

WIDEFIELD WATER AND SANITATION DISTRICT

ROLLING HILLS 2MG POTABLE WATER TANK

2019.829.2030

EL PASO COUNTY, COLORADO

CODE STATEMENT

I. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

- A. INTERNATIONAL BUILDING CODE (2015)
- B. PIKES PEAK REGIONAL BUILDING CODE (2017)
- C. INTERNATIONAL PLUMBING CODE OF THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS (LATEST EDITION)
- D. INTERNATIONAL PLUMBING CODE (2015)
- E. INTERNATIONAL FIRE CODE (2015)
- F. INTERNATIONAL MECHANICAL CODE (2015)
- G. NATIONAL ELECTRICAL CODE (2014)
- H. ICC/ANSI 117.1 (2009)
- I. INTERNATIONAL ENERGY CONSERVATION CODE (2015)

II. CODE ABSTRACT:

A. GENERAL INFORMATION:

LOCATION: ADDRESS: TBD
 COLORADO SPRINGS, CO 80908
 OVERALL PARCEL: 01-15-65
 TANK SITE: APPROXIMATELY 2168' SOUTHWEST OF DRENNAN ROAD AND MOCKINGBIRD LANE INTERSECTION

OWNER: WIDEFIELD WATER AND SANITATION DISTRICT
 TAX ID #: 19871569515
 PROPERTY STATUS: EXEMPT
 TOTAL BUILDING AREA: 7,620 SF
 BUILDING CONSTRUCTION TYPE: II-B
 EPC SCHEDULE #: 55000-00-385
 PARCEL OWNER: MURRAY FOUNTAIN, LLC

B. OCCUPANCY TYPE(S):

OCCUPANCY TYPE: N/A

C. OCCUPANCY LOAD CALCULATION:

N/A - UNOCCUPIED STRUCTURE

PARTICIPANTS

OWNER
 WIDEFIELD WATER AND SANITATION DISTRICT
 8495 FONTAINE BLVD
 COLORADO SPRINGS, CO 80925
 CONTACT: ROBERT BANNISTER, PE
 PHONE: (719) 955-6118

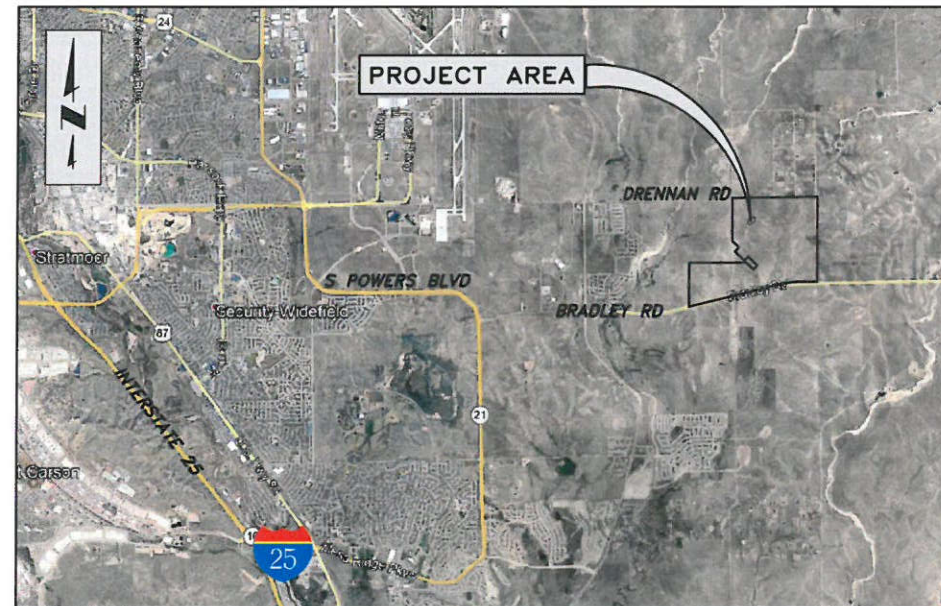
CONSULTING/DESIGN ENGINEER
 JDS-HYDRO CONSULTANTS, INC.
 5540 TECH CENTER DR., STE 100
 COLORADO SPRINGS, CO 80903
 CONTACT: GWEN DALL, PE
 PHONE: (719) 227-0072

LEGEND

---	EX PROPERTY LINE	====	PP SANITARY SEWER LINE ALIGNMENT
- - -	EX RIGHT-OF-WAY	====	PP WATER LINE ALIGNMENT
-X-	EX FENCE	====	PP CONTOURS-MAJOR
-W-	EX WATER LINE	====	PP CONTOURS-MINOR
-SS-	EX SANITARY SEWER LINE	-X-	PP FENCE
-OHE-	EX O.H. ELECTRIC	-UGE-	PP U.G. ELECTRIC LINE
-GAS-	EX U.G. GAS LINE	-----	PP EASEMENT
-----	EX CONTOURS-MAJOR	-----	PP TEMP. CONSTRUCTION EASEMENT
-----	EX CONTOURS-MINOR	-----	PP EROSION CONTROL SILT FENCE
-----	EX EASEMENT	-----	PP EROSION CONTROL EARTHEN BERM
(W)	EX WATER MANHOLE	-----	PP EROSION CONTROL BALES
(G)	EX GAS METER	-----	PP EROSION CONTROL SOCK
Ø	EX UTILITY POLE	-----	PP EROSION CONTROL BLANKET
⊕	BORE HOLE	-----	PP WATER LINE FITTING
•	ELEVATION	-----	PP WATER VALVE
→	FLOW ARROW	-----	PP HYDRANT ASSEMBLY (ISOLATION VALVE INCLUDED)



FOR CONSTRUCTION



VICINITY MAP
N.T.S.

PRE-EXCAVATION CHECKLIST

- Gas and Other Utility Lines Shown on Construction Plans
- Utility Notification Center of Colorado (UNCC)--Call at Least Two (2) Business Days Ahead-1-800-922-1987
- Utilities Located & Marked on the Ground
- Employees Briefed on Marking and Color Codes*
- Employees Trained on Excavation and Safety Procedures for Natural Gas Lines
- When Excavation Approaches Gas Lines, Employees must Expose Lines by Careful Probing and Hand-Digging

COLOR CODE FOR MARKING UNDERGROUND UTILITY LINES

WHITE	PROPOSED EXCAVATION
MAGENTA	TEMPORARY SURVEY MARKINGS
RED	ELECTRIC
YELLOW	GAS, OIL, STEAM
ORANGE	COMMUNICATION, CABLE
BLUE	POTABLE WATER
PURPLE	IRRIGATION, RECLAIMED WATER, REVERSE LINES
GREEN	SEWER

UNCC
UTILITY NOTIFICATION CENTER OF COLORADO
3 Days Before You Dig:
Call: 1-800-922-1987
Click: www.UNCC.org

SURVEY DATA

TOPOGRAPHY SURVEY CONDUCTED BY CLARK LAND SURVEYING (DATED 01/24/20). SEE SURVEY FOR ESTABLISHED CONTROL. THE FOLLOWING COORDINATE SYSTEM AND DATUM RECORD IS AS FOLLOWS:

HORIZONTAL DATUM: MODIFIED COLO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983. SCALE FACTOR 1.000321070
 VERTICAL DATUM: BASED ON OPUS SOLUTION RAN ON CONTROL POINT #100 (3-1/2" BRASS CAP IN CONCRETE, "EL PASO CALIBRATION BASELINE" "2003"). ELEVATION=5815.45' (NAVD1988)

UTILITIES SHOWN WITHIN THE SURVEY HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, EXISTING DRAWINGS AND/OR UTILITY LOCATE MARKINGS. THE SURVEYOR NOR ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND ENGINEER FURTHER DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

SIGNATURE BLOCKS

Approved

By: Craig Dossey, Executive Director

Date: 06/30/2021



El Paso County Planning & Community Development

Associated file: AASI203

The approval of the site development plan includes the approval of an alternative landscape plan per Section 6.2.2.A.4 of the Land Development Code.

CONSTRUCTION PLAN APPROVALS

DISTRICT APPROVALS

THE WIDEFIELD WATER AND SANITATION DISTRICT RECOGNIZES THE DESIGN ENGINEER AS HAVING RESPONSIBILITY FOR THE DESIGN. THE WIDEFIELD WATER AND SANITATION DISTRICT HAS LIMITED ITS SCOPE OF REVIEW ACCORDINGLY.

WIDEFIELD WATER AND SANITATION DISTRICT DESIGN APPROVAL

By: *Robert Bannister* DATE: 5/11/2021

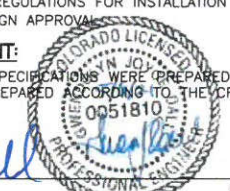
2019-829-2030
CIP NO.

IN CASE OF ERRORS OR OMISSIONS WITH THE WATER DESIGN AS SHOWN ON THIS DOCUMENT, THE STANDARDS AS DEFINED IN THE "RULES AND REGULATIONS FOR INSTALLATION OF WATER MAINS AND SERVICES" SHALL RULE. APPROVAL EXPIRES 180 DAYS FROM DESIGN APPROVAL.

ENGINEER'S STATEMENT:

THESE DETAILED PLANS AND SPECIFICATIONS WERE PREPARED UNDER MY DIRECTION AND SUPERVISION. SAID DETAILS AND SPECIFICATIONS HAVE BEEN PREPARED ACCORDING TO THE CRITERIA ESTABLISHED BY THE APPLICABLE GOVERNING AGENCIES.

By: *Gwen Dall* DATE: 5/11/2021
 GWEN DALL, P.E. #51810
 JDS-HYDRO CONSULTANTS, INC.



PROJECT NO. 102.121

GENERAL NOTES

1. ALL UTILITY CONSTRUCTION TO BE CONDUCTED IN CONFORMANCE WITH THE CURRENT WIDEFIELD WATER AND SANITATION DISTRICT SPECIFICATIONS. COMPACTION REQUIREMENTS SHALL BE 95% STANDARD PROCTOR AS DETERMINED BY ASTM D698, UNLESS OTHERWISE APPROVED BY THE WIDEFIELD WATER AND SANITATION DISTRICT OR A HIGHER STANDARD IS IMPOSED BY ANOTHER AGENCY HAVING RIGHT-OF-WAY JURISDICTION. CONTRACTOR IS ALSO REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE EL PASO COUNTY ENGINEERING CRITERIA MANUAL.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE WIDEFIELD WATER AND SANITATION DISTRICT. THE WIDEFIELD WATER AND SANITATION DISTRICT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS. WIDEFIELD WATER AND SANITATION DISTRICT CONSTRUCTION SPECIFICATIONS MAY BE OBTAINED FROM THEIR WEBSITE: www.wwsdonline.com
3. ALL CARBON STEEL AND DUCTILE IRON PIPE, TO INCLUDE FITTINGS, VALVES AND FIRE HYDRANTS WILL BE WRAPPED WITH POLYETHYLENE TUBING, BONDED AT EACH JOINT AND ELECTRICALLY ISOLATED.
4. ALL CARBON STEEL AND DUCTILE IRON PIPE AND FITTINGS SHALL HAVE CATHODIC PROTECTION USING NO. 6 WIRE WITH 17 LB. MAGNESIUM ANODES EVERY 400 FEET AND 1 LB. MAGNESIUM ANODES AT EVERY FITTING.
5. PVC MAIN LINES SHALL BE INSTALLED WITH COATED NO. 12 TRACER WIRE.
6. THE CONTRACTOR IS REQUIRED TO NOTIFY THE WIDEFIELD WATER AND SANITATION DISTRICT A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO NOTIFY WWSA A WEEK IN ADVANCE OF ANY REQUIRED BASIN OR UTILITY SHUTDOWNS.
7. THE LOCATION OF ALL UTILITIES AS SHOWN ON THESE DRAWINGS ARE APPROXIMATE ONLY. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED PRIOR TO CONSTRUCTION BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL FIELD EXCAVATE AND VERIFY THE VERTICAL AND HORIZONTAL LOCATION OF ALL TIE-INS. CONTRACTOR SHALL NOTIFY THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER OF THE FIELD VERIFIED INFORMATION PRIOR TO CONSTRUCTION.
9. ALL BENDS SHALL BE FIELD STAKED PRIOR TO CONSTRUCTION.
10. ANY WATER UTILITY MATERIAL REMOVED AND NOT REUSED SHALL BE RETURNED TO THE WIDEFIELD WATER AND SANITATION DISTRICT IF THE DISTRICT SO REQUESTS.
11. THE CONTRACTOR SHALL AT HIS EXPENSE SUPPORT AND PROTECT ALL UTILITY MAINS SO THAT THEY WILL FUNCTION CONTINUOUSLY DURING CONSTRUCTION. SHOULD A UTILITY MAIN FAIL AS A RESULT OF THE CONTRACTOR'S OPERATION, IT WILL BE REPLACED IMMEDIATELY BY EITHER THE CONTRACTOR OR THE WIDEFIELD WATER AND SANITATION DISTRICT AT FULL COST OF LABOR AND MATERIALS TO THE CONTRACTOR.
12. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING EFFORTS. ANY PUMPING OR BYPASS OPERATIONS MUST BE REVIEWED AND APPROVED PRIOR TO EXECUTION BY BOTH THE WIDEFIELD WATER AND SANITATION DISTRICT AND THE ENGINEER.
13. CONTRACTOR MUST REPLACE OR REPAIR ANY DAMAGE TO ALL SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO FENCES, CURB AND GUTTER AND/OR ASPHALT THAT MAY BE CAUSED DURING CONSTRUCTION.
14. ALL SITE UTILITIES AND IMPROVEMENTS SHALL HAVE AS "AS-BUILT" PLANS PREPARED AND APPROVED PRIOR TO FINAL ACCEPTANCE BY THE WIDEFIELD WATER AND SANITATION DISTRICT.
15. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE IS REQUIRED A MINIMUM OF 72 HOURS IN ADVANCE OF COMMENCEMENT OF WORK.
16. EL PASO COUNTY STORMWATER AND/OR EROSION CONTROL PERMITS, CDPHE STORMWATER CONSTRUCTION ACTIVITY AND DEWATERING PERMITS, AND CITY OF COLORADO SPRINGS WORK IN THE R.O.W. PERMIT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PRIOR TO CONSTRUCTION.
17. ALL MAIN LINES (PVC AND DUCTILE IRON) SHALL BE INSTALLED WITH COATED NO. 12 TRACER WIRE WITH TEST STATIONS EVERY 500 FT.
18. AERIAL BASEMAP IMAGERY, IF DEPICTED HEREIN, IS NOT TO SCALE AND IS SHOWN FOR CONCEPTUAL REFERENCE ONLY.
19. SEE WIDEFIELD WATER AND WASTEWATER SYSTEM STANDARD SPECIFICATIONS FOR ALL GENERAL AND DESIGN STANDARDS/CIVIL DRAWINGS DETAILS.
20. WATER MAIN INSTALLATION:
THE UNIT PRICE SHALL INCLUDE ALL PIPE, PIPE INSTALLATION, TRENCHING, STABILIZATION, AND BEDDING AS SHOWN ON THE TYPICAL DETAIL, DEWATERING, BACKFILL, TRACER WIRE, COMPACTION, CLEAN-UP, REVEGETATION, FLUSHING, TESTING, GRADING AND ALL WORK INCIDENTAL THERTO TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
21. CONTRACTOR IS TO COORDINATE WITH THE RANCHER WHO RUNS CATTLE ON THE PROPERTY TO ENSURE NO CATTLE ARE HARMED DURING CONSTRUCTION.
22. NO WATER FACILITY SHALL BE PLACED IN SERVICE UNTIL AFTER COMPLETION OF ALL PRESSURE TESTING, DISINFECTION, AND COMPACTION TESTING.
23. SUBSURFACE UTILITY ENGINEERING
23.1. UTILITIES ARE DEPICTED ON THESE PLANS IN ACCORDANCE WITH THEIR ACHIEVED "QUALITY LEVELS" AS DEFINED IN THE AMERICAN SOCIETY OF CIVIL ENGINEER'S DOCUMENT ASCE 38, "STANDARD GUIDELINE FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."
23.2. RELIANCE UPON THESE DATA FOR RISK MANAGEMENT PURPOSES DURING BIDDING DOES NOT RELIEVE THE EXCAVATOR OR UTILITY OWNER FROM FOLLOWING ALL APPLICABLE UTILITY DAMAGE PREVENTION STATUTES, POLICIES, AND/OR PROCEDURES DURING EXCAVATION. IT IS IMPORTANT THAT THE CONTRACTOR INVESTIGATES AND UNDERSTANDS THE SCOPE OF WORK BETWEEN THE PROJECT OWNER AND THEIR ENGINEER REGARDING THE SCOPE AND LIMITS OF THE UTILITY INVESTIGATIONS LEADING TO THESE UTILITY DEPICTIONS.
24. DISINFECTION OF FACILITIES
24.1. THE CONTRACTOR SHALL DISINFECT ALL DOMESTIC WATER LINES ACCORDING TO AWWA C651-14 AND TANK ACCORDING TO AWWA C652-11.
24.2. THE CONTRACTOR SHALL COLLECT SAMPLES FROM THE PIPELINE AND TANK AFTER FINAL FLUSHING AND PRIOR TO PLACING FACILITIES IN SERVICE AND TEST FOR COLIFORM ORGANISMS. THE NUMBER AND FREQUENCY OF SAMPLES SHALL CONFORM WITH THE REQUIREMENTS OF THE PUBLIC HEALTH AGENCY HAVING JURISDICTION.
24.3. REPEAT DISINFECTION UNTIL SATISFACTORY SAMPLES HAVE BEEN OBTAINED IF INITIAL OR SUBSEQUENT DISINFECTION FAILS TO PRODUCE SATISFACTORY SAMPLES

SHEET INDEX

SHEET NUMBER	DESCRIPTION	SHEET NUMBER	DESCRIPTION
	COVER SHEET		
<u>GENERAL</u>		<u>STRUCTURAL</u>	
G1	GENERAL NOTES	S1	STRUCTURAL NOTES
G2	HYDRAULIC PROFILE/PROCESS FLOW DIAGRAM	S2	FLOOR APPURTENANCE LAYOUT
G3	FEMA FLOODPLAIN MAP	S3	DOVE APPURTENANCE LAYOUT
		S4	TANK SECTION
		S5	STRUCTURAL DETAILS
C1	VICINITY MAP	S6	STRUCTURAL DETAILS
C2	OVERALL SITE PLAN	S7	STRUCTURAL DETAILS
C3	SITE DEVELOPMENT PLAN	S8	STRUCTURAL DETAILS
C4	TANK INLET & DRAIN PLAN & PROFILE	S9	STRUCTURAL DETAILS
C5	TANK CIVIL DETAILS	S10	STRUCTURAL DETAILS
C6	TANK CIVIL DETAILS	S11	STRUCTURAL DETAILS
C7	ACCESS ROAD PLAN & SECTION VIEW		
C8	ACCESS ROAD CIVIL DETAILS		
C9	DRAINAGE BASIN PLAN & PROFILE		
C10	DRAINAGE BASIN CIVIL DETAILS		
C11	GRADING & EROSION CONTROL PLAN		
C12	GRADING & EROSION CONTROL NOTES		
C13	GRADING & EROSION CONTROL DETAILS		
C14	GRADING & EROSION CONTROL DETAILS		
C15	GRADING & EROSION CONTROL DETAILS		
C16	LANDSCAPE PLAN		
C17	LANDSCAPE DETAILS		
C18	LANDSCAPE NOTES		

ABBREVIATIONS

WWSA VA PPNC RHBPS SDS PP EX SCH STA FNPT MNPT FL FH TB MJ BV GV SOV RED	WIDEFIELD WATER AND SANITATION DISTRICT VETERANS AFFAIRS PIKES PEAK NATIONAL CEMETERY ROLLING HILLS BOOSTER PUMP STATION SOUTHERN DELIVERY SYSTEM PROPOSED EXISTING SCHEDULE STATION FEMALE NATIONAL PIPE THREAD MALE NATIONAL PIPE THREAD FLANGE FIRE HYDRANT THRUST BLOCK MECHANICAL JOINT BUTTERFLY VALVE GATE VALVE SIDE OPERATED VALVE REDUCER
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WIDEFIELD WATER AND SANITATION DISTRICT

ROLLING HILLS 2MG POTABLE WATER TANK

GENERAL NOTES

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FOR CONSTRUCTION



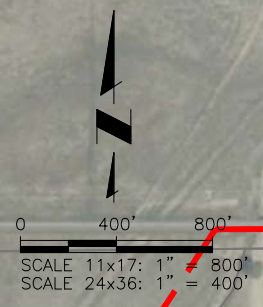
Project No.: 102.121
 Date: 05/06/21
 Design: GJD
 Drawn: SNW
 Check: JPM

G1

SHEET 1 OF 32

JDS-HYDRO CONSULTANTS, INC.
 5640 TECH CENTER DR., SUITE 100
 COLORADO SPRINGS, COLORADO 80919
 (719) 227-0072
DISCLAIMER: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO JDS-HYDRO CONSULTANTS, INC. JDS-HYDRO ASSUMES NO LIABILITY FOR UNAUTHORIZED CHANGES AND/OR REVISIONS MADE TO PLANS.

2021/05/06 9:00 AM By: Shelby West J:\JDS-Hydro\Project Files\102_121_Widefield Water And San\102.121_Rolling Hills Tank\Drawings\Exhibits\102121_Tank_Site.dwg



ADJACENT PROPERTY
SCHEDULE #: 540000150
OWNER: COLORADO CENTRE METRO DISTRICT
LOCATION: DRENNAN RD

ADJACENT PROPERTY
SCHEDULE #: 540000253
OWNER: BLH NO 1 LLC
LOCATION: DRENNAN RD

ADJACENT PROPERTY
SCHEDULE #: 540000254
OWNER: BLH NO 1 LLC
LOCATION: DRENNAN RD

ADJACENT PROPERTY
SCHEDULE #: 5436001028
OWNER: WESLEY & ANGELA GUIER
LOCATION: 3475 LONE FEATHER DR

ADJACENT PROPERTY
SCHEDULE #: 4500000111
OWNER: ELLICOTT FIRE PROTECTION DIST
LOCATION: 3525 S MERIDIAN RD

ADJACENT PROPERTY
SCHEDULE #: 5436003026
OWNER: LONNIE & PATRICIA COLE
LOCATION: 3420 LONE FEATHER DR

ADJACENT PROPERTY
SCHEDULE #: 5436003025
OWNER: LONNIE & PATRICIA COLE
LOCATION: 3480 LONE FEATHER DR

ADJACENT PROPERTY
SCHEDULE #: 4500000110
OWNER: JOSEPH SR & DEE GRAVES
LOCATION: 3875 HAMMER RANCH RD

ADJACENT PROPERTY
SCHEDULE #: 4500000115
OWNER: ANN RUSH
LOCATION: 3870 HAMMER RANCH RD

ADJACENT PROPERTY
SCHEDULE #: 4500000088
OWNER: JOAN TEAKELL
LOCATION: 3955 S MERIDIAN RD

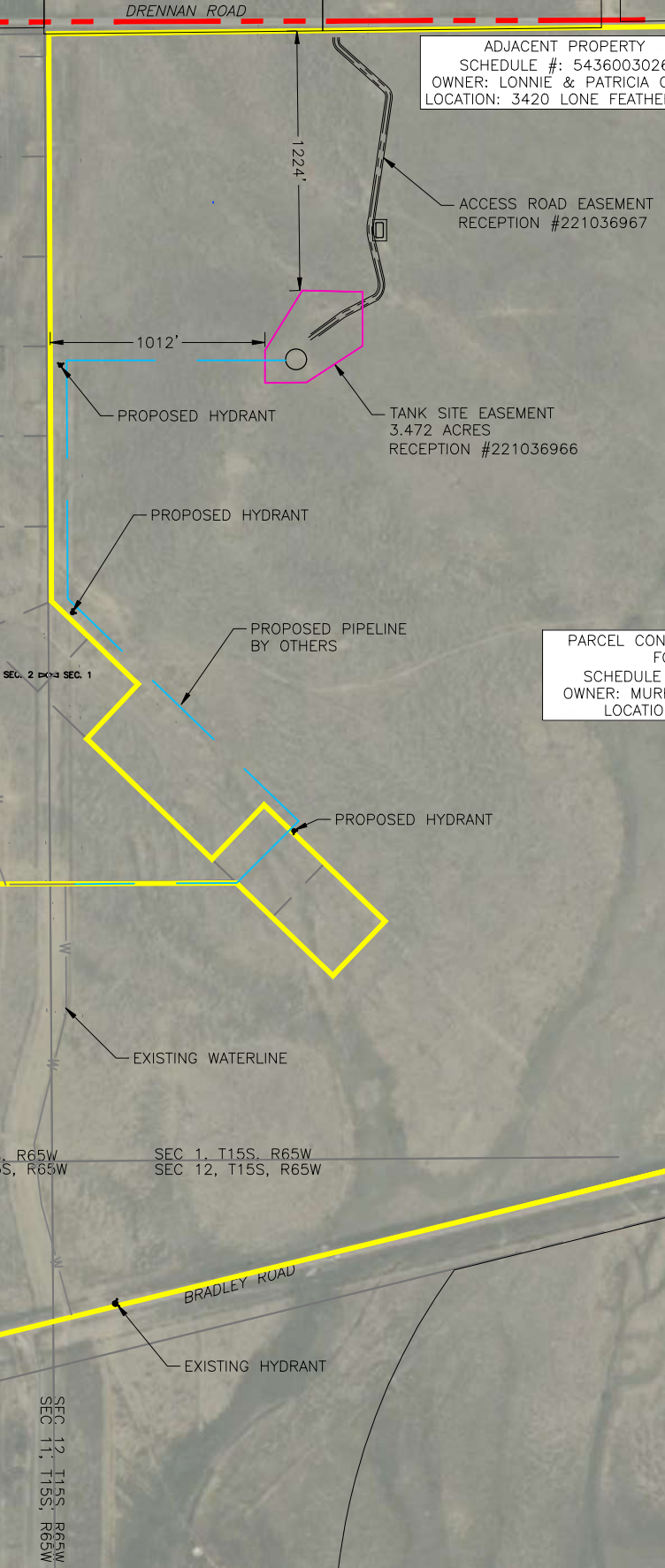
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SCHEDULE #: 4500000095
OWNER: RICKY & TRACY EDWARDS
LOCATION: 4343 S MERIDIAN RD

ADJACENT PROPERTY
SCHEDULE #: 5500000324
OWNER: BULL HILL LLC
LOCATION: 12-15-65

ADJACENT PROPERTY
SCHEDULE #: 4500000125
OWNER: BJ RANCHES LLC
LOCATION: BRADLEY RD

ADJACENT PROPERTY
SCHEDULE #: 5500000384
OWNER: UNITED STATES OF AMERICA
LOCATION: 10545 DRENNAN RD

ADJACENT PROPERTY
SCHEDULE #: 5500000408
OWNER: BLH NO 2 LLC
LOCATION: 10783 BRADLEY RD



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5640 TECH CENTER DR., SUITE 100
COLORADO SPRINGS, COLORADO 80919
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WIDEFIELD WATER AND SANITATION DISTRICT
ROLLING HILLS 2MG POTABLE WATER TANK
VICINITY MAP

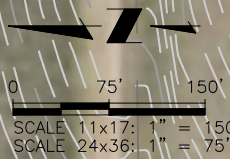
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FOR CONSTRUCTION



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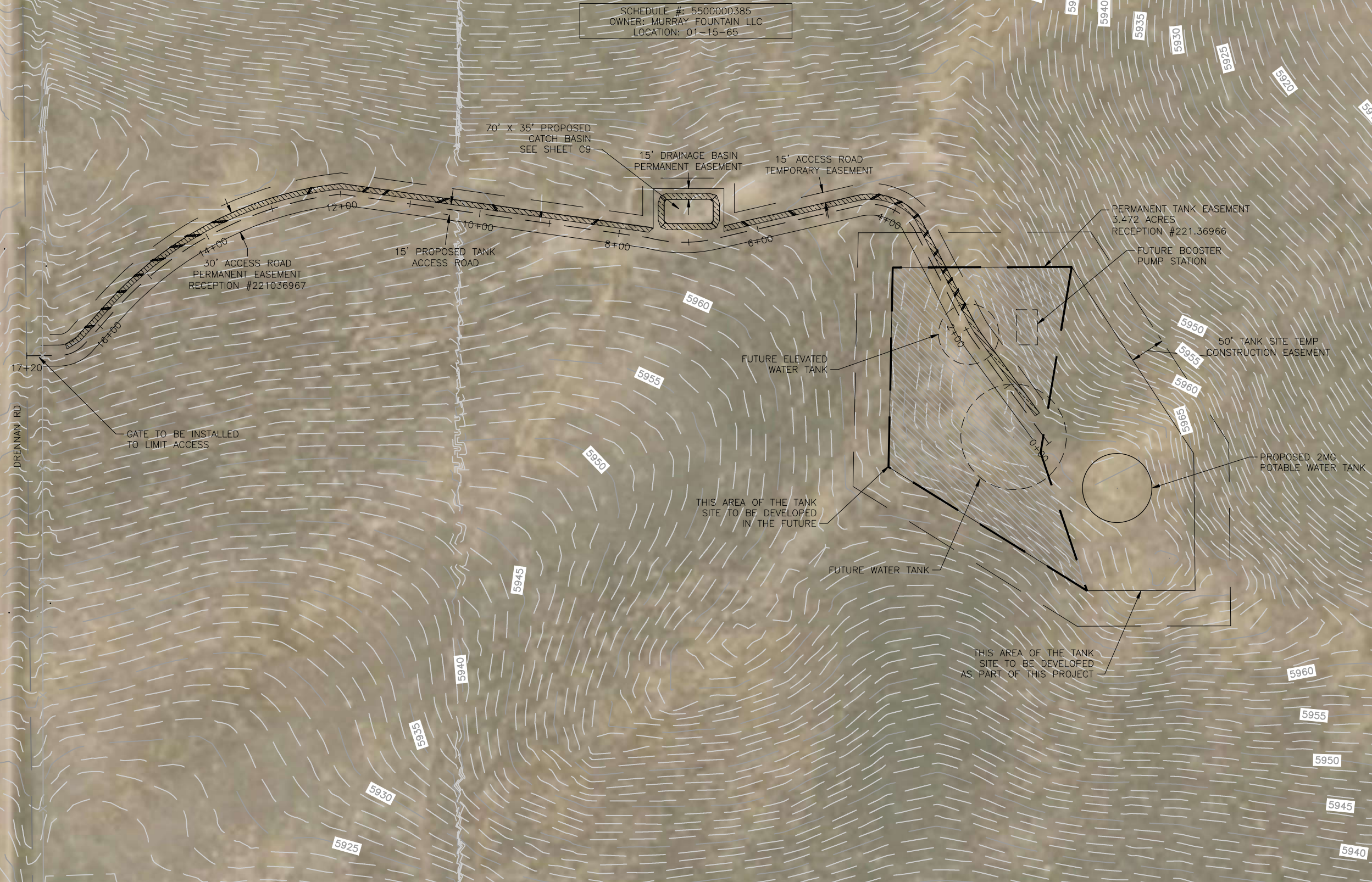
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 2021/05/06 9:00 AM By: Shelby West



NOTE:

1. AERIAL IMAGERY IS NOT ACCURATELY SCALED AND SHOULD BE UTILIZED FOR REFERENCE ONLY (SOURCE: CITE IMAGE DATE HERE IF AVAILABLE)
2. VERTICAL AND HORIZONTAL DATUM IS MODIFIED STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM, 1983.

SCHEDULE #: 5500000385
 OWNER: MURRAY FOUNTAIN LLC
 LOCATION: 01-15-65



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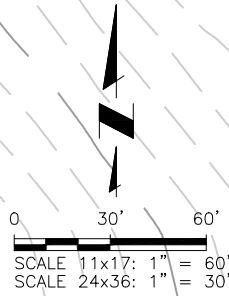
WIDEFIELD WATER AND SANITATION DISTRICT
 ROLLING HILLS 2MG POTABLE WATER TANK
 OVERALL SITE PLAN

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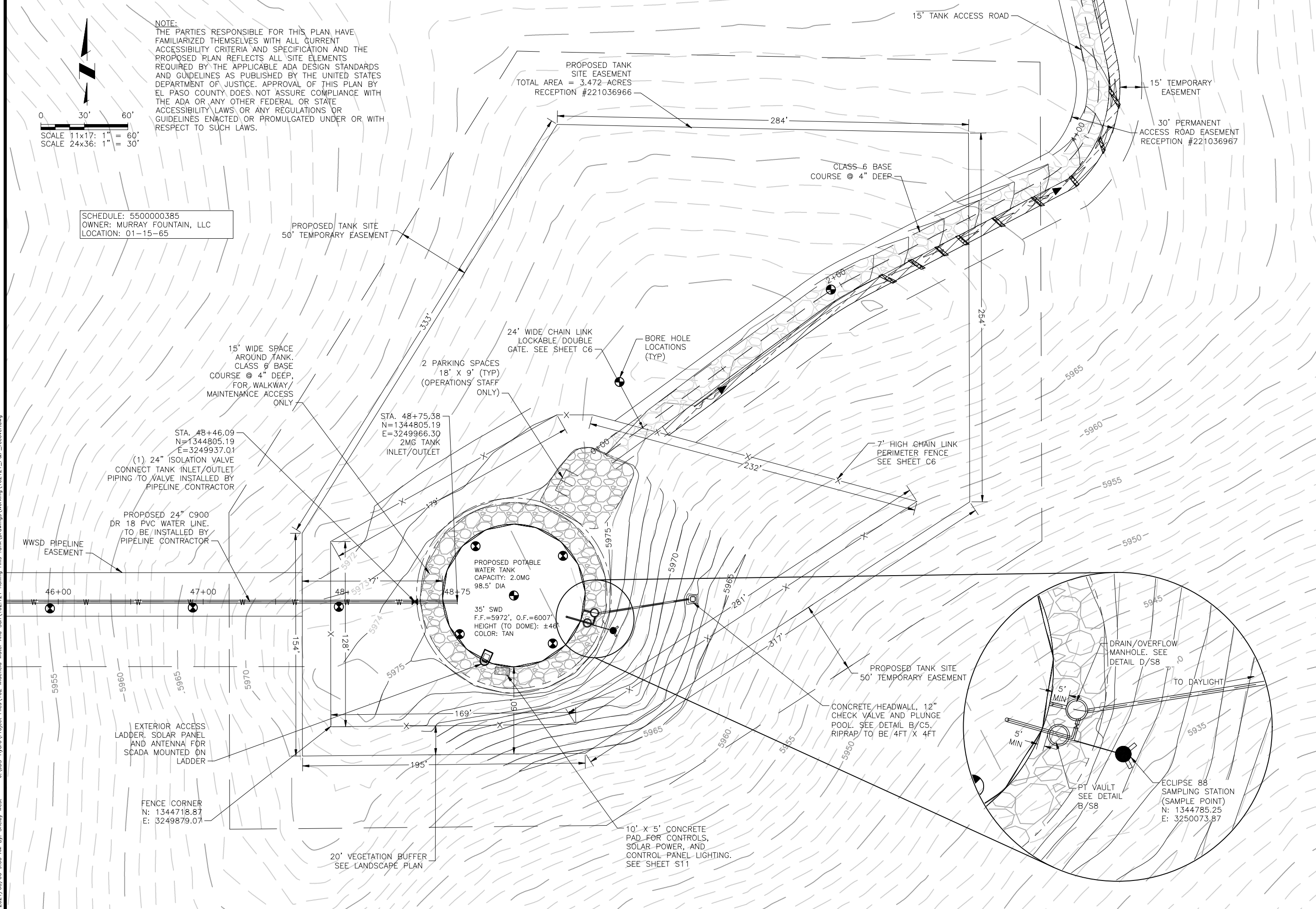


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NOTE:
 THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY 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.

SCHEDULE: 5500000385
 OWNER: MURRAY FOUNTAIN, LLC
 LOCATION: 01-15-65



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WIDEFIELD WATER AND SANITATION DISTRICT
 ROLLING HILLS 2MG POTABLE WATER TANK
 SITE DEVELOPMENT PLAN

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FOR CONSTRUCTION

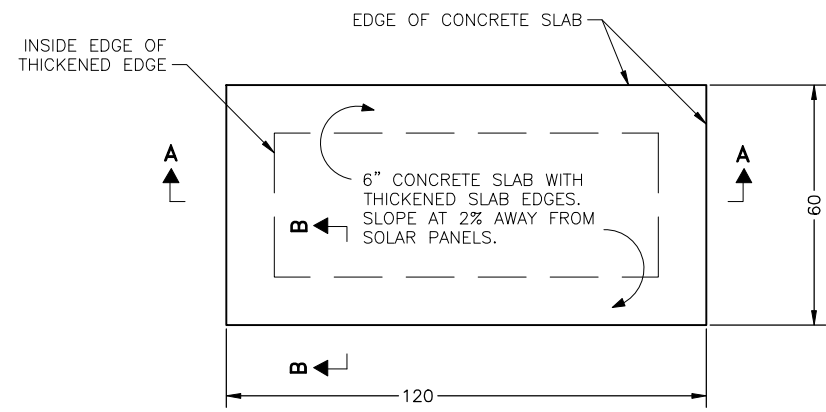


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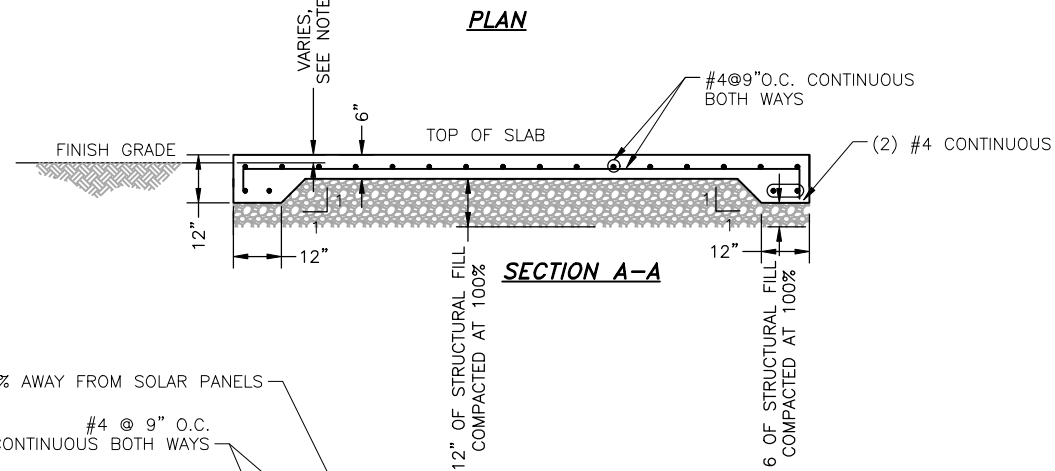
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 SHEET 6 OF 32

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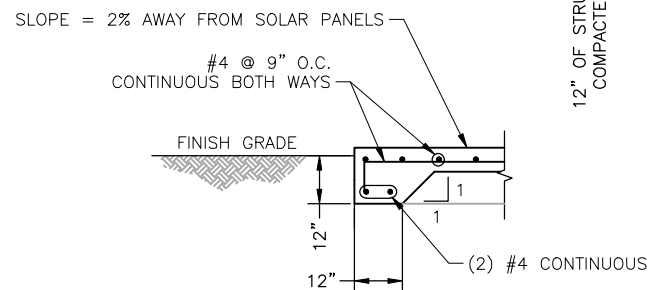
2021/05/06 9:06 AM By: Shelby West J:\JDS-Hydro\Project Files\102_Widefield Water And San\102.121_Rolling Hills Tank\Drawings\Working\102121_Civil_Details.dwg



PLAN

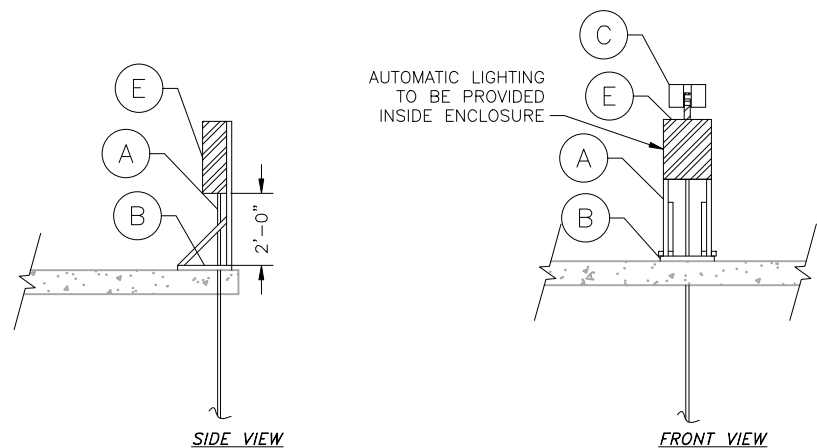


SECTION A-A



SECTION B-B

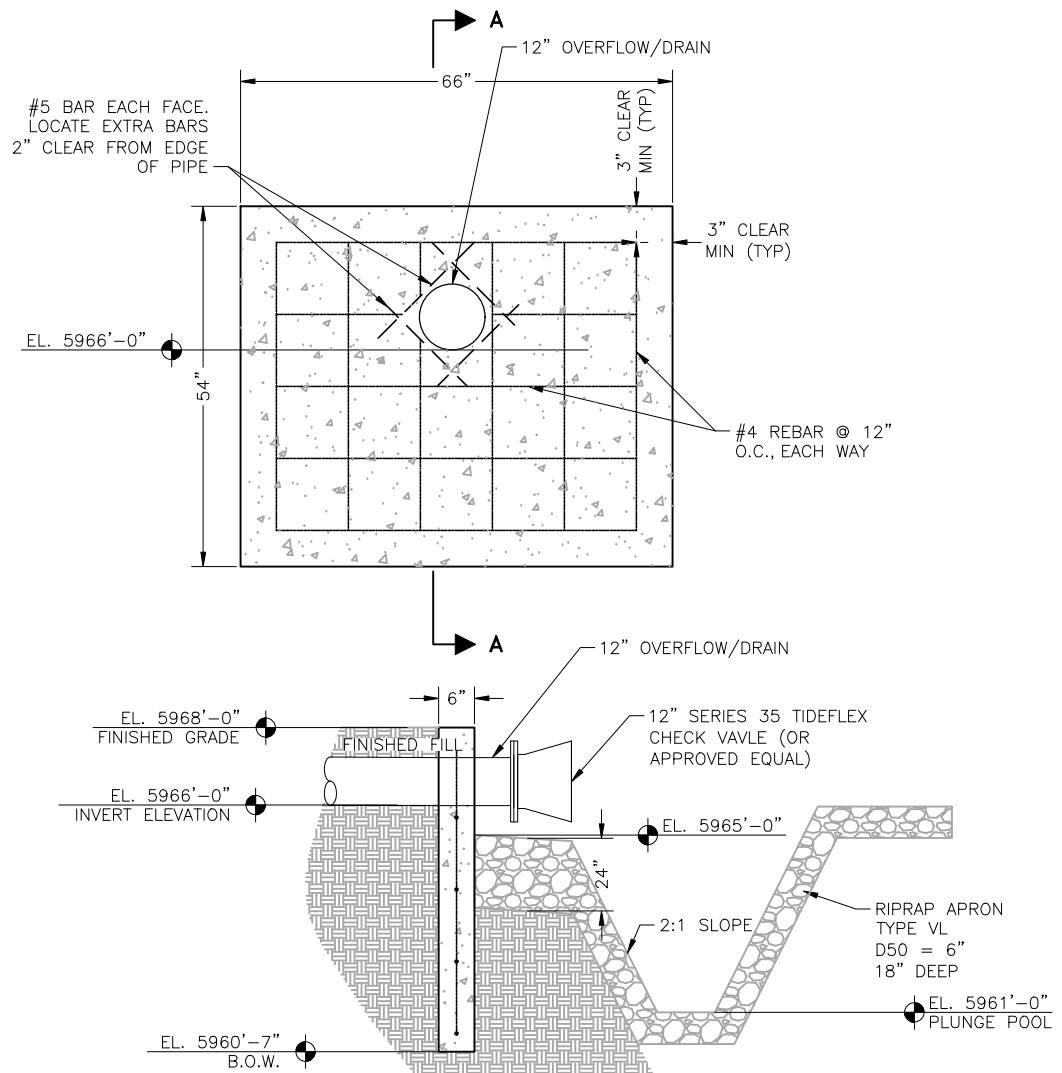
A ELECTRICAL AND CONTROLS PAD DETAIL
C5 SCALE: 1/4" = 1'-0"



C SOLAR PANEL/RTU
C5 SCALE: N.T.S.

SOLAR PANEL/RTU SCHEDULE	
A	1" ELECTRICAL CONDUIT
B	1-3/8" 12 GAUGE UNISTRUT STANCHION
C	SOLAR PANEL INCLUDING BATTERY AND CHARGE CONTROLLER
D	ANTENNA - TO BE MOUNTED ON TANK LADDER
E	NEMA TYPE 4 ENCLOSURE WITH MOUNTING PANEL

NOTE:
SOLAR PANEL AND ANTENNA TO BE MOUNTED ON TOP OF TANK ON LADDER/HANDRAIL



B CONCRETE HEADWALL AND PLUNGE POOL
C5 SCALE: N.T.S.

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WIDEFIELD WATER AND SANITATION DISTRICT
ROLLING HILLS 2MG POTABLE WATER TANK
TANK CIVIL DETAILS

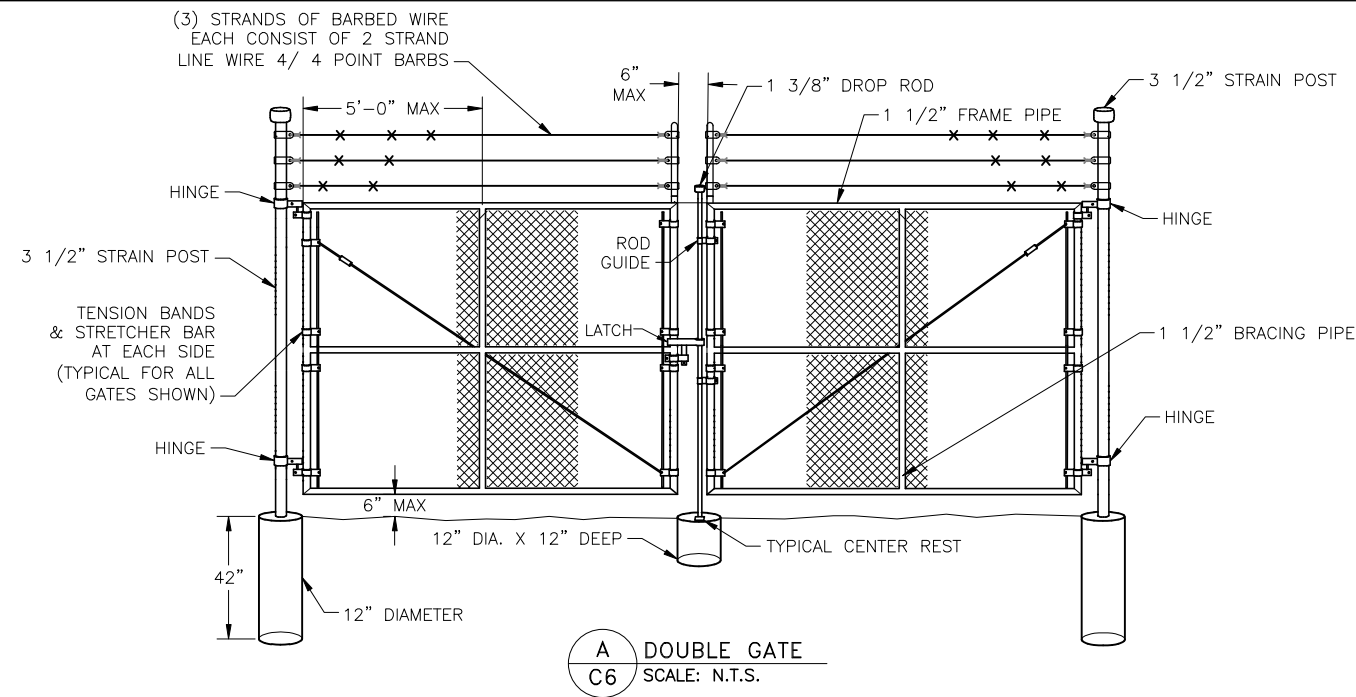
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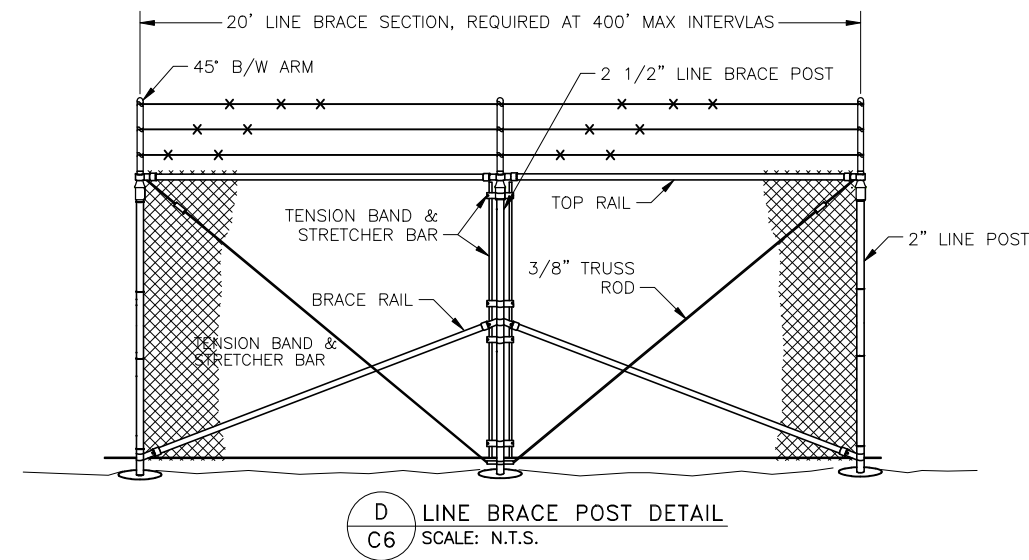
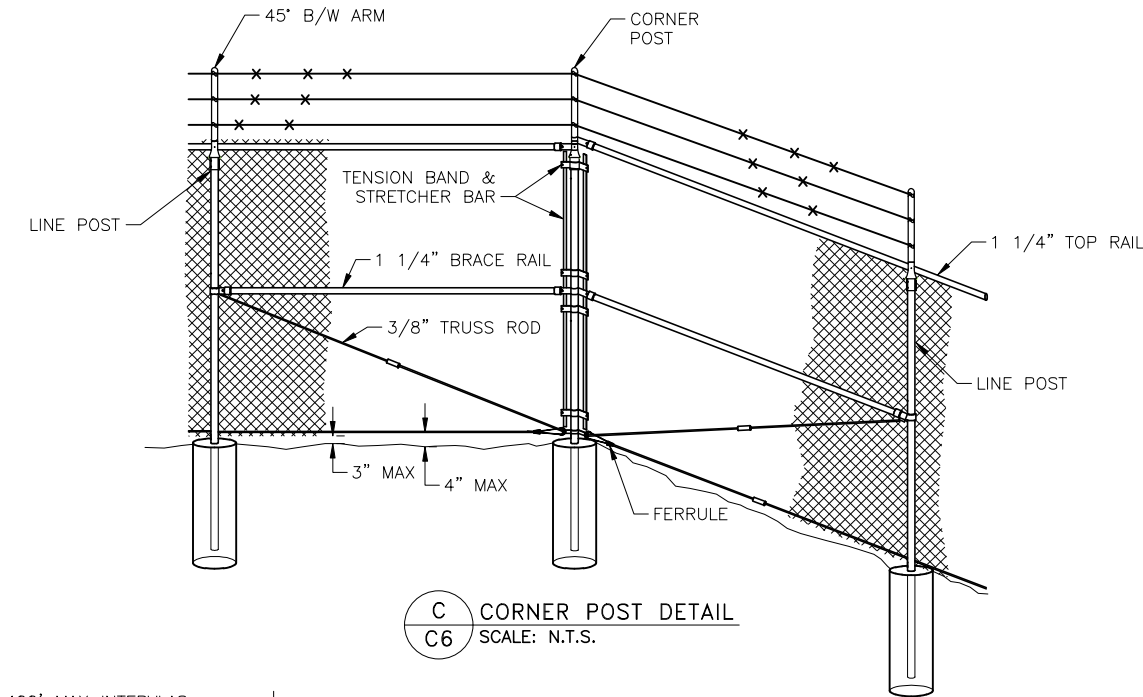
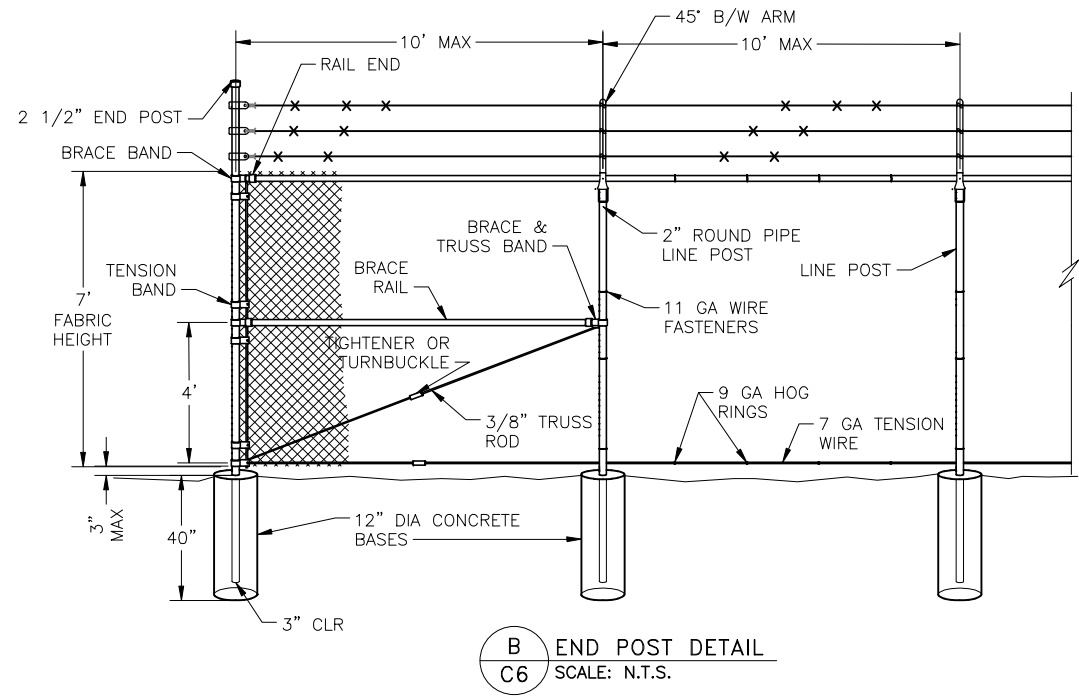
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SHEET 8 OF 32



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 AND GATE STRUCTURES AT 12" INTERVALS VERTICALLY AND AT 20" HORIZONTALLY.



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ROLLING HILLS 2MG POTABLE WATER TANK
TANK CIVIL DETAILS

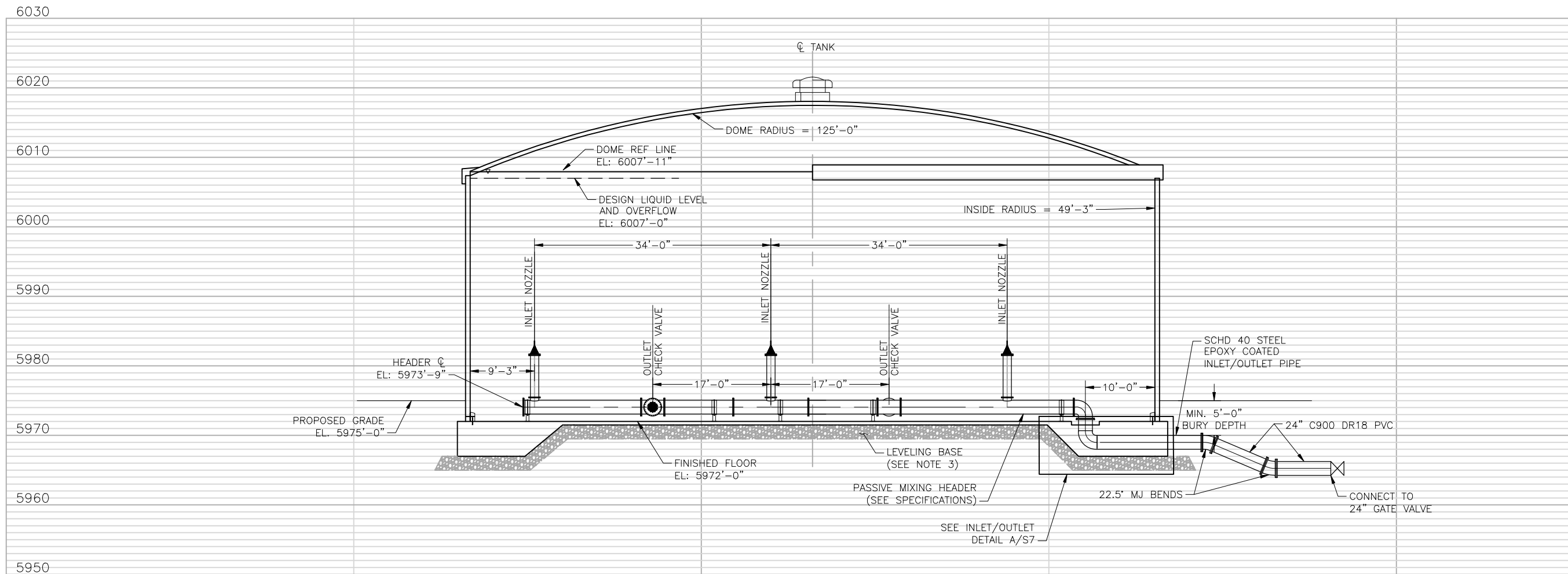
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Check: JPM

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A TANK SECTION A
S4 SCALE: 1/16" = 1'-0"

NOTES:

1. REFER TO CONTRACT DOCUMENTS FOR INFORMATION CONCERNING TANK BASE PREPARATION, BACKFILLING, AND SITE GRADING.
2. GEOTECHNICAL ENGINEER MUST INSPECT AND EVALUATE THE SUB-GRADE PRIOR TO PLACEMENT OF LEVELING BASE TO CONFIRM MINIMUM DESIGN CRITERIA IS BEING MET.
3. LEVELING BASE SHALL CONSIST OF 12 INCHES OF IMPORTED, CRUSHED STONE MEETING NO. 57 CONCRETE AGGREGATE PER TABLE 703-1 CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2019, OR CLASS 5 OR 6 AGGRAGATE BASE COURSE PER TABLE 703-2 CDOT STANDARD SPECIFICATIONS, 2019. LEVELING BASE SHALL EXTEND A MINIMUM OF 48 INCHES BEYOND EDGE OF FOOTINGS.
4. REFER TO TANK & PIPING SECTION DRAWINGS IN CIVIL SHEETS AND STRUCTURAL DETAIL SHEETS FOR BURIED PIPE PENETRATIONS.
5. REFER TO SPECIFICATIONS FOR HYDRODYNAMIC MIXING SYSTEM INFORMATION.

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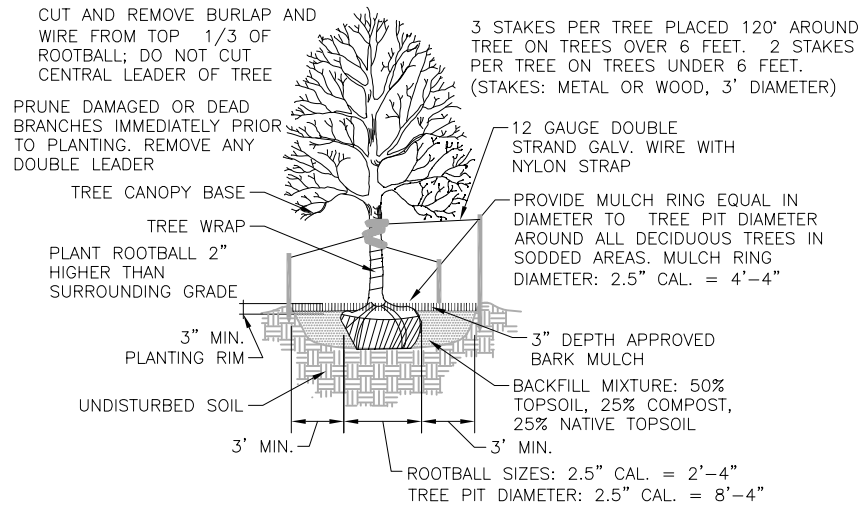
WIDEFIELD WATER AND SANITATION DISTRICT
 ROLLING HILLS 2MG POTABLE WATER TANK
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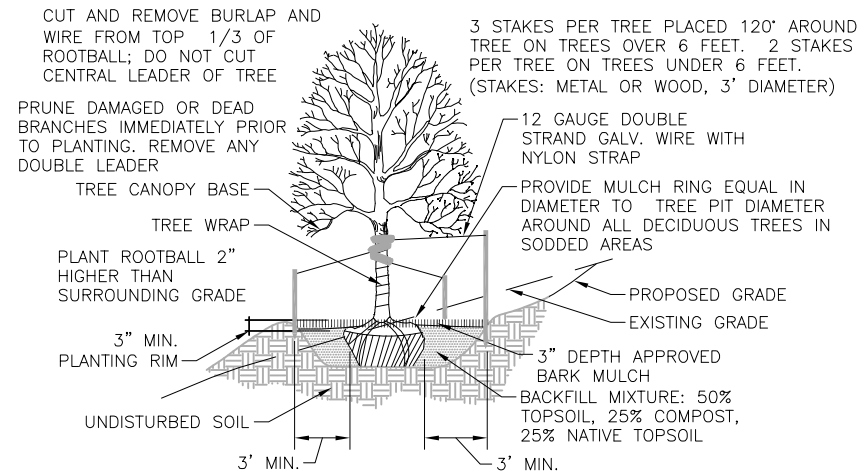
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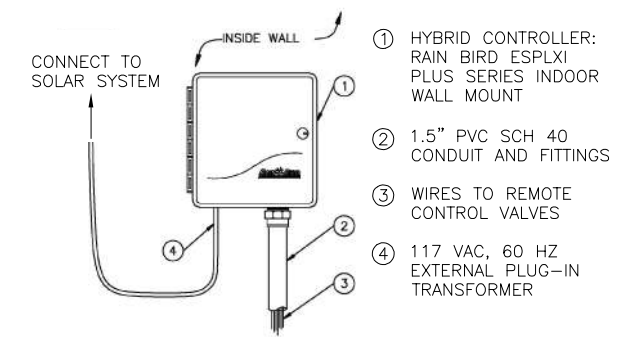
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A TREE PLANTING
C18 SCALE: N.T.S.

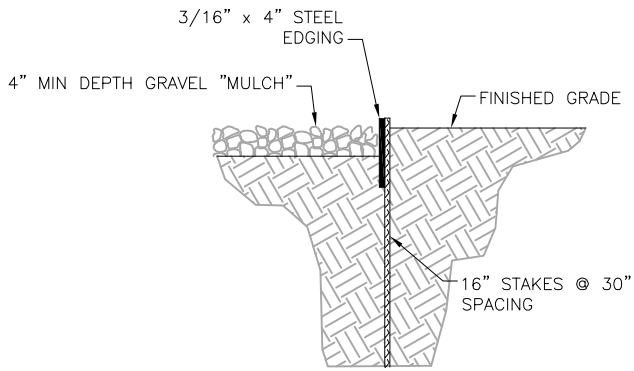


B TREE PLACEMENT ON SLOPES
C18 SCALE: N.T.S.

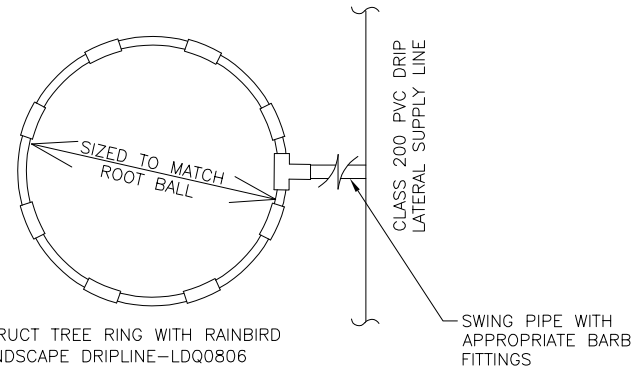


NOTES:
CONTROLLER SHALL BE MOUNTED SECURELY TO WALL USING APPROPRIATE FASTENERS FOR WALL TYPE. ALL EXPOSED CONDUIT SHALL BE E.M.T. OR EQUAL AND APPROVED BY LOCAL CODES. ALL CONDUIT CONNECTIONS SHALL BE MADE USING WATERTIGHT CONNECTORS

K WALL MOUNT AUTOMATIC CONTROLLER
C16 SCALE: N.T.S.

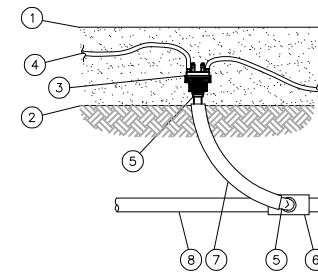


C LANDSCAPE STEEL EDGE
C18 SCALE: N.T.S.



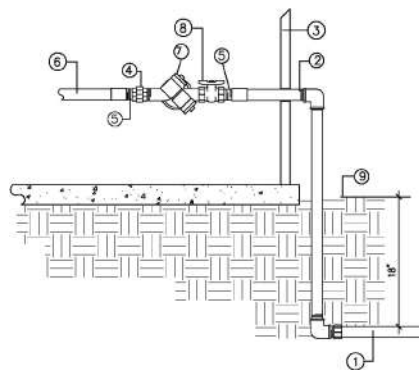
H TREE RING
C16 SCALE: N.T.S.

- 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

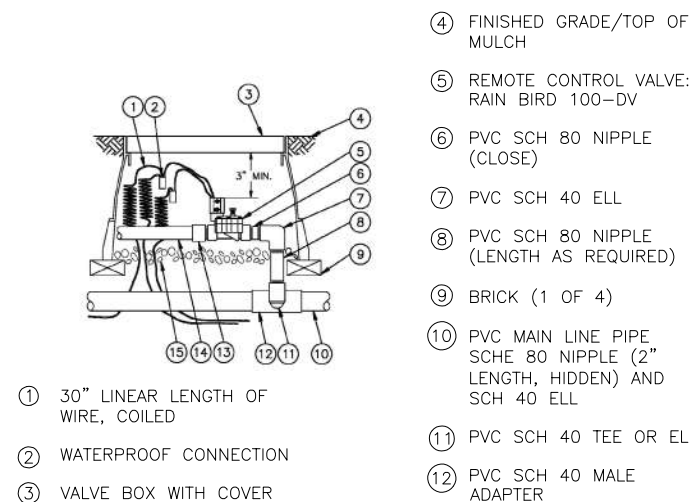


I DRIP EMITTER
C16 SCALE: N.T.S.

- ① PVC MAIN LINE
- ② CONNECTION TO COPPER STUB-OUT
- ③ BUILDING WALL
- ④ GALVANIZED UNION
- ⑤ GALVANIZED NIPPLE - 3" LENGTH
- ⑥ MAIN LINE FROM WATER METER
- ⑦ REDUCED PRESSURE BACKFLOW PREVENTER OR APPROVED EQUAL
- ⑧ SHUT-OFF VALVE
- ⑨ FINISHED GRADE

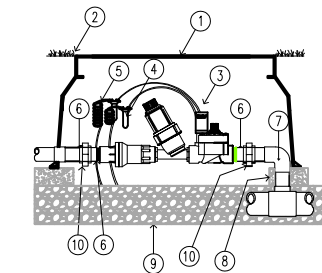


F R.P. BACKFLOW PREVENTER
C16 SCALE: N.T.S.



J AUTOMATIC VALVE ASSEMBLY
C16 SCALE: N.T.S.

- 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 PVC SCH 40 MALE ADAPTER
- ⑬ PVC LATERAL PIPE
- ⑭ 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL



G AUTOMATIC DRIP VALVE & FILTER ASSEMBLY
C16 SCALE: N.T.S.

- ① JUMBO VALVE BOX
- ② FINISHED GRADE

- ③ DRIP ZONE KIT MODEL PCZ-101-XX FILTER (TIP 45 DEGREES) REGULATOR 25 OR 40 PSI
- ④ WATERPROOF CONNECTORS (2)
- ⑤ 18-24" COILED WIRE
- ⑥ SCH 80 T.O.E. NIPPLE
- ⑦ MAIN LINE PIPE & FITTINGS
- ⑧ BRICK SUPPORTS (4)
- ⑨ 3/4" MINUS WASHED GRAVEL
- ⑩ PVC SLIP UNIONS

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WIDEFIELD WATER AND SANITATION DISTRICT
ROLLING HILLS 2MG POTABLE WATER TANK
LANDSCAPE DETAILS

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Project No.: 102.121
Date: 02/22/21
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Drawn: GGM
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LANDSCAPE MAINTENANCE

1. THE OWNER IS RESPONSIBLE FOR ALL REGULAR AND NORMAL MAINTENANCE OF REQUIRED LANDSCAPING INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING, AND MOWING.
2. 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.
3. MAINTENANCE INSPECTIONS MAY BE PERFORMED PERIODICALLY. FAILURE TO MAINTAIN THE LANDSCAPING IN COMPLIANCE WITH THE APPROVAL IS CONSIDERED A ZONING VIOLATION.

LANDSCAPE PLANTINGS/INSTALLATIONS:

1. **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.
2. **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.
3. **SITE DISTURBANCE:** ALL AREAS OF SITE DISTURBANCE DUE TO CONSTRUCTION SHALL BE RENOVATED OR PLANTED PER THIS PLAN UNLESS OTHERWISE NOTED.
4. **SOIL AMENDMENTS:** CONTRACTOR SHALL AMEND 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.
5. **SEEDED TURF:** ALL SEEDED OR HYDRO-MULCHED AREAS SHALL DEMONSTRATE 95% GERMINATION PRIOR TO FINAL ACCEPTANCE.
6. **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.
7. **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. HIGH QUALITY COMMERCIAL-GRADE (SPUN-BONDED POLYPROPYLENE OR EQUAL) LANDSCAPING FABRIC SHALL BE APPLIED UNDER ALL ROCK BASES.
8. **STEEL EDGE:** ALL EDGER SHALL BE ACME 4" PERFORATED STEEL EDGER "SELF COLORING" 14 GAUGE OR APPROVED EQUAL.
9. **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.
10. **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.

SEED MIX

AREAS DISTURBED BY THE EARTHWORK SHALL BE PERMANENTLY REVEGETATED WITH NATIVE GRASSES. NATIVE SEED MIX FOR THIS PROJECT SHALL BE AS FOLLOWS:

COMMON NAME	RECOMMENDED CULTIVAR	% OF SEED MIX	NON IRRIGATED PLS RATE PER ACRE	
			DRILL	BROADCAST
BIG BLUESTEM, NATIVE	KAW, BISON, CHAMP	20.00%	5.5	11.0
BLUE GRAMA, NATIVE	LOVINGTON, HACHITA, ALMA	10.00%	1.5	3.0
GREEN NEEDLEGRASS, NATIVE	LODORM	10.00%	5.0	10.0
WESTERN WHEATGRASS, NATIVE	ARRIBA, BARTON	20.00%	8.0	16.0
SIDEOATS GRAMA, NATIVE	VAUGHN, BUTTE, EL RENO, NINER	10.00%	4.5	9.0
SWITHGRASS, NATIVE	BLACKWELL, GREENVILLE	10.00%	2.0	4.0
PRAIRIE SANDREED, NATIVE	GOSHEN, PRONGHORN	10.00%	3.5	7.0
YELLOW INDIANGRASS, NATIVE	CHEYENNE, HOLT, LLANO	10.00%	5.0	10.0

ALTERNATIVE LANDSCAPING DATA:	
NET SITE AREA (LESS FUTURE EASEMENT DEVELOPMENT)	59,914
BUFFER BETWEEN NON-RESIDENTIAL & FUTURE RESIDENTIAL	
DEPTH REQUIRED/PROVIDED	15'/20'
TREES REQUIRED (@ 1/25 LF)/PROVIDED	25/25
LIVE GROUND COVERAGE REQUIRED/PROVIDED	75%/70%
OTHER	
PARKING LOT LANDSCAPE (N/A)	
ROAD FRONTAGE LANDSCAPE (N/A)	
INTERNAL LANDSCAPE (N/A)	

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