

K:\COS_LA\096956009 - Meadowbrook Park Working\096956009--PPUDSP-10.27.20.dwg Solazar, Larry 11/5/2020 10:11 AM

LEGAL DESCRIPTION:

THAT PORTION OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8 TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO:

BEING, TRACT A, 24/94 BUSINESS PARK FILING NO 1;

AND

TRACT I, MEADOWBROOK CROSSING FILING NO 1, AS AMENDED BY AFFIDAVIT OF CORRECTION REC #218068301;

AND

THAT TRACT OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8 TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO:

COMMENCING AT A POINT ON THE NORTH BOUNDARY LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 8; BEARINGS ARE BASED ON SAID NORTH BOUNDARY LINE, S89°33'00"E, A DISTANCE OF 2023.0 FEET; THENCE S89°33'00"E, A DISTANCE OF 598.6 FEET; THENCE LEAVING SAID NORTH LINE, S33°35'00"W, A DISTANCE OF 508.5 FEET; THENCE, S57°23'00"E, A DISTANCE OF 30.0; THENCE S37°48'00"W, A DISTANCE OF 315.0 FEET; THENCE, S37°00'00"W, A DISTANCE OF 148.2 FEET; THENCE N02°16'00"W, A DISTANCE OF 417.0 FEET; THENCE N06°38'00"E, A DISTANCE OF 358.0 FEET; THENCE N17°04'00"E, A DISTANCE OF 15.7 FEET, TO THE POINT OF BEGINNING.

EXCEPT THAT PT PLATTED TO CLAREMONT BUSINESS PARK FIL NO 2., AND THAT PART CONVEYED TO D.O.T. FOR R/W BY REC.# 205072959.

SAID DESCRIPTION TO CONTAIN 8.01 ACRES, MORE OR LESS.

DEVELOPMENT STANDARDS AND GUIDELINES
RESIDENTIAL USE STANDARDS:

1. PRINCIPAL USE(S) SHALL BE LIMITED TO ONE (1) SINGLE-FAMILY RESIDENCE PER LOT.
2. PERMITTED USES WITHIN THE MEADOWBROOK PARK PUD INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN PATHS, WALKWAYS, & PUBLIC SIDEWALKS, DECORATIVE & SPLIT RAIL FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT, AND PUBLIC AND PRIVATE ROADS.
3. ACCESSORY STRUCTURES ARE PROHIBITED ON INDIVIDUAL LOTS REGARDLESS OF PLACEMENT OR SIZE. THIS RESTRICTION DOES NOT INCLUDE OUTDOOR AMENITIES PROVIDED IN OPEN SPACE AND LANDSCAPE TRACTS. GAZEBOES, PAVILIONS, PLAY GROUND EQUIPMENT, OUTDOOR SEATING ASSOCIATED WITH AND/OR LOCATED IN OPEN SPACE AND LANDSCAPE TRACTS AND INSTALLED AND MAINTAINED BY THE DEVELOPER, OR MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1, ARE PERMITTED.
4. MODEL HOME/ SUBDIVISION SALES OFFICE ARE PERMITTED TEMPORARY USES. TEMPORARY USES ARE SUBJECT TO THE REQUIREMENTS OF THE EL PASO COUNTY LAND DEVELOPMENT CODE SECTION 5.3.1, AS AMENDED.
5. RESIDENTIAL HOME OCCUPATIONS ARE PERMITTED PURSUANT TO APPLICANT COMPLIANCE WITH THE EL PASO COUNTY LAND DEVELOPMENT CODE. AS AMENDED, COMPLIANCE WITH VISITOR REQUEST PARKING REQUIREMENTS IS NECESSARY TO OBTAIN A HOME OCCUPATION PERMIT SHALL BE THE SOLE RESPONSIBILITY OF THE HOME OWNER/APPLICANT. HOME OCCUPATIONS MAY BE LIMITED OR OTHERWISE RESTRICTED BASED ON APPLICANT'S ABILITY TO MEET ALL REQUIRED STANDARDS AND COMPLIANCE WITH ANY APPLICABLE STATE OF COLORADO REQUIREMENTS.
6. RESIDENTIAL DAY CARES TO BE PERMITTED PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED AND COMPLIANCE WITH ALL STATE OF COLORADO PERMITTING REQUIREMENTS AND/OR RESTRICTIONS.
7. PRIVATE RESIDENTIAL SOLAR ENERGY SYSTEMS ARE PERMITTED AS PART OF THE MAIN STRUCTURE PER THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
8. FENCING: THERE WILL BE A 6" SOUND WALL IN THE LANDSCAPE BUFFER ALONG MEADOWBROOK PARKWAY, AS WELL AS, COMMON BOUNDARIES BETWEEN AND ALONG ADJACENT PROPERTIES. THERE SHALL BE NO FENCING PERMITTED ASSOCIATED WITH INDIVIDUAL LOT LOTS. FENCES USED FOR BUFFERING, SCREENING, OR LANDSCAPE ENHANCEMENT, SHALL IN NO WAY BE SITED OR OTHERWISE CONSTRUCTED IN A MANNER WHICH MAY IMPEDE SURFACE DRAINAGE, STORMWATER RUNOFF, OR PLANNED DRAINAGE FACILITIES IN ANY WAY.
9. REFUSE AND GARBAGE DISPOSAL SERVICES TO BE PROVIDED BY PRIVATE GARBAGE SERVICE COMPANIES. SOLE RESPONSIBILITY FOR GARBAGE COLLECTION SERVICES SHALL REST INDIVIDUALLY AND SOLELY WITH THE INDIVIDUAL LOT OWNER.

BULK, DENSITY, & DIMENSIONAL STANDARDS

1. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED IN EFFECT AT THE TIME OF PUD PLAN APPROVAL.
2. MAXIMUM IMPERVIOUS COVERAGE (PER RESIDENTIAL LOT): NO MAXIMUM (100% IMPERVIOUSNESS)
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40').
4. MINIMUM WIDTH OF LOT AT FRONT BUILDING SETBACK LINE AT 10' UNLESS OTHERWISE SHOWN.
5. BUILDINGS ARE SETBACK A MINIMUM OF 6' FROM ADJACENT BUILDINGS
6. ALL LOTS ARE SETBACK A MINIMUM OF 20 FEET FROM ALL PERMETER BOUNDARIES AND ROADWAY LANDSCAPE SETBACKS AND ARE OUTSIDE OF LINES OF SIGHT AND SIGHT TRIANGLES, AS DEPICTED ON THE PUD.

LANDSCAPE

1. LANDSCAPING AREAS, TRAILS, COMMON OPEN SPACE AND BUFFERS SHALL BE INSTALLED BY THE DEVELOPER WITH PRIVATE/PUBLIC IMPROVEMENTS REQUIRED BY THIS PUD AND ASSOCIATED FINAL PLATS. LANDSCAPING SHALL BE OWNED AND MAINTAINED BY THE MEADOWBROOK CROSSINGS METROPOLITAN DISTRICT.
2. NO LANDSCAPING SHALL OBSTRUCT SIGHT DISTANCE TRIANGLES OR PEDESTRIAN FACILITIES PER ENGINEERING CRITERIA MANUAL REFERENCE 2.3.6 G.2 & 2.5.3.H RESPECTIVELY. THE MINIMUM HORIZONTAL CLEARANCE FOR SIDEWALKS AROUND UTILITY STRUCTURES, FURNITURE, AND OTHER ENCROACHMENTS SHALL BE 4 FEET OR GREATER TO PROVIDE SAFE CONDITIONS FOR PEDESTRIANS AND BICYCLISTS PER THE ENGINEERING CRITERIA MANUAL.
3. ROADWAY LANDSCAPE BUFFERS: A TWENTY-FOOT (20') LANDSCAPE BUFFER ADJACENT TO MEADOWBROOK PARKWAY FOR MINOR ARTERIAL ROAD/STREET LANDSCAPING AND BUFFERING. REQUIRED ROADWAY TREES TO BE INSTALLED WITHIN THE BUFFER AT A RATIO OF 1/25 FEET OF LINEAR FRONTAGE ALONG THE MEADOWBROOK PARKWAY FRONTAGE. A TWENTY-FIVE-FOOT (25') LANDSCAPE BUFFER IS REQUIRED ADJACENT TO US HIGHWAY 24 FOR EXPRESSWAY/PRINCIPAL ARTERIAL ROAD/STREET LANDSCAPING AND BUFFERING. A FIFTY-FOOT (50') BUFFER HAS BEEN PROVIDED. REQUIRED ROADWAY TREES TO BE INSTALLED WITHIN THE BUFFER AT A RATIO OF 1/20 FEET OF LINEAR FRONTAGE ALONG THE US HIGHWAY 24 FRONTAGE.
4. ZONING DISTRICT BOUNDARY LANDSCAPE BUFFER: A FIFTEEN-FOOT (15') ZONING DISTRICT LANDSCAPE BUFFER TO BUFFER AGAINST THE PLANNED TOWNHOME COMMUNITY (MULTI-FAMILY) AND SINGLE-FAMILY RESIDENTIAL USES LOCATED IN PONDEROSA FILING NO. 1 LOCATED ADJACENT TO THE SOUTHERN PUD BOUNDARY. FILING (SINGLE-FAMILY ZONE) LOCATED AT THE PROJECT'S SOUTHERN PROPERTY BOUNDARY. REQUIRED LANDSCAPE BUFFER TREES IS 1/30 LINEAR FEET OF AFFECTED PROPERTY BOUNDARY.
5. A MINIMUM 1/3 OF ALL LANDSCAPE BUFFER TREES IN ALL LANDSCAPE BUFFER CATEGORIES SHALL BE EVERGREEN.

FLOODPLAIN NOTES:

THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C0752G', EFFECTIVE DATE 12/7/2018.

SITE DATA TABLE:

TOTAL SITE ACREAGE	8.01 AC
PROPOSED SINGLE-FAMILY ATTACHED DWELLING UNITS	70 D.U.
FINAL PROPOSED (GROSS) DENSITY	8.74 D.U./AC.
FINAL PROPOSED (NET) DENSITY	8.74 D.U./AC.
MAX BUILDING HEIGHT	40'

LAND USE TABLE:

TYPE OF USE	# ACRES PROVIDED	% OF PROPERTY
SINGLE-FAMILY RESIDENTIAL (70 LOTS)	3.395 AC±	42.4%
LANDSCAPE	1.105 AC±	13.8%
OPEN SPACE	1.949 AC±	24.3%
PRIVATE STREETS	1.561 AC±	19.5%
TOTAL	8.01 AC±	100%

NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE, 8.01 AC X 10 = 0.801 ACRES

MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

GENERAL PROVISIONS & NOTES

STATEMENT OF INTENT: The purpose of this PUD (Planned Unit Development) Plan is to provide for 70 Single-Family detached residential units in a manner consistent with the approved Meadowbrook Park PUD Plan which identifies a target density range of 7-10 DU/AC, in addition to the following stated purposes for PUD encouraged by El Paso County:

- To permit adjustment to changing public and private needs, foster the ability to provide development patterns which are more compatible with and effective in meeting such needs;
- To improve the design, character and quality of new development with flexibility by varying lot size, building heights, setback controls and other site development requirements;
- To encourage more efficient use of land services reflecting changes in the technologies and economies of land development
- To provide housing of all types and designs to be located in proximity to employment and activity centers such as shopping, recreational, and community centers, healthcare facilities, and public transit;
- To achieve development economies to minimize impacts on existing infrastructure and to encourage the most efficient use of public infrastructure while limiting the costs of providing services and to reduce the burden on existing streets and utilities by more efficient development;

AUTHORITY: This PUD is authorized by Chapter 4 of the El Paso County Land Development Code, as amended, adopted pursuant to the Colorado Planned Unit Development Act of 1972, as amended.

APPLICABILITY: The provisions of this PUD shall run with the land. The landowners, their successors, heirs, or assigns shall be bound by this Development Plan, as amended and approved by the Planning and Community Development Department Director or Board of County Commissioners.

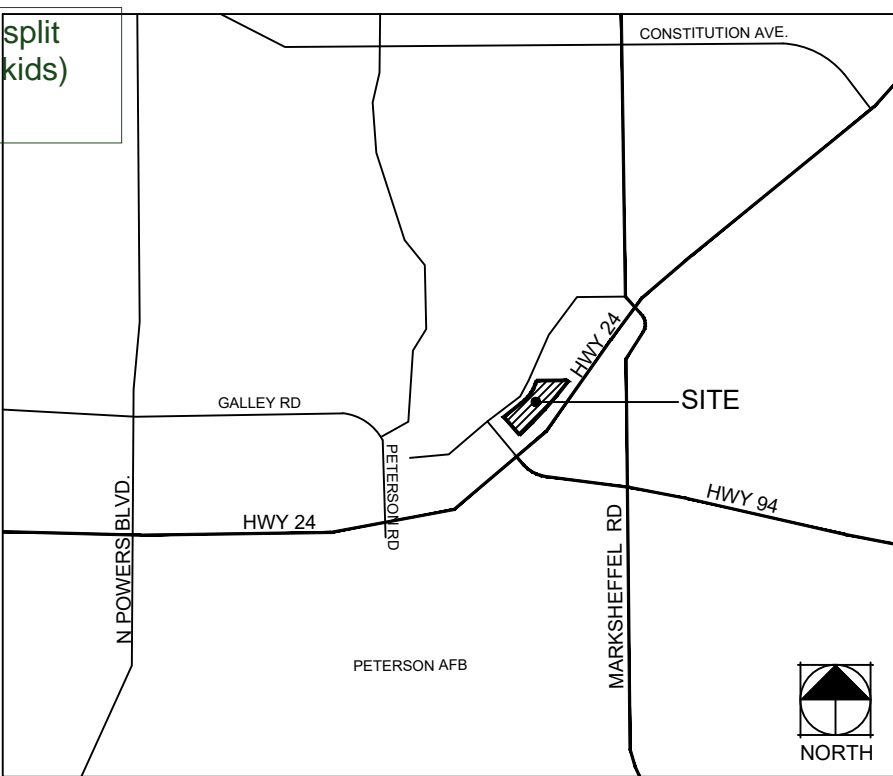
ADOPTION: The adoption of this development plan shall evidence the findings and decisions of the El Paso County Board of County Commissioners that this Development Plan for CROSSROADS AT MEADOWBROOK PARK is in general conformity with the El Paso County Master Plan, El Paso County Policy Plan and applicable Small Area Plan(s); is authorized under the provision of the El Paso County Land Development Code, as amended; and this development plan complies with the Colorado Planned Unit Development Act of 1972, as amended.

RELATIONSHIP TO COUNTY REGULATIONS: The provisions of this Development Plan shall prevail and govern the development of CROSSROADS AT MEADOWBROOK PARK provided, however, that where the provisions of this Development Plan do not address a particular subject, the relevant provisions of the El Paso County Land Development Code, as amended, administrative determination by the PCD Director, or any other applicable resolutions or regulations of El Paso County, shall be applicable.

ENFORCEMENT: To further the mutual interest of the residents, occupants, and owners of the PUD and of the public in the preservation of the integrity of this development plan, the provisions of this plan relating to the use of land and the location of common open space shall run in favor of El Paso County and shall be enforceable at law or in equity by the County without limitation on any power or regulation otherwise granted by law.

CONFLICT: Where there is more than one provision within the development plan that covers the same subject matter, the provision which is most restrictive or imposes higher standards or requirements shall govern.

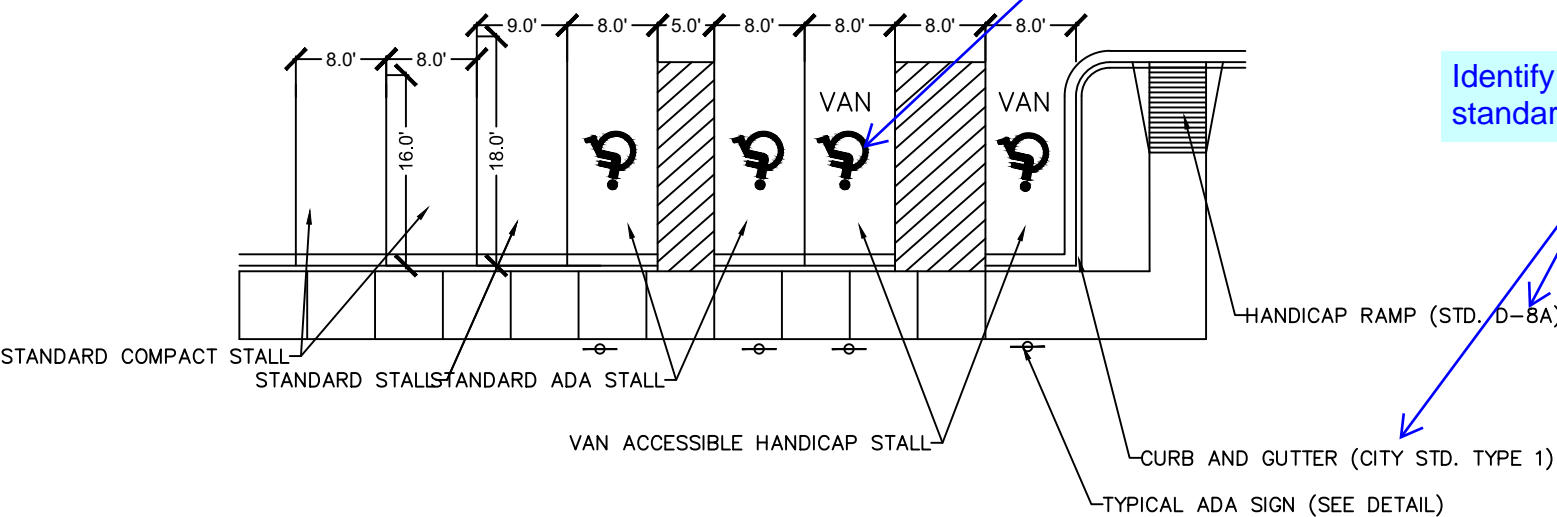
VICINITY MAP



developer install but district maintain-is that correct? Its probably better to refer to tract table for ownership and maintenance of each tract....

minimum lot size?

Please identify the location of the proposed accessible parking stalls on the development plan. Also, many of the parking stalls do not show access to a PED ramp.



A TYPICAL ADA, STANDARD & COMPACT PARKING DETAIL NTS
DETAIL IS NOT TO EXACTLY REFLECT PROPOSED PARKING LAYOUT AND ORIENTATION.

this detail should go with parking table (organization)

Land Owner Certification

IN WITNESS WHEREOF: THE AFOREMENTIONED LORSON LLC AS NOMINEE HAS EXECUTED THESE PRESENTS THIS _____ DAY OF _____, 20____ A.D.
LORSON LLC AS NOMINEE FOR HEIDI L.L.C. A COLORADO LIMITED LIABILITY COMPANY

AUTHORIZED AGENT, MANAGER

STATE OF COLORADO)
EL PASO COUNTY)

THE ABOVE AND FOREGOING STATEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ A.D. BY _____

WITNESS MY HAND AND SEAL: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

County Certification

THIS REZONING REQUEST TO PUD HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE (BOARD RESOLUTION OR MOTION # _____ AND DATE _____) APPROVING THE PUD AND ALL APPLICABLE EL PASO COUNTY REGULATIONS.

CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DATE

Clerk and Recorder Certification

STATE OF COLORADO)
EL PASO COUNTY)

I HEREBY CERTIFY THAT THIS PLAN WAS FILED IN MY OFFICE ON THIS _____ OF _____, 20____ AT _____ O'CLOCK A.M./P.M. AND WAS RECORDED PER

RECEPTION NO. _____

EL PASO COUNTY CLERK AND RECORDER

PUD MODIFICATION TABLE PER LDC SECTION 4.2.6.F.2.g

	LDC/ECM SECTION	STANDARD	MODIFICATION	JUSTIFICATION
1	8.4.4.C PUBLIC ROADS REQUIRED	30 FRONTAGE AND ACCESS TO PUBLIC ROAD	LOTS ADJACENT TO PRIVATE STREETS WILL NOT HAVE DIRECT FRONTAGE OR ACCESS TO PUBLIC ROADS	PROPOSED PRIVATE ROADS FACILITATE PROJECT DENSITY AND TRADITIONAL NEIGHBORHOOD DESIGN PRINCIPLES, SUCH AS REDUCTION OF AUTOMOBILE DOMINANCE IN SUPPORT OF INCREASED PEDESTRIAN EMPHASIS THROUGHOUT DEVELOPMENT AREA
2	8.4.4.E PRIVATE ROAD ALLOWANCES	PRIVATE ROADS REQUIRE WAIVER (MODIFICATION IN PUD)	PROPOSED MODIFIED PRIVATE ROAD CROSS SECTION (SEE STREET DETAILS)	
3	LDC SECTION 8.4.6.C.1.G STANDARDS FOR EASEMENTS	BLANKET EASEMENTS PROHIBITED	PERMIT PLACEMENT OF EASEMENTS WITHIN COMMON ELEMENT TRACTS ADJACENT TO SINGLE FAMILY UNITS	PERMITS FLEXIBILITY FOR UTILITY DESIGN ENGINEERS TO PLAN DELIVER OF UTILITY SERVICE LINES WITHIN COMMON ELEMENT TRACTS IN SUPPORT OF PROPOSED DETACHED HOME DEVELOPMENT.
4	LDC SECTION 8.4.6.C.2 EASEMENT LOCATIONS AND DIMENSIONS	5' SIDE & 7' REAR UTILITY EASEMENTS ALONG LOT/TRACT LINES	ALLOW PLACEMENT OF 3' SIDE YARD UTILITY EASEMENTS	ADEQUATE UTILITY EASEMENTS HAVE BEEN PROVIDED IN TRACT NETWORK AND ROADWAY CROSS SECTIONS FOR DESIGN, INSTALLATION, DELIVERY, AND MAINTENANCE

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS, & HAZARDS

A GEOLOGY AND SOILS STUDY FOR CROSSROADS AT MEADOWBROOK PARK, EL PASO COUNTY, COLORADO WAS COMPLETED BY ROCKY MOUNTAIN GROUP (RMG) ON AUGUST 28, 2020.

GEOLOGIC HAZARD NOTE: NO LOTS HAVE BEEN IDENTIFIED BY THE REFERENCED RMG REPORT WHICH ARE ADVERSELY IMPACTED BY GEOLOGIC HAZARDS. THE OVERALL DEVELOPMENT AREA HAS BEEN FOUND TO BE IMPACTED BY GEOLOGIC CONSTRAINTS LISTED BELOW. MITIGATION MEASURES AND A MAP OF GEOLOGIC CONDITIONS CAN BE FOUND IN THE REPORT "GEOLOGIC AND SOILS STUDY" PREPARED BY RMG DATED, AUGUST 28, 2020. IN FILE CROSSROADS AT MEADOWBROOK PARK AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: A.) EXPANSIVE AND HYDROCOMPACTIVE SOILS; B.) SEISMICITY; AND, C.) RADON

CONCERNING GEOLOGIC CONSTRAINTS, RMG CONCLUDES THAT THE REFERENCED CONSTRAINTS ARE NOT CONSIDERED HAZARDOUS OR UNUSUAL FOR THE FRONT RANGE REGION OF COLORADO. MITIGATION OF IDENTIFIED CONSTRAINTS IS MOST EFFECTIVELY ACCOMPLISHED BY AVOIDANCE. HOWEVER, WHERE AVOIDANCE IS NOT A PRACTICAL OR ACCEPTABLE ALTERNATIVE, GEOLOGIC CONDITIONS SHOULD BE MITIGATED BY IMPLEMENTING APPROPRIATE PLANNING, ENGINEERING, AND LOCAL CONSTRUCTION PRACTICES.

ACCORDING TO THE REPORT, CONVENTIONAL SHALLOW FOUNDATION SYSTEMS CONSISTING OF STANDARD SPREAD FOOTINGS/STEM WALLS ARE ANTICIPATED TO BE SUITABLE FOR THE PROPOSED RESIDENTIAL STRUCTURES. THE REPORT RECOMMENDS FOUNDATION SYSTEMS FOR THE ATTACHED SINGLE FAMILY STRUCTURES SHOULD BE DESIGNED AND CONSTRUCTED BASED UPON RECOMMENDATIONS DEVELOPED IN A SITE-SPECIFIC SUBSURFACE SOIL INVESTIGATION. THE RECOMMENDATIONS PRESENTED IN THE SUBSURFACE SOIL INVESTIGATION SHOULD BE VERIFIED FOLLOWING THE EXCAVATIONS OF EACH STRUCTURE AND EVALUATION OF THE BUILDING LOADS.

Add the mitigation techniques such as the perimeter drains to these notes. See CGS comments and the revised Geo report after revisions.

detached

PROJECT TEAM:

OWNER/ DEVELOPER:

THE EQUITY GROUP
90 SOUTH CASCADE AVENUE, SUITE 1500
COLORADO SPRINGS, CO 80903

PLANNERS/ LANDSCAPE ARCH.:

KIMLEY-HORN
2 NORTH NEVADA AVENUE
SUITE 300
COLORADO SPRINGS, CO 80903

CIVIL ENGINEER:

KIMLEY-HORN
2 NORTH NEVADA AVENUE
SUITE 300
COLORADO SPRINGS, CO 80903

SHEET INDEX:

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County File Number: PUDSP20-XXXXX

Kimley»Horn

2018 KIMLEY-HORN AND ASSOCIATES, INC.
2018 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/20

"Blanket"

MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN

PROJECT NO.
096956009

SHEET

01 OF 11

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MEADOWBROOK PARK PLANNED UNIT DEVELOPMENT (PUD) PLAN LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

PUD PLAN NOTES

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PUD PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL FEATURES REPORT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
- UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH A 3 FOOT SIDE AND 10 FOOT FRONT AND REAR, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT.
- NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
- EXCEPT AS OTHERWISE NOTED ON THE PUD PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.2.2 AND 6.2.2.2.3.
- AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE CIMARRON HILLS FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE WITH FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.
- NO-BUILD AREAS ARE AS SHOWN ON THE PLANS. NO-BUILD AREAS INCLUDE, BUT ARE NOT LIMITED TO, DESIGNATED DRAINAGE EASEMENTS, NO-BUILD AREAS WITHIN INDIVIDUAL LOTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL OTHER NO-BUILD AREAS SHALL BE THE RESPONSIBILITY OF THE METRO DISTRICT.
- THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ADJACENT US HIGHWAY 24 (MAJOR EXPRESSWAY). THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION.
- RETAINING WALLS EXCEEDING 4-FEET WILL NEED TO BE STRUCTURALLY ENGINEERED.
- ALL "STOP SIGNS" AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER AT LOCATIONS SHOWN ON THE SITE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
- PRIOR TO BUILDING PERMIT APPROVAL, A FINAL SUBDIVISION PLAT SHALL BE SUBMITTED FOR REVIEW BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT, AND APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, AND THE PLAT MUST BE RECORDED.
- SIX FOOT TALL DECORATIVE FENCE MAY BE CONSTRUCTED ALONG THE PERIMETER OF THE AREA OF DEVELOPMENT. THE MATERIAL AND LOCATION SHALL BE PROVIDED WITH THE SITE DEVELOPMENT PLAN.
- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATIONS. UPON ACCEPTANCE BY EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
- NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL (DCM), AND DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PUD PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
- DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE FOR PUD ZONING, AND THE CRITERIA ESTABLISHED BY THIS PUD DEVELOPMENT PLAN.
- THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAPS NUMBERED 18041C0752C, DATED DECEMBER 7, 2018, THE LIMITS OF WHICH ARE SHOWN ON THE SURVEY. AREAS WITHIN THE FLOODPLAIN ARE ZONE AE; AREAS OUTSIDE THE FLOODPLAIN ARE ZONE X.
- WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT (CHEROKEE) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER INADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS FOR USE OUTSIDE OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED BASIN, AND THUS FOUND INSUFFICIENCY OF WATER RESOURCES FOR THIS SUBDIVISION BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST. BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEER'S OFFICE. THE BOARD OF COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY AND EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING THEREON. AT THE HEARING, CHEROKEE ASSERTED THAT ITS PLANS AND CONTINUED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE THIS SUBSIDIZED AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 YEARS OR MORE.
- THE PROPERTY IS LOCATED IN THE AIRPORT OVERLAY ZONE. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED IN BOOK 2478 AT PAGE 304, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- A 30 DB(A) INDOOR NOISE REDUCTION SHALL BE ACHIEVED BY APPROVED CONSTRUCTION TECHNIQUES AS EVIDENCED BY A NOISE REDUCTION CERTIFICATE PRIOR TO SITE DEVELOPMENT PLAN APPROVAL.
- A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT OF INDIVIDUAL LOTS.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1.
- LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 6 OF THE COUNTY CODE TOGETHER WITH ALL APPLICABLE CONDITIONS OF APPROVAL IMPOSED BY THE BOARD OF COUNTY COMMISSIONERS.

DRIVEWAY & GARAGE PARKING NOTES:

- ALL PLANNED DRIVEWAYS WITHIN THE PUD ARE FOR THE PURPOSE OF FACILITATING VEHICULAR PASSAGE FROM PRIVATE STREETS TO THE INDIVIDUAL LOTS. SPECIFICALLY, TO THE DESIGNATED PARKING AREAS FOR EACH LOT WHICH IS LOCATED WITHIN THE ATTACHED 1-CAR OR 2-CAR GARAGE.
- ALL PLANNED DRIVEWAYS WITHIN THE PUD WILL HAVE A TWENTY-FOOT (20') MINIMUM LENGTH.
- PARKING IS PERMITTED ON DRIVEWAYS WHICH ARE TWENTY-FOOT (20') IN LENGTH AND HAVE BEEN IDENTIFIED ON THE PLAN.
- PARKING OR ANY FORM OF VEHICLE STORAGE IS NOT PERMITTED ON DRIVEWAYS LESS THAN TWENTY-FOOT (20') IN LENGTH, AS RESTRICTED BY THE PUD AND ASSOCIATED NOTES.
- ALL GARAGE UNITS ARE TO BE ADA ACCESSIBLE PARKING AND MEET ADA PARKING CRITERIA.

What is this column?

PARKING TABLE

NUMBER OF LOTS: 70 (HOMES RANGE FROM 2 TO 4 BEDROOMS WITH 1 OR 2 CAR GARAGE)					
	DU	SPACES/ UNIT REQUIRED	SPACES REQUIRED	GARAGE W/ DRIVE PARKING PROVIDED	PARKING PROVIDED
2 CAR GARAGE	40	2/DU	80 SPACES (40*2/DU)	40	80 SPACES (40*2/DU)
1 CAR GARAGE	30	2/DU	60 SPACES (30*2/DU)	30	60 SPACES (30*2/DU)
ADDITIONAL/SHARED SPACES					18 SPACES
TOTAL	70		140 SPACES (70*2/DU)	70	158 SPACES
ADA SPACES			ALL GARAGES WILL PROVIDE ACCESSIBLE UNIT PARKING		

** SUBTOTAL PARKING SPACES MAY BE SUBJECT TO CHANGE BASED OFF OF FINAL BUILDING DEVELOPMENT COUNT.

private roads will be access permit waiver

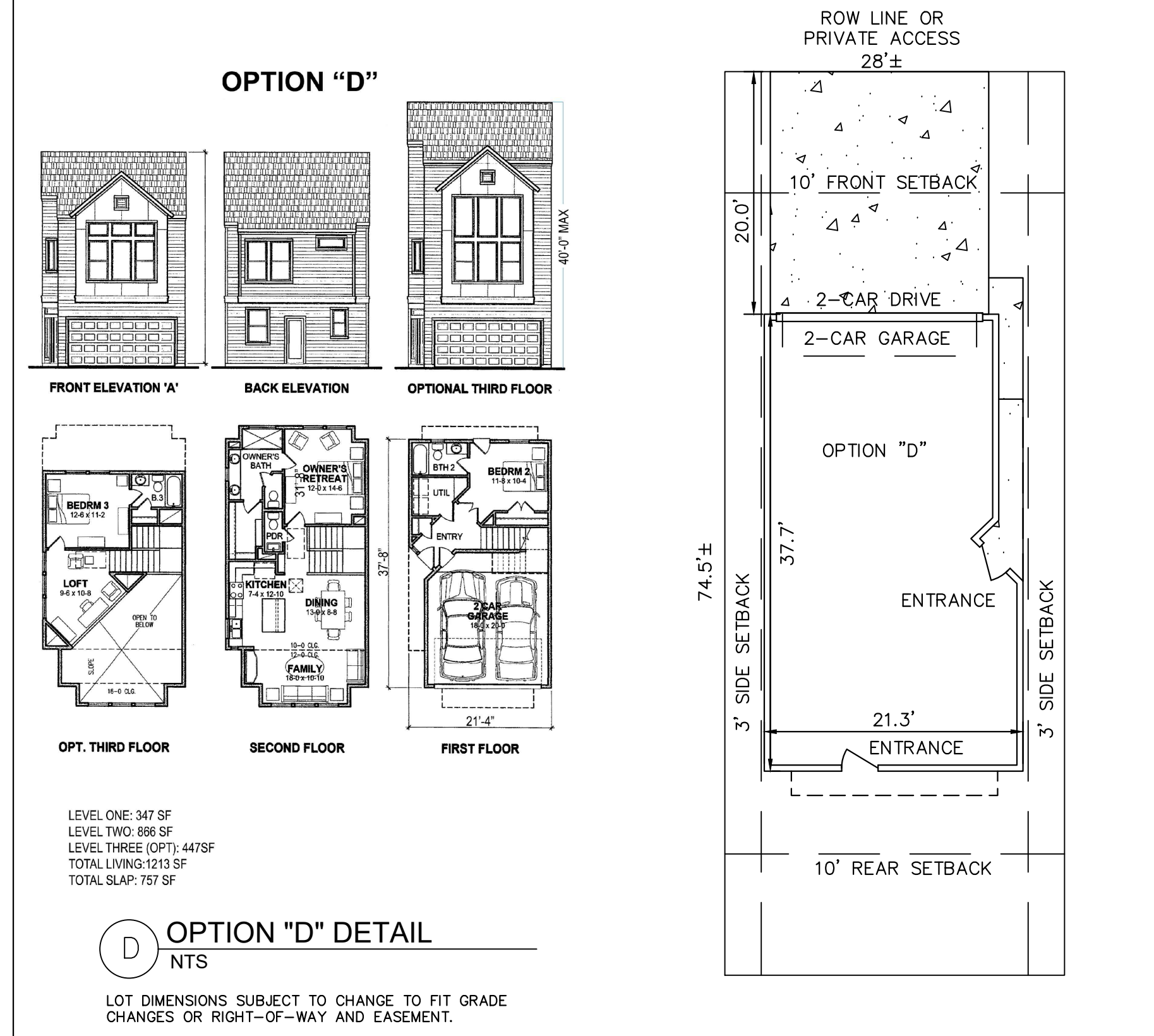
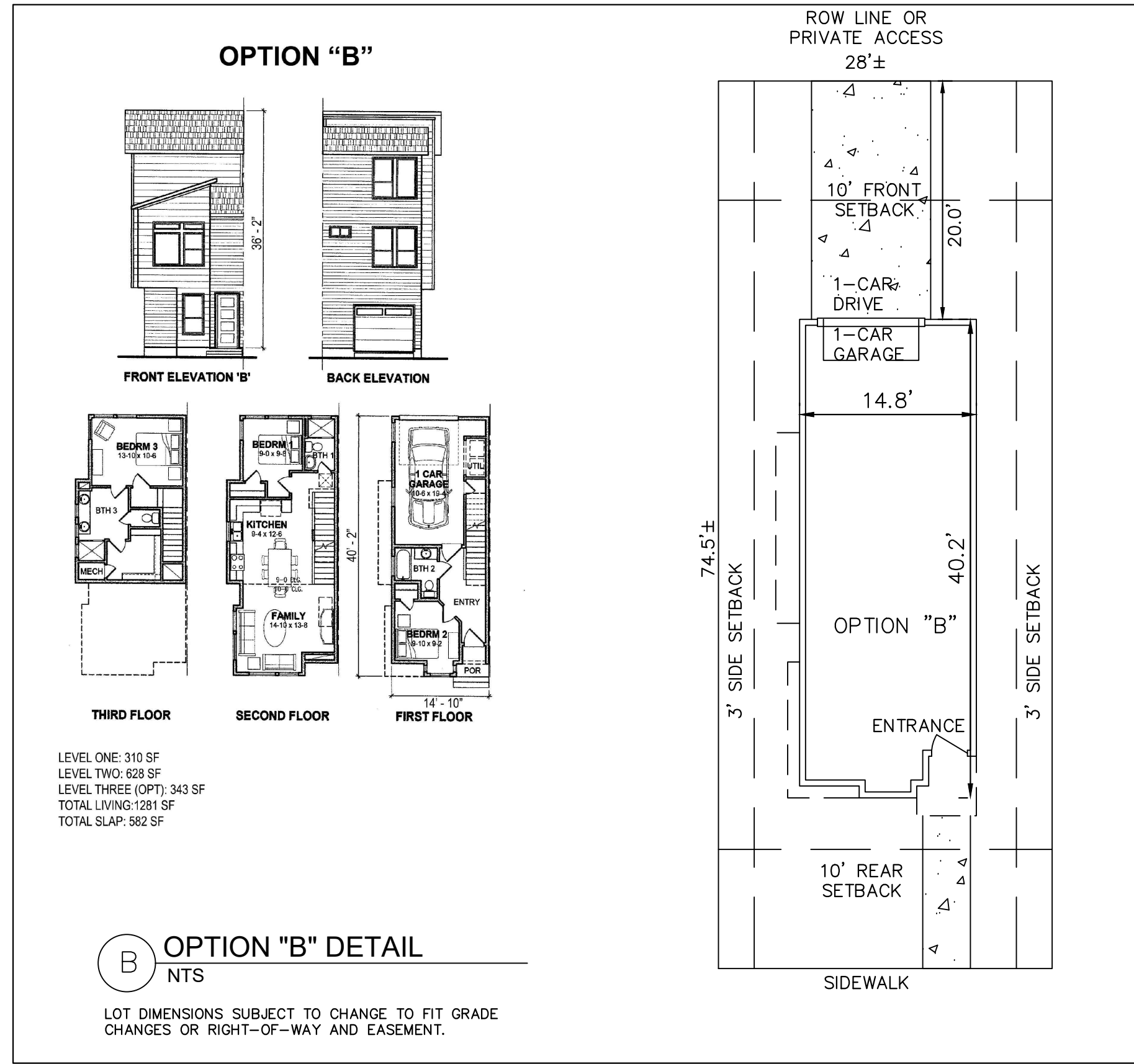
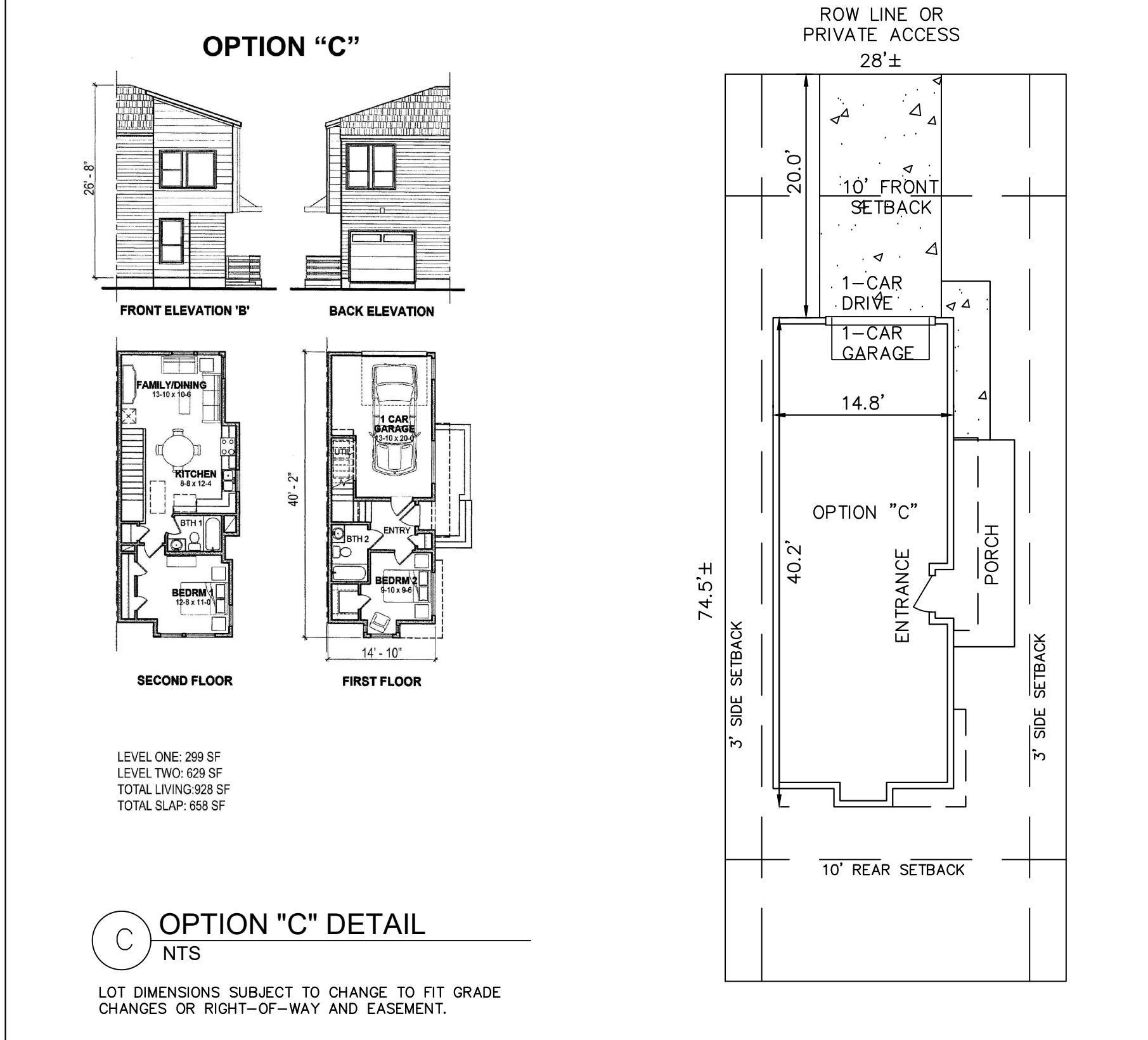
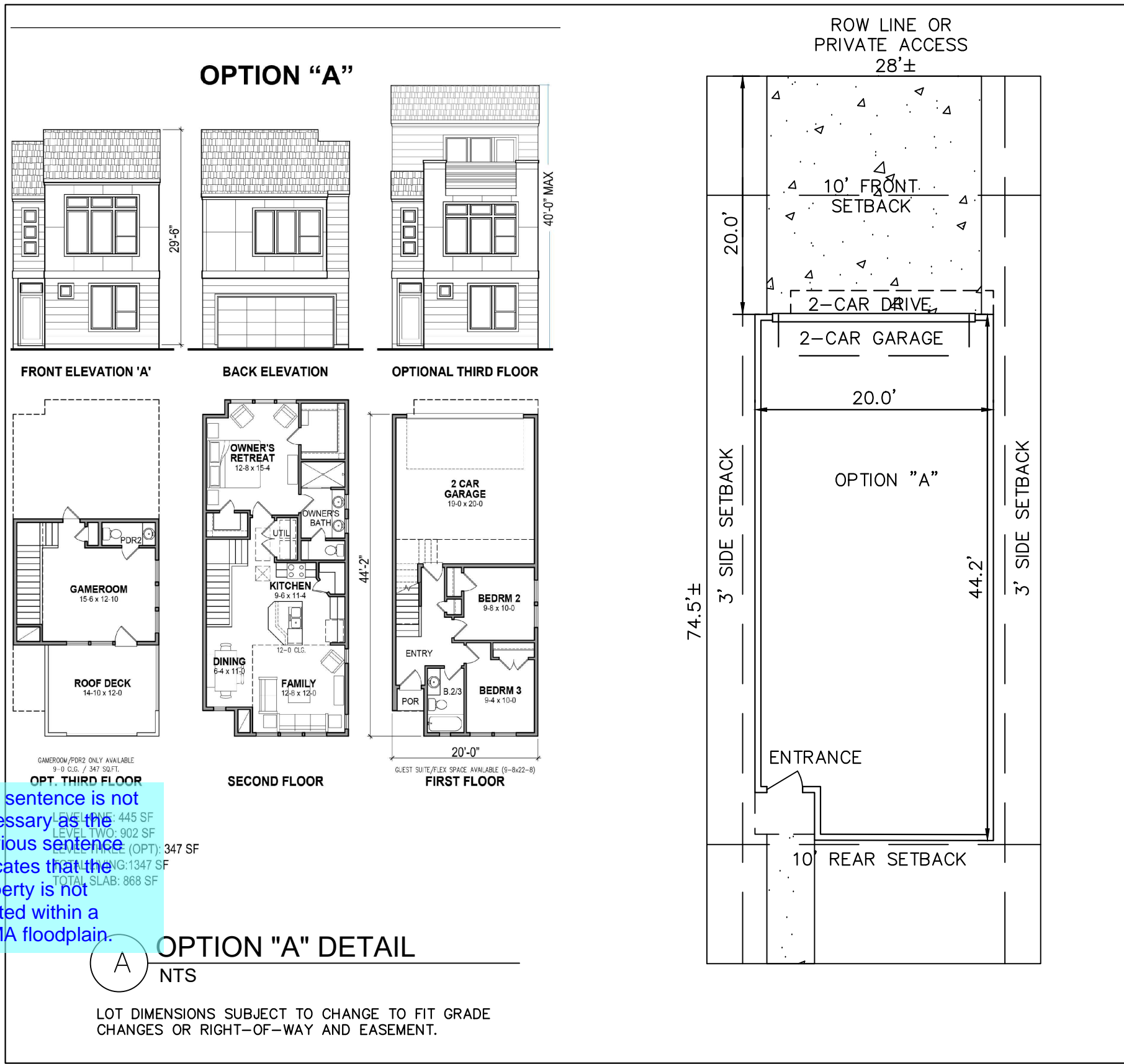
this may not be ok if developer is constructing private roads and utilities are in, it may be better for developer to install, space is tight...

dont repeat content elsewhere-its not necessary...example fencing,

This note is confusing? Are you building pubic streets?

This sentence is not necessary as the previous sentence indicates that the property is not located within a FEMA floodplain.

this column seems off. you say 40 spaces provided here and column over you say 80



Kimley»Horn

2018 KIMLEY-HORN AND ASSOCIATES, INC.
100 NORTH NEWPORT AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN

PROJECT NO.
096956009

SHEET

02 OF 11

BY DATE APPR

NO.

REVISION

453-0180

(719)

80903

COLORADO

SUITE 300

NORTH NEWPORT AVE.

2018

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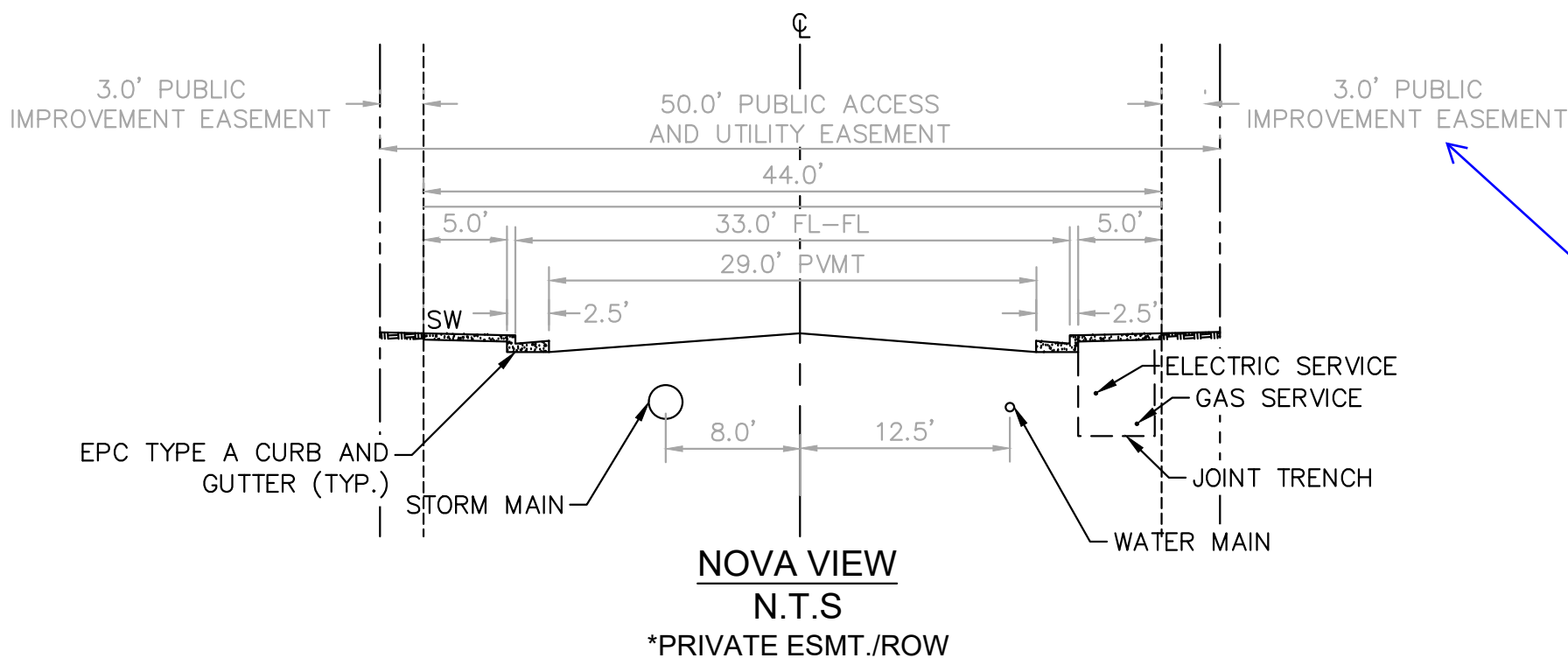
KIMLEY-HORN AND ASSOCIATES, INC.

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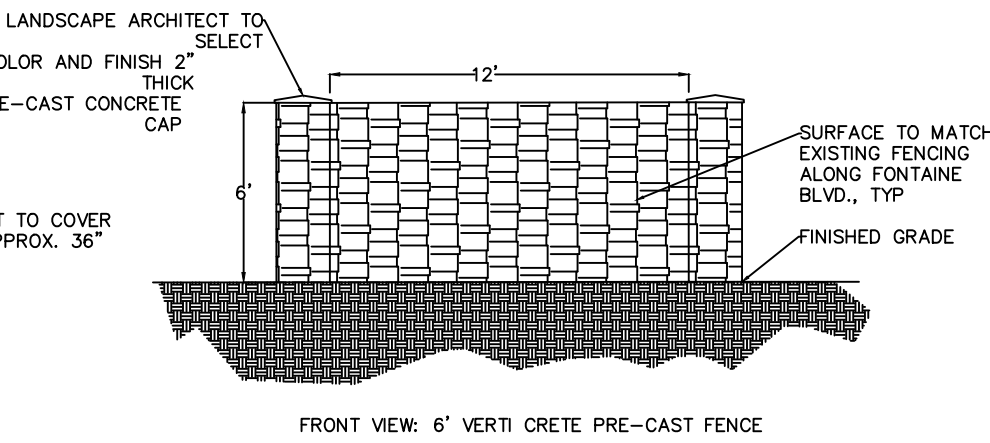
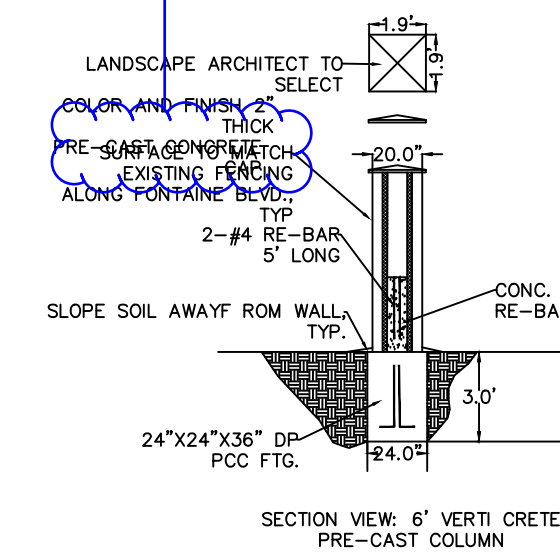
MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



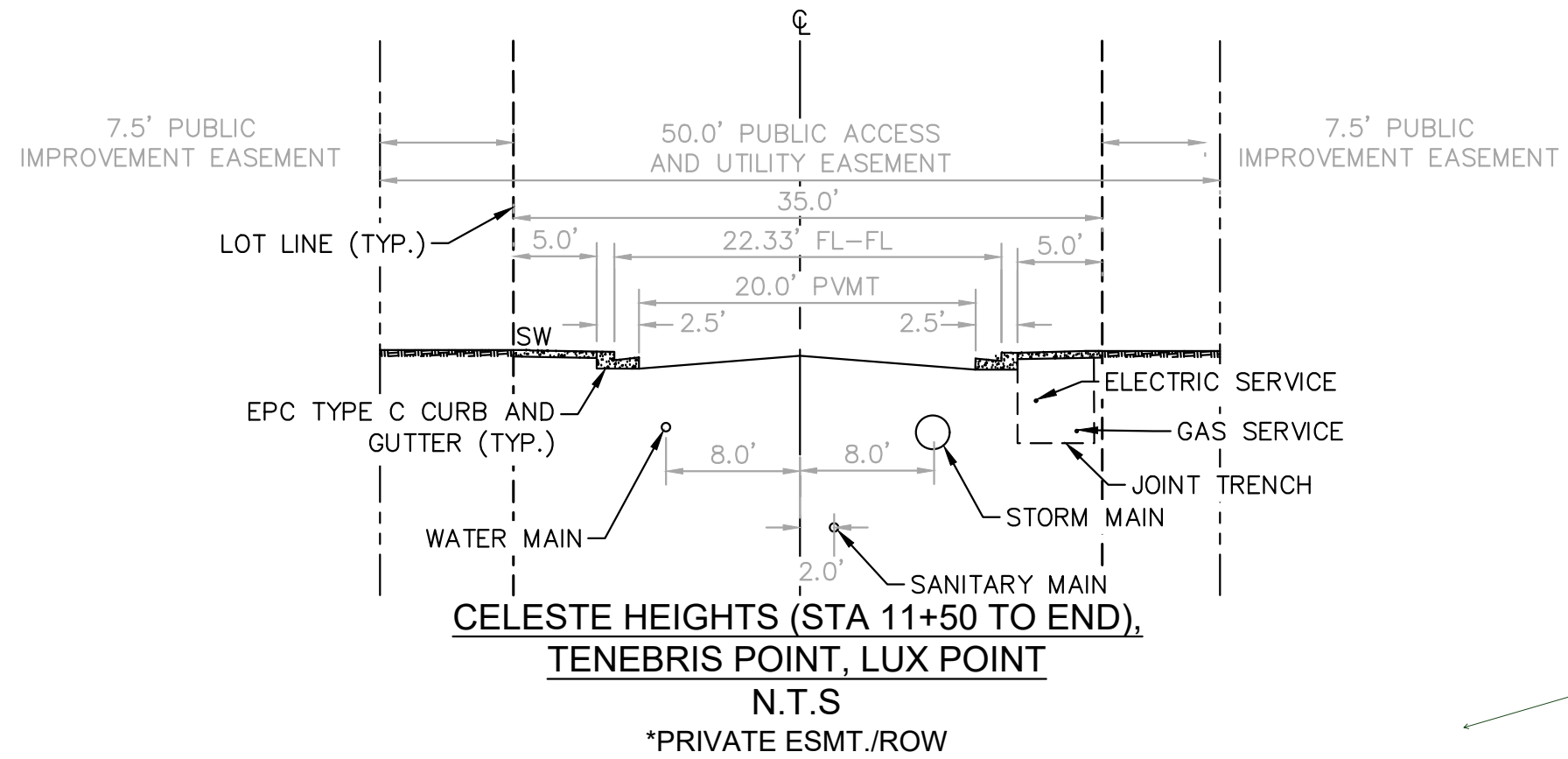
What is the purpose of the public improvement easements shown on these cross sections?

fix overlapping text



- NOTE:
1. FENCING, COLUMNS, CAP, ETC. TO MATCH EXISTING FOUND WITHIN Meadowbrook Park, TYP.
 2. FENCE AND COLUMN COLOR, TEXTURE, PATTERN, ETC. TO MATCH EXISTING FOUND WITHIN Meadowbrook Park, TYP.
 3. COLUMNS, WALL, STEEL FENCING PER MANUFACTURES SPECIFICATIONS.
 4. SOUND WALL SHALL BE SETBACK ONE FOOT (1') FROM PROPERTY/ROW LINE, AS DEPICTED HEREBY.

The soils and geology study indicates that the steep slope along Hwy 24 will be mitigated by a retaining wall. Please include a detail and show it on the PUD development plan

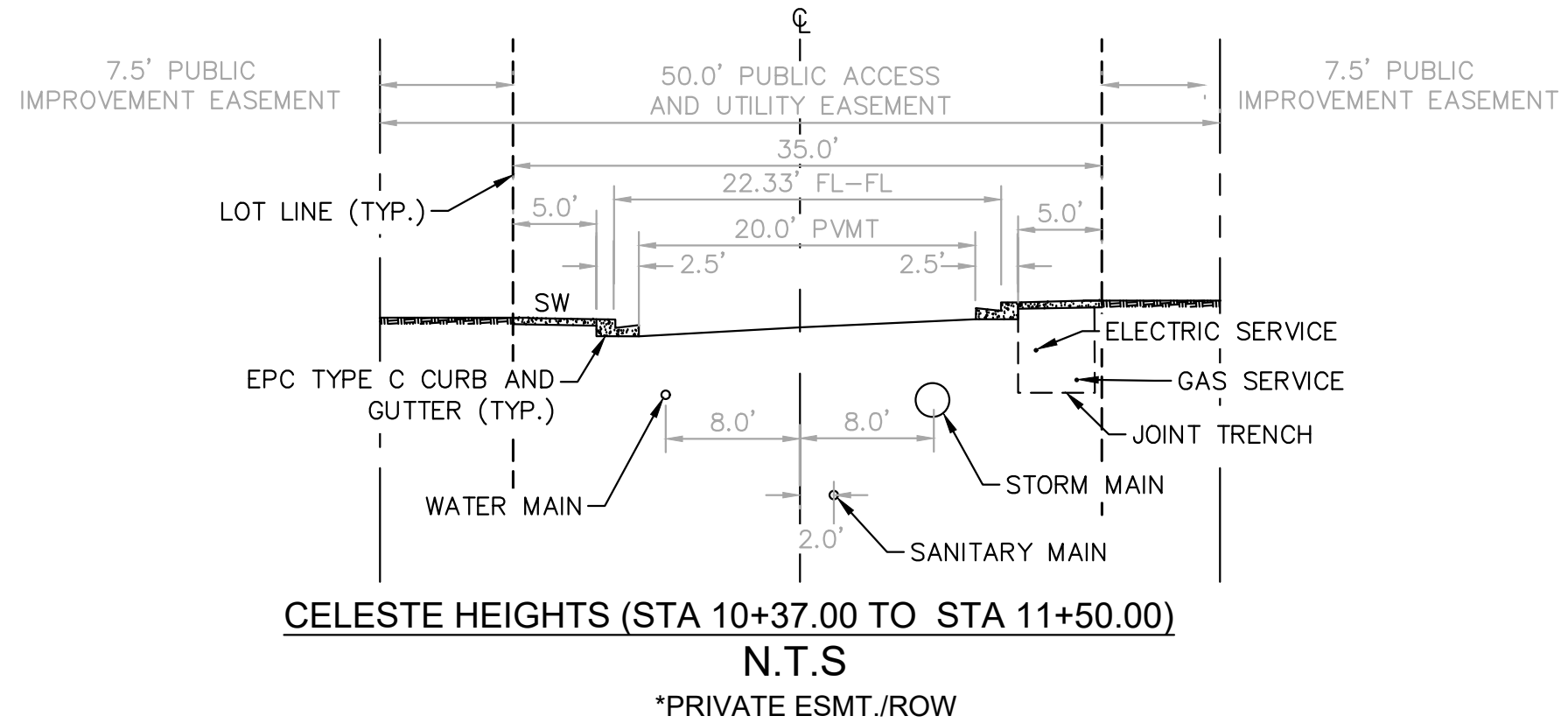
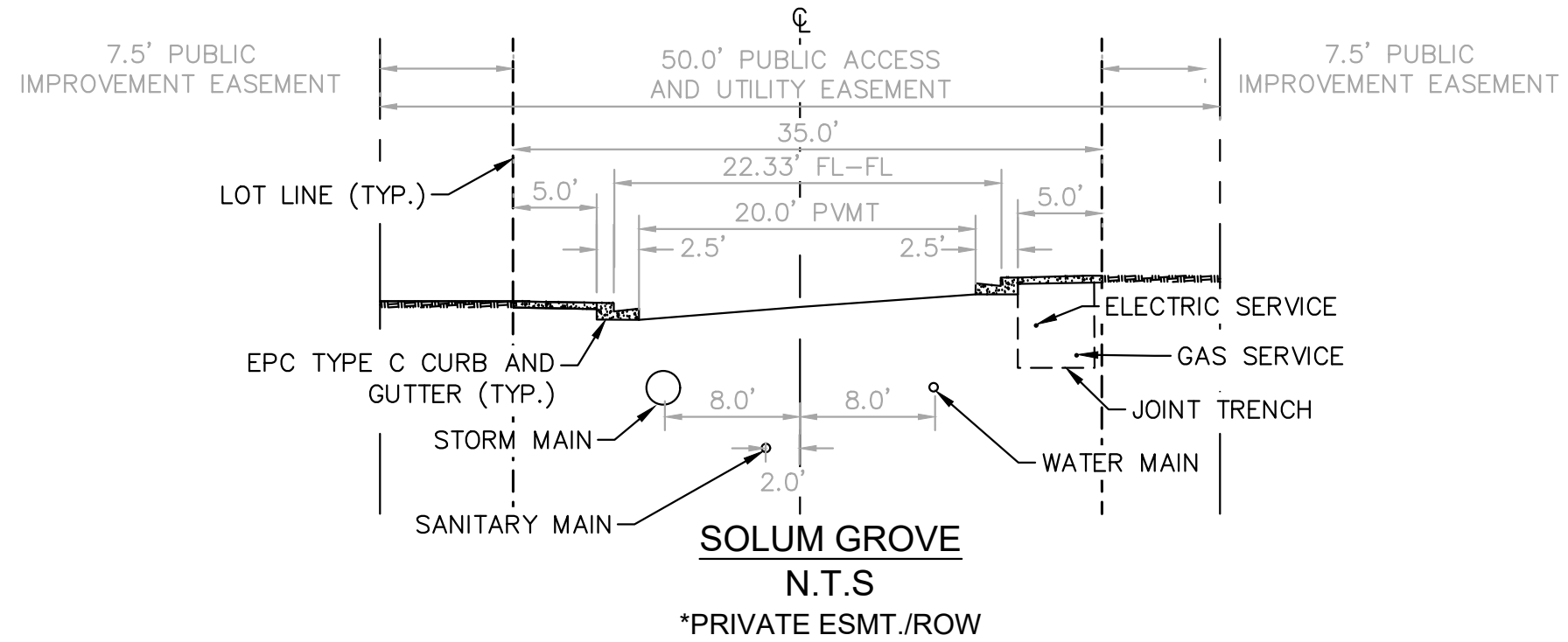


SIDEWALKS?

E SCREEN WALL DETAIL
NTS

retaining wall

NOISE? and any other fencing?



MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN

Kimley»Horn
2018 KIMLEY-HORN AND ASSOCIATES, INC.
2018 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/20

PROJECT NO.
096956009

SHEET

03 OF 11

County File Number: PUDSP20-XXXXX

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MEADOWBROOK PARK PLANNED UNIT DEVELOPMENT (PUD) PLAN LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

TRACT TABLE

TRACT	SIZE (ACRES)	OWNERSHIP	MAINTENANCE	USE
A	1.60 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
B	1.64 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
C	0.25 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
D	0.21 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
E	0.23 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
F	0.66 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
G	0.05 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
TOTAL	4.64 AC±			

MCMD #1 = MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1
TOTAL OPEN SPACE TRACT AREA (TRACTS A, C AND G): 82,834 SF (1.949 AC)
NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE (8.01AC). 8.01AC x 10% = 0.801 ACRES
TOTAL OPEN SPACE PROVIDED: 1,949 ACRES OPEN SPACE/8.01 ACRE SITE= 24.3% OPEN SPACE PROVIDED.

TRACT USE STANDARDS:

- PERMITTED TRACT USES INCLUDE: ACCESS (INGRESS/EGRESS), MAIL KIOSKS, DEVELOPMENT SIGNAGE, FENCING, UTILITIES, STORMWATER FACILITIES, DRAINAGE IMPROVEMENTS, OPEN SPACE/PARK AND LANDSCAPE IMPROVEMENTS, PARKS AND ASSOCIATED PARK RELATED EQUIPMENT, TRAIL CORRIDORS, PRIVATE PEDESTRIAN WALKWAYS & PUBLIC SIDEWALKS, AND ON-STREET PARKING WHERE DESIGNATED.
- TRACTS "A" THROUGH "G" INCLUSIVE, SHALL BE DEDICATED AS AND PLATTED WITH UTILITY EASEMENTS FOR ADDITIONAL UTILITY LINES AND APPURTENANCE WITHIN THE PROPOSED TRACTS. ALL PRELIMINARY /FINAL UTILITY DESIGN SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY SERVICE PROVIDER AND SUBJECT TO REVIEW BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AND PUBLIC WORKS (COUNTY ENGINEER) FOR COMPLIANCE WITH ESTABLISHED LDC AND ECM CRITERIA. UTILITY PROVIDERS INCLUDE: COLORADO SPRINGS UTILITIES, AND CHEROKEE METRO DISTRICT. ALL ENTITIES HAVE REVIEWED THIS PUD WITH RESPECT TO THE LOCATION OF PROPOSED UTILITIES WITHIN THE PROPOSED LOT, TRACT, STREET AND DRIVE NETWORK.
- STRUCTURES SHALL BE SETBACK A MINIMUM 10' FROM OPEN SPACES AND TRAILS. THE REQUIRED 10' SEPARATION IS PROVIDED VIA LANDSCAPE BUFFER/SETBACK TRACTS "A" THROUGH "G" INCLUSIVE.
- ALL OPEN SPACE AMENITIES, INCLUDING OUTDOOR FURNITURE AND ASSOCIATED EQUIPMENT, SHALL BE OWNED AND MAINTAINED BY THE MEADOWBROOK CROSSING METRO DISTRICT NO. 1.
- PRIVATE ROAD (INGRESS/EGRESS): TRACT "B" IS DESIGNATED FOR USE AS PRIVATE ROADS TO PROVIDE ACCESS INTO THE SUBDIVISION AND TO (FRONT/REAR) LOADED GARAGES ATTACHED TO EACH DETACHED UNIT. ALL ROADS SHALL BE CONSTRUCTED TO THE APPROVED CROSS SECTION LOCATED ON THE STREET/ROAD DETAIL SHEET OF THIS PLAN. THE USE OF PRIVATE ROADS AND PRIVATE ROADS WHICH DO NOT MEET ECM STANDARDS WITHIN THE PUD REQUIRES AUTHORIZATION BY THE BOCC.
- THE FOLLOWING TRACTS HAVE BEEN PLANNED FOR USE AS PRIVATE ROADS AND WILL BE OWNED AND MAINTAINED BY THE MEADOWBROOK CROSSING METRO DISTRICT NO. 1:
 - TRACT B: SOLUM GROVE
 - TRACT B: TENEBRIS POINT
 - TRACT B: NOVA VIEW
 - TRACT B: LUX POINT
 - TRACT B: CELESTE HEIGHTS
- ON-STREET PARKING IS NOT PERMITTED ON PRIVATE ROADS WITHIN TRACT "B" (SOLUM GROVE, TENEBRIS POINT, NOVA VIEW, LUX POINT AND CELESTE HEIGHTS). DESIGNATED PARKING OFF VIA STRIPED GUEST PARKING AREAS WHICH ARE LOCATED WITHIN TRACT "B" BUT OUTSIDE OF THE PRIVATE ROAD CROSS SECTIONS.
- TRACT "B" IS TO BE OWNED ENTIRELY BY THE MEADOWBROOK CROSSING METRO DISTRICT NO. 1, TO INCLUDE DETENTION AND LANDSCAPING LOCATED THEREIN. A LICENSE AGREEMENT FOR LANDSCAPE MAINTENANCE AND DETENTION POND MAINTENANCE AGREEMENT SHALL BE ESTABLISHED WITH THE METRO DISTRICT WITH ANY ASSOCIATED FINAL PLATS.
- TRACT "B" IS TO BE OWNED ENTIRELY BY THE HOMEOWNERS' ASSOCIATION, TO INCLUDE DETENTION AND LANDSCAPING LOCATED THEREIN. A LICENSE AGREEMENT FOR LANDSCAPE MAINTENANCE AND DETENTION POND MAINTENANCE AGREEMENT SHALL BE ESTABLISHED WITH THE MEADOWBROOK CROSSING METRO DISTRICT NO. 1 WITH ANY ASSOCIATED FINAL PLATS.

The parking areas are within the proposed road cross section. Is your intent to indicate that they are outside the paved width of the private roads? Please revise the wording accordingly.

PRIVATE ROAD TRACT

any parks?

there must be private road tracts
break out the open space from the roads;
break out the detention pond tract its not for pedestrians...
If its landscape tract its not for private roads

PRIVATE ROAD (its in a tract so Road not easement)

widths seem differ but labeled 50'

fix overlapping text

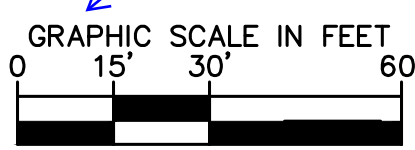
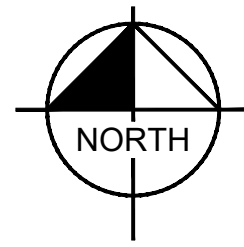
Relocate the sidewalk along Meadowbrook parkway to be within the public ROW. The sidewalk shall be located per the County standard Non-Residential Collector Roadway cross section (0.5 ft from edge of the 80ft ROW width). Refer to ECM figure 2-14 and ECM appendix F detail SD2-3.

all lots and tracts shall have a closed boundary depicted graphically and w SF or acreage.

where does one tract start and stop

cable, phone, etc...

this needs to be more specific for each tract



SITE SPECIFIC NOTES:

- ADDITIONAL DEVELOPMENT DETAILS FOR THE FOLLOWING AREA MAY BE FOUND AT:
 - TRACT TABLE DETAILS AND DIAGRAMS (SEE SHEET 4)
 - LOT DETAILS, DRIVEWAYS AND PARKING (SEE SHEET 2)
 - OPEN SPACE AMENITIES (SEE SHEET 6, 7 L4 & L4)
 - STREET, FENCE & SIGN DETAILS (SEE SHEET 3)
 - LANDSCAPE PLAN & DETAILS (SEE SHEETS L1-L4)

TRACT HATCH LEGEND

- | | |
|--|------------------------------|
| | LANDSCAPE/BUFFER TRACT HATCH |
| | OPEN SPACE TRACT HATCH |
| | PRIVATE ROAD TRACT HATCH |
| | asphalt |
| | sidewalk concrete Hatch |

County File Number: PUDSP20-XXXXX

MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN

Kimley»Horn

2018 KIMLEY-HORN AND ASSOCIATES, INC.
2018 NORTH NEW YORK AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/20

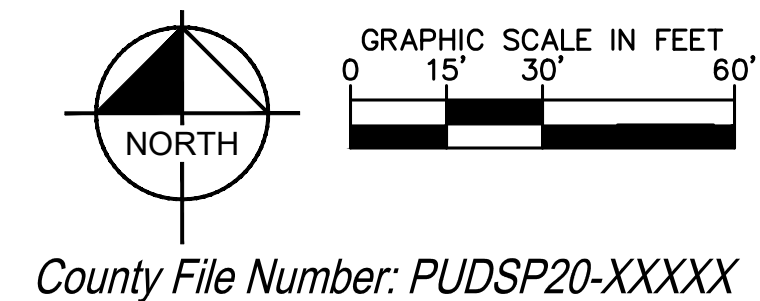
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096956009

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BY
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LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/20

PROJECT NO. 096956009
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MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

GENE A & JOANN F MEEK
ZONE: RR-5 CAD-O

LEGEND

SYMBOL	DESCRIPTION
1	ASPHALT SURFACE (TYPICAL)
2	CONCRETE SIDEWALK (TYPICAL)
3	6" SCREEN FENCE
4	PEDESTRIAN RAMP
5	CURB AND GUTTER (TYPE A)
6	RETAINING WALL
7	DETENTION POND
8	DOG STATION
9	BENCH

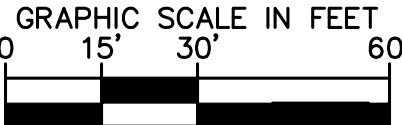
Please show and label the PED ramps. Per ECM 2.5.2.C intersection ramps shall be installed at all intersection corners per County details SD_2-40 and 2-41. PED ramps to cross Meadowbrook will be required as well as ramps at Preble Dr. Also please see comment on sheet 4 regarding the sidewalk along Meadowbrook parkway

As indicated in the early assistance meeting, the proposed Nova View shall align with existing Preble Dr. Please show Preble Drive on the drawing.

Provide the curve data at all intersections.

See comments on previous page regarding PED ramps

U.S. HIGHWAY 24
(VARIABLE WIDTH PUBLIC R.O.W.)
EXPRESSWAY
REC. NO. 204198867



County File Number: PUDSP20-XXXXX

Kimley»Horn

2018 KIMLEY-HORN AND ASSOCIATES, INC.
2018 KIMLEY-HORN AND ASSOCIATES, INC.
2018 KIMLEY-HORN AND ASSOCIATES, INC.

MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN

PROJECT NO.
096956009

SHEET

06 OF 11

06 OF 11

MEADOWBROOK PARK. MEADOWBROOK PKWY AND HIGHWAY 24
PRELIMINARY LANDSCAPE PLAN
MEADOWBROOK PARK RESIDENTIAL LAYOUT

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH
P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

GENERAL LANDSCAPE SPECIFICATIONS

- A. SCOPE OF WORK
1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES
1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL MANAGEMENT ACTIVITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF FOUR HUNDRED DOLLARS (\$400) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
- D. MATERIALS
1. GENERAL
- MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER UPON APPROVAL. DELIVERY OF MATERIALS MAY COME.
- | MATERIAL | SAMPLE SIZE |
|-------------|--|
| MULCH | ONE (1) CUBIC FOOT |
| TOPSOIL MIX | ONE (1) CUBIC FOOT |
| PLANTS | ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY) |
2. PLANT MATERIALS
- a. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT, AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
- c. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
- d. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
- e. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN ½ INCH (19 MM) IN DIAMETER, OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
- g. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
- h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE, DETERMINATE, AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES, INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
- i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING.
- E. SOIL MIXTURE
1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
- b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- * WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- F. FERTILIZER
1. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY DERIVED.
- * FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

- H. MULCH
1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH. DYED MULCH IS NOT ACCEPTABLE. SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL. MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6" MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS.
- I. DIGGING AND HANDLING
1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.
2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
3. B&B AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.
- J. CONTAINER GROWN STOCK
1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
- K. MATERIALS LIST
1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES ARE BASED ON THE LANDSCAPE ARCHITECT'S DESIGN ONLY. THE CONTRACTOR ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE PLANS SHALL GOVERN. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- L. FINE GRADING
1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.
- M. PLANTING PROCEDURES
1. THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, BUILDING MATERIALS, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AND TANKS, WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEATED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.
6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.
8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL.
9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.
11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".
13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.
14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.
16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST.
21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 'E'. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
22. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
23. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL, BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S RECOMMENDATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY).
- N. LAWN SODDING
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER. TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE ROLLING. ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
- a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- b. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE
- a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 2'X12') UNTIL CERTIFICATE OF ACCEPTANCE IS OBTAINED. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADEING IF NECESSARY.
- b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
- O. EDGING
- a. CONTRACTOR SHALL INSTALL 4"x8" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.
- P. CLEANUP
1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- Q. PLANT MATERIAL MAINTENANCE
1. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, PRUNING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- R. FINAL INSPECTION AND ACCEPTANCE OF WORK
1. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
- S. WARRANTY
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

LANDSCAPE SETBACKS & BUFFERS:

STREET NAME OR ZONE BOUNDARY:	MEADOWBROOK PW	HWY 24
ZONE DISTRICT BOUNDARY:	NO	NO
STREET CLASSIFICATION:	MINOR ARTERIAL	EXPRESSWAY
SETBACK DEPTH REQUIRED/PROVIDED:	20'/20'	25'/25'
LINEAR FOOTAGE:	788'	1161'
TREE/FEET REQUIRED:	1 / 25	1 / 50'
NUMBER OF TREES REQUIRED/PROVIDED:	32 / 32	23 / 23
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0
EVERGREEN TREES REQ./PROV.	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	MP	HW
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/75%

LANDSCAPING SETBACK AND BUFFER:

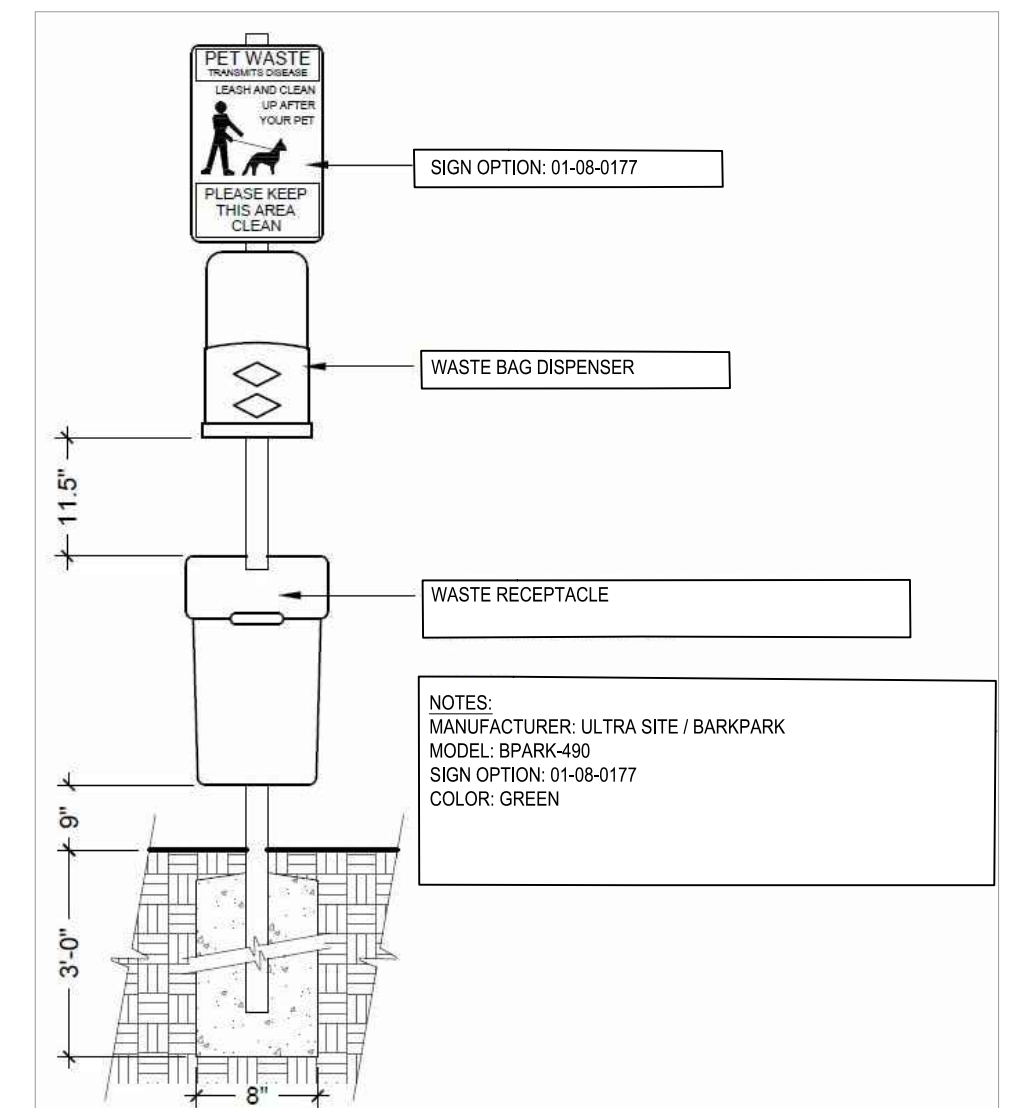
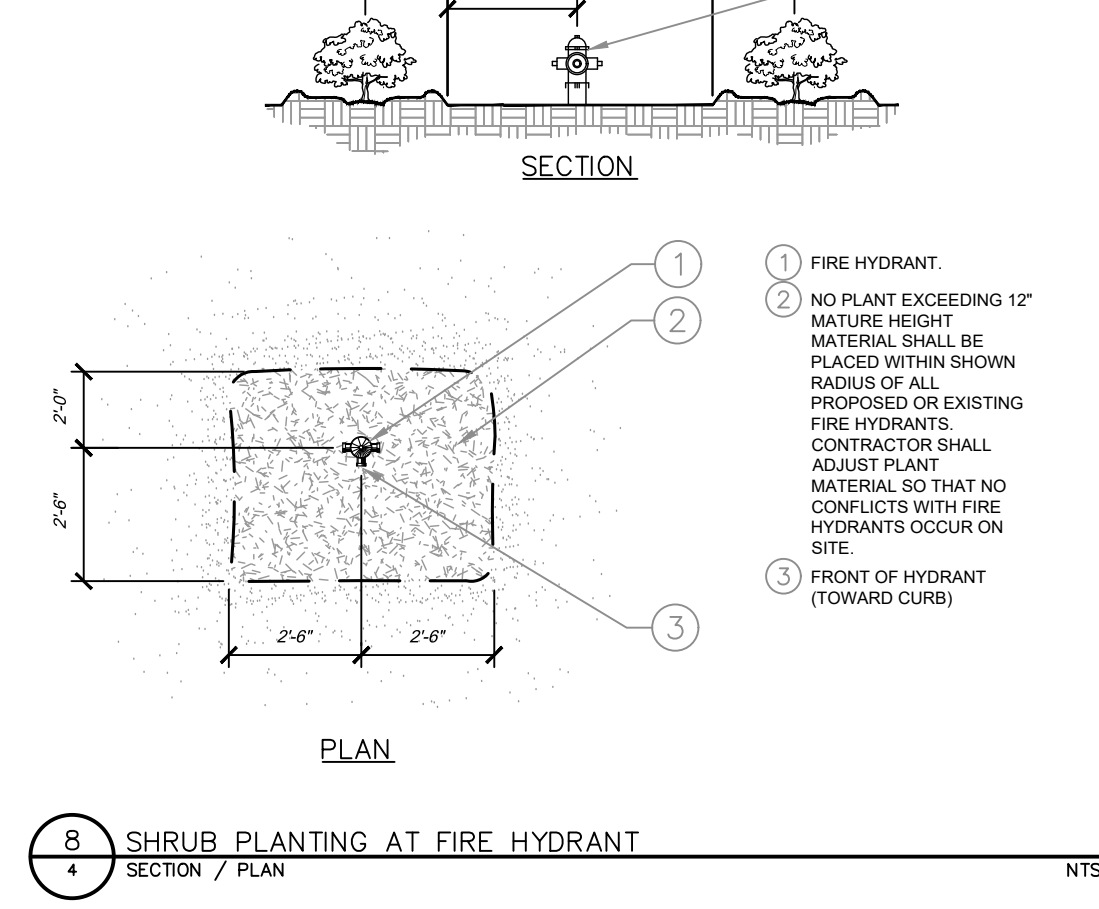
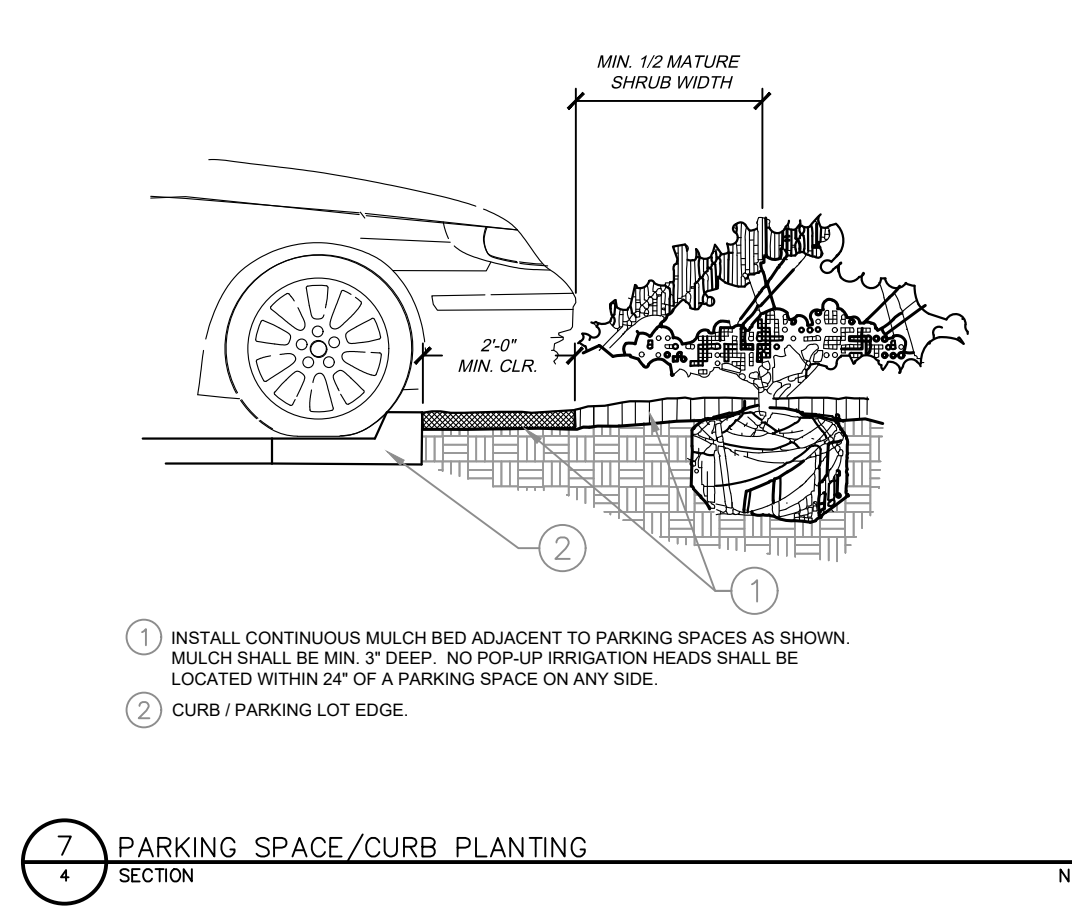
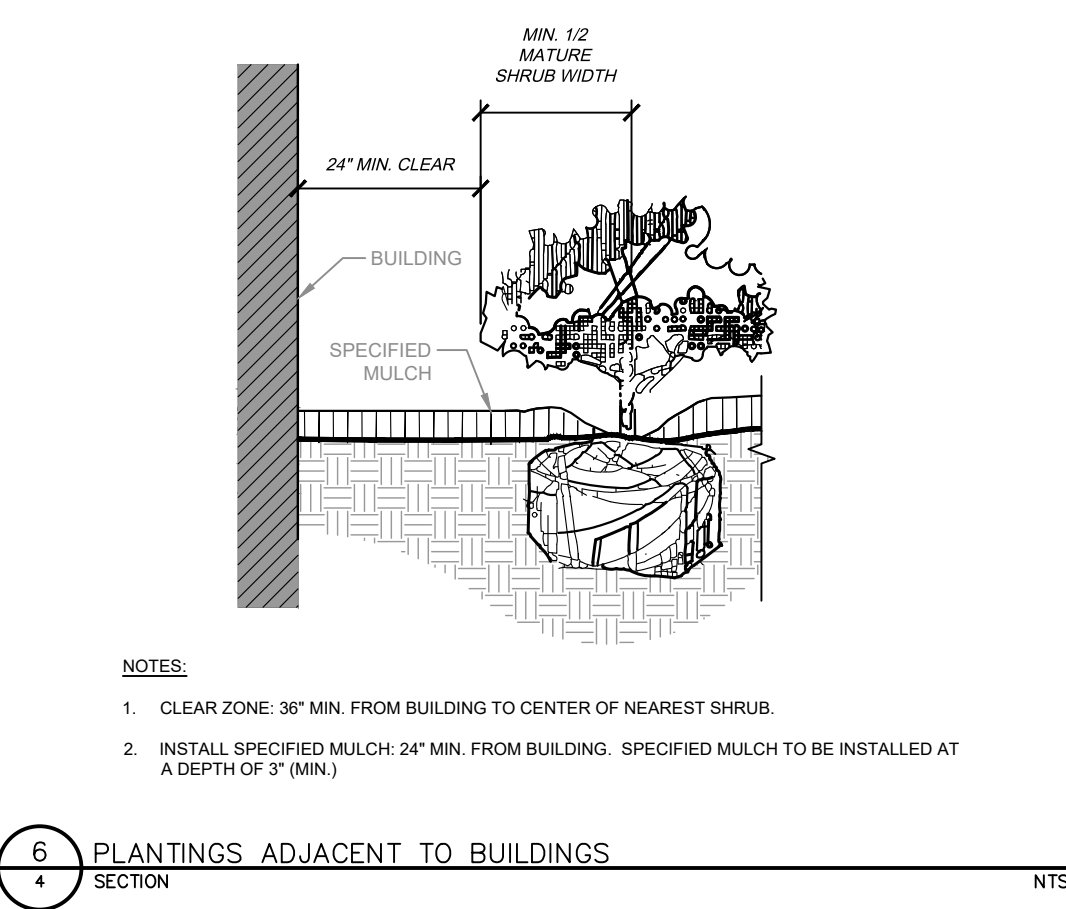
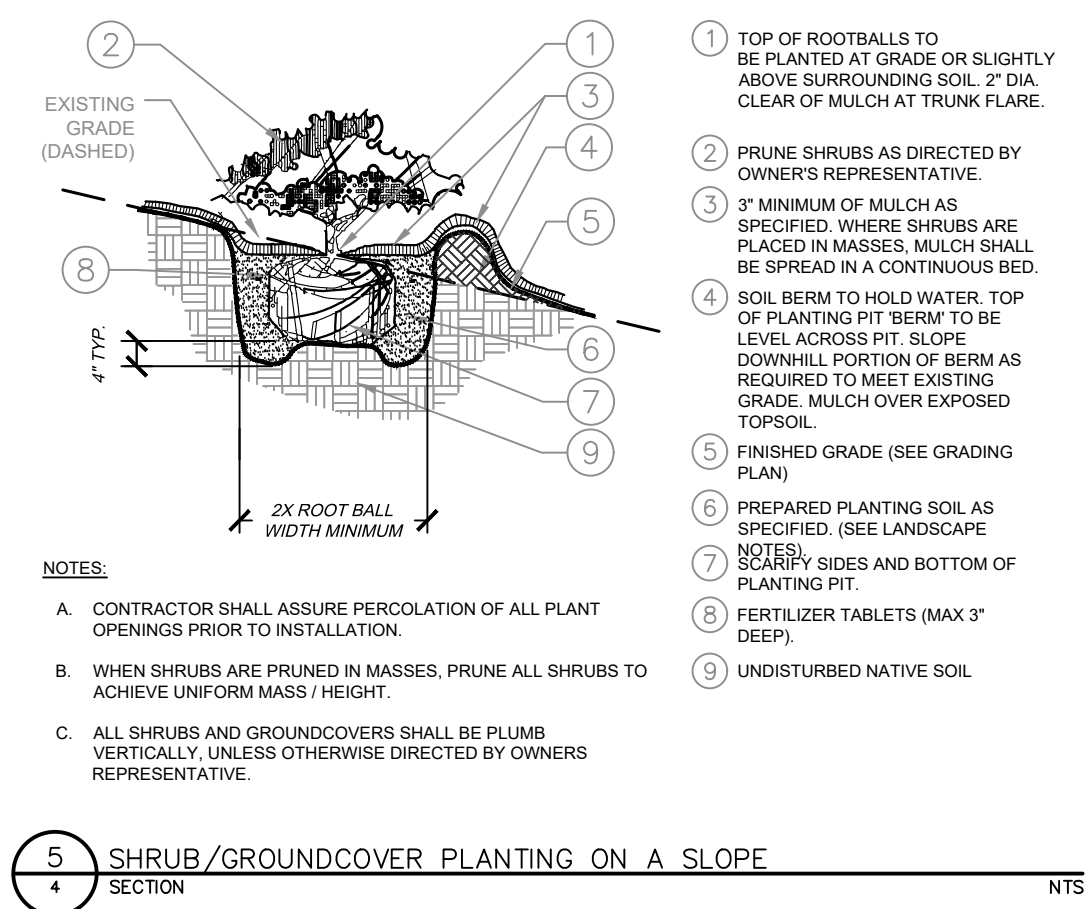
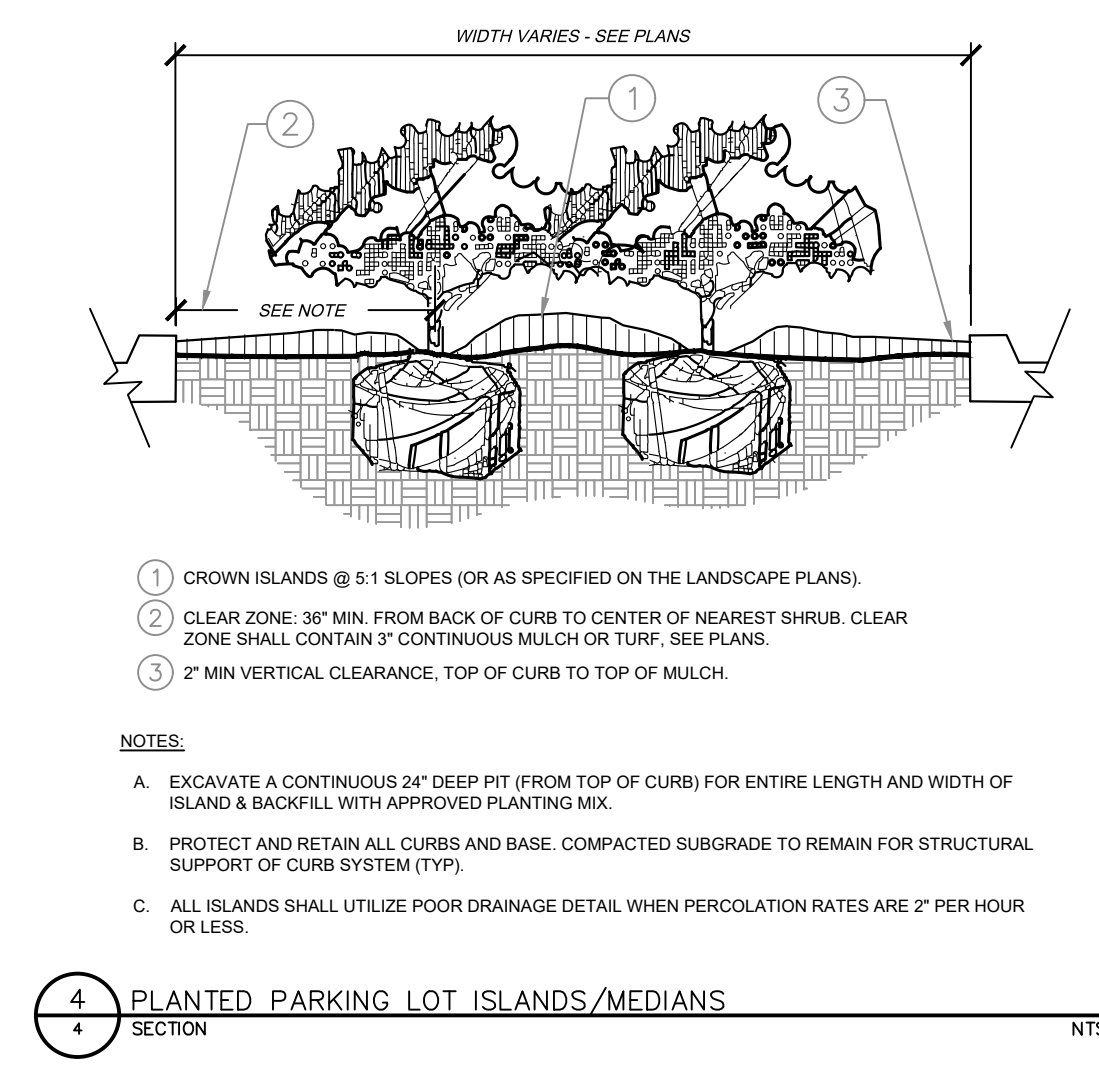
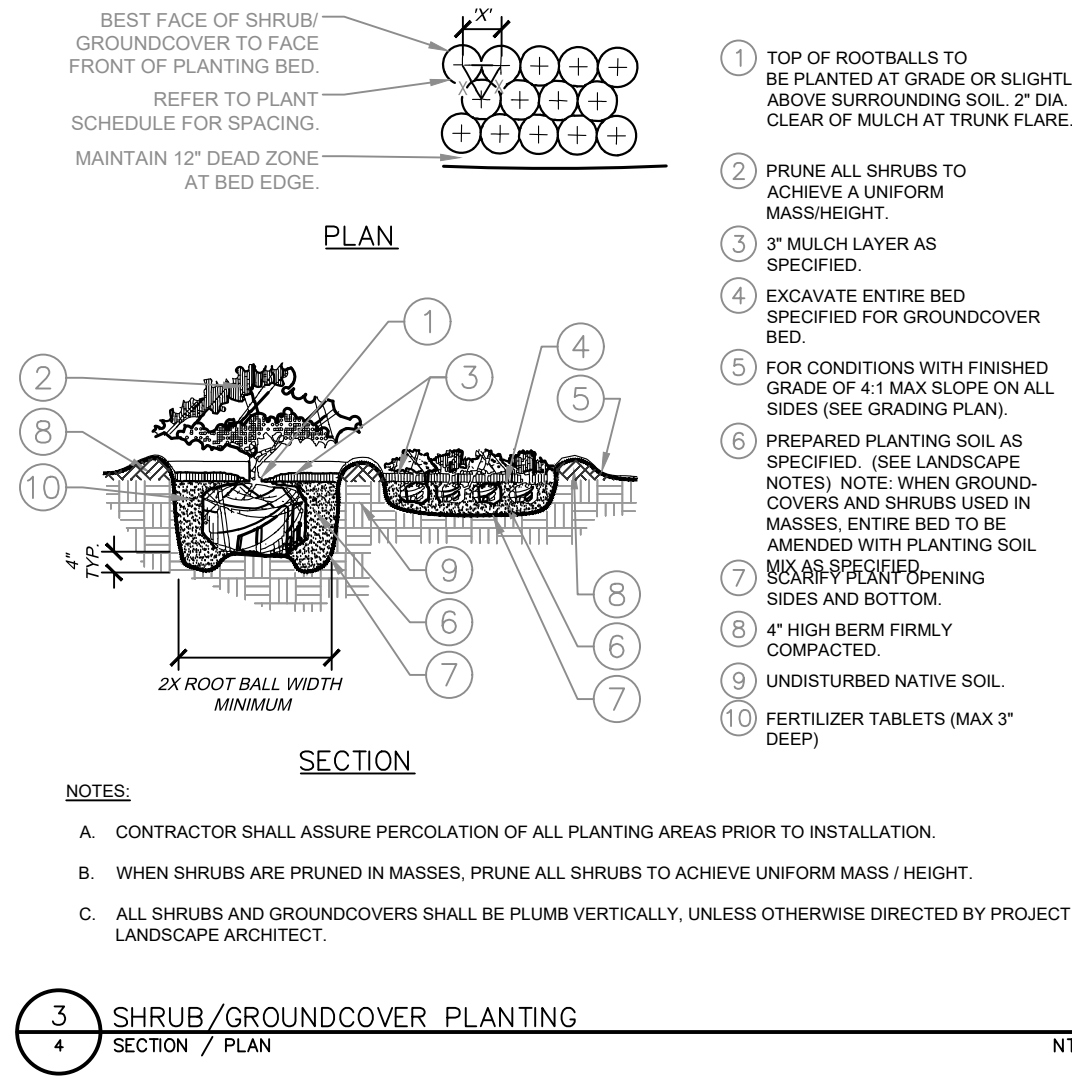
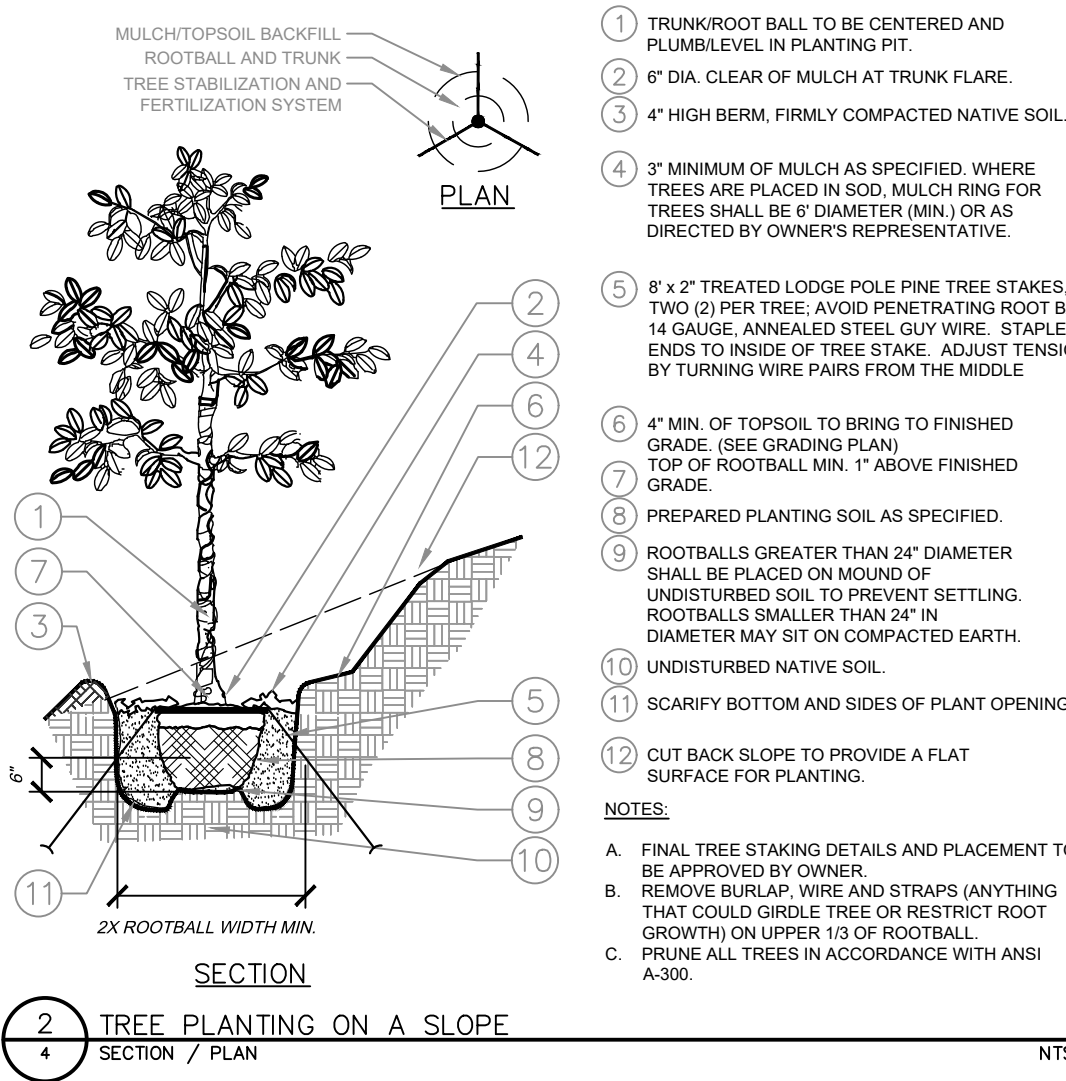
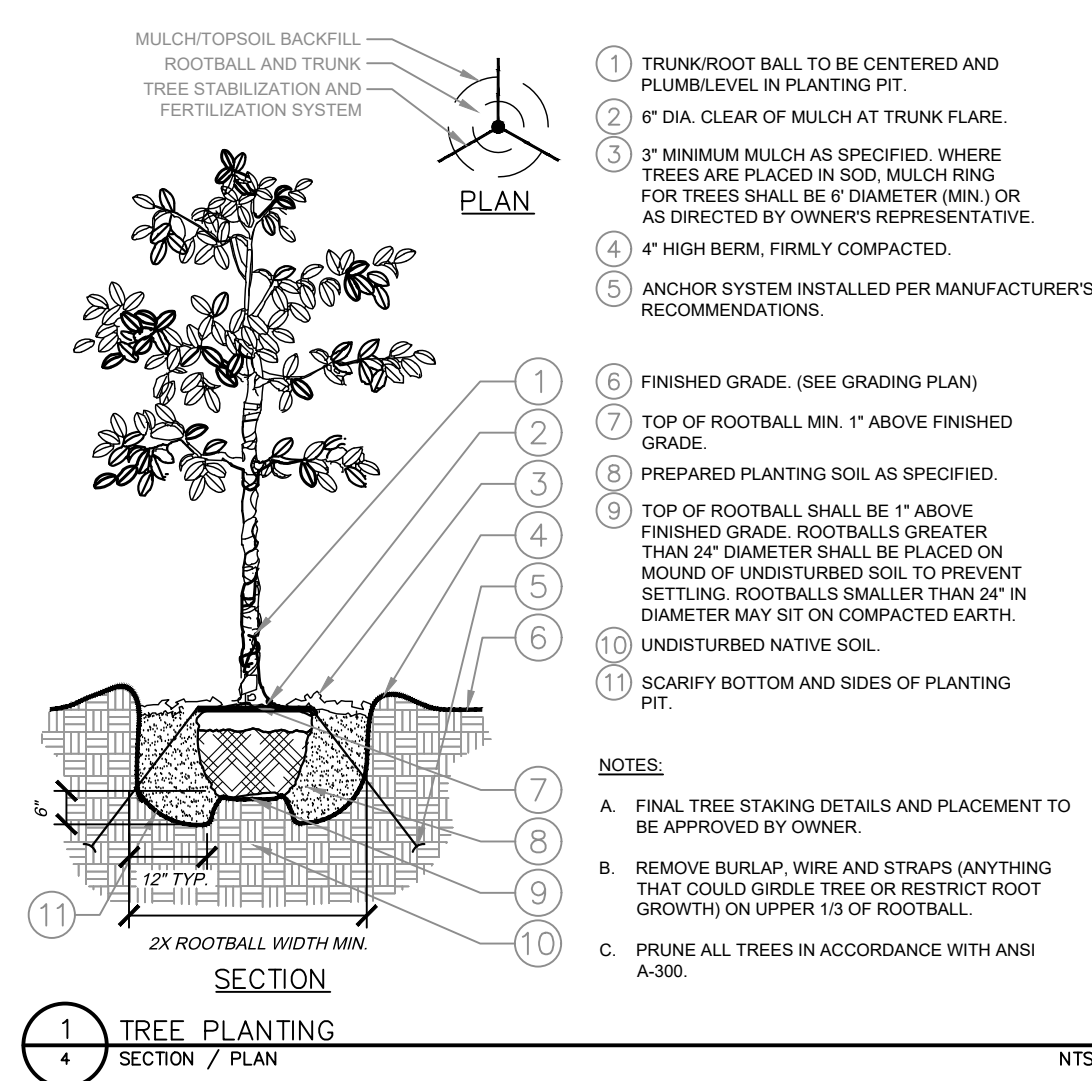
STREET NAME OR ZONE BOUNDARY:	NORTH SIDE	SOUTH SIDE
ZONE DISTRICT BOUNDARY:	NO	NO
STREET CLASSIFICATION:	NON-ARTERIAL	NON-ARTERIAL
SETBACK DEPTH REQUIRED/PROVIDED:	20'/20'	20'/20'
LINEAR FOOTAGE:	541'	378'
TREE/FEET REQUIRED:	1 / 20'	1 / 20'
NUMBER OF TREES REQUIRED/PROVIDED:	27 / 25	19 / 9
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	20 / 20	100 / 100
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0
EVERGREEN TREES REQ./PROV.	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	NS	SS
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/75%

INTERNAL LANDSCAPING:

NET SITE AREA (AREAS A & C):	348,971 SF (8.01 AC)
PERCENT MINIMUM INTERNAL AREA:	15%
INTERNAL AREA REQUIRED/PROVIDED:	52,345 SF / 131,962 SF
TREE/SQUARE FEET REQUIRED:	1/500
INTERNAL TREES REQUIRED/PROVIDED:	105 / 92
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	130 / 130
ORN. GRASS SUBSTITUTES REQ./PROV.:	0 / 0
INTERNAL PLANT ABBREVIATED ON PLAN:	IN
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%

C:\Users\Anten-Johnson\AppData\Local\Temp\AcPublish_19432096560094.dwg Nov 05, 2020, 9:27 am

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH
P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



Circle One:

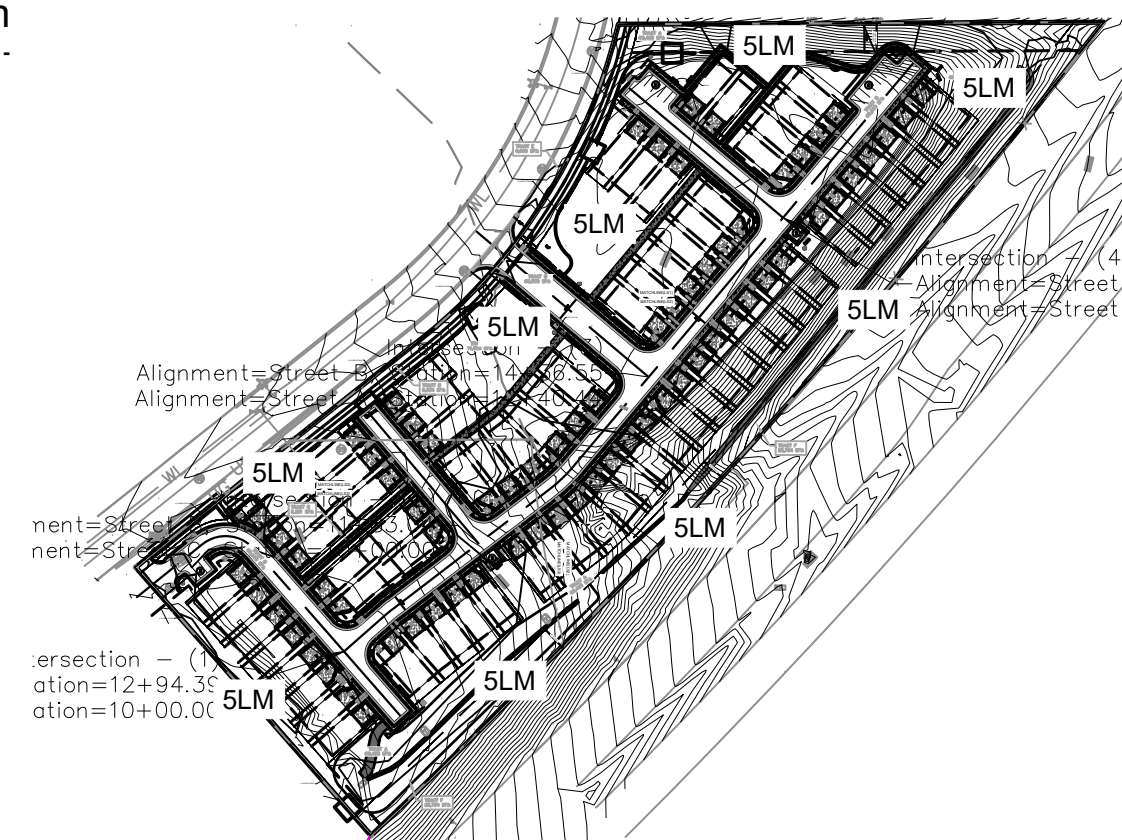
Foothills	Foothills & Plains	Plains
-----------	--------------------	--------

- to be labeled by number(s) on diagram.

- 1 - Semiarid Shrublands
- 2 - Pinon-juniper woodlands
- 3 - Prairie
- 4 - Lower Elevation Riparian
- 5 - Foothill Shrublands
- 6 - Ponderosa Pine Forest
- 7 - Upper Elevation Riparian
- 8 - Douglas-fir Forest

- to be labeled by letter(s) on diagram

- V** - Very Low (0 to 7 inches per year)
L - Low (7 to 15 inches per year)
M - Moderate (15 to 25 inches per year)
H - High (more than 25 inches per year)



MEADOWBROOK PARK. MEADOWBROOK PKWY AND HIGHWAY 24

PRELIMINARY LANDSCAPE PLAN
MEADOWBROOK PARK RESIDENTIAL LAYOUT













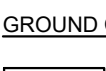




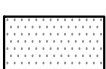

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH
P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

ZONE: RS-5000 CS CAD-O
OWNER: MEADOWBROOK CROSSING METRO DISTR
ADDRESS: 111 S TEJON ST STE 705
COLORADO SPRINGS, CO 80903

ZONE: CR CAD-O
OWNER: CIRCLE K STORES INC
ADDRESS: 1199 S BELTLINE RD STE 160 COPPELL TX, 75019

ZONE: CR CAD-O
OWNER: DEPARTMENT OF TRANSPORTATION
ADDRESS: 4201 E ARKANSAS AVE DENVER CO, 80222

PLANT SCHEDULE

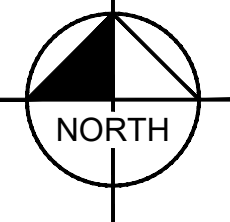
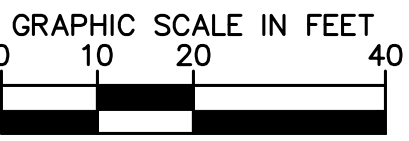
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE/CAL	WIDTH	HEIGHT
	AC	2	AESCULUS X CARNEA 'BRIOTII'	BRIOTII RED HORSECHESTNUT	B & B	2" CAL MIN	25'-35'	25'-35'
	AG	12	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2.5" CAL MIN	15'-20'	15'-25'
	AT	36	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	2.5" CAL MIN	15'-20'	15'-20'
	CC	14	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS HAWTHORN	B & B	2.5" CAL MIN	20'-30'	20'-30'
	KP	18	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	B & B	2.5" CAL MIN	20'-30'	20'-30'
	MS	8	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	B & B	2.5" CAL MIN	15'-20'	15'-25'
	QB	1	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL MIN	40'-50'	40'-60'
	TC	22	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2" CAL MIN	30'-40'	40'-50'
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE/CAL	WIDTH	HEIGHT
	JS2	8	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	B & B	6" HGT.	8'-12'	20'-30'
	PE	20	PINUS EDULIS	PINON PINE	B & B	6" HGT.	15'-20'	20'-30'
	PP	8	PINUS PONDEROSA	PONDEROSA PINE	B & B	6" HGT.	30'-40'	60'+
	PS2	9	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6" HGT.	20'-30'	35'-50'
	PU	30	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6" HGT.	10'-15'	20'-30'
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
	COBL A	10,339 SF		3/4" PIONEER GRANITE	COBBLE	4"	YES	PIONEER SAND
	COBL B	1,686 SF		1-1/2" TO 2" HORIZON COBBLESTONE	COBBLE	4"	YES	PIONEER SAND
	SEED A	15,694 SF		PBSI LOW GROW MIX	SEED			PAWNEE BUTTES SEED INC.
	SEED B	66,619 SF		PBSI NATIVE PRAIRIE MIX	SEED			PAWNEE BUTTES SEED INC.
	SOD	24,193 SF	POA PRATENSIS	KENTUCKY BLUEGRASS	SOD			
	W2	5,550 SF		WOOD MULCH	MULCH	4" DEPTH	YES	C&C SAND

This does not match the other sheets that show 15'

where are lot lines?

Kimley»Horn

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2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



PRELIMINARY LANDSCAPE PLAN MEADOWBROOK PARK RESIDENTIAL LAYOUT

TRACT A
69,498 SF±

TRACT B
68,000 SF±

TRACT C
11,085 SF±

TRACT D
9,384 SF±

TRACT E
22,251 SF±

TRACT F
28,754 SF±

MEADOWBROOK PARKWAY
(80' PUBLIC R.O.W.)
(REC. NO. 5408403008)

CELESTE HEIGHTS
50' PRIVATE ACCESS ESMT.

NOVA VIEW
50' PRIVATE ACCESS ESMT.

20' LANDSCAPE SETBACK

25' LANDSCAPE SETBACK

5' SIDEWALK

6" SCREEN FENCE

IRRIGATED SOD

WOOD MULCH

COBBLE MULCH

PROPOSED SHADE STRUCTURE AND FIRE BARBEQUE PIT

DOG STATION

WATER INTERSECTION

ALIGNMENT=STREET B SECTION 10+36.50

ALIGNMENT=STREET C SECTION 10+00.00

MATCHLINE(LS1)

MATCHLINE(LS2)

MATCHLINE(LS3)

ZONE: CS CAD-O
OWNER: AAA COLORADO INC
ADDRESS: 606 S WILLOW DR STE 100
ENGLEWOOD CO. 80111

ZONE: CS CAD-O
OWNER: FOUR LEAF INVESTMENTS
ADDRESS: 11501 PALMERS GREEN DR
PEYTON CO. 80831

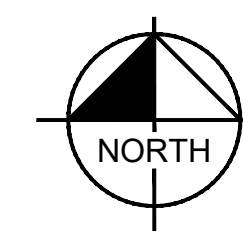
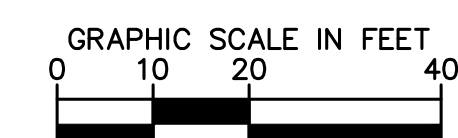
ZONE: CR CAD-O
OWNER: COLORADO SPRINGS EQUITIES LLC
ADDRESS: 80 S CASCADE AVE STE 1500 COLORADO SPRINGS CO 80903

where is property line, setback line dimension and then lot lines or tracts please label dimension-grey scale back the topo for clarity

retaining wall? Details?

here is property lin,
etback line
dimension and then
t lines or tracts-
ease label
dimension-grey scale
ack the topo for
arity

retaining wall?
details?

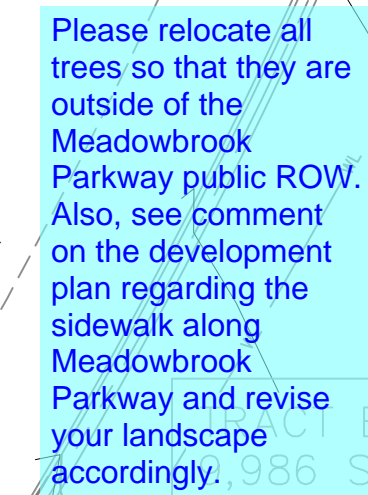


PRELIMINARY LANDSCAPE PLAN MEADOWBROOK PARK RESIDENTIAL LAYOUT

how will yo u park
with grade?

are these the
proposed contours?
Please show
proposed contours so
we can see what
works....

ZONE: CS CAD-O
OWNER: HAMMER INVESTMENTS LLC
ADDRESS: 1411 WOOLSEY HTS COLORADO SPRINGS CO, 80915



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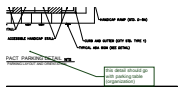
PUDSP Redlines V_1.pdf Markup Summary 12-15-2020

dsdparsons (82)



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/10/2020 10:02:22 AM
Status:
Color: ■
Layer:
Space:

what is the actual percentage open space and then the usable openspace? road tracts are NOT open space; why isnt landscape in openspace? what is the difference?



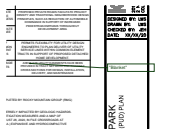
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Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/10/2020 10:02:52 AM
Status:
Color: ■
Layer:
Space:

this detail should go with parking table (organization)



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/10/2020 10:03:52 AM
Status:
Color: ■
Layer:
Space:

TRACT TABLE needs to provide details way to general it should match below....
Tract A size use ownership maintenance (for each tract...)



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/10/2020 10:35:50 AM
Status:
Color: ■
Layer:
Space:

"Blanket"



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/10/2020 8:54:20 AM
Status:
Color: ■
Layer:
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and Preliminary Plan

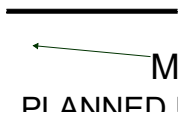


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Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/10/2020 9:09:51 AM
Status:
Color: ■
Layer:
Space:

this is a site specific PUD from a straight zone. What is the density?



Subject: Arrow
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/10/2020 9:11:36 AM
Status:
Color: ■
Layer:
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Subject: Arrow
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Author: dsdparsons
Date: 12/10/2020 9:11:46 AM
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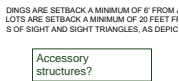


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Author: dsdparsons
Date: 12/10/2020 9:12:14 AM
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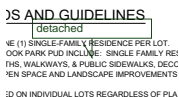
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Author: dsdparsons
Date: 12/10/2020 9:12:44 AM
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Color: ■
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Space:

name is different here? Verify name is same on all documents and through out PUD



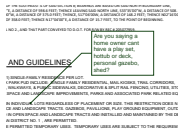
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Author: dsdparsons
Date: 12/10/2020 9:36:03 AM
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Space:

Accessory structures?



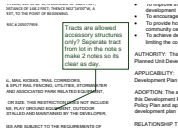
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Author: dsdparsons
Date: 12/10/2020 9:37:50 AM
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Color: ■
Layer:
Space:

detached



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/10/2020 9:37:58 AM
Status:
Color: ■
Layer:
Space:

Are you saying a home owner cant have a play set, hottub or deck, personal gazebo, shed?



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/10/2020 9:39:01 AM
Status:
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Space:

Tracts are allowed accessory structures only?
Seperate tract from lot in the note s make 2 notes
so its clear as day.



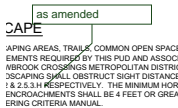
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Author: dsdparsons
Date: 12/10/2020 9:44:57 AM
Status:
Color: ■
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Space:

are you sure you are not allowing split rail or
fencing between lots (pets, kids) this is not a
attached product



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/10/2020 9:47:21 AM
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Color: ■
Layer:
Space:

developer install but district maintain-is that
correct? Its probably better to refer to tract table for
ownership and maintenance of each tract....



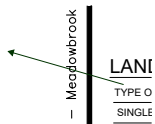
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Author: dsdparsons
Date: 12/10/2020 9:47:39 AM
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Layer:
Space:

as amended



Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT
DETAILS
Author: dsdparsons
Date: 12/10/2020 9:53:49 AM
Status:
Color: ■
Layer:
Space:

are you sure no HOA?

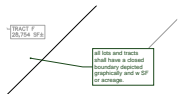


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Author: dsdparsons
Date: 12/11/2020 10:34:31 AM
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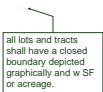
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Author: dsdparsons
Date: 12/11/2020 10:34:47 AM
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Color: ■
Layer:
Space:

these could be combined so info not repeated



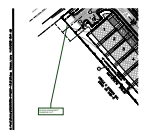
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Author: dsdparsons
Date: 12/11/2020 10:36:40 AM
Status:
Color: ■
Layer:
Space:

all lots and tracts shall have a closed boundary depicted graphically and w SF or acreage.



Subject: Callout
Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: dsdparsons
Date: 12/11/2020 10:37:27 AM
Status:
Color: ■
Layer:
Space:

all lots and tracts shall have a closed boundary depicted graphically and w SF or acreage.



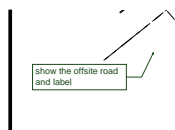
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Author: dsdparsons
Date: 12/11/2020 10:37:48 AM
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Color: ■
Layer:
Space:

access easement? reception no?



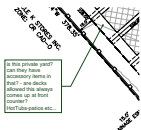
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Author: dsdparsons
Date: 12/11/2020 10:37:55 AM
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Color: ■
Layer:
Space:

where does one tract start and stop



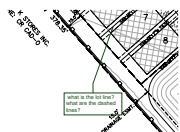
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PRELIMINARY PLAN-1
Author: dsdparsons
Date: 12/11/2020 10:38:15 AM
Status:
Color: ■
Layer:
Space:

show the offsite road and label



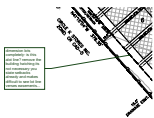
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PRELIMINARY PLAN-1
Author: dsdparsons
Date: 12/11/2020 10:40:43 AM
Status:
Color: ■
Layer:
Space:

is this private yard? can they have accessory items in that? - are decks allowed this always comes up at front counter? HotTubs-patios etc...



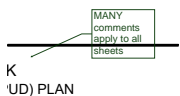
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PRELIMINARY PLAN-1
Author: dsdparsons
Date: 12/11/2020 10:42:40 AM
Status:
Color: ■
Layer:
Space:

what is the lot line? what are the dashed lines?



Subject: Callout
Page Label: [5] 096956009-PPUDSP-10.27.20 -
PRELIMINARY PLAN-1
Author: dsdparsons
Date: 12/11/2020 10:43:28 AM
Status:
Color: ■
Layer:
Space:

dimension lots completely- is this lot line? remove the building hatching its not necessary you state setbacks already and makes difficult to see lot line verses easements...



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/11/2020 10:44:57 AM
Status:
Color: ■
Layer:
Space:

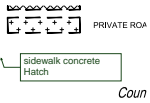
MANY comments apply to all sheets



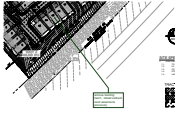
Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT
DETAILS
Author: dsdparsons
Date: 12/11/2020 10:45:29 AM
Status:
Color: ■
Layer:
Space:

asphalt

County File Number: PUD



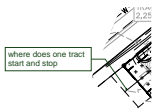
Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT sidewalk concrete Hatch
DETAILS
Author: dsdparsons
Date: 12/11/2020 10:45:42 AM
Status:
Color: ■
Layer:
Space:



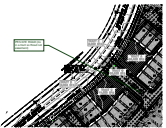
Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT remove building hatch, stated setback and easements previously
DETAILS
Author: dsdparsons
Date: 12/11/2020 10:46:40 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT all lots and tracts shall have a closed boundary depicted graphically and w SF or acreage.
DETAILS
Author: dsdparsons
Date: 12/11/2020 10:47:00 AM
Status:
Color: ■
Layer:
Space:



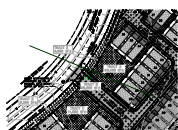
Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT where does one tract start and stop
DETAILS
Author: dsdparsons
Date: 12/11/2020 10:47:21 AM
Status:
Color: ■
Layer:
Space:




Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT PRIVATE ROAD (its in a tract so Road not easement)
DETAILS
Author: dsdparsons
Date: 12/11/2020 10:48:02 AM
Status:
Color: ■
Layer:
Space:




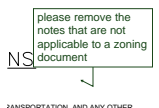
Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT widths seem differ but labeled 50'
DETAILS
Author: dsdparsons
Date: 12/11/2020 10:48:31 AM
Status:
Color: ■
Layer:
Space:




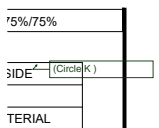
Subject: Arrow
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT
DETAILS
Author: dsdparsons
Date: 12/11/2020 10:48:40 AM
Status:
Color: 
Layer:
Space:




Subject: Callout
Page Label: [5] 096956009-LA-LA-Notes
Author: dsdparsons
Date: 12/11/2020 10:49:43 AM
Status:
Color: 
Layer:
Space:



Subject: Callout	
Page Label: [5] 096956009-LA-LA-Notes	please remove the notes that are not applicable to a zoning document
Author: dsdparsons	
Date: 12/11/2020 10:51:01 AM	
Status:	
Color: 	
Layer:	
Space:	



Subject: Callout
Page Label: [5] 096956009-LA-LA-Notes
Author: dsdparsons
Date: 12/11/2020 10:52:00 AM
Status:
Color: 
Layer:
Space:

[illegible]

Subject: Callout
Page Label: [5] 096956009-LA-LA-Notes
Author: dsdparsons
Date: 12/11/2020 10:53:14 AM
Status:
Color: ■
Layer:
Space:

YES PUD proposed adjacent to commercial

NOVISED:	32 / 32	23 / 23
PROPOSED:	0 / 0	0 / 0
REG. REG. PROV:	0 / 0	0 / 0
	N/A	N/A
ON-PLAN:	MP	HW
EDS/PROVISED:	75%/75%	75%/75%

BACK AND BUFFER

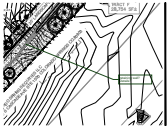
UNDERSIDE:	NORTH SIDE	SOUTH SIDE
	NO	NO
	NON-ARTERIAL	NON-ARTERIAL
WEEDS:	20'x20'	20'x20'
	54"	30"

Subject: Callout
Page Label: [5] 096956009-LA-LA-Notes
Author: dsdparsons
Date: 12/11/2020 10:54:01 AM
Status:
Color: ■
Layer:
Space:



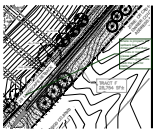
Subject: Callout
Page Label: [3] 096956009-LA-LA-plan (3)
Author: dsdparsons
Date: 12/11/2020 10:59:01 AM
Status:
Color: ■
Layer:
Space:

where are lot lines?



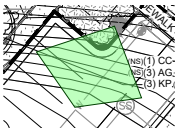
Subject: Callout
Page Label: [2] 096956009-LA-LA-plan (2)
Author: dsdparsons
Date: 12/11/2020 10:59:43 AM
Status:
Color: ■
Layer:
Space:

retaining wall? Details?

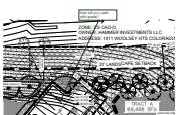


Subject: Callout
Page Label: [2] 096956009-LA-LA-plan (2)
Author: dsdparsons
Date: 12/11/2020 11:01:15 AM
Status:
Color: ■
Layer:
Space:

where is property lin, setback line dimension and then lot lines or tracts- please label dimension-grey scale back the topo for clarity



Subject: Polygon
Page Label: [1] 096956009-LA-LA-plan
Author: dsdparsons
Date: 12/11/2020 11:01:42 AM
Status:
Color: ■
Layer:
Space:



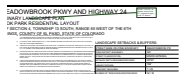
Subject: Callout
Page Label: [1] 096956009-LA-LA-plan
Author: dsdparsons
Date: 12/11/2020 11:01:55 AM
Status:
Color: ■
Layer:
Space:

how will yo u park with grade?



Subject: Callout
Page Label: [1] 096956009-LA-LA-plan
Author: dsdparsons
Date: 12/11/2020 11:02:42 AM
Status:
Color: ■
Layer:
Space:

are these the proposed contours? Please show proposed contours so we can see what works....



Subject: Callout
Page Label: [5] 096956009-LA-LA-Notes
Author: dsdparsons
Date: 12/11/2020 11:04:03 AM
Status:
Color: ■
Layer:
Space:

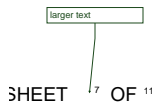
NAME? PUDSP all sheets; most of the LS
comments apply to all LS sheets...

THE 6TH

SETBACKS & BUFFERS:	
1. ZONE BOUNDARY:	MEADOWS
2. ADJACENT PROPERTY:	NO
3. MINOR ART	

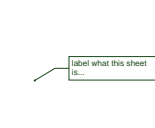
Subject: Callout
Page Label: [5] 096956009-LA-LA-Notes
Author: dsdparsons
Date: 12/11/2020 11:04:35 AM
Status:
Color: ■
Layer:
Space:

is this table roadway ?



Subject: Callout
Page Label: [5] 096956009-LA-LA-Notes
Author: dsdparsons
Date: 12/11/2020 11:05:02 AM
Status:
Color: ■
Layer:
Space:

larger text



Subject: Callout
Page Label: [5] 096956009-LA-LA-Notes
Author: dsdparsons
Date: 12/11/2020 11:05:14 AM
Status:
Color: ■
Layer:
Space:

label what this sheet is...

READ FOOTINGS/STEWALLS ARE ANTICIPATE
MS FOR THE ATTACHED SINGLE FAMILY
TE-SPECIFIC SUBSURFACE SOIL INVESTIGATI
NG THE EXCAVATIONS OF EACH STRUCTURE



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/11/2020 11:06:36 AM
Status:
Color: ■
Layer:
Space:

detached

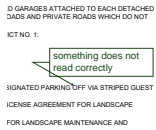


Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT
Author: dsdparsons
Date: 12/11/2020 9:00:12 AM
Status:
Color: ■
Layer:
Space:

this needs to be more specific for each track



Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT cable, phone, etc...
DETAILS
Author: dsdparsons
Date: 12/11/2020 9:01:02 AM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT something does not read correctly
DETAILS
Author: dsdparsons
Date: 12/11/2020 9:01:26 AM
Status:
Color: ■
Layer:
Space:



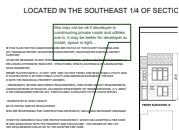
Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/11/2020 9:02:45 AM
Status:
Color: ■
Layer:
Space:

Notes 4-6 are going to be difficult for staff to interpret & enforce...Please simplify: front setback (non Garage) is x- from private roads and X feet from Public Roads; Rear setback (Garage) is x- from private roads and X feet from Public Roads; Side setback is 3 feet
Corner Lot setback is X;
Lots from perimeter is shown as 15-feet on sheet 4 (is that what you meant)?



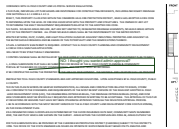
Subject: Callout
Page Label: [2] 096956009-PPUDSP-10.27.20 - NOTES
Author: dsdparsons
Date: 12/11/2020 9:11:03 AM
Status:
Color: ■
Layer:
Space:

private roads will be access permit waiver



Subject: Callout
Page Label: [2] 096956009-PPUDSP-10.27.20 - NOTES
Author: dsdparsons
Date: 12/11/2020 9:12:16 AM
Status:
Color: ■
Layer:
Space:

this may not be ok if developer is constructing private roads and utilities are in, it may be better for developer to install, space is tight...



Subject: Callout
Page Label: [2] 096956009-PPUDSP-10.27.20 - NOTES
Author: dsdparsons
Date: 12/11/2020 9:12:58 AM
Status:
Color: ■
Layer:
Space:

NO- I thought you wanted admin approval?

dont repeat content
provided
elsewhere-its not
necessary...example
fencing.

Subject: Callout
Page Label: [2] 096956009-PPUDSP-10.27.20 - NOTES
Author: dsdparsons
Date: 12/11/2020 9:14:03 AM
Status:
Color: ■
Layer:
Space:

dont repeat content provided elsewhere-its not
necessary...example fencing,

This note is
confusing? Are you
building public
streets?

Subject: Callout
Page Label: [2] 096956009-PPUDSP-10.27.20 - NOTES
Author: dsdparsons
Date: 12/11/2020 9:14:38 AM
Status:
Color: ■
Layer:
Space:

This note is confusing? Are you building public
streets?



Subject: Arrow
Page Label: [2] 096956009-PPUDSP-10.27.20 - NOTES
Author: dsdparsons
Date: 12/11/2020 9:15:31 AM
Status:
Color: ■
Layer:
Space:

Garage Type	Garage Count	Garage Area (sq ft)	Garage Volume (cu ft)
2 CAR GARAGE	40	8000	160000
4 CAR GARAGE	40	16000	320000

Subject: Callout
Page Label: [2] 096956009-PPUDSP-10.27.20 - NOTES
Author: dsdparsons
Date: 12/11/2020 9:17:27 AM
Status:
Color: ■
Layer:
Space:

this column seems off. you say 40 spaces provided
here and column over you say 80

• ALL GARAGE UNITS ARE TO BE A

Garage Type	Garage Count	Garage Area (sq ft)	Garage Volume (cu ft)
2 CAR GARAGE	40	8000	160000
4 CAR GARAGE	40	16000	320000

Subject: Callout
Page Label: [2] 096956009-PPUDSP-10.27.20 - NOTES
Author: dsdparsons
Date: 12/11/2020 9:18:05 AM
Status:
Color: ■
Layer:
Space:

What is this column?

Subject: Callout
Page Label: [3] 096956009-PPUDSP-10.27.20 - DETAILS
Author: dsdparsons
Date: 12/11/2020 9:18:26 AM
Status:
Color: ■
Layer:
Space:

SIDEWALKS?

SIDEWALKS?



Subject: Callout
Page Label: [3] 096956009-PPUDSP-10.27.20 - DETAILS
Author: dsdparsons
Date: 12/11/2020 9:18:57 AM
Status:
Color: ■
Layer:
Space:

NOISE? and any other fencing?



Subject: Callout
Page Label: [3] 096956009-PPUDSP-10.27.20 - DETAILS
Author: dsdparsons
Date: 12/11/2020 9:19:23 AM
Status:
Color: ■
Layer:
Space:

retaining wall



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/11/2020 9:32:20 AM
Status:
Color: ■
Layer:
Space:

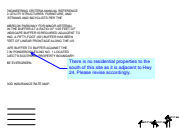
detached?



Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 12/11/2020 9:32:30 AM
Status:
Color: ■
Layer:
Space:

minimum lot size?

Daniel Torres (26)



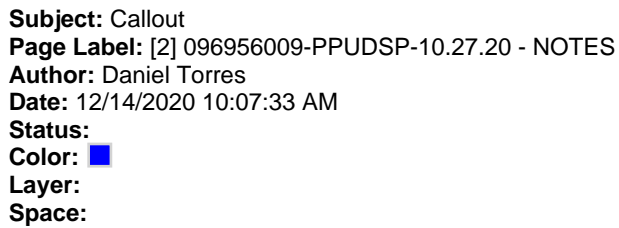
Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: Daniel Torres
Date: 12/14/2020 10:04:19 AM
Status:
Color: ■
Layer:
Space:


There is no residential properties to the south of this site as it is adjacent to Hwy 24. Please revise accordingly.





Subject: Highlight
Page Label: [2] 096956009-PPUDSP-10.27.20 - NOTES
Author: Daniel Torres
Date: 12/14/2020 10:06:19 AM
Status:
Color: ■
Layer:
Space:


AREAS WITHIN THE FLOODPLAIN ARE ZONE AE, AREAS OUTSIDE THE FLOODPLAIN ARE ZONE




Subject: Cloud+
Page Label: [3] 096956009-PPUDSP-10.27.20 - DETAILS
Author: Daniel Torres
Date: 12/14/2020 10:18:33 AM
Status:
Color: 
Layer:
Space:

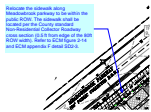
Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: Daniel Torres
Date: 12/14/2020 10:36:54 AM
Status:
Color: 
Layer:
Space:

Subject: Cloud+
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT fix overlapping text
DETAILS
Author: Daniel Torres
Date: 12/14/2020 10:39:27 AM
Status:
Color: 
Layer:
Space:

Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT DETAILS
Author: Daniel Torres
Date: 12/14/2020 10:43:12 AM
Status:
Color: 
Layer:
Space:

Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT DETAILS
Author: Daniel Torres
Date: 12/14/2020 10:53:09 AM
Status:
Color: 
Layer:
Space:

The parking spaces are now within the proposed end-of-trip facilities. In your intent to indicate that they are outside the posted limits of the private road? Please revise the wording accordingly



Subject: Callout
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT DETAILS
Author: Daniel Torres
Date: 12/14/2020 12:31:25 PM
Status:
Color: ■
Layer:
Space:

Relocate the sidewalk along Meadowbrook parkway to be within the public ROW. The sidewalk shall be located per the County standard Non-Residential Collector Roadway cross section (0.5 ft from edge of the 80ft ROW width). Refer to ECM figure 2-14 and ECM appendix F detail SD2-3.



Subject: Rectangle
Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: Daniel Torres
Date: 12/14/2020 2:17:21 PM
Status:
Color: ■
Layer:
Space:



Subject: Callout
Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: Daniel Torres
Date: 12/14/2020 3:31:49 PM
Status:
Color: ■
Layer:
Space:

As indicated in the early assistance meeting, a deviation request will be required for these roads that do not have a cul-de-sac. Please provide a letter of endorsement from the fire district with your deviation request for review and decision by the ECM Administrator.



Subject: Callout
Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: Daniel Torres
Date: 12/14/2020 4:22:39 PM
Status:
Color: ■
Layer:
Space:

The legend indicates the curb as type A which is a vertical curb. Note your road sections indicate that all roads have a type C curb with the exception of Nova View. Please revise the drawing to properly indicate the type of curb required at each of the roadways.



Subject: Callout
Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: Daniel Torres
Date: 12/14/2020 4:31:23 PM
Status:
Color: ■
Layer:
Space:

Please label (sidewalks?)
Is this area between the lots an easement, tract?



Subject: Cloud+
Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: Daniel Torres
Date: 12/14/2020 4:46:33 PM
Status:
Color: ■
Layer:
Space:

Please revise as the PED ramp route would be obstructed by the parked vehicles.



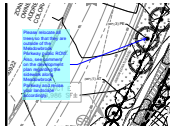
Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: Daniel Torres
Date: 12/14/2020 4:54:55 PM
Status:
Color: ■
Layer:
Space:

Please identify the location of the proposed accessible parking stalls on the development plan. Also, many of the parking stalls do not show access to a PED ramp.



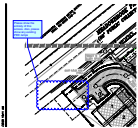
Subject: Cloud+
Page Label: [6] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-2
Author: Daniel Torres
Date: 12/14/2020 4:55:49 PM
Status:
Color: ■
Layer:
Space:

See comments on previous page regarding PED ramps



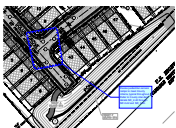
Subject: Callout
Page Label: [1] 096956009-LA-LA-plan
Author: Daniel Torres
Date: 12/14/2020 5:09:02 PM
Status:
Color: ■
Layer:
Space:

Please relocate all trees so that they are outside of the Meadowbrook Parkway public ROW. Also, see comment on the development plan regarding the sidewalk along Meadowbrook Parkway and revise your landscape accordingly.



Subject: Cloud+
Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: Daniel Torres
Date: 12/14/2020 5:39:08 PM
Status:
Color: ■
Layer:
Space:

Please show the entirety of this access. Also, please show any existing PED ramps



Subject: Cloud+
Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: Daniel Torres
Date: 12/14/2020 5:41:53 PM
Status:
Color: ■
Layer:
Space:

Revise pedestrian access ramps to meet County criteria, typical throughout. Refer to County standard details SD_2-40 through SD 2-42 and SD_2-50.



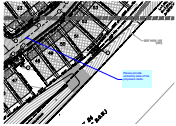
Subject: Callout
Page Label: [6] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-2
Author: Daniel Torres
Date: 12/14/2020 5:59:19 PM
Status:
Color: ■
Layer:
Space:

As indicated in the early assistance meeting, the proposed Nova View shall align with existing Preble Dr. Please show Preble Drive on the drawing.



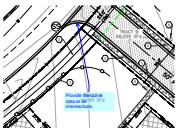
Subject: Cloud+
Page Label: [6] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-2
Author: Daniel Torres
Date: 12/14/2020 6:06:55 PM
Status:
Color: ■
Layer:
Space:

Please show and label the PED ramps. Per ECM 2.5.2.C intersection ramps shall be installed at all intersection corners per County details SD_2-40 and 2-41. PED ramps to cross Meadowbrook will be required as well as ramps at Preble Dr. Also please see comment on sheet 4 regarding the sidewalk along Meadowbrook parkway



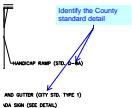
Subject: Callout
Page Label: [5] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-1
Author: Daniel Torres
Date: 12/14/2020 6:07:11 PM
Status:
Color: ■
Layer:
Space:

Please provide centerline data of the proposed roads.



Subject: Callout
Page Label: [6] 096956009-PPUDSP-10.27.20 - PRELIMINARY PLAN-2
Author: Daniel Torres
Date: 12/14/2020 6:07:33 PM
Status:
Color: ■
Layer:
Space:

Provide the curve data at all intersections.



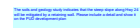
Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: Daniel Torres
Date: 12/14/2020 9:58:54 AM
Status:
Color: ■
Layer:
Space:

Identify the County standard detail



Subject: Callout
Page Label: [3] 096956009-PPUDSP-10.27.20 - DETAILS
Author: Daniel Torres
Date: 12/15/2020 10:18:33 AM
Status:
Color: ■
Layer:
Space:

What is the purpose of the public improvement easements shown on these cross sections?



Subject: Text Box
Page Label: [3] 096956009-PPUDSP-10.27.20 - DETAILS
Author: Daniel Torres
Date: 12/15/2020 8:34:26 AM
Status:
Color: ■
Layer:
Space:

The soils and geology study indicates that the steep slope along Hwy 24 will be mitigated by a retaining wall. Please include a detail and show it on the PUD development plan