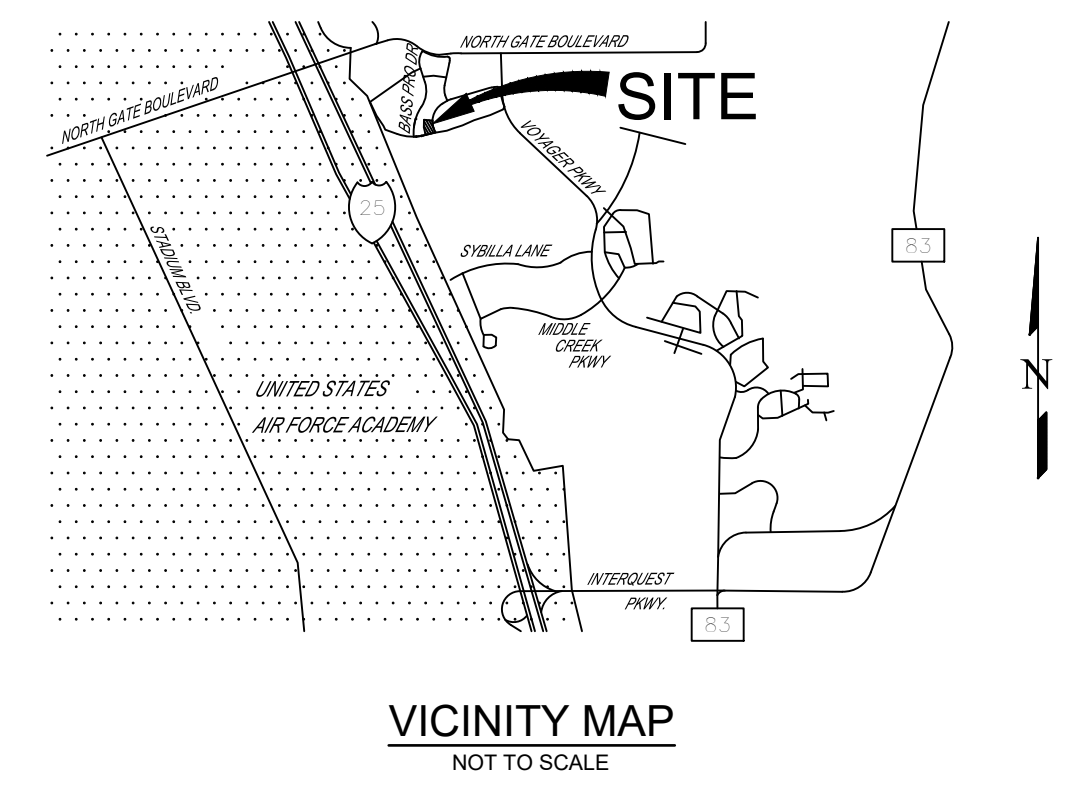
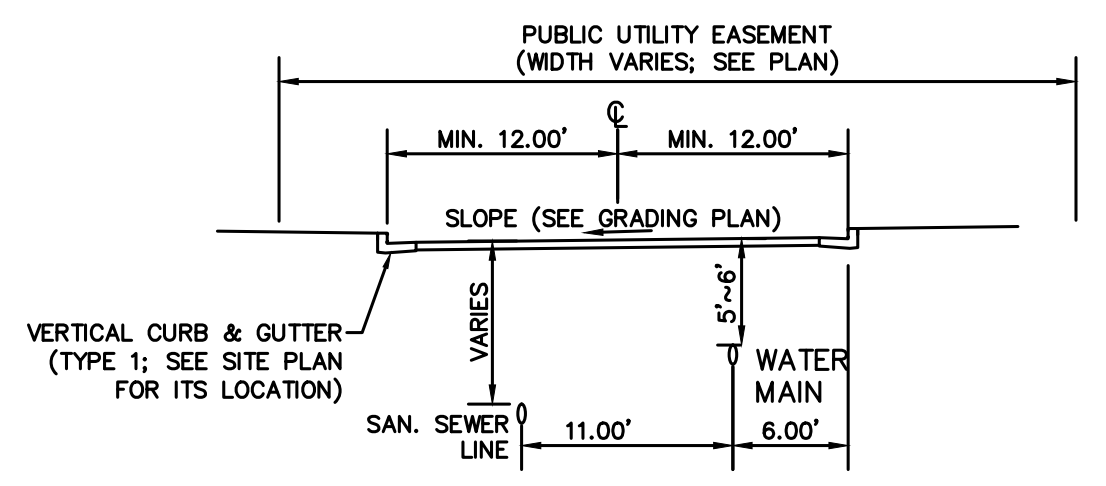


SITE DEVELOPMENT PLAN
SCALE: 1"=30'-0"



VICINITY MAP
NOT TO SCALE



PROPOSED PRIVATE STREET SECTION
Scale: N.T.S.

OWNER:
COPPER RIDGE DEVELOPMENT, INC.
CONTACT: GARY ERICKSON
13540 MEADOWGRASS DRIVE, SUITE 200
COLORADO SPRINGS, CO 80921
(719) 531-0707

DEVELOPER:
HIFLYGHT, LLC.
CONTACT: JOEL R. MAYNARD
95 PALM SPRINGS DRIVE
COLORADO SPRINGS, CO 80921
JRMDOWNUNDER@AOL.COM

APPLICANT:
EXECUTIVE CONSULTING ENGINEERS, INC.
CONTACT: BOB H. YOO, P.E.
13540 MEADOWGRASS DRIVE, SUITE 200
COLORADO SPRINGS, CO 80921
(719) 531-0707

- SHEET INDEX:
- DP-1 SITE DEVELOPMENT PLAN
 - DP-2 ADA ACCESS PLAN
 - DP-3 ELEVATION PLAN
 - DP-4 SITE DETAILS
 - DP-5 SITE DETAILS
 - DP-6 PRELIMINARY GRADING PLAN
 - DP-7 PRELIMINARY UTILITY AND FACILITY PLAN FINAL LANDSCAPE PLAN
 - DP-8 FINAL LANDSCAPE PLAN DETAILS & NOTES
 - DP-9 IRRIGATION PLAN
 - DP-10 IRRIGATION PLAN DETAILS & NOTES

SITE INFORMATION:	
SITE AREA Total:	1.807 ACRES (78,693 S.F.)
LEGAL DESCRIPTION:	BASS PRO CROSSING AT NORTHGATE FILING NO. 1, LOT 2
LAND USE:	PUD COMMERCIAL (INDOOR SKY-DIVING CENTER & BAR AREA)
TAX SCHEDULE NO:	62072-03-006
EXISTING ZONING:	PER CITY ORDINANCE NO.09-91: PUD PLANNED UNIT DEVELOPMENT -COMMERCIAL HIGH RISE, 120 FEET MAXIMUM HEIGHT
DRAINAGE BASIN:	MONUMENT BRANCH
MASTER PLAN:	NORTHGATE (CPC MP 84-481-A19MJ08)
DRAINAGE BASIN:	MONUMENT BRANCH
SCHEDULED FOR CONSTRUCTION:	MARCH 2021-OCTOBER 2021
CONCEPT PLAN:	POLARIS POINT AT NORTHGATE - PUD PLAN (CPC PUP 09-017-ASMN16)
URBAN RENEWAL AREA:	THIS PROJECT IS LOCATED WITHIN AND IS SUBJECT TO THE COPPER RIDGE AT NORTHGATE URBAN RENEWAL PLAN
PROPOSED BUILDING HEIGHT:	INDOOR SKYDIVING CENTER 65'-6"
BUILDING COVERAGE:	7,620 S.F. (9.7%) TOTAL
SKYDIVING CENTER DECK:	7,120 S.F.
PAVEMENT COVERAGE:	500 S.F.
BUILDING AREA BREAKDOWN:	23,600 S.F. (29.9%)
SKYDIVING AREA DECK:	8,550 S.F.
SKYDIVING AREA DECK:	7,050 S.F.
BAR AREA:	500 S.F.
PARKING REQUIRED:	1,000 S.F.
SKYDIVING (1/250 S.F.):	41 SPACES REQUIRED
DECK (250 S.F.):	28 SPACES
BAR AREA (100 S.F.):	3 SPACES
PARKING PROVIDED:	10 SPACES
REG. PARKING:	49 SPACES (TOTAL)
H/C PARKING:	47 SPACES
BUILDING SETBACKS:	2 SPACES
LANDSCAPE SETBACK/BUFFER:	25 FT TO KAYCEE CASE PLACE, SPECTRUM LOOP AND POWERS BLVD. ALL OTHER SIDES = NONE

- GENERAL NOTES
- PER CITY CODE SECTION 7.4.102.D., ALL EXTERIOR LIGHTING SHALL BE ARRANGED TO REFLECT AWAY FROM ANY ADJOINING PREMISES AND ANY PUBLIC RIGHT-OF-WAY AND SHALL BE SHIELDED TO CONTAIN ALL DIRECT ILLUMINATION ON THE SITE. THE EXTERIOR BUILDING LIGHTING, INCLUDING PARKING LOT LIGHTS, SHALL BE FULL CUTOFF FIXTURES WITHOUT SAG LENSES.
 - THIS PROPERTY INCLUDES ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, PER FLOOD INSURANCE RATE MAP NOS. 08041C0290G, EFFECTIVE DATE DECEMBER 7, 2018.
 - THE GENERAL DRAINAGE PATTERNS ARE TO SOUTHWESTERLY DIRECTION.
 - THIS DEVELOPMENT IS PROPOSED IN A SINGLE PHASE CONSTRUCTION.
 - FIRE LANE STRIPING - STRIPING SHALL CONSIST OF PAINTED LINES OF RED TRAFFIC PAINT SIX (6") INCHES IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "NO PARKING FIRE LANE" SHALL APPEAR IN FOUR (4") INCHES WHITE REFLECTIVE LETTERS HAVING A THREE-QUARTER (3/4) INCH STROKE AND SPACED AT TWENTY-FIVE (25') INTERVALS ON THE RED TRAFFIC PAINT ON THE VERTICAL FACE OF THE CURB.
 - HANDICAPPED PARKING SPACE DESIGN CRITERIA:
 - RAMPS SHALL NOT BE PLACED IN HANDICAPPED ACCESS AISLE, BUT SHALL BE PLACED WITHIN ADJOINING SIDEWALKS;
 - ACCESS AISLES MAY NOT EXCEED A 2% SLOPE IN ANY DIRECTION;
 - HANDICAPPED RAMPS MAY NOT EXCEED A SLOPE OF 8%;
 - THE MINIMUM WIDTH FOR HANDICAPPED RAMPS IS 36 INCHES;
 - THE SIDES OF RAMPS MAY NOT EXCEED A SLOPE OF 10% UNLESS PROTECTED WITH A HANDRAIL.
 - NOTICE: THIS PROPERTY MAY BE IMPACTED BY NOISE AND OTHER SIMILAR SENSORY EFFECTS OF FLIGHT CAUSED BY AIRCRAFT BOTH IN THE UNITED STATES AIR FORCE ACADEMY'S AIRMANSHIP PROGRAM AND DURING SPECIAL EVENTS. THIS NOTICE SHALL REMAIN IN EFFECT UNTIL THE AIR FORCE ACADEMY SHALL CEASE TO BE USED FOR FLIGHT TRAINING PURPOSES, OR UNTIL ALL AIRPORTS ON THE AIR FORCE ACADEMY SHALL CEASE TO BE ACTIVELY USED. THIS NOTICE SHALL RUN IN PERPETUITY WITH THE LAND.
 - THIS PROPERTY IS SUBJECT TO THE FINDINGS SUMMARY AND CONCLUSIONS OF A GEOLOGIC HAZARD EXEMPTION REPORT PREPARED BY ENTECH ENGINEERING, INC. DATED DECEMBER 15, 2008. A COPY OF SAID REPORT HAS BEEN PLACED WITHIN FILE CPC-PUP 09-017 AND CPC PUZ 09-016 OF THE CITY OF COLORADO SPRINGS CITY PLANNING OFFICE. CONTACT CITY LAND USE REVIEW, 30 SOUTH NEVADA AVENUE, COLORADO SPRINGS, CO, IF YOU WOULD LIKE TO REVIEW SAID REPORT.
 - AN EXISTING MASTER WATER QUALITY POND/DETENTION POND EXISTS ON OTHER LOT, TRACT A BASS PRO AT NORTHGATE FILING NO. 1.
 - SPEED LIMITS INFORMATION: SPECTRUM LOOP: 25 MPH.
 - NOTICE: IF A CRANE IS REQUIRED FOR CONSTRUCTION ON THIS SITE, FAA IS REQUIRED TO BE NOTIFIED SO THAT IT CAN BE COORDINATED WITH AIRMANSHIP ACTIVITIES AT THE USAFA MAIN AIRFIELD. A FINAL DRAINAGE REPORT FOR THE ENTIRE FILING NO. 1 WAS APPROVED ON MARCH 28, 2014. DUE TO MINOR CHANGES TO THE SITE LAYOUT AND DRAINAGE CHARACTERISTICS, A DRAINAGE LETTER IS SUBMITTED FOR APPROVAL.
 - A STOP SIGN WILL BE INSTALLED BY THE DEVELOPER AT THE LOCATION SHOWN ON THE DEVELOPMENT PLAN TO MEET MUTCD & TRAFFIC ENGINEERING STANDARDS. CONTACT TRAFFIC ENGINEERING, SIGNS & MARKINGS AT 385-6720 FOR ASSISTANCE.
 - INDIVIDUAL LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF SHARED COMMON ACCESS DRIVES AND LANDSCAPE AND IRRIGATION SYSTEM WITHIN THEIR PROPERTY AREAS. ANY LANDSCAPE AND IRRIGATION SYSTEM WITHIN PUBLIC RIGHT-OF-WAY OF SPECTRUM LOOP AND KAYCEE CASE PLACE WILL BE MAINTAINED BY COPPER RIDGE AT NORTHGATE OWNERS ASSOCIATION, INC. UNDER DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS FOR COPPER RIDGE AT NORTHGATE, RECEPTION NO. #212109239.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED ON THE PLAN.
 - THE PROPERTY IS LOCATED WITHIN THE COPPER RIDGE METRO DISTRICT.
 - PUBLIC IMPROVEMENTS TO BE CONSTRUCTED WITH THIS DEVELOPMENT: PROPOSED PUBLIC SIDEWALK AND REQUIRED PEDESTRIAN RAMPS ALONG SPECTRUM LOOP AND KAYCEE CASE PL.
 - RECIPROCAL ACCESS/UTILITY/ DRAINAGE EASEMENTS AGREEMENT GRANTED FOR CROSS ACCESS BETWEEN ADJACENT LOTS. CROSS PARKING SHALL BE PERMITTED BETWEEN LOTS, FOR THE USE OF ALL PROPERTY OWNERS, TENANTS, AND CUSTOMERS/GUESTS EXCEPT FOR THE PARCELS SPECIFICALLY EXCLUDED FOR CROSS PARKING UNDER DECLARATION OF COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS FOR COPPER RIDGE AT NORTHGATE, RECEPTION NO. #212109239 AND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR COPPER RIDGE AT NORTHGATE, RECEPTION NO. #218046200. EMPLOYEES OF THE CENTER ARE NOT ALLOWED TO PARK ON THE ADJACENT PROPERTY'S PARKING LOT.
 - THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS 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 THE CITY OF COLORADO SPRINGS 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. SOLE RESPONSIBILITY FOR COMPLIANCE WITH FEDERAL AND STATE ACCESSIBILITY LAWS LIES WITH THE PROPERTY OWNER.
 - FIRE LANE SIGNS SHALL COMPLY WITH FIGURE 503.3.3. SIGNS SHALL BE PERMANENT BEARING THE WORDS "NO PARKING FIRE LANE". SIGNS SHALL HAVE A WHITE BACKGROUND WITH LETTERS AND BORDERS IN RED, USING NOT LESS THAN TWO INCH (2") LETTERING AND HAVE A MINIMUM DIMENSION OF TWELVE INCHES (12") WIDE BY EIGHTEEN INCHES (18") HIGH. SIGNS SHALL PROVIDE DIRECTIONAL ARROWS AS APPLICABLE UNLESS OTHERWISE PERMITTED. SIGNS SHALL INDICATE THE BEGINNING AND ENDING OF THE FIRE APPARATUS ACCESS ROAD AND SHALL BE SPACED NO MORE THAN TWO HUNDRED FEET (200') APART.
 - ALL EXISTING CURB, GUTTER, SIDEWALKS AND CROSS-PANS POSING A SAFETY HAZARD, DAMAGED, EXHIBITING EXCESSIVE DETERIORATION OR NOT MEETING CURRENT CITY ENGINEERING STANDARDS ALONG KAYCEE CASE PLACE AND SPECTRUM LOOP ADJACENT TO THE SITE WILL NEED TO BE REMOVED AND REPLACED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY (C.O.). AN ON-SITE MEETING CAN BE SET UP WITH THE ENGINEERING DEVELOPMENT REVIEW INSPECTOR TO DETERMINE WHAT, IF ANY, IMPROVEMENTS ARE REQUIRED. THE INSPECTOR CAN BE REACHED AT 719-385-5977.
 - NO SEPARATE ACCESS TO POWERS BOULEVARD IS ALLOWED FROM THE PROPOSED LOT.
 - EXISTING REGIONAL PUBLIC WATER QUALITY/ FULL SPECTRUM RETENTION FACILITY IS PROVIDED JUST WEST TO THIS DEVELOPMENT FOR THE REQUIRED DETENTION AND WATER QUALITY FOR THE LOT.
 - ALL LOTS AND TRACT WITHIN THIS SUBDIVISION ARE SUBJECT TO AN AVIGATION EASEMENT TO THE UNITED STATES AIR FORCE ACADEMY AS RECORDED UNDER RECEPTION NO. _____ IN THE OFFICE OF THE CLERK AND RECORDER OF EL PASO COUNTY, COLORADO.
 - LAND USE DEVELOPMENT HISTORY:
 - DEVELOPMENT PLAN (AR PUD 14-0044) APPROVED ON APRIL 1, 2014.
 - MAJOR AMENDMENT (AR PUD 18-0044-A1M20) - REVISED SITE LAYOUT PER NEW USER FOR THE LOT. APPROVED DATE:

EXECUTIVE CONSULTING ENGINEERS
13540 Meadowgrass Drive
Suite 200
Colorado Springs, Colorado
80921
(719) 531-0707

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NO.	REVISION DESCRIPTION	DATE	BY
1	1ST CITY COMMENTS	07/13/21	BHY

IFLY INDOOR SKYDIVING AT POLARIS POINT
(LOT 2, BASS PRO CROSSING AT NORTHGATE FILING NO. 1)
281 KAYCEE CASE PLACE

DEVELOPMENT PLAN
SITE DEVELOPMENT PLAN

PROJECT NAME

DRAWING TITLE

H-Scale AS SHOWN

V-Scale N/A

Date 12/04/2020

Project No. 1820

Drawn by BHY

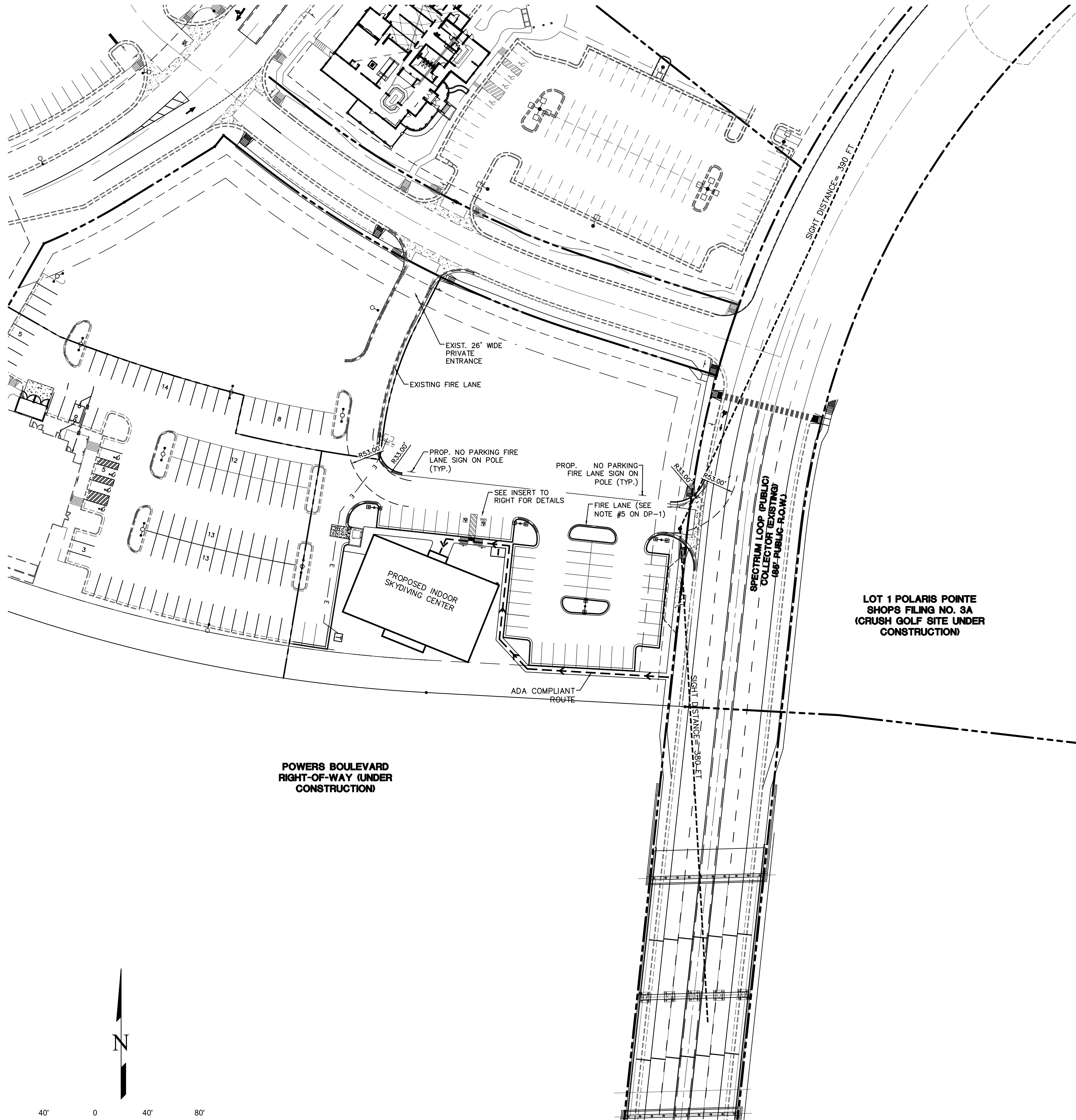
Designed by BHY

Approved by -

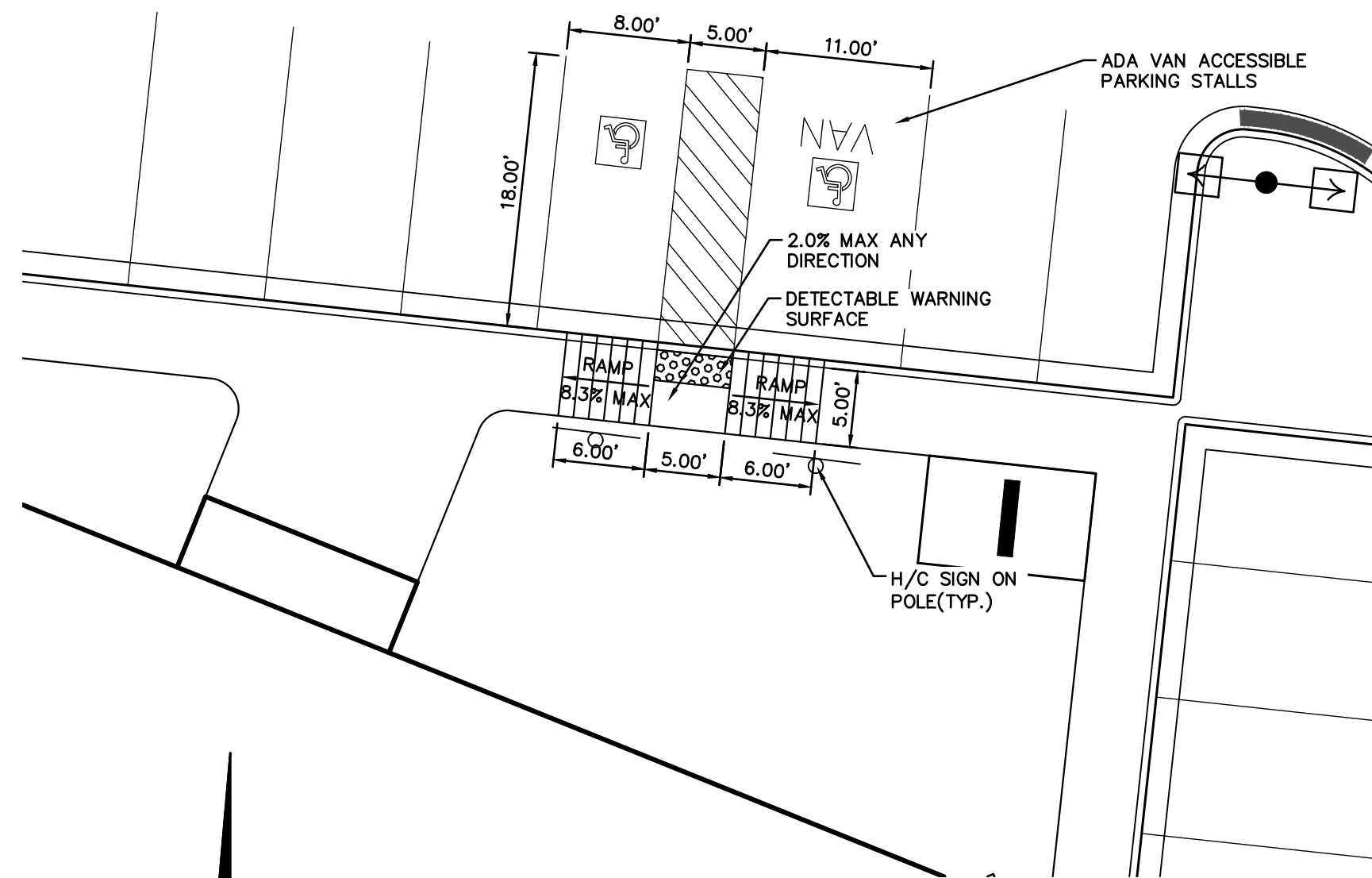
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AR PUD 20-00839

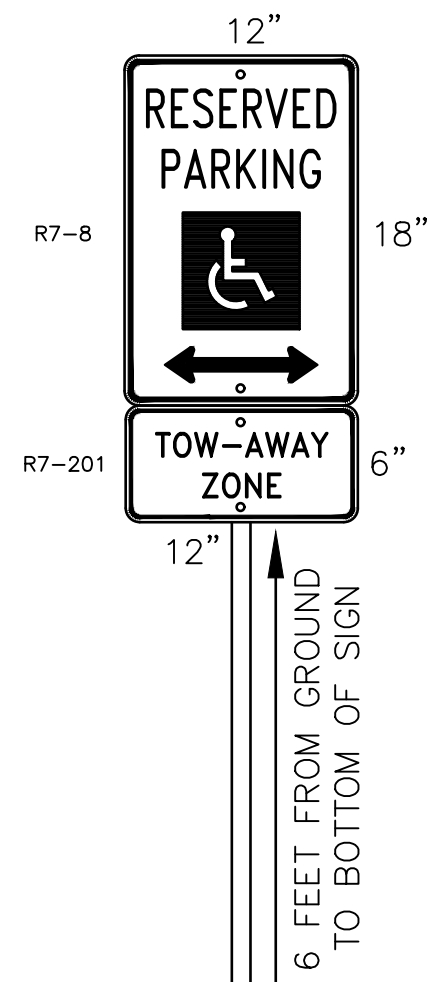
SHEET 1 OF 10



ADA ACCESSIBLE ROUTES PLAN
SCALE: 1"=40'-0"



ADA PARKING PLAN
SCALE: 1"=10'-0"



H.C. PARKING SIGN
N.T.S.



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Colorado Springs, Colorado 80921
(719) 531-0707

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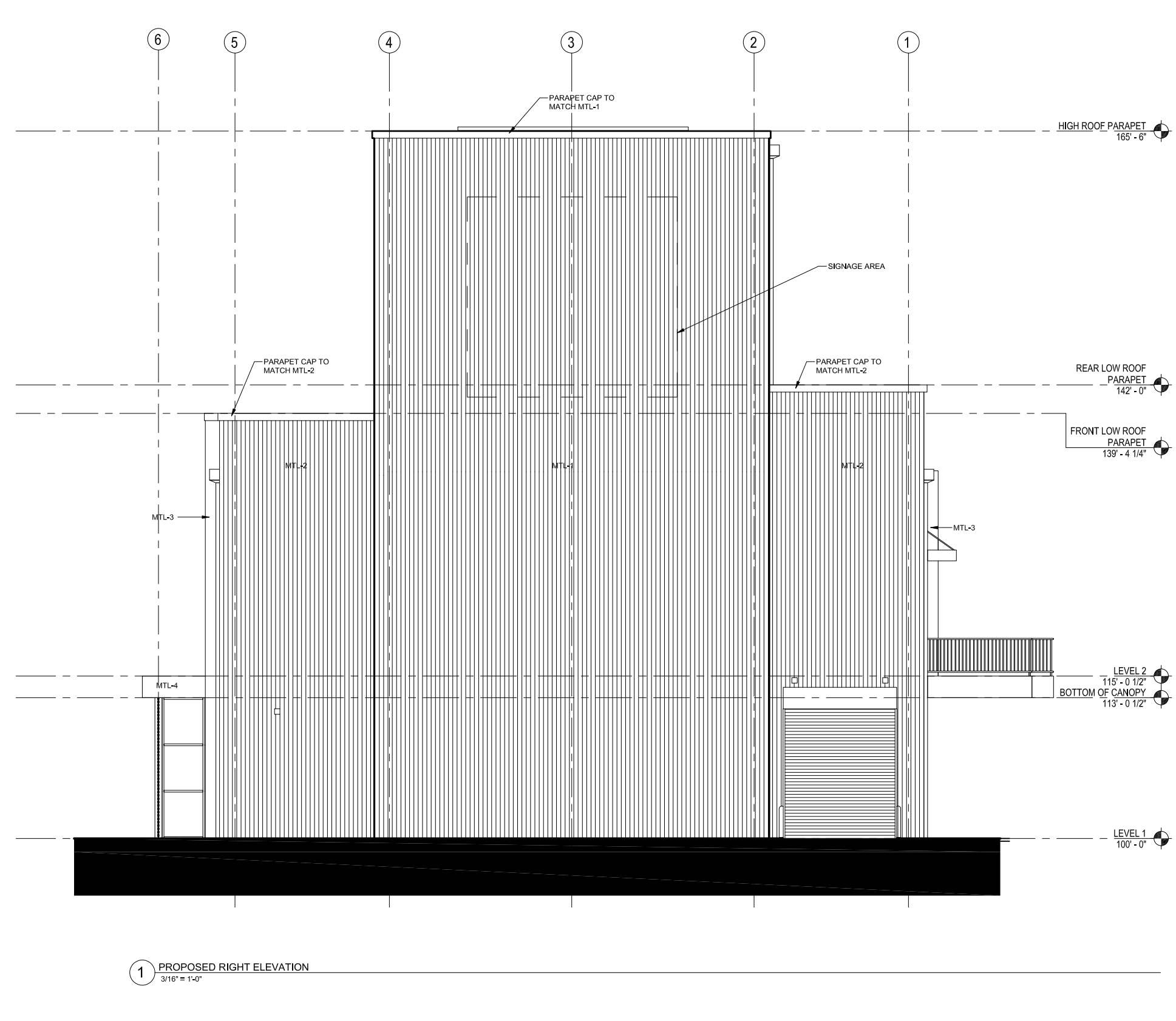
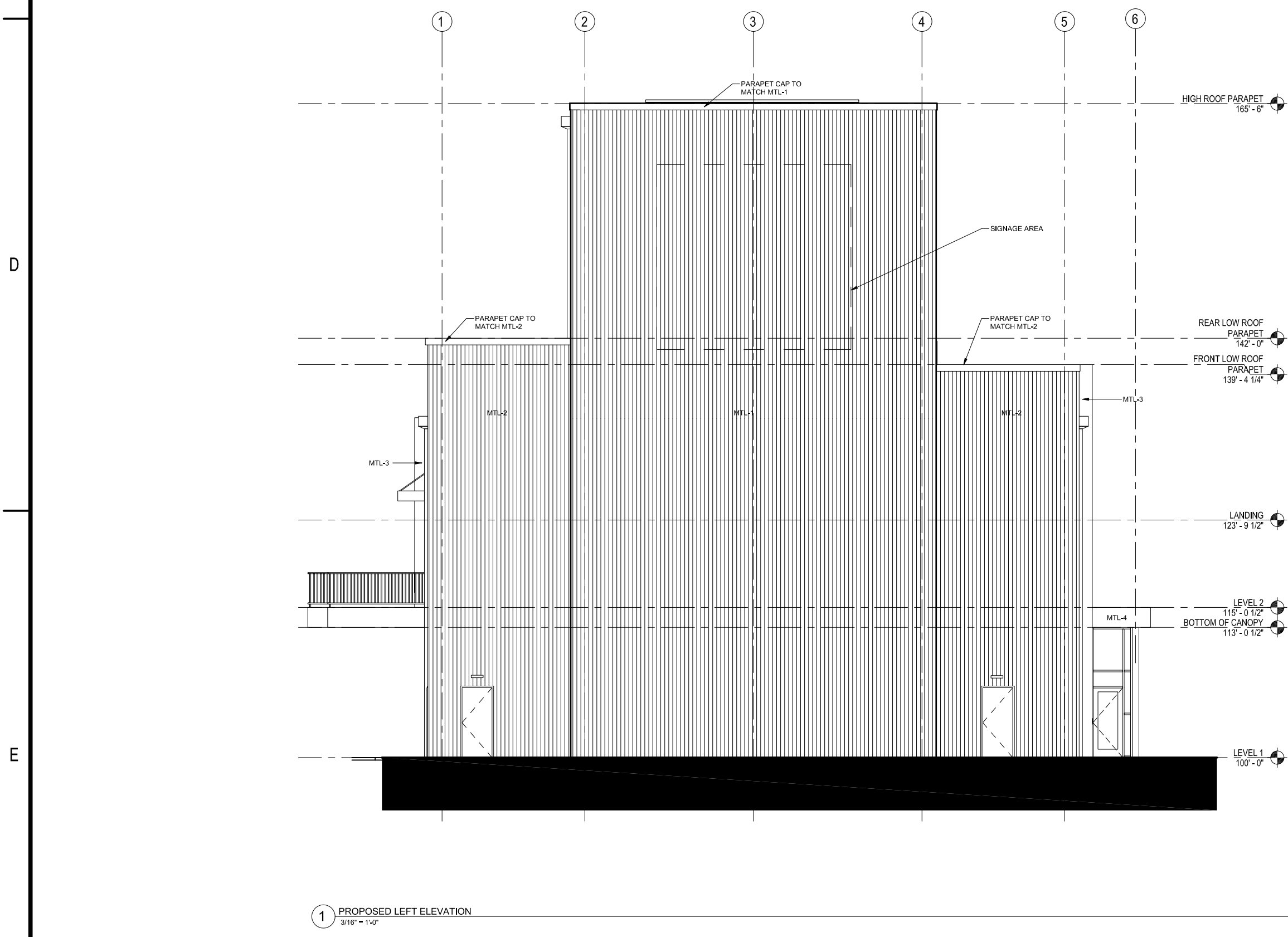
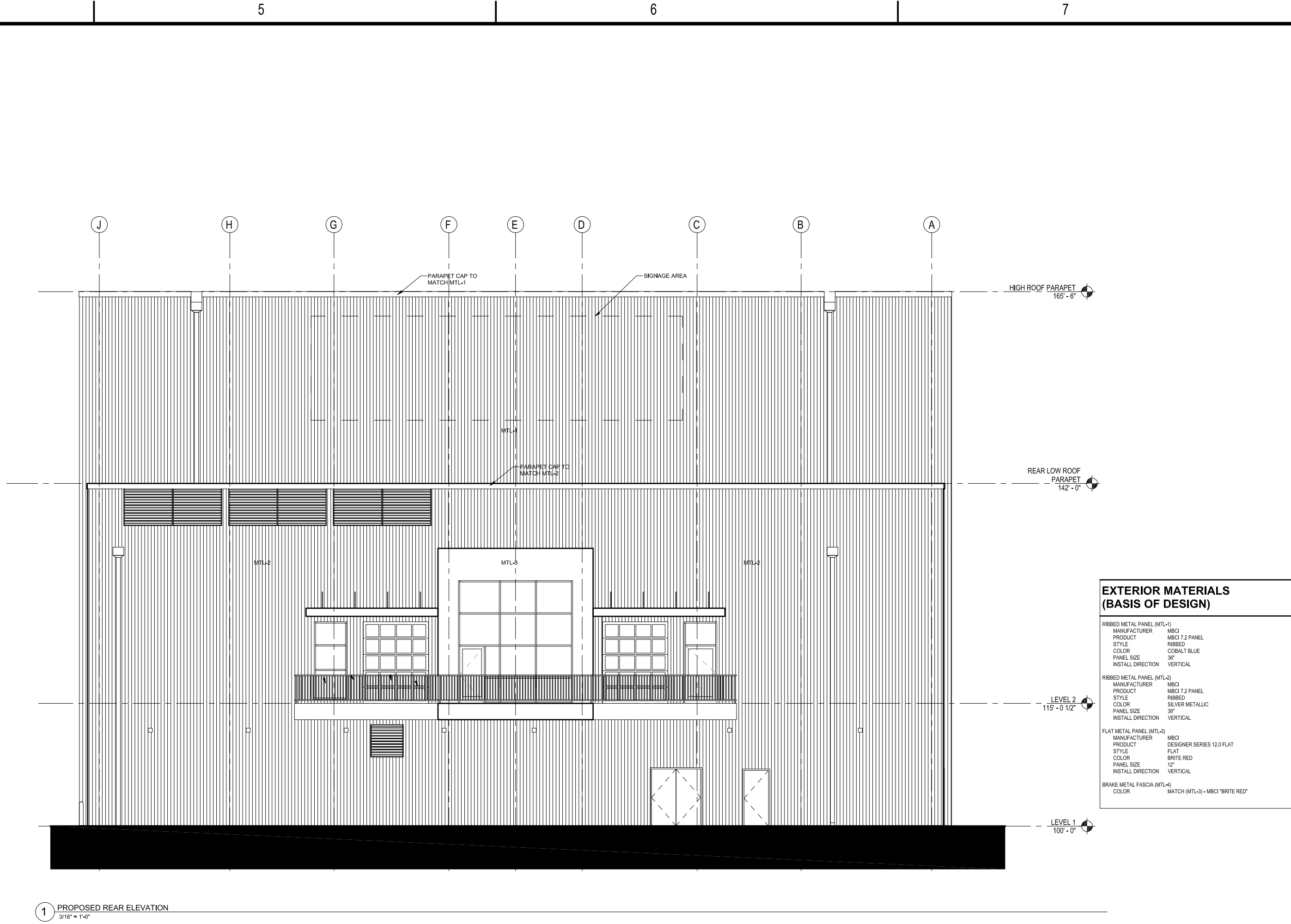
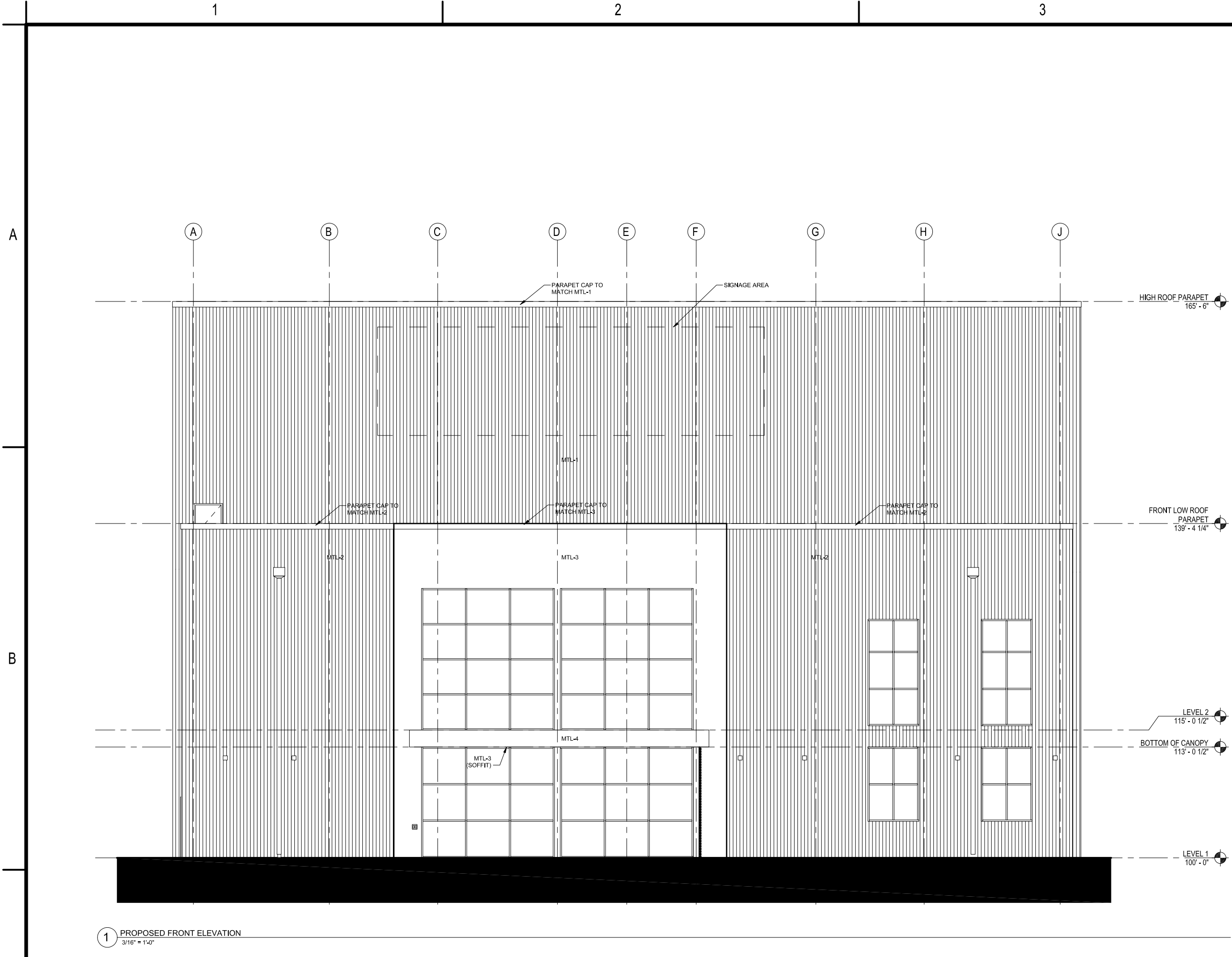
NO.	REVISION DESCRIPTION	BY	DATE
1	1ST CITY COMMENTS	BHY	07/13/21

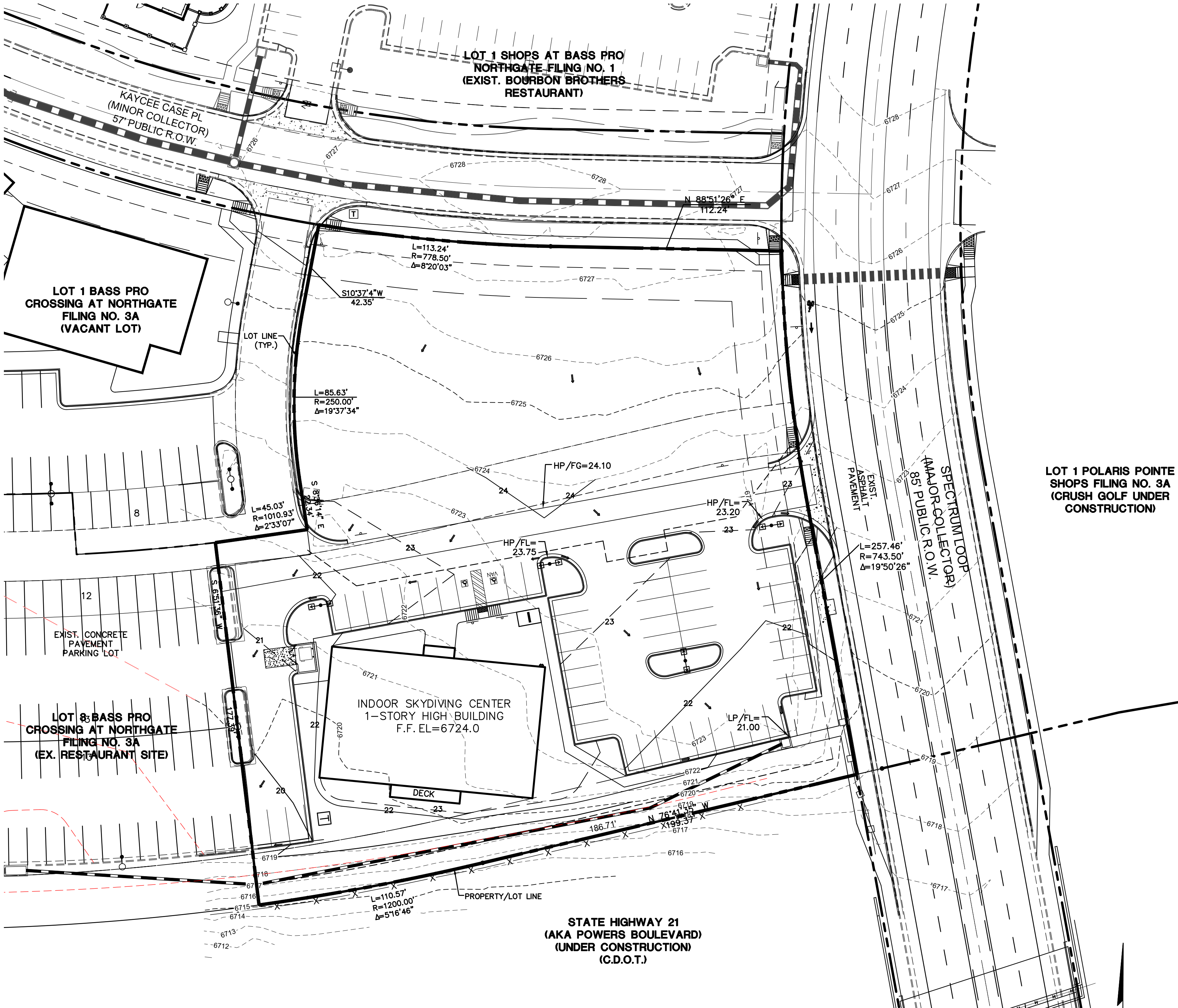
PROJECT NAME	DRAWING TITLE
IFLY INDOOR SKYDIVING AT POLARIS POINTE LOT 2, BASS PRO CROSSING AT NORTHGATE FILING NO. 1) 281 KAYCEE CASE PLACE	DEVELOPMENT PLAN ADA ACCESSIBILITY PLAN

H-Scale	AS SHOWN
V-Scale	N/A
Date	11/04/2020
Project No.	1820
Drawn by	BHY
Designed by	BHY
Approved by	—

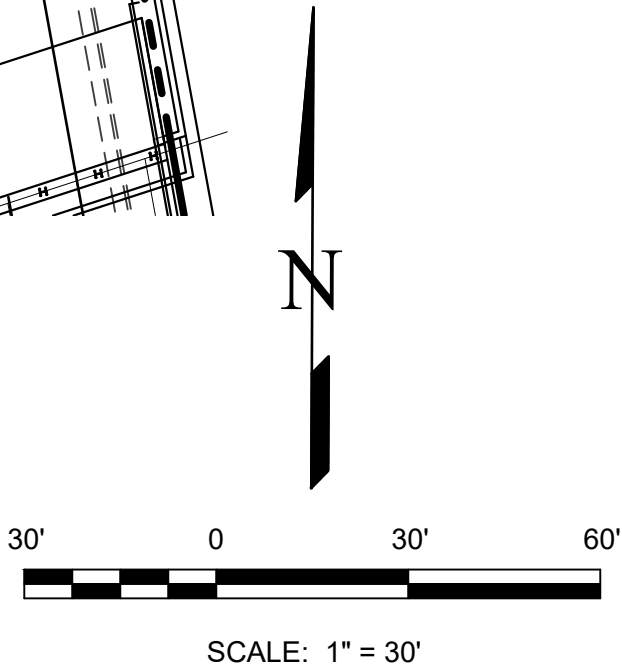
SHEET: **DP-2**
SHEET 2 OF 10

AR PUD 20-00839





PRELIMINARY GRADING PLAN
SCALE: 1"=30'-0"



LEGEND	
DESCRIPTION	SYMBOL
EXISTING GROUND CONTOUR	62.33
PROPOSED FINISHED CONTOUR	32
GRADE DIRECTION	→
PROPOSED SPOT ELEVATION	+ 32.51
FINISHED GRADE ELEVATION	FG
FLOWLINE	FL
FLOWLINE TO FLOWLINE	FL-FL
TOP OF CURB ELEVATION	TC
PROPOSED HIGH POINT ELEVATION	HP



EXECUTIVE CONSULTING ENGINEERS
13540 Meadowgrass Drive
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Colorado Springs, Colorado 80921
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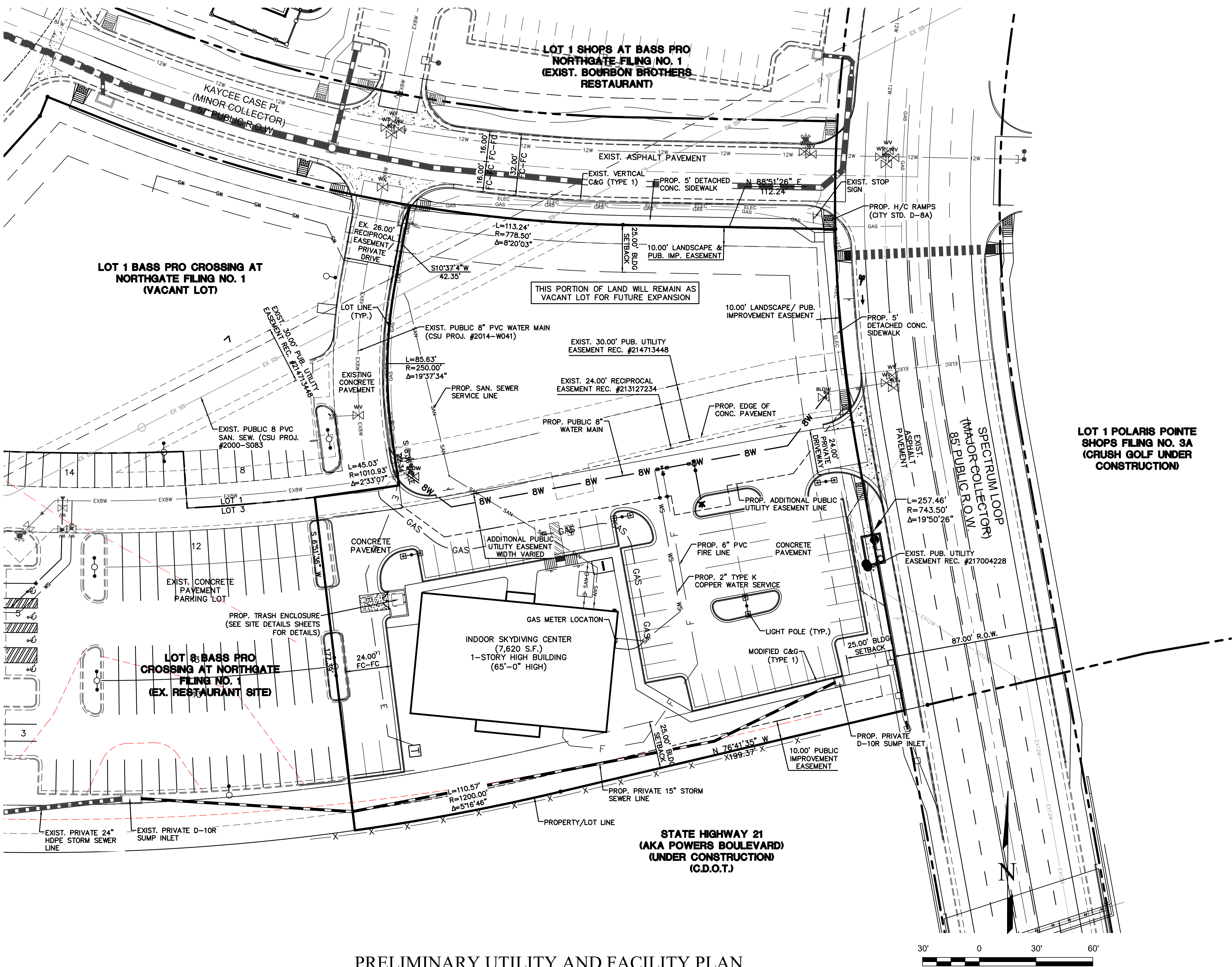
NO.	REVISION DESCRIPTION	DATE	BY
1	1ST CITY COMMENTS	07/13/24	BHY

PROJECT NAME
**IFLY INDOOR SKYDIVING AT POLARIS POINTE
(LOT 2, BASS PRO CROSSING AT NORTHGAGTE FILING NO. 1)
281 KAYCEE CASE PLACE**

DRAWING TITLE
**DEVELOPMENT PLAN
PRELIMINARY GRADING PLAN**

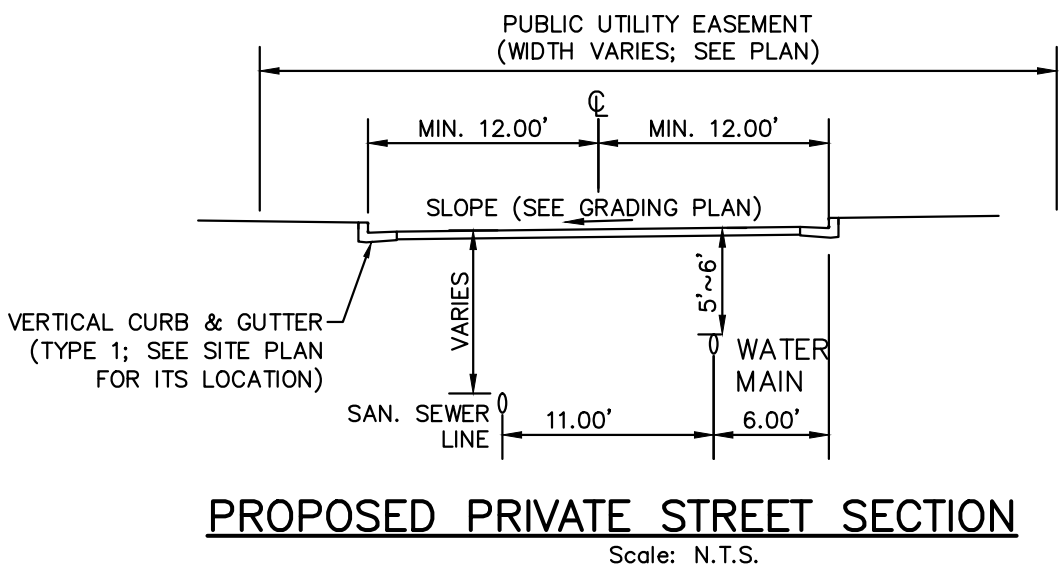
H-Scale	1"=30'
V-Scale	N/A
Date	12/04/2020
Project No.	1820
Drawn by	BHY
Designed by	BHY
Approved by	-
SHEET:	DP-6

AR PUD 20-00839



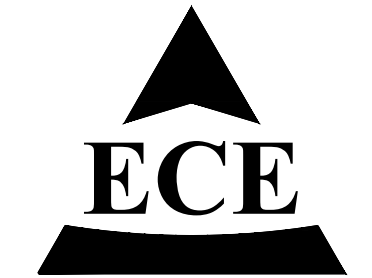
PROPERTY OWNER(S) ACKNOWLEDGE AND AGREE TO THE FOLLOWING UPON APPROVAL OF PRELIMINARY UTILITY PLAN:

1. COLORADO SPRINGS UTILITIES (SPRINGS UTILITIES) SHALL MAKE THE FINAL DETERMINATION OF THE LOCATION OF ALL WATER, WASTEWATER, ELECTRIC AND GAS FACILITIES, WHICH MAY NOT BE THE SAME LOCATION AS SHOWN ON THIS PRELIMINARY UTILITY PLAN.
2. PROPERTY OWNER(S) ("OWNER") ACKNOWLEDGES THAT THE CONNECTION AND/OR EXTENSION OF UTILITY SERVICES TO THE PROPERTY IDENTIFIED IN THIS PRELIMINARY UTILITY PLAN ("PROPERTY") SHALL BE IN ACCORD WITH ALL APPLICABLE CODES AND REGULATIONS, SPRINGS UTILITIES LINE EXTENSION & SERVICE STANDARDS ("STANDARDS"), TARIFFS, COLORADO SPRINGS CITY CODE, RESOLUTIONS, AND POLICIES, AND PIKES PEAK REGIONAL BUILDING DEPARTMENT CODES, IN EFFECT AT THE TIME OF UTILITY SERVICE CONNECTION AND/OR EXTENSION.
3. OWNER ACKNOWLEDGES RESPONSIBILITY FOR THE COSTS OF EXTENSIONS OR UTILITY SYSTEM IMPROVEMENTS THAT SPRINGS UTILITIES DETERMINES NECESSARY TO PROVIDE UTILITY SERVICES TO THE PROPERTY OR TO ENSURE TIMELY DEVELOPMENT OF INTEGRATED UTILITY SYSTEMS SERVING THE PROPERTY AND AREAS OUTSIDE THE PROPERTY (INCLUDING THE COSTS TO DESIGN AND INSTALL WATER SYSTEMS, WASTEWATER COLLECTION SYSTEMS, AND ANY GAS OR ELECTRIC LINES TO AND WITHIN THE PROPERTY). OWNER MAY BE ELIGIBLE FOR A COST RECOVERY AGREEMENT AS PROVIDED IN UTILITIES' RULES AND REGULATIONS.
4. SPRINGS UTILITIES UTILITY SERVICES ARE AVAILABLE ON A "FIRST-COME, FIRST-SERVED" BASIS, AND THEREFORE NO SPECIFIC ALLOCATIONS OR AMOUNTS OF UTILITY SERVICES, FACILITIES, CAPACITIES OR SUPPLIES ARE RESERVED FOR THE OWNER, AND SPRINGS UTILITIES MAKES NO COMMITMENT AS TO THE AVAILABILITY OF ANY UTILITY SERVICE UNTIL SUCH TIME AS AN APPLICATION FOR PERMANENT SERVICE IS APPROVED BY SPRINGS UTILITIES.
5. THE RELOCATION OR ALTERATION OF ANY EXISTING UTILITY FACILITIES WITHIN THE PROPERTY WILL BE AT THE OWNER'S SOLE COST AND EXPENSE. IF SPRINGS UTILITIES DETERMINES THAT OWNER'S RELOCATION OR ALTERATION REQUIRES NEW OR UPDATED EASEMENTS, OWNER SHALL CONVEY THOSE EASEMENTS PRIOR TO RELOCATING OR ALTERING THE EXISTING UTILITY FACILITIES.
6. OWNER SHALL DEDICATE BY PLAT AND/OR CONVEY BY RECORDED DOCUMENT, ALL PROPERTY AND EASEMENTS THAT SPRINGS UTILITIES DETERMINES ARE REQUIRED FOR ALL UTILITY SYSTEM FACILITIES NECESSARY TO SERVE THE PROPERTY OR TO ENSURE DEVELOPMENT OF AN INTEGRATED UTILITY SYSTEM. ALL EASEMENTS GRANTED BY SEPARATE INSTRUMENT SHALL UTILIZE SPRINGS UTILITIES' THEN-CURRENT PERMANENT EASEMENT AGREEMENT FORM.
7. THE WATER SYSTEM FACILITIES MUST MEET SPRINGS UTILITIES CRITERIA FOR WATER QUALITY, RELIABILITY AND PRESSURE, INCLUDING LOOPING REQUIREMENTS (SEE SPRINGS UTILITIES LINE EXTENSION AND SERVICE STANDARDS).
8. OWNER RECOGNIZES THAT THE EXTENSION OF WATER SYSTEM FACILITIES MAY AFFECT THE QUALITY OF WATER IN THE SPRINGS UTILITIES WATER SYSTEM. WHEN WATER QUALITY IS AFFECTED, OWNER ACKNOWLEDGES RESPONSIBILITY FOR ANY COSTS THAT SPRINGS UTILITIES DETERMINES NECESSARY IN ORDER TO MAINTAIN WATER QUALITY IN ITS SYSTEM AS A RESULT OF OWNER'S WATER SYSTEM EXTENSIONS. OWNER MAY BE REQUIRED TO SUBMIT A WATER QUALITY PLAN FOR THE PROJECT.
9. OWNER MUST CONTACT SPRINGS UTILITIES FIELD ENGINEERING TO DETERMINE THE LOCATION OF ALL NATURAL GAS AND ELECTRIC METERS AND TRANSFORMERS AND TO SECURE APPROVAL OF GAS-SERVICE-LINE PRESSURES IN EXCESS OF SPRINGS UTILITIES STANDARD GAS SYSTEM PRESSURE. (CONTACT FIELD ENGINEERING NORTH 668-4985 OR SOUTH 668-5564).
10. IT SHALL NOT BE PERMISSIBLE FOR ANY PERSON TO MODIFY THE GRADE OF THE EARTH WITHIN ANY SPRINGS UTILITIES EASEMENT OR RIGHTS OF WAY WITHOUT THE WRITTEN APPROVAL OF SPRINGS UTILITIES. IMPROVEMENTS, STRUCTURES AND TREES SHALL NOT BE LOCATED WITHIN UTILITY EASEMENT. SHALL NOT VIOLATE NATIONAL ELECTRIC SAFETY CODE (NEC) PROVISIONS AND CLEARANCES, AND SHALL NOT IMPAIR ACCESS OR THE ABILITY TO MAINTAIN UTILITY FACILITIES.
11. SPRINGS UTILITIES APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF SPRINGS UTILITIES TO APPLY ITS STANDARDS, AND IF THERE ARE ANY CONFLICTS BETWEEN ANY APPROVED DRAWINGS AND ANY PROVISION OF STANDARDS OR THE CITY CODE, THEN THE STANDARDS OR CITY CODE SHALL APPLY. SPRINGS UTILITIES' APPROVAL OF THIS PRELIMINARY UTILITY PLAN SHALL NOT BE CONSTRUED AS A LIMITATION UPON THE AUTHORITY OF THE CITY OF COLORADO SPRINGS OR SPRINGS UTILITIES TO ADOPT DIFFERENT ORDINANCES, RULES, REGULATIONS, RESOLUTIONS, POLICIES OR CODES WHICH CHANGE ANY OF THE PROVISIONS OF THE STANDARDS SO LONG AS THESE APPLY TO THE CITY GENERALLY AND ARE IN ACCORD WITH THE THEN-CURRENT TARIFFS, RATES AND POLICIES OF SPRINGS UTILITIES.



PRELIMINARY UTILITY AND FACILITY PLAN
SCALE: 1"=30'-0"

ALL PRIVATE TO PUBLIC STORM SEWER CONNECTIONS MUST BE INSPECTED BY ENGINEERING DEVELOPMENT REVIEW INSPECTOR



EXECUTIVE CONSULTING ENGINEERS
13540 Meadowgrass Drive
Suite 200
Colorado Springs, Colorado
80921
(719) 531-0707

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REPRODUCED IN WHOLE OR IN PART
USED FOR ANY OTHER PROJECTS.
REUSE OR MODIFICATION OF THESE
DRAWINGS WITHOUT THE PRIOR WRITTEN
CONSENT OF EXECUTIVE CONSULTING
ENGINEERS SHALL BE AT THE SOLE RISK
OF THE UNAUTHORIZED USER. THE
UNAUTHORIZED USER SHALL INDEMNIFY
AND HOLD EXECUTIVE CONSULTING
ENGINEERS HARMLESS FROM ANY
LIABILITIES, DAMAGES AND LOSSES.

NO.	REVISION DESCRIPTION	DATE	BY
1	1ST CITY COMMENTS	07/13/24	BHY

IFLY INDOOR SKYDIVING AT POLARIS POINTE
(LOT 2, BASS PRO CROSSING AT NORTHGAGTE FILING NO. 1)
281 KAYCEE CASE PLACE
DEVELOPMENT PLAN
PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

PROJECT NAME	IFLY INDOOR SKYDIVING AT POLARIS POINTE (LOT 2, BASS PRO CROSSING AT NORTHGAGTE FILING NO. 1) 281 KAYCEE CASE PLACE
DRAWING TITLE	DEVELOPMENT PLAN PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN
H-Scale	1"=30'
V-Scale	N/A
Date	12/04/2020
Project No.	1820
Drawn by	BHY
Designed by	BHY
Approved by	-
SHEET:	DP-7

AR PUD 20-00839

GENERAL NOTES

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

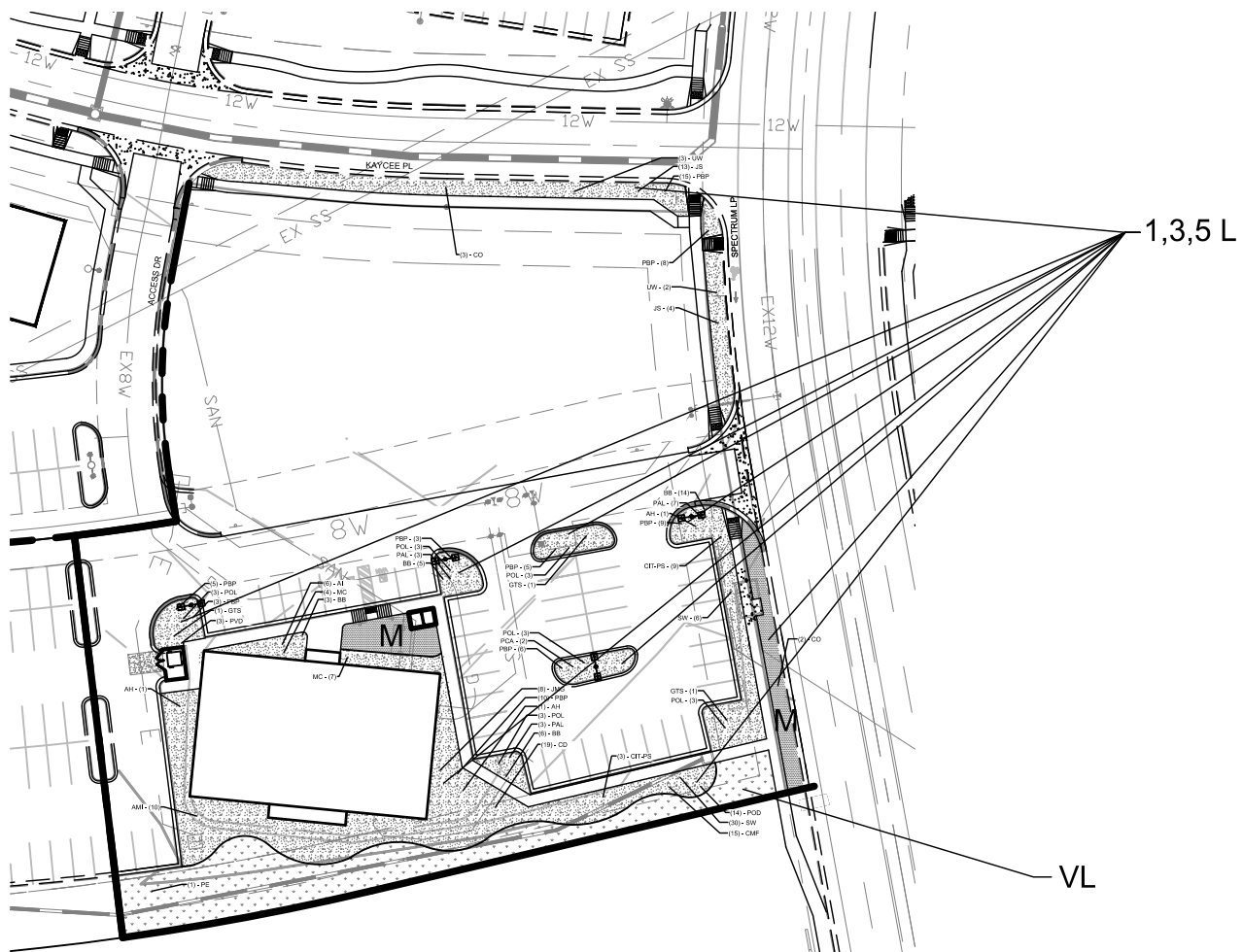
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS.
- LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
- EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
- GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
A. 1" BELOW CURB FOR ALL SEEDED AREAS.
B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS. CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
- AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
- FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
- MULCHS: ALL PLANTING BEDS THAT CALL FOR WOOD/ORGANIC MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. TREES IN TURF AND NATIVE GRASS AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH. 3" DEPTH. SHRUBS AND GROUNDCOVERS IN NATIVE GRASS AREAS TO RECEIVE 3" DIAMETER OF WOOD MULCH. 3" DEEP. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

TREES IN COBBLE/ROCK MULCH TO RECEIVE 4" DIAMETER OF WOOD MULCH. 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH AREAS TO RECEIVE 3" DIAMETER OF WOOD MULCH. 3" DEEP. NO FABRIC UNDERLAYMENT IN WOOD MULCH AREAS.

ALL PLANTING BEDS THAT CALL FOR COBBLE/ROCK MULCH TO RECEIVE MIN. 3" DEPTH OF MULCH USE PERMEABLE FABRIC UNDERLAYMENT FOR ALL COBBLE/AGGREGATE AREAS WITH SLOPES 3:1 AND LESS. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

SCHEMATIC LANDSCAPE DIAGRAM OF PLANT COMMUNITIES AND HYDROZONES:

Percent Signature Trees: Signature Trees 21
Total No. of Trees: 21 = 100% Signature Trees
Percent Signature Shrubs: Signature Shrubs 165
Total No. of Shrubs: 165 = 100% Signature Shrubs
VL - VERY LOW (0-7 IN PER YEAR) - SEED/SHRUBS/GRASSES/PERENNIALS
L - LOW (7-15 IN PER YEAR) - SEED/SHRUBS/GRASSES/PERENNIALS
M - MODERATE (15 TO 25 IN PER YEAR) - TX HYBRID KBG
FOOTHILLS [FOOTHILLS & PLAINS] PLAINS



1 HYDROZONE MAP

L2.0 NOT TO SCALE

- SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH). CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.

- REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

- ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE. AND ONCE IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND ONCE IN LATE SEPTEMBER. SEEDED AND SODDED AREAS ARE ALSO TO RECEIVE .5 LB. OF ELEMENTAL SULFUR (OR EQUIVALENT MATERIAL) PER 1,000 S.F. APPLIED IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!

- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.

- CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.

- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

- ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.

IRRIGATION NOTE:

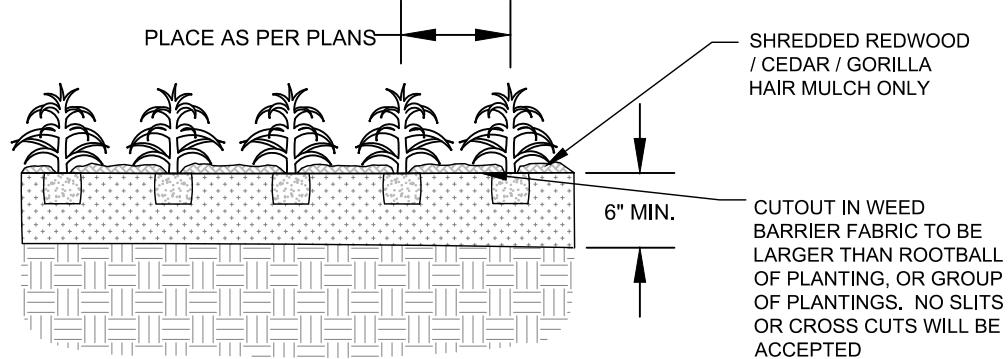
AN IRRIGATION PLAN MUST BE SUBMITTED FOR REVIEW **WITHIN 90 DAYS SUBSEQUENT TO RECEIVING A BUILDING PERMIT**. THE PLAN MUST BE APPROVED PRIOR TO THE INSTALLATION OF ANY IRRIGATION COMPONENTS AND/OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

IRRIGATION: (PROPOSED TO BE A POTABLE SYSTEM)

- AN IRRIGATION SYSTEM PLAN WILL BE PROVIDED.
- SOD AND SEED SHALL BE IRRIGATED WITH POP-UP AND ROTOR SPRAY HEADS.
- TREES, SHRUBS & PERENNIALS IN PLANTING BEDS SHALL BE IRRIGATED WITH A POINT-SOURCE DRIP SYSTEM.
- RAIN SENSOR SHALL BE INSTALLED.

NOTES:

- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
- PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
- AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
- ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



2 PERENNIAL/GROUNDCOVER PLANTING DETAIL

L2.0 NOT TO SCALE

- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE

- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE 'ALCC SPECIFICATIONS HANDBOOK' REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

STREET TREES, STREETScape IMPROVEMENTS, AND VEGETATION WITHIN THE CITY ROW SHALL BE MAINTAINED BY THE COPPER RIDGE AT NORTHGATE OWNERS ASSOCIATION, INC. OR THE ABUTTING PROPERTY OWNER

IRRIGATION NOTES

ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL SHRUBS BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.

IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.

ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESD RUN TIMES PROVIDED WITHIN THESE PLANS.

DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.

IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

ALL NATIVE SEED AREAS TO BE PERMANENTLY IRRIGATED.

SOIL AMENDMENTS:		Test No.: H971a PH = 6.0				SOIL TYPE = Sandy Clay Loam Organic Material = 1.7%	
GROUND PLANE TREATMENT	CLASS 1 OM AMENDMENT	NITROGEN = 3 ppm	PHOSPHORUS = 1.0 ppm	POTASSIUM = 62.6 ppm	OTHER K, Zn, Fe, Mn, B or Cu	FERTILIZER	E.C., SALT OR PH TREATMENT
SODDED TURFGRASS	3 cu.yds./ 1000sf	.5 lb. per 1000 sf	2.5 lbs / 1000 sf P205	1 lbs / 1000 sf K2O	2 oz Zn / 1000 sf .1 lbs B / 1000 sf	Biosol: 20 lbs. per 1000 sq.ft.	n/a
SEEDED AREAS-NATIVE	2 cu.yds./ 1000sf	N/A	none needed	none needed	none needed	Biosol: 20 lbs. per 1000 sq.ft.	n/a
TREES	3 cu.yds./ 1000sf	.5 lb. per 1000 sf	2.5 lbs / 1000 sf P205	1 lbs / 1000 sf K2O	2 oz Zn / 1000 sf .1 lbs B / 1000 sf	Biosol: 8 oz. per sq.yd.	n/a
SHRUBS	3 cu.yds./ 1000sf	.5 lb. per 1000 sf	2.5 lbs / 1000 sf P205	1 lbs / 1000 sf K2O	2 oz Zn / 1000 sf .1 lbs B / 1000 sf	Biosol: 8 oz. per sq.yd.	n/a

* USE CLASS 1 COMPOST AMENDMENTS AND ORGANIC AMENDMENTS AS SPECIFIED BELOW

ACCEPTABLE FERTILIZERS: For each 0.1 lb of Nitrogen needed, apply about 1/4 lb urea, or 1/2 lb ammonium sulfate, or 3/4 lb bloodmeal, or 1 lb corn gluten meal, or 5 lb alfalfa meal pellets per 100 sq.ft. For Phosphorus bone meal can be added at 3.5 lbs/100 sq.ft. or triple superphosphate can be added at 1 lb/100 sq.ft. Potassium can be added as potassium chloride at 0.6 lbs/100 sq.ft. as composted manure @ 0.1 - 0.3 cubic yards/100 sq.ft.

* USE CLASS 1 COMPOST

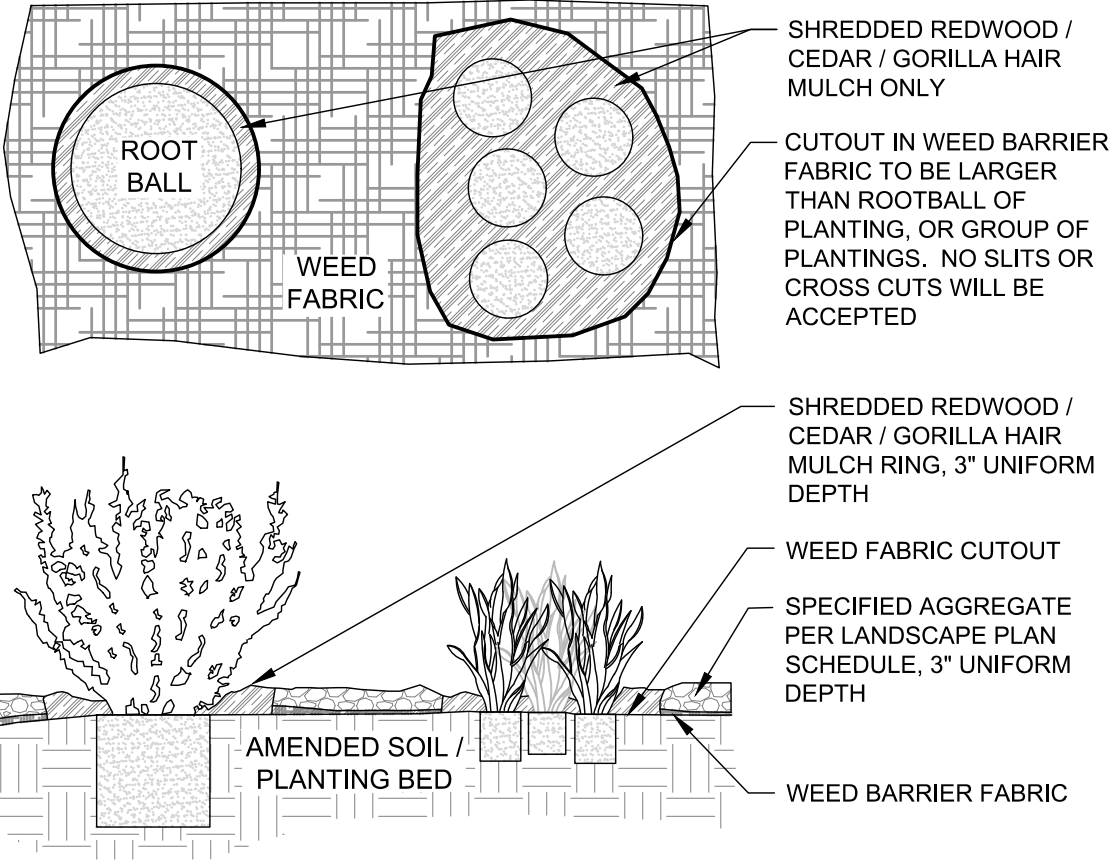
* APPLY ADDITIONAL FERTILIZER ONLY IF SALT LEVELS ARE LOW.

* USE SLOW RELEASE FERTILIZERS FOR SANDY SOILS.

IF THE RECOMMENDATIONS NOTED ABOVE ARE NOT FOLLOWED BY THE RESPECTIVE PARTIES, THE CERTIFICATE OF OCCUPANCY MAY BE POSTPONED OR DENIED.

PROVIDE A COPY OF RECEIPT FOR ORGANIC AMENDMENT INSTALLED PRIOR TO FINAL INSPECTION.

SINGLE PLANTINGS MASSED PLANTINGS

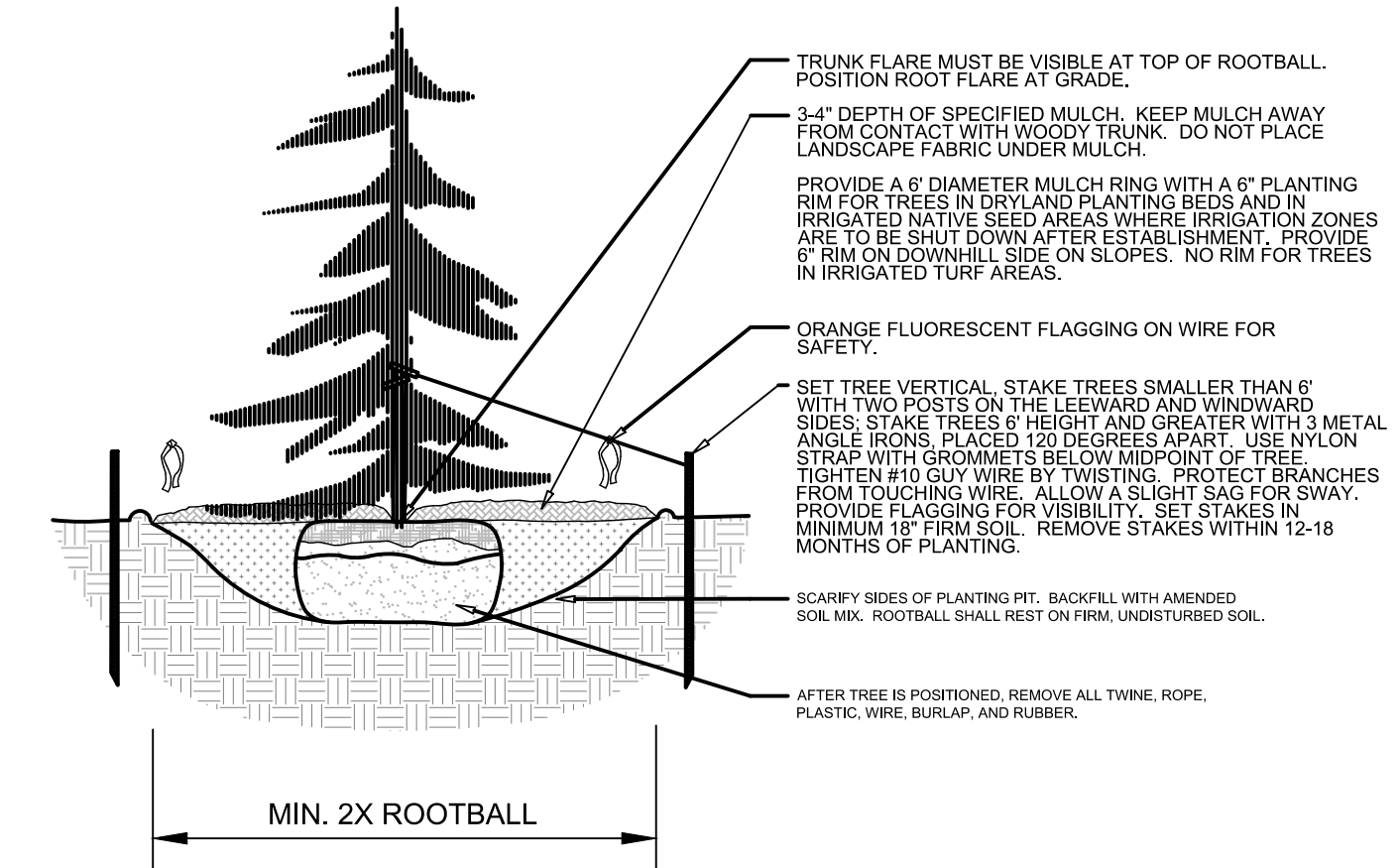


3 FABRIC CUTOUT / WOOD MULCH RING DETAIL

L2.0 NOT TO SCALE

NOTES:

- DO NOT REMOVE OR CUT LEADER.
- PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
- DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

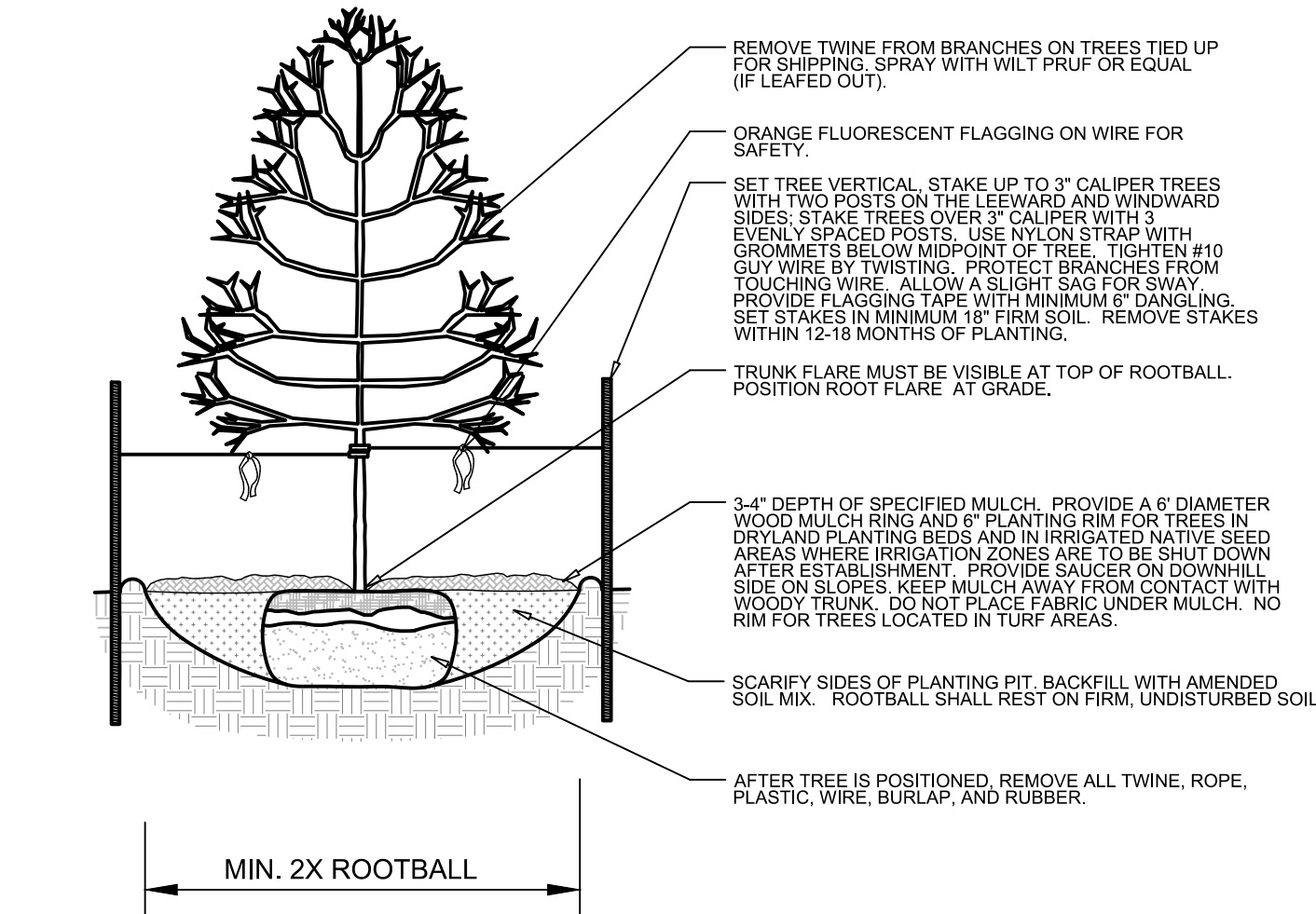


4 EVERGREEN TREE PLANTING DETAIL

L2.0 NOT TO SCALE

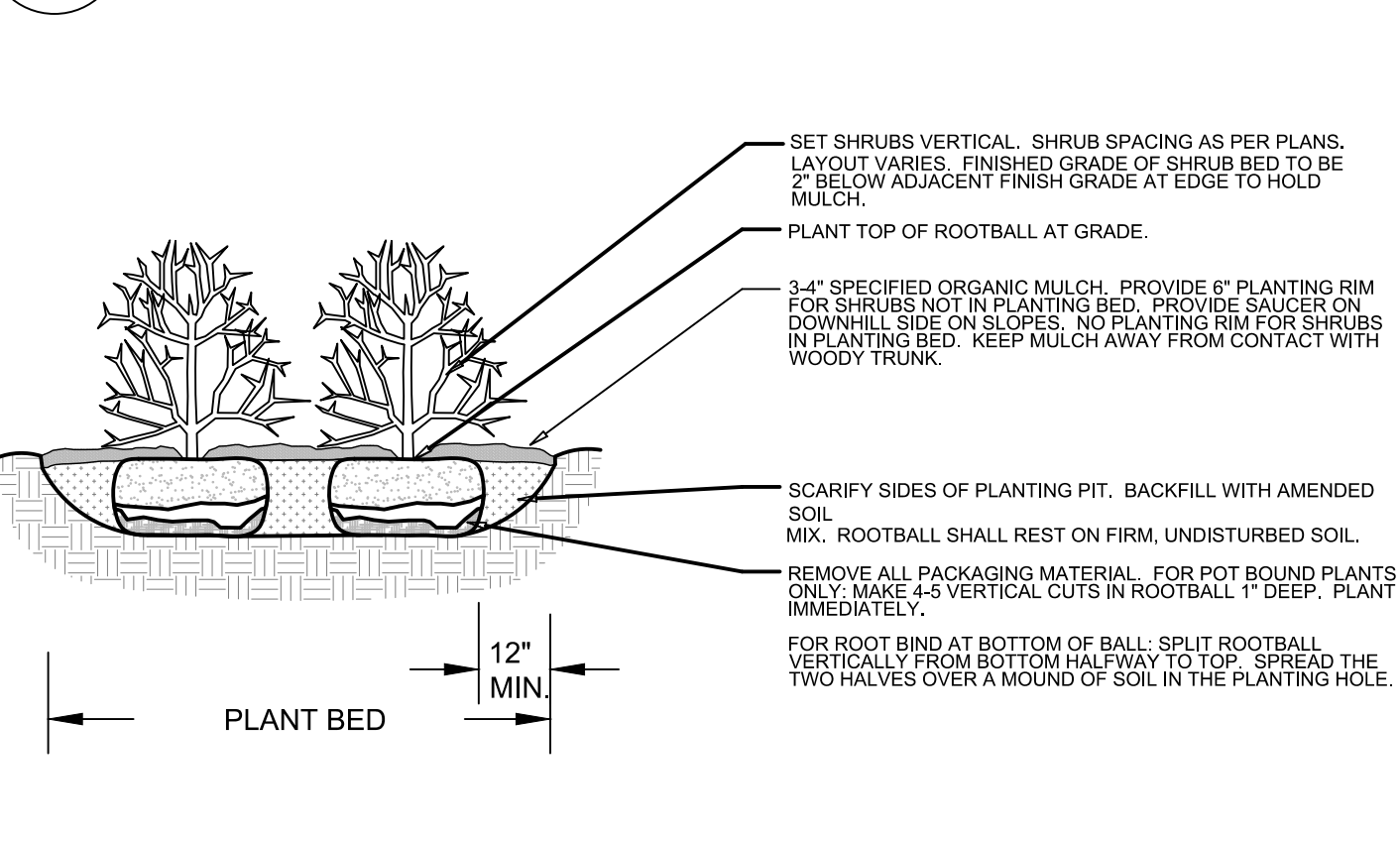
NOTES:

- MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
- KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
- DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
- AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
- WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
- COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
- DEEP WATER ALL PLANTS AT TIME OF PLANTING.



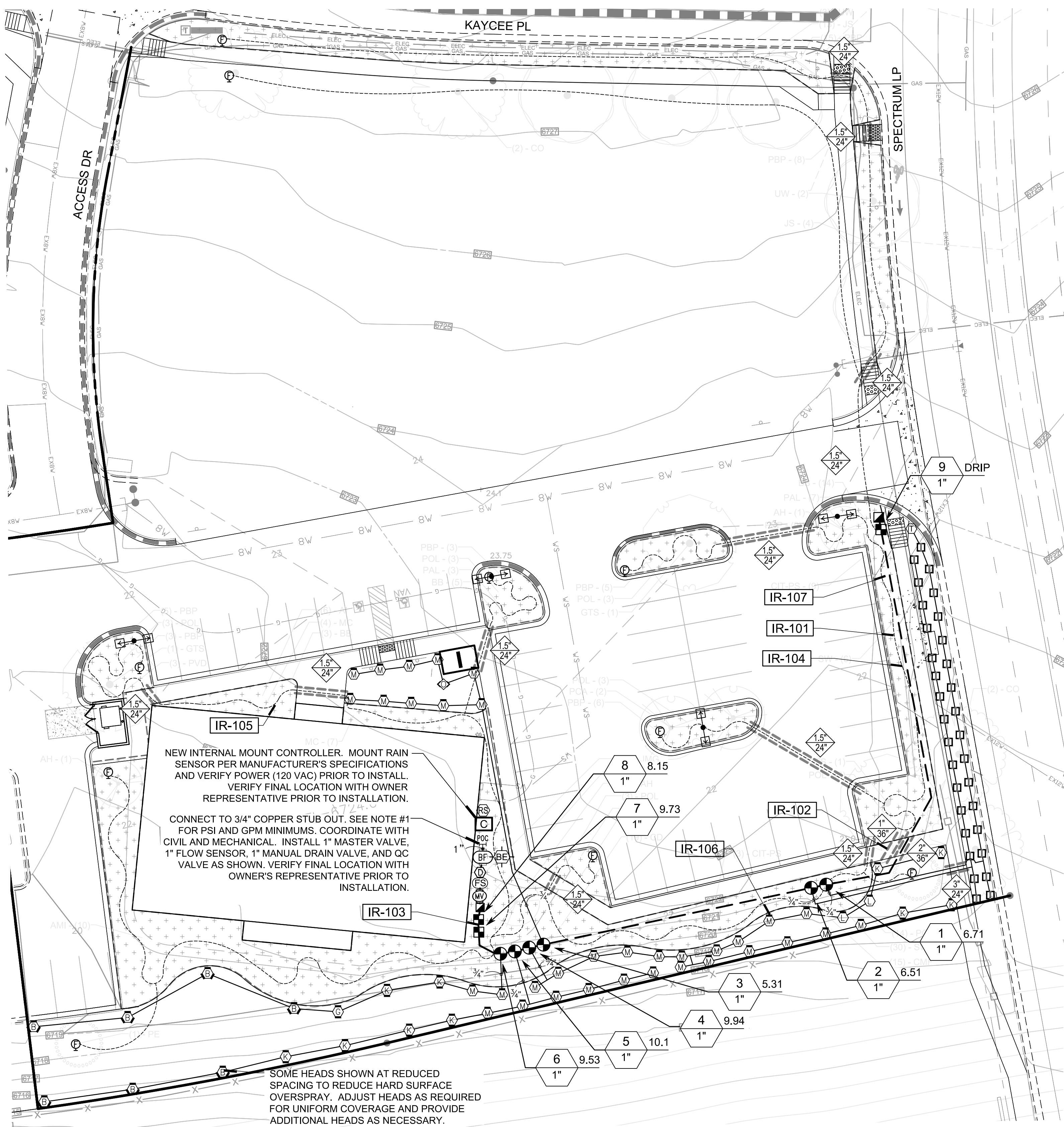
5 DECIDUOUS TREE PLANTING DETAIL

L2.0



6 SHRUB PLANTING DETAIL

L2.0 NOT TO SCALE



IRRIGATION PLAN

SCALE: 1" = 20'

- A SEASONAL MAINTENANCE SCHEDULE SHALL BE PERFORMED ON THE IRRIGATION SYSTEMS AND SHALL CONSIST OF THE FOLLOWING ITEMS:
- CHECK HEADS FOR COVERAGE AND LEAKAGE
 - REPLACE ALL BROKEN HEADS
 - RE-PROGRAM CONTROLLERS MONTHLY OR MORE OFTEN IF NECESSARY ACCORDING TO THE SEASONAL NEEDS
 - VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN
 - INSPECT THE BACKFLOW PREVENTION DEVICE TO DETERMINE IF IT IS WORKING CORRECTLY
 - PERIODICALLY VERIFY THAT SENSORS IN THE IRRIGATION SYSTEM ARE WORKING PROPERLY
 - CHECK VALVES TO MAKE SURE THEY ARE FUNCTIONING PROPERLY
 - CHECK HEADS AND EMITTERS FOR DEBRIS
 - ENSURE DRIP EMITTERS ARE NOT BROKEN OR CLOGGED
 - ADJUST COMPONENTS AS NECESSARY OR AS PLANT GROWTH DICTATES

Month	Seasonal Adjustment Factor
April	60%
May	75%
June	90%
July	100%
August	90%
September	60%
October	50%

VALVE SCHEDULE

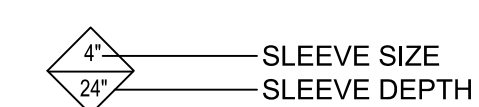
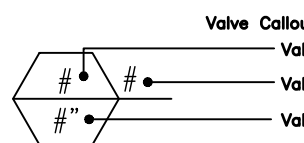
NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC
1	RAIN BIRD PEB	1"	TURF ROTARY	6.71	43.62	57.44
2	RAIN BIRD PEB	1"	TURF ROTARY	6.51	43.55	57.29
3	RAIN BIRD PEB	1"	TURF ROTARY	5.31	43.01	56.13
4	RAIN BIRD PEB	1"	TURF ROTARY	9.94	44.31	58.03
5	RAIN BIRD PEB	1"	TURF ROTARY	10.06	46.00	59.68
6	RAIN BIRD PEB	1"	TURF ROTARY	9.53	44.66	58.19
7	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	9.73	30.22	40.55
8	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	8.15	28.94	42.14
9	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	3.55	29.63	41.25

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
①	HUNTER MP CORNER PROS-04-CV TURF ROTATOR, 4" (15.24CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY, T=TURQUOISE ADJ ARC 45-105,	1	40
② ③ ④	HUNTER MP1000 PROS-04-CV TURF ROTATOR, 4" (15.24 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY, M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC,	36	40
⑤ ⑥ ⑦	HUNTER MP2000 PROS-04-CV TURF ROTATOR, 4" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY, K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC,	11	40
⑧ ⑨ ⑩	HUNTER MP3000 PROS-04-CV TURF ROTATOR, 4" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY, B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC,	7	40
⑪ ⑫ ⑬	HUNTER MP800SR PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY, ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	32	40
⑭ ⑮ ⑯	HUNTER MP815 PROS-04-PRS40-CV TURF ROTATOR, 4" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY, M=MAROON AND GRAY ADJ ARC 90 TO 210, L=LIGHT BLUE AND GRAY 210 TO 270 ARC, O=OLIVE AND GRAY 360 ARC,	1	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⑰	RAIN BIRD XCZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1" DV VALVE, 1" PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR, 3GPM, 15GPM, USE LOW FLOW MODEL FOR FLOWS UNDER 3 GPM	3
⑱	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX,	10
⑲	AREA TO RECEIVE DRIP EMITTERS SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS, FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED, COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: Perennials to receive one of 0.5 GPH emitters Grasses to receive one of 1.0 GPH emitters Shrubs to receive two of 1.0 GPH emitters Trees to receive to receive minimum four of 2.0 GPH emitters	10,440 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⑳	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION,	6
㉑	RAIN BIRD 5-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY,	2
㉒	RAIN BIRD PEB-PRS-D 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES, LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH PRESSURE REGULATOR MODULE,	1
㉓	MANUAL DRAIN VALVE PROVIDE 10" ROUND BOX WITH 2" VALVE MARKER, PVC ACCESS SLEEVE, AND MINIMUM 6" DEPTH 3/4" WASHED RIVER ROCK SUMP FOR DRAINAGE, PROVIDE 3/4" MAF SCH 40 PVC 90 ELL AND 3/4" X 4" SCH 80 PVC NIPPLE TO SUMP FOR DRAINAGE, USE TEFLON TAPE ON ALL MALE THREADED PVC AND AND ALL NIPPLES	1
㉔	FEBCO 825YA 3/4" REDUCED PRESSURE BACKFLOW PREVENTER	1
㉕	RAIN BIRD ESP12LXMEF 12 STATION COMMERCIAL CONTROLLER, PLASTIC WALL MOUNT, FLOW SENSING,	1
㉖	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR,	1
㉗	RAIN BIRD FS-100-P 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS, PLASTIC (PVC) MODEL, SUGGESTED OPERATING RANGE OF 5.4 GPM TO 53.9 GPM, SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE,	1
㉘	GUARDSHACK EC-2 GUARDSHACK ECONOCAGE, WITH EP-1 AND FG-1, INSTALL PER MANUFACTURER REQUIREMENTS AND VERIFY CONNECTION HARDWARE PRIOR TO TURNOVER,	1
㉙	POINT OF CONNECTION 3/4" CONNECT TO PROVIDED 1" STUB OUT IN GENERAL LOCATION SHOWN, BACKFLOW BY OTHERS, COORDINATE WITH CIVIL/MECHANICAL	1
---	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26	1,148 L.F.
---	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	255.2 L.F.
---	PIPE SLEEVE: PVC SCHEDULE 40 PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. SLEEVES TO BE MINIMUM 2X PIPE DIAMETER UNLESS OTHERWISE NOTED. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	140.3 L.F.

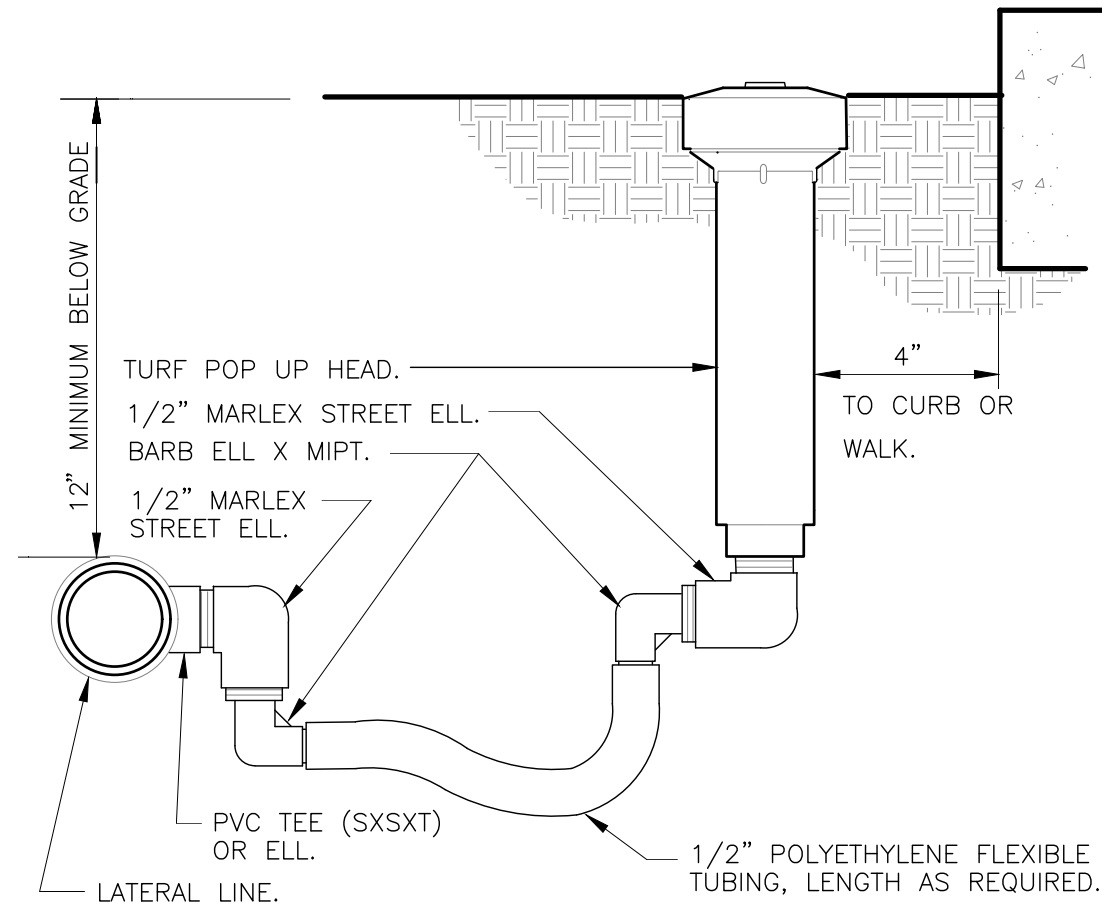


Provide separate 1" wire sleeve along all all mainline crossings, of equal length to length of pipe sleeve

OVERALL IRRIGATED AREA = 16,878 SF

IRRIGATION NOTES

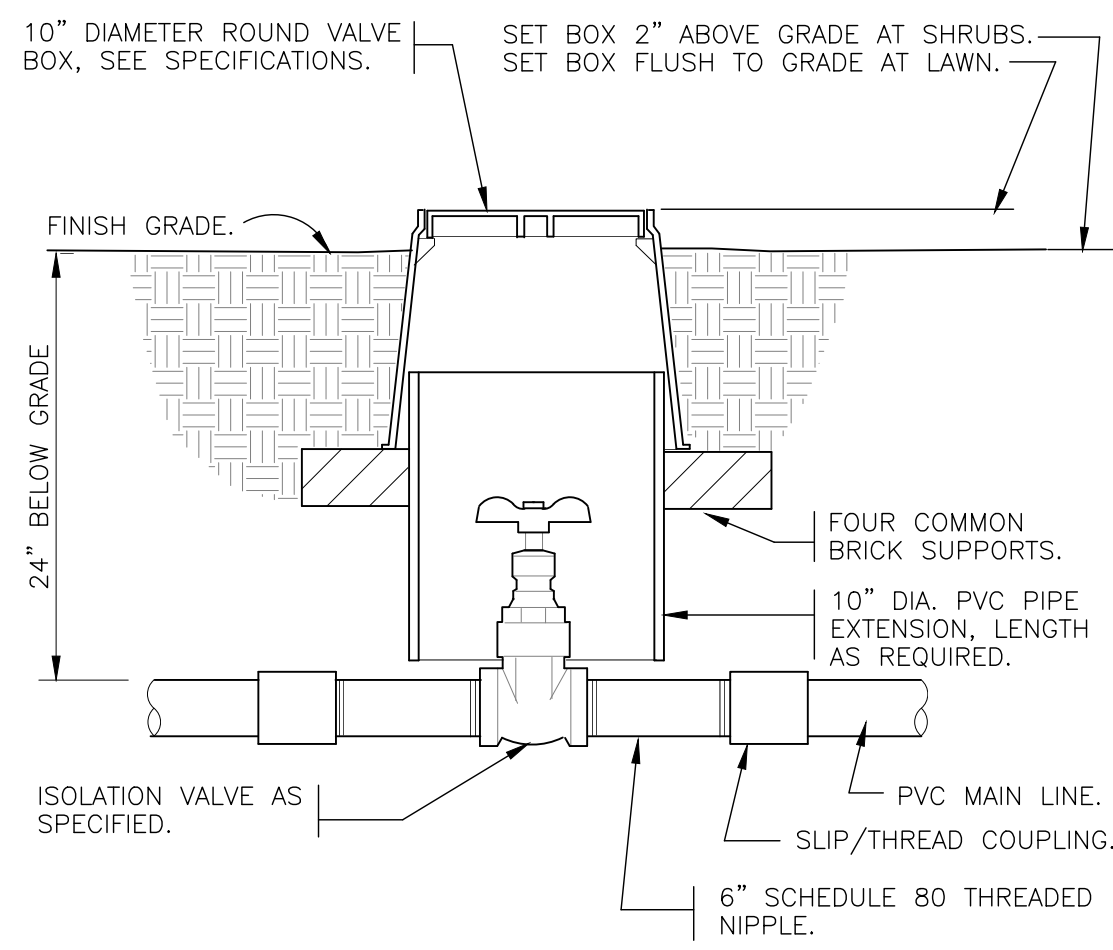
- Note: QUANTITIES ARE LISTED FOR REFERENCE ONLY. CONTRACTOR TO USE GRAPHIC QUANTITIES TO DETERMINE TOTAL EQUIPMENT TYPES AND QUANTITIES. (SEE PLAN GRAPHIC AND EQUIPMENT SCHEDULE). PROVIDE ADDITIONAL IRRIGATION LABOR & COMPONENTS TO PROVIDE HEAD TO HEAD COVERAGE IN THE FIELD FOR ALL SODDED IRRIGATION ZONES AND (80%) OF HEAD TO HEAD COVERAGE FOR SEEDED TURFGRASS AND DRIP TO ALL PLANTINGS.
- THE IRRIGATION SYSTEM P.O.C. TO BE LOCATED IN THE LANDSCAPE OFF OF THE BUILDING WATER SUPPLY AS SHOWN PER PLAN. CONNECT TO 3/4" CONNECTION (w/WATTS 223-HP PRV VALVE for Meter Pits Only) AND MINIMUM STATIC WATER PRESSURE OF 75 PSI. CONNECTION IS ASSUMED TO PROVIDE MINIMUM 10 GPM. COORDINATE WITH OWNER'S REPRESENTATIVE AND OTHER TRADES TO ESTABLISH WATER CONNECTION AT LOCATION SHOWN AND ALL SLEEVING INSTALLED. NOTIFY DESIGN OF ANY DEVIATIONS IN PRESSURE OR GPM. FAILURE TO NOTIFY LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR ASSUMING LIABILITY FOR ANY UNAUTHORIZED CHANGES MADE.
 - THE SYSTEM CONTROLLER IS TO BE A WALL MOUNT IN GENERAL LOCATION SHOWN. COORDINATE LOCATION OF CONTROLLER AND RAIN SENSOR WITH OWNER. CONNECT CONTROLLER TO POWER SUPPLY (COORDINATE WITH OWNER), ZONE VALVE WIRES, RAIN SENSOR, AND GROUNDING. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS. PROVIDE LIGHTNING PROTECTION FOR ALL CONTROLLERS (TYPICAL).
 - COORDINATE ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING ON SITE. ALL MATERIALS AND INSTALLATION PRACTICES ARE TO BE IN COMPLIANCE WITH LOCAL CODES.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL IRRIGATION SLEEVING REQUIRED TO PERFORM WORK AS SHOWN PER PLAN. SLEEVING FOR LATERAL LINES IS TO BE 24" UNDERGROUND, MAINLINE SLEEVING TO BE 36" UNDERGROUND. ALL SLEEVING IS TO EXTEND 18" BEYOND EDGES OF CONCRETE OR ASPHALT. ENDS OF SLEEVING ARE TO BE SECURELY COVERED AFTER INSTALLATION. SLEEVE LOCATIONS ARE TO BE CLEARLY MARKED/STAMPED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SLEEVING LOCATIONS PRIOR TO CONSTRUCTION AND INSTALL ANY MISSING SLEEVES. IF NECESSARY.
 - ALL SPRINKLER HEADS SHALL BE INSTALLED WITH THE TOP OF HEADS FLUSH WITH SURROUNDING FINAL GRADE. CONTRACTOR IS TO ADJUST EACH SPRINKLER HEAD TO PROVIDE OPTIMAL COVERAGE. OVERSPRAY ONTO PAVEMENT OR WALLS IS TO BE MINIMIZED. CONTRACTOR IS TO ADJUST AND SELECT NOZZLES TO PROVIDE UNIFORM COVERAGE. PROVIDE PRESSURE COMPENSATING NOZZLES OR SCREENS IF UNIFORM PRESSURE CANNOT BE ACHIEVED BY ADJUSTING PRESSURE AT VALVES. CONTRACTOR TO REPAIR ALL IRRIGATION EROSION/GULLIES IN SEEDED AREAS FORMED BY SPRAY AND GEAR HEADS FOR THE FIRST 45 DAYS AFTER FINAL APPROVAL IS PROVIDED BY THE OWNER OR LANDSCAPE ARCHITECT.
 - IRRIGATION PLAN IS DIAGRAMMATIC. ANY COMPONENTS SHOWN ON PLAN OUTSIDE OF LANDSCAPE ARE SHOWN FOR CLARITY ONLY. USE ONLY STANDARD FITTINGS. MAINLINE PIPING DEPTH IS TO BE 24". LATERAL LINE DEPTH IS TO BE 12". POLY DRIP LINE IS TO BE SECURED AT FINAL SOIL GRADE. POLY LINE SHALL BE COMPLETELY COVERED WITH MULCH WITH NO LINE EXPOSED. GRAPHIC CITY'S PREVAL OVER WRITTEN CITY'S. INSTALL MAINLINE AND LATERALS AS CLOSE TO CURBS AND SIDEWALKS AS POSSIBLE TO ALLOW FOR MORE PLANTING ROOM.
 - CONTRACTOR IS TO INSTALL #14 UF IRRIGATION WIRE BETWEEN CONTROLLER AND ELECTRIC VALVES.
 - INSTALL THREE EXTRA WIRES FROM THE CONTROLLER ALONG THE MAINLINE IN EACH DIRECTION FROM THE CONTROLLER FOR TROUBLE SHOOTING AND FUTURE ADDITIONS. ADDITIONAL WIRES TO BE PLACED IN A 6" VALVE BOX FOR EASY FUTURE ACCESS.
 - NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN PLAN DRAWINGS AND CONDITIONS IN THE FIELD PRIOR TO INSTALLATION OF ANY IRRIGATION COMPONENTS.
 - CONTRACTOR TO KEEP ALL PRESSURIZED IRRIGATION SUPPLY PIPE, (INCLUDING MAIN LINE, LATERALS, AND DRIP SUPPLY TUBING) AS WELL AS POP-UP SPRAY OR GEAR DRIVE HEADS A MIN. OF 5' AWAY FROM THE BUILDING OR AS NOTED BY THE SOILS ENGINEERS REPORT. THE MOST STRINGENT REQUIREMENT SHALL PREVAIL. ENSURE THAT POSITIVE DRAINAGE IS PROVIDED AND THAT NO IRRIGATION COMPONENTS NEGATIVELY IMPACT HARD SURFACES AND/OR BUILDING FOUNDATIONS.
 - CONTRACTOR TO PROVIDE A ONE YEAR WARRANTY ON ALL IRRIGATION PARTS AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE AS-BUILT DRAWINGS TO OWNER ALONG WITH QUICK-COUPLER KEYS WITHIN 30 DAY OF FINAL ACCEPTANCE FROM OWNER OR LANDSCAPE ARCHITECT.
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1 TURF SPRAY FLEX ASSEMBLY

3\"/>

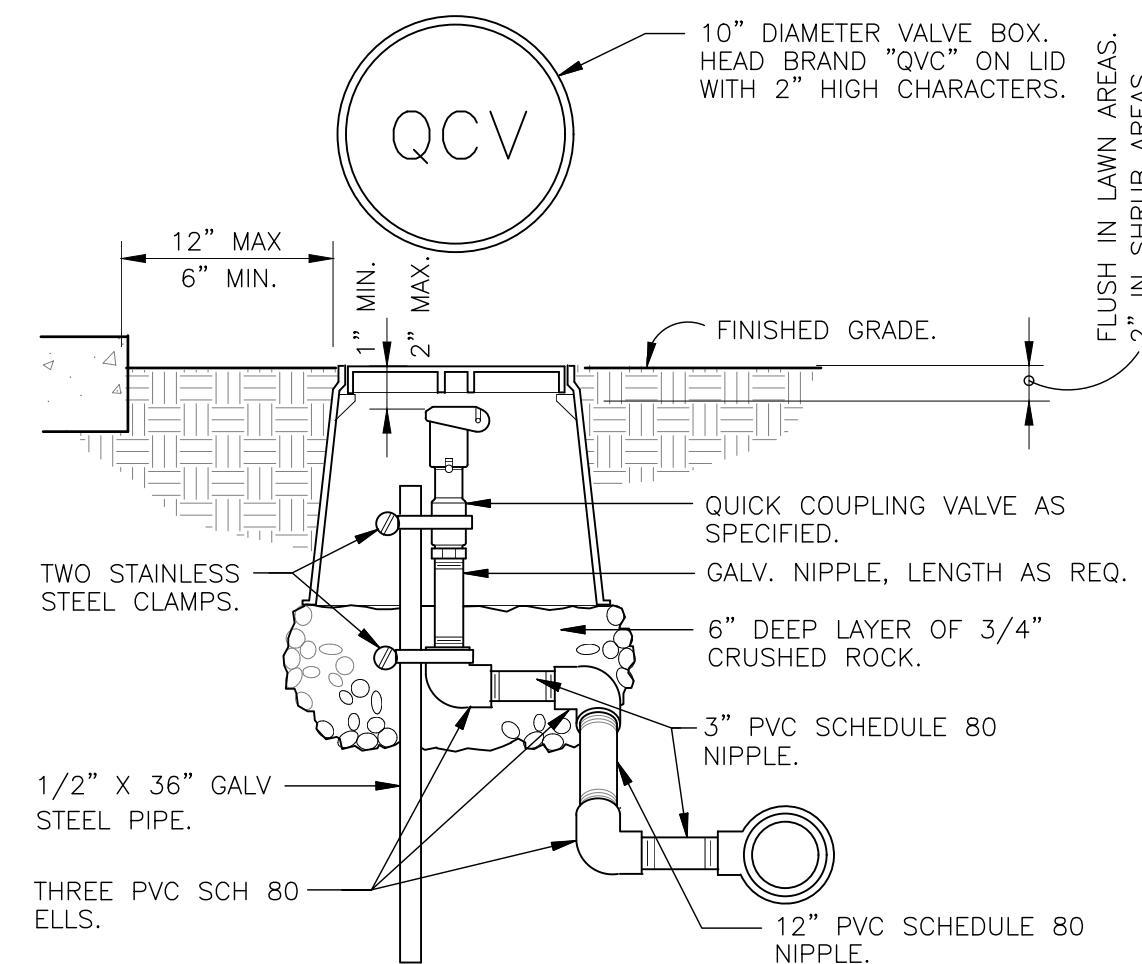
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2 BRASS ISOLATION VALVE

1 1/2\"/>

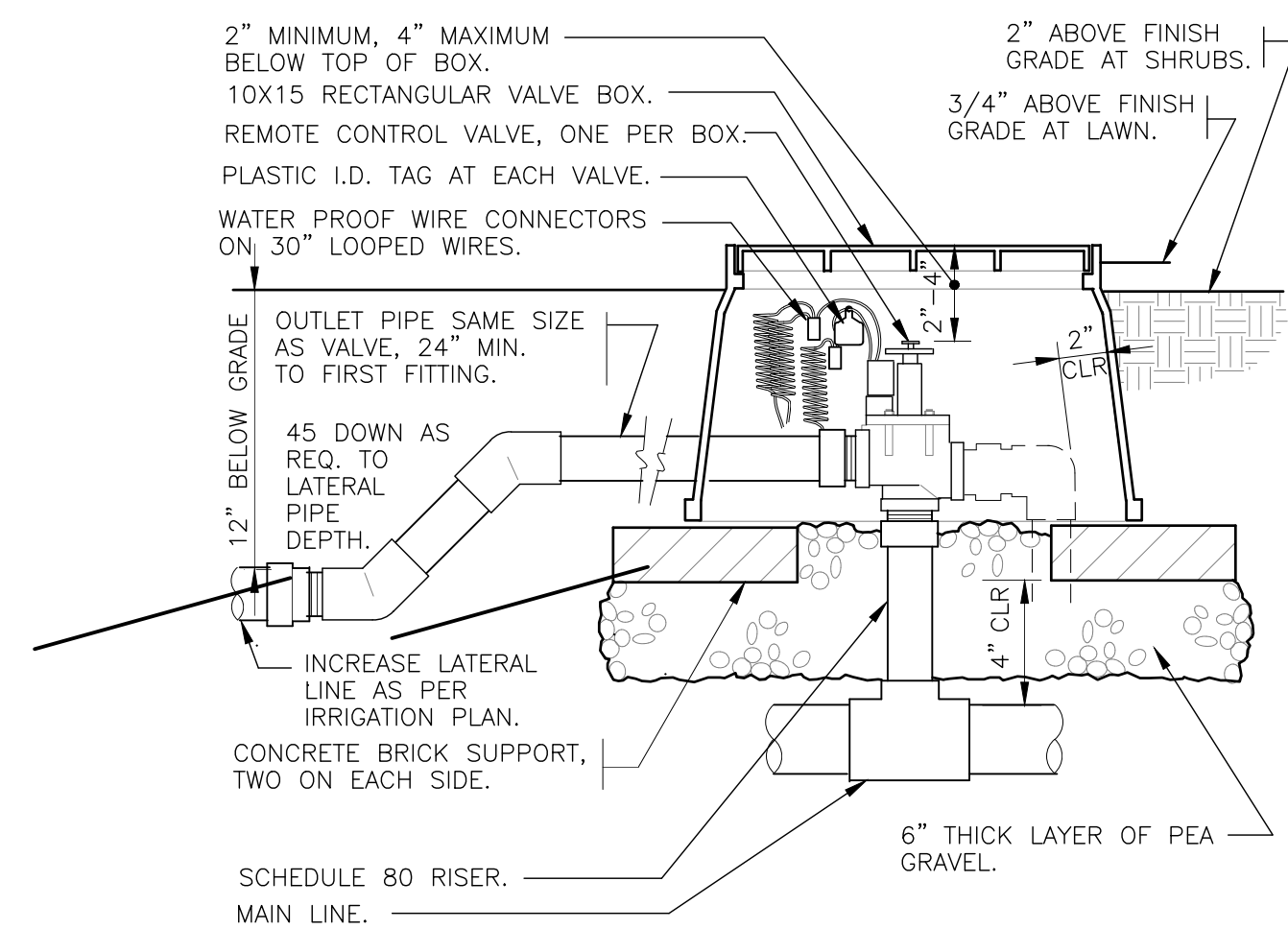
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3 QUICK COUPLING VALVE IN BOX

1 1/2\"/>

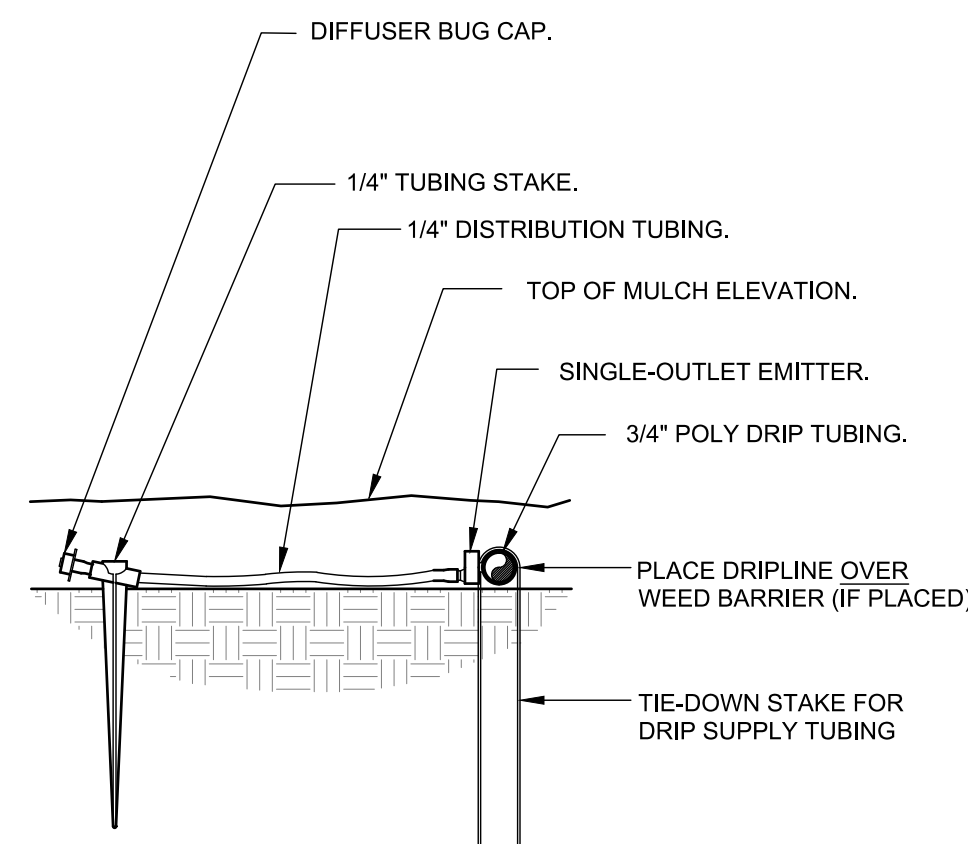
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4 ELECTRIC REMOTE CONTROL VALVE

1 1/2\"/>

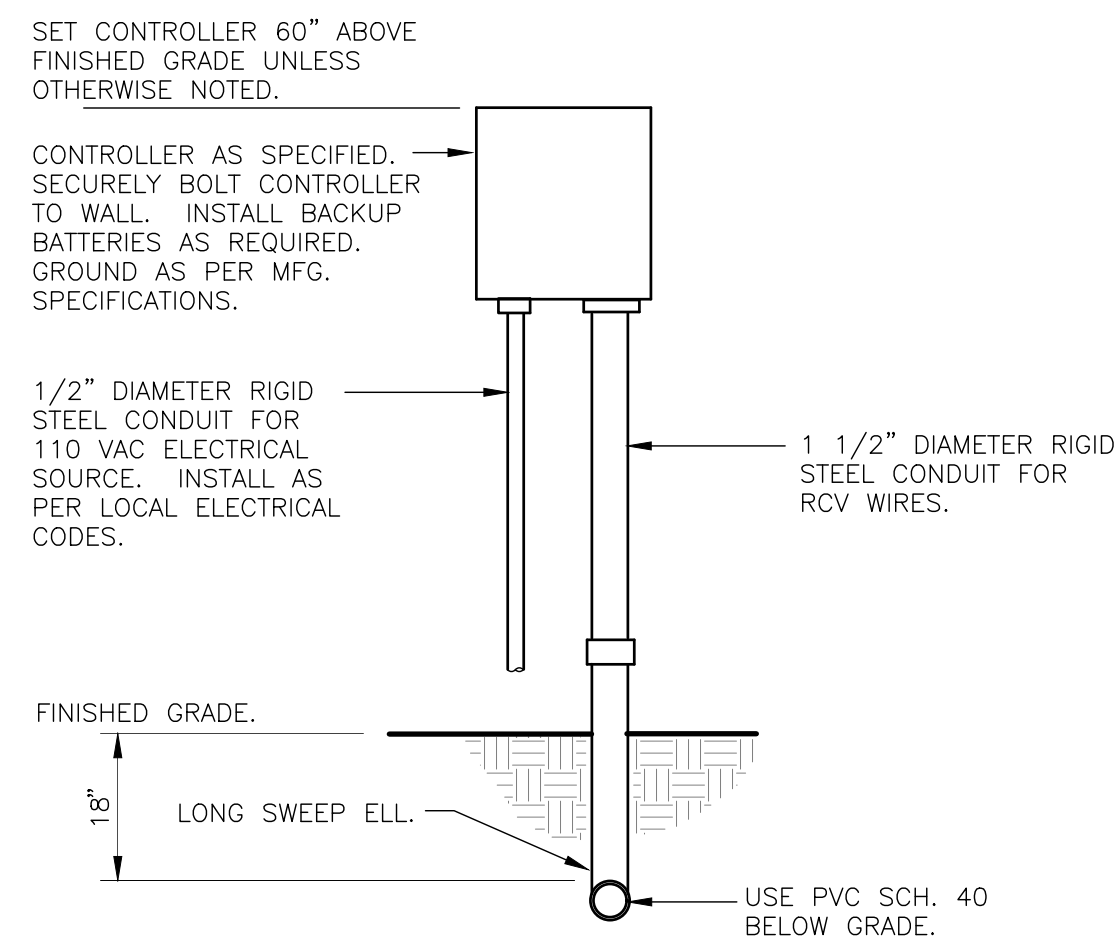
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5 DRIP EMITTER DETAIL

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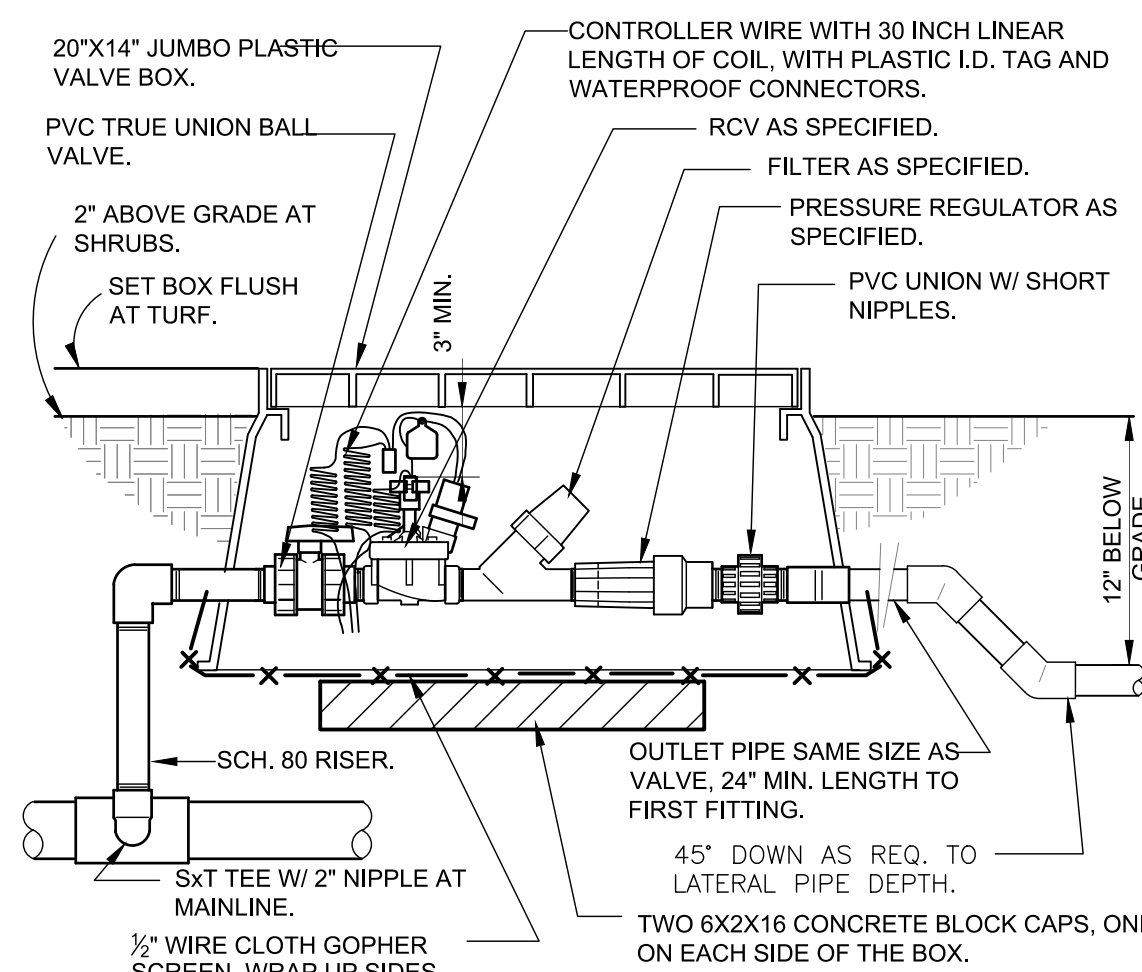
32 8413.13-03



6 WALL MOUNT CONTROLLER

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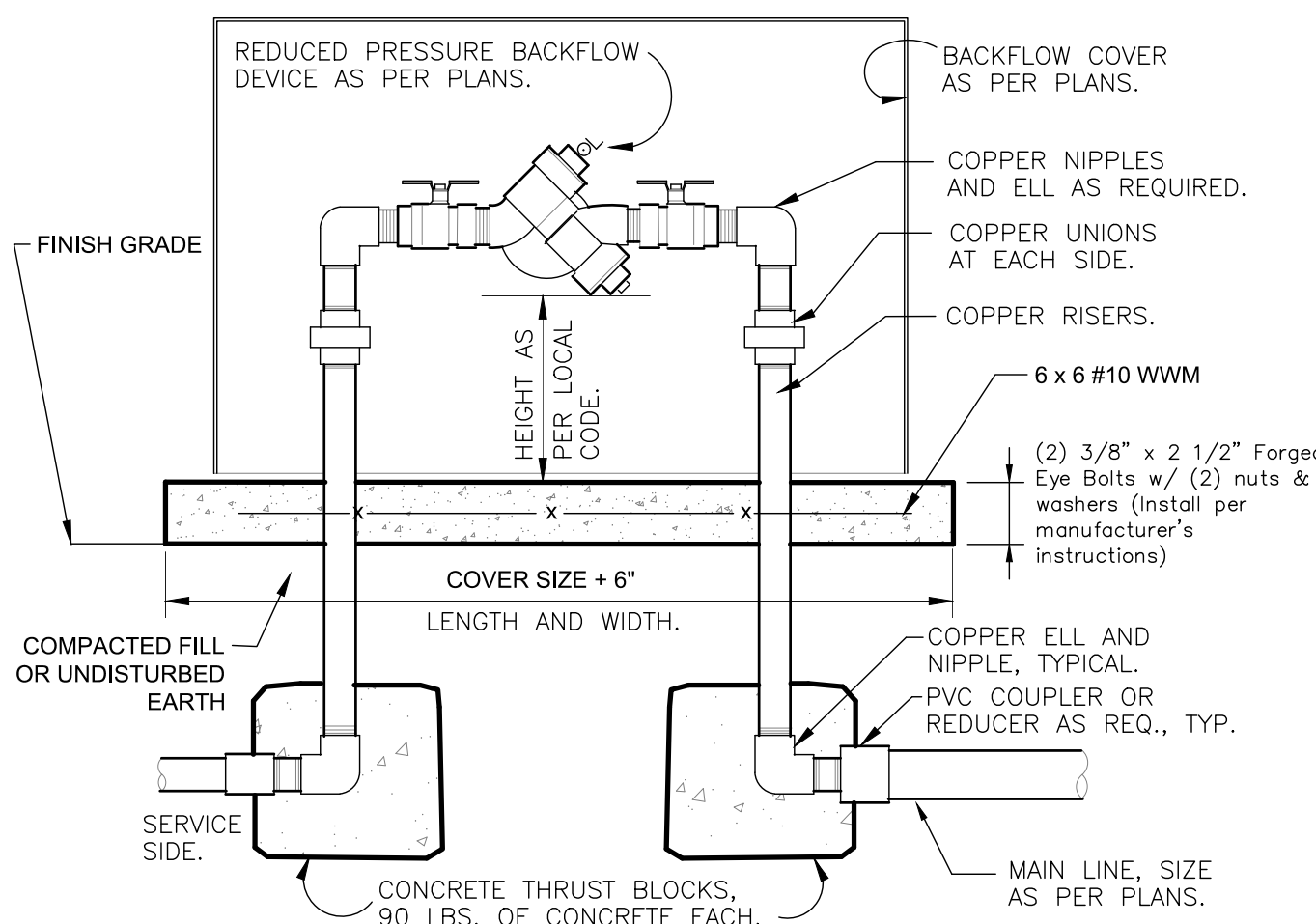
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7 1\"/>

1 1/2\"/>

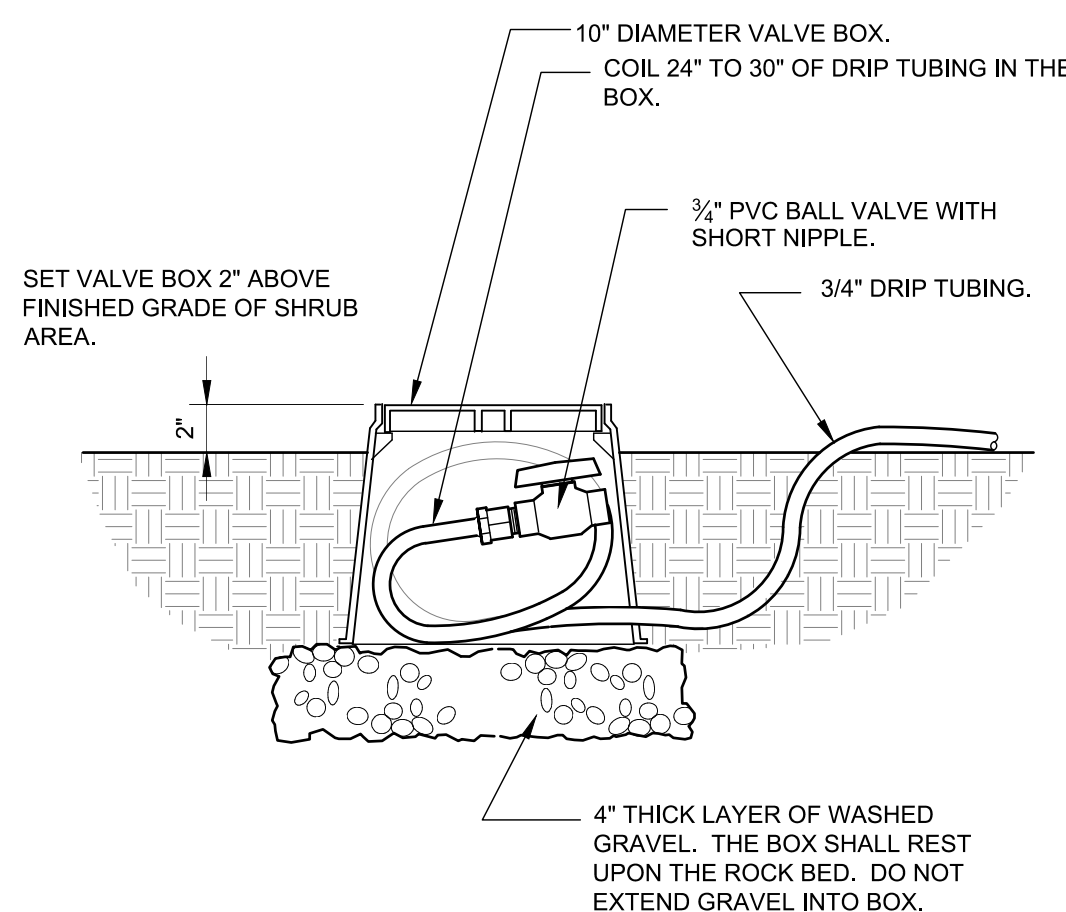
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8 RP BACKFLOW W/ ENCLOSURE

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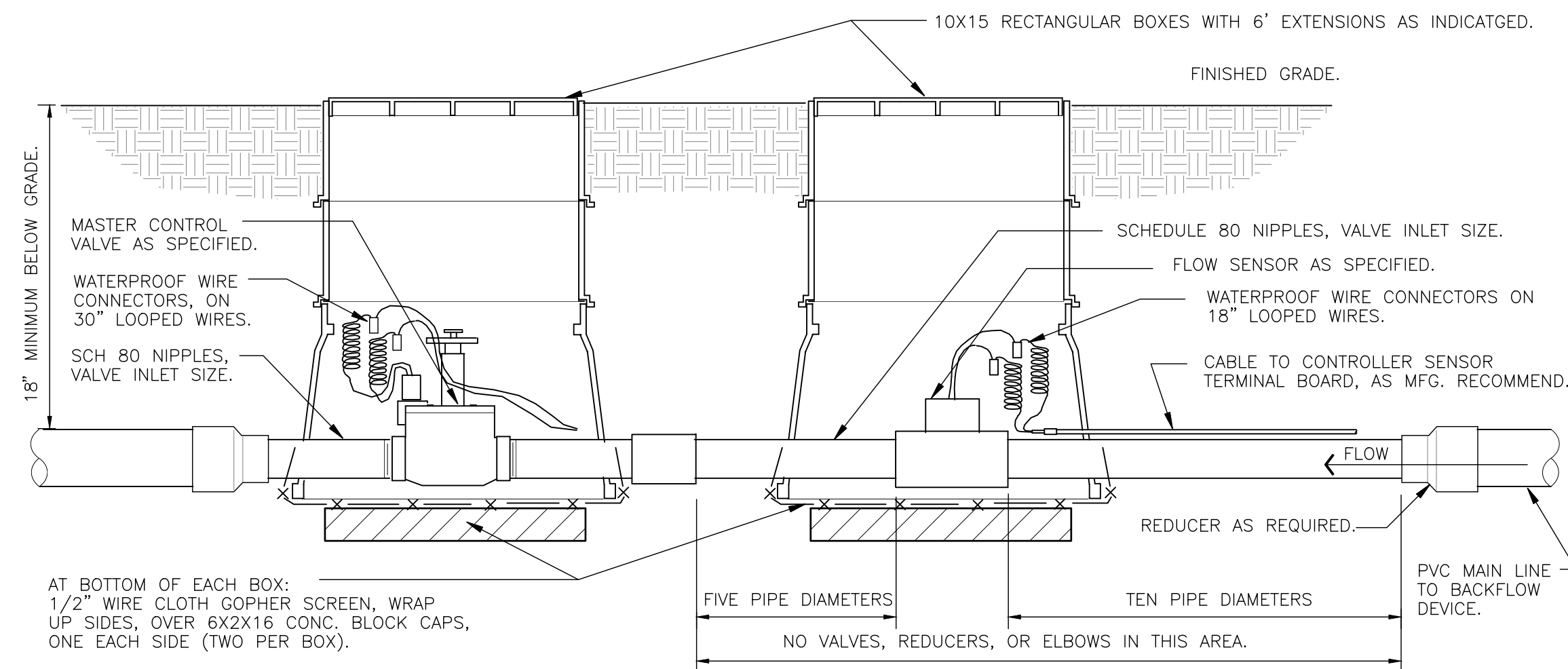
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9 DRIP FLUSH VALVE

1 1/2\"/>

32 8413.49-03



10 MASTER VALVE/FLOW SENSOR ASSEMBLY

1 1/2\"/>

32 8406.23-10

CRITICAL ANALYSIS

Generated: 2020-12-02 14:42

P.O.C. NUMBER: 01

Water Source Information: CONNECT TO PROVIDED 1\"/>

FLOW AVAILABLE

Point of Connection Size: 3/4\"/>

CONFIRM MINIMUM PRESSURE OF 75 PSI PRIOR TO COMMENCING WORK

PRESSURE AVAILABLE

Static Pressure at POC: 75.00 psi
Pressure Available: 75.00 psi

DESIGN ANALYSIS

Maximum Station Flow: 10.06 gpm
Flow Available at POC: 12.50 gpm
Residual Flow Available: 2.44 gpm

Critical Station:

Design Pressure: 40.00 psi
Friction Loss: 2.64 psi
Fittings Loss: 0.26 psi
Elevation Loss: 1.30 psi
Loss through Valve: 1.81 psi
Pressure Req. at Critical Station: 46.00 psi
Loss for Fittings: 0.00 psi
Loss for Main Line: 0.57 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 11.30 psi
Loss for Master Valve: 1.81 psi
Critical Station Pressure at POC: 59.68 psi
Pressure Available: 75.00 psi
Residual Pressure Available: 15.32 psi

iFLY INDOOR SKYDIVING AT POLARIS POINTE
LOT 2, BASS PRO CROSSING AT NORTHGATE FILING NO 1

IRRIGATION PLAN DETAILS

PROJ. NO.:
DATE: 11.30.20
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET IR20