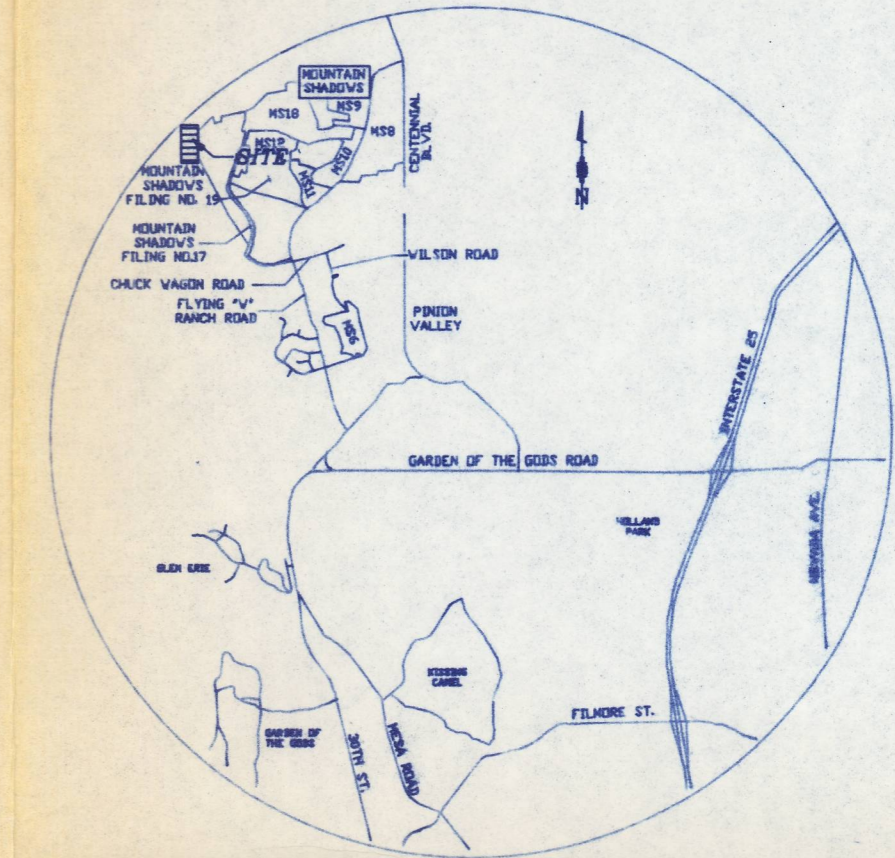
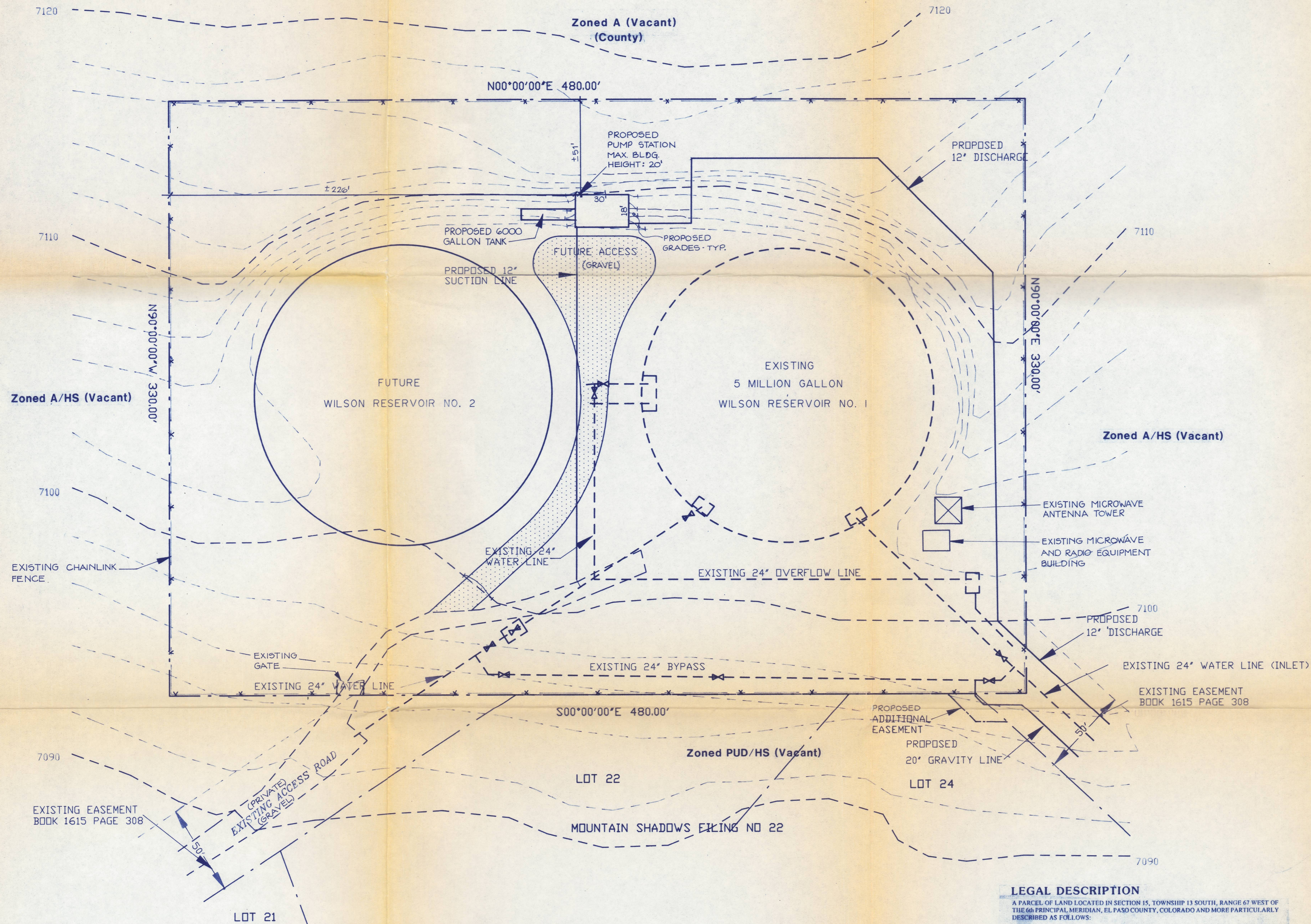
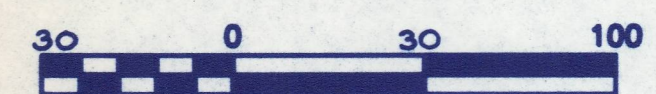
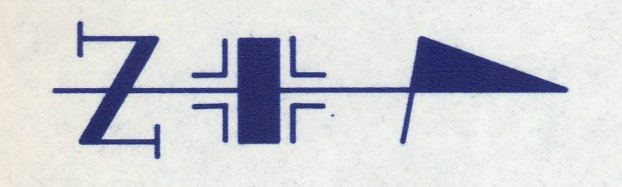


WILSON RESERVOIR AND PUMP STATION SITE



VICINITY MAP
N.T.S.



SCALE: 1"=30'-0"

NOTES

1. THERE ARE NO PEDESTRIAN WALKWAYS OR SIDEWALKS PLANNED FOR THIS SITE.
2. THERE ARE NO ADDITIONAL SIGNS PLANNED FOR THIS SITE. THERE IS ONE EXISTING SIGN APPROXIMATELY 3' X 4' NOTING THE LOCATION OF FUTURE WILSON RESERVOIR NO. 2.
3. THE PROPERTY IS CURRENTLY FENCED WITH A 6' HIGH CHAIN-LINK FENCE TOPPED WITH 3-STRAND BARBED WIRE.
4. THERE ARE NO DESIGNATED PARKING STALLS PLANNED FOR THIS SITE. PARKING FOR SERVICE VEHICLES WILL BE ALONG THE ROADWAY INSIDE THE PROPERTY.
5. A PRELIMINARY LANDSCAPING IS BEING SUBMITTED AS PART OF THIS DEVELOPMENT PLAN. A FINAL LANDSCAPE PLAN SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
6. SEE LEGAL DESCRIPTION FOR PARCEL SIZE.
7. EXISTING CONTOURS ARE SHOWN ON THE DEVELOPMENT PLAN. ONLY MINOR GRADING WILL BE DONE FOR THE NEW GRAVEL ACCESS ROAD AND PUMP STATION (CONTOUR INTERVAL 2').
8. THERE IS NO SITE LIGHTING PLANNED FOR THIS SITE.
9. DEVELOPMENT SCHEDULE: PUMP STATION - 1993
FUTURE TANK - UNDETERMINED
10. THE GRAVEL ACCESS ROAD TO THE SITE FOLLOWS AN EXISTING EASEMENT AND IS A PRIVATE ROAD. **TO BE 20' WIDE.**
11. PROPOSED ZONING IS P/H/S (HILLSIDE AREA).
12. THIS PROJECT/PARCEL IS LOCATED WITHIN THE MOUNTAIN SHADOWS MASTER PLAN.

Signage is not approved with this plan. A separate sign permit is required. Contact Zoning Administration at 101 W. Costilla for sign plan applications.

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 6th PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15, THENCE S14°40'51"E, A DISTANCE OF 1302.48 FEET TO THE TRUE POINT OF BEGINNING AND THE NORTHWEST CORNER OF SAID PARCEL;

1. THENCE ALONG THE NORTH LINE OF SAID PARCEL N00°00'00"E, A DISTANCE OF 330.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;
2. THENCE ALONG THE EAST LINE OF SAID PARCEL S00°00'00"E, A DISTANCE OF 480.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL;
3. THENCE ALONG THE SOUTH LINE OF SAID PARCEL N00°00'00"W, A DISTANCE OF 330.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;
4. THENCE ALONG THE WEST LINE OF SAID PARCEL N00°00'00"E, A DISTANCE OF 480.00 FEET TO THE TRUE POINT OF BEGINNING;

SAID PARCEL CONTAINS 158,400 SQUARE FEET OR 3.636 ACRES MORE OR LESS.

BASIS OF BEARING: THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15 BEARS N00°33'06"E, AND IS THE BASIS OF BEARING FOR THIS DESCRIPTION.

APPROVED

JAN 7 1993

BY CITY PLANNING COMMISSION

APPROVED

FEB 09 1993

BY CITY COUNCIL

WILSON RESERVOIR AND PUMP STATION SITE DEVELOPMENT PLAN

• Date	11-20-92
• Revisions	1-7-93
• Drawn	URS/NEB/JS
• Checked	
• Project #	
• Sheet	1 of 1

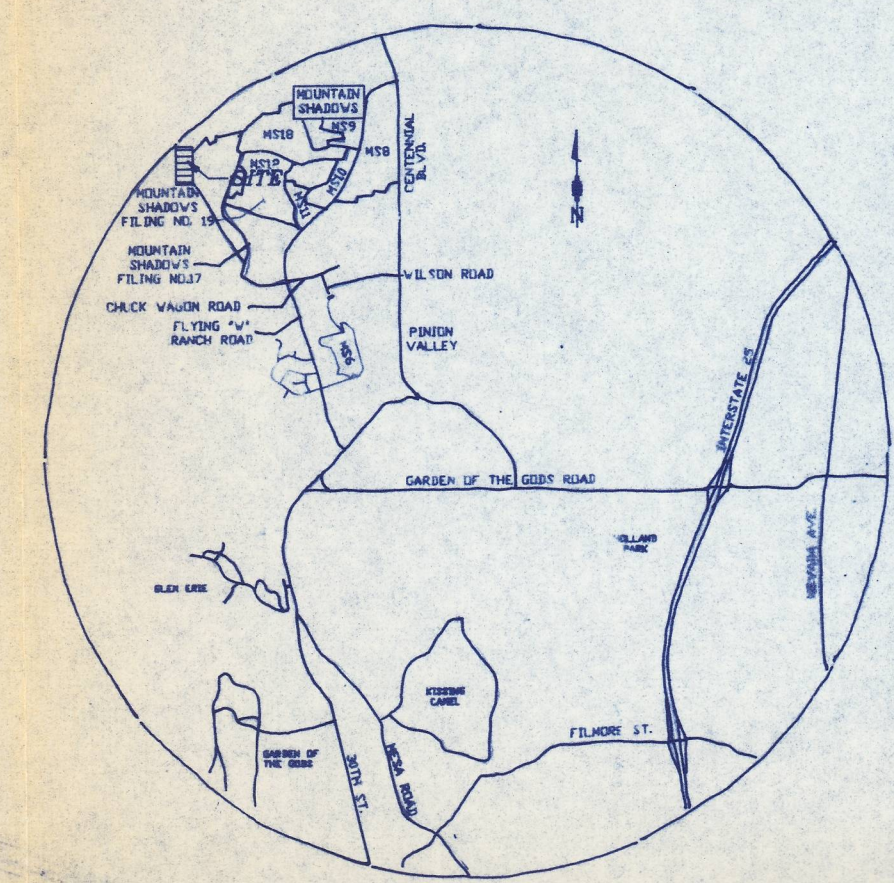
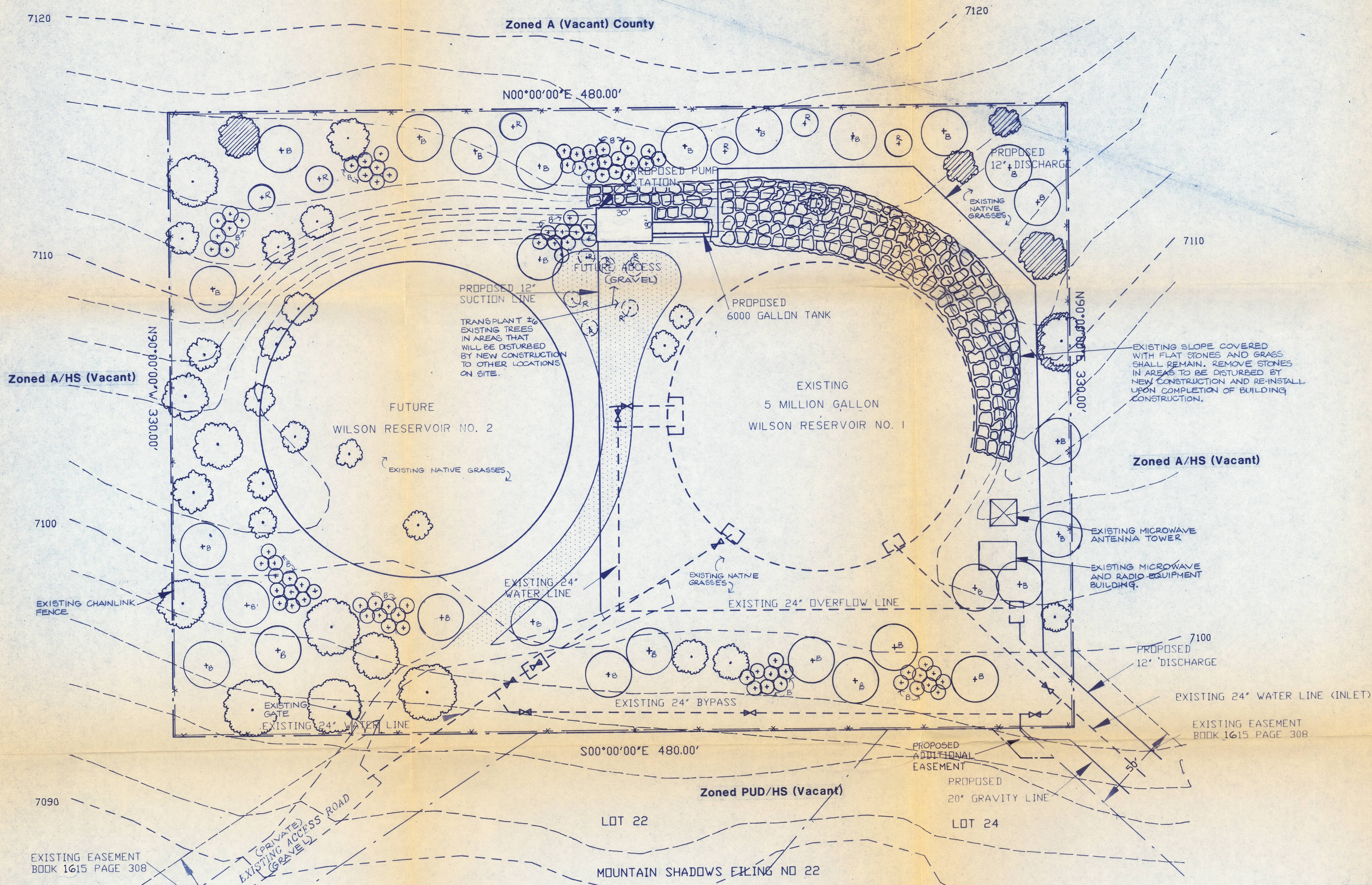
N.E.S. Inc.
Urban Design Land Planning Landscape Architecture
1040 S. Eighth St. • Colorado Springs, CO 80906 • (719)471-0073

URS
CONSULTANTS, INC.

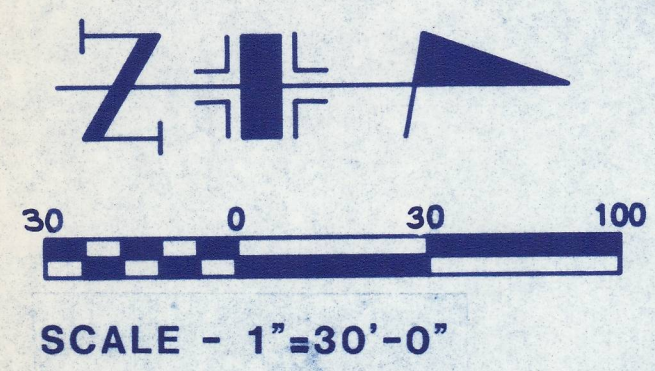
MAKING TECHNOLOGY WORK

CPL P 93-12

WILSON RESERVOIR AND PUMP STATION SITE



VICINITY MAP
N.T.S.



- NOTES:**
- THERE ARE NO PEDESTRIAN WALKWAYS OR SIDEWALKS PLANNED FOR THIS SITE.
 - THERE ARE NO ADDITIONAL SIGNS PLANNED FOR THIS SITE. THERE IS ONE EXISTING SIGN APPROXIMATELY 3' X 4' NOTING THE LOCATION OF FUTURE WILSON RESERVOIR NO. 2.
 - THE PROPERTY IS CURRENTLY FENCED WITH A 6' HIGH CHAIN-LINK FENCE TOPPED WITH 3-STRAND BARBED WIRE.
 - THERE ARE NO DESIGNATED PARKING SPACES PLANNED FOR THIS SITE. PARKING FOR SERVICE VEHICLES WILL BE ALONG THE ROADWAY INSIDE THE PROPERTY.
 - A PRELIMINARY LANDSCAPING IS BEING SUBMITTED AS PART OF THIS DEVELOPMENT PLAN. A FINAL LANDSCAPE PLAN SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
 - SEE LEGAL DESCRIPTION FOR PARCEL SIZE.
 - EXISTING CONTOURS ARE SHOWN ON THE DEVELOPMENT PLAN. ONLY MINOR GRADING WILL BE DONE FOR THE NEW GRAVEL ACCESS ROAD AND PUMP STATION (CONTOUR INTERVAL 2').
 - THERE IS NO SITE LIGHTING PLANNED FOR THIS SITE.
 - DEVELOPMENT SCHEDULE: PUMP STATION - 1993
FUTURE TANK - UNDETERMINED
 - THE GRAVEL ACCESS ROAD TO THE SITE FOLLOWS AN EXISTING EASEMENT AND IS A PRIVATE ROAD.
 - PROPOSED ZONING IS PF/HS (HS-HILLSIDE AREA).
 - THIS PROJECT/PARCEL IS LOCATED WITHIN THE MOUNTAIN SHADOWS MASTER PLAN.
- 13. AUTOMATIC Drip IRRIGATION SYSTEM.**

APPROVED
JAN 7 1993
BY CITY PLANNING COMMISSION

APPROVED
FEB 09 1993
BY CITY COUNCIL

- REQUIRED PLANTING:**
- PARKING LOT SCREENING: NOT APPLICABLE.
 - PARKING LOT TREES: NOT APPLICABLE.
 - LANDSCAPED SETBACKS: NOT APPLICABLE.
 - BUFFERS: 15' DEPTH MIN., 1 TREE PER 15 FOOT LENGTH OF BUFFER, ONE THIRD SHALL BE EVERGREEN: 1620 LN.FT./15 = 108 TREES REQUIRED. LABELED "B" ON PLAN.
 - INTERNAL LANDSCAPING: REQUIRED 5% OF NET SITE AREA - 158,500 SQ.FT. X .05 = 7925. 7920/500 = 16 TREES. MAY SUBSTITUTE TEN SHRUBS FOR ONE TREE.
 - EXISTING TREES ON SITE: 30 EVERGREENS (MINIMUM), 6 ADDITIONAL EVERGREENS TO BE MOVED DURING CONSTRUCTION. (LABELED "R" ON PLAN) 4 GROUPINGS (MINIMUM) OF SCRUB OAK EQUAL TO 5 TREES EACH. TOTAL: 56 EXISTING TREES.
- TOTAL TREES REQUIRED:**
108 + 16 = 124
8 TREES SUBSTITUTED FOR 80 SCRUB OAK SHRUBS
124 - 8 = 116 TREES
116 - 56 EXISTING TREES = 60 TREES REQUIRED
- 28 TREES PROVIDED
80 SHRUBS PROVIDED**

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 13 SOUTH, RANGE 67 WEST OF THE 66TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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SAID PARCEL CONTAINS 158,400 SQUARE FEET OR 3.636 ACRES MORE OR LESS.

BASIS OF BEARING: THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15 BEARS N00°33'06"E, AND IS THE BASIS OF BEARING FOR THIS DESCRIPTION.

- LEGEND**
- EXISTING PONDEROSA PINE TREE
 - EXISTING GROUPING OF GAMBEL'S OAK
 - NEW 3' PONDEROSA PINE TREE - 28 TOTAL
 - NEW 2 GALLON GAMBEL'S OAK GROUPING - 80 PLANTS TOTAL
 - 6 EXISTING PINE TREES TO BE RELOCATED PRIOR TO SITE DEMOLITION FOR PUMP STATION CONSTRUCTION

WILSON RESERVOIR AND PUMP STATION PRELIMINARY LANDSCAPING PLAN

Class: 11-20-92
Revisions: 12-2-92
12-16-92 12-23-92
1-7-93
Drawn: NES/UB
Checked:
Project #:
Sheet: 1 of 1

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