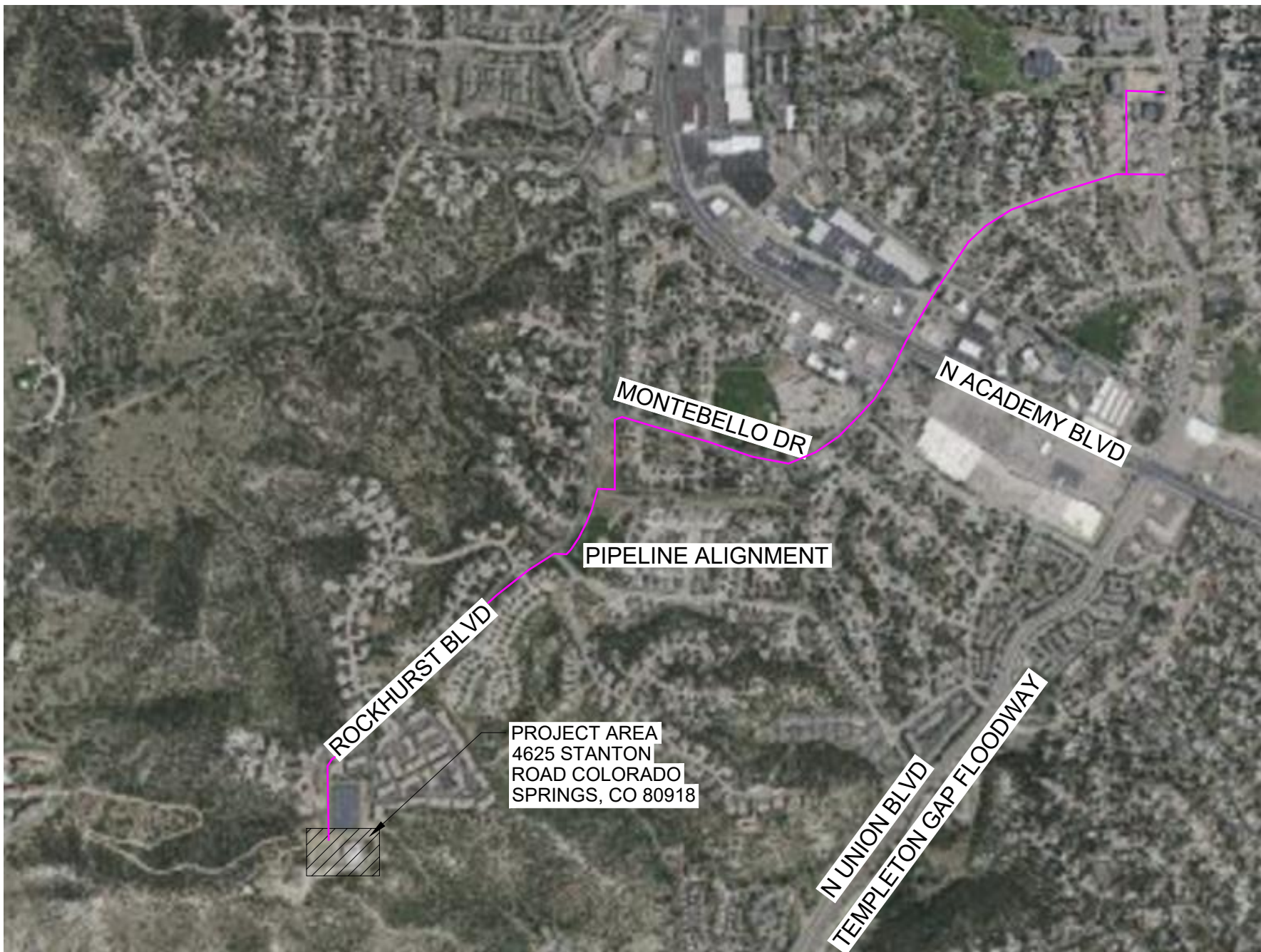


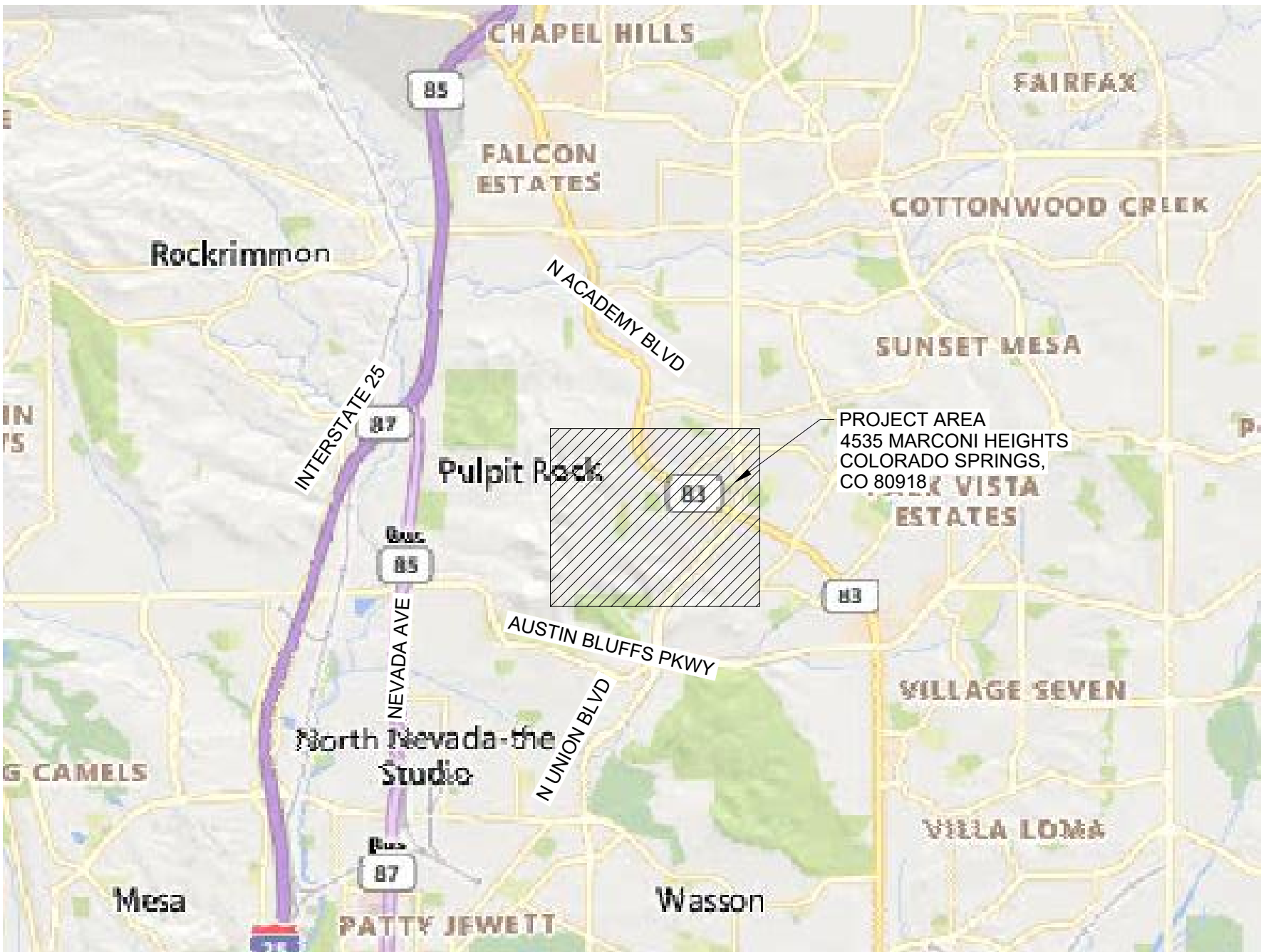
AUSTIN BLUFFS PUMP STATION & TANK SITE DEVELOPMENT PLAN MAJOR AMENDMENT

COLORADO SPRINGS, COLORADO
REVISION #3, MARCH 4, 2026

Staff Note: This unapproved development plan was received on 3/19/2026. This plan is subject to change and is not apart of the zone map amendment approval process. This document is for reference purposes only.



AREA MAP
1" = 1000'



VICINITY MAP
1" = 5000'

LAND AREA

5.2379 ACRES OR 288,165 SQUARE FEET

SITE DATA

SITE AREA: 5.24 ACRES
ZONING CLASSIFICATION: PF R-E HS
LAND USE: PUBLIC FACILITY
JURISDICTION: CITY OF COLORADO SPRINGS
SITE ADDRESS: 4625 STANTON RD
TAX SCHEDULE NO.: 6320400009, 6320400004
BUILDING SETBACKS: 0 FEET (REAR, SIDE AND FRONT)
MAXIMUM LOT COVERAGE: N/A
PROPOSED EASEMENTS: NO PERMANENT EASEMENTS
DRAINAGE BASIN: TEMPLETON GAP FLOODWAY
DEVELOPMENT PLAN #: CPC DP 97-232

BUILDING DATA

EXISTING 5 MG TOTAL TANK AREA: APPROXIMATELY 21,300 SF
EXISTING TANK ELEVATION: TANK TOP OF CAGE 6702.5' +/-
PROPOSED 5 MG TOTAL TANK AREA: 21,642 SF
PROPOSED TANK ELEVATION: TANK DOME TOP OF CONCRETE ELEVATION 6705.5' +/-
PROPOSED PUMP STATION ELEVATION: PUMP STATION TOP OF BUILDING 6693.75' +/-
PROPOSED TANK HEIGHT RANGE FROM SURROUNDING GRADE: 39.5' - 48.5' +/-
PROPOSED PUMP STATION HEIGHT RANGE FROM SURROUNDING GRADE: 22.25' - 34.25' +/-

APPROXIMATE SCHEDULE OF DEVELOPMENT:

TANK CONSTRUCTION WILL TAKE PLACE IN 2026
PUMP STATION CONSTRUCTION WILL BEGIN IN 2027

SHEET LIST

- | | |
|----|--|
| 1 | COVER |
| 2 | PHASING PLAN |
| 3 | SITE PLAN |
| 4 | ENLARGED SITE PLAN |
| 5 | FENCE DETAILS |
| 6 | DEMOLITION PLAN |
| 7 | PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN |
| 8 | EXISTING INVENTORY AND PROTECTION PLAN |
| 9 | LANDSCAPE PLAN |
| 10 | LANDSCAPE NOTES AND DETAILS |
| 11 | IRRIGATION PLAN |
| 12 | IRRIGATION NOTES |
| 13 | IRRIGATION DETAILS |
| 14 | HILLSIDE OVERLAY PLAN |
| 15 | LAND SUITABILITY ANALYSIS - SLOPES |
| 16 | LAND SUITABILITY ANALYSIS - VEGETATION |
| 17 | TANK ROOF PLAN |
| 18 | TANK ELEVATIONS |
| 19 | PUMP STATION ELEVATIONS |
| 20 | PHOTOMETRIC SITE PLAN |

PURPOSE OF MAJOR MODIFICATION:

DESCRIPTION: THE AUSTIN BLUFFS TANK REPLACEMENT AND PUMP STATION PROJECT INCLUDES REPLACEMENT OF AN EXISTING 5-MILLION-GALLON STEEL WATER STORAGE TANK WITH A NEW 5-MILLION-GALLON ANSII/AWWA D110 TYPE III WIRE-AND-STRAND-WOUND CIRCULAR PRESTRESSED CONCRETE WATER TANK AND ASSOCIATED YARD PIPING. THE CONCRETE WATER TANK WILL BE SIMILAR IN APPEARANCE AND COLOR TO THE EXISTING TANK. A NEW 32-MILLION-GALLON-PER-DAY PUMPING STATION WILL BE CONSTRUCTED WEST OF THE NEW 5-MILLION-GALLON TANK. THE PUMPING STATION ARCHITECTURAL DESIGN WILL INCORPORATE MATERIALS AND FINISHES THAT COMPLEMENT THE SURROUNDING ENVIRONMENT, MAINTAIN VISUAL CONSISTENCY WITH NEARBY STRUCTURES, AND COMPLY WITH THE HILLSIDE OVERLAY REQUIREMENTS. LANDSCAPING AND SITE IMPROVEMENTS WILL BE DESIGNED TO BLEND WITH EXISTING TERRAIN AND VEGETATION, MINIMIZING VISUAL IMPACT. THE PROJECT WILL BE EXECUTED IN TWO PHASES; IT IS ANTICIPATED THAT THE TANK WILL BE REPLACED IN 2026, AND THE PUMP STATION WILL BE CONSTRUCTED IN 2027 THROUGH 2028.

JUSTIFICATION: THE AUSTIN BLUFFS TANK REPLACEMENT AND PUMP STATION PROJECT IS PART OF THE PLANNED AUSTIN BLUFFS TANK, PUMP STATION, AND PIPELINE IMPROVEMENTS MASTER PROJECT WITHIN THE COLORADO SPRINGS UTILITIES PUMP STATION FACILITY PLAN TO IMPROVE RELIABILITY AND REDUCE VULNERABILITIES IN WATER DELIVERIES FOR UTILITIES WATER CUSTOMERS. THE EXISTING 5-MILLION-GALLON STEEL WATER STORAGE TANK HAS REACHED THE END OF ITS USEFUL LIFE, HAVING BEEN IN SERVICE FOR OVER 60 YEARS. CONTINUED OPERATION OF THIS AGING INFRASTRUCTURE POSES INCREASED RISK, MAINTENANCE CHALLENGES, AND POTENTIAL SERVICE DISRUPTIONS. REPLACING THE STEEL TANK WITH A NEW 5-MILLION-GALLON CONCRETE WATER STORAGE TANK WILL ENHANCE DURABILITY, REDUCE LONG-TERM MAINTENANCE COSTS, AND IMPROVE SYSTEM RESILIENCY. ADDITIONALLY, THE CONSTRUCTION OF A NEW 32-MILLION-GALLON-PER-DAY PUMPING STATION WILL PROVIDE THE CAPACITY REQUIRED TO SUPPORT REGIONAL GROWTH AND ENSURE ADEQUATE WATER SUPPLY DURING PEAK DEMAND PERIODS OR EMERGENCY OUTAGES.

ACCESSIBILITY STATEMENT:

ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS WITHIN THE PUBLIC RIGHT-OF-WAY, SHALL COMPLY WITH THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. THE CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE FINAL AUTHORITY OVER THE ACCEPTANCE OF PUBLIC IMPROVEMENTS.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING THOSE PARCELS OF LAND DESCRIBED IN THOSE STATUTORY WARRANTY DEED RECORDED AT BOOK 1640, AT PAGE 615 AND BOOK 1847, AT PAGE 72, LESS THAT PORTION DESCRIBED IN THAT WARRANTY DEED RECORDED AT RECEPTION NUMBER 200130845 IN THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE, BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 13 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF COLORADO SPRINGS, EL PASO COUNTY, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20, WHENCE THE SOUTH LINE OF SAID SECTION 20 BEARS S89°43'34"W, 2672.76 FEET;

THENCE S89°43'34"W ALONG SAID SOUTH LINE, 527.10 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 112, UNIVERSITY BLUFFS FILING NO. 4 AS DEPICTED ON THAT SUBDIVISION PLAT RECORDED AT RECEPTION NUMBER 200153586 IN SAID OFFICE, AND TO THE POINT OF BEGINNING;

THENCE CONTINUE S89°43'34"W ALONG SAID SOUTH LINE, 380.00 FEET TO THE EAST BOUNDARY LINE OF UNIVERSITY HEIGHTS FILING NO. 3 AS DEPICTED ON THAT SUBDIVISION PLAT RECORDED AT RECEPTION NUMBER 203256015 IN SAID OFFICE;

THENCE ALONG SAID BOUNDARY LINE AND ITS EASTERLY EXTENSION THE FOLLOWING FOUR COURSES:

- 1) N00°00'34"E, 199.72 FEET;
- 2) N89°42'34"E, 50.00 FEET;
- 3) N00°00'34"E, 461.37 FEET;
- 4) N89°42'34"E, 330.00 FEET TO SAID WEST LINE OF LOT 112;

THENCE S00°00'34"W ALONG SAID WEST LINE AND ITS SOUTHERLY EXTENSION, 661.20 FEET TO THE POINT OF BEGINNING;

CONTAINING 5.2379 ACRES OR 228,165 SQUARE FEET, MORE OR LESS.

FEMA CLASSIFICATION:

THIS PROPERTY IS LOCATED WITHIN ZONE X (OUTSIDE OF THE DESIGNATED FLOOD PLAIN). THE NEAREST 100 YEAR FLOOD ELEVATION DATA IS 6295.6' APPROXIMATELY ONE MILE TO THE SOUTH EAST OF THE PUMP STATION. MAP NO: 08041C0518 F EFFECTIVE DATE: MARCH 17TH, 1997

RESPONSIBILITY: LANDSCAPE AND WATER DETENTION FACILITIES ONSITE AND MAINTENANCE THEREOFF ARE RESPONSIBILITY OF OWNER AND/OR OWNER'S DESIGNEE(S)

ZONING INFORMATION: PF R-E HS AND PDZ PF HS

OWNER:

COLORADO SPRINGS UTILITIES
121 SOUTH TEJON STREET,
COLORADO SPRINGS, COLORADO 80903

CONTACT: LARYSA VORONOVA
UTILITIES PROJECT MANAGER
M: (719) 651-7610
O: (719) 668-3851
EMAIL: LVORONOVA@CSU.ORG

ENGINEER:

BLACK & VEATCH
4600 S SYRACUSE ST. SUITE 800
DENVER, CO 80237

CONTACT: ROBERT STATON
PROJECT ENGINEERING MANAGER
M: +1 (720) 834-43186
O: (720) 834-4200
EMAIL: STATONRW@BV.COM

AGENCY CONTACT:

CITY OF COLORADO SPRINGS PLANNING
30 SOUTH NEVADA AVENUE, SUITE 401
COLORADO SPRINGS, CO 80901
PHONE: 719-385-5918
CONTACT: AUSTIN COOPER, CITY PLANNER
EMAIL: AUSTIN.COOPER@COLORADOSPRINGS.GOV

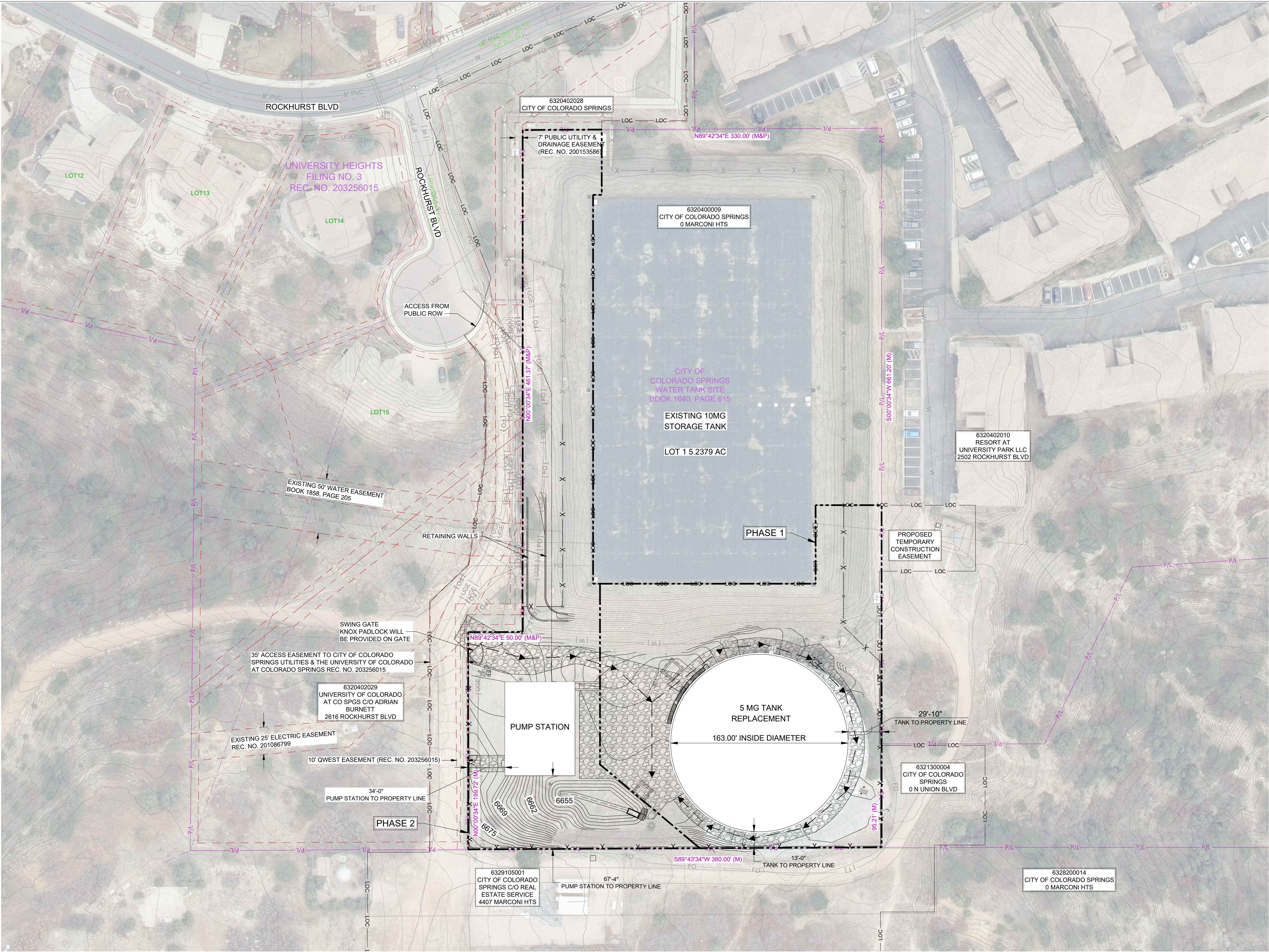
CITY APPROVAL:

PERMIT SET

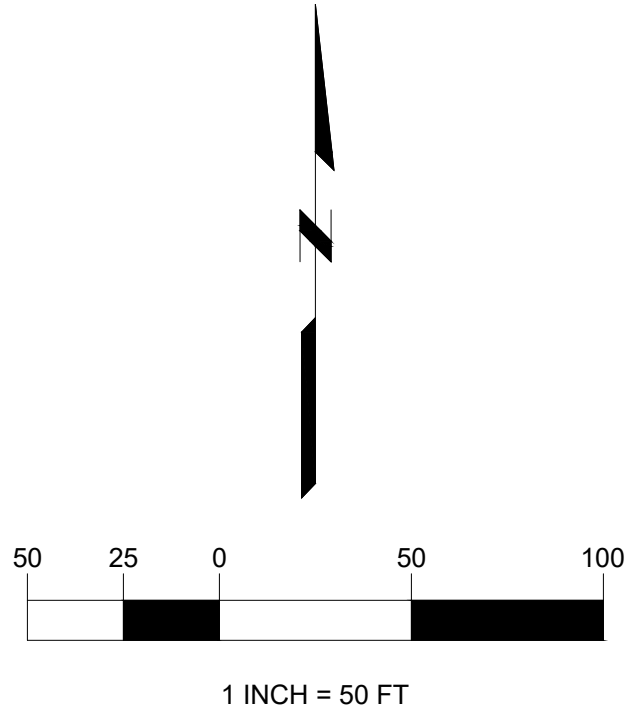
AUSTIN BLUFFS
MAJOR AMENDMENT DEVELOPMENT PLAN

COVER





SITE PLAN
SCALE : 1" = 50'



NOTES:

- LIMITS OF DISTURBANCE FOR AUSTIN BLUFFS SITE INCLUDE ALL TEMPORARY AND PERMANENT EASEMENT IDENTIFIED ON THIS PLAN. SEE P&P SHEETS FOR PROPOSE PIPELINE LIMITS OF DISTURBANCE.
- THE BASIS OF COORDINATES FOR THIS SURVEY ARE COLORADO SPRINGS UTILITIES FIMS CONTROL POINTS F93, VS5 & UP12 FROM CSU.ORG AS SHOWN ABOVE USING THE NORTH AMERICAN DATUM OF 1983/2011, COLORADO STATE PLANE, CENTRAL ZONE, US SURVEY FOOT COORDINATES SHOWN ABOVE.
- BASED AVERAGE ELEVATIONS THROUGH THE PROJECT, AND AVERAGE GRID SCALE FACTORS FROM THE LIMITS OF THE PROJECT, THE COORDINATES ARE MODIFIED STATE PLANE, CENTRAL ZONE, US SURVEY FOOT, USING AN INVERSE COMBINATION FACTOR OF 1.00036056; TO CONVERT PROJECT COORDINATES TO STATE PLANE COORDINATES MULTIPLE THE PROJECT COORDINATES BY THE COMBINED SCALE FACTOR OF 0.99963957.
- PLANNED INFILTRATION AREAS (PIAs) ARE NOT SHOWN. SOIL CLASSIFICATION OF THE SITE DOES NOT ALLOW FOR INFILTRATION. SEE FINAL DRAINAGE REPORT.
- THE SITE IS DIVIDED INTO TWO PHASES. PHASE 1 INCLUDES THE PROPOSED CONCRETE TANK AND YARD PIPING. PHASE 1 IS ENTIRELY WITHIN PF ZONED PROPERTY. PHASE 2 INCLUDES THE PUMP STATION AND WILL BE COMPLETED ONLY AFTER ZONE-26-0004 IS COMPLETED.

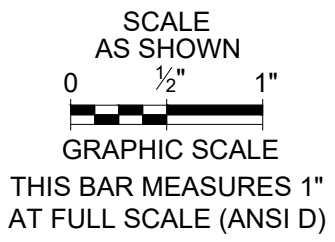
LEGEND

P/L	P/L	EXISTING ROW/PROPERTY LINE
		EXISTING CURB LINE
G	G	EXISTING GAS MAIN
W	W	EXISTING WATER
SS	SS	EXISTING SEWER
UGE	UGE	EXISTING UNDER GROUND ELECTRIC
OHE	OHE	EXISTING OVERHEAD ELECTRIC
FO	FO	EXISTING FIBER OPTIC
X	X	EXISTING FENCE
X	X	PROPOSED FENCE
LOC	LOC	LIMITS OF CONSTRUCTION
LOD	LOD	LIMITS OF DISTURBANCE
		EXISTING GRADING
		PROPOSED GRADING
		UTILITY EASEMENT
		FLOWPATH ARROW
		ACCESS DRIVE
		GRAVEL ACCESS ROAD

PERMIT SET

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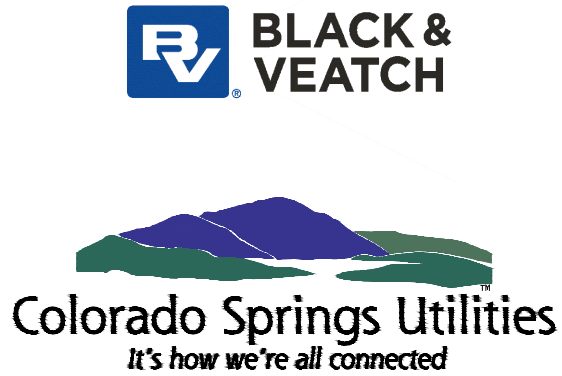
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REVISIONS				
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AS-BUILT INFORMATION				
CONTRACTOR:			DATE:	
WORK STAKED BY:			DATE:	
INSPECTOR ACCEPTANCE BY:			DATE:	
FIELD VERIFICATION BY:			DATE:	
DRAWINGS CORRECTED BY:			DATE:	

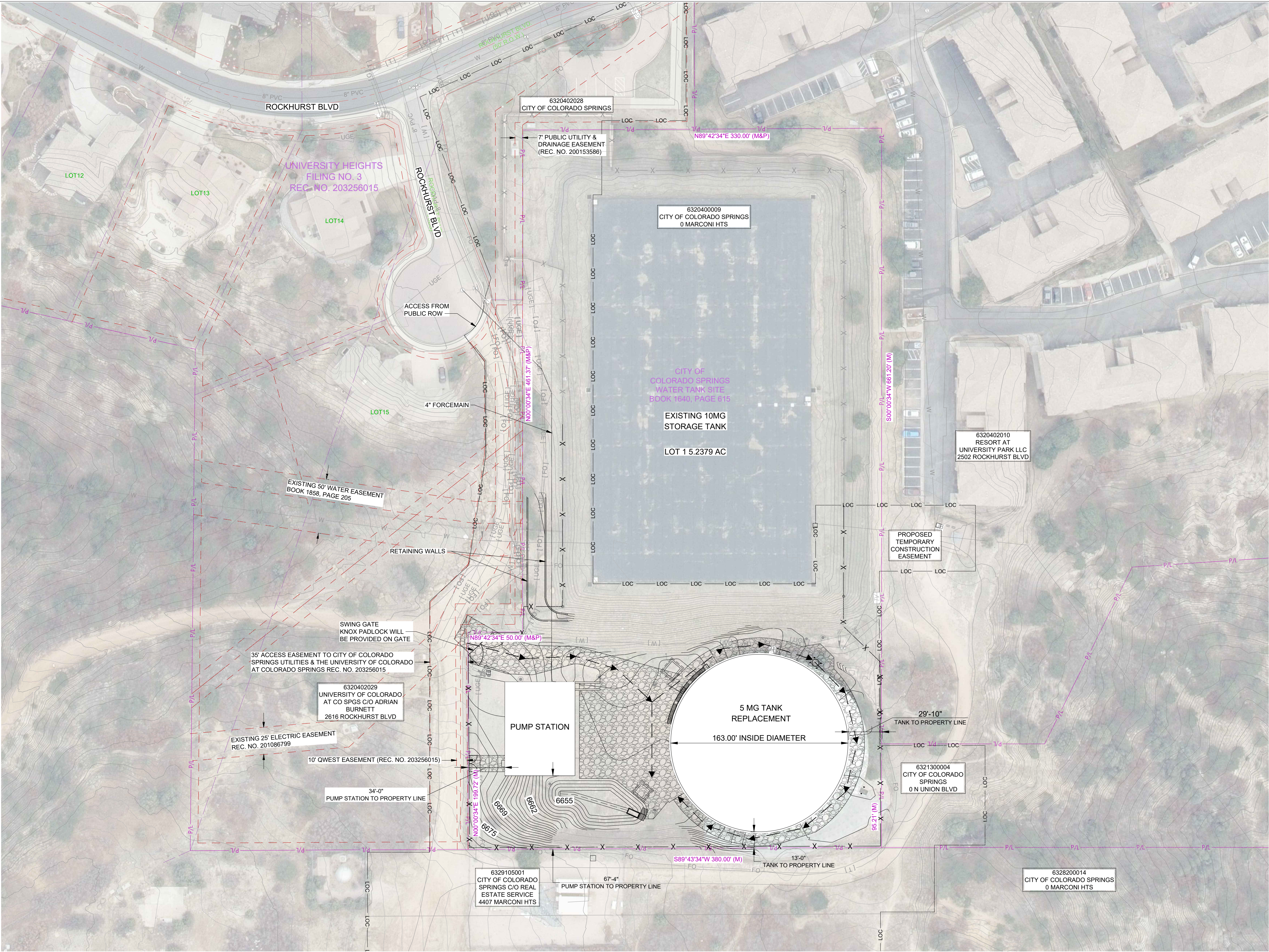
DESIGN LEAD: RWS
PROJECT MANAGER: DRK
PROJECT DESIGNER: NWS
PROJECT SURVEYOR: FLE

PARENT WO#
N/A
PROJECT #
422060
PRESSURE ZONE
NORTHFIELD
MAP BOOK
N/A

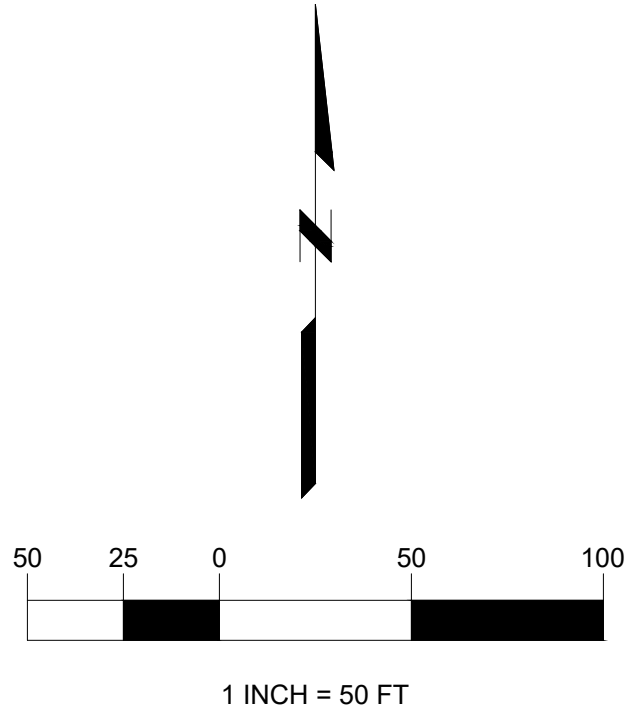


AUSTIN BLUFFS
MAJOR AMENDMENT DEVELOPMENT PLAN

2 - PHASING PLAN



SITE PLAN
SCALE : 1" = 50'



NOTES:

1. LIMITS OF DISTURBANCE FOR AUSTIN BLUFFS SITE INCLUDE ALL TEMPORARY AND PERMANENT EASEMENT IDENTIFIED ON THIS PLAN. SEE P&P SHEETS FOR PROPOSE PIPELINE LIMITS OF DISTURBANCE.
2. THE BASIS OF COORDINATES FOR THIS SURVEY ARE COLORADO SPRINGS UTILITIES FIMS CONTROL POINTS F93, VS5 & UP12 FROM CSU.ORG AS SHOWN ABOVE USING THE NORTH AMERICAN DATUM OF 1983/2011, COLORADO STATE PLANE, CENTRAL ZONE, US SURVEY FOOT COORDINATES SHOWN ABOVE.
3. BASED AVERAGE ELEVATIONS THROUGH THE PROJECT, AND AVERAGE GRID SCALE FACTORS FROM THE LIMITS OF THE PROJECT, THE COORDINATES ARE MODIFIED STATE PLANE, CENTRAL ZONE, US SURVEY FOOT, USING AN INVERSE COMBINATION FACTOR OF 1.00036056; TO CONVERT PROJECT COORDINATES TO STATE PLANE COORDINATES MULTIPLE THE PROJECT COORDINATES BY THE COMBINED SCALE FACTOR OF 0.99963957.

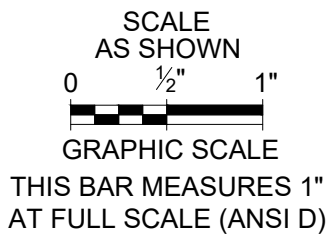
LEGEND

	P/L	EXISTING ROW/PROPERTY LINE
		EXISTING CURB LINE
	G	EXISTING GAS MAIN
	W	EXISTING WATER
	SS	EXISTING SEWER
	UGE	EXISTING UNDER GROUND ELECTRIC
	OHE	EXISTING OVERHEAD ELECTRIC
	FO	EXISTING FIBER OPTIC
	X	EXISTING FENCE
	X	PROPOSED FENCE
	LOC	LIMITS OF CONSTRUCTION
	LOD	LIMITS OF DISTURBANCE
		EXISTING GRADING
		PROPOSED GRADING
		UTILITY EASEMENT
		FLOWPATH ARROW
		ACCESS DRIVE
		GRAVEL ACCESS ROAD

PERMIT SET

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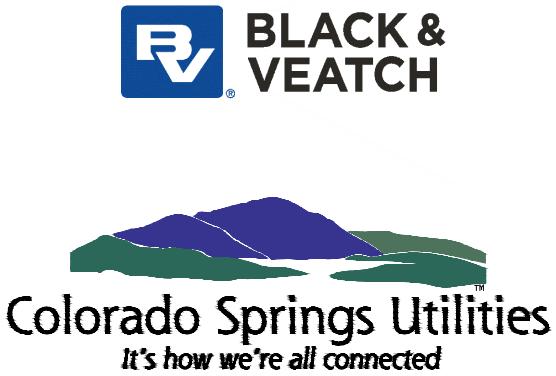
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INSPECTOR ACCEPTANCE BY:			DATE:	
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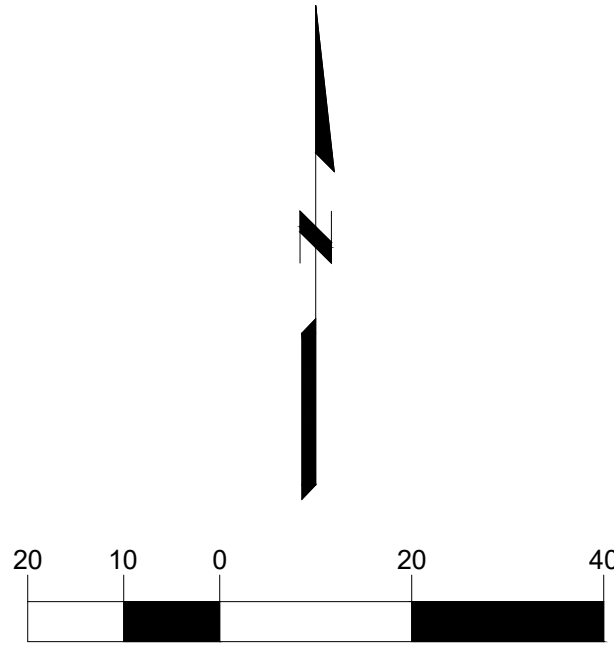
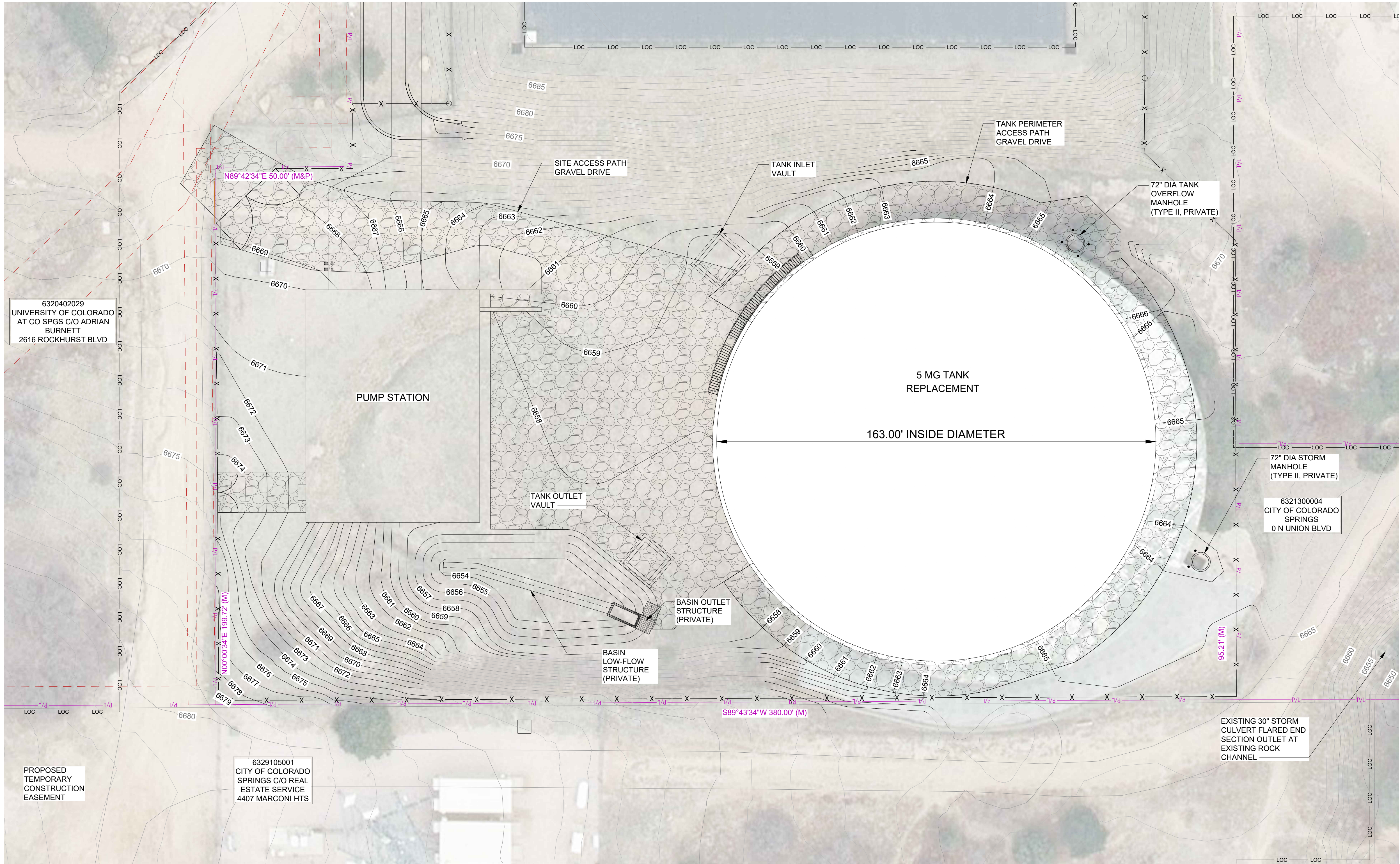
DESIGN LEAD: R. STATON
PROJECT MANAGER: D. KUGLER
PROJECT DESIGNER: N. SMITH
PROJECT SURVEYOR: F. EASTON, FARNSWORTH GROUP

PARENT WO#
N/A
PROJECT #
422060
PRESSURE ZONE
NORTHFIELD
MAP BOOK
N/A



AUSTIN BLUFFS
MAJOR AMENDMENT DEVELOPMENT PLAN

3 - SITE PLAN



- NOTES:**
1. LIMITS OF DISTURBANCE FOR AUSTIN BLUFFS SITE INCLUDE ALL TEMPORARY AND PERMANENT EASEMENT IDENTIFIED ON THIS PLAN.
 2. THE BASIS OF COORDINATES FOR THIS SURVEY ARE COLORADO SPRINGS UTILITIES FIMS CONTROL POINTS F93, VS5 & UP12 FROM CSU.ORG AS SHOWN ABOVE USING THE NORTH AMERICAN DATUM OF 1983/2011, COLORADO STATE PLANE, CENTRAL ZONE, US SURVEY FOOT COORDINATES SHOWN ABOVE.
 3. BASED AVERAGE ELEVATIONS THROUGH THE PROJECT, AND AVERAGE GRID SCALE FACTORS FROM THE LIMITS OF THE PROJECT, THE COORDINATES ARE MODIFIED STATE PLANE, CENTRAL ZONE, US SURVEY FOOT, USING AN INVERSE COMBINATION FACTOR OF 1.00036056; TO CONVERT PROJECT COORDINATES TO STATE PLANE COORDINATES MULTIPLE THE PROJECT COORDINATES.
 4. NO CONSTRUCTION ACCESS SHOULD ENTER CITY OF COLORADO SPRINGS PRCS DEPT. PARK, OPEN SPACE AND TRAIL PROPERTY OR EASEMENTS WITHOUT FIRST OBTAINING A CONSTRUCTION REVOCABLE LICENSE/PERMIT.

- LEGEND**
- | | | |
|--|-----|----------------------------|
| | P/L | EXISTING ROW/PROPERTY LINE |
| | X | EXISTING FENCE |
| | X | PROPOSED FENCE |
| | LOC | LIMITS OF CONSTRUCTION |
| | LOD | LIMITS OF DISTURBANCE |
| | | EXISTING GRADING |
| | | PROPOSED GRADING |
| | | UTILITY EASEMENT |

SITE PLAN
SCALE : 1" = 20'

PERMIT SET

ENG SEAL

SCALE
AS SHOWN

01"

1/2"

GRAPHIC SCALE

THIS BAR MEASURES 1"
AT FULL SCALE (ANSI D)

REVISIONS				
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AS-BUILT INFORMATION				
CONTRACTOR:		DATE:		
WORK STAKED BY:		DATE:		
INSPECTOR ACCEPTANCE BY:		DATE:		
FIELD VERIFICATION BY:		DATE:		
DRAWINGS CORRECTED BY:		DATE:		

DESIGN LEAD: R. STATON

PROJECT MANAGER: D. KUGLER

PROJECT DESIGNER: N. SMITH

PROJECT SURVEYOR: F.EASTON, FARNSWORTH GROUP

PARENT WO#

N/A

PROJECT #

422060

PRESSURE ZONE

NORTHFIELD

MAP BOOK

N/A

BLACK & VEATCH

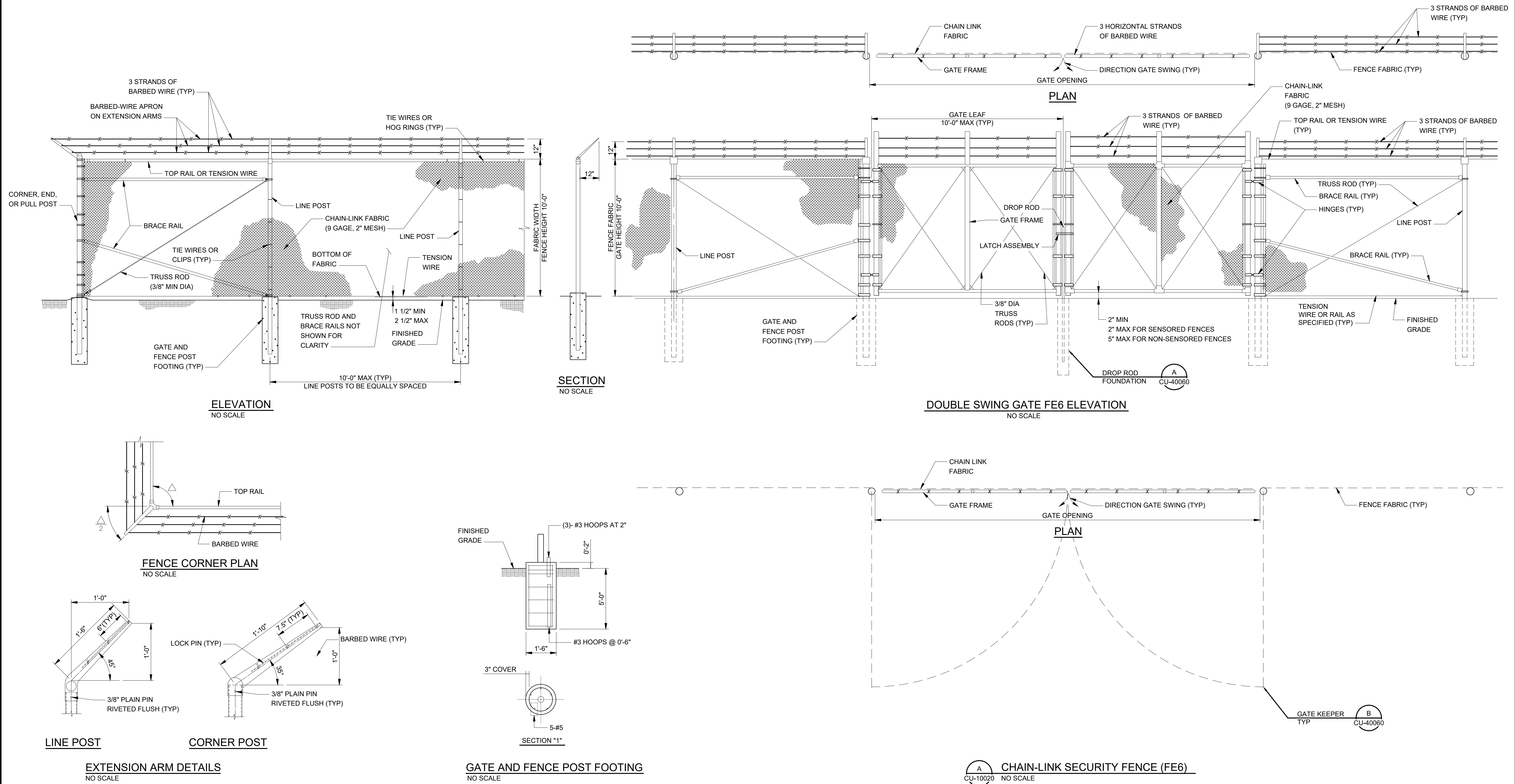

Colorado Springs Utilities
It's how we're all connected

AUSTIN BLUFFS
MAJOR AMENDMENT DEVELOPMENT PLAN

4 - GRADING PLAN

4 - GRADING PLAN

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PERMIT SET

ENG SEAL	SCALE AS SHOWN 1" = 1/2" 0 1/2 1" GRAPHIC SCALE THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)	REVISIONS					DESIGN LEAD: R. STATON		PARENT WO#		 BLACK & VEATCH  Colorado Springs Utilities <i>It's how we're all connected</i>			AUSTIN BLUFFS MAJOR AMENDMENT DEVELOPMENT PLAN						
		PROJECT MANAGER: D. KUGLER		N/A																
		PROJECT DESIGNER: N. SMITH		PROJECT #																
		PROJECT SURVEYOR: F. EASTON, FARNSWORTH GROUP		422060																
		AS-BUILT INFORMATION										PRESSURE ZONE								
		CONTRACTOR:										NORTHFIELD								
		WORK STAKED BY:					MAP BOOK													
		INSPECTOR ACCEPTANCE BY:					N/A													
		FIELD VERIFICATION BY:																		
		DRAWINGS CORRECTED BY:																		

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ENG SEAL



GENERAL NOTES:

1. PLANS DO NOT NECESSARILY INDICATE ALL ITEMS REQUIRING DEMOLITION, REMOVAL OR PATCHING. ALL DEMOLITION, REMOVAL, CUTTING, PATCHING AND OTHER WORK NECESSARY TO ACCOMMODATE NEW CONSTRUCTION SHALL BE INCLUDED IN CONTRACT.
2. ALL DEMOLISHED MATERIALS TO BE DISPOSED OF OFF SITE BY CONTRACTOR.
3. ENDS OF DEMOLISHED PIPE ARE TO BE CLEAN CUTS, FREED OF DEBRIS AND CORROSION, AND PREPARED FOR WELDED CONNECTION TO FINAL PIPING. ALL OPEN ENDS OF PIPING SHALL BE CAPPED, PLUGGED, OR OTHERWISE COVERED AT ALL TIMES TO PREVENT INTRUSION OF DEBRIS, MOISTURE, OR PESTS.
4. FENCE DEMOLITION SHALL ONLY BE TERMINATED AT AN EXISTING POST.
5. IF THE PRESENCE OF LEAD PAINT IS INDICATED BY LEAD TESTING PERFORMED ON THE EXISTING TANK, THE DEMOLITION WORK, MATERIAL HANDLING, AND DISPOSAL SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATION SECTION 01 35 43.
6. CONTRACTOR SHALL MAINTAIN SECURE SITE DURING COURSE OF CONSTRUCTION AND PROVIDE TEMPORARY FENCE AS REQUIRED.
7. DEMOLISH EXISTING STORAGE TANK INCLUDING THE FOUNDATION SYSTEM, PERIMETER DRAINAGE CHANNEL, INSTRUMENTATION, AND ALL ASSOCIATED ITEMS AND/OR APPURTENANCES AS NEEDED FOR THE CONSTRUCTION OF THE FINAL CONCRETE STORAGE TANK.
8. PRIOR TO BUILDING PERMIT ISSUANCE, A HILLSIDE OVERLAY INSPECTION WILL OCCUR THROUGH CITY ZONING TO ENSURE LIMIT OF DISTURBANCE BOUNDARY IS IN PLACE. THE PROJECT IS COORDINATING WITH THE PARKS DEPARTMENT.
9. THE HILLSIDE OVERLAY LIMIT OF DISTURBANCE BOUNDARY IS EQUIVALENT TO THE LIMIT OF CONSTRUCTION BOUNDARY SHOWN ON THIS SHEET.

LEGEND

- P/L P/L EXISTING ROW/PROPERTY LINE
- EXISTING CURB LINE
- G G EXISTING GAS MAIN
- W W EXISTING WATER
- W W PROPOSED WATER
- SS SS EXISTING SEWER
- UGE EXISTING UNDER GROUND ELECTRIC
- OHE EXISTING OVERHEAD ELECTRIC
- FO FO EXISTING FIBER OPTIC
- X X EXISTING FENCE
- X X PROPOSED FENCE
- LOC LOC LIMITS OF CONSTRUCTION
- LOD LOD LIMITS OF DISTURBANCE
- EXISTING GRADING
- PROPOSED GRADING
- UTILITY EASEMENT
- FLOWPATH ARROW
- ACCESS DRIVE/DRIVE AISLE
- EENNGGIINNEEEERREEDD F
- IFLLIL /L GRAVEL ACCESS ROAD
- EXISTING GRASSES
- EXISTING TREE
- PROTECT IN PLACE
- REMOVE
- PROTECTION FENCING

PERMIT SET

DEMOLITION PLAN

SCALE : 1" = 20'

REVISIONS				
NO.	DESCRIPTION	BY	DATE	APPR
1				
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AS-BUILT INFORMATION				
CONTRACTOR:			DATE:	
WORK STAKED BY:			DATE:	
INSPECTOR ACCEPTANCE BY:			DATE:	
FIELD VERIFICATION BY:			DATE:	
DRAWINGS CORRECTED BY:			DATE:	

DESIGN LEAD: RWS
PROJECT MANAGER: DRK
PROJECT DESIGNER: NWS
PROJECT SURVEYOR: FLE

PARENT WO#

N/A

PROJECT #

422060

PRESSURE ZONE

NORTHFIELD

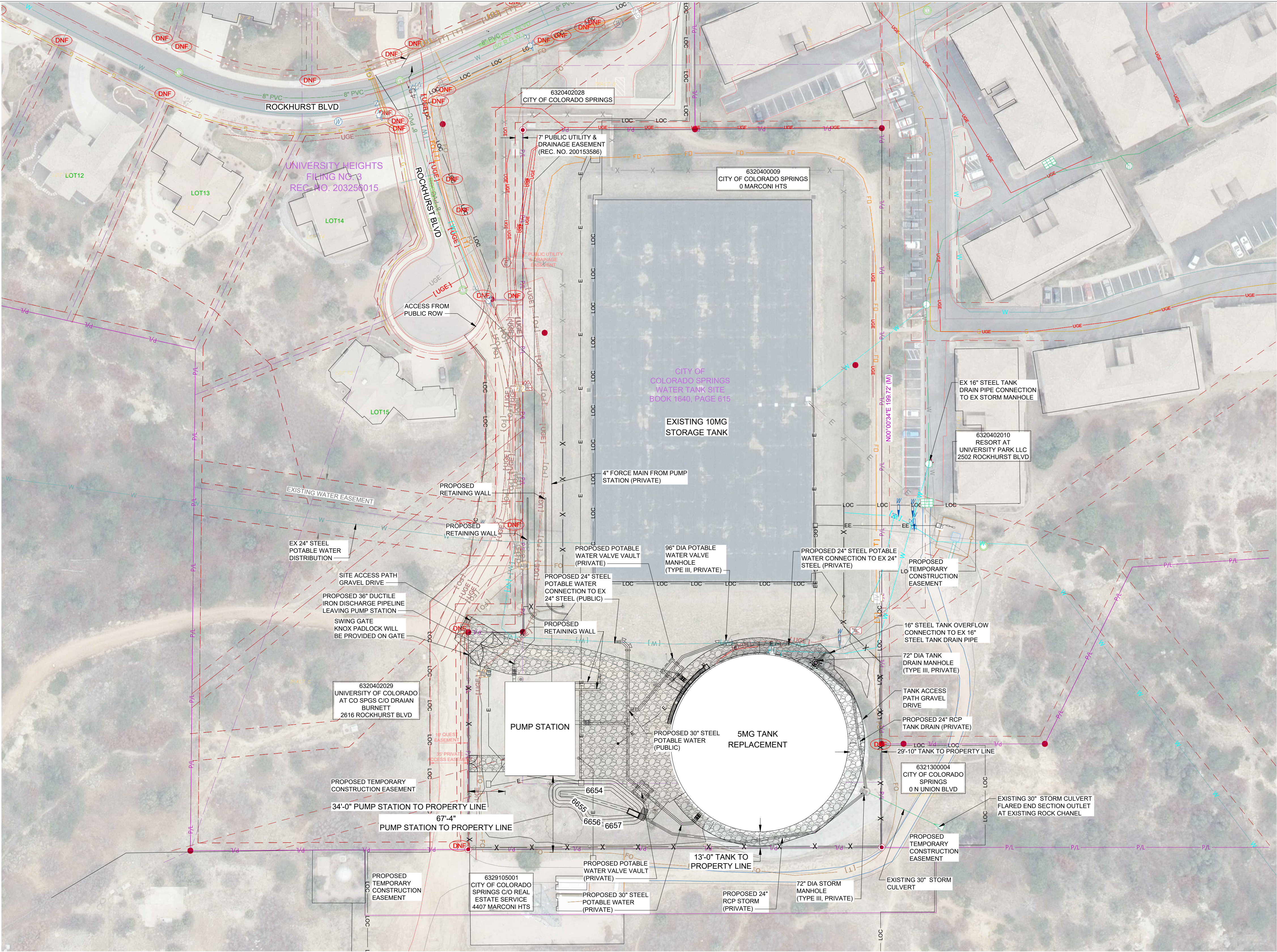
MAP BOOK

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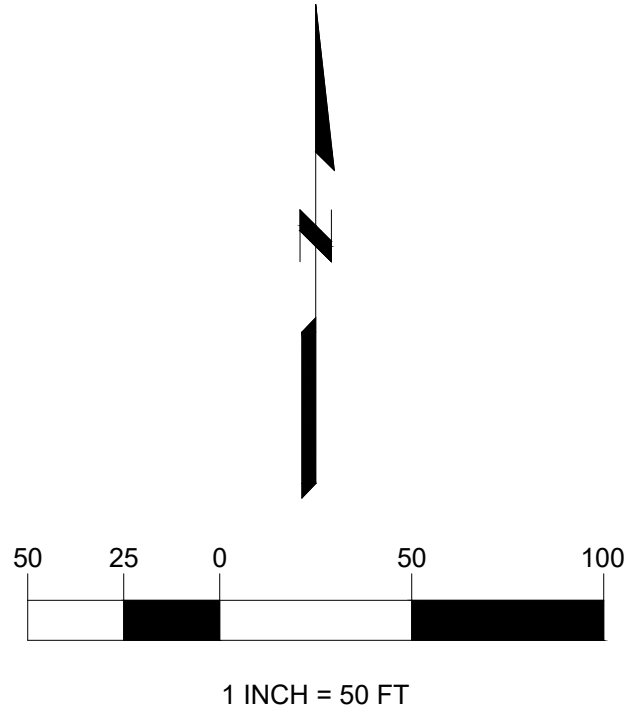


AUSTIN BLUFFS
MAJOR AMENDMENT DEVELOPMENT PLAN

6 - DEMOLITION PLAN



SITE PLAN
SCALE : 1" = 50'



NOTES:

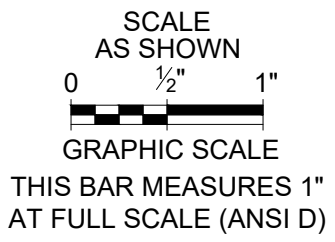
1. LIMITS OF DISTURBANCE FOR AUSTIN BLUFFS SITE INCLUDE ALL TEMPORARY AND PERMANENT EASEMENT IDENTIFIED ON THIS PLAN.
2. THE BASIS OF COORDINATES FOR THIS SURVEY ARE COLORADO SPRINGS UTILITIES FIMS CONTROL POINTS F93, VS5 & UP12 FROM CSU.ORG AS SHOWN ABOVE USING THE NORTH AMERICAN DATUM OF 1983/2011, COLORADO STATE PLANE, CENTRAL ZONE, US SURVEY FOOT COORDINATES SHOWN ABOVE.
3. BASED AVERAGE ELEVATIONS THROUGH THE PROJECT, AND AVERAGE GRID SCALE FACTORS FROM THE LIMITS OF THE PROJECT, THE COORDINATES ARE MODIFIED STATE PLANE, CENTRAL ZONE, US SURVEY FOOT, USING AN INVERSE COMBINATION FACTOR OF 1.00036056; TO CONVERT PROJECT COORDINATES TO STATE PLANE COORDINATES MULTIPLE THE PROJECT COORDINATES BY THE COMBINED SCALE FACTOR OF 0.99963957.

LEGEND

- P/L P/L EXISTING ROW/PROPERTY LINE
- EXISTING CURB LINE
- G G EXISTING GAS MAIN
- W W EXISTING WATER
- W W PROPOSED WATER
- SS SS EXISTING SEWER
- UGE UGE EXISTING UNDER GROUND ELECTRIC
- OHE OHE EXISTING OVERHEAD ELECTRIC
- FO FO EXISTING FIBER OPTIC
- X X EXISTING FENCE
- X X PROPOSED FENCE
- LOC LOC LIMITS OF CONSTRUCTION
- LOD LOD LIMITS OF DISTURBANCE
- EXISTING GRADING
- PROPOSED GRADING
- UTILITY EASEMENT
- FLOWPATH ARROW
- ACCESS DRIVE/DRIVE AISLE
- EENNGGINNEEEEEERREDD F
- IFLLIL /L GRAVEL ACCESS ROAD
- EXISTING GRASSES
- EXISTING TREE
- PROTECT IN PLACE
- REMOVE
- PROTECTION FENCING

PERMIT SET

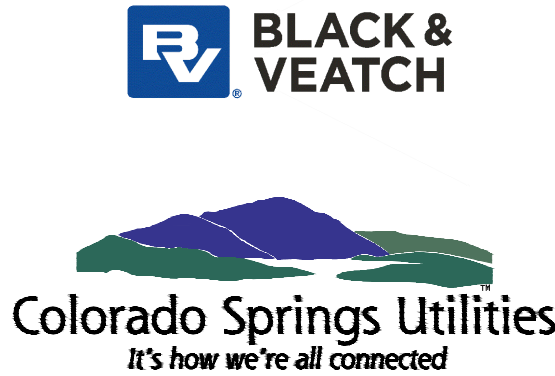
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REVISIONS				
NO.	DESCRIPTION	BY	DATE	APPR
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2				
3				
AS-BUILT INFORMATION				
CONTRACTOR:		DATE:		
WORK STAKED BY:		DATE:		
INSPECTOR ACCEPTANCE BY:		DATE:		
FIELD VERIFICATION BY:		DATE:		
DRAWINGS CORRECTED BY:		DATE:		

DESIGN LEAD: R. STATON
PROJECT MANAGER: D. KUGLER
PROJECT DESIGNER: N. SMITH
PROJECT SURVEYOR: F. EASTON, FARNSWORTH GROUP

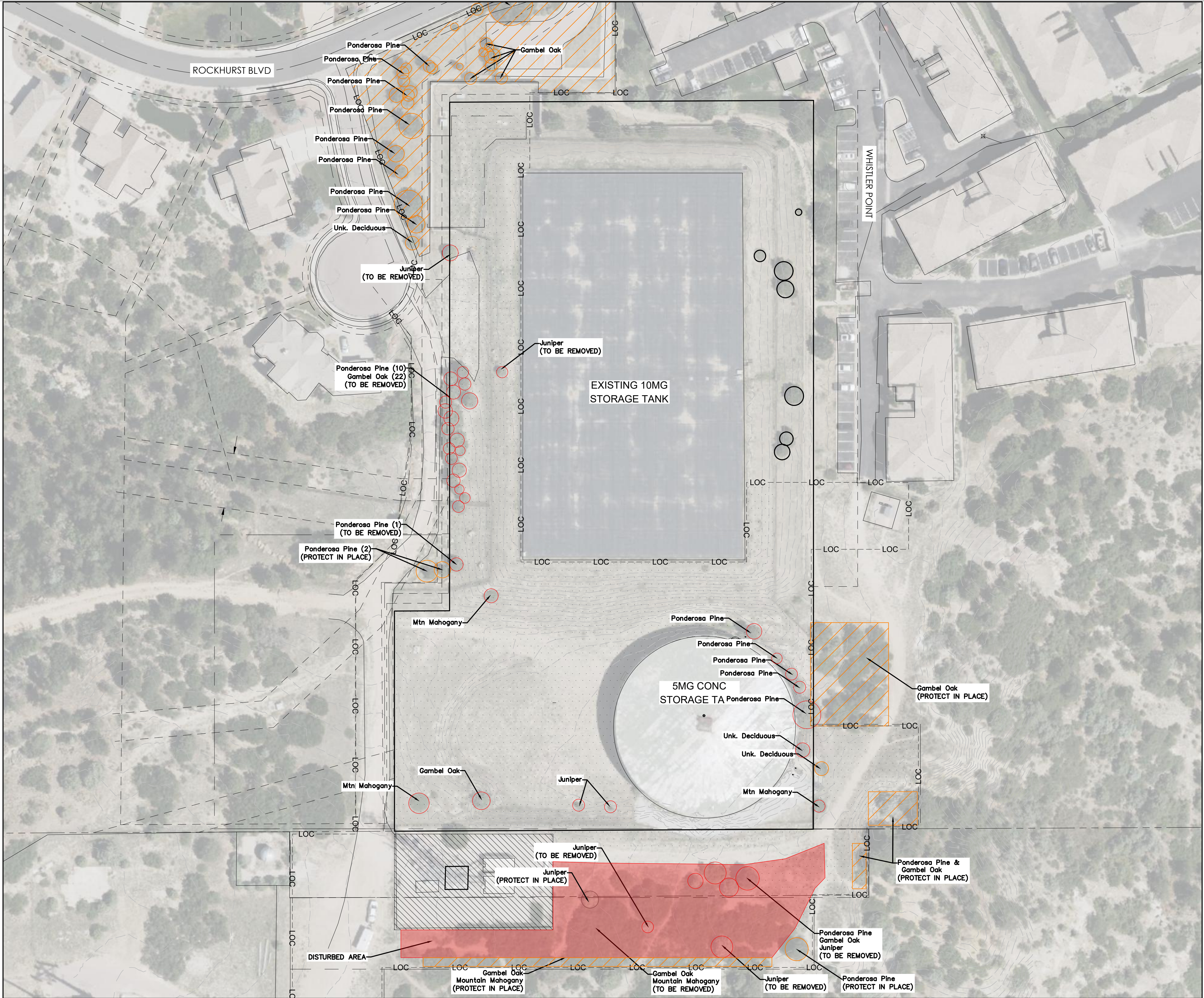
PARENT WO#
N/A
PROJECT #
422060
PRESSURE ZONE
NORTHFIELD
MAP BOOK
N/A



AUSTIN BLUFFS
MAJOR AMENDMENT DEVELOPMENT PLAN

7 - UTILITY PLAN

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LEGEND

- TREES AND SHRUBS
 - EXISTING TREE
 - PROTECT IN PLACE
 - REMOVE
- LIMITS OF CONSTRUCTION
- FENCING
- PROPERTY BOUNDARY
- PROTECTION FENCING
- GRAVEL
- EXISTING GRASSES
- DISTURBED AREA
- EXISTING CONTOURS
- PROPOSED CONTOURS

EXISTING GRASSES (PRESENT ACROSS SITE)

COMMON	NAME
BLUE GRAMA	
NEEDLE-AND-THREAD	
PRAIRIE JUNEGRASS	
SAND DROPSEED	
WESTERN WHEATGRASS	
LITTLE BLUESTEM	
SIDEOTS GRAMA	
SMOOTH BROME	

PERMIT SET

REVISIONS				
NO.	DESCRIPTION	BY	DATE	APPR
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WORK STAKED BY:		DATE:		
INSPECTOR ACCEPTANCE BY:		DATE:		
FIELD VERIFICATION BY:		DATE:		
DRAWINGS CORRECTED BY:		DATE:		

DESIGN LEAD:	
PROJECT MANAGER:	
PROJECT DESIGNER:	
PROJECT SURVEYOR:	

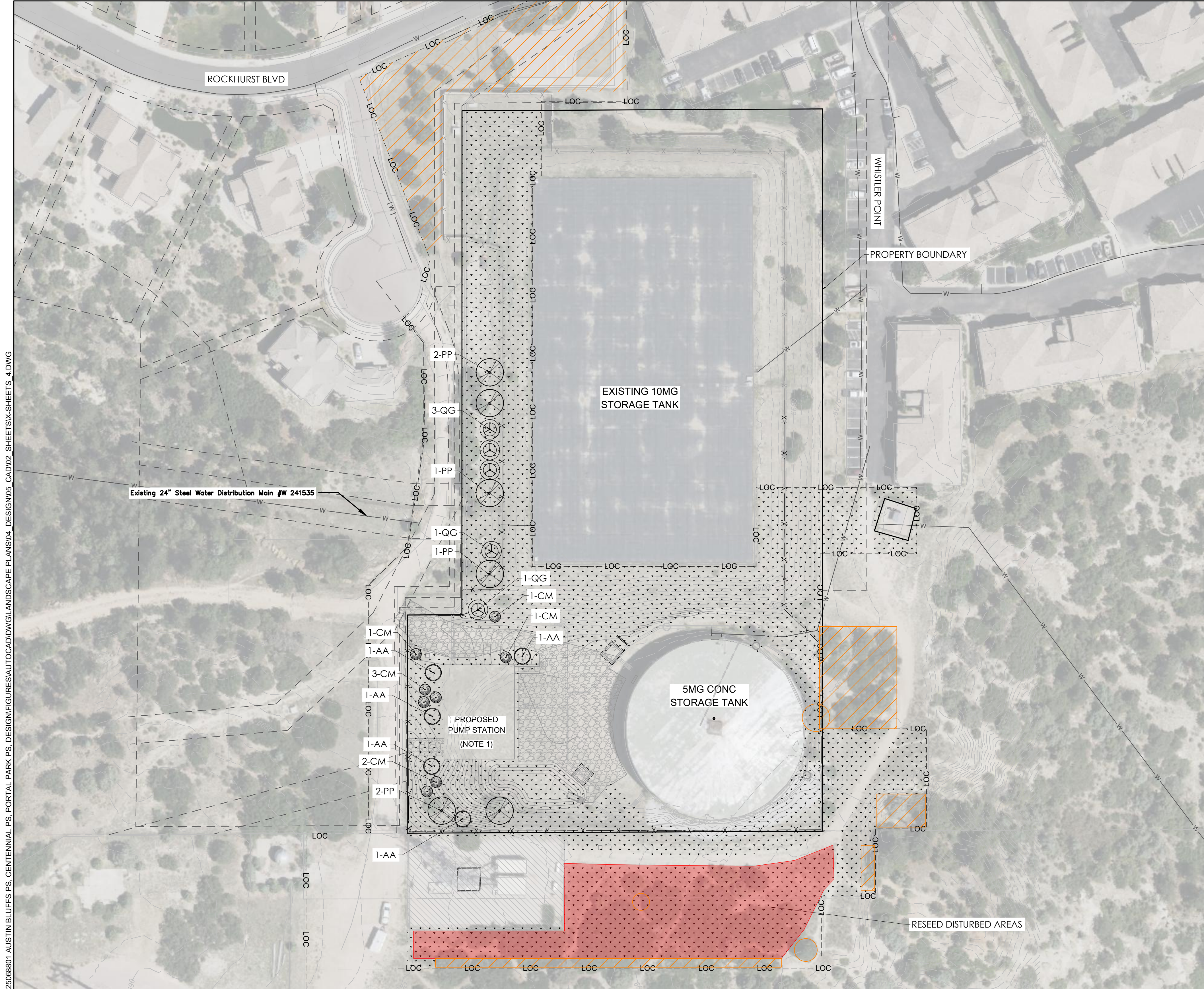
PARENT WO#	
PROJECT #	
PRESSURE ZONE	
MAP BOOK	



AUSTIN BLUFFS 5 MG TANK REPLACEMENT

EXISTING INVENTORY & PROTECTION PLAN

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TREES AND SHRUBS

LIMITS OF CONSTRUCTION

FENCING

PROPERTY BOUNDARY

PROTECTION FENCING

GRAVEL

NATIVE SEED (QTY. 158,375 SF)

DRIP VALVE - 3/4 INCH

QUICK COUPLER VALVE - 1 INCH

SLEEVE PIPE - 4 INCH

PVC MAINLINE PIPE - 1 INCH

DRIP LATERAL - 3/4 INCH

DISTURBED AREA

EXISTING CONTOURS

PROPOSED CONTOURS

02550

Feet

1 INCH = 50 FT

LANDSCAPE SETBACKS 7.4.905					
STREET NAME	STREET CLASSIFICATION	WIDTH REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQUIRED/PROVIDED
WHISTLER PT.	NON-ARTERIAL STREET	10/10*		500 1 per 30'	17/21** (21 EXISTING)
*AT LEAST 10' OF SETBACK IS PROVIDED BETWEEN EXISTING 10 MG TANK AND PROPERTY LINE					
**NOTE THAT AREA WHERE TREES CAN BE PLANTED IS RESTICTED DUE TO PRESENCE OF UNDERGROUND WATER AND ELECTRICAL UTILITY LINES					

Property Edge Landscape Buffers (7.4.906)					
Property Line ^{1,3}	Width Req./Prov.	Linear Footage	Tree/Feet Required	No. of Trees Required/Provided	Evergreen Trees Required/Provided
WEST PROPERTY LINE ^{2,4}	15'/36'	346'3	1/20'	18/17 (13 shrub substitutes)	9/6
NORTH PROPERTY LINE ²	15'/38'	179'3	1/20'	9/12 (12 existing)	5/9 (5 existing)
EAST PROPERTY LINE ²	15'/35'	549'3	1/20'	28/21 ^{5,6} (21 existing)	14/14 (14 existing)
Shrub substitutes Required/Provided	Ornamental grass subs Required/Provided	Plan Symbol Abbreviation	Percent Ground Coverage Required/Provided		Length of 7' Tall Fence Required/Provided ⁷
12/13	n/a	n/a	75/86		346/346
n/a	n/a	n/a	75/100		179/179
n/a	n/a	n/a	75/100		549/549'

¹The property being analyzed is zoned PF. The PF zone is not explicitly listed in criteria. It is assumed that a Buffer 2 is acceptable between PF and R Property

²These Property Lines are outside of the limits of construction of the Project. They are provided here for completeness

³Note that not all of the parcel is within the planned limits of construction, and the linear footage displayed here is that which borders other residential-zoned parcels, and is applicable to the Buffer 2 standard in Note 1

⁴The number of plantings on the West Side Property Line is restricted due to the location of existing Utilities and Easements. There are high-voltage underground electric, Fiber Optic, Water, and Telephone lines located in and around Marconi Heights that must be avoided

⁵Many of these listed Trees are along the property line with University Park Apartments. Pursuant to 7.4.906.3.c, this vegetation should be included in this analysis

⁶A berm approximately 15' high is present for the entire length of the property line, in addition to a fence

⁷New fence is specified as 10' tall. See Fence and Gate Details Drawing

PARKING LOT LANDSCAPING 7.4.907

THERE ARE NO PARKING LOTS ONSITE

INTERIOR LANDSCAPING 7.4.908			
GROSS SITE AREA	PERCENT MINIMUM INTERNAL AREA REQUIRED	INTERNAL AREA REQUIRED/PROVIDED	INTERNAL TREES PER 500 SF) REQUIRED/PROVIDED (1
228,165 SF	5%	11408.25/158375	23/32 (21 EXISTING)

PERMIT SET

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CONTRACTOR:			DATE:	
WORK STAKED BY:			DATE:	
INSPECTOR ACCEPTANCE BY:			DATE:	
FIELD VERIFICATION BY:			DATE:	
DRAWINGS CORRECTED BY:			DATE:	

DESIGN LEAD:	
PROJECT MANAGER:	
PROJECT DESIGNER:	
PROJECT SURVEYOR:	

PARENT WO#	
PROJECT #	
PRESSURE ZONE	
MAP BOOK	



AUSTIN BLUFFS 5 MG TANK REPLACEMENT

FINAL LANDSCAPE PLAN

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LANDSCAPE NOTES

- 1. ALL LANDSCAPED AREAS SHALL RECEIVE SOIL PREPARATION.
- 2. TREES PLANTED IN SEED SHALL CONTAIN DOUBLE SHREDDED LONG CEDAR MULCH.
- 3. LANDSCAPE MATERIAL SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT FROM BEING IMMEDIATELY DISCERNIBLE. A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS. LANDSCAPING MATERIAL SHOWN IN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- 4. ALL PROPOSED LANDSAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH CSU ROADWAY SPECIFICATIONS.
- 5. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- 6. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- 7. ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-1429 AND/OR SEC. 146-1435 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL COFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.

STANDARD CITY OF COLORADO SPRINGS LANDSCAPE NOTES

- 1. A FINAL LANDSCAPE AND IRRIGATION PLAN, WITH APPLICABLE SUPPORTING MATERIAL, SHALL BE SUBMITTED AT TIME OF BUILDING PERMIT APPLICATION AND SHALL BE APPROVED BEFORE ANY BUILDING PERMIT APPROVAL, ANY LANDSCAPE OR IRRIGATION CONSTRUCTION, AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- 2. ALL PROPOSED LANDSCAPING SHALL BE WATERED BY AN AUTOMATIC IRRIGATION SYSTEM WHICH WILL PROVIDE DRIP IRRIGATION TO ALL SHRUB BEDS AND TREES WITHIN NATIVE SEED AREAS AND SPRAY IRRIGATION TO ALL HIGH-WATER USE TURF AND NATIVE SEED AREAS.
- 3. THE OWNER OR DEVELOPER IS REQUIRED TO PROVIDE INSPECTION AFFIDAVITS EXECUTED BY THE COLORADO LICENSED LANDSCAPE ARCHITECT OR CERTIFIED IRRIGATION DESIGNER OF RECORD FOR THE PROJECT, WHICH CERTIFIES THAT THE PROJECT WAS INSTALLED AND IN COMPLIANCE WITH THE APPROVED FINAL LANDSCAPE AND IRRIGATION PLAN ON FILE IN CITY PLANNING. THIS SHOULD REQUIRE LIMITED CONSTRUCTION OBSERVATION VISITS TO ACCURATELY COMPLETE THE AFFIDAVITS. WHEN READY TO CALL FOR INSPECTION AND SUBMIT AFFIDAVITS, FIRST CONTACT THE CITY PLANNER OF RECORD FOR THE PROJECT (719-385-5905) AND AS NECESSARY OUR DRE OFFICE (719-385-5982).
- 4. COPIES OF RECEIPTS/DELIVERY TICKETS FOR SOIL AMENDMENTS INSTALLED ON THE PROJECT ARE REQUIRED TO BE PROVIDED WITH THE INSPECTION AFFIDAVITS.
- 5. PLACE ONE CY/1000 SF OF COMPOST FROM PRODUCER THAT PARTICIPATES IN THE UNITED STATES COMPOSTING COUNCIL'S(USCC) SEAL OF TESTING ASSURANCE (STA) PROGRAM.
- 6. TILLING OF THE EXISTING SOIL TO INCORPORATE AMENDMENTS AND COUNTER ANY COMPACTION OR SOIL CONSOLIDATION SHALL BE REQUIRED FOR ALL LANDSCAPE PLANTING AREAS.
- 7. ALL EXISTING CURBS, GUTTER, SIDEWALK, PEDESTRIAN RAMPS, CROSS-PANS, AND DRIVEWAY APRONS POSING A SAFETY HAZARD, DAMAGED, EXCESSIVELY DETERIORATED, OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG PUBLIC STREETS ADJACENT TO THE SITE MUST BE REMOVED AND REPLACED PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE ARRANGED WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR AT 719-385-5977 TO DETERMINE THE REQUIRED IMPROVEMENTS.
- 8. THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY, AND CONCLUSIONS, OF A GEOLOGIC HAZARD REPORT PREPARED BY _____, DATED _____, WHICH IDENTIFIED SPECIFIC HAZARDS AS CITED IN THE REPORT. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE DEPN-25-0165, OR WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVE., SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

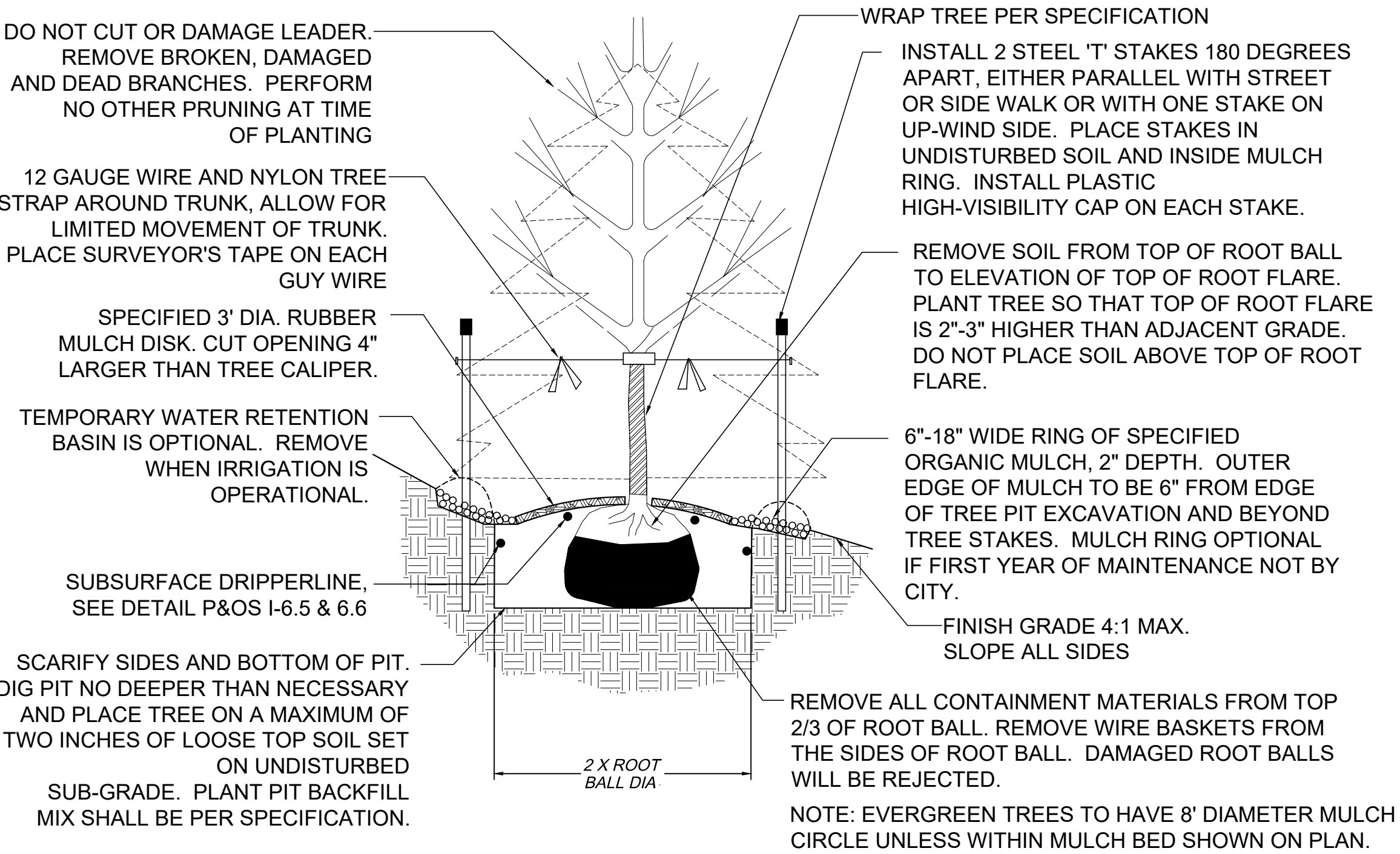
PLANT LIST

TREES/SHRUBS					
CODE	QTY	COMMON NAME	SCIENTIFIC NAME	PLANT SIZE	CODE REQUIREMENT
QG	5	GAMBEL OAK	Quercus gambelii	#15	STREAM
CM	8	MOUNTAIN MAHOGANY	Cercocarpus ledifolius Nutt	#5	SCREEN
PP	6	PONDEROSA PINE	Pinus ponderosa	6-8' HT	SCREEN/WALL/TRASH
AA	5	SERVICEBERRY	Amelanchier alnifolia	#5	STREAM

NATIVE SEED MIX - EL PASO COUNTY LOW GROW MIX

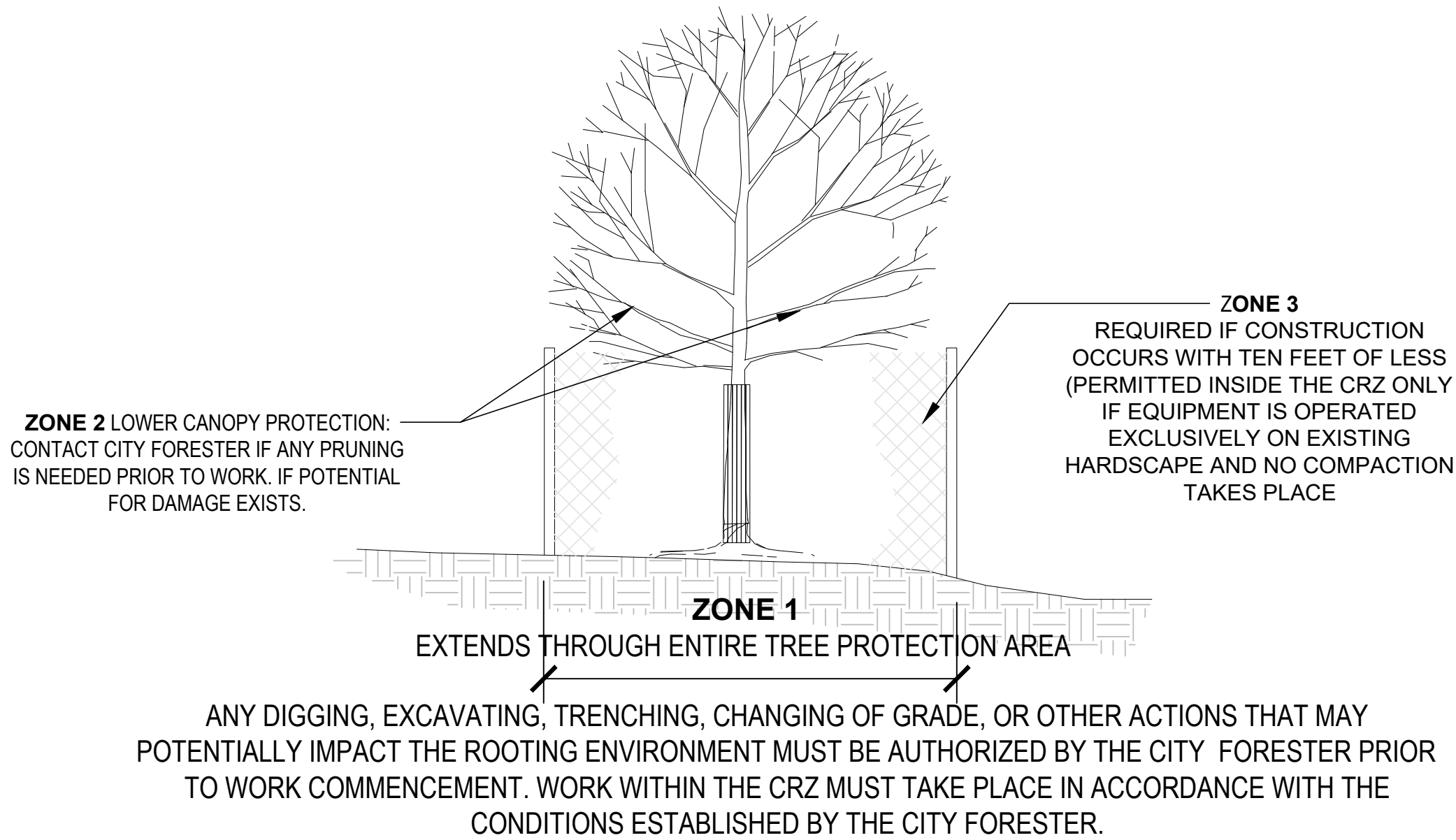
NATIVE SEED MIX						
GRASSES						
COMMON NAME	SCIENTIFIC NAME	GROWTH SEASON/FORM	PERCENT OF MIX	PLS LBS/ACRE IRRIGATED BROADCAST/ IRRIGATED HYDROSEED (80 SEEDS/SQ FT)	PLS LBS/ACRE NON-IRRIGATED BROADCAST/ NON-IRRIGATED HYDROSEED/ IRRIGATED DRILLED (40 SEEDS/SQ FT)	PLS LBS/ACRE NON-IRRIGATED DRILLED (20 SEEDS/SQ FT)
BUFFALOGRASS	Buchloe dactyloides	WARM, SOD	25	9.6	4.8	2.4
BLUE GRAMA	Bouteloua gracilis	WARM, BUNCH	20	10.8	5.4	2.7
SIDEOATS GRAMA	Bouteloua curtipendula	WARM, BUNCH	29	5.6	2.8	1.4
GREEN NEEDLEGRASS	Nassella viridula	COOL, BUNCH	5	3.2	1.6	0.8
WESTERN WHEATGRASS	Pascopyrum smithii	COOL, SOD	20	12	6	3
SAND DROPSEED	Sporobolus cryptandrus	WARM, BUNCH	1	0.8	0.4	0.2
TOTAL				42 LBS. PLS	21 LBS. PLS	10.3 LBS. PLS

PERMIT SET



DECIDUOUS & EVERGREEN TREE

TREE PLANTING DETAIL (NOT TO SCALE)



NOTES:

- 1. WHEN WORKING NEAR A PROTECTED TREE, TREE RETENTION AND PROTECTION SPECIFICATIONS SHALL BE FOLLOWED.
- 2. DAMAGE TO PROTECTED TREES IS SUBJECT TO PENALTY PER CITY ORDINANCE.
- 3. FENCING SHALL BE A MINIMUM OF 48 INCHES IN HEIGHT.
- 4. FENCING MATERIAL SHALL BE SPECIFIED BY CITY FORESTER. TYPICALLY, CHAIN LINK FENCING IS ACCEPTABLE.
- 5. "TREE PROTECTION AREA" SIGNS SHALL BE ATTACHED TO FENCING EVERY 50 FEET.
- 6. MATERIALS, DEBRIS, EQUIPMENT, AND SITE AMENITIES SHALL NOT BE STORED WITHIN THE TREE PROTECTION AREA.
- 7. ENTRANCE TO THE TREE PROTECTION AREA IS NOT PERMITTED WITHOUT CONSENT OF THE CITY FORESTER.

TEMPORARY TREE PROTECTION FENCING (NOT TO SCALE)

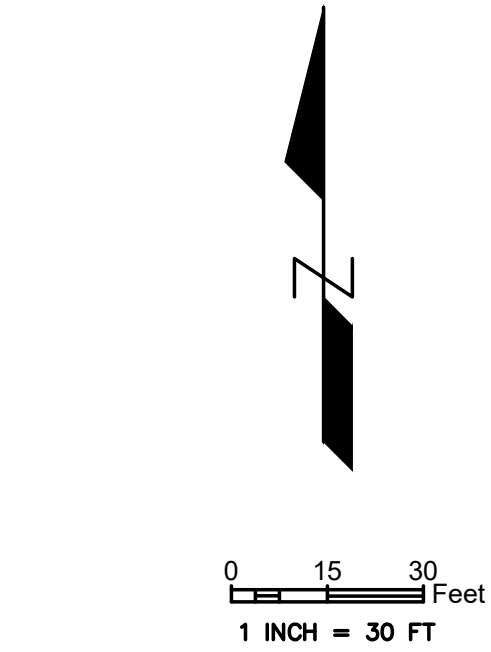
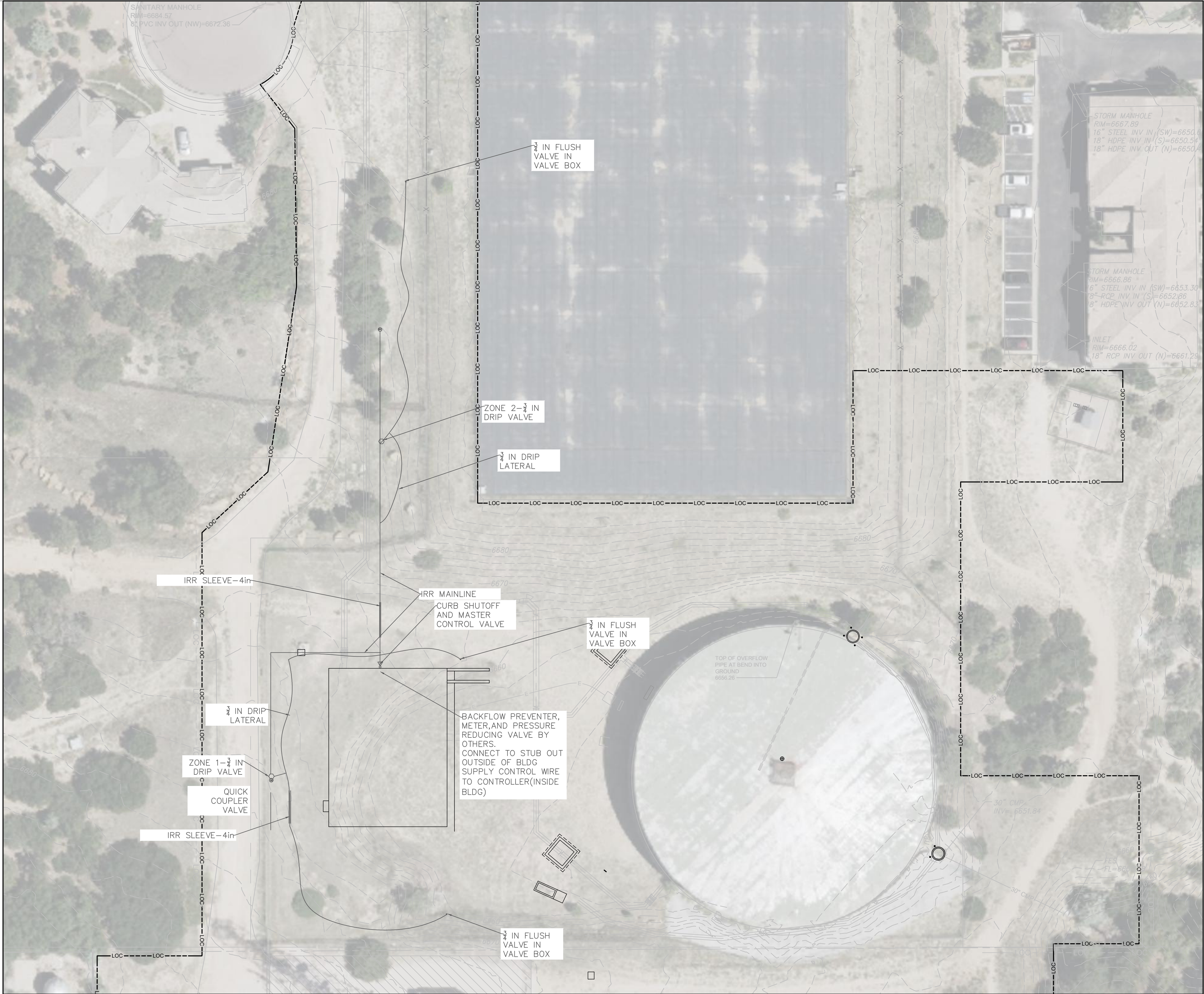
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	1	ISSUED FOR PERMITTING (NOT APPROVED FOR CONSTRUCTION)	TDS	11/17/25	MB	PROJECT DESIGNER:			PROJECT #	LANDSCAPE NOTES & DETAILS			
	2	ISSUED FOR PERMITTING (NOT APPROVED FOR CONSTRUCTION)	TDS	12/22/25	MB	PROJECT SURVEYOR:							
	3	ISSUED FOR PERMITTING (NOT APPROVED FOR CONSTRUCTION)	TDS	2/16/26	MB								
	AS-BUILT INFORMATION						PRESSURE ZONE						
	CONTRACTOR:			DATE:									
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	FIELD VERIFICATION BY:			DATE:									
DRAWINGS CORRECTED BY:			DATE:			MAP BOOK							



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LEGEND

- TREES AND SHRUBS
- LIMITS OF CONSTRUCTION
- FENCING
- PROPERTY BOUNDARY
- PROTECTION FENCING
- GRAVEL
- NATIVE SEED (QTY. 158,375 SF)
- DRIP VALVE - 3/4 INCH
- QUICK COUPLER VALVE - 1 INCH
- SLEEVE PIPE - 4 INCH
- PVC MAINLINE PIPE - 1 INCH
- DRIP LATERAL - 3/4 INCH
- DISTURBED AREA
- EXISTING CONTOURS
- PROPOSED CONTOURS

PERMIT SET

REVISIONS				
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DESIGN LEAD:	
PROJECT MANAGER:	
PROJECT DESIGNER:	
PROJECT SURVEYOR:	

PARENT WO#	
PROJECT #	
PRESSURE ZONE	
MAP BOOK	



AUSTIN BLUFFS 5 MG TANK REPLACEMENT

IRRIGATION PLAN

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IRRIGATION NOTES

- 1.ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE AND SHALL NOTIFY PROJECT MANAGER OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUINY WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATINS MAY BE NECESSARY TO IMPLEMENT PLAN.
- 2.THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE PROJECT MANAGER.
- 3.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 EQUIPENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- 4.VERIFY LOCTIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS.
- 5.CONTRACTOR SHALL FIELD VERIFY ACTUAL AVAILABLE PRESSURE BEFORE BEGINNING INSTALLATION.
- 6.CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION. MINIMUM PSI NEEDED AT VALVE_30 PSI (SEE CRITICAL ANALYSIS TABLE)
- 7.IRRIGATION DESIGN IS ONLY SCHEMATIC, FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER’S REPRESENTATIVE.
- 8.CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTING BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY THE IRRIGATION SYSTEM.
- 9.CONTRACTOR SHALL PROVIDE “AS–BUILTS” DRAWINGS OF THE FINAL INSTALLATION TO OWNERS AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
- 10.IRRIGATION CONTRACTOR SHALL COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR. LOCATE 4 STA CLOCK WITH LINK WIFI MODULE INSIDE PUMP STATION ROOM CONTAINING IRR COMPONENTS.
- 11.IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF OPERATIONS ON–SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER GC. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL AND OR STATE JURISDICTION.
- 12.ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
- 13.LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT OR ACCESS SURFACES MUST BE CONTAINED IN A SLEEVE. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPE AREAS.
- 14.BACKFLOW PREVENTER (REDUCED PRESSURE), POWER SUPPLY, AND PRESSURE REDUCING VALVE (PRV) WILL BE PROVIDED IN PUMP STATION BUILDING BY OTHERS.
- 15.IRRIGATION CONTRACTORS POINT OF CONNECTION TO BEGIN AFTER CURB STOP (SHUT OFF VALVE IN GROUND WITH ACCESS SLEEVE). INSTALL MASTER CONTROL VALVE DOWNSTREAM FROM CURB STOP OUTSIDE OF PUMP STA. (SEE DETAIL)
- 16.THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBE FOR SLEEVE AND BORING.
- 17.EXISTING TREES TO REMAIN WILL BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- 18.ALL SLEEVES (4 INCH PVC) UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE “AS–BUILTS” DRAWINGS. ALL SLEEVES ON THE PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO TIMES PIPE DIAMETER GREATER THAN THE PIPE IT CARRIES. ELECTRICAL LINES AND AUTOVALVE CONTROL WIRE SHALL BE CONTAINED IN SEPARATE CONDUIT WITHIN THE SLEEVE.
- 19.ALL PRESSURIZED MAINLINES (1 INCH CL 200 PVC) AND LATERALS (3/4 INCH DRIP PIPE) UNDER PAVEMENT SHALL BE WITH SLEEVES AS NOTED.
- 20.SLEEVES UNDER EXISTING PAVEMENT SHALL BE DIRECTIONAL BORE. OPEN CUTS IS NOT AN OPTION.
- 21.NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1”HT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE OR QUICK COUPLER BOXES IN A SIMILAR MANNER WITH THE DESIGNATION “QC”.
- 22.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.
- 23.ALL VALVES, SPICES WITHIN CONTROLL LINES AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.
- 24.LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3 FT FROM BACK OF CURB OR EDGE OR PAVEMENT UNLESS OTHERWISE NOTED. THE MAINLINE SHALL BE OFFSET A MIN OF 2 FT FROM THE EDGE OF PAVEMENT OR CURB.

WATERING SCHEDULE						
NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK
1	RAINBIRD	EMITTER	2 gph		90	114
2	RAINBIRD	EMITTER	2 gph		90	114

EMITTER SCHEDULE		
PLANT	EMITTER	QUANTITY PER PLANT
QM	RAINBIRD 2GPH	4
CM	RAINBIRD 2GPH	2
PP	RAINBIRD 2GPH	4
AA	RAINBIRD 2GPH	2

VALVE SCHEDULE						
ZONE	MODEL	SIZE	TYPE	GPM	WIRE If	PRECIP/IN/WK
1	RAINBIRD DRIP	¾ IN	EMITTER	1.3	550	0.51
2	RAINBIRD DRIP	¾ IN	EMITTER	1.3	320	0.51

CRITICAL ANALYSIS	
POC SIZE	1 INCH
FLOW AVAILABLE	20 GPM MAX FLOW
STATIC PRESSURE	DISCHARGE PSI FLOW 140–150; PRV REDUCED TO 75 PSI
REQUIRED FLOW	1.3 GPM
REQUIRED PSI	30 PSI MIN AT DRIP VALVE

CRITICAL ANALYSIS STA 2	
DESIGN PSI	30 PSI
FRICTION LOSS	0.6
FITTINGS LOSS	0.2
EL LOSS	1
LOSS THROUGH VALVE	4
PRESSURE REG AT STATION	35
LOSS FOR FITTINGS	0.5
LOSS FOR MAIN LINE	6
LOSS FOR POC TO VALVE EL	0
LOSS FR BACKFLOW	1.3
LOSS FOR MASTER	0.5
CRITICAL STA PSI AT POC	75
PSI AV	150
RESIDUAL PSI AV	66.5

PERMIT SET

REVISIONS				
NO.	DESCRIPTION	BY	DATE	APPR
1	ISSUED FOR PERMITTING (NOT APPROVED FOR CONSTRUCTION)	TDS	11/17/25	MB
2	ISSUED FOR PERMITTING (NOT APPROVED FOR CONSTRUCTION)	TDS	12/22/25	MB
3	ISSUED FOR PERMITTING (NOT APPROVED FOR CONSTRUCTION)	TDS	2/16/26	MB
AS-BUILT INFORMATION				
CONTRACTOR:			DATE:	
WORK STAKED BY:			DATE:	
INSPECTOR ACCEPTANCE BY:			DATE:	
FIELD VERIFICATION BY:			DATE:	
DRAWINGS CORRECTED BY:			DATE:	

DESIGN LEAD:
PROJECT MANAGER:
PROJECT DESIGNER:
PROJECT SURVEYOR:

PARENT WO#
PROJECT #
PRESSURE ZONE
MAP BOOK

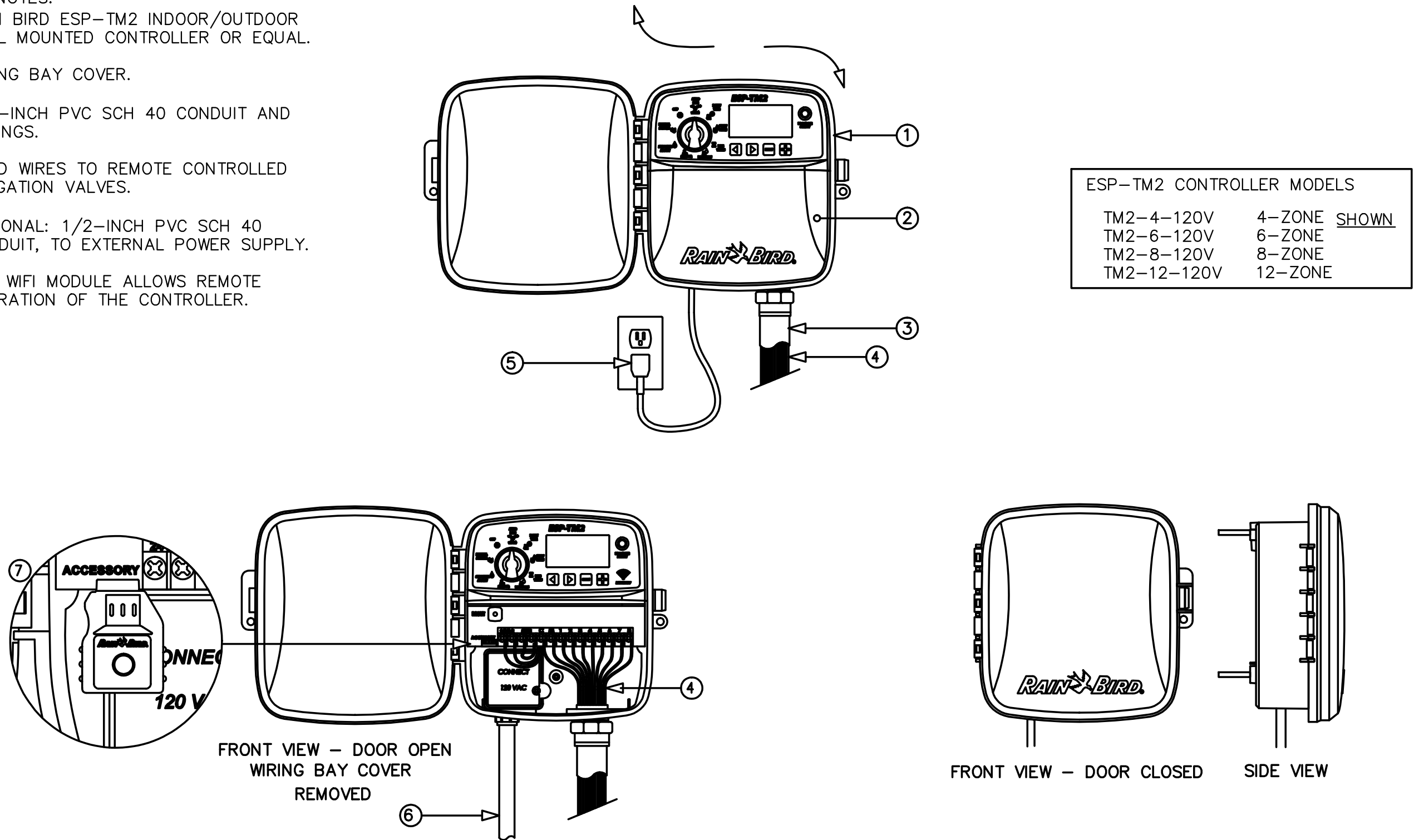


AUSTIN BLUFFS 5 MG TANK REPLACEMENT

IRRIGATION NOTES

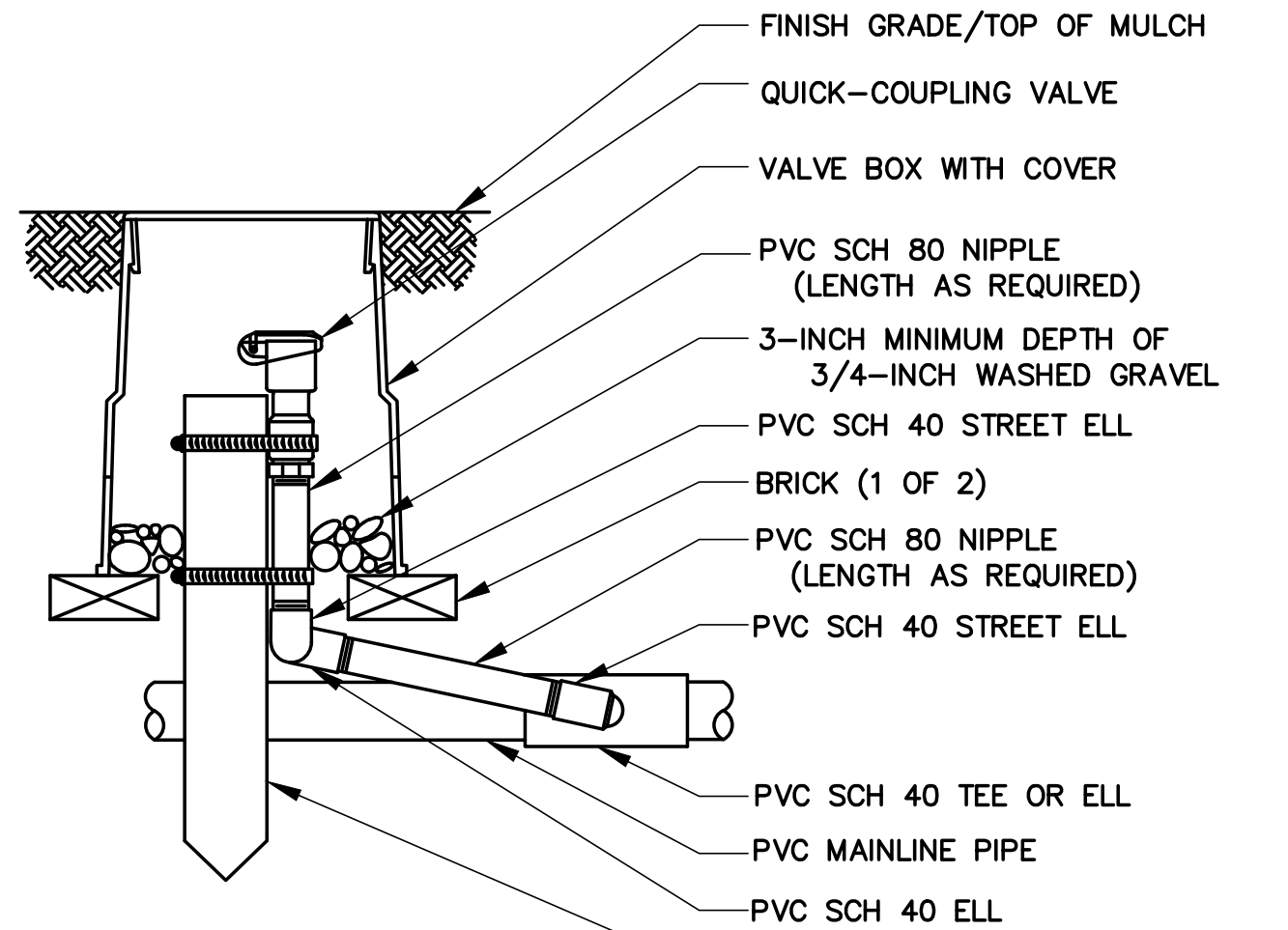
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ENG SEAL

- GENERAL NOTES:
1. RAIN BIRD ESP-TM2 INDOOR/OUTDOOR WALL MOUNTED CONTROLLER OR EQUAL.
 2. WIRING BAY COVER.
 3. 3/4-INCH PVC SCH 40 CONDUIT AND FITTINGS.
 4. FIELD WIRES TO REMOTE CONTROLLED IRRIGATION VALVES.
 5. OPTIONAL: 1/2-INCH PVC SCH 40 CONDUIT, TO EXTERNAL POWER SUPPLY.
 6. LNK WIFI MODULE ALLOWS REMOTE OPERATION OF THE CONTROLLER.



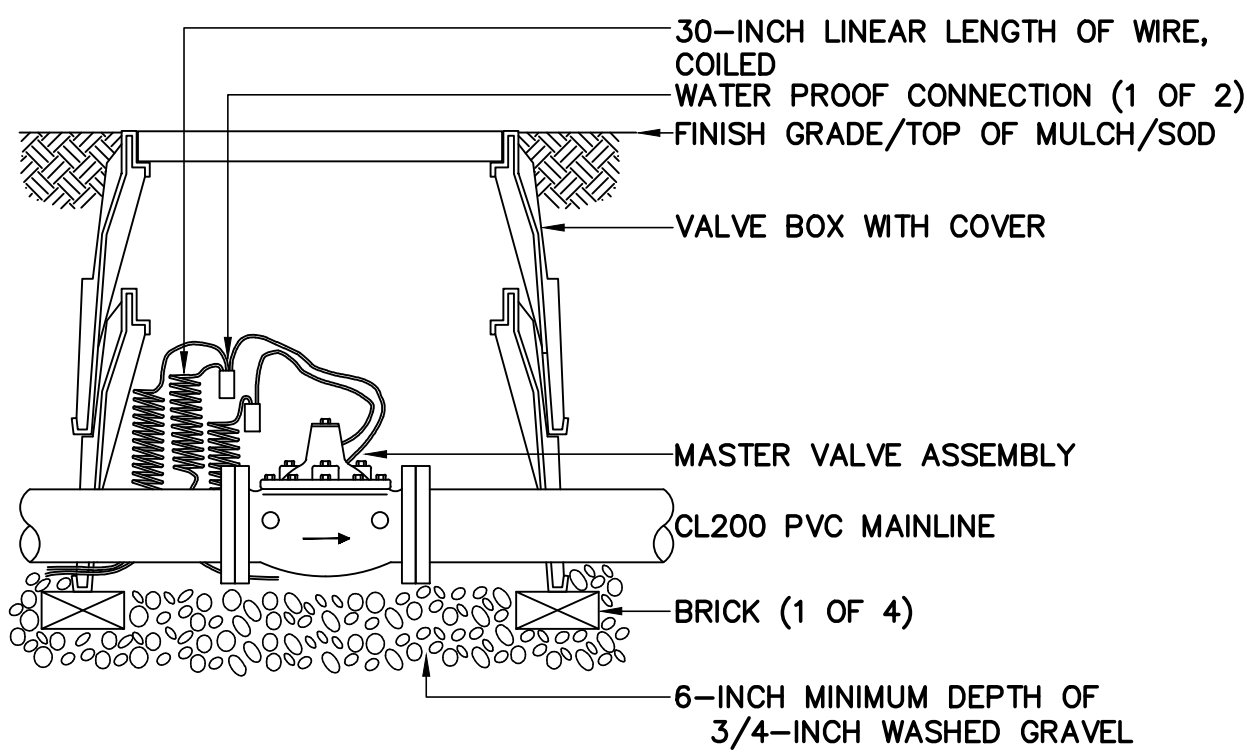
C ESP-TM2 CONTROLLER
INDOOR/OUTDOOR MODEL

07/24/17
SCALE 1: 2

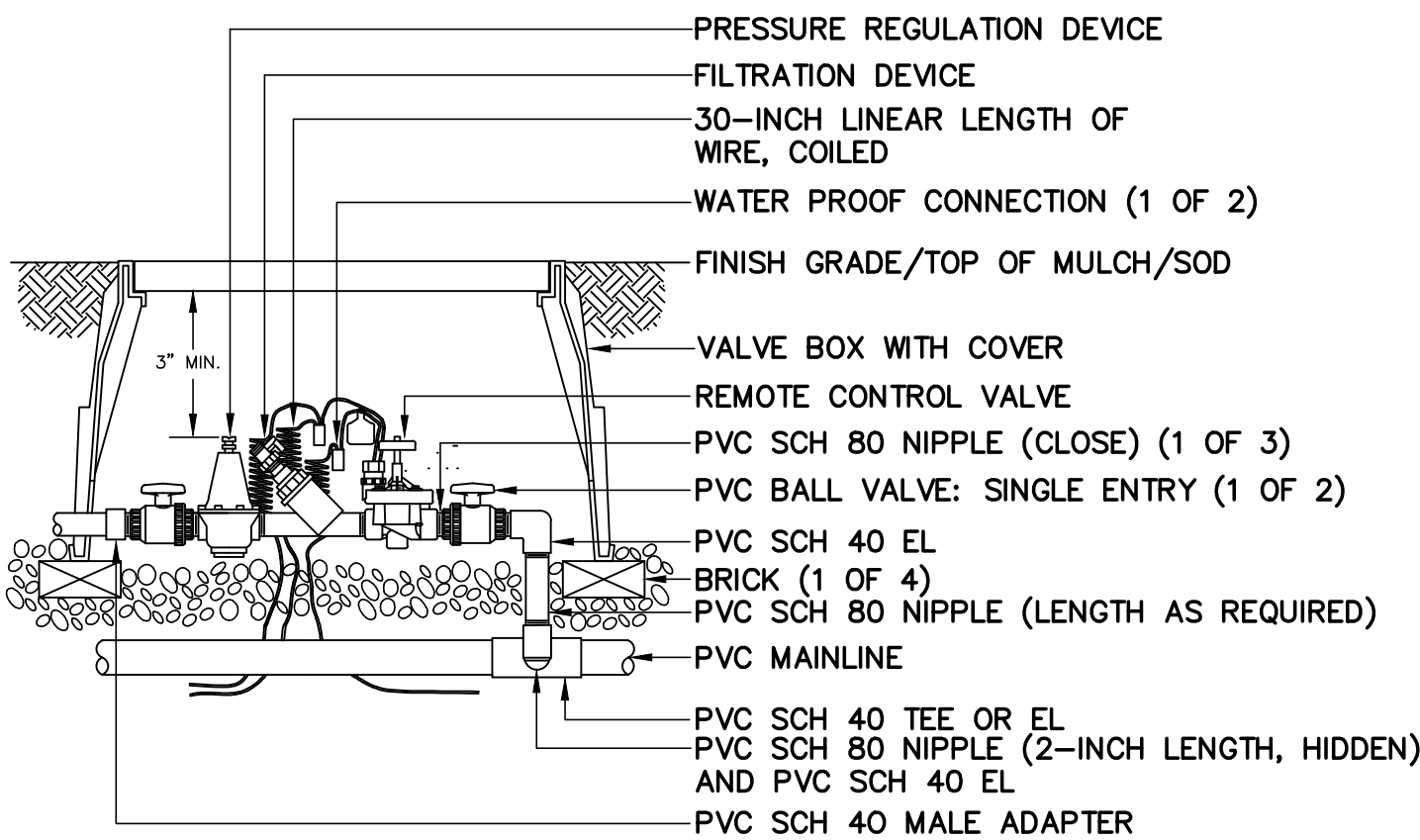


- NOTES:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.

QUICK COUPLING VALVE

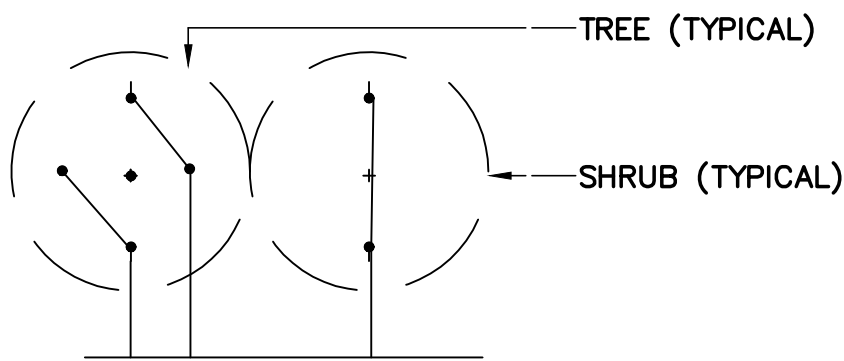


MASTER VALVE
ASSEMBLY



REMOTE CONTROL VALVE
ASSEMBLY FOR
DRIP LATERALS

DRIP EMITTER
PLACEMENT FOR TREES
AND SHRUBS



- NOTES:
1. LOCATE WATER EMISSION DEVICES(emitters/drip stake) UNIFORMLY AROUND THE PLANT MATERIAL. COVER DRIP DISTRIBUTION TUBING IN MULCH.
 2. EMISSION DEVICE SCHEDULE FOR DIFFERENT PLANT MATERIAL.4-2 gph emitters/tree and 2- 2 gph emitters/shrub
 3. ALL DRIP LATERAL LINES ARE TO BE BURIED TO A 4 INCH DEPTH.

PERMIT SET

REVISIONS				
NO.	DESCRIPTION	BY	DATE	APPR
1	ISSUED FOR PERMITTING (NOT APPROVED FOR CONSTRUCTION)	TDS	11/17/25	MB
2	ISSUED FOR PERMITTING (NOT APPROVED FOR CONSTRUCTION)	TDS	12/22/25	MB
3	ISSUED FOR PERMITTING (NOT APPROVED FOR CONSTRUCTION)	TDS	2/16/26	MB
AS-BUILT INFORMATION				
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WORK STAKED BY:			DATE:	
INSPECTOR ACCEPTANCE BY:			DATE:	
FIELD VERIFICATION BY:			DATE:	
DRAWINGS CORRECTED BY:			DATE:	

DESIGN LEAD:
PROJECT MANAGER:
PROJECT DESIGNER:
PROJECT SURVEYOR:

PARENT WO#

PROJECT #

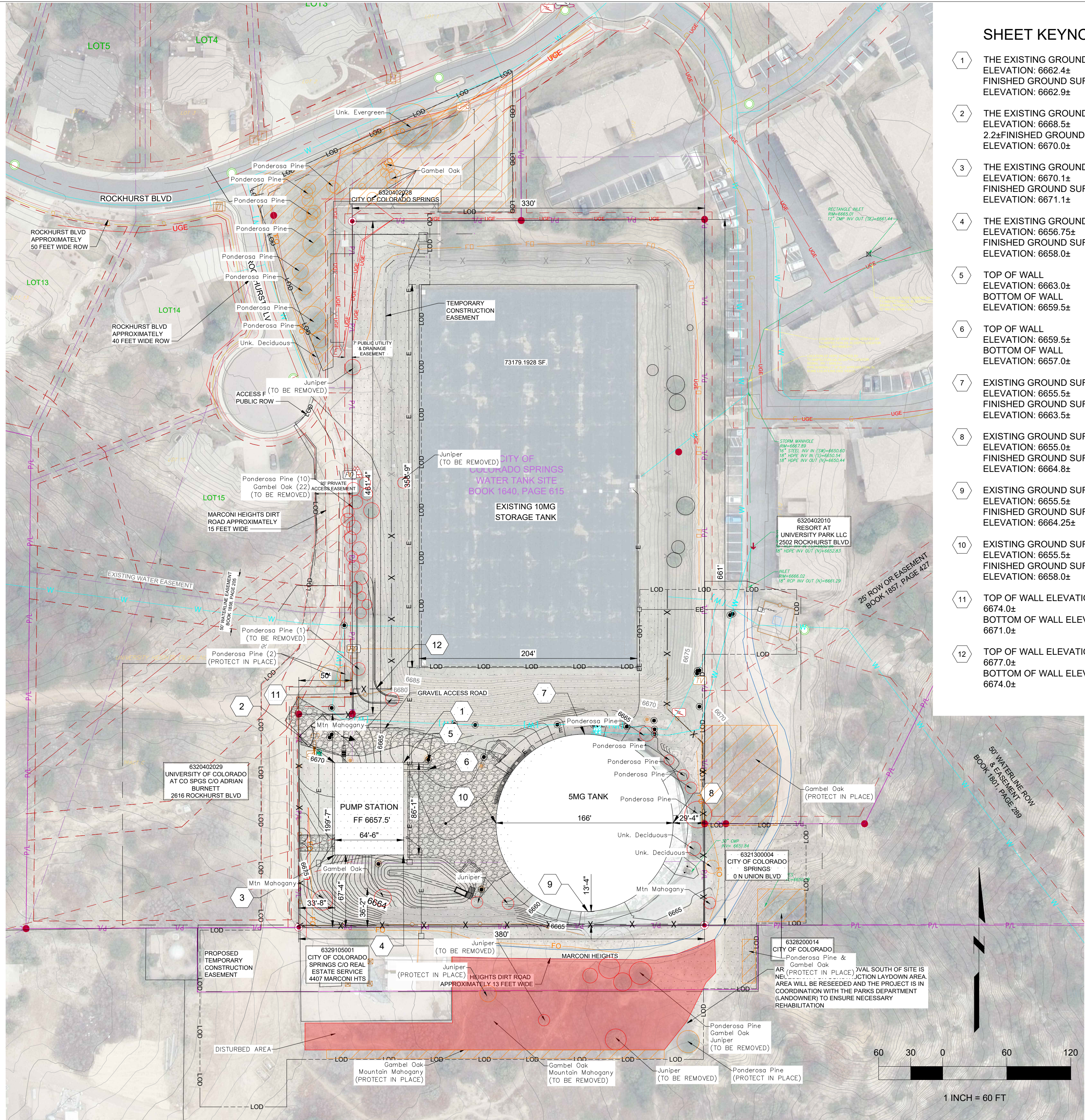
PRESSURE ZONE

MAP BOOK



AUSTIN BLUFFS 5 MG TANK REPLACEMENT

IRRIGATION DETAILS



SITE PLAN
SCALE : 1" = 60'

SHEET KEYNOTES:

- 1 THE EXISTING GROUND SURFACE ELEVATION: 6682.4±
FINISHED GROUND SURFACE ELEVATION: 6682.9±
- 2 THE EXISTING GROUND SURFACE ELEVATION: 6688.5±
2.2±FINISHED GROUND SURFACE ELEVATION: 6670.0±
- 3 THE EXISTING GROUND SURFACE ELEVATION: 6670.1±
FINISHED GROUND SURFACE ELEVATION: 6671.1±
- 4 THE EXISTING GROUND SURFACE ELEVATION: 6656.75±
FINISHED GROUND SURFACE ELEVATION: 6658.0±
- 5 TOP OF WALL ELEVATION: 6663.0±
BOTTOM OF WALL ELEVATION: 6659.5±
- 6 TOP OF WALL ELEVATION: 6659.5±
BOTTOM OF WALL ELEVATION: 6657.0±
- 7 EXISTING GROUND SURFACE ELEVATION: 6655.5±
FINISHED GROUND SURFACE ELEVATION: 6663.5±
- 8 EXISTING GROUND SURFACE ELEVATION: 6655.0±
FINISHED GROUND SURFACE ELEVATION: 6664.8±
- 9 EXISTING GROUND SURFACE ELEVATION: 6655.5±
FINISHED GROUND SURFACE ELEVATION: 6664.25±
- 10 EXISTING GROUND SURFACE ELEVATION: 6655.5±
FINISHED GROUND SURFACE ELEVATION: 6658.0±
- 11 TOP OF WALL ELEVATION: 6674.0±
BOTTOM OF WALL ELEVATION: 6671.0±
- 12 TOP OF WALL ELEVATION: 6677.0±
BOTTOM OF WALL ELEVATION: 6674.0±

I, _____, AS APPLICANT AND DULY REPRESENTATIVE OF THE OWNER, HEREBY CERTIFY THAT THE INFORMATION INCLUDED UPON THE ATTACHED HILLSIDE SITE/LOT GRADING PLAN IS TRUE AND ACCURATE, AND THE DEVELOPMENT OF THE SITE WILL OCCUR IN ACCORDANCE WITH THE APPROVED SITE PLAN. AS THE APPLICANT, I UNDERSTAND AND AGREE TO THE FOLLOWING:

NO DISTURBANCE, GRADING OR SIGNIFICANT NATURAL FEATURE/VEGETATION REMOVAL WILL OCCUR BEYOND THE "LIMIT OF DISTURBANCE" BOUNDARY AS SHOWN ON THIS PLAN. THE "LIMIT OF DISTURBANCE" BOUNDARY AND ANY TREES TO BE RETAINED WITHIN THE LIMIT OF DISTURBANCE AREA SHALL BE DELINEATED WITH A 4' TALL CONSTRUCTION FENCE. THE PRESERVATION EASEMENT AREA SHALL BE DELINEATED WITH 4' TALL STAKES WITH ROPE CONNECTING THE STAKES OR A 4' TALL CONSTRUCTION FENCE. STOCKPILING SHALL ONLY OCCUR WITHIN THE "LIMIT OF DISTURBANCE BOUNDARY" ACCORDING TO THE APPROVED SITE PLAN. PURSUANT TO CITY CODE SECTION 7.5.1004, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE SUBJECT PROPERTY FOR THE PURPOSES OF ENFORCING THE CITY CODE. FAILURE TO COMPLY WITH THE APPROVED HILLSIDE SITE/LOT GRADING PLAN MAY RESULT IN CODE ENFORCEMENT ACTION.

SIGNATURE _____ DATE _____

THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY & CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY GROUND ENGINEERING, DATED 12 SEPT 2025 WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARDS ON THE PROPERTY: PRESENCE OF EXPANSIVE BEDROCK AND UNDOCUMENTED FILL SOILS. THE FOLLOWING MITIGATIONS WILL BE IMPLEMENTED: REMOVING AND REPLACING UNDOCUMENTED FILL SOILS AT THE SITE VIA REMEDIAL EARTHWORK. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN THE SUBDIVISION FILE OF THE CITY OF COLORADO SPRINGS PLANNING & DEVELOPMENT TEAM. CONTACT THE PLANNING DEPARTMENT, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

NOTES:

1. TOTAL LIMIT OF DISTURBANCE ACERAGE ESTIMATED AT 5.53 ACRES.
2. THE BASIS OF COORDINATES FOR THIS SURVEY ARE COLORADO SPRINGS UTILITIES FIMS CONTROL POINTS F93, VS5 & UP12 FROM CSU.ORG AS SHOWN ABOVE USING THE NORTH AMERICAN DATUM OF 1983/2011, COLORADO STATE PLANE, CENTRAL ZONE, US SURVEY FOOT COORDINATES SHOWN ABOVE.
3. BASED AVERAGE ELEVATIONS THROUGH THE PROJECT, AND AVERAGE GRID SCALE FACTORS FROM THE LIMITS OF THE PROJECT, THE COORDINATES ARE MODIFIED STATE PLANE, CENTRAL ZONE, US SURVEY FOOT, USING AN INVERSE COMBINATION FACTOR OF 1.00036056; TO CONVERT PROJECT COORDINATES TO STATE PLANE COORDINATES MULTIPLE THE PROJECT COORDINATES BY THE COMBINED SCALE FACTOR OF 0.99963957.
4. NO DISTURBANCE, GRADING OR SIGNIFICANT NATURAL FEATURE/VEGETATION REMOVAL WILL OCCUR BEYOND THE "LIMIT OF DISTURBANCE" BOUNDARY AS SHOWN ON THIS PLAN.
5. THE "LIMIT OF DISTURBANCE" BOUNDARY AND ANY TREES TO BE RETAINED WITHIN THE LIMIT OF DISTURBANCE AREA SHALL BE DELINEATED WITH A 4' TALL CONSTRUCTION FENCE. THE PRESERVATION EASEMENT AREA SHALL BE DELINEATED WITH 4' TALL STAKES WITH ROPE CONNECTING THE STAKES OR A 4' TALL CONSTRUCTION FENCE.
6. STOCKPILING SHALL ONLY OCCUR WITHIN THE "LIMIT OF DISTURBANCE BOUNDARY" ACCORDING TO THE APPROVED SITE PLAN.
7. PURSUANT TO CITY CODE SECTION 7.5.1004, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE SUBJECT PROPERTY FOR THE PURPOSES OF ENFORCING THE CITY CODE.
8. FAILURE TO COMPLY WITH THE APPROVED HILLSIDE SITE/LOT GRADING PLAN MAY RESULT IN CODE ENFORCEMENT ACTION.
9. PRIOR TO BUILDING PERMIT APPROVAL, LOD AND PRESERVATION EASEMENT MUST BE CORRECTLY DELINEATED ONSITE AND APPROVED BY HILLSIDE INSPECTOR
10. THE EXISTING SURVEY INFORMATION ON THIS SHEET WAS PROVIDED BY FARNSWORTH GROUP.
11. ALL PROPERTY WITHIN THE LIMIT OF DISTURBANCE HAS AUTHORIZATION FOR DISTURBANCE OR ACCESS.
12. PROPOSED TANK HAS AN APPROXIMATE DOME HEIGHT ELEVATION OF 6705.50 FEET. SEE SHEET 17 - TANK ELEVATIONS FOR REFERENCE.
13. PROPOSED PUMP STATION HAS AN ROOF ELEVATION OF 6693.25 FEET, APPROXIMATELY 12.25 ± FT LOWER THAN PROPOSED TANK.
14. TEMPORARY BENCHMARK IS NOT APPLICABLE. A PROFESSIONAL SURVEYOR HAS SURVEYED THE PROJECT SITE.
15. CHAIN LINK FENCE WILL REPLACE THE EXISTING FENCING IN KIND AROUND PROPOSED TANK AND PUMP STATION.
16. NO SETBACKS ARE REQUIRED FOR PUBLIC FACILITY ZONING.
17. APPROXIMATELY 77,620 SF OF EXISTING GRASS.
18. SEE UTILITY PLAN FOR EXISTING UTILITIES IN SITE VICINITY.
19. SEE LANDSCAPE PLAN FOR DETAILED PLAN.
20. THE PROPOSED PUMP STATION LOCATION IS INSIDE A MAN-MADE CUT CREATED DURING CONSTRUCTION OF THE 10 MG RESERVOIR LOCATED NORTH OF THE PUMP STATION AND TANK SITE, WHICH IS REFLECTED IN THE LSA. THE ORIGINAL NATURAL GRADE, ON WHICH THE HILLSIDE HEIGHT IS BASED, WAS ROUGHLY ELEVATION 6670' BEFORE THOSE SITE IMPROVEMENTS WERE MADE, AS REFLECTED IN THE ELEVATION DRAWINGS.

OWNER:

COLORADO SPRINGS UTILITIES
121 SOUTH TEJON STREET,
COLORADO SPRINGS, COLORADO 80

CONTACT: LARYSA VORONOVA
UTILITIES PROJECT MANAGER
M: (719) 651-7610
O: (719) 668-3851
EMAIL: LVORONOVA@CSU.ORG

CONSTRUCTION (BUILDER):

MOLTZ CONSTRUCTORS INC.
8440 SPRUCE MOUNTAIN RD,
LARKSPUR, CO 80118

CONTACT: KENNY ROBERTS
(MAIN POC FOR INSPECTIONS)
M: (719) 317-4712
EMAIL: KROBERTS@MOLTZCONSTRUCTORS.CO

ENGINEER:

BLACK & VEATCH
4600 S SYRACUSE ST. SUITE 800
DENVER, CO 8023

CONTACT: BRIAN JESSEE
PROJECT ENGINEERING MANAG
M: +1 (720) 834-4318
O: (720) 834-4200
EMAIL: SANTONRW@BV.COM

VEGETATION LEGEND

- P/L P/L EXISTING ROW/PROPERTY LINE
- - - - - UTILITY EASEMENT
- EXISTING GRASSES
- EXISTING TREE
- PROTECT IN PLACE
- REMOVE
- PROTECTION FENCING

PERMIT SET

C:\P\WORKING\BW_AMERICAS_2\02201789\12-HILLSIDE OVERLAY PLAN.DWG
ENG SEAL

SCALE
AS SHOWN
1" = 60'
GRAPHIC SCALE
THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)

REVISIONS				
NO.	DESCRIPTION	BY	DATE	APPR
1				
2				
3				
AS-BUILT INFORMATION				
CONTRACTOR:		DATE:		
WORK STAKED BY:		DATE:		
INSPECTOR ACCEPTANCE BY:		DATE:		
FIELD VERIFICATION BY:		DATE:		
DRAWINGS CORRECTED BY:		DATE:		

DESIGN LEAD: R. STATION
PROJECT MANAGER: D. KUGLER
PROJECT DESIGNER: K. FYE
PROJECT SURVEYOR: F. EASTON, FARNSWORTH GROUP

PARENT WO#
N/A
PROJECT #
422060
PRESSURE ZONE
NORTHFIELD
MAP BOOK
N/A

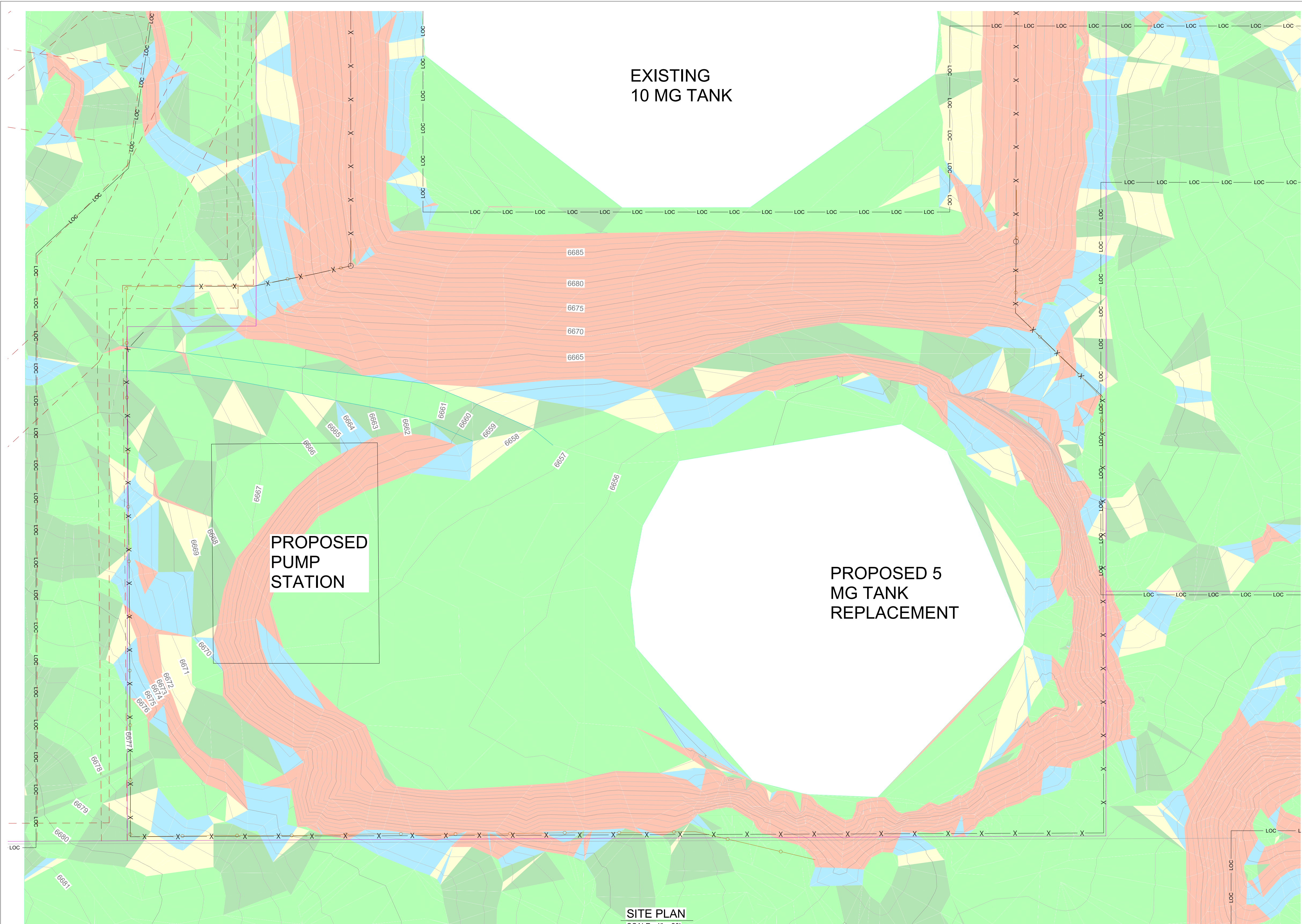


AUSTIN BLUFFS
MAJOR AMENDMENT DEVELOPMENT PLAN

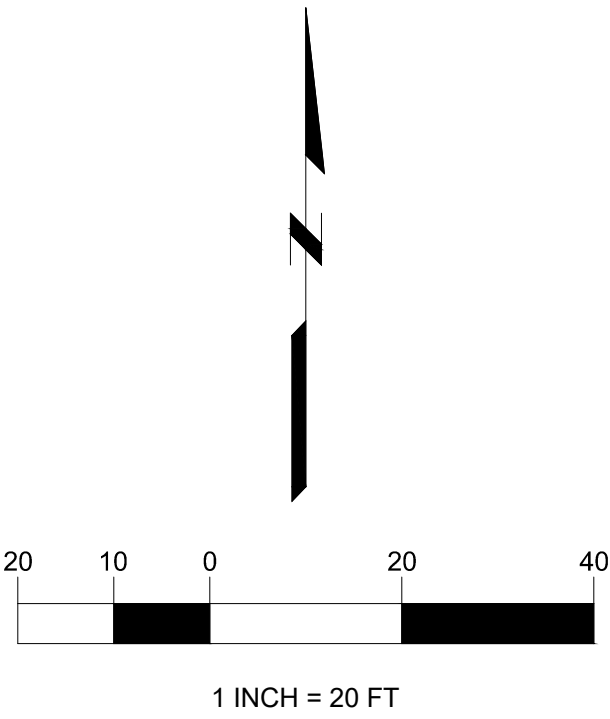
14 - HILLSIDE OVERLAY PLAN

C:\PW_WORKING\BWW_AMERICAS_2\0220178\12-1-LAND SUITABILITY ANALYSIS.DWG

ENG SEAL



SITE PLAN
SCALE : 1" = 20'



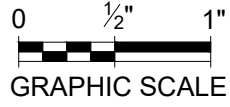
LEGEND:

LAND SUITABILITY ANALYSIS			
Number	Minimum Slope	Maximum Slope	Color
1	0.00%	8.00%	Green
2	8.00%	12.00%	Yellow
3	12.00%	15.00%	Blue
4	15.00%	25.00%	Red
5	25.00%	N/A	Orange

- EXISTING ROW/PROPERTY LINE
- EXISTING FENCE
- PROPOSED FENCE
- LIMITS OF CONSTRUCTION
- LOC
- LOD
- LIMITS OF DISTURBANCE
- EXISTING GRADING
- UTILITY EASEMENT

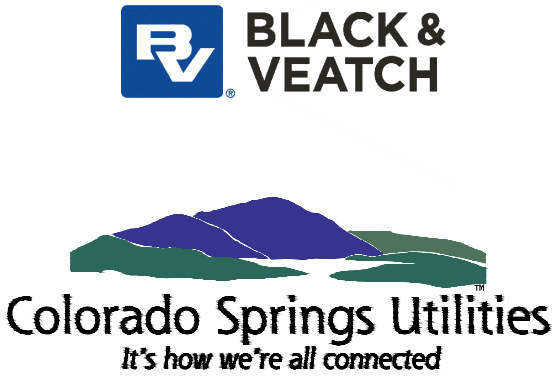
- NOTES:
- PUMP STATION STRUCTURE IS PROPOSED ON MAN MADE CUT SLOPE WITH A >25% SLOPE. BEFORE DEVELOPMENT OF THE TANKS IN THE 1960S, THE ORIGINAL SITE DID NOT HAVE EXCESSIVE SLOPES. THE EXISTING SLOPE IS SUITABLE FOR CONSTRUCTION.
 - NO UNIQUE NATURAL FEATURE DISTURBANCE IS PROPOSED.
 - THE GEOHAZARD REPORT CONDUCTED BY GROUND ENGINEERING OF THE PROJECT AREA DID NOT IDENTIFY ANY AREAS OF CONCERN.
 - FOR EXISTING VEGETATION, SEE SHEET 15 - LAND SUITABILITY ANALYSIS - VEGETATION

ISSUED FOR CONSTRUCTION



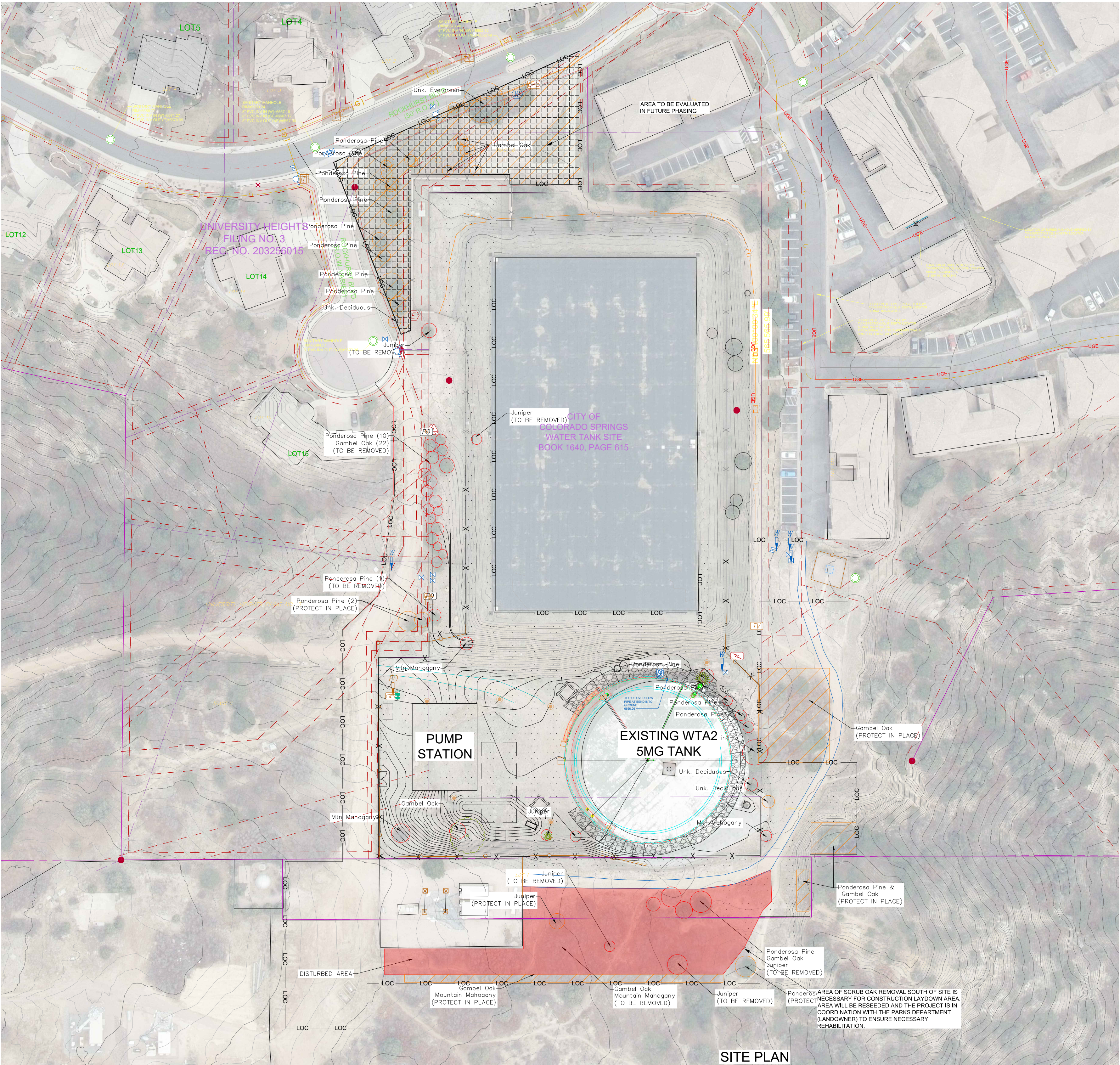
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CONTRACTOR:			DATE:	
WORK STAKED BY:			DATE:	
INSPECTOR ACCEPTANCE BY:			DATE:	
FIELD VERIFICATION BY:			DATE:	
DRAWINGS CORRECTED BY:			DATE:	

DESIGN LEAD: RWS	PARENT WO#
PROJECT MANAGER: DRK	N/A
PROJECT DESIGNER: NWS	PROJECT #
PROJECT SURVEYOR: FLE	422060
	PRESSURE ZONE
	NORTHFIELD
	MAP BOOK
	N/A

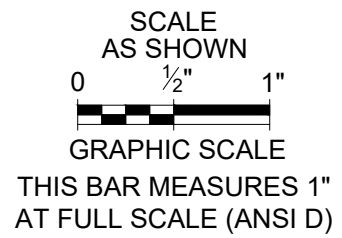


AUSTIN BLUFFS 5 MG TANK REPLACEMENT
AND PUMP STATION

15 - LAND SUITABILITY ANALYSIS - SLOPES



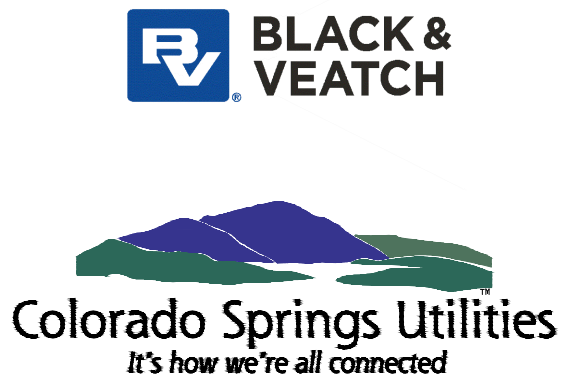
SITE PLAN
SCALE: 1" = 60'



REVISIONS				
NO.	DESCRIPTION	BY	DATE	APPR
1				
2				
3				
AS-BUILT INFORMATION				
CONTRACTOR:			DATE:	
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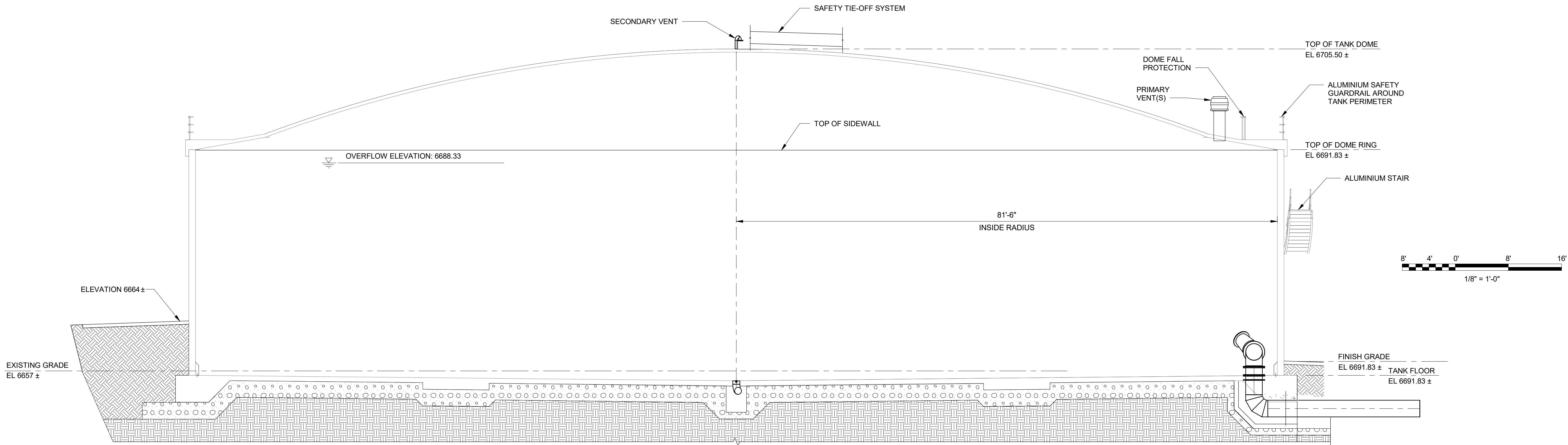
DESIGN LEAD: R. STATON
PROJECT MANAGER: D. KUGLER
PROJECT DESIGNER: N. SMITH
PROJECT SURVEYOR: F. EASTON, FARNSWORTH GROUP

PARENT WO#
N/A
PROJECT #
422060
PRESSURE ZONE
NORTHFIELD
MAP BOOK
N/A



AUSTIN BLUFFS
MAJOR AMENDMENT DEVELOPMENT PLAN

16 - LAND SUITABILITY ANALYSIS - VEGETATION



PROPOSED TANK ELEVATION_FOR PERMIT

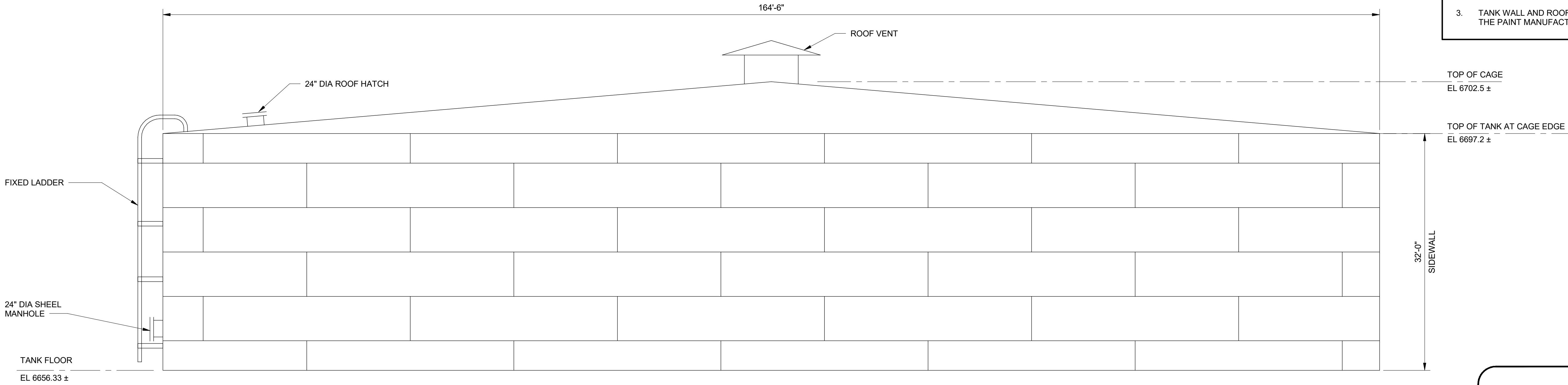
1/8" = 1'-0"

- NOTES
1.

FINISHED GRADE AROUND TANK PERIMETER VARIES FROM 6656' TO 6666'
2.

TOP OF TANK DOME DOES NOT INCLUDE TANK APPURTENANCES.
3.

TANK WALL AND ROOF PAINT COLOR IS OREGANO. THE PAINT MANUFACTURER IS SHERWIN-WILLIAMS.



EXISTING TANK ELEVATION

NO SCALE

PERMIT SET

PLOTTED: 2/6/2026 5:53:03 PM
FILE: Autodesk Docs://422060 - Austin Bluffs/422060-XX-Storage Tank.rvt
REVIT VERSION: 2024
DT1000

REVISIONS					
NO.	DESCRIPTION	BY	DATE	APPR	
AS-BUILT INFORMATION					
CONTRACTOR:			DATE:		
WORK STAKED BY:			DATE:		
INSPECTOR ACCEPTANCE BY:			DATE:		
FIELD VERIFICATION BY:			DATE:		
DRAWINGS CORRECTED BY:			DATE:		

DESIGN LEAD: RWS	
PROJECT MANAGER: DRK	
PROJECT DESIGNER: NWS	
PROJECT SURVEYOR: FLE	

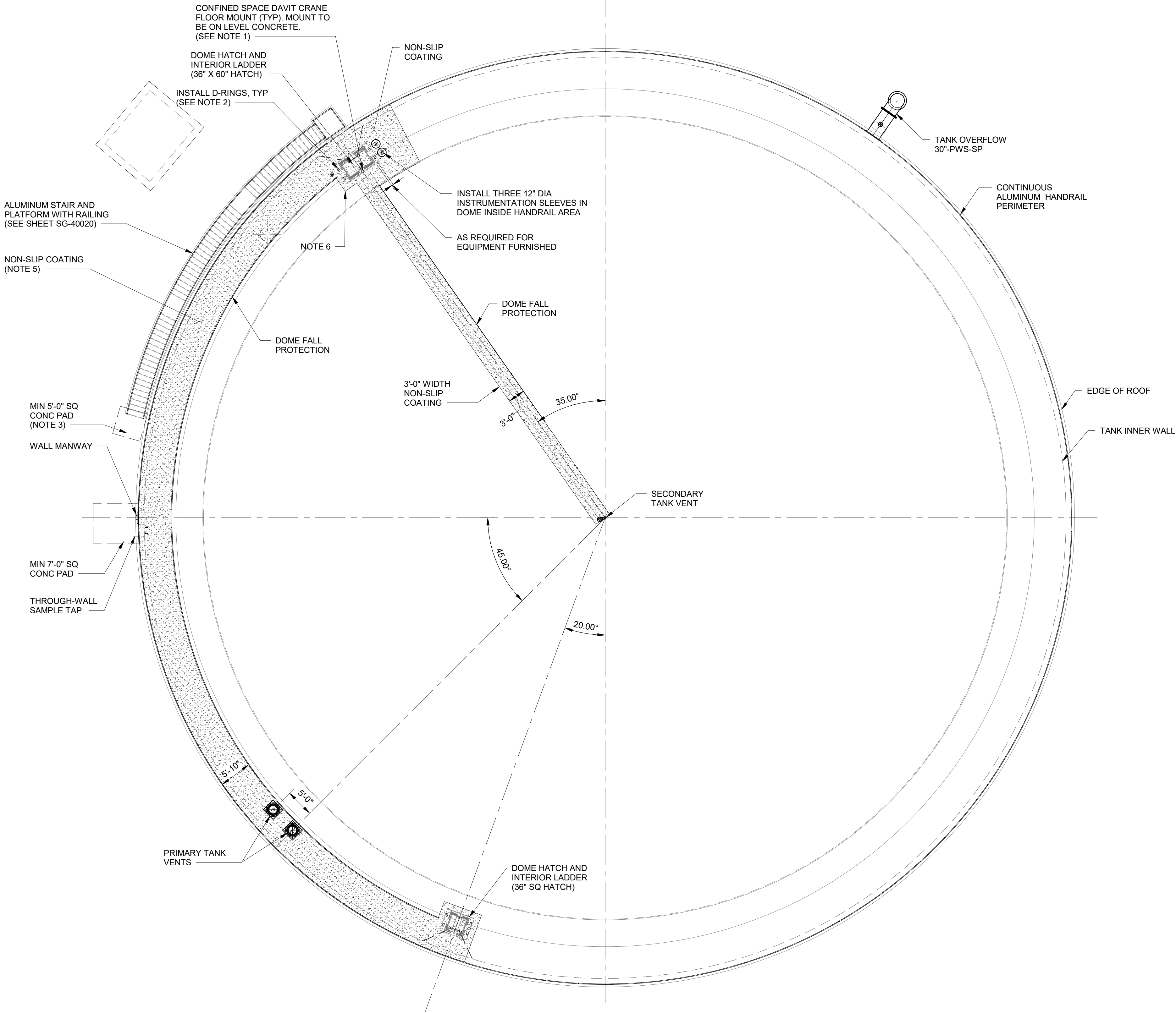
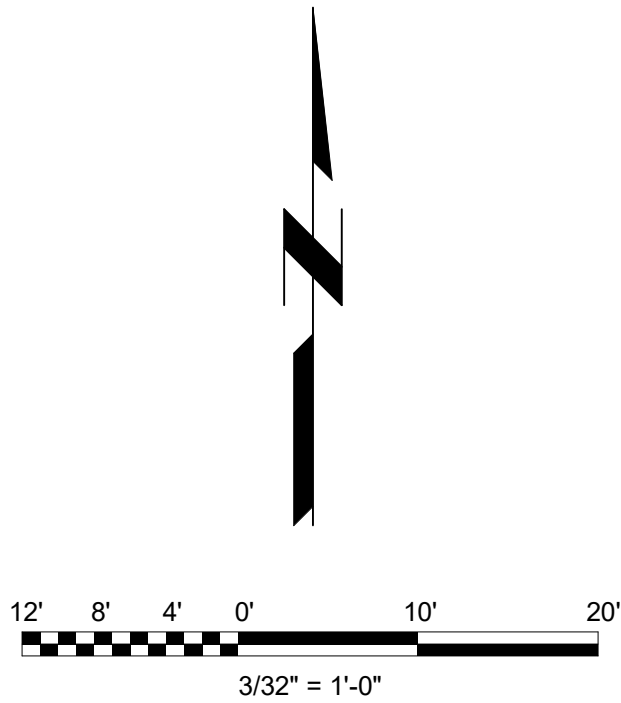
PARENT WO#
N/A
PROJECT #
422060
PRESSURE ZONE
NORTHFIELD
MAP BOOK
N/A



AUSTIN BLUFFS
MAJOR AMENDMENT DEVELOPMENT PLAN

17 - TANK ELEVATIONS

PLOTTED: 2/6/2026 5:53:03 PM
 FILE: Autodesk Docs://422060 - Austin Bluffs/422060-XX-Storage Tank.rvt
 REVIT VERSION: 2024
 DT11000



TANK ROOF PLAN

3/32" = 1'-0"

GENERAL NOTES

1. PROVIDE DBI-SALA SS FLUSH MOUNT SLEEVE AT EACH HATCH WITH RUBBER COVER FOR OPENING. COMPATABLE WITH DBI SALA 8518001DAVIT.
2. FOUR 3" D-RING EACH HATCH BY TANK MANUFACTURER RATED FOR 5000 LBS MINIMUM LOAD.
3. COORDINATE FINAL SIZE OF CONC PAD FOR STAIR LANDING WITH STAIR MANUFACTURER.
4. DETAILED TANK DESIGN TO BE PERFORMED BY TANK DESIGNER.
5. NON-SLIP COATING TO BE APPLIED TO PERIMETER OF TANK DOME BETWEEN HATCH AREAS IN THE GENERAL LOCATION SHOWN.
6. NON-SLIP COATING SHALL BE EXTENDED AROUND PRIMARY HATCH TO ALLOW 3'-0" WALKING PATH AROUND ALL OBSTRUCTIONS TO REACH THE DOME FALL PROTECTION LEADING TO THE TOP OF THE DOME.

PERMIT SET

REVISIONS				
NO.	DESCRIPTION	BY	DATE	APPR
AS-BUILT INFORMATION				
CONTRACTOR:		DATE:		
WORK STAKED BY:		DATE:		
INSPECTOR ACCEPTANCE BY:		DATE:		
FIELD VERIFICATION BY:		DATE:		
DRAWINGS CORRECTED BY:		DATE:		

DESIGN LEAD: SDH
PROJECT MANAGER: RWS
PROJECT DESIGNER: BR
PROJECT SURVEYOR: BSJ

PARENT WO#
N/A
PROJECT #
422060
PRESSURE ZONE
NORTHFIELD
MAP BOOK
N/A

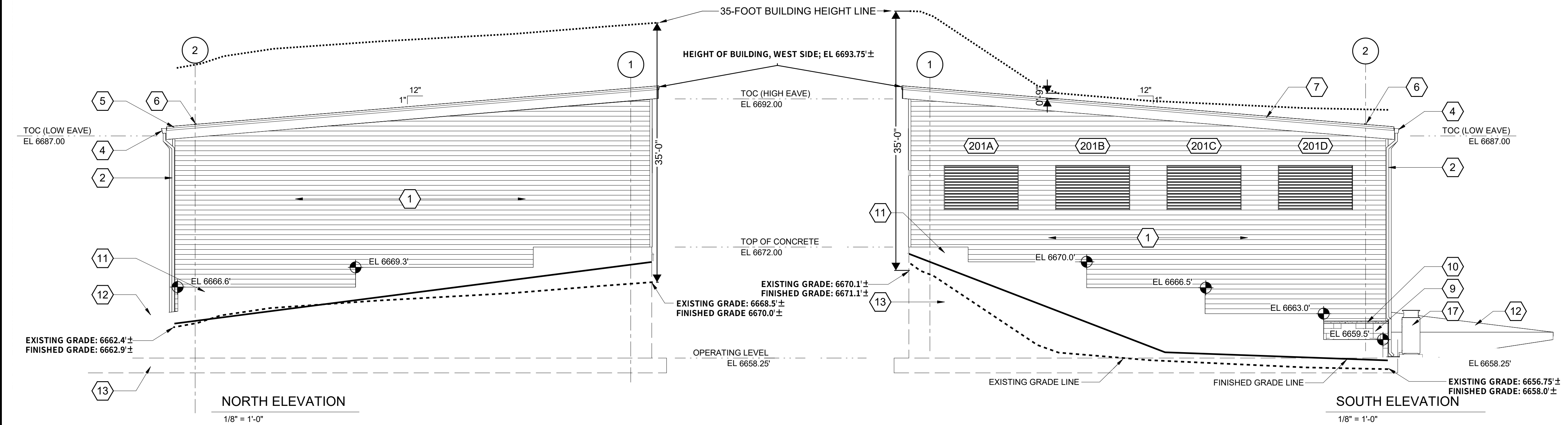


AUSTIN BLUFFS
MAJOR AMENDMENT DEVELOPMENT PLAN

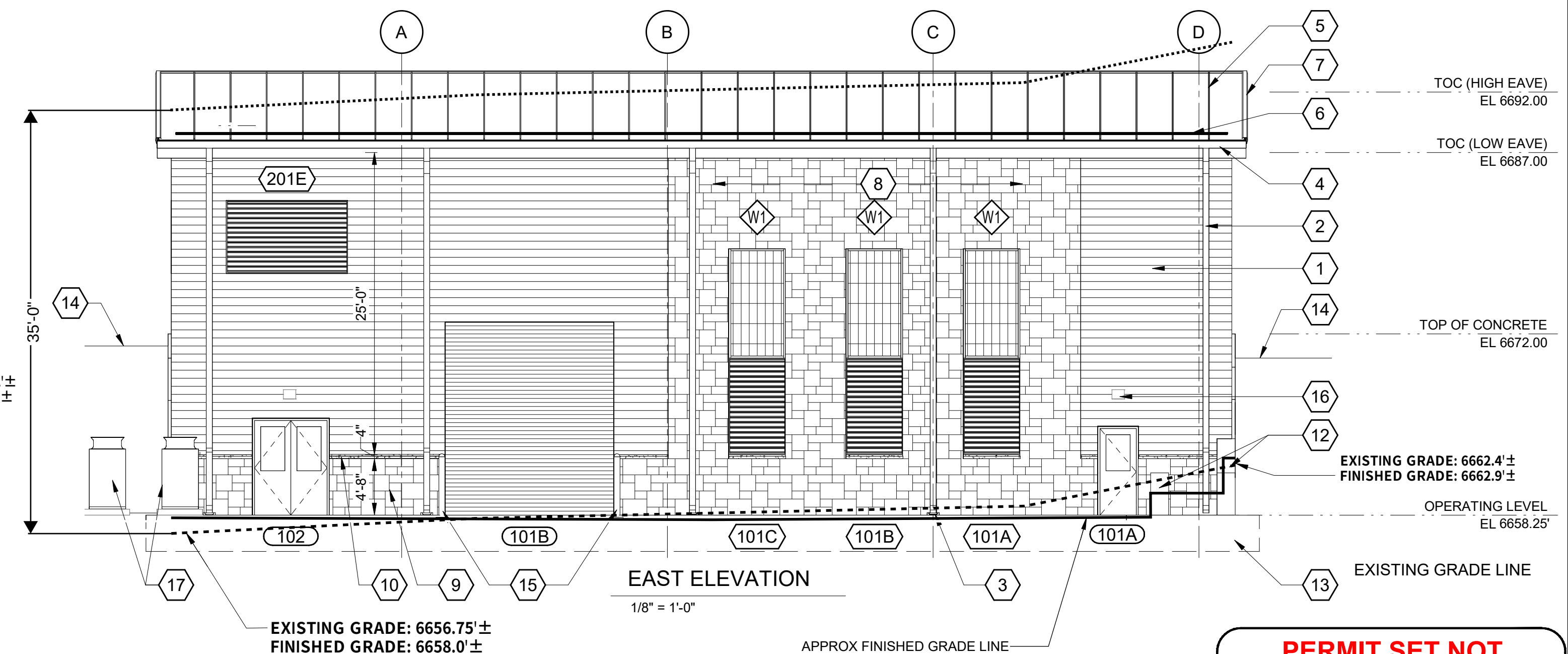
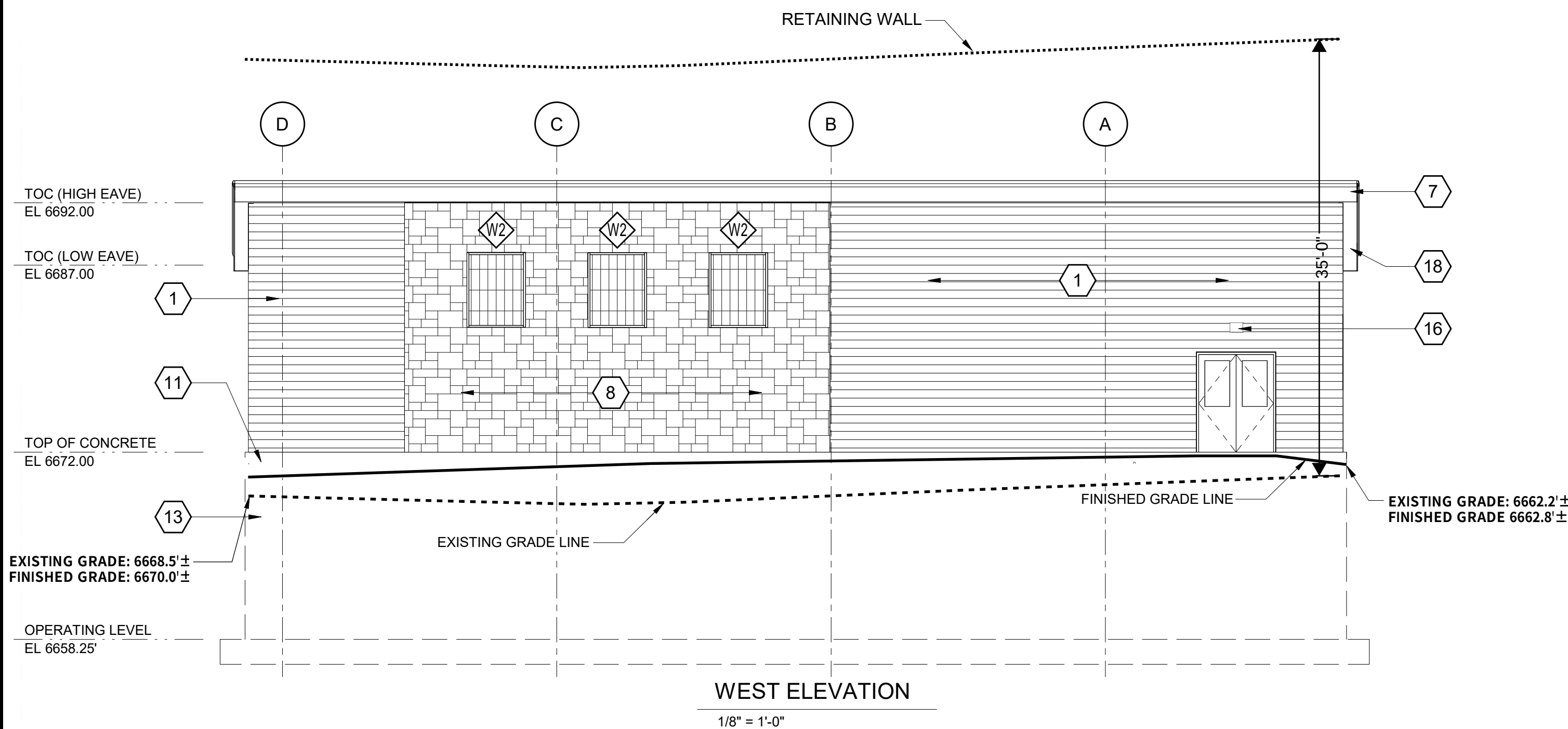
18 - TANK ROOF PLAN

1. AT NO POINT ANYWHERE INSIDE OF THE PUMP PLANT BUILDING FOOTPRINT WILL THE BUILDING BE MORE THAN 35 FEET ABOVE THE EXISTING GRADE. THE EAST ELEVATION VIEW APPEARS AS IF THE BUILDING IS TALLER THAN 35 FEET DUE TO THE SLOPING ROOF LINE. THIS IS NOT THE CASE. THE BUILDING CONSTRUCTION IS DESIGNED TO BE COMPLEMENTING THE EXISTING SITE CONTOURS SLOPING DOWN TOWARDS THE EAST. CONFORMANCE WITH THE 35 FOOT BUILDING HILLSIDE OVERLAY RULE IS BETTER DISPLAYED ON THE SOUTH ELEVATION, WHERE THE BUILDING ROOFLINE AND SLOPE OF THE EXISTING GROUND SURFACE ARE SIMILAR TO ONE-ANOTHER.

3. THE PROPOSED PUMP STATION LOCATION IS INSIDE A MAN-MADE CUT CREATED DURING CONSTRUCTION OF THE 10 MG RESERVOIR LOCATED NORTH OF THE PUMP STATION AND TANK SITE, WHICH IS REFLECTED IN THE LSA. THE ORIGINAL NATURAL GRADE, ON WHICH THE HILLSIDE HEIGHT IS BASED, WAS ROUGHLY ELEVATION 6670' BEFORE THOSE SITE IMPROVEMENTS WERE MADE, AS REFLECTED IN THE ELEVATION DRAWINGS BELOW.



- | SHEET KEYNOTES | |
|----------------|--|
| 1. | CEMENT BOARD LAP SIDING (TYP). |
| 2. | PRE-FINISHED METAL DOWNSPOUT (TYP). |
| 3. | PRECAST CONCRETE SPLASHBLOCK (TYP). |
| 4. | PRE-FINISHED METAL GUTTER, (TYP). |
| 5. | STANDING SEAM METAL ROOFING SYSTEM. |
| 6. | PRE-FINISHED METAL SNOW GUARD (TYP). |
| 7. | PRE-FINISHED METAL RAKE TRIM AND FASCIA (TYP). |
| 8. | STONE VENEER ACCENT WALL. |
| 9. | STONE VENEER WAINSCOT |
| 10. | CAST STONE WATERTABLE. |
| 11. | CAST-IN-PLACE CONCRETE WALL |
| 12. | CAST-IN-PLACE CONCRETE RETAINING WALL |
| 13. | CONCRETE FOUNDATION |
| 14. | FINISH GRADE, SEE CIVIL DRAWINGS. |
| 15. | BOLLARDS, SEE CIVIL DRAWINGS. |
| 16. | LIGHT FIXTURE |
| 17. | HVAC EQUIPMENT |
| 18. | PRE-FINISHED METAL PERFORATED SOFFIT PANEL, (TYP). |



**PERMIT SET NOT
FOR CONSTRUCTION**

REVISIONS				
NO.	DESCRIPTION	BY	DATE	APPROVED
1				
2				
3				

AS-BUILT INFORMATION	
CONTRACTOR:	DATE:
WORK STAKED BY:	DATE:
INSPECTOR ACCEPTANCE BY:	DATE:
FIELD VERIFICATION BY:	DATE:
DRAWINGS CORRECTED BY:	DATE:

DESIGN LEAD: RWS
PROJECT MANAGER: DRK
PROJECT DESIGNER: NWS
PROJECT SURVEYOR: FLE

PARENT WO#
N/A
PROJECT #
422060
PRESSURE ZONE
NORTHFIELD
MAP BOOK
N/A

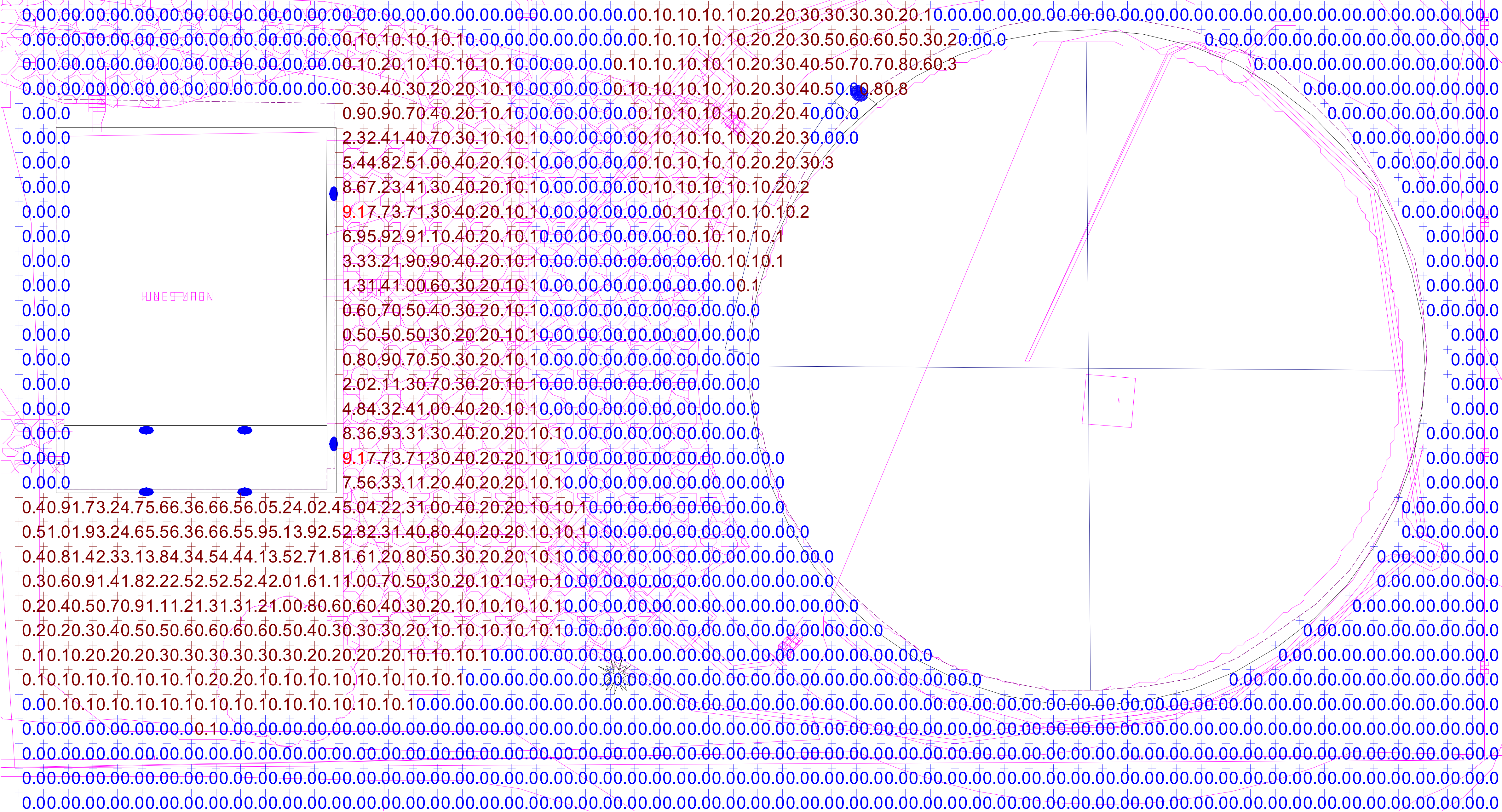


AUSTIN BLUFFS 5 MG TANK REPLACEMENT AND PUMP STATION

19 - PUMP STATION ELEVATIONS

C:\PW WORKING\BWV_AMERICAS_2\ID2201789\WTA2-CU-40080.DWG

C:\PW_WORKING\BWV_AMERICAS_2\02201789\02-1-LAND SUITABILITY ANALYSIS.DWG
ENG SEAL

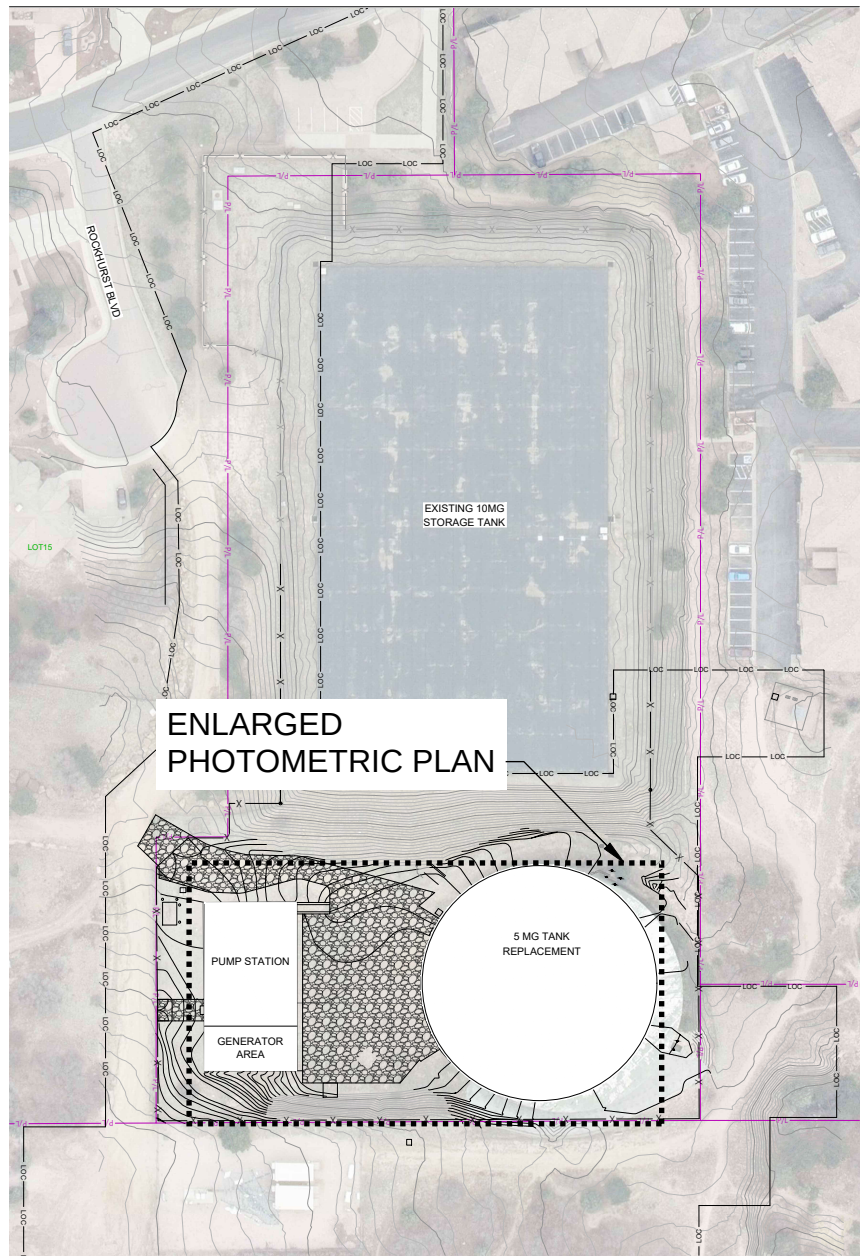


Plan View

- NOTES:
1. ALL LIGHTS WILL BE FULL CUT-OFF AND MOTION SENSOR ACTIVATED.
 2. LIGHT FIXTURES WILL BE IN COMPLIANCE WITH SECTION 7.4.12 OF UDC.
 3. NO NEW LIGHTS ARE PROPOSED OUTSIDE OF ENLARGED PHOTOMETRIC PLAN.

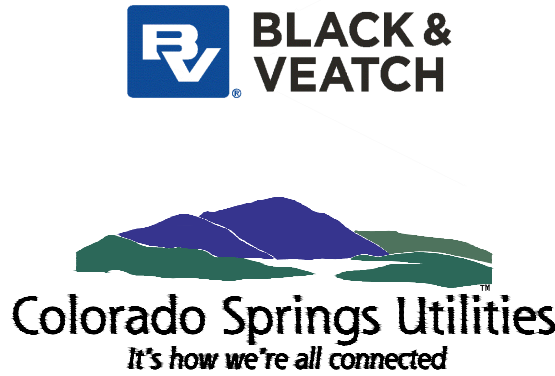
LEGEND:

● PROPOSED LIGHTING



PERMIT SET

SCALE AS SHOWN 0 1/2" 1" GRAPHIC SCALE THIS BAR MEASURES 1" AT FULL SCALE (ANSI D)	REVISIONS					DESIGN LEAD: R. STATON		PARENT WO#
	NO.	DESCRIPTION	BY	DATE	APPR	PROJECT MANAGER: D. KUGLER		N/A
	1					PROJECT DESIGNER: N. SMITH		PROJECT #
	2					PROJECT SURVEYOR: F. EASTON, FARNSWORTH GROUP		422060
	3					PIPE INFORMATION		PRESSURE ZONE
AS-BUILT INFORMATION						CONTRACTOR:		NORTHFIELD
						WORK STAKED BY:		MAP BOOK
						INSPECTOR ACCEPTANCE BY:		N/A
						FIELD VERIFICATION BY:		
						DRAWINGS CORRECTED BY:		
						DATE:		
						DATE:		
						DATE:		
						DATE:		



AUSTIN BLUFFS 5 MG TANK REPLACEMENT
AND PUMP STATION

20 - PHOTOMETRIC SITE PLAN