

CROSSROADS NORTH

PRELIMINARY PLAN

SITUATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO

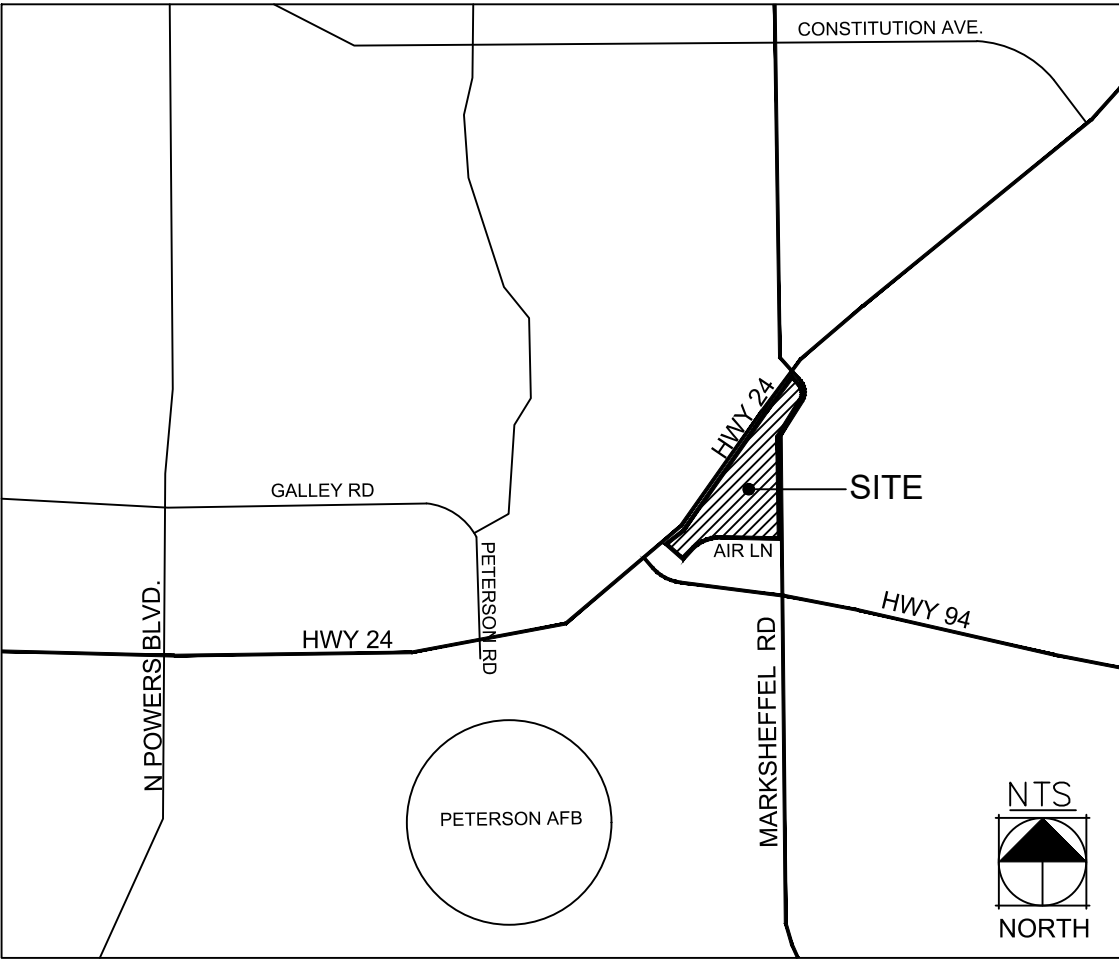
LEGAL DESCRIPTION

A PORTION OF LOTS 7, 12, 13, 14, 15, 16, 17, 18, 19, AND 20, HILLCREST ACRES RECORDED MAY 12, 1960, IN PLAT BOOK B-2, PAGE 64 IN THE RECORD OF EL PASO COUNTY, COLORADO EXCEPT THOSE PARCELS OF LAND AS DESCRIBED IN THE FOLLOWING RECEPTION NUMBERS: 204068322, 202058754, 214119767, 214119796, 214116022, AND 214116021 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF EL PASO COUNTY, 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. ALL PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING PROPER STORM WATER DRAINAGE IN AND THROUGH THEIR PROPERTY. PUBLIC DRAINAGE EASEMENTS AS SPECIFICALLY NOTED ON THE PLAT SHALL BE MAINTAINED BY THE LOT OWNERS UNLESS OTHERWISE INDICATED. STRUCTURES, FENCES, MATERIALS OR LANDSCAPING THAT COULD IMPEDE THE FLOW OR RUNOFF SHALL NOT BE PLACED IN DRAINAGE EASEMENTS.
3. UNLESS OTHERWISE INDICATED, ALL FRONT, SIDE AND REAR LOT LINES ARE HEREBY PLATTED 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 IS HEREBY VESTED WITH THE INDIVIDUAL PROPERTY OWNERS.
4. DEVELOPER SHALL COMPLY WITH FEDERAL AND STATE LAWS, REGULATIONS, ORDINANCES, REVIEW AND PERMIT REQUIREMENTS, AND OTHER AGENCY REQUIREMENTS, IF ANY, OF APPLICABLE AGENCIES INCLUDING, BUT NOT LIMITED TO, THE COLORADO DIVISION OF WILDLIFE, COLORADO DEPARTMENT OF TRANSPORTATION, U.S. ARMY CORPS OF ENGINEERS, AND THE U.S. FISH AND WILDLIFE SERVICE REGARDING THE ENDANGERED SPECIES ACT, PARTICULARLY AS RELATED TO THE LISTED SPECIES IDENTIFIED IN THE PROJECTS ENVIRONMENTAL ASSESSMENT.
5. NO DRIVEWAY SHALL BE ESTABLISHED UNLESS AN ACCESS PERMIT HAS BEEN GRANTED BY EL PASO COUNTY.
6. MAILBOXES SHALL BE INSTALLED IN ACCORDANCE WITH EL PASO COUNTY AND US POSTAL SERVICE REGULATIONS.
7. EXCEPT AS OTHERWISE NOTED ON THE PRELIMINARY PLAN, INDIVIDUAL LOT PURCHASERS ARE RESPONSIBLE FOR CONSTRUCTING PRIVATE DRIVEWAY ACCESS POINTS, INCLUDING NECESSARY DRAINAGE CULVERTS PER LAND DEVELOPMENT CODE SECTION 6.3.3.C.2 AND 6.2.2.C.3.
8. AT THE TIME OF APPROVAL OF THIS PROJECT, THIS PROPERTY IS LOCATED WITHIN THE FALCON 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, 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 ASSOCIATION.
10. THIS PROPERTY MAY BE ADVERSELY IMPACTED BY NOISE, DUST, FUMES, AND LIGHT POLLUTION CAUSED BY ADJACENT INDUSTRIAL 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 AND PERMITTED THROUGH RBD.
13. ALL "STOP SIGNS" AND OTHER TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED BY THE DEVELOPER AT LOCATIONS SHOWN ON THE SITE DEVELOPMENT PLAN TO MEET MUTCD STANDARDS.
14. PRIOR TO BUILDING PERMIT APPROVAL, A FINAL SUBDIVISION PLAT SHALL BE SUBMITTED FOR REVIEW BY THE EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT FOR ADMINISTRATIVE APPROVAL; AND RECORDED WITH THE CLERK AND RECORDER'S OFFICE.
15. 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.
16. 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).
17. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOODPLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY MAPS NUMBERED "08041C07586", 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.
18. WATER AND WASTEWATER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CHEROKEE METROPOLITAN DISTRICT (CHEROKEE) 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 FOR USE OUTSIDE OF THE UPPER BLACK SQUIRREL CREEK DESIGNATED BASIN, AND THUS FOUND INSUFFICIENCY OF WATER RESOURCES FOR THIS SUBDIVISION BASED ON THAT AGREEMENT. THIS INTERPRETATION DIFFERS FROM CERTAIN OPINIONS ISSUED BY THE OFFICE IN THE PAST. BASED ON ITS OWN REVIEW OF THE STIPULATED AGREEMENT AND ITS HISTORY (AND NOT THE AMOUNT OF WATER ACTUALLY AVAILABLE) THE BOARD OF COUNTY COMMISSIONERS IN AN OPEN AND PUBLIC HEARING DID NOT ACCEPT THE INTERPRETATION OF THE STATE ENGINEER'S OFFICE. THE BOARD OF COUNTY COMMISSIONERS FOUND THAT CHEROKEE HAS COMMITTED TO PROVIDE WATER SERVICE TO THE SUBDIVISION AND ASSERTED THAT ITS LONG TERM WATER SERVICE CAPABILITIES ARE SUFFICIENT. THE BOARD OF COUNTY COMMISSIONERS MADE THIS DETERMINATION IN RELIANCE UPON THE TESTIMONY AND EXPERTISE PROVIDED BY CHEROKEE AT THE PUBLIC HEARING THEREON. AT THE HEARING, CHEROKEE ASSERTED THAT ITS PLANS AND CONTINUED FINANCIAL INVESTMENT IN INFRASTRUCTURE ARE DESIGNED TO ALLOW CHEROKEE TO CONTINUE TO PROVIDE THIS SUBDIVISION AND ITS EXISTING CUSTOMERS WITH WATER AND WASTEWATER SERVICES FOR 300 YEARS OR MORE.
19. THE PROPERTY IS LOCATED IN THE AIRPORT OVERLAY ZONE. THIS SERVES AS NOTICE OF POTENTIAL AIRCRAFT OVERFLIGHT AND NOISE IMPACTS ON THIS PROPERTY DUE TO ITS CLOSE PROXIMITY TO AN AIRPORT, WHICH IS BEING DISCLOSED TO ALL PROSPECTIVE PURCHASERS CONSIDERING THE USE OF THIS PROPERTY FOR RESIDENTIAL AND OTHER PURPOSES. THIS PROPERTY IS SUBJECT TO THE OVERFLIGHT AND ASSOCIATED NOISE OF ARRIVING AND DEPARTING AIRCRAFT DURING THE COURSE OF NORMAL AIRPORT OPERATIONS. ALL PROPERTY WITHIN THIS SUBDIVISION IS SUBJECT TO AN AVIGATION EASEMENT AS RECORDED IN BOOK 2478 AT PAGE 304, OF THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER AT TIME OF FINAL PLAT.
20. A 300B(A) INDOOR NOISE REDUCTION SHALL BE ACHIEVED BY APPROVED CONSTRUCTION TECHNIQUES AS EVIDENCED BY A NOISE REDUCTION CERTIFICATE PRIOR TO SITE DEVELOPMENT PLAN APPROVAL.
21. ALL PROPERTY WITHIN THIS SUBDIVISION WILL BE SUBJECT TO A RECIPROCAL ACCESS/PARKING AGREEMENT TO BE RECORDED AT THE FINAL PLAT PHASE OR BY A SEPARATE INSTRUMENT PRIOR TO SUBMITTAL AND APPROVAL OF THE FINAL PLAT.
22. A TITLE 32 SPECIAL DISTRICT ANNUAL REPORT AND DISCLOSURE FORM SATISFACTORY TO THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE RECORDED WITH EACH PLAT.
23. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OR DESIGNATED ENTITY APPROVED BY THE BOARD OF COUNTY COMMISSIONERS (BOCC).
24. LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 6 OF THE COUNTY CODE TOGETHER WITH ALL APPLICABLE CONDITIONS OF APPROVAL IMPOSED BY THE BOCC.
25. FINAL LOCATION OF PROPOSED WATER EASEMENT HAS YET TO BE DETERMINED BY THE CHEROKEE METROPOLITAN DISTRICT, CROSSROADS METRO DISTRICT NO. 2, AND COLORADO DEPARTMENT OF TRANSPORTATION. LOTS, EASEMENTS, AND ROAD CONFIGURATIONS AND ALIGNMENTS MAY BE SUBJECT TO MINOR CHANGES IN ORDER TO REFLECT FUTURE AGREEMENT(S) AND FINAL EASEMENT ALIGNMENT. FINAL LOCATIONS WILL PROVIDE FOR THE OVERALL REQUIRED WATER LOOP FROM MEADOWBROOK PKWY, SOUTH TO AIR LANE SOUTH OF HIGH 94. FINAL LOCATIONS OF REQUIRED EASEMENTS AND UTILITY LINES SHALL BE PROVIDED PRIOR TO OR CONCURRENT WITH ANY FINAL PLAT SUBMITTAL.
26. THERE SHALL BE NO DIRECT LOT ACCESS TO MARKSHEFFEL ROAD OR US HIGHWAY 24.
27. ALL STREETS SHOWN, EXCEPT FOR AIR LANE, ARE PRIVATE AND WILL BE OWNED AND MAINTAINED BY CROSSROADS METROPOLITAN DISTRICT 2.
28. THE PRIVATE ROADS AS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY EL PASO COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH EL PASO COUNTY STANDARDS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION AND MAINTENANCE.
29. THE SUBDIVIDER(S) AGREES ON BEHALF OF THEMSELVES AND ANY DEVELOPER OR BUILDER SUCCESSORS AND ASSIGNEES THAT SUBDIVIDER AND/OR SAID SUCCESSORS AND ASSIGNS SHALL BE REQUIRED TO PAY TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EL PASO COUNTY ROAD IMPACT FEE PROGRAM RESOLUTION (RESOLUTION NO. 19-471), OR ANY AMENDMENTS THERETO, AT OR PRIOR TO THE TIME OF BUILDING PERMIT SUBMITTALS. THE FEE OBLIGATION, IF NOT PAID AT FINAL PLAT RECORDING SHALL BE DOCUMENTED ON ALL SALES DOCUMENTS AND ON PLAT NOTES TO ENSURE THAT A TITLE SEARCH WOULD FIND THE FEE OBLIGATION BEFORE SALE OF THE PROPERTY.
30. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.
31. 36. A PUBLIC IMPROVEMENT EASEMENT FOR A SIDEWALK ALONG THE SOUTH RIGHT-OF-WAY LINE OF AIR LANE WILL ONLY BE ILLUSTRATED ON THE PRELIMINARY PLAN AND WILL BE DOCUMENTED DURING THE DEVELOPMENT PLAN AND FINAL PLAT APPROVAL PROCESS WITH THE CITY OF COLORADO SPRINGS.

VICINITY MAP



SITE DATA TABLE:

|                        |  |
|------------------------|--|
| TAX ID NUMBERS         | 5408001008, 5408001029, 5408001032, 5408001033, 5408001034, 5408001041, 5408001042, 5408001050, 5408001051, & 5408001052 |
| CURRENT ZONING:        | CR CAD-O   |
| PROPOSED ZONING:       | CR CAD-O   |
| PROPOSED LOTS:         | 15   |
| TOTAL SITE ACREAGE     | 44.34 AC   |
| MINIMUM LOT SIZE       | 1.038 AC   |
| TOTAL LOT ACREAGE      | 34.517 AC±   |
| PRIVATE ROAD ACREAGE   | 2.436 AC±  |
| DETENTION POND ACREAGE | 4.265 AC±  |
| OPEN SPACE ACREAGE     | 3.135 AC±  |

SOILS & GEOLOGY CONDITIONS, CONSTRAINTS & HAZARDS NOTES\*\*

THE ENTIRETY OF THE PROPOSED DEVELOPMENT MAY BE IMPACTED BY GEOLOGIC HAZARDS. MITIGATION MEASURES AND A MAP OF THE HAZARD AREA CAN BE FOUND IN THE REPORT "GEOLOGIC HAZARDS EVALUATION AND PRELIMINARY GEOTECHNICAL INVESTIGATION CROSSROADS NORTH", BY CULTHOMPSON, INC., CLTJ PROJECT NO. CS18526.001-105, DATED OCTOBER 6, 2020), IN FILE SP207 AVAILABLE AT THE EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT:

- POTENTIALLY HYDRO-COMPACTIVE SOILS: MAY BE PRESENT ANYWHERE WITHIN THE ENTIRE DEVELOPMENT. SITE-SPECIFIC, DESIGN-LEVEL GEOTECHNICAL INVESTIGATIONS PERFORMED FOR EACH PLANNED STRUCTURE SHOULD ADDRESS THE BEHAVIOR OF THE ON-SITE SANDS WHEN WETTED.\*\*
- EXISTING FILL STOCKPILES: VARIOUS LOCATIONS SHOWN ON REPORT FIG. 2 – SURFICIAL GEOLOGIC MAP, AND LABELED AS MAP UNIT "AF"\*\*\*
- "AF" IS IDENTIFIED AS MAN-MADE FILL CONSISTING OF END-DUMPED SOIL STOCKPILES TYPICALLY 3 TO 5 FEET IN MAXIMUM HEIGHT.\*\*
- RETAINING WALLS SHALL BE DESIGNED IN CONFORMANCE WITH LOCAL CODES.\*\*
- RETAINING WALLS OVER 4 FEET IN EXPOSED HEIGHT, AND RETAINING ALLS THAT ARE SUBJECT TO SURCHARGE LOADING SUCH AS THAT EXERTED BY TIERED RETAINING WALL SYSTEMS, SHOULD BE DESIGNED BY A PROFESSIONAL ENGINEER. RETAINING WALLS DESIGNED BY A PROFESSIONAL ENGINEER SHOULD INCLUDE GLOBAL STABILITY ANALYSIS AS PART OF THEIR DESIGN. PART OF THE RETAINING WALL DESIGN PROCESS SHOULD BE A SITE SPECIFIC, DESIGN-LEVEL GEOTECHNICAL INVESTIGATION, AND SHOULD BE PROVIDED AS PART OF THE FUTURE SITE DEVELOPMENT PLAN DESIGN.\*\*

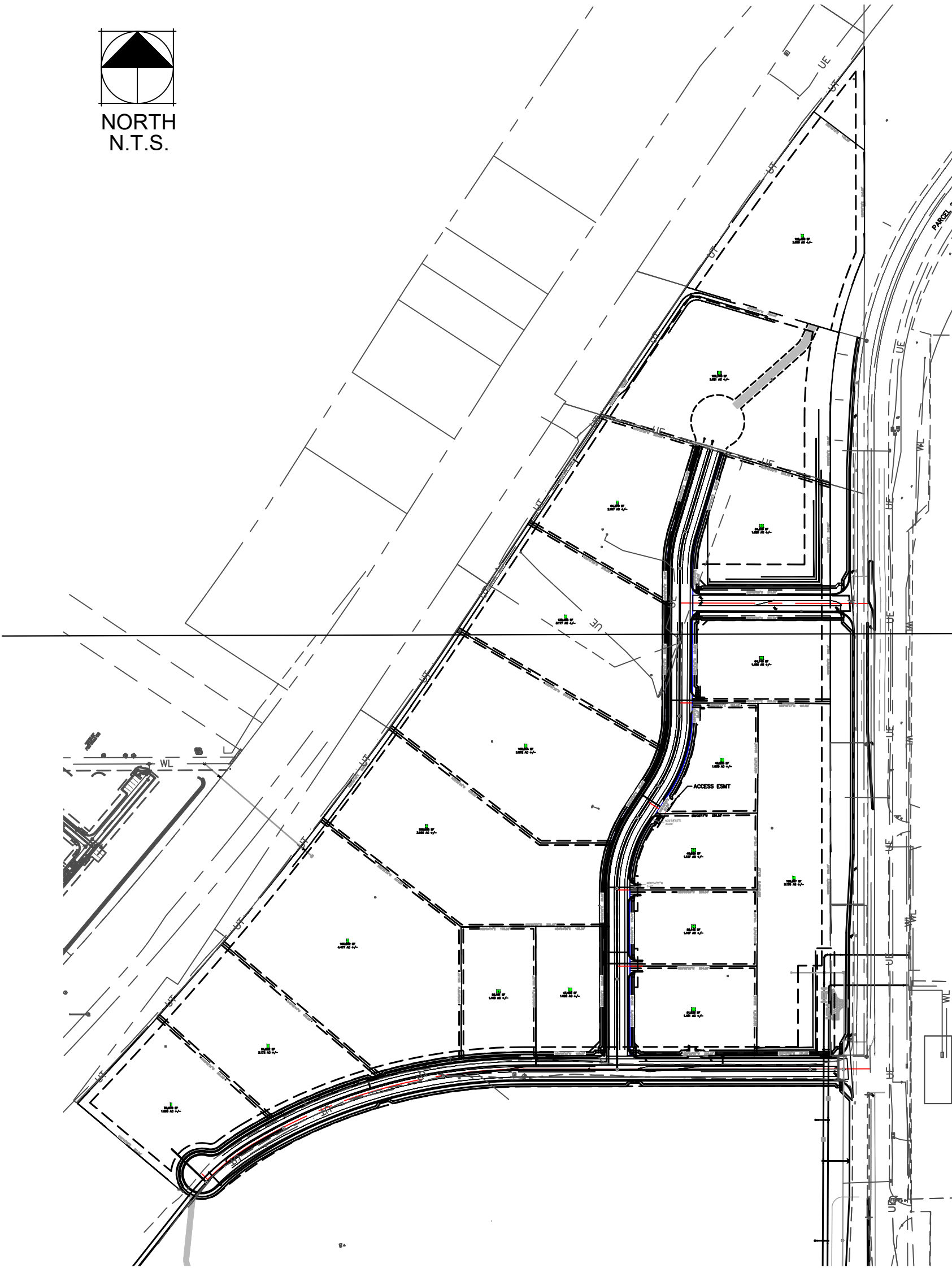
\*\* REFER TO THE SOILS REPORT FOR MORE DETAILED INFORMATION.

FLOODPLAIN NOTES

1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NOS. 08041C0756G, 08041C0758G, 08041C0758G, AND 08041C0758G REVISED DECEMBER 7, 2018. NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN.



SHEETSET KEY  
FOR GRAPHIC REPRESENTATION ONLY



SHEET 2 OF 3  
SHEET 3 OF 3

SHEET INDEX:

|       |                      |
|-------|----------------------|
| 01    | COVER SHEET          |
| 02    | PRELIMINARY PLAN - 1 |
| 03    | PRELIMINARY PLAN - 2 |
| 04    | GRADING SHEET        |
| 05    | UTILITY SHEET        |
| 06-13 | LANDSCAPE SHEETS     |

SUBMITTAL DATES:

|              |            |
|--------------|------------|
| SUBMITTAL 01 | 10/23/2020 |
| SUBMITTAL 02 | 05/25/2022 |
| SUBMITTAL 03 | 06/20/2022 |
| SUBMITTAL 04 | 10/06/2022 |
| SUBMITTAL 05 | 10/25/2023 |
| SUBMITTAL 06 | 01/10/2024 |
| SUBMITTAL 07 | 05/29/2024 |
| SUBMITTAL 08 | 06/28/2024 |
| SUBMITTAL 09 | 07/01/2024 |
| SUBMITTAL 10 | 07/18/2024 |
| SUBMITTAL 11 | 08/14/2024 |

PROJECT TEAM

OWNER / DEVELOPER:  
CROSSROADS METROPOLITAN DISTRICT NO. 2  
C/O THE EQUITY GROUP  
ATTN: DANNY MIENKA  
90 SOUTH CASCADE AVENUE, SUITE 1500  
COLORADO SPRINGS, CO 80903

CIVIL ENGINEER  
MS CIVIL CONSULTANTS, INC.  
212 N. WAHSATCH AVE., SUITE 305  
COLORADO SPRINGS, CO 80903

PLANNER / LANDSCAPE ARCH.:

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

Kimley»Horn

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2 NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

COVER  
SHEET 01 OF 13



CROSSROADS NORTH

PRELIMINARY PLAN

SITUATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO

| LOT TABLE                                  |                       |            |
|--|-----------------------|------------|
| LOT NO.                                    | SF/AC±                | USE        |
| 1  | 86,679SF± / 1.990AC±  | COMMERCIAL |
| 2  | 94,602SF± / 2.172AC±  | COMMERCIAL |
| 3  | 165,002SF± / 4.477AC± | COMMERCIAL |
| 4  | 52,191SF± / 1.198AC±  | COMMERCIAL |
| 5  | 159,658SF± / 3.665AC± | COMMERCIAL |
| 6  | 168,664SF± / 3.872AC± | COMMERCIAL |
| 7  | 138,408SF± / 3.177AC± | COMMERCIAL |
| 8  | 94,379SF± / 2.167AC±  | COMMERCIAL |
| 9  | 157,740SF± / 3.621AC± | COMMERCIAL |
| 10   | 84,019SF± / 1.929AC±  | COMMERCIAL |
| 11   | 64,740SF± / 1.486AC±  | COMMERCIAL |
| 12   | 45,235SF± / 1.038AC±  | COMMERCIAL |
| 13   | 49,080SF± / 1.127AC±  | COMMERCIAL |
| 14   | 52,142SF± / 1.197AC±  | COMMERCIAL |
| 15   | 61,035SF± / 1.401AC±  | COMMERCIAL |
| LOT TABLE TO REFERENCE SHEET 2 AND SHEET 3 |                       |            |

| TRACT TABLE   |                       |        |   |
|---|-----------------------|--------|---|
| TRACT   | SF/AC±                | OWNER  | USE   |
| A   | 122,408SF± / 2.810AC± | **CMD2 | PRIMARY USE - OPEN SPACE AND LANDSCAPE, SURFACE DRAINAGE AND UNDERGROUND UTILITY  |
| B   | 14,154SF± / 0.325AC±  | **CMD2 | PRIMARY USE - OWNER'S PARCEL, SIGNAGE SECONDARY USES - OPEN SPACE AND LANDSCAPE FOR SURFACE DRAINAGE AND UNDERGROUND UTILITY              |
| C   | 138,367SF± / 3.176AC± | **CMD2 | PRIMARY USE - SHARED SURFACE PARKING, LANDSCAPE SECONDARY USES - ABOVE/UNDERGROUND DETENTION, ABOVE/UNDERGROUND DRAINAGE AND UTILITY USES |
| D   | 47,420SF± / 1.089AC±  | **CMD2 | PRIMARY USE - DRAINAGE DETENTION, SECONDARY USES - UTILITY, OPEN SPACE, LANDSCAPE   |
| E***  | 106,104SF± / 2.436AC± | **CMD2 | PRIMARY USES - VEHICULAR AND PEDESTRIAN ACCESS, ROADWAY LANDSCAPE, UNDERGROUND DRAINAGE AND UTILITY USE                                   |
| **CMD2 = CROSSROADS METROPOLITAN DISTRICT NO. 2   |                       |        |   |
| *** TRACT E OVERLAYS PROPOSED 80' ACCESS AND UTILITY EASEMENT ALONG PRO OMNIBUS HEIGHTS |                       |        |   |
| ***TRACT E OVERLAYS PROPOSED 70' ACCESS AND UTILITY EASEMENT ALONG NOX ALBUM POINT      |                       |        |   |
| TRACT TABLE TO REFERENCE SHEET 2 AND SHEET 3  |                       |        |   |

SHEET 2 SPECIFIC NOTES

1. A BLANKETED SHARED ACCESS EASEMENT WILL BE PROVIDED TO ALLOW CIRCULATION BETWEEN LOTS.
2. FINAL INTERNAL VEHICLE CIRCULATION WILL BE PROVIDED DURING THE SITE DEVELOPMENT PLAN PROCESS WITHIN EACH LOT, PROVIDING SHARED ACCESS AND CIRCULATION FOR ADJACENT LOTS.
3. TEMPORARY ACCESS EASEMENT WILL BE PROVIDED THROUGH LOT 9 TO TRACT A UNTIL DEVELOPMENT AND PERMANENT ACCESS IS PROVIDED DURING THE SITE DEVELOPMENT PLAN PROCESS.

LEGEND

|  |                                    |
|--|------------------------------------|
|  | PROPERTY BOUNDARY                  |
|  | PROPOSED STORM EASEMENT            |
|  | PROPOSED ACCESS EASEMENT           |
|  | PROPOSED INTERIOR LOT LINE         |
|  | CENTERLINE                         |
|  | CULVERT                            |
|  | PROPOSED WATER LINE                |
|  | PROPOSED SANITARY LINE             |
|  | EXISTING SANITARY LINE             |
|  | PROPOSED RETAINING WALL            |
|  | PROPOSED SIDEWALK                  |
|  | PROPOSED ROADWAY STRIPING (WHITE)  |
|  | PROPOSED ROADWAY STRIPING (YELLOW) |
|  | DETENTION ACCESS ROAD              |
|  | PROPOSED DETENTION ACCESS ROAD     |

**Kimley»Horn**

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2 NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

(AUE) ACCESS & UTILITY EASEMENT  
(UE) UTILITY EASEMENT  
(SB) SETBACK LINE  
(LS) LANDSCAPE SETBACK



0 50' 100' 200'  
SCALE: 1" = 100'

PRELIM PLAN 1  
SHEET 02 OF 13



CROSSROADS NORTH

PRELIMINARY PLAN

SITUATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF EL PASO, STATE OF COLORADO

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| 15        | 61,035SF± / 1.401AC±  | COMMERCIAL |

LOT TABLE TO REFERENCE SHEET 2 AND SHEET 3

| TRACT TABLE |                       |        |   |
|-------------|-----------------------|--------|---|
| TRACT       | SF/AC±                | OWNER  | USE   |
| A           | 122,408SF± / 2.810AC± | **CMD2 | PRIMARY USE - OPEN SPACE AND LANDSCAPE, SURFACE DRAINAGE AND UNDERGROUND UTILITY  |
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\*\*CMD2 = CROSSROADS METROPOLITAN DISTRICT NO. 2

\*\*\*TRACT E OVERLAYS PROPOSED 80' ACCESS AND UTILITY EASEMENT ALONG PRO OMNIBUS HEIGHTS

\*\*\*TRACT E OVERLAYS PROPOSED 70' ACCESS AND UTILITY EASEMENT ALONG NOX ALBUM POINT

TRACT TABLE TO REFERENCE SHEET 2 AND SHEET 3

SHEET 3. SPECIFIC NOTES

1. A BLANKETED SHARED ACCESS EASEMENT WILL BE PROVIDED TO ALLOW CIRCULATION BETWEEN LOTS.
2. FINAL INTERNAL VEHICLE CIRCULATION WILL BE PROVIDED DURING THE SITE DEVELOPMENT PLAN PROCESS WITHIN EACH LOT, PROVIDING SHARED ACCESS AND CIRCULATION FOR ADJACENT LOTS.
3. LOT 1 THROUGH LOT 4 WILL BE ACCESSED BY WAY OF THE DESIGNATED SHARED ACCESS POINT OFF OF AIR LANE. ALL OTHER LOTS ACCESS WILL BE PROVIDED THROUGH A SHARED ACCESS WITH TRACT E (SEMPER SUPRA VIEW).

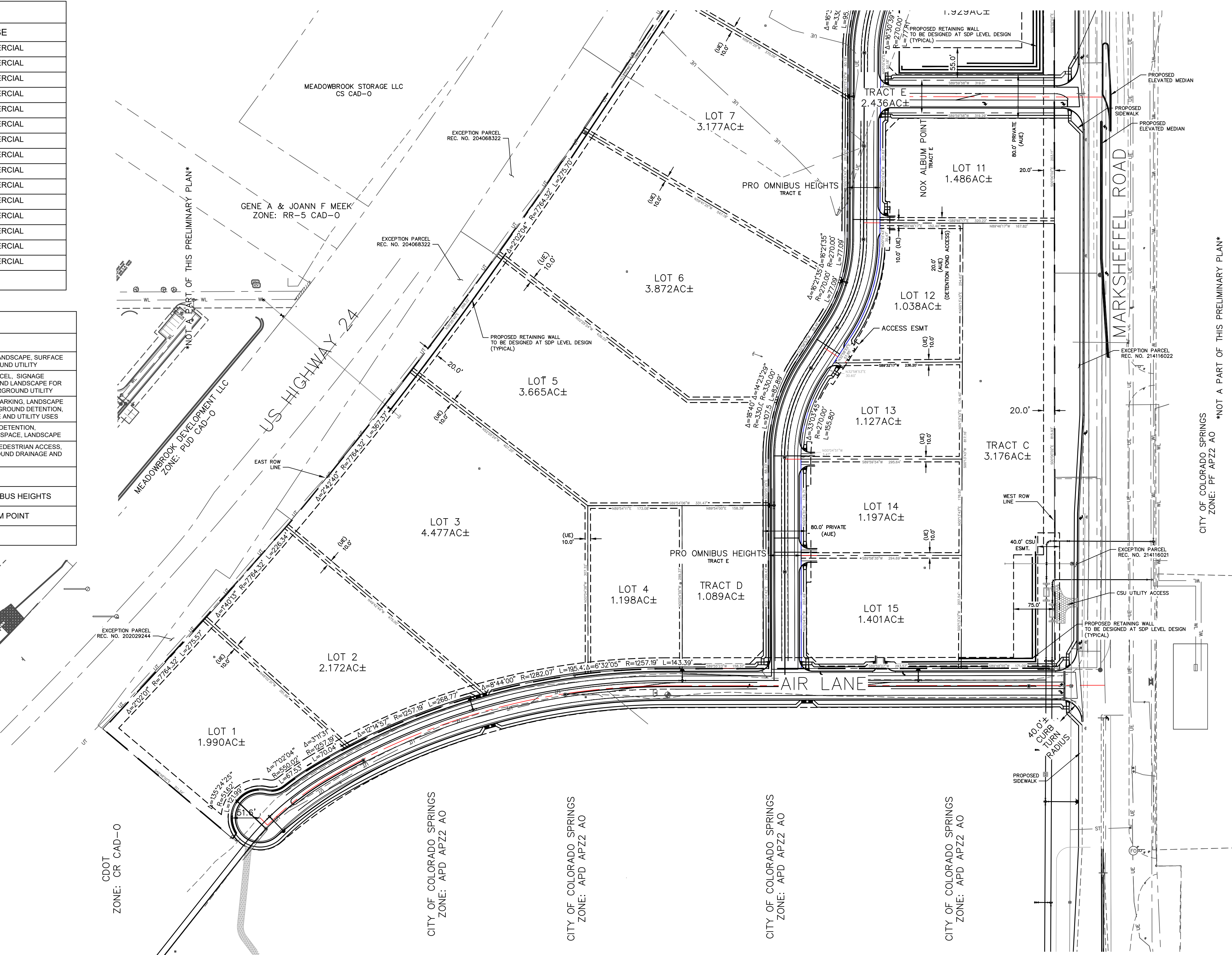
LEGEND

- PROPERTY BOUNDARY
- PROPOSED STORM EASEMENT
- PROPOSED ACCESS EASEMENT
- PROPOSED INTERIOR LOT LINE
- CENTERLINE
- CULVERT
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- EXISTING SANITARY LINE
- PROPOSED RETAINING WALL
- PROPOSED SIDEWALK
- PROPOSED ROADWAY STRIPING (WHITE)
- PROPOSED ROADWAY STRIPING (YELLOW)
- DETENTION ACCESS ROAD
- PROPOSED DETENTION ACCESS ROAD

**Kimley»Horn**

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COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

- (AUE) ACCESS & UTILITY EASEMENT
- (UE) UTILITY EASEMENT
- (SB) SETBACK LINE
- (LS) LANDSCAPE SETBACK



0 50' 100' 200'  
SCALE: 1" = 100'

PRELIM PLAN 2  
SHEET 03 OF 13



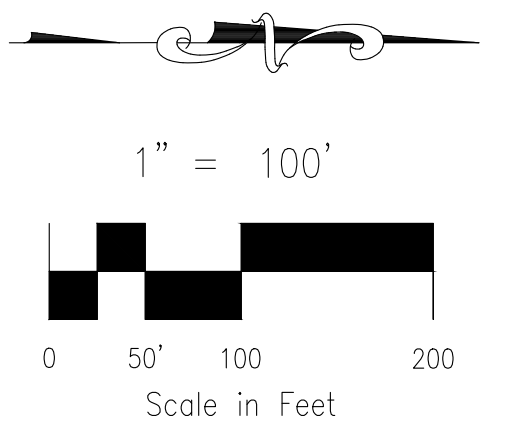
# CROSSROADS NORTH

## PRELIMINARY GRADING PLAN

CROSSROADS NORTH  
PRELIMINARY GRADING PLAN  
JOB #18-001  
JUNE 18, 2024

LEGEND

|  |  |  |  |
|--|--|--|--|
|  | EXISTING MAJOR CONTOUR   |  | EXIST INLET  |
|  | EXISTING MINOR CONTOUR   |  | PROPOSED INLET   |
|  | PROPOSED MAJOR CONTOUR   |  | LOW POINT/HIGH POINT   |
|  | PROPOSED MINOR CONTOUR   |  | FLOW DIRECTION & SLOPE   |
|  | FILING BOUNDARY LINE   |  | FLOW DIRECTION ARROW   |
|  | RIGHT-OF-WAY LINE  |  | PROPOSED SWALE   |
|  | PROPOSED PROPERTY LINE   |  | EXISTING FLOW DIRECTION ARROW  |
|  | FUTURE PROPERTY LINE   |  | EXISTING SWALE/ROADSIDE DITCH  |
|  | EXISTING PROPERTY LINE   |  | EMERGENCY OVERFLOW DIRECTION   |
|  | LIMITS OF DISTURBANCE/<br>CONST. BOUNDARY/CONST. FENCE                           |  | RIPRAP TYP.  |
|  | PROPOSED STORM DRAIN   |  | INLET PROTECTION – INTERIM   |
|  | EXISTING STORM DRAIN   |  | STRAW BALE DITCH CHECK – INTERIM   |
|  | PROP SWALE   |  | SEDIMENT CONTROL LOG – INTERIM   |
|  | SEDIMENT BASIN TRIBUTARY AREA  |  | SILT FENCE – INITIAL/INTERIM   |
|  | EXISTING FIBER OPTIC LINE  |  | VEHICLE TRACKING CONTROL – INITIAL/INTERIM   |
|  | EXISTING OVERHEAD ELECTRIC   |  | NORTH AMERICAN GREEN SC150<br>TEMPORARY EROSION CONTROL<br>BLANKET (OR APPROVED EQUAL) – PERMANENT |
|  | EXISTING LOT LINE  |  |  |
|  | EXISTING FENCE   |  |  |
|  | EXISTING LOT LINE  |  |  |
|  | EXISTING UNDERGROUND ELECTRICAL  |  |  |
|  | EXISTING GAS LINE  |  |  |
|  | EXISTING WATERLINE   |  |  |
|  | EXISTING DRAINAGE BASIN  |  |  |
|  | PROPOSED RETAINING WALL TO<br>BE DESIGNED AT THE SDP<br>PHASE OF EACH LOT DESIGN |  |  |





# CROSSROADS NORTH SITE UTILITY EXHIBIT

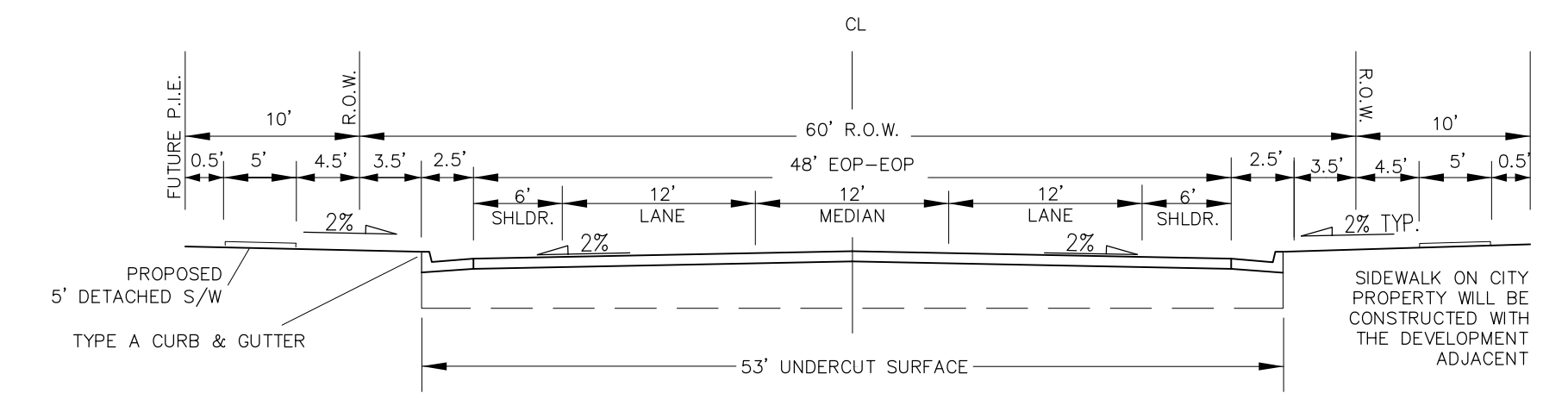
CROSSROADS NORTH  
SITE UTILITY EXHIBIT  
JOB #18-001  
AUGUST 14, 2024

## UTILITY PROVIDERS

GAS - CSU  
ELECTRIC - CSU  
WATER - CSU FOR PARK SITE  
WATER - CHEROKEE MD FOR DEVELOPMENT  
SANITARY - CHEROKEE MD FOR PARK SITE BATHROOMS  
SANITARY - CHEROKEE MD FOR DEVELOPMENT  
STORM SEWER - EL PASO COUNTY OR PRIVATE

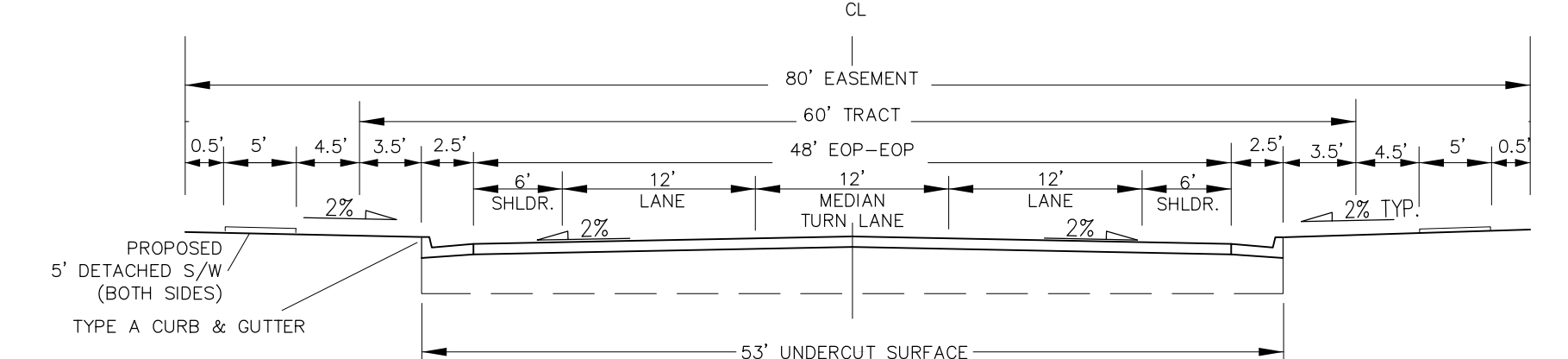
## NOTE:

PROPOSED RETAINING WALLS TO BE  
CONSTRUCTED AT SDP PHASE OF  
EACH LOT DESIGN.



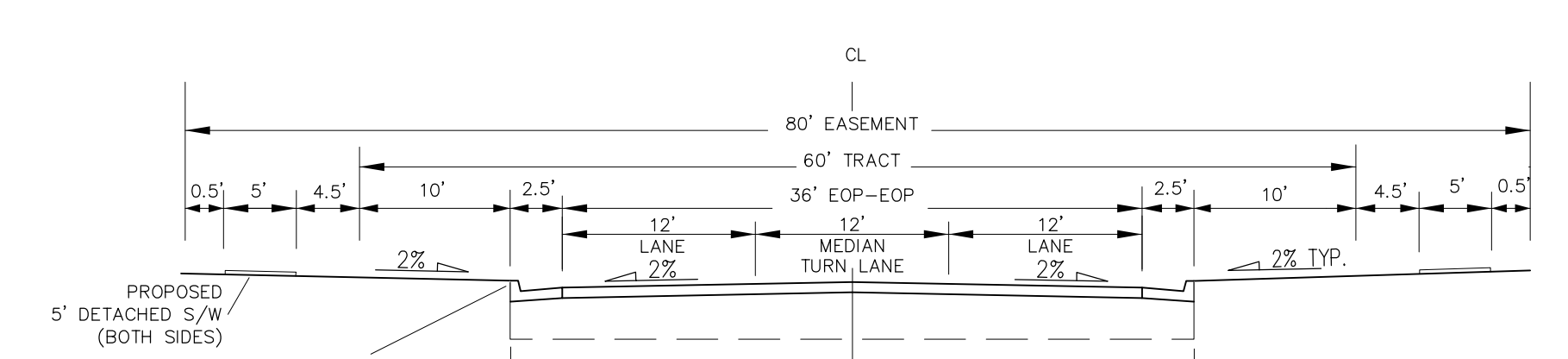
TYPICAL AIR LANE (PUB) 48' MAT  
(STRIPED MEDIAN)

SCALE: NTS



TYPICAL PRO OMNIBUS HEIGHTS (PRVT) 48' MAT  
(STRIPED MEDIAN)

SCALE: NTS

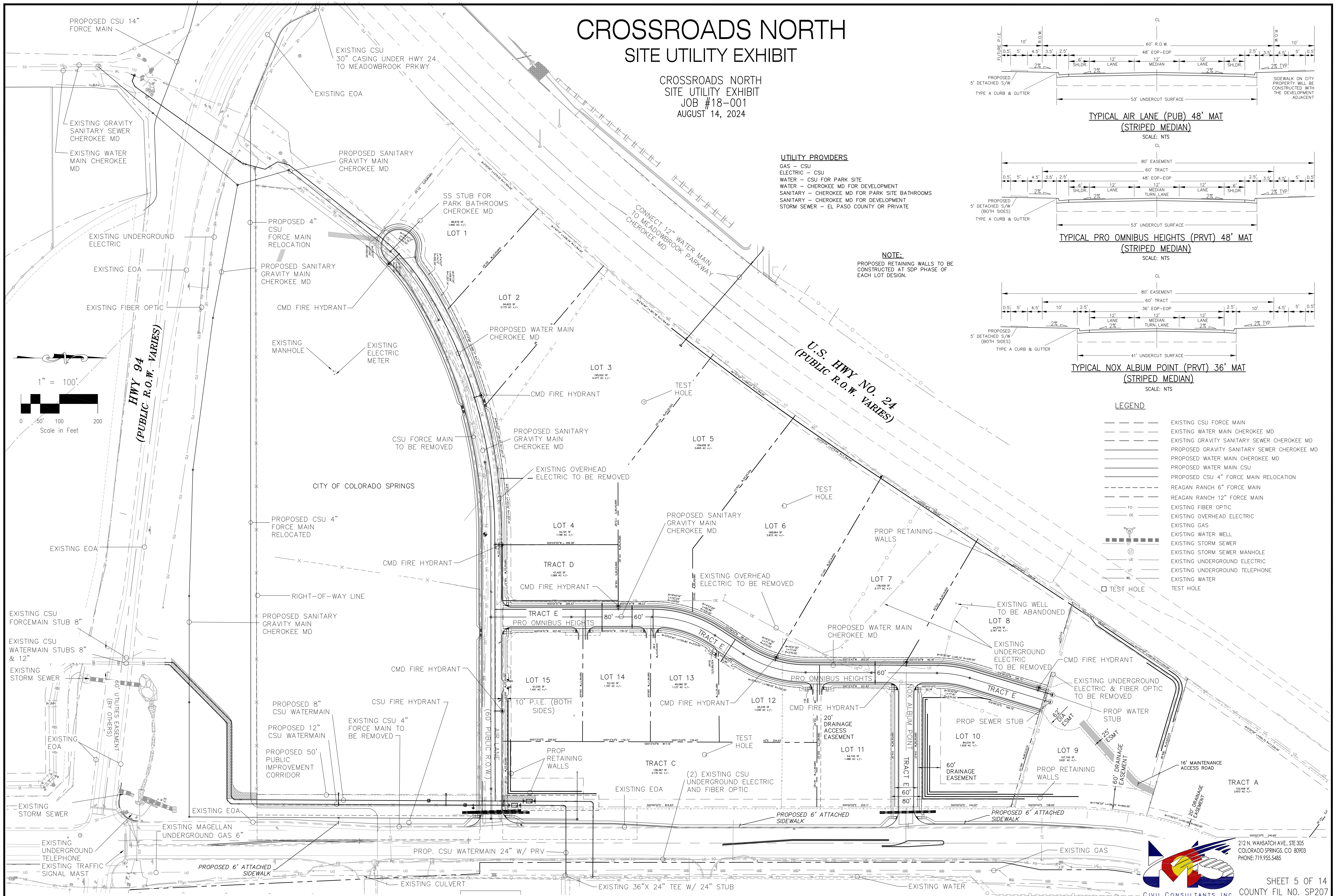


TYPICAL NOX ALBUM POINT (PRVT) 36' MAT  
(STRIPED MEDIAN)

SCALE: NTS

## LEGEND

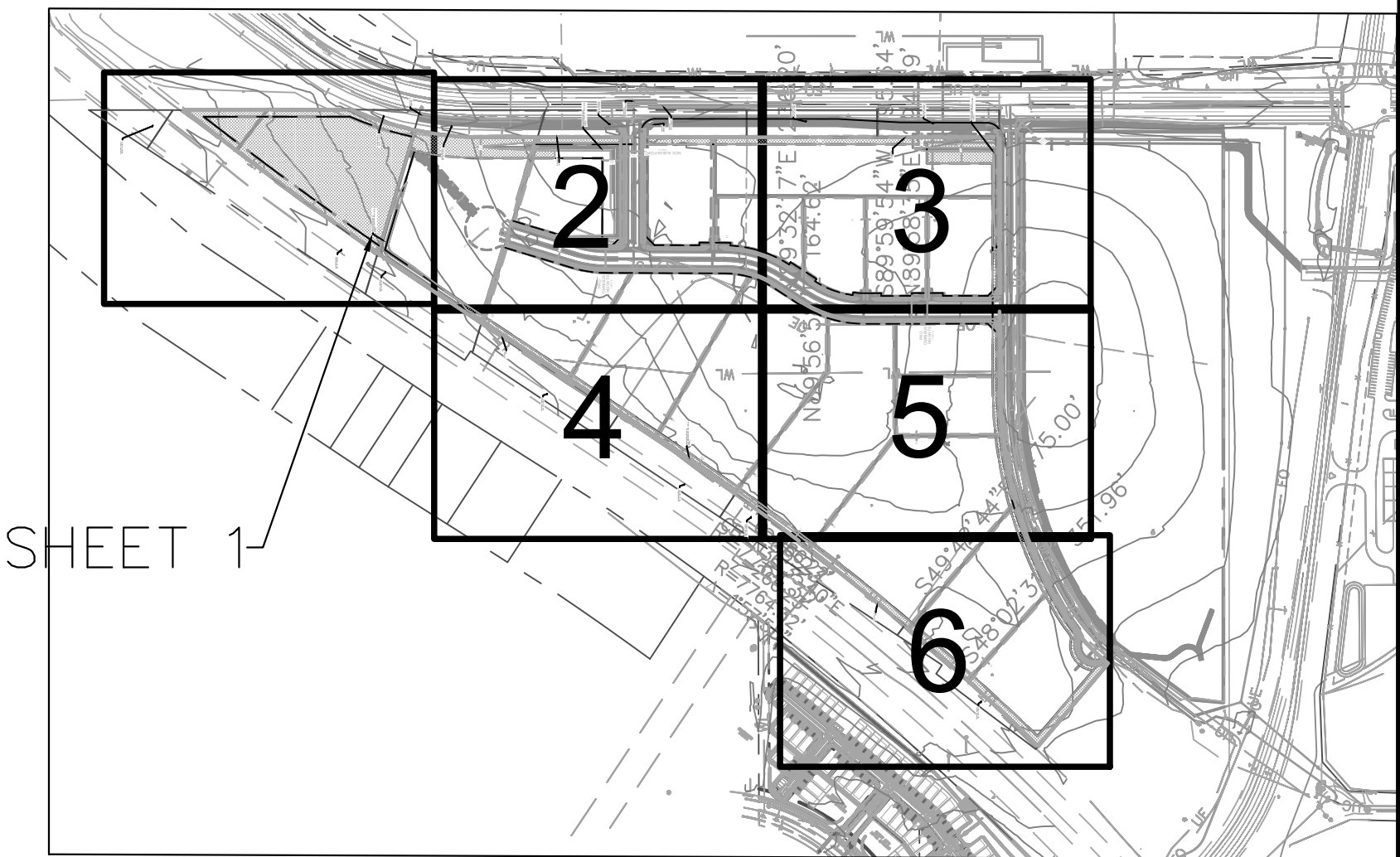
|     |   |
|-----|---|
| --- | EXISTING CSU FORCE MAIN                     |
| --- | EXISTING WATER MAIN CHEROKEE MD             |
| --- | EXISTING GRAVITY SANITARY SEWER CHEROKEE MD |
| --- | PROPOSED GRAVITY SANITARY SEWER CHEROKEE MD |
| --- | PROPOSED WATER MAIN CHEROKEE MD             |
| --- | PROPOSED WATER MAIN CSU                     |
| --- | PROPOSED CSU 4" FORCE MAIN RELOCATION       |
| --- | REAGAN RANCH 6" FORCE MAIN                  |
| --- | REAGAN RANCH 12" FORCE MAIN                 |
| --- | EXISTING FIBER OPTIC                        |
| --- | EXISTING OVERHEAD ELECTRIC                  |
| --- | EXISTING GAS                                |
| --- | EXISTING WATER WELL                         |
| --- | EXISTING STORM SEWER                        |
| --- | EXISTING STORM SEWER MANHOLE                |
| --- | EXISTING UNDERGROUND ELECTRIC               |
| --- | EXISTING UNDERGROUND TELEPHONE              |
| --- | EXISTING WATER                              |
| --- | TEST HOLE                                   |



212 N. WAHSATCH AVE., STE 305  
COLORADO SPRINGS, CO 80903  
PHONE: 719.955.5485



CROSSROADS NORTH  
PRELIMINARY PLAN / LANDSCAPE STANDARDS  
SITUATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



PLANT SCHEDULE

| SYMBOL          | CODE  | QTY        | BOTANICAL / COMMON NAME   | CONT. SIZE | SIZE/CAL.            |
|-----------------|-------|------------|---|------------|----------------------|
| DECIDUOUS TREES |       |            |   |            |                      |
|                 | AF    | 27         | ACER GINNALA 'FLAME'<br>FLAME AMUR MAPLE  | B & B      | 1.5" OA. 3-STEM MIN. |
|                 | CP    | 98         | CRATAEGUS PHAENOPYRUM<br>WASHINGTON HAWTHORN  | B & B      | 2" CAL MIN           |
|                 | QM    | 51         | QUERCUS MACROCARPA<br>BUR OAK   | B & B      |                      |
| EVERGREEN TREES |       |            |   |            |                      |
|                 | JS    | 75         | JUNIPERUS SCOPULORUM<br>ROCKY MOUNTAIN JUNIPER  | B & B      | 6' HGT.              |
|                 | PE    | 58         | PINUS EDULIS<br>PINON PINE  | B & B      | 6' HGT.              |
|                 | PN    | 12         | PINUS NIGRA<br>AUSTRIAN BLACK PINE  | B & B      | 6' HGT.              |
|                 | PP    | 7          | PINUS PONDEROSA<br>PONDEROSA PINE   | B & B      | 6' HGT.              |
| SYMBOL          | CODE  | QTY        | BOTANICAL / COMMON NAME   | TYPE       | INSTALL RATE         |
| GROUND COVERS   |       |            |   |            |                      |
|                 | ROCK  | 39,264 SF  | 1-1/2" CIMARRON GRANITE<br>ROCK MULCH   | ROCK MULCH | 4"                   |
|                 | SEED2 | 242,546 SF | EPC ALL PURPOSE MIX<br>INSTALL PER TABLE 5-2. SUBMIT SUPPLIER<br>CUT-SHEET FOR REVIEW AND APPROVAL PRIOR<br>TO INSTALLATION.<br>CASCADE WOOD MULCH & PLANTINGS<br>NATIVE GRASSES, SHRUBS, & PERENNIAL BEDS<br>BRILLIANT RED CHOKECHERRY | SEED       | PER CHART            |
|                 | W.M.  | 43,424 SF  | APACHE PLUME<br>THREELAF SUMAC<br>MISS KIM DWARF LILAC<br>SPARTAN JUNIPER<br>BIG BLUESTEM<br>FEATHER REED GRASS   | WOOD MULCH | 4"                   |

\*SEE FULL PLANT SCHEDULE ON SHEET 8

**Kimley»Horn**

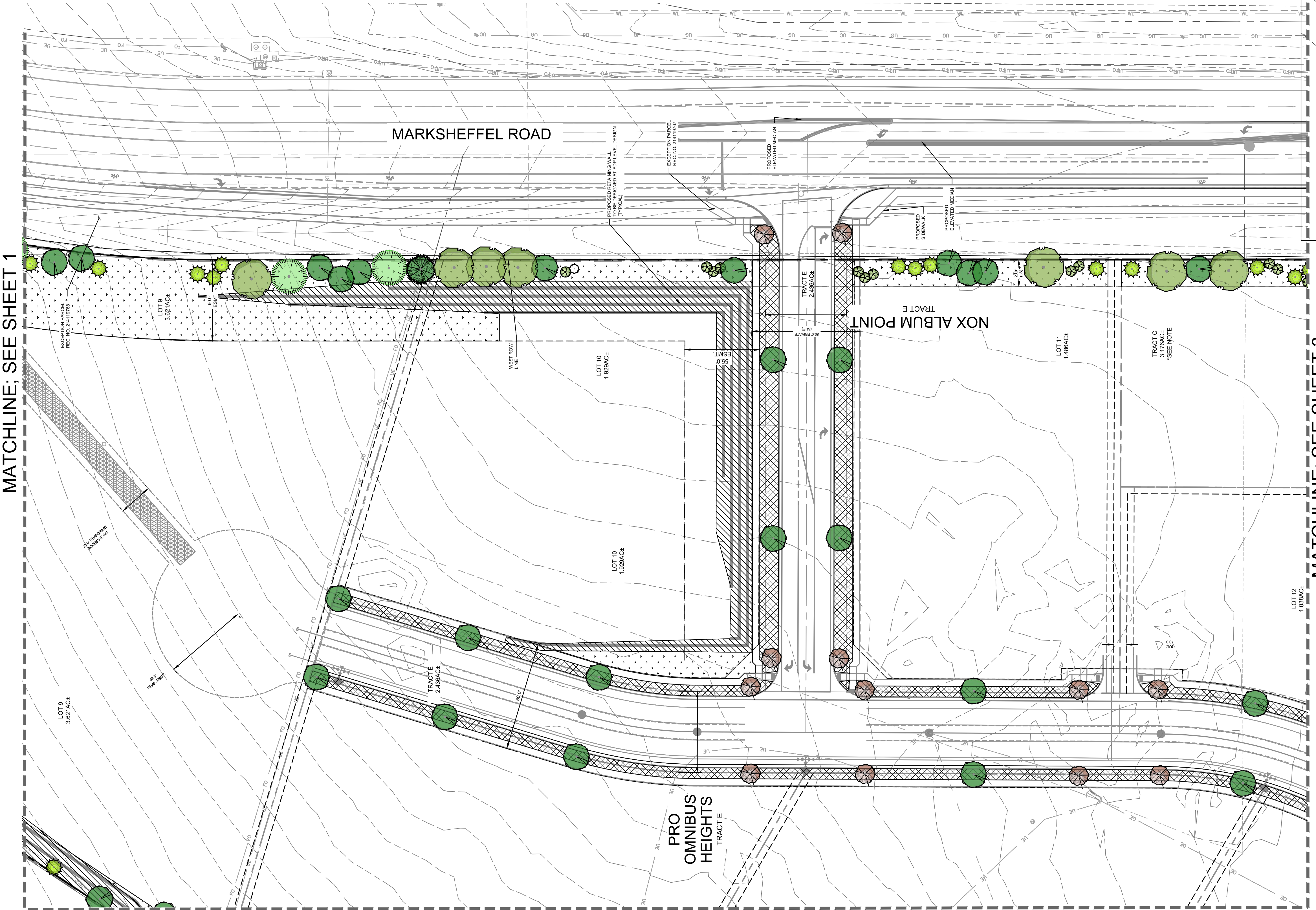
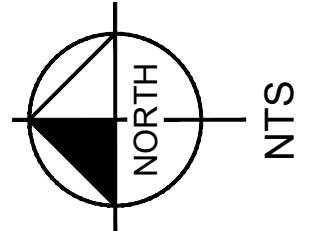
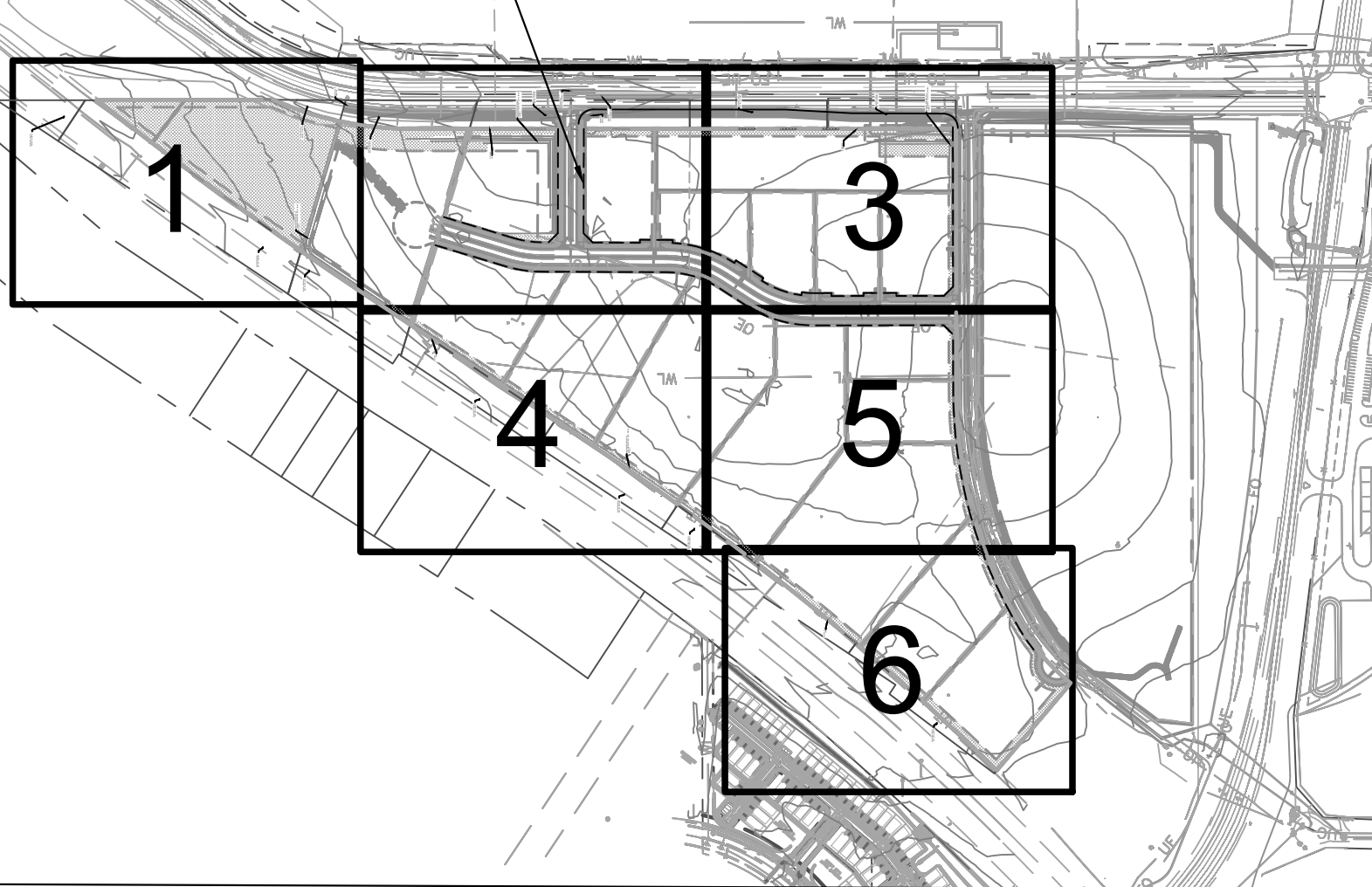
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PRELIMINARY PLAN  
SHEET 6 OF 13



CROSSROADS NORTH  
PRELIMINARY PLAN / LANDSCAPE STANDARDS  
SITUATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

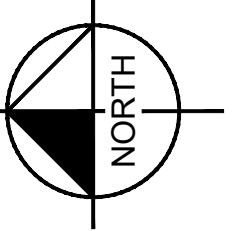
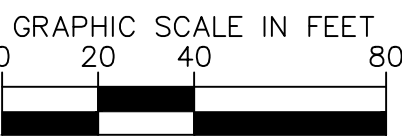
SHEET 2



PLANT SCHEDULE

| SYMBOL          | CODE  | QTY        | BOTANICAL / COMMON NAME  | CONT. SIZE | SIZE/CAL.            |
|-----------------|-------|------------|--|------------|----------------------|
| DECIDUOUS TREES |       |            |  |            |                      |
|                 | AF    | 27         | ACER GINNALA 'FLAME'<br>FLAME AMUR MAPLE   | B & B      | 1.5" OA. 3-STEM MIN. |
|                 | CP    | 98         | CRATAEGUS PHAENOPYRUM<br>WASHINGTON HAWTHORN   | B & B      | 2" CAL MIN           |
|                 | QM    | 51         | QUERCUS MACROCARPA<br>BUR OAK  | B & B      |                      |
| EVERGREEN TREES |       |            |  |            |                      |
|                 | JS    | 75         | JUNIPERUS SCOPULORUM<br>ROCKY MOUNTAIN JUNIPER   | B & B      | 6' HGT.              |
|                 | PE    | 58         | PINUS EDULIS<br>PINON PINE   | B & B      | 6' HGT.              |
|                 | PN    | 12         | PINUS NIGRA<br>AUSTRIAN BLACK PINE   | B & B      | 6' HGT.              |
|                 | PP    | 7          | PINUS PONDEROSA<br>PONDEROSA PINE  | B & B      | 6' HGT.              |
| SYMBOL          | CODE  | QTY        | BOTANICAL / COMMON NAME  | TYPE       | INSTALL RATE         |
| GROUND COVERS   |       |            |  |            |                      |
|                 | ROCK  | 39,284 SF  | 1-1/2" CIMARRON GRANITE<br>ROCK MULCH  | ROCK MULCH | 4"                   |
|                 | SEED2 | 242,546 SF | EPC ALL PURPOSE MIX<br>INSTALL PER TABLE 5-2. SUBMIT SUPPLIER<br>CUT-SHEET FOR REVIEW AND APPROVAL PRIOR<br>TO INSTALLATION<br>CASCADE WOOD MULCH & PLANTINGS<br>NATIVE GRASSES, SHRUBS, & PERENNIAL BEDS<br>BRILLIANT RED CHOKECHERRY<br>APACHE PLUME<br>THREELEAF SUMAC<br>MISS KIM DWARF LILAC<br>SPARTAN JUNIPER<br>BIG BLUESTEM<br>FEATHER REED GRASS | SEED       | PER CHART            |
|                 | W.M.  | 43,424 SF  |  | WOOD MULCH | 4"                   |

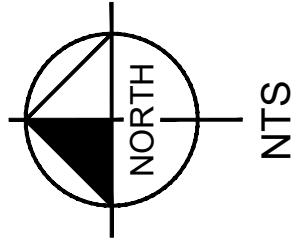
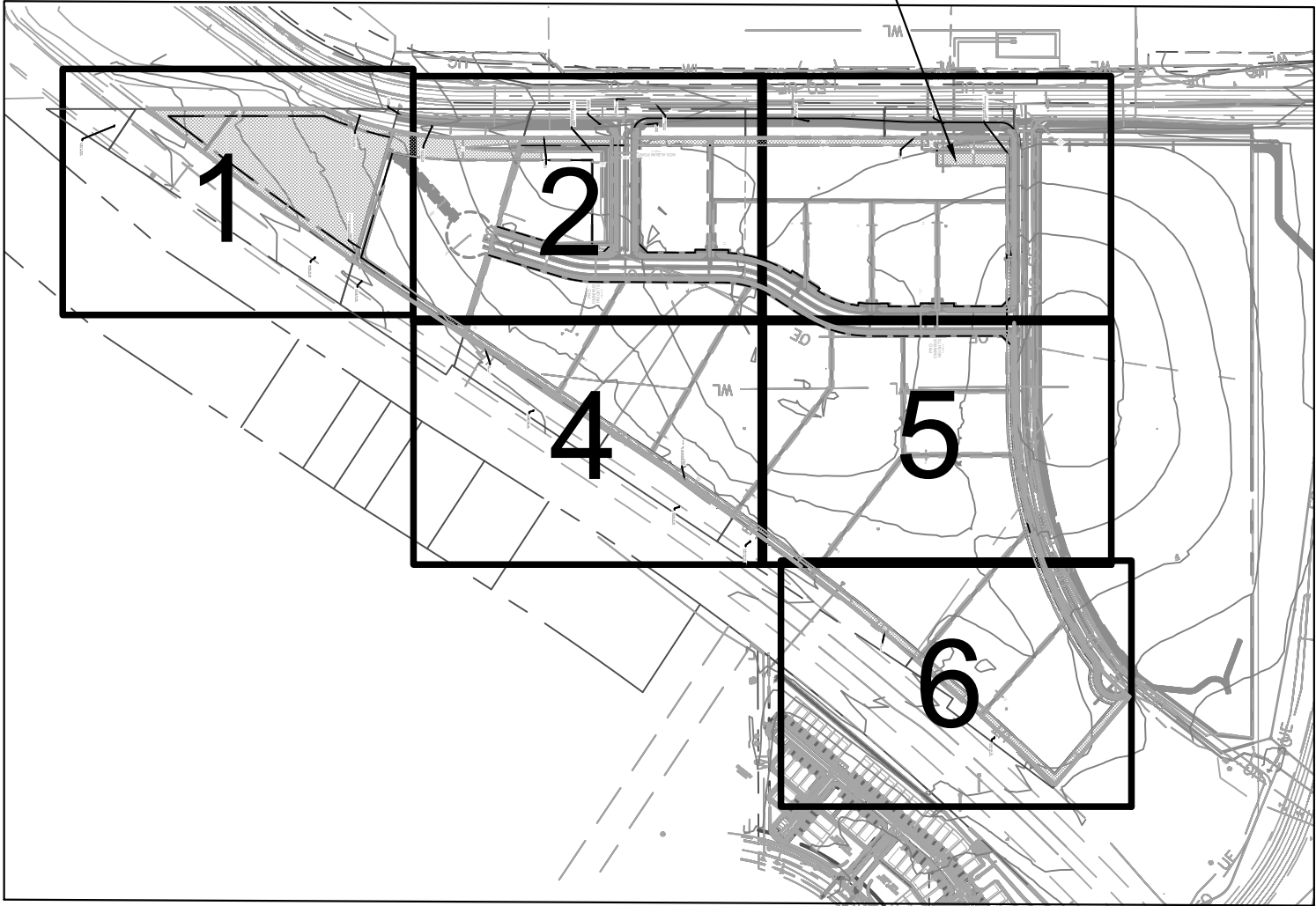
\*SEE FULL PLANT SCHEDULE ON SHEET 8



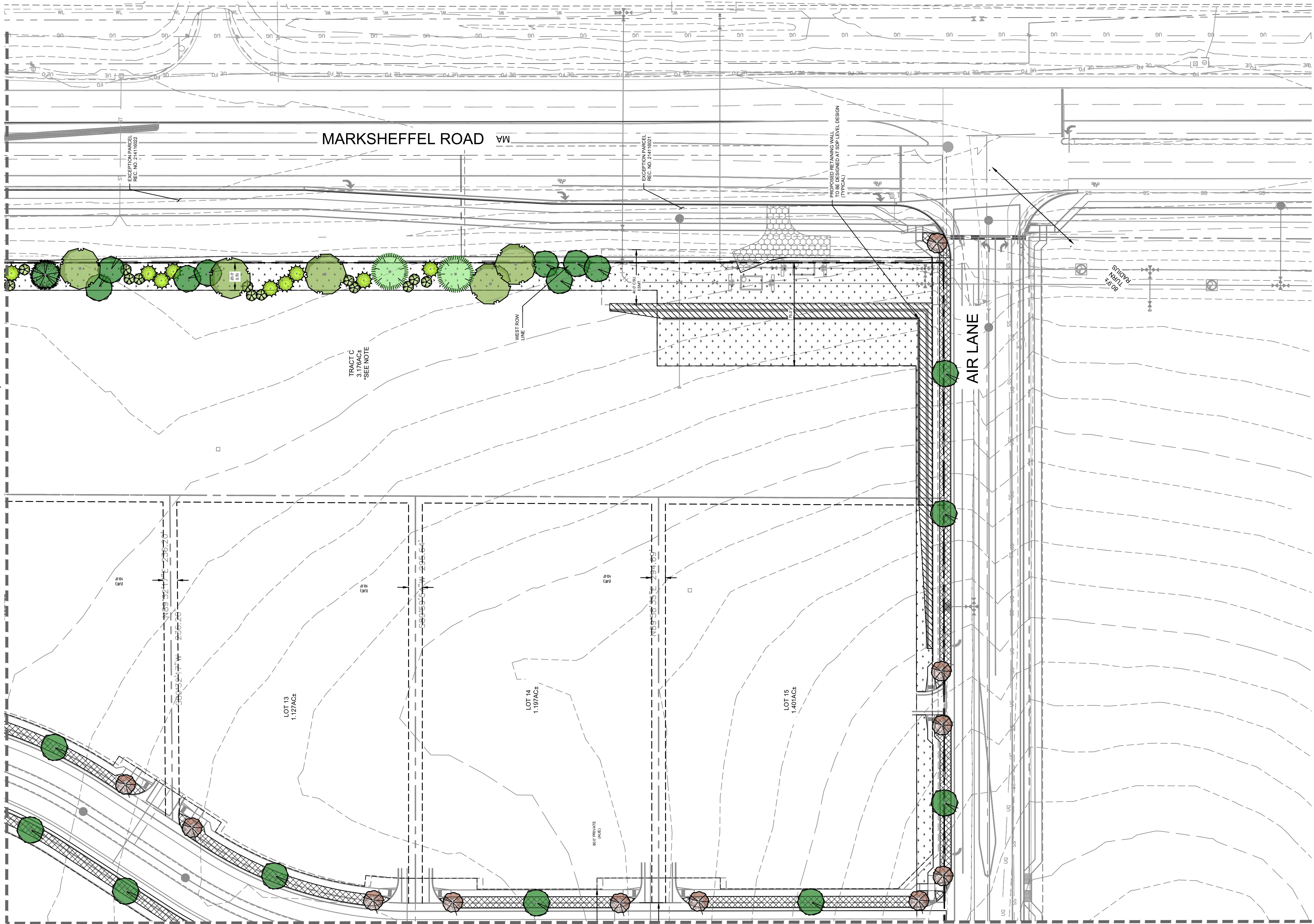


CROSSROADS NORTH  
PRELIMINARY PLAN / LANDSCAPE STANDARDS  
SITUATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

SHEET 3



MATCHLINE; SEE SHEET 2

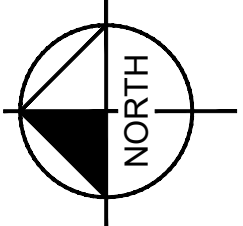
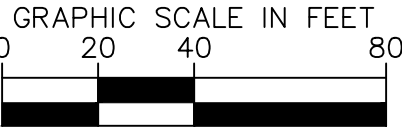


MATCHLINE; SEE SHEET 5

PLANT SCHEDULE

| SYMBOL          | CODE  | QTY        | BOTANICAL / COMMON NAME   | CONT. SIZE | SIZE/CAL.            |
|-----------------|-------|------------|---|------------|----------------------|
| DECIDUOUS TREES |       |            |   |            |                      |
|                 | AF    | 27         | ACER GINNALA 'FLAME'<br>FLAME AMUR MAPLE  | B & B      | 1.5" OA, 3-STEM MIN. |
|                 | CP    | 98         | CRATAEGUS PHAENOPYRUM<br>WASHINGTON HAWTHORN  | B & B      | 2" CAL MIN           |
|                 | QM    | 51         | QUERCUS MACROCARPA<br>BUR OAK   | B & B      |                      |
| EVERGREEN TREES |       |            |   |            |                      |
|                 | JS    | 75         | JUNIPERUS SCOPULORUM<br>ROCKY MOUNTAIN JUNIPER  | B & B      | 6' HGT.              |
|                 | PE    | 58         | PINUS EDULIS<br>PINON PINE  | B & B      | 6' HGT.              |
|                 | PN    | 12         | PINUS NIGRA<br>AUSTRIAN BLACK PINE  | B & B      | 6' HGT.              |
|                 | PP    | 7          | PINUS PONDEROSA<br>PONDEROSA PINE   | B & B      | 6' HGT.              |
| SYMBOL          | CODE  | QTY        | BOTANICAL / COMMON NAME   | TYPE       | INSTALL RATE         |
| GROUND COVERS   |       |            |   |            |                      |
|                 | ROCK  | 39,264 SF  | 1-1/2" CIMARRON GRANITE<br>ROCK MULCH   | ROCK MULCH | 4"                   |
|                 | SEED2 | 242,546 SF | EPC ALL PURPOSE MIX<br>INSTALL PER TABLE 5-2, SUBMIT SUPPLIER<br>CUT-SHEET FOR REVIEW AND APPROVAL PRIOR<br>TO INSTALLATION.  | SEED       | PER CHART            |
|                 | W.M.  | 43,424 SF  | CASCADE WOOD MULCH & PLANTINGS<br>NATIVE GRASSES, SHRUBS, & PERENNIAL BEDS<br>BRILLIANT RED CHOKECHERRY<br>APACHE PLUME<br>THREELFAP SUMAC<br>MISS KIM DWARF LILAC<br>SPARTAN JUNIPER<br>BIG BLUESTEM<br>FEATHER REED GRASS | WOOD MULCH | 4"                   |

\*SEE FULL PLANT SCHEDULE ON SHEET 8



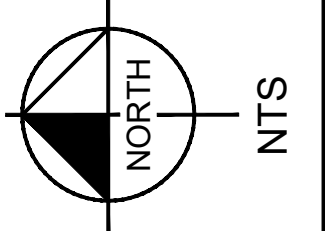
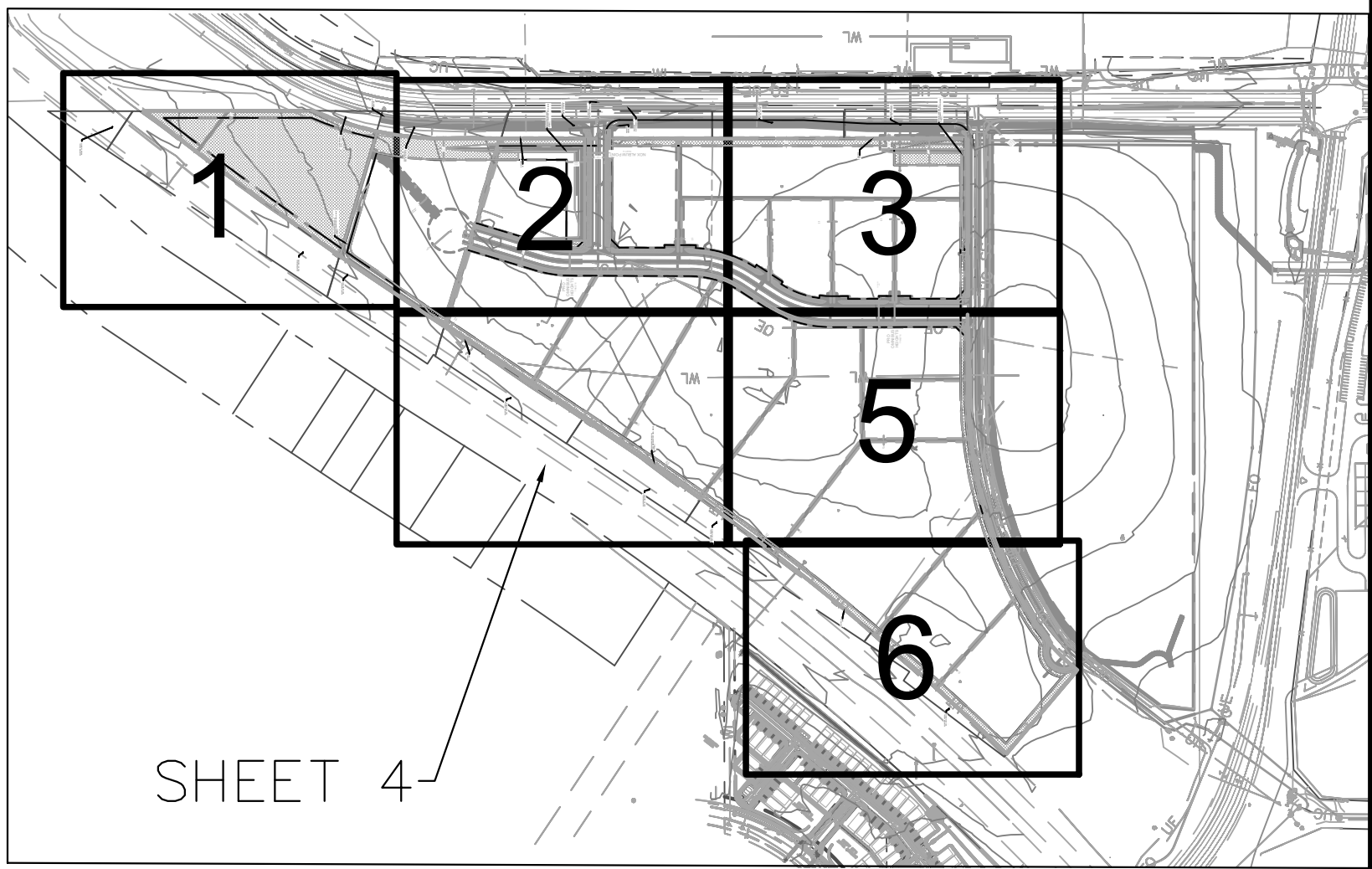
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PRELIMINARY PLAN  
SHEET 8 OF 13



CROSSROADS NORTH  
PRELIMINARY PLAN / LANDSCAPE STANDARDS  
SITUATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



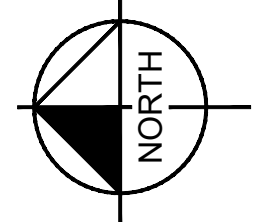
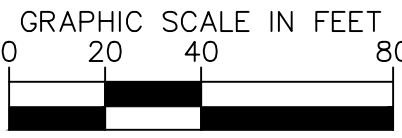
PLANT SCHEDULE

| SYMBOL          | CODE  | QTY        | BOTANICAL / COMMON NAME  | CONT. SIZE | SIZE/CAL.            |
|-----------------|-------|------------|--|------------|----------------------|
| DECIDUOUS TREES |       |            |  |            |                      |
|                 | AF    | 27         | ACER GINNALA 'FLAME'<br>FLAME AMUR MAPLE   | B & B      | 1.5" OA, 3-STEM MIN. |
|                 | CP    | 98         | CRATAEGUS PHAENOPYRUM<br>WASHINGTON HAWTHORN   | B & B      | 2" CAL MIN           |
|                 | QM    | 51         | QUERCUS MACROCARPA<br>BUR OAK  | B & B      |                      |
| EVERGREEN TREES |       |            |  |            |                      |
|                 | JS    | 75         | JUNIPERUS SCOPULORUM<br>ROCKY MOUNTAIN JUNIPER   | B & B      | 6' HGT.              |
|                 | PE    | 58         | PINUS EDULIS<br>PINON PINE   | B & B      | 6' HGT.              |
|                 | PN    | 12         | PINUS NIGRA<br>AUSTRIAN BLACK PINE   | B & B      | 6' HGT.              |
|                 | PP    | 7          | PINUS PONDEROSA<br>PONDEROSA PINE  | B & B      | 6' HGT.              |
| SYMBOL          | CODE  | QTY        | BOTANICAL / COMMON NAME  | TYPE       | INSTALL RATE         |
| GROUND COVERS   |       |            |  |            |                      |
|                 | ROCK  | 39,264 SF  | 1-1/2" CIMARRON GRANITE<br>ROCK MULCH  | ROCK MULCH | 4"                   |
|                 | SEED2 | 242,546 SF | EPC ALL PURPOSE MIX<br>INSTALL PER TABLE 5-2. SUBMIT SUPPLIER<br>CUT-SHEET FOR REVIEW AND APPROVAL PRIOR<br>TO INSTALLATION.   | SEED       | PER CHART            |
|                 | W.M.  | 43,424 SF  | CASCADE WOOD MULCH & PLANTINGS<br>NATIVE GRASSES, SHRUBS, & PERENNIAL BEDS<br>BRILLIANT RED CHOKECHERRY<br>APACHE PLUME<br>THRELEAF SUMAC<br>MISS KIM DWARF LILAC<br>SPARTAN JUNIPER<br>BIG BLUESTEM<br>FEATHER REED GRASS | WOOD MULCH | 4"                   |

\*SEE FULL PLANT SCHEDULE ON SHEET 8

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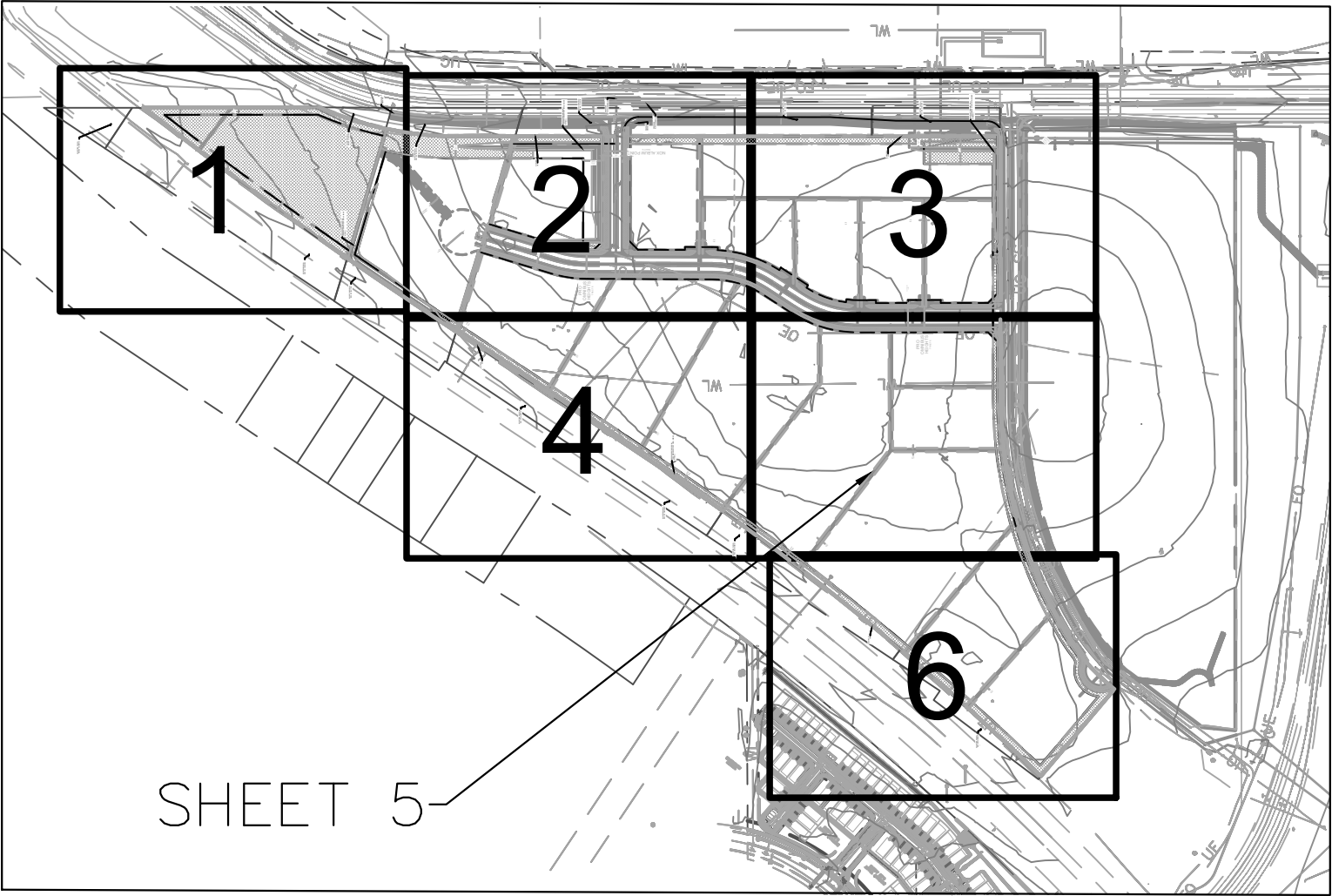
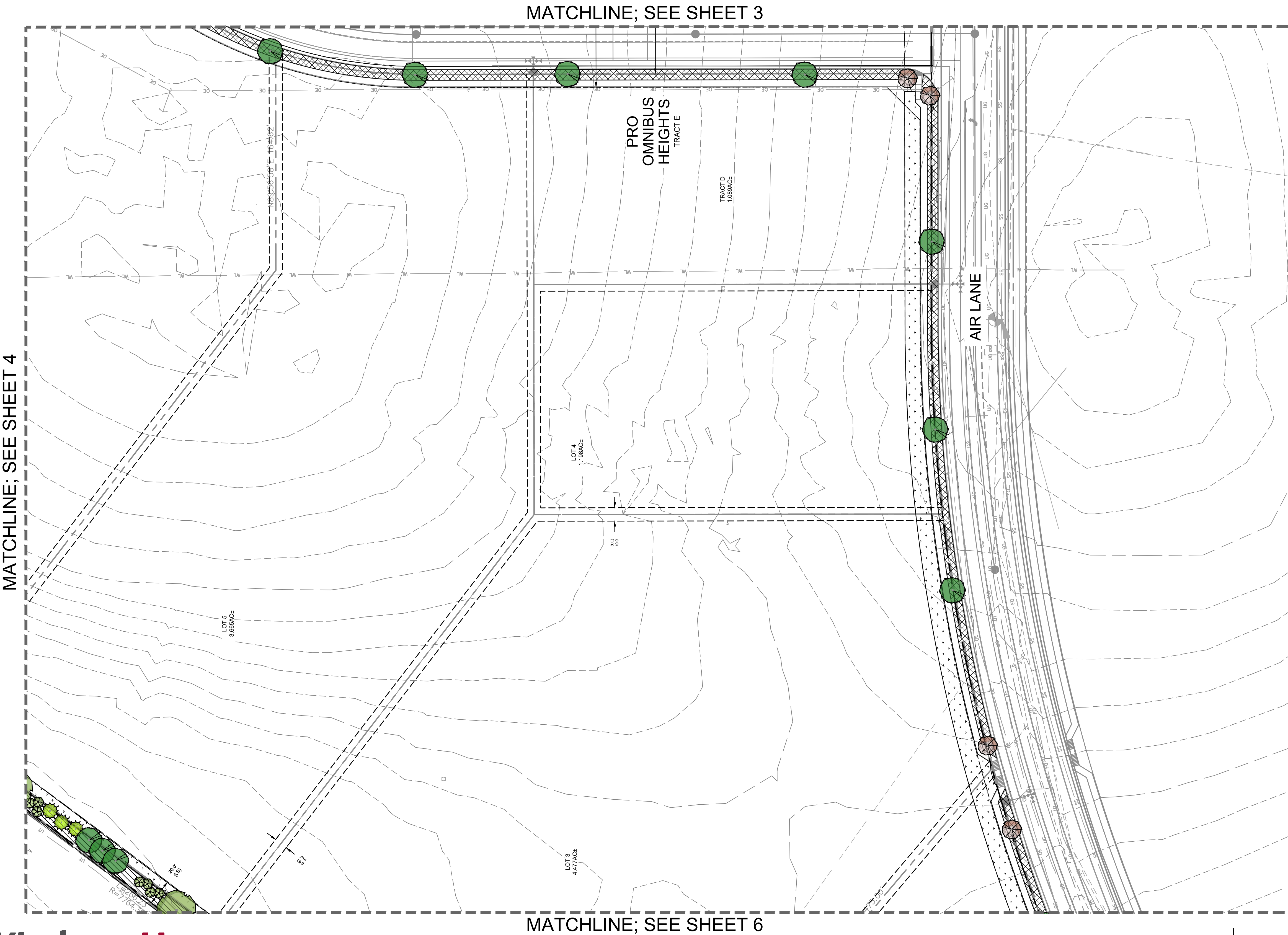
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PRELIMINARY PLAN  
SHEET 9 OF 13



CROSSROADS NORTH  
PRELIMINARY PLAN / LANDSCAPE STANDARDS  
SITUATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



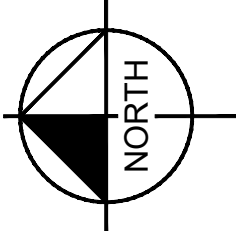
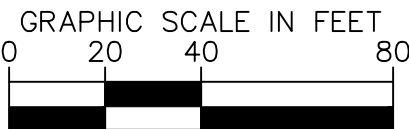
PLANT SCHEDULE

| SYMBOL          | CODE  | QTY        | BOTANICAL / COMMON NAME   | CONT. SIZE | SIZE/CAL.            |
|-----------------|-------|------------|---|------------|----------------------|
| DECIDUOUS TREES |       |            |   |            |                      |
|                 | AF    | 27         | ACER GINNALA 'FLAME'<br>FLAME AMUR MAPLE  | B & B      | 1.5" OA, 3-STEM MIN. |
|                 | CP    | 98         | CRATAEGUS PHAENOPYRUM<br>WASHINGTON HAWTHORN  | B & B      | 2" CAL MIN           |
|                 | QM    | 51         | QUERCUS MACROCARPA<br>BUR OAK   | B & B      |                      |
| EVERGREEN TREES |       |            |   |            |                      |
|                 | JS    | 75         | JUNIPERUS SCOPULORUM<br>ROCKY MOUNTAIN JUNIPER  | B & B      | 6' HGT.              |
|                 | PE    | 58         | PINUS EDULIS<br>PINON PINE  | B & B      | 6' HGT.              |
|                 | PN    | 12         | PINUS NIGRA<br>AUSTRIAN BLACK PINE  | B & B      | 6' HGT.              |
|                 | PP    | 7          | PINUS PONDEROSA<br>PONDEROSA PINE   | B & B      | 6' HGT.              |
| SYMBOL          | CODE  | QTY        | BOTANICAL / COMMON NAME   | TYPE       | INSTALL RATE         |
| GROUND COVERS   |       |            |   |            |                      |
|                 | ROCK  | 39,264 SF  | 1-1/2" CIMARRON GRANITE<br>ROCK MULCH   | ROCK MULCH | 4"                   |
|                 | SEED2 | 242,546 SF | EPC ALL PURPOSE MIX<br>INSTALL PER TABLE 5-2. SUBMIT SUPPLIER<br>CUT-SHEET FOR REVIEW AND APPROVAL PRIOR<br>TO INSTALLATION.<br>CASCADE WOOD MULCH & PLANTINGS<br>NATIVE GRASSES, SHRUBS, & PERENNIAL BEDS<br>BRILLIANT RED CHOKECHERRY<br>APACHE PLUME<br>THREELEAF SUMAC<br>MISS KIM DWARF LILAC<br>SPARTAN JUNIPER<br>BIG BLUESTEM<br>FEATHER REED GRASS | SEED       | PER CHART            |
|                 | W.M.  | 43,424 SF  |   | WOOD MULCH | 4"                   |

\*SEE FULL PLANT SCHEDULE ON SHEET 8

**Kimley»Horn**

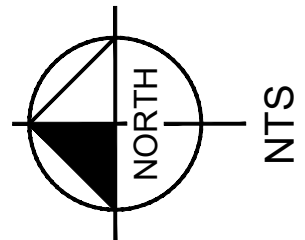
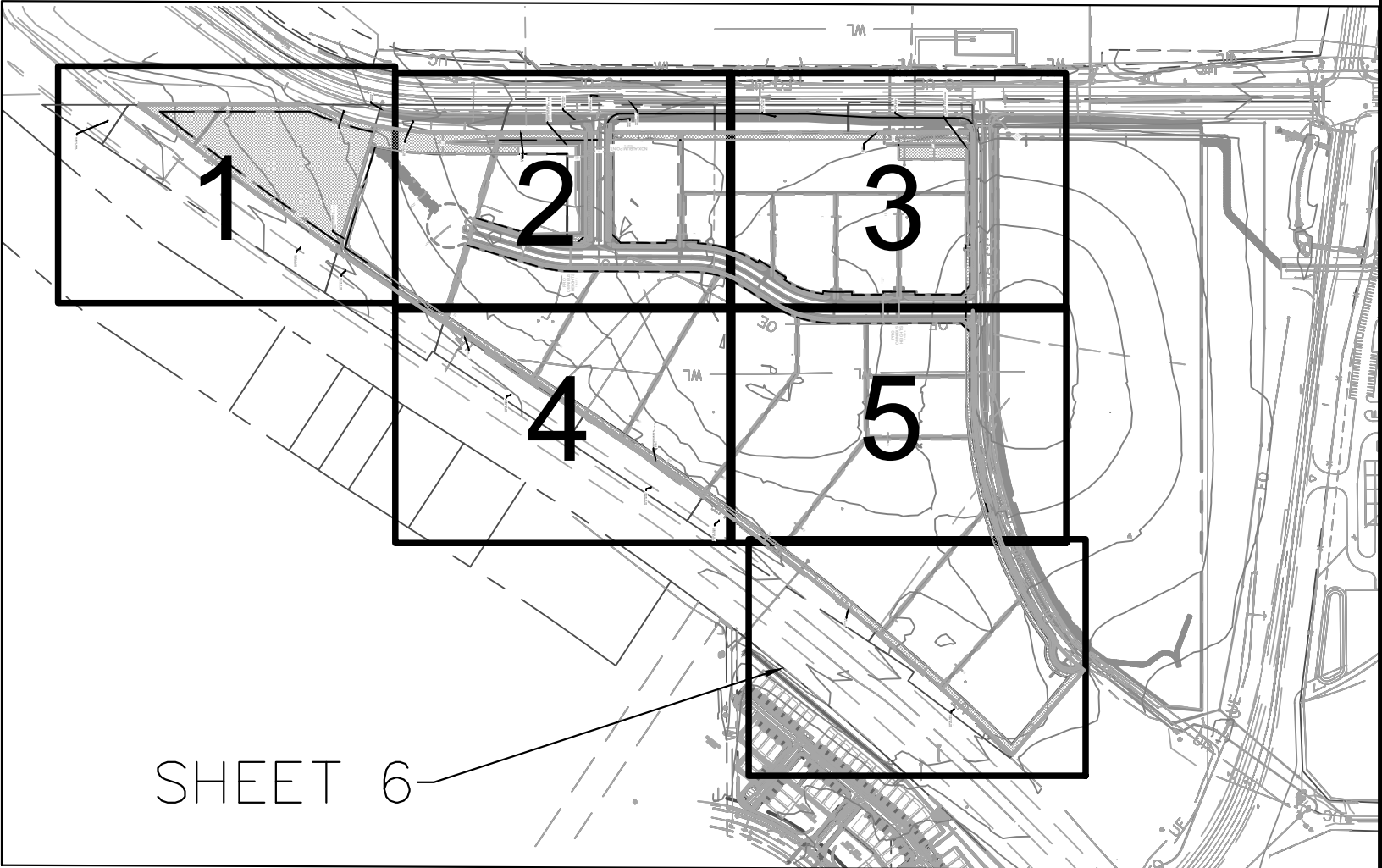
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PRELIMINARY PLAN  
SHEET 10 OF 13



CROSSROADS NORTH  
PRELIMINARY PLAN / LANDSCAPE STANDARDS  
SITUATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO



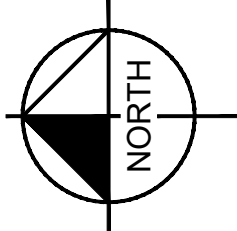
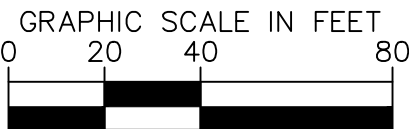
PLANT SCHEDULE

| SYMBOL          | CODE  | QTY        | BOTANICAL / COMMON NAME   | CONT. SIZE | SIZE/CAL.            |
|-----------------|-------|------------|---|------------|----------------------|
| DECIDUOUS TREES |       |            |   |            |                      |
|                 | AF    | 27         | ACER GINNALA 'FLAME'<br>FLAME AMUR MAPLE  | B & B      | 1.5" OA. 3-STEM MIN. |
|                 | CP    | 98         | CRATAEGUS PHAENOPYRUM<br>WASHINGTON HAWTHORN  | B & B      | 2" CAL MIN.          |
|                 | QM    | 51         | QUERCUS MACROCARPA<br>BUR OAK   | B & B      |                      |
| EVERGREEN TREES |       |            |   |            |                      |
|                 | JS    | 75         | JUNIPERUS SCOPULORUM<br>ROCKY MOUNTAIN JUNIPER  | B & B      | 6' HGT.              |
|                 | PE    | 58         | PINUS EDULIS<br>PINON PINE  | B & B      | 6' HGT.              |
|                 | PN    | 12         | PINUS NIGRA<br>AUSTRIAN BLACK PINE  | B & B      | 6' HGT.              |
|                 | PP    | 7          | PINUS PONDEROSA<br>PONDEROSA PINE   | B & B      | 6' HGT.              |
| GROUND COVERS   |       |            |   |            |                      |
|                 | ROCK  | 39,264 SF  | 1-1/2" CIMARRON GRANITE<br>ROCK MULCH   | ROCK MULCH | 4"                   |
|                 | SEED2 | 242,546 SF | EPC ALL PURPOSE MIX<br>INSTALL PER TABLE 5-2. SUBMIT SUPPLIER<br>CUT-SHEET FOR REVIEW AND APPROVAL PRIOR<br>TO INSTALLATION.  | SEED       | PER CHART            |
|                 | W.M.  | 43,424 SF  | CASCADE WOOD MULCH & PLANTINGS<br>NATIVE GRASSES, SHRUBS, & PERENNIAL BEDS<br>BRILLIANT RED CHOKECHERRY<br>APACHE PLUME<br>THREELEAF SUMAC<br>MISS KIM DWARF LILAC<br>SPARTAN JUNIPER<br>BIG BLUESTEM<br>FEATHER REED GRASS | WOOD MULCH | 4"                   |

\*SEE FULL PLANT SCHEDULE ON SHEET 8

**Kimley»Horn**

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2 NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



PRELIMINARY PLAN  
SHEET 11 OF 13



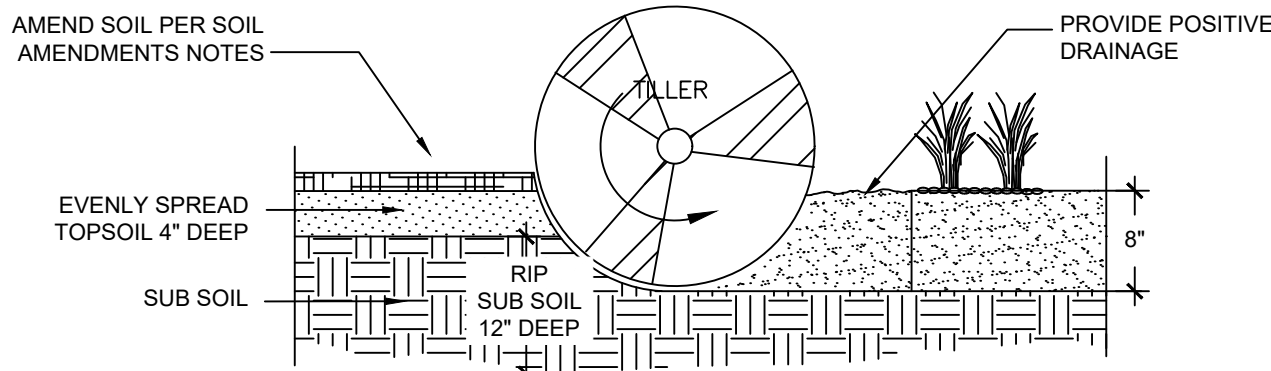
CROSSROADS NORTH  
PRELIMINARY PLAN / LANDSCAPE STANDARDS  
SITUATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

GENERAL LANDSCAPE SPECIFICATIONS

|  |  |   |   |   |
|--|--|---|---|---|
| SCOPE OF WORK  |  | H. MULCH  |   | 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.   |
| 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.   |  | 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. |   | 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.   |
| 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.  |  |   |   | 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.   |
| B. PROTECTION OF EXISTING STRUCTURES   |  | I. DIGGING AND HANDLING   |   |   |
| 1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.  |  | 1. ALL TREES SPECIFIED SHALL BE BALLED AND BURLAPPED (B&B) UNLESS OTHERWISE APPROVED BY PROJECT LANDSCAPE ARCHITECT.  |   | 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" PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.  |
| 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BEST MANAGEMENT PRACTICES (BMP) DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.   |  | 2. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.  |   | 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.   |
| 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MAINTENANCE OF TRAFFIC (MOT) THAT MAY BE REQUIRED FOR THE PROJECT.  |  | 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.   |   | 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)   |
| 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.   |  | J. CONTAINER GROWN STOCK  |   | N. LAWN SODDING   |
| C. PROTECTION OF EXISTING PLANT MATERIALS  |  | 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.  |   | 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.  |
| 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 UNUSUALLY 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. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSLANTED 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. | K. MATERIALS LIST   | 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.   |   |
| 2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.  | 3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.  |   | 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.  | 3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.   |
| D. MATERIALS   |  | L. FINE GRADING   |   | 4. SODDING  |
| 1. GENERAL   |  | 1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.  |   | 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.  |
| MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.   |  | 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.  |   | 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. |
| MATERIAL SAMPLE SIZE   | SAMPLE SIZE  | 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  | 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.  |
| MULCH  | ONE (1) CUBIC FOOT   |   | 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. | 6. LAWN MAINTENANCE   |
| TOPSOIL MIX  | ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)   |   | 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.   | 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 REGRADEING IF NECESSARY.   |
| PLANTS   | ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)   |   | 3. CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.                                       | 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.   |
| 2. PLANT MATERIALS   |  |   | 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.  | O. EDGING   |
| 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.   |  |   | 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.  | a. CONTRACTOR SHALL INSTALL 4"x6" ROLLED TOP STEEL EDGING BETWEEN ALL SOD/SEED AREAS AND PLANTING BEDS.   |
| b. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE.  |  |   | 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.   | P. CLEANUP  |
| 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.  |  |   | 7. ALL PLANTING OPENINGS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 AMERICAN STANDARD FOR NURSERY STOCK.   | 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.  |
| 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.  |  |   | 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.  | Q. PLANT MATERIAL MAINTENANCE   |
| 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.  |  |   | 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.   | 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.   |
| 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 1/4 INCH (19 MM) IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.   |  |   | 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.   | R. FINAL INSPECTION AND ACCEPTANCE OF WORK  |
| g. FURNISH TREES AND SHRUBS WITH ROOT 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.   |  |   | 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.   | 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.  |
| 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.   |  |   | 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".  | S. WARRANTY   |
| 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.   |  |   | 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.  | 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.   |
| E. SOIL MIXTURE  |  |   | 14. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.   | 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.   |
| 1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:   |  |   | 15. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 'E'.  | 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.   |
| 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.  |  |   | 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).  | T. PARKING LOT ISLAND NOTE  |
| 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 MATERIAL HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER. HAVE A PH BETWEEN 5.5 AND 6.0, AND SOLUBLE SALTS LESS THAN 3.0 MMOS/CM. SUBMIT SOIL SAMPLE AND PH TESTING RESULTS FOR APPROVAL.  |  |   | 17. AMEND PINE AND OAK PLANT OPENINGS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT OPENINGS SHALL BE AMENDED WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.   | 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.  |
| b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.  |  |   |   | U. MAINTENANCE  |
| c. 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.   |  |   |   | 1. LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER, AND/ OR THEIR ASSIGNS.  |
| F. WATER   |  |   |   | 2. ALL STREET TREES AND STREETSCAPE IMPROVEMENTS LOCATED IN THE R.O.W. WILL BE MAINTAINED BY THE ABUTTING PROPERTY OWNER.   |
| 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.  |  |   |   |   |

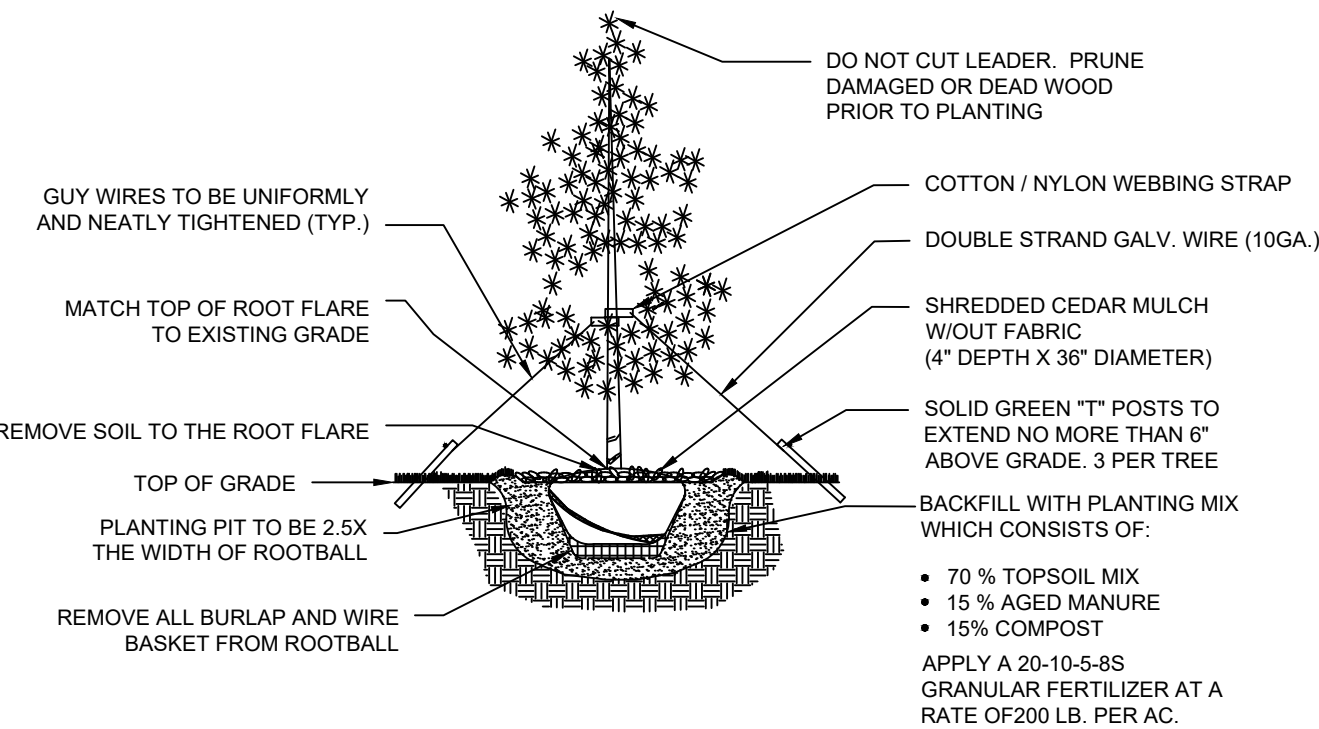


CROSSROADS NORTH  
PRELIMINARY PLAN / LANDSCAPE STANDARDS  
SITUATED IN THE EAST 1/2 OF SECTION 8, T14S, R65W, OF THE 6th P.M., EL PASO COUNTY, COLORADO

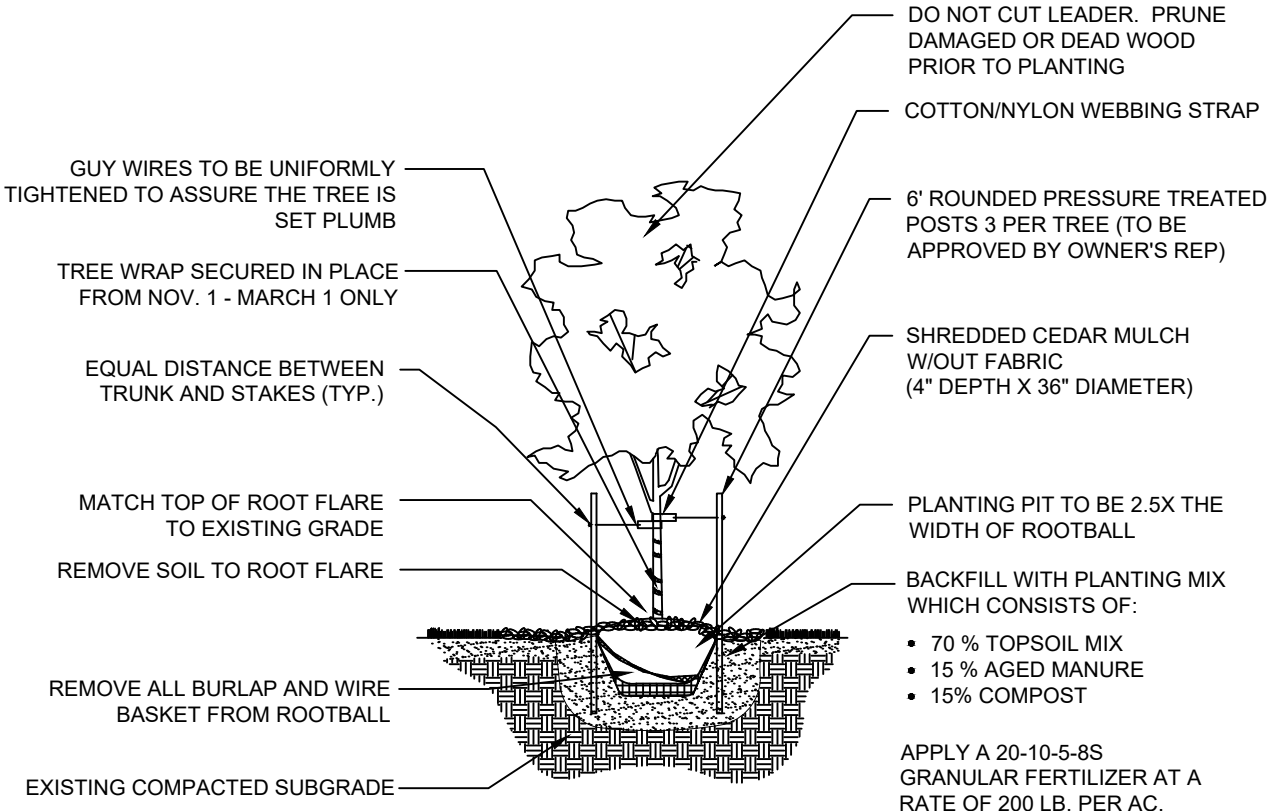


- NOTES:
1. TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND FOREIGN MATERIALS.
  2. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING
  3. COMPOST TO CONSIST OF 1 YEAR OLD ORGANIC MATERIAL AND SHOULD NOT INCLUDE CHICKEN MANURE.
  4. FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
  5. REFER TO SPECS FOR COMPLETE SOIL PREPARATION REQUIREMENTS.
  6. THE ROTO-TILLED PERIMETER SHOULD EXTEND TO A DISTANCE OF 1 FOOT BEYOND THE DIAMETER OF A SINGLE ROOT BALL.

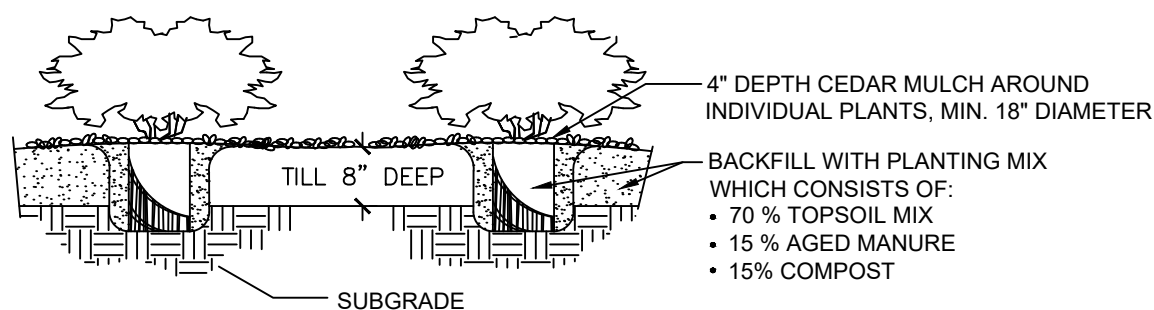
1 SOIL PREP  
NTS 196-956-000-01



2 EVERGREEN TREE PLANTING  
NTS 196-956-000-03



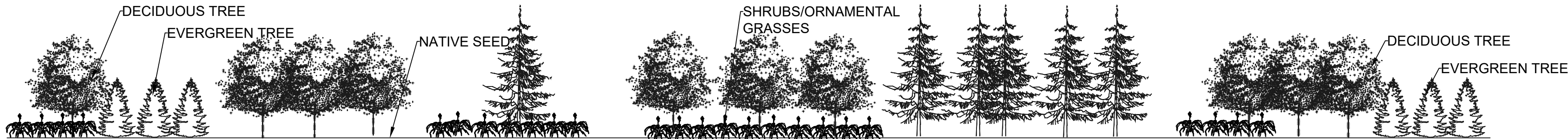
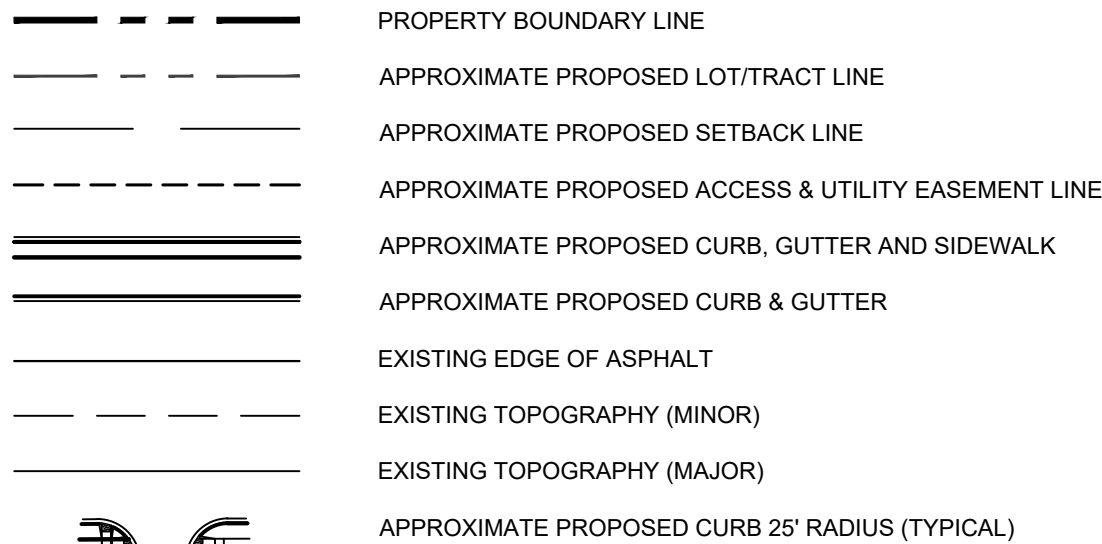
3 DECIDUOUS TREE PLANTING  
NTS 196-956-000-02



- NOTES:
1. CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
  2. THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
  3. THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.

4 SHRUB PLANTING  
NTS 196-956-000-04

(PAUE) PRIVATE ACCESS & UTILITY EASEMENT  
(UE) UTILITY EASEMENT  
(SB) SETBACK LINE



A TYPICAL LANDSCAPE ELEVATION (PRELIMINARY)  
ELEVATION

| LANDSCAPE SETBACKS AND BUFFERS      |                    |                    |
|-------------------------------------|--------------------|--------------------|
| STREET NAME OR BOUNDARY:            | MARKSHEFFEL RD     | HIGHWAY 24         |
| ZONE DISTRICT BOUNDARY:             | NO                 | NO                 |
| STREET CLASSIFICATION:              | PRINCIPAL ARTERIAL | PRINCIPAL ARTERIAL |
| SETBACK DEPTH REQUIRED / PROVIDED:  | 25' / 25'          | 25' / 25'          |
| LINEAR FOOTAGE:                     | 1,870'             | 3,061'             |
| TREE PER FEET REQ.:                 | 1 TREE PER 20 LF   | 1 TREE PER 20 LF   |
| NUMBER OF TREES REQ. / PROV.        | 94 / 134*          | 154 / 194*         |
| EVERGREEN TREES REQ. / PROV.        | N/A                | N/A                |
| SHRUB SUBSTITUTES REQ. / PROV.      | N/A                | N/A                |
| ORN. GRASS SUBSTITUTES REQ. / PROV. | N/A                | N/A                |
| OPAQUE SCREEN REQ. / PROV.          | N/A                | N/A                |
| PLANT ABBREVIATION DENOTED ON PLAN: | MK                 | HW                 |

\* THE INTERNAL STREET TREES ARE TO BE COUNTED AS EXTRA AT THIS TIME.  
\*\* INTERNAL STREET TREES ARE PROVIDED AT INITIAL PHASE AT 100 FT SPACING

| INTERNAL LANDSCAPING                  |                           |
|---------------------------------------|---------------------------|
| NET SITE AREA (LOT 1 + TRACTS A & B): | 1,931,450.4 SF (44.34 AC) |
| PERCENT MINIMUM INTERNAL AREA:        | N/A                       |
| INTERNAL LANDSCAPE AREA REQ. / PROV.  | N/A                       |
| TREE PER FEET REQ.                    | N/A                       |
| INTERNAL TREES REQ. / PROV.           | N/A                       |
| SHRUB SUBSTITUTES REQ. / PROV.        | N/A                       |
| ORN. GRASS SUBSTITUTES REQ. / PROV.   | N/A                       |
| PLANT ABBREVIATION DENOTED ON PLAN:   | IN                        |

INTERNAL LANDSCAPE REQUIREMENTS ARE NOT APPLICABLE AT THIS TIME FOR CURRENT SUBMITTAL.

PLANT SCHEDULE

| SYMBOL          | CODE  | QTY        | BOTANICAL / COMMON NAME   | CONT. SIZE | SIZE/CAL.            | WIDTH   | HEIGHT             |
|-----------------|-------|------------|---|------------|----------------------|---------|--------------------|
| DECIDUOUS TREES |       |            |   |            |                      |         |                    |
|                 | AF    | 27         | ACER GINNALA 'FLAME'<br>FLAME AMUR MAPLE  | B & B      | 1.5" OA, 3-STEM MIN. | 15'-20' | 15'-25'            |
|                 | CP    | 98         | CRATAEGUS PHAENOPYRUM<br>WASHINGTON HAWTHORN  | B & B      | 2" CAL MIN           | 15'-20' | 20'-25'            |
|                 | QM    | 51         | QUERCUS MACROCARPA<br>BUR OAK   | B & B      |                      | 40'-60' | 60'+               |
| EVERGREEN TREES |       |            |   |            |                      |         |                    |
|                 | JS    | 75         | JUNIPERUS SCOPULORUM<br>ROCKY MOUNTAIN JUNIPER  | B & B      | 6" HGT.              | 8'-12'  | 20'-30'            |
|                 | PE    | 58         | PINUS EDULIS<br>PINON PINE  | B & B      | 6" HGT.              | 15'-20' | 20'-30'            |
|                 | PN    | 12         | PINUS NIGRA<br>AUSTRIAN BLACK PINE  | B & B      | 6" HGT.              | 30'-40' | 40'-60'            |
|                 | PP    | 7          | PINUS PONDEROSA<br>PONDEROSA PINE   | B & B      | 6" HGT.              | 25'-30' | 60'+               |
| GROUND COVERS   |       |            |   |            |                      |         |                    |
|                 | ROCK  | 39,264 SF  | 1-1/2" CIMARRON GRANITE<br>ROCK MULCH   | ROCK MULCH | 4"                   | YES     | C&C SAND           |
|                 | SEED2 | 242,546 SF | EPC ALL PURPOSE MIX<br>INSTALL PER TABLE 5-2. SUBMIT SUPPLIER<br>CUT-SHEET FOR REVIEW AND APPROVAL PRIOR<br>TO INSTALLATION.<br>CASCADE WOOD MULCH & PLANTINGS<br>NATIVE GRASSES, SHRUBS, & PERENNIAL BEDS<br>BRILLIANT RED CHOKECHERRY<br>APACHE PLUME<br>THREELEAF SUMAC<br>MISS KIM DWARF LILAC<br>SPARTAN JUNIPER<br>BIG BLUESTEM<br>FEATHER REED GRASS | SEED       | PER CHART            |         | PAWNEE BUTTES SEED |
|                 | W.M.  | 43,424 SF  |   | WOOD MULCH | 4"                   | YES     | PIONEER SAND       |