

WATERVIEW EAST-COMMERCIAL

PRELIMINARY PLAN

SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PORTION OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH PM, EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 9;
THENCE S00°19'32"E ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 9, A DISTANCE OF 1613.76 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY;
THE FOLLOWING THREE (3) COURSES ARE ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID BRADLEY ROAD;
1) THENCE S89°30'29"W A DISTANCE OF 3.77 FEET TO A POINT OF CURVE TO THE LEFT;
2) THENCE ON SAID CURVE, HAVING A RADIUS OF 2759.79 FEET, AN ARC LENGTH OF 730.29 FEET, A DELTA ANGLE OF 15°09'41" WHOSE LONG CHORD BEARS S81°55'38"W A DISTANCE OF 728.16 FEET;
3) THENCE S74°20'48"W A DISTANCE OF 930.15 FEET TO THE POINT OF BEGINNING;
THENCE DEPARTING SAID RIGHT-OF-WAY S15°39'12"W A DISTANCE OF 394.68 FEET TO A POINT OF NON-TANGENT CURVE TO THE RIGHT WHOSE RADIAL BEARS N75°43'37"W;
THENCE ON SAID CURVE, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 56.94 FEET, A DELTA ANGLE OF 43°29'55" WHOSE LONG CHORD BEARS S36°01'21" W A DISTANCE OF 55.58 FEET;
THENCE S57°46'18"W A DISTANCE OF 68.47 FEET TO A POINT OF CURVE TO THE LEFT;
THENCE ON SAID CURVE, HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 280.72 FEET, A DELTA ANGLE OF 35°44'30" WHOSE LONG CHORD BEARS S39°54'03"W, A DISTANCE OF 267.19 FEET;
THENCE S67°58'24"E A DISTANCE OF 40.00 FEET;
THENCE S22°01'36"W A DISTANCE OF 538.15 FEET TO A POINT OF CURVE TO THE RIGHT;
THENCE ON SAID CURVE, HAVING A RADIUS OF 260.00 FEET, AN ARC LENGTH OF 61.46 FEET, A DELTA ANGLE OF 13°32'35", WHOSE LONG CHORD BEARS S28°47'53"W A DISTANCE OF 61.31 FEET;
THENCE S00°00'00"W A DISTANCE OF 148.75 FEET;
THENCE N90°00'00"W A DISTANCE OF 515.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT- OF-WAY LINE OF POWERS BOULEVARD DESCRIBED IN SAID BOOK 5307 AT PAGE 1472 (NOW HIGHWAY 21);
THE FOLLOWING FIVE (5) COURSES ARE ON SAID RIGHT-OF-WAY LINE AND THE NORTHERLY RIGHT-OF-WAY LINE OF BRADLEY ROAD AS RECORDED IN BOOK 5307 AT PAGE 1472 OF THE RECORDS OF SAID EL PASO COUNTY:
1) THENCE N00°29'10"W A DISTANCE OF 1123.38 FEET TO A POINT OF CURVE TO THE RIGHT;
2) THENCE ON SAID CURVE, HAVING A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 229.91 FEET, A DELTA ANGLE OF 87°49'03", WHOSE LONG CHORD BEARS N43°25'21"E A DISTANCE OF 208.05 FEET;
3) THENCE N87°19'53" E A DISTANCE OF 53.06 FEET TO A POINT OF CURVE TO THE LEFT;
4) THENCE ON SAID CURVE, HAVING A RADIUS OF 2,969.79 FEET, AN ARC LENGTH OF 673.03 FEET, A DELTA ANGLE OF 12°59'05", WHOSE LONG CHORD BEARS N80°50'20"E A DISTANCE OF 671.59 FEET;
5) THENCE N47°20'48"E A DISTANCE OF 21.87 FEET TO THE POINT BEGINNING.

PARCEL CONTAINS 963,596 SQUARE FEET OR 22.121 ACRES MORE OR LESS.

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS NOTES

1. A GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION, WATERVIEW EAST, BRADLEY ROAD AND S. POWERS BOULEVARD, EL PASO COUNTY, COLORADO, FOR WATERVIEW COMMERCIAL INVESTORS LLC, WAS COMPLETED BY ENTECH ENGINEERING AND INCLUDED THE AREA OF DEVELOPMENT PROPOSED WITH THE WATERVIEW EAST DEVELOPMENT. THE GEOLOGY AND SOILS REPORT FOR THE WATERVIEW EAST DEVELOPMENT WAS PROVIDED AS PART OF THE WATERVIEW EAST PRELIMINARY PLAN SUBMITTED TO THE EL PASO BOARD OF COUNTY COMMISSIONERS. PLANNING AND COMMUNITY DEVELOPMENT FILE NUMBER PUDSP-22-009. DEVELOPERS SHOULD BECOME FAMILIAR WITH THIS REPORT AND ITS CONTENTS. **

2. SITE-SPECIFIC SOILS STUDIES SHALL BE PERFORMED FOR THE LOTS WITHIN THIS SUBDIVISION PRIOR TO FOUNDATION CONSTRUCTION TO IDENTIFY SUBSURFACE SOIL CONDITIONS ANTICIPATED TO SUPPORT FOUNDATIONS AND PROVIDE PERTINENT GEOTECHNICALLY-RELATED PARAMETERS AND RECOMMENDATIONS FOR FOUNDATION DESIGN AND CONSTRUCTION. **

** REFER TO THE SOILS REPORT FOR MORE DETAILED INFORMATION.

MAY 25, 2022
PRELIMINARY SUBSURFACE SOILS INVESTIGATION
WATERVIEW COMMERCIAL, SITE
POWERS BOULEVARD AND BRADLEY ROAD
EL PASO COUNTY, COLORADO

FLOODPLAIN NOTES

1. PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN ZONE X AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER '08041C07680', EFFECTIVE DATE 'DECEMBER 7, 2018'.

Add note back in regarding Geological Hazards and Geologic Constraints (note #2 on first submittal, just update to hazards and constraints mentioned in Geotech report).

PRELIMINARY PLAN NOTES

- THE FOLLOWING REPORTS HAVE BEEN SUBMITTED IN ASSOCIATION WITH THE PRELIMINARY 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.
- TRACT-A, CONSISTS OF A BLANKET EASEMENT FOR ALL PUBLIC AND PRIVATE UTILITIES, DRAINAGE, PARKING AND ACCESS FOR ALL ASSOCIATED LOTS. TRACT-A WILL BE THE RESPONSIBILITY OF THE WATERVIEW III METRO DISTRICT.
- 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.
- UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT 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 ON THE PRIVATE LOTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS. THE RESPONSIBILITY OF THE COMMON TRACT AND RELATED EASEMENTS WILL BE WITH THE WATERVIEW III METRO DISTRICT.
- 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 PROJECT'S ENVIRONMENTAL ASSESSMENT.
- NO DRIVEWAYS SHALL BE ESTABLISHED ALONG PUBLIC STREET UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
- EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOTS WILL HAVE FULL ACCESS BY WAY OF THE PRIVATE DRIVE/ROAD WITHIN TRACT E.
- AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE SECURITY FIRE PROTECTION DISTRICT, WHICH HAS ADOPTED A FIRE CODE WITH FIRE MITIGATION REQUIREMENTS DEPENDING UPON THE LEVEL OF FIRE RISK ASSOCIATED WITH THE PROPERTY AND STRUCTURES. THE OWNER OF ANY LOT SHOULD CONTACT THE FIRE DISTRICT TO DETERMINE THE EXACT DEVELOPMENT REQUIREMENTS RELATIVE TO THE ADOPTED FIRE CODE.
- NO-BUILD AREAS ARE AS SHOWN ON THE PLANS. NO-BUILD AREAS INCLUDE, BUT ARE NOT LIMITED TO, WITHIN DESIGNATED DRAINAGE EASEMENTS AND TRACTS, NO-BUILD AREAS WITHIN INDIVIDUAL LOTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. ALL OTHER NO-BUILD AREAS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S AND ASSOCIATED WATERVIEW III METRO DISTRICT.
- THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL AND AIRPORT PROPERTIES AND ACTIVITIES. THE BUYER SHOULD RESEARCH AND BE AWARE OF THIS POTENTIALITY AND THE RAMIFICATIONS THEREOF.
- SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION.
- RETAINING WALLS EXCEEDING 4-FEET WILL NEED TO BE STRUCTURALLY ENGINEERED.
- ALL "STOP SIGNS" AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER TO MEET MUTCD STANDARDS. FINAL DETAILS TO BE APPROVED AT THE FINAL PLAT.
- 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, OR DESIGNEE MUST BE RECORDED, OR AUTHORIZED DESIGNEE, AND THE PLAT SHALL BE RECORDED.
- ALL STREETS SHALL BE NAMED AND CONSTRUCTED TO EL PASO COUNTY STANDARDS, AND ANY APPROVED DEVIATIONS. UPON ACCEPTANCE BY EL PASO COUNTY, PUBLIC STREETS SHALL BE MAINTAINED BY THE COUNTY.
- NOTWITHSTANDING ANYTHING DEPICTED IN THIS PLAN IN WORDS OR GRAPHIC REPRESENTATION, ALL DESIGN AND CONSTRUCTION RELATED TO ROADS, STORM DRAINAGE AND EROSION CONTROL SHALL CONFORM TO THE STANDARDS AND REQUIREMENTS OF THE MOST RECENT VERSION OF THE RELEVANT ADOPTED EL PASO COUNTY STANDARDS, INCLUDING THE LAND DEVELOPMENT CODE (LDC), THE ENGINEERING CRITERIA MANUAL, THE DRAINAGE CRITERIA MANUAL (DCM), AND DCM VOLUME 2. ANY DEVIATIONS FROM THESE STANDARDS MUST BE SPECIFICALLY REQUESTED AND APPROVED IN WRITING TO BE ACCEPTABLE. THE APPROVAL OF THIS PRELIMINARY PLAN DOES NOT IMPLICITLY ALLOW ANY DEVIATIONS OR WAIVERS THAT HAVE NOT BEEN OTHERWISE APPROVED THROUGH THE DEVIATION APPROVAL PROCESS.
- DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE FOR OR ZONING, AND THE COMMERCIAL AVIATION DISTRICT OVERLAY (CAD-O).
- THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAPS NUMBERED '08041C07680', DATED DECEMBER 7, 2018, THE LIMITS OF WHICH ARE SHOWN ON THE SURVEY. AREAS WITHIN THE FLOODPLAIN ARE ZONE AE, AREAS OUTSIDE THE FLOODPLAIN ARE ZONE X.
- WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY THE WIDEFELD WATER AND SANITARY DISTRICT (WWSO) SUBJECT TO THE DISTRICT'S RULES, REGULATIONS AND SPECIFICATIONS. THE OFFICE OF THE STATE ENGINEER HAS ISSUED AN OPINION OF WATER INADEQUACY BASED ON ITS ANALYSIS AND INTERPRETATION OF A STIPULATED AGREEMENT CONCERNING THE AVAILABILITY OF CERTAIN WATER RIGHTS.
- 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. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED IN BOOK 2478 AT PAGE 304, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- A 30 dB(A) INDOOR NOISE REDUCTION SHALL BE ACHIEVED BY APPROVED CONSTRUCTION TECHNIQUES AS EVIDENCED BY A NOISE REDUCTION CERTIFICATE PRIOR TO SITE DEVELOPMENT PLAN APPROVAL.
- A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER FOR INDIVIDUAL LOT, BUT COMMON LANDSCAPE ASSOCIATED WITH TRACT-A, TRACT-B, TRACT-C, TRACT-D, TRACT-E AND TRACT-F WILL BE THE RESPONSIBILITY OF WATERVIEW EAST II METRO DISTRICT.
- LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 6 OF THE COUNTY CODE TOGETHER WITH ALL APPLICABLE CONDITIONS OF APPROVAL IMPOSED BY THE BOCC.
- THERE SHALL BE NO DIRECT LOT ACCESS TO POWERS BOULEVARD AND BRADLEY ROAD. ACCESS TO LEGACY HILL DRIVE AND FRONTSIDE DRIVE ARE LIMITED TO THE LOCATIONS SHOWN ON THE SITE PLAN.

Please provide an email or document that the District does agree to maintain tracts, landscape etc...

Where the Property is Located in the Airport Overlay Zone
NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: 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. (Use when this plat is to provide the notice)
All property within this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded)
All property within this subdivision is subject to an Avigation Easement as recorded at Reception No. _____ of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing avigation easement as reflected in the title policy)

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

identify the standard lot easements in a note



SITE DATA TABLE:

TAX ID NUMBERS	5509200002
CURRENT ZONING	CR CAD-O
PROPOSED ZONING	CR CAD-O
PROPOSED LOTS	8
TOTAL SITE ACREAGE	22.11 AC
MINIMUM LOT SIZE	0.36 AC
TOTAL LOT ACREAGE	13.99 AC±
PRIVATE ROAD ACREAGE	1.57 AC±
DETENTION POND ACREAGE	1.92 AC±
OPEN SPACE ACREAGE	4.83 AC±

SHEET INDEX:

01	COVER SHEET	
02	PRELIMINARY SITE PLAN	(1 OF 2)
03	PRELIMINARY SITE PLAN	(2 OF 2)
04	PRELIMINARY GRADING	(1 OF 2)
05	PRELIMINARY GRADING	(2 OF 2)
06	PRELIMINARY UTILITY	(1 OF 2)
07	PRELIMINARY UTILITY	(2 OF 2)
08	TRACT MAP	
09	PRELIMINARY LANDSCAPE PLAN	(1 OF 2)
10	PRELIMINARY LANDSCAPE PLAN	(2 OF 2)
11	LANDSCAPE NOTES AND DETAILS	

PROJECT TEAM
OWNER / DEVELOPER:
WATERVIEW COMMERCIAL INVESTORS, LLC
2727 GLEN ARBOR DRIVE
COLORADO SPRINGS, CO 80920

PLANNER / LANDSCAPE ARCH.:
KIMLEY-HORN
2 NORTH NEVADA AVENUE
SUITE 900
COLORADO SPRINGS, CO 80903

CIVIL ENGINEER
KIMLEY-HORN
2 NORTH NEVADA AVENUE
SUITE 900
COLORADO SPRINGS, CO 80903

PLANNING AND COMMUNITY DEVELOPMENT



COVER SHEET
SHEET 01 OF 11

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

WATERVIEW EAST-COMMERCIAL
PRELIMINARY PLAN

SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

Include the following

- Right-of-way lines, widths, locations, surfacing, street names, and proposed ownership (public or private) of all existing and proposed streets within and immediately adjacent to, the property being subdivided, including the classification of each of the streets. Street names shall be approved by the El Paso Teller E-911 Authority. Alleys, greenways, bikeways, trails, and other transportation links shall also be depicted.
- The approximate length of all street centerlines, centerline radii and approximate grades, type of curb, gutter, sidewalk, and locations of pedestrian ramps. The data may be placed in a data table.
- All proposed and existing fire hydrant or cistern locations.

NER: CPR ENTITLEMENTS LLC
PARCEL #: 5500000455
NING: CS RM-30 RS-5000
USE: VACANT LAND

Bradley Rd has 210' ROW
and is currently a principal
arterial

Unresolved:
As previously informed coordinate with CDOT
regarding ROW dedication and preservation. As
noted during the Early Assistance Meeting the
previously approved preliminary plan showed this
area for future CDOT ROW

Is this a private road as stated
in your letter of intent? Label
accordingly

Unresolved:
Label all easements

Main private road needs name for
E911

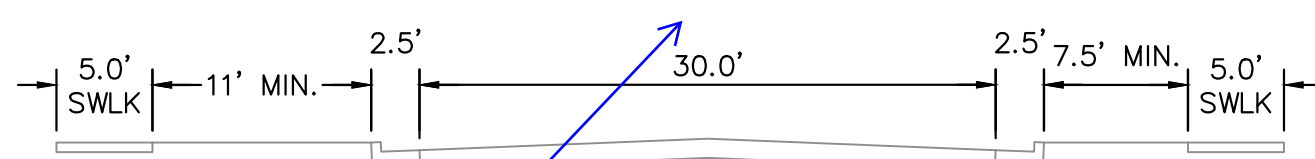
Shouldn't this be dedicated
ROW for Frontside Drive?

Provide an overall/key map

Provide legend

Show and label width
of tract for roadways

Include additional information on sections
such as: curb type, lane widths, slopes, etc



PRIVATE STREET SECTION A-A

PRIVATE STREET SECTION B-B

PRIVATE STREET SECTION C-C

LOT/TRACT TABLE			
LOT/TRACT	SF/AC	OWNER/ MAINTENANCE	USE
LOT 1	84,332/1.94	WATERVIEW COMMERCIAL LLC	COMMERCIAL
LOT 2	117,308/2.69	WATERVIEW COMMERCIAL LLC	COMMERCIAL
LOT 3	32,876/0.75	WATERVIEW COMMERCIAL LLC	COMMERCIAL
LOT 4	15,835/0.36	WATERVIEW COMMERCIAL LLC	COMMERCIAL
LOT 5	29,330/0.67	WATERVIEW COMMERCIAL LLC	COMMERCIAL
LOT 6	214,815/4.93	WATERVIEW COMMERCIAL LLC	COMMERCIAL
LOT 7	55,392/1.27	WATERVIEW COMMERCIAL LLC	COMMERCIAL
LOT 8	23,681/0.54	WATERVIEW COMMERCIAL LLC	COMMERCIAL
LOT 9	36,530/0.84	WATERVIEW COMMERCIAL LLC	COMMERCIAL
TRACT A	164,279/3.77	*W2MD	DRAINAGE, LANDSCAPE, PEDESTRIAN ACCESS, WATER QUALITY, UTILITY
TRACT B	15,956/0.37	*W2MD	DRAINAGE, LANDSCAPE, UTILITY, DETENTION/WATER QUALITY
TRACT C	41,724/0.96	*W2MD	DRAINAGE, LANDSCAPE, UTILITY, PEDESTRIAN ACCESS, DETENTION/WATER QUALITY
TRACT D	25,841/0.59	*W2MD	DRAINAGE, LANDSCAPE, UTILITY, DETENTION/WATER QUALITY
TRACT E	44,861/1.03	*W2MD	DRAINAGE, LANDSCAPE, VEHICULAR AND PEDESTRIAN ACCESS, WATER QUALITY, UTILITY, PRIVATE DRIVE AND ROAD
TRACT F	37,413/0.86	*W2MD	DRAINAGE, LANDSCAPE, PEDESTRIAN ACCESS, WATER QUALITY, UTILITY
TRACT G	23,434/0.54	**TBD	DRAINAGE, LANDSCAPE, VEHICULAR AND PEDESTRIAN ACCESS, WATER QUALITY, UTILITY

*W2MD = WATERVIEW EAST II METROPOLITAN DISTRICT
**TBD = TRACT TO BE DEDICATED TO EL PASO COUNTY UPON SUBMITTAL
OF FUTURE DEVELOPMENT PLAT
NOTE: ALL LOTS WILL CONSIST OF SHARED ACCESS AND PARKING
AGREEMENTS.

PRELIMINARY SITE PLAN
SHEET 02 OF 11

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

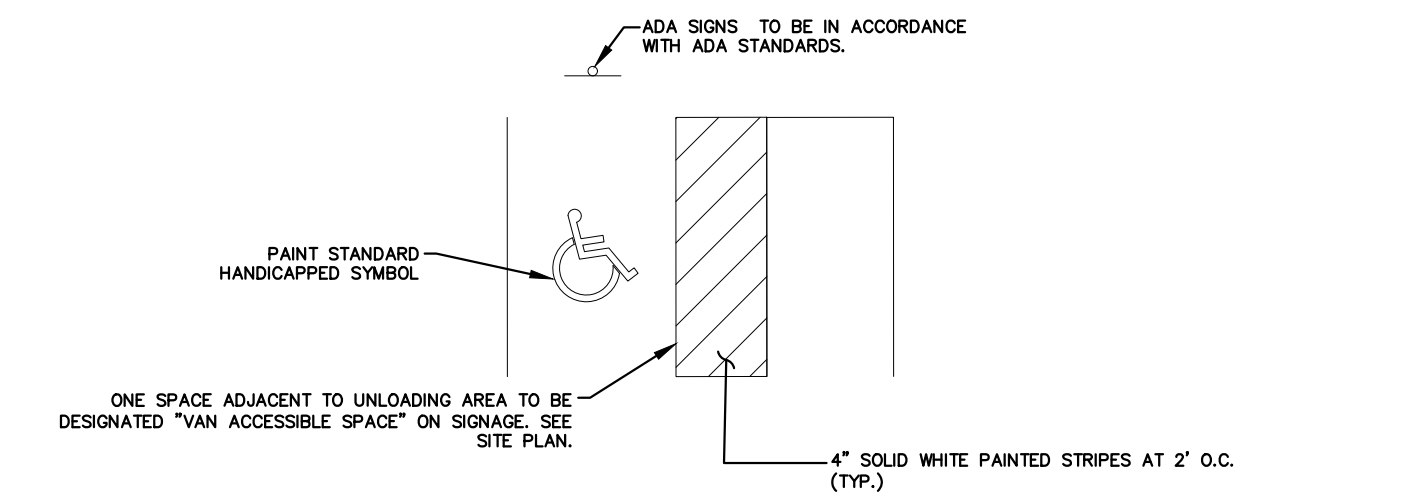
PRELIMINARY PLAN

SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

Unresolved:
-Show & Label point of commencement (POC) & point of beginning (POB) on plan.

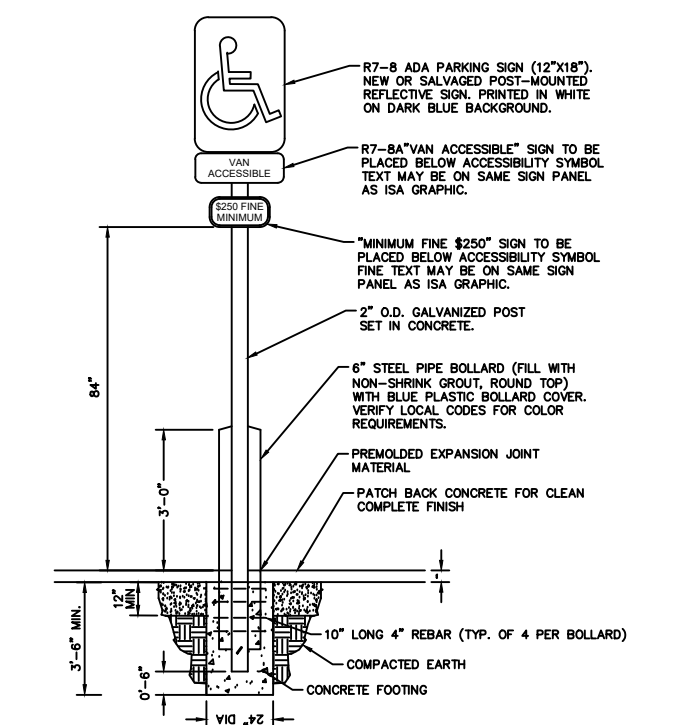
Unresolved:
Show the ada path through the site

Unresolved:
Update Frontside Drive to show the street and striping configuration based on the traffic study recommendations.

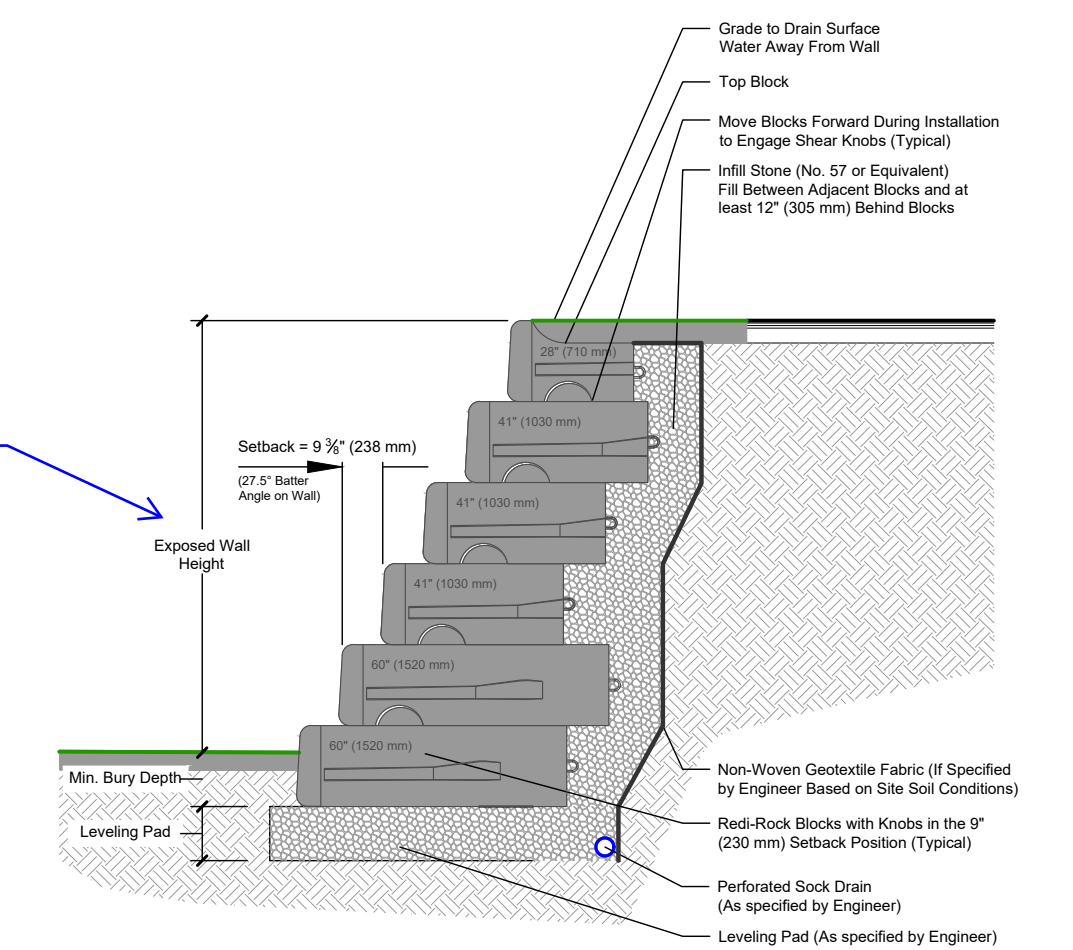


NOTES:
1. DIMENSIONS MAY VARY REFER TO SITE PLAN (SHEETS 5 AND 6).
2. SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

A ADA PARKING STALL DETAIL, TYP.
NTS

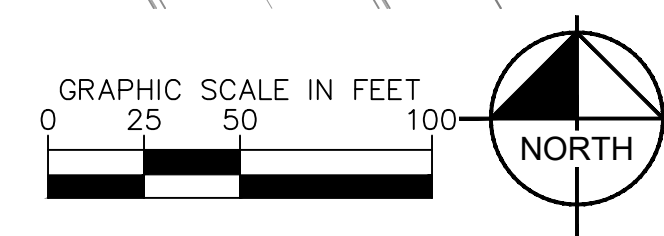


B ADA PARKING SIGN DETAIL, TYP.
NTS



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.

C RETAINING WALL DETAIL, TYP.
NTS



Indicate max height of walls. Note anything over 4' tall will need to be structurally designed

Provide detail for tiered walls

- What are these labels for?

Label curb & gutter type

Is this a gutter pan, median? Please label

Either end sidewalk at intersection with North/South sidewalk or continue to sidewalk at Frontside.

Label shaded lines.
Not clear what these
represents.

Label what all these additional lines are or remove

Provide centerline information all roads & driveways

OWNER: COLA LLC
PARCEL #: 5509301134
ZONING: PUD
USE: VACANT RESIDENTIAL

(200' R.O.W. PUBLIC FREEWAY)

OWNER: EUGENIA M & BASIL E BLUME
TRUST, JUDY R TMM, RANKIN HOLDINGS LP
PARCEL #: 5500000334
ZONING: A-5 CAD-O
USE: VACANT LAND

PROPOSED RETAINING WALL

OWNER: COLA LLC
PARCEL #: 5509301134
ZONING: PUD
USE: VACANT RESIDENTIAL

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

K:\COS_LA\196195000 - waterview east commercial\CADD\plansheets\DP-DP.dwg Mar 07, 2023 12:45pm

WATERVIEW EAST-COMMERCIAL PRELIMINARY PLAN - COUNTY FILE NO. PUDSP-22-009

WATERVIEW EAST-COMMERCIAL

PRELIMINARY PLAN

SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

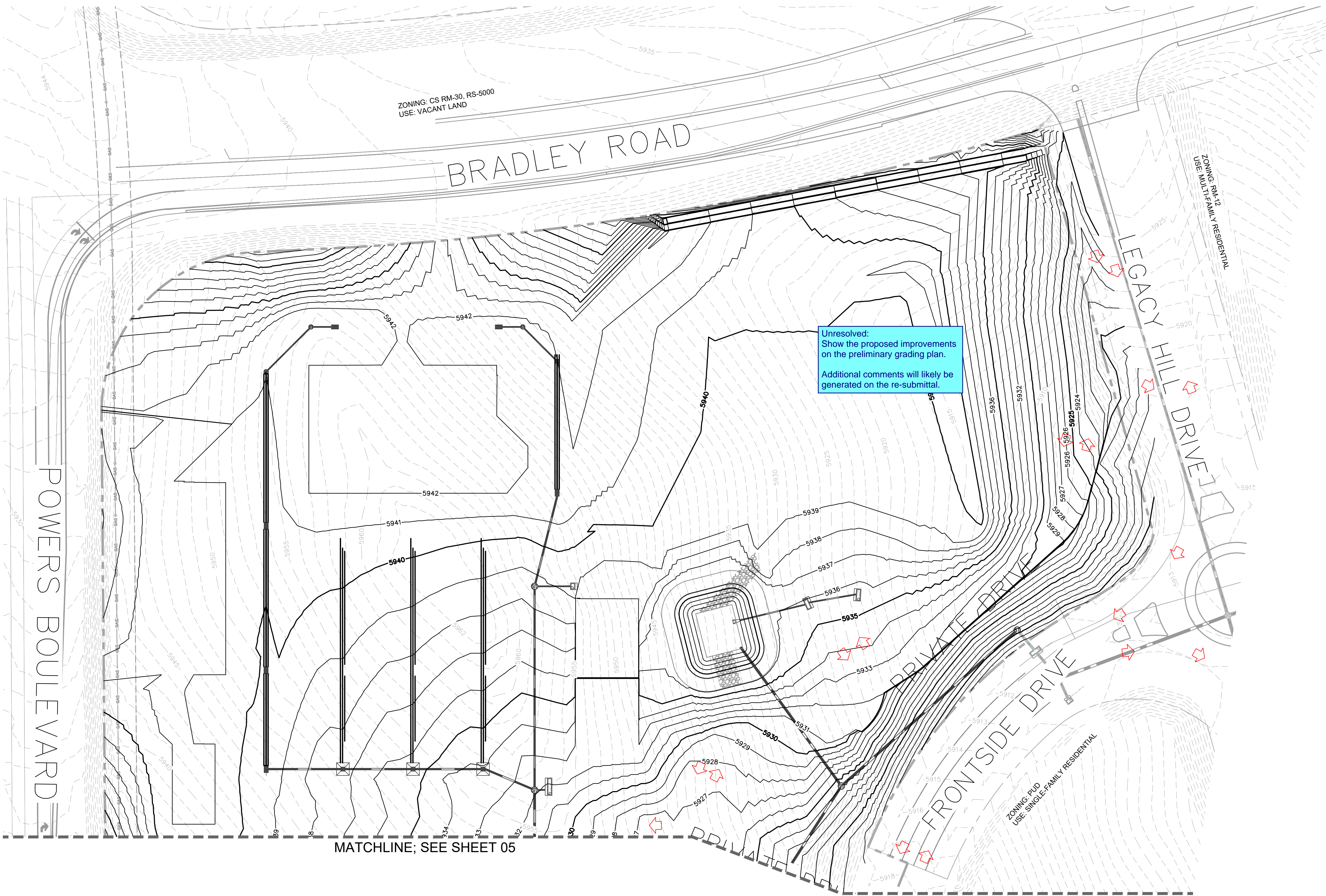
LEGEND

6000	PROPOSED MAJOR CONTOUR
6001	PROPOSED MINOR CONTOUR
6000	EXISTING MAJOR CONTOUR
6001	EXISTING MINOR CONTOUR

Unresolved:
Include all items in legend (Boundary,
easements, ROW, utilities, etc)

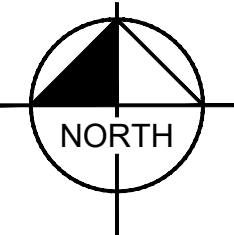
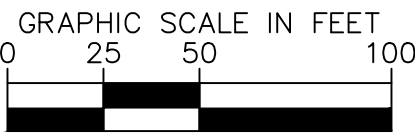
Unresolved:
-Include slope arrows
- Include centerline grades at
driveways
- Label all easements
- Label all storm
- Label all High points & Low
points
- Label Tracts and Lot #'s

Unresolved:
Show the proposed improvements
on the preliminary grading plan.
Additional comments will likely be
generated on the re-submittal.



Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



PRELIMINARY GRADING PLAN (1 OF 2)
SHEET 04 OF 11

WATERVIEW EAST-COMMERCIAL

PRELIMINARY PLAN

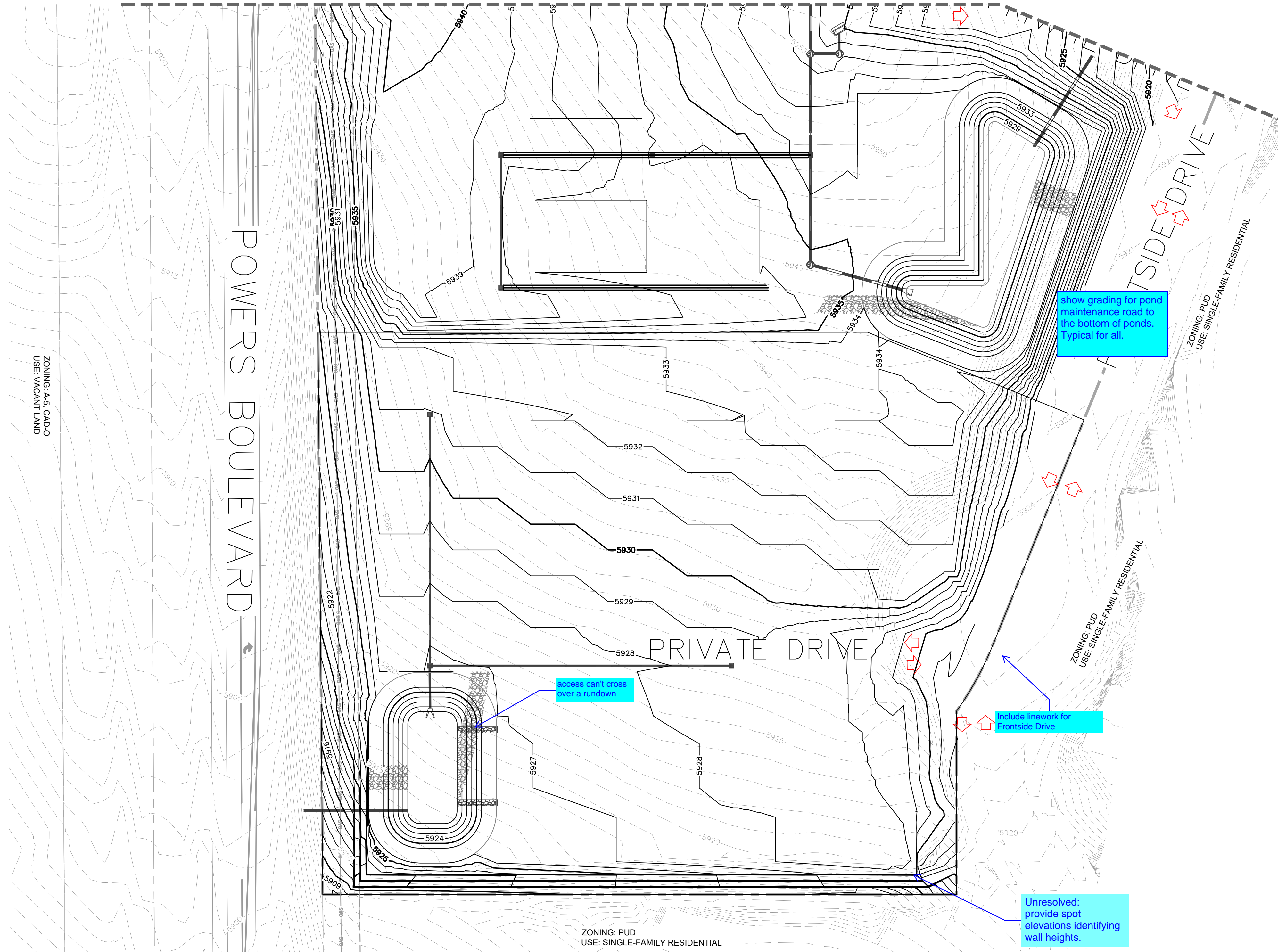
SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

MATCHLINE; SEE SHEET 04

LEGEND

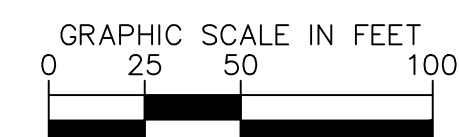
6000	PROPOSED MAJOR CONTOUR
6001	PROPOSED MINOR CONTOUR
6000	EXISTING MAJOR CONTOUR
6001	EXISTING MINOR CONTOUR

[See comments on previous page](#)



Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



PRELIMINARY GRADING PLAN (2 OF 2)
SHEET 05 OF 11

WATERVIEW EAST-COMMERCIAL PRELIMINARY PLAN

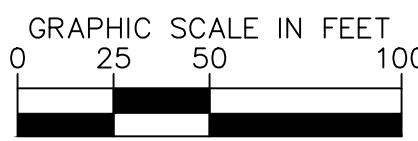
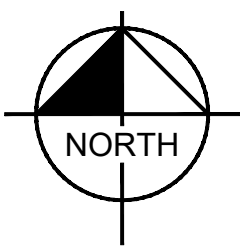
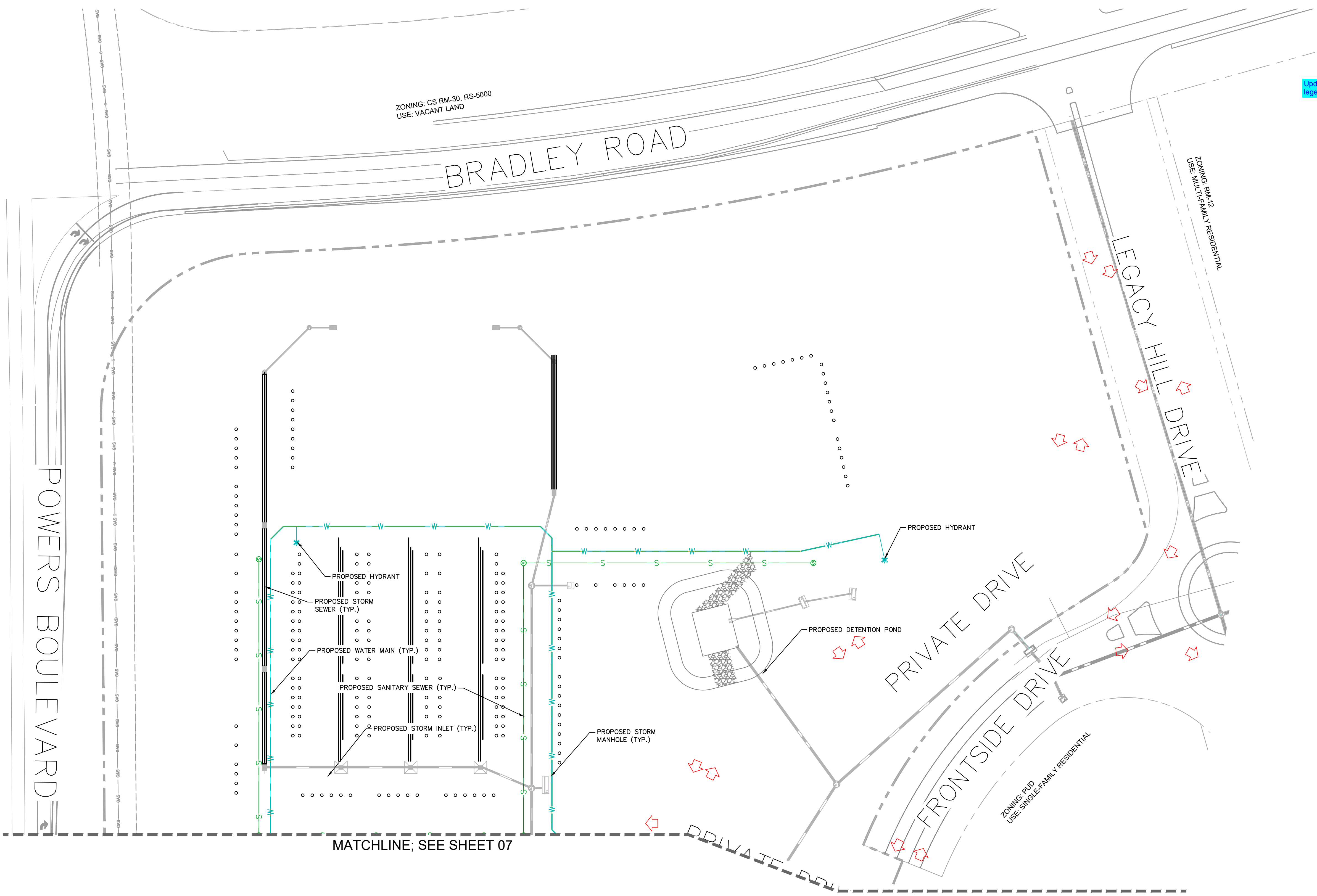
SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

- PROPERTY LINE
- PROPOSED SETBACK
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WATER LINE
- ~~~~~ PROPOSED WATER LINE
- SS --- EXISTING SANITARY LINE
- SS --- PROPOSED SANITARY LINE
- SI --- EXISTING STORM LINE
- ⊕ EXISTING STORM MANHOLE
- ⊖ EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE

Update items in
legend to match plan

Unresolved:
- Label utilities
- Turn on all proposed features (Lots,
easements, roads, etc)
- Label all easements



Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

PRELIMINARY UTILITY PLAN (1 OF 2)
SHEET 06 OF 11

WATERVIEW EAST-COMMERCIAL

PRELIMINARY PLAN

SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

LEGEND

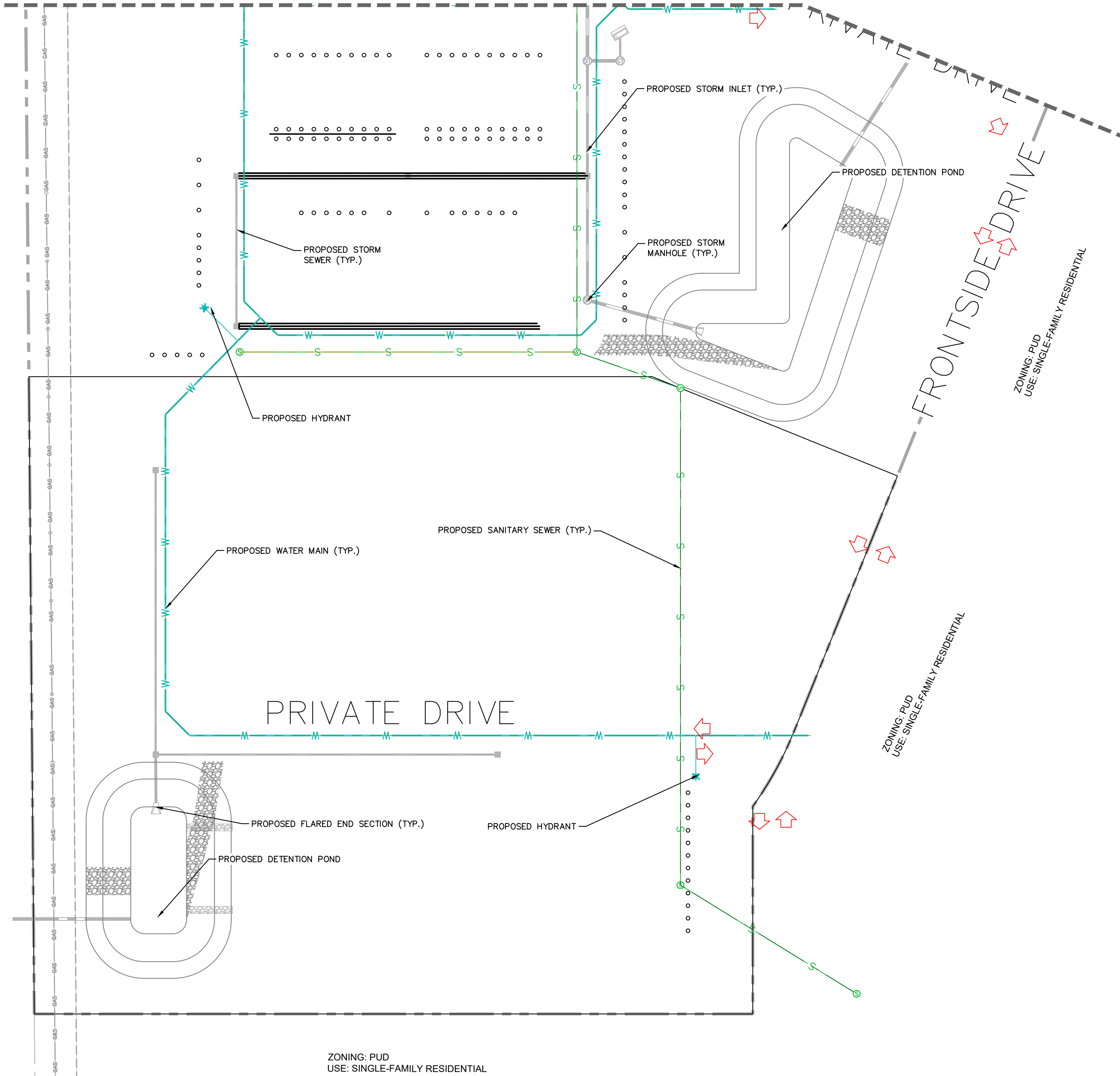
- PROPERTY LINE
- PROPOSED SETBACK
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY LINE
- PROPOSED SANITARY LINE
- EXISTING STORM LINE
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE

[See comments on previous page](#)

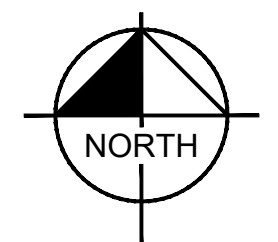
ZONING: A-5, CADO
USE: VACANT LAND

POWERS BOULEVARD

MATCHLINE; SEE SHEET 06



ZONING: PUD
USE: SINGLE-FAMILY RESIDENTIAL



GRAPHIC SCALE IN FEET
0 25 50 100

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

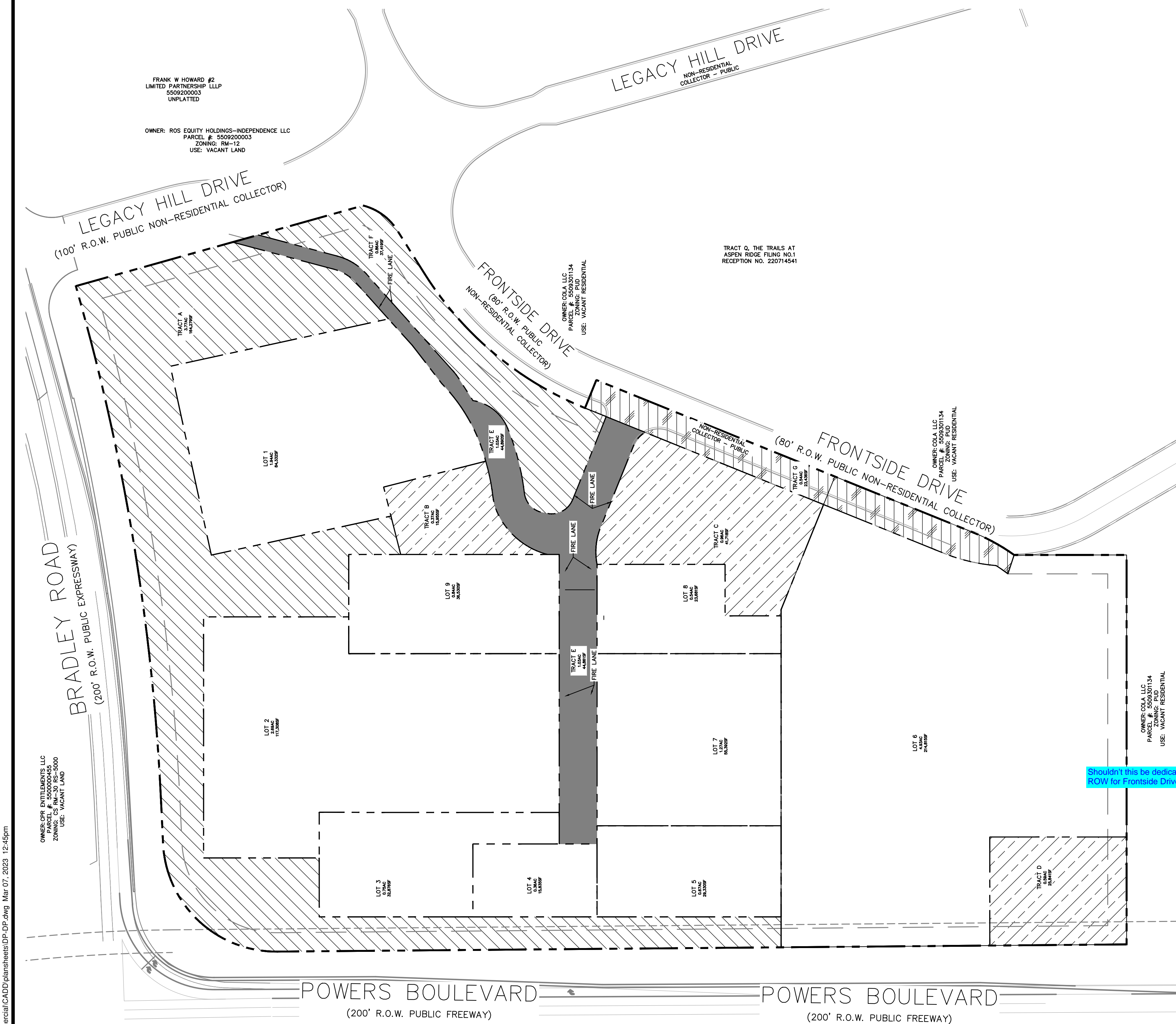
PRELIMINARY UTILITY PLAN (2 OF 2)
SHEET 07 OF 11

WATERVIEW EAST-COMMERCIAL PRELIMINARY PLAN - COUNTY FILE NO. PUDSP-22-009

WATERVIEW EAST-COMMERCIAL

PRELIMINARY PLAN

SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



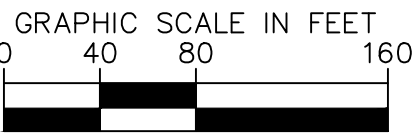
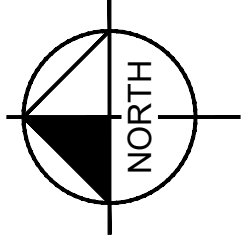
LOT/TRACT TABLE				
LOT/TRACT	SF/AC	OWNER/MAINTAINENCE	USE	HATCH
LOT 1	84,332/1.94	WATERVIEW COMMERCIAL LLC	COMMERCIAL	
LOT 2	117,308/2.69	WATERVIEW COMMERCIAL LLC	COMMERCIAL	
LOT 3	32,876/0.75	WATERVIEW COMMERCIAL LLC	COMMERCIAL	
LOT 4	15,835/0.36	WATERVIEW COMMERCIAL LLC	COMMERCIAL	
LOT 5	29,330/0.67	WATERVIEW COMMERCIAL LLC	COMMERCIAL	
LOT 6	214,815/4.93	WATERVIEW COMMERCIAL LLC	COMMERCIAL	
LOT 7	55,392/1.27	WATERVIEW COMMERCIAL LLC	COMMERCIAL	
LOT 8	23,681/0.54	WATERVIEW COMMERCIAL LLC	COMMERCIAL	
LOT 9	36,530/0.84	WATERVIEW COMMERCIAL LLC	COMMERCIAL	
TRACT A	164,279/3.77	*W2MD	DRAINAGE, LANDSCAPE, PEDESTRIAN ACCESS, WATER QUALITY, UTILITY	
TRACT B	15,956/0.37	*W2MD	DRAINAGE, LANDSCAPE, UTILITY, DETENTION/WATER QUALITY	
TRACT C	41,724/0.96	*W2MD	DRAINAGE, LANDSCAPE, PEDESTRIAN ACCESS, UTILITY, DETENTION/WATER QUALITY	
TRACT D	25,841/0.59	*W2MD	DRAINAGE, LANDSCAPE, UTILITY, DETENTION/WATER QUALITY	
TRACT E	44,861/1.03	*W2MD	DRAINAGE, LANDSCAPE, VEHICULAR AND PEDESTRIAN ACCESS, WATER QUALITY, UTILITY, PRIVATE DRIVE AND ROAD	
TRACT F	37,413/0.86	*W2MD	DRAINAGE, LANDSCAPE, PEDESTRIAN ACCESS, WATER QUALITY, UTILITY	
TRACT G	23,434/0.54	**TBD	DRAINAGE, LANDSCAPE, VEHICULAR AND PEDESTRIAN ACCESS, WATER QUALITY, UTILITY	

Shouldn't this be dedicated ROW for Frontside Drive?

*W2MD = WATERVIEW EAST II METROPOLITAN DISTRICT
**TBD = TRACT TO BE DEDICATED TO EL PASO COUNTY UPON SUBMITTAL OF FUTURE DEVELOPMENT PLAT
NOTE: ALL LOTS WILL CONSIST OF SHARED ACCESS AND PARKING AGREEMENTS.



© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



WATERVIEW EAST-COMMERCIAL

PRELIMINARY PLAN

SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

Please include the following:

-Landscape planting summary table to include a summary of required and proposed landscaping based upon adjacent or internal roadways, adjacent land use(s), parking area(s), buffer and screen area(s), and compliance with all internal landscaping requirements.
-Sight distance triangles and any plantings, signs, walls, structures, or other visual obstructions within the triangles where applicable.

All roadway and residential protection buffers landscaping needs to be within the landscape setback depicted on this plan.

All plantings outside the landscape setback count towards the required 5% internal landscaping criteria

Please include maturity height and caliper

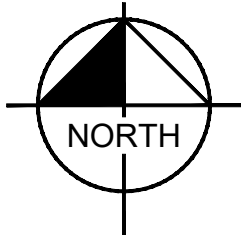
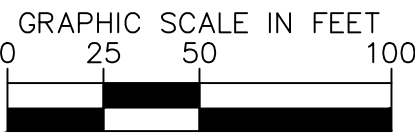
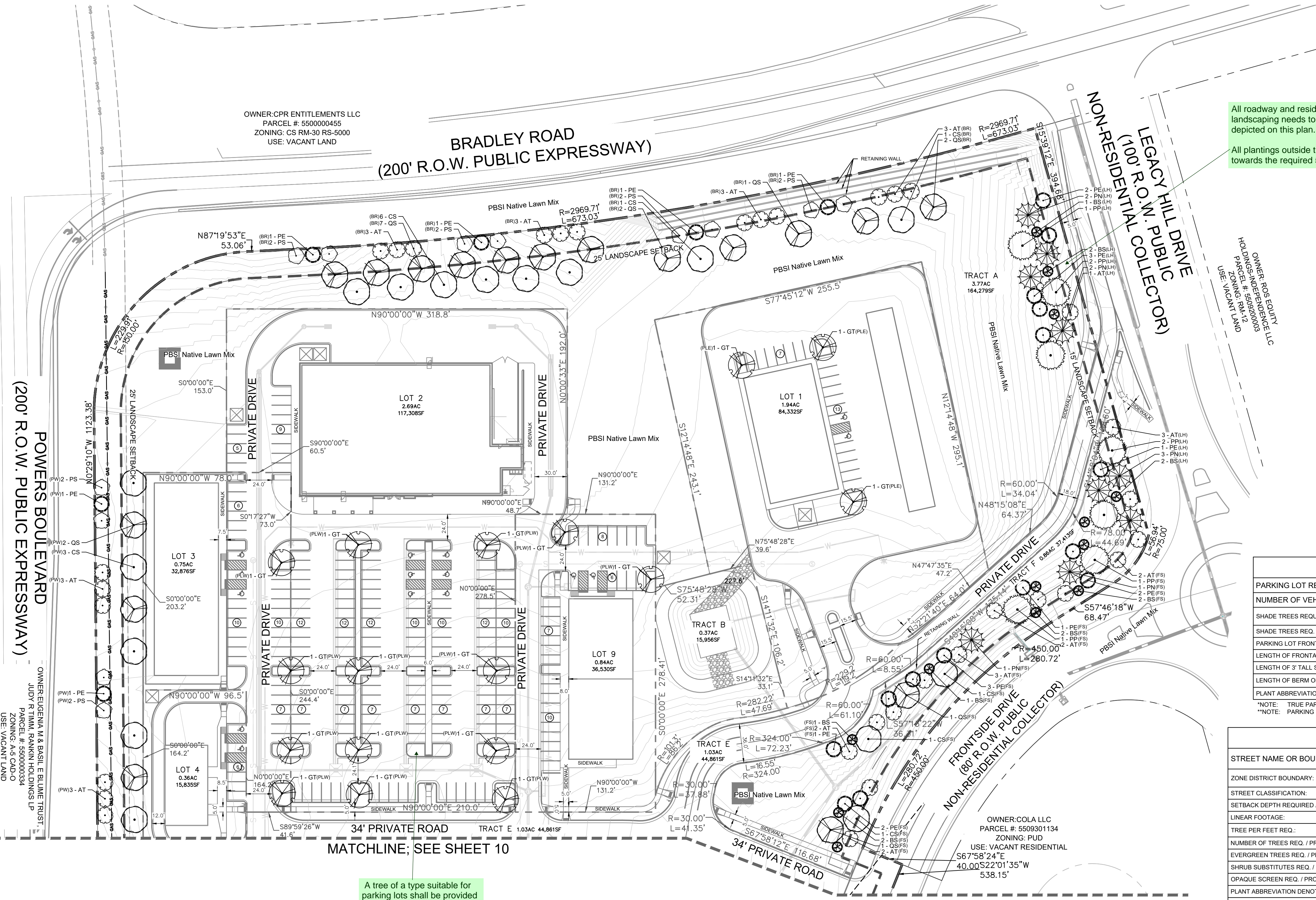
PLANT SCHEDULE

<u>DECIDUOUS TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>
	AT	48	ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE
	CS	26	CATALPA SPECIOSA / NORTHERN CATALPA
	GT	26	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST' / SUNBURST HONEYLOCUST
	PS	16	PRUNUS 'SUCKER PUNCH' / SUCKER PUNCH CHOKECHERRY
	QS	27	QUERCUS SHUMARDII / SHUMARD OAK
<u>EVERGREEN TREES</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>
	BS	20	PICEA PUNGENS 'FASTIGIATA' / FASTIGIATE BLUE SPRUCE
	PE	52	PINUS EDULIS / PINON PINE
	PN	16	PINUS NIGRA / AUSTRIAN BLACK PINE
	PP	26	PINUS PONDEROSA / PONDEROSA PINE

PARKING LOT LANDSCAPING					
PARKING LOT REFERENCED:	WEST			EAST	
NUMBER OF VEHICLE SPACES PROVIDED:	344*			34*	
SHADE TREES REQUIRED:	1 TREE PER 15 STALLS			1 TREE PER 15 STALLS	
SHADE TREES REQ. / PROV.:	23 / 23*			3 / 3*	
PARKING LOT FRONTAGES:	WEST	SOUTH	EAST	NORTH	N/A
LENGTH OF FRONTAGE:	110'	66'	XX'	343'	N/A
LENGTH OF 3' TALL SCREENING PLANTS REQ. / PROV.:	74' / XX**	44' / XX**	XX' / XX**	229' / XX**	N/A
LENGTH OF BERM OR FENCE REQ. / PROV.:	N/A	N/A	N/A	N/A	N/A
PLANT ABBREVIATION DENOTED ON PLAN:	PLW			PLE	

*NOTE: TRUE PARKING COUNTS AND RESULTANT TREE REQUIREMENTS TO BE RESOLVED WITH SUBMITTAL OF FINAL SITE DEVELOPMENT PLAN.
**NOTE: PARKING LOT FRONTAGE SCREENING REQUIREMENTS TO BE MET WITH SHRUBS UPON FUTURE DEVELOPMENT PLAN SUBMITTAL.

LANDSCAPE SETBACKS AND BUFFERS					
STREET NAME OR BOUNDARY:	POWERS BLVD	BRADLEY RD	LEGACY HILL DR	FRONTSIDE DR	SOUTH BUFFER
ZONE DISTRICT BOUNDARY:	NO	NO	YES	YES	YES
STREET CLASSIFICATION:	EXPRESSWAY	EXPRESSWAY	NON-ARTERIAL	NON-ARTERIAL	N/A
SETBACK DEPTH REQUIRED / PROVIDED:	25' / 25'	25' / 25'	15' / 15'	15' / 15'	15' / 15'
LINEAR FOOTAGE:	1238'	863'	395'	1154'	515'
TREE PER FEET REQ.:	1 TREE PER 20 LF	1 TREE PER 20 LF	1 TREE PER 15 LF	1 TREE PER 15 LF	1 TREE PER 25 LF
NUMBER OF TREES REQ. / PROV.:	62 / 62	44 / 44	27 / 27	77 / 77	21 / 21
EVERGREEN TREES REQ. / PROV.:	0 / 30	0 / 4	9 / 23	26 / 37	7 / 20
SHRUB SUBSTITUTES REQ. / PROV.:	N/A	N/A	N/A	N/A	N/A
OPAQUE SCREEN REQ. / PROV.:	N/A	N/A	N/A	N/A	515'
PLANT ABBREVIATION DENOTED ON PLAN:	PW	BR	LH	FS	SB
% GROUND PLANE VEG. REQ. / PROV.:	75% / 75%	75% / 75%	75% / 75%	75% / 75%	75% / 75%



Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

PRELIMINARY LANDSCAPE PLAN (1 OF 2)
SHEET 09 OF 11

WATERVIEW EAST-COMMERCIAL

PRELIMINARY PLAN

SITUATED IN THE WEST HALF OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,

CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

GENERAL LANDSCAPE SPECIFICATIONS

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
3. PROTECTION OF EXISTING STRUCTURES
4. 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.
5. 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.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.
7. 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 THERE TO 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 PLAN 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 $\frac{1}{2}$ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.

- g. NURSERY 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 CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEIOUS 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 PLANTS 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 ("WILT-PRUF" 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 LIMESTONE AND LIMESTONE 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 LIMESTONE OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTING AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY 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 FOREMAN.

10. PRIOR TO EXCAVATION OF TREE OPENINGS, AN AREA EQUAL TO TWO TIMES THE DIAMETER OF THE ROOT BALL SHALL BE ROTO-TILLED TO A DEPTH EQUAL TO THE DEPTH OF THE ROOT BALL.

11. EXCAVATION OF TREE OPENINGS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

12. IN CONTINUOUS SHRUB AND GROUND COVER BEDS, THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF ONE FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL. THE BED SHALL BE TILLED TO A DEPTH EQUAL TO THE ROOT BALL DEPTH PLUS 6".

13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL. IN THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISHED 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 INSTALLATION.

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 TO 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 GROED, 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 REGRADEING IF NECESSARY.

- b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

O. EDGING

- a. CONTRACTOR SHALL INSTALL 4"x6" 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 CLEARED 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.

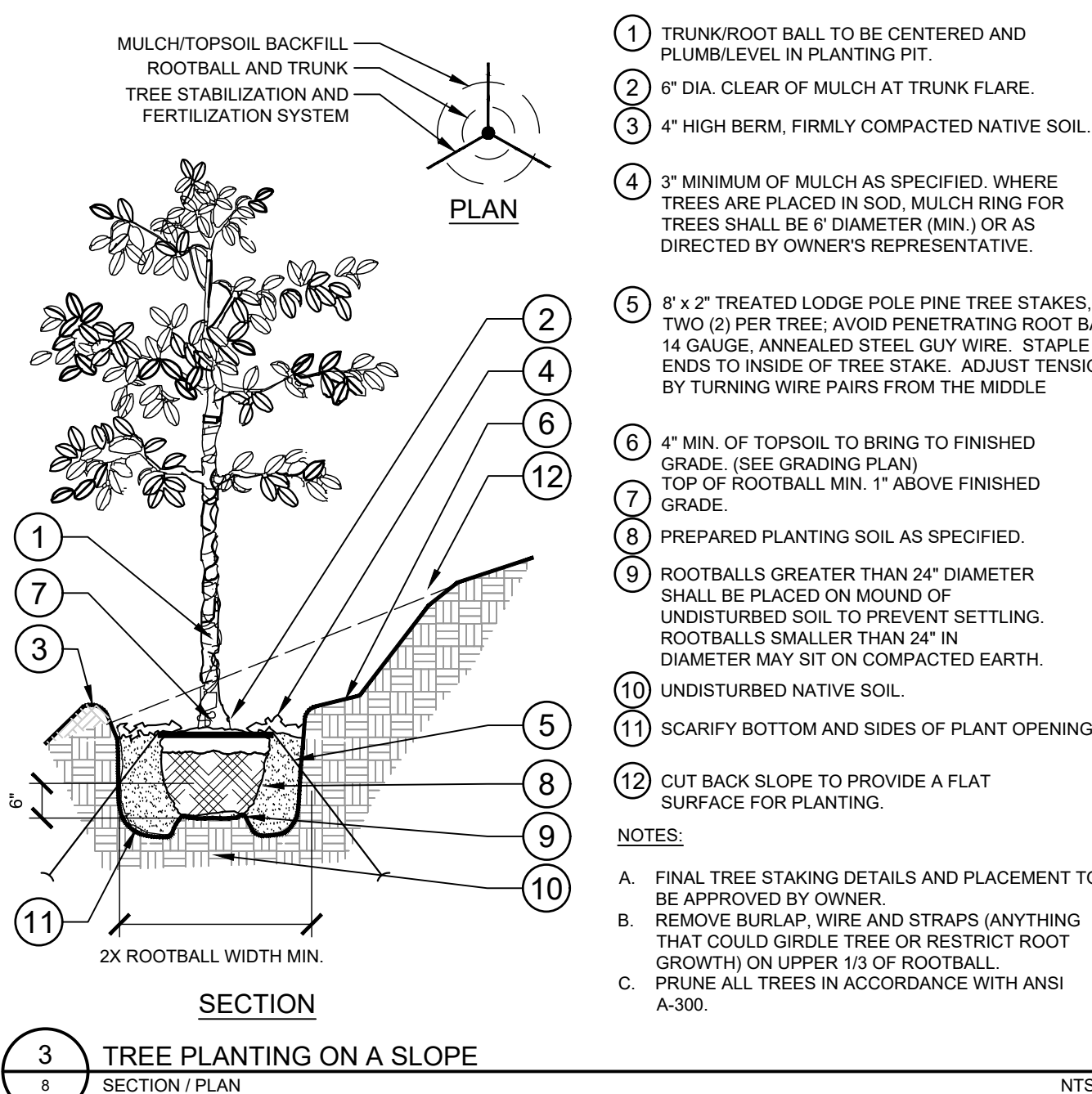
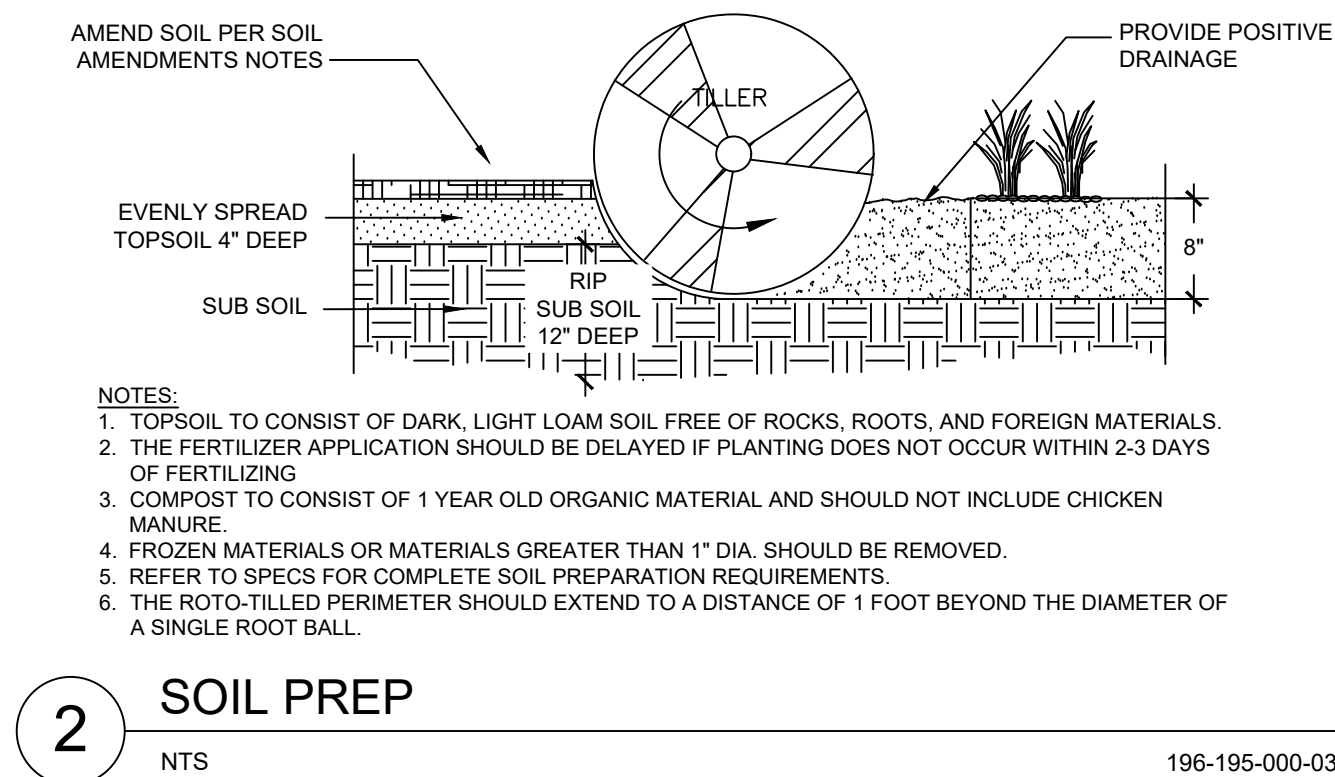
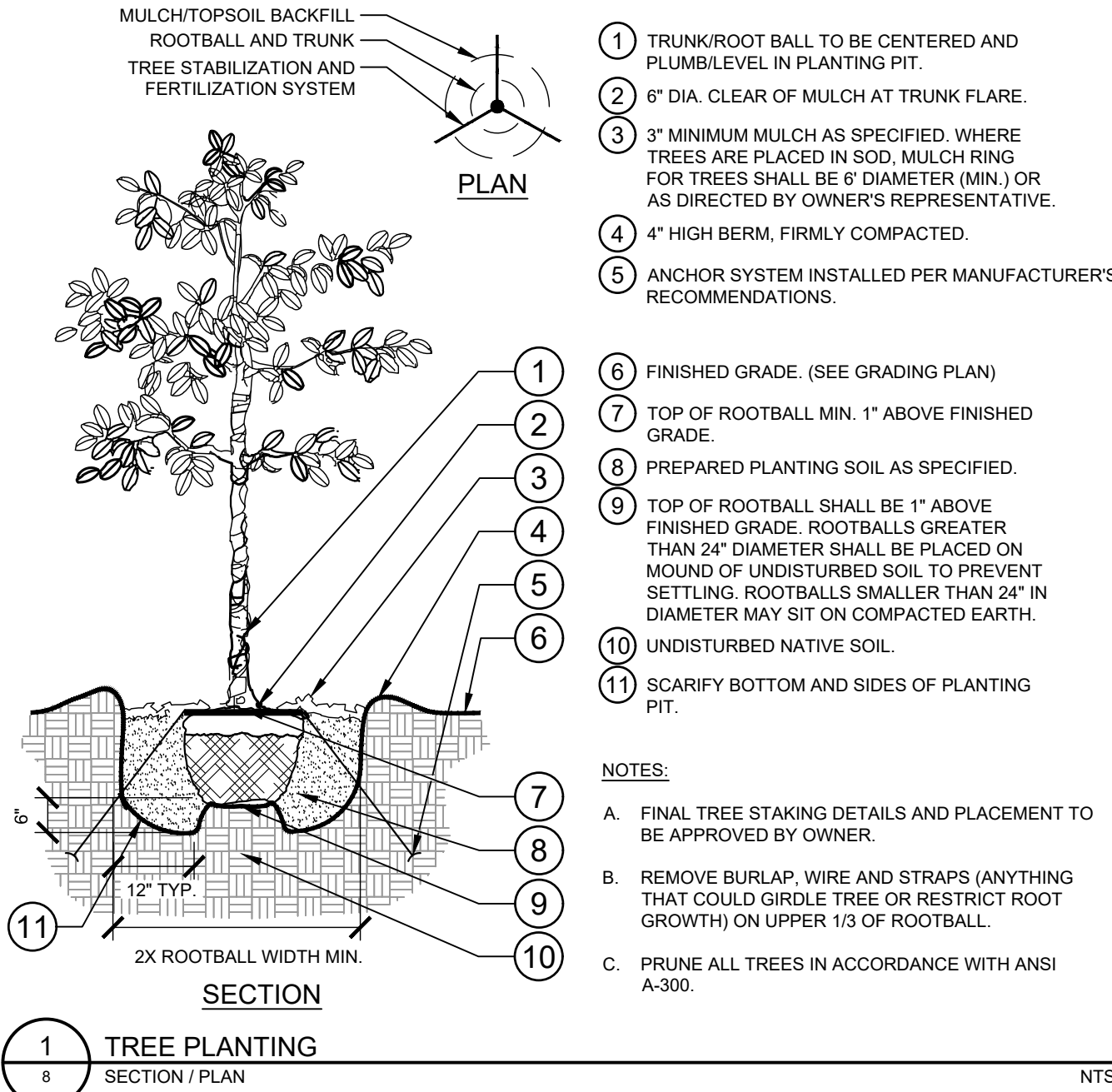
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH.

T. PARKING LOT ISLAND NOTE

1. THE SOIL OF ANY PLANTER WITHIN THE PARKING LOT SHALL BE STRUCTURALLY RENOVATED (TILLED) OR REMOVED TO A DEPTH OF THIRTY INCHES (30") AND REPLACED WITH AN ACCEPTABLE GROWING MEDIUM FOR THE SPECIES INDICATED FOR INSTALLATION.

U. MAINTENANCE

1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/OR THEIR ASSIGNS.
2. ALL STREET TREES AND STREETScape IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.



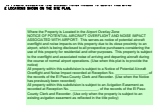
LANDSCAPE NOTES & DETAILS
SHEET 11 OF 11

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH NEVADA AVENUE, SUITE 900
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

Preliminary Plan Drawings_V2.pdf Markup Summary

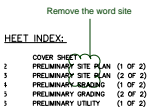
Airport Overlay (1)



Subject: Airport Overlay
Page Label: [1] 01 COVER SHEET
Author: Kylie Bagley
Date: 4/17/2023 3:25:41 PM
Status:
Color:
Layer:
Space:

Where the Property is Located in the Airport Overlay Zone
NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACT ASSOCIATED WITH AIRPORT: 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. (Use when this plat is to provide the notice)
All property within this subdivision is subject to a Notice of Potential Aircraft Overflight and Noise Impact recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder. (Use when the Notice has previously been recorded)
All property within this subdivision is subject to an Avigation Easement as recorded at Reception No. _____, of the records of the El Paso County Clerk and Recorder. (Use only when the property is subject to an existing avigation easement as reflected in the title policy)

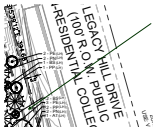
Architect (1)



Subject: Architect
Page Label: [1] 01 COVER SHEET
Author: Kylie Bagley
Date: 4/17/2023 3:37:08 PM
Status:
Color:
Layer:
Space:

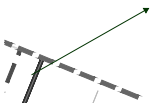
Remove the word site

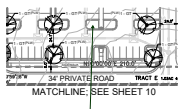
Arrow (7)



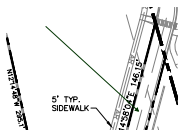
Subject: Arrow
Page Label: [9] 09 PRELIMINARY LANDSCAPE PLAN (1 OF 2)
Author: Kylie Bagley
Date: 4/18/2023 3:26:01 PM
Status:
Color:
Layer:
Space:

Subject: Arrow
Page Label: [10] 10 PRELIMINARY LANDSCAPE PLAN (2 OF 2)
Author: Kylie Bagley
Date: 4/19/2023 10:38:09 AM
Status:
Color:
Layer:
Space:





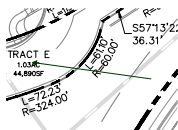
Subject: Arrow
Page Label: [9] 09 PRELIMINARY LANDSCAPE PLAN (1 OF 2)
Author: Kylie Bagley
Date: 4/19/2023 10:51:10 AM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: [2] 02 PRELIMINARY SITE PLAN
Author: Kylie Bagley
Date: 4/19/2023 11:18:01 AM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: [9] 09 PRELIMINARY LANDSCAPE PLAN (1 OF 2)
Author: Kylie Bagley
Date: 4/19/2023 8:41:54 AM
Status:
Color: ■
Layer:
Space:



Subject: Arrow
Page Label: [2] 02 PRELIMINARY SITE PLAN
Author: Kylie Bagley
Date: 4/20/2023 11:36:37 AM
Status:
Color: ■
Layer:
Space:



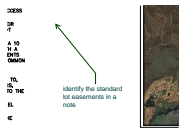
Subject: Arrow
Page Label: [2] 02 PRELIMINARY SITE PLAN
Author: Kylie Bagley
Date: 4/20/2023 11:36:39 AM
Status:
Color: ■
Layer:
Space:

Callout (21)



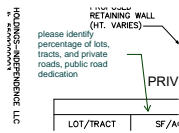
Subject: Callout
Page Label: [1] 01 COVER SHEET
Author: Kylie Bagley
Date: 4/17/2023 3:25:54 PM
Status:
Color: ■
Layer:
Space:

Please provide an email or document that the District does agree to maintain tracts, landscape etc...



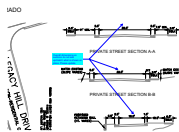
Subject: Callout
Page Label: [1] 01 COVER SHEET
Author: Kylie Bagley
Date: 4/17/2023 3:27:12 PM
Status:
Color: ■
Layer:
Space:

identify the standard lot easements in a note



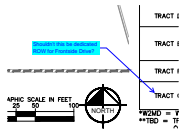
Subject: Callout
Page Label: [2] 02 PRELIMINARY SITE PLAN
Author: Kylie Bagley
Date: 4/17/2023 3:53:48 PM
Status:
Color: ■
Layer:
Space:

please identify percentage of lots, tracts, and private roads, public road dedication



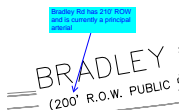
Subject: Callout
Page Label: [2] 02 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 12:01:10 PM
Status:
Color: ■
Layer:
Space:

Overall dimensions on sections do not add up/match what is shown on plans. Please update



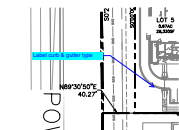
Subject: Callout
Page Label: [2] 02 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 12:03:01 PM
Status:
Color: ■
Layer:
Space:

Shouldn't this be dedicated ROW for Frontside Drive?



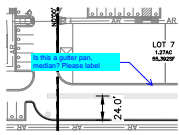
Subject: Callout
Page Label: [2] 02 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 12:04:30 PM
Status:
Color: ■
Layer:
Space:

Bradley Rd has 210' ROW and is currently a principal arterial



Subject: Callout
Page Label: [3] 03 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 12:05:08 PM
Status:
Color: ■
Layer:
Space:

Label curb & gutter type



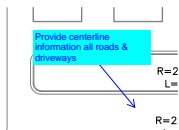
Subject: Callout
Page Label: [3] 03 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 12:05:29 PM
Status:
Color: ■
Layer:
Space:

Is this a gutter pan, median? Please label



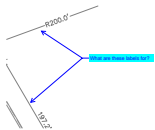
Subject: Callout
Page Label: [3] 03 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 12:06:28 PM
Status:
Color: ■
Layer:
Space:

Indicate max height of walls. Note anything over 4' tall will need to be structurally designed



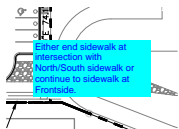
Subject: Callout
Page Label: [3] 03 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 12:07:22 PM
Status:
Color: ■
Layer:
Space:

Provide centerline information all roads & driveways



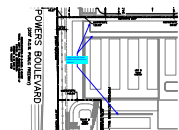
Subject: Callout
Page Label: [3] 03 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 12:07:51 PM
Status:
Color: ■
Layer:
Space:

What are these labels for?



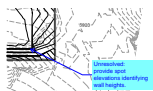
Subject: Callout
Page Label: [3] 03 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 12:10:49 PM
Status:
Color: ■
Layer:
Space:

Either end sidewalk at intersection with North/South sidewalk or continue to sidewalk at Frontside.



Subject: Callout
Page Label: [3] 03 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 12:11:35 PM
Status:
Color: ■
Layer:
Space:

Label what all these additional lines are or remove



Subject: Callout

Page Label: [5] 05 PRELIMINARY GRADING PLAN (2 OF 2)

Author: CDurham

Date: 4/20/2023 12:15:49 PM

Status:

Color: ■

Layer:

Space:

Unresolved:

provide spot elevations identifying wall heights.



Subject: Callout

Page Label: [5] 05 PRELIMINARY GRADING PLAN (2 OF 2)

Author: CDurham

Date: 4/20/2023 12:16:24 PM

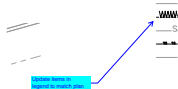
Status:

Color: ■

Layer:

Space:

Include linework for Frontside Drive



Subject: Callout

Page Label: [6] 06 PRELIMINARY UTILITY PLAN (1 OF 2)

Author: CDurham

Date: 4/20/2023 12:17:40 PM

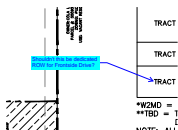
Status:

Color: ■

Layer:

Space:

Update items in legend to match plan



Subject: Callout

Page Label: [8] 08 TRACT MAP

Author: CDurham

Date: 4/20/2023 12:26:08 PM

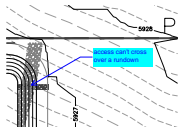
Status:

Color: ■

Layer:

Space:

Shouldn't this be dedicated ROW for Frontside Drive?



Subject: Callout

Page Label: [5] 05 PRELIMINARY GRADING PLAN (2 OF 2)

Author: CDurham

Date: 4/20/2023 4:05:21 PM

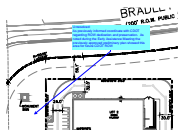
Status:

Color: ■

Layer:

Space:

access can't cross over a rundown



Subject: Callout

Page Label: [2] 02 PRELIMINARY SITE PLAN

Author: CDurham

Date: 4/20/2023 8:28:23 AM

Status:

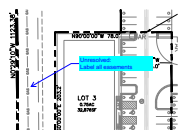
Color: ■

Layer:

Space:

Unresolved:

As previously informed coordinate with CDOT regarding ROW dedication and preservation. As noted during the Early Assistance Meeting the previously approved preliminary plan showed this area for future CDOT ROW



Subject: Callout
Page Label: [2] 02 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 8:32:38 AM
Status:
Color: ■
Layer:
Space:

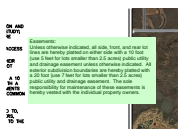
Unresolved:
Label all easements



Subject: Callout
Page Label: [3] 03 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 8:36:01 AM
Status:
Color: ■
Layer:
Space:

Label shaded lines. Not clear what these represents.

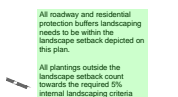
Easements (1)



Subject: Easements
Page Label: [1] 01 COVER SHEET
Author: Kylie Bagley
Date: 4/17/2023 3:26:53 PM
Status:
Color: ■
Layer:
Space:

Easements:
Unless otherwise indicated, all side, front, and rear lot lines are hereby platted on either side with a 10 foot (use 5 feet for lots smaller than 2.5 acres) public utility and drainage easement unless otherwise indicated. All exterior subdivision boundaries are hereby platted with a 20 foot (use 7 feet for lots smaller than 2.5 acres) public utility and drainage easement. The sole responsibility for maintenance of these easements is hereby vested with the individual property owners.

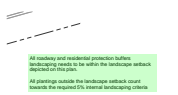
Text Box (28)



Subject: Text Box
Page Label: [10] 10 PRELIMINARY LANDSCAPE PLAN (2 OF 2)
Author: Kylie Bagley
Date: 4/19/2023 10:40:03 AM
Status:
Color: ■
Layer:
Space:

All roadway and residential protection buffers landscaping needs to be within the landscape setback depicted on this plan.

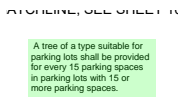
All plantings outside the landscape setback count towards the required 5% internal landscaping criteria



Subject: Text Box
Page Label: [9] 09 PRELIMINARY LANDSCAPE PLAN (1 OF 2)
Author: Kylie Bagley
Date: 4/19/2023 10:40:14 AM
Status:
Color: ■
Layer:
Space:

All roadway and residential protection buffers landscaping needs to be within the landscape setback depicted on this plan.

All plantings outside the landscape setback count towards the required 5% internal landscaping criteria



Subject: Text Box
Page Label: [9] 09 PRELIMINARY LANDSCAPE PLAN (1 OF 2)
Author: Kylie Bagley
Date: 4/19/2023 10:51:00 AM
Status:
Color: ■
Layer:
Space:

A tree of a type suitable for parking lots shall be provided for every 15 parking spaces in parking lots with 15 or more parking spaces.

Subject: Text Box
Page Label: [2] 02 PRELIMINARY SITE PLAN
Author: Kylie Bagley
Date: 4/19/2023 11:12:26 AM
Status:
Color: ■
Layer:
Space:

Include the following

-Right-of-way lines, widths, locations, surfacing, street names, and proposed ownership (public or private) of all existing and proposed streets within and immediately adjacent to, the property being subdivided, including the classification of each of the streets. Street names shall be approved by the El Paso Teller E-911 Authority. Alleys, greenways, bikeways, trails, and other transportation links shall also be depicted.
-The approximate length of all street centerlines, centerline radii and approximate grades, type of curb, gutter, sidewalk, and locations of pedestrian ramps. The data may be placed in a data table.
-All proposed and existing fire hydrant or cistern locations.

Subject: Text Box
Page Label: [2] 02 PRELIMINARY SITE PLAN
Author: Kylie Bagley
Date: 4/19/2023 11:18:13 AM
Status:
Color: ■
Layer:
Space:

Is this a private road as stated in your letter of intent? Label accordingly

Subject: Text Box
Page Label: [1] 01 COVER SHEET
Author: CDurham
Date: 4/19/2023 5:13:19 PM
Status:
Color: ■
Layer:
Space:

Add note back in regarding Geological Hazards and Geologic Constraints (note #2 on first submittal, just update to hazards and constraints mentioned in Geotech report).

Subject: Text Box
Page Label: [9] 09 PRELIMINARY LANDSCAPE PLAN (1 OF 2)
Author: Kylie Bagley
Date: 4/19/2023 8:42:01 AM
Status:
Color: ■
Layer:
Space:

Please include maturity height and caliper

Subject: Text Box
Page Label: [9] 09 PRELIMINARY LANDSCAPE PLAN (1 OF 2)
Author: Kylie Bagley
Date: 4/19/2023 8:44:18 AM
Status:
Color: ■
Layer:
Space:

Please include the following:

-Landscape planting summary table to include a summary of required and proposed landscaping based upon adjacent or internal roadways, adjacent land use(s), parking area(s), buffer and screen area(s), and compliance with all internal landscaping requirements.
-Sight distance triangles and any plantings, signs, walls, structures, or other visual obstructions within the triangles where applicable.

Subject: Text Box
Page Label: [2] 02 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 10:24:49 AM
Status:
Color: ■
Layer:
Space:

Subject: Text Box
Page Label: [2] 02 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 10:24:55 AM
Status:
Color: ■
Layer:
Space:

Subject: Text Box
Page Label: [2] 02 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 10:25:00 AM
Status:
Color: ■
Layer:
Space:

JOHN, RANGE TO WEST OF
ASO, STATE OF COLORADO

Unresolved:
Show & Label point of commencement
(POC) & point of beginning (POB) on plan.

Subject: Text Box
Page Label: [3] 03 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 10:25:56 AM
Status:
Color: ■
Layer:
Space:

Unresolved:
-Show & Label point of commencement (POC) &
point of beginning (POB) on plan.

Unresolved:
Show the ada path through the site.

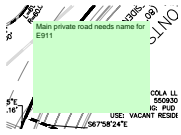
Subject: Text Box
Page Label: [3] 03 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 10:27:03 AM
Status:
Color: ■
Layer:
Space:

Unresolved:
Show the ada path through the site

Unresolved:
Update Frontside Drive to show the street
and striping configuration based on the
traffic study recommendations.

Subject: Text Box
Page Label: [3] 03 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 10:29:14 AM
Status:
Color: ■
Layer:
Space:

Unresolved:
Update Frontside Drive to show the street and
striping configuration based on the traffic study
recommendations.



Subject: Text Box
Page Label: [2] 02 PRELIMINARY SITE PLAN
Author: Kylie Bagley
Date: 4/20/2023 11:36:55 AM
Status:
Color: ■
Layer:
Space:

Main private road needs name for E911

-add note: building location and sizes are conceptual and not binding

Subject: Text Box
Page Label: [2] 02 PRELIMINARY SITE PLAN
Author: Kylie Bagley
Date: 4/20/2023 11:38:53 AM
Status:
Color: ■
Layer:
Space:

-add note: building location and sizes are conceptual and not binding

Show and label width of tract for roadways

Subject: Text Box
Page Label: [2] 02 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 12:01:47 PM
Status:
Color: ■
Layer:
Space:

Show and label width of tract for roadways

Include additional information on sections such as: curb type, lane widths, slopes, etc.

Subject: Text Box
Page Label: [2] 02 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 12:02:29 PM
Status:
Color: ■
Layer:
Space:

Include additional information on sections such as: curb type, lane widths, slopes, etc

Provide an overall/key map

Subject: Text Box
Page Label: [2] 02 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 12:03:28 PM
Status:
Color: ■
Layer:
Space:

Provide an overall/key map

Provide legend

Subject: Text Box
Page Label: [2] 02 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 12:03:42 PM
Status:
Color: ■
Layer:
Space:

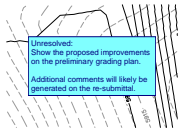
Provide legend

P.M.

Provide detail for tiered walls

Subject: Text Box
Page Label: [3] 03 PRELIMINARY SITE PLAN
Author: CDurham
Date: 4/20/2023 12:06:44 PM
Status:
Color: ■
Layer:
Space:

Provide detail for tiered walls



Unresolved:
Show the proposed improvements on the preliminary grading plan.
Additional comments will likely be generated on the re-submittal.

Subject: Text Box
Page Label: [4] 04 PRELIMINARY GRADING PLAN (1 OF 2)
Author: CDurham
Date: 4/20/2023 12:12:54 PM
Status:
Color: ■
Layer:
Space:

Unresolved:
Show the proposed improvements on the preliminary grading plan.

Additional comments will likely be generated on the re-submittal.

Unresolved:
Include all items in legend (Boundary, easements, ROW, utilities, etc)

Subject: Text Box
Page Label: [4] 04 PRELIMINARY GRADING PLAN (1 OF 2)
Author: CDurham
Date: 4/20/2023 12:13:49 PM
Status:
Color: ■
Layer:
Space:

Unresolved:
Include all items in legend (Boundary, easements, ROW, utilities, etc)

Unresolved:
- Include slope arrows
- Include centerline grades at driveways
- Label all easements
- Label all storm
- Label all High points & Low points
- Label Tracts and Lot #'s

Subject: Text Box
Page Label: [4] 04 PRELIMINARY GRADING PLAN (1 OF 2)
Author: CDurham
Date: 4/20/2023 12:14:15 PM
Status:
Color: ■
Layer:
Space:

Unresolved:
- Include slope arrows

- Include centerline grades at driveways

- Label all easements

- Label all storm

- Label all High points & Low points

- Label Tracts and Lot #'s

Unresolved:
- Label utilities
- Turn on all proposed features (Lots, easements, roads, etc)
- Label all easements

Subject: Text Box
Page Label: [6] 06 PRELIMINARY UTILITY PLAN (1 OF 2)
Author: CDurham
Date: 4/20/2023 12:18:15 PM
Status:
Color: ■
Layer:
Space:

Unresolved:
- Label utilities

- Turn on all proposed features (Lots, easements, roads, etc)

- Label all easements

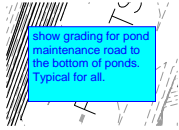
See comments on previous page

Subject: Text Box
Page Label: [7] 07 PRELIMINARY UTILITY PLAN (2 OF 2)
Author: CDurham
Date: 4/20/2023 12:18:47 PM
Status:
Color: ■
Layer:
Space:

See comments on previous page

See comments on previous page

Subject: Text Box
Page Label: [5] 05 PRELIMINARY GRADING PLAN (2 OF 2) See comments on previous page
Author: CDurham
Date: 4/20/2023 12:18:53 PM
Status:
Color: ■
Layer:
Space:



Subject: Text Box
Page Label: [5] 05 PRELIMINARY GRADING PLAN (2 OF 2) show grading for pond maintenance road to the bottom of ponds. Typical for all.
Author: CDurham
Date: 4/20/2023 4:08:53 PM
Status:
Color: ■
Layer:
Space: