

OVERALL PROJECT LOCATION
SCALE: N.T.S.

PROPOSED TANK SITE EASEMENT (3,472 AC). INTERNAL LANDSCAPE REQUIREMENTS WITHIN ENTIRE EASEMENT ARE N/A WITH TANK CONSTRUCTION PORTION OF PROJECT. LANDSCAPING REMAINING EASEMENT SHALL BE ADDRESSED UPON FUTURE DEVELOPMENT PER EPC LDC CH 6.2.2(E)(3)(c)

15' WIDE GRAVEL ACCESS FOR PRIVATE WALKWAY/ MAINTENANCE ACCESS ONLY

MAINTAIN A MINIMUM OF 10'± FROM PIPELINE TO VEGETATION INSTALLATION

30' PERMANENT EASEMENT

35' TEMPORARY EASEMENT

20' LANDSCAPE BUFFER (STEEL EDGING NOT REQUIRED ALONG FENCE LINE)

FENCE CORNER
N: 1344718.87
E: 3249879.07

20' LANDSCAPE BUFFER (STEEL EDGING NOT REQUIRED ALONG FENCE LINE)

15' WIDE GRAVEL TANK ACCESS ROAD (TO BE REMOVED DURING FUTURE SURROUNDING DEVELOPMENT). EPC ROADWAY-LANDSCAPING REQUIREMENTS N/A

24' WIDE CHAIN LINK LOCKABLE DOUBLE GATE

GATE ACCESS CORNER
N: 1344928.0691
E: 1344928.0691

GATE ACCESS CORNER
N: 1344921.9251
E: 3250105.2578

6" HIGH CHAIN LINK PERIMETER FENCE/LANDSCAPE BOUNDARY
59,914 SF (1.37 AC)

20' LANDSCAPE BUFFER (STEEL EDGING NOT REQUIRED ALONG FENCE LINE)

DISTURBED AREAS SHALL INCLUDE NATIVE SEEDING REVEGETATION. NOT SHOWN FOR CLARITY. SEE EROSION CONTROL SHEETS

PROPOSED 50' TEMPORARY EASEMENT

PROPOSED 2.0 MG POTABLE WATER TANK
98.5' DIA
35' SWD
F.F. = 5972'
O.F. = 6007'

- NOTES:
- SEE SHEET C17 FOR LANDSCAPING NOTES AND QUANTITY SUMMARY TABLE
 - SEE SHEET C6 FOR FENCING AND GATE DETAILS
 - SEE EROSION CONTROL SHEETS FOR NATIVE SEED MIX DETAILS
 - SEE SITE PLAN FOR TANK SITE EASEMENT EXTENTS/BOUNDARY LINE

0' 25' 50'
SCALE 11x17: 1" = 50'
SCALE 24x36: 1" = 25'

LEGEND - MATERIALS		SCHEDULE - HARDSCAPE		SCHEDULE - XERIC/LOW WATER VEGETATION						
①	TYP PLANTING REF: SHEET C8		3/8" GRAVEL "MULCH": WASHED RIVER ROCK OR APPROVED EQUAL	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	MATURE SIZE	PLANTING SIZE (MIN)	COMMENTS
②	STEEL EDGE, TYP FOR SEPARATION BETWEEN SEED, GRAVEL/MULCH, AND BASECOURSE AREAS REF: DETAIL C/C8		BASECOURSE: CLASS VI AGGREGATE SEE SPECS		EVERGREEN TREE	PINUS EDULIS	5	25'-0" x 15'-0"	4' MIN. HEIGHT	MUST ARRIVE BALLED AND BURLAPPED. PRUNE TO SHAPE TREE AT EARLY GROWTH
③	GRAVEL "MULCH" @ 4" DEPTH MIN				JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	20	15'-0" x 8'-0"	4' MIN. HEIGHT	MUST ARRIVE BALLED AND BURLAPPED. PRUNE OUT SPORE HORNS WHEN SEEN IN SPRING
④	BASECOURSE @ 4" DEPTH MIN									

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COLORADO SPRINGS, COLORADO 80919
(719) 227-0072

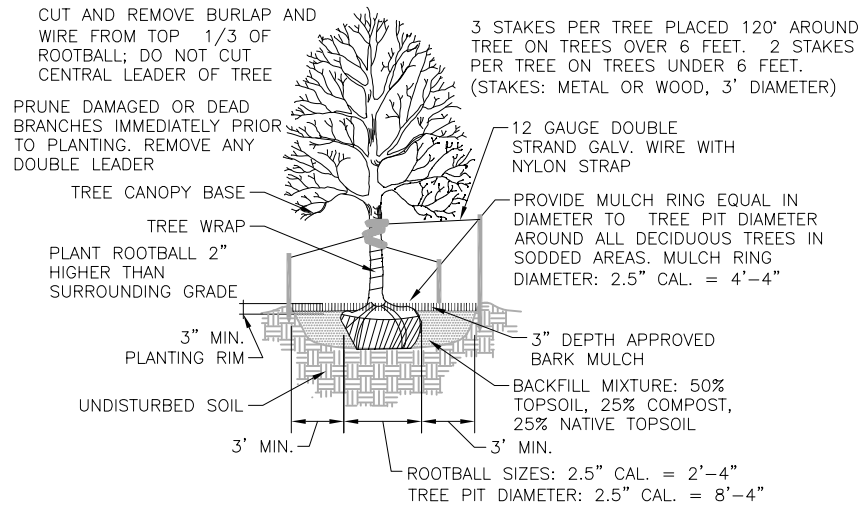
WIDEFIELD WATER AND SANITATION DISTRICT
ROLLING HILLS 2MG POTABLE WATER TANK
LANDSCAPE PLAN

NO.	DESCRIPTION	BY	APP.	DATE
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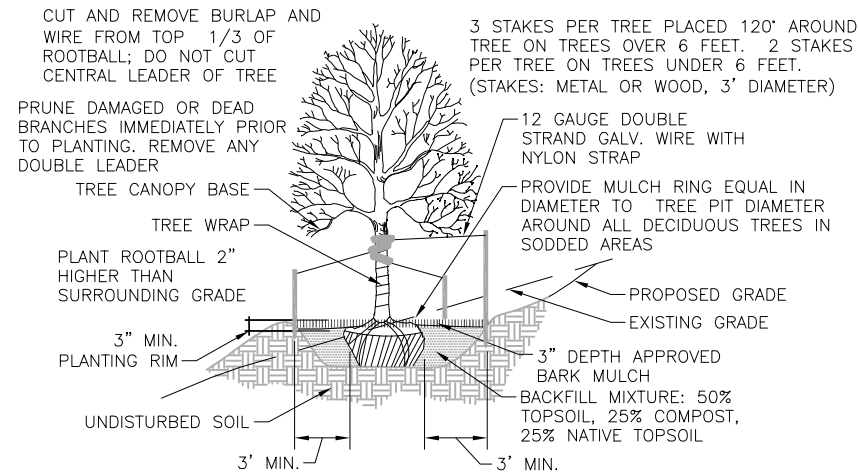
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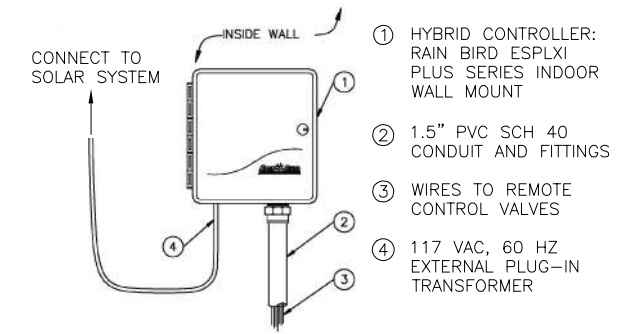
C16
SHEET 19 OF 32



A TREE PLANTING
C18 SCALE: N.T.S.

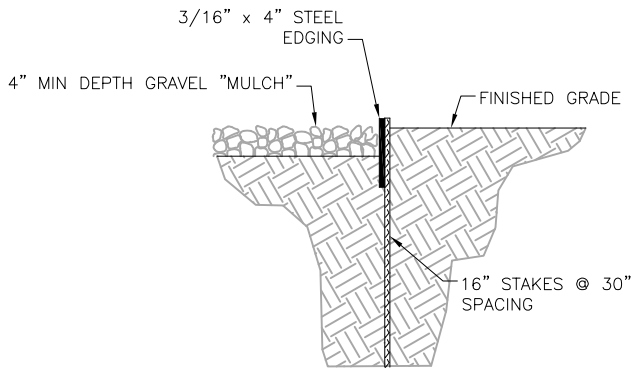


B TREE PLACEMENT ON SLOPES
C18 SCALE: N.T.S.

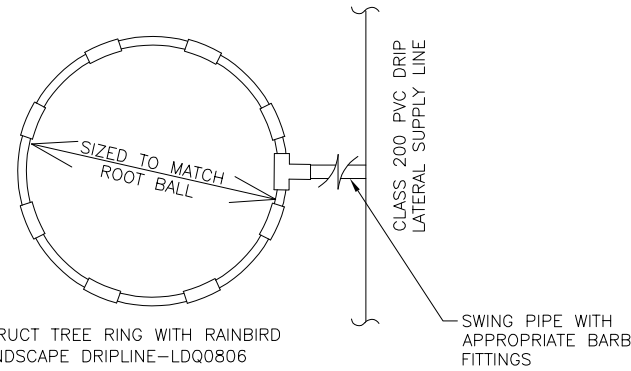


NOTES:
CONTROLLER SHALL BE MOUNTED SECURELY TO WALL USING APPROPRIATE FASTENERS FOR WALL TYPE. ALL EXPOSED CONDUIT SHALL BE E.M.T. OR EQUAL AND APPROVED BY LOCAL CODES. ALL CONDUIT CONNECTIONS SHALL BE MADE USING WATERTIGHT CONNECTORS

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

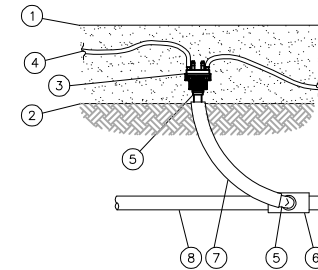


C LANDSCAPE STEEL EDGE
C18 SCALE: N.T.S.



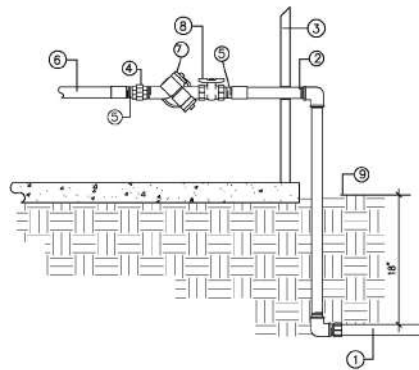
H TREE RING
C16 SCALE: N.T.S.

- 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

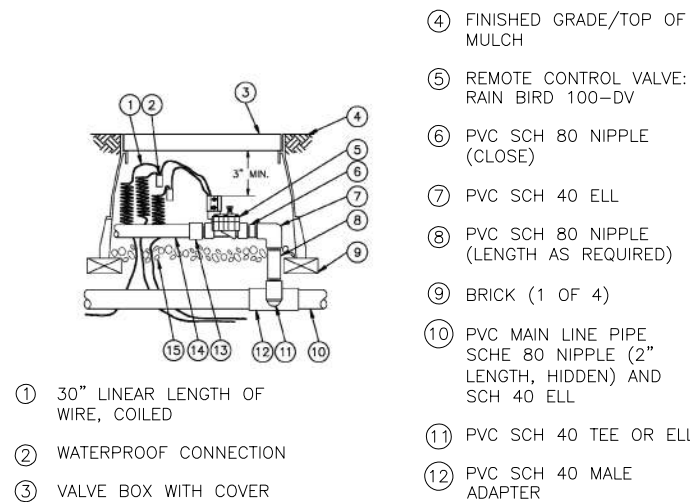


I DRIP EMITTER
C16 SCALE: N.T.S.

- 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

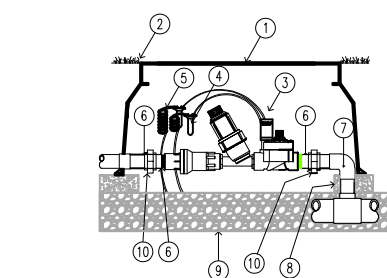


F R.P. BACKFLOW PREVENTER
C16 SCALE: N.T.S.



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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C17
SHEET 20 OF 32

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2021/03/29 3:31 PM By: Shelby West J:\JDS-Hydro\Project Files\102 Widefield Water And San\102.121 Rolling Hills Tank\Drawings\Working\102121_Landscape Details.dwg

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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