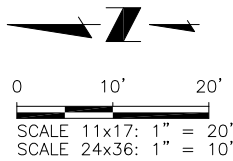


2020/01/09 9:47 AM By: Precision 7510.1 J:\JDS-Hydro\Project Files\294 FLRD #2 LLC\294.01 Phase II Regional Water & Sewer Facilities Drawings\CAD\Working\Tank\29401_Tank_Site.dwg



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.

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

(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

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

(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

EX IMPACTED VEGETATION
TO BE REMOVED
(BY OTHERS)

FLRD #2, LLC.

PHASE II REGIONAL WATER IMPROVEMENTS

0.26 MG POTABLE WATER TANK

LANDSCAPE ALTERNATIVE – EXHIBIT A

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

DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

REVISIONS			
NO.	DESCRIPTION	BY	DATE
1			
2			
3			
4			
5			
6			
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FOR PLAN
REVIEW

Project No.: 294.01
Date: 01/09/19
Design: GJD
Drawn: SNW/GGM
Check: JPM

A
SHEET OF