

WILSON TANK DEVELOPMENT PLAN

6560 ALABASTER WAY
CITY OF COLORADO SPRINGS, STATE OF COLORADO
TSN: 7315200003

GENERAL NOTES:

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS, AND THE PROPOSED PLAN REFLECTS REQUIRED 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.
2. PROPERTY OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE FOR SHARED COMMON TRACTS, ACCESS DRIVES, PRESERVATION AREAS, AND LANDSCAPE AREAS ADJACENT TO THEIR PROPERTY.
3. THE PROPERTY IS SUBJECT TO THE HILLSIDE OVERLAY DISTRICT.
4. TANK STRUCTURAL DESIGN WILL BE PERFORMED AT A LATER DATE BY CONTRACTOR SELECTED DURING BID PROCESS. ALL TANK MEASUREMENTS HEREIN ARE ESTIMATES.
5. UNLESS OTHERWISE NOTED, WORKING HOURS SHALL BE FROM 7:00AM TO 5:30PM, MONDAY THROUGH FRIDAY. NO WEEKEND WORK WILL BE ALLOWED UNLESS APPROVED BY UTILITIES. THIS APPLIES TO THE ENTIRE SITE PLUS THE ENTRANCE AREA OFF OF SCEPTOR WAY.
6. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS
7. FINAL TANK COLOR IS REQUIRED TO BE AN ENVIRONMENTAL COLOR THAT BLENDS WITH THE DOMINANT LANDSCAPE COLOR. THE DOMINANT LANDSCAPE FOR THIS SITE IS THE FOOTHILLS TO THE WEST OF THE PROJECT SITE. FINAL COLOR SELECTION SHALL BE COORDINATED BETWEEN COLORADO SPRINGS UTILITIES AND CITY PLANNING PRIOR TO OR DURING TANK CONSTRUCTION.

FEMA CLASSIFICATION

THIS PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) PER FEMA FLOOD INSURANCE RATE MAP NUMBER 08041C0492G, DATED 12/07/2018.

GEOLOGIC HAZARD DISCLOSURE STATEMENT

THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY TERRACON DATED JULY 29, 2021 (REVISED NOVEMBER 18, 2021), WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THE PROPERTY (6570 ALABASTER WAY - TO BE PLATTED AS LOT 1, WILSON TANK SITE, COLORADO SPRINGS, CO.): POTENTIAL TO ENCOUNTER LOCALIZED MAN-MADE SLOPE INSTABILITY AND STEEPING DIPPING BEDROCK WITHIN FOUNDATION BEARING ELEVATIONS. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE # AR DP 21-00526 AND AR FP 21-00527 OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 105, COLORADO SPRINGS, CO IF YOU WOULD LIKE TO REVIEW SAID REPORT.

LAND AREA:

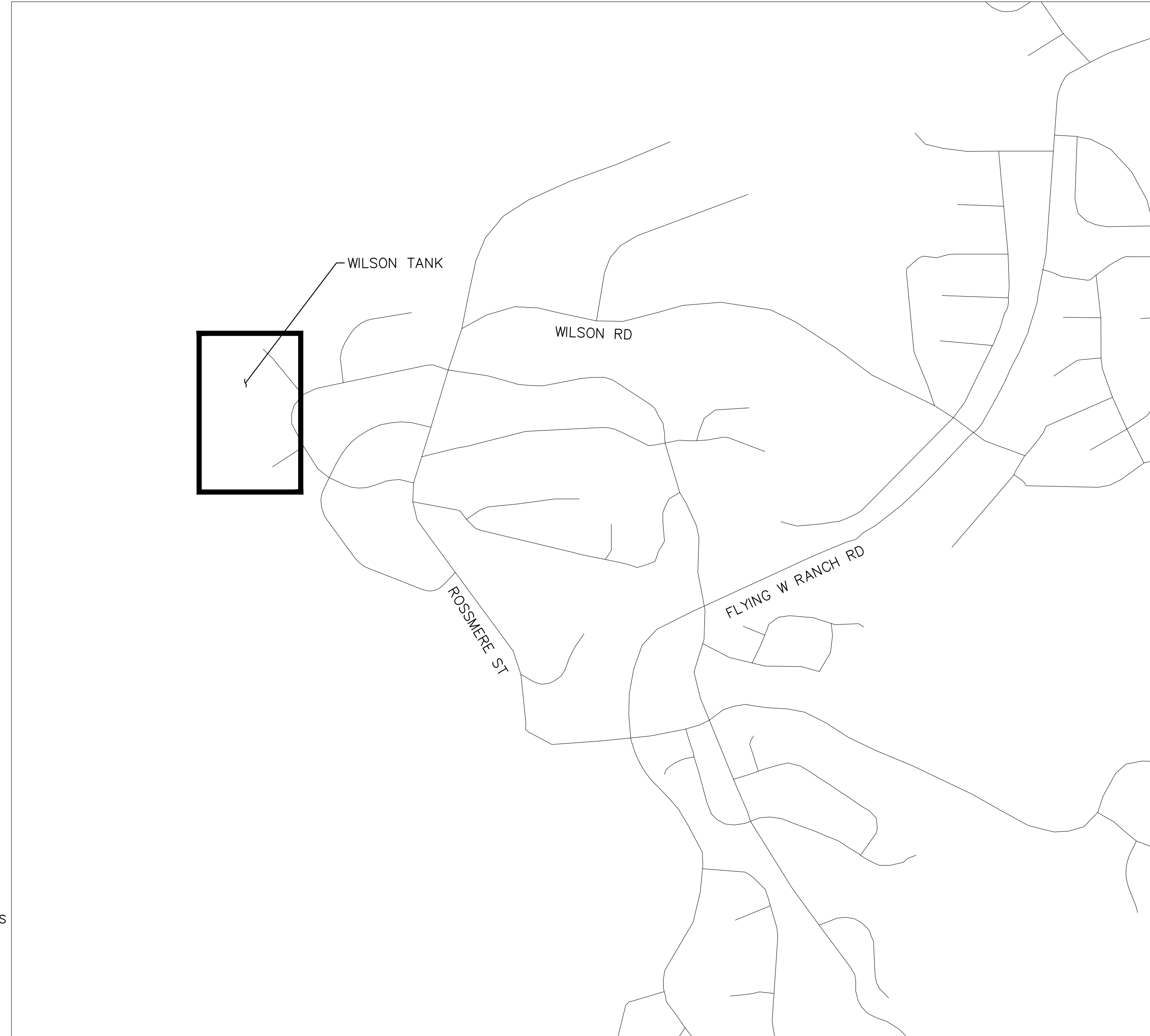
3.63 AC OR 157,984 SQ FT

SITE DATA

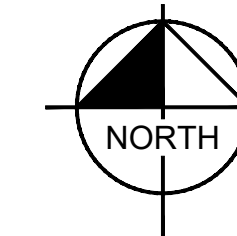
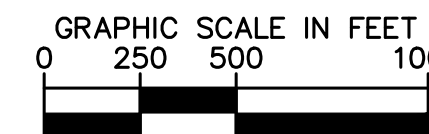
SITE AREA: 3.63± AC (157,984 SF)
 ZONING CLASSIFICATION: PF HS (PUBLIC FACILITY, HILLSIDE OVERLAY)
 LAND USE: PUBLIC FACILITY
 JURISDICTION: CITY OF COLORADO SPRINGS
 SITE ADDRESS: 6570 ALABASTER WAY
 TAX SCHEDULE NO.: 7315200003
 BUILDING SETBACKS: 0' FRONT SETBACK
 0' SIDE SETBACK
 0' REAR SETBACK
 MAXIMUM LOT COVERAGE: N/A
 PROPOSED EASEMENTS: NONE
 LANDSCAPE SETBACKS: 15' ALONG EAST PROPERTY LINE ADJACENT TO EXISTING SINGLE FAMILY HOMES
 SITE COVERAGE: BUILDING 25%±
 DRAINAGE BASIN: DOUGLAS CREEK
 EXISTING CITY FILE NUMBER: N/A

DISTURBANCE AREA

THE DISTURBANCE AREA OF THE PROJECT IS 2.5 ACRES.



VICINITY MAP



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1 OF 12	COVER AND TITLE SHEET
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11 OF 12	HILLSIDE OVERLAY SITE PLAN
12 OF 12	TANK ELEVATION

CITY APPROVAL:

06/21/2022
10:31:15 AM
William.Gray

DESIGN TEAM CONTACTS:

COLORADO SPRINGS UTILITIES PROJECT MANAGER
 BRYAN GIMBEL, PMP
 COLORADO SPRINGS UTILITIES
 1521 HANCOCK EXPRESSWAY, MAIL CODE 1812
 COLORADO SPRINGS, CO 80903

ENGINEER
 KIMLEY-HORN AND ASSOCIATES, INC.
 2 NORTH NEVADA AVENUE, SUITE 300
 COLORADO SPRINGS, CO 80903
 TEL: (719) 453-0180
 CONTACT: ADAM MONCHAK, P.E., PMP

AGENCY CONTACTS:

COLORADO SPRINGS UTILITIES:
 1521 HANCOCK EXPRESSWAY, MAIL CODE 1812
 COLORADO SPRINGS, CO 80903
 PHONE: 719.668.8769

CITY OF COLORADO SPRINGS ENGINEERING:
 30 SOUTH NEVADA AVENUE, SUITE 401
 COLORADO SPRINGS, CO 80901
 PHONE: 719.385.5918

BENCHMARK:

ELEVATIONS ARE BASED UPON COLORADO SPRINGS UTILITIES FIMS VERTICAL COLORADO SPRINGS UTILITIES FIMS VERTICAL CONTROL POINT "MS09", DESCRIBED AS 2" DIAMETER ALUMINUM CAP STAMPED "CSU FIMS CONTROL MS09" ON THE TOP OF THE CURB ON THE EAST SIDE OF ROSSMERE STREET, APPROX. 35' NORTH OF THE CENTERLINE OF BROGAN BLUFF DR. AND LOCATED APPROX. 1350' EAST OF THE SUBJECT PARCEL. THE ELEVATION OF SAID CONTROL POINT IS 6999.61, NVGD 29 VERTICAL DATUM.

LEGAL DESCRIPTION:

A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT WHENCE THE NORTHWEST CORNER OF SAID SECTION 15 BEARS NORTH 27°39' WEST A DISTANCE OF 1422.4 FEET; THENCE SOUTH 480 FEET; THENCE WEST 330 FEET; THENCE NORTH 480 FEET; THENCE EAST 330 FEET TO THE POINT OF BEGINNING, COUNTY OF EL PASO, STATE OF COLORADO.
 (PER THE WARRANTY DEED RECORDED UNDER BOOK 1833 PAGE 46, RECORDS OF EL PASO COUNTY)
 CONTAINING A CALCULATED AREA OF 157,984 SQUARE FEET (3.63 ACRES) OF LAND, MORE OR LESS.

BASIS OF BEARING:

BEARINGS ARE BASED UPON THE WEST LINE OF THE SUBJECT PARCEL MONUMENTED AT BOTH ENDS WITH A 5/8" REBAR, AND IS ASSUMED TO BEAR N 00°24'28" W, A FIELD MEASURED DISTANCE OF 479.40 FEET.

BUILDING DATA

EXISTING TOTAL GROSS BUILDING AREA: 21,253 S.F.

BUILDING HEIGHT:
 BUILDING: 35'-45'
 MAXIMUM BY CODE: 45.0'

PROPOSED LOT COVERAGE: 25% ±

APPROXIMATE SCHEDULE OF DEVELOPMENT

TANK CONSTRUCTION WILL TAKE PLACE IN 2023



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COVER AND TITLE SHEET

1 OF 12

k:\cos_watresources\196030007_wilson tank design\CADD\plansheets\development plan\196030007_Site Plan.dwg

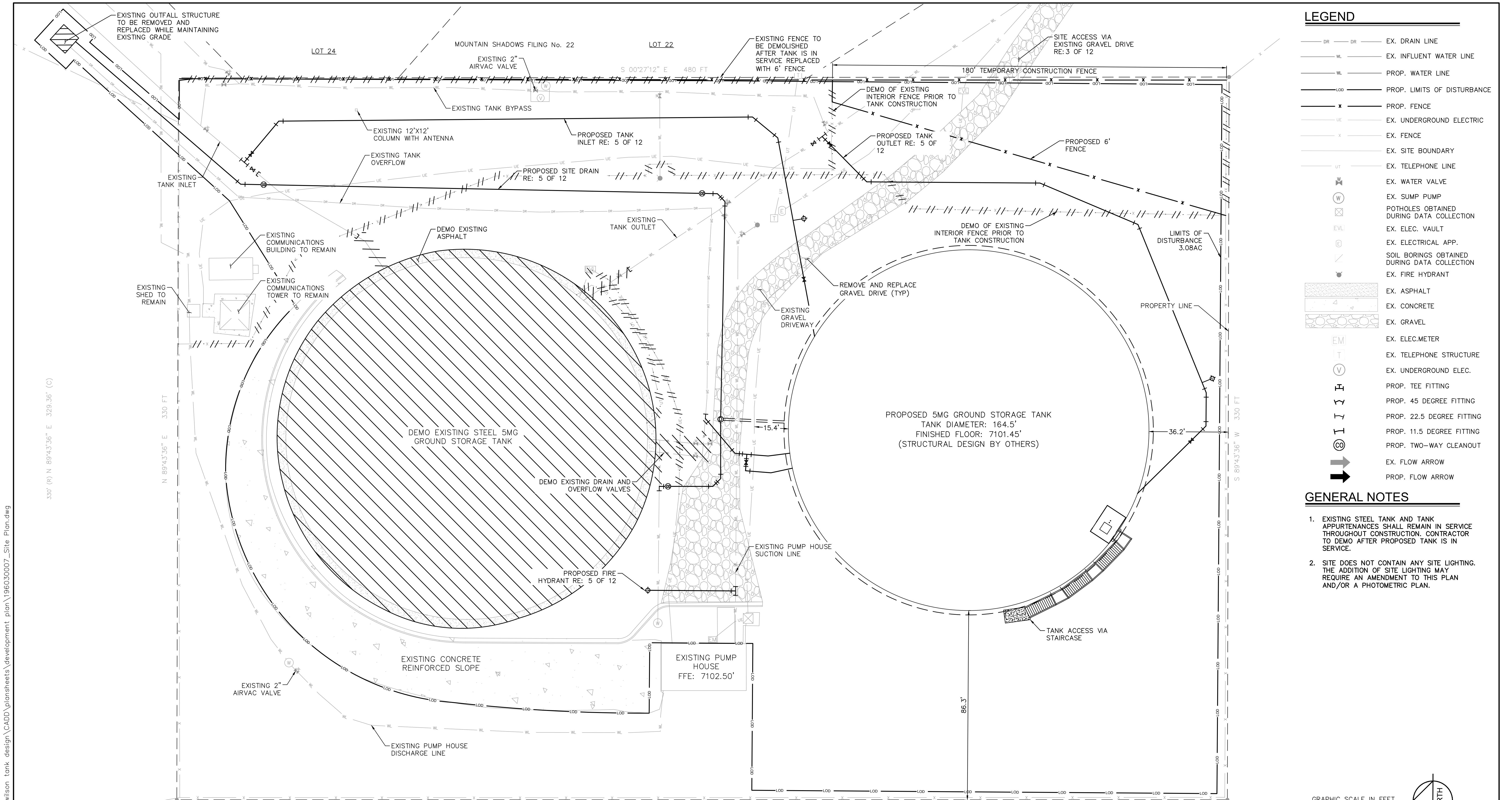
330' (E) N 89°43'36" E 329.36' (C)

N 89°43'36" E 330 FT

S 89°43'36" W 330 FT

N 00°24'28" W 480 FT

86.3'

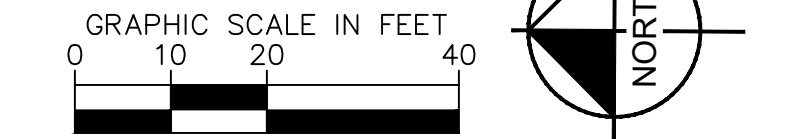


LEGEND

	EX. DRAIN LINE
	EX. INFLUENT WATER LINE
	PROP. WATER LINE
	PROP. LIMITS OF DISTURBANCE
	PROP. FENCE
	EX. UNDERGROUND ELECTRIC
	EX. FENCE
	EX. SITE BOUNDARY
	EX. TELEPHONE LINE
	EX. WATER VALVE
	EX. SUMP PUMP
	POTHOLES OBTAINED DURING DATA COLLECTION
	EX. ELEC. VAULT
	EX. ELECTRICAL APP.
	SOL. BORINGS OBTAINED DURING DATA COLLECTION
	EX. FIRE HYDRANT
	EX. ASPHALT
	EX. CONCRETE
	EX. GRAVEL
	EX. ELEC. METER
	EX. TELEPHONE STRUCTURE
	EX. UNDERGROUND ELEC.
	PROP. TEE FITTING
	PROP. 45 DEGREE FITTING
	PROP. 22.5 DEGREE FITTING
	PROP. 11.5 DEGREE FITTING
	PROP. TWO-WAY CLEANOUT
	EX. FLOW ARROW
	PROP. FLOW ARROW

GENERAL NOTES

1. EXISTING STEEL TANK AND TANK APPURTENANCES SHALL REMAIN IN SERVICE THROUGHOUT CONSTRUCTION. CONTRACTOR TO DEMO AFTER PROPOSED TANK IS IN SERVICE.
2. SITE DOES NOT CONTAIN ANY SITE LIGHTING. THE ADDITION OF SITE LIGHTING MAY REQUIRE AN AMENDMENT TO THIS PLAN AND/OR A PHOTOMETRIC PLAN.



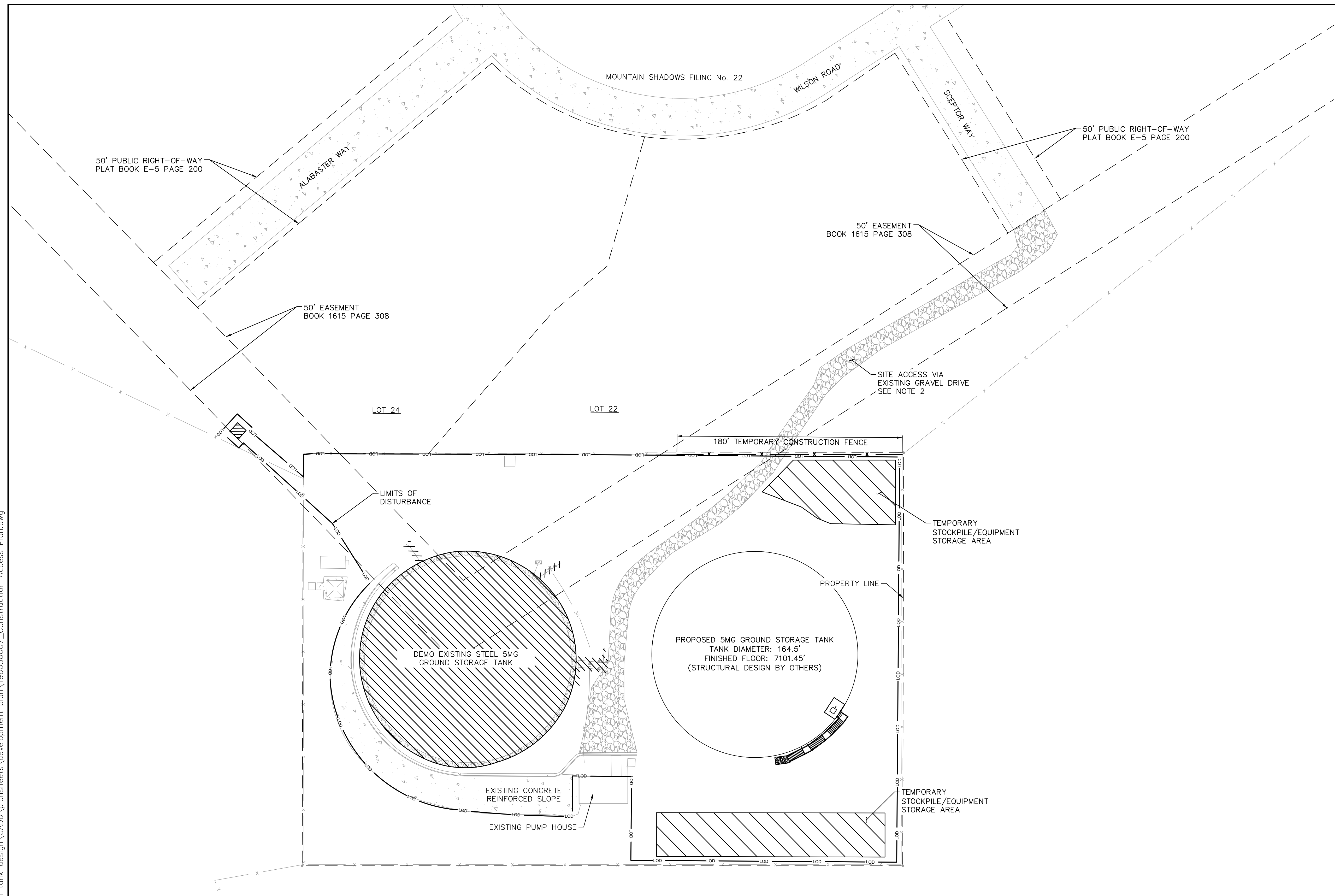
SHEET TITLE
DEMOLITION AND SITE PLAN

SHEET NUMBER
2 OF 12

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CITY APPROVAL:

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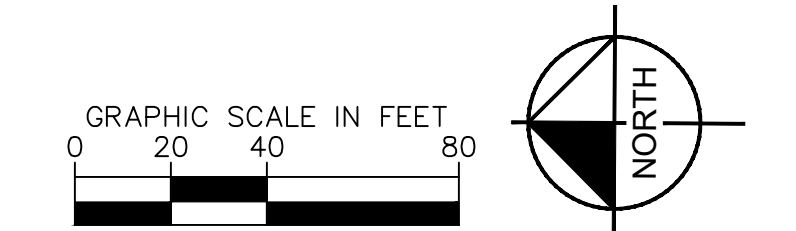
LEGEND	
— DR —	EX. DRAIN LINE
— WL —	EX. INFLUENT WATER LINE
— WL —	PROP. WATER LINE
— LDD —	PROP. LIMITS OF DISTURBANCE
— X —	PROP. FENCE
— UE —	EX. UNDERGROUND ELECTRIC
— X —	EX. FENCE
— —	EX. SITE BOUNDARY
— UT —	EX. TELEPHONE LINE
⊕	EX. WATER VALVE
⊙	EX. SUMP PUMP
⊗	POTHoles OBTAINED DURING DATA COLLECTION
EV	EX. ELEC. VAULT
Ⓜ	EX. ELECTRICAL APP.
✓	SOIL BORINGS OBTAINED DURING DATA COLLECTION
⊕	EX. FIRE HYDRANT
▨	EX. ASPHALT
▩	EX. CONCRETE
▧	EX. GRAVEL
EM	EX. ELEC. METER
T	EX. TELEPHONE STRUCTURE
Ⓧ	EX. UNDERGROUND ELEC.
⊕	PROP. TEE FITTING
⌒	PROP. 45 DEGREE FITTING
⌒	PROP. 22.5 DEGREE FITTING
⌒	PROP. 11.5 DEGREE FITTING
Ⓧ	PROP. TWO-WAY CLEANOUT
→	EX. FLOW ARROW
→	PROP. FLOW ARROW

- GENERAL NOTES**
- INTERIOR FENCE TO BE DEMOLISHED PRIOR TO CONSTRUCTION. TEMPORARY FENCING TO BE PLACED DURING CONSTRUCTION.
 - ACCESS ROAD TO BE REPAIRED UPON COMPLETION OF CONSTRUCTION.
 - NO OFFSITE PARKING. ALL PARKING DURING CONSTRUCTION MUST BE WITHIN THE PROPERTY BOUNDARY.
 - ACCESS TO OPERATE EXISTING VALVES, PUMP STATION, AND TANK APPURTENANCES MUST BE MAINTAINED THROUGHOUT CONSTRUCTION.
 - SITE DOES NOT CONTAIN ANY SITE LIGHTING. THE ADDITION OF SITE LIGHTING MAY REQUIRE AN AMENDMENT TO THIS PLAN AND/OR A PHOTOMETRIC PLAN.

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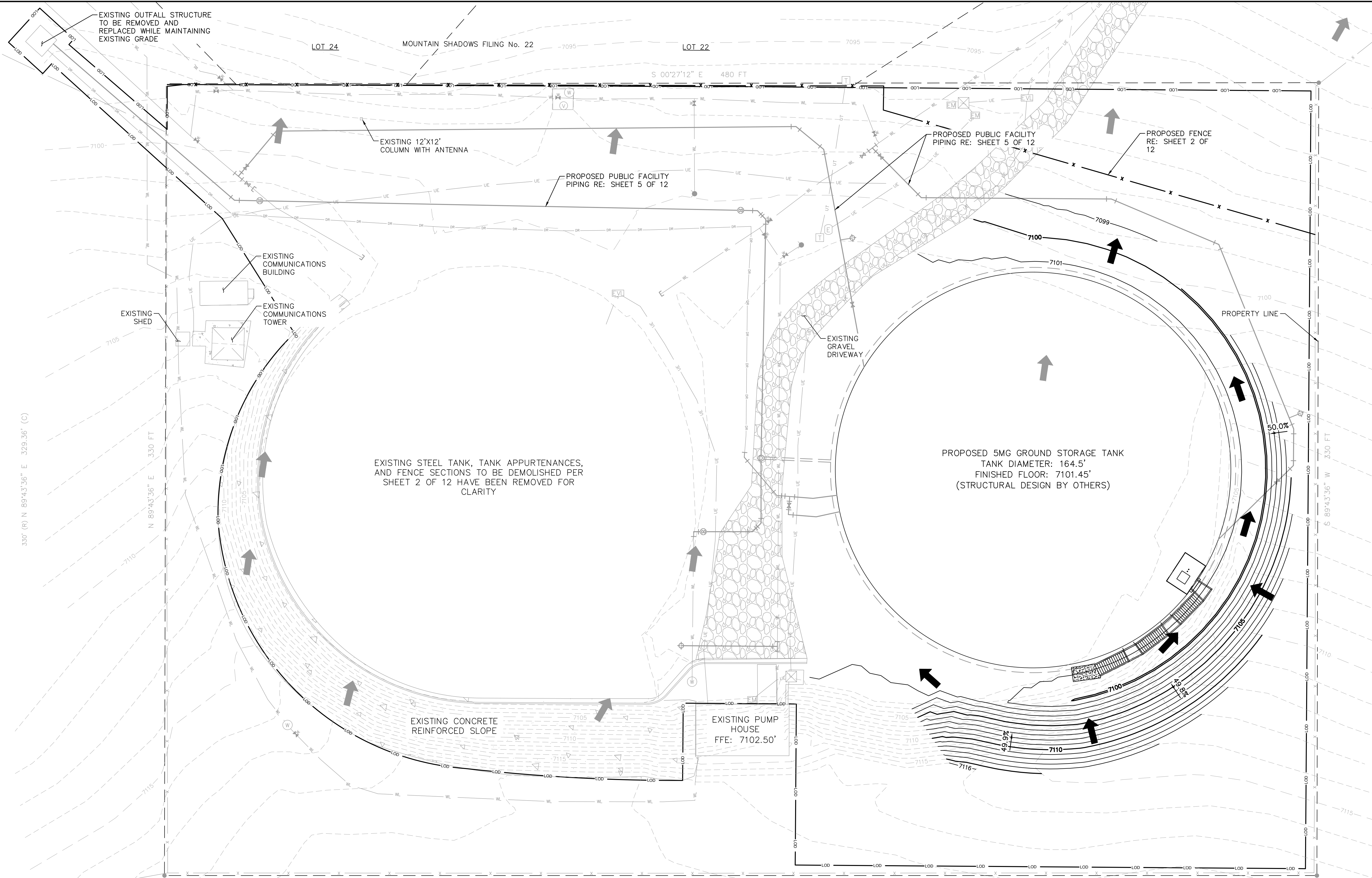
CITY APPROVAL:

COLORADO SPRINGS
 OLYMPIC CITY USA
 Land Use Review
 Approved
 06/21/2022
 10:31:44 AM
 William.Gray



SHEET TITLE
CONSTRUCTION ACCESS PLAN
 SHEET NUMBER
3 OF 12

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LEGEND

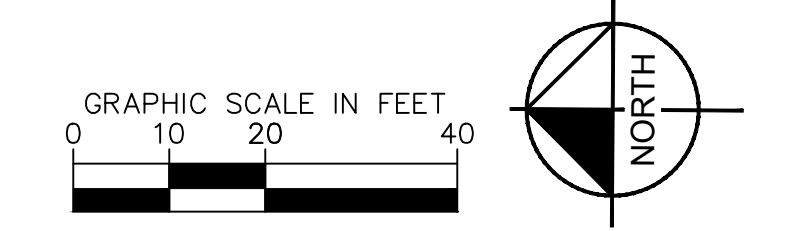
DR	EX. DRAIN LINE
WL	EX. INFLUENT WATER LINE
WL	PROP. WATER LINE
---	PROP. LIMITS OF DISTURBANCE
X	PROP. FENCE
UE	EX. UNDERGROUND ELECTRIC
X	EX. FENCE
---	EX. SITE BOUNDARY
UT	EX. TELEPHONE LINE
W	EX. WATER VALVE
W	EX. SUMP PUMP
⊗	POTHOLES OBTAINED DURING DATA COLLECTION
⊗	EX. ELEC. VAULT
⊗	EX. ELECTRICAL APP.
⊗	SOIL BORINGS OBTAINED DURING DATA COLLECTION
⊗	EX. FIRE HYDRANT
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▨	EX. GRAVEL
EM	EX. ELEC.METER
T	EX. TELEPHONE STRUCTURE
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H	PROP. TEE FITTING
∩	PROP. 45 DEGREE FITTING
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∩	PROP. 11.5 DEGREE FITTING
⊗	PROP. TWO-WAY CLEANOUT
→	EX. FLOW ARROW
→	PROP. FLOW ARROW

- GENERAL NOTES**
1. THIS PLAN SHEET REPRESENTS THE FINAL SITE CONDITION. EXISTING ITEMS TO BE DEMOLISHED PER SHEET 2 OF 12 HAVE BEEN REMOVED FOR CLARITY.
 2. SITE DOES NOT CONTAIN ANY SITE LIGHTING. THE ADDITION OF SITE LIGHTING MAY REQUIRE AN AMENDMENT TO THIS PLAN AND/OR A PHOTOMETRIC PLAN.

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CITY APPROVAL:


 COLORADO SPRINGS
 OLIMPIO CITY USA
 Land Use Review
 Approved
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SHEET TITLE	GRADING AND DRAINAGE PLAN
SHEET NUMBER	4 OF 12

PRELIMINARY UTILITY PLAN NOTES

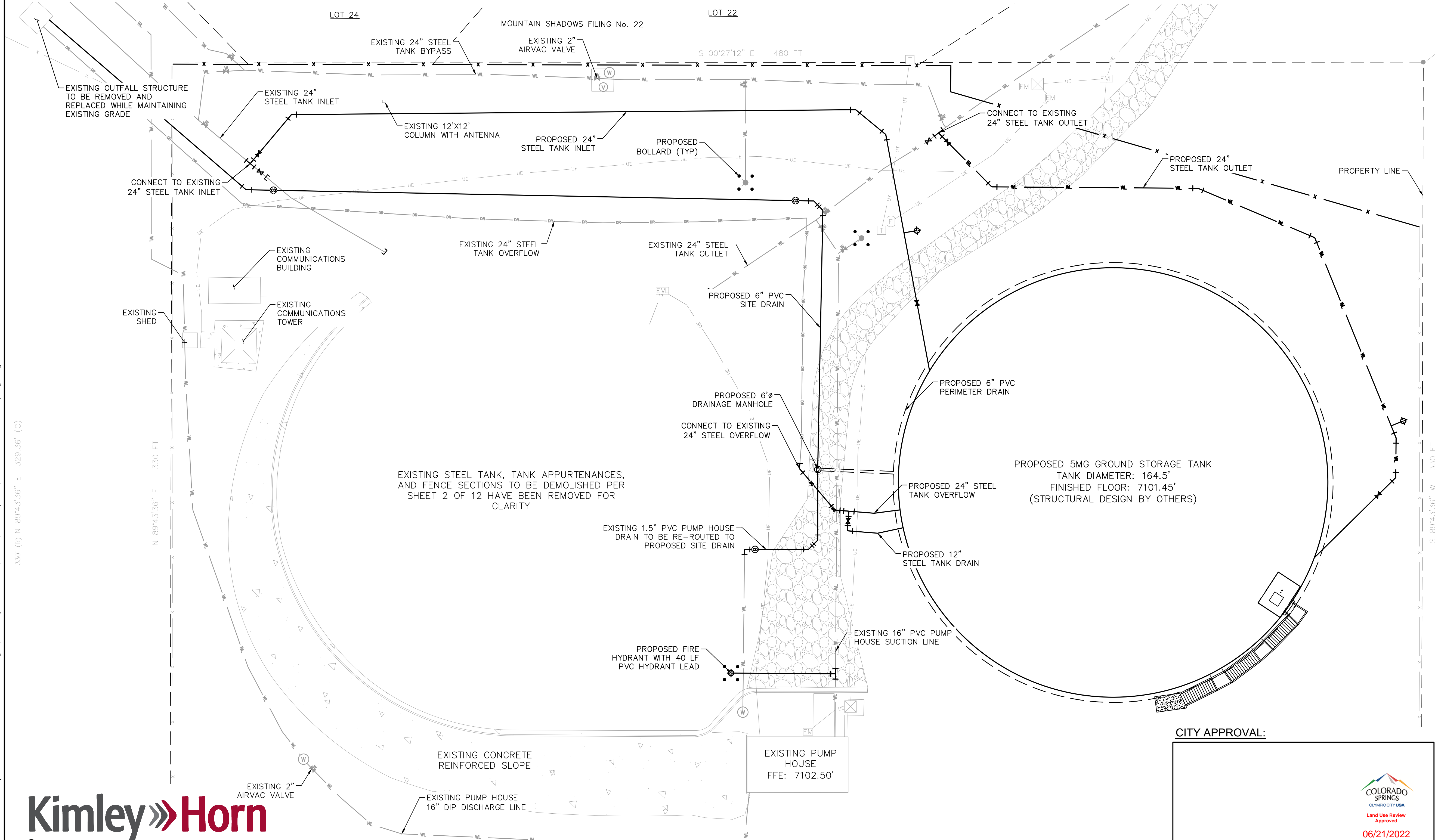
- PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:
- COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
 - PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
 - OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL 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.
 - 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

- 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 DETERMINE 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.
- 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.
- 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).
- 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.

- 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).
- 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 (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
- SPRINGS UTILITIES APPROVAL OF THE 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.

LEGEND

- DR — DR — EX. DRAIN LINE
- WL — WL — EX. INFLUENT WATER LINE
- WL — WL — PROP. WATER LINE
- LDD — LDD — PROP. LIMITS OF DISTURBANCE
- X — X — PROP. FENCE
- UE — UE — EX. UNDERGROUND ELECTRIC
- X — X — EX. FENCE
- — — EX. SITE BOUNDARY
- UT — UT — EX. TELEPHONE LINE
- ⊕ EX. WATER VALVE
- ⊕ EX. SUMP PUMP
- ⊕ EX. POTHOLES OBTAINED DURING DATA COLLECTION
- ⊕ EX. ELEC. VAULT
- ⊕ EX. ELECTRICAL APP.
- ⊕ SOIL BORINGS OBTAINED DURING DATA COLLECTION
- ⊕ EX. FIRE HYDRANT
- EX. ASPHALT
- EX. CONCRETE
- EX. GRAVEL
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- ⌒ PROP. 11.5 DEGREE FITTING
- ⊕ PROP. TWO-WAY CLEANOUT
- ➔ EX. FLOW ARROW
- ➔ PROP. FLOW ARROW



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330' (R) N 89°43'36" E 329.36' (C)

Kimley»Horn
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2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 284-7297

CITY APPROVAL:

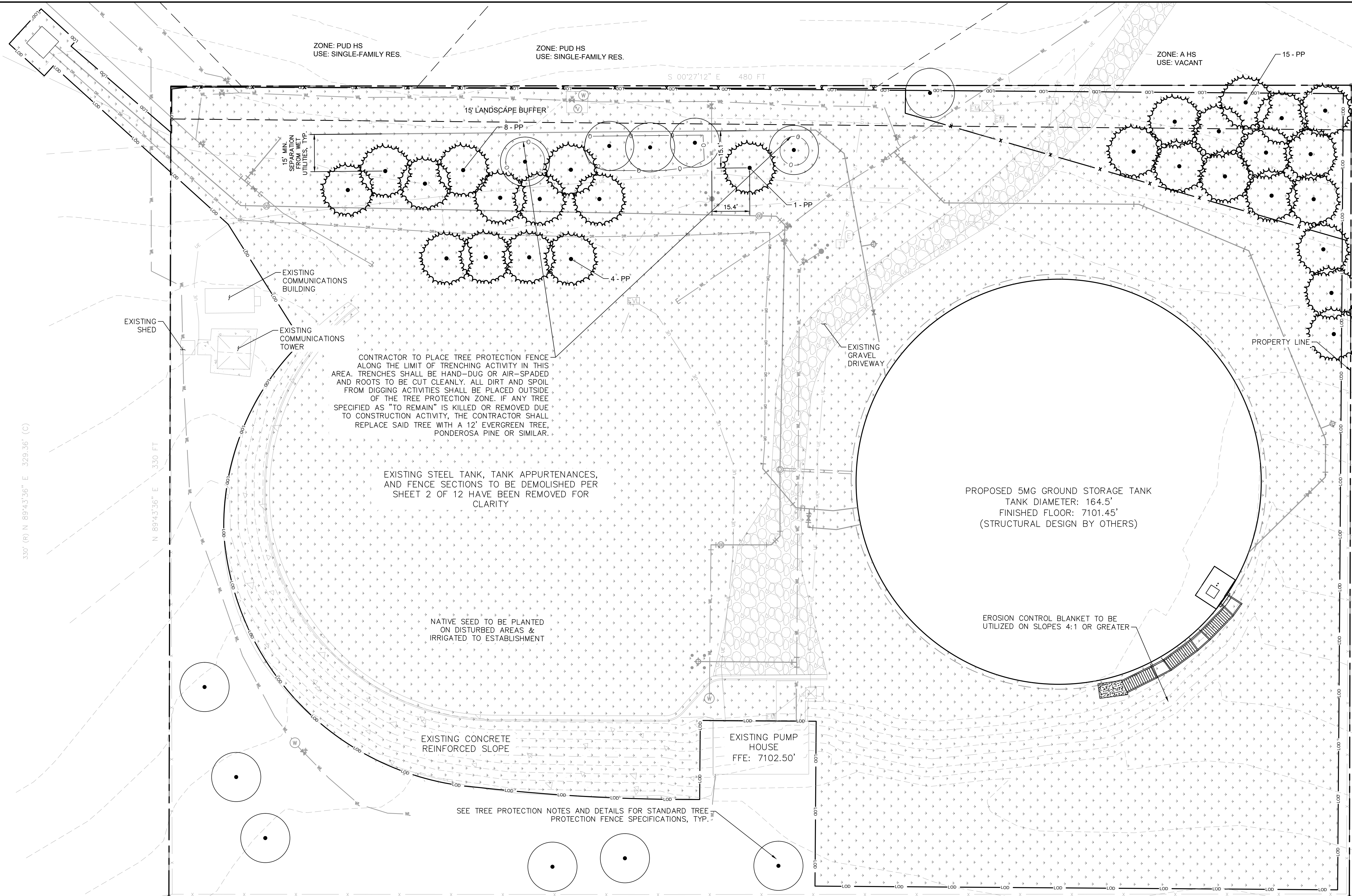
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William.Gray

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PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN

SHEET NUMBER
5 OF 12

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LEGEND

	EX. DRAIN LINE
	EX. INFLUENT WATER LINE
	PROP. WATER LINE
	PROP. LIMITS OF DISTURBANCE
	PROP. FENCE
	EX. UNDERGROUND ELECTRIC
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	PROP. 11.5 DEGREE FITTING
	PROP. TWO-WAY CLEANOUT
	EX. FLOW ARROW
	PROP. FLOW ARROW
	TREE PROTECTION FENCE

- GENERAL NOTES**
1. THIS PLAN SHEET REPRESENTS THE FINAL SITE CONDITION. EXISTING ITEMS TO BE DEMOLISHED PER SHEET 2 OF 12 HAVE BEEN REMOVED FOR CLARITY.
 2. SITE DOES NOT CONTAIN ANY SITE LIGHTING. THE ADDITION OF SITE LIGHTING MAY REQUIRE AN AMENDMENT TO THIS PLAN AND/OR A PHOTOMETRIC PLAN.

ZONE: PUD HS
USE: SINGLE-FAMILY RES.

ZONE: PUD HS
USE: SINGLE-FAMILY RES.

ZONE: A HS
USE: VACANT

15' LANDSCAPE BUFFER

15' MIN. SEPARATION UTILITIES, TYP.

EXISTING COMMUNICATIONS BUILDING

EXISTING SHED

EXISTING COMMUNICATIONS TOWER

CONTRACTOR TO PLACE TREE PROTECTION FENCE ALONG THE LIMIT OF TRENCHING ACTIVITY IN THIS AREA. TRENCHES SHALL BE HAND-DUG OR AIR-SPADED AND ROOTS TO BE CUT CLEANLY. ALL DIRT AND SPOIL FROM DIGGING ACTIVITIES SHALL BE PLACED OUTSIDE OF THE TREE PROTECTION ZONE. IF ANY TREE SPECIFIED AS "TO REMAIN" IS KILLED OR REMOVED DUE TO CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL REPLACE SAID TREE WITH A 12' EVERGREEN TREE, PONDEROSA PINE OR SIMILAR.

EXISTING STEEL TANK, TANK APPURTENANCES, AND FENCE SECTIONS TO BE DEMOLISHED PER SHEET 2 OF 12 HAVE BEEN REMOVED FOR CLARITY

EXISTING GRAVEL DRIVEWAY

PROPOSED 5MG GROUND STORAGE TANK
TANK DIAMETER: 164.5'
FINISHED FLOOR: 7101.45'
(STRUCTURAL DESIGN BY OTHERS)

NATIVE SEED TO BE PLANTED ON DISTURBED AREAS & IRRIGATED TO ESTABLISHMENT

EROSION CONTROL BLANKET TO BE UTILIZED ON SLOPES 4:1 OR GREATER

EXISTING CONCRETE REINFORCED SLOPE


EXISTING PUMP HOUSE
FFE: 7102.50'

SEE TREE PROTECTION NOTES AND DETAILS FOR STANDARD TREE PROTECTION FENCE SPECIFICATIONS, TYP.

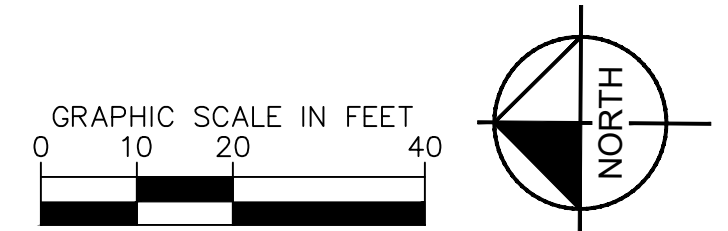
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	EXIS	12	EXISTING TREE TO REMAIN	-	-	-	-
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	PP	27	PINUS PONDEROSA / PONDEROSA PINE	B & B	6' HGT.	30'-40'	60'+
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
	SEED	100,407 SF	EPC LOW GROW MIX INSTALL PER TABLE 5-2. SUBMIT SUPPLIER CUT-SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.	SEED	PER CHART	-	-

CITY APPROVAL:



06/21/2022
10:32:14 AM
William.Gray



Kimley»Horn

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2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 284-7297

SHEET TITLE

FINAL LANDSCAPE PLAN

SHEET NUMBER

6 OF 12

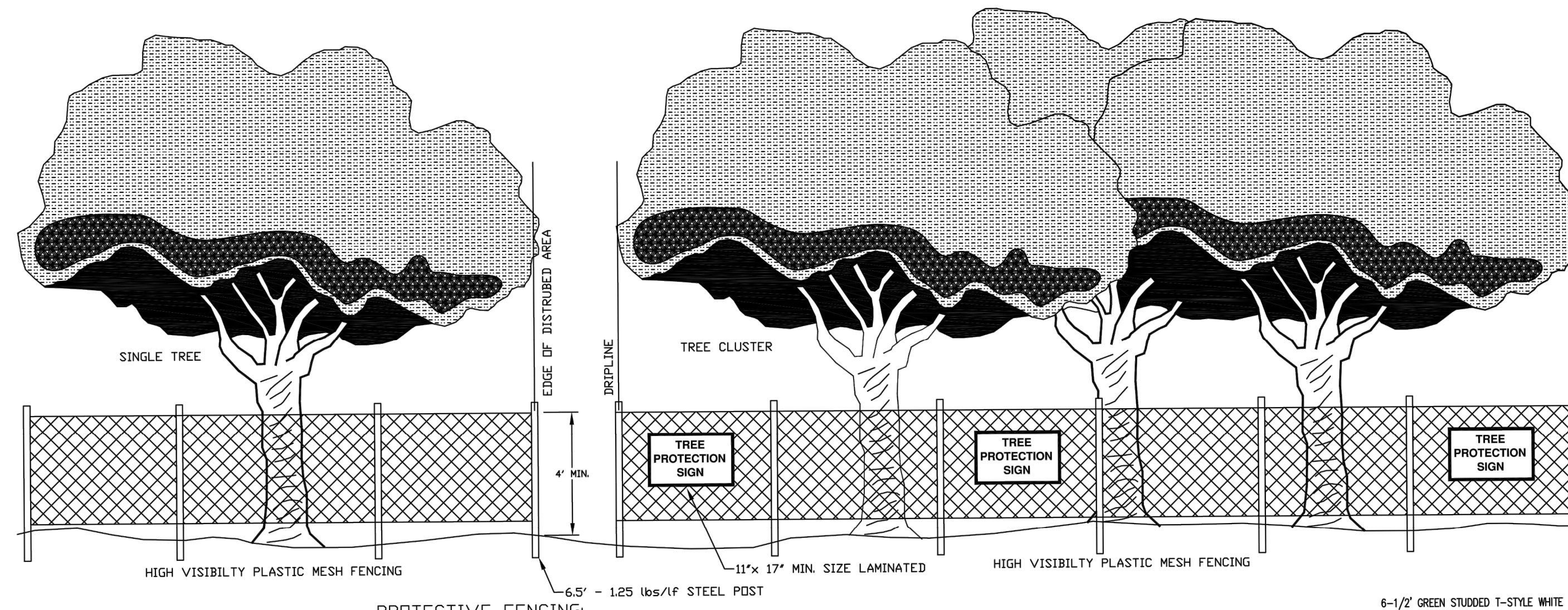
NOTES & PROCEDURES

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE (CRZ) OF ANY PROTECTED TREE SUBJECT TO THE PROVISIONS OF THE TREE PRESERVATION ORDINANCE. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS (INCLUDING RESIDENTIAL, COMMERCIAL, AND MUNICIPAL / PUBLIC DOMAIN PROJECTS).

1. MATERIAL STORAGE: NO STORAGE OR PLACEMENT OF MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE.
2. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS, INCLUDING WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS DEPOSITED OR ALLOWED TO FLOW INTO CRITICAL ROOT ZONE OF A PROTECTED TREE.
3. TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
4. VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
5. GRADE CHANGES: NO GRADE CHANGES SHALL BE ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE UNLESS ADEQUATE PROTECTIVE CONSTRUCTION METHODS ARE APPROVED IN ADVANCE IN WRITING BY COLORADO SPRINGS FORESTRY DEPARTMENT.
6. NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT WRITTEN PERMISSION OF THE COLORADO SPRINGS FORESTRY DEPARTMENT.

THE FOLLOWING PROCEDURES SHALL BE FOLLOWED FOR ALL TYPES OF CONSTRUCTION.

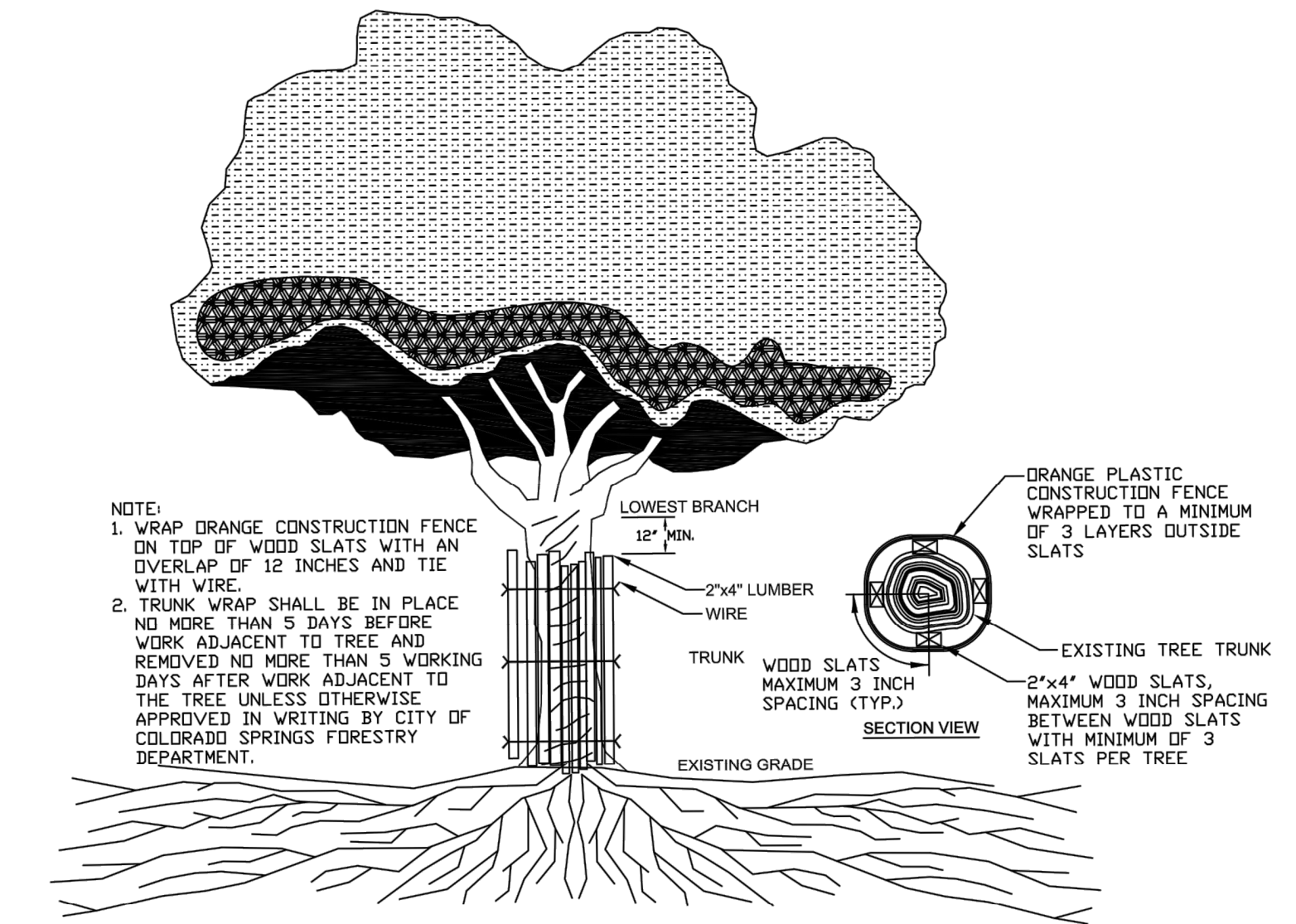
1. PROTECTIVE FENCING PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR OR SUB CONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON THE CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCLOSES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY.
2. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED.
3. PROTECTIVE FENCING SHALL BE AT LEAST FOUR (4) FEET HIGH, CLEARLY VISIBLE, AND SHALL HAVE A TREE PROTECTION SIGN AFFIXED TO THE FENCE EVERY TWENTY (20) FEET IN SUCH A MANNER TO BE CLEARLY VISIBLE TO WORKERS ON THE SITE.
4. THE USE OF ORANGE VINYL CONSTRUCTION FENCING OR OTHER SIMILAR FENCING IS GENERALLY PERMITTED ONLY IF THERE IS NO CONSTRUCTION OR VEHICULAR ACTIVITY WITHIN TEN (10) FEET OF THE FENCE. IF CONSTRUCTION ACTIVITY OR VEHICULAR TRAFFIC IS EXPECTED WITHIN TEN (10) FEET OF THE FENCE, THE FENCE SHALL BE CONSTRUCTED OF CHAIN LINK OR OTHER SIMILAR MATERIAL, WOODEN MATERIAL OR SEMI-RIGID VINYL TAPE FENCING SUPPORTED WITH A TOP WIRE OR EQUIVALENT SUPPORT MATERIAL AFFIXED TO METAL OR WOODEN POSTS, ALL OF WHICH SHALL BE SIX (6) FEET IN HEIGHT.
5. ALL PROTECTIVE FENCING SHALL BE SUPPORTED AT TEN (10) FOOT INTERVALS BY APPROVED METHODS SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE FOR THE DURATION OF THE CONSTRUCTION.
6. THE RESPONSIBLE PARTY/CONSTRUCTION CONTRACTOR SHALL CAUSE THE REQUIRED FENCING TO BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE CONSTRUCTION.
7. FOR PERMITS INVOLVING TRENCHING SUCH AS IRRIGATION SYSTEMS OR UNDERGROUND ELECTRICAL WORK, THE APPLICANT SHALL PROVIDE SUFFICIENT PLANS TO PROVIDE PROTECTION OF THE TREES IN THE VICINITY OF THE WORK.
8. THE 'TREE PROTECTION SIGN' TREE PRESERVATION INSTRUCTION DETAIL SHEET AND THE APPROVED TREE CONSERVATION PLAN SHALL BE POSTED AT EACH ENTRANCE TO THE SUBJECT PROPERTY UPON WHICH ONE OR MORE TREES SUBJECT TO THE PERMIT IS SITUATED, AND AT ANY OTHER LOCATION DESIGNATED BY CITY OF COLORADO SPRINGS FORESTRY DEPARTMENT.
9. ALL OF THE ABOVE CONDITIONS MUST BE ADHERED TO AND INSPECTED BY CITY OF COLORADO SPRINGS FORESTRY DEPARTMENT PRIOR TO THE ISSUANCE OF ANY PERMITS.



PROTECTIVE FENCING:
 ORANGE VINYL CONSTRUCTION FENCING, CHAINLINK FENCING, SNOW FENCING OR OTHER SIMILAR FENCING AT LEAST FOUR FEET (4') HIGH AND SUPPORTED AT A MAXIMUM OF TEN-FOOT (10') INTERVALS BY APPROVED METHODS SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE. THE FENCING SHALL BE OF A HIGHLY VISIBLE MATERIAL, AND SHALL HAVE TREE PROTECTION SIGN AFFIXED TO THE FENCE EVERY TWENTY (20) FEET IN SUCH A MANNER TO BE CLEARLY VISIBLE TO WORKERS ON-SITE.

PRIOR TO CONSTRUCTION:
 THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE OR GROUP OF TREES ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCLOSES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE (CRZ) OF THE TREES TO PROTECT THEM FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

TYPICAL FENCING TREE PROTECTION DETAIL
 Diagrammatic Not To Scale

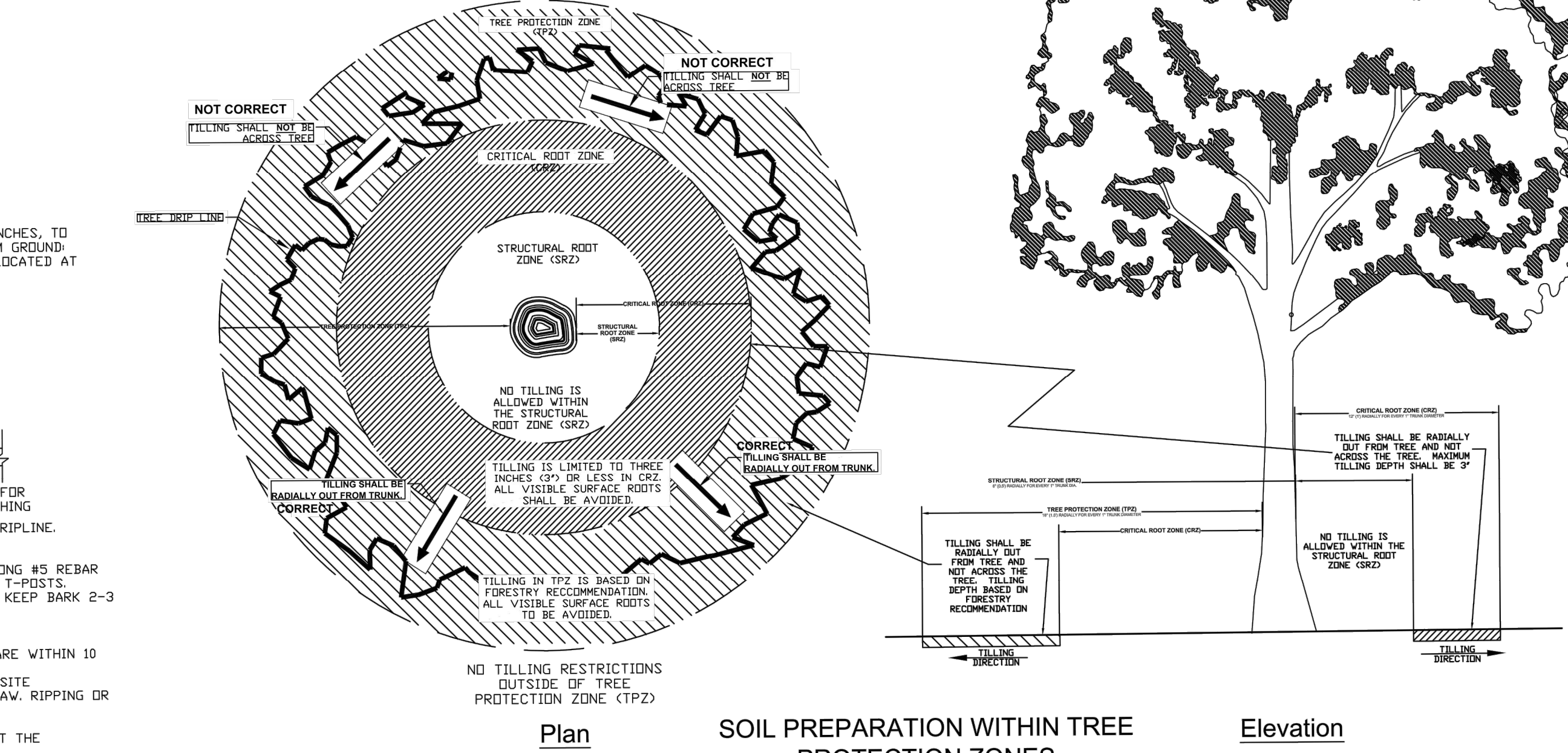


NOTE:
 1. WRAP ORANGE CONSTRUCTION FENCE ON TOP OF WOOD SLATS WITH AN OVERLAP OF 12 INCHES AND TIE WITH WIRE.
 2. TRUNK WRAP SHALL BE IN PLACE NO MORE THAN 5 DAYS BEFORE WORK ADJACENT TO TREE AND REMOVED NO MORE THAN 5 WORKING DAYS AFTER WORK ADJACENT TO THE TREE UNLESS OTHERWISE APPROVED IN WRITING BY CITY OF COLORADO SPRINGS FORESTRY DEPARTMENT.

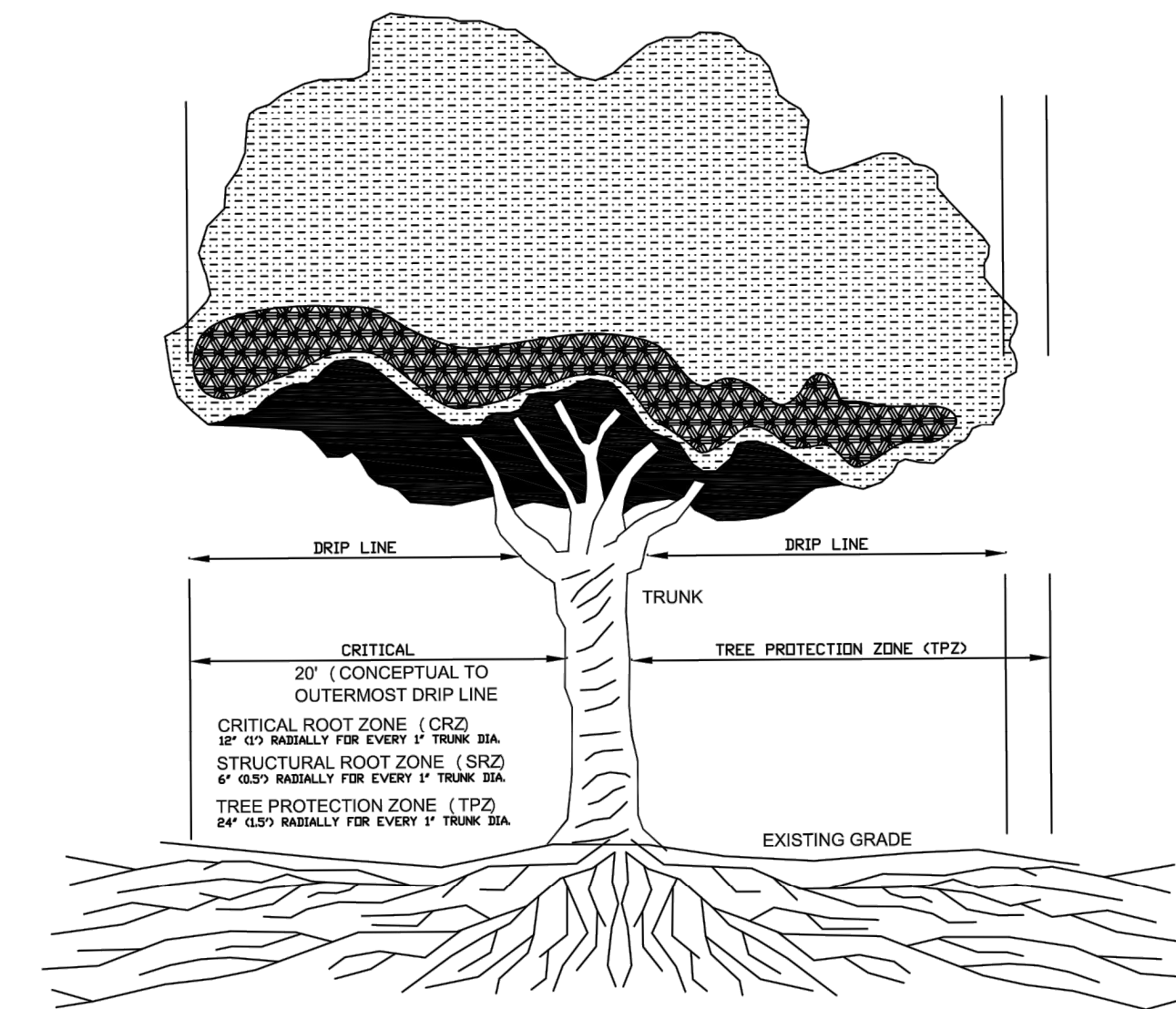
DRANGE PLASTIC CONSTRUCTION FENCE WRAPPED TO A MINIMUM OF 3 LAYERS OUTSIDE SLATS.
 2"x4" LUMBER WITH WIRE.
 TRUNK WOOD SLATS MAXIMUM 3 INCH SPACING (TYP.)
 2"x4" WOOD SLATS, MAXIMUM 3 INCH SPACING BETWEEN WOOD SLATS WITH MINIMUM OF 3 SLATS PER TREE.

TYPICAL BARK PROTECTION DETAIL
 Diagrammatic Not To Scale

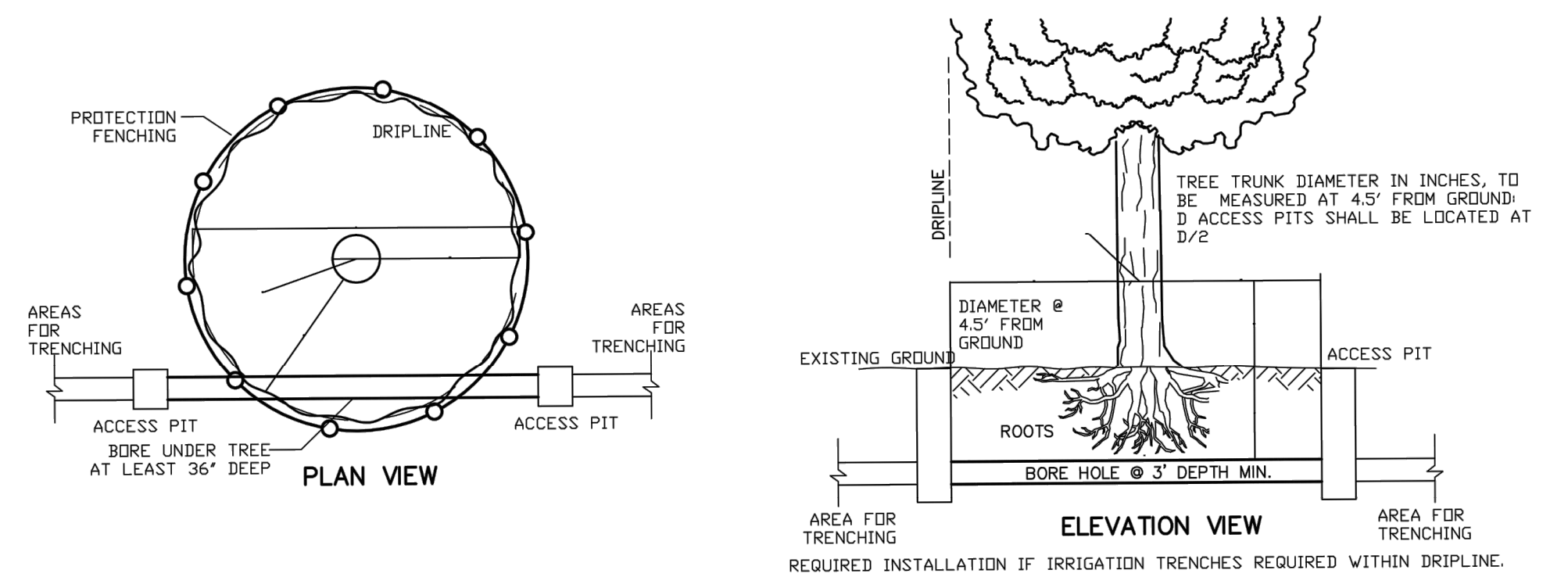
TREE PROTECTION ZONES
 The Tree Protection Zone (TPZ) shall be equal to eighteen inches (18") radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line).
 The Critical Root Zone (CRZ) shall be equal to twelve inches (12") radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line).
 The Structural Root Zone (SRZ) shall be equal to six inches (6") radially from the tree for every one inch of trunk diameter at breast height (DBH = 4.5' above soil line).



TYPICAL PLAN/ELEVATION VIEWS TREE PROTECTION DETAIL
 Diagrammatic Not To Scale



CRITICAL ROOT ZONE AREA
 Diagrammatic Not To Scale



1. TREE PROTECTION MEASURES MUST BE IN PLACE BEFORE CONSTRUCTION, DEMOLITION, GRADING ACTIVITIES AND/OR IRRIGATION TRENCHING COMMENCE.
2. TREES CALLED OUT FOR PRESERVATION SHALL BE FENCED AT THE DRIPLINE. ERECTION OF FENCE PROTECTION AROUND TREES SHALL BE MINIMUM 6' LONG #5 REBAR OR T-POSTS DRIVEN 1' INTO THE GROUND @ 4' C. AT DRIPLINE. ATTACH ORANGE MESH BARRIER WITH NYLON ZIP TIES OR TWISTED WIRE TO REBAR OR T-POSTS. FENCING MAY OCCUR AT THE COMBINED DRIPLINES OF GROVES OF TREES. PLACE 4'-6" BARK MULCH BENEATH DRIPLINES OF TREES TO BE PRESERVED. KEEP BARK 2-3 FEET FROM TREE TRUNKS.
3. NO GRADING SHALL OCCUR WITHIN THE DRIPLINES/FENCED AREA OF EXISTING TREES.
4. NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN DRIPLINES/FENCED AREAS OF EXISTING TREES.
5. CONSTRUCTION VEHICLES OR MACHINERY MAY NOT PASS BETWEEN TWO OR MORE EXISTING TREES IDENTIFIED FOR PRESERVATION IF THEIR CANOPIES ARE WITHIN 10 FEET OF TOUCHING. ADDITIONAL FENCING MAY BE REQUIRED AS NEEDED TO SATISFY THIS REQUIREMENT.
6. CONTRACTOR IS REQUIRED TO HAVE ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), APPROVED BY CSPP, ON SITE IF SITE CONSTRUCTION EFFORTS REQUIRE REMOVAL OF EXISTING ROOTS OR BRANCH PRUNING. ROOTS APPROVED FOR CUTTING MUST BE CUT CLEANLY WITH A SAW. RIPPING OR SHREDDING ROOTS SUBJECT TO FINE/PENALTY.
7. UNAUTHORIZED TREE REMOVAL IS SUBJECT TO REPLACEMENT EQUAL TO THE APPRAISED VALUE OF THE TREE LOST.
8. THE CONTRACTOR IS REQUIRED TO WATER, AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE SPECIES REQUIREMENTS.
9. ALL IRRIGATION TRENCHING WITHIN TREE PROTECTION LIMITS DEFINED ABOVE SHALL BE 'HAND EXCAVATED' AVOIDING AS MUCH DAMAGE TO ROOTS AS POSSIBLE.

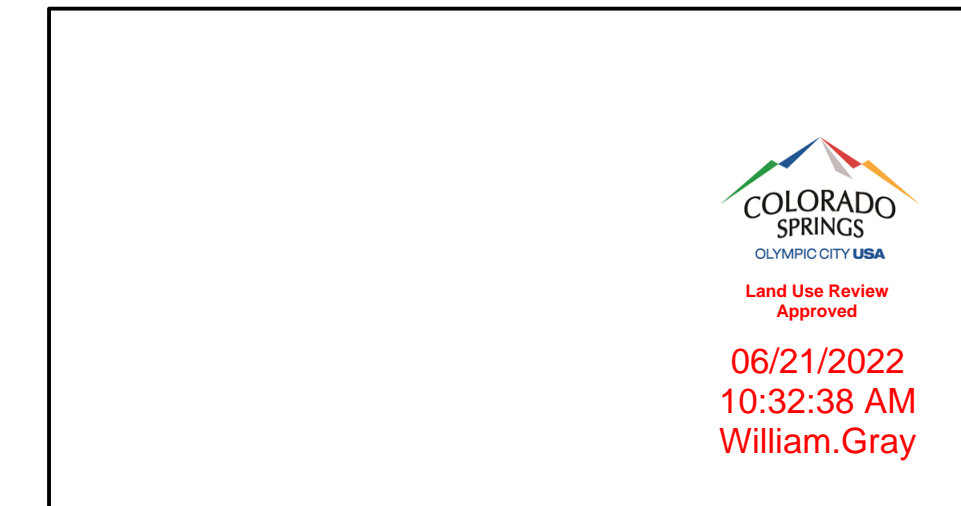
EXISTING TREE PROTECTION/TRENCHING DETAIL
 Diagrammatic Not To Scale

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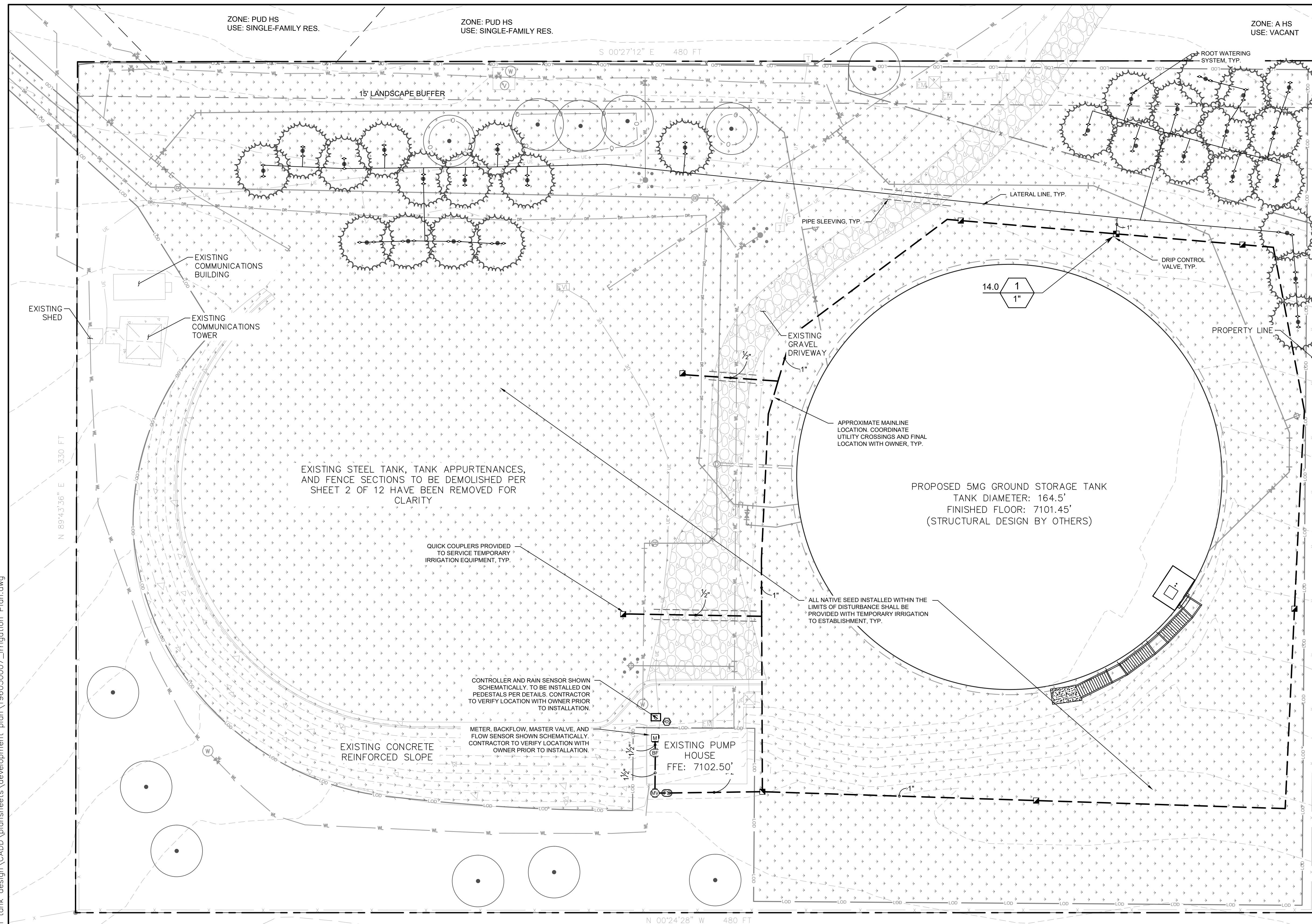
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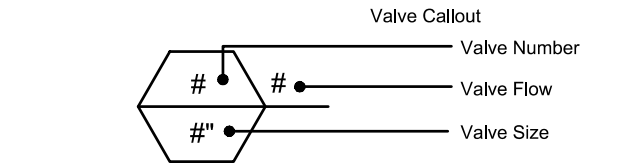
SHEET TITLE	TREE PROTECTION DETAILS
SHEET NUMBER	8 OF 12

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401, 1402	RAIN BIRD RWS-M-B-C-SOCK 1401 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	56	30
[Symbol]	RAIN BIRD XCZ-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER: 0.3 GPM-20 GPM	1	
[Symbol]	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	7	
[Symbol]	RAIN BIRD PEB 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1	
[Symbol]	WATTS LF909 1" LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER.	1	
[Symbol]	RAIN BIRD ESPB-LX-MC-LXMSS-LXMSSPED 8 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALL IN LXMSS-LXMSSPED STAINLESS STEEL CABINET W/ PEDESTAL.	1	
[Symbol]	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1	
[Symbol]	RAIN BIRD FS-100-B 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. BRASS MODEL. SUGGESTED OPERATING RANGE OF 2.0 GPM TO 40.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1	
[Symbol]	WATER METER 1"	1	
[Symbol]	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 843.3 L.F. 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	843.3 L.F.	
[Symbol]	IRRIGATION MAINLINE: PVC SCHEDULE 40	954.1 L.F.	
[Symbol]	PIPE SLEEVE: PVC SCHEDULE 40	83.8 L.F.	



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD XCZ-100-PRB-COM Common Wire	1"	BUBBLER	14.00	390.9	43.64	68.3	0.94 in/h

CRITICAL ANALYSIS

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

FLOW AVAILABLE
 Water Meter Size: 1"
 Flow Available: 37.5 GPM

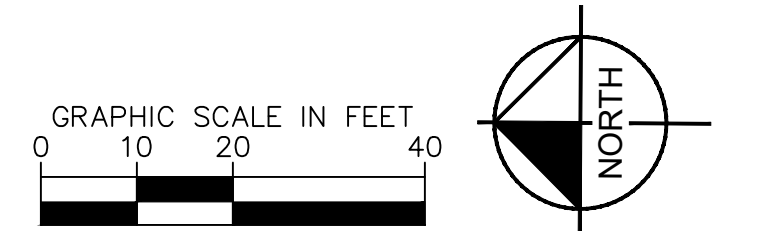
PRESSURE AVAILABLE
 Static Pressure at POC: 80.00 PSI
 Elevation Change: 5.00 ft
 Service Line Size: 3"
 Length of Service Line: 20 ft
 Pressure Available: 78.00 psi

DESIGN ANALYSIS
 Maximum Station Flow: 14 GPM
 Flow Available at POC: 37.5 GPM
 Residual Flow Available: 23.5 GPM

Pressure Req. at Critical Station: 43.64 PSI
 Loss for Fittings: 0.61 PSI
 Loss for Main Line: 6.11 PSI
 Loss for POC to Valve Elevation: 0 PSI
 Loss for Backflow: 14.6 PSI
 Loss for Master Valve: 2.24 PSI
 Loss for Water Meter: 1.1 PSI
 Critical Station Pressure at POC: 68.3 PSI
 Pressure Available: 78 PSI
 Residual Pressure Available: 9.7 PSI

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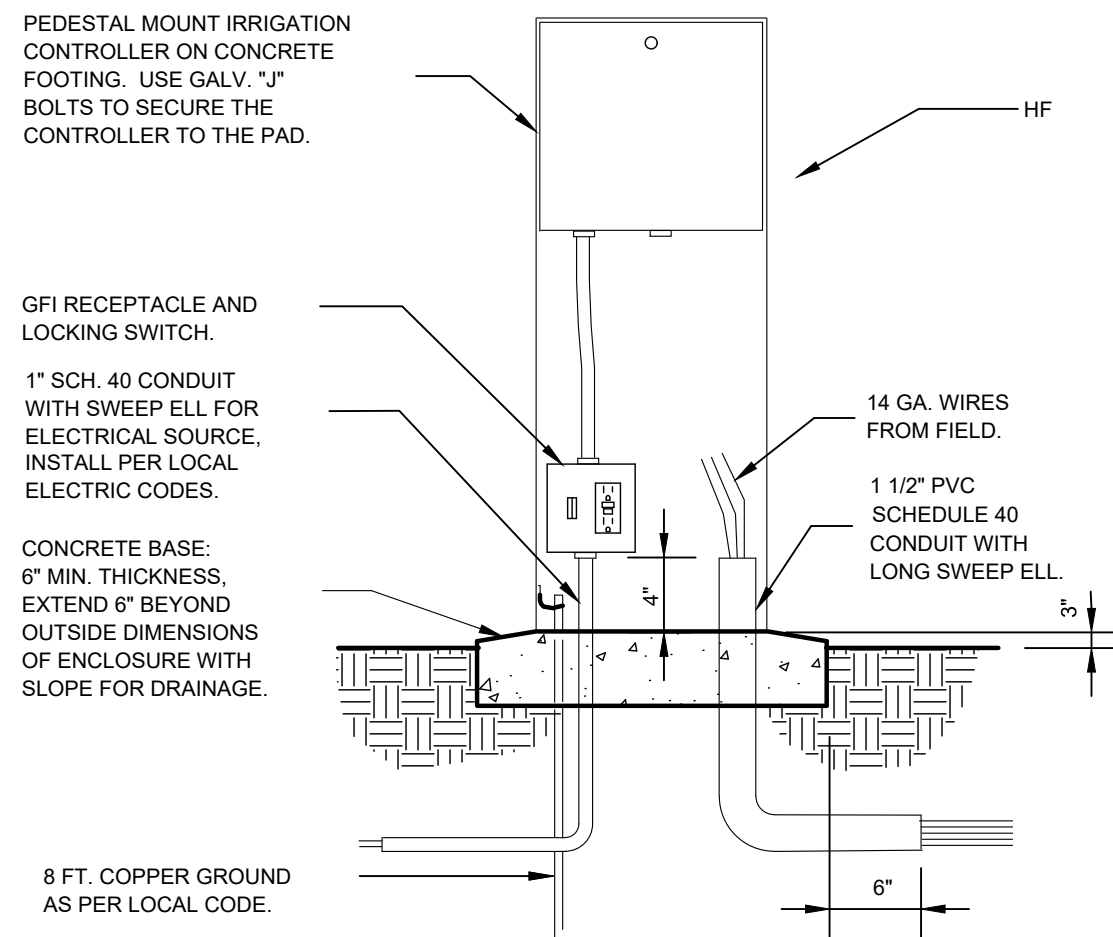
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SHEET TITLE
IRRIGATION PLAN

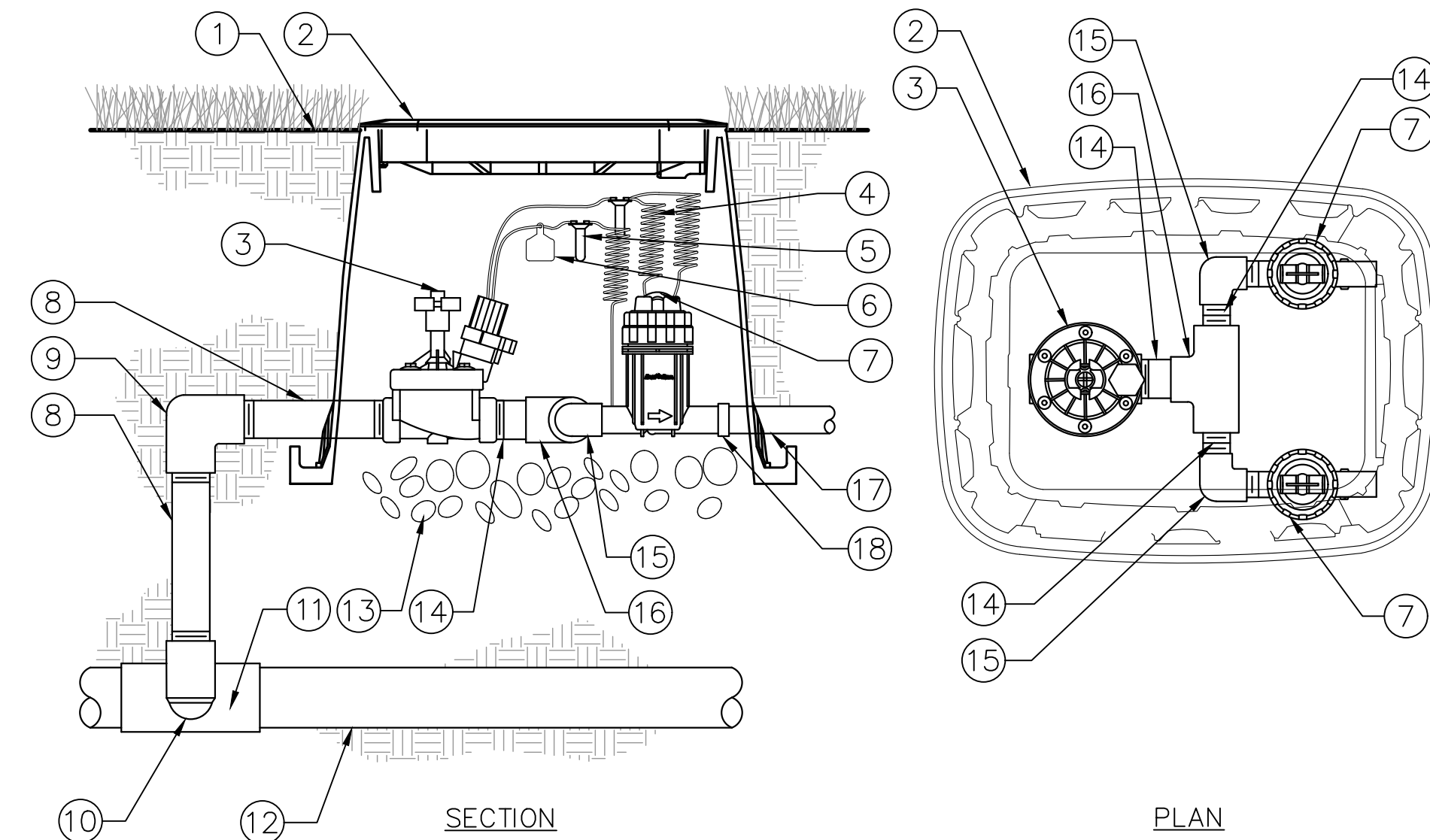
SHEET NUMBER
9 OF 12

GENERAL IRRIGATION SPECIFICATIONS AND NOTES

- THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
- CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 35 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE. REFER TO CRITICAL ANALYSIS FOR ASSUMED STATIC PRESSURE.
- CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
- IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
- CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
- IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.
- IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
- IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN, ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
- LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
- INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
- THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
- ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
- SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
- NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
- THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
- ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.
- ALL UNSIZED PIPE SHALL BE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.
- LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
- IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
- ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR.
- IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR USE)
- IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
- LOCATE THE AUTOMATIC RAIN / FREEZE SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
- CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.
HYDRO-TESTING TO BE PERFORMED AS LISTED:
THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFILLING, CONTRACTOR SHALL FILL PIPING WITH WATER. IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT. A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.
- ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS.
- ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 1/2" ELECTRICAL CONDUIT.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.

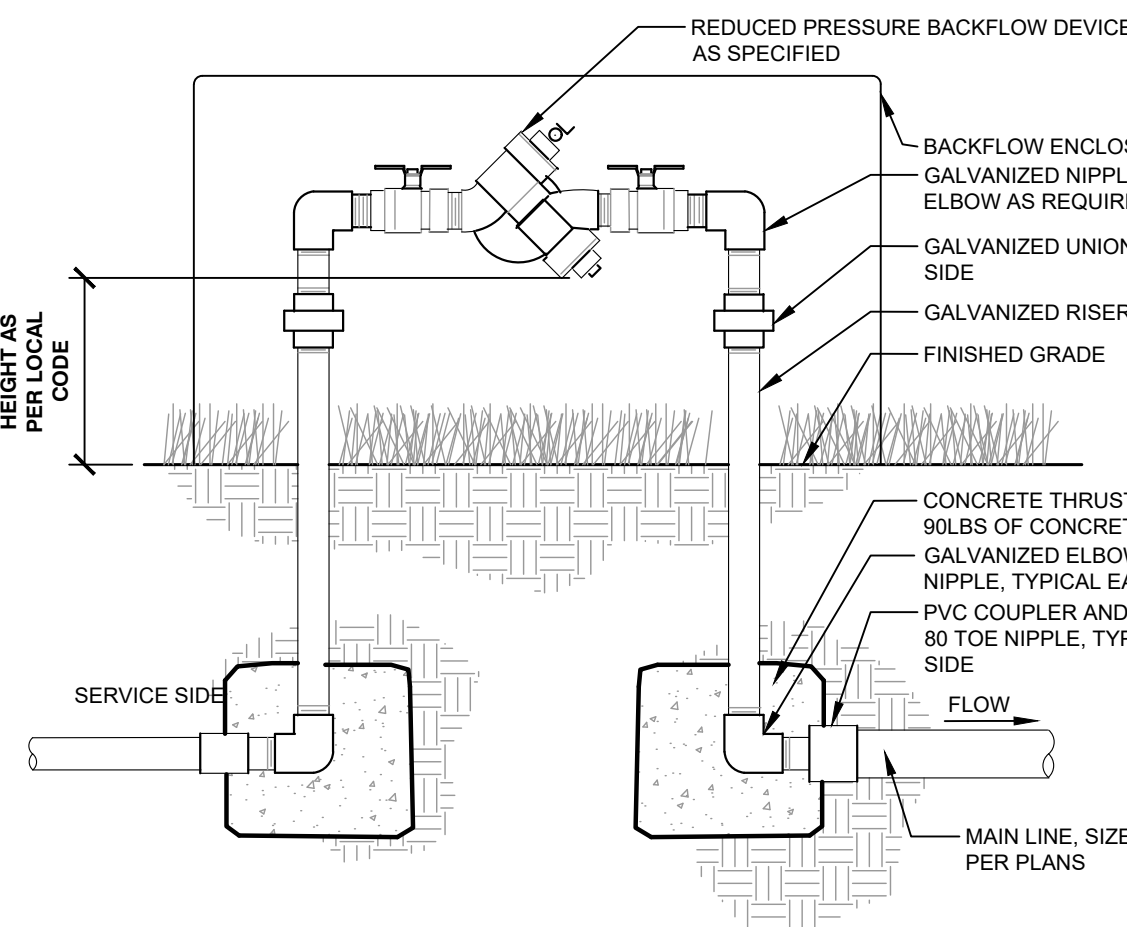


1 IRRIGATION CONTROLLER - PEDESTAL MOUNT SECTION NTS

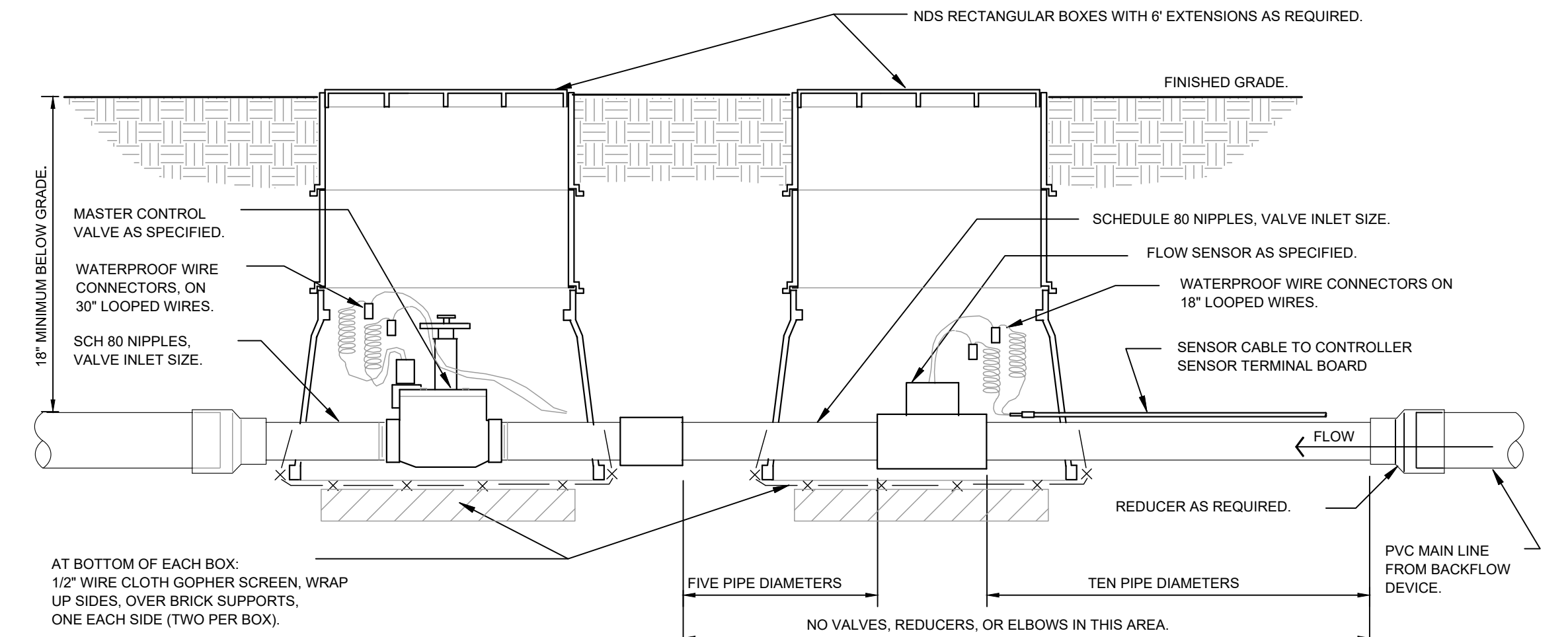


2 DRIP ZONE VALVE KIT SECTION / PLAN NTS

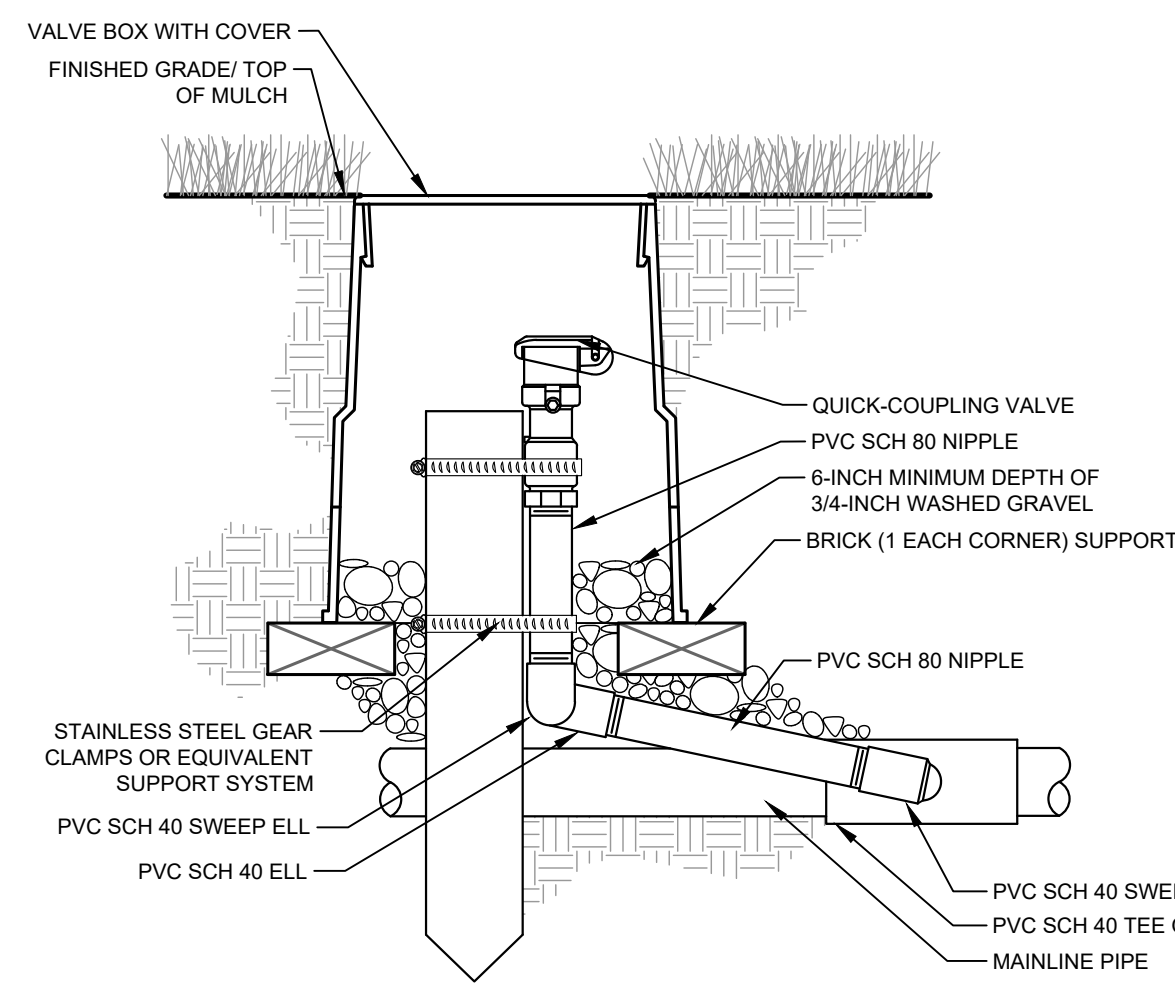
- FINISH GRADE/TOP OF MULCH
- VALVE BOX WITH LOCKING COVER
- REMOTE CONTROL VALVE
- 30-INCH LINEAR LENGTH OF WIRE, COILED
- WATERPROOF CONNECTION
- ID TAG
- PRESSURE REGULATING QUICK CHECK BASKET FILTER
- PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- PVC SCH 40 ELL
- PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- PVC SCH 40 TEE OR ELL
- MAINLINE PIPE
- 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- PVC SCH 80 NIPPLE, CLOSE
- PVC SCH 40 ELL
- PVC SCH 40 TEE
- LATERAL PIPE
- PVC SCH 40 FEMALE ADAPTOR



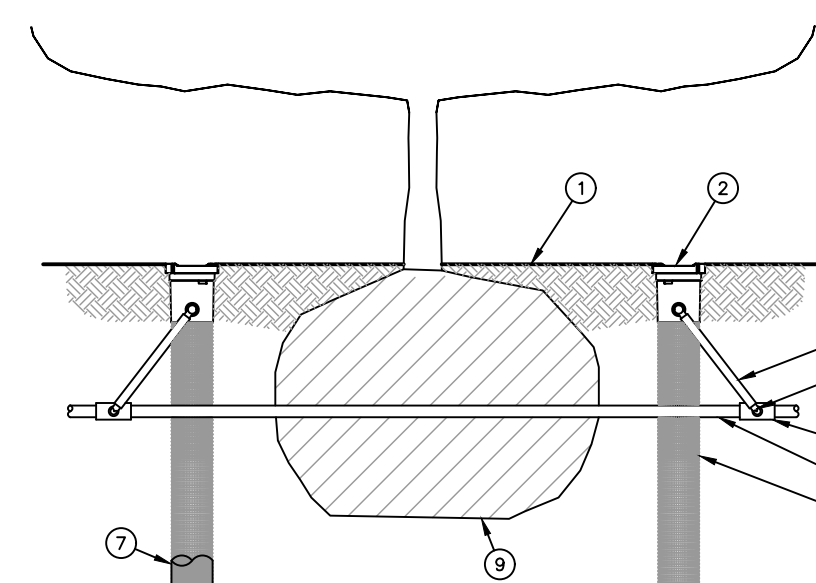
3 BACKFLOW PREVENTER SECTION NTS



4 MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY SECTION NTS

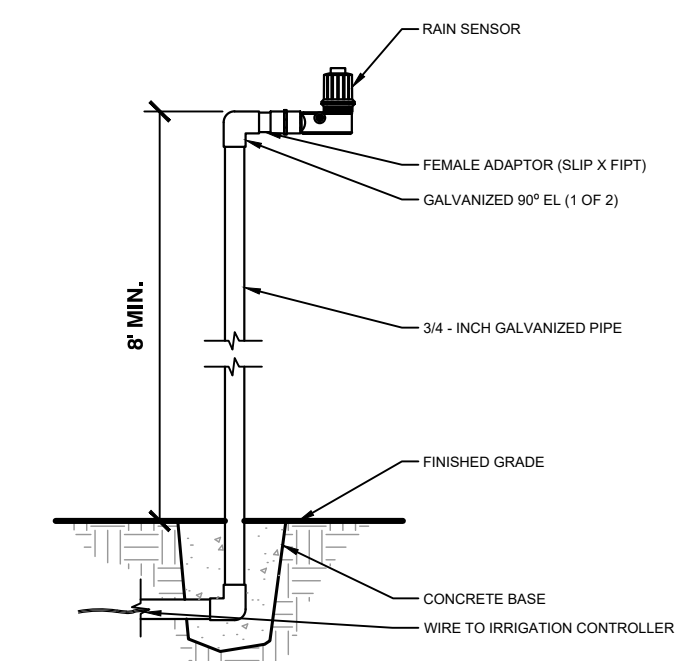


5 TYPICAL QUICK COUPLER SECTION NTS



6 ROOT WATERING SYSTEM SECTION NTS

- NOTES:
- POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
 - INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
 - RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
RWS-B-C-1401: 0.25 GPM (0.95 L/M), CHECK VALVE
RWS-B-1401: 0.25 GPM (0.95 L/M)
RWS-B-C-1402: 0.5 GPM (1.9 L/M), CHECK VALVE
RWS-B-1402: 0.5 GPM (1.9 L/M)
RWS-B-C-1404: 1.0 GPM (3.8 L/M), CHECK VALVE
 - WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1.9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
 - ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
 - OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.



7 RAIN SENSOR - POLE MOUNT SECTION NTS

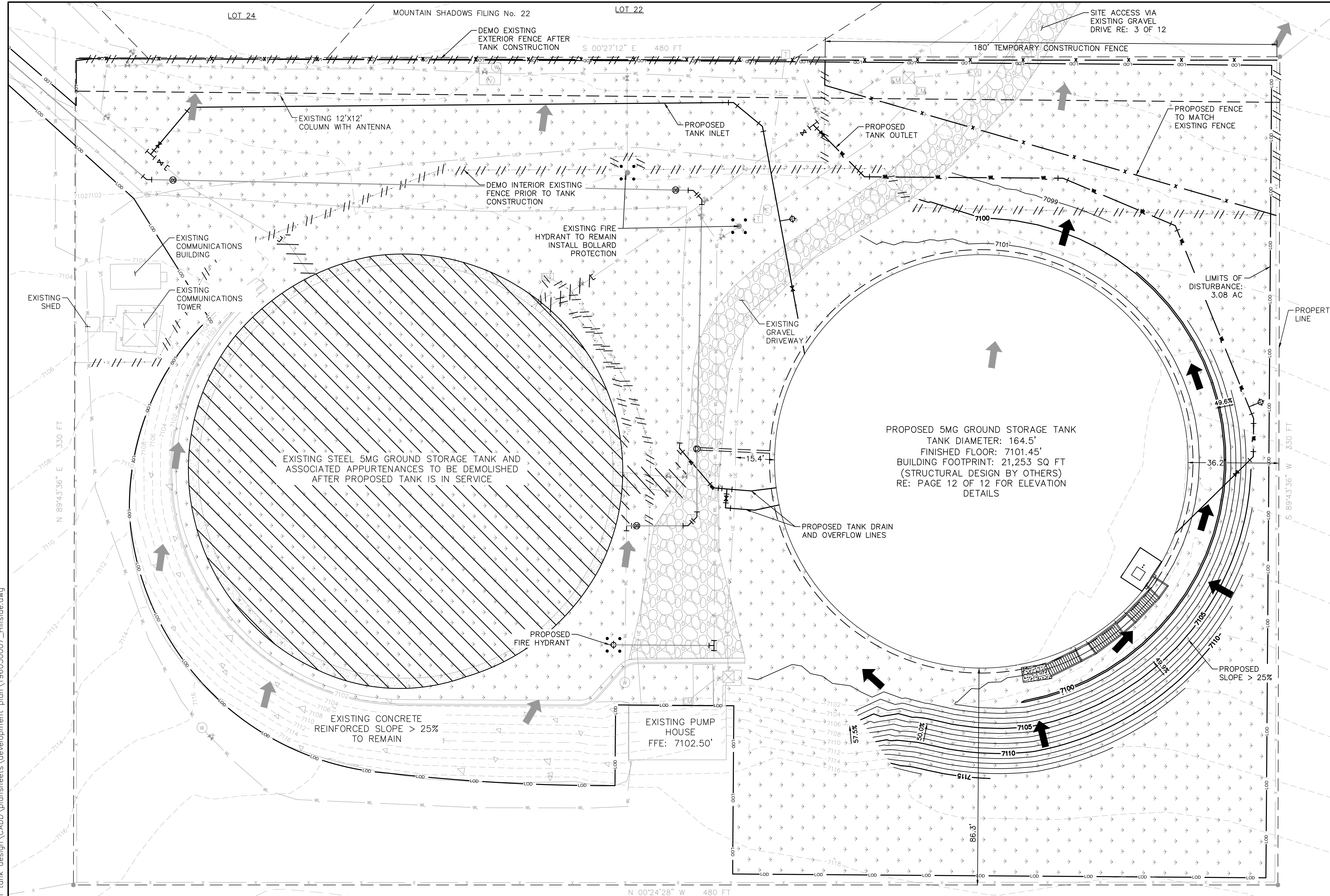
Kimley»Horn

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2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 284-7297

CITY APPROVAL:

COLORADO SPRINGS GOVERNMENT
Land Use Review Approved
06/21/2022
10:33:00 AM
William.Gray

SHEET TITLE
IRRIGATION NOTES AND DETAILS
SHEET NUMBER
10 OF 12



LEGEND	
DR	EX. DRAIN LINE
WL	EX. INFLUENT WATER LINE
WL	PROP. WATER LINE
LOD	PROP. LIMITS OF DISTURBANCE
X	PROP. FENCE
UE	EX. UNDERGROUND ELECTRIC
X	EX. FENCE
---	EX. SITE BOUNDARY
---	EX. TELEPHONE LINE
W	EX. WATER VALVE
W	EX. SUMP PUMP
W	POTHOLES OBTAINED DURING DATA COLLECTION
EV	EX. ELEC. VAULT
E	EX. ELECTRICAL APP.
B	SOIL BORINGS OBTAINED DURING DATA COLLECTION
H	EX. FIRE HYDRANT
AS	EX. ASPHALT
CC	EX. CONCRETE
GR	EX. GRAVEL
EM	EX. ELEC. METER
T	EX. TELEPHONE STRUCTURE
V	EX. UNDERGROUND ELEC.
H	PROP. TEE FITTING
45	PROP. 45 DEGREE FITTING
22.5	PROP. 22.5 DEGREE FITTING
11.5	PROP. 11.5 DEGREE FITTING
2W	PROP. TWO-WAY CLEANOUT
→	EX. FLOW ARROW
→	PROP. FLOW ARROW

APPLICANT'S CERTIFICATION STATEMENT: I, XXXXXX, P.E., AS APPLICANT AND DULY AUTHORIZED REPRESENTATIVE OF THE OWNER, HEREBY CERTIFY THAT THE INFORMATION INCLUDED UPON THIS HILLSIDE SITE/LOT GRADING PLAN IS TRUE AND ACCURATE; AND THAT THE DEVELOPMENT OF THE SITE WILL OCCUR IN ACCORDANCE WITH THE PLAN.

DATED: X/XX/2022

APPROVAL STATEMENT: THIS HILLSIDE SITE/LOT GRADING PLAN HAS BEEN REVIEWED BY THE CITY ZONING ADMINISTRATION OFFICE AND FINDS THAT THE PLAN IS HEREBY APPROVED, AND THE APPLICANT IS PERMITTED TO PROCEED TO SECURE OTHER REQUIRED PERMITS.

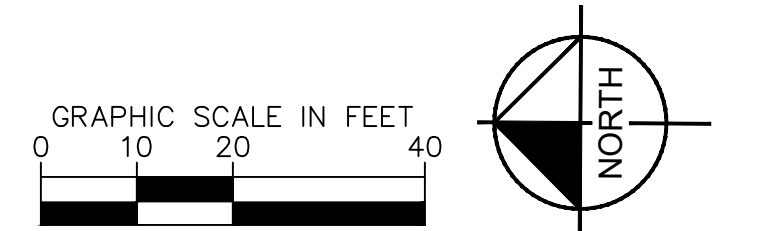
APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS, AND THE APPLICANT IS PERMITTED TO PROCEED TO SECURE OTHER REQUIREMENT PERMITS:

DENIED, BASED UPON THE FOLLOWING REASONS:



- HILLSIDE PROTECTION NOTES**
- NO DISTURBANCE, GRADING, OR SIGNIFICANT NATURAL FEATURES AND VEGETATION REMOVAL WILL OCCUR BEYOND THE "LIMIT OF DISTURBANCE" LINE, AS SHOWN ON THIS PLAN
 - THE "LIMIT OF DISTURBANCE" LINE SHALL BE DELINEATED DURING CONSTRUCTION WITH FLAGS, ROPING AND/OR 4' TALL ORANGE CONSTRUCTION FENCING.
 - CONTOUR INFORMATION FOR THIS PLAN WAS PROVIDED BY THE SURVEY COMPLETED BY BARRON LAND COMPLETED 7/9/2020 AND 6/24/2021.

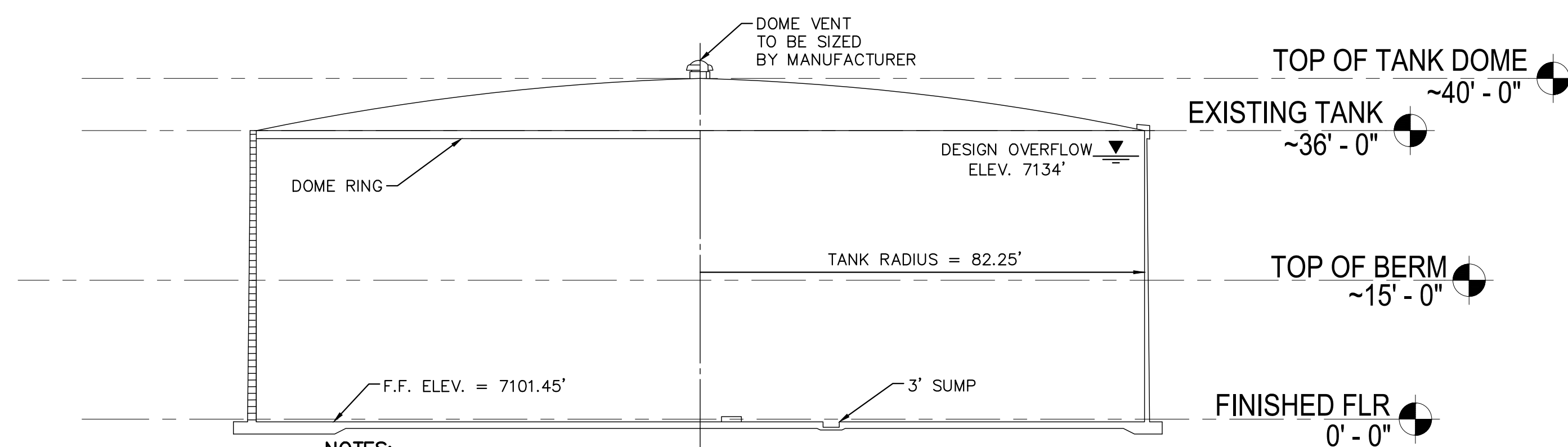
CITY APPROVAL:



SHEET TITLE
HILLSIDE OVERLAY SITE PLAN

SHEET NUMBER
11 OF 12

COLORADO SPRINGS
Land Use Review
Approved
06/21/2022
10:33:10 AM
William Gray




NOTES:

1. ALL MEASUREMENTS ABOVE ARE ESTIMATES. FINAL ELEVATIONS WILL BE DESIGNED BY TANK MANUFACTURER DURING STRUCTURAL DESIGN PHASE.

1
 C2.00 AWWA D110, TYPE III TANK
 ELEVATION
 SCALE: 1" = 20'

CITY APPROVAL:



Land Use Review
 Approved
 06/21/2022
 10:33:22 AM
 William.Gray

SHEET TITLE	TANK ELEVATION
SHEET NUMBER	12 OF 12



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