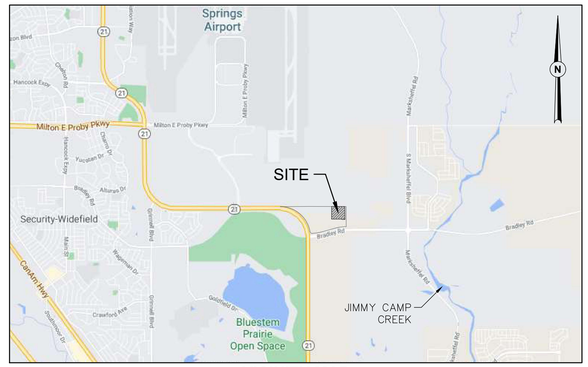
THE RIDGE AT WATERVIEW NORTH FILING NO. 1
DEVELOPMENT PLAN

LOCATED IN PORTIONS OF SECTIONS 9,
TOWNSHIP 15 S, RANGE 65 W, OF THE 6TH P.M.,
EL PASO COUNTY, STATE OF COLORADO



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

LEGAL DESCRIPTION (PHI PARCEL)

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, BOTH IN TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 9;

THENCE S89°51'23"E ON THE NORTH LINE OF THE NW ¼ OF SAID SECTION 9, A DISTANCE OF 1626.44 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING S89°51'23"E A DISTANCE OF 919.75 FEET;

THENCE S00°19'32"E, DEPARTING SAID NORTH LINE, A DISTANCE OF 902.37 FEET;

THENCE N90°00'00"W A DISTANCE OF 201.37 FEET;

THENCE N90°00'00"E A DISTANCE OF 25.00 FEET;

THENCE N90°00'00"W A DISTANCE OF 723.50 FEET;

THENCE N00°00'00"E A DISTANCE OF 879.66 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 815,223 SQUARE FEET OR 18.715 ACRES MORE OR LESS

TO BE PLATTED AS "RIDGE AT WATERVIEW NORTH FILLING NO. 1"

DEDICATION

THE AFOREMENTIONED OWNER HAS CAUSED SAID TRACT OF LAND TO BE PLATTED INTO LOTS, TRACT AND EASEMENTS AS SHOWN. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO THE CITY OF COLORADO SPRINGS THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO THE CITY OF COLORADO SPRINGS AND/OR ITS ASSIGNS; PROVIDED, HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO VACATE, RELEASE OR QUITCLAIM ALL OR ANY PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN THE CITY OF COLORADO SPRINGS. THIS TRACT OF LAND AS PLATTED HEREIN SHALL BE KNOWN AS, "RIDGE AT WATERVIEW NORTH FILING NO. 1", IN THE CITY OF COLORADO SPRINGS FOR PUBLIC USE.

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S8E89523 FROM THE NOR CORNER OF SAID SECTION9(2 CAP PLS 17664) TO THE N CORNER OF SAID SECTION 9(3 V4"ALUM. CAP PLS 10377).

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IR1.5	IRRIGATION PLAN – AREA D
IR1.6	IRRIGATION PLAN – AREA E
IR1.7	IRRIGATION PLAN – AREA F
IR1.8	IRRIGATION DETAILS (1)
IR1.9	IRRIGATION DETAILS (2)

OWNER/DEVELOPER

PHI REAL ESTATE SERVICES LLC
200 W CITY CENTER DR STE 200
PUEBLO CO, 81003
719–491–1840
CONTACT: PAUL BROUSSARD

ENGINEER/PLANNER

DAKOTA SPRINGS ENGINEERING, LLC
31 N. TEJON, SUITE 500
COLORADO SPRINGS, CO 80903
719–227–7388
CONTACT: CHARLES K. COTHERN, P.E.

PLAN PREPARED BY

DAKOTA SPRINGS ENGINEERING, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903
719–377–0244

APPLICANT

DAKOTA SPRINGS ENGINEERING, LLC
31 N. TEJON ST., SUITE 500
COLORADO SPRINGS, CO 80903
719–377–0244

OPEN SPACE CALCULATIONS

REQUIRED: (MIN LOT AREA = 1,500 S.F. PER UNIT)	
214 UNITS	321,000 SF
35% LOT COVERAGE	–112,350 SF
TOTAL REQ'D	208,650 SF
PROVIDED:	
TOTAL AREA	815,223.14 SF
BUILDING FOOTPRINT	–244,593.83 SF
PAVING AND SIDEWALKS	–253,654.91 SF
TOTAL OPEN SPACE	316,974.40 SF

A. LAND DEDICATION FORMULA FOR NEIGHBORHOOD PARKS				
214	X	0.0053	=	1.13
NUMBER OF UNITS		ACRES OF DEDICATION PER UNIT		LAND DEDICATION REQUIREMENT ACRES

B. LAND DEDICATION FORMULA FOR COMMUNITY PARKS				
214	X	0.0064	=	1.37
NUMBER OF UNITS		ACRES OF DEDICATION PER UNIT		LAND DEDICATION REQUIREMENT ACRES

TOTAL LAND DEDICATION	=	2.50 ACRES

NOTE:
1. IN REFERENCE TO COPN–22–0002, PLDO OBLIGATIONS FOR THIS PARCEL WILL BE MET BY FEES IN LIEU OF LAND DEDICATION.

2. SCHOOL LAND OBLIGATIONS HAVE BEEN MET BY LAND DEDICATION.

TRACT LIST		
PARCEL	AREA (SF)	USE
TRACT A	147709.78	OPEN SPACE/LANDSCAPING
TRACT B	50882.57	OPEN SPACE/LANDSCCAPING AND PARKING
TRACT C	50882.57	OPEN SPACE/LANDSCCAPING AND PARKING
TRACT D	50882.57	OPEN SPACE/LANDSCCAPING AND PARKING
TRACT E	24008.73	OPEN SPACE/LANDSCAPING
TRACT F	108330.15	INGRESS/EGRESS

* SEE GENERAL NOTE #13 FOR LANDSCAPING MAINTENANCE RESPONSIBILITIES.

SITE INFORMATION

FLOODPLAIN STATEMENT:
THIS PROPERTY AMENDED AS PART OF THE CONCEPT PLAN (COPN–22–0002) IS LOCATED IN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER "08041C0768G", EFFECTIVE 12/7/2018.

GEOLOGIC HAZARD STATEMENT:
THIS PROPERTY IS SUBJECT TO THE FINDINGS, SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD REPORT PREPARED BY ENTECH ENGINEERING, INC. DATED MAY 15, 2020, REVISED OCTOBER 1, 2020, AND JULY 15, 2022, WHICH IDENTIFIED THE FOLLOWING SPECIFIC GEOLOGIC HAZARD ON THE PROPERTY: HYDROCOMPACTION, COLLAPSIBLE SOILS, HIGHLY EXPANSIVE SOILS, POTENTIAL SEASONAL SHALLOW GROUNDWATER AND SHALLOW BEDROCK. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE # COPN–22–0002 OR WITHIN THE SUBDIVISION FILE: VILLAGES AT WATERVIEW OF THE CITY OF COLORADO SPRINGS PLANNING AND DEVELOPMENT TEAM. CONTACT THE PLANNING AND DEVELOPMENT TEAM, 30 SOUTH NEVADA AVENUE, SUITE 701, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.

SITE ADDRESS: 0 BRADLEY
SCHEDULE #: 5500000441
CITY ANNEXATION #: ANEX–22–0001
CONCEPT PLAN #: COPN–22–0002
DRAINAGE BASIN: JIMMY CAMP CREEK BASIN
ZONING: R–5 AP–O (MULTI–FAMILY HIGH WITH AIRPORT OVERLAY)
PROPOSED USE: MULTIFAMILY – TOWNHOMES
GROSS DENSITY: 11.50 DU/AC
MAXIMUM HEIGHT: 50 FT
MINIMUM LOT AREA: 1550 SF
MINIMUM LOT WIDTH: 21'–3"
SITE AREA (GROSS): 815,223.14 S.F. (18.71 ACRES)
TOTAL NO. OF UNITS: 214
SCHEDULE OF DEVELOPMENT:
BEGIN CONSTRUCTION FALL 2025
FINAL STABILIZATION SPRING 2026

PARKING REQUIREMENTS:

RESIDENTIAL USES	MINIMUM SPACES REQD.
MULTIFAMILY	2 PER DU

*GUEST PARKING 10% OF MINIMUM SPACES REQD. (214 X 2)0.10 = 43 GUEST SPACES REQD.

PROVIDED PARKING:
2 SPACES PER DWELLING UNIT (IN GARAGE)
2 GUEST SPACES PER DWELLING UNIT (DRIVEWAY)
72 ADDITIONAL GUEST PARKING SPACES PROVIDED
*ADA PARKING IS PROVIDED VIA 2 CAR DIVE DRIVEWAYS
*STREET SECTION DOES NOT ALLOW FOR ADDITIONAL ON STREET PARKING

TOTAL LOT COVERAGE:
BUILDINGS: 46.26%
PAVING & SIDEWALKS: 17.82%
OPEN SPACE: 35.92%
TOTAL = 100.0%

SETBACK: ALL SETBACK INFORMATION PER SPECIFIC ZONE REQUIREMENTS.

R–5 DIMENSIONAL STANDARDS:

FRONT:	20 FT
BACK:	25 FT
SIDE:	5 FT
MAX HEIGHT:	45 FT

NOTE: SETBACKS APPLY TO THE PERIPHERY OF THE DEVELOPMENT PROJECT AND DOES NOT APPLY WHEN PLATTING AROUND INDIVIDUAL UNIT(S) OR PLATTING ALONG A COMMON WALL.

CITY APPROVAL:

DEPN-25-0020

Dakota Springs Engineering
Engineering Consultants
31 N. TEJON, SUITE 518
COLORADO SPRINGS, CO 80903
P:(719) 227–7388 F: (719) 227–7392

Know what's below. Call 811 before you dig.
811
TCAD 719–377–0002

SCALE:
VERT:
STATION:
FROM:
TO:

DESIGNED BY: JJM DATE: 7.28.23
DRAWN BY: JAZ DATE: 6.5.25
CHECKED BY: DATE:

THE RIDGE AT WATERVIEW NORTH FILING NO. 1

DEVELOPMENT PLAN COVER

REVISIONS:
NO. DESCRIPTION DATE

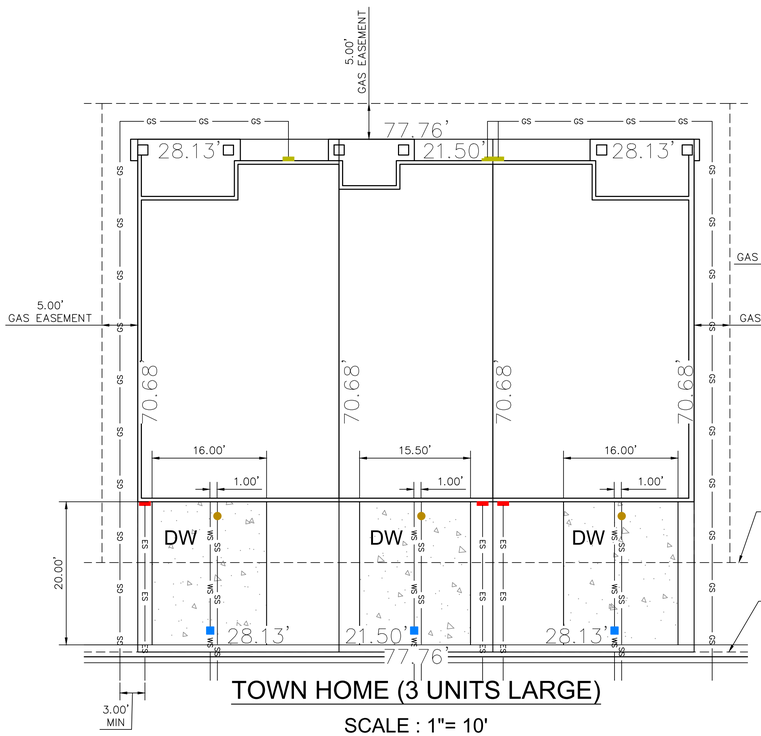
PROJECT NUMBER: 0219–05.01

SHEET 1 OF 22

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\01-Premire Homes-PHI-TH-Site\CAD\Plansheets\Final Engineering\Development Plan\WN – PHI – Development Plan Cover & Notes – colorized.dwg

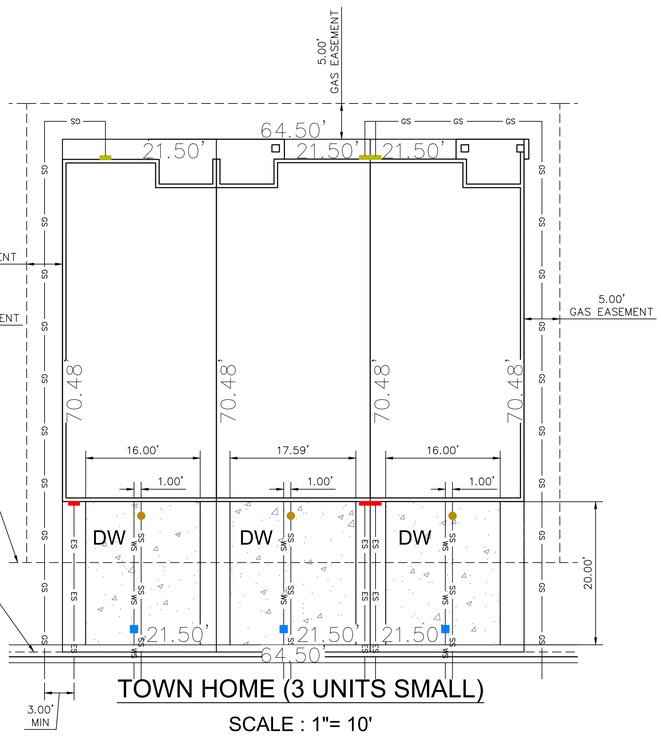
GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE SITE. THE OMISSION FROM OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES.THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. BUYERS SHOULD FAMILIARIZED WITH THIS POTENTIAL AND RAMIFICATIONS THEREOF.
2. THE CONTRACTOR WILL TAKE THE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITIES, BUILDINGS, FENCES, AND ROADWAYS FROM DAMAGE DUE TO THIS PROJECT. ANY DAMAGE TO THE ABOVE WILL BE REPAIRED AT THE CONTRACTORS EXPENSE AND ANY SERVICE DISRUPTION WILL BE SETTLED BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL OBTAIN COPIES OF THE SOILS REPORT FROM THE GEOTECHNICAL ENGINEER AND THEY SHALL BE KEPT ONSITE AT ALL TIMES.
4. FUTURE ALLOWANCES FOR PRIVATE FENCES DOES NOT APPLY TO THIS DEVELOPMENT.
5. DEVELOPER IS RESPONSIBLE FOR REQUIRED TURN LANE MARKING, STRIPING AND ASSOCIATED TRAFFIC SIGNS.
6. THE SITE SHALL BE STRIPPED TO A MINIMUM OF 0.5' BELOW EXISTING GRADE.
7. MAXIMUM CUT/FILL SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE NOTED.
8. DUST CONTROL SHALL BE SUPPLIED BY THE GRADING CONTRACTOR THROUGH THE DURATION OF THE GRADING ACTIVITIES.
9. OPEN SPACES AND PARKING TO BE OWNED AND MAINTAINED BY THE DEVELOPMENT HOME OWNER ASSOCIATION.
10. THERE IS NO ON STREET PARKING FOR FIRE LANES. PARKING IS PERMITTED IN DESIGNATED SPACES ONLY.
11. BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 ½" ALUM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" ALUM. CAP PLS 10377).
12. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY THE CITY OF COLORADO SPRINGS DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
13. LANDSCAPE IMPROVEMENTS SHALL BE INSTALLED BY THE DEVELOPER AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOME OWNER ASSOCIATION.
14. ALL PRIVATE STREETS LOCATED WITHIN TRACT F WILL BE OWNED AND MAINTAINED BY THE HOME OWNER ASSOCIATION.
15. ALL "STOP SIGNS" WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATIONS SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 719–385–6720 FOR ASSISTANCE.
16. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT DEVELOPMENT REVIEW ENTERPRISE AT 719–385–5982 TO BEGIN A SIGN PERMIT APPLICATION.
17. PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL BE FULL CUT–OFF OR HAVE SHIELDING TO REDUCE OFF–SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ANY PUBLIC RIGHT–OF–WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
18. REQUIRED SECURE LONG–TERM STORAGE OR AREA FOR BICYCLE PARKING (UDC 7.4.1008.C.5) SHALL BE MET VIA THE PROVIDED ATTACHED GARAGES FOR EACH UNIT.
17. THE DEVELOPMENT IS EXEMPT FROM NEEDING A PHOTOMETRIC PLAN UNDER SECTION 7.4.1202.B OF CITY CODE.
18. THE METRO DISTRICT WILL BE RESPONSIBLE TO CONSTRUCT A TRAFFIC SIGNAL AT BRADLEY ROAD/LEGACY HILL DRIVE INTERSECTION.
19. THE METRO DISTRICT WILL BE INSTALL AND MAINTAIN THE DETENTION POND SERVICING THIS SITE TO BE CONSTRUCTED ON THE SOUTHEAST CORNER OF THE OVERALL VILLAGES AT WATERVIEW NORTH DEVELOPMENT.
21. THE FDR "METRO ROADS VILLAGES AT WATERVIEW NORTH ADDITION NO.1 COLORADO SPRINGS, CO" SWENT# STM–REV23–0528 WAS PREPARED BY KIMLEY HORN AND ASSOCIATES, INC. AND APPROVED 12/19/24. AS STATED IN THE FDR FLOWS WILL BE ROUTED AND CAPTURED BY THE PROPOSED PRIVATE REGIONAL DETENTION FACILITY AT THE SOUTHEAST CORNER OF THE MASTER DEVELOPMENT PER THE MDDP AND THE METRO ROADS VILLAGES AT WATERVIEW NORTH ADDITION NO.1 COLORADO SPRINGS, CO FDR.
22. THE DEVELOPMENT AND ITS OCCUPANTS MAY BE IMPACTED BY AIR ILLUMINATION OR APPROACH LIGHTING SYSTEMS THAT USE MEDIUM AND HIGH–INTENSITY LIGHTS TO GUIDE AIRCRAFT TO THE RUNWAY CENTERLINE USEDFOR NAVIGATION OR FLIGHT IN AIR.
23. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE RIDGE AT WATERVIEW NORTH HOMEOWNERS ASSOCIATION.
24. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO THE FEES, RESTRICTIONS, AND COVENANTS OF THE WATERVIEW NORTH METROPOLITAN DISTRICT NO. 1 DISTRICT, WHICH IS CREATED BY ORDINANCE NO. CASE NO:2023CV31849 AND RECORDED IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER'S OFFICE UNDER RECEPTION NO. 223103274.
25. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE RIDGE AT WATERVIEW NORTH HOMEOWNERS ASSOCIATION.
26. AN AVIGATION EASEMENT EFFECTING THE SUBJECT PROPERTY AND DEVELOPMENT IS THEREIN ESTABLISHED BY THE WATERVIEW VILLAS FILLING NO.1 SUBDIVISION PLAT. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS AS SPECIFIED IN THE INSTRUMENT RECORDED UNDER RECEPTION NO. 217069667 OF THE RECORDS OF EL PASO COUNTY, COLORADO.
29. ALL EXISTING CURB, GUTTER, SIDEWALK, PEDESTRIAN RAMPS, CROSSPANS AND DRIVEWAY APRONS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG ALL PUBLIC STREETS ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON–SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719–385–5977.
28. ACCESSIBLE ROUTES, INCLUDING RAMPS AND SIDEWALKS, WITHIN THE PUBLIC RIGHT–OF–WAY SHALL BE PER THE CITY'S STANDARD DRAWINGS AND SPECIFICATIONS. CITY'S ENGINEERING DEVELOPMENT REVIEW INSPECTOR WILL HAVE THE FINAL AUTHORITY ON ACCEPTING THE PUBLIC IMPROVEMENTS.



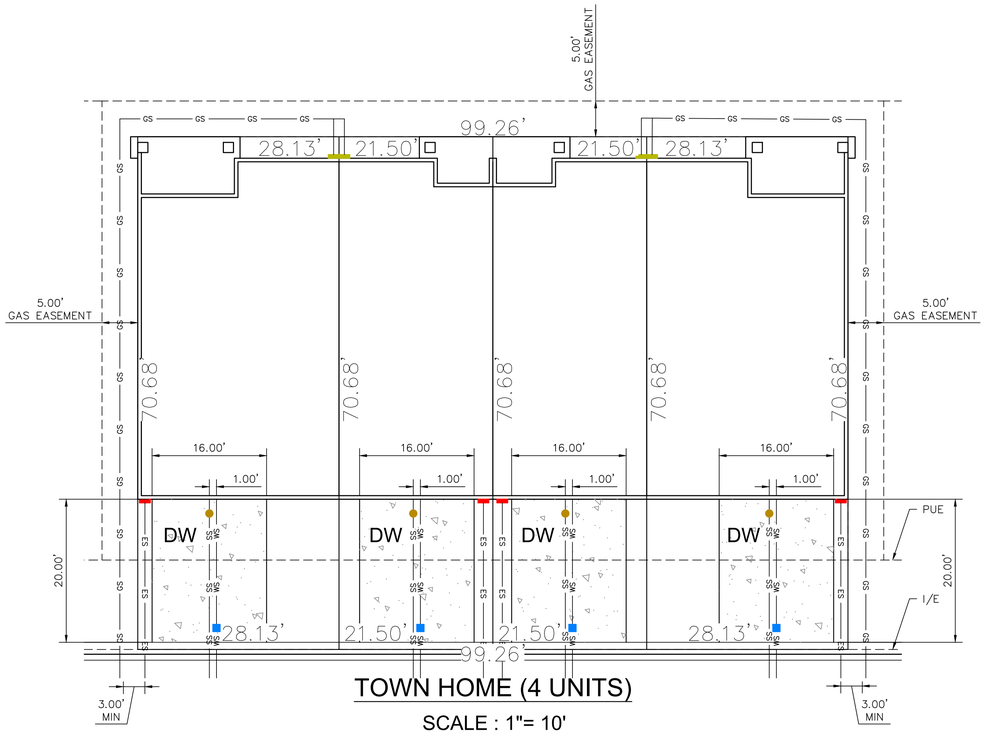
TOWN HOME (3 UNITS LARGE)

SCALE : 1"= 10'



TOWN HOME (3 UNITS SMALL)

SCALE : 1"= 10'



TOWN HOME (4 UNITS)

SCALE : 1"= 10'

LEGEND

WATER SERVICE LINE	WS
WASTEWATER SERVICE LINE	SS
GAS SERVICE LINE	GS
ELECTRIC SERVICE LINE	ES
TRAFFIC RATED CLEANOUT	●
TRAFFIC RATED CURB STOP	■
GAS METER	■
ELECTRIC METER	■

NOTE:

1. SEWER CLEANOUTS TO BE IN DRIVEWAY APPROXIMATLY 2' FROM BUILDING AND BE TRAFFIC RATED.
2. WATER CURB STOPS TO BE IN DRIVEWAY 2' FROM BACK OF CURB AND BE TRAFFIC RATED.
3. GAS METER MUST BE A MINIMUM OF 3' FROM ANY OPENINGS IN WALLS

PRELIMINARY
NOT FOR CONSTRUCTION

CITY APPROVAL:

DEPN-25-0020

Dakota Springs Engineering
Engineering Consultants
31 N. TEJON, SUITE 518
COLORADO SPRINGS, CO 80903
P:(719) 227-7388 F: (719) 227-7392

Know what's below. Call 811 before you dig.
811
1-CALL
719-377-0002

SCALE:
VERT:
STATION: FROM: TO:
DESIGNED BY: JJM DATE: 7.28.23
DRAWN BY: JAZ DATE: 6.5.25
CHECKED BY: DATE:

THE RIDGE AT WATERVIEW NORTH FILING NO. 1

DEVELOPMENT PLAN
NOTES & LOT TYPICALS

REVISIONS:
NO. DESCRIPTION DATE

PROJECT NUMBER: 0219–05.01

SHEET 2 OF 22

Z:\0001–Dakota Springs\02–Waterview Partners\19–05 Waterview North Site\01–Premire Homes–PH1–TH–Site\CAD\Planshests\Final Engineering\Development Plan\WVN – PH1 – Development Plan Cover & Notes – colorized.dwg

NOT A PART
CITY OF COLORADO SPRINGS
5500000504
ZONE: APD APZ1 RPZ AO
USE: VACANT

S89°51'23"E 2636.19'

460.00'

919.75'

90.00'

TRACT A

77.50' 77.50' 77.50' 77.50' 64.51' 77.50' 77.50' 77.50' 77.50'

71.67' 71.67' 71.67' 71.67' 71.67' 71.67' 71.67' 71.67' 71.67' 71.67' 71.67' 71.67' 71.67' 71.67' 71.67' 71.67' 71.67' 71.67'

6.50' 10.00' 10.00' 10.00' 10.00' 10.00' 10.00' 10.00' 12.50'

25.00' 783.51' 25.00' 88.02'

10.00' 71.67' 64.51'

30.00' 71.67' 99.25'

71.67' 10.00' 71.67' 99.25'

71.48' 64.51'

71.48' 10.00' 71.67' 99.25'

71.67' 10.00' 71.67' 99.25'

71.48' 64.51'

12.50' 81.67'

93.51' 205.00' 205.00' 205.00' 205.00'

99.25' 31.17' 32.75'

71.67' 10.00' 99.25' 77.50' 580.00' 693.02' 902.37'

TRACT B TRACT C TRACT D

N0°00'00"E 879.66'

S0°19'32"E

NOT A PART
WVN 9.6, LLC
5500000454
ZONE: R5-AO
USE: VACANT

NOT A PART
WIDEFIELD SCHOOL DISTRICT #3
5504401002
ZONE: PIP2/CR AO
USE: VACANT

NOT A PART
AZOF COLORADO FUND LLC
5509101001
ZONE: I-2 CAD-O
USE: VACANT

TRACT LIST		
PARCEL	AREA (SF)	USE
TRACT A	147709.78	OPEN SPACE/LANDSCAPING
TRACT B	50882.57	OPEN SPACE/LANDSCCAPING AND PARKING
TRACT C	50882.57	OPEN SPACE/LANDSCCAPING AND PARKING
TRACT D	50882.57	OPEN SPACE/LANDSCCAPING AND PARKING
TRACT E	24008.73	OPEN SPACE/LANDSCAPING
TRACT F	108330.15	INGRESS/EGRESS

TRACT E

537.50' 17.50' 10.00' 10.00' 10.00' 10.00' 10.00' 5.00' 106.67' 77.50'

TRACT F

184.17' 25.00' 8.83' 10.00' 10.34' 106.67' 77.50'

115.00' 25.00' 550.00' 50.00'

N90°00'00"W 723.50'

N0°00'00"E 25.00'

N90°00'00"W 201.37'

WATERVIEW DR
(67' ROW – PUBLIC COLLECTOR BY METRO DISTRICT)

67' R/W

8.50'

BLACKMER ST
(67' ROW – PUBLIC COLLECTOR BY METRO DISTRICT)

PROPOSED PUBLIC
DETENTION POND
FDR#: STM-REV23-0528
PCM#: STM-REV25-0170

NOT A PART
RJ LAND DEVELOPMENT CORP.
5500000456
ZONE: R-FLEX-MED-AO
USE: VACANT

N

50 0 50 100
1" =50'

PRELIMINARY
NOT FOR CONSTRUCTION

CITY APPROVAL:

DEPN-25-0020

Dakota Springs Engineering
Engineering Consultants
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COLORADO SPRINGS, CO 80903
P: (719) 227-7388 F: (719) 227-7392

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

J-CAD 719-377-0002

SCALE:	1"=50'
VERT:	1"=5'
STATION: FROM:	.
TO:	.

DESIGNED BY: JJM DATE: 7.28.23
DRAWN BY: JAZ DATE: 6.5.25
CHECKED BY: . DATE: .

THE RIDGE AT WATERVIEW NORTH FILING NO. 1

DEVELOPMENT PLAN TRACT MAP

REVISIONS:
NO. DESCRIPTION DATE

PROJECT NUMBER: 0219-05.01

SHEET 3 OF 22

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\01-Premire Homes-PHI-TH-Site\CAD\Planshsets\Final Engineering\Shared Sheets\WVN-PHI-Site Plan-colorized.dwg

NOT A PART
CITY OF COLORADO SPRINGS
5500000504
ZONE: APD APZ1 RPZ AO
USE: VACANT

PR WALL
(4' MAX BY METRO DISTRICTS)
PROJ. NO. STM-REV24-0528

EXISTING PUBLIC UTILITY
EASEMENT REC. NO. _PENDING_

PR WALL
(4' MAX METRO DISTRICT)
PROJ. NO. STM-REV24-0528

30.00'
PUE

460.00'

S89°51'23"E 2636.19'
919.75'

90.00'

25' BUILDING
SETBACK

30' DRAINAGE EASEMENT

5.00' BUILDING
SETBACK

PR SPREADER
(METRO DISTRICT)
PROJ. NO. STM-REV24-0528

15.49' TO
NEAREST
PROPERTY LINE

25'
INGRESS/EGRESS
(PRIVATE)

50.00'
PUE

NOT A PART
WIDEFIELD SCHOOL DISTRICT #3
5504401002
ZONE: PIP2/CR AO
USE: VACANT

50'
PUE

SNODGRASS TRL
(25' I/E – PRIVATE ST)

EXISTING PUBLIC UTILITY
EASEMENT REC. NO. _PENDING_

PR. 30.00'
DRAINAGE
EASEMENT
(PRIVATE)

PR STOP
SIGN

12 SPACES @ 9'x20'

MAILBOX
KIOSK
(TYP)

CITY BOUNDARY

NOT A PART
AZOF COLORADO FUND LLC
5509101001
ZONE: I-2 CAD-O
USE: VACANT

5.00' BUILDING
SETBACK

N0°00'00"E 879.66'

CRAG CREST TRL
(25' I/E – PRIVATE ST)

GLACIER GORGE TRL
(25' I/E – PRIVATE ST)

MT BIERSTADT TRL
(25' I/E – PRIVATE ST)

ICE LAKES TRL
(25' I/E – PRIVATE ST)

6' CONCRETE
SIDEWALKS
(TYP.)

S0°19'32"E 902.37'

NOT A PART
WVN 9.6, LLC
5500000454
ZONE: RS-AO
USE: VACANT

ZAPATA TRL
(25' I/E – PRIVATE ST)

50'
INGRESS/EGRESS
(PRIVATE)

BLACKMER ST
(50' I/E – PRIVATE ST)

TRANSITION TO
TYPICAL SECTION

PR 6' SIDEWALKS
BY METRO DISTRICT

550.00'
N90°00'00"W 723.50'

115.00'

20' BUILDING
SETBACK

CONNECT TO EX
TYPE 2 C&G

BEGIN RIDGE AT WATERVIEW NORTH

END METRO

N0°00'00"E 25.00'

20' BUILDING
SETBACK

N90°00'00"W 201.37'

WATERVIEW DR
(67' ROW – PUBLIC COLLECTOR BY METRO DISTRICT)

67'
R/W

8.50'

DRAINAGE EASEMENT TO BE
PLATTED BY SEPARATE
INSTRUMENT
(CPR ENTITLEMENTS, LLC)
ALL OTHER EASEMENTS ARE
TO BE RECORDED BY PLAT.
ALL EASEMENTS ARE TO BE
OWNED AND MAINTAINED BY
THE RIDGE AT WATERVIEW
NORTH.

EXISTING PUBLIC UTILITY
EASEMENT REC. NO. _PENDING_

PROPOSED PUBLIC
DETENTION POND
FDR#: STM-REV23-0528
PCM#: STM-REV25-0170

REMOVE EX
TYPE 2 C&G
AND INSTALL
DRIVEWAY

REMOVE EX
TYPE 2 C&G
AND INSTALL
DRIVEWAY

NOT A PART
RJ LAND DEVELOPMENT CORP.
5500000456
ZONE: R-FLEX-MED-AO
USE: VACANT

EX TYPE 2 C&G

CONNECT TO EX
PEDESTRIAN RAMP
BY METRO

N

50 0 50 100
1" =50'

GENERAL NOTES:

1. THE METRO DISTRICT WILL BE RESPONSIBLE TO CONSTRUCT ALL OF THE RECOMMENDED ROADWAY IMPROVEMENTS SHOWN ON FIGURE 18 & 19 OF LSC TRANSPORTATION CONSULTANTS TRAFFIC IMPACT AND ACCESS ANALYSIS PRIOR TO DEVELOPMENT OF THIS SITE.
2. THE METRO DISTRICT WILL INSTALL AND MAINTAIN THE DETENTION POND SERVICING THIS SITE TO BE CONSTRUCTED ON THE SOUTHEAST CORNER OF THE OVERALL VILLAGES AT WATERVIEW NORTH DEVELOPMENT.
3. NO ON STREET PARKING FOR FIRE LANE. PARKING IN DESIGNATED SPACES ONLY.
4. FUTURE ALLOWANCES FOR PRIVATE FENCES DOES NOT APPLY TO THIS DEVELOPMENT.

PRELIMINARY
NOT FOR CONSTRUCTION

CITY APPROVAL:

DEPN-25-0020

Dakota Springs Engineering
Engineering Consultants
31 N. TEJON, SUITE 518
COLORADO SPRINGS, CO 80903
P:(719) 227-7388 F: (719) 227-7392

811 Know what's below. Call 811 before you dig.
UCD 719-377-0002

SCALE: HORIZ: 1"=50' VERT: 1"=5'
STATION: FROM: TO:

DESIGNED BY: JJM DATE: 7.28.23
DRAWN BY: JAZ DATE: 6.5.25
CHECKED BY: . DATE: .

THE RIDGE AT WATERVIEW NORTH FILING NO. 1

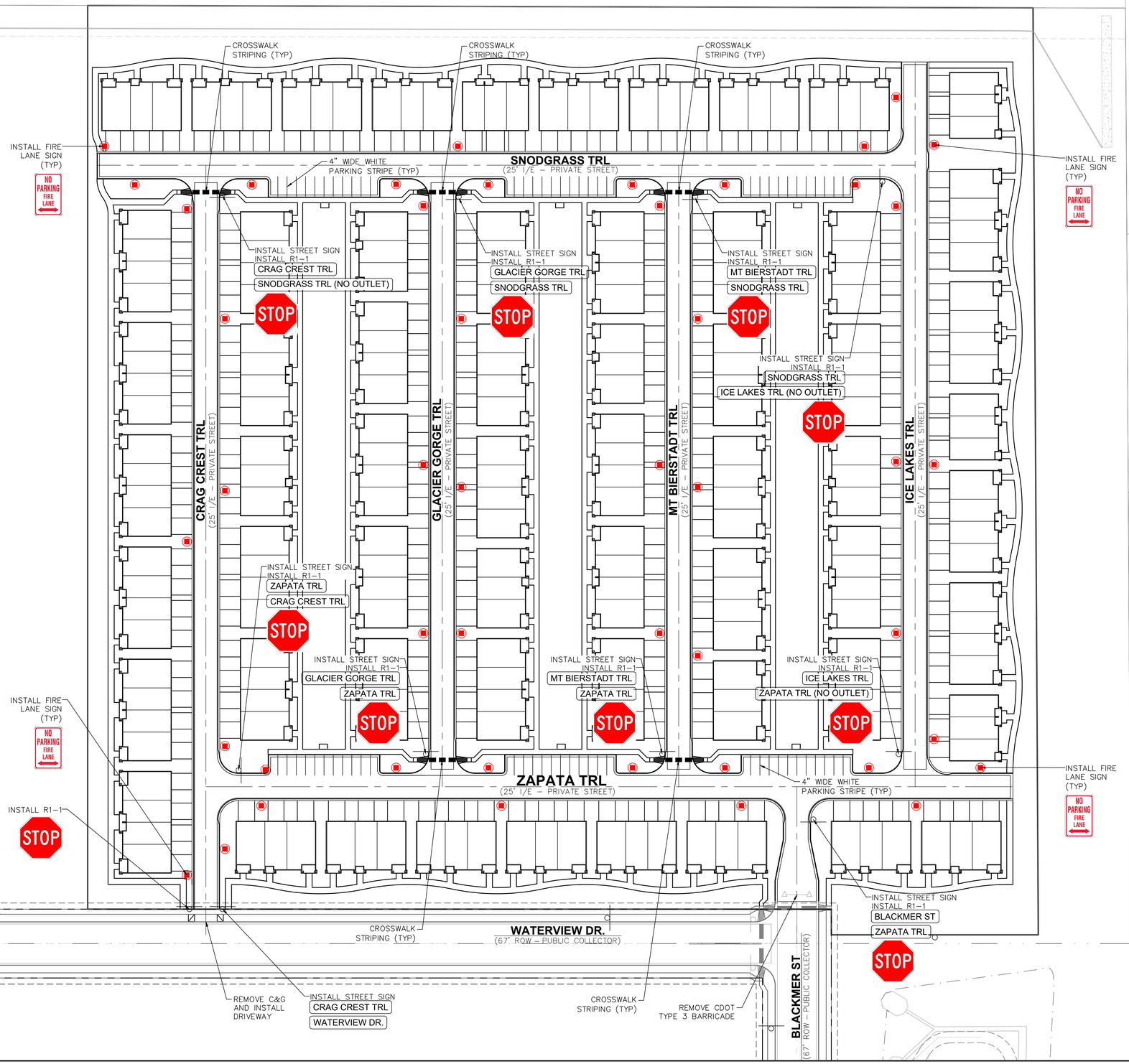
DEVELOPMENT PLAN
SITE PLAN

REVISIONS:
NO. DESCRIPTION DATE

PROJECT NUMBER: 0219-05.01

SHEET 4 OF 22

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\01-Premire Homes-PHI-TH-Site\CAD\PlanSheets\Final Engineering\Stored Sheets\WVN-PHI-Site Plan-colorized.dwg



GENERAL NOTES:

1. ALL PRIVATE STREET SIGNS ARE TO BE COLORED BROWN.
2. ALL PUBLIC STREET SIGNS ARE TO BE COLORED GREEN.
3. NO ON STREET PARKING FOR FIRE LANE. PARKING IN DESIGNATED SPACES ONLY.
4. ◉ INSTALL FIRE LANE SIGN TYPICAL SYMBOL

NO PARKING FIRE LANE

N

50 0 50 100

1" =50'

PRELIMINARY NOT FOR CONSTRUCTION

CITY APPROVAL:

DEPN-25-0020

Dakota Springs Engineering
Engineering Consultants
31 N. TEJON ST. SUITE 518
COLORADO SPRINGS, CO 80903
P: (719) 227-7388 F: (719) 227-7392

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

J-CAD 719-377-0002

SCALE:
VERT:
STATION:
SHEET:
TO:

DESIGNED BY: DATE:
DRAWN BY: 6.5.25 DATE:
CHECKED BY: DATE:

THE RIDGE AT WATERVIEW NORTH FILING NO. 1

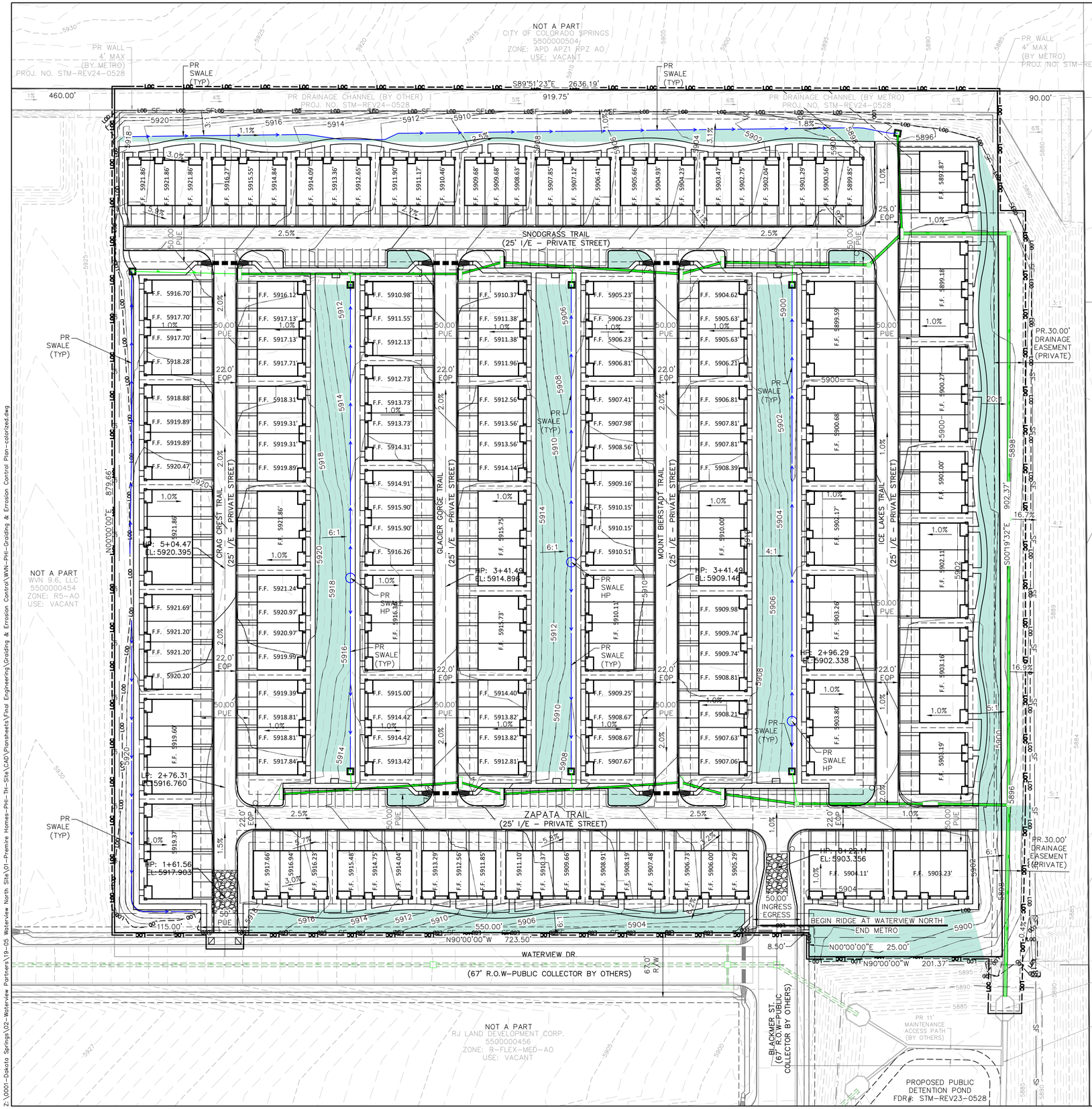
DEVELOPMENT PLAN SIGNAGE & STRIPING PLAN

REVISIONS:
NO. DESCRIPTION DATE

PROJECT NUMBER: 0219-05.01

SHEET 5 OF 22

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\01-Premire Homes-PH1-TH-Site\CAD\Plansheets\Final Engineering\Streets\WVN-PH1-Signage Plan.dwg



N

50 0 50 100

1" =50'

LEGEND

- EX MINOR CONTOUR
- EX MAJOR CONTOUR
- PR MINOR CONTOUR 6204
- PR MAJOR CONTOUR 6205
- LIMITS OF DISTURBANCE LOD
- PROPOSED SLOPE X.X%
- DIRECTION OF FLOW
- PROPERTY LINE
- LIMITS OF CONSTRUCTION LOC
- PLANNED INFILTRATION AREA

STANDARD GRADING PLAN NOTES

1. ANY LAND DISTURBANCE BY ANY OWNER, DEVELOPER, BUILDER, CONTRACTOR, OR OTHER PERSON SHALL COMPLY WITH THE BASIC GRADING, EROSION AND STORMWATER QUALITY CONTROL REQUIREMENTS AND GENERAL PROHIBITIONS NOTED IN THE DRAINAGE CRITERIA MANUAL VOLUME II.
2. NO CLEARING, GRADING, EXCAVATION, FILLING, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE PERMITTED UNTIL SIGNOFF AND ACCEPTANCE OF THE GRADING PLAN AND EROSION AND STORMWATER QUALITY CONTROL PLAN IS RECEIVED FROM EDRD.
3. THE INSTALLATION OF THE FIRST LEVEL OF TEMPORARY EROSION CONTROL FACILITIES AND BMP'S SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY EARTH DISTURBANCE OPERATIONS TAKING PLACE. CALL CITY STORMWATER INSPECTIONS, 385–5980, 48 HOURS PRIOR TO CONSTRUCTION.
4. SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF THE SIZE OF THE SITE, SHALL BE CLEANED IMMEDIATELY.
5. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
6. SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA SHALL BE COMPLETED WITHIN TWENTY–ONE (21) CALENDAR DAYS AFTER FINAL GRADING OR FINAL EARTH DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS AND STOCKPILES WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY (30) DAYS SHALL ALSO BE MULCHED WITHIN TWENTY–ONE (21) DAYS AFTER INTERIM GRADING. AN AREA THAT IS GOING TO REMAIN IN AN INTERIM STATE FOR MORE THAN SIXTY (60) DAYS SHALL ALSO BE SEEDED. ALL TEMPORARY SOIL EROSION CONTROL MEASURES AND BMP'S SHALL BE MAINTAINED UNTIL PERMANENT SOIL EROSION CONTROL MEASURES ARE IMPLEMENTED.
7. THE GRADING AND EROSION CONTROL PLAN WILL BE SUBJECT TO RE–REVIEW AND RE–ACCEPTANCE BY EDRD SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE CITY ENGINEER'S ACCEPTANCE OF THE PLAN, A CHANGE IN PROPERTY OWNERSHIP, PROPOSED DEVELOPMENT CHANGES, OR PROPOSED GRADING REVISIONS.
8. THE PLAN SHALL NOT SUBSTANTIALLY CHANGE THE DEPTH OF COVER, OR ACCESS EXISTING UTILITIE LINES. ACCEPTANCE OF THIS PLAN DOES NOT CONSTITUTE APPROVAL TO GRADE IN ANY UTILITY EASEMENT OR RIGHT–OF–WAY. APPROVALS TO GRADE WITHIN UTILITY EASEMENTS MUST BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANY. IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH ON ANY COLORADO SPRINGS UTILITIES EASEMENT OR UTILITY RIGHT–OF–WAY WITHOUT THEIR WRITTEN APPROVAL. THE PLAN SHALL NOT INCREASE OR DIVERT WATER TOWARDS UTILITY FACILITIES. ANY CHANGES TO EXISTING UTILITY FACILITIES TO ACCOMMODATE THE PLAN MUST BE APPROVED BY THE AFFECTED UTILITY OWNER PRIOR TO IMPLEMENTING THE PLAN. THE COST TO RELOCATE OR PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS IS THE APPLICATNT'S EXPENSE.

NOTE:
ALL STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

CITY APPROVAL:

PRELIMINARY NOT FOR CONSTRUCTION

DEPN-25-0020

Dakota Springs Engineering
Engineering Consultants
31 N. TEJON, SUITE 518
COLORADO SPRINGS, CO 80903
P: (719) 227-7388 F: (719) 227-7392

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

J-CAD 719-377-0002

SCALE: 1"=50'
VERT:
STATION:
FROM:
TO:

DESIGNED BY: JJM DATE: 7.28.23
DRAWN BY: JAZ DATE: 6.5.25
CHECKED BY: . DATE: .

THE RIDGE AT WATERVIEW NORTH FILING NO. 1

DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN

REVISIONS:
NO. DESCRIPTION DATE

PROJECT NUMBER: 0219–05.01

SHEET 6 OF 22

Z:\0001–Dakota Springs\02–Waterview Partners\19–05 Waterview North Site\01–Premiere Homes–PHI–TH–Site\CAD\Plansheets\Final Engineering\Grading & Erosion Control\WVN–PHI–Grading & Erosion Control Plan–colorized.dwg



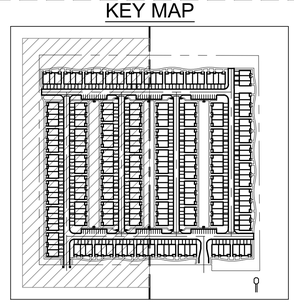
SEE DETAILED GRAIDING PLAN - EAST
SHEET 8

LEGEND

- EX MINOR CONTOUR
- EX MAJOR CONTOUR
- PR MINOR CONTOUR — 6204
- PR MAJOR CONTOUR — 6205
- PROPOSED SLOPE — X.X%
- DIRECTION OF FLOW
- PLANNED INFILTRATION AREA

1" =50'

KEY MAP



NOTE:

ALL STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

PRELIMINARY
NOT FOR CONSTRUCTION

CITY APPROVAL:

DEPN-25-0020

Dakota Springs Engineering
Engineering Consultants
31 N. TEJON, SUITE 518
COLORADO SPRINGS, CO 80903
P:(719) 227-7388 F: (719) 227-7392

Know what's below. Call 811 before you dig. 1-CALL 719-377-0002

SCALE: 1"=50'
VERT:
STATION: FROM: TO:

DESIGNED BY: JJM DATE: 7.28.23
DRAWN BY: JAZ DATE: 6.5.25
CHECKED BY: . DATE: .

THE RIDGE AT WATERVIEW NORTH FILING NO. 1

DEVELOPMENT PLAN
PRELIMINARY DETAILED GRADING PLAN - WEST

REVISIONS: NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05.01

SHEET 7 OF 22

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\01-Premire Homes-PHI-TH-Site\CAD\Planstreets\Final Engineering\Grading & Erosion Control\WVN-PHI-DP-Detailed Graiding-colorized.dwg

LEGEND

EX MINOR CONTOUR

EX MAJOR CONTOUR

PR MINOR CONTOUR — 6204

PR MAJOR CONTOUR — 6205

PROPOSED SLOPE — X.X%

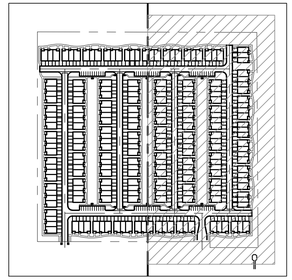
DIRECTION OF FLOW

PLANNED INFILTRATION AREA

50 0 50 100

1" =50'

KEY MAP

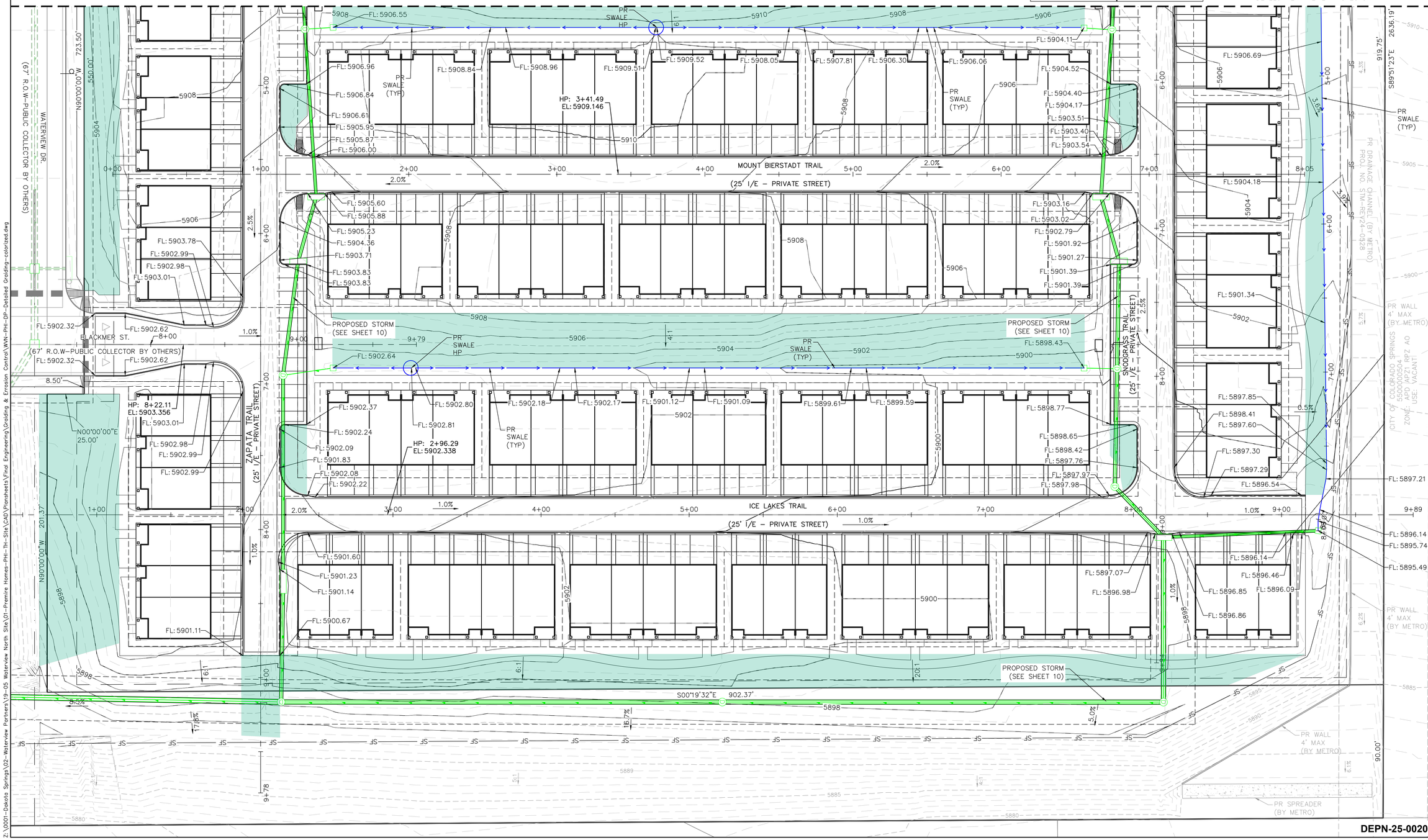


CITY APPROVAL:

PRELIMINARY NOT FOR CONSTRUCTION

NOTE:
ALL STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.

SEE DETAILED GRAIDING PLAN - WEST
SHEET 7



Dakota Springs Engineering
Engineering Consultants
31 N. TEJON, SUITE 518
COLORADO SPRINGS, CO 80903
P: (719) 227-7388 F: (719) 227-7392

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

J-CAD 719-377-0002

SCALE: 1"=50'
VERT:
STATION: FROM: TO:

DESIGNED BY: JJM DATE: 7.28.23
DRAWN BY: JAZ DATE: 6.5.25
CHECKED BY: . DATE: .

THE RIDGE AT WATERVIEW NORTH FILING NO. 1

DEVELOPMENT PLAN
PRELIMINARY DETAILED GRADING PLAN - EAST

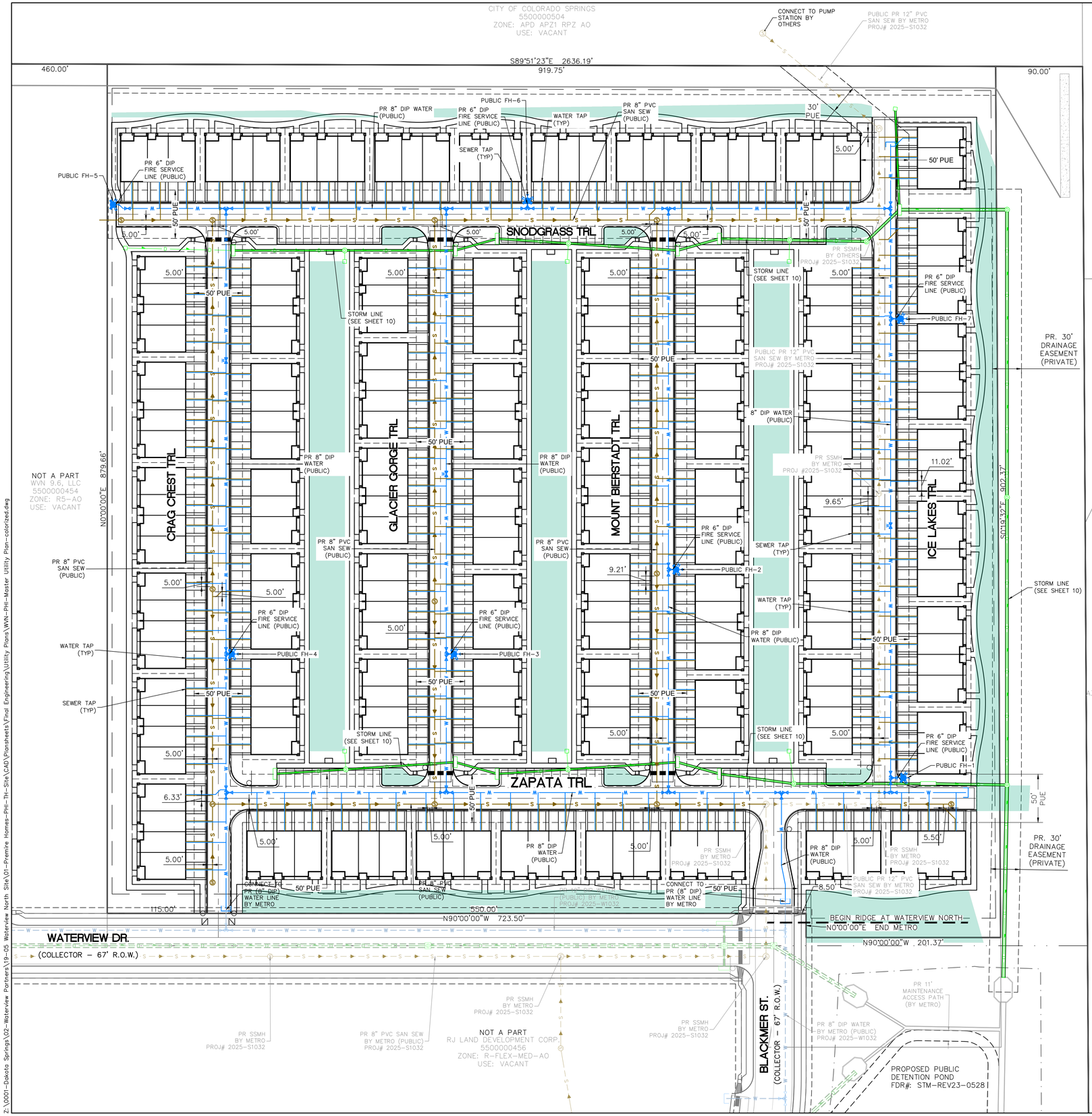
REVISIONS: NO.	DESCRIPTION	DATE

PROJECT NUMBER: 0219-05.01

SHEET 8 OF 22

DEPN-25-0020

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\01-Premire Homes-PHI-TH-Site\CAD\Plansheets\Final Engineering\Grading & Erosion Control\WN-PHI-DP-Detailed Graiding-colorized.dwg



LEGEND

PLANNED INFILTRATION AREA

N

50 0 50 100

1" =50'

NOTES:

1. ALL STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.
2. FENCING SHALL NOT STOP ACCESS TO UTILITY LINES OR CONFLICT WITH UTILITY EQUIPMENT.

PRELIMINARY UTILITY PLANS GENERAL NOTES

1. 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.
2. 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.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS ORELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES'RULES AND REGULATIONS.
4. 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 SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. 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.
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN 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'SWATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS–SERVICE–LINE PRESSURES IN EXCESS OF SPRINGS UTILITIESSTANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668–4985 OR SOUTH 668–5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF 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 (NESC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE 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.

SERVICE CONNECTION NOTE

1. MAINTAIN 12" SEPARATION FROM OUTSIDE EDGE OF 3/4" WATER SERVICE LINE AND 4" SEWER SERVICE LINE.

CITY APPROVAL:

PRELIMINARY NOT FOR CONSTRUCTION

DEPN-25-0020

Dakota Springs Engineering
Engineering Consultants
31 N. TEJON, SUITE 518
COLORADO SPRINGS, CO 80903
P:(719) 227-7388 F: (719) 227-7392

know what's below. Call 811 before you dig. 1-CALL 719-377-0002

SCALE: HORIZ: 1"=50' VERT: 1"=5'
STATION: FROM: TO:

DESIGNED BY: JJM DATE: 7.28.23
DRAWN BY: JAZ DATE: 6.5.25
CHECKED BY: . DATE: .

THE RIDGE AT WATERVIEW NORTH FILING NO. 1

DEVELOPMENT PLAN
PRELIMINARY UTILITY AND PUBLIC FACILITY PLAN

REVISIONS: NO. DESCRIPTION DATE

PROJECT NUMBER: 0219-05.01

SHEET 9 OF 22

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\01-Premire Homes-PHI-TH-Site\CAD\Planshsets\Final Engineering\Utility Plans\WVN-PHI-Master Utility Plan-colorized.dwg

CITY OF COLORADO SPRINGS
5500000504
ZONE: APD APZ1 RPZ AO
USE: VACANT

460.00'

S89°51'23"E 2636.19'
919.75'

90.00'

NOT A PART
WVN 9.6, LLC
5500000454
ZONE: RS-AO
USE: VACANT

NOT A PART
WIDEFIELD SCHOOL DISTRICT #3
5504401002
ZONE: PIP2/CR AO
USE: VACANT

NOT A PART
AZOF COLORADO FUND LLC
5509101001
ZONE: I-2 CAD-O
USE: VACANT

N0°00'00"E 879.66'

SNODGRASS TRL

CRAG CREST TRL

GLACIER GORGE TRL

MT BIERSTADT TRL

ICE LAKES TRL

ZAPATA TRL

WATERVIEW DR.
(COLLECTOR - 67' R.O.W.)

BLACKMER ST.
(COLLECTOR - 67' R.O.W.)

BEGIN RIDGE AT WATERVIEW NORTH
END METRO

N90°00'00"W 723.50'

N90°00'00"W 201.37'

S0°13'30"E 902.37'

N0°00'00"E 25.00'

115.00'

550.00'

8.50'

50' PUE

30' PUE

PR. 30' DRAINAGE EASEMENT (PRIVATE)

PROPOSED WATER (SEE SHEET 9)

PROPOSED SEWER (SEE SHEET 9)

18" RCP STORM (PRIVATE)

21" RCP STORM (PRIVATE)

24" RCP STORM (PRIVATE)

30" RCP STORM (PRIVATE)

CDOT TYPE C STORM (PRIVATE)

10' CDOT TYPE R STORM (PRIVATE)

12" PVC STORM (PRIVATE)

15" RCP STORM (PRIVATE)

18" X 12" PVC TEE (PRIVATE) STM-REV25-0112

21" X 12" PVC TEE (PRIVATE) STM-REV25-0112

24" X 12" PVC TEE (PRIVATE) STM-REV25-0112

4' STORM MANHOLE (PRIVATE)

36" RCP STORM (PRIVATE)

PR. 36" RCP (PUBLIC) BY METRO STM-REV24-0528

PR. 42" RCP (PUBLIC) BY METRO STM-REV24-0528

PR. 5' TYPE 1 MANHOLE (PUBLIC) BY METRO STM-REV24-0528

PR. TYPE R INLET (L=10') (PUBLIC) BY METRO STM-REV24-0528

PR. TYPE R INLET (L=15') (PUBLIC) BY METRO STM-REV24-0528

PR. TYPE R INLET (L=5') (PUBLIC) BY METRO STM-REV24-0528

PR. 18" RCP (PUBLIC) BY METRO STM-REV24-0528

PR. 24" RCP (PUBLIC) BY METRO STM-REV24-0528

PR. 42" RCP (PUBLIC) BY METRO STM-REV24-0528

PR. 48" RCP (PUBLIC) BY METRO STM-REV24-0528

PR FOREBAY BY METRO

PR 11' MAINTENANCE ACCESS PATH (BY METRO)

PR TRICKLE CHANNEL BY METRO

RJ LAND DEVELOPMENT CORP
5500000456
ZONE: R-FLEX-MED-AO
USE: VACANT

PROPOSED PUBLIC DETENTION POND
FDR#: STM-REV23-0528

DEPN-25-0020

LEGEND

PLANNED INFILTRATION AREA

NOTE:

1. ALL STORM SEWER CONNECTIONS MUST BE INSPECTED BY AN ENGINEERING DEVELOPMENT REVIEW INSPECTOR.
2. FUTURE ALLOWANCES FOR PRIVATE FENCES DOES NOT APPLY TO THIS DEVELOPMENT.

PRELIMINARY NOT FOR CONSTRUCTION

CITY APPROVAL:

N

50 0 50 100

1" =50'

Dakota Springs Engineering
Engineering Consultants
31 N. TEJON, SUITE 518
COLORADO SPRINGS, CO 80903
P:(719) 227-7388 F: (719) 227-7392

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

JCAD 719-377-0002

SCALE: HORIZ: 1"=50' VERT: 1"=5'
ELEVATION: FROM: TO:

DESIGNED BY: JJM DATE: 7.28.23
DRAWN BY: JAZ DATE: 6.5.25
CHECKED BY: . DATE: .

THE RIDGE AT WATERVIEW NORTH FILING NO. 1

DEVELOPMENT PLAN
MATER STORM PLAN

REVISIONS:
NO. DESCRIPTION DATE

PROJECT NUMBER: 0219-05.01

SHEET 10 OF 22

Z:\0001-Dakota Springs\02-Waterview Partners\19-05 Waterview North Site\01-Premire Homes-PHI-TH-Site\CAD\Plansheets\Final Engineering\Utility Plans\WVN-PHI-Master Utility Plan-colorized.dwg

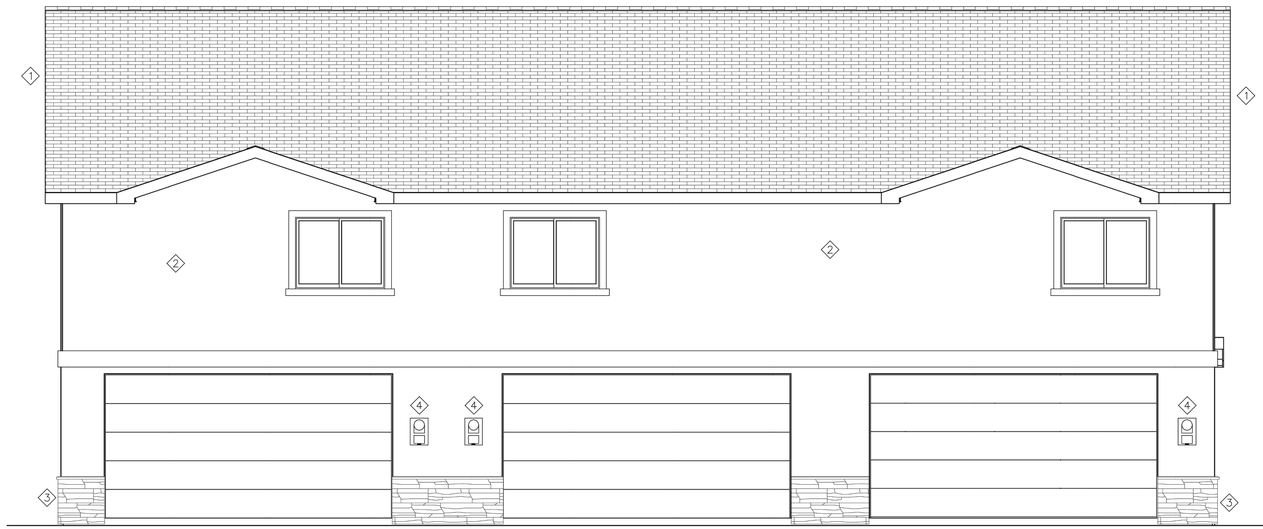
LEGEND

1. BLACK/GREY ASPHALT COMPOSITE SHINGLES
2. TAN EIFS (STUCCO) FINISH
3. TAN FIELDSTONE VENEER
4. ELECTRIC SERVICE METER
5. GAS METER



FRONT ELEVATION

1/4" = 1'-0"



BACK ELEVATION

1/4" = 1'-0"

NOTE:

GAS METERS MUST BE A MINIMUM OF 3' FROM DOORS, OPERABLE WINDOWS, OR ANY VENTS OR OPENINGS IN WALLS.

CITY APPROVAL:

DEPN-25-0020

Revision Table

No.	Date	Description

SHEET TITLE: ELEVATIONS

PREMIER HOMES INC.
www.premierhomesinc.com
P.O. Box 2487 Pueblo, CO 81004 (719) 584-2800

PLAN: WATERVIEW 1-1-1

DATE: 5/2/25

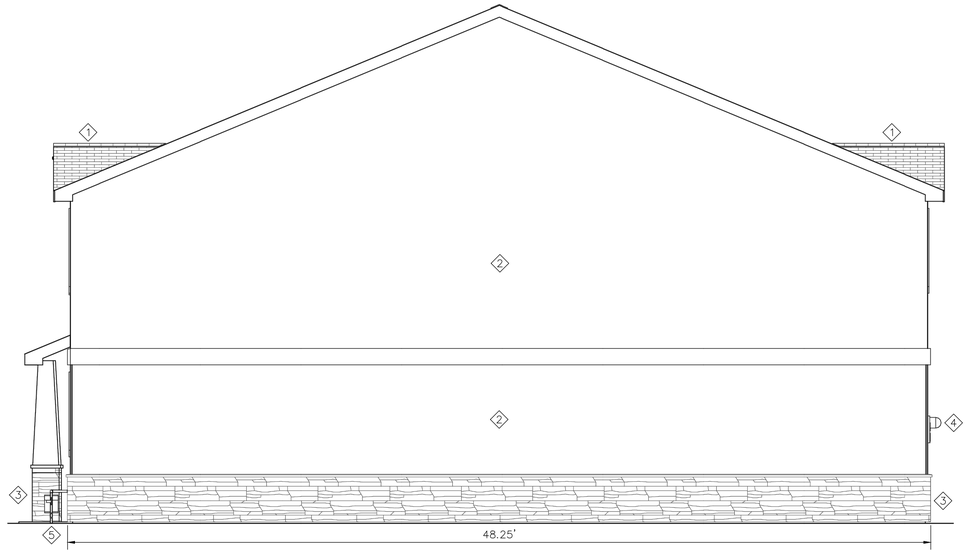
SHEET: A-1

LEGEND

1. BLACK/GREY ASPHALT COMPOSITE SHINGLES
2. TAN EIFS (STUCCO) FINISH
3. TAN FIELDSTONE VENEER
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5. GAS METER

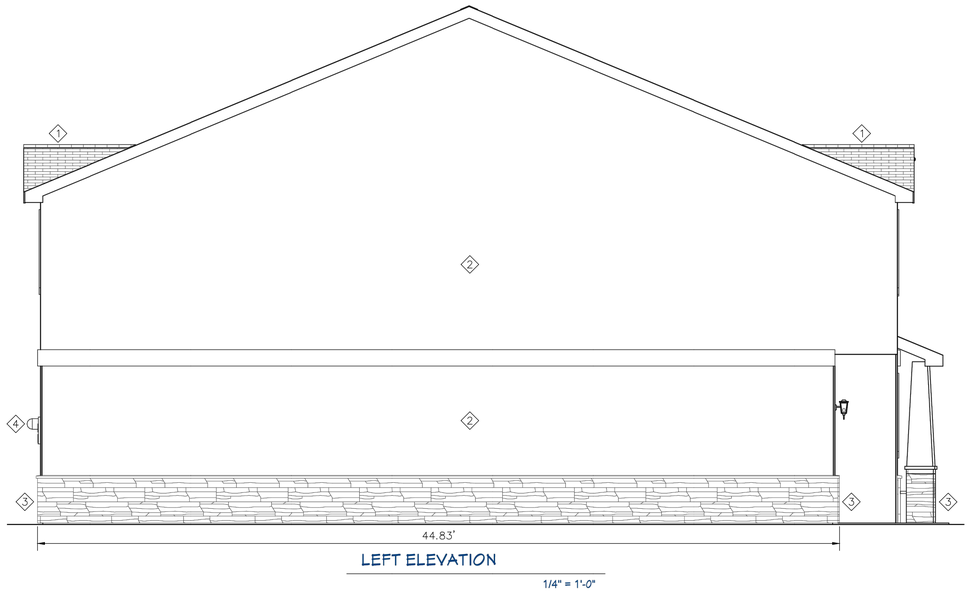
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RIGHT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

CITY APPROVAL:

DEPN-25-0020

Revision Table

No.	Date	Description

SHEET TITLE: ELEVATIONS

PREMIER HOMES INC.
www.premierhomesinc.com
P.O. Box 2487 Pueblo, CO 81004 (719) 564-2800

PLAN: WATERVIEW 1-1-1

DATE: 5/2/25

SHEET: A-2

LEGEND

1. BLACK/GREY ASPHALT COMPOSITE SHINGLES
2. TAN EIFS (STUCCO) FINISH
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5. GAS METER

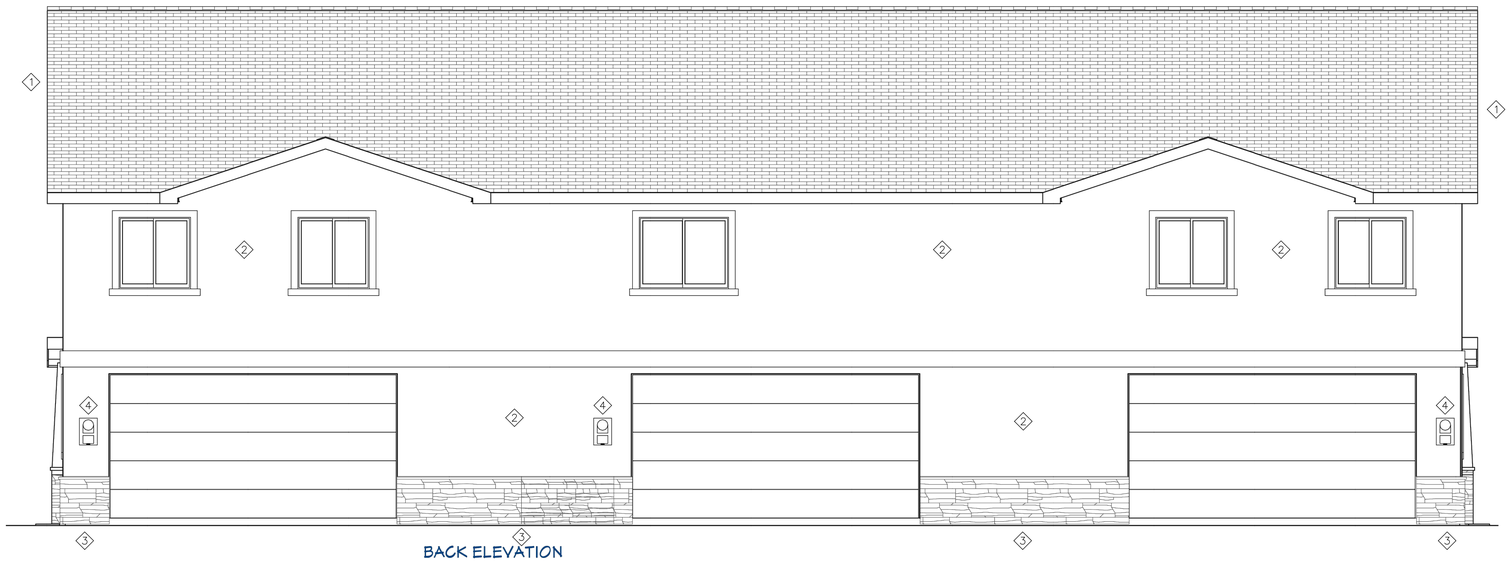
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BACK ELEVATION

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CITY APPROVAL:

DEPN-25-0020

Revision Table

No.	Date	Description

SHEET TITLE: ELEVATIONS

PREMIER HOMES INC.
www.premierhomesinc.com
P.O. Box 2487 Pueblo, CO 81004 (719) 584-2800

PLAN: WATERVIEW 2-1-2

DATE: 6/3/25

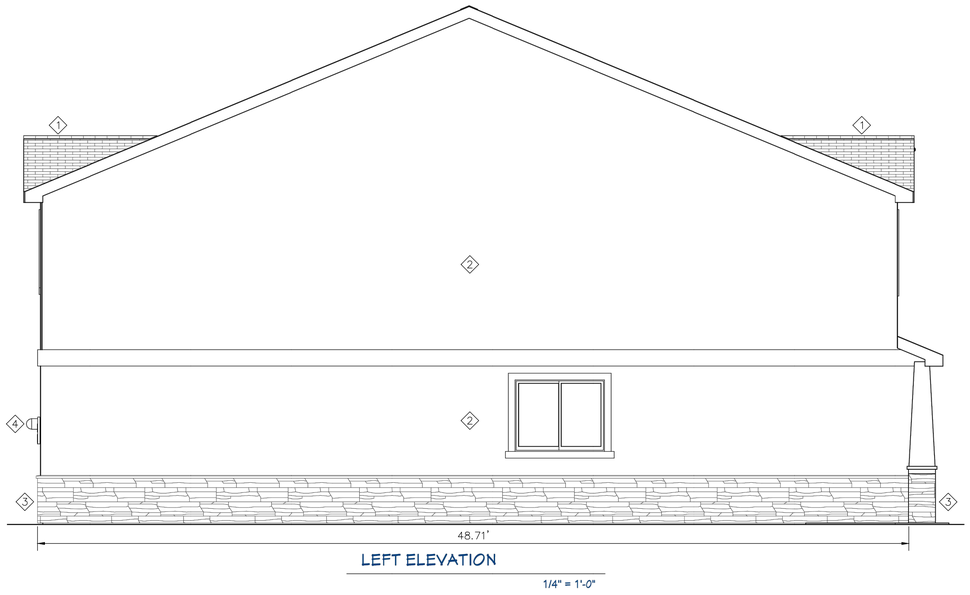
SHEET: A-1

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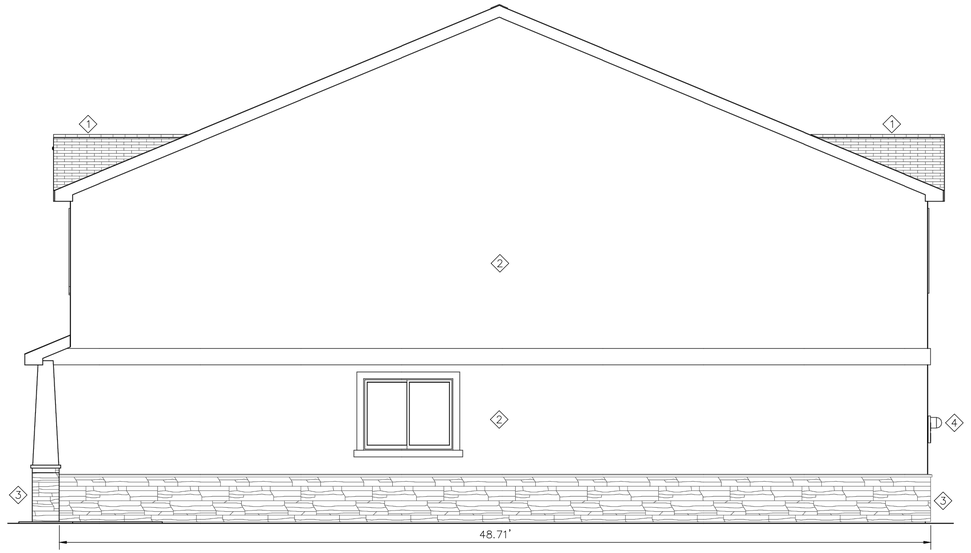
NOTE:

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LEFT ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"

CITY APPROVAL:

DEPN-25-0020

Revision Table

No.	Date	Description

SHEET TITLE:
ELEVATIONS

PREMIER HOMES INC.
www.premierhomesinc.com
P.O. Box 2487 2800 Pueblo, CO 81004 (719) 564-

PLAN:
WATERVIEW 2-1-2

DATE:
6/3/25

SHEET:
A-2

LEGEND

1. BLACK/GREY ASPHALT COMPOSITE SHINGLES
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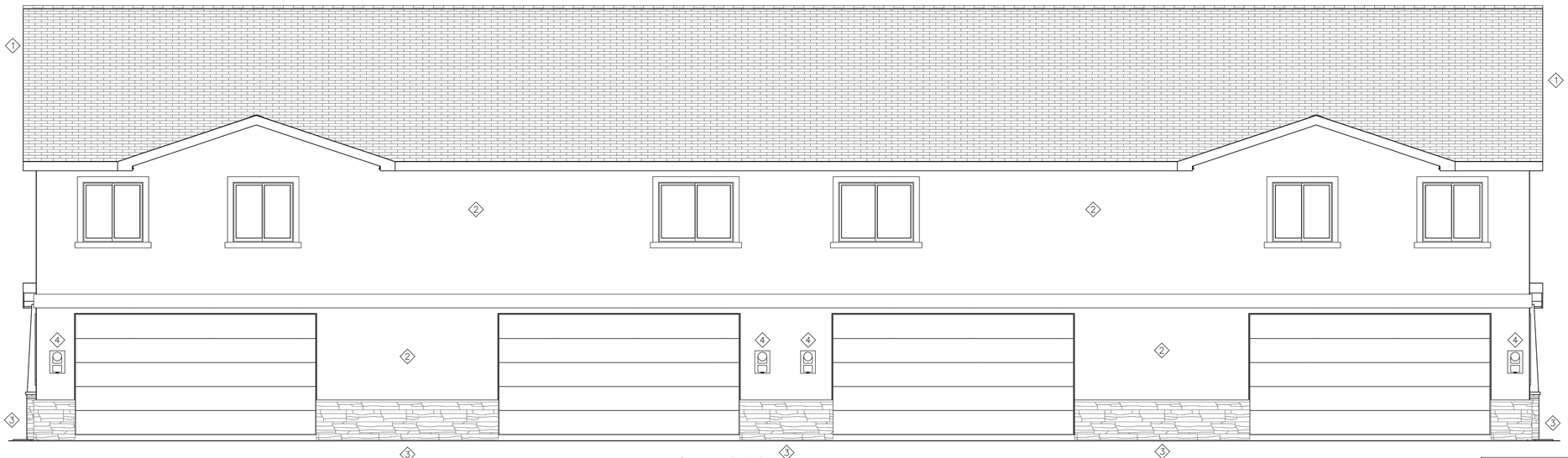
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BACK ELEVATION

1/4" = 1'-0"

CITY APPROVAL:

DEPN-25-0020

Revision Table

No.	Date	Description

SHEET TITLE: ELEVATIONS

PREMIER HOMES INC.
www.premierhomesinc.com
P.O. Box 2487 Pueblo, CO 81004 (719) 584-2800

PLAN: WATERVIEW 2-1-1-2

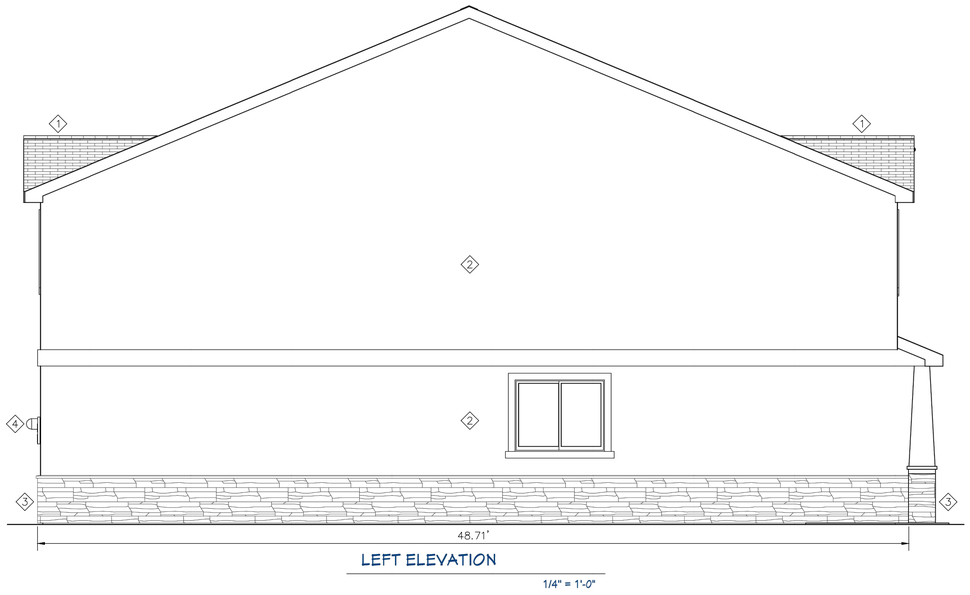
DATE: 4/29/25

SHEET: A-1

04/29/2025 Waterview Elevations 2-1-1-2

LEGEND

1. BLACK/GREY ASPHALT COMPOSITE SHINGLES
2. TAN EIFS (STUCCO) FINISH
3. TAN FIELDSTONE VENEER
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5. GAS METER

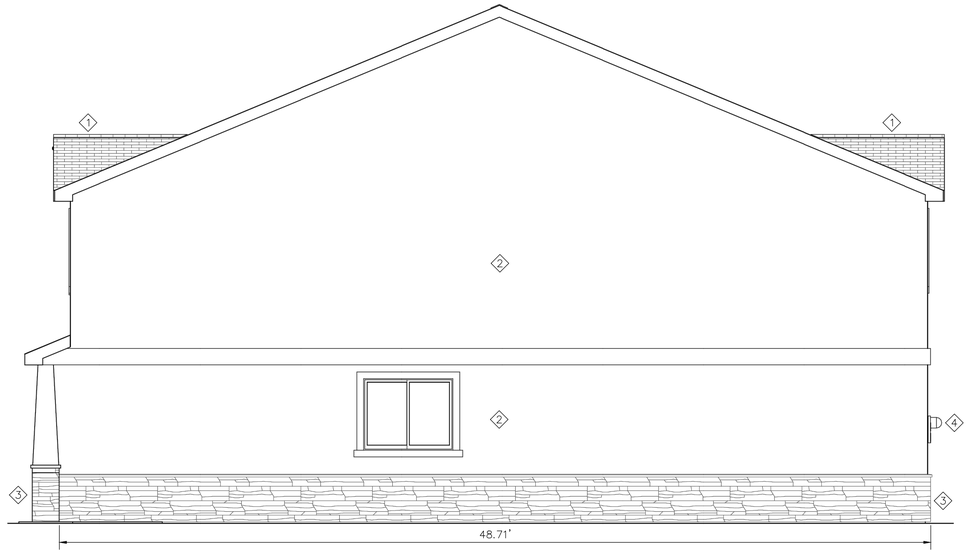


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RIGHT ELEVATION

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CITY APPROVAL:

DEPN-25-0020

Revision Table

No.	Date	Description

SHEET TITLE: ELEVATIONS

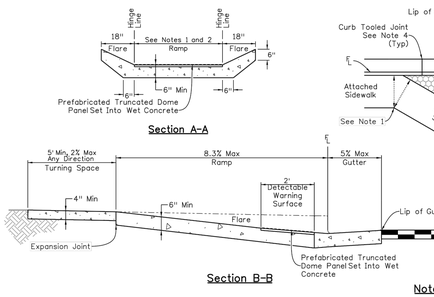
PREMIER HOMES INC.
www.premierhomesinc.com
P.O. Box 2487 Pueblo, CO 81004
2800 (719) 564-

PLAN: WATERVIEW 2-1-1-2

DATE: 4/29/25

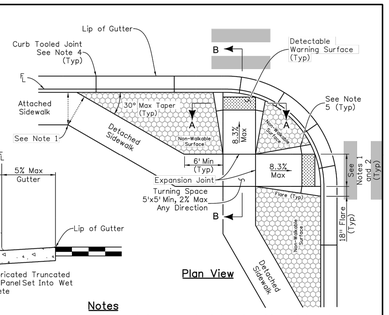
SHEET: A-2

04/29/2025 Waterview Elevations 2-1-1-2

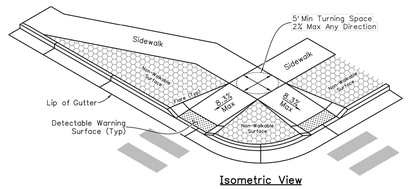


Section A-A

Section B-B



Plan View



Isometric View

Notes

1. Attached sidewalk shall be 6 feet wide minimum. Detached sidewalk shall be 5 feet wide minimum. Sidewalk width and turning space (TS) may be reduced to 4 feet in retrofit applications.
2. Ramp width shall be the same as the approaching sidewalk or TS but not less than 4 feet. Ramp cross slope shall evenly transition between landing grade and street grade.
3. Sidewalk cross slope shall be 2% maximum measured perpendicular to the direction of walk for detached sidewalk and perpendicular to the curb for attached sidewalk.
4. Curb tooled joints shall be laid out so that at least one joint occurs within the width of each ramp.
5. Tooled joints shall be constructed through the flare at the top of the detectable warning surface.

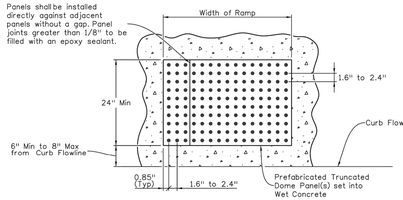
COLORADO SPRINGS

SIDEWALK CURB RAMPS TYPE 1 CURB RAMP

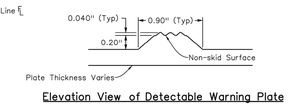
APPROVED: _____ CITY ENGINEER

ISSUED: 3/28/2019 | REVISED: | DRAWING NO. D-8B

Panels shall be installed directly against adjacent panels without a gap. Panel joints greater than 1/8" to be filled with an epoxy sealant.



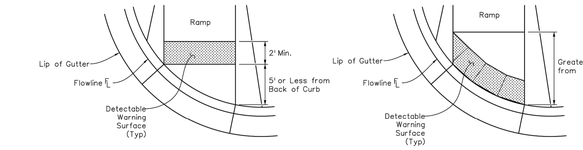
Plan View of Detectable Warning Plate(s)



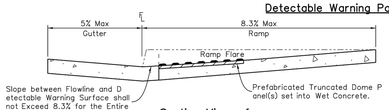
Elevation View of Detectable Warning Plate

Notes

1. Detectable warnings shall consist of prefabricated panels of truncated domes approved by the City.
2. The detectable warning surface shall span the entire width of the ramp. If conditions do not allow the entire span, the detectable warning surface span shall not be more than 2 inches away from each side of the ramp.
3. Dome spacing shall be equal in both directions.



Detectable Warning Panel(s) Placement Guide



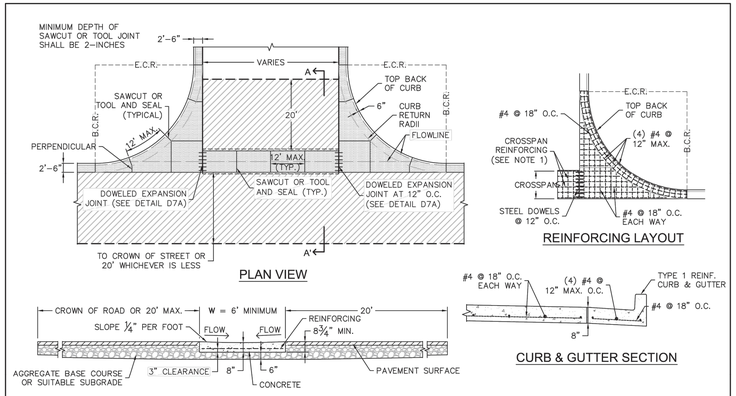
Section View of Detectable Warning Plate(s)

COLORADO SPRINGS

SIDEWALK CURB RAMPS TRUNCATED DOME DETAILS

APPROVED: _____ CITY ENGINEER

ISSUED: 3/28/2019 | REVISED: - | DRAWING NO. D-8L



NOTES:

1. SQUARED-OFF RETURN TO BE POURED MONOLITHIC 8-INCHES P.C.C. MINIMUM WITH #4 AT 18-INCHES EACH WAY.
2. ASPHALT PATCH SHALL BE PER "ASPHALT PAVEMENT REPAIR" DETAIL
3. SQUARED-OFF RETURN AREAS REQUIRE REINFORCING FROM B.C.R. TO E.C.R.
4. POLYURETHANE JOINT FILLER REQUIRED OVER EXPANSION JOINTS.
5. MINIMUM DEPTH OF SAWCUT OR TOOL JOINT SHALL BE 2-INCHES.
6. CURB RAMPS SHALL BE LOCATED OUTSIDE OF CROSSPAN FLOWLINE.
7. DOWELED EXPANSION JOINT SHALL BE INSTALLED WHEN POURING HALF PANS.

REINFORCING LAYOUT

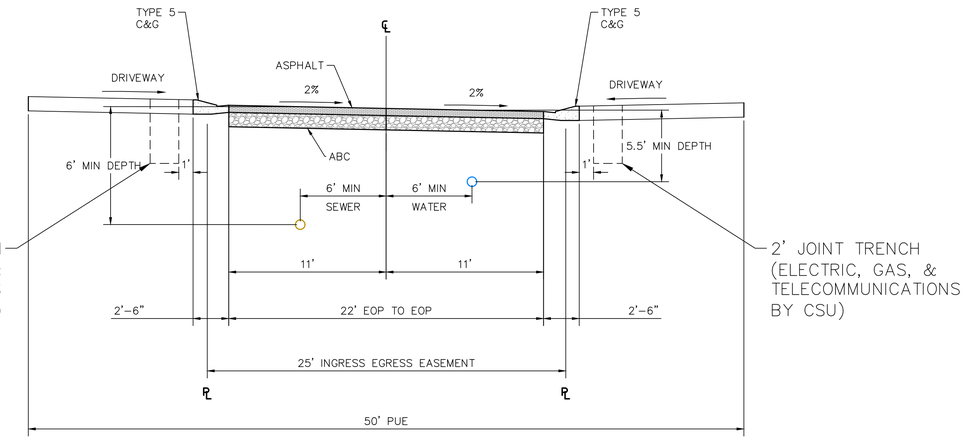
CURB & GUTTER SECTION

COLORADO SPRINGS

CROSS PAN

APPROVED: Gayle Sturdivant CITY ENGINEER

ISSUED: 6/4/21 | REVISED: | DRAWING NO. D7B

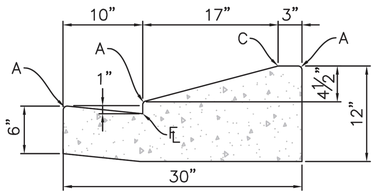


TYPICAL SECTION

(PRIVATE STREET)

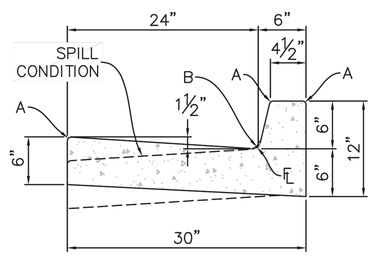
BLACKMER ST, CRAG CREST TRL, GLACIER GEORGE TRL, MT BIERSTADT TRL, ICE LAKES TRL, SNODGRASS TRL, ZAPATA TRL

SCALE : NTS



TYPE 5

RESIDENTIAL CURB & GUTTER ONLY



TYPE 2

6" VERTICAL

RADII LEGEND	
A	¼"–½"
B	1½"
C	1½"–2"



NOTES:
1. QUANTITY & LOCATION BY FIRE MARSHALL
2. SIGN SHALL BE ENGINEER GRADE REFLECTIVE SHEETING ON 0.80 ALUMINUM WITH RED LETTERING ON WHITE BACKGROUND
3. BOTTOM EDGE OF SIGN SHALL BE 7'-0" ABOVE SURFACE AND POST SHALL BE PLACED 2'-0" FROM FLOW LINE

FIRE LANE SIGN DETAIL

NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

CITY APPROVAL:

DEPN-25-0020

Dakota Springs Engineering
Engineering Consultants
31 N. TEJON, SUITE 518
COLORADO SPRINGS, CO 80903
P: (719) 227-7388 F: (719) 227-7392

Know what's below. Call 811 before you dig. 719-377-0002

SCALE: VERT: HORIZ: FROM: TO:

DESIGNED BY: JJM DATE: 7.28.23
DRAWN BY: JAZ DATE: 6.5.25
CHECKED BY: DATE:

THE RIDGE AT WATERVIEW NORTH FILING NO. 1

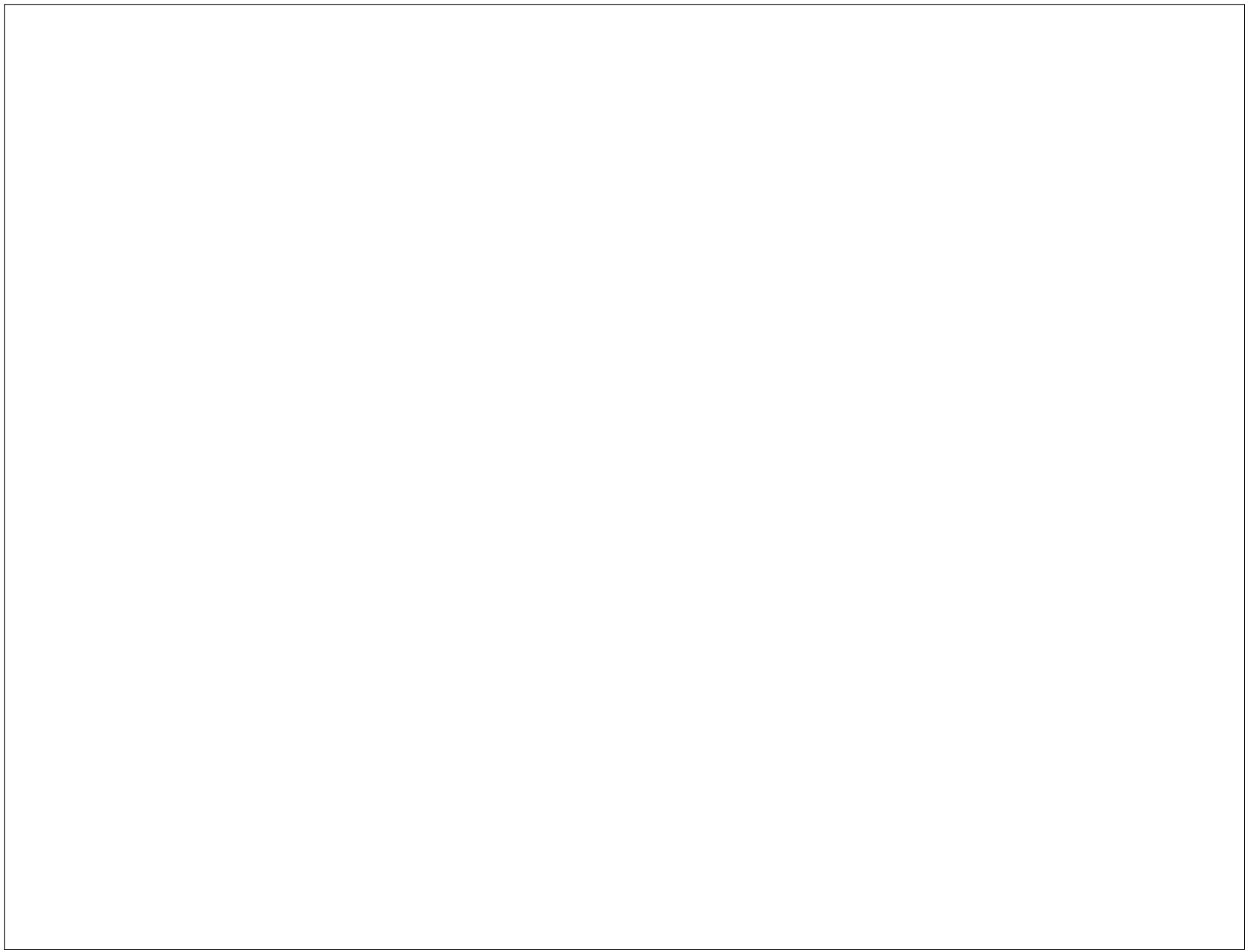
DEVELOPMENT PLAN DETAILS

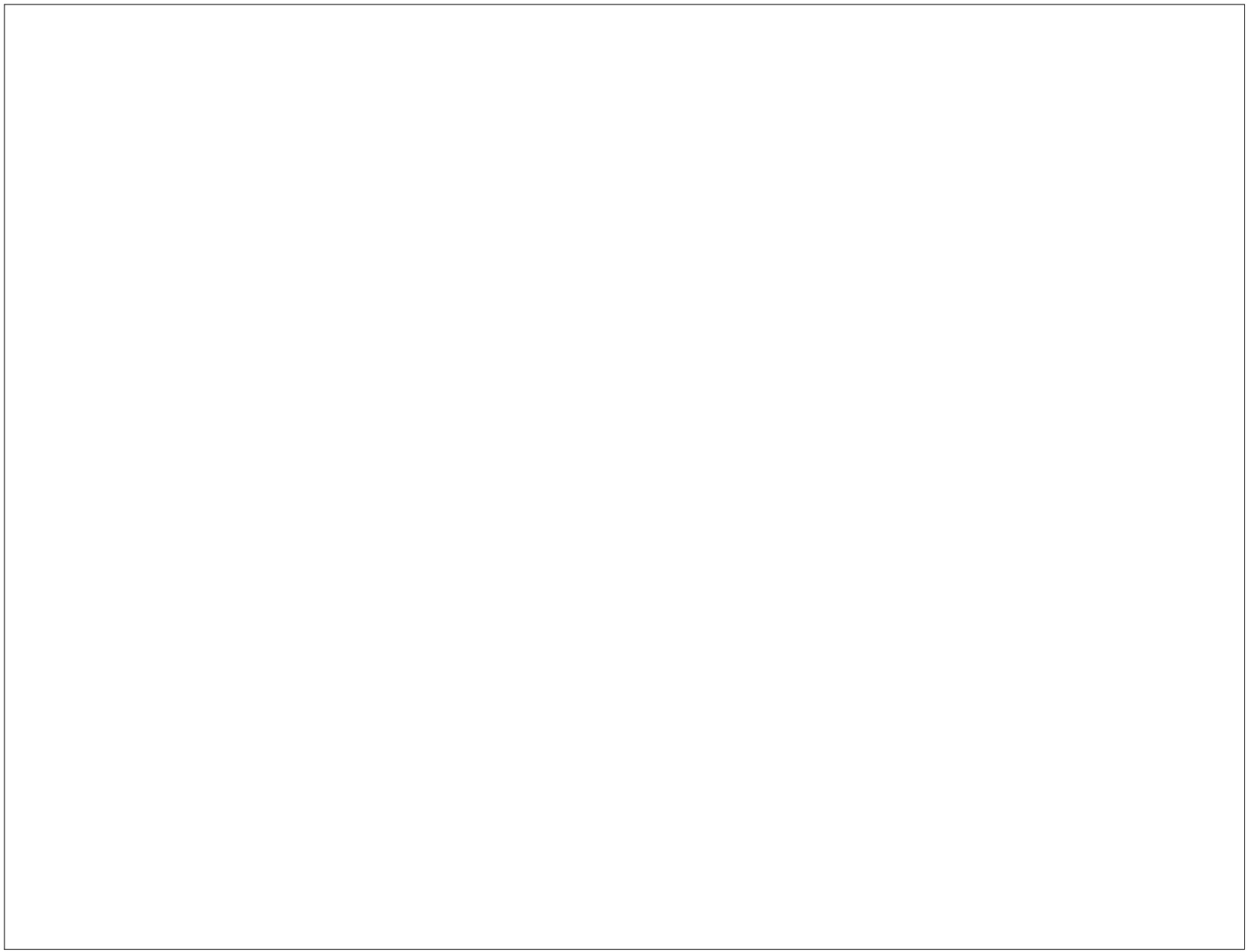
REVISIONS: NO. | DESCRIPTION | DATE

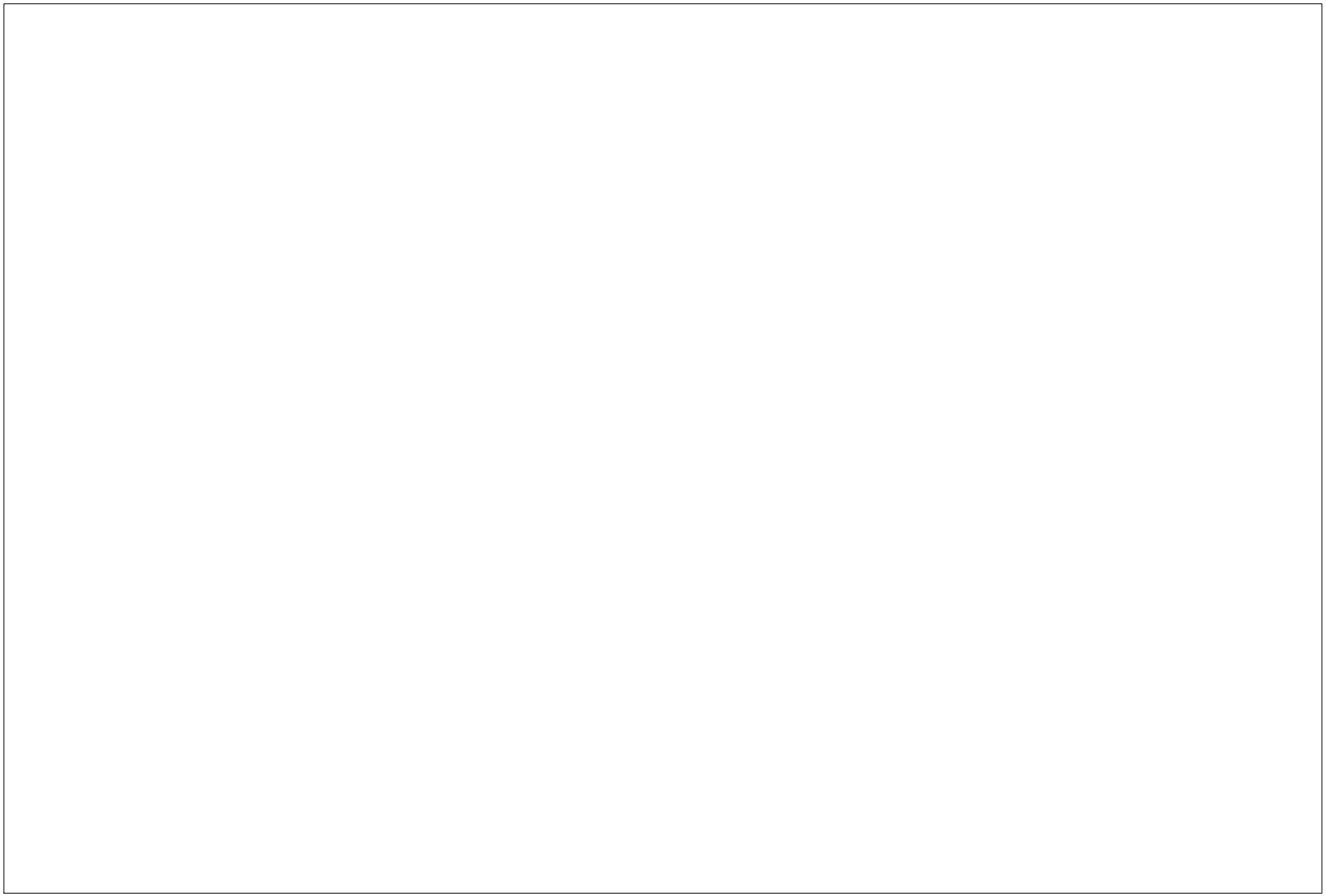
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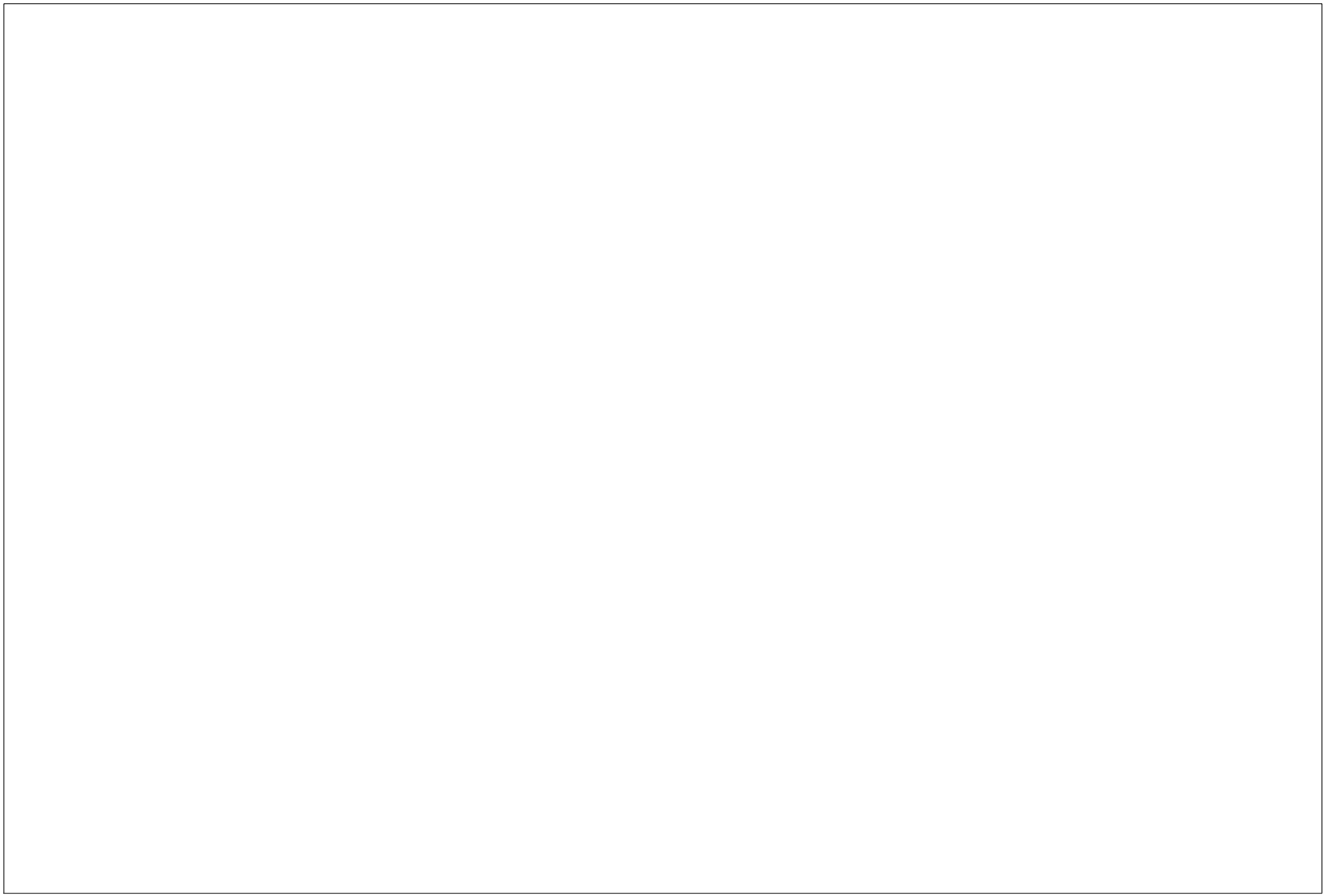
SHEET 17 OF 22

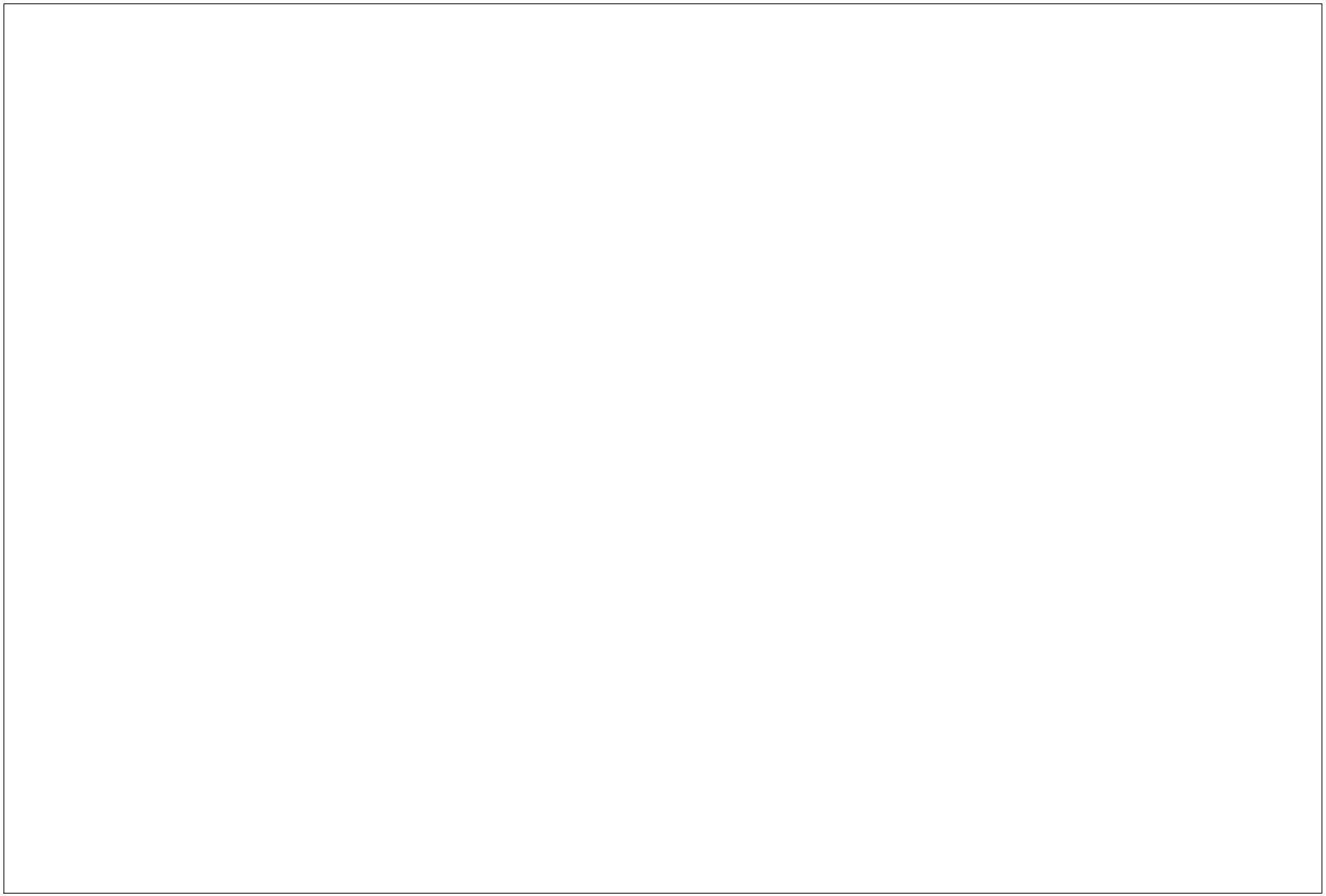
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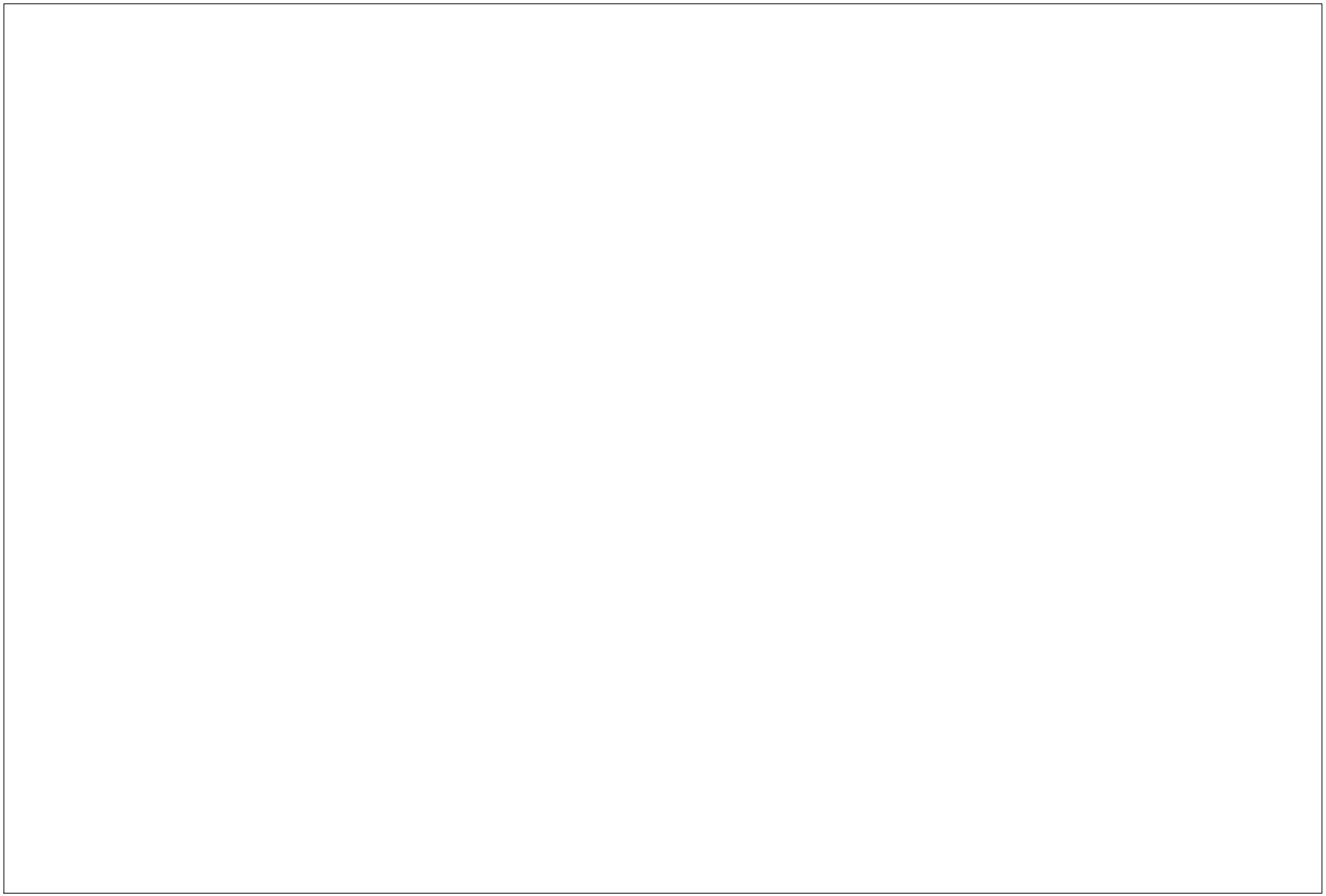


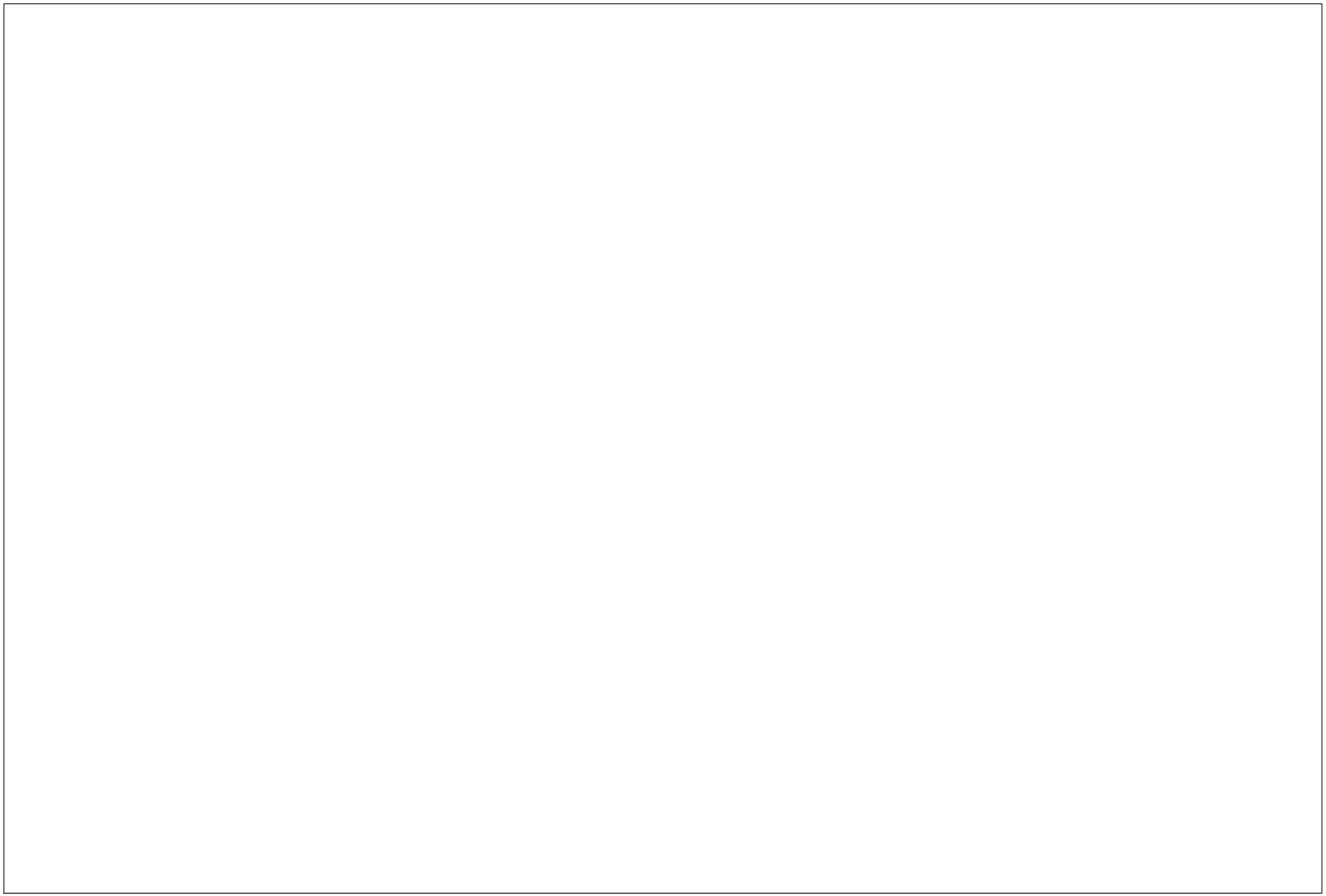


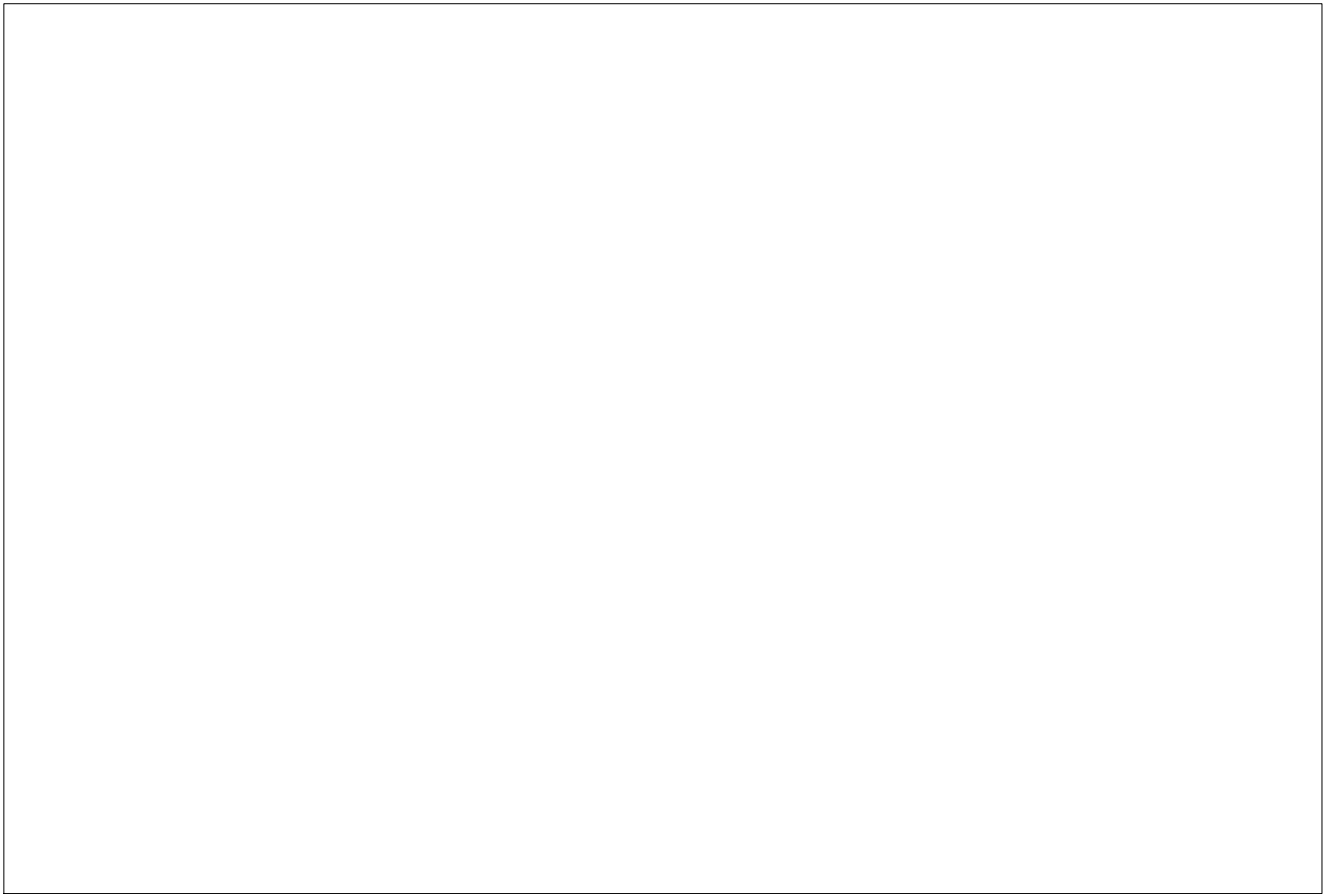


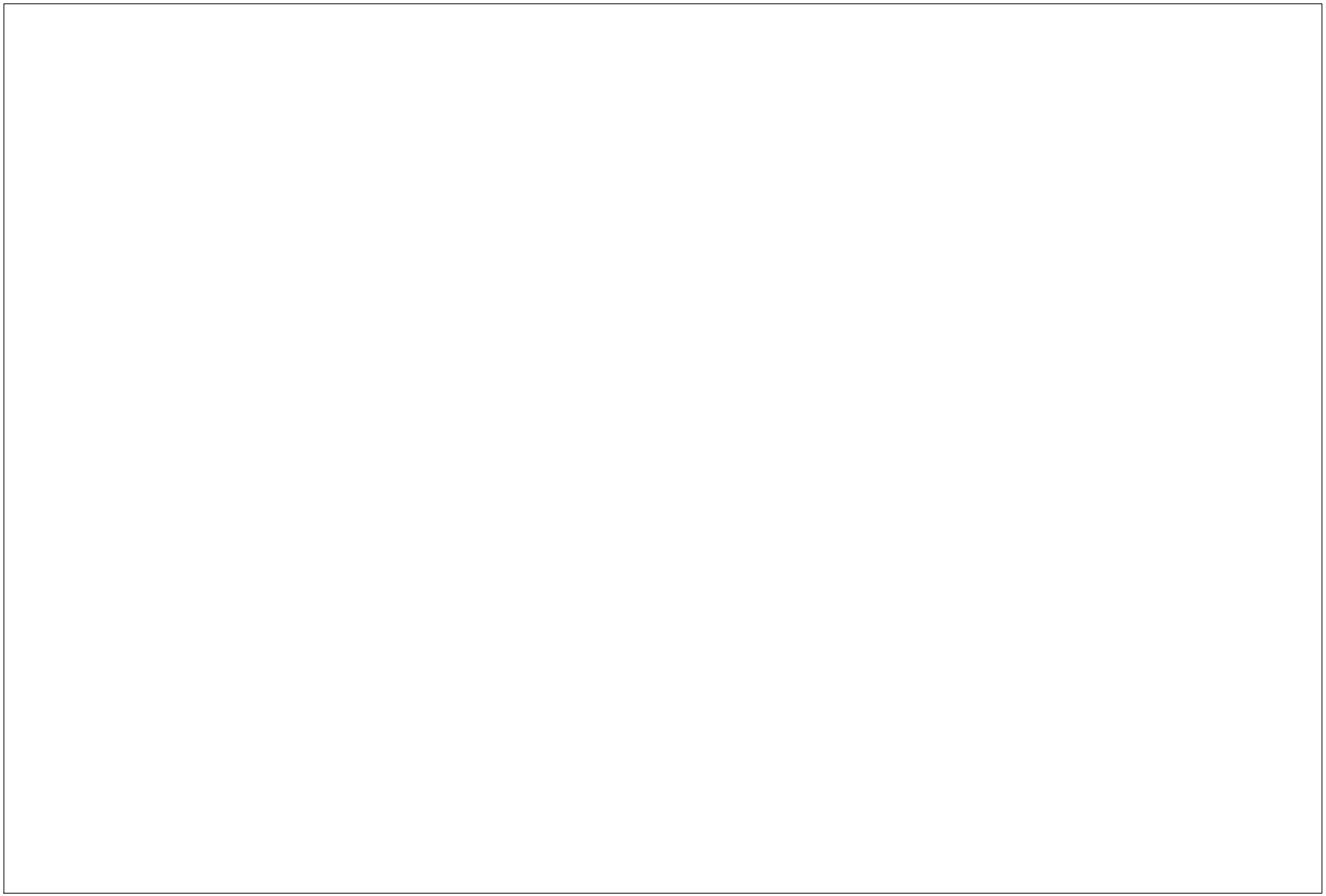


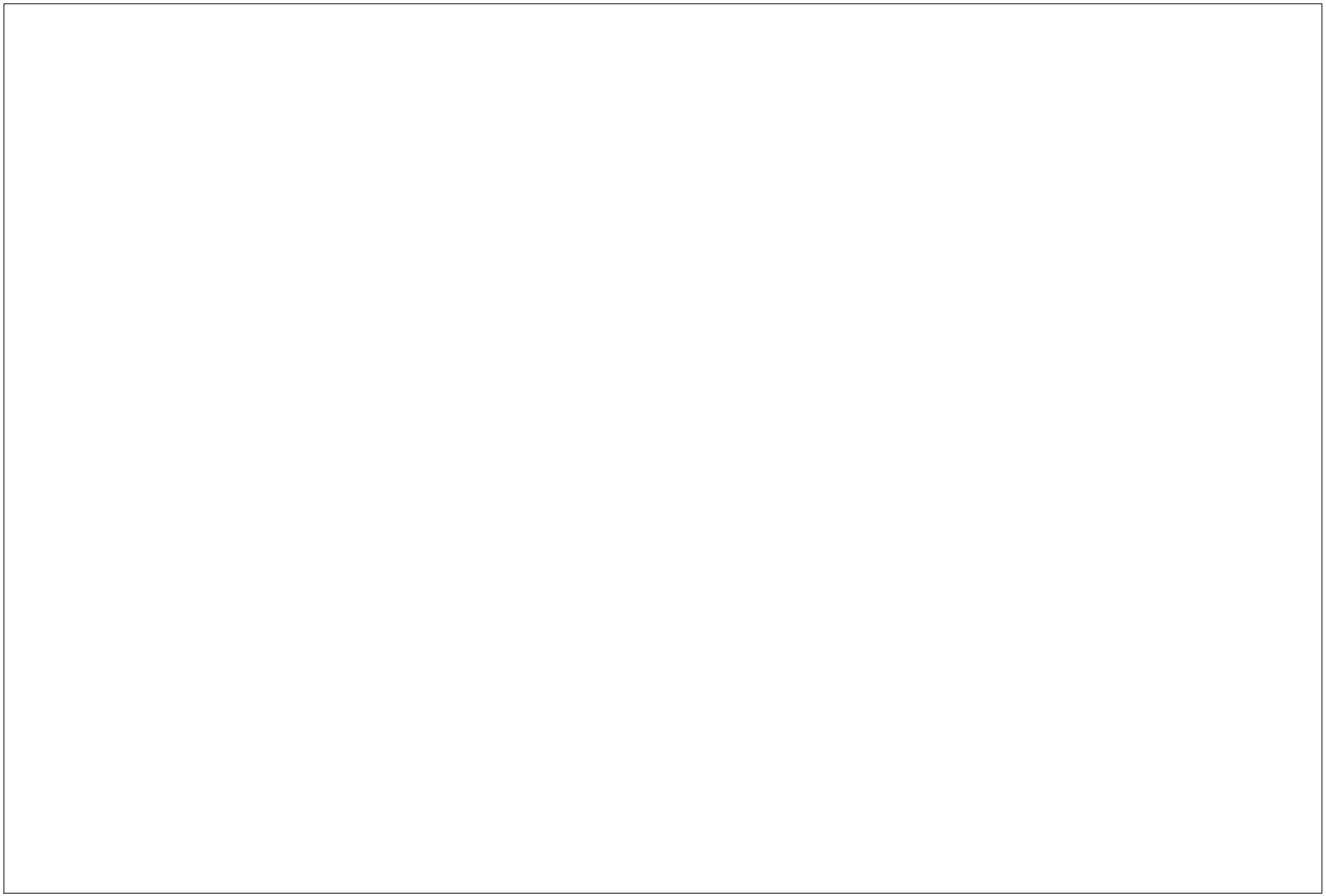


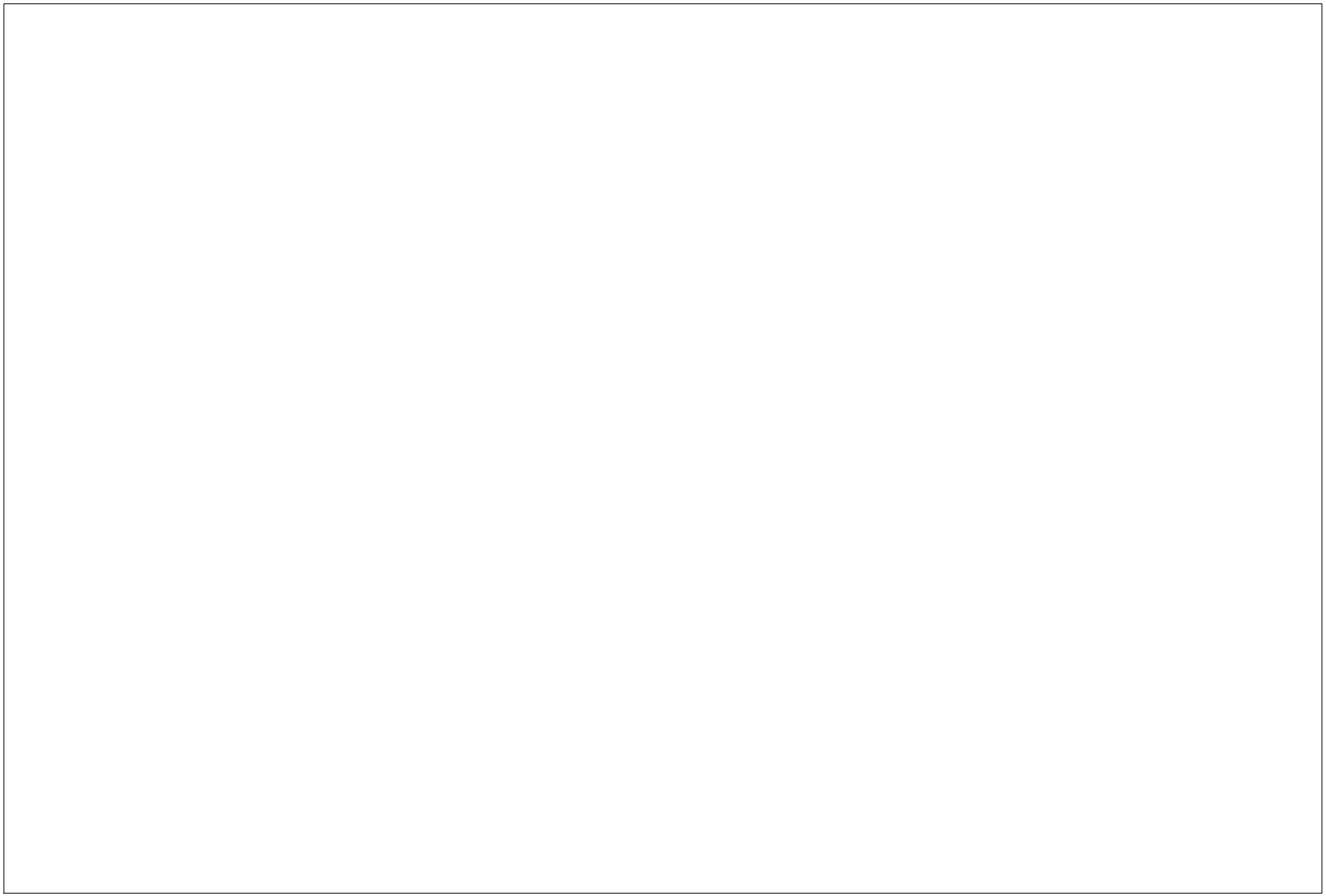


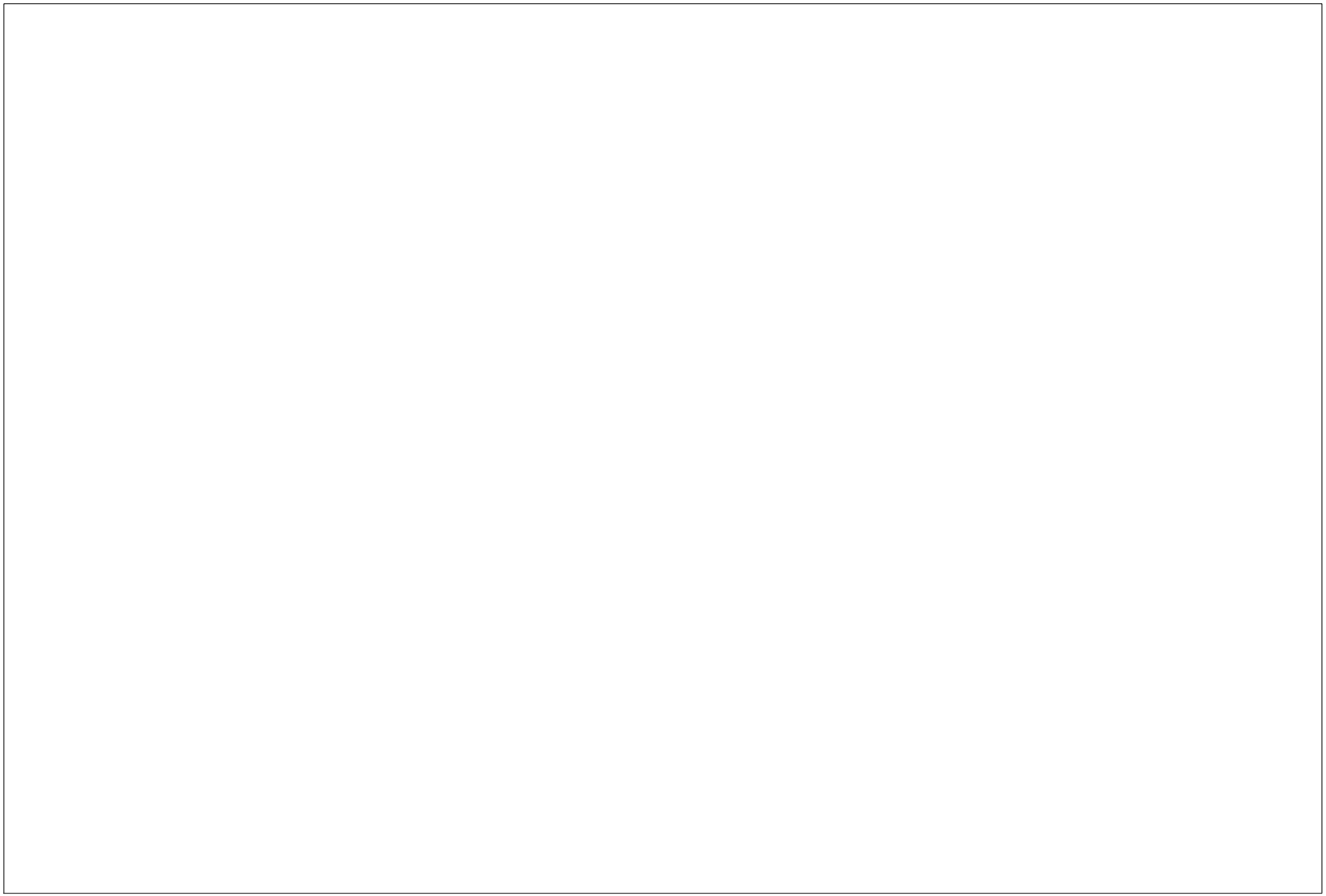












GENERAL SITE NOTES

1. CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO DRAINAGE, IRRIGATION, LIGHTING, AND ELECTRICAL. COORDINATE WITH GENERAL CONTRACTOR.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
4. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY OF COLORADO SPRINGS STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
5. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
6. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.

STANDARD CITY OF COLORADO SPRINGS LANDSCAPE NOTES

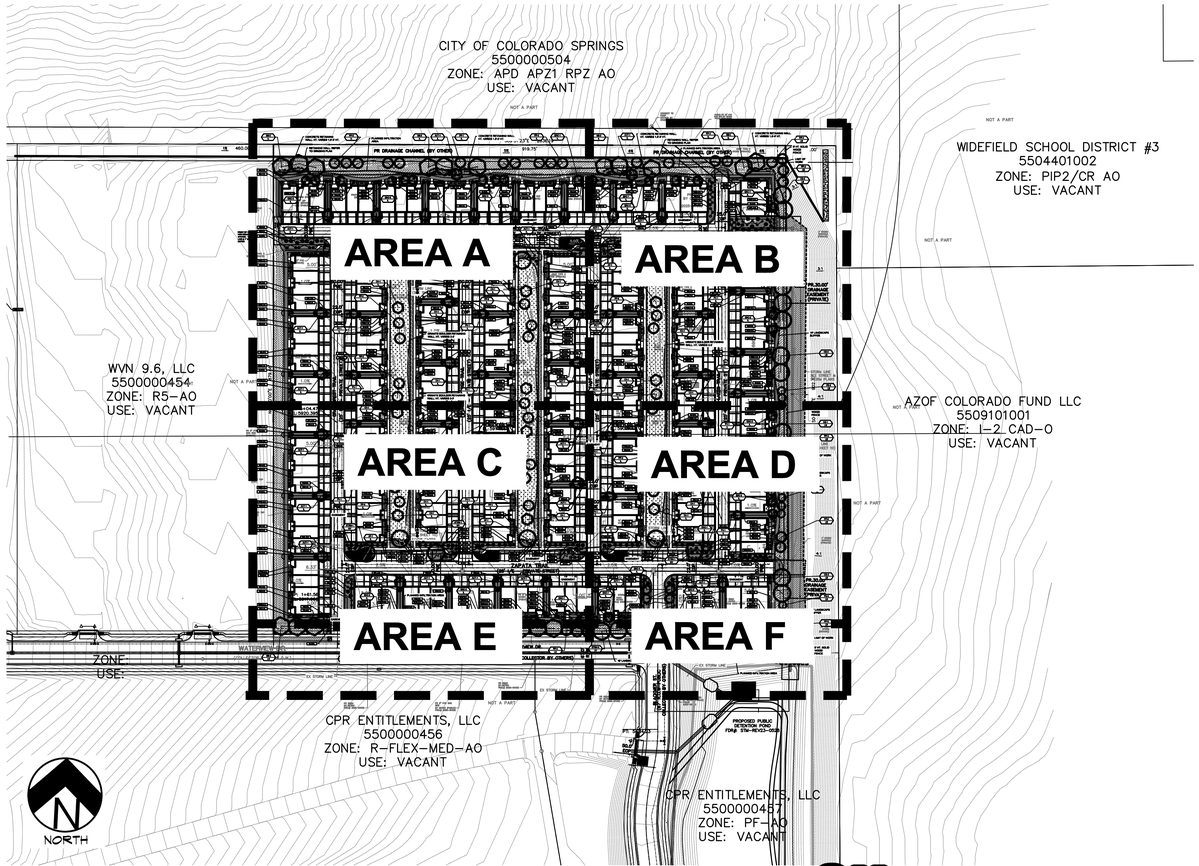
A Final Landscape and Irrigation Plan, with applicable supporting material, shall be submitted at time of Building Permit application and shall be approved before any Building Permit approval, any landscape or irrigation construction, and issuance of a Certificate of Occupancy.

- 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.
- 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).
- Copies of receipts/delivery tickets for soil amendments installed on the project are required to be provided with the inspection affidavits.
- If soil in the parking lot has been compacted by grading operations, the soil within the planter shall be tilled, or removed to a depth of thirty (30) inches and replaced with an acceptable growing medium for the species being installed.
- Tilling of the existing soil to incorporate amendments and counter any compaction or soil consolidation shall be required for all landscape planting areas.
- Accessible routes, including ramps and sidewalks, within the public right-of-way shall be per city engineering standard drawings and specifications. Engineering development review division inspector will have the final authority on accepting the public improvements.

MAINTENANCE NOTE

Landscape Improvements is responsiblity of owner and assigns. Landscape maintenance shall be the responsibility of Home Owners Association.

"Street trees, streetscape improvements, and vegetation within the City ROW shall be maintained by the abutting property owner."



OVERALL FINAL LANDSCAPE PLAN

Know what's below. Call before you dig.

UTILITIES NOTE

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DEPN 25-0020

UDC LANDSCAPE REQUIREMENTS

GENERAL REQUIREMENTS

	REQUIRED / PROVIDED
25% MAXIMUM TURF ALLOWED OF TOTAL LANDSCAPE AREA	261,433 X .25=65,358 SF
MAXIMUM 35% OF ALL THE TREES SHALL BE FROM ONE SPECIES.	204 X .35=72/72 MAX
MINIMUM 40% OF ALL THE TREES SHALL BE 30' MINIMUM HT.	204 X .40=82/82 MIN

LANDSCAPE SETBACKS (LS)

STREET NAME OR ZONE BOUNDARY (ELEV.)	STREET CLASSIFICATION	WIDTH (FT.) REQ./PROV.	LINEAR FOOTAGE	TREE/FEET REQUIRED	NO. OF TREES REQ./PROV/CED
WATERVIEW DR.	NON-ARTERIAL	10'/10 FT	668 LF	1/30 FT	23/23
SHRUB SUBSTITUTES REQ./PROV. (25% MAX)	ORNAMENTAL GRASS SUB. 2/1 REQ./PROV.	SETBACK PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.		
Ø/Ø	Ø/Ø	LS	75%/75%		

MOTOR VEHICLE LOTS (MV): NOT REQUIRED

NO. OF VEHICLE SPACES PROVIDED	SHADE TREES (1/15 SPACES) REQ./PROV.	VEHICLE LOT FRONTAGE(S)	LENGTH OF FRONTAGE (FT) (EXCLUDING DRIVEWAYS)	2/3 LENGTH OF FRONTAGE (FT)
72	5/5	N/A	Ø LF	Ø LF
(/5) MIN. 3' SCREENING PLANTS REQ./PROV.	EVERGREEN PLANTS REQ. 50%/PROV.	LENGTH OF SCREENING WALL OR BERM PROV.	VEHICLE LOT PLANT ABBR. ON PLAN	PERCENT GROUND PLANE EG. REQ./PROV.
Ø/Ø	Ø/Ø	Ø LF	MV	75%/75%

INTERNAL LANDSCAPING (IL)

INTERNAL LANDSCAPE AREA INCLUDES ALL LANDSCAPE AREAS NOT INCLUDING SETBACKS, BUFFERS OR MOTOR VEHICLE ISLANDS.
100% SHRUB SUBSTITUTION FOR NON-RESIDENTIAL / 50% SHRUB SUBSTITUTION FOR MULTI-FAMILY.

NET SITE AREA (SF) (LESS PUBLIC ROW)	PERCENT MINIMUM INTERNAL AREA (%)	INTERNAL AREA (SF) REQ./PROV.	INTERNAL TREES (1/500 SF) (EXCLUDING DRIVEWAYS)
815,223.14 SF	MULTI-FAMILY RESIDENTIAL 15%	122,283 SF/ 192,691 SF	245/132
SHRUB SUBSTITUTES REQ./PROV.	ORNAMENTAL GRASS SUB. REQ./PROV.	INTERNAL PLANT ABBR. DENOTED ON PLAN	PERCENT GROUND PLANE VEG. REQ./PROV.
1,130/1,130	Ø/Ø	IL	75%/75%

ACTIVE GREEN SPACE: COMPACT LOTS + 50% REQ.	PERCENT MINIMUM INTERNAL AREA (%)	REQUIRED / PROVIDED COMPACT LOTS + 50% REQ.	DESIGN ELEMENTS: TRAIL SYSTEM, CORN HOLE, SEAT AREAS, PICNIC TABLES, BENCHES, TRASH CONTAINERS AND GRASS/DOG POT STATIONS
	10% ACTIVE (81,522 SF)	40,761 SF / 42,564 SF	
	5% NON-ACTIVE (40,761 SF)	20,381 SF / 150,127 SF	
	TOTAL 122,283 SF	61,142 SF / 192,691 SF	

LANDSCAPE BUFFERS AND SCREENS (LB)

STREET NAME OR PROPERTY LINE (ELEV.)	WIDTH (FT) REQ./PROV.	LINEAR FOOTAGE	BUFFER TREES (1/20') REQ./PROV.	EVERGREEN TREES REQ. (50%) / PROVIDED
EAST	15/15 FT	902 LF	46/46	23/29
BUFFER FENCE: 6 FT. OPAQUE CEDAR WOOD FENCE		REQ./PROV.		
EAST		902 LF / 902 LF		
TRASH ENCLOSURE(S)	NOT PROVIDED			Ø/Ø UPRIGHT EVERGREEN

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
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COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-286-1122

HIGHER GROUND DESIGNS

THE RIDGE AT WATERVIEW NORTH
COLORADO SPRINGS, CO

PREPARED FOR:

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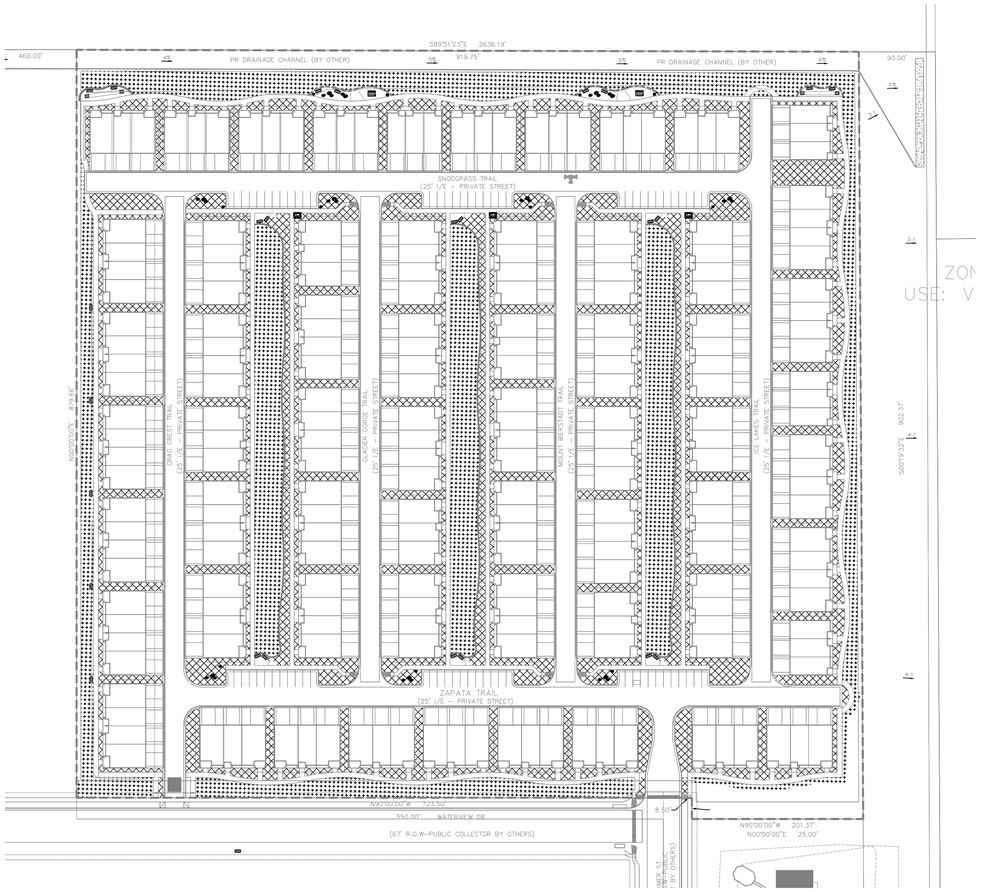
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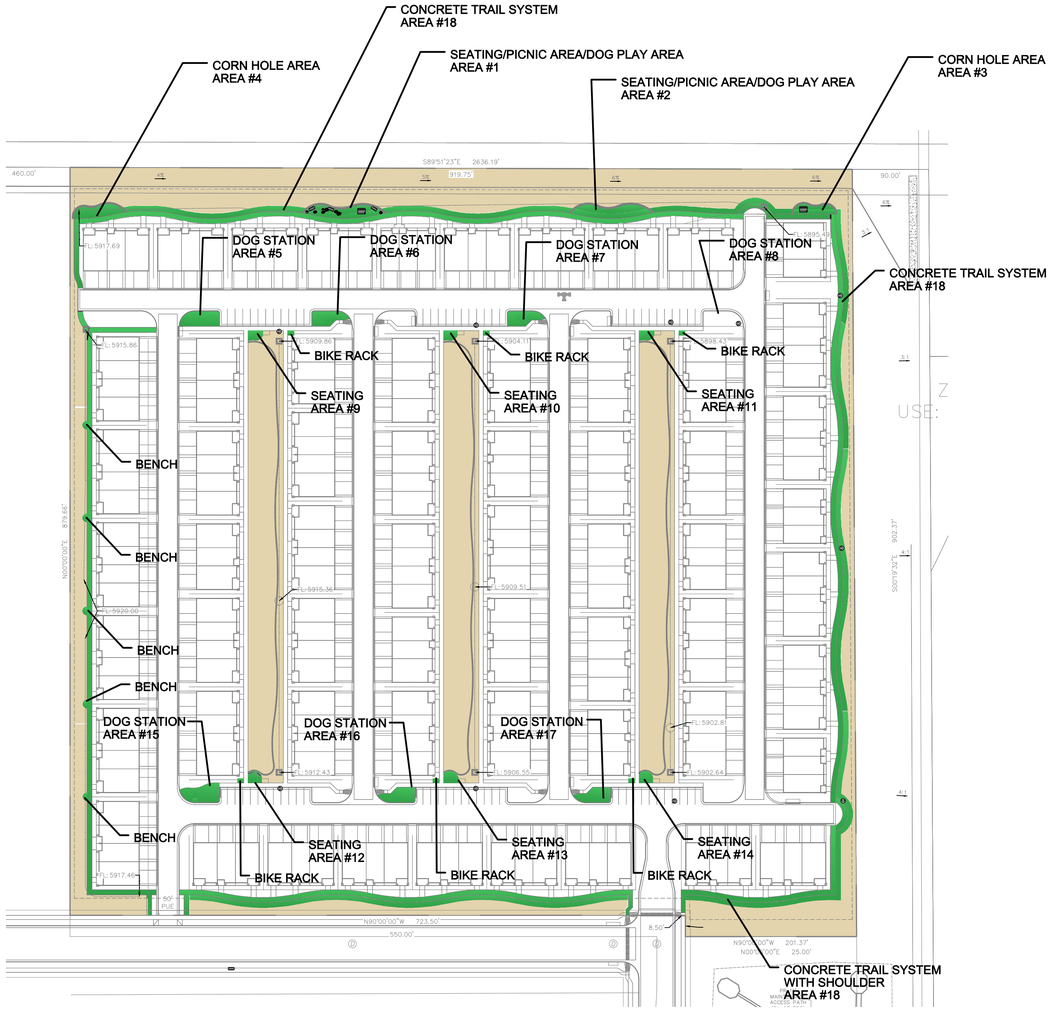
JOB NUMBER 1224-24

REVISIONS

6-24-25	PER CITY COMMENTS

ORIGINAL DATE 2-14-25
DRAWN BY JM
DESCRIPTION COVER SHEET FINAL LANDSCAPE PLAN
SHEET NO. L1.1





HYDROZONE DIAGRAM

LEGEND

- LOW WATER USE
- MEDIUM WATER USE

GREEN SPACE PLAN

REFER TO SHEET L1.3, ACTIVE SPACE CONCEPT FOR ADDITOINAL INFORMATION

GREEN SPACE LEGEND - COMPACT LOTS 50%

- ACTIVE GREEN SPACE: 42,564 SF
- NON-ACTIVE GREEN SPACE: 150,127 SF

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

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DEPN 25-0020

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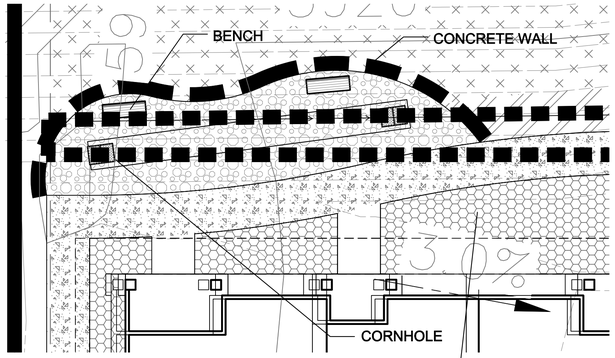
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JOB NUMBER 1224-24

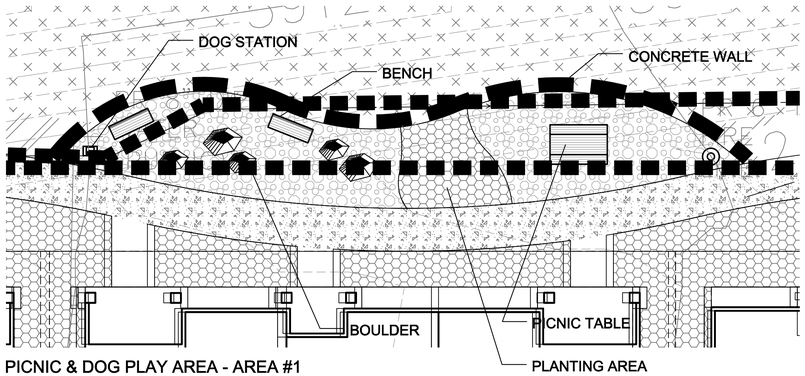
REVISIONS

6-24-25	PER CITY COMMENTS

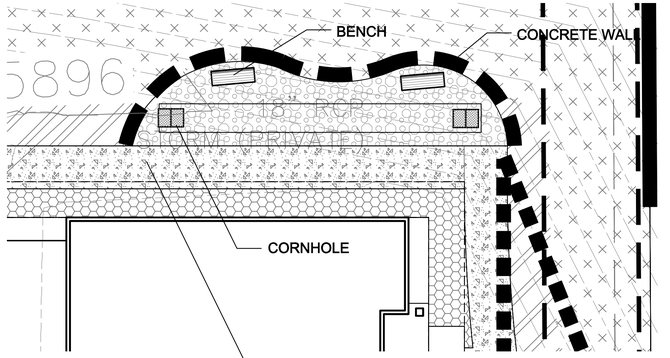
ORIGINAL DATE 2-14-25
DRAWN BY JM
DESCRIPTION HYDROZONE / GREENSPACE FINAL LANDSCAPE PLAN
SHEET NO. L1.2



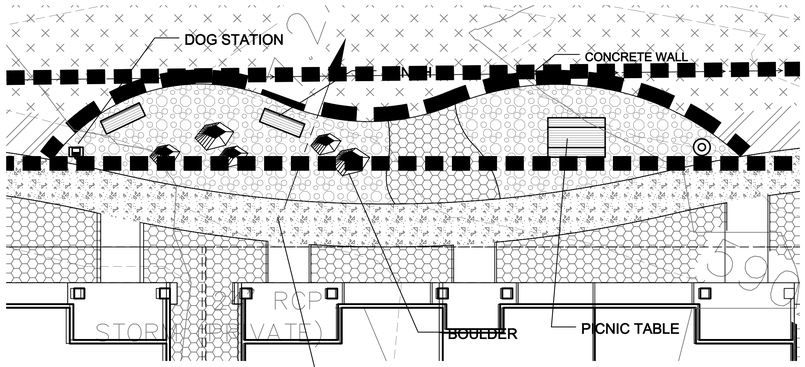
CONCRETE CORN HOLE - AREA #4



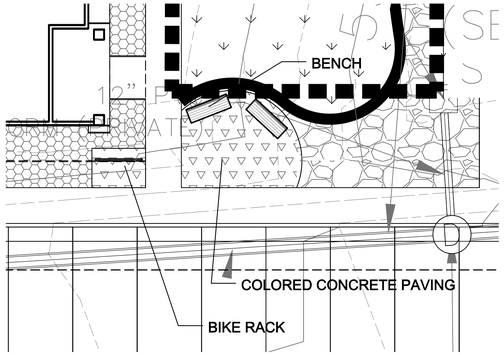
PICNIC & DOG PLAY AREA - AREA #1



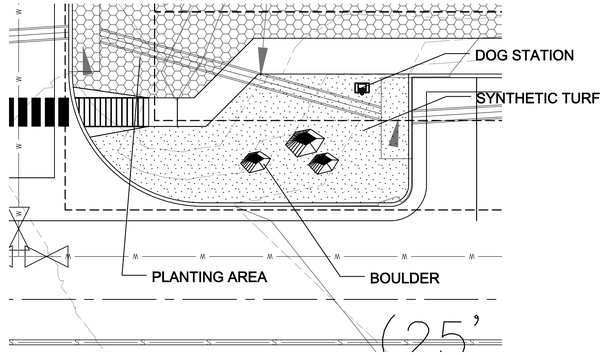
CONCRETE CORN HOLE
AREA #3



PICNIC & DOG PLAY AREA
AREA #2



SEATING AREA - 6 LOCATIONS, AREAS #9-14



DOG STATION & SEATING AREA - 7 LOCATIONS, AREAS #5-8, 15-17



BELSON TABLE - MODEL 238-EV6



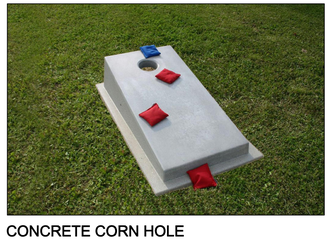
BELSON BENCH - MODEL 940-EV6



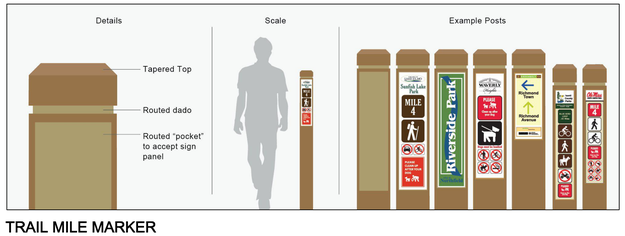
BELSON TRASH RECEPTACLE - MODEL EX-32



BELSON BIKE RACK



CONCRETE CORN HOLE



TRAIL MILE MARKER



DOG WASTE STATION

ACTIVE SPACE LEGEND

SYMBOL	DESCRIPTION
	Kentucky Blue Grass Sod
	Breckstone Decorative Rock: 1.5" Diameter (with weed barrier)
	Trail Shoulder: 6' wide, Native seed grass - Mix 'A'
	Blue-Gray River Rock: 4-8" Diameter (with weed barrier)
	Concrete Paving. Refer site and grading plan by others
	Irrigated Seed Grass. Seed Mix 'A' - Low Grow. Refer to notes.
	Irrigated Seed Grass. Seed Mix 'B' - All Purpose. Refer to notes.
	Breeze: 6" depth, Sand color
	Planned Infiltration Area

ACTIVE SPACE CONCEPT

REFER TO SHEET L1.2, ACTIVE SPACE PLAN FOR ADDITOINAL INFORMATION

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PREPARED FOR:

NOT FOR CONSTRUCTION

JOB NUMBER 1224-24

REVISIONS

6-24-25	PER CITY COMMENTS

ORIGINAL DATE 2-14-25
DRAWN BY JM
DESCRIPTION GREENSPACE FINAL LANDSCAPE PLAN
SHEET NO. L1.3

FINAL LANDSCAPE PLAN - AREA 'A'

NORTH

SCALE 1"= 20'

Know what's below. Call before you dig.

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HIGHER GROUND DESIGNS

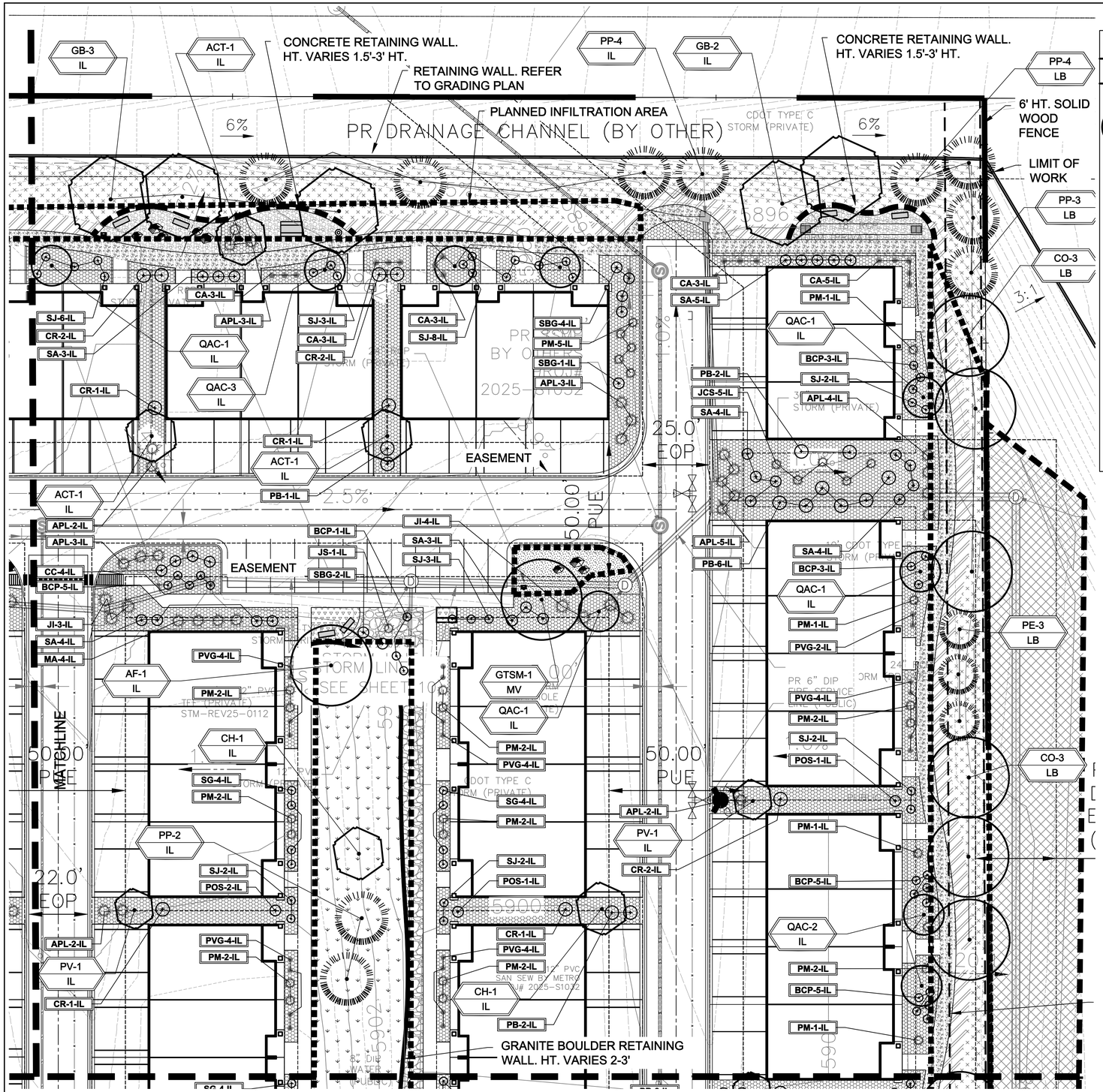
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NOT FOR CONSTRUCTION

JOB NUMBER	1224-24
REVISIONS	
6-24-25	PER CITY COMMENTS
ORIGINAL DATE	2-14-25
DRAWN BY	JM
DESCRIPTION	FINAL LANDSCAPE PLAN-AREA A
SHEET NO.	L1.4



FINAL LANDSCAPE PLAN - AREA 'B'

NORTH

SCALE 1"= 20'

Know what's below. Call before you dig.

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PLANT SCHEDULE

Symbol	Abbr.	Quanity	Botanical Name	Common Name	Mature Size	Planting Size	UDC Requirement	Size
DECIDUOUS TREES:								
	AF	6	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	30'	1-1/2"cal.	--	1-1/2"cal.
	CO	14	Celtis occidentalis	Hackberry	30' x 40'	1-1/2"cal.	PARK, ROW, MEDIAN, STREAM	B & B
	GTSM	15	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	30'X30'	1-1/2"cal.	PARK, ROW, MEDIAN	B & B
	GB	19	Gymnocladus dioicus 'Expresso'	Expresso Kentucky Coffeetree	30'x40'	1-1/2"cal.	--	1-1/2"cal.
	ACT	25	Acer Tataricum 'Hot Wings'	Tatarian Maple Hot Wings	20 x 25'	1-1/2"cal.	PARK, ROW, MEDIAN, STREAM	B & B
	CH	18	Crataegus crus-galli inermis 'Hawthorn'	Cockspur Hawthorn	15' x 15'	1-1/2"cal.	--	B & B
	PV	17	Prunus virginiana 'Sucker Punch'	Sucker Punch Canada Red Cherry	15'	1-1/2"cal.	ROW	B & B
	QAC	36	Quercus robur 'Crimschmidt'	Crimson Spire Oak	15' x 45'	1-1/2"cal.	ROW, MEDIAN, STREAM	B & B
EVERGREEN TREES:								
	PE	15	Pinus edulis	Pinyon Pine	15'x15'	6' ht.	SCREEN, WALL, TRASH	B & B
	PP	55	Pinus ponderosa	Ponderosa Pine	20'x45'	6' ht.	SCREEN, WALL, ROW, MEDIAN, TRASH	
TOTAL TREES: Selected Species-70% Min. / 95% Provided								
EVERGREEN SHRUBS:								
	APL	80	Arctostaphylos x coloradoensis 'Panchito'	Manzanita, Panchito	10"-18"/24"-36"	# 5	--	
	JCS	14	Juniperus x chinensis 'Spartan'	Spartan Juniper	3-4' x 12-15'	# 5	SCREEN, WALL, TRASH	Container
	JS	6	Picea pungens 'Glauca Globosa'	Globe Blue Spruce	3-4' x 3-5'	# 5	SCREEN, WALL, TRASH	
	JI	25	Juniperus sabina	Buffalo Juniper	6-8' x 12-18"	# 5	--	
	MA	39	Mahonia aquifolium compacta	Compact Oregon Grape Holly	3-4' x 2-3'	# 5	--	
	PM	231	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	2-3' x 2-3'	# 5	--	
DECIDUOUS SHRUBS:								
	BCP	90	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	2-3' x 1-2'	# 5	SCREEN, WALL	
	CC	8	Caryopteris x clandonensis 'Drk Knt'	Dark Knight Blue Mist Spirea	2' x 2-4'	# 5	--	
	CR	66	Cornus stolonifera 'Redtwig'	Red Twig Dogwood	6-10' x 8-10'	# 5	SCREEN, WALL	
	PB	73	Prunus besseyi 'Pawnee Buttes'	Western Sand Cherry Pawnee Buttes	5-6' x 5-6'	# 5	--	
	POS	42	Physocarpus opulifolius 'Summer's Wine'	Summer's Wine Ninebark	3-4' x 5-6'	# 5	--	
	RKD	40	Rosa x double knockout 'Radtko'	Double Knockout Rose	3-4' x 3-4'	# 5	--	
	SA	54	Symphoricarpos albus	Common Snowberry	3-6' x 3-6'	# 5	SCREEN	
	SG	179	Spiraea japonica 'Limemound'	Limemound Spirea	3' x 2-3'	# 5	--	
	SBG	32	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	3-4' x 2-3'	# 5	--	
	SJ	138	Spiraea japonica 'Majic Carpet'	Majic Carpet, Spirea	1-2' x 1-2'	# 5	--	
	SP	13	Syringa meyeri patula	Miss Kim Lilac	4-5' x 5-6'	# 5	SCREEN, WALL	
TOTAL SHRUBS: Selected Species-70% Min. / 70% Provided								
ORNAMENTAL GRASSES AND PERENNIALS:								
	BG	27	Bouteloua gracilis 'blond ambition'	Blonde Ambition Grass	2' x 2'	1 gal.	--	Container
	CA	61	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	1-3' / 2-3'	1 gal.	SCREEN	
	PVG	147	Panicuium virgatum 'Shenandoah'	Shenandoah Grass	2' x 4-5'	1 gal.	SCREEN	
TOTAL ORNAMENTAL GRASSES: Selected Species-70% Min. / 90% Provided **SIGNATURE TREES								

NOTE: QUANTITIES SHOWN IN SCHEDULE ARE FOR CONVENIENCE ONLY.
CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL MATERIALS PER PLAN.

GROUND COVER LEGEND

SYMBOL	DESCRIPTION	APPROX. SF
	Kentucky Blue Grass Sod Submit spec prior to ordering material	4,611 SF
	Breckstone Decorative Rock: 1.5" Diameter (with weed barrier) Submit spec prior to ordering material	89,804 SF
	Trail Shoulder: 6' wide, Native seed grass - Mix 'A' Submit spec prior to ordering material	12,865 SF
	Blue-Gray River Rock: 4-8" Diameter (with weed barrier) Submit spec prior to ordering material	15,357 SF
	Concrete Paving. Refer site and grading plan by others Submit spec to owner prior to ordering material	1,571 SF
	Irrigated Seed Grass. Seed Mix 'A' - Low Grow. Refer to notes. Submit spec prior to ordering material	58,446 SF
	Irrigated Seed Grass. Seed Mix 'B' - All Purpose. Refer to notes. Submit spec prior to ordering material	49,944 SF
	Breeze: 6" depth, Sand color Submit spec prior to ordering material	3,078 SF
	Planned Infiltration Area	REFER TO PLAN
	NON-Irrigated Seed Grass. Seed Mix 'B' - All Purpose Mix OUTSIDE PROPERTY BOUNDRY	28,340 SF
	Granite Boulder Retaining Wall: See plan for heights	
	Planned Infiltration Area	
	Concrete poured in place retaining/seat wall	
	Accent Boulders: Cottonwood Large: 36" L x 24" HT. x 24" W Small: 24" L x 18" HT. x 18" W	
	Steel Edger	

NOTE: QUANTITIES SHOWN IN SCHEDULE ARE FOR CONVENIENCE ONLY.
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GRADE NOTE

GRADE SHALL BE ESTABLISHED BASED ON GRADING PLAN BY OTHERS, AND FOR LANDSCAPE MATERIALS PER PLAN. FINAL SOIL GRADE FOR 5-12" DIAMETER ROCK AREAS SHALL BE 4" BELOW TOP OF SIDEWALK/CURB/PAVING. AT ALL OTHER ROCK AREAS GRADE SHALL BE 3" BELOW SIDEWALK/CURB. AT SOD/SEED AREAS GRADE SHALL BE 1" BELOW TOP OF SIDEWALK/CURB.

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DEPN 25-0020

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD. STE. 207
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HIGHER GROUND DESIGNS

THE RIDGE AT WATERVIEW NORTH
COLORADO SPRINGS, CO

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PREPARED FOR:

NOT FOR CONSTRUCTION

JOB NUMBER 1224-24

REVISIONS

6-24-25	PER CITY COMMENTS

ORIGINAL DATE 2-14-25
DRAWN BY JM
DESCRIPTION FINAL LANDSCAPE PLAN-AREA B
SHEET NO. L1.5

FINAL LANDSCAPE PLAN - AREA 'C'

NORTH

SCALE 1"= 20'

Know what's below. Call before you dig.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

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JOB NUMBER 1224-24

REVISIONS

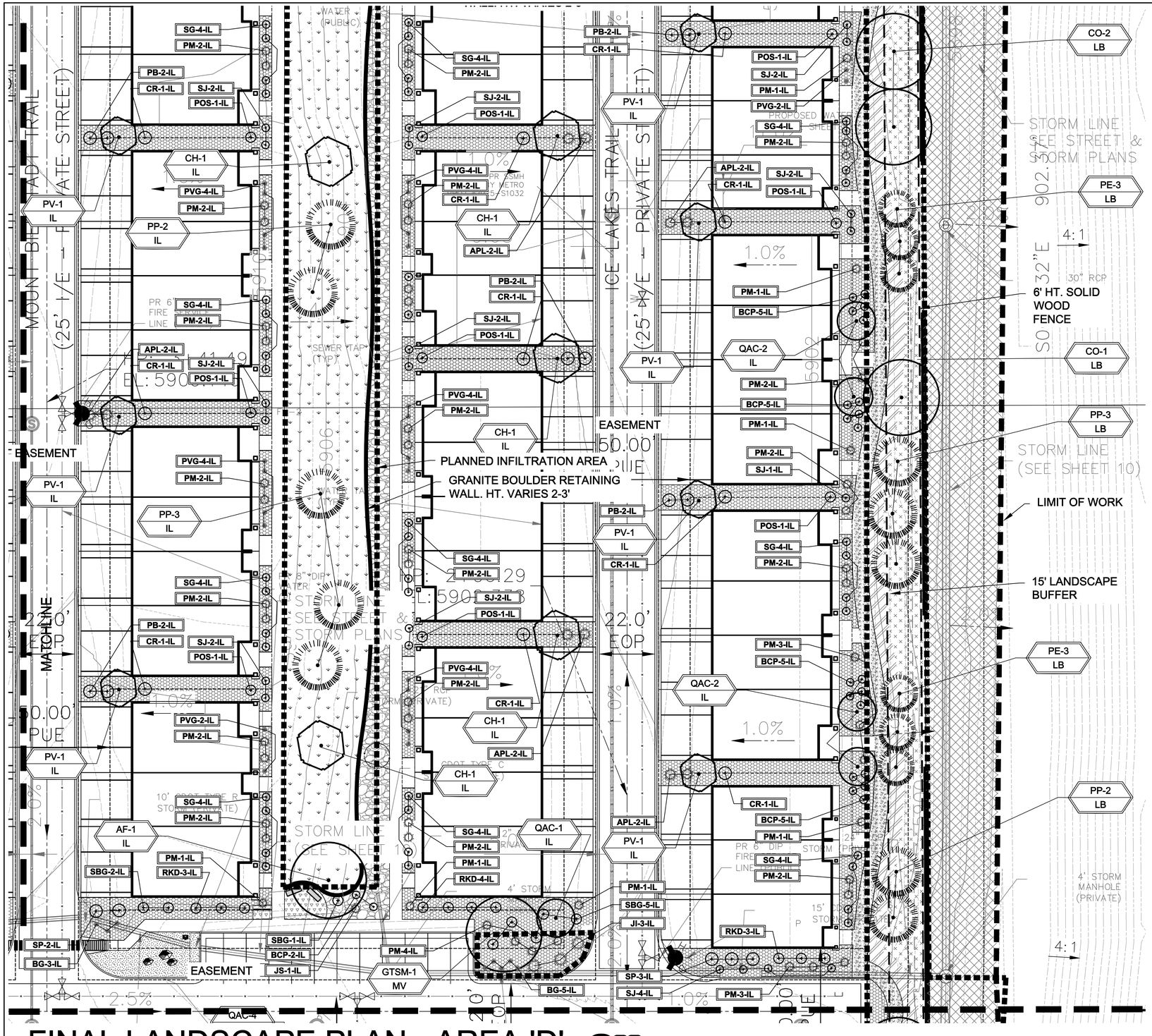
6-24-25	PER CITY COMMENTS

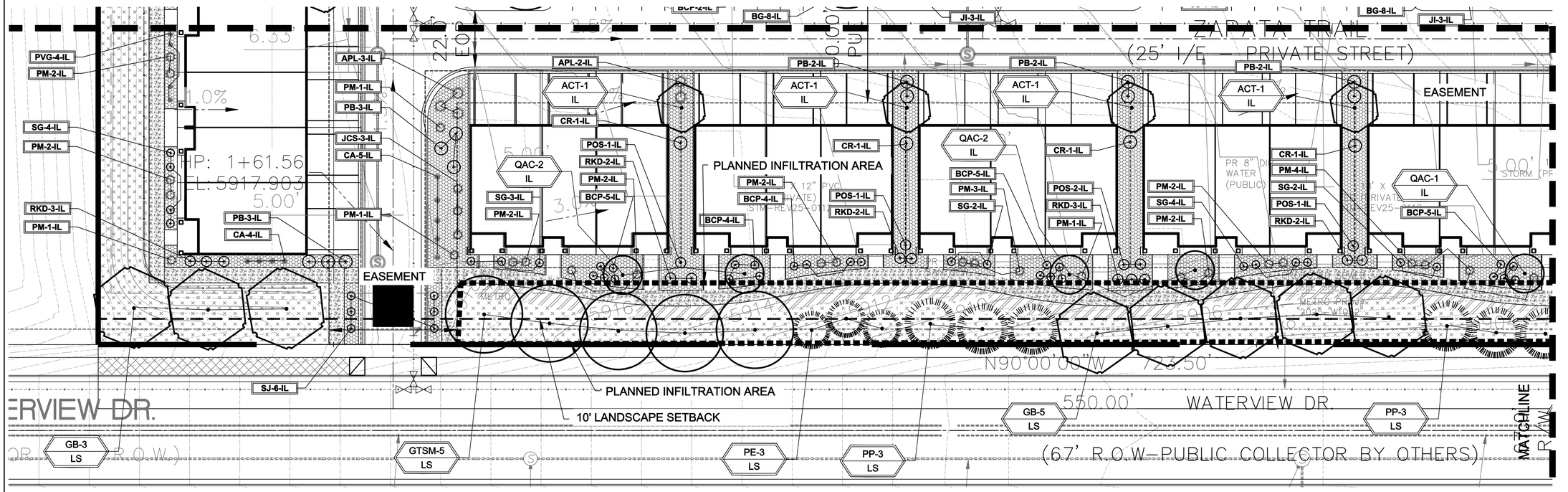
ORIGINAL DATE 2-14-25

DRAWN BY JM

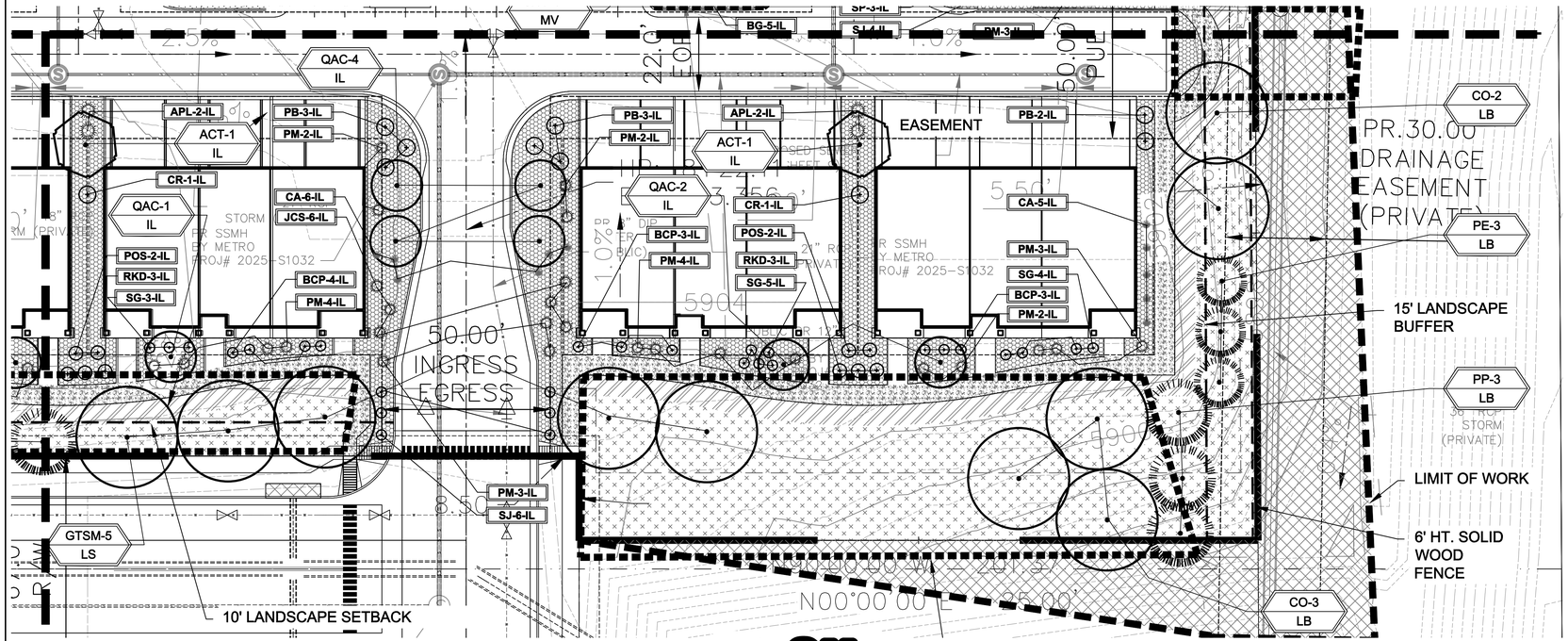
DESCRIPTION
FINAL LANDSCAPE PLAN-AREA C

SHEET NO.
L1.6


MOUNT BIKE ADT TRAIL (25' +/- PRIVATE STREET)
ICE LAKES TRAIL (25' +/- PRIVATE STREET)
EASEMENT
50.00' PUE
PLANNED INFILTRATION AREA
GRANITE BOULDER RETAINING WALL. HT. VARIES 2-3'
STORM LINE (SEE STREET & STORM PLANS)
STORM LINE (SEE SHEET 10)
4' STORM MANHOLE (PRIVATE)
6' HT. SOLID WOOD FENCE
LIMIT OF WORK
15' LANDSCAPE BUFFER
30" RCP
4:1
22.0' TOP
22.0' MATCHLINE
SEWER TAP (TYP.)
PR 6" DIP FIRE LINE
PR 8" DIP WATER
PROPOSED WATER (PUBLIC)
PR 15" STORM
PR 24" STORM
PR 30" STORM
PR 36" STORM
PR 42" STORM
PR 48" STORM
PR 54" STORM
PR 60" STORM
PR 72" STORM
PR 84" STORM
PR 96" STORM
PR 108" STORM
PR 120" STORM
PR 132" STORM
PR 144" STORM
PR 156" STORM
PR 168" STORM
PR 180" STORM
PR 192" STORM
PR 204" STORM
PR



FINAL LANDSCAPE PLAN - AREA 'E'



FINAL LANDSCAPE PLAN - AREA 'F'

- Kentucky Blue Grass Sod
- Breckstone Decorative Rock: 1.5" Diameter (with weed barrier)
- Trail Shoulder: 6' wide, Native seed grass - Mix 'A'
- Blue-Gray River Rock: 4-8" Diameter (with weed barrier)
- Concrete Paving. Refer site and grading plan by others
- Irrigated Seed Grass. Seed Mix 'A' - Low Grow. Refer to notes.
- Irrigated Seed Grass. Seed Mix 'B' - All Purpose. Refer to notes.
- Breeze: 6" depth, Sand color
- Planned Infiltration Area
- NON-Irrigated Seed Grass. Seed Mix 'B' - All Purpose Mix OUTSIDE PROPERTY BOUNDRY
- Planned Infiltration Area

NORTH

5 10 15 20 30 SCALE 1"= 20'

Know what's below. Call before you dig.

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PREPARED FOR:

NOT FOR CONSTRUCTION

JOB NUMBER 1224-24

REVISIONS	
6-24-25	PER CITY COMMENTS

ORIGINAL DATE 2-14-25
DRAWN BY JM
DESCRIPTION FINAL LANDSCAPE PLAN-AREA E & F
SHEET NO. L1.8

LAYOUT NOTE

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN MAY REQUIRE APPROVAL BY COLORADO SPRINGS PLANNING AND OWNER REPRESENTATIVE.

INSTALLATION NOTES

REMOVE EXISTING TREES, DEBRIS AND WEEDS FROM SITE PRIOR TO CONSTRUCTION (AS SHOWN PER PLAN).

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE DURING CONSTRUCTION. WEEDS AND TRASH SHALL BE REMOVED DAILY AS REQUIRED.

EXISTING TOPSOIL TO BE STOCKPILED ON-SITE AND USED DURING CONSTRUCTION TO ESTABLISH GRADES WITHIN LANDSCAPE AREAS AS SHOWN PER PLAN.

CONTRACTOR SHALL REFER TO ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO HANDBOOK (ALCC) , 2007 REVISED EDITION FOR ALL CONSTRUCTION FOR THIS SITE. CONTACT OWNER/LANDSCAPE ARCHITECT FOR QUESTIONS.

QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER PLAN.

LANDSCAPE ARCHITECT SHALL HAVE OPPORTUNITY TO INSPECT AND APPROVE ALL TREES AND ALL 1-15 GALLON MATERIAL AT JOB SITE PRIOR TO PLANTING, INCLUDING PLACEMENT INSPECTION.

STEEL EDGING TO BE GREEN PRO-STEEL (1/8" x 4" x 10') WITH STAKES OR APPROVED EQUAL. EDGING TO BE EXPOSED 1/2" MAXIMUM ABOVE FINISHED GRADES. INSTALL PER MANUFACTURE RECOMMENDATIONS. SEE PLAN FOR EDGING LOCATIONS.

ALL ROCK COVER AREAS ONLY TO BE PREPARED WITH 3 OZ PROFESSIONAL GRADE POLYSPUN WEED BARRIER WITH STAPLES AT 3' O.C. FABRIC SEAMS TO BE OVERLAPPED 6" MIN. AND SECURED WITH STAPLES.

GROUND COVER SHALL BE CONTINUOUS UNDER ALL SHRUBS THROUGHOUT PROJECT SITE. REFER TO PLANTING DETAILS.

TREES AND SHRUBS TO RECEIVE ORGANIC MULCH PER DETAILS, INCLUDING ROCK AREAS-SEE DETAILS, UNLESS OTHERWISE SPECIFIED. ORGANIC MULCH TO BE 'CASCADE CEDAR' WITH NO LANDSCAPE FABRIC 4" DEPTH.

DO NOT PLANT SHRUBS OR TREES OF INCOMPATIBLE WATER REQUIREMENTS IMMEDIATELY ADJACENT (MINIMUM 5') TO ONE ANOTHER.

PLANT BACKFILL SHALL BE 70% NATIVE ON-SITE SOIL, AND 30% BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL).

A REPRESENTATIVE SAMPLE OF THE BOTANICAL NAME TAGS, FURNISHED BY THE NURSERY STOCK PROVIDER SHALL REMAIN ATTACHED TO THE PLANTS UNTIL FINAL INSPECTION.

LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF STORM DRAINAGE FROM ADJACENT LANDSCAPE AREAS OR BUILDING DOWNSPOUTS WILL ADVERSELY AFFECT LANDSCAPED AREAS PER THE PLAN.

PRIOR TO INSTALLING PLANTS OR GROUND COVER BROADCAST (PLANT SAFE) PREEN WEED PRE-EMERGENT, OR APPROVED EQUAL, IN ALL PLANTING AREAS PER MANUFACTURE RECOMMENDATIONS. WWW.PREEN.COM

ACCEPTANCE NOTE

CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED CITY AFFIDAVIT INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE INSPECTIONS. INSPECTIONS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- LAYOUT AND BOULDER PLACEMENT.
- PLANT TYPE, MATERIAL SIZE AND QUALITY VERIFICATION, AND PLACEMENT VERIFICATION.
- IRRIGATION MAIN LINE INSPECTION (AS APPLICABLE).
- DRIP SYSTEM COMPONENTS AND EMITTER PLACEMENT PRIOR TO MULCH INSTALLATION.
- LANDSCAPE AND IRRIGATION 90% COMPLETION PUNCH LIST INSPECTION.
- LANDSCAPE AND IRRIGATION FINAL INSPECTION AND ACCEPTANCE.

REFER TO CITY AFFIDAVIT FOR ADDITIONAL INFORMATION. SUBMIT RECEIPT FOR SOIL AMENDMENTS TO LANDSCAPE ARCHITECT AND AS-BUILT FOR IRRIGATION SYSTEM TO OWNER.

WHEN ALL THE WORK IS COMPLETED, THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL UPON INSPECTION OF THE WORK TO DETERMINE ACCEPTABILITY. HE WILL PREPARE A "PUNCH LIST" OF ITEMS IMPROPERLY INSTALLED, INADEQUATELY SIZED OR OTHERWISE DEFICIENT. THE "PUNCH LIST" DEFICIENCIES SHALL BE CORRECTED NOT MORE THAN 5 WORKING DAYS AFTER THE INSPECTION. WHEN THE CORRECTIVE WORK IS COMPLETED, THE OWNER WILL ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION OF LANDSCAPE AND IRRIGATION WORK.

THE FORMAL MAINTENANCE PERIOD (IF APPLICABLE) AND WARRANTY PERIOD SHALL COMMENCE FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER'S AUTHORIZED REPRESENTATIVE OF THE CONTRACT WORK IN ACCORDANCE WITH THESE DRAWINGS.

FIRE SIGNAGE NOTE

ANY VEGETATION THAT MAY GROW TO OR IMMEDIATELY OBSTRUCT ANY FIRE LANE SIGNAGE WILL BE PLANTED IN SUCH A WAY TO PREVENT ANY FUTURE OBSTRUCTION OF SUCH SIGNAGE .

GRADING AND DRAINAGE NOTE

EXISTING GRADING AND DRAINAGE SHOULD BE MAINTAINED AND IS BY OTHERS. ALL GRADES SHOULD SLOPE MINIMUM AWAY FROM ALL BUILDING FOUNDATION , PRIOR TO, OR DURING CONSTRUCTION IF DRAINAGE PROBLEMS ARE IDENTIFIED CONTACT LANDSCAPE ARCHITECT AND CEASE WORK UNTIL A SOLUTION IS AGREED TO BY ALL PARTIES. HGD, INC. PREPARED THIS LANDSCAPE PLAN BASED ON EXISTING FIELD CONDITIONS AND AND IS NOT RESPONSIBLE FOR ANY DAMAGE TO BUILDING AND/OR SITE DUE TO IMPROPER GRADING AND/OR DRAINAGE.

FERTILIZER NOTES

FERTILIZER AS FOLLOWS: (USE THE DRIP LINE TO CALCULATE THE SQUARE FEET TO CALC. AREA) REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION

LONG-TERM MAINTENANCE NOTE

UPDATED PER CITY 4-1-21

ON-GOING MAINTENANCE DURING CONSTRUCTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ON-GOING MAINTENANCE OF ALL COMPLETED LANDSCAPE AND IRRIGATION WORK AS DEFINED UNDER CONTRACT WITH OWNER.

BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL LANDSCAPE WORK IS COMPLETED, ACCEPTED BY OWNER, AND IF REQUESTED A FORMAL MAINTENANCE PERIOD IS INITIATED. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING, REPLANTING AS REQUIRED THROUGH CONSTRUCTION PERIOD. REMULCH WITH NEW MULCH IN AREAS WHERE MULCH HAS BEEN DISTURBED BY CONSTRUCTION OPERATIONS SUFFICIENTLY TO NULLIFY ITS PURPOSE. CONTRACTOR SHALL REPAIR SEEDED AREAS DAMAGED BY TRAFFIC AND/OR VANDALISM DURING THE CONSTRUCTION PERIOD.

IF THE IRRIGATION SYSTEM IS NOT AVAILABLE FOR PROPER WATERING AT THE TIME OF INSTALLATION, PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN WATERING EQUIPMENT AS REQUIRED TO CONVEY WATER FROM SOURCES AND TO KEEP THE LAWN AREAS UNIFORMLY MOIST AS REQUIRED FOR PROPER GROWTH. FAILURE OF THE IRRIGATION SYSTEM SHALL NOT RELIEVE THE INSTALLER OF THE RESPONSIBILITY TO PROVIDE THE REQUIRED WATER. COORDINATE WITH OWNER.

ONE-YEAR WARRANTY

AS AGREED WITH OWNER CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON ALL PLANT MATERIAL, GRASSES AND IRRIGATION SYSTEM. REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL BE OF THE SAME OR SIMILAR TYPE AS SET FORTH IN THE LANDSCAPE PLAN. REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 15 DAYS. PLANT MATERIAL NEEDING REPLACEMENT DURING WINTER MONTHS SHALL BE REPLACED AT THE START OF THE NEXT GROWING SEASON.

THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, RIGHT OF WAY STREET TREES, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZING, WOOD MULCH AND ROCK ADDITIONS, PRUNING AND PLANT MATERIAL REPLACEMENTS. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK REV EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION SYSTEM.

SOD INSTALLATION NOTE

SOIL PREPARATION FOR SODDED AREAS

A. RIP EXISTING SOIL TO A DEPTH OF NINE (9) INCHES MINIMUM IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND.

B. REMOVE ALL RUBBLE, STONES AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

C. APPLY THE FOLLOWING AMENDMENTS: APPLY CLASS 1 BREW GROW BIO-COMP MATERIAL AT A RATE OF 4 CUBIC YARDS PER 1000 SQ.FT. OF SOIL AREA. DISK (TILL) COMPOST SOIL TO A DEPTH OF 6" (INCHES).

BLUEGRASS SOD

A. PROVIDE HEALTHY, FIELD GROWN SOD, FREE FROM OTHER GRASSES, WEEDS, INSECTS AND THEIR EGGS, DISEASES, STONES AND DEBRIS, AND A MINIMUM OF ONE (1) YEAR OLD. FURNISH FROM A SOD FARM WHERE IT HAS RECEIVED REGULAR WATERING, MOWING, FERTILIZING, WEED CONTROL AND SPRAYING.

B. MOW SOD TO 1 1/2" TO 2" HEIGHT PRIOR TO CUTTING AND CUT TO A UNIFORM THICKNESS OF ¾" TO 1". DELIVER IN ROLLS 6' LONG AND 18" WIDE. SMALL, IRREGULAR OR BROKEN PIECES OF SOD WILL NOT BE ACCEPTED. DO NOT CUT MORE SOD THAN CAN BE PUT IN PLACE AT THE SITE THE SAME DAY.

C. DELIVER SOD TO THE SITE WITHIN 24 HOURS OF HARVESTING, AND PROTECT FROM DRYING OUT, EXPOSURE OF ROOTS TO THE SUN AND OTHER INJURY.

SOD INSTALLATION

A. AFTER SOIL PREPARATION, ROLL THE AREA TO AN EVENLY COMPACTED, FIRM SOIL BED. REMOVE HARD AND SOFT AREAS. SCARIFY SURFACE TO A DEPTH OF 3/8 INCH.
B. LAY SOD SMOOTHLY, EDGE TO EDGE, AND WITH STAGGERED JOINTS. BUTT EDGES TIGHTLY. LAY WITHIN EIGHT (8) HOURS AFTER DELIVERY.
C. WATER SOD LIGHTLY AS LAYING PROGRESSES TO PREVENT DRYING OF SOD.
D. ROLL SOD WITH A LIGHT ROLLER DIAGONALLY, LEVELING IRREGULARITIES AND SEALING JOINTS.
E. KEEP THE SOIL BED MOIST DURING LAYING OF SOD.
F. NEWLY INSTALLED SOD SHALL BE WATERED WITH ¼ INCH OF WATER PER DAY FOR THE FIRST 3 DAYS, FILLING THE WATER HOLDING CAPACITY OF THE TOP 4-6 INCHES OF THE SOIL. TOTAL AMOUNT OF WATER SHOULD BE SPLIT UP OVER 2 OR 3 WATERING PERIODS EACH DAY.
G. WEEK 1: AFTER INSTALLATION, WATER NEW TURF ½" TO 1-1/4" OF WATER PER DAY FOR THE FIRST 7 DAYS SPLIT UP OVER 4 OR 5 WATERING PERIODS EACH DAY. THE WARMER THE TEMPERATURE, THE MORE WATER YOU NEED TO APPLY.
H. WEEK 2: AFTER THE FIRST 7 DAYS, WATER AT THE RATE OF ½" PER DAY FOR 7 DAYS; SPLIT UP OVER 2-3 WATERING PERIODS EACH DAY.
I. WEEK 3: IF WATERING RESTRICTIONS ALLOW, WATER ½" PER DAY EVERY OTHER DAY FOR 7 DAYS. AFTER THE FIRST TWO OR THREE WEEKS, REVERT TO WATERING 1-2 TIMES PER WEEK AS LOCAL WATERING RESTRICTIONS ALLOW.
J. KENTUCKY BLUEGRASS TURF: 3.1 LBS NITROGEN PER 1,000 SF: APPLY ABOUT 1 LB OF RECOMMENDED NITROGEN IN LATE SUMMER. APPLY HALF OF REMAINING NITROGEN REQUIREDIN MID-FALL, HALF IN MID SPRING. FOR HIGH MAINTENANCE TURF, APPLY ABOUT 1 LB OF THE RECOMMENDED NITROGEN IN EARLY SUMMER. TO OBTAIN 1 LB OF ACTUAL NITROGEN, APPLY 3 TO 4 LB OF 34-0-0, 5 LB OF 20-0-0, 10 LB OF 10-0-0, OR SIMILAR FERTILIZERS.

ON-GOING MAINTENANCE RECOMMENDATIONS FOR SOD BLUEGRASS LAWN

WELL ESTABLISHED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES.

MOW SODDED LAWN AS SOON AS THERE IS ENOUGH TOP GROWTH TO CUT WITH MOWER SET AT 3" HEIGHT. DO NOT CUT MORE THAN 1/3 LENGTH OF THE GRASS BLADE AT ANY ONE MOWING. DO NOT MOW LESS THAN 3" OFF WHEN GRASS IS WET. REMOVE ALL HEAVY GRASS CLIPPING IMMEDIATELY AFTER MOWING.

GRASS MANAGEMENT NOTE

ON-GOING MAINTENANCE RECOMMENDATIONS FOR NATIVE GRASS

WELL ESTABLISHED SEEDED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, AND FREE OF WEEDS, BARE AREAS, AND SURFACE IRREGULARITIES.

THE MATURE HEIGHT OF NATIVE GRASS IS EXPECTED TO BE MAINTAINED AT ABOUT 8" HIGH AND MOWED TO 3" ONCE ANNUALLY IN THE LATE WINTER OR EARLY SPRING, AND IRRIGATED ON REDUCED WATER SCHEDULE.

THE SUCCESS OF PERMANENT NATIVE GRASS SEEDING CAN RARELY BE EVALUATED ACCURATELY PRIOR TO THE END OF ITS SECOND FULL GROWING SEASON. SEEDING SUCCESS DEPENDS UPON CONTROL OF WEED COMPETITION DURING THE FIRST TWO GROWING SEASONS. IN ADDITION, THE SITE SHOULD BE MONITORED ANNUALLY FOR UNDESIRABLE PLANT SPECIES.

THE SITE SHOULD BE MONITORED FOR UNDESIRABLE PLANT SPECIES. IF WEED CONTROL NEEDS TO BE PERFORMED DURING THE FIRST YEAR OF PLANT GROWTH, UTILIZE ONE OF TWO METHODS. REGARDLESS OF WHICH METHOD OF WEED CONTROL IS USED, COMPLETE BEFORE FLOWERING OF WEED SEED HEADS. SINCE WEED SPECIES MAY DEVELOP MATURE SEED HEADS AT DIFFERENT TIME OF THE GROWING SEASON, WEED CONTROL EFFORTS WILL BE REQUIRED.

1. HAND PULL NOXIOUS WEEDS, REMOVING AS MUCH OF THE ROOT SYSTEM AS POSSIBLE.
2. USE WEED EATERS TO SELECTIVELY CUT OFF THE SEED HEADS OF NOXIOUS WEEDS. USE SELECTIVE BROADLEAF HERBICIDE SUCH AS 2-4-D WITH A BACKPACK SPRAYER OR WICK APPLICATOR. BE CAREFUL NOT TO APPLY HERBICIDE ON MORE THAN ONE SQUARE FOOT IN ANY GIVEN AREA. CONTRACTOR TO NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE OF ANY SUSPECTED SOIL PROBLEMS AT THE END OF THE FIRST GROWING SEASON. BROADBAND APPLICATIONS OF HERBICIDE CAN BE COMPLETED AFTER NATIVE GRASS SPECIES REACH MATURE HEIGHT.

SLOPE STABILIZATION NEW NOTE

LANDSCAPE CONTRACTOR TO PROVIDE EROSION CONTROL BLANKETS ON SEEDED SLOPES 3:1 AND STEEPER. BLANKETS TO BE SECURED TO SLOPE PER MANUFACTURE RECOMMENDATIONS FIELD VERIFY SLOPES. EROSION CONTROL BLANKET SHALL BE 100% BIODEGRADABLE AGRICULTURAL COCONUT.

CITY APPROVED OPTION: LANDSCAPE CONTRACTOR TO PROVIDE FLEXTERRA HP-FGM HIGH PERFORMANCE FLEXIBLE GROWN MEDIUM. INSTALL PER MANUFACTURE RECOMMENDATIONS.

SEEDING NOTES

SEED MIX 'A': NATIVE SEED TO BE EL PASO COUNTY CONSERVATION DISTRICT ALL-PURPOSE SEED MIX. SOIL PREPARATION AND SEEDING METHODS SHALL FOLLOW ALL GUIDELINES PER CITY OF COLORADO SPRINGS STORMWATER ENTERPRISE CONSTRUCTION MANUAL, SECTION 5, DATED DECEMBER 2020. REFER TO TABLE 5-1 FOR SEED MIX.SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING.

SEED MIX 'B': NATIVE SEED TO BE EL PASO COUNTY CONSERVATION DISTRICT LOW GROW SEED MIX. SOIL PREPARATION AND SEEDING METHODS SHALL FOLLOW ALL GUIDELINES PER CITY OF COLORADO SPRINGS STORMWATER ENTERPRISE CONSTRUCTION MANUAL, SECTION 5, DATED DECEMBER 2020. REFER TO TABLE 5-2 FOR SEED MIX.SOIL SHALL BE AMENDED BREW-GRO BIOCOMP CLASS 1 (OR CITY APPROVED EQUAL) AT 2 C.Y./1000 SF TILLED INTO TOP 4-6" OF SOIL PRIOR TO SEEDING.

DEPENDING ON WEATHER, SEED SHALL BE INSTALLED WITHIN THE FOLLOWING TIME FRAMES: SEPTEMBER 1 UNTIL CONSISTENT GROUND FREEZE FOR SPRING ESTABLISHMENT (DORMANT SEEDING); SPRING THAW UNTIL JUNE 1 FOR SPRING AND SUMMER ESTABLISHMENT (ACTIVE SEEDING).

FOR HYDRO-SEEDING ALL SEEDDED AREAS SHALL RECEIVE NOT LESS THAN 1 TON PER ACRE (2000 LBS) OF VIRGIN WOOD CELLULOSE HYDRO-MULCH AND 150 LBS PER ACRE OF ORGANIC TACKIFIER.

FOR AREAS 3:1 OR GREATER USE FLEXTERRA HP-FGM (CITY OF COLORADO SPRINGS APPROVED) AS ALTERNATIVE TO BIODEGRADABLE BLANKETS. INSTALL PER MANUFACTURE.

SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN SIX (6) SQUARE INCHES 15 DAYS AFTER GERMINATION.

DRILL SEEDING: SEEDING EQUIPMENT USED FOR APPLYING SEED MIXTURES SHALL BE DESIGNED, MODIFIED OR EQUIPPED TO REGULATE THE APPLICATION RATE AND PLANTING DEPTH OF THE SEED MIXTURE. SEED SHALL BE UNIFORMLY DISTRIBUTED IN THE DRILL HOPPER DURING THE DRILLING OPERATION. A RANGELAND DRILL CAPABLE OF MIXING DIFFERENT SIZES AND WEIGHTS OF SEEDS SHALL BE USED. THE DRILL SHALL BE EQUIPPED WITH DOUBLE DISK FURROW OPENERS, DEPTH BANDS, PRESS WHEELS OR DRAG CHAINS.

THE SEED SHALL BE DRILLED APPROXIMATELY ½" INCH BELOW THE SOIL SURFACE. HALF OF THE TOTAL RATE OF SEED APPLICATION SHALL BE DRILLED IN 1 DIRECTION, WITH THE REMAINDER OF THE SEED RATE DRILLED AT 90 DEGREES FROM THE FIRST DIRECTION.DO NOT DRILL OR SOW SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNABLE TO BE WORKED.

ALL SEEDED AREAS LESS THAN 3:1 SHALL RECEIVE NO LESS THAN 2 TONS PER ACRE (400 LBS) OF CERTIFIED WEED FREE STRAW MULCH. STRAW MULCH SHALL BE APPLIED IN A UNIFORM MANNER BY MULCH SPREADER OR BY HAND. STRAW MULCH SHALL BE CRIMPED OR ANCHORED INTO THE SEEDBED IMMEDIATELY FOLLOWING SPREADING BY USING A MULCH TILLER (CRIMPER). MULCH TILLERS SHALL HAVE ROUND, NOTCHED BLADES SPACED 8-INCHES APART (MIN.) AND SHALL HAVE SUFFICIENT WEIGHT TO FORCE THE VEGETATIVE MULCH A MINIMUM DEPTH OF 3-INCHES INTO THE SOIL. ALL MULCH TILLING SHALL BE DONE PERPENDICULAR TO THE FLOW-LINE OF THE SLOPE (ALONG CONTOURS). HAND CRIMPING SHALL BE PERFORMED ON AREAS WHERE MECHANICAL METHODS CANNOT BE USED.

MULCH SHALL BE APPLIED TO SEEDDED AREAS (INCLUDING DAMP GROUND) WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS FOR THE AREA. MULCHING SHALL NOT BE PERFORMED DURING ADVERSE WEATHER CONDITIONS OR WHEN WIND PREVENTS UNIFORM DISTRIBUTION. APPLICATION SHALL BE IN A MANNER TO NOT SERIOUSLY DISTURB THE SEEDBED SURFACE.

ON-GOING MAINTENANCE RECOMMENDATIONS FOR SEED GRASS

WELL ESTABLISHED SEEDED LAWN SHALL BE A HEALTHY, WELL-ROOTED, EVEN-COLORED, AND FREE OF WEEDS, BARE AREAS, AND SURFACE IRREGULARITIES.

THE MATURE HEIGHT OF NATIVE GRASS IS EXPECTED TO BE MAINTAINED AT ABOUT 8" HIGH AND MOWED TO 3" ONCE ANNUALLY IN THE LATE WINTER OR EARLY SPRING, AND IRRIGATED ON REDUCED WATER SCHEDULE.

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THE SITE SHOULD BE MONITORED FOR UNDESIRABLE PLANT SPECIES. IF WEED CONTROL NEEDS TO BE PERFORMED DURING THE FIRST YEAR OF PLANT GROWTH, UTILIZE ONE OF TWO METHODS. REGARDLESS OF WHICH METHOD OF WEED CONTROL IS USED, COMPLETE BEFORE FLOWERING OF WEED SEED HEADS. SINCE WEED SPECIES MAY DEVELOP MATURE SEED HEADS AT DIFFERENT TIME OF THE GROWING SEASON, WEED CONTROL EFFORTS WILL BE REQUIRED.

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2. USE WEED EATERS TO SELECTIVELY CUT OFF THE SEED HEADS OF NOXIOUS WEEDS. USE SELECTIVE BROADLEAF HERBICIDE SUCH AS 2-4-D WITH A BACKPACK SPRAYER OR WICK APPLICATOR. BE CAREFUL NOT TO APPLY HERBICIDE ON MORE THAN ONE SQUARE FOOT IN ANY GIVEN AREA. CONTRACTOR TO NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE OF ANY SUSPECTED SOIL PROBLEMS AT THE END OF THE FIRST GROWING SEASON. BROADBAND APPLICATIONS OF HERBICIDE CAN BE COMPLETED AFTER NATIVE GRASS SPECIES REACH MATURE HEIGHT.

SEEDING MIX 'A'

Chapter 5
Native Vegetation Requirements and Guidelines

Table 5-2. El Paso County All-Purpose Low Grow Mix for Upland and Transition Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • Irrigated hydroseeded	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled	• Non-irrigated drilled
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft
Buffalograss	*Buchloe dactyloides*	Warm, sod	25	9.6	4.8	2.4
Grama, blue	*Bouteloua gracilis*	Warm, bunch	20	10.8	5.4	2.7
Grama, sideoats	*Bouteloua curtipendula*	Warm, bunch	29	5.6	2.8	1.4
Green needlegrass	*Nassella viridula*	Cool, bunch	5	3.2	1.6	0.8
Wheatgrass, western	*Pascopyrum smithii*	Cool, sod	20	12	6	3
Dropseed, sand	*Sporobolus cryptandrus*	Warm, bunch	1	0.8	0.4	0.2
Seed rate (lbs PLS/acre)				42	21	10.3

SEEDING MIX 'B'

Chapter 5
Native Vegetation Requirements and Guidelines

Table 5-1. El Paso County Conservation District All-Purpose Mix for Upland, Transition and Permanent Control Measure Areas

Common Name	Scientific Name	Growth Season / Form	% of Mix	Pounds PLS		
				• Irrigated broadcast • Irrigated hydroseeded	• Non-irrigated broadcast • Non-irrigated hydroseeded • Irrigated drilled	• Non-irrigated drilled
				80 seeds/sq ft	40 seeds/sq ft	20 seeds/sq ft
Bluestem, big	*Andropogon gerardii*	Warm, sod	20	4.4	2.2	1.1
Grama, blue	*Bouteloua gracilis*	Warm, bunch	10	0.5	0.25	0.13
Green needlegrass[2]	*Nassella viridula*	Cool, bunch	10	2	1	0.5
Wheatgrass, western[2]	*Pascopyrum smithii*	Cool, sod	20	6.4	3.2	1.6
Grama, sideoats	*Bouteloua curtipendula*	Warm, bunch	10	2	1	0.5
Switchgrass[2]	*Panicum virgatum*	Warm, bunch/sod	10	0.8	0.4	0.2
Prairie sandreed	*Calimovilfa longifolia*	Warm, sod	10	1.2	0.6	0.3
Yellow indiangrass[2]	*Sorghastrum nutans*	Warm, sod	10	2	1	0.5
Seed rate (lbs PLS/acre)				19.3	9.7	4.8

[1]For portions of facilities located near or on the bottom or where wet soil conditions occur. Planting of potted nursery stock wetland plants 2-foot on-center is recommended for sites with wetland hydrology.

[2]Species that will do welll in the bottom of pond areas.

PLANTING AREA SOIL TREATMENT NOTES

SITE SOIL TYPE:

GROUND PLANE	CLASS 1 OM SOIL	NITROGEN PER 1,000 SF	PHOSPHORUS PER 1,000 SF	COPPER PER 1,000 SF	ZINC PER 1,000 SF	EC SALT, PH	ROTOTILL DEPTH
SOD TURFGRASS	4 CU YARD	0.0 CU YARD	2.0 CU YARD	0.2 CU YARD	0.2 CU YARD	N/A	6"-8" MIN.
NATIVE SEED	3 CU YARD	0.1 CU YARD	0.1 CU YARD	0.0 CU YARD	0.0 CU YARD	N/A	6"-8" MIN.
SHRUB BED	3 CU YARD	1.8 CU YARD	0.5 CU YARD	0.0 CU YARD	0.0 CU YARD	N/A	6"-8" MIN.

SOIL PREPARATION FOR ALL PLANTING AREAS AND FOR UNDISTURBED OR COMPACTED AREAS:

A.FOR LARGE AREAS RIP EXISTING SOIL IN ONE DIRECTION USING AN AGRICULTURAL RIPPER WITH TINES SPACED NO FURTHER THAN EIGHTEEN (18) INCHES APART. AREAS ADJACENT TO WALKS, STRUCTURES, CURBS, ETC., WHERE THE USE OF LARGE MECHANICAL EQUIPMENT IS DIFFICULT SHALL BE WORKED WITH SMALLER EQUIPMENT OR BY HAND. REMOVE ALL RUBBLE, STONES, AND EXTRANEOUS MATERIAL OVER TWO (2) INCHES IN DIAMETER FROM THE SITE.

B.FOR TREE LOCATIONS REMOVE AND REPLACE EXISTING SOIL TO 36" DEPTH. IF CLAY OR SAND REPLACE WITH GRADE B TOPSOIL.

C. SOIL AMENDMENT SHALL BE FROM LOCAL SUPPLIER AND CHOSEN FROM THE CURRENT COLORADO SPRINGS UTILITIES APPROVED SOIL AMENDMENT SUPPLIERS.

D. SLOW RELEASE FERTILIZERS ARE REQUIRED FOR SANDY SOILS.

E. REFER TO SOIL TEST LAB REPORT FOR ADDTIONAL INFORMATION.

Know what's below. Call before you dig.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 10' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

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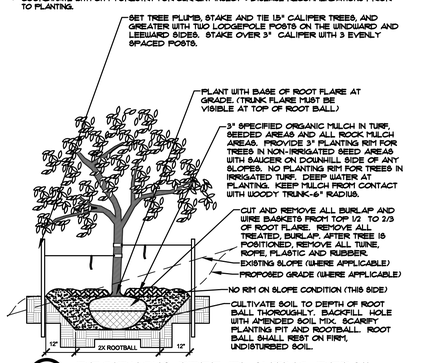
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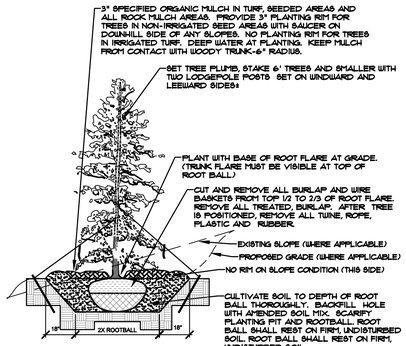
6-24-25	PER CITY COMMENTS

ORIGINAL DATE 2-14-25
DRAWN BY JM
DESCRIPTION FINAL LANDSCAPE NOTES
SHEET NO. L1.9

NOTES:
- MARK NORTH SIDE OF TREE AT NURSERY AND ALIGN TREE TO NORTH WHEN PLANTING.
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD, BROKEN, CROSSING, OR WEAK BRANCHES (OR NARROW CROTCHES) IMMEDIATELY PRIOR TO PLANTING. DO NOT REMOVE TERMINAL BUDS THAT EXTEND TO TREE CROWN.
- NO STRUCTURAL PRUNING OF TREE UNTIL AFTER ESTABLISHMENT PERIOD (2 GROWING SEASONS)
- REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING. AVOID FALL PLANTING IF POSSIBLE.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- WRAP TRUNK ON EXPOSED SITES OR SPECIES WITH THIN BARK. USE ELECTRICAL TAPE, NOT TWINE. WRAP OCTOBER 15 AND REMOVE BY MARCH 31.
- DO NOT FERTILIZE TREE DURING THE FIRST GROWING SEASON.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT & DISEASE RECOMMENDATIONS PRIOR TO PLANTING.

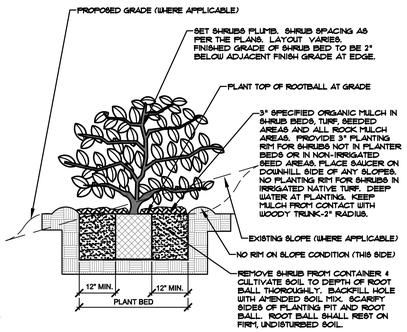


A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



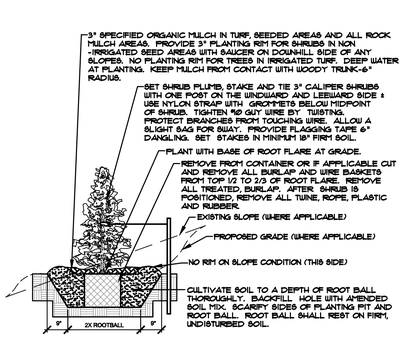
B EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

NOTES:
- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACK FILL SHALL BE 70% SOIL FROM PLANTING PIT AND 30% ORGANIC MATERIAL.
- FOR ROOT BIND AT BOTTOM OF BALL SPLIT ROOT BALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN PLANTING PIT.
- FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOT BALL 1" DEEP. PLANT IMMEDIATELY.



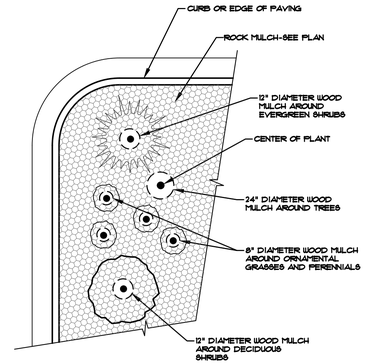
C SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
- SELECT THE LARGEST STONES FOR USE AT THE BASE. USE THE FLATTEST STONES ON THE TOP. CHINK VOIDS WITH SMALLER, IRREGULAR SHAPED STONES. VOIDS NOT LARGER THAN 3"X3".
- AVOID CONTINUOUS STRAIGHT LINES, BOTH HORIZONTAL AND VERTICAL BY OVERLAPPING AND STAGGERING STONES AS MUCH AS POSSIBLE.



D UPRIGHT EVERGREEN SHRUB PLANTING DETAIL
NOT TO SCALE

NOTES:
- CONTRACTOR TO INSTALL WOOD MULCH RINGS AROUND LANDSCAING AS SHOWN BELOW FOR ALL TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES INSTALLED IN ROCK MULCHED AREAS. ROCK SHALL BE CLEAR FROM SHRUB IN UNIFORM CIRCLE AND WOOD MULCH APPLIED AT 2" DEPTH. SEE CONSTRUCTION DETAILS FOR INSTALLATION PROCESS.
- REFER TO LANDSCAPE PLANS FOR ALL TREE, SHRUB AND ORNAMENTAL GRASS LOCATIONS



E TYPICAL PLANT MATERIAL TREATMENT
NOT TO SCALE

F PATHWAY SECTION
NTS

G CEDAR PRIVACY FENCE DETAIL
NOT TO SCALE

H BOULDER RETAINING WALL DETAIL
NOT TO SCALE

J MULCH/ROCK SECTION
NOT TO SCALE

K STEEL EDGING
NOT TO SCALE

Know what's below. Call before you dig.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 8' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

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ORIGINAL DATE 2-14-25
DRAWN BY JM
DESCRIPTION FINAL LANDSCAPE DETAILS
SHEET NO. L1.10

GENERAL SITE NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY PERTINENT LOCATIONS AND ELEVATIONS, ESPECIALLY AT CONNECTION POINTS AND AT POTENTIAL UTILITY CONFLICTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES.
3. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN LOCAL CITY STANDARDS AND SPECIFICATIONS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE HIGHER QUALITY STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE GOVERNING AGENCIES.
4. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED CONSTRUCTION DOCUMENTS, ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS, AND A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB, ON-SITE AT ALL TIMES.
5. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING ROADWAYS FREE AND CLEAR OF ALL CONSTRUCTION DEBRIS TRACKED FROM THE SITE.
7. CONTRACTOR RESPONSIBLE FOR COORDINATING AND INSTALLING ALL SLEEVING REQUIRED FOR IRRIGATION CONSTRUCTION. COORDINATE WITH GENERAL CONTRACTOR.

STANDARD CITY OF COLORADO SPRINGS IRRIGATION NOTES

The City has adopted permanent water-wise regulations as of January 1, 2020, which will affect the overall operation of the irrigation system.
From May 1 to October 15, sprinklers can be operated before 10 a.m. and after 6 p.m.
Watering is limited to three days a week (Drip irrigation is allowed at any time).
Establishment permits are required from Colorado Springs Utilities for customers who need to temporarily water more than three days a week to establish new landscapes.
Allocation plans are available for customers who need more watering schedule flexibility from Colorado Springs Utilities.
• For all design irrigation systems, if more than three days a week are required to provide required coverage with spray/rotor stations/valves, a Water Allocation Plan is required from Colorado Springs Utilities.
• City Affidavit Note – The design professional of record is to complete the irrigation inspection affidavit based on approved Irrigation Plan. This should require limited construction observation visits and a functional test of the irrigation system shall be performed to accurately complete the affidavit. Final CO or financial assurances release shall not be processed until an executed and approved affidavit is submitted to City Staff. 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)

IRRIGATION SYSTEM DESCRIPTION

SITE IRRIGATION SYSTEM PROVIDED BY A FULLY AUTOMATED TWO-WIRE DECODER SYSTEM CONSISTING OF POP-UP SPRAY AND ROTOR HEADS IN GRASS AREAS AND DRIP IN PLANTING BEDS, GROUNDING EQUIPMENT, SPLICE BOXES, ETC. ALL ZONES TO BE OPERATED FROM ONE CONTROLLER. COORDINATE INSTALLATION OF ALL IRRIGATION COMPONENTS WITH OWNERS REPRESENTATIVE AND OTHER TRADES. QUICK COUPLERS SHALL BE PROVIDED FOR WINTERIZING INCIDENTAL WATERING AS SHOWN.

EACH CONTROL VALVE SHALL BE INSTALLED IN ONE VALVE BOX. INSTALL JUMBO BOXES AS REQUIRED TO ENSURE EQUIPMENT IS ACCESSIBLE FOR MAINTENANCE. BOXES SHALL BE PVB RAINBIRD OR APPROVED EQUAL. IF RAINBIRD PVB IS USED THE BRICK BASE IS NOT REQUIRED AT VALVE BOXES.

CONTRACTOR TO FOLLOW DESIGN AND INSTALLATION RECOMMENDATIONS FOR RAINBIRD TWO-WIRE SYSTEM INCLUDING GROUNDING. IF CONFLICT EXISTS BETWEEN THESE DRAWINGS AND RAINBIRD SPECIFICATIONS FOLLOW RAINBIRD RECOMMENDATIONS.REFER TO RAINBIRD DECODER DESIGN GUIDE FOR ADDITIONAL INFORMATION.

CONTACT RAINBIRD FOR TWO-WIRE SYSTEM SUPPORT:

Area Specification Manager
Rocky Mountain Region
Rain Bird Corporation
Local office address:
11203 Sweet Cicely Drive
Parker, CO 80134

NOZZLE NOTE

CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADJUSTABLE NOZZLES IN APPROPRIATE LOCATIONS WHERE FIXED NOZZLES DO NOT PROVIDE PROPER COVERAGE. VERIFY FIELD CONDITIONS PRIOR TO INSTALLING NOZZLES. REFER TO LEGEND FOR ADDITIONAL INFORMATION.

IRRIGATION SYSTEM DESCRIPTION

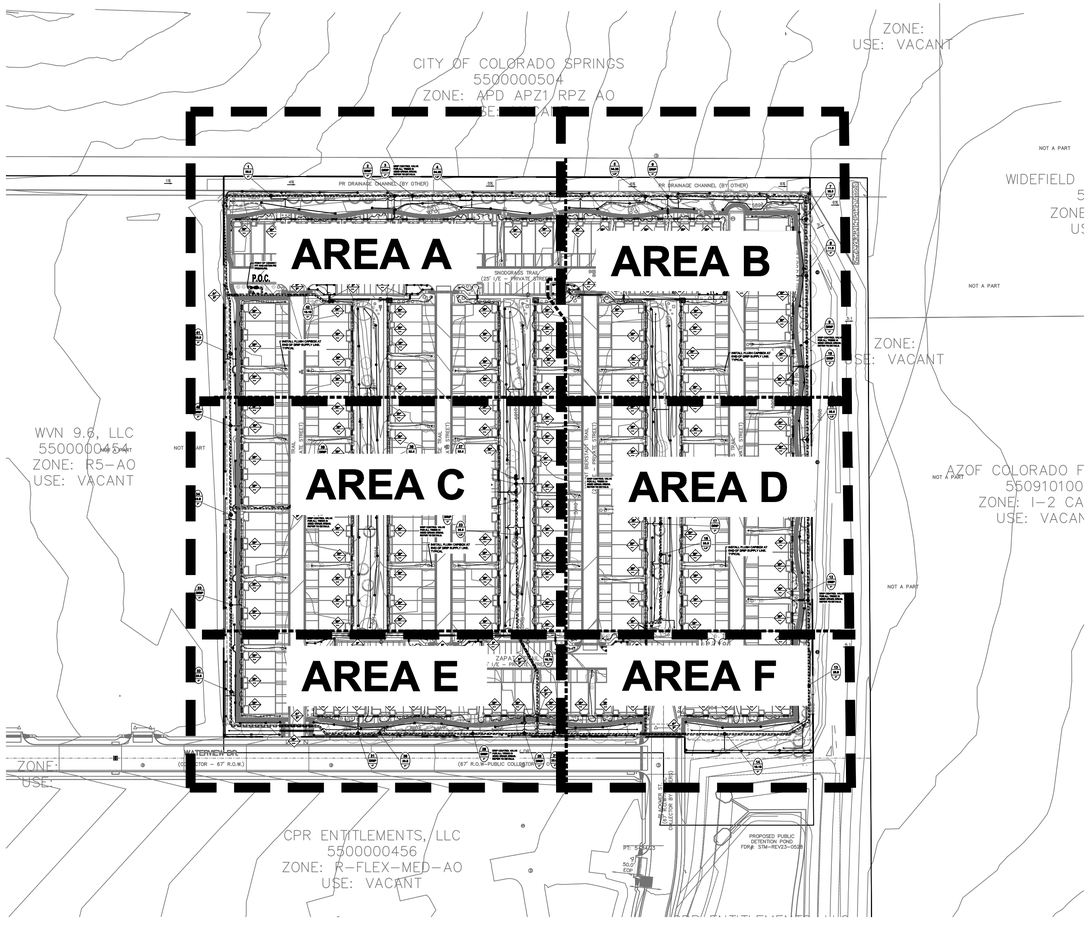
SITE IRRIGATION SYSTEM PROVIDED BY A FULLY AUTOMATED SPRINKLER SYSTEM CONSISTING OF DRIP IN PLANTING BEDS AND SPRAY/ROTOR FOR IRRIGATED GRASS AREAS. ALL ZONES TO BE OPERATED FROM A SINGLE CONTROLLER LOCATED PER PLAN. COORDINATE INSTALLATION OF ALL IRRIGATION COMPONENTS WITH OWNERS REPRESENTATIVE AND OTHER TRADES. BALL VALVES SHALL BE PROVIDED BEFORE EACH ZONE VALVE FOR SYSTEM MAINTENANCE. POTABLE WATER SHALL BE USED FOR ALL SITE IRRIGATION. RAINBIRD EQUIPMENT SHALL BE INSTALLED UNLESS OTHERWISE NOTED PER PLAN. ANY DEVIATION FROM THIS PLAN SHALL BE APPROVED BY LANDSCAPE ARCHITECT OR OWNER. ONE VALVE PER VALVE BOX.

FLUSHING & WINTERIZING NOTE

CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE LOWEST POINT(S) FOR EACH DRIP SYSTEM ZONE AND INSTALL FLUSH CAP/BOX AT LOWEST POINT(S) FOR FLUSHING SYSTEM AND WINTERIZING.

DRIP SYSTEM NOTE

ALL PLANT MATERIAL SHALL RECEIVE DRIP LINE TUBING WITH EMITTERS PER DETAILS AND NOTES. FOR SYSTEM FLUSHING INSTALL FLUSH CAP AND THE END OF EACH ZONED DRIP LINE RUN AT LOWEST POINT OF LANDSCAPE AREA. INSTALL SLEEVES UNDER ALL PAVING AS REQUIRED FOR DRIP LINE. REFER TO LEGEND.



OVERALL IRRIGATION PLAN

NOT TO SCALE

IRRIGATION LEGEND

P.O.C.	1.5" POINT OF CONNECTION PER CITY CODE. CONTRACTOR TO VERIFY IN FIELD PRIOR TO IRRIGATION COMPONENT INSTALLATION. COORDINATE WITH AND GENERAL CONTRACTOR FOR LOCATION.
M	METER PIT AND 1" WATER METER ASSEMBLY PER CITY CODE. INSTALL AS REQUIRED BY CITY STANDARDS AND SPECIFICATIONS.
	BACKFLOW PREVENTION DEVICE - FEBCO 1.5" 825Y RPV W/BALL VALVE - INSTALL WITH STRONG BOX BACKFLOW ENCLOSURE MODEL SBBC-75CR (DARK GREEN COLOR) OR EQUAL.
	ISOLATION VALVE: MATCO-NORCA BRASS VALVE (SAME SIZE AS MAINLINE) INSTALL IN VALVE BOX MINIMUM 10" BELOW FINAL GRADE (AT MAINLINE DEPTH)
	QUICK COUPLING VALVE RAINBIRD MODEL 5RC WITH 55K-1 KEY
C	TWO-WIRE DECODER IRRIGATION CONTROLLER MODEL RAINBIRD ESP-LXIVM. CONNECT TO ALL VALVES PER PLAN. INSTALL PER MANUFACTURE'S RECOMMENDATIONS. PEDESTAL LXMM
	RAIN SENSOR: WIRELESS WR2 (INSTALL PER MANUFACTURE RECOMMENDATIONS)
G	RAINBIRD SURGE PROTECTION. USE IVM-SD AND INSTALL MINIMUM EVERY 500 LF PER MANUFACTURE RECOMMENDATIONS
	RAINBIRD MAXI-CABLE. PAIGE MODEL P7072D FOLLOW ALL MANUFACTURE RECOMMENDATIONS FOR CONNECTIONS AND SPLICES.
	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL VALVE. CONNECT WITH IVM-SOL. SIZE AS NOTED AT EACH ZONE. CONNECT TO DECODER PER MANUFACTURE RECOMMENDATIONS.
	RAINBIRD XCZ-100-PRB-COM. CONNECT WITH IVM-SOL PER MANUFACTURE RECOMMENDATIONS.
	RAINBIRD 5004-MPR-35-Q (BEIGE) OPERATING PRESSURE- 45 PSI, RADIUS-34', 1.92 GPM - QUARTER
	RAINBIRD 5004-MPR-35-H (BEIGE) OPERATING PRESSURE- 45 PSI, RADIUS-34', 3.81 GPM - HALF
	RAINBIRD 5004 MPR-25 Q GEAR DRIVEN ROTOR - 5004-MPR-25-Q (RED) OPERATING PRESSURE- 45 PSI, RADIUS-25', 1.00 GPM
	RAINBIRD 5004 MPR-25 H GEAR DRIVEN ROTOR - 5004-MPR-25-H (RED) OPERATING PRESSURE- 45 PSI, RADIUS-25', 1.98 GPM
	RAINBIRD 1804 SAM-PRS SERIES POP-UP SPRAY HEAD- R-VAN 14 SERIES OPERATING PRESSURE- 45 PSI RADIUS: 8'-14' NOZZLES: 15Q- .32 GPM, 15H- .63 GPM, 15F- 1.27GPM
	MAINLINE PIPE- CLASS 200 PVC PIPE - 2" DIAMETER - UNLESS OTHERWISE NOTED)
	LATERAL PIPE- CLASS 200 PVC PIPE (1" DIA. UNLESS OTHERWISE NOTED)
	CLASS 200 PVC PIPE FOR SLEEVING
4" / 2"	PIPE SLEEVE SIZE (SEE PLAN) WIRE SLEEVE SIZE (SEE PLAN)
2 / 14 / 1"	LAST VALVE, ZONE #, GPM DISCHARGE, REMOTE CONTROL VALVE SIZE
	DRIP IRRIGATION LATERAL PIPE 100/80 PSI POLYETHYLENE PIPE: 1" DIAMETER BURY LATERAL 10" MINIMUM DEPTH
	ON-SURFACE DRIP LINE LOOP LINE: RAINBIRD XFD-09-18 USED IN SEEDED AREAS FOR SHRUBS AND TREES - ROUTE ACCORDINGLY TO PLANT MATERIAL
	DRIP LINE TUBING: CENTENNIAL 3/4" OR 1/2" DIAMETER USED IN SEEDED AREAS FOR SHRUBS AND TREES - ROUTE ACCORDINGLY TO PLANT MATERIAL
	FLUSH CAP: AGRIFIM 3/4" CAP MODEL CETC-34 OR 1" AS REQUIRED FOR SYSTEM FLUSH. INSTALL AT ENDS. (INSTALL IN 6" MIN. VALVE BOX AMETEK OR EQUAL)

IVM RAINBIRD IRRIGATION SYSTEM

SYSTEM IS RAINBIRD 2-WIRE IVM CONTROLLER WITH IVM-SOL, IVM-OUT, IVM-SEN AND IVM-SD COMPONENTS. NSTALL PER MANUFACTURE RECOMMENATIONS AND GUIDELINES. CONTACT RAINBIRD FOR ADDITIONAL SUPPORT.

Know what's below. Call before you dig.

UTILITIES NOTE

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DEPN 25-0020

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD. STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-268-1122

HIGHER GROUND DESIGNS

THE RIDGE AT WATERVIEW NORTH
COLORADO SPRINGS, CO

PREPARED FOR:

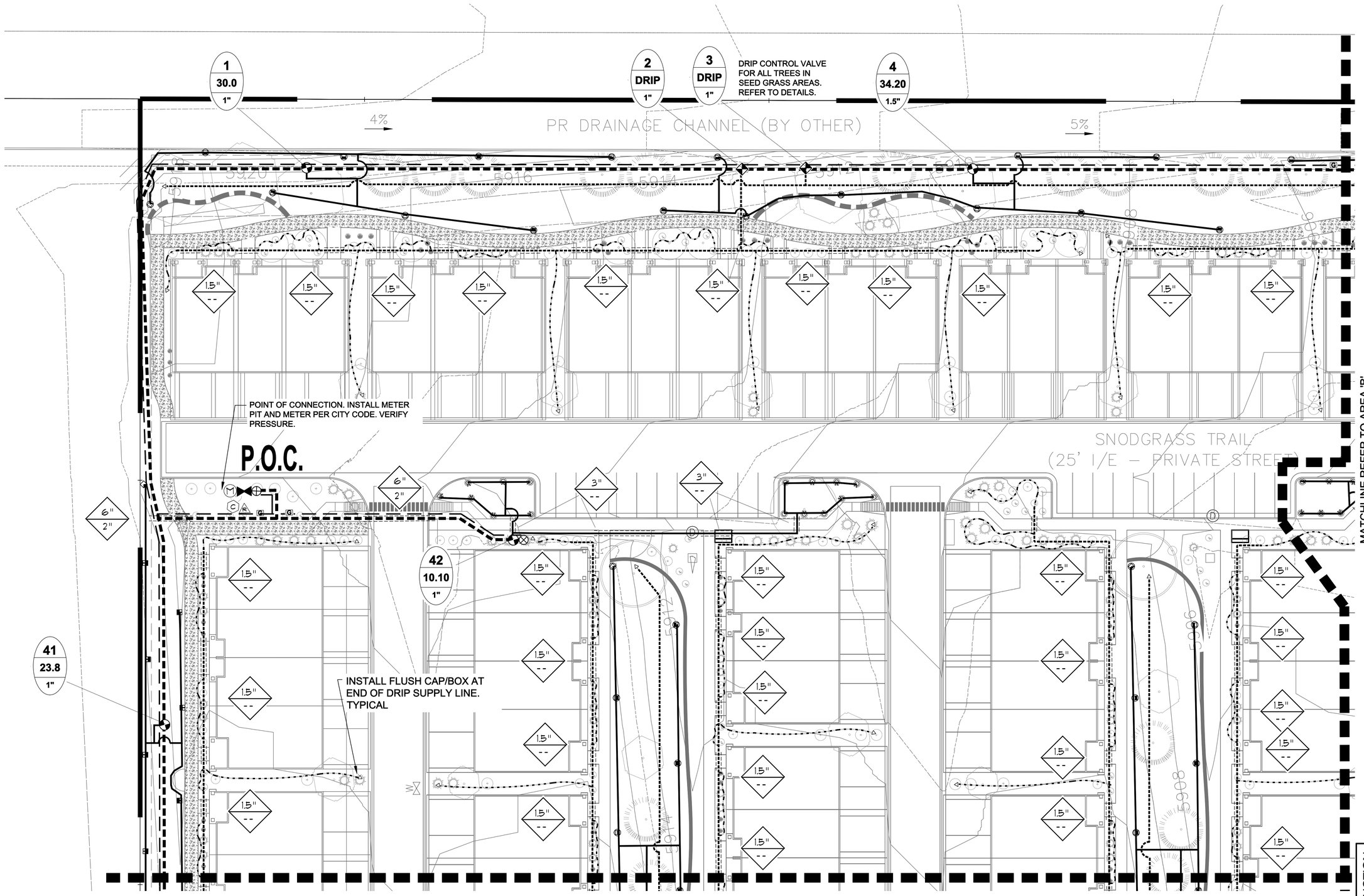
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NOT FOR CONSTRUCTION

JOB NUMBER 1224-24

REVISIONS	
6-24-25	PER CITY COMMENTS

ORIGINAL DATE 2-14-25
DRAWN BY JM
DESCRIPTION IRRIGATION PLAN OVERALL
SHEET NO. IR1.1



IRRIGATION PLAN - AREA 'A'

MATCHLINE REFER TO AREA 'C'

NORTH

5 15 30

10 20 SCALE 1"= 20'

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

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JOB NUMBER 1224-24

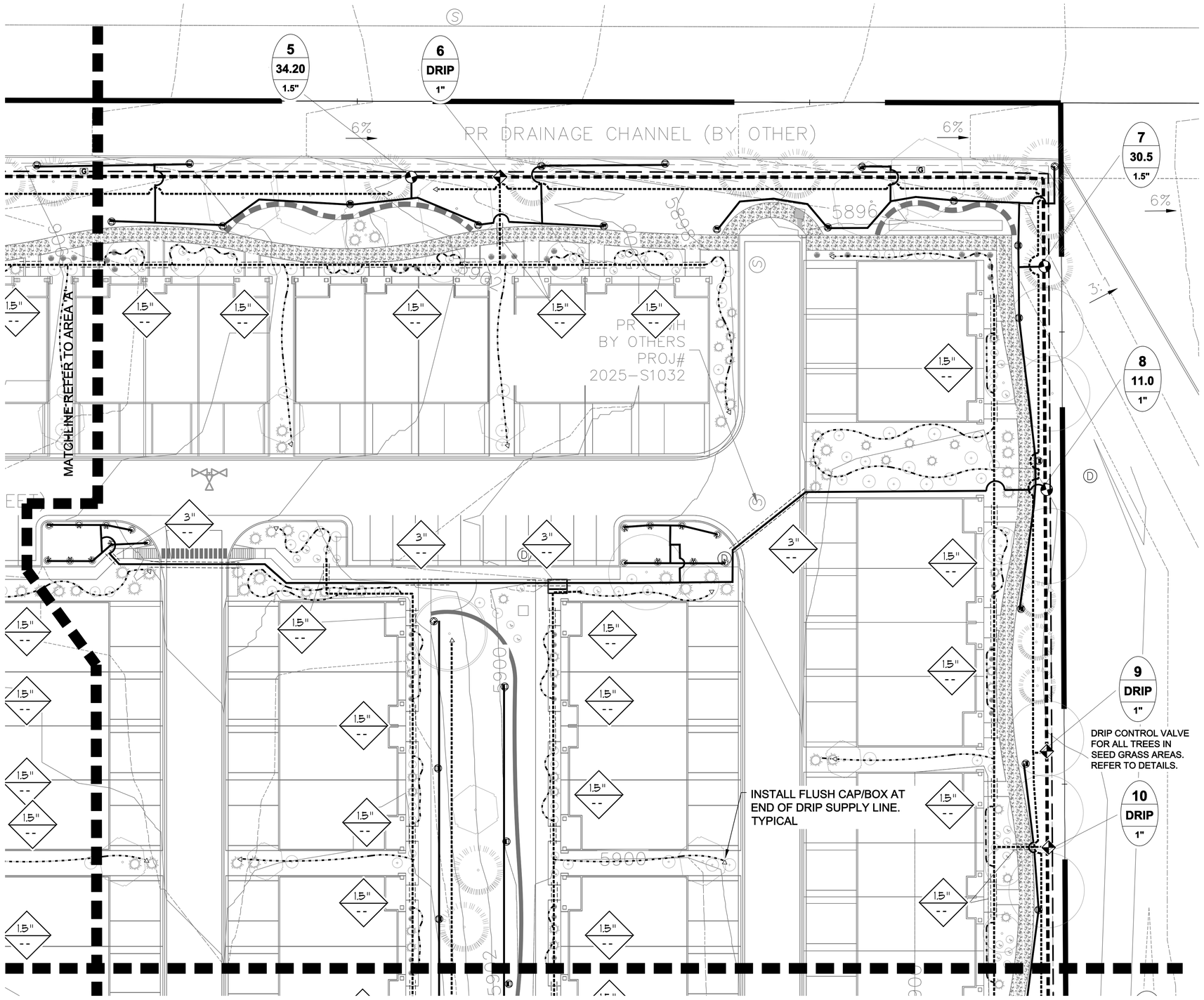
REVISIONS	
6-24-25	PER CITY COMMENTS

ORIGINAL DATE 2-14-25

DRAWN BY JM

DESCRIPTION
IRRIGATION PLAN
AREA A

SHEET NO. IR1.2



IRRIGATION PLAN - AREA 'B'

NORTH

5 15 30

10 20 SCALE 1"= 20'

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

UTILITIES NOTE

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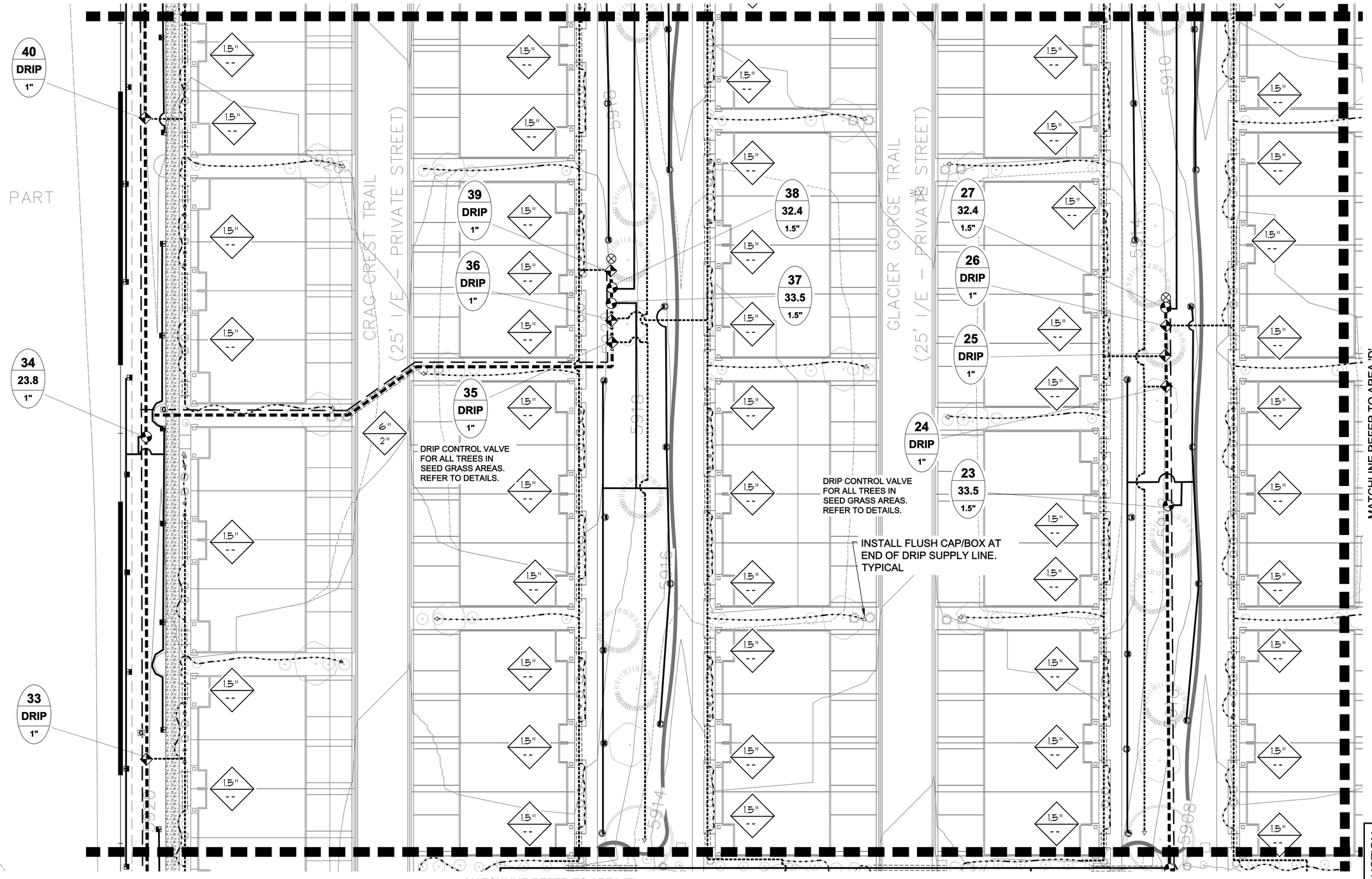
REVISIONS	
6-24-25	PER CITY COMMENTS

ORIGINAL DATE 2-14-25

DRAWN BY JM

DESCRIPTION IRRIGATION PLAN AREA B

SHEET NO. IR1.3



IRRIGATION PLAN - AREA 'C'

NORTH

5 15 30

10 20 SCALE 1"= 20'

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

UTILITIES NOTE

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REVISIONS

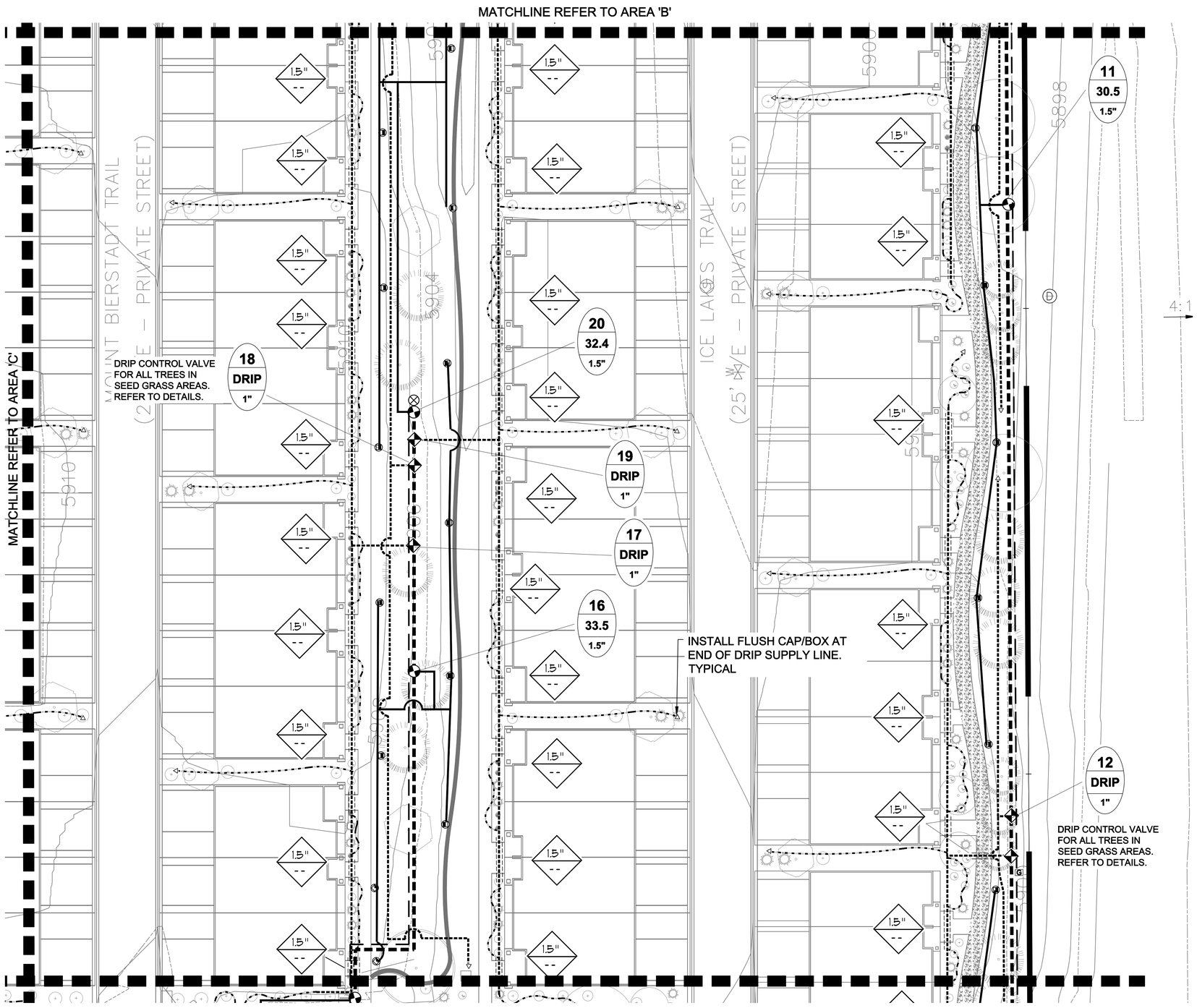
6-24-25	PER CITY COMMENTS

ORIGINAL DATE 2-14-25

DRAWN BY JM

DESCRIPTION
IRRIGATION PLAN
AREA C

SHEET NO. IR1.4



IRRIGATION PLAN - AREA 'D'

NORTH

5 10 15 20 30

SCALE 1"= 20'

Know what's below. Call before you dig.

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DEPN 25-0020

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JOB NUMBER 1224-24

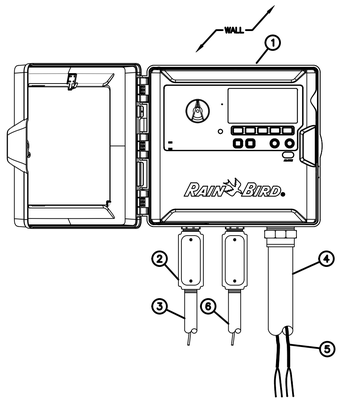
REVISIONS	
6-24-25	PER CITY COMMENTS

ORIGINAL DATE 2-14-25

DRAWN BY JM

DESCRIPTION
IRRIGATION PLAN
AREA D

SHEET NO. IR1.5



1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
6. 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

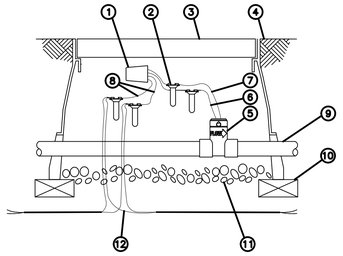
NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS. THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

KEY SPECIFICATIONS

FEATURE ▶ / MODEL ▼	MAX. PROGRAMS	MAX. STATIONS	MAX. SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN PLASTIC CABINET
N.T.S. 2020-04-20

IRR 1224 V.1

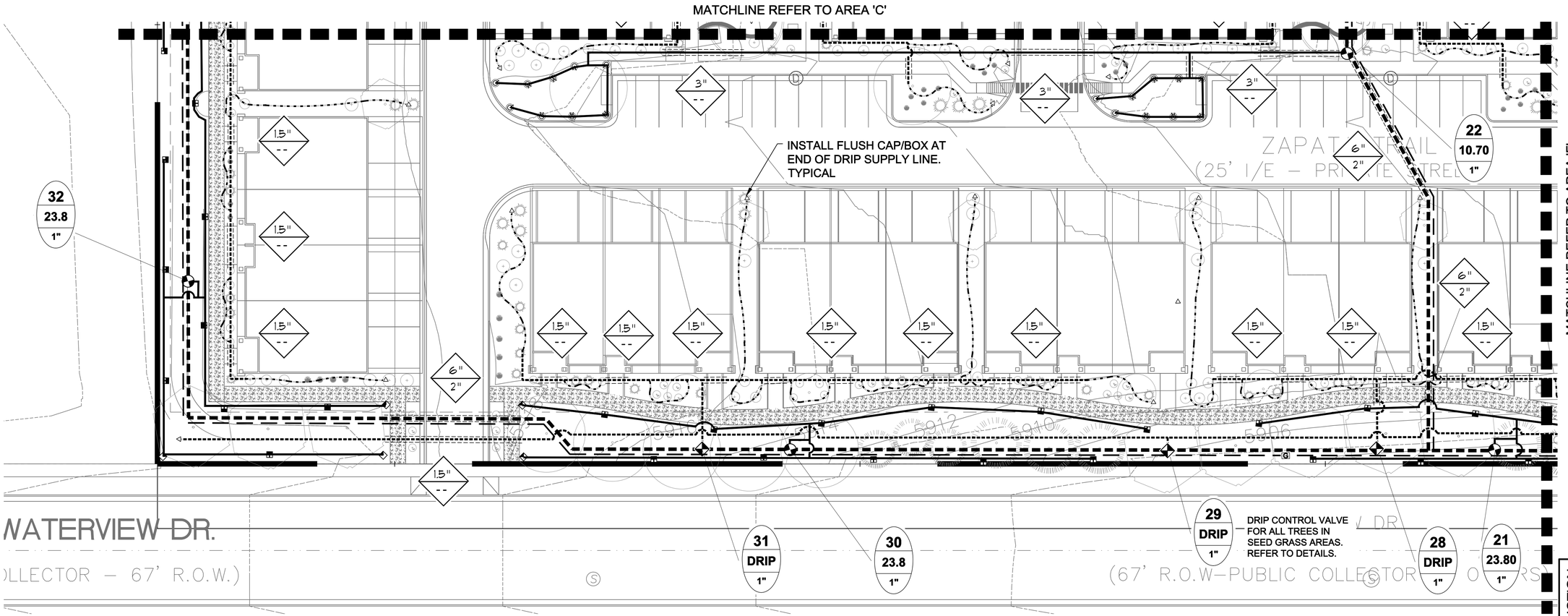


1. RAIN BIRD IVM-SEN
2. WATERPROOF CONNECTION RAIN BIRD WC20 (FOUR REQUIRED)
3. VALVE BOX WITH COVER: RAIN BIRD VB-STD
4. FINISH GRADE/TOP OF MULCH
5. FLOW SENSOR
6. CONNECT THE RED/WHITE STRIPED WIRE ON IVM-SEN TO THE FLOW SENSOR RED WIRE
7. CONNECT THE BLACK/WHITE STRIPED WIRE ON IVM-SEN TO THE FLOW SENSOR BLACK WIRE. BE SURE TO FOLLOW ALL INSTRUCTIONS INCLUDED IN THE FLOW SENSOR.
8. CONNECT THE RED AND BLACK WIRES ON THE IVM-SEN TO THE TWO-WIRE PATH
9. PVC MAINLINE PIPE
10. BRICK (1 OF 4)
11. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
12. TWO-WIRE CABLE BETWEEN DEVICES

NOTES:
1. COIL AN ADDITIONAL 3-FEET OF TWO-WIRE CABLE IN VALVE BOX FOR EASY SERVICING.
2. FOR OPTIMUM PERFORMANCE, FLOW SENSORS SHOULD BE INSTALLED A MINIMUM OF 10 PIPE DIAMETERS IN LENGTH ON THE UPSTREAM (SUPPLY) SIDE AND A LEAST 5 PIPE DIAMETERS IN LENGTH ON THE DOWNSTREAM (DELIVERY) SIDE BEFORE MAKING ANY TRANSITIONS IN PIPE SIZE/DIRECTION OR AWAY FROM THE MASTER VALVE.

B IVM-SEN AND FLOW SENSOR
N.T.S.

IRR 1224 V.1 – 2020-11-16



IRRIGATION PLAN - AREA 'E'

NORTH
5 10 15 20 30
SCALE 1"= 20'

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

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 8' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

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DEPN 25-0020

HIGHER GROUND DESIGNS, INC.
LANDSCAPE ARCHITECTURE, PLANNING & IRRIGATION DESIGN
5350 NORTH ACADEMY BLVD. STE. 207
COLORADO SPRINGS, CO 80918
Phone 719-477-1646
Fax 719-268-1122

HIGHER GROUND DESIGNS

THE RIDGE AT WATERVIEW NORTH
COLORADO SPRINGS, CO

THESE DRAWINGS ARE THE PROPERTY OF HIGHER GROUND DESIGNS, INC. AND SHALL NOT BE USED FOR ANY OTHER PURPOSE WITHOUT WRITTEN AUTHORIZATION FROM HIGHER GROUND DESIGNS, INC.
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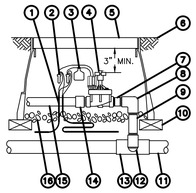
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JOB NUMBER 1224-24

REVISIONS

6-24-25	PER CITY COMMENTS

ORIGINAL DATE 2-14-25
DRAWN BY JM
DESCRIPTION IRRIGATION PLAN AREA E
SHEET NO. IR1.6

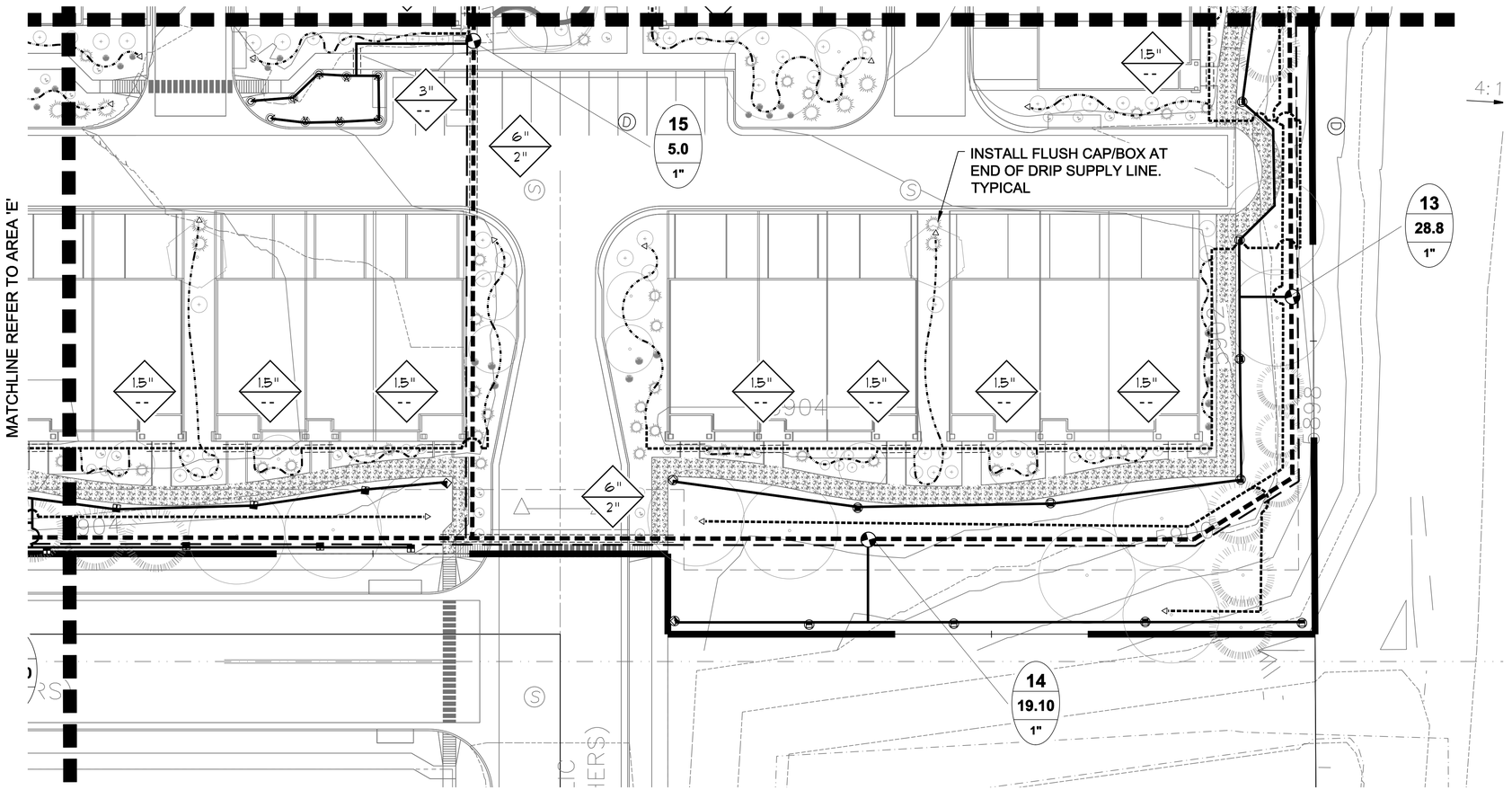


1. 30-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC2D (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

C ELECTRIC REMOTE-CONTROL VALVE 03-27-2020
N.T.S. PEB OR PESB SERIES WITH IVM

IRR 1224 V.1

MATCHLINE REFER TO AREA 'D'



IRRIGATION PLAN - AREA 'F'

NORTH

5 15 30
10 20 SCALE 1"= 20'

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

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NOT FOR CONSTRUCTION

JOB NUMBER 1224-24

REVISIONS	
6-24-25	PER CITY COMMENTS

ORIGINAL DATE 2-14-25
DRAWN BY JM
DESCRIPTION IRRIGATION PLAN AREA F
SHEET NO. IR1.7

IRRIGATION NOTES

COORDINATE ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING ON SITE. ALL MATERIALS AND INSTALLATION PRACTICES SHALL BE IN COMPLIANCE WITH LOCAL CODES. CALL 811 FOR UTILITY LOCATES.

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL IRRIGATION COMPONENTS SHOWN ON THE PLAN. ANY DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. DEVIATIONS FROM THE APPROVED PLAN SHALL REQUIRE LANDSCAPE ARCHITECT APPROVAL.

THE IRRIGATION SYSTEM IS TO RUN OFF METERED TAP AT THE LOCATION INDICATED. COORDINATE WITH OWNER'S REPRESENTATIVE AND OTHER TRADES TO GET WATER METER PITS AT LOCATION SHOWN. COORDINATE WITH CITY WATER TO INSURE PROPER METER INSTALLATION.

THE SYSTEM CONTROLLER SHALL BE LOCATED AS SHOWN. COORDINATE LOCATION OF CONTROLLER AND RAIN SENSOR WITH OWNER. CONNECT CONTROLLER TO POWER SUPPLY AND COORDINATED WITH OWNER. CONNECT CONTROLLER TO ZONE VALVES, RAIN SENSOR, AND GROUNDING PER MANUFACTURE'S INSTRUCTIONS.

CONTRACTOR IS RESPONSIBLE FOR ALL IRRIGATION SLEEVING. INSTALL SLEEVING TO ACCESS ALL LANDSCAPE AREAS. SLEEVING FOR LATERAL LINES TO BE 12" BELOW TOP OF GRADE AND/OR BELOW THE BOTTOM OF PAVING. MAINLINE SLEEVING TO BE 18" BELOW TOP OF GRADE AND/OR BELOW THE BOTTOM OF PAVING. ALL SLEEVING TO EXTEND 3" BEYOND EDGE OF CONCRETE OR ASPHALT. ENDS OF SLEEVING TO BE SECURELY COVERED AFTER INSTALLATION. SLEEVE LOCATIONS TO BE CLEARLY MARKED WITH PAINTED STAKES OR PVC. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SLEEVING LOCATIONS PRIOR TO CONSTRUCTION AND INSTALL ANY MISSING SLEEVE IF NECESSARY.

ALL SPRINKLER HEADS SHALL INSTALLED WITH TOP OF HEADS FLUSH WITH SURROUNDING FINAL GRADE. CONTRACTOR SHALL ADJUST EACH SPRINKLER HEAD TO PROVIDE OPTIMAL COVERAGE. OVERSPRAY ONTO PAVEMENT OR WALLS IS TO BE PREVENTED. CONTRACTOR TO ADJUST AND SELECT NOZZLES TO PROVIDE UNIFORM COVERAGE. PROVIDE PRESSURE COMPENSATING NOZZLES OR SCREENS IF UNIFORM PRESSURE CANNOT BE ACHIEVED BY ADJUSTING PRESSURE AT VALVES.

IRRIGATION PLAN IS DIAGRAMMATIC. ANY COMPONENTS SHOWN ON PLAN OUTSIDE OF LANDSCAPE ARE SHOWN FOR CLARITY ONLY. USE ONLY STANDARD FITTINGS. MAINLINE PIPING DEPTH TO BE 18". LATERAL LINE DEPTH TO BE 12". DRIP LINE TO BE SECURED AT FINAL SOIL GRADE.

CONTRACTOR IS TO INSTALL IRRIGATION WIRE BETWEEN CONTROLLER AND ELECTRIC VALVES. INSTALL TWO EXTRA WIRES RUNNING FROM CONTROLLER ALONG MAINLINE IN EACH DIRECTION FROM THE CONTROLLER FOR TROUBLE SHOOTING OR FUTURE ADDITIONS. WIRE SHALL BE SOLID COPPER #14 PE IRRIGATION CONTROL WIRE. CONNECTIONS SHALL BE MADE WITHIN ENCLOSURES ONLY USING 3M BRAND DBY AND DBR CONNECTORS. NO BURIED SPLICES PERMITTED.

NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN PLAN DRAWINGS AND FIELD CONDITIONS PRIOR TO INSTALLATION OF ANY IRRIGATION COMPONENTS.

HIGHER GROUND DESIGNS, INC. (HGD) PREPARED THIS PLAN BASED ON EXISTING CONDITIONS AND SITE PLAN BY OTHERS. HDG DOES NOT RECOMMEND SPRAY/ROTOR OPERATION OR ROTOR/SPRAY OVER SPRAY WITHIN 5' OF ANY BUILDING. HGD ASSUMES NO LIABILITY FOR ANY WATER DAMAGE ON THIS SITE.

ALL DRIP POLYETHYLENE LATERALS AND DRIP TUBING FITTINGS SHALL BE RIBBED PLASTIC WITH OETIKER BRAND CLAMPS. THE END OF EACH DRIP LINE TO RECEIVE A DRIP FLUSH CAP PER DETAIL.

INSTALL VALVE BOXES IN PLANTER AND ROCK AREAS WHEN POSSIBLE. DO NOT SET VALVE BOXES IN TURF OR SEEDED AREAS UNLESS UNAVOIDABLE.

IRRIGATION SYSTEM MATERIALS

- PRESSURE SUPPLY LINE (FROM POINT OF CONNECTION THROUGH BACKFLOW PREVENTION UNIT) - TYPE "K" RIGID COPPER. PRESSURE SUPPLY LINES (DOWNSTREAM OF BACKFLOW PREVENTION UNITS) - CLASS 200 PVC SOLVENT WELD (1" - 2 1/2") SOLVENT WELD PIPE - MANUFACTURED FROM VIRGIN POLYVINYL CHLORIDE (PVC) COMPOUND IN ACCORDANCE WITH ASTM D2241 AND ASTM D1784; CELL CLASSIFICATION 12454-B, TYPE 1, GRADE 1. FITTINGS - STANDARD WRIGHT, SCHEDULE 40, INJECTION MOLDED PVC; COMPLYING WITH ASTM D1784 AND D2466, CELL CLASSIFICATION 12454-B
- THREADS - INJECTION MOLDED TYPE (WHERE REQUIRED).
- TEES AND ELLS - SIDE GATED, THREADED NIPPLES - ASTM D2464, SCHEDULE 80 WITH MOLDED THREADS
- ALL PVC MALE THREADED FITTINGS AND NIPPLES, EXCLUDING MARLEX FITTINGS, SHALL RECEIVE WRAPPING OF TEFLON TAPE
- JOINT CEMENT AND PRIMER - TYPE AS RECOMMENDED BY MANUFACTURER OF PIPE AND FITTINGS.
- FLEXIBLE PLASTIC PIPE - MANUFACTURED FROM VIRGIN POLYETHYLENE IN ACCORDANCE WITH ASTM D2239, WITH A HYDROSTATIC DESIGN STRESS OF 630 PSI AND DESIGNATED AS PE 2306. FITTINGS - INSERT TYPE MANUFACTURED IN ACCORDANCE WITH ASTM D2609; PVC TYPE 1 CELLCLASSIFICATION 12454-B.

IRRIGATION SYSTEM INSTALLATION

- BACKFILLING - DO NOT BEGIN BACKFILLING OPERATIONS UNTIL REQUIRED SYSTEM TESTS HAVE BEEN COMPLETED. BACKFILL SHALL NOT BE DONE IN FREEZING WEATHER EXCEPT WITH REVIEW BY CONSULTANT. TRENCHES SHALL BE FINISH GRADED PRIOR TO WALK-THROUGH OF SYSTEM BY OWNER/CONSULTANT.
- EXCAVATED MATERIAL IS GENERALLY CONSIDERED SATISFACTORY FOR BACKFILL PURPOSES. BACKFILL MATERIAL SHALL BE FREE OF RUBBISH, VEGETABLE MATTER, FROZEN MATERIALS, AND STONES LARGER THAN 1 INCH IN MAXIMUM DIMENSION. DO NOT MIX SUBSOIL WITH TOPSOIL. MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE HAULED AWAY. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUITABLE BACKFILL IF EXCAVATED MATERIAL IS UNACCEPTABLE OR NOT SUFFICIENT TO MEET BACKFILL, COMPACTION, AND FINAL GRADE REQUIREMENTS.
- DO NOT LEAVE TRENCHES OPEN FOR A PERIOD OF MORE THAN 48 HOURS. OPEN EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH OSHA REGULATIONS. COMPACT BACKFILL TO 90% MAXIMUM DENSITY, DETERMINED IN ACCORDANCE WITH ASTM D155-7. MECHANICAL TAMPING IS PROHIBITED WITHIN 20'-0" OF BUILDING OR FOUNDATION WALLS.

EXECUTION

- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY SOIL RETENTION COVERING THAT WOULD INTERFERE WITH THE PROPER INSTALLATION OF THE IRRIGATION SYSTEM.
- CONTRACTOR WILL BE HELD RESPONSIBLE FOR COORDINATION BETWEEN LANDSCAPE AND IRRIGATION SYSTEM INSTALLATION. LANDSCAPE MATERIAL LOCATIONS SHOWN ON THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THE IRRIGATION SYSTEM EQUIPMENT LOCATIONS. IF IRRIGATION EQUIPMENT IS INSTALLED IN CONFLICT WITH THE LANDSCAPE MATERIAL LOCATIONS SHOWN ON THE LANDSCAPE PLAN, THE CONTRACTOR WILL BE REQUIRED TO RELOCATE THE IRRIGATION EQUIPMENT, AS NECESSARY, AT CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE TO NOTIFY CONSULTANT OF ANY FIELD CONDITIONS THAT VARY FROM THE CONDITIONS SHOWN ON THE IRRIGATION CONSTRUCTION DOCUMENTS. IF CONTRACTOR FAILS TO NOTIFY CONSULTANT OF THESE CONDITIONS, CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH SYSTEM ADJUSTMENTS REQUIRED DUE TO THE CHANGE IN FIELD CONDITIONS.
- STATIC PRESSURE VERIFICATION - CONTRACTOR SHALL FIELD VERIFY THE STATIC PRESSURE AT THE PROJECT SITE, PRIOR TO COMMENCING WORK OR ORDERING IRRIGATION MATERIALS. IF CONTRACTOR FAILS TO VERIFY STATIC WATER PRESSURE PRIOR TO COMMENCING WORK OR ORDERING IRRIGATION MATERIALS, CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL COSTS REQUIRED TO MAKE SYSTEM OPERATIONAL AND THE COSTS REQUIRED TO REPLACE ANY DAMAGED LANDSCAPE MATERIAL. DAMAGE SHALL INCLUDE ALL REQUIRED MATERIAL COSTS, DESIGN COSTS AND PLANT REPLACEMENT COSTS.
- INSPECTION: - EXAMINE AREAS AND CONDITIONS UNDER WHICH WORK OF THIS SECTION IS TO BE PERFORMED. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

ACCEPTANCE NOTES

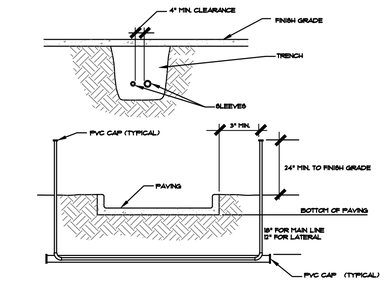
AS AGREED WITH OWNER, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE PRIOR TO INSPECTIONS. INSPECTIONS INCLUDE BUT ARE NOT LIMITED TO:
- -- IRRIGATION MAIN LINE OPEN TRENCH INSPECTION AND PRESSURE TEST/VERIFICATION CERT.
- -- DRIP COMPONENTS AND DRIP TUBE LAYOUT PRIOR TO MULCH INSTALLATION.
- -- IRRIGATION SUBSTANTIAL COMPLETION AND PUNCH LIST.
- -- IRRIGATION FINAL INSPECTION.

REFER TO CITY AFFIDAVIT FOR ADDITIONAL INFORMATION REGARDING INSPECTIONS.

WHEN ALL THE WORK IS COMPLETED, THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL UPON INSPECTION OF THE WORK TO DETERMINE ACCEPTABILITY. HE WILL PREPARE A "PUNCH LIST" OF ITEMS IMPROPERLY INSTALLED, INADEQUATELY SIZED OR OTHERWISE DEFICIENT. THE "PUNCH LIST" DEFICIENCIES SHALL BE CORRECTED NOT MORE THAN 3 WORKING DAYS AFTER THE INSPECTION. WHEN THE CORRECTIVE WORK IS COMPLETED, THE OWNER WILL ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION OF IRRIGATION WORK.

CONTRACTOR SHALL PROVIDE ONE-YEAR WARRANTY ON IRRIGATION SYSTEM. REPAIR/REPLACEMENT SHALL BE MADE IN A TIME PERIOD NOT EXCEEDING 30 DAYS.

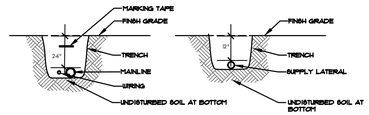
THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER IRRIGATION SYSTEM MAINTENANCE OF THIS SITE AND ANY RIGHT-OF-WAY AREAS BETWEEN THE CURB AND PROPERTY BOUNDARIES OF THIS SITE. MAINTENANCE OF THIS INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, AND IRRIGATION LEAK REPAIR. ALL MAINTENANCE SHALL BE DONE IN ACCORDANCE WITH THE ALCC SPECIFICATIONS HANDBOOK, REV EDITION 2007. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO IRRIGATION SYSTEM.



NOTES:
- ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
- ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
- WHERE THERE IS MORE THAN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24" MIN ABOVE FINISH GRADE.
- COMPACT BACKFILL SOIL TO 95%

F SLEEVING DETAIL
NOT TO SCALE

NOTES: • A SWING PIPE MAY BE USED WITH FLOWS LESS THAN 4 GPM.



NOTE:
INSTALL PIPING NO LESS THAN 12" LATERAL HORIZONTAL CLEARANCE AND 6" VERTICAL CLEARANCE.

USE CRISNEY WATER LINE MARKING TAPE WITH LABEL "BURIED WATER PIPE. INSTALL ALONG TRENCH AT CENTER OF PIPING, 8" DEPTH, AND EXPOSE END AT ALL EQUIPMENT.

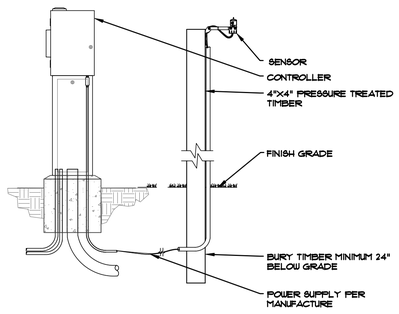
IN ROCKY SOIL ENVIRONMENTS INSTALL 3"-6" SAND BED

EVALUATE EXISTING SOIL FOR BACKFILL. IF SOIL IS UNSUITABLE REMOVE AND REPLACE WITH SUITABLE SOIL FOR PROPER COMPACTION.

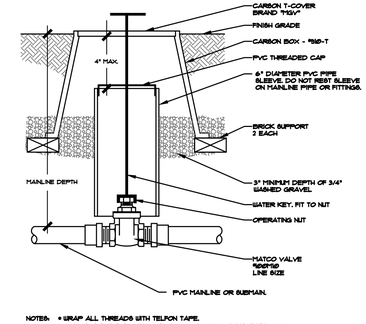
PIPE SIZING CHART: CLASS 200 PIPE

Pipe Size	Short distance 130' (GPM)	Medium distance 215' (GPM)	Long Distance 350' (GPM)
3/4"	10	8	6
1"	17	15	12
1-1/4"	27	27	22
1-1/2"	36	36	30
2"	56	56	56
2-1/2"	83	83	83
3"	123	123	123

J LATERAL PIPE TRENCHING DETAIL
NOT TO SCALE

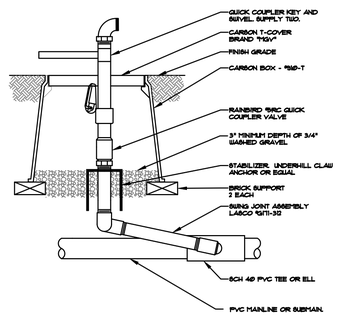


B RAIN SENSOR
NOT TO SCALE



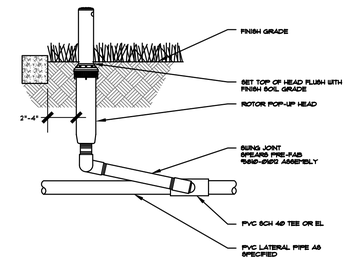
NOTES:
- WRAP ALL THREADS WITH TELFON TAPE.
- COMPACT SOILS AROUND VALVE BOX TO 90% OF MAXIMUM DRY DENSITY.
- FLUSH ALL MAINLINE PIPING PRIOR TO INSTALLING VALVES.

G ISOLATION VALVE DETAIL (3"or less)
NOT TO SCALE

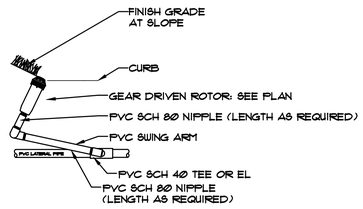


NOTE: SUPPLY OWNER WITH TWO KEYS AND 100 LF SWAN PRO HEAVY DUTY RUBBER HOSE

H QUICK COUPLER ASSEMBLY DETAIL
NOT TO SCALE



K ROTOR POP-UP HEAD DETAIL
NOT TO SCALE



L GEAR DRIVEN SPRINKLER-SLOPE
NOT TO SCALE

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DEPN 25-0020

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THE RIDGE AT WATERVIEW NORTH
COLORADO SPRINGS, CO

PREPARED FOR:

NOT FOR CONSTRUCTION

JOB NUMBER 1224-24

REVISIONS

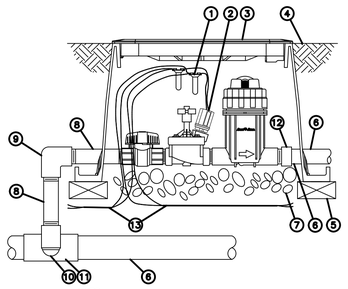
6-24-25	PER CITY COMMENTS

ORIGINAL DATE 2-14-25

DRAWN BY JM JM

DESCRIPTION
IRRIGATION DETAILS

SHEET NO.
IR1.8



NOTE:
1. COIL AN ADDITIONAL 3-FEET OF TWO-WIRE CABLE IN VALVE BOX FOR EASY SERVICING.

1. WATERPROOF SPLICE CONNECTION: RAIN BIRD WC20 (TWO REQUIRED)
2. RAIN BIRD DRIP KIT: XCZ-100-PRB-COM WITH IVM-SOL
3. VALVE BOX WITH COVER: RAIN BIRD VB-STD OR APPROVED EQUAL
4. FINISH GRADE OR TOP OF MULCH
5. BRICK (1 OF 4)
6. PVC PIPE
7. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
8. PVC SCH 80 NIPPLE 1"
9. PVC SCH 80 ELBOW
10. PVC SCH 80 NIPPLE (2" LENGTH, HIDDEN) AND PVC SCH 80 ELBOW
11. PVC SCH 80 TEE OR ELBOW
12. PVC SCH 40 MALE ADAPTER
13. TWO-WIRE CABLE BETWEEN DEVICES (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR CONTROLLER)

P XCZ-100-PRB-COM WITH IVM-SOL
N.T.S.

IRR 1224 V.1 – 2020-11-16

DRIP EMITTERS

DRIP EMITTERS FOR TREES, SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS SHALL BE INSTALLED PER DETAILS ON THIS SHEET. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING EMITTER QUANTITY SO THAT EACH PLANT TYPE RECEIVES THE CORRECT WATER REQUIREMENT BASED ON ZONE RUN TIME AND PLANT WATER REQUIREMENTS. SEE DRIP EMITTER GUIDELINES. EXCEPT FOR PERENNIALS ALL SHRUBS SHALL RECEIVE TWO EMITTERS, AND TREES SHALL RECEIVE MINIMUM FOUR EMITTERS.

DRIP EMITTER GUIDELINES

PLANT MATERIAL	EMITTER QUANTITY	OUTPUT (GPH)
1 GAL. PERENNIAL (COLOR)	1 EACH - .5 GPH	.5
1 GAL. ORNAMENTAL GRASS	2 EACH - .5 GPH	1
5 GAL. ORNAMENTAL GRASS	2 EACH - 1 GPH	2
5 GAL. EVERGREEN SHRUB	2 EACH - 1 GPH	2
5 GAL. DECIDUOUS SHRUB	2 EACH - 1 GPH	2
HIGH WATER DECIDUOUS SHRUB	2 EACH - 2 GPH	4
6' B&B EVERGREEN TREE	4 EACH - 1 GPH	4
HIGH WATER EVERGREEN TREE	4 EACH - 2 GPH	8
1 1/2" CAL. DECIDUOUS TREE	4 EACH - 1 GPH	4
HIGH WATER DECIDUOUS TREE	4 EACH - 2 GPH	8

IRRIGATION SCHEDULE NOTES

THE SCHEDULING TIMES ARE BASED ON AN ET RATE .19 AND AN IRRIGATION EFFICIENCY OF 85%. TIMES SHALL BE ADJUSTED ACCORDINGLY FOR SEASONAL CHANGES. RAIN SENSOR SHALL BE SET FOR AUTOMATIC SHUT OFF AT 1/2" RAINFALL.

THE RUN TIMES ARE MINUTES PER DAY. EACH VEGETATION TYPE HAS A DIFFERENT WEEKLY WATER REQUIREMENT THAT SHOULD BE FULFILLED BY A DIFFERENT NUMBER OF SCHEDULED RUN TIMES.

NEWLY PLANTED TURF AREAS SHOULD BE IRRIGATED ON A DAILY BASIS THE FIRST GROWING SEASON. DURING THE SECOND SEASON, TURF AREAS SHOULD BE IRRIGATED EVERY OTHER DAY. ESTABLISHED BLUE GRASS TURF AREAS SHOULD BE IRRIGATED EVERY OTHER DAY. ESTABLISHED FESCUE GRASS AND NATIVE GRASS TURF AREAS SHOULD BE IRRIGATED EVERY THIRD DAY.

NEW LANDSCAPE PLANTS SHALL BE IRRIGATED EVERY OTHER DAY FOR THE FIRST GROWING SEASON. DURING ALL SUBSEQUENT SEASONS LANDSCAPE PLANTS SHALL BE IRRIGATED EVERY THIRD DAY.

THE RUN TIMES ARE INTENDED FOR SUMMER WATERING APPLICATIONS. RUN TIMES SHALL BE ADJUSTED FOR SEASONAL REQUIREMENTS. SPRING RUN TIMES SHALL BE SET AT 85% OF SUMMER RUN TIMES. FALL RUN TIMES SHALL BE SET AT 80% OF SUMMER RUN TIMES.

IRRIGATION SCHEDULE

ZONE	TYPE	FLOW	PRECIP RATE	RUN TIME	CYCLE	NOTES
		GPM	INCHES/HOUR	MINUTES	GALLONS	
1	ROTOR	30.0	.34	7	210	GRASS SEED
2	DRIP	3-7(5)	–	60	300	PLANTING
3	DRIP	3-7(5)	–	60	300	PLANTING
4	ROTOR	34.20	.34	7	239	GRASS SEED
5	ROTOR	34.20	.34	7	239	GRASS SEED
6	DRIP	3-7(5)	–	60	300	PLANTING
7	ROTOR	30.5	.34	7	239	GRASS SEED
8	ROTATOR	11.0	.70	15	165	SOD
9	DRIP	3-7(5)	–	60	300	PLANTING
10	DRIP	3-7(5)	–	60	300	PLANTING
11	ROTOR	30.5	.34	7	214	GRASS SEED
12	DRIP	3-7(5)	–	60	300	PLANTING
13	ROTOR	28.8	.34	7	202	GRASS SEED
14	ROTOR	19.10	.34	7	134	GRASS SEED
15	ROTATOR	5.0	.70	15	75	SOD
16	ROTOR	33.5	.34	7	235	GRASS SEED
17	DRIP	3-7(5)	–	60	300	PLANTING
18	DRIP	3-7(5)	–	60	300	PLANTING
19	DRIP	3-7(5)	–	60	300	PLANTING
20	ROTOR	32.4	.34	7	227	GRASS SEED
21	ROTOR	23.80	.34	7	167	GRASS SEED
22	ROTATOR	10.70	.70	15	161	SOD
23	ROTOR	33.5	.34	7	235	GRASS SEED
24	DRIP	3-7(5)	–	60	300	PLANTING
25	DRIP	3-7(5)	–	60	300	PLANTING
26	DRIP	3-7(5)	–	60	300	PLANTING
27	ROTOR	32.4	.34	7	227	GRASS SEED
28	DRIP	3-7(5)	–	60	300	PLANTING
29	DRIP	3-7(5)	–	60	300	PLANTING
30	ROTOR	23.8	.34	7	167	GRASS SEED
31	DRIP	3-7(5)	–	60	300	PLANTING
32	ROTOR	23.8	.34	7	167	GRASS SEED
33	DRIP	3-7(5)	–	60	300	PLANTING
34	ROTOR	23.8	.34	7	167	GRASS SEED
35	DRIP	3-7(5)	–	60	300	PLANTING
36	DRIP	3-7(5)	–	60	300	PLANTING
37	ROTOR	33.5	.34	7	235	GRASS SEED
38	ROTOR	32.4	.34	7	227	GRASS SEED
39	DRIP	3-7(5)	–	60	300	PLANTING
40	DRIP	3-7(5)	–	60	300	PLANTING
41	ROTOR	23.8	.34	7	167	GRASS SEED
42	ROTATOR	10.10	.70	15	152	SOD

TOTAL — APPROX 0 HOURS RUN TIME

TOTAL IRRIGATED AREA: 0 SF

FLOW CHART

HIGHER GROUND DESIGNS — *IRRIGATION PSI LOSS CALC*

PROJECT NAME	RIDGE AT WATERVIEW	CALC. BY	JM
JOB #		DATE	6/24/2025
METER SIZE	1	ZONE	
SERVICE LINE	1.5	HEAD	ROTOR
METER ELEVATION	5,918	NOZZLE	
		PIPE SIZING	MEDIUM
AVAILABLE PSI AT P.O.C.	80	SYSTEM CALC	HIGH GPM ZONE

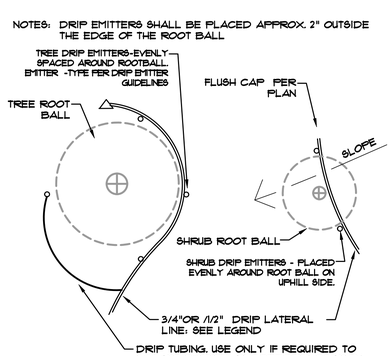
#	PIPE SIZE	TYPE OF PIPE	LATERAL LINE	GPM	DISTANCE	PSI LOSS
1	1	CLASS 200		4	60	0.19
2	1.5	CLASS 200		4.64	60	0.38
3		CLASS 200		4.64		0.00
4		CLASS 200		4.64		0.00
5		CLASS 200		4.64		0.00
6		CLASS 200		4.64		0.00
7		CLASS 200		4.64		0.00
8		CLASS 200		4.64		0.00
9		CLASS 200		4.64		0.00
10		CLASS 200		4.64		0.00
11		CLASS 200		4.64		0.00
12		CLASS 200		4.64		0.00
13		CLASS 200		4.64		0.00
14		CLASS 200		4.64		0.00
15		CLASS 200		4.64		0.00
16		CLASS 200		4.64		0.00
17		CLASS 200		4.64		0.00
18		CLASS 200		4.64		0.00
19		CLASS 200		4.64		0.00
20		CLASS 200		4.64		0.00
21		CLASS 200		4.64		0.00
21A		TOTAL LATERAL LENGTH			120	

22		TOTAL LATERAL PSI LOSS	0.6
23	5900	ELEVATION OF RCV	
24	5900	HIGHEST HEAD ON ZONE	
25	0	PSI GAIN / LOSS RCV TO HIGH HEAD	0.0
26	-18	ELEV PSI GAIN LOSS FROM METER TO RCV	-7.8
27	SIZE OF RCV 1.5"	REMOTE CONTROL VALVE LOSS	5.0
28		Min. PSI Required BY HEAD	45.0
29		TOTAL RCV PSI LOSS	42.8

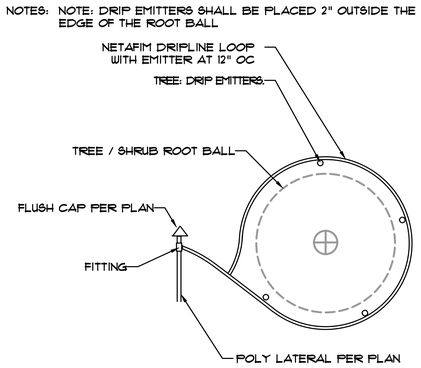
30	MAIN SIZE 3"	MAIN LINE PSI LOSS — ENTER MAIN LINE PIPE LENGTH	1608	1.93
32				
33		TOTAL PSI LOSSES-LATERALS, MAIN, ELEVATION, RCV & HEAD PSI		44.7

34	FLOW SENSOR SIZE NA	FLOW SENSOR PSI LOSS		0.0
35	MASTER VALVE PSI LOSS			0.0
36	BACKFLOW PREV. SIZE 1	BACKFLOW PREV. PSI LOSS		13.0
37	COPPER PIPE FROM POC TO BACKFLOW PREVENTOR BFP TO MAIN LINE PSI LOSS		10	0.09
38	WATER METER SIZE 1	WATER METER PSI LOSS		11.0
39	SERVICE LINE PSI LOSS (FROM THE MAIN IN THE STREET TO THE WATER METER 35'+ -)		10	0.09
40	TOTAL OF ALL PSI LOSSES BEFORE 5% MARGIN			68.9
41	5% (EXTRA FOR FITTINGS AND MARGIN OF ERROR)			3.4
42	MINIMUM OPERATING PSI (FOR THIS SYSTEM TO WORK PROPERLY AT THE POC)			72.3

MINIMUM OPERATING PRESSURE IS LOCATED AT THE POINT OF CONNECTION.
VERIFY PSI AT METER PRIOR TO START OF WORK

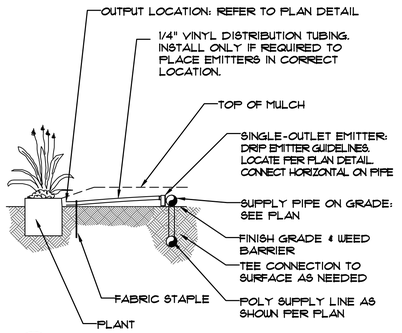


L DRIP EMITTER PLACEMENT
NOT TO SCALE SEE GUIDLINES FOR EMITTER QUANTITY



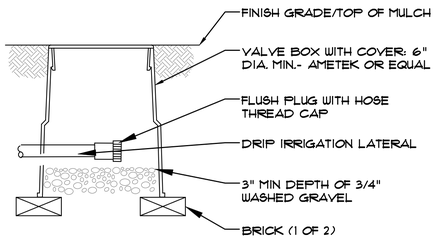
Z DRIP EMITTER PLACEMENT FOR SEED
NOT TO SCALE

NOTES: • DRIP PIPING IS TO BE STAKED TO GROUND SURFACE EVERY 4-6'. MULCH IS TO BE INSTALLED TO COVER ALL PIPING AND TUBING. RECOMMEND PIPE INSTALLED OVER WEED BARRIER.



N TYPICAL EMITTER ASSEMBLY
NOT TO SCALE

NOTES: • DRIP FLUSH CAP AND BOX SHALL BE INSTALLED AT THE END OF EACH DRIP SUPPLY LINE AT ENDS.



BE DRIP FLUSH CAP
NOT TO SCALE

Know what's below. Call before you dig.

UTILITIES NOTE

VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK. CALL 811 FOR UTILITY LOCATES. TREE TRUNK PLACEMENT SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC AND 10' FROM GAS MAINS RATED AT 150PSI. FOR SANITARY SEWER AND WATER MAINLINES TREES SHALL NOT BE LOCATED WITHIN EASEMENTS AND WITHIN 15' OF ANY MAINLINE. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH GENERAL CONTRACTOR PRIOR TO PLANTING. ALL ELECTRICAL VAULTS AND TRANSFORMERS SHALL BE KEPT CLEAR FROM PLANT MATERIAL PER COLORADO SPRINGS UTILITIES GUIDELINES "LANDSCAPING AROUND ELECTRICAL EQUIPMENT". SEE COLORADO SPRINGS UTILITIES CONSTRUCTION STANDARD DRAWINGS 18-302 FOR SPECIFIC CLEARANCE REQUIREMENTS. ALL SHRUBS TO BE LOCATED 3' CLEAR OF ALL FIRE HYDRANTS AT MATURE SIZE.

DOCUMENT NOTE

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DEPN 25-0020

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HIGHER GROUND DESIGNS

THE RIDGE AT WATERVIEW NORTH
COLORADO SPRINGS, CO

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NOT FOR CONSTRUCTION

JOB NUMBER 1224-24

REVISIONS

6-24-25	PER CITY COMMENTS

ORIGINAL DATE 2-14-25
DRAWN BY JM
DESCRIPTION IRRIGATION PLAN DETAILS
SHEET NO. IR1.9