

PARKING INFORMATION:
REQUIRED PARKING ACCORDING TO THE CITY OF COLORADO SPRINGS CODE
SECTION 7.4.203: PARKING SPACE REQUIREMENTS BY USE:

USE TYPE COMMERCIAL CENTER = 1 SPACE PER 250 SF
GROSS FLOOR AREA 6,240 SF
REQUIRED PARKING SPACES = 24.96 SPACES

ON-SITE PARKING PROVIDED = 32 PARKING STALLS (4 COMPACT STALLS)
1 ADA VAN ACCESSIBLE STALL
1 ADA ACCESSIBLE STALL
TOTAL PARKING PROVIDED = 34 PARKING STALLS

FEMA FLOODPLAIN STATEMENT:
FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE
MAP 08041C05296, EFFECTIVE DATE DECEMBER 7, 2018, INDICATES
THE AREA IN THE VICINITY OF THIS PARCEL OF LAND TO NOT BE
WITHIN A FLOOD ZONE (AREAS TO BE DETERMINED OUTSIDE 500 YEAR
FLOODPLAIN.)

DEVELOPMENT DETAILS:
EXISTING LAND USE: VACANT (PLANNED BUSINESS CENTER)
MASTER PLAN NAME: WOODMEN HEIGHTS MASTER PLAN CPC MPA 06-00206
CONCEPT PLAN NAME: BLACKWOOD CROSSING CONCEPT PLAN CPC CP 06-00235

PROPERTY DESCRIPTION:
LOT 2, BLACKWOOD CROSSING FILING NO. 1A, IN THE CITY OF COLORADO SPRINGS, EL PASO COUNTY, COLORADO, ACCORDING
TO THE SUBDIVISION PLAT THEREOF RECORDED UNDER RECEPTION NO. 219714355 OF THE EL PASO COUNTY RECORDS.

THE DESCRIBED TRACT CONTAINS 48,352 SQUARE FEET, BEING 1.105 ACRES, MORE OR LESS.

EXISTING ZONING: PBC AO
SITE AREA: 48,352 SF (1.105 AC.)
PROPOSED BUILDING HEIGHT: MAX HEIGHT = 40 FEET
PROPOSED BUILDING FOOTPRINT: 6,240 SQUARE FEET
PERCENT LOT COVERAGE BY BUILDING: 12.9%
PERCENT LOT COVERAGE BY IMPERVIOUS SURFACES (LESS BUILDING): 0.49 ACRE / 1.105 LOT ACREAGE = 44.2%
APPROXIMATE SCHEDULE OF DEVELOPMENT: JANUARY 2022 - JUNE 2022

SITE NOTES:

1. THE DEVELOPER SHALL INSTALL ALL ON-SITE TRAFFIC CONTROL MEASURES SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
2. PER CITY CODE SECTION 7.4.102.D, ALL LIGHTING FIXTURES SHALL HAVE FULL CUT-OFF OR HAVE SHIELDING TO REDUCE OFF-SITE LIGHTING IMPACTS ONTO ADJACENT PROPERTIES AND ROADWAYS. ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO MITIGATE LIGHT DIRECTED AWAY FROM ADJACENT PROPERTIES AND ANY PUBLIC RIGHT-OF-WAY. AN AMENDMENT TO THIS PLAN MAY BE REQUIRED IF THE LIGHTING TYPE IS CHANGED.
3. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, LAYOUT, AND ELEVATIONS.
4. ALL EXISTING CURB, GUTTER, SIDEWALK, PEDESTRIAN RAMPS OR CROSSPANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS 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.
5. THE LAND SURVEY PLAT/PROPERTY BOUNDARY DEPICTED WAS OBTAINED FROM PLAT NO 14355, AND DESCRIBES THE PROPERTY KNOWN AS LOT 2 BLACKWOOD CROSSING FIL NO 1A.
6. LANDSCAPE IMPROVEMENTS AND MAINTENANCE OF ALL LANDSCAPE AREAS, FENCES AND WALL SHALL BE THE RESPONSIBILITY OF THE CURRENT OWNER.
7. THE DRIVE ACCESS WILL BE THE RESPONSIBILITY OF THE CURRENT OWNER.
8. DIRECT VEHICULAR ACCESS WILL BE ALLOWED FROM THE EXISTING ACCESS STREET TO THE WEST OF THE SITE.
9. PARKING IS NOT PERMITTED ANYWHERE EXCEPT THE DESIGNATED PARKING STALLS AS SHOWN ON THE PLANS.
10. THE PROPERTY WITHIN THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF AN AVIGATION EASEMENT GRANTED TO THE CITY OF COLORADO SPRINGS FOR THE BENEFIT OF THE CITY OF COLORADO SPRINGS AIRPORT DATED OCTOBER 22, 2007 AND RECORDED IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDER AT RECEPTION NO. 207137316.
11. NO ELECTROMAGNETIC, LIGHT, ANY PHYSICAL EMISSIONS WHICH MAY INTERFERE WITH AIRCRAFT, AVIATION, COMMUNICATIONS OR NAVIGATIONAL AIDS ARE ALLOWED.
12. IF A CRANE IS TO BE USED DURING THE CONSTRUCTION PERIOD, AN FAA FORM 7460-1 WILL NEED TO BE FILED THROUGH THE AIRPORT OPERATIONS OFFICE AND APPROVED BY THE FEDERAL AVIATION ADMINISTRATION BEFORE AN BUILDING PERMIT IS ISSUED BY THE CITY OR COUNTY. NORMAL TIME REQUIRED FOR APPROVAL IS 30-60 WORKING DAYS.
13. THIS PROPERTY MAY BE IMPACTED BY NOISE CAUSED BY AIRCRAFT OPERATING INTO AND OUT OF THE COLORADO SPRINGS MUNICIPAL AIRPORT. THE BUYER SHOULD FAMILIARIZE HIMSELF/HERSELF WITH THE POTENTIALITY AND THE RAMIFICATIONS THEREOF.
14. ALL EXTERIOR LIGHTING PLANS ARE TO BE APPROVED BY THE DIRECTOR OF AVIATION TO PREVENT A HAZARD TO AIRCRAFT.
15. THE PARCELS WITHIN THIS DEVELOPMENT ARE SUBJECT TO FEES, RESTRICTIONS, AND COVENANTS OF THE WOODMEN HEIGHTS METROPOLITAN DISTRICT 3, RECORDED AT RECEPTION NO. 205121062 AND THE WOODMEN ROAD METROPOLITAN DISTRICT, WHICH IS RECORDED AT RECEPTION NO. 201169886.
16. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE ROW WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.

SIGN INSTALLATION NOTES:

1. SIGNS SHALL BE LOCATED AND INSTALLED PER CITY OF COLORADO SPRINGS ENGINEERING STANDARDS AND REFERENCES.
2. BOTTOM OF ALL SIGNS SHALL BE INSTALLED AT LEAST 7' ABOVE THE ADJACENT FINISHED GRADE OR TOP BACK OF CURB, AS APPLICABLE.
3. 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.
4. SIGNAGE IS NOT APPROVED PER THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE DEVELOPMENT REVIEW ENTERPRISE AT 719-385-5982 TO BEGIN A SIGN PERMIT APPLICATION.

ADA DESIGN PROFESSIONAL STANDARDS NOTES:

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.



VICINITY MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
C01	COVER
C02	FINAL SITE PLAN
C03	FINAL GRADING PLAN
C04	FINAL UTILITY AND PUBLIC FACILITIES PLAN
C05	FINAL CONSTRUCTION DETAILS
C06	FINAL CONSTRUCTION DETAILS
LS1	FINAL LANDSCAPE PLAN
LS2	FINAL LANDSCAPE PLAN
LS3	FINAL IRRIGATION PLAN
LS4	FINAL IRRIGATION PLAN
LS5	FINAL IRRIGATION PLAN
PM1	FINAL PHOTOMETRIC PLAN
PM2	FINAL PHOTOMETRIC PLAN
PM3	FINAL PHOTOMETRIC PLAN
PM4	FINAL PHOTOMETRIC PLAN
V1	BUILDING ELEVATIONS
V2	FLOOR PLAN LAYOUT
U1	EXISTING UTILITY AS-BUILTS

7415 TEMPLETON GAP RD
SCH. NO. 5307001035
RICHARD SHUBERT
9.35 AC

7478 BLACK FOREST RD
SCH. NO. 5307001033
RADIANT CHURCH
LOT 5
BLACKWOOD CROSSING
(Reception No. 208712764)
5.74 AC
ZONE: PBC-AO

7492 BLACK FOREST RD
SCH. NO. 5307001031
CIRCLE K STORES INC
LOT 1
BLACKWOOD CROSSING
FILING NO. 1A
(Reception No. 219714355)
2.20 AC
ZONE: PBC-AO

7408 BLACK FOREST RD
SCH. NO. 5307001032
CKW PROPERTIES LLC
LOT 2
BLACKWOOD CROSSING
FILING NO. 1A
(Reception No. 219714355)
1.105 ACRES
ZONE: PBC-AO

PROPOSED BUILDING
TOS: 6958.00'
65'-0" x 96'-0"
6,240 SF

Graphic Scale

0 10 20 40

In Feet: 1" = 20'

TEMPLETON GAP RD
SCH. NO. 5307001021
RICHARD SHUBERT
9.12 AC
ZONE: A-5 CAD-O

PROJECT CONTACTS:

CLIENTS:

WESTERN STATES MANAGEMENT GROUP
CHARLES HOLLIDAY
13990 BARBWire LANE
COLORADO SPRINGS, CO 80930
WSMGUILD@GMAIL.COM
(719) 287-7600

OWNER

CKW PROPERTIES LLC
1965 DOMINION WAY, SUITE 110
COLORADO SPRINGS, CO 80918

CIVIL ENGINEER:

RMG - ROCKY MOUNTAIN GROUP
DAVID WALKER, P.E.
DWALKER@RMG-ENGINEERS.COM
2910 AUSTIN BLUFFS PKWY, STE 100
COLORADO SPRINGS, CO 80918
(719) 548-0600

GEOTECHNICAL ENGINEER:

ENTECH ENGINEERING
DANIEL P. STEGMAN
505 ELKTON DR.
COLORADO SPRINGS, CO 80907
719-531-5599

LANDSCAPE ARCHITECT:

ASLA
KRISTIN HEGGEM, KHLA
KWHEGGEM@CLOUD.COM
719-339-9393

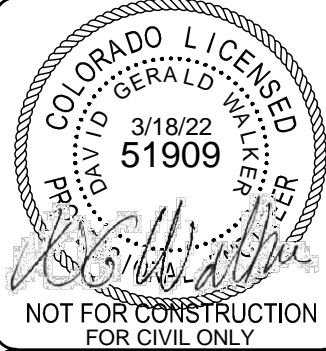
SURVEYOR:

LAND DEVELOPMENT CONSULTANTS, INC
DAVE HOSTETLER
3898 MAIZEL ROAD
COLORADO SPRINGS, CO 80909
719-528-6133

ROCKY MOUNTAIN GROUP



ARCHITECTS



NOT FOR CONSTRUCTION
FOR CIVIL ONLY

LOT 2 BLACKWOOD CROSSING FIL NO 1A

7408 BLACK FOREST ROAD
COLORADO SPRINGS, CO 80809
CHARLES HOLLIDAY

SHEET NAME
COVER

ENG: TPT
DRAWN: TPT
CHECKED: DWG

DATE
01/12/2022

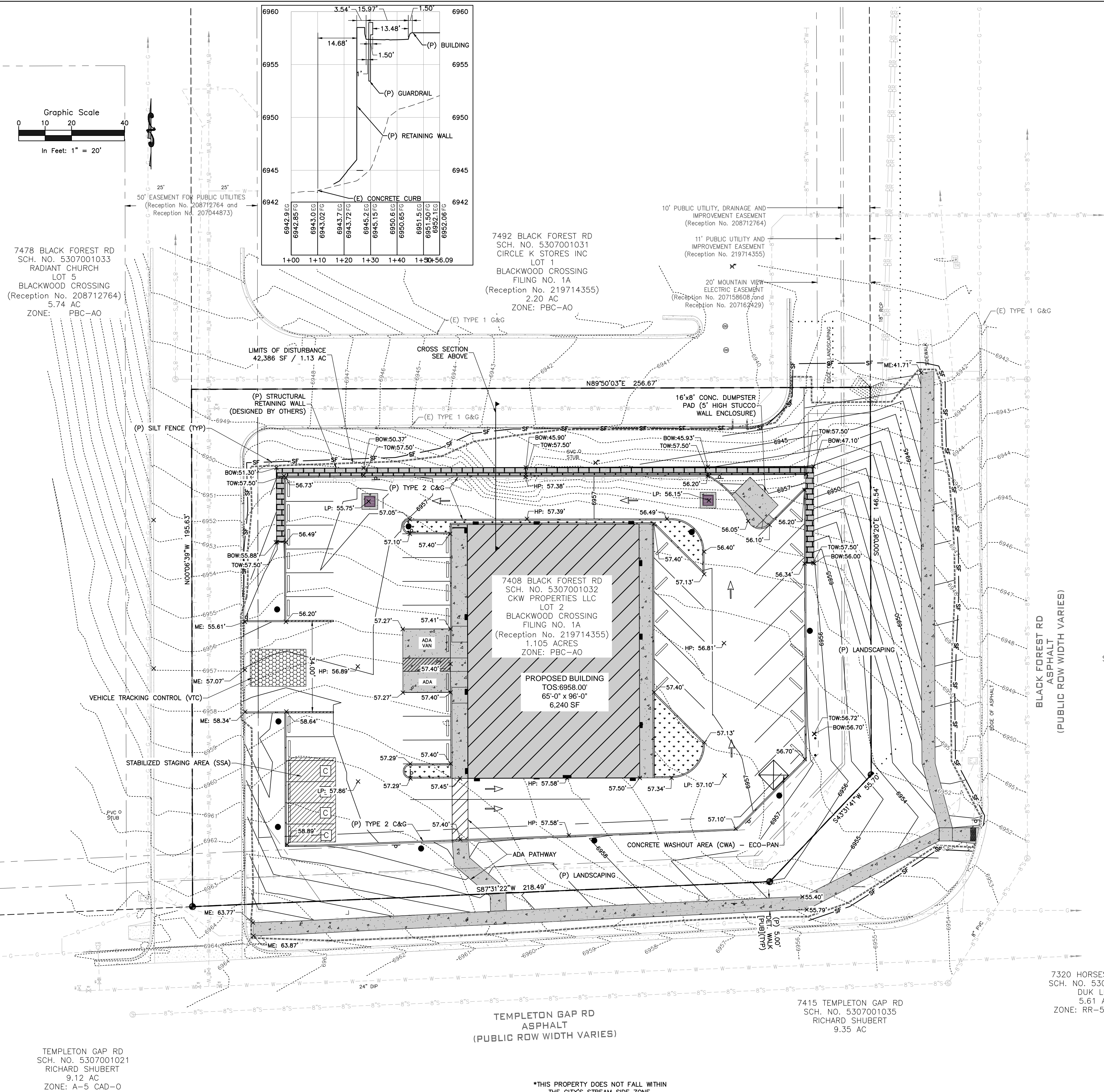
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JOB NO.
180579

SHEET NO.
C01

COLORADO SPRINGS FILE NUMBER:
AR DP 17-00765-A1M.J21

LAST SAVED: 3/17/2023, 3:45:52 PM, PATH: \\msd-jnc-engineers.com\FS1 Temp\Projects\Site Specific\2023a-Charles Holliday-172717208 Black Forest Rd-18579 Civil\Drawings\18579-Blackwood-Crossing-Plan.dwg



NOTES:

- NO CLEARING, GRADING, EXCAVATION, OR OTHER LAND DISTURBING ACTIVITIES SHALL BE ALLOWED (EXCEPT FOR WORK DIRECTLY RELATED TO THE INSTALLATION OF INITIAL CONTROL MEASURES) UNTIL A CITY GEC PERMIT HAS BEEN ISSUED.
- ALL LAND DISTURBING ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH AND THE APPROVED GEC PLAN AND CSMP.
- INITIAL CONTROL MEASURES SHALL BE INSTALLED AND INSPECTED PRIOR TO ANY LAND DISTURBANCE ACTIVITIES TAKING PLACE. AN INITIAL SITE INSPECTION WILL NOT BE SCHEDULED UNTIL A CITY GEC PERMIT HAS BEEN "CONDITIONALLY APPROVED". CALL CITY STORMWATER INSPECTIONS, 385-5980, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO SCHEDULE AN INITIAL INSPECTION AND OBTAIN FULL PERMIT APPROVAL.
- INDIVIDUALS SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8, CRS) AND THE "CLEAN WATER ACT" (33 USC 1344), INCLUDING REGULATIONS PROMULGATED AND CERTIFICATIONS OR PERMITS ISSUED, IN ADDITION TO THE REQUIREMENTS INCLUDED IN THE CITY'S MS4 PERMIT, STORMWATER CONSTRUCTION MANUAL, IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- STORMWATER DISCHARGES FROM CONSTRUCTION SITES SHALL NOT CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR DEGRADATION OF STATE WATERS.
- ALL CONSTRUCTION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION MEASURES ARE IMPLEMENTED. TEMPORARY CONSTRUCTION CONTROL MEASURES MUST BE REMOVED PRIOR TO PERMIT CLOSEOUT.
- CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO OR ALLOWED TO RUNOFF TO STATE WATERS OR ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITIES.
- BUILDING, CONSTRUCTION, EXCAVATION, OR OTHER WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY OR OTHER PUBLIC WAY, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. CONSTRUCTION CONTROL MEASURES MAY BE REQUIRED BY THE GEC INSPECTOR IF DEEMED NECESSARY BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES (E.G., ESTIMATED TIME OF EXPOSURE, SEASON OF THE YEAR, ETC.).
- ALL WASTES COMPOSED OF BUILDING MATERIALS MUST BE REMOVED FROM THE CONSTRUCTION SITE FOR DISPOSAL IN ACCORDANCE WITH LOCAL AND STATE REGULATORY REQUIREMENTS. NO BUILDING MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE.
- THE PERMITEE SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS, DIRT, TRASH, ROCK, SEDIMENT, AND SAND THAT MAY ACCUMULATE IN THE STORM SEWER OR OTHER DRAINAGE CONVEYANCE SYSTEM AS A RESULT OF CONSTRUCTION ACTIVITIES.
- THE QUANTITY OF MATERIALS STORED ON THE PROJECT SITE SHALL BE LIMITED, AS MUCH AS PRACTICAL, TO THAT QUANTITY REQUIRED TO PERFORM THE WORK IN AN ORDERLY SEQUENCE. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER, IN THEIR ORIGINAL CONTAINERS, WITH ORIGINAL MANUFACTURE'S LABELS. MATERIALS SHALL NOT BE STORED IN A LOCATION WHERE THEY MAY BE CARRIED BY STORMWATER RUNOFF INTO THE STORM SEWER SYSTEM AT ANY TIME.
- SPILL PREVENTION AND CONTAINMENT MEASURES SHALL BE USED AT ALL STORAGE, EQUIPMENT FUELING, AND EQUIPMENT SERVICING AREAS SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING THE MS4, INCLUDING ANY SURFACE OR SUBSURFACE STORM DRAINAGE SYSTEM OR FACILITY. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE SECONDARY CONTAINMENT OR EQUIVALENT ADEQUATE PROTECTION. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, OR CONTAINED UNTIL APPROPRIATE CLEANUP METHODS CAN BE EMPLOYED. MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE FOLLOWED, ALONG WITH PROPER DISPOSAL METHODS.
- SEDIMENT (MUD AND DIRT) TRANSPORTED ONTO A PUBLIC ROAD, REGARDLESS OF SIZE OF THE SITE, SHALL BE CLEANED AS SOON AS POSSIBLE AFTER DISCOVERY.
- NO CHEMICALS ARE TO BE ADDED TO THE DISCHARGE UNLESS PERMISSION FOR THE USE OF A SPECIFIC CHEMICAL IS GRANTED BY THE STATE. IN GRANTING THE USE OF SUCH CHEMICALS, SPECIAL CONDITIONS AND MONITORING MAY BE REQUIRED.
- CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED AREA SHALL BE COMPLETED WITHIN FOURTEEN (14) CALENDAR DAYS AFTER FINAL GRADING OR FINAL LAND DISTURBANCE HAS BEEN COMPLETED. DISTURBED AREAS WHICH ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN FOURTEEN (14) DAYS SHALL BE ROUGHENED, MULCHED, TACKIFIED, OR STABILIZED WITH TARPS WITHIN FOURTEEN (14) 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, UNLESS AN ALTERNATIVE STABILIZATION MEASURE IS ACCEPTED AT THE INSPECTOR'S DISCRETION. ALL TEMPORARY CONSTRUCTION CONTROL MEASURES SHALL BE MAINTAINED UNTIL FINAL STABILIZATION IS ACHIEVED.
- THE GEC PLAN WILL BE SUBJECT TO RE-REVIEW AND RE-ACCEPTANCE BY THE STORMWATER ENTERPRISE SHOULD ANY OF THE FOLLOWING OCCUR: GRADING DOES NOT COMMENCE WITHIN TWELVE (12) MONTHS OF THE CITY'S ACCEPTANCE OF THE PLAN, THE CONSTRUCTION SITE IS IDLE FOR TWELVE (12) CONSECUTIVE MONTHS, A CHANGE IN PROPERTY OWNERSHIP OCCURS, THE PLANNED DEVELOPMENT CHANGES, OR ANY OTHER MAJOR MODIFICATIONS ARE PROPOSED AS DEFINED IN THE STORMWATER CONSTRUCTION MANUAL.
- IT IS NOT PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH OF THE EARTH ON ANY UTILITY EASEMENT OR UTILITY RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL FROM THE UTILITY OWNER. CITY ACCEPTANCE OF THE GEC PLAN AND CSMP DOES NOT SATISFY THIS REQUIREMENT. 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 TO PROTECT EXISTING UTILITIES OR TO PROVIDE INTERIM ACCESS SHALL BE AT THE APPLICANT'S EXPENSE.
- APPLICANT REPRESENTS AND WARRANTS THAT THEY HAVE THE LEGAL AUTHORITY TO GRADE AND/OR CONSTRUCT IMPROVEMENTS ON ADJACENT PROPERTY. THE CITY HAS NOT REVIEWED THE DEVELOPER'S AUTHORITY TO MODIFY ADJACENT PROPERTY. AN APPROVED GEC PERMIT DOES NOT PROVIDE APPROVAL FOR THE APPLICANT TO PERFORM WORK ON ADJACENT PROPERTY.
- ALL UTILITY INSTALLATIONS WITHIN THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN ARE COVERED UNDER THIS PLAN. LOCATIONS OF UTILITIES WITHIN THE LIMITS OF DISTURBANCE MAY BE MODIFIED AFTER PLAN APPROVAL AS A FIELD CHANGE. UTILITY INSTALLATIONS RELATED TO THE PRIVATE DEVELOPMENT THAT EXTEND BEYOND THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN ARE CONSIDERED TO BE PART OF THE LARGER DEVELOPMENT, AND THEREFORE REQUIRE A PLAN MODIFICATION OR SEPARATE PLAN FOR THE ADDITIONAL DISTURBANCE AREA.

SURVEY NOTES:

- SURVEY LINEWORK AND TOPOGRAPHIC INFORMATION VIA SURVEY PROVIDED BY LDC, INC., DATED FEBRUARY 10, 2021.
- BENCHMARK WAS TAKEN FROM FIMS MONUMENT NUMBER T624 IS A BERNSTEIN TOP SECURITY MONUMENT SYSTEM WITH A 3.25" DIAMETER ALUMINUM FIMS CAP SET IN A ROAD BOX, LOCATED AT THE NORTHWEST SIDE OF TEMPLETON GAP ROAD 2.5' SOUTHEAST OF THE RIGHT-OF-WAY FENCE, APPROXIMATELY 90' NORTHEAST OF THE CENTERLINE OF THE DRIVEWAY TO 6980 TEMPLETON GAP ROAD AND SET APPROXIMATELY 2" ABOVE GROUND SURFACE.
- ELEVATION = 6838.2 "NAVD88" DATUM.

GENERAL NOTES:

- ANTICIPATED START: BEGINNING OF JANUARY 2022; COMPLETION TIME PERIOD OF SITE GRADING: 3-4 WEEKS.
- EXPECTED DATE ON WHICH THE FINAL STABILIZATION WILL BE COMPLETED: MAY 2022.
- TOTAL AREA TO BE CLEARED, EXCAVATED, OR GRADED: 48,815 SF (1.12 AC).
- RECEIVING WATERS: SAND CREEK
- SOILS INFORMATION: USDA CLASSIFIED AS STAPLETON-BERNAL SANDY LOAMS, HYDROLOGIC SOIL GROUP B.
- FULL SPECTRUM DETENTION IS PROVIDED OFF-SITE AT REGIONAL DETENTION FACILITY NO. 6.

TEMPLETON GAP RD
SCH. NO. 5307001021
RICHARD SHUBERT
9.12 AC
ZONE: A-5 CAD-O

*THIS PROPERTY DOES NOT FALL WITHIN
THE CITY'S STREAM SIDE ZONE.

COLORADO SPRINGS FILE NUMBER:
AR DP 17-00765-A1MJ21

ROCKY MOUNTAIN GROUP

ASCONSULTS

RMG

ENGINEERS

Architectural
Structural
Forensics

Geotechnical
Materials Testing
Civil Training

2910 AUSTIN BLUFFS PARKWAY, COLORADO SPRINGS, CO 80918
(719) 488-2145 - WWW.RMENGINEERS.COM
SOUTHERN CALIFORNIA DIVISION, 1000 NORTH MAIN, SUITE 200, SAN ANTONIO, TEXAS 78204

COLORADO LICENSED
DAVID G. WATKINS
3/18/22
51909

NOT FOR CONSTRUCTION
FOR CIVIL ONLY

LOT 2 BLACKWOOD CROSSING FIL NO 1A

7408 BLACK FOREST ROAD
COLORADO SPRINGS, CO 80909
CHARLES HOLLIDAY

SHEET NAME
FINAL GRADING PLAN

PROJECT STATUS
DEVELOPMENT PLAN

ENG: TPT
DRAWN: TPT
CHECKED: DGW

DATE
12/30/2021

#	REVISION	DATE
1	REVISIONS	03/14/2022
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JOB NO.
180579

SHEET NO.
C03

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JOB NO.

180579

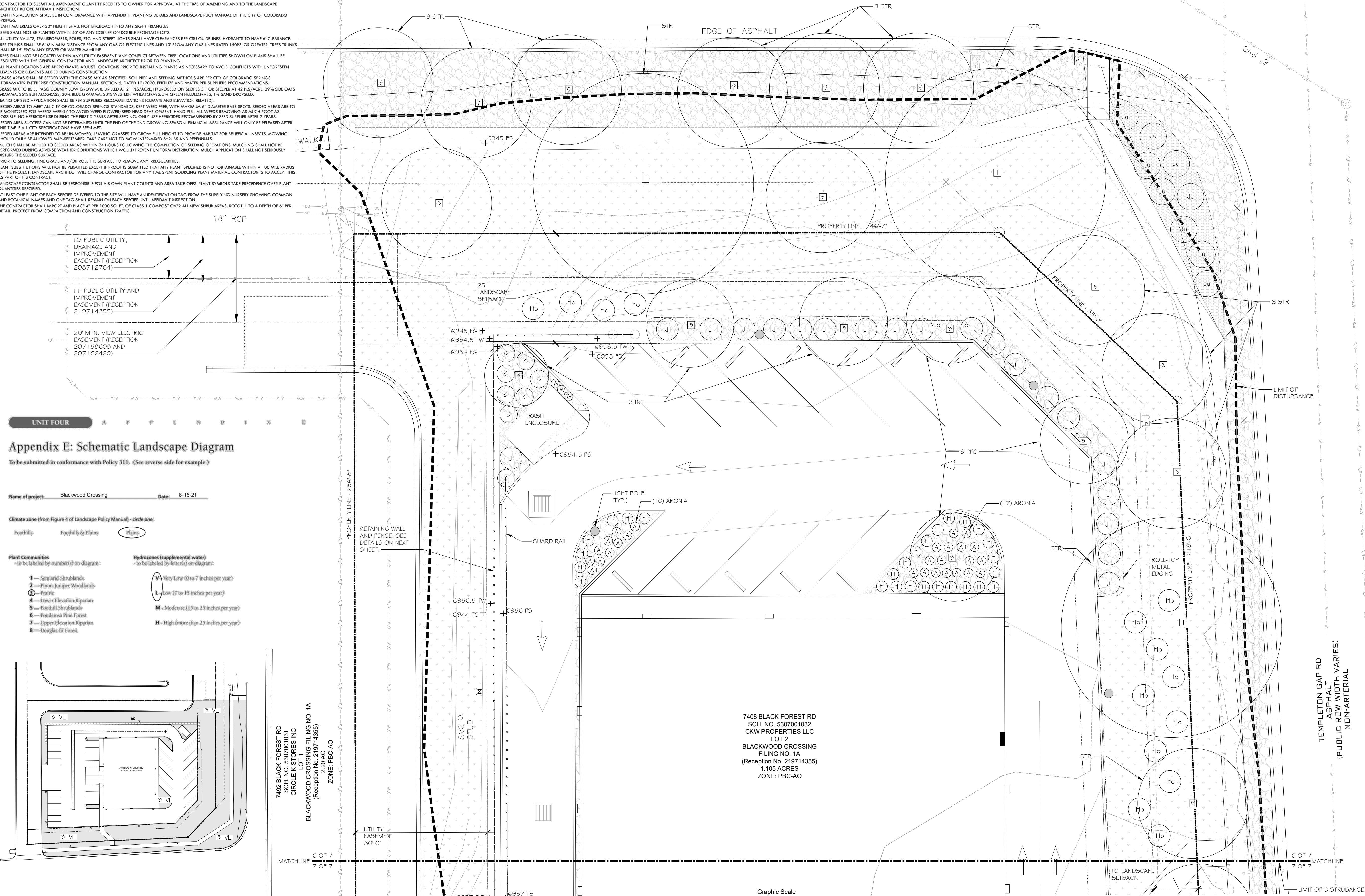
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C04

Landscape Notes

- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. LANDSCAPING WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.
- THE SOIL TYPE FOR THIS SITE IS 100% STAPLETON-BERNAL SANDY LOAM, PER THE USDA MAP.
- SOIL PREP AMENDMENTS, TILLING AND ANY NECESSARY DE-COMPACTION OR EXCAVATION SHALL BE BASED ON SOIL ANALYSIS TO BE DONE BY CONTRACTOR AFTER ROUGH GRADING. A SEPARATE LAB TEST IS REQUIRED FOR EACH TYPE OF PROPOSED LANDSCAPING (IE. SHRUBS, SOG, NATIVE SEED). THE SOIL LAB RESULTS AND RECOMMENDATIONS ARE REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY OF COLORADO SPRINGS PRIOR TO INSTALLING ANY LANDSCAPING.
- CONTRACTOR TO SUBMIT ALL AMENDMENT QUANTITY RECEIPTS TO OWNER AT THE TIME OF AMENDING AND TO THE LANDSCAPE ARCHITECT BEFORE AFFIDAVIT INSPECTION.
- PLANT INSTALLATION SHALL BE IN CONFORMANCE WITH APPENDIX H, PLANTING DETAILS AND LANDSCAPE PFLCY MANUAL OF THE CITY OF COLORADO SPRINGS.
- PLANT MATERIALS OVER 30" HEIGHT SHALL NOT ENCRUMB INTO ANY SIGHT TRIANGLES.
- TREES SHALL NOT BE PLANTED WITHIN 40' OF ANY CORNER ON DOUBLE FRONTAGE LOTS.
- ALL UTILITY VAULTS, TRANSFORMERS, POLES, ETC. AND STREET LIGHTS SHALL HAVE CLEARANCES PER CSU GUIDELINES. HYDRANTS TO HAVE 6' CLEARANCE.
- TREE TRUNKS SHALL BE 6' MINIMUM DISTANCE FROM ANY GAS OR ELECTRIC LINES AND 10' FROM ANY GAS LINES RATED 150PSI OR GREATER. TREES TRUNKS SHALL BE 15' FROM ANY SEWER OR WATER MAINLINE.
- TREES SHALL NOT BE LOCATED WITHIN ANY UTILITY EASEMENT. ANY CONFLICT BETWEEN TREE LOCATIONS AND UTILITIES SHOWN ON PLANS SHALL BE RESOLVED WITH THE GENERAL CONTRACTOR AND LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST LOCATIONS PRIOR TO INSTALLING PLANTS AS NECESSARY TO AVOID CONFLICTS WITH UNFORESEEN ELEMENTS OR ELEMENTS ADDED DURING CONSTRUCTION.
- GRASS AREAS SHALL BE SEEDDED WITH THE GRASS MIX AS SPECIFIED. SOIL PREP AND SEEDING METHODS ARE PER CITY OF COLORADO SPRINGS STORMWATER ENTERPRISE CONSTRUCTION MANUAL, SECTION 5, DATED 12/2020. FERTILIZE AND WATER PER SUPPLIERS RECOMMENDATIONS.
- GRASS MIX TO BE EL PASO COUNTY LOW GROW MIX. DRILLED AT 21 PLS/ACRE, HYDROSEED ON SLOPES 3:1 OR STEEPER AT 42 PLS/ACRE. 20% SIDE OATS GRAMMA, 25% BUFFALOGRASS, 20% BLUE GRAMMA, 20% WESTERN WHEATGRASS, 5% GREEN NEEDLEGRASS, 1% SAND DROPSSEED.
- TUNING-OR-SEED APPLICATION SHALL BE PER SUPPLIERS RECOMMENDATIONS (CLIMATE AND DEVIATION RELATED).
- SEEDED AREAS TO MEET ALL CITY OF COLORADO SPRINGS STANDARDS, KEPT WEED FREE, WITH MAXIMUM 6" DIAMETER BARE SPOTS. SEEDDED AREAS ARE TO BE MONITORED FOR WEEDS WEEKLY TO AVOID WEED FLOWVER/SEED-HEAD DEVELOPMENT. HAND PULL ALL WEEDS REMOVING AS MUCH ROOT AS POSSIBLE. NO HERBICIDE USE DURING THE FIRST 2 YEARS AFTER SEEDING. ONLY USE HERBICIDES RECOMMENDED BY SEED SUPPLIER AFTER 2 YEARS.
- SEEDDED AREA SUCCESS CAN NOT BE DETERMINED UNTIL THE END OF THE 2ND GROWING SEASON. FINANCIAL ASSURANCE WILL ONLY BE RELEASED AFTER THIS TIME IF ALL CITY SPECIFICATIONS HAVE BEEN MET.
- SEEDDED AREAS ARE INTENDED TO BE UN-MOWED, LEAVING GRASSES TO GROW FULL HEIGHT TO PROVIDE HABITAT FOR BENEFICIAL INSECTS. MOWING SHOULD ONLY BE ALLOWED MAY-SEPTEMBER. TAKE CARE NOT TO MOW INTER-MIXED SHRUBS AND PERENNIALS.
- MULCH SHALL BE APPLIED TO SEEDDED AREAS WITHIN 24 HOURS FOLLOWING THE COMPLETION OF SEEDING OPERATIONS. MULCHING SHALL NOT BE PERFORMED DURING ADVERSE WEATHER CONDITIONS WHICH WOULD PREVENT UNIFORM DISTRIBUTION. MULCH APPLICATION SHALL NOT SERIOUSLY DISTURB THE SEEDDED SURFACE.
- PRIOR TO SEEDING, THE GRADE AND/OR ROLL THE SURFACE TO REMOVE ANY IRREGULARITIES.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED EXCEPT IF PROOF IS SUBMITTED THAT ANY PLANT SPECIFIED IS NOT OBTAINABLE WITHIN A 100 MILE RADIUS OF THE PROJECT. LANDSCAPE ARCHITECT WILL CHARGE CONTRACTOR FOR ANY TIME SPENT SOURCING PLANT MATERIAL. CONTRACTOR IS TO ACCEPT THIS AS PART OF HIS CONTRACT.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN PLANT COUNTS AND AREA TAKE-OFFS. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED.
- AT LEAST ONE PLANT OF EACH SPECIES DELIVERED TO THE SITE WILL HAVE AN IDENTIFICATION TAG FROM THE SUPPLYING NURSERY SHOWING COMMON AND BOTANICAL NAMES AND ONE TAG SHALL REMAIN ON EACH SPECIES UNTIL AFFIDAVIT INSPECTION.
- THE CONTRACTOR SHALL IMPORT AND PLACE 4" PER 1000 SQ. FT. OF CLASS 1 COMPOST OVER ALL NEW SHRUB AREAS, ROTOTILL TO A DEPTH OF 6" PER DETAIL. PROTECT FROM COMPACTION AND CONSTRUCTION TRAFFIC.

BLACK FOREST RD
ASPHALT
(PUBLIC ROW WIDTH VARIES)
PRINCIPAL ARTERIAL



UNIT FOUR A P P E N D I X E

Appendix E: Schematic Landscape Diagram

To be submitted in conformance with Policy 311. (See reverse side for example.)

Name of project: Blackwood Crossing Date: 8-16-21

Climate zone (from Figure 4 of Landscape Policy Manual) - circle one:

Foot hills Foot hills & Plains Plains

Plant Communities -to be labeled by number(s) on diagram:

- Semiarid Shrublands
- Pinon-Juniper Woodlands
- Prairie
- Lower Elevation Riparian
- Foot hill Shrublands
- Ponderosa Pine Forest
- Upper Elevation Riparian
- Douglas-fir Forest

Hydrozones (supplemental water) -to be labeled by letter(s) on diagram:

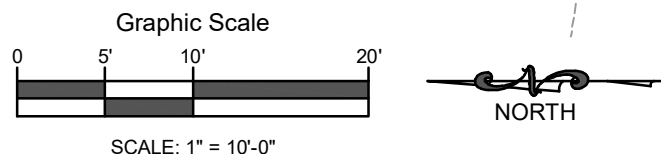
- V - Very Low (0 to 7 inches per year)
- L - Low (7 to 15 inches per year)
- M - Moderate (15 to 25 inches per year)
- H - High (more than 25 inches per year)

7402 BLACK FOREST RD
CIRCLE K STORES INC
LOT 1
BLACKWOOD CROSSING FILING NO. 1A
(Reception No. 219714355)
2.20 AC
ZONE: PBC-AO

7408 BLACK FOREST RD
SCH. NO. 5307001032
CKW PROPERTIES LLC
LOT 2
BLACKWOOD CROSSING
FILING NO. 1A
(Reception No. 219714355)
1.105 ACRES
ZONE: PBC-AO

FINAL LANDSCAPE PLAN

SCALE: 1"=10'-0"



7415 TEMPLETON GAP RD
SCH. NO. 5307001035
RICHARD SHUBERT
9.35 AC

TEMPLETON GAP RD
ASPHALT
(PUBLIC ROW WIDTH VARIES)
NON-ARTERIAL

ROCKY MOUNTAIN GROUP
ARCHITECTS
RMG
ENGINEERS
2910 MURIN BLVD. SUITE 200
DENVER, CO 80202
WWW.ENRGNENR.COM
SOUTHERN COLORADO
ENGINEERS
1719 ABBEY LANE
DENVER, CO 80202
WWW.ENRGNENR.COM
SOUTHERN COLORADO
ENGINEERS

NOT FOR CONSTRUCTION

KHLA
KRISTIN HEGGEM
LANDSCAPE ARCHITECT - ASLA
2009 N. Franklin St. Colorado Springs 80907
WWW.KRISTINHEGEM.COM
WWW.KRISTINHEGEM.COM RLA 238
719.339.9393

LOT 2 BLACKWOOD CROSSING FIL NO 1A

7408 BLACK FOREST ROAD
COLORADO SPRINGS, CO 80809

SHEET NAME
FINAL LANDSCAPE PLAN

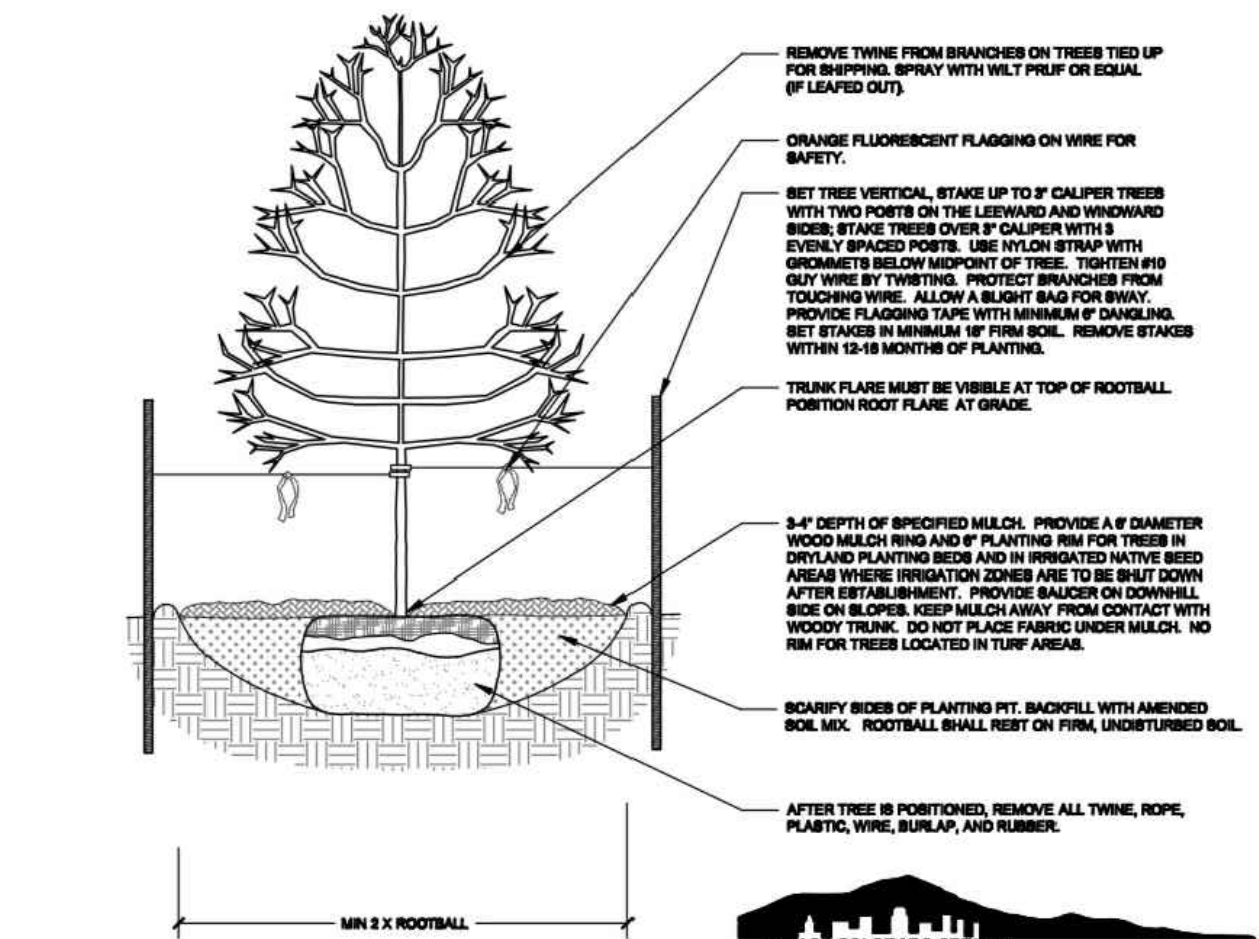
Not For Construction

PROJECT STATUS
DEVELOPMENT PLAN

ENG:	KH	
DRAWN:	DM	
CHECKED:	KH	
DATE		
03/15/2021		
#	REVISION	DATE
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JOB NO.		
21.21		
SHEET NO.		
6		
of 7		

AR DP 17-00765-A11M21

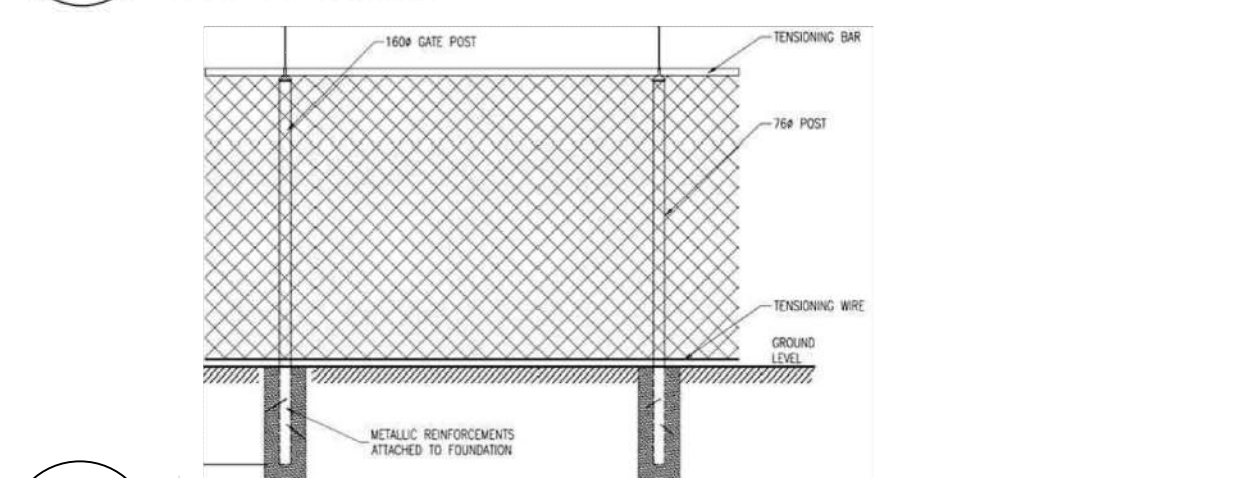
- NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
 2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROOKS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
 4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 6. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
 8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



City of Colorado Springs
Rev: 11.13.08

DECIDUOUS TREE PLANTING DETAIL

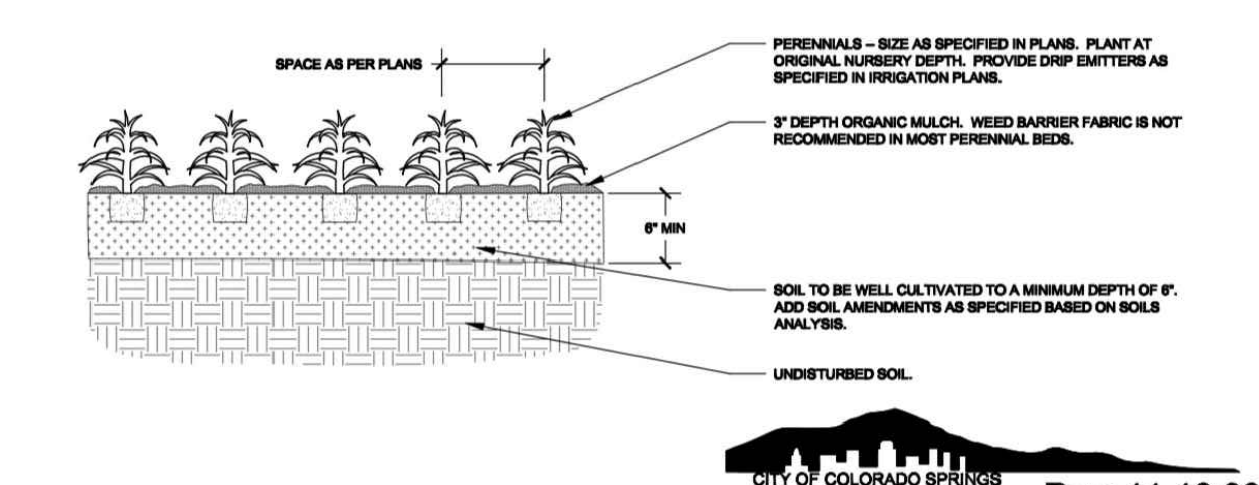
NOT TO SCALE



CHAIN LINK FENCE DETAIL

FOR REFERENCE ONLY - SEE CIVIL PLAN

- NOTES:
1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 2. PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
 3. PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
 4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO RECEIVE BURIED MULCH RINGS.
 6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

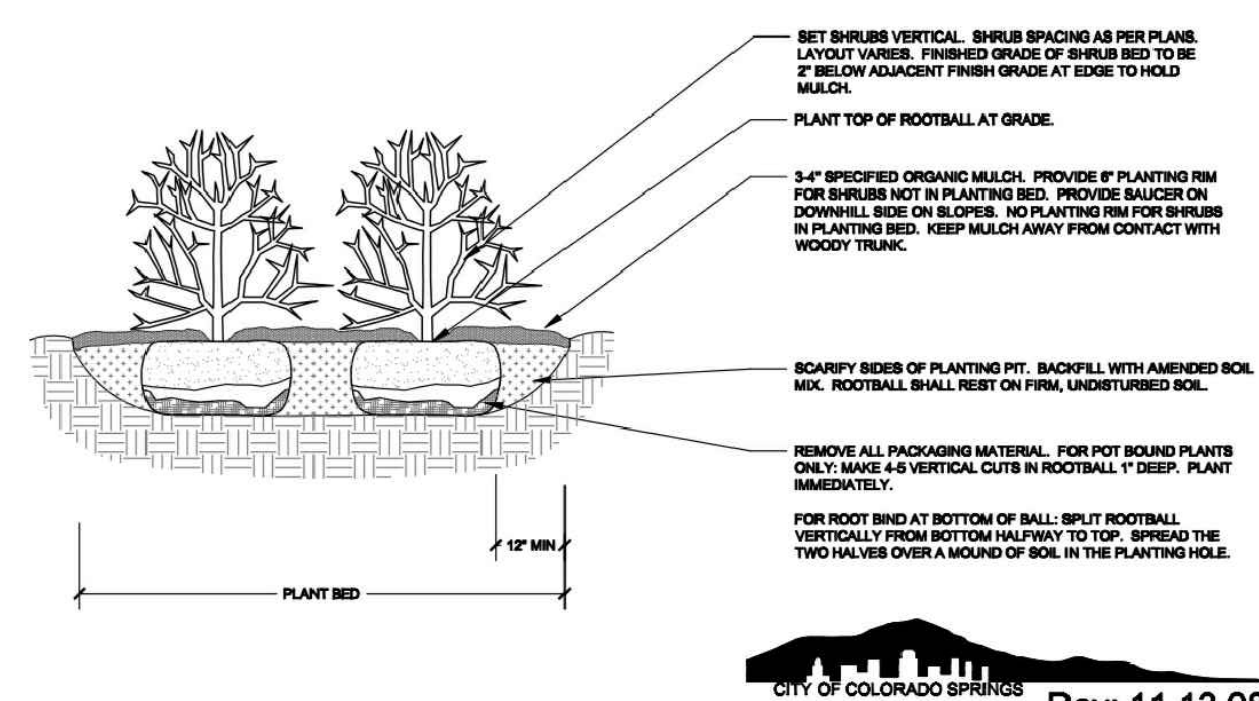


City of Colorado Springs
Rev: 11.13.08

PERENNIAL/GROUND COVER PLANTING DETAIL

NOT TO SCALE

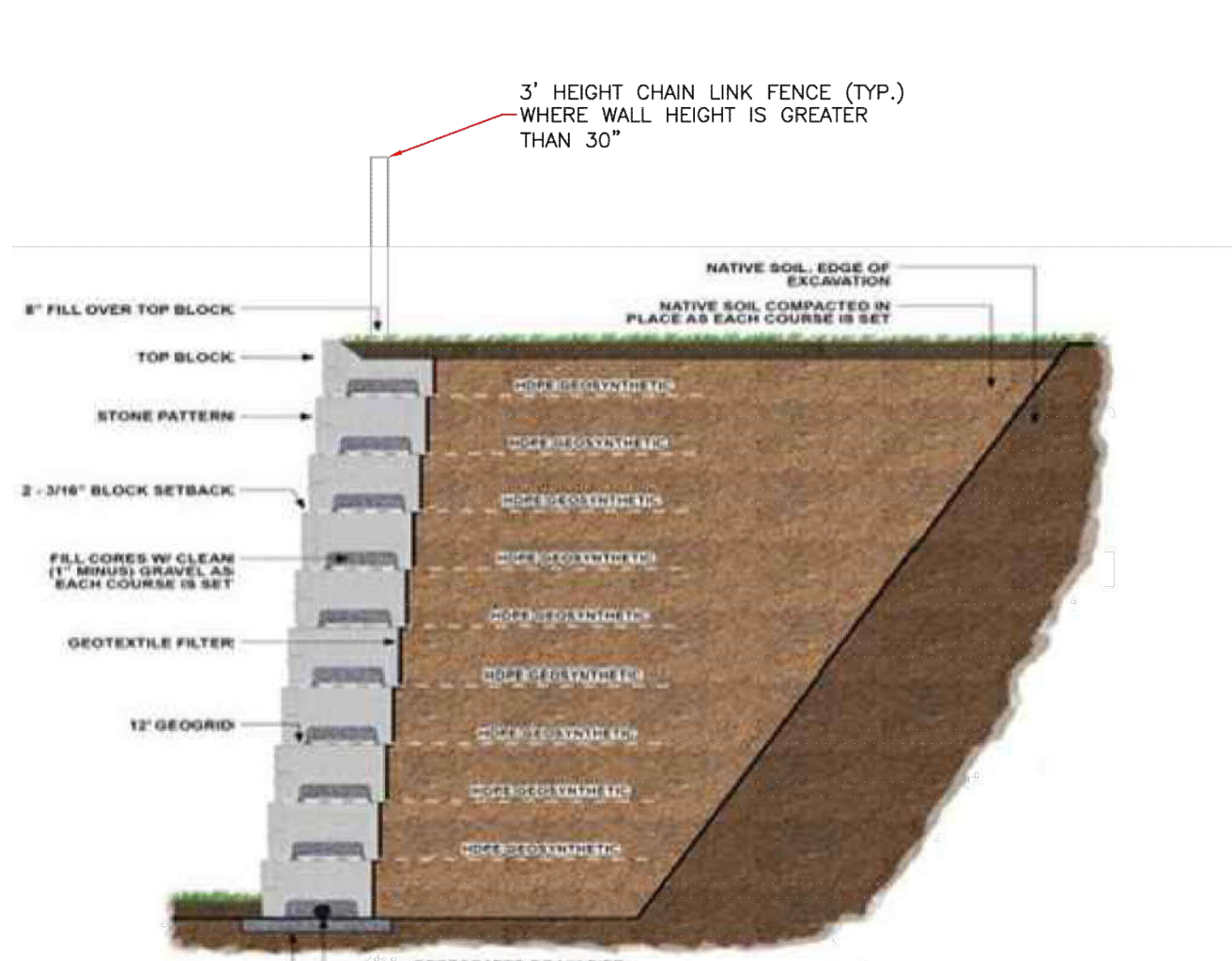
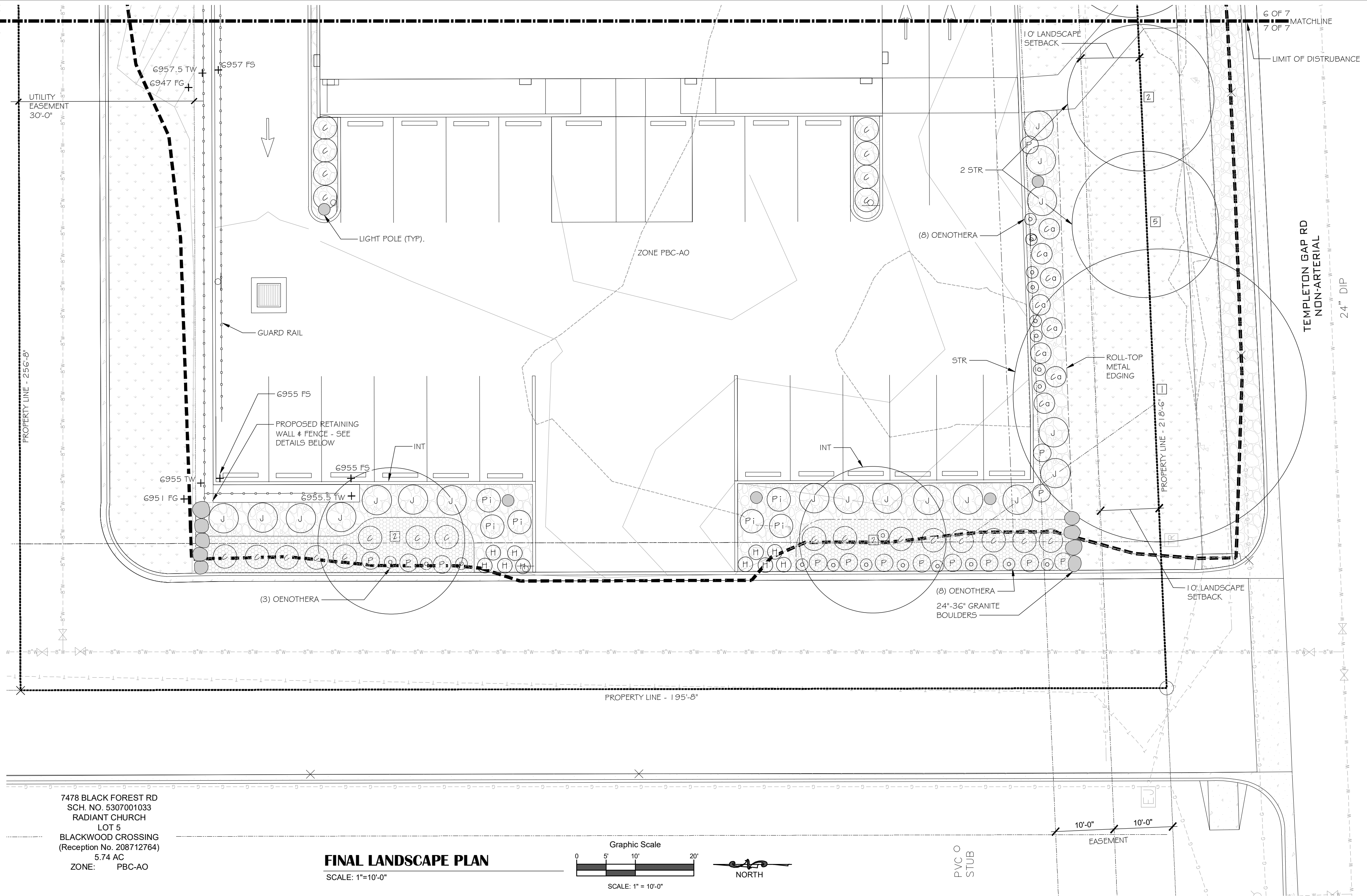
- NOTES:
1. PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 2. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
 3. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
 5. ALL SHRUBS IN ROCK AREAS TO RECEIVE BURIED MULCH RINGS.
 6. DEEP WATER ALL PLANTS AT TIME OF PLANTING.



City of Colorado Springs
Rev: 11.13.08

SHRUB PLANTING DETAIL

NOT TO SCALE



NOTE: 3' HEIGHT CHAIN LINK FENCE TO BE INSTALLED AT THE TOP OF THE WALL AT ANY PLACE WHERE THE WALL HEIGHT EXCEEDS 30"

RETAINING WALL TYP. DETAIL

FOR REFERENCE ONLY - SEE CIVIL PLAN FOR CONSTRUCTION DETAILS

boulder

BOULDER DETAIL

NOT TO SCALE

Landscape Setbacks (or Double Frontage Lot Streetscapes) See Code Section 6.2.2B, Table 6-1




Street Name or Zone Boundary	Street Classification	Width (Feet) Req./Prov.	Linear Footage	Tree Spacing Required	No. of Trees Req./Provided	Shrub Substitutes Req./Prov.	Ornamental Grass Sub. Req./Prov.	Setback Plant Symbol on Plan	Percent Ground Plane Veg.	
Templeton Gap Rd.	Non Arterial	10	10	25'	30	9	10	0	STR	75% / 75%
Black Forest Rd.	Principal Arterial	25	25	180	20	10	10	0	STR	75% / 100%

Motor Vehicle Lots See Code Section/Policy 6.2.2C

No. of Uncovered Vehicle Spaces	Shade Trees (1/15 Spaces) Req. & Prov.	Vehicle Lot Frontage(s)	Length of Frontage (ft) (Excluding Drives)	2/3 Length of Frontage (ft)	Min. 3' Screening Plants Req./Prov.	Evergreen Plants Req./Prov.	Vehicle Lot Plant Symbol on Plan	Percent Ground Plane Veg.		
33	3 & 3	Street on West	105	70	14	15	7	15	PKG	75%/75%
		Templeton Gap Rd.	80	53	11	16	6	16	PKG	75%/75%
		Black Forest Rd.	100	67	10.5	14	7.5	10	PKG	75%/75%

Internal Landscaping See Code Section/Policy 6.2.2E

Net Site Area (SF) (Less Public ROW)	Percent Minimum Internal Area	Internal Area (SF) Required/Provided	Internal Trees (1500 SF) Req./Prov.	Shrub Substitutes	Ornamental Grass Sub. Req./Prov.	Internal Plant Symbol on Plan	Percent Ground Plane Veg.			
48,455	5%	2423	13500	5.0	5	0	0	0	INT	50% / 75%

Plant Schedule					
Symbol	Qty	Botanical Name / Common Name	Planting Size	Mature Plant Size	Plant Schedule Key
Deciduous Trees 1	4	Celtis occidentalis 'Chicagoland' / Chicagoland Hackberry	1.5" caliper	50'Hx50'W	3457AD
	2	Crataegus ambigua / Russian Hawthorne	1.5" caliper	20'x20'	235AD
	3	Crataegus crus-galli inermis / Cockspur Thornless Hawthorne	1.5" caliper	25'x25'	235AD
Evergreen Trees 4	1	Pinus edulis / Piñon Pine	6' ht.	15'x15'	1256D
	5	Pinus ponderosa / Ponderosa Pine	6' ht.	80'x25'	2678D
Total Trees	26	Signature trees 26/26=100% (60% req'd) 14/26 (54%) trees are over 30' ht. (40% req'd)			
Shrubs					
A	27	Aronia melanocarpa Low Scape Mound / Low Scape Mound Chickadeery	5	2'x2'	457A
Ca	8	Caryopteris clandonensis 'Dark Knight' / Dark Knight Blue Mist Spirea	5	42"x42"	1235A
Ho	14	Holodiscus dumosus / Rock spirea	5	4'x5'	1256BD
Ju	9	Juniperus horizontalis 'tooe Blue'	5	4'x6'	2568A
J	37	Juniperus x media 'Pfitzeriana Compacta' / Compact Pfitzer Juniper	5	4'x5'	DA
W	3	Junipers scopulorum 'Woodward' / Woodward Juniper	5	15'x3'	12567BD
Pi	6	Pinus mugo 'White Bud' / Dwarf White bud Mugo Pine	5	30'x4'	1256D
Total Shrubs	102	Signature Shrubs 67/102=66% (60% req'd)			
Perennials					
C	32	Callirhoe involucrata / Prairie Winecup	1	1'x4'	123D
H	37	Heliotrichon sempervirens / Blue Oak Grass	1	30'x30"	1235D
O	17	Oenothera macrocarpa 'Comanche Campfire' / Comanche Campfire Primrose	1	2'x2'	1356A
P	14	Penstemon strictus / Rocky Mountain Penstemon	1	2'x3'	125D
Groundcover Schedule					
Groundcover Symbol	Qty	Description	Notes		
	4990 s.f.	2-4" River Rock	4" Depth over Miraf		
	8425 s.f.	El Paso County All Purpose Low Grow Mix per Table 6-2 of CS Stormwater Construction Manual	Seed application rate and method per CS Stormwater Construction Manual		
	1160 s.f.	Gorilla Hair bark mulch	3" depth (no Miraf)		

NOT FOR CONSTRUCTION

LOT 2 BLACKWOOD CROSSING FIL NO 1A

7408 BLACK FOREST ROAD
COLORADO SPRINGS, CO 80809

FINAL LANDSCAPE PLAN

Not For Construction

DEVELOPMENT PLAN

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PLANS ARE DIAGRAMMATIC. PRECISE PLACEMENT OF EQUIPMENT MAY NOT BE POSSIBLE AS INDICATED. CONSULT PROJECT MANAGER PRIOR TO MAKING RANDOM FIELD CHANGES WHICH ALTER THE INTENT OF THE DESIGN.

B. SCOPE OF WORK TO BE PROVIDED AND INSTALLED BY IRRIGATION SYSTEM CONTRACTOR TO INCLUDE BUT MAY NOT BE LIMITED TO:

1. PROVISION AND INSTALLATION OF ALL EQUIPMENT REQUIRED PER THE DRAWINGS, EQUIPMENT SCHEDULE AND SPECIFICATIONS, INCLUDING ALL MISCELLANEOUS INCIDENTAL EQUIPMENT, WHETHE R INDICATED OR NOT, BUT WHICH MAY BE REQUIRED TO RESULT IN A COMPLETE AND OPERABLE IRRIGATION SYSTEM (FROM P.O.C.)
2. COORDINATION AND INSTALLATION OF ALL SUBSURFACE SLEEVES AS INDICATED ON THE DRAWINGS.
3. FLAGGING OF ALL SPRINKLER HEAD AND CONTROL ZONE VALVE LOCATIONS, AND MARKING OF ALL MAINLINE AND LATERAL PIPELINE LOCATIONS FOR INSPECTION AND APPROVAL BY THE PROJECT MANAGER PRIOR TO TRENC HING AND EXCAVATING.
4. TESTING FOR STATIC WATER PRESSURE AT POINT OF CONNECTION AND DETERMINING ADEQUACY FOR USE PRIOR TO COMMENCING WORK DOWNSTREAM OF POINT OF CONNECTION. INADEQUATE PRESSURE OF FLOW SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER AND DEFICIENCIES SHALL BE CORRECTED PRIOR TO COMMENCEMENT OF WORK DOWNSTREAM OF THE POINT OF CONNECTION. FAILURE TO TEST AND VERIFY ADEQUACY OF THE STATIC PRESSURE OR FLOW AND DETERMINING FEASIBILITY OF OPERATION AS INTENDED BY DESIGN PRIOR TO COMMENCEMENT OF WORK DOWNSTREAM OF THE POINT OF CONNECTION SHALL NOT PRECLUDE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO PROVIDE OPTIMUM COVERAGE OF ALL IRRIGATED AREAS AS INTENDED BY DESIGN AT THE CONTRACTOR'S EXPENSE.
5. PROVISION AND INSTALLATION OF ALL CONTROLLERS, CABINETS, PEDESTAL MOUNTINGS, CONCRETE PADS, WIRE CHISTS/SWEEPS, POWER SUPPLY (IF SPECIFIED), WATER TAP (IF DOWNSTREAM OF P.O.C.) AND ANY OTHER CONTROLLER RELATED EQUIPMENT AS MAY BE REQUIRED BY THE DRAWINGS AND SPECIFICATIONS. INSTALLER IS RESPONSIBLE FOR MAKING ALL LOW VOLTAGE WIRING CONNECTIONS FROM THE REMOTE CONTROL VALVES TO ALL CONTROLLERS AND FOR CORRECT SEQUENCING OF ALL VALVE OPERATION INDICATED IN THE CONTROL ZONE VALVE SCHEDULE.
6. ACTIVATION OF ALL IRRIGATION SYSTEMS AND ADJUSTMENT OF ALL FLOW CONTROLS AND NOZZLES FOR OPTIMUM PERFORMANCE AND COVERAGE AS INTENDED BY DESIGN WITH MINIMAL OVERLAP ON TO PAVEMENTS AND/OR STRUCTURES. INSTALLER IS RESPONSIBLE FOR ALL ADJUSTMENTS TO NOZZLES, RISERS, FLOW CONTROLS, ETC. PRIOR TO REQUEST FOR INSPECTION BY THE PROJECT MANAGER. ALL ZONES SHALL HAVE BEEN PROGRAMMED AND PERMITTED TO OPERATE AUTOMATICALLY VIA CONTROLLERS THROUGH AT LEAST TWO (2) COMPLETE CYCLES FOR A PERIOD OF NOT LESS THAN 24 HOURS PRIOR TO INSPECTION BY PROJECT MANAGER.
7. DEMONSTRATION OF OPERATION OF SYSTEM IN AN AUTOMATIC MODE IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, THE PROJECT MANAGER, AND THE INSTALLER SHALL BE GIVEN WITH NOT LESS THAN 24 HOURS NOTICE THAT AN INSPECTION FOR OPERATION IS REQUESTED. REQUESTS FOR INSPECTIONS SHALL BE ON A "PER TAP/CONTROLLER" BASIS. ACCEPTANCE FOR WORK AND COMMENCEMENT OF WARRANTIES SHALL BE GIVEN UPON COMPLETION, INSPECTION AND ACCEPTANCE OF ALL WORK REQUIRED PER THE DRAWINGS, SPECIFICATIONS AND CONTRACT DOCUMENTS.
8. JOBSITE SHALL BE CLEANED DAILY OF ANY TRASH OR DEBRIS. COMPLETE CLEANUP OF ALL DIRT, UNUSED MATERIALS, AND OTHER DEBRIS SHALL BE PERFORMED BY INSTALLER PRIOR TO OWNER'S INSPECTION FOR FINAL ACCEPTANCE. PAVEMENTS AND WALKS WITHIN WORK AREAS SHALL BE SWEEPED AND POWER WASHED WITH WATER AS MAY BE NECESSARY TO REMOVE DIRT AND DEBRIS. ALL IRRIGATION DITCHES SHALL BE COMPLETE, FLAGS REMOVED, AND FINE TUNING ADJUSTMENTS MADE PRIOR TO INSPECTION FOR FINAL ACCEPTANCE.
9. AS-BUILT REPRODUCIBLE RECORD DRAWINGS, WRITTEN WARRANTIES, SEASONAL MAINTENANCE INSTRUCTIONS, OPERATIONAL GUIDELINES AND SPARE EQUIPMENT SHALL BE PROVIDED BY THE INSTALLER AT INSPECTION FOR FINAL ACCEPTANCE. SUBMITTALS SHALL BE IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS. FAILURE TO MAKE ALL PROJECT CLOSEOUT SUBMITTALS AT THE REQUIRED TIME IN THE REQUIRED FORMAT MAY RESULT IN DELAY OF FINAL ACCEPTANCE AND RELEASE OF APPLICABLE RETAINAGES BY THE OWNER.

C. IRRIGATION INSTALLER SHALL BE RESPONSIBLE FOR PROVIDING A 30 DAY ON-SITE MAINTENANCE PROGRAM, TO INCLUDE BUT NOT LIMITED TO FINE TUNING OF NOZZLES, FLOW CONTROLS, AND OTHER EQUIPMENT INSTALLED UNDER THE CONTRACT TO MAINTAIN OPTIMUM OPERATION OF ALL SYSTEMS AT ALL TIMES. CONTROLLER PROGRAMMING SHALL BE COORDINATED WITH THE OWNER TO ESTABLISH AND PROMOTE GROWTH OF PLANTINGS MADE UNDER THE CONTRACT, AND TO SUSTAIN OPTIMUM PLANT APPEARANCE AT ALL TIMES AS SEASONALLY APPROPRIATE. INSTALLER SHALL PROVIDE OWNER WITH WRITTEN COPY OF "CUT SHEETS HANDBOOK" WITH FUNCTIONAL INSTRUCTIONS FROM THE MANUFACTURERS AS TO HOW TO OPERATE AND MAINTAIN SYSTEM COMPONENTS FOR SPECIFIC COMPONENTS CALLED FOR IN THIS WORK.

D. IRRIGATION INSTALLER SHALL BE RESPONSIBLE FOR PERFORMANCE OF SEASONAL MAINTENANCE TO INCLUDE BUT NOT NECESSARILY LIMITED TO DEACTIVATION AND ACTIVATION OF ALL IRRIGATION SYSTEMS TO PREVENT FREEZE DAMAGE TO ALL EQUIPMENT. INSTALLER SHALL BE RESPONSIBLE FOR COORDINATION AND PERFORMANCE OF ALL SEASONAL MAINTENANCE PROCEDURES REQUIRED TO DEACTIVATE SYSTEMS ON OR BEFORE OCTOBER 15TH OF THE FIRST YEAR FOLLOWING DATE OF ACCEPTANCE, AND ACTIVATION OF IRRIGATION SYSTEMS SHALL BE PERFORMED ON OR BY APRIL 15TH OF THE YEAR FOLLOWING DEACTIVATION. IN THE EVENT THE INSPECTION FOR FINAL ACCEPTANCE OCCURS AFTER OCTOBER 15TH, REQUIRED SEASONAL MAINTENANCE SCHEDULE SHALL BE EXTENDED TO OCCUR THE YEAR FOLLOWING FINAL ACCEPTANCE OF WORK.

E. A 1 YEAR CONDITIONAL WARRANTY SHALL BE EXTENDED BY THE INSTALLER TO COVER ALL MATERIAL AND WORKMANSHIP PROVIDED UNDER THE CONTRACT. DURING THE 2 YEAR WARRANTY PERIOD, ANY INSTALLATION WHICH BECOMES INOPERABLE, OR WHICH DOES NOT OPERATE AS ORIGINALLY INTENDED (IE. CONDITION AS OBSERVED AND ACCEPTED AT INSPECTION FOR FINAL ACCEPTANCE), THE INSTALLER SHALL REPAIR AND/OR REPLACE ANY WORK WHICH CAN BE ATTRIBUTED TO DEFECTS REGARDING MATERIAL AND/OR WORKMANSHIP AT NO COST TO THE OWNER. DEFICIENCIES MAY INCLUDE BUT ARE NOT LIMITED TO LEAKS, SETTLEMENT OF TRENCHES OR VALVE BOXES GREATER THAN ONE INCH, FREEZE DAMAGE, AND EQUIPMENT DEFECTS. VANDALISM, IMPROPER USE AND/OR MAINTENANCE OF SYSTEMS BY OWNER RESULTING IN DEFICIENCIES SHALL NOT BE THE RESPONSIBILITY OF THE INSTALLER, AND REPAIR/REPLACEMENT MAY BE MADE AT EXTRA COST TO THE OWNER AS AGREED.

F. ALL INSTALLATIONS SHALL BE MADE IN STRICT ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS, CONTRACT DOCUMENTS, AND STATE & LOCAL CODES AND ORDINANCES HAVING JURISDICTION OVER THE WORK. IN THE EVENT OF CONFLICT BETWEEN REQUIREMENTS, THE MOST STRINGENT REQUIREMENT WILL PREVAIL IN ANY CASE.

G. QUANTITIES WHICH MAY BE STATED OR IMPLIED IN SCHEDULES, GENERAL NOTES, ETC., ARE PROVIDED FOR REFERENCE ONLY. IN THE EVENT OF CONFLICT, THAT QUANTITY WHICH IS REPRESENTED GRAPHICALLY PER THE DRAWINGS SHALL PREVAIL IN ANY CASE.

H. ALL IRRIGATION WORK SHALL BE COORDINATED WITH GENERAL, OTHER SUBCONTRACTORS, OTHER SITE WORK, AND LANDSCAPING WORK TOWARDS PROMOTING A TEAM EFFORT. INSTALLER SHALL NOT WILLFULLY MAKE ANY DESIGN CHANGES TO FACILITATE OTHERS WORK YET INTERFERE WITH IRRIGATION SYSTEM OPERATION AND COVERAGE AS INTENDED BY DESIGNER. NOTIFY THE PROJECT MANAGER OF SUCH CONFLICTS AND RESOLVE CONFLICTS PRIOR TO PROCEEDING WITH WORK.

I. ALTERNATE EQUIPMENT FROM THAT INDICATED ON THE DRAWINGS AND SPECIFICATIONS, WHICH WHEN INSTALLED WILL RESULT IN EQUAL OR IMPROVED PERFORMANCE, AND/OR CONSIDERABLE COST SAVINGS TO THE OWNER WITH EQUAL AND/OR IMPROVED PERFORMANCE TO THAT INDICATED MAY BE CONSIDERED BY THE OWNER. ALL PROPOSED ALTERNATE EQUIPMENT MUST BE PROPOSED TO AND APPROVED BY THE OWNER PRIOR TO SUBMITTAL OF BID PROPOSAL. ONLY THOSE ALTERNATE EQUIPMENT MANUFACTURERS AND EQUIPMENT LISTED IN THE SPECIFICATIONS WILL BE CONSIDERED. PROVISION/INSTALLATION OF ALTERNATE EQUIPMENT WITHOUT PRIOR APPROVAL BY THE OWNER MAY RESULT IN DELAY AND/OR REJECTION OF FINAL ACCEPTANCE OF WORK.

J. UPON ENTERING INTO AN AGREEMENT TO PROVIDE LABOR AND MATERIALS TO COMPLETE ALL THE WORK REQUIRED UNDER THIS SECTION, THE INSTALLER HEREBY GUARANTEES TO THE OWNER THAT THE WORK WILL BE EXECUTED TO THE BEST OF THE INSTALLER'S ABILITY AND TO AT LEAST THE MINIMUM INDUSTRY STANDARDS AND/OR MANUFACTURERS' RECOMMENDATIONS. TIME IS OF THE ESSENCE AND PROGRESS TOWARDS FINAL ACCEPTANCE SHALL BE STEADY AND WITHOUT DELAY OR INTERRUPTION EXCEPT FOR UNREASONABLE WEATHER CONDITIONS. THE INSTALLER WILL NOT QUALIFY ANY TERM, CONDITION, OR REQUIREMENT STATED HEREIN AT ANY TIME DURING OR AFTER COMPLETION OF PROJECT TO PROVIDE WORK UNDER THIS SECTION. THE INSTALLER MAY HAVE CERTAIN RIGHTS PERTAINING TO THIS GUARANTEE AS MAY BE DESCRIBED IN THE GENERAL CONDITIONS OF THE AGREEMENT BETWEEN OWNER AND INSTALLER.

K. IRRESPECTIVE OF ANY OTHER TERM IN THIS DOCUMENT, DESIGNER SHALL NOT CONTROL OR BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SCHEDULES, SEQUENCES OR PROCEDURES, OR FOR THE CONSTRUCTION SAFETY OR ANY OTHER RELATED PROGRAMS, OR FOR ANOTHER PARTIES' ERRORS OR OMISSIONS OR FOR ANY ANOTHER PARTIES' FAILURE TO COMPLETE THEIR WORK OR SERVICES IN ACCORDANCE WITH DESIGNERS' DOCUMENTS. DUE TO VARYING CLIMATIC CONDITIONS AND/OR REASONS STATED ABOVE, THE DESIGNER SHALL NOT BE HELD RESPONSIBLE FOR QUALITY, QUANTITY, VIABILITY, OR SURVIVAL OF ANY AND ALL LANDSCAPE PLANTINGS. SCHEDULING ON DOCUMENTS ARE RECOMMENDED GUIDELINES ONLY.

L. FURTHER THAT OWNER IS SOLELY RESPONSIBLE FOR ANY AND ALL ROUTINE MAINTENANCE OF THE SYSTEM AND ITS COMPONENTS AFTER FINAL WRITTEN ACCEPTANCE OF PROJECT.

WATER MANAGEMENT GUIDELINES

ALL CYCLES NOTED IN VALVE SCHEDULE TABLES ARE BASED ON 300"/APPLICATION.
WATER BUDGET SETTINGS SHOULD BE ADJUSTED TO SETTINGS BELOW FOR OPTIMUM WATER CONSERVATION

JUNE (SPRING WASH & APRIL)	60%
SPRING (MAY & JUNE)	80%
SUMMER (JULY & AUGUST)	100%
FALL (SEPTEMBER THRU NOVEMBER)	70%

SCHEDULE SUPPLEMENTAL APPLICATIONS AS REQUIRED BY UNUSUAL CLIMATIC CONDITIONS.

SOD ESTABLISHMENT SETTINGS

ALL CYCLES NOTED IN VALVE SCHEDULE TABLES ARE BASED ON 300"/APPLICATION.
ALL CYCLES SHOULD BE CUT BACK BY ONE-THIRD WITH TYPICAL CYCLE APPLYING 0.20" EACH

THREE CYCLES PER DAY (4AM-12:00PM)	4 DAYS
TWO CYCLES PER DAY (12:00PM - NEXT 2-3 WEEKS)	
SINGLE CYCLE DURING APPLICATION RATE 0.20" NEXT 35 MONTHS	

ADJUST TRIR SETTING TO THOSE LISTED IN VALVE SCHEDULE (SET WATER BUDGET PER ABOVE)

SCHEDULE SUPPLEMENTAL APPLICATIONS AS REQUIRED BY UNUSUAL CLIMATIC CONDITIONS.

SEED AREAS

ALL CYCLES NOTED IN VALVE SCHEDULE TABLES ARE BASED ON 300"/APPLICATION.
ALL CYCLES SHOULD BE CUT BACK BY ONE-THIRD WITH TYPICAL CYCLE APPLYING 0.10" EACH.

SIX CYCLES PER DAY (EVERY FOUR HOURS)	1 MONTH
FOUR CYCLES PER DAY (EVERY SIX HOURS)	NEXT 2 MONTHS
TWO CYCLES RAISING APPLICATION RATE TO 0.20" NEXT 35 MONTHS	

ADJUST TRIR SETTING TO THOSE LISTED IN VALVE SCHEDULE (SET WATER BUDGET PER ABOVE)

ALL CYCLES SHOULD BE CUT BACK BY ONE-THIRD WITH TYPICAL CYCLE APPLYING 0.10" EACH
THEY ASSUME GOOD SOIL QUALITY, SPRING PLANTING, PROPER WASHING, FERTILIZATION & SPRINKLER MAINT.

The City has adopted permanent water-wise regulations at the start of 2020 which will affect the overall operation of the irrigation system.

- 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.
- From May 1 to October 15, sprinklers can be operated before 10 a.m. and after 6 p.m. Sprinklers can be operated at any time of day between May 1 and after October 15
- Allocation plans are available for customers who need more watering schedule flexibility from Colorado Springs Utilities.

WATER MANAGEMENT GUIDELINES:

ALL CYCLES NOTED IN VALVE SCHEDULE TABLES ARE BASED ON 0.30"/APPLICATION.
WATER BUDGET SETTINGS SHOULD BE ADJUSTED TO SETTINGS BELOW FOR OPTIMUM WATER CONSERVATION

EARTH SPRING (MAY & APRIL)	60%
SPRING (MAY & JUNE)	80%
SUMMER CULI & AUGUST	100%
FALL (SEPTEMBER TILL NOVEMBER)	70%

SCHEDULE SUPPLEMENTAL APPLICATIONS AS REQUIRED BY UNUSUAL CLIMATIC CONDITIONS.

SOD ESTABLISHMENT SETTINGS

ALL CYCLES NOTED IN VALVE SCHEDULE TABLES ARE BASED ON 0.30"/APPLICATION
ALL CYCLES LINES SHOULD BE CUT BACK BY ONE-THIRD WITH TYPICAL CYCLE APPLYING 0.20" EACH

THREE CYCLES PER DAY (4AM-12NDIN-EVEN)	4 DAYS
TWO CYCLES PER DAY (4AM-12NDIN) NEXT 2-3 WEEKS	

SINGLE CYCLE RAISING APPLICATION TO 0.20" NEXT 25-35 MONTHS

ADJUST THEIR SETTING TO THOSE LISTED IN VALVE SCHEDULE (SEE WATER BUDGET PER ABOVE)

SCHEDULE SUPPLEMENTAL APPLICATIONS AS REQUIRED BY UNUSUAL CLIMATIC CONDITIONS.

SEED AREAS

ALL CYCLES NOTED IN VALVE SCHEDULE TABLES ARE BASED ON 0.20"/APPLICATION
ALL CYCLES TIMES SHOULD BE CUT BACK BY ONE-THIRD WITH TYPICAL CYCLE APPLYING 0.10" EACH

FOUR CYCLES PER DAY EVERY FOUR HOURS	1 MONTH
FOUR CYCLES PER DAY EVERY TWO HOURS	NEXT 2 MONTHS
TWO CYCLES Raising APPLICATION TO 0.20" NEXT 35 MONTHS	

ADJUST THEIR SETTING TO THOSE LISTED IN VALVE SCHEDULE (SEE WATER BUDGET PER ABOVE)

ALL GROWERS HAVE BEEN ADVISED THAT THE CITY OF CHANDLER HAS A POLICY OF NOT ALLOWING ANYONE BUT THE CITY'S OWNERS PERSONNEL, IRRIGATORS WHO ASSUME GOOD SOIL QUALITY, PROPER PLANTING, PROPER MOISTURE FERTILIZATION AND SPRINKLER MAN-

1. BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL INSPECT THE SITE, LOCATE ANY EXISTING IRRIGATION SYSTEM AND PUMPING COMPONENTS IS, AND VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK IN ORDER TO PROCEED SAFELY.
2. TESTING FOR STATIC WATER PRESSURE AT POINT OF CONNECTION AND DETERMINING ADEQUACY FOR USE PRIOR TO COMMENCING WORK DOWNSTREAM OF POINT OF CONNECTION. IN/ADJACENT PRESSURE OF FLOW SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER AND DEFICIENTS SHALL BE CORRECTED PRIOR TO COMMENCEMENT OF WORK DOWNSTREAM OF THE POINT OF CONNECTION. FAILURE TO TEST AND VERIFY ADEQUACY OF THE STATIC PRESSURE OR FLOW AND DETERMINING FEASIBILITY OF OPERATION AS INTENDED BY DESIGN PRIOR TO COMMENCEMENT OF WORK DOWNSTREAM OF THE POINT OF CONNECTION SHALL NOT PRECLUDE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO PROVIDE OPTIMUM COVERAGE OF ALL IRRIGATED AREAS AS INTENDED BY DESIGN AT THE CONTRACTOR'S EXPENSE.
3. CONTRACTOR TO DETERMINE IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHICH ARE SHOWN ON PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
4. CONTRACTOR SHALL EXAMINE FINISH SURFACE AND GRADES, DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED, VERIFY LIMITS OF WORK BEFORE STARTING.
5. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO OWNER'S REPRESENTATIVE PRIOR TO BEGINNING OF CONSTRUCTION.
6. CONTRACTOR SHALL REPORT TO THE OWNER OR PROJECT MANAGER ANY DEVIATION AND/OR CONFLICTS BETWEEN DRAWINGS AND SITE CONDITIONS. EXTRA WORK ARISING FROM FAILURE TO DO SO SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.



INSIDE WALL

16" MIN.

RAIN BIRD

2-INCH PVC SCH 40 CONDUIT AND FITTINGS

JUNCTION BOX

MAXICABLE TWO-WIRE PATH TO DECODERS
USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.

1-INCH PVC SCH 40 CONDUIT AND FITTINGS TO POWER SUPPLY

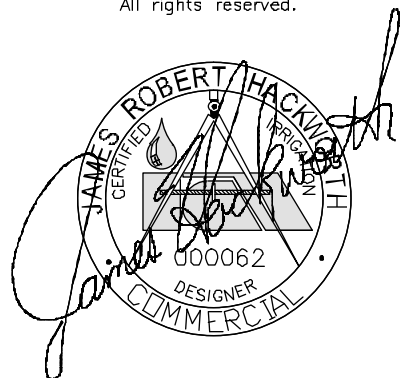
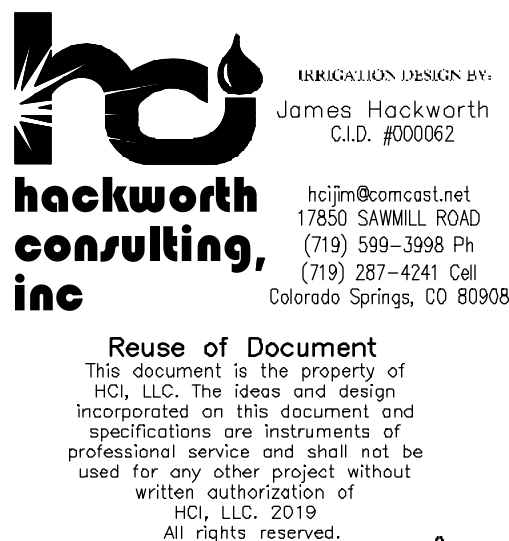
WALL CORNER

30" MIN.

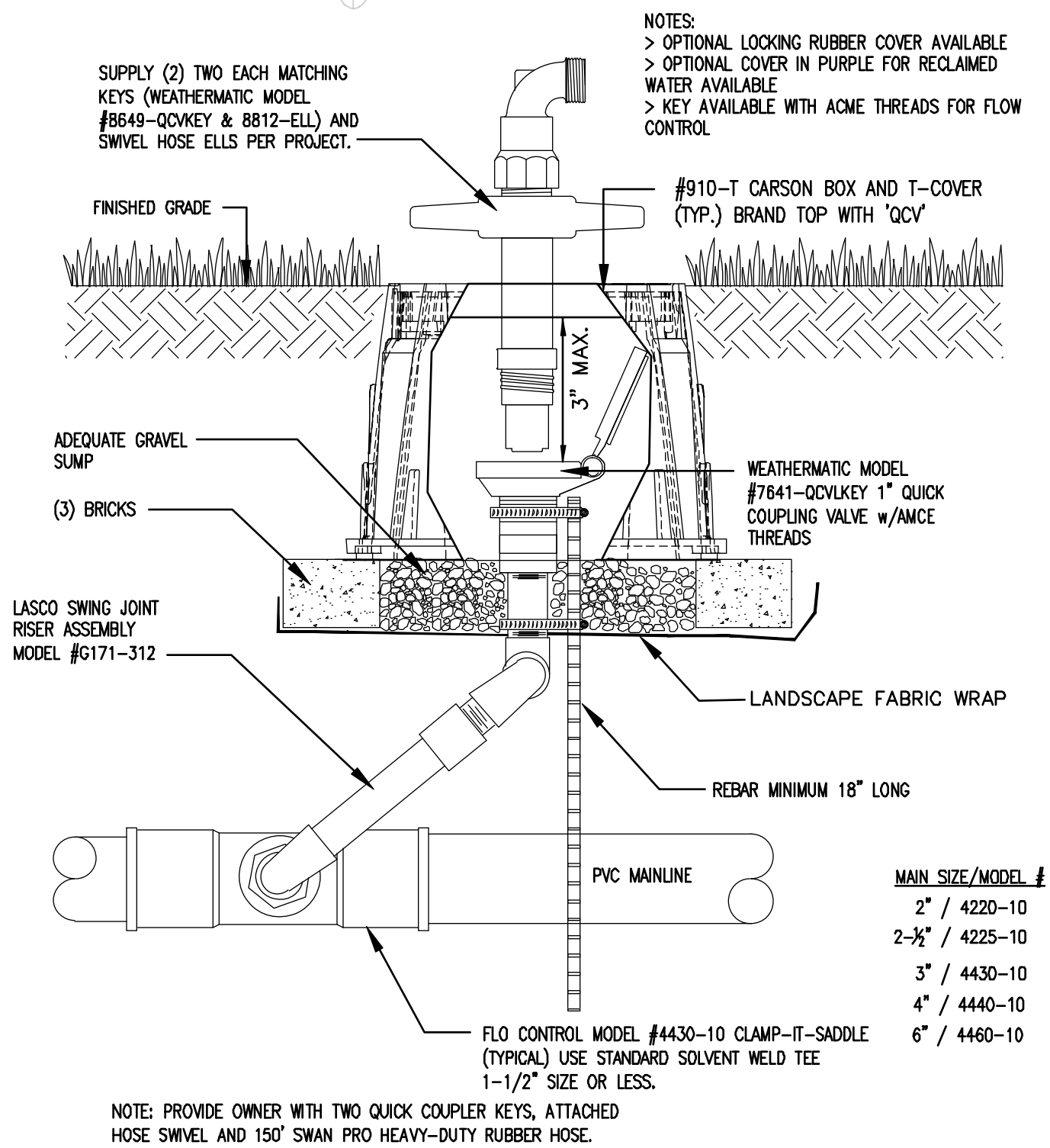
FINISHED GRADE

TWO-WIRE DECODER CONTROLLER:
RAIN BIRD ESP-LXD TWO-WIRE DECODER CONTROLLER IN PLASTIC CABINET WITH WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.

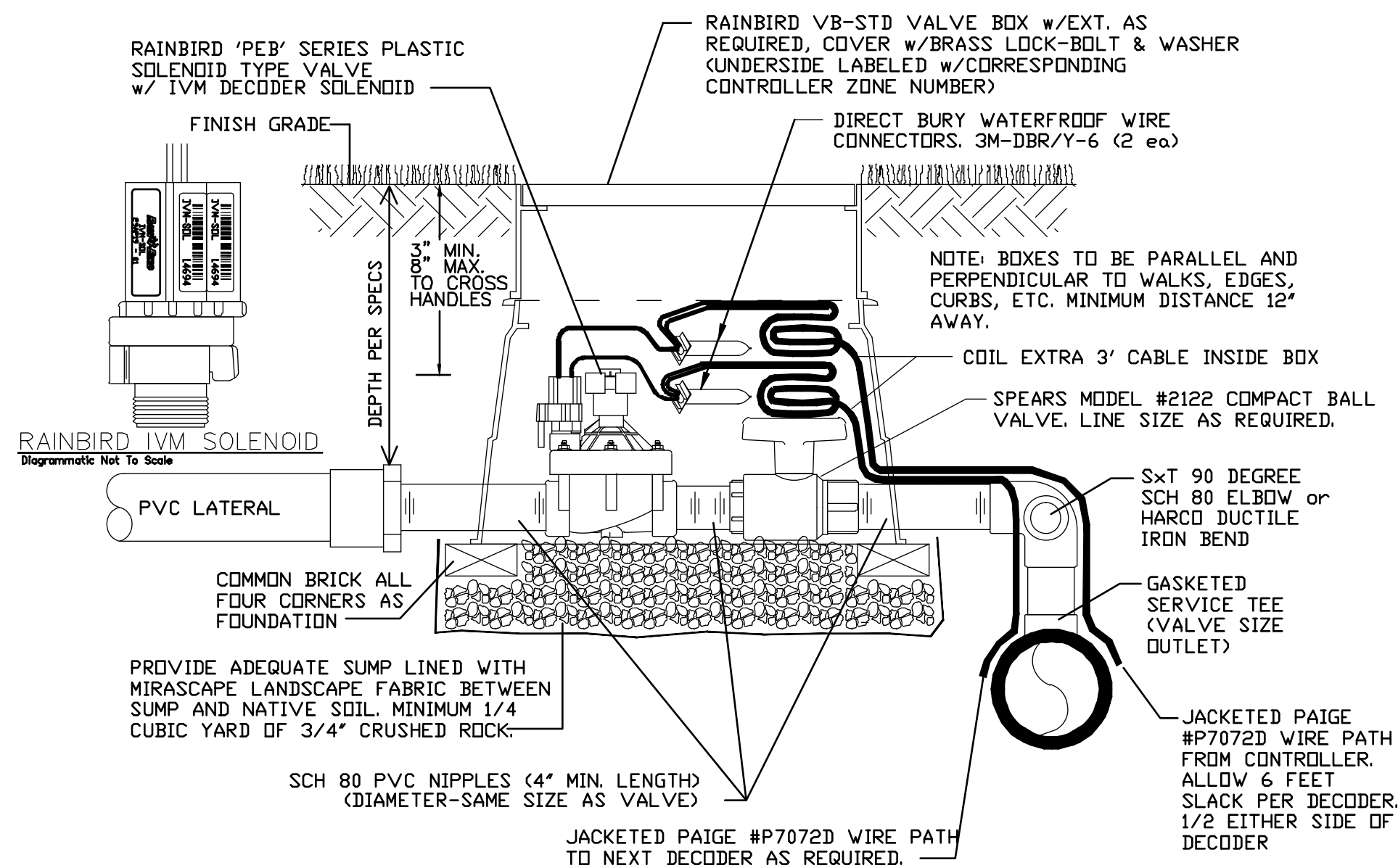
ESP-50LXD DECODER CONTROLLER



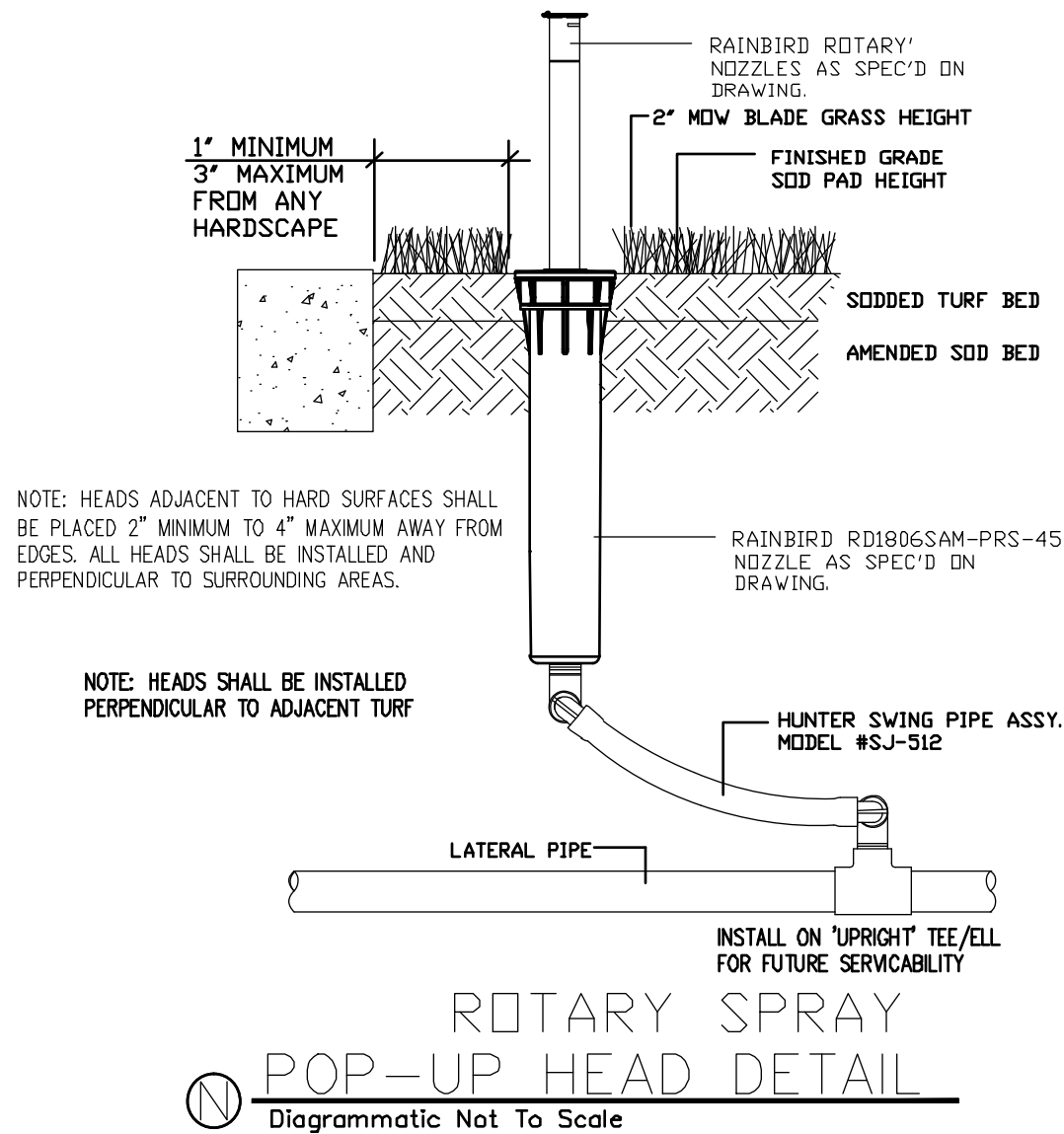
City File No:
AR DP 7-00765-A1MJ21



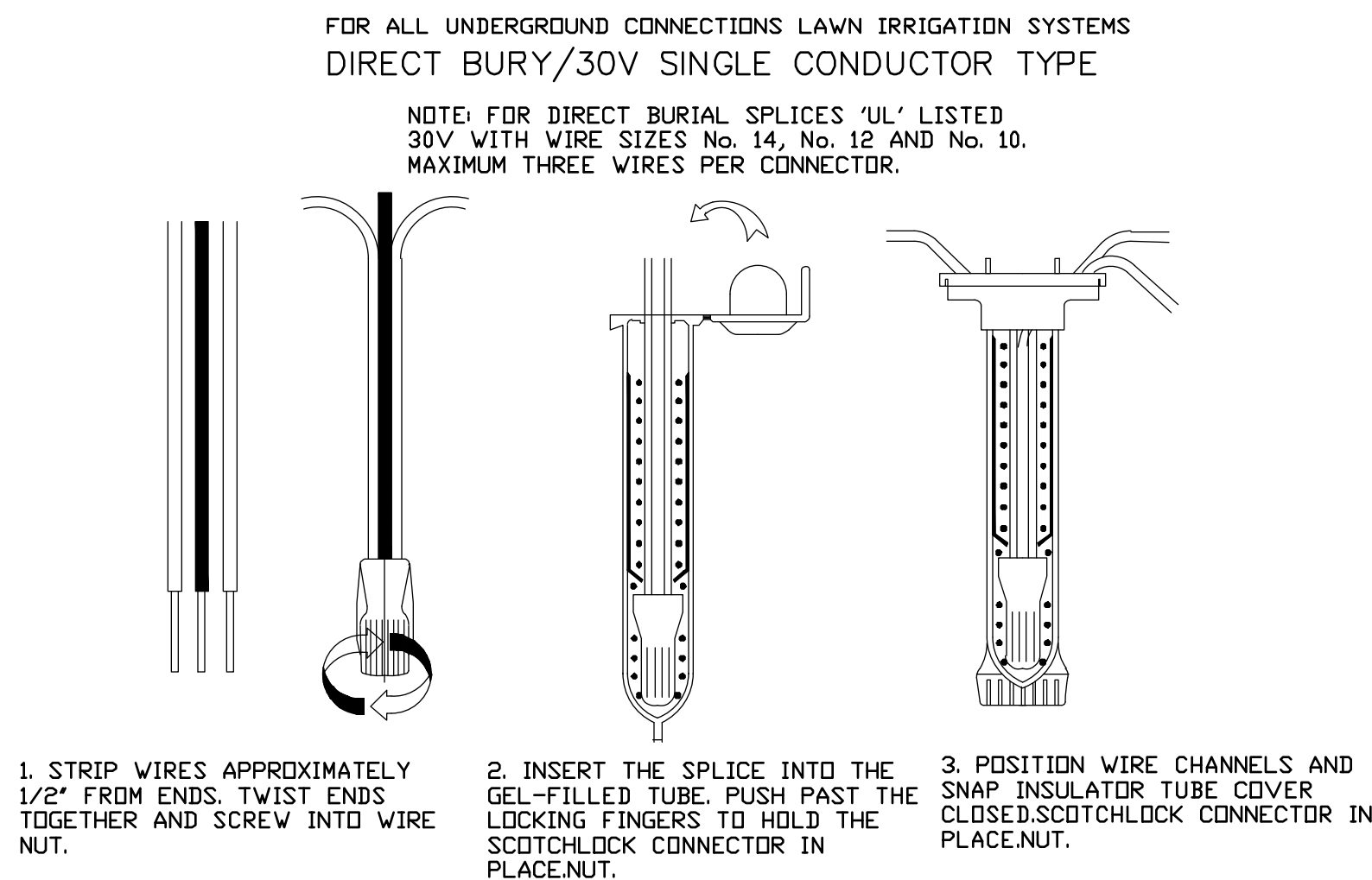
WEATHERMATIC QCV VALVE DETAIL
Diagrammatic Not To Scale



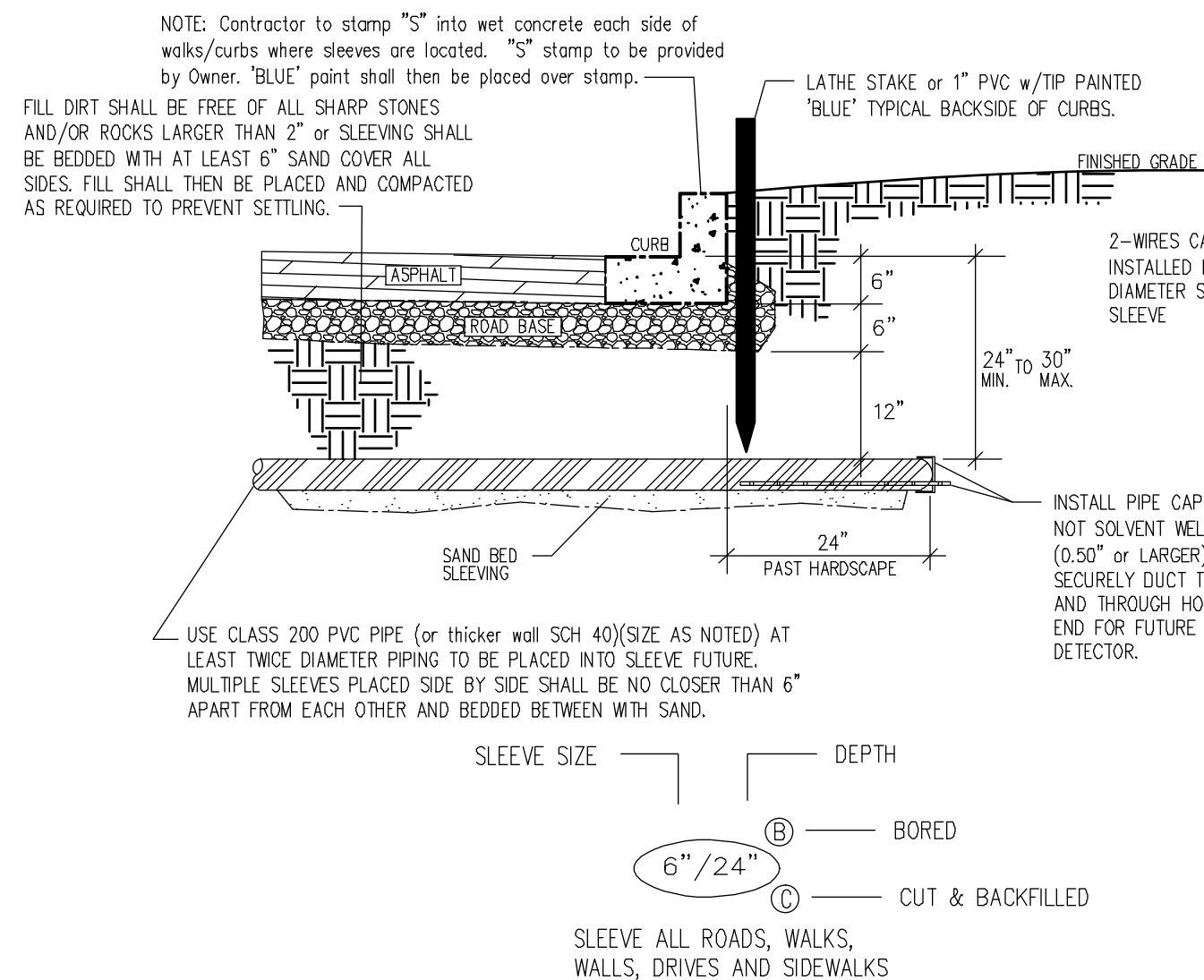
2-WIRE ZONE VALVE DETAIL
Diagrammatic Not To Scale



ROTARY SPRAY POP-UP HEAD DETAIL
Diagrammatic Not To Scale



3M-DBR/Y WIRE CONNECTION DETAIL
Diagrammatic Not To Scale



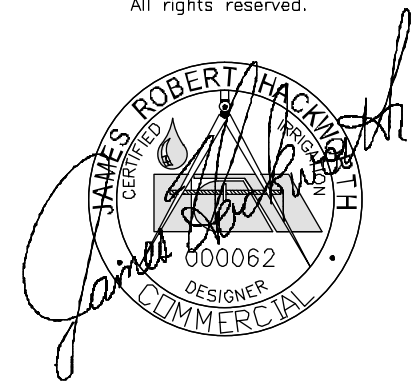
- NOTES:**
- SLEEVE AT ALL ROADWAY CROSSINGS HAVE BEEN NOTED WITH SIZE AND DEPTH REQUIRED. SLEEVE ALL WALKS OR DRIVEWAYS WITH CL200 PVC SIZED TWICE PIPE DIAMETER CARRIED. WIRE CROSSINGS SHALL BE IN SEPARATE 2\"/>
 - ALL WIRE SLEEVES TO BE SCHEDULE 40 PVC AND SHALL BE INSTALLED WITH A MINIMUM OFFSET AT THE JOINTS TO PERMIT EASY INSTALLATION AND REMOVAL OF CONTROL AND COMMON WIRES. ALL WIRES SHALL BE INSTALLED IN SLEEVES UNDER THE PAVED AREAS. SLEEVES SHALL EXTEND AT LEAST 12\"/>

LEGEND:
SCHEDULE 40 PVC PIPE ROUTING

IRRIGATION SLEEVE DETAIL
Diagrammatic Not To Scale



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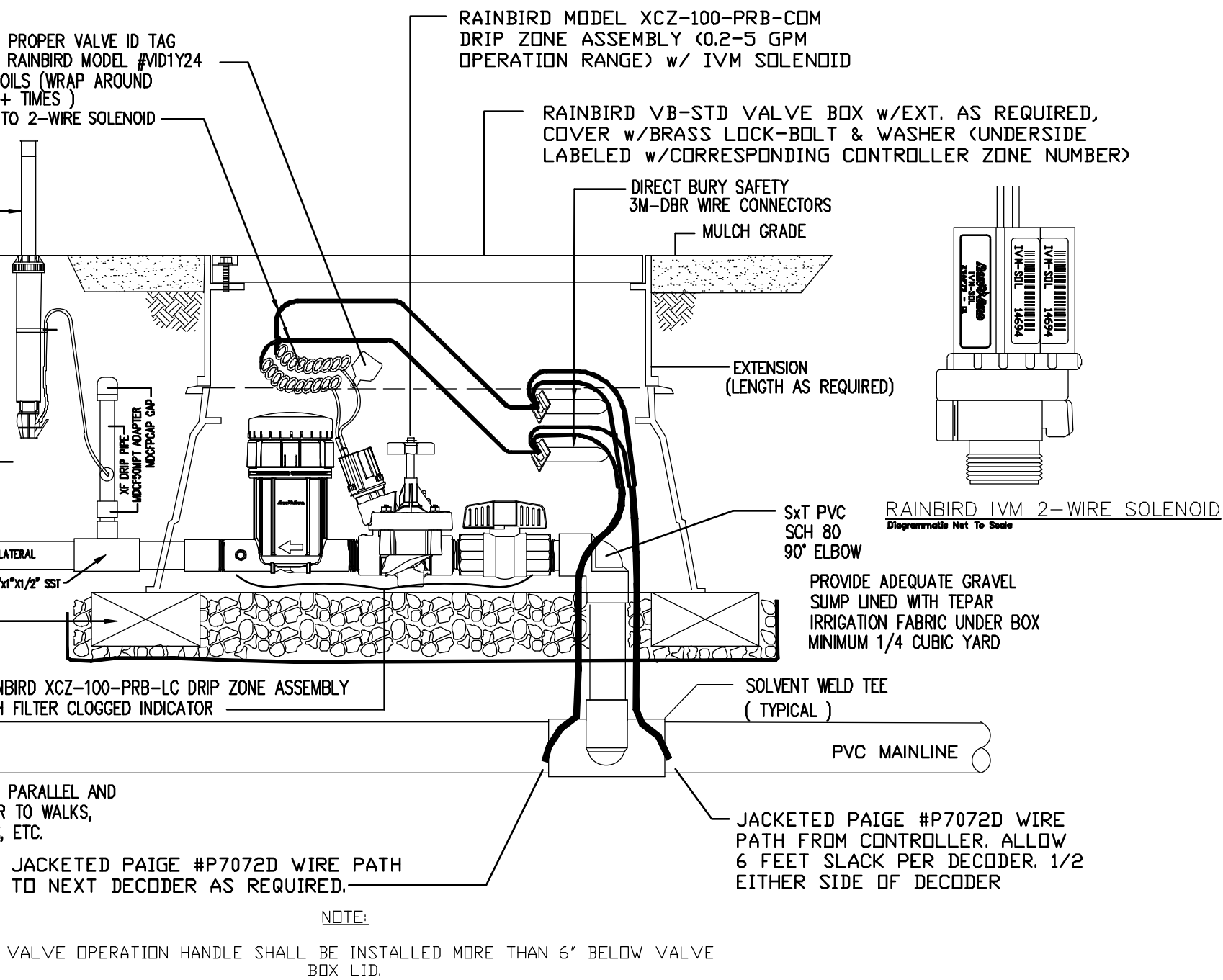


NOT FOR CONSTRUCTION

LOT 2 BLACKWOOD CROSSING FIL NO 1A
7408 BLACK FOREST ROAD
COLORADO SPRINGS, CO 80809

FINAL LANDSCAPE PLAN
DEVELOPMENT PLAN

ENG:	K-1	
DRAWN:	DM	
CHECKED:	K-1	
DATE		
01/06/2021		
#	REVISION	DATE
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	----	----
	----	----
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JOB NO.		
21.21		
SHEET NO.		
IR-3		

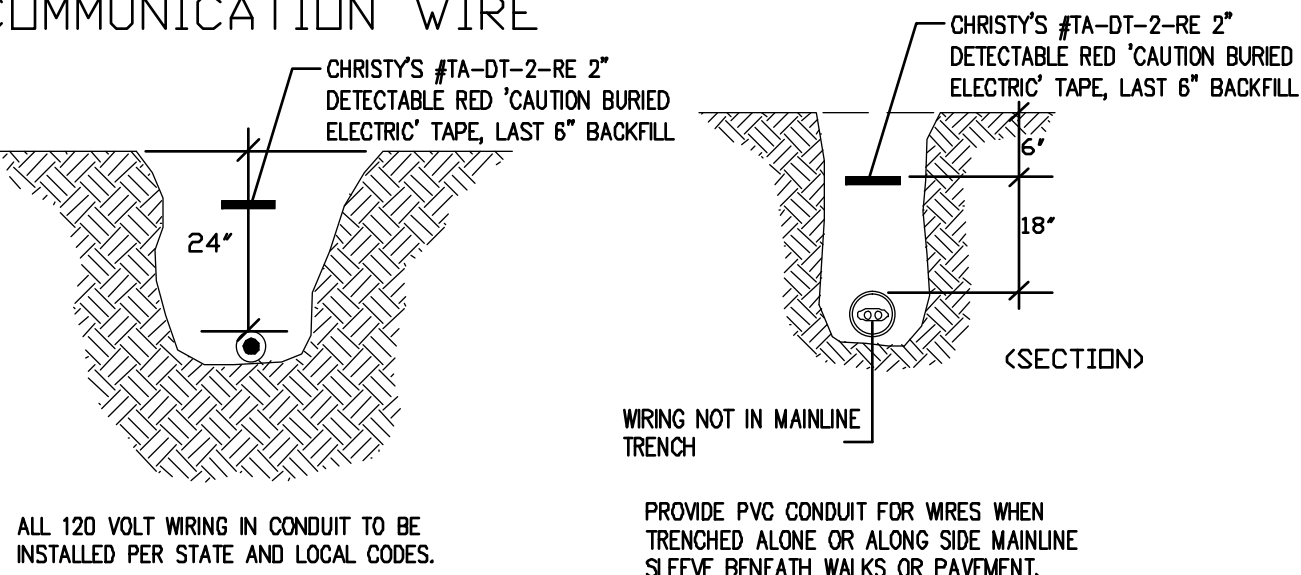


① DRIP_ZONE VALVE DETAIL (0.2–5 gpm)
Diagrammatic Not To Scale

DIRECT BURY/30V SINGLE CONDUCTOR TYPE
FOR ALL UNDERGROUND CONNECTIONS LAWN IRRIGATION SYSTEMS

NOTE: FOR DIRECT BURIAL SPLICES 'UL' LISTED
30V WITH WIRE SIZES No. 14, No. 12 AND No. 10.
MAXIMUM THREE WIRES PER CONNECTOR.

110/120 VOLT & COMMUNICATION WIRE

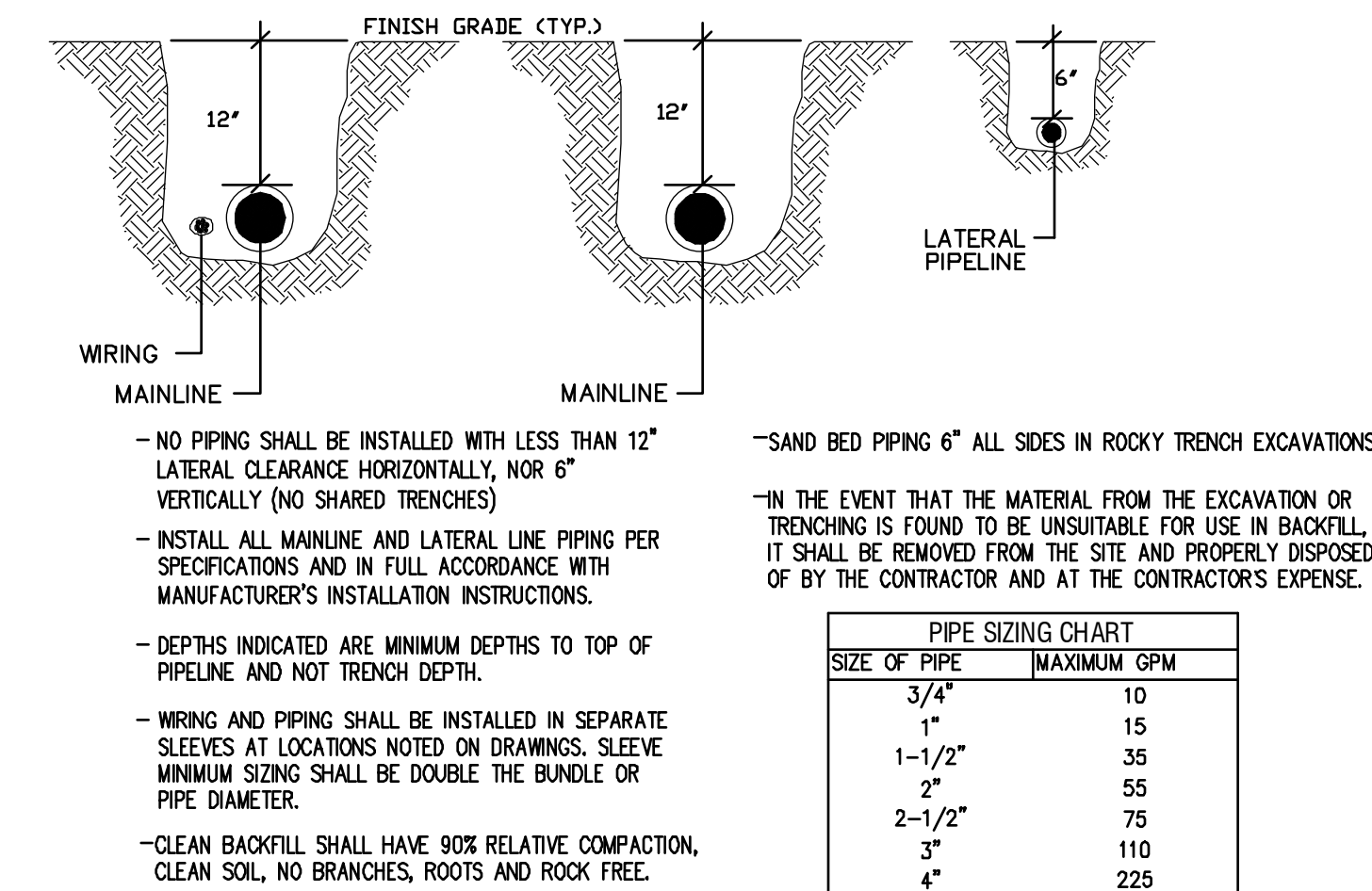


ALL 120 VOLT WIRING IN CONDUIT TO BE
INSTALLED PER STATE AND LOCAL CODES.

WIRE ONLY

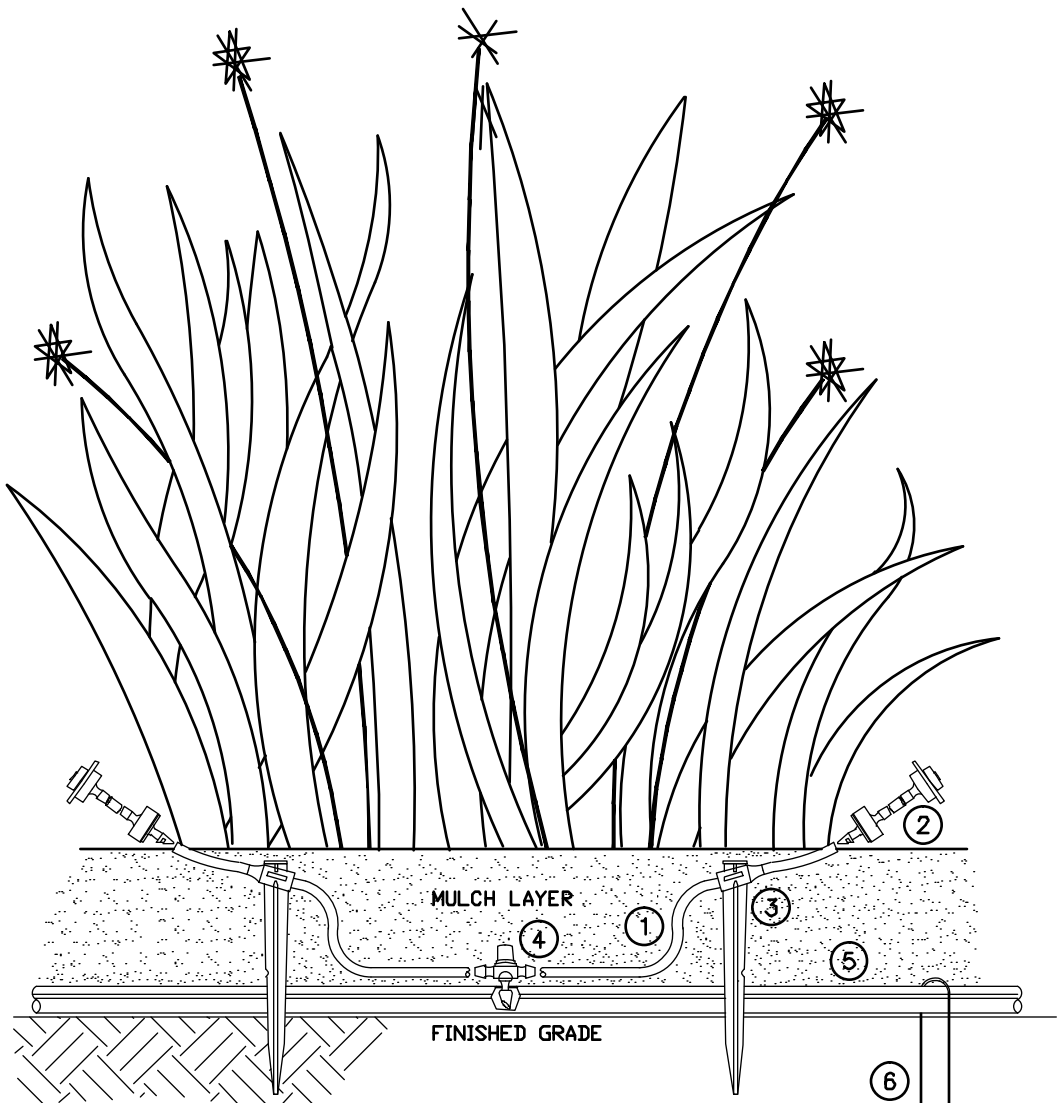
① WIRE TRENCHING DETAIL
Diagrammatic Not To Scale

MAINLINE, LATERAL LINE, MAINLINE ONLY AND WIRING



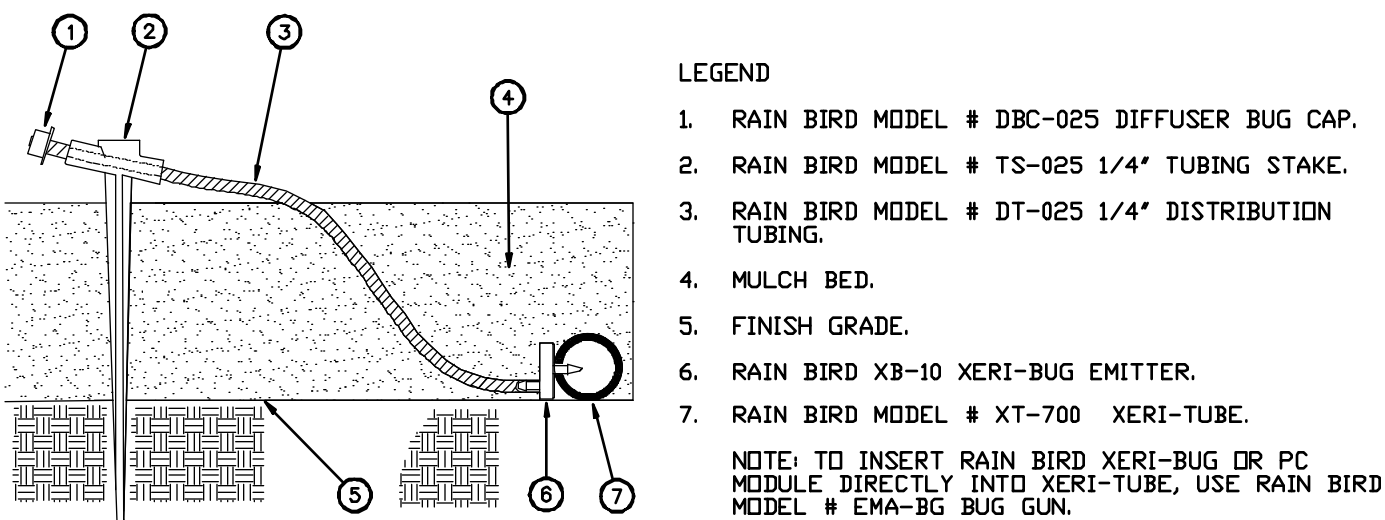
PIPE SIZING CHART		
SIZE OF PIPE		MAXIMUM GPM
3/4"		10
1"		15
1-1/2"		35
2"		55
2-1/2"		75
3"		110
4"		225

① PVC PIPE TRENCHING DETAIL
Diagrammatic Not To Scale

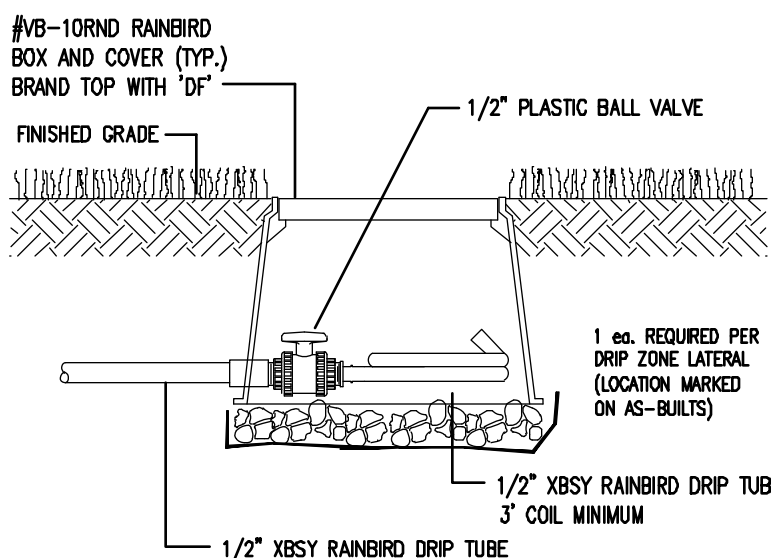


- NOTE: USE RAINBIRD XERIMAN TOOL MODEL #XM-T00L TO INSERT CONNECTOR DIRECTLY INTO 1/2" POLYETHYLENE TUBING
- 1/2" RAINBIRD MODEL #XG POLY DISTRIBUTION TUBING (MAX. LENGTH OF 5' TRANSFER TEE TO EMITTER)
 - 1/2" RAINBIRD BARB TRANSFER TEE MODEL #XBF3TEE
 - RAINBIRD PRESSURE COMPENSATING EMITTER MODEL #PC-10 W/ DIFFUSER CAP MODEL #DB-025
 - RAINBIRD XBS BLACK STRIP POLYETHYLENE TUBING
 - RAINBIRD GALV. TIE DOWN STAKE MODEL #TDS-025
 - RAINBIRD TUBING STAKE MODEL #TS-025

① POINT DRIP EMITTERS
Diagrammatic Not To Scale



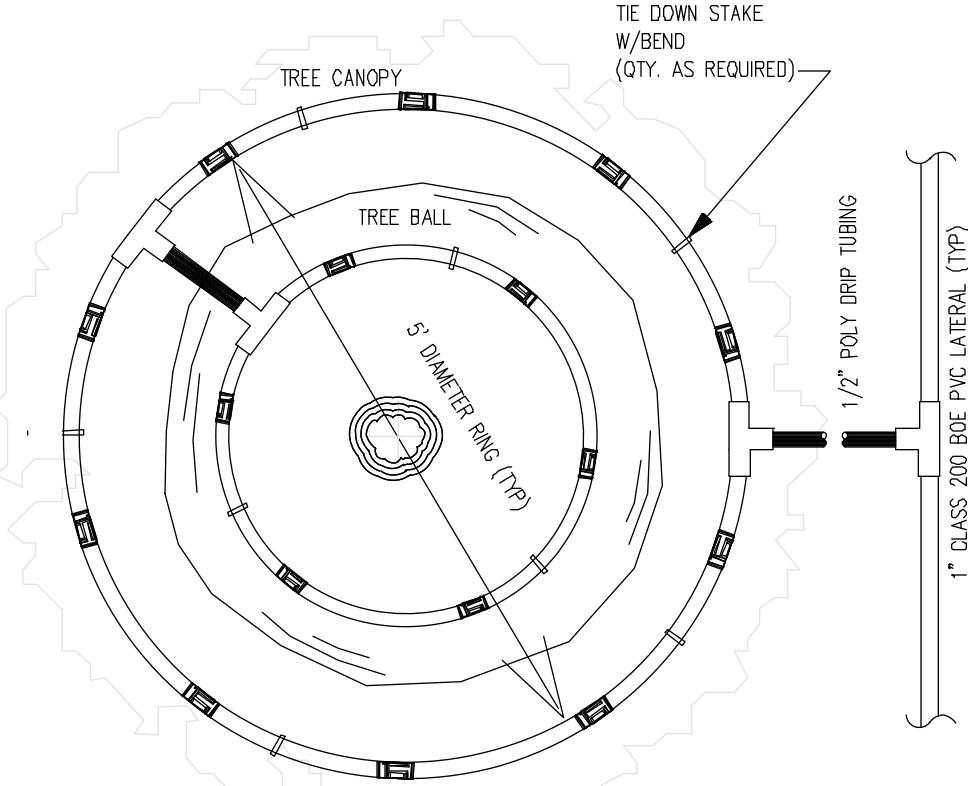
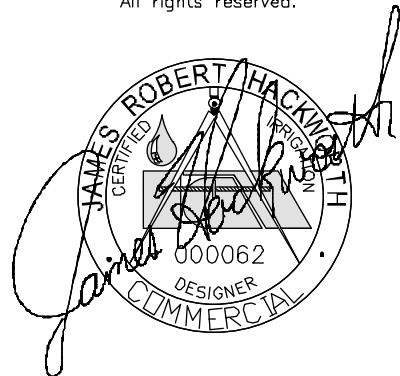
① XERI-BUG/PC MODULE INTO XERI-TUBE
Diagrammatic Not To Scale



① DRIP FLUSHING END DETAIL
Diagrammatic Not To Scale

IRRIGATION DESIGN BY:
James Hackworth
C.I.D. #000062
hcmj@comcast.net
17850 SAWMILL ROAD
(719) 599-3998 Ph
(719) 287-4241 Cell
Colorado Springs, CO 80908

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① TREE RING DETAIL
Diagrammatic Not To Scale

City File No:
AR DP 7-00765-A1MJ21

ROCKY MOUNTAIN GROUP
ARCHITECTS
Structural
Fireworks
Consulting
Minerals
Civil Planning
ENGINEERS

2910 JUSTIN BLUFF PARKWAY, COLORADO SPRINGS, CO 80918
(719) 480-2145 - WWW.RMENGINEERS.COM
BIRMINGHAM, ALABAMA, SPRINGFIELD, ILLINOIS, NEW YORK, NEW YORK

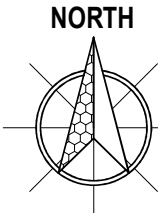
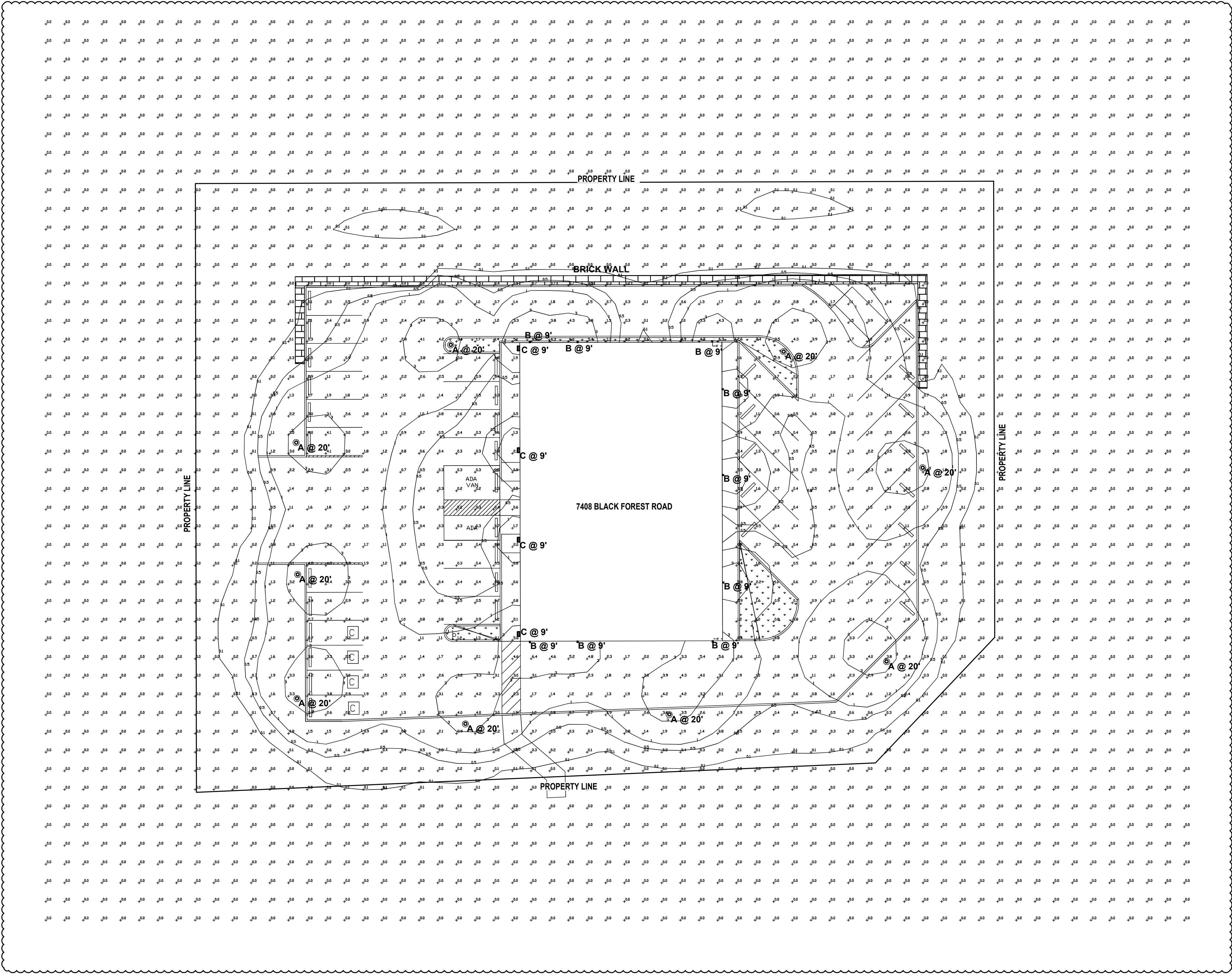
NOT FOR CONSTRUCTION

LOT 2 BLACKWOOD CROSSING FIL NO 1A
7408 BLACK FOREST ROAD
COLORADO SPRINGS, CO 80809

SHEET NAME
FINAL LANDSCAPE PLAN

PROJECT STATUS
DEVELOPMENT PLAN

ENG:	KH	
DRAWN:	DM	
CHECKED:	KH	
DATE		
01/06/2021		
#	REVISION	DATE
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	---	---
	---	---
	---	---
	---	---
	---	---
	---	---
JOB NO.		
21.21		
SHEET NO.		
IR-4		



PHOTOMETRIC PLAN

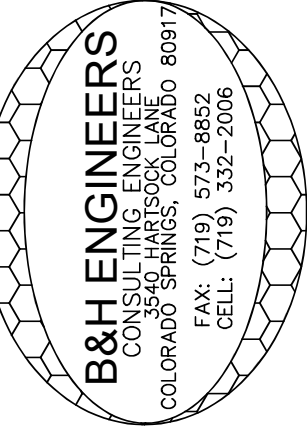
SCALE: 1/16" = 1'0"

0' 5' 10' 20' 60' 100'

BLACKWOOD CROSSING
7408 BLACK FOREST RD
COLORADO SPRINGS, COLORADO 80923

B&H ENGINEERS
PHOTOMETRIC PLAN
PM1

B&H ENGINEERS
CONSULTING ELECTRICAL, MECHANICAL, & PLUMBING ENGINEERS
3540 HARTSOCK LANE
COLORADO SPRINGS, COLORADO 80917
(719) 532-2006



GENERAL NOTES

1. ALL WORK SHALL BE DONE IN COMPLIANCE WITH 2017 NEC, IBC 2015, 2015 IECC, 2017 PPRBC, 2015 IMC, 2015 IPC, AND ALL OTHER LOCAL CODES.

2. ELECTRICAL CONTRACTOR SHALL VISIT SITE AND EXAMINE DRAWINGS OF OTHER TRADES ON THIS PROJECT, ARCHITECTURAL AND MECHANICAL, TO DETERMINE ANY ADDITIONAL WORK THAT MAY BE REQUIRED FOR A COMPLETE AND OPERATIONAL ELECTRICAL INSTALLATION AND SHALL INCLUDE AN ALLOWANCE FOR THIS WORK IN HIS BID.

3. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR VERIFICATION OF EXISTING JOB CONDITIONS PRIOR TO BID. NO ADDITIONAL COSTS SHALL BE AWARDED TO THE SUCCESSFUL CONTRACTOR OR HIS SUBCONTRACTORS.

4. THE CONDUIT SYSTEM AND ALL CONDUCTING WIRE ENCLOSURES SHALL BE SECURELY BONDED TOGETHER.

5. LAND DEVELOPMENT STANDARDS:

6.2.3. Lighting

(A) General

(1) Purpose

The purpose of this Section is to address the physical effects of lighting, and the affect that lighting may have on the surrounding neighborhood.

(2) Applicability

This Section applies in all zoning districts, except as otherwise provided.

(3) Existing Lighting Allowed

Lighting existing at the time of adoption of this Section is not required to be modified to conform to this Section.

(4) Lighting Plan to Reflect Standards

A lighting plan for meeting these standards shall be submitted in accordance with submittal requirements for lighting plans described in the Procedures Manual.

(B) Design Standards and Requirements

(1) Limitations on Extent of Lighted Area

(a) Concealed or Shielded

Light fixtures shall be arranged and positioned such that the light sources are concealed and fully shielded so that no direct light or reflection creates a nuisance or hazard to any adjacent ownership or right-of-way and that up-light, spill-light, glare, and unnecessary diffusion are minimized. Light fixtures, except as otherwise permitted herein, are required to be full cutoff as defined by the Illuminating Engineers Society of North America (IESNA) The cut-off angle of an exterior light source shall not exceed 90 degrees. Full cut-off fixtures may not be tilted or aimed in a manner that results in light distribution above the horizontal plane. The use of semi-cutoff or cutoff (as opposed to full cutoff) fixtures shall be permitted to illuminate areas other than parking lots provided the pole or mounting point is no more than 10' in height and the maximum lumen output does not exceed 1800 lumens per lamp.

(b) Non-Security Lighting During Non-Operating Hours

Exterior lighting, including but not limited to floodlights used to light a building façade, shall be reduced, activated by motion sensor devices, or turned off during the principal use's non-operating hours. Lighting necessary for security shall not be subject to this provision.

(c) Upward Lighting

Upward lighting for architectural, landscape or decorative purposes shall have at least 90% of the total distribution pattern within the profile of the illuminated structure or feature. Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform, shall use a narrow cone of light that does not extend beyond the illuminated object.

(d) Maximum Levels

Maximum on-site lighting levels shall not exceed 10 foot candles, except for loading and unloading platforms where the maximum lighting level shall be 20 foot candles.

(e) Measurement at Property Boundaries

Light levels measured at the property line of the development site adjacent to residential property or public right of way shall not exceed 0.1 foot candles as a direct result of the on-site lighting. All light fixtures mounted within 15' of any residential property line of the site shall be classified as IES Type II or Type III, or fixture demonstrated to provide similar distribution patterns and shielding properties. Fixtures shall be fitted with "house side shield" reflectors on the sides facing the residential property line.

(f) Light Standards and Fixtures

The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site. Poles shall be anodized or coated to minimize glare from the light source. Bollards or similar light fixtures intended to illuminate landscape features or walkways are permitted which do not exceed 4 feet in height, 2 fixtures per bollard and 1 lamp not exceeding 900 lumens per fixture.

(g) Lamp Types

All outdoor light fixtures should utilize one of the following lamp types: metal halide, induction lamp, compact fluorescent, incandescent (including tungsten-halogen), or high-pressure sodium. Alternatives are permitted provided they are demonstrated to be more effective for the proposed use based on IESNA recommendations.

(h) Canopy Lighting

Light fixtures associated with canopies, including but not limited to fuel islands, seasonal outdoor sales areas, shopping malls, theaters, bank drive-thrus, and hotels shall be full cutoff or mounted so that the bottom of the lens is recessed or flush with the bottom surface of the canopy. All light emitted from the canopy shall be substantially confined to the ground directly beneath the perimeter of the canopy. No lighting of any kind, except as permitted by sign regulations, shall be allowed on the top or sides of a canopy. The design of the canopy in terms of height above grade, and the spacing between the fixtures within the canopy, shall be such that the illuminance level under the canopy does not exceed 20 foot-candles.

(i) Consideration of Pilots

No lighting shall make it difficult for pilots to distinguish airport lights from others, result in glare in the eyes of the pilots using an aviation facility, impair visibility in the vicinity of an aviation facility or, in any way create a hazard or endanger the landing, take-off, or maneuvering of aircrafts intending to use an aviation facility.

(2) Height

No freestanding light fixtures shall be mounted higher than 15 feet, except parking lot light fixtures which shall be mounted no higher than 20 feet unless an alternative lighting proposal is approved in accordance with this Code.

(3) Requirements for Outdoor Recreation Facilities

Ball diamonds, playing fields, tennis courts, and other outdoor recreational uses shall be required to meet the following standards:

(a) Maximum Pole Height

The maximum light pole height shall be 80 feet.

(b) Cut-Off Angle

The cut-off angle from a lighting source that illuminates an outdoor recreational use may exceed 90 degrees provided the light source is shielded to prevent light and glare from spilling to adjacent residential properties.

(c) Hours of Use

Exterior lighting for an outdoor recreational use shall be extinguished no later than 10:00 p.m. or immediately after the conclusion of the final event of the day, whichever is later.

(C) Prohibited Lighting

The following are considered prohibited lighting:

Site lighting that may be confused with warning, emergency or traffic signals, except as authorized by a federal, State or County government;

Any fixed light not designed for roadway illumination that produces incident or reflected light that could be disturbing to the operator of a vehicle;

Blinking, flashing or changing intensity lights and lighted signs, except for temporary holiday displays or lighting required by the FAA for air traffic control and warning purposes;

The use of laser source light or any similar high intensity light for outdoor advertising or entertainment when projected above the horizontal;

The private operation of searchlights; and

The nighttime use of white lighting or white strobe lighting in communication tower lighting.

(D) Exemptions

The following lighting shall be exempt from the requirements of this Section:

Holiday lights in the nature of decorations, clearly incidental and customary and commonly associated with any national, local or religious holiday. Holiday lights may be of any type, number, area, height, location, illumination or animation, except that they shall not produce incident or reflected light that may be confused with or construed as a traffic control device;

Any lighting required by the FAA for air traffic control, navigation, and warning purposes;

Emergency lighting as required by law enforcement or emergency services personnel to protect life or property provided the lighting is temporary and is discontinued immediately on abatement of the emergency necessitating the lighting;

Road lighting;

Construction lighting provided the lighting is temporary and is discontinued immediately on completion of the construction work;

Traffic control signals and devices;

Vehicular lights;

Temporary use of low wattage or low voltage lighting for public festivals, celebrations, and carnivals approved as a temporary use; and

Single family residential lighting, except as prohibited herein

(E) Alternative Lighting Proposal

(1) Authority

The PCD Director may approve a proposal that offers an alternative approach for meeting the standards of this Section. A lighting plan proposing an alternative approach for meeting these standards shall be submitted in accordance with submittal requirements for lighting plans described in the Procedures Manual. The plan shall clearly identify and discuss the modifications and alternatives proposed and describe how the proposal would better accomplish the purpose of this Section.

(2) Review Criteria

The PCD Director shall find the alternative lighting proposal accomplishes the purposes of this Section as well as a lighting plan that complies with this Section. The PCD Director will consider the extent to which the proposed design protects natural areas from light intrusion; how it enhances neighborhood continuity and connectivity; how it fosters non-vehicular access; and how it demonstrates innovative design and use of fixtures or other elements.

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor/Wattage
	A	9	RAB LIGHTING INC.	LWP, A1LED26			1	ALED26-RAB-dlf2101101-8a.ies	3851	1 28.6505
	B	10	RAB LIGHTING INC.	WPLED10 (WALLPACK) - ALED10	CAST METAL HOUSING, ONE CIRCUIT BOARD WITH ONE LED, MOLDED PLASTIC REFLECTOR WITH SEMI-DIFFUSE FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME.	ONE WHITE MULTI-CHIP LIGHT EMITTING DIODE (LED), TILTED 30-DEGREES FROM VERTICAL BASE-UP POSITION.	1	WPLED10 - Cool - RAB02318MD050.IES	1207	1 12.4
	C	4	WAC Lighting	WS-W68627-BZ A010416	WALL MOUNTED		1	WS-W68627-BZ A010416.IES	731	1 23.5

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.4 Fc	8.5 Fc	0.0 Fc	N/A	N/A

LIGHT POLE BASE DETAIL

POLE, LUMINAIRE, BASE ASSEMBLY AND ANCHOR BOLTS TO BE CAPABLE OF WITHSTANDING A MINIMUM OF 90 MPH WIND WITH AN ADDITIONAL GUST FACTOR OF 30%. DEFLECTION SHALL NOT EXCEED 5%.

20'

LUMINAIRE

STEEL POLE FINISHED COLOR BY OWNER

ACCESS HOLE WITH COVER AND GROUND LUG BEHIND COVER.

BASE COVER

REINFORCING STEEL

FINISH GRADE

BELOW FROST LINE (MIN. 30")

CONDUIT AND WIRING TO OTHER FIXTURES.

FOUR (4) 3/4" X 25" ANCHOR BOLTS.

#6 CU BARE COPPER BONDING TO THE POLE MOUNT CAISSON

2'-0" DIA.

ELECTRICALLY BOND STRUCTURE WITH ANCHOR BOLTS AND REBAR CAGE

REGISTERED PROFESSIONAL ENGINEER
20761
Benjamin Parnes
STATE OF COLORADO
3-04-22

B&H ENGINEERS
CONSULTING ENGINEERS
3540 HARTSOCK LANE
COLORADO SPRINGS, COLORADO 80917
TEL: (719) 573-8852
FAX: (719) 532-2006
CELL: (719) 532-2006

CONSULTING ELECTRICAL, MECHANICAL, & PLUMBING ENGINEERS
3540 HARTSOCK LANE
COLORADO SPRINGS, COLORADO 80917
(719) 532-2006

REVISION/DATE

DATE: JOB NO. DRAWN BY: B&H CHECKED BY: B.P.

FILE NAME

BLACKWOOD CROSSING
7408 BLACK FOREST RD
COLORADO SPRINGS, COLORADO 80923

B&H ENGINEERS

PHOTOMETRIC PLAN

PM2

ALED26

RAB



Color: Bronze Weight: 6.3 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	26.00W
120V	0.17A	Color Temp	5000K (Cool)
208V	0.11A	Color Accuracy	72 CRI
240V	0.10A	L70 Lifespan	100,000
277V	0.09A	Lumens	3,463
Input Watts	29.10W	Efficacy	119.7 LPW
Efficiency	89%		

Technical Specifications

Listings

UL Listed:

Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: P00001700

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at 100,000 hours of operation

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Ingress Protection rating of IP66 for dust and water

IP Rating:

Ingress Protection rating of IP66 for dust and water

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semi-circular distribution with essentially the same candepower at lateral angles from 90° to 270°.

Housing:

Precision die-cast aluminum housing, lens frame

Gaskets:

High-temperature silicone

Effective Projected Area:

EPA = 0.27

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Ambient Temperature:

Suitable For use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Other

Patents:

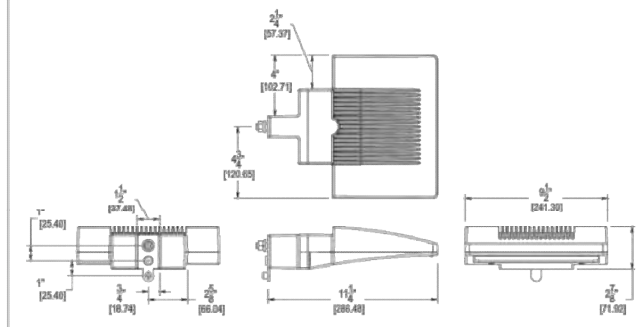
The ALED design is protected by U.S. PATENT D608,040 and patents pending in the U.S., Canada, China, Taiwan and Mexico.

ALED26

RAB

Technical Specifications (continued)		
Other	Optical	Power Factor:
Equivalency:	BUG Rating:	99.1% at 120V, 93.1% at 277V
Equivalent to 125W Pulse Start Metal Halide	B1 UG G0	
Warranty:	Electrical	
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty .	Driver:	
	Multi-chip 26W high output long life LED Driver	
	Constant Current, 720mA, Class 2, 8kV Surge Protection, 100V-277V, 50-60 Hz, 100-240V/4 Amps.	
	THD:	
	11.91% at 120V, 9.58% at 277V	

Dimensions



Features

High output LED light engine
Maintains 70% of initial lumens at 100,000-hours
Weatherproof high temperature silicone gaskets
Superior heat sinking with die cast aluminum housing and external fins

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com
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Page 2 of 2

WPLED10

RAB



LED 10W & 13 Wall packs, patent pending thermal management system. 100,000 hour L70 lifespan, 5-year, no-compromise warranty.
Color: Bronze Weight: 3.3 lbs

Project:	Type:
Prepared By:	Date:

Driver Info		LED Info	
Type	Constant Current	Watts	10W
120V	0.09A	Color Temp	5000K (Cool)
208V	0.05A	Color Accuracy	70 CRI
240V	0.05A	L70 Lifespan	100,000 Hours
277V	0.04A	Lumens	1,333
Input Watts	12.1W	Efficacy	110.2 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for Wet Locations as a Downlight. Suitable for Damp Locations as an Uplight. Wall Mount only. Suitable for Mounting within 4ft. of ground.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC S.1 requirements. DLC Product Code: PKP2J2LL

Performance

Lifespan:

100,000-Hour LED Lifespan based on IES LM-80 results and TM-21 calculations

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60Hz, 120V: 0.09A, 208V: 0.05A, 240V: 0.05A, 277V: 0.04A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:

6.51% at 120V, 13.57% at 277V

Power Factor:

99% at 120V, 90.6% at 277V

Construction

Finish:

Formulated for high durability and long-lasting color

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum housing, lens frame

Mounting:

Surface plate and Junction box

Green Technology:

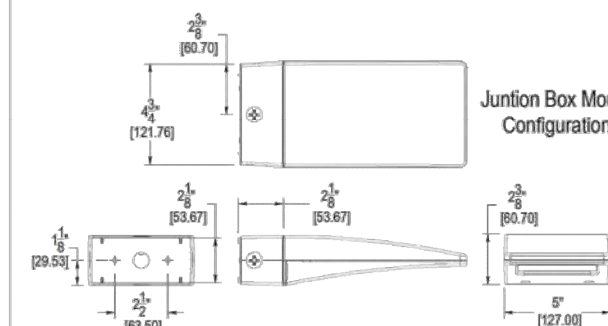
Mercury and UV free. RoHS-compliant components.

WPLED10

RAB

Technical Specifications (continued)		
Construction	Lumen Maintenance:	Buy American Act Compliance:
Gaskets:	The LED will deliver 70% of its initial lumens at 100,000 hours of operation	RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.
High-temperature Silicone	Other	
LED Characteristics	Patents:	
Color Consistency:	The LPACK design is protected under patents in the U.S. Pat. D608,040, Canada Pat. 130,243, China Pat. 200930163252.2, and pending patents in Taiwan and Mexico.	Optical
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color	Warranty:	BUG Rating:
	RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty .	B1 UG G0
	Equivalency:	
	Equivalent to 70W Metal Halide	

Dimensions

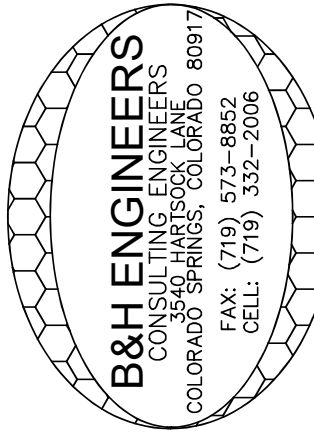


Features

High performance LED light engine
Maintains 70% of initial lumens at 100,000-hours
Weatherproof high temperature silicone gaskets
Superior heat sinking with die cast aluminum housing and external fins
5-Year, No-Compromise Warranty

Need help? Tech help line: (888) 722-1000 Email: sales@rablighting.com Website: www.rablighting.com
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B&H ENGINEERS
CONSULTING ELECTRICAL, MECHANICAL, & PLUMBING ENGINEERS
3540 HARTSOCK LANE
COLORADO SPRINGS, COLORADO 80917
(719) 332-2088

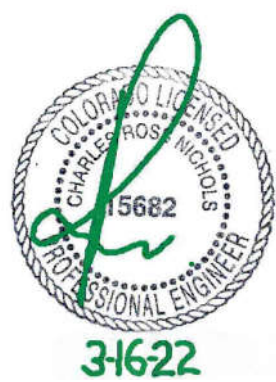
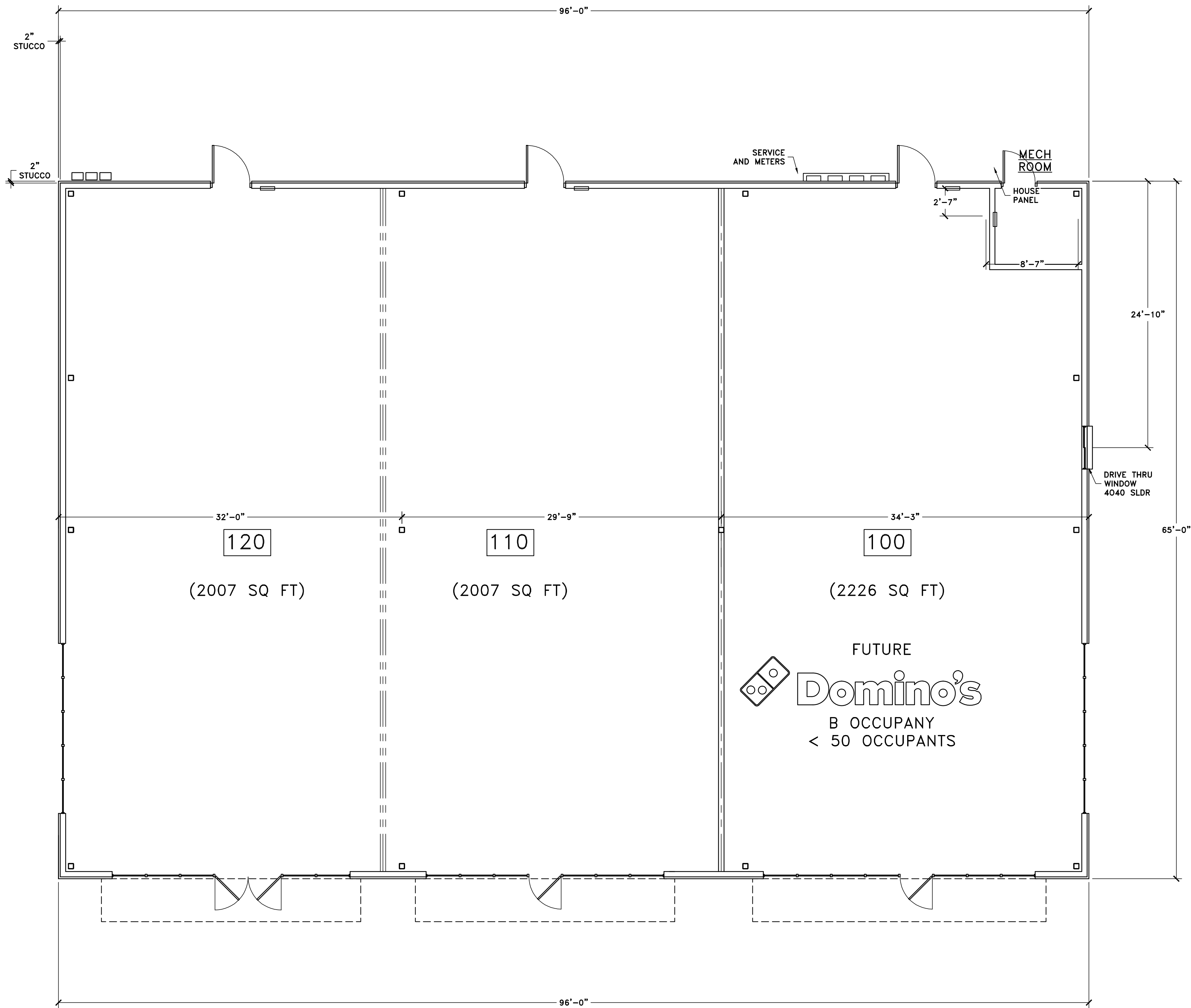
REVISION/DATE	FILE NAME
DATE:	
JOB NO.	
DRAWN BY: B&H	
CHECKED BY: B.P.	

BLACKWOOD CROSSING
7408 BLACK FOREST RD
COLORADO SPRINGS, COLORADO 80923

B&H ENGINEERS

PHOTOMETRIC PLAN

PM4



ENGINEERING SERVICES
JOHNSTOWN, CO
970-587-7100 FAX 970-587-7111

DRAWING DESCRIPTION
MAIN FLOOR LAYOUT
CORE AND SHELL

DRAWN BY
ROSS NICHOLS

CHECKED BY

APPROVED BY

DATE DRAWN
6/1/21

DRAWING TYPE
A-1
SHEET OF

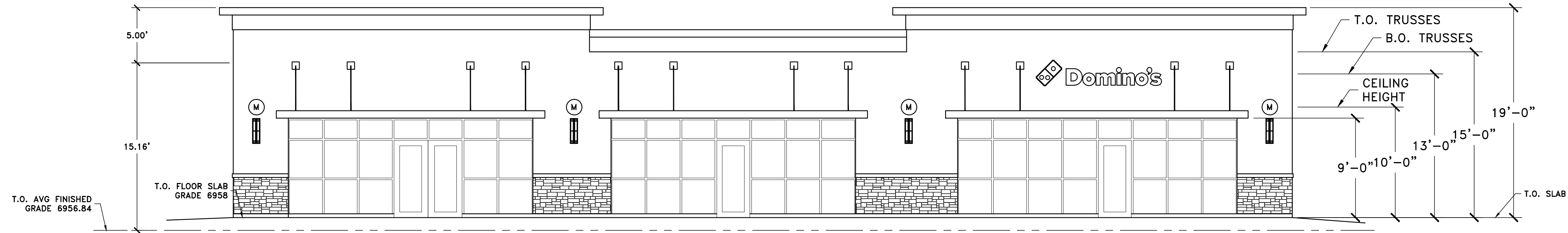
DWG NO: D060121-1

REV.

SCALE: 3/16"=1'-0"

PREPARED FOR

CKW PROPERTIES
7408 BLACK FOREST RD
COLORADO SPRINGS, CO



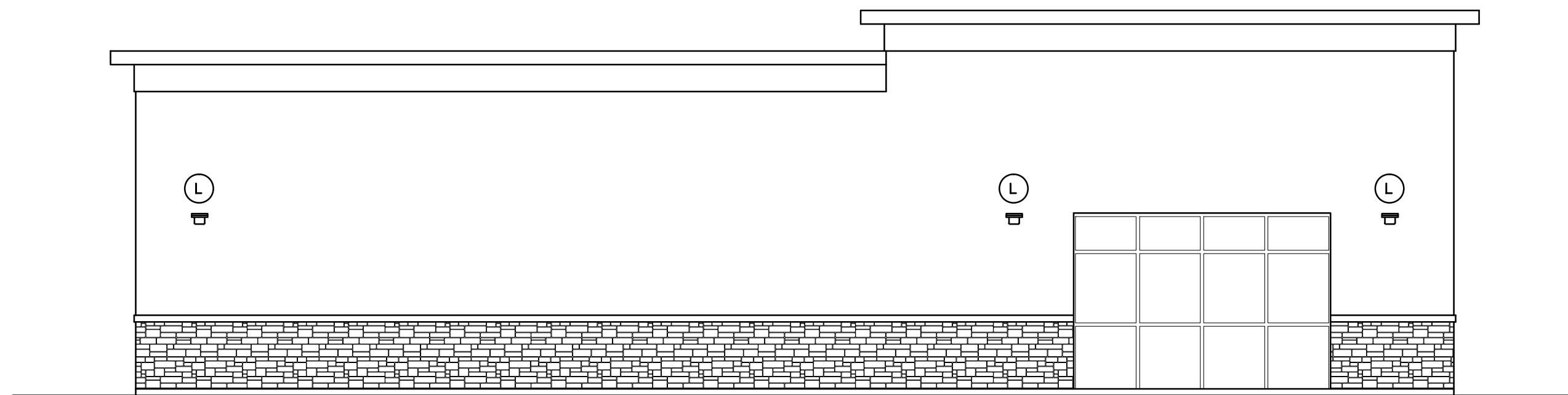
WEST SIDE VIEW
(FRONT)

Surface Mount Configuration

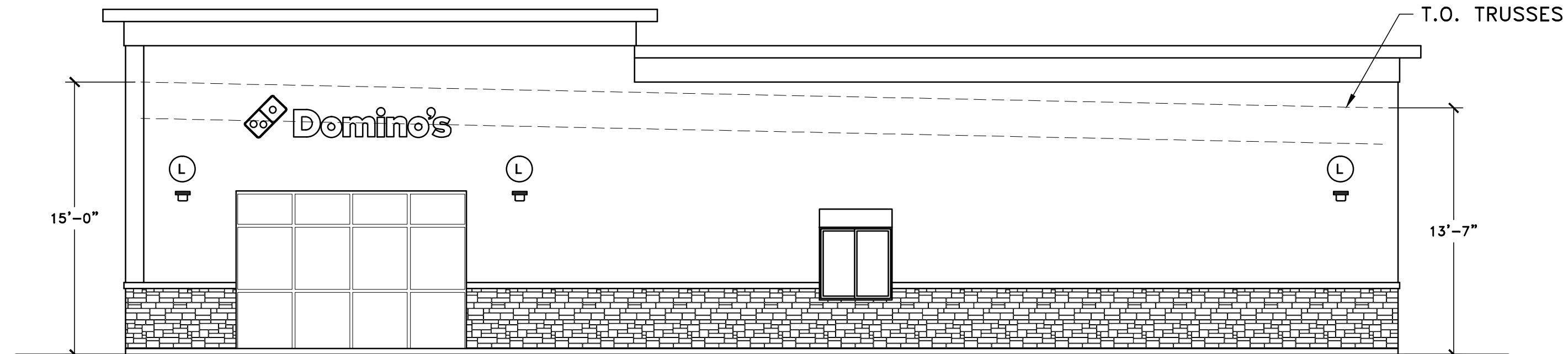
MODEL RAB WPLED10 10W

MODEL WS-W68627 MODERN FORMS WATTAGE 24W LUMENS 1272 FINISH BRONZE

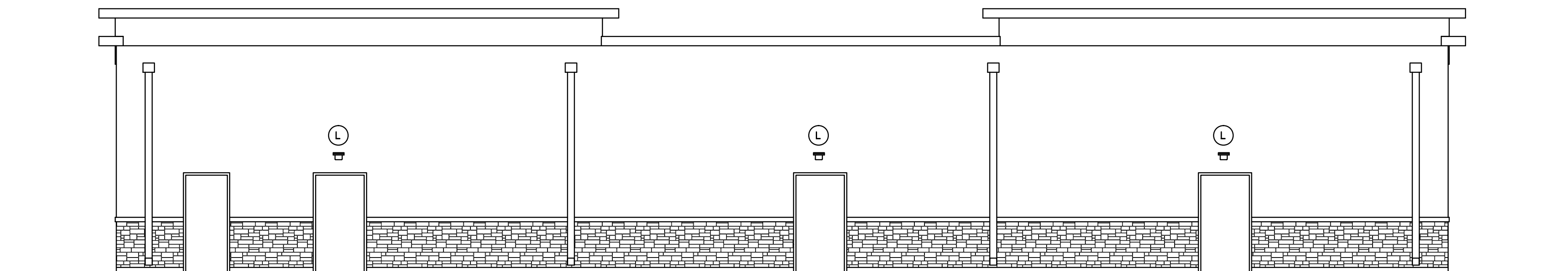
EXTERIOR LIGHTS



NORTH SIDE VIEW
(LEFT SIDE)



SOUTH SIDE VIEW
(RIGHT SIDE)



EAST SIDE VIEW
(BACK)



SHEET		OF		DRAWING TYPE		V-1		DRAWING DESCRIPTION		ELEVATIONS		CORE AND SHELL		DRAWN BY		ROSS NICHOLS		CHECKED BY		APPROVED BY		DATE DRAWN		6/1/21		ENGINEERING SERVICES		JOHNSTOWN, CO		970-587-7100		FAX 970-587-7111		DWG NO:		D060121-1		SCALE:		3/16"=1'-0"		REV.	
																												CKW PROPERTIES		7408 BLACK FOREST RD		COLORADO SPRINGS, CO											

7492 BLACK FOREST RD - GAS MAINLINE EXTENSION - *Final*

INSTALLED 406'
PROPOSED 408' OF 2" PLC;

MAIN MATERIAL

(A) TIE-IN: 50 P.S.I.G.; MAOP 66 P.S.I.G.
4" X 2" ELECTRO-FUSION HVPT
ELECTRONIC MARKER

(B) 2" PLC CAP
ELECTRONIC MARKER
- TYPICAL 3 LOCATIONS -

(C) 2" PLC TEE
ELECTRONIC MARKER
- TYPICAL 2 LOCATIONS -

SERVICE MATERIAL

(1) 2" PLC TEE
1-1/4" PLC PIPE, EFV 1100 SERIES, CAP
2" X 1-1/4" PLC REDUCER WIRE & WIRE CONNECTOR
ELECTRONIC MARKER (SPHERICAL)

AIR TEST:

GAUGE ID #56948-1 [E.ZIWAK]

03/05/2020 @ 129 PSI (1 HR)

AIR TEST: ADDITIONAL 10' OF 2" PLC PIPE TO EXTEND FUTURE GAS MAIN

GAUGE ID #PT-1 [C.PHIPPS]

03/16/2020 @ 127 PSI (20 MINI)

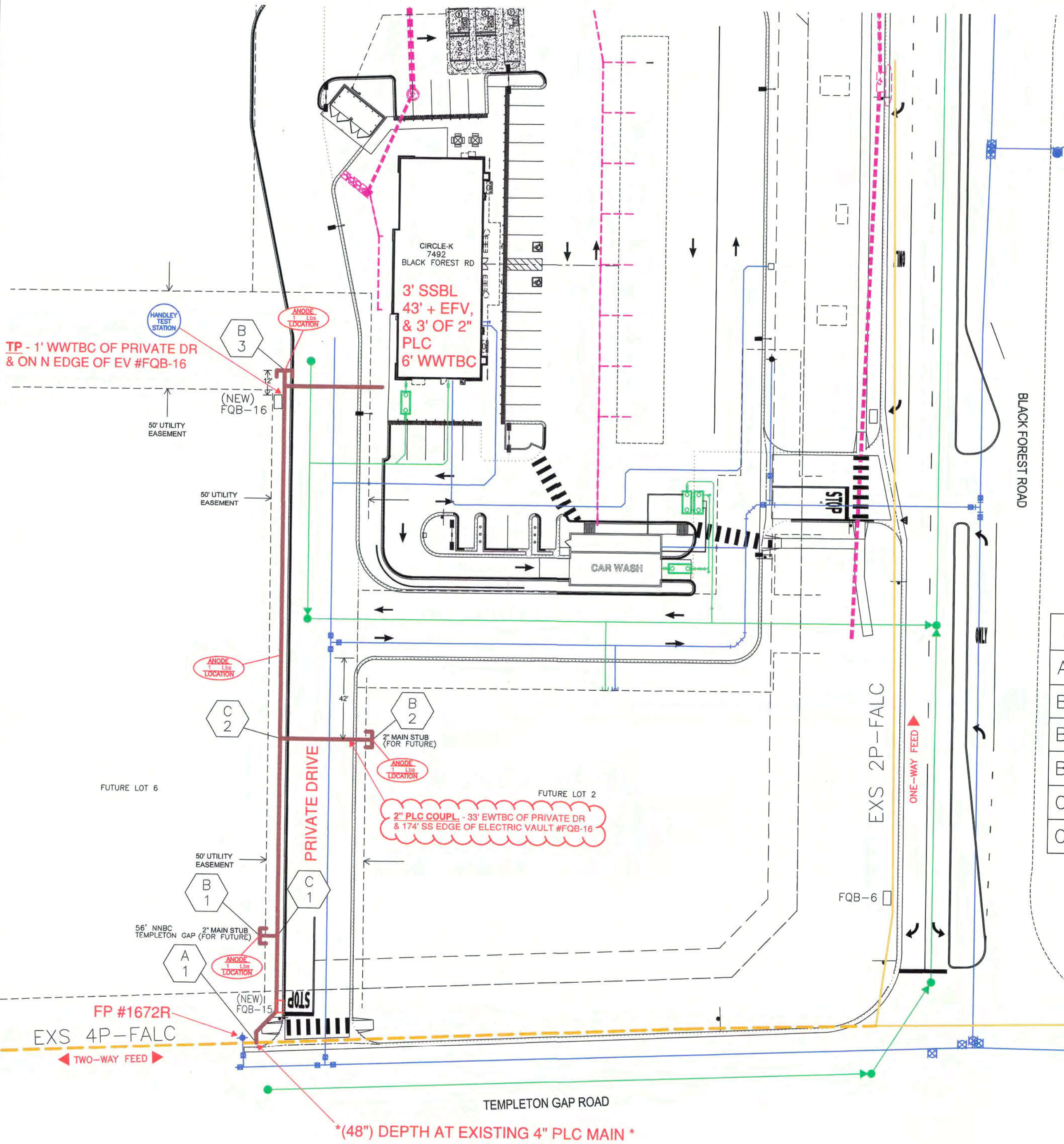
AS-BUILT

DATE: 03/16/2020

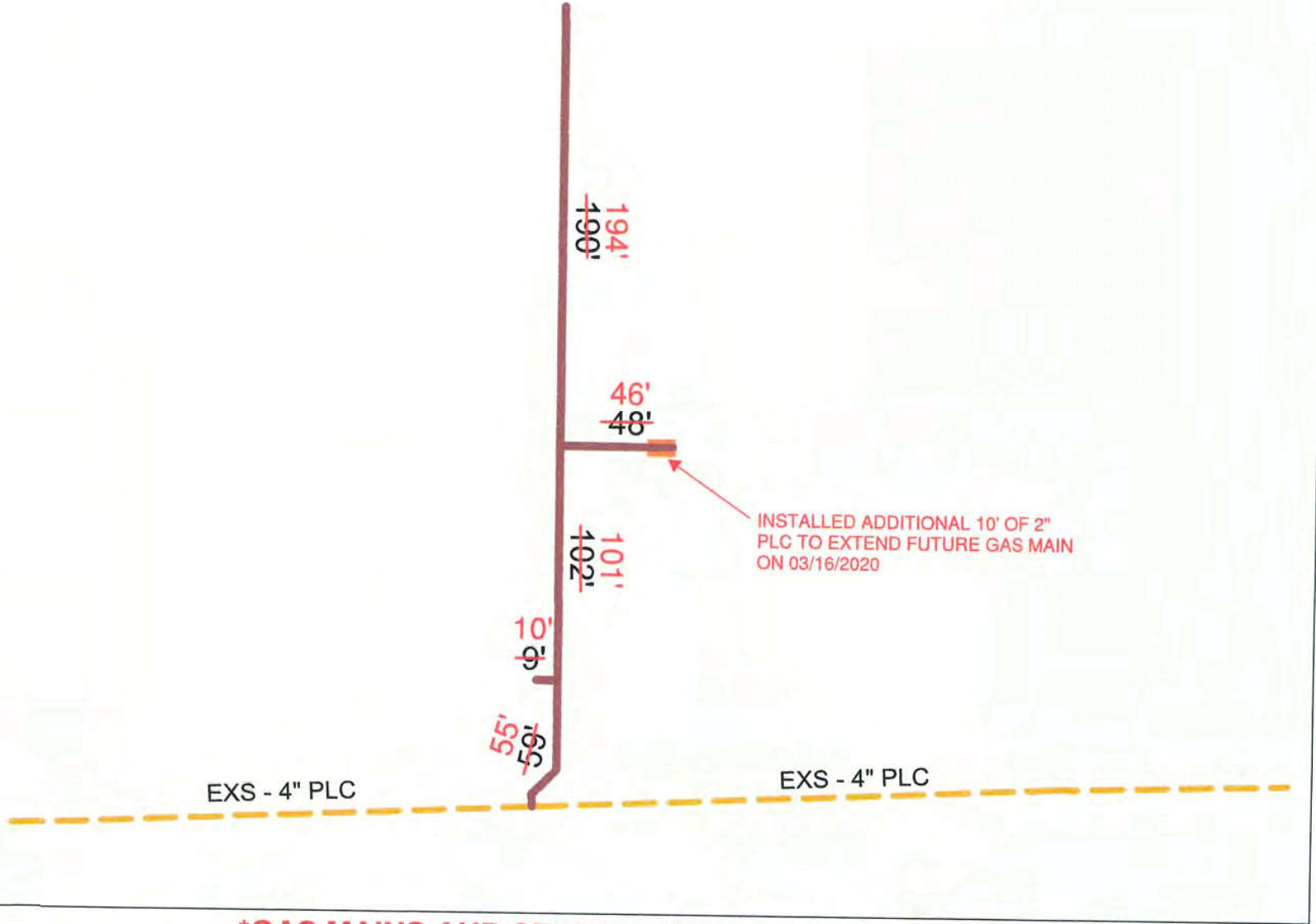
NOTES

- * TIE-OVER TRACER WIRES UNLESS OTHERWISE NOTED
- * DEVELOPER TO PROVIDE NECESSARY STAKING PRIOR TO CONSTRUCTION
- * ALL PROPOSED GAS MAINS ARE 2" PLC, UNLESS OTHERWISE NOTED
- * PROPOSED 2" PLC MAIN SHALL BE LOCATED 3' FROM CURB.

PARTIAL J/T WITH
ELECTRIC WO#3514191-01



MANUFACTURER: _____
LOT #: _____
SDR: (11) (11.5)
*IF MORE THAN ONE PIPELOT, HANDWRITE IN AND INDICATE LOCATION USED.



GAS MAINS AND SERVICE ARE LOCATABLE

FITTING CHART

FITTING #	LOCATION	
A1	4X2 EF HVPT - 16" SS EDGE OF EV #FQB-15 OR 4" NNTBC OF TEMPLETON GAP ROAD & 5' WW EDGE OF EV #FQB-15 OR 10' E OF FP #1672R	(EM)
B1	2" PLC CAP - 29' NN EDGE OF ELECTRIC VAULT #FQB-15 & 10' WWTBC OF PRIVATE DR	(EM)
B2	2" PLC CAP - 6' EETBC OF PRIVATE DR & 126' NN EDGE OF ELECTRIC VAULT #GQB-15	(EM)
B3	2" PLC CAP - 7' NSBL OF 7492 OR 11' NN EDGE OF EV #FQB-16 & 3' WWTBC OF PRIVATE DR	(EM)
C1	2" PLC TEE - 29' NN EDGE OF EV #FQB-15 & 3' WWTBC OF PRIVATE DR	(EM)
C2	2" PLC TEE - 3' WWTBC OF PRIVATE DR & 174' SS EDGE OF ELECTRIC VAULT #FQB-16	(EM)

PIPE LOT #'S:

2" IPS - DR 11 DURA-LINE / POLYPIPE GDY20 GAS PE2708CEE ASTM D2513 SW NR 2G 11 DEC 19 PPdqJ28YLB123Kj0
2" IPS - DR 11 DURA-LINE / POLYPIPE GDY20 GAS PE2708CEE ASTM D2513 SW NR 2G 16 JAN 20 PPdqJ20q8B123Kj0 (INSTALLED 10' TO EXTEND MAIN)

STUB: 7492 BLACK FOREST RD
1.25" IPS - SDR 10 DURA-LINE / POLYPIPE GDY20 GAS PE2708CDE ASTM D2513 FK NR 2G 18 MAY 18 PPdrkm3ASB122Lb0

EXISTING 4" PLC GAS MAIN ON TEMPLETON GAP ROAD:
4" IPS - SDR 11.5 UPONOR UAC 2000 PE-2406 CEC T068314 02 - 012 FOR GAS ONLY ASTM D-2513 UPC

SITE MAP - N.T.S.

WOODMEN RD

SITE

BLACK FOREST RD



LEGEND

- ROW/PROPERTY LINE
- CURB LINE
- EXISTING GAS MAIN
- PROPOSED GAS MAIN & SERVICES
- PROP JOINT TRENCH GAS & ELECTRIC
- EXISTING WATER
- EXISTING STORM DRAIN
- EXISTING SEWER
- EXISTING ELECTRIC / CABLE
- MANHOLES
- FIRE HYDRANT

APPLICANT

PETER GREENE
CIRCLE-K
5500 S. QUEBEC ST #100
GREENWOOD VILLAGE, CO 80111
(720) 758-6223

AGENT

PETER GREENE
CIRCLE-K
5500 S. QUEBEC ST #100
GREENWOOD VILLAGE, CO 80111
(720) 758-6223

REVISIONS

NO.	TYPE	DESCRIPTION	DATE

50' 25' 0 50' 100'
SCALE: 1" = 50'

DRAWING TITLE:

7492 BLACK FOREST RD - GAS MAINLINE EXTENSION - *Final*

CONST WO#: 3514192-01	PARENT WO#: 3514192
DESCRIPTION OF WORK: INSTALL NEW GAS MAIN AND SERVICES TO FEED CIRCLE K	
JOINT TRENCH WITH ELECTRIC: YES-PARTIAL	
PRES. DIST.: FALC	MAP GRID #: P-21
FIELD CONTACT:	
DESIGN BY:	PH#: CELL#:
DRAWN BY: BENEDICT, TIM B	PH#: 1 719 668-3524
PLAN ENG. APPROVAL: JD 10/15/2019	CELL#: 719 661-5505
CORROSION APPROVAL:	CONST. APPROVAL:
SUPV. APPROVAL: TB	SUPV. APPROVAL DATE: 10/10/2019
WORK TYPE: CAPITAL	ACTIVITY CODE: 293041
RECEPTION NO:	RECEPTION DATE:
SHEET NO: 1 OF 1	