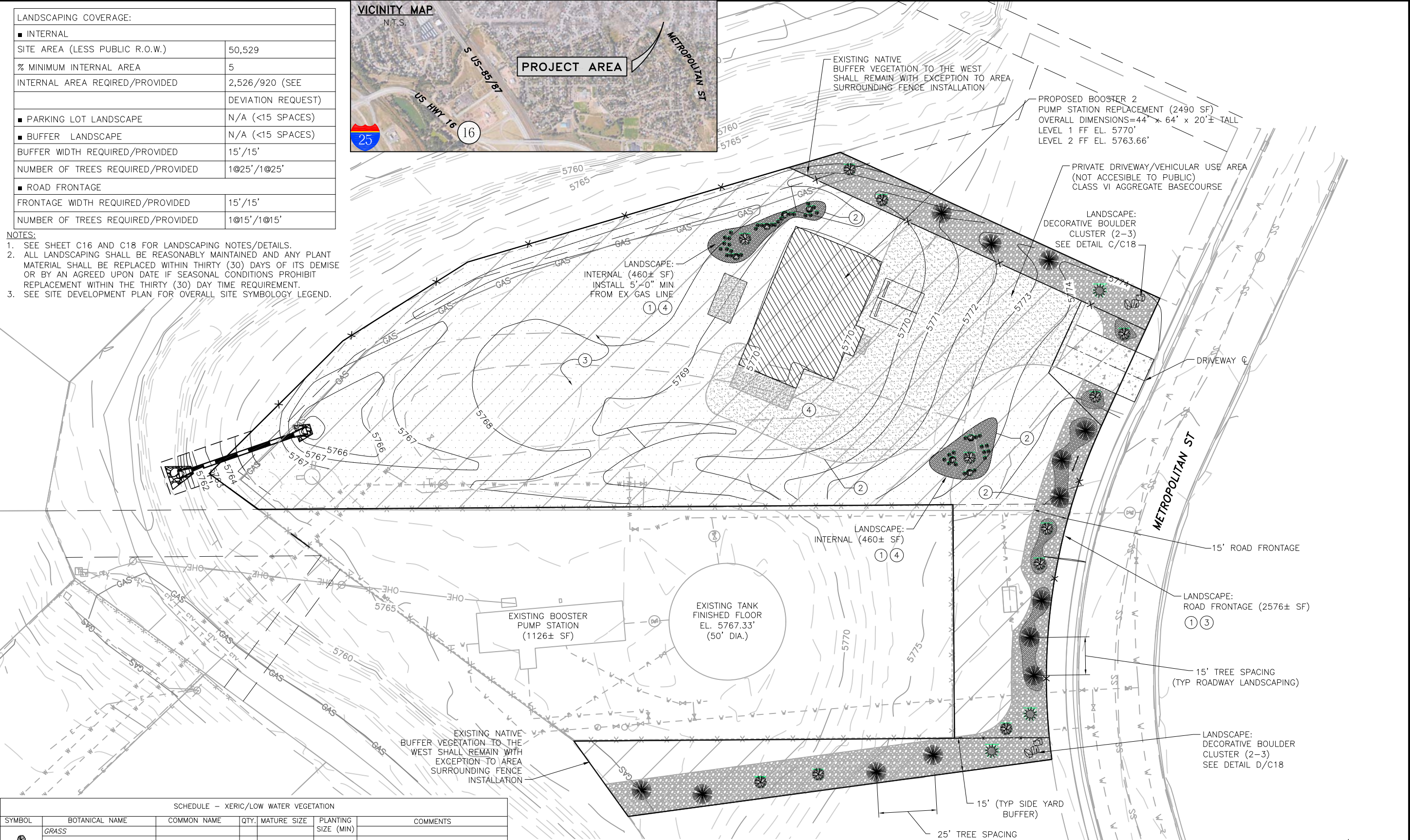


LANDSCAPING COVERAGE:	
■ INTERNAL	
SITE AREA (LESS PUBLIC R.O.W.)	50,529
% MINIMUM INTERNAL AREA	5
INTERNAL AREA REQUIRED/PROVIDED	2,526/920 (SEE DEVIATION REQUEST)
■ PARKING LOT LANDSCAPE	
	N/A (<15 SPACES)
■ BUFFER LANDSCAPE	
	N/A (<15 SPACES)
BUFFER WIDTH REQUIRED/PROVIDED	15'/15'
NUMBER OF TREES REQUIRED/PROVIDED	1@25'/1@25'
■ ROAD FRONTAGE	
FRONTAGE WIDTH REQUIRED/PROVIDED	15'/15'
NUMBER OF TREES REQUIRED/PROVIDED	1@15'/1@15'



NOTES:

- SEE SHEET C16 AND C18 FOR LANDSCAPING NOTES/DETAILS.
- ALL LANDSCAPING SHALL BE REASONABLY MAINTAINED AND ANY PLANT MATERIAL SHALL BE REPLACED WITHIN THIRTY (30) DAYS OF ITS DEMISE OR BY AN AGREED UPON DATE IF SEASONAL CONDITIONS PROHIBIT REPLACEMENT WITHIN THE THIRTY (30) DAY TIME REQUIREMENT.
- SEE SITE DEVELOPMENT PLAN FOR OVERALL SITE SYMBOLY LEGEND.



SCHEDULE - XERIC/LOW WATER VEGETATION

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	MATURE SIZE	PLANTING SIZE (MIN)	COMMENTS
	GRASS					
	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	40	2'-0" x 1'-6"	#3 CONT.	
	SHRUB					
	ERICAMERIA NAUSEOSA (CHRYSOTHAMNUS NAUSEOSUS)	RUBBER RABBITBRUSH	3	4'-0" x 6'-0"	#5 CONT.	MAINTAIN SHAPE AND SIZE BY PRUNING LATE WINTER TO EARLY SPRING
	CERCOCARPUS MONTANUS	MOUNTAIN MAHOGANY	11	5'-0" x 4'-0"	#5 CONT.	MAINTAIN SHAPE AND SIZE BY PRUNING LATE WINTER TO EARLY SPRING
	POTENTILLA FRUTICOSA	GOLDSTAR POTENTILLA	7	2'-6" x 3'-0"	#5 CONT.	CENTER WITHIN LANDSCAPE AREA AS SHOWN
	DECIDUOUS TREE					
	PINUS EDULIS	ROCKY MTN JUNIPER	13	15'-0" x 8'-0"	#5 CONT.	MUST ARRIVE BALLED AND BURLAPPED. PRUNE OUT SPORE HORNS WHEN SEEN IN SPRING

SCHEDULE - HARDSCAPE

	NATIVE SEED MIX: SEE GRADING & EROSION CONTROL PLANS
	3/8" GRAVEL MULCH: WASHED RIVER ROCK OR APPROVED EQUAL
	BASECOURSE: CLASS VI AGGREGATE SEE SPECS
	MULCH: WOOD CHIPS, COLOR BY OWNER. SEE DETAIL C/18

NOTE: SEE SHEET C16 FOR LANDSCAPING DETAILS AND NOTES

- ① TYP TREE/SHRUB/GRASS PLANTING SEE SHEET C16
- ② STEEL EDGE, TYP FOR SEPARATION BETWEEN TURF, GRAVEL/MULCH, AND BASECOURSE AREAS REF: DETAIL E/C16
- ③ NATIVE SEED, SEE GRADING & EROSION CONTROL PLANS
- ④ BASECOURSE @ 4" DEPTH MIN

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PCD File No. PPR-21-

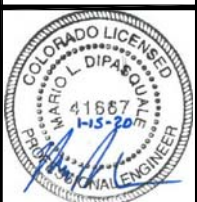
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 5640 TECH CENTER DR., SUITE 100
 COLORADO SPRINGS, COLORADO 80919
 (719) 227-0072

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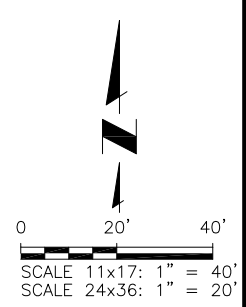
WIDEFIELD WATER AND SANITATION DISTRICT
BOOSTER 2 PUMP STATION REPLACEMENT
 LANDSCAPE PLAN

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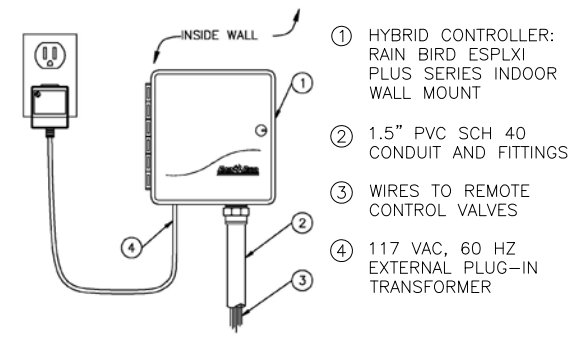
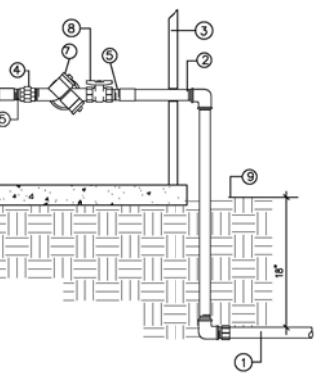
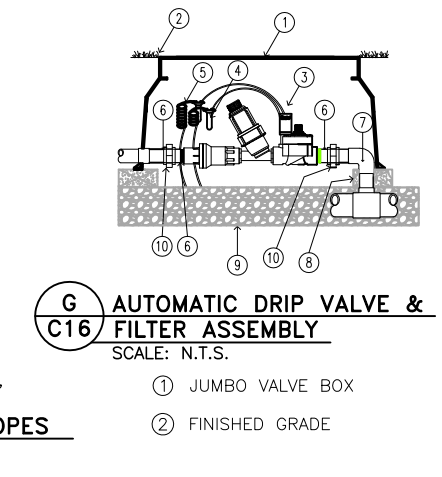
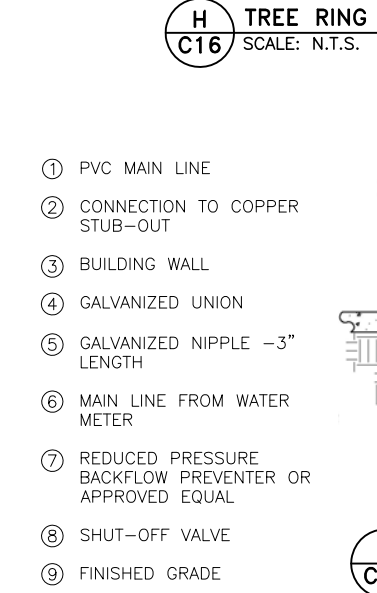
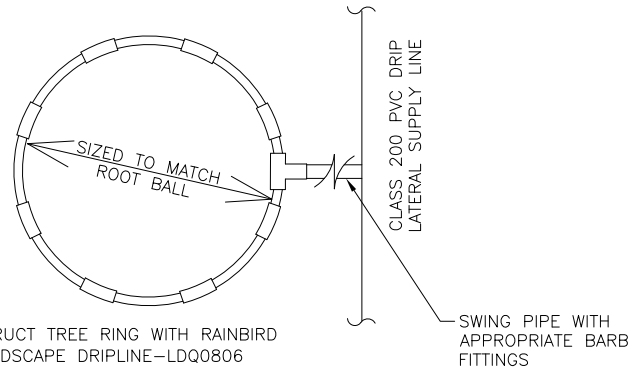
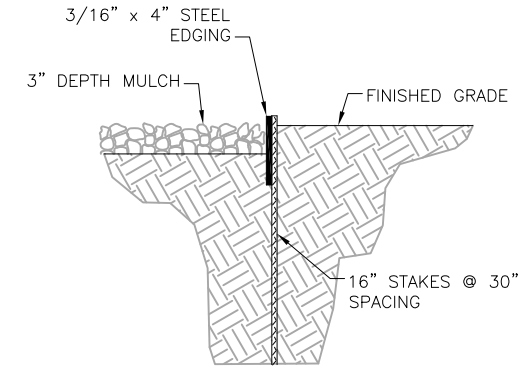
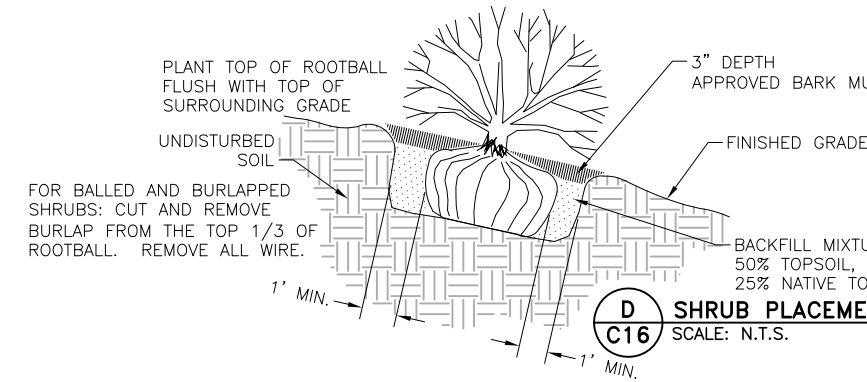
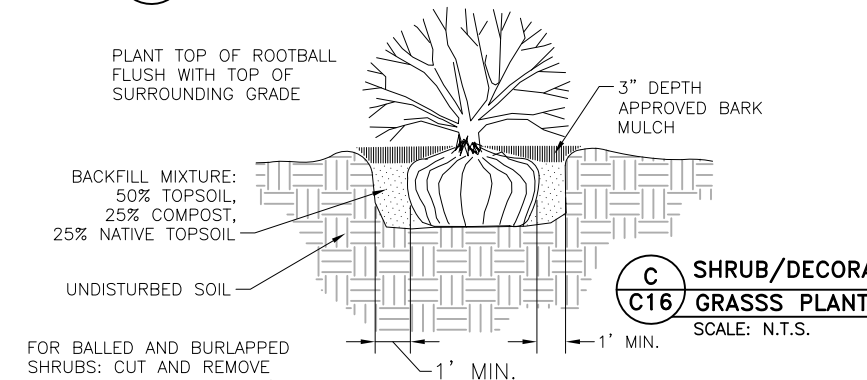
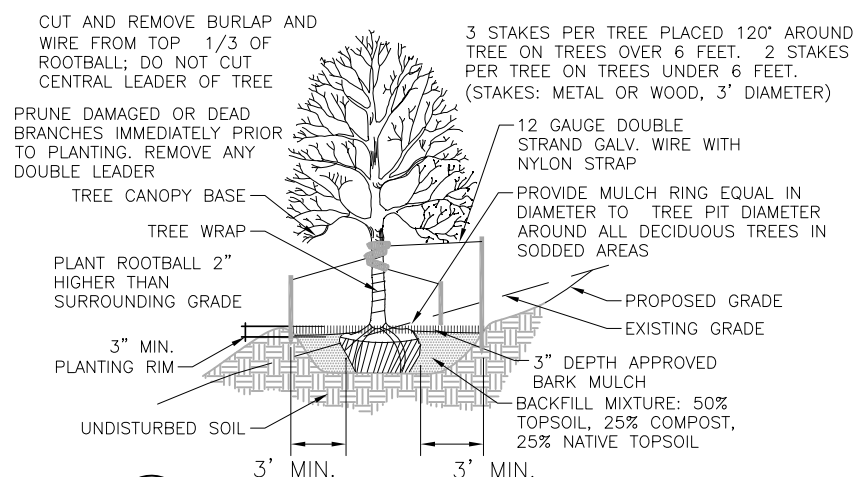
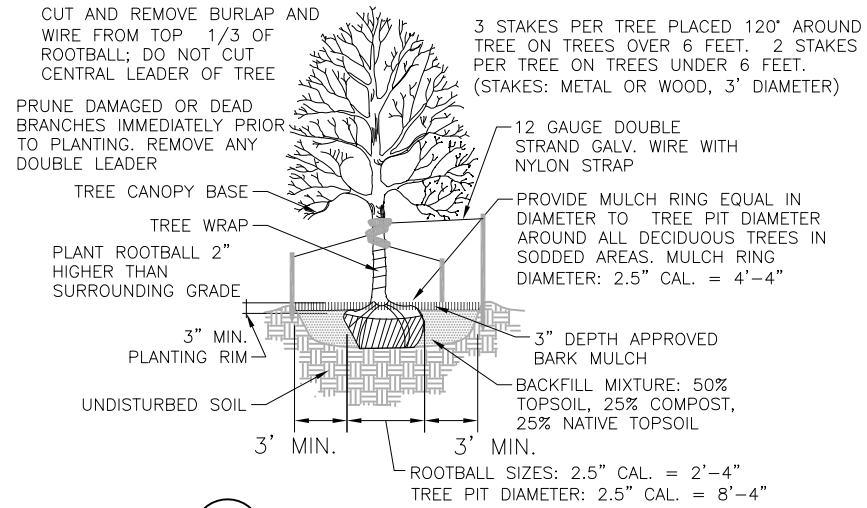


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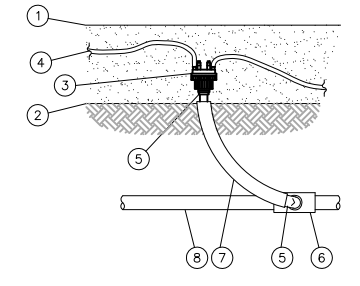


LANDSCAPING NOTES:

- PLANT QUANTITY AND SUBSTITUTION:** IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT TABLE AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLANTING PLAN SHALL GOVERN. THE MINIMUM ACCEPTABLE SIZES OF PLANTS MEASURED BEFORE PRUNING WITH BRANCHES IN NORMAL POSITION SHALL CONFORM TO THE PLANTING SIZES AS SPECIFIED IN THE SCHEDULE. ANY SUBSTITUTION OF PLANT SIZE OR SPECIES MUST BE SUBMITTED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO INSTALLATION.
- ACCEPTABLE PLANT MATERIAL:** ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET BY THE "COLORADO NURSERY ASSOCIATION," AND THE "AMERICAN STANDARD OF NURSERY STOCK." ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES, HEALTHY, FREE OF DISEASE, INSECT PESTS, MECHANICAL INJURIES, AND HAVE ADEQUATE ROOT SYSTEMS. ALL PLANTINGS SHALL BE INSTALLED PER PLANTING DETAILS. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE ENGINEER OR OWNER PRIOR TO INSTALLATION. STAKING/CONTRACTOR INSPECTION NOTE: ALL PLANTING LOCATIONS TO BE STAKED AND INSPECTED BY CONTRACTOR PRIOR TO INSTALLATION. ALL PLANTS TO BE INSPECTED AT NURSERY LOCATION PRIOR TO TRANSPORTING TO THE SITE.
- SITE DISTURBANCE:** ALL AREAS OF SITE DISTURBANCE DUE TO CONSTRUCTION SHALL BE RENOVATED OR PLANTED PER THIS PLAN UNLESS OTHERWISE NOTED.
- SOIL AMENDMENTS:** CONTRACTOR SHALL AMENDED PLANTING AREAS AS FOLLOWS:
-ADD MINIMUM OF 3 CUBIC YARDS OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST PER 1000 S.F.
-ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
-3 CUBIC YARDS PER 1000 S.F. OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST.
-ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
- SEEDED TURF:** ALL SEEDED OR HYDROMULCHED AREAS SHALL DEMONSTRATE 95% GERMINATION PRIOR TO FINAL ACCEPTANCE.
- IRRIGATION:** OWNER TO HAND WATER FOR ONE TO TWO GROWING SEASONS UNTIL ESTABLISHED AND ON AN AS-NEEDED BASIS THEREAFTER. DISTURBED AREA SEED/GRASS MIXTURE MUST BE IRRIGATED BY OWNER UNTIL ESTABLISHED AND IN TIMES OF DROUGHT. THE ON-GOING MAINTENANCE OF THE NATIVE GRASS IS THE RESPONSIBILITY OF OWNER.
- INORGANIC MULCH AND FABRIC:** ALL PLANTINGS TO RECEIVE 3-INCH DEPTH OF INORGANIC MULCH. MULCH RINGS TO BE 15-INCH DIA. FOR (5) GALLON SHRUBS/GRASSES (SEE DRAWING DETAILS). HIGH QUALITY COMMERCIAL-GRADE (SPUN-BONDED POLYPROPYLENE OR EQUAL) LANDSCAPING FABRIC SHALL BE APPLIED UNDER ALL ROCK BASES.
- STEEL EDGE:** ALL EDGER SHALL BE ACME 4" PERFORATED STEEL EDGER "SELF COLORING" 14 GAUGE OR APPROVED EQUAL.
- APPROVAL:** ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- FINAL TREE AND SHRUB LOCATIONS:** ALL TREE LOCATIONS SHALL BE STAKED FOR APPROVAL BY OWNER REPRESENTATIVE/ENGINEER PRIOR TO PLANTING. SHRUBS SHALL BE PLACED IN THEIR LOCATIONS PER THIS PLAN AND APPROVED BY OWNER REPRESENTATIVE/ENGINEER. THE FINAL LOCATION OF TREES TO BE PLANTED MAY REQUIRE ADJUSTMENT BASED ON APPROVAL OF THE FINAL UTILITIES PLANS AND ASSOCIATED FINAL PLAT AND EASEMENTS.
- COMPLIANCE WITH PLANS:** THE COMPLETED LANDSCAPING SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN AND SHALL INCLUDE THE QUANTITIES, LOCATIONS, SPECIES AND SIZES OF PLANTS AND OTHER LANDSCAPE MATERIALS AS REPRESENTED ON THE APPROVED LANDSCAPE PLAN. SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN 6 SQUARE INCHES AFTER GERMINATION.
- MAINTENANCE:**
 - THE OWNER IS RESPONSIBLE FOR ALL REGULAR AND NORMAL MAINTENANCE OF REQUIRED LANDSCAPING INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING AND MOWING.
 - REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL OCCUR WITHIN 6 MONTHS FROM WHEN THE PLANT MATERIAL DIED, OR WHEN THE INSPECTION DETERMINED THE PLANT MATERIAL WAS DEAD OR DAMAGED. REPLACEMENT SHALL BE OF THE SAME OR SIMILAR TYPE AS ORIGINALLY APPROVED. AN ALTERNATIVE TYPE OF SPECIES SHALL REQUIRE APPROVAL BY THE PCD DIRECTOR.
 - MAINTENANCE INSPECTIONS MAY BE PERFORMED PERIODICALLY. FAILURE TO MAINTAIN THE LANDSCAPING IN COMPLIANCE WITH THE APPROVAL IS CONSIDERED A ZONING VIOLATION.

* BY APPROVING THIS PLAN, THE DIRECTOR IS APPROVING AN ALTERNATE LANDSCAPING DESIGN AS IT RELATES AND CONFORMS TO HOMELAND SECURITY STANDARDS AND PROMOTES WATER CONSERVATION WHILE MEETING THE PURPOSES DESCRIBED IN THE LAND DEVELOPMENT CODE.

- ④ FINISHED GRADE/TOP OF MULCH
- ⑤ REMOTE CONTROL VALVE: RAIN BIRD 100-DV
- ⑥ PVC SCH 80 NIPPLE (CLOSE)
- ⑦ PVC SCH 40 ELL
- ⑧ PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- ⑨ BRICK (1 OF 4)
- ⑩ PVC MAIN LINE PIPE SCHE 80 NIPPLE (2" LENGTH, HIDDEN) AND SCH 40 ELL
- ⑪ PVC SCH 40 TEE OR ELL
- ⑫ PVS CH 40 MALE ADAPTER
- ⑬ PVC LATERAL PIPE
- ⑭ 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- ① TOP OF MULCH
- ② FINISHED GRADE
- ③ MULTI-OUTLET XER-BUG RAIN BIRD XBT-10-6 CLIP OUTLETS AS NEEDED
- ④ DISTRIBUTION TUBING TO PLANT
- ⑤ 1/2" SPIRAL BARB TO MALE FITTING
- ⑥ PVC SCH 40 TEE OR ELL
- ⑦ SWING PIPE, LENGTH AS REQUIRED
- ⑧ CLASS 200 PVC LATERAL LINE



NOTES:
CONTROLLER SHALL BE MOUNTED SECURELY TO WALL USING APPROPRIATE FASTENERS FOR WALL TYPE. ALL EXPOSED CONDUIT SHALL BE E.M.T. OR EQUAL AND APPROVED BY LOCAL CODES. ALL CONDUIT CONNECTIONS SHALL BE MADE USING WATERTIGHT CONNECTORS

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(719) 227-0072

WIDEFIELD WATER AND SANITATION DISTRICT
BOOSTER 2 PUMP STATION REPLACEMENT
SITE IMPROVEMENT DETAILS

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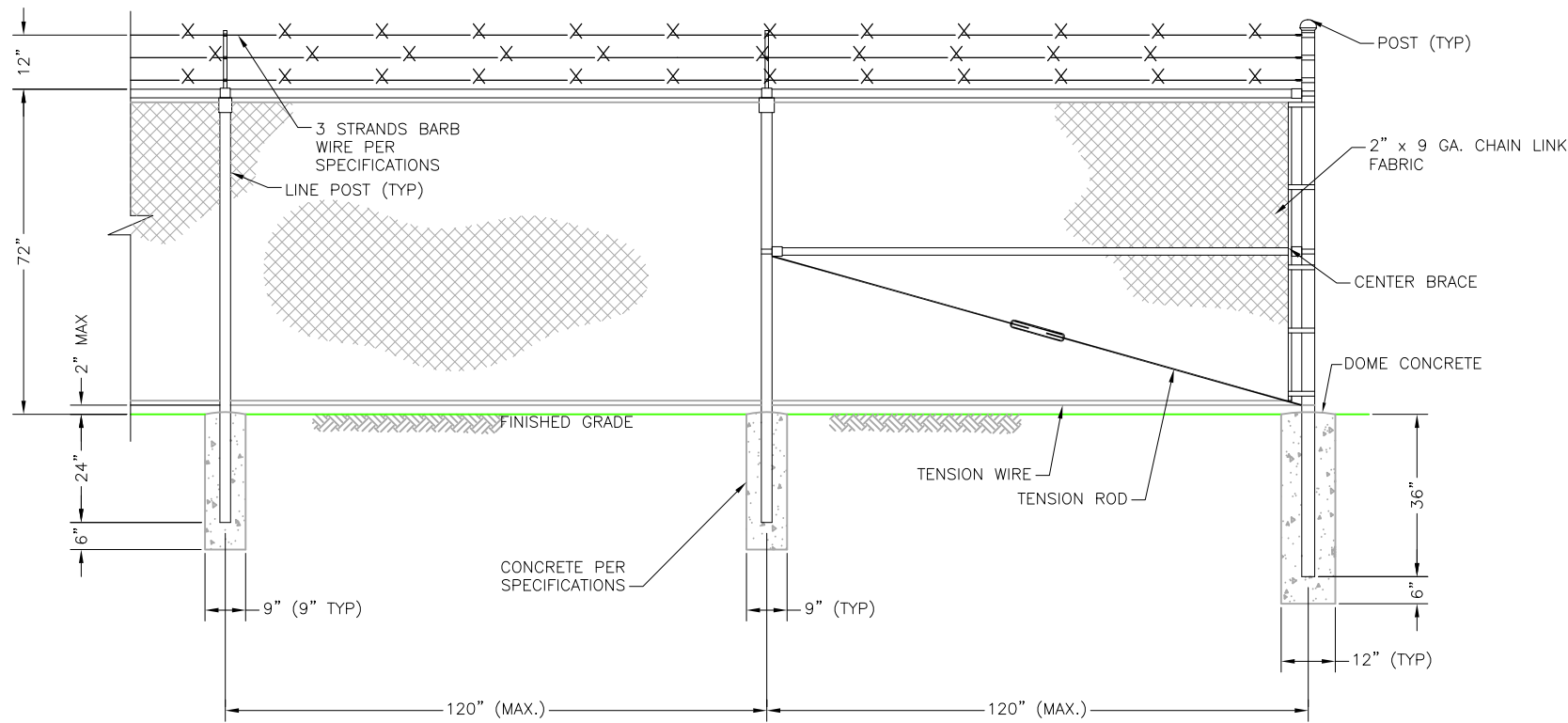
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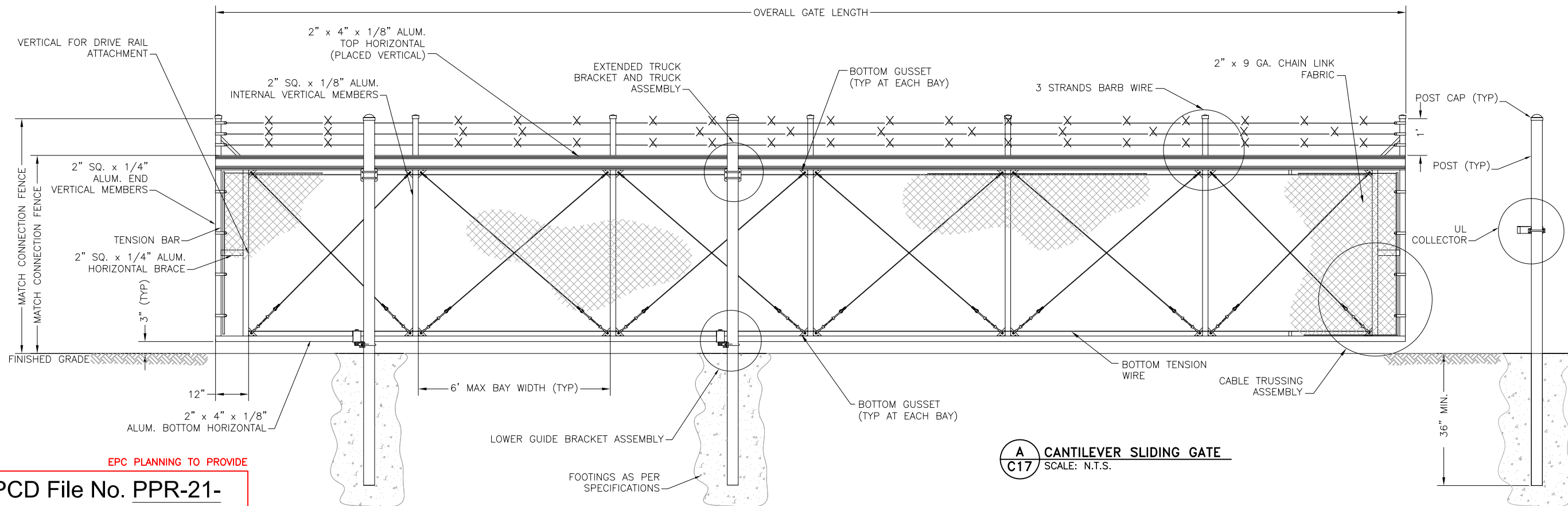
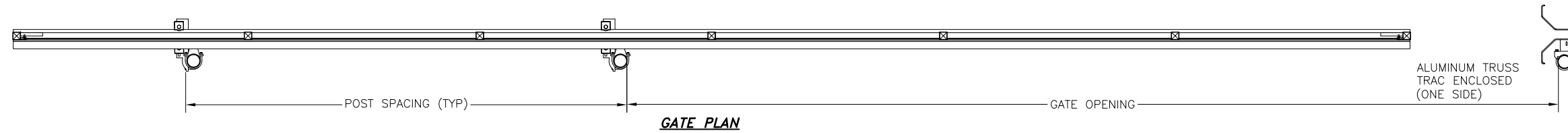
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- FENCING NOTES:**
1. CHAIN LINK FENCE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M 181.
 2. CHAIN LINK FABRIC SHALL BE 2" MESH NO. 9 GAGE GALVANIZED OR ALUMINUM COATED WIRE SECURELY FASTENED TO TENSION WIRE, LINE POSTS, RAILS, BRACES AND STRETCHER BARS SPACED AS SHOWN HEREON. WIRE FASTENERS AND TIE CLIPS SHALL BE NO. 11 GAGE (W&M) GALVANIZED STEEL WIRE OR NO. 7 GAGE (B&S) ALUMINUM WIRE, AND HOG RINGS SHALL BE NO. 9 GAGE, ALL IN CONFORMANCE WITH ASTM F 626.
 3. STEEL POSTS, RAILS AND GATE FRAMES SHALL CONFORM TO AASHTO M 181 TYPE 1, GRADE 1 OR GRADE 2.
 4. TENSION WIRE SHALL BE CONTINUOUS BETWEEN END OR CORNER POST AND LINE BRACE POST. A TURNBUCKLE OR OTHER APPROVED TIGHTENING DEVICE SHALL BE USED FOR EACH CONTINUOUS SPAN OF TENSION WIRE.
 5. TENSION WIRE SHALL BE AS SPECIFIED IN AASHTO M 181.
 6. CONCRETE FOOTINGS SHALL HAVE TOPS CROWNED AT GROUND LEVEL AND SHALL BE CLASS A, AX, OR B.
 7. CHAIN LINK FABRIC OVER 5 FEET HIGH SHALL BE TWISTED AND BARBED ON THE TOP SELVAGE AND KNUCKLED ON THE BOTTOM SELVAGE.
 8. ATTACH FABRIC TO ALL FENCE & GATE STRUCTURES AT 12" INTERVALS VERTICALLY & AT 20" HORIZONTALLY.
 9. MATCH EXISTING SITE BARB WIRE 45° ARM SUPPORTS.
 10. DETAILS ARE FOR REFERENCE ONLY - CONTRACTOR TO SUBMIT FENCE DETAILS.
 11. DISTRICT IDENTIFICATION SIGNAGE TO BE INSTALLED ON FENCE PER PLANS. KNOXBOX INSTALLED ON GATE FOR FIRE DEPARTMENT ACCESS. SEE SHEET C4.



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A C17 CANTILEVER SLIDING GATE
 SCALE: N.T.S.

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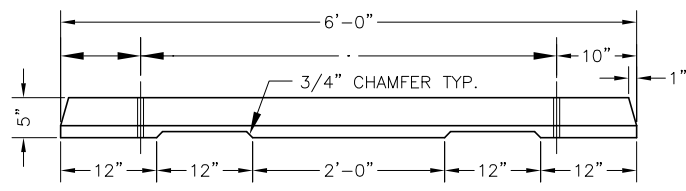
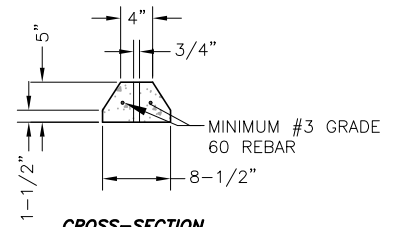
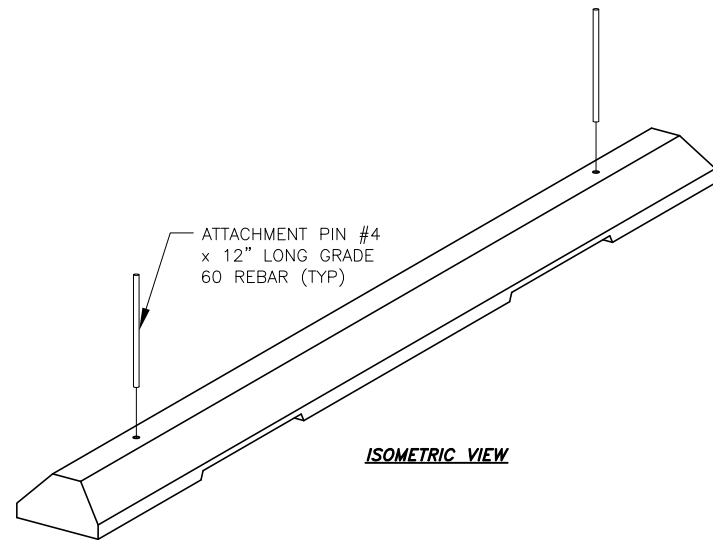
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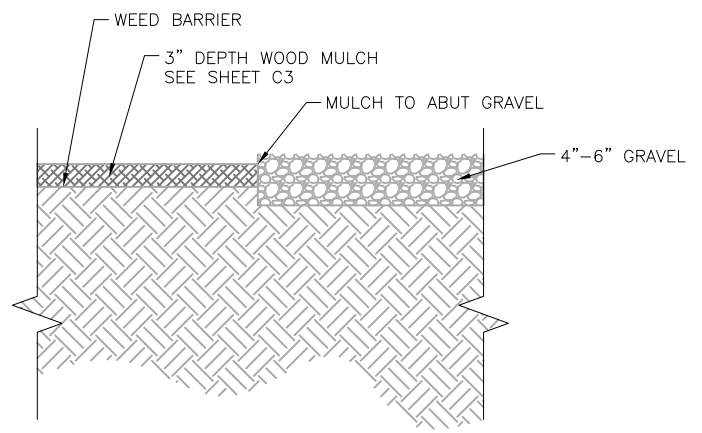


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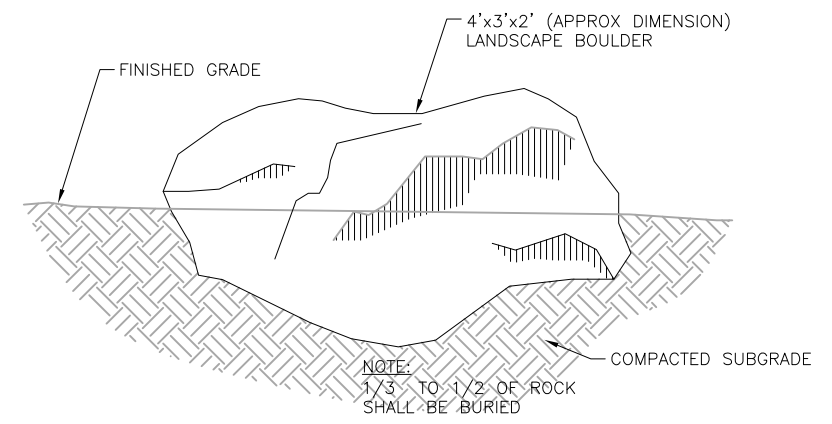
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A
C18 CONCRETE WHEEL STOP
SCALE: N.T.S.



B
C18 GRAVEL @ MULCH
SCALE: N.T.S.



C
C18 LANDSCAPE BOULDER
SCALE: N.T.S.

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