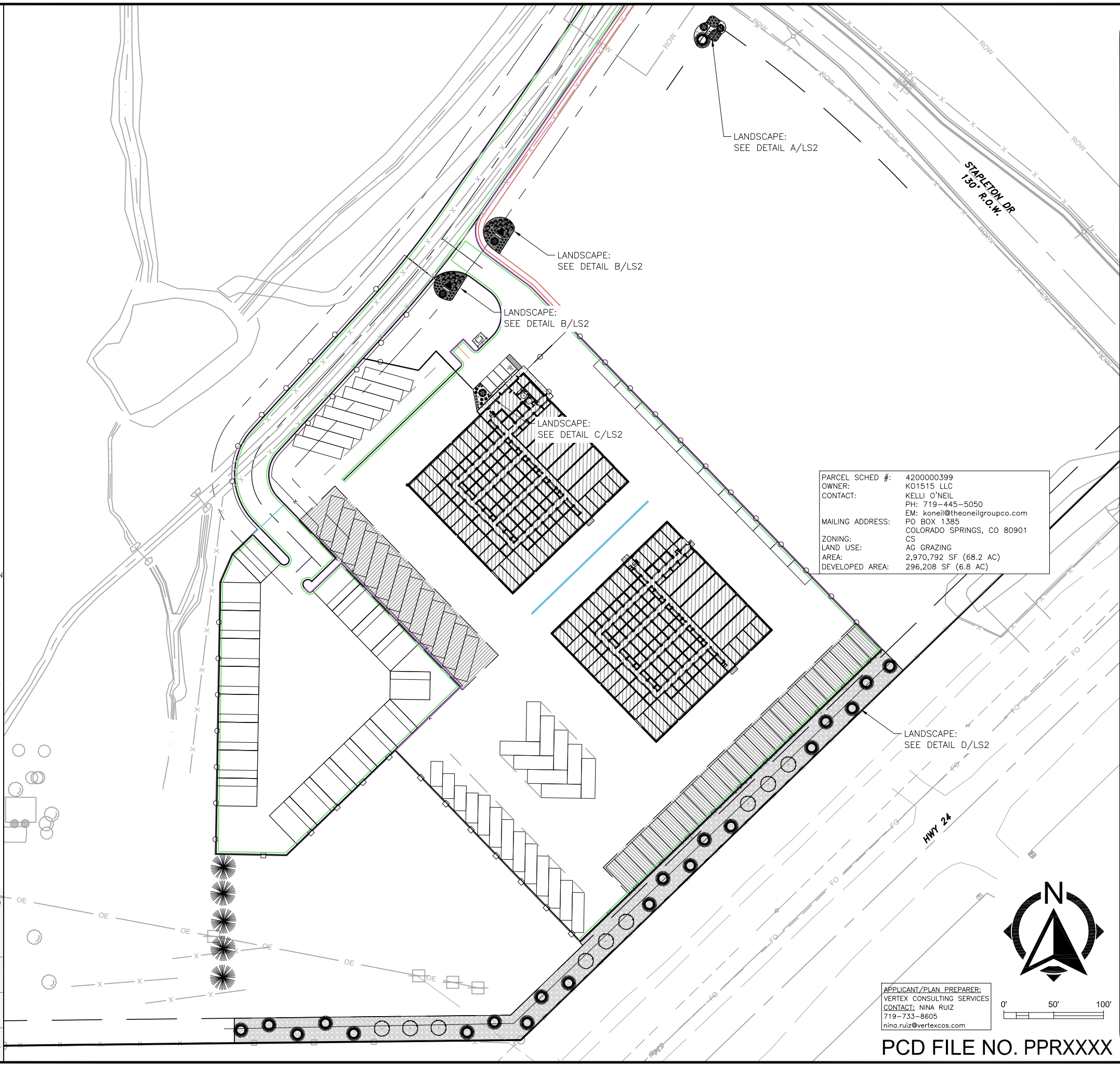
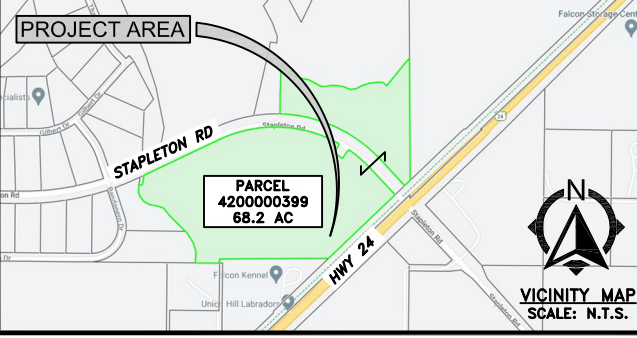


LEGEND

	PROPERTY LINE
	SETBACK LINE
	FENCE A: ALUM. SPEAR-TOP
	FENCE B: SCREENED CHAIN LINK
	FENCE C: PRECAST CONCRETE
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	EX RIGHT OF WAY LINE
	EX CONTOUR (MAJOR)
	EX CONTOUR (MIN)
	EX FENCE
	EX TELEPHONE
	EX OVERHEAD ELECTRIC
	EX FIBER OPTIC
	EX ELECTRIC POLE
	EX FIBER OPTIC INFRASTRUCTURE
	EX TELEPHONE INFRASTRUCTURE

LEGAL DESCRIPTION:
 THAT POR OF THE SW4 SEC 28 AND NW4 SEC 33-12-64 DESC AS FOLS; COM AT THE N4 COR OF SD SEC 33 SD PT BEING THE POB; TH S 00<29'25" E ALG THE E LN OF TH NW4 OF SD SEC 33, 531.44 FT TO A PT ON THE NLY LN OF AN OPEN SPACE TR OWNED BY EL PASO COUNTY; S 45<55'49" W ALG THE N LN OF SD TR 1120.13 FT TO A PT ON THE S LN OF THE N2NW4 OF SD SEC 33, N 89<52'19" W ALG THE S LN OF THE SELY COR OF 4 WAY RANCH FIL NO 1, TH NLY ALG THE BDRY OF 4 WAY RANCH FIL NO 1, N 02<27'23" E 104.58 FT, N 17<26'00" W 90.67 FT, N 33<15'23" W 117.65 FT, N 46<37'58" W 111.92 FT, N 45<44'00" W 135.29 FT, N 37<54'04" W 77.43 FT, N 69<38'28" W 63.38 FT, N 82<03'50" W 73.71 FT, N 64<06'52" W 66.05 FT, N 40<27'09" W 60.18 FT, N 23<15'18" W 46.89 FT, N 02<19'25" E 78.58 FT, N 09<28'16" E 72.82 FT, N 64<09'32" E 76.66 FT, N 25<50'28" W 120.00 FT, N 01<31'24" E 5.63 FT, N 64<09'32" E 777.32 FT TO A PT OF CUR, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 1405.00 FT AN ARC DIST OF 643.30 FT A C/A OF 26<14'06", N 00<00'00" E 472.54 FT, S 33<21'54" E 38.41 FT, S 47<17'41" E 101.84 FT, S 61<19'38" E 141.06 FT, N 82<46'11" E 108.65 FT, S 88<09'15" E 52.66 FT, S 80<32'47" E 61.96 FT, S 65<00'13" E 28.10 FT, S 72<21'55" E 39.19 FT, N 80<50'46" E 53.31 FT, N 62<43'20" E 59.22 FT, N 69<17'32" E 67.16 FT, N 81<21'20" E 79.00 FT, N 90<00'00" E 64.36 FT, S 50<51'09" E 50.33 FT, N 38<29'42" E 283.74 FT TO A PT OF CUR, TH ALG ARC OF CUR TO THE R HAVING A RAD OF 640.00 FT AN ARC DIST OF 65.23 FT A C/A OF 05<50'23" TO A PT ON THE E LN OF THE SW4 OF SD SEC 28, S 00<26'21" E 685.75 FT TO POB EX THAT POR CONV BY REC #211019377 & 212052339 EX THAT POR CONV TO COUNTY FOR ROAD BY REC #212064636



PARCEL SCHED #: 420000399
 OWNER: K01515 LLC
 CONTACT: KELLI O'NEIL
 PH: 719-445-5050
 EM: koneil@theoneilgroupco.com
 MAILING ADDRESS: PO BOX 1385
 COLORADO SPRINGS, CO 80901
 CS
 ZONING: AG GRAZING
 LAND USE: 2,970,792 SF (68.2 AC)
 DEVELOPED AREA: 296,208 SF (6.8 AC)

GENERAL NOTES

1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
2. FEMA 100-YR FLOODPLAIN NOT WITHIN SITE BOUNDARIES.
3. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MANY NOT BE ALL INCLUSIVE. CONTRACTOR TO VERIFY.
4. SEE GEC DRAWINGS FOR GRADING AND EROSION CONTROL DETAILS.
5. SEE SHEET X FOR SIGNAGE.

FOR REVIEW

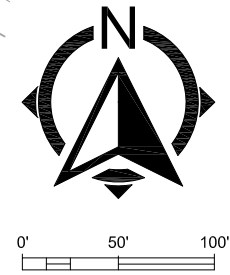
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THE O'NEIL GROUP CO.
 4-WAY COMMERCIAL
 LANDSCAPE PLAN

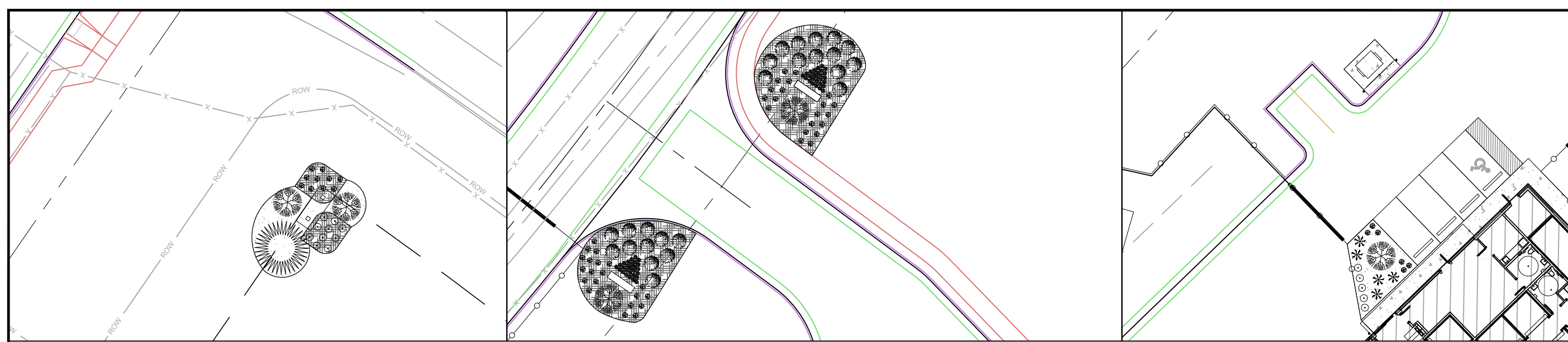
VERTEX
 Consulting Services
 455 E. Pikes Peak Avenue, Suite 101
 Colorado Springs, Colorado 80903
 719-733-8605

PROJECT NO.	SHEET
DATE 11/16/23	LS1
PREPARED GGM	APPROVED CAD

APPLICANT/PLAN PREPARER:
 VERTEX CONSULTING SERVICES
 CONTACT: NINA RUIZ
 719-733-8605
 nina.ruiz@vertexcos.com



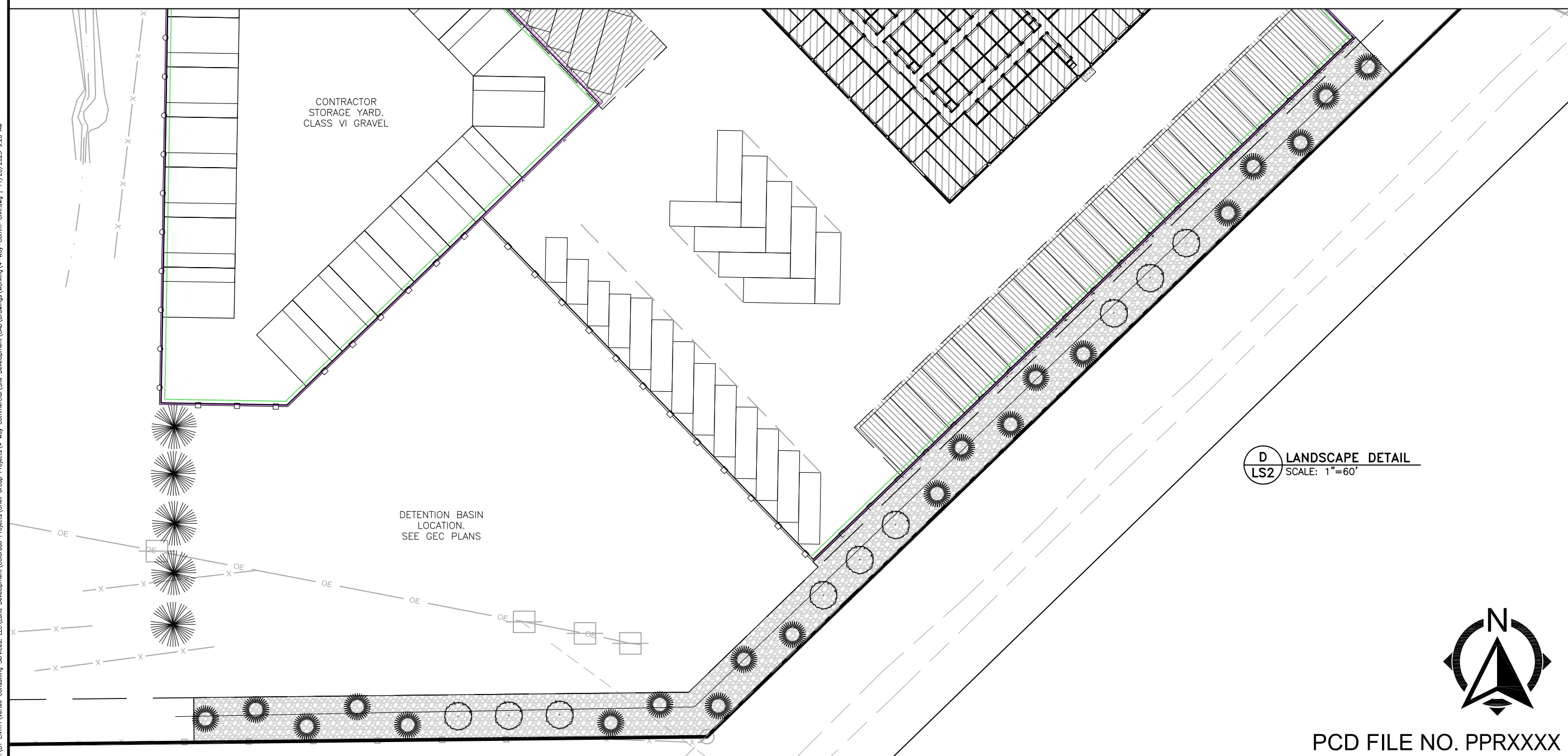
PCD FILE NO. PPRXXXX



A LANDSCAPE DETAIL
LS2 SCALE: 1"=30'

B LANDSCAPE DETAIL
LS2 SCALE: 1"=30'

C LANDSCAPE DETAIL
LS2 SCALE: 1"=30'



D LANDSCAPE DETAIL
LS2 SCALE: 1"=60'

GENERAL NOTES

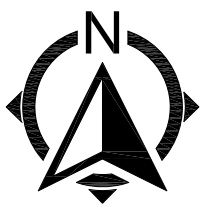
FOR REVIEW

NO.	REVISION/ISSUE	DATE

THE O'NEIL GROUP CO.
 4-WAY COMMERCIAL
 LANDSCAPE DETAILS

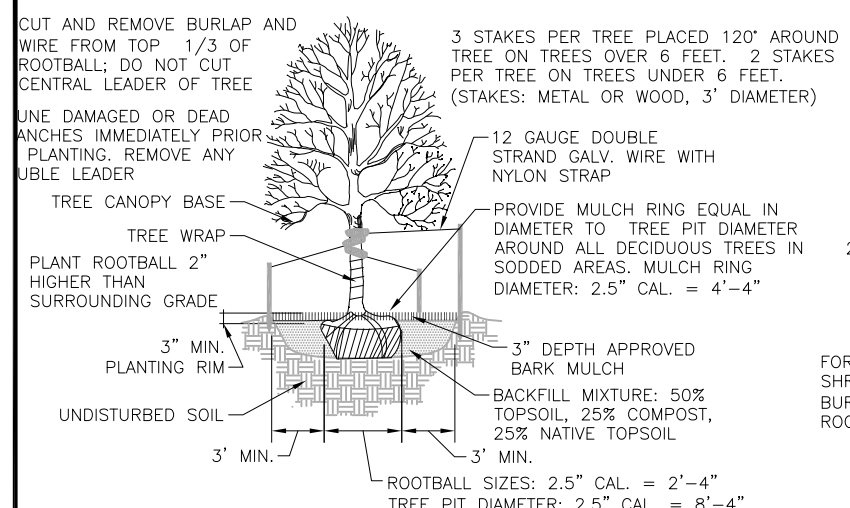
VERTEX
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 455 E. Pikes Peak Avenue, Suite 101
 Colorado Springs, Colorado 80903
 719-733-8605

PROJECT NO.	SHEET
DATE 11/16/23	LS2
PREPARED GGM	APPROVED CAD

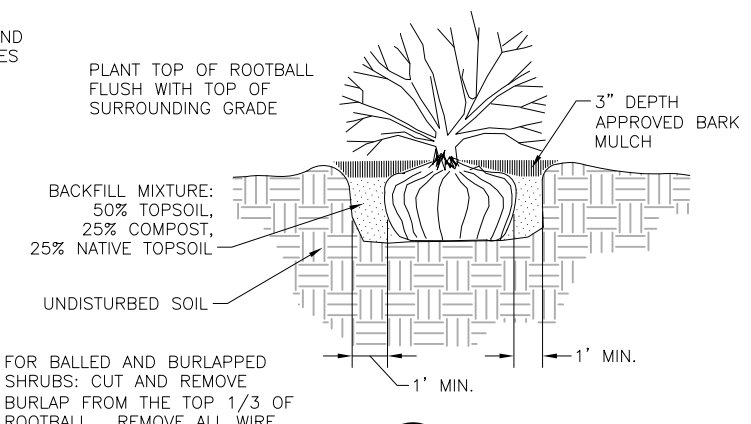


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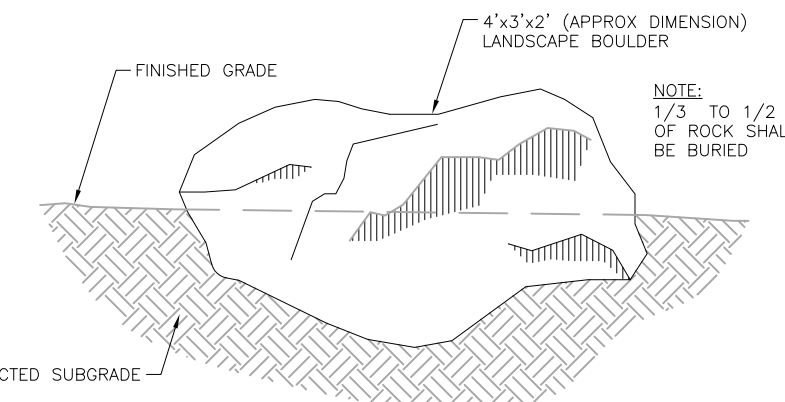
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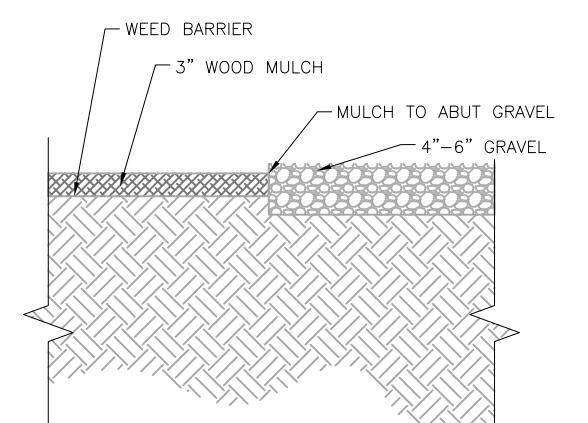
A TREE PLANTING
LS3 SCALE: N.T.S.



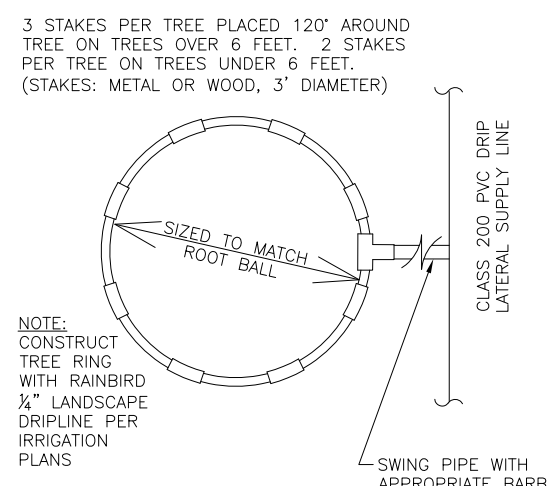
B SHRUB/DECORATIVE GRASS PLANTING
LS3 SCALE: N.T.S.



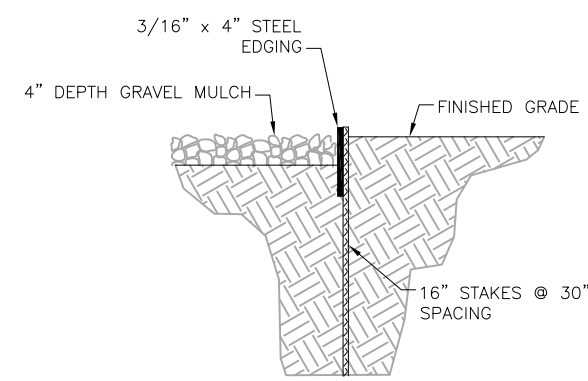
C LANDSCAPE BOULDER
LS3 SCALE: N.T.S.



E GRAVEL & MULCH
LS3 SCALE: N.T.S.



F TREE RING
LS3 SCALE: N.T.S.



D STEEL EDGE
LS3 SCALE: N.T.S.

LANDSCAPE SCHEDULE - HARDSCAPE/MULCH

	3/8" PEA GRAVEL: WASHED RIVER ROCK OR APPROVED EQUAL
	BREEZE/MINUS: PIONEER GRANITE OR APPROVED EQUAL
	DECORATIVE ROCK: 3/4" - 1-1/2" MIX PIONEER GRANITE OR APPROVED EQUAL
	SHREDDED WOOD MULCH: BROWN
	DECORATIVE ROCK BOULDERS: PIONEER GRAY GRANITE OR APPROVED EQUAL

LANDSCAPE TABLE HERE

LANDSCAPE SCHEDULE - XERIC/LOW WATER VEGETATION

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	MATURE SIZE (HxW)	PLANTING SIZE (MIN)	COMMENTS
	GRASS					
	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	XX	2'-0" x 1'-6"	#3 CONT.	MAINTAIN SHAPE AND SIZE BY PRUNING LATE MARCH
	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER FEATHER REED	XX	4'/6'-0" x 2'-0"	#5 CONT.	CUT CLUMPS OF GRASS NEAR THE GROUND LATE WINTER PRIOR TO NEW SHOOTS APPEARING
	SHRUB					
	RHUS TRILOBATA	SKUNKBUSH SUMAC	XX	4'-0" x 3'-8"	#5 CONT.	MAINTAIN SHAPE AND SIZE BY PRUNING LATE WINTER
	POTENTILLA FRUTICOSA	GOLDSTAR POTENTILLA	XX	2'-6" x 3'-0"	#5 CONT.	MAINTAIN SHAPE AND SIZE BY PRUNING EARLY SPRING
	GROUNDCOVER					
	EVERGREEN TREE					
	PINUS EDULIS	PINON PINE	3	25'-0" x 15'-0"	4' MIN. HEIGHT	MUST ARRIVE BALLED AND BURLAPPED. PRUNE TO SHAPE TREE AT EARLY GROWTH
	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	13	15'-0" x 8'-0"	4' MIN. HEIGHT	MUST ARRIVE BALLED AND BURLAPPED. PRUNE OUT SPORE HORNS WHEN SEEN IN SPRING
	DECIDUOUS ORNAMENTAL TREE					

LANDSCAPE NOTES:

- PLANT QUANTITY AND SUBSTITUTION:** IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT TABLE AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLANTING PLAN SHALL GOVERN. THE MINIMUM ACCEPTABLE SIZES OF PLANTS MEASURED BEFORE PRUNING WITH BRANCHES IN NORMAL POSITION SHALL CONFORM TO THE PLANTING SIZES AS SPECIFIED IN THE SCHEDULE. ANY SUBSTITUTION OF PLANT SIZE OR SPECIES MUST BE SUBMITTED TO THE OWNER/OWNER REPRESENTATIVE IN WRITING FOR APPROVAL PRIOR TO INSTALLATION.
 - ACCEPTABLE PLANT MATERIAL:** ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET BY THE "COLORADO NURSERY ASSOCIATION," AND THE "AMERICAN STANDARD OF NURSERY STOCK." ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES, HEALTHY, FREE OF DISEASE, INSECT PESTS, MECHANICAL INJURIES, AND HAVE ADEQUATE ROOT SYSTEMS. ALL PLANTINGS SHALL BE INSTALLED PER PLANTING DETAILS. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE OWNER/OWNER REPRESENTATIVE PRIOR TO INSTALLATION. STAKING/CONTRACTOR INSPECTION NOTE: ALL PLANTING LOCATIONS TO BE STAKED AND INSPECTED BY CONTRACTOR PRIOR TO INSTALLATION. ALL PLANTS TO BE INSPECTED AT NURSERY LOCATION PRIOR TO TRANSPORTING TO THE SITE.
 - SITE DISTURBANCE:** ALL AREAS OF SITE DISTURBANCE DUE TO CONSTRUCTION SHALL BE RENOVATED OR PLANTED PER THIS PLAN UNLESS OTHERWISE NOTED. SITE-SPECIFIC LANDSCAPING SHALL AT A MINIMUM, INCLUDE REVEGETATION OF DISTURBED AREAS WITH MATERIALS INDIGENOUS TO THE SITE OR OTHERWISE ADAPTABLE.
 - SOIL AMENDMENTS:** CONTRACTOR SHALL AMEND PLANTING AREAS AS FOLLOWS:
-ADD MINIMUM OF 3 CUBIC YARDS OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST PER 1000 S.F.
-ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
-3 CUBIC YARDS PER 1000 S.F. OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST.
-ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
 - SEEDED TURF:** ALL SEEDED OR HYDROMULCHED AREAS SHALL DEMONSTRATE 95% GERMINATION PRIOR TO FINAL ACCEPTANCE.
 - IRRIGATION:** OWNER TO IRRIGATE FOR ONE TO TWO GROWING SEASONS UNTIL ESTABLISHED AND ON AN AS-NEEDED BASIS THEREAFTER. DISTURBED AREA SEED/GRASS MIXTURE MUST BE IRRIGATED BY OWNER UNTIL ESTABLISHED AND IN TIMES OF DROUGHT. THE ON-GOING MAINTENANCE OF THE NATIVE GRASS IS THE RESPONSIBILITY OF OWNER.
 - INORGANIC MULCH AND FABRIC:** ALL PLANTINGS TO RECEIVE 3-INCH DEPTH OF INORGANIC MULCH. MULCH RINGS TO BE 15-INCH DIA. FOR (5) GALLON SHRUBS/GRASSES (SEE DRAWING DETAILS). HIGH QUALITY COMMERCIAL-GRADE (SPUN-BONDED POLYPROPYLENE OR EQUAL) LANDSCAPING FABRIC SHALL BE APPLIED UNDER ALL ROCK/MULCH BASES.
 - STEEL EDGE:** ALL EDGER SHALL BE ACME 4" PERFORATED STEEL EDGER "SELF COLORING" 14 GAUGE OR APPROVED EQUAL.
 - APPROVAL:** ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - FINAL TREE AND SHRUB LOCATIONS:** ALL TREE LOCATIONS SHALL BE STAKED FOR APPROVAL BY OWNER/OWNER REPRESENTATIVE PRIOR TO PLANTING. SHRUBS SHALL BE PLACED IN THEIR LOCATIONS PER THIS PLAN AND APPROVED BY OWNER/OWNER REPRESENTATIVE. THE FINAL LOCATION OF TREES TO BE PLANTED MAY REQUIRE ADJUSTMENT BASED ON APPROVAL OF THE FINAL UTILITIES PLANS AND ANY ASSOCIATED FINAL EASEMENTS LOCATIONS.
 - COMPLIANCE WITH PLANS:** THE COMPLETED LANDSCAPING SHALL COMPLY WITH THE APPROVED ALTERNATE LANDSCAPE PLAN AND SHALL INCLUDE THE QUANTITIES, LOCATIONS, SPECIES AND SIZES OF PLANTS AND OTHER LANDSCAPE MATERIALS AS REPRESENTED ON THE APPROVED PLAN. SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN 6 SQUARE INCHES AFTER GERMINATION.
 - MAINTENANCE:**
A. THE OWNER IS RESPONSIBLE FOR ALL REGULAR AND NORMAL MAINTENANCE OF REQUIRED LANDSCAPING INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING AND MOWING.
B. REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL OCCUR WITHIN 6 MONTHS FROM WHEN THE PLANT MATERIAL DIED, OR WHEN THE INSPECTION DETERMINED THE PLANT MATERIAL WAS DEAD OR DAMAGED. REPLACEMENT SHALL BE OF THE SAME OR SIMILAR TYPE AS ORIGINALLY APPROVED. AN ALTERNATIVE TYPE OF SPECIES SHALL REQUIRE APPROVAL BY THE PCD DIRECTOR.
C. MAINTENANCE INSPECTIONS MAY BE PERFORMED PERIODICALLY. FAILURE TO MAINTAIN THE LANDSCAPING IN COMPLIANCE WITH THE APPROVAL IS CONSIDERED A ZONING VIOLATION.
- * THE PROPOSED ALTERNATE LANDSCAPE DESIGN INTENT PROMOTES WATER CONSERVATION WHILE MEETING THE PURPOSES DESCRIBED IN THE EL PASO COUNTY LAND DEVELOPMENT CODE.

GENERAL NOTES

- THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
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THE O'NEIL GROUP CO.
4-WAY COMMERCIAL
LANDSCAPE DETAILS

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Consulting Services
455 E. Pikes Peak Avenue, Suite 101
Colorado Springs, Colorado 80903
719-733-8605

PROJECT NO.	SHEET
DATE	11/16/23
PREPARED	APPROVED
GGM	CAD

LS3

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