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 \$36°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 \$22*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 SO0°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 NO0°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. THERE ARE NO SIGNIFICANT GEOLOGICAL HAZARDS: HOWEVER. THE POTENTIAL FOR GEOLOGIC CONSTRAINTS DO EXIST RELATED TO ARTIFICIAL FILL, HYDROCOMPACTION AND EXPANSIVE SOILS. THESE GEOLOGICAL CONDITIONS ARE CONSIDERED RELATIVELY COMMON TO THE AREA WITH MITIGATION ACCOMPLISHED BY IMPLEMENTING COMMON ENGINEERING AND CONSTRUCTION PRACTICES. IF THE PREVIOUSLY LISTED POTENTIAL GEOLOGICAL HAZARDS ARE FOUND TO EXIST, AN EVALUATION SHALL BE PERFORMED AT THE TIME OF FINAL GEOTECHNICAL INVESTIGATION FOR THOSE INDIVIDUAL LOTS. WE DID NOT IDENTIFY GEOLOGIC HAZARDS THAT WE BELIEVE PRECLUDED DEVELOPMENT OF THE SITE. THE CONDITIONS IDENTIFIED AT THE SITE THAT MAY POSE CONSTRAINTS TO DEVELOPMENT INCLUDED THE PRESENCE OF POTENTIALLY HYDRO-COMPACTIVE SOILS, EXISTING FILL STOCKPILES, AND EROSION. REGIONAL GEOLOGIC CONDITIONS THAT IMPACT THE SITE INCLUDE SEISMICITY AND RADIOACTIVITY. WE BELIEVE EACH OF THESE CONDITIONS CAN BE MITIGATED WITH ENGINEERING DESIGN AND CONSTRUCTION METHODS COMMONLY EMPLOYED IN THIS AREA. THESE CONDITIONS ARE DISCUSSED IN THE SECTIONS THAT FOLLOW. **
- 3.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 '08041C0768G'. EFFECTIVE DATE 'DECEMBER 7. 2018'.



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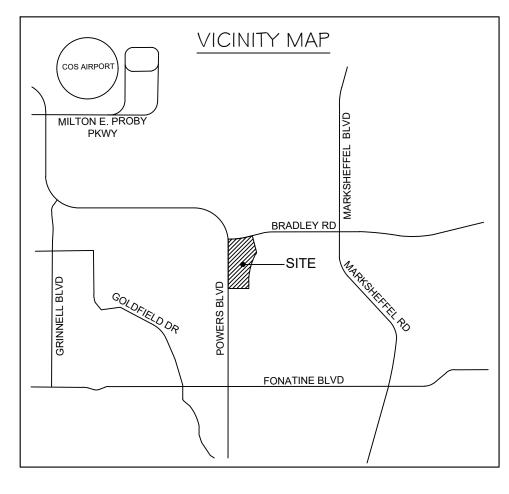
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

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

PRELIMINARY PLAN NOTES

- 1. 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.
- 2. 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 WATERVIEW COMMERCIAL INVESTORS LLC. 3. 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. 4. 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 COMMERCIAL INVESTORS LLC 5. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT
- REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT.
- 6. NO DRIVEWAYS SHALL BE ESTABLISHED ALONG PUBLIC STREET UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY. 7. EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOTS WILL HAVE FULL ACCESS BY WAY OF THE
- PRIVATE DRIVE/ROAD WITHIN TRACT E. 8. 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.
- 9. 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 COMMERCIAL INVESTORS LLC.
- 10. 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.
- 11. SIGNAGE IS NOT APPROVED WITH THIS PLAN. A SEPARATE SIGN PERMIT IS REQUIRED. CONTACT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT 2880 INTERNATIONAL CIRCLE FOR A SIGN PLAN APPLICATION.
- 12. RETAINING WALLS EXCEEDING 4-FEET WILL NEED TO BE STRUCTURALLY ENGINEERED. 13. ALL "STOP SIGNS" AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER TO MEET MUTCD
- STANDARDS. FINAL DETAILS TO BE APPROVED AT THE FINAL PLAT. 14. 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. 15. 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. 16. 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 APPROVE 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.
- 17. DEVELOPMENT OF THE PROPERTY WILL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE EL PASO COUNTY LAND DEVELOPMENT CODE FOR CR ZONING, AND THE COMMERCIAL AVIATION DISTRICT OVERLAY (CAD-O)
- 18. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAPS NUMBERED '08041C0768G', 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.
- 19. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY THE WIDEFELD WATER AND SANITARY DISTRICT (WWSD) 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.
- 20. 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 AVIATION EASEMENT AS RECORDED IN BOOK 2478 AT PAGE 304, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER.
- 21. 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.
- 22. 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.
- 23. A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
- 24. 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, TRACT-F AND TRACT-G WILL BE THE RESPONSIBILITY OF WATERVIEW COMMERCIAL INVESTORS LLC.
- 25. LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 6 OF THE COUNTY CODE TOGETHER WITH ALL APPLICABLE CONDITIONS OF APPROVAL IMPOSED BY THE BOCC.
- 26. 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. 27. UNLESS OTHERWISE INDICATED, ALL SIDE, FRONT AND REAR LOT LINES ARE HEREBY PLATTED ON EITHER SIDE WITH A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT UNLESS OTHERWISE INDICATED. ALL EXTERIOR SUBDIVISION BOUNDARIES ARE HEREBY PLATTED WITH A 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT. THE SOLE RESPONSIBILITY FOR MAINTENANCE OF THESE EASEMENTS IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
- 28. PRIOR TO CONSTRUCTION PLAN APPROVAL, THE DEVELOPER IS REQUIRED TO REMIT THE AMOUNT OF \$200,000 FOR THE FUTURE ANTICIPATED TRAFFIC SIGNAL AT THE INTERSECTION OF BRADLEY ROAD WITH LEGACY HILL DRIVE.



SITE DATA TABLE

SHEET INDEX:

02

0.3

80

10

09

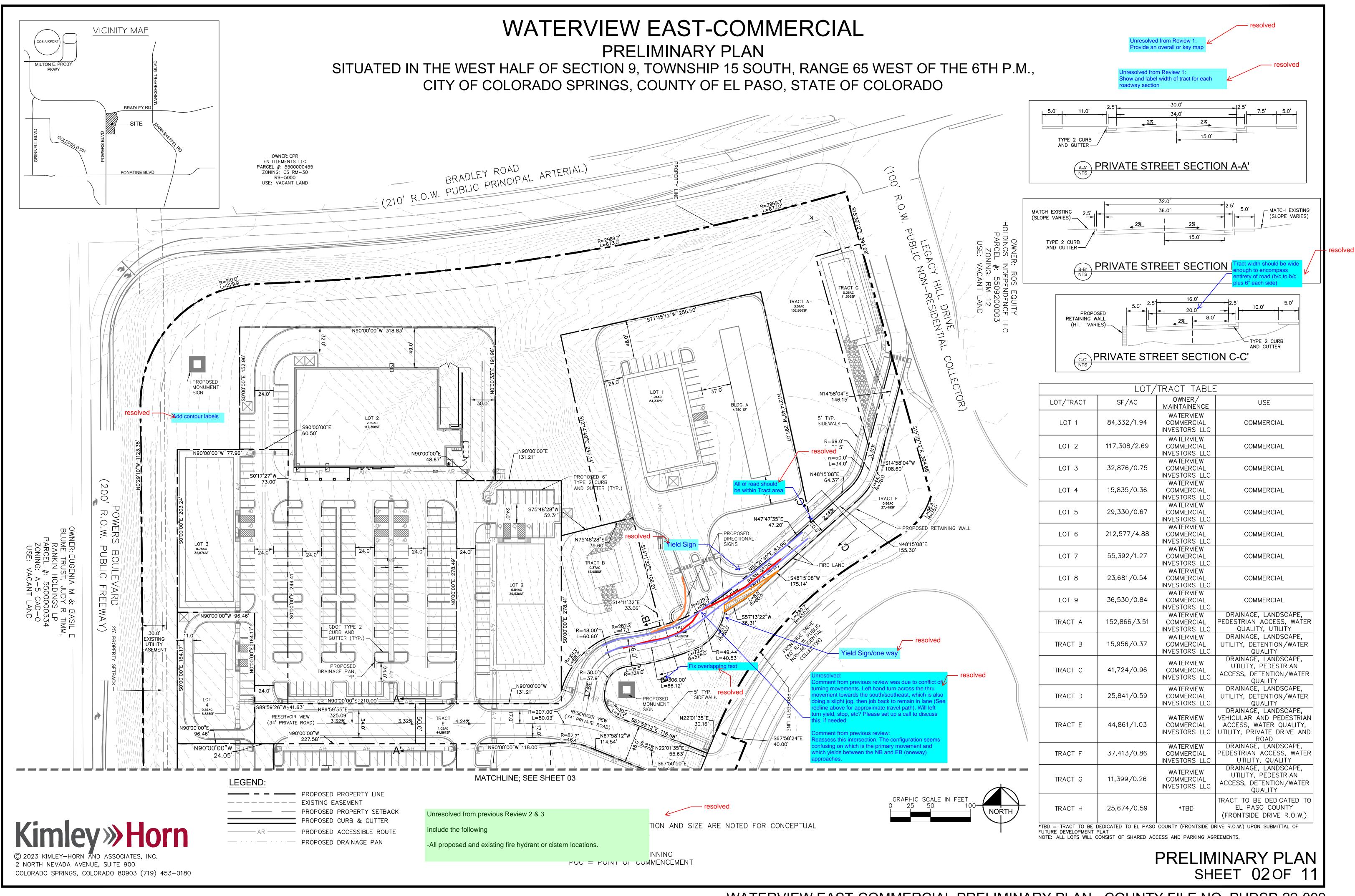
COVER SHEET PRELIMINARY PLAN PRELIMINARY PLAN PRELIMINARY GRADING PRELIMINARY GRADING PRELIMINARY UTILITY PRELIMINARY UTILITY TRACT MAP PRELIMINARY MASTER LANDSCAPE PLAN PRELIMINARY MASTER LANDSCAPE PLAN LANDSCAPE NOTES AND DETAILS

PROJECT TEAM <u>OWNER / DEVELOPER:</u> 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

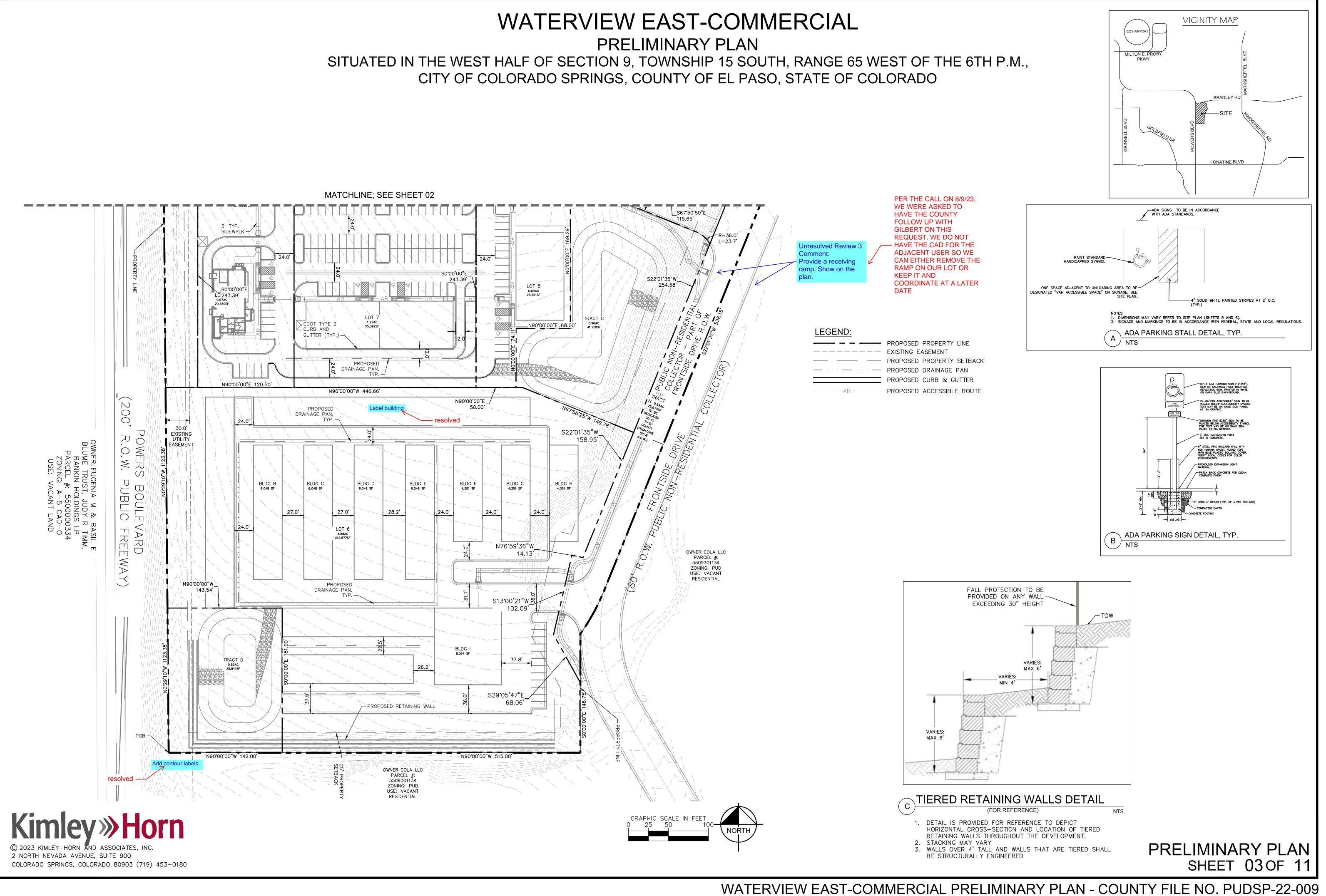
<u>CIVIL ENGINEER</u> KIMLEY-HORN 2 NORTH NEVADA AVENUE SUITE 900 COLORADO SPRINGS, CO 80903

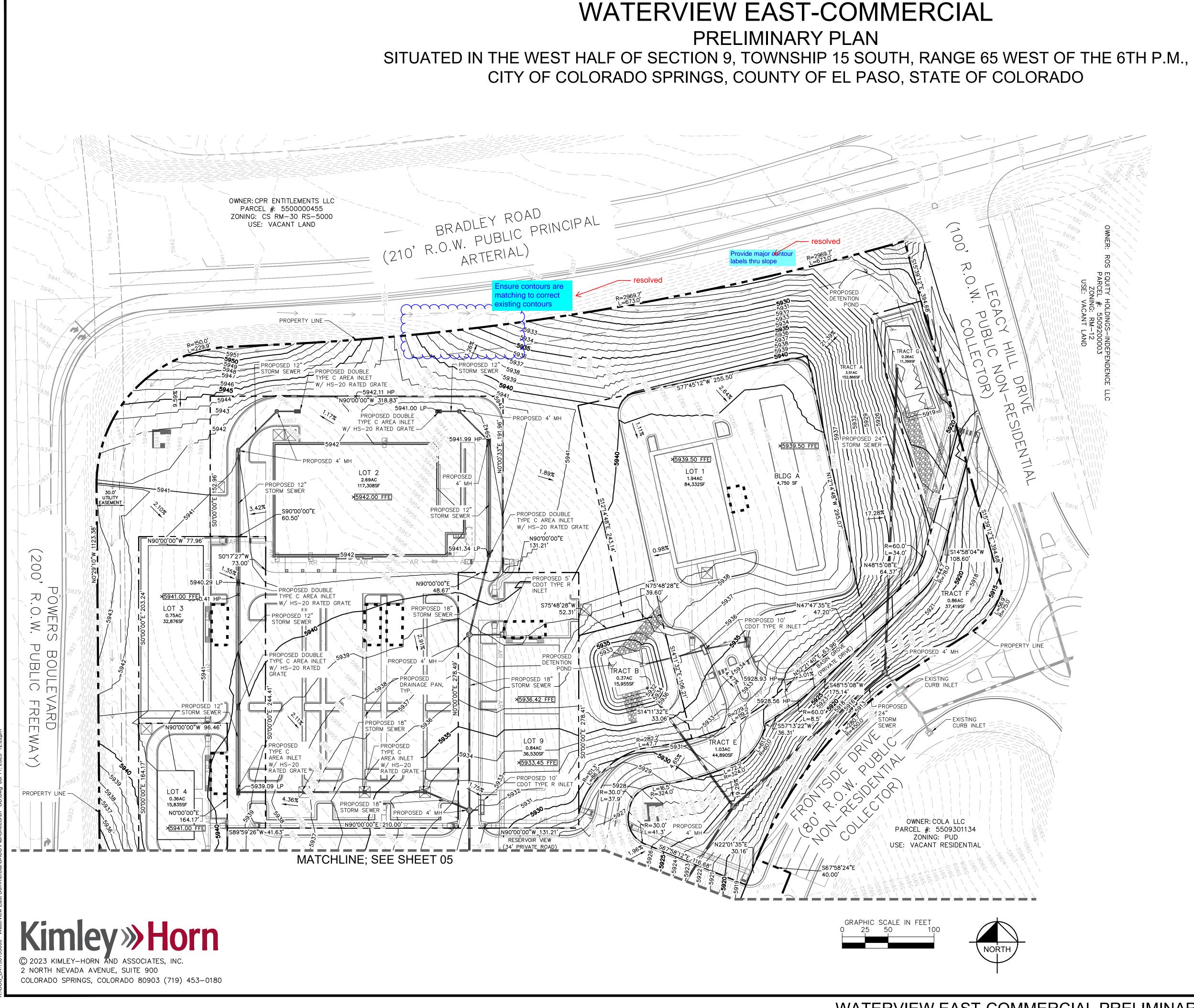
PLANNING AND COMMUNITY DEVELOPMENT







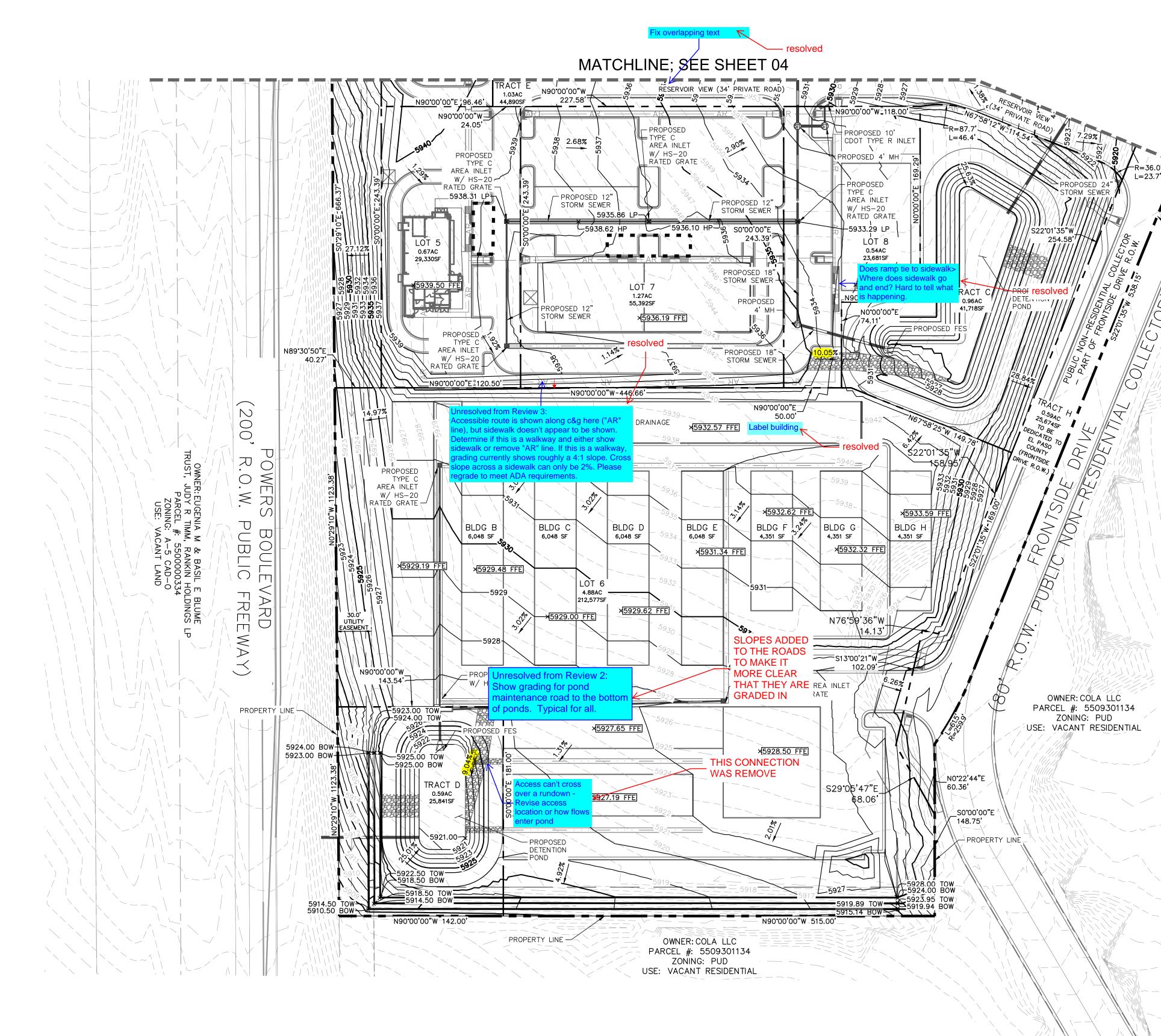






	PROPERTY LINE
	EXISTING EASEMENT
59XX	EXISTING MAJOR CONTOUR
59XX	EXISTING MINOR CONTOUR
59XX	PROPOSED MAJOR CONTOUR
59XX	PROPOSED MINOR CONTOUR
X.XX%	PROPOSED SLOPE
× TW	PROPOSED TOP OF WALL ELEVATION
× BW	PROPOSED BOTTOM OF WALL ELEVATION
× HP	PROPOSED HIGH POINT
× LP	PROPOSED LOW POINT
AR	ACCESSIBLE ROUTE
	ACCESSIBLE PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA
	PROPOSED STORM SEWER
	PROPOSED CURB INLET
	PROPOSED FLARED END STRUCTURE
	PROPOSED AREA INLET
S	PROPOSED STORM MANHOLE
	PROPOSED CURB & GUTTER
	PROPOSED POND MAINTENANCE ROAD
· · · · · · ·	PROPOSED DRAINAGE PAN

PRELIMINARY GRADING PLAN 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

PROPERT

LINE

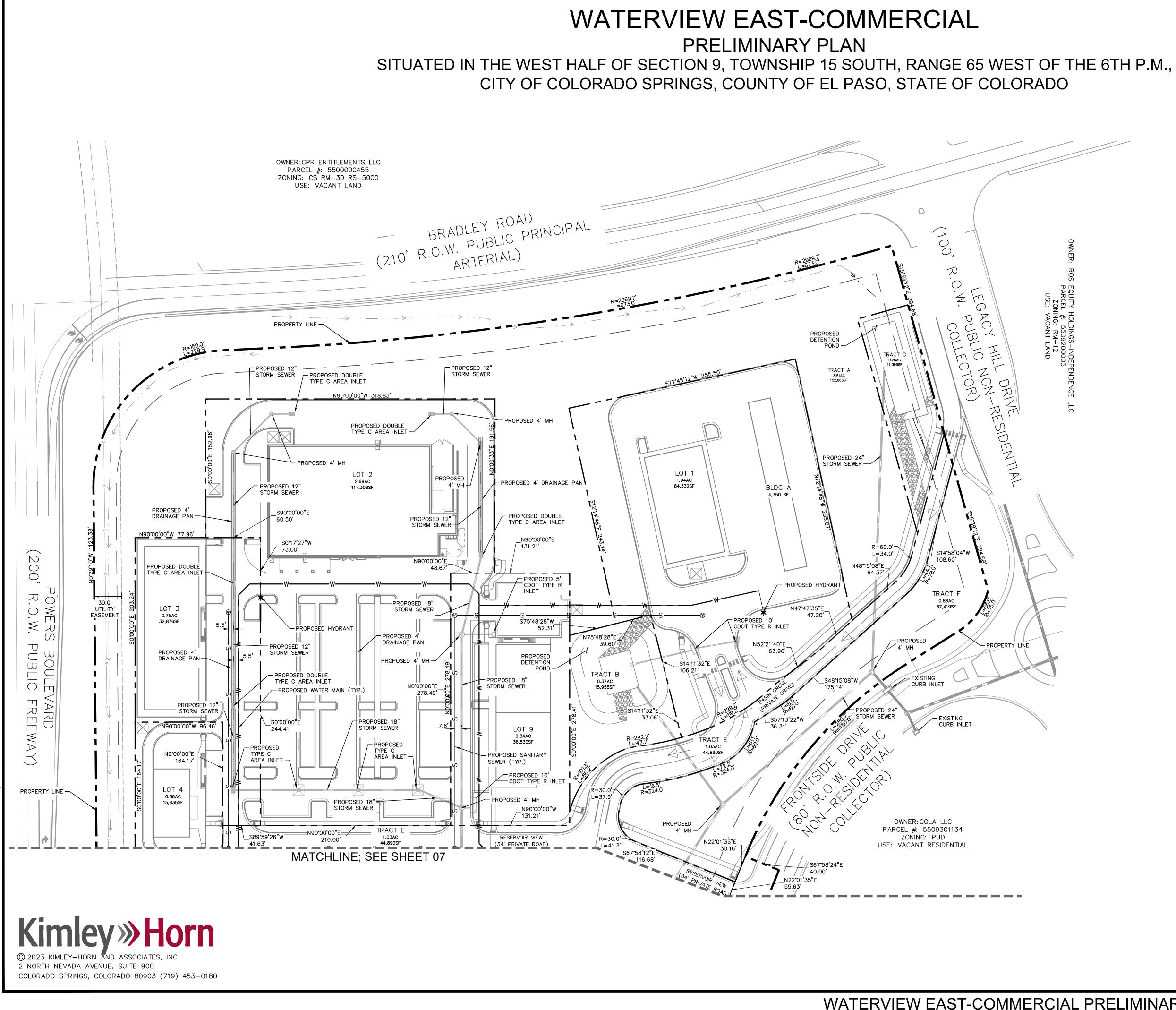
LEGEND

	PROPERTY LINE
	EXISTING EASEMENT
59XX	EXISTING MAJOR CONTOUR
59XX	EXISTING MINOR CONTOUR
59XX	PROPOSED MAJOR CONTOUR
59XX	PROPOSED MINOR CONTOUR
X.XX%	PROPOSED SLOPE
× TW	PROPOSED TOP OF WALL ELEVATION
× BW	PROPOSED BOTTOM OF WALL ELEVATION
× HP	PROPOSED HIGH POINT
× LP	PROPOSED LOW POINT
AR	ACCESSIBLE ROUTE
	ACCESSIBLE PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA
	PROPOSED STORM SEWER
	PROPOSED CURB INLET
	PROPOSED FLARED END STRUCTURE
	PROPOSED AREA INLET
S	PROPOSED STORM MANHOLE
	PROPOSED CURB & GUTTER
	PROPOSED POND MAINTENANCE ROAD
· · · · · ·	PROPOSED DRAINAGE PAN

GRAPHIC SCALE IN FEET 0 25 50 10 100

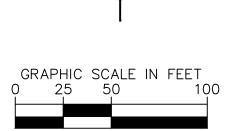


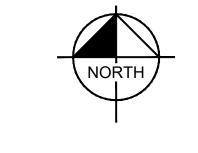
PRELIMINARY GRADING PLAN SHEET 05 OF 11

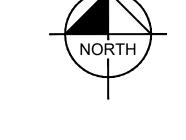


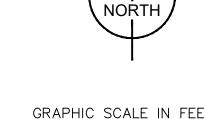
WATERVIEW EAST-COMMERCIAL PRELIMINARY PLAN - COUNTY FILE NO. PUDSP-22-009

PRELIMINARY UTILITY PLAN SHEET 06 OF 11



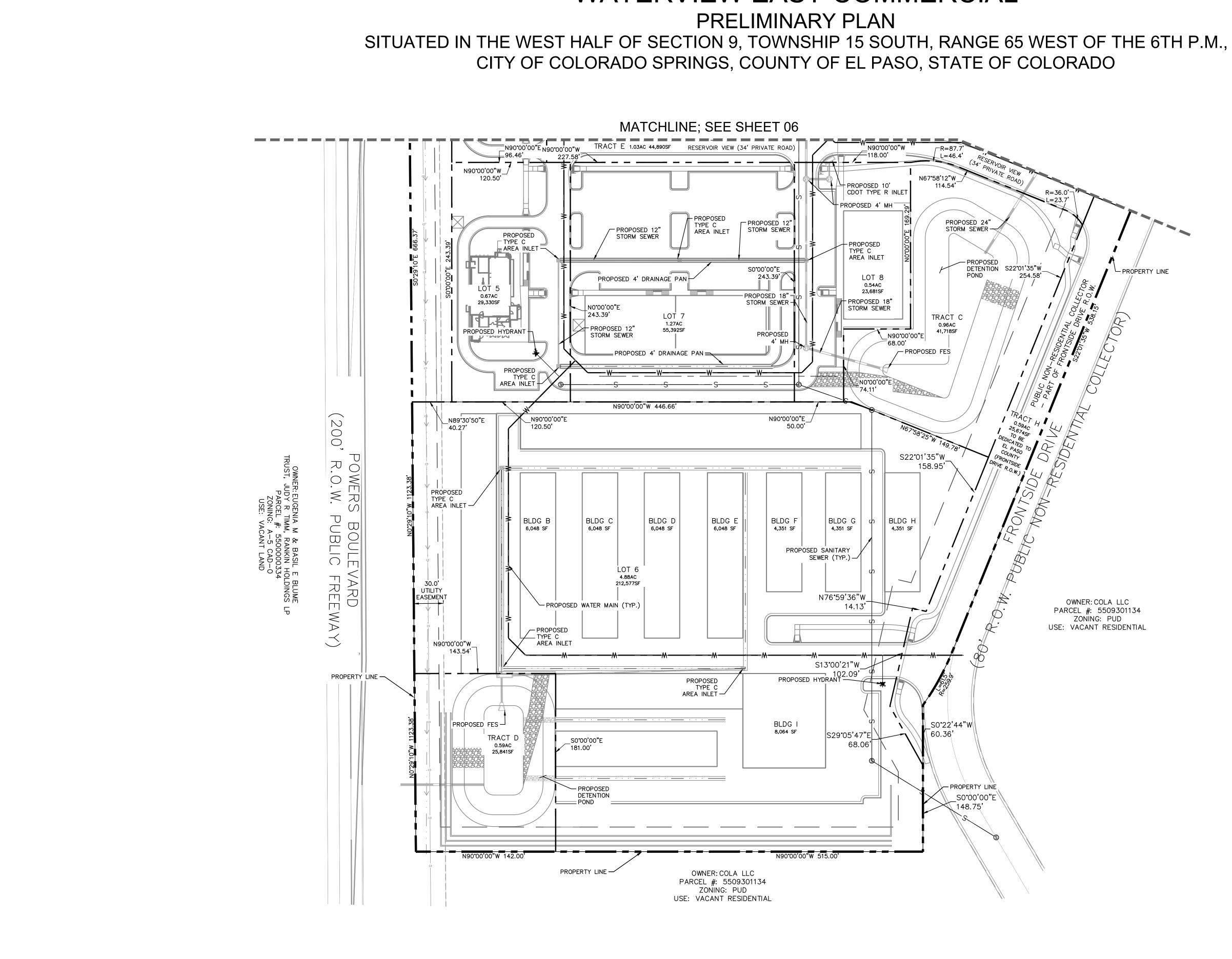






	PROPERTY LINE
S	EXISTING SANITARY SEWER
	EXISTING WATER LINE
G	EXISTING GAS LINE
T	EXISTING TELECOM LINE
	EXISTING PUBLIC UTILITY EASEMENT
————Е ————	EXISTING ELECTRIC LINE
COM	EXISTING COMMUNICATIONS LINE
	EXISTING STORM SEWER
SS	PROPOSED SANITARY LINE
S	PROPOSED SANITARY MANHOLE
葶	PROPOSED WATER LINE
w	PROPOSED FIRE HYDRANT
	PROPOSED STORM SEWER
	PROPOSED CURB INLET
	PROPOSED FLARED END STRUCTURE
	PROPOSED AREA INLET
S	PROPOSED STORM MANHOLE
· · · · · · · ·	PROPOSED DRAINAGE PAN

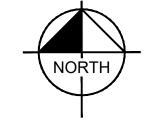
----- PROPOSED PROPERTY SETBACK





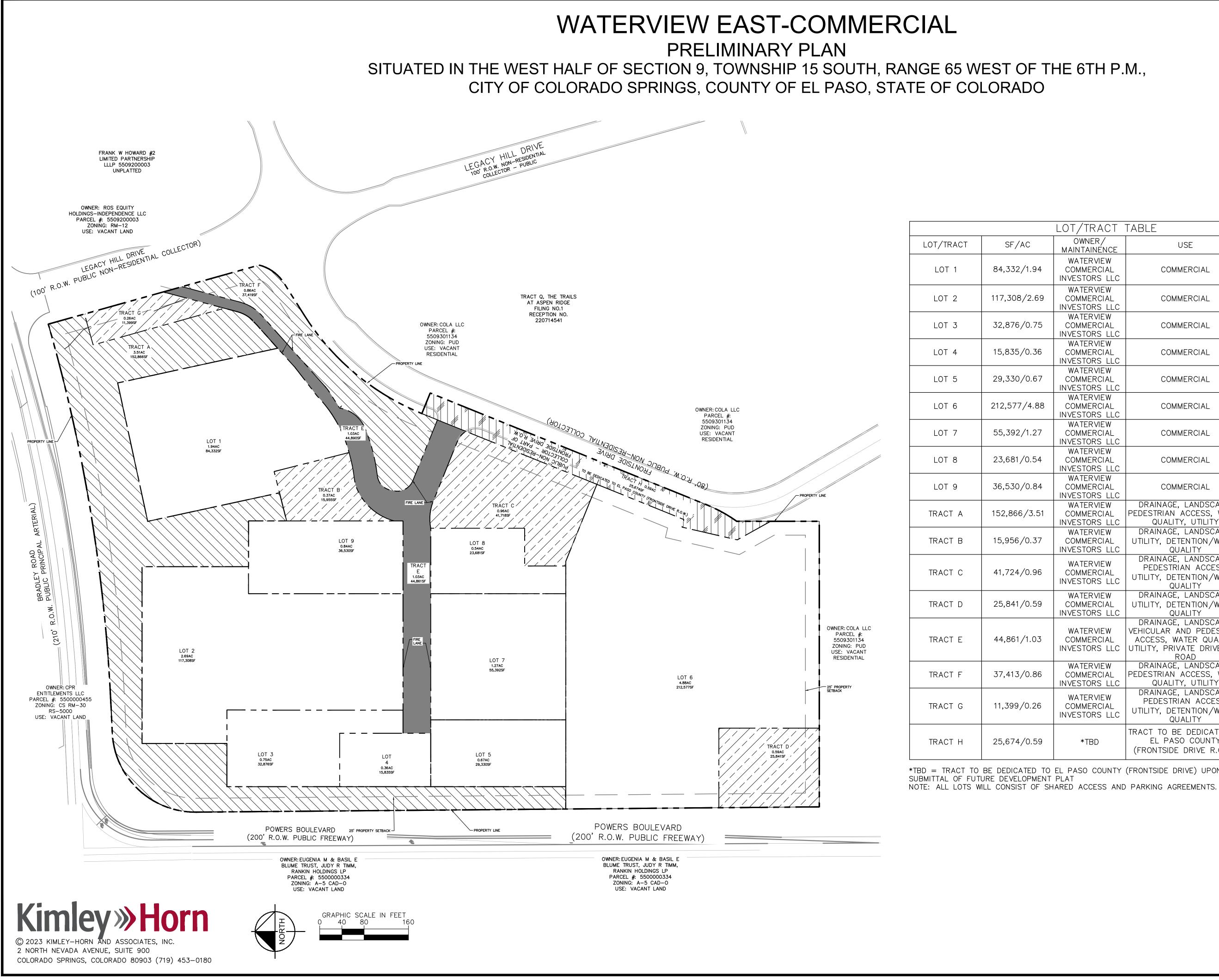
WATERVIEW EAST-COMMERCIAL

LEGEND	
<i></i>	PROPERTY LINE
S	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
G	EXISTING GAS LINE
T	EXISTING TELECOM LINE
	EXISTING PUBLIC UTILITY EASEMENT
——————————————————————————————————————	EXISTING ELECTRIC LINE
COM	EXISTING COMMUNICATIONS LINE
	EXISTING STORM SEWER
SS	PROPOSED SANITARY LINE
S	PROPOSED SANITARY MANHOLE
藻	PROPOSED WATER LINE
w	PROPOSED FIRE HYDRANT
	PROPOSED STORM SEWER
	PROPOSED CURB INLET
	PROPOSED FLARED END STRUCTURE
	PROPOSED AREA INLET
SI	PROPOSED STORM MANHOLE
· · · · · · · ·	PROPOSED DRAINAGE PAN
	PROPOSED PROPERTY SETBACK



GRAPHIC SCALE IN FEET 0 25 50 10

PRELIMINARY UTILITY PLAN SHEET 07 OF 11

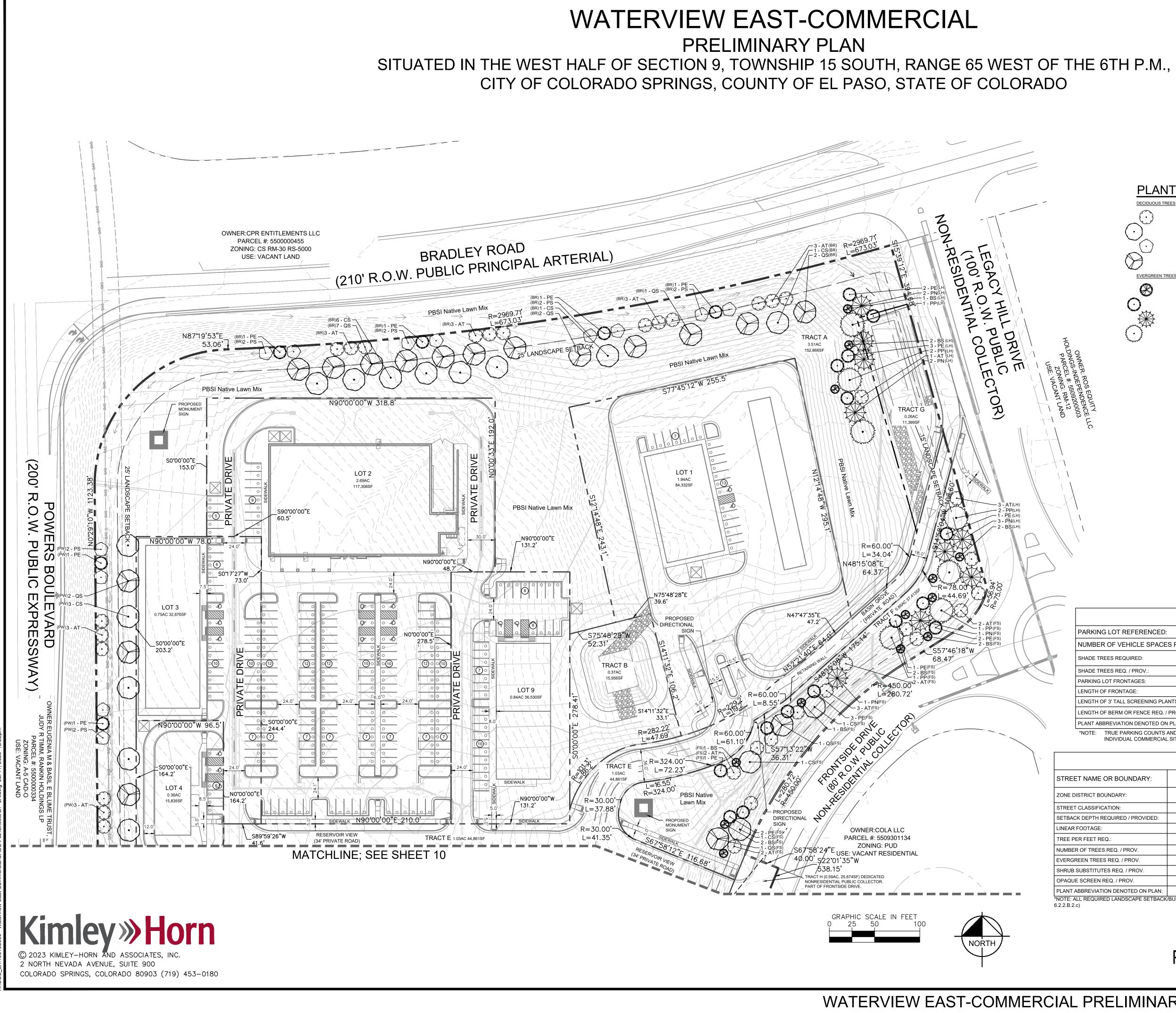


	LOT/TRACT	TABLE	
٩C	OWNER/ MAINTAINENCE	USE	НАТСН
/1.94	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL	
/2.69	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL	
/0.75	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL	
/0.36	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL	
/0.67	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL	
/4.88	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL	
/1.27	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL	
/0.54	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL	
/0.84	WATERVIEW COMMERCIAL INVESTORS LLC	COMMERCIAL	
/3.51	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, PEDESTRIAN ACCESS, WATER QUALITY, UTILITY	
/0.37	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, UTILITY, DETENTION/WATER QUALITY	
/0.96	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, PEDESTRIAN ACCESS, UTILITY, DETENTION/WATER QUALITY	
/0.59	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, UTILITY, DETENTION/WATER QUALITY	
/1.03	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, VEHICULAR AND PEDESTRIAN ACCESS, WATER QUALITY, UTILITY, PRIVATE DRIVE AND ROAD	
⁄0.86	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, PEDESTRIAN ACCESS, WATER QUALITY, UTILITY	
⁄0.26	WATERVIEW COMMERCIAL INVESTORS LLC	DRAINAGE, LANDSCAPE, PEDESTRIAN ACCESS, UTILITY, DETENTION/WATER QUALITY	
/0.59	*TBD	TRACT TO BE DEDICATED TO EL PASO COUNTY (FRONTSIDE DRIVE R.O.W.)	

*TBD = TRACT TO BE DEDICATED TO EL PASO COUNTY (FRONTSIDE DRIVE) UPON



TRACT MAP SHEET 08 OF 11



EVERGREEN TH

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PLANT SCHEDULE MASTER LANDSCAPE

REES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	AT	48	ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE	B & B	1.5" CAL MIN	15`-20`	15`-20`
	CS	26	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2.5" CAL MIN	30`-40`	40`-60`
	PS	16	PRUNUS `SUCKER PUNCH` / SUCKER PUNCH CHOKECHERRY	B & B	1.5" CAL MIN	15`-20`	20`-30`
	QS	27	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2.5" CAL MIN	30`-40`	40`-50`
REES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.		HEIGHT
	BS	20	PICEA PUNGENS `FASTIGIATA` / FASTIGIATE BLUE SPRUCE	B & B	6` HGT.	10`-15`	25`-40`
	PE	52	PINUS EDULIS / PINON PINE	B & B	6` HGT.	15`-20`	20`-30`
	PN	16	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6` HGT.	30`-40`	40`-60`
	PP	26	PINUS PONDEROSA / PONDEROSA PINE	B & B	6` HGT.	30`-40`	60`+

INTERNAL LANDSCAPING					
NET SITE AREA:	963,596 SF (22.11 AC)				
PERCENT MINIMUM INTERNAL AREA:	5%				
INTERNAL LANDSCAPE AREA REQ. / PROV.	44,006 SF / XX* SF				
TREE PER FEET REQ.	1 TREE PER 500 SF				
INTERNAL TREES REQ. / PROV.	88 / XX*				
SHRUB SUBSTITUTES REQ. / PROV.	N/A				
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A				
PLANT ABBREVIATION DENOTED ON PLAN:	IN				
% GROUND PLANE VEG. REQ. / PROV. 75% / 75%					
*NOTE: INTERNAL TREE REQUIREMENT TO BE MET UPON SUBMITTAL OF INDIVIDUAL COMMERCIAL LOT DEVELOPMENT PLANS.					

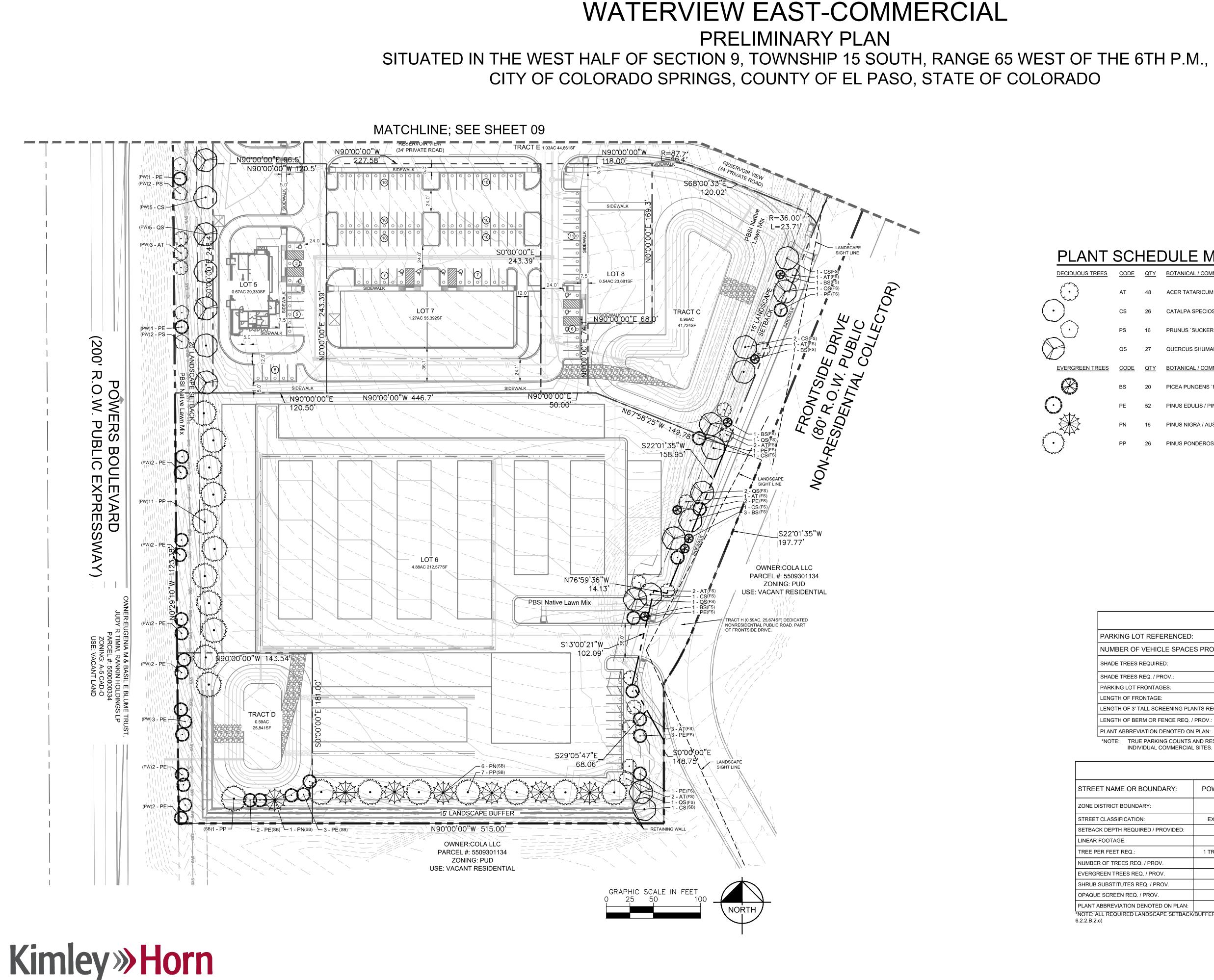
PARKING LOT LANDSCAPING							
PARKING LOT REFERENCED:		WES		EAST			
NUMBER OF VEHICLE SPACES PROVIDED:		344*					
SHADE TREES REQUIRED:		1 TREE PER 15 STALLS					
SHADE TREES REQ. / PROV.:		23 / 23*					
PARKING LOT FRONTAGES:	WEST	WEST SOUTH EAST NORTH					
LENGTH OF FRONTAGE:	110'	66'	XX'	343'	N/A		
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					
PLANT ABBREVIATION DENOTED ON PLAN:	PLW				PLE		

*NOTE: TRUE PARKING COUNTS AND RESULTANT TREE REQUIREMENTS AND FRONTAGE SCREENING REQUIREMENTS TO BE RESOLVED WITH SUBMITTAL OF INDIVIDUAL COMMERCIAL SITES.

						
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	

*NOTE: ALL REQUIRED LANDSCAPE SETBACK/BUFFER TREES SHOWN WITHIN APPLICABLE SETBACK/BUFFER DEPTH ±50'. (EPC LAND DEVELOPMENT CODE 6.2.2.B.2.c)

PRELIMINARY MASTER LANDSCAPE PLAN SHEET 09 OF 11



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WATERVIEW EAST-COMMERCIAL

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



N/A

PW

OPAQUE SCREEN REQ. / PROV.

6.2.2.B.2.c)

PLANT ABBREVIATION DENOTED ON PLAN:

PLANT SCHEDULE MASTER LANDSCAPE

JOUS TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
Ś	AT	48	ACER TATARICUM `HOT WINGS` / HOT WINGS TATARIAN MAPLE	B & B	1.5" CAL MIN	15`-20`	15`-20`
	CS	26	CATALPA SPECIOSA / NORTHERN CATALPA	B & B	2.5" CAL MIN	30`-40`	40`-60`
)	PS	16	PRUNUS `SUCKER PUNCH` / SUCKER PUNCH CHOKECHERRY	B & B	1.5" CAL MIN	15`-20`	20`-30`
	QS	27	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2.5" CAL MIN	30`-40`	40`-50`
REEN TREES	<u>CODE</u>	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT. SIZE	SIZE/CAL.	WIDTH	HEIGHT
	BS	20	PICEA PUNGENS `FASTIGIATA` / FASTIGIATE BLUE SPRUCE	B & B	6` HGT.	10`-15`	25`-40`
	PE	52	PINUS EDULIS / PINON PINE	B & B	6` HGT.	15`-20`	20`-30`
	PN	16	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	6` HGT.	30`-40`	40`-60`
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INTERNAL LANDSCAPING			
NET SITE AREA:	963,596 SF (22.11 AC)		
PERCENT MINIMUM INTERNAL AREA:	5%		
INTERNAL LANDSCAPE AREA REQ. / PROV.	44,006 SF / XX* SF		
TREE PER FEET REQ.	1 TREE PER 500 SF		
INTERNAL TREES REQ. / PROV.	88 / XX*		
SHRUB SUBSTITUTES REQ. / PROV.	N/A		
ORN. GRASS SUBSTITUTES REQ. / PROV.	N/A		
PLANT ABBREVIATION DENOTED ON PLAN:	IN		
% GROUND PLANE VEG. REQ. / PROV.	75% / 75%		
*NOTE: INTERNAL TREE REQUIREMENT TO BE MET UPO COMMERCIAL LOT DEVELOPMENT PLANS.	N SUBMITTAL OF INDIVIDUAL		

	PARKING LO	T LANDSCAPIN	IG		
PARKING LOT REFERENCED:		WES	ST		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	V		PLE

	ONEO.						
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		

N/A

BR

*NOTE: ALL REQUIRED LANDSCAPE SETBACK/BUFFER TREES SHOWN WITHIN APPLICABLE SETBACK/BUFFER DEPTH ±50'. (EPC LAND DEVELOPMENT CODE

PRELIMINARY MASTER LANDSCAPE PLAN SHEET 10 OF 11

N/A

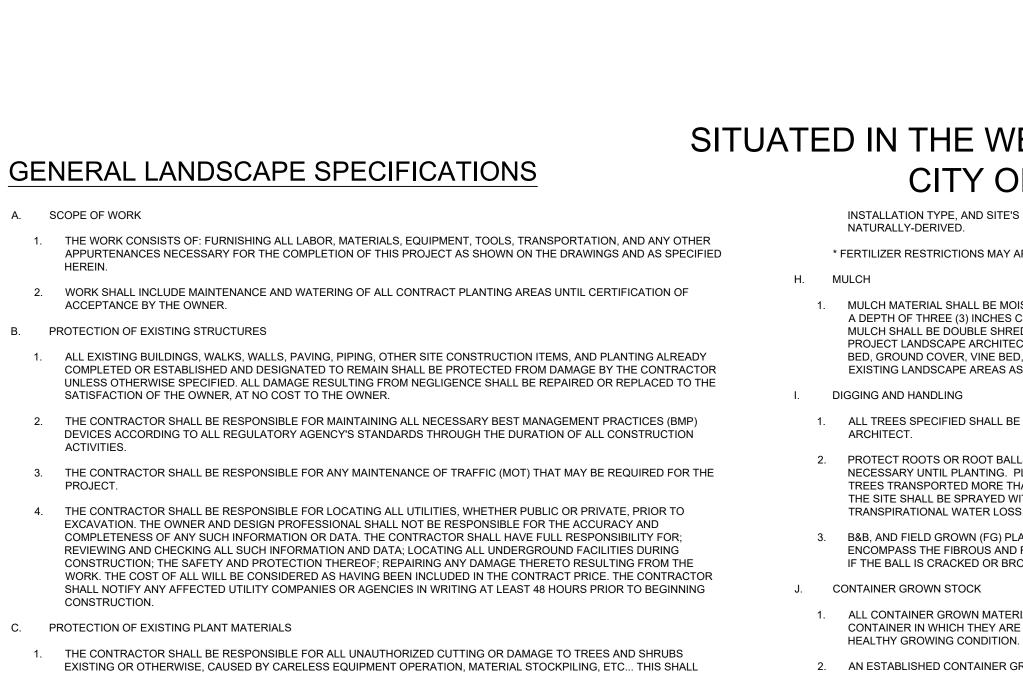
LH

N/A

FS

515'

SB



			REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
;.		PF	ROTECTION 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.
).		M	ATERIALS
	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.
			MATERIALSAMPLE SIZEMULCHONE (1) CUBIC FOOTTOPSOIL MIXONE (1) CUBIC FOOTPLANTSONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)
	2.		PLANT MATERIALS
		a.	FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1 AND THE COLORADO NURSERY ACT; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
		b.	TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.
		c.	NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE PROJECT LANDSCAPE ARCHITECT. ANY ROW TREES MUST BE APPROVED BY OFFICE OF THE CITY FORESTER.
		d.	PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 AND COLORADO NURSERY ACT FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO PROJECT LANDSCAPE ARCHITECT WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

- e PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH OR UPON DELIVERY TO THE SITE AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY, SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE
- f. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"): CROSSING TRUNKS: CUT-OFF LIMBS MORE THAN ³/₄ INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
- a. FURNISH TREES AND SHRUBS WITH ROOTS BALLS MEASURED FROM TOP OF ROOT BALL. WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI Z60.1 AND COLORADO NURSERY ACT. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
- h. LABEL AT LEAST ONE PLANT OF EACH VARIETY, SIZE, AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON NAME AND FULL SCIENTIFIC NAME, INCLUDING GENUS AND SPECIES. INCLUDE NOMENCLATURE FOR HYBRID, VARIETY, OR CULTIVAR, IF APPLICABLE FOR THE PLANT AS SHOWN ON DRAWINGS.
- i. IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF PLANTS IS SHOWN ON DRAWINGS, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER THE LABELS TO ASSURE SYMMETRY IN PLANTING. E. SOIL MIXTURE
- 1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:
- 2. SOIL MIXTURE SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT OPENINGS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER, HAVE A PH BETWEEN 5.5 AND 8.0, AND SOLUBLE SALTS LESS THAN 3.0 MMHOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.
- b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
- 3. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE AT WHICH POINT THE CONTRACTOR SHALL CONTACT THE PROJECT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- F. WATER

A. SCOPE OF WORK

ACTIVITIES

PROJECT

В

ACCEPTANCE BY THE OWNER

PROTECTION OF EXISTING STRUCTURES

- 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 JE 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

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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

INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE) OR AS SHOWN IN PLANTING DETAILS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD MULCH, DYED MULCH IS NOT ACCEPTABLE, SUBMIT SAMPLES TO PROJECT LANDSCAPE ARCHITECT FOR APPROVAL, MULCH SHALL BE PROVIDED OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE RING (6' MINIMUM) PLANTED UNDER THIS CONTRACT, AS WELL AS FOR ANY EXISTING LANDSCAPE AREAS AS SHOWN ON PLANS

1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE

2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE

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.

MATERIALS LIST

FINE GRADING

TREES.

L.

Μ.

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

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.

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

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.

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

PLANTING PROCEDURES

THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILS ALL MORTAR. CEMENT. BUILDING MATERIALS. AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM PLANTING AREAS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS IN PLANTING AREAS WHICH WILL ADVERSELY AFFECT THE PLANT GROWTH, THE CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE, PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL COLORADO (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION

3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKELL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL

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

5. COMPLY WITH APPLICABLE FEDERAL. STATE. COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE SHALL BE EXERCISED.

6. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.

8. TEST ALL TREE OPENINGS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL

9. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW. FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMEN.

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

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

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

13. TREE OPENINGS FOR WELL DRAINED SOILS SHALL BE DUG SO THAT THE BOTTOM OF THE ROOT BALL WILL REST ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL WILL BE FLUSH WITH FINISH GRADE. IN POORLY DRAINED SOILS THE TREE OPENING SHALL BE DUG SO THAT THE ROOT BALL RESTS ON UNDISTURBED SOIL AND THE TOP OF THE ROOT BALL IS 1" ABOVE FINISH GRADE. PLANT PIT WALLS SHALL BE SCARIFIED PRIOR TO PLANT INSTALLATION.

14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING 15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.

16. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT. THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

- 17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
- 18. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE.
- 19. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
- 20. TREES SHALL BE PRUNED, IN ACCORDANCE WITH ANSI A-300, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST
- 21. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION F. 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)

LAWN SODDING N.

- 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
- 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.
- LAWN MAINTENANCE a. WITHIN THE CONTRACT LIMITS. THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK. INCLUDING REGRADING IF NECESSARY.
- b. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
- EDGING Ο.
- a. CONTRACTOR SHALL INSTALL 4"X¹/₄" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS. Ρ. CLEANUP
- 1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL EQUIPMENT, AND DEBRIS RESULTING FROM CONTRACTORS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- 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. WARRANTY S
- 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.
- 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. 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.

MAINTENANCE U.

> 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

V. MASTER LANDSCAPE PLAN

1. THE LANDSCAPE PLAN PRESENTED IN THIS PRELIMINARY PLAN PACKAGE IS INTENDED TO SERVE AS A MASTER LANDSCAPING PLAN FOR THE COMMON TRACTS OF THE WATERVIEW EAST DEVELOPMENT 2. AS EACH LOT WITHIN THE SITE IS SOLD, THE INDIVIDUAL COMMERCIAL SITES SHALL MEET THEIR APPLICABLE INTERNAL AND PARKING LOT REQUIRED PLANTINGS AND SCREENINGS UPON SUBMITTAL OF THEIR DEVELOPMENT PLANS IN ACCORDANCE WITH COLORADO SPRINGS CITY STANDARDS.

