

**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**

21152a65
09/11/2021

PUD PLAN NOTES

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PUD PLAN FOR THIS SUBDIVISION AND ARE ON FILE AT THE COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT: TRANSPORTATION IMPACT STUDY; DRAINAGE REPORT; WATER RESOURCES REPORT; WASTEWATER DISPOSAL REPORT; GEOLOGY AND SOILS REPORT; FIRE PROTECTION REPORT; NATURAL RESOURCES REPORT; AIR QUALITY REPORT; PUBLIC SAFETY ASSESSMENT AS WELL AS OTHER REPORTS AS REQUIRED BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORMWATER MANAGEMENT PRACTICES AND SHOULD THEIR PROPERTY PUBLIC SAFETY ASSESSMENT AS WELL AS OTHER REPORTS AS REQUIRED BY THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT.
- UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE HEREBY PLATED WITH AN ALTERNATING 1" AND 5" SIDE 20' FRONT AND 10' REAR, PUBLIC UTILITY AND DRAINAGE EASEMENT. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATED WITH A 10' FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS IF ANY OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DEPARTMENT OF TRANSPORTATION, EL PASO COUNTY, AND THE DISTRICT OF PUBLIC SAFETY ARE INVOLVED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT.
- 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.
- MANHOLES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
- EXCEPT AS OTHERWISE NOTED ON THE PUD PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING DRIVEWAYS.
- AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE GARRISON HILLS FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE WITH FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.
- NO BUILD AREAS ARE SHOWN ON THE PLANS. NO BUILD AREAS INCLUDE, BUT ARE NOT LIMITED TO, DISCRETE DRAINAGE EXPOSURES, NO BUILD AREAS WITHIN INDIVIDUAL LOTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL OTHER BUILDINGS CAUSED BY ADJACENT INDUSTRIAL PROPERTIES AND ADJACENT US HIGHWAY 160 ARE NOT TO BE CONSIDERED IN THE FIRE RISK ASSESSMENT AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- SEWERAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION.
- RETAINING WALLS EXCEEDING 4 FEET WILL NEED TO BE STRUCTURALLY ENGINEERED.
- ALL "STOP SIGNS" AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER AT LOCATIONS SHOWN ON THE SITE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
- 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.
- LOT AND ARCHITECTURE OPTIONS A-D REFLECT THE GENERAL CONFIGURATION OF UNIT TYPES, BUILDINGS WILL BE CONSTRUCTION AS SHOWN ON GRADE. BASEMENTS OR CRAWL SPACES ARE NOT ALLOWED.
- SECOND FLOOR PATIO, DECKS, AWNINGS, CANTILEVERS AND/OR BAY WINDOWS MAY PROJECT INTO FRONT AND REAR YARD SETBACKS UP TO FIVE (5) FEET FROM THE PROPERTY LINE AND UP TO ONE (1) FOOT INTO SIDE YARD SETBACKS/DECKS.
- FINISH EYES SHALL NOT EXCEED TWELVE (12) INCHES AND MAY ENDOUCH ONTO ANY YARD SETBACK AS PERMITTED.

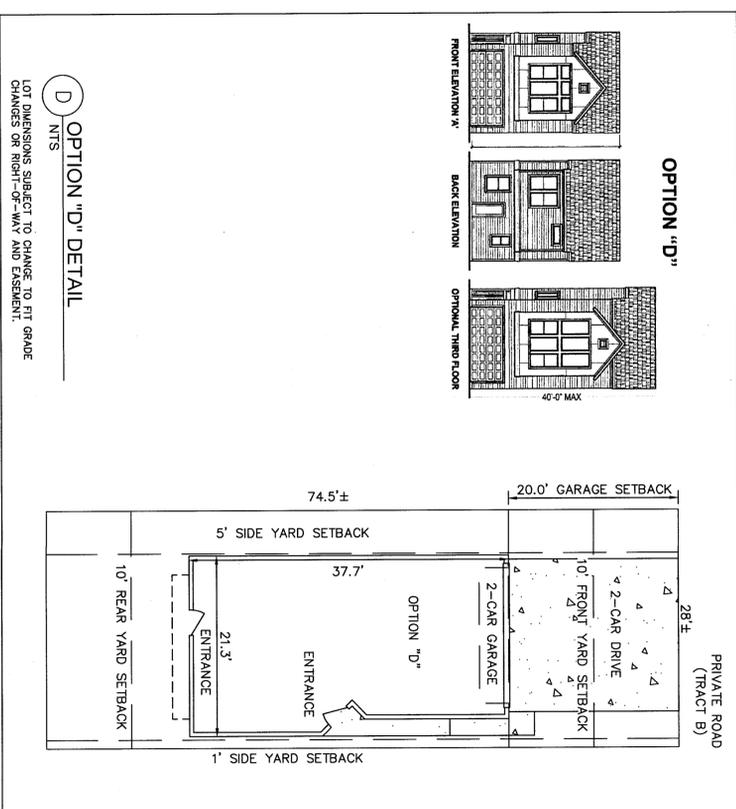
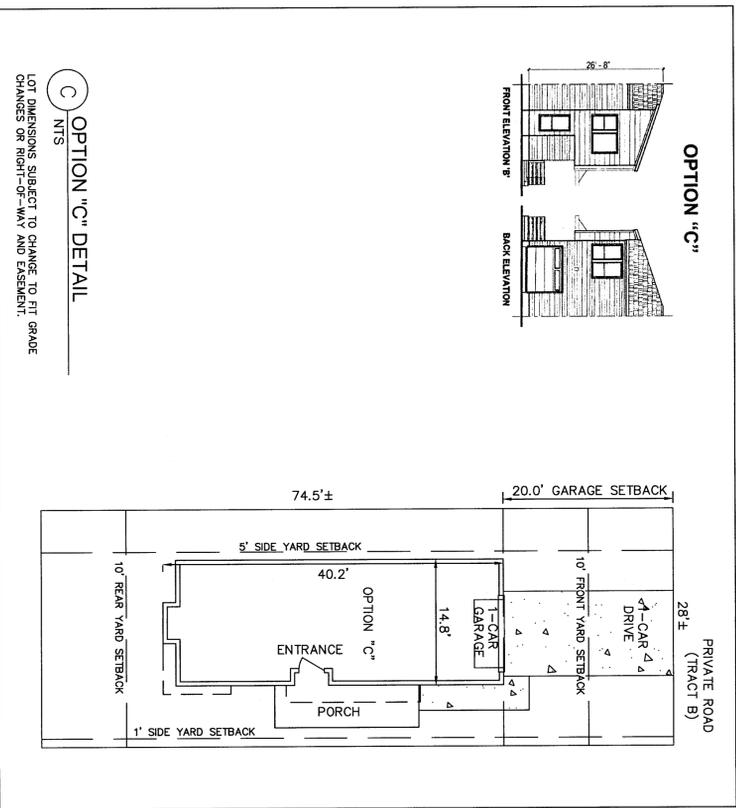
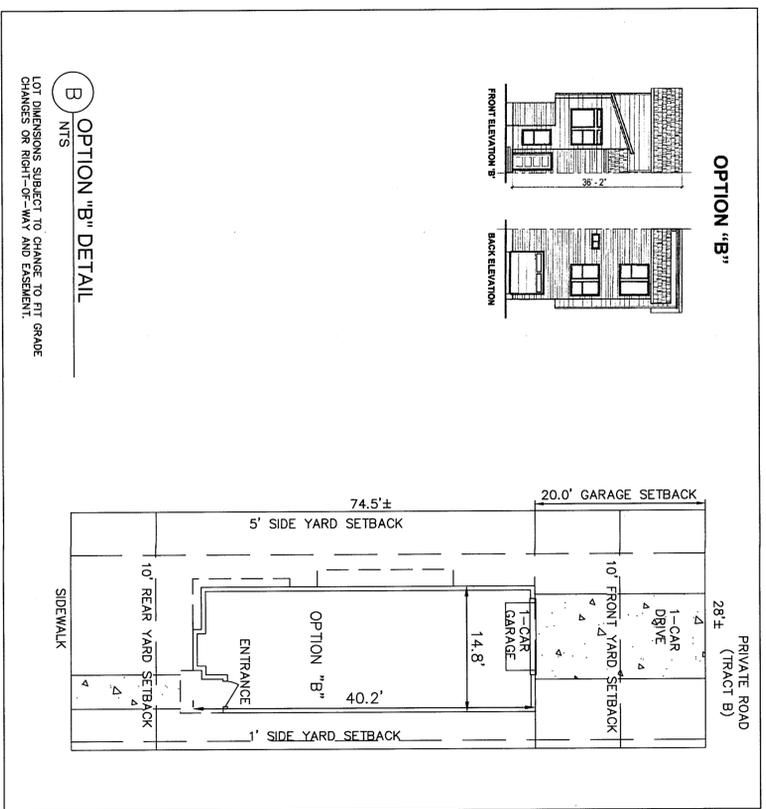
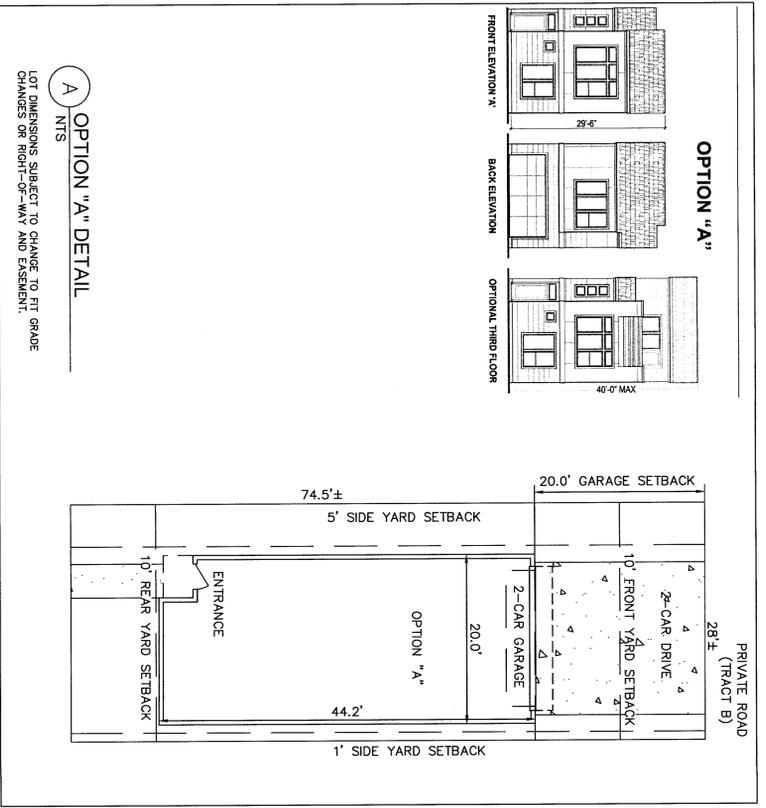
DRIVEWAY & GARAGE PARKING NOTES:

- ALL PLANNED DRIVEWAYS WITHIN THE PUD ARE FOR THE PURPOSE OF FACILITATING VEHICULAR PASSAGE FROM PRIVATE STREETS TO THE INDIVIDUAL LOTS SPECIFICALLY, THE DRIVEWAYS ARE TO BE CONSTRUCTED TO PROVIDE ACCESS TO THE DRIVEWAYS FROM THE DRIVEWAYS TO THE DRIVEWAYS.
- DRIVEWAYS SHALL BE 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.

PARKING TABLE				
NUMBER OF LOTS TO HOMES RANGE FROM 2 TO 4 BEDROOMS WITH 1 OR 2 CAR GARAGE				
DU	SPACES/UNIT REQUIRED	GARAGE PARKING PROVIDED	DRIVEWAY PARKING PROVIDED	TOTAL PARKING PROVIDED
** CAR GARAGE	38	200	76 SPACES (38*200)	76 SPACES (38*200)
** CAR GARAGE	29	200	58 SPACES (29*200)	28 SPACES (29*100)
ADDITIONAL SHARED/ADA SPACES				19 QUEST/ADA
**TOTAL	67	134 SPACES (67*200)	104	105

ALL GARAGE SPACES WILL PROVIDE ACCESSIBLE UNIT PARKING ALONG WITH 4 QUEST/ADA SPACES.

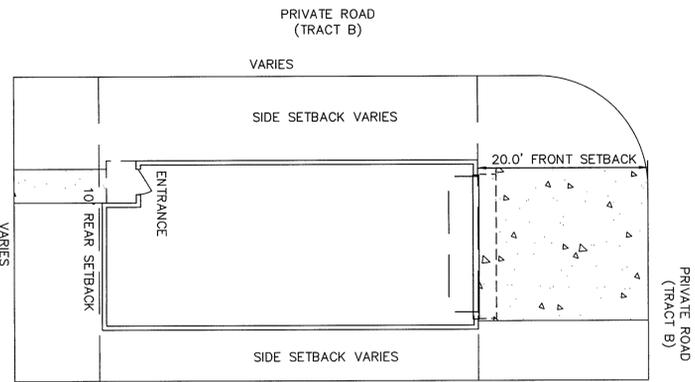
** SUBTOTAL PARKING SPACES MAY BE SUBJECT TO CHANGE BASED OFF OF FINAL BUILDING DEVELOPMENT COUNT.



County File Number: PUDSP208

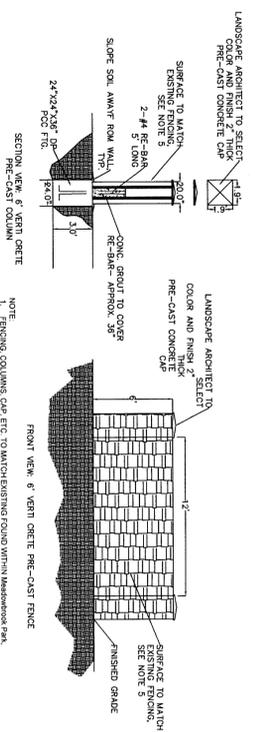
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LOCATED IN THE SOUTHEAST 1/4 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO**

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09/17/2021

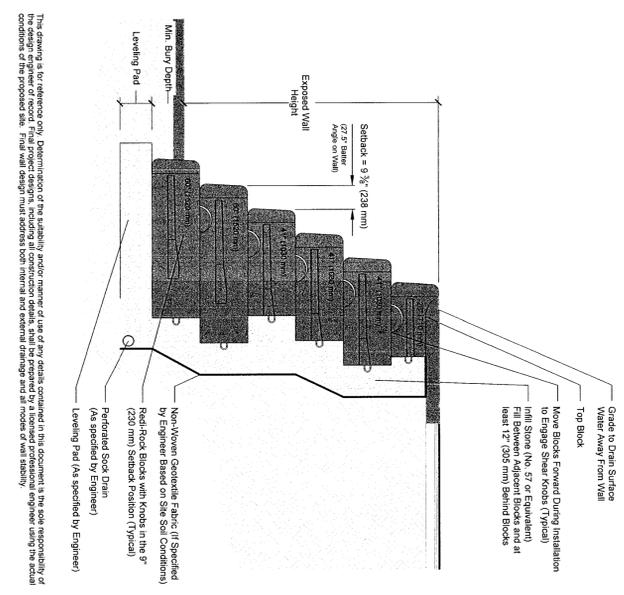


LOT DIMENSIONS SUBJECT TO CHANGE TO FIT GRADE CHANGES OR RIGHT-OF-WAY.

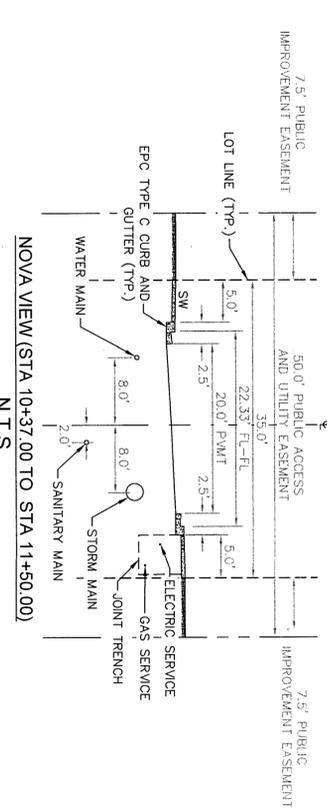
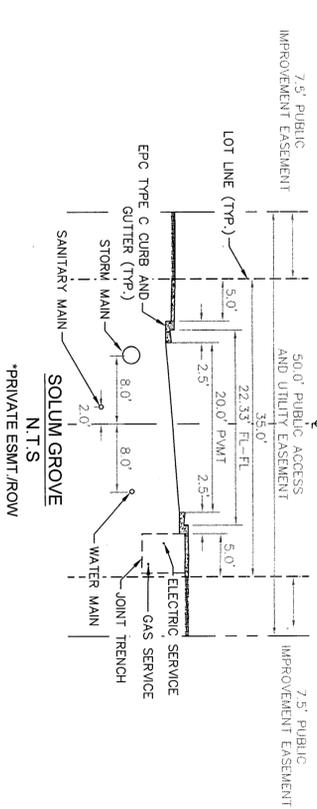
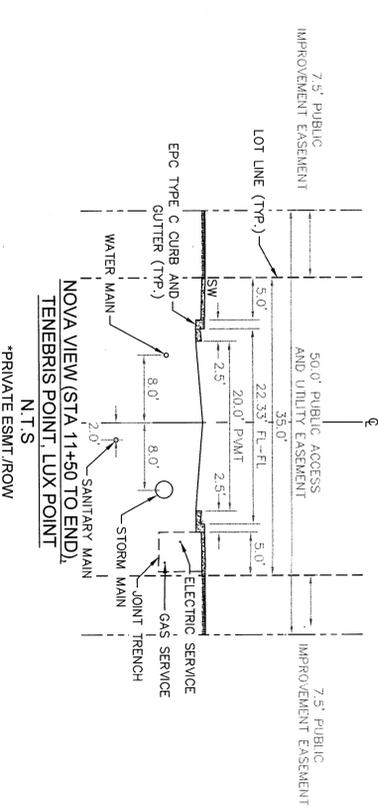
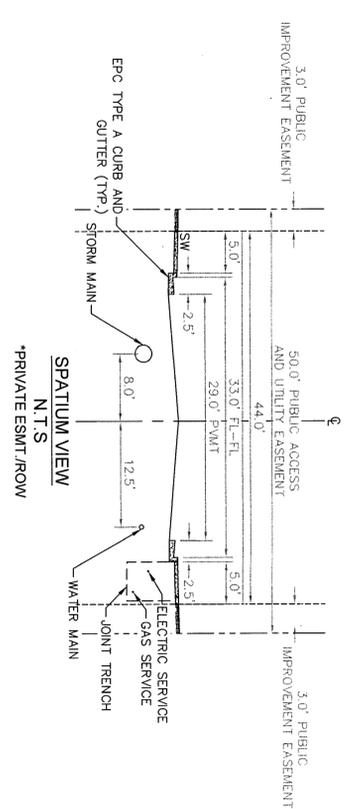
E CORNER LOT DETAIL
N.T.S.



F SCREEN WALL DETAIL
N.T.S.

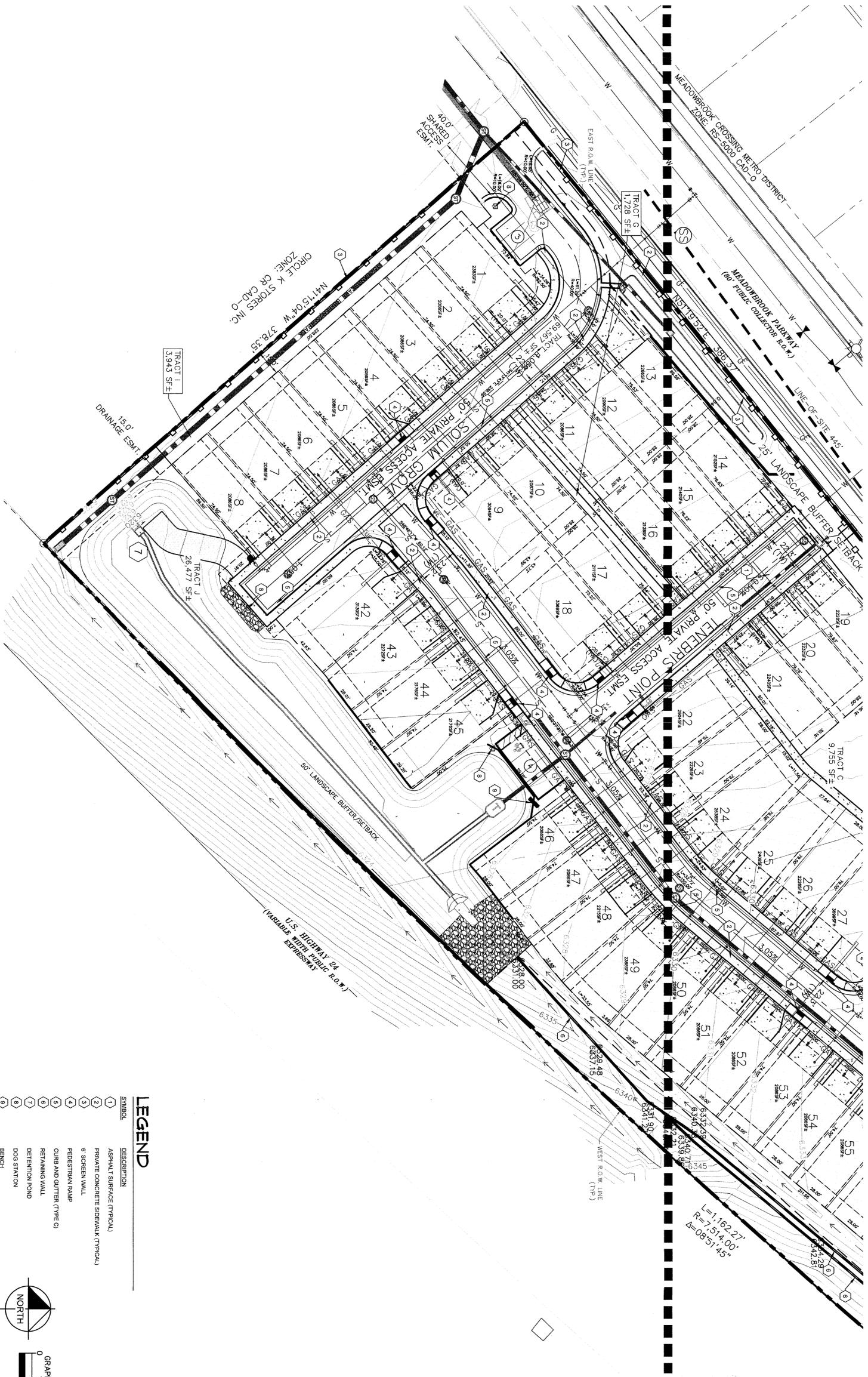


C RETAINING WALL DETAIL
N.T.S.

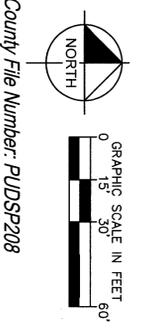


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 09/17/2021



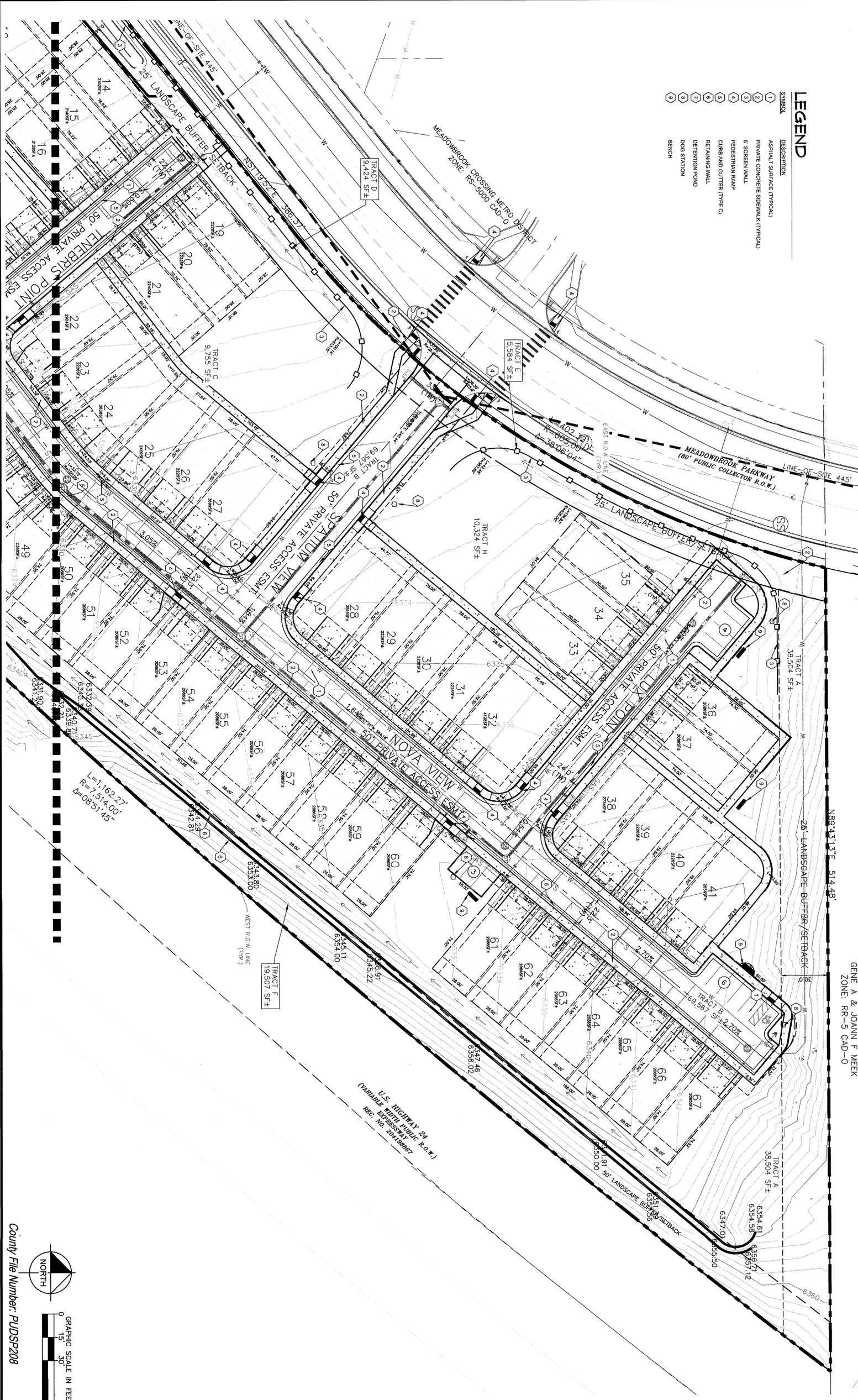
- LEGEND**
- | SYMBOL | DESCRIPTION |
|--------|-------------------------------------|
| 1 | ASPHALT SURFACE (TYPICAL) |
| 2 | PRIVATE CONCRETE SIDEWALK (TYPICAL) |
| 3 | 6" SCREEN WALL |
| 4 | PEDESTRIAN RAMP |
| 5 | CURB AND GUTTER (TYPE C) |
| 6 | RETAINING WALL |
| 7 | RETENTION POND |
| 8 | DOG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



County File Number: PUDSP208

MEADOWBROOK PARK PLANNED UNIT DEVELOPMENT (PUD) PLAN	DESIGNED BY: LMS DRAWN BY: LMS CHECKED BY: JEH DATE: XX/XX/21	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.
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PROJECT NO.
096956009
SHEET
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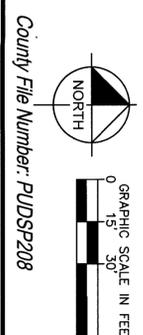
LEGEND

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	DEFENTION POND
8	DOG STATION
9	BENCH

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

GENE A & JOANN F WIECK
 ZONE: RR-5 CAD-0

201152065
 07/17/21



MEADOWBROOK PARK PLANNED UNIT DEVELOPMENT (PUD) PLAN	DESIGNED BY: LMS DRAWN BY: LMS CHECKED BY: JEH DATE: XX/XX/21	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.

PROJECT NO.
 096956009
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 06 OF 11

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09/17/2021

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

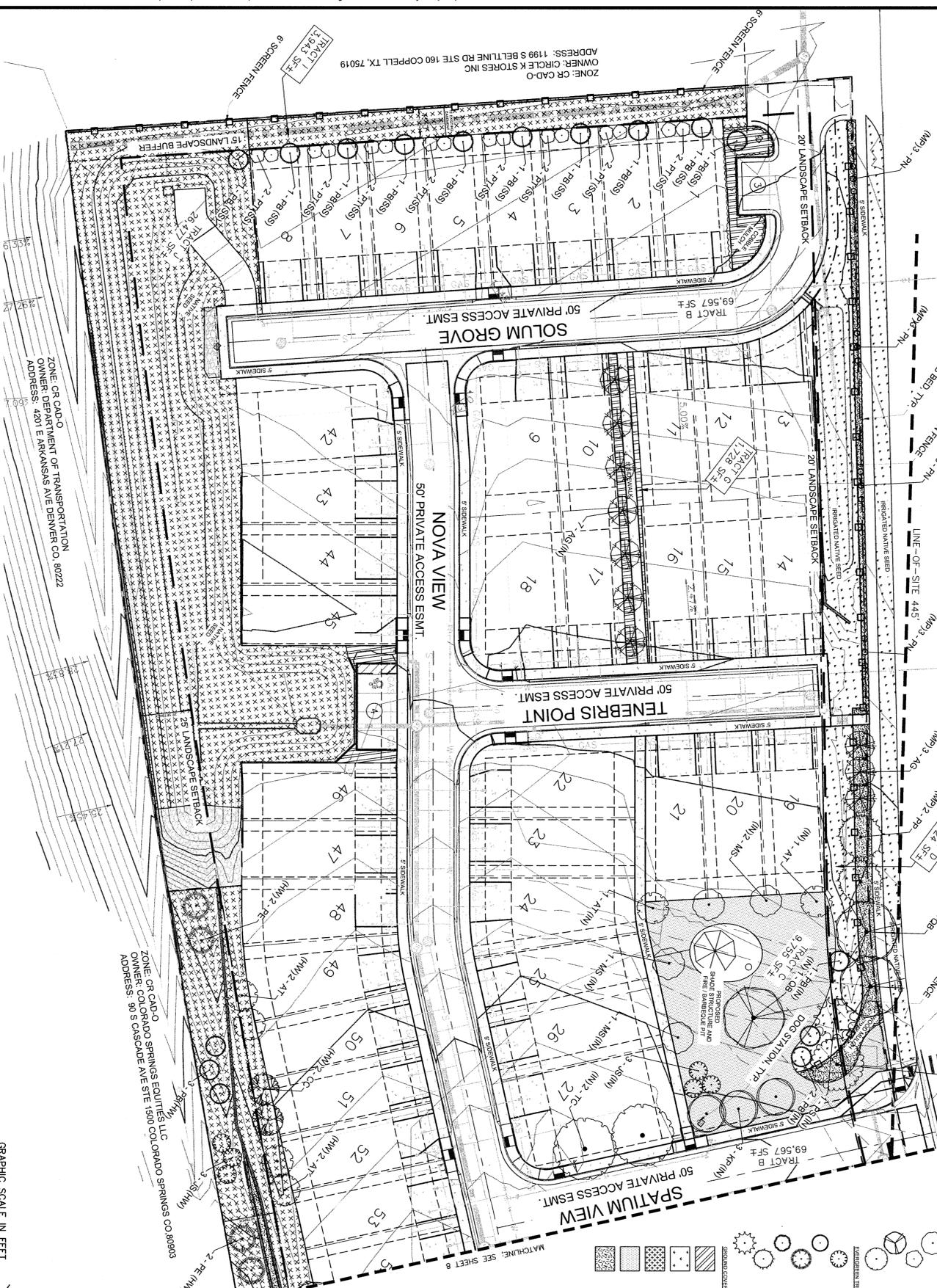
ZONE: RS-5000 CS CAD-O
OWNER: MEADOWBROOK CROSSING METRO DISTRICT
ADDRESS: 111 S TELON ST STE 705
COLORADO SPRINGS, CO 80903

ZONE: CS CAD-O
OWNER: AAA COLORADO INC
ADDRESS: 601 S WILLOW DR STE 100
ENGLEWOOD CO, 80111

ZONE: CS CAD-O
OWNER: FOUR LEAF INVESTMENTS LLC
ADDRESS: 11501 PALMERS GREEN DR
PETERSON CO, 80931

ZONE: CS CAD-O
OWNER: ELEVATE INVESTMENTS LLC
ADDRESS: 4680 ARL EN CT
COLORADO SPRINGS CO, 80922

MEADOWBROOK PKWY
80' PUBLIC R.O.W.
REC. NO. 5408403008



PLANT SCHEDULE

SYMBOL	SIZE	SYMBOL	SIZE	SYMBOL	SIZE	SYMBOL	SIZE
1	2"	1	2"	1	2"	1	2"
2	3"	2	3"	2	3"	2	3"
3	4"	3	4"	3	4"	3	4"
4	6"	4	6"	4	6"	4	6"
5	8"	5	8"	5	8"	5	8"
6	10"	6	10"	6	10"	6	10"
7	12"	7	12"	7	12"	7	12"
8	18"	8	18"	8	18"	8	18"
9	24"	9	24"	9	24"	9	24"
10	36"	10	36"	10	36"	10	36"
11	48"	11	48"	11	48"	11	48"
12	60"	12	60"	12	60"	12	60"
13	72"	13	72"	13	72"	13	72"
14	84"	14	84"	14	84"	14	84"
15	96"	15	96"	15	96"	15	96"
16	108"	16	108"	16	108"	16	108"
17	120"	17	120"	17	120"	17	120"
18	132"	18	132"	18	132"	18	132"
19	144"	19	144"	19	144"	19	144"
20	156"	20	156"	20	156"	20	156"
21	168"	21	168"	21	168"	21	168"
22	180"	22	180"	22	180"	22	180"
23	192"	23	192"	23	192"	23	192"
24	204"	24	204"	24	204"	24	204"
25	216"	25	216"	25	216"	25	216"
26	228"	26	228"	26	228"	26	228"
27	240"	27	240"	27	240"	27	240"
28	252"	28	252"	28	252"	28	252"
29	264"	29	264"	29	264"	29	264"
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79	864"	79	864"	79	864"	79	864"
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81	888"	81	888"	81	888"	81	888"
82	900"	82	900"	82	900"	82	900"
83	912"	83	912"	83	912"	83	912"
84	924"	84	924"	84	924"	84	924"
85	936"	85	936"	85	936"	85	936"
86	948"	86	948"	86	948"	86	948"
87	960"	87	960"	87	960"	87	960"
88	972"	88	972"	88	972"	88	972"
89	984"	89	984"	89	984"	89	984"
90	996"	90	996"	90	996"	90	996"
91	1008"	91	1008"	91	1008"	91	1008"
92	1020"	92	1020"	92	1020"	92	1020"
93	1032"	93	1032"	93	1032"	93	1032"
94	1044"	94	1044"	94	1044"	94	1044"
95	1056"	95	1056"	95	1056"	95	1056"
96	1068"	96	1068"	96	1068"	96	1068"
97	1080"	97	1080"	97	1080"	97	1080"
98	1092"	98	1092"	98	1092"	98	1092"
99	1104"	99	1104"	99	1104"	99	1104"
100	1116"	100	1116"	100	1116"	100	1116"

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'
TREEFEET 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 MINIMAL 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%



County File Number: PUDSP208

MEADOWBROOK PARK PLANNED UNIT DEVELOPMENT (PUD) PLAN LANDSCAPE PLAN



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

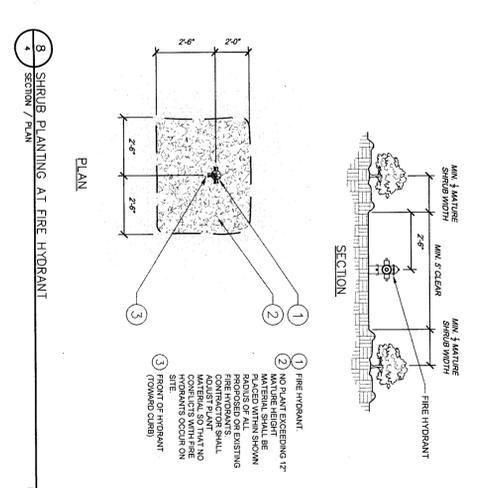
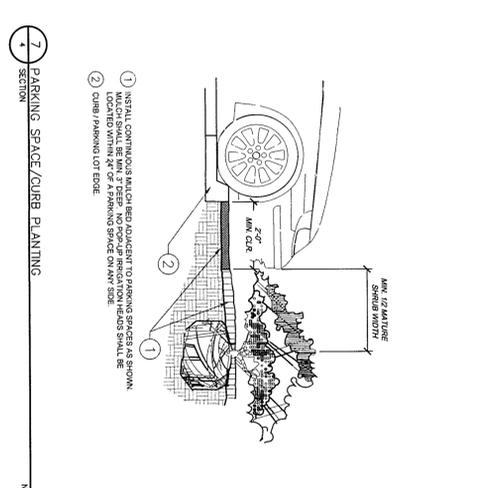
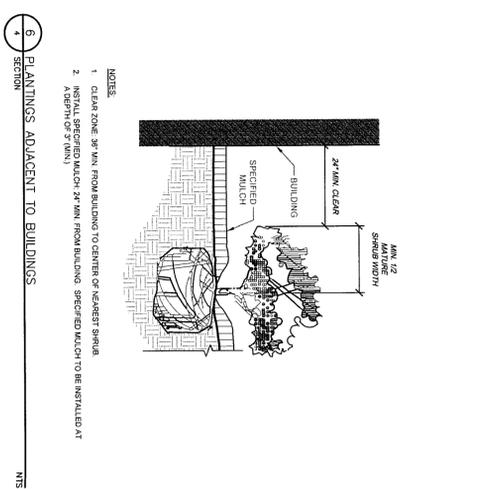
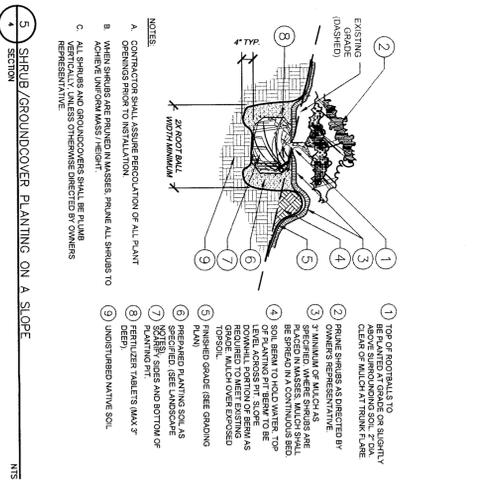
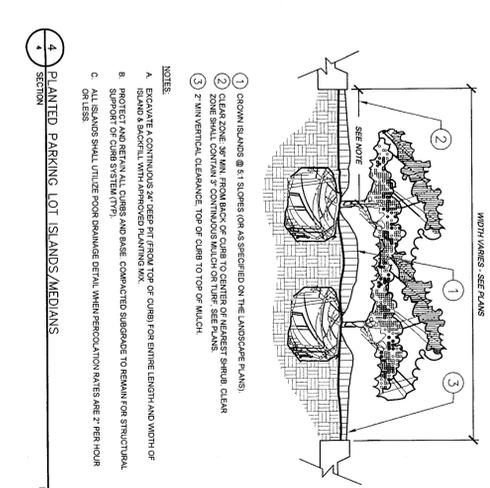
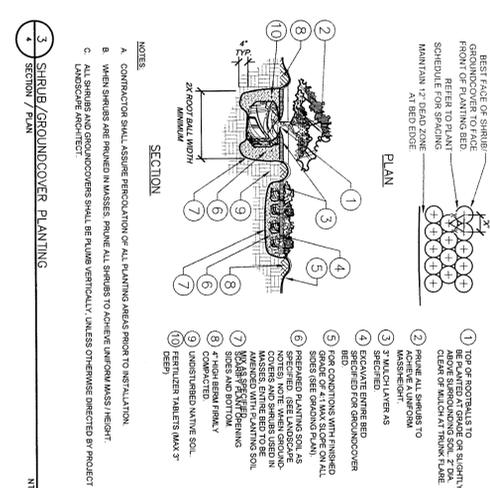
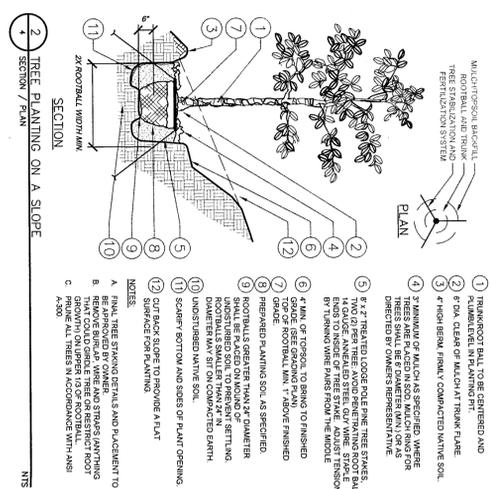
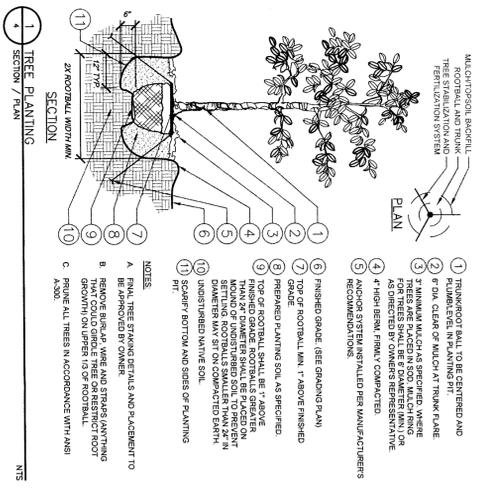
DESIGNED BY: LMS
DRAWN BY: LMS
CHECKED BY: JEH
DATE: XX/XX/21

NO.	REVISION	BY	DATE	APPR.

PROJECT NO.
096956009

7 OF 11
SHEET

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

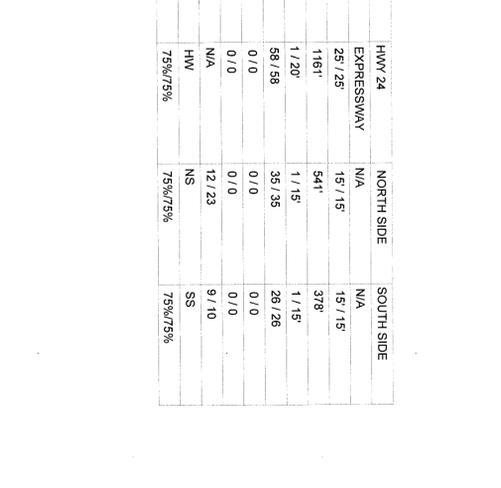
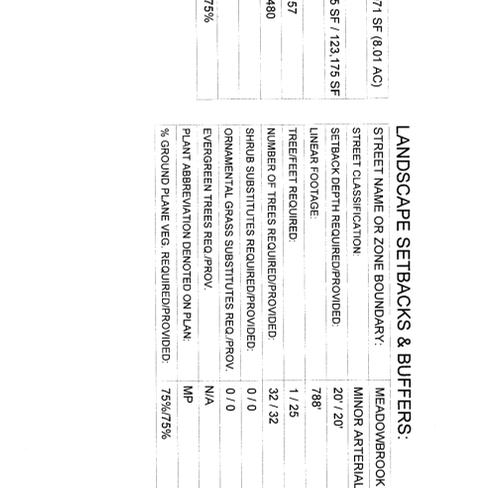
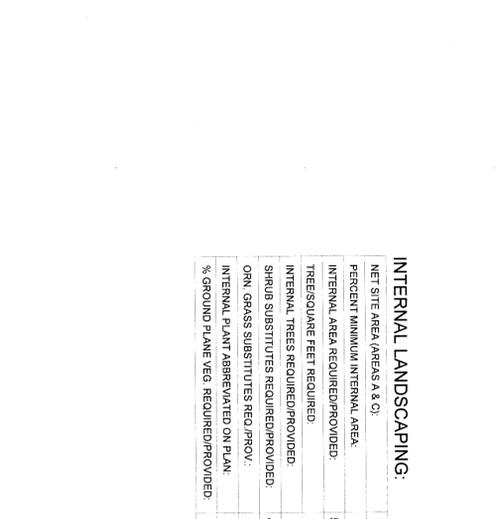
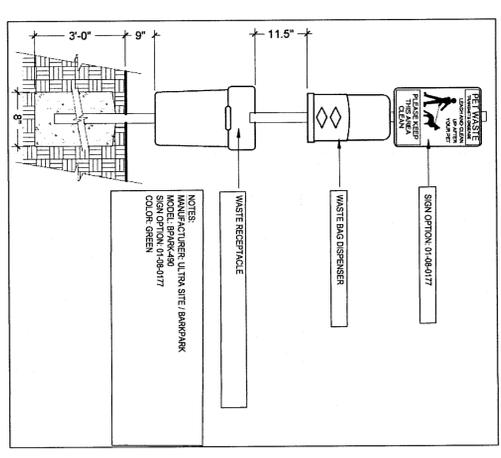


INTERNAL LANDSCAPING:

NET SITE AREA (AREAS A & C):	348,971 SF (8.01 AC)
PERCENT MINIMUM INTERNAL AREA:	15%
INTERNAL AREA REQUIRED/PROVIDED:	52,348 SF / 123,175 SF
TREESQUARE 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 ABBREVIATION ON PLAN:	NI
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%

LANDSCAPE SETBACKS & BUFFERS:

STREET NAME OR ZONE BOUNDARY:	MEADOWBROOK PW	MINOR ARTERIAL	HWY 24 EXPRESSWAY	NORTH SIDE	SOUTH SIDE
STREET CLASSIFICATION:	MEADOWBROOK PW	MINOR ARTERIAL	HWY 24 EXPRESSWAY	N/A	N/A
SETBACK DEPTH REQUIRED/PROVIDED:	20' / 20'	15' / 15'	25' / 25'	15' / 15'	15' / 15'
LINEAR FOOTAGE:	788'	541'	1161'	1115'	378'
TREEFEET REQUIRED:	1 / 25	1 / 15	1 / 20	1 / 15	1 / 15
NUMBER OF TREES REQUIRED/PROVIDED:	32 / 32	35 / 35	89 / 58	35 / 35	28 / 26
SHRUB SUBSTITUTES REQUIRED/PROVIDED:	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
ORNAMENTAL GRASS SUBSTITUTES REQ./PROV.:	0 / 0	0 / 0	0 / 0	0 / 0	0 / 0
EVERGREEN TREES REQ./PROV.:	N/A	N/A	N/A	12 / 23	9 / 10
PLANT ABBREVIATION DENOTED ON PLAN:	MP	NS	HW	NS	SS
% GROUND PLANE VEG. REQUIRED/PROVIDED:	75%/75%	75%/75%	75%/75%	75%/75%	75%/75%



County File Number: PUDSP208

20210715
09/17/2021

MEADOWBROOK PARK PLANNED UNIT DEVELOPMENT (PUD) PLAN LANDSCAPE PLAN		2021 KIMLEY-HORN AND ASSOCIATES, INC. 2 NORTH NEVADA AVE., SUITE 300 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180										
PROJECT NO. 096956009 SHEET	DESIGNED BY: LMS DRAWN BY: LMS CHECKED BY: JEH DATE: XX/XX/21	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">REVISION</th> <th style="width: 10%;">BY</th> <th style="width: 10%;">DATE</th> <th style="width: 10%;">APPR.</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISION	BY	DATE	APPR.					
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