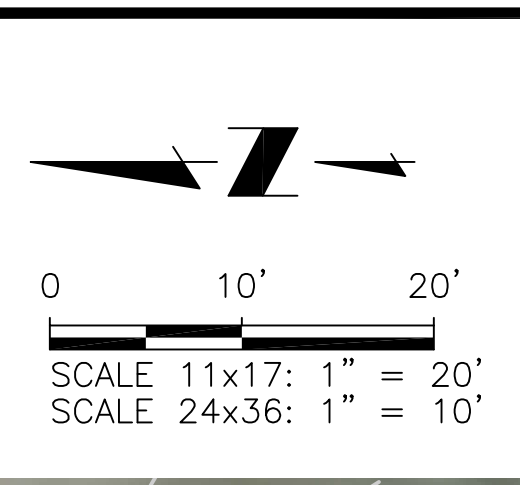


2020/06/15 5:00 PM By: Andrew Hood J:\jls-hydro\project Files\294 Fir #2 Lic\294.01 Phase II Regional Water & Sewer Facilities\Drawings\CAD\Working\Tank\EPC\29401_Tank_Site.dwg



NOTES:
 1. 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 PID, AND PLENTIFUL NATIVE SURROUNDING VEGETATION, A REQUEST IS BEING MADE TO REDUCE THE LANDSCAPING REQUIREMENTS AT THE TANK SITE AND ALONG THE ACCESS ROAD. (5) EVERGREEN TREES PER PREVIOUS EPC DISCUSSIONS ARE BEING PROPOSED.
 2. PROPOSED TREE LOCATIONS TO BE FIELD VERIFIED WITH ENGINEER AND OWNER PRIOR TO INSTALLATION.

VEGETATIVE EXTENT OF PRESERVATION INCLUDE ALL AREAS LOCATED OUTSIDE OF AREA OF DISTURBANCE (TANK SITE/AREA GRADING)

(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

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

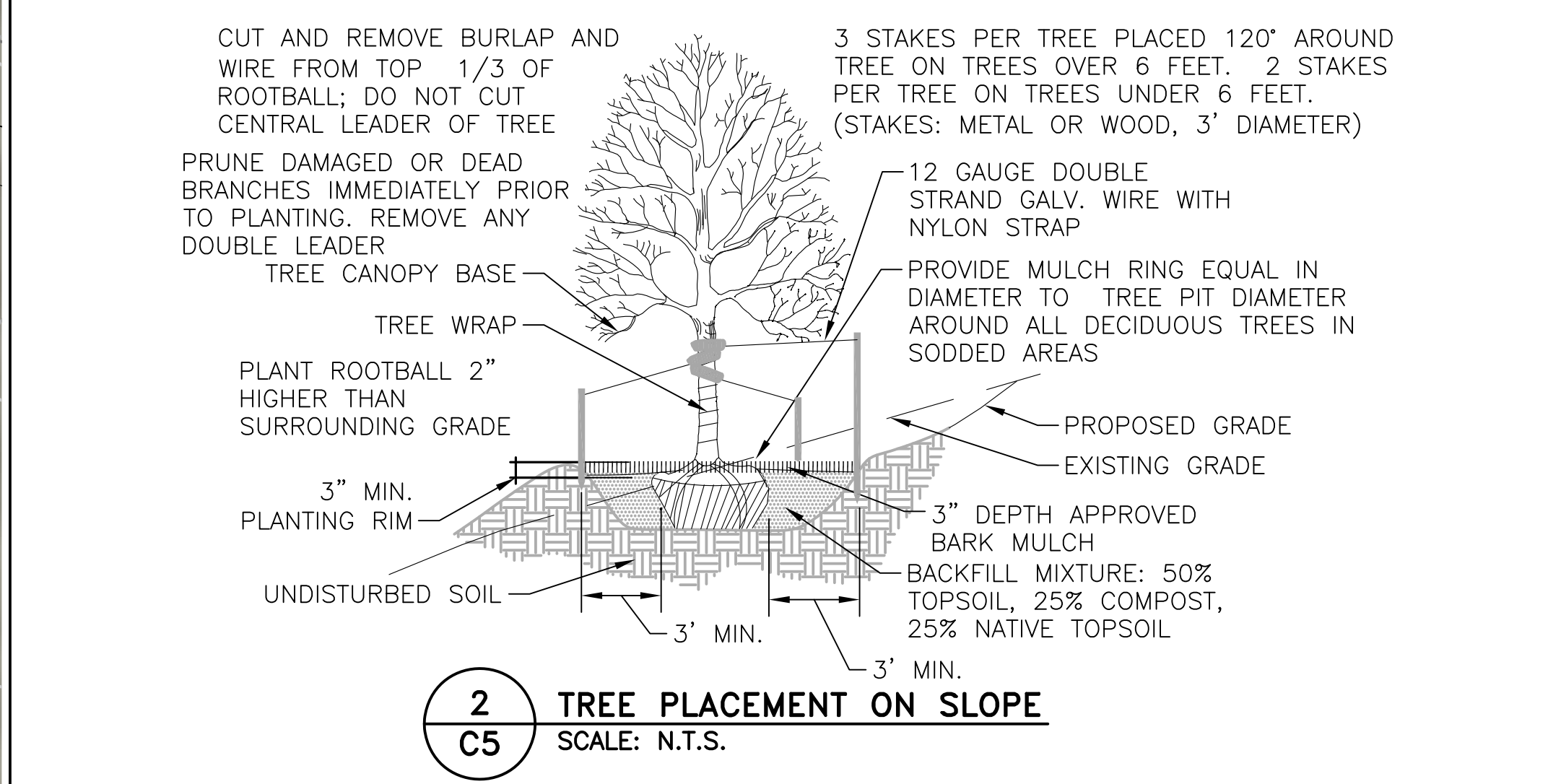
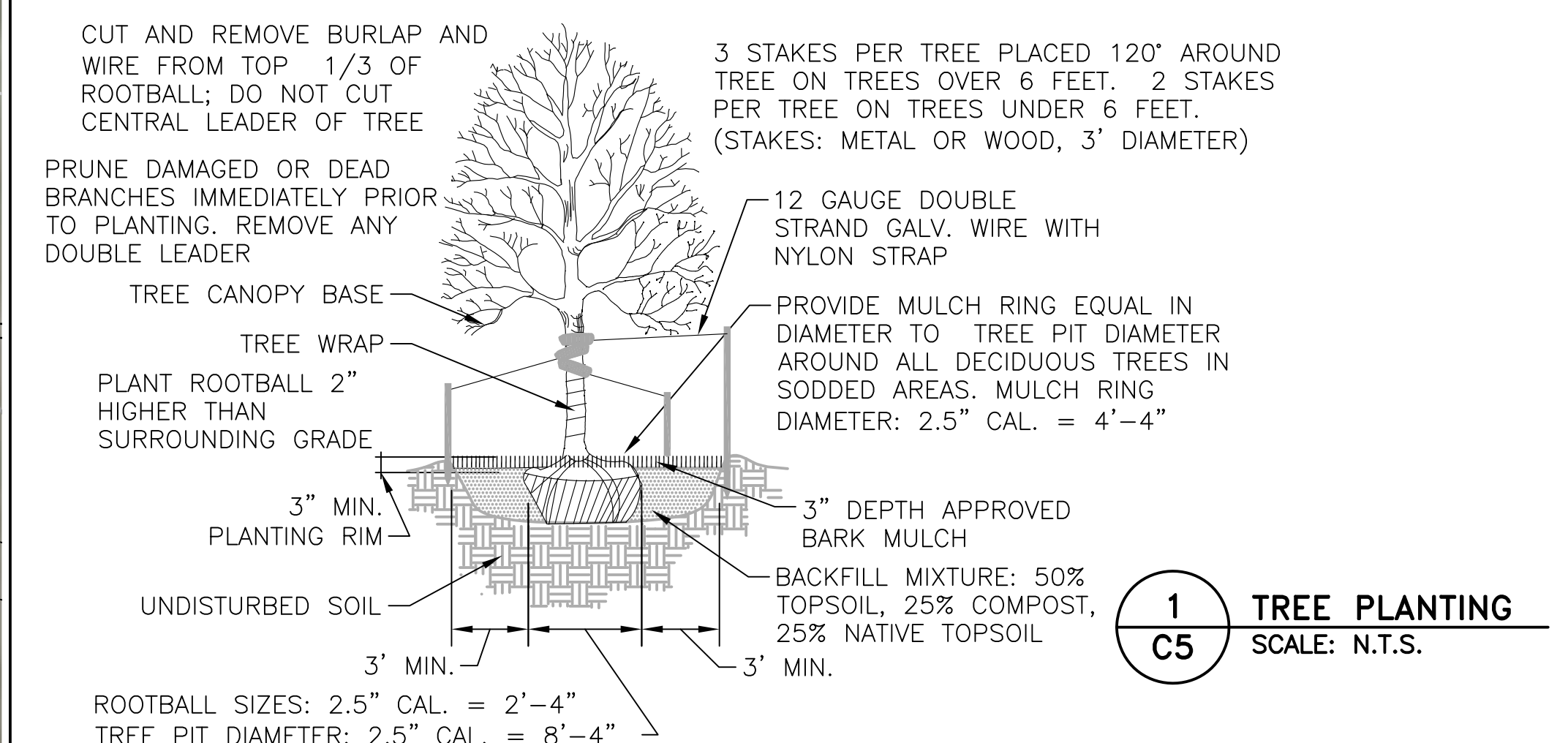
TANK
 F.F. 7282.67'
 O.F. 7310.36'

EX IMPACTED VEGETATION TO BE REMOVED (SEE INSET)

(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

SCHEDULE - XERIC/LOW WATER VEGETATION						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	MATURE SIZE	PLANTING SIZE (MIN)	COMMENTS
	EVERGREEN TREE					
	PINUS EDULIS	PINON PINE	5	25'-0" x 15'-0"	4' MIN. HEIGHT	MUST ARRIVE BALLED AND BURLAPPED. PRUNE TO SHAPE TREE AT EARLY GROWTH. OWNER RESPONSIBLE FOR WATERING VIA YARD HYDRANT UNTIL ESTABLISHED.

PCD File No. PPR201



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 PLAN & DETAILS

NO.	DESCRIPTION	BY	APP.	DATE
1				
2				
3				
4				
5				
6				
7				

FOR APPROVAL

Project No.: 294.01
 Date: 6/15/2020
 Design: GJD
 Drawn: GGM
 Check: JPM