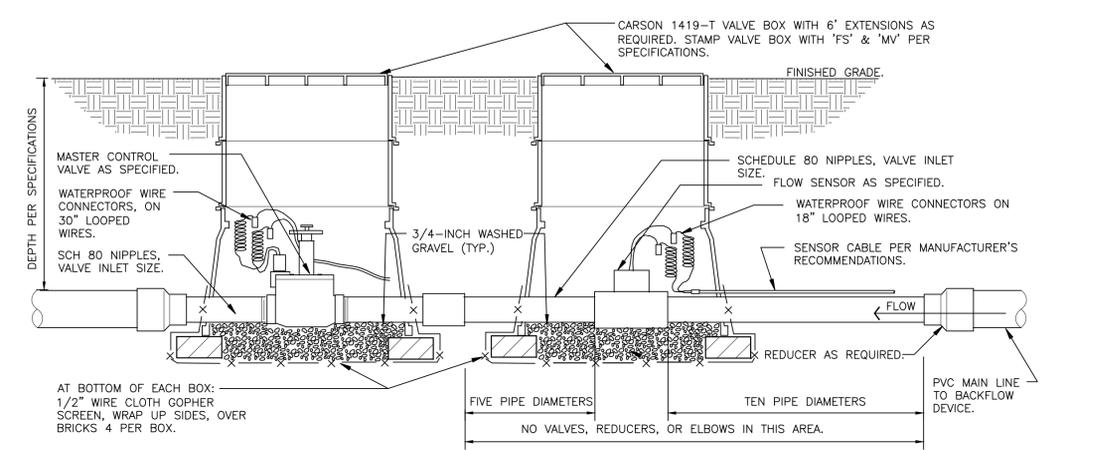
- DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM (PRESSURE WAS NOT OBTAINED FROM CITY) OF 60 PSI, AT A MINIMUM FLOW OF 1.5 GPM AT THE 1.5-INCH POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE IMMEDIATELY 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 REQUIRED ADJUSTMENT KEYS INCLUDING BUT NOT LIMITED TO CONTROLLER ENCLOSURE AND BACKFLOW ENCLOSURE KEY, LOCKING VALVE BOX KEYS, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM: BACKFLOW WINTERIZATION INSERT, TWO OF EVERY HEAD AND NOZZLE (ROTOR NOZZLE TREE INCLUDED), ONE RCV DIAPHRAGM, ETC.
- COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION (811-CALL BEFORE YOU DIG).
- IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO 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 (MAINLINE, WIRES, LATERAL LINES, ETC.) SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE, EVEN THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY.
- AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE RELOCATED, ADDITIONAL SPRINKLERS MAY BE REQUIRED.
- CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.

- CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.
- CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
- INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
 - THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
 - MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG. STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.
 - TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES TO BE ROUTED WITH MAINLINE.
 - TWO-WIRE CONTROL SURGE ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ARRESTORS ARE NOT DEPICTED ON PLANS
- TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION.
- NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.



- NOTES:
- INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL LOCAL AND STATE CODE REQUIREMENTS.
 - PROVIDE SHOP DRAWING OF BACKFLOW ASSEMBLY AND PIPE ROUTING WITHIN MECHANICAL ROOM FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

1 BACKFLOW PREVENTOR INSIDE
N.T.S. 32 8409.46-04



- NOTE:
MASTER VALVE AND FLOW SENSOR SHALL UTILIZE SENSOR DECODERS WIRED INTO TWO-WIRE CONTROL CABLE.

2 MASTER VALVE/FLOW SENSOR ON DECODER
1 1/2" = 1'-0" 328406.23-11

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE CONNECTED TO THE 1.5-INCH DOMESTIC WATER LINE AT APPROXIMATE LOCATION SHOWN, INSIDE BUILDING. BACKFLOW PREVENTION UNIT SHALL BE INSTALLED INSIDE THE BUILDING IN COORDINATION WITH PLUMBING CONTRACTOR. COPPER SERVICE LINE ROUTING SHOWN IN BUILDING IS FOR REFERENCE. REFER TO PLUMBING PLANS TO LOCATE COPPER LINE AND BUILDING EXIT POINT PRIOR TO INSTALLATION. COORDINATE INSTALLATION WITH PLUMBING CONTRACTOR. INSTALL MASTER VALVE ASSEMBLY AND FLOW SENSOR IN THE LANDSCAPE AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
1A	MAKE PVC MAINLINE CONNECTION TO THE COPPER LINE FROM BUILDING. INSTALL MASTER VALVE AND FLOW SENSOR AS INDICATED.
2	WALL MOUNT 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 BEHIND WALL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE. INSTALL PER NATIONAL ELECTRIC CODE (NEC).
3	CONTRACTOR SHALL STUB OUT MAINLINE AND WIRES AT THE APPROXIMATE LOCATION SHOWN FOR FUTURE CONNECTION. INSTALL ISOLATION GATE VALVE AND QUICK COUPLER AS INDICATED.

TAYLOR ARCHITECTURE & DESIGN, LLC
620 South Cascade Avenue, Suite 100
Colorado Springs, Colorado 80903
Tel: (719) 475-1727
Email: Architecture@Taylor-AD.com

SACRED HEART CATHOLIC CHURCH RESTORE THE HEART PHASE 1 - RENOVATION & ADDITION
2090 WEST COLORADO AVENUE
COLORADO SPRINGS, COLORADO 80904

DEVELOPMENT PLAN		REVISIONS	
NO.	DATE	OWNER REVIEW/INITIAL	CITY SUBMITTAL
1	11.02.16		
2	12.07.16		
3	01.06.17		

DATE
NOVEMBER 2, 2016

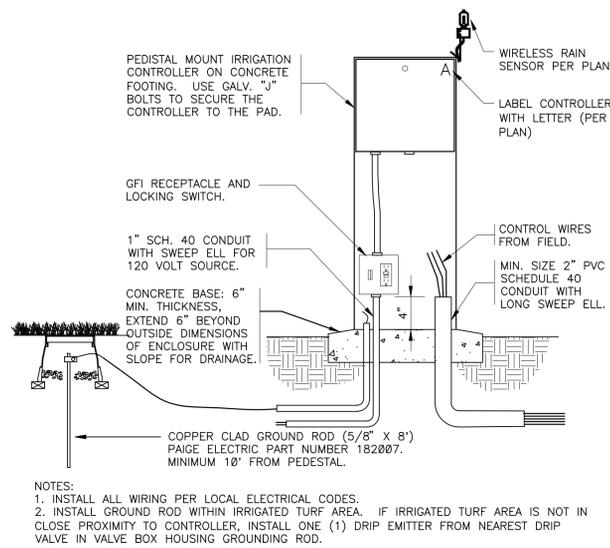
PROJECT NO.
T1610

SHEET IRRIGATION NOTES & DETAILS

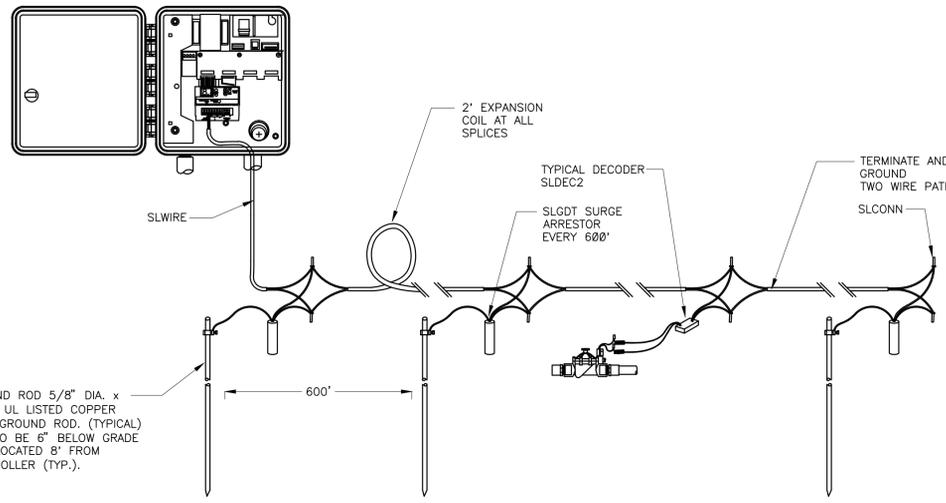
IR9
OF 11 SHEETS

MPI Designs, LLC
P.O. BOX 345
Windsor, CO 80550
970.402.3047
irrigationlady@gmail.com

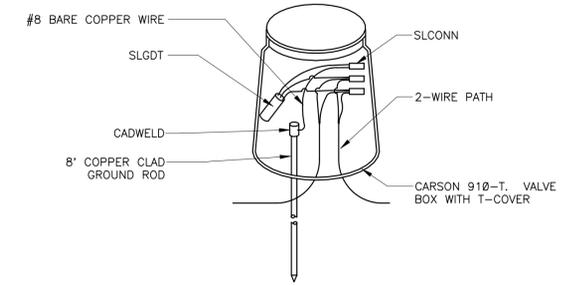
CITY FILE NO: AR DP 16-00136



3 PEDESTAL MOUNT CONTROLLER
 1" = 1'-0"
 328409.16-03

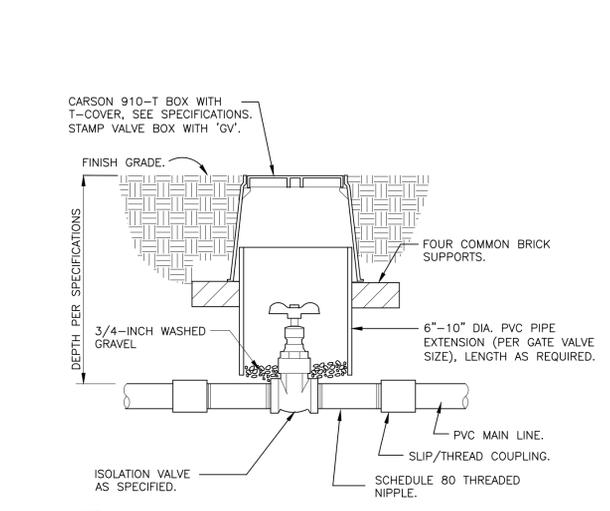


4 TYPICAL LIGHTNING ARRESTOR LAYOUT
 N.T.S.
 32 8409.16-20

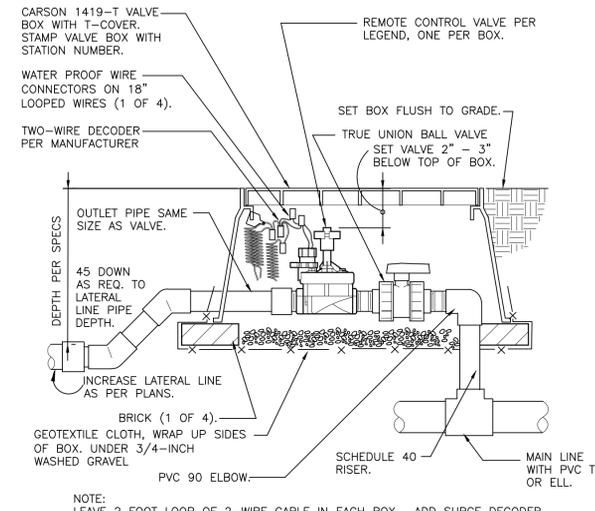


NOTES:
 1. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES. REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION REQUIREMENTS.
 2. INSTALL EVERY 600', AT CONTROLLER, AND END OF EVERY MAINLINE RUN. NOT SHOWN ON DESIGN PLANS.

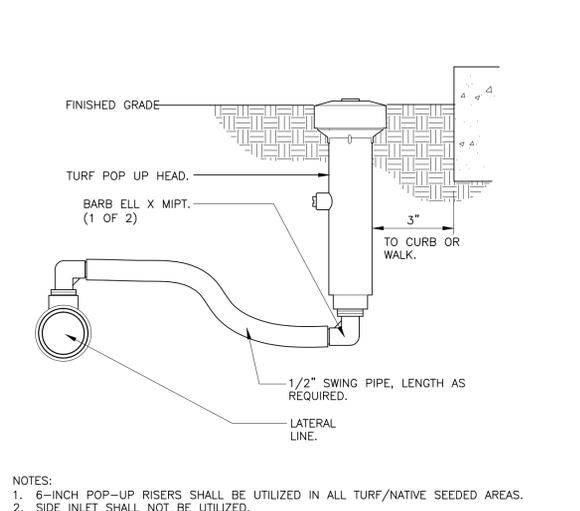
5 LIGHTNING ARRESTOR
 N.T.S.
 32 8409.16-21



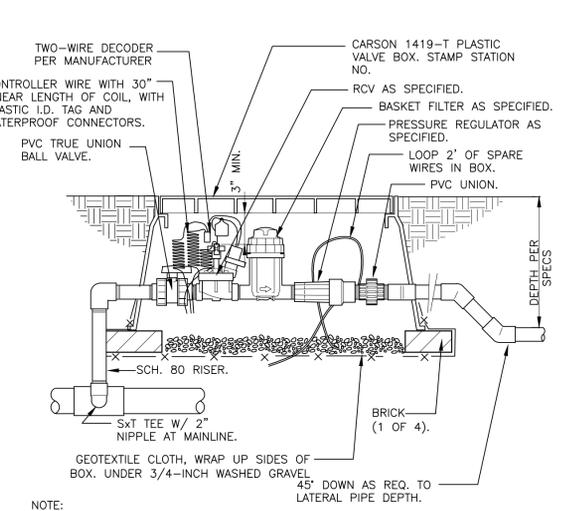
6 ISOLATION GATE VALVE
 1 1/2" = 1'-0"
 328406.33-01



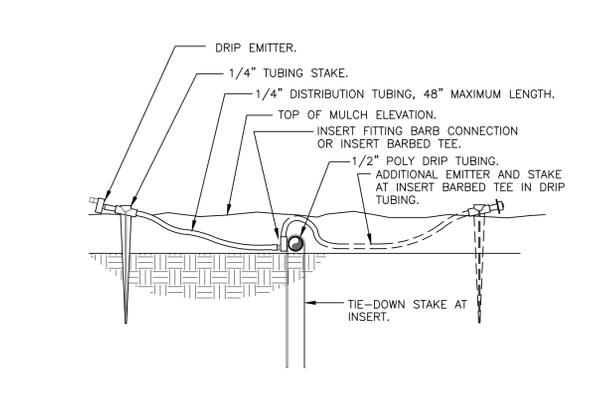
7 REMOTE CONTROL TURF VALVE W/DECODER
 1 1/2" = 1'-0"
 328406.13-06



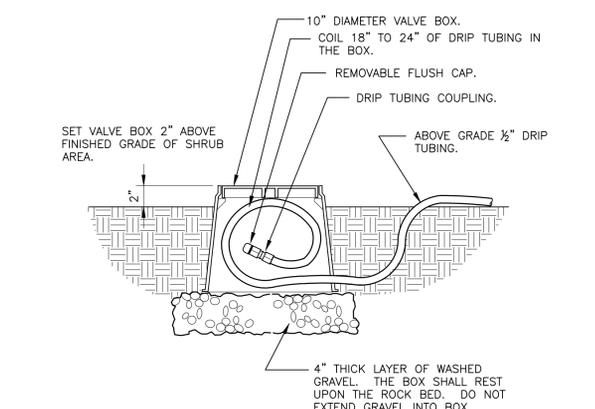
8 6-INCH POP-UP SPRAY
 3" = 1'-0"
 328403.13-02



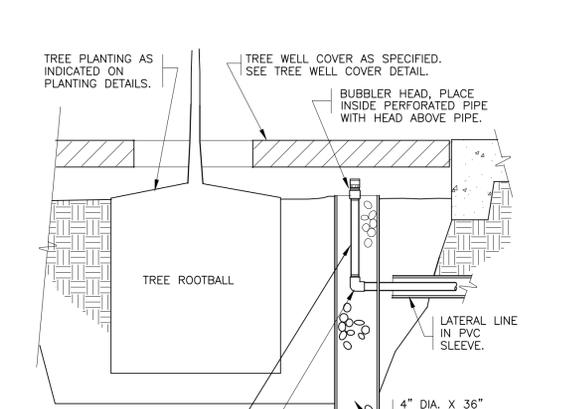
9 1" DRIP VALVE W/BASKET FILTER & DECODER
 1 1/2" = 1'-0"
 328413.76-30



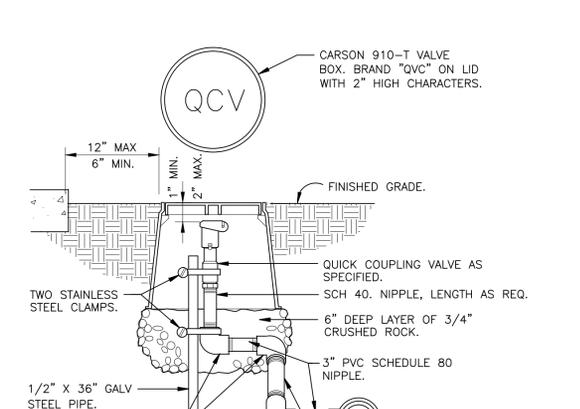
10 DRIP EMITTER AT 1/4" TUBING
 3" = 1'-0"
 328413.13-13



11 DRIP FLUSH CAP ASSEMBLY
 1 1/2" = 1'-0"
 328413.49-06



12 BUBBLER AT TREE WELL
 1 1/2" = 1'-0"
 32 8403.53-03



13 QUICK COUPLING VALVE IN BOX
 1 1/2" = 1'-0"
 328406.43-02

TAYLOR ARCHITECTURE & DESIGN, LLC
 620 South Cascade Avenue, Suite 100
 Colorado Springs, Colorado 80903
 Tel: (719) 476-1727
 Email: Architecture@Taylor-AD.com

SACRED HEART CATHOLIC CHURCH RESTORE THE HEART PHASE 1 - RENOVATION & ADDITION
 2090 WEST COLORADO AVENUE
 COLORADO SPRINGS, COLORADO 80904

DEVELOPMENT PLAN

NO.	DATE	REVISIONS
1	11.02.16	OWNER REVIEW/INITIAL CITY SUBMITTAL
2	12.07.16	INITIAL CITY COMMENTS
3	01.06.17	CITY RESUBMITTAL

DATE
NOVEMBER 2, 2016

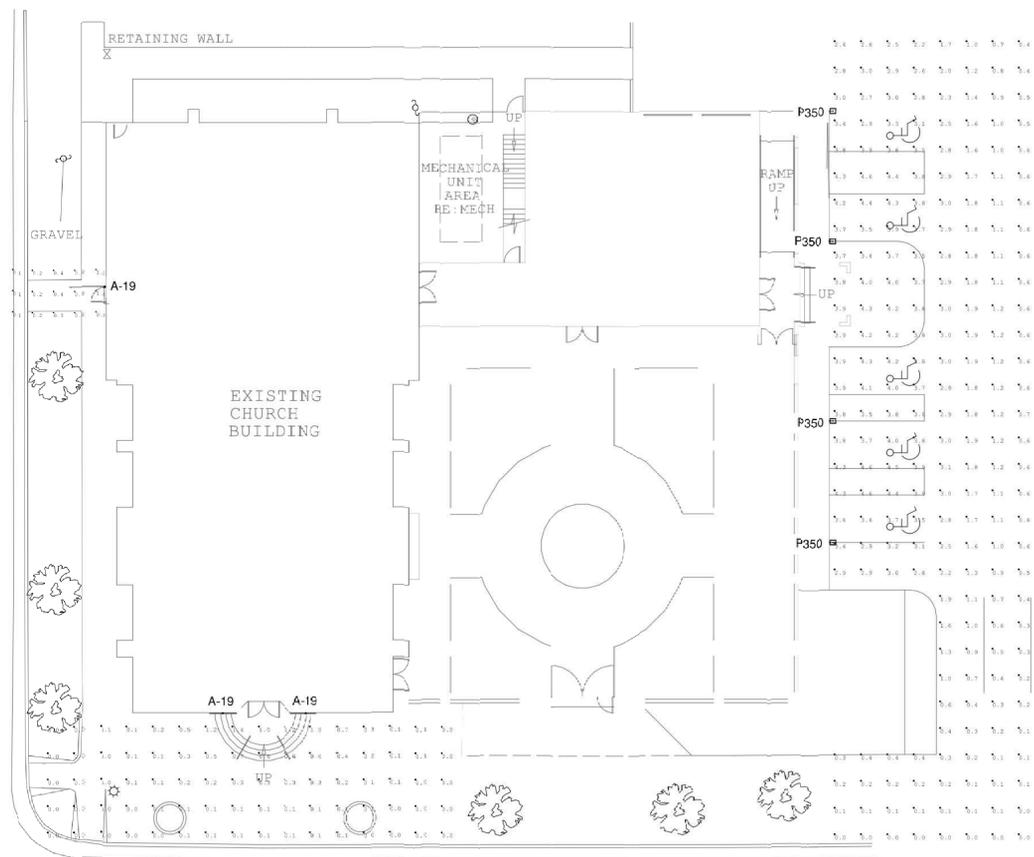
PROJECT NO.
T1610

SHEET IRRIGATION DETAILS

IR10
 OF 11 SHEETS

MPI Designs, LLC
 P.O. BOX 345
 Windsor, CO 80550
 970.402.3047
 irrigationlady@gmail.com

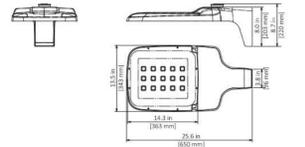
CITY FILE NO: AR DP 16-00136



**ARIETA™13 Architectural LED Area Luminaire
AR13 M2 Series Specification Data Sheet**

Luminaire Data
Weight: 15.4 lbs (7 kg)
EPA: 0.47 ft²

P350 FIXTURE



Ordering Information

Sample Catalog No. AR13 602 MW RW S BK 700 MS13

Product	LED No. & Type	Voltage	Nominal Color Temperature	Distribution	Finish ¹	Drive Current ²	Options
AR13	AM2	MV 120-277V	WW 3000K	2 Type 2	BK Black	350 350mA	HS ³ House SideShield FDC ⁴ Factory SideShield
	DM2	MV 120-277V	WW 3000K	3 Type 3	DB Dark Bronze	350 350mA	FDC ⁴ Fixed DriveCurrent NCKA ⁵ Non-Contact Receptacle
	SM2	MV 120-277V	WW 3000K	4 Type 4	WH White	700 700mA	PC ⁶ PhotoControl Receptacle
	DM2 DM2	MV 120-277V	WW 3000K	5 Type 5	GY Gray NA Natural Aluminum	700 700mA	PC ⁶ PhotoControl Receptacle

- Notes:
- Black, Dark Bronze, White, Gray, or Natural Aluminum standard. Consult factory for other finishes.
 - Factory set drive current, field adjustable standard. Consult factory if average limits require a special drive current.
 - Specify with CR for center-maintaining at factory for wireless mode dimming. For details, see Wireless Control Options brochure (link at www.led.com) and/or user supporting documents.
 - Flush mounted physical factory installed, also available for field installation. House Side Shield cuts light off at LED mounting height behind lens.
 - Non-field adjustable drive current. Specify 350mA, 350mA or 700mA setting.
 - Motion sensor available with MV only. See L or L-Lens coverage details on page 3. Consult factory for MS specified with AOS (Auto On) or F (Face) Photocontrol Receptacle. FCS option is required for On/Off control using light detector.
 - Specify Color (C: 05, 06, 08, 10, 14).
 - Specify MV (120-277V) or MV (147V or 480V).
 - For P350 profile options see page 6. Only available with MV (120-277V).

© 2015 Lutron Electronics Co., Inc.
AR13_M2_081716. Specifications subject to change without notice.



Better light is beautiful light; it makes colors appear richer, true and natural.

Choose better. At Cree®, we believe in better lighting. Better light is beautiful light. But it's more than just beautiful. It is light that makes you feel more productive, more relaxed and safer. Better light changes everything.

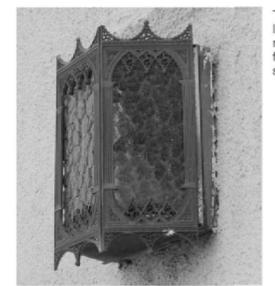
That's why the new A19 Improved Cree LED bulbs feature high color rendering that enhances your space and makes the colors of your décor appear vibrant, richer and more natural – true colors the way they are meant to be experienced.

	40-Watt Soft White/Daylight Replacement	60-Watt Soft White/Daylight Replacement	75-Watt Soft White/Daylight Replacement
Color Temperature (K)	2700/5000	2700/5000	2700/5000
Lumens	400/800	800/1600	1100/1750
Energy Used (Watts)	1.5/5	5/16.5	11.2/17.2
Annual Savings*	\$1.44/\$3.22	\$4.06/\$9.20	\$7.48/\$17.01
Color Rendering Index	85+	85+	85+
Rated Life (Hours)	5,000	25,000	25,000
Beam Spread	One-directional	Omnidirectional	Omnidirectional
Bulb Size	A19	A19	A19

CREE logo and website information.



The light fixture on each side of the main entrance are existing. These fixtures are adjacent to a busy street, not a residential area.



The light fixture that is located by a door on the north side is existing. This fixture is adjacent to a busy street, not residential area.

TAYLOR ARCHITECTURE & DESIGN, LLC
620 South Cascade Avenue, Suite 100
Colorado Springs, Colorado 80903
Tel: (719) 476-1727
Email: Architecture@Taylor-AD.com

SACRED HEART CATHOLIC CHURCH RESTORE THE HEART PHASE 1 - RENOVATION & ADDITION
2030 WEST COLORADO AVENUE
COLORADO SPRINGS, COLORADO 80904

DEVELOPMENT PLAN

NO.	DATE	REVISIONS
1	11.02.16	OWNER REVIEW/INITIAL CITY SUBMITTAL
2	12.07.16	INITIAL CITY COMMENTS
3	01.06.17	CITY RESUBMITTAL
4	01.26.17	CITY RESUBMITTAL

DATE
NOVEMBER 2, 2016

PROJECT NO.
T1610

SHEET
E-11
OF 11 SHEETS

