# BURGERWORKS EAST FILLMORE STREET

## LOT 1 CPRE REPLAT

### CITY OF COLORADO SPRINGS, COLORADO

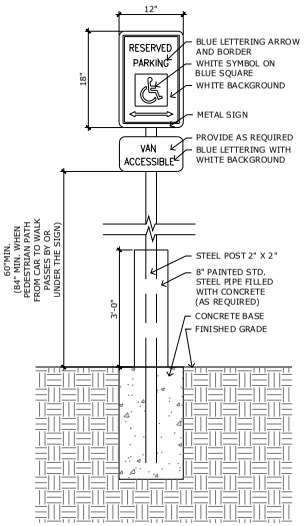
## DEVELOPMENT PLAN

## LEGAL DESCRIPTION

Block K in the Colorado Springs Company's Subdivision of a part of the Southwest Quarter of Section 32 and the Southeast Quarter of Section 31, Township 13 South, Range 66 West of the 6th P.M., County of El Paso, State of Colorado, except those portions thereof conveyed to the City of Colorado Springs by deeds recorded June 13, 2008 under Reception No. 208068153 and September 17, 2019 under Reception No. 219112930.

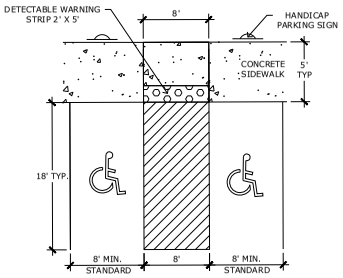
Containing a calculated area of 34,228 square feet 1.272635 acres), more or less.

## ADA PARKING SIGN TYPICAL




NOTES:
1. PROVIDE SIGNAGE ON BOTH SIDES OF POST WHEN REQUIRED.
2. ALL SIGNS TO BE PER CURRENT MUTCD STANDARDS.

## ADA PARKING STALL TYPICAL




## GENERAL NOTES

1. ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF SHIELDING OR FIXTURES TO REDUCE OFF-SITE LIGHTING IMPACTS.
2. ALL SIDEWALKS SHOWN ON DEVELOPMENT PLAN ARE TO BE 5' CONCRETE UNLESS OTHERWISE SPECIFIED.
3. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982, 2880 INTERNATIONAL CIRCLE FOR SIGN PERMIT APPLICATION.
4. ALL EXISTING CURB, GUTTER, SIDEWALKS, PEDESTRIAN RAMPS, CROSSPANS AND DRIVEWAY APRONS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY(C.O.). 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 719-385-5977.
5. PRIOR TO CERTIFICATE OF OCCUPANCY OF THE BUILDING, A FIRE INSPECTION TO VERIFY FIRE LANE MARKING INSTALLATION SHALL OCCUR. A FIRE INSPECTION MAY BE REQUESTED BY CALLING 719-385-5978.
6. FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 08041C0727F & 08041C0731F, EFFECTIVE DATE, MARCH 17, 1997, INDICATES THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO BE A ZONE X (AREA DETERMINED TO BE OUT OF THE 500 YEAR FLOODPLAIN).
7. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
8. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEER DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.
9. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.
10. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY.
11. INSTALLATION OF ELECTRICAL DEVICES IN THE PUBLIC ROW SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY SPECIFICATION SECTION 1001 AND COMPLETE THE COLORADO SPRINGS UTILITIES 'ELECTRIC INSPECTION IN THE RIGHT-OF-WAY CERTIFICATE' IN ACCORDANCE WITH UTILITIES' REQUIREMENTS FOR ELECTRIFICATION. THE CERTIFICATE SHALL ALSO BE PROVIDED TO THE CITY INSPECTOR.
12. OUTDOOR SEATING MUST COMPLY WITH CITY CODE SECTION 7.4.203.

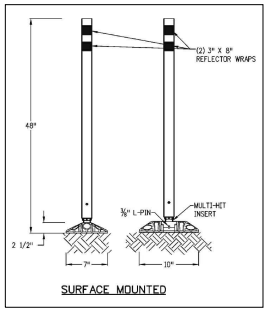
## LIGHTING DETAIL TYPICALS

2/13 4BEMW 4" DOWNLIGHT (D1)
SCALE: NONE

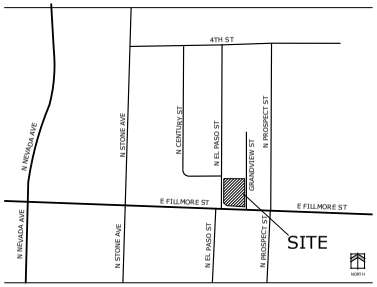
3/13 DSX0 AREA LUMINAIRE (P1 & P2)
SCALE: NONE

4/13 WDGE1 WALLPACK (WP1)
SCALE: NONE

## DELINEATOR POST TYPICAL




## VICINITY MAP




## SITE DATA

| | |
|---|---|
| Tax ID Number: | 6323327008 / 6323327009 / 6323327012 / 6323327013 |
| Total Area: | 1.27 Acres |
| Development Schedule: | Spring 2023 |
| Drainage Basin: | Unnamed |
| Current Zoning: | C-5 / M-1 (Intermediate Business / Light Industrial) |
| Proposed Zoning: | C-5 (Intermediate Business) CPC ZC 22-00094 Ord. No._____ |
| Current Use: | Retail / Fast-Food Restaurant |
| Proposed Use: | Fast-Food Restaurant |
| Building Size (Lot Coverage): | 3,785 SF (7%) |
| Impervious Area (Lot Coverage): | 35,959 (65%) |
| Maximum Building Height: | 45' |
| Proposed Building Height: | 15' - 9" |
| Building Setbacks: | |
| Front (E Fillmore Street): | 20' |
| Rear (North Boundary): | 20' |
| Landscape Setbacks: | |
| E Fillmore Street: | 25' |
| N El Paso Street: | 10' |
| Grandview Street: | 10' |
| Parking: | |
| Formula: | 1 space per 100 SF |
| Required: | 38 |
| Provided: | 37 |
| ADA Formula: | 26 - 50 spaces |
| Required: | 2 (1 Van) |
| Provided: | 2 (1 Van) |

## PROJECT TEAM

| | |
|---|---|
| OWNER: | Center Pointe Real Estate LLC<br>4014 N Goldwater Blvd., Suite 204<br>Scottsdale, AZ 85251 |
| DEVELOPER: | Burgerworks Colorado LLC<br>908 N John Redditt<br>Lufkin, TX 75904 |
| APPLICANT/PLANNER: | N.E.S. Inc.<br>619 N. Cascade Ave., Suite 200<br>Colorado Springs, CO 80903 |

## SHEET INDEX


| | |
|---|---|
| Sheet 1 of 14: | Cover Sheet |
| Sheet 2 of 14: | Development Plan |
| Sheet 3 of 14: | Preliminary Grading Plan |
| Sheet 4 of 14: | Preliminary Utility & Public Facilities Plan |
| Sheet 5 of 14: | Civil Details |
| Sheet 6 of 14: | Final Landscape Plan Notes |
| Sheet 7 of 14: | Final Landscape Plan |
| Sheet 8 of 14: | Final Landscape Plan Details |
| Sheet 9 of 14: | Final Irrigation Plan |
| Sheet 10 of 14: | Final Irrigation Plan Details |
| Sheet 11 of 14: | Fire Truck Turn Exhibit |
| Sheet 12 of 14: | Architectural Elevations |
| Sheet 13 of 14: | Architectural Elevations |
| Sheet 14 of 14: | Architectural Elevations |



NES

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com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PLANNER / LANDSCAPE ARCHITECT

PLA ASSOCIATES WITH

BURGERWORKS

LOT 1 CPRE REPLAT

706 EAST FILLMORE STREET

PROJECT INFO

| | |
|---|---|
| DATE: | 04/29/2022 |
| PROJECT MGR: | A. BARLOW |
| PREPARED BY: | B. PERKINS |

STAMP

ISSUE INFO

ENTITLEMENT

| DATE: | BY: | DESCRIPTION: |
|---|---|---|
| 07/27/2022 | BP | PER CITY REVIEW COMMENTS |
| 09/06/2022 | BP | PER CITY REVIEW COMMENTS |

ISSUE REVISION

SHEET TITLE

**COVER SHEET**

SHEET NUMBER

1

1 OF 14

PLAN FILE #

CPC DP 22-00095

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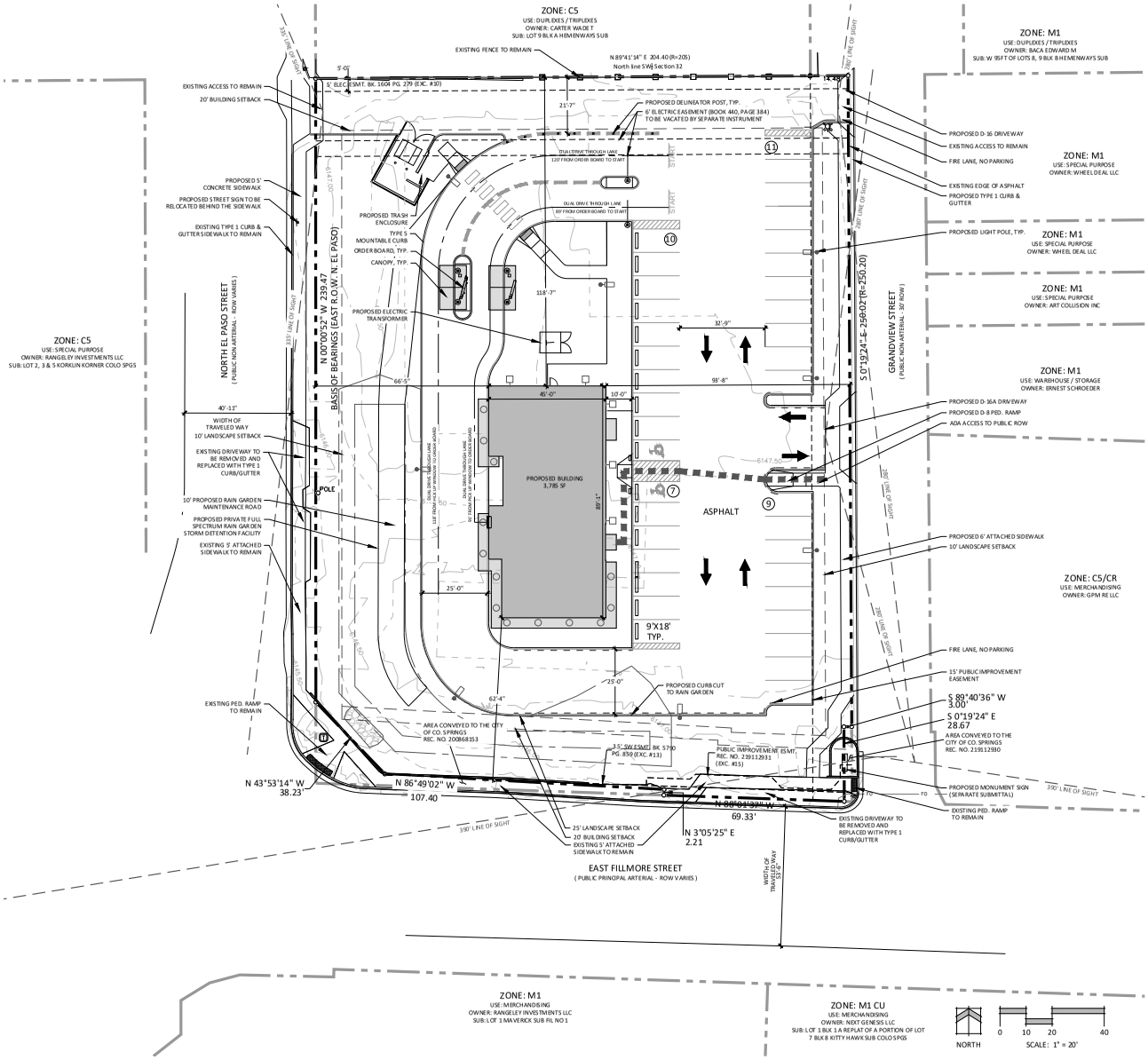
# BURGERWORKS EAST FILLMORE STREET

## CITY OF COLORADO SPRINGS, COLORADO

## DEVELOPMENT PLAN





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PLANNER / LANDSCAPE ARCHITECT

CIVIL ENGINEER WITH

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SHEET TITLE

**DEVELOPMENT PLAN**

SHEET NUMBER

2

2 OF 14

PLAN FILE #

CPC DP 22-00095

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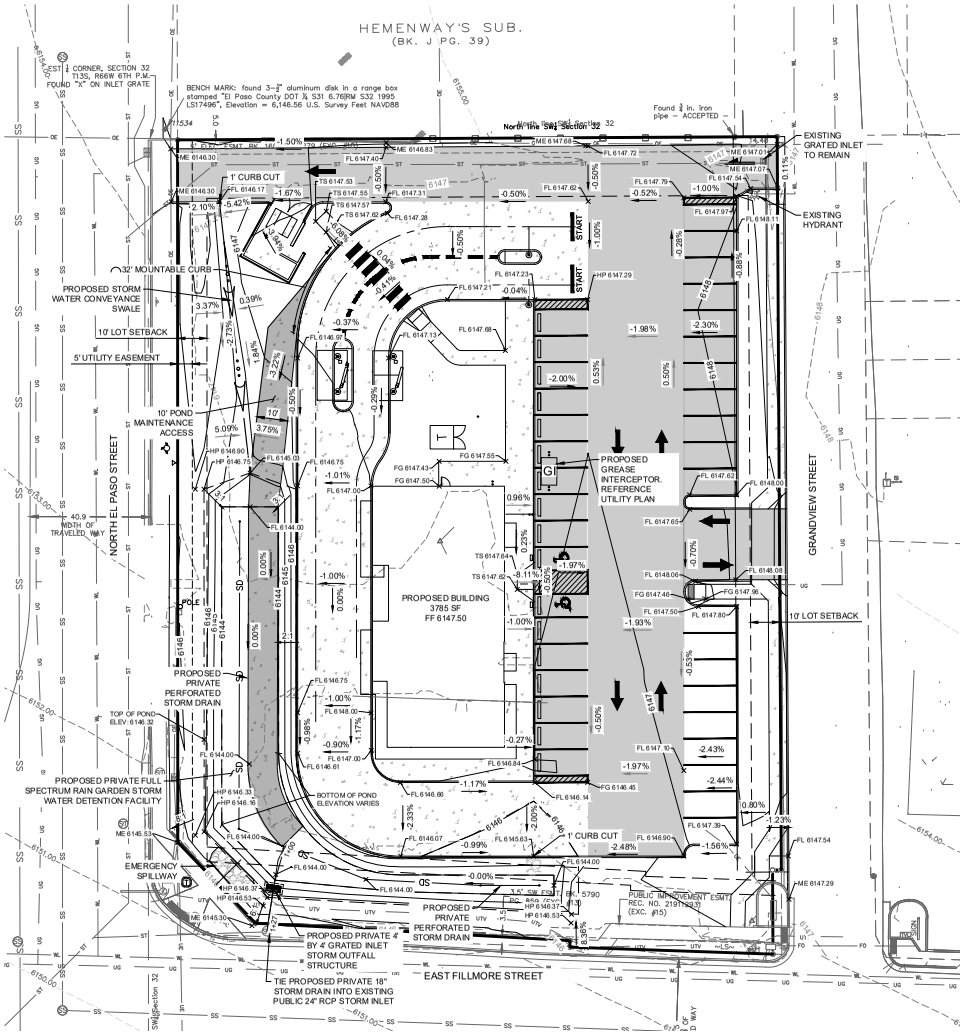
# BURGERWORKS EAST FILLMORE STREET

706 E FILLMORE ST

BLOCK K, THE COLORADO SPRINGS COMPANYS SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF THE SECTION 32, AND SOUTHEAST QUARTER SECTION 31, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, CITY OF COLORADO SPRINGS, STATE OF COLORADO




## GENERAL GRADING NOTES:

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED & INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
2. ALL BENCHMARKS, CONTROL POINTS, PROPERTY MARKERS AND RIGHT-OF-WAY MONUMENTS DISTURBED OR DESTROYED SHALL BE RESET UNDER THE SUPERVISION OF A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO. ALL SURVEYING COSTS SHALL BE THE CONTRACTORS.
3. THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE EXCAVATING.
4. TOPSOIL SHALL BE STRIPPED TO A DEPTH WHERE SOIL IS FREE OF ROOTS AND VEGETATION.
5. REFERENCE GEOTECHNICAL ENGINEERING REPORT BY____ DATED ____ FOR COMPLETE PAVING AND SUBGRADE RECOMMENDATIONS. CIVIL ENGINEER WILL NOT INTERPRET SOILS REPORTS OR ACCEPT RESPONSIBILITY FOR ALTERNATIVE METHODS PROPOSED BY THE CONTRACTOR.
6. UNDERCUTTING OF SOFT SPOTS AND PLACEMENT OF EARTHWORK IS GOVERNED FIRST BY THE GEOTECHNICAL REPORT. OBSERVATION AND TESTING SHALL BE PERFORMED BY A QUALIFIED GEOTECHNICAL ENGINEER TO VERIFY THAT THE SOFT SPOTS ARE PROPERLY OVEREXCAVATED AND REPLACED OR STABILIZED.
7. IF EXCAVATED MATERIAL IS UNSUITABLE FOR COMPACTION, AS DETERMINED BY THE GEOTECHNICAL ENGINEER, THE CONTRACTOR SHALL FURNISH SUITABLE BORROW.
8. STRIPPING, PROOFROLLING, SUBGRADE SCARIFICATION, AND COMPACTION, AND FILL CONSTRUCTION IN THE BUILDING AND PAVING AREAS SHALL BE PERFORMED ACCORDING TO THE GEOTECHNICAL REPORT.
9. EXCAVATE TO INDICATED ELEVATIONS AND DIMENSIONS WITHIN A TOLERANCE OF PLUS OR MINUS 1 INCH. IF APPLICABLE, EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK, FOR INSTALLING SERVICES AND OTHER CONSTRUCTION, AND FOR INSPECTIONS.
10. PAVING CONTRACTOR IS RESPONSIBLE TO REVIEW ALL FIELD ESTABLISHED GRADES PRIOR TO PLACEMENT OF MATERIALS SO AS TO PROVIDE POSITIVE DRAINAGE IN ALL CASES.
11. CONTRACTOR SHALL COORDINATE AND PROVIDE ALL STAKING NECESSARY TO INSTALL CONDUITS SUFFICIENT FOR UTILITY AND IRRIGATION SERVICES WHETHER OR NOT SHOWN ON THE CIVIL ENGINEER'S PLANS.
12. GRADES NOT OTHERWISE INDICATED ON THE PLANS SHALL BE UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE GIVEN, ABRUPT CHANGES IN SLOPES SHALL BE WELL ROUNDED. THE CONTRACTOR IS RESPONSIBLE FOR POSITIVE SITE DRAINAGE.
13. CONTRACTOR IS RESPONSIBLE TO MEET AND MATCH NEW PAVEMENT WITH EXISTING ADJACENT PAVEMENT AREAS. THE TRANSITION BETWEEN THIS SITE AND ADJACENT SITES MUST BE SMOOTH AND MONOLITHIC. ALL GRADING MUST MEET AND MATCH GRADES ON ALL SIDES.
14. ADA ACCESSIBLE ROUTES AND SIDEWALKS ARE NOT TO EXCEED 5% RUNNING SLOPE AND 2% CROSS. ACCESSIBLE PARKING AND ACCESS AISLES NOT TO EXCEED 2% SLOPE IN ANY DIRECTION. ALL RAMPS SHALL COMPLY WITH ADA DESIGN GUIDELINES.
15. ALL CUT OR FILL SLOPES SHALL BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED.
16. LANDSCAPE ISLANDS TO BE FILLED WITH DIRT SUITABLE FOR VEGETATION. THE CONTRACTOR WILL INSURE THAT NO PONDING WILL OCCUR AT LANDSCAPE ISLANDS. ALL SURFACE WATER MUST DRAIN AROUND THE ISLAND WITH POSITIVE SLOPE. NO WATER SHALL BE TRAPPED.
17. CONTRACTOR SHALL MEET AND MATCH TOP OF JUNCTION BOXES/MANHOLES OR CLEANOUTS WITH FINISHED PAVING GRADES. FINAL GRADES OF ABOVE SURFACE UTILITIES NOT IN PAVED AREAS, INCLUDING BUT NOT LIMITED TO JUNCTION BOX/MANHOLE LIDS, WATER METER LIDS, AND SEWER CLEANOUTS, ARE TO BE ADJUSTED BY THE UTILITY CONTRACTOR TO CONFORM TO LANDSCAPING SOD INSTALLATIONS.
18. CONTRACTOR SHALL REFER TO ARCHITECTURAL AND MEP PLANS FOR THE EXACT LOCATIONS AND DIMENSIONS OF ENTRY, EXIT PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND DOWNSPOUTS.
19. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS AT THE COMPLETION OF THE PROJECT.
20. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
21. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
22. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS AND SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM BUILDING AND STRUCTURES FOR ALL GRASSED AND PAVED AREAS OF ENTIRE SITE THROUGHOUT CONSTRUCTION AND AVOID PONDING OR RUTTING. TEMPORARY DEWATERING, INCLUDING PUMPING, MAY BE REQUIRED AND SHALL BE INCLUDED IN THE SCOPE OF WORK.
23. UNLESS OTHERWISE INDICATED, ALL DISTURBED SOIL AREAS SHALL RECEIVE FOUR (4) INCHES OF TOPSOIL AND SHALL BE PERMANENTLY STABILIZED WITH SEED OR SOD.
24. REMOVE ALL TREES (INCLUDING ROOTBALLS), GRASS, WEEDS, ROOTS, AND OTHER DEBRIS FROM THE AREA TO BE EXCAVATED, FILLED OR GRADED.

NOTES:

1. ALL PROPOSED STORM INFRASTRUCTURE, INCLUDING THE RAIN GARDEN, WILL BE PRIVATE AND OWNED BY THE OVERALL DEVELOPER (BURGERWORKS LLC).
2. RAIN GARDEN MAINTENANCE ACCESS TO HAVE A MAXIMUM SLOPE OF 15% LONGITUDINALLY. MAINTENANCE PATH SHALL BE CONSTRUCTED PER COLORADO SPRINGS DRAINAGE AND CRITERIA MANUAL CHAPTER 13, SECTION 5.16.

DEVELOPER
CENTERPOINTE REAL ESTATE GROUP
ATTN: CLINT JAMESON
4525 E. CALLE TUBERIA
PHOENIX, AZ 85018

CIVIL ENGINEER
WALLACE ENGINEERING
ATTN: AARON BARNHART, PE
9800 PYRAMID CT, SUITE 350
ENGLEWOOD, CO 80112
720.704.5290

BENCHMARK
FIMS MONUMENT VP14. ELEVATION= 6236.44 (NGVD 1929)

LEGAL DESCRIPTION
LOT 1 BLOCK 1, WESTECH CENTER, AN ADDITION TO THE CITY OF COLORADO SPRINGS, COLORADO, AS SHOWN BY THE PLAT THEREOF RECORDED OCTOBER 6 1998 IN PLAT BOOK D4 AT PAGE 78 OF THE RECORDS OF EL PASO COUNTY, COLORADO SUCH PROPERTY ALSO BEING A REPLAT OF A PORTION OF LOT 1 BLOCK 2, WESTECH 1 SUBDIVISION, FILING NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 1983 IN PLAT BOOK U3 AT PAGE 88, IN THE RECORDS OF EL PASO COUNTY, COLORADO, COUNTY OF EL PASO, STATE OF COLORADO.

BASIS OF BEARING
NORTH LINE OF THE PROPERTY, MONUMENTED AS SHOWN AND ASSUMED TO BEAR NORTH 88 DEGREES 41 MINUTES 37 SECONDS EAST.

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

CPC DP 22-00095


WALLACE ENGINEERING STRUCTURAL CONSULTANTS, INC

STRUCTURAL AND CIVIL CONSULTANTS
9800 PYRAMID COURT, SUITE 350
ENGLEWOOD, CO 80112
(303) 330-1690


WHATABURGER
EL PASO & FILLMORE

706 E FILLMORE ST

| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |

DATE 09/06/2022
PROJECT NO. 2275013
SHEET NAME
PRELIMINARY GRADING PLAN
SHEET NO.
Sheet 3 of 14


\\DENVER-SERVER\Civil\Projects\2275013 Whataburger\Dwg\PRODUCTION\2275013 Grading.dwg PLOT 9/6/2022 2:35:02 PM ORIG SIZE 24"X36"

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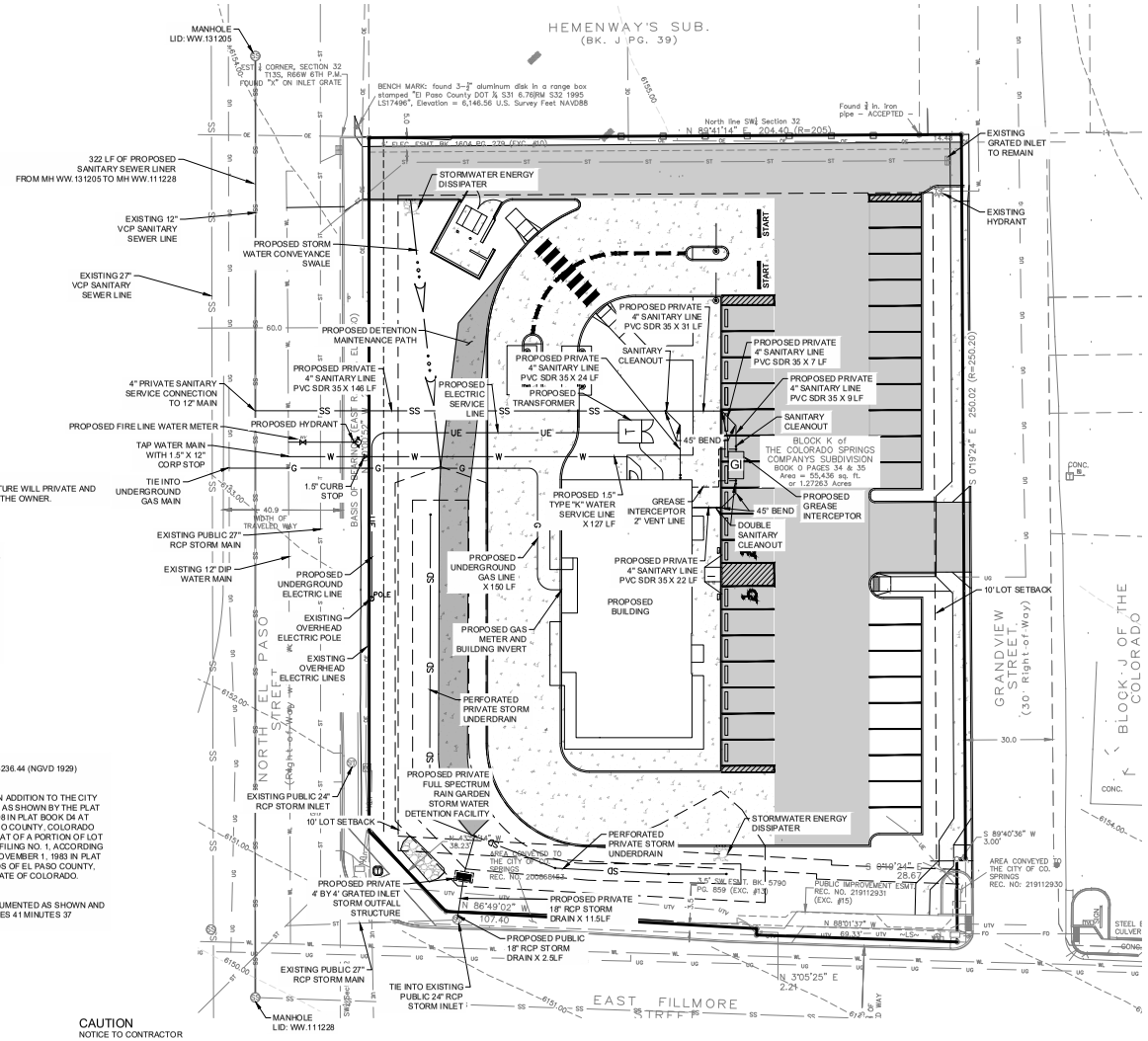


MAINTENANCE NOTE:
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COLORADO 811
KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

GENERAL UTILITY 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, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT, SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS, AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.
12. ALL PRIVATE AND PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

N

20 0 10 20
1" = 20'

CPC DP 22-00095


WALLACE ENGINEERING STRUCTURAL CONSULTANTS, INC
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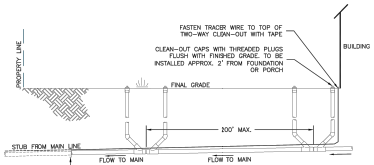
(303) 390-1690


WHATABURGER
EL PASO & FILLMORE
706 E FILLMORE ST

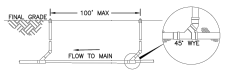
| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |

DATE 09/06/2022
PROJECT NO. 2275013
SHEET NAME
PRELIMINARY UTILITY & PUBLIC FACILITIES PLAN
SHEET NO.
Sheet 4 of 14

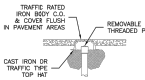

\\DENVER-SERVER\Civil\Projects\2275013 Whataburger\Dwg\PRODUCTION\2275013 Utility.dwg PLOT: 9/6/2022 2:35:11 PM ORIG SIZE: 24"X36"




TWO-WAY CLEAN-OUT INSTALLATION




SINGLE CLEAN-OUT INSTALLATION




CLEAN-OUT INSTALLATION IN PAVEMENT

NOTES:

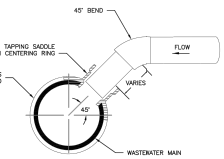
1. SINGLE CLEAN-OUT TO BE PLACED AT 100' INTERVALS, TWO-WAY CLEAN-OUTS AT 200' INTERVALS (100' EACH WAY CLEANING).
2. TRACER WIRE TO BE CONTINUOUSLY CONNECTED FROM THE MAIN LINE TO THE CLEAN-OUT LOCATED AT THE BUILDING.

Colorado Springs Utilities (It's how we'll connect)

TYPICAL WASTEWATER SERVICE LINE WITH TRACER WIRE AND CLEAN-OUTS

D1-4

DATED 5/2015




TYPICAL WASTEWATER SERVICE TAPPING SADDLE

NOTES:

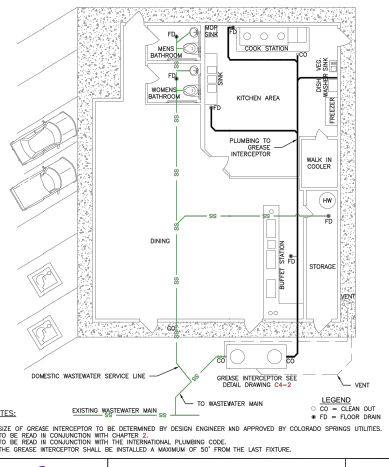
1. WHEN THE WASTEWATER MAIN IS VCP, USE THE SDR 35 PVC SADDLE WITH A LARGER SKIRT. SADDLE SHALL BE ONE NOMINAL SIZE LARGER THAN THE WASTEWATER MAIN.
2. PIPE WILL BE CUT WITH AN O.D. HOLE SAW OR TAPPING MACHINE. A 4-1/2" O.D. HOLE SAW SHALL BE USED FOR 4" TAPS AND A 6-1/2" O.D. HOLE SAW SHALL BE USED FOR 6" TAPS.
3. ONLY 4" AND 6" TAP SIZES ARE ALLOWED.
4. WASTEWATER TAPPING SADDLES SHALL HAVE A CENTERING RING.
5. A GASKET SHALL BE USED TO ENSURE AN AIRTIGHT SEAL BETWEEN THE SADDLE AND THE PIPE.

Colorado Springs Utilities (It's how we'll connect)

TYPICAL WASTEWATER SERVICE LINE TAPPING METHOD

D1-6

DATED 5/2015




NOTES:

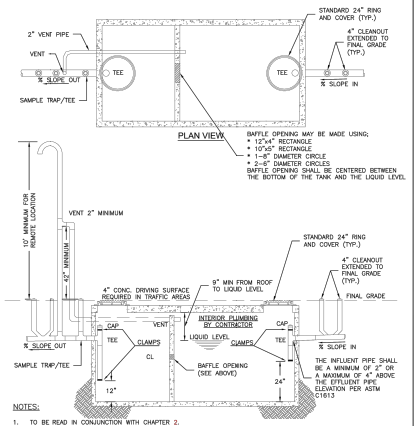
1. SIZE OF GREASE INTERCEPTOR TO BE DETERMINED BY DESIGN ENGINEER AND APPROVED BY COLORADO SPRINGS UTILITIES.
2. TO BE READ IN CONJUNCTION WITH CHAPTER 2.
3. TO BE READ IN CONJUNCTION WITH THE INTERNATIONAL PLUMBING CODE.
4. THE GREASE INTERCEPTOR SHALL BE INSTALLED A MAXIMUM OF 50' FROM THE LAST FIXTURE.

Colorado Springs Utilities (It's how we'll connect)

RESTAURANT CONNECTION SCHEMATIC

C4-1

DATED 1/2017




NOTES:

1. TO BE READ IN CONJUNCTION WITH CHAPTER 2.
2. TO BE READ IN CONJUNCTION WITH INTERNATIONAL PLUMBING CODE.
3. WHENEVER PRACTICAL, THE TWO VENTS SHALL BE RUN UNDERGROUND TO THE BUILDING AND UP THROUGH THE ROOF. VENTS SHALL BE LOCATED AWAY FROM BUILDING AIR INTAKES.
4. INTERIOR PIPING TO BE STRAPPED AT TOP AND BOTTOM WITH GALVANIZED CLAMPS OR EQUAL.
5. SIZE OF GREASE INTERCEPTOR TO BE DETERMINED BY DESIGN ENGINEER AND APPROVED BY COLORADO SPRINGS UTILITIES.
6. UNLESS SPECIFICALLY NOTED HERE, GREASE INTERCEPTORS SHALL CONFORM TO ASTM C1613.
7. RING AND COVER SHALL BE PROVIDED EVERY 10' FOR GREASE INTERCEPTORS LONGER THAN 20'.

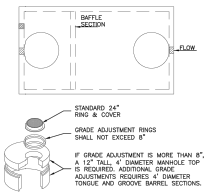
Colorado Springs Utilities (It's how we'll connect)

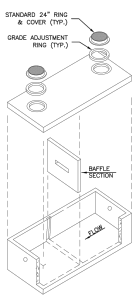
TYPICAL GREASE INTERCEPTOR

C4-2

DATED 5/2019

PLAN OF TOP SECTION




ISOMETRIC VIEW OF INTERCEPTOR

TYPICAL GREASE INTERCEPTORS

| SIZE GALLONS | USE | LENGTH | WIDE | HIGH |
|---|---|---|---|---|
| 1000 GALLON | NON-TRAFFIC | 102" | 58" | 72" |
| 1000 GALLON | TRAFFIC | 96" | 72" | 86.5" |
| 1250 GALLON | NON-TRAFFIC | 120" | 60" | 72" |
| 1500 GALLON | NON-TRAFFIC | 126" | 68" | 72" |
| 1500 GALLON | TRAFFIC | 156" | 84" | 66" |
| 2250 GALLON | NON-TRAFFIC | 144" | 78" | 78" |
| 2500 GALLON | TRAFFIC | 156" | 84" | 89" |
| 3000 GALLON | TRAFFIC | 156" | 84" | 100" |
| 3500 GALLON | TRAFFIC | 156" | 84" | 112" |
| 5000 GALLON | TRAFFIC | 156" | 84" | 149" |

APPROX. SIZE OF GREASE INTERCEPTORS
CHECK WITH MANUFACTURER FOR CORRECT DIMENSIONS AND INVERTS

NOTES:

1. TO BE READ IN CONJUNCTION WITH CHAPTER 2.
2. TO BE READ IN CONJUNCTION WITH INTERNATIONAL PLUMBING CODE.

Colorado Springs Utilities (It's how we'll connect)

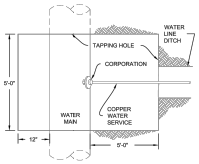
TYPICAL RESTAURANT GREASE INTERCEPTOR

C4-3

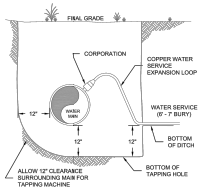
DATED 5/2015

TAPPING DETAIL FOR 3/4" AND 1" CONNECTION

SERVICE TAPS 3/4" & 1"
CORPORATION ONLY (DIRECT TAPPING).



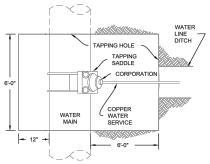

PLAN VIEW



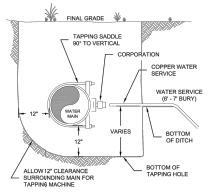

ELEVATION

TAPPING DETAIL FOR 1 1/2" AND 2" CONNECTION

SERVICE TAPS 1 1/2" & 2"
TAPPING SADDLE.




PLAN VIEW




ELEVATION

NOTES:

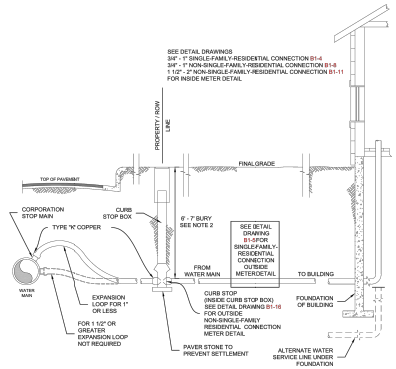
1. TRENCH WALLS AND SHORING SHALL COMPLY WITH OSHA STANDARDS.
2. FOR HDPE TAPS USE A SIDEWALL FUSION TAPPING SADDLE CONFIGURATION AT 90° SEE SECTION 5.7.B.
3. TO BE READ IN CONJUNCTION WITH SECTION 2.7.C AND SECTION 5.31-E.
4. WHERE COMPACTION CANNOT BE ACHIEVED UNDER THE WATER MAIN FLOWFILL SHALL BE USED.
5. SEE DETAIL DRAWING A8-10 FOR CATHODIC PROTECTION.

Colorado Springs Utilities (It's how we're all connected)

TAPPING DETAILS 3/4" THRU 2" FOR TYPE "K" COPPER

B1-1

DATED 03/2014




NOTES:

1. REFERENCE SECTION 2.7 WATER SERVICE LINE DESIGN.
2. FOR AREAS WITH DEEPER FROST DEPTHS SEE SECTION 2.6.H.1 FOR DEPTH OF BURY REQUIREMENTS.
3. SEE DETAIL DRAWING B1-16 FOR NON-SINGLE-FAMILY-RESIDENTIAL CONNECTION OUTSIDE METER DETAIL.

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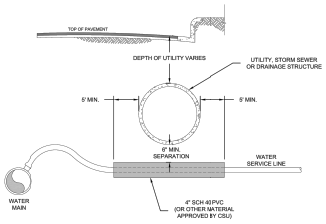
TYPICAL INSTALLATION FOR TYPE "K" COPPER SERVICE LINE, STOP BOX AND METER INSTALLATION 3/4" - 2"

B1-3

DATED 04/2017




NOTES:

1. SHOULD ANY SITUATION BE ENCOUNTERED THAT DOES NOT MEET STANDARDS, NOTIFY COLORADO SPRINGS UTILITY INSPECTOR.
2. REFERENCE SECTION 2.7.B OF THESE STANDARDS FOR CROSSING DESIGN INFORMATION.
3. FOR SERVICES 4" AND LARGER SEE DETAIL DRAWINGS A7-1 AND A7-2.
4. A SLEEVE IS REQUIRED WHERE SEPARATION IS LESS THAN 18" FROM BOTTOM OF UTILITY TO TOP OF WATER SERVICE OR WHERE THE UTILITY IS 30" OR GREATER IN SIZE.
5. PROVIDE WATER TIGHT SEAL ON BOTH ENDS OF SLEEVE.
6. IF THE SERVICE IS LOCATED WITHIN STORM SEWER BEDDING IT SHALL BE SLEEVED THROUGH THE BEDDING A MINIMUM OF 5' EITHER SIDE REGARDLESS OF DEPTH.
7. WHERE COMPACTION CANNOT BE ACHIEVED FLOWFILL SHALL BE USED.

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INSTALLATION FOR SERVICE LINE W/SLEEVE UNDER A UTILITY 3/4" - 2"

B1-14

DATED 03/2014

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

CPC DP 22-00095

WALLACE ENGINEERING STRUCTURAL CONSULTANTS, INC

STRUCTURAL AND CIVIL CONSULTANTS
9800 PYRAMID COURT, SUITE 350
ENGLEWOOD, CO 80112
(303) 350-1690

# WHATABURGER
# EL PASO & FILLMORE

706 E FILLMORE ST

| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |

DATE 09/06/2022
PROJECT NO. 2275013
SHEET NAME

CIVIL DETAILS

SHEET NO.
Sheet 5 of 14

\\DENVER-SERVER\Civil\Projects\2275013 Whataburger\Dwg\PRODUCTION\2275013 Utility.dwg PLOT:9/6/2022 2:35:17 PM ORIG SIZE:24"X36"

# BURGERWORKS EAST FILLMORE STREET
## LOT 1 CPRE REPLAT
## CITY OF COLORADO SPRINGS, COLORADO
## FINAL LANDSCAPE PLAN

### LANDSCAPE NOTES

1. SOIL AMENDMENT - INCORPORATE 3 CUBIC YARDS/1000 SF AREA OF "PREMIUM 3 ORGANIC COMPOST", OR APPROVED EQUAL, ON BLUEGRASS TURF AREAS. INCORPORATE 2 CUBIC YARDS/1000 SF AREA OF ORGANIC COMPOST (DECOMPOSED MANURE) TO ALL NATIVE SEED AREAS. TILL INTO TOP 8" OF SOIL. FOR PLANTING PIT AMENDMENTS, SEE LANDSCAPE DETAILS.
   RECOMMENDED SOIL AMENDMENT FOR PLANTING PITS:
   TRI-MIX III as supplied by C&C Sand
   -To be applied as backfill in planting pits
   *NATIVE SEED FERTILIZER NOTE - APPLY NITROGEN AND OTHER FERTILIZER JUST PRIOR TO THE BEGINNING OF SPRING GROWTH, AFTER GRASS HAS ESTABLISHED. APPLYING NITROGEN TOO EARLY CAN STIMULATE COOL SEASON GRASSES AND WEEDS, THUS LIMITING SEED YIELDS.
2. A SIGNED AFFIDAVIT ATTESTING TO THE SOIL AMENDMENTS INCORPORATED TO CORRECT DEFICIENCIES SHALL BE INCLUDED WITH THE SOIL ANALYSIS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAIL. TILL INTO TOP 8" OF SOIL.
4. FOR GRADING PLAN, REFER TO CIVIL ENGINEER'S DRAWINGS.
5. FOR STANDARD LIGHTING AND LOCATIONS, REFER TO PHOTOMETRIC PLAN.
6. ALL PRESERVATION AREAS CONTAINING VEGETATION DESIGNATED TO BE PRESERVED, SHALL BE FENCED OFF DURING CONSTRUCTION TO MINIMIZE DISTURBANCE IN THESE AREAS. ALL FENCING SHALL BE INSTALLED AROUND PRESERVED VEGETATION PRIOR TO ANY GRADING ON THE PROPERTY. A 4-FOOT ORANGE CONSTRUCTION SAFETY FENCE SHOULD BE USED IN THIS APPLICATION. SUBMIT PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
7. A FULLY AUTOMATED SPRINKLER IRRIGATION SYSTEM WILL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES APPLICATION RATES BASED ON TURF TYPE, AND NOTES RATES FOR NEWLY PLANTED PLANTS VS. ESTABLISHED PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS (SPRING AND FALL).
8. A 3' CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. ALL FIRE HYDRANTS WILL NOT BE OBSTRUCTED VISUALLY OR PHYSICALLY DUE TO VEGETATION.
9. ALL FIRE DEPARTMENT CONNECTIONS (FDC) SHALL NOT BE VISUALLY OR PHYSICALLY OBSTRUCTED BY LANDSCAPING.
10. NATIVE SEED AREAS TO USE SEED MIX SPECIFIED. ALL SEED AREAS SHALL BE IRRIGATED UNTIL ESTABLISHMENT. SUBMIT SEED MIX PRODUCT INFORMATION TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
11. EROSION CONTROL BLANKET TO BE APPLIED ON ALL SEED AREAS WITH GREATER THAN 3:1 SLOPES.
12. ALL PLANTS AND TREES TO RECEIVE 3 INCH DEPTH WOOD MULCH RING UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS.
13. SOD SHALL BE KENTUCKY BLUEGRASS BLEND.
14. ALL SOD/TURF, ROCK, & SHRUB BEDS TO BE SEPARATED BY SOLID STEEL EDGING. ALL SHRUB BEDS TO BE ENCLOSED BY STEEL EDGING. SEPARATION BETWEEN SOD AND NATIVE SEED, AND BETWEEN ALTERNATIVE TURF AND NATIVE SEED SHALL BE A MOWED STRIP, WITHOUT STEEL EDGING. USE SOLID STEEL EDGING EXCEPT WHERE NOTED ON THE PLANS.
15. ALL TREES TO BE STAKED WITH WOOD STAKES. FOR 3" CAL. DECIDUOUS TREES AND EVERGREEN TREES OVER 8' USE 3 WOOD STAKES (STAKE TO GROUND LEVEL). SUBMIT STAKING MATERIALS PRODUCT INFO TO L.A. FOR APPROVAL PRIOR TO INSTALLATION.
16. ALL TREES TO BE STAKED FOR A MINIMUM OF 18 MONTHS. REMOVE STAKING MATERIALS ONCE TREE IS ESTABLISHED, WHICH MAY DEPEND ON TREE SPECIES, MATURITY AND SITE CONDITIONS.
17. ROCK MULCH: 1 1/2" DIAMETER SADDLEBACK SWIRL. INSTALL GEOTEXTILE FABRIC UNDER ALL ROCK AREAS.
18. ALL LANDSCAPE BOULDERS SHOWN ON PLAN ARE TO BE 10-12 CUBIC FEET MINIMUM, SILOAM STONE ROCK BOULDERS UNLESS OTHERWISE SPECIFIED.
19. AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, MAY BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION. REVIEW AND APPROVAL OF THESE PLANS SHALL OCCUR THIRTY (30) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, WHICHEVER OCCURS FIRST. UPON REQUEST BY THE APPLICANT, AN IRRIGATION PLAN, WITH APPLICABLE SUPPORT MATERIAL, SHALL BE SUBMITTED NINETY (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
20. INSPECTION AND APPROVAL: NOTIFICATION FOR IRRIGATION INSPECTION AFFIDAVIT SHALL BE GIVEN DURING CONSTRUCTION WHILE TRENCH IS OPEN AND AFTER COMPLETION OF SYSTEM INSTALLATION PRIOR TO SEEDING OR SODDING. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CLIENT SEEKING CERTIFICATE OF OCCUPANCY FOR FINAL LANDSCAPE INSPECTION AFFIDAVIT.
21. ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR CITY APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
22. THESE PLANS ARE FOR CITY APPROVALS ONLY AND ARE NOT TO BE UTILIZED FOR CONSTRUCTION.

### PLANT SCHEDULE

| | CODE | QTY | BOTANICAL / COMMON NAME | HEIGHT | WIDTH | SIZE | COND | KEY |
|---|---|---|---|---|---|---|---|---|
| DECIDUOUS TREES | | | | | | | | |
| | Aa | 7 | Acer x freemanii `Jeffersred` TM / Autumn Blaze Freeman Maple | 50` | 30` | 2" Cal. | B&B | 2457AD |
| | Tco | 3 | Tilia cordata / Littleleaf Linden | 45` | 30` | 2" Cal. | B&B | 4S |
| EVERGREEN TREES | CODE | QTY | BOTANICAL / COMMON NAME | HEIGHT | WIDTH | SIZE | COND | KEY |
| | Jm | 2 | Juniperus scopulorum 'Moonglow' / Moonglow Juniper | 15` | 6` | 6` HT | B&B | 125678D |
| | Ppb | 4 | Picea pungens `Bakeri` / Bakeri Blue Spruce | 25` | 15` | 6` HT | B&B | 678S |
| ORNAMENTAL TREES | CODE | QTY | BOTANICAL / COMMON NAME | HEIGHT | WIDTH | SIZE | COND | KEY |
| | Pm | 11 | Prunus maackii / Amur Chokecherry | 25` | 20` | 1.5" Cal. | B&B | 478A |
| DECIDUOUS SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | HEIGHT | WIDTH | SIZE | COND | KEY |
| | Bm | 15 | Berberis thunbergii `Monlers` TM / Gold Nugget Japanese Barberry | 1` | 1.5` | #5 CONT | CONT | 45A |
| | Bo | 5 | Berberis thunbergii `Orange Rocket` / Orange Rocket Barberry | 4` | 3` | #5 CONT. | CONT | 45A |
| | Cs | 6 | Cytisus purgans 'Spanish Gold' / Spanish Gold Broom | 3.5` | 5` | 5 GAL | CONT | |
| | Db | 14 | Daphne x burkwoodii 'Carol Mackie' / Carol Mackie Daphne | 4` | 4` | #5 CONT. | CONT | S |
| | Pfd | 13 | Potentilla fruticosa `Davurica` TM / Prairie Snow Potentilla | 2` | 3` | #5 CONT. | CONT | 4567S |
| | Spm | 9 | Syringa patula `Miss Kim` / Miss Kim Lilac | 6` | 6` | #5 CONT. | CONT | 568A |
| EVERGREEN SHRUBS | CODE | QTY | BOTANICAL / COMMON NAME | HEIGHT | WIDTH | SIZE | COND | KEY |
| | Pan | 16 | Picea abies `Nidiformis` / Nest Spruce | 4` | 5` | #5 CONT. | CONT | 78S |
| | Pmw | 26 | Pinus mugo `White Bud` / White Bud Mugo Pine | 4` | 4` | #5 CONT. | CONT | 1256D |
| GRASSES | CODE | QTY | BOTANICAL / COMMON NAME | HEIGHT | WIDTH | SIZE | COND | KEY |
| | Bb | 11 | Bouteloua gracilis `Blonde Ambition` / Blonde Ambition Blue Grama | 3` | 3` | #1 CONT. | CONT | 1235D |

Percent Signature Trees**: (60% minimum - Policy 311.3K) Signature Trees: 27 Total No. of Trees: 27 = 100% Signature Trees

Percent Signature Shrubs**: (60% minimum - Policy 311.3K) Signature Shrubs: 77 Total No. of Shrubs: 104 = 94% Signature Shrubs

### GROUND COVER LEGEND

| | | |
|---|---|---|
| ROCK COBBLE | 2 - 4" Arkansas Tan River Rock<br>- | 1,084 sf |
| ROCK MULCH | 1 1/2" Saddleback Swirl<br>Shrub Planting Bed<br>- | 5,896 sf |
| DETENTION SEED MIX | El Paso County Conversation District All Purpose Mix<br>Big Bluestem - 20%<br>Western Wheatgrass - 20%<br>Blue Grama - 10%<br>Green Needlegrass - 10%<br>Sideoats Grama - 10%<br>Switchgrass - 10%<br>Prairie Sandreed - 10%<br>Yellow Indiangrass - 10%<br>Seeding will be in compliance with SCM Ch. 5<br>Hydroseed @ 19.3 PLS/Acre<br>- | 3,623 sf |
| EL PASO COUNTY LOW GROW SEED MIX | Custom El Paso County Low Grow Mix<br>Drilled at 21 PLS/acre, Hydroseed on slopes 3:1 & greater at 42 PLS/acre<br>Seed Mix:<br>29% Sideoats Grama<br>25% Buffalograss<br>20% Blue Grama<br>20% Western Wheatgrass<br>5% Green Needelgrass<br>1% Sand Dropseed<br>- | 5,906 sf |

### LANDSCAPE REQUIREMENTS

#### Landscape Setbacks
See Code Section/Policy 7.4.320 & 317

| Street Name or Zone Boundary | Street Classification | Width (in Ft.) Req./Prov. | Linear Footage | Tree/Feet Required | No. of Trees Req./ Prov. |
|---|---|---|---|---|---|
| E Fillmore Street | Principal Arterial | 25' / 25' | 188' | 1 / 20' | 10 / 8 |
| N El Paso Street | Non-Arterial | 10' / 10' | 224' | 1 / 30' | 8 / 6 |
| Grandview Street | Non-Arterial | 10' / 10' | 209' | 1 / 30' | 7 / 6 |

| Shrub Substitutes Required / Provided | Ornamental Grass Sub. Required / Provided | Setback Plant Abbr. Denoted on Plan | Percent Ground Plane Veg. Req. / Provided |
|---|---|---|---|
| 20 / 20 | 0 / 0 | EF | 75% / 75% |
| 20 / 20 | 0 / 0 | NP | 75% / 75% |
| 10 / 10 | 0 / 0 | GS | 75% / 75% |

#### Internal Landscaping
See Code Section/Policy 7.4.322 & 317

| Site Area (SF) | Percent Minimum Internal Area (%) | Internal Area (SF) Required /Provided | Internal Trees (1/500 SF) Required /Provided |
|---|---|---|---|
| 55,436 S.F. | 5% | 2,772 / 2,772 | 6 / 4 |

| Shrub Substitutes Required /Provided | Ornamental Grass Substitutes Required /Provided | Internal Plant Abbr. Denoted on Plan | Percent Ground Plane Veg. Req. / Prov. |
|---|---|---|---|
| 20 / 20 | 0 / 0 | IN | 75% / 75% |

#### Motor Vehicle Lots
See Code Section/Policy 7.4.321 & 317

| No. of Vehicles Spaces Provided | Shade Trees (1/15 spaces) Required /Provided | Plant Abbr. on Plan | Vehicle Lot Frontages | Length of Frontage (excluding driveways) |
|---|---|---|---|---|
| 37 | 3 / 3 | MV | GS | 181' |

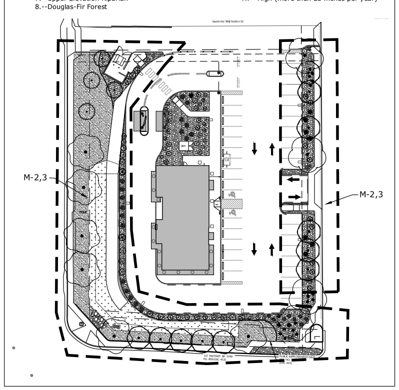
| 2/3 Length of Frontage (ft.) | Min. 3' Screening Plants Req. /Prov. | Evergreen Plants Req. (50%) / Prov. | Percent Ground Plane Veg. Req. / Prov. |
|---|---|---|---|
| 122' | 25 / 25 | 13 / 13 | 75% / 75% |

### SCHEMATIC LANDSCAPE DIAGRAM

Name of Project: Burgerworks East Fillmore Street    Date: 04/29/2022

Climate Zone:
Foothills    (Foothills & Plains)    Plains

| Plant Communities | Hydrozones |
|---|---|
| -to be labeled by numbers on diagram | - to be labeled by letters on diagram |
| 1.--Semiarid Shrublands | V.-- Very Low (0 to 7 inches per year) |
| [2.]--Pinon-Juniper Woodlands | L.-- Low (7 to 15 inches per year) |
| [3.]--Prairie | M.-- Moderate (15 to 25 inches per year) |
| 4.--Lower Elevation Riparian | H.-- High (more than 25 inches per year) |
| 5.--Foothill Shrublands | |
| 6.--Ponderosa Pine Forest | |
| 7.--Upper Elevation Riparian | |
| 8.--Douglas-Fir Forest | |





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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

BURGERWORKS

LOT 1 CPRE REPLAT

706 EAST FILLMORE STREET

PROJECT INFO

| | |
|---|---|
| DATE: | 04/29/2022 |
| PROJECT MGR: | A. BARLOW |
| PREPARED BY: | B. PERKINS |

STAMP

ISSUE INFO

ENTITLEMENT

ISSUE / REVISION

| DATE: | BY: | DESCRIPTION: |
|---|---|---|
| 07/27/2022 | BP | PER CITY REVIEW COMMENTS |
| 09/06/2022 | BP | PER CITY REVIEW COMMENTS |

SHEET TITLE

**FINAL LANDSCAPE PLAN NOTES**

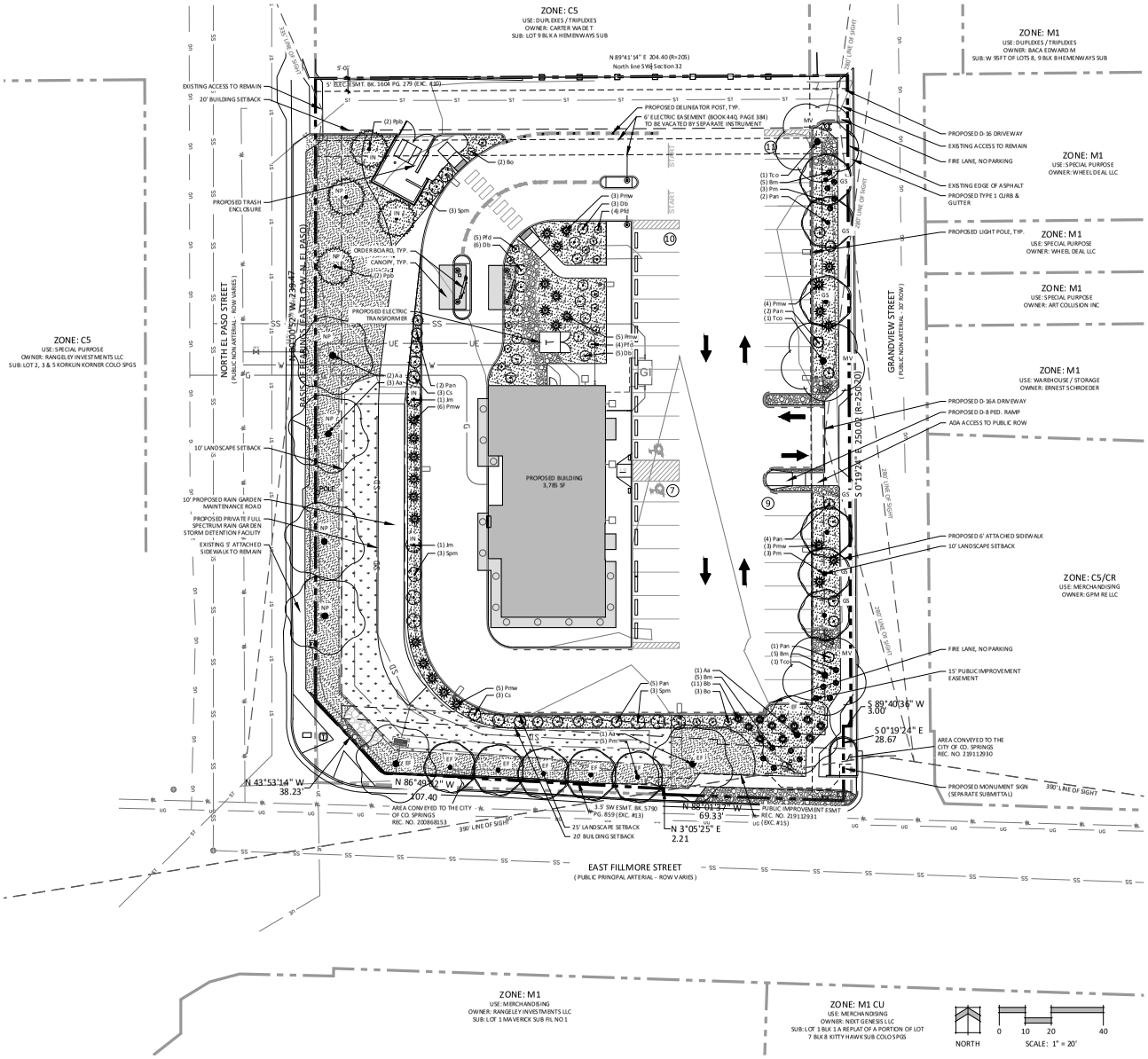
SHEET NUMBER

6

6 OF 14

PLAN FILE #

CPC DP 22-00095





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PLANNER / LANDSCAPE ARCHITECT

CIVIL ENGINEER / ARCHITECT

# BURGERWORKS

## LOT 1 CPRE REPLAT

706 EAST FILLMORE STREET

PROJECT INFO

| | |
|---|---|
| DATE: | 04/29/2022 |
| PROJECT MGR : | A. BARLOW |
| PREPARED BY: | B. PERKINS |

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SHEET TITLE

**FINAL LANDSCAPE PLAN**

SHEET NUMBER

7

7 OF 14

PLAN FILE #

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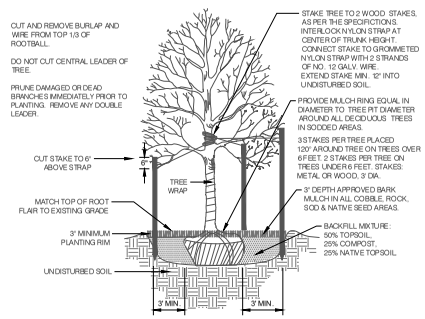
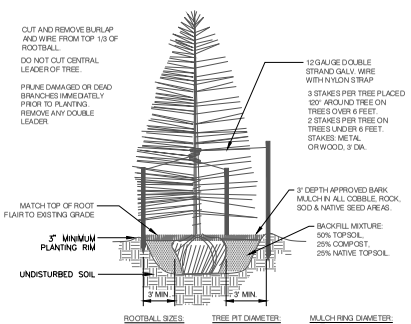


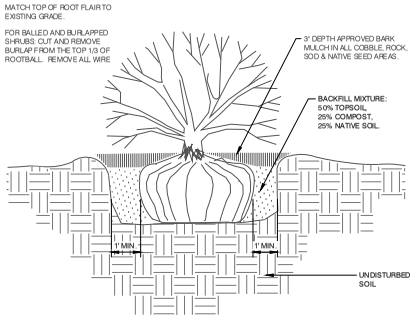

1 DECIDUOUS TREE PLANTING DETAIL

N.T.S. NES-LS-01



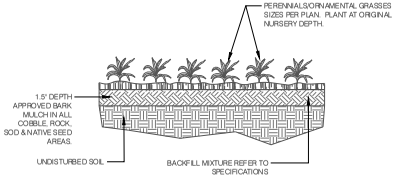

2 CONIFEROUS TREE PLANTING DETAIL

N.T.S. NES-LS-02




3 SHRUB PLANTING DETAIL

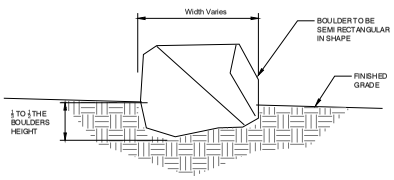
N.T.S. NES-LS-03




4 PERENNIAL / ORNAMENTAL GRASS PLANTING

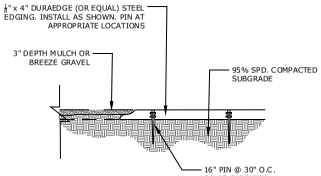
N.T.S. NES-LS-04

NOTES:
1. BOULDERS TO BE --
2. LANDSCAPE ARCHITECT TO APPROVE TYPICAL BOULDERS AT SUPPLIERS PRIOR TO CONTRACTOR BRINGING THE MATERIAL TO THE SITE.
3. BOULDER LOCATION SHALL BE STAKED BY CONTRACTOR FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO BRINGING THE MATERIAL TO THE SITE.
4. BOULDERS NEED TO BE PROTECTED FROM SCRAPING AND FRACTURING DURING TRANSPORT.
5. BURY BOULDERS SO THE TOP IS LEVEL. THE BURY DEPT MAY VARY BETWEEN BOULDERS.




5 LANDSCAPE BOULDER

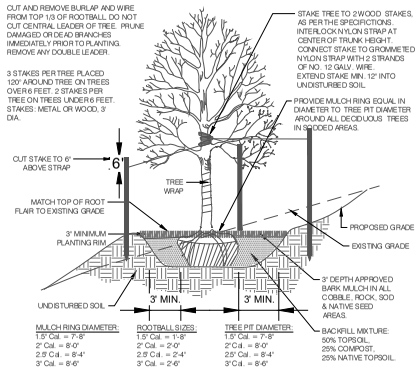
N.T.S. NES-LS-08




NOTES:
1. PLACE EDGING 2" DEEP BELOW GRADE AND TAPER MULCH DEPTH TO MEET TOP OF EDGING.

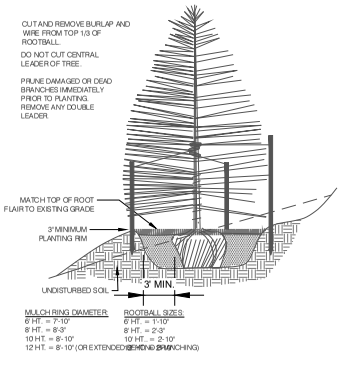
6 STEEL EDGING

N.T.S. NES-LS-09




7 DECIDUOUS TREE PLACEMENT ON SLOPE

N.T.S. DETAIL-FILE




8 CONIFEROUS TREE PLACEMENT ON SLOPE

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PLANNERS / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

# BURGERWORKS

LOT 1 CPRE REPLAT

706 EAST FILLMORE STREET

PROJECT INFO

DATE: 04/29/2022
PROJECT MGR: A. BARLOW
PREPARED BY: B. PERKINS

STAMP

CODE INFO

ENTITLEMENT

CODE / REVISIONS

| DATE: | BY: | DESCRIPTION: |
|---|---|---|
| 07/27/2022 | BP | PER CITY REVIEW COMMENTS |
| 09/06/2022 | BP | PER CITY REVIEW COMMENTS |

SHEET TITLE

**FINAL LANDSCAPE PLAN DETAILS**

SHEET NUMBER

8

8 OF 14

PLAN FILE #

CPC DP 22-00095

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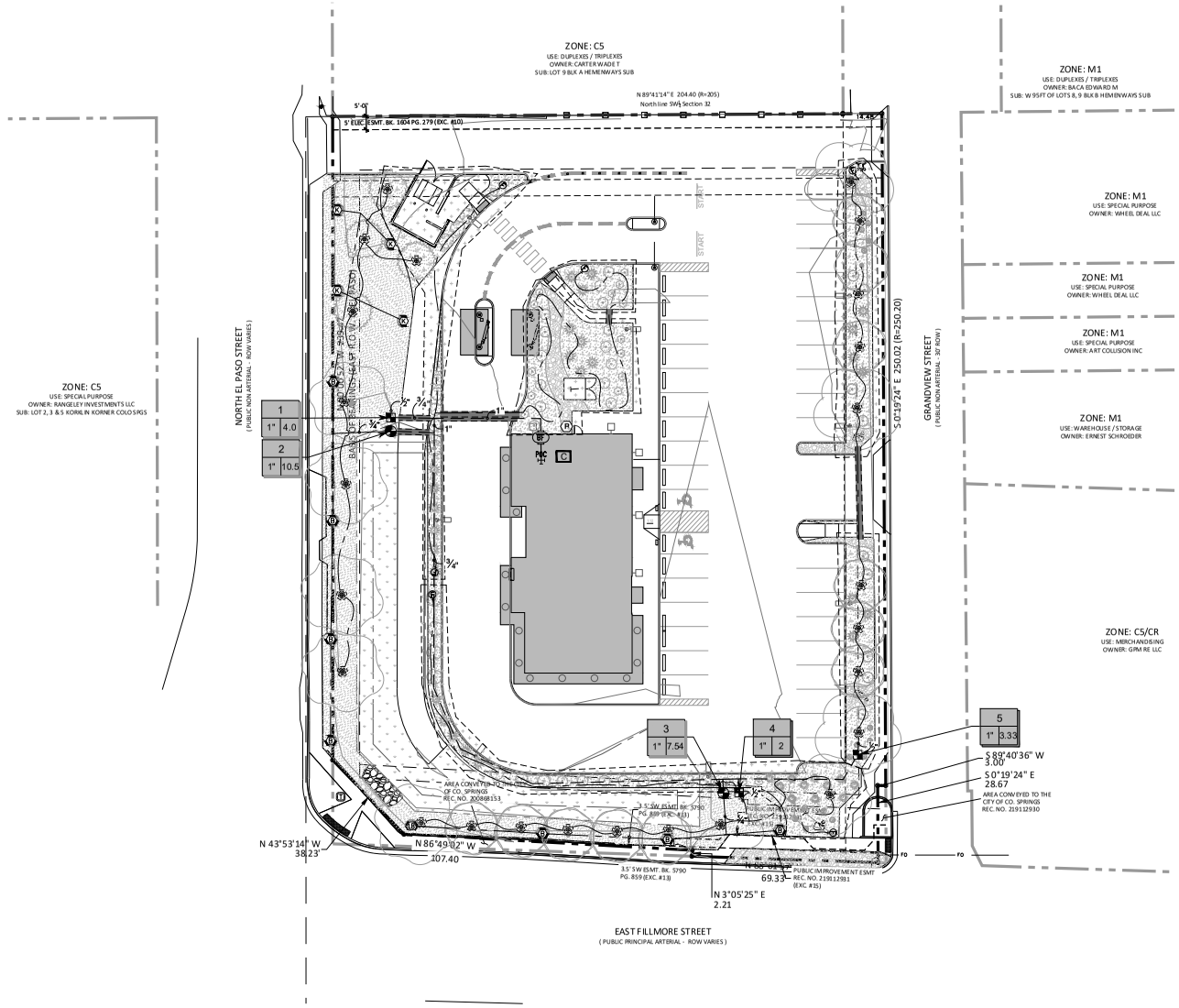
# BURGERWORKS EAST FILLMORE STREET

## LOT 1 CPRE REPLAT

### CITY OF COLORADO SPRINGS, COLORADO

## FINAL IRRIGATION PLAN




## IRRIGATION_SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY | PSI |
|---|---|---|---|
| T | Hunter MP Corner PROS-06-PRS40-CV<br>Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. T=Turquoise adj arc 45-105. | 1 | 40 |
| M L O | Hunter MP1000 PROS-06-PRS40-CV<br>Turf Rotator, 6" pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc. | 2 | 40 |
| B Y A | Hunter MP3000 PROS-06-PRS40-CV<br>Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc. | 8 | 40 |
| LB | Hunter MP3500 PROS-06-PRS40-CV<br>Turf Rotator, 6.0" Pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. LB=light brown adjustable arc, 90-210. | 1 | 40 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | Rain Bird XCZ-100-PRF<br>Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm. | 3 |
| P | Rain Bird MDCFCAP<br>Dripline Flush Valve cap in compression fitting coupler. | 4 |
| | Tree Ring<br>1/4" Landscape Dripline<br>.8gph @ 12" spacing | 25 |
| | Area to Receive Drip Emitters<br>Rain Bird XB-PC<br>Single Outlet, Pressure Compensating Drip Emitters. Flow rates of 0.5gph=blue, 1.0gph=black, and 2.0gph=red. Comes with a self-piercing barb inlet x barb outlet.<br>Emitter Notes:<br>1.0 GPH emitters (2 assigned to each plant) | |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|---|---|---|
| | Rain Bird PESB<br>1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications. | 2 |
| BF | Febco 825YA 1"<br>Reduced Pressure Backflow Preventer | 1 |
| C | Rain Bird ESP8LXME<br>8 Station Capable Commercial Controller. Mounted on a Plastic Wall Mount. Without flow sensor. | 1 |
| R | Rain Bird RSD-CEx<br>Rain Sensing Device, conduit mount. With threaded adapter, extension wire. | 1 |
| POC 1" | Point of Connection 1" | 1 |

Irrigation Lateral Line: Polyethylene Pipe SDR-7

Irrigation Lateral Line: PVC Class 200 SDR 21

Irrigation Mainline: PVC Schedule 40

Pipe Sleeve: PVC Schedule 40

Valve Callout

Valve Number

Valve Flow

Valve Size

## CRITICAL ANALYSIS

Generated: 2022-09-06 10:14

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 1"
Flow Available 18.2 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 80 PSI
Pressure Available: 80 PSI

DESIGN ANALYSIS
Maximum Station Flow: 10.5 GPM
Flow Available at POC: 18.2 GPM
Residual Flow Available: 7.7 GPM

| | |
|---|---|
| Pressure Req. at Critical Station: | 43.24 PSI |
| Loss for Fittings: | 1.22 PSI |
| Loss for Main Line: | 12.22 PSI |
| Loss for POC to Valve Elevation: | 0 PSI |
| Loss for Backflow: | 10.95 PSI |
| Critical Station Pressure at POC: | 67.63 PSI |
| Pressure Available: | 80 PSI |
| Residual Pressure Available: | 12.37 PSI |

## VALVE SCHEDULE

TOTAL IRRIGATED AREA = 15,419 SF

| NUMBER | MODEL | SIZE | TYPE | GPM | PSI | PSI @ POC | PRECIP |
|---|---|---|---|---|---|---|---|
| Unknown | Rain Bird PESB | 1" | Turf Rotary | 7.54 | 43.2 | 67.6 | 0.15 in/h |
| Unknown | Rain Bird PESB | 1" | Turf Rotary | 10.5 | 43.8 | 57.1 | 0.16 in/h |
| Unknown | Rain Bird XCZ-100-PRF | 1" | Drip Emitter | 3.33 | 36.8 | 51.4 | 0.4 in/h |
| Unknown | Rain Bird XCZ-100-PRF | 1" | Drip Emitter | 2 | 33.8 | 45.9 | 7.66 in/h |
| Unknown | Rain Bird XCZ-100-PRF | 1" | Area for Drip Emitters | 4.0 | 34.8 | 46.4 | 0.35 in/h |

NORTH

0 15 30 60

SCALE: 1" = 30'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PLANNER / LANDSCAPE ARCHITECT

PLAN ACCOMPANIES WITH

BURGERWORKS

LOT 1 CPRE REPLAT

706 EAST FILLMORE STREET

PROJECT INFO

DATE: 04/29/2022
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PREPARED BY: B. PERKINS

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ISSUE REVISION

SHEET TITLE

**FINAL IRRIGATION PLAN**

SHEET NUMBER

9

9 OF 14

PLAN FILE #

CPC DP 22-00095

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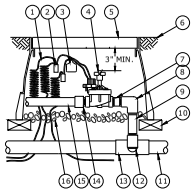
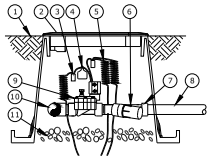



1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION RAIN BIRD SPLICE-1 (1 OF 2)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PESB
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE (MIN. 18" BELOW GRADE)
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE (MIN. 12" BELOW GRADE)
16. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

## 1 AUTOMATIC VALVE ASSEMBLY

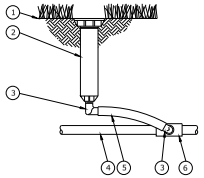
SCALE: NOT TO SCALE



1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER
3. WATERPROOF CONNECTION RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER: RAIN BIRD PRF-100-RBY (INCLUDED IN XCZ-100-PRF KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE: RAIN BIRD 100-DV (INCLUDED IN XCZ-100-PRF KIT)
10. PVC SCH 40 TEE OR ELL TO MANIFOLD
11. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
12. MANIFOLD PIPE AND FITTINGS

## 2 AUTOMATIC DRIP VALVE & FILTER ASSEMBLY

SCALE: NOT TO SCALE



1. FINISH GRADE/TOP OF MULCH
2. POP-UP SPRAY SPRINKLER: MP ROTATOR NOZZLE
3. 1/2-INCH MALE NPT x .490 INCH BARB ELBOW
4. PVC LATERAL PIPE
5. SWING PIPE, 12-INCH LENGTH:
6. PVC SCH 40 TEE OR ELL

## 3 POP-UP SPRINKLER

SCALE: NOT TO SCALE

## IRRIGATION NOTES

1. CONTRACTOR TO CONNECT 1" MAINLINE PIPE TO 1" COPPER STUB-OUT, AT METER.

2. PLUMBING CONTRACTOR TO INSTALL MAINLINE STUB-OUT AND FEBCO 825YA BACK FLOW PREVENTER OR APPROVED EQUAL.

3. CONTRACTORS TO COORDINATE THE CONNECTION TO THE MAINLINE STUB, EXTEND COPPER PIPE TO IRRIGATION MAINLINE DEPTH 18" BELOW FINISH GRADE.

4. ALL VALVE BOXES SHALL BE SUPPORTED BY CONCRETE BLOCK (MIN. 4 PER BOX). INSTALL BLOCKS IN A MANNER THAT WILL PREVENT CONTACT WITH PIPING, WIRES , AND VALVE.

5. IRRIGATION CONTROL WIRE SHALL BE COMMON TRENCH WITH MAINLINE AND SHALL HAVE SEPARATE SLEEVE WERE CROSSING ALL HARD CONSTRUCTION.

6. CONTRACTOR TO UTILIZE 12" POP-UP SPRAY BODIES FOR ALL NATIVE/SEEDED AREAS.

7. THE CONTRACTOR SHALL ADJUST ALL VALVES AND SPRAY NOZZLES FOR OPTIMUM COVERAGE.

8. CONTRACTOR SHALL TAPE CLOSED ALL SLEEVE PIPE OPENINGS TO PREVENT DEBRIS FROM ENTERING SLEEVES.

9. CONTRACTOR SHALL EXTEND 120-VOLT A.C. FROM EXISTING POWER TO PROPOSED CONTROLLER LOCATION. ALL ELECTRICAL WORK SHALL BE PER CODE AND N.E.C. STANDARDS.

10. INSTALL IRRIGATION CONTROLLER INSIDE WATER CLOSET/MECHANICAL ROOM. COORDINATE FINAL LOCATION WITH OWNER AND LANDSCAPE ARCHITECT. EXTEND ALL CONTROL WIRING FROM IRRIGATION CONTROLLER TO EXTERIOR OF BUILDING IN CONDUIT. COORDINATE INSTALLATION OF CONDUIT AND WALL PENETRATION WITH OWNERS REPRESENTATIVE.

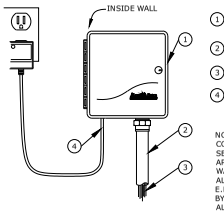
11. THIS SYSTEM IS DESIGNED AT 80 PSI STATIC WATER PRESSURE AND 36 GPM. **THE CONTRACTOR SHALL VERIFY THE ACTUAL STATIC WATER PRESSURE PRIOR TO CONSTRUCTION AND INFORM THE LANDSCAPE ARCHITECT OF RESULTS IF MODIFICATIONS MUST BE MADE PRIOR TO CONSTRUCTION.**

12. DRAWINGS ARE DIAGRAMMATIC, IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE OF PLANTING AREAS FOR CLARITY ONLY. CONTRACTOR SHALL AVOID CONFLICTS WITH PLANT MATERIALS AND ARCHITECTURAL FEATURES ALL PIPING AND WIRING SHALL BE INSTALLED IN PLANTING AREA OR IN SLEEVES. NO PIPING UNDER TREES OR SHRUBS WILL BE ACCEPTED.

13. MINIMUM PIZE SIZE SHALL BE 3/4", IF A SECTION OF UN-SIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS THE UNSIZED PIPE SHALL BE THE SAME SIZE AS THE TWO SIZED SECTIONS.

14. MINIMUM PIPE SLEEVING SHALL BE 3" FOR ALL LATERALS AND MAIN LINE.

14. THE CITY HAS ADOPTED PERMANENT WATER-WISE REGULATIONS AT THE START OF 2020 WHICH WILL AFFECT THE OVERALL OPERATION OF THE IRRIGATION SYSTEM THIS SPRING.
- WATERING IS LIMITED TO THREE DAYS A WEEK (DRIP IRRIGATION IS ALLOWED AT ANY TIME).
- ESTABLISHMENT PERMITS ARE REQUIRED FROM COLORADO SPRINGS UTILITIES FOR CUSTOMERS WHO NEED TO TEMPORARILY WATER MORE THAN THREE DAYS A WEEK TO ESTABLISH NEW LANDSCAPES.
- FROM MAY 1 TO OCTOBER 15, SPRINKLERS CAN BE OPERATED BEFORE 10 A.M. AND AFTER 6 P.M. SPRINKLERS CAN BE OPERATED AT ANY TIME OF DAY BEFORE MAY 1 AND AFTER OCTOBER 15
- ALLOCATION PLANS ARE AVAILABLE FOR CUSTOMERS WHO NEED MORE WATERING SCHEDULE FLEXIBILITY FROM COLORADO SPRINGS UTILITIES

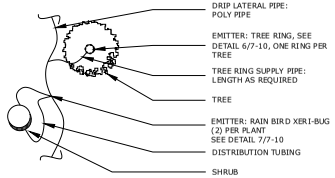



1. HYBRID CONTROLLER: RAIN BIRD ESP INDOOR WALL MOUNT
2. 1.5-INCH PVC SCH 40 CONDUIT AND FITTINGS
3. WIRES TO REMOTE CONTROL VALVES
4. 117 VAC, 60 HZ EXTERNAL PLUG-IN TRANSFORMER

NOTES:
CONTROLLER SHALL BE MOUNTED SECURELY TO WALL USING APPROPRIATE FASTENERS FOR WALL TYPE.
ALL EXPOSED CONDUIT SHALL BE E.M.T. OR EQUAL AND APPROVED BY LOCAL CODES.
ALL CONDUIT CONNECTIONS SHALL BE MADE USING WATERTIGHT CONNECTORS.

## 4 WALL MOUNT AUTOMATIC CONTROLLER

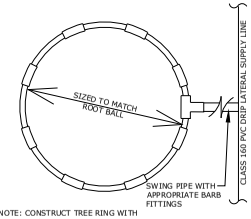
SCALE: NOT TO SCALE




NOTES:
1. DISTRIBUTION TUBING SHALL BE LOCATED IMMEDIATELY ADJACENT TO PERENNIALS AND AT THE OUTSIDE OF PERIMETER OF THE PLANTING PIT OF ALL SHRUBS.
2. TREE RINGS SHALL BE MADE TO MATCH THE SIZE OF ROOT BALL OF EACH TREE.

## 5 TYPICAL DRIP EMITTER PLACEMENT

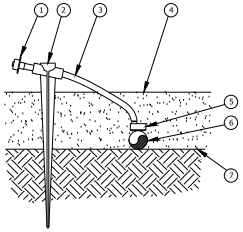
SCALE: NOT TO SCALE




NOTE: CONSTRUCT TREE RING WITH RAINBIRD ½" LANDSCAPE DRIPLINE-LDQ0806

## 6 TREE RING (TYP.)

SCALE: NOT TO SCALE

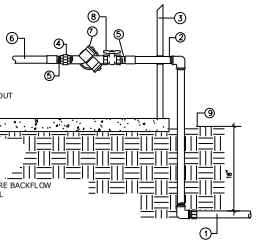


1. DIFFUSER BUG CAP: RAIN BIRD DBC-025
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS-025
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. SINGLE-OUTLET BARB EMITTER: RAIN BIRD XERI-BUG EMITTER XB-10PC
6. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
7. FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO ½" POLYETHYLENE TUBING.
2. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
XB-05PC 0.5 GPH XB- 10PC 1.0 GPH XB-20PC 2.0 GPH

## 7 DRIP EMMITER (TYP.)

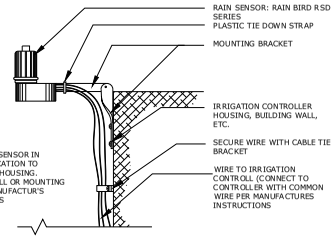
N.T.S.



1. PVC MAINLINE (SEE LEGEND)
2. CONNECTION TO COPPER STUB-OUT
3. BUILDING WALL
4. GALVANIZED UNION
5. GALVANIZED NIPPLE- 3" LENGTH
6. MAINLINE FROM WATER METER
7. FEBCO 825YA REDUCED PRESSURE BACKFLOW PREVENTER OR APPROVED EQUAL
8. SHUT OFF VALVE
9. FINISH GRADE

## 8 R.P. BACKFLOW PREVENTER

N.T.S.




NOTE:
MOUNT RAIN SENSOR IN SUITABLE LOCATION TO CONTROLLER HOUSING, BUILDING WALL OR MOUNTING POST PER MANUFACTUR'S INSTRUCTIONS

## 9 RAIN SENSOR ASSEMBLY

SCALE: NOT TO SCALE


NES

N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com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PLANNER / LANDSCAPE ARCHITECT

IN ASSOCIATION WITH

# BURGERWORKS

LOT 1 CPRE REPLAT

706 EAST FILLMORE STREET

PROJECT INFO

| | |
|---|---|
| DATE: | 04/29/2022 |
| PROJECT MGR: | A. BARLOW |
| PREPARED BY: | B. PERKINS |

STAMP

ISSUE INFO

ENTITLEMENT

| DATE: | BY: | DESCRIPTION: |
|---|---|---|
| 07/27/2022 | BP | PER CITY REVIEW COMMENTS |
| 09/06/2022 | BP | PER CITY REVIEW COMMENTS |

ISSUE REVISION

SHEET TITLE

**FINAL IRRIGATION PLAN DETAILS**

SHEET NUMBER

10

10 OF 14

PLAN FILE #

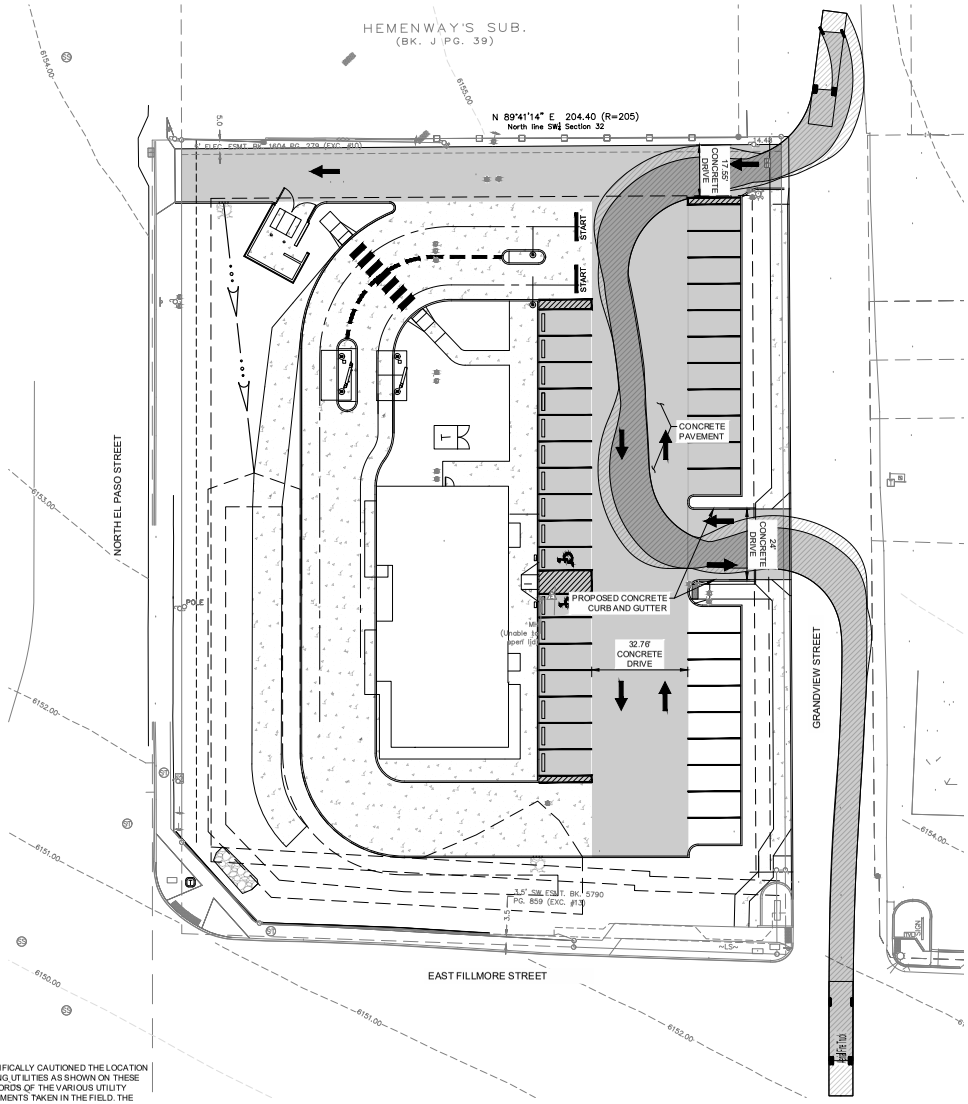
CPC DP 22-00095

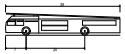
P:\BurgerWorks Colorado LLC\Whatcburger East Fillmore Street\Drawings\L-Arch\FLP\BW\Burgerworks_E Fillmore-BW.dwg [IRR Details] 9/6/2022 3:29:38 PM bperkins

# BURGERWORKS EAST FILLMORE STREET

706 E FILLMORE ST

BLOCK K, THE COLORADO SPRINGS COMPANYS SUBDIVISION OF A PART OF THE SOUTHWEST QUARTER OF THE SECTION 32, AND SOUTHEAST QUARTER SECTION 31, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, CITY OF COLORADO SPRINGS, STATE OF COLORADO



| | |
|---|---|
| Aerial Fire Truck | |
| Overal Length | 39.000ft |
| Overal Width | 8.167ft |
| Overal Body Height | 7.500ft |
| Min Body Ground Clearance | 0.750ft |
| Track Width | 7.167ft |
| Lock to lock time | 5.00s |
| Max Wheel Angle | 45.00° |

20 0 10 20

1" = 20'

CAUTION

NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

COLORADO 811 KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.

CPC DP 22-00095


WALLACE ENGINEERING STRUCTURAL CONSULTANTS, INC

STRUCTURAL AND CIVIL CONSULTANTS
9800 PYRAMID COURT, SUITE 350
ENGLEWOOD, CO 80112
(303) 330-1690


WHATABURGER
EL PASO & FILLMORE

706 E FILLMORE ST

| REV | DESCRIPTION | DATE |
|---|---|---|
| | | |

DATE 09/06/2022

PROJECT NO. 2275013

SHEET NAME

FIRE TRUCK TURN EXHIBIT

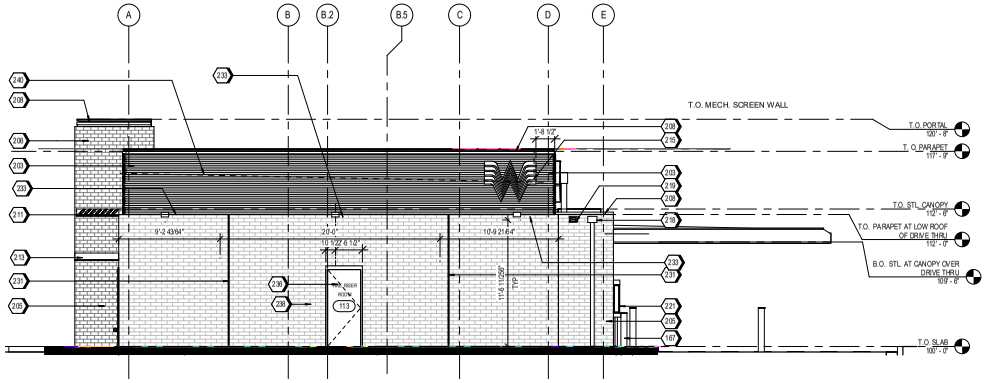
SHEET NO.

Sheet 11 of 14

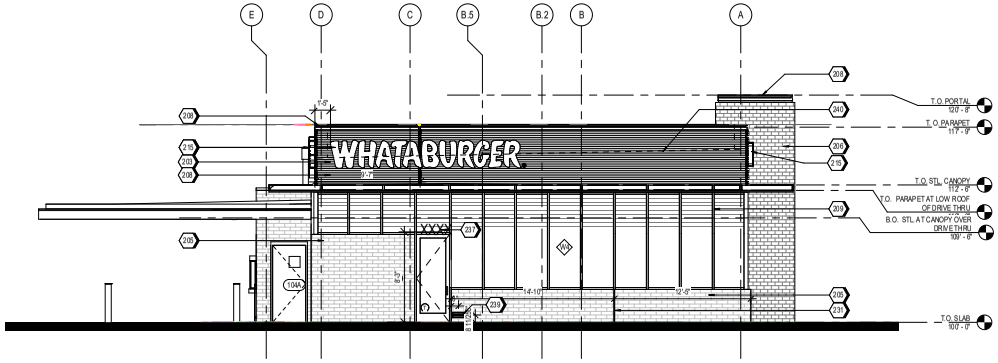

\\DENVER-SERVER\Civil\Projects\2275013 Whataburger\Dwg\PRODUCTION\2275013 Fire Turn Exhibit.dwg PLOT:9/6/2022 2:35:26 PM ORIG SIZE:24"X36"

**NOTES**

1. EXTERIOR SIGNAGE TO BE PERMITTED UNDER A SEPARATE SIGN PERMIT SET.




A2 NORTH ELEVATION
3/16" = 1'-0"




A1 SOUTH ELEVATION
3/16" = 1'-0"

AVERAGE FINISHED GRADE: 6147.50

## KEYNOTES

| | |
|---|---|
| 167 | PIPE BOLLARDS: IDEAL SHIELD. URBAN BRONZE, PANTONE 2336 XGC. RE D3.55.1 |
| 203 | MP-01: PRE-FINISHED CORRUGATED METAL PANEL |
| 205 | BR-01: BRICK VENEER |
| 206 | BR-02 |
| 208 | MC-01: PRE-FINISHED METAL COPING |
| 209 | SS-01: ALUMINUM STOREFRONT SYSTEM |
| 211 | ENTRY PORTAL CANOPY, PAINT PT-5 |
| 213 | SERVICE DOOR CANOPY, PAINT PT-5 |
| 215 | ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE |
| 218 | CONDUCTOR HEAD AND DOWNSPOUT, PAINT PT-5. COORDINATE SIZE WITH PLUMBING PLANS. RE:B3/A5.4 |
| 219 | OVERFLOW SCUPPER |
| 221 | DRIVE-THRU WINDOW |
| 231 | MASONRY EXPANSION JOINT |
| 233 | EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL |
| 234 | RTU, RE: MECHANICAL |
| 236 | RISER ROOM SIGN (PER 2015 IFC CHAPTER 5 - APPROVED SIGNS SHALL BE CONSTRUCTED OF DURABLE MATERIALS, PERMANENTLY INSTALL AND READILY VISIBLE. LETTERS SHALL BE A MINIMUM OF 2" WITH A MINIMUM 3/8" STROKE. THE COLORS OF THE LETTERS SHALL BE CONTRASTING WITH RESPECT TO BACKGROUND. |
| 237 | BUILDING ADDRESS 6"HIGH WHITE VINYL NUMBERS WITH 1" STROKE, 10' A.F.G. |
| 238 | GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION. |
| 239 | EMERGENCY STEP LIGHT. RE: ELECTRICAL |
| 240 | DASHED LINE INDICATES TOP OF DECK. |

## CODE TO EXT. MATERIALS

GL-01 VISION GLASS
BASIS OF DESIGN: SUNGUARD SNR 43, CLEAR
SHADING COEFFICIENT (SC) : XX
EXTERIOR REFLECTION: 28%
SOLAR HEAT GAIN COEFFICIENT (SHGC): .23
U-FACTOR: .29 WINTER / .27 SUMMER

GL-02 OPAQUE GLASS
BASIS OF DESIGN: SUNGUARD SNR 43

GL-03 SIMULATED ACID ETCHED V1085 #3 GLASS

SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MF-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
24 GA STEEL
COLOR: LEAD-COTE

MF-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MC-01 MORTAR
MANUFACTURER: BASALITE-SOLOMON
COLOR: STANDARD GRAY, VERIFY MATCH TO DEVELOPMENT STANDARD

MC-01 METAL COPING
MANUFACTURER: BERRIDGE
STYLE: SHADOWLINE COPING, REVEAL COPING
COLOR: LEAD-COTE TO MATCH MP-01

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PAINTED SW 6277 SPECIAL GRAY


YOW Architects, PC
Architecture & Planning
115 S. Weber Colorado Springs, Colorado 719-475-8133


| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |

WHATABURGER
710 E FILLMORE ST
COLORADO SPRINGS, CO 80907

Project Number
21.119

Date
09/01/2022

Drawn By
MKG

Checked By
YOW

A2.1
EXTERIOR ELEVATIONS

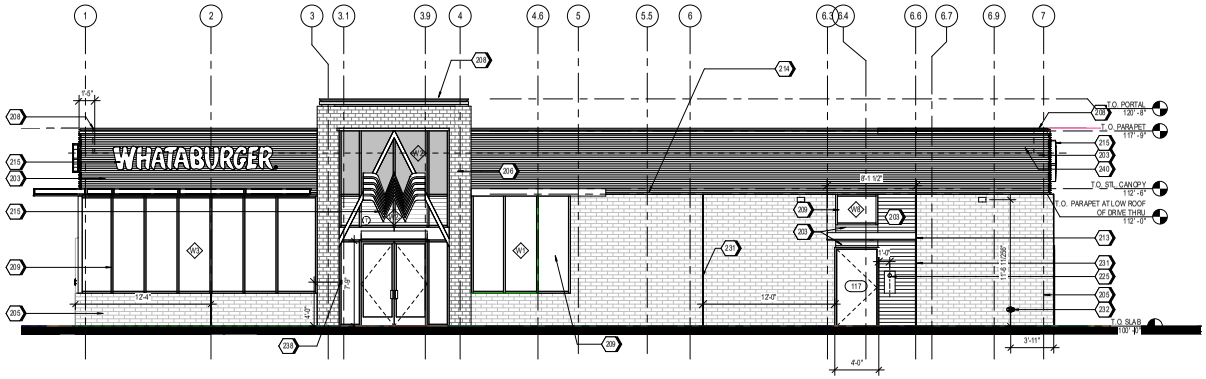
Scale
As indicated



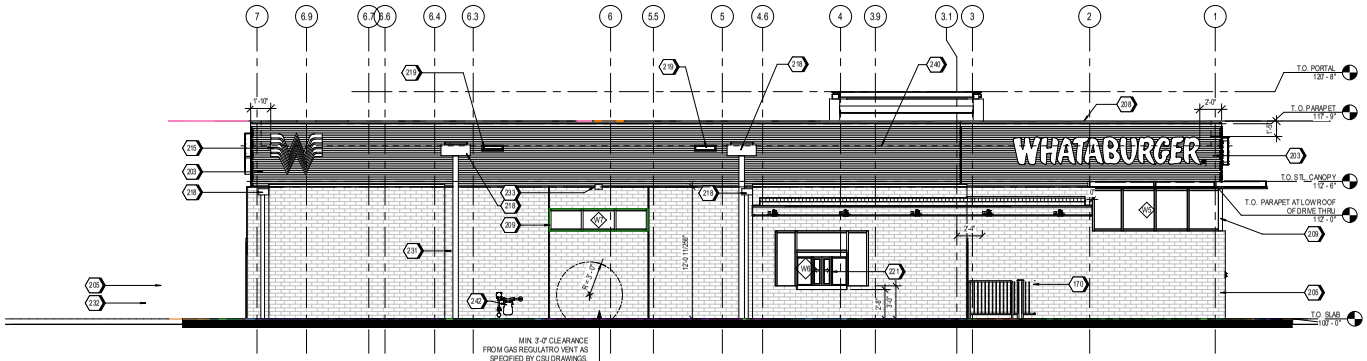
9/1/2022 9:37:06 AM

**NOTES**

1. EXTERIOR SIGNAGE TO BE PERMITTED UNDER A SEPARATE SIGN PERMIT SET.




A2 EAST ELEVATION
3/16" = 1'-0"




A1 WEST ELEVATION
3/16" = 1'-0"

AVERAGE FINISHED GRADE: 6147.50

## KEYNOTES

| | |
|---|---|
| 170 | GUARDRAIL RE:B4/A0.1 |
| 203 | MP-01: PRE-FINISHED CORRUGATED METAL PANEL |
| 205 | BR-01: BRICK VENEER |
| 206 | BR-02 |
| 208 | MC-01: PRE-FINISHED METAL COPING |
| 209 | SS-01: ALUMINUM STOREFRONT SYSTEM |
| 213 | SERVICE DOOR CANOPY, PAINT PT-5 |
| 214 | SUN SHADE CANOPY, SEE A6.9 |
| 215 | ILLUMINATED SIGNAGE BY OTHERS, G.C. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE |
| 218 | CONDUCTOR HEAD AND DOWNSPOUT, PAINT PT-5. COORDINATE SIZE WITH PLUMBING PLANS. RE:B3/A5.4 |
| 219 | OVERFLOW SCUPPER |
| 221 | DRIVE-THRU WINDOW |
| 225 | STAINLESS STEEL GREASE SHIELD W/ 2 12" HOLE THROUGH WALL FOR GREASE TANK |
| 231 | MASONRY EXPANSION JOINT |
| 232 | FIRE DEPARTMENT CONNECTION, RE: FIRE PROTECTION |
| 233 | EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL |
| 238 | GENERAL CONTRACTOR SHALL PROVIDE A KNOX BOX PER JURISDICTIONAL REQUIREMENTS, LOCATION TO BE VERIFIED PRIOR TO CONSTRUCTION. |
| 240 | DASHED LINE INDICATES TOP OF DECK. |
| 242 | GAS METER, RE: MEP |

## CODE TO EXT. MATERIALS

GL-01 VISION GLASS
BASIS OF DESIGN: SUNGUARD SNR 43, CLEAR
SHADING COEFFICIENT (SC) : XX
EXTERIOR REFLECTION: 28%
SOLAR HEAT GAIN COEFFICIENT (SHGC): .23
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SS-01 STOREFRONT SYSTEM
BASIS OF DESIGN: OLDCASTLE
STYLE: FG-3000
FINISH: CLEAR ANODIZED

MF-01 METAL PANEL
MANUFACTURER: BERRIDGE
STYLE: BR-12 PANEL
24 GA STEEL
COLOR: LEAD-COTE

MF-02 PREFINISHED METAL
FLASHING 0.050" THICK
COLOR: LEAD-COTE
TO MATCH MP-01

BR-01 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: PARK AVENUE

BR-02 BRICK
MANUFACTURER: ACME
STYLE: UTILITY
SIZE: 4" x 4" x 12"
COLOR: DOESKIN

MC-01 MORTAR
MANUFACTURER: BASALITE-SOLOMON
COLOR: STANDARD GRAY, VERIFY MATCH TO DEVELOPMENT STANDARD

MC-01 METAL COPING
MANUFACTURER: BERRIDGE
STYLE: SHADOWLINE COPING, REVEAL COPING
COLOR: LEAD-COTE TO MATCH MP-01

PT-5 PAINT
BASIS OF DESIGN:
MANUFACTURER: SHERWIN WILLIAMS
STYLE: SW 6277 SPECIAL GRAY
SHEEN: FLAT

MS-01 METAL SOFFIT
MANUFACTURER: BERRIDGE
STYLE: HS-8
FINISH: PAINTED SW 6277 SPECIAL GRAY

CPC DP 22-00095 Sheet 13 of 14


YOW Architects, PC
Architecture & Planning
115 S. Weber Colorado Springs, Colorado 719-475-8133

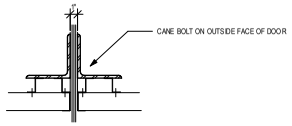

| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |

WHATABURGER
710 E FILLMORE ST
COLORADO SPRINGS, CO 80907

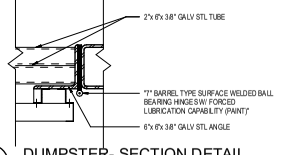
Project Number 21.119
Date 09/01/2022
Drawn By MKG
Checked By YOW

A2.2
EXTERIOR ELEVATIONS
Scale As indicated

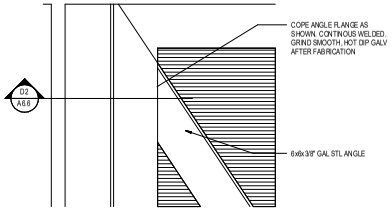
9/1/2022 9:37:18 AM



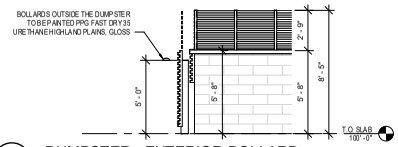

D1 DUMPSTER - GATE PLAN DETAIL.
SCALE 1 1/2" = 1'-0"



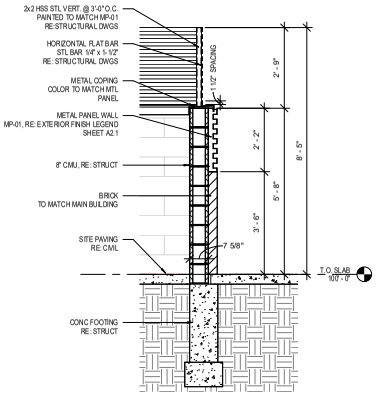

D2 DUMPSTER- SECTION DETAIL
SCALE 1 1/2" = 1'-0"



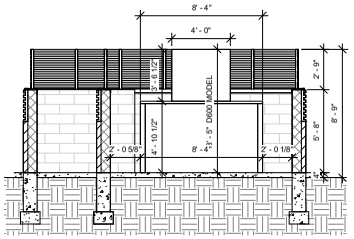

D3 DUMPSTER - GATE CORNER DETAIL
SCALE 1 1/2" = 1'-0"



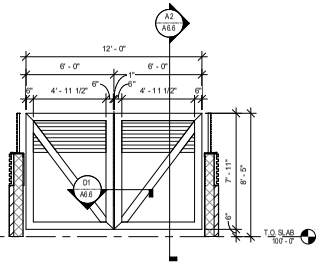

A2 DUMPSTER - EXTERIOR BOLLARD
SCALE 1/4" = 1'-0"



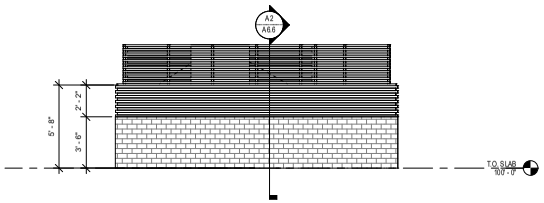

A4 DUMPSTER - WALL SECTION
SCALE 1/2" = 1'-0"



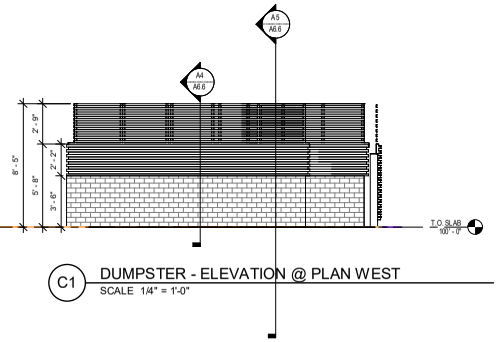

A5 SECTION - AT COMPACTOR
SCALE 1/4" = 1'-0"



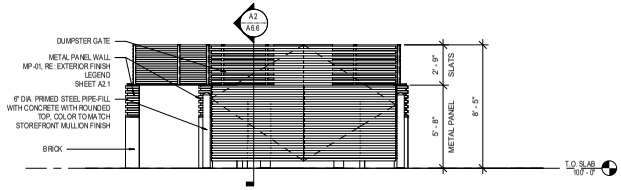

A3 DUMPSTER - GATE INSIDE FACE
SCALE 1/4" = 1'-0"



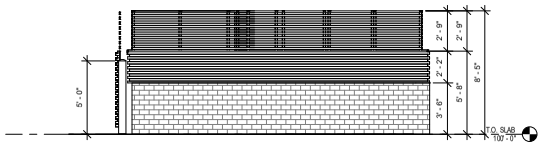

C2 DUMPSTER - ELEVATION @ PLAN NORTH
SCALE 1/4" = 1'-0"



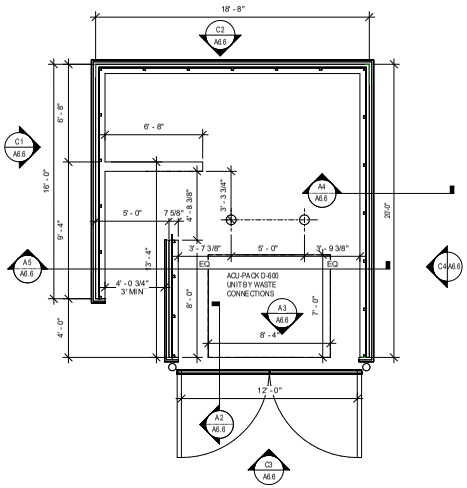

C1 DUMPSTER - ELEVATION @ PLAN WEST
SCALE 1/4" = 1'-0"




C3 DUMPSTER - ELEVATION @ GATE ENTRY
SCALE 1/4" = 1'-0"




C4 DUMPSTER - ELEVATION @ PLAN EAST
SCALE 1/4" = 1'-0"




A1 DUMPSTER - ENLARGED
SCALE 1/4" = 1'-0"

YOW Architects, PC
Architecture & Planning
115 S. Weber Colorado Springs, Colorado 719-475-8133

| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |

WHATABURGER
710 E FILLMORE ST
COLORADO SPRINGS, CO 80907

Project Number
21.119
Date
09/01/2022
Drawn By
MKG
Checked By
YOW

A6.6
DUMPSTER
Scale
As indicated

CPC DP 22-00095 Sheet 14 of 14

9/1/2022 9:37:21 AM