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

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 ¼ OF SECTION 8 TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE 6THE PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO:

COMMENCING AT A POINT ON THE NORTH BOUNDARY LINE OF THE SOUTHEAST ¼ 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, S56°25'00"E, A DISTANCE OF 30.0; THENCE S37°48'00"W, A DISTANCE OF 375.0 FEET; THENCE, S17°06'00W, 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 # 205077959.

SAID DESCRIPTION TO CONTAIN 8.01 ACRES, MORE OR LESS.

DEVELOPMENT STANDARDS AND GUIDELINES
RESIDENTIAL USE STANDARDS:

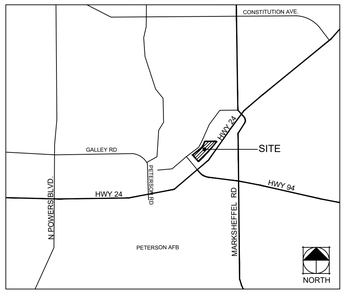
1. PRINCIPAL USE(S) SHALL BE LIMITED TO ONE (1) SINGLE-FAMILY RESIDENCE PER LOT.
2. PERMITTED USES WITHIN THE MEADOWBROOK PARK PUD INCLUDE: SINGLE FAMILY RESIDENTIAL, MAIL KIOSKS, TRAIL CORRIDORS, DEVELOPMENT SIGNAGE, PEDESTRIAN PATHS, WALKWAYS, & PUBLIC SIDEWALKS, DECORATIVE & SPLIT RAIL FENCING, UTILITIES, STORM WATER 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.
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 6.3.1, 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/GUEST PARKING REQUIREMENTS 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. PERIMETER FENCING: THERE WILL BE A 6' SCREEN WALL IN THE LANDSCAPE BUFFER ALONG MEADOWBROOK PARKWAY, AS WELL AS, COMMON BOUNDARIES BETWEEN AND ALONG ADJACENT PROPERTIES. FENCES USED FOR BUFFERING, SCREENING, OR LANDSCAPE ENHANCEMENT, SHALL IN NO WAY BE OR SITED OR OTHERWISE CONSTRUCTED IN A MANNER WHICH MAY IMPEDE SURFACE DRAINAGE, STORMAWATER RUNOFF, OR PLANNED DRAINAGE FACILITIES IN ANY WAY.
9. INDIVIDUAL SINGLE-FAMILY LOT FENCING: FENCING FOR INDIVIDUAL SINGLE-FAMILY LOTS SHALL BE LIMITED TO SPLIT RAIL FENCING.
10. 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.
11. 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.
12. A SIX FOOT TALL DECORATIVE FENCE MAY BE CONSTRUCTED AS NOTED ON THE PLAN.
13. ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATIONS IN THE PUD ROAD DESIGN MODIFICATIONS. PRIVATE STREETS SHALL BE MAINTAINED BY THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT.
14. 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.
15. 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.
16. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT (CHEROKEE) SUBJECT TO THE DISTRICT'S RULES, REGULATION AND SPECIFICATIONS. A LETTER OF COMMITMENT FROM THE DISTRICT, DATED 09/21/20, WAS PROVIDED INDICATING THAT THE DISTRICT IS COMMITTED TO PROVIDED 18.70 ACRE-FEET/YR TO THE PROPOSED SUBDIVISION. THE COLORADO DIVISION OF WATER RESOURCES, THROUGH THE STATE ENGINEER'S OFFICE HAS ISSUED AN OPINION THAT WAS PROPOSED WATER SUPPLY CAN BE PROVIDED WITHOUT CAUSING INJURY TO DECREE WATER RIGHTS, AND THAT THE WATER SUPPLY IS EXPECTED TO BE ADEQUATE.
17. 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.
18. INDOOR NOISE REDUCTION TO AN INTERIOR NOISE LEVEL OF 40DB SHALL BE ACHIEVED BY APPROVED CONSTRUCTION TECHNIQUES AS EVIDENCED BY A NOISE REDUCTION CERTIFICATE PROVIDED DURING THE BUILDING PERMIT, INSPECTION, AND CERTIFICATE OF OCCUPANCY PROCESS AS ADMINISTERED BY THE REGIONAL BUILDING DEPARTMENT.
19. 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.
20. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1 .
21. 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.
22. 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
23. DESIGNATED TRACTS (SHEET 4) ARE ALLOWED TO HAVE PARKLAND EQUIPMENT, PLAYGROUNDS, GAZEBOS, ETC. WITH APPROVAL BY THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1.
24. ALL BUILDINGS, LOTS 1-67, WILL BE CONSTRUCTED AS, SLAB ON GRADE, LOTS ARE NOT PERMITTED TO HAVE BASEMENTS.
25. SIDE LOT SWALES ARE REQUIRED WITHIN EACH 6-FT CORRIDOR BETWEEN HOMES, PER THE TYPICAL DETAIL SHOWN HEREON. CORRIDORS BETWEEN HOMES SHALL NOT BE GRADED FLAT. NO EXTENSIONS OF ROOF DRAINS ARE ALLOWED PAST THE ORIGINALLY CONSTRUCTED ROOF DRAIN OUTFALLS FROM EACH HOME.
26. SIDE LOT SWALES WILL BE LOCATED WITHIN THE 5' SIDE YARD SETBACK AND CORRESPONDING 1' SIDE YARD SETBACK ON THE ADJACENT LOT FOR A COMBINED 6' SETBACK CORRIDOR. (REFER TO DETAIL ON SHEET 11)
27. LOW POINT OF ELEVATION OF SIDE LOT SWALES MAY BE LOCATED ON ADJACENT LOT(S) WITHIN THE COMBINED 6' SETBACK CORRIDOR. (REFER TO DETAIL ON SHEET 11)
28. PERGOLAS, AWNINGS PATIO/DECK AND/OR COVERINGS MAY BE PERMITTED ON UNIT OPTIONS WHERE PROJECTIONS ARE WITHIN THE ALLOWABLE BUILDING AREA PER LOT AND DOES NOT ENCROACH ONTO ANY YARD SETBACK OR LOT EASEMENTS.
29. FINISH EVES SHALL NOT EXCEED TWELVE (12) INCHES AND MAY ENCROACH ONTO ANY YARD SETBACK AS PERMITTED.

BULK, DENSITY, & DIMENSIONAL STANDARDS

1. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
2. MAXIMUM IMPERVIOUS COVERAGE (PER RESIDENTIAL LOT): NO MAXIMUM (100% IMPERVIOUSNESS)
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40').
4. FRONT YARD SETBACK: 10' FROM PRIVATE ROAD/TRACT.
5. REAR YARD SETBACK: 10' FROM REAR PROPERTY LINE.
6. GARAGE SETBACK: 20' FROM PRIVATE ROAD/TRACT
7. LOTS WILL HAVE ONE 1' AND ONE 5' SIDE YARD SETBACK, ILLUSTRATED ON LOT DETAIL, UNLESS OTHERWISE DEPICTED
8. CORNER LOTS WILL HAVE A MINIMUM OF A 1' SIDE YARD SETBACK IN CORRESPONDENCE WITH ADJACENT PROPERTY
9. ALL LOTS ARE SETBACK A MINIMUM OF 20 FEET FROM ALL PERIMETER BOUNDARIES AND ROADWAY LANDSCAPE SETBACKS AND ARE OUTSIDE OF LINES OF SIGHT AND SIGHT TRIANGLES, AS DEPICTED ON THE PUD.
10. PERGOLAS, AWNINGS, PATIO/DECK COVERINGS AND ARCHITECTURAL PROJECTIONS MAY BE PERMITTED ON UNIT OPTIONS WHERE PROJECTION IS WITHIN THE ALLOWABLE BUILDING AREA PER LOT AND DOES NOT ENCROACH ONTO ANY YARD SETBACK OR LOT EASEMENTS.

correct this note for second floor decks

VICINITY MAP



GENERAL PROVISIONS & NOTES

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) PLAN IS TO PROVIDE FOR 67 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS IN A MANNER CONSISTENT WITH THE APPROVED MEADOWBROOK PARK PUD PLAN WHICH IDENTIFIES A DENSITY OF 8.36 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 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 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.

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		67 D.U
FINAL PROPOSED (GROSS) DENSITY		8.36 D.U./AC.
MAX BUILDING HEIGHT		40'
TYPE OF USE		# ACRES PROVIDED
SINGLE-FAMILY RESIDENTIAL (67 LOTS)		3.443 AC±
LANDSCAPE		1.097 AC±
OPEN SPACE		1.882 AC±
PRIVATE STREETS		1.588 AC±
	TOTAL	8.01 AC±

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

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 LLC, A COLORADO LIMITED LIABILITY COMPANY

_____
AUTHORIZED AGENT, MANAGER

STATE OF COLORADO)
)SS.
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)
)SS.
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

SOILS & GEOLOGY, CONDITIONS, CONSTRAINTS, & GEOLOGIC HAZARDS NOTE

A "Soils and Geology Study for the Meadowbrook Park, 67 Single Family Residential Development, El Paso County, Colorado", was completed by RMG - Rocky Mountain Group, last dated August 26, 2020, Job No. 17164. No lots have been identified by the referenced RMG report as being impacted by geologic hazards. The overall development area has been found to be impacted by the geologic constraints listed below.

- hydrocompactive soils (moisture sensitive soils)
- isolated steep slopes
- erosion
- faults and seismicity
- radon

The constraints listed are not considered hazards, nor are they considered unusual for the Front Range region of Colorado. Appropriate planning and engineering practices have been followed in design of the project to minimize risk associated with the listed constraints. The development is to utilize conventional shallow foundations. Basements are not proposed. No lots have been identified by the referenced RMG report as being adversely impacted by springs or groundwater; groundwater was not encountered in test borings during the field exploration. The RMG report indicates that the site soil appears to be well drained, and natural moisture contents were low. Therefore, no perimeter drains are recommended or proposed. Appropriate surface grading and drainage should be established during construction, per the approved civil construction documents, and maintained over the life of the structure by the homeowner. Additional mitigation measures can be found in said report, File PUDSP208, available at the El Paso County Planning and Community Development Department.

PUD MODIFICATON 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 EASMENTS 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	BLANKET UTILITY EASEMENTS HAVE BEEN PROVIDED IN TRACT NETWORK AND ROADWAY CROSS SECTIONS FOR DESIGN, INSTALLATION, DELIVERY, AND MAINTENANCE

PROJECT TEAM:

OWNER/ DEVELOPER:
THE EQUITY GROUP
90 SOUTH CASCADE AVENUE, SUITE 1500
COLORADO SPRINGS, CO 80903

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

PLANNERS/LANDSCAPE ARCH.:
KIMLEY HORN
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903

SHEET INDEX:

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02	BUILDING DETAILS SHEET
03	STREET DETAILS SHEET
04	LOT TRACT DETAIL
05	PUD PLAN -1
06	PUD PLAN - 2
07	LANDSCAPE PLAN SHEET 1
08	LANDSCAPE PLAN SHEET 2
09	LANDSCAPE NOTES
10	LANDSCAPE DETAILS
11	PRELIMINARY UTILITY AND PUBLIC FACILITIES PLAN

County File Number: PUDSP208

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/21

MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN

PROJECT NO. 096956009

SHEET
01 OF 11

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

PUD PLAN NOTES

1. 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.
2. 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.
3. UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH AN ALTERNATING 1' AND 5' SIDE, 20' FRONT AND 10' 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.
4. 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.
5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT WAIVER HAS BEEN GRANTED BY EL PASO COUNTY. PRIVATE ROADS ARE SUBJECT TO BOCC APPROVAL OF PUD MODIFICATION TO AUTHORIZE USE OF PRIVATE ROADS, FOR DRIVEWAYS ACCESSING STATED PRIVATE ROAD.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
7. EXCEPT AS OTHERWISE NOTED ON THE PUD PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS.
8. 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.
9. 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.
10. 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.
11. 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.
12. RETAINING WALLS EXCEEDING 4-FEET WILL NEED TO BE STRUCTURALLY ENGINEERED.
13. 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.
14. LOT AND ARCHITECTURE OPTIONS A-D REFLECT THE GENERAL CONFIGURATIONS TO THE UNIT TYPES. WITHIN EACH FOOTPRINT OF UNIT TYPE (A-D) THE FINAL ARCHITECTURAL UNITS WILL VARY IN COLOR, MATERIAL MIX AND FENESTRATION.
15. LOT AND ARCHITECTURE OPTIONS A-D REFLECT THE GENERAL CONFIGURATION OF UNIT TYPES, BUILDINGS WILL BE CONSTRUCTION AS SLAB ON GRADE. BASEMENTS OR CRAWLSPACES ARE NOT ALLOWED.
16. PATIO/DECKS WHICH EXCEED 18" FROM FINISH GRADE ARE NOT PERMITTED.
17. PERGOLAS, AWNINGS PATIO/DECK AND/OR COVERINGS MAY BE PERMITTED ON UNIT OPTIONS WHERE PROJECTIONS ARE WITHIN THE ALLOWABLE BUILDING AREA PER LOT AND DOES NOT ENCROACH ONTO ANY YARD SETBACK OR LOT EASEMENTS.
18. FINISH EVES SHALL NOT EXCEED TWELVE (12) INCHES AND MAY ENCROACH ONTO ANY YARD SETBACK AS PERMITTED.

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 DETACHED 1-CAR OR 2-CAR GARAGE.
- ALL PLANNED DRIVEWAYS WITHIN THE PUD WILL HAVE A TWENTY-FOOT (20') MINIMUM LENGTH, FROM FACE OF GARAGE TO SIDEWALK.
- 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-FEET (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.

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 DETACHED 1-CAR OR 2-CAR GARAGE.
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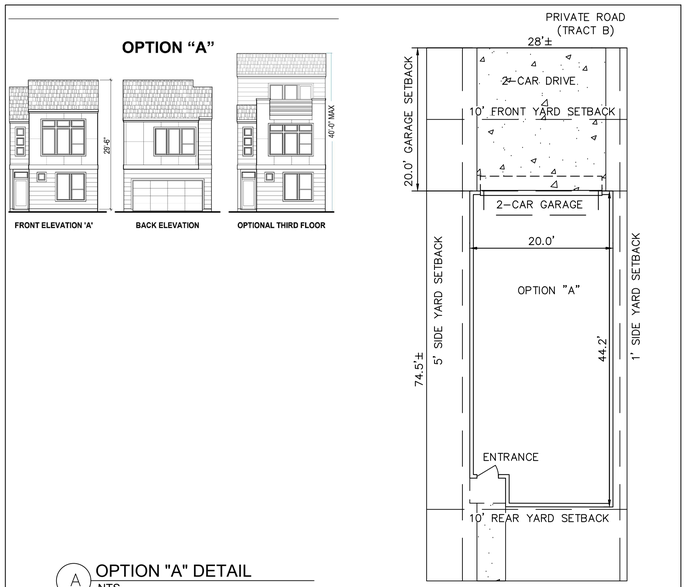
- ALL GARAGE UNITS ARE TO BE ADA ACCESSIBLE PARKING AND MEET ADA PARKING CRITERIA.

PARKING TABLE

NUMBER OF LOTS: 70 (HOMES RANGE FROM 2 TO 4 BEDROOMS WITH 1 OR 2 CAR GARAGE)

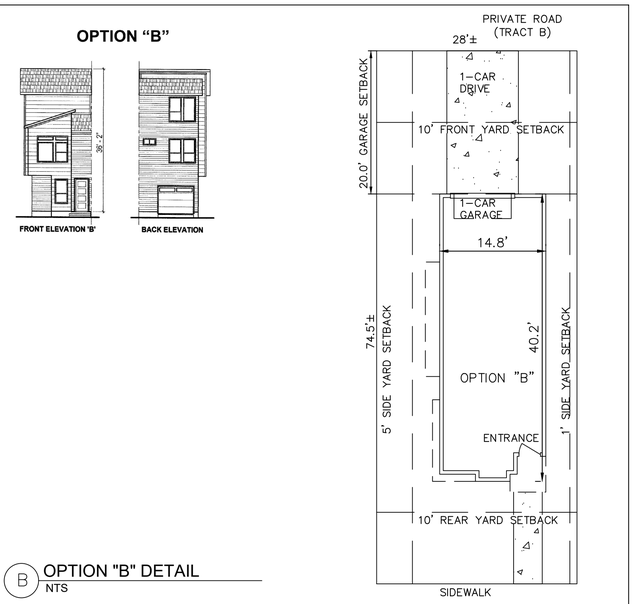
	DU	SPACES/ UNIT REQUIRED	SPACES REQUIRED	GARAGE PARKING PROVIDED	DRIVEWAY PARKING PROVIDED	TOTAL PARKING PROVIDED
**2 CAR GARAGE	38	2/DU	76 SPACES (38*2/DU)	76 SPACES (38*2/DU)	76 SPACES (38*2/DU)	152 SPACES
**1 CAR GARAGE	29	2/DU	58 SPACES (30*2/DU)	29 SPACES (29*1/DU)	29 SPACES (29*1/DU)	58 SPACES
ADDITIONAL SHARED/ADA SPACES						19 GUEST/ 2ADA
**TOTAL	67		134 SPACES (67*2/DU)	105	105	231 SPACES
ALL GARAGE SPACES WILL PROVIDE ACCESSIBLE UNIT PARKING ALONG WITH 2 GUEST ADA SPACES.						

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



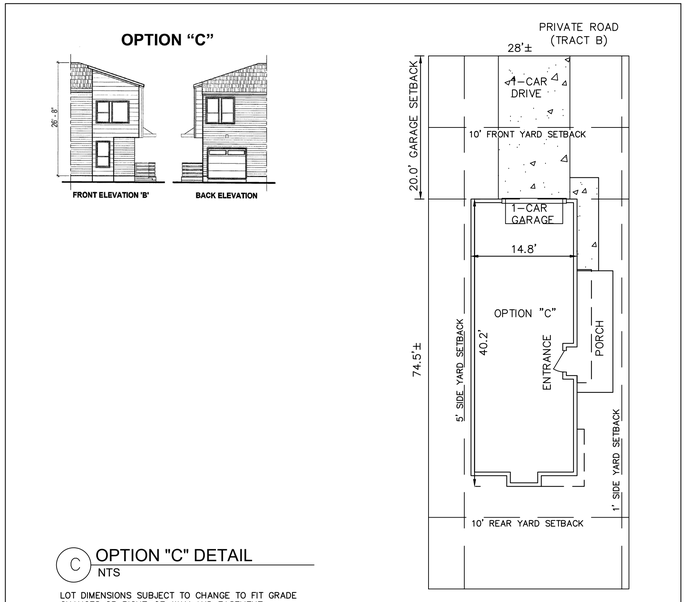
A OPTION "A" DETAIL
NTS

LOT DIMENSIONS SUBJECT TO CHANGE TO FIT GRADE CHANGES OR RIGHT-OF-WAY AND EASEMENT.



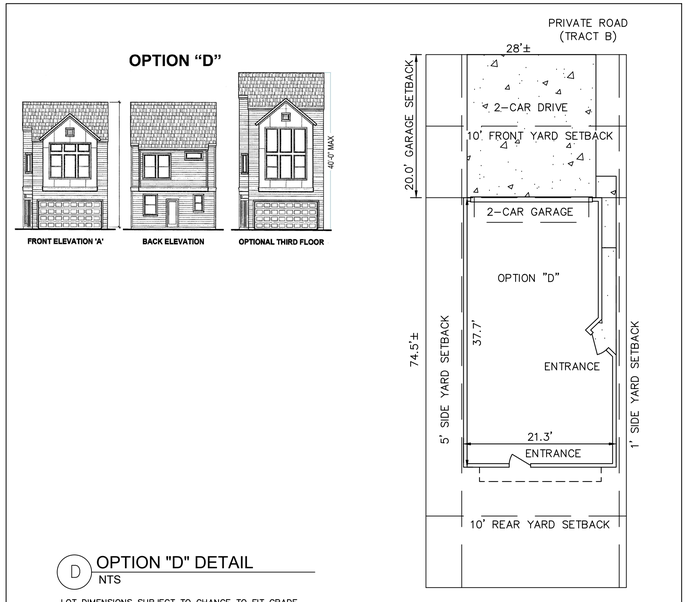
B OPTION "B" DETAIL
NTS

LOT DIMENSIONS SUBJECT TO CHANGE TO FIT GRADE CHANGES OR RIGHT-OF-WAY AND EASEMENT.



C OPTION "C" DETAIL
NTS

LOT DIMENSIONS SUBJECT TO CHANGE TO FIT GRADE CHANGES OR RIGHT-OF-WAY AND EASEMENT.



D OPTION "D" DETAIL
NTS

LOT DIMENSIONS SUBJECT TO CHANGE TO FIT GRADE CHANGES OR RIGHT-OF-WAY AND EASEMENT.

County File Number: PUDSP208

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/21

MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN

PROJECT NO.
096956009

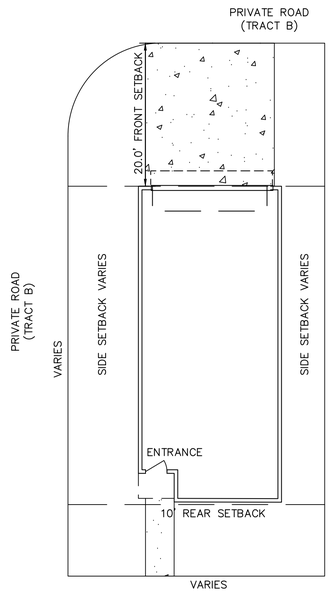
SHEET
02 OF 11

K:\COS_LA\096956009 - Meadowbrook Park\Working\096956009-PPUDSP-10.27.20.dwg Salazar, Larry 7/8/2021 10:14 AM

MEADOWBROOK PARK

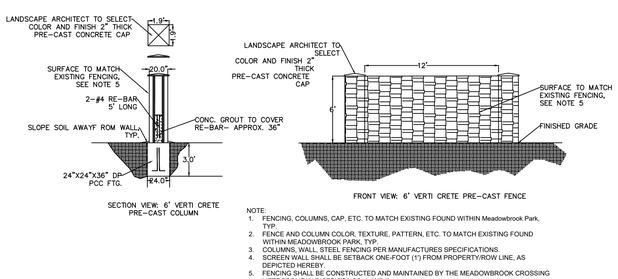
PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN

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



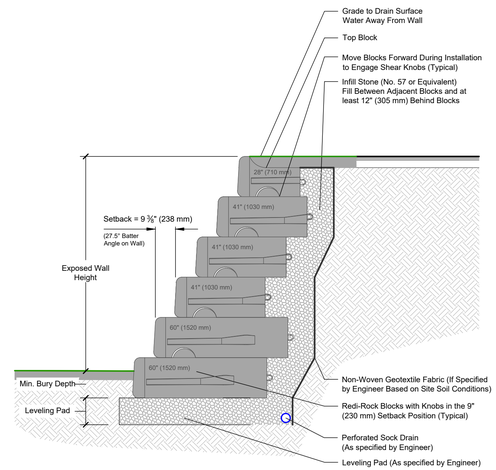
LOT DIMENSIONS SUBJECT TO CHANGE TO FIT GRADE CHANGES OR RIGHT-OF-WAY.

E CORNER LOT DETAIL
NTS



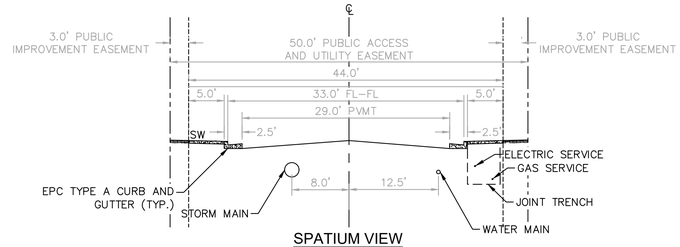
NOTE:
1. FENCING, COLUMNS, CAP, ETC. TO MATCH EXISTING FOUND WITHIN Meadowbrook Park, TYP.
2. FENCE AND COLUMN COLOR, TEXTURE, PATTERN, ETC. TO MATCH EXISTING FOUND WITHIN MEADOWBROOK PARK, TYP.
3. COLUMNS, WALL, STEEL FENCING PER MANUFACTURES SPECIFICATIONS.
4. SCREEN WALL SHALL BE SETBACK ONE-FOOT (1') FROM PROPERTY/ROW LINE, AS DEPICTED HEREBY.
5. FENCING SHALL BE CONSTRUCTED AND MAINTAINED BY THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT NOS. 1 AND 2.

F SCREEN WALL DETAIL
NTS

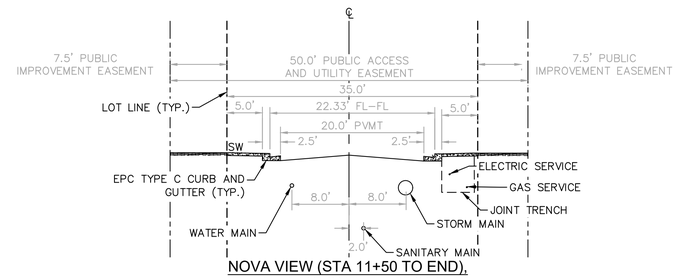


This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site. Final wall design must address both internal and external drainage and all modes of wall stability.

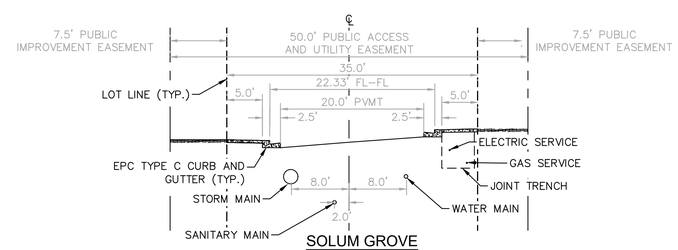
G RETAINING WALL DETAIL
NTS



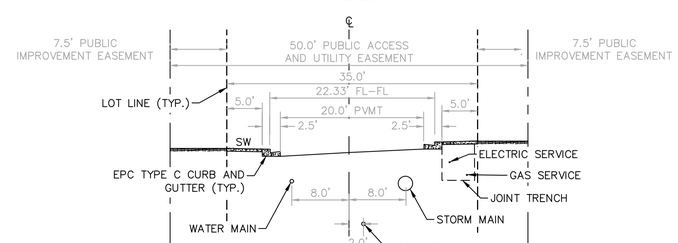
SPATIUM VIEW
N.T.S
*PRIVATE ESMT./ROW



NOVA VIEW (STA 11+50 TO END), TENEBRIS POINT, LUX POINT
N.T.S
*PRIVATE ESMT./ROW



SOLUM GROVE
N.T.S
*PRIVATE ESMT./ROW



NOVA VIEW (STA 10+37.00 TO STA 11+50.00)
N.T.S
*PRIVATE ESMT./ROW

County File Number: PUDSP208

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Kimley»Horn
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2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

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MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN

PROJECT NO.
096956009

SHEET
03 OF 11

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MEADOWBROOK PARK

PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY 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	0.884 AC±	MCMD #1	MCMD #1	PARK/OPEN SPACE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
B	1.597 AC±	MCMD #1	MCMD #1	PRIVATE ACCESS/ROAD/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
C	0.224 AC±	MCMD #1	MCMD #1	PARK/OPEN SPACE/HARDSCAPE/SIGNAGE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
D	0.216 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
E	0.128 AC±	MCMD #1	MCMD #1	PRIVATE ROAD, DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
F	0.448 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
G	0.040 AC±	MCMD #1	MCMD #1	PARK/OPEN SPACE, ENTRY FEATURE, HARDSCAPING, SIGNAGE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
H	0.237 AC±	MCMD #1	MCMD #1	PARK/OPEN SPACE, ENTRY FEATURE, HARDSCAPING, SIGNAGE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
I	0.091 AC±	MCMD #1	MCMD #1	PARK/OPEN SPACE, ENTRY FEATURE, HARDSCAPING, SIGNAGE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
J	0.608 AC±	MCMD #1	MCMD #1	PARK/OPEN SPACE, ENTRY FEATURE, HARDSCAPING, SIGNAGE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
TOTAL	4.493 AC±			

MCMD #1 = MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1

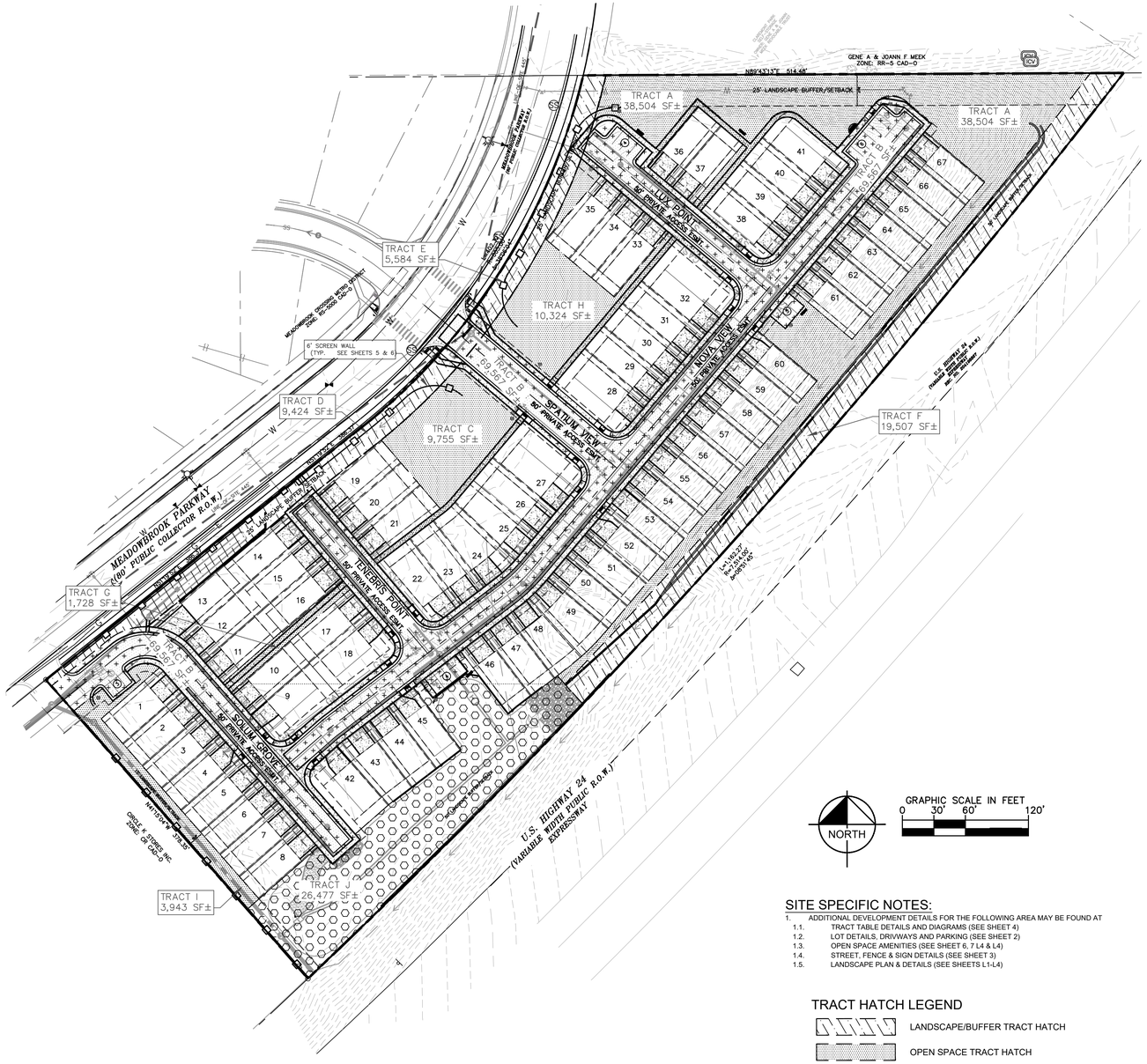
DETENTION POND AREA (TRACT J): 26,477 SF (0.608 AC)
5% OPEN SPACE ALLOWED IN DETENTION AREA (TRACT J) x 5% = 1,324 SF (0.030 AC)
TOTAL OPEN SPACE TRACT AREA (TRACTS A, C, G, H, I & 5% J) : 65,578 SF (1.506AC)
NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE (8.01AC). 8.01AC x 10% = 0.801 ACRES
TOTAL OPEN SPACE PROVIDED: 1.506 ACRES OPEN SPACE/8.01 ACRE SITE= 18.8% OPEN SPACE PROVIDED

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 AS AMENDED 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 TWENTYFIVE-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 (RS 5000 ZONED LOTS TO THE NORTH IN MEADOWBROOK CROSSING FILING NO 1 ADJACENT TO THE NORTH SIDE OF MEADOWBROOK PARKWAY AND THE PROPOSED PUDSP), REQUIRED LANDSCAPE BUFFER TREES IS 1/30 LINEAR FEET OF AFFECTED PROPERTY BOUNDARY. CIRCLE K (CR ZONE) TO THE SOUTH/WEST; AND MINI WAREHOUSE STORAGE FACILITY (CS ZONE) TO THE NORTH EAST, AND US HIGHWAY 24 (EXPRESSWAY) LOCATED ON THE SOUTHERN PROPERTY BOUNDARY.
5. A MINIMUM 1/3 OF ALL LANDSCAPE BUFFER TREES IN ALL LANDSCAPE BUFFER CATEGORIES SHALL BE EVERGREEN.

TRACT USE STANDARDS:

1. 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.
2. 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.
3. STRUCTURES SHALL BE SETBACK A MINIMUM 10' FROM OPEN SPACES AND TRAILS. THE REQUIRED 10' SEPARATION IS PROVIDED VIA LANDSCAPE BUFFER/SETBACK TRACTS "A"THOUGH "G", INCLUSIVE.
4. ALL OPEN SPACE AMENITIES, INCLUDING OUTDOOR FURNITURE AND ASSOCIATED EQUIPMENT, SHALL BE OWNED AND MAINTAINED BY THE MEADOWBROOK CROSSING METRO DISTRICT NO. 1.
5. 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.
6. 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:
   a. TRACT B: SOLUM GROVE
   b. TRACT B: TENEBRIS POINT
   c. TRACT B: NOVA VIEW
   d. TRACT B & TRACT E: LUX POINT
   e. TRACT B: CELESTE HEIGHTS
7. 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.
8. TRACT "B" IS TO BE OWNED ENTIRELY BY THE MEADOWBROOK CROSSING METROPOLITAN 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.
9. TRACT "B" IS TO BE OWNED ENTIRELY BY MEADOWBROOK CROSSING METROPOLITAN 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 MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1 WITH ANY ASSOCIATED FINAL PLATS.
10. GAZEBOS, PAVILIONS, PLAY GROUND EQUIPMENT, OUTDOOR SEATING AND OTHER ACCESSORY STRUCTURES SHALL BE EXCLUDED FROM RESTRICTIONS IN ANY OPEN SPACE AND LANDSCAPE TRACTS, AND IS TO BE INSTALLED AND MAINTAINED BY THE DEVELOPER, OR MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1 , ARE PERMITTED.
11. OPEN SPACE/LANDSCAPING IMPROVEMENTS LOCATED IN TRACTS WHICH MEET THE CLASSIFICATION OF STRUCTURES AS DEFINED IN THE LDC MAY BE SUBJECT TO A BUILDING PERMIT, PRIOR TO CONSTRUCTION.



GRAPHIC SCALE IN FEET
0 30' 60' 120'

NORTH

SITE SPECIFIC NOTES:

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

TRACT HATCH LEGEND

- LANDSCAPE/BUFFER TRACT HATCH
- OPEN SPACE TRACT HATCH
- PRIVATE ROAD TRACT HATCH
- DETENTION POND TRACT HATCH

County File Number: PUDSP208

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Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

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MEADOWBROOK PARK

PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN

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

LEGEND

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

NORTH

GRAPHIC SCALE IN FEET
0 15' 30' 60'

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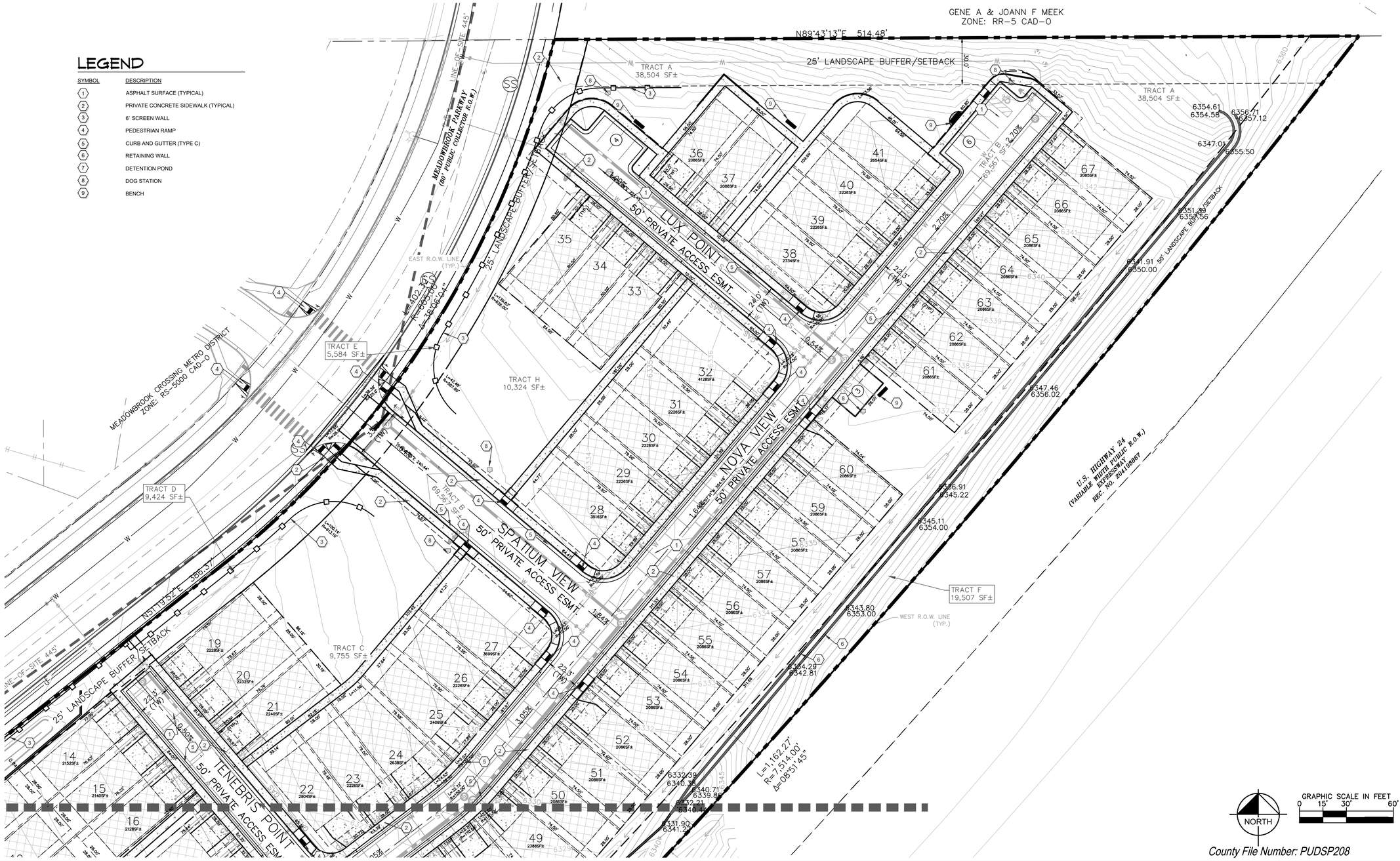
MEADOWBROOK PARK

PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN

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

LEGEND

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



County File Number: PUDSP208

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

NO.	REVISION	BY	DATE	APPR.

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/21

MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN

PROJECT NO.
096956009

SHEET
06 OF 11

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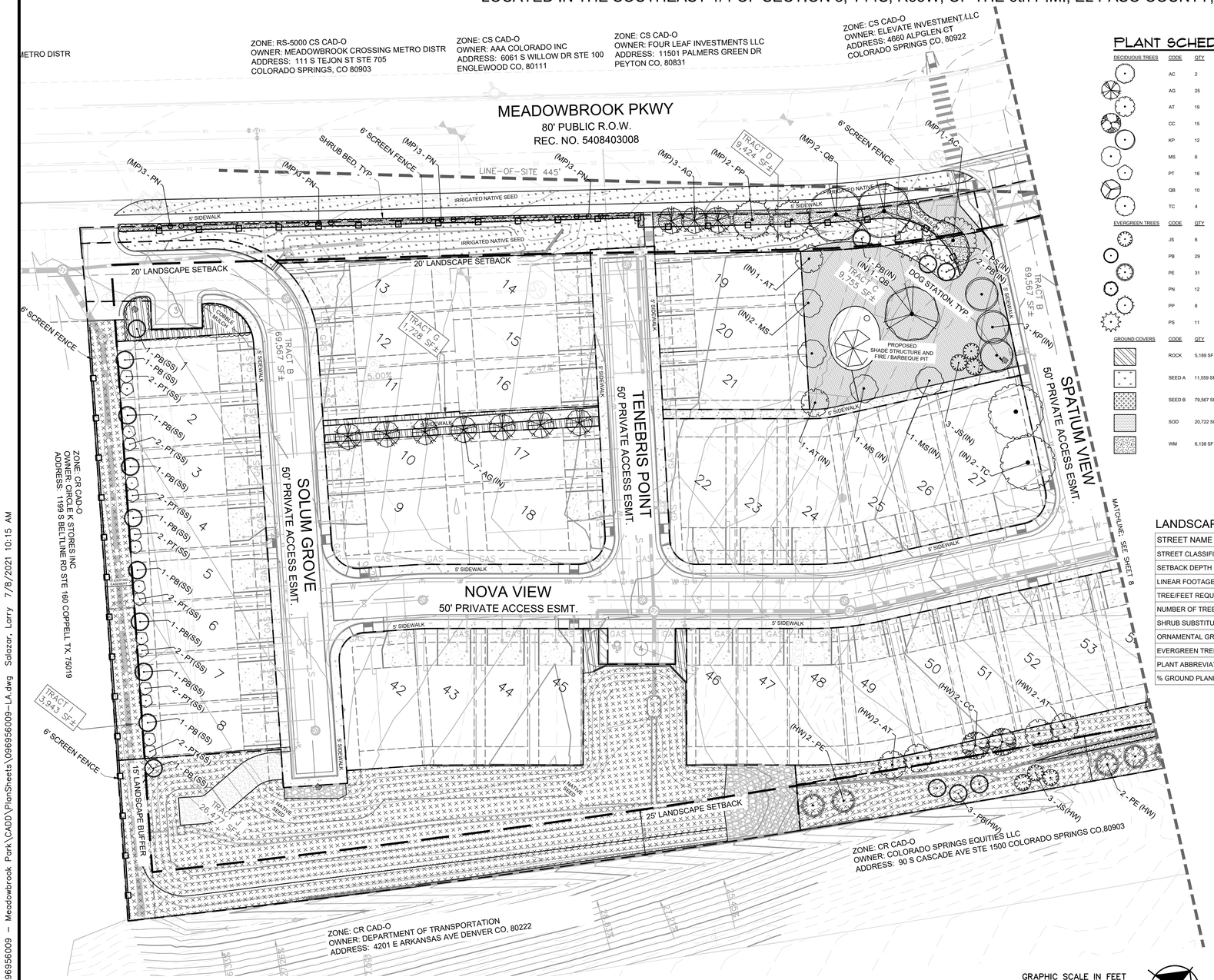
MEADOWBROOK PARK

PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN

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



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	25	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2" CAL MIN	15'-20'	15'-25'
	AT	19	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	2" CAL MIN	15'-20'	15'-20'
	CC	15	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS HAWTHORN	B & B	2" CAL MIN	20'-30'	20'-30'
	KP	12	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	B & B	2" CAL MIN	20'-30'	20'-30'
	MS	6	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	B & B	2" CAL MIN	15'-20'	15'-25'
	PT	16	POPULUS X CANESCENS 'TOWER'	TOWER POPLAR	B & B	2" CAL MIN	8'-10'	30'-35'
	QB	10	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" CAL MIN	40'-50'	40'-60'
	TC	4	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**
	JS	8	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	B & B	6' HGT.	8'-12'	20'-30'
	PB	29	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6' HGT.	10'-15'	20'-30'
	PE	31	PINUS EDULIS	PINON PINE	B & B	6' HGT.	15'-20'	20'-30'
	PN	12	PINUS NIGRA 'KOMET'	KOMET AUSTRIAN PINE	B & B	6' HGT.	3'-5'	15'-20'
	PP	8	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HGT.	30'-40'	60'+
	PS	11	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6' HGT.	20'-30'	35'-50'

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	INSTALL RATE	WEED FABRIC	MFR.
	ROCK	5,189 SF		3/4" TO 1-1/2" ROCK MULCH	ROCK MULCH	4"	YES	PIONEER SAND
	SEED A	11,559 SF		PBSI LOW GROW MIX	SEED			PAWNEE BUTTES SEED INC.
	SEED B	79,567 SF		PBSI NATIVE PRAIRIE MIX	SEED			PAWNEE BUTTES SEED INC.
	SOD	20,722 SF		SURVIVALIST TALL FESCUE	SOD			GREEN BELT TURF FARM
	WM	6,138 SF		WOOD MULCH	MULCH	4" DEPTH	YES	C&C SAND

LANDSCAPE SETBACKS & BUFFERS:

STREET NAME OR ZONE BOUNDARY:	MEADOWBROOK PW	HWY 24	NORTH SIDE	SOUTH SIDE
STREET CLASSIFICATION:	MINOR ARTERIAL	EXPRESSWAY	N/A	N/A
SETBACK DEPTH REQUIRED/PROVIDED:	20' / 20'	25' / 25'	15' / 15'	15' / 15'
LINEAR FOOTAGE:	788'	1161'	541'	378'
TREE/FEET REQUIRED:	1 / 25	1 / 20'	1 / 15'	1 / 15'
NUMBER OF TREES REQUIRED/PROVIDED:	32 / 32	58 / 58	35 / 35	26 / 26
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0	0 / 0	0 / 0
EVERGREEN TREES REQ./PROV.	N/A	N/A	12 / 23	9 / 10
PLANT ABBREVIATION DENOTED ON PLAN:	MP	HW	NS	SS
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/75%	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 / 123,175 SF
TREE/SQUARE FEET REQUIRED:	1/500
INTERNAL TREES REQUIRED/PROVIDED:	105 / 57
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	480 / 480
ORN. GRASS SUBSTITUTES REQ./PROV.:	0 / 0
INTERNAL PLANT ABBREVIATED ON PLAN:	IN
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN
LANDSCAPE PLAN

PROJECT NO.
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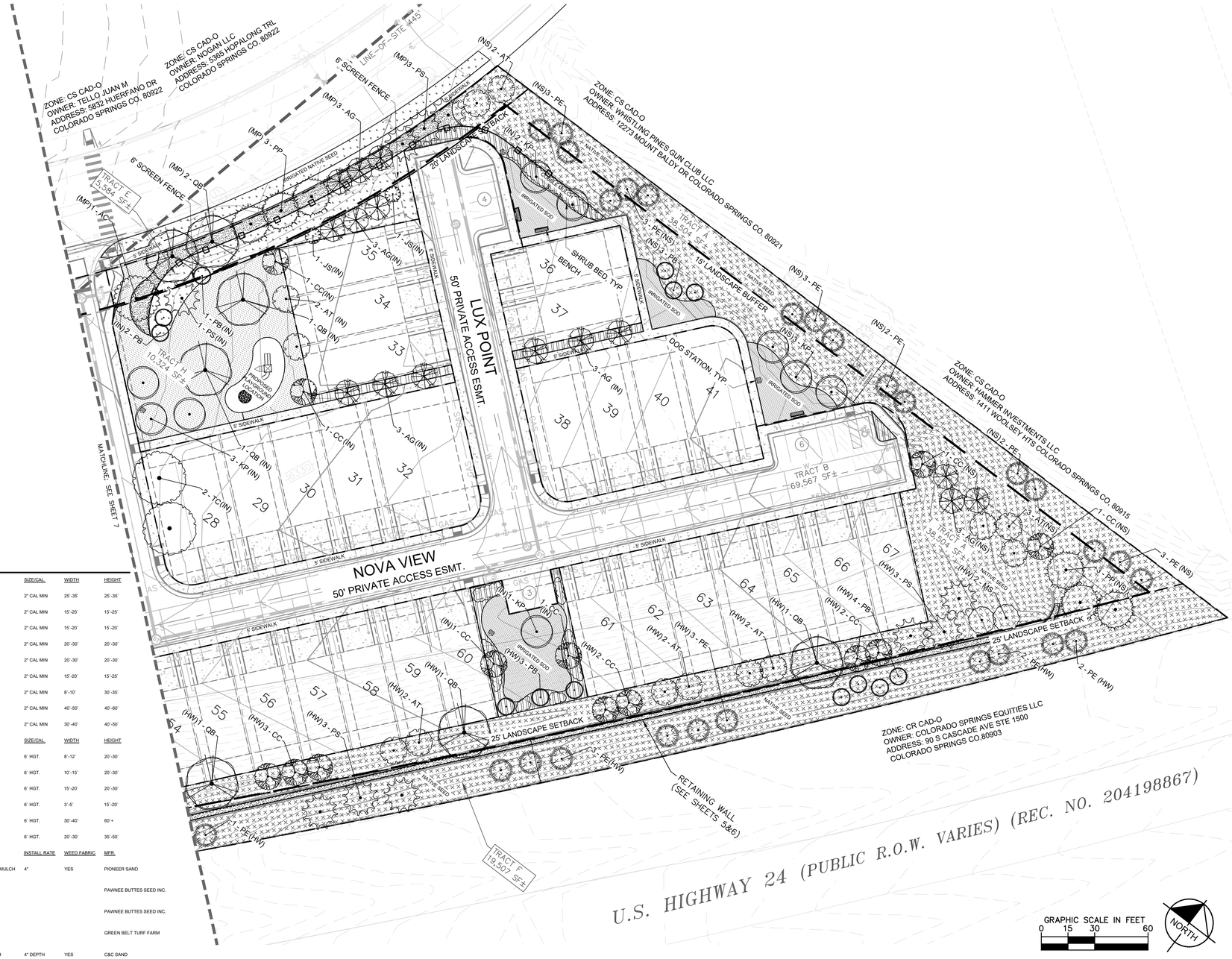
MEADOWBROOK PARK

PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN

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


ZONE: CS CAD-O
OWNER: TELLO JUAN M
ADDRESS: 5832 HUERFANO DR
COLORADO SPRINGS CO, 80922
ZONE; CS CAD-O
OWNER: NOGAN LLC
ADDRESS: 5365 HOPALONG TRL
COLORADO SPRINGS CO, 80922
LINE OF SITE #415'
6' SCREEN FENCE
(MP)3 - PS
(MP)3 - AG
(MP) 3 - PP
(MP) 2 - QB
(MP)1 - AG
TRACT E
5,984 SF±
IRRIGATED NATIVE SEED
20' LANDSCAPE SETBACK
(NS)2 - AT
(NS)3 - PE
ZONE: CS CAD-O
OWNER: WHISTLING PINES GUN CLUB LLC
ADDRESS: 12273 MOUNT BALDY DR COLORADO SPRINGS CO. 80921
(IN)2 - KP
BACK
NATIVE SEED
IRRIGATED SOD
TRACT A
38,004 SF±
3 - PE(NS)
(NS)3 - PB
15' LANDSCAPE BUFFER
(NS)3 - KP
(NS)2 - PE
ZONE: CS CAD-O
OWNER: HAMMER INVESTMENTS LLC
ADDRESS: 1411 WOOLSEY HTS COLORADO SPRINGS CO. 80915
(NS)2 - PE
1 - CC (NS)
3 - AT(NS)
1 - CC (NS)
3 - PE (NS)
(NS)3 - PB
(NS)2 - MS
2 - PE (HW)
25' LANDSCAPE SETBACK
(HW)2 - PE
ZONE: CR CAD-O
OWNER: COLORADO SPRINGS EQUITIES LLC
ADDRESS: 90 S CASCADE AVE STE 1500
COLORADO SPRINGS CO,80903
RETAINING WALL
(SEE SHEETS 5&6)
TRACT F
19,507 SF±
U.S. HIGHWAY 24 (PUBLIC R.O.W. VARIES) (REC. NO. 204198867)
MATCHLINE: SEE SHEET 7
LUX POINT
50' PRIVATE ACCESS ESMT.
NOVA VIEW
50' PRIVATE ACCESS ESMT.
5' SIDEWALK
SHRUB BED TYP.
BENCH
DOG STATION, TYP.
TRACT B
69,567 SF±
TRACT H
10,324 SF±
PROPOSED PLAYGROUND LOCATION
(IN)2 - PB
1 - JS(IN)
3 - AG(IN)
1 - CC(IN)
2 - AT (IN)
1 - QB (IN)
1 - PB (IN)
1 - PS (IN)
3 - KP (IN)
2 - TC (IN)
3 - AG (IN)
(IN)1 - KP
1 - CC (IN)
(IN)1 - CC
(HW)1 - QB
(HW)2 - AT
(HW)3 - PE
(HW)2 - CC
(HW)1 - PB
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(HW)1 - QB
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(HW)3 - PE
(HW)1 - QB
(HW)2 - AT
(HW)1 - PB
(HW)2 - CC
(HW)3 - PS
(HW)1 - KP
1 - CC (IN)
IRRIGATED SOD
(HW)3 - PB
(HW)1 - QB
(HW)3 - CC
(HW)3 - PS
(HW)2 - AT
(HW)1 - QB

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

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 ¾ 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 DESIGNATION OF COMMON NAME 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.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. 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 ANTITRANSPIRANT PRODUCT ("WILTPRUF" 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.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER 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 ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED 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 FOREMEN.

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 WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING 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 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING 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"X¼" 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.

County File Number: PUDSP208

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Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

NO.	REVISION	BY	DATE	APPR.

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/21

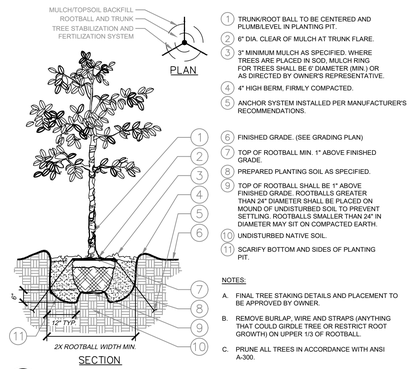
MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN
LANDSCAPE PLAN

PROJECT NO.
096956009

SHEET

9 OF 11

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



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

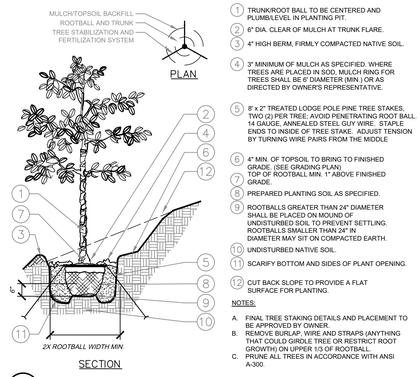
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1/4 TREE PLANTING
SECTION / PLAN — NTS



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 4" HIGH BERM, FIRMLY COMPACTED NATIVE SOIL.
4. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. 8' x 2" TREATED LODGE POLE PINE TREE STAKES, TWO (2) PER TREE. AVOID PENETRATING ROOT BALL. 14 GAUGE, ANNEALED STEEL GUY WIRE. STAPLE ENDS TO INSIDE OF TREE STAKE. ADJUST TENSION BY TURNING WIRE PAIRS FROM THE MIDDLE
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANT OPENING.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

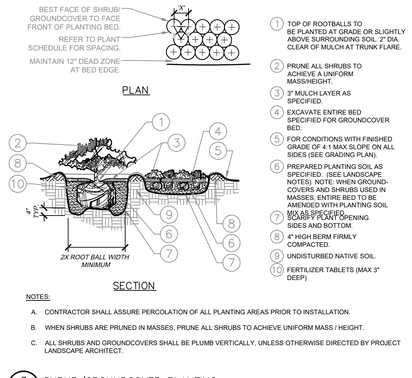
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2/4 TREE PLANTING ON A SLOPE
SECTION / PLAN — NTS



1. TOP OF ROOTBALLS TO BE PLANTED AT GRADE OR SLIGHTLY ABOVE SURROUNDING SOIL, 2" DIA. CLEAR OF MULCH AT TRUNK FLARE.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FOR CONDITIONS WITH FINISHED GRADE OF 4:1 MAX SLOPE ON ALL SIDES (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY PLANT OPENING SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

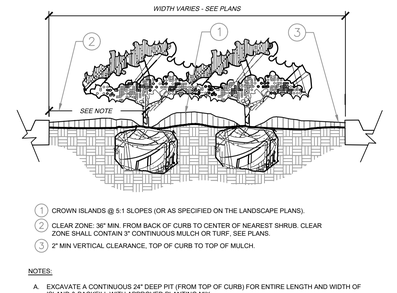
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING AREAS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY PROJECT LANDSCAPE ARCHITECT.

3/4 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN — NTS



1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

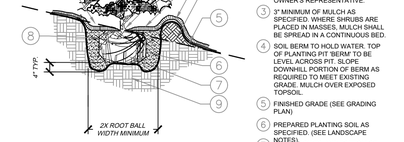
NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP.).

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

4/4 PLANTED PARKING LOT ISLANDS/MEDIANS
SECTION — NTS



1. TOP OF ROOTBALLS TO BE PLANTED AT GRADE OR SLIGHTLY ABOVE SURROUNDING SOIL, 2" DIA. CLEAR OF MULCH AT TRUNK FLARE.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT 'BERM' TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES)
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. FERTILIZER TABLETS (MAX 3" DEEP).
9. UNDISTURBED NATIVE SOIL

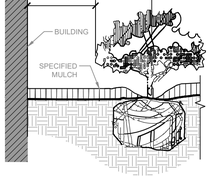
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANT OPENINGS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

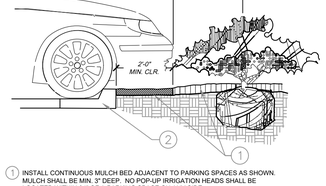
5/4 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
SECTION — NTS



NOTES:

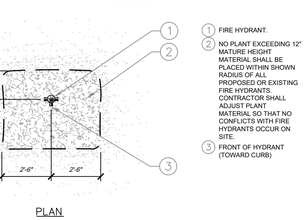
1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

6/4 PLANTINGS ADJACENT TO BUILDINGS
SECTION — NTS



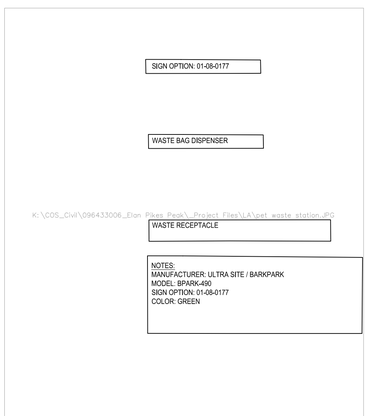
1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

7/4 PARKING SPACE/CURB PLANTING
SECTION — NTS



1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

8/4 SHRUB PLANTING AT FIRE HYDRANT
SECTION / PLAN — NTS



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 / 123,175 SF
TREE/SQUARE FEET REQUIRED:	1/500
INTERNAL TREES REQUIRED/PROVIDED:	105 / 57
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	480 / 480
ORN. GRASS SUBSTITUTES REQ./PROV.:	0 / 0
INTERNAL PLANT ABBREVIATED ON PLAN:	IN
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%

LANDSCAPE SETBACKS & BUFFERS:

STREET NAME OR ZONE BOUNDARY:	MEADOWBROOK PW	HWY 24	NORTH SIDE	SOUTH SIDE
STREET CLASSIFICATION:	MINOR ARTERIAL	EXPRESSWAY	N/A	N/A
SETBACK DEPTH REQUIRED/PROVIDED:	20' / 20'	25' / 25'	15' / 15'	15' / 15'
LINEAR FOOTAGE:	788'	1161'	541'	378'
TREE/FEET REQUIRED:	1 / 25	1 / 20'	1 / 15'	1 / 15'
NUMBER OF TREES REQUIRED/PROVIDED:	32 / 32	58 / 58	35 / 35	26 / 26
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0	0 / 0	0 / 0
EVERGREEN TREES REQ./PROV.	N/A	N/A	12 / 23	9 / 10
PLANT ABBREVIATION DENOTED ON PLAN:	MP	HW	NS	SS
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/75%	75%/75%	75%/75%

County File Number: PUDSP208

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/21

MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN
LANDSCAPE PLAN

PROJECT NO.
096956009

SHEET
10 OF 11

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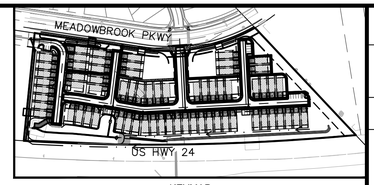
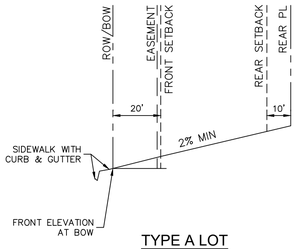
MEADOWBROOK PARK

PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN

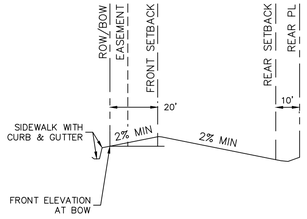
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



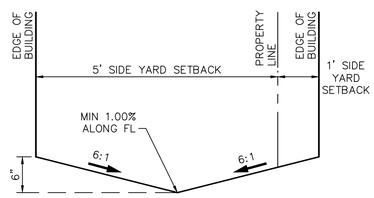
KEYMAP
SCALE: 1" = 250'



TYPE A LOT
SECTION A-A
NTS



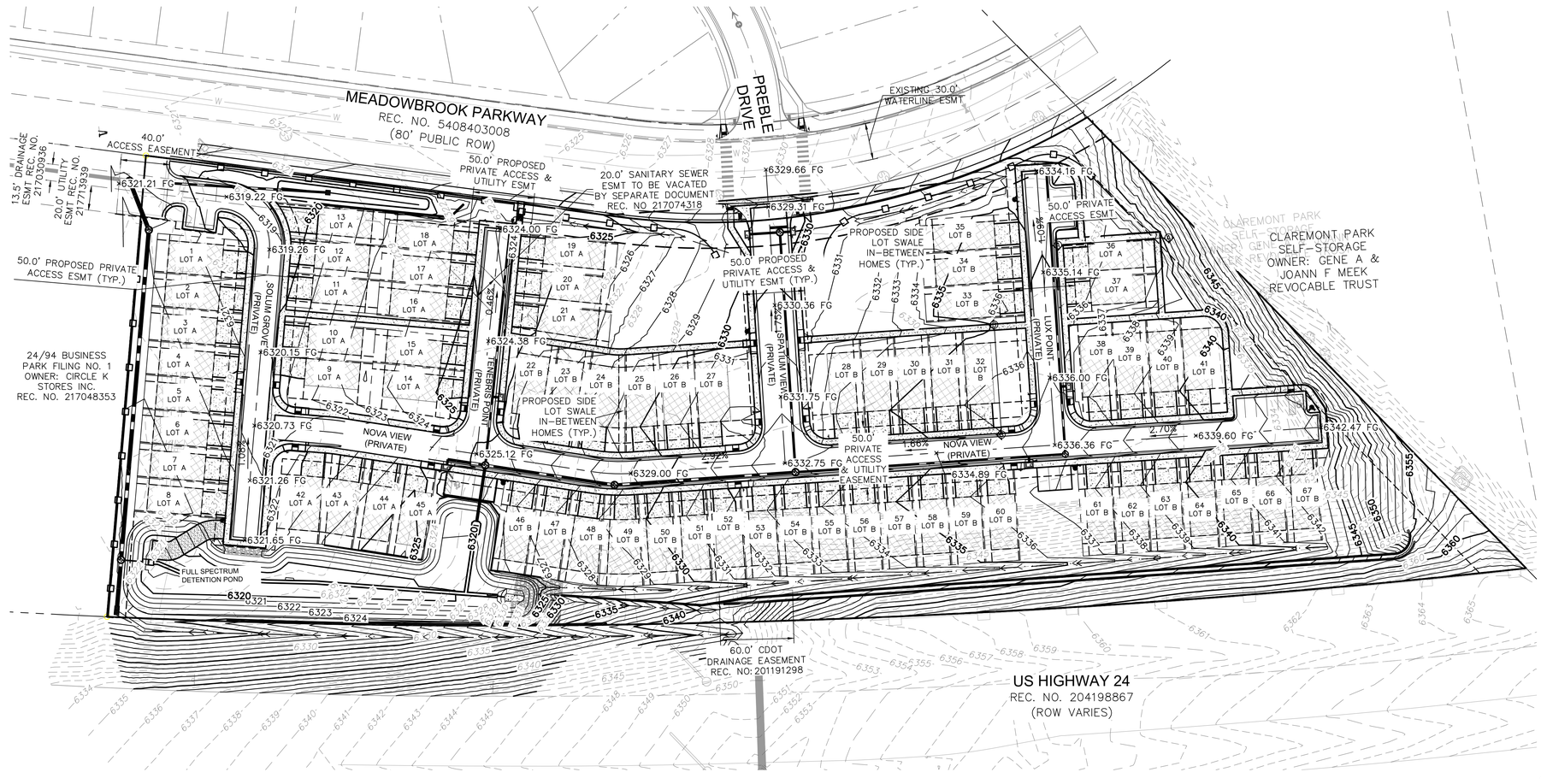
TYPE B LOT
SECTION B-B
NTS



PROPOSED SIDE LOT SWALE TYP.
CROSS SECTION
NTS

NOTES

1. ALL BUILDINGS, LOTS 1–67, WILL BE CONSTRUCTED AS, SLAB ON GRADE, LOTS ARE NOT PERMITTED TO HAVE BASEMENTS.
2. SIDE LOT SWALES ARE REQUIRED WITHIN EACH 6–FT CORRIDOR BETWEEN HOMES, PER THE TYPICAL DETAIL SHOWN HEREON. CORRIDORS BETWEEN HOMES SHALL NOT BE GRADED FLAT.



GRAPHIC SCALE IN FEET
0 25 50 100

County File Number: PUDSP208

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2021 KIMLEY–HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453–0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/21

MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN

PROJECT NO.
096956009

SHEET
11 OF 11

K:\COS_Civil\096956009_Meadowbrook\CADD\PlanSheets\CDs\096956009CD_GD.dwg Salazar, Larry 7/8/2021 10:16 AM

MEADOWBROOK PARK

PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN

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

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 ¼ OF SECTION 8 TOWNSHIP 14 SOUTH, RANGE 65 WEST, OF THE 6THE PRINCIPAL MERIDIAN, EL PASO COUNTY, COLORADO:

COMMENCING AT A POINT ON THE NORTH BOUNDARY LINE OF THE SOUTHEAST ¼ 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, S56°25'00"E, A DISTANCE OF 30.0; THENCE S37°48'00"W, A DISTANCE OF 375.0 FEET; THENCE, S17°06'00W, 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 # 205077959.

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, STORM WATER 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.
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 6.3.1, 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/GUEST PARKING REQUIREMENTS 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. PERIMETER 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. FENCES USED FOR BUFFERING, SCREENING, OR LANDSCAPE ENHANCEMENT, SHALL IN NO WAY BE OR SITED OR OTHERWISE CONSTRUCTED IN A MANNER WHICH MAY IMPEDE SURFACE DRAINAGE, STORMAWATER RUNOFF, OR PLANNED DRAINAGE FACILITIES IN ANY WAY.
9. INDIVIDUAL SINGLE-FAMILY LOT FENCING: FENCING FOR INDIVIDUAL SINGLE-FAMILY LOTS SHALL BE LIMITED TO SPLIT RAIL FENCING.
10. 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.
11. 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.
12. 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.
13. ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS AND ANY APPROVED DEVIATIONS IN THE PUD ROAD DESIGN MODIFICATIONS. PRIVATE STREETS SHALL BE MAINTAINED BY THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT.
14. 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.
15. 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.
16. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT (CHEROKEE) SUBJECT TO THE DISTRICT'S RULES, REGULATION AND SPECIFICATIONS. A LETTER OF COMMITMENT FROM THE DISTRICT, DATED 09/21/20, WAS PROVIDED INDICATING THAT THE DISTRICT IS COMMITTED TO PROVIDED 18.70 ACRE-FEET/YR TO THE PROPOSED SUBDIVISION. THE COLORADO DIVISION OF WATER RESOURCES, THROUGH THE STATE ENGINEER'S OFFICE HAS ISSUED AN OPINION THAT WAS PROPOSED WATER SUPPLY CAN BE PROVIDED WITHOUT CAUSING INJURY TO DECREE WATER RIGHTS, AND THAT THE WATER SUPPLY IS EXPECTED TO BE ADEQUATE.
17. 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.
18. INDOOR NOISE REDUCTION TO AN INTERIOR NOISE LEVEL OF 40DB SHALL BE ACHIEVED BY APPROVED CONSTRUCTION TECHNIQUES AS EVIDENCED BY A NOISE REDUCTION CERTIFICATE PROVIDED DURING THE BUILDING PERMIT, INSPECTION, AND CERTIFICATE OF OCCUPANCY PROCESS AS ADMINISTERED BY THE REGIONAL BUILDING DEPARTMENT.
19. 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.
20. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1 .
21. 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.
22. 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.
23. DESIGNATED TRACTS (SHEET 4) ARE ALLOWED TO HAVE PARKLAND EQUIPMENT, PLAYGROUNDS, GAZEBOS, ETC. WITH APPROVAL BY THE MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1.
24. ALL BUILDINGS, LOTS 1-67, WILL BE CONSTRUCTED AS, SLAB ON GRADE. LOTS ARE NOT PERMITTED TO HAVE BASEMENTS.
25. SIDE LOT SWALES ARE REQUIRED WITHIN EACH 6-FT CORRIDOR BETWEEN HOMES, PER THE TYPICAL DETAIL SHOWN HEREON. CORRIDORS BETWEEN HOMES SHALL NOT BE GRADED FLAT. NO EXTENSIONS OF ROOF DRAINS ARE ALLOWED PAST THE ORIGINALLY CONSTRUCTED ROOF DRAIN OUTFALLS FROM EACH HOME.
26. SIDE LOT SWALES WILL BE LOCATED WITHIN THE 5' SIDE YARD SETBACK AND CORESPONDING 1' SIDE YARD SETBACK ON THE ADJACENT LOT FOR A COMBINED 6' SETBACK COORIDOR. (REFER TO DETAIL ON SHEET 11)
27. LOW POINT OF ELEVATION OF SIDE LOT SWALES MAY BE LOCATED ON ADJACENT LOT(S) WITHIN THE COMBINED 6' SETBACK COORIDOR. (REFER TO DETAIL ON SHEET 11)

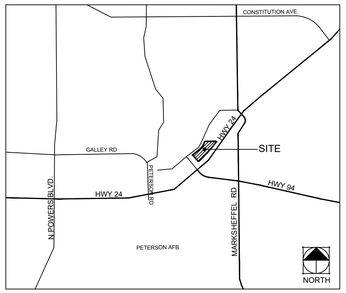
BULK, DENSITY, & DIMENSIONAL STANDARDS

1. PROJECTIONS INTO SETBACKS ARE GOVERNED BY THE EL PASO COUNTY LAND DEVELOPMENT CODE, AS AMENDED.
2. MAXIMUM IMPERVIOUS COVERAGE (PER RESIDENTIAL LOT): NO MAXIMUM (100% IMPERVIOUSNESS)
3. MAXIMUM STRUCTURAL HEIGHT: FORTY FEET (40').
4. FRONT YARD SETBACK: 10' FROM PRIVATE ROAD/TRACT.
5. REAR YARD SETBACK: 10' FROM REAR PROPERTY LINE.
6. GARAGE SETBACK: 20' FROM PRIVATE ROAD/TRACT
7. LOTS WILL HAVE ONE 1' AND ONE 5' SIDE YARD SETBACK, ILLUSTRATED ON LOT DETAIL, UNLESS OTHERWISE DEPICTED
8. CORNER LOTS WILL HAVE A MINIMUM OF A 1' SIDE YARD SETBACK IN CORRESPONDENCE WITH ADJACENT PROPERTY
9. ALL LOTS ARE SETBACK A MINIMUM OF 20 FEET FROM ALL PERIMETER BOUNDARIES AND ROADWAY LANDSCAPE SETBACKS AND ARE OUTSIDE OF LINES OF SIGHT AND SIGHT TRIANGLES, AS DEPICTED ON THE PUD.

covered porches, stairways, elevated decks can project into side yard setbacks by XXXXXX

SEE NOTES 28 & 29 ON SHEET 1 AND NOTES 17 & 18 ON SHEET 2. THE INTENT IS, NO PORCHES/DECKS/OVERHANGS SHALL NOT ENCROACH UPON SAID EASEMENT AND SETBACK, EXCEPT ~~FOR EAVES 12~~" OR LESS.

VICINITY MAP



GENERAL PROVISIONS & NOTES

STATEMENT OF INTENT: THE PURPOSE OF THIS PUD (PLANNED UNIT DEVELOPMENT) PLAN IS TO PROVIDE FOR 67 SINGLE-FAMILY DETACHED RESIDENTIAL UNITS IN A MANNER CONSISTENT WITH THE APPROVED MEADOWBROOK PARK PUD PLAN WHICH IDENTIFIES A DENSITY OF 8.36 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 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 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.

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		67 D.U
FINAL PROPOSED (GROSS) DENSITY		8.36 D.U./AC.
MAX BUILDING HEIGHT		40'
TYPE OF USE		# ACRES PROVIDED
SINGLE-FAMILY RESIDENTIAL (67 LOTS)		3.443 AC±
LANDSCAPE		1.097 AC±
OPEN SPACE		1.882 AC±
PRIVATE STREETS		1.588 AC±
	TOTAL	8.01 AC±

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

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 LLC, A COLORADO LIMITED LIABILITY COMPANY

_____
AUTHORIZED AGENT, MANAGER

STATE OF COLORADO)
)SS.
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)
)SS.
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

SOILS & GEOLOGY, CONDITIONS, CONSTRAINTS, & GEOLOGIC HAZARDS NOTE

A "Soils and Geology Study for the Meadowbrook Park, 67 Single Family Residential Development, El Paso County, Colorado", was completed by RMG - Rocky Mountain Group, last dated August 26, 2020, Job No. 17164. No lots have been identified by the referenced RMG report as being impacted by geologic hazards. The overall development area has been found to be impacted by the geologic constraints listed below.

- hydrocompactive soils (moisture sensitive soils)
- isolated steep slopes
- erosion
- faults and seismicity
- radon

The constraints listed are not considered hazards, nor are they considered unusual for the Front Range region of Colorado. Appropriate planning and engineering practices have been followed in design of the project to minimize risk associated with the listed constraints. The development is to utilize conventional shallow foundations. Basements are not proposed. No lots have been identified by the referenced RMG report as being adversely impacted by springs or groundwater; groundwater was not encountered in test borings during the field exploration. The RMG report indicates that the site soil appears to be well drained, and natural moisture contents were low. Therefore, no perimeter drains are recommended or proposed. Appropriate surface grading and drainage should be established during construction, per the approved civil construction documents, and maintained over the life of the structure by the homeowner. Additional mitigation measures can be found in said report, File PUDSP208, available at the El Paso County Planning and Community Development Department.

PUD MODIFICATON 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 EASMENTS 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	BLANKET UTILITY EASEMENTS HAVE BEEN PROVIDED IN TRACT NETWORK AND ROADWAY CROSS SECTIONS FOR DESIGN, INSTALLATION, DELIVERY, AND MAINTENANCE

PROJECT TEAM:

OWNER/ DEVELOPER:
THE EQUITY GROUP
90 SOUTH CASCADE AVENUE, SUITE 1500
COLORADO SPRINGS, CO 80903

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

PLANNERS/LANDSCAPE ARCH.:
KIMLEY HORN
2 NORTH NEVADA AVENUE, SUITE 300
COLORADO SPRINGS, CO 80903

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County File Number: PUDSP208

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/21

MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN

PROJECT NO. 096956009

SHEET
01 OF 11

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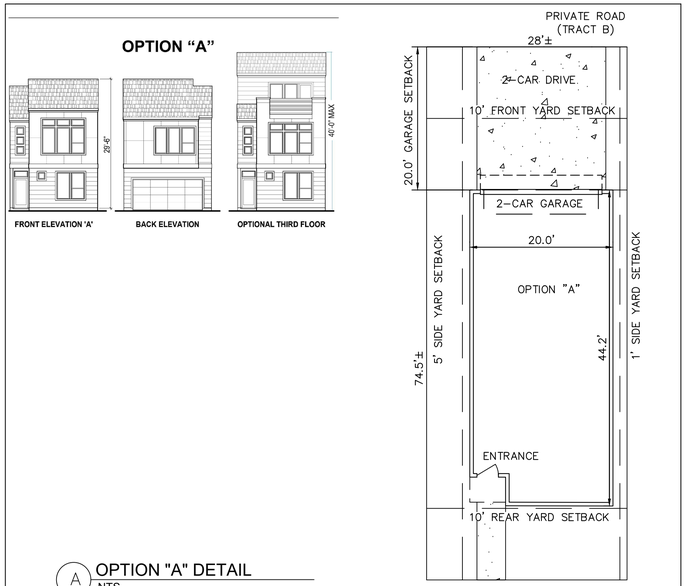
MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

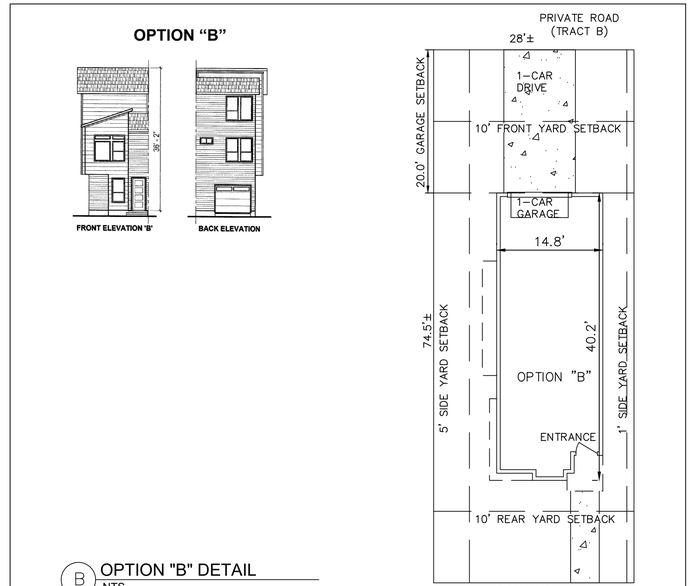
PUD PLAN NOTES

1. 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.
2. 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.
3. UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE HEREBY PLATTED WITH AN ALTERNATING 1' AND 5' SIDE, 20' FRONT AND 10' 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.
4. 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.
5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT WAIVER HAS BEEN GRANTED BY EL PASO COUNTY. PRIVATE ROADS ARE SUBJECT TO BOCC APPROVAL OF PUD MODIFICATION TO AUTHORIZE USE OF PRIVATE ROADS, FOR DRIVEWAYS ACCESSING STATED PRIVATE ROAD.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
7. EXCEPT AS OTHERWISE NOTED ON THE PUD PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS.
8. 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.
9. 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.
10. 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.
11. 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.
12. RETAINING WALLS EXCEEDING 4-FEET WILL NEED TO BE STRUCTURALLY ENGINEERED.
13. 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.
14. LOT AND ARCHITECTURE OPTIONS A-D REFLECT THE GENERAL CONFIGURATIONS TO THE UNIT TYPES. WITHIN EACH FOOTPRINT OF UNIT TYPE (A-D) THE FINAL ARCHITECTURAL UNITS WILL VARY IN COLOR, MATERIAL MIX AND FENESTRATION.
15. LOT AND ARCHITECTURE OPTIONS A-D REFLECT THE GENERAL CONFIGURATION OF UNIT TYPES, BUILDINGS WILL BE CONSTRUCTION AS SLAB ON GRADE. BASEMENTS OR CRAWLSPACES ARE NOT ALLOWED.
16. PATIO/DECKS WHICH EXCEED 18" FROM FINISH GRADE ARE NOT PERMITTED.
17. PERGOLAS, AWNINGS OR PATIO/DECK COVERINGS MAY BE PERMITTED ON UNIT OPTIONS WHERE PROJECTION IS WITHIN THE ALLOWABLE BUILDING AREA PER LOT AND DOES NOT ENCROACH ONTO ANY YARD SETBACK OR LOT EASEMENTS.



A OPTION "A" DETAIL
NTS

LOT DIMENSIONS SUBJECT TO CHANGE TO FIT GRADE CHANGES OR RIGHT-OF-WAY AND EASEMENT.

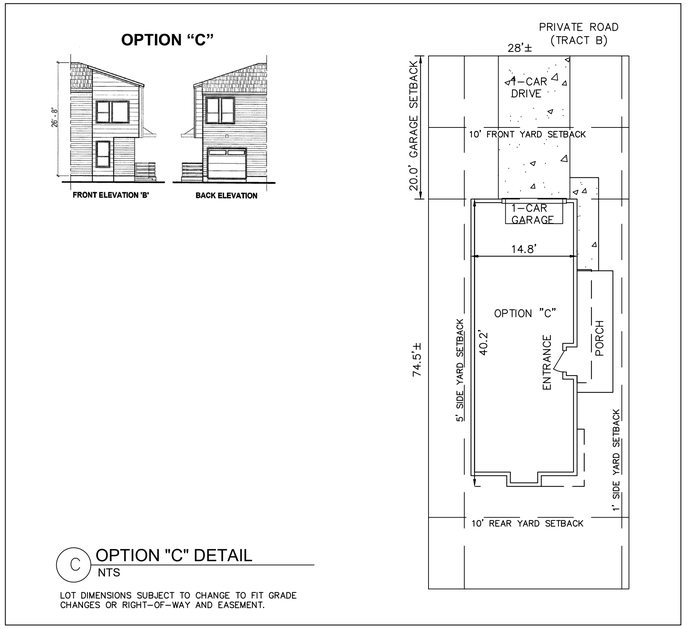


B OPTION "B" DETAIL
NTS

LOT DIMENSIONS SUBJECT TO CHANGE TO FIT GRADE CHANGES OR RIGHT-OF-WAY AND EASEMENT.

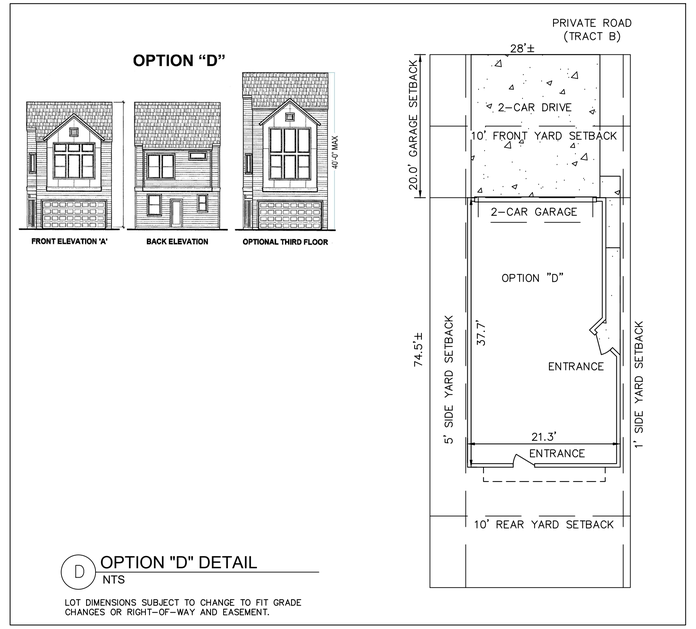
DRIVEWAY & GARAGE PARKING NOTES:

- 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 DETACHED 1-CAR OR 2-CAR GARAGE.
- ALL PLANNED DRIVEWAYS WITHIN THE PUD WILL HAVE A TWENTY-FOOT (20') MINIMUM LENGTH, FROM FACE OF GARAGE TO SIDEWALK.
- 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-FEET (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.



C OPTION "C" DETAIL
NTS

LOT DIMENSIONS SUBJECT TO CHANGE TO FIT GRADE CHANGES OR RIGHT-OF-WAY AND EASEMENT.



D OPTION "D" DETAIL
NTS

LOT DIMENSIONS SUBJECT TO CHANGE TO FIT GRADE CHANGES OR RIGHT-OF-WAY AND EASEMENT.

DRIVEWAY & GARAGE PARKING NOTES:

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- PARKING OR ANY FORM OF VEHICLE STORAGE IS NOT PERMITTED ON DRIVEWAYS LESS THAN TWENTY-FEET (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.

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 PARKING PROVIDED	DRIVEWAY PARKING PROVIDED	TOTAL PARKING PROVIDED
**2 CAR GARAGE	38	2/DU	76 SPACES (38*2/DU)	76 SPACES (38*2/DU)	76 SPACES (38*2/DU)	152 SPACES
**1 CAR GARAGE	29	2/DU	58 SPACES (30*2/DU)	29 SPACES (29*1/DU)	29 SPACES (29*1/DU)	58 SPACES
ADDITIONAL SHARED/ADA SPACES						19 GUEST/ 2ADA
**TOTAL	67		134 SPACES (67*2/DU)	105	105	231 SPACES
ALL GARAGE SPACES WILL PROVIDE ACCESSIBLE UNIT PARKING ALONG WITH 2 GUEST ADA SPACES.						

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

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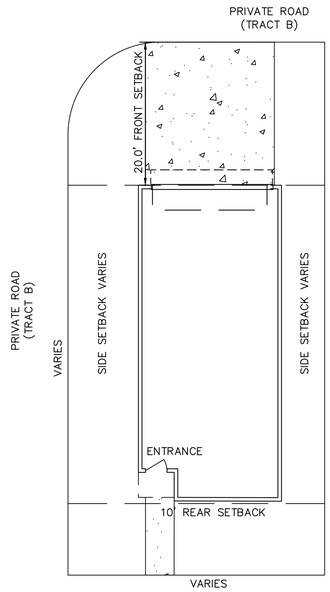
MEADOWBROOK PARK

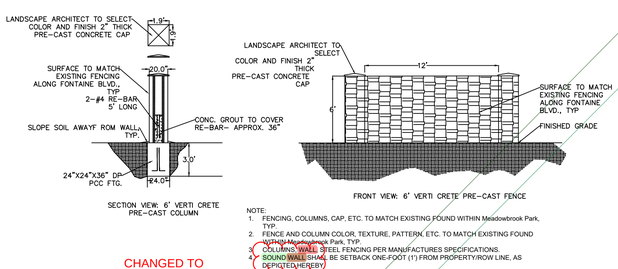
PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN

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



LOT DIMENSIONS SUBJECT TO CHANGE TO FIT GRADE CHANGES OR RIGHT-OF-WAY.

E CORNER LOT DETAIL
NTS



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

CHANGED TO SCREEN WALL

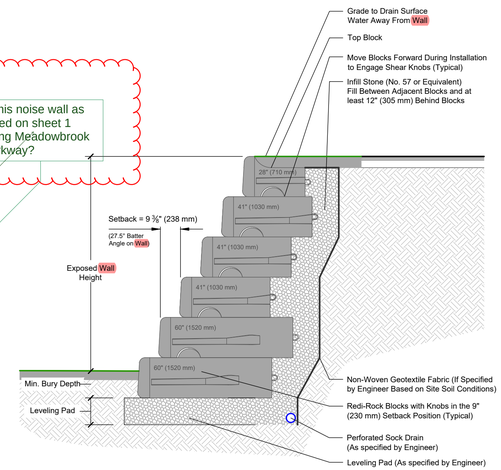
F SCREEN WALL DETAIL
NTS

Label and provide NOISE wall

also provide on the plan sheet itself a symbol and label

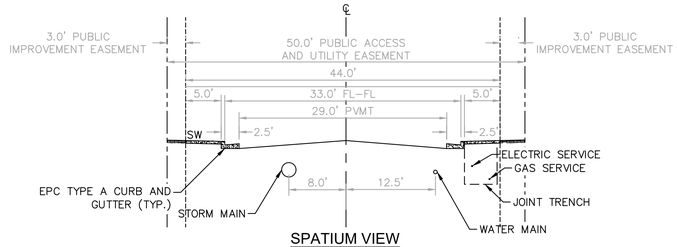
SCREEN WALL

is this noise wall as noted on sheet 1 along Meadowbrook Parkway?

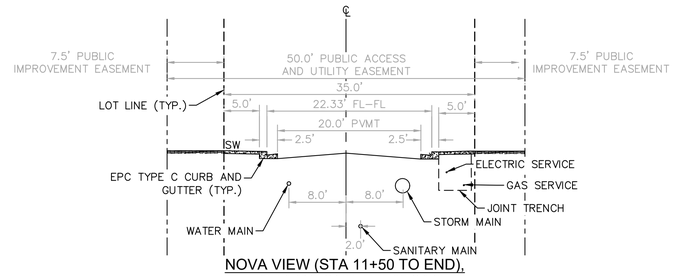


This drawing is for reference only. Determination of the suitability and/or manner of use of any details contained in this document is the sole responsibility of the design engineer of record. Final project designs, including all construction details, shall be prepared by a licensed professional engineer using the actual conditions of the proposed site. Final wall design must address both internal and external drainage and all modes of wall stability.

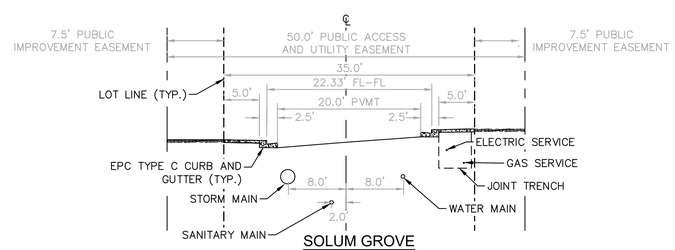
G RETAINING WALL WALL DETAIL
NTS



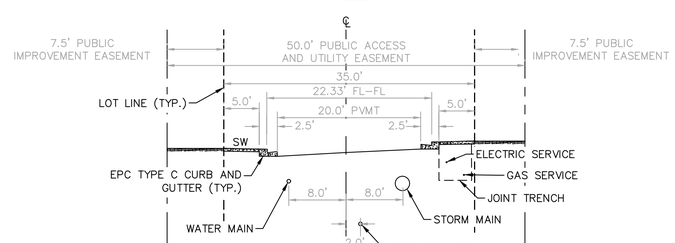
SPATIUM VIEW
N.T.S
*PRIVATE ESMT./ROW



NOVA VIEW (STA 11+50 TO END), TENEBRIS POINT, LUX POINT
N.T.S
*PRIVATE ESMT./ROW



SOLUM GROVE
N.T.S
*PRIVATE ESMT./ROW



NOVA VIEW (STA 10+37.00 TO STA 11+50.00)
N.T.S
*PRIVATE ESMT./ROW

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MEADOWBROOK PARK

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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	0.884 AC±	MCMD #1	MCMD #1	PARK/OPEN SPACE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
B	1.597 AC±	MCMD #1	MCMD #1	PRIVATE ACCESS/ROAD/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
C	0.224 AC±	MCMD #1	MCMD #1	PARK/OPEN SPACE/HARDSCAPE/SIGNAGE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
D	0.216 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
E	0.128 AC±	MCMD #1	MCMD #1	PRIVATE ROAD, DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
F	0.448 AC±	MCMD #1	MCMD #1	DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
G	0.040 AC±	MCMD #1	MCMD #1	PARK/OPEN SPACE, ENTRY FEATURE, HARDSCAPING, SIGNAGE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
H	0.237 AC±	MCMD #1	MCMD #1	PARK/OPEN SPACE, ENTRY FEATURE, HARDSCAPING, SIGNAGE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
I	0.091 AC±	MCMD #1	MCMD #1	PARK/OPEN SPACE, ENTRY FEATURE, HARDSCAPING, SIGNAGE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
J	0.608 AC±	MCMD #1	MCMD #1	PARK/OPEN SPACE, ENTRY FEATURE, HARDSCAPING, SIGNAGE/DRAINAGE/PUBLIC IMPROVEMENT/PUBLIC UTILITY/LANDSCAPING/SIDEWALKS & PEDESTRIAN EASEMENT
TOTAL	4.493 AC±			

MCMD #1 = MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1

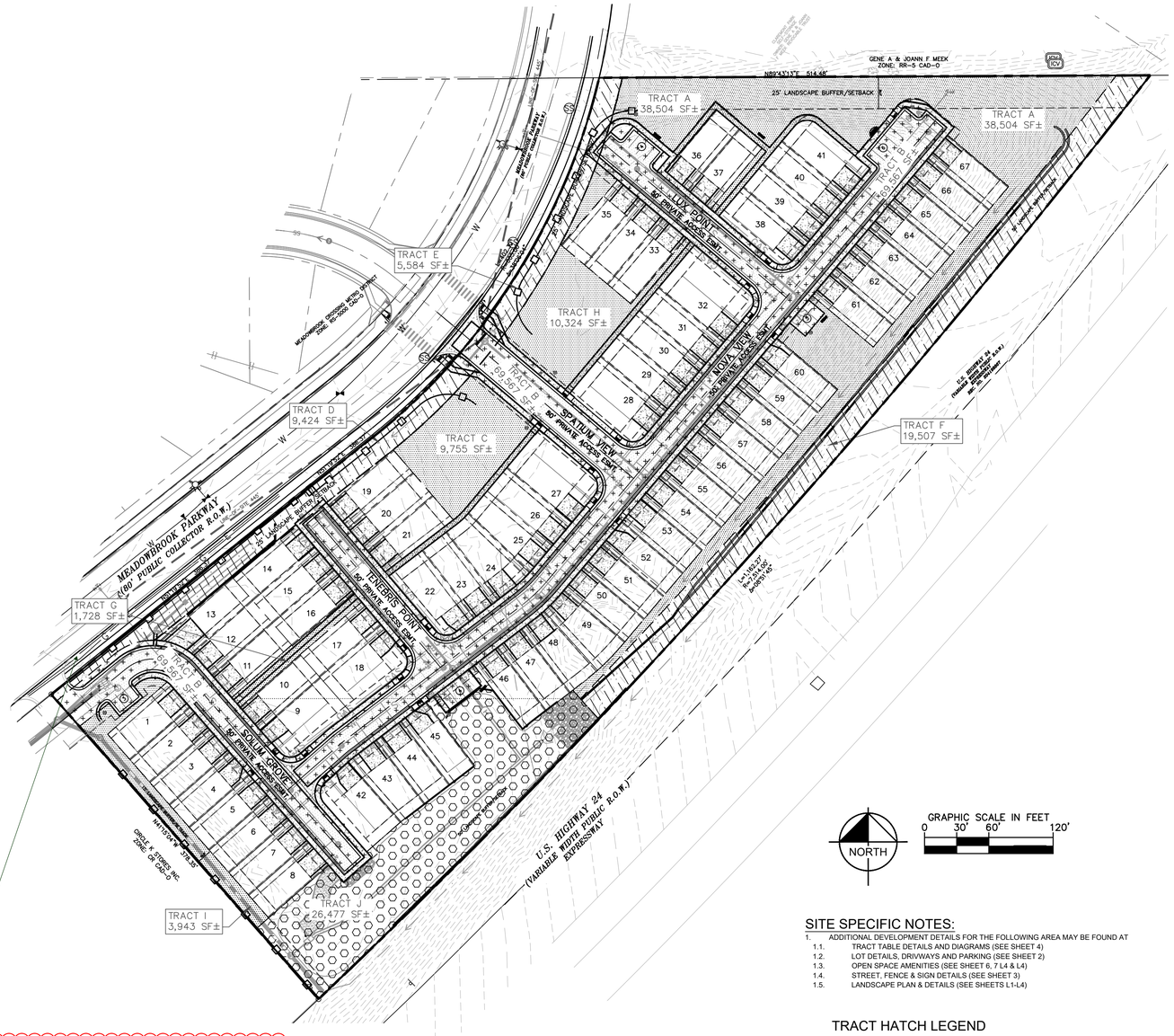
DETENTION POND AREA (TRACT J): 26,477 SF (0.608 AC)
5% OPEN SPACE ALLOWED IN DETENTION AREA (TRACT J) x 5% = 1,324 SF (0.030 AC)
TOTAL OPEN SPACE TRACT AREA (TRACTS A, C, G, H, I & 5% J) : 65,578 SF (1.506AC)
NOTE: TOTAL OPEN SPACE REQUIRED IS 10% OF TOTAL ACREAGE (8.01AC). 8.01AC x 10% = 0.801 ACRES
TOTAL OPEN SPACE PROVIDED: 1.506 ACRES OPEN SPACE/8.01 ACRE SITE= 18.8% OPEN SPACE PROVIDED

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 AS AMENDED 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 TWENTYFIVE-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 (RS 5000 ZONED LOTS TO THE NORTH IN MEADOWBROOK CROSSING FILING NO 1 ADJACENT TO THE NORTH SIDE OF MEADOWBROOK PARKWAY AND THE PROPOSED PUDSP), REQUIRED LANDSCAPE BUFFER TREES IS 1/30 LINEAR FEET OF AFFECTED PROPERTY BOUNDARY. CIRCLE K (CR ZONE) TO THE SOUTH/WEST; AND MINI WAREHOUSE STORAGE FACILITY (CS ZONE) TO THE NORTH EAST, AND US HIGHWAY 24 (EXPRESSWAY) LOCATED ON THE SOUTHERN PROPERTY BOUNDARY.
5. A MINIMUM 1/3 OF ALL LANDSCAPE BUFFER TREES IN ALL LANDSCAPE BUFFER CATEGORIES SHALL BE EVERGREEN.

TRACT USE STANDARDS:

1. 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.
2. 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.
3. STRUCTURES SHALL BE SETBACK A MINIMUM 10' FROM OPEN SPACES AND TRAILS. THE REQUIRED 10' SEPARATION IS PROVIDED VIA LANDSCAPE BUFFER/SETBACK TRACTS "A"THOUGH "G", INCLUSIVE.
4. ALL OPEN SPACE AMENITIES, INCLUDING OUTDOOR FURNITURE AND ASSOCIATED EQUIPMENT, SHALL BE OWNED AND MAINTAINED BY THE MEADOWBROOK CROSSING METRO DISTRICT NO. 1.
5. 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.
6. 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:
   a. TRACT B: SOLUM GROVE
   b. TRACT B: TENEBRIS POINT
   c. TRACT B: NOVA VIEW
   d. TRACT B & TRACT E: LUX POINT
   e. TRACT B: CELESTE HEIGHTS
7. 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.
8. TRACT "B" IS TO BE OWNED ENTIRELY BY THE MEADOWBROOK CROSSING METROPOLITAN 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.
9. TRACT "B" IS TO BE OWNED ENTIRELY BY MEADOWBROOK CROSSING METROPOLITAN 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 MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1 WITH ANY ASSOCIATED FINAL PLATS.
10. GAZEBOS, PAVILIONS, PLAY GROUND EQUIPMENT, OUTDOOR SEATING AND OTHER ACCESSORY STRUCTURES SHALL BE EXCLUDED FROM RESTRICTIONS IN ANY OPEN SPACE AND LANDSCAPE TRACTS, AND IS TO BE INSTALLED AND MAINTAINED BY THE DEVELOPER, OR MEADOWBROOK CROSSING METROPOLITAN DISTRICT NO. 1 , ARE PERMITTED.
11. OPEN SPACE/LANDSCAPING IMPROVEMENTS LOCATED IN TRACTS WHICH MEET THE CLASSIFICATION OF STRUCTURES AS DEFINED IN THE LDC MAY BE SUBJECT TO A BUILDING PERMIT, PRIOR TO CONSTRUCTION.



SEE SHEETS 5 AND 6
LABEL 3
"6' SCREEN WALL"

Label and provide NOISE wall

also provide on the plan sheet itself a symbol and label

GRAPHIC SCALE IN FEET
0 30' 60' 120'

NORTH

SITE SPECIFIC NOTES:

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

TRACT HATCH LEGEND

- LANDSCAPE/BUFFER TRACT HATCH
- OPEN SPACE TRACT HATCH
- PRIVATE ROAD TRACT HATCH
- DETENTION POND TRACT HATCH

County File Number: PUDSP208

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/21

MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN

PROJECT NO.
096956009

SHEET
04 OF 11

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MEADOWBROOK PARK

PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN

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

LEGEND

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

CHANGED TO "6' SCREEN FENCE"

NORTH

GRAPHIC SCALE IN FEET
0 15' 30' 60'

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MEADOWBROOK PARK

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

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8	DOG STATION
9	BENCH

CHANGED TO "6' SCREEN WALL"

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

N89°43'13"E 514.48'

25' LANDSCAPE BUFFER/SETBACK

30.0'

TRACT A
38,504 SF±

TRACT A
38,504 SF±

MEADOWBROOK PARKWAY
(80' PUBLIC COLLECTOR R.O.W.)

LINE OF SITE 445'

EAST R.O.W. LINE (TYP.)

25' LANDSCAPE BUFFER/SETBACK

LUX POINT
50' PRIVATE ACCESS ESMT.

NOVA VIEW
50' PRIVATE ACCESS ESMT.

SPATIUM VIEW
50' PRIVATE ACCESS ESMT.

TENEBRIS POINT
50' PRIVATE ACCESS ESMT.

TRACT B
69,357 SF±

TRACT C
9,755 SF±

TRACT D
9,424 SF±

TRACT E
5,584 SF±

TRACT F
19,507 SF±

TRACT H
10,324 SF±

MEADOWBROOK CROSSING METRO DISTRICT
ZONE: RS-5000 CAD-O

L=402.40'
R=665.00'
Δ=34°40'24"

N51°19'37"E 336.37'

L=1,162.27'
R=7,514.00'
Δ=08°51'45"

U.S. HIGHWAY 24
(VARIABLE WIDTH PUBLIC R.O.W.)
REC. NO. 204188667

50' LANDSCAPE BUFFER/SETBACK

WEST R.O.W. LINE (TYP.)

2.70%

3.05%

0.54%

22.5' (TYP.)

24.0' (TYP.)

GRAPHIC SCALE IN FEET
0 15' 30' 60'

NORTH

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MEADOWBROOK PARK
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06 OF 11

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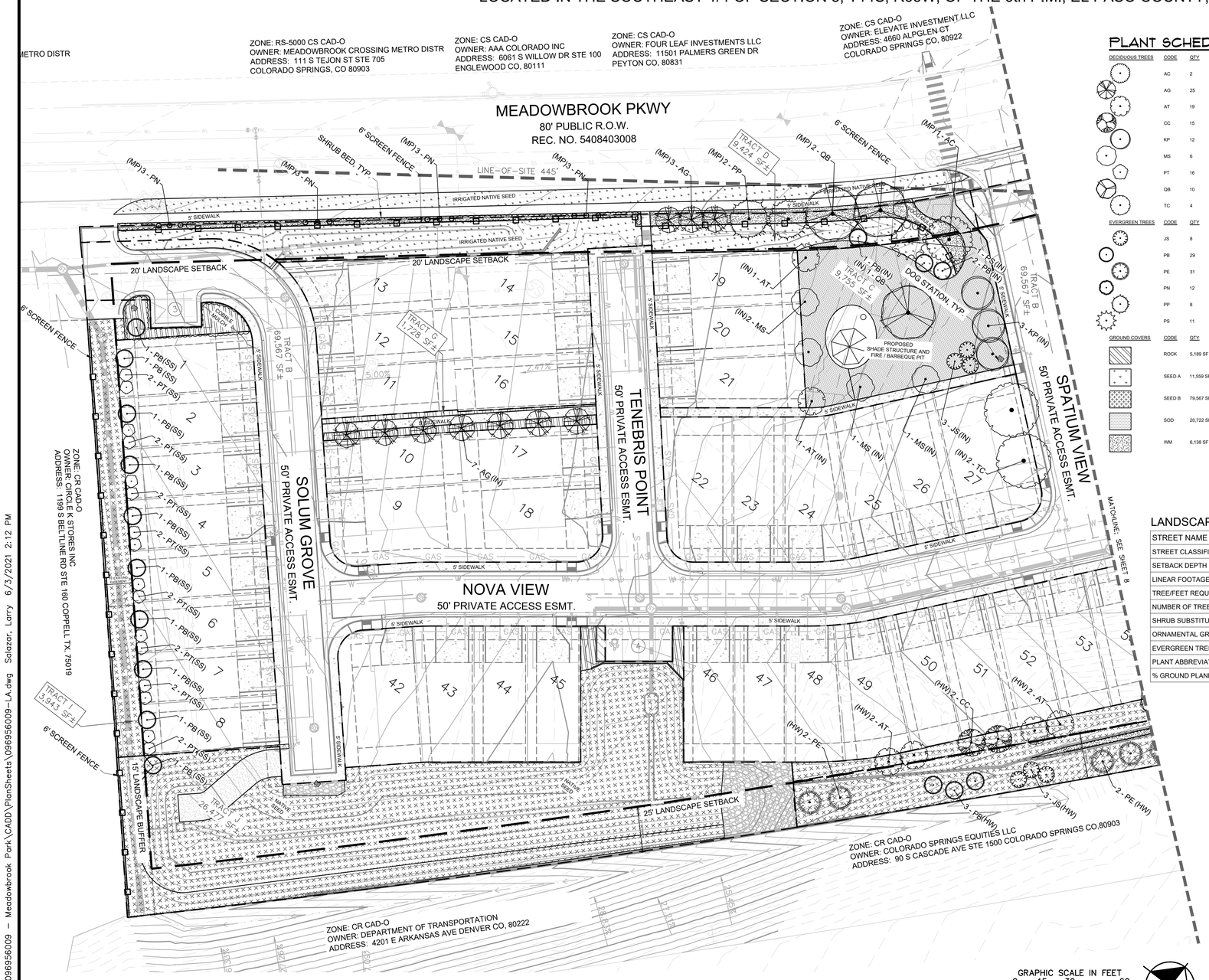
MEADOWBROOK PARK

PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN

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



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	25	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	B & B	2" CAL MIN	15'-20'	15'-25'
	AT	19	ACER TATARICUM 'HOT WINGS'	HOT WINGS TATARIAN MAPLE	B & B	2" CAL MIN	15'-20'	15'-20'
	CC	15	CRATAEGUS CRUS-GALLI 'INERMIS'	THORNLESS HAWTHORN	B & B	2" CAL MIN	20'-30'	20'-30'
	KP	12	KOELREUTERIA PANICULATA	GOLDEN RAIN TREE	B & B	2" CAL MIN	20'-30'	20'-30'
	MS	6	MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	B & B	2" CAL MIN	15'-20'	15'-25'
	PT	16	POPULUS X CANESCENS 'TOWER'	TOWER POPLAR	B & B	2" CAL MIN	8'-10'	30'-35'
	QB	10	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" CAL MIN	40'-50'	40'-60'
	TC	4	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**
	JS	8	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	B & B	6' HGT.	8'-12'	20'-30'
	PB	29	PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES COLORADO BLUE SPRUCE	B & B	6' HGT.	10'-15'	20'-30'
	PE	31	PINUS EDULIS	PINON PINE	B & B	6' HGT.	15'-20'	20'-30'
	PN	12	PINUS NIGRA 'KOMET'	KOMET AUSTRIAN PINE	B & B	6' HGT.	3'-5'	15'-20'
	PP	8	PINUS PONDEROSA	PONDEROSA PINE	B & B	6' HGT.	30'-40'	60'+
	PS	11	PINUS SYLVESTRIS	SCOTCH PINE	B & B	6' HGT.	20'-30'	35'-50'
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**TYPE**	**INSTALL RATE**	**WEED FABRIC**	**MFR.**
	ROCK	5,189 SF		3/4" TO 1-1/2" ROCK MULCH	ROCK MULCH	4"	YES	PIONEER SAND
	SEED A	11,559 SF		PBSI LOW GROW MIX	SEED			PAWNEE BUTTES SEED INC.
	SEED B	79,567 SF		PBSI NATIVE PRAIRIE MIX	SEED			PAWNEE BUTTES SEED INC.
	SOD	20,722 SF		SURVIVALIST TALL FESCUE	SOD			GREEN BELT TURF FARM
	WM	6,138 SF		WOOD MULCH	MULCH	4" DEPTH	YES	C&C SAND

LANDSCAPE SETBACKS & BUFFERS:

STREET NAME OR ZONE BOUNDARY:	MEADOWBROOK PW	HWY 24	NORTH SIDE	SOUTH SIDE
STREET CLASSIFICATION:	MINOR ARTERIAL	EXPRESSWAY	N/A	N/A
SETBACK DEPTH REQUIRED/PROVIDED:	20' / 20'	25' / 25'	15' / 15'	15' / 15'
LINEAR FOOTAGE:	788'	1161'	541'	378'
TREE/FEET REQUIRED:	1 / 25	1 / 20'	1 / 15'	1 / 15'
NUMBER OF TREES REQUIRED/PROVIDED:	32 / 32	58 / 58	35 / 35	26 / 26
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0	0 / 0	0 / 0
EVERGREEN TREES REQ./PROV.	N/A	N/A	12 / 23	9 / 10
PLANT ABBREVIATION DENOTED ON PLAN:	MP	HW	NS	SS
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/75%	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 / 123,175 SF
TREE/SQUARE FEET REQUIRED:	1/500
INTERNAL TREES REQUIRED/PROVIDED:	105 / 57
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	480 / 480
ORN. GRASS SUBSTITUTES REQ./PROV.:	0 / 0
INTERNAL PLANT ABBREVIATED ON PLAN:	IN
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%

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MEADOWBROOK PARK
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LANDSCAPE PLAN

PROJECT NO.
096956009

SHEET
7 OF 11

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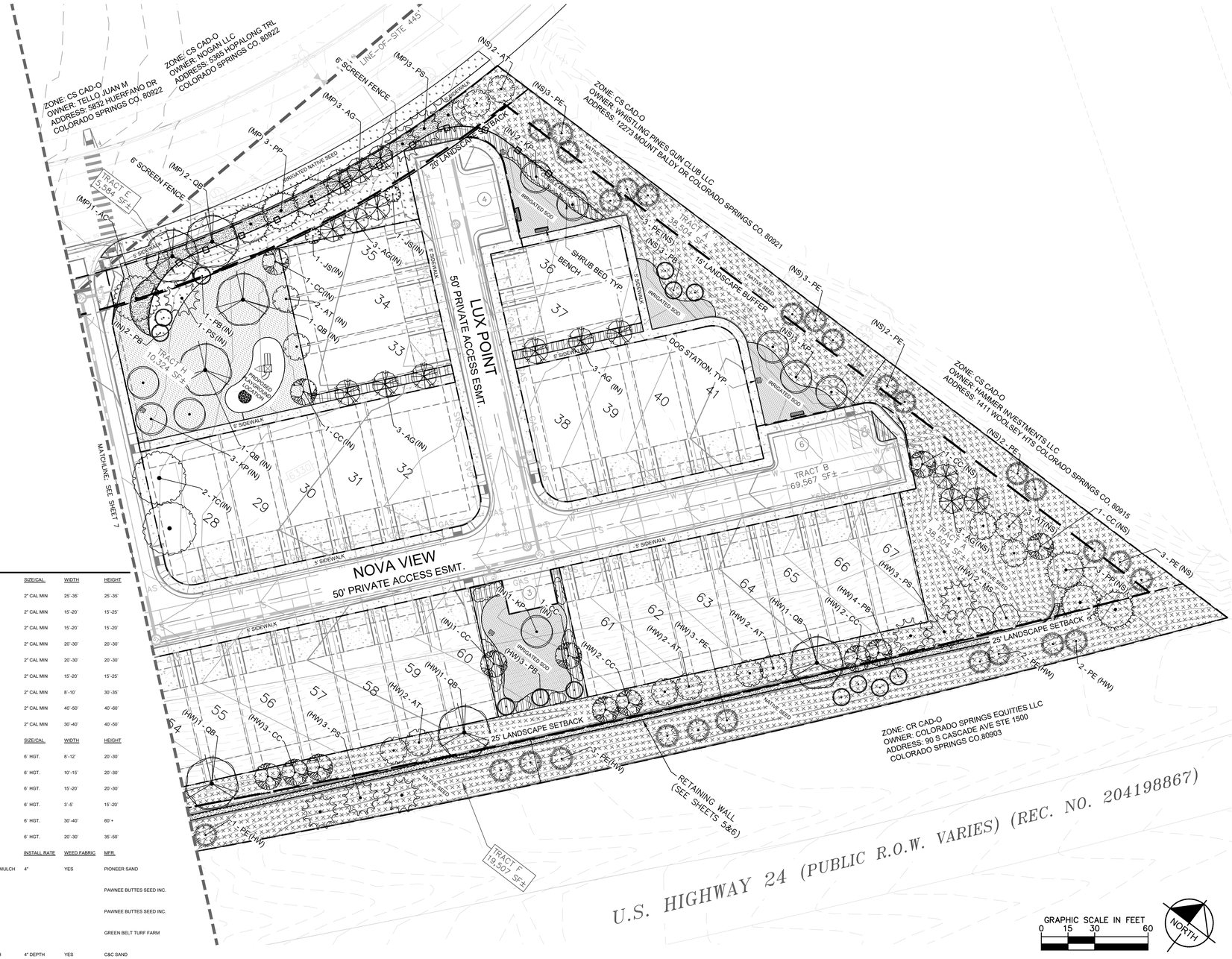
MEADOWBROOK PARK

PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN

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



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MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN
LANDSCAPE PLAN

PROJECT NO. 096956009

SHEET 8 OF 11

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

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 $\frac{3}{4}$ 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 DESIGNATION OF COMMON NAME 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.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. 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 ANTITRANSPIRANT PRODUCT ("WILTPRUF" 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.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

K. MATERIALS LIST

1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER 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 ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED 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 FOREMEN.

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 WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING 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 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK, INCLUDING REGRADING 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"X$\frac{1}{8}$" 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.

County File Number: PUDSP208

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NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/21

MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN
LANDSCAPE PLAN

PROJECT NO.
096956009

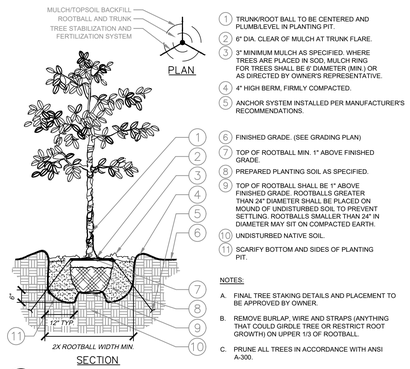
SHEET

9 OF 11

MEADOWBROOK PARK

PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN

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



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

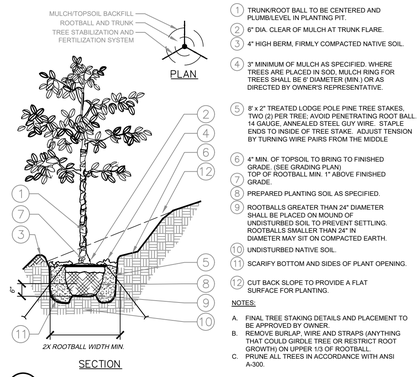
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1/4 TREE PLANTING
SECTION / PLAN — NTS



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 4" HIGH BERM, FIRMLY COMPACTED NATIVE SOIL.
4. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. 8' x 2" TREATED LODGE POLE PINE TREE STAKES, TWO (2) PER TREE. AVOID PENETRATING ROOT BALL. 14 GAUGE, ANNEALED STEEL GUY WIRE. STAPLE ENDS TO INSIDE OF TREE STAKE. ADJUST TENSION BY TURNING WIRE PAIRS FROM THE MIDDLE
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANT OPENING.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

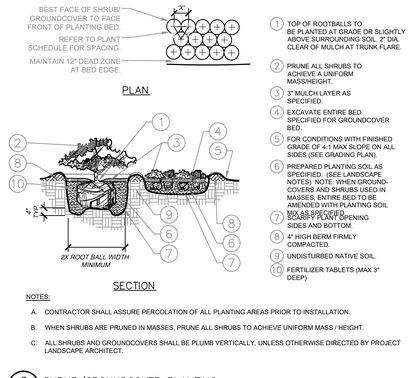
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2/4 TREE PLANTING ON A SLOPE
SECTION / PLAN — NTS



1. TOP OF ROOTBALLS TO BE PLANTED AT GRADE OR SLIGHTLY ABOVE SURROUNDING SOIL. 2" DIA. CLEAR OF MULCH AT TRUNK FLARE.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FOR CONDITIONS WITH FINISHED GRADE OF 4:1 MAX SLOPE ON ALL SIDES (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY PLANT OPENING SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

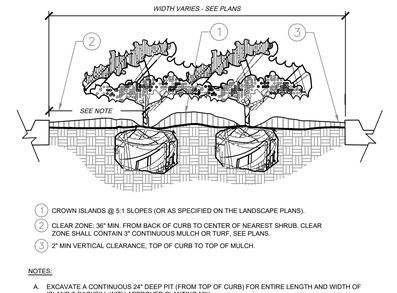
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING AREAS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY PROJECT LANDSCAPE ARCHITECT.

3/4 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN — NTS



1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

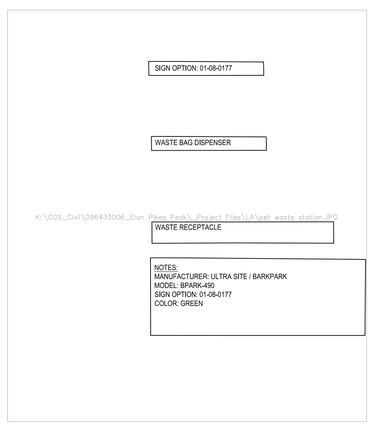
NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP.).

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

4/4 PLANTED PARKING LOT ISLANDS/MEDIANS
SECTION — NTS



1. TOP OF ROOTBALLS TO BE PLANTED AT GRADE OR SLIGHTLY ABOVE SURROUNDING SOIL. 2" DIA. CLEAR OF MULCH AT TRUNK FLARE.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT 'BERM' TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES)
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. FERTILIZER TABLETS (MAX 3" DEEP).
9. UNDISTURBED NATIVE SOIL

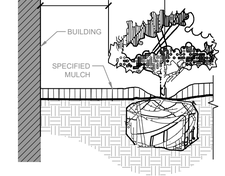
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANT OPENINGS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

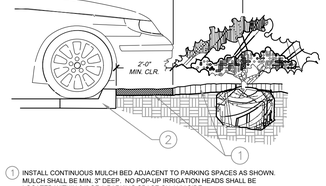
5/4 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
SECTION — NTS



NOTES:

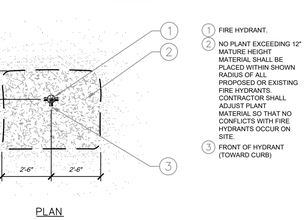
1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

6/4 PLANTINGS ADJACENT TO BUILDINGS
SECTION — NTS



1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

7/4 PARKING SPACE/CURB PLANTING
SECTION — NTS



1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

8/4 SHRUB PLANTING AT FIRE HYDRANT
SECTION / PLAN — NTS

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 / 123,175 SF
TREE/SQUARE FEET REQUIRED:	1/500
INTERNAL TREES REQUIRED/PROVIDED:	105 / 57
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	480 / 480
ORN. GRASS SUBSTITUTES REQ./PROV.:	0 / 0
INTERNAL PLANT ABBREVIATED ON PLAN:	IN
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%

LANDSCAPE SETBACKS & BUFFERS:

STREET NAME OR ZONE BOUNDARY:	MEADOWBROOK PW	HWY 24	NORTH SIDE	SOUTH SIDE
STREET CLASSIFICATION:	MINOR ARTERIAL	EXPRESSWAY	N/A	N/A
SETBACK DEPTH REQUIRED/PROVIDED:	20' / 20'	25' / 25'	15' / 15'	15' / 15'
LINEAR FOOTAGE:	788'	1161'	541'	378'
TREE/FEET REQUIRED:	1 / 25	1 / 20'	1 / 15'	1 / 15'
NUMBER OF TREES REQUIRED/PROVIDED:	32 / 32	58 / 58	35 / 35	26 / 26
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.	0 / 0	0 / 0	0 / 0	0 / 0
EVERGREEN TREES REQ./PROV.	N/A	N/A	12 / 23	9 / 10
PLANT ABBREVIATION DENOTED ON PLAN:	MP	HW	NS	SS
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/75%	75%/75%	75%/75%

County File Number: PUDSP208

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/21

MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN
LANDSCAPE PLAN

PROJECT NO.
096956009

SHEET
10 OF 11

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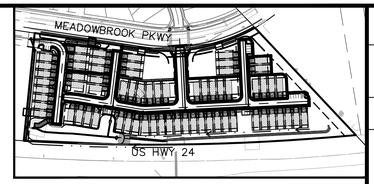
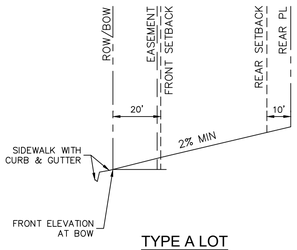
MEADOWBROOK PARK

PLANNED UNIT DEVELOPMENT (PUD) AND PRELIMINARY PLAN

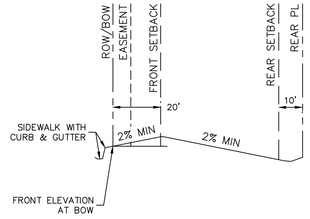
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



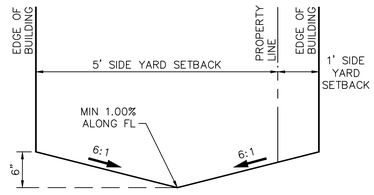
KEYMAP
SCALE: 1" = 250'



TYPE A LOT
SECTION A-A
NTS



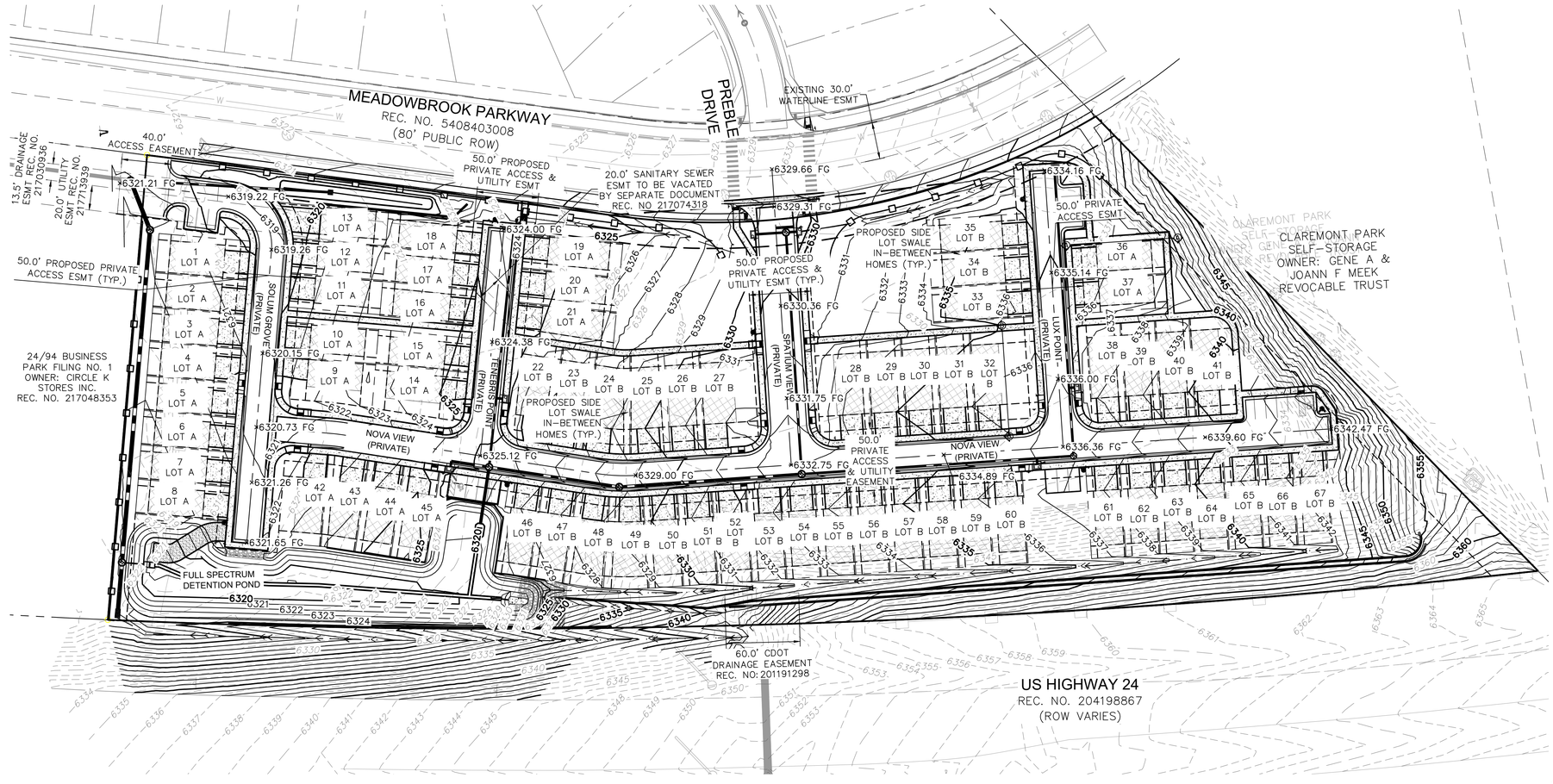
TYPE B LOT
SECTION B-B
NTS



PROPOSED SIDE LOT SWALE TYP.
CROSS SECTION
NTS

NOTES

1. ALL BUILDINGS, LOTS 1–67, WILL BE CONSTRUCTED AS, SLAB ON GRADE, LOTS ARE NOT PERMITTED TO HAVE BASEMENTS.
2. SIDE LOT SWALES ARE REQUIRED WITHIN EACH 6–FT CORRIDOR BETWEEN HOMES, PER THE TYPICAL DETAIL SHOWN HEREON. CORRIDORS BETWEEN HOMES SHALL NOT BE GRADED FLAT.



NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

County File Number: PUDSP208

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2021 KIMLEY–HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVE., SUITE 300
COLORADO SPRINGS, COLORADO 80903 (719) 453–0180

DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/21

MEADOWBROOK PARK
PLANNED UNIT DEVELOPMENT (PUD) PLAN

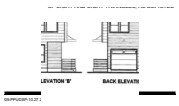
PROJECT NO.
096956009

SHEET
11 OF 11

K:\COS_Civil\096956009_Meadowbrook\CADD\PlanSheets\CDs\096956009CD_GD.dwg Salazar, Larry 6/3/2021 2:12 PM

PUDSP V_3 planning comment redlines.pdf Markup Summary 7-2-2021

dsdparsons (7)



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Date: 7/2/2021 12:32:20 PM
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Layer:
Space:

SEE NOTES 28&29 ON SHEET 1 AND NOTES 17&18 ON SHEET 2 THE INTENT IS, NO PORCHES/DECKS/OVERHANGS SHALL NOT ENCROACH UPON SAID EASEMENT AND SETBACK, EXCEPT FOR EAVES 12" OR LESS.

Subject: Callout
Page Label: [1] 096956009-PPUDSP-10.27.20 - COVER
Author: dsdparsons
Date: 7/2/2021 12:32:52 PM
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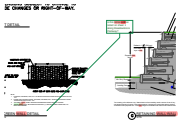
Layer:
Space:

covered porches, stairways, elevated decks can project into side yard setbacks by XXXXXX

SEE NOTES 28&29 ON SHEET 1 AND NOTES 17&18 ON SHEET 2 THE INTENT IS, NO PORCHES/DECKS/OVERHANGS SHALL NOT ENCROACH UPON SAID EASEMENT AND SETBACK, EXCEPT FOR EAVES 12" OR LESS.



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Author: dsdparsons
Date: 7/2/2021 12:34:10 PM
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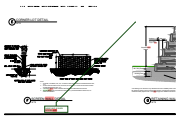
Layer:
Space:

is this noise wall as noted on sheet 1 along Meadowbrook Parkway?

"NOISE WALL" HAS BEEN CORRECTED TO "SCREEN WALL" CLARIFIED TO REFLECT FINDINGS OF THE SOUND STUDY, "NO SOUND WALL IS RECOMENDED FOR NOISE MITIGATION"



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Layer:
Space:

Label and provide NOISE wall

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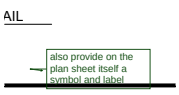

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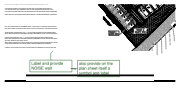
also provide on the plan sheet itself a symbol and label

SEE LABLE "3" AND REFERENCE TABLE "6' SCREEN WALL" ON SHEETS 5 AND 6



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SEE LABLE "3" AND REFERENCE TABLE "6' SCREEN WALL" ON SHEETS 5 AND 6

Subject: Arrow
Page Label: [4] 096956009-PPUDSP-10.27.20 - LOT-TRACT DETAILS
Author: dsdparsons
Date: 7/2/2021 12:35:48 PM
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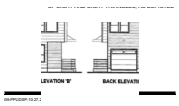
SEE LABLE "3" AND REFERENCE TABLE "6' SCREEN WALL" ON SHEETS 5 AND 6

PUD V_4 redlines.pdf Markup Summary 7-8-2021

dsdparsons (8)



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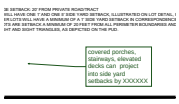

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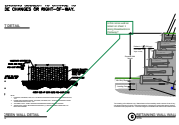

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Date: 7/2/2021 12:34:10 PM
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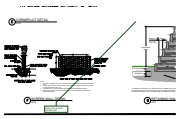
is this noise wall as noted on sheet 1 along Meadowbrook Parkway?



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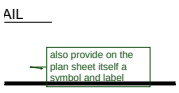
Label and provide NOISE wall



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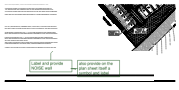
also provide on the plan sheet itself a symbol and label



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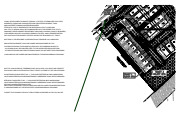

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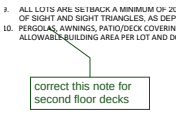

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Author: dsdparsons
Date: 7/8/2021 3:50:52 PM
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Space:

correct this note for second floor decks