

NOTES:

1. PROPOSED GRADING (BY OTHERS) IS SHOWN FOR REFERENCE ONLY. SEE FOREST LAKES FILING NO. 5, 6 & 7 PRE-DEVELOPMENT GRADING AND EROSION CONTROL PLAN (BY CLASSIC CONSULTING). THIS SHEET INCLUDED FOR EROSION CONTROL ITEMS SPECIFIC TO TANK SITE WHICH ARE EXCLUDED FROM THE AFOREMENTIONED PLANS.
2. FOR FUTURE DETAILED DEVELOPMENT DATA, SEE MAJOR AMENDMENT TO PUD DEVELOPMENT PLAN AND PRELIM. PLAN FOR FILINGS 5, 6 & 7 (BY N.E.S INC).
3. SUBSTANTIAL VEGETATION EXISTS AT THE TANK SITE AND INCLUDES SCRUB OAK AND EVERGREEN TREES. THE TANK SITE'S EXTERIOR BOUNDARY CONTAINS NATIVE EVERGREEN AND DECIDUOUS TREES, GRASS AND BRUSH, ON ALL SIDES. THE TANK SITE AREA WILL BE UNMANNED AND ACCESS WILL BE PROHIBITED TO THE PUBLIC. IMPEDING VEGETATION SHALL BE DEMOLISHED PRIOR TO CONSTRUCTION. ANY NON-CONFLICTING VEGETATION WILL BE PRESERVED IN ORDER TO MAINTAIN AN AESTHETICALLY- PLEASING, NATURALISTIC APPROACH AS OPPOSED TO PROPOSED CONVENTIONAL LANDSCAPING, SCREENING AND BUFFERING REQUIREMENTS HAVE BEEN REVIEWED PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, GENERAL DEVELOPMENT STANDARDS, CHAPTER 6, SECTION 6.2.2. LANDSCAPE REQUIREMENTS, AS WELL AS THE SUPPLEMENTAL LANDSCAPE AND WATER CONSERVATION MANUAL. DUE TO THE TRACT SITE'S UTILITY CLASSIFICATION, LOCATION WITHIN THE PUD, AND PLENTIFUL NATIVE SURROUNDING VEGETATION, A REQUEST IS BEING MADE TO BYPASS THE LANDSCAPING REQUIREMENTS AT THE TANK SITE AND ALONG THE ACCESS ROAD.

the planset is specific to the tract the tank site lies on- include the details and remove the notes that defer details

fix the scale so its electronically accurate

use latest layout recored with PUDSP196

entire 6,.5 acre tract needs to be on here

show an inset of 6.5 acre tract and the larger property

(TYP) PLACE EROSION CONTROL BLANKETS ON MAX 3:1 SLOPE. RESEED WITH SEED MIX PER WATER UTILITY PROCEDURES/STANDARDS AND GRADING AND EROSION CONTROL PLANS BY CLASSIC CONSULTING

you have to meet the basic landsape plan: fence details per the PUDSP (6' perimter and split rail fence, trail, provide seed mix and location of mix.... There was discussion of evergreen trees at some point- show existing vegetation to be saved and fenced off during construction by injecting an aerial with clouded areas of preservation on the plan in lieu of drawing each symbol...

superimpose 6.5 acre tract and tank, fences, asphalt etc....

±42'Ø WATER STORAGE TANK
HEIGHT (TO DOME): ±37'
CAPACITY: 0.26 MG
COLOR: TAN (RAL1001)

TANK
F.F. 7282.67'
O.F. 7310.36'

EX IMPACTED VEGETATION TO BE REMOVED (BY OTHERS)

(TYP) PLACE EROSION CONTROL BLANKETS ON MAX 3:1 SLOPE. RESEED WITH SEED MIX PER WATER UTILITY PROCEDURES/STANDARDS AND GRADING AND EROSION CONTROL PLANS BY CLASSIC CONSULTING

see checklist



JDS-HYDRO CONSULTANTS, INC.
5540 TECH CENTER DRIVE, SUITE 100
COLORADO SPRINGS, COLORADO 80919
(719) 227-0072

FLRD #2, LLC.
PHASE II REGIONAL WATER IMPROVEMENTS
0.26 MG POTABLE WATER TANK
LANDSCAPE ALTERNATIVE - EXHIBIT A

| | |
|---|--|
| 4 | |
| 5 | |
| 6 | |
| 7 | |

PLAN
NEW
294.01
9/19
GGM
SHEET OF

2020/01/09 9:47 AM By: Precision 7510_1 J:\JDS-Hydro\Project Files\294 FLRD #2 LLC\294.01 Phase II Regional Water & Sewer Facilities\Drawings\CAD\Working\Tank\29401_Tank_Site.dwg

LS V_1 redlines.pdf Markup Summary

dsdparsons (10)



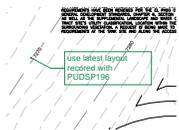
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show an inset of 6.5 acre tract and the larger property



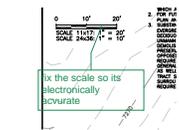
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entire 6.5 acre tract needs to be on here



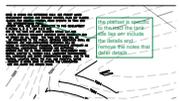
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use latest layout recored with PUDSP196



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fix the scale so its electronically accurate



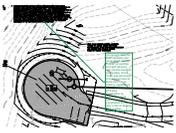
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the planset is specific to the tract the tank site lies on- include the details and remove the notes that defer details



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see checklist

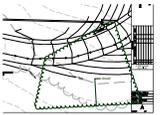


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cloud



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superimpose 6.5 acre tract and tank, fences, asphalt etc....