

C100

CPC DP 17-0063



WAFFLE HOUSE, INC.
 UNIT #183
 756 W FILLMORE ST
 COLORADO SPRINGS
 COLORADO

DEMOLITION PLAN

SCALE AS NOTED
 DESIGNED BY KEW
 DRAWN BY KEW
 CHECKED BY RP
 DATE: 3/5/2014
 COLORADO REGISTRATION NUMBER:
 RANDALL PHELPS, P.E.
 DESIGN ENGINEER

Kimley-Horn
 2018 KIMLEY-HORN AND ASSOCIATES, INC.
 655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602
 PHONE: 813-620-1460
 WWW.KIMLEY-HORN.COM CO 19921017641

NO.	REVISIONS	DATE	BY
1	CITY OF COLORADO SPRINGS COMMENTS	03/29/18	BHP
2	CITY OF COLORADO SPRINGS COMMENTS		BHP
3	CITY OF COLORADO SPRINGS COMMENTS		KEW
4	CITY OF COLORADO SPRINGS COMMENTS		KEW

SPECIFIC CONTRACTOR NOTES:

- THE EXISTING OFF-SITE 8" SANITARY MAIN AND ON-SITE 4" SANITARY LATERAL ARE TO BE REMOVED AND THE EXISTING 4" SANITARY LATERAL IS TO BE RELOCATED TO THE LOCATION AND DEPTH TO BE FIELD DETERMINED IMMEDIATELY UPON START OF CONSTRUCTION PRIOR TO ANY DEMOLITION. IF THE EXISTING SANITARY LATERAL DEPTH OR LOCATION IS NOT PER THE DRAWINGS PLEASE CONTACT KYLE WATSON AT (303) 555-5888 TO DISCUSS ALTERNATIVE CONNECTIONS TO THE EXISTING SYSTEM.

SITE DEMOLITION NOTES:

- ALL AREAS DISTURBED BY DEMOLITION SHALL BE RESTORED TO PROPER GRADES. THE EXISTING SITE CONDITIONS. IT IS NOT INTENDED TO BE AN ALL INCLUSIVE LIST OF CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL CONDITIONS THROUGH SITE INVESTIGATIONS, ADDITIONAL SURVEYS, AND COORDINATION WITH UTILITY SUPPLIERS. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROPOSED DEVELOPMENT REMOVAL OF ALL EXISTING FACILITIES THAT AFFECT THE PROPOSED DEVELOPMENT.
- DEMOLITION DEBRIS TO BE DISPOSED OF OFF-SITE AT AN APPROVED LANDFILL. CONTRACTOR TO OBTAIN NECESSARY CERTIFICATION DOCUMENTATION FOR THE LANDFILL. CONTRACTOR TO OBTAIN NECESSARY CERTIFICATION DOCUMENTATION FOR THE LANDFILL EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION FOR PROJECT SITE WAS TAKEN FROM A SURVEY PREPARED BY CLARK LAND SURVEYING, INC. DATED 11/11/14.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION, TRANSPORT, AND DISPOSAL OF DEBRIS.
- THE CONTRACTOR DOES NOT HAVE ANY ACCESS EASEMENTS OR CONSTRUCTION EASEMENTS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY EASEMENTS. ALL DEMOLITION ACTIVITIES MUST REMAIN WITHIN WAFFLE HOUSE PROPERTY.
- THE CONTRACTOR SHALL PROVIDE NOT PLANS AND OBTAIN A CUTOFF RIGHT OF WAY FROM THE CITY OF COLORADO SPRINGS. THE CONTRACTOR SHALL REFER TO THE 2018 CDD DESIGN STANDARDS FOR TRAFFIC CONTROL STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON-SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS ARE PROHIBITED.

LEGEND

- PROPERTY LINE
- REMOVE EXISTING PAVEMENT
- DEMOLISH EXISTING BUILDING AND APPLIANCES
- REMOVE EXISTING CONCRETE SIDEWALK AND CURB
- EXISTING VEGETATION TO BE REMOVED



5

4

3

2

1

5

4

3

2

1

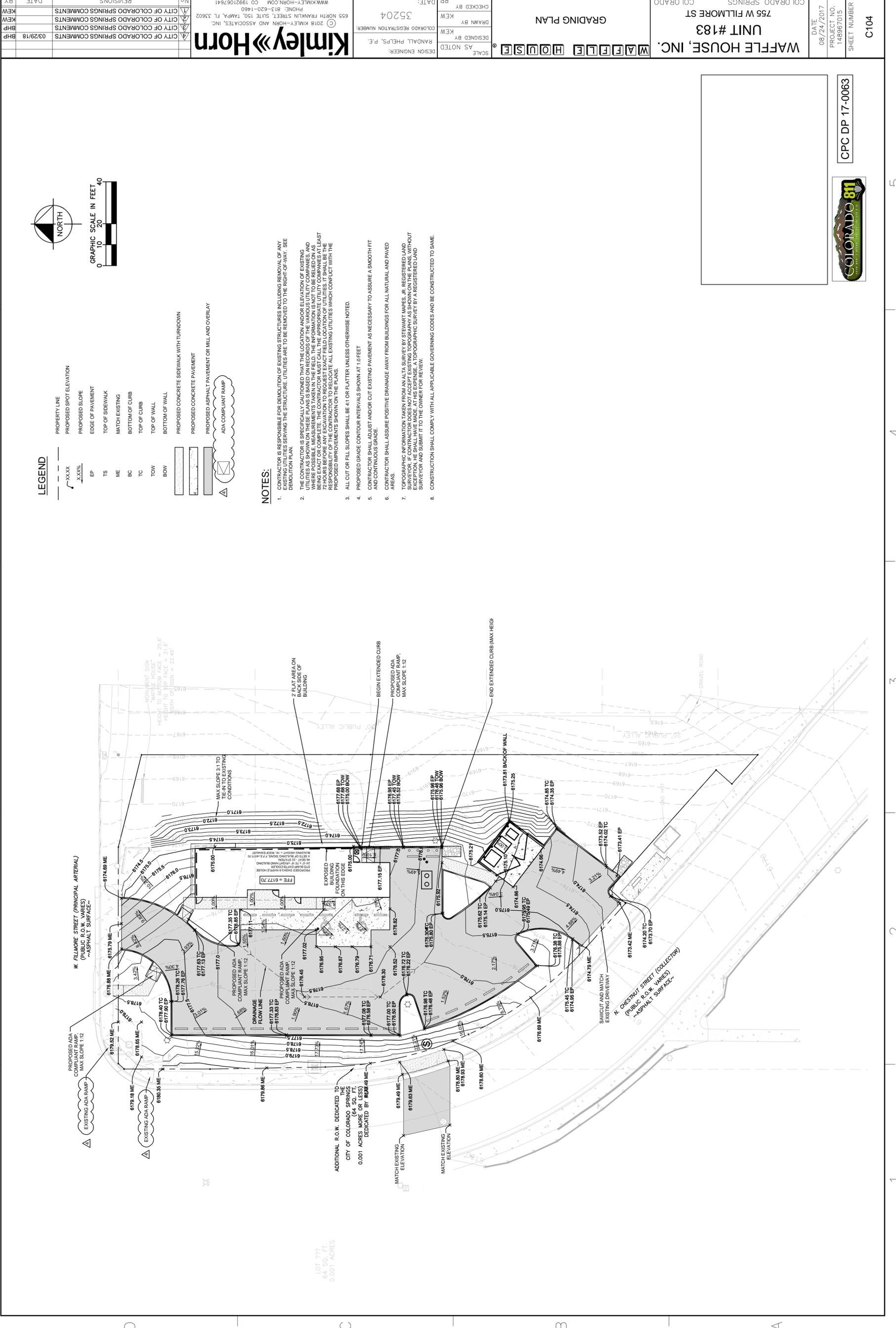
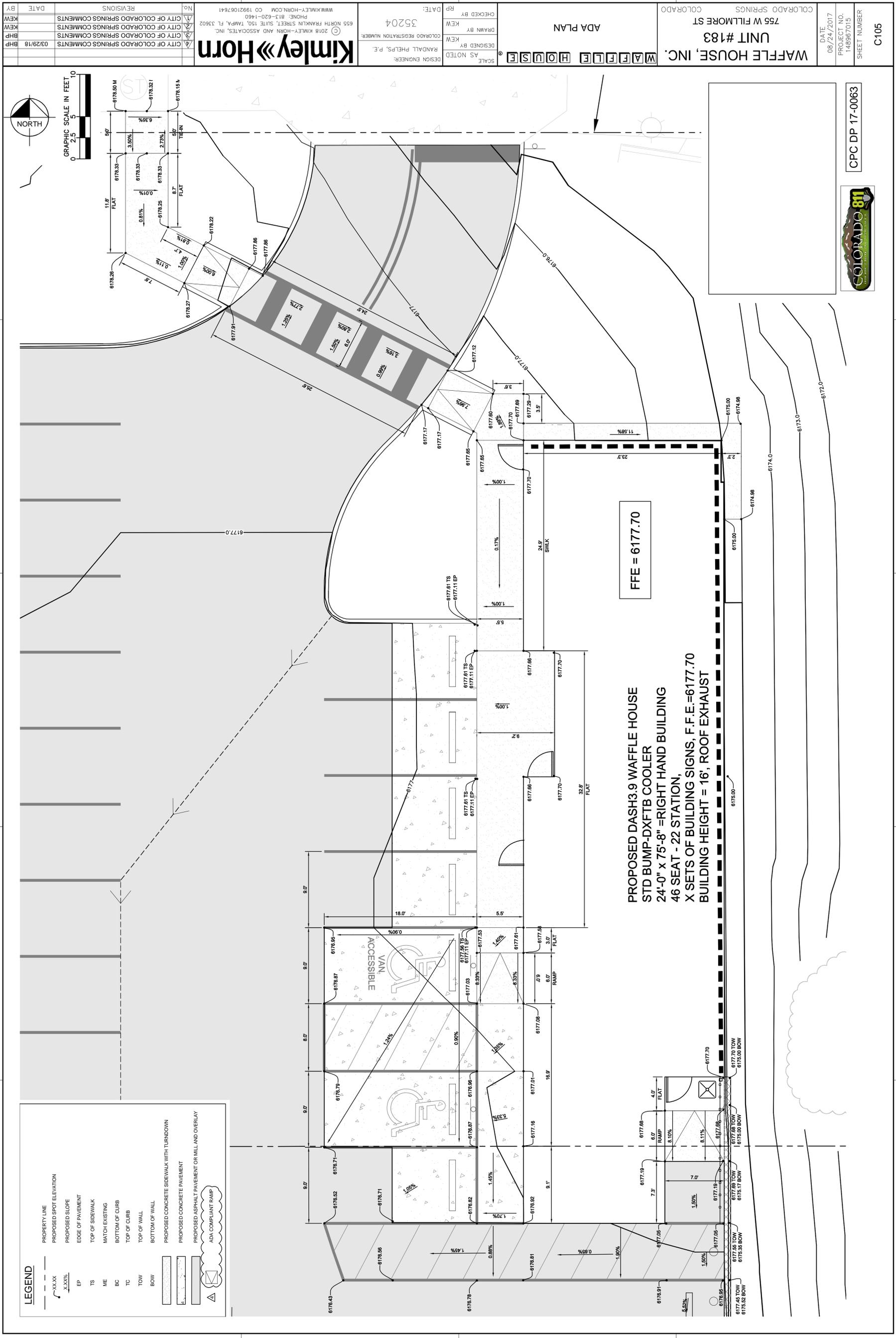
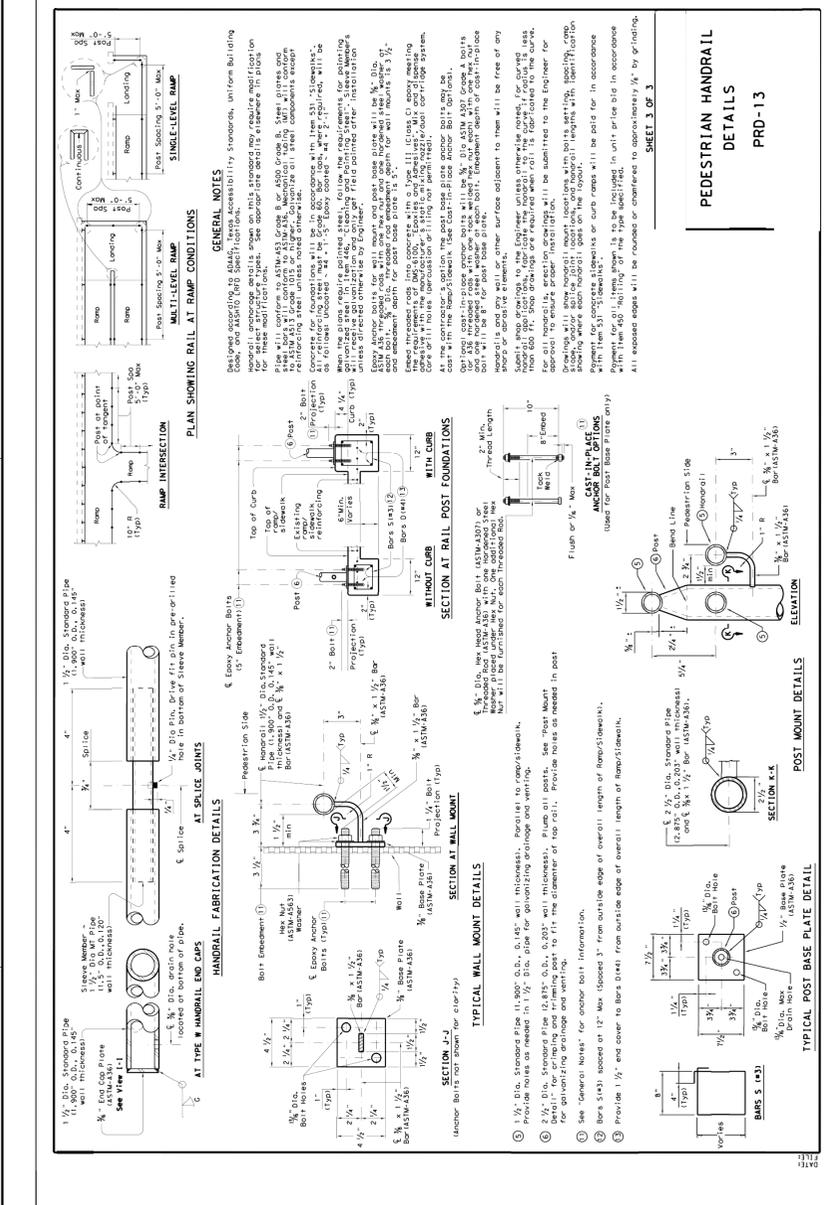
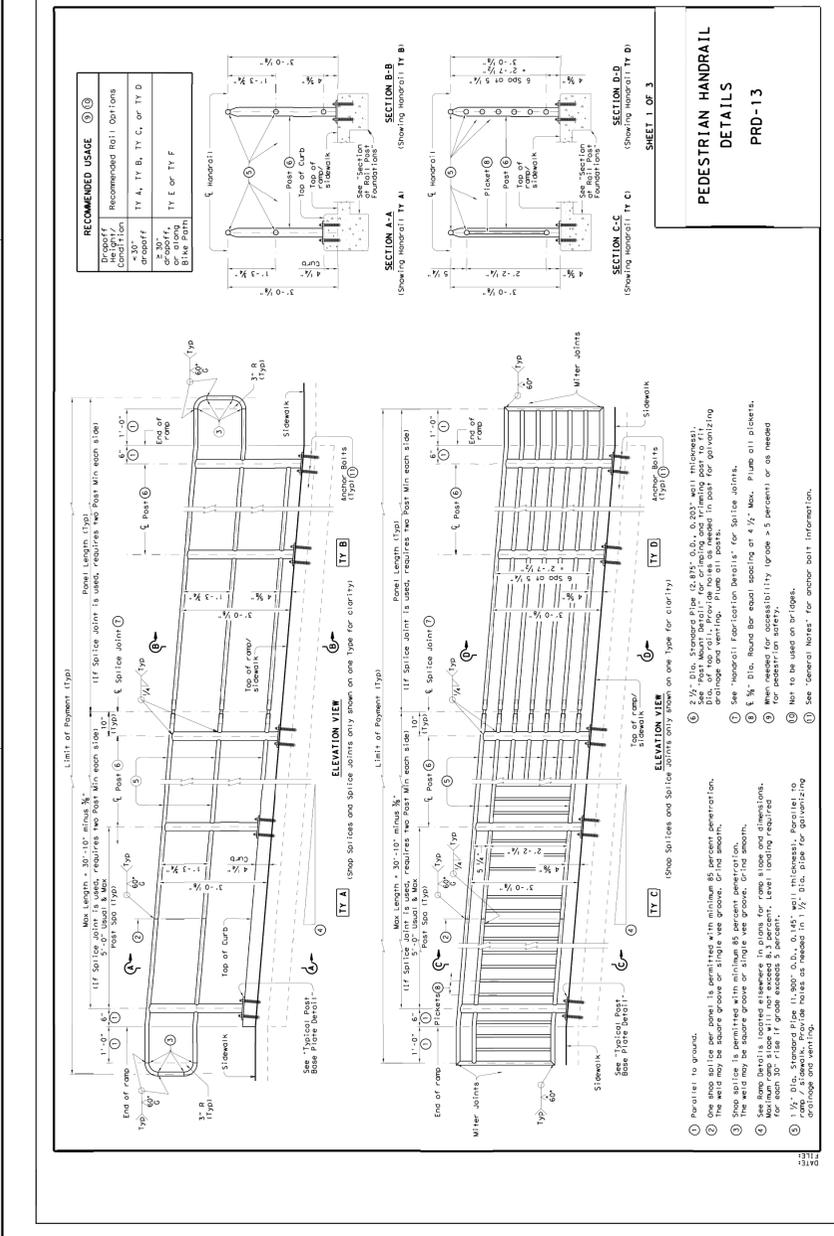


FIGURE 3

Drawing name: K:\TAM\Civil\148967 - Waffle House, Inc\015 - Various Sites\183-Colorado Springs, CO\CADD\Work\C105-ADA PLAN - 183.dwg Layout1 Apr 11, 2018 7:43pm by: benjamin.pierre
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of or improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.





WAFFLE HOUSE, INC. COLORADO SPRINGS
 756 W FILLMORE ST UNIT #183
 COLORADO SPRINGS, COLORADO

CONSTRUCTION DETAILS

SCALE AS NOTED
 DESIGNED BY KEVIN RANDALL
 DRAWN BY KEVIN RANDALL
 CHECKED BY KEVIN RANDALL
 DATE: 3/20/24

35204
 COLORADO REGISTRATION NUMBER:
 RANDALL PHELPS, P.E.

WWW.KIMLEY-HORN.COM
 655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602
 PHONE: 813-620-1460

Kimley-Horn

REVISIONS
 DATE BY
 CITY OF COLORADO SPRINGS COMMENTS
 CITY OF COLORADO SPRINGS COMMENTS
 CITY OF COLORADO SPRINGS COMMENTS

DATE: 08/24/2017
 PROJECT NO.: 148967015
 SHEET NUMBER: C202

WAFFLE HOUSE



CPC DP 17-0063

5

4

3

2

1

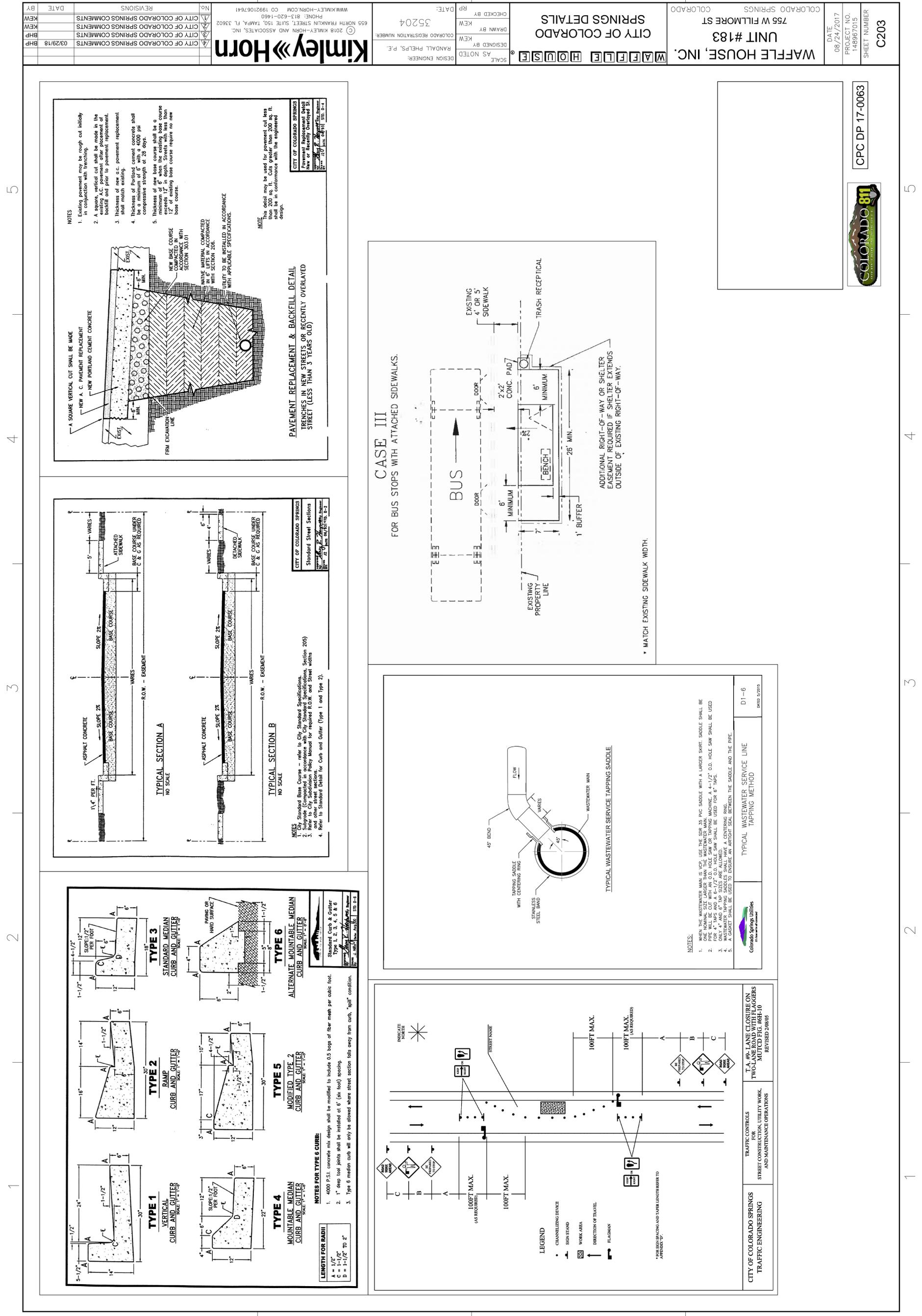
5

4

3

2

1



CPC DP 17-0063

Kimley-Horn

2018 KIMLEY-HORN AND ASSOCIATES, INC.
 655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602
 PHONE: 813-620-1460
 WWW.KIMLEY-HORN.COM CO 19921067841

SCALE: AS NOTED
 DESIGNER: RANDALL PHELPS, P.E.
 CHECKED BY: KEVIN
 DRAWN BY: KEVIN
 DATE: 3/20/24

CITY OF COLORADO
 SPRINGS DETAILS

WAFLE HOUSE, INC.
 UNIT #183
 756 W FILLMORE ST
 COLORADO SPRINGS, COLORADO

DATE: 08/24/2017
 PROJECT NO: 148967015
 SHEET NUMBER: C203

Waffle House
 LANDSCAPE NOTES
 756 W FILLMORE ST
 COLORADO SPRINGS, CO 80905

DESIGNED BY: CHRISTOPHER ROSE, PLA
 DRAWN BY: CMR
 CHECKED BY: CMR
 DATE: 0001085

SCALE: AS NOTED
 DESIGN PROFESSIONAL: WAFLE HOUSE
 COLORADO REGISTRATION NUMBER: 0001085
 PHONE: 613-620-1460
 655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602
 2017 KIMLEY-HORN AND ASSOCIATES, INC.
 WWW.KIMLEY-HORN.COM CO 19921067641

REVISIONS
 DATE BY
 02/06/17 CMR
 10/20/17 KEM
 CITY OF COLORADO SPRINGS COMMENTS
 CITY OF COLORADO SPRINGS COMMENTS

DATE: 10/20/2017
 PROJECT NO.: 14967015
 SHEET NUMBER: L1

Waffle House
 LANDSCAPE NOTES
 756 W FILLMORE ST
 COLORADO SPRINGS, CO 80905

DATE: 10/20/2017
 PROJECT NO.: 14967015
 SHEET NUMBER: L1

GENERAL LANDSCAPE NOTES

- ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION AS SHOWN ON PLANS.
- SITE GRADING REQUIRED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK.
- CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL AGENCIES AS WARRANTED.
- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT. IN WRITING. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, OR THE LANDSCAPE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE DESIGNATED UNACCEPTABLE.
- THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
- THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTALLY AND VERTICALLY LOCATING AND PROTECTING ALL PUBLIC AND CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC., DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY UTILITIES DAMAGED DURING CONSTRUCTION.
- ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
- ALL SURPLUS EXCAVATION SHALL BE TAKEN TO A SITE DESIGNATED BY OWNER. AT NO ADDITIONAL COST TO THE OWNER. IF OWNER CHOOSES, THE CONTRACTOR MAY TAKE POSSESSION OF SURPLUS EXCAVATION MATERIAL.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES.

LANDSCAPE MAINTENANCE

A. RESPONSIBILITIES: THE LANDOWNER AND/OR OWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE AND KEEP IN GOOD CONDITION ALL THOSE LOCATIONS INDICATED ON THE APPROVED LANDSCAPE PLAN OF ALL VEGETATION, IRRIGATION SYSTEM, SCREENING DEVICES, AND OTHER LANDSCAPE COMPONENTS SO AS TO PRESENT A HEALTHY, SAFE AND ORDERLY SITE.

B. MAINTENANCE PRACTICES: MAINTENANCE SHALL CONSIST OF ALL REGULAR AND NORMAL MAINTENANCE PRACTICES OF LANDSCAPING INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING AND MOWING. PLANT MATERIALS THAT EXHIBIT SIGNIFICANT LEVELS OF INSECTS, PESTS, DISEASES AND/OR DAMAGE SHALL BE APPROPRIATELY TREATED, AND ALL DEAD PLANT MATERIALS SHALL BE REMOVED AND REPLACED WITH LIVING PLANT MATERIALS WHERE REQUIRED ON THE APPROVED LANDSCAPE PLAN.

C. RIGHT-OF-WAY MAINTENANCE: PRIVATE LANDSCAPING INSTALLED WITHIN THE CITY RIGHT OF WAY, AS PART OF AN APPROVED LANDSCAPE PLAN, SHALL BE MAINTAINED BY THE ADJACENT LANDOWNER, HOMEOWNERS' ASSOCIATION OR SPECIAL IMPROVEMENT MAINTENANCE DISTRICT AS APPROPRIATE.

D. EROSION CONTROL AND RECLAMATION AREAS: VEGETATIVE COVERAGE IN SEEDING SITE CATEGORIES SHALL COMPLY WITH THE LANDSCAPE POLICY MANUAL. ALL EROSION CONTROL AND RECLAMATION AREAS INDICATED ON THE LANDSCAPE PLAN SHALL BE MAINTAINED BY THE PROPERTY OWNER, WHO SHALL REPLACE ANY DEAD VEGETATION AS SOON AS PRACTICAL.

E. BRUSH MANAGEMENT AND WEED CONTROL: VEGETATION SHALL BE MAINTAINED SO AS TO INHIBIT THE SPREAD OF NOXIOUS WEEDS, AND TO MITIGATE HAZARDS, SUCH AS THE SPREAD OF WILDFIRES, SOIL EROSION, AND INCREASED FLOODING.

F. PUBLIC SAFETY AND VISIBILITY:

- VISIBILITY FOR POLICE SURVEILLANCE AND CRIME PREVENTION SHALL NOT BE SIGNIFICANTLY HAMPERED BY LANDSCAPING;
- CORNER VISIBILITY FOR TRAFFIC MOVEMENT AND PROTECTION OF PEDESTRIANS SHALL COMPLY WITH PART 1 OF THIS ARTICLE (TRAFFIC STANDARDS SUBSECTION); AND
- LANDSCAPING SHALL NOT PROHIBIT ACCESS TO UTILITIES OR HINDER PUBLIC SAFETY, SUCH AS ACCESS TO FIRE LANES AND HYDRANTS.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	KEY FROM APPENDIX B	MATURE WIDTH
	FG	3	FRAXINUS PENNSYLVANICA	GREEN ASH	B & B	2" CAL. MIN		2457AD	30' - 40'
	KP	4	KOELREUTERA PANICULATA	GOLDEN RAIN TREE	B & B	1.5" CAL. MIN	S		30' - 40'
	PP	3	PINUS PONDEROSA	PONDEROSA PINE	B & B	6" HT. MIN	287BD		20' - 30'
	TC	13	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2" CAL. MIN	4S		15' - 20'

Percent Signature Trees
 Total No. of Trees: 19
 Total No. of Trees: 23 = 83% Signature Trees

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACINGS	SIZE	KEY FROM APPENDIX B	MATURE WIDTH
	CC	47	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST SHRUB	5 GAL	SEE PLAN	12" FULL	1235A	2' - 3'
	ER	15	EUONYMUS ALATUS 'RUDY HAAG'	RUDY HAAG BURNING BUSH	5 GAL	SEE PLAN	18" FULL	45S	4' - 6'
	FA	17	FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF'	DWARF FORSYTHIA	3 GAL	SEE PLAN	12" FULL	D	4' - 5'
	FE	32	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	3 GAL	SEE PLAN	12" FULL	2356BD	8" - 12"
	JL	60	JUNIPERUS HORIZONTALIS 'ICEE BLUE TM'	ICEE BLUE JUNIPER	3 GAL	SEE PLAN	12" SPREAD MIN.	2668A	4' - 6'
	MK	80	MOLINA CAERULEA ARUNDINACEA 'KARL FOERSTER'	TALL MOOR GRASS	5 GAL	SEE PLAN	18" HT. MIN	3A	2' - 3'
	PL	15	PEROVSKIA TRIPLICIFOLIA 'LITTLE SPIRE TM'	LITTLE SPIRE RUSSIAN SAGE	5 GAL	SEE PLAN	12" FULL	-	2' - 3'
	PS	27	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GAL	SEE PLAN	12" FULL	1256D	3' - 4'
	RG	17	RIBES AUREUM	GOLDEN CURRANT	5 GAL	SEE PLAN	12" FULL	24567DA	3' - 6'
	TD	5	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	5 GAL	SEE PLAN	12" FULL	W	3' - 5'
	TH	13	TAXUS X MEDIA 'HICKSII'	HICKS YEW	5 GAL	SEE PLAN	24" HT. MIN	W	3' - 4'

Percent Signature Shrubs
 Total No. of Shrubs: 221 = 62% Signature Shrubs
 Total No. of Shrubs: 221 = 62% Signature Shrubs

Percent Signature Grasses
 Total No. of Grasses: 110 = 100% Signature Grasses

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SEED	SPACING
	AV	2,496 SF	ARKANSAS VALLEY SEED	FOOTHILLS MIX	500	2'-4"
	RM	6,092 SF	ROCK MULCH	RIVER ROCK MULCH, WARM TONES	200	6'-5"
	TB	1,892 SF	TURF SOD BUFFALO	BUFFALO SOD	500	2'-4"

SITE CATEGORY CALCULATIONS

LANDSCAPE SETBACKS (Policy 320 & 317)

STREET NAME	CLASSIFICATION	WIDTH (FEET)	REO / PROV	LINEAR FOOTAGE	TREE / FEET REQUIRED	NO. OF TREES REO / PROV
FILLMORE ST (N)	PRIMARY ARTERIAL	20' / 20'	338 LF	11/20'	129 LF	6 / 6 + SHRUBS
CHESTNUT ST (W)	NON-ARTERIAL	--	338 LF	11/30'	129 LF	11 / 11 + SHRUBS / TURF

SHRUB SUBST. REO / PROV
 ORN. GRASS SUBST. ON PLAN: 75% / 65%
 N/A (CS): 75% / 65%

MOTOR VEHICLE LOTS (Policy 321 & 317)

NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15) REO / PROV	VEHICLE LOT FRONTAGES	LENGTH OF FRONTAGE	VEHICLE LOT FRONTAGES	LENGTH OF FRONTAGE
27	2/13	193 LF	129 LF	193 LF	129 LF

MIN. S. SCREENING PLANTS REO / PROV
 LENGTH OF WALL ABBR. ON PLAN: 75% / 75%
 EG. REO / PROV: 75% / 75%

INTERNAL LANDSCAPING (Policy 322 & 317)

NET SITE AREA (SF) (LESS PUBLIC RW)	PERCENT MINIMUM INTERNAL AREA	INTERNAL TREES (1/500 TREES)	INTERNAL TREES (1/500 TREES)
34,030	5%	1,702 FT / 10,623 SF	4 / 13 + 6 EXIST ON EAST BOUNDARY OF SITE)

SHRUB SUBST. REO / PROV
 ORN. GRASS SUBST. REO / PROV: 75% / 65% (WITH NATIVE GRASS COVER)
 N/A (0)

LANDSCAPE BUFFERS AND SCREENS (Policy 323 & 317)

STREET NAME OR PROPERTY LINE	WIDTH (LF) REO / PROV	LINEAR FOOTAGE	BUFFER TREES (1/200) REO / PROV	EVERGREEN TREES REO / PROV
EAST (ALLEYWAY)	NOT REQUIRED (ADJACENT PROPERTY OWNED BY COLORADO DEPARTMENT OF TRANSPORTATION)			

SCHEMATIC LANDSCAPE DIAGRAM

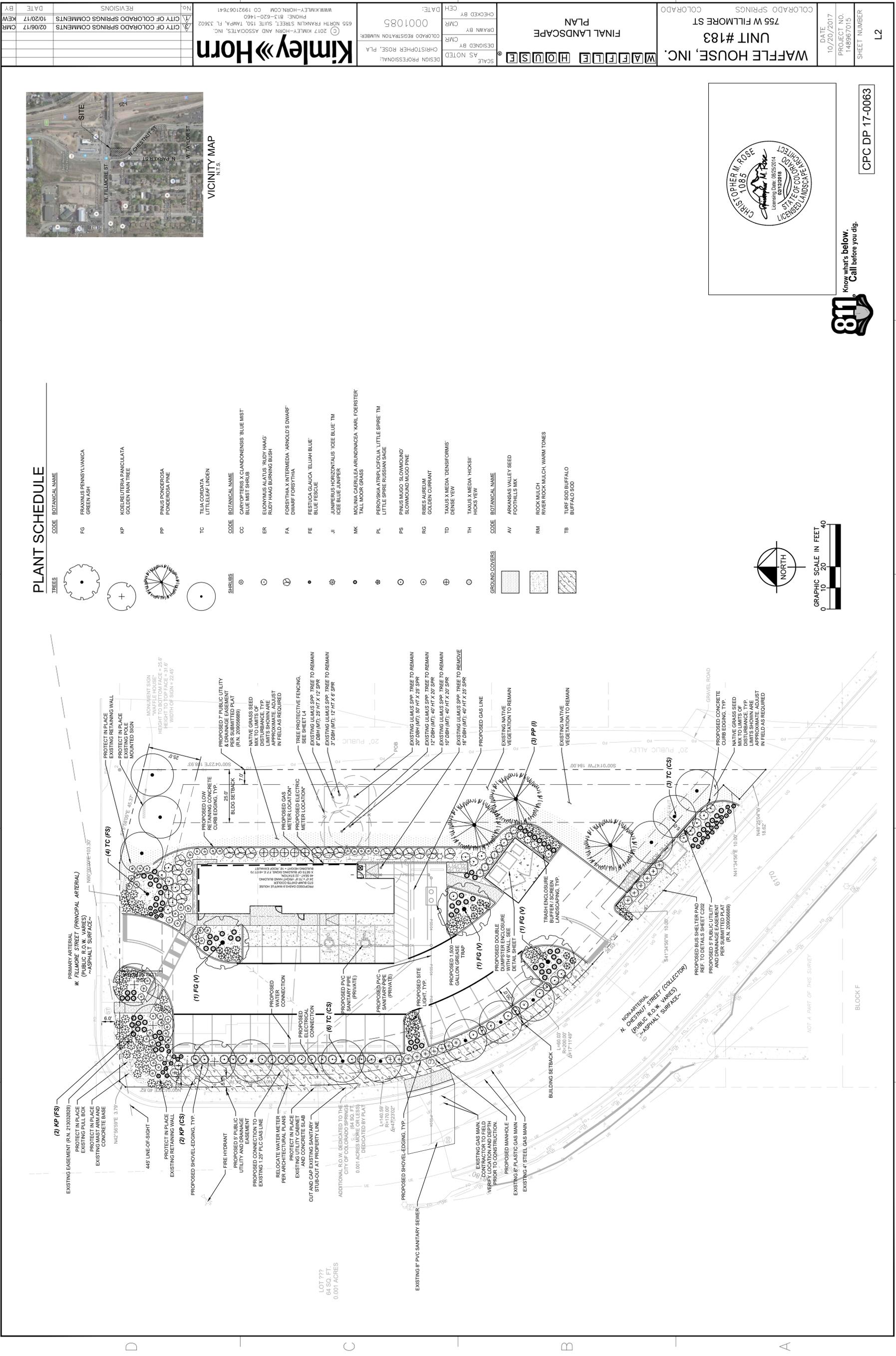
SITE DATA

TOTAL SITE AREA = +/- 34,030 SF
 TOTAL PARKING PROVIDED = 27 STALLS
 ZONING: EXISTING C-5 AND R1-6 TO BE REZONED TO ONLY C-5

SCALE: 1" = 50'

Know what's below.
Call before you dig.

CPC DP 17-0063



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME
	FG	FRAXINUS PENNSYLVANICA GREEN ASH
	KP	KOELBUTERIA PANICULATA GOLDEN PINK TREE
	PP	PINUS PONDEROSA PONDEROSA PINE
	TC	TILIA CORDATA LITTLE OUF LINEN
SHRUBS	CODE	BOTANICAL NAME
	CC	CARYOPTERIS X CLAUDONENSIS 'BLUE MIST' BLUE MIST SHRUB
	ER	ELONIAS ALAUS 'RUDY HAAG' RUDY HAAG BURNING BUSH
	FA	FORSYTHIA X INTERMEDIA 'ARNOLD'S DWARF' DWARF FORSYTHIA
	FE	FESTUCA GLAUCA 'ELIJAH BLUE' BLUE FESCUE
	JL	JUNIPERUS HORIZONTALIS 'ICEE BLUE' TM ICEE BLUE JUNIPER
	MK	MOLINA CAERULEA ARUNDOINACEA 'KARL FOERSTER' TALL MOOR GRASS
	PL	PEROWSKIA ATRIPICIFOLIA 'LITTLE SPIRE' TM LITTLE SPIRE RUSSIAN SAGE
	PS	PINUS MUGO SLOWGROWND SLOWGROWND MUGO PINE
	RG	RIESES AUREAM GOLDEN CURRANT
	TD	TAXUS X MEDIA 'DENSIFORMIS' DENSE YEW
	TH	TAXUS X MEDIA 'HICKSII' HICKS YEW
GROUND COVERS	CODE	BOTANICAL NAME
	AV	ARKANSAS VALLEY SEED FOOHILLS MIX
	RM	ROCK MULCH RIVER ROCK MULCH, WARM TONES
	TB	TURF SOO BUFFALO BUFFALO SOO



VICINITY MAP
N.T.S.



CPC DP 17-0063

DATE: 10/20/2017
 PROJECT NO.: 148967015
 SHEET NUMBER: L2

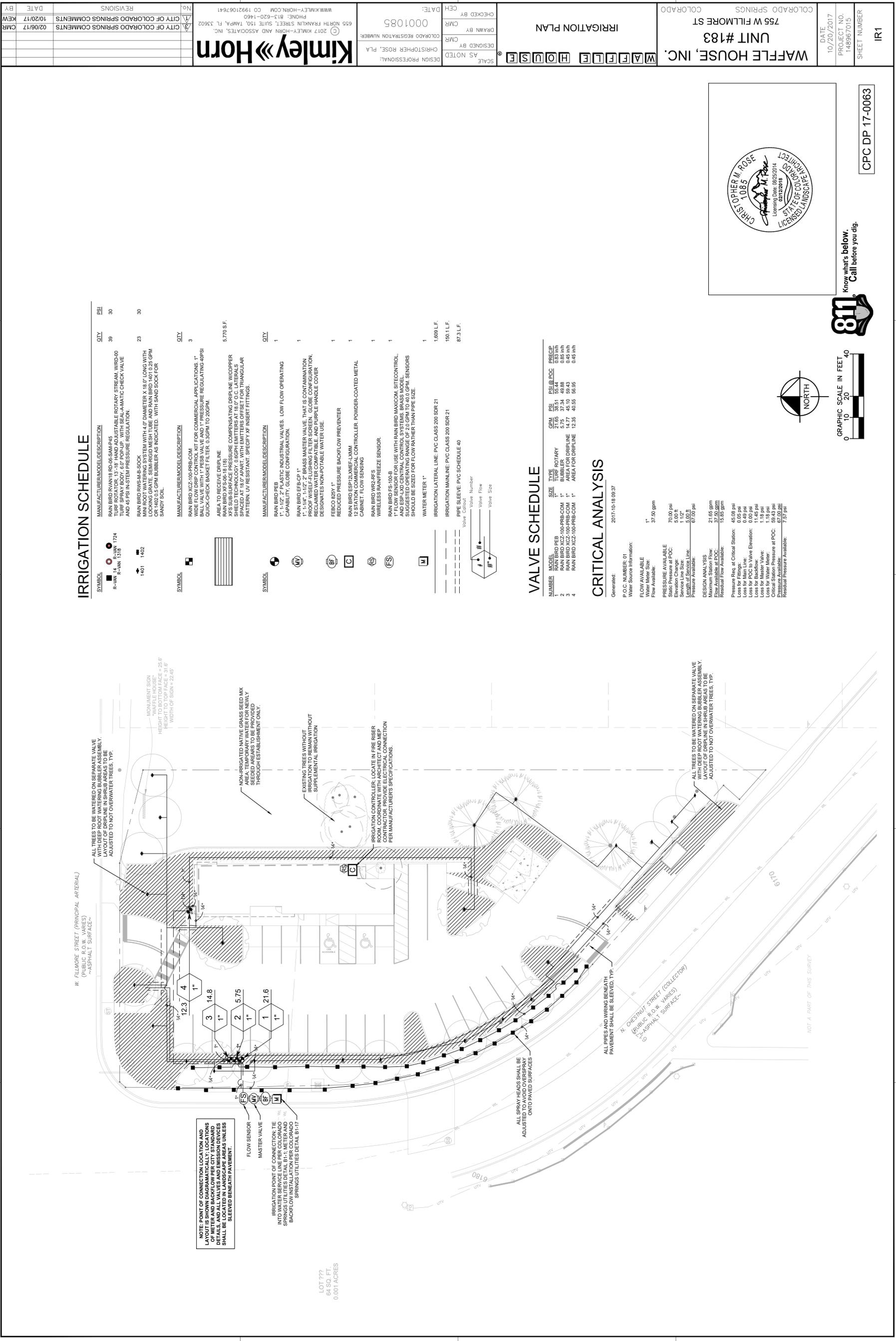
WAFFLE HOUSE, INC.
 UNIT #183
 755 W FILLMORE ST
 COLORADO SPRINGS
 COLORADO

FINAL LANDSCAPE PLAN

SCALE: AS NOTED
 DESIGNED BY: CHRISTOPHER ROSE, PLA
 DRAWN BY: CMR
 CHECKED BY: CEH
 DATE: 0001085
 COLORADO REGISTRATION NUMBER:
 DESIGN PROFESSIONAL:

Kimley-Horn
 655 NORTH FRANKLIN STREET, SUITE 150, TAMPA, FL 33602
 PHONE: 813-620-1460
 WWW.KIMLEY-HORN.COM CO 19921067641

NO.	REVISIONS	DATE	BY
1	CITY OF COLORADO SPRINGS COMMENTS	02/06/17	CMR
2	CITY OF COLORADO SPRINGS COMMENTS	10/20/17	KEM



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
R-WN 1" 1/2" 174	RAIN BIRD RVAN18 RD-06-SAM-P46 TURF ROTATOR, 13" HAND ADJUSTABLE ROTARY STREAM, WRD-00 TURF SPRAY BODY, 60 PSI SEAMATIC CHECK VALVE AND 4-PSI INSTEN PRESSURE REGULATION.	39	30
1402	RAIN BIRD RW18-R-SOCK LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1402 0.25 GPM AND 1402 0.5 GPM BUBBLER AS INDICATED. WITH SAND SOCK FOR SANDY SOIL.	23	30
	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BULL VALVE WITH PEBB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.50PM TO 2.00PM.	3	
	AREA TO RECEIVE DRIP LINE XFS SUB-SURFACE PRESSURE COMPENSATING DRIP LINE W/COPPER SHIELD TECHNOLOGY. 0.66PH EMITTERS AT 18.67 O.C. LATERALS SPACED AT 18.67" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 1/2" PDS/3/4"1". SPECIFY 1/2" INSERT FITTINGS.	5,770 S.F.	
	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD PEB 1" 1-1/2" 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION.	1	
	RAIN BIRD FB-CP 1" CLASS MASTER VALVE THAT IS CONTAMINATION PROOF. W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION. RECLAIMED WATER COMPATIBLE. AND PURPLE HANDLE COVER. DESIGNATES NON-POTABLE WATER USE.	1	
	FEEDCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1	
	RAIN BIRD ESP-12-XMFL-XMM 12 STATION COMMERCIAL CONTROLLER. POWDER-COATED METAL CABINET. FLOW SENSING	1	
	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR	1	
	RAIN BIRD FS-100B 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM. SITECONTROL. AND ESP-LAD CENTRAL CONTROL SYSTEMS BRASS MODEL. 1/2" PDS/3/4"1". SPECIFY 1/2" INSERT FITTINGS. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1	
	WATER METER 1" IRRIGATION LATERAL LINE. PVC CLASS 200 SDR 21	1,609 L.F.	
	IRRIGATION MAINLINE. PVC CLASS 200 SDR 21	160.1 L.F.	
	PIPE SLEEVE. PVC SCHEDULE 40	87.3 L.F.	

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB	1"	TURF ROTARY	21.05	38.51	55.44
2	RAIN BIRD XCZ-100-PRB-COM	1"	BUBBLER	5.75	37.34	49.88
3	RAIN BIRD RW18-R-SOCK	1"	AREA FOR DRIP LINE	12.25	40.25	56.95
4	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP LINE	12.25	40.25	56.95

CRITICAL ANALYSIS

Generated: 2017-10-18 09:37

P.O.C NUMBER: 01
 Water Source Information:
 FLOW AVAILABLE
 Water Meter Size: 1"
 Flow Available: 37.50 gpm

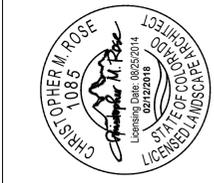
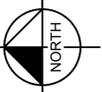
PRESSURE AVAILABLE
 Water Meter Size: 1"
 Elevation Change: 5.00 ft
 Service Line Size: 1 1/2"
 Length of Service Line: 67.00 ft
 Pressure Available: 67.00 psi

DESIGN ANALYSIS
 Residual Flow Available: 21.05 gpm
 Residual Flow Available at POC: 37.50 gpm
 Residual Flow Available: 15.85 gpm

Pressure Req. at Critical Station: 45.08 psi
 Loss for Fittings: 0.05 psi
 Loss for Main Line: 0.46 psi
 Loss for Backflow: 11.45 psi
 Loss for Backflow: 11.45 psi
 Loss for Master Valve: 1.18 psi
 Loss for Water Meter: 1.18 psi
 Pressure Available at POC: 67.00 psi
 Residual Pressure Available: 7.57 psi



Know what's below.
 Call before you dig.



CPC DP 17-0063

IR1

DATE: 10/20/2017
 PROJECT NO: 148967015
 SHEET NUMBER

WAFFLE HOUSE, INC.
 UNIT #183
 755 W FILLMORE ST
 COLORADO SPRINGS
 COLORADO

SCALE: AS NOTED
 DESIGNED BY: CHRISTOPHER ROSE, PLA
 DRAWN BY: CMR
 CHECKED BY: CMR
 DATE: 0001085

DESIGN PROFESSIONAL: WAFFLE HOUSE
 COLORADO REGISTRATION NUMBER: 0001085
 PHONE: 813-620-1460
 WWW.KIMLEY-HORN.COM



NO.	DATE	REVISIONS
1	02/08/17	CITY OF COLORADO SPRINGS COMMENTS
2	10/20/17	CITY OF COLORADO SPRINGS COMMENTS

FIGURE 3

Exhibit A

Colorado Springs Land Use Review Division

30 S. Nevada Ave #105
Colorado Springs, CO 80903

Legal Description

That WH Capital LLC, being the owner of the following described tract of land to wit:

Parcel 1:

Lots 1 and 2, Block F, Mesa Springs Addition, No. 2, EXCEPT any portion conveyed to the City of Colorado Springs in deed recorded March 13, 2013 at Reception No. 213032828, and EXCEPT any portion conveyed to the Department of Transportation, State of Colorado in deed recorded April 17, 2015 at 215037166, City of Colorado Springs, County of El Paso, State of Colorado.

Parcel 2:

A parcel of land located within Lots 3, 4, 5 and 6, Block F of Mesa Springs 2nd Addition, recorded February 16, 1955 in Book W at page 19, in the offices of the El Paso County Clerk and Recorder, State of Colorado, more particularly described as follows: Beginning at the southeast corner of Lot 2, Block F, of said subdivision; thence S00°01'47"W (bearings based of the north line of said subdivision, monumented at both ends by a nail with 1 1/2" washer, "PLS 31548", and assumed to bear N90°00'00"E), a distance of 184.00; thence along the following six (6) courses:

- 1) N48°25'04"W, a distance of 18.62 feet;
- 2) N41°34'56"E, a distance of 10.00 feet;
- 3) N48°25'04"W, a distance of 76.11 feet;
- 4) S41°34'56"W, a distance of 10.00 feet;
- 5) N48°25'04"W, a distance of 28.03 feet;
- 6) Along a tangent curve to the right, said curve having a radius of 170.00 feet, an arc length of 118.84 feet and a central angle of 40°03'13" to a point on the south lot line of said Lot 2; thence along the south line of said Lot 2, N89°57'50"E, a distance of 147.28 feet to the point of beginning.

Said parcel contains 33, 724 sq. ft., 0.774 acres, more or less.

FIGURE 3

Exhibit B

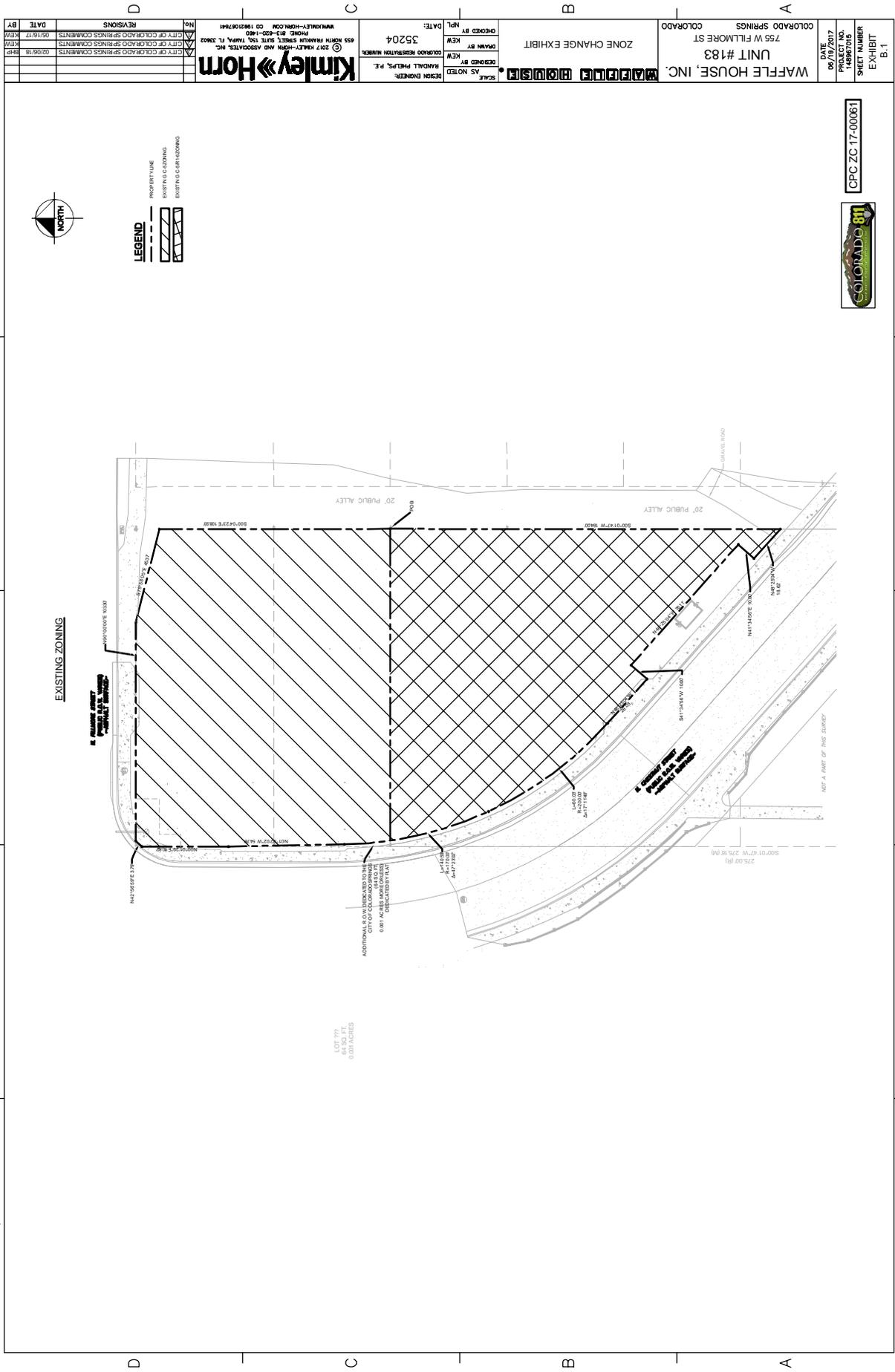


FIGURE 3

Drawing name: K:\YAN_C\W\148997 - Wafile House, Inc\015 - Various Street\03-Colorado Springs\0300\Work\Exhibit\Zone Change Exhibit - Bldg. Layout\ Apr 12, 2018 11:18am bjc bdmjmhprk
 The document, together with the concept and design presented herein, is provided for the specific project and client for which it was prepared. It is not to be used for any other project without the written authorization and signature of Kimley-Horn and Associates, Inc. and the client. Liability to Kimley-Horn and Associates, Inc. shall be limited to the project for which it was prepared.

Drawing name: K:\TAM_Civil\148967 - Waffle House, Inc\015 - Various Sites\183-Colorado Springs, CO\CADD\Work\Exhibits\Fire Truck Exhibit.dwg Layout1 Apr 11, 2018 7:53pm by: benjamin.pante
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

