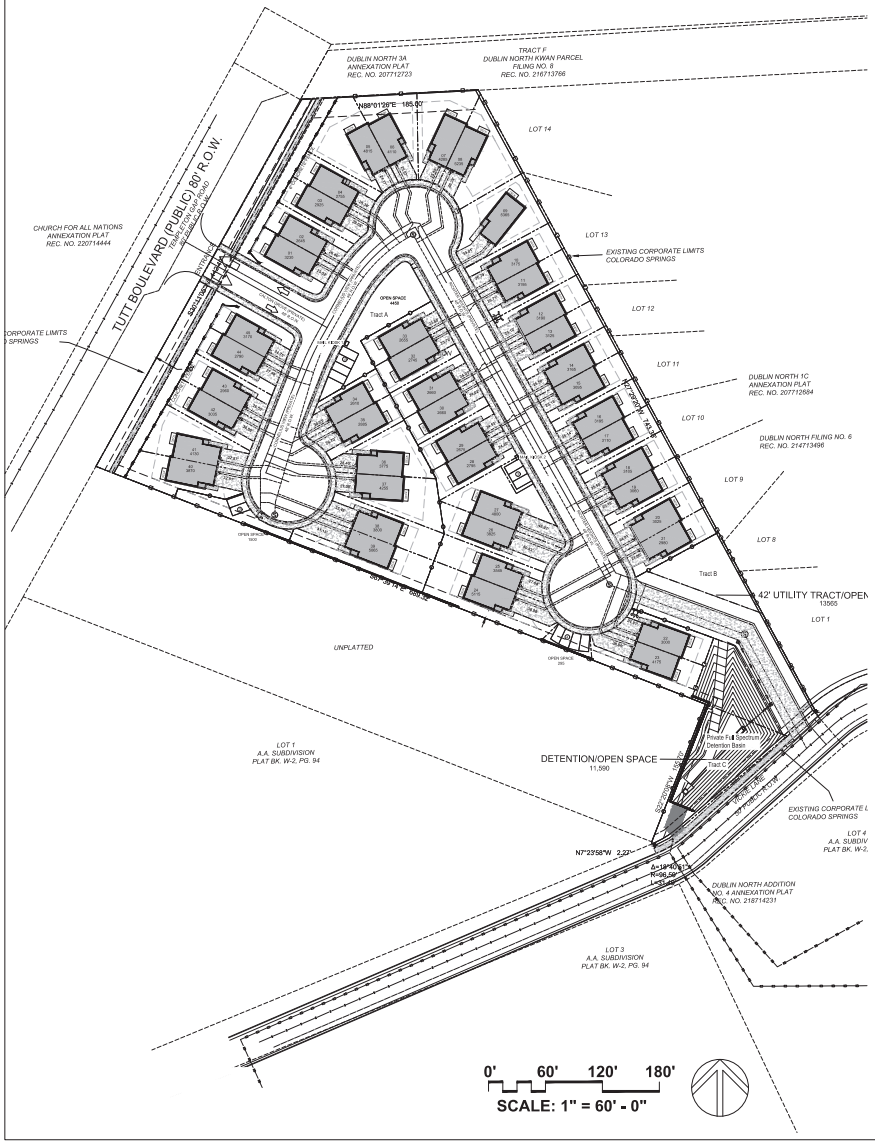


PIKES VISTA

LEGAL DESCRIPTION

A parcel of land being that portion of the Southeast One-Quarter of the Southwest One-Quarter of Section 07, Township 13 South, Range 65 West of the 6th P.M., situate in the City of Colorado Springs, El Paso County, Colorado, described as follows:
Lot 15 A A Subdivision
Containing 5.9 acres, more or less. To be platted as Pikes Vista.

PROJECT STATEMENT:

Pikes Vista is a residential community of forty-five (45) homes on 5.89 acres. Landscaped common areas, and visitor parking is provided.

GENERAL NOTES:

1. FEDERAL EMERGENCY MANAGEMENT AGENCY, Flood Insurance Rate Map Number 08041CO537 G, effective date December 7, 2018, indicates the area in the vicinity of this parcel of land to be a Zone X (area determined to be out of the 500 year flood plain).
2. The tract adjacent to Vickie Lane at the south of the property is for drainage, landscaping and open space with ownership and maintenance of the surface and street improvements being vested in the Pikes Vista Owners Association.
3. Unified Control Statement - All access driveways, drives, aisleways, maneuvering and parking areas, and easements that are not located on platted lots shall be for the common use and maintenance of all users, public or private, and owners of this development, as stipulated and created by separate document by the Declaration of Covenants, Conditions and Restrictions for:
   PIKES VISTA ("CC&Rs" - Reception No. _____)
   and/or the PIKES VISTA Owners Association (Reception No. _____).
4. Parking will not be allowed on internal drives. Visitor parking is provided in designated parking areas only.
5. Decks, window wells, accessory structures are permitted to encroach in the noted building setbacks up to 36 inches.
6. Proposed asphalt will tie into the existing asphalt.
7. Light standard: Per City Code Section 7.4.102.D, all lighting fixtures shall be full cut-off or have shielding to reduce off-site lighting impacts onto adjacent properties and roadways. All exterior lighting shall be arranged to mitigate light directed away from adjacent properties and any public right-of-way. An amendment to this plan may be required if the lighting type is changed.
8. Financial assurances will be provided prior to platting as defined out in the fiscal impact analysis agreement. shall be shielded to contain all direct rays of light on the site. light levels from the project shall not exceed 1.5
9. Refer to civil plans for detailed information on grading, drainage, water quality ponds, and retaining walls.
10. Refer to landscape plans for detailed information on planting, irrigation, and fencing.
11. Public improvements and utilities to be included within Pikes Vista include new roadways, water lines and connections, wastewater services, landscaping,temporary water quality facilities, and sidewalks.
12. The owner of record is responsible for maintenance of the common areas, landscaping, fencing and private street.
13. The installation of all fencing shown shall be the responsibility of the developer.
14. 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.
15. An avigation easement affecting the subject property and development is therein established by the "Pikes Vista Subdivision" subdivision plat. This easement is subject to the terms and conditions as specified in the instrument recorded under reception no. 217069667 of the records of El Paso County, Colorado.
16. All "stop signs" will be installed by the developer at the locations shown on the development plan to meet MUTCD standards, Contact Traffic Engineering, Signs & Markings at 719-385-6720 for assistance.
17. The Mineral Estate Owner Notification Certification Affidavit was submitted and can be found in file CPC PUD 21-00172. The applicant (or property owner) has attested there are no separate mineral estate owner(s) identified and no further action was taken.

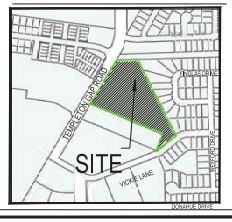
TRACT TABLE

TRACTS	USE	OWNED / MAINTAINED	SIZE
TRACT A	OPEN SPACE, PUBLIC PARK PARKING, AND LANDSCAPING	PROPERTY OWNER (FUTURE HOA)	4,450 S.F.
TRACT B	OPEN SPACE, PUBLIC UTILITIES, PUBLIC IMPROVEMENTS, LANDSCAPING	PROPERTY OWNER (FUTURE HOA)	13,565 S.F.
TRACT C	OPEN SPACE, PRIVATE FULL SPECTRUM DETENTION BASIN, LANDSCAPING, STORM SEWER	PROPERTY OWNER (FUTURE HOA)	11,590 S.F.
TOTAL TRACT AREA			29,605 S.F.

SHEET INDEX

	SHEET #
DEVELOPMENT PLAN COVER	SHEET 1
PRELIMINARY SITE PLAN	SHEET 2
EXISTING DRAINAGE PLAN	SHEET 3
PROPOSED DRAINAGE PLAN	SHEET 4
PRELIMINARY GRADING PLAN	SHEET 5
PRELIMINARY UTILITY AND MASTER FACILITY PLAN	SHEET 6
ROADWAY PROFILE	SHEET 7
FINAL LANDSCAPE PLAN	SHEET 8
LANDSCAPE DETAILS	SHEET 9
DUPLEX 3 1829/1500 ELEVATIONS	SHEET 10
DUPLEX 3 1829/1650 ELEVATIONS	SHEET 11
DUPLEX 3 1500/1650 ELEVATIONS	SHEET 12
PROTOTYPE LANDSCAPE	SHEET 13

VICINITY MAP



SITE DATA

LOCATION: TEMPLETON GAP ROAD

TAX STATUS: TAXABLE

ZONING: PUD ('SMALL LOT' - 7,3,607 - STREET ORIENTED UNITS)

PLAT NO.: 3965

AREA: 5.89 ACRES

EXISTING USE: VACANT

PROPOSED USE: SINGLE-FAMILY DWELLINGS (AS SMALL LOT PUD)

PROPOSED DENSITY: 7.64 DU / ACRE (GROSS), 12.57 DU/AC (NET)

MINIMUM LOT AREA: 2,610 SQUARE FEET

MINIMUM WIDTH: 30 FEET

LOT COVERAGE (BUILDINGS): 51,182 SQUARE FEET (20%)

LOT COVERAGE (IMPERVIOUS): 141,638 SQUARE FEET (55%)

TAX SCHEDULE NUMBER: 5307002015

CULTURAL RESOURCES: No significant features located on this site.

SCHEDULE OF DEVELOPMENT: August 1, 2022

MAXIMUM ALLOWABLE BUILDING HEIGHT: 40'

PROPOSED BUILDING HEIGHT: 30'

SETBACKS FOR SMALL LOT PUD

Maximum Lot Coverage: 70%
Front yard: Twenty (20) feet
Side yard: Five (5) feet
Rear yard: Fifteen (15) feet

Allowable percentage of the front yard setback that can be used as a driveway or parking area: 90%

Lots 1 and 45 are shown with side setbacks of 10' from the adjacent Cellon Street right of way and 20' front setback along Cornelius Place, as alternative from double-frontage setback requirements.

PARKING (REQUIRED) per City Code 7.4.203:

2 per dwelling unit - 90 spaces

PARKING (PROPOSED):

Garage parking (residents) - 90 spaces

Guest parking - 23 spaces (10 on-street spaces and 13 parking stalls)

Guest parking calculation: (1 space per total 23 building units = 13 parking stalls)

Note: 10 on-street parallel parking spaces provided on one side of the street

Total - 113 spaces (Garage parking 90 + Guest parking 23)

PARKING SPACE DIMENSIONS:

9' x 18' (STANDARD)

OWNER NAME AND ADDRESS:
GERHARD SWART
4225 BASSWOOD DRIVE
COLORADO SPRINGS, COLORADO 80920

DEVELOPER:
CALCULUS STABILUS CORP
4225 BASSWOOD DRIVE
COLORADO SPRINGS, COLORADO 80920
PHONE: (719) 492-7154
EMAIL: gerhard@periculumgroup.com

APPLICANT/DESIGNER:
WILLIAM GUMAN & ASSOC., LTD.
731 N. WEBER STREET
COLORADO SPRINGS, COLORADO 80903
PHONE: (719) 633-9700
EMAIL: Bill@guman.net

ENGINEER:
RESPEC
121 S. TEJON STREET
SUITE 1110
COLORADO SPRINGS, COLORADO 80903
PHONE: (719) 283-7672
EMAIL: RICHARDGALLEGOS@RESPEC.COM

CITY APPROVAL

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

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

PLAN NORTH:

PROJECT NAME: PIKES VISTA
PROJECT ADDRESS: 6685 TEMPLETON GAP ROAD COLORADO SPRINGS, CO 80923
PROJECT DESCRIPTION: SMALL LOT PLANNED UNIT DEVELOPMENT DEVELOPMENT PLAN

DATE: 09/28/2021
DESIGNED: WFG
CHECKED: GEM

REVISIONS:

DATE:	BY:	DESCRIPTION:
12/08/21	GEM	INITIAL REVIEW
3/25/22	GEM	REVIEW
5/26/22	GEM	REVIEW

NOTES:

PLAN SCALE: 1" = 60'0" (OR AS NOTED ON PLAN)

SHEET TITLE: DEVELOPMENT PLAN COVER

SHEET NO. 1
1 OF 13 SHEETS

FILE NO. CPC PUD 21-00172

PARCEL DATA (45 LOT YIELD)		
PARCEL ACREAGE:	5.89 AC	256,568 SF
GROSS DU/AC:		7.64 DU/AC
LOT AREA: (45 LOTS)	3.58AC	155,780 SF
NET DU/AC:		12.57 DU/AC
AVERAGE LOT SIZE:		3,462SF
OPEN SPACE/DETENTION:		31,490 SF
STREET R.O.W./PARKING		69,298 SF

LOT DATA:

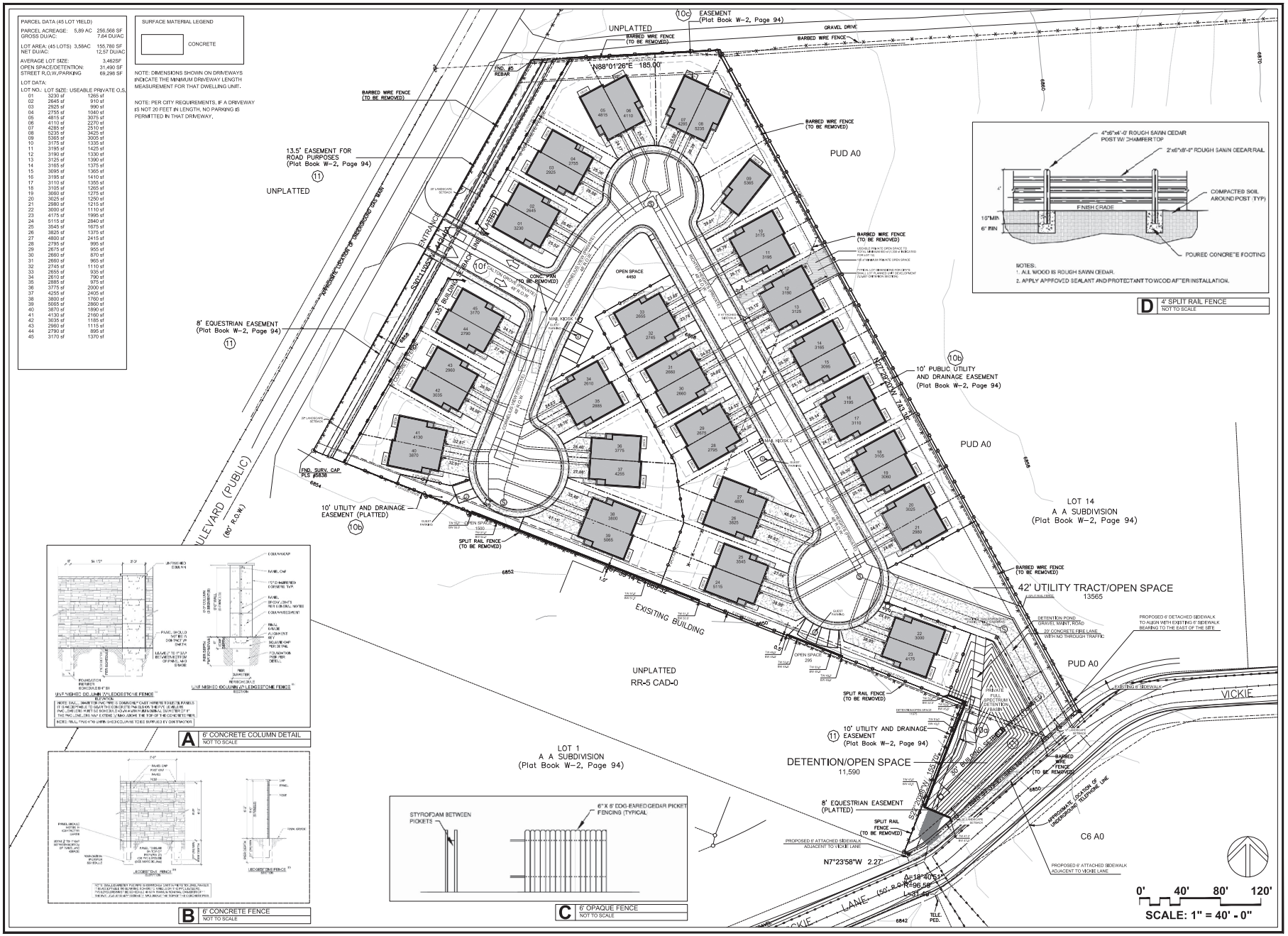
LOT NO.:	LOT SIZE:	USEABLE PRIVATE O.S.
01	3230 sf	1265 sf
02	2645 sf	910 sf
03	2925 sf	990 sf
04	2755 sf	1040 sf
05	4815 sf	3075 sf
06	4110 sf	2270 sf
07	4285 sf	2510 sf
08	5230 sf	3425 sf
09	5365 sf	3005 sf
10	3175 sf	1335 sf
11	3195 sf	1425 sf
12	3190 sf	1330 sf
13	3125 sf	1390 sf
14	3165 sf	1375 sf
15	3095 sf	1365 sf
16	3195 sf	1410 sf
17	3110 sf	1355 sf
18	3105 sf	1265 sf
19	3060 sf	1275 sf
20	3025 sf	1250 sf
21	2980 sf	1215 sf
22	3000 sf	1110 sf
23	4175 sf	1995 sf
24	5115 sf	2840 sf
25	3545 sf	1675 sf
26	3825 sf	1375 sf
27	4800 sf	2415 sf
28	2795 sf	995 sf
29	2675 sf	955 sf
30	2660 sf	870 sf
31	2660 sf	965 sf
32	2745 sf	1110 sf
33	2655 sf	930 sf
34	2610 sf	790 sf
35	2885 sf	975 sf
36	3775 sf	2000 sf
37	4255 sf	2405 sf
38	3800 sf	1760 sf
39	5065 sf	2860 sf
40	3870 sf	1830 sf
41	4130 sf	2160 sf
42	3035 sf	1185 sf
43	2960 sf	1115 sf
44	2790 sf	895 sf
45	3170 sf	1370 sf

SURFACE MATERIAL LEGEND

CONCRETE

NOTE: DIMENSIONS SHOWN ON DRIVEWAYS INDICATE THE MINIMUM DRIVEWAY LENGTH MEASUREMENT FOR THAT DWELLING UNIT.

NOTE: PER CITY REQUIREMENTS, IF A DRIVEWAY IS NOT 20 FEET IN LENGTH, NO PARKING IS PERMITTED IN THAT DRIVEWAY.



D 4' SPLIT RAIL FENCE
NOT TO SCALE

A 6' CONCRETE COLUMN DETAIL
NOT TO SCALE

B 6' CONCRETE FENCE
NOT TO SCALE

C 6' OPAQUE FENCE
NOT TO SCALE

William Guman & Associates, Ltd.
LANDSCAPE ARCHITECTURE
732 North Weber Street
Colorado Springs, CO 80903
(719) 633-0700
www.Gumanltd.com
bill@guman.net

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PLAN NORTH:

PROJECT NAME: PIKES VISTA

PROJECT ADDRESS: 6685 TEMPLETON GAP ROAD COLORADO SPRINGS, CO 80923

PROJECT DESCRIPTION: SMALL LOT PLANNED UNIT DEVELOPMENT DEVELOPMENT PLAN

DATE: 09/25/2021
DESIGNED: WFG
CHECKED: GDM

REVISIONS:

DATE:	BY:	DESCRIPTION:
12/08/21	GEM	INITIAL REVIEW
3/25/22	GEM	REVIEW
5/20/22	GEM	REVIEW

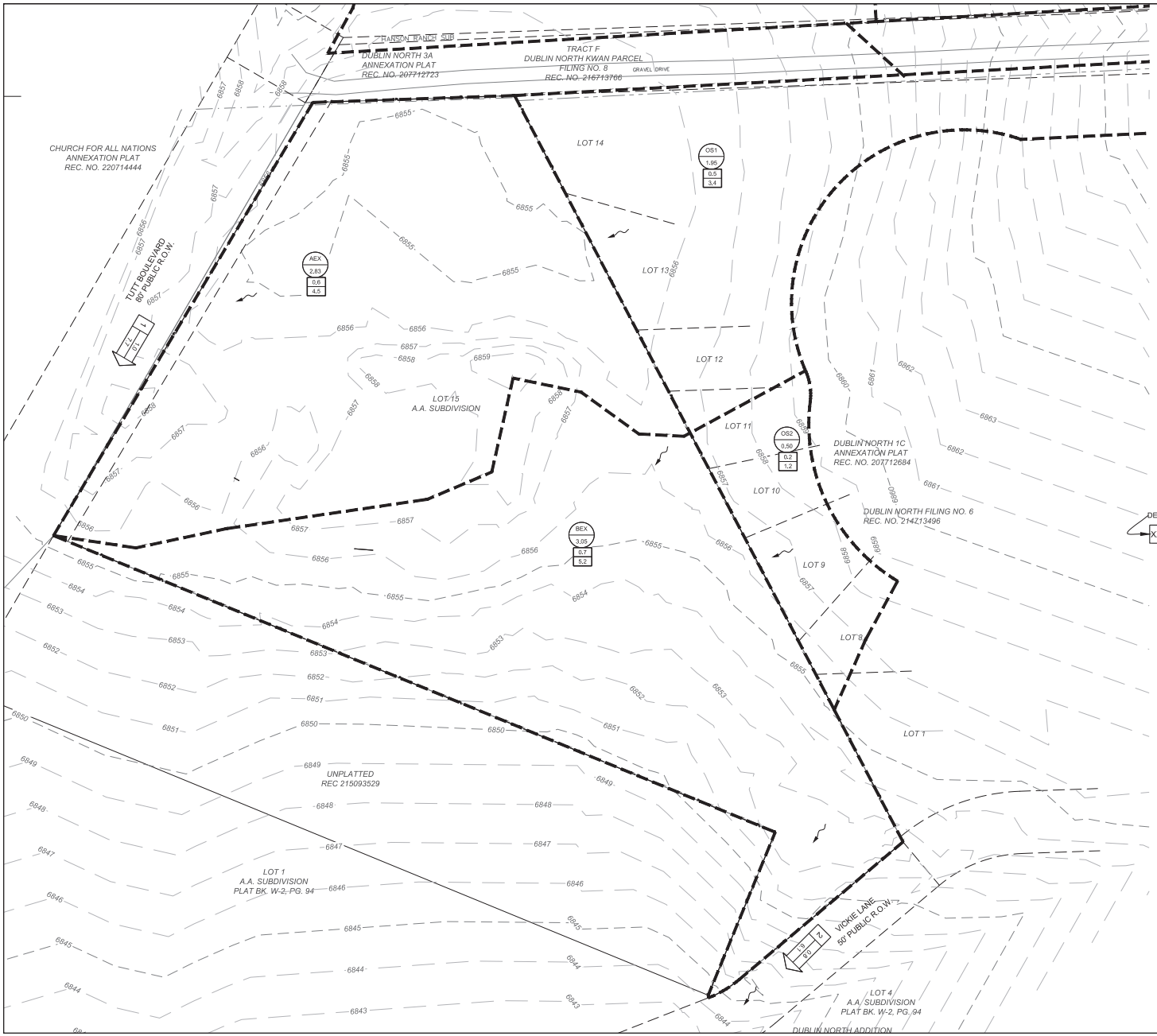
NOTES:

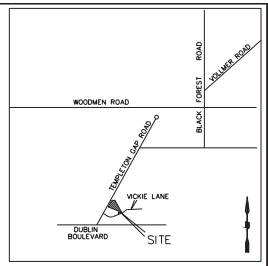
PLAN SCALE: 1" = 40' (OR AS NOTED ON PLAN)

SHEET TITLE: PRELIMINARY SITE PLAN

SHEET NO. 2 OF 13 SHEETS

FILE NO. CPC PUD 21-00172





VICINITY MAP
NOT TO SCALE

EXISTING CONDITIONS			
AREA DESIGNATION	Q5 (CFS)	Q100 (CFS)	ACRES
OS1	0.5	3.4	1.95
OS2	0.2	1.2	0.50
AEX	0.6	4.5	2.83
BEX	0.7	5.2	3.05
DP1 (OS1+AEX)	1.0	7.7	4.78
DP2 (OS2+BEX)	0.8	6.1	3.55

SYMBOL LEGEND

A1A / XX	BASIN DESIGNATION BASIN AREA (ACRE)	BASIN CALLOUT
XX / XX	5 YEAR STORM, CFS 100 YEAR STORM, CFS	BASIN INFORMATION
DESIGN POINT XX	XX.X 5 YEAR ACCUMULATED FLOW, CFS XX.X 100 YEAR ACCUMULATED FLOW, CFS	
		DIRECTION OF DRAINAGE FLOW
		EXISTING SUB-BASIN BOUNDARY
7290		EXISTING MAJOR CONTOUR
7291		EXISTING MINOR CONTOUR

NOTE:

1. THERE IS NO FEMA FLOODPLAIN WITHIN THE PROPOSED SITE.
   FEMA MAP: 08041C0537G
   EFFECTIVE: 12/7/2018

0 40 80
SCALE IN FEET

REVISION

DESIGNED
DRAWN
CHECKED
DATE

RESPEC (FORMERLY ADP)
121 S. TEJON ST
SUITE 1110
COLORADO SPRINGS, CO 80903
PHONE (719) 266-5212

STAMP

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

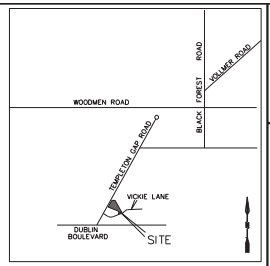
PROJ NO. W0008.0003

CALCULUS STABILIS CORP.
6685 TEMPLETON GAP ROAD
COLORADO SPRINGS, CO 80923

PIKES VISTA
SUBDIVISION

EXISTING DRAINAGE
PLAN

DRAWING NUMBER:
3
SHEET 13



VICINITY MAP
NOT TO SCALE

SYMBOL LEGEND

A1A / XX	BASIN DESIGNATION; BASIN AREA, ACRES (BASIN CALLOUT)
XX.1 / XX	5 YEAR STORM, CFS; 100 YEAR STORM, CFS (BASIN INFORMATION)
DESIGN POINT XX / XX.X / XX.X	5 YEAR ACCUMULATED FLOW, CFS; 100 YEAR ACCUMULATED FLOW, CFS
	PROPOSED SUB-BASIN BOUNDARY
7290	EXISTING MAJOR CONTOUR
7291	EXISTING MINOR CONTOUR
	PROPERTY LINE
	PROPOSED EASEMENT DRAINAGE
	DIRECTION OF DRAINAGE FLOW
	EMERGENCY OVERFLOW

PROPOSED CONDITIONS			
AREA DESIGNATION	Q5 (CFS)	Q100 (CFS)	ACRES
OS1	0.5	3.4	1.95
OS2	0.2	1.2	0.50
A1	1.4	3.1	0.70
A2	1.7	3.8	0.85
A3	1.6	3.4	0.72
A4	1.7	3.7	0.79
A5	1.0	2.1	0.43
B1	1.2	2.7	0.57
B2	1.8	4.0	0.93
B3	0.2	0.8	0.19
B4	0.2	0.5	0.11
B5	0.1	0.6	0.30
C	0.3	1.2	0.35
DP1 (A1+A2)	2.9	6.6	1.55
DP2 (OS1+A3)	2.0	7.4	2.67
DP3 (DP1+DP2)	4.0	11.4	4.22
DP4 (A4+A5)	2.6	5.6	1.22
DP5 (DP3+DP4)	6.1	15.8	5.44
DP6 (OS2+B1)	1.3	3.7	1.07
DP7 (DP6+B2)	3.1	7.8	2.00
DP8 (DP5+DP7)	8.3	21.4	7.44
DP9 (DP8+B3)	8.4	21.8	7.63
DP10 (DP9+B4)	8.5	22.0	7.74
DP11 (DP10+B5)	1.7	8.4	8.04

NOTE:

1. THERE IS NO FEMA FLOODPLAIN WITHIN THE PROPOSED SITE.
   FEMA MAP: 08041C0537G
   EFFECTIVE: 12/7/2018

0 40 80
SCALE IN FEET

REVISION

DESIGNED
DRAWN
CHECKED
DATE

RESPEC (FORMERLY ADP)
121 S. TEJON ST
SUITE 1110
COLORADO SPRINGS, CO 80903
PHONE (719) 266-5212

STAMP

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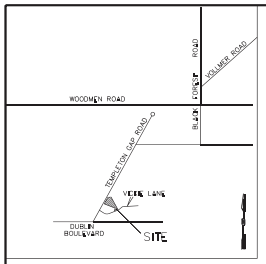
PROJ NO. W0008.0003

CALCULUS STABILIS CORP.
6685 TEMPLETON GAP ROAD
COLORADO SPRINGS, CO 80923

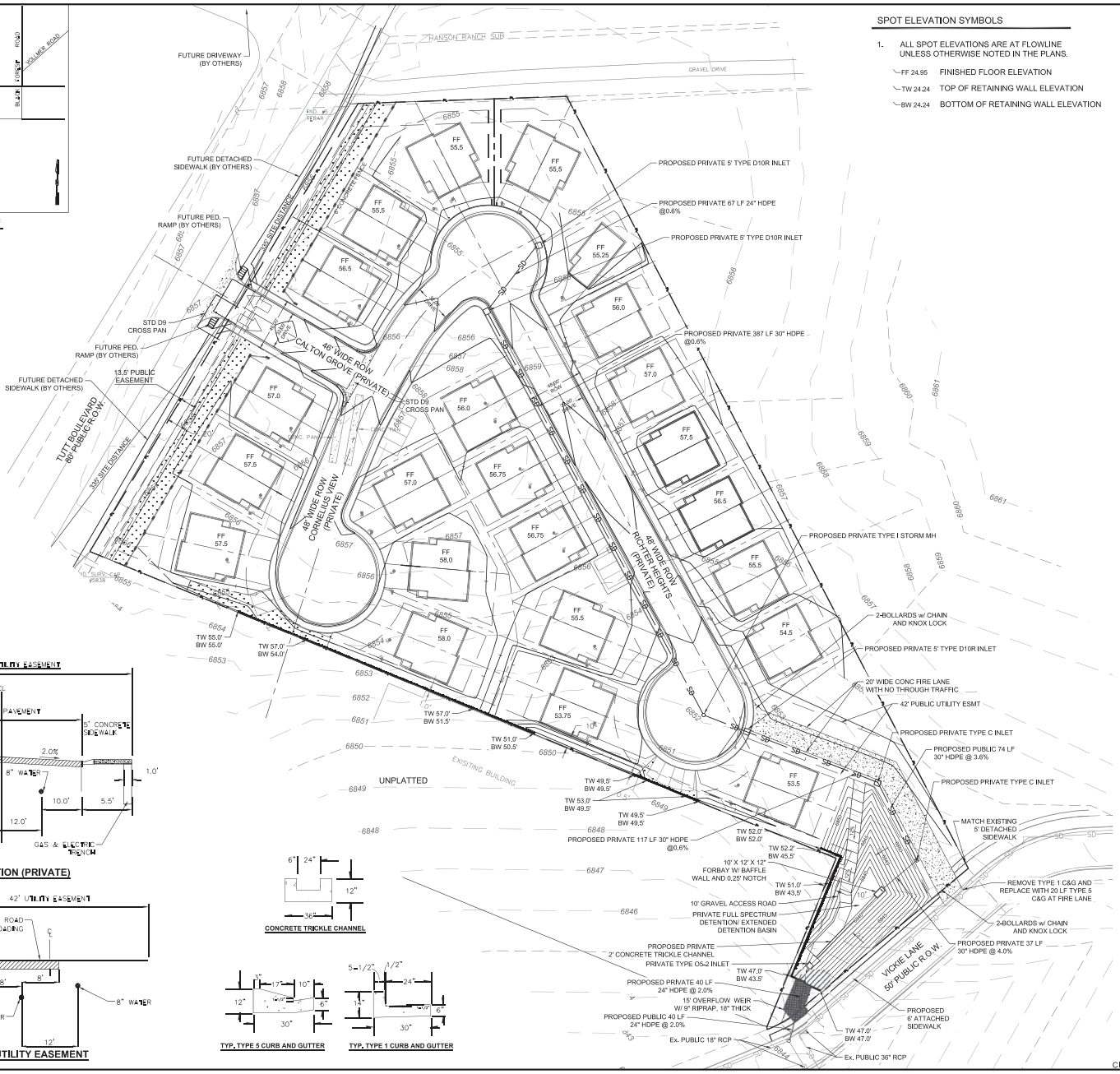
PIKES VISTA SUBDIVISION

PROPOSED DRAINAGE PLAN

DRAWING NUMBER:
4
SHEET 13



VICINITY MAP
NOT TO SCALE



SPOT ELEVATION SYMBOLS

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

- FF 24.95 — FINISHED FLOOR ELEVATION
- TW 24.24 — TOP OF RETAINING WALL ELEVATION
- BW 24.24 — BOTTOM OF RETAINING WALL ELEVATION

BENCHMARKS

FIMS MONUMENT NUMBER TG24 IS A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.25-INCH DIAMETER ALUMINUM FIMS CAP SET IN A ROAD BOX, LOCATED AT THE NORTHWEST SIDE OF TEMPLETON GAP ROAD 2.5 FEET SOTHEAST OF THE RIGHT-OF-WAY FENCE, APPROXIMATELY 90 FEET NORTHEAST OF TEH CENTERLINE OF HTE DRIVEWAY TO 6980 TEMPLETON GAP ROAD AND SET APPROXIMATELY 2 INCHES ABOVE GROUND SURFACE

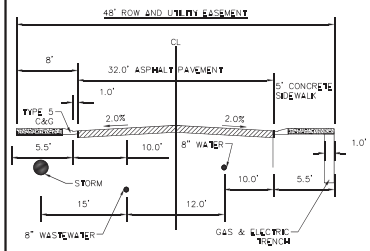
ELEVATION = 6838.24

NOTES

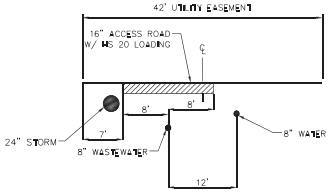
1. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF ALL EXISTING DRY AND WET UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY ISSUES. UTILITY RELOCATION MAY BE REQUIRED.
2. FINISH GRADE OF SOIL EDGES ALONG PAVEMENT TO BE 1/2" BELOW EDGE OF PAVEMENT.
3. STRIP AND STOCKPILE TOPSOIL FROM GRADING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

LEGEND

- 7290 — PROPOSED MAJOR CONTOUR
- 7291 — PROPOSED MINOR CONTOUR
- 7290 — EXISTING MAJOR CONTOUR
- 7291 — EXISTING MINOR CONTOUR
- 2.0% — PROPOSED SLOPE ARROW
- EXISTING EASEMENT
- PROPERTY LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED SWALE
- PROPOSED STORM SEWER
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING COM. PEDISTAL
- EXISTING SIGN



TYPICAL 48' STREET SECTION (PRIVATE)
N.T.S.



TYPICAL 42' UTILITY EASEMENT
N.T.S.

CONCRETE TRICKLE CHANNEL

TYP. TYPE 5 CURB AND GUTTER

TYP. TYPE 1 CURB AND GUTTER

CITY PLANNING FILE No. CPC A 21-00137

REVISION

DESIGNED
DRAWN
CHECKED
DATE

RESPEC (FORMERLY ADP)
121 E. PIKES PEAK ST
SUITE 110
COLORADO SPRINGS, CO 80903
PHONE (719) 265-5212

STAMP

Know what's below. Call before you dig.

PROJ NO. W00008.0003

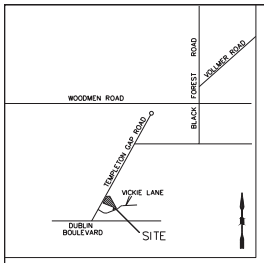
CALCULUS STABILIS CORP.
6685 TEMPLETON GAP ROAD
COLORADO SPRINGS, CO 80923

PIKES VISTA SUBDIVISION

PRELIMINARY GRADING PLAN

DRAWING NUMBER:
5
SHEET 13

NAME: N:\PROJECTS\W0008~ GUMAN & ASSOCIATES\W0008.0003 T GAP\3. DWGS\5. SHEETS\DEVELOPMENT PLANS\W0008.0003~ PRELIMINARY GRADING PLAN_SHIP_UPDATED.DWG
PLOT DATE: June 1, 2022 9:26 AM BY: REBECCA MCCONNELL



VICINITY MAP

NOT TO SCALE

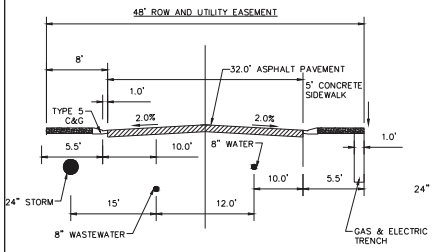
BUILDING DATA

PIKES VISTA SUBDIVISION

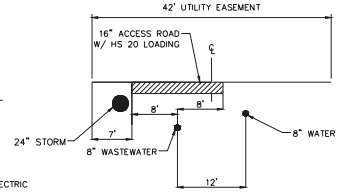
BUILDING TYPE	V-B
SQUARE FOOTAGE	3300
SPRINKLED	NO
FH REQ'D	1
FIRE FLOW REQ'D	1500
FIRE FLOW PROV'D	3
FLOW DURATION	2
FH SPACING	500
HOSE LAY	250
AREA SEPERATION WALL	NO

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

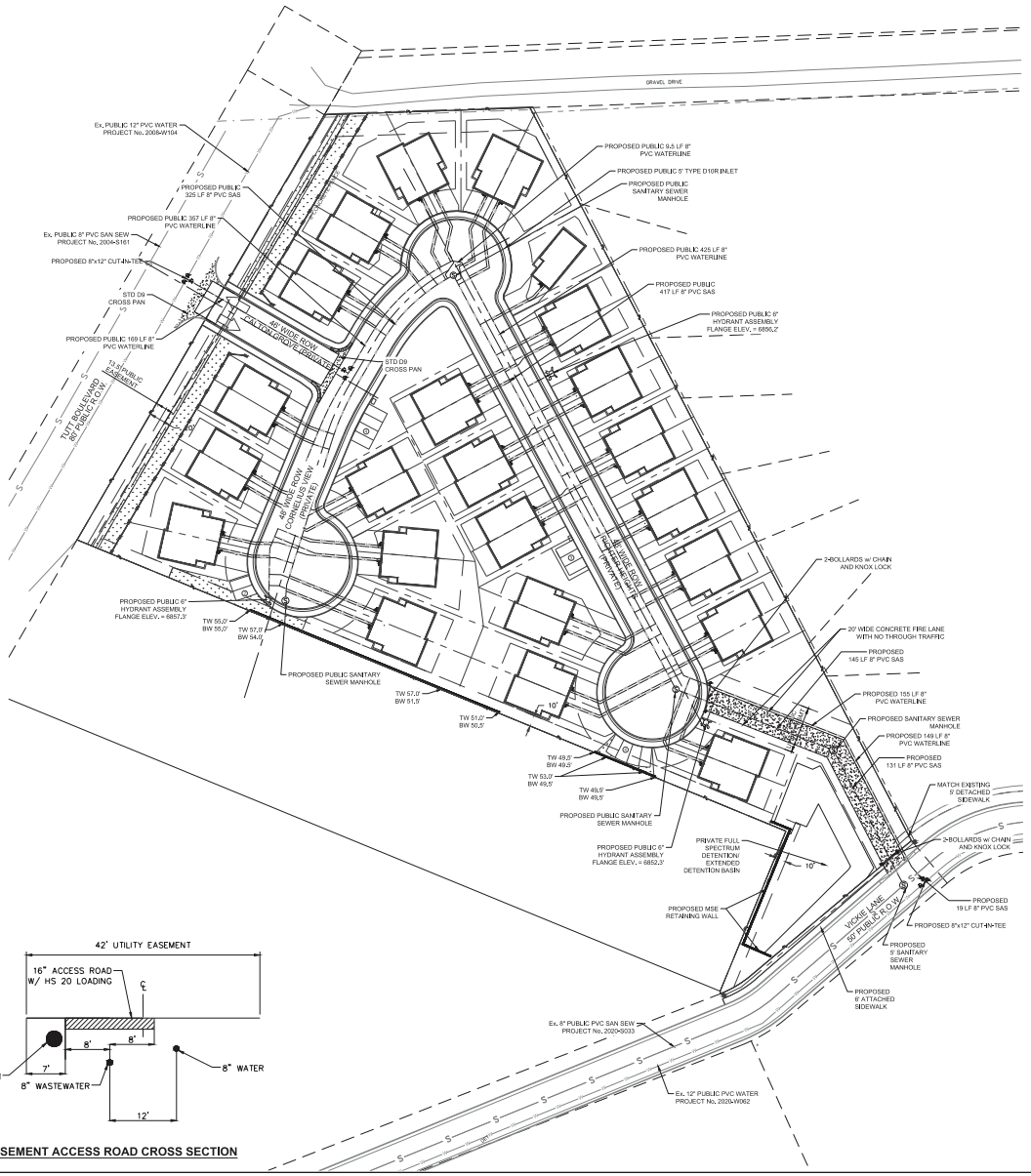
1. COLORADO SPRINGS UTILITIES SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THE PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) ACKNOWLEDGE THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES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



TYPICAL 48' STREET SECTION (PRIVATE)
N.T.S.



TYPICAL 42' EASEMENT ACCESS ROAD CROSS SECTION
N.T.S.



BENCHMARKS

FIMS MONUMENT NUMBER TG24 IS A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.25-INCH DIAMETER ALUMINUM FIMS CAP SET IN A ROAD BOX, LOCATED AT THE NORTHWEST SIDE OF TEMPLETON GAP ROAD 2.5 FEET SOTHEAST OF THE RIGHT-OF-WAY FENCE, APPROXIMATELY 90 FEET NORTHEAST OF TEH CENTERLINE OF HTE DRIVEWAY TO 6980 TEMPLETON GAP ROAD AND SET APPROXIMATELY 2 INCHES ABOVE GROUND SURFACE

ELEVATION = 6838.24

LEGEND

- EXISTING EASEMENT
- PROPERTY LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- EXISTING FENCE
- LOT LINE
- EXISTING GAS
- EXISTING TELEPHONE LINE
- PROPOSED WATER VALVE
- PROPOSED UTILITY MANHOLE
- EXISTING UTILITY MANHOLE
- EXISTING POLE ANCHOR
- PROPOSED HYDRANT
- PROPOSED DOUBLE CLEANOUT
- PROPOSED GAS & WATER METER
- LANDSCAPE
- PROPOSED GAS METER
- PROPOSED ELECTRIC METER

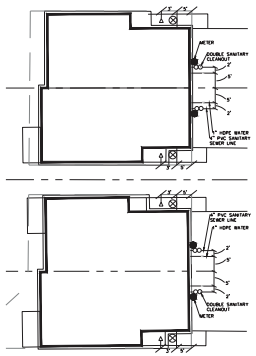
FIRE FLOW:

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

FIMS MAP NUMBER: – 0-22, 0-23, P-22, P-23
TAX SCHEDULE NO.: – 5307002015
PRESSURE ZONE: – REDUCED BRIARGATE
MAX STATIC PRESSURE: –
UTILITY DESIGN CAD FILE NO.:
DEVELOPMENT PLAN NO.: AR DP
APPROVAL DATE: ____ ____, 2021
PLAT REC. NO.: –

NOTES:

1. ALL SANITARY SEWER SERVICES ARE 4" PVC @ 2.08%
2. ALL WATERLINE SERVICES ARE 1" HDPE



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

0 50 100
SCALE IN FEET

CITY PLANNING FILE No. CPC A 21-00137

REVISION

DESIGNED
DRAWN
CHECKED
DATE

RESPEC (FORMERLY ADP)
121 S. TEJON ST
SUITE 1110
COLORADO SPRINGS, CO 80903
PHONE (719) 266-5212

STAMP

Know what's below. Call before you dig.

PROJ NO. W0008,0003

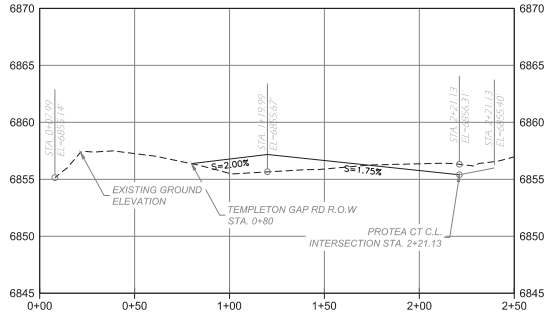
CALCULUS STABILIS CORP.
6685 TEMPLETON GAP ROAD
COLORADO SPRINGS, CO 80923

PIKES VISTA SUBDIVISION

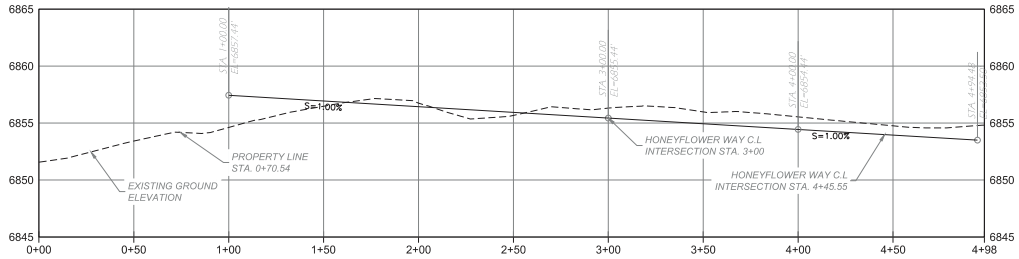
PRELIMINARY UTILITY AND MASTER FACILITY PLAN

DRAWING NUMBER:
6
SHEET 13

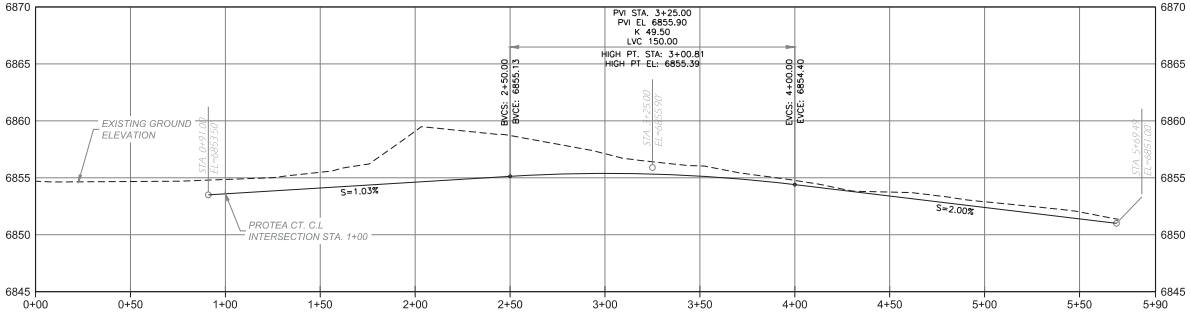
PV - CALTON GROVE
HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 5'

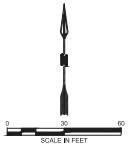


PV - CORNELIUS VIEW
HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 5'



PV - RICHTER HEIGHTS
HORIZ. SCALE: 1" = 30'
VERT. SCALE: 1" = 5'





CITY PLANNING FILE No. CPC A 21-00137

NAME: N:\PROJECTS\W0008 - GUMAN & ASSOCIATES\W0008.0003 T GAP\3. DWGS\5. SHEETS\DEVELOPMENT PLANS\W0008.0003 - ROADWAY PROFILES.DWG
PLOT DATE: May 22, 2022 11:24 AM, BY: REBECKA MCCONNELL

REVISION

DESIGNED
DRAWN
CHECKED
DATE

RESPEC (FORMERLY ADP)
121 S. TEJON ST
SUITE 1110
COLORADO SPRINGS, CO 80903
PHONE: (719) 290-5212

STAMP

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

PROJ NO. W0008.0003

CALCULAS STABILIS CORP.
6685 TEMPLETON GAP ROAD
COLORADO SPRINGS, CO 80923

PIKES VISTA

ROADWAY PROFILE

DRAWING NUMBER:
7

SHEET 13

SURFACE MATERIAL LEGEND

- AGGREGATE 4"-6" SIZE
- TURF (SOD)
- TURF (NATIVE LO-GROW)
- CONCRETE

NOTE: The required soil analysis report is required to be submitted and approved with the irrigation plan submittal and before any landscape construction. This would include completing the soil sampling and submitting the samples to a soils lab for testing. A separate lab test report and soil preparation recommendations (amendment/fertilizer amounts and application rates) for each type of proposed landscaping (shrub beds/sod/native seed) will need to be provided to City Staff for review and approval.

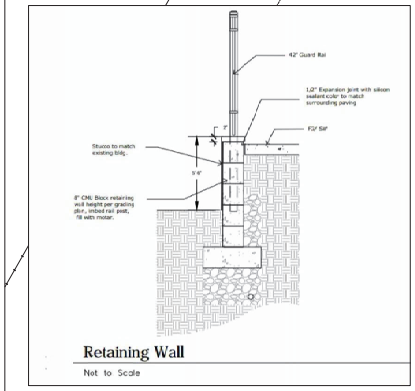
NOTE: An irrigation plan shall be submitted and reviewed concurrent with building permit submittal and approved prior to issuance of a building permit.

NOTE: Landscape improvements and maintenance in common areas shall be the responsibility of the homeowners' association (HOA), and/or their assigns.

NOTE: All street trees and streetscape improvements located in the ROW will be maintained by the homeowners' association (HOA), and/or their assigns.

NOTE: Refer to prototype landscape drawing (sheet 11) for typical landscape design around dwelling units.

NOTE: All long term landscape maintenance for each individual lot (including the ROW adjacent to each lot) will be maintained by the homeowners' association (HOA), and/or their assigns.

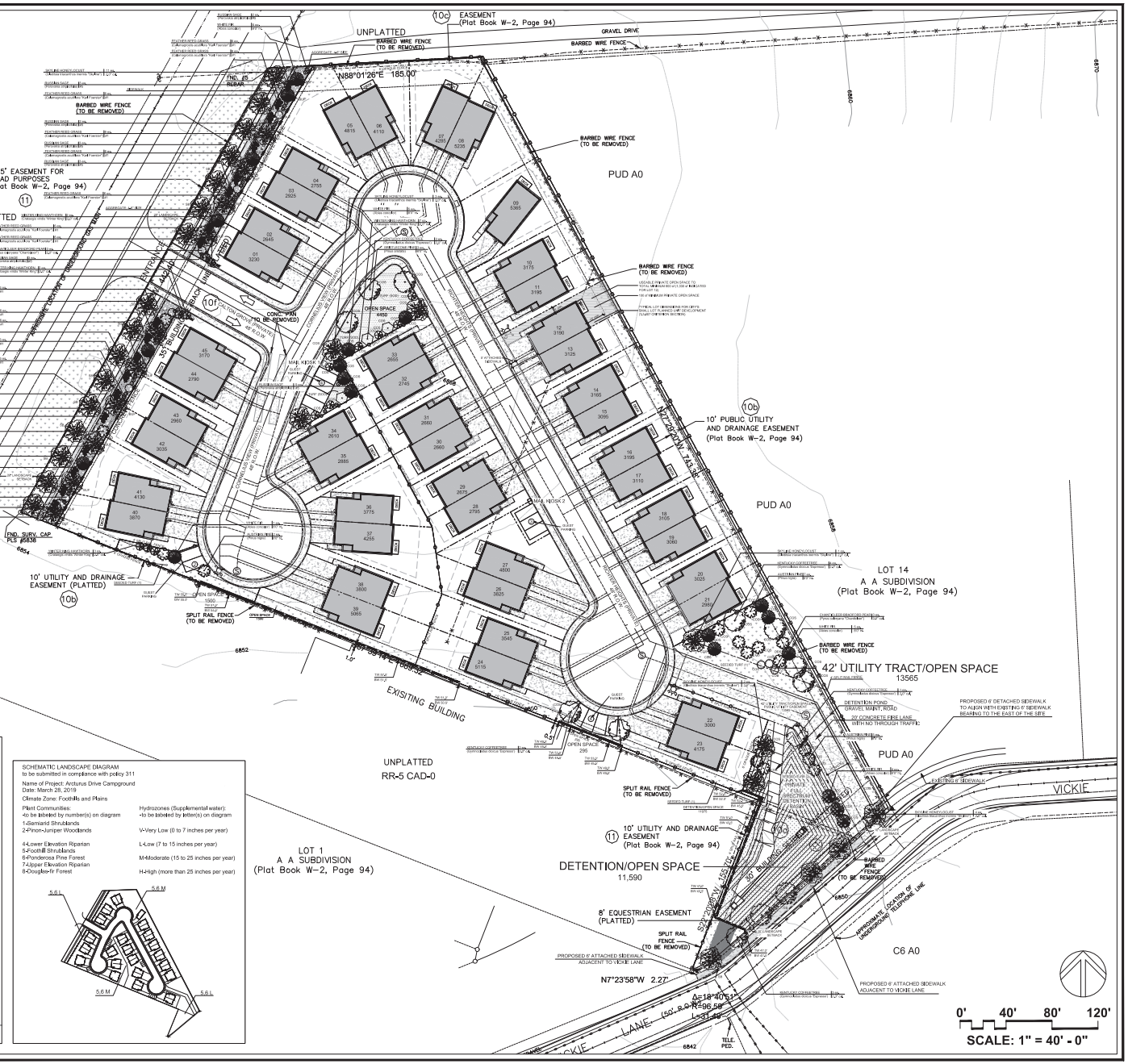


SCHEMATIC LANDSCAPE DIAGRAM
to be submitted in compliance with policy 311

Name of Project: Arcturus Drive Campground
Date: March 28, 2019

Climate Zone: Foothills and Plains

Plant Communities: -to be labeled by number(s) on diagram	Hydrozones (Supplemental water): -to be labeled by letter(s) on diagram
1-Semiarid Shrublands	
2-Pinon-Juniper Woodlands	V-Very Low (0 to 7 inches per year)
4-Lower Elevation Riparian	L-Low (7 to 15 inches per year)
5-Foothill Shrublands	
6-Ponderosa Pine Forest	M-Moderate (15 to 25 inches per year)
7-Upper Elevation Riparian	
8-Douglas-fir Forest	H-High (more than 25 inches per year)



William Guman & Associates, Ltd.
LANDSCAPE ARCHITECTURE
732 North Weber Street
Colorado Springs, CO 80903
(719)633-0700
www.Gumanltd.com
bill@guman.net

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

PLAN NORTH:

PROJECT NAME: **PIKES VISTA**

PROJECT ADDRESS: **6685 TEMPLETON GAP ROAD COLORADO SPRINGS, CO 80923**

PROJECT DESCRIPTION: **SMALL LOT PLANNED UNIT DEVELOPMENT DEVELOPMENT PLAN**

DATE: 09/28/2021
DESIGNED: WFG
CHECKED: GDM

REVISIONS:

DATE:	BY:	DESCRIPTION:
12/08/21	GEM	INITIAL REVIEW
3/25/22	GEM	REVIEW
5/20/22	GEM	REVIEW

NOTES:

PLAN SCALE: 1" = 40' (OR AS NOTED ON PLAN)

SHEET TITLE: FINAL LANDSCAPE PLAN

SHEET NO. 8 OF 13 SHEETS

FILE NO. CPC PUD 21-00172

LANDSCAPE SCHEDULE (Outlaying Areas): Planting Schedule:

SYM.	QTY.	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
TREES					
	9	CHANTICLEER BRADFORD PEAR (Pyrus calleryana 'Chanticleer')	30-40' 15-40'	2.0" cal.	B&B Nursery Grown, Size to meet or exceed AAN, min. size
	20	WHITE FIR (Abies concolor)	40-60' 20-30'	8' ht.	B&B Nursery Grown, Size to meet or exceed AAN, min. size
	17	AUSTRIAN PINE (Pinus nigra)	40-60' 25-30'	8' ht.	B&B Nursery Grown, Size to meet or exceed AAN, min. size
	13	KENTUCKY COFFEETREE (Gymnocladus dioicus 'Espresso')	50-60' 40-50'	2.0" cal.	B&B Nursery Grown, Size to meet or exceed AAN, min. size
	3	BRISTLECONE PINE (Pinus arisata)	25-30' 15-20'	6' ht.	B&B Nursery Grown, Size to meet or exceed AAN, min. size
	14	WINTER KING HAWTHORN (Crataegus viridis 'Winter King')	35-50' 15-20'	2.0" cal.	B&B Nursery Grown, Size to meet or exceed AAN, min. size
	36	SKYLINE HONEYLOCUST (Gleditsia triacanthos inermis 'Skyline')	40-50' 30-40'	2.0" cal.	B&B Nursery Grown, Size to meet or exceed AAN, min. size
	22	BUR OAK (Quercus macrocarpa)	50-80' 50-80'	2.0" cal.	B&B Nursery Grown, Size to meet or exceed AAN, min. size
	21	ACCOLADE ELM (Ulmus 'Accolade')	50-70' 30-40'	2.0" cal.	B&B Nursery Grown, Size to meet or exceed AAN, min. size
	23	CANADA RED CHOKECHERRY (Prunus virginiana 'Shubert')	20-30' 15-20'	2.0" cal.	B&B Nursery Grown, Size to meet or exceed AAN, min. size
	23	PRAIRIFIRE CRABAPPLE (Malus 'Prairifire')	15-20' 15-20'	2.0" cal.	B&B Nursery Grown, Size to meet or exceed AAN, min. size
	23	COLORADO BLUE SPRUCE (Picea pungens glauca)	40-60' 20-30'	6' ht.	B&B Nursery Grown, Size to meet or exceed AAN, min. size
	22	PONDEROSA PINE (Pinus ponderosa)	40-60' 20-30'	6' ht.	B&B Nursery Grown, Size to meet or exceed AAN, min. size

Percent Signature Trees** (60% minimum-Policy 21.3.A) | Signature Trees: 246 | Total No. of Trees: 265 = 100% Signature Trees

SYM.	QTY.	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
SHRUBS					
	46	CUTLEAF SUMAC (Rhus glabra 'Laciniata')	5-10' 5-10'	5 gal.	Container Grown, Size to meet or exceed AAN, min. size
	46	CHEYENNE WOODBRIDGE (Pithecellobium flexicaule 'Cheyenne')	5-7' 5-7'	5 gal.	Container Grown, Size to meet or exceed AAN, min. size
	23	SEA FOAM ROSE (Rosa Sea Foam)	3-4' 3-4'	5 gal.	Container Grown, Size to meet or exceed AAN, min. size
	23	HANCOCK CORALBERRY (Symphoricarpos chenault 'Hancock')	3-4' 3-4'	5 gal.	Container Grown, Size to meet or exceed AAN, min. size
	43	RUSSIAN SAGE (Perovskia atriplicifolia)	3-4' 3-4'	5 gal.	Container Grown, Size to meet or exceed AAN, min. size
	246	FEATHER REED GRASS (Calamagrostis acutiflora 'Karl Foerster')	2-5' 2-3'	1 gal.	Container Grown, Size to meet or exceed AAN, min. size

Percent Signature Shrubs** (60% minimum-Policy 21.3.A) | Signature Shrubs: 427 | Total No. of Shrubs: 427 = 100% Signature Shrubs

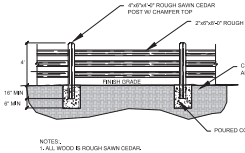
SYM.	QTY.	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
GRASSES, PERENNIALS, GROUNDCOVERS					

SYMBOL KEY:

SYMBOL	DESCRIPTION/REMARKS
	STEEL MAINTENANCE EDGE: 3/16" x 4" ROLL TOP STEEL, GREEN COLOR
NO SYMBOL	IDAHO CEDAR WOOD MULCH: UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY (Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO) TOTAL AREA: 6,500 SQUARE FEET
	TURF (SOD): FESCUE: HTN KENTUCKY BLUEGRASS 4-WAY BLEND ON PREPARED SOIL. TOTAL AREA: 53,288 SQUARE FEET
	SEEDED TURF (1) (Temporary Irrigation): EL PASO COUNTY ALL-PURPOSE LOW GROW MIX FOR UPLAND AND TRANSITION AREAS: 25% BUFFALOGRASS, 20% BLUE GRAMA, 25% SIDEOATS GRAMA, 5% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 1% SAND DROPSEED SEED RATE: 42 LBS PLS/ACRE, TOTAL AREA: 44,093 SQUARE FEET.
	SEEDED TURF (2) (Temporary Irrigation): EL PASO COUNTY ALL-PURPOSE MIX FOR UPLAND, TRANSITION AND PERMANENT CONTROL MEASURE AREAS: 20% BIG BLUESTEM, 10% BLUE GRAMA, 10% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 10% SIDEOATS GRAMA, 10% SWITCHGRASS, 10% PRAIRIE SANDREED, 10% YELLOW INDIANGRASS SEED RATE: 19.3 LBS PLS/ACRE, TOTAL AREA: 7,615 SQUARE FEET.
	AGGREGATE: 4-6" SIZE WHOLE WASHED WHITE RIVER ROCK PLACED TO A UNIFORM DEPTH ON FABRIC UNDERLAYMENT. (Equal to that supplied by Pioneer Sand and Gravel, Colorado Springs, CO) TOTAL AREA: 5,125 SQUARE FEET.
	6'0" HT. CONCRETE FENCE W/CONCRETE PILASTERS
	4'0" HT. POST & RAIL FENCE (2-RAIL)
	6'0" HT. OPAQUE CEDAR FENCE

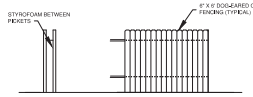
LANDSCAPE NOTES:

1. REFER TO SPECIFICATION **SECTION 32-8440- LANDSCAPE ACCESSORIES** FOR REQUIRED INSTALLATION AND WORKMANSHIP STANDARDS FOR NEW LANDSCAPING. IN THE EVENT OF A CONFLICT IN REQUIREMENTS THE MOST STRINGENT INTERPRETATION WILL PREVAIL.
2. DRAWINGS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF LANDSCAPE ACCESSORIES MAY NOT BE POSSIBLE AS INDICATED, CONSULT PROJECT LANDSCAPE ARCHITECT PRIOR TO MAKING RANDOM FIELD CHANGES WHICH MAY ALTER DESIGN INTENT.
3. QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. VERIFY ALL QUANTITIES PRIOR TO SUBMITTING COST PROPOSAL. IN THE EVENT OF A CONFLICT BETWEEN SCHEDULED, IMPLIED OR EXPRESSED QUANTITIES, QUANTITIES WHICH CAN BE DETERMINED GRAPHICALLY FROM THE DRAWINGS WILL PREVAIL IN ANY CASE.
4. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND VERIFICATION OF ALL FIELD CONDITIONS AND RESOLVING CONFLICTS PERTAINING TO DIMENSIONS, LAYOUT, ETC., WHICH MAY AFFECT THE LANDSCAPE INSTALLATION. MOBILIZING SHALL BE CONSTRUED AS ACCEPTANCE OF CONDITIONS.
5. COORDINATE ALL WORK INDICATED ON THESE DRAWINGS WITH WORK OF OTHER TRADES.
6. THE PROJECT LANDSCAPE ARCHITECT RESERVES THE RIGHT TO CONSIDER AND APPROVE ALTERNATE INSTALLATIONS AT ANY TIME WHICH IN THE LANDSCAPE ARCHITECT'S OPINION MAINTAINS THE CONSTRUCTION BUDGET AND MAINTAINS DESIGN INTENT.
7. PROVIDE A 3 FOOT CLEAR SPACE AROUND THE CIRCUMFERENCE AROUND ALL FIRE HYDRANTS AND LIGHTING STANDARDS.
8. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS MAY BE AVAILABLE. IF THE AMOUNT OF TOPSOIL NEEDED TO COMPLETE FINAL GRADING IS NOT AVAILABLE, THE CONTRACTOR SHALL IMPORT THE AMOUNT OF SOIL NEEDED.
9. CONTRACTOR SHALL ENSURE THAT PROPER IRRIGATION VIA THE IRRIGATION SYSTEM IS CAPABLE OF EXTENDING AMOUNTS OF WATER REQUIRED TO ESTABLISH AND SUSTAIN PLANT GROWTH AT THE TIME OF INSTALLATION.
10. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE COMMENCED BY THE OWNER UPON COMPLETION AND FINAL ACCEPTANCE OF ALL LANDSCAPE AND IRRIGATION SYSTEM INSTALLATIONS.
11. SOIL AMENDMENT AND FINAL GRADING FOR ALL SOD AND SEEDED TURF AREAS TO BE PROVIDED IN ACCORDANCE WITH SPECIFICATIONS.
12. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEM DRAWING AND SPECIFICATIONS:
    A. IN LANDSCAPE SETBACK AREAS ALONG ROAD FRONTAGES: PHLINE DRIP EMITTER RINGS FOR ALL TREES
    B. NEW SODDED TURF INTERIOR LANDSCAPE AREAS: 20= ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS
    C. NEW SEEDED TURF AREAS: 30- ROTOR SPRINKLERS AND POP-UP SPRAY SPRINKLERS; SHRUBS AND TREES: PHLINE DRIP EMITTER RINGS FOR ALL TREES, EMITTERS FOR ALL SHRUBS
13. 4"x14 GAUGE GALVANIZED STEEL MAINTENANCE EDGING TO BE INSTALLED TO SEPARATE ALL ORGANIC AND AGGREGATE MULCHES FROM ADJACENT SOD AND SEEDED TURF AREAS. PIN EDGING WITH 12" STEEL EDGING PINS AT 24" SPACING.
14. ALL PLANT MATERIAL TO BE INSTALLED PER DETAILS AND SPECIFICATIONS. GUY AND STAKE ALL DECIDUOUS AND EVERGREEN TREES PER DETAILS, PROVIDE SHREDDED MULCH RINGS IN RETENTION BASINS AROUND ALL TREES PLANTED IN SOD AND SEEDED AREAS (MULCH RINGS ARE NOT REQUIRED FOR TREES PLANTED IN AGGREGATE MULCH AREAS.
15. PLANT QUANTITIES AND SIZES INDICATED ARE THE MINIMUM TO SATISFY LANDSCAPE CODE REQUIREMENTS. NO SUBSTITUTIONS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE MUNICIPAL REVIEWING AGENCY.



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

A 4' SPLIT RAIL FENCE
NOT TO SCALE



B 6' OPAQUE FENCE
NOT TO SCALE

LANDSCAPE SETBACKS (or Double Frontage Lot Streetscapes)

Street Name or Zone Boundary (elev.)	Street Classification	Width (in ft.) Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Req./Prov.
Tutt Boulevard	Minor Arterial	20'/20'	396.00'	1/20	16 / 16
Vickie Lane	Non Arterial	10'/10'	204.00'	1/30	7 / 7

Shrub Substitutes Required / Provided	Ornamental Grass Substitutes Required / Provided	Setback Plant Abbr. Denoted on Plan*	Percent Ground Plane Veg. Req. / Provided
1:10 = 60 / 60	n/a	SB	75%/95%
n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a

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

MOTOR VEHICLE LOTS

No. of Vehicle Spaces Provided	Shade Trees (1/15 Spaces) Required / Provided	Vehicle Lot Frontage (s)	Length of Frontage (ft.) (excluding driveways)	2/3 Length of Frontage (ft.)
n/a	n/a	n/a	n/a	n/a

Min. 3' Screening Plants Req./Prov.	Evergreen Plants Req.(50%) / Prov.	Length of Screening Wall or Berm Provided	Vehicle Lot Plant Abbr. on Plan*	Percent Ground Plane Veg. Req. / Provided
n/a	n/a	n/a	n/a	n/a

STREET-ORIENTED UNITS TREE REQUIREMENT

Per the small lot guidelines, 1 tree is required for all street-oriented units. Forty- six (46) street trees are provided for the forty-five (45) units. Please note street tree placement on the prototype landscape sheet (sheet 11). The trees shall be maintained by the homeowners' association (HOA).

COMMON OPEN SPACE REQUIREMENT FOR SMALL LOT PUD)

Per the small lot PUD guidelines, 1 tree is required for each 500 SF of required open space. Per the guidelines, 600 SF of open space is required per unit (a total of 45 units is proposed). Therefore, 600 SF x 45 units = 27,000 SF is required. This project provides 31,785 SF of required, common open space. With one tree required for each 500 SF of required, common open space, 27,000 SF /500 SF = 54 trees required. Up to 50% of the tree requirement at a ratio of 10 shrubs per tree may be applied. There are 54 common open space trees provided, and they're denoted with a COS designation on the landscape plan.

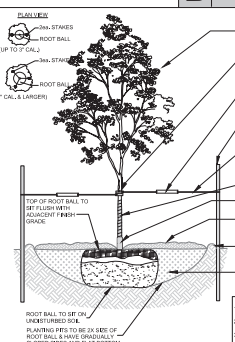
Number of Units	Lot Size	SF common open space required per unit	SF total common open space required	SF total common open space provided
45	3.999 sf or less	600	27,000 sf	31,785 sf

Total trees required @ 1 tree / 500 SF common open space	Total common open space trees provided @ 1 tree / 500 SF common open space requirement	Common Open Space Trees Abbr. Denoted on Plan*	Percent Ground Plane Veg. Req. / Provided
54	54	COS	75% / 95%

LANDSCAPE BUFFERS & SCREENS

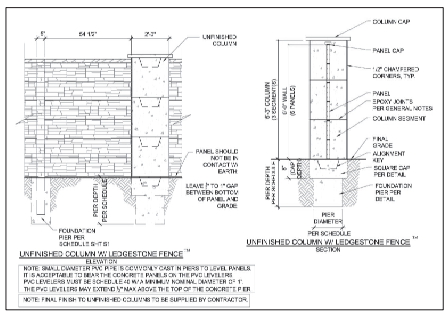
Street Name or Property Line (elev.)	Width (in. ft.) Req./ Prov.	Linear Footage	Buffer Trees (1/20') Required / Provided	Evergreen Trees Req.(50%) / Provided
Tutt Boulevard	15'/15'	396.00'	20 / 20	10 / 10
Eastern property line	15'/0'	753.00'	38 / 0	19 / 0 (See Administration Relief)
Southern property line	15'/0'	687.00'	35 / 0	18 / 0 (See Administration Relief)

Length of 6 ft. Opaque Structure Req. / Prov.	Buffer Tree Abbr. Denoted on Plan*	Percent Ground Plane Veg. Req. / Provided
559.00' / 0' (See Administration Relief)	BUF	75%/90%



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

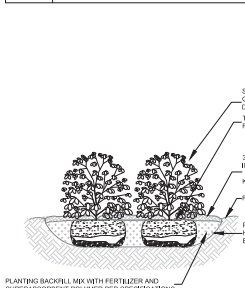
C DECIDUOUS TREE PLANTING, GUYING & STAKING
NOT TO SCALE



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

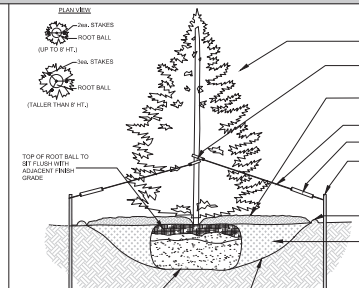
NOTE: FINAL FINISH TO UNFINISHED COLUMNS TO BE SUPPLIED BY CONTRACTOR.

F 6' CONCRETE COLUMN DETAIL
NOT TO SCALE



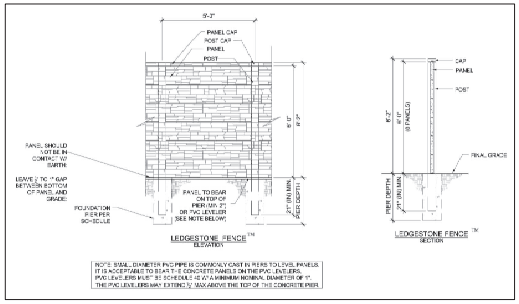
NOTES
1. SHRUB PLANTING TO BE COMPLETED PER SPECIFICATION.
2. RUN SOAKER HOSE IN PLANTING PIT DURING BACKFILLING EACH PIT
3. APPLY ANTI-DESICCANT FOLIAR SPRAY TO ALL EVERGREEN SHRUBS PER SPECIFICATIONS

D SHRUB PLANTING DETAIL
NOT TO SCALE



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

E EVERGREEN TREE PLANTING, GUYING & STAKING
NOT TO SCALE



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

G 6' CONCRETE FENCE
NOT TO SCALE

APPROVAL:

William Guman & Associates, Ltd.
LANDSCAPE ARCHITECTURE
LANDSCAPE ARCHITECTS | PLANNERS | GEOGRAPHIC DESIGNERS
733 North Weber Street
Colorado Springs, CO 80903
(719) 633-0700
www.GumanLtd.com
bill@guman.net

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

PLAN NORTH:

PROJECT NAME: **PIKES VISTA**
PROJECT ADDRESS: **6685 TEMPLETON GAP ROAD COLORADO SPRINGS, CO 80923**
PROJECT DESCRIPTION: **SMALL LOT PLANNED UNIT DEVELOPMENT DEVELOPMENT PLAN**

DATE: 09/28/2021
DESIGNED: WFG
CHECKED: GEM

REVISIONS: DATE:	BY:	DESCRIPTION:
12/08/21	GEM	INITIAL REVIEW
3/25/22	GEM	REVIEW
5/20/22	GEM	REVIEW

NOTES:

PLAN SCALE: 1" = 40' (OR AS NOTED ON PLAN)

SHEET TITLE: LANDSCAPE DETAILS

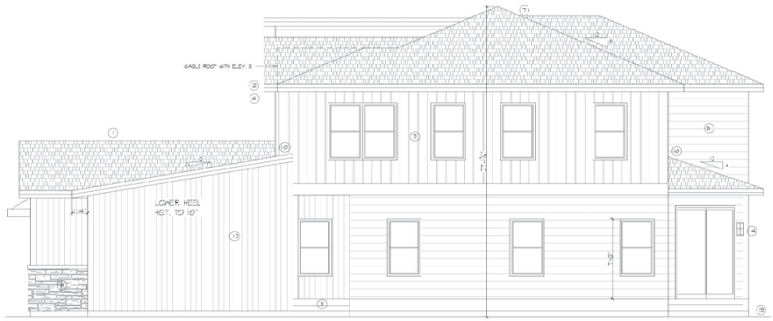
SHEET NO. 9 OF 13 SHEETS

FILE NO. CPC PUD 21-00172

1829 1500

FRONT ELEVATION 1829/1500

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION 1829/1500

SCALE: 1/4" = 1'-0"

LEFT SIDE ELEVATION 1829/1500

SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

1. ASPHALT SHINGLE ROOFING: CHARCOAL
2. 8" WOOD FASCIA
3. BOARD AND BATTEN SIDING
4. GALV. ROX GUTTER AND DOWNSPOUT WITH "TP CLTS OR CONC. SPLASH BLOCKS TO 5'-0" AWAY FROM FDN.
5. CONC. STEPS AND STOOP
6. 8" WOOD LAP SIDING
7. PROVIDE ROOF VENTS AT 1/300 SQ.FT. OF ROOF PLACE 1/2 OF VENTS IN UPPER 1/2 OF ROOF AND 1/2 OF VENTS IN SOFFITS
8. CONC. PER @ 8" ABOVE I 30" BELOW GRADE
9. CULTURED STONE
10. FLASH AT ALL ROOF AND WALL INTERSECTIONS
11. 5/4x4 TRIM ON SIDES, TOP & BTM. OF POWS AND DBL. OPTIONAL
12. 8" VERTICAL SIDING
13. METAL AWNING - CHARCOAL
14. LIGHT FIXTURES-SPEC'S PER BUILDER
15. APPROX GRADE

1829/1500

REAR ELEVATION 1829/1500

SCALE: 1/4" = 1'-0"

DATE:	REV.	BY:

DAVID WOODY and CO.
CUSTOM HOME DESIGN AND DRAFTING
PO BOX 2341 MONUMENT CO. 80132
(719)531-9018

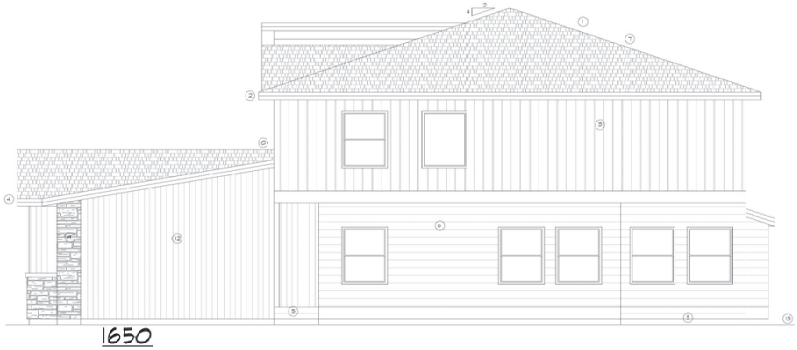
DUPLEX 3
1829/1500

CALTON HOMES LLC
REILLY FREDRICKSON
REILLY@CALTONHOMESLLC.COM
(480)216-0109

DATE: 10-6-21
DRAWN BY: D.W.
SHEET NO.
10
10 OF 13 SHEETS

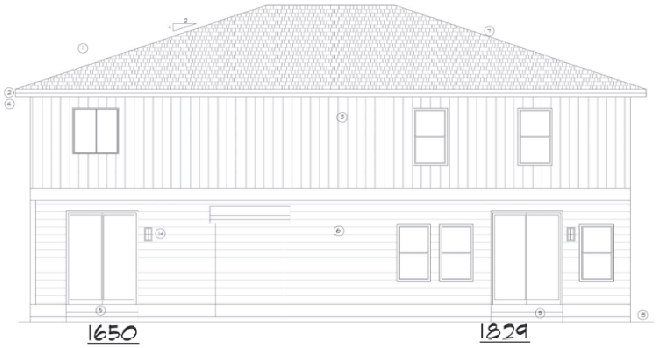
FRONT ELEVATION 1829/1650

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION 1829/1650

SCALE: 1/4" = 1'-0"



REAR ELEVATION 1829/1650

SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

1. ASPHALT SHINGLE ROOFING - CHARCOAL
2. 8" WOOD FASCIA
3. BOARD AND BATTEN SIDING
4. GALV. IRON GUTTER AND DOWNSPOUT WITH TIP OUTS OR 18" LONG SPLASH BLOCKS TO 8'-0" AWAY FROM FOUN.
5. CONC. STEPS AND STOOP
6. 8" HORIZ. LAP SIDING
7. PROVIDE ROOF VENTS AT 1/300 SQ. FT. OF ROOF PLACE 1/2 OF VENTS IN UPPER 1/2 OF ROOF AND 1/2 OF VENTS IN SOFFITS
8. CONC. PER 8.8' ABOVE & 30' BELOW GRADE
9. CULTURED STONE
10. FLASH AT ALL ROOF AND WALL INTERSECTIONS.
11. 5/4x TRIM ON SIDES, TOP & BTM OF VENTS AND DRS. OPTIONAL
12. 8" VERTICAL SIDING
13. METAL AWING - CHARCOAL
14. LIGHT FIXTURE SPECS PER BUILDER
15. APPROX. GRADE

1829/1650

LEFT SIDE ELEVATION 1829/1650

SCALE: 1/4" = 1'-0"

DATE:	REV.	BY:

DAVID WOODY and CO.
CUSTOM HOME DESIGN AND DRAFTING
PO BOX 2341 MONUMENT CO. 80132
(719)531-9018

DUPLEX 3
1829/1650

CALTON HOMES LLC
REILLY FREDRICKSON
REILLY@CALTONHOMESLLC.COM
(480)216-0709

DATE: 10-6-21
DRAWN BY: D.W.
SHEET NO.
11
11 OF 13 SHEETS

FRONT ELEVATION 1500/1650

SCALE: 1/4" = 1'-0"

RIGHT SIDE ELEVATION 1500/1650

SCALE: 1/4" = 1'-0"

REAR ELEVATION 1500/1650

SCALE: 1/4" = 1'-0"

ELEVATION NOTES:

1. ASPHALT SHINGLE ROOFING-CHARCOAL
2. 8" HARDI FASCIA
3. BOARD AND BATTEN SIDING
4. SMALL PROFILE GUTTER AND DOWNSPOUT WITH TIP OUTS OR CONC. SPLASH BLOCKS TO 5'-0" AWAY FROM FOTN
5. CONC. STEPS AND STOOP
6. 8" HORIZ. LAP SIDING
7. PROVIDE ROOF VENTS AT 1/300 SQ.FT. OF ROOF PLACE 1/2 OF VENTS IN UPPER 1/2 OF ROOF AND 1/2 OF VENTS IN SOFFITS
8. CONC. PTIO @ 6" ABOVE & 30" BELOW GRADE
9. CULTURED STONE
10. FLASH AT ALL ROOF AND WALL INTERSECTIONS
11. SHAK TRIM ON SIDES, TOP & BTM OF HDWS AND 2ND. OPTIONAL
12. 8" VERTICAL SIDING
13. METAL AWNING - CHARCOAL
14. LIGHT FIXTURE-SPEC/SPEC BUILDER
15. APPROX. GRADE
16. STUCCO

1500/1650

LEFT SIDE ELEVATION 1500/1650

SCALE: 1/4" = 1'-0"

DATE:	REV.	BY:

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PO BOX 2391 MONUMENT CO. 80132
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DUPLEX 3
1500/1650

CALTON HOMES LLC
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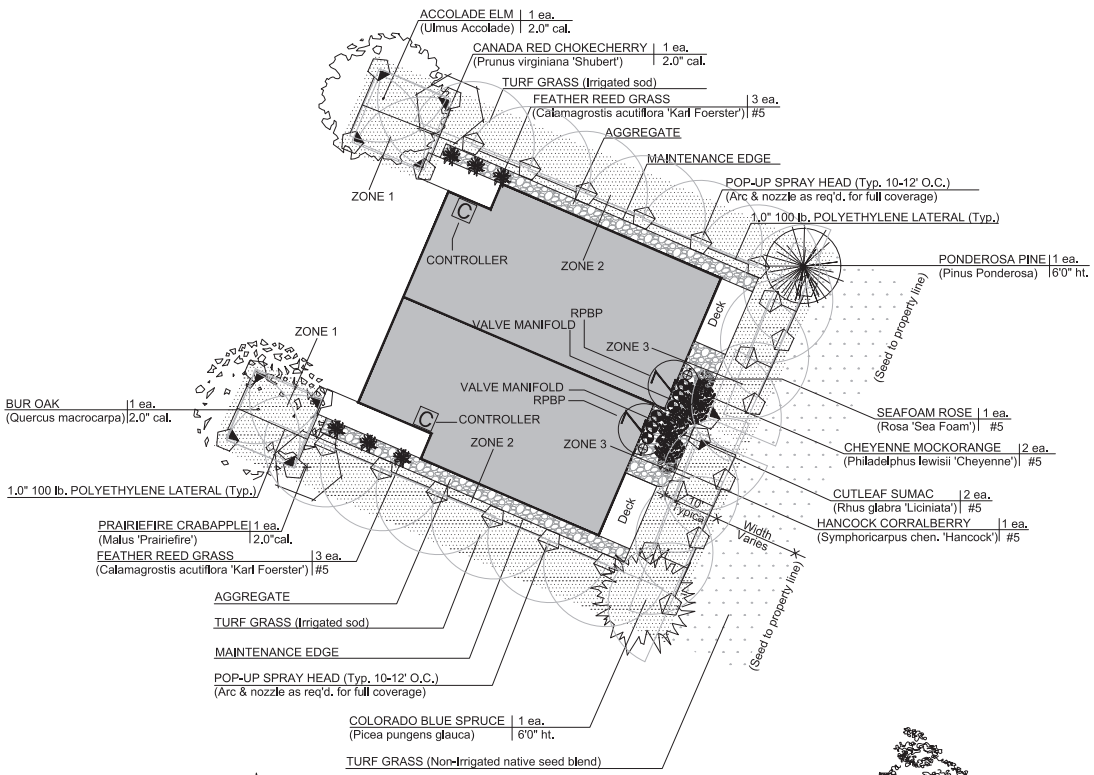
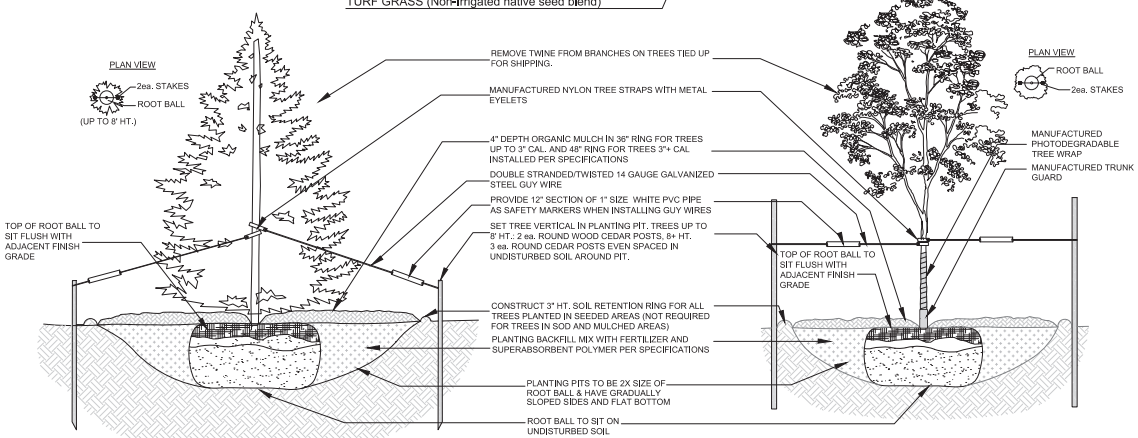
(480)216-0109

DATE: 10-6-21
DRAWN BY: D.W.
SHEET NO.
12
12 OF 13 SHEETS





TYPICAL TREE PLANTING
NOT TO SCALE

0' 10' 20' 30'
SCALE: 1" = 10' - 0"

LANDSCAPE SCHEDULE:
Planting Schedule:

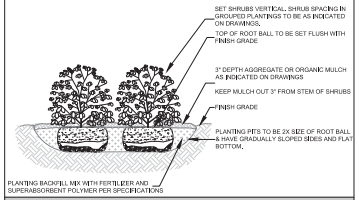
SYM.	QTY. EA. UNIT	BOTANICAL/COMMON NAME	MATURE HT./WD.	PLANTING SIZE	NOTES
TREES					
	1	ACCOLADE ELM (Ulmus Accolade)	60-70' 30-40'	2.0" cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
		—OR—			
	1	BUR OAK (Quercus macrocarpa)	60-80' 60-80'	2.0" cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	1	CANADA RED CHERRY (Prunus virginiana 'Shubert')	20-30' 15-30'	2.0" cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	1	PRAIRIEFIRE CRABAPPLE (Malus 'Prairiefire')	15-20' 15-20'	2.0" cal.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	1	COLORADO BLUE SPRUCE (Picea pungens glauca)	40-80' 20-30'	6' ht.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
		—OR—			
	1	PONDEROSA PINE (Pinus Ponderosa)	40-80' 25-30'	6' ht.	B&B Nursery Grown. Size to meet or exceed AAN. min. size
	2	CUTLEAF SUMAC (Rhus glabra 'Liciniata')	6-10' 5-10'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
		—OR—			
	2	CHEYENNE MOCKORANGE (Philadelphus lewisii 'Cheyenne')	5-7' 5-6'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	1	SEA FOAM ROSE (Rosa Sea Foam)	3-5' 3-5'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
		—OR—			
	1	HANCOCK CORALBERRY (Symphoricarpus chenault 'Hancock')	3-5' 3-5'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size
	3	FEATHER REED GRASS (Calamagrostis acutiflora 'Karl Foerster')	3-5' 2-3'	5 gal.	Container Grown. Size to meet or exceed AAN. min. size

LANDSCAPE MATERIALS SCHEDULE:

	STEEL MAINTENANCE EDGE: 3/16" x 4" ROLL TOP STEEL. GREEN COLOR
NO SYMBOL	IDAHO CEDAR WOOD MULCH: UNIFORMLY PLACED TO A 4" DEPTH AROUND ALL TREE ROOT BALLS IN TURF AREAS ONLY [Equal to that supplied by Pioneer Sand and Gravel. Colorado Springs, CO]
	NEW SOD: FESCUE/ HYB KENTUCKY BLUEGRASS 4-WAY BLEND ON PREPARED SOIL.
	AGGREGATE: 4-6" SIZE WHOLE WASHED WHITE RIVER ROCK PLACED TO A UNIFORM DEPTH ON FABRIC UNDERLAYMENT. [Equal to that supplied by Pioneer Sand and Gravel. Colorado Springs, CO]
	SEEDED TURF (Temporary Irrigation): EL PASO COUNTY ALL-PURPOSE LOW GROW MIX FOR UPLAND AND TRANSITION AREAS: 25% BUFFALOGRASS, 20% BLUE GRAMA, 25% SIDEOATS GRAMA, 5% GREEN NEEDLEGRASS, 20% WESTERN WHEATGRASS, 1% SAND DROPSEED.

IRRIGATION SCHEDULE:

SYM.	SIZE	DESCRIPTION/REMARKS
C	4 sta.	RAINBIRD ESP4ME3 SERIES 4 Station Wall-Mount Automatic Controller WIFI Enabled; provide Rainbird LNK WiFi Module for each controller. Install per manufacturer's instructions.
Z	.75"	WATTS 009M2-QT Bronze Reduced Pressure Zone Backflow Assembly, qtr. turn shut-offs, tee handles. Provide and install in mechanical room.
	1.00"	RAINBIRD PEB Series Plastic Control Valve (Globe Configuration)
	1.00"	APOLLO VALVES 2-piece Standard Port Brass Valve (manual drains)
	4.00"	RAINBIRD 1800 Pop-Up Spray w/MPR - Arc nozzle in arc/radius as indicated per Drawing. Designed for 35PSI.
	1.00"	100 lb. Polyethylene Lateral Pipe (NSF rated)



TYPICAL SHRUB PLANTING
NOT TO SCALE

LANDSCAPE NOTES:

1. LANDSCAPE PLAN IS TYPICAL FOR ALL LOTS; ALTERNATE TREE AND SHRUB SPECIES BETWEEN ALL LOTS SO THAT ADJACENT LOTS HAVE DIFFERENT SPECIES.
2. BACKFILL MIX FOR ALL PLANTING PITS AND SOIL AMENDMENT FOR ALL SODDED TURF AREA TO BE EQUAL TO PREBLENDED MIX OF ⅓ TOPSOIL, ⅓ MOUNTAIN PEAT, AND ⅓ DECOMPOSED DAIRY MANURE.
3. PROVIDE AND INSTALL ALL PLANTINGS, MAINTENANCE EDGING, SEEDED & SODDED TURF GRASS, AGGREGATE ON FABRIC UNDERLAYMENT AS INDICATED PER PLAN AND SCHEDULE.
4. PROVIDE NATIVE SEED AND MULCH FROM EDGE OF SODDED TURF GRASS TO PROPERTY LINE (DISTANCES MAY VARY DEPENDING ON DEPTH OF LOT).
5. COORDINATE ALL LANDSCAPE INSTALLATIONS WITH IRRIGATION SYSTEM INSTALLATIONS. MINOR FIELD ADJUSTMENTS MAY BE NECESSARY TO AVOID INTERFERENCE BETWEEN PLANTINGS AND IRRIGATION EQUIPMENT.
6. ALL PLANTINGS SHALL BE WARRANTED FOR ONE YEAR FROM DATE OF COMPLETION OF LANDSCAPING. TREES AND SHRUBS THAT DIE WITHIN THE WARRANTY PERIOD SHALL BE REPLACED WITH PLANTINGS OF EQUAL SIZE AND QUALITY ACCEPTED AT FINAL ACCEPTANCE.

IRRIGATION SYSTEM NOTES:

1. IRRIGATION SYSTEM PLAN IS TYPICAL FOR ALL LOTS. EACH LOT SHALL BE EQUIPPED WITH A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER, AUTOMATIC CONTROLLER, CONTROL VALVE MANIFOLD, MANUAL DRAIN VALVE, POP-UP SPRAY SPRINKLER HEADS, AND 100 LB. POLYETHYLENE LATERAL PIPE.
2. SCOPE OF WORK TO INCLUDE:
   A. CROSS CONNECTION WITH POTABLE DOMESTIC WATER SERVICE.
   B. INSTALLATION OF BACKFLOW PREVENTER IN MECHANICAL ROOM (LOCATED IN EITHER CRAWL SPACE OR OPTIONAL BASEMENT).
   C. EXTENSION OF ¾" TYPE 'K' COPPER FROM BACKFLOW PREVENTER TO REAR EXTERIOR WALL OF EACH HOME.
   D. INSTALLATION OF WALL-MOUNT AUTOMATIC CONTROLLER ON INTERIOR GARAGE WALL AT 5' HT. ABOVE FINISHED FLOOR. HARD-WIRE ELECTRICAL CONNECTION TO CONTROLLER.
   E. INSTALLATION OF CONTROL VALVE MANIFOLD AT REAR OF EACH HOME: 3 CONTROL VALVES REQUIRED FOR EACH HOME.
   F. MANUAL DRAIN VALVE AT END OF CONTROL VALVE MANIFOLD.
   G. CONTROL VALVE MANIFOLD AND MANUAL DRAIN VALVE TO BE INSTALLED TOGETHER IN ONE LARGE-SIZE POLYIRON CONTROL VALVE BOX. INSTALL MANIFOLD AND BOX ABOVE 6" DEPTH AGGREGATE DRAIN SUMP.
   H. EXTENDING CONTROL VALVE WIRING FROM CONTROLLER TO CONTROL VALVE MANIFOLD: WIRING TO BE INSTALLED ALONGSIDE COPPER WATER SUPPLY LINE IN CRAWL SPACE OR OPTIONAL BASEMENT.
   I. PULLING ALL POLYETHYLENE LATERAL LINES AS ROUTED ON PLAN.
   J. INSTALLATION OF POP-UP SPRAY HEADS WITH NOZZLES IN ARC AND RADII INDICATED. ALL POP-UP SPRAY HEADS TO BE INSTALLED ON POLYETHYLENE SWING PIPE RISE ASSEMBLIES.
   K. PROVISION AND INSTALLATION OF ALL MISCELLANEOUS AND INCIDENTAL EQUIPMENT TO RESULT IN A COMPLETE AND OPERABLE IRRIGATION SYSTEM.
3. INSTALLER IS RESPONSIBLE FOR ANY FIELD ADJUSTMENTS TO ACCOMMODATE VARYING LOT SIZES AND CONFIGURATIONS AND PROVIDING COVERAGE TO ALL SODDED TURF GRASS AREAS AS INTENDED BY DESIGN.
4. NO OVERSPRAY IS PERMITTED ONTO ANY HOME. MINIMAL OVERSPRAY MAY OCCUR ONTO PAVEMENTS. ADJUST ALL SPRINKLER HEAD NOZZLES FOR PROPER COVERAGE WHEN WIND CONDITIONS ARE NO GREATER THAN 5MPH.
5. SHRUB PLANTINGS IN AGGREGATE PLANTER BEDS ARE TO BE WATERED MANUALLY BY HOMEOWNER.
6. ALL IRRIGATION MATERIALS AND WORKMANSHIP ARE TO BE WARRANTED BY INSTALLER FOR ONE YEAR FROM DATE OF COMPLETION OF SYSTEM. ANY SPRINKLER COMPONENT THAT BECOMES INOPERABLE DURING THE ONE YEAR WARRANTY PERIOD SHALL BE REPAIRED OR REPLACED WITH COMPARABLE EQUIPMENT AT NO EXPENSE TO HOMEOWNER.

SEASONAL MAINTENANCE:

7. INSTALLER SHALL PROVIDE SEASONAL MAINTENANCE DURING THE ONE YEAR WARRANTY PERIOD TO INCLUDE SHUTTING OFF CONTROLLER, SHUT DOWN AND BLOWOUT OF SYSTEM AT BACKFLOW PREVENTER WITH COMPRESSED AIR, OPENING MANUAL DRAIN VALVE, AND OPERATION OF ALL CONTROL VALVES TO DRAIN WATER FROM SYSTEM. WINTERIZATION SHALL OCCUR NO LATER THAN OCTOBER 15TH OF THE YEAR.
8. ACTIVATION OF SYSTEM TO INCLUDE CLOSING MANUAL DRAIN VALVE AND CHARGING SYSTEM WITH WATER FROM DOMESTIC SOURCE. ADJUSTING NOZZLES AS MAY BE REQUIRED TO PROVIDE COVERAGE AS INTENDED BY DESIGN, AND PROGRAMMING CONTROLLER. ACTIVATION SHALL OCCUR ON OR ABOUT APRIL 15TH OF THE YEAR.
9. SCHEDULING AND PERFORMING SEASONAL MAINTENANCE OF IRRIGATION SYSTEM IS A CONDITION OF THE CONTRACT. FAILURE OF INSTALLER TO PROVIDE FIRST YEAR SEASONAL MAINTENANCE SHALL NOT PRECLUDE RESPONSIBILITY FOR REPAIR OR REPLACEMENT OF EQUIPMENT THAT IS DAMAGED BY FREEZING.
10. HOMEOWNER'S OPERATION OF IRRIGATION SYSTEM BETWEEN SCHEDULED WINTERIZATION AND ACTIVATION AND FAILURE TO PROPERLY SHUT DOWN AND DRAIN SYSTEM MAY RESULT IN THE WARRANTY BEING VOIDED.

PLANS ARE DIAGRAMMATIC. FIELD VERIFY ALL CONDITIONS PRIOR TO COMMENCING WORK. REPORT ANY DISCREPANCIES TO GENERAL CONTRACTOR TO ENSURE CORRECTION PRIOR TO COMMENCING WORK.

THIS INSTALLER IS RESPONSIBLE FOR DETERMINING FIELD CONDITIONS, INCLUDING BUT NOT LIMITED TO LOT DIMENSIONS, GRADING, AND DRAINAGE OF EACH LOT PRIOR TO COMMENCING WORK, AND FOR ADJUSTING QUANTITIES OF MATERIALS REQUIRED PER LOT TO COMPLETE WORK.

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PLAN NORTH:

PROJECT NAME: **PIKES VISTA**
PROJECT ADDRESS: **6685 TEMPLETON GAP ROAD COLORADO SPRINGS, CO 80923**
PROJECT DESCRIPTION: **SMALL LOT PLANNED UNIT DEVELOPMENT DEVELOPMENT PLAN**

DATE:	09/28/2021
DESIGNED:	WFG
CHECKED:	GEM

REVISIONS:

DATE:	BY:	DESCRIPTION:
12/08/21	GEM	INITIAL REVIEW
3/25/22	GEM	REVIEW
5/20/22	GEM	REVIEW

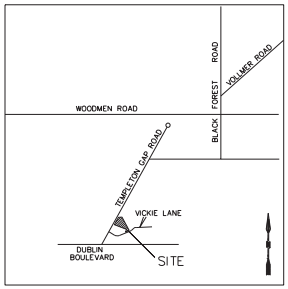
NOTES:

PLAN SCALE: 1" = 40' (OR AS NOTED ON PLAN)

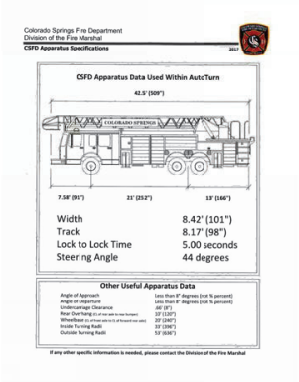
SHEET TITLE: PROTOTYPE LANDSCAPE

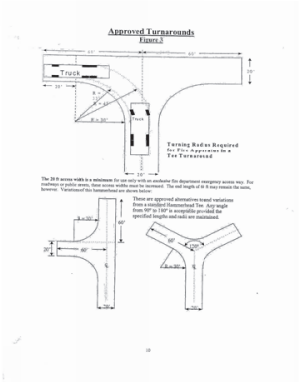
SHEET NO. 13
13 OF 13 SHEETS

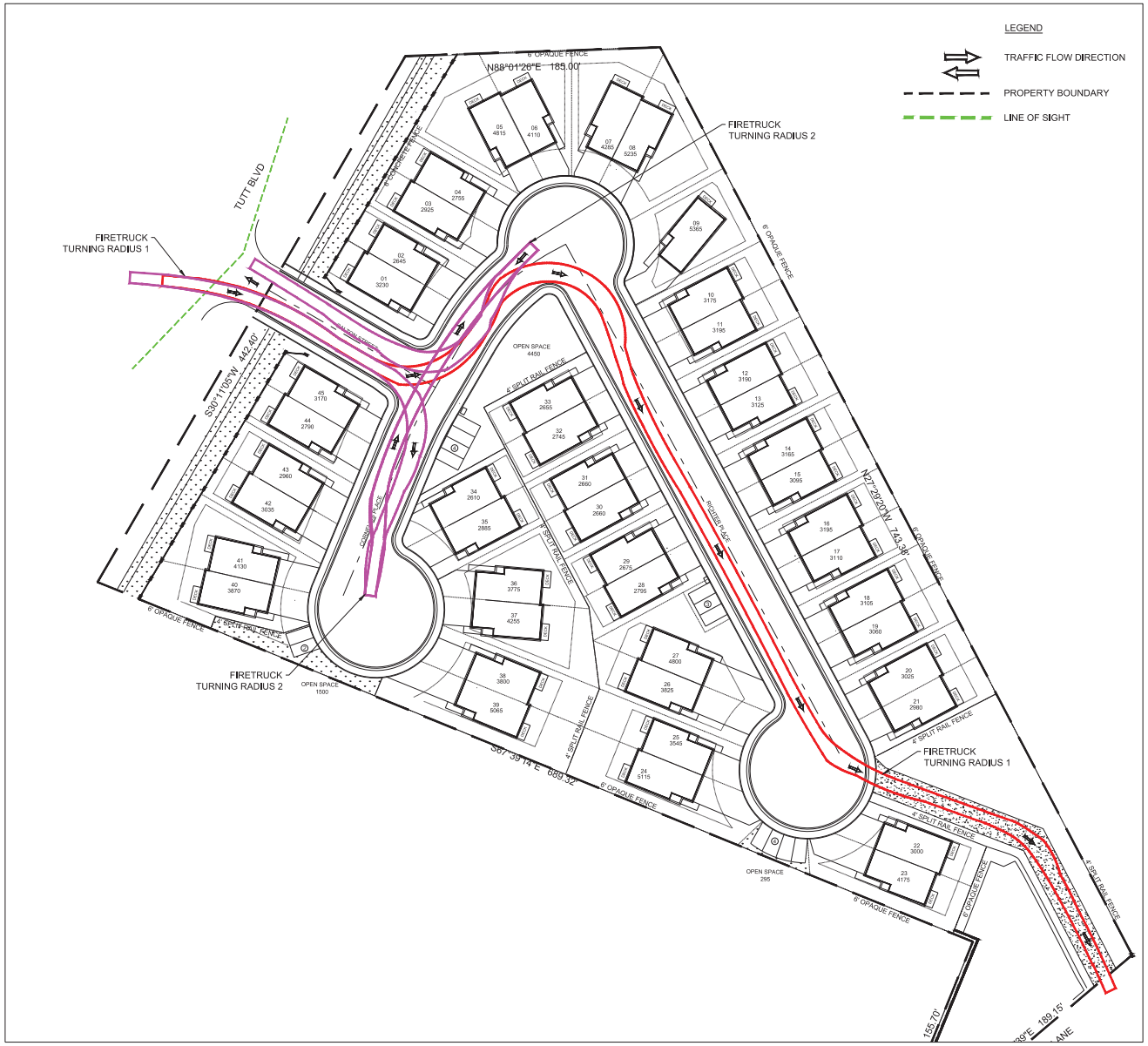
FILE NO. CPC PUD 21-00172



VICINITY MAP
NOT TO SCALE







DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	5.23.2022

REVISION

HR&G
COMMUNITY PROPERTY SOLUTIONS
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STAMP

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

PROJ. #:

PROJECT NAME: CALCULUS STABILIS CORP.
6685 TEMPLETON GAP ROAD
COLORADO SPRINGS, CO 80923

SHEET TITLE: PIKES VISTA SUBDIVISION

SUBMITTED FOR: FIRE TRUCK TURNING EXHIBIT

SHEET NUMBER: A